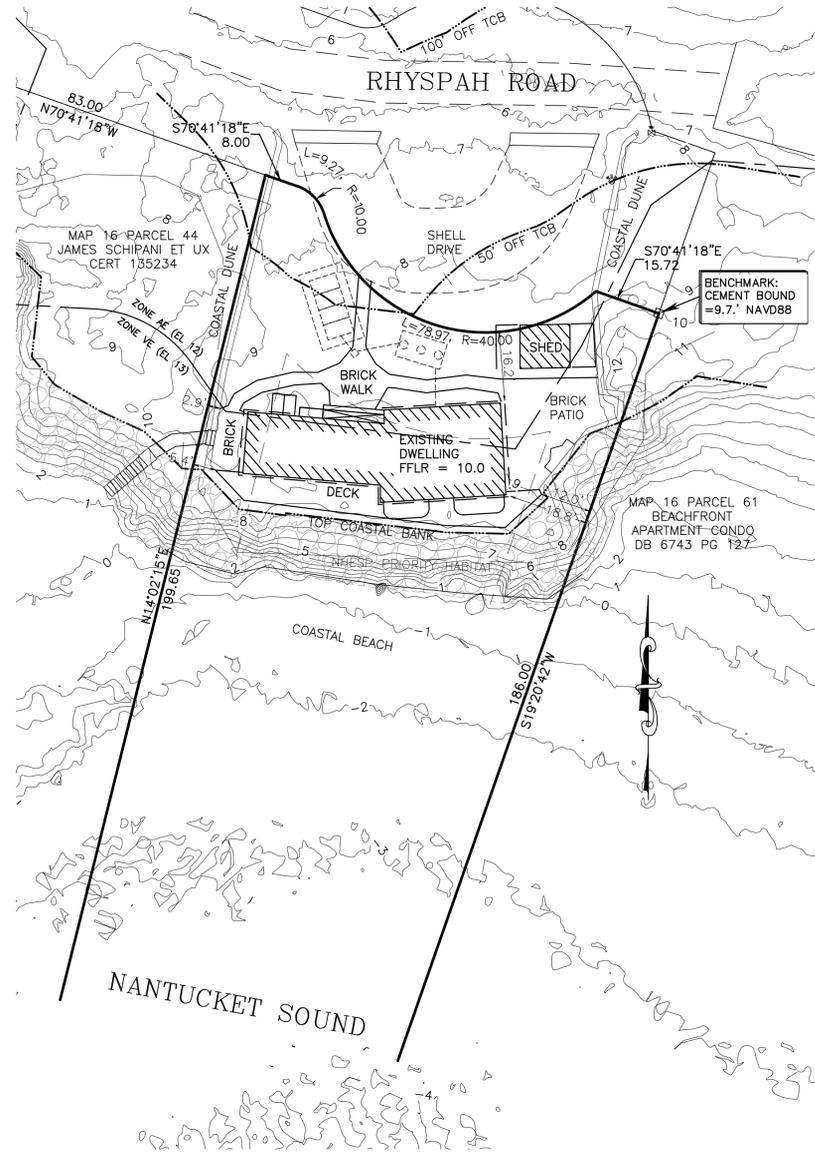


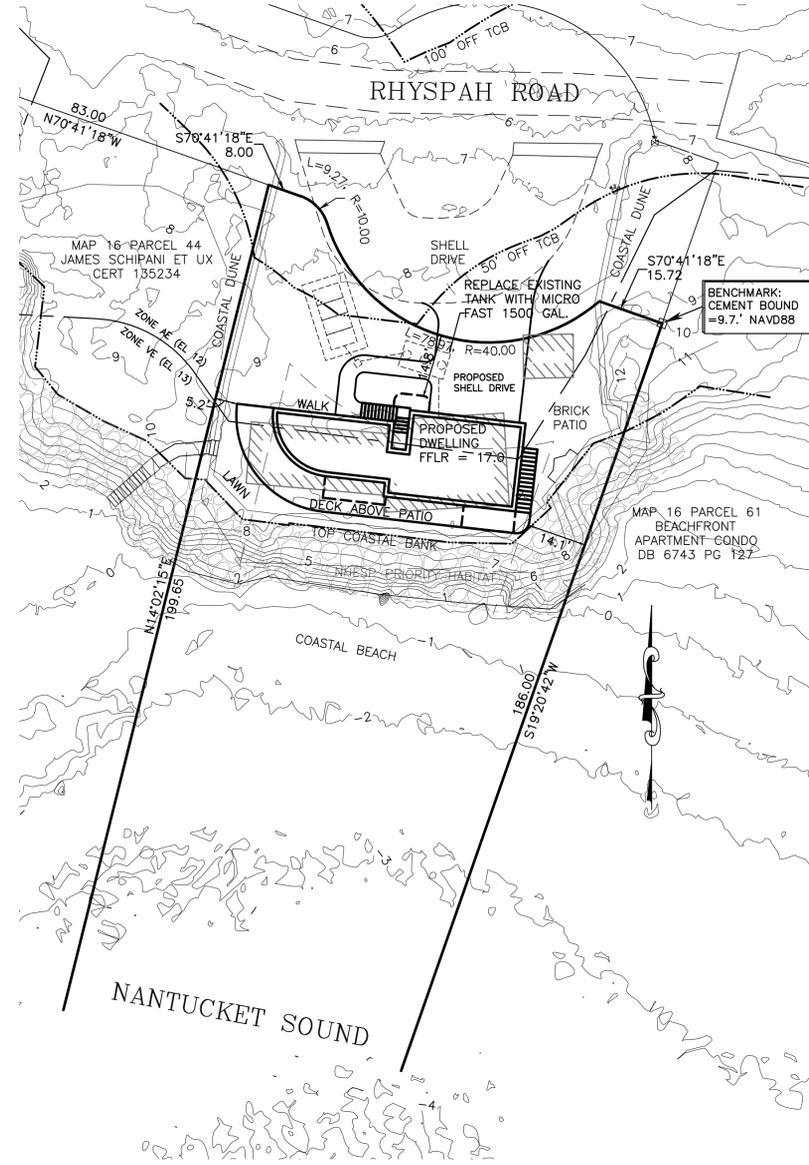
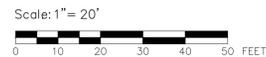
LEGEND

- 99 — EXISTING CONTOUR
- X 99.1 EXIST. SPOT ELEV.
- [99]— PROPOSED CONTOUR
- [98.4] PROPOSED SPOT EL.
- TH TEST HOLE
- CONCRETE BOUND
- UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊙ LIGHT POST
- ⊖ WATER SHUT OFF
- X— FENCE
- W— WATER LINE
- G— GAS LINE

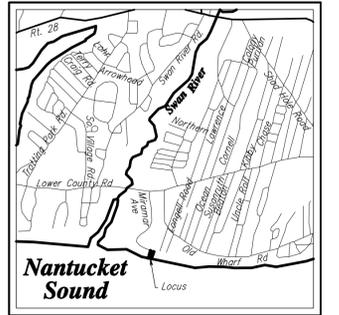
NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



EXISTING CONDITIONS



PROPOSED CONDITIONS



LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 16 PARCEL 46

LOCUS IS WITHIN FEMA FLOOD ZONE VE (EL 13) & AE (EL 12) AS SHOWN ON COMMUNITY PANEL #25001C0594J DATED 7/16/2014

DESIGN FLOOD ELEVATION = 15.0

NOTES

1. DATUM IS NAVD88
2. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
4. EXISTING SEPTIC LOCATION PER TIE-CARD ON FILE WITH TOWN.
5. FLOOD ZONE COMPLIANT FOUNDATION DESIGN BY OTHERS.

ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT		EXISTING:	PROPOSED:
MIN. LOT SIZE	REQUIRED: 40,000 S.F.	6,806 S.F.±	6,806 S.F.±
MIN. LOT FRONTAGE	50'	111.96'	111.96'
MIN. LOT WIDTH	100'	108'	108'
MIN. FRONT SETBACK	25'	16.2'	14.8'
MIN. SIDE SETBACK	15'	2.9'	5.2'
MIN. REAR SETBACK	25'	—	—
MAX. BUILDING COVERAGE	15%	17.9%	17.4%
MAX. BUILDING HEIGHT	2.5 STORIES	—	2 STORIES
NON-CONFORMING AREA	<40% INCREASE	464 S.F.	649 S.F. (39.9% INCREASE)
MAX. FLOOR AREA RATIO	30%	—	2037 S.F. = 29.9%

MITIGATION CALCULATIONS:

HARDSCAPE	0-50'	50-100'
EXISTING:	2851 SF	0 SF
PROPOSED:	2190 SF	0 SF
NET:	-661 SF	0 SF

SITE PLAN

OF
#7 RHYSPAH ROAD
DENNISPORT, MA

PREPARED FOR

MARK BLOTNER

DATE: JANUARY 14, 2025

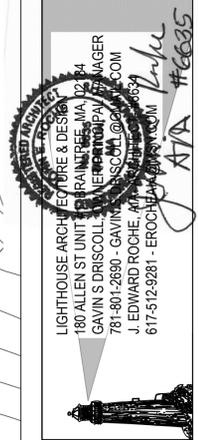
Scale: 1"=20'



[FOR REVIEW]

DATE: DANIEL A. OJALA, P.E., P.L.S.

off 508-362-4541
 fax 508-362-9880
 downcape.com ©
down cape engineering, inc.
 civil engineers
 land surveyors
 939 Main Street (Rte 6A)
 YARMOUTHPORT MA 02675

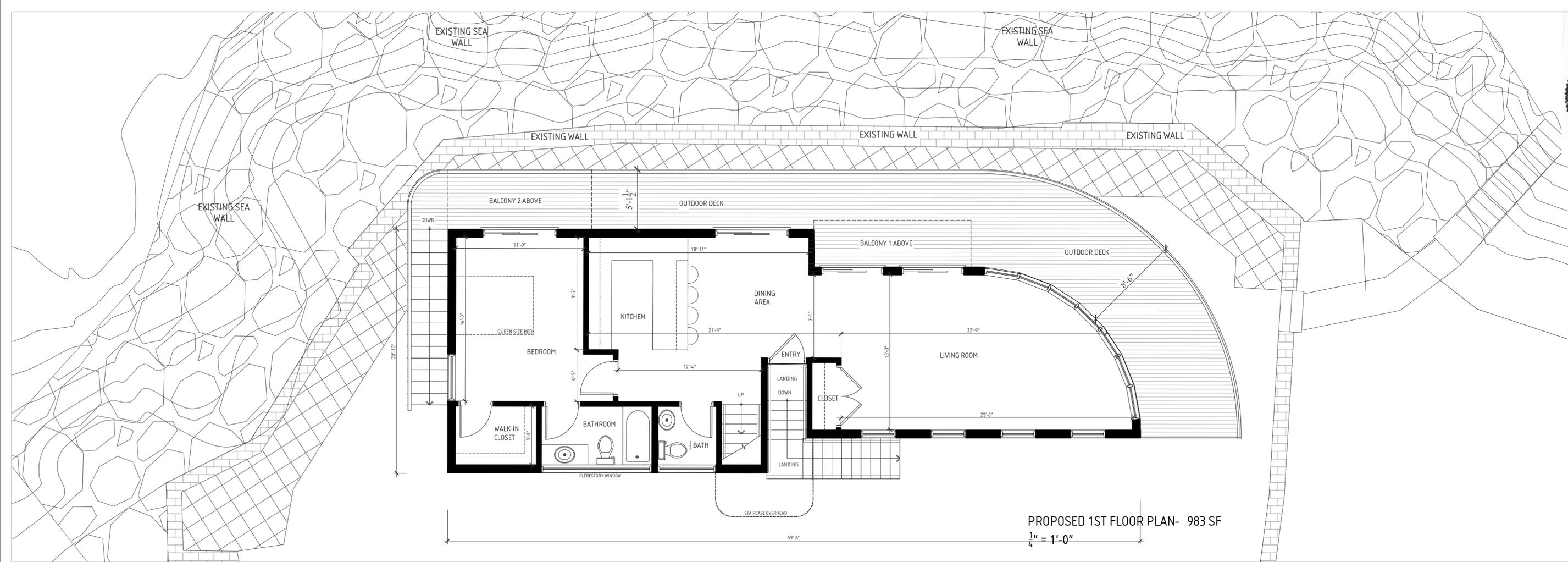


DATE: 1/31/25
 SCALE: 1/4" = 1'-0"
 DRAWN BY: GSD
 CHECKED BY: JER

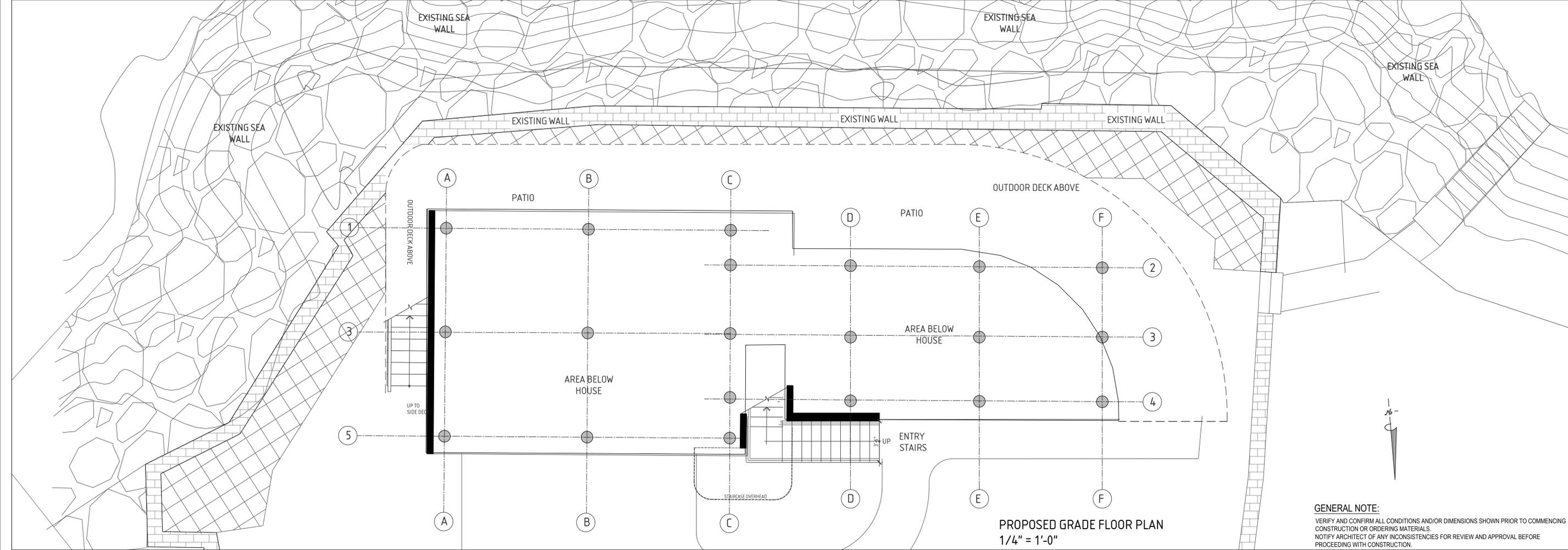
GRADE FLOOR PLAN AND FIRST FLOOR PLAN

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYSAPAH RD DENNIS PORT MA

A1

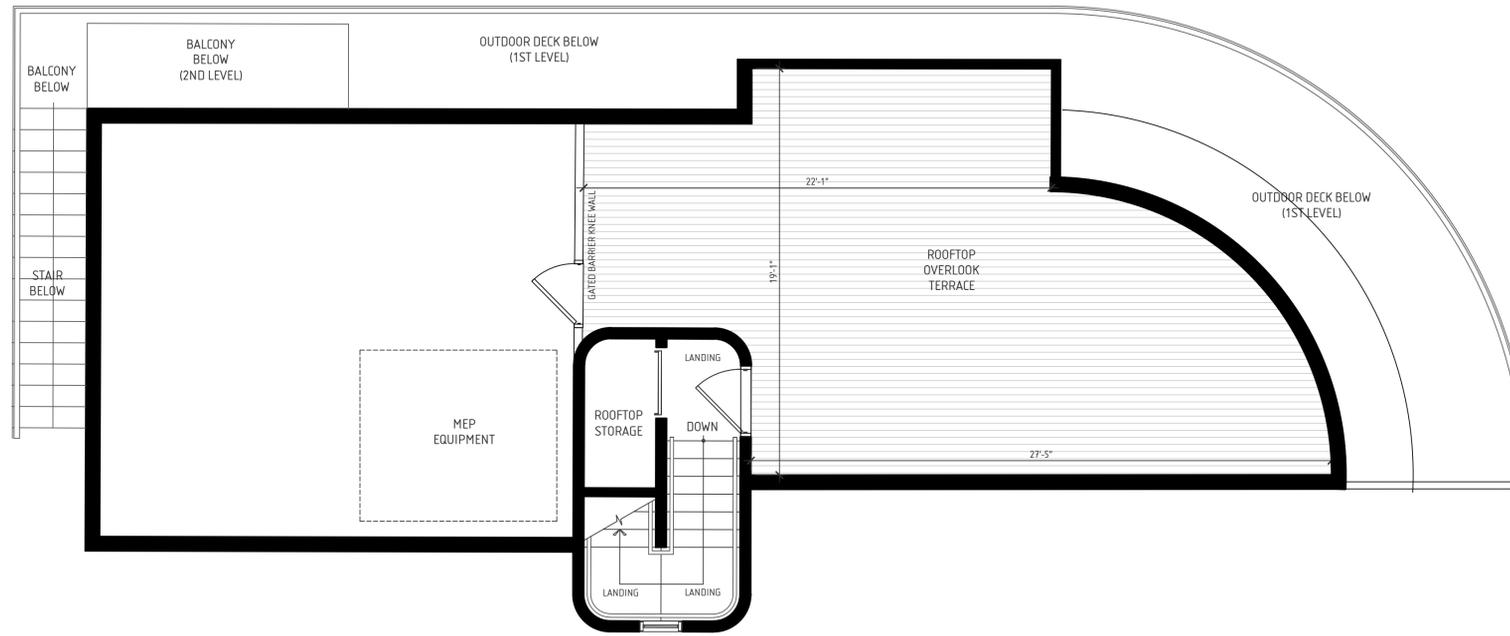


PROPOSED 1ST FLOOR PLAN- 983 SF
 1/4" = 1'-0"

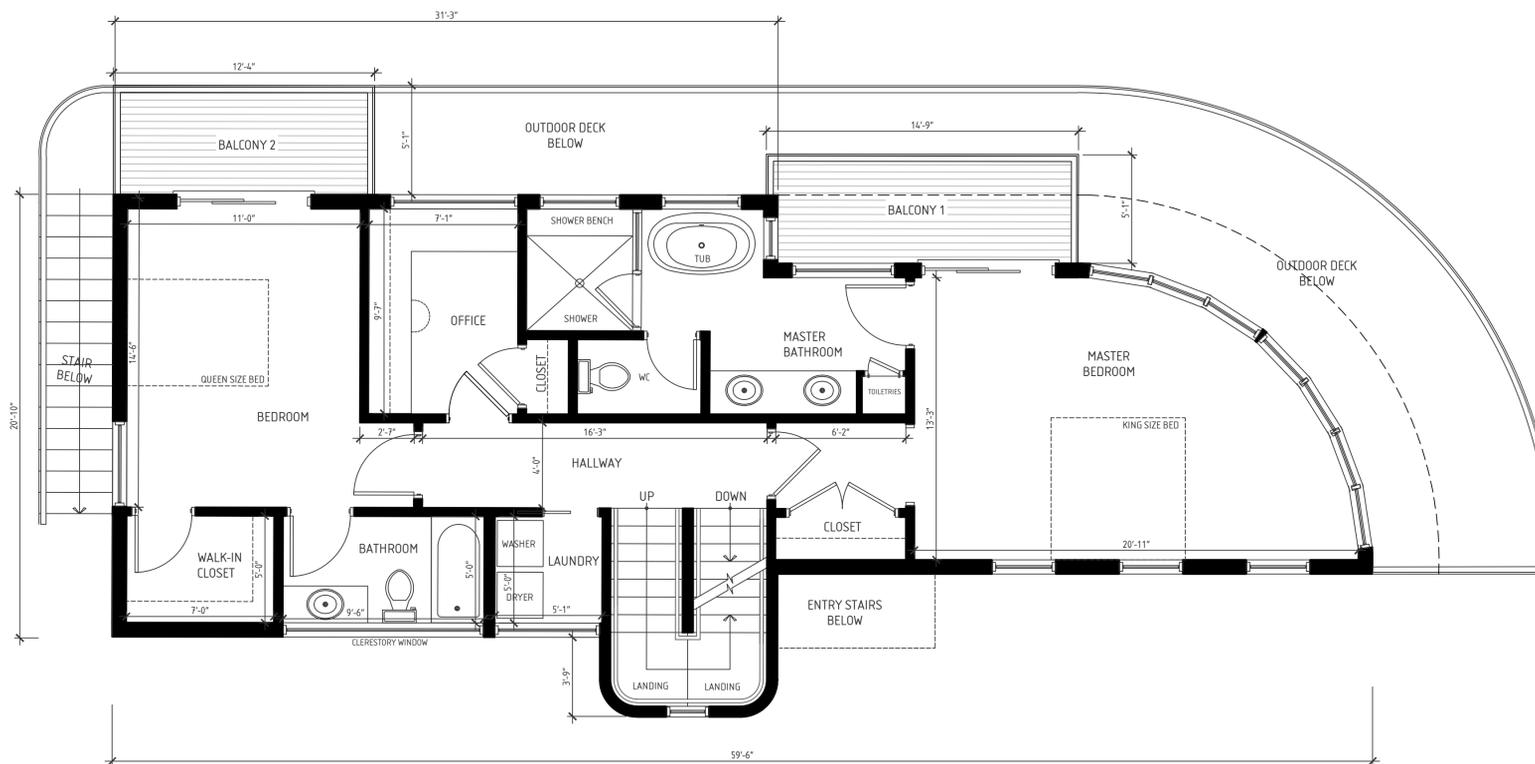


PROPOSED GRADE FLOOR PLAN
 1/4" = 1'-0"

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.

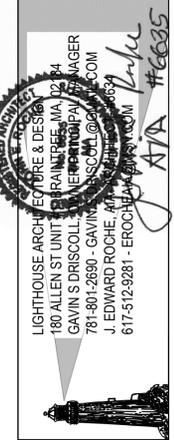


PROPOSED ROOF PLAN-
 $\frac{1}{4}'' = 1'-0''$



PROPOSED SECOND FLOOR PLAN-1048 SF
 $\frac{1}{4}'' = 1'-0''$

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DATE:	1/31/25
SCALE:	3/16"=1'-0"
DRAWN BY:	GSD
CHECKED BY:	JER

SECOND FLOOR PLAN AND ROOF PLAN

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYSAPAH RD DENNIS PORT MA

A2

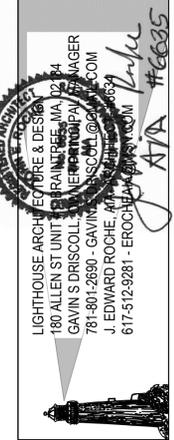
PROPOSED SOUTH ELEVATION/
FACING NANTUCKET SOUND 1/4" = 1'-0"



PROPOSED WEST ELEVATION/ RIGHT ELEVATION
1/4" = 1'-0"



GENERAL NOTE:
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DATE:	1/31/25
SCALE:	3/16"=1'-0"
DRAWN BY:	GSD
CHECKED BY:	JER

PROPOSED ELEVATIONS

DEMOLITION OF EXISTING HOUSE
PROPOSED SINGLE FAMILY HOME
7 RHYSAPAH RD DENNIS PORT MA

A3

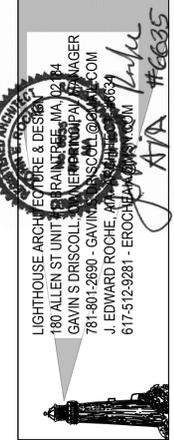
PROPOSED NORTH ELEVATION/ FACING RHYSAPAH RD
1/4" = 1'-0"



PROPOSED EAST ELEVATION/ LEFT ELEVATION
1/4" = 1'-0"



GENERAL NOTE:
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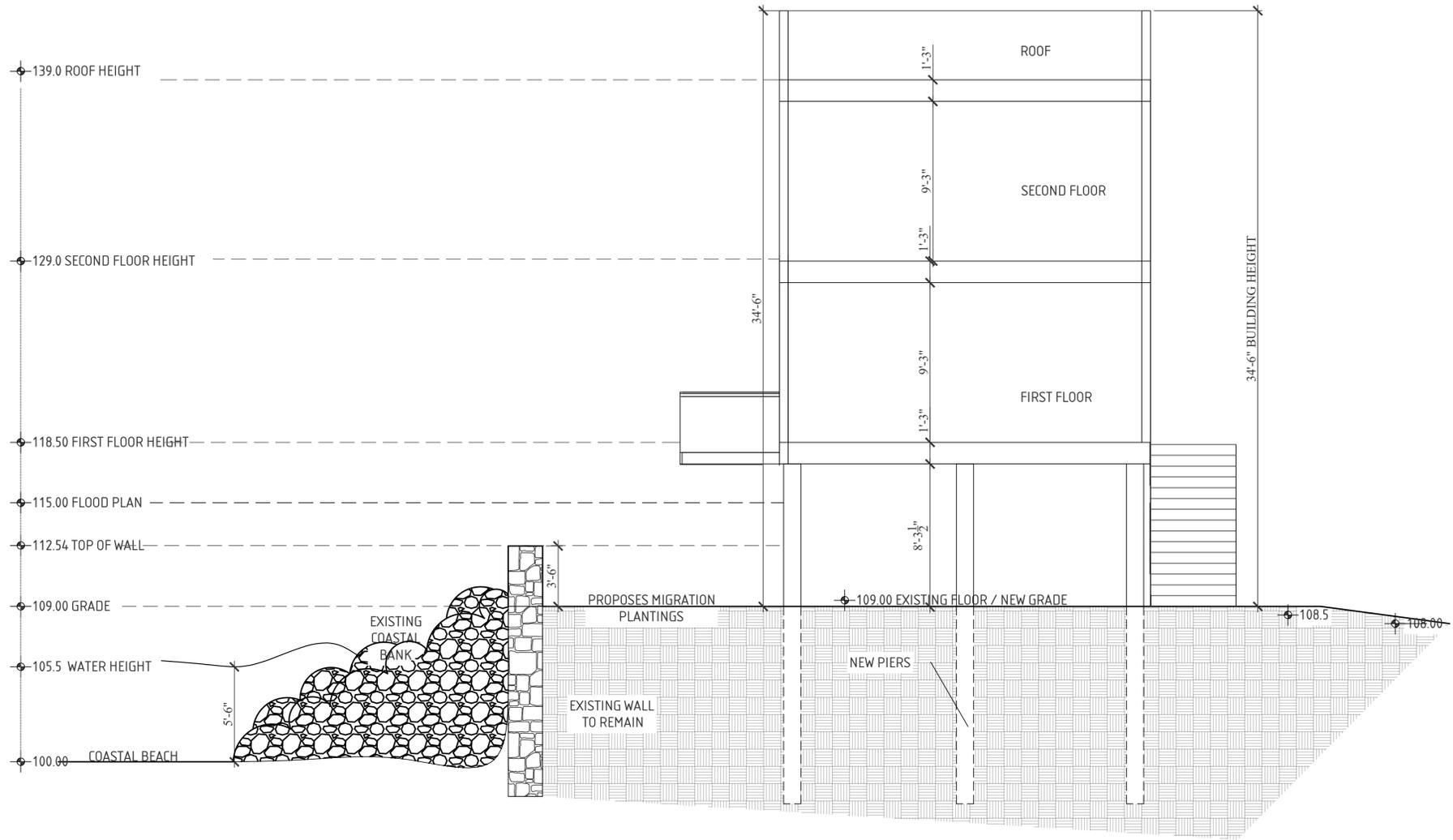


DATE:	1/31/25
SCALE:	3/16"=1'-0"
DRAWN BY:	GSD
CHECKED BY:	JER

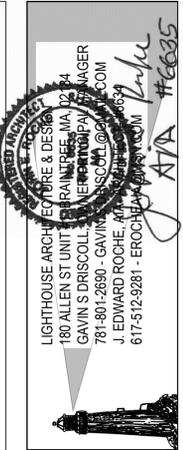
PROPOSED ELEVATIONS

DEMOLITION OF EXISTING HOUSE
PROPOSED SINGLE FAMILY HOME
7 RHYSAPAH RD DENNIS PORT MA

A4



PROPOSED BUILDING SECTION
 $\frac{1}{4}'' = 1'-0''$



DATE:	1/31/25
SCALE:	3/16"=1'-0"
DRAWN BY:	GSD
CHECKED BY:	JER

BUILDING SECTION

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYSPEAH RD DENNIS PORT MA

A5

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



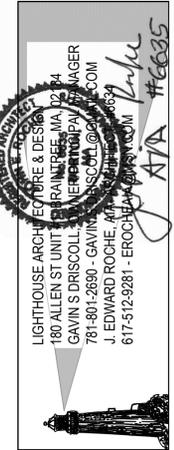
BIRDS EYE VIEW FROM NANTUCKET SOUND



BIRDS EYE VIEW FROM EAST SIDE TOWARD THE SOUND



BIRDS EYE VIEW FROM NANTUCKET SOUND



DATE:	1/31/25
SCALE:	AS NOTED
DRAWN BY:	GSD
CHECKED BY:	JER

RENDERINGS

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYSPEAH RD DENNIS PORT MA

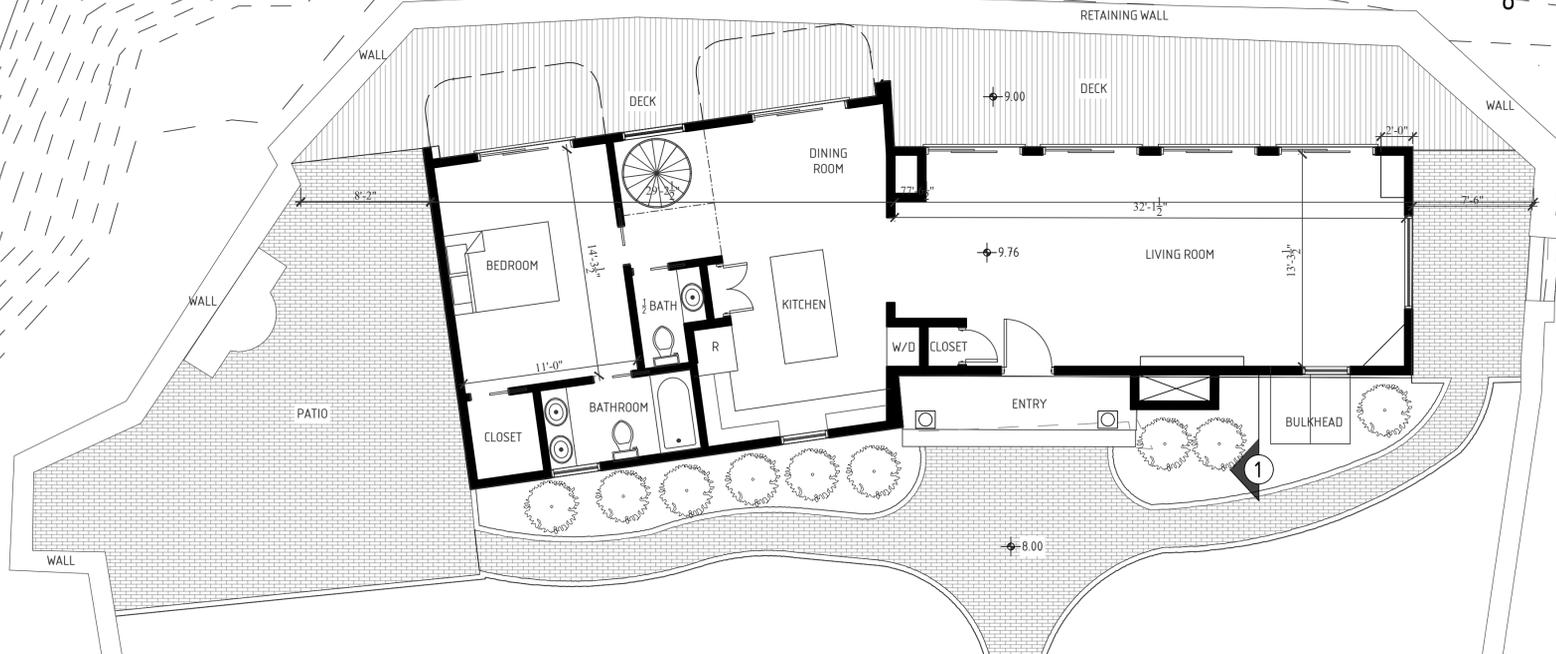
A6

GENERAL NOTE:
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COASTAL BEACH
±0.00

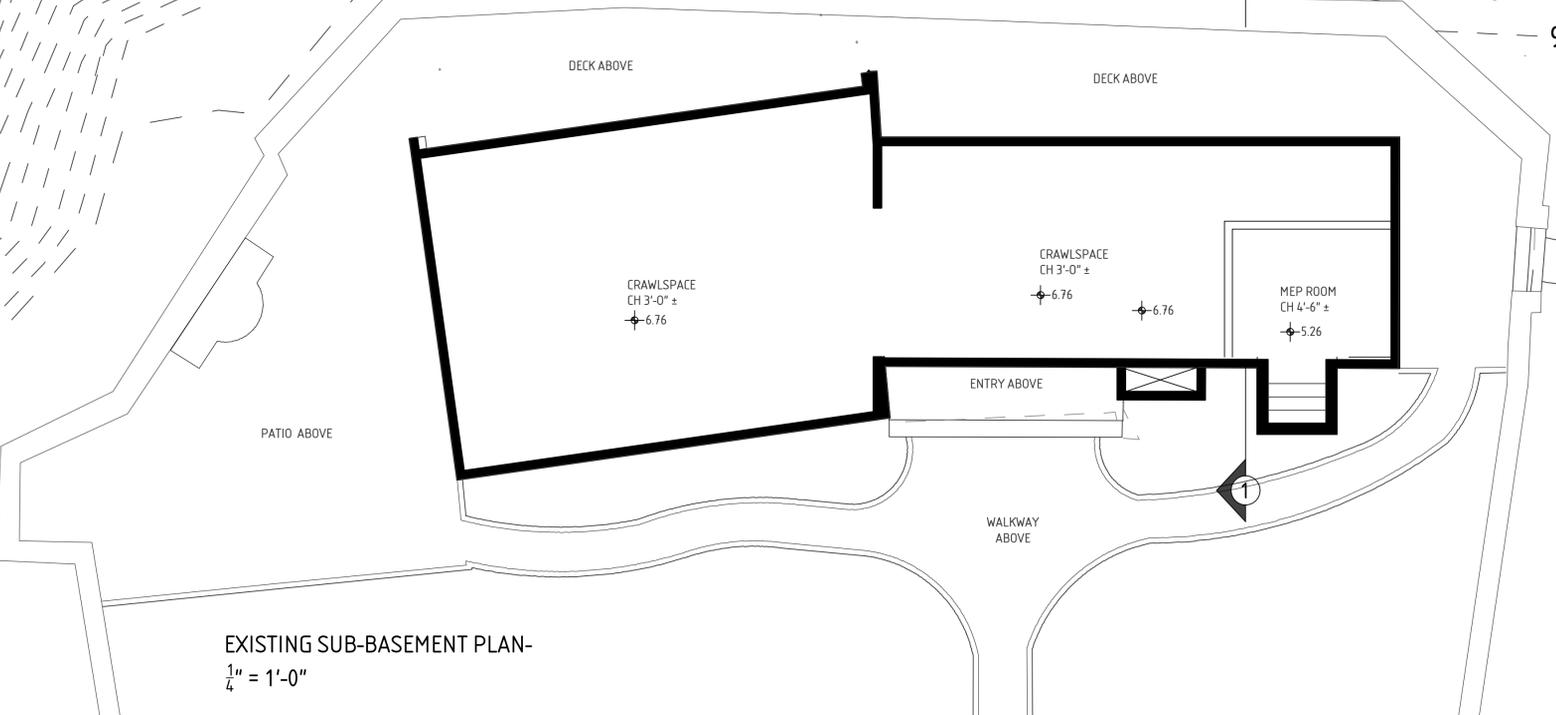


COASTAL BANK



EXISTING FIRST FLOOR PLAN-
1/4" = 1'-0"

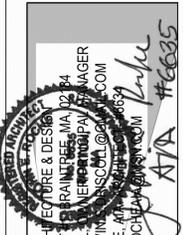
COASTAL BANK



EXISTING SUB-BASEMENT PLAN-
1/4" = 1'-0"



GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



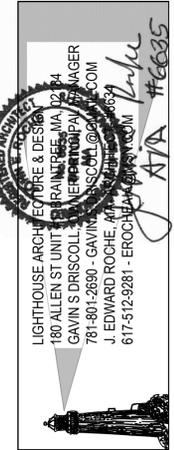
LIGHTHOUSE ARCHITECTURE & DESIGN
180 ALLEN ST UNIT 201 PORTLAND, MA 02884
GAVIN S. DRISCOLL, REGISTERED PROFESSIONAL ENGINEER
781-801-2690 - GAVIN@LHA.COM
J. EDWARD ROCHE, ARCHITECT
617-572-9261 - EROCHE@LHA.COM
ATA #6685

DATE: 10/10/24
SCALE: 1/4" = 1'-0"
DRAWN BY: GSD
CHECKED BY: JER

EXISTING BASEMENT AND FIRST FLOOR PLAN

DEMOLITION OF EXISTING HOUSE
PROPOSED SINGLE FAMILY HOME
7 RHYSAPAH RD DENNIS PORT MA

EX1

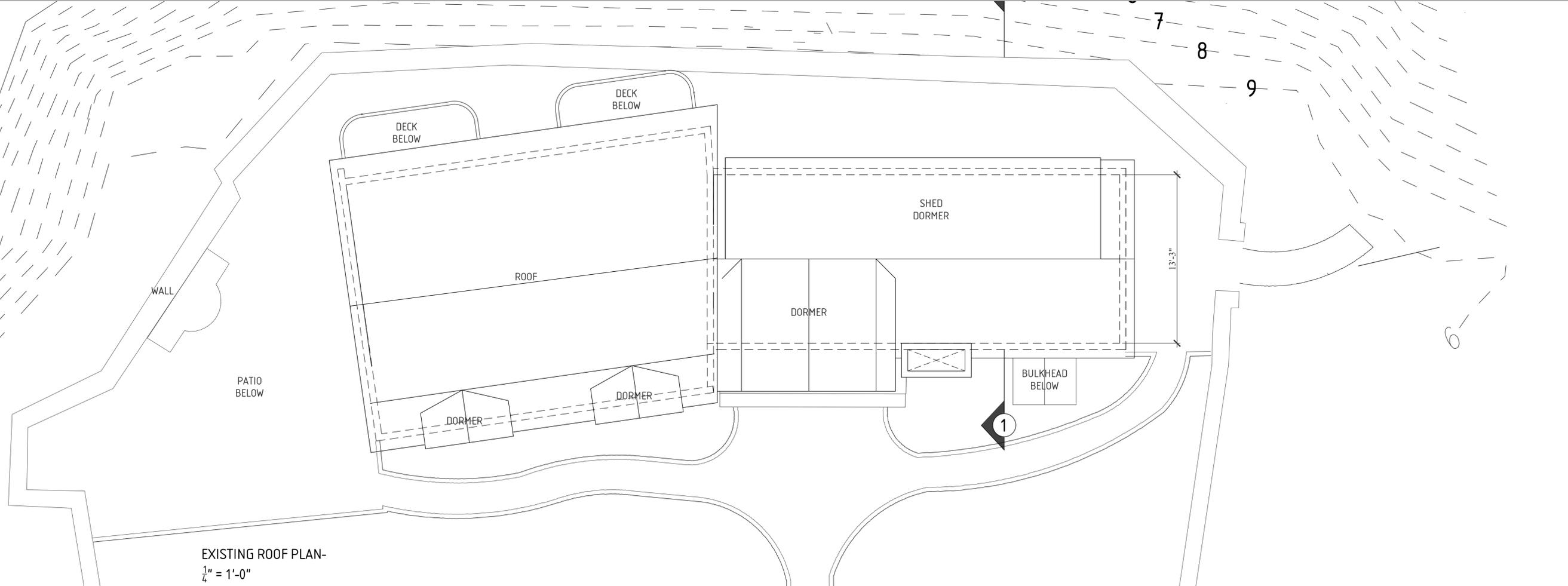


DATE: 10/10/24
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 CHECKED BY: JER

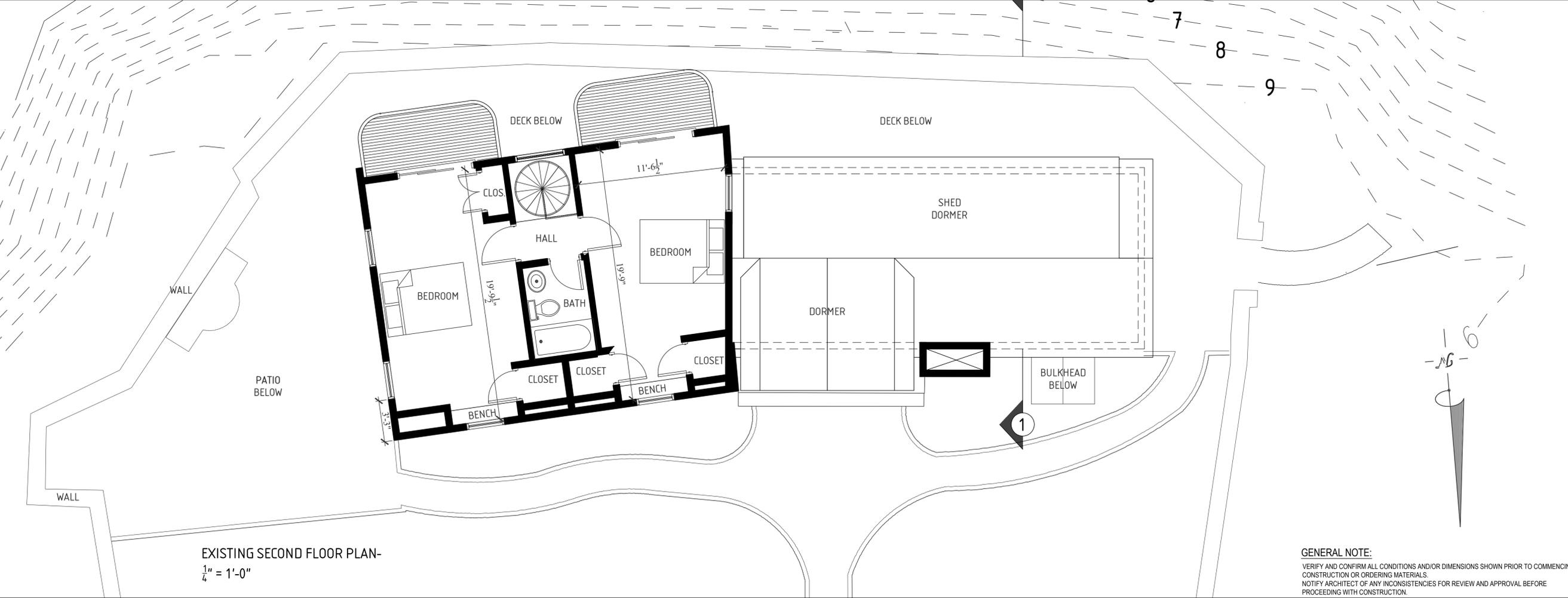
EXISTING SECOND AND ROOF FLOOR PLAN

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYSAPAH RD DENNIS PORT MA

EX2

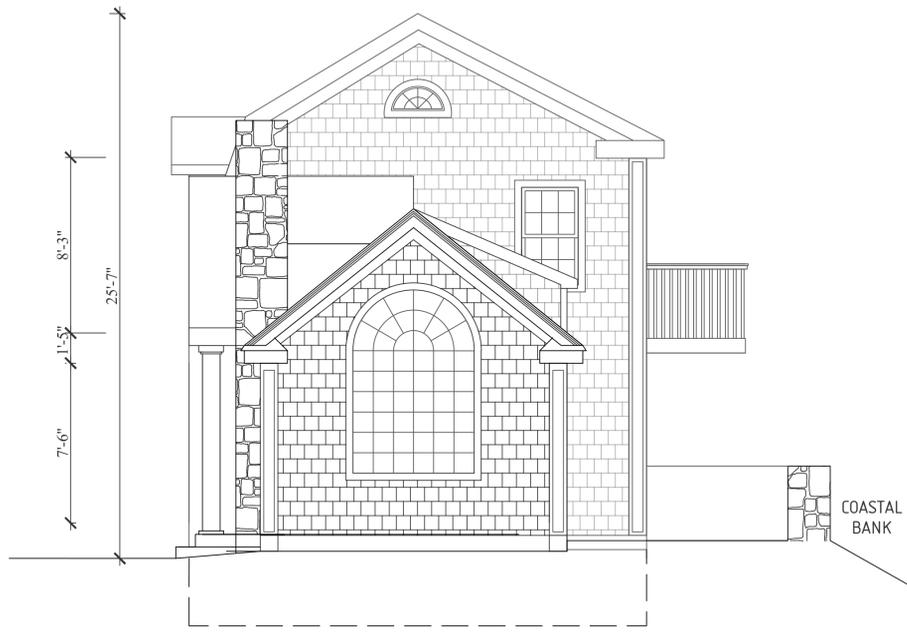


EXISTING ROOF PLAN-
 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN-
 1/4" = 1'-0"

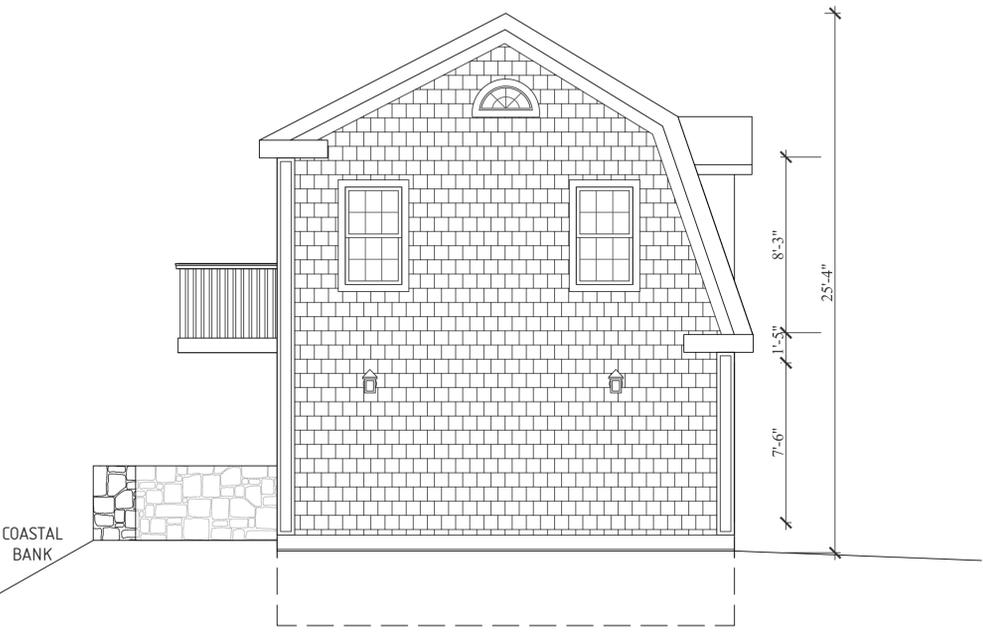
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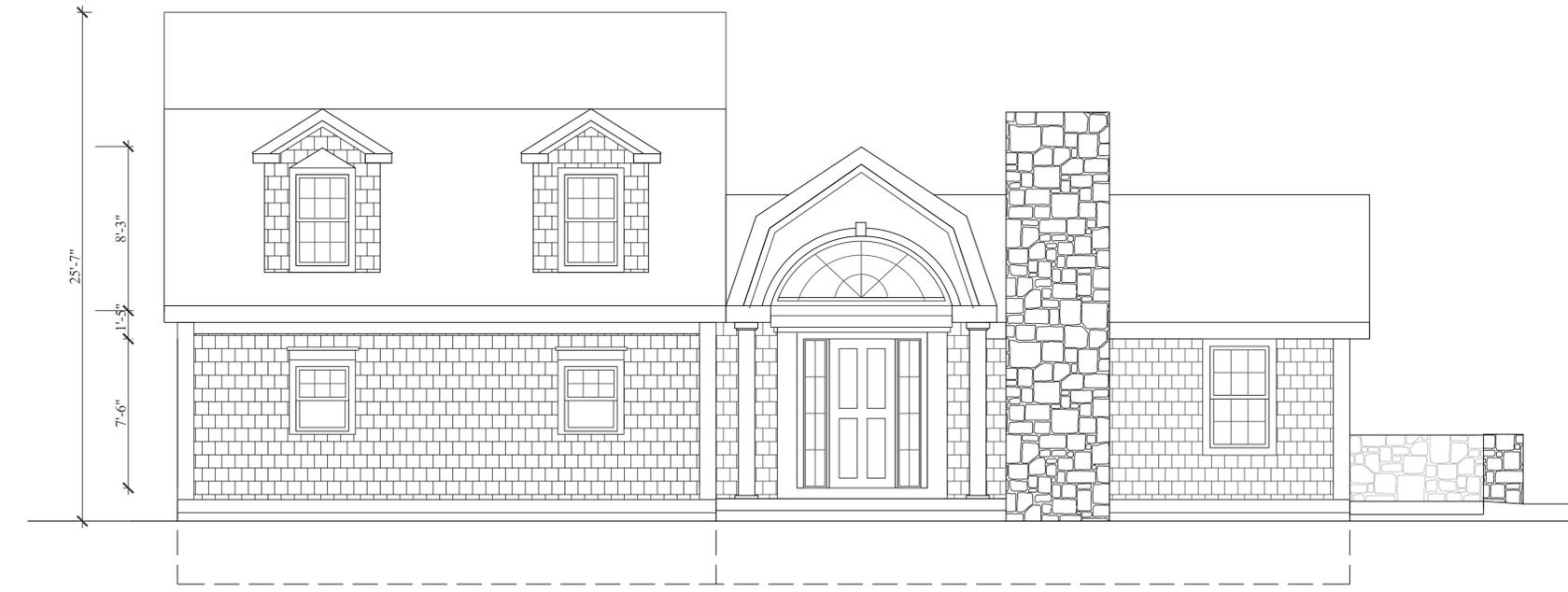
EXISTING WEST/RIGHT ELEVATION
 $\frac{1}{4}'' = 1'-0''$



EXISTING SOUTH/REAR ELEVATION
 $\frac{1}{4}'' = 1'-0''$

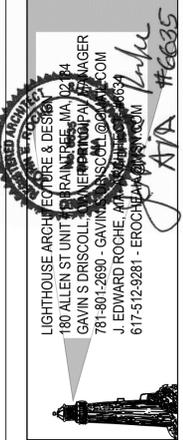


EXISTING EAST/LEFT ELEVATION
 $\frac{1}{4}'' = 1'-0''$



EXISTING NORTH/FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$

GENERAL NOTE:
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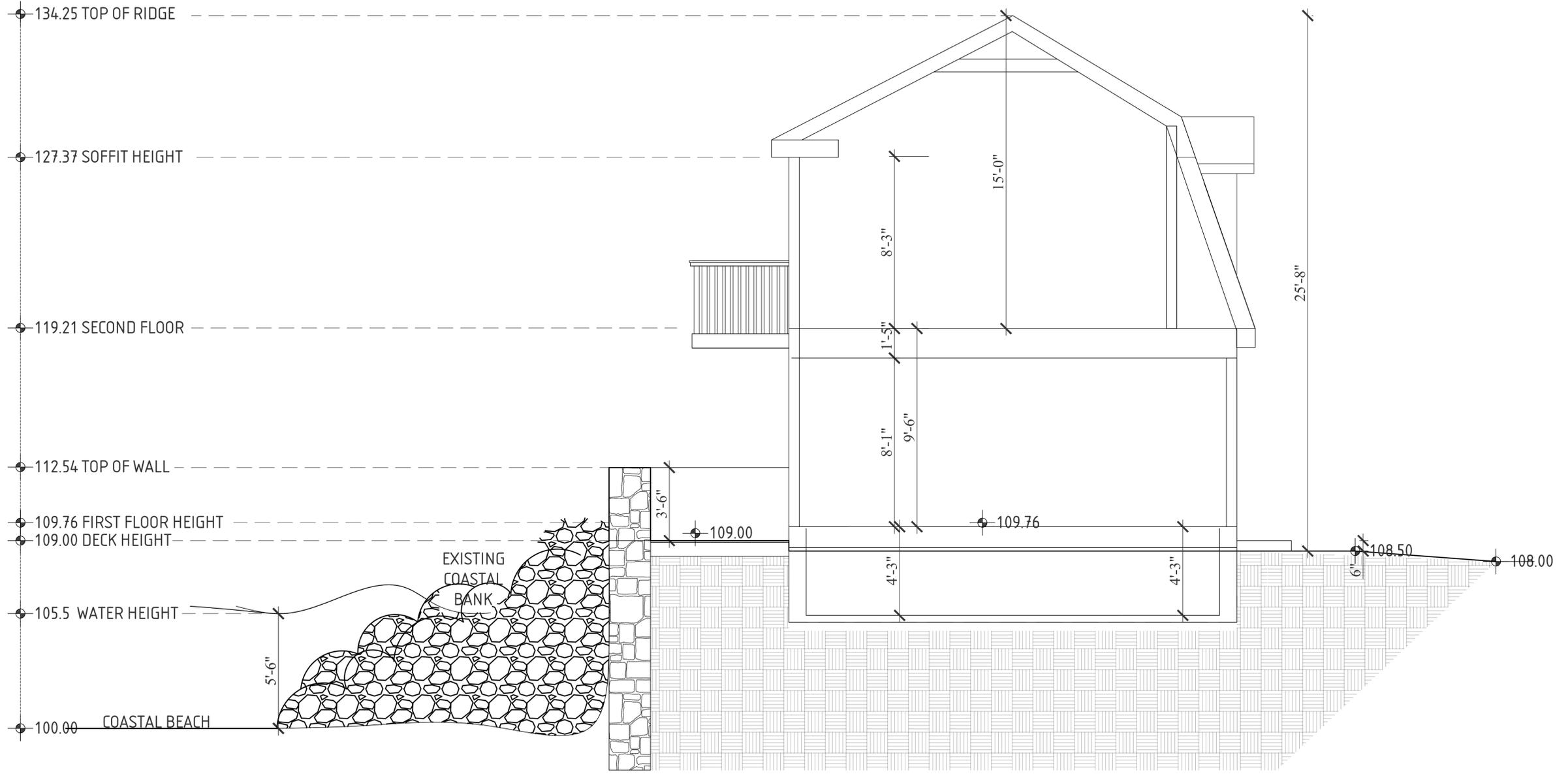


DATE:	10/10/24
SCALE:	1/4" = 1'-0"
DRAWN BY:	GSD
CHECKED BY:	JER

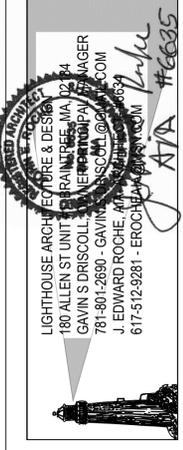
EXISTING NORTH, SOUTH, EAST AND WEST ELEVATIONS

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYSAPAH RD DENNIS PORT MA

EX3



EXISTING BUILDING SECTION #1
 $\frac{3}{8}'' = 1'-0''$



DATE:	10/10/24
SCALE:	1/4" = 1'-0"
DRAWN BY:	GSD
CHECKED BY:	JER

BUILDING SECTION

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYSPEAH RD DENNIS PORT MA

EX4

GENERAL NOTE:
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