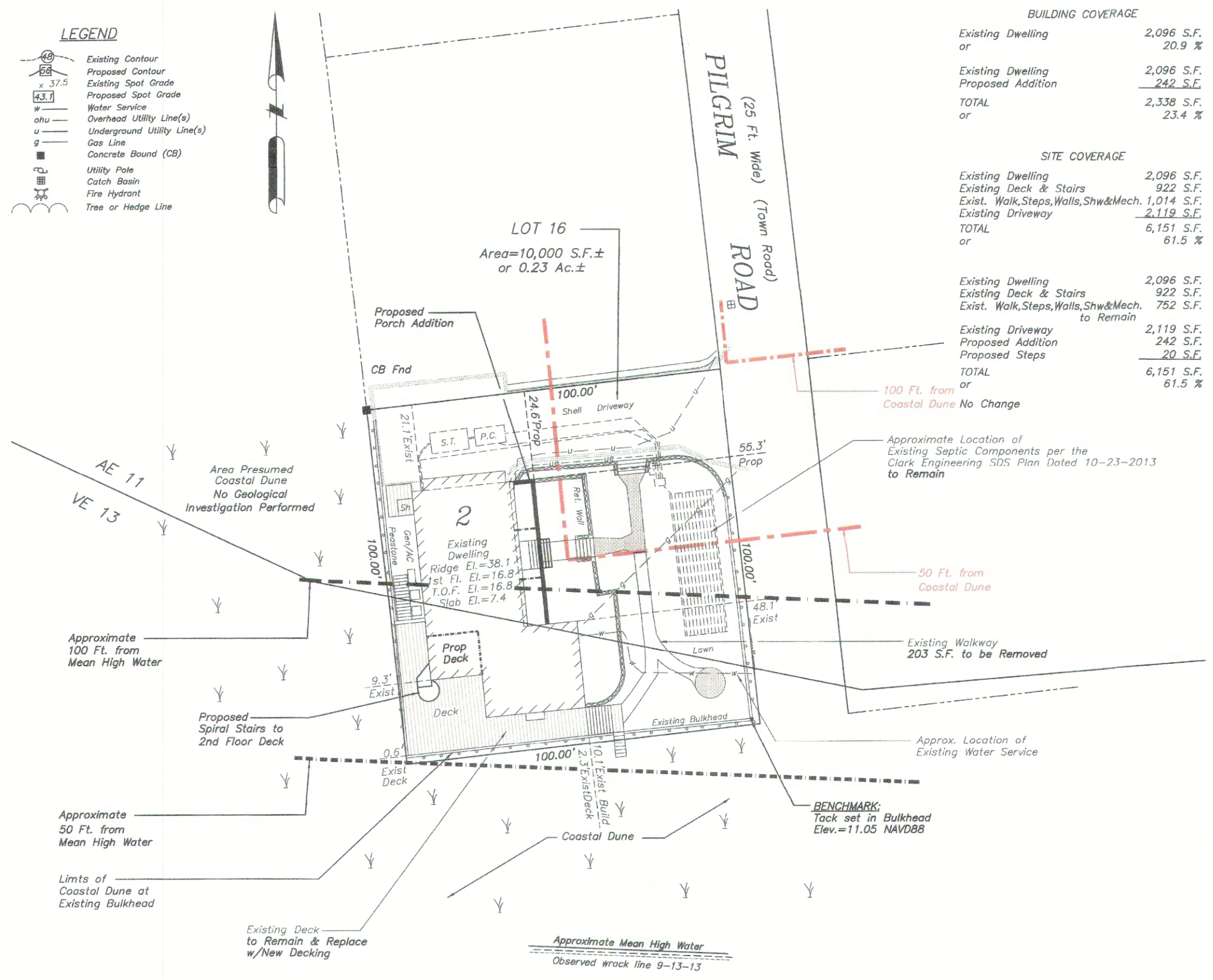


**LEGEND**

- Existing Contour
- Proposed Contour
- Existing Spot Grade
- Proposed Spot Grade
- Water Service
- Overhead Utility Line(s)
- Underground Utility Line(s)
- Gas Line
- Concrete Bound (CB)
- Utility Pole
- Catch Basin
- Fire Hydrant
- Tree or Hedge Line



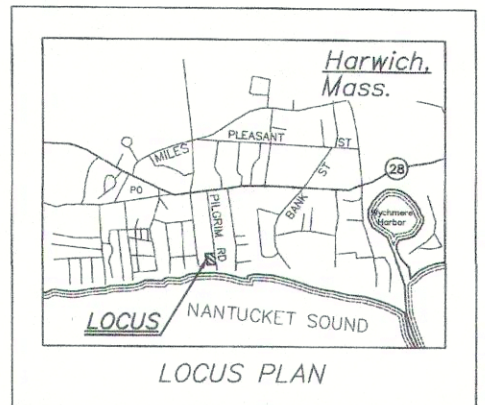
**BUILDING COVERAGE**

Existing Dwelling	2,096 S.F.
or	20.9 %
Existing Dwelling	2,096 S.F.
Proposed Addition	242 S.F.
<b>TOTAL</b>	<b>2,338 S.F.</b>
or	23.4 %

**SITE COVERAGE**

Existing Dwelling	2,096 S.F.
Existing Deck & Stairs	922 S.F.
Exist. Walk,Steps,Walls,Shw&Mech.	1,014 S.F.
Existing Driveway	2,119 S.F.
<b>TOTAL</b>	<b>6,151 S.F.</b>
or	61.5 %

Existing Dwelling	2,096 S.F.
Existing Deck & Stairs	922 S.F.
Exist. Walk,Steps,Walls,Shw&Mech.	752 S.F.
<b>to Remain</b>	
Existing Driveway	2,119 S.F.
Proposed Addition	242 S.F.
Proposed Steps	20 S.F.
<b>TOTAL</b>	<b>6,151 S.F.</b>
or	61.5 %



**ZONING REQUIREMENTS**

Zone	R-H-1
Front Yard Setback	25 Ft.
Side and Rear Yard Setbacks	20 Ft.
Maximum Site Coverage	35 %
Maximum Building Coverage	30 %

Assessors' Map 7, Parcel C-16-0

**OWNER OF RECORD:**  
Hernandez Living Trust  
Rudolph Hernandez, Trustee  
Robin Hernandez, Trustee  
Deed Book 31057, Page 23  
Plan Book 10, Page 123, Lot 16



**HERNANDEZ LIVING TRUST**  
CLIENT OF RICK ROY CONSTRUCTION

**CLARK ENGINEERING LLC**  
156 Crowell Road Suite B, Chatham, MA. 02633  
Tel.: (508) 945-5454; Fax.: (508) 945-5458

**OUTERMOST LAND SURVEY, INC.**  
46 Main Street, Brewster, MA 02631  
Tel.: (508) 255-0477

**ZBA SITE PLAN**  
2 Pilgrim Road, Harwich, MA

Rev. #	Description of Revision	Date

Date: 07-18-2023  
Scale: 1" = 20'

Drawing No.: 0009-133B  
Sheet No.: 1 of 1

I hereby certify that the existing structures and physical features depicted on locus as shown hereon are located as they exist on the ground.

Date: July 20, 2023

P.L.S.

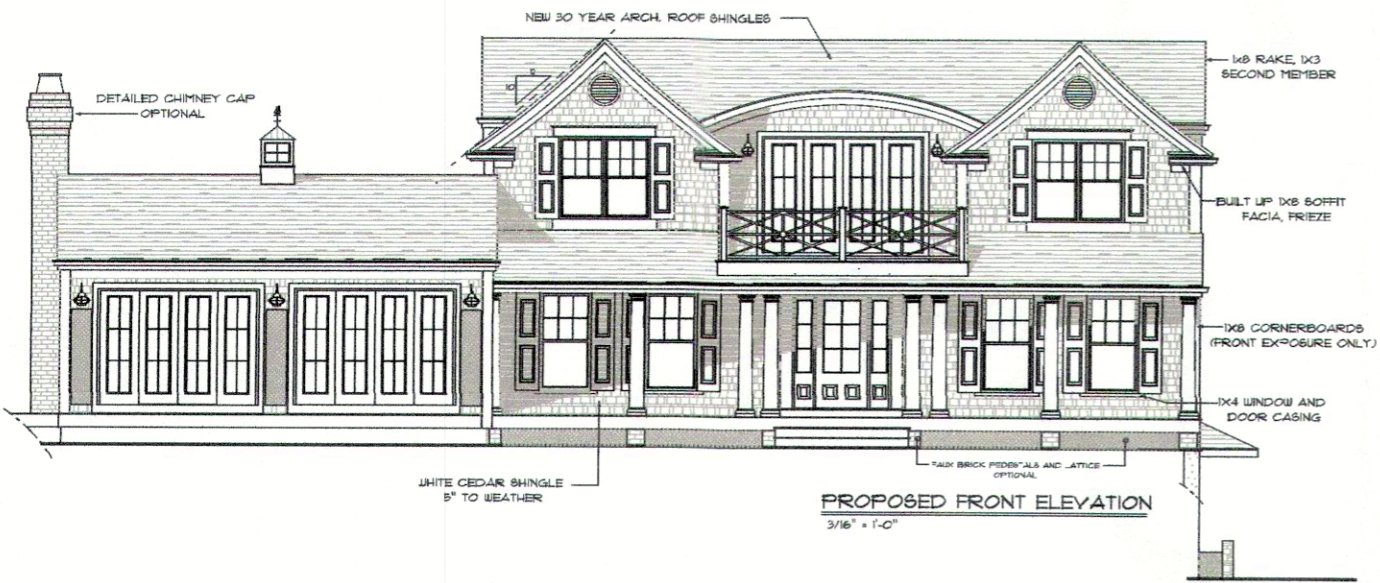


**NANTUCKET (Tidal) SOUND**

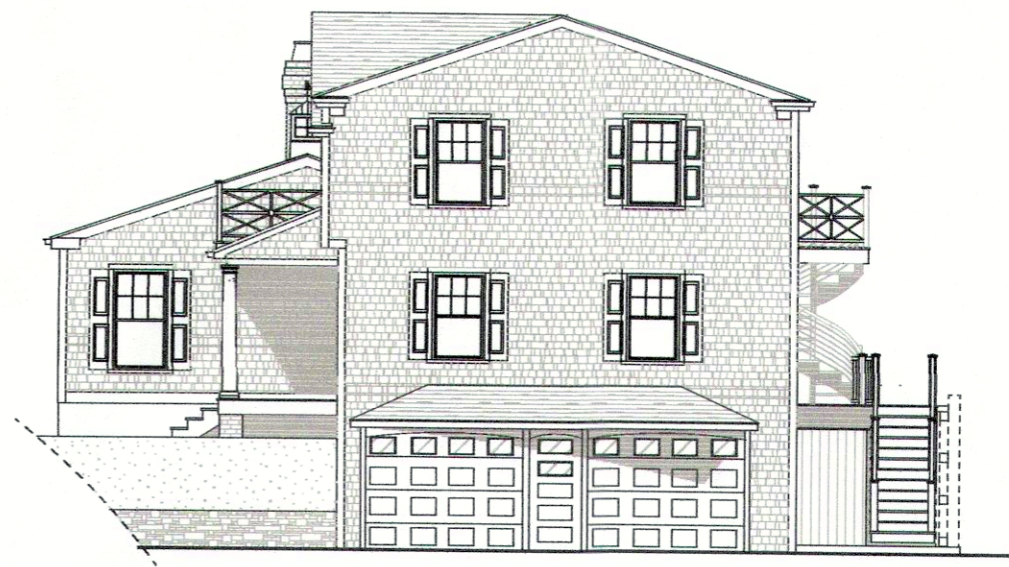
**BUILDING HEIGHT**  
(7.3 + 13.7) + 2 = 10.5 Average Grade  
10.5 Ave. Grade + 30 ft. max. height = 40.5 Max. Ridge Elev.  
Existing Ridge Elev. = 38.1



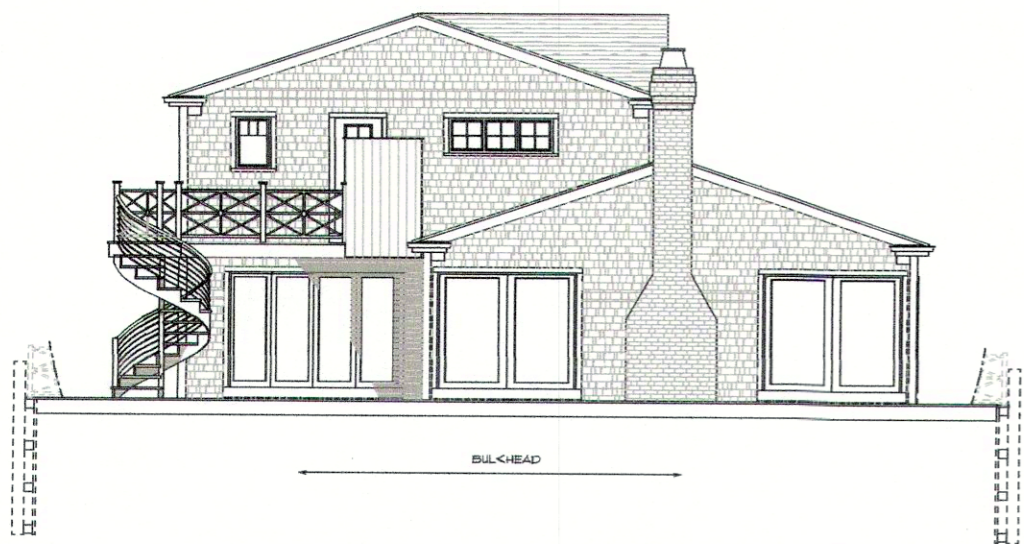




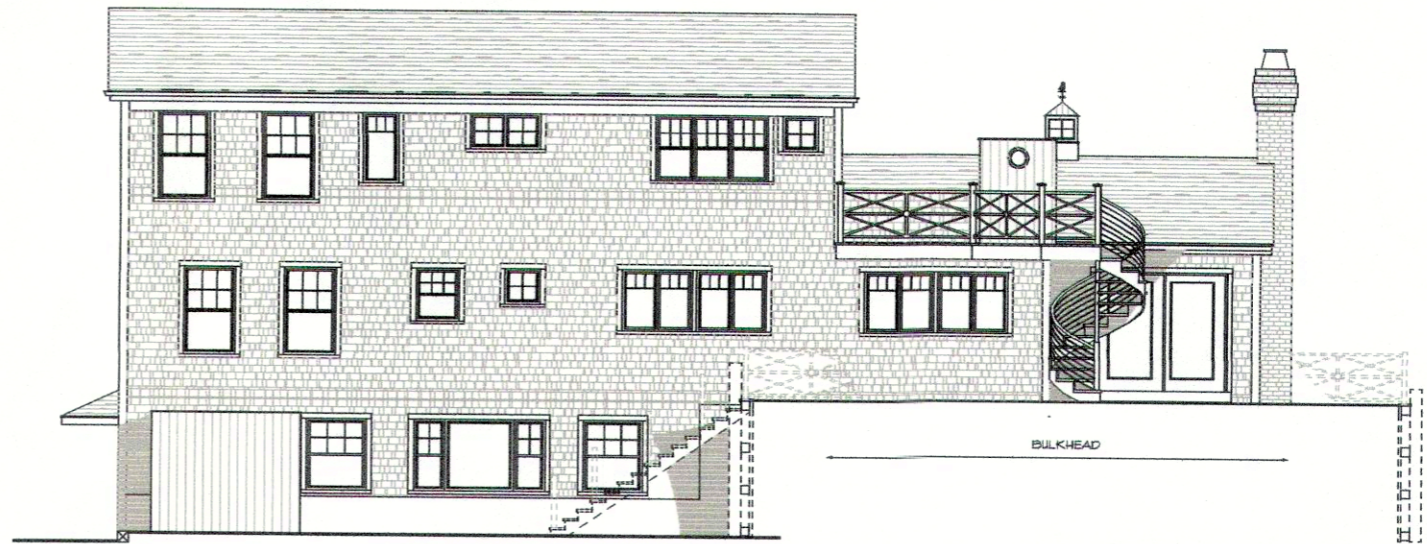
PROPOSED FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



PROPOSED REAR ELEVATION  
SCALE: 3/16" = 1'-0"

Rick Roy Construction LLC  
123A Queen Anne Road  
Harwich, MA 02631  
508-432-6840  
508-432-4814 FAX  
rroycon@comcast.net

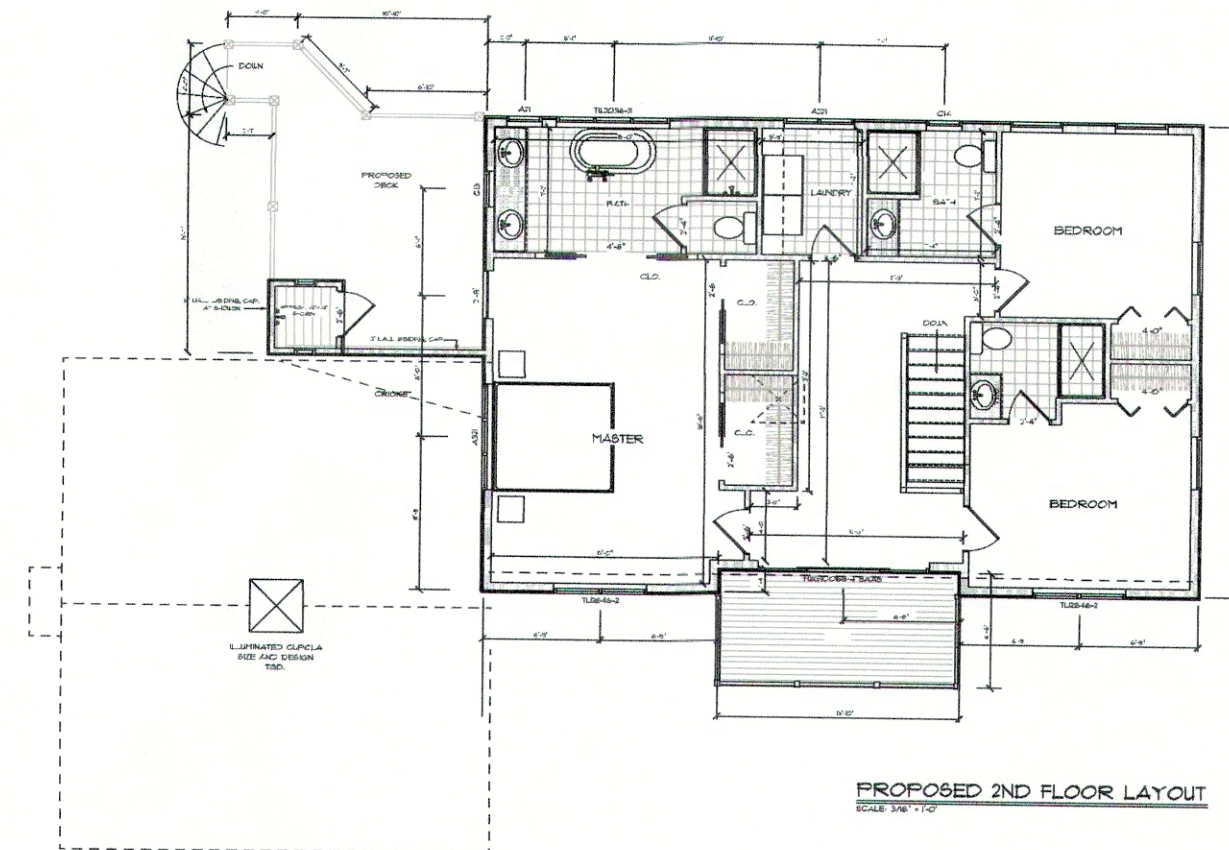
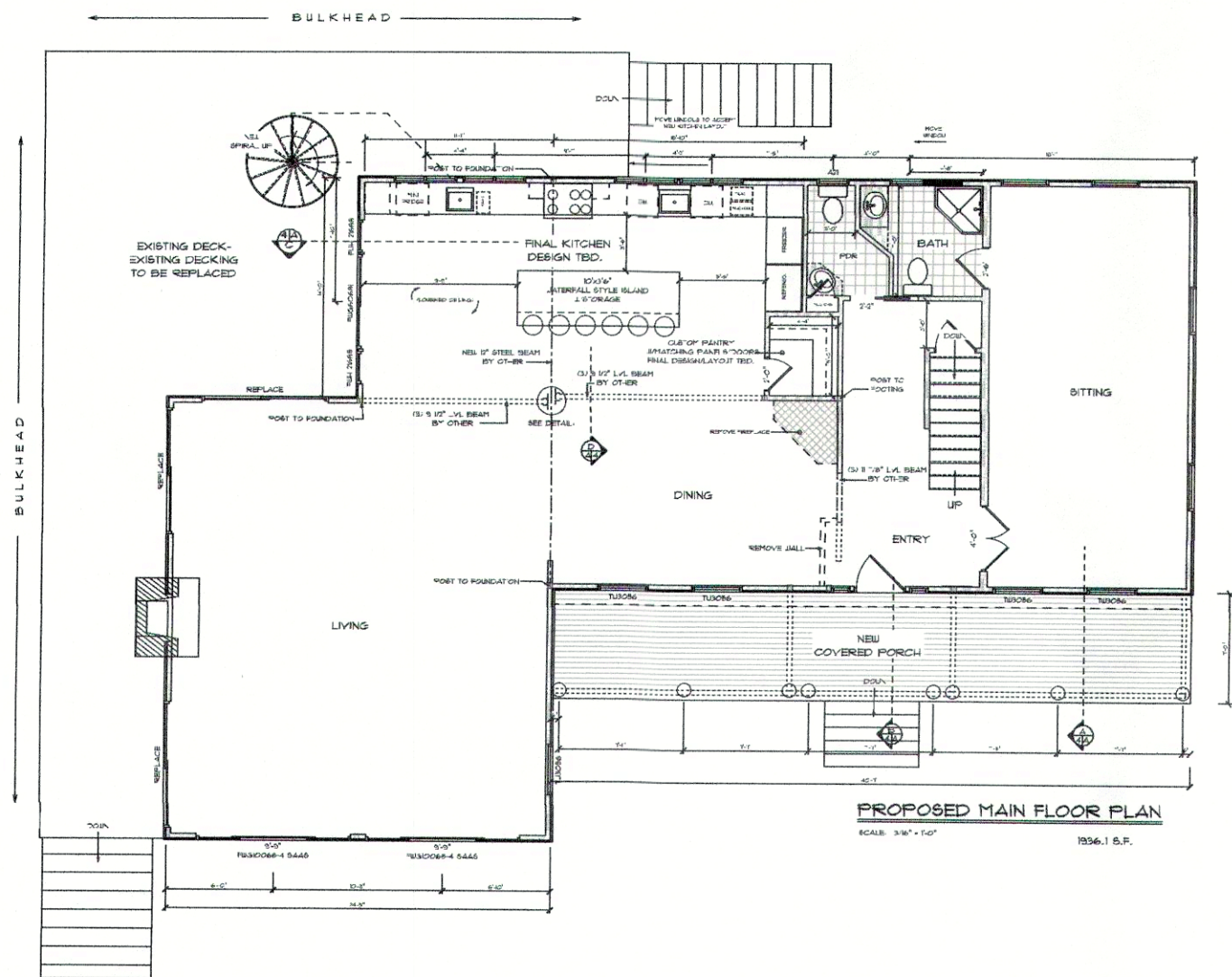
1/4" = 1'-0"  
(UNLESS OTHERWISE NOTED)

**HERNANDEZ**  
**2 PILGRIM ROAD**  
**HARWICHPORT MA. 02645**

Tuesday, July 25, 2023

**A1**





ANDERSEN 400 SERIES

PRODUCT CODE	OPENING SCHEDULE			COUNT
	SIZE	R.O. WIDTH	R.O. HEIGHT	
REPURPOSED PORTHOLE				
A21	2'-0" x 2'-0"	2'-0"	2'-0"	2
A221	4'-0" x 2'-0"	4'-0"	2'-0"	2
A321	5'-11" x 2'-0"	6'-0"	2'-0"	1
C13	2'-0" x 2'-11"	2'-0"	3'-0"	1
C14	2'-0" x 4'-0"	2'-0"	4'-0"	1
FWH2168S	2'-0" x 6'-8"	2'-0"	6'-8"	2
FWG6068L	5'-11"	6'-0"	6'-8"	1
FWG10068.4 SAAS	9'-9"	9'-9"	6'-8"	3
FWH2968S	2'-8"	2'-9"	6'-8"	1
Round 22D	1'-10" x 1'-10"	1'-10"	1'-10"	2
TW2036.3	6'-5" x 3'-8"	6'-5"	3'-8"	1
TW2646.2	5'-3" x 4'-8"	5'-4"	4'-8"	2
TW3056	3'-1" x 5'-8"	3'-2"	5'-8"	5

- VERIFY (E) WINDOWS TO BE REPLACED
- 6/1 GRILL PATTERN
- FINISHED INT./EXT.
- FULL SCREENS

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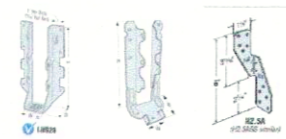
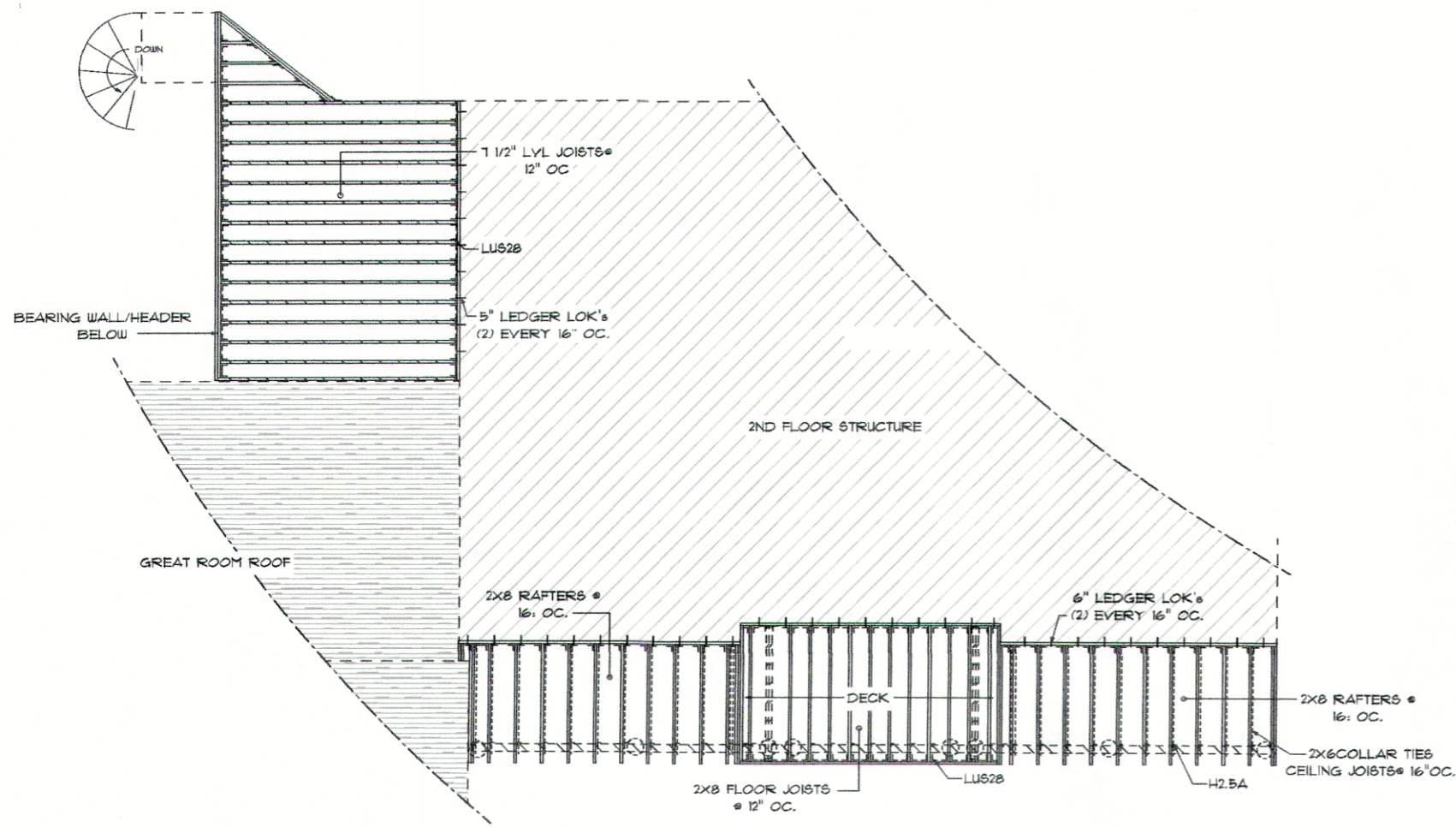
1/4" = 1'-0"  
(UNLESS OTHERWISE NOTED)

**HERNANDEZ**  
**2 PILGRIM ROAD**  
**HARWICHPORT MA. 02645**

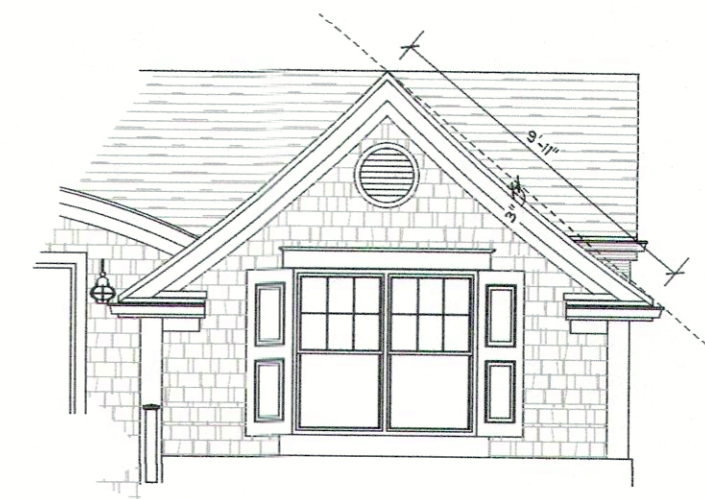
Tuesday, July 25, 2023

**A2**

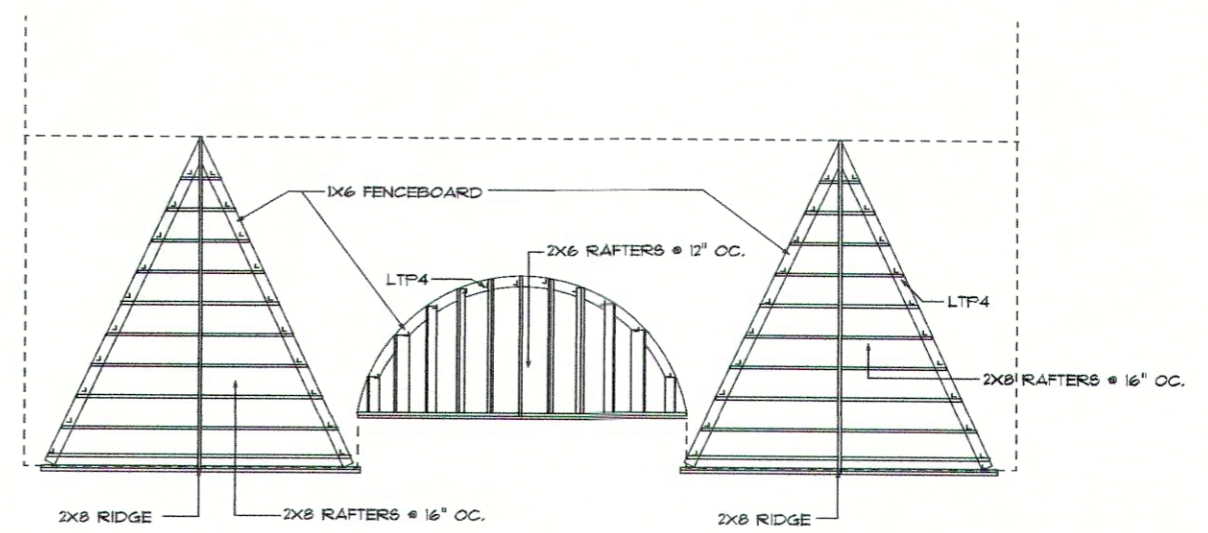
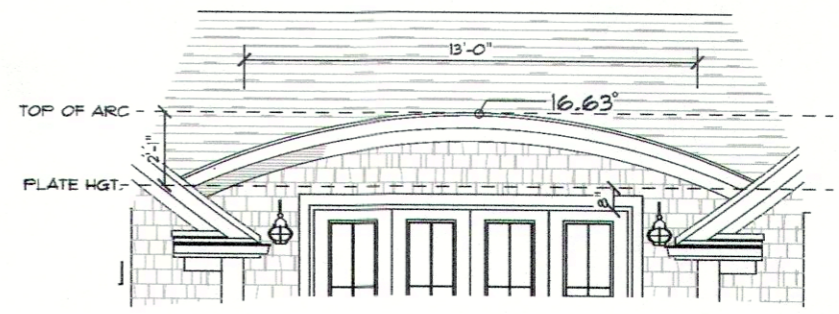




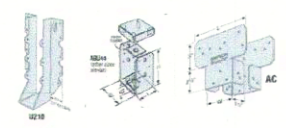
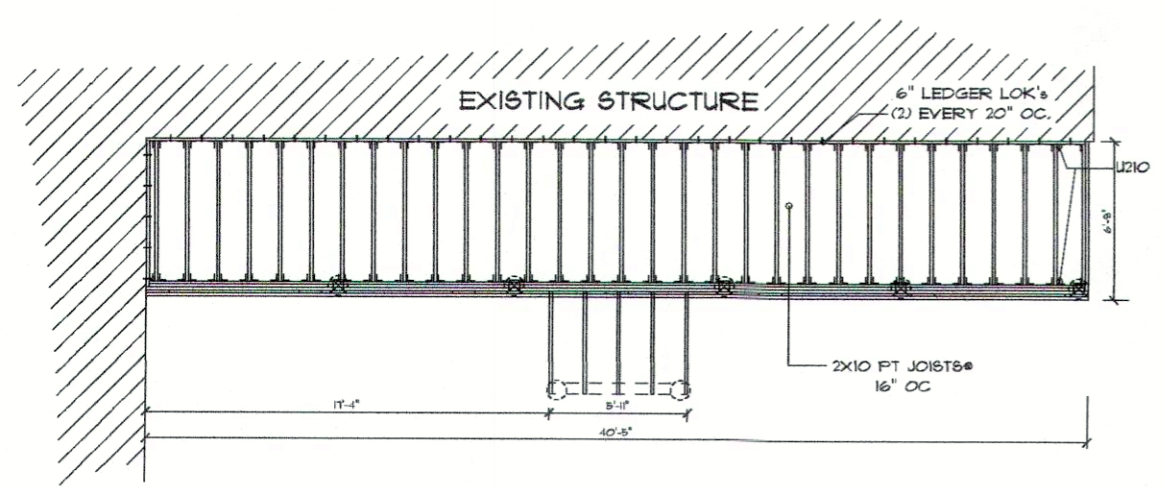
**PROPOSED 2ND FLOOR LAYOUT**  
SCALE: 1/4" = 1'-0"



VERIFY ALL DIMENSIONS  
IN FIELD. MAKE THE PROPER ADJUSTMENTS  
IF NECESSARY.



**ROOF FRAMING PLAN**  
SCALE: 7/8" = 1'-0"



**FRONT PORCH FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

Rick Roy Construction LLC  
123A Queen Anne Road  
Harwich, MA 02631  
508-432-6840  
508-432-4814 FAX  
rroycon@comcast.net

1/4" = 1'-0"  
(UNLESS OTHERWISE NOTED)

**HERNANDEZ**  
**2 PILGRIM ROAD**  
**HARWICHPORT MA. 02645**

Tuesday, July 25, 2023

**A3**



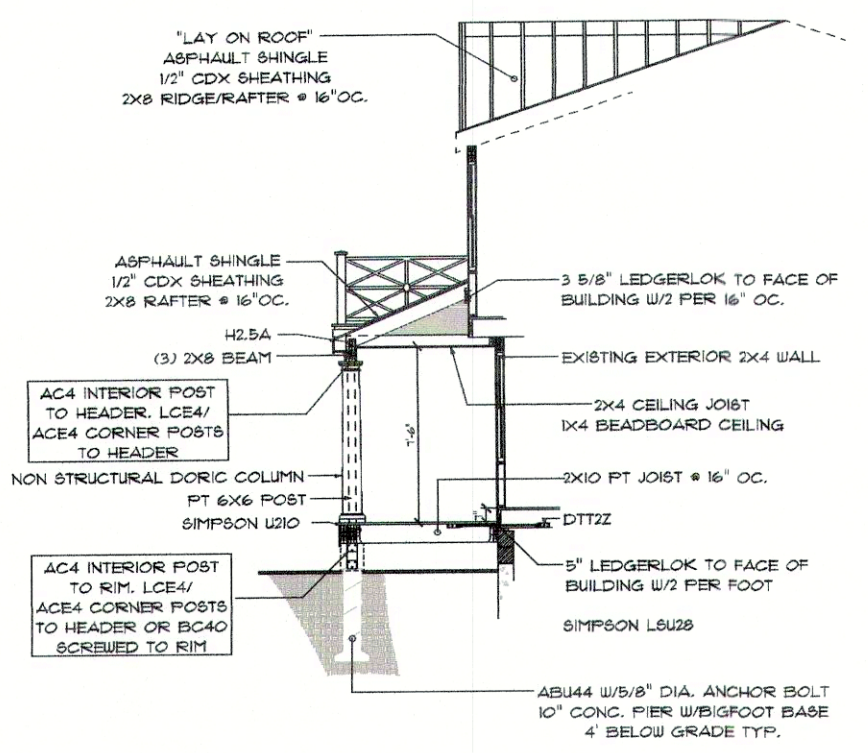
Rick Roy Construction LLC  
 123A Queen Anne Road  
 Harwich, MA 02631  
 508-432-6840  
 508-432-4814 FAX  
 rroycon@comcast.net

1/4" = 1'-0"  
 (UNLESS OTHERWISE NOTED)

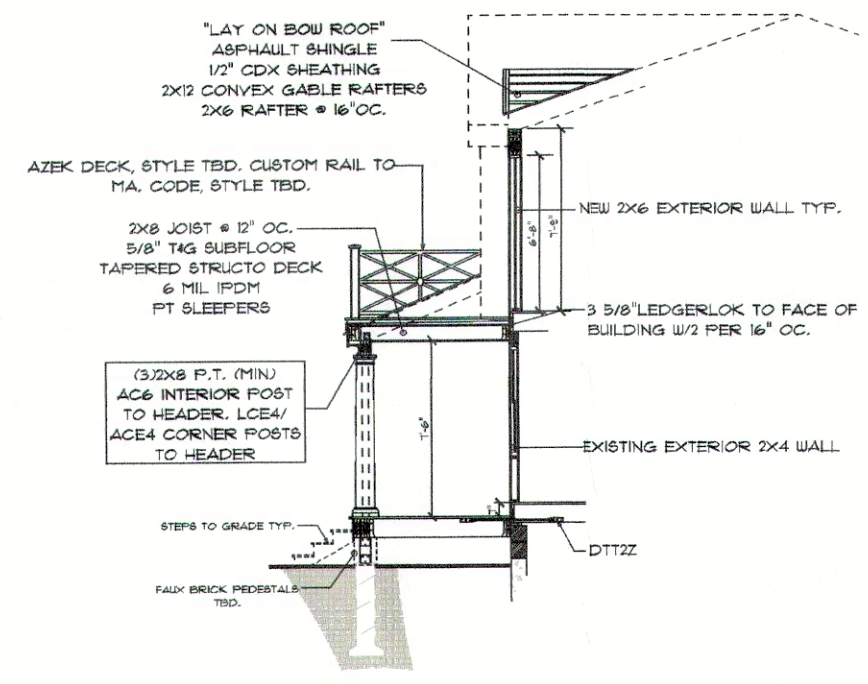
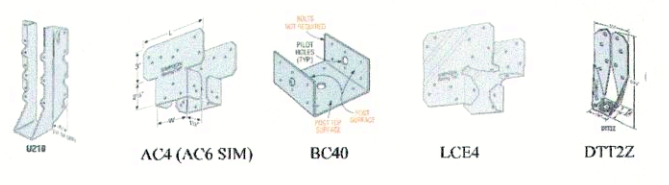
**HERNANDEZ**  
**2 PILGRIM ROAD**  
**HARWICHPORT MA. 02645**

Tuesday, July 25, 2023

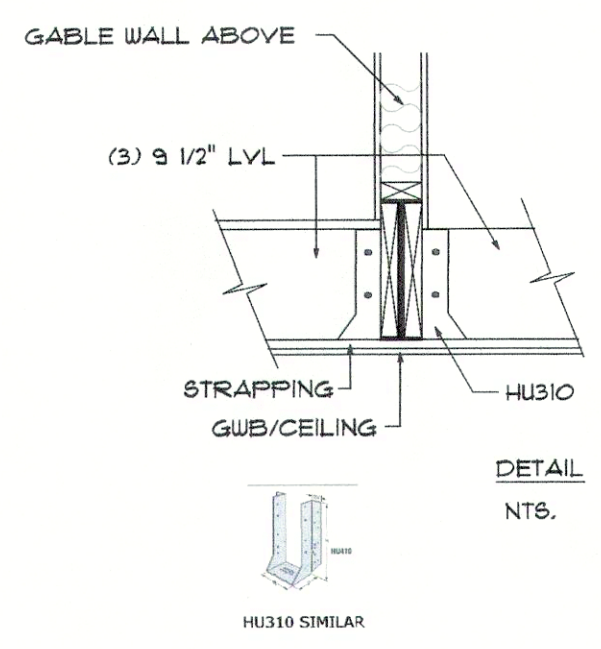
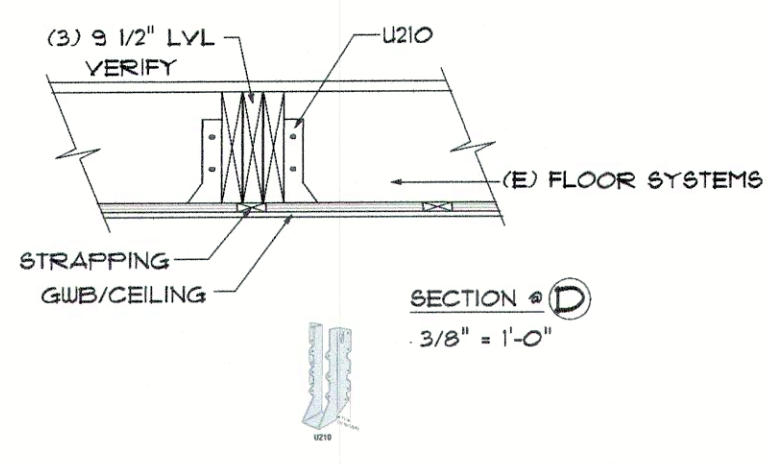
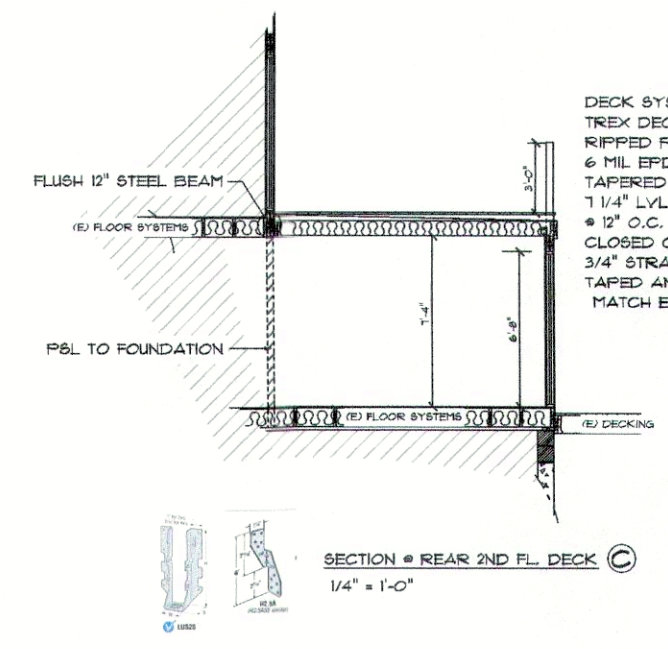
**A4**



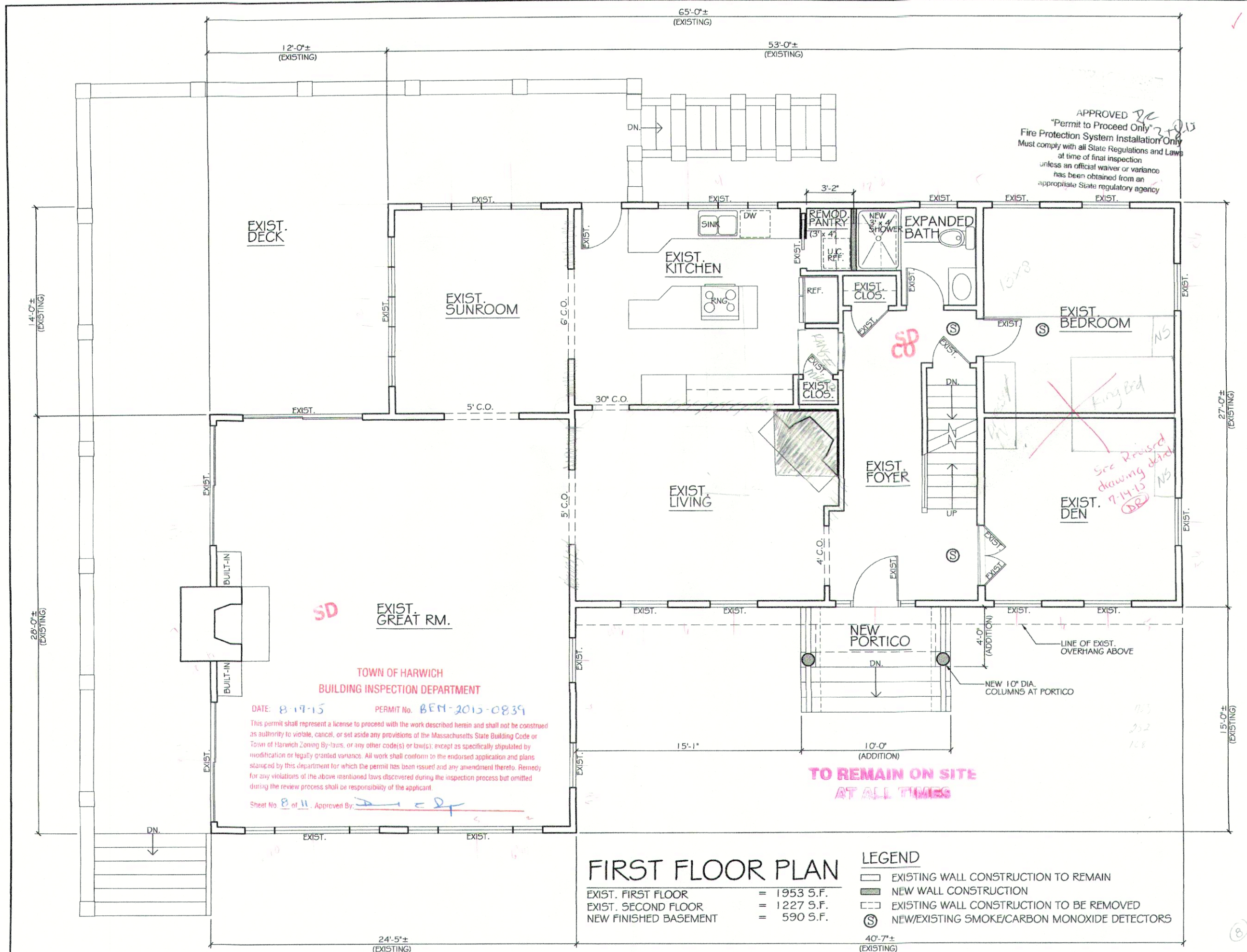
ENTRY DECK @ ROOF (A)  
 1/4" = 1'-0"



ENTRY DECK @ DECK (B)  
 1/4" = 1'-0"







NOTE:  
 THE PLANS SHOWN ARE  
 THE SOLE PROPERTY OF  
 THE DESIGNER AND CAN NOT  
 BE COPIED, REPRODUCED  
 AND/OR ALTERED WITHOUT  
 THE EXPRESS WRITTEN  
 CONSENT OF THE DESIGNER

DESIGNED/DRAWN BY:  
 THOMAS A. MOORE DESIGN CO.  
 P.O. BOX 2124 949 LONG POND RD.  
 BREWSTER, MA. (508) 896-6403

REMODELING FOR:  
 ROBIN & RUDY HERNANDEZ  
 2 PILGRIM ROAD, HARWICH PORT, MA

SCALE:  
 1/4" = 1'-0"

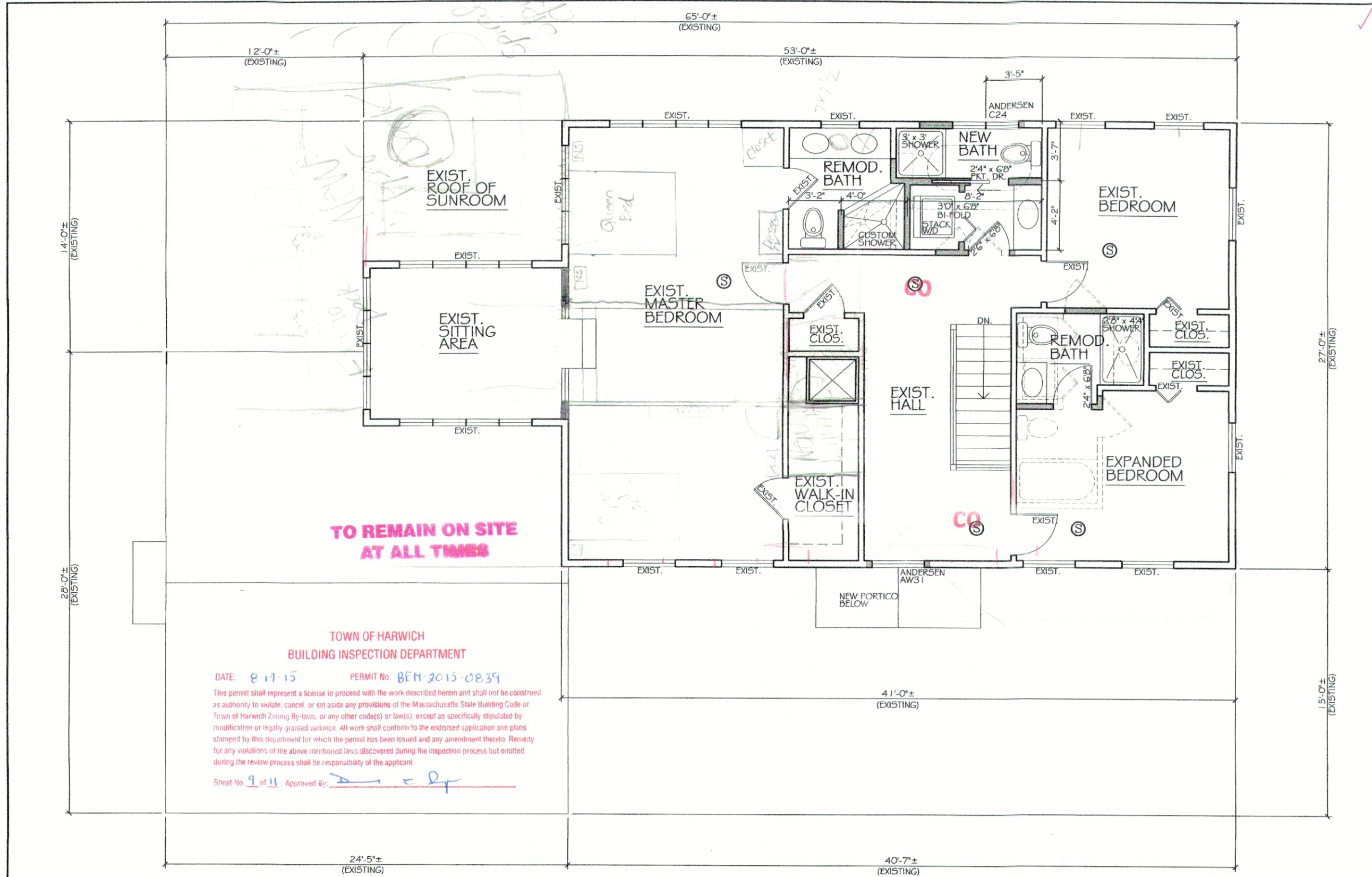
DATE:  
 3/6/2015

PROJ. NO.:  
 2014-468

DWG. NO.:

**A1**





**TOWN OF HARWICH  
BUILDING INSPECTION DEPARTMENT**

DATE: 8-17-15 PERMIT No. BEN-2015-0839

This permit shall represent a license to proceed with the work described herein and shall not be construed as authority to violate, cancel, or set aside any provisions of the Massachusetts State Building Code or Town of Harwich Zoning By-laws, or any other code(s) or law(s), except as specifically stipulated by modification or legally granted variance. All work shall conform to the endorsed application and plans stamped by this department for which the permit has been issued and any amendment thereto. Remedy for any violations of the above mentioned laws discovered during the inspection process but omitted during the review process shall be responsibility of the applicant.

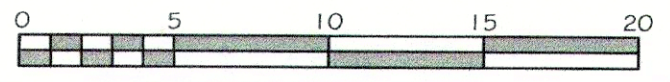
Sheet No. 9 of 11. Approved By: [signature]

**GENERAL NOTES:**

- 1.) CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO THE START OF WORK
- 2.) CONTRACTOR TO REMOVE EXISTING DOORS, WINDOWS, WALLS, & ROOFING AS REQUIRED FOR NEW CONSTRUCTION.
- 3.) ALL NEW CONSTRUCTION TO MATCH EXISTING IN MATERIAL, DETAIL, AND FINISH.
- 4.) ALL WORK SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE (LATEST EDITION) AND ALL OTHER APPLICABLE LOCAL CODES
- 5.) ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS, AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES ACCEPTANCE OF THESE DOCUMENTS AND ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.

**SECOND FLOOR PLAN**

- LEGEND**
- EXISTING WALL CONSTRUCTION TO REMAIN
  - NEW WALL CONSTRUCTION
  - EXISTING WALL CONSTRUCTION TO BE REMOVED
  - Ⓢ NEW/EXISTING SMOKE/CARBON MONOXIDE DETECTORS



NOTE:  
THE PLANS SHOWN ARE THE SOLE PROPERTY OF THE DESIGNER AND CAN NOT BE COPIED, REPRODUCED AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER

DESIGNED/DRAWN BY:  
**THOMAS A. MOORE DESIGN CO.**  
P.O. BOX 2124 949 LONG POND RD.  
BREWSTER, MA. (508) 896-6403

REMODELING FOR:  
**ROBIN & RUDY HERNANDEZ**  
2 PILGRIM ROAD, HARWICH PORT, MA

SCALE:  
1/4" = 1'-0"

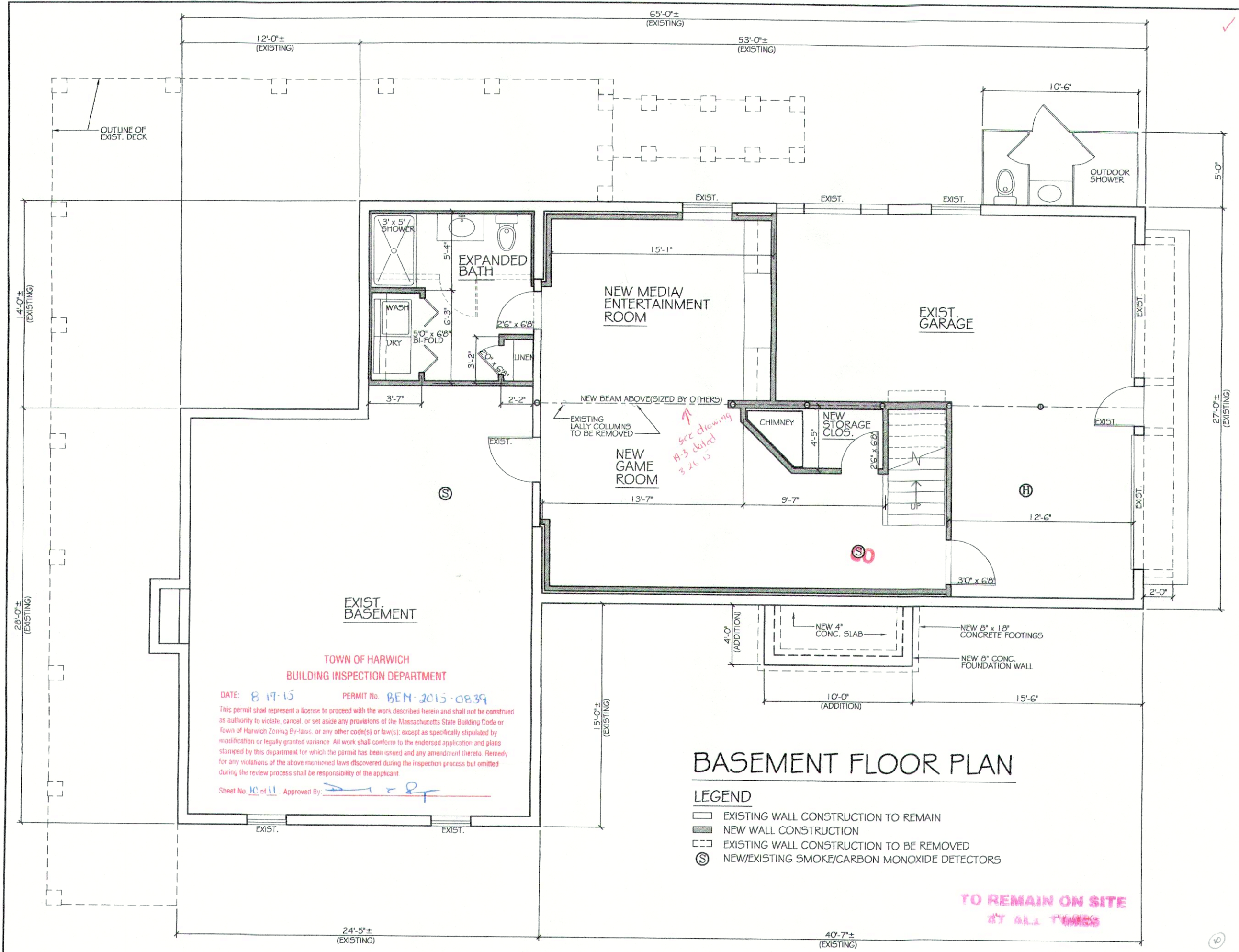
DATE:  
3/6/2015

PROJ. NO.:  
2014-468

DWG. NO.:

**A2**





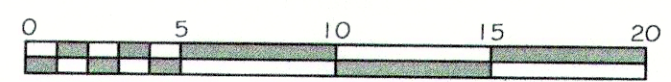
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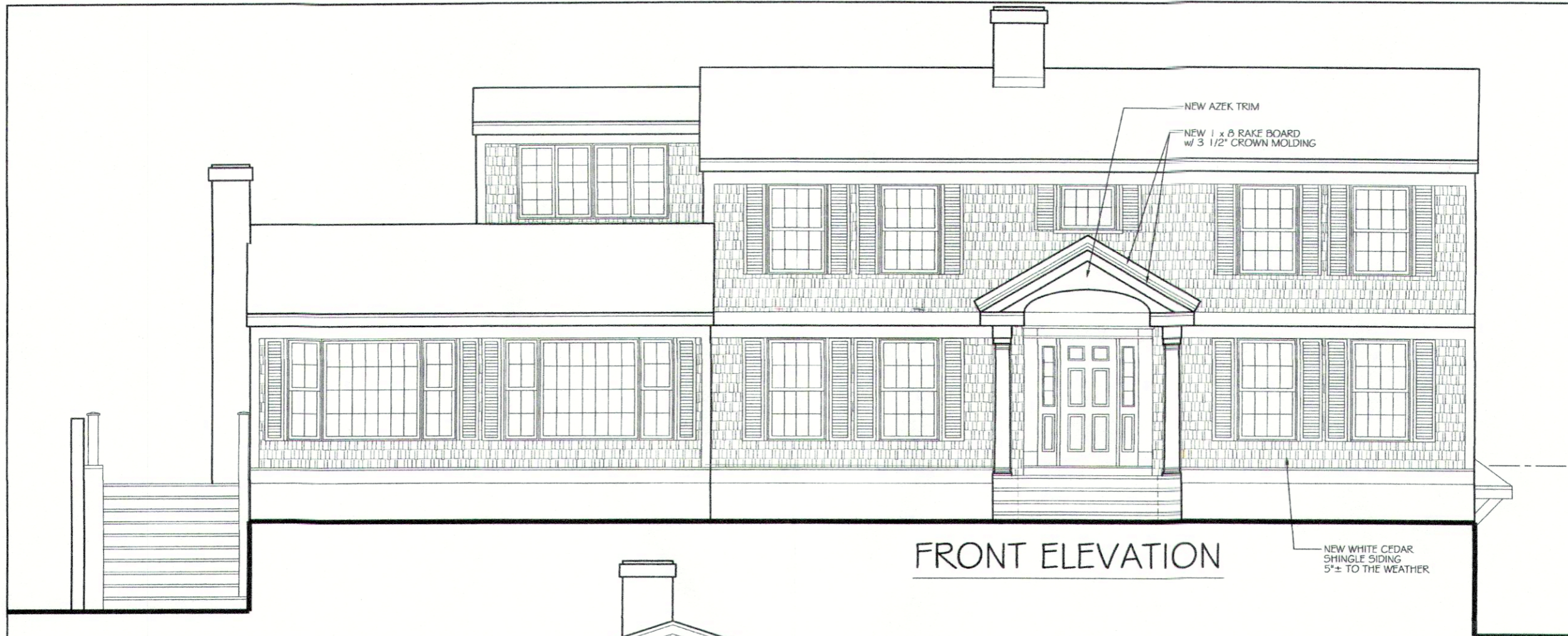
REMODELING FOR:  
 ROBIN & RUDY HERNANDEZ  
 2 PILGRIM ROAD, HARWICH PORT, MA

SCALE:  
 1/4" = 1'-0"  
 DATE:  
 3/6/2015  
 PROJ. NO.:  
 2014-468  
 DWG. NO.:

A3







FRONT ELEVATION



RIGHT SIDE ELEVATION

NOTE:  
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REMODELING FOR:  
ROBIN & RUDY HERNANDEZ  
2 PILGRIM ROAD, HARWICH PORT, MA

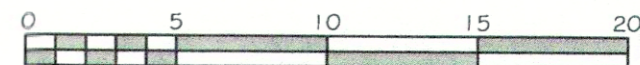
TO REMAIN ON SITE  
AT ALL TIMES

TOWN OF HARWICH  
BUILDING INSPECTION DEPARTMENT

DATE: 8-17-15 PERMIT No: BEH 2015-0839

This permit shall represent a license to proceed with the work described herein and shall not be construed as authority to violate, cancel, or set aside any provisions of the Massachusetts State Building Code or Town of Harwich Zoning By-laws, or any other code(s) or law(s), except as specifically stipulated by modification or legally granted variance. All work shall conform to the endorsed application and plans stamped by this department for which the permit has been issued and any amendment thereto. Remedy for any violations of the above mentioned laws discovered during the inspection process but omitted during the review process shall be responsibility of the applicant.

Sheet No 11 of 11 Approved By: [Signature]



SCALE:  
1/4" = 1'-0"

DATE:  
3/6/2015

PROJ. NO.:  
2014-468

DWG. NO.:

A4