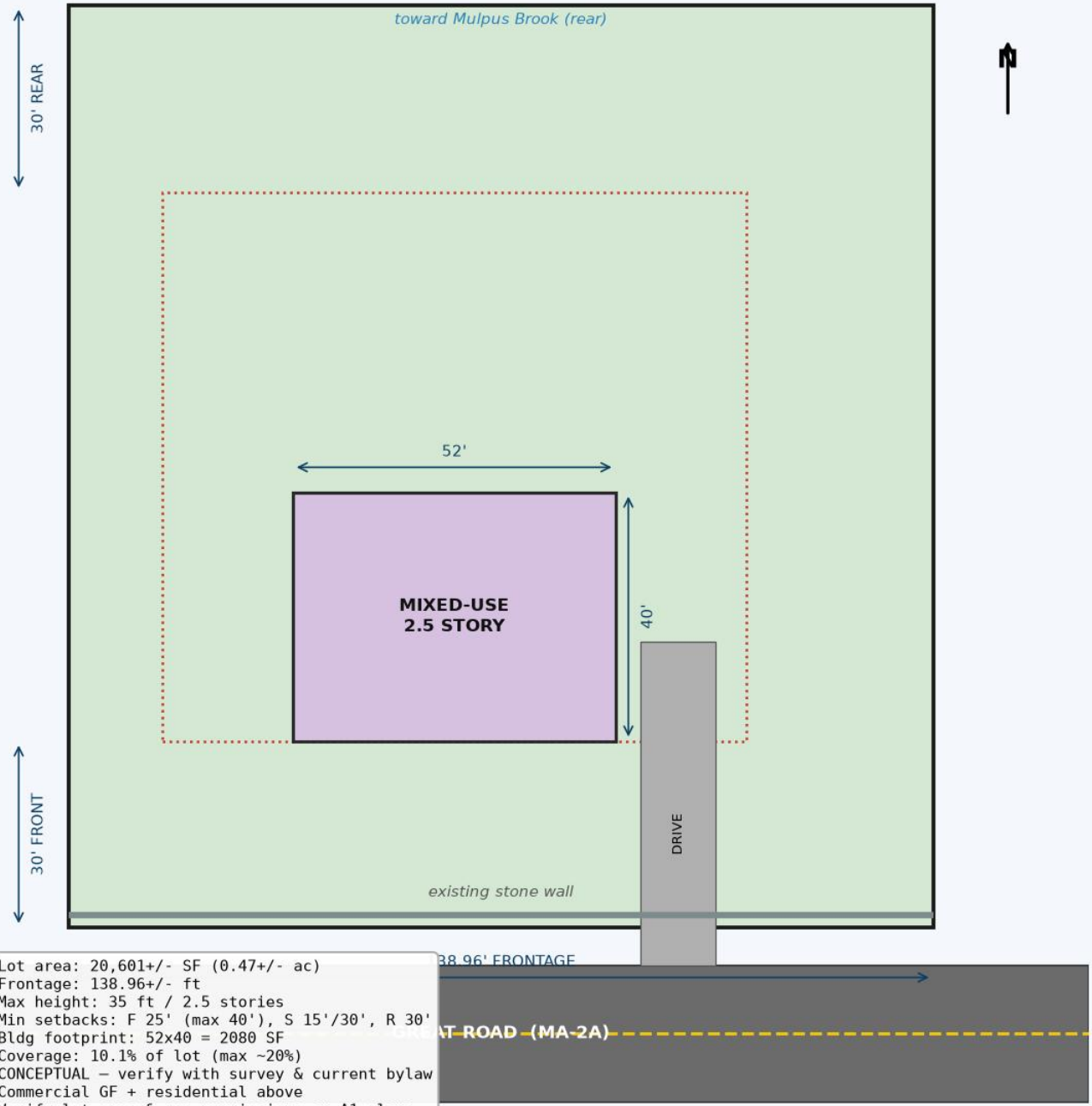
LOT A1 — SITE PLAN | MIXED-USE BUILDING

189 Great Road, Shirley, MA · NSV Business District · CONCEPTUAL



Lot area: 20,601+/- SF (0.47+/- ac)
Frontage: 138.96+/- ft
Max height: 35 ft / 2.5 stories
Min setbacks: F 25' (max 40'), S 15'/30', R 30'
Bldg footprint: 52x40 = 2080 SF
Coverage: 10.1% of lot (max ~20%)
CONCEPTUAL — verify with survey & current bylaw
Commercial GF + residential above
Verify lot-area & use permissions on A1 alone

1ST FL OPENINGS

MARK	SIZE	TYPE	NOTES
SF-1	22x28	Storefront	D-1
SF-2	22x28	Storefront	D-2
VEST	9x12	Glazed	D-R to stair

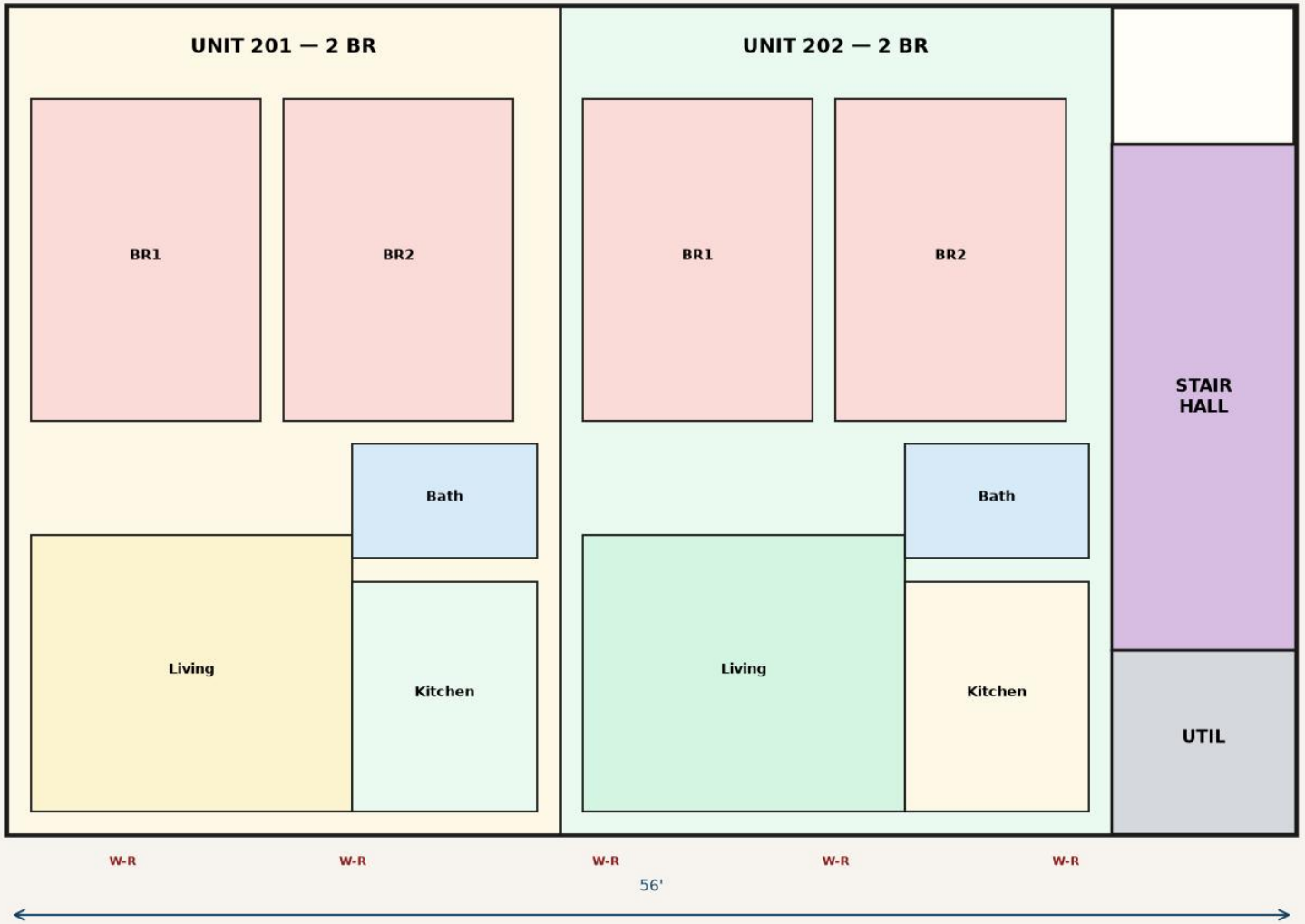
LOT A1 — MIXED-USE | FIRST FLOOR (TIGHTENED)

SF-1 / SF-2 / VEST + D-1 / D-2 / D-R match elevation · CONCEPTUAL



LOT A1 — MIXED-USE | SECOND FLOOR (TIGHTENED)

Five W-R front windows match elevation · CONCEPTUAL



2ND FL OPENINGS

MARK	SIZE	TYPE	NOTES
W-R	3'-8"x5'	DH	Front — qty 5
W-D	3'-6"x2'-8"	Dormer	Attic — elev.
W-S	3'-6"x5'	DH	Sides

LOT A1 — MIXED-USE | FRONT ELEVATION + OPENING SCHEDULE

Retail SF marks + residential W-R / dormers locked to plan · CONCEPTUAL



WINDOW / STOREFRONT

MARK	SIZE	QTY	TYPE	NOTES
SF-1	12' x 8'-6"	2	Storefront	Retail bays
VEST	12' x 8'-6"	1	Glazed vestibule	Shared entry
W-R	3'-8" x 5'-0"	10	DH resid.	2nd fl — qty 5
W-D	3'-6" x 2'-8"	2	Dormer DH	Attic — qty 2
W-S	3'-6" x 5'-0"	2	DH	Side elev.

DOOR SCHEDULE

MARK	SIZE	QTY	TYPE	NOTES
D-1	3'-0" x 7'-0"	2	Retail	SF-1
D-2	3'-0" x 7'-0"	2	Retail	SF-2 / cafe
D-R	3'-0" x 7'-0"	5	Resid. entry	Vestibule / stair

Marks match floor plans. Not for construction.

LOT A1 — MIXED-USE | RIGHT SIDE ELEVATION + OPENINGS

Parking side · CONCEPTUAL



SIDE OPENINGS

MARK	SIZE	TYPE	NOTES
W-S	3'-6"x5'	DH	Side — qty 6
W-D	3'-0"x3'-2"	Gable	Attic end