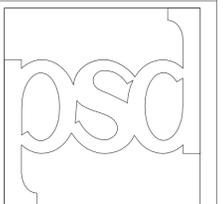


PROGRESS SET NOT FOR CONSTRUCTION

RESIDENCE FOR:  
3 GIRARD LANE  
DENNIS, MA 02660



**POLHEMUS  
SAVERY  
DASILVA**  
ARCHITECTS-BUILDERS

157 Brewster-Chatham Road  
(Route 137)  
East Harwich, MA 02645  
USA 508.945.4500  
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info@psdab.com

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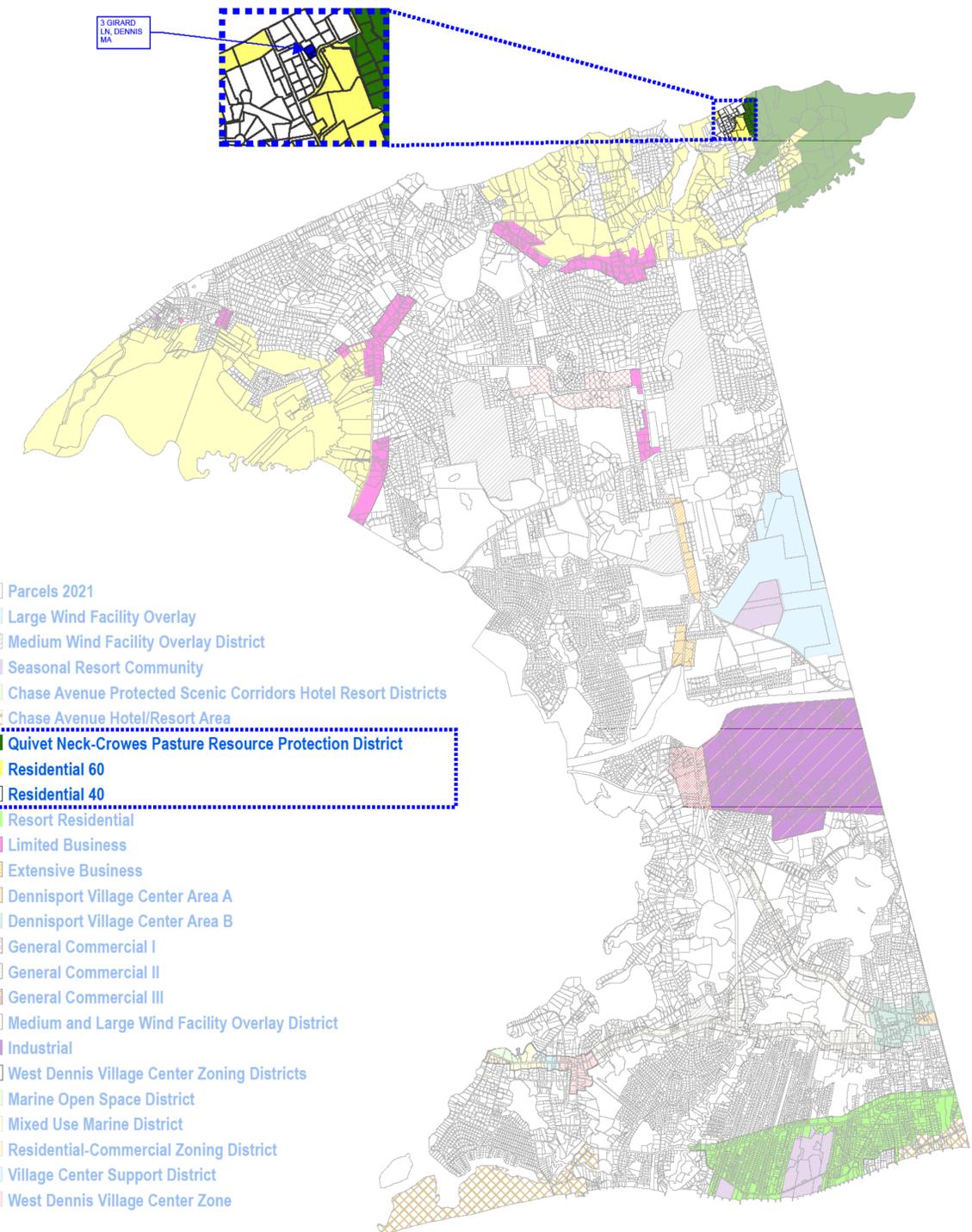
TITLE:

ZONING MAP

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

**ZBA  
000**

3 GIRARD LN, DENNIS MA



# Town of Dennis Zoning Map

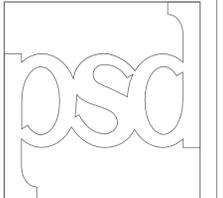
OCTOBER 26, 2021

AS AMENDED AT THE OCTOBER 26, 2022  
SPECIAL TOWN MEETING

SCHEMATIC DESIGN JUNE 18, 2025

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3 GIRARD LANE  
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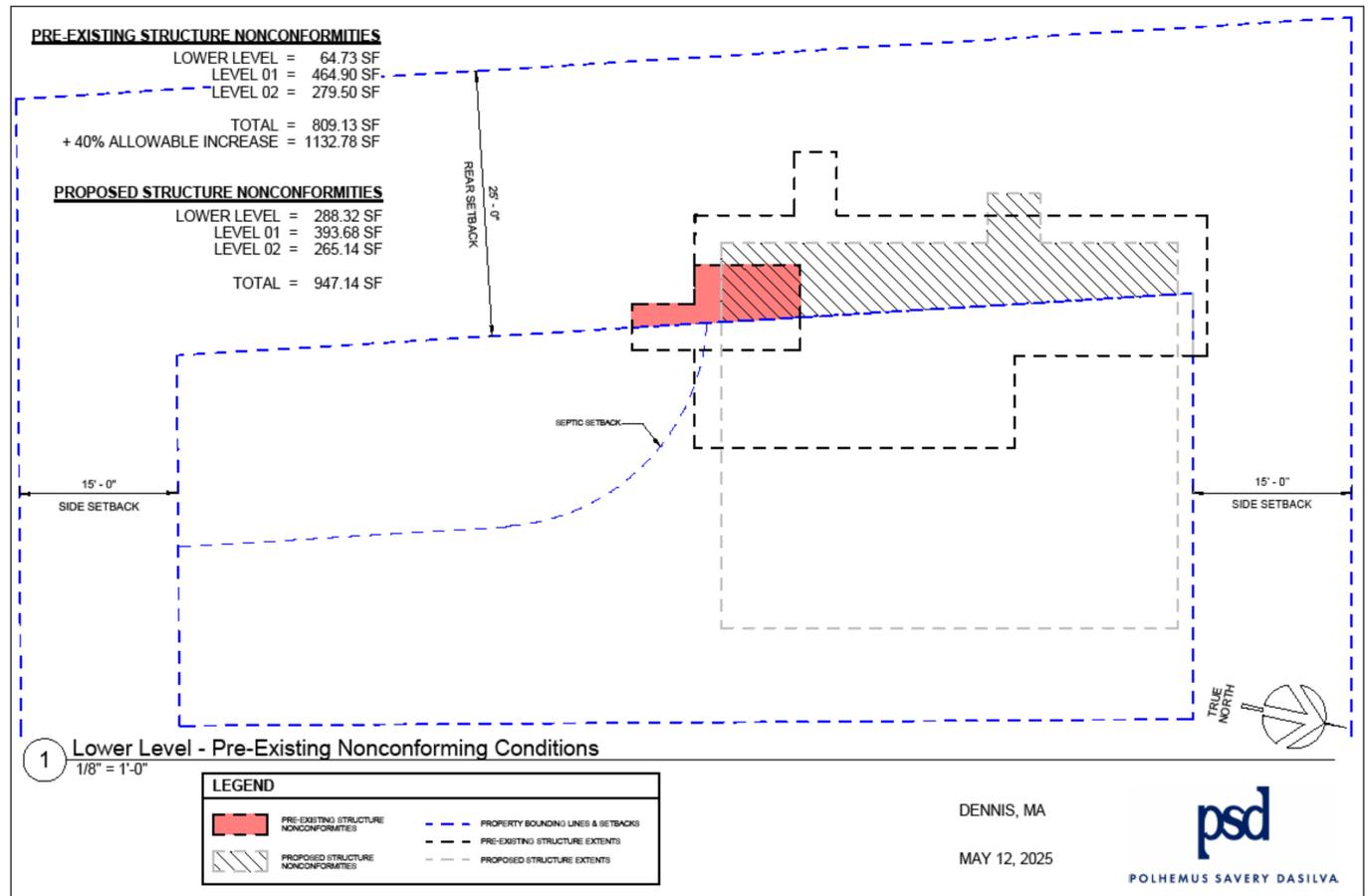
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No.	Description	Date

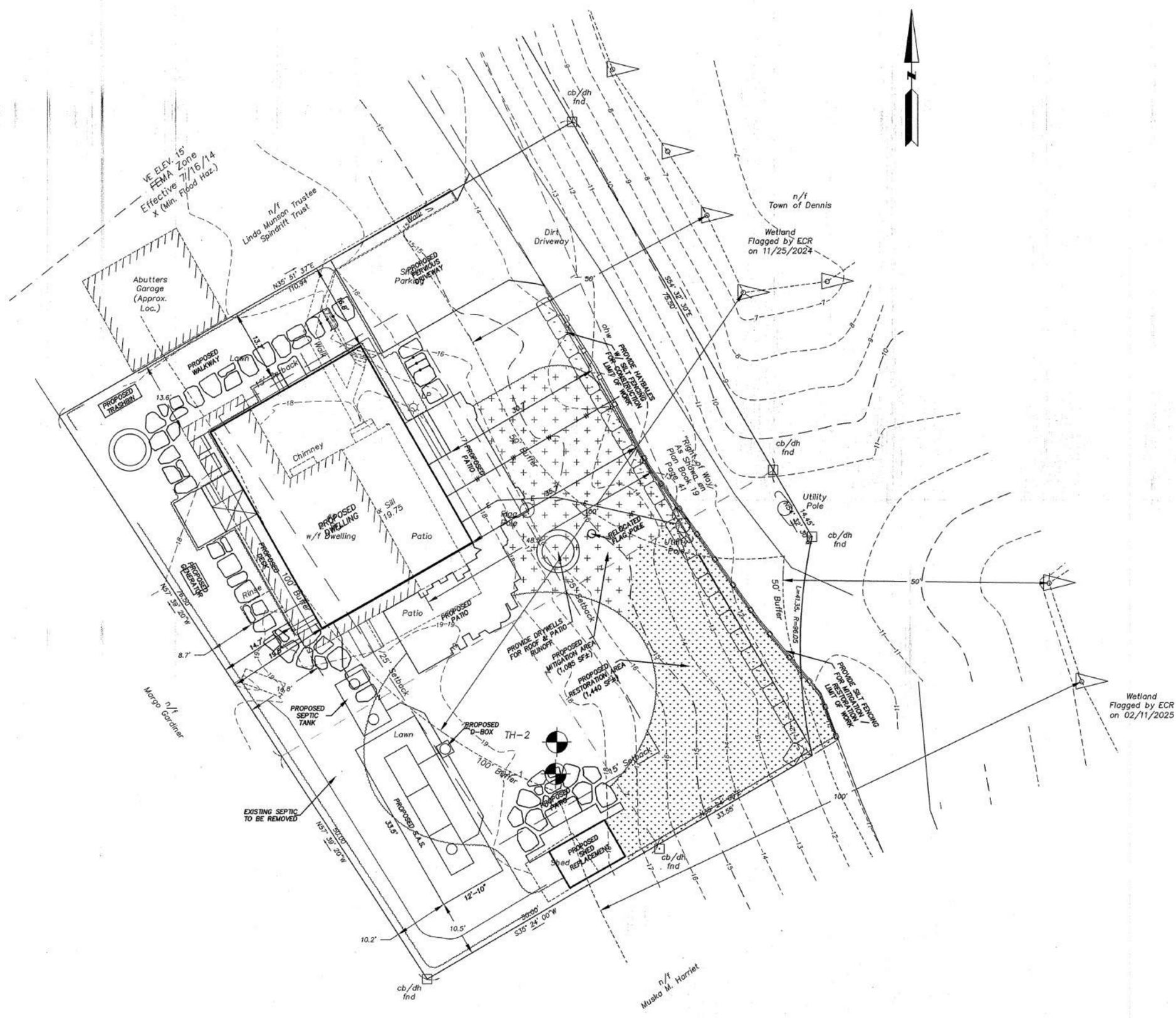
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TITLE:  
**PRE-EXISTING NONCONFORMING CONDITIONS**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

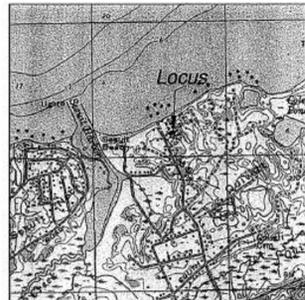
**ZBA-300**





**ZONE:**  
 RF-40  
 Area (min.) 40,000 SF  
 Frontage (min) 50'  
 Width (min) 100'  
 Setbacks:  
 Front 25'  
 Side 15'  
 Rear 25'  
 Lot Coverage 15% Max.

**FLOOD ZONE:**  
 Zones X (Min Flood Hazard)  
 Community Panel No. #250001 C0394J  
 July 16, 2014



**LOCATION MAP:**  
 1"=2,000±'

**ASSESSORS REF.:**  
 Map 422 Parcel 044

**REFERENCES:**  
 Deed Bk. 1587 Pg. 106  
 Plan Bk. 231 P. 9, 15 Lot B  
 Bk. 19 Pg. 41 Lot 5  
 and Right of Way

**ZONING TABLE:**

Lot Area 11,019 SF±

Setbacks:	Required	Existing	Proposed
Front	25'		
Dwelling		48.5'	35.7'
Roof		48.5'	33.7'
Deck		N/A	30.7'
Side	15'		
Dwelling		13.6'	16.8'
Roof		13.6'	16.2'
Deck		N/A	13.7'
Rear	25'		
Dwelling		14.8'	19.5'
Roof		14.8'	17.5'
Deck		8.7'	13.7'
Bld Height	35'	16±	29'
Bld Coverage	15%		
Dwelling		978 SF	1,379 SF
Roof		0 SF	193 SF
Total		978 SF(8.9%)	1,572 SF(14.2%)
Bld Coverage (in Setbacks)	N/A		
Dwelling		429 SF	180 SF
Roof		0 SF	87 SF
Total		429 SF	267 SF
Lot Coverage	N/A	2,216 SF(20%)	3,249 SF(29%)
Green Space	N/A	8,620 SF(78%)	7,310 SF(66%)
Floor Area	N/A		
Lower		106 SF	1,414 SF
First		951 SF	1,414 SF
Second		735 SF	1,279 SF
Total		1,792 SF	4,107 SF
FAR		16%	37%
Floor Space (in Setbacks)	<+40%		
Lower		65 SF	288 SF
First (w/deck)		465 SF	394 SF
Second		280 SF	265 SF
Total		810 SF	947 SF (+17%)

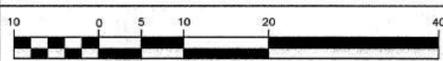
**BUFFER ZONE CALCULATIONS:**

	Existing	Proposed
0-50:		
Drive	325 SF	354 SF
Walk	29 SF	---
Total	354 SF	354 SF (+0 SF)
50-100:		
Dwelling	739 SF	1,358 SF
Deck	---	61 SF
Shed	13 SF	60 SF
Patio	449 SF	691 SF
Walk	139 SF	170 SF
Drive	327 SF	293 SF
Total	1,667 SF	2,633 SF (+966 SF)



**NOTES:**  
 1) The property line information shown was compiled from available record information. Property lines depicted were obtained using Plan Book 487 Page 21.  
 2) The topographic information was obtained from an on the ground survey performed on 6/1/2020 using RTK GPS.  
 3) The datum used is NAVD '88, a fixed mean sea level datum.  
 4) Right of Way depicted as shown on Plan Book 231 Page 15.  
 5) This plan is for permitting purposes only and is not to be used as lot description, recording purposes or establishing encroachments.

**PREPARED FOR:**  
 Cynthia Gelsthorpe Fish Tr.  
 Beach Plum Tr.  
 776 Boylston St.  
 Boston, Ma. 02199

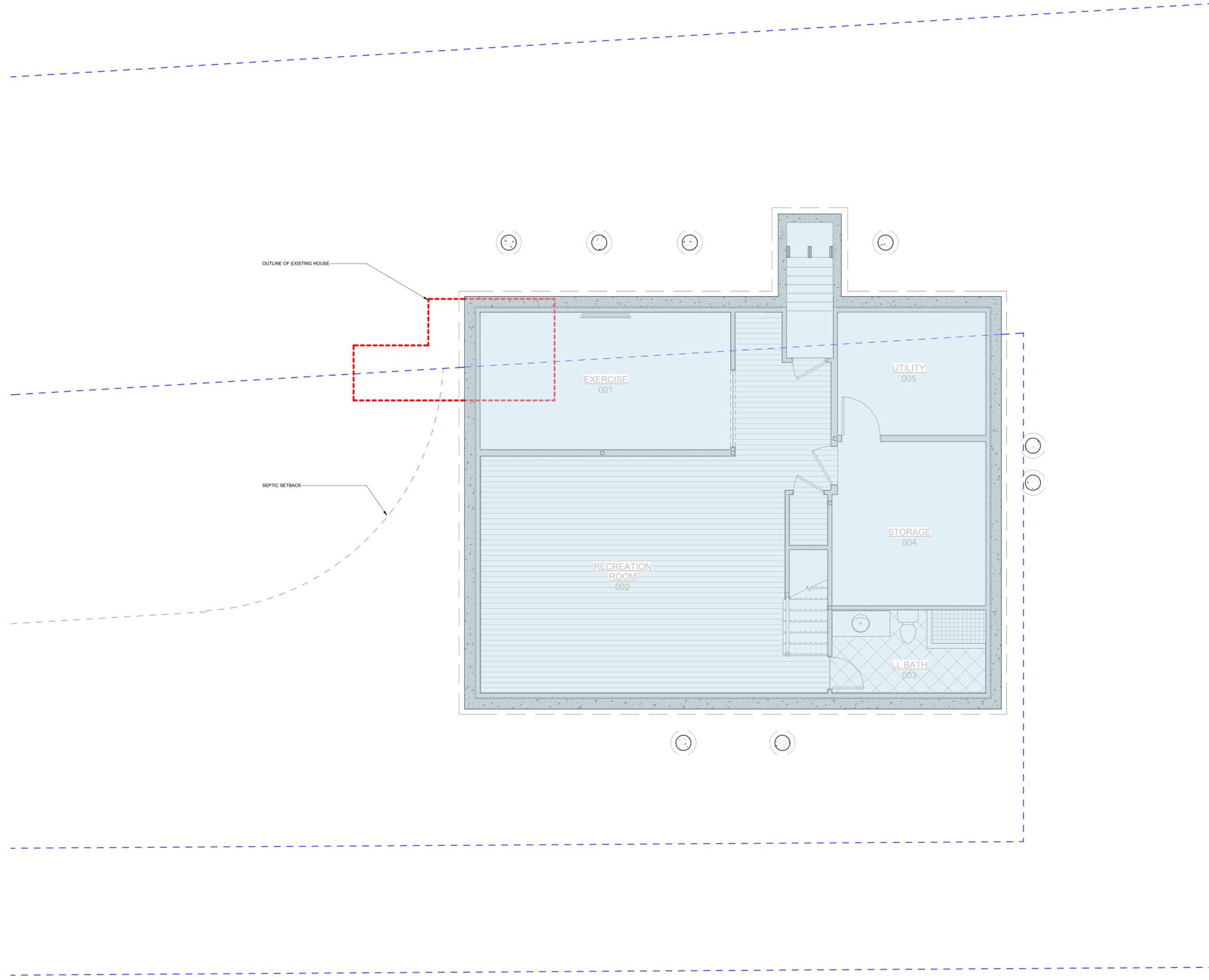


**PREPARED BY:**  
**Sullivan Engineering & Consulting, Inc.**  
 (508) 428-3344 • P.O. Box 659 • 711 Main Street, Osterville, MA 02655  
 seci@sullivanengin.com • www.sullivanengin.com

Draft: JOD  
 Review: JOD  
 Project: 22036  
 Field: WHL/CTR/JOD  
 Comp.: JOD/CTR/ASL

**TITLE:**  
 Site Plan  
 Proposed Improvements  
 At  
 3 Girard Lane  
 Dennis (East Dennis) Mass.  
**DATE:** May 28, 2025  
**SCALE:** 1"=10'

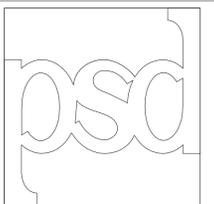
PROGRESS SET NOT FOR CONSTRUCTION



- GROSS FLOOR AREA
- DRIP EDGE OUTLINE
- EXISTING HOUSE OUTLINE
- SETBACKS/PROPERTY LINES

<b>PROPOSED LOWER LEVEL -</b>	<b>1,414 SF</b>
EXISTING FIRST FLOOR -	106 SF
<b>PROPOSED FIRST FLOOR -</b>	<b>1,414 SF</b>
EXISTING FIRST FLOOR -	951 SF
<b>PROPOSED SECOND FLOOR -</b>	<b>1,279 SF</b>
EXISTING SECOND FLOOR -	735 SF

RESIDENCE FOR:  
**3 GIRARD LANE**  
**DENNIS, MA 02660**



**POLHEMUS SAVERY DASILVA**  
 ARCHITECTS•BUILDERS

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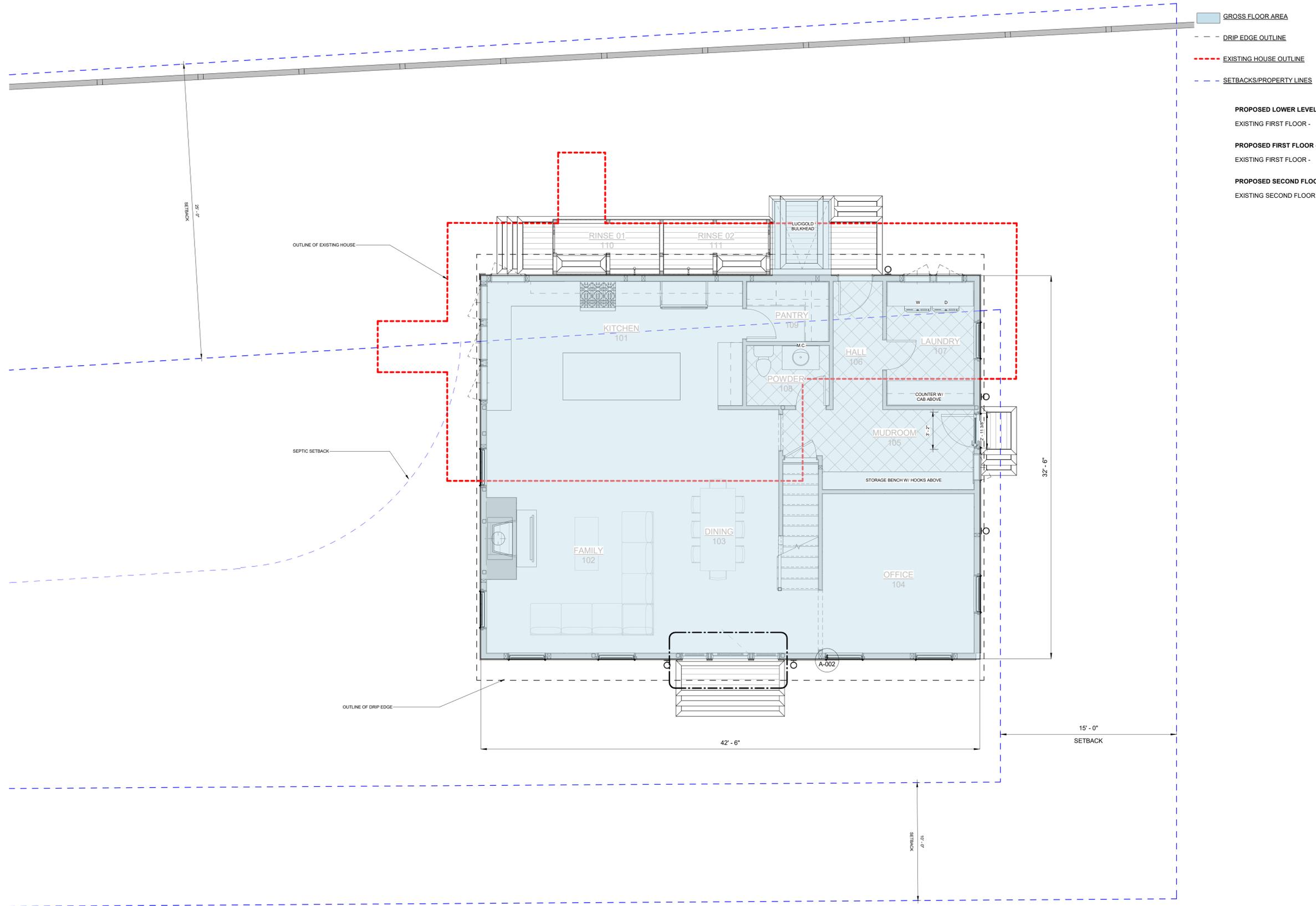
TITLE:  
**LOWER LEVEL PLAN**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

**1 LOWER LEVEL PLAN\_ZBA**  
 1/4" = 1'-0"

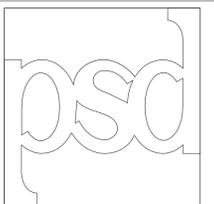


PROGRESS SET NOT FOR CONSTRUCTION



<b>GROSS FLOOR AREA</b>	
--- DRIP EDGE OUTLINE	
--- EXISTING HOUSE OUTLINE	
--- SETBACKS/PROPERTY LINES	
<b>PROPOSED LOWER LEVEL -</b>	<b>1,414 SF</b>
EXISTING FIRST FLOOR -	106 SF
<b>PROPOSED FIRST FLOOR -</b>	<b>1,414 SF</b>
EXISTING FIRST FLOOR -	951 SF
<b>PROPOSED SECOND FLOOR -</b>	<b>1,279 SF</b>
EXISTING SECOND FLOOR -	735 SF

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 CHECKED BY: Checker

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TITLE:  
**FIRST FLOOR PLAN**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

**ZBA-101**

**1 FIRST FLOOR PLAN**  
 1/4" = 1'-0"



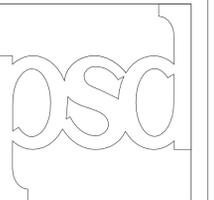
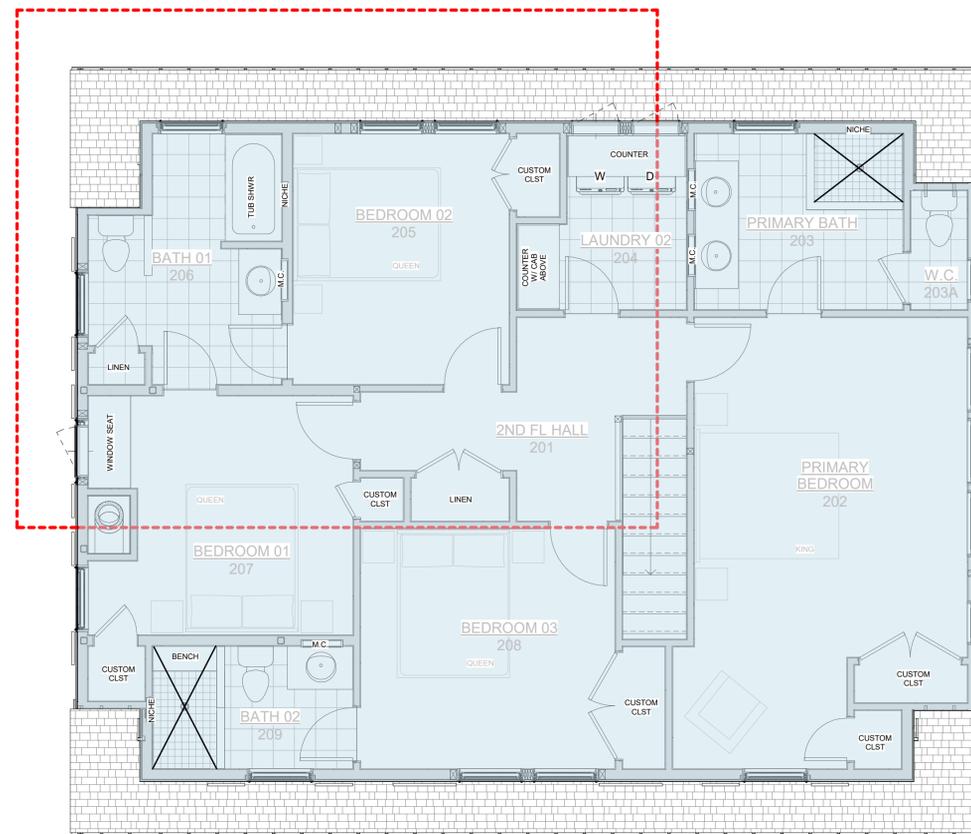
SCHEMATIC DESIGN JUNE 18, 2025

PROGRESS SET NOT FOR CONSTRUCTION

- GROSS FLOOR AREA
- - - DRIP EDGE OUTLINE
- - - EXISTING HOUSE OUTLINE
- - - SETBACKS/PROPERTY LINES

PROPOSED LOWER LEVEL -	1,414 SF
EXISTING FIRST FLOOR -	106 SF
<b>PROPOSED FIRST FLOOR -</b>	<b>1,414 SF</b>
EXISTING FIRST FLOOR -	951 SF
<b>PROPOSED SECOND FLOOR -</b>	<b>1,279 SF</b>
EXISTING SECOND FLOOR -	735 SF

RESIDENCE FOR:  
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TITLE:

**SECOND FLOOR PLAN**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

**ZBA-102**

1 SECOND FLOOR PLAN\_ZBA  
 1/4" = 1'-0"



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FOR CONSTRUCTION

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DENNIS, MA 02660



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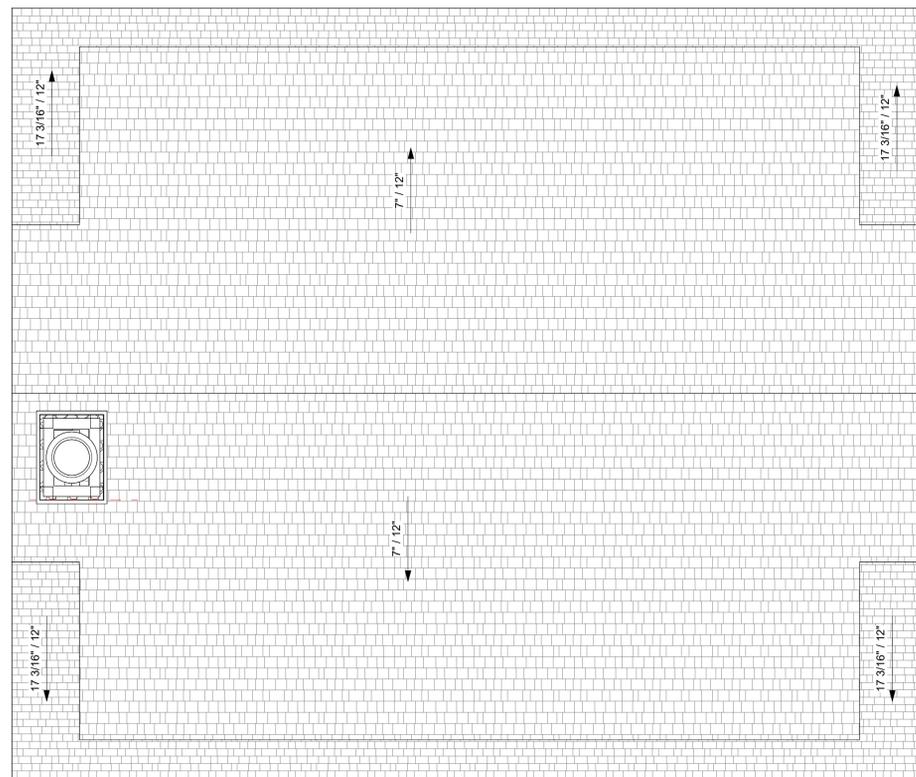
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TITLE:

ROOF PLAN

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

ZBA-103

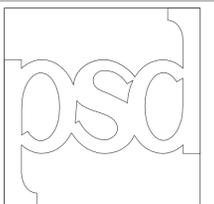


1 ROOF PLAN\_ZBA  
1/4" = 1'-0"



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 USA 508.945.4500  
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**TITLE:**

**SOUTH  
 ELEVATION**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

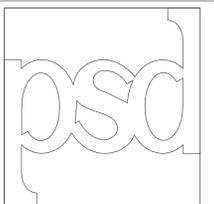
**ZBA-200**



**1 SOUTH ELEVATION\_ZBA**  
 1/4" = 1'-0"

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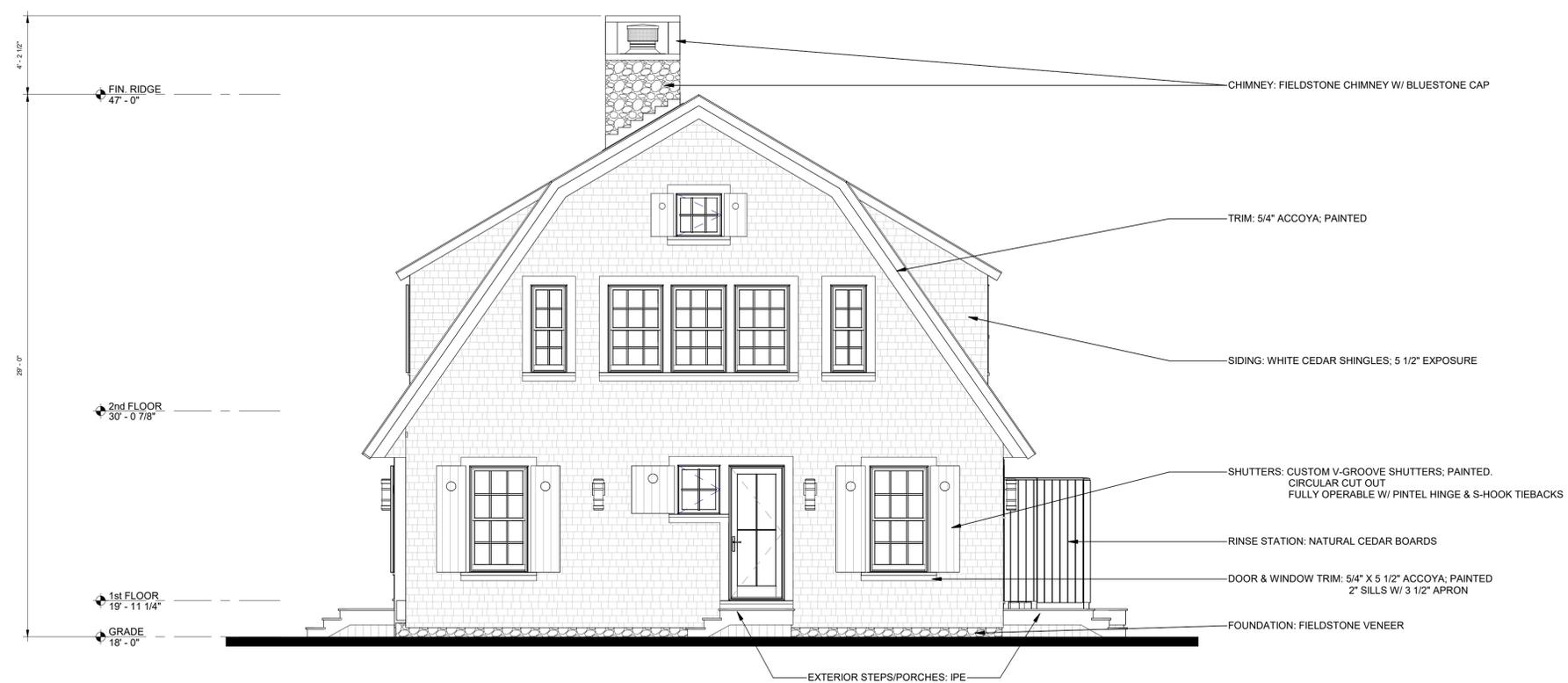
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TITLE:

**EAST  
 ELEVATION**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

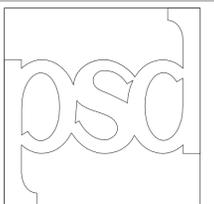
**ZBA-201**



**1 EAST ELEVATION\_ZBA**  
 1/4" = 1'-0"

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**TITLE:**

**NORTH  
 ELEVATION**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

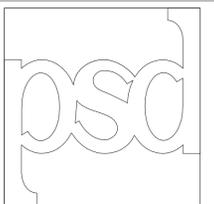
**ZBA-202**



**1** NORTH ELEVATION\_ZBA  
 1/4" = 1'-0"

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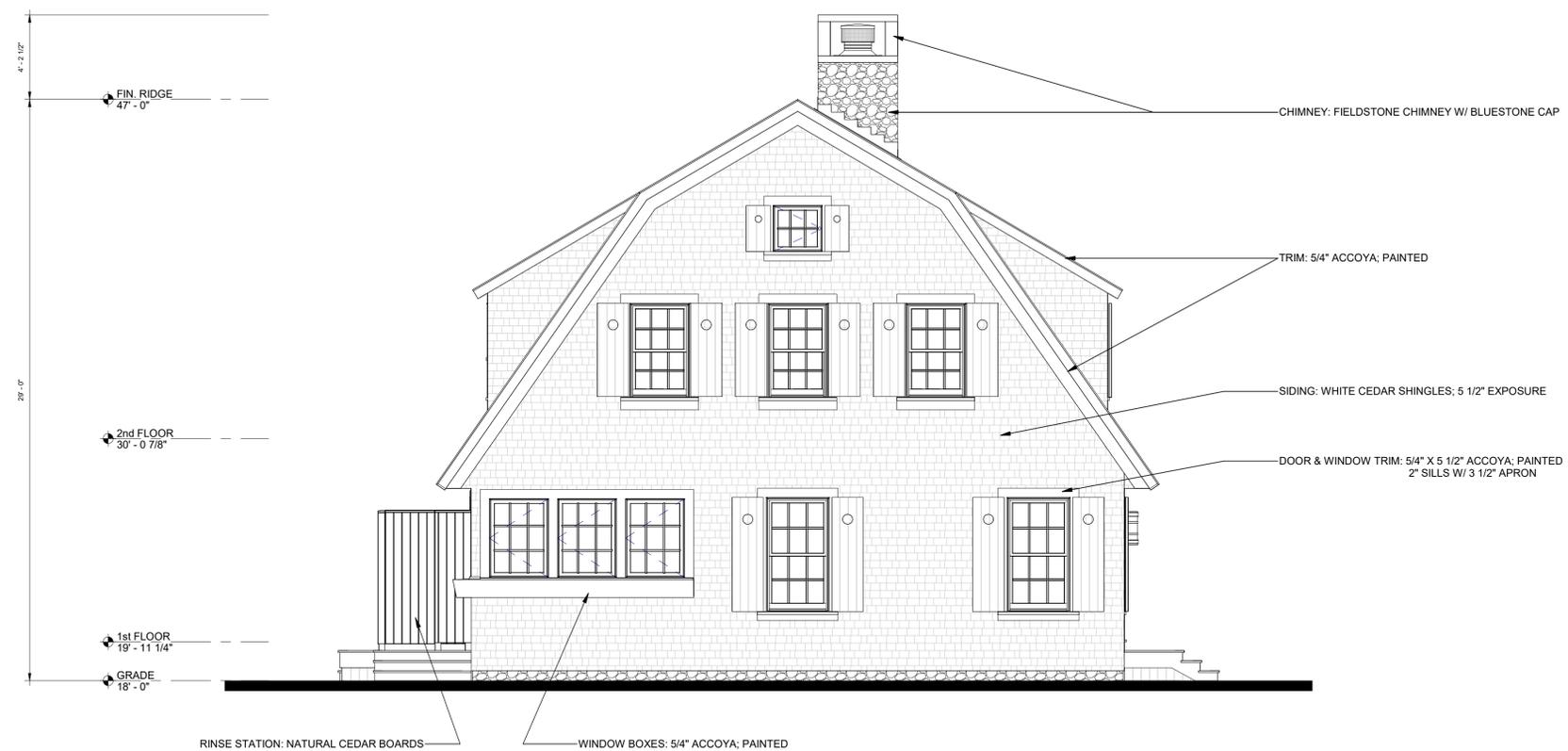
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**TITLE:**

**WEST  
 ELEVATION**

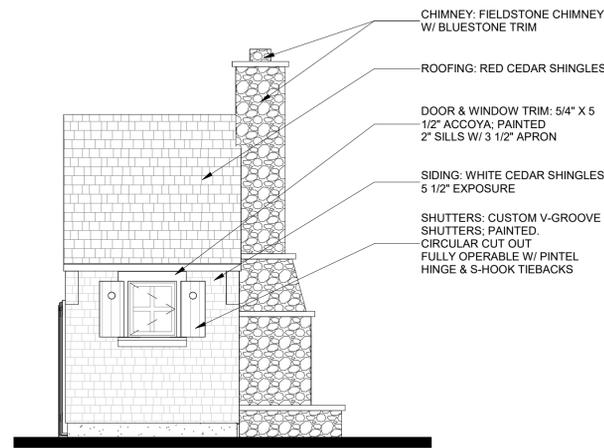
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 Date JUNE 18, 2025  
 Sheet No

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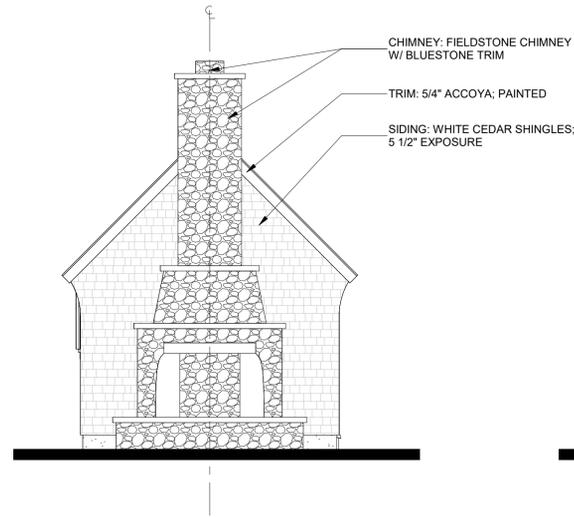


**1 WEST ELEVATION\_ZBA**  
 1/4" = 1'-0"

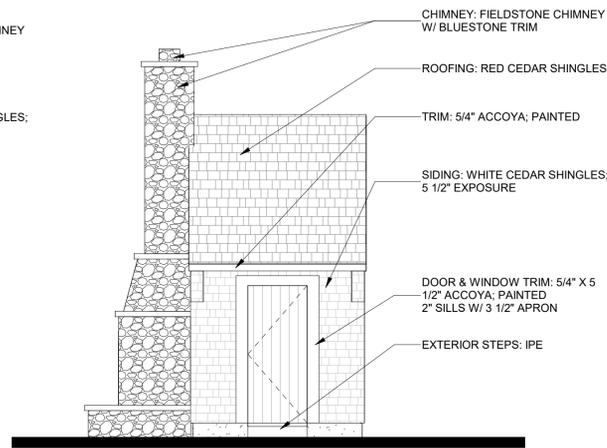
PROGRESS SET NOT FOR CONSTRUCTION



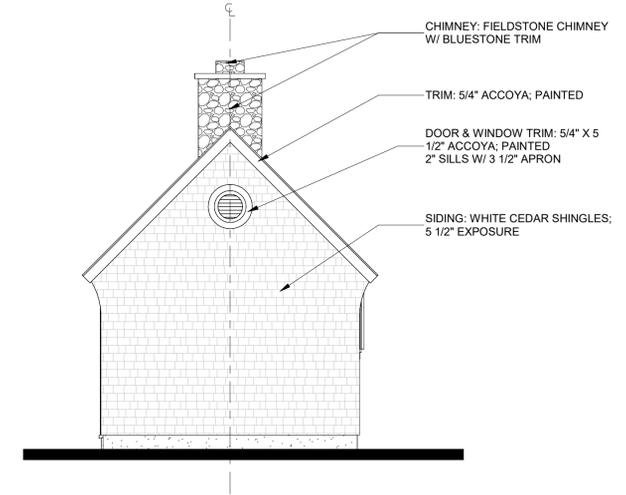
1 SHED SOUTH ELEVATION - ZBA  
1/4" = 1'-0"



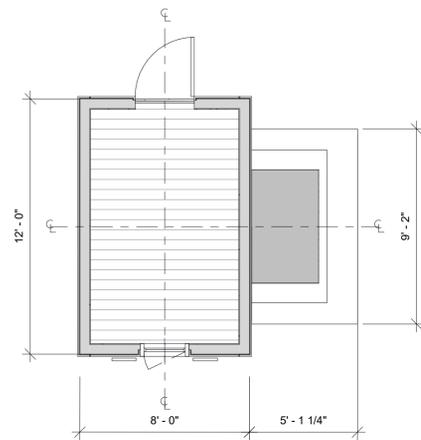
2 SHED EAST ELEVATION - ZBA  
1/4" = 1'-0"



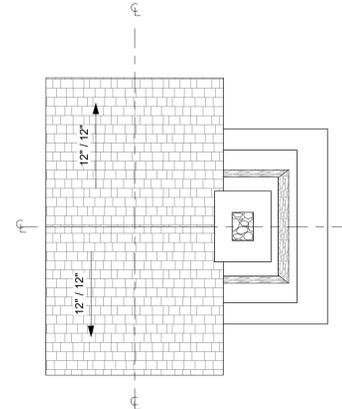
3 SHED NORTH ELEVATION - ZBA  
1/4" = 1'-0"



4 SHED WEST ELEVATION - ZBA  
1/4" = 1'-0"

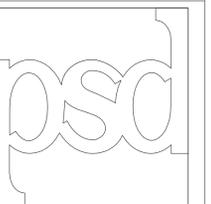


5 SHED FLOOR PLAN - HISTORIC  
1/4" = 1'-0"



6 SHED - ROOF PLAN\_ZBA  
1/4" = 1'-0"

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East Harwich, MA 02645  
USA 508.945.4500  
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TITLE:  
SHED FLOOR PLAN & ELEVATIONS

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

ZBA-204

PROGRESS SET NOT FOR CONSTRUCTION



**SOUTH ELEVATION**



**NORTHEAST ELEVATION**



**WEST ELEVATION**

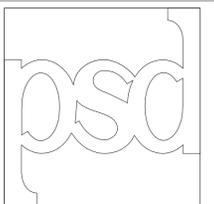


**NORTH ELEVATION**



**EAST ELEVATION**

RESIDENCE FOR:  
**3 GIRARD LANE**  
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157 Brewster-Chatham Road  
(Route 137)  
East Harwich, MA 02645  
USA 508.945.4500  
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Author  
CHECKED BY \_\_\_\_\_  
Checker

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TITLE:  
**EXISTING  
CONDITIONS  
MAIN HOUSE**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

PROGRESS SET NOT FOR CONSTRUCTION



**SHED 01**



**SHED 02**

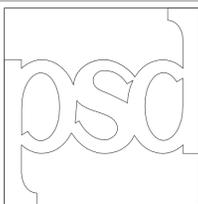


**SHED 03**



**SHED 04**

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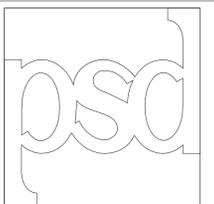
**EXISTING  
CONDITIONS  
SHED**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

**HIST-001**

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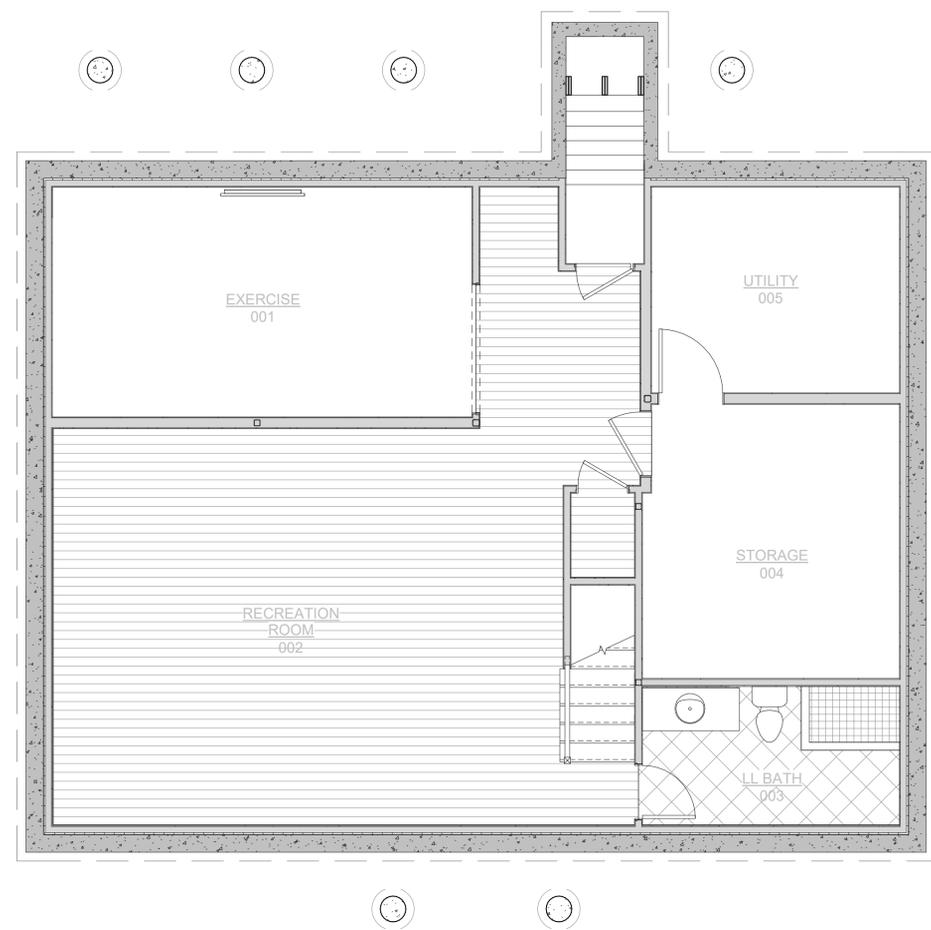
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TITLE:

LOWER  
LEVEL PLAN

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No



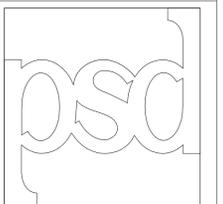
1 LOWER LEVEL PLAN\_HISTORIC  
1/4" = 1'-0"

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HIST-100

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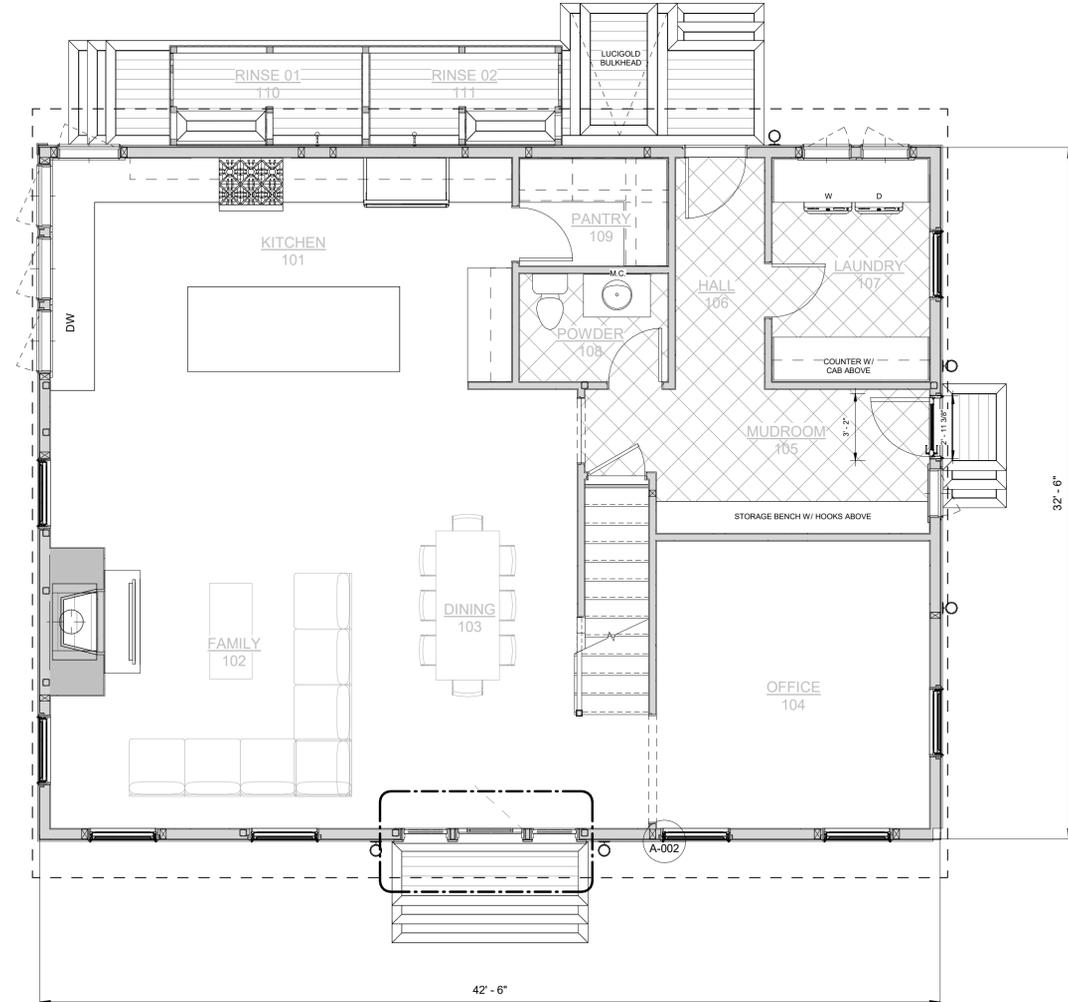
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TITLE:

**FIRST FLOOR  
PLAN**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

**HIST-101**



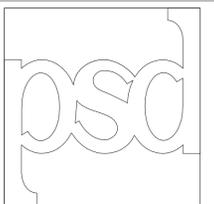
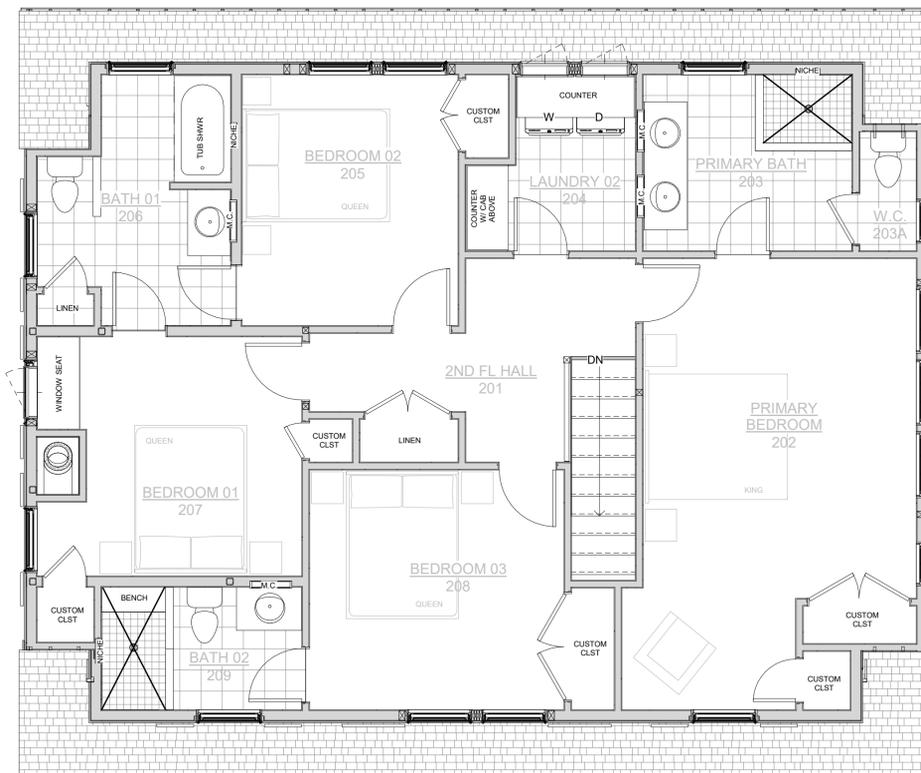
1 HISTORIC-101  
1/4" = 1'-0"



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TITLE:

SECOND FLOOR PLAN

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Date JUNE 18, 2025  
Sheet No



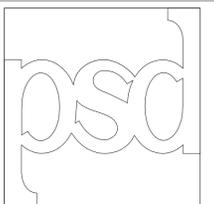
1 SECOND FLOOR PLAN\_HISTORIC  
1/4" = 1'-0"

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HIST-102

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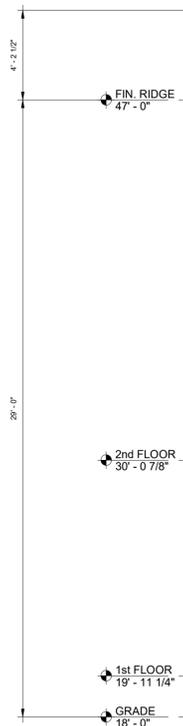
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TITLE:  
**SOUTH  
 ELEVATION**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No



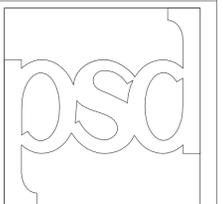
**1 SOUTH ELEVATION\_HISTORIC**  
 1/4" = 1'-0"

SCHEMATIC DESIGN JUNE 18, 2025

**HIST-200**

PROGRESS SET NOT FOR CONSTRUCTION

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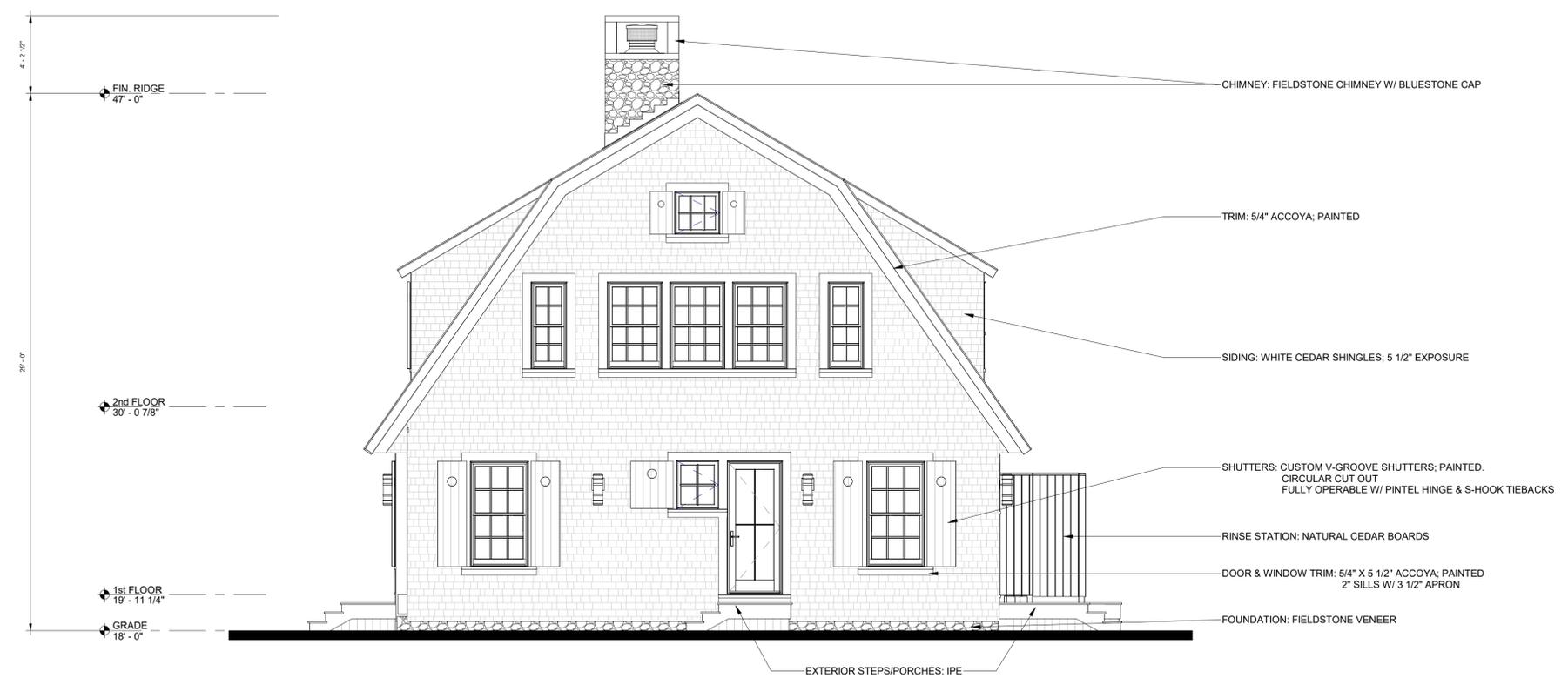
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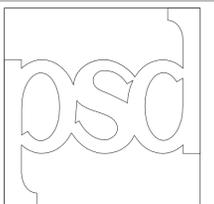
TITLE:  
**EAST  
 ELEVATION**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No



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TITLE:  
**NORTH  
 ELEVATION**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No



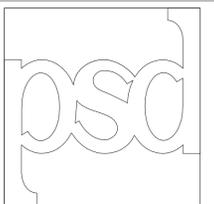
**1** NORTH ELEVATION\_HISTORIC  
 1/4" = 1'-0"

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**HIST-202**

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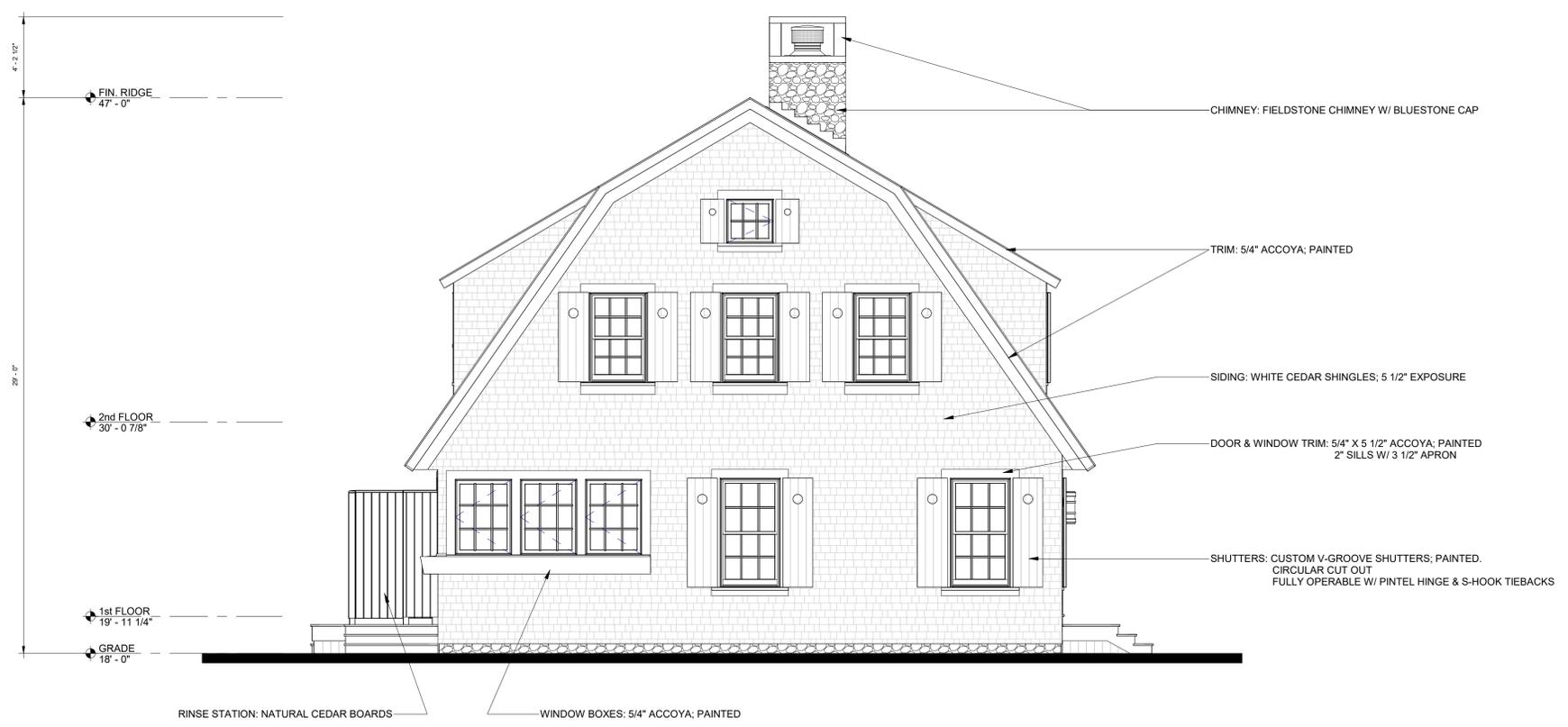
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TITLE:

**WEST  
ELEVATION**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No



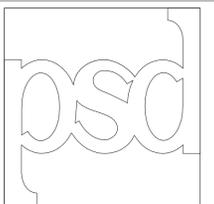
1 WEST ELEVATION\_HISTORIC  
1/4" = 1'-0"

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**HIST-203**

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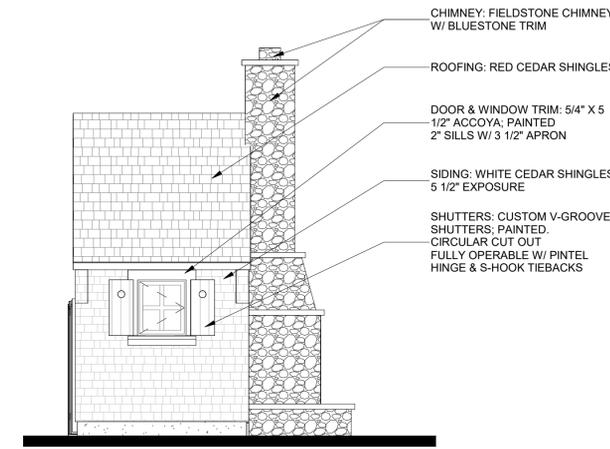
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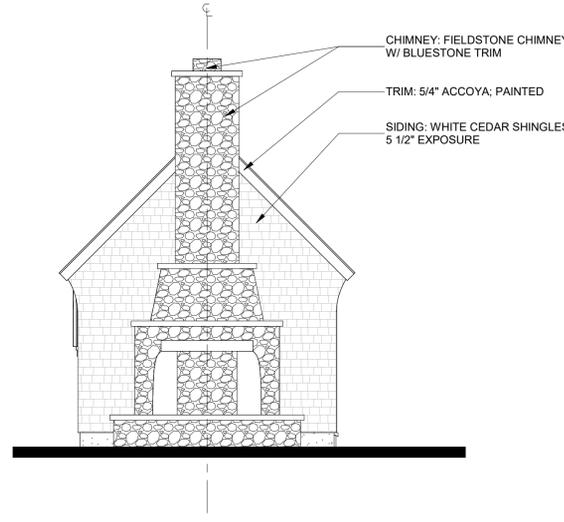
**SHED PLAN & ELEVATIONS**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

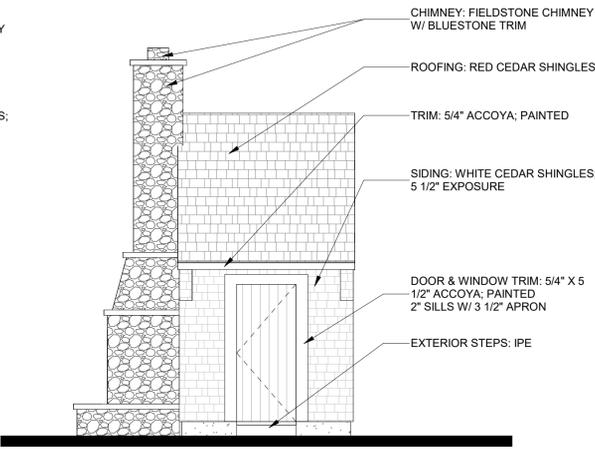
**HIST-204**



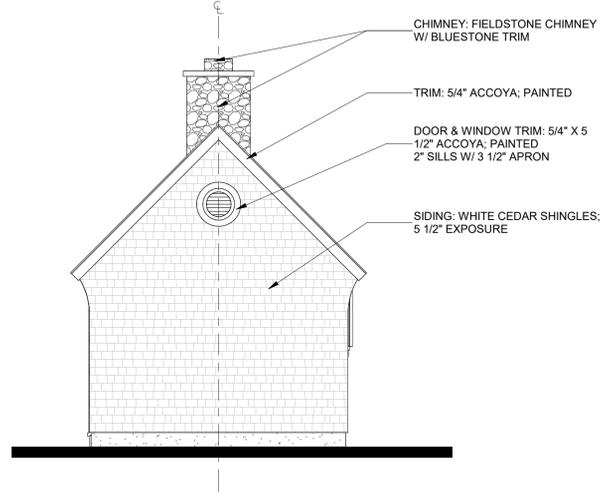
1 SHED SOUTH ELEVATION - HISTORIC  
1/4" = 1'-0"



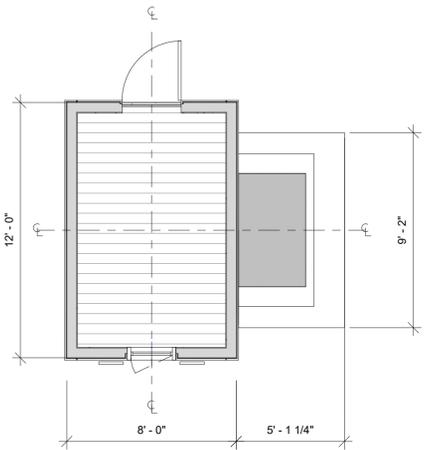
2 SHED EAST ELEVATION - HISTORIC  
1/4" = 1'-0"



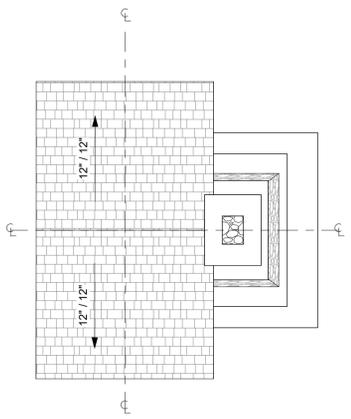
3 SHED NORTH ELEVATION - HISTORIC  
1/4" = 1'-0"



4 SHED WEST ELEVATION - HISTORIC  
1/4" = 1'-0"



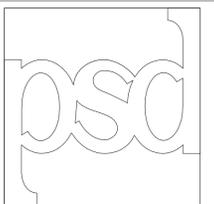
5 SHED FLOOR PLAN - HISTORIC  
1/4" = 1'-0"



6 SHED - ROOF PLAN - HISTORIC  
1/4" = 1'-0"

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TITLE:

**PROPOSED  
RENDERING  
SOUTH**

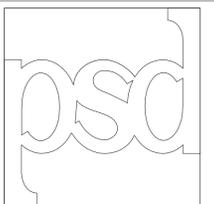
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**SOUTH ELEVATION**

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TITLE:

**PROPOSED  
RENDERING  
EAST**

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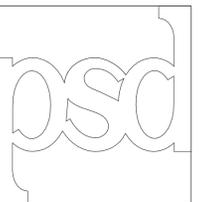
**EAST ELEVATION**

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**NORTH ELEVATION**

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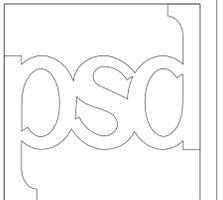
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RENDERING  
NORTH**

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TITLE:  
**PROPOSED  
RENDERING  
WEST**

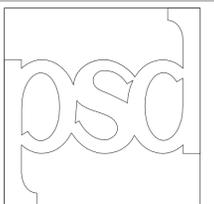
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**WEST ELEVATION**

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**SHED  
 RENDERINGS**

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**HIST-205**



**NORTHEAST ELEVATION**



**SOUTHEAST ELEVATION**



**SOUTHWEST ELEVATION**