



**Front Elevation**

SCALE: 1/8"=1-0"(11"x17")  
1/4"=1-0"(22"x34")



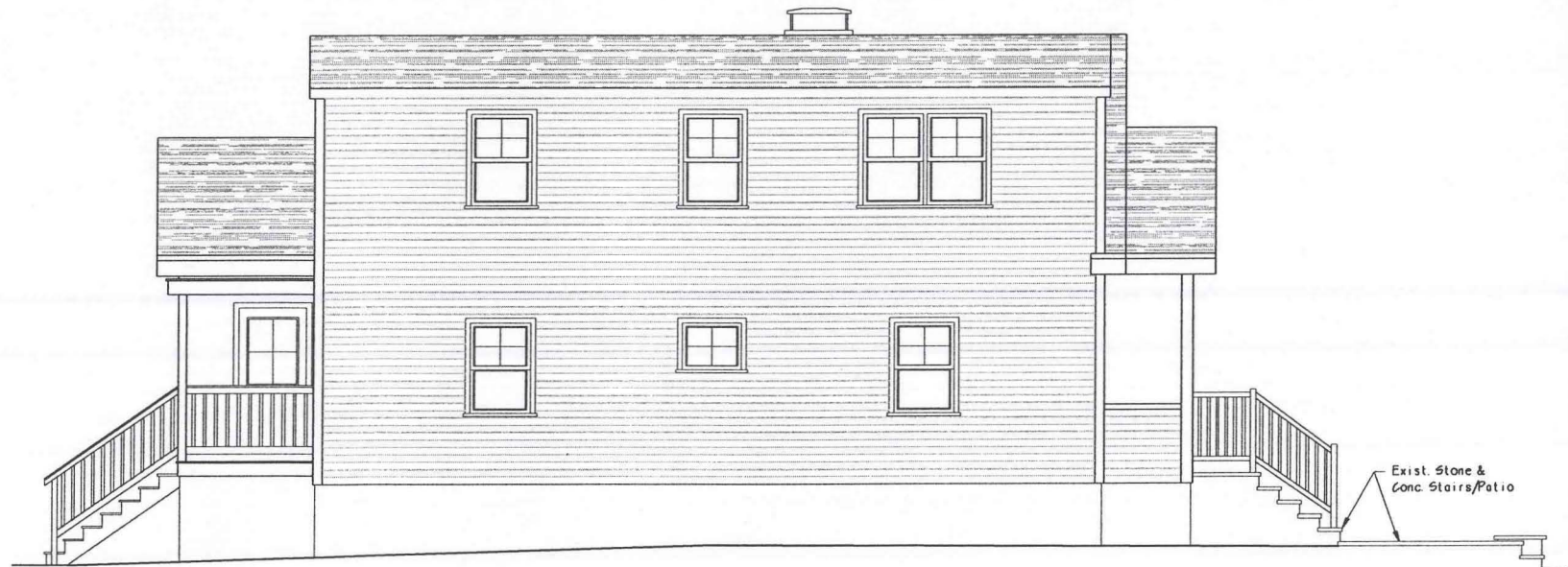
**Left Elevation**

SCALE: 1/8"=1-0"(11"x17")  
1/4"=1-0"(22"x34")



**Rear Elevation**

SCALE: 1/8"=1-0"(11"x17")  
1/4"=1-0"(22"x34")



**Right Elevation**

SCALE: 1/8"=1-0"(11"x17")  
1/4"=1-0"(22"x34")

Dr. By: WBL  
Scale: As Shown  
Date: Dec. 2016  
Plan No. CR16-005

Prepared For:  
Joel & Margherita Robbins  
8 Hazelwood Avenue  
Newton, Massachusetts

ROBBINS RESIDENCE  
8 Hazelwood Avenue  
Newton, Massachusetts  
EXISTING ELEVATIONS

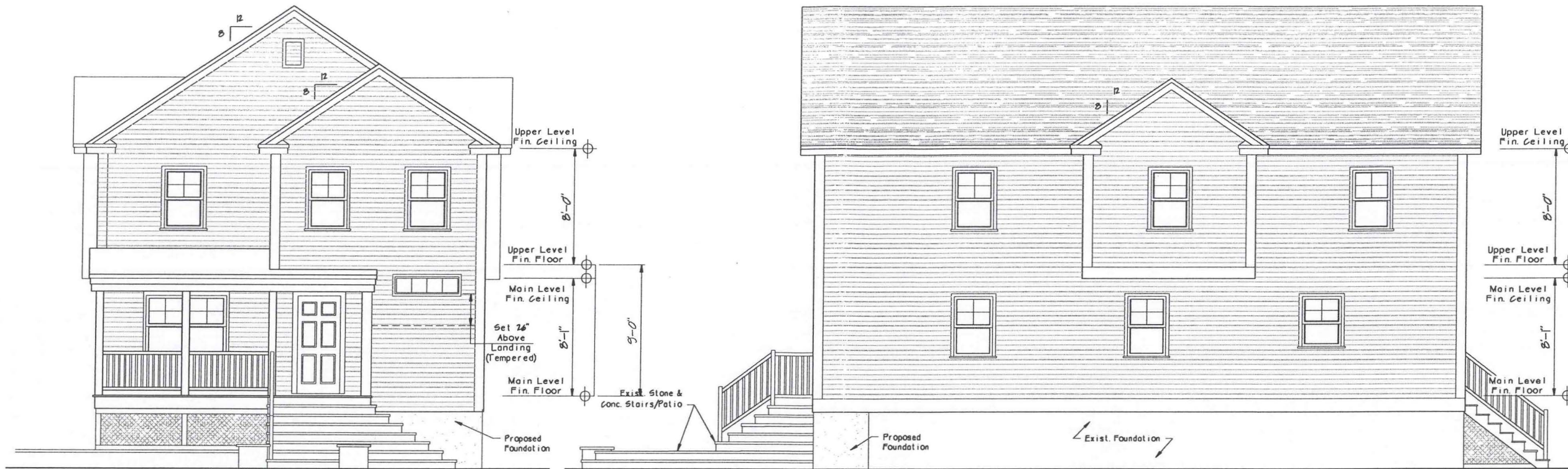
15 Londonderry Road  
Unit #6  
Londonderry, NH 03053  
Phone: 603.434.1811



A4

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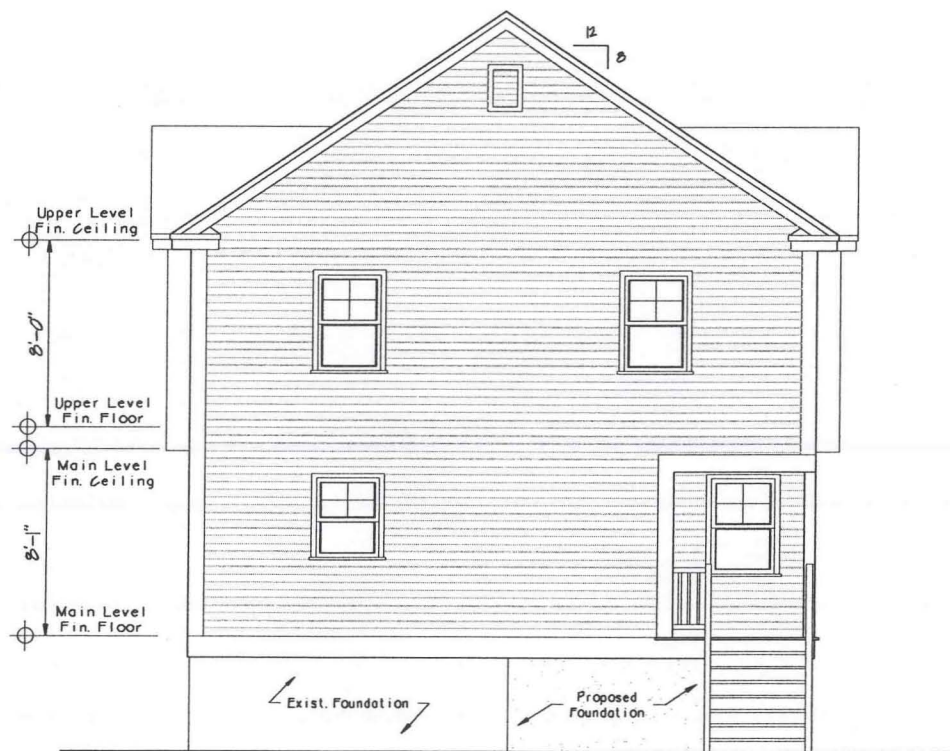


**Front Elevation**

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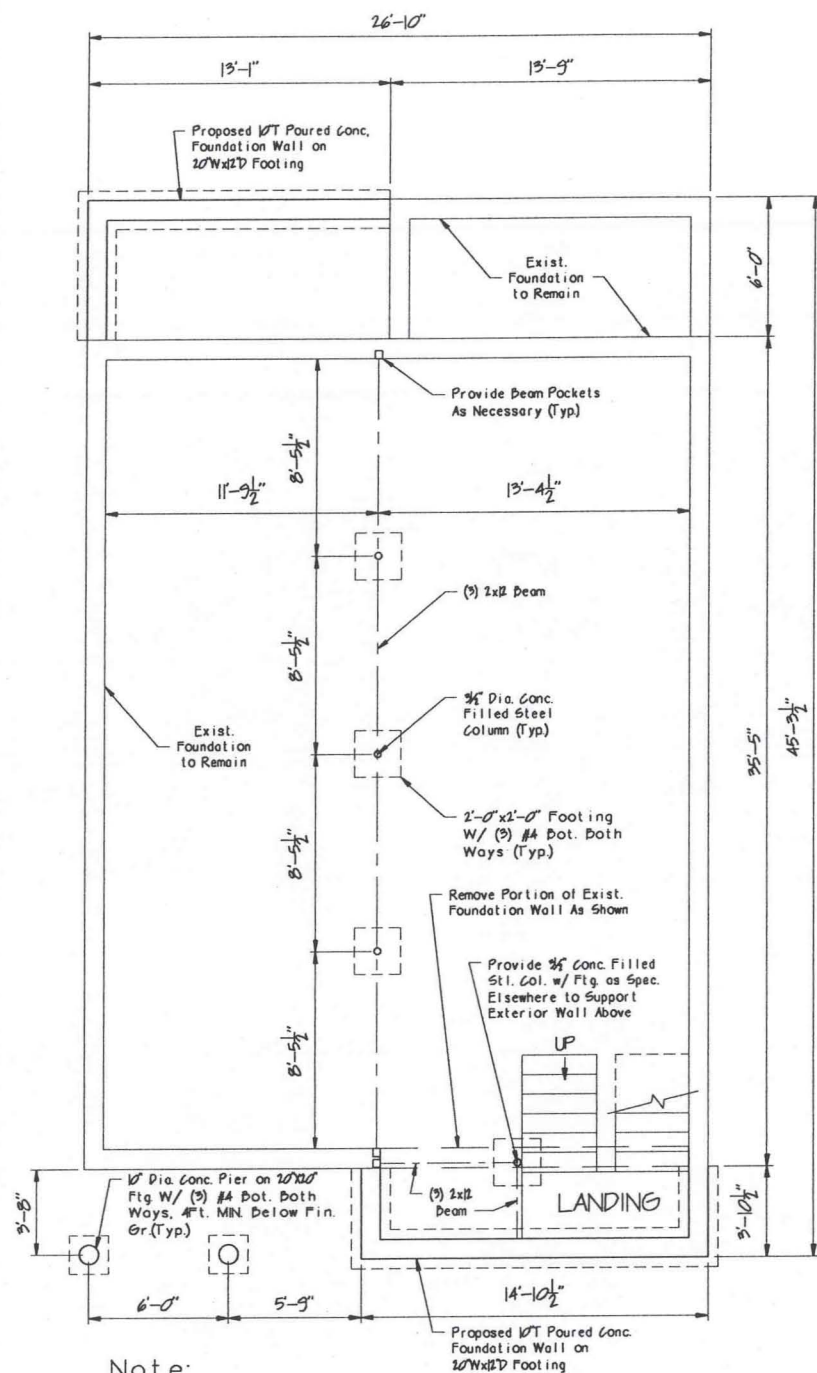
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ELEVATIONS

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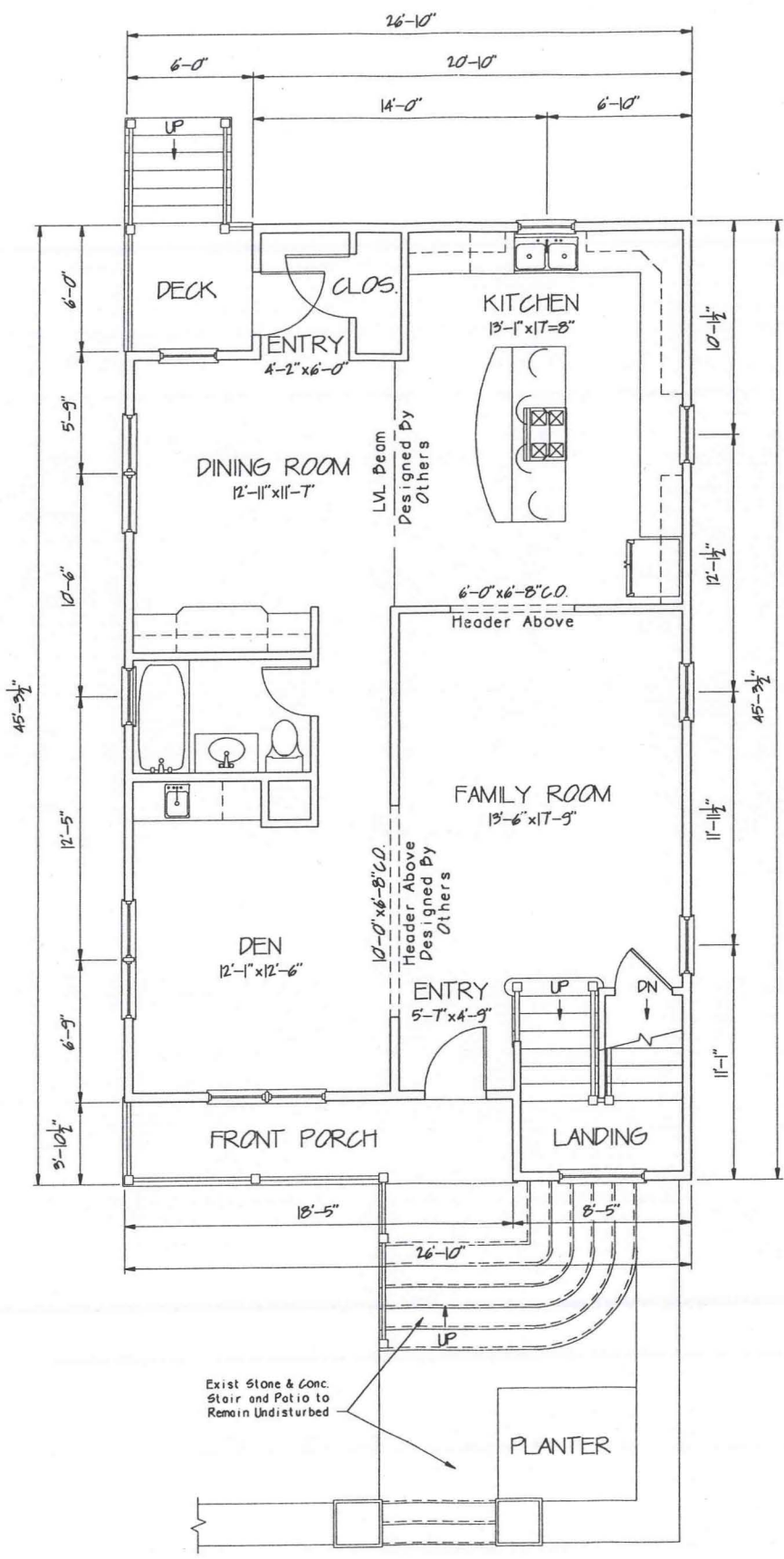


**Note:**

- Mullion windows to be Harvey Model # 2946-2, unit size 5'-8" x 4'-9". Kitchen windows to be Harvey model #2946 unit size 2'-11" x 3'-5". All other windows to be Harvey model #2946, unit size 2'-11" x 4'-9" & meet egress requirements.
- All interior doors sizes TDD (Style & Material as specified)
- Exterior doors (2) 3'-0" x 6'-8" (Style & Material as specified)
- All dimensions shown for existing structure are approximate and shall be field verified before beginning construction. Any discrepancies shall be noted and layout shall be revised appropriately to compensate for observed existing condition dimensions.

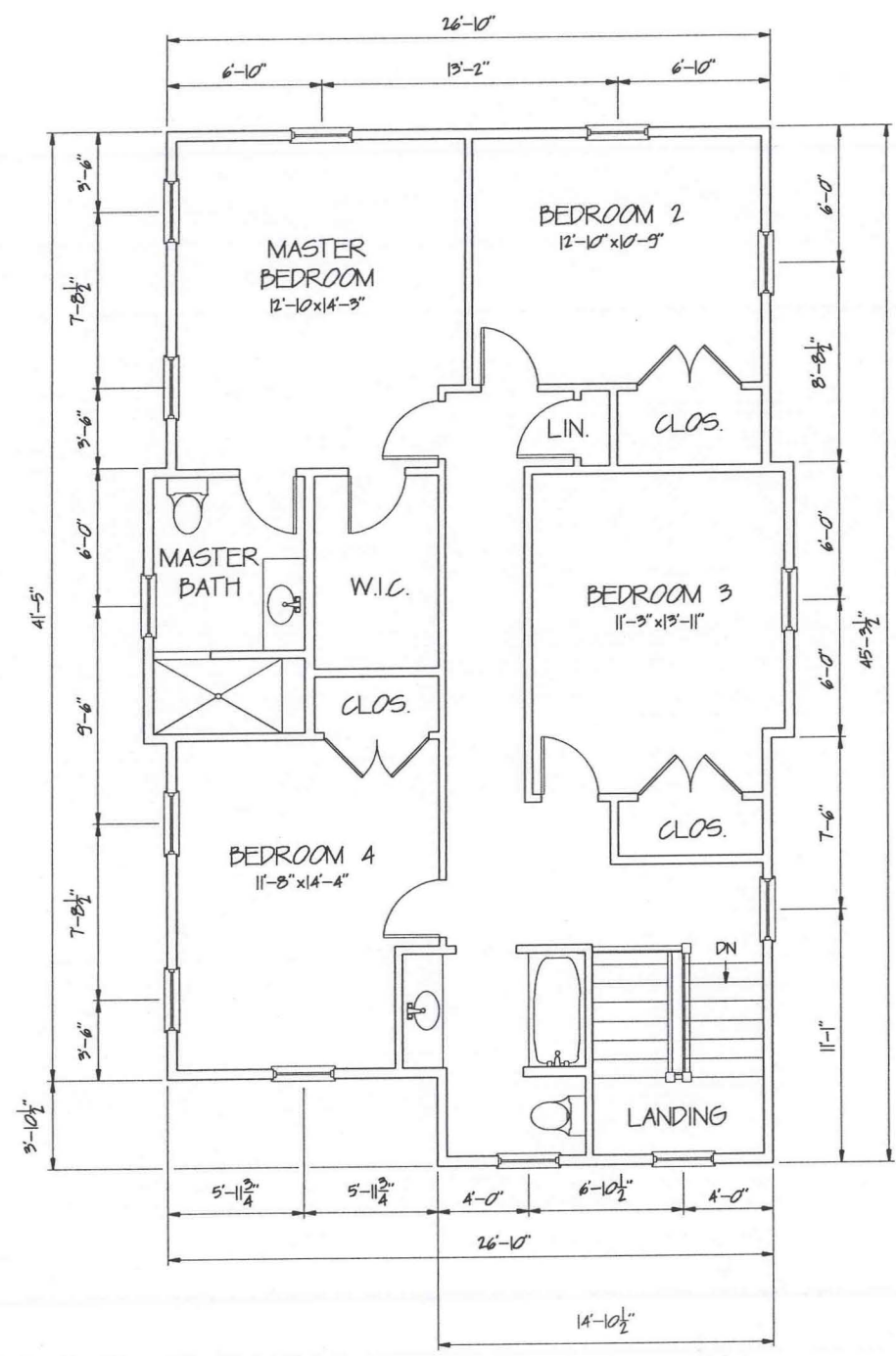
**Foundation Plan**

SCALE: 1/8" = 1'-0" (11" x 17")  
1/4" = 1'-0" (22" x 34")



**First Floor Plan**

SCALE: 1/8" = 1'-0" (11" x 17")  
1/4" = 1'-0" (22" x 34")



**Second Floor Plan**

SCALE: 1/8" = 1'-0" (11" x 17")  
1/4" = 1'-0" (22" x 34")

Dr. By: WBL  
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Date: Dec. 2016  
Plan No. CR16-005

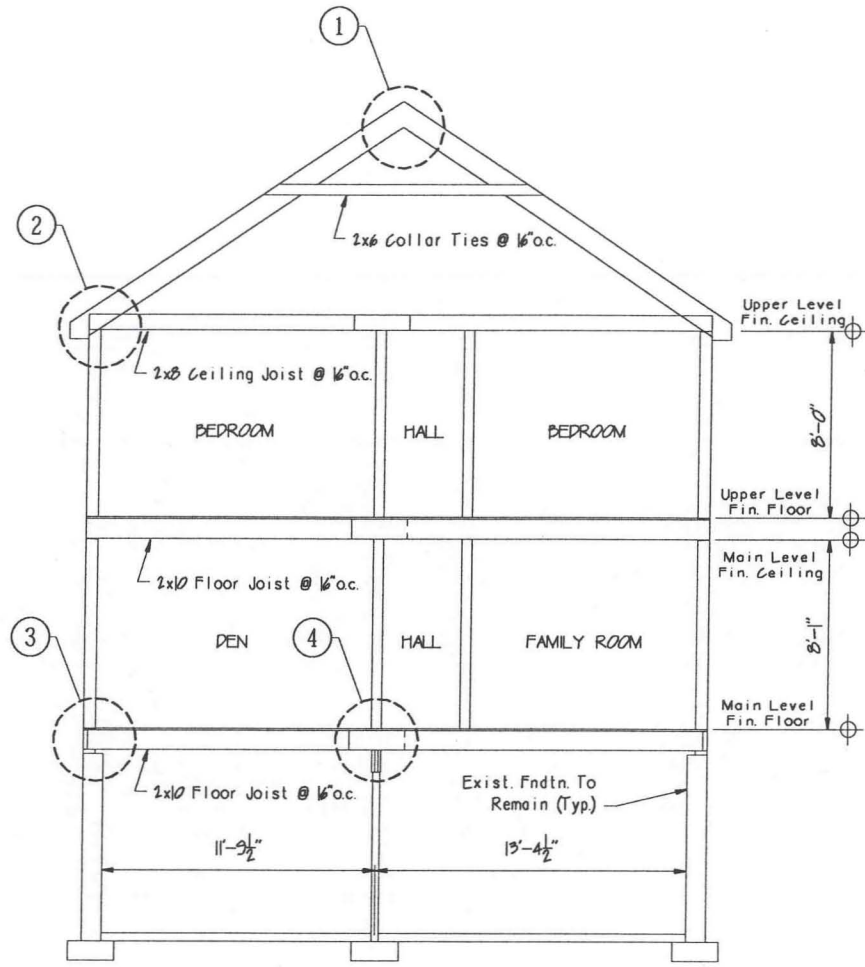
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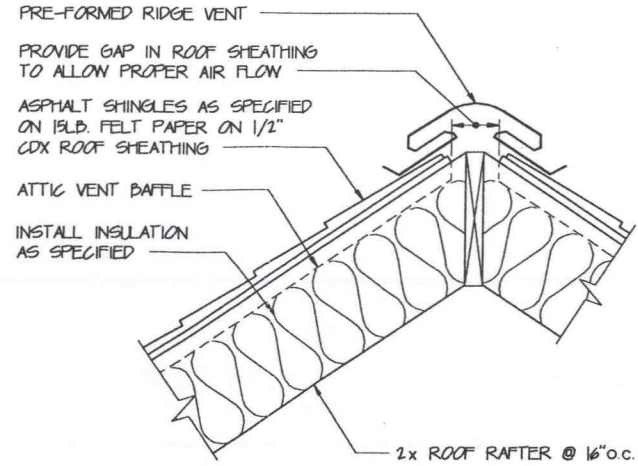




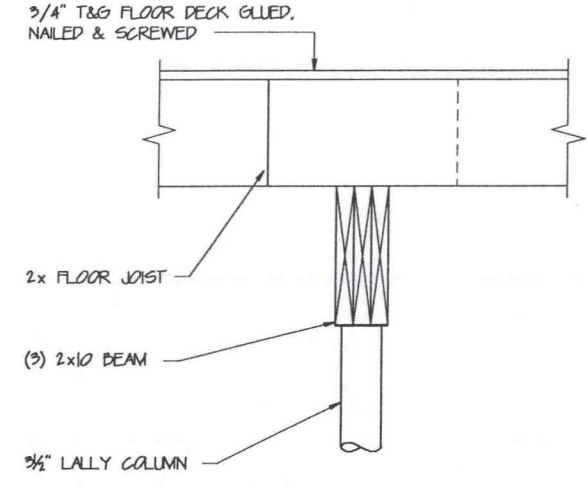


**Typical Section**

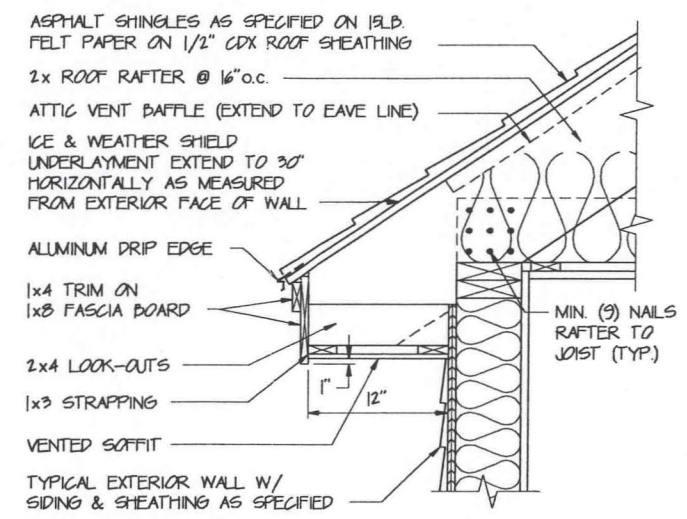
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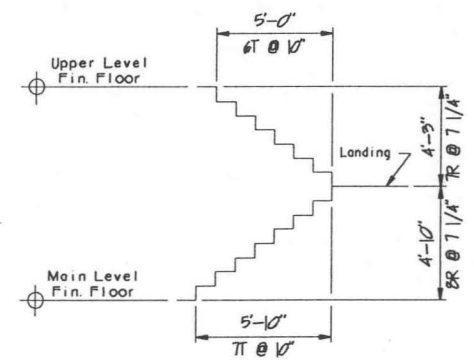
1 **TYPICAL RIDGE VENT DETAIL**



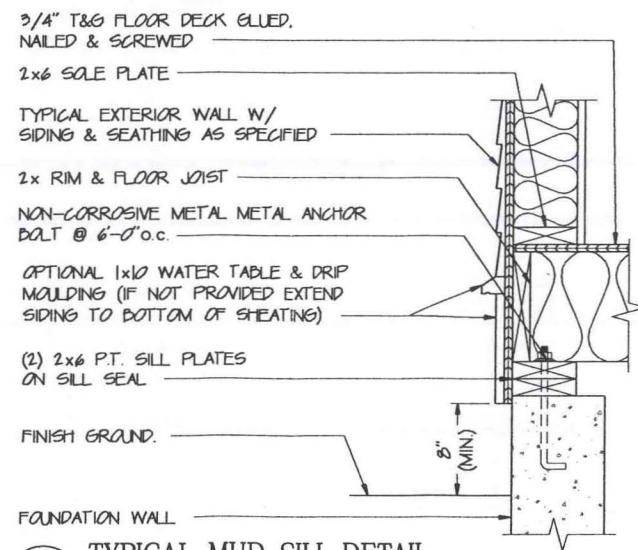
4 **1st Floor BEAM DETAIL**



2 **SOFFIT DETAIL**



5 **STAIR DETAIL**



3 **TYPICAL MUD SILL DETAIL**

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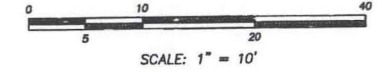
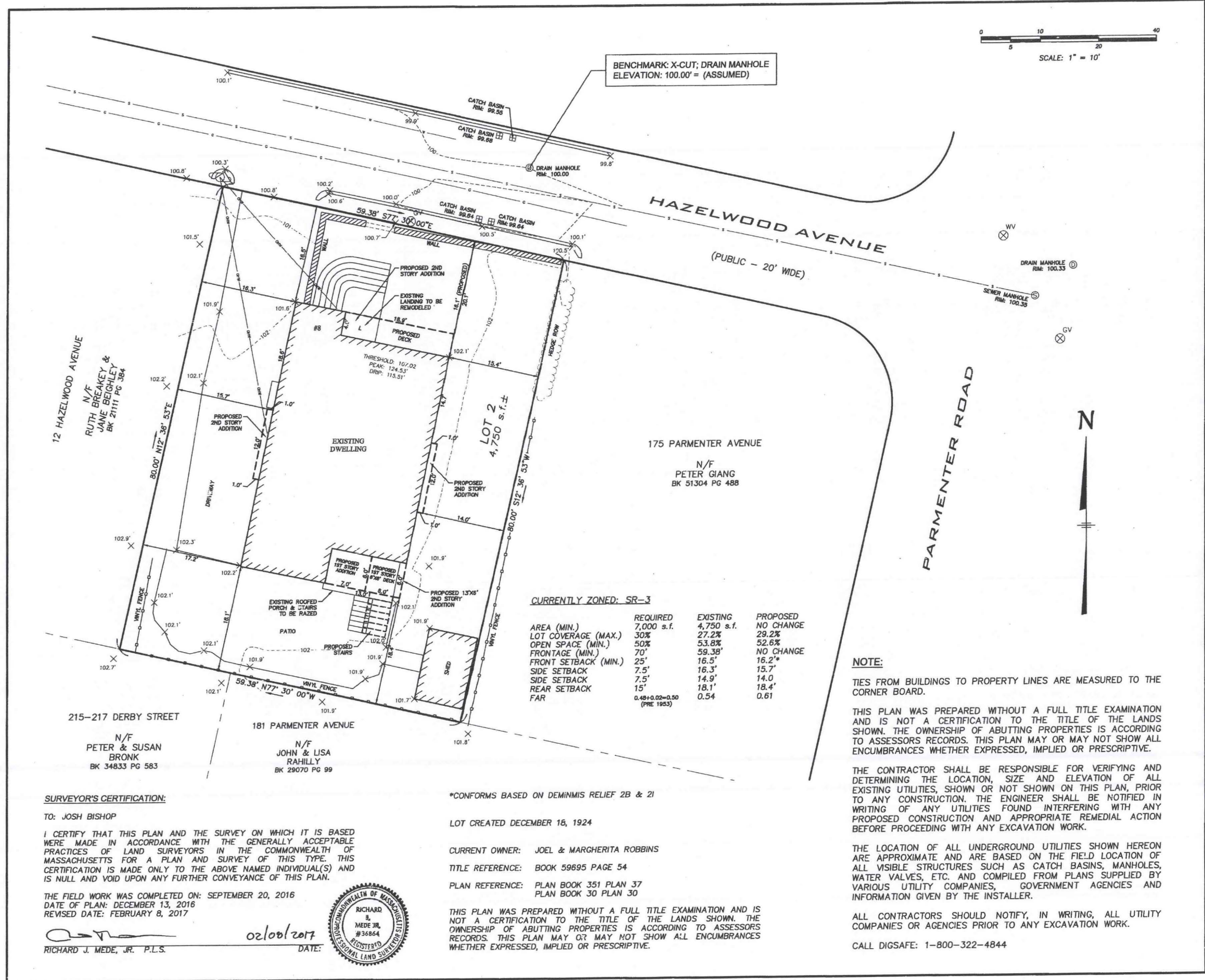
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BENCHMARK: X-CUT; DRAIN MANHOLE  
ELEVATION: 100.00' = (ASSUMED)

CURRENTLY ZONED: SR-3

	REQUIRED	EXISTING	PROPOSED
AREA (MIN.)	7,000 s.f.	4,750 s.f.	NO CHANGE
LOT COVERAGE (MAX.)	30%	27.2%	29.2%
OPEN SPACE (MIN.)	50%	53.8%	52.6%
FRONTAGE (MIN.)	70'	59.38'	NO CHANGE
FRONT SETBACK (MIN.)	25'	16.5'	16.2*
SIDE SETBACK	7.5'	16.3'	15.7'
SIDE SETBACK	7.5'	14.9'	14.0'
REAR SETBACK	15'	18.1'	18.4'
FAR	0.48+0.02=0.50 (PRE 1953)	0.54	0.61

**NOTE:**  
TIES FROM BUILDINGS TO PROPERTY LINES ARE MEASURED TO THE CORNER BOARD.

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH ANY PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH ANY EXCAVATION WORK.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES, GOVERNMENT AGENCIES AND INFORMATION GIVEN BY THE INSTALLER.

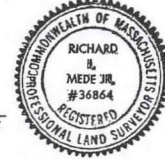
ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.  
CALL DIGSAFE: 1-800-322-4844

**SURVEYOR'S CERTIFICATION:**  
TO: JOSH BISHOP

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 20, 2016  
DATE OF PLAN: DECEMBER 13, 2016  
REVISED DATE: FEBRUARY 8, 2017

*[Signature]*  
RICHARD J. MEDE, JR. P.L.S. DATE: 02/08/2017



\*CONFORMS BASED ON DEMINIS RELIEF 2B & 2I  
LOT CREATED DECEMBER 16, 1924  
CURRENT OWNER: JOEL & MARGHERITA ROBBINS  
TITLE REFERENCE: BOOK 59695 PAGE 54  
PLAN REFERENCE: PLAN BOOK 351 PLAN 37  
PLAN BOOK 30 PLAN 30  
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

**TOPOGRAPHIC  
PLAN OF LAND  
8 HAZELWOOD AVENUE  
NEWTON, MA.  
(MIDDLESEX COUNTY)**

**MEDFORD  
ENGINEERING  
& SURVEY**  
ANGELO B. VENEZIANO ASSOCIATES  
18 HALL STREET, MEDFORD, MA 02148  
781-386-4466 fax: 781-386-8082

PREPARED BY: JOSH BISHOP

DATE	DESCRIPTION OF REVISION	PROPOSED ADDITIONS AND ADJUST FAR.	DATE	SCALE	FILE NO.
02/08/2017			12/13/2016	1" = 10'	18569

PREPARED FOR: JOSH BISHOP

**SHEET 1 OF 1**