

PLAN REFERENCES:

ASSESSORS MAP 87, PARCEL U2-1
PLAN BOOK 291, PAGE 15

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

CONSTRUCTION NOTES:

- SITE CONTRACTOR MUST COORDINATE WITH PLUMBING CONTRACTOR TO CONFIRM PROPOSED BUILDING SEWER LOCATION PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR CONFIRMING LOCATION OF SITE UTILITIES PRIOR TO INSTALLATION OF ANY COMPONENTS.
- ALL SEWER COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE 2" BELOW FINISH GRADE LABELED "SANITARY SEWER BELOW".
- BUILDING ADDITION TO ROUTE NEW GUTTERS AND DOWNSPOUTS TO EXISTING SUB SURFACE DRAINAGE SYSTEM.

GENERAL NOTES

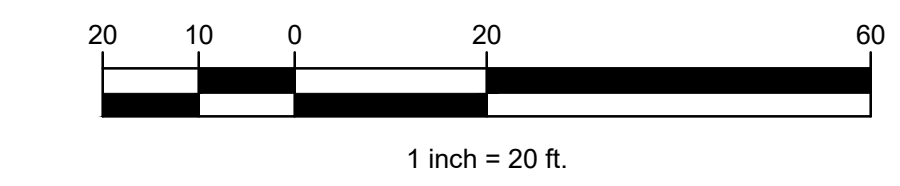
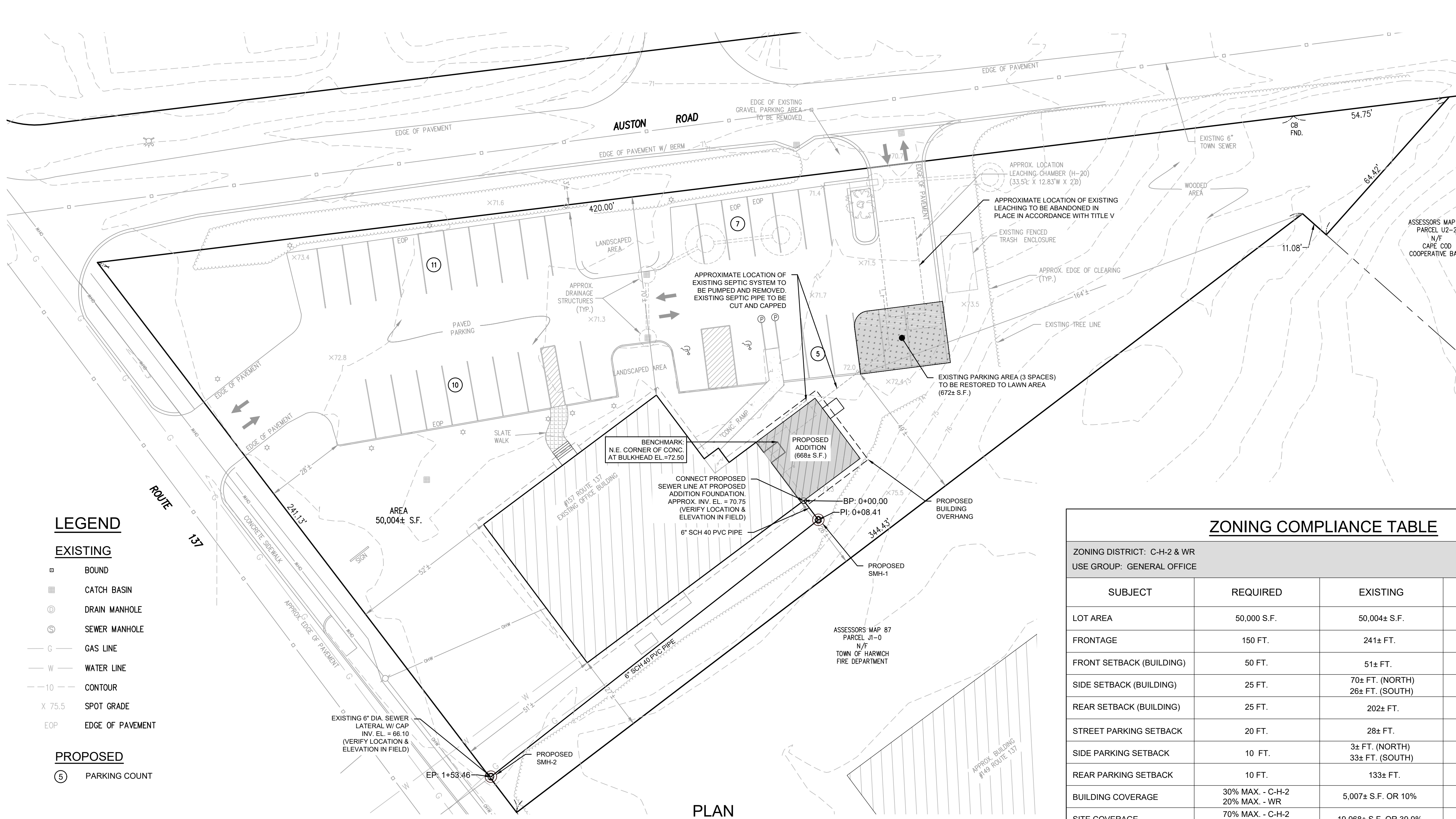
- ALL REINFORCING STEEL MUST CONFORM TO THE LATEST ASTM A185 AND/OR A615 GRADE 60, SPECIFICATION 0.12 SQ. IN LINEAL FT.
- STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MIN. OF 0.12 SQ. IN LINEAL FT. (BOTH WAYS)
- MORTAR SHALL CONFORM TO SECTION M4.02.15 OF THE MASSACHUSETTS D.P.W. STANDARD SPECS. FOR HIGHWAYS AND BRIDGES.
- ONE POUR MONOLITHIC BASE SECTION. ANY NECESSARY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW-CUTTING AND/OR CORING ONLY. NO JACKHAMMERS, HAMMERS, CHISELS OR PNEUMATIC TOOLS WILL BE ALLOWED. STEPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC. RED CLAY BRICK SHALL CONFORM WITH SECTION M4.05.2 CLAY BRICK OF MASSACHUSETTS D.P.W. STANDARD SPECS. FOR HIGHWAY AND BRIDGES.
- POSITIVE SEAL CONNECTIONS AS MANUFACTURED BY PRESS-SEAL GASKET CORPORATION, OR EQUAL.

DESIGN CALCULATIONS:

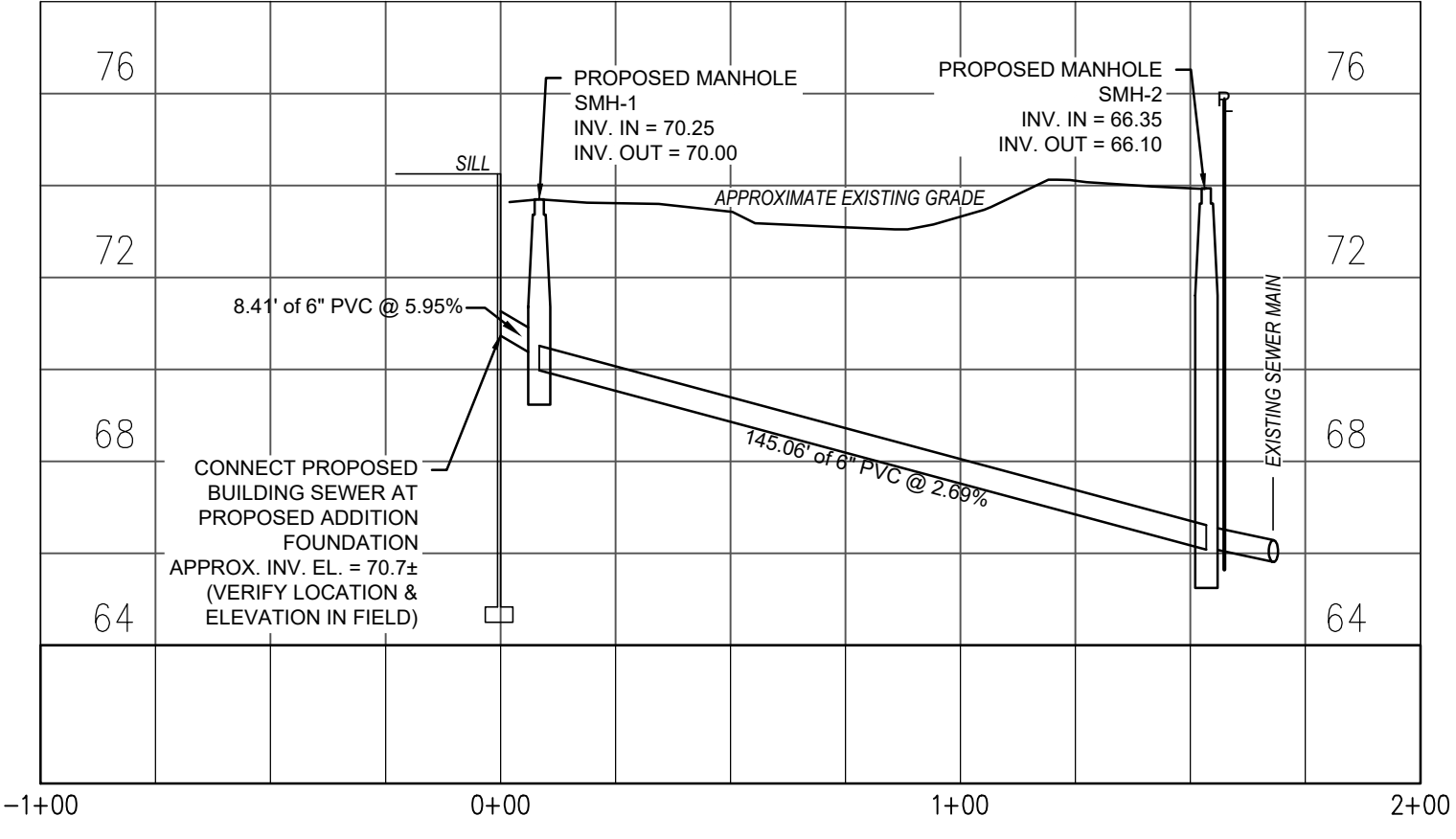
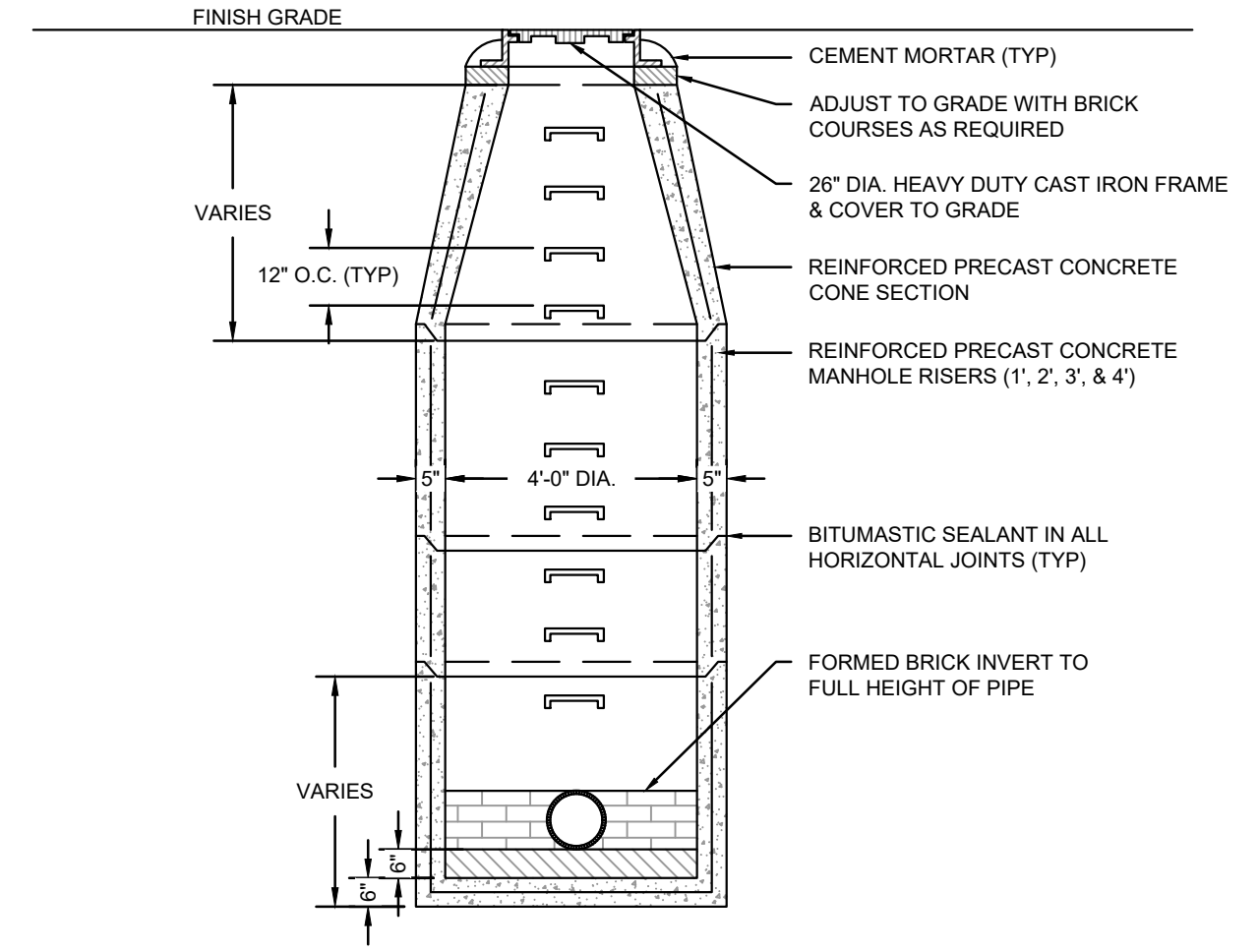
DESIGN FLOW
EXISTING:
4,968 S.F. OFFICE AT 75 GPD/1,000 S.F. = 372.6 GPD
PROPOSED:
5,636 S.F. OFFICE AT 75 GPD/1,000 S.F. = 422.7 GPD
CHANGE:
=422.7 GPD - 372.6 GPD = 50.1 GPD INCREASE IN DESIGN FLOW

ZONING COMPLIANCE TABLE			
ZONING DISTRICT: C-H-2 & WR USE GROUP: GENERAL OFFICE			
SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA	50,000 S.F.	50,004± S.F.	NO CHANGE
FRONTAGE	150 FT.	241± FT.	NO CHANGE
FRONT SETBACK (BUILDING)	50 FT.	51± FT.	NO CHANGE
SIDE SETBACK (BUILDING)	25 FT.	70± FT. (NORTH) 26± FT. (SOUTH)	NO CHANGE
REAR SETBACK (BUILDING)	25 FT.	202± FT.	173± FT.
STREET PARKING SETBACK	20 FT.	28± FT.	NO CHANGE
SIDE PARKING SETBACK	10 FT.	3± FT. (NORTH) 33± FT. (SOUTH)	NO CHANGE (NORTH) 49± FT. (SOUTH)
REAR PARKING SETBACK	10 FT.	133± FT.	164± FT.
BUILDING COVERAGE	30% MAX. - C-H-2 20% MAX. - WR	5,007± S.F. OR 10%	5,636± S.F. OR 11.2%
SITE COVERAGE	70% MAX. - C-H-2 40% MAX. - WR	19,968± S.F. OR 39.9%	19,962± S.F. OR 39.9%
BUILDING HEIGHT	30 FT. & 2 1/2 STORIES	< 30 FT.	NO CHANGE

NOTE: BUILDING EAVES AND OVERHANGS NOT INCLUDED



- LEGEND**
- EXISTING**
- BOUND
 - CATCH BASIN
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - GAS LINE
 - WATER LINE
 - CONTOUR
 - SPOT GRADE
 - EDGE OF PAVEMENT
- PROPOSED**
- PARKING COUNT



PARKING SCHEDULE					
PARKING REQUIREMENTS GENERATOR	QUANTITY OR RATED CAPACITY	BASIS FOR PARKING CALCULATION PER ZONING BY LAW	NUMBER OF SPACES		
			REQUIRED	EXISTING	PROPOSED
OFFICE	5,636± S.F.	1 SPACE PER EMPLOYEE MAX. SHIFT, PLUS 1 PER 250 S.F. OF FLOOR AREA	33	36	33

NO.	DATE	REVISION



POLHEMUS SAVERY DASILVA ARCHITECTS BUILDERS
HARWICH, MA
PROJECT: 157 ROUTE 137
SHEET TITLE: PLAN SHOWING PROPOSED BUILDING ADDITION & SEWER TIE IN

SCALE: AS NOTED
DRAWING FILE: C18330-X.dwg
DATE: 2023-09-11
DRAWN BY: DAP
CHECKED BY: SMR/BPM

C-101
1 OF 1 SHEETS
PROJECT NO. C18330.00