

PROPOSED PLOT PLAN 7 CANDLEWOOD ROAD LYNNFIELD, MASS.

DATE: AUGUST 25, 2023 SCALE: 1" = 30'

PREPARED FOR:
KUNAL KANJOLIA
7 CANDLEWOOD ROAD
LYNNFIELD, MASS. 01940

ENGINEERS & SURVEYORS:
APPLEWOOD SURVEY CO. LLC
838 WASHINGTON STREET
HOLLISTON, MASS. 01746
TERRENCE M. RYAN R.L.S. 37057

ZONED: RB
AREA: 30,000 SF
FRONTAGE: 150 FT
SETBACK: 40 FT
SIDEYARD: 20 FT
REARYARD: 20 FT
COVERAGE: 35%

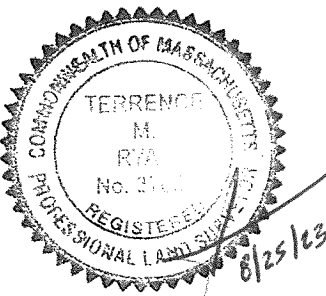
LAND COURT CERT. #94851
ASSESSORS MAP 22 LOT 2026
EXISTING COVERAGE: 2,174 SF = 7.0%
EXISTING IMPERVIOUS: 3,997 SF = 12.9%
PROPOSED COVERAGE: 2,885 SF = 9.4%
PROPOSED IMPERVIOUS: 4,108 SF = 13.3%

NOTE: THE DIMENSIONS OF THE EXISTING HOUSE SHOWN WERE MEASURED ALONG THE SIDING.

NOTE: THE LOCATION OF THE SEPTIC SYSTEM SHOWN IS FROM AN AS-BUILT PLAN DATED JULY 21, 2021 ON FILE WITH THE LYNNFIELD BOARD OF HEALTH.

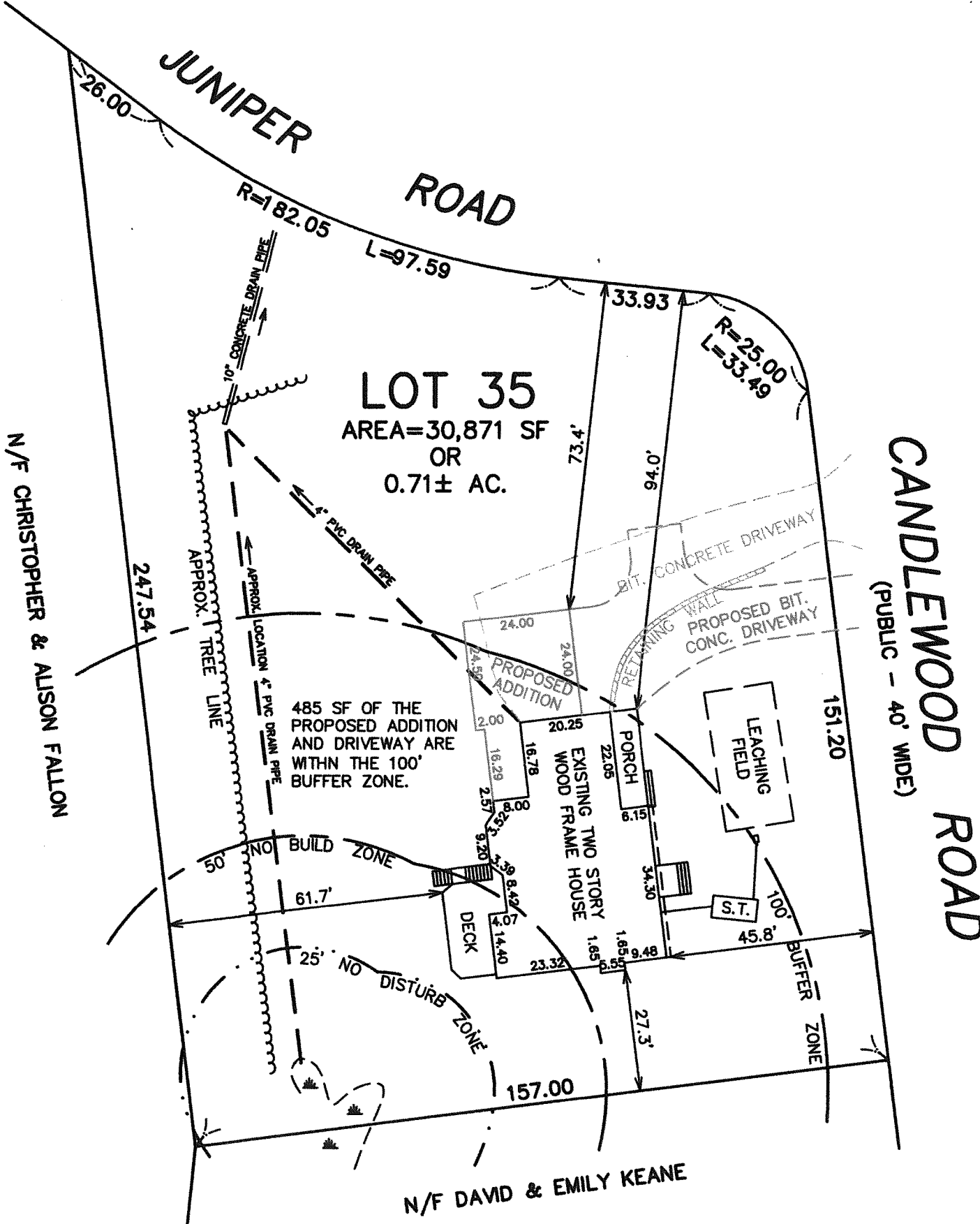
NOTE: ANY PORTION OF A PROPOSED DRIVEWAY MAY NOT GO OVER THE LEACHING FIELD WITHOUT THE CONSENT OF THE LYNNFIELD BOARD OF HEALTH.

THE LOT SHOWN WAS CREATED IN 1959.
THE HOUSE SHOWN WAS BUILT IN 1964±.



I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON CONFORM TO THE DIMENSIONAL AND THE DIMENSIONAL OFFSET REGULATIONS OF THE LYNNFIELD ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 25009C0387F).



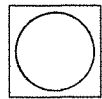
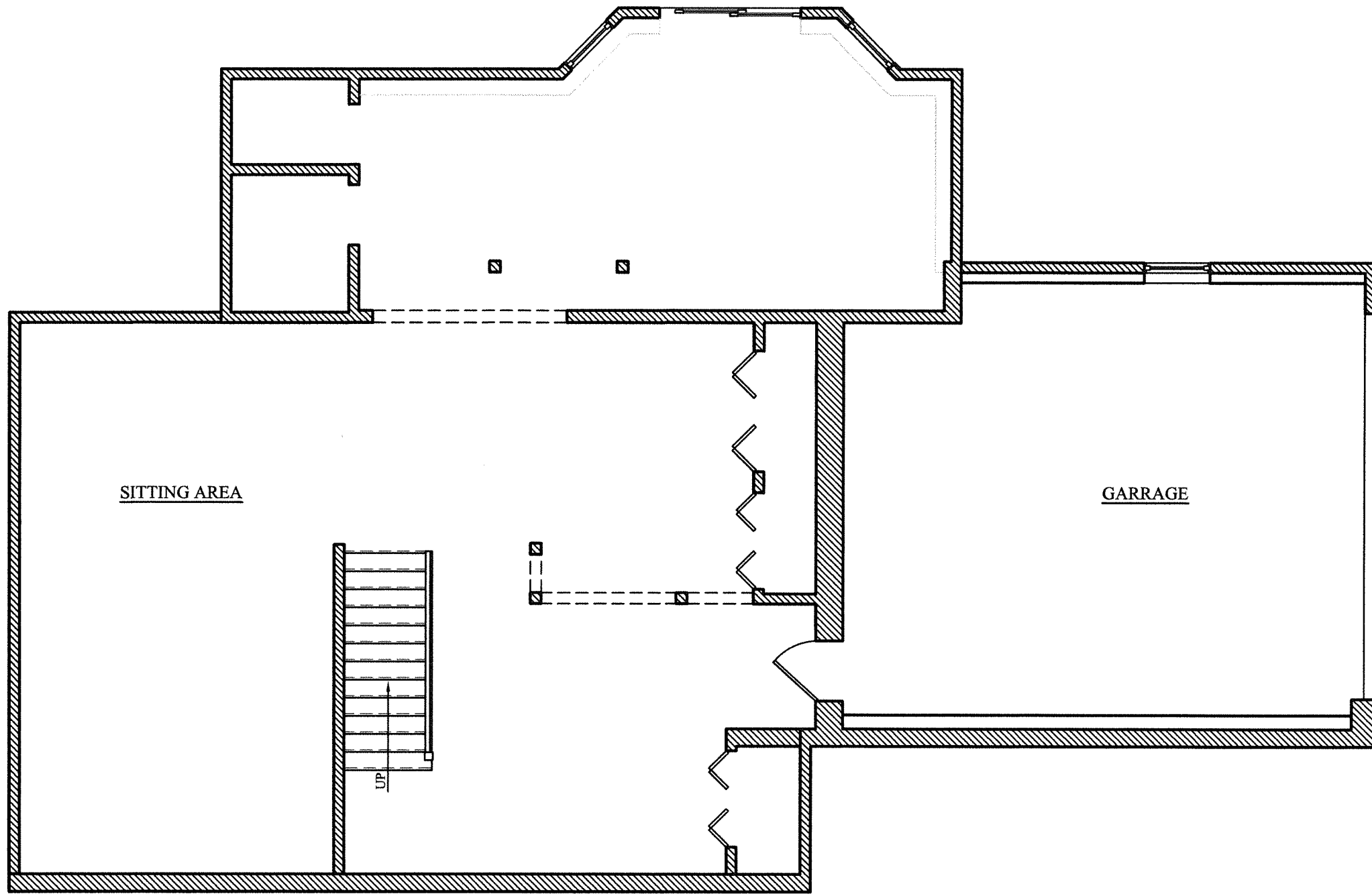
The Kanjolia Residence

7 Candlewood Drive
Lynnfield, MA

Design Set
May 30, 2023

CWC Design L.L.C.

19 Inn Street
Newburyport, MA 01950 (978) 397 - 3233
www.cwc-design.com



Existing Lower Floor Plan
3/16" = 1'-0"

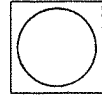
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EX-1.0

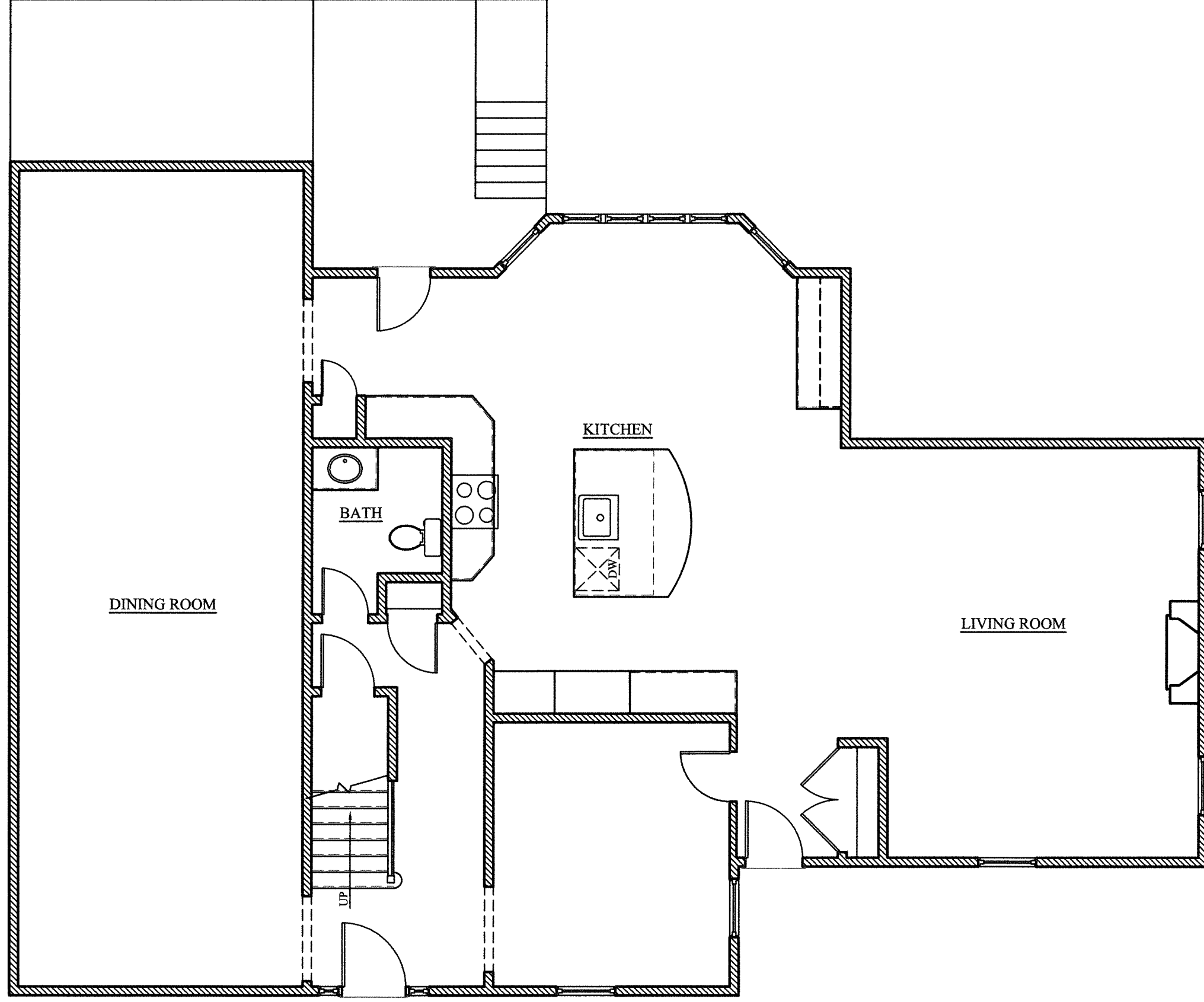
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 LLC

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Existing First Floor Plan
3/16" = 1'-0"



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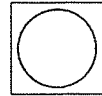
EX-1.1

The Kanjolia Residence

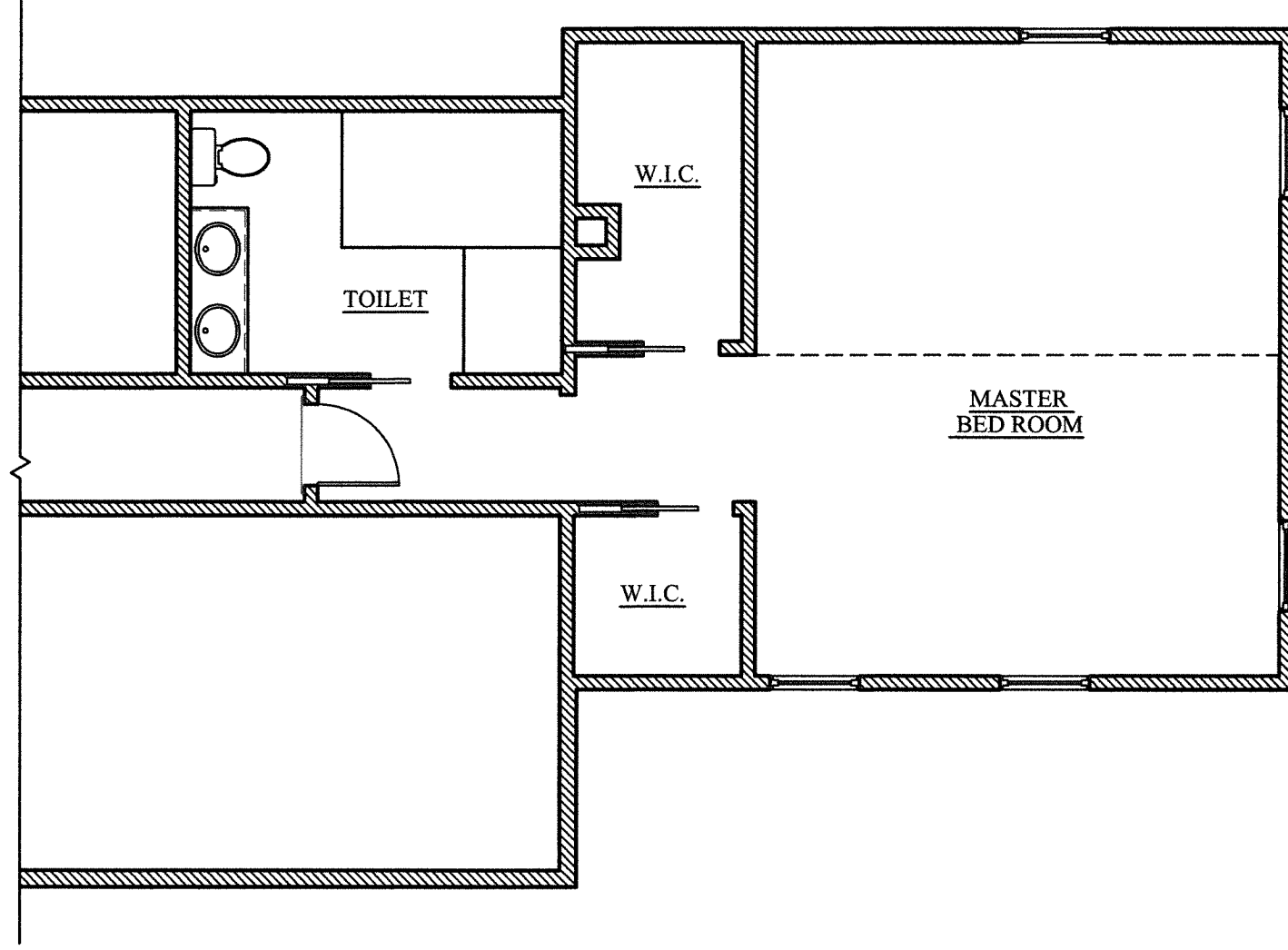
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Existing Second Floor Plan
3/16" = 1'-0"

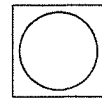


EX-1.2

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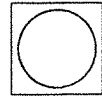
Existing Front Elevation
3/16" = 1'-0"

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EX-2.0

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Existing Right Elevation
3/16" = 1'-0"



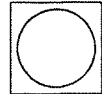
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EX-2.1

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Existing Rear Elevation
3/16" = 1'-0"

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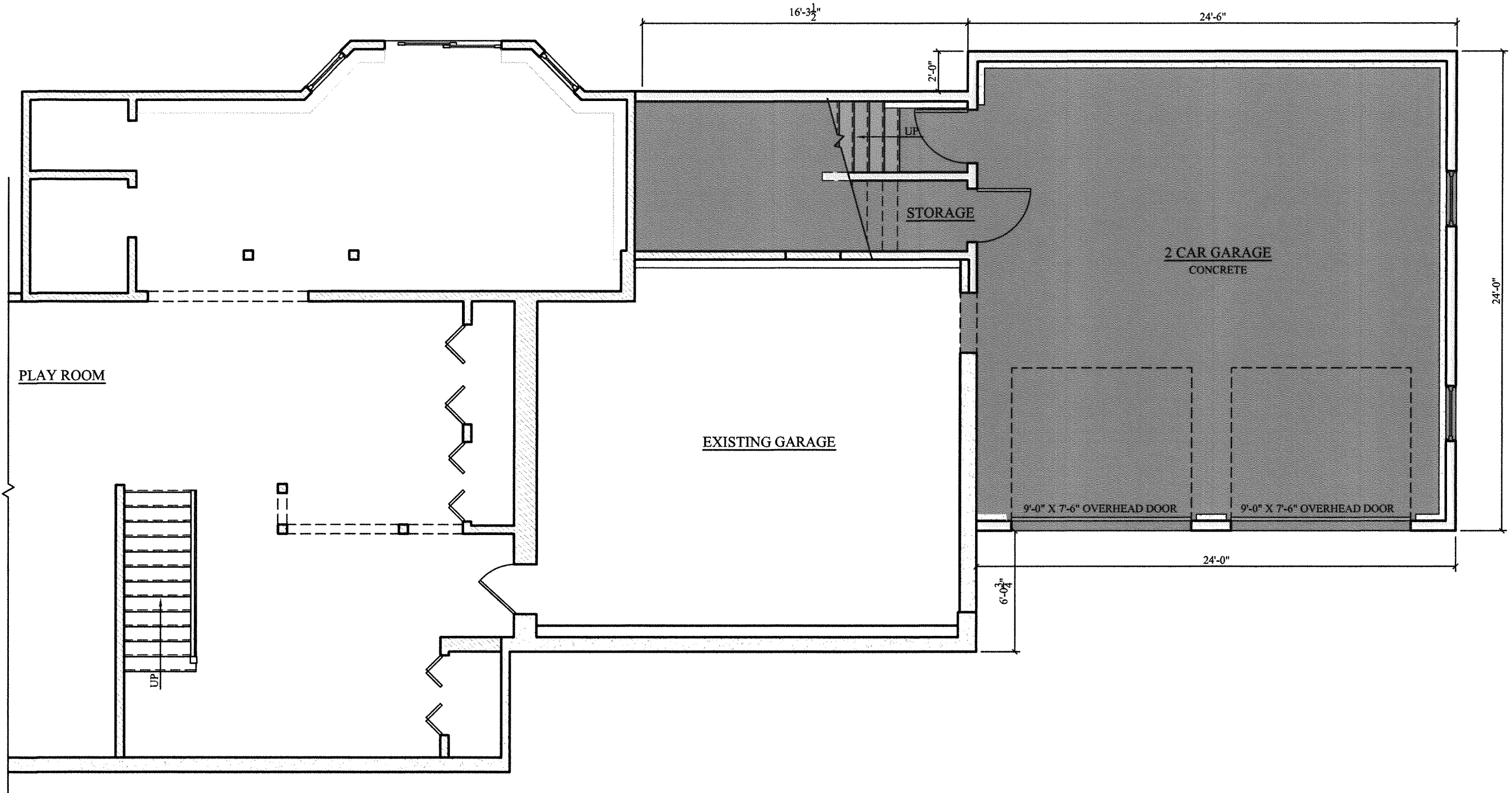
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EX-2.2



Proposed Lower Floor Plan
 3/16" = 1'-0"

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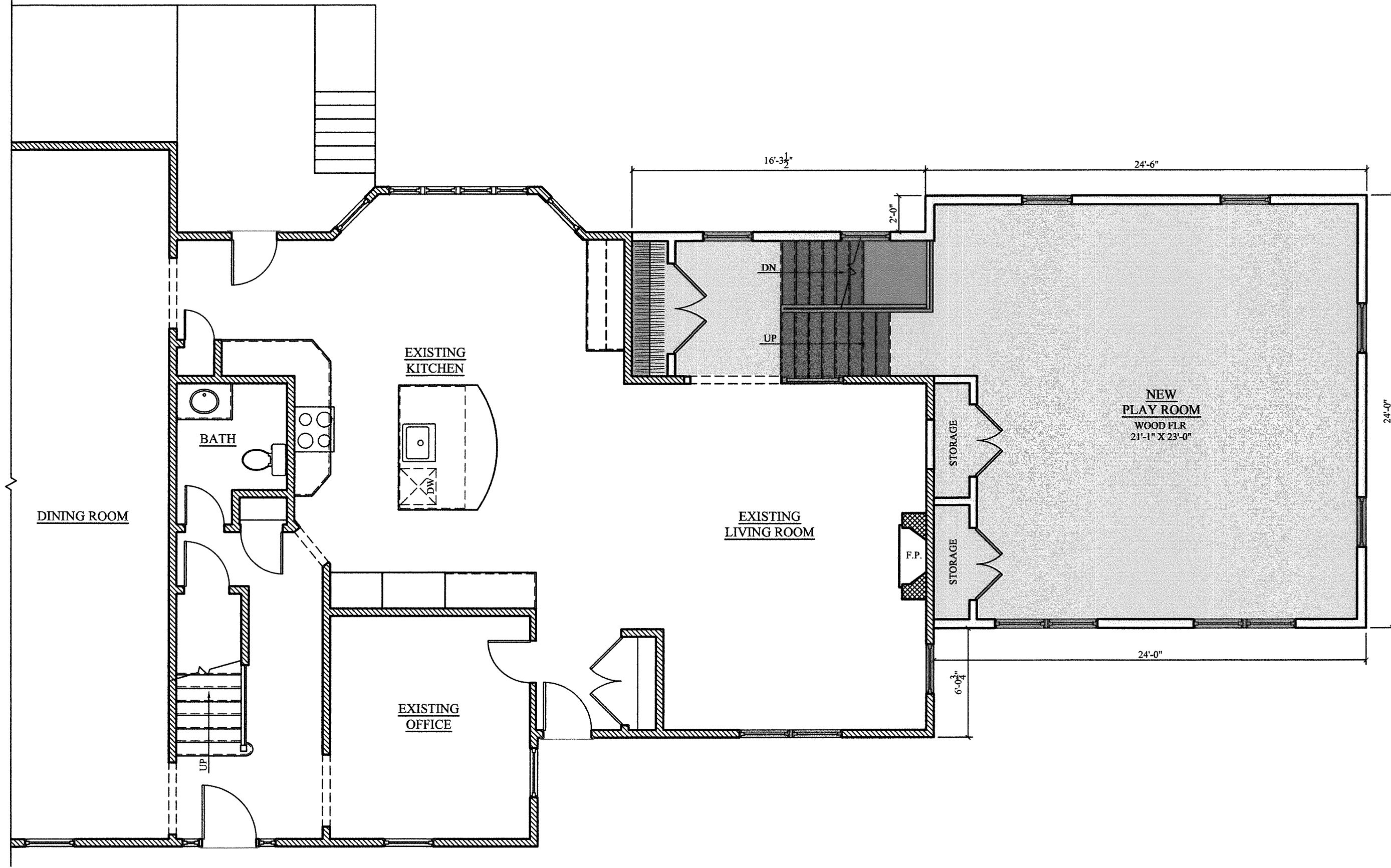
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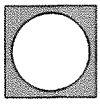
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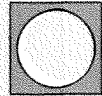
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Proposed First Floor Plan
 3/16" = 1'-0"

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Proposed Front Elevation
 1/8" = 1'-0"



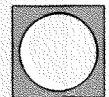
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A-2.0

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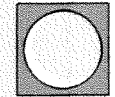
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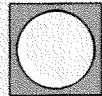
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Proposed Rear Elevation
1/8" = 1'-0"

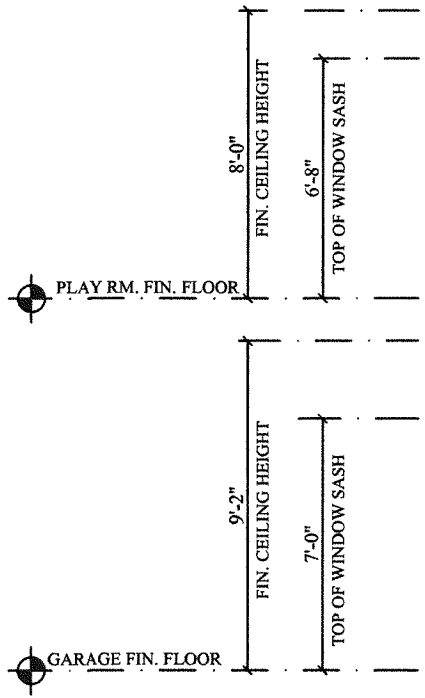


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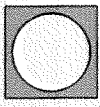
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GARAGE ADDITION

MUD ROOM ADDITION



Proposed Rear Elevation
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