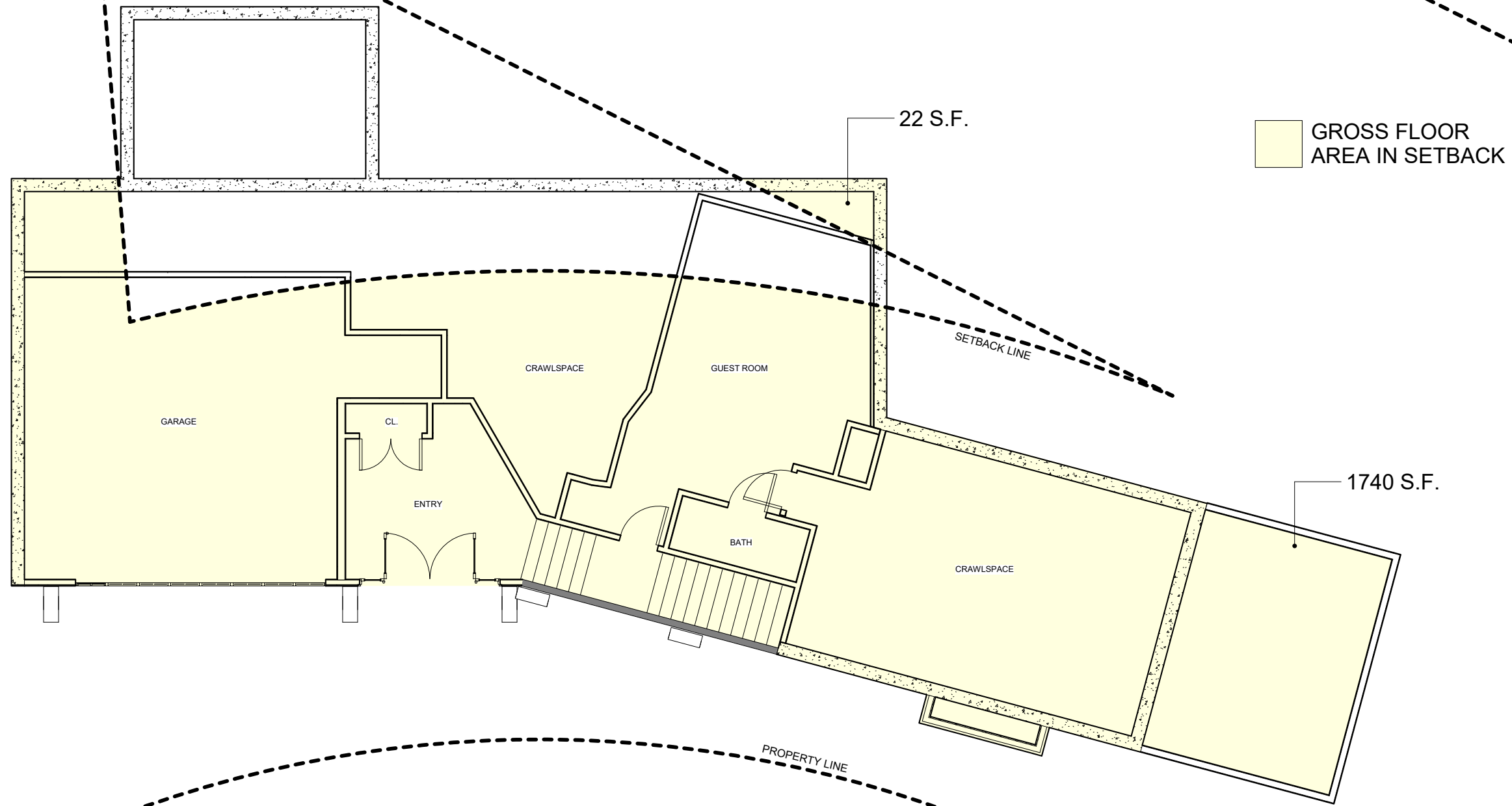




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SPECIAL PERMIT
SUBMISSION

No.	Description	Date
	REVISED SUBMISSION	3-31-22

RENOVATION /
ADDITION
GROGAN RESIDENCE
1 JERUSALEM RD LANE
COHASSET MA 02025

LOWER LEVEL

Project Number	Project Number
Date	01/24/2021
Drawn By	Author
Checked By	Checker

A100

Scale	1/4" = 1'-0"
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GROSS FLOOR
AREA IN SETBACK

SPECIAL PERMIT
SUBMISSION



No.	Description	Date
	REVISED SUBMISSION	3-31-22

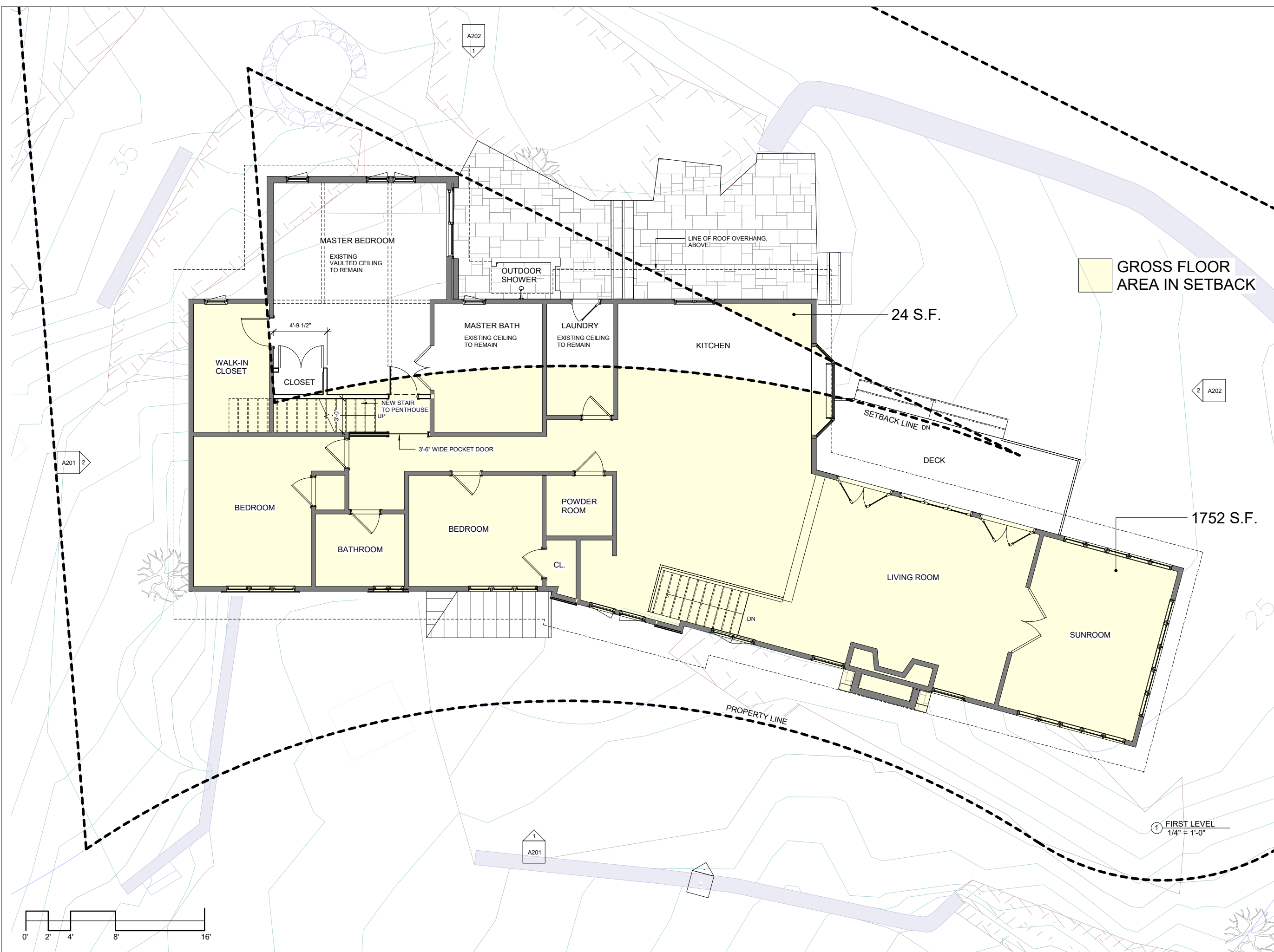
RENOVATION /
ADDITION
GROGAN RESIDENCE
1 JERUSALEM RD LANE
COHASSET MA 02025

FIRST LEVEL

Project Number	Project Number
Date	01/24/2021
Drawn By	Author
Checked By	Checker

A101

Scale 1/4" = 1'-0"



3/31/2022 8:47:15 AM



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SUBMISSION



No.	Description	Date
	REVISED SUBMISSION	3-31-22

RENOVATION /
ADDITION
GROGAN RESIDENCE
1 JERUSALEM RD LANE
COHASSET MA 02025

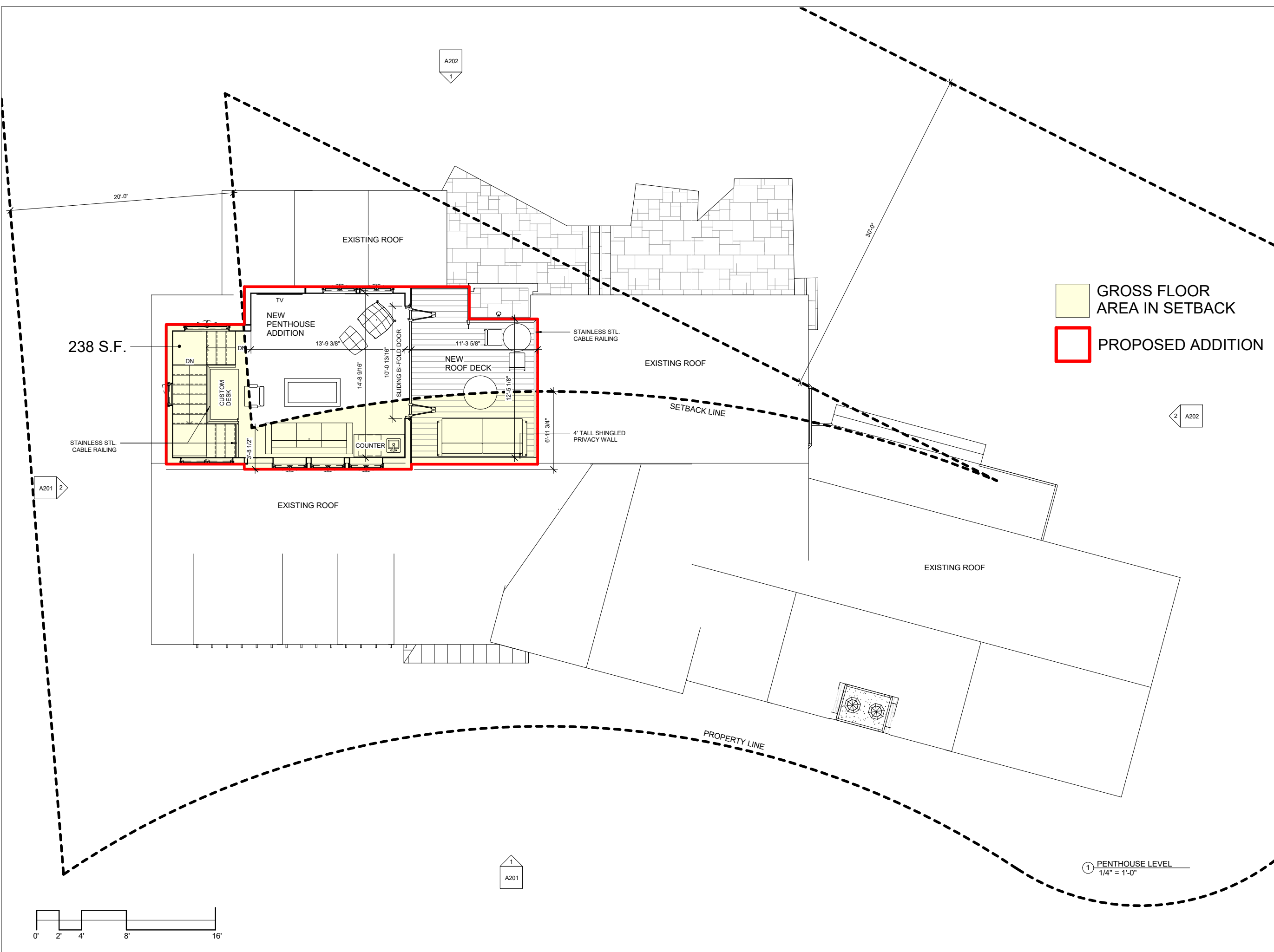
PENTHOUSE LEVEL

Project Number	Project Number
Date	01/24/2021
Drawn By	Author
Checked By	Checker

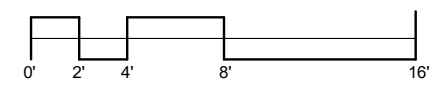
A102

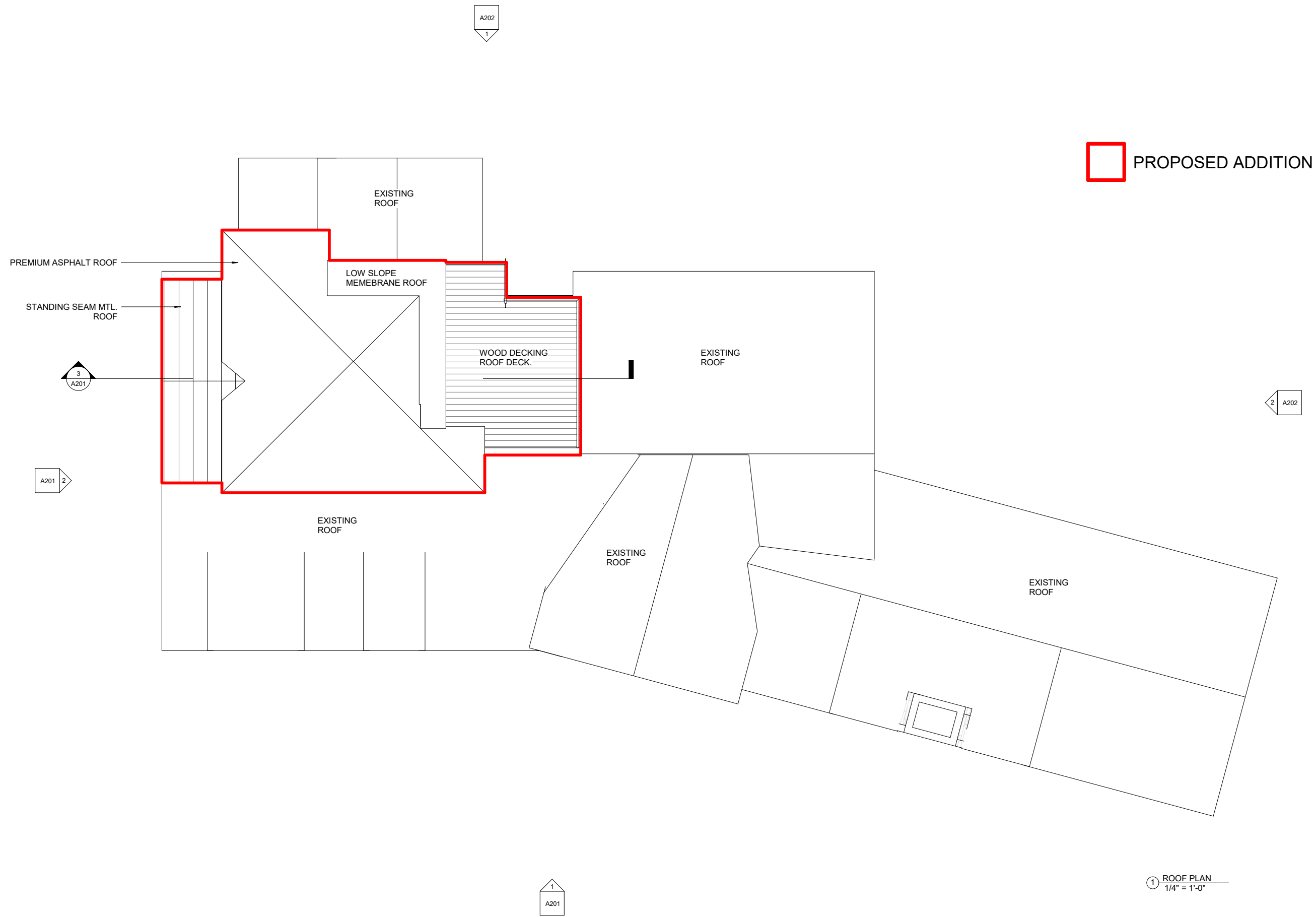
Scale 1/4" = 1'-0"

3/31/2022 8:47:23 AM



GROSS FLOOR AREA IN SETBACK
 PROPOSED ADDITION





 PROPOSED ADDITION



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SPECIAL PERMIT
SUBMISSION

No.	Description	Date
	REVISED SUBMISSION	3-31-22

RENOVATION /
ADDITION
GROGAN RESIDENCE
1 JERUSALEM RD LANE
COHASSET MA 02025

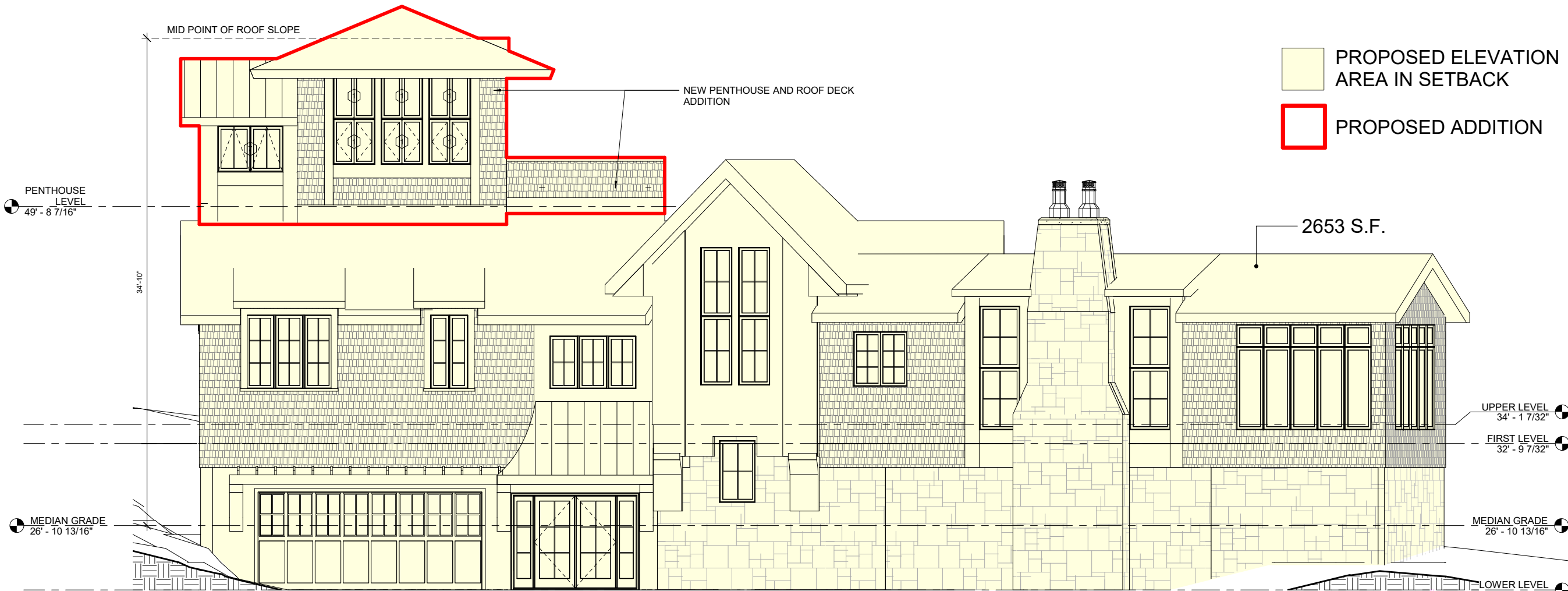
ROOF PLAN

Project Number	Project Number
Date	01/24/2021
Drawn By	Author
Checked By	Checker

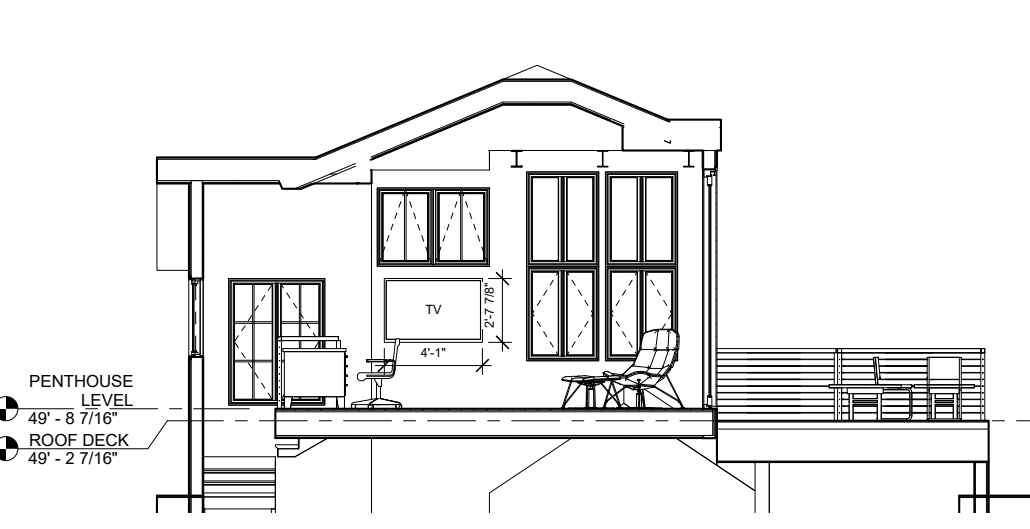
A103

Scale 1/4" = 1'-0"

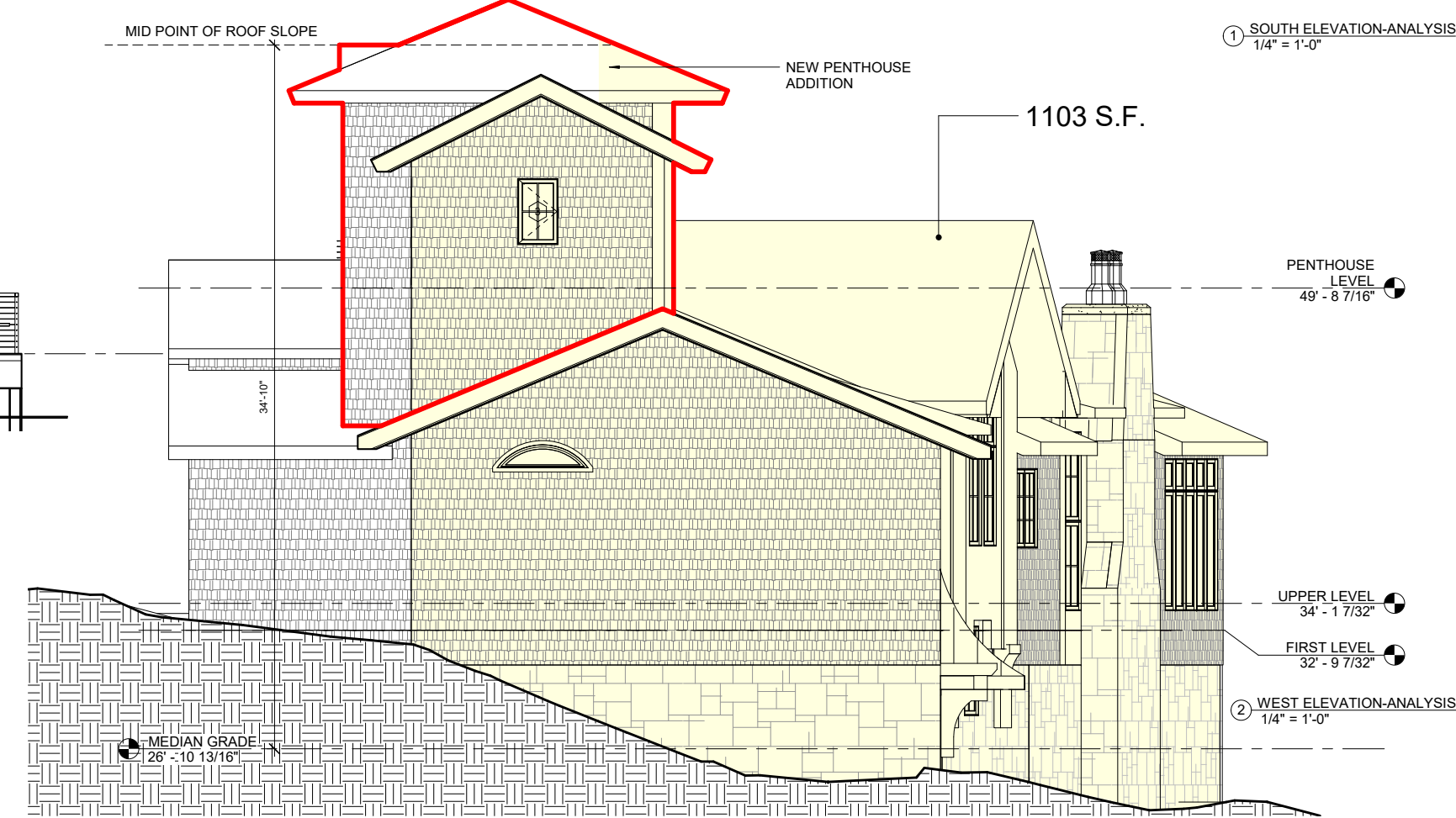
① ROOF PLAN
1/4" = 1'-0"



PROPOSED ELEVATION AREA IN SETBACK
 PROPOSED ADDITION



③ INTERIOR ELEVATION @ PENTHOUSE
1/4" = 1'-0"



① SOUTH ELEVATION-ANALYSIS
1/4" = 1'-0"

② WEST ELEVATION-ANALYSIS
1/4" = 1'-0"



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SPECIAL PERMIT
 SUBMISSION

No.	Description	Date
	REVISED SUBMISSION	3-31-22

RENOVATION /
 ADDITION
 GROGAN RESIDENCE
 1 JERUSALEM RD LANE
 COHASSET MA 02025

PROPOSED ELEVATIONS

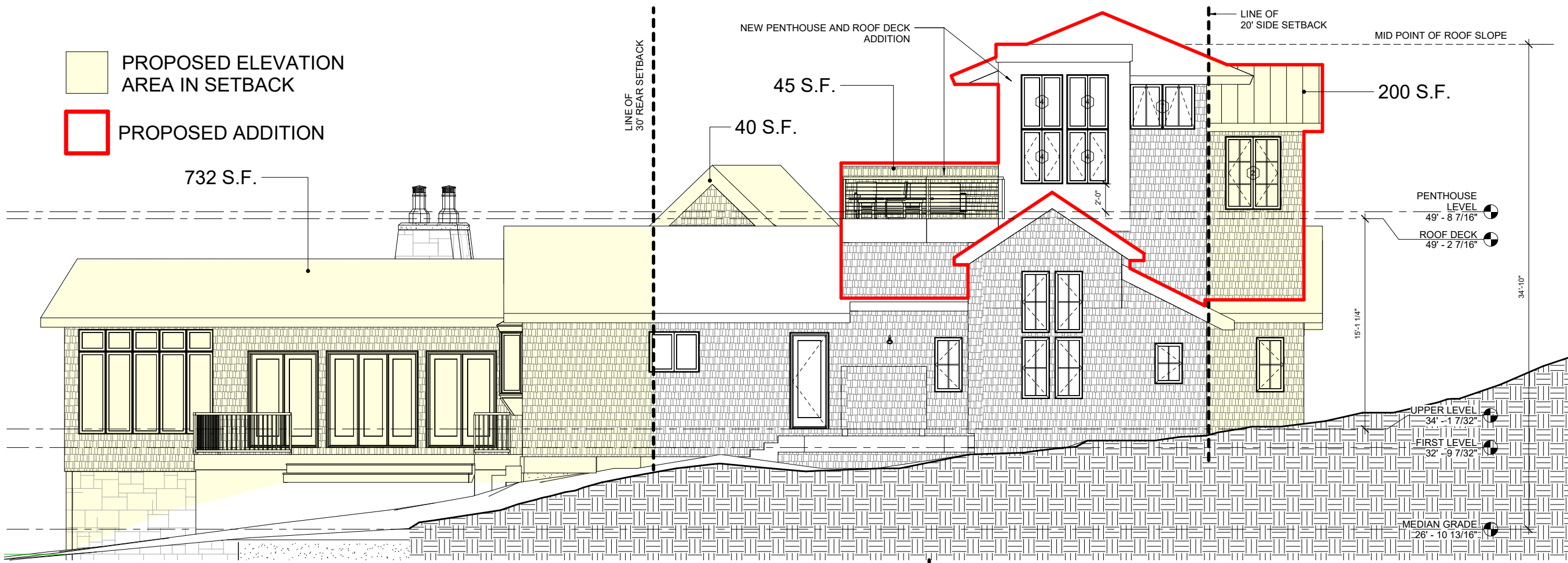
Project Number	Project Number
Date	01/24/2021
Drawn By	Author
Checked By	Checker

A201

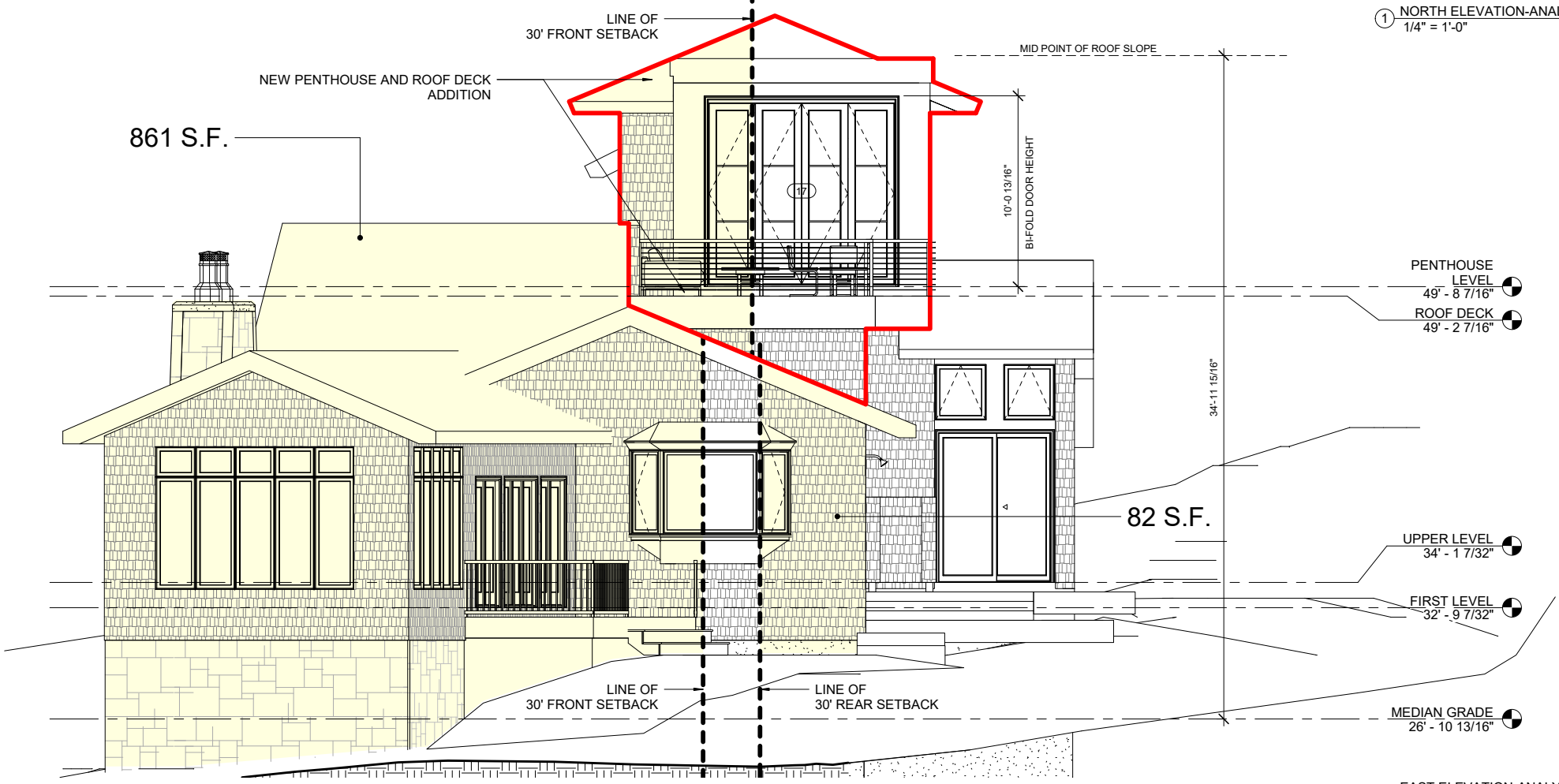
Scale 1/4" = 1'-0"

PROPOSED ELEVATION AREA IN SETBACK

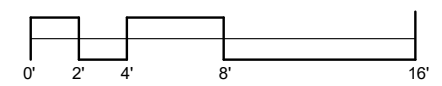
PROPOSED ADDITION



① NORTH ELEVATION-ANALYSIS
1/4" = 1'-0"



② EAST ELEVATION-ANALYSIS
1/4" = 1'-0"



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SPECIAL PERMIT
SUBMISSION

No.	Description	Date
	REVISED SUBMISSION	3-31-22

RENOVATION /
ADDITION
GROGAN RESIDENCE
1 JERUSALEM RD LANE
COHASSET MA 02025

PROPOSED ELEVATIONS

Project Number	Project Number
Date	01/24/2021
Drawn By	Author
Checked By	Checker

A202

Scale 1/4" = 1'-0"

GROSS FLOOR AREA IN SETBACK - COMPARISON				
	EXISTING STRUCTURE	PROPOSED STRUCTURE	DELTA	% CHANGE
LOWER LEVEL	1762 S.F.	1762 S.F.	NO CHANGE	NO CHANGE
FIRST LEVEL	1776 S.F.	1776 S.F.	NO CHANGE	NO CHANGE
PENTHOUSE LEVEL	- S.F.	+ 238 S.F.	+ 238 S.F.	N/A
TOTAL	3538 S.F.	3776 S.F.	+ 238 S.F.	+ 4.7 %

ELEVATION AREA IN SETBACK - COMPARISON				
	EXISTING STRUCTURE	PROPOSED STRUCTURE	DELTA	% CHANGE
NORTH	880 S.F.	1017 S.F.	+ 137 S.F.	+ 15.5 %
EAST	840 S.F.	943 S.F.	+ 103 S.F.	+ 12.2 %
SOUTH	2306 S.F.	2653 S.F.	+ 347 S.F.	+ 15 %
WEST	918 S.F.	1103 S.F.	+ 185 S.F.	+ 20 %
TOTAL	4944 S.F.	5716 S.F.	+ 772 S.F.	+ 15.6 %

BUILDING VOLUME - COMPARISON				
	EXISTING STRUCTURE	PROPOSED STRUCTURE	DELTA	% CHANGE
BUILDING VOLUME	34,968 FT ³	39,444 FT ³	+ 4476 FT ³	+ 12.8 %
VOLUME INSIDE OF SETBACK	27,590 FT ³	29,856 FT ³	+ 2266 FT ³	+ 8.2 %

EXISTING RGFA = 2323 S.F.

PROPOSED RGFA = 2613 S.F.



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SUBMISSION

No.	Description	Date

RENOVATION /
ADDITION
GROGAN RESIDENCE
1 JERUSALEM RD LANE
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AREA / VOLUME CHART

Project Number	Project Number
Date	01/24/2021
Drawn By	Author
Checked By	Checker

A300

Scale 1/2" = 1'-0"