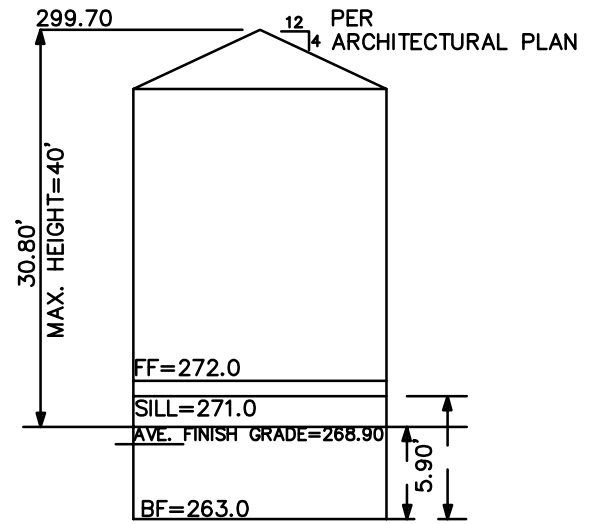


PROPOSED PLOT PLAN
33 DUNSTER LANE
WINCHESTER, MA

N/F ROMAN CATHOLIC
 ARCHBISHOP OF BOSTON
 50 RIDGE ST.
 MAP 25/5



HOUSE PROFILE
 NTS

AVE. FINISH GRADE

269.0
 269.0
 268.0
 269.5
 269.0
 $1344.5/5=268.90$

FOUNDATION BELOW GRADE
 50% MIN.

GRADING CALCULATIONS:

AVE. PROPOSED GRADE = 268.90
 BASEMENT CEILING HEIGHT = 8.0 FT
 BASEMENT FLOOR ELEV = 263.0
 AREA BELOW GRADE = 268.90 - 263.0 = 5.90 FT
 PERCENTAGE BELOW GRADE = 5.90 FT / 8.0 FT = 73%

REFERENCE:

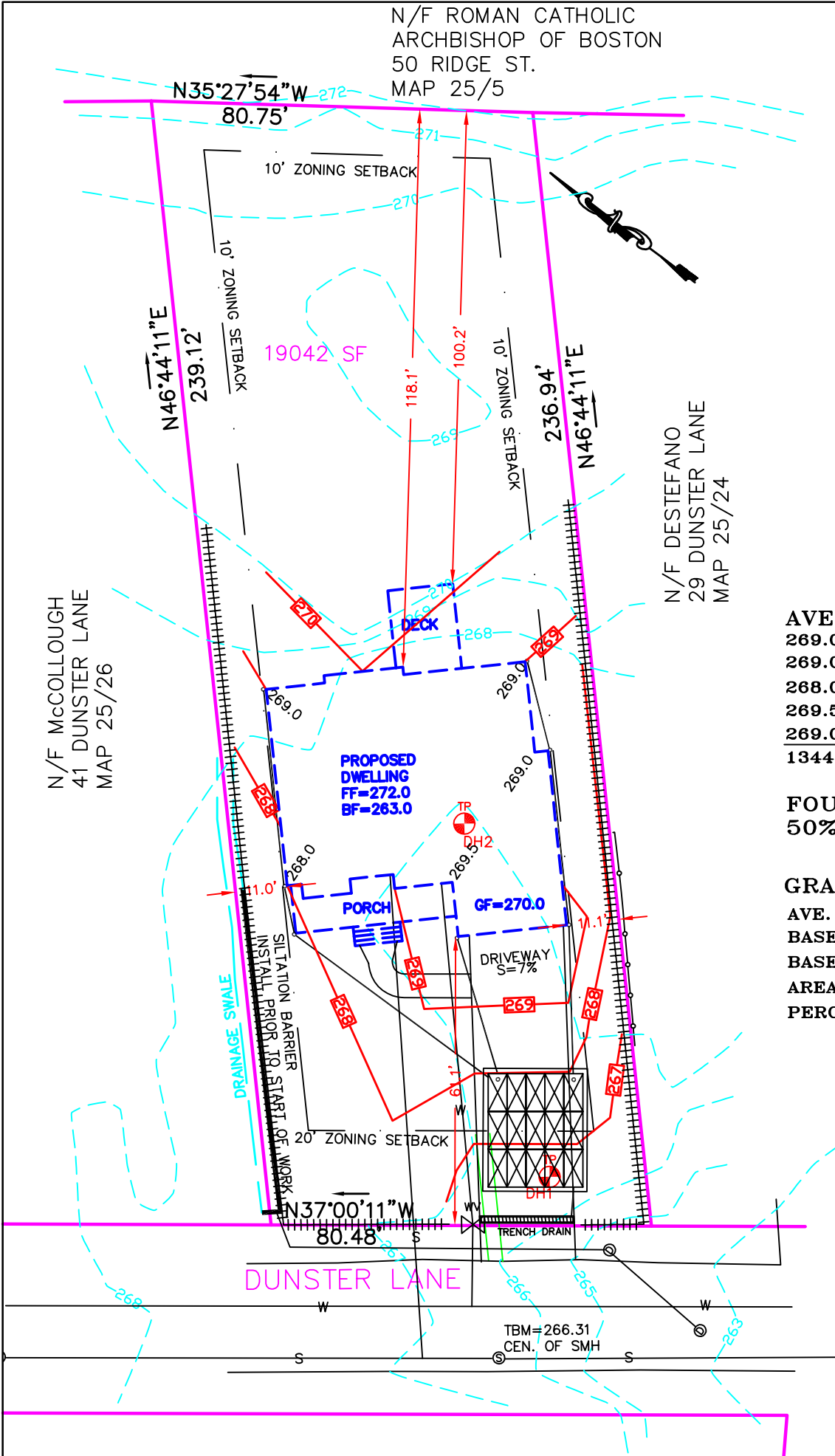
SUBJECT TO EASEMENTS AND/OR
 RESTRICTIONS AS SHOWN AND/OR RECORDED.
 SEE DEED BOOK 72237 PAGE 560 MSRD.
 SEE ASSESSORS MAP 25 PARCEL 25
 SEE PLAN BOOK 207 PAGE 23 MSRD.

NOTE:

BUILDING LOCATION AND OFFSETS SHOWN ARE SPECIFICALLY
 FOR ZONING DETERMINATION ONLY AND NOT TO BE USED TO
 ESTABLISH PROPERTY LINES.

CERTIFICATION:

PLAN WAS COMPILED FROM EXISTING PLANS IN ACCORDANCE
 WITH THE TECHNICAL STANDARDS FOR FOUNDATION
 INSPECTIONS AS ADOPTED BY THE MASSACHUSETTS
 ASSOCIATION OF LAND SURVEYORS AND CIVIL ENGINEERS.
 A. THE BUILDING CONFORMS TO THE DIMENSIONAL
 REQUIREMENTS OF THE ZONING BYLAWS OF THE TOWN
 OF WINCHESTER, MA. LOT IS "GRANDFATHERED".
 SITE PLAN REVIEW REQUIRED.
 B. THE BUILDING IS NOT IN A SPECIAL FLOOD HAZARD
 AREA.
 C. I CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN
 AND THAT THIS IS THE RESULT OF AN INSTRUMENT SURVEY.



PROPOSED SITE
 1"=30'

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

ZONING DISTRICT: RG
 ZONING DIMENSIONS

LOT REQUIREMENTS	REQUIRED	PROPOSED
1. AREA (SF)	6500 SF	19042 SF
2. WIDTH (FT)	65	80
3. FRONTAGE (FT)	65	80 FT
4. FRONT SETBACK (FEET)	20	61
5. SIDE SETBACK (FEET)	10	11
6. REAR SETBACK (FEET)	10	118
7. COVERAGE		
BUILDING (INCLUDING DECK & PORCH)		17.5% HARDSCAPE
PAVEMENT & WALKWAYS		7.9% HARDSCAPE
GREENSCAPE		74.6% HARDSCAPE
		100% TOTAL
8. HEIGHT (FEET)	40	30.72' (ARCH. PLAN)
9. STORIES	2.5	2.5
10. BUILD FACTOR	20 MAX.	7.28
11. GFAR	3500 SF	5356 SF (SITE PLAN REVIEW)

CALCULATIONS FOR ZONING COMPLIANCE ONLY.

Bernard H. Hamill
BERNARD H. HAMILL MASSACHUSETTS PLS #33595

DATE: 7 JULY 2021

PREPARED FOR:
LUCAS SILVA
 12 KIMBALL DRIVE
 STONEHAM, MA 02180

PREPARED BY:
H-STAR ENGINEERING
 200 GREENVILLE ROAD
 NEW IPSWICH, NH 03071
 (978) 973-3078
 (EMAIL: HSTAR@ATT.NET)

