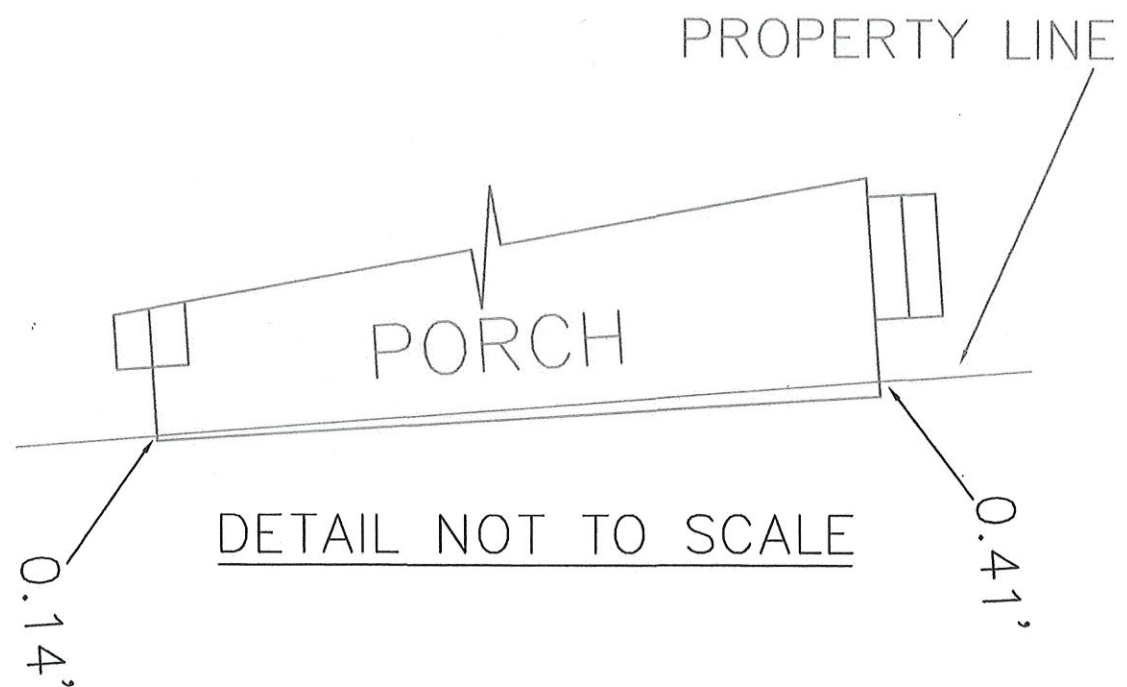


NOTE: SEPTIC LOCTION PER PLAN ON RECORD IN THE HARWICH BOARD OF HEALTH

CB/DH = CONCRETE BOUND/DRILL HOLE
 HRB = HARWICH ROAD BOUND
 X17.41 = SPOT ELEVATION

EXISTING RIDGE HEIGHT = 39.25'



EXISTING CONDITIONS PLAN
 OF LAND IN HARWICH PORT, MASSACHUSETTS
 AS PREPARED FOR COASTLINE CONSTRUCTION, INC.

ZONING CLASSIFICATION R-H-2

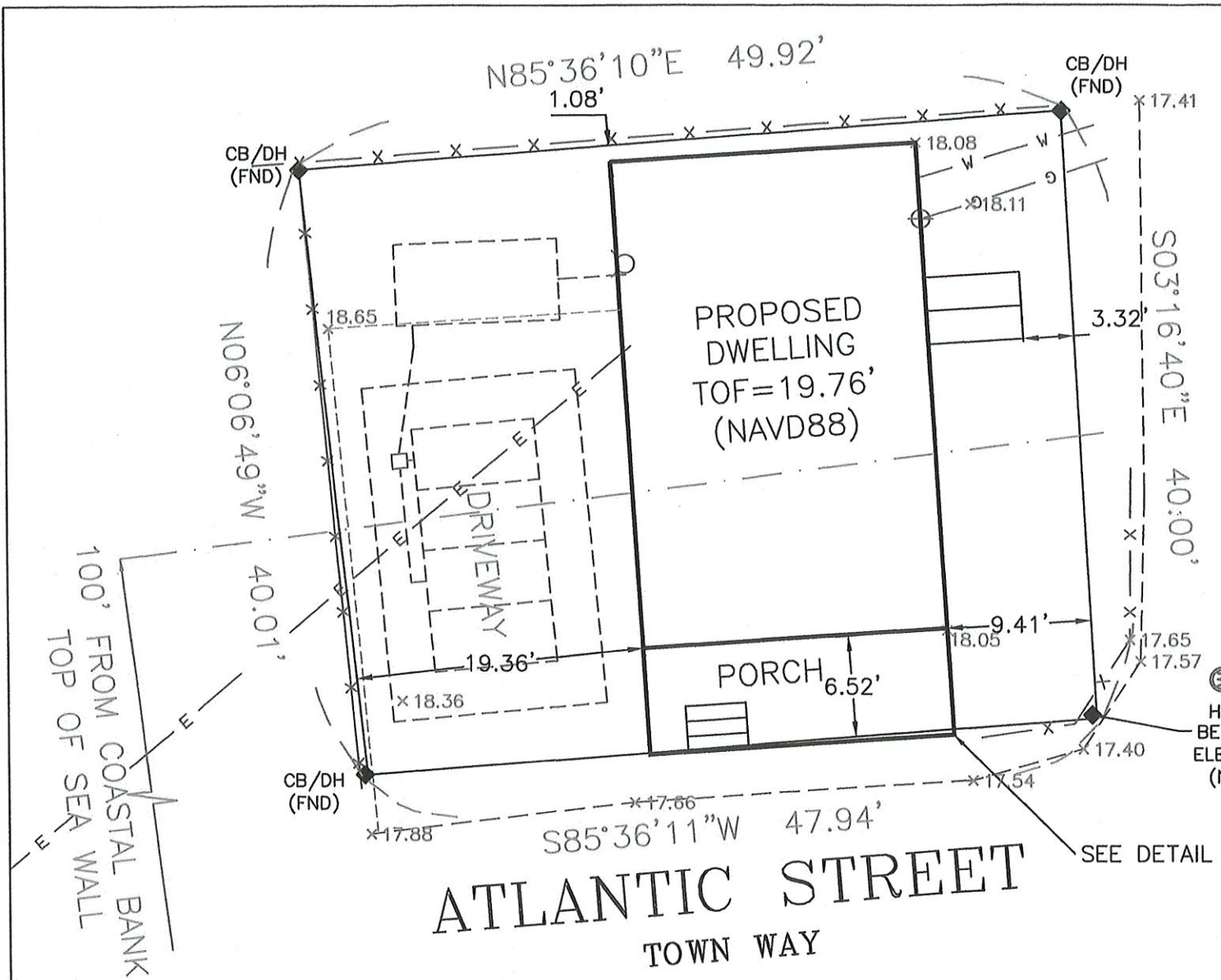
AREA	REQUIRED	EXISTING	AREA-
	40,000 S.F.	1,957 S.F.±	1,957 SQ.F.T.±
SETBACKS			0.04 ACRES±
FRONT	25'	6.52' (TO ATLANTIC) PORCH IS INTO STREET	
SIDE(R)	20'	9.41' (TO PINE)	
SIDE(L)	20'	4.01' (TO DECK)	
REAR	20'	0.14' (TO DECK)	
COVERAGE	ALLOWED	EXISTING	PROPOSED
BUILDING	30%	34.95%	
SITE	35%	49.72%	

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C0612J DATED JULY 16, 2014

TO: COASTLINE CONSTRUCTION, INC.
 ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HEREON.
 DEC. 8, 2022
 DATE PROFESSIONAL LAND SURVEYOR

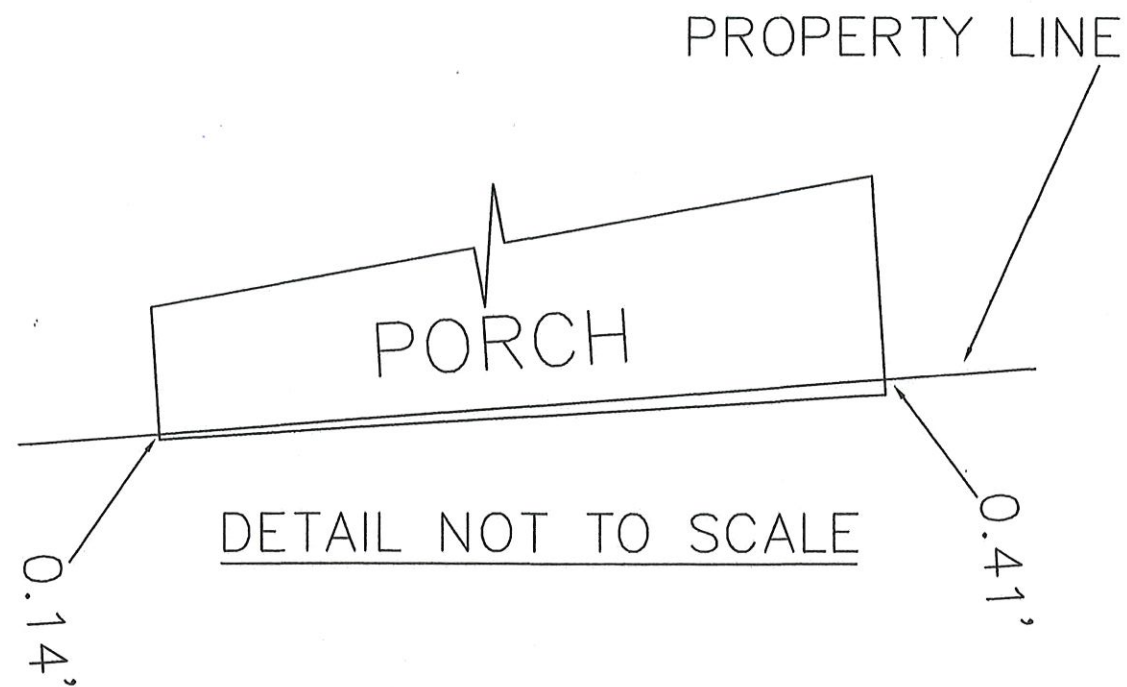
PLAN REFERENCE:
 PL.BK. 3 PG. 103
 PL.BK. 522 PG. 2
 (LOT 140)
 LOCUS ADDRESS:
 14 ATLANTIC STREET
 HARWICH PORT
 SCALE: 1"=10'
 DATE DRAWN:
 NOV. 10, 2022
 DEC. 8, 2022
 FILE: 3000-00

COMMONWEALTH OF MASSACHUSETTS
 PAUL E. SWEETSER
 No. 35044
 PROFESSIONAL LAND SURVEYOR
 PAUL E. SWEETSER
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 1146
 DENNISPORT, MA 02639
 (508)737-7580



NOTE: SEPTIC LOCTION PER PLAN ON RECORD IN THE HARWICH BOARD OF HEALTH

CB/DH = CONCRETE BOUND/DRILL HOLE
 HRB = HARWICH ROAD BOUND
 X17.41 = SPOT ELEVATION



**PROPOSED CONDITIONS PLAN
 OF LAND IN HARWICH PORT, MASSACHUSETTS
 AS PREPARED FOR COASTLINE CONSTRUCTION, INC.**

ZONING CLASSIFICATION R-H-2

AREA	REQUIRED	PROPOSED	AREA-
	40,000 S.F.	1,957 S.F.±	1,957 SQ.FT.± 0.04 ACRES±
SETBACKS			
FRONT	25'	6.64' (TO ATLANTIC) PORCH IS INTO STREET	
SIDE(R)	20'	9.41' (TO PINE)	
SIDE(L)	20'	4.01' (TO DECK)	
REAR	20'	1.08'	
COVERAGE	ALLOWED	EXISTING	PROPOSED
BUILDING	30%	39.86%	
SITE	35%	41.03%	

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C0612J DATED JULY 16, 2014

TO: COASTLINE CONSTRUCTION, INC.
 ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HEREON.

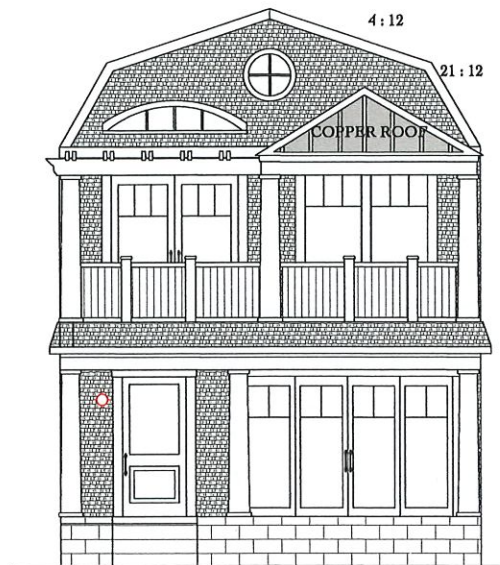
DEC. 14, 2022
 DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
 PL.BK. 3 PG. 103
 PL.BK. 522 PG. 2
 (LOT 140)
 LOCUS ADDRESS:
 14 ATLANTIC STREET
 HARWICH PORT

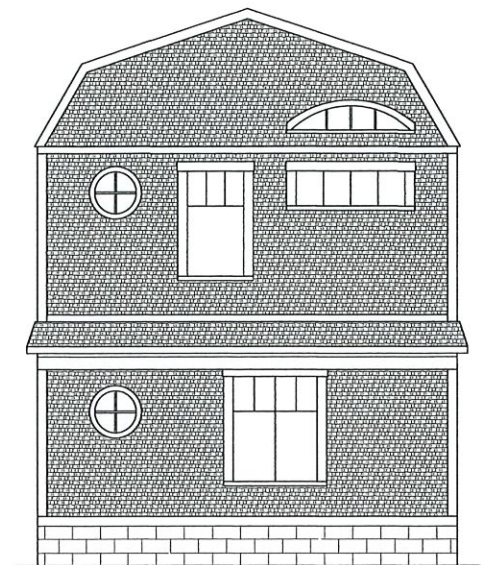
SCALE: 1"=10'
 DATE DRAWN:
 DEC. 14, 2022
 FILE: 3000-00



PAUL E. SWEETSER
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 1146
 DENNISPORT, MA 02839
 (508)737-7560



SOUTH ELEVATION
FACES NANTUCKET SOUND



NORTH ELEVATION
FACES BACK NEIGHBOR



EAST ELEVATION
FACES PINE STREET



WEST ELEVATION
FACES DRIVEWAY / SIDE NEIGHBOR

NOT FOR CONSTRUCTION



DATE: 12-13-2022
BY: JYW
VERSION:

ELEVATIONS
PROPOSED

SHEET TITLE

14 ATLANTIC STREET
HARWICH PORT, MA

PROJECT LOCATION

COASTLINE DESIGN
E. HARWICH, MA

DRAWINGS PROVIDED BY:

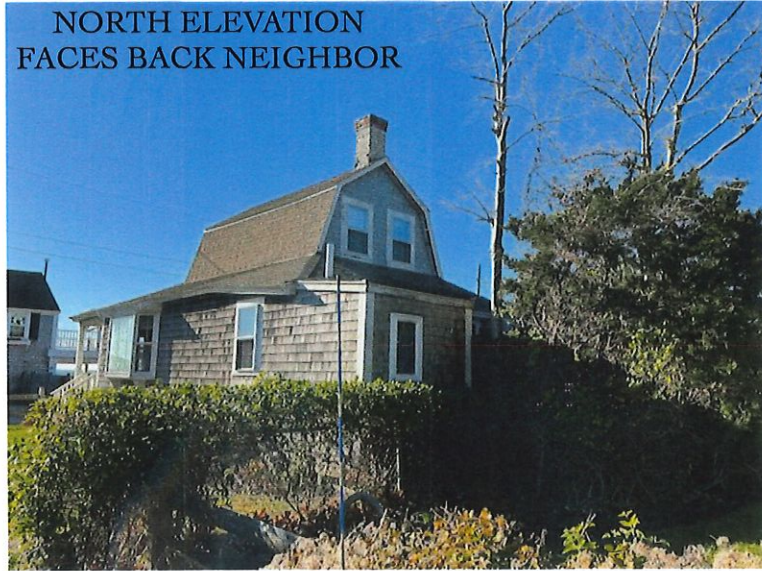
SCALE:

1/4" = 1'

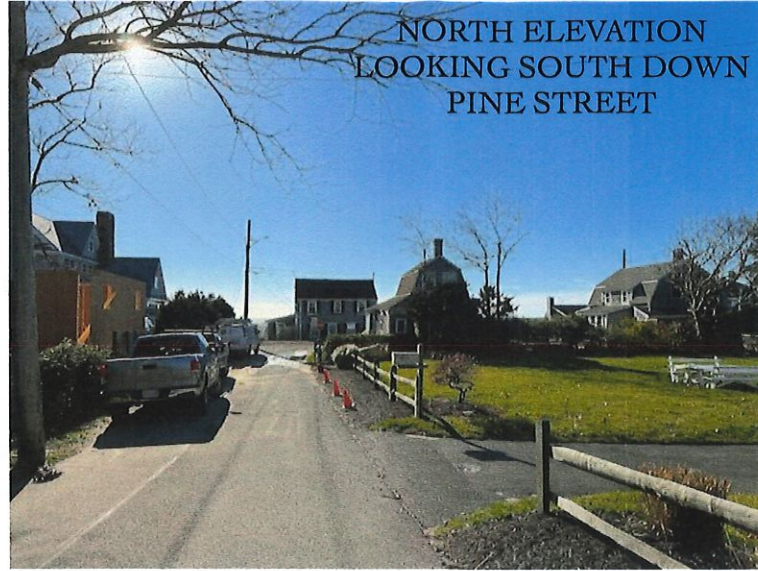
SHEET:

A-1

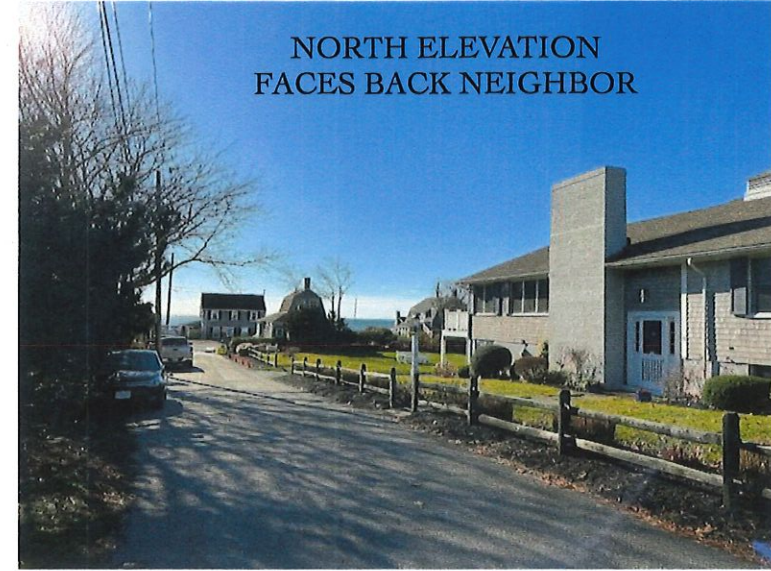
NORTH ELEVATION
FACES BACK NEIGHBOR



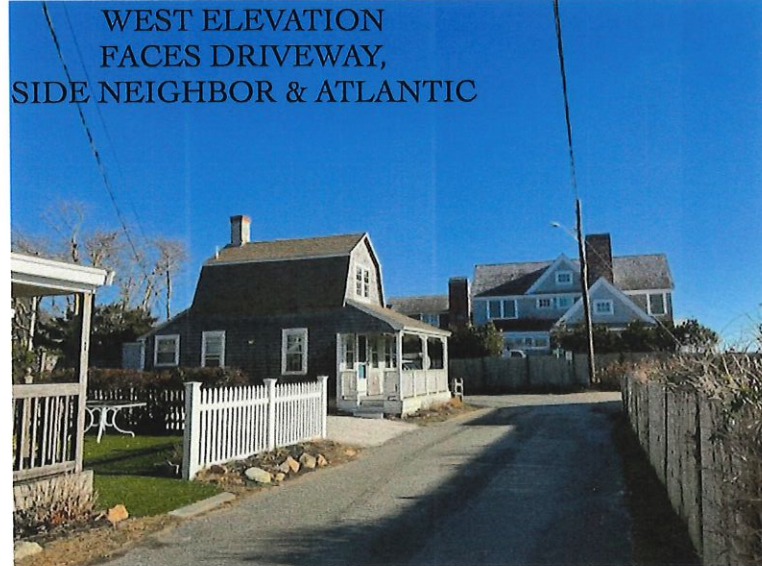
NORTH ELEVATION
LOOKING SOUTH DOWN
PINE STREET



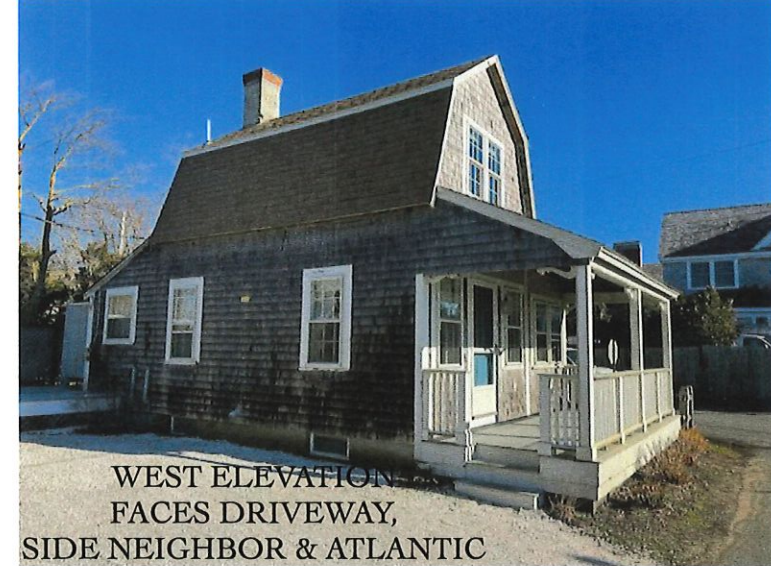
NORTH ELEVATION
FACES BACK NEIGHBOR



WEST ELEVATION
FACES DRIVEWAY,
SIDE NEIGHBOR & ATLANTIC



PHOTOGRAPHS
14 ATLANTIC STREET
HARWICH PORT
EXISTING CONDITIONS



WEST ELEVATION
FACES DRIVEWAY,
SIDE NEIGHBOR & ATLANTIC

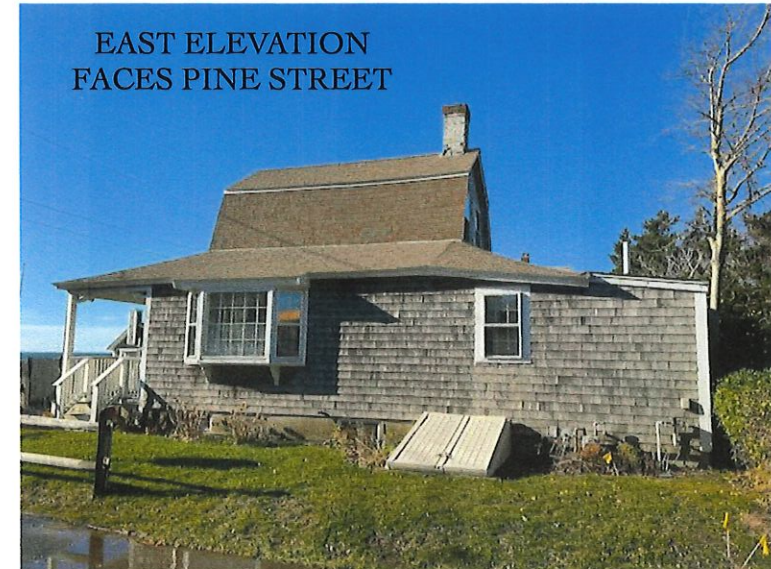
SOUTH & EAST ELEVATION
FACES NANTUCKET SOUND
& PINE STREET



SOUTH ELEVATION
FACES ATLANTIC
STREET |
NANTUCKET
SOUND



EAST ELEVATION
FACES PINE STREET



DATE: 12-13-2022
BY: JYW
VERSION:

SHEET TITLE
EXISTING CONDITIONS
PHOTOGRAPHS

PROJECT LOCATION
14 ATLANTIC STREET
HARWICH PORT, MA

DRAWINGS PROVIDED BY:
COASTLINE DESIGN
E. HARWICH, MA

SCALE:
1/4" = 1'

SHEET:
A-3

**14 ATLANTIC STREET
CERTIFICATE OF APPROPRIATENESS, SECTION III**

SIDING EXISTING: WOOD, PAINTED WHITE
SIDING PROPOSED: PVC COMPOSITE, PAINTED WHITE

DOORS EXISTING : 36", 2 PANEL, 12-LITE
DOORS PROPOSED : 36" SINGLE PANEL, 1 LITE
WOOD COMPOSITE, CRAFTSMAN,
TOP DOWN GRILLE

FENCE EXISTING : CEDAR POST, DOUBLE SPLIT RAIL
FENCE PROPOSED : CEDAR POST, DOUBLE SPLIT RAIL

FOUNDATION EXISTING : POURED CONCRETE FOUNDATION
8" X 16" BLOCK CAP
FOUNDATION PROPOSED : POURED CONCRETE FOUNDATION
8" X 16" BLOCK CAP

GUTTERS & DOWNSPOUTS EXISTING : WHITE ALUMINUM, TYPICAL
GUTTERS & DOWNSPOUTS PROPOSED : COPPER, 1/2 ROUND, ROUND

HOUSE NUMBERING EXISTING : BLACK METAL
MOUNTED ON THE FRONT DOOR TRIM
HOUSE NUMBERING PROPOSED : BLACK METAL
MOUNTED ON THE FRONT DOOR TRIM

LIGHTS EXISTING : LANTERN, RECTANGLE
LIGHTS PROPOSED : LANTERN, ONION

MASONRY EXISTING : CHIMNEY
MASONRY PROPOSED : DEMO CHIMNEY
ADD STONE FINISHED FRONT PORCH

PAINT COLOR EXISTING : WHITE
PAINT COLOR PROPOSED : WHITE

PARKING EXISTING : CRUSHED SHELL
PARKING PROPOSED : CRUSHED SHELL

PORCH EXISTING : WOOD DECKING BOARDS, PAINTED,
STRAIGHT RAILINGS & BALUSTERS, RECTANGULAR POSTS
ASPHALT ROOF WITH PAINTED CEILING
PORCH PROPOSED, FIRST FLOOR : STONE FINISHES,
NO RAILING FIRST FLOOR, ROUND COLUMNS, DORIC
PORCH PROPOSED, SECOND FLOOR : GREY AZEK COMPOSITE DECKING,
STRAIGHT PVC RAILINGS AND BALUSTERS, RECTANGULAR POSTS

ROOF EXISTING : ASPHALT 3-TAB, ARCHITECTURAL
ROOF PROPOSED : RED CEDAR AND COPPER

SAT /ANTENAE EXISTING : NONE
SAT / ANTENAE PROPOSED : NONE

SIGNS EXISTING : NONE
SIGNS PROPOSED : NONE

SKYLIGHTS EXISTING : NONE
SKYLIGHTS PROPOSED : NONE

UTILITIES / EQUIPMENT EXISTING : OVERHEAD POWER
UTILITIES / EQUIPMENT PROPOSED : OVERHEAD POWER

WINDOWS EXISTING : WOOD, PAINTED WHITE, 6/6, DOUBLE HUNG
WINDOWS PROPOSED : WOOD COMPOSITE, CUSTOM CASEMENT,
CRAFTSMAN 3/1, TOP DOWN GRILLE

LANDSCAPING & FEATURES EXISTING : REAR HEDGE, DECK
LANDSCAPING & FEATURES PROPOSED : DEMO DECK,
ADD STONE & PLANTINGS WHERE NOT IN CONFLICT WITH SEPTIC



DATE: 12-15-2022
BY: JYW
VERSION:

CERTIFICATE OF
APPROPRIATENESS
SECTION III

14 ATLANTIC STREET
HARWICH PORT, MA

COASTLINE DESIGN
E. HARWICH, MA

SCALE:
1/4" = 1'

SHEET:
A-4