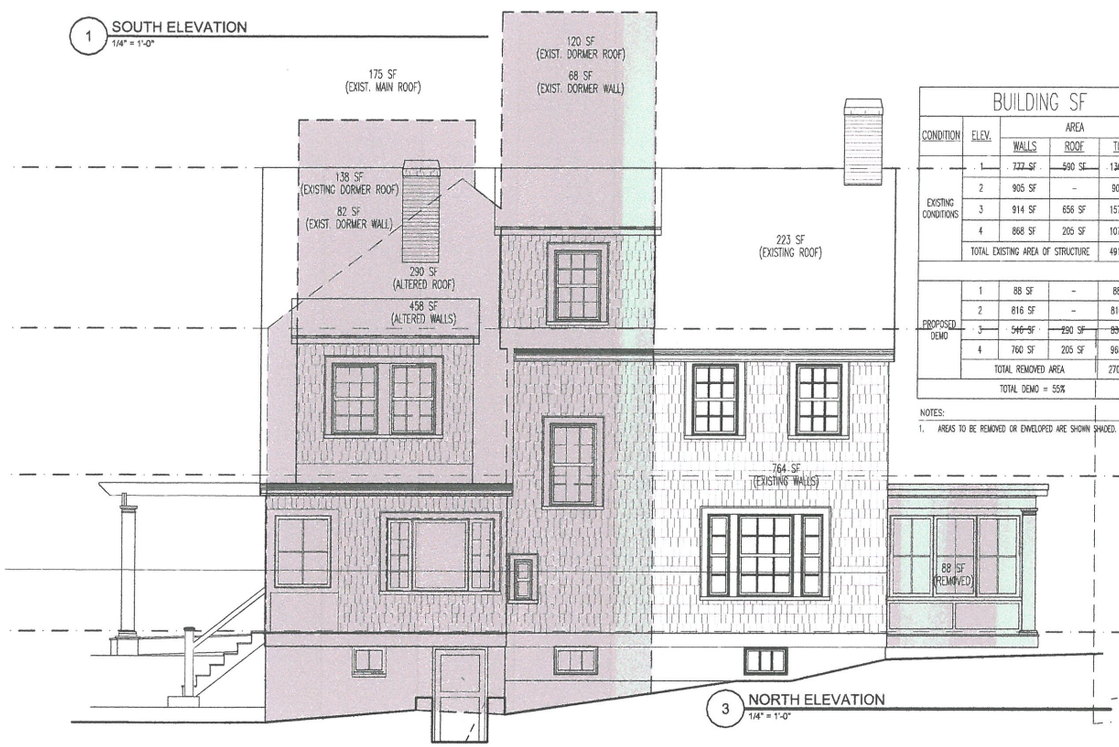
1 SOUTH ELEVATION
1/4" = 1'-0"

2 EAST ELEVATION
1/4" = 1'-0"

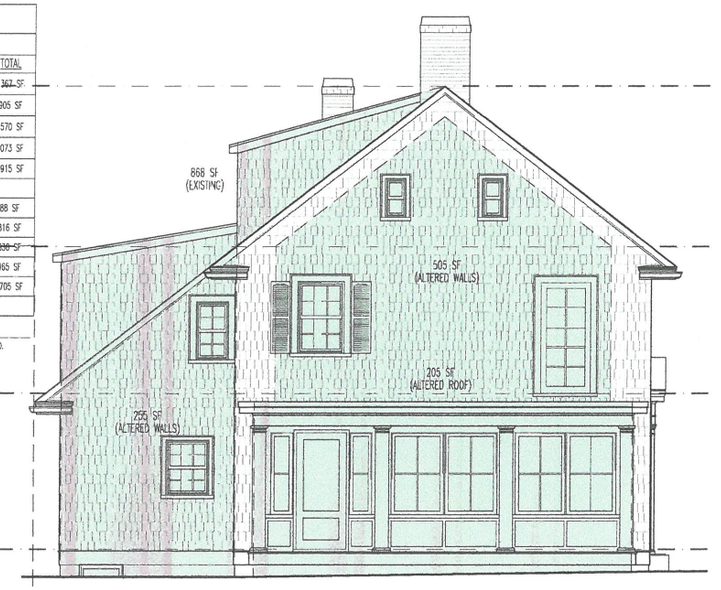


3 NORTH ELEVATION
1/4" = 1'-0"

BUILDING SF

CONDITION	ELEV.	AREA		
		WALLS	ROOF	TOTAL
EXISTING CONDITIONS	~~1~~	~~777 SF~~	~~590 SF~~	~~1367 SF~~
	2	905 SF	–	905 SF
	3	914 SF	656 SF	1570 SF
	4	868 SF	205 SF	1073 SF
	TOTAL EXISTING AREA OF STRUCTURE			4915 SF
PROPOSED DEMO	1	88 SF	–	88 SF
	2	816 SF	–	816 SF
	~~3~~	~~546 SF~~	~~290 SF~~	~~836 SF~~
	4	760 SF	205 SF	965 SF
	TOTAL REMOVED AREA			2705 SF
TOTAL DEMO = 55%				

NOTES:
1. AREAS TO BE REMOVED OR ENVELOPED ARE SHOWN SHADED.



4 WEST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

KRAUS ASSOCIATES
Architects + Builders
66 Central Street Suite 2
Wellesley, MA 02482
www.krausab.com

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DATE	REVISIONS

PROJECT NAME:

ADDTION AND ALTERATIONS TO:
22 COLBURN RD.
WELLESLEY, MA

DRAWING NAME:

EXISTING CONDITIONS (DEMOLITION CALCS)

DATE:	12.03.18
PROJECT NO:	18001
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

D2.1

1 SOUTHEAST ELEVATION
1/4" = 1'-0"

2 NORTHEAST ELEVATION
1/4" = 1'-0"

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DATE	REVISIONS
12.04.18	FRONT ENTRY REVISIONS
12.07.18	REVISIONS PER ZBA

PROJECT NAME:

ADDTION AND ALTERATIONS TO:
22 COLBURN RD.
WELLESLEY, MA

DRAWING NAME:

EXTERIOR ELEVATIONS

DATE:	12.14.18
PROJECT NO:	18001
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

A2.1

1 NORTHWEST ELEVATION
1/4" = 1'-0"

2 SOUTHWEST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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DATE	REVISIONS

PROJECT NAME:

ADDTION AND ALTERATIONS TO:
22 COLBURN RD.
WELLESLEY, MA

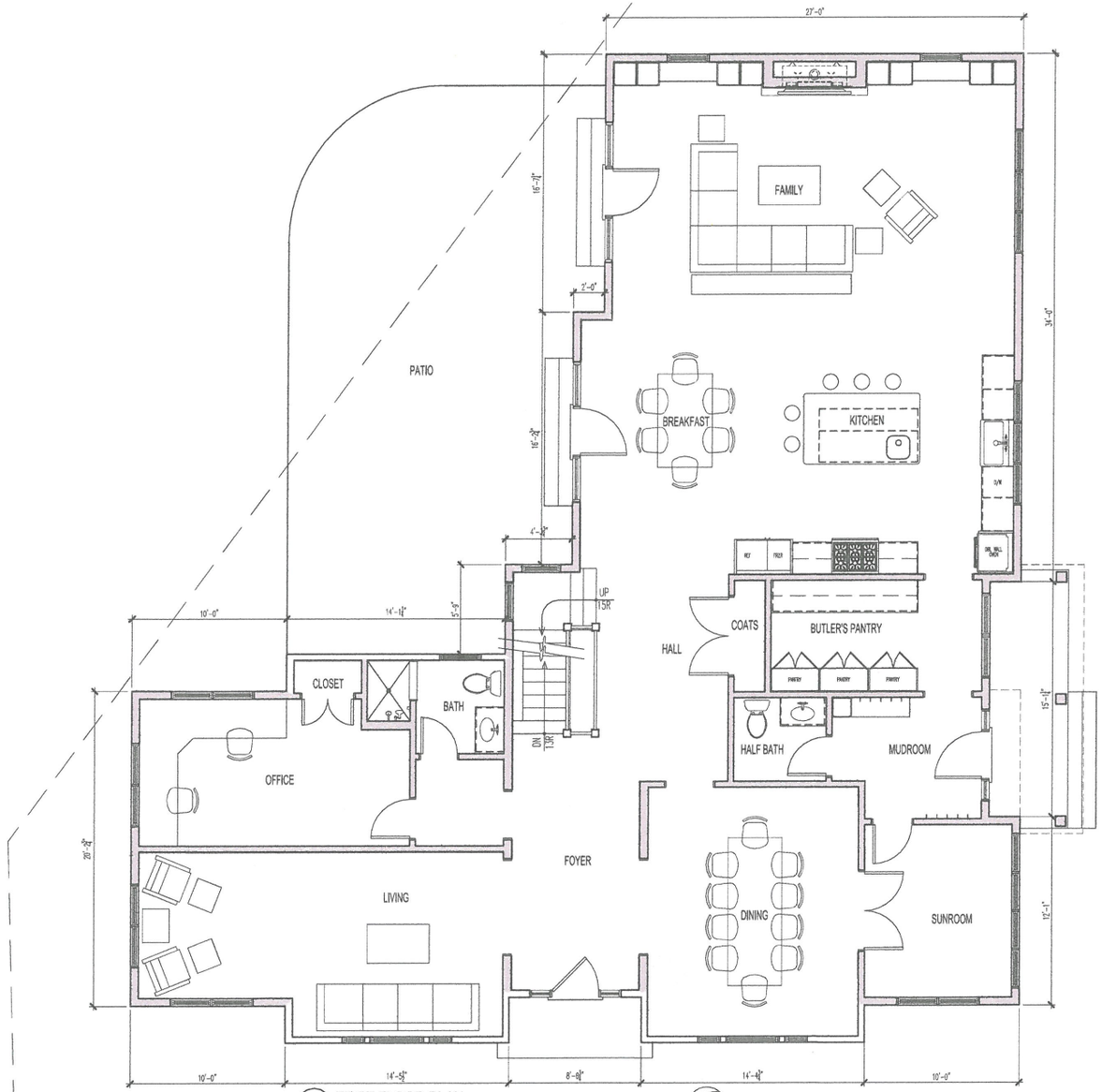
DRAWING NAME:

EXTERIOR ELEVATIONS

DATE:	12.14.18
PROJECT NO:	18001
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

A2.2



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

NORTH

WALL LEGEND
EXISTING WALL
NEW WALL

0 2' 4' 8'

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DATE	REVISIONS
12.04.18	FRONT ENTRY REVISIONS

PROJECT NAME:

ADDTION AND ALTERATIONS TO:
22 COLBURN RD.
WELLESLEY, MA

REGISTERED ARCHITECT
CHARLES E. KRAUS
No. 10580
BOSTON, MASS.

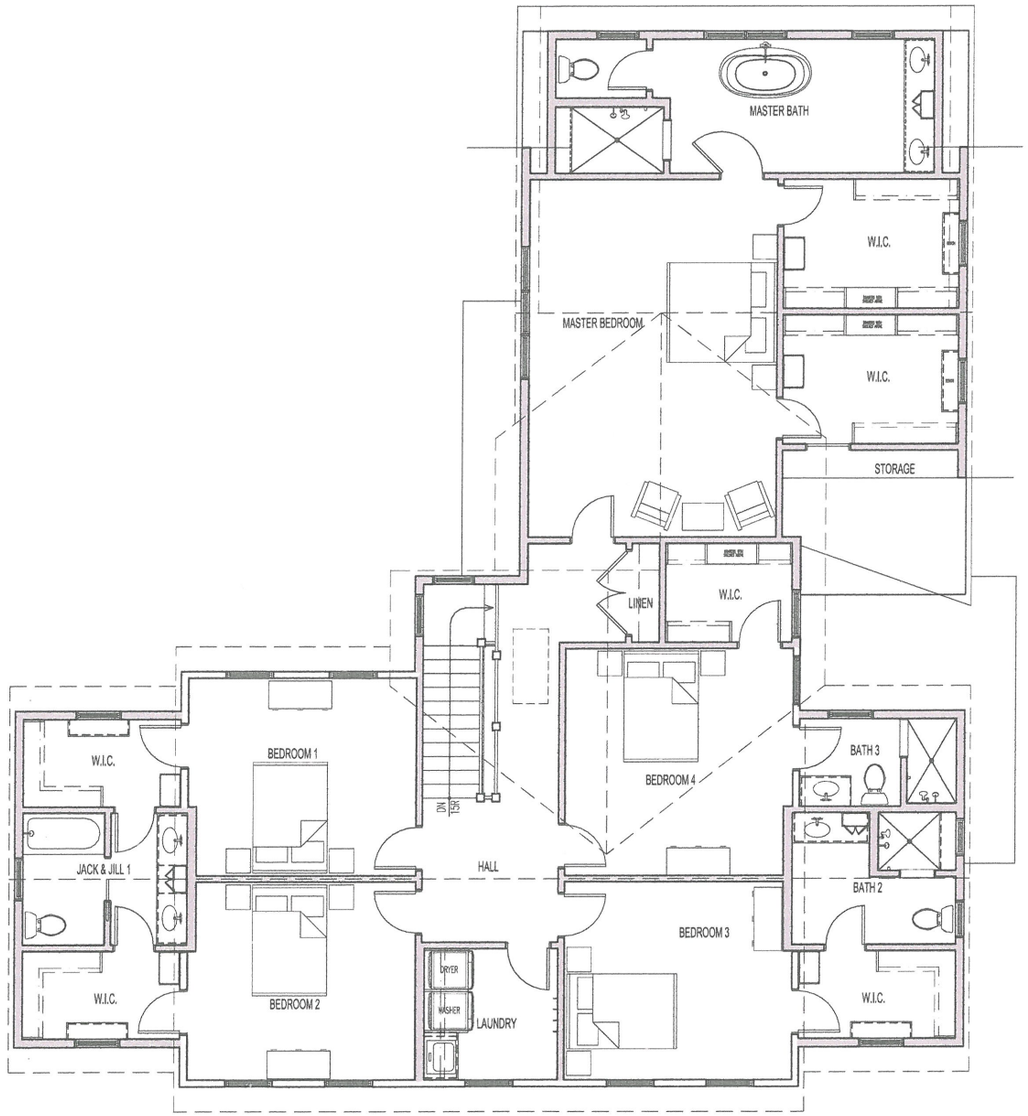
DRAWING NAME:

FIRST FLOOR PLAN

DATE:	12.14.18
PROJECT NO:	18001
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

A1.1



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

NORTH

WALL LEGEND
EXISTING WALL
NEW WALL

0 2' 4' 6'

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Architects + Builders

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DATE	REVISIONS

PROJECT NAME:

ADDTION AND ALTERATIONS TO:
22 COLBURN RD.
WELLESLEY, MA

REGISTERED ARCHITECT
CHARLES E. KRAUS
No. 10580
BOSTON, MASS.

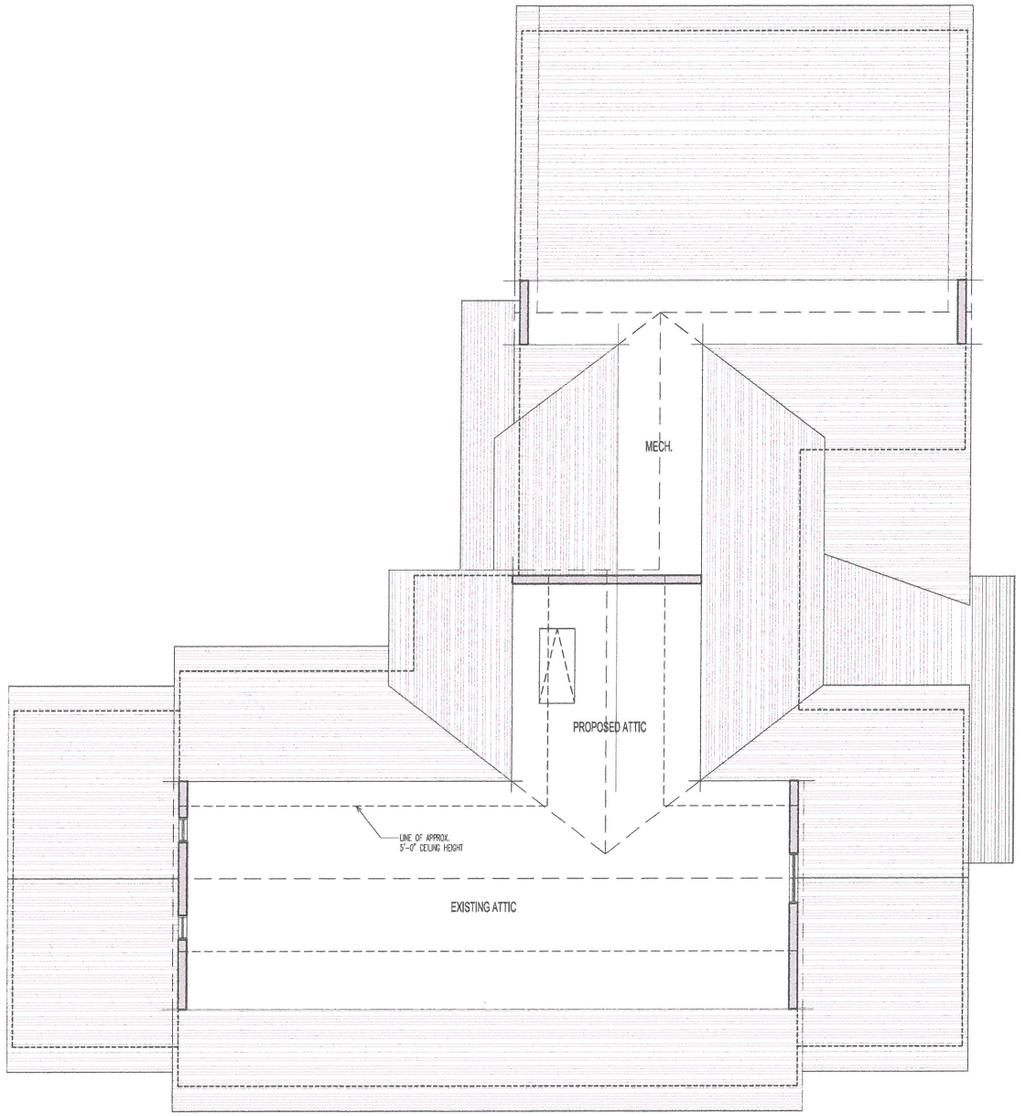
DRAWING NAME:

SECOND FLOOR PLAN

DATE:	12.14.18
PROJECT NO:	18001
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

A1.2



3 ATTIC FLOOR PLAN
1/4" = 1'-0"

NORTH

WALL LEGEND

EXISTING WALL

NEW WALL

0 2' 4' 8'

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Architects + Builders

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DATE	REVISIONS

PROJECT NAME:

ADDTION AND
ALTERATIONS TO:
22 COLBURN RD.
WELLESLEY, MA

REGISTERED ARCHITECT
CHARLES E. KRAUS
No. 10560
BOSTON
MASS.

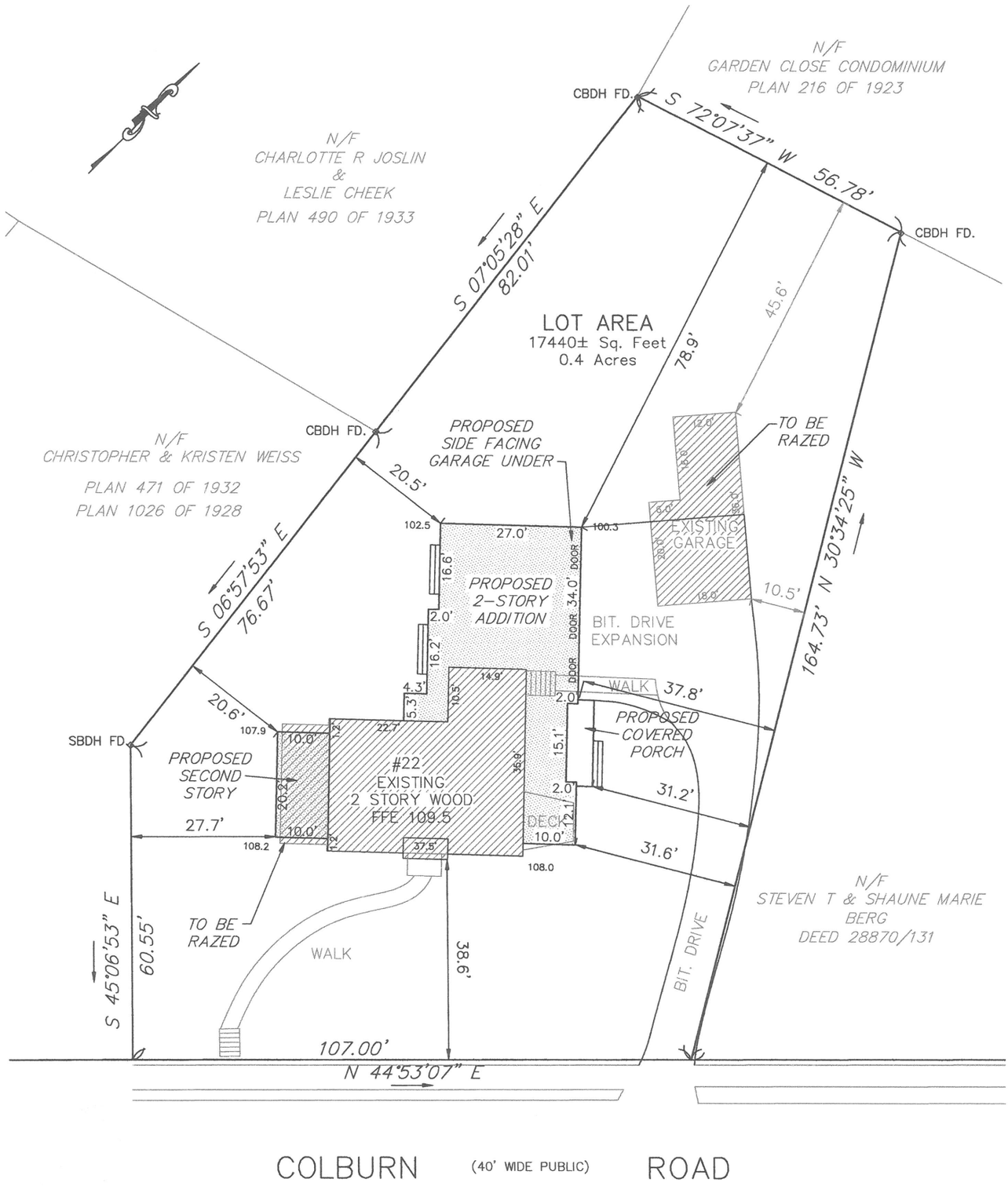
DRAWING NAME:

ATTIC FLOOR
PLAN

DATE:	12.14.18
PROJECT NO:	18001
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

A1.3



PREPARED FOR:

JAMES MEALEY
22 COLBURN ROAD
WELLESLEY, MA

COMMONWEALTH OF MASSACHUSETTS
MICHAEL P. CLANCY
NO. 49621
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:

1. ZONING CLASSIFICATION – SR20
2. LOCUS DEED:
   NORFOLK REGISTRY OF DEEDS BOOK 33360 PAGE 174
3. PLAN REFERENCES:
   NORFOLK REGISTRY OF DEEDS PLAN 1973 PAGE 155
   NORFOLK REGISTRY OF DEEDS BOOK 1456 PAGE 317
   NORFOLK REGISTRY OF DEEDS PLAN BOOK 676 PAGE 62
4. ASSESSORS PARCEL ID: 73–30

LOT COVERAGE (EXISTING) = 1869 S.F =1869/17440 =10.7%
LOT COVERAGE (PROPOSED) = 2567 S.F. = 2567/17440 =14.7%
PROPOSED PEAK OF ADDITION TO AVERAGE GRADE 32.1'

PLOT PLAN
FOR
22 COLBURN ROAD
IN
WELLESLEY, MASS.

SCALE: 1"=20' OCTOBER 24, 2018

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1–877–302–8440

REVISED 12–11–18