STREET-SCAPE:

GRADING AND FLOOR ELEVATIONS:EXISTING STONE PIERS AND STONE/SEASHELL DRIVE REMAINS AS ACCESS TO PARCEL A AND LOT 3.

STREET-SCAPE:

PROTECT EXISTING TREES DURING CONSTRUCTION; ESTABLISH TREE PROTECTION ZONES AROUND TRUNK, CAREFULLY PRUNE ANY ROOTS, WATER , AND FERTILIZE

STREET-SCAPE:

MAINTAIN EXISTING HEDGES PLANTED BY CURRENT OWNER.

RENOVATE EXISTING AUTO AREA AND ELIMINATE CURB-CUT THIS LOCATION. PROVIDE ADDITIONAL SCREEN PLANTINGS.

GRADING AND FLOOR ELEVATIONS:

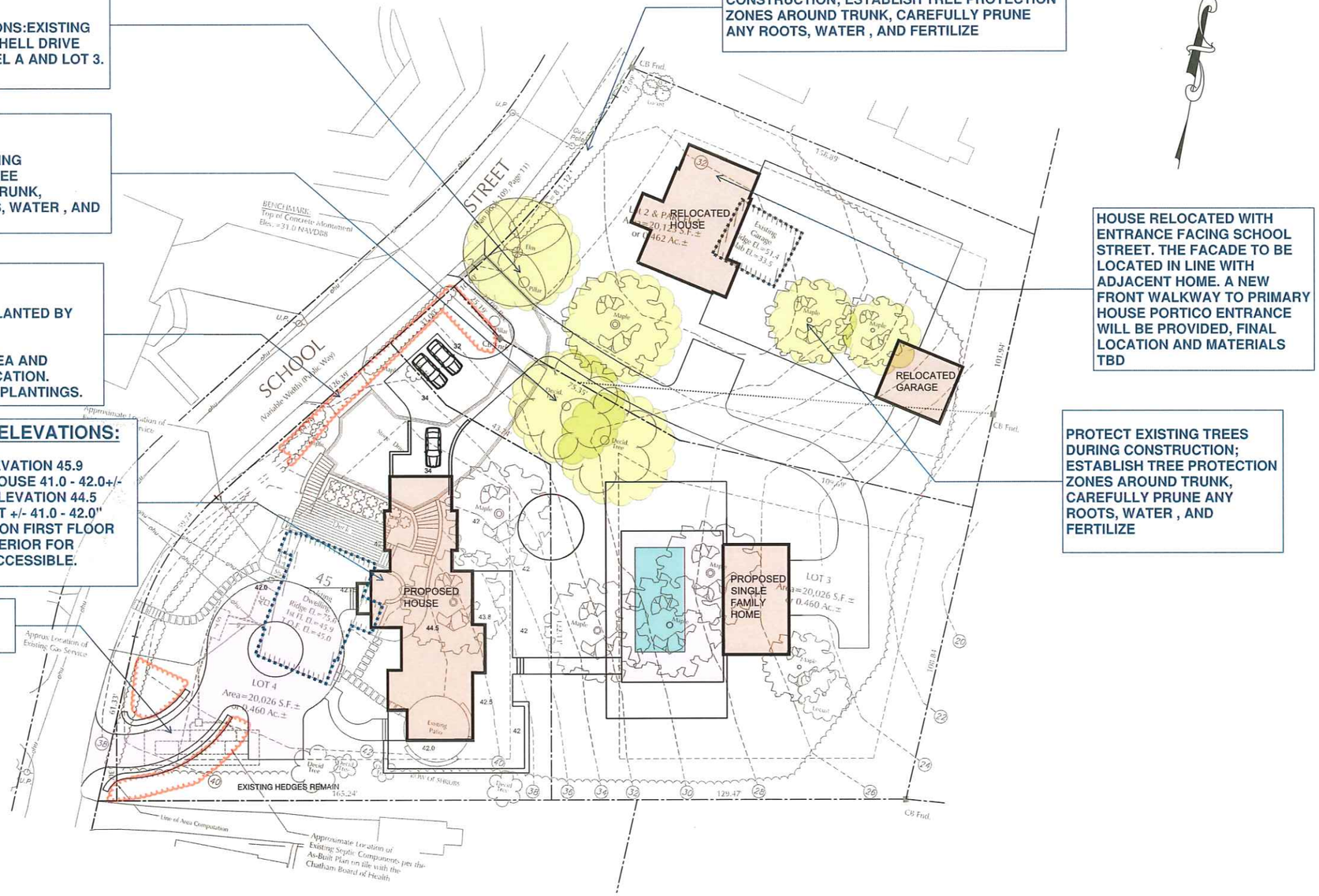
1. EXISTING HOUSE FLOOR ELEVATION 45.9
   EXISTING GRADE AROUND HOUSE 41.0 - 42.0+/-
2. PROPOSED HOUSE FLOOR ELEVATION 44.5
   PROPOSED GRADE AT FRONT +/- 41.0 - 42.0"
3. HOUSE HAS PRIMARY SUITE ON FIRST FLOOR AND FULLY ACCESSIBLE INTERIOR FOR OWNERS. GARAGE IS NOT ACCESSIBLE.

NEW DRIVEWAY INSTALLED BETWEEN TWO LOW FIELD STONE WALLS.

PROTECT EXISTING TREES DURING CONSTRUCTION; ESTABLISH TREE PROTECTION ZONES AROUND TRUNK, CAREFULLY PRUNE ANY ROOTS, WATER , AND FERTILIZE

HOUSE RELOCATED WITH ENTRANCE FACING SCHOOL STREET. THE FACADE TO BE LOCATED IN LINE WITH ADJACENT HOME. A NEW FRONT WALKWAY TO PRIMARY HOUSE PORTICO ENTRANCE WILL BE PROVIDED, FINAL LOCATION AND MATERIALS TBD

PROTECT EXISTING TREES DURING CONSTRUCTION; ESTABLISH TREE PROTECTION ZONES AROUND TRUNK, CAREFULLY PRUNE ANY ROOTS, WATER , AND FERTILIZE



PROPOSED MASTER SITE PLAN

ALL IMAGES ON THE SHEET ARE FOR CONCEPTUAL PURPOSES ONLY; FINAL DESIGN AND DETAILING MAY VARY FROM CONCEPT

0 20 40 80

ZONING REQUIREMENTS

ZONE:	R-20
FRONT YARD SETBACK:	25'
SIDE & REAR SETBACKS:	15'
MAXIMUM LOT COVERAGE:	N/A
MAXIMUM BUILDING COVERAGE:	2,850 S.F.

ASSESORS' MAP 16C, PARCELS 36, 36A & 3

OWNER OF RECORD:
EDGE INVESTMENTS, LLC
DEED BOOK 25819, PAGE 171
PLAN BOOK 199, PAGE 17
PLAN BOOK 638, PAGE 29

BUILDING COVERAGE

LOT 2 & PARCEL A	
EXISTING GARAGE	564S.F.
OR	2.8%
LOT 4 (45 SCHOOL STREET)	
EXISTING DWELLING	1,513 S.F.
OR	7.6%

PLAN NOTES:

1. THE EXISTING CONDITIONS SHOWN ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY CLARK ENGINEERING LLC ON OCT. 7TH, 2022.
2. THIS PLAN DEPICTS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT AT THE TIME OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES.
3. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONDUCT DIG-SAFE AT 1-888-344-7233 AND OBTAIN A DIG-SAFE NUMBER AT LEAST 72 HOURS PRIOR TO INITIATING WORK.

WILLIAM J. MASIELLO ARCHITECT INC.
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DATE

PROJECT: PROPOSED NEW SINGLE FAMILY HOME:
104 STREETER HILL ROAD
104 STREETER HILL ROAD
NORTH FALMOUTH, MA

PROPOSED AMSTER PLAN LAYOUT

L/1

DRAWN BY: -
CHECKED BY: -
SCALE: 1/8" = 1'-0"

Progress Print Jul 07, 2026



SCHOOL STREET VIEW OF DRIVEWAY

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NORTHWEST VIEW: SCHOOL STREET SIDE

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NORTH SIDE: DRIVE UNDER GARAGE

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DATE	

PROJECT
NEW HOUSE SCHEMATIC DESIGN
HELDRETH RESIDENCE
45 SCHOOL STREET
CHATHAM, MA

SCHEMATIC PERSPECTIVE VIEWS

A 1.1

DRAWN BY: -
CHECKED BY: -
SCALE: -

SOUTHWEST VIEW: UPPER DRIVEWAY

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DATE:

PROJECT:
NEW HOUSE SCHEMATIC DESIGN
HELDRETH RESIDENCE
45 SCHOOL STREET
CHATHAM, MA

SCHEMATIC PERSPECTIVE VIEWS

A
1.2

DRAWN BY:
CHECKED BY:
SCALE: