

**WEQUASSETT RESORT & GOLF CLUB**

SIGNATURE SUITE  
2173 MA-28  
HARWICH, MA 02645

Studio Core Architects, PLLC



OWNER:  
EOS Investors  
65 East 55th Street, 33 Floor  
New York, NY 10022

OWNERS REP:  
Red Hospitality  
New York, New York  
TEL: 516.459.4694

ARCHITECT:  
Studio Core Architects  
173 School Street, Ste 100  
Westbury, NY 11590  
TEL: 516.879.7600

CIVIL:  
Coastal Engineering Company  
260 Cranberry Highway  
Orleans, MA 02653  
TEL: 508.255.6511

LANDSCAPE:  
Hawk Design Inc.  
29 Pleasant Street  
Sagamore, MA 02561  
TEL: 508.833.8800

MITIGATION:  
Wilkinson Ecological Design, Inc.  
28 Lots Hollow Road  
Orleans, MA 02653  
TEL: 508.255.1113

STRUCTURE/PEFP:  
Dilandro Andrews Engineering  
158 County Road 29, Suite 10  
Southampton, NY 11968  
TEL: 631.259.3959

INTERIOR DESIGN:  
Rachel Resler Interiors  
535 Albany Street, 2nd Floor  
Boston, MA 02118  
TEL: 617.942.2460

**ISSUE RECORD**

01/30/2023 PLANNING BOARD SUBMISSION

**REVISIONS**

SCA PROJECT NO. 192201

DATE 01/30/2023

SCALE As indicated

SITE PLAN OVERALL

A-001

DRAWING LIST	
SHEET NO.	SHEET NAME
00	ARCHITECTURE
A-001	SITE PLAN OVERALL
A-100	CONSTRUCTION PLAN CRAWL SPACE
A-101	CONSTRUCTION PLAN 1FL & 2FL
A-104	CONSTRUCTION PLAN ATTIC & ROOF
A-201	BUILDING ELEVATIONS

NEW BUILDING AREAS				
BUILDING	NAME	PROPOSED GSF	EXISTING GSF	NET GSF
BLDG A	2ND FLOOR	2,736 SF	0 SF	2,736 SF
	1ST FLOOR	2,736 SF	2,216 SF	520 SF
		5,472 SF	2,216 SF	3,256 SF
BLDG B	2ND FLOOR	2,736 SF	0 SF	2,736 SF
	1ST FLOOR	2,736 SF	2,214 SF	522 SF
		5,472 SF	2,214 SF	3,258 SF
BLDG K	2ND FLOOR	2,736 SF	0 SF	2,736 SF
	1ST FLOOR	2,736 SF	2,319 SF	417 SF
		5,472 SF	2,319 SF	3,153 SF
<b>SITE BLDG TOTALS</b>		<b>16,416 SF</b>	<b>6,749 SF</b>	<b>9,667 SF</b>

ZONING DISTRICT RH-2 (BLDG A)				
SUBJECT	REQUIRED	EXISTING	PROPOSED	COMPLY (Y/N)
FRONT SETBACK	50 FT	+200 FT (RT28) 163'-11" (COVE)	+200 FT (RT28) 133'-1" (COVE)	Y
SIDE SETBACK	50 FT	9'-3"	56'-4"	Y
REAR SETBACK	50 FT	88'-9"	103'-3"	Y
BUILDING HEIGHT	30 FT	-	29'-4"	Y
BUILDING STORIES	2 1/2 STORIES	1 STORY	2 STORIES	Y

ZONING DISTRICT RH-2 (BLDG B)				
SUBJECT	REQUIRED	EXISTING	PROPOSED	COMPLY (Y/N)
FRONT SETBACK	50 FT	+200 FT (RT28) 201'-6" (COVE)	+200 FT (RT28) 194'-1" (COVE)	Y
SIDE SETBACK	50 FT	54'-6"	50'-9"	Y
REAR SETBACK	50 FT	163'-2"	143'-0"	Y
BUILDING HEIGHT	30 FT	-	29'-4"	Y
BUILDING STORIES	2 1/2 STORIES	1 STORY	2 STORIES	Y

ZONING DISTRICT RH-2 (BLDG K)				
SUBJECT	REQUIRED	EXISTING	PROPOSED	COMPLY (Y/N)
FRONT SETBACK	50 FT	+600 FT	+600 FT	Y
SIDE SETBACK	50 FT	+500 FT	+500 FT	Y
REAR SETBACK	50 FT	77'-0"	87'-6"	Y
BUILDING HEIGHT	30 FT	-	29'-4"	Y
BUILDING STORIES	2 1/2 STORIES	1 STORY	2 STORIES	Y

**ZONING NOTES**

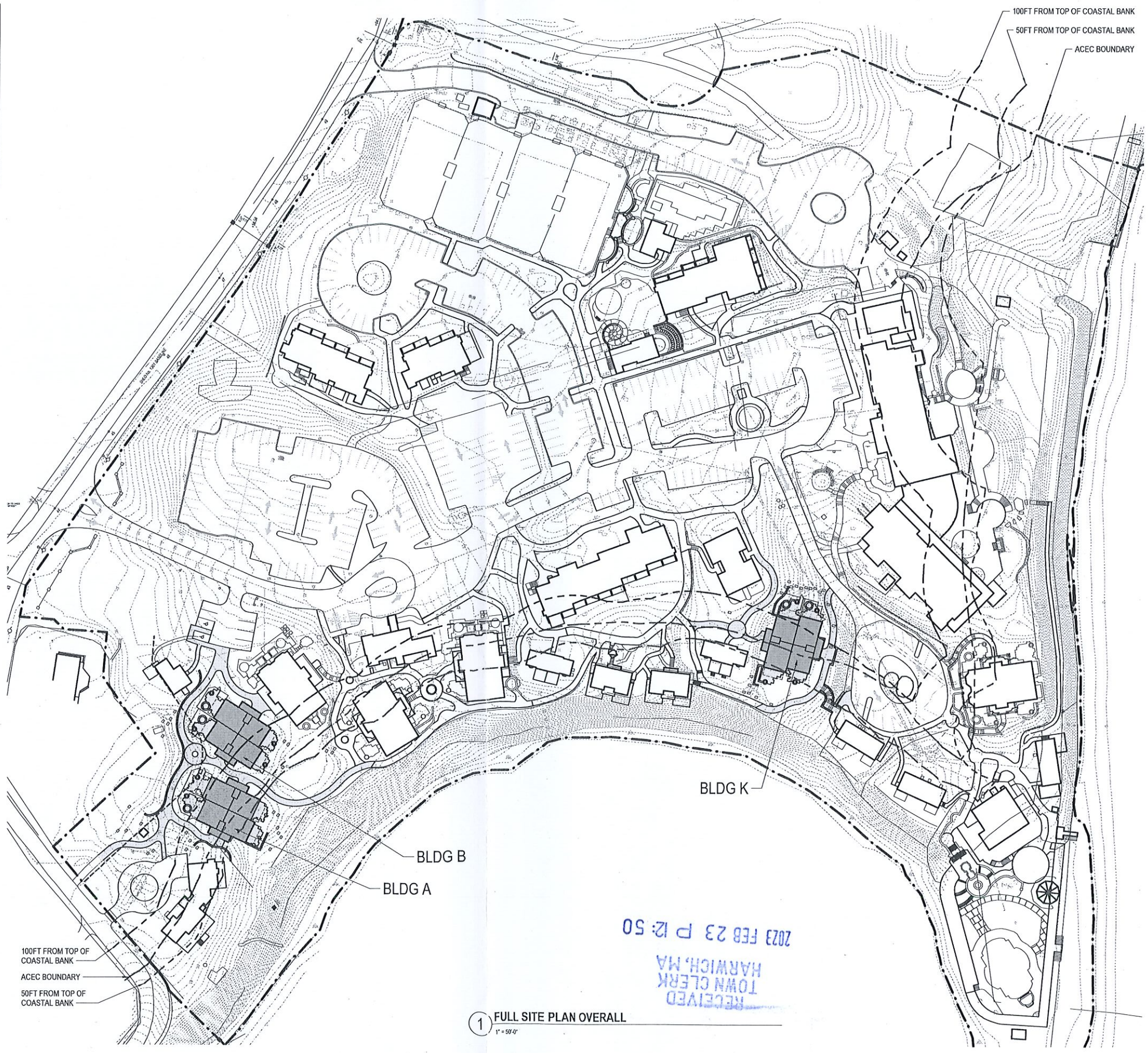
**BUILDING STRUCTURE HEIGHT (Town of Harwich):** The height of a building or structure shall be calculated by averaging the distance between the lowest pre-existing grade point at the base of the building/structure and the top of said structure, and the distance between the highest pre-existing grade point at the base of the structure and the top of said structure. A structure shall include such elements as a rooftop deck, fence, railing, widow's walk, or other rooftop structure, parapet, or other attached structure. A cupola not larger than four feet in width and chimneys shall be exempt from the above requirements if they do not extend more than four feet in height above the roof. For developed lots, pre-existing grade shall be determined by calculating the average of existing high and low grade points at the base of the existing building or structure and top of said structure, where the highest point is at a minimum of eight inches below the top of foundation.

**FLOOR AREA, NET (Town of Harwich):** The sum of the areas of the several floors of a building, measured from the exterior faces of the walls, but not including cellars, unenclosed porches, attics not used for human occupancy.

**GROSS FLOOR AREA (Cape Cod Commission):** The sum of the area of all floors within the perimeter of a building, located either above or below ground level, except Underground Parking within the structure which is accessory to the principal use shall not be included in the total Gross Floor Area. Gross Floor Area shall be expressed in square feet and measured from the exterior face of the exterior walls, or the centerline of shared walls. It shall include all floor levels including basements, and mezzanines and attics without deduction for hallways, stairways, elevator shafts, mechanical rooms, closets, thickness of walls, columns, projections, or other similar features. Crawl spaces for plumbing, wiring, or other mechanical infrastructure or for storage and in all cases not designed for human occupancy shall not count towards Gross Floor Area. Attic spaces that consist of the following shall not count towards Gross Floor Area: 1) accessed only by a step ladder or drop-down retractable stairs, 2) with open rafters and floor joists, 3) with no means of ventilation other than ridge, peak or soffit vents, 4) with limited natural or man-made illumination, 5) not intended or designed for human occupancy.

**LEGEND**

- PROPOSED WALKWAY, PATIO, PORCH
- PROPOSED BUILDING



1 FULL SITE PLAN OVERALL  
1" = 50'-0"

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