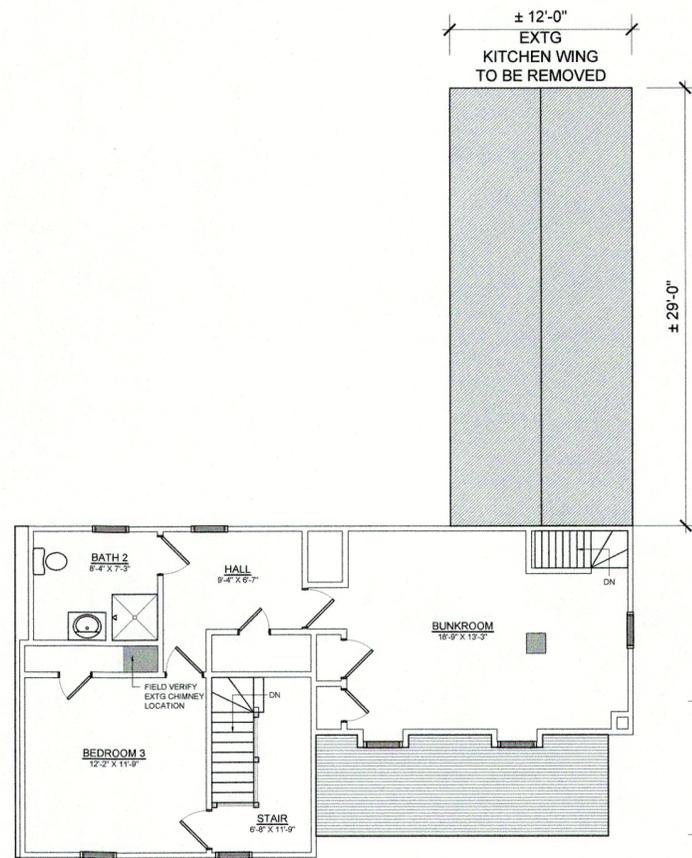


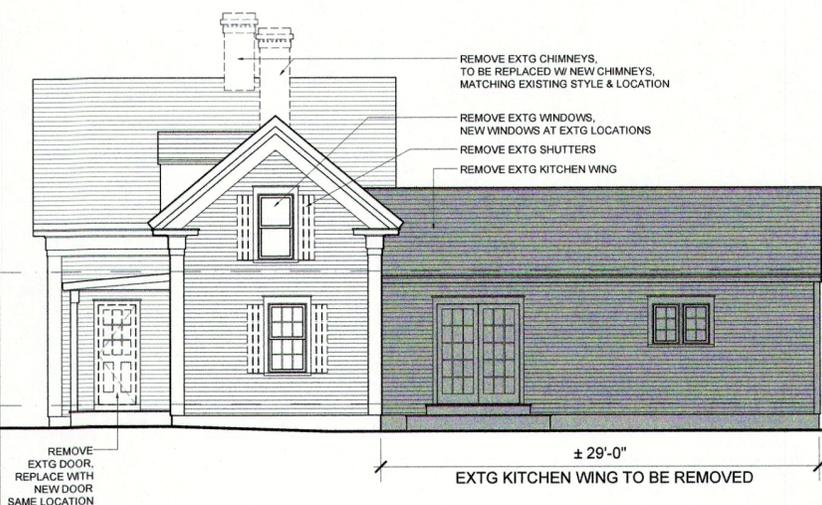
1 EXTG. FIRST FLR PLAN
EX1 1/8"=1'-0"



2 EXTG. SECOND FLR PLAN
EX1 1/8"=1'-0"



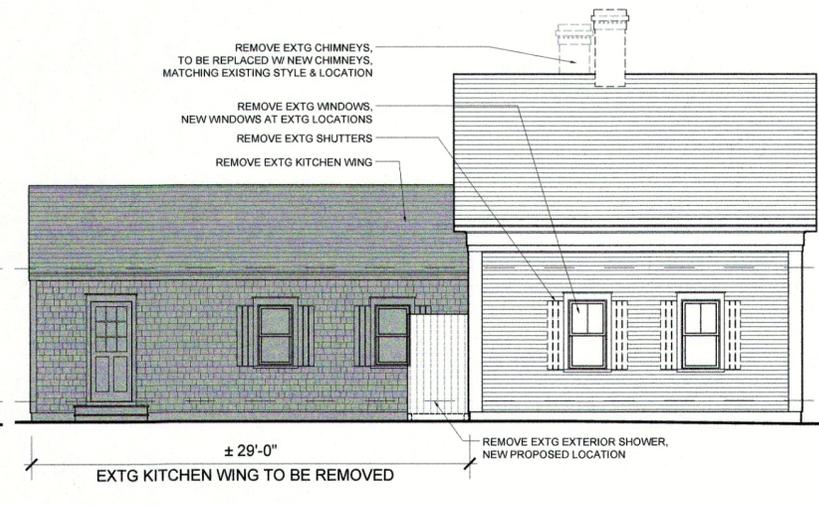
3 SOUTH ELEVATION - GORHAM RD
EX1 1/8"=1'-0"



4 EAST ELEVATION (RIGHT SIDE)
EX1 1/8"=1'-0"



5 NORTH ELEVATION (BACK)
EX1 1/8"=1'-0"



6 WEST ELEVATION (RIGHT SIDE)
EX1 1/8"=1'-0"

NOTES

1. DIMENSIONS ARE TO CENTERLINE OF INTERIOR WALLS AND OUTSIDE FACE OF STUD OF EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
2. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS.

A RENOVATION/ADDITION FOR:

BRIGID AND BRUCE MACDONALD
8 GORHAM ROAD
HARWICH MA

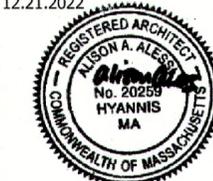
TITLE:
EXTG PLANS
& ELEVATIONS

831 Main Street
Dennis MA 02638
508.694.7887 phone
www.a3architectsinc.com

A3 architects, inc
Residential Commercial Net Zero

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Date:
HARWICH HISTORIC:
12.21.2022



EX1

NOTES:

- 1) PLAN REFERENCES: PLAN BOOK 555 PAGE 35
PLAN BOOK 255 PAGE 46
1952 TOWN LAYOUT OF GORHAM ROAD
- 2) DEED REFERENCE: BOOK 34432 PAGE 30
- 3) LEACH BED, SEPTIC TANK, PUMP CHAMBER, AND WATER SERVICE LOCATIONS TAKEN FROM DESIGN PLAN BY FELCO, INC. ENGINEERING/LAND SURVEYING DATED 12/17/1992 AND MUST BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION ACTIVITIES
- 4) LOCATIONS AND ELEVATIONS ARE THE RESULT OF A FIELD SURVEY BY THIS OFFICE ON 3/18/2022
- 5) ELEVATIONS REFER TO AN ASSUMED DATUM
- 6) THIS PLAN REFERS TO HARWICH ASSESSOR SHEET 32 PARCEL Q-4
- 7) THIS PLAN REFERS TO HARWICH ZONING DISTRICT "R-R" WITH 40,000 S.F. LOT AREA, 150' FRONTAGE, 25' FRONT YARD SETBACK, 20' SIDE YARD SETBACK, 20' REAR YARD SETBACK, 15% BUILDING COVERAGE, AND 25% SITE COVERAGE
- 8) SEE CERTIFIED PLOT PLAN BY THIS OFFICE DATED 4/26/22
- 9) THE SUBJECT PARCEL FALLS WITHIN FLOOD ZONE X, A FEDERALLY-DESIGNATED FLOOD HAZARD ZONE (SEE COMMUNITY PANEL #25001C0612J EFFECTIVE 7/16/2014)
- 10) THE SUBJECT PARCEL DOES NOT FALL WITHIN A ZONE II DRINKING WATER PROTECTION DISTRICT
- 11) THE SUBJECT PARCEL DOES NOT FALL WITHIN A ZONE II DRINKING WATER PROTECTION DISTRICT
N/F WILLIAM A. ELDRIDGE
- 12) SEE SEPTIC AS-BUILT SKETCH (NO DATE PROVIDED)

EXISTING ELEVATIONS:

FIRST FLOOR (FRONT) = 100.81
FRONT PORCH DECKING = 100.29
FIRST FLOOR (RIGHT SIDE) = 100.87
FIRST FLOOR (REAR) = 100.86
FIRST FLOOR (LEFT SIDE REAR) = 100.76

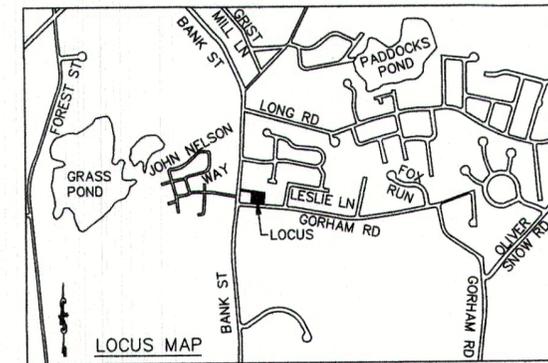
EXISTING BUILDING COVERAGE = 5.4%
(INCLUDES HOUSE & SHED)

EXISTING SITE COVERAGE = 9.0%
(INCLUDES HOUSE, SHED, DECK, CONCRETE PADS, PATIO, & CRUSHED SHELL DRIVE)

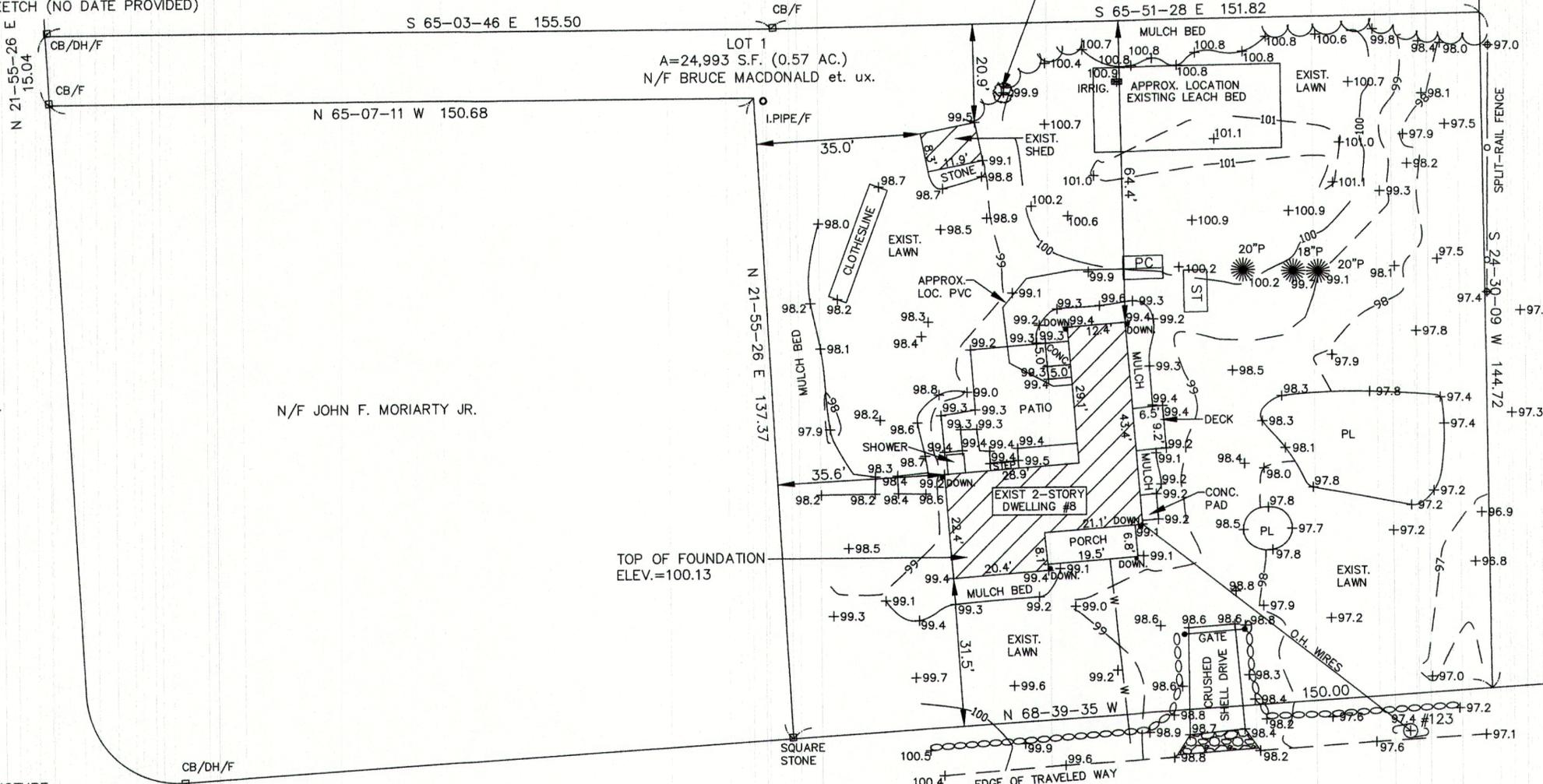
EXISTING LOT SHAPE FACTOR:
 $\frac{\text{PERIMETER}^2}{\text{LOT AREA}} = 32.8 > 22$

ZONING COMPLIANCE

DISTRICT: R-R	REQUIRED	EXISTING
MIN. FRONT SETBACK	25'	31.5'
MIN. SIDE SETBACK	20'	35.0'
MIN REAR SETBACK	20'	20.9'
BUILDING COVERAGE	15% MAX (3748 S.F.)	5.4% (1349 S.F.)
SITE COVERAGE	25% MAX (6248 S.F.)	9.0% (2249 S.F.)



BANK STREET
(PUBLIC - 40' WIDE)



N/F EDWARD F. FAY

BUILDING HEIGHT CALC.
AVERAGE PRE-EXISTING GRADE:
 $(99.4' + 99.1') / 2 = \text{ELEV. } 99.2'$
EXISTING ROOF RIDGE = ELEV. 122.7'
EXISTING BUILDING HEIGHT =
 $122.7' - 99.25' = 23.4'$

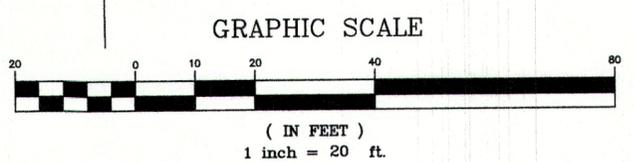
NOTE: TO CONVERT TO NGVD SUBTRACT 84.73 FROM ELEVATIONS SHOWN HEREON

- LEGEND:**
- EXISTING STRUCTURE
 - EXISTING STONE WALL
 - EXISTING TREE LINE
 - EXISTING COBBLES
 - EXISTING UTILITY POLE
 - EXISTING PLANTER
 - EXISTING PAVEMENT
 - EXISTING DECIDUOUS TREE
 - EXISTING EVERGREEN TREE
 - EXISTING DOWNSPOUT (TYPICAL)
 - EXISTING WATER LINE
 - $+100.0$ EXISTING SPOT ELEVATION
 - -100 EXISTING CONTOUR ELEVATION

N/F ANDREW HEALY

N/F CHRISTOPHER CHRISTOU

N/F GILBERT DAILEY



OWNER & APPLICANT: BRUCE MACDONALD
8 GORHAM ROAD
HARWICH PORT, MA. 02645



TO LESLIE LANE

EXISTING CONDITIONS
PLOT PLAN OF LAND
IN
HARWICH PORT, MA.
PREPARED FOR: BRUCE MACDONALD
SCALE: 1"=20' DATE: APRIL 27, 2022
PREPARED BY: J.D. MARQUEDANT & ASSOCIATES INC.
LAND SURVEYING
34 HAYDEN ROWE STREET, SUITE 203
HOPKINTON, MA. 01748

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	4/28/22	PDF TO CLIENT	
2	11/7/22	BUILDING HEIGHT, DATUM INFO	