



**LOT DATA**

MAP 1, LOT 1036  
 BOOK 49160/PAGE 242  
 ZONING—RESIDENTIAL (OV2)  
 LOT SIZE (MIN REQD) — 10,000 SF  
 ACT — 4457± SF  
 FRONTAGE (MIN REQD) — 50'  
 ACTUAL — 50.51'  
 SETBACKS  
 FRONT (EAST) — AVERAGE OF ADJACENT — 14.5'  
 EXISTING UNCHANGED — 13.8'  
 SIDE, REAR (MIN REQD) — 10'  
 SIDE (N) EXISTING UNCHANGED — 3.8'  
 SIDE (S) EXISTING UNCHANGED — 21.6'  
 REAR (W) EXISTING UNCHANGED — 17.7'  
 HEIGHT (MAX ALLOWED) — 35'  
 EXISTING UNCHANGED — 23'±  
 BUILDING COVERAGE — 20% MAX  
 EXISTING UNCHANGED — 26.9%±  
 LOT COVERAGE — 50% MAX  
 EXISTING UNCHANGED — 34.7%±  
 FLOOR AREA RATIO — 25% MAX  
 EXISTING — 32.7%±  
 PROPOSED — 37.1%±  
 FEMA MAP 255223 — ZONE AE14  
 TOWN SEWER  
 TOWN WATER  
 GAS



**WEST ELEVATION**  
 SCALE: 3/16"=1'-0"



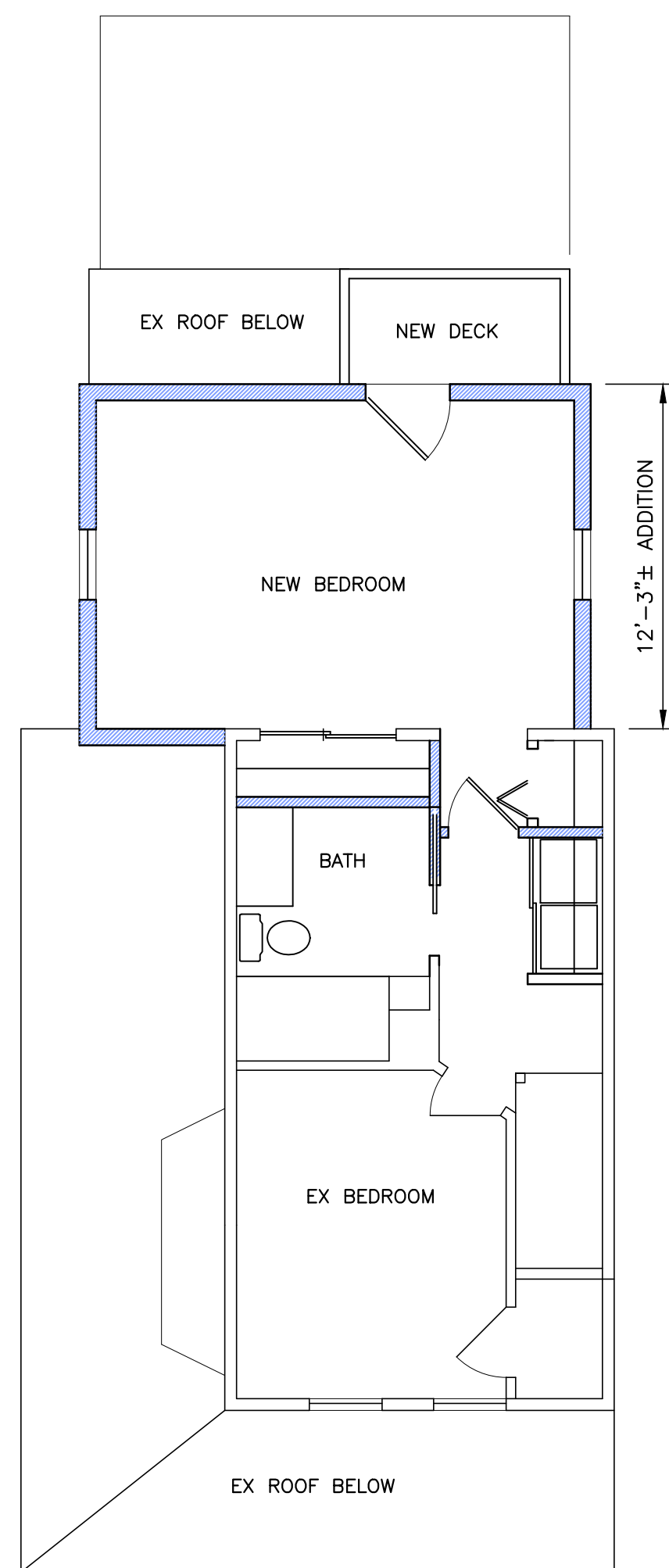
**EAST ELEVATION (STREET)**  
 SCALE: 3/16"=1'-0"



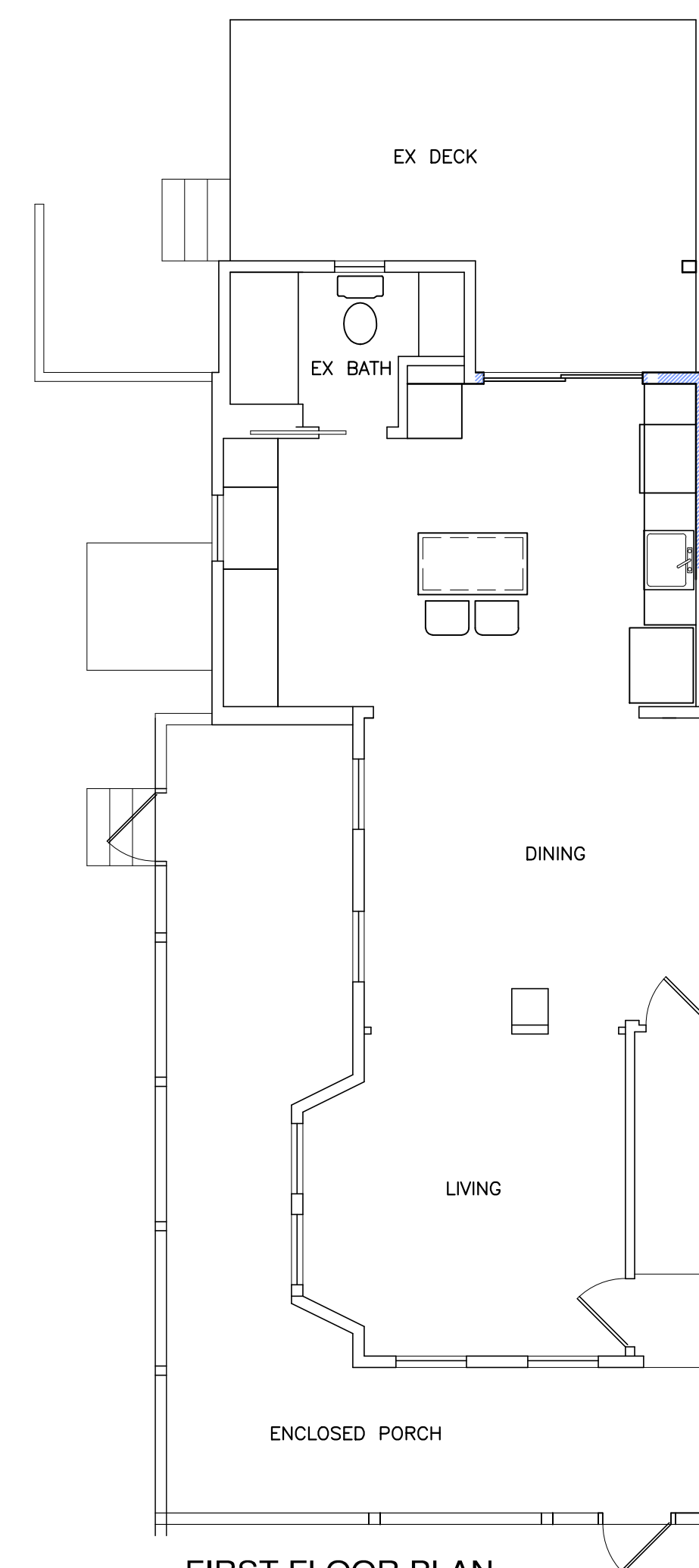
**SOUTH ELEVATION**  
 SCALE: 3/16"=1'-0"



**NORTH ELEVATION**  
 SCALE: 3/16"=1'-0"



**SECOND FLOOR PLAN**  
 SCALE: 3/16"=1'-0"



**FIRST FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

**WALL LEGEND**

- NEW WALL
- EX WALL TO REMAIN
- EX WALL TO BE REMOVED

**RENOVATIONS & ADDITIONS**  
 to  
 17 WEST BLVD.  
 ONSET, MA  
 for  
 KAREN & BRUCE  
 PEIRCE

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D A T E S	
REVIEW	11.12.20
REVIEW / ZONING	11.20.20
ZBA / CC / RDA	1.25.21



EXISTING WEST VIEW  
 @ AREA OF ADDITION



EXISTING EAST (FRONT) VIEW

PROJECT 1275	DRAWING NO <b>A1c2</b>
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