

LEGEND

- RB/CAP REBAR W/ CAP
- N/F NOW OR FORMERLY
- FROM RECORD PLANS
- GAS LINE
- OVERHEAD WIRES
- CONTOUR
- SPOT GRADE
- UTILITY POLE
- WATER GATE
- RETAINING WALL
- GAS GATE
- EOP EDGE OF PAVEMENT
- FFE FIRST FLOOR ELEVATION

GENERAL NOTES

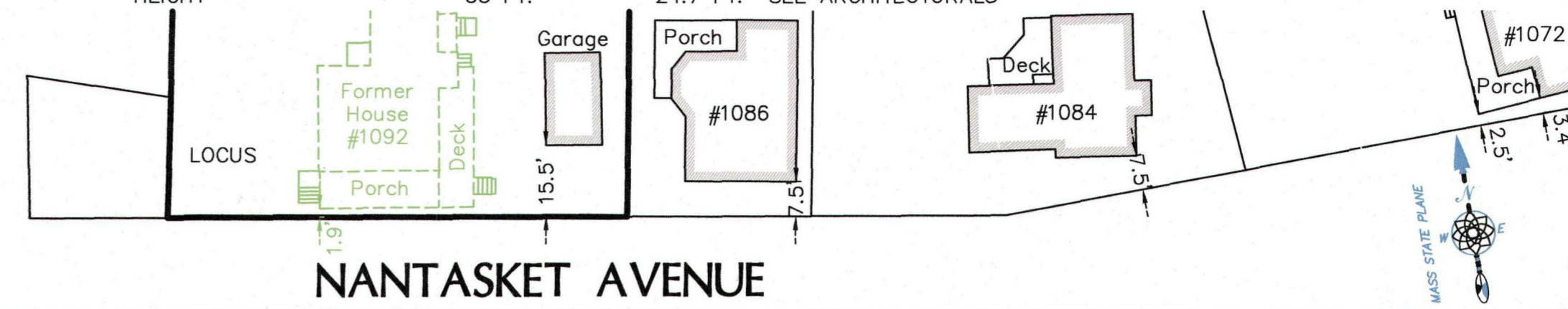
1. Record Property Owner: Daniel R. & Colleen H. Quaille Trustees of The Cyrtonyx Realty Trust
2. Property Location: 1092 Nantasket Avenue, Hull MA
3. Hull Assessors Parcel ID 08-002, Zoned Single Family A.
4. Plymouth County Registry of Deeds: Book 57829, Page 142.
5. Elevations are based upon NAVD 88.
6. FEMA Flood Zones AE (Elev.=13') & VE (Elev.=12'). Panel 17 of 650: 250269 0017 J January 24, 2018.
7. Location of all utilities is approximate. Call 1-800-dig-safe before commencing any work.
8. Mean grade of the former house is 11.3'.
9. All buildings locations are to the outside edge of the exterior walls.

ZONING AND LOT STATISTICS

	ZONING BYLAW	EXISTING	PROPOSED
SITE IS ZONED SINGLE FAMILY A	6,500 SQ.FT.	5,495 SQ.FT.	5,495 SQ.FT.
MIN LOT AREA:	75 FT.	100.00 FT.	100.00 FT.
MIN FRONTAGE:	25 FT.	1.9 FT.	3.0 FT.
FRONT SETBACK:	10 FT.	5.6 FT. (GAR.)	5.6 FT. (GAR.)
RIGHT SIDE SETBACK:	10 FT.	31.8 FT.	10.9 FT.
LEFT SIDE SETBACK:	20 FT.	8.7 FT.	9.4 FT.
REAR SETBACK:	N/A	1,265 SQ.FT.	2,150 SQ.FT.
FOOTPRINT	30%	23.0%	39.1%
MAX. % LOT COVERAGE:	35 FT.	24.7 FT.	SEE ARCHITECTURALS
HEIGHT			

PURPOSE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING SITE CONDITIONS BASED ON FIELD MEASUREMENTS TAKEN ON MARCH 21, 2014 AND THE PROPOSED CONDITIONS BASED ON THE DESIGN PREPARED BY 42° NORTH ARCHITECTURE, LLC.



Project Address

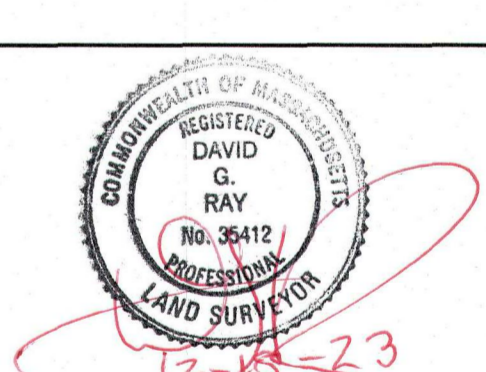
**1092 Nantasket Avenue
Hull
Massachusetts**

Drawing Title

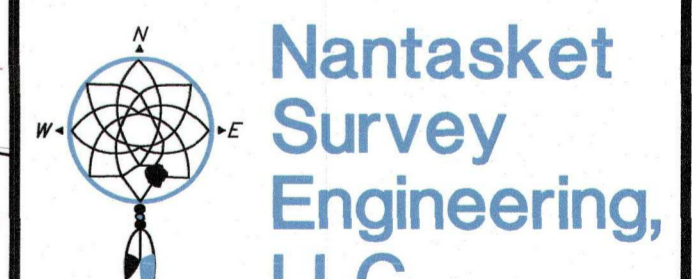
EXISTING AND PROPOSED CONDITIONS PLAN

Prepared For

Daniel Quaille
124 Atlantic Avenue
Hull, MA 02045



David G. Ray #35412

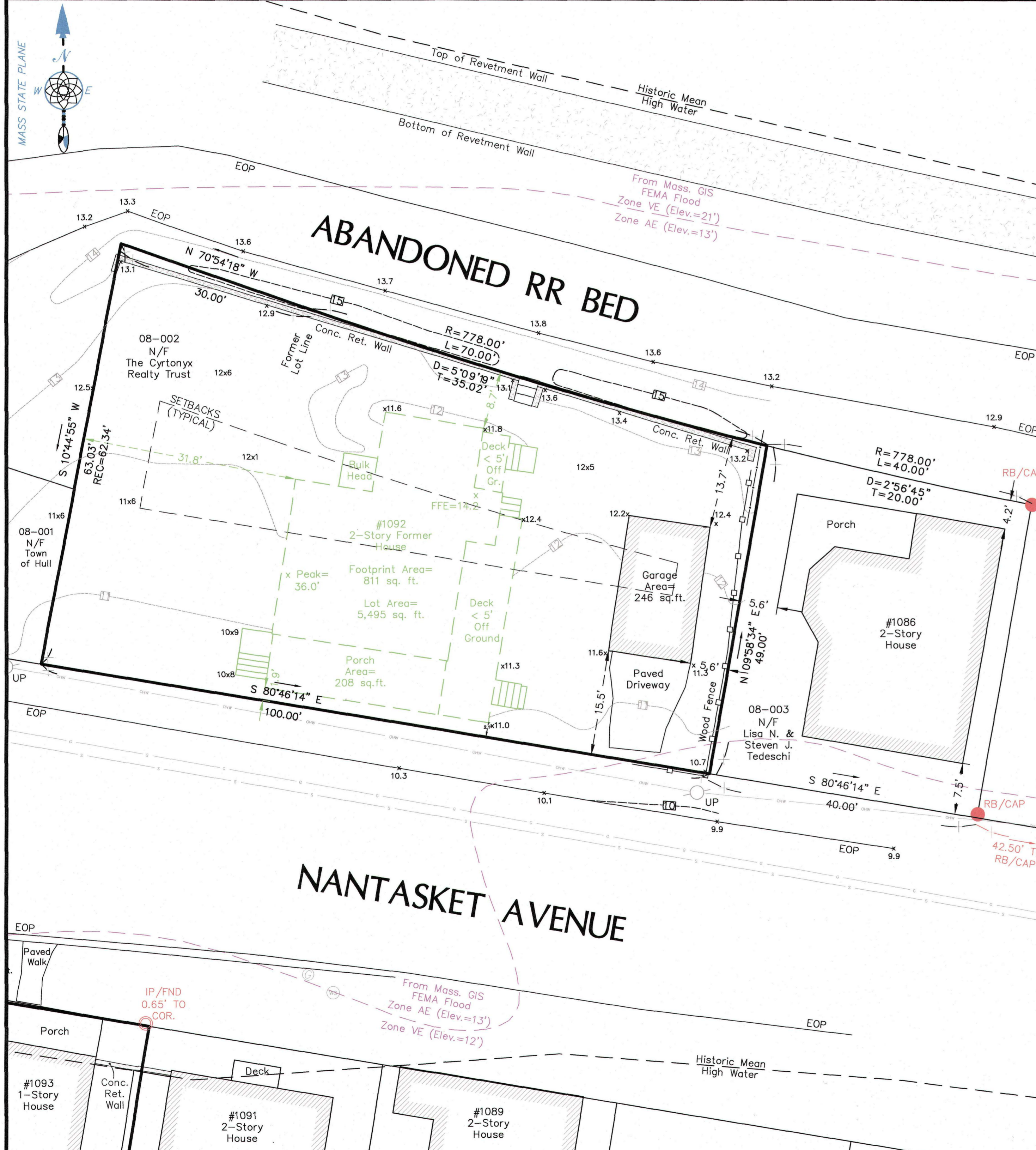


46 Edgewater Road, Hull, MA 02045
(781) 773-1701 (781) 773-1702 (fax)
www.nantasketsurvey.com

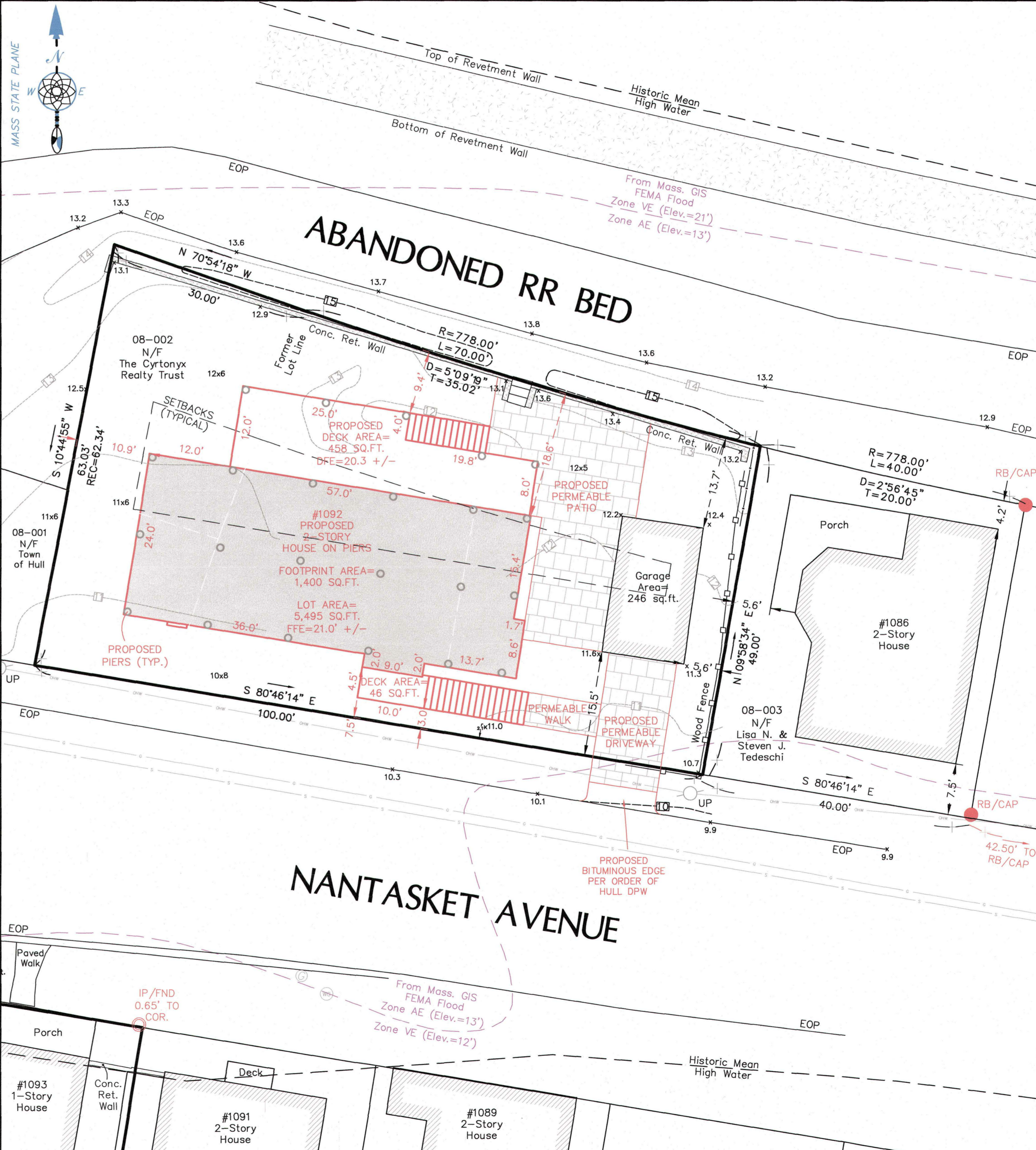
Scale: 1"=10'
0 5 10 20 25 FEET

Revisions

Date	12-18-2023	Drawing	
Proj. Mgr.	DGR		
Design	N/A		
Check	DGR		
Drawn	AMS/DGR		
Job #	1-2993	of 1	



EXISTING CONDITIONS



PROPOSED CONDITIONS