

HISTORIC SUBMISSION:
09/13/2023

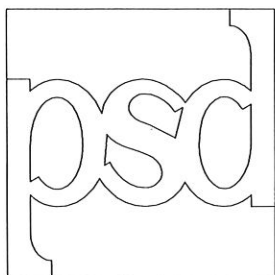


PROPOSED RENDERING

33 FREEMAN STREET,
HARWICHPORT, MA

TITLE:

Proposed Exterior
Render
(HISTORIC)



POLHEMUS
SAVERY
DASILVA

ARCHITECTS-BUILDERS

157 Brewster-Chatham Road
(Route 137)
East Harwich, MA 02645
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File No. 1173

Date 09/13/2023

Sheet No

H-200

HISTORIC SUBMISSION:
09/13/2023



1 PROPOSED ELEVATION - WEST (HISTORIC REVIEW)
1/8" = 1'-0"

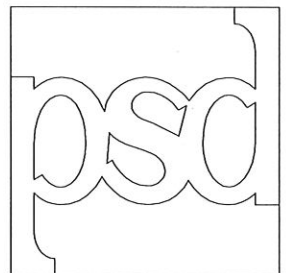


2 PROPOSED ELEVATION - SOUTH (HISTORIC REVIEW)
1/8" = 1'-0"

33 FREEMAN STREET,
HARWICHPORT, MA

TITLE:

Proposed Exterior
Elevations 1
(HISTORIC)



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HISTORIC SUBMISSION:
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3 PROPOSED ELEVATION - EAST (HISTORIC REVIEW)
1/8" = 1'-0"

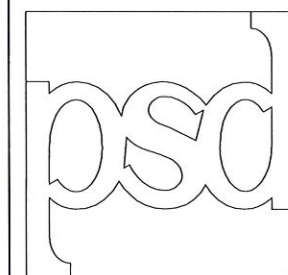


4 PROPOSED ELEVATION - NORTH (HISTORIC REVIEW)
1/8" = 1'-0"

33 FREEMAN STREET,
HARWICHPORT, MA

TITLE:

Proposed Exterior
Elevations 2
(HISTORIC)



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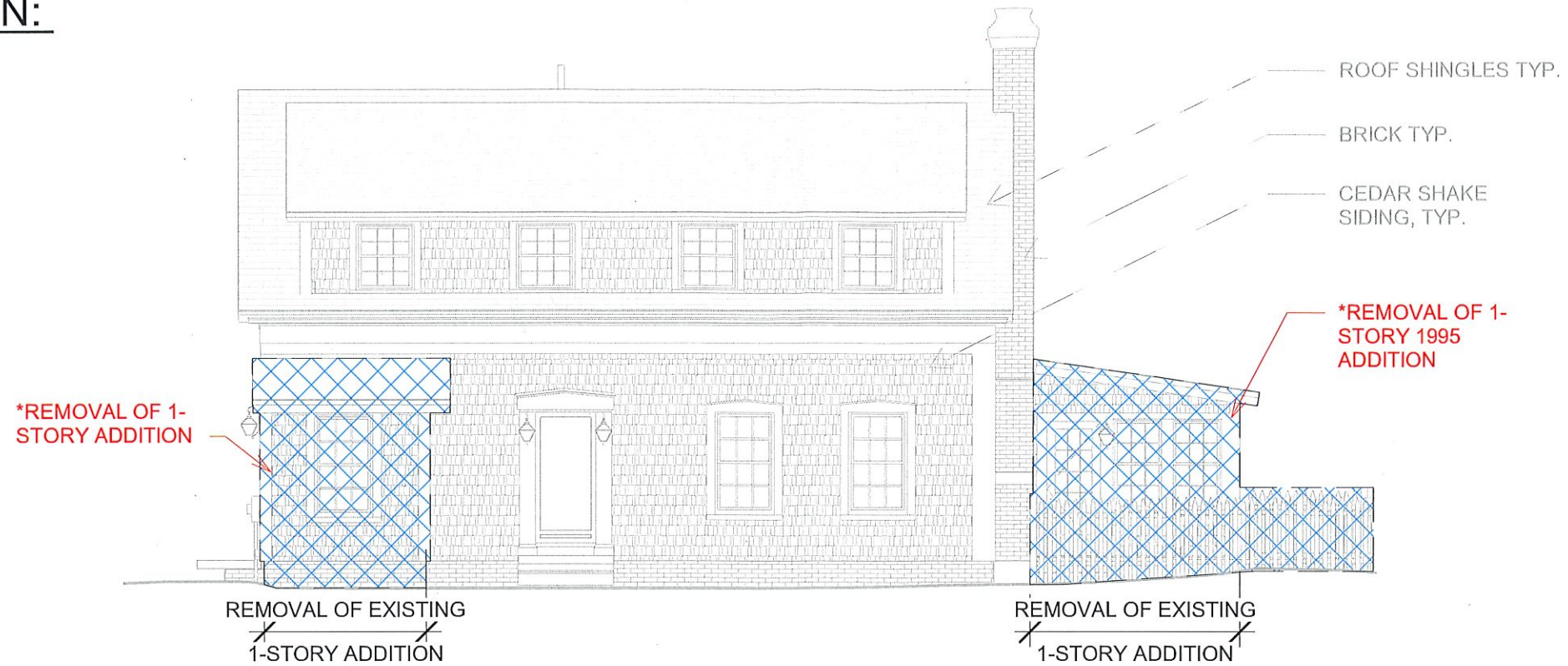
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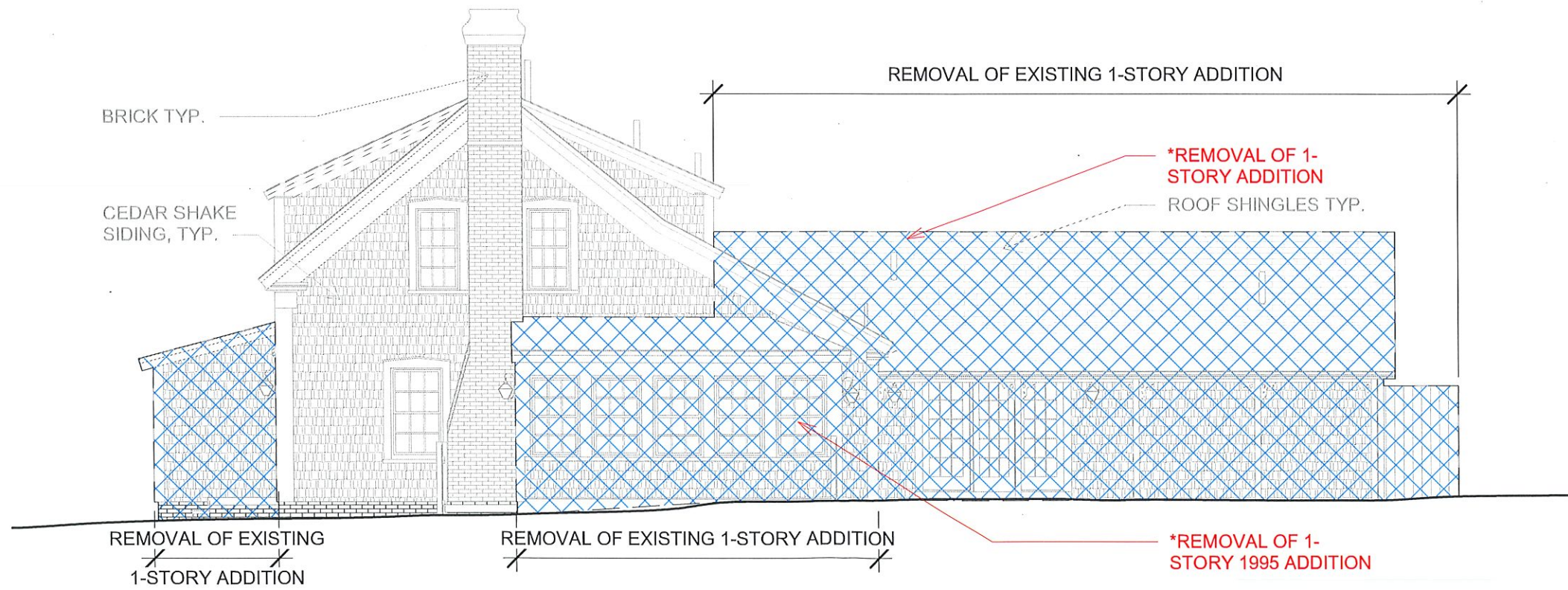
HISTORIC SUBMISSION:
09/13/2023



**33 FREEMAN STREET,
 HARWICHPORT, MA**

TITLE:
 Existing Exterior Elevations 1 (HISTORIC)

1 | West Exterior Elevation (HISTORIC REVIEW)
 Scale: 1/8" = 1'-0"



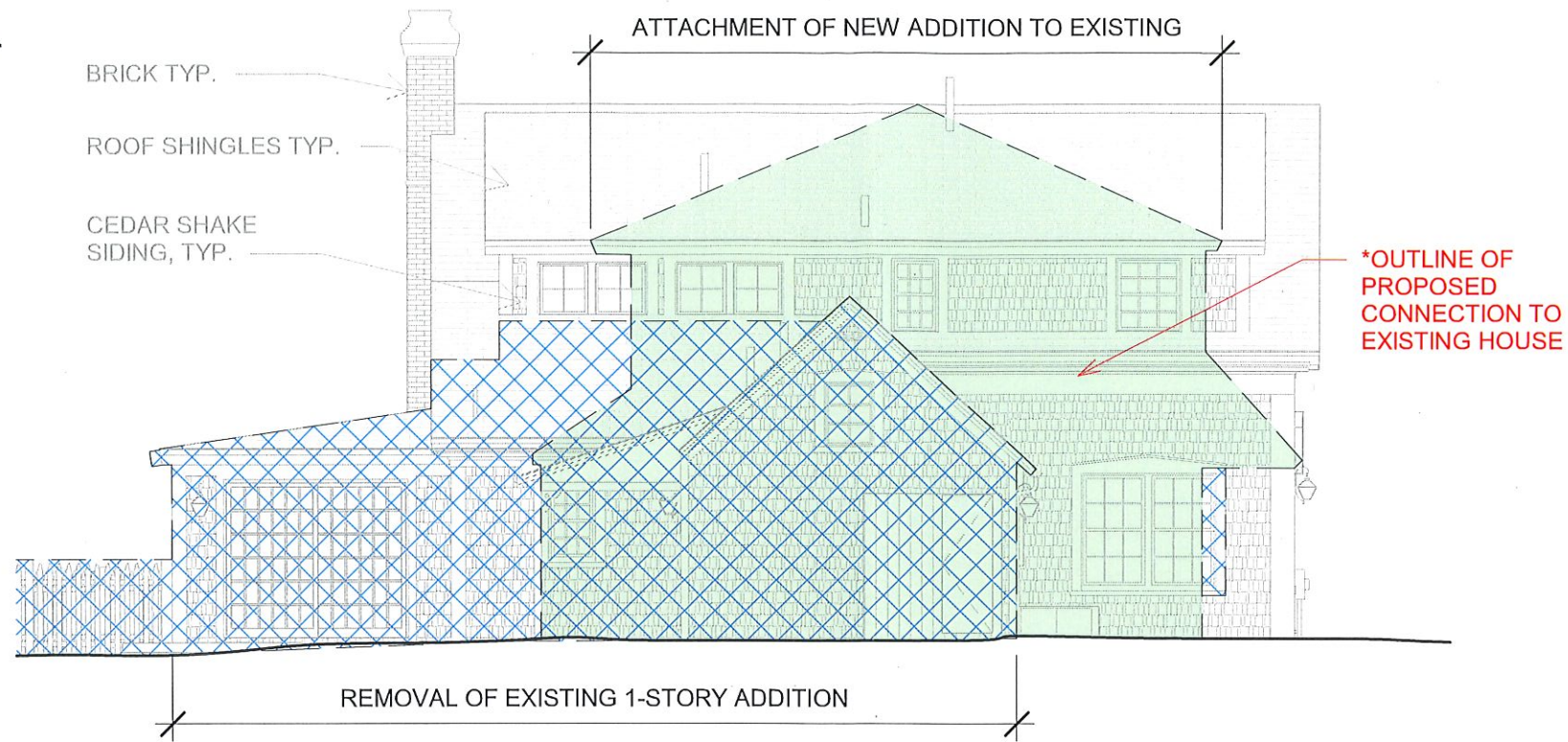
2 | South Exterior Elevation (HISTORIC REVIEW)
 Scale: 1/8" = 1'-0"

psd
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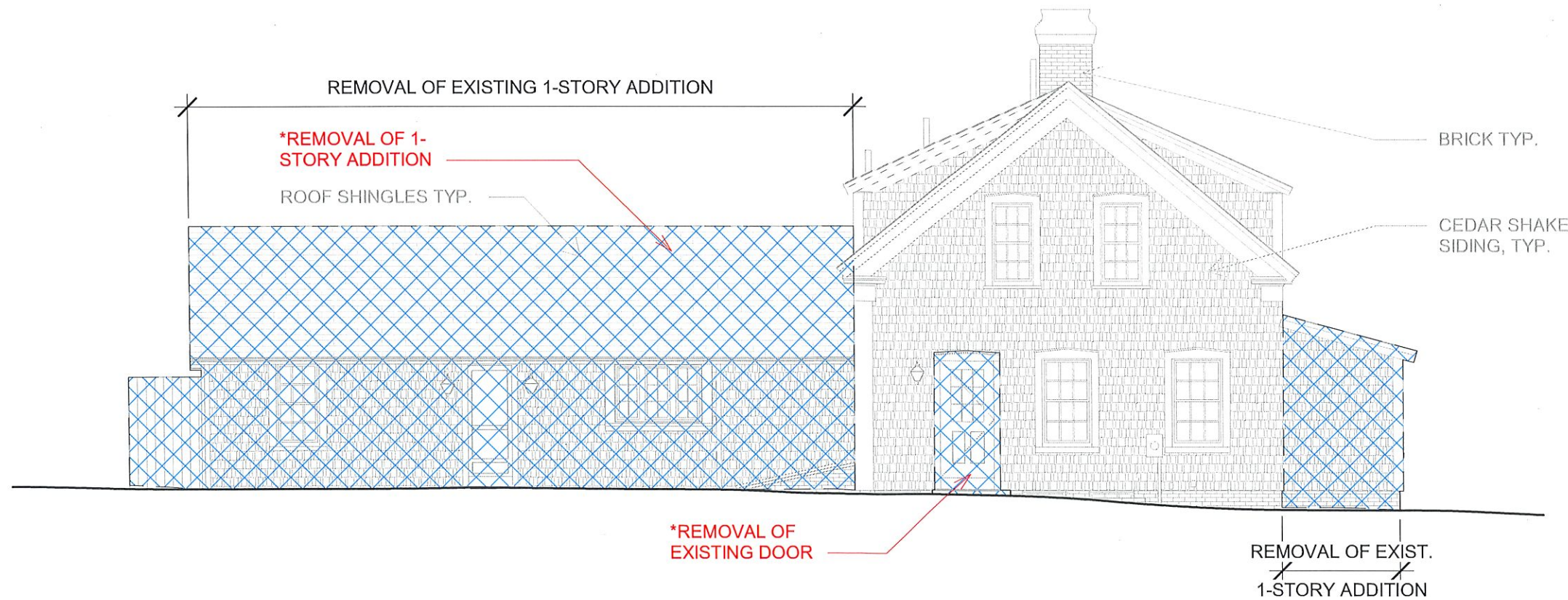
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HISTORIC SUBMISSION:
09/13/2023



3 | East Exterior Elevation (HISTORIC REVIEW)
 Scale: 1/8" = 1'-0"

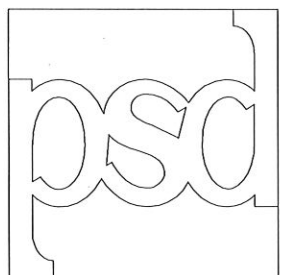


4 | North Exterior Elevation (HISTORIC REVIEW)
 Scale: 1/8" = 1'-0"

33 FREEMAN STREET,
 HARWICHPORT, MA

TITLE:

Existing Exterior
 Elevations 2
 (HISTORIC)



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H-212

HISTORIC SUBMISSION:
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EXIST. REF IMAGE-1



EXIST. REF IMAGE-2



EXIST. REF IMAGE-3

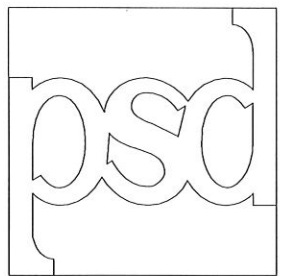


EXIST. REF IMAGE-4

33 FREEMAN STREET,
HARWICHPORT, MA

TITLE:

Existing Exterior
Images
(HISTORIC)



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ZONING DISTRICT(S) INCLUDING FLOODPLAIN: R-L NOT WITHIN FLOOD AREA			
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA (SQUARE FEET)	28,825	40,000	28,825
FRONTAGE (LINEAR FEET)	105.72	150	105.72
YARD SETBACK- FRONT (FEET)	22.8	25	24.8
YARD SETBACK- SIDE (FEET)	15.9	20**	26.0
YARD SETBACK- REAR (FEET)	205.8	20**	205.9
BUILDING COVERAGE (%)	8.2%	15% MAX	9.8%
SITE COVERAGE (%) (SEE 325-2)*	20.2	30% MAX	18.8%
BUILDING HEIGHT (SEE 325-2 AND 325-108)*	---	30' MAX	--

** THE AGE OF THE PARCEL PROVIDES A GRANDFATHERED SIDE AND REAR SETBACK OF 10 FEET.

ZONING CLASSIFICATION	
ZONE	R-L (RESIDENTIAL - LOW DENSITY)
MINIMUM AREA	40,000 SF*
MINIMUM FRONTAGE	150 FEET*
FRONT YARD SETBACK	25 FEET*
SIDE AND REAR YARD SETBACK	20 FEET*
MAXIMUM BUILDING COVERAGE	15%
MAXIMUM SITE COVERAGE	30%
MAXIMUM BUILDING HEIGHT	30 FEET

*NOTE: LOTS IN EXISTENCE PRIOR TO 1951 ARE GRANDFATHERED TO A LOT AREA OF 7,500 SF, FRONT SETBACK OF 25' AND SIDE AND REAR SETBACKS OF 10'.

BUILDING COVERAGE CALCULATION:

RESIDENCE & PORCH AREA	2,114 SF
GARAGE AREA	900 SF
AREA 101	101 SF
TOTAL	3,115 SF

LOT AREA 28,825 SF

$(\text{BUILDING AREA}) \times 100\% = \text{BUILDING COVERAGE (LOT AREA)}$

$(3,115) \times 100 = 10.81\% \quad 10.81\% < 15\% \text{ MAX}$

SITE COVERAGE CALCULATION:

RESIDENCE & PORCH AREA	2,114 SF
GARAGE AREA	900 SF
AREA 101	101 SF
DRIVEWAY (SEE 325-2) (101)	2,690 SF
TOTAL	5,805 SF

LOT AREA 28,825 SF

$(\text{SITE AREA}) \times 100\% = \text{BUILDING COVERAGE (LOT AREA)}$

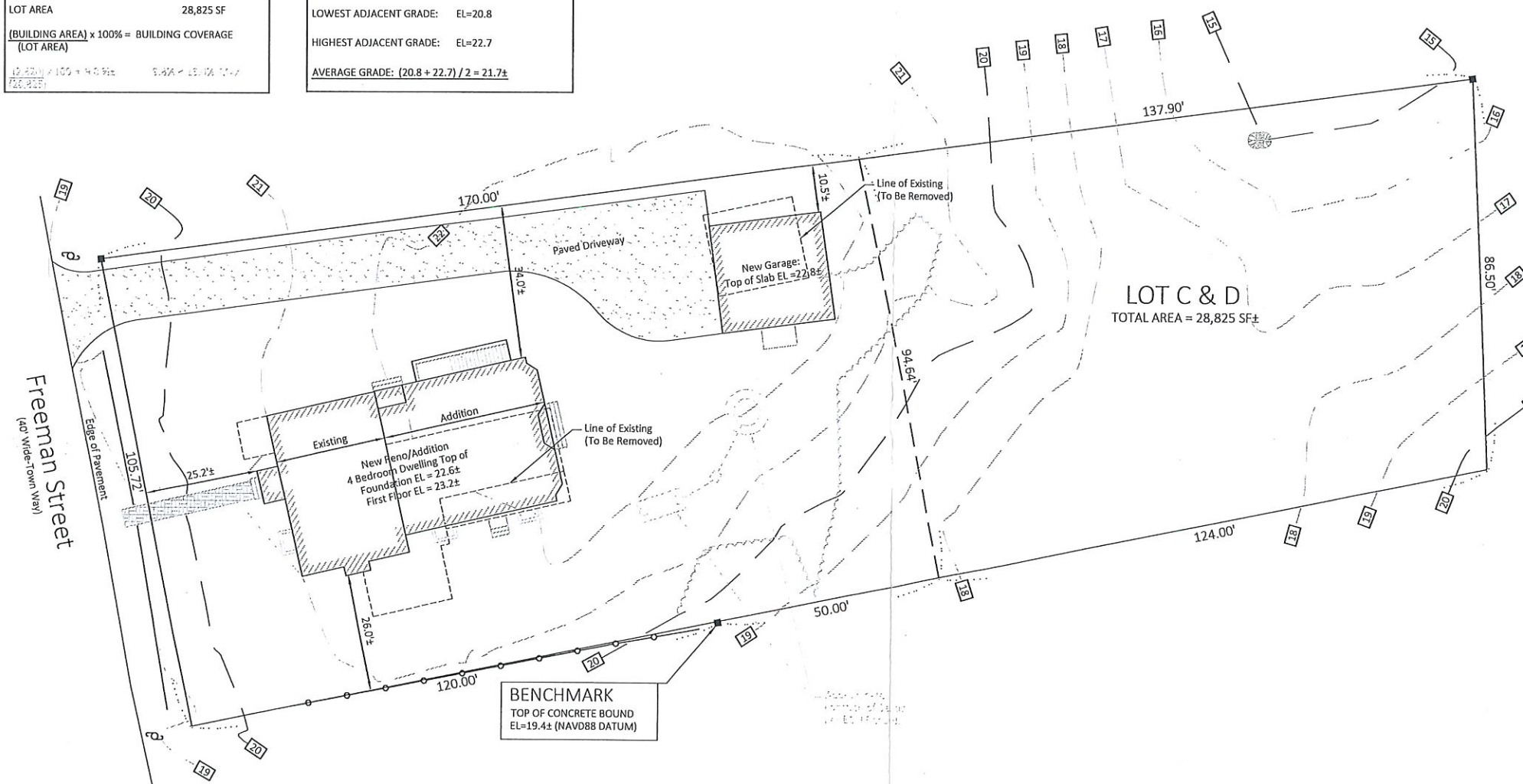
$(5,805) \times 100 = 20.14\% \quad 20.14\% < 30\% \text{ MAX}$

AVERAGE GRADE CALCULATION:

LOWEST ADJACENT GRADE: EL=20.8

HIGHEST ADJACENT GRADE: EL=22.7

$\text{AVERAGE GRADE: } (20.8 + 22.7) / 2 = 21.7\%$



RESIDENCE FOR:
SANZENBACHER
33 FREEMAN STREET
HARWICH PORT, MA 02646

TITLE:
PROPOSED
SITE PLAN
(SD MTG. # 1)

psd
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(PROPOSED)
SITE

