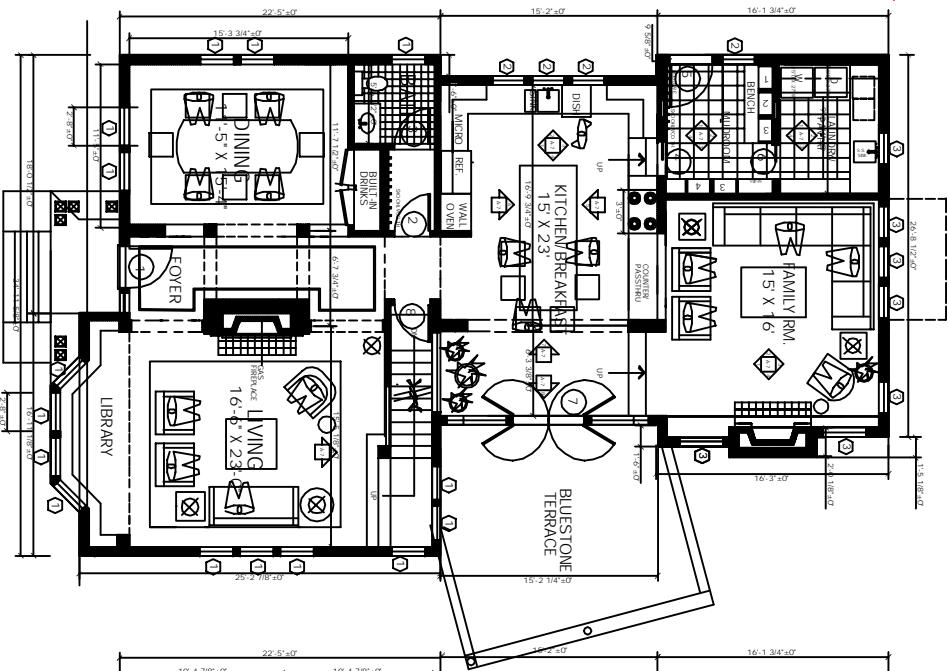
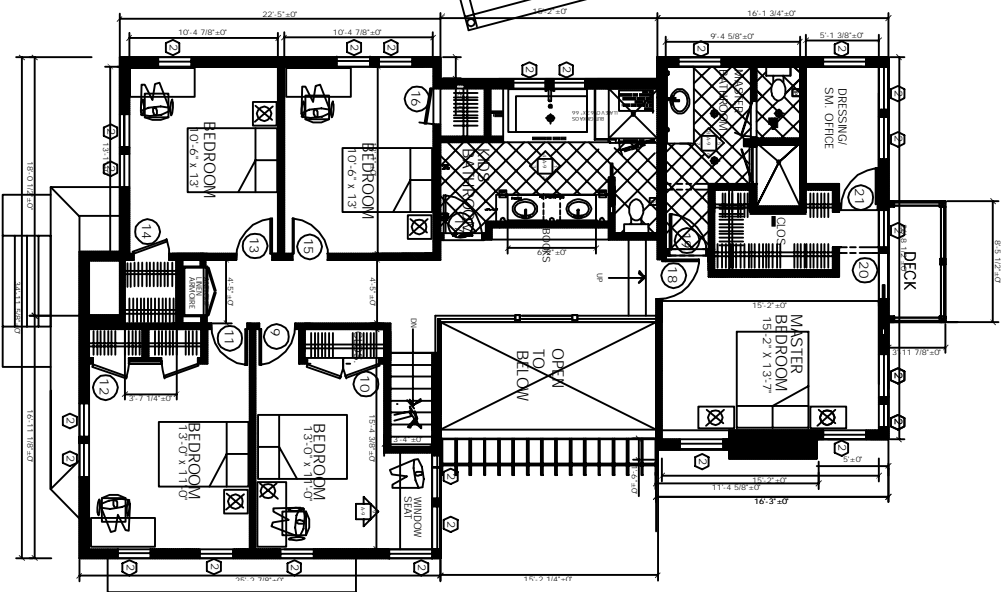


PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

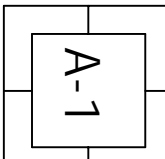
Fantuzzi Wellborn Design
ARCHITECTURAL AND INTERIOR DESIGN SYSTEMS
24 WILDE ROAD, WILBORN, MA 02468
TEL: 978.253.9100 FAX: 978.253.9101

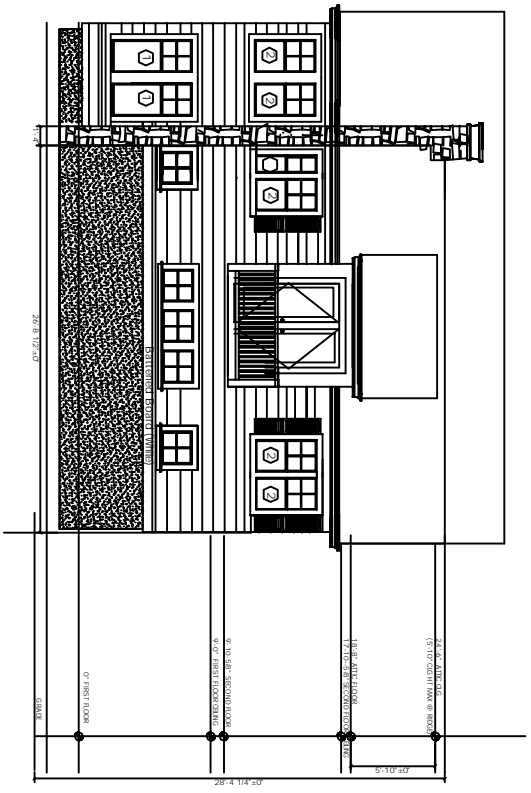
OWNER REVIEW _____ DATE _____
NAME _____

WEILBOURN RESIDENCE
24 WILDE ROAD
Wilboron, Massachusetts

BASEMENT/FIRST/
SECOND FLOOR
ARCHITECTURAL PLANS

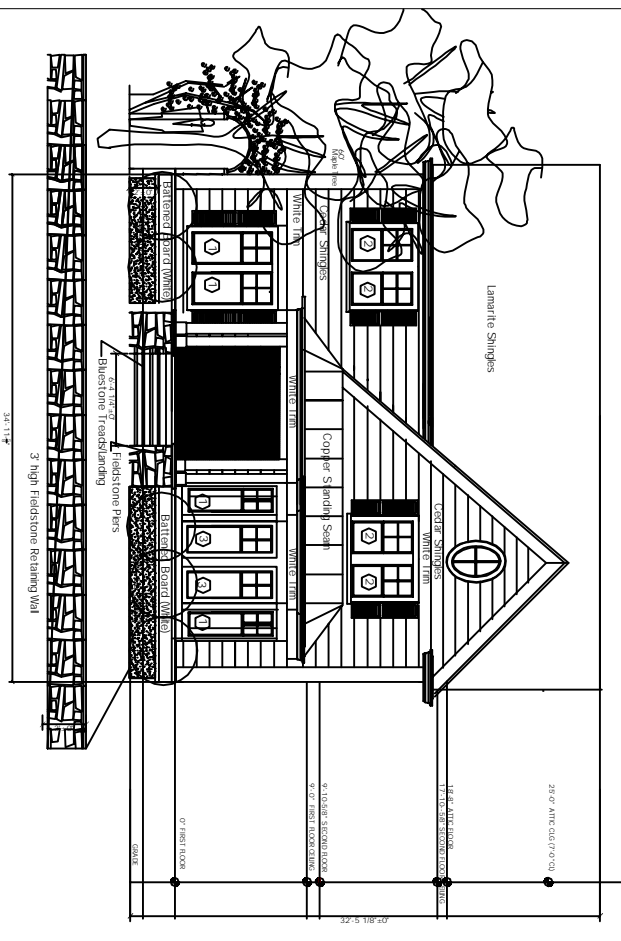
SCALE: 1/4" = 1'-0"
DRAWN BY: FWD
CHECKED BY: FWD
PROJECT NO.: 0215





SOUTH EAST ELEVATION

BACK



NORTH WEST ELEVATION

FRONT

Fantuzzi Wellbourn Design
 ARCHITECTURE AND INTERIOR DESIGN SERVICES
 24 Maple Road, Waban, MA 02468
 Tel: 617-552-9336 Fax: 617-552-9337
 www.fantuzziwellbourn.com

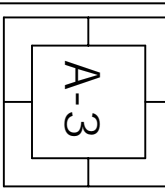
OWNER REVIEW

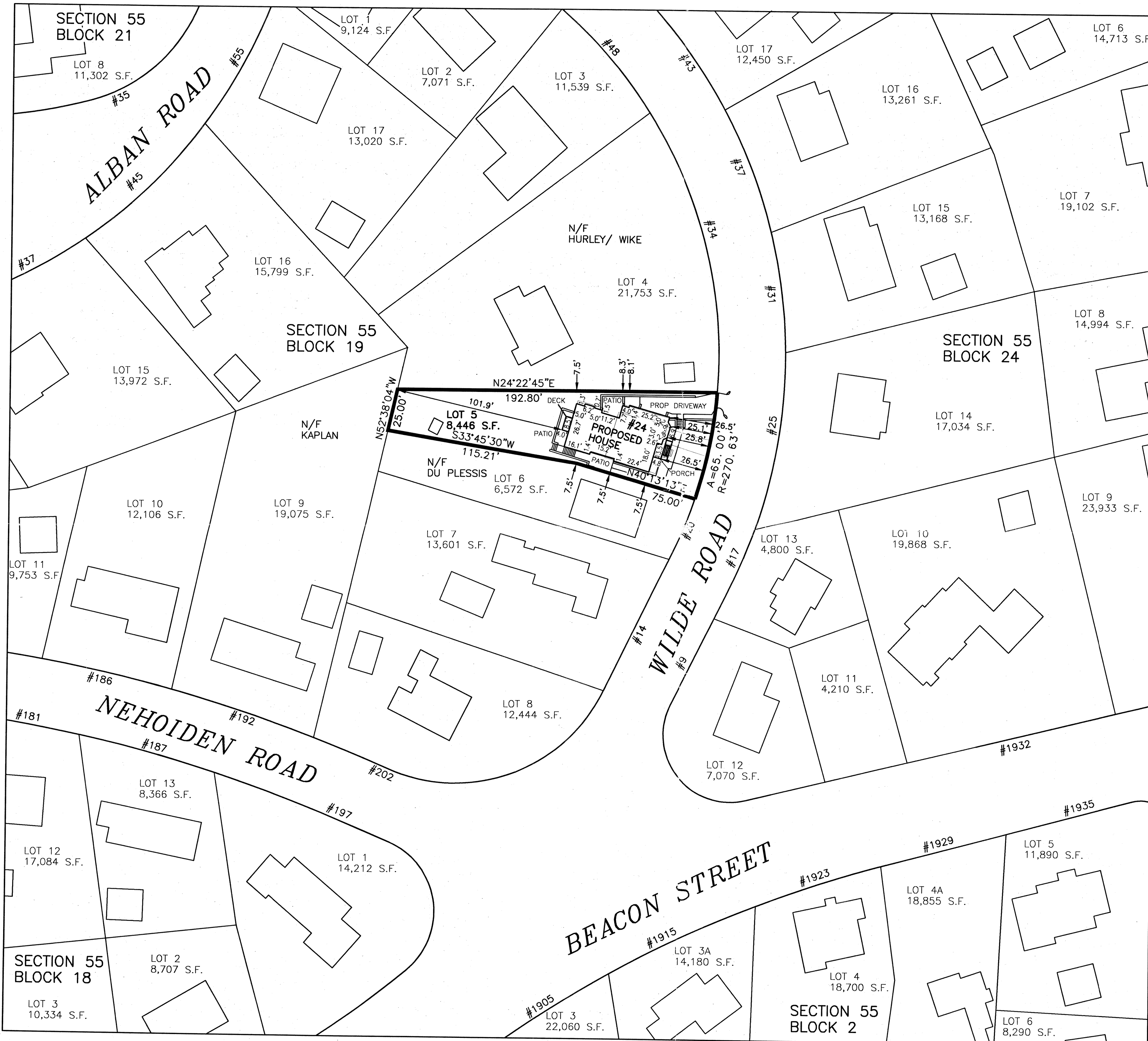
NAME	DATE

WELLBOURN RESIDENCE
 24 MAPLE ROAD
 Waban, Massachusetts

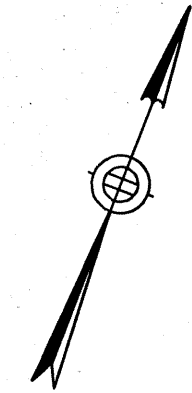
EXTERIOR ELEVATIONS

SCALE	DATE
1/4" = 1'-0"	JULY 11, 2012
DESIGNED BY	FWJ
PROJECT ARCHITECT	FWJ
DATE	0715
2012/NOV	

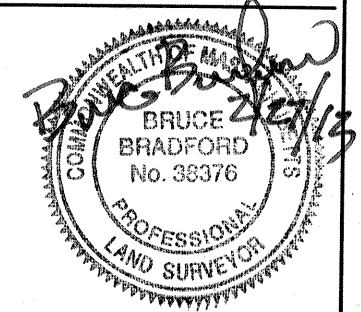




EMB
EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
 (617) 332-1578 FAX
 info@everettbrooks.com



SECTION 55 BLOCK 19 LOT 5
 ZONING DISTRICT: SR-2
 DEED REFERENCE:
 BOOK 26157 PAGE 312
 LOT COVERAGE 20.5%
 OPEN SPACE 74% ±



**AREA WIDE
 PLAN OF LAND IN
 NEWTON, MA**

24 WILDE ROAD
 TO ACCOMPANY THE PETITION OF
 ROBERT & PATRICIA WELBOURN
 24 WILDE ROAD
 NEWTON, MA 02468

SCALE: 1 IN. = 40 FT.
 DATE: FEBRUARY 26, 2013
 DRAWN: ES
 CHECK: MSK # BB

REVISIONS:

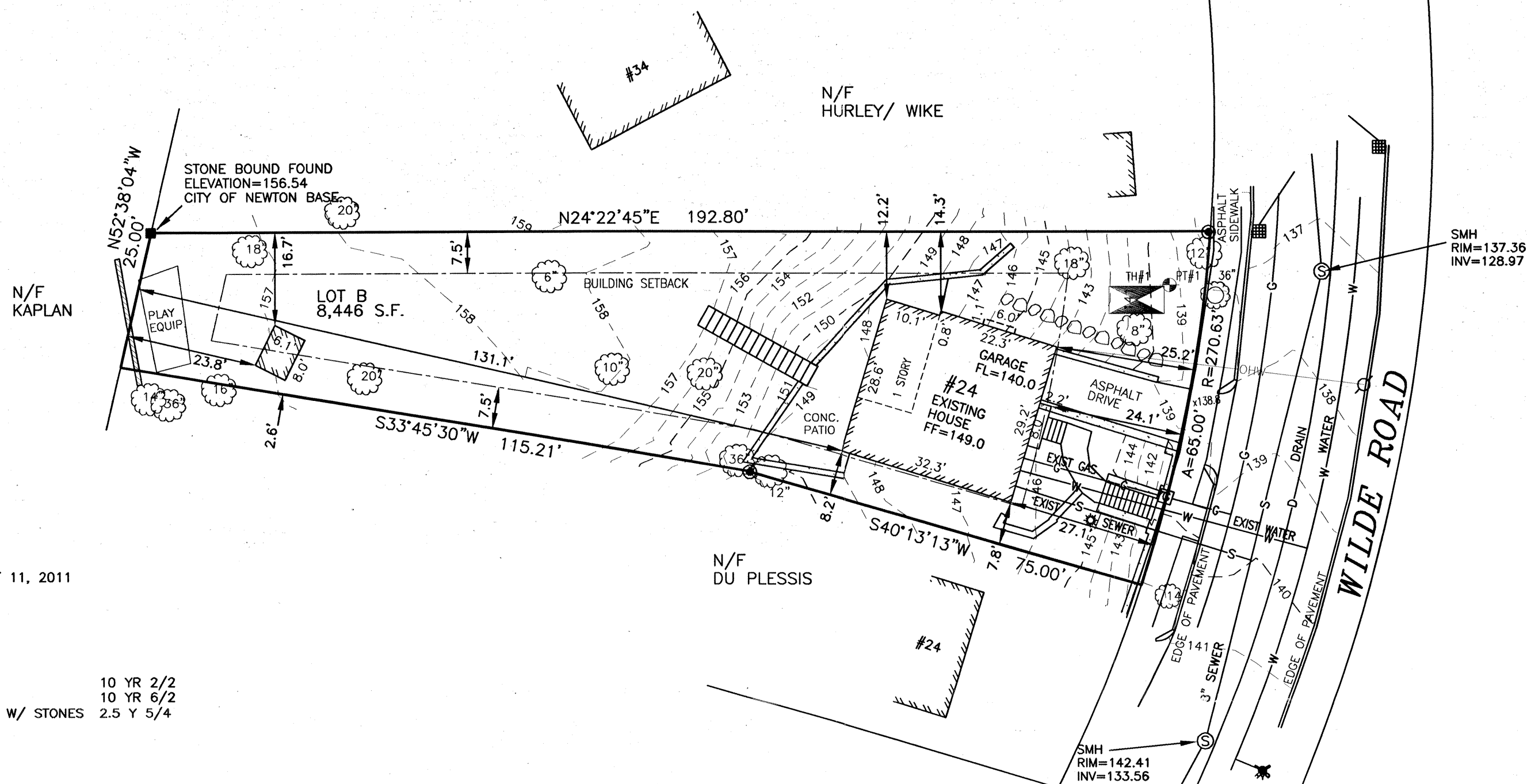
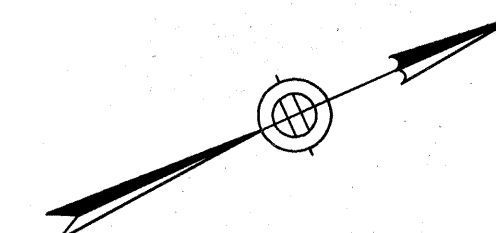
NO.	DATE	DESCRIPTION

PROJECT NO. 23712



EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com



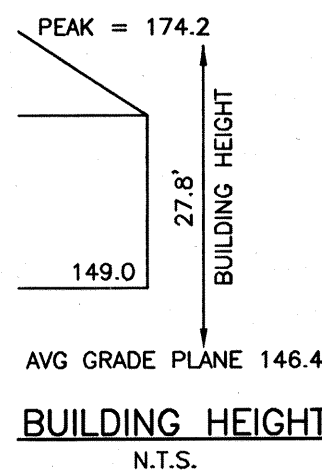
SOIL LOG: AUGUST 11, 2011

TEST HOLE #1 (TH#1)
ELEVATION = 140.5

0-10"	A	SANDY LOAM	10 YR 2/2
10"-22"	B	SANDY LOAM	10 YR 6/2
22"-108"	C	SANDY LOAM W/ STONES	2.5 Y 5/4

NO MOTTLES OBSERVED
NO GROUNDWATER OBSERVED
NO LEDGE OBSERVED

PERCOLATION TEST #1 (PT#1)
DEPTH: 32"-44"
DESIGN RATE: 10 MPI



ZONING INFORMATION

ZONE: SR-2
PLAN DATED: AUGUST 1926
DEED REF: BOOK 26157 PAGE 312

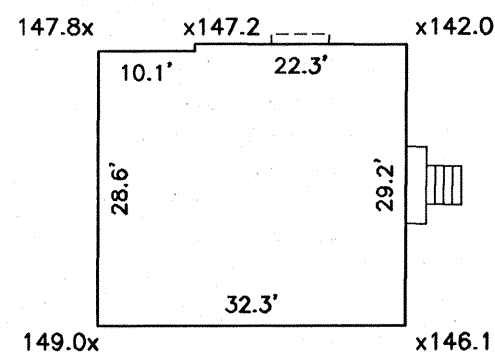
SECTION 55 BLOCK 19 LOT 5

BUILDINGS 1,013 S.F.

STRUCTURES 1,013 S.F.
DRIVE 236 S.F.
1,249 S.F.

LOT COVERAGE 12.0% 30% (MAX)
OPEN SPACE 85% ± 50% (MIN.)

F.A.R. 0.22 0.41 (MAX)
BASEMENT 165 S.F.
1st FLOOR 947 S.F.
2nd FLOOR 753 S.F.
1,865 S.F.



- $\frac{((142.0+146.1)/2) \times 29.2'}{2} = 4,206.3$
- $\frac{((146.1+149.0)/2) \times 32.3'}{2} = 4,765.9$
- $\frac{((149.0+147.8)/2) \times 28.6'}{2} = 4,244.2$
- $\frac{((147.8+147.2)/2) \times 10.1'}{2} = 1,489.8$
- $\frac{((147.2+142.0)/2) \times 22.3'}{2} = 3,224.6$

AVG GRADE = $\frac{17,930.8}{122.5} = 146.4$

AVERAGE GRADE CALCULATION
N.T.S.

NOTE: ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.

**EXISTING CONDITIONS
PLAN OF LAND IN
NEWTON, MA**

24 WILDE ROAD

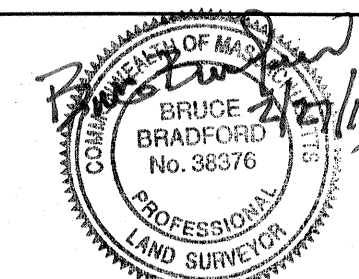
TO ACCOMPANY THE PETITION OF
ROBERT & PATRICIA WELBORN
24 WILDE ROAD
NEWTON, MA 02468

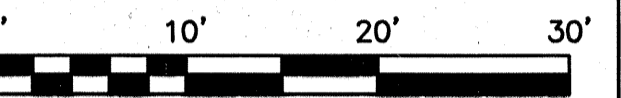
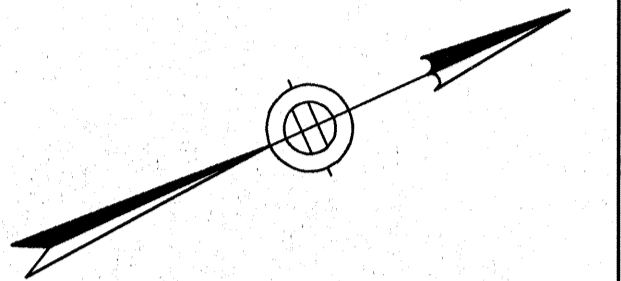
SCALE: 1 IN. = 20 FT.
DATE: FEBRUARY 26, 2013
DRAWN: ES
CHECK: MSK & BB

REVISIONS:



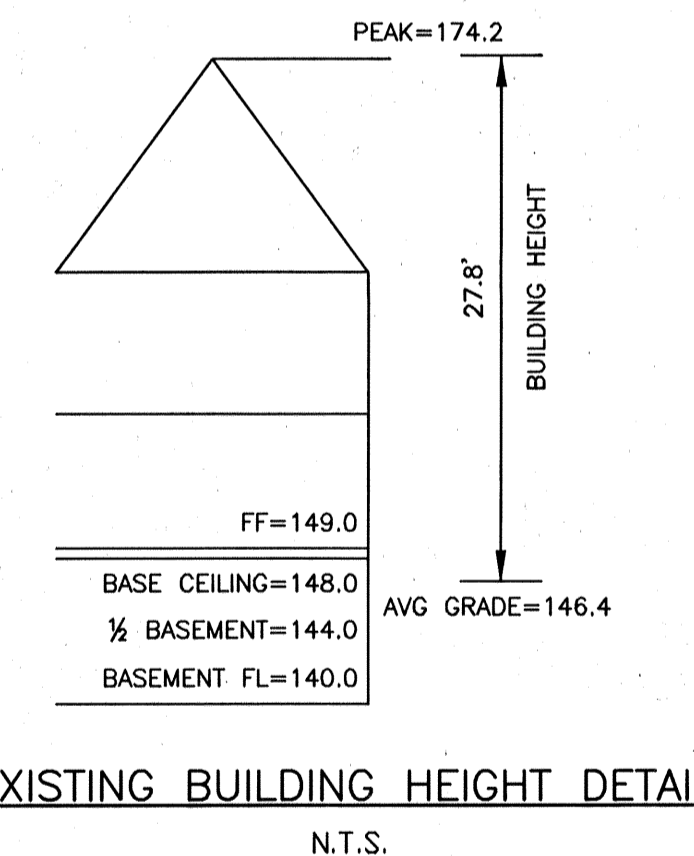
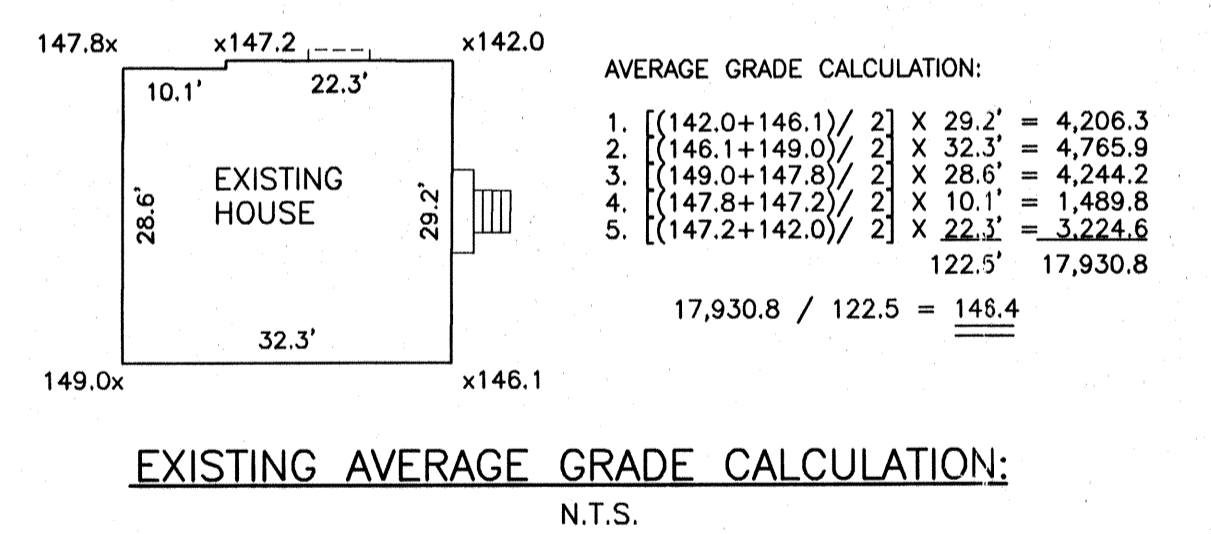
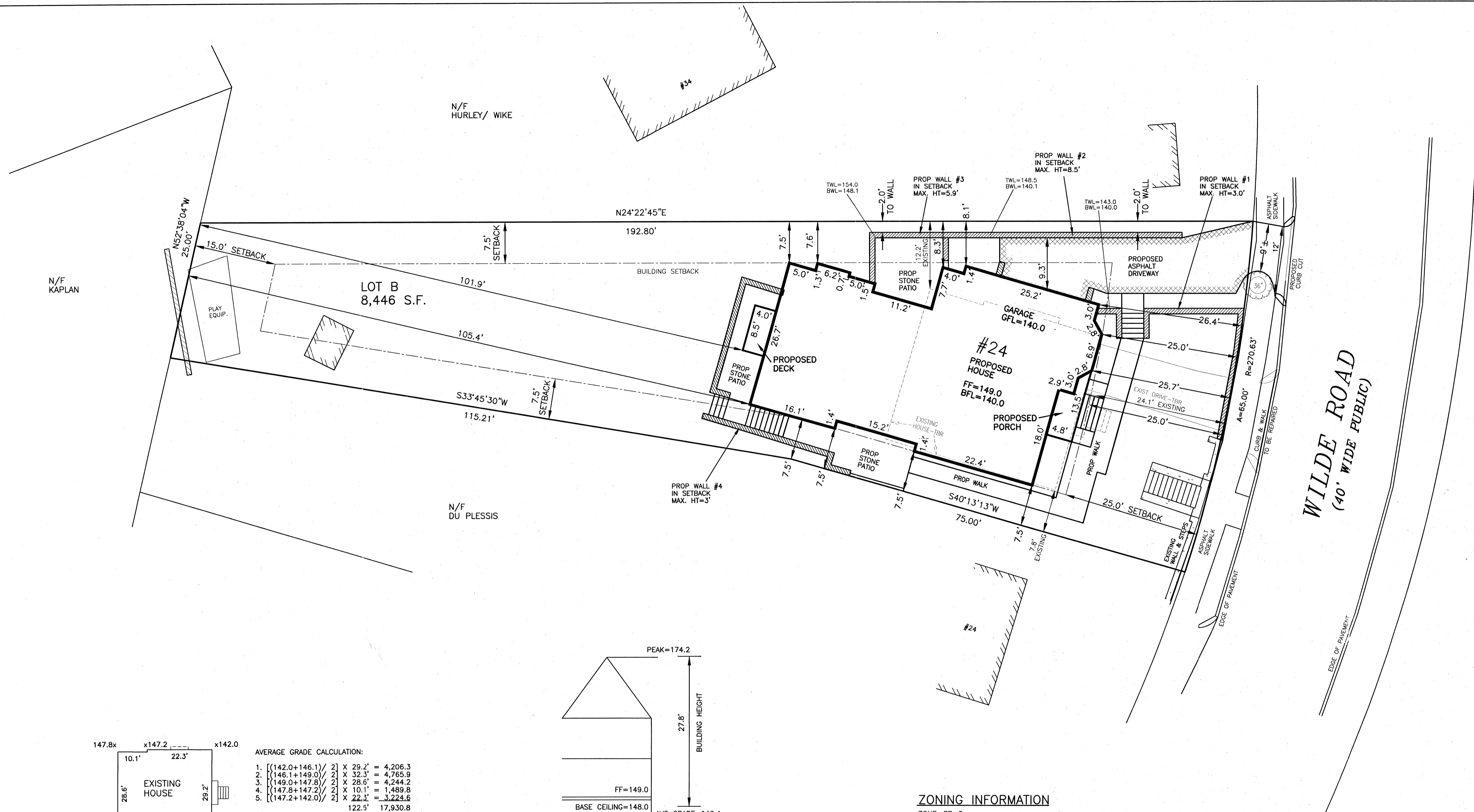
PROJECT NO. 23712





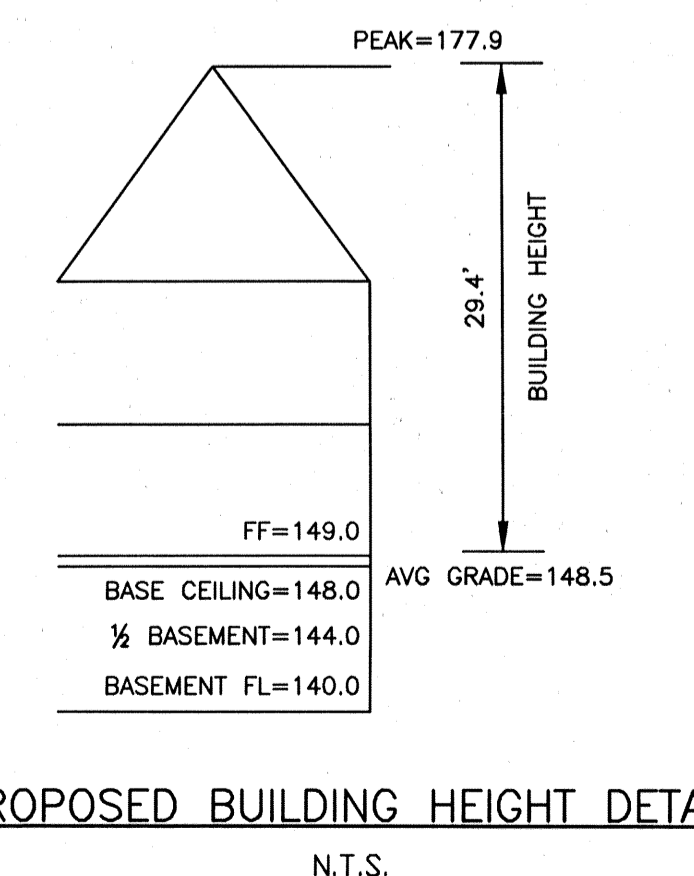
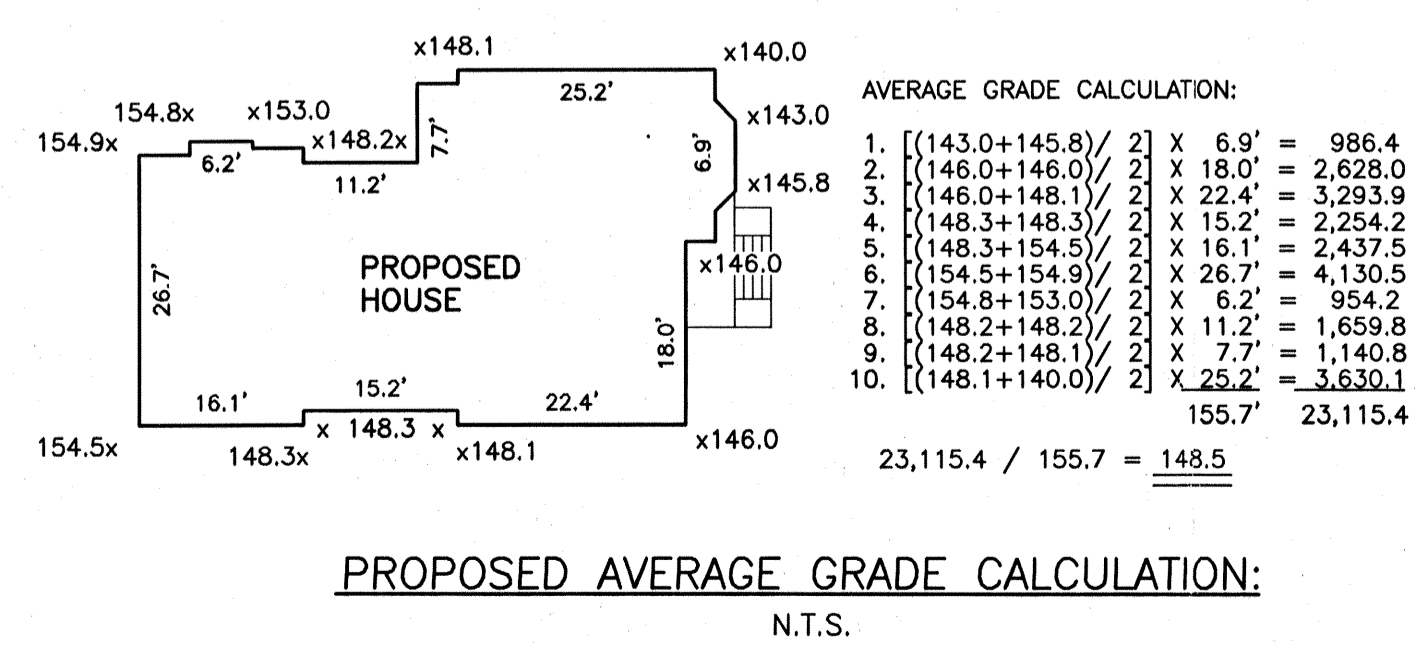
LEGEND

- TBR TO BE REMOVED
- TWL TOP OF WALL ELEVATION
- BWL BOTTOM OF WALL ELEVATION
- FF FIRST FLOOR
- BFL BASEMENT FLOOR
- GFL GARAGE FLOOR

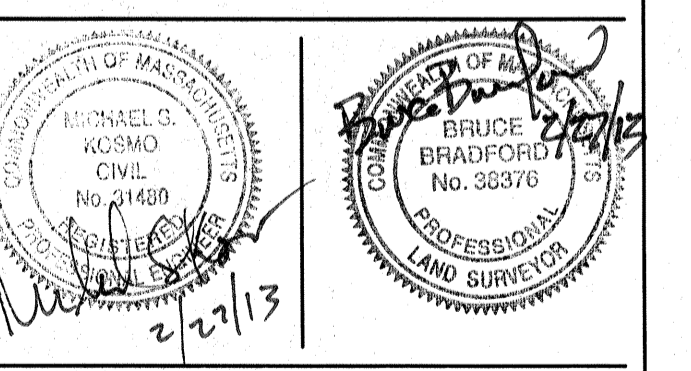


ZONING INFORMATION
 ZONE: SR-2
 SECTION 55 BLOCK 19 LOT 5
 PLAN DATED: AUGUST 1926
 DEED REF: BOOK 26157 PAGE 312

	EXISTING	PROPOSED	REQUIRED
LOT AREA	8,446 S.F.	8,446 S.F.	10,000 S.F. MIN.
LOT AREA/ UNIT	8,446 S.F.	8,446 S.F.	15,000 S.F. MIN.
FRONTAGE	65.00'	65.00'	80' MIN.
SETBACKS			
FRONT	24.1'	25.1'	25' MIN.
SIDE	7.8'	7.5'	7.5' MIN.
REAR	131.1'	101.9'	15' MIN.
F.A.R.	0.22	0.40	0.41 MAX.
BUILDINGS			
BASEMENT	165 S.F.	194 S.F.	
1st FLOOR	947 S.F.	1,629 S.F.	
2nd FLOOR	753 S.F.	1,522 S.F.	
TOTAL	1,865 S.F.	3,345 S.F.	
NO. OF STORIES	2.5	2.5	2.5 MAX.
LOT COVERAGE	12.0%	20.5%	30% MAX.
OPEN SPACE	85% ±	74% ±	50% MIN.
STRUCTURES	1,013 S.F.	1,729 S.F.	
DRIVE	1,249 S.F. ±	2,271 S.F. ±	



NOTES:
 1. AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT
 2. ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.

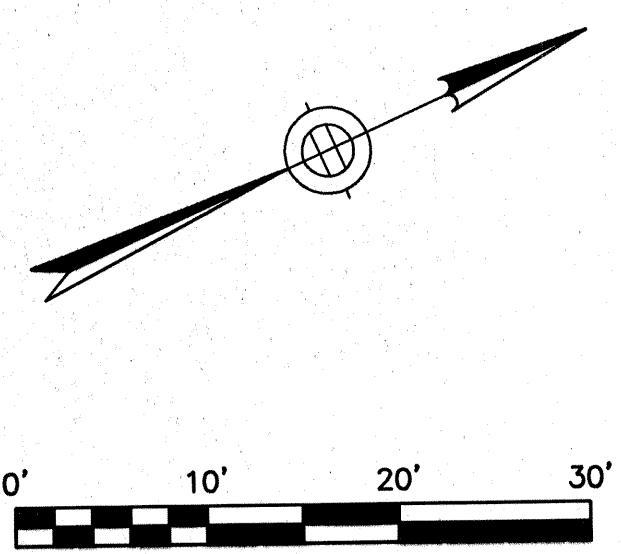


**SITE PLAN OF LAND IN
 NEWTON, MA**
**24 WILDE ROAD
 LAYOUT PLAN**

SCALE: 1 IN. = 10 FT.
 DATE: NOVEMBER 30, 2011
 DRAWN: ES
 CHECK: MSK & BB

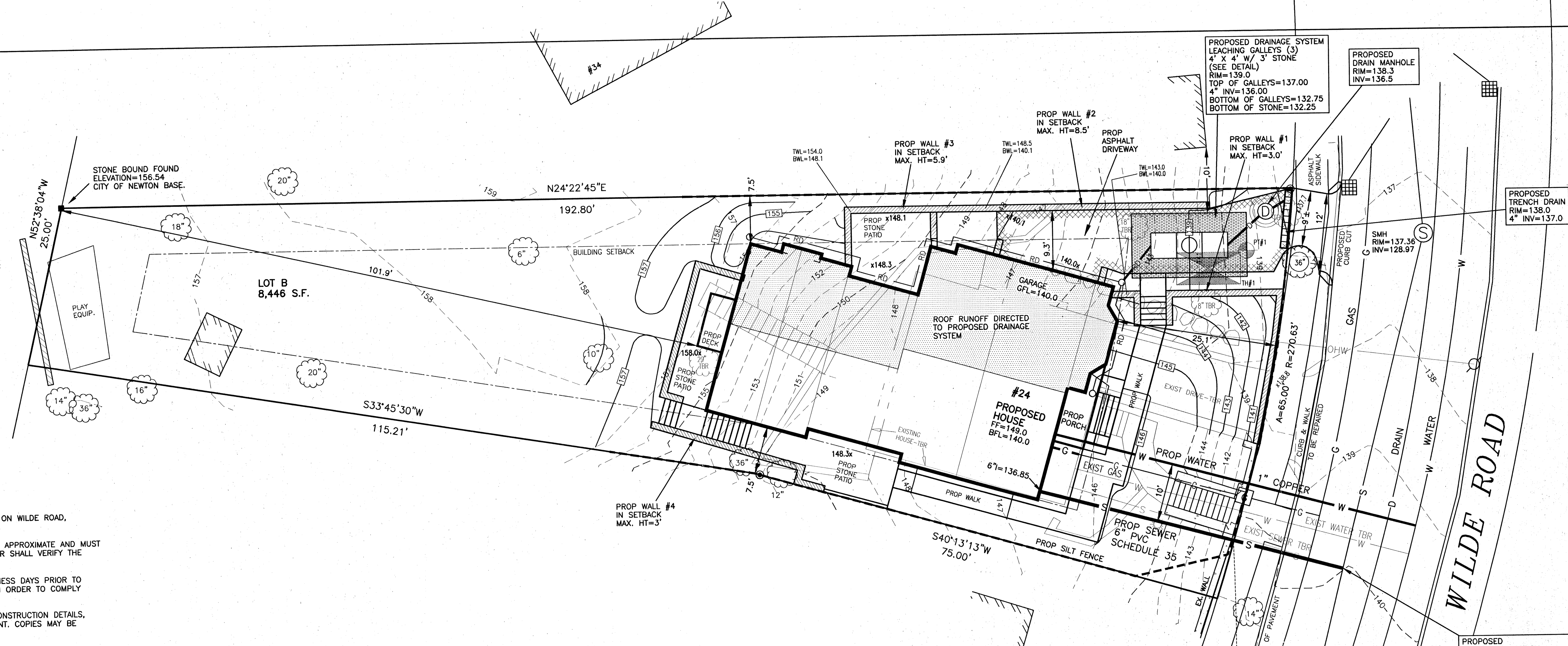
REVISIONS:

DATE	REVISION	BY
2/8/12	VARIOUS	JF
5/2/12	VARIOUS	ES
10/3/12	VARIOUS	ES
2/27/13	VARIOUS	ES



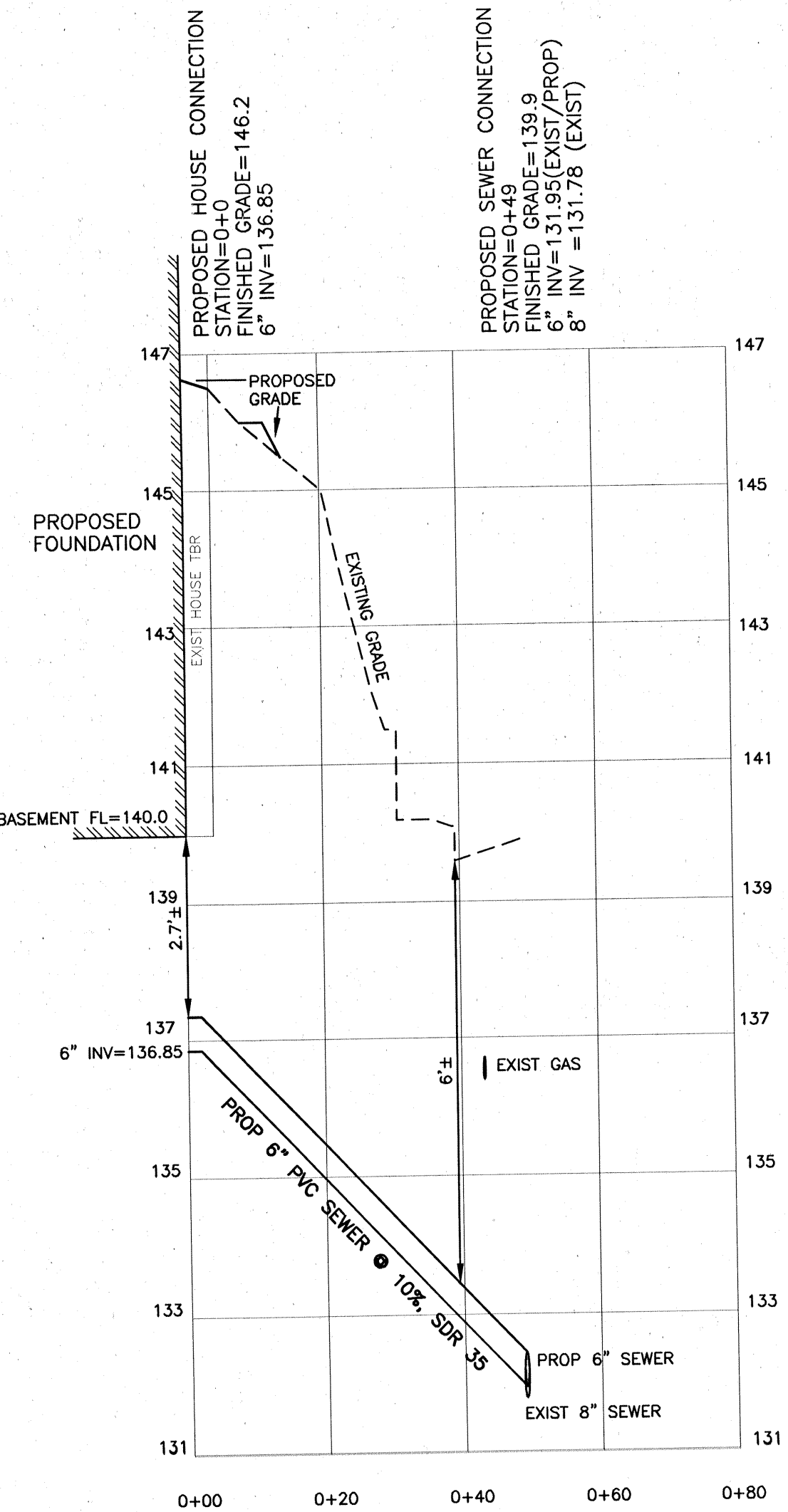
LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- TREE
- LIGHT POLE
- SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- TH# DEEP TEST HOLE
- PT# PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- 71 PROPOSED CONTOUR
- 71 EXISTING CONTOUR
- D DRAIN LINE
- RD ROOF DRAIN
- W WATER LINE
- S SEWER LINE
- G GAS LINE
- OHW OVER HEAD WRES
- X FENCE
- STONEWALL
- HEDGE
- TREE LINE



GENERAL NOTES

1. ELEVATIONS REFER TO CITY OF NEWTON BASE. BENCHMARK: STONE BOUND FOUND ON WILDE ROAD, ELEVATION = 153.70.
2. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
3. MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 1-888-344-7233 IN ORDER TO COMPLY WITH STATE LAW.
4. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS, LATEST EDITION, PREPARED AND ISSUED BY THE NEWTON ENGINEERING DEPARTMENT. COPIES MAY BE OBTAINED AT THE OFFICE OF THE CITY ENGINEER.
5. NO WORK WITHIN ANY CITY OF NEWTON RIGHT-OF-WAY IS ALLOWED BETWEEN NOVEMBER 15TH AND APRIL 15TH, IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, THE APPLICANT MAY REQUEST PERMISSION FROM THE CITY ENGINEER, OR DESIGNEE FOR SUCH WORK.
6. ALL CONSTRUCTION ACTIVITIES WITHIN THE CITY OF NEWTON MUST FULLY COMPLY WITH ALL CITY OF NEWTON CONSTRUCTION SPECIFICATIONS AS WELL AS 521 CMR 21.00 AND 22.00.
7. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND ?
8. ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
9. NO EXCAVATION SHALL BE MADE BY THE CONTRACTOR IN ANY PUBLIC WAY OR UTILITY EASEMENT UNLESS AT LEAST FORTY-EIGHT (48) HOURS, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS, BEFORE THE PROPOSED EXCAVATION IS TO BE MADE, HE HAS SUBMITTED, BY REGISTERED MAIL, WRITTEN NOTICE OF THE PROPOSED EXCAVATION TO THE FOLLOWING:
 - a. SUCH PUBLIC UTILITY COMPANIES AS SUPPLY GAS, ELECTRICITY, AND TELEPHONE SERVICE IN THE CITY.
 - b. SUCH PRIVATE COMPANIES AS PROVIDE CABLE TELEVISION SERVICE IN THE CITY.
 - c. CITY OF NEWTON WATER & SEWER DEPARTMENT.
 SUCH NOTICE SHALL SET FORTH THE STREET NAME AND A REASONABLY ACCURATE DESCRIPTION OF THE LOCATION OF THE EXCAVATION.
10. THE CONTRACTOR SHALL PROVIDE CITY OF NEWTON POLICE OFFICERS FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER.
11. NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF NEWTON PUBLIC WORKS DEPARTMENT.
12. ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED WITH 1.5 INCH DEPTH OF BITUMINOUS CONCRETE, LAID HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
13. WITH THE EXCEPTION OF GAS UTILITY SERVICES, ALL UTILITY TRENCHES WITHIN ANY CITY OF NEWTON RIGHT-OF-WAY WILL BE BACKFILLED WITH TYPE I (EXCAVATABLE) CONTROLLED DENSITY FILL, AS SPECIFIED IN THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.
14. WARNING SIGNS SHALL CONFORM TO PAGE 12 OF THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.
15. ALL TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL MUST BE EXCAVATED AND REMOVED BELOW THE LEACHING GALLEYS AND TO A DISTANCE 5' LATERALLY IN ALL DIRECTIONS BEYOND THE SIDES OF THE GALLEYS. BACKFILL AS REQUIRED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
16. IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
17. IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
18. PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, AN AS-BUILT PLAN SHOULD BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND HARD COPY. THE PLAN SHOULD SHOW ALL UTILITIES, AND DRAINAGE (INCLUDING SWING-TIES), EASEMENTS AND FINAL GRADING.
19. THE APPLICANT WILL HAVE TO APPLY FOR A STREET OPENING & UTILITIES CONNECTION PERMITS AS WELL AS A SIDEWALK CROSSING PERMIT WITH THE DPW.
20. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS. EVERETT M. BROOKS CO. WILL NOT PROVIDE AS-BUILT CERTIFICATION TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
21. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE SYSTEM INSPECTED. THE SYSTEM MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM MAY THEN BE BACKFILLED.
22. IF A CERTIFICATE OF OCCUPANCY IS REQUESTED PRIOR TO ALL SITE WORK BEING COMPLETED, THE APPLICANT WILL BE REQUIRED TO POST A CERTIFIED BANK CHECK IN THE AMOUNT TO COVER THE REMAINING WORK. THE CITY ENGINEER SHALL DETERMINE THE VALUE OF THE UNCOMPLETED WORK.
23. ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
24. APPROVAL OF THIS PLAN BY THE CITY OF NEWTON ENGINEERING DIVISION IMPLIES THAT THE PLAN MEETS THE MINIMAL DESIGN STANDARDS OF THE CITY OF NEWTON. HOWEVER, THE ENGINEERING DIVISION MAKES NO REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN(S) IN TERMS OF SUITABILITY FOR THE PARTICULAR SITE CONDITIONS OR OF THE FUNCTIONALITY OR PERFORMANCE OF ANY ITEMS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN(S). THE CITY OF NEWTON ASSUMES NO LIABILITIES FOR DESIGN ASSUMPTIONS, ERRORS OR OMISSIONS BY THE ENGINEER OF RECORD.
25. PROPOSED SEWER PIPE SHALL BE 6" PVC SDR 35.
26. PROPOSED WATER SERVICE SHALL BE 1" TYPE K COPPER.
27. THE EXISTING WATER & SEWER SERVICES SHALL BE CUT AND CAPPED AT THE MAIN AND BE COMPLETELY REMOVED FROM THE SITE AND PROPERLY BACKFILLED. THE ENGINEERING DIVISION MUST INSPECT THIS WORK. FAILURE TO HAVE THIS WORK INSPECTED MAY RESULT IN THE DELAY OF ISSUANCE OF THE UTILITY CONNECTION PERMIT.
28. THE PROPOSED SEWER SERVICE LINE WILL NEED TO BE PRESSURE TESTED PRIOR TO USE.
29. PROPOSED WALLS BY OTHERS.
30. PROPOSED DRAIN PIPE SHALL BE 4" PVC SCHEDULE 40 OR 4" DUCTILE IRON WHERE THERE IS LESS THAN 3 FEET OF COVER IN THE DRIVEWAY.



PROPOSED SEWER CONNECTION

VERTICAL SCALE: 1 IN. = 2 FT.
 HORIZONTAL SCALE: 1 IN. = 20 FT.

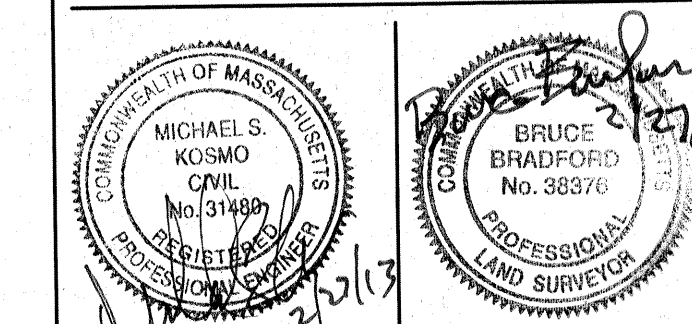
SOIL LOG: AUGUST 11, 2011

TEST HOLE #1 (TH#1)
 ELEVATION = 140.5
 0-10" A SANDY LOAM 10 YR 2/2
 10"-22" B SANDY LOAM 10 YR 6/2
 22"-108" C SANDY LOAM W/ STONES 2.5 Y 5/4

NO MOTTLING OBSERVED
 NO GROUNDWATER OBSERVED
 NO LEDGE OBSERVED

PERCOLATION TEST #1 (PT#1)
 DEPTH: 32"-44"
 DESIGN RATE: 10 MPI

BENCHMARK
 STONE BOUND FOUND
 ELEVATION=153.70
 CITY OF NEWTON BASE.

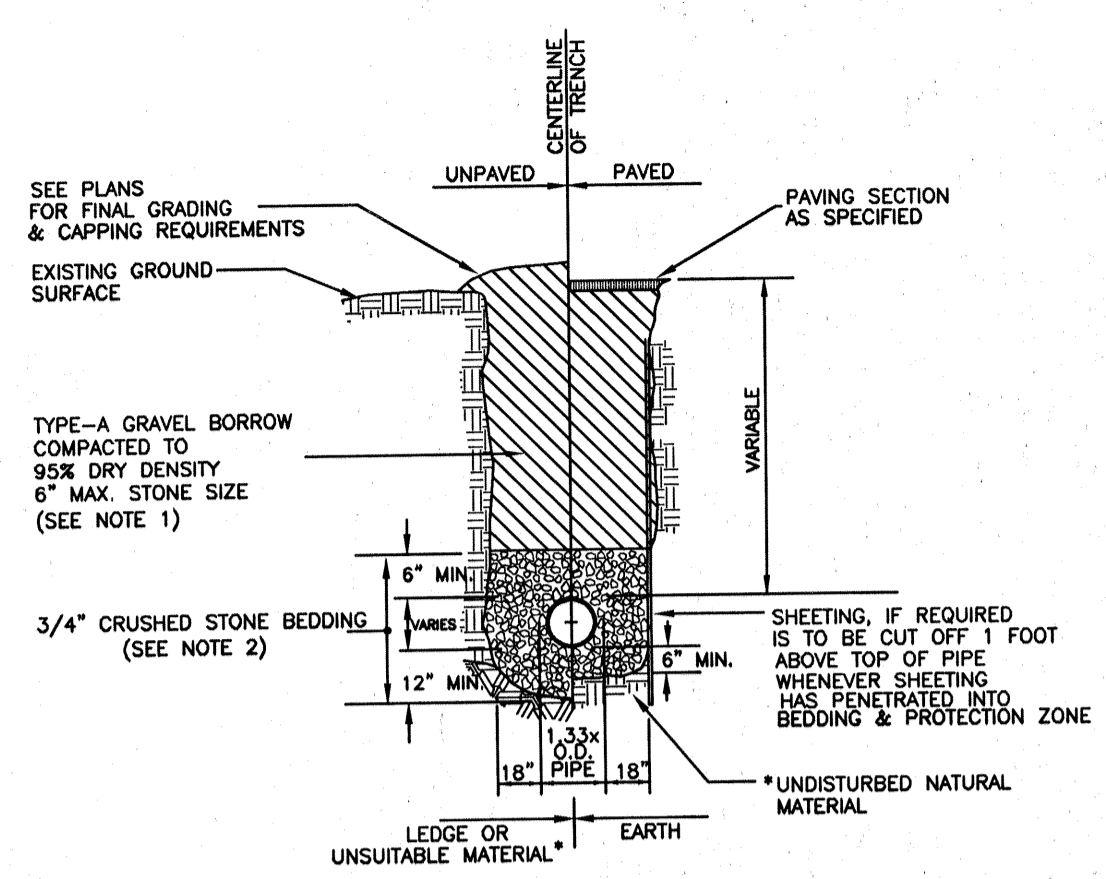


**SITE PLAN OF LAND IN
 NEWTON, MA**

24 WILDE ROAD
 UTILITY PLAN

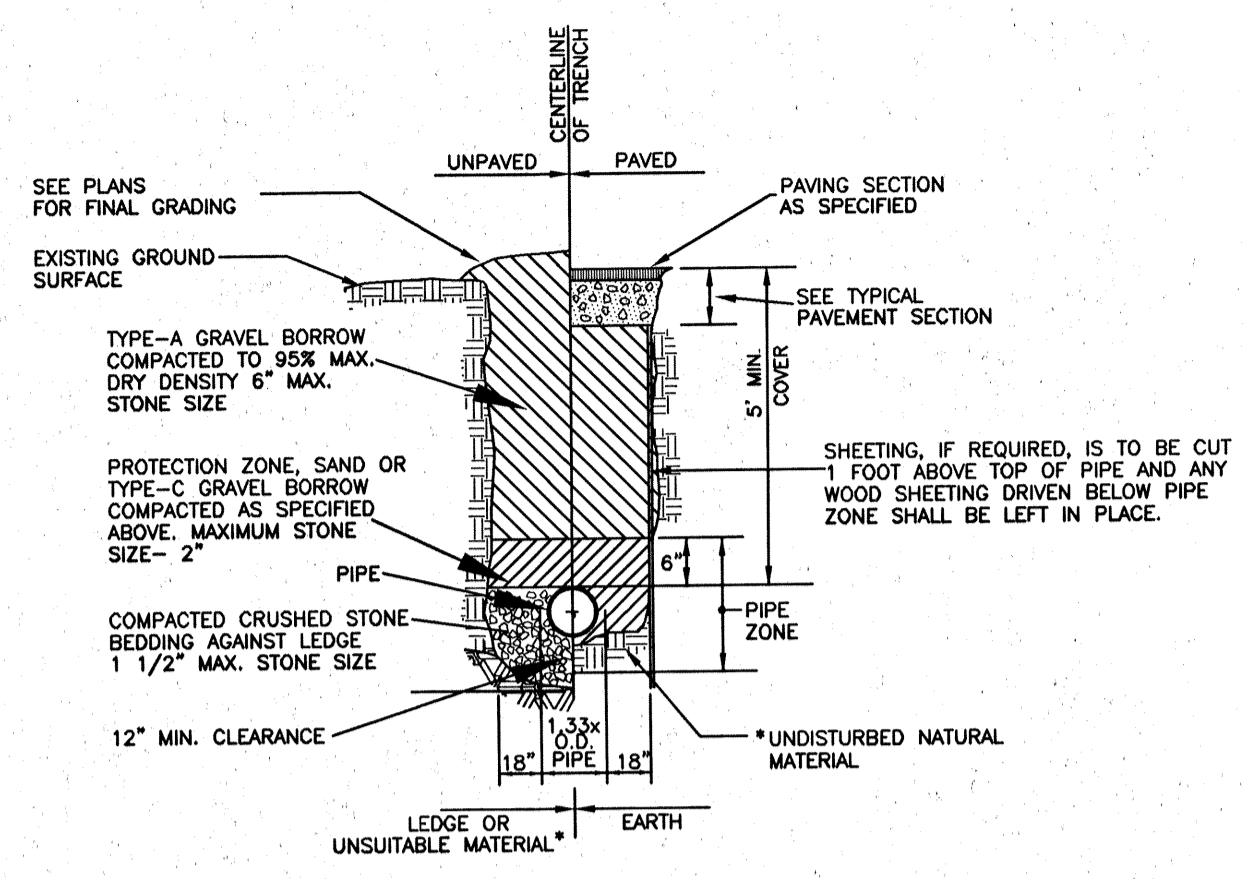
SCALE: 1 IN. = 10 FT.
 DATE: NOVEMBER 30, 2011
 DRAWN: ES
 CHECK: MSK & DB

REVISIONS:		
2/8/12	VARIOUS	JF
5/2/12	VARIOUS	ES
10/3/12	VARIOUS	ES
2/27/13	VARIOUS	ES



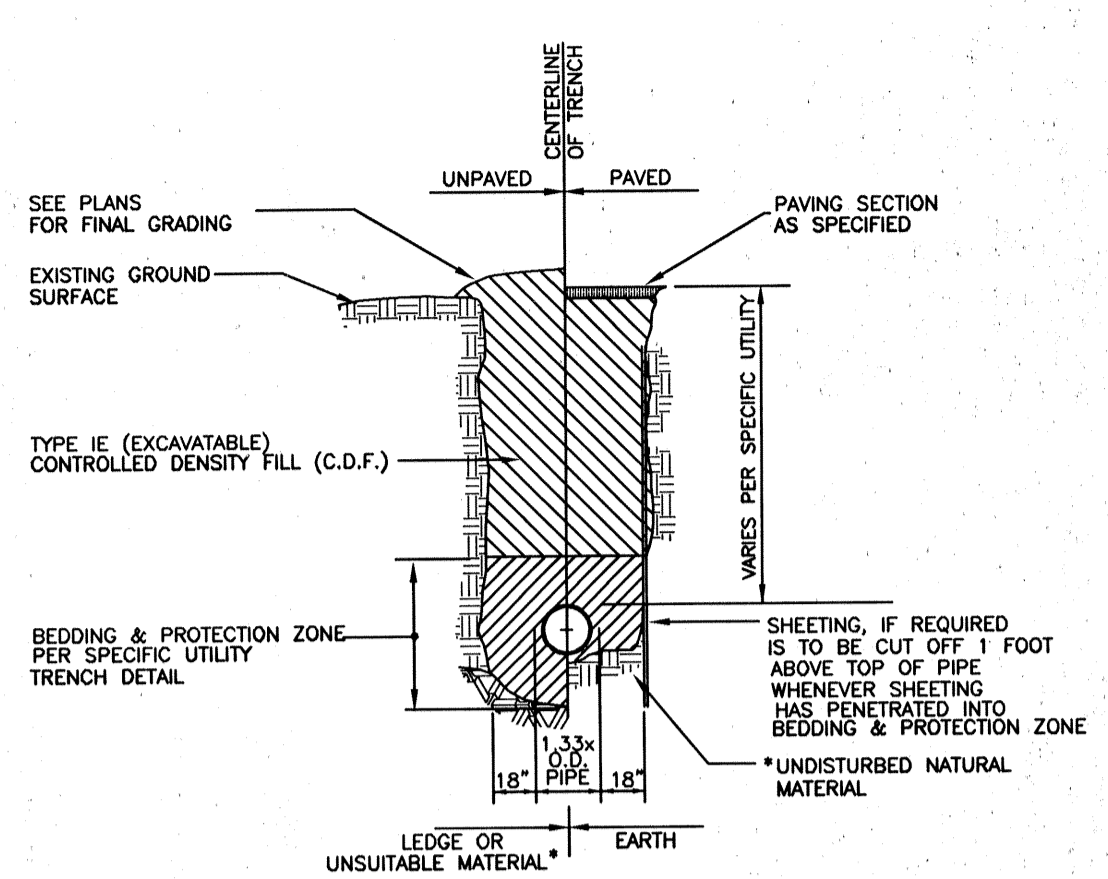
* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
 1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
 2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

GRAVITY SEWER TRENCH DETAIL
 N.T.S.



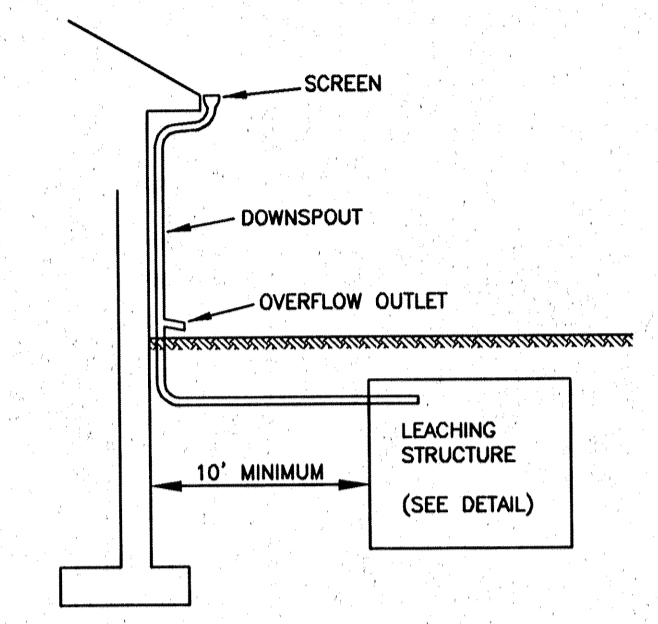
* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
 1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
 2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

TYPICAL WATER TRENCH DETAIL
 N.T.S.

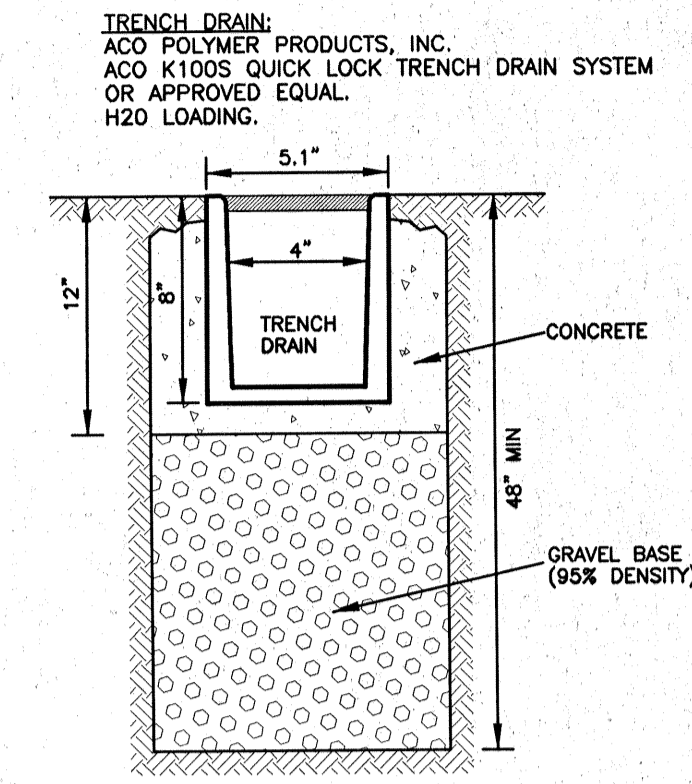


* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.

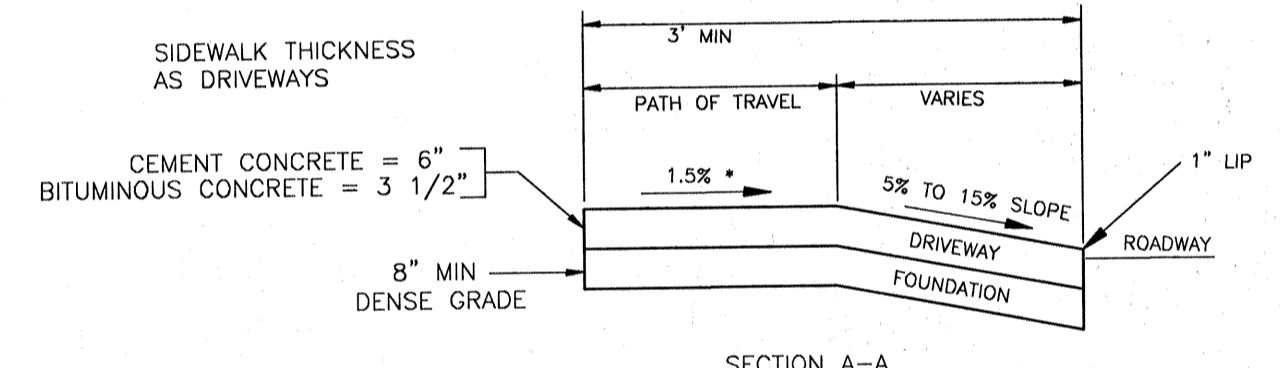
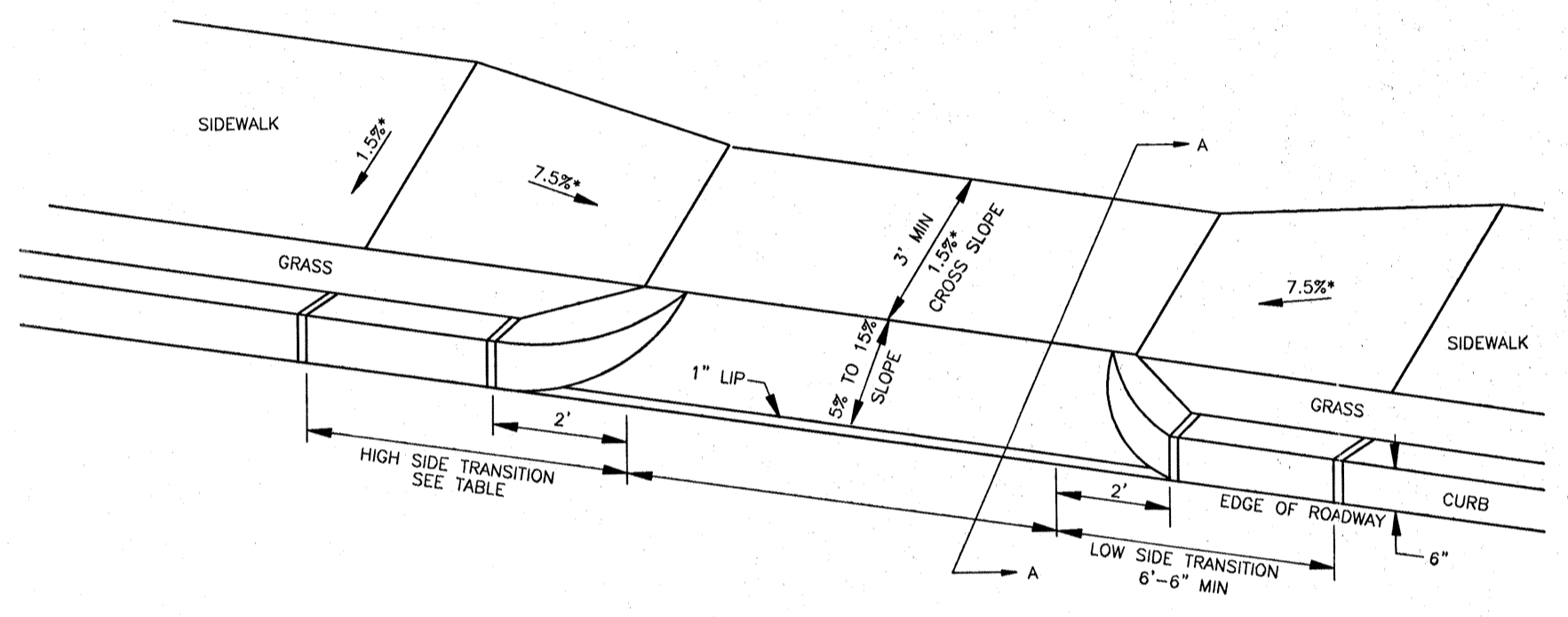
TYPICAL C.D.F. TRENCH DETAIL
 N.T.S.



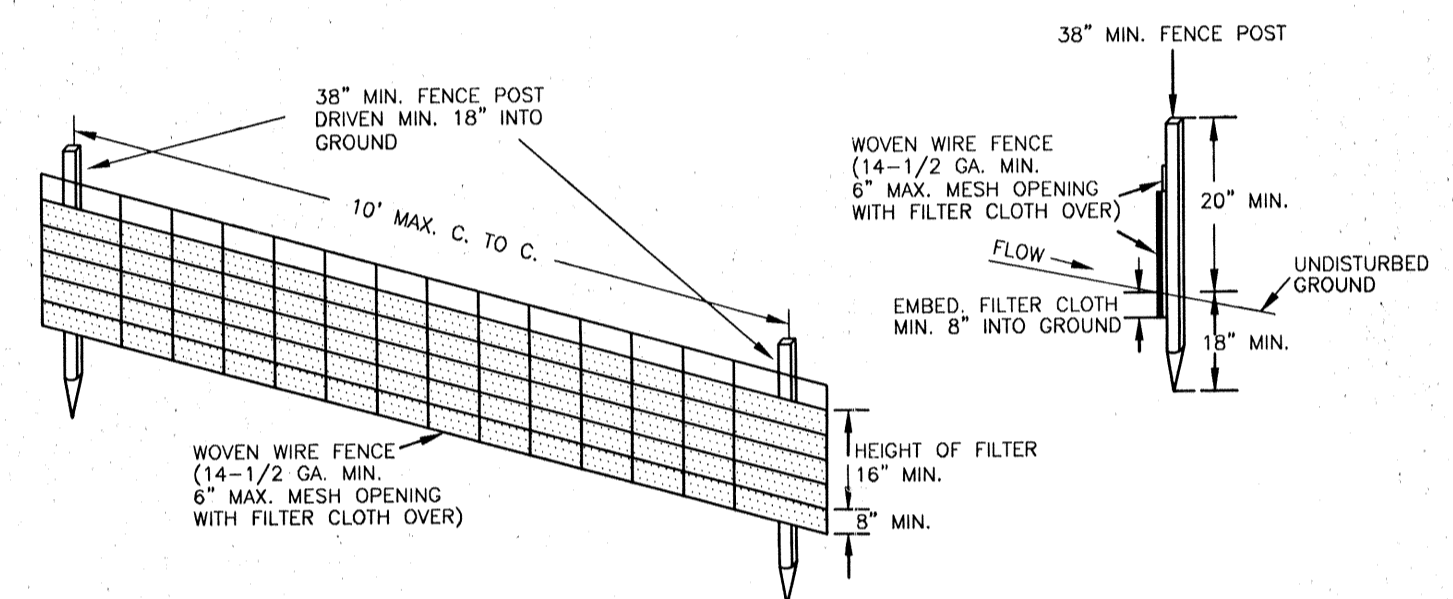
TYPICAL DOWNSPOUT DETAIL
 N.T.S.



TRENCH DRAIN DETAIL
 N.T.S.

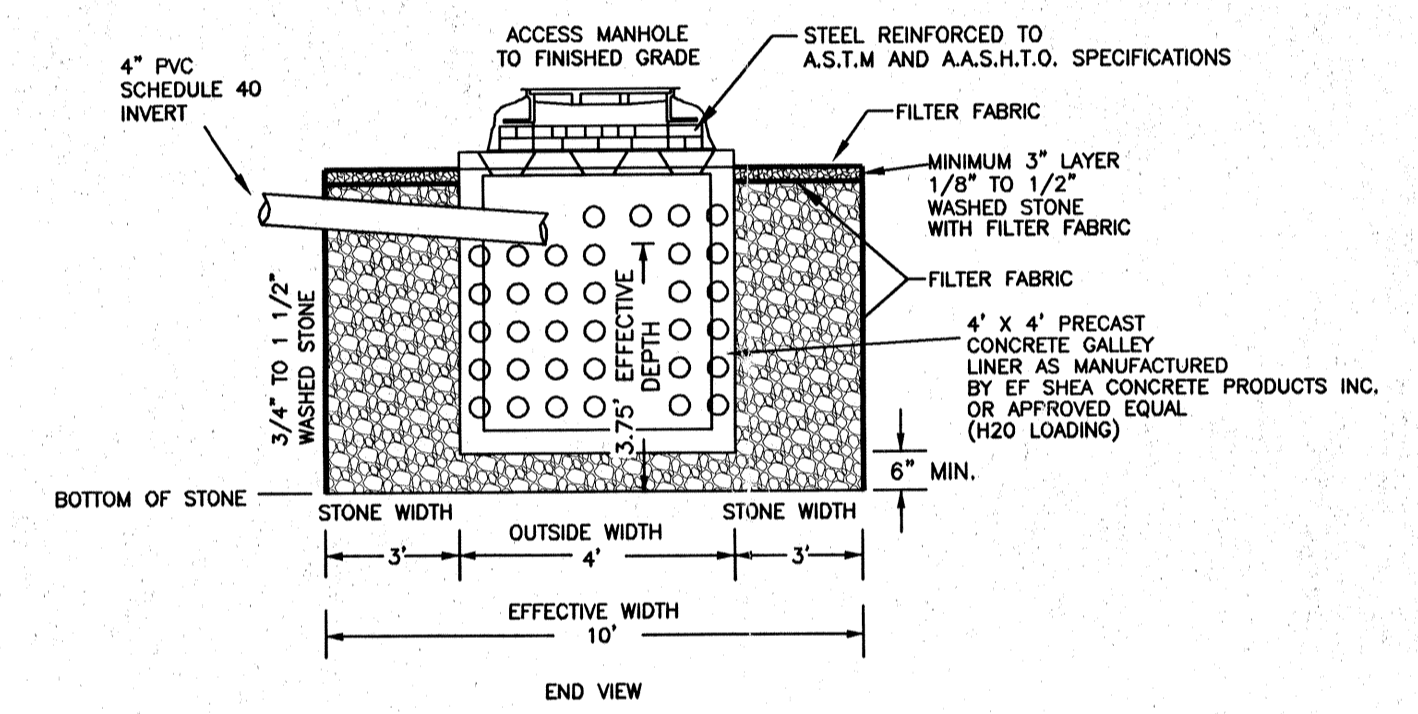


DRIVEWAY APRON WITH CORNER BLOCKS
 N.T.S.

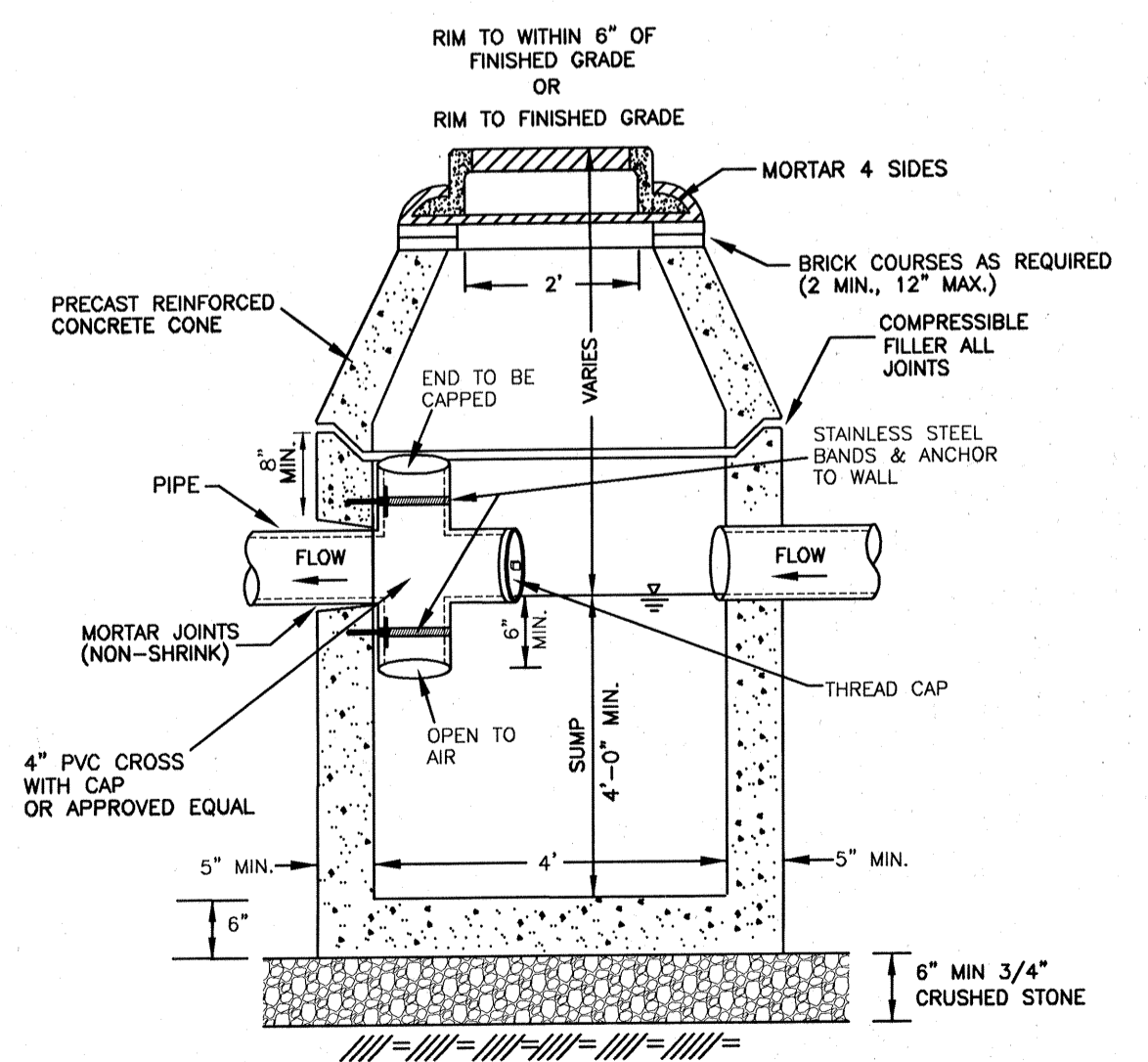


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
 1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 FELTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
 FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING.
 FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
 PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

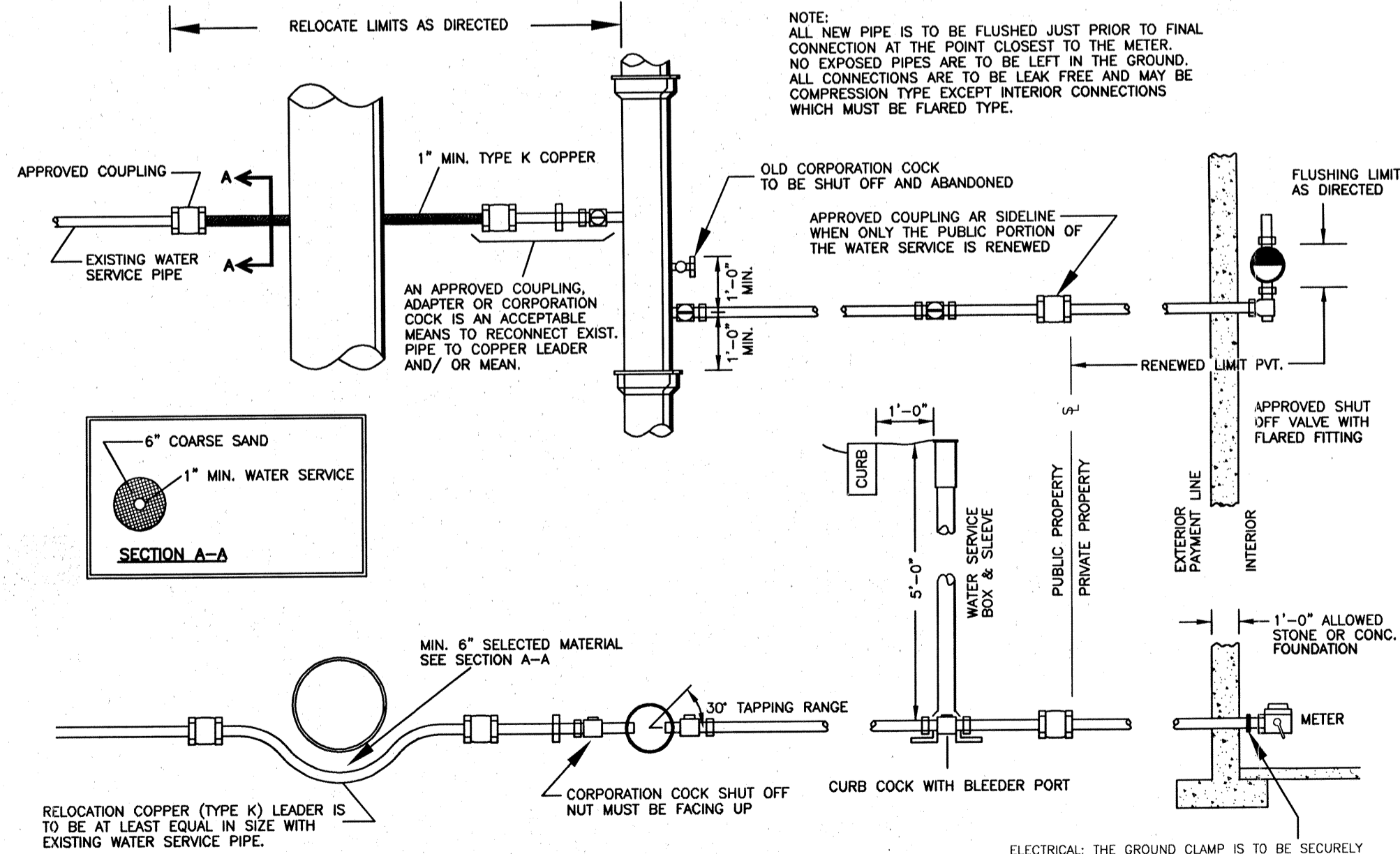
SILT FENCE DETAIL
 N.T.S.



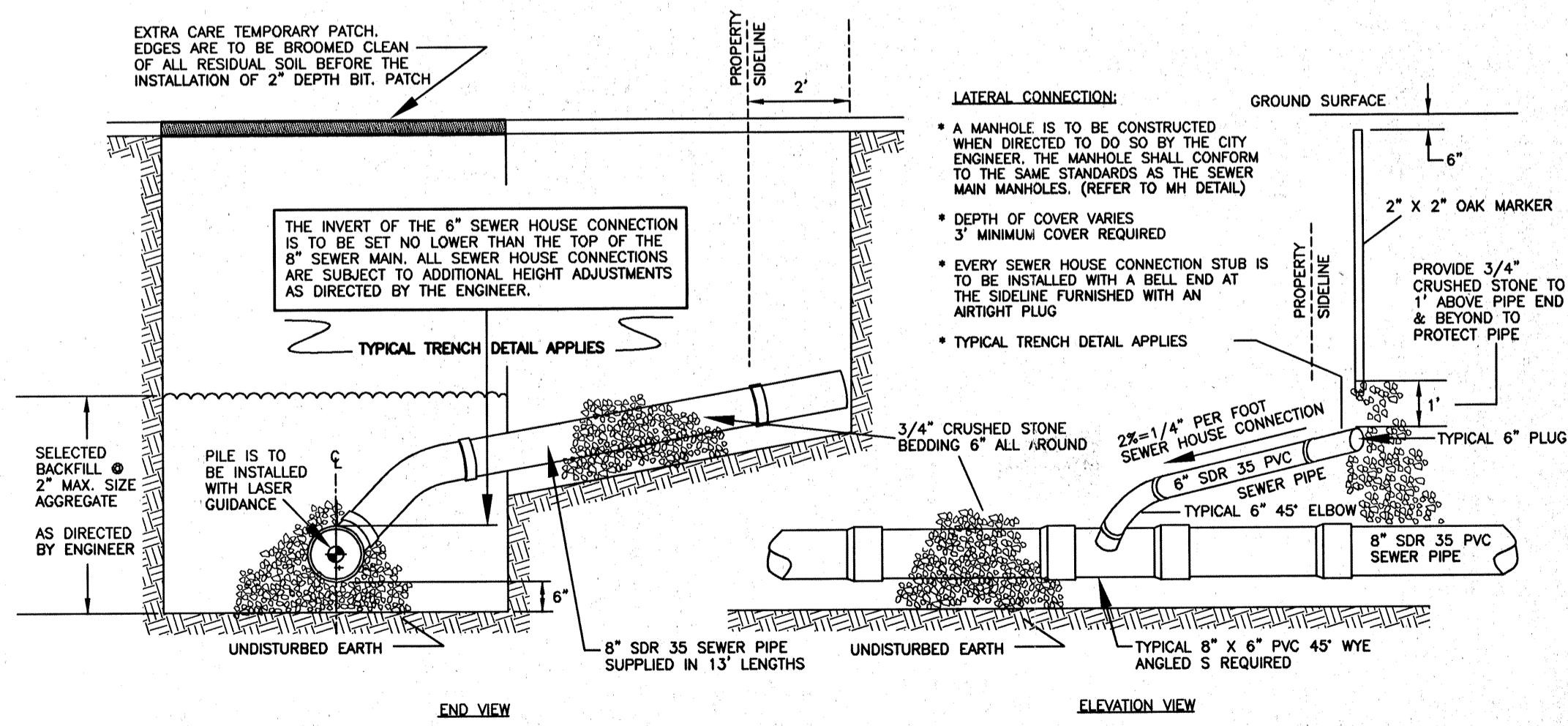
LEACHING GALLEY DETAIL
 N.T.S.



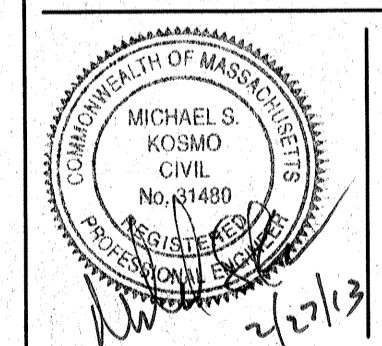
TYPICAL PRECAST CONCRETE MANHOLE WITH PVC GAS TRAP
 N.T.S.



TYPICAL WATER SERVICE CONFIGURATION
 N.T.S.



TYPICAL PVC SEWER HOUSE CONNECTION
 N.T.S.



SITE PLAN OF LAND IN NEWTON, MA

24 WILDE ROAD DETAILS

SCALE: AS NOTED
 DATE: NOVEMBER 30, 2011
 DRAWN: ES
 CHECK: MSK # BB

REVISIONS:		
2/8/12	VARIOUS	JF
5/2/12	VARIOUS	ES
10/3/12	VARIOUS	ES
2/27/13	VARIOUS	ES

PROJECT NO. 23712 SHEET 3 OF 3