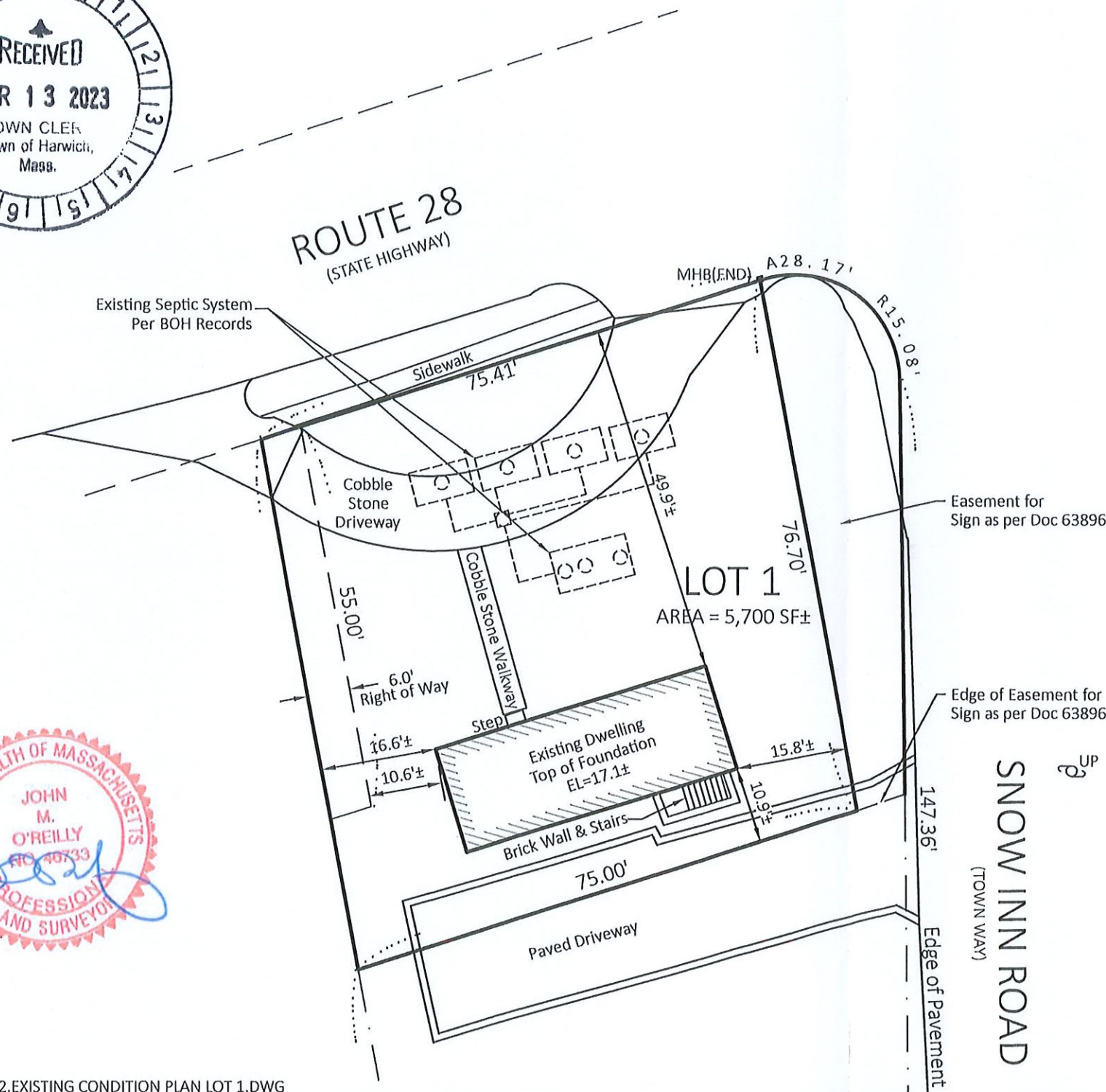


OWNER OF RECORD LOT 1  
 WYCHMERE HARBOR HOLDINGS LLC  
 CERT. # 228242  
 L.C.P. 18911-B  
 Assessors' Map 15, Parcel N9-1



Plan Book 230 Page 123



### ZONING COMPLIANCE TABLE

| ZONING DISTRICT(S) :               | C-V      |          |
|------------------------------------|----------|----------|
| SUBJECT                            | EXISTING | REQUIRED |
| LOT AREA (SQUARE FEET)             | 5,700    | 40,000   |
| FRONTAGE (LINEAR FEET)             | 75.41    | 150      |
| YARD SETBACK- FRONT (FEET)- RTE 28 | 49.9     | 25       |
| YARD SETBACK- SIDE (FEET)- EAST    | 15.8     | 20       |
| YARD SETBACK- SIDE (FEET)- WEST    | 16.6     | 20       |
| YARD SETBACK- REAR (FEET)          | 10.9     | 20       |
| BUILDING COVERAGE (%)              | 10.9%    | 50% MAX  |
| SITE COVERAGE (%)                  | 35.1%    | 80% MAX  |
| BUILDING HEIGHT                    | -        | 30' MAX  |



AS-BUILT PLOT PLAN  
 SHOWING DWELLING  
 AT  
 625 ROUTE 28, WEST HARWICH, MA  
 PREPARED FOR  
**WYCHMERE HARBOR HOLDINGS LLC**



G:\AAJobs\8342 DIVERIO\DWG\8342.EXISTING CONDITION PLAN LOT 1.DWG

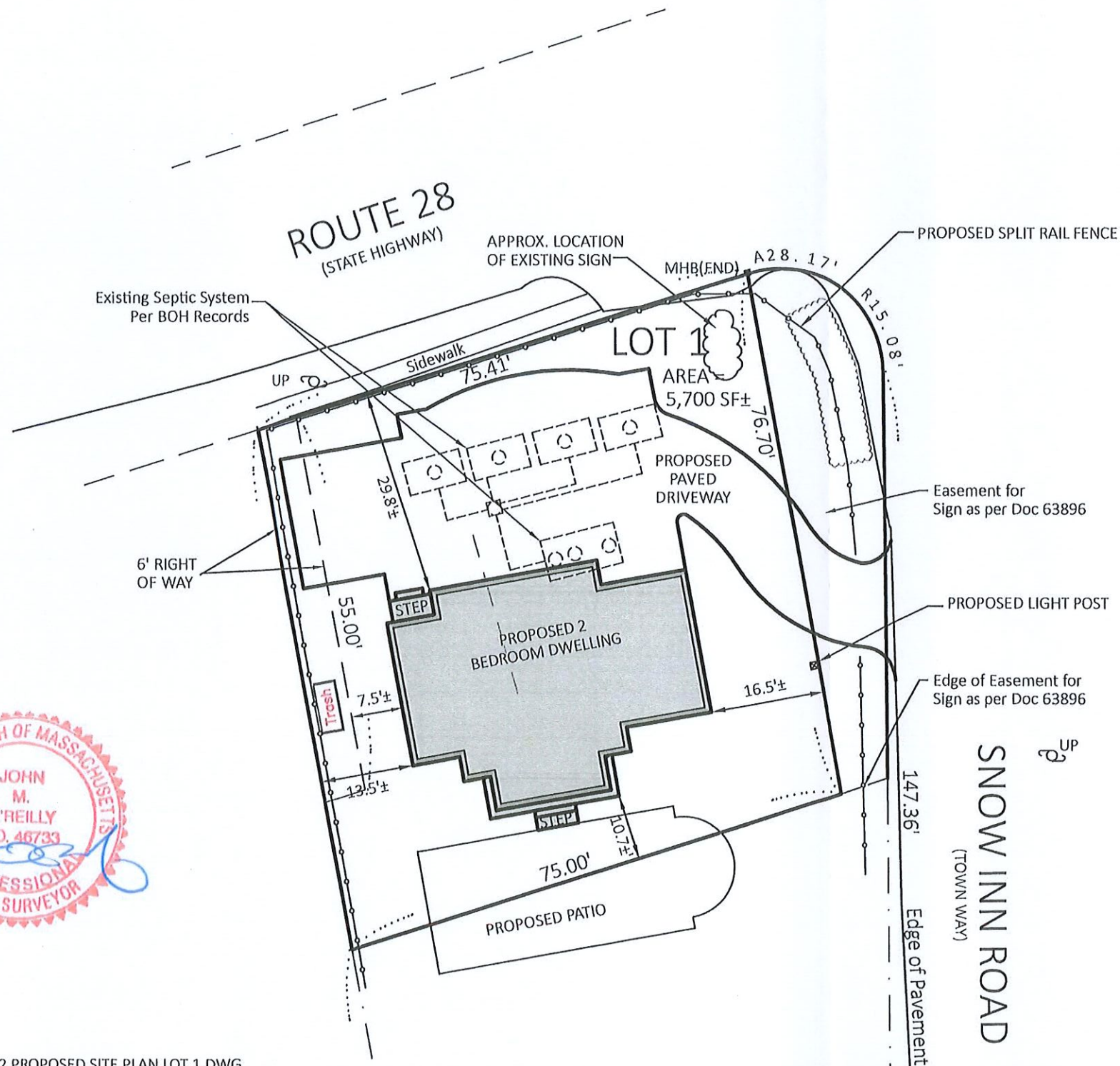
Drawn by: BSH JMO-8342

**J.M. O'REILLY & ASSOCIATES, INC.**  
 Professional Engineering & Surveying Services

1573 Main Street, P.O. Box 1773  
 Brewster, MA 02631 (508)896-6601

OWNER OF RECORD LOT 1  
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Plan Book 230 Page 123

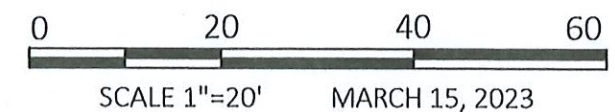


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|------------------------------------|----------|----------|----------|--|
| SUBJECT                            | EXISTING | REQUIRED | PROPOSED |  |
| LOT AREA (SQUARE FEET)             | 5,700    | 40,000   | 5,700    |  |
| FRONTAGE (LINEAR FEET)             | 75.41    | 150      | 75.41    |  |
| YARD SETBACK- FRONT (FEET)- RTE 28 | 49.9     | 25       | 29.8     |  |
| YARD SETBACK- SIDE (FEET)- EAST    | 15.8     | 20       | 16.5     |  |
| YARD SETBACK- SIDE (FEET) WEST     | 16.6     | 20       | 13.5     |  |
| YARD SETBACK- REAR (FEET)          | 10.9     | 20       | 10.7     |  |
| BUILDING COVERAGE (%)              | 10.9%    | 50% MAX  | 21.5%    |  |
| SITE COVERAGE (%)                  | 35.1%    | 80% MAX  | 59.7%    |  |
| BUILDING HEIGHT                    | -        | 30' MAX  | -        |  |



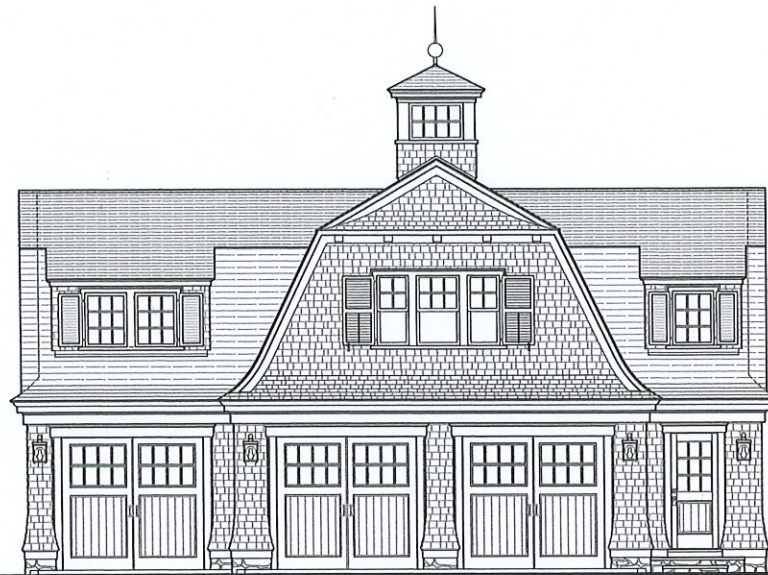
AS-BUILT PLOT PLAN  
 SHOWING PROPOSED DWELLING  
 AT  
 625 ROUTE 28, WEST HARWICH, MA  
 PREPARED FOR  
**WYCHMERE HARBOR HOLDINGS LLC**



# THE DIVERIO RESIDENCE - CARRIAGE HOUSE

625 MA ROUTE 28

HARWICH PORT, MASSACHUSETTS



NOT FOR CONSTRUCTION  
MARCH 17, 2023

## PROJECT DIRECTORY

**PATRICK AHEARN**  
ARCHITECT

### ARCHITECT

PATRICK AHEARN ARCHITECT LLC  
160 COMMONWEALTH AVENUE  
SUITE L3  
BOSTON, MASSACHUSETTS 02116  
P: 617.266.1710  
F: 617.266.2276  
WWW.PATRICKAHEARN.COM



**J.M. O'Reilly & Associates, Inc.**  
PROFESSIONAL ENGINEERING, LAND SURVEYING  
& ENVIRONMENTAL SERVICES

### CIVIL ENGINEER

J.M. O'REILLY & ASSOCIATES, INC.  
1573 MAIN STREET  
BREWSTER, MA 02631  
P: 508.896.6601  
WWW.JMOREILLYASSOC.COM

## DRAWING INDEX

| REVISION TAG | SHEET NUMBER | TITLE                                     | DATE     |
|--------------|--------------|---|----------|
|              | COVER        | COVER, PROJECT INFORMATION, DRAWING INDEX | 03-17-23 |

## CIVIL & LANDSCAPE

## ARCHITECTURAL

|       |  |          |
|-------|--|----------|
| A-1.1 | PROPOSED FIRST FLOOR PLAN                  | 03-17-23 |
| A-1.2 | PROPOSED SECOND FLOOR PLAN                 | 03-17-23 |
| A-1.3 | PROPOSED ROOF PLAN                         | 03-17-23 |
| A-3.0 | PROPOSED FRONT & REAR EXT. ELEVATIONS      | 03-17-23 |
| A-3.1 | PROPOSED RIGHT & LEFT SIDE EXT. ELEVATIONS | 03-17-23 |

**PATRICK AHEARN**

ARCHITECT

160 Commonwealth Avenue  
Suite L3  
Boston, MA 02116  
P: 617.266.1710  
F: 617.266.2276

17 West Street  
Edgartown, MA 02539  
P: 508.939.9312  
F: 508.939.9038

www.patrickahearn.com

## The Diverio Residence

625 MA Route 28  
Harwich Port, MA

### General Notes:

GENERAL CONTRACTOR SHALL MAKE ALL SUB-CONTRACTORS AND SUPPLIERS AWARE OF THE REQUIREMENTS OF THESE NOTES.

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### Drawing Title:

Cover Sheet

March 17, 2023

### ISSUE DATES

BIDDING: -

PERMIT: -

CONSTRUCTION: -

### REVISIONS:

Date: Δ -

Date: -

Date: -

Date: -

Date: -

**COVER**

# The Diverio Residence

625 MA Route 28  
Harwich Port, MA

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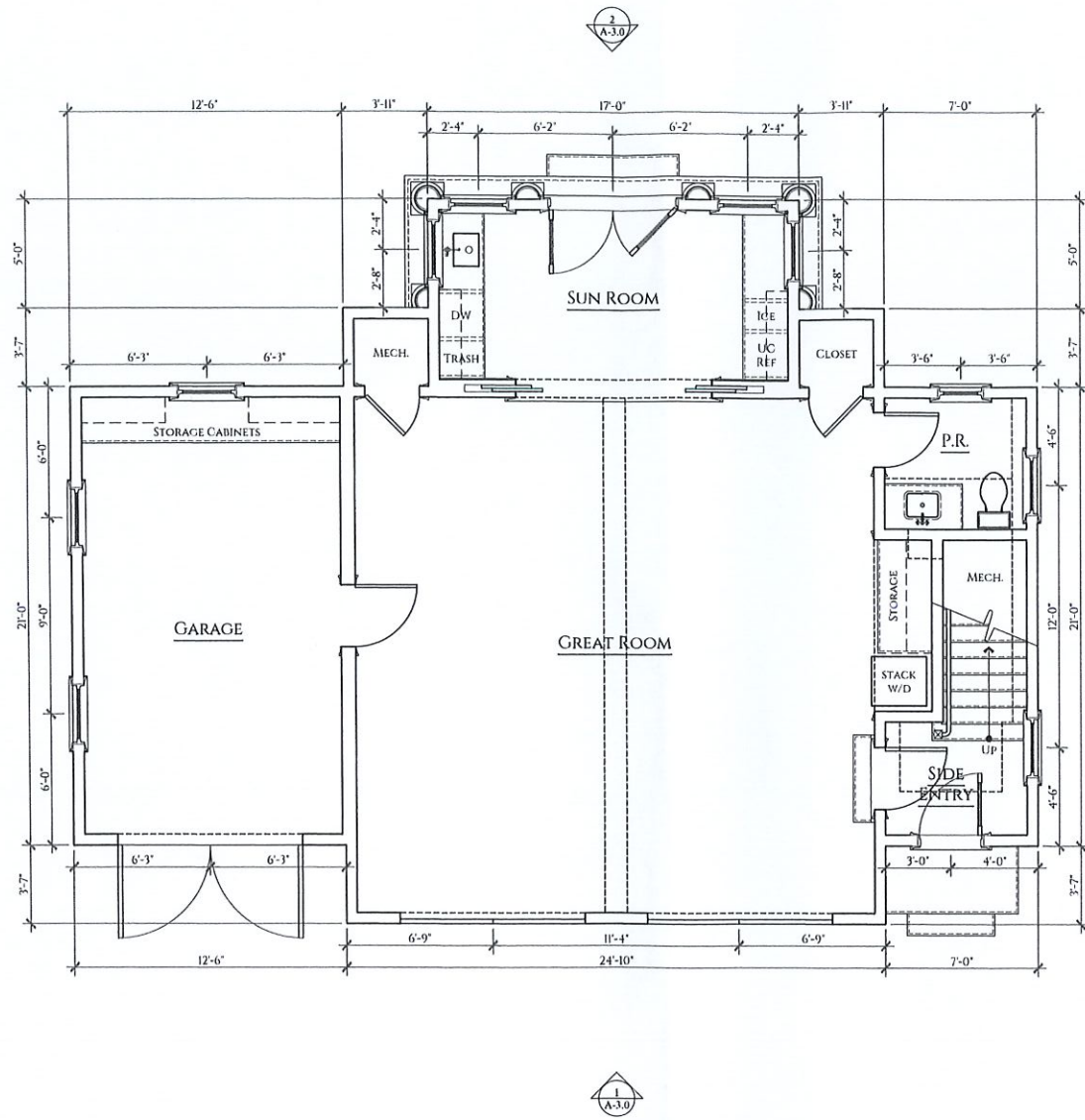
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**Drawing Title:**  
First Floor Plan

March 17, 2023

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 BIDDING: -  
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 Date: Δ -  
 Date: -  
 Date: -  
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# The Diverio Residence

625 MA Route 28  
Harwich Port, MA

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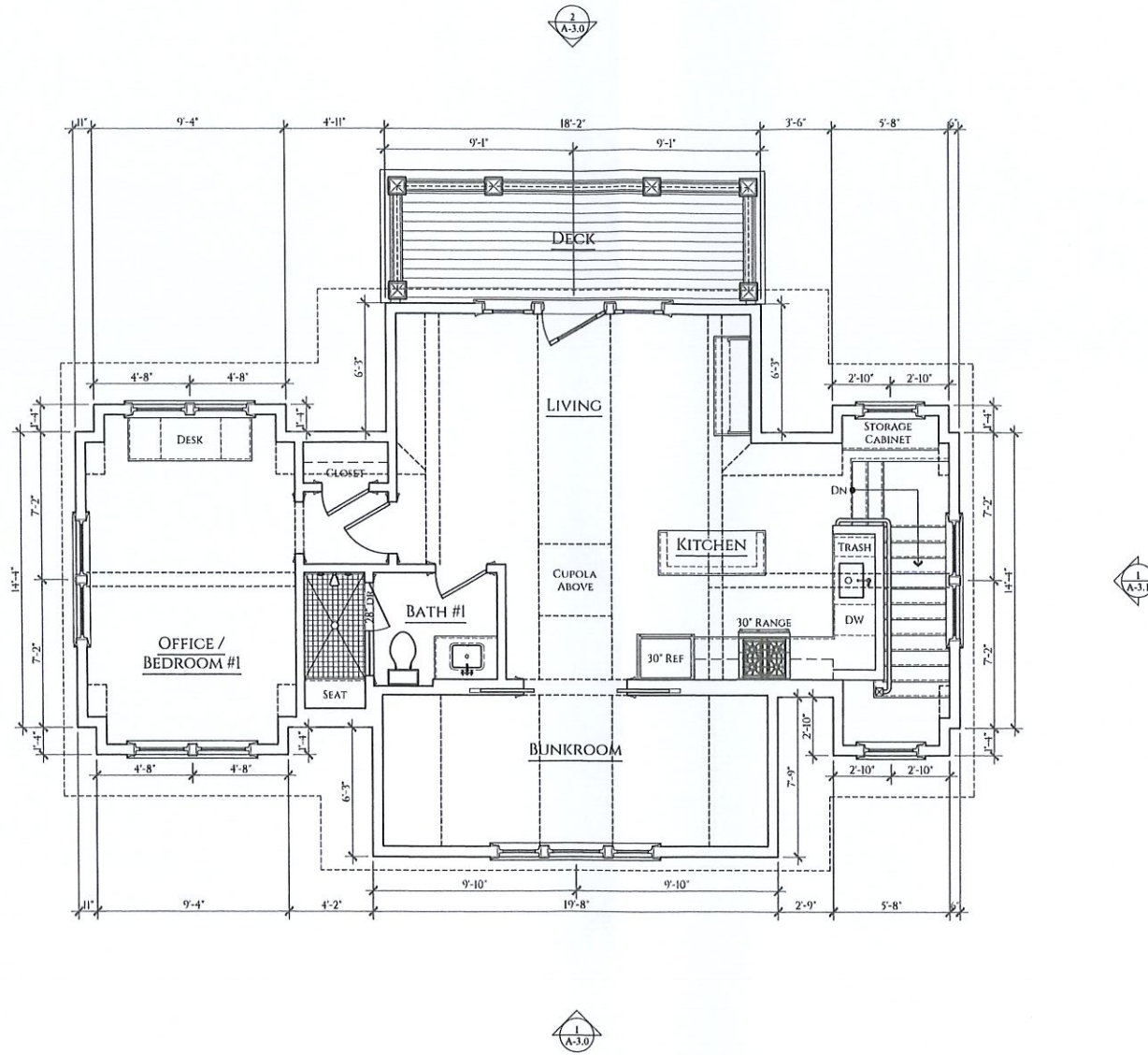
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**Drawing Title:**  
Second Floor Plan

March 17, 2023

ISSUE DATES  
 BIDDING: -  
 PERMIT: -  
 CONSTRUCTION: -

REVISIONS:  
 Date: Δ -  
 Date: -  
 Date: -  
 Date: -



# The Diverio Residence

625 MA Route 28  
Harwich Port, MA

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**Drawing Title:**  
Roof Plan

March 17, 2023

ISSUE DATES

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CONSTRUCTION: -

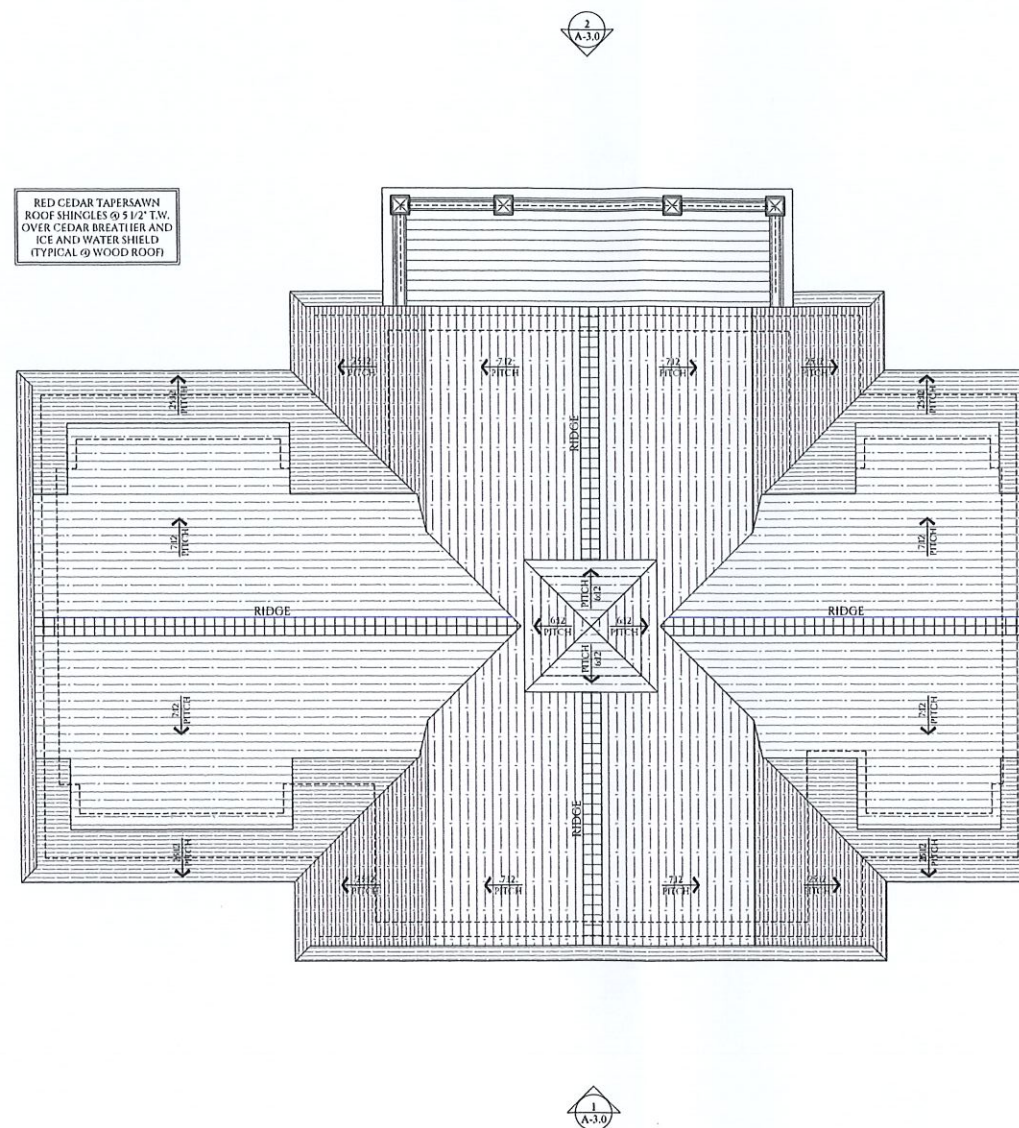
REVISIONS:

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RED CEDAR TAPERSAWN  
ROOF SHINGLES @ 5/12" T.W.  
OVER CEDAR BREATHER AND  
ICE AND WATER SHIELD  
(TYPICAL @ WOOD ROOF)

# The Diverio Residence

625 MA Route 28  
Harwich Port, MA

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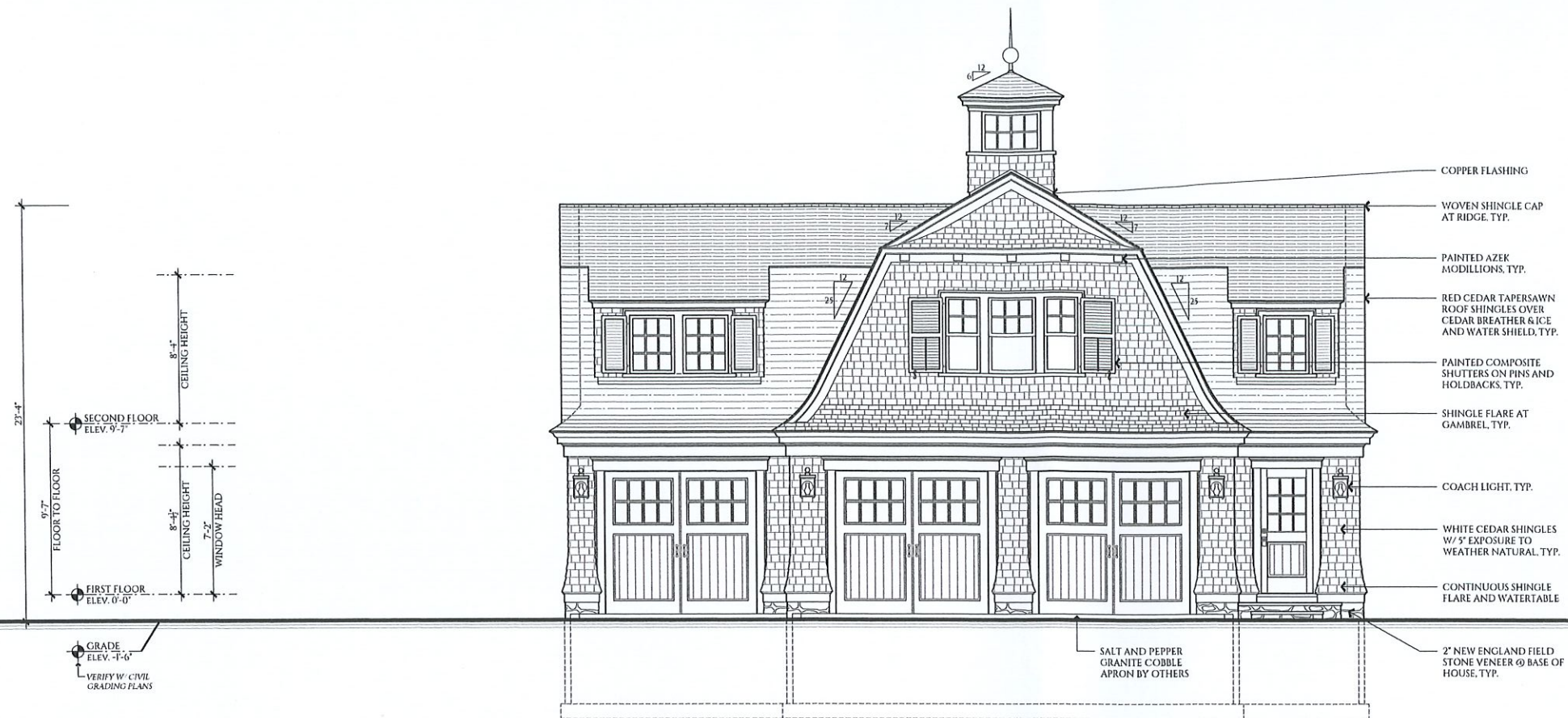
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**Drawing Title:**  
Exterior Elevations

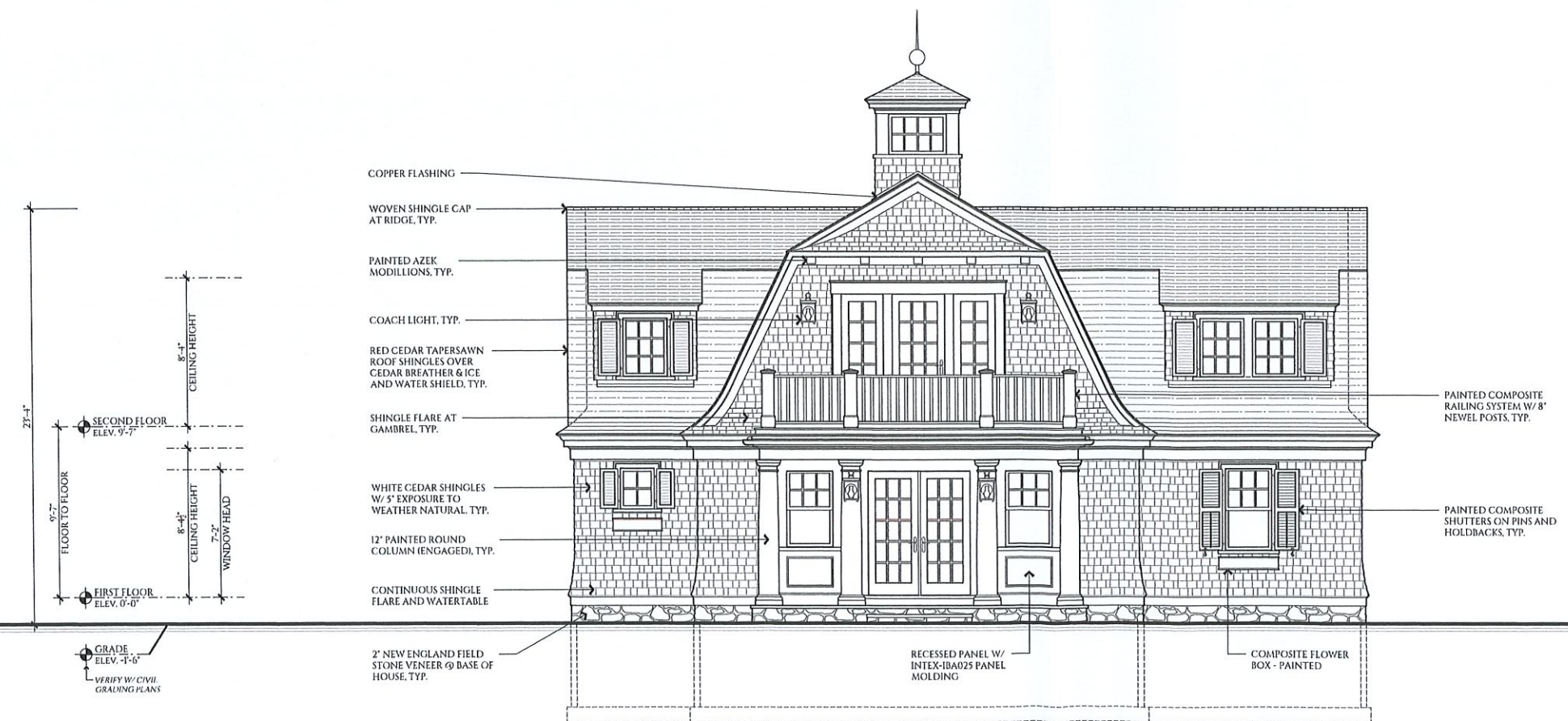
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**1 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

# The Diverio Residence

625 MA Route 28  
Harwich Port, MA

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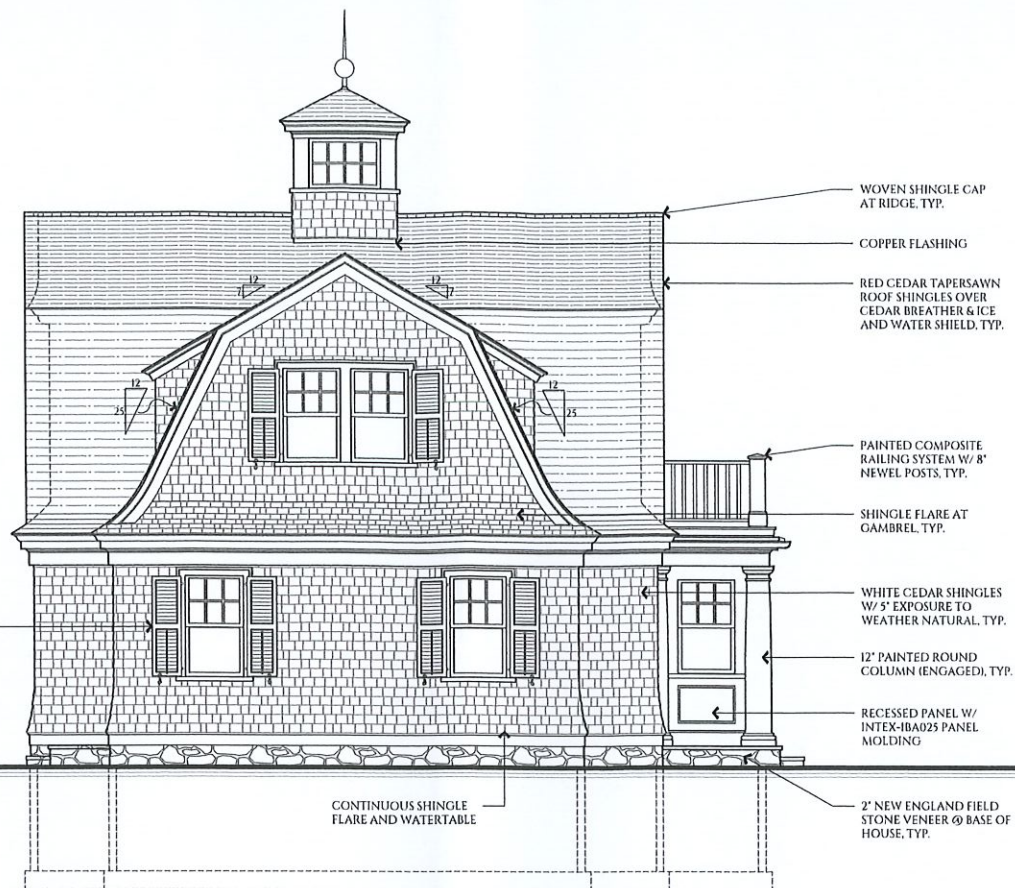
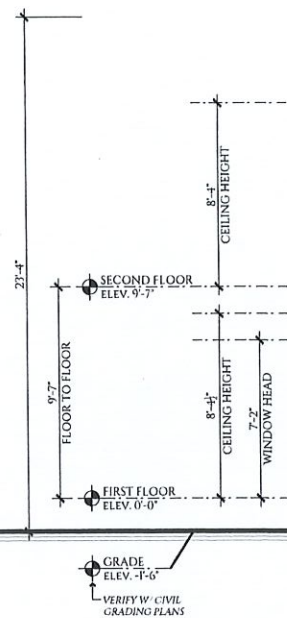
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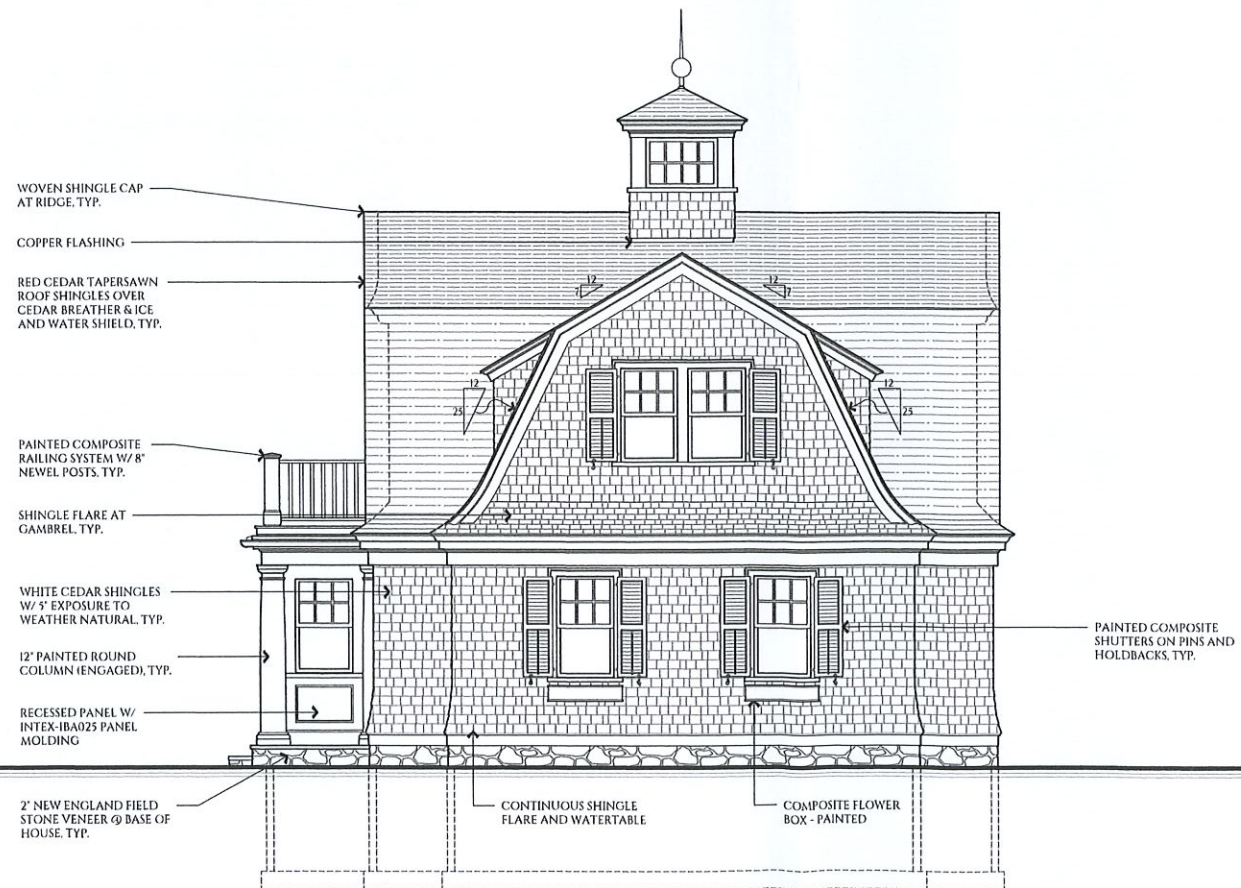
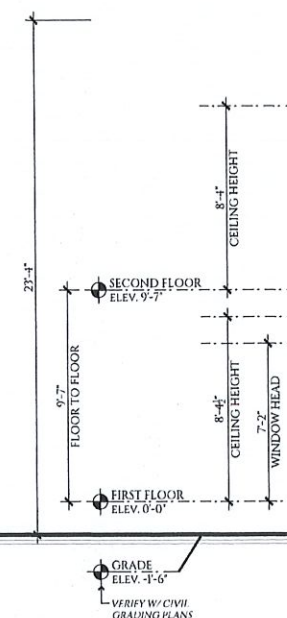
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**1 RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"