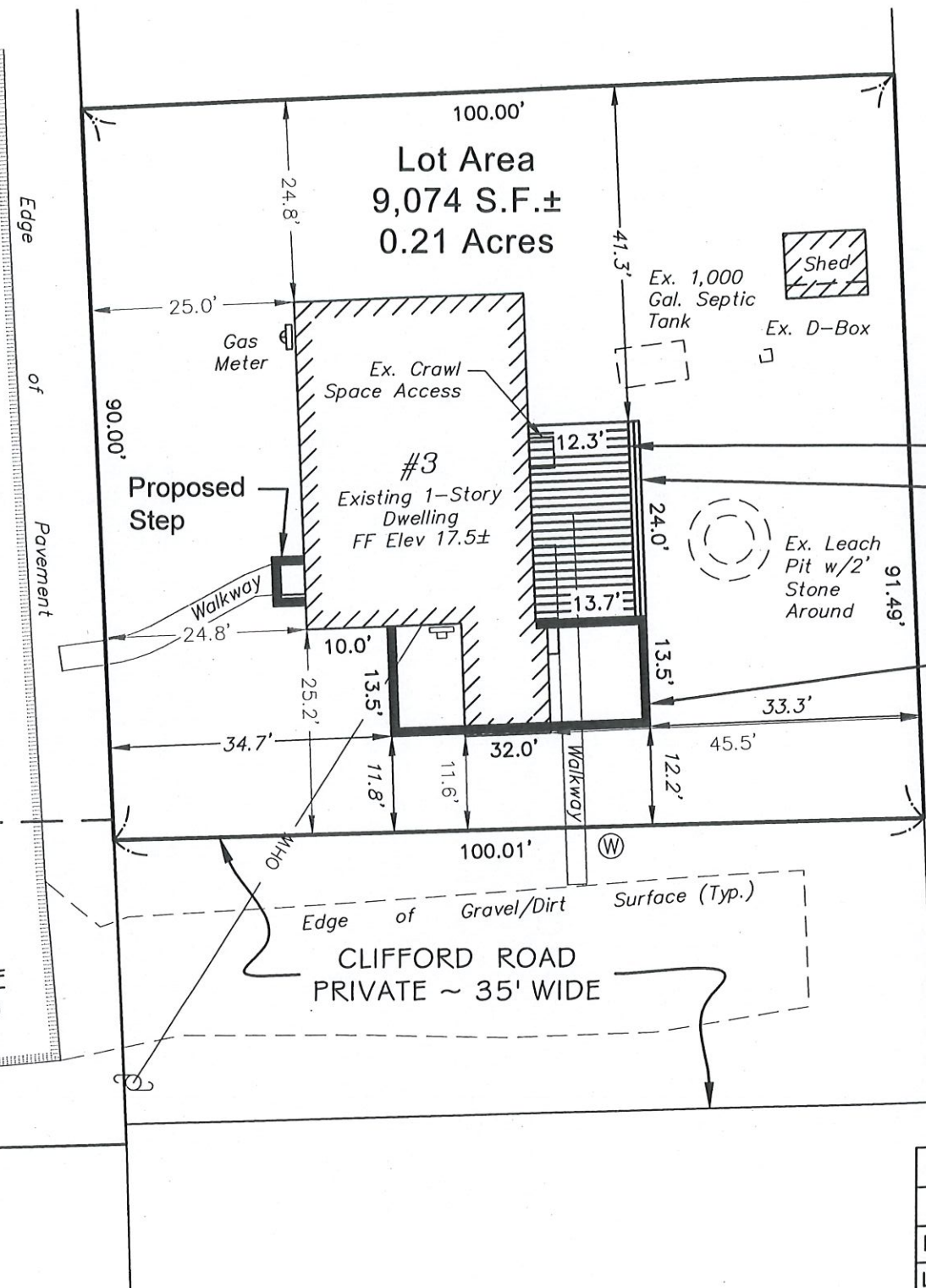


OSBORNE ROAD
PUBLIC ~ 35' WIDE
DOC. NO.'s 79,724 & 79,904

CLIFFORD ROAD
PUBLIC ~ 40' WIDE
DOC. NO. 49,319



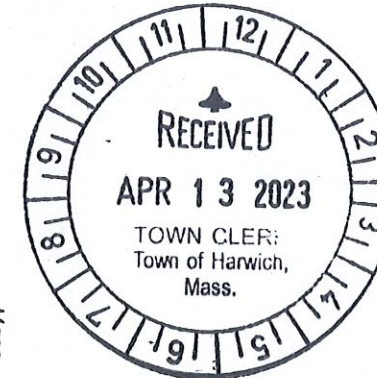
ZONING DISTRICT

R-H-1 (Residential High Density)

Minimum Area	40,000 S.F.
Minimum Frontage	150 Ft.
Front Setback	25 Ft.
Side Setback	20 Ft.
Rear Setback	20 Ft.
Max. Bldg. Coverage	30 %
Max. Site Coverage	35 %

OWNER(S) OF RECORD

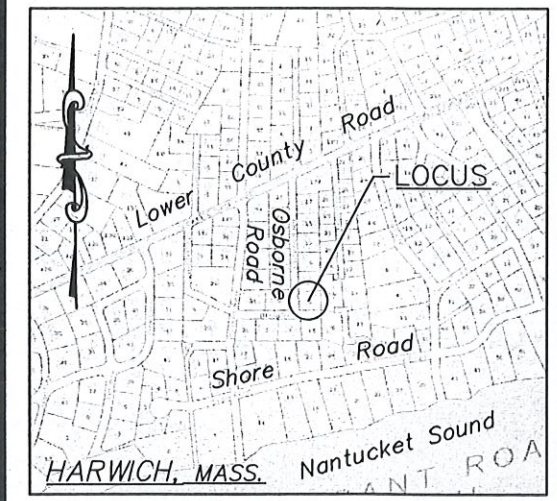
Mark and Jean S. Clafin
Certificate No. 230,592
Land Court Plan 12454-D
Lot 28
Assessors Parcel ID 4-W1-28-0



NOTES

- Horizontal Datum: NAD83
Vertical Datum: Approximate NAVD88
- Septic system location is approximate and is based on information on file with the Health Department.
- The subject lot is located in FEMA Other Areas Zone X, "areas determined to be outside the 0.2% annual chance floodplain" as shown on FIRM No. 25001C0611J, effective date July 16, 2014.
- Existing utility locations are based on visible, above ground components located during the field survey and are considered to be approximate. Contractor shall notify DigSafe (call 811 or 888-DIG-SAFE) at least 72 hours prior to any construction to have all existing utilities located and clearly marked.

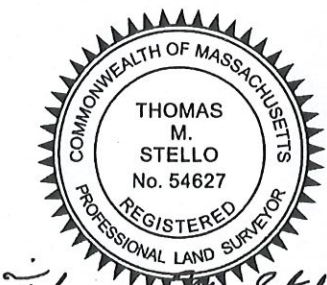
ZONING COMPLIANCE TABLE			
ZONING DISTRICT: RH-1			
DIMENSIONAL REQUIREMENTS	MIN.	EXISTING	PROPOSED
LOT AREA (S.F.)	40,000	9,074	NA
FRONTAGE (FT.)	150	190.01	NA
FRONT SETBACK (FT.)	25	24.8/11.6	34.7/11.8
SIDE SETBACK (FT.)	20	24.8/45.5	41.3/33.3
REAR SETBACK (FT.)	20	NA	NA
	MAX.		
BUILDING COVERAGE (%)	30	(1,369 S.F.) 15.1	(1,654 S.F.) 18.2
SITE COVERAGE (%)	35	(1,600 S.F.) 17.6	(2,100 S.F.) 23.1
HEIGHT (FT.)	30	NA	NA



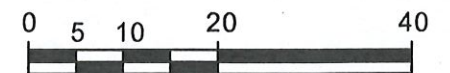
SITE PLAN

Prepared For
Mark and Jean Clafin
3 Osborne Lane
WEST HARWICH, MASS.

Date: March 20, 2023



Thomas M. Stello



Scale: 1" = 20'

TS Land Surveying, Inc.
www.tslandsurveying.com

P.O. Box 303, Harwich Port MA 02646
508.737.8635 office@tslandsurveying.com

Project No.: H-483.0 Scale: 1" = 20'

Sheet Size: 11"x17"

3 Osborne Rd, Harwich.dwg

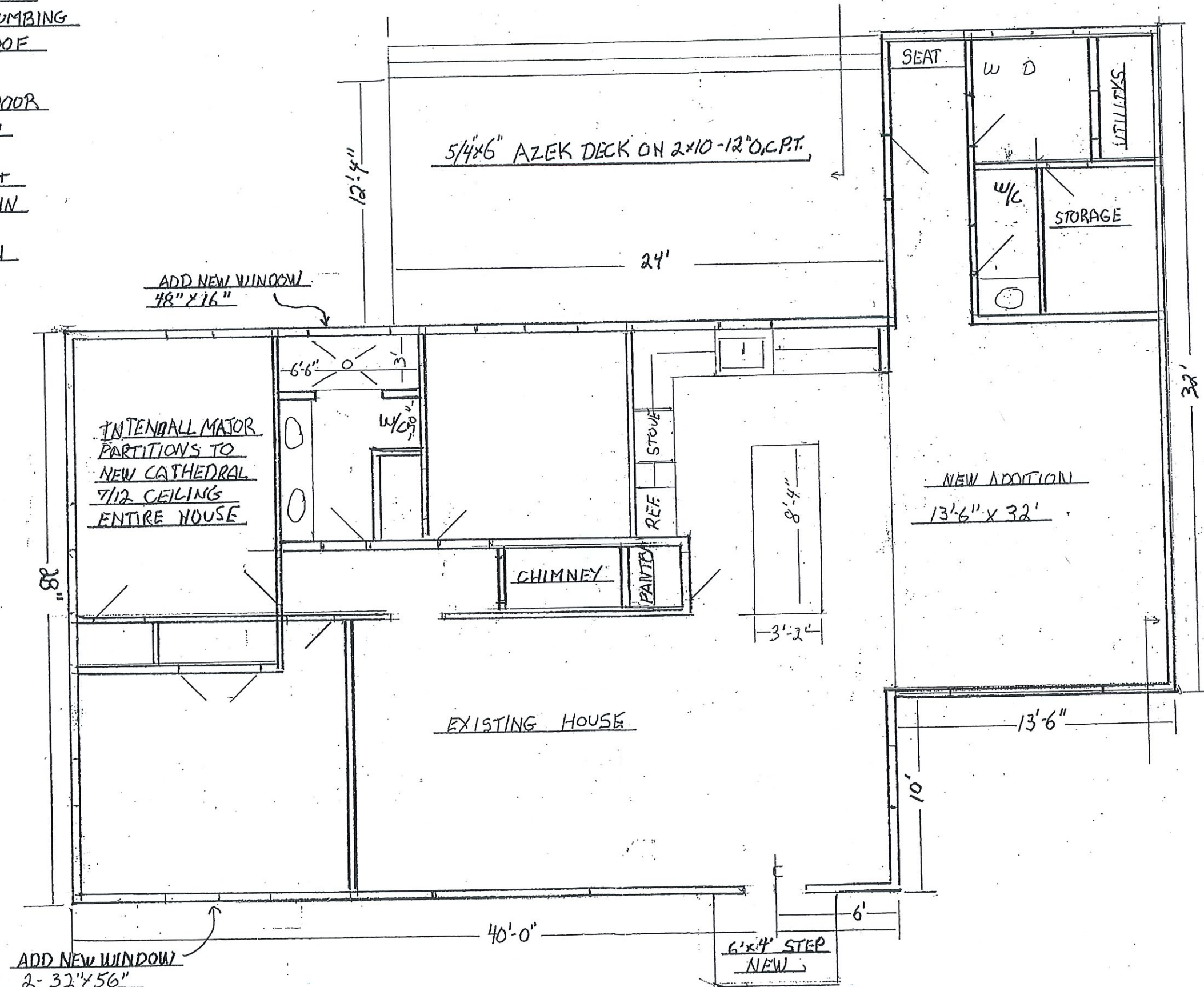
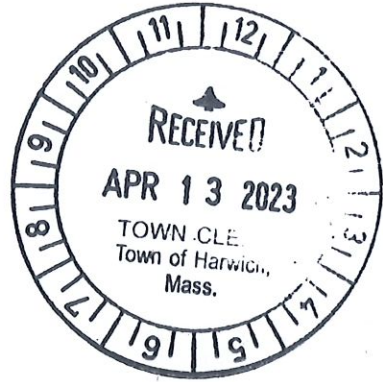
Sheet No. 1 of 1

DEMO ALL DRYWALL
INSULATION, ELE, PLUMBING
AND THE ENTIRE ROOF

MOST WINDOWS + DOOR
EXISTING TO REMAIN

EXISTING 1ST FLOOR +
FOUNDATION TO REMAIN

PARTITIONS TO REMAIN



Robert M. Desrosiers, P.E.
 ASAP Engineering
 Middleborough, MA
 508-946-3561

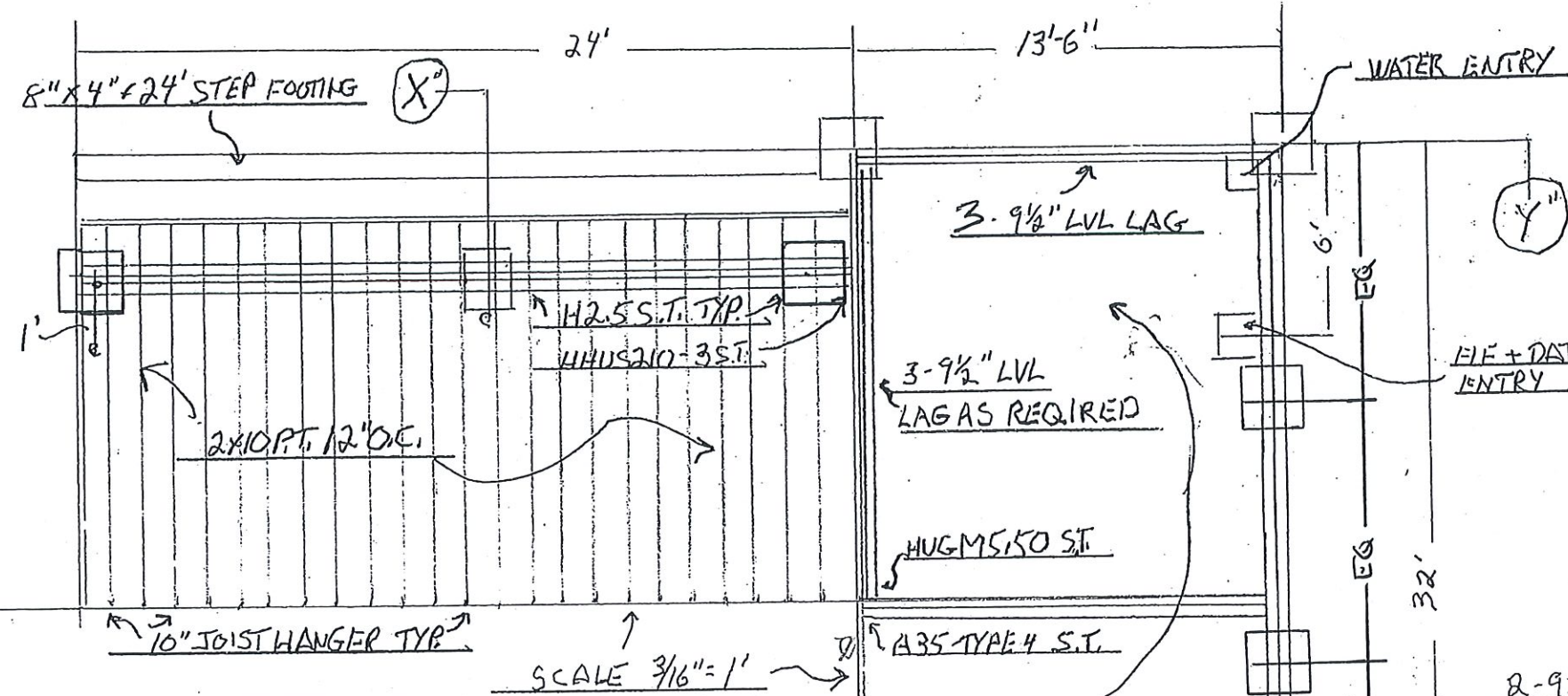
Date: 3-16-23 PMD
 Structural Review for
 Code Compliance

PROPOSED ALTERATIONS
 FOR:
 MARK + JEAN CLAFLIN
 3 OSBORNE LANE
 WEST HARWICH, MASS. 026
 DTD 2/15/2023
 SCALE: 3/16" = 1' DRAWN BY F.

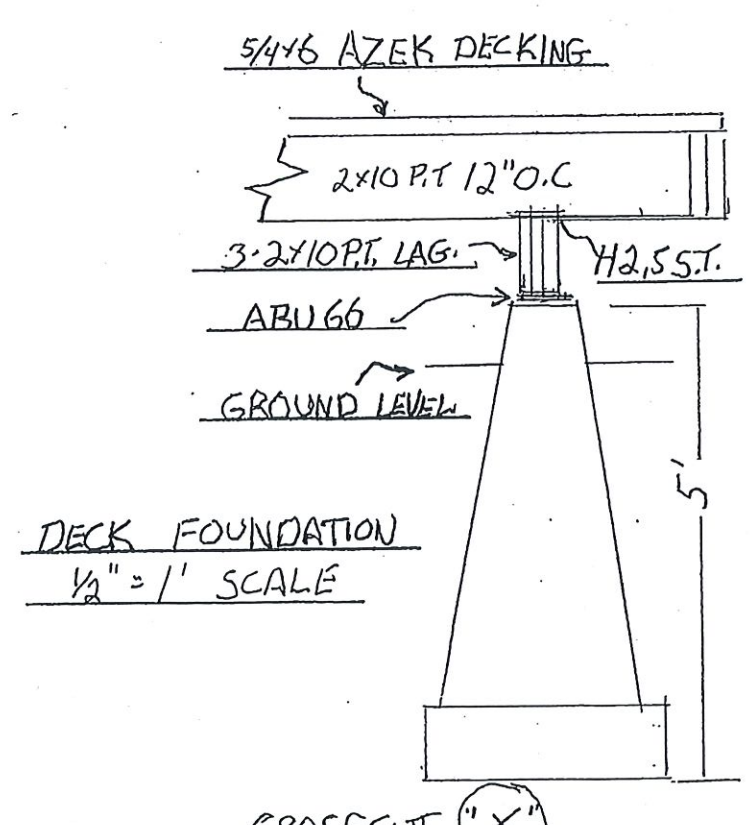
FLOOR PLAN

Robert M. Desrosiers, P.E.
 ASAP Engineering
 Middleborough, MA
 508-946-3561

Date: 3-16-23 RMD
 Structural Review for
 Code Compliance

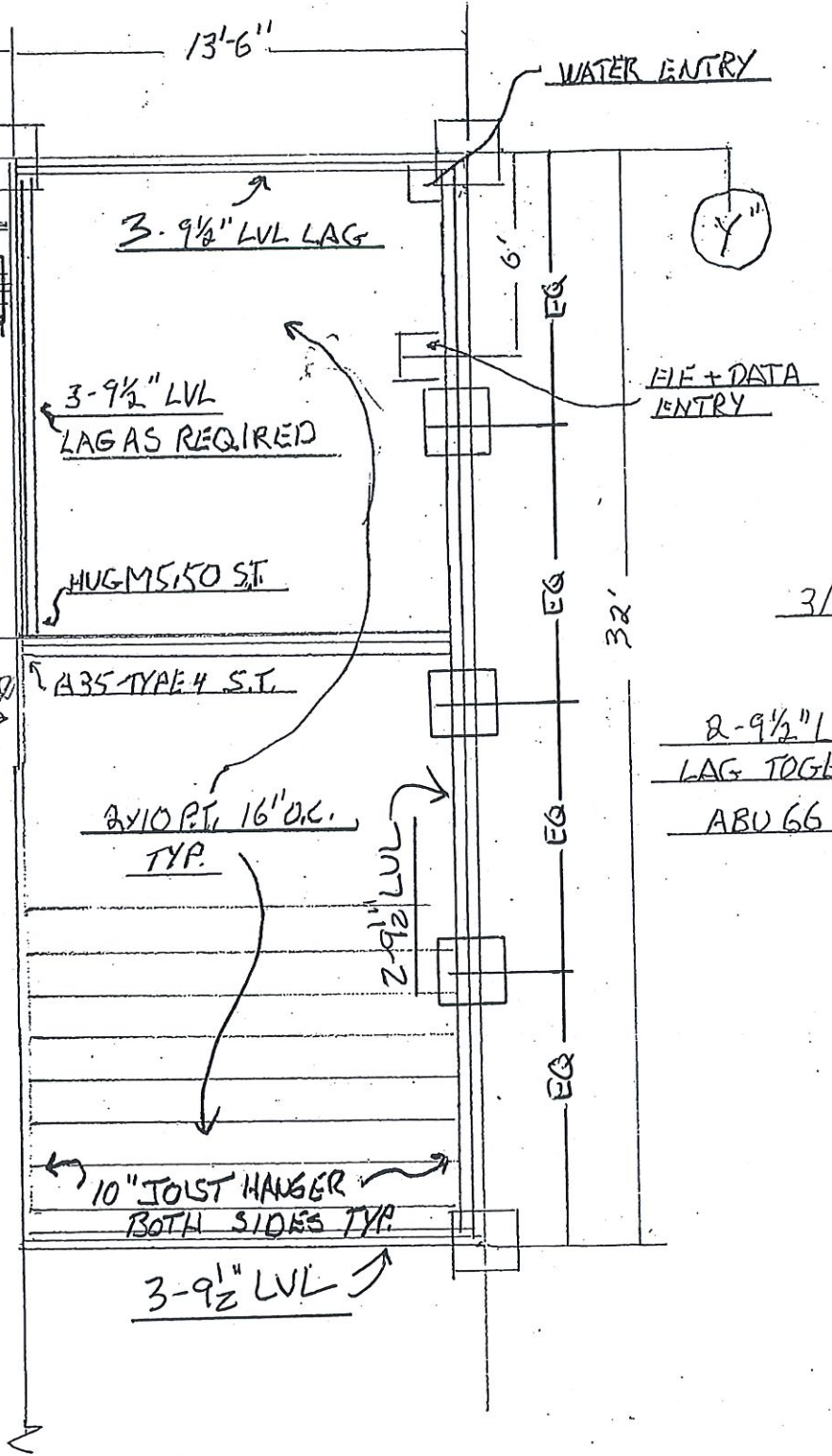


SCALE 3/16" = 1"

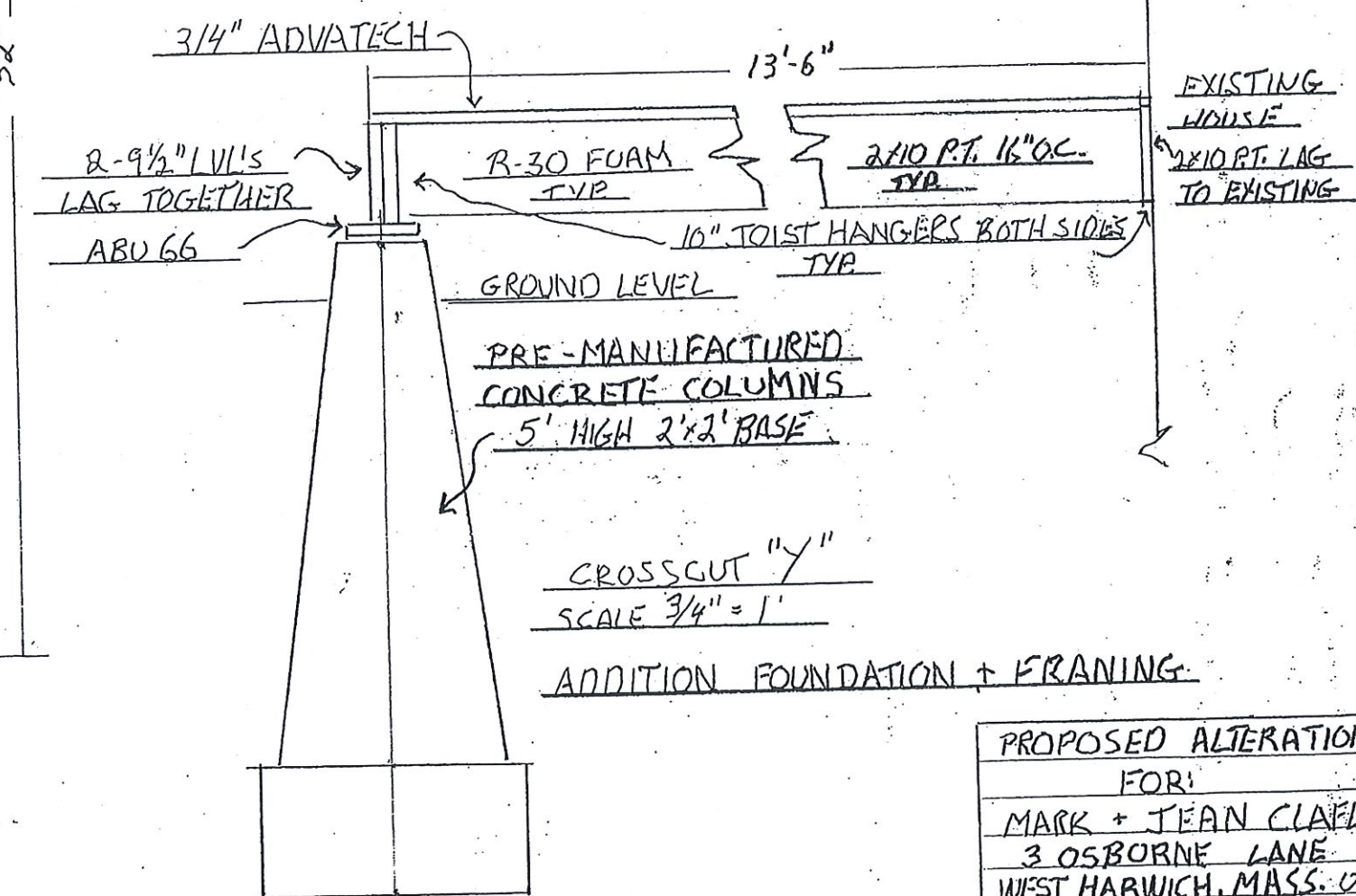


DECK FOUNDATION
 1/2" = 1" SCALE

CROSSCUT "X"



FOUNDATION + FRAMING



CROSSCUT "Y"
 SCALE 3/4" = 1"

ADDITION FOUNDATION + FRAMING

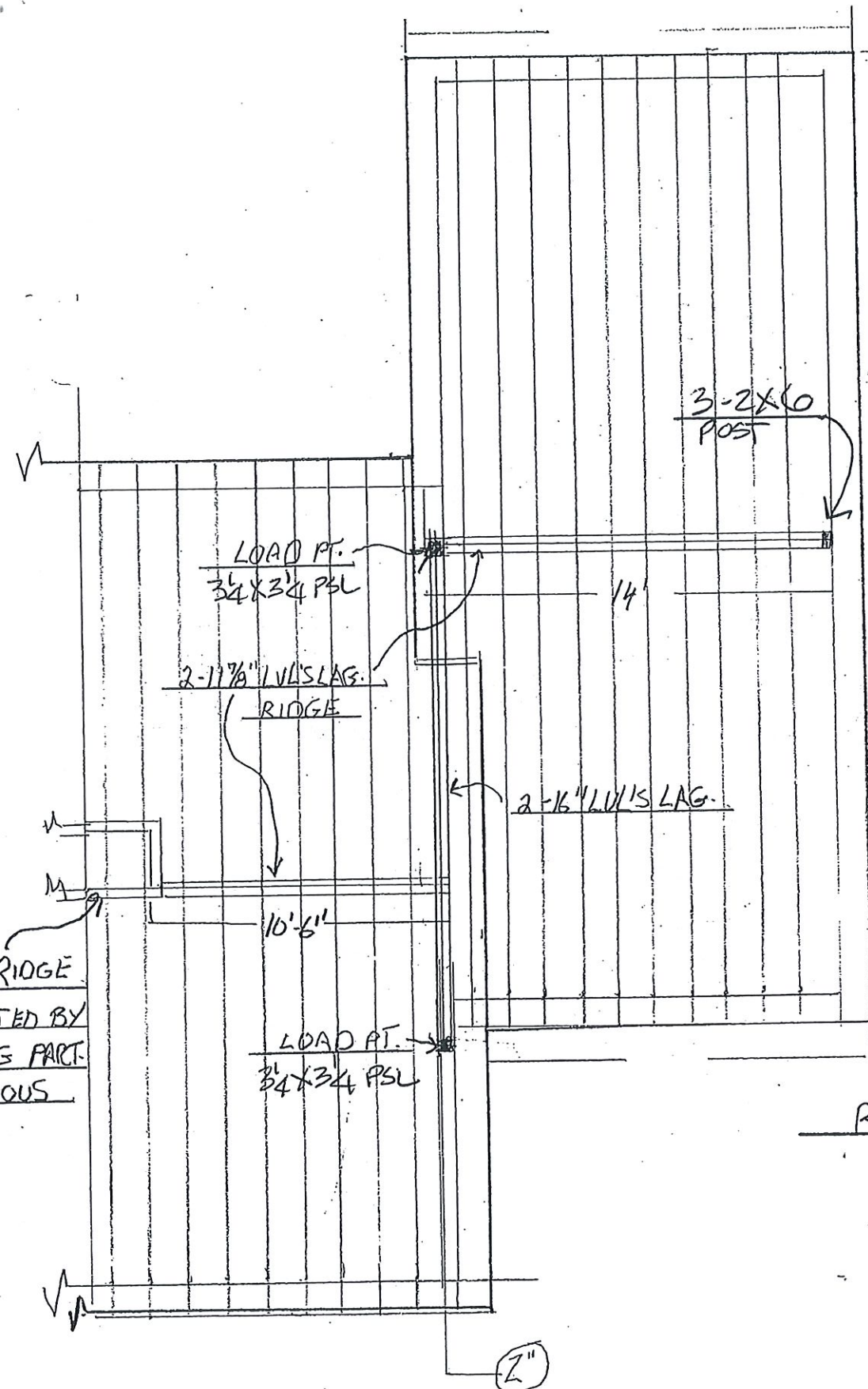
PROPOSED ALTERATIONS
 FOR:
 MARK + JEAN CLAFLIN
 3 OSBORNE LANE
 WEST HARWICH, MASS. 02646
 DTD 2/15/2023
 SCALE 3/16" = 1" DRAWN BY F.J.B.

ROOF FRAMING

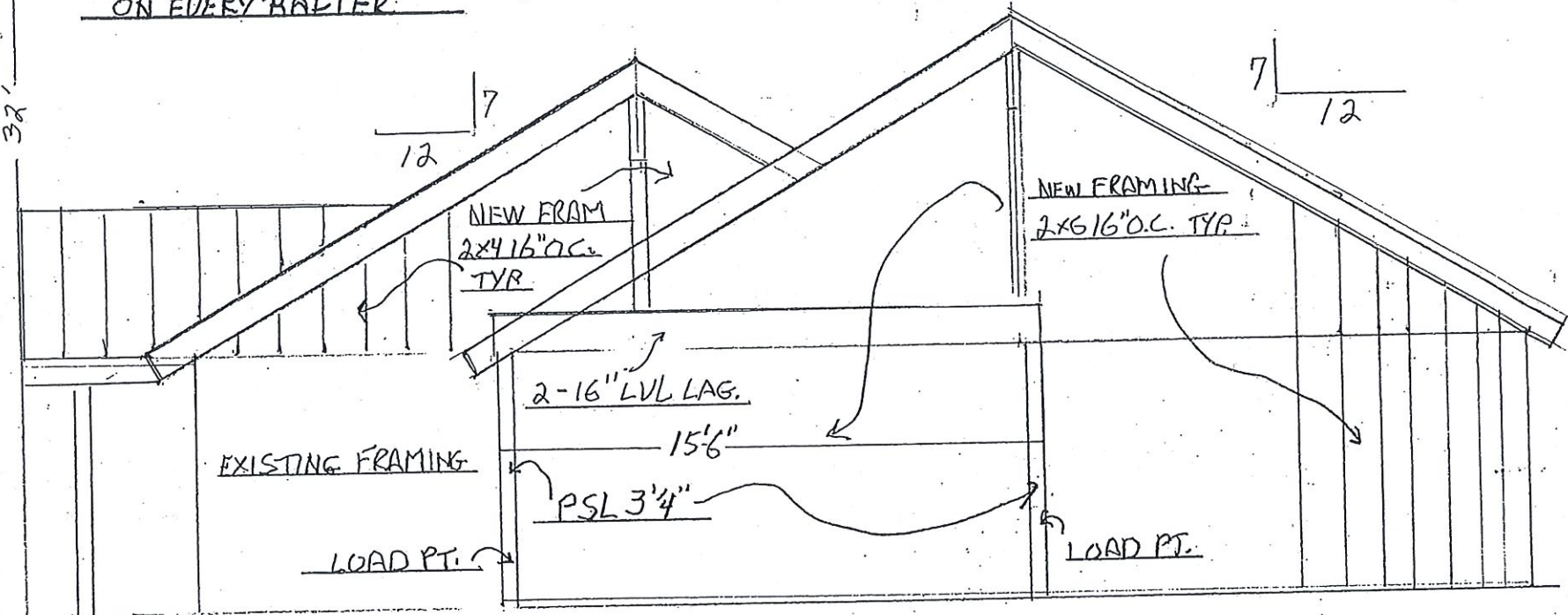
2x10-16" O.C. WITH 5/8" PLYWOOD
 7/12 CATHEDRAL CEILING
 LIVE RIDGE CONTS., SUPPORTED
 BY BEARING AND 2-12" LVL'S LAG.
 ICEX WATER UNDER ARCHITECTURAL
 ASPHALT SHINGLES, INSULATION
 SHALL BE CLOSE CELL R-49 SPRAY
 RAFTERS AT LIVE RIDGE SHALL BE
 CONNECTED BY STRONG TIE RAFTER
 HANGERS AND LSTA-24 WILL BE
 OVERTO OF PLYWOOD AT RIDGE
 ON EVERY RAFTER.

EXTERIOR WALL FRAMING

2x6-16" O.C. WITH 1/2" PLYWOOD
 HOUSE WRAP AND SIDING (TO BE
 DETERMINE LATER)
 WALL SHALL BE BUILT WITH ONE
 BOTTOM AND TWO TOP PLATES
 NAILED IN ACCORDANCE TO CODES
 INSULATION SHALL BE CLOSED CELL
 SPRAY FOAM R-22



ROOF FRAMING

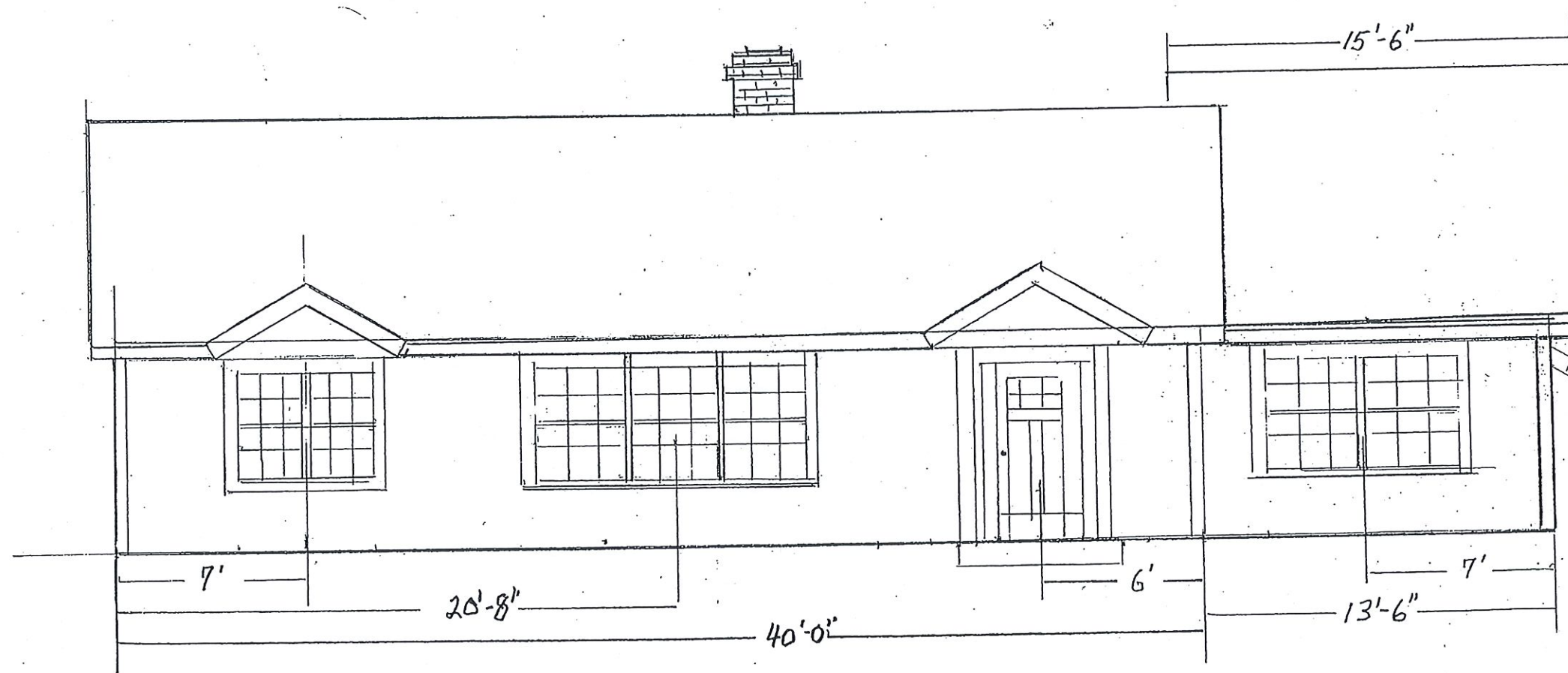


CROSSCUT Z

Robert M. Desrosiers, P.E.
 ASAP Engineering
 Middleborough, MA
 508-946-3561
 Date: 3-16-23 RMD
 Structural Review for
 Code Compliance

PROPOSED ALTERATION:
 FOR:
 MARK + JEAN CLAFLIN
 3 OSBORNE LANE
 WEST HARWICH, MASS 026
 DTD 2/15/2023
 SCALE 3/16" = 1" DRAWN BY E.J.

A-

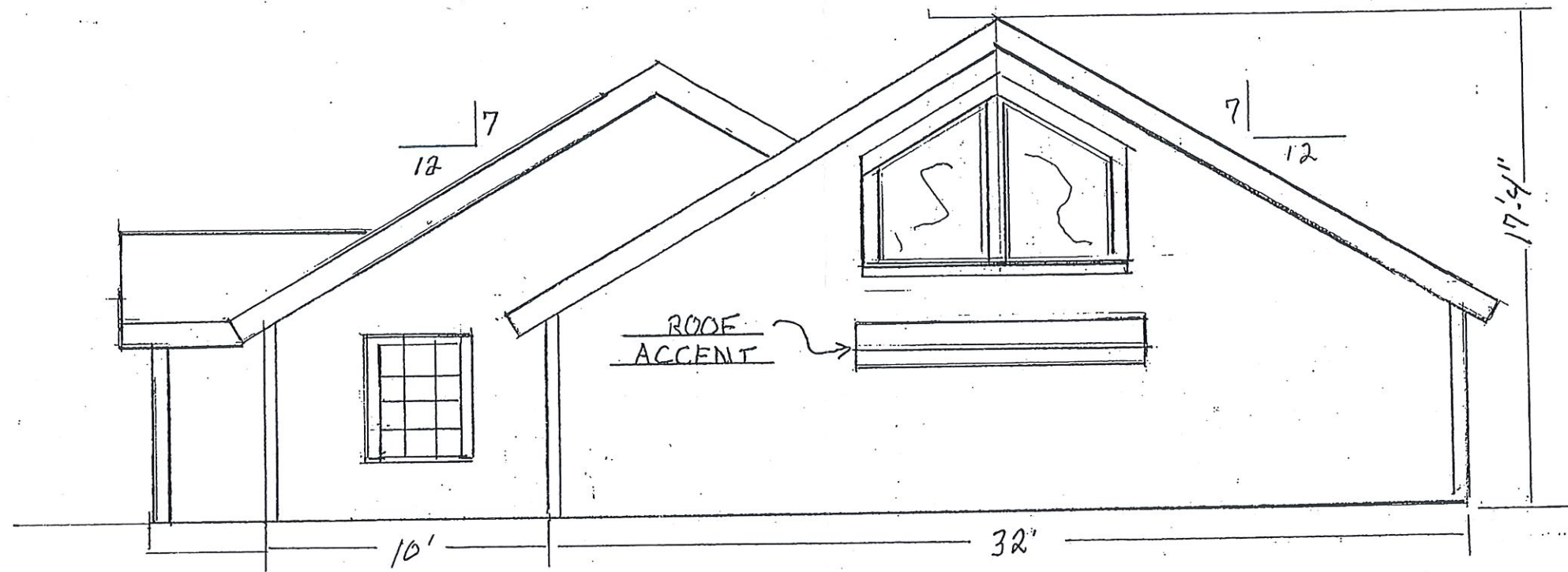


FRONT VIEW
OSBORNE LANE

Robert M. Desrosiers, P.E.
ASAP Engineering
 Middleborough, MA
 508-946-3561
 Date: 3-16-23 *RM*
Structural Review for
Code Compliance

PROPOSED ALTERATIONS
 FOR:
MARK + JEAN CLAFIN
3 OSBORNE LANE
WEST HARWICH, MASS 019
PTD 2/15/2023
 SCALE 3/16"=1' DRAWN BY F.

A-4

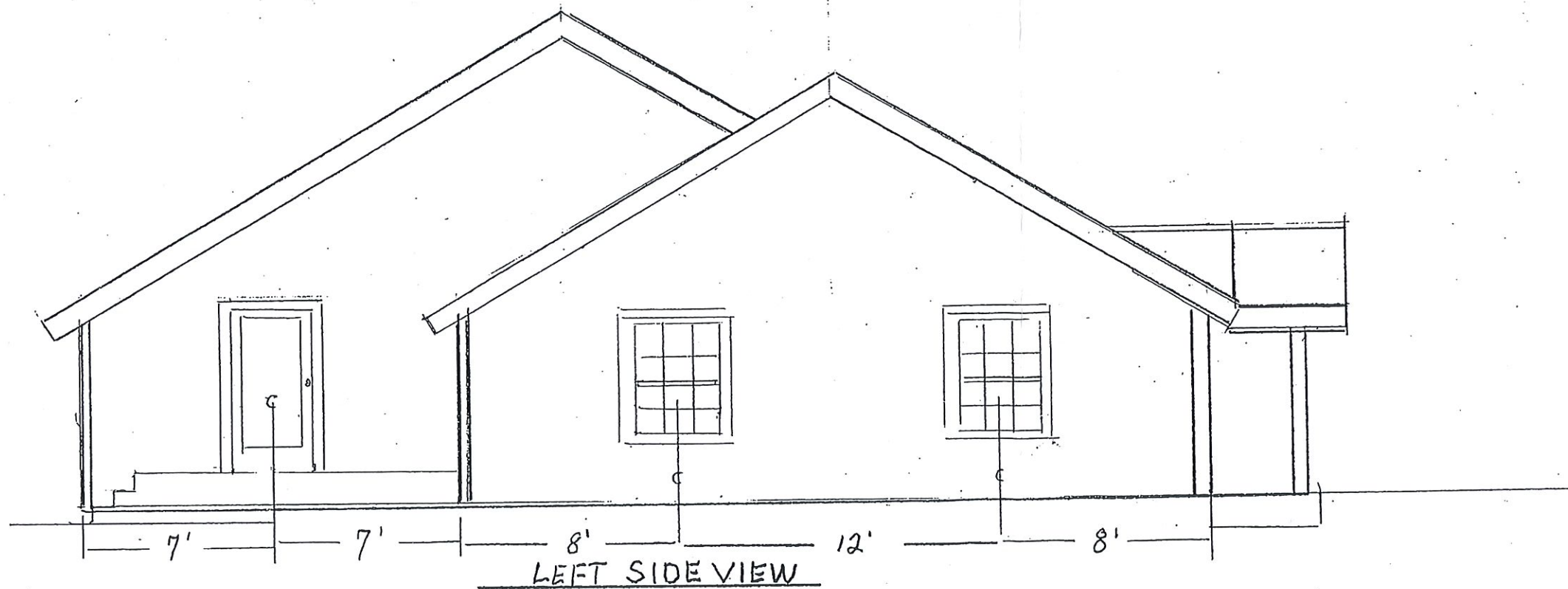
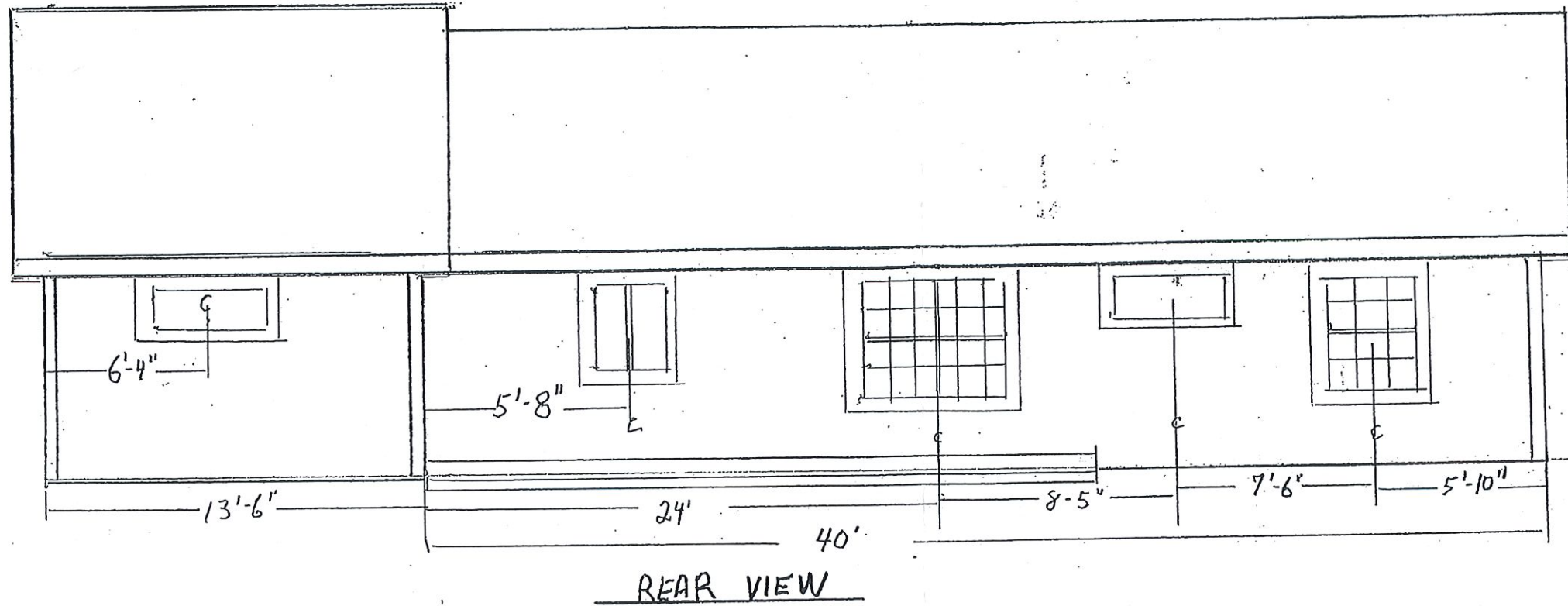


RIGHT SIDE VIEW
CLIFFORD ROAD

Robert M. Desrosiers, P.E.
ASAP Engineering
 Middleborough, MA
 508-946-3561
 Date: 3-16-23 *RD*
Structural Review for
Code Compliance

PROPOSED ALTERATIONS
FOR:
MARK + JEAN CLAFLIN
3 OSBORNE LANE
WEST HARWICH, MASS 02888
DTD 2/15/2023
SCALE 3/16" = 1' DRAWN BY F.

A-1



Robert M. Desrosiers, P.E.
ASAP Engineering
 Middleborough, MA
 508-946-3561

Date: 3-16-23 *RMV*
**Structural Review for
 Code Compliance**

PROPOSED ALTERATION:
 FOR:
 MARK + JEAN CLAFLIN
 3 OSBORNE LANE
 WEST HARWICH, MASS 026
 PD 2/15/2023
 SCALE 3/16"=1' DRAWN BY F.

A-1