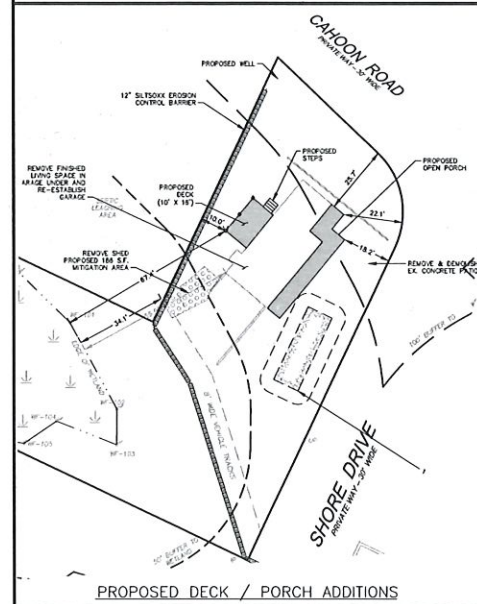
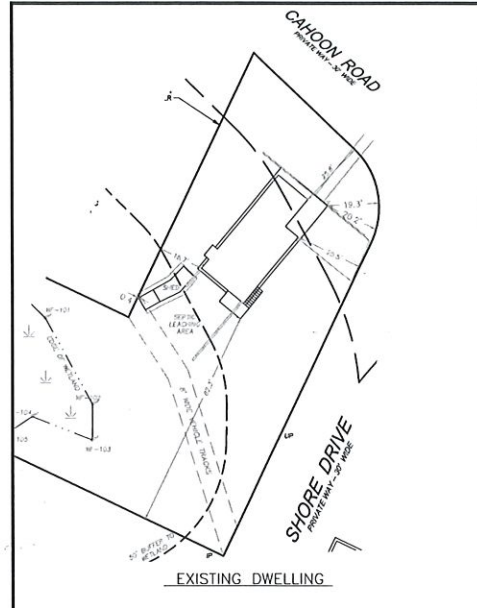


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2023 FEB 23 P 12:48

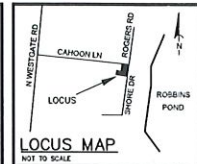
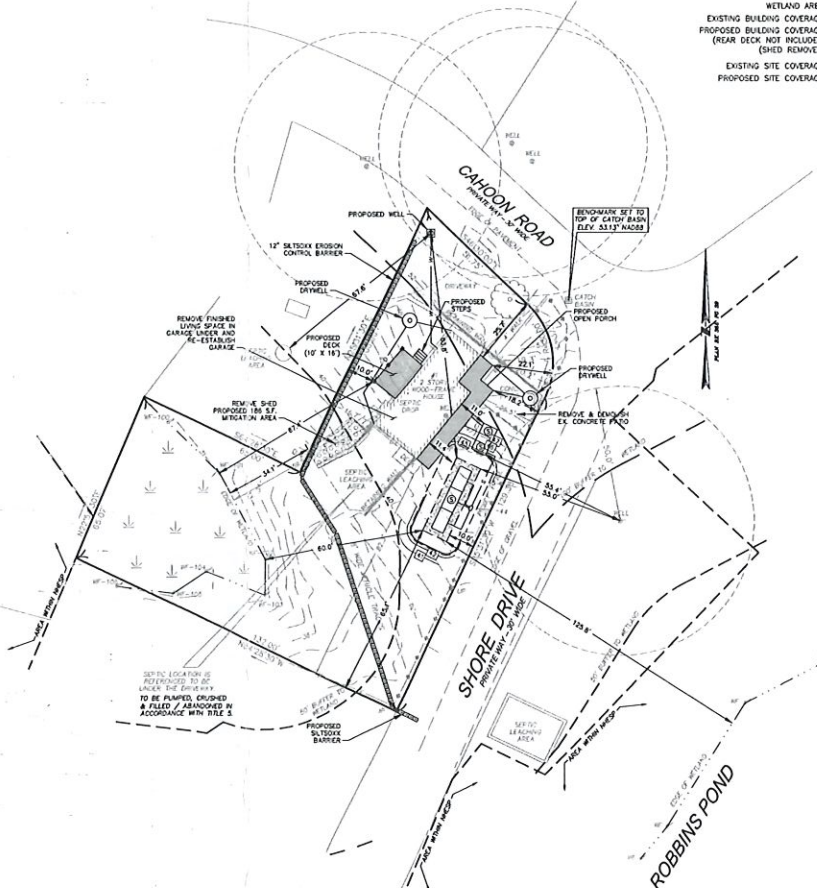


ZONING COMPLIANCE TABLE			
ZONING DISTRICT: R-R			
CRITERIA	EXISTING	REQUIRED	PROPOSED
LOT AREA (SQ. FEET)	15,414	40,000	15,414
FRONTAGE (LINEAR FEET)	218.84	150	218.84
FRONT YARD SETBACK (FEET)	19.3/20.2	25	22.1/18.2
SIDE YARD SETBACK (FEET)	18.7	20	10
REAR YARD SETBACK (FEET)	82.3	20	82.3
ANY YARD SETBACK - SPECIFY WHICH:	-	-	-
BUILDING COVERAGE (%)	10.3	15	9.9
SITE COVERAGE (%) (SEE 325-2)	31	25	29.2
BUILDING HEIGHT (SEE 325-2 & 325-10B)*	<30	<30	<30

LOCUS INFORMATION

CURRENT OWNER: RICHARD S TUPPER
 TITLE REFERENCE: DEED BOOK 30008 PAGE 274
 PLAN REFERENCE: PLAN BOOK 190 PAGE 149
 PLAN BOOK 385 PAGE 39
 ASSESSORS MAP: PARCEL 78 B10
 ZONING DISTRICT: R-R
 SETBACKS: FRONT 25'
 SIDE 20'
 REAR 20'

NITROGEN SENSITIVE ZONE: ZONE #
 FEMA FLOOD ZONE DISTRICT: "A", DATED 7/18/2014
 PLAN: 22001C06033
 MINIMUM LOT SIZE: 40,000 S.F.
 EXISTING LOT SIZE: 15,414 S.F.
 UPLAND AREA: 12,521 S.F.
 WETLAND AREA: 2,892 S.F.
 EXISTING BUILDING COVERAGE: 1,284 S.F. (10.3%)
 PROPOSED BUILDING COVERAGE: 1,234 S.F. (9.9%)
 (REAR DECK NOT INCLUDED) (SHED REMOVED)
 EXISTING SITE COVERAGE: 3,822 S.F. (31.0%)
 PROPOSED SITE COVERAGE: 3,614 S.F. / 12,521 (29.2%)



I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE LOT CORNERS, DIMENSIONS AND SETBACKS TO THE STRUCTURE AS DETERMINED BY INSTRUMENT SURVEY AND AS SHOWN ON THIS PLAN ARE CORRECT.

11-14-2022
DATE

PREPARED BY: HEALY, PLS
FOR THE BSC GROUP INC.

PLAN OF LAND
 #1 SHORE DRIVE
 IN
 HARWICH MASSACHUSETTS
 (BARNSTABLE COUNTY)
 PROPOSED CONDITIONS
 NOVEMBER 14, 2022

REVISIONS:		
NO.	DATE	DESC.

PREPARED FOR:
 RICK TUPPER
 TUPPER CONSTRUCTION
 546A HIGGINS CROWELL ROAD
 WEST YARMOUTH, MA 02673

BSC GROUP
 349 Route 28, Unit D
 W. Yarmouth, Massachusetts
 02673
 508 778 8919

© 2022 BSC Group, Inc.
 SCALE: 1" = 20'
 0 10 20 40
 FILE: P:\1\50041.00
 DWG. NO: 6815-04 SHEET 1 OF 1
 JOB. NO: 5-0661.00



RIGHT ELEVATION

FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION

RT architects
life will be signed
 architects interior designers builders

299 WILLES PATH
 SOUTH FARMINGTON,
 MASSACHUSETTS 02164

TEL (508) 342-8883
 (508) 740-2000
 FAX (508) 740-5800
 WWW.RTARCHITECTS.COM

PROPOSED CONDITIONS FOR:
MR. RICK TUPPER
 1 SHORE DRIVE
 HARWICH, MA

PROJECT # 200422

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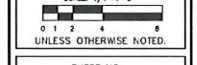
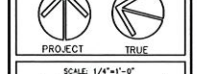
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REGISTRATION

REVISIONS

DATE	REVISIONS

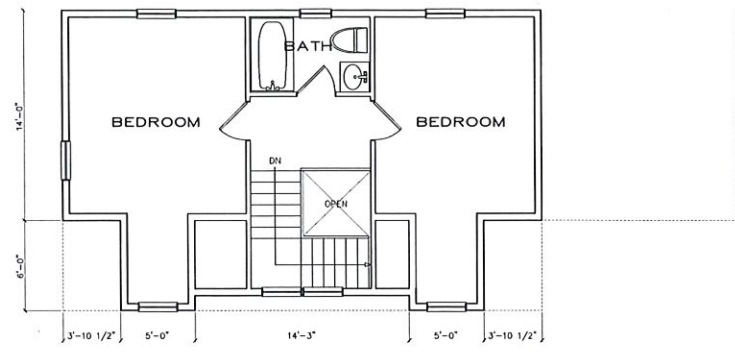
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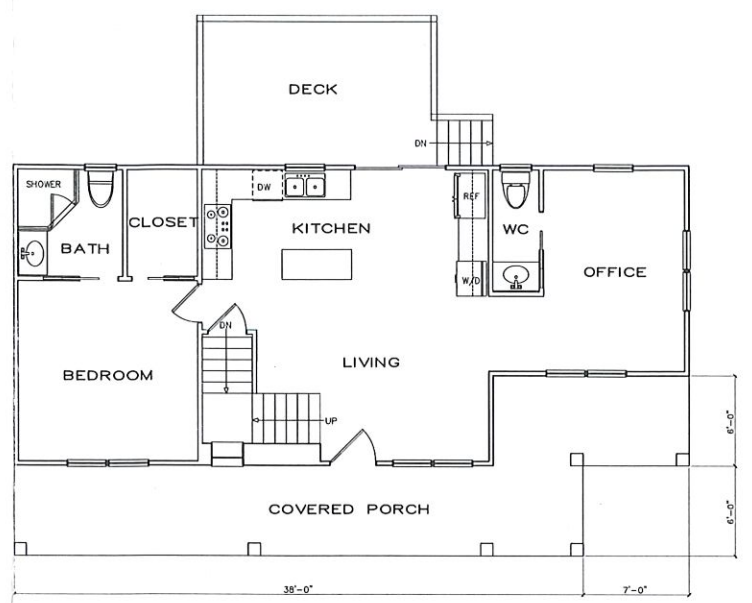
SHEET NO.
A.2

TOTAL NUMBER OF SHEETS IN SET:
X

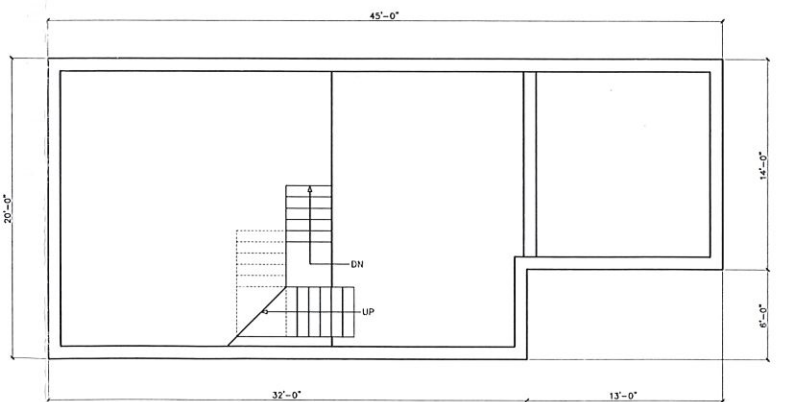
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



FOUNDATION PLAN
ALL OVERALL DIMENSIONS ARE EXISTING

RT
architects
life well designed

architects interior designers builders

299 WHITE EARTH
SOUTH HAVEN, CT 06488
MASSACHUSETTS 02644

(508) 342-8833
(508) 740-2800
(508) 740-5800
WWW.RTARCHITECTS.COM

PROPOSED
CONDITIONS
FOR:

**MR.
RICK
TUPPER**

**1
SHORE
DRIVE**

**HARWICH,
MA**

PROJECT # 200422

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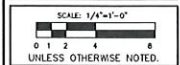
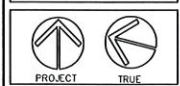
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REGISTRATION

REVISIONS

DATE	REVISIONS

ISSUED FOR:
DATE:



SHEET NO.
A.1

TOTAL NUMBER OF SHEETS
IN SET:
X

THIS SHEET SHOULD BE USED ONLY AS PART OF A COMPLETE SET OF WORKING DRAWINGS