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BUILDER
 LaBarge Homes
 237 MA-28
 West Harwich, MA, 02671

(E) Todd@LaBargeHomes.com
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ZONING BOARD PACKET

DATE (1/19/2026)

ROBINSON RESIDENCE

KATHLEEN & JEFFREY ROBINSON
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COVER SHEET

A000

STANDARD ABBREVIATIONS

ACT	ACOUSTICAL TILE	INSUL	INSULATION, INSULATED
AFF	ABOVE FINISH FLOOR	INT	INTERIOR
ALUM	ALUMINUM	LAM	LAMINATED
ANOD	ANODIZED	MAX	MAXIMUM
BD	BOARD	MIN	MINIMUM
BITUM	BITUMINOUS	MTL	METAL
CEM	CEMENT	MW	MILLWORK
CER	CERAMIC	N.I.C.	NOT IN CONTRACT
CL	CENTER LINE	NOM	NOMINAL (SIZE)
CLO	CLOSET	OC	ON CENTER
CLR	CLEAR	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OPNG	OPENING
COMP	COMPOSITE	OPP	OPPOSITE HAND
CONC	CONCRETE	OSB	ORIENTED STRAND BOARD
CONT.	CONTINUOUS	PLAM	PLASTIC LAMINATE
CH	HORIZONTAL COURSING	PLWD	PLYWOOD
CV	VERTICAL COURSING	PTD	PAINTED
DTL	DETAIL	REQD	REQUIRED
ELEC	ELECTRICAL	SC	SOLID CORE
ELEV	ELEVATION	SCHED	SCHEDULE
ENAM	ENAMEL	SF	SQUARE FEET
ETR	EXISTING TO REMAIN	SM	SIMILAR TO
EXST	EXISTING	S.S.	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FH	FLAT HEAD SCREW	SUSP	SUSPENDED
FIN	FINISH	TBD	TO BE DETERMINED
FL	FLUSH	T+G	TONGUE AND GROOVE
GA	GUAGE	TEL	TELEPHONE
GALV	GALVANIZED	THOLD	THRESHOLD
GWB	GYPSUM WALL BOARD	TYP	TYPICAL
HC	HOLLOW CORE	VCT	VINYL COMPOSITION TILE
HD GALV	HOT DIP GALVANIZED	VIF	VERIFY IN FIELD
HM	HOLLOW METAL	VERT	VERTICAL
HORIZ	HORIZONTAL	V.P.A.B.	VAPOR PERMEABLE AIR BARRIER
HR	HOUR	VT	VINYL TILE
ID	INSIDE DIAMETER	WD	WOOD
IG	DOUBLE INSULATED GLASS	WV	WOOD VENEER

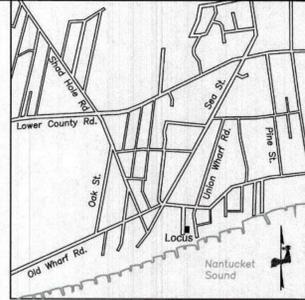
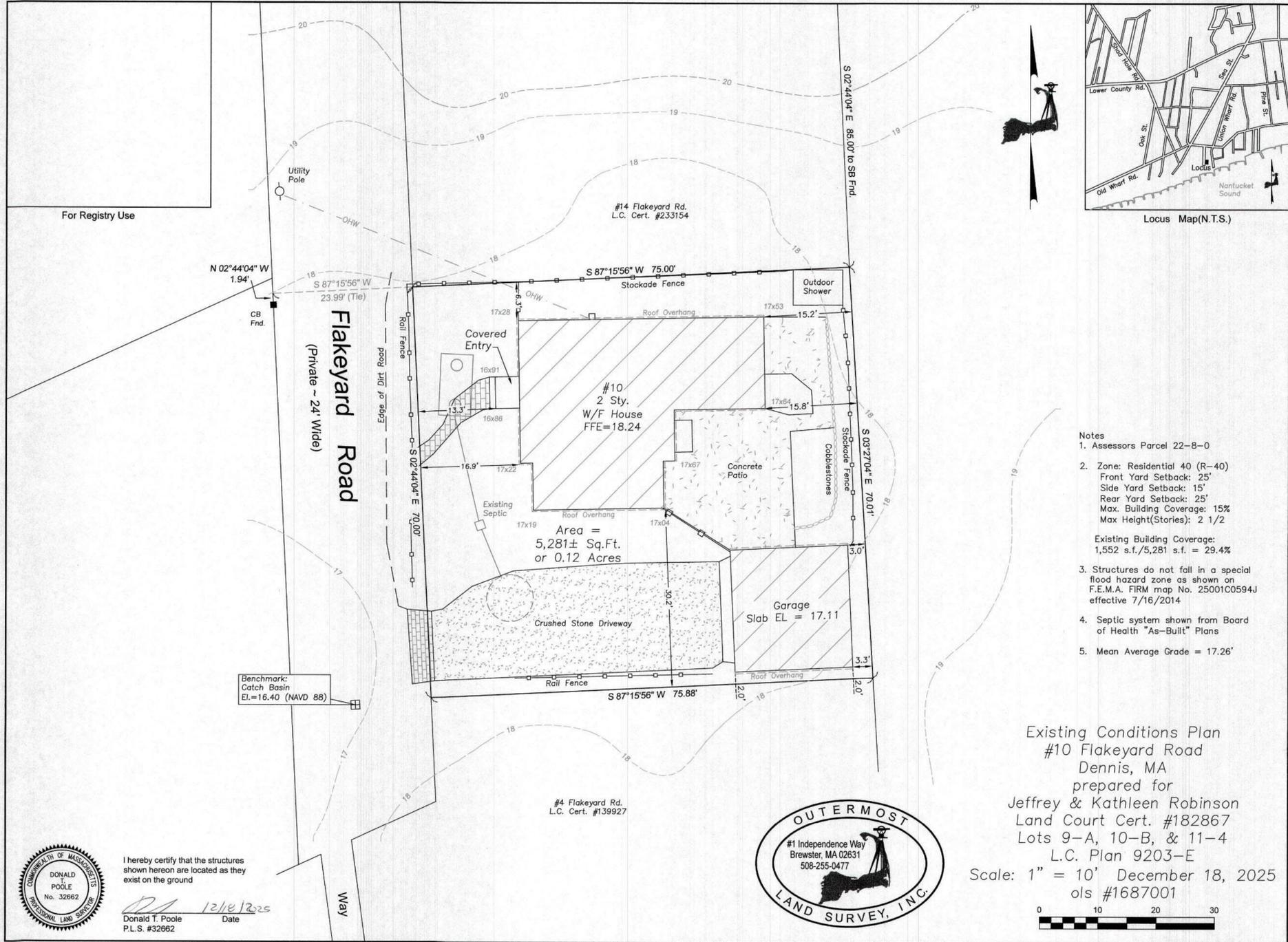
SHEET INDEX

#	SHEET TITLE	ISSUE DATE
A000	COVER SHEET	
	SURVEY / EX. PLAN - SHEET 1 OF 1	
E001	EXISTING SITE PLAN	
E100	EXISTING LL + F1 PLAN	
E101	EXISTING F2 + ROOF PLAN	
E102	EXISTING GARAGE PLANS	
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#	SHEET TITLE	ISSUE DATE
A100	PROPOSED LL + F1 PLAN	
A101	PROPOSED F2 + ROOF PLAN	
A102	PROPOSED GARAGE PLANS	
A110	PROPOSED LL + F1 RCP	
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A112	PROPOSED GARAGE RCPS	
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A400	PROPOSED WALL SECTIONS	

GRAPHIC SYMBOLS

	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING WALL TO BE REMOVED
	CONCRETE
	ENLARGED PLAN OR DETAIL INDICATOR
	ELEVATION MARKER
	SECTION MARKER
	ROOM NAME AND NUMBER INDICATOR
	DOOR SYMBOL
	WINDOW TAG
	LIMIT OF WORK
	ALIGNMENT INDICATOR
	INTERIOR ELEVATION MARKER



Locus Map(N.T.S.)

- Notes
1. Assessors Parcel 22-8-0
 2. Zone: Residential 40 (R-40)
 Front Yard Setback: 25'
 Side Yard Setback: 15'
 Rear Yard Setback: 25'
 Max. Building Coverage: 15%
 Max Height(Stories): 2 1/2
 - Existing Building Coverage:
 1,552 s.f./5,281 s.f. = 29.4%
 3. Structures do not fall in a special flood hazard zone as shown on F.E.M.A. FIRM map No. 25001C0594J effective 7/16/2014
 4. Septic system shown from Board of Health "As-Built" Plans
 5. Mean Average Grade = 17.26'

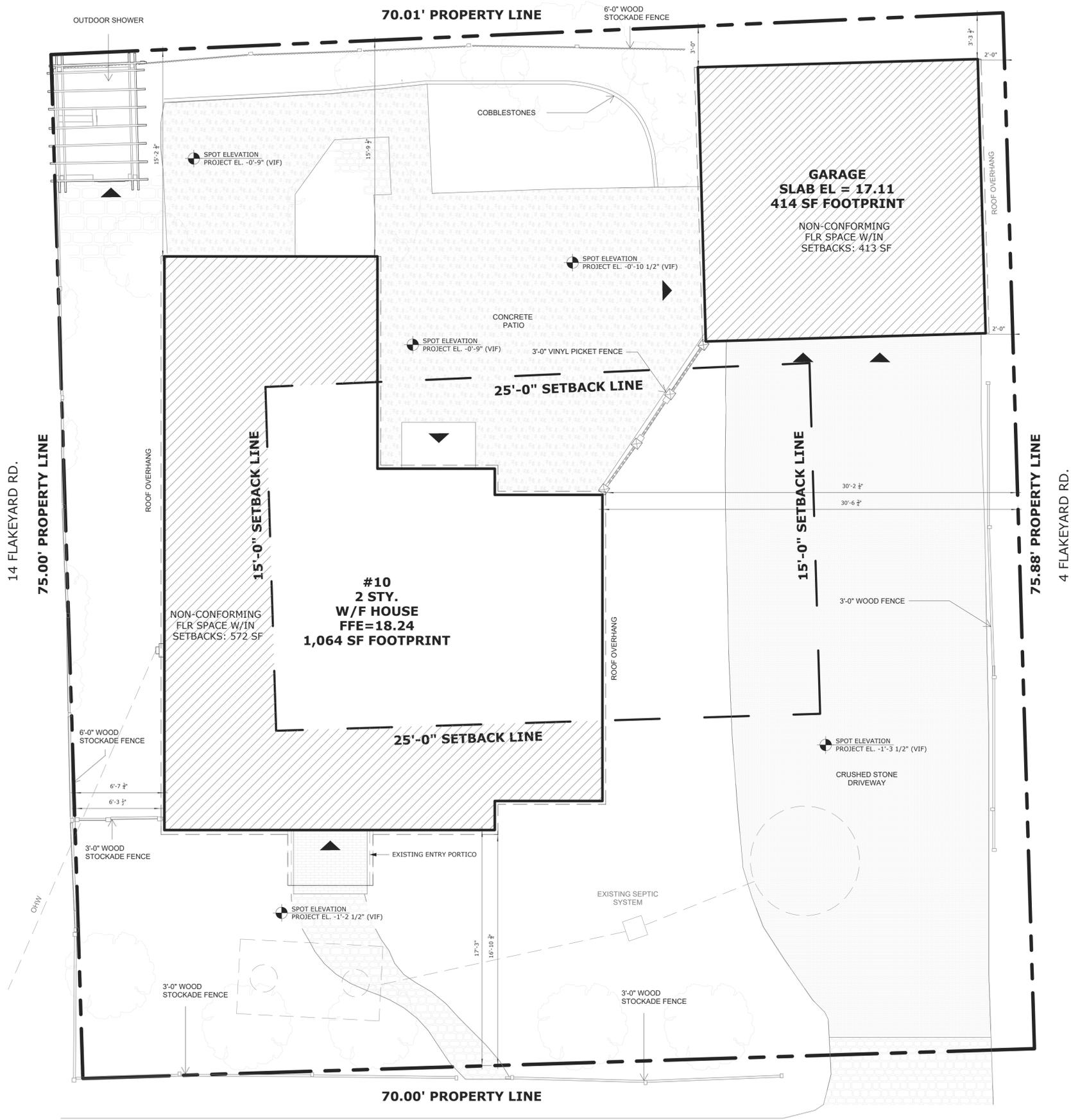
Existing Conditions Plan
 #10 Flakeyard Road
 Dennis, MA
 prepared for
 Jeffrey & Kathleen Robinson
 Land Court Cert. #182867
 Lots 9-A, 10-B, & 11-4
 L.C. Plan 9203-E
 Scale: 1" = 10' December 18, 2025
 ols #1687001



I hereby certify that the structures shown hereon are located as they exist on the ground

Donald T. Poole 12/18/2025
 Donald T. Poole Date
 P.L.S. #32662





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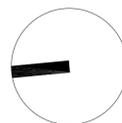
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EXISTING SITE PLAN

E001

DENNIS PORT ZONING:

ZONING DISTRICT: R-40
 ZONING USE: LOW DENSITY RESIDENTIAL

MIN. FRONTAGE : 50'
 EXISTING FRONTAGE : 70'
 MIN. WIDTH : 100'
 EXISTING WIDTH : 70'
 MIN. LOT AREA : 40,000 SF
 EXISTING LOT AREA : 5,281 SF
 NON-CONFORMING FLR SPACE W/IN SETBACKS: 985 SF

YARD SETBACKS, MAIN HOUSE
 MIN. 25'-0" FRONT (EX. 17'-3" FRONT)
 MIN. 25'-0" REAR (EX. 15'-9 1/2" REAR)
 MIN. 15'-0" SIDES (EX. 6'-7 3/4" LEFT)
 MIN. 15'-0" SIDES (EX. 30'-6 3/4" RIGHT)

EX. CUM. FOOTPRINT ALL STRUCTURES : 1,478 SF
 EX. CUM. FLOOR SPACE ALL STRUCTURES : 2,430 SF
 EX. CUM. FLOOR SPACE TO LOT AREA % : 46%

EX. GREEN AREA : 2,041SF (38.6%)

LOT COVERAGE, REQUIRED: 15%
 LOT COVERAGE, EXISTING: 29.4% (1,552 SF)

MEAN AVE. GRADE EXISTING : 17.26'

BUILDING HEIGHT MAX: 2 1/2 STORIES



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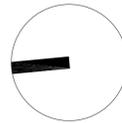
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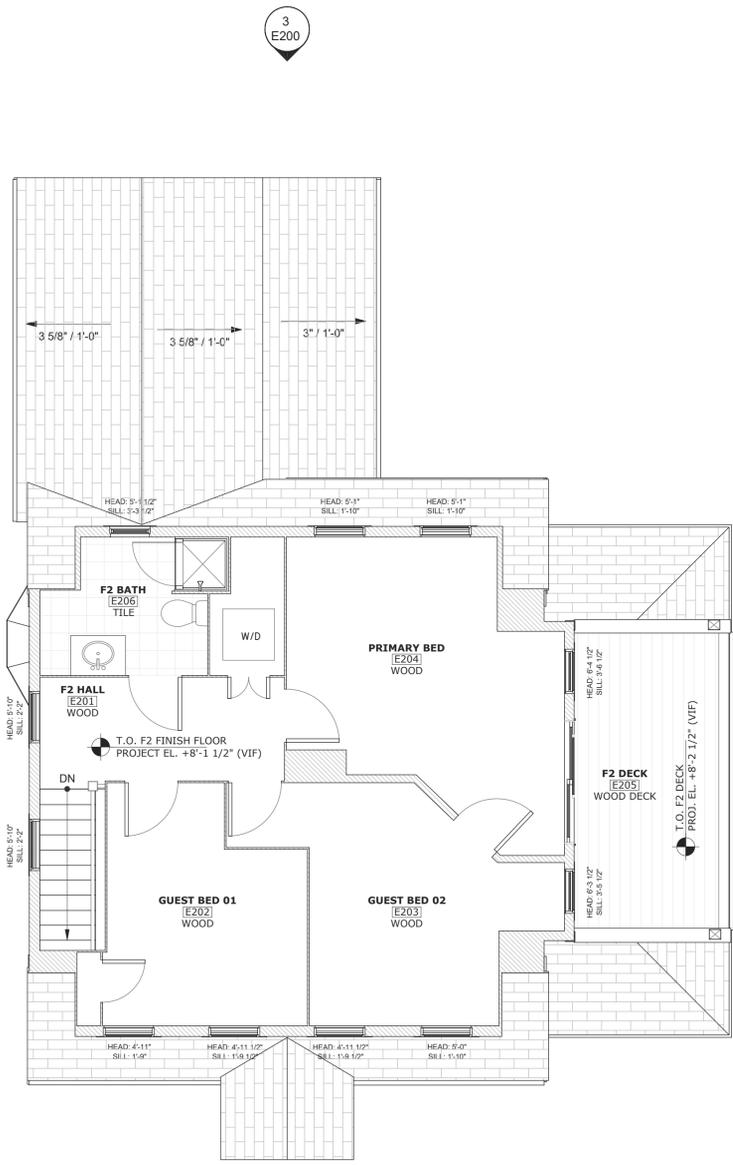
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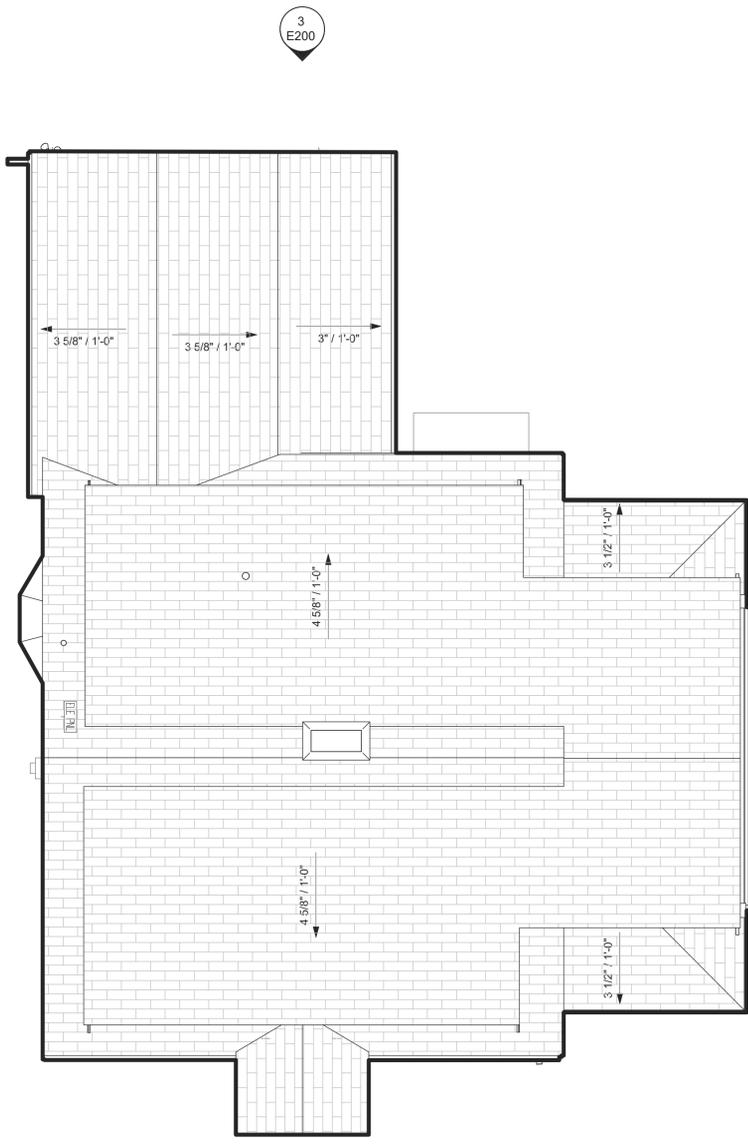
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EXISTING F2 + ROOF PLANS

E101



1 EXISTING F2 PLAN
 1/4" = 1'-0"



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

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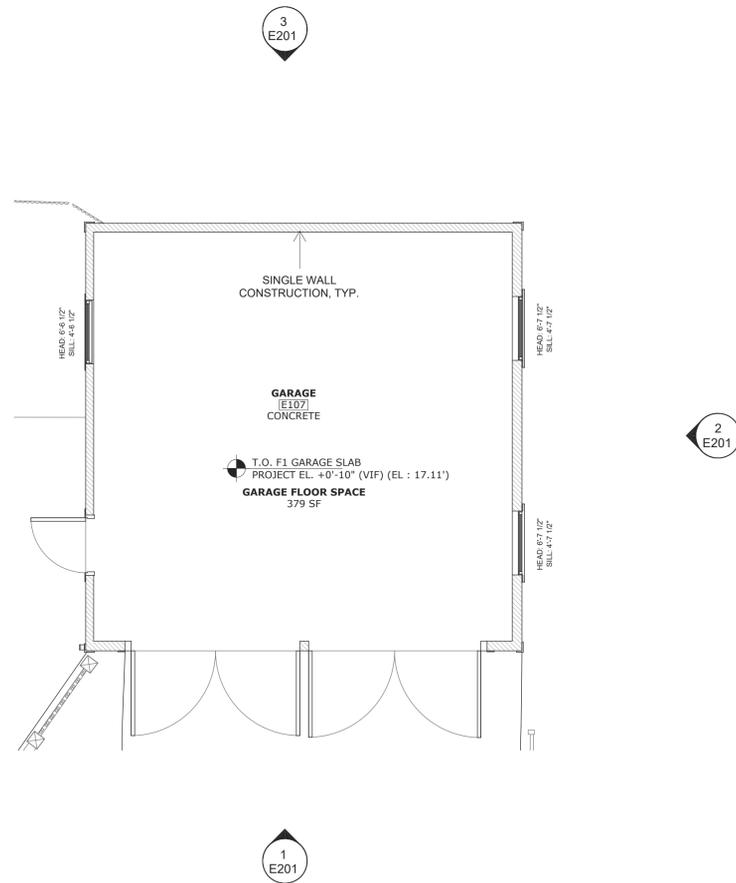
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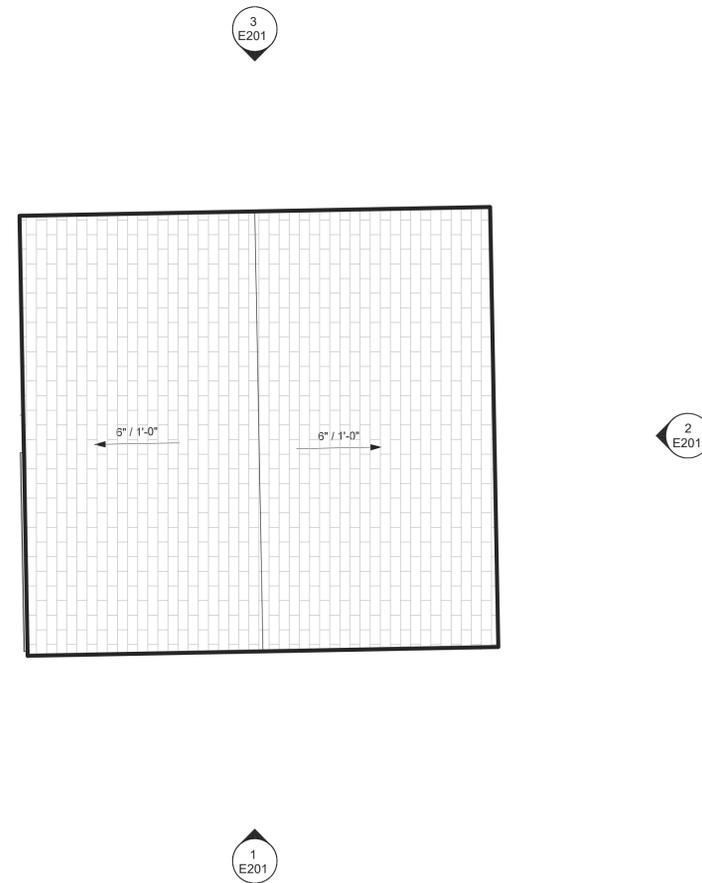
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EXISTING GARAGE PLANS

E102



1 EXISTING GARAGE F1 PLAN
1/4" = 1'-0"



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



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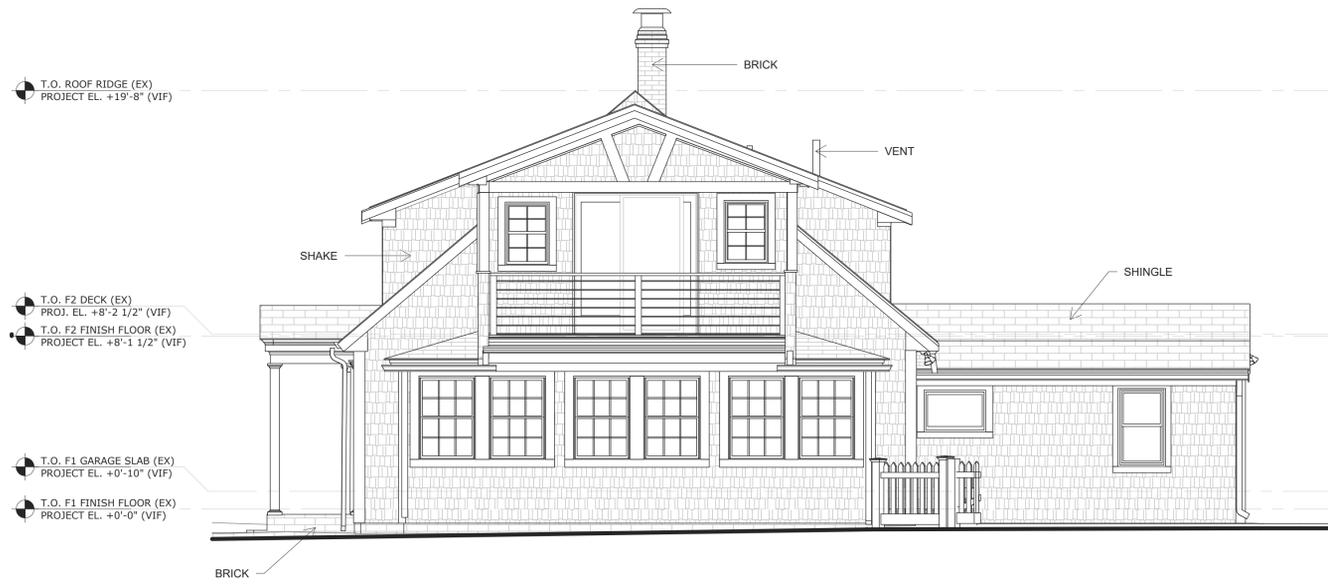
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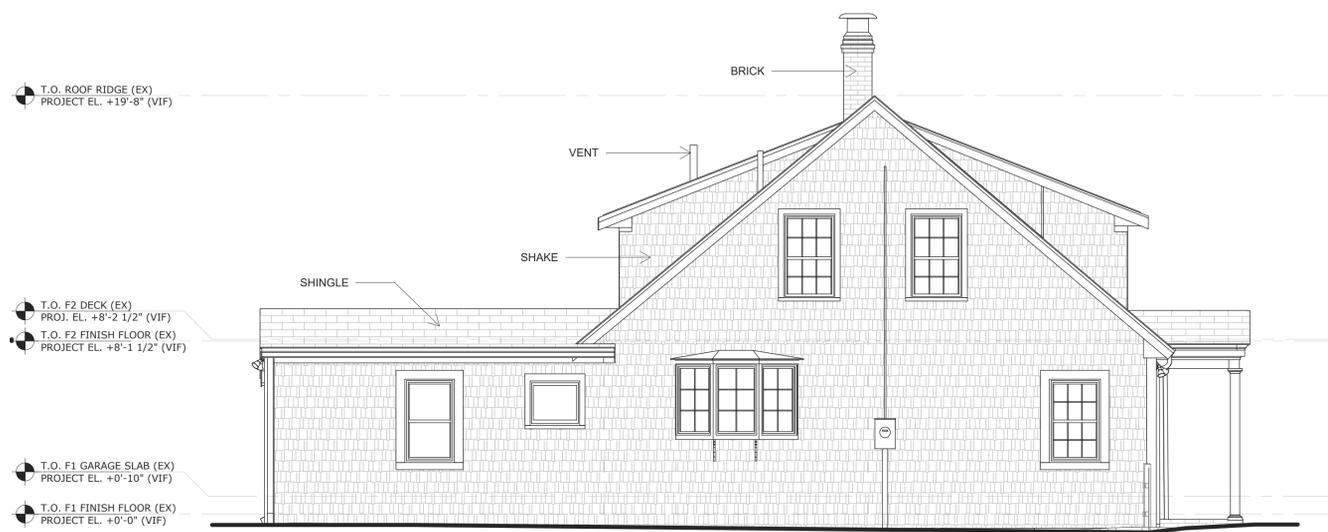
1 EXISTING FRONT ELEVATION
 1/4" = 1'-0"



2 EXISTING SIDE ELEVATION 01
 1/4" = 1'-0"



3 EXISTING REAR ELEVATION
 1/4" = 1'-0"



4 EXISTING SIDE ELEVATION 02
 1/4" = 1'-0"

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EXISTING ELEVATIONS

E200



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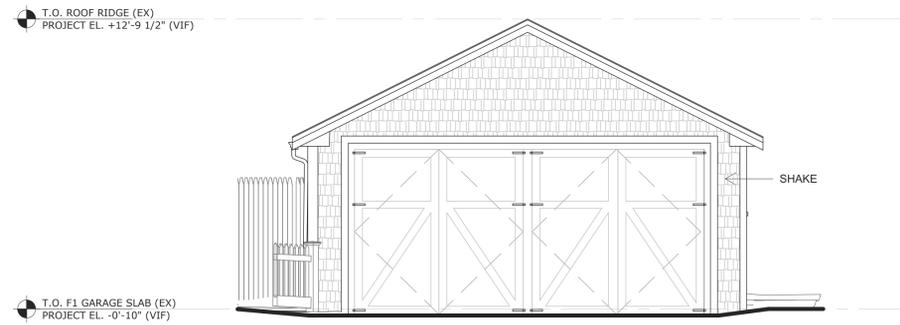
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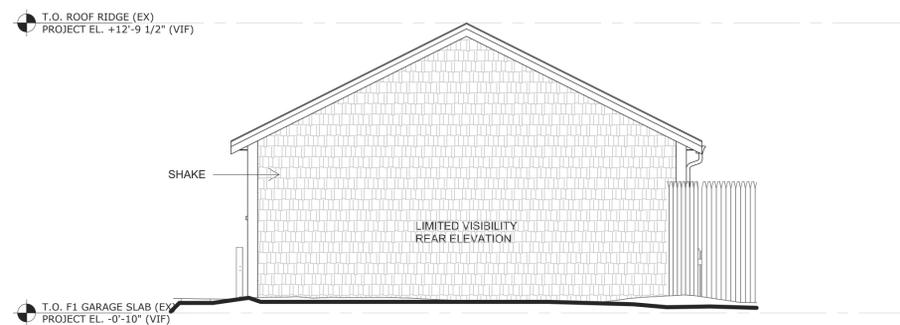
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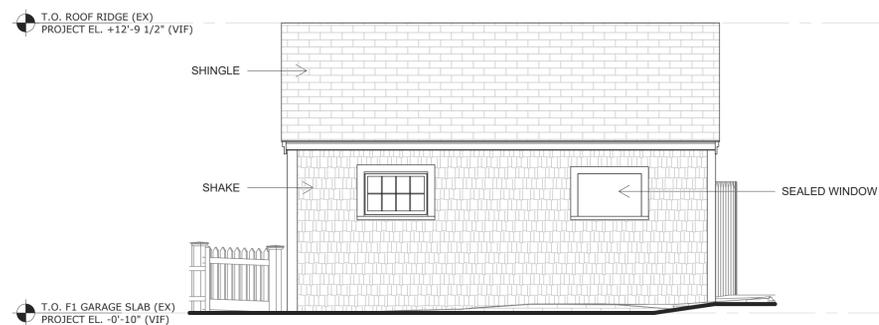
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 1/4" = 1'-0"



2 EXISTING GARAGE SIDE ELEVATION 01
 1/4" = 1'-0"



3 EXISTING GARAGE REAR ELEVATION
 1/4" = 1'-0"



4 EXISTING GARAGE SIDE ELEVATION 02
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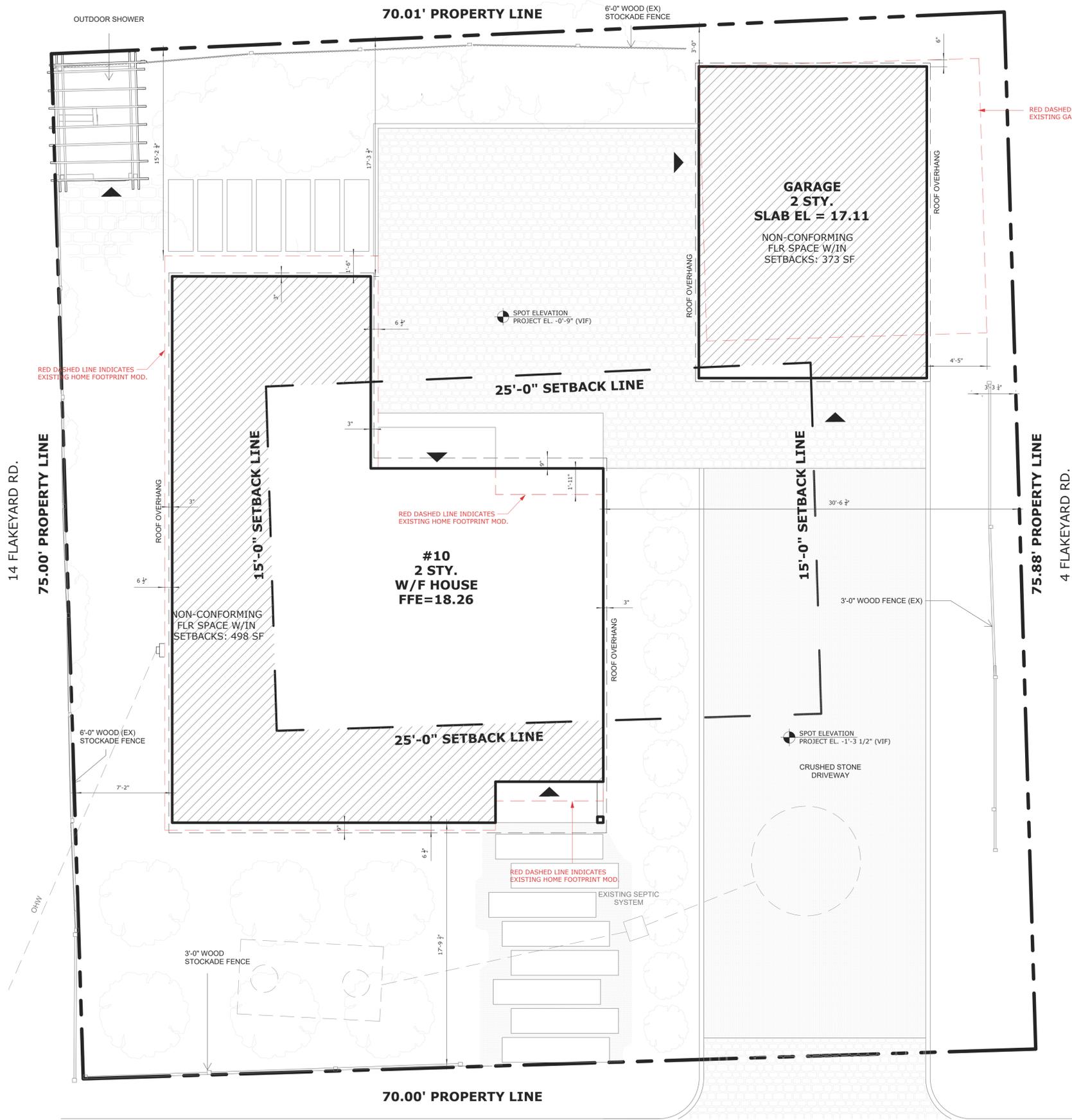
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EXISTING GARAGE ELEVATIONS

E201



DENNIS PORT ZONING:

ZONING DISTRICT: R-40
 ZONING USE: LOW DENSITY RESIDENTIAL

MIN. FRONTAGE : 50'
 EXISTING FRONTAGE : 70'
 MIN. WIDTH : 100'
 EXISTING WIDTH : 70'
 MIN. LOT AREA : 40,000 SF
 EXISTING LOT AREA : 5,281 SF
 NON-CONFORMING FLR SPACE W/IN SETBACKS: 985 SF
 PROP. NON-CONF. FLR SPACE W/IN SETBACKS: 871 SF

YARD SETBACKS, MAIN HOUSE
 MIN. 25'-0" FRONT (EX. 17'-3" FRONT)
 PROPOSED = 17'-9 1/2"
 MIN. 25'-0" REAR (EX. 15'-9 1/2" REAR)
 PROPOSED = 17'-3 1/2"
 MIN. 15'-0" SIDE (EX. 6'-7 3/4" LEFT)
 PROPOSED = 7'-2"
 MIN. 15'-0" SIDE (EX. 30'-6 3/4" RIGHT)
 PROPOSED = EXISTING TO REMAIN

EX. CUM. FOOTPRINT ALL STRUCTURES : 1,478 SF
 PROP. CUM. FOOTPRINT ALL STRUCTURES : 1,384 SF
 EX. CUM. FLOOR SPACE ALL STRUCTURES : 2,430 SF
 PROP. CUM. FLOOR SPACE ALL STRUCTURES : 2,418 SF
 EX. CUM. FLOOR SPACE TO LOT AREA % : 46%
 PROP. CUM. FLOOR SPACE TO LOT AREA % : 45.8%

EX. GREEN AREA : 2,041SF (38.6%)
 PROP GREEN AREA : 2,170 SF (41.1%)

LOT COVERAGE, REQUIRED: 15%
 LOT COVERAGE, EXISTING: 29.4% (1,552 SF)
 LOT COVERAGE, PROPOSED: 28.1% (1,487 SF)

MEAN AVE. GRADE EXISTING : 17.26'
 BUILDING HEIGHT MAX: 2 1/2 STORIES

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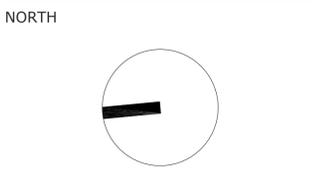
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PROPOSED SITE PLAN

A001



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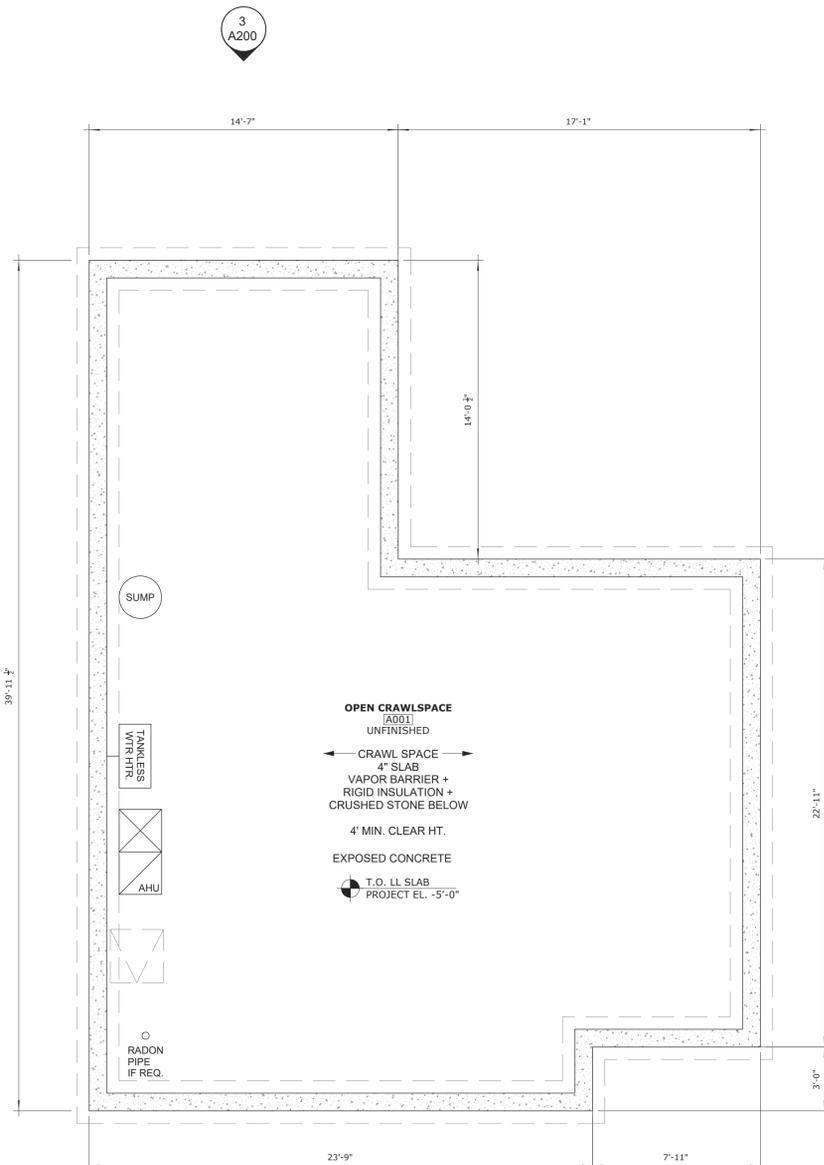
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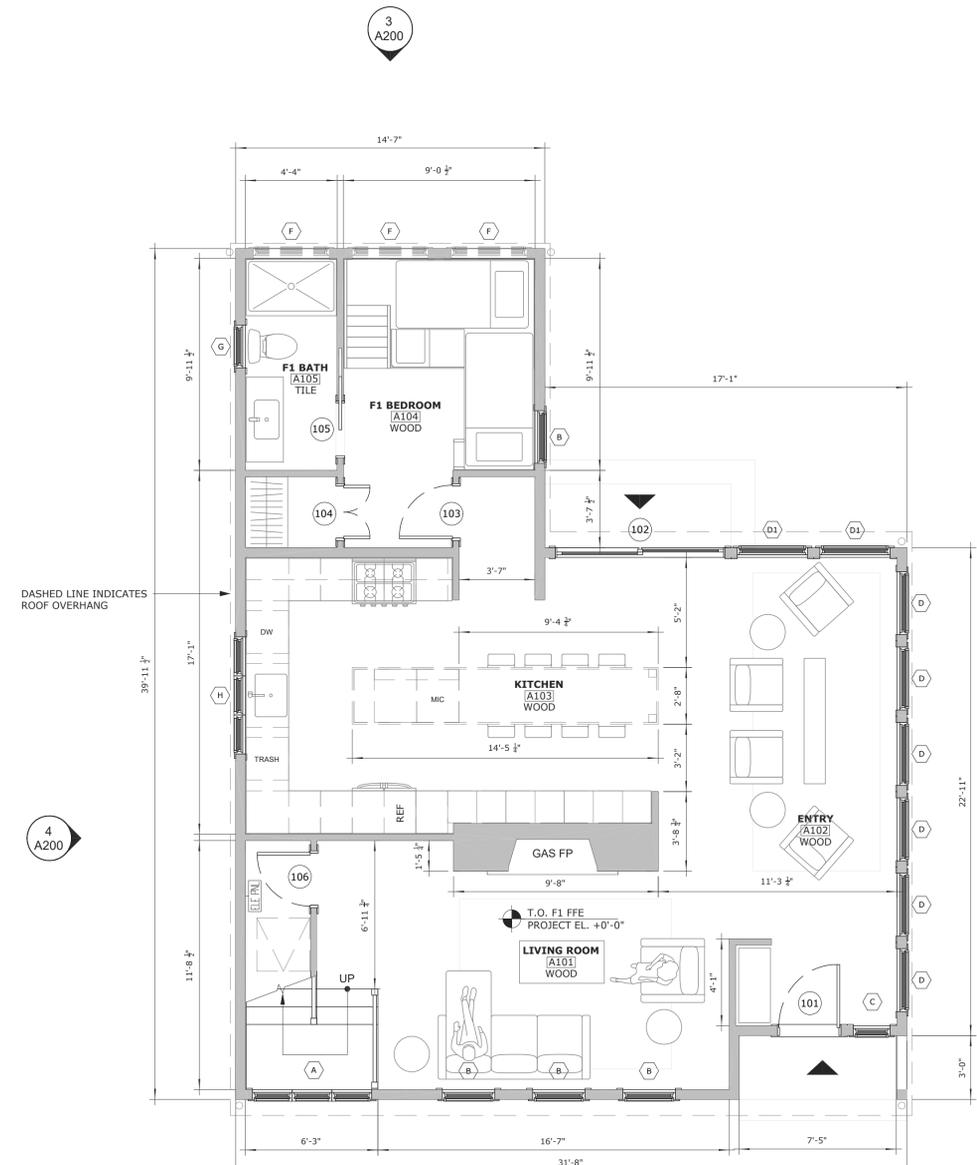
PROPOSED LL + F1 PLANS

A100



1 PROPOSED LL PLAN
 1/4" = 1'-0"

- GENERAL NOTES**
1. NEW WALLS SHOWN IN SOLID HATCH
 2. ALL WALL LAYOUT DIMENSIONS TO FRAMING U.N.O.
 3. U.N.O. ALL EXTERIOR WALL DEPTH TO MATCH EXISTING
 4. U.N.O. ALL INTERIOR WALLS ARE 2X4 FRAMING
 5. ALL WALLBOARD AT BATHROOMS TO BE WATER RESISTANT
 6. ALL WALLBOARD IN BASEMENT TO BE FIBER FACED
 7. ALL WALLS TO ACCEPT 1/2" BLUEBOARD PTD.
 8. ALL CLOSET STORAGE ASSEMBLIES TO BE FURNISHED BY G.C.
 9. ROOF PITCHES TO BE CONFIRMED / COORDINATED BY G.C.
 10. G.C. TO COORDINATE ALL SITE UTILITY INFORMATION
 - II. G.C. TO COORDINATE ALL MEP WORK



2 PROPOSED F1 PLAN
 1/4" = 1'-0"

- GENERAL NOTES**
1. NEW WALLS SHOWN IN SOLID HATCH
 2. ALL WALL LAYOUT DIMENSIONS TO FRAMING U.N.O.
 3. U.N.O. ALL EXTERIOR WALL DEPTH TO MATCH EXISTING
 4. U.N.O. ALL INTERIOR WALLS ARE 2X4 FRAMING
 5. ALL WALLBOARD AT BATHROOMS TO BE WATER RESISTANT
 6. ALL WALLBOARD IN BASEMENT TO BE FIBER FACED
 7. ALL WALLS TO ACCEPT 1/2" BLUEBOARD PTD.
 8. ALL CLOSET STORAGE ASSEMBLIES TO BE FURNISHED BY G.C.
 9. ROOF PITCHES TO BE CONFIRMED / COORDINATED BY G.C.
 10. G.C. TO COORDINATE ALL SITE UTILITY INFORMATION
 - II. G.C. TO COORDINATE ALL MEP WORK

AGS

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NORTH



ZONING BOARD PACKET

DATE (1/19/2026)

ROBINSON RESIDENCE

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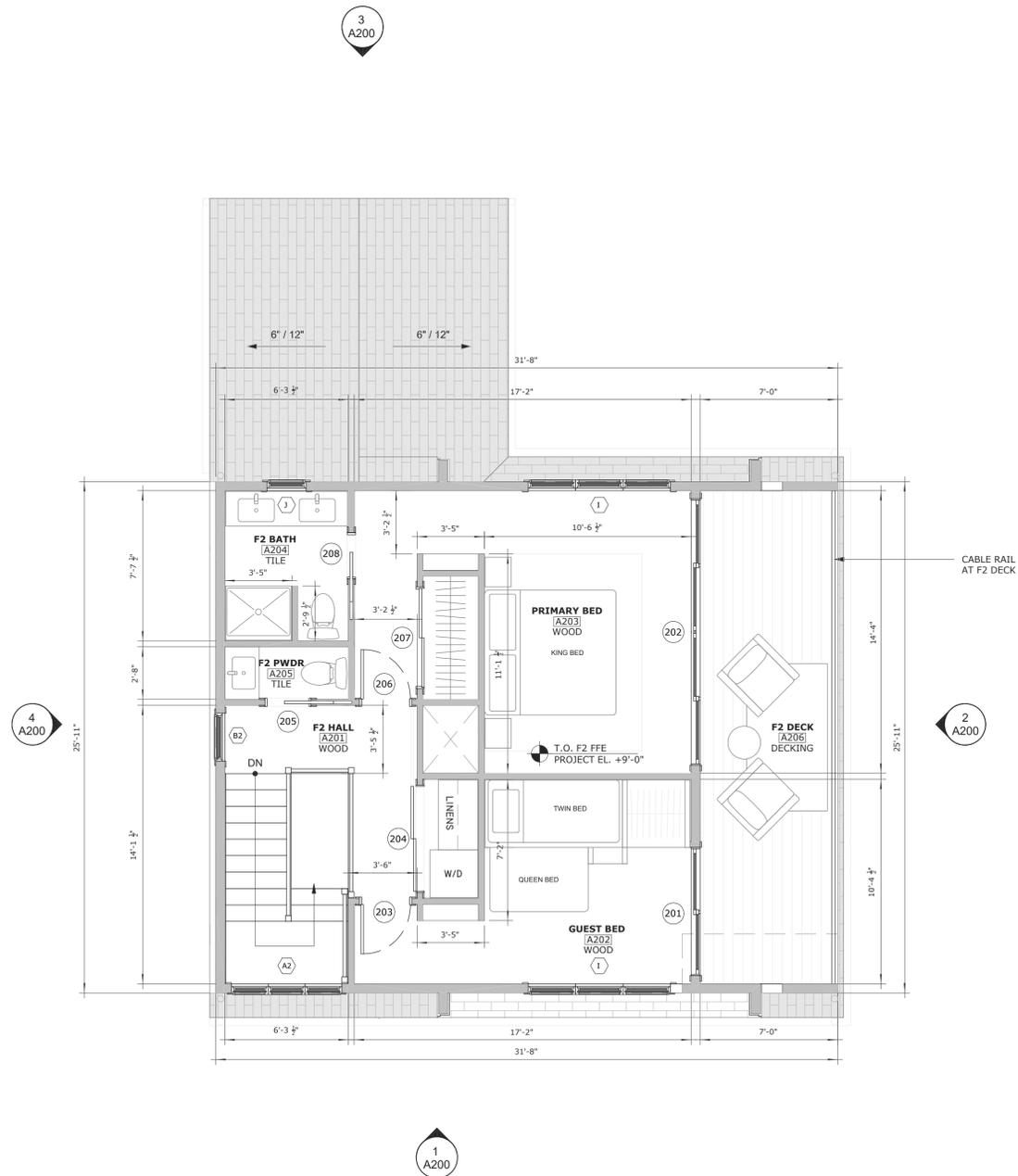
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PROPOSED F2 + ROOF PLANS

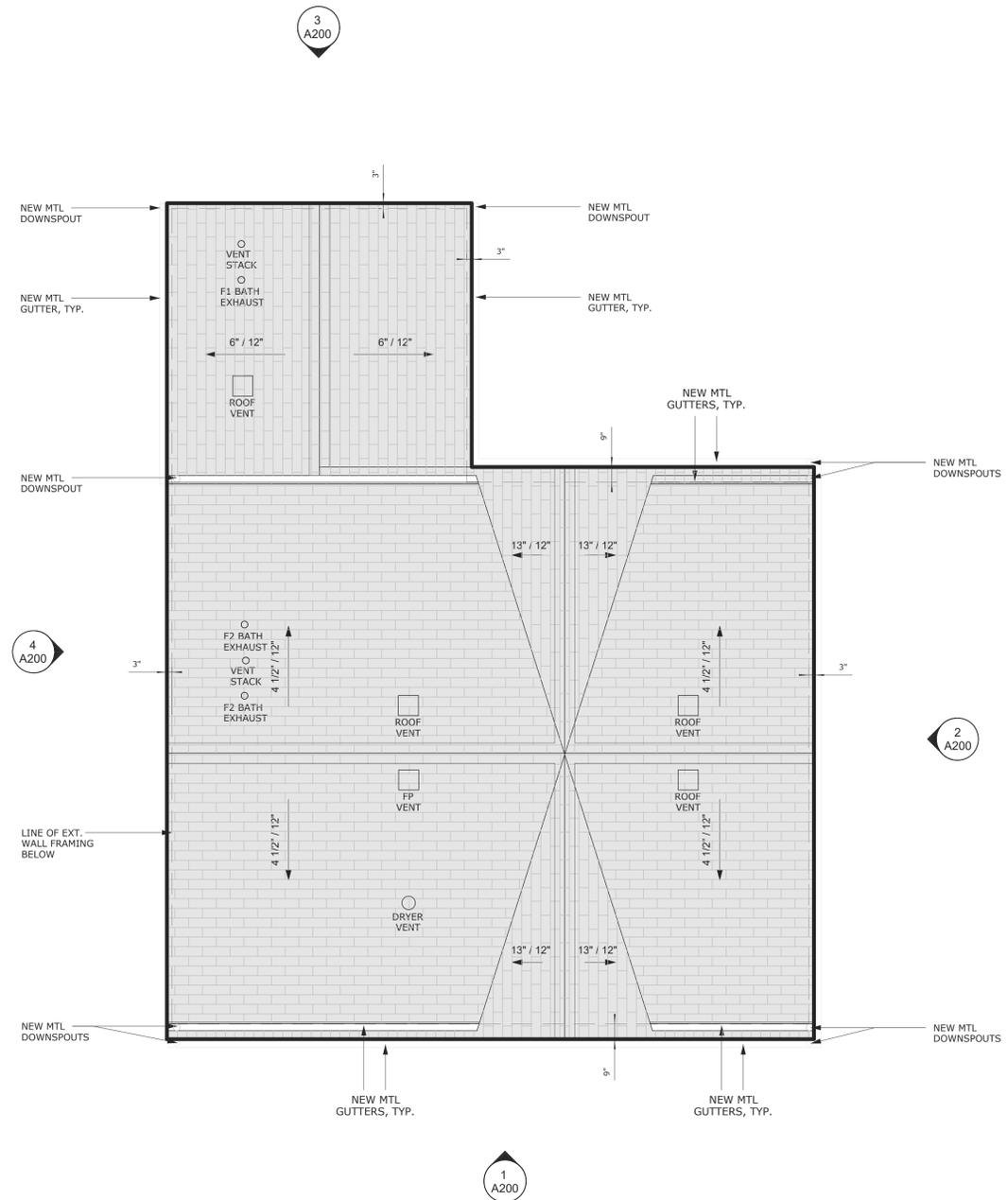
A101



1 PROPOSED F2 PLAN
1/4" = 1'-0"

GENERAL NOTES

1. NEW WALLS SHOWN IN SOLID HATCH
2. ALL WALL LAYOUT DIMENSIONS TO FRAMING U.N.O.
3. U.N.O. ALL EXTERIOR WALL DEPTH TO MATCH EXISTING
4. U.N.O. ALL INTERIOR WALLS ARE 2X4 FRAMING
5. ALL WALLBOARD AT BATHROOMS TO BE WATER RESISTANT
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2 PROPOSED ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

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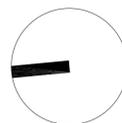
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NORTH



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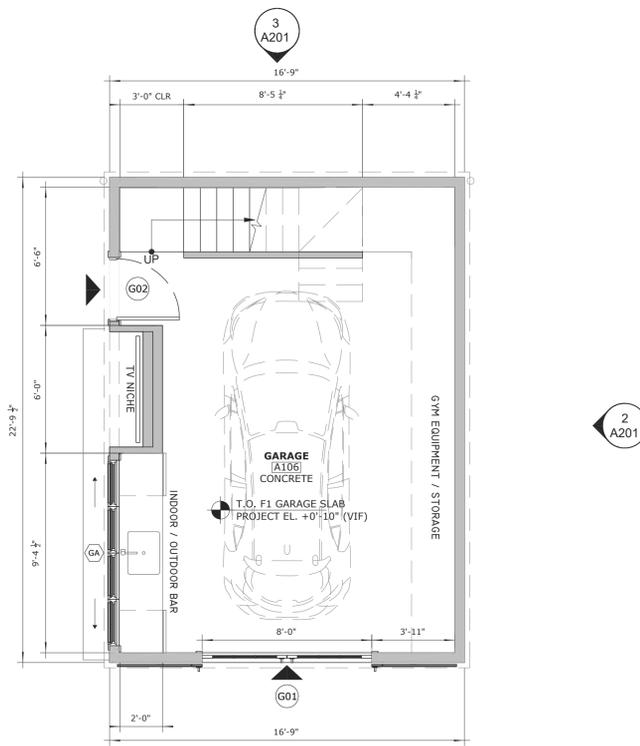
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PROPOSED GARAGE PLANS

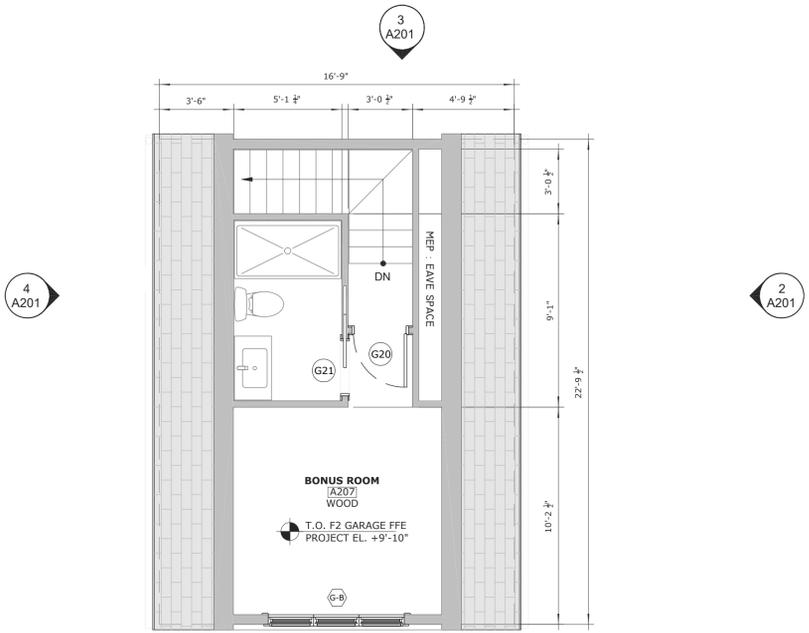
A102



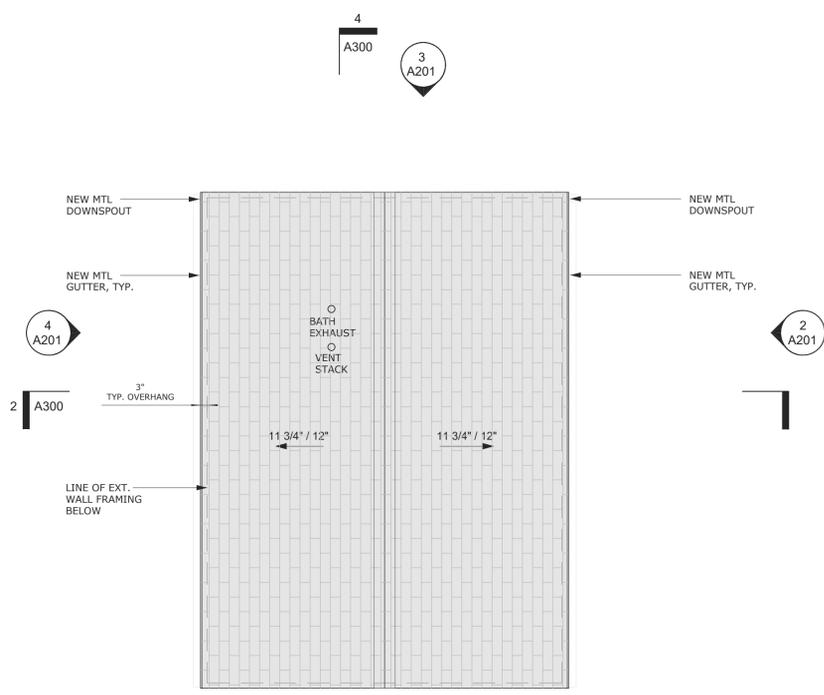
1 PROPOSED GARAGE F1 PLAN
 1/4" = 1'-0"

GENERAL NOTES

1. NEW WALLS SHOWN IN SOLID HATCH
2. ALL WALL LAYOUT DIMENSIONS TO FRAMING U.N.O.
3. U.N.O. ALL EXTERIOR WALLS ARE (2X6)
4. U.N.O. ALL INTERIOR WALLS ARE 2X4 FRAMING
5. ALL WALLBOARD AT BATHROOMS TO BE WATER RESISTANT
6. ALL WALLBOARD IN BASEMENT TO BE FIBER FACED
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2 PROPOSED GARAGE F2 PLAN
 1/4" = 1'-0"



3 PROPOSED GARAGE ROOF PLAN
 1/4" = 1'-0"



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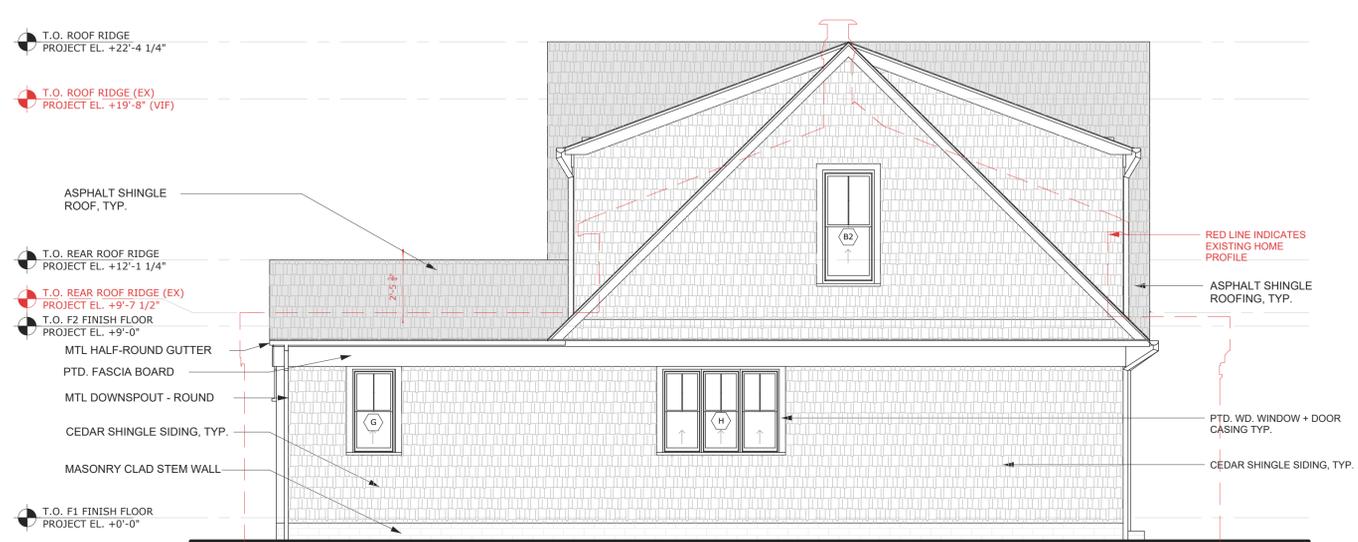
1 PROPOSED FRONT ELEVATION
 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION 01
 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION
 1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION 02
 1/4" = 1'-0"

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PROPOSED ELEVATIONS

A200



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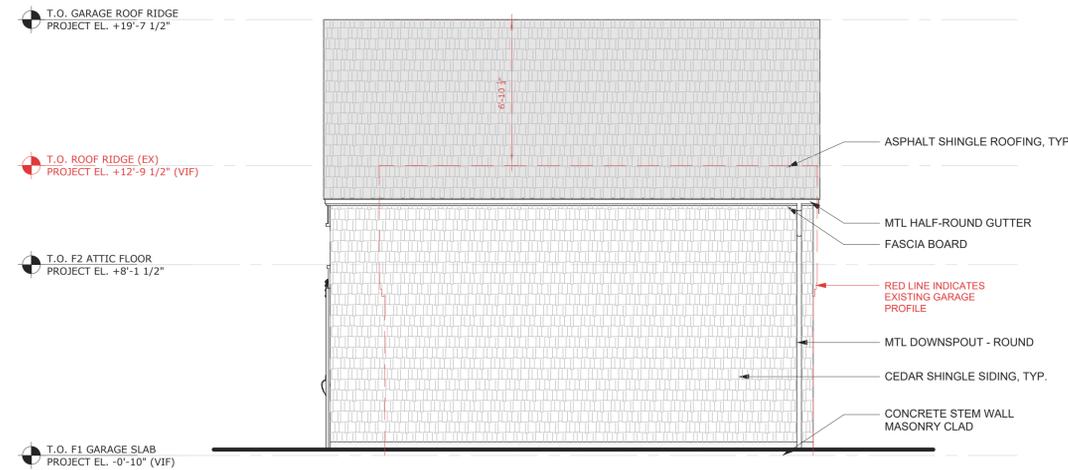
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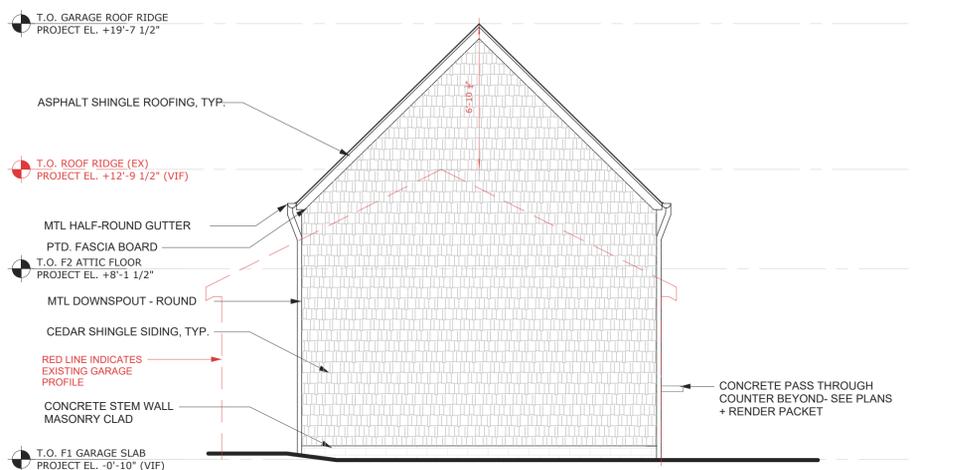
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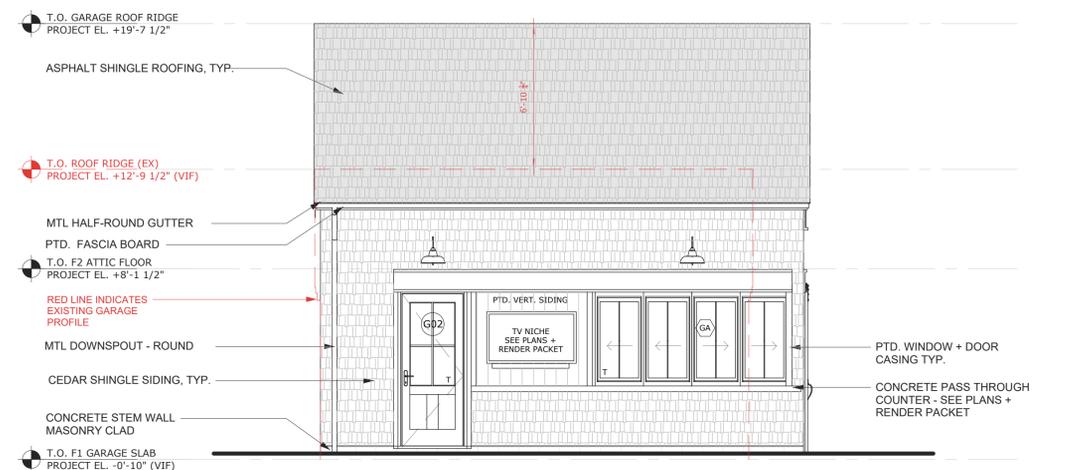
1 PROPOSED GARAGE FRONT ELEVATION
 1/4" = 1'-0"



2 PROPOSED GARAGE SIDE ELEVATION 01
 1/4" = 1'-0"



3 PROPOSED GARAGE REAR ELEVATION
 1/4" = 1'-0"



4 PROPOSED GARAGE SIDE ELEVATION 02
 1/4" = 1'-0"

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PROPOSED ELEVATIONS

A201



1 EXISTING FRONT ELEVATION (PHOTO)
NTS



2 EXISTING CORNER ELEVATION 01 (PHOTO)
NTS



3 EXISTING CORNER ELEVATION 02 (PHOTO)
NTS



4 EXISTING CORNER ELEVATION 03 (PHOTO)
NTS

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SITE PHOTOS

A800



1 EXISTING FRONT ELEVATION (RENDERING)
NTS



2 PROPOSED FRONT ELEVATION (RENDERING)
NTS



3 EXISTING CORNER ELEVATION 01 (RENDERING)
NTS



4 PROPOSED CORNER ELEVATION 01 (RENDERING)
NTS

AGS

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RENDERED COMPARISONS

A801



1 EXISTING CORNER ELEVATION 02 (RENDERING)
NTS



2 PROPOSED CORNER ELEVATION 02 (RENDERING)
NTS



3 EXISTING GARAGE ELEVATION (RENDERING)
NTS



4 PROPOSED GARAGE ELEVATION (RENDERING)
NTS

AGS

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RENDERED COMPARISONS

A802