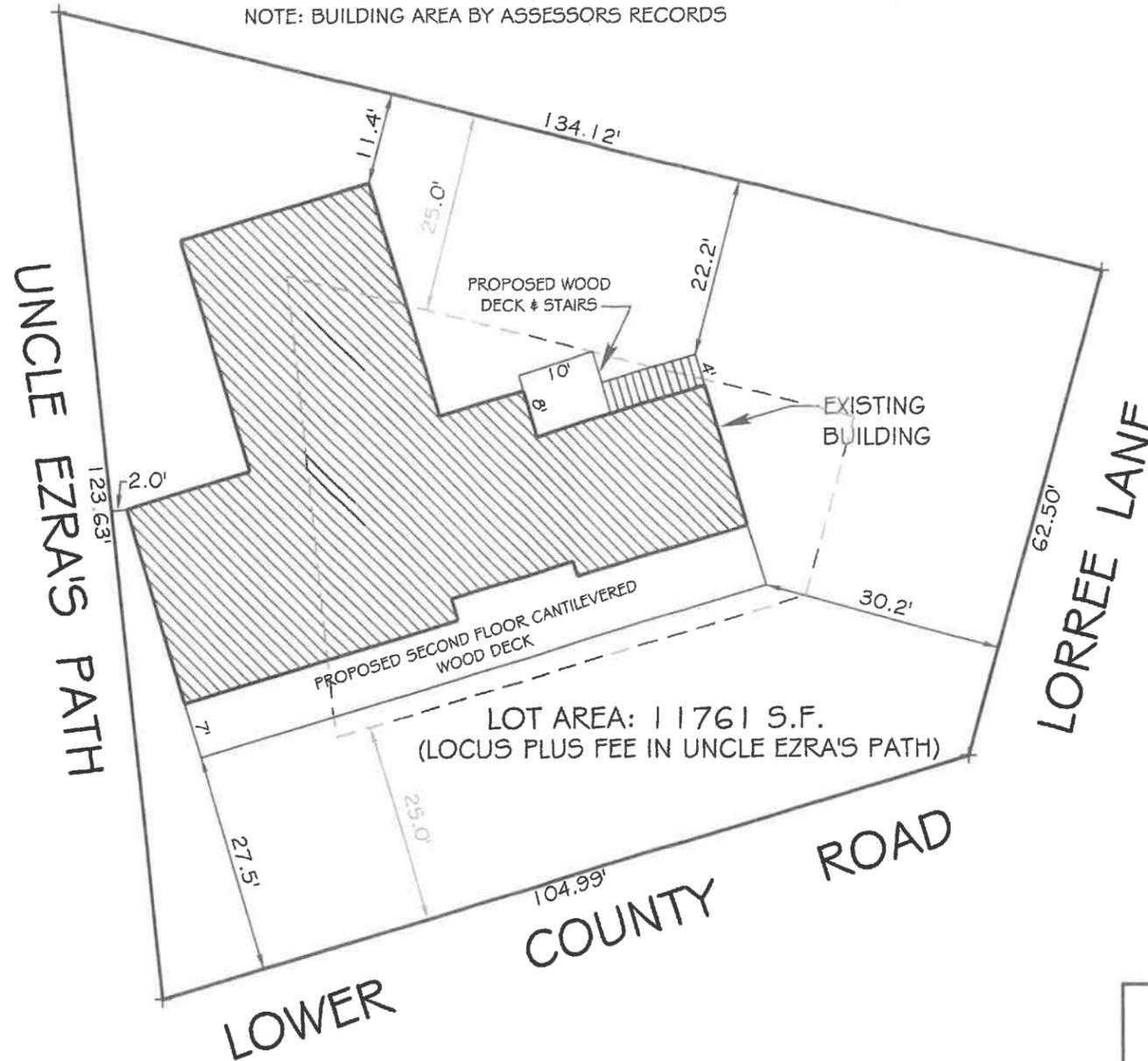


EXISTING LOT COVERAGE: 2935 S.F. / 11761 S.F. = 25.0%
 PROPOSED LOT COVERAGE: (2935 S.F. + 588 S.F.) / 11761 S.F. = 29.9%
 NOTE: BUILDING AREA BY ASSESSORS RECORDS



PLAN BOOK 256 PAGE 10
 ASSESSORS MAP 36 PARCEL 44

BASIC SITE DATA	REQUIRED	EXISTING	PROPOSED
FRONTAGE	50'	104.99'	104.99'
FRONT SETBACK	25'	27.5'	27.5'
RIGHT SIDE SETBACK	25'	30.2'	30.2'
LEFT SIDE SETBACK	25'	2.0'	2.0'
REAR SETBACK	25'	11.4'	11.4'
LOT AREA	40000 S.F.	11761 S.F.	11761 S.F.
LOT WIDTH	100'	104.99'	104.99'
NON-CONFORMING FLOOR SPACE WITHIN SETBACKS		480 S.F.	480 S.F.
D2. INCREASE IN NEW NON-CONFORMING FLOOR SPACE BY MORE THAN 40% / 10 YEAR PERIOD		0 S.F.	0 S.F.
CUMULATIVE FOOTPRINT (ALL STRUCTURES)		2269 S.F.	2269 S.F.
CUMULATIVE LOT COVERAGE	15%	19%	19%
F.A.R.		2935 S.F.	3529 S.F.
CUMULATIVE FLOOR SPACE TO LOT AREA %	30%	25%	29.9%



BUILDING LOCATION PLAN
 FOR
 174 LOWER COUNTY ROAD DENNISPORT, MA
 PREPARED FOR
JON HALL

SCALE	1" = 20'	DATE	05-14-2024	DRAWN BY	TMW
JOB NUMBER		REVISED	04-16-2025	SHEET #	CPP-1

WELLER & ASSOCIATES
 P.O. BOX 417 CENTERVILLE, MA
 TEL: (508) 328-4692
 EMAIL: trisweller@gmail.com

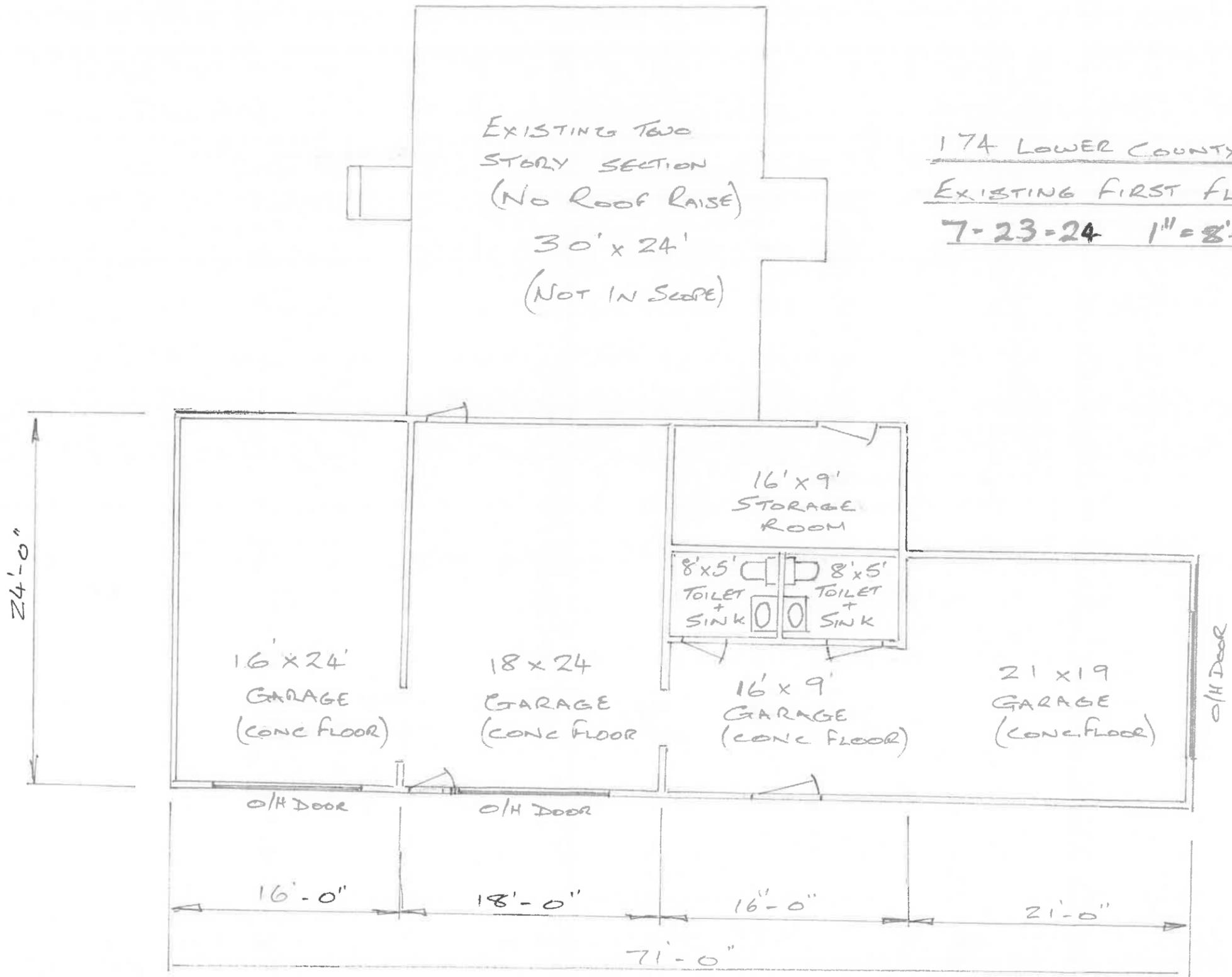
REGISTERED LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS

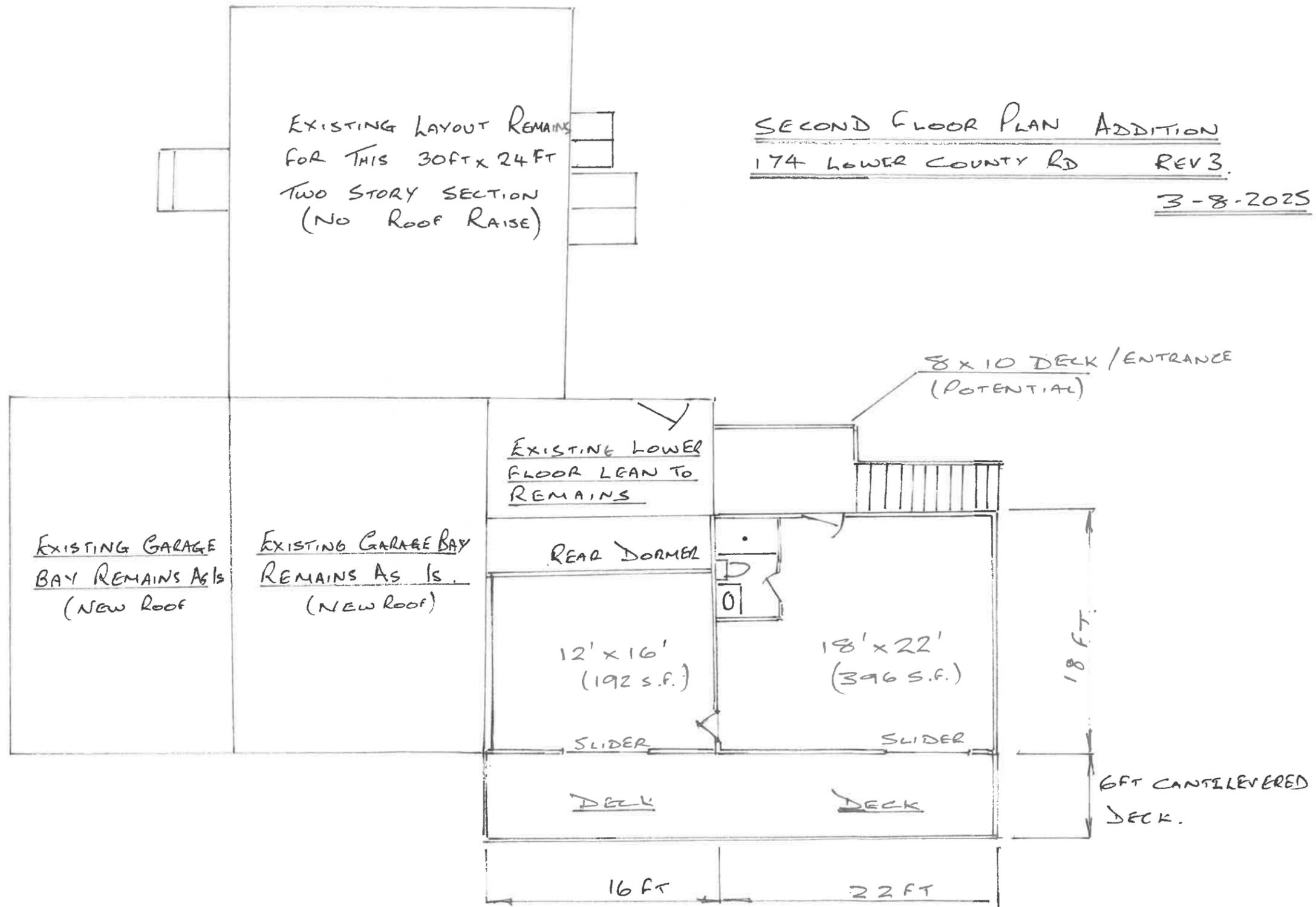
FRONT ELEVATION - LOWER COUNTY ROAD
174 LOWER COUNTY ROAD REV. 3. 3-8-2025

SCALE 1" = 8'-0"



DRAWING 1 OF 9





SECOND FLOOR PLAN ADDITION
174 LOWER COUNTY RD REV 3.

3-8-2025