

WEQUASSETT RESORT & GOLF CLUB

SIGNATURE SUITE
2173 MA-28
HARWICH, MA 02645

Studio Core Architects, PLLC



OWNER:
EOS Investors
65 East 55th Street, 33 Floor
New York, NY 10022

ARCHITECT:
Studio Core Architects
173 School Street, Ste 100
Westbury, NY 11590
TEL: 516.879.7600

OWNERS REP:
Red Hospitality
New York, New York
TEL: 516.459.4694

CIVIL:
Coastal Engineering Company
260 Cranberry Highway
Orleans, MA 02653
TEL: 508.255.6511

LANDSCAPE:
Hawk Design Inc.
39 Pleasant Street
Sagamore, MA 02561
TEL: 508.833.8800

MITIGATION:
Wilkinson Ecological Design, Inc.
28 Lots Hollow Road
Orleans, MA 02653
TEL: 508.255.1113

STRUCTURE/FP:
Dilandro Andrews Engineering
158 County Road 39, Suite 10
Southampton, NY 11968
TEL: 631.259.3959

INTERIOR DESIGN:
Rachel Reider Interiors
535 Albany Street, 2nd Floor
Boston, MA 02118
TEL: 617.942.2460

ISSUE RECORD

01/30/2023 PLANNING BOARD SUBMISSION

REVISIONS

SCA PROJECT NO. 192201

DATE 01/30/2023

SCALE As indicated

SITE PLAN OVERALL

A-001

DRAWING LIST		01/30/2023 - PLANNING BOARD SUBMISSION
SHEET NO.	SHEET NAME	
09	ARCHITECTURE	
A-001	SITE PLAN OVERALL	X
A-100	CONSTRUCTION PLAN CRAWL SPACE	X
A-101	CONSTRUCTION PLAN 1FL & 2FL	X
A-104	CONSTRUCTION PLAN ATTIC & ROOF	X
A-201	BUILDING ELEVATIONS	X

NEW BUILDING AREAS				
BUILDING	NAME	PROPOSED GSF	EXISTING GSF	NET GSF
BLDG A	2ND FLOOR	2,736 SF	0 SF	2,736 SF
	1ST FLOOR	2,736 SF	2,216 SF	520 SF
		5,472 SF	2,216 SF	3,256 SF
BLDG B	2ND FLOOR	2,736 SF	0 SF	2,736 SF
	1ST FLOOR	2,736 SF	2,214 SF	522 SF
		5,472 SF	2,214 SF	3,258 SF
BLDG K	2ND FLOOR	2,736 SF	0 SF	2,736 SF
	1ST FLOOR	2,736 SF	2,319 SF	417 SF
		5,472 SF	2,319 SF	3,153 SF
SITE BLDG TOTALS		16,416 SF	6,749 SF	9,667 SF

ZONING DISTRICT RH-2 (BLDG A)				
SUBJECT	REQUIRED	EXISTING	PROPOSED	COMPLY (Y/N)
FRONT SETBACK	50 FT	+200 FT (RT28) 163' - 11" (COVE)	+200 FT (RT28) 133' - 1" (COVE)	Y
SIDE SETBACK	50 FT	94' - 3"	56' - 4"	Y
REAR SETBACK	50 FT	88' - 9"	103' - 3"	Y
BUILDING HEIGHT	30 FT	-	29' - 4"	Y
BUILDING STORIES	2 1/2 STORIES	1 STORY	2 STORIES	Y

ZONING DISTRICT RH-2 (BLDG B)				
SUBJECT	REQUIRED	EXISTING	PROPOSED	COMPLY (Y/N)
FRONT SETBACK	50 FT	+200 FT (RT28) 201' - 6" (COVE)	+200 FT (RT28) 194' - 7" (COVE)	Y
SIDE SETBACK	50 FT	54' - 6"	50' - 9"	Y
REAR SETBACK	50 FT	163' - 2"	143' - 0"	Y
BUILDING HEIGHT	30 FT	-	29' - 4"	Y
BUILDING STORIES	2 1/2 STORIES	1 STORY	2 STORIES	Y

ZONING DISTRICT RH-2 (BLDG K)				
SUBJECT	REQUIRED	EXISTING	PROPOSED	COMPLY (Y/N)
FRONT SETBACK	50 FT	+600 FT	+600 FT	Y
SIDE SETBACK	50 FT	+500 FT	+500 FT	Y
REAR SETBACK	50 FT	77' - 0"	87' - 6"	Y
BUILDING HEIGHT	30 FT	-	29' - 4"	Y
BUILDING STORIES	2 1/2 STORIES	1 STORY	2 STORIES	Y

ZONING NOTES

BUILDING STRUCTURE HEIGHT (Town of Harwich): The height of a building or structure shall be calculated by averaging the distance between the lowest pre-existing grade point at the base of the building/structure and the top of said structure, and the distance between the highest pre-existing grade point at the base of the structure and the top of said structure. A structure shall include such elements as a rooftop deck, fence, railing, window's walk, or other rooftop structure, parapet, or other attached structure. A cupola not larger than four feet in width and chimneys shall be exempt from the above requirements if they do not extend more than four feet in height above the roof. For developed lots, pre-existing grade shall be determined by calculating the average of existing high and low grade points at the base of the existing/original building or structure and top of said structure, where the highest point is at a minimum of eight inches below the top of foundation.

FLOOR AREA, NET (Town of Harwich): The sum of the areas of the several floors of a building, measured from the exterior faces of the walls, but not including cellars, unenclosed porches, attics not used for human occupancy.

GROSS FLOOR AREA (Cape Cod Commission): The sum of the area of all floors within the perimeter of a building, located either above or below ground level, except Underground Parking within the structure which is accessory to the principal use shall not be included in the total Gross Floor Area. Gross Floor Area shall be expressed in square feet and measured from the exterior face of the exterior walls, or the centerline of shared walls. It shall include all floor levels including basements, and mezzanines and attics without deduction for hallways, stairways, elevator shafts, mechanical rooms, closets, thickness of walls, columns, projections, or other similar features. Crawl spaces for plumbing, wiring, or other mechanical infrastructure or for storage and in all cases not designed for human occupancy shall not count towards Gross Floor Area. Attic spaces that consist of the following shall not count towards Gross Floor Area: 1) accessed only by a step ladder or drop-down retractable stairs, 2) with open rafters and floor joists, 3) with no means of ventilation other than ridge, peak or soffit vents, 4) with limited natural or man-made illumination, 5) not intended or designed for human occupancy.

LEGEND

	PROPOSED WALKWAY, PATIO, PORCH
	PROPOSED BUILDING



1 FULL SITE PLAN OVERALL
1" = 50'-0"

© COPYRIGHT STUDIO CORE ARCHITECTS, PLLC | C:\Users\stc\Documents\192201_WEQ_SCA\192201_SCA_SITE_192201.dwg

**WEQUASSETT RESORT
& GOLF CLUB**

SIGNATURE SUITE
2173 MA-28
HARWICH, MA 02645

Studio Core Architects, PLLC



OWNER:
EOS Investors
65 East 58th Street, 33 Floor
New York, NY 10022

ARCHITECT:
Studio Core Architects
173 School Street, Ste 100
Westbury, NY 11590
TEL: 516.879.7600

OWNERS REP:
Red Hospitality
New York, New York
TEL: 516.459.4694

CIVIL:
Coastal Engineering Company
260 Cranberry Highway
Orleans, MA 02653
TEL: 508.255.6511

LANDSCAPE:
Hawk Design Inc.
39 Pleasant Street
Sagamore, MA 02561
TEL: 508.833.8800

MITIGATION:
Wilkinson Ecological Design, Inc.
28 Lots Hollow Road
Orleans, MA 02653
TEL: 508.255.1113

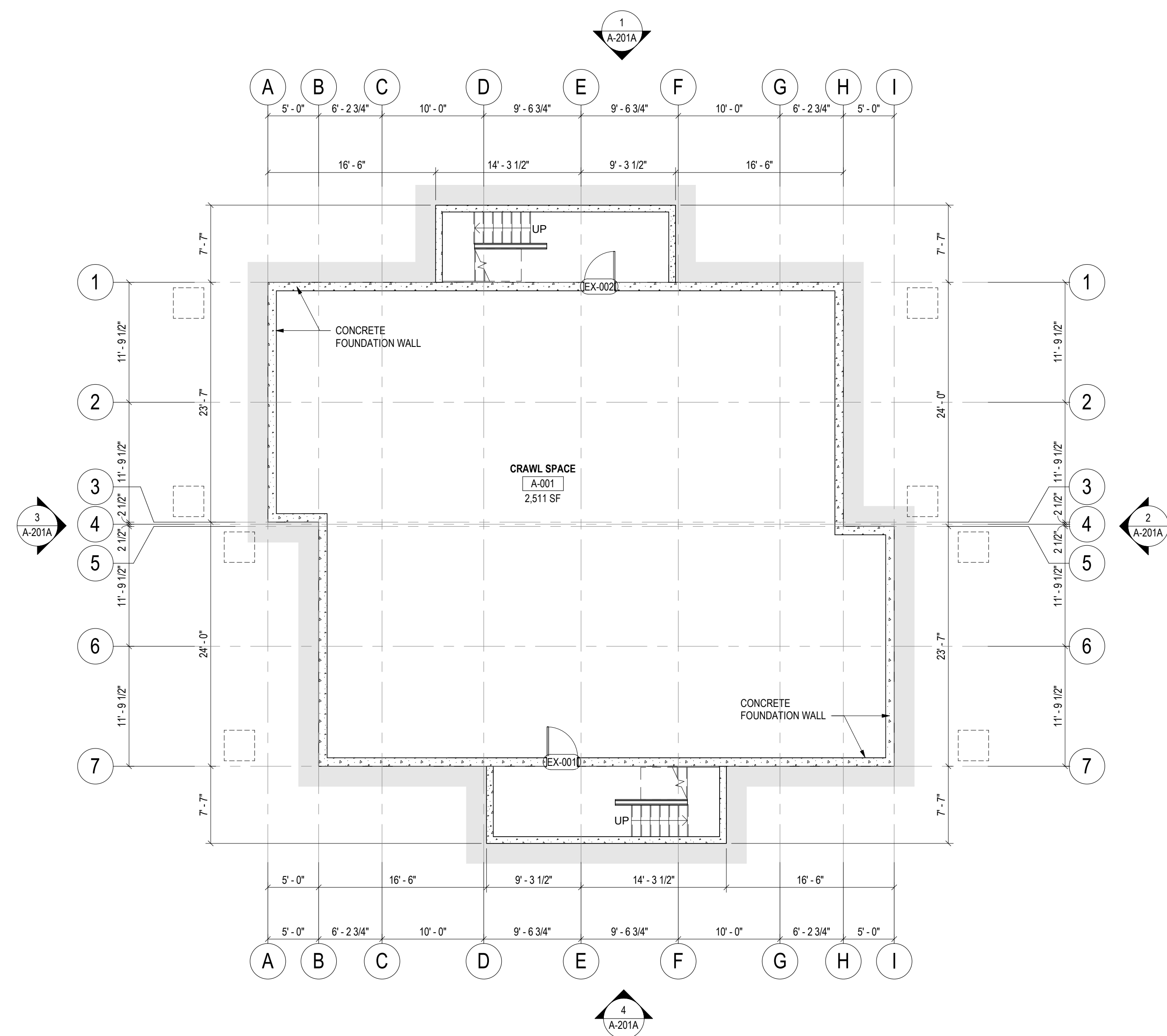
STRUCTURE/FP:
Dilandro Andrews Engineering
158 County Road 39, Suite 10
Southampton, NY 11968
TEL: 631.259.3959

INTERIOR DESIGN:
Rachel Reider Interiors
535 Albany Street, 2nd Floor
Boston, MA 02118
TEL: 617.942.2460

ISSUE RECORD

01/30/2023 PLANNING BOARD SUBMISSION

REVISIONS



1 CONSTRUCTION PLAN CRAWL SPACE
1/8" = 1'-0"

SCA PROJECT NO. 192201

DATE 01/30/2023

SCALE 1/8" = 1'-0"

CONSTRUCTION PLAN
CRAWL SPACE

A-100



OWNER:
EOS Investors
65 East 58th Street, 33 Floor
New York, NY 10022

ARCHITECT:
Studio Core Architects
173 School Street, Ste 100
Westbury, NY 11590
TEL: 516.879.7600

OWNERS REP:
Red Hospitality
New York, New York
TEL: 516.459.4694

CIVIL:
Coastal Engineering Company
260 Cranberry Highway
Orleans, MA 02653
TEL: 508.255.6511

LANDSCAPE:
Hawk Design Inc.
39 Pleasant Street
Sagamore, MA 02561
TEL: 508.833.8800

MITIGATION:
Wilkinson Ecological Design, Inc.
28 Lots Hollow Road
Orleans, MA 02653
TEL: 508.255.1113

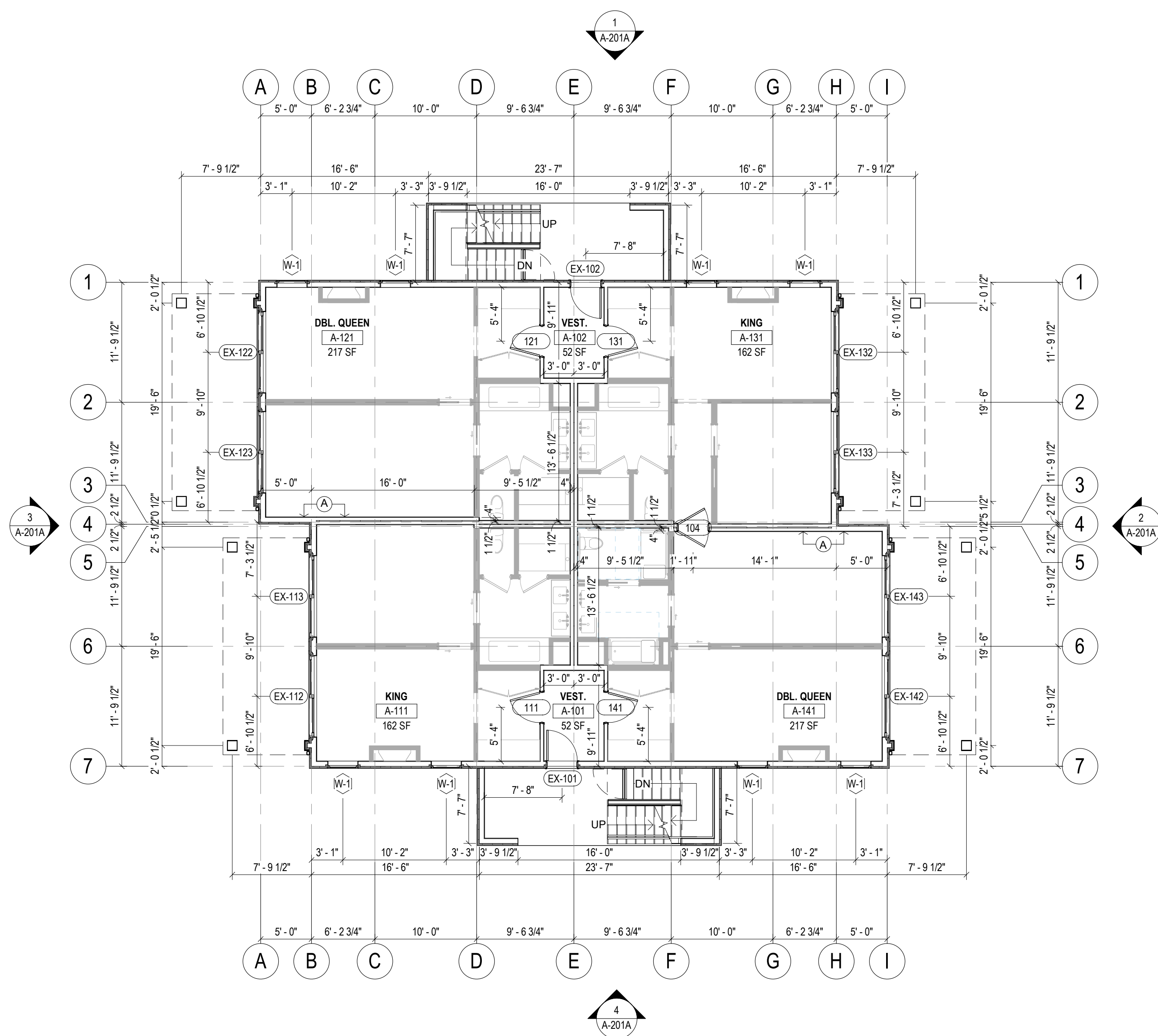
STRUCTURE/FP:
Dilandro Andrews Engineering
158 County Road 39, Suite 10
Southampton, NY 11968
TEL: 631.259.3959

INTERIOR DESIGN:
Rachel Raider Interiors
535 Albany Street, 2nd Floor
Boston, MA 02118
TEL: 617.942.2460

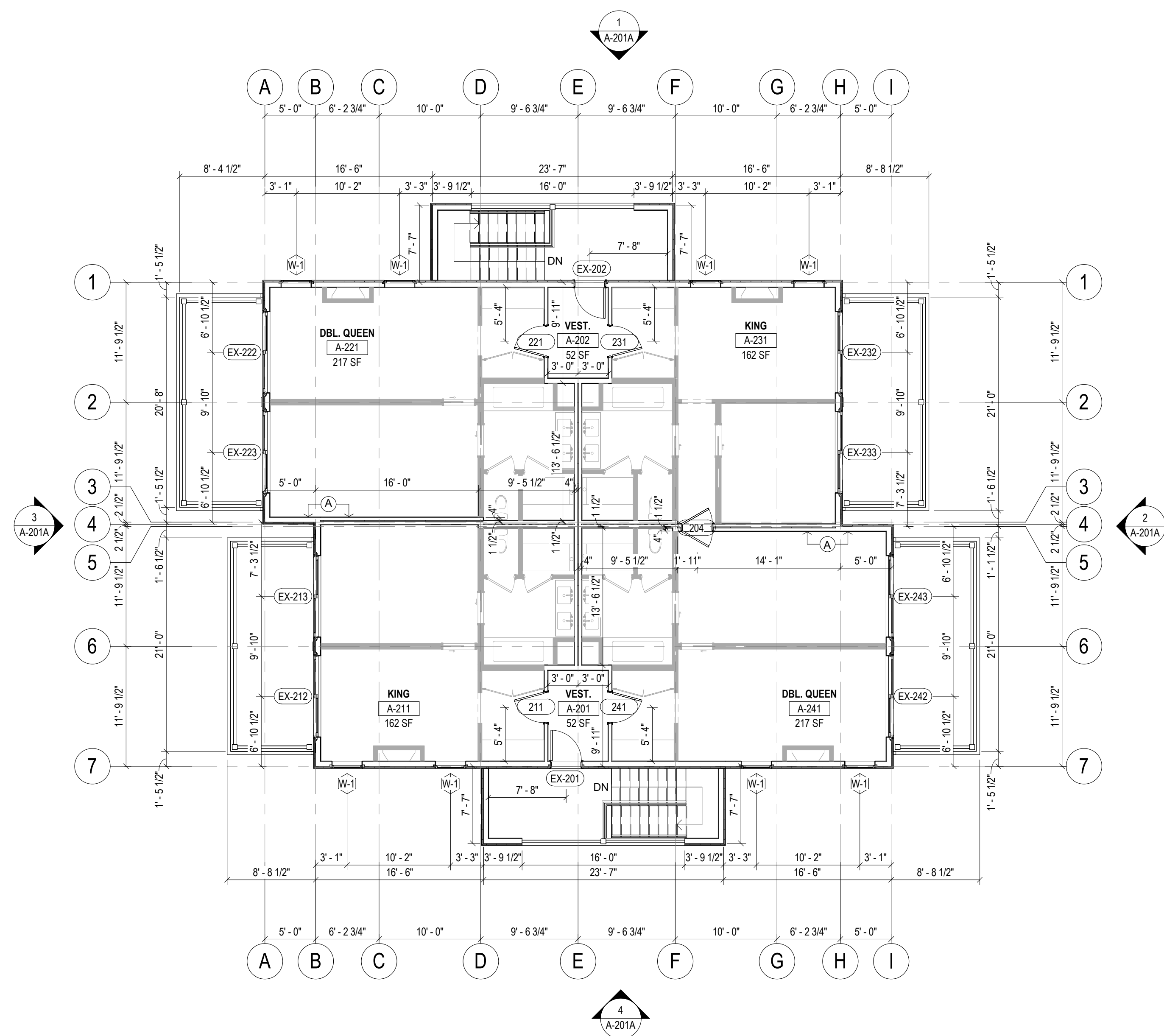
ISSUE RECORD

01/30/2023 PLANNING BOARD SUBMISSION

REVISIONS



1 CONSTRUCTION PLAN BLDG A - 1FL
1/8" = 1'-0"



2 CONSTRUCTION PLAN BLDG A - 2FL
1/8" = 1'-0"

ISSUE RECORD

01/30/2023 PLANNING BOARD SUBMISSION

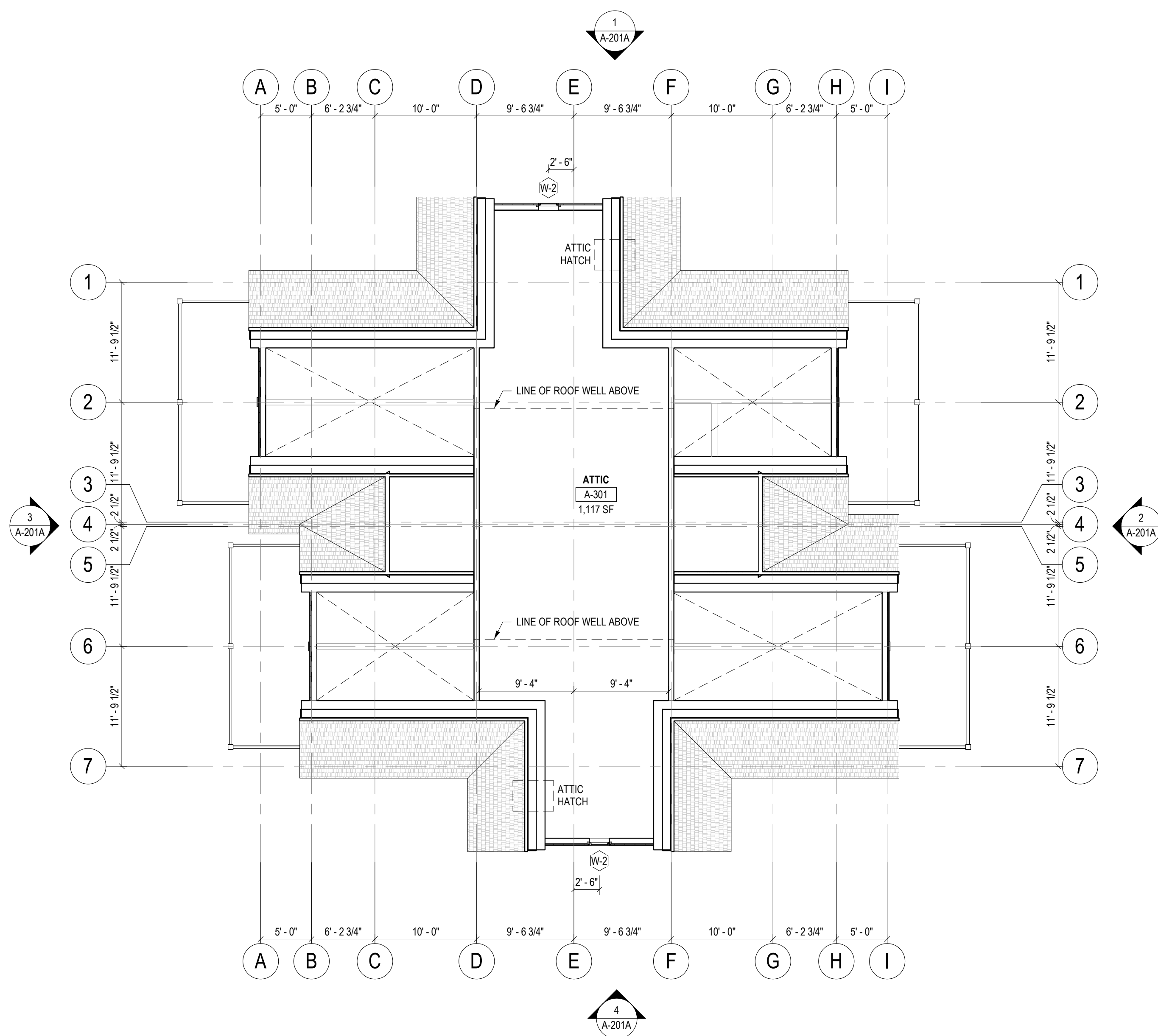
REVISIONS

SCA PROJECT NO. 192201

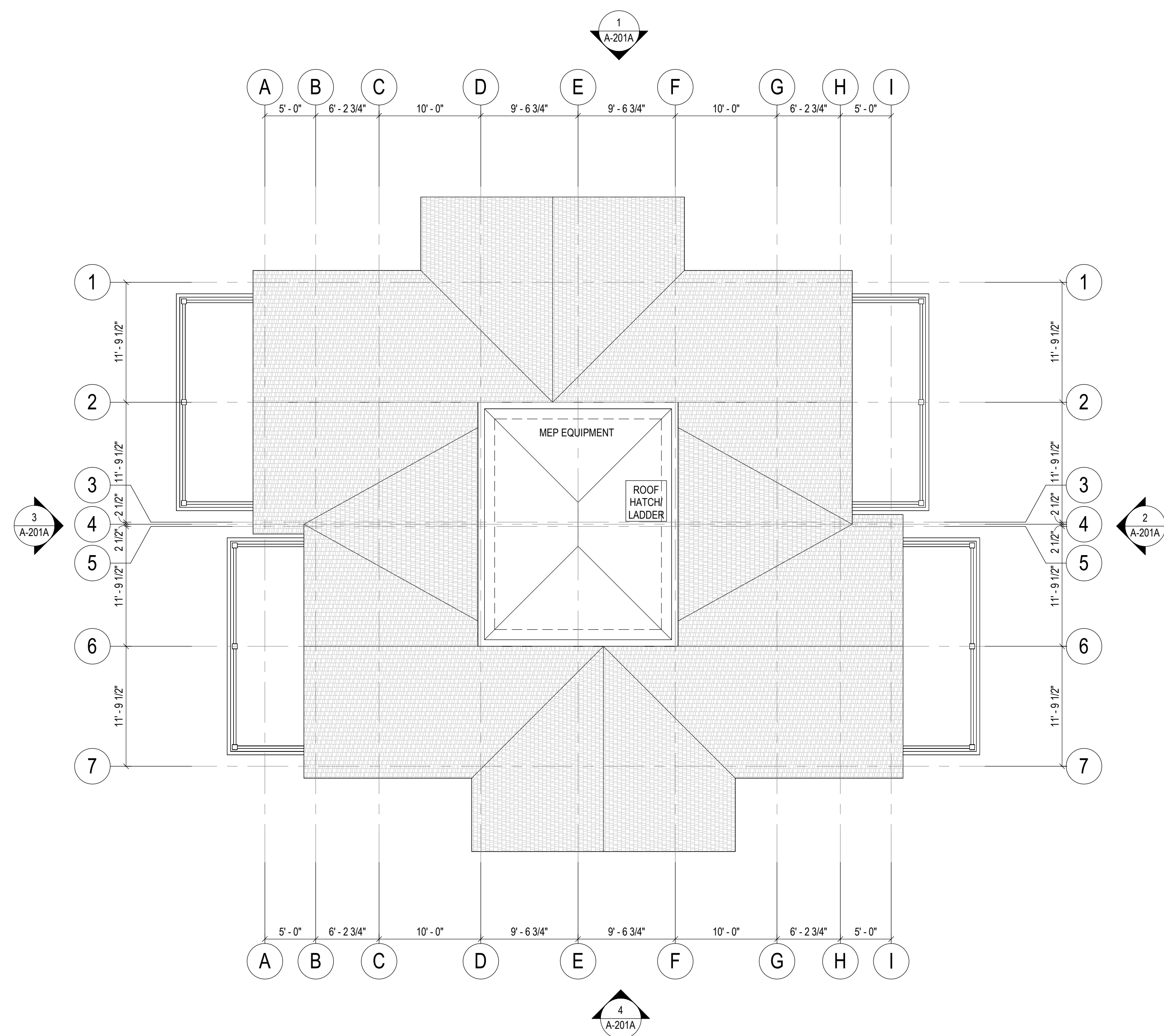
DATE 01/30/2023

SCALE 1/8" = 1'-0"

**CONSTRUCTION PLAN ATTIC
& ROOF**



1 CONSTRUCTION PLAN ATTIC
1/8" = 1'-0"



2 CONSTRUCTION PLAN ROOF
1/8" = 1'-0"

**WEQUASSETT RESORT
& GOLF CLUB**

SIGNATURE SUITE
2173 MA-28
HARWICH, MA 02645

Studio Core Architects, PLLC



OWNER:
EOS Investors
65 East 58th Street, 33 Floor
New York, NY 10022

ARCHITECT:
Studio Core Architects
173 School Street, Ste 100
Westbury, NY 11590
TEL: 516.879.7600

OWNERS REP:
Red Hospitality
New York, New York
TEL: 516.459.4694

CIVIL:
Coastal Engineering Company
260 Cranberry Highway
Orleans, MA 02653
TEL: 508.255.6511

LANDSCAPE:
Hawk Design Inc.
39 Pleasant Street
Sagamore, MA 02561
TEL: 508.833.8800

MITIGATION:
Wilkinson Ecological Design, Inc.
28 Lots Hollow Road
Orleans, MA 02653
TEL: 508.255.1113

STRUCTURE/FP:
DiLandro Andrews Engineering
158 County Road 39, Suite 10
Southampton, NY 11968
TEL: 631.259.3959

INTERIOR DESIGN:
Rachel Reider Interiors
535 Albany Street, 2nd Floor
Boston, MA 02118
TEL: 617.942.2460

ISSUE RECORD

01/30/2023 PLANNING BOARD SUBMISSION

REVISIONS

SCA PROJECT NO. 192201

DATE 01/30/2023

SCALE 1/8" = 1'-0"

BUILDING ELEVATIONS

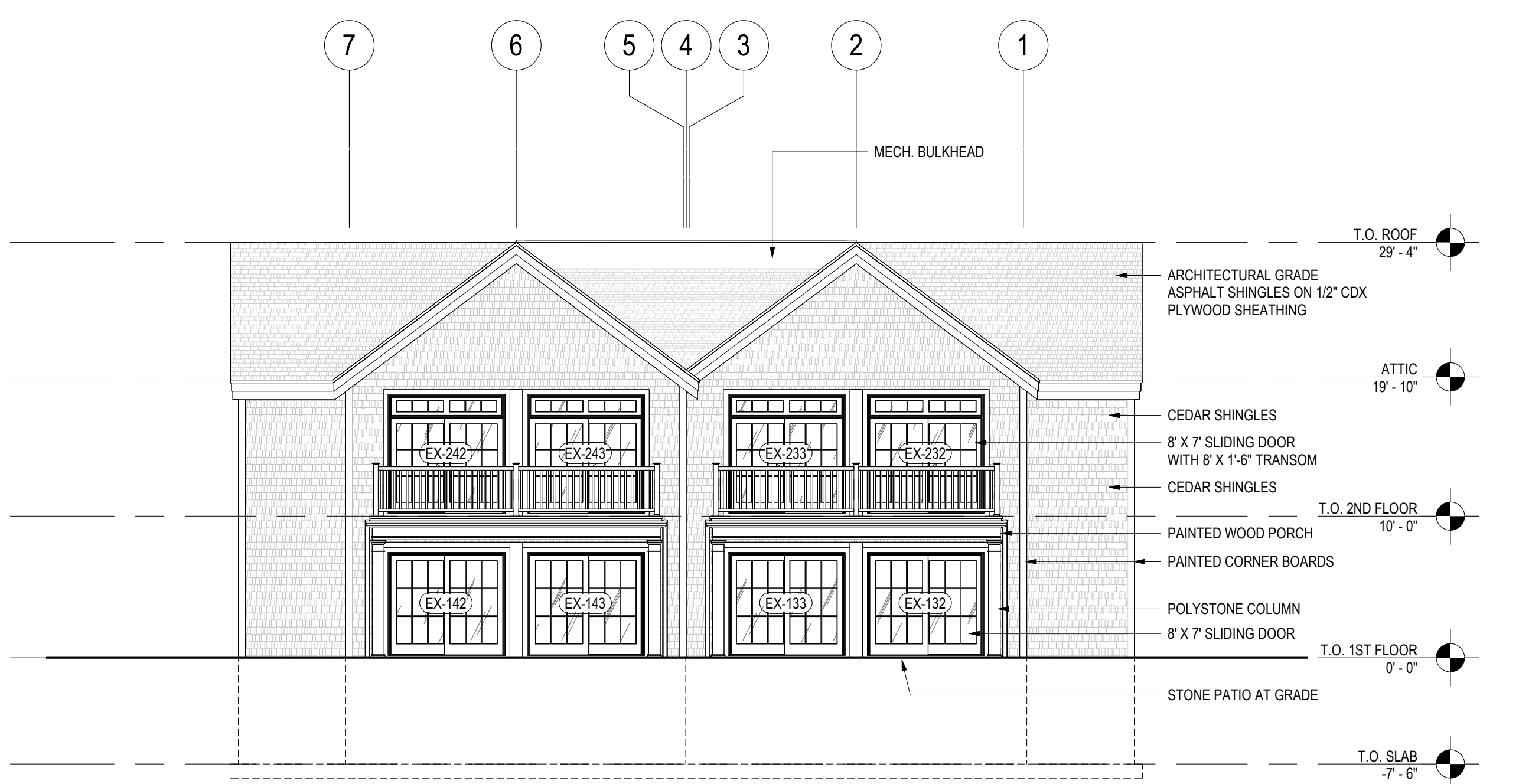
A-201



4 BLDG ELEV RIGHT
1/8" = 1'-0"



3 BLDG ELEV WATER
1/8" = 1'-0"



2 BLDG ELEV REAR
1/8" = 1'-0"



1 BLDG ELEV LEFT
1/8" = 1'-0"