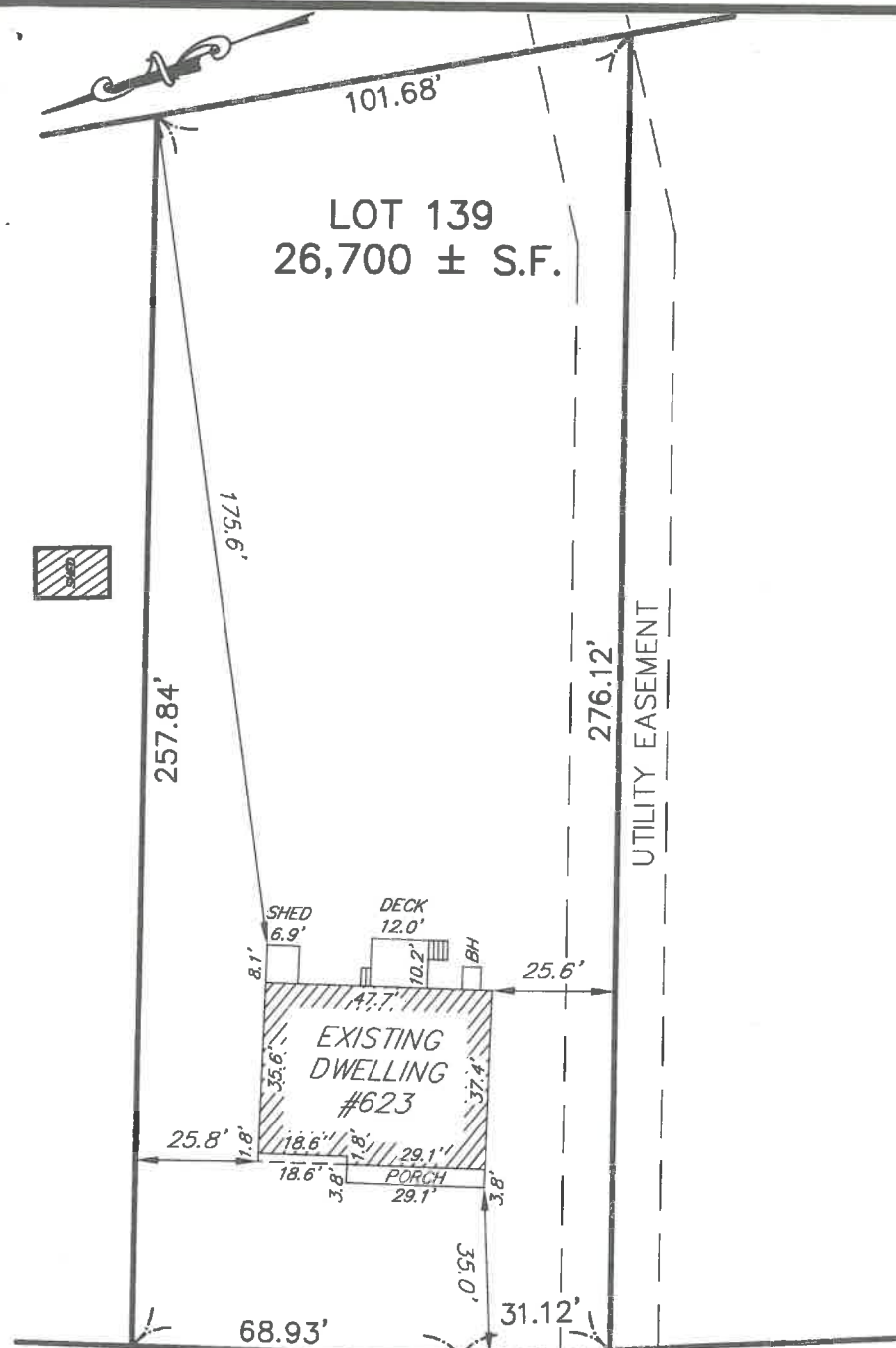
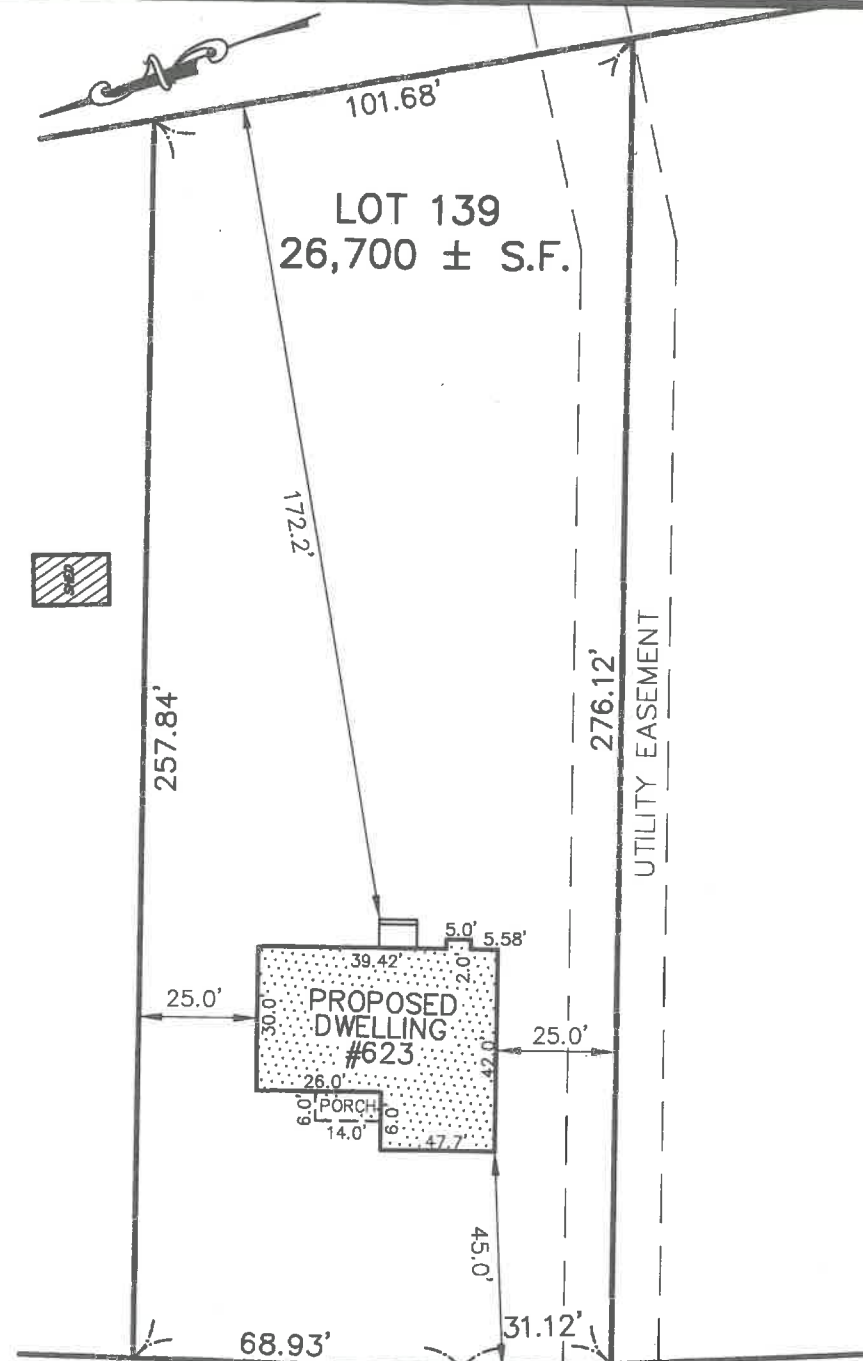




WINTER STREET
EXISTING CONDITIONS



WINTER STREET
PROPOSED CONDITIONS

ASSESSOR'S REFERENCE:
MAP 11, BLOCK 8, LOT 139

OWNER OF RECORD:
623 WINTER STREET LLC
623 WINTER STREET
HOLLISTON, MA 01746

DEED REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
Bk. 82028, Pg. 266

PLAN REFERENCE:
MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN No. 1432 OF 1963

ZONING CLASSIFICATION:
AGRICULTURAL-RESIDENTIAL DIST. B (Ag-Res Dist. B)
MIN. LOT SIZE = 40,000 S.F.
MIN. FRONTAGE = 180'
= 30%

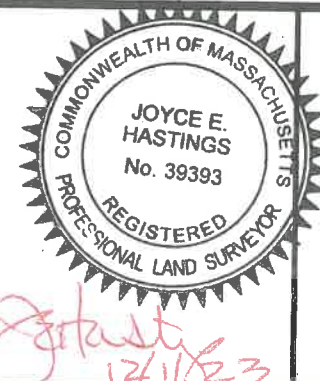
MIN. SETBACK REQUIREMENTS:
FRONT SET BACK = 40'
SIDE SETBACK = 30'
REAR SETBACK = 40'

ZONING TABLE

	MIN. REQUIRED	EXISTING	PROPOSED
AREA	40,000 S.F.	26,700 S.F.	26,700 S.F.
FRONTAGE	180'	100.05'	100.05'
SETBACKS:			
FRONT	40'	35.0'	45.0'
SIDE	30'	25.6'	25.0'
REAR	40'	175.6'	172.2'

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com

FLD.:
DMR
DRW.:
JEH
CHKD.:
RST



PROPOSED PLOT PLAN
623 WINTER STREET
HOLLISTON, MASSACHUSETTS
PREPARED FOR:
623 WINTER STREET LLC

JOB No. 17165
DATE: 12/1/2023
SCALE: 1"=40'
SHEET: 1 of 1



FRONT ELEVATION

1/4" = 1'-0"

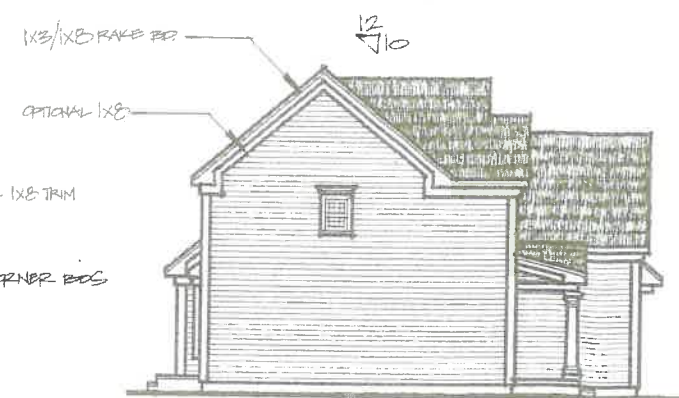
SHOWN W/OPTIONAL EXTRA TRIM, GINGELE SIDING, AND CARRIAGE STYLE O.H. DOORS



RIGHT SIDE ELEVATION 1/8" = 1'-0"



REAR ELEVATION 1/8" = 1'-0"



LEFT SIDE ELEVATION 1/8" = 1'-0"

2748 GF

SHANE
STRUCTURES

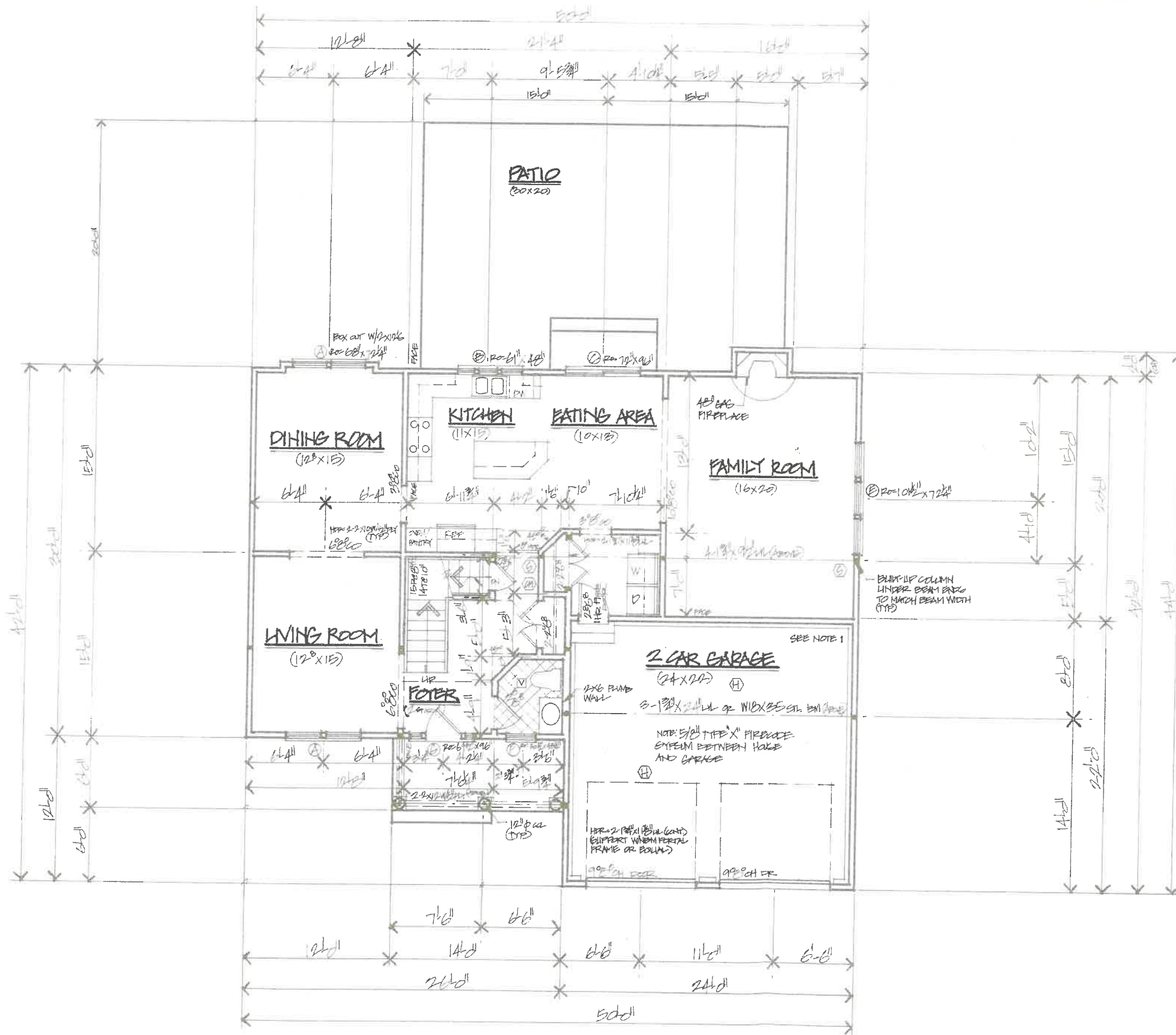
P.O. Box 81 · Hopkinton, MA 01748 · Phone/Fax: 508-522-7129

THE OAKLAWN TRAIL
623 WINTER ST.
HOLLISTON, MA. 01930

ELEVATIONS

DATE: JULY, 2016

BY: SCOTT ROBERTS



2" PL. HOB-HR= 61/2"
1" PL. HOB-HR= 5 1/2"
VERIFY RGS W/MANUFACTURER

MARK	TYPE	TYPE	NUMBER	ROUGH OPENING	HTER	REMARKS	CITY
A	DOOR	D.H.	2172-1	61" X 70"	2-2410	W/FLY	2
B	DOOR	CASING	2147-3	61" X 40"	2-2410	W/FLY	
C	DOOR	SHED	6550	72" X 96"	2-2410	W/FLY	
D							
E		D.H.	2172-3	104 1/2" X 70"	2-134 1/2" X 117 1/2" W/		
F		D.H.	2046	204 1/2" X 40"	2-2410		
G		FRONT DOOR	2046-106	64 1/2" X 96"	2-2410	W/FLY	
H		ADJUT	2557	54 1/2" X 40"	2-2410		
J		D.H.	2140-1	60" X 60"	2-2410	W/FLY	3
K		D.H.	2148	34 1/2" X 40"	2-2410		
L		D.H.	2046-1	60" X 40"	2-2410	W/FLY	
M		D.H.	2140	54 1/2" X 60"	2-2410		
N		D.H.	2248-1	44" X 54"	2-2410	W/FLY	2
O							
P							

TEMP GRASS

NOTE 1:

ELECTRIC PANEL CAPACITY WITH A DEDICATED BRANCH CIRCUIT AND CONTINUOUS RACEWAY CONDUIT THAT ENDS IN A 40 AMP/240 VOLT OUTLET FOR A LEVEL-2 EV CHARGER

NOTES:

- RANGE HOOD OVER-HEAD UNIT NEEDED
- MAKE UP AIR
- N.E.M. PORTAL FRAME AT WALLS LESS THAN 12'0"
- HURRICANE CHES REQUIRED
- VENT ALL BATHS TO EXTERIOR
- MIN. 1/2" PLY SHEATHING APPLIED TO 2x4 (OR) STUDS @ 16" O.C. (VERTICAL) W/A MIN. 1/4" WIDE FASCEL @ EACH CORNER
- 3x4 NAILS @ 6" O.C. FOR EDGES AND 12" O.C. IN THE FIELD (TYPICAL NAILING PATTERN THROUGHOUT SHEATHED EXTERIOR)
- MAXIMUM HORIZONTAL DISTANCE BETWEEN PANELS = 25'0" O.C.
- 3" O.C. NAILING PATTERN AT BOTH STUDS AND JACKS FOR ALL WINDOW AND DOOR OPENINGS
- WIND SPEED 127 MPH
- SNOH DESIGN WIND 50 PSF
- EXPOSURE B LIVE WINDS 40 PSF 15' H, 30 PSF 20' H, 20 PSF ATTIC
- THIS PLAN MEETS THE 9TH EDITION OF THE MASS STATE BUILDING CODE
- RECOMMENDED FASTENERS: TRUSSLOK BUSHED WOOD FASTENERS AND BOSSCH HURRICANE NAILS

☑ BATH VENT

(H) HEAT DETECTOR

(S) SMOKE DETECTOR

(CM) CARBON MONOXIDE DETECTOR

LOW VOLTAGE SYSTEMS REQUIRED IF GREATER THAN 12'0"

1260 SP

SHANE STRUCTURES
P.O. Box 81 · Hopkinton, MA 01748 · Phone/Fax: 888-522-7129

THE OAKLAWN TRAIL
2 OF 8

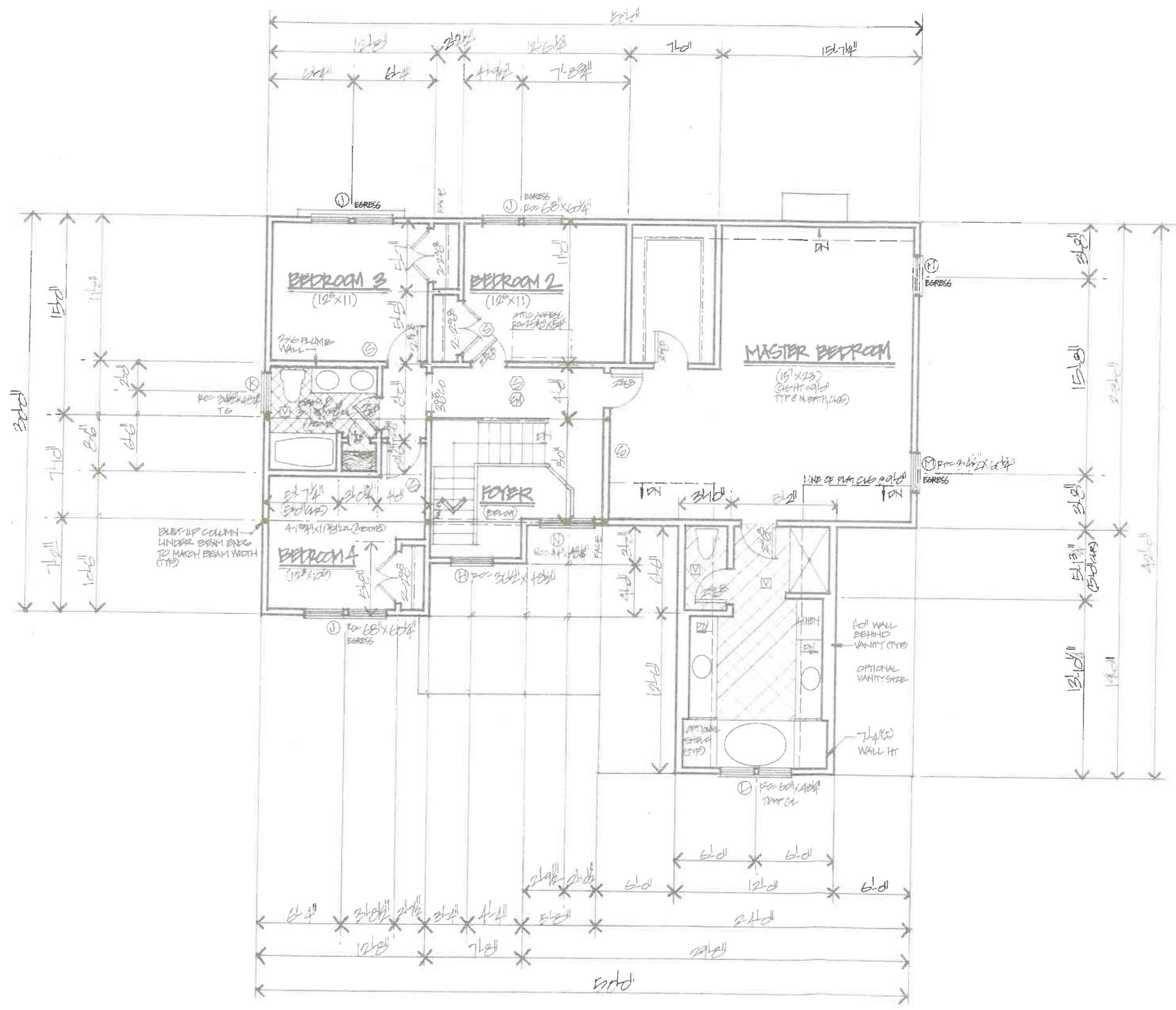
FIRST FLOOR PLAN 1/4" = 1'0"

DATE: JULY, 2016 BY: SHANE REEDS

FIRST FLOOR PLAN

1/4" = 1'0"

BEAM SP. SPAN 14'-0" (MAX) 5-1/2" x 9-1/2" LVL
 JOIST T/S 24" @ 2'-0" T/S 24" @ 2'-0"
 LVL 2x10 LVL 4x8 @ 2'-0"



SECOND FLOOR PLAN
 1/4" = 1'-0"

- ☑ BATH VENT
- ② SMOKE DETECTOR
- ③ CARBON MONOXIDE DETECTOR
- LOW VOLTAGE SYSTEMS REQ'D IF GREATER THAN 12 S/C

1488 SP

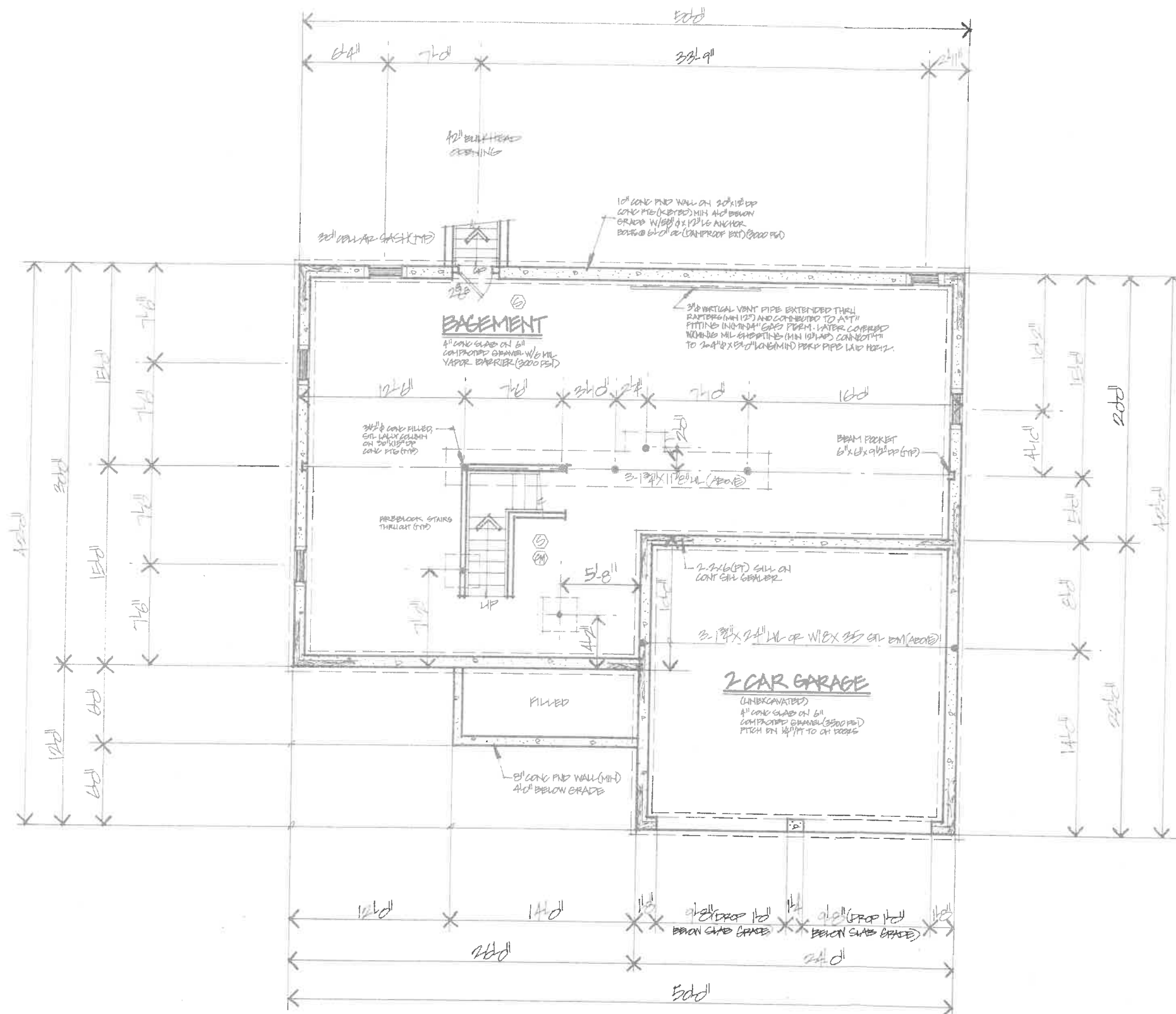
SHANE STRUCTURES

P.O. Box 81 Hopkinton, MA 01748 Phone/Fax: 978 522 7129

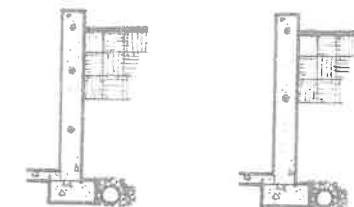
THE OAKLAWN TRAIL
3 of 8

SECOND FLOOR PLAN 1/4" = 1'-0"

DATE: JULY 2006



FOUNDATION PLAN 4/1/10



FOR WALL HEIGHT > 8' FOR WALL HEIGHT ≤ 8'

NOTE:
FOR WALL HEIGHT ≤ 8' USE ONE NO. 4 BAR WITHIN 12" OF THE TOP OF WALL AND ONE NO. 4 BAR NEAR MID-HEIGHT OF THE WALL.
FOR WALL HEIGHT > 8' USE ONE NO. 4 BAR WITHIN 12" OF THE TOP OF WALL AND ONE NO. 4 BAR NEAR THIRD POINTS IN THE WALL. ELECTRIC GROUNDING TO REINFORCING STEEL REQUIRED.

- ☑ BATH VENT
- ☑ SMOKE DETECTOR
- ☑ CARBON MONOXIDE DETECTOR
- LOW VOLTAGE SYSTEMS REQ'D IF GREATER THAN 12 S/C

SHANE STRUCTURES
P.O. Box 81 · Hopkinton, MA 01748 · Phone/Fax 888-522-7129

THE OAKLAWN TRAIL
4 of 8

FOUNDATION PLAN 4/1/10

DATE: JULY, 2016 BY: SHANE ROBERTS