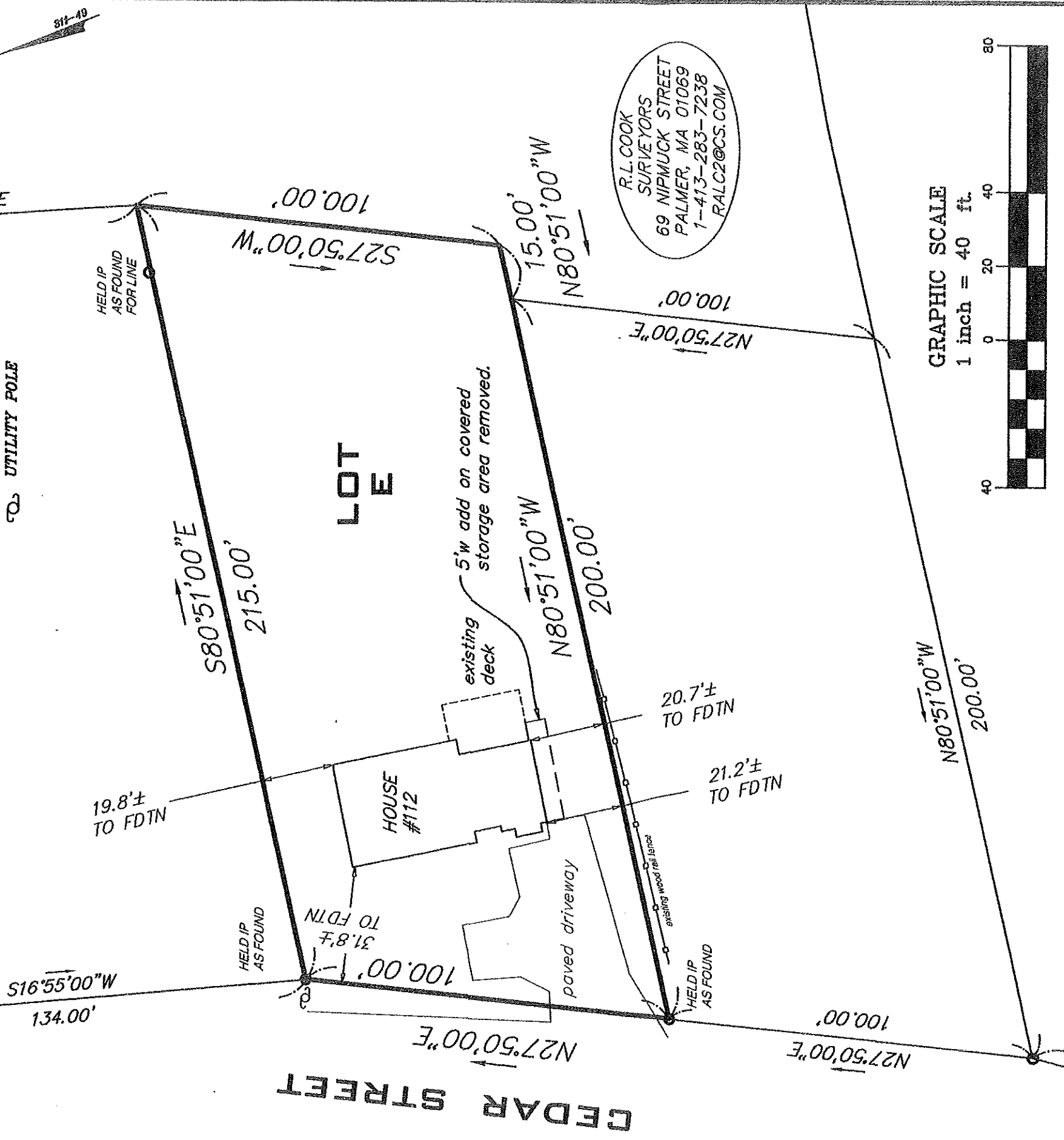


EXISTING CONDITIONS PLAN

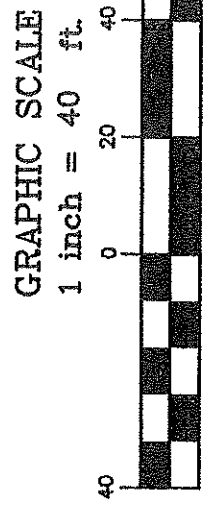
prepared for

ANTHONY & GOURTNEY SCARNICI

- LEGEND**
- IRON PIPE/ROD FD.
 - BOUND FD.
 - OVERHEAD WIRES
 - ⊕ UTILITY POLE

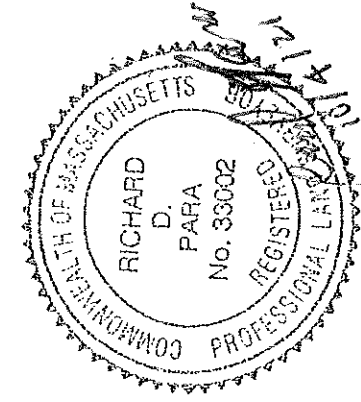


R.L. COOK
SURVEYORS
69 NIPMUCK STREET
PALMER, MA 01069
1-413-283-7238
RALC2@CS.COM



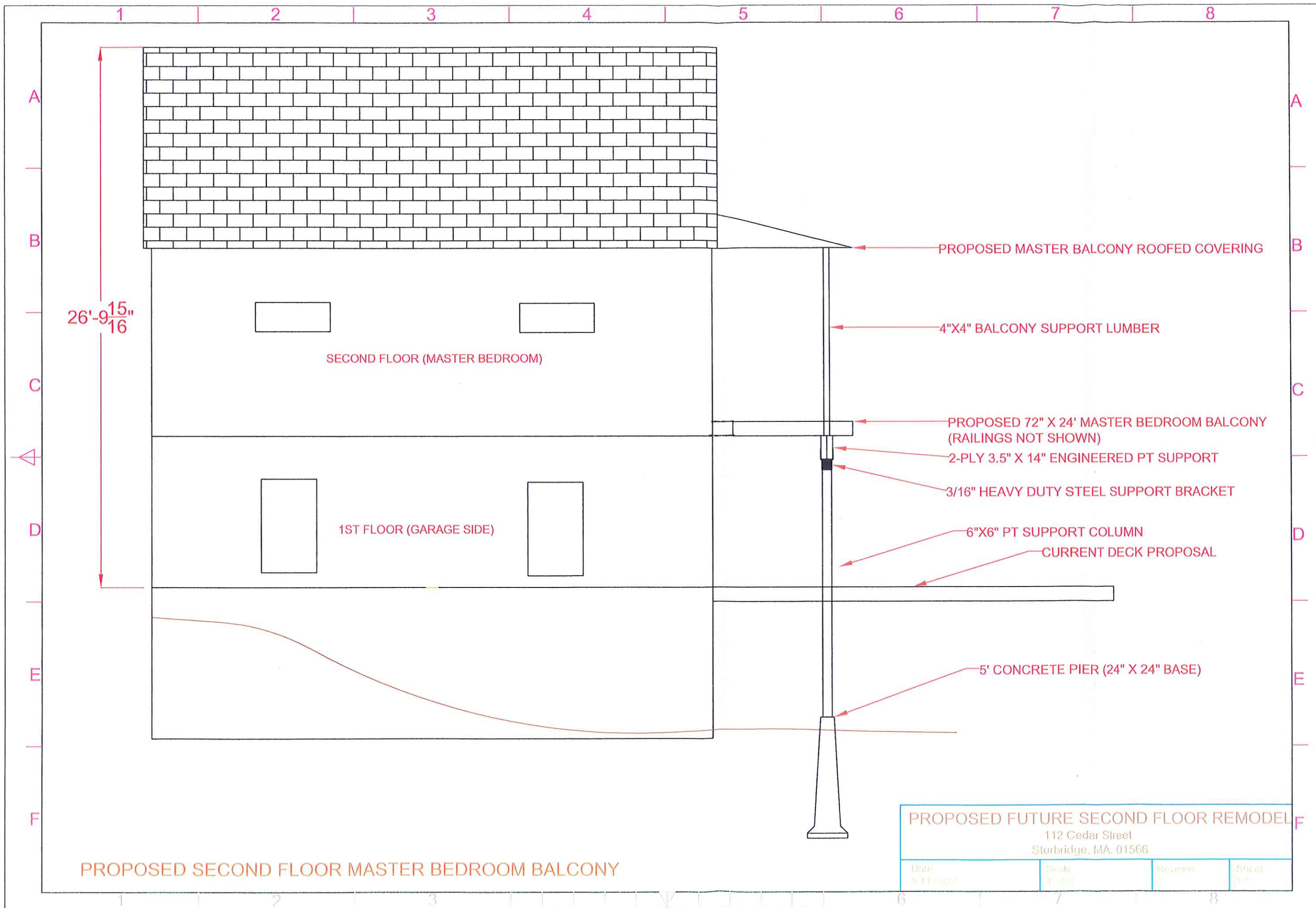
I hereby report that to the best of my knowledge, information and belief the building(s) shown on this plan are located on the ground as shown and are entirely within the referenced boundary lines unless noted.

The locations of structure shown hereon is either in compliance with local zoning for property line offset requirements, or is exempt from violation enforcement action under Mass G.L. Title VII Chap 40A Sec 7. Unless otherwise noted. This certification is non transferable.



○ A review of the Flood Insurance Rate Map Community Panel # 25013C0268E with an Effective Date of 7/16/2013 has been conducted and to the best of our interpretation this property is NOT located within the 100 year flood boundary. This determination is by scale and not necessarily accurate until definitive plans are issued by fema and/or a vertical control survey is performed before precise elevations can be determined.

Location:	112 CEDAR STREET	File	SCARNICI
	STURBRIDGE	MA	
Scale:	1" = 30' ft.	Date:	OCT. 4, 2021
Plan Ref.	311-49 LOT E	Checked By	R.D. PARA, PLS
Deed Ref.	54635-298	e:	rdmrtgs2021\112 CEDAR ST STURBRIDGE EXCOND.
Assessors Map/Par.	202-02046-112	Dwg Name	
County	WORCESTER	Zoning	SR
		Year Built	1970



PROPOSED MASTER BALCONY ROOFED COVERING

4"X4" BALCONY SUPPORT LUMBER

PROPOSED 72" X 24" MASTER BEDROOM BALCONY (RAILINGS NOT SHOWN)

2-PLY 3.5" X 14" ENGINEERED PT SUPPORT

3/16" HEAVY DUTY STEEL SUPPORT BRACKET

6"X6" PT SUPPORT COLUMN

CURRENT DECK PROPOSAL

5' CONCRETE PIER (24" X 24" BASE)

26'-9¹⁵/₁₆"

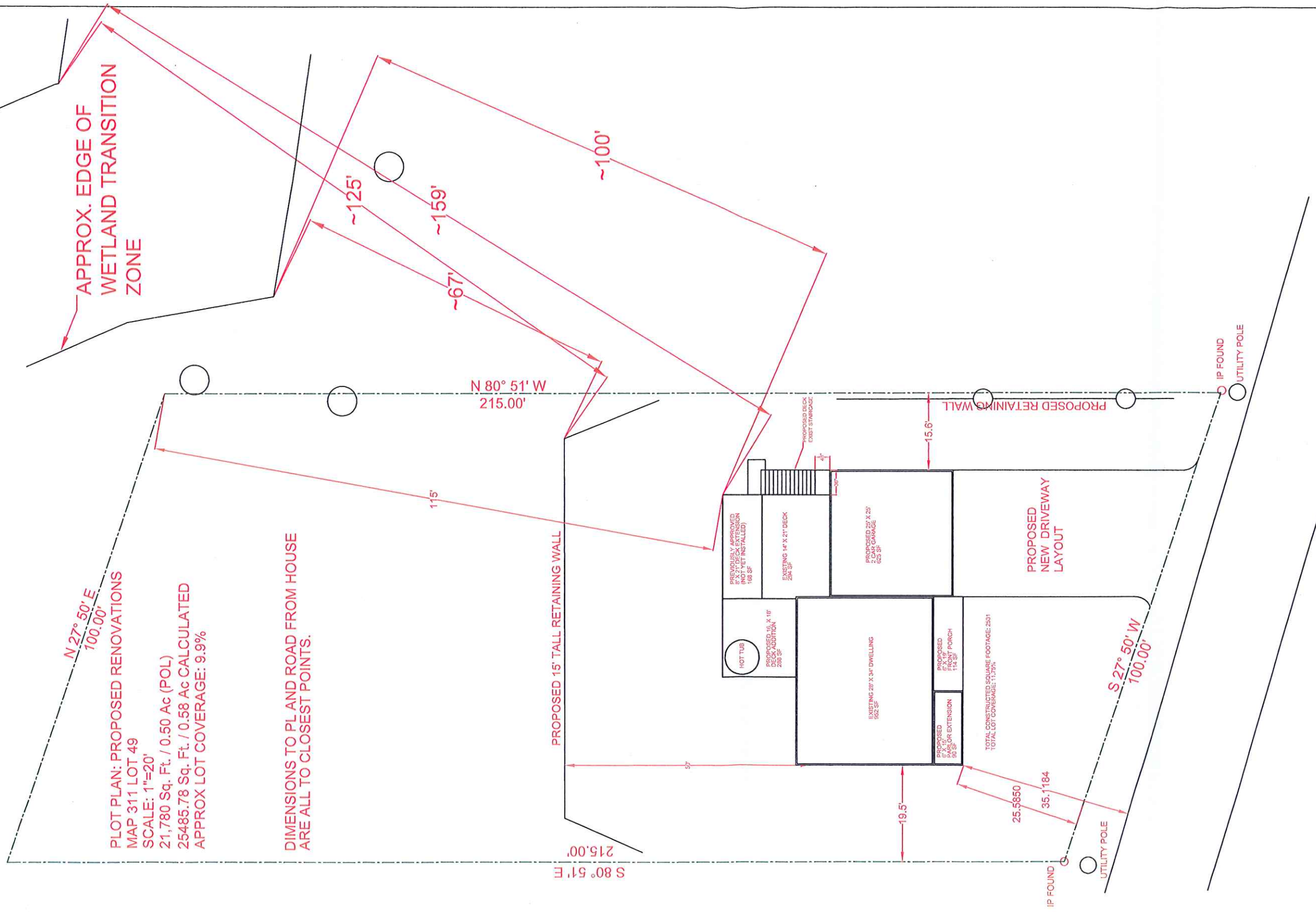
PROPOSED FUTURE SECOND FLOOR REMODEL
 112 Cedar Street
 Sturbridge, MA. 01566

Date 5/11/2027	Scale 1/4"=1'-0"	Revision 1	Sheet 5 of 5
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PROPOSED SECOND FLOOR MASTER BEDROOM BALCONY

CAD DRAWING.
NO PENNED REVISIONS PERMITTED

APPROX. WETLAND LOCATION



N 27° 50' E
 100.00'
 PLOT PLAN: PROPOSED RENOVATIONS
 MAP 311 LOT 49
 SCALE: 1"=20'
 21,780 Sq. Ft. / 0.50 Ac (POL)
 25485.78 Sq. Ft. / 0.58 Ac CALCULATED
 APPROX LOT COVERAGE: 9.9%

DIMENSIONS TO PL AND ROAD FROM HOUSE
 ARE ALL TO CLOSEST POINTS.

S 80° 51' E
 215.00'

PROPOSED 15' TALL RETAINING WALL

HOT TUB
 108 SF
 PROPOSED 10' X 10' ADDITION
 200 SF

EXISTING 20' X 34' DWELLING
 680 SF

PROPOSED 6' X 10' PORCH
 60 SF

EXISTING 14' X 21' DECK
 294 SF

PROPOSED 20' X 20'
 2 CAR GARAGE
 400 SF

PROPOSED DECK (DEBT STRIP)
4 SF

PROPOSED NEW DRIVEWAY LAYOUT

TOTAL CONSTRUCTED SQUARE FOOTAGE: 2301
 TOTAL LOT COVERAGE: 11.25%

PROPOSED RETAINING WALL

IP FOUND

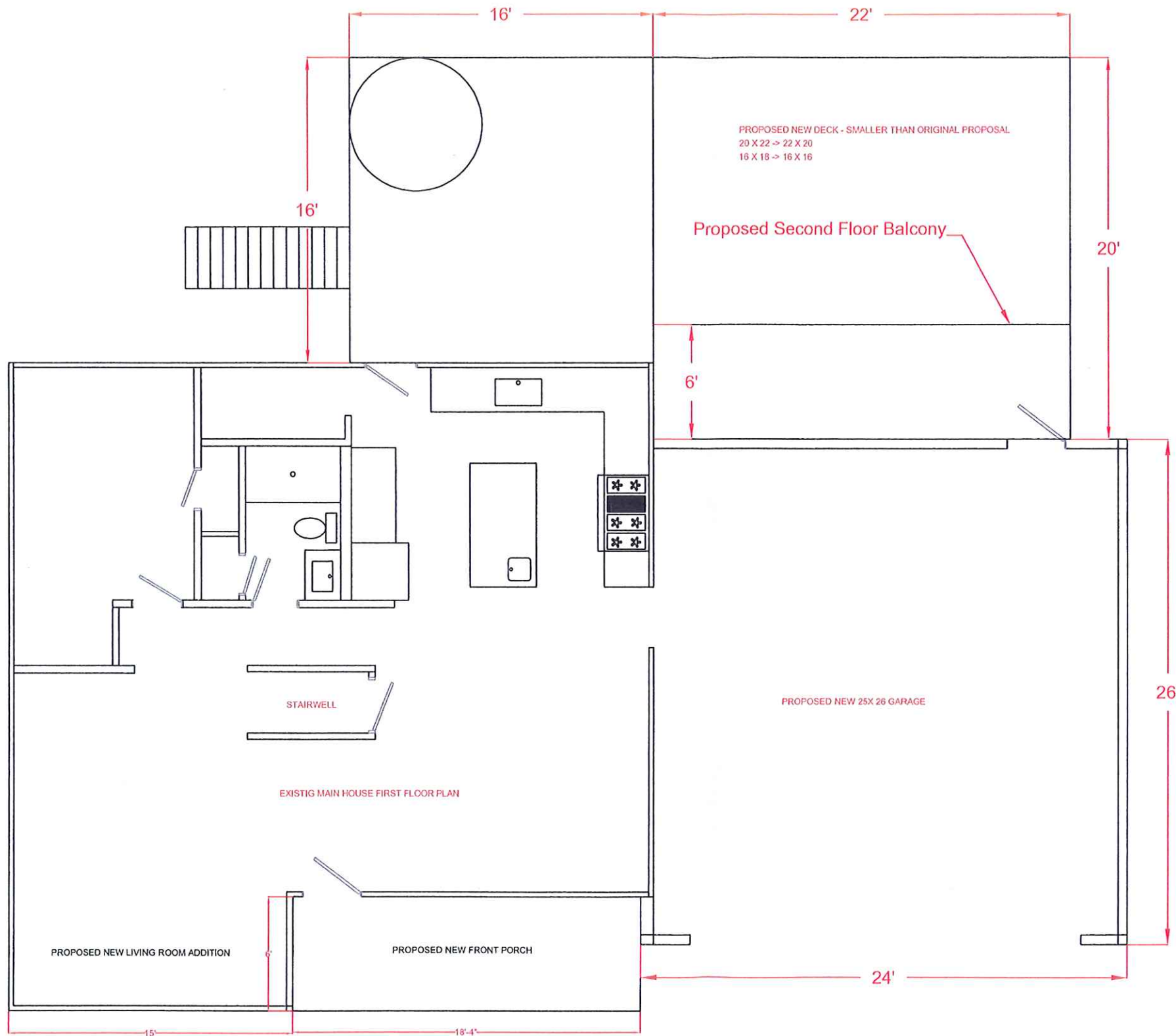
UTILITY POLE

S 27° 50' W
 100.00'

SCARNICI RESIDENCE
 112 CEDAR STREET
 STURBRIDGE, MA. 01566

PROPOSED CONSTRUCTION
 OVERVIEW

DATE: 5/20/20
 SCALE: NOT TO SCALE
 DRAWN BY: ARS
 REVISED:
 DRAWING NUMBER:



PROPOSED FUTURE SECOND FLOOR REMODEL			
112 Cedar Street Sturbridge, MA. 01566			
Date 5/11/2022	Scale 1"=50'	Revision 1	Sheet 1/1

112 CEDAR STREET UPDATED PROPOSED CONDITIONS