

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

1. Requested Approval(s):  
Special permit pursuant to zoning By-law Section 7.1.1
2. Brief Narrative of Proposal:  
Applicant seeks to cut 2,800 cu. yards, fill 11,100 cu. yards, & have a net total of 8,300 cu. yards of fill roughly on premises at 11 Stonemeadow Drive, in accordance with the proposed plans submitted by the applicant.
3. Address/Location of Property Subject to Hearing:  
11 Stonemeadow Drive
4. Assessor's Map and Parcel Number(s): 05-126 , 100543
5. Size of Parcel: 203,020 sf
6. Name of Applicant:  
Christie Dennis
7. Applicant's Mailing Address:  
369 Congress Street 7<sup>th</sup> Floor  
Boston, MA 02210
8. Applicant's Telephone: (H) \_\_\_\_\_ (W) 617-695-3777
9. Applicant's E-Mail Address: Christie@innovative-c.com
10. Applicant is: Owner \_\_\_ Tenant \_\_\_ Licensee \_\_\_ Prospective Purchaser \_\_\_ Other
11. Name of Property Owner(s):  
Muftah Bugazia
12. Property Owner's Mailing Address:  
25 Braintree Hill Office Park Suite 409  
Braintree, MA 02184
13. Deed Recorded in:
  - a. County Registry of Deeds, Book 32301 Page 10
  - b. Registry District of the Land Court, Certificate Number \_\_\_\_\_  
Page \_\_\_\_\_ Book \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

NO.: \_\_\_\_\_

**APPLICATION FOR PERMIT TO BUILD**

To the Building Commissioner: \_\_\_\_\_

Date: \_\_\_\_\_

The undersigned hereby applies for a permit to Build - Alter - Remove, etc., according to information indicated in this application and plans and specifications submitted herewith.

**PLEASE PRINT CLEARLY****IMPORTANT - Applicant to complete all items in sections I, II, III, IV, AND V****I. LOCATION OF BUILDING**

STREET ADDRESS 11 Stonemeadow Drive R. SIDE YARD SETBACK 50'  
 (NO.) (STREET) L. SIDE YARD SETBACK 50'  
 ZONING DISTRICT SRG LOT FRONTAGE 340.34' REAR YARD SETBACK 333'  
 ASSESSORS MAP # 05-46 LOT# 3 LOT SIZE 203,020 sq ft FRONT YARD SETBACK 102'

**II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.****A. TYPE OF IMPROVEMENT**

- 1 New Building  
 2 Addition  
 3 Alteration  
 4 Repair, replacement  
 5 Wrecking  
 6 Moving (relocation)  
 7 Foundation only  
 8 Pools, Fences, Towers, Tennis Courts, etc.

**B. OWNERSHIP**

- 9 Private (Individual, Corporation, nonprofit institution, ect.)  
 10 Public (Federal, State or Local Government)

**D. PROPOSED USE - For "Wrecking" most recent use**

- RESIDENTIAL**  
 13 One Family  
 14 Two or more family - Enter number of units  
 15 Transient hotel, motel, or dormitory - Enter number of units  
 16 Garage  
 17 Carport  
 18 Other - Specify \_\_\_\_\_
- NONRESIDENTIAL**  
 19 Amusement, recreational  
 20 Church, other religious  
 21 Industrial  
 22 Parking garage  
 23 Service station, repair garage  
 24 Hospital, institutional  
 25 Office, bank, professional  
 26 Public Utility  
 27 School, library, other educational  
 28 Stores, mercantile  
 29 Tanks, towers  
 30 Other - Specify \_\_\_\_\_

**C. COST**

- 11 Cost of Basic Construction  
 To be installed but not included in the above cost  
 a. Electrical  
 b. Plumbing  
 c. Heating, air conditioning  
 d. Other (elevator, etc.)

12 TOTAL COST OF IMPROVEMENT

(Omit cents)

\$ TBD

\$ TBD

\$ TBD

**E. TYPE OF OCCUPANCY OR USE; NEW HOME, ETC.**

Briefly outline scope and nature of work to be done.

New Construction Residential  
4 Garage Bays  
Submittal For Denial

**III. SELECTED CHARACTERISTICS OF BUILDING**

For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to IV.

**F. PRINCIPAL TYPE OF FRAME**

- 31 Masonry  
 32 Wood frame  
 33 Structural steel  
 34 Reinforced concrete  
 35 Other - Specify \_\_\_\_\_

**H. TYPE OF SEWAGE DISPOSAL**

- 41 Public Sewer  
 42 Private (septic tank, etc.)

**I. TYPE OF WATER SUPPLY**

- 43 Public or Private Company  
 44 Private (well)

**K. DIMENSIONS**

- 49 Number of stories 3  
 50 Total sq.ft. of floor area, all floors, based on exterior dimensions 13,354  
 51 Total land area, sq.ft. 203,030

**L. NUMBER OF OFF - STREET**

- PARKING SPACES  
 52 Enclosed 4  
 53 Outdoors \_\_\_\_\_

**G. PRINCIPAL TYPE OF HEATING FUEL**

- 36 Gas  
 37 Oil  
 38 Electricity  
 39 Coal  
 40 Other - Specify \_\_\_\_\_

**J. TYPE OF MECHANICAL**

- Will there be air conditioning?  
 45 Yes  46 No  
 Will there be an elevator?  
 47 Yes  48 No

**M. RESIDENTIAL BUILDINGS ONLY**

- 54 No. of bedrooms 5  
 55 No. of baths: Full 6 Partial 2

RECEIVED  
DEC 15 2016TOWN OF WESTWOOD  
COMMISSIONER OF BUILDING

REQUIRED BY ALL APPLICANTS

USE N/A IF NOT APPLICABLE


Constructed on solid or filled land Both If filled land how long ago filled N/A  
 to be laid on earth, rock, timber, piles Earth + Rock  
 material Concrete  
 (pitched) Both  
 covering Slate + EPDM  
 all construction to be performed conform to State and Local Building Codes yes  
 Has the applicant complied with the Architectural Access Code yes  
 Does this Building or Structure conform to the Zoning Bylaw yes, excluding 4 bay Garage  
 Has the applicant complied with the Energy Code yes  
 10. Is this property in the FLOOD PLAIN AREA NO

**THIS IS A TRUE STATEMENT SIGNED UNDER PENALTIES OF PERJURY**

**V. IDENTIFICATION - To be completed by all applicants - Complete street and mailing addresses**

NAME	COMPLETE ADDRESS	HOME & BUS. PHONE
Owner or Lessee	<u>Muftah Bugazia</u>	<u>25 Braintree Hill Office Park</u>
	<u>Suite 409, Braintree, MA 02184</u>	<u>781.356.1960 x.15</u>
Builder/ Contractor		
Architect/ Engineer	<u>Innovative Collaboratives</u>	<u>369 Congress St., 7th Floor</u>
	<u>(Martin Smargluzzi)</u>	<u>Boston, MA 02210</u>

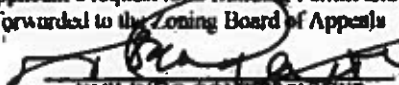
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Signature of Applicant	Address	Application Date
	<u>369 Congress St., Boston MA, 02210</u>	<u>12/15/16</u>

This permit is approved subject to the provisions of all Federal and State Laws, Rules & Regulations and Con. Com. approval.

Sewer Permit No.
Sanitary Permit No. (Title V)
Highway Dept. Permit
Fire Dept. Permit
Water District Permit
<b>CONTRACTOR LICENSING INFORMATION</b>
Construction Supervisor License No.
Date of Expiration
Home Improvement Contractor No.
Date of Expiration

COMMENTS - DEPARTMENT USE ONLY

**BUILDING COMMISSIONER'S DENIAL**  
REQUIRES SE. PERMIT UNDER  
SECTION 4.8.1.2 - 4 CAR GARAGE  
SECTION 9.1 - EARTH MATERIAL MOVEMENT  
 I have reviewed the applicant's request for a Building Permit and determined that it be forwarded to the Zoning Board of Appeals  
  
 BUILDING COMMISSIONER

12/22/16

A. I hereby certify under penalty of perjury that I carry Workers' Compensation Insurance Coverage.

Signature: \_\_\_\_\_

Name of Insurance Company: \_\_\_\_\_

Policy Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

B. I do not carry Workers' Compensation Coverage as I am an unincorporated sole proprietorship with no employees, using other self-employed sub-contractors for all work.

Signature \_\_\_\_\_


14. Has any Application ever been filed with the Planning Board regarding this Property?

Yes, When? \_\_\_\_\_  
 No

15. Has the Lot been surveyed by a Registered Land Surveyor?

Yes, When? July 2009, October 2010, June 2015  
 No

The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant also consents to pay for all costs required pursuant to applicable sections of the Westwood Zoning Bylaw and/or Planning Board Rules and Regulations, unless expressly waived by the Planning Board, including all project review fees, inspection fees, and costs associated transcription, in addition to all other fees, expenses and costs in connection with the Planning Board's review and evaluation of this Application.

Signed:   
Applicant (or Agent) Signature

Christie Dennis  
Printed Name of Applicant

Signed:   
Property Owner(s) of Record Signature(s)

Muftah Bugazia  
Printed Name(s) of Property Owner(s) of Record

Date: 1/6/17

Payments Received: Application Fee: \$ 750.00  
Project Review Fees: \$ \_\_\_\_\_  
(if applicable)  
Inspection Fees: \$ \_\_\_\_\_  
(if applicable)  
Other Fees: \$ \_\_\_\_\_  
(if applicable)



# BEALS + THOMAS


BEALS AND THOMAS, INC.  
Reservoir Corporate Center  
144 Turnpike Road  
Southborough, MA 01772-2104

## CALCULATION SUMMARY

T 508.366.0560  
F 508.366.4391  
www.bealsandthomas.com  
Regional Office: Plymouth, MA

<b>JOB NO./LOCATION:</b>	0070.49 Westwood, Massachusetts
<b>CLIENT/PROJECT:</b>	Muftah Bugazia Lot #3 Stonemeadow Drive
<b>SUBJECT/TITLE:</b>	Cut/Fill Analysis
<b>OBJECTIVE OF CALCULATION:</b>	<ul style="list-style-type: none"> <li>To evaluate the rough levels of soil cut and fill required for the current design of the proposed site.</li> </ul>
<b>CALCULATION METHOD(S):</b>	<ul style="list-style-type: none"> <li>AutoCAD 2014 Civil 3D used to perform existing and proposed surface and volume analysis.</li> </ul>
<b>ASSUMPTIONS:</b>	<ul style="list-style-type: none"> <li>An elevation of 194' was assumed for sections of the proposed building with a basement level which equates to an 8' basement subgrade adjustment.</li> <li>No other subgrade adjustments were performed.</li> </ul>
<b>SOURCES OF DATA/EQUATIONS:</b>	<ul style="list-style-type: none"> <li>Design file for Lot #3 prepared by Beals and Thomas, Inc., B+T plan no. 007049D017A dated November 7, 2016.</li> </ul>

<b>CONCLUSIONS:</b>	<ul style="list-style-type: none"> <li>Rough cut volume = 2,800 Cu. Yd.</li> <li>Rough Fill Volume = 11,100 Cu. Yd.</li> <li>Net Volume = 8,300 Cu. Yd. of Fill</li> </ul>
---------------------	--



*John E. Bensley*  
11/5/17

REV	CALC. BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
0	C. Hale-Sills	1/5/2017	<i>JCS</i>	11/5/17	<i>JCS</i>	11/5/17

CHS/xxx007049CS002



BEALS + THOMAS

# Cut/Fill Report

**Generated:** 2016-12-27 10:33:45

**By user:** chalesills

**Drawing:** C:\Users\chalesills\Desktop\C:\Users\chalesills\Desktop\CHS007049D017A.dwg

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Volume Surface	full	1.00	1.00	64202	2360	10568	8208<Fill>
Volume with Basement	full	1.00	1.00	5042	421	515	93<Fill>

Totals					
		2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total		69244	2781	11082	8301<Fill>

\* Value adjusted by cut or fill factor other than 1.0

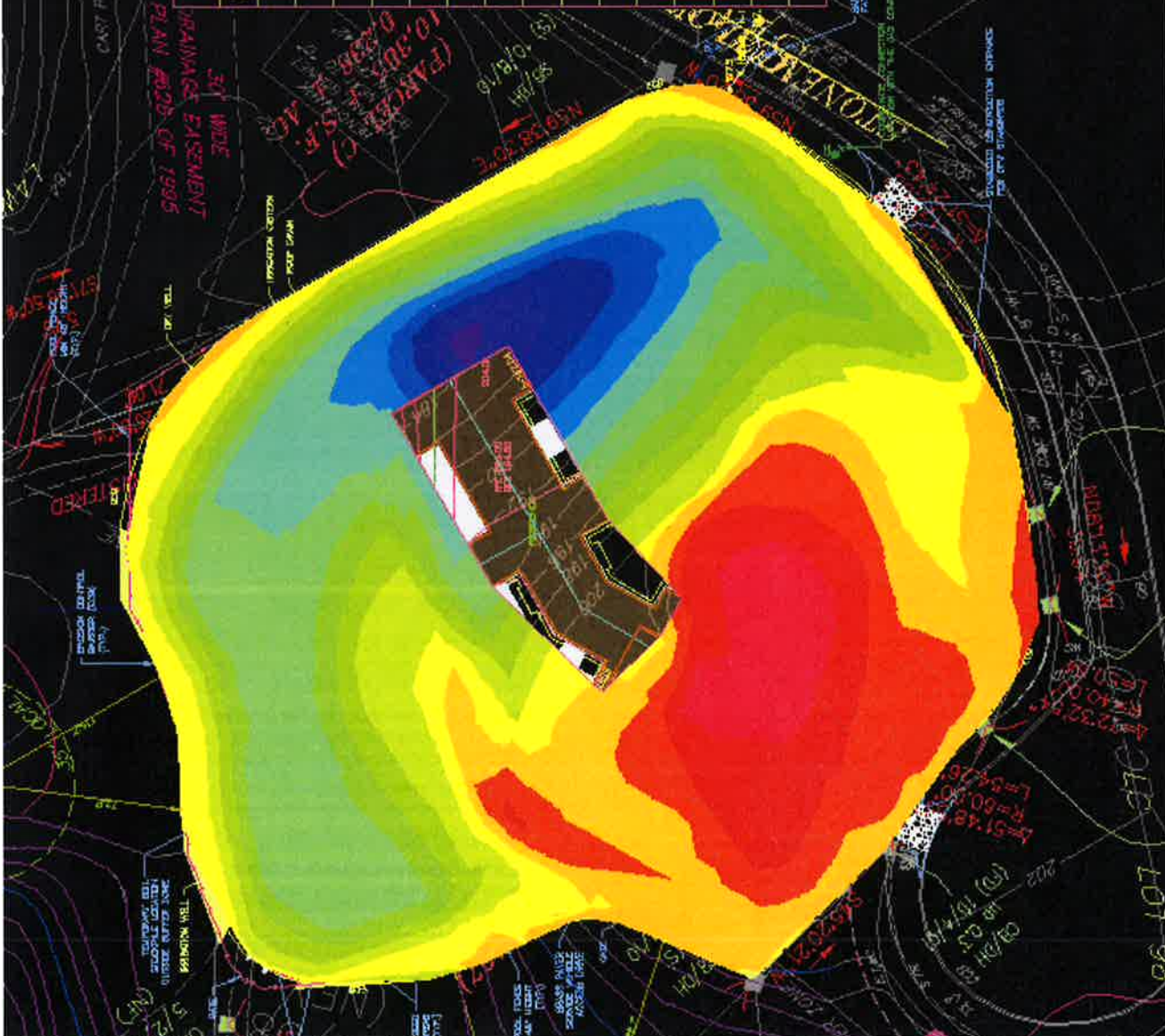
50' WIDE  
723450

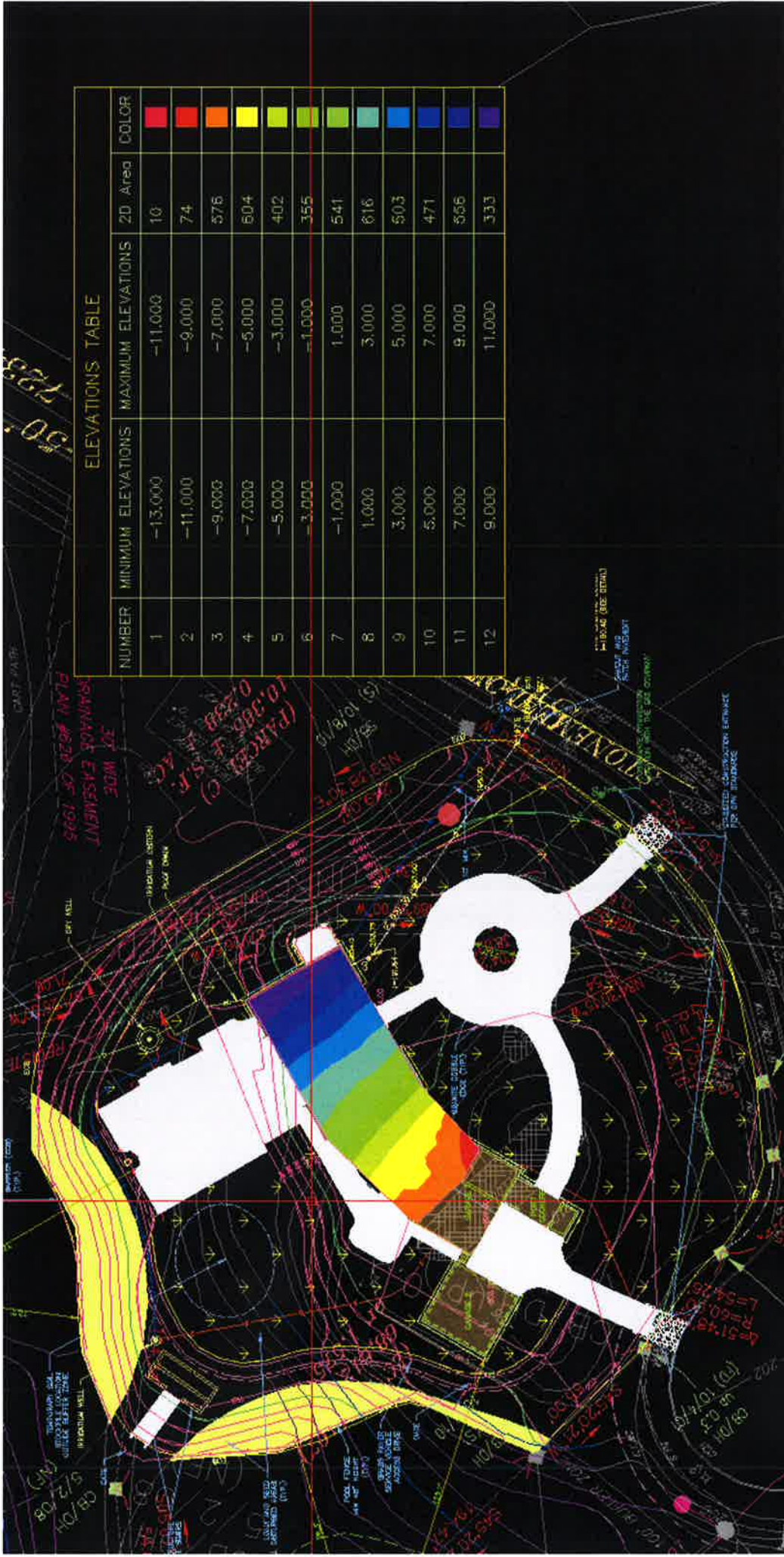
30' WIDE  
DRAINAGE EASEMENT  
PLAN #028 OF 1995

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATIONS	MAXIMUM ELEVATIONS	2D Area	COLOR
1	-8,000	-6,000	2449	Red
2	-6,000	-4,000	3904	Orange
3	-4,000	-2,000	6207	Yellow
4	-2,000	0,000	9067	Light Green
5	0,000	2,000	8032	Green
6	2,000	4,000	6262	Light Blue
7	4,000	6,000	5502	Blue
8	6,000	8,000	5434	Dark Blue
9	8,000	10,000	6354	Very Dark Blue
10	10,000	12,000	3850	Black
11	12,000	14,000	1868	Dark Purple
12	14,000	16,000	1351	Black
13	16,000	18,000	1115	Black
14	18,000	20,000	522	Black
15	20,000	22,000	104	Black

15' AS PER NEM





ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATIONS	MAXIMUM ELEVATIONS	2D Area	COLOR
1	-13,000	-11,000	10	Red
2	-11,000	-9,000	74	Orange
3	-9,000	-7,000	576	Yellow
4	-7,000	-5,000	604	Light Green
5	-5,000	-3,000	402	Green
6	-3,000	-1,000	355	Light Blue
7	-1,000	1,000	541	Blue
8	1,000	3,000	616	Dark Blue
9	3,000	5,000	503	Very Dark Blue
10	5,000	7,000	471	Black
11	7,000	9,000	556	Dark Purple
12	9,000	11,000	333	Black





1 PLOT PLAN  
1" = 30'

REVISIONS	

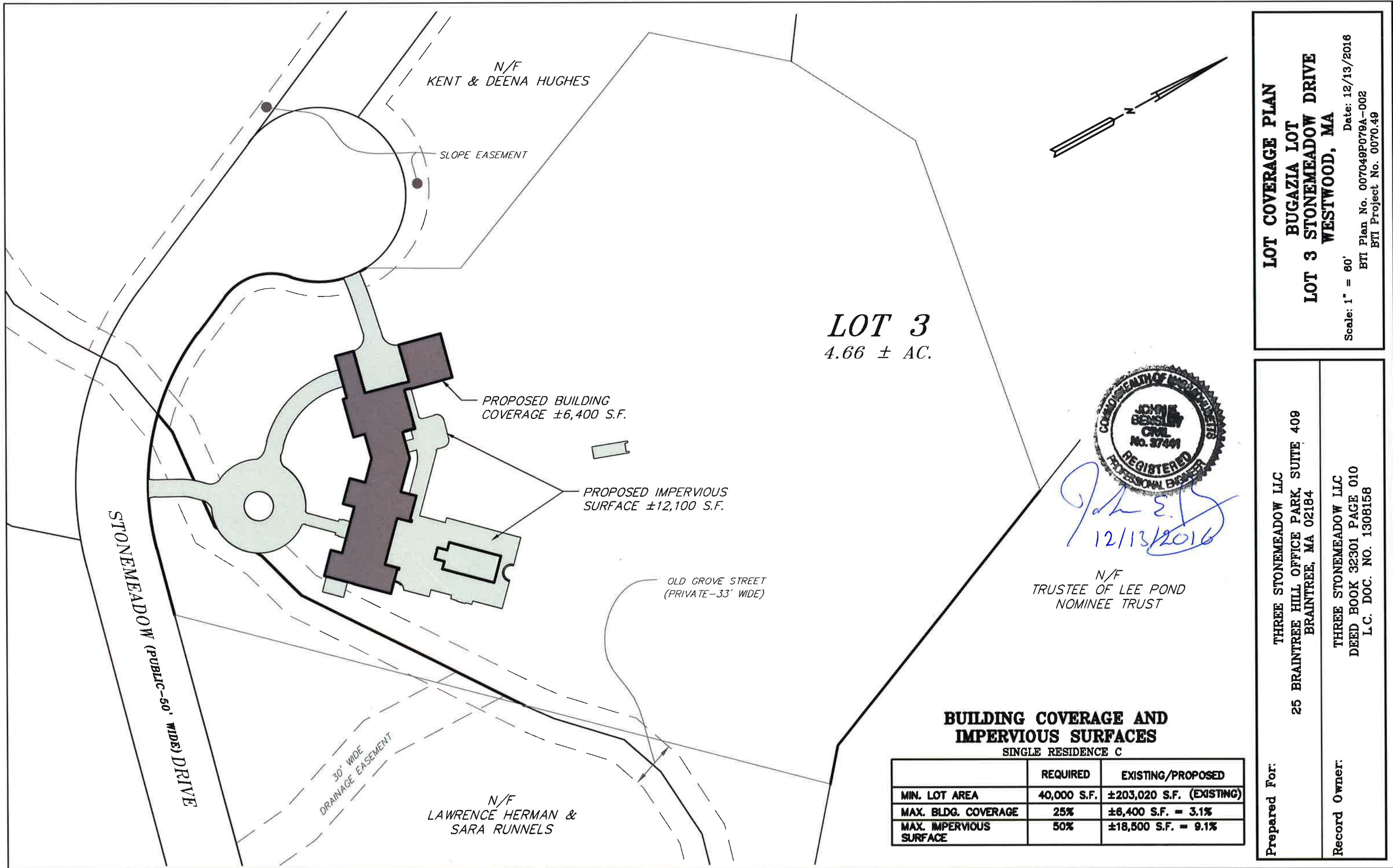
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**INNOVATIVE COLLABORATIONS, INC**  
 AWARD WINNING ARCHITECTURE & DESIGN  
 369 CONGRESS STREET  
 BOSTON MA 02210  
 FX: 866-828-9943  
 PH: 617-695-3777  
 WWW.INNOVATIVE-C.COM



**BUGAZIA  
 RESIDENCE**  
**LOT #3 STONEMADOW  
 DRIVE, WESTWOOD, MA  
 02090**

<b>PLOT PLAN</b>	10 • 26 • 2016	JH	MS	1" = 30'
DATE:	DRAWN BY:	CHECKED BY:	SCALE:	



**LOT 3**  
4.66 ± AC.



*John E. Beals*  
12/13/2016

N/F  
TRUSTEE OF LEE POND  
NOMINEE TRUST

**BUILDING COVERAGE AND  
IMPERVIOUS SURFACES**  
SINGLE RESIDENCE C

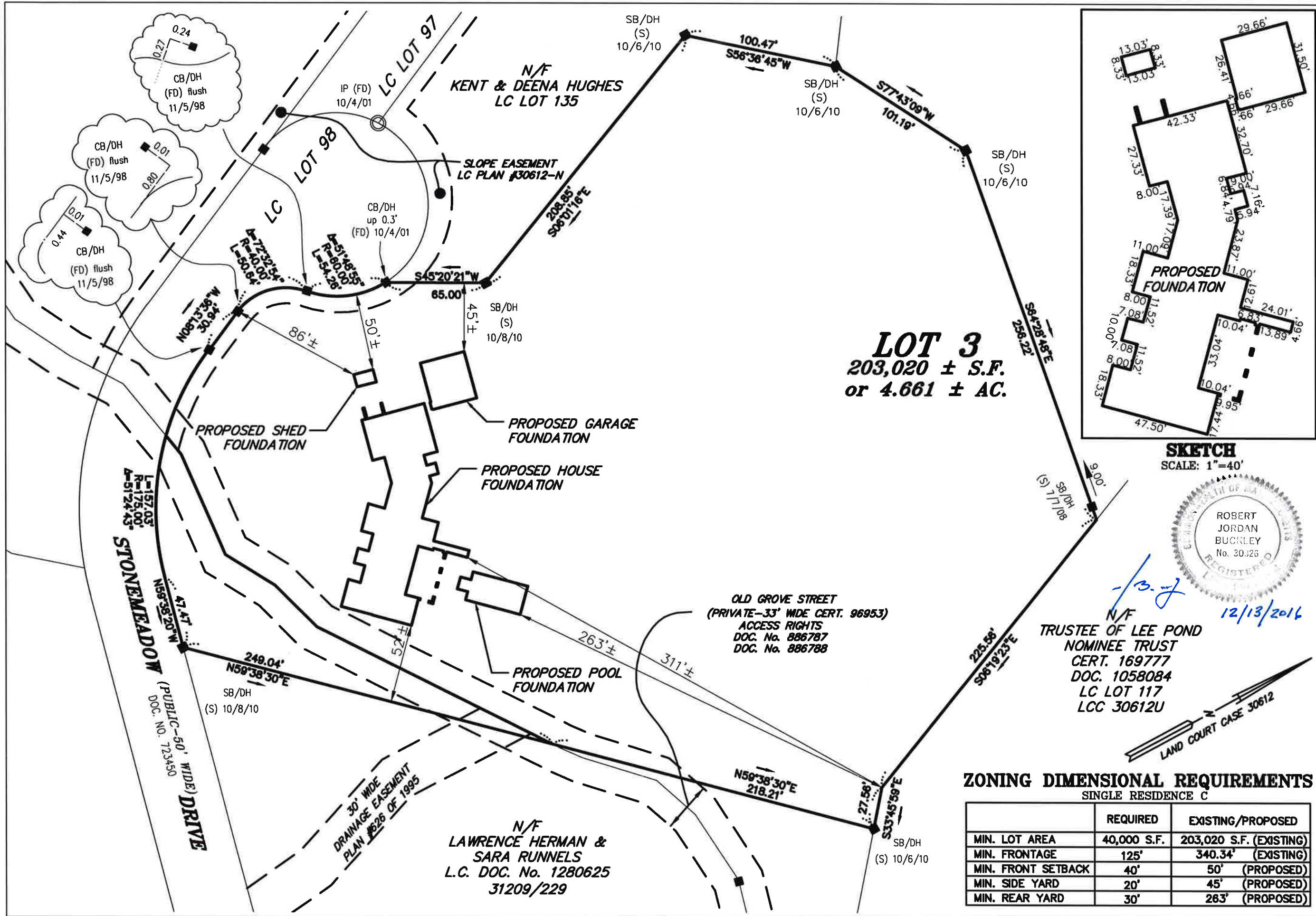
	REQUIRED	EXISTING/PROPOSED
MIN. LOT AREA	40,000 S.F.	±203,020 S.F. (EXISTING)
MAX. BLDG. COVERAGE	25%	±6,400 S.F. = 3.1%
MAX. IMPERVIOUS SURFACE	50%	±18,500 S.F. = 9.1%

**LOT COVERAGE PLAN**  
BUGAZIA LOT  
**LOT 3 STONEMEADOW DRIVE**  
WESTWOOD, MA

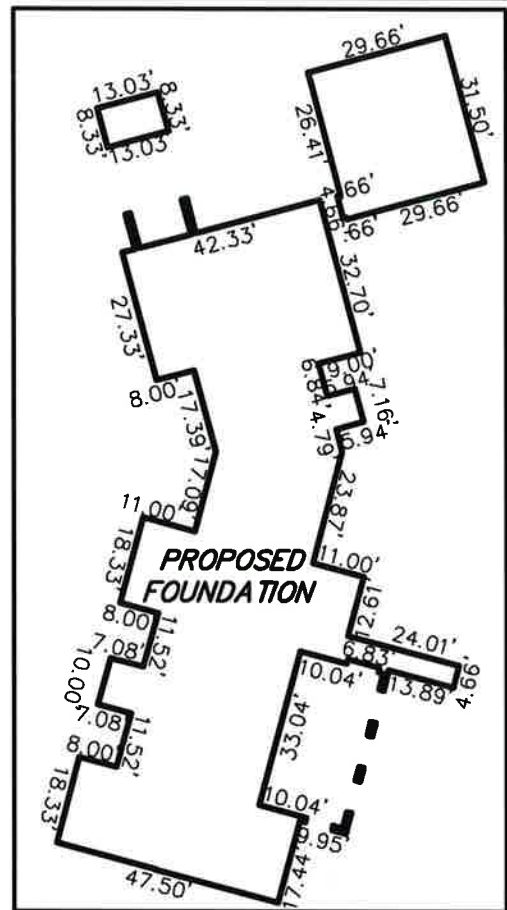
Scale: 1" = 60'  
Date: 12/13/2016  
BTI Plan No. 007049P079A-002  
BTI Project No. 0070.49

Prepared For: **THREE STONEMEADOW LLC**  
25 BRAINTREE HILL OFFICE PARK, SUITE 408  
BRAintree, MA 02184

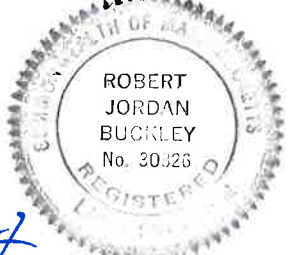
Record Owner: **THREE STONEMEADOW LLC**  
DEED BOOK 32301 PAGE 010  
L.C. DOC. NO. 1308158



**LOT 3**  
 203,020 ± S.F.  
 or 4.661 ± AC.



**SKETCH**  
 SCALE: 1" = 40'



*13.7*  
 N/F  
 12/13/2016

TRUSTEE OF LEE POND  
 NOMINEE TRUST  
 CERT. 169777  
 DOC. 1058084  
 LC LOT 117  
 LCC 30612U

**ZONING DIMENSIONAL REQUIREMENTS**  
 SINGLE RESIDENCE C

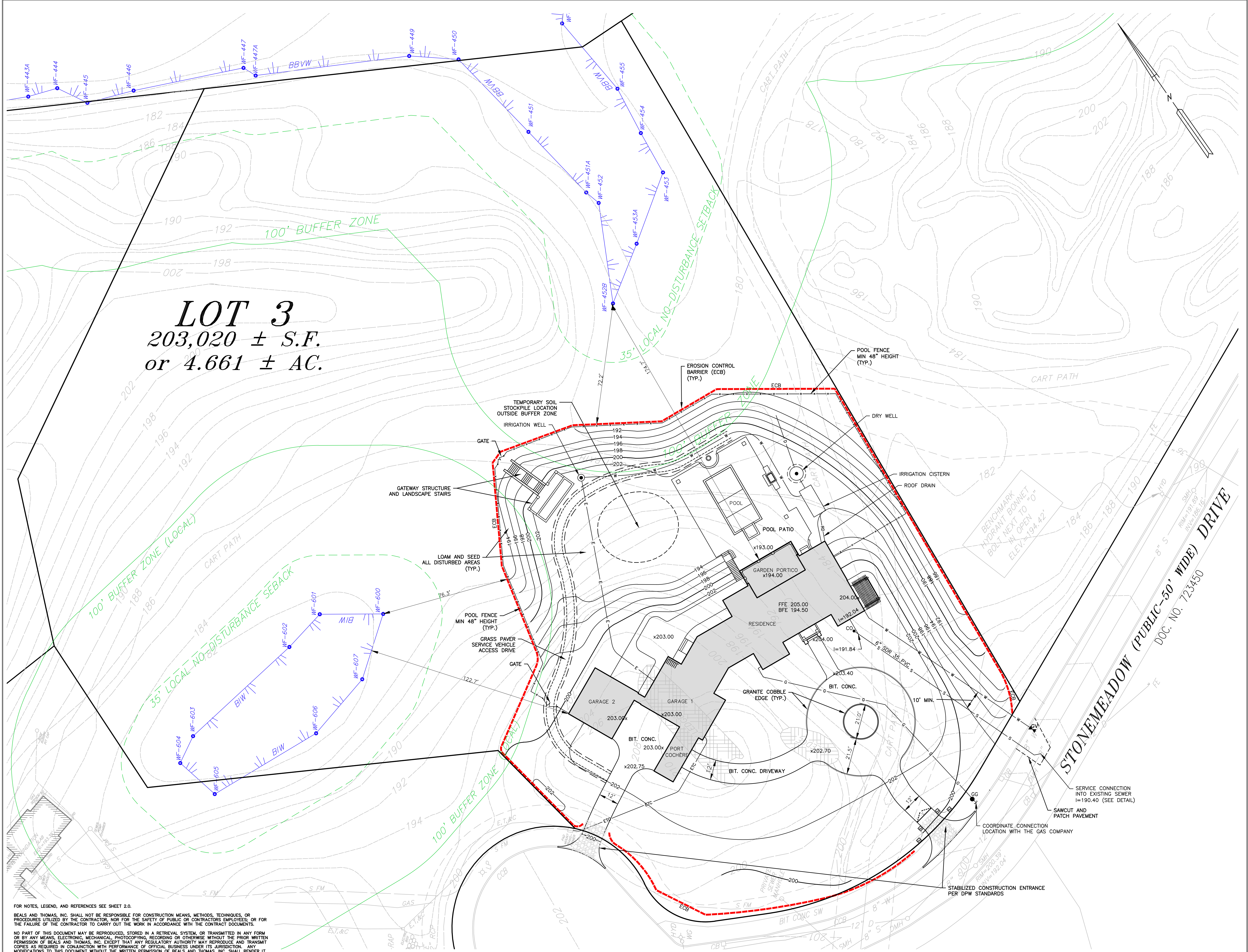
	REQUIRED	EXISTING/PROPOSED
MIN. LOT AREA	40,000 S.F.	203,020 S.F. (EXISTING)
MIN. FRONTAGE	125'	340.34' (EXISTING)
MIN. FRONT SETBACK	40'	50' (PROPOSED)
MIN. SIDE YARD	20'	45' (PROPOSED)
MIN. REAR YARD	30'	263' (PROPOSED)

**PLOT PLAN**  
**BUGAZIA LOT**  
**LOT 3 STONEMEADOW DRIVE**  
**WESTWOOD, MA**

Scale: 1" = 60'  
 Date: 12/12/2016  
 BTI Plan No. 007049P079A-001  
 BTI Project No. 0070.49

Prepared For:  
 THREE STONEMEADOW LLC  
 25 BRAINTREE HILL OFFICE PARK, SUITE 409  
 BRAINTREE, MA 02184

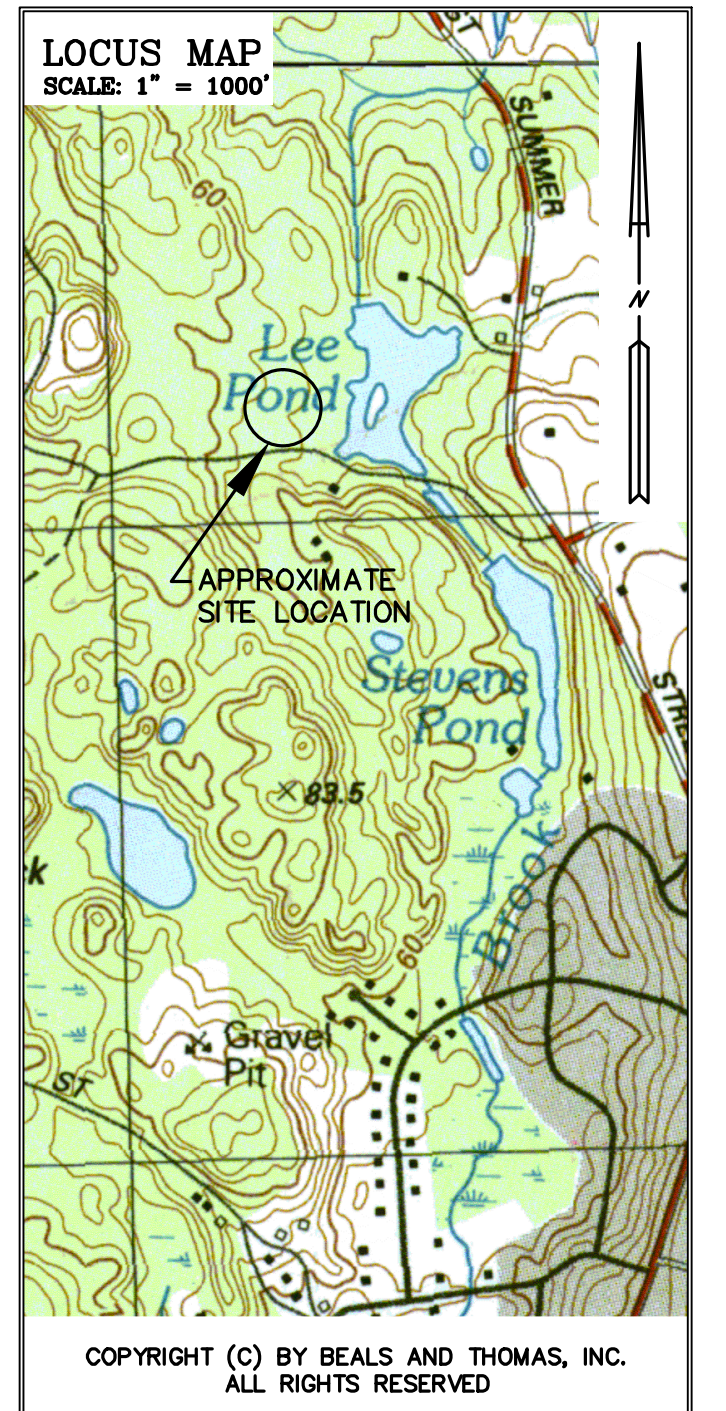
Record Owner:  
 THREE STONEMEADOW LLC  
 DEED BOOK 32301 PAGE 010  
 L.C. DOC. NO. 1308158



**LOT 3**  
 203,020 ± S.F.  
 or 4.661 ± AC.

PREPARED FOR:  
**THREE STONEMEADOW LLC**  
 c/o MR. MUFTAH BUGAZIA  
 25 BRAINTREE HILL OFFICE  
 PARK, SUITE 409  
 BRAINTREE, MA 02184

IN PROGRESS  
 12/9/2016



PREPARED BY:  
**BEALS + THOMAS**  
 Civil Engineers + Landscape Architects +  
 Land Surveyors + Planners +  
 Environmental Specialists

BEALS AND THOMAS, INC.  
 Reservoir Corporate Center  
 144 Turnpike Road  
 Southborough, Massachusetts 01772-2104  
 T 508.366.0560 | www.btweb.com

5			
4			
3			
2			
1			
0	XX/XX/2016 FIRST ISSUE		
	ISSUE DATE DESCRIPTION		
DES	DWN	CHK'D	APP'D

PROJECT:  
**LOT 3 STONEMEADOW DRIVE**  
 WESTWOOD, MASSACHUSETTS

SCALE: 1" = 20' DATE: MONTH XX, 2016

METERS  
 0 5 10 15 20 30 40 50 60  
 FEET

**SITE PLAN**

BTI JOB NO. 0070.49

BTI PLAN NO. 007049P076A-001

**1.0**

SHEET 1 OF 2

FOR NOTES, LEGEND, AND REFERENCES SEE SHEET 2.0.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

**ZONING DISTRICT: SINGLE RESIDENCE C (SRC)**  
TOWN OF WESTWOOD, MA ZONING BYLAW, MAY 2016

LAND DATA	
PARCEL ID	100943
ADDRESS	11 STONEMEADOW DRIVE, WESTWOOD, MA 02090
OWNERSHIP	THREE STONEMEADOW LLC
LAND USE (CURRENT)	DEVELOPABLE LAND
PRINCIPAL USE (PROPOSED)	SINGLE-FAMILY DWELLING
ACCESSORY USE (PROPOSED)	PRIVATE GARAGE

DIMENSIONAL REQUIREMENTS			
5.3.3 / DIMENSIONAL REQUIREMENTS / SRC			
ITEM	REQUIREMENT	CURRENT	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	40,000	203,020	203,020
MINIMUM LOT FRONTAGE (FEET)	125	340.34	340.34
MINIMUM LOT WIDTH (FEET)	125	240	240
MINIMUM NONWETLAND AREA (SQ. FT.)	30,000	203,020	203,020
MINIMUM FRONT SETBACK (FEET)	40	---	122
MINIMUM SIDE YARD SETBACK (FEET)	20	---	50
MINIMUM REAR YARD SETBACK (FEET)	30	---	333
MAXIMUM BUILDING COVERAGE (%)	25	---	3.25%
MAXIMUM IMPERVIOUS SURFACE (%)	50	---	8.12%

**5.4 / HEIGHT REGULATIONS**

**5.4.1.1 SINGLE RESIDENCE.** TWENTY-FIVE (25) FEET PLUS ONE (1) FOOT FOR EACH ADDITIONAL FOOT BY WHICH: (I) THE FRONT SETBACK EXCEEDS THE MINIMUM FRONT SETBACK DISTANCE, OR (II) THE NARROWER SIDE YARD EXCEEDS THE MINIMUM SIDE YARD SETBACK DISTANCE, OR (III) THE REAR YARD EXCEEDS THE MINIMUM REAR YARD SETBACK DISTANCE, WHICHEVER OF THE THREE ADDITIONAL DISTANCES IS THE SMALLEST; PROVIDED THE HEIGHT SHALL NOT IN ANY CASE EXCEED THIRTY-FIVE (35) FEET.

**5.4.2 HEIGHT DETERMINATION AND EXCEPTIONS.** IN ALL DISTRICTS, THE HEIGHT OF A BUILDING OR STRUCTURE SHALL BE MEASURED AS SET FORTH IN THE DEFINITION OF "BUILDING HEIGHT" CONTAINED IN SECTION 2.0 OF THIS BYLAW, EXCEPT THAT IN RESIDENTIAL DISTRICTS, THE HEIGHT OF A BUILDING OR OTHER STRUCTURE SHALL BE MEASURED FROM THE HIGHEST FINISHED GROUND ELEVATION ADJOINING THE STRUCTURE AT THE EXTERIOR WALLS. THE LIMITATIONS OF HEIGHT SHALL NOT APPLY TO CHIMNEYS, VENTILATORS, SKYLIGHTS, TANKS, BULKHEADS, PENETRATIONS, AMATEUR RADIO ANTENNAS AND OTHER NECESSARY FEATURES USUALLY CARRIED ABOVE THE ROOF LINE, PROVIDED SUCH FEATURES DO NOT COVER MORE THAN TWENTY-FIVE PERCENT (25%) OF THE AREA OF THE ROOF OF THE BUILDING OR OTHER STRUCTURE AND ARE NOT USED IN ANY WAY FOR HUMAN OCCUPANCY.

**DEFINITIONS**

**BUILDING COVERAGE:** THE HORIZONTAL AREA MEASURED WITHIN THE OUTSIDE OF THE EXTERIOR WALLS OF THE GROUND FLOOR FOR ALL PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES ON A LOT, EXCLUSIVE OF CORNICES, EAVES, BUTTERS, DINNEYS, STEPS, BAY WINDOWS, BALCONIES AND TERRACES.

**BUILDING HEIGHT:** THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE. THE LIMITATIONS OF HEIGHT SHALL NOT APPLY TO CHIMNEYS, VENTILATORS, SKYLIGHTS, TANKS, BULKHEADS, PENETRATIONS, AMATEUR RADIO ANTENNAS AND OTHER NECESSARY FEATURES USUALLY CARRIED ABOVE THE ROOF LINE, PROVIDED SUCH FEATURES DO NOT COVER MORE THAN TWENTY-FIVE PERCENT (25%) OF THE AREA OF THE ROOF OF THE BUILDING OR OTHER STRUCTURE AND ARE USED IN NO WAY FOR HUMAN OCCUPANCY.

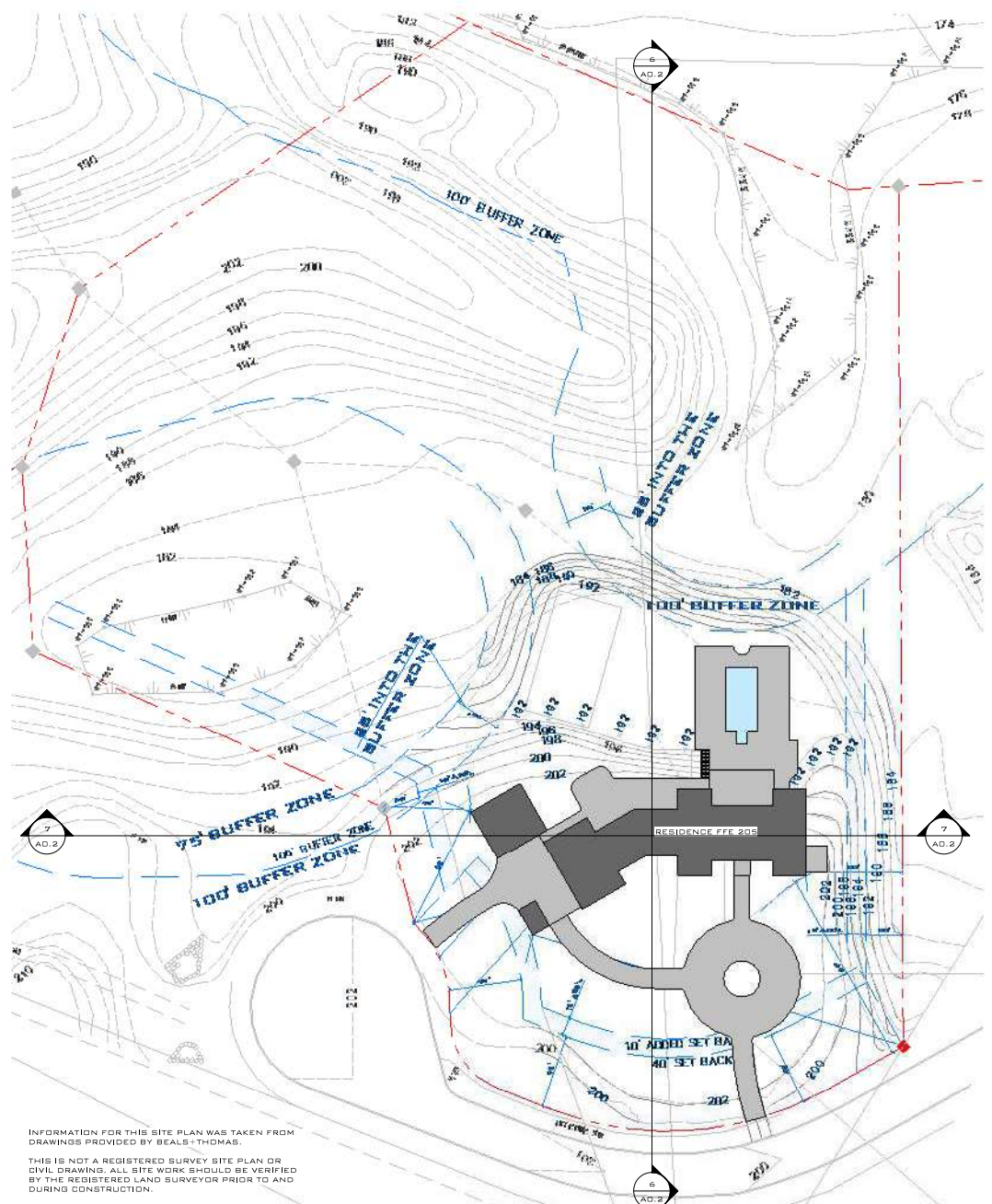
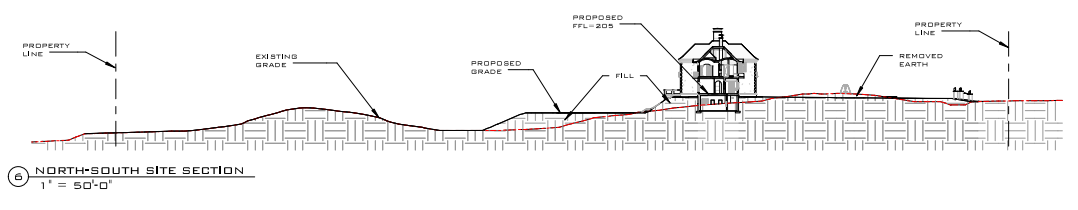
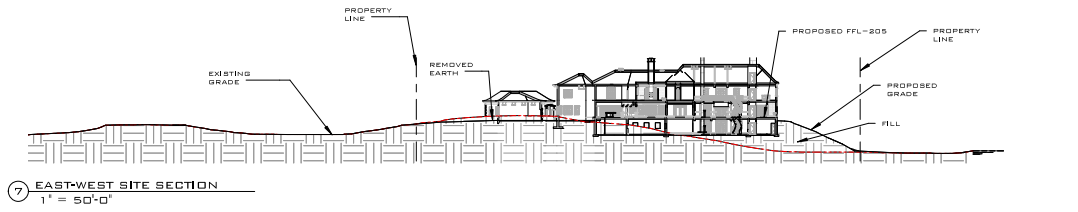
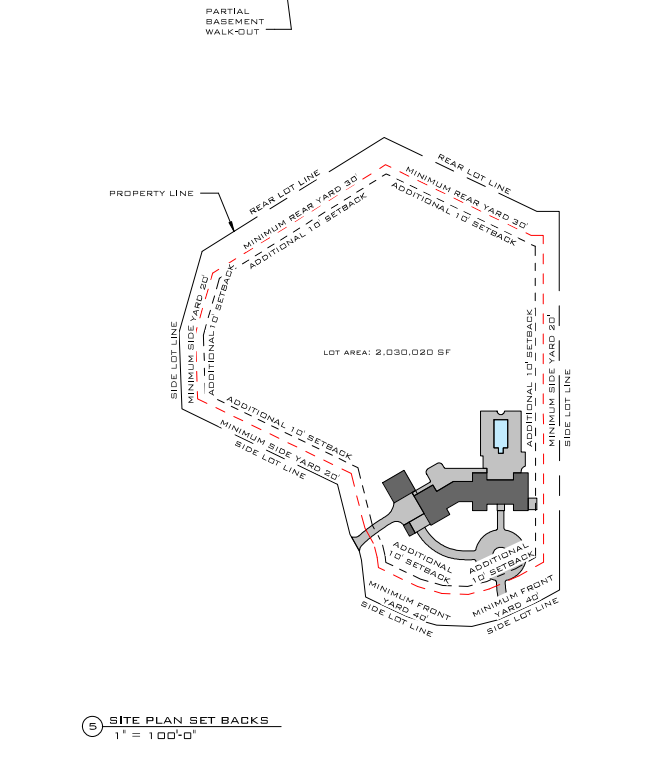
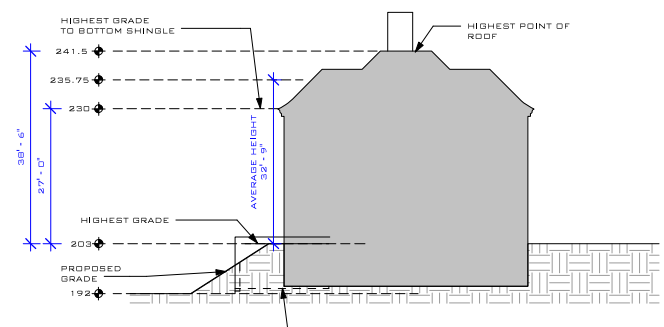
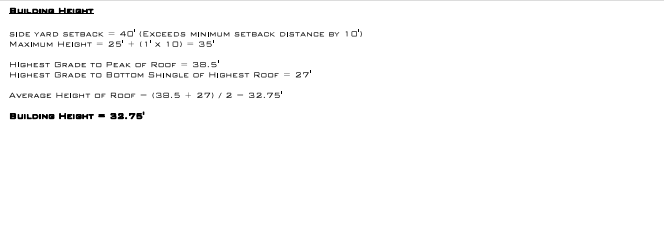
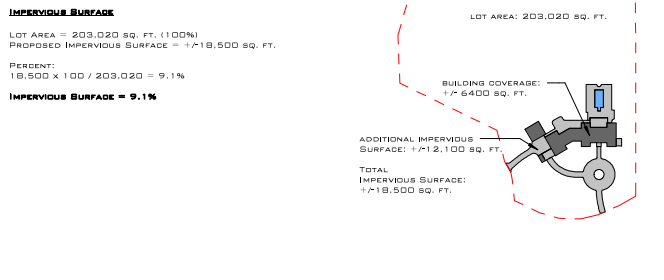
**LOT, FRONTAGE OF:** THE LENGTH OF COMMON BOUNDARY BETWEEN A LOT AND A WAY LEGALLY QUALIFYING TO PROVIDE FRONTAGE FOR THE DIVISION OF LAND, PURSUANT TO M.G.L. CHAPTER 41, SECTION B1L, TO BE MEASURED CONTINUOUSLY ALONG THE STREET LAYOUT BETWEEN SIDE LOT LINES AND THEIR INTERSECTION WITH THE STREET LINE, WHICH IS CAPABLE OF PROVIDING SAFE AND ADEQUATE VEHICULAR ACCESS FROM SAID WAY TO THE PRINCIPAL USE OF THE LOT.

**LOT LINE, FRONT:** ANY LOT LINE COINCIDING WITH A STREET LINE IS A FRONT LOT LINE REGARDLESS OF THE ORIENTATION OF ANY PRINCIPAL OR ACCESSORY BUILDING OR STRUCTURE ON THE LOT.

**LOT LINE, REAR:** ANY LOT LINE, OR COMBINATION OF LOT LINES, WHICH IS OPPOSITE OR APPROXIMATELY OPPOSITE THE FRONT LOT LINE. IN THE CASE OF A TRIANGULAR OR IRREGULAR-SHAPED LOT, A LINE TEN (10) FEET LONG WITHIN THE LOT, PARALLEL TO AND FARTHEST FROM THE FRONT LOT LINE SHALL BE DESIGNATED THE REAR LOT LINE. IN THE CASE OF A CORNER LOT, ONE SIDE LOT LINE SHALL BE DESIGNATED A REAR LOT LINE FOR PURPOSES OF DETERMINING SETBACK REQUIREMENTS. IT MAY BE ANY SIDE LOT LINE PROVIDED THAT A FRONT LOT LINE OPPOSITE IT HAS SUFFICIENT FRONTAGE TO MEET THE MINIMUM LOT FRONTAGE REQUIREMENTS PURSUANT TO SECTION 5.2, TABLE OF DIMENSIONAL REQUIREMENTS. IN ALL CASES, IF THERE IS A DISPUTE AS TO WHETHER A LOT LINE IS A SIDE LOT LINE OR A REAR LOT LINE, IT SHALL BE CONSIDERED A REAR LOT LINE.

**LOT LINE, SIDE:** ANY LOT LINE OTHER THAN A FRONT LOT LINE OR A REAR LOT LINE.

CALCULATIONS	
<b>BUILDING COVERAGE</b>	LOT AREA = 203,020 SQ. FT. (100%) PROPOSED BUILDING COVERAGE = 7,76400 SQ. FT. PERCENT: $6400 \times 100 / 203,020 = 3.1\%$ <b>BUILDING COVERAGE = 3.1%</b>
<b>IMPERVIOUS SURFACE</b>	LOT AREA = 203,020 SQ. FT. (100%) PROPOSED IMPERVIOUS SURFACE = 17,18,500 SQ. FT. PERCENT: $18,500 \times 100 / 203,020 = 9.1\%$ <b>IMPERVIOUS SURFACE = 9.1%</b>



INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM DRAWINGS PROVIDED BY BEALS-THOMAS.  
THIS IS NOT A REGISTERED SURVEY SITE PLAN OR CIVIL DRAWING. ALL SITE WORK SHOULD BE VERIFIED BY THE REGISTERED LAND SURVEYOR PRIOR TO AND DURING CONSTRUCTION.

REVISIONS	

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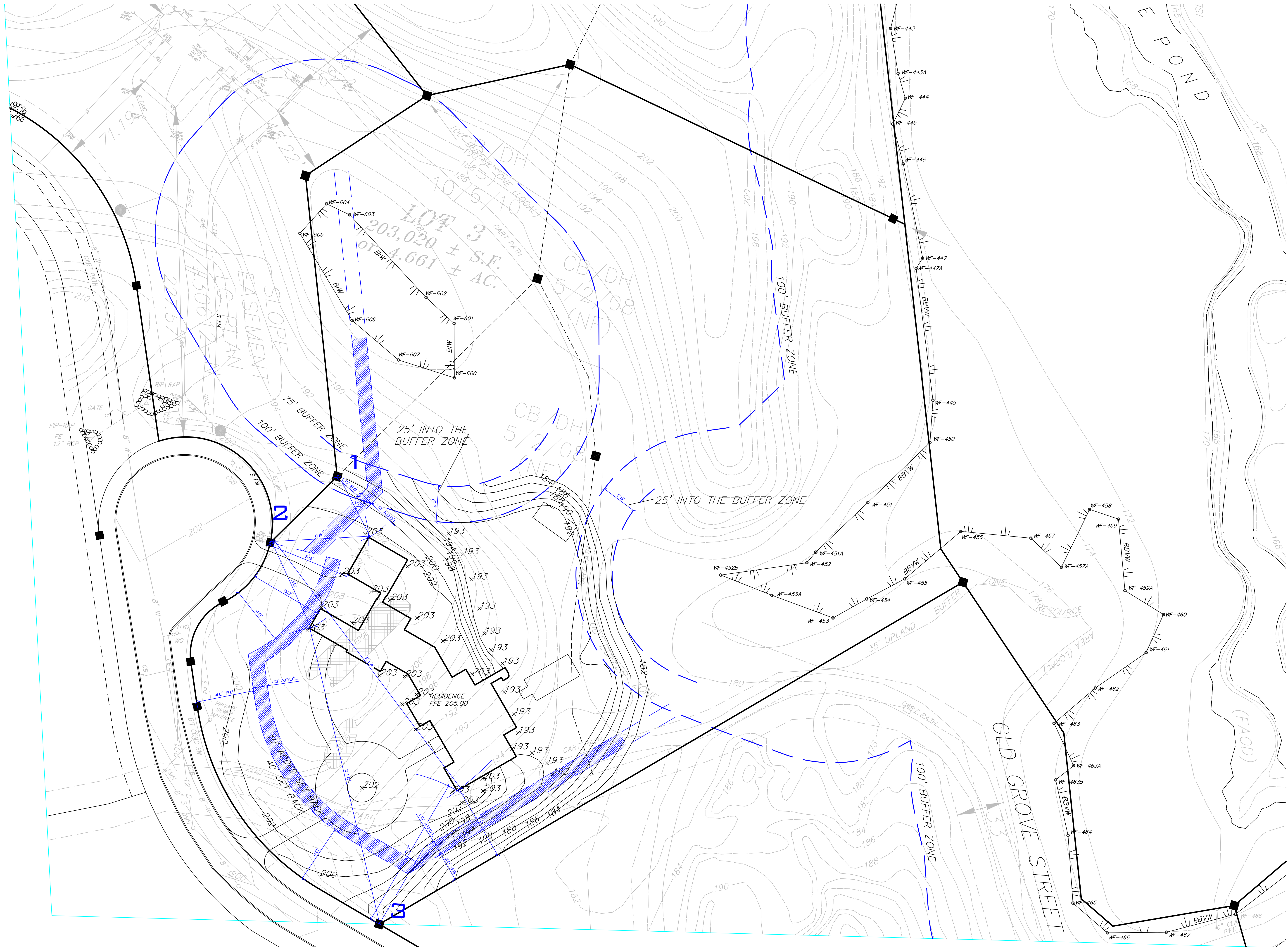
**INNOVATIVE COLLABORATIONS, INC**  
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**BUGAZIA RESIDENCE**  
11 STONEMEADOW DRIVE, WESTWOOD, MA 02090

ZONING	
DATE:	12.15.2016
DRAWN BY:	JH
CHECKED BY:	MS
SCALE:	AS INDICATED

2016-25  
**A0.2**  
12/16/2016 10:22:13 AM

**PERMIT SET 12/15/2016 (WITH 4TH GARAGE BAY)**



REVISIONS	

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**BUGAZIA  
 RESIDENCE**  
 LOT #3 STONEMADOW  
 DRIVE, WESTWOOD, MA  
 02090

**PLOT PLAN**  
 DATE: 10-26-2016  
 DRAWN BY: JH  
 CHECKED BY: MS  
 SCALE: 1" = 30'

2016-25  
**CO.1**  
 10/26/2016 05:38:30 PM

1 PLOT PLAN  
 1" = 30'