

APPLICANT/ OWNER
HUTCHINS HOLDINGS, LLC
105 NORTH WASHINGTON STREET
BOSTON, MA 02114

PROPERTY INFORMATION
ADDRESS: 15 HUTCHINS CIRCLE
MAP & PARCEL: 23 - 2638
ZONING DISTRICT: RESIDENCE C "RC"

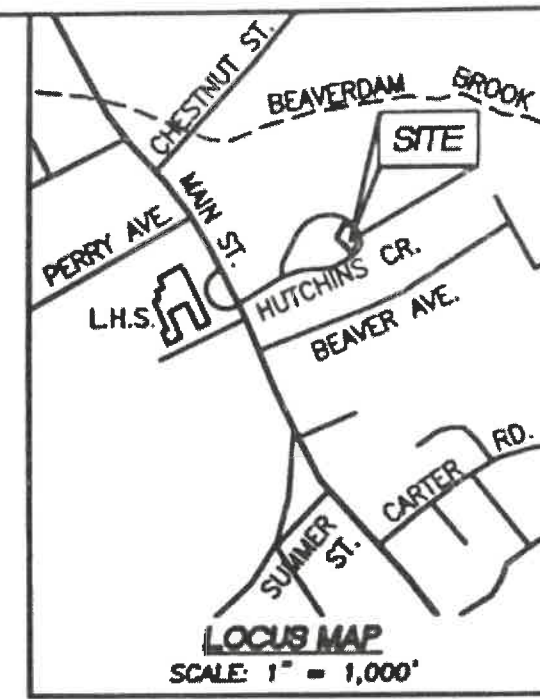
BUILDING INFORMATION
EXISTING BUILDING: 1,721 S.F.
PROPOSED BUILDING: 3,113 S.F.

ZONING SUMMARY

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	40,000 S.F.	11,445 S.F.	11,445 S.F.
MIN. FRONTAGE	100'	208.93'	208.93'
MAX. LOT COVERAGE	35%	±7%	±20%
MIN. STREET CENTERLINE SETBACK	60'	51.29'	46.06'
FRONT SETBACK	40'	31.29'	26.06'
SIDE SETBACK	25'	10.88'	10.05'
REAR SETBACK	20'	N/A	N/A

GENERAL INFORMATION

1. THIS PLAN IS TO DISPLAY A PROPOSED ADDITION FOR ZONING BOARD OF APPEALS.
2. THE PROPERTY IS LOCATED IN THE TOWN OF LYNNFIELD'S GROUNDWATER PROTECTION DISTRICT
3. EXISTING USE AND PROPOSED USE WILL REMAIN AS A SINGLE-FAMILY RESIDENCE.
4. THE PROJECT REQUIRES RELIEF OF BUILDING SETBACKS, DUE TO RESTRICTIONS OF BUILDABLE AREA.
5. THIS PLAN WAS GENERATED FROM A SURVEY COMPLETED BY MERRIMACK ENGINEERING SERVICES, DATED SEPTEMBER 6, 2019.
6. FURTHER APPROVALS FROM THE BOARD OF HEALTH WILL BE REQUIRED FOR SEPTIC ALTERATIONS.



PREPARED BY:
FODERA ENGINEERING
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gfodera@foderaengineering.com
28 Harbor St. Suite 204
Danvers, MA 01923

PREPARED FOR:
Hutchins Holdings, LLC
15 Hutchins Cir
Lynnfield, MA 01940

PROJECT LOCATION:
15 HUTCHINS CIR
LYNNFIELD, MA 01940

PLAN SET:
PROPOSED HOME ADDITION

DATE: 7/8/2020



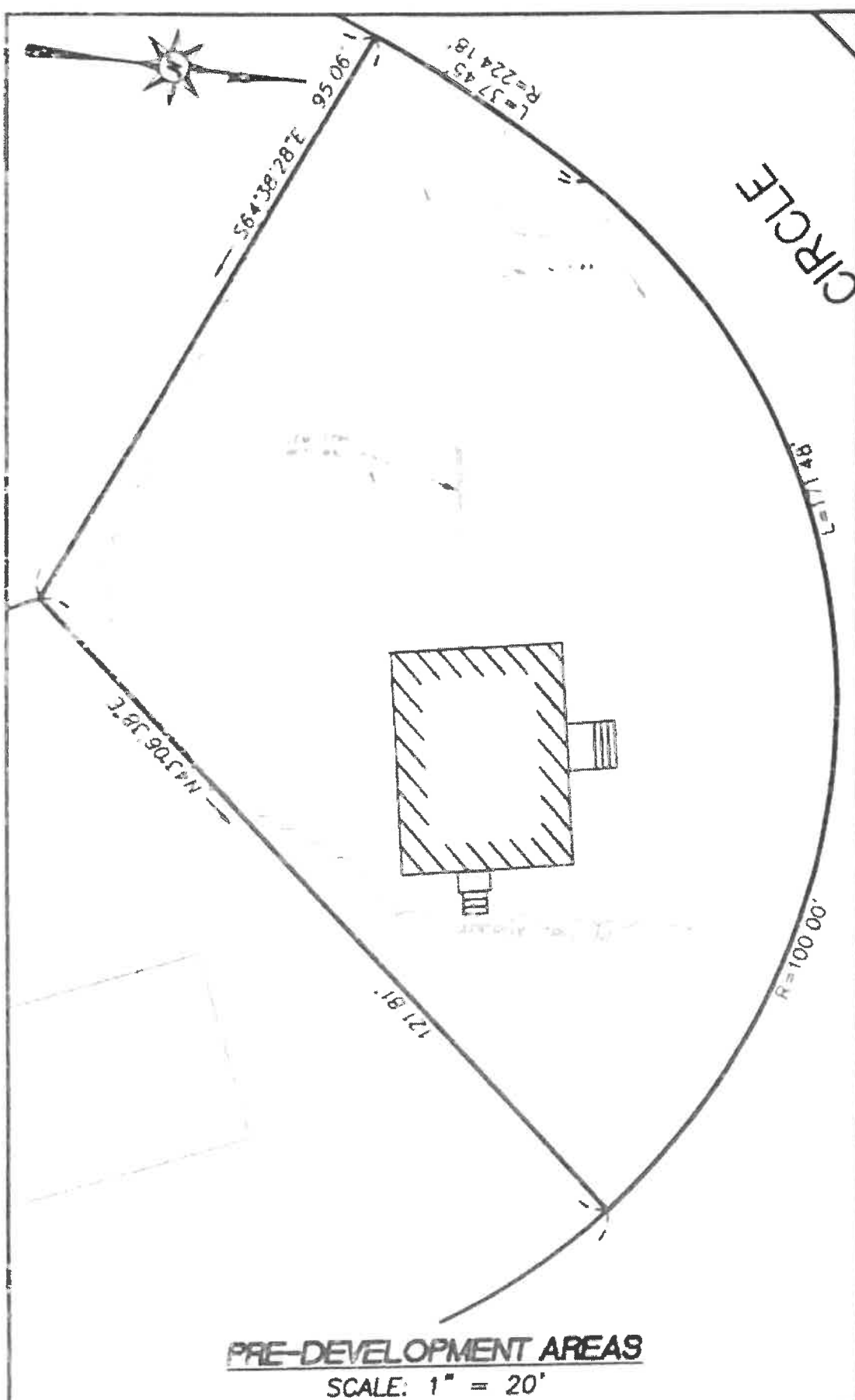
REVISION	DATE

JOB NO.: 19122-123

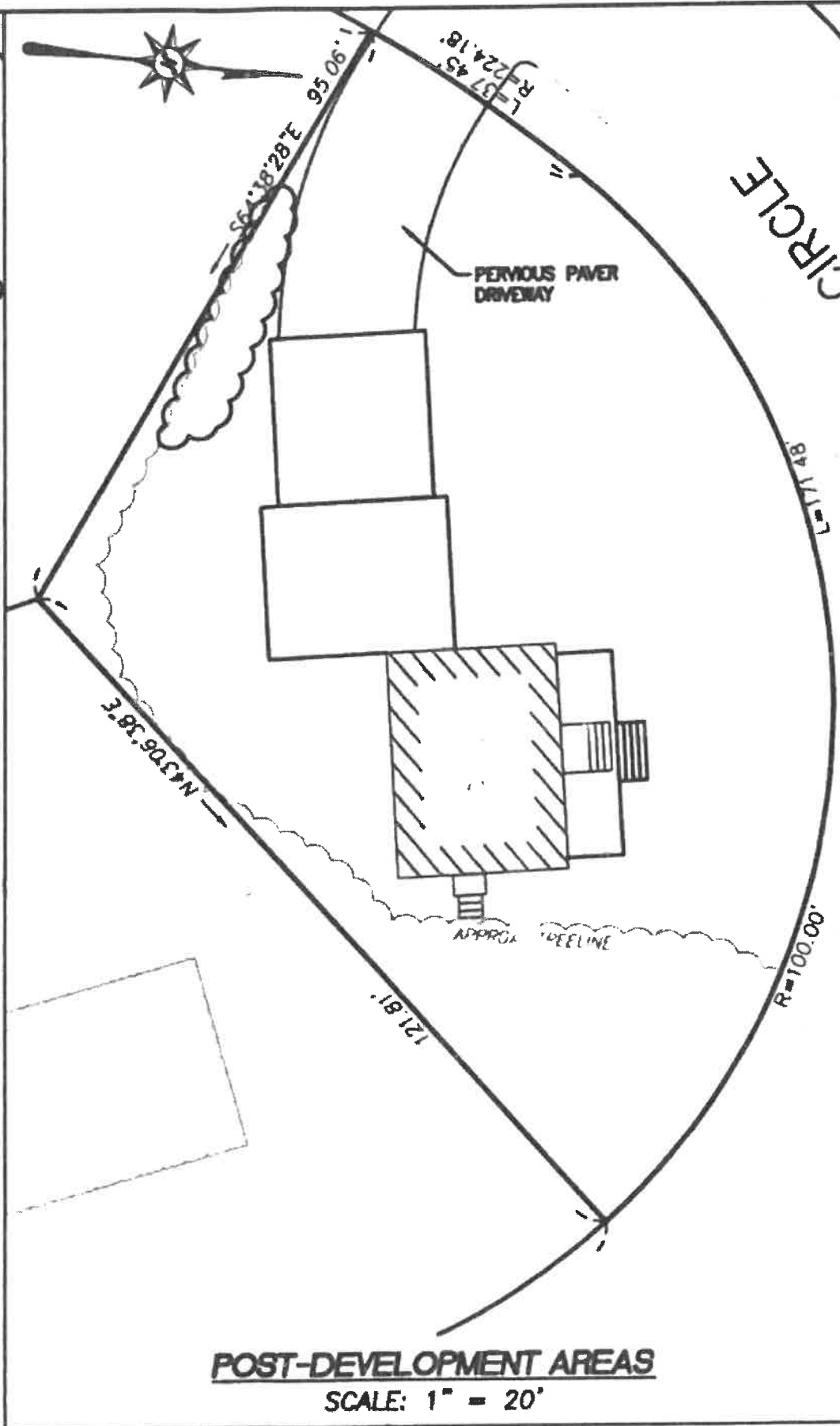
SHEET TITLE:
PROPOSED
SITE PLAN

SHEET NUMBER:
C-1

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PRE-DEVELOPMENT AREAS
SCALE: 1" = 20'



POST-DEVELOPMENT AREAS
SCALE: 1" = 20'

PRE-DEVELOPMENT AREAS
(SOIL TYPE "A")
SURFACE AREA (SQ-FT)
IMPERVIOUS = 2,179
PERVIOUS = 9,266
TOTAL = 11,445

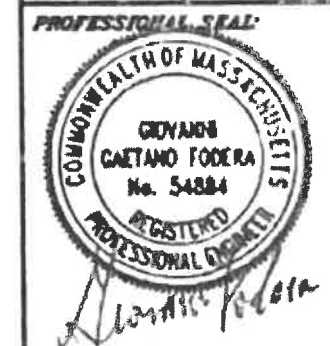
POST-DEVELOPMENT AREAS
(SOIL TYPE "A")
SURFACE AREA (SQ-FT)
IMPERVIOUS = 2,249*
PERVIOUS = 9,196
TOTAL = 11,445

* IN ACCORDANCE WITH 9.3.8.(2) OF THE ZONING BYLAW, IMPERVIOUS AREA OF 15% OR 2,500 S.F. OF ANY LOT, WHICHEVER IS GREATER, SHALL REQUIRE A GROUNDWATER RECHARGE SYSTEM. SINCE 2,500 S.F. CONTROLS AND THE PROJECT RENDERS LESS THAN THAT, A RECHARGE SYSTEM IS NOT REQUIRED IN ACCORDANCE TO THE BYLAW.

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15 Hutchins Cir
Lynnfield, MA 01940

PROJECT LOCATION: 15 HUTCHINS CIR. LYNNFIELD, MA 01940	PLAN SET: PROPOSED HOME ADDITION	DATE: 7/8/2020
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REVISION	DATE

JOB NO.: 19122-103

SHEET TITLE:
AREAS SUMMARY

SHEET NUMBER:
C-2

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MICHAEL MCCLOSKEY design group

617-462-3233

jmichaelmccloskey@gmail.com

6-24-20

**PROPOSED RENOVATIONS
15 HUTCHINS Circle**





PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

RENDERING

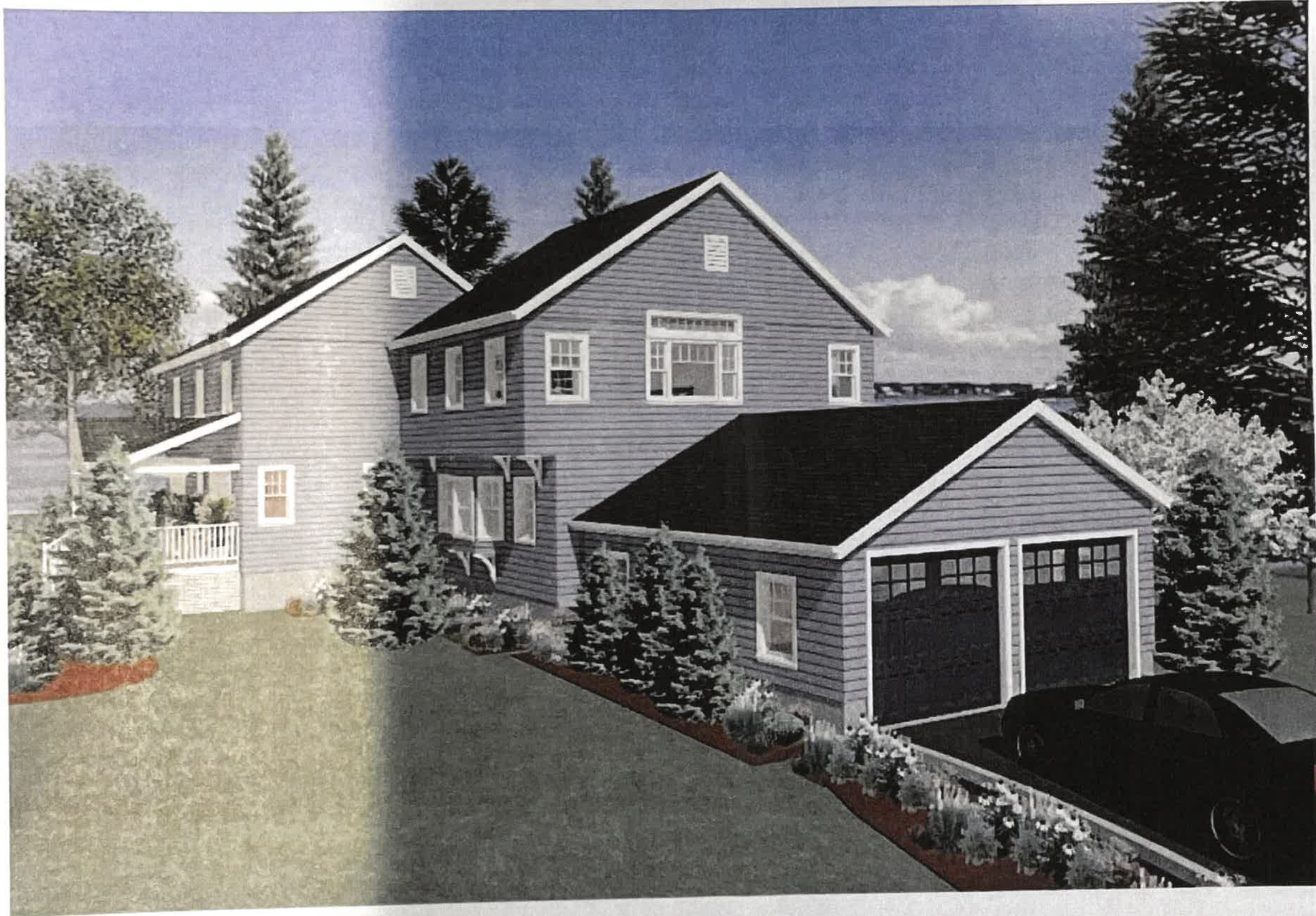
DATE

6/24/20

SCALE

1/4"=1'-0"
UNLESS OTHERWISE NOTED

A-1



PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

RENDERING

DATE

6/24/20

SCALE

1/4"=1'-0"
UNLESS OTHERWISE NOTED

A-2



PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

RENDERING

DATE

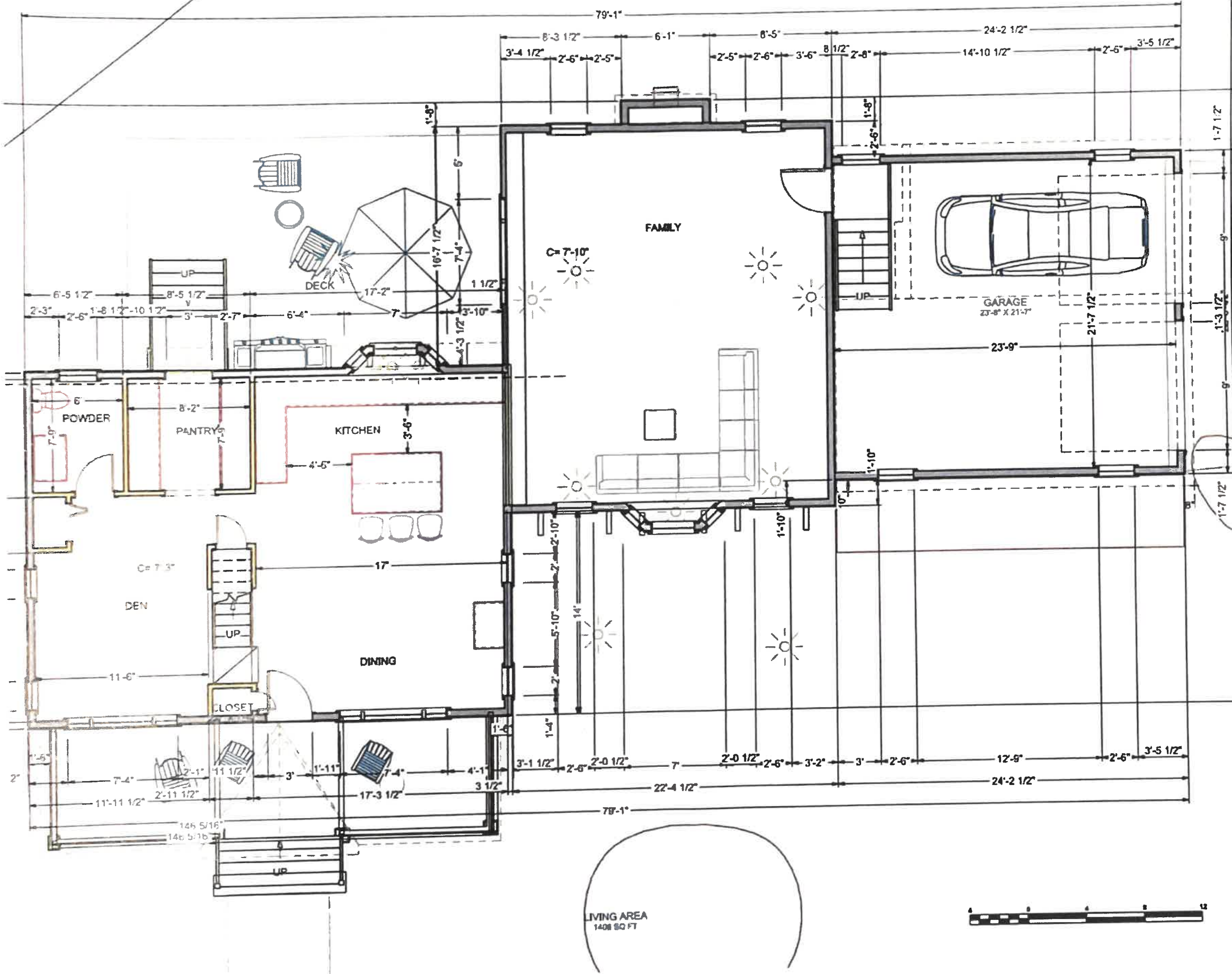
8/24/20

SCALE

1/4" = 1'-0"
UNLESS OTHERWISE NOTED



A-3



PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

FIRST FLOOR PLAN

DATE

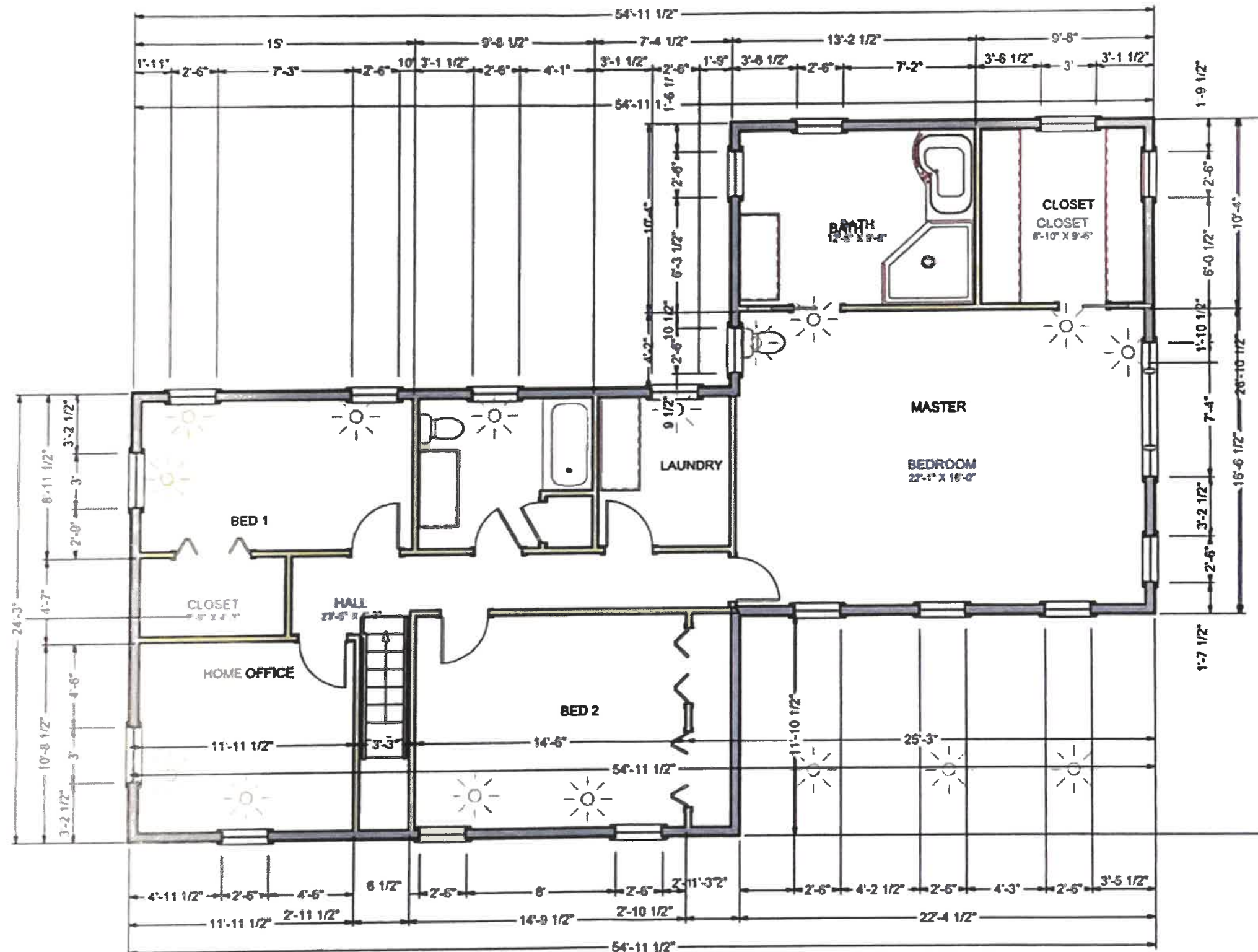
6/24/20

SCALE

1/4" = 1'-0"
UNLESS OTHERWISE NOTED

A-4

LIVING AREA
1408 SQ FT



2ND FLOOR



PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

SECOND FLOOR PLAN

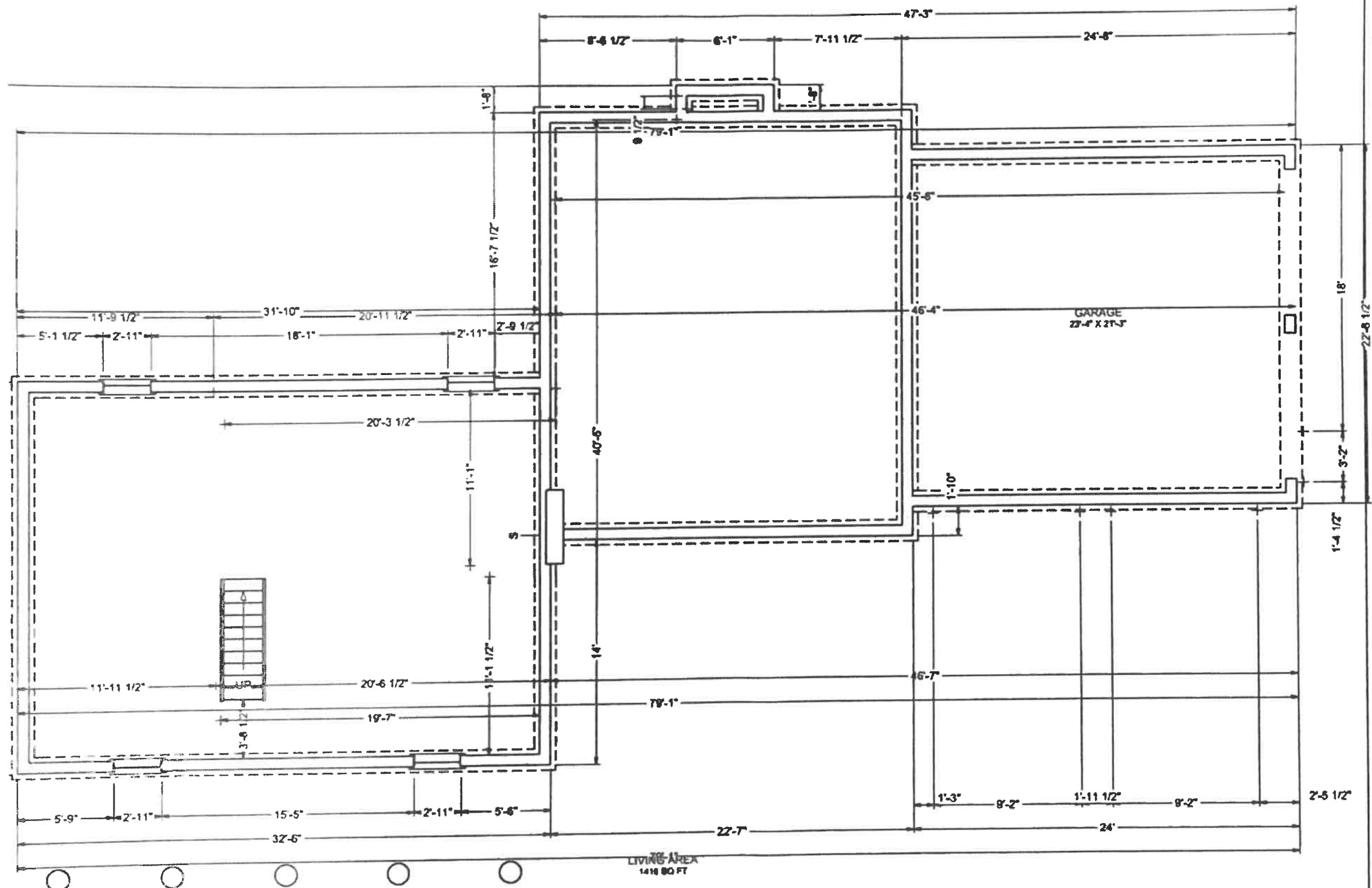
DATE

6/24/20

SCALE

1/4"=1'-0"
UNLESS OTHERWISE NOTED

A-5



PROJECT
 15 HUTCHINS CIR
 LYNNFIELD, MA

DRAWING
 GARAGE/BASEMENT
 FLOOR PLAN

DATE
 8/24/20

SCALE
 1/4"=1'-0"
 UNLESS OTHERWISE NOTED

A-5

LIVING AREA
 1418 SQ FT

FOUNDATION





SHADOWED AREA SHOWS FACE OF EXISTING BUILDING

PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

FRONT ELEVATION

DATE

6/24/20

SCALE

1/4"=1'-0"
UNLESS OTHERWISE NOTED

A-6



SHADOWED AREA SHOWS
FACE OF EXISTING BUILDING

PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

RIGHT ELEVATION

DATE

6/24/20

SCALE

1/4" = 1'-0"
UNLESS OTHERWISE NOTED



A-7



ELEVATION 23

PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

REAR ELEVATION

DATE

6/24/20

SCALE

1/4"=1'-0"
UNLESS OTHERWISE NOTED

A-8



ELEVATION 24

PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

LEFT ELEVATION

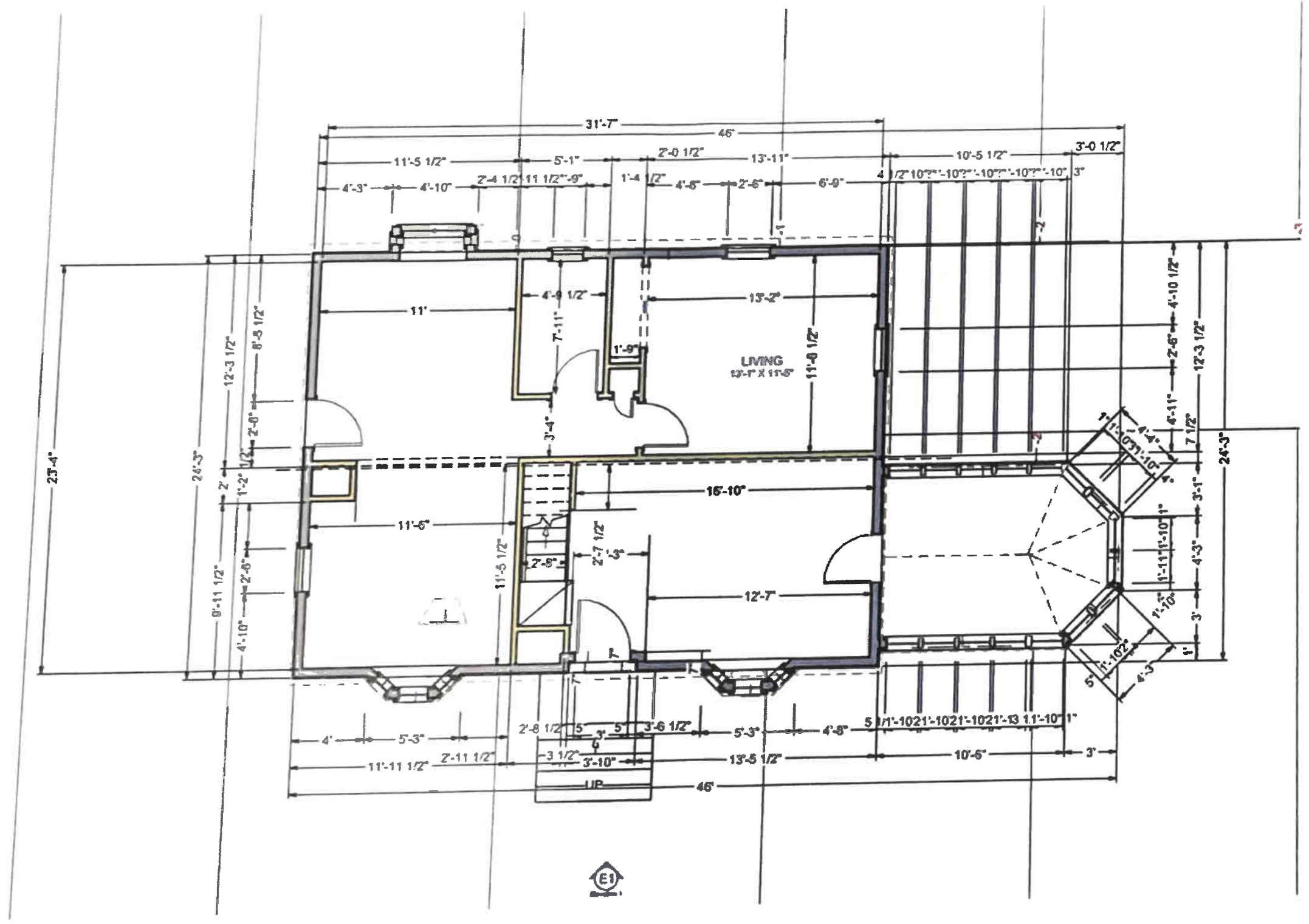
DATE

6/24/20

SCALE

1/4"=1'-0"
UNLESS OTHERWISE NOTED

A-9



1ST FLOOR



PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

EXISTING FIRST
FLOOR PLAN

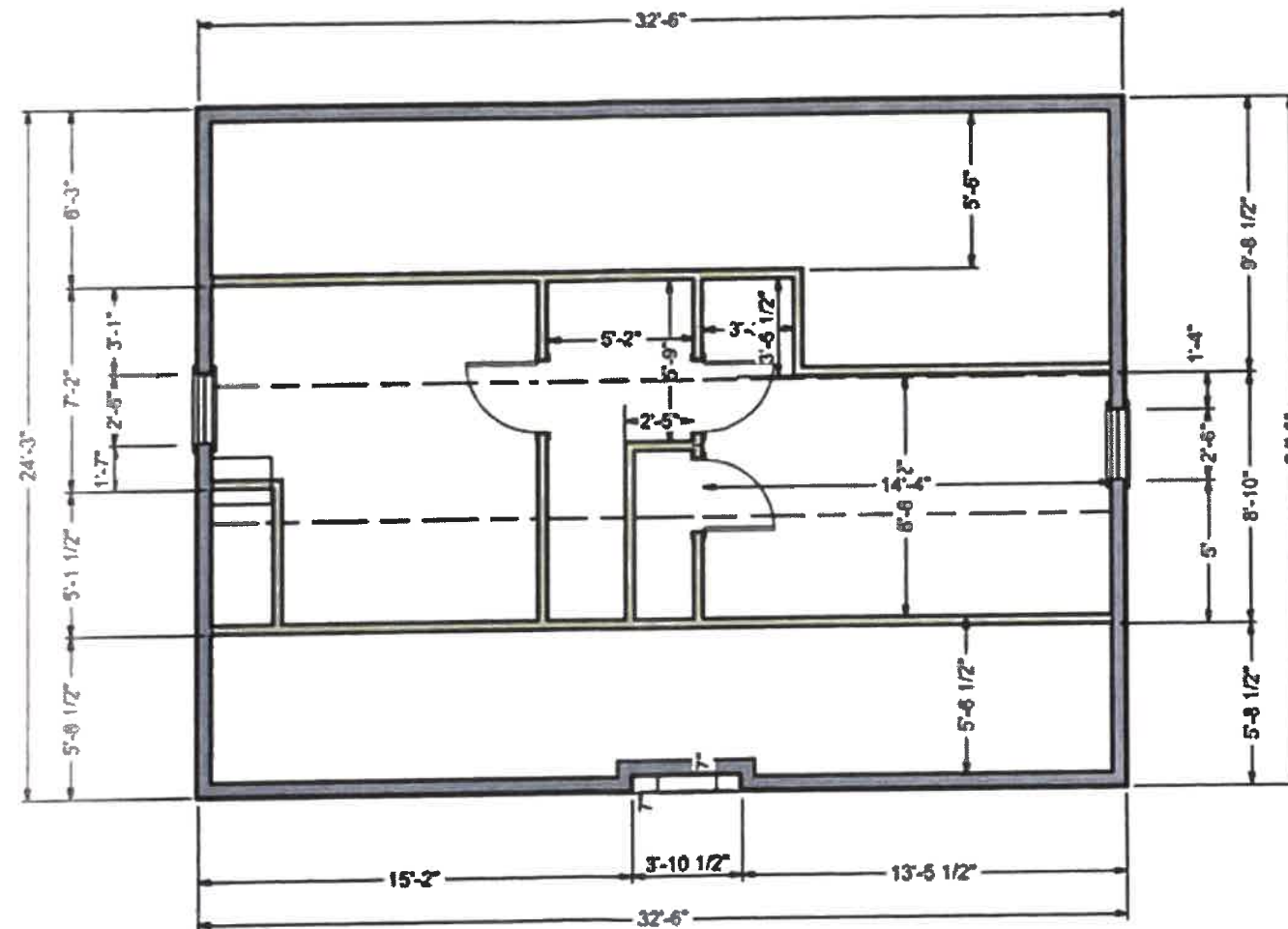
DATE

6/24/20

SCALE

1/4"=1'-0"
UNLESS OTHER WISE NOTED

EX-1



LIVING AREA
 788 SQ FT

2ND FLOOR



PROJECT

15 HUTCHINS CIR
 LYNNFIELD, MA

DRAWING

EXISTING SECOND
 FLOOR PLAN

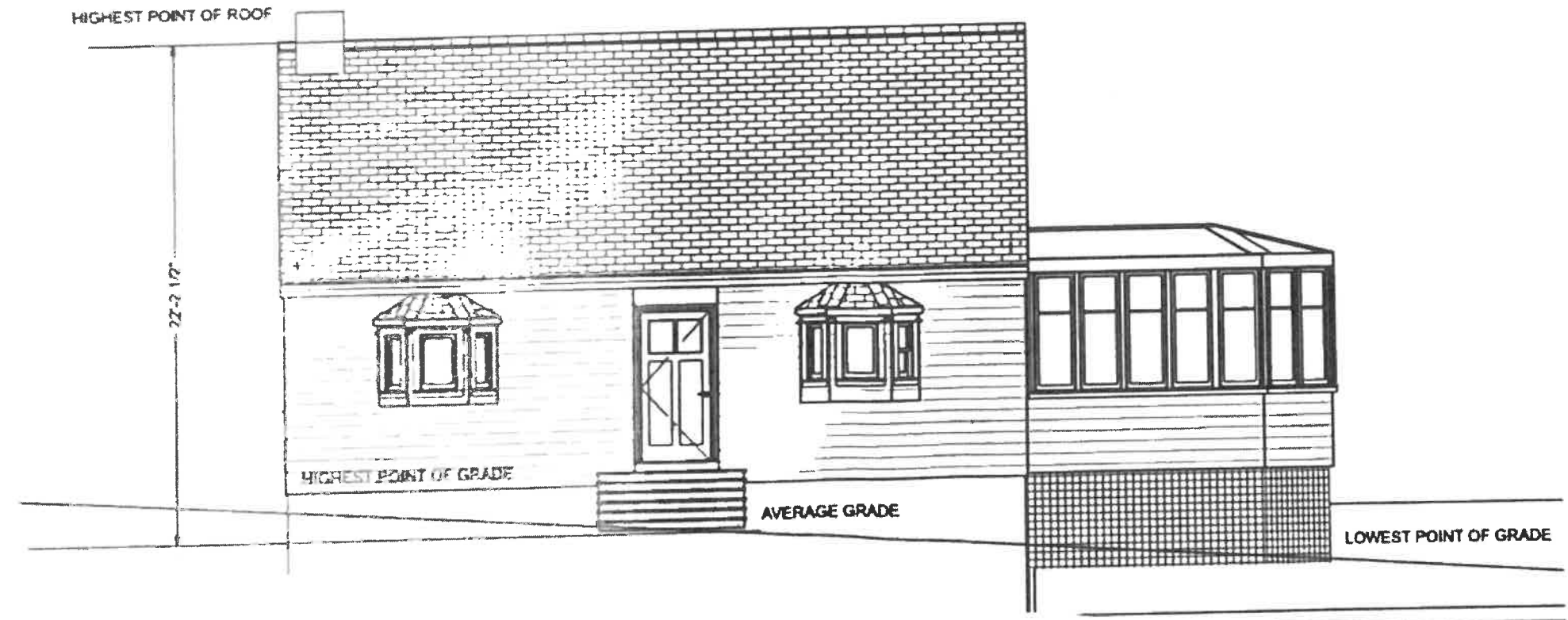
DATE

6/24/20

SCALE

1/4"=1'-0"
 UNLESS OTHERWISE NOTED

EX-2



ELEVATION 1

PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

EXISTING FRONT AND END
ELEVATIONS

DATE

6/24/20

SCALE

1/4"=1'-0"
UNLESS OTHER WISE NOTED

EX-3



PROJECT

15 HUTCHINS CIR
LYNNFIELD, MA

DRAWING

EXISTING REAR AND END
ELEVATIONS

DATE

6/24/20

SCALE

1/4" = 1'-0"
UNLESS OTHERWISE NOTED

EX-4