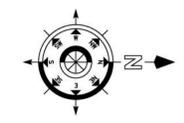
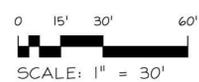


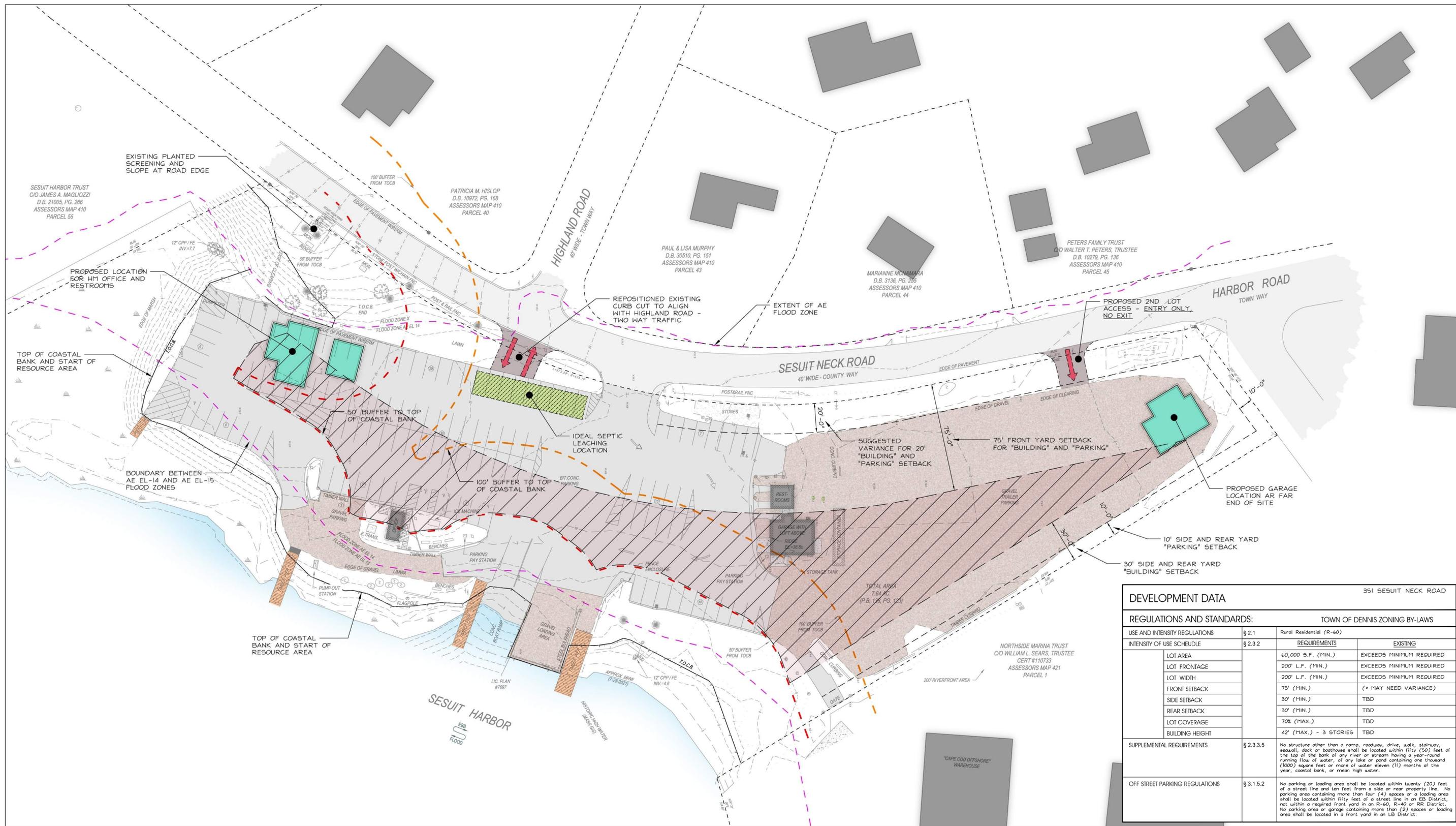
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Sesuit Harbor Improvements Town of Dennis

Opportunities & Constraints Site Analysis Sesuit Harbor Improvements



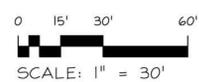


DEVELOPMENT DATA		351 SESUIT NECK ROAD	
REGULATIONS AND STANDARDS:		TOWN OF DENNIS ZONING BY-LAWS	
USE AND INTENSITY REGULATIONS	§ 2.1	Rural Residential (R-60)	
INTENSITY OF USE SCHEDULE	§ 2.3.2	REQUIREMENTS	EXISTING
LOT AREA		60,000 S.F. (MIN.)	EXCEEDS MINIMUM REQUIRED
LOT FRONTAGE		200' L.F. (MIN.)	EXCEEDS MINIMUM REQUIRED
LOT WIDTH		200' L.F. (MIN.)	EXCEEDS MINIMUM REQUIRED
FRONT SETBACK		75' (MIN.)	(* MAY NEED VARIANCE)
SIDE SETBACK		30' (MIN.)	TBD
REAR SETBACK		30' (MIN.)	TBD
LOT COVERAGE		70% (MAX.)	TBD
BUILDING HEIGHT		42' (MAX.) - 3 STORIES	TBD
SUPPLEMENTAL REQUIREMENTS	§ 2.3.3.5	No structure other than a ramp, roadway, drive, walk, stairway, seasonal dock or boathouse shall be located within fifty (50) feet of the top of the bank of any river or stream having a year-round running flow of water, of any lake or pond containing one thousand (1000) square feet or more of water eleven (11) months of the year, coastal bank, or mean high water.	
OFF STREET PARKING REGULATIONS	§ 3.1.5.2	No parking or loading area shall be located within twenty (20) feet of a street line and ten feet from a side or rear property line. No parking area containing more than four (4) spaces or a loading area shall be located within fifty feet of a street line in an EB District, not within a required front yard in an R-60, R-40 or RR District. No parking area or garage containing more than (2) spaces or loading area shall be located in a front yard in an LB District.	



Sesuit Harbor Improvements
Town of Dennis

Zoning and Setback Analysis
Sesuit Harbor Improvements



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Sesuit Harbor Improvements (Building Requirements)					Programming
Harbormaster Building					
Area Designation	Space Type	Floor Area (sf)	Space Description	Additional Special requirements, equipment or needs	Additional Comments
Entry Vestibule	Entry / controlled access point	50	Controlled public entry point for the harbormaster office - Airlock for energy code	<ul style="list-style-type: none"> No interior waiting area required No marina branded items on display or sale 	Public is not intended to enter the building except by appointment or invitation
Public information & Service Counter	Exterior public	150	Accessible exterior space to with service counter window. 100sf exterior/ 50sf interior	<ul style="list-style-type: none"> Full accessible Financial transactions (inside POS) Public information Paperwork transfer Good visibility of docks and boat ramp 	The exterior area should provide some level of weather protection.
Harbormaster Office	Private Office	150	Private office for Harbormaster intended to accommodate just the harbormaster	<ul style="list-style-type: none"> Adjacent to customer service counter with site line Ability to have small meetings in office Wall monitor 3 workstations 	This is the only private office in the building
Open office/ Admin area	Open shared office	300	Open office/ admin. area to accommodate 2-3 in office staff (2 out of season / 3 in season)	<ul style="list-style-type: none"> Direct access to service window Preferred visibility of docks and boat ramp Wall monitor 	
Staff Entrance/ Mudroom	Entry/ circulation	50	Staff only side entrance	<ul style="list-style-type: none"> Should be treated as wet area 	
Staff Lockers (x8)	Support	25	Lockers for staff use	<ul style="list-style-type: none"> Prefabricated units 8 total lockers Durable and resistant to rusting 	No special consideration of ventilation or drying of wet articles
Staff only Restroom	Support	60	Single use unisex staff only restroom		No staff shower required
Copy/ Work Room	Support	100	Work room containing copier/ printer/ file cabinets/ general office supply storage/ charging stations for radios	<ul style="list-style-type: none"> Copier/ Printer(s) (by owner) Cabinets for office supply storage (by owner) Work counter 	
Utility Closet	Utility	75	Closet to contain electrical panel and IT server		
Coat/ general use Closet	Support	40	General use staff coat closet	<ul style="list-style-type: none"> Rod and shelf 	Could also be accommodated by lockers
Staff only exterior observation deck	Exterior staff only	125	Exterior observation deck for staff use only	<ul style="list-style-type: none"> No public access Elevated for better views Good view of docks and boat ramp 	The exterior area should provide some level of weather protection.
Harbormaster Office Space Allocation (Subtotal)		1,125	* Subtotal area is based on interior area program needs. Final Area will differ in response to design and layout needs along with structure and circulation requirements		
Workshop Building (Location on site TBD, near or remote to Harbormaster office?)					
Area Designation	Space Type	Floor Area (sf)	Space Description	Additional Special requirements, equipment or needs	Additional Comments
Vehicle/ work bay	Work area	1250	Large high bay garage/ shop space to service multiple functions size ±25'x±50	<ul style="list-style-type: none"> Floor drain(s),oil & water separator to tight tank Large garage door 14'-16' wide by 15' high Maintenance of vehicles Maintenance and construction of dock sections Storage 	Construction below base flood elevation would require flood resistance materials.
Workshop Building Space Allocation (Subtotal)		1,250	* Subtotal area is based on interior area program needs. Final Area will differ in response to design and layout needs along with structure and circulation requirements		
Public Restroom Building (Attached to or near Harbormaster Office for space and utility efficiencies)					
Area Designation	Space Type	Floor Area (sf)	Space Description	Additional Special requirements, equipment or needs	Additional Comments
Women's Restroom	Public access	200	Public use 3 stall Restroom	<ul style="list-style-type: none"> Floor drain(s) ADA/ MAAB compliant Winterized and secured off season 	Direct access from exterior
Men's Restroom	Public access	200	Public use 3 stall Restroom	<ul style="list-style-type: none"> Floor drain(s) ADA/ MAAB compliant Winterized and secured off season 	Direct access from exterior
Transient Boater Women's Shower	Transient Boater access	50	Single occupant shower	<ul style="list-style-type: none"> Limited access ADA/ MAAB compliant Winterized and secured off season 	Located in public restrooms but with keypad limited access
Transient Boater Men's Shower	Transient Boater access	50	Single occupant shower	<ul style="list-style-type: none"> Limited access ADA/ MAAB compliant Winterized and secured off season 	Located in public restrooms but with keypad limited access
Utilities/ Janitor Closet/ Storage	Support	150	Utility and associated storage		Ideally could also serve the harbormaster office
Public Restroom Building Space Allocation (Subtotal)		650	* Subtotal area is based on interior area program needs. Final Area will differ in response to design and layout needs along with structure and circulation requirements		

