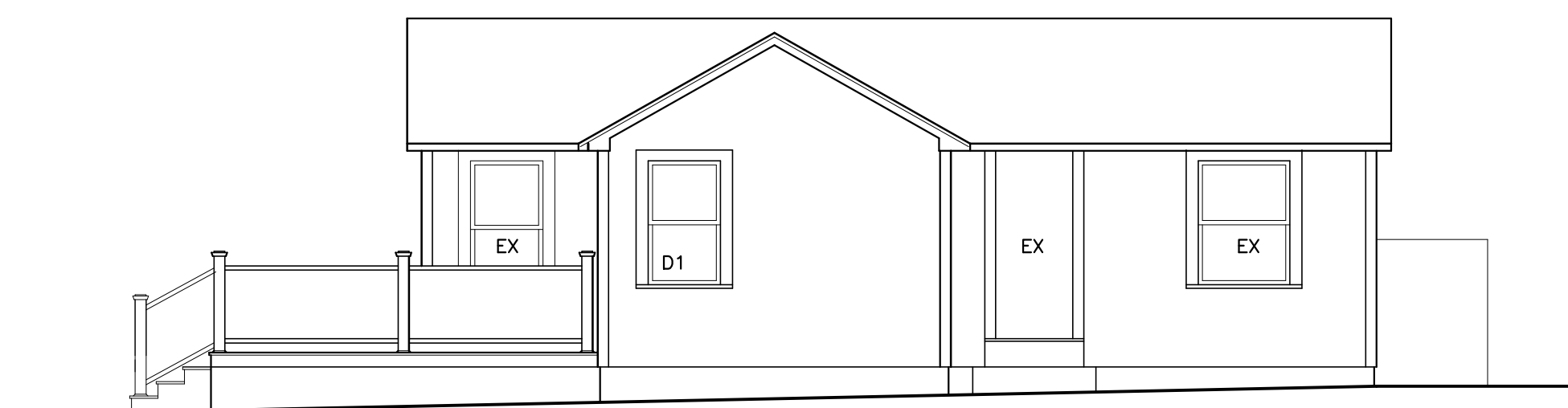
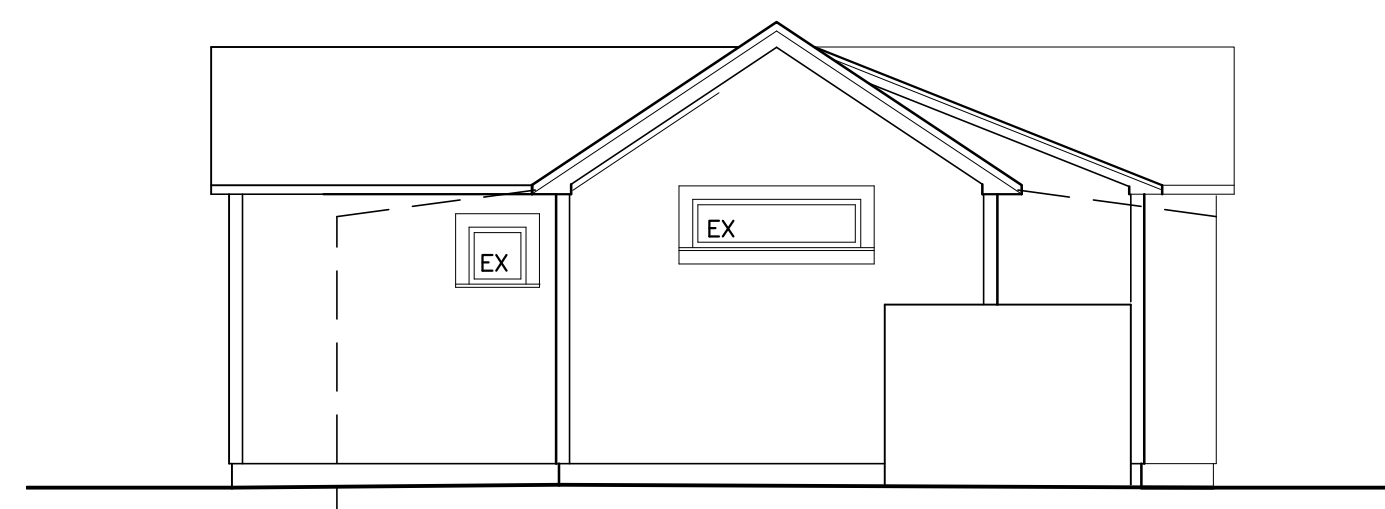


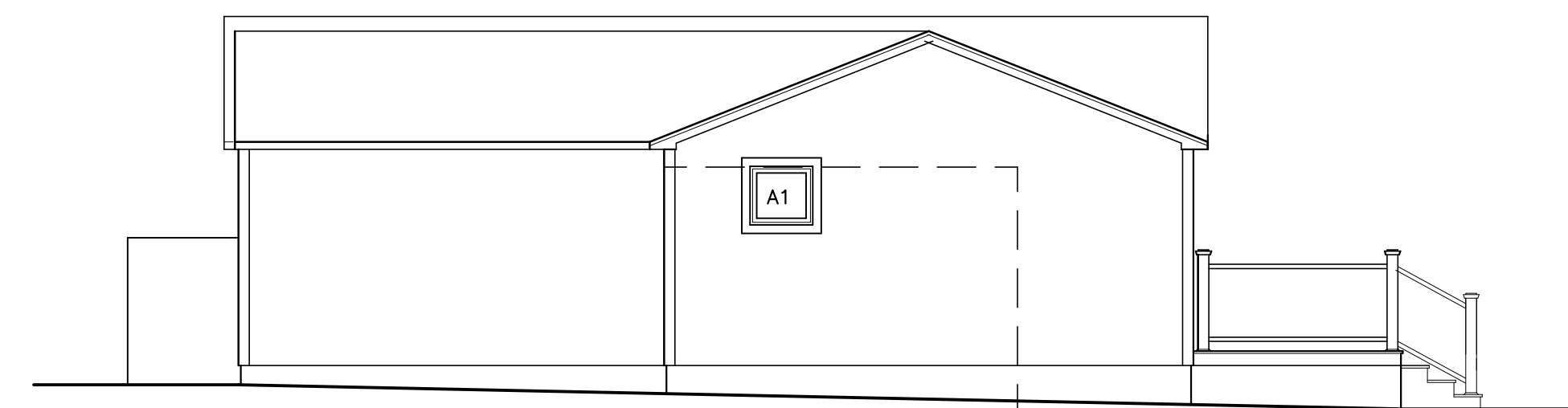
WEST ELEVATION
 SCALE: 3/16"=1'-0"



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



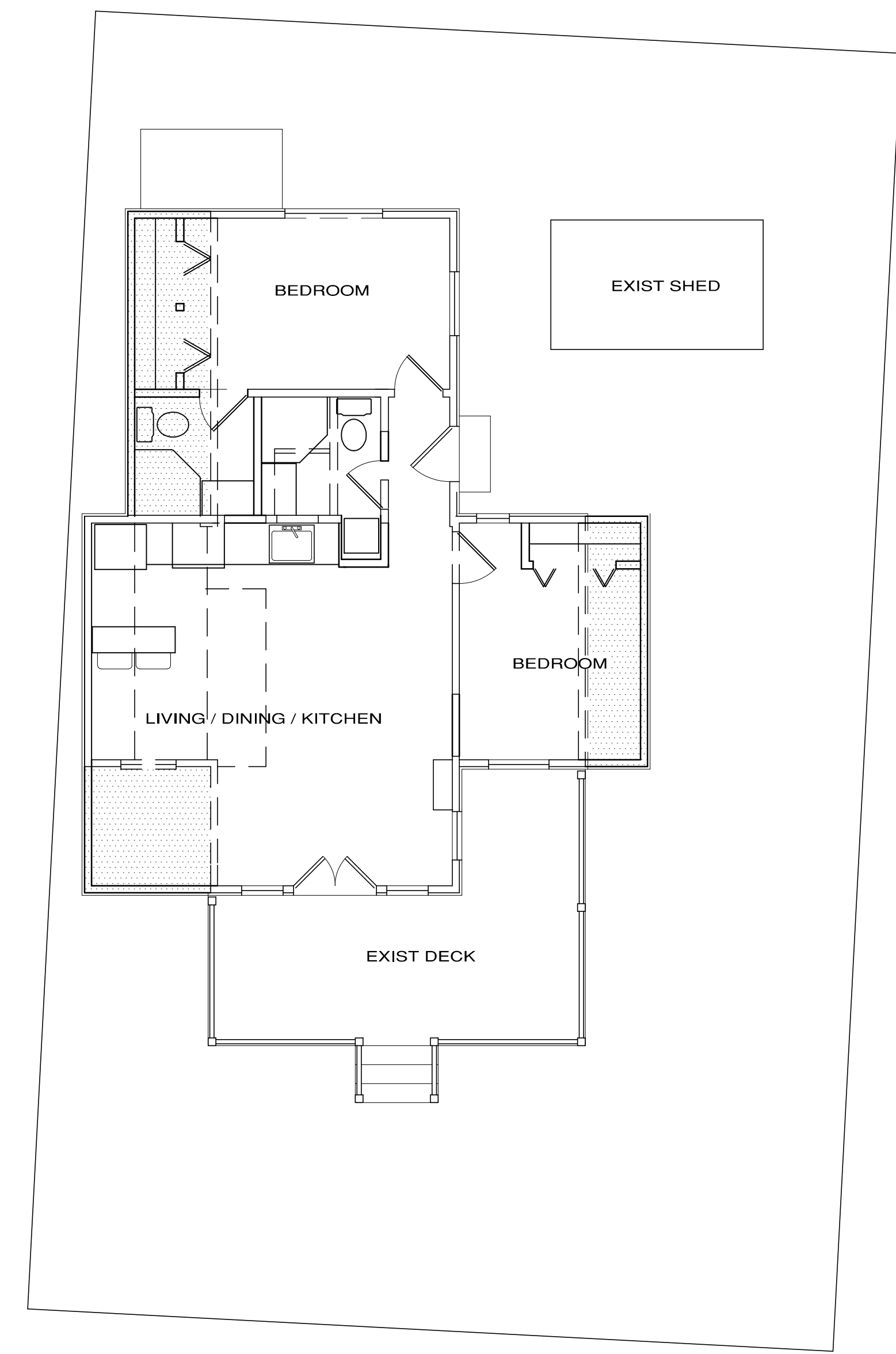
EAST ELEVATION
 SCALE: 3/16"=1'-0"



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



EXISTING WEST VIEW



LOT DATA

MAP 2, LOT 27
 BOOK/PAGE 29188/0020
 ZONING - OV2 RESIDENTIAL
 LOT SIZE - 2440 SF±
 FRONTAGE - 38.92± EXISTING

SETBACKS
 FRONT (W) - AVERAGE REQUIRED
 13'± EXISTING UNCHANGED
 N. SIDE - 10' MIN REQUIRED
 1'± EXISTING UNCHANGED
 S. SIDE - 10' MIN REQUIRED
 12.7'± EXISTING
 10.5'± PROPOSED
 REAR (E) - 10' MIN REQUIRED
 8.6'± EXISTING UNCHANGED

HEIGHT -
 35' MAX ALLOWED
 13'-6"± EXISTING UNCHANGED

BUILDING COVERAGE
 20% MAX ALLOWED
 33%± EXISTING
 38%± PROPOSED

LOT COVERAGE
 50% MAX ALLOWED
 40%± EXISTING
 45%± PROPOSED

FLOOR AREA RATIO (FAR)
 25% MAX ALLOWED
 22.7%± EXISTING
 28.1%± PROPOSED

FLOOD ZONE - X

TOWN SEWER
 TOWN WATER
 GAS

WALL LEGEND

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

**RENOVATIONS & ADDITIONS TO
 12 ONSET BAY LANE
 ONSET, MA
 FOR
 DIANNE GORFINKLE**

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D A T E S	
REVIEW	8.10.22
ZBA	10.30.22

PROJECT NO 1335	DRAWING NO A1z
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