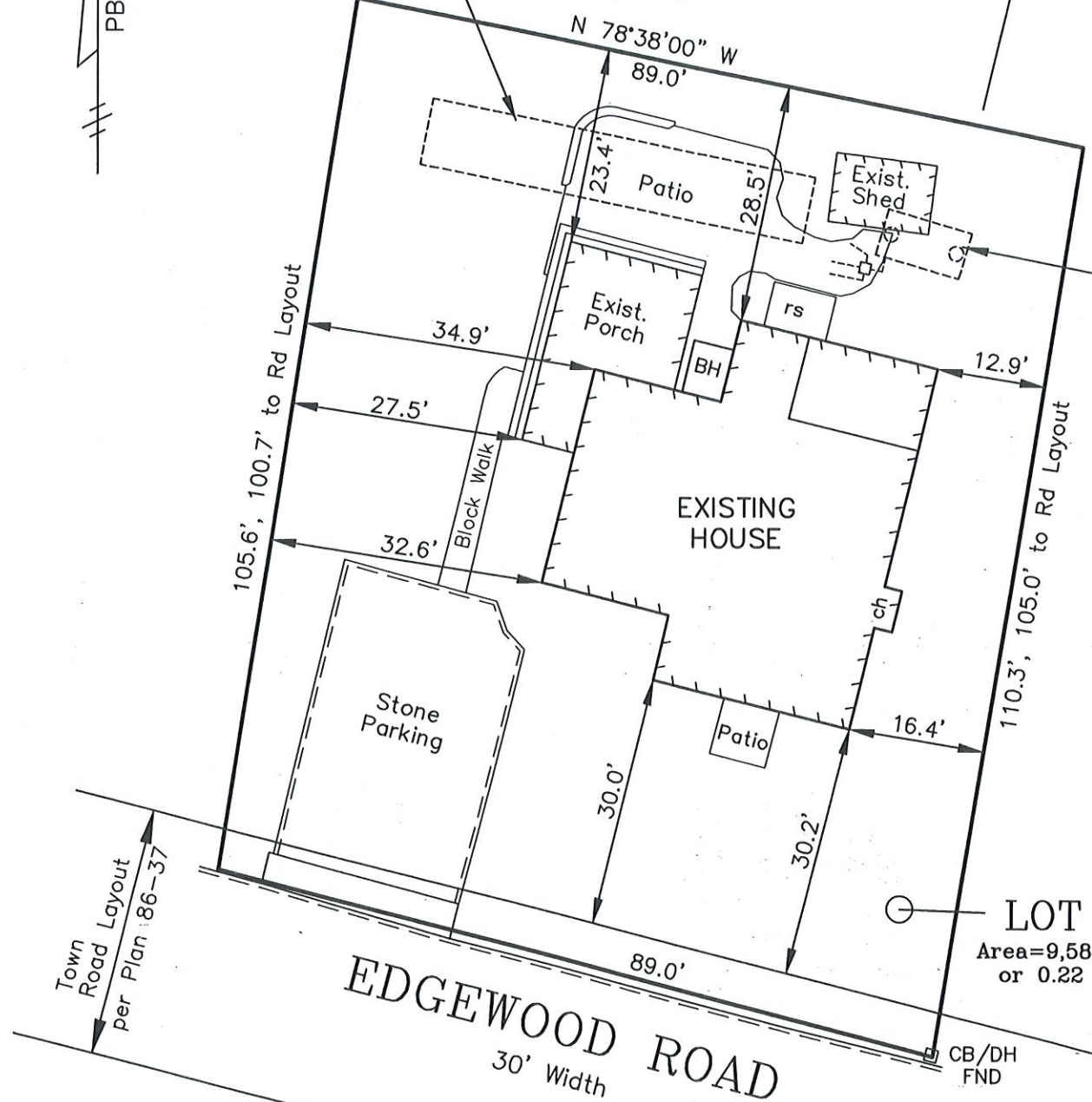


N

PB 4/77

Existing Septic Leaching Area  
(Location per Design Plan & 2007 Septic Inspection)

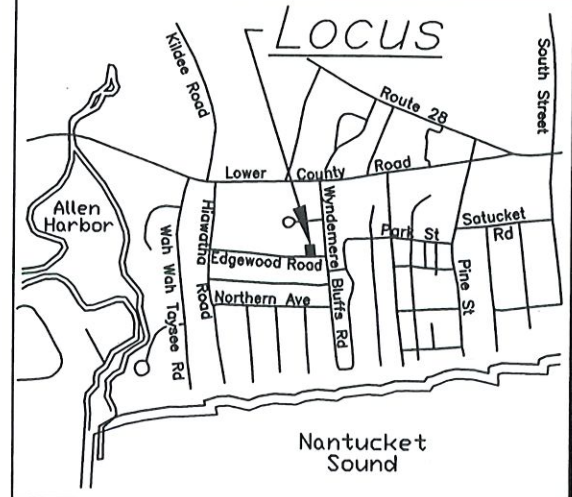
Existing Septic Tank  
(Location per Design Plan & 2007 Septic Inspection)



LOT 9  
Area=9,580 SF±  
or 0.22 Ac±

EDGEWOOD ROAD  
30' Width

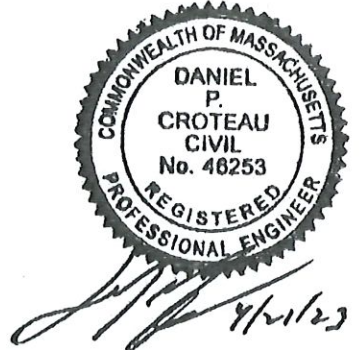
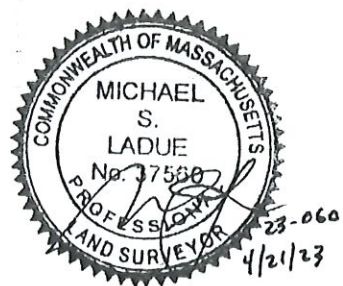
**NOTE:**  
\* This property is not located within a Special Flood Hazard Area.  
\*\* This property is not located within a Zone II, Drinking Water Protection District



**LOCATION MAP**  
Assessors' ID: 6-E2-2  
Deed: Book 22,001, Page 333  
Plan: Book 4, Page 77, Lot 2  
Ref: Plan: Book 86, Page 37

Zoning Compliance

Zone: R-H-1	Zoning Art.:VI	Existing
Min Front Setback	25'	30.0'
Min Side Setback	20'	27.5', 12.9'
Min Rear Setback	20'	23.4'
Building Coverage	(2,874 sf) 30% max	(1,944 sf) 20.3%
Site Coverage	(3,353 sf) 35% max	(3,633 sf) 38.0%



**MORAN ENGINEERING ASSOC.**  
508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA

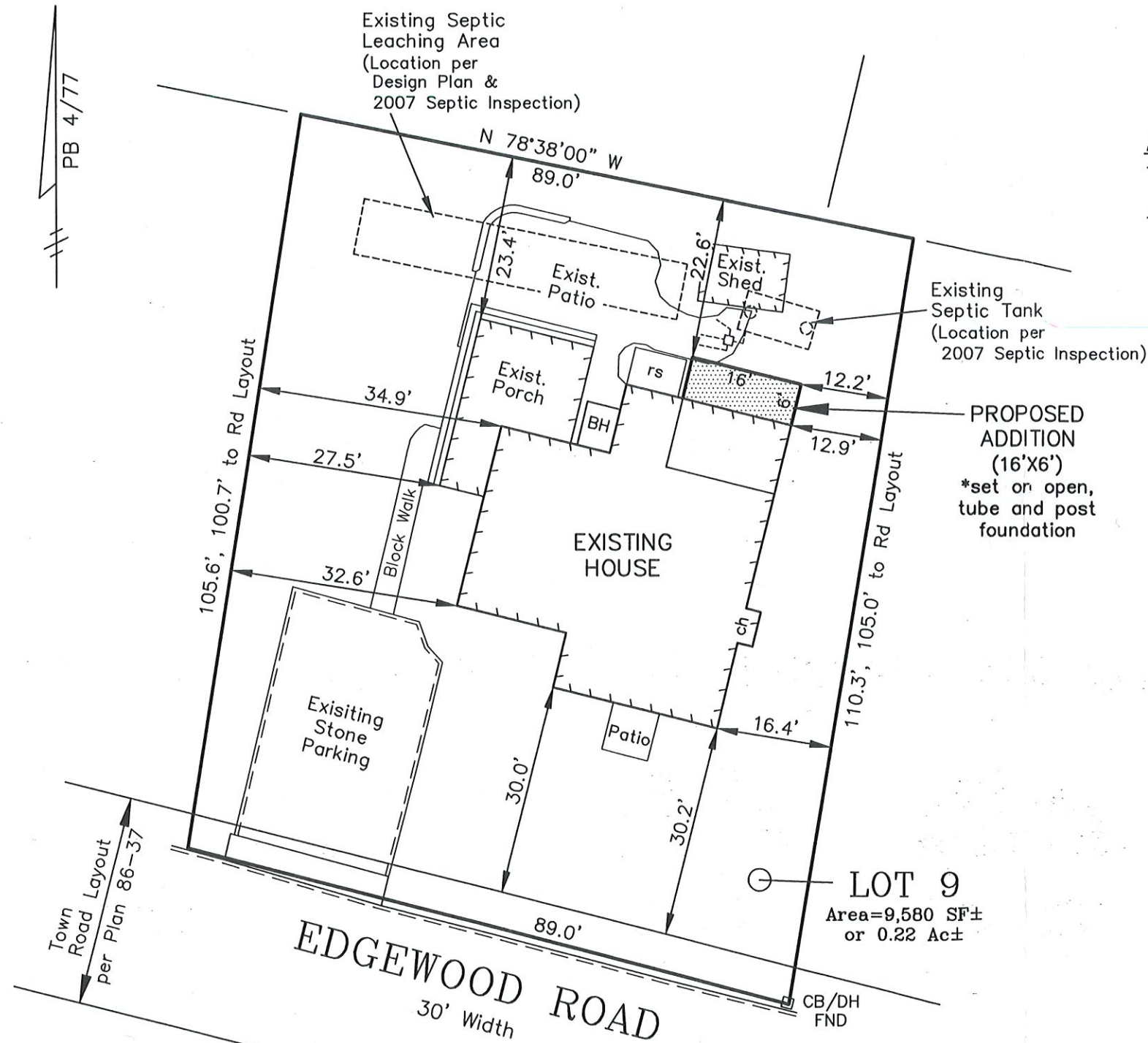
**EXISTING CONDITIONS PLOT PLAN**  
Prepared For: MJ LONDON CONSTRUCTION  
34 EDGEWOOD RD HARWICH PORT, MA

PROJECT: 23-060 DATE: 4/21/23



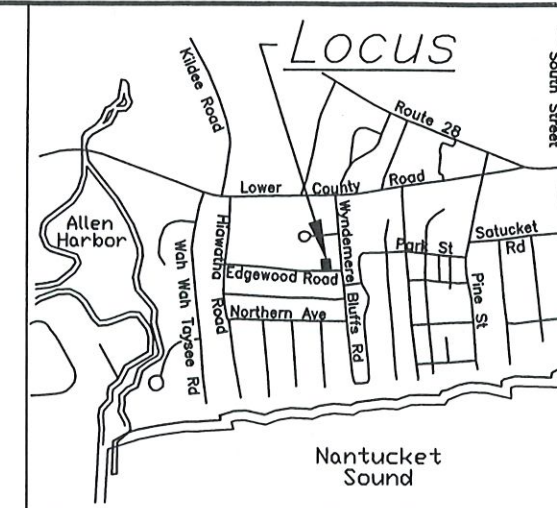
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PB 4/77



**NOTE:**

- \* This property is not located within a Special Flood Hazard Area.
- \*\* This property is not located within a Zone II, Drinking Water Protection District

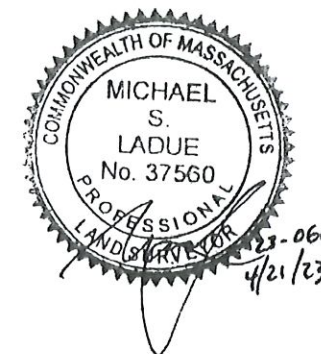


**LOCATION MAP**

Assessors' ID: 6-E2-2  
Deed: Book 22,001, Page 333  
Plan: Book 4, Page 77, Lot 2  
Ref: Plan: Book 86, Page 37

**Zoning Compliance**

District: R-H-1	Zoning Art.:VI	Existing	Proposed
Min Front Setback	25'	30.0'	unchanged
Min Side Setback	20'	27.5', 12.9'	27.5', 12.2'
Min Rear Setback	20'	23.4'	22.6'
Building Coverage	(2,874 sf) 30% max	(1,944 sf) 20.3%	(2,042 sf) 21.3%
Site Coverage	(3,353 sf) 35% max	(3,633 sf) 38.0%	(3,730 sf) 39.0%



**MORAN ENGINEERING ASSOC.**

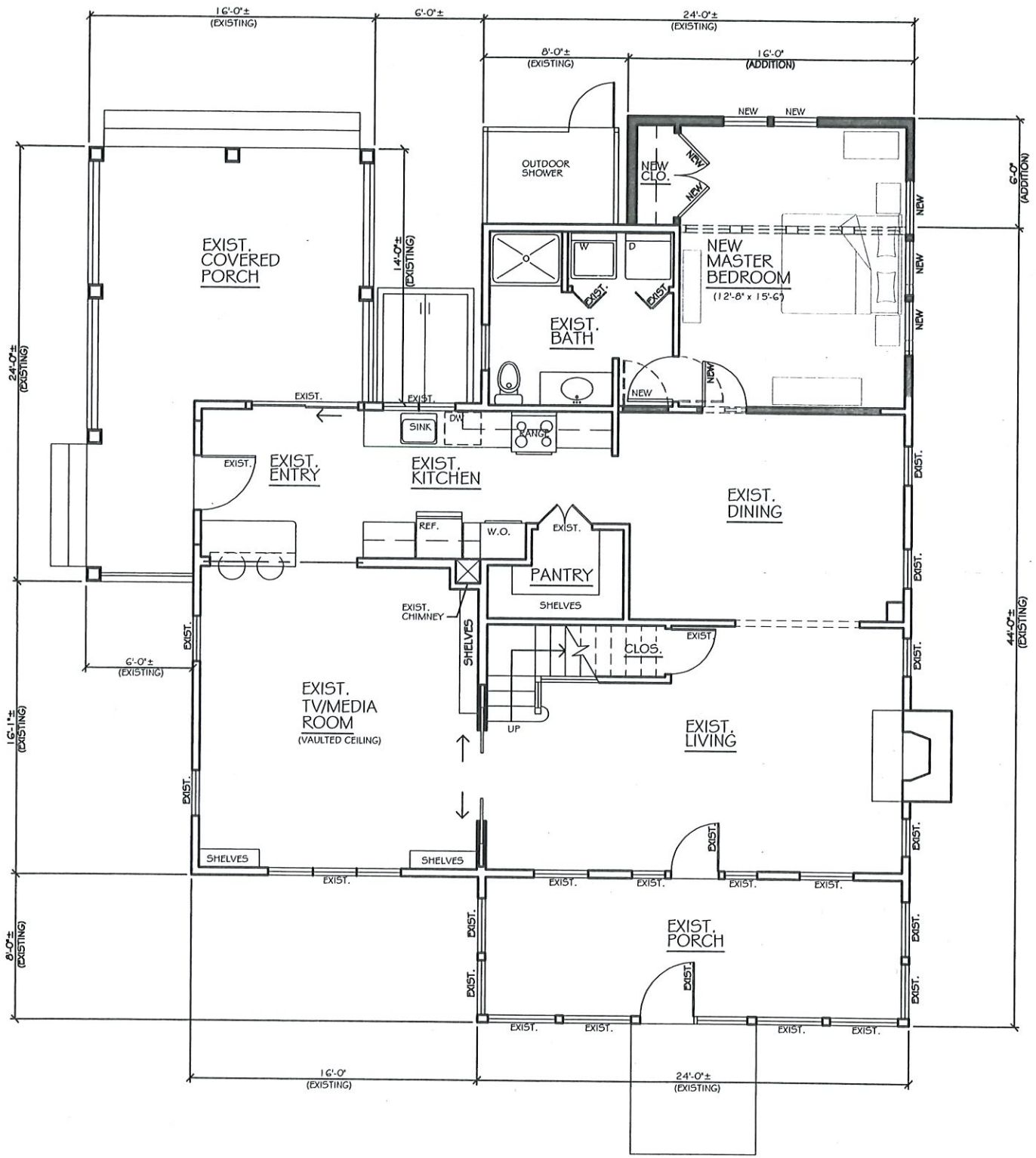
508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA

PROPOSED CONDITIONS PLOT PLAN  
Prepared For: MJ LONDON CONSTRUCTION  
34 EDGEWOOD RD HARWICH PORT, MA

PROJECT: 23-060

DATE: 4/21/23





# FIRST FLOOR PLAN

## LEGEND

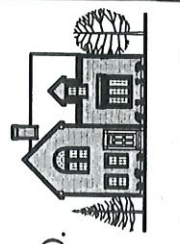
- EXISTING WALL CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING WALL CONSTRUCTION TO BE REMOVED



FRONT ELEVATION



RIGHT SIDE ELEVATION



DESIGNED/DRAWN BY:  
 THOMAS A. MOORE DESIGN CO.  
 P.O. BOX 2124 949 ROUTE 137  
 BREWSTER, MA. (508) 896-6403

NEW ADDITION FOR:  
**GERA & BILL GRIFFITHS**  
 34 EDGEWOOD RD. HARWICHPORT, MA.

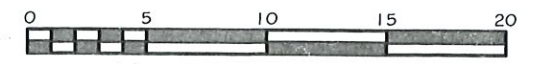
SCALE :  
 1/8" = 1'-0"

DATE :  
 6/20/2023

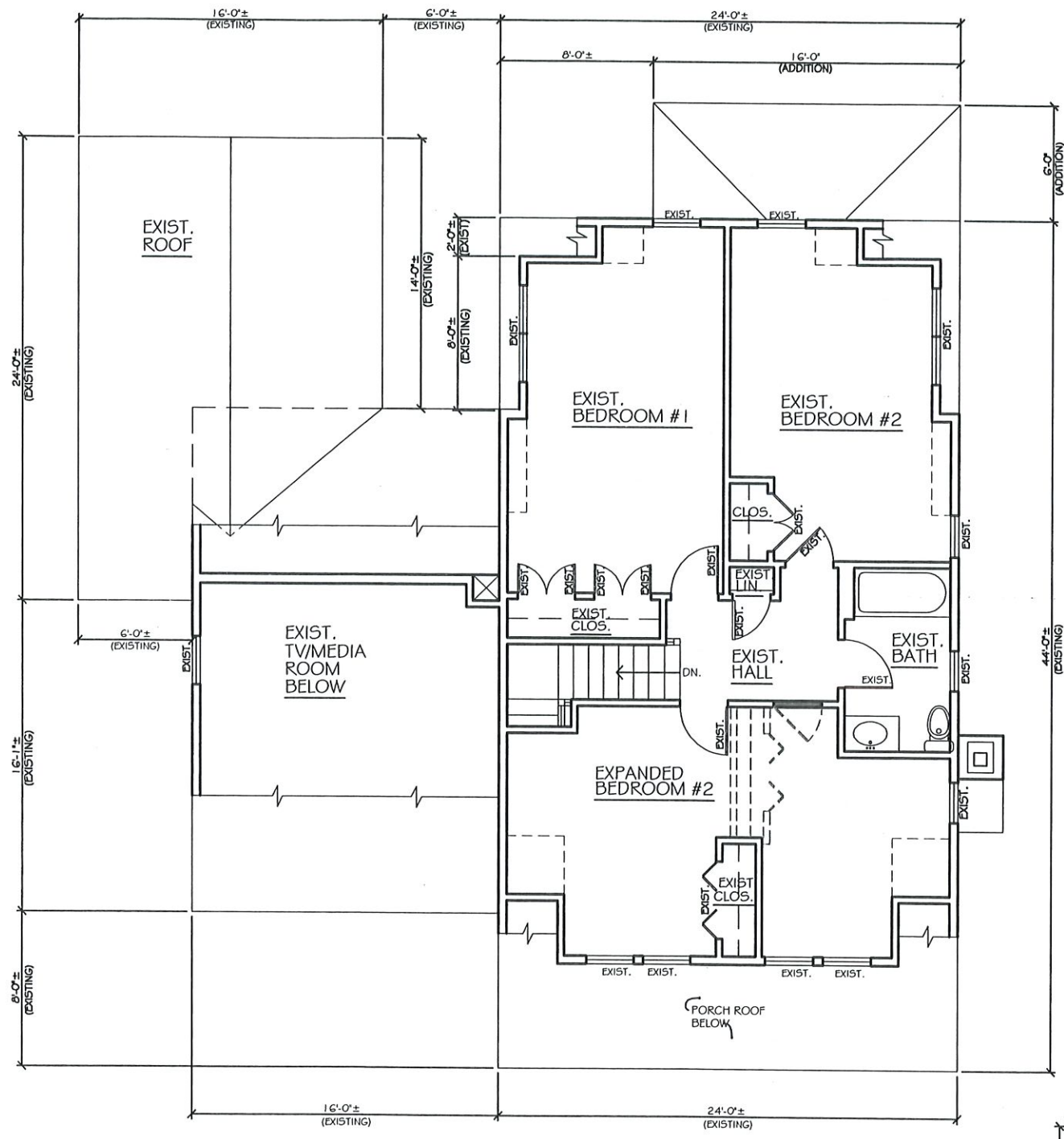
PROJ. NO.  
 2023-142

DWG. NO. :

**A1**







## SECOND FLOOR PLAN

### LEGEND

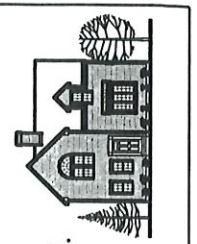
- EXISTING WALL CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING WALL CONSTRUCTION TO BE REMOVED



REAR ELEVATION



LEFT SIDE ELEVATION



DESIGNED/DRAWN BY:  
 THOMAS A. MOORE DESIGN CO.  
 P.O. BOX 2124 949 ROUTE 137  
 BREWSTER, MA. (508) 896-6403

NEW ADDITION FOR:  
**GERA & BILL GRIFFITHS**  
 34 EDGEWOOD RD. HARWICHPORT, MA.

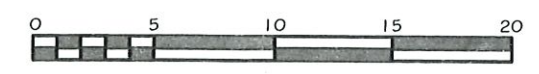
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 1/8" = 1'-0"

DATE :  
 6/20/2023

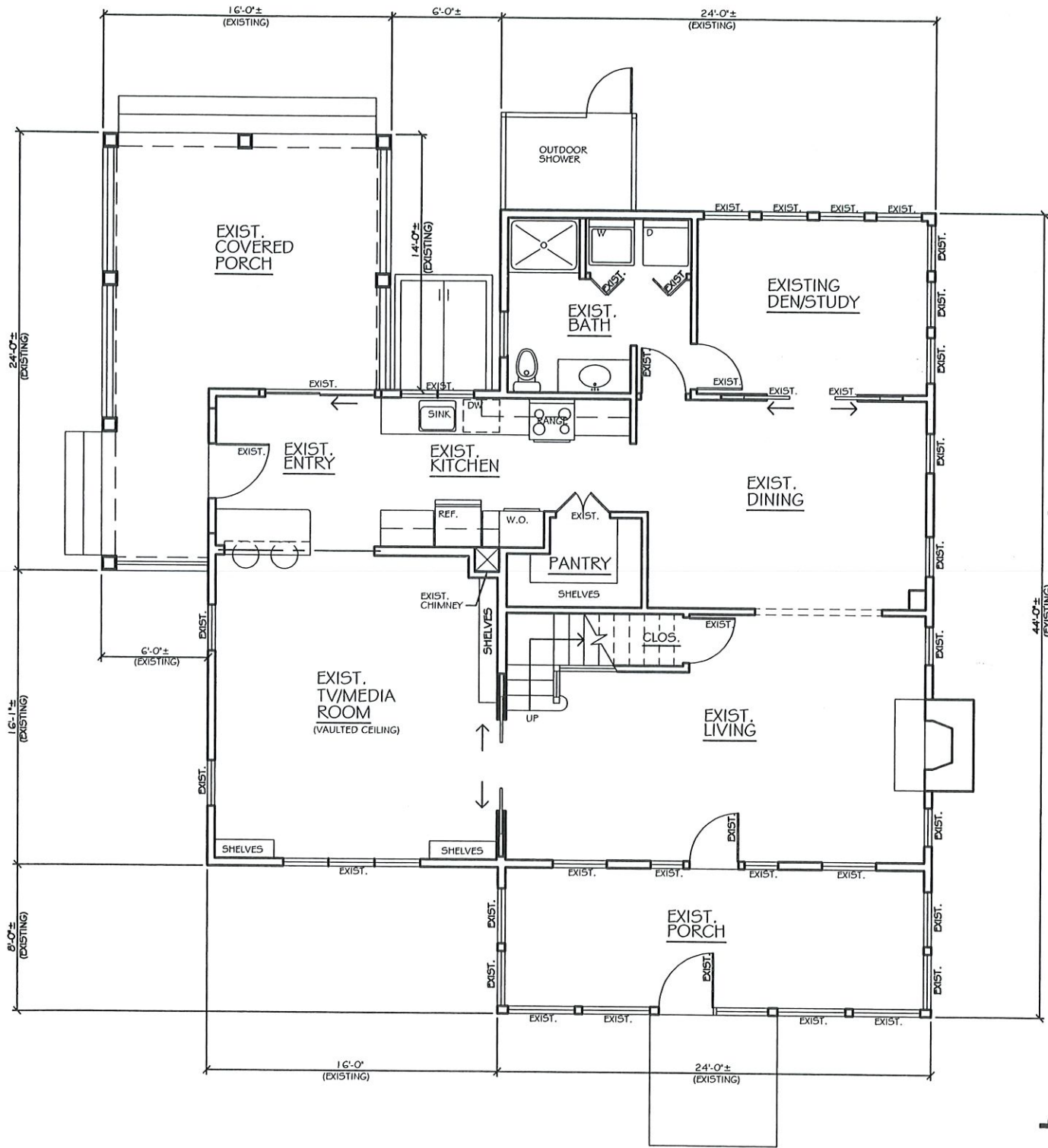
PROJ. NO.  
 2023-142

DWG. NO. :

**A2**







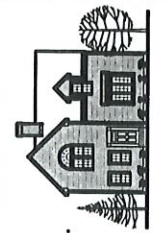
FIRST FLOOR PLAN



FRONT ELEVATION



RIGHT SIDE ELEVATION



DESIGNED/DRAWN BY:  
 THOMAS A. MOORE DESIGN CO.  
 P.O. BOX 2124 949 ROUTE 137  
 BREWSTER, MA. (508) 896-6403

EXISTING CONDITIONS FOR:  
**GERA & BILL GRIFFITHS**  
 34 EDGEWOOD RD. HARWICHPORT, MA.

SCALE :  
 1/8" = 1'-0"

DATE :  
 6/20/2023

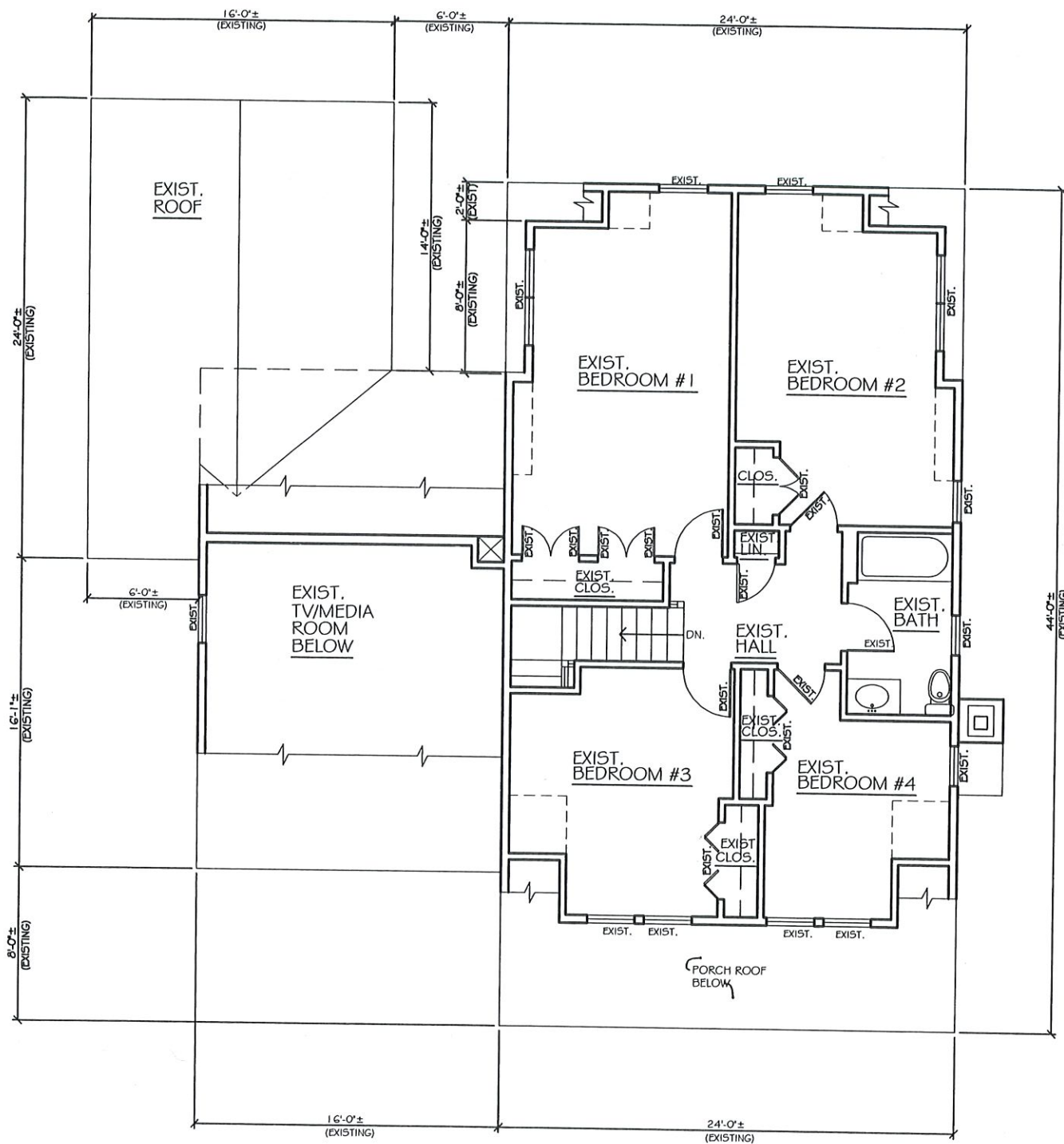
PROJ. NO.  
 2023-142

DWG. NO. :

**EX1**







SECOND FLOOR PLAN



REAR ELEVATION



LEFT SIDE ELEVATION



DESIGNED/DRAWN BY:  
 THOMAS A. MOORE DESIGN CO.  
 P.O. BOX 2124 949 ROUTE 137  
 BREWSTER, MA. (508) 896-6403

EXISTING CONDITIONS FOR:  
**GERA & BILL GRIFFITHS**  
 34 EDGEWOOD RD. HARWICHPORT, MA.

SCALE :  
 1/8" = 1'-0"

DATE :  
 6/20/2023

PROJ. NO.  
 2023-142

DWG. NO. :

**EX2**

