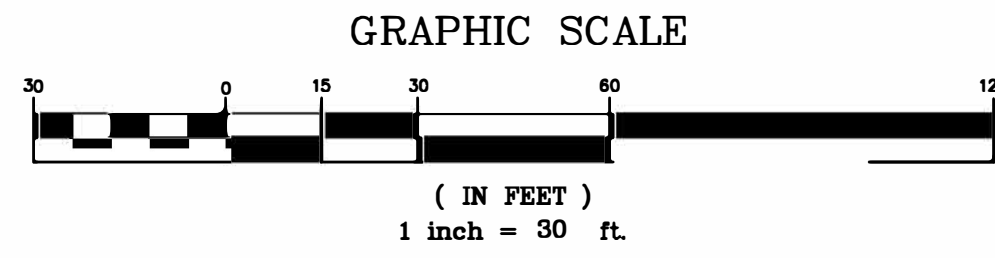


Site Plan in
West Tisbury, Mass.
Prepared for
Joanne Cheng
Scale 1" = 30'
May 3, 2023

VINEYARD LANDSURVEYING & ENGINEERING
12 Cournoyer Road
P.O. Box 421
West Tisbury, MA 02575
P 508-693-3774 F 508-629-0440
VLS@net



Assr.-Pcl. 38-3
"N/F John Schley"

PROJECT NOTES:

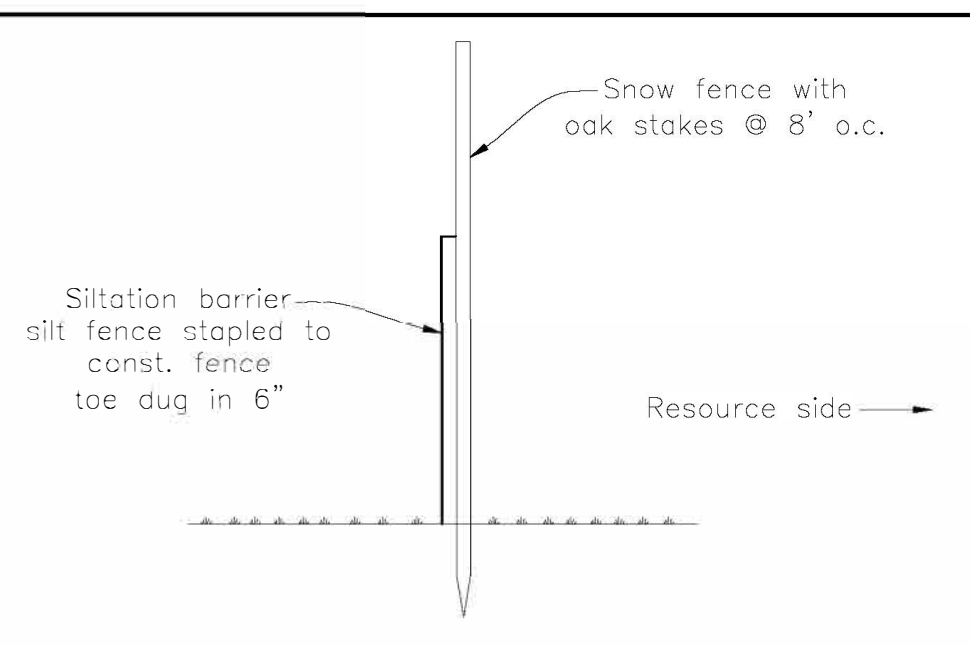
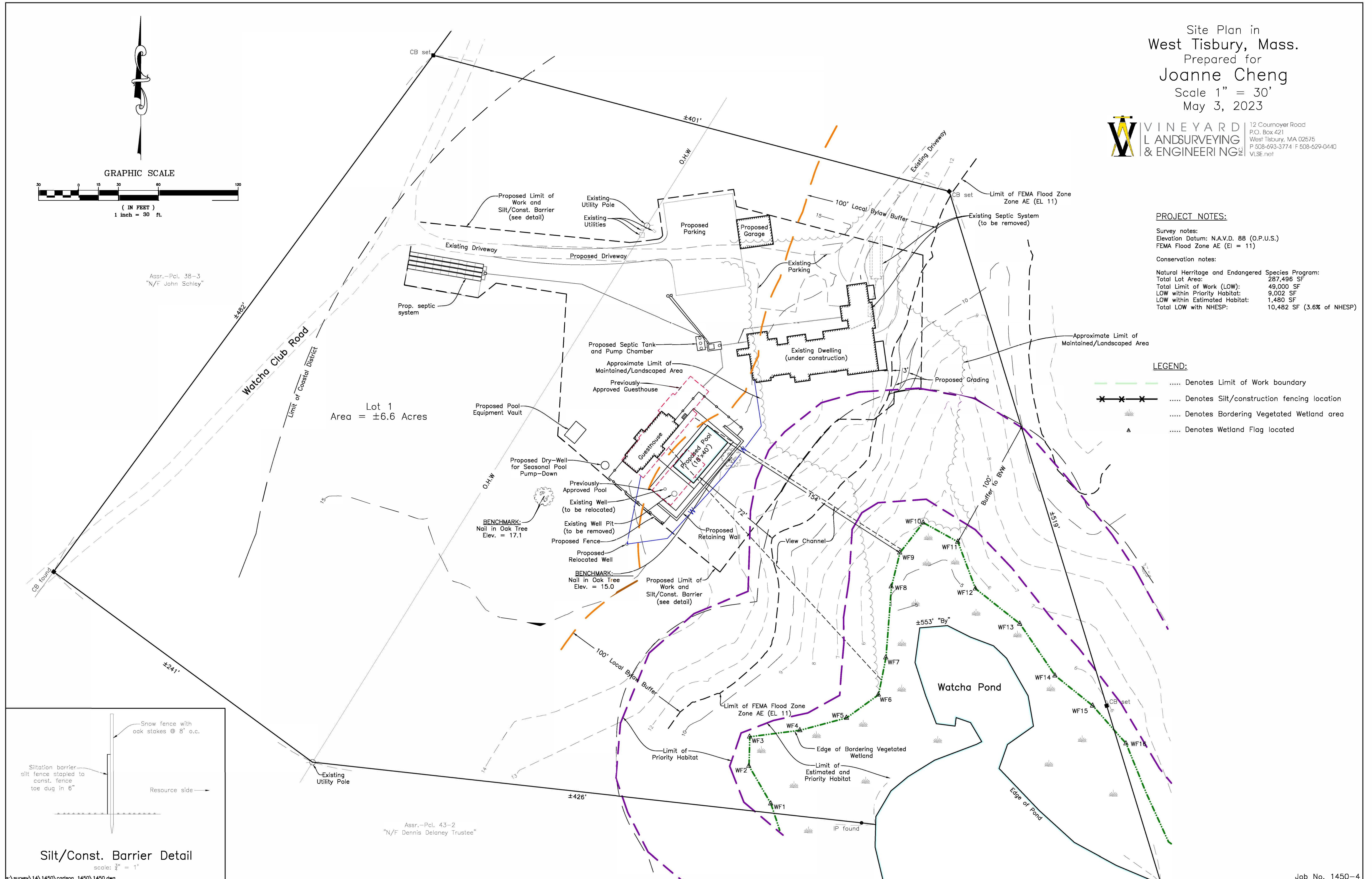
Survey notes:
Elevation Datum: N.A.V.D. 88 (O.P.U.S.)
FEMA Flood Zone AE (EI = 11)

Conservation notes:

Natural Heritage and Endangered Species Program:
Total Lot Area: 287,496 SF
Total Limit of Work (LOW): 49,000 SF
LOW within Priority Habitat: 9,002 SF
LOW within Estimated Habitat: 1,480 SF
Total LOW with NHESP: 10,482 SF (3.6% of NHESP)

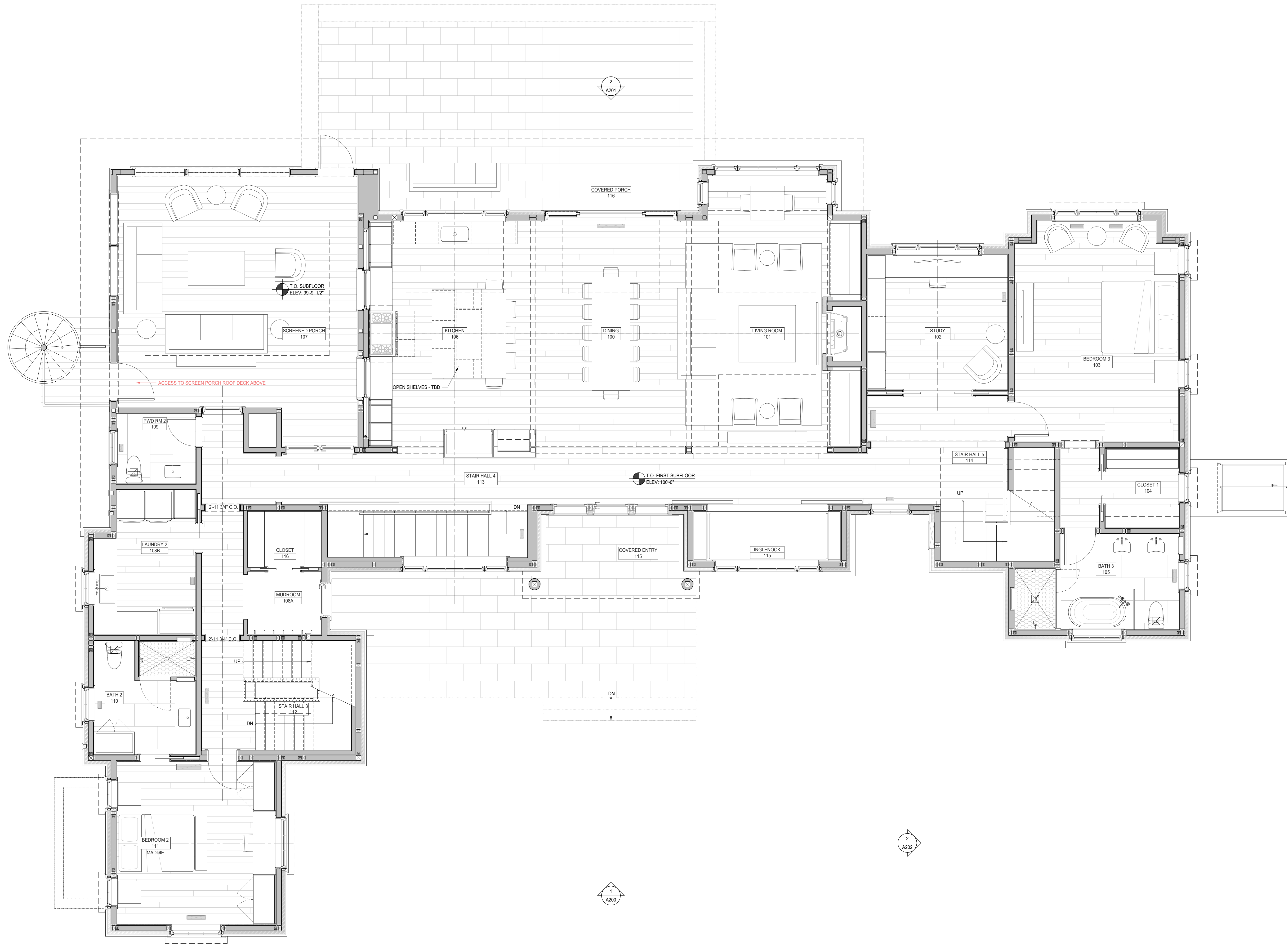
LEGEND:

- Denotes Limit of Work boundary
- Denotes Silt/construction fencing location
- Denotes Bordering Vegetated Wetland area
- Denotes Wetland Flag located



Silt/Const. Barrier Detail

scale: 3/4" = 1'



1
A202

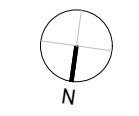
1
A200

2
A202

2
A201

1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



2022/11/10 ISSUED FOR SHELL CONSTRUCTION
 2022/12/30 ISSUED FOR SHELL CONSTRUCTION REV. 1
 2023/01/26 ISSUED FOR SHELL CONSTRUCTION REV. 2
 2023/02/27 ISSUED FOR CONSTRUCTION REV. 3
 2023/05/16 ISSUED FOR CONSTRUCTION REV. 5
 2023/07/14 ISSUED FOR SPECIAL PERMIT

HUTKER
 ARCHITECTS

CHENG RESIDENCE
 100 WATCHA CLUB ROAD
 WEST TISBURY, MA

FIRST FLOOR PLAN

A101

2022/11/10 ISSUED FOR SHELL CONSTRUCTION
 2022/12/30 ISSUED FOR SHELL CONSTRUCTION REV. 1
 2023/01/26 ISSUED FOR SHELL CONSTRUCTION REV. 2
 2023/02/27 ISSUED FOR CONSTRUCTION REV. 3
 2023/05/16 ISSUED FOR CONSTRUCTION REV. 5
 2023/07/14 ISSUED FOR SPECIAL PERMIT

HUTKER
 ARCHITECTS

CHENG RESIDENCE
 100 WATCHA CLUB ROAD
 WEST TISBURY, MA

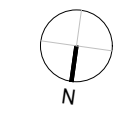
SECOND FLOOR PLAN

A102



1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



TOTAL AREA OF ACCESSIBLE ROOF DECK = 534 SQ. FT.

AREA OF ACCESSIBLE ROOF DECK
309 SQ. FT.

AREA OF ACCESSIBLE ROOF DECK
123 SQ. FT.

SOLAR READY ZONE

SOLAR READY ZONE

1
A202

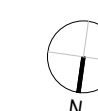
1
A200

2
A202

2
A201

1 ROOF PLAN

SCALE: 1/4" = 1'-0"



2022/11/10 ISSUED FOR SHELL CONSTRUCTION

2023/01/26 ISSUED FOR SHELL CONSTRUCTION REV. 2

2023/02/27 ISSUED FOR CONSTRUCTION REV. 3

2023/07/14 ISSUED FOR SPECIAL PERMIT

HUTKER
ARCHITECTS

CHENG
RESIDENCE
100 WATCHA CLUB ROAD
WEST TISBURY, MA

ROOF PLAN

A103



1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

2022/11/10 ISSUED FOR SHELL CONSTRUCTION
 2023/01/26 ISSUED FOR SHELL CONSTRUCTION REV.2
 2023/02/27 ISSUED FOR CONSTRUCTION REV.3
 2023/05/16 ISSUED FOR CONSTRUCTION REV.5
 2023/07/14 ISSUED FOR SPECIAL PERMIT

HUTKER
 ARCHITECTS

CHENG
 RESIDENCE
 100 WATCHA CLUB ROAD
 WEST TISBURY, MA

EXTERIOR
 ELEVATIONS

A200



- WHOLE HOUSE HEIGHT RESTRICTION - GABLE ROOF
ELEV: ±38.21'
- MAX RIDGE HEIGHT @ OWNER'S BEDROOM WING
ELEV: ±122'-4 1/2"
- MAX RIDGE HEIGHT @ BEDROOM WING
ELEV: ±122'-2 7/8"
- MAX RIDGE HEIGHT @ GREAT ROOM
ELEV: ±117'-8 1/4"
- PROPOSED T.O. RAILING @ SCREEN PORCH ROOF DECK
ELEV: 29.30' (113'-6")
- PROPOSED T.O. RAILING @ OWNER'S ROOF DECK
ELEV: 28.22' (112'-5")
- WHOLE HOUSE HEIGHT RESTRICTION - FLAT ROOF
ELEV: 27.21'
- T.O. SECOND FLR SUBFLOOR
ELEV: 109'-4 5/8"
- T.O. FIRST FLR SUBFLOOR
ELEV: 100'-0" (15.0')
- WHOLE HOUSE MEAN NATURAL GRADE
ELEV: 14.21'
- T.O. FOOTING
ELEV: 89'-10 1/4"

2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

2022/11/10 ISSUED FOR SHELL CONSTRUCTION
 2023/01/26 ISSUED FOR SHELL CONSTRUCTION REV.2
 2023/02/27 ISSUED FOR CONSTRUCTION REV.3
 2023/05/16 ISSUED FOR CONSTRUCTION REV.5
 2023/07/14 ISSUED FOR SPECIAL PERMIT

HUTKER
ARCHITECTS

CHENG
RESIDENCE
100 WATCHA CLUB ROAD
WEST TISBURY, MA

EXTERIOR
ELEVATIONS

A201

- WHOLE HOUSE HEIGHT RESTRICTION - GABLE ROOF
ELEV. ±38.21'
- MAX RIDGE HEIGHT @ OWNER'S BEDROOM WING
ELEV. ±122'-4 1/2"
- MAX RIDGE HEIGHT @ BEDROOM WING
ELEV. ±122'-2 7/8"
- MAX RIDGE HEIGHT @ GREAT ROOM
ELEV. ±117'-8 1/4"

- PROPOSED T.O. RAILING @ SCREEN PORCH ROOF DECK
ELEV. 29.30' (113'-6")
- WHOLE HOUSE HEIGHT RESTRICTION - FLAT ROOF
ELEV. 27.21'
- T.O. SECOND FLR SUBFLOOR
ELEV. 109'-4 5/8"

- T.O. FIRST FLR SUBFLOOR
ELEV. 100'-0" (15'-8")
- WHOLE HOUSE MEAN NATURAL GRADE
ELEV. 14.21'

- T.O. FOOTING
ELEV. 89'-10 1/4"

1 EAST ELEVATION

SCALE: 1/4" = 1'-0"



- WHOLE HOUSE HEIGHT RESTRICTION - GABLE ROOF
ELEV. ±38.21'
- MAX RIDGE HEIGHT @ OWNER'S BEDROOM WING
ELEV. ±122'-4 1/2"
- MAX RIDGE HEIGHT @ GREAT ROOM
ELEV. ±117'-8 1/4"

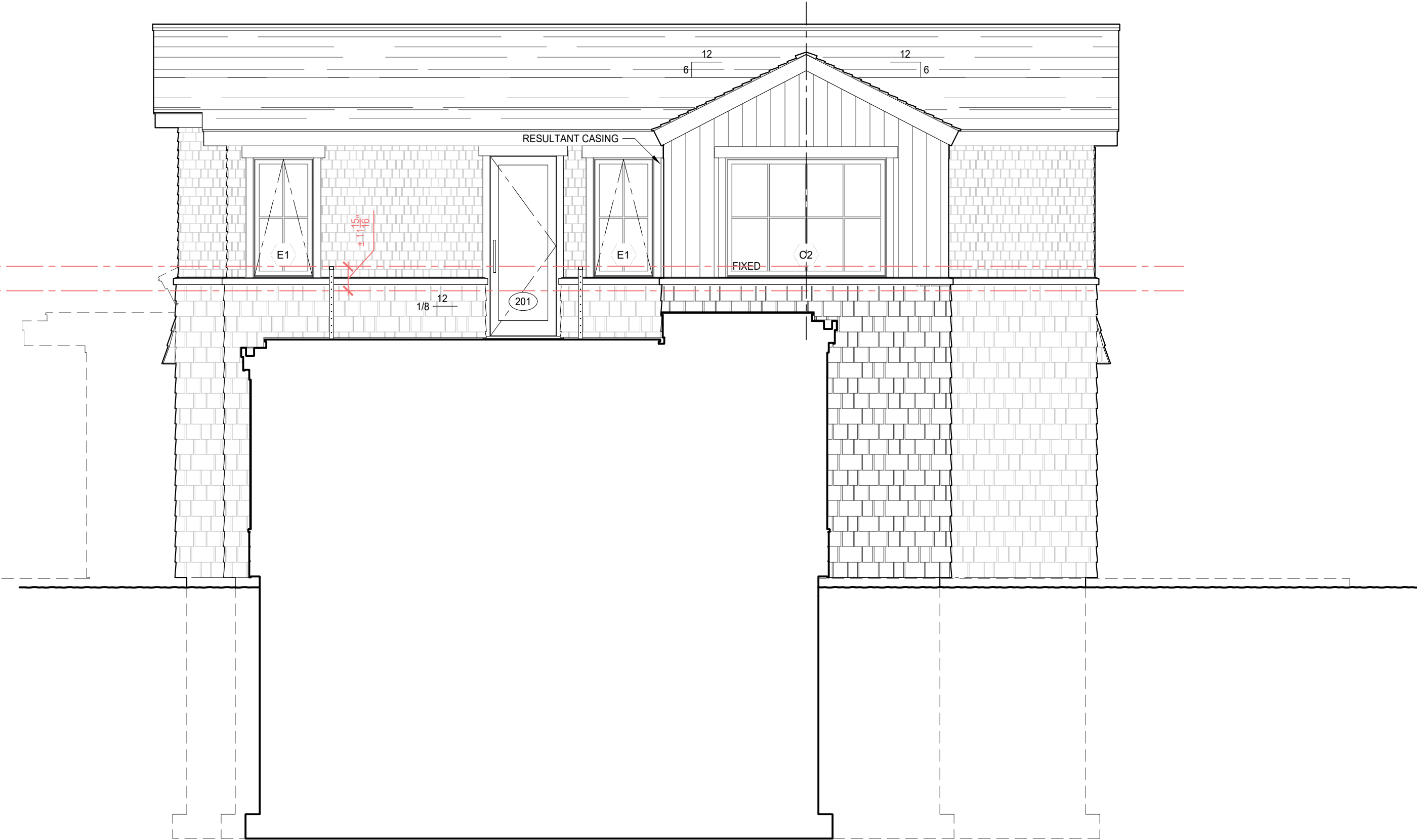
- PROPOSED T.O. RAILING @ OWNER'S ROOF DECK
ELEV. 28.22' (112'-5")
- WHOLE HOUSE HEIGHT RESTRICTION - FLAT ROOF
ELEV. 27.21'
- T.O. SECOND FLR SUBFLOOR
ELEV. 109'-4 5/8"

- T.O. FIRST FLR SUBFLOOR
ELEV. 100'-0" (15'-8")
- WHOLE HOUSE MEAN NATURAL GRADE
ELEV. 14.21'

- T.O. FOOTING
ELEV. 89'-10 1/4"

2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2022/11/10 ISSUED FOR SHELL CONSTRUCTION
2023/01/26 ISSUED FOR SHELL CONSTRUCTION REV.2
2023/02/27 ISSUED FOR CONSTRUCTION REV.3
2023/05/16 ISSUED FOR CONSTRUCTION REV.5
2023/07/14 ISSUED FOR SPECIAL PERMIT

HUTKER
ARCHITECTS

CHENG
RESIDENCE
100 WATCHA CLUB ROAD
WEST TISBURY, MA

EXTERIOR
ELEVATIONS

A202