

# PLAN OF LAND IN HAMILTON, MASS.

SCALE: 1"=20'  
DATE: NOVEMBER 2, 2021



I CERTIFY THAT THIS HOUSE IS LOCATED ON THE GROUND AS SHOWN.  
I FURTHER CERTIFY THAT THIS BUILDING DOES NOT LIE WITHIN A FLOOD  
HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE  
MAP COMMUNITY PANEL #25009C 426F EFF. DATE: 07/03/2012

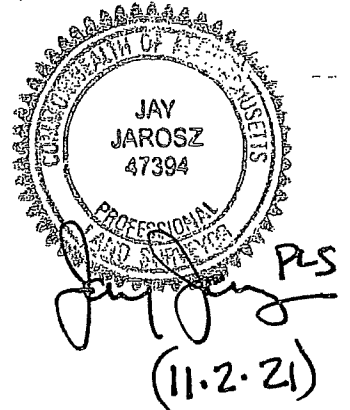
DATE: NOV. 2 2021

*Jay Jarosz*  
PROFESSIONAL LAND SURVEYOR

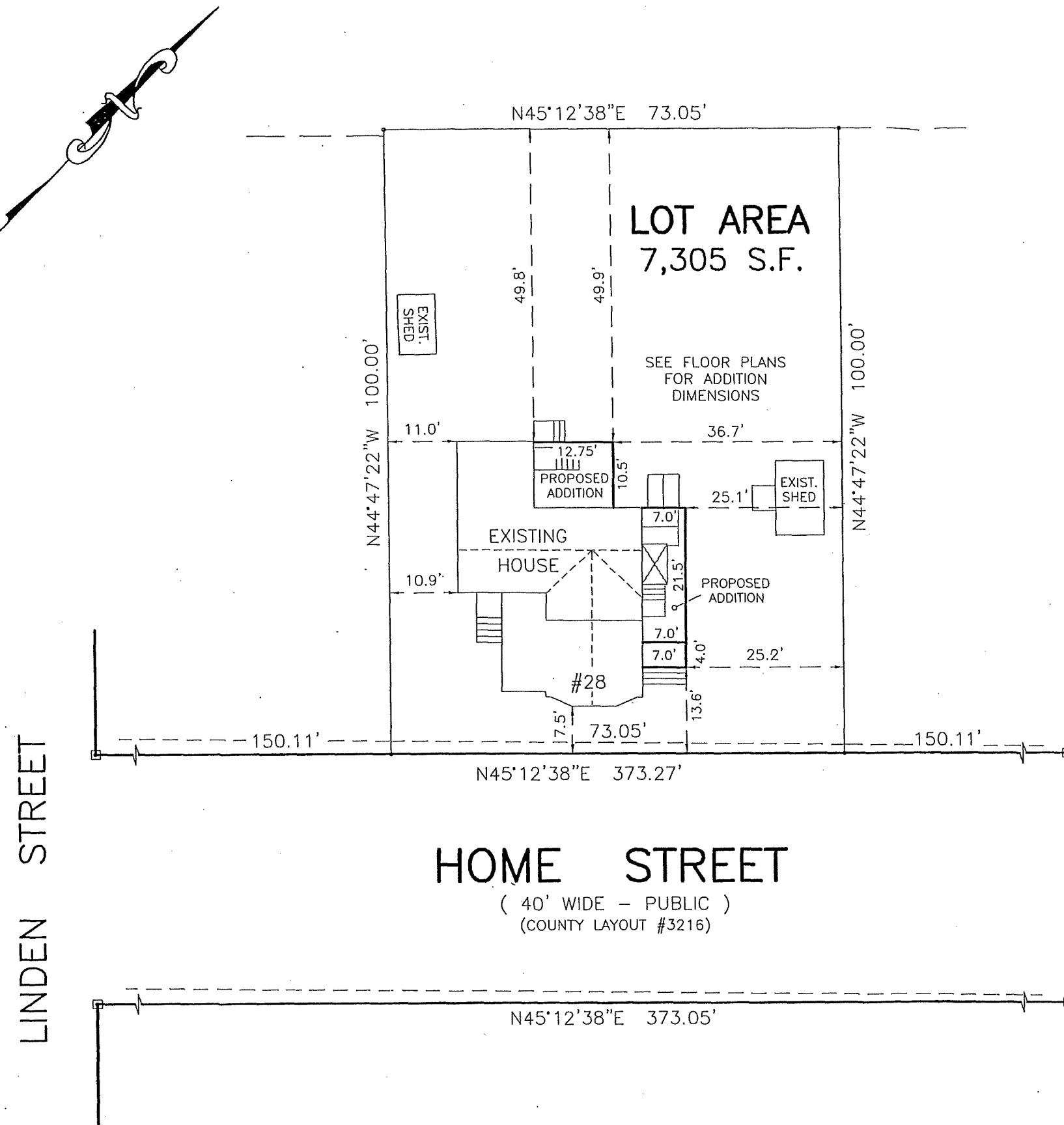
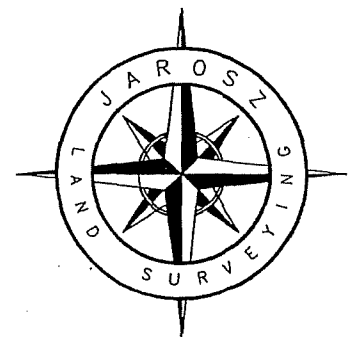
OWNERS:  
Caroline P. & Gregory R.  
HORNER

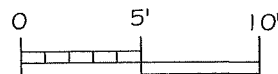
#28 Home Street  
Map 55 lot 82

Deed Reference  
Bk. 24258 Pg. 378  
Essex South District  
Registry of Deeds

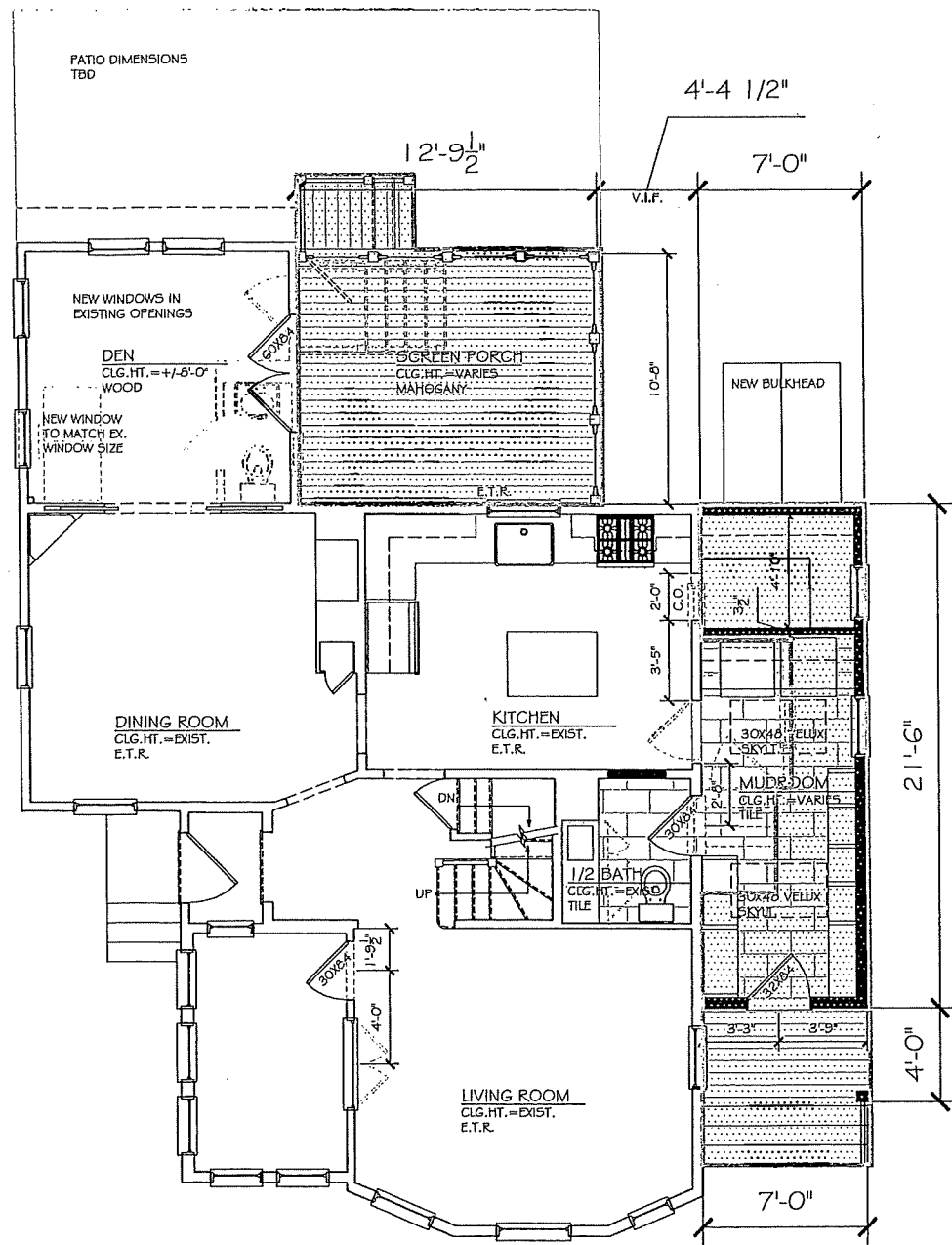
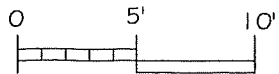


JAROSZ LAND SURVEYING  
3 MILL STREET  
MANCHESTER, MA. 01944  
jj1717@comcast.net  
Phone: (781)-710-8484  
JAROSZLANDSURVEYOR.COM





**A FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



| DEMOLITION / CONSTRUCTION LEGEND |                                   |
|----------------------------------|-----------------------------------|
|                                  | EXISTING PARTITIONS TO REMAIN     |
|                                  | EXISTING PARTITIONS TO BE REMOVED |
|                                  | NEW WALL CONSTRUCTION             |
|                                  | PROPOSED ADDITION                 |
|                                  | E.T.R. EXISTING TO REMAIN         |

bds design inc  
254 bay road  
hamilton, ma 01982  
p 978.530.4705  
www.bdsdesigninc.com

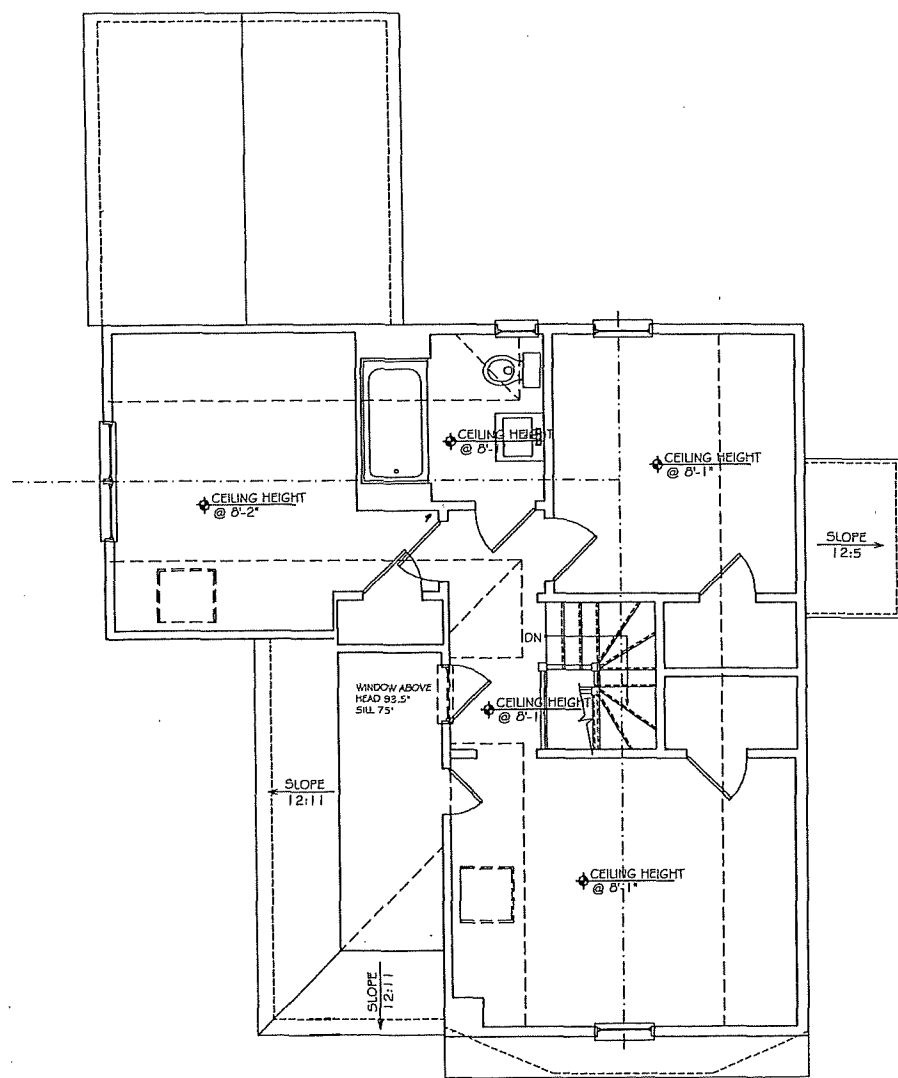
**HORNER  
RESIDENCE**  
28 HOME STREET, HAMILTON, MA

| REV. |  |
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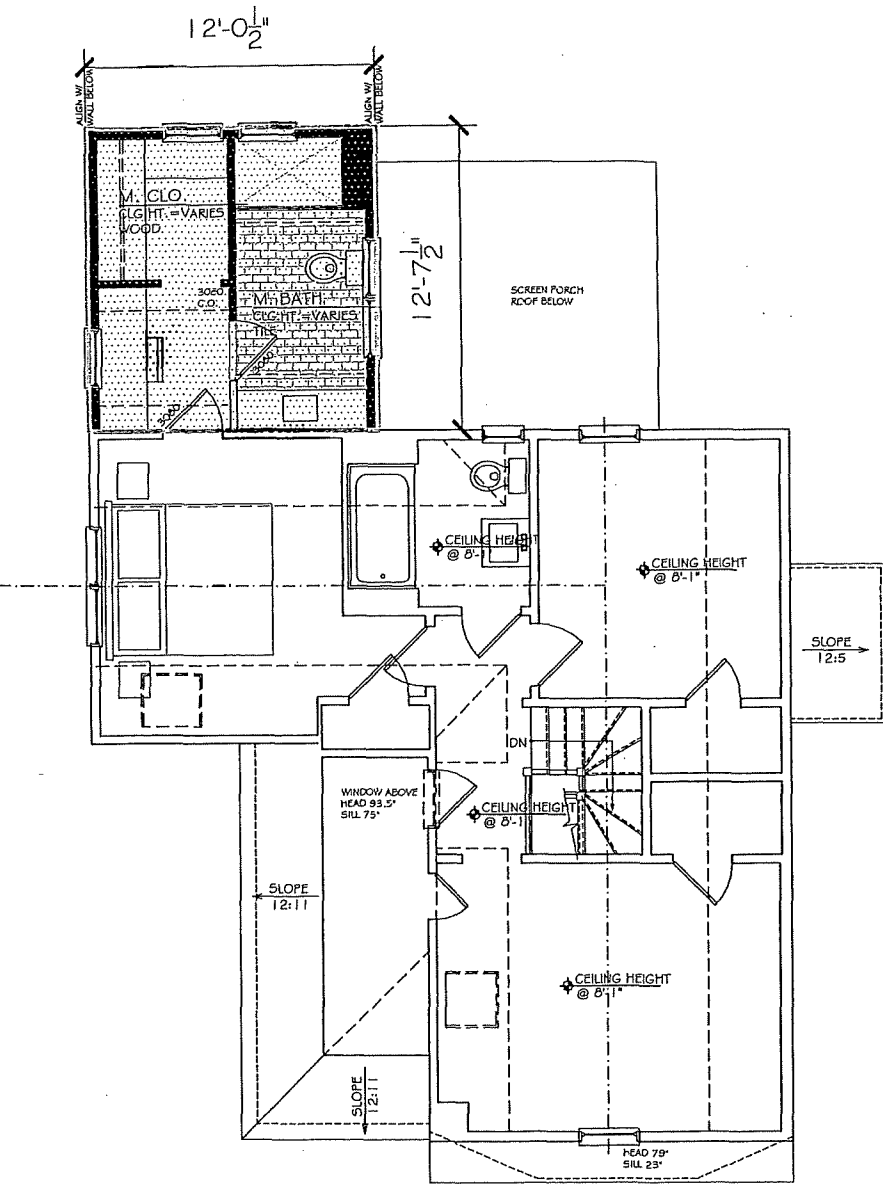
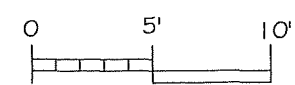
ZBA - 111/3/21  
**EXISTING/PROPOSED  
FIRST FLOOR PLANS**

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| SCALE:    |
| JOB NO:   |
| FILE:     |
| DRAWN:    |
| CHECKED:  |
| SHEET NO: |

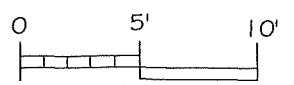
**A1**



(B) EX. SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



(A) SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



| DEMOLITION / CONSTRUCTION LEGEND |                                   |
|----------------------------------|-----------------------------------|
|                                  | EXISTING PARTITIONS TO REMAIN     |
|                                  | EXISTING PARTITIONS TO BE REMOVED |
|                                  | NEW WALL CONSTRUCTION             |
|                                  | PROPOSED ADDITION                 |
|                                  | E.T.R. EXISTING TO REMAIN         |

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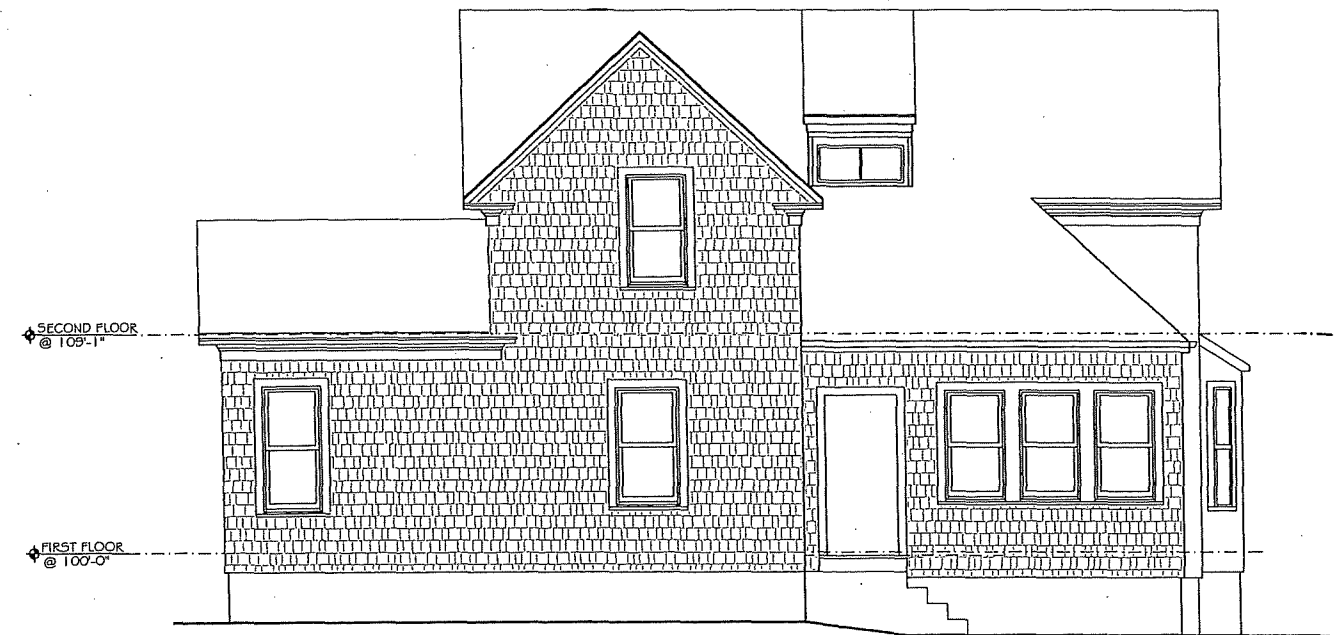
# HORNER RESIDENCE

28 HOME STREET, HAMILTON, MA

| REV. | DESCRIPTION |
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ZBA - 111/3/21  
EXISTING/PROPOSED  
SECOND FLOOR  
PLANS

SCALE:  
JOB NO.:  
FILE:  
DRAWN:  
CHECKED:  
SHEET NO:



**(A) EX. SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**(C) EX. FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



**(B) SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**(D) FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

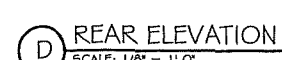
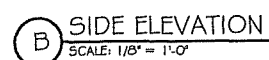
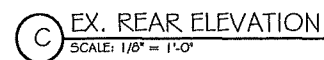
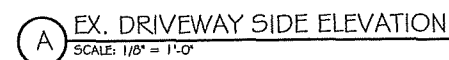
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**HORNER  
RESIDENCE**  
28 HOME STREET, HAMILTON, MA

ZBA - 1111/3/21  
EXISTING/PROPOSED  
ELEVATIONS

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| SCALE:    |
| JOB NO:   |
| FILE:     |
| DRAWN:    |
| CHECKED:  |
| SHEET NO: |

A3



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HORNER  
RESIDENCE  
28 HOME STREET, HAMILTON, MA

ZBA - 111/3/21  
EXISTING/PROPOSED  
ELEVATIONS

|           |
|-----------|
| SCALE:    |
| JOB NO:   |
| FILE:     |
| DRAWN:    |
| CHECKED:  |
| SHEET NO: |

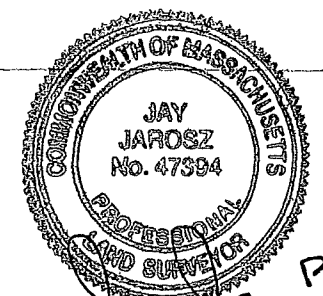
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DATE: Oct 12, 2021

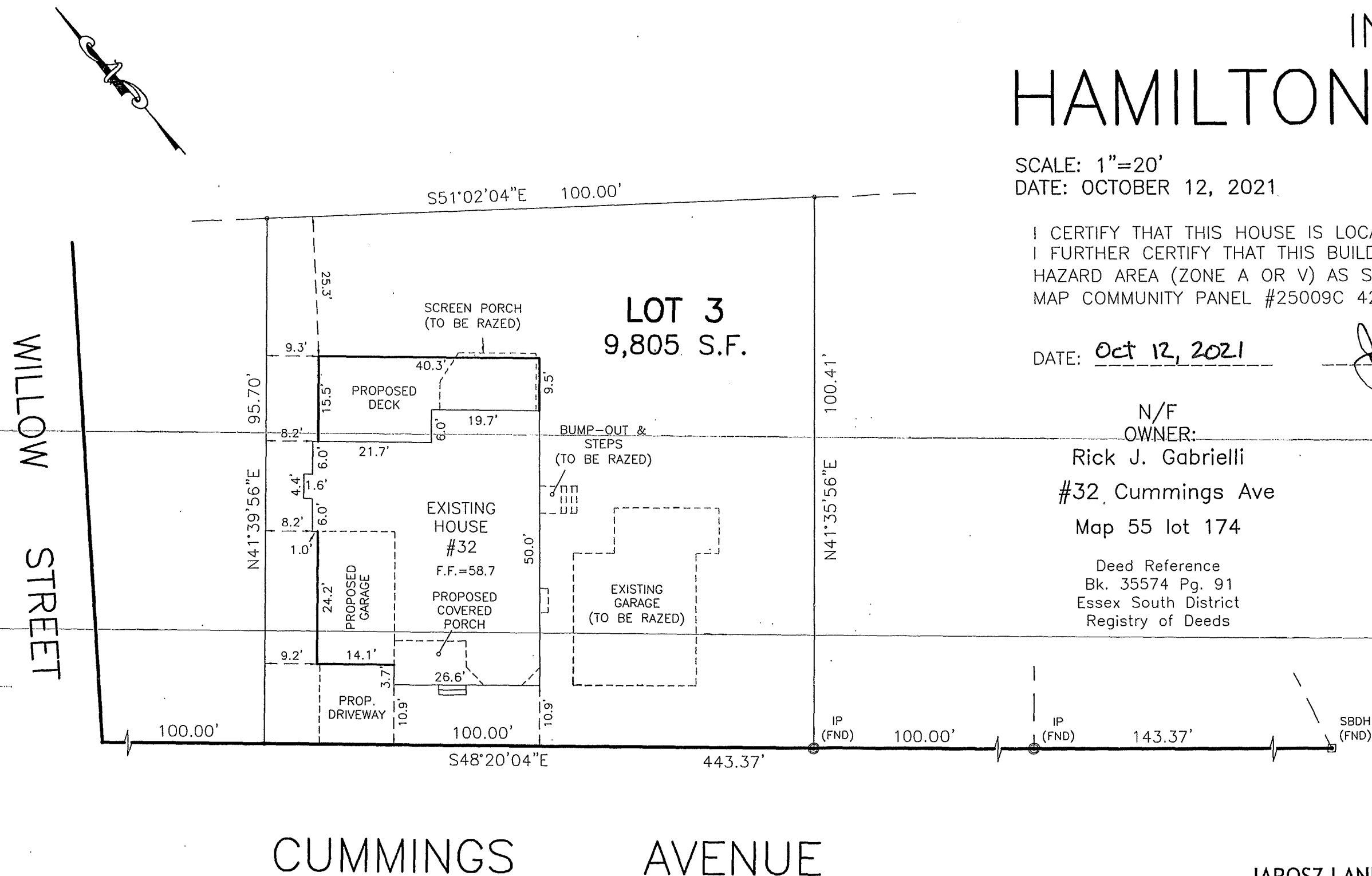
  
PROFESSIONAL LAND SURVEYOR

N/F  
OWNER:  
Rick J. Gabrielli  
#32, Cummings Ave  
Map 55 lot 174

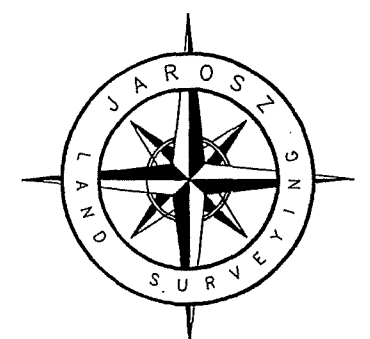
Deed Reference  
Bk. 35574 Pg. 91  
Essex South District  
Registry of Deeds



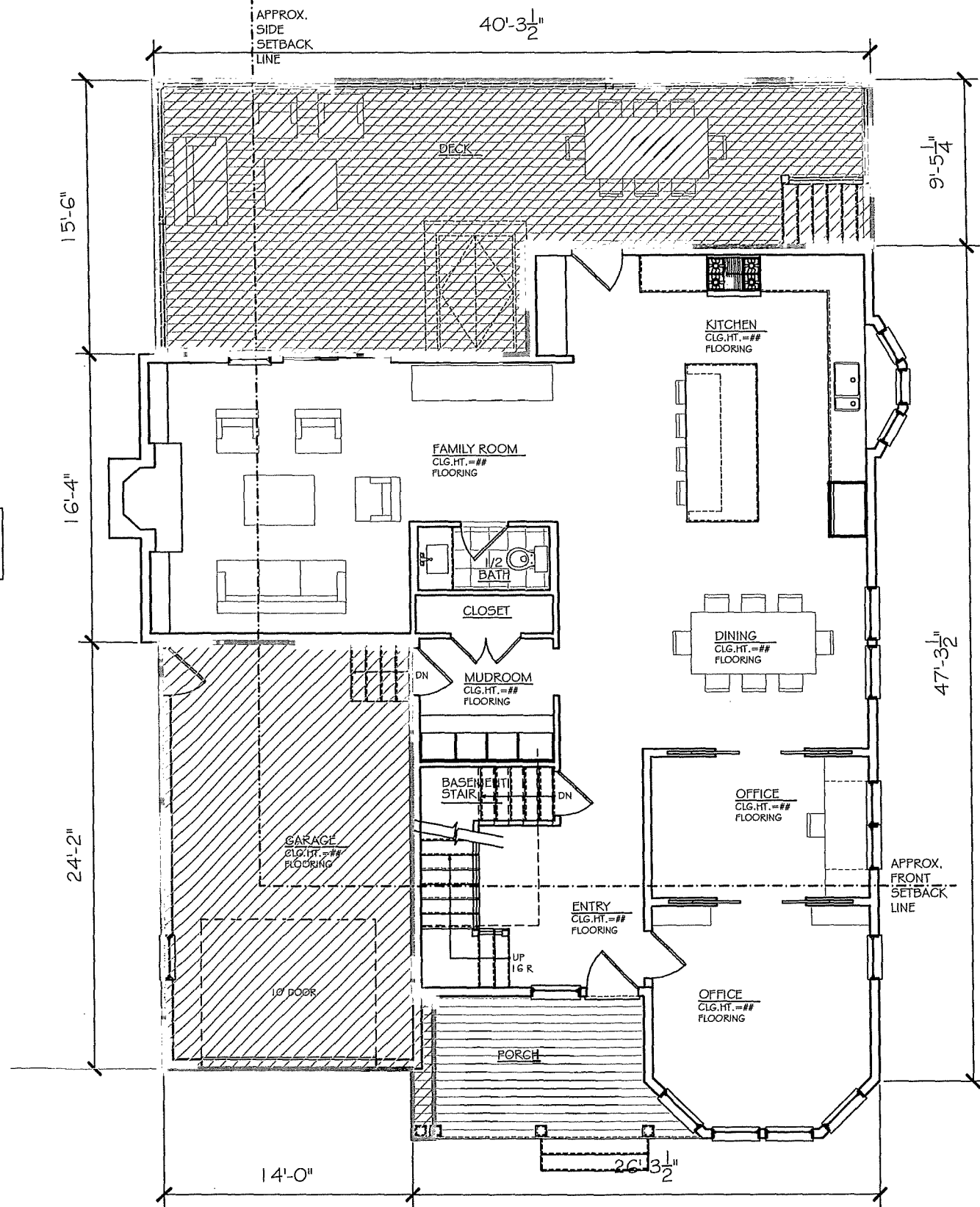
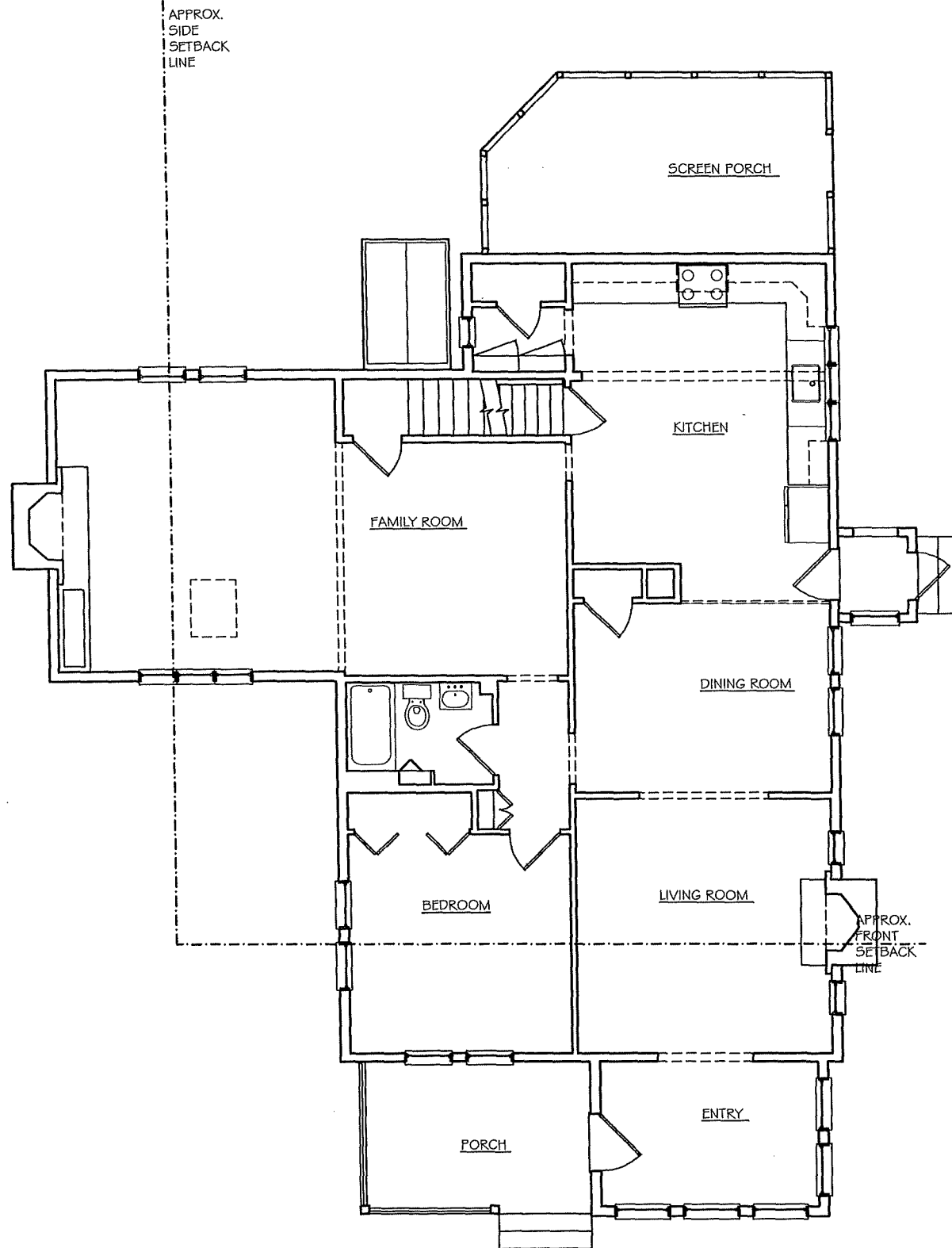
PLS  
(10.12.21)



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jj1717@comcast.net  
Phone: (781)-710-8484  
JAROSZLANDSURVEYOR.COM







| DEMOLITION / CONSTRUCTION LEGEND |                                   |
|----------------------------------|-----------------------------------|
|                                  | EXISTING PARTITIONS TO REMAIN     |
|                                  | EXISTING PARTITIONS TO BE REMOVED |
|                                  | NEW WALL CONSTRUCTION             |
|                                  | PROPOSED ADDITION                 |
| E.T.R.                           | EXISTING TO REMAIN                |

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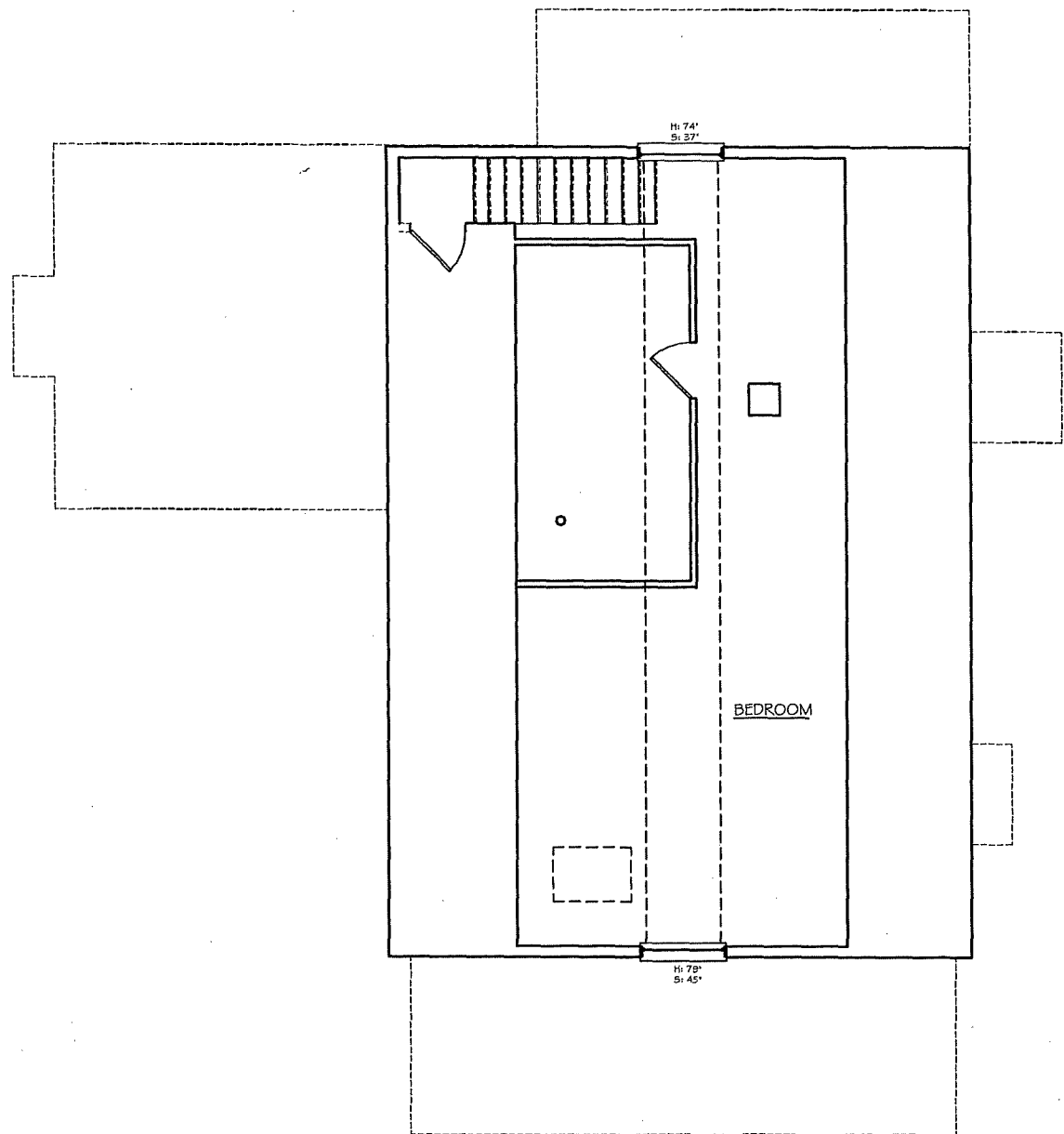
# WRIGHT RESIDENCE

32 CUMMINGS AVENUE, HAMILTON, MA

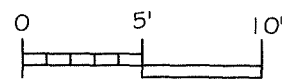
7BA - 10/12/2021  
EXISTING AND PROPOSED FIRST FLOOR PLANS

SCALE:  
JOB NO.:  
FILE:  
DRAWN:  
CHECKED:  
SHEET NO.

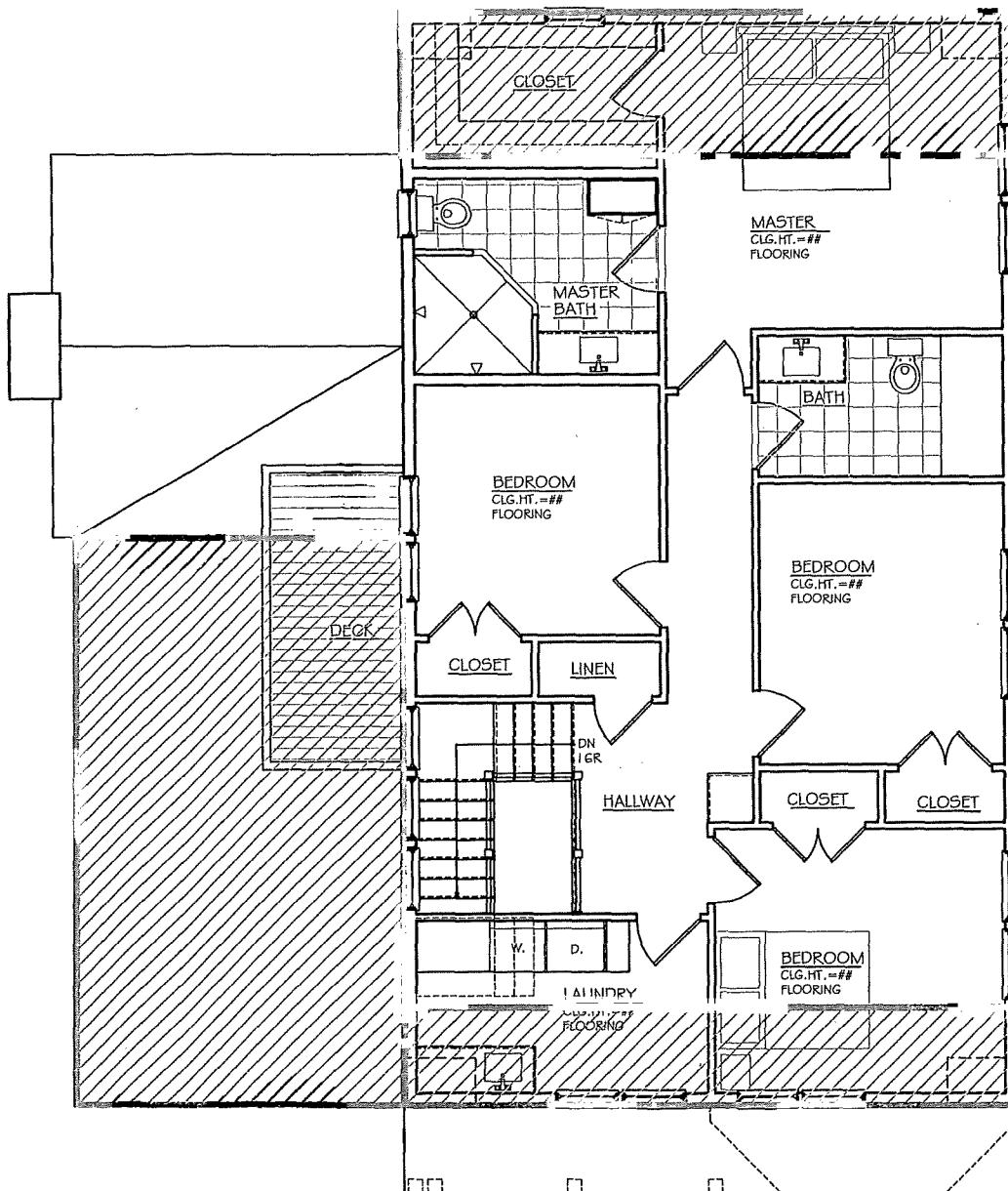




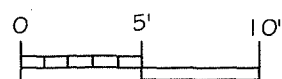
**B EX. SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



PROJECT  
NORTH



**A SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



PROJECT  
NORTH

| DEMOLITION / CONSTRUCTION LEGEND |                                   |
|----------------------------------|-----------------------------------|
|                                  | EXISTING PARTITIONS TO REMAIN     |
|                                  | EXISTING PARTITIONS TO BE REMOVED |
|                                  | NEW WALL CONSTRUCTION             |
|                                  | PROPOSED ADDITION                 |
|                                  | E.T.R. EXISTING TO REMAIN         |

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**WRIGHT  
RESIDENCE**  
32 CUMMINGS AVENUE, HAMILTON, MA

ZBA - 10/12/2021

EXISTING AND  
PROPOSED SECOND  
FLOOR PLANS

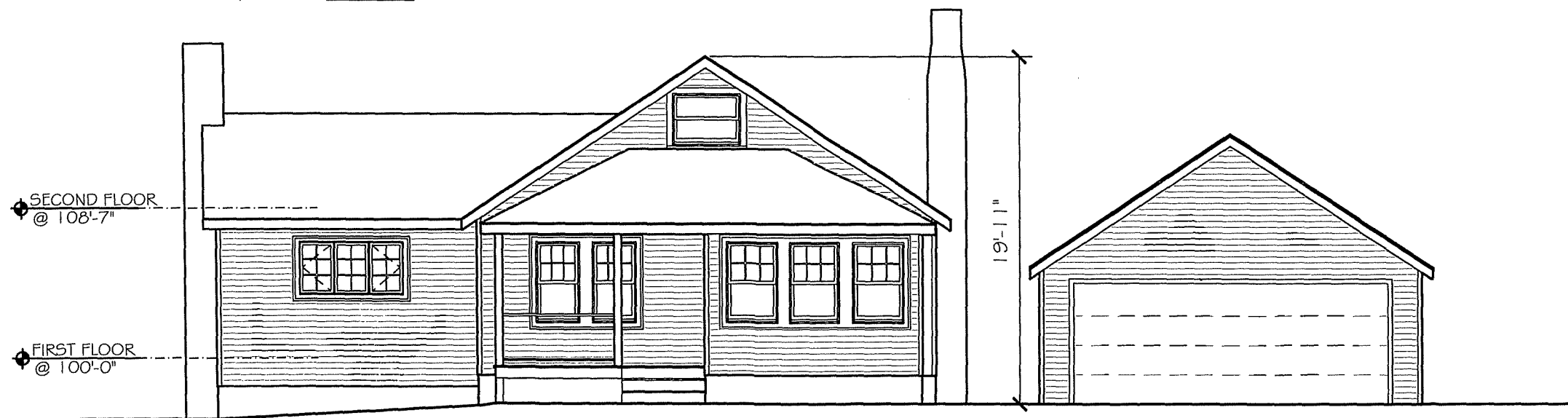
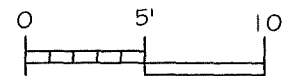
SCALE:  
JOB NO:  
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A2

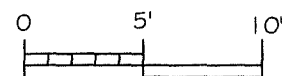




**A** FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



**B** EX. FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



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**WRIGHT  
RESIDENCE**  
32 CUMMINGS AVENUE, HAMILTON, MA

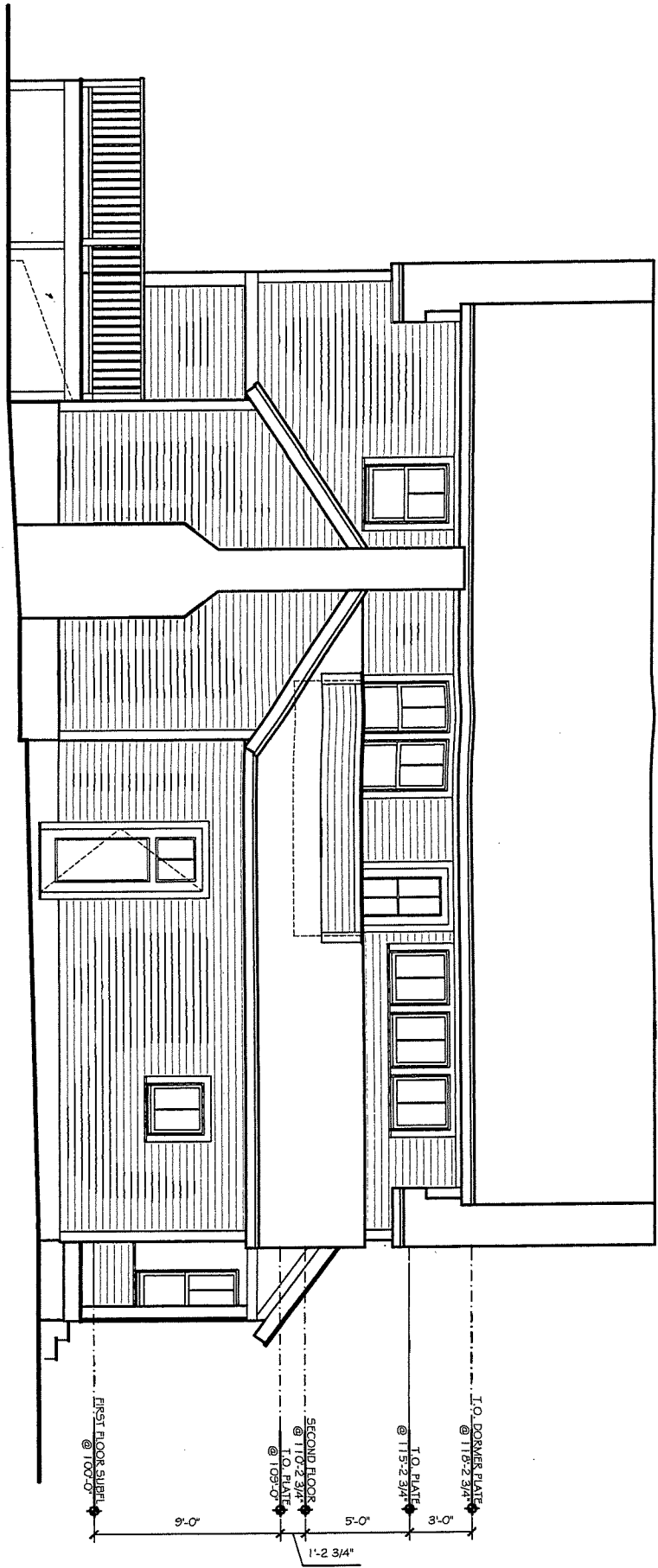
REV:

ZBA - 10/12/2021

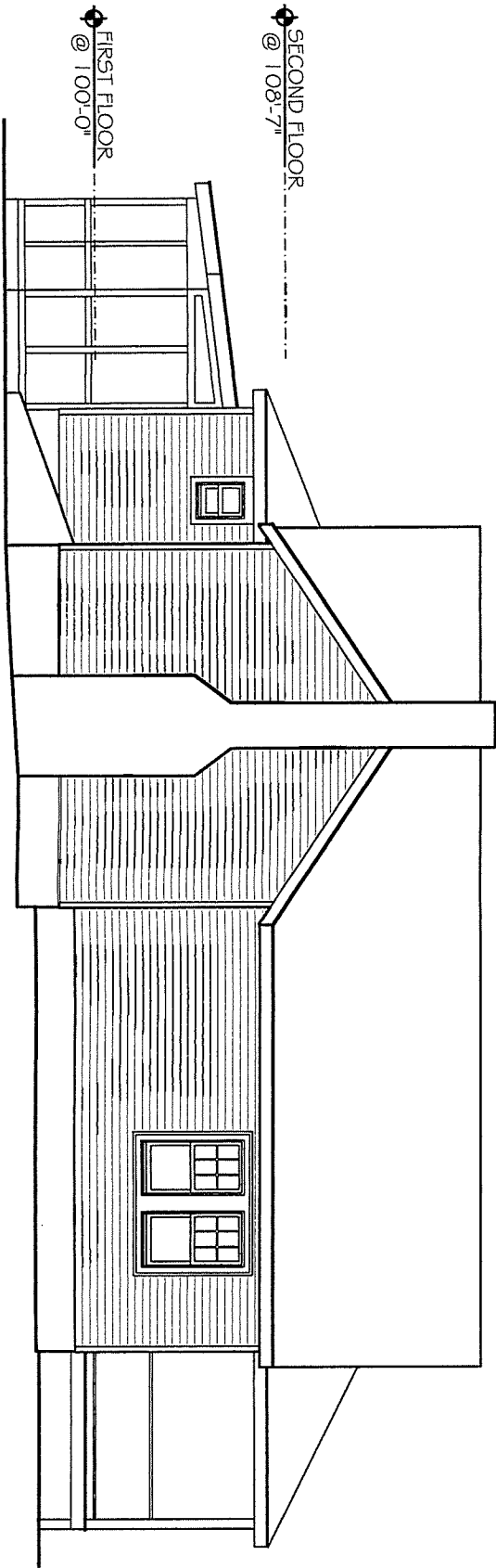
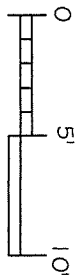
EXISTING AND  
PROPOSED FRONT  
ELEVATIONS

SCALE:  
JOB NO:  
FILE:  
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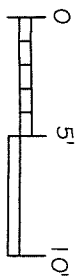
**A3**



**A** WEST ELEVATION  
SCALE: 1/8" = 1'-0"



**B** EX. WEST ELEVATION  
SCALE: 1/8" = 1'-0"



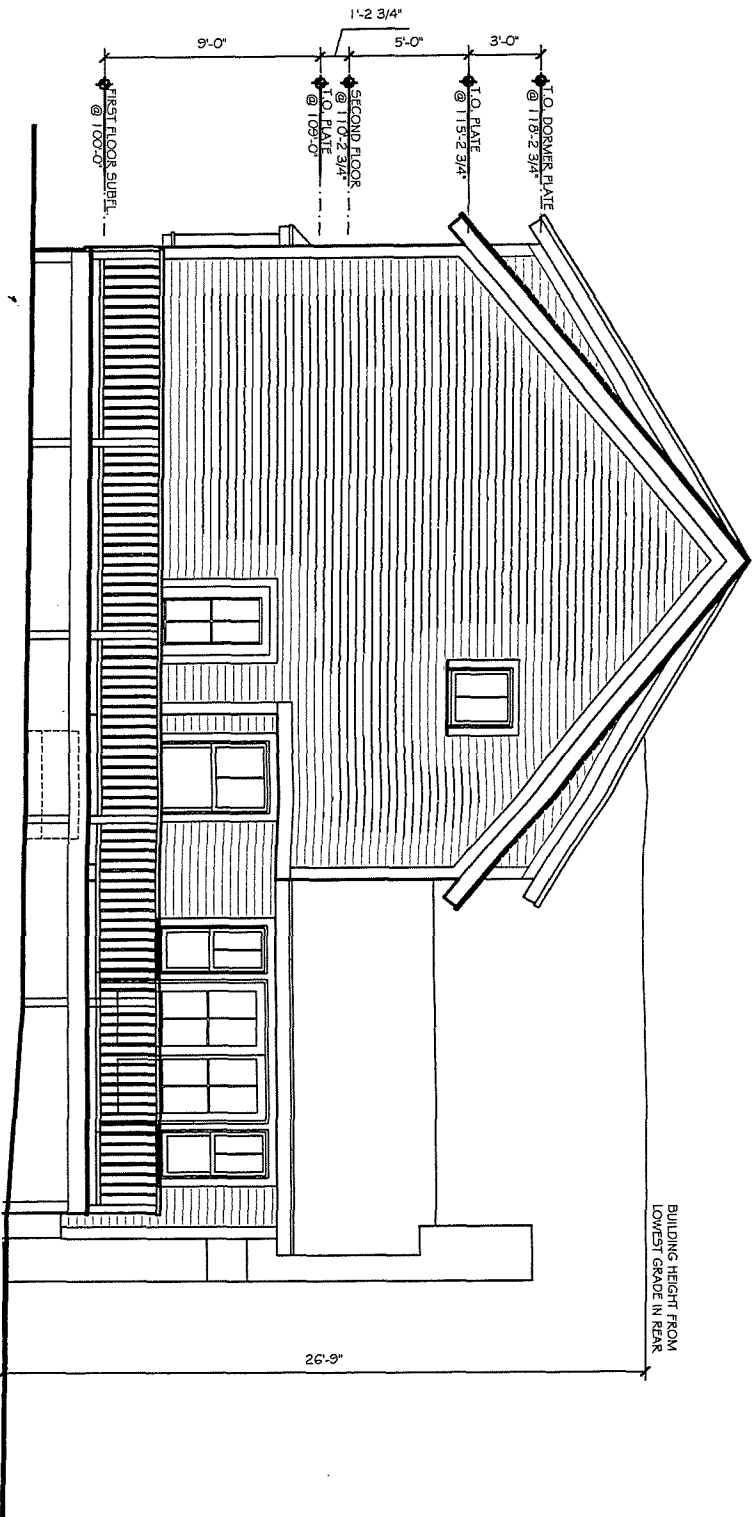
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254 bay road  
hamilton, ma 01982  
p 978.530.4705  
www.bdsdesigninc.com

WRIGHT  
RESIDENCE  
32 CUMMINGS AVENUE, HAMILTON, MA

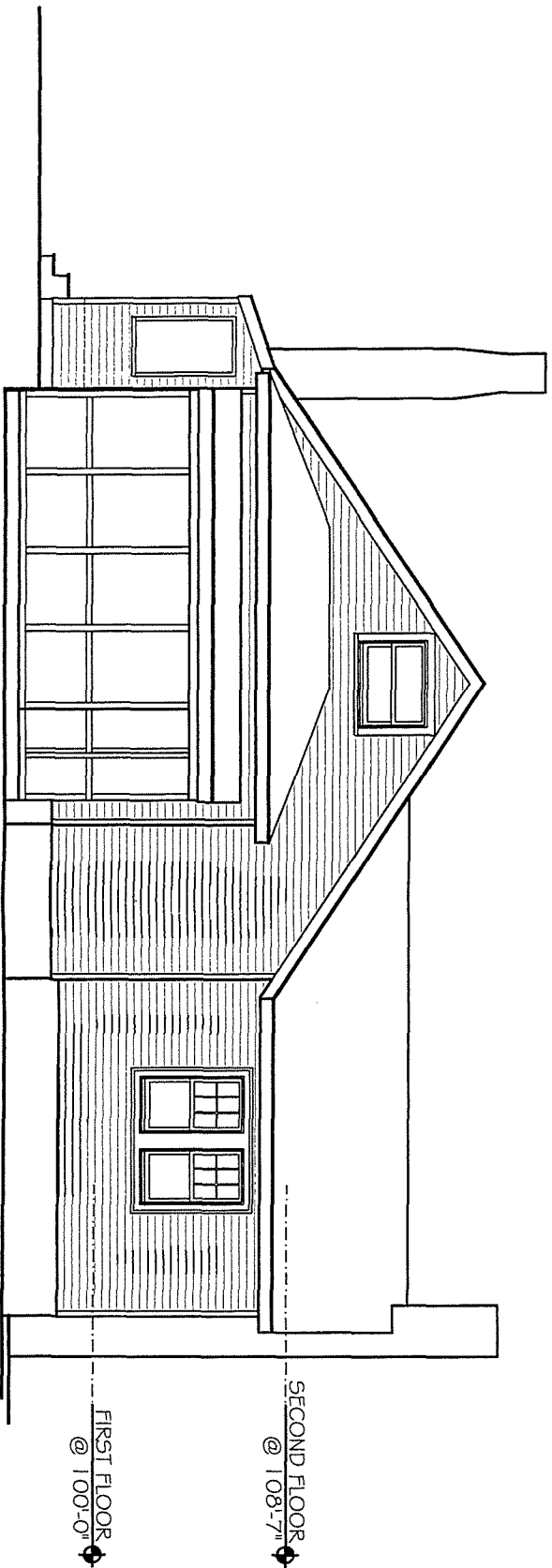
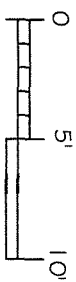
| REV. |
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ZBA - 10/12/2021  
EXISTING AND  
PROPOSED FRONT  
ELEVATIONS

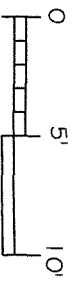
SCALE  
JOB NO.  
FILE  
DRAWN  
CHECKED  
SHEET NO.  
A4



A REAR ELEVATION  
SCALE: 1/8" = 1'-0"



B EX. NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



| REV. |
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ZBA - 10/12/2021

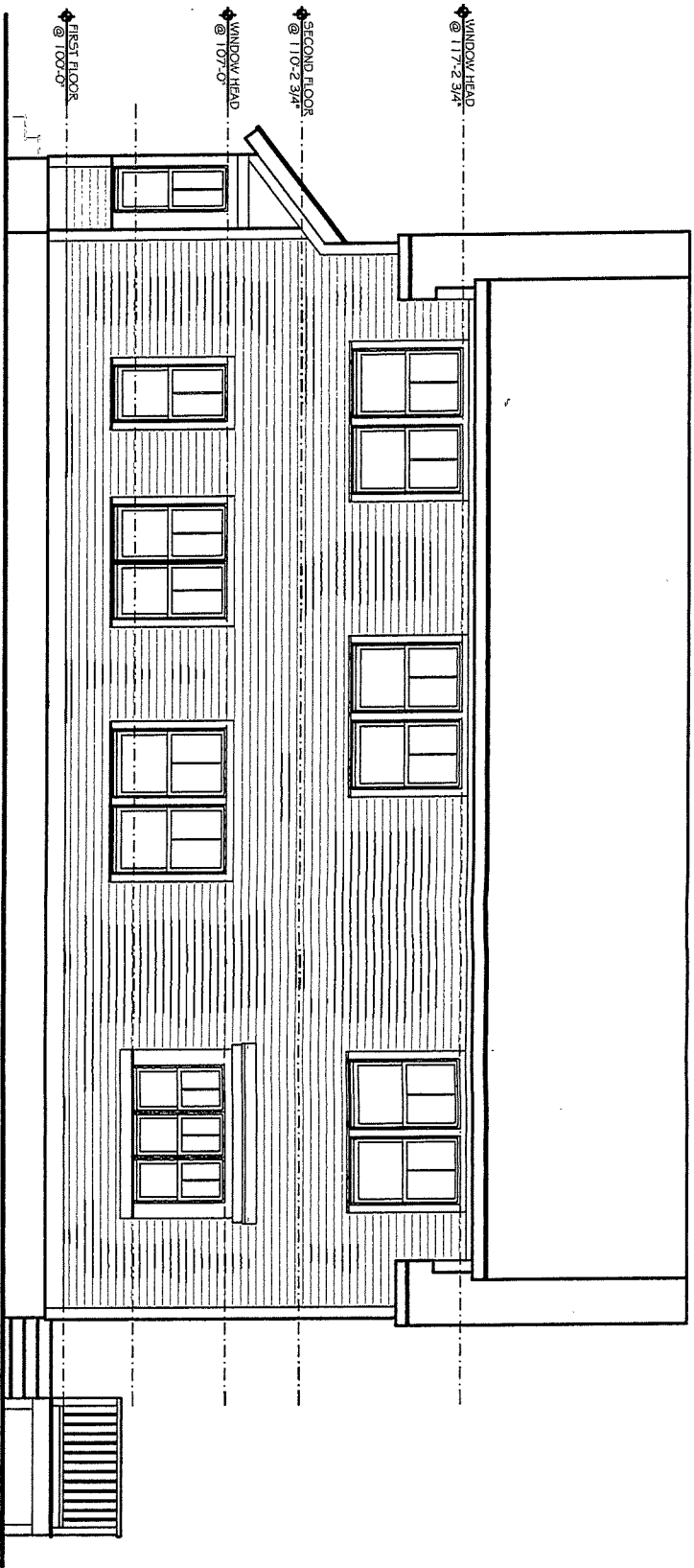
EXISTING AND  
PROPOSED FRONT  
ELEVATIONS

WRIGHT  
RESIDENCE  
32 CUMMINGS AVENUE, HAMILTON, MA

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www.bdsdesigninc.com

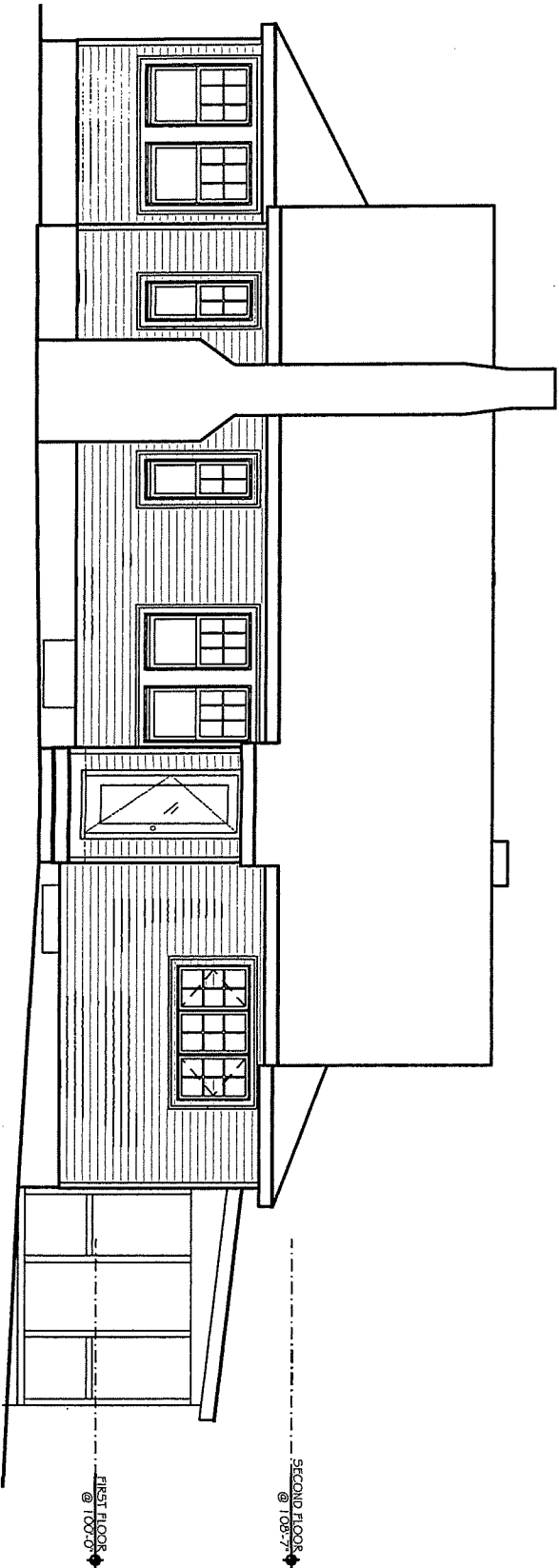
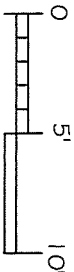
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| SCALE:     |
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| CHECKED:   |
| SHEET NO.: |

A5



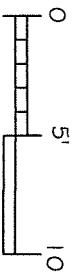
A EAST ELEVATION

SCALE: 1/8" = 1'-0"



B EX. EAST ELEVATION

SCALE: 1/8" = 1'-0"



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WRIGHT  
RESIDENCE

32 CUMMINGS AVENUE, HAMILTON, MA

REV:

ZBA - 10/12/2021

EXISTING AND  
PROPOSED FRONT  
ELEVATIONS

SCALE:

JOB NO:

FILE:

DRAWN:

CHECKED:

SHEET NO:

A6

# PLAN OF LAND IN HAMILTON, MASS.

SCALE: 1"=20'  
DATE: OCTOBER 12, 2021



I CERTIFY THAT THIS HOUSE IS LOCATED ON THE GROUND AS SHOWN.  
I FURTHER CERTIFY THAT THIS BUILDING DOES NOT LIE WITHIN A FLOOD  
HAZARD AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE  
MAP COMMUNITY PANEL #25009C 407F EFF. DATE: 07/03/2012

DATE: OCT 12, 2021

*Jay Jarosz*  
PROFESSIONAL LAND SURVEYOR

NOTE: THIS PROPERTY IS LOCATED IN THE  
GROUND WATER PROTECTION DISTRICT  
MAXIMUM IMPERVIOUS AREA CANNOT BE MORE

THAN 15% OF THE LOT AREA  
(0.15 x 5,559) = 834 S.F.

OR

2,500 S.F.

WHICHEVER IS GREATER

## EXISTING:

|                 |           |
|-----------------|-----------|
| GARAGE          | 430± S.F. |
| HOUSE           | 815± S.F. |
| DECK            | 115± S.F. |
| WALKWAYS/PATIOS | 260± S.F. |
| DRIVEWAY        | 530± S.F. |

TOTAL ----- 2,150± S.F.

## PROPOSED:

|                 |             |
|-----------------|-------------|
| GARAGE          | 430± S.F.   |
| HOUSE           | 1,035± S.F. |
| DECK            | 0± S.F.     |
| WALKWAYS/PATIOS | 380± S.F.   |
| DRIVEWAY        | 530± S.F.   |

TOTAL ----- 2,375± S.F.

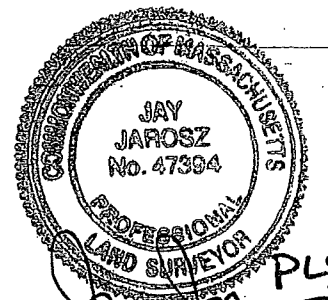
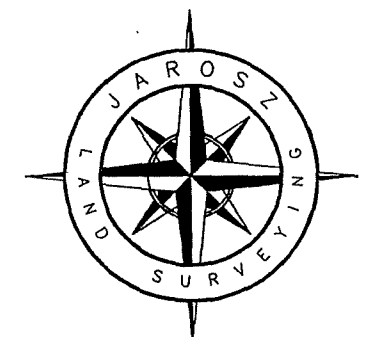
OWNERS:  
Jeannine & Patrick  
RYAN

#13 Cottage Street

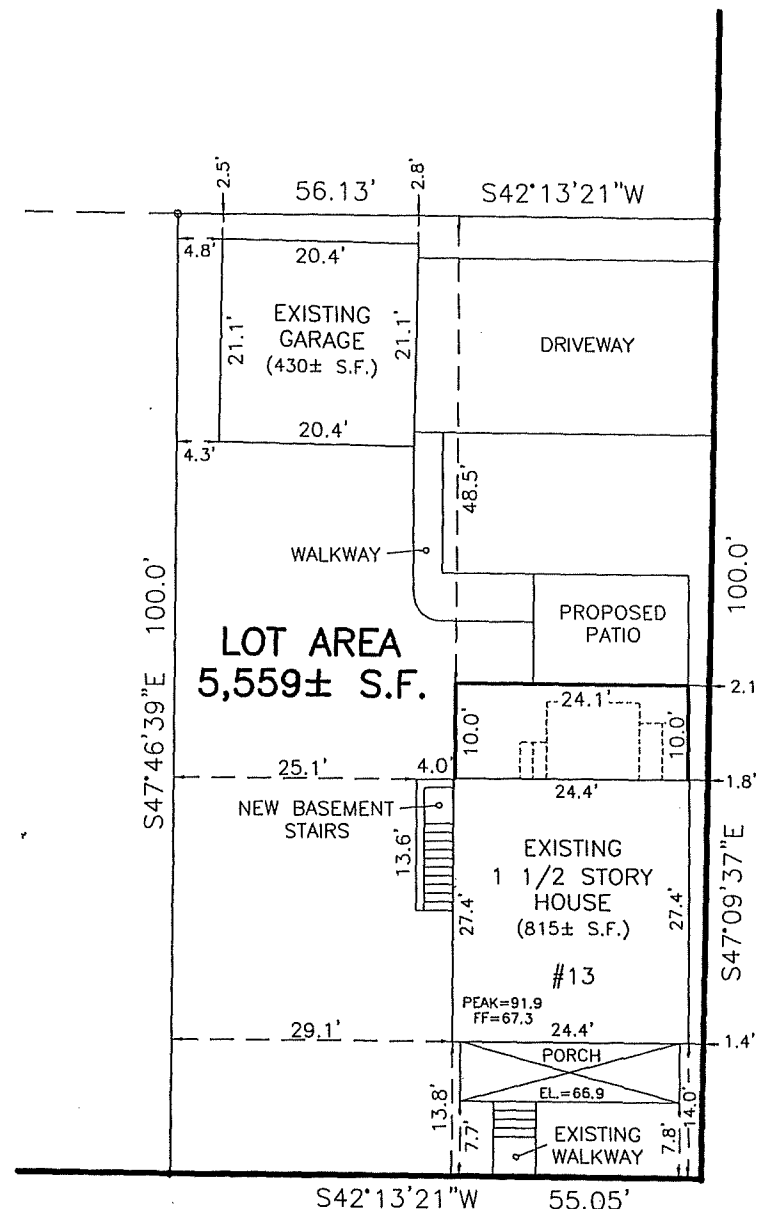
Map 55 Lot 207  
(55-207)

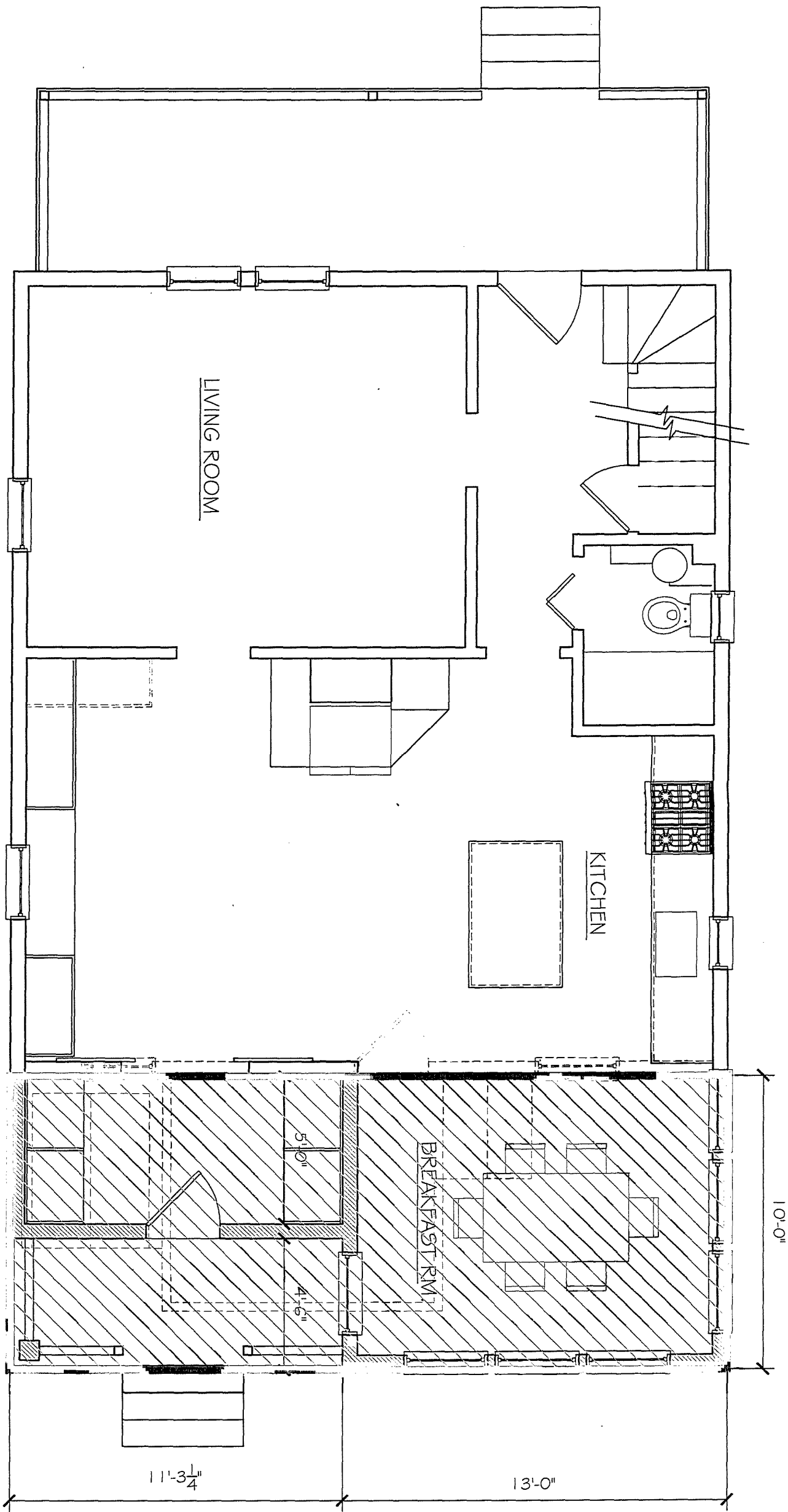
Deed Reference  
Bk. 27151 Pg. 240  
Essex South District  
Registry of Deeds

JAROSZ LAND SURVEYING  
3 MILL STREET  
MANCHESTER, MA. 01944  
jj1717@comcast.net  
Phone: (781)-710-8484  
JAROSZLANDSURVEYOR.COM

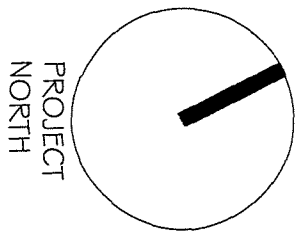
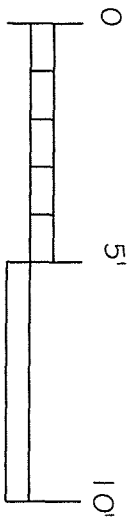


*Jay Jarosz*  
PLS  
10.12.21





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



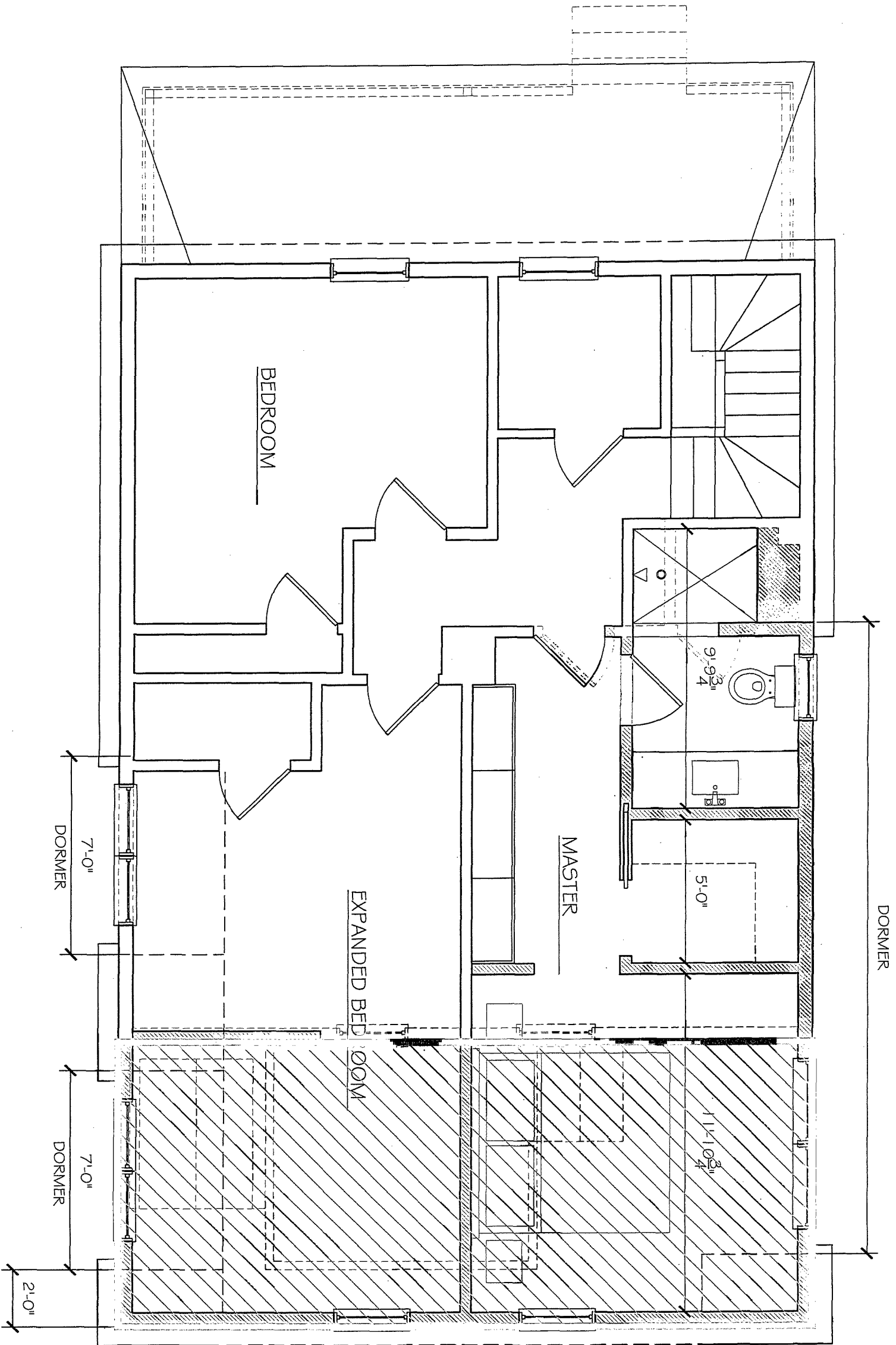
| REV. | DESCRIPTION |
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ZBA - 10/12/2021  
PROPOSED FIRST  
FLOOR PLAN

**RYAN  
RESIDENCE**  
13 COTTAGE STREET, HAMILTON, MA

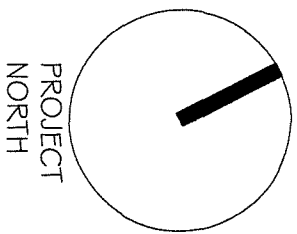
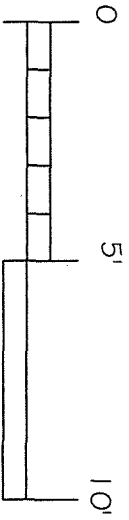
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p 978.530.4705  
www.bdsdesigninc.com





**B** SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



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hamilton, ma 01982  
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**RYAN  
RESIDENCE**  
13 COTTAGE STREET, HAMILTON, MA

ZBA - 10/12/2021

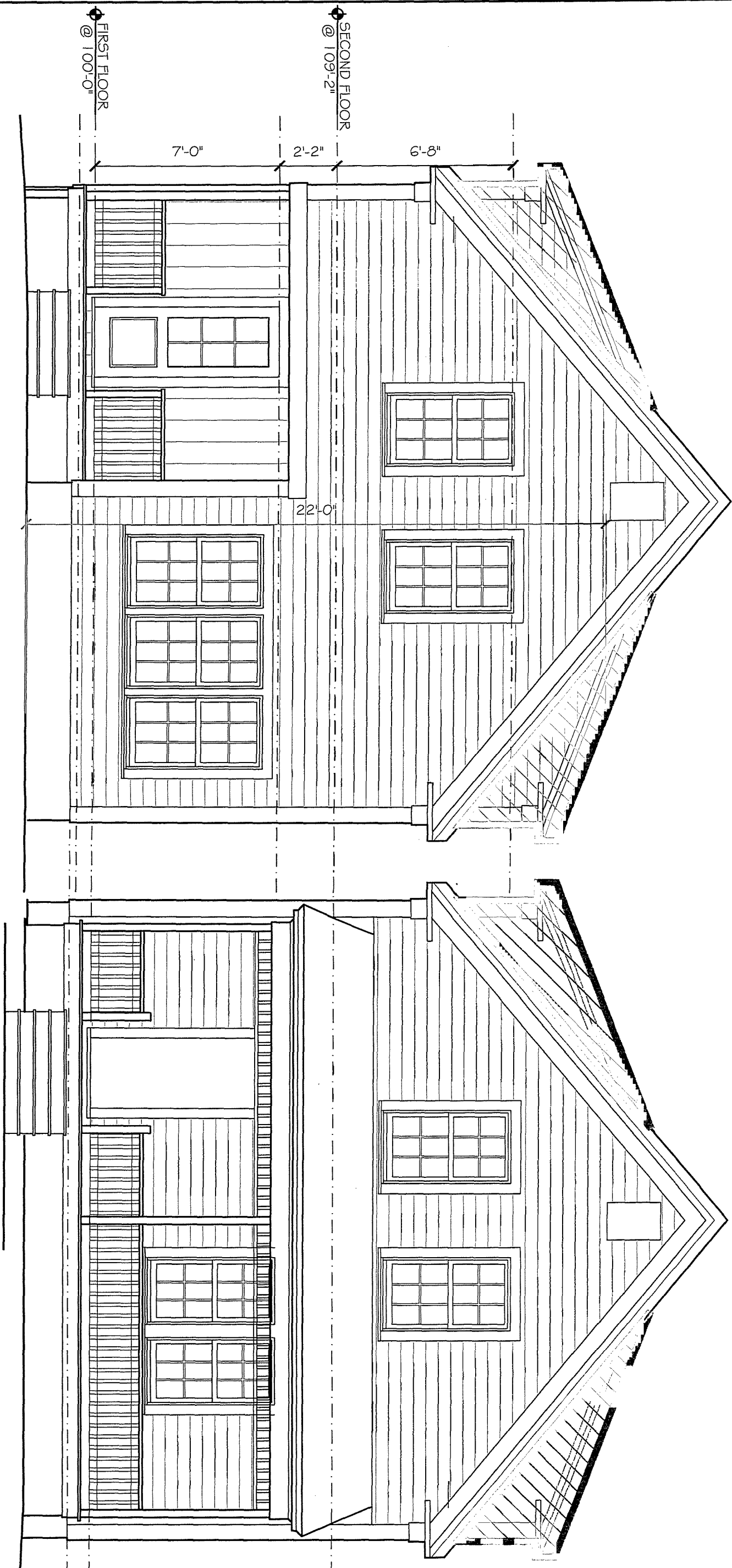
PROPOSED SECOND  
FLOOR PLAN

| REV. |
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| SCALE:     |
| JOB NO.:   |
| FILE:      |
| DRAWN:     |
| CHECKED:   |
| SHEET NO.: |

A2





**B** EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**A** COTTAGE ST ELEVATION  
SCALE: 1/4" = 1'-0"

ZBA - 10/12/2021

PROPOSED COTTAGE  
AND EAST ELEVATIONS

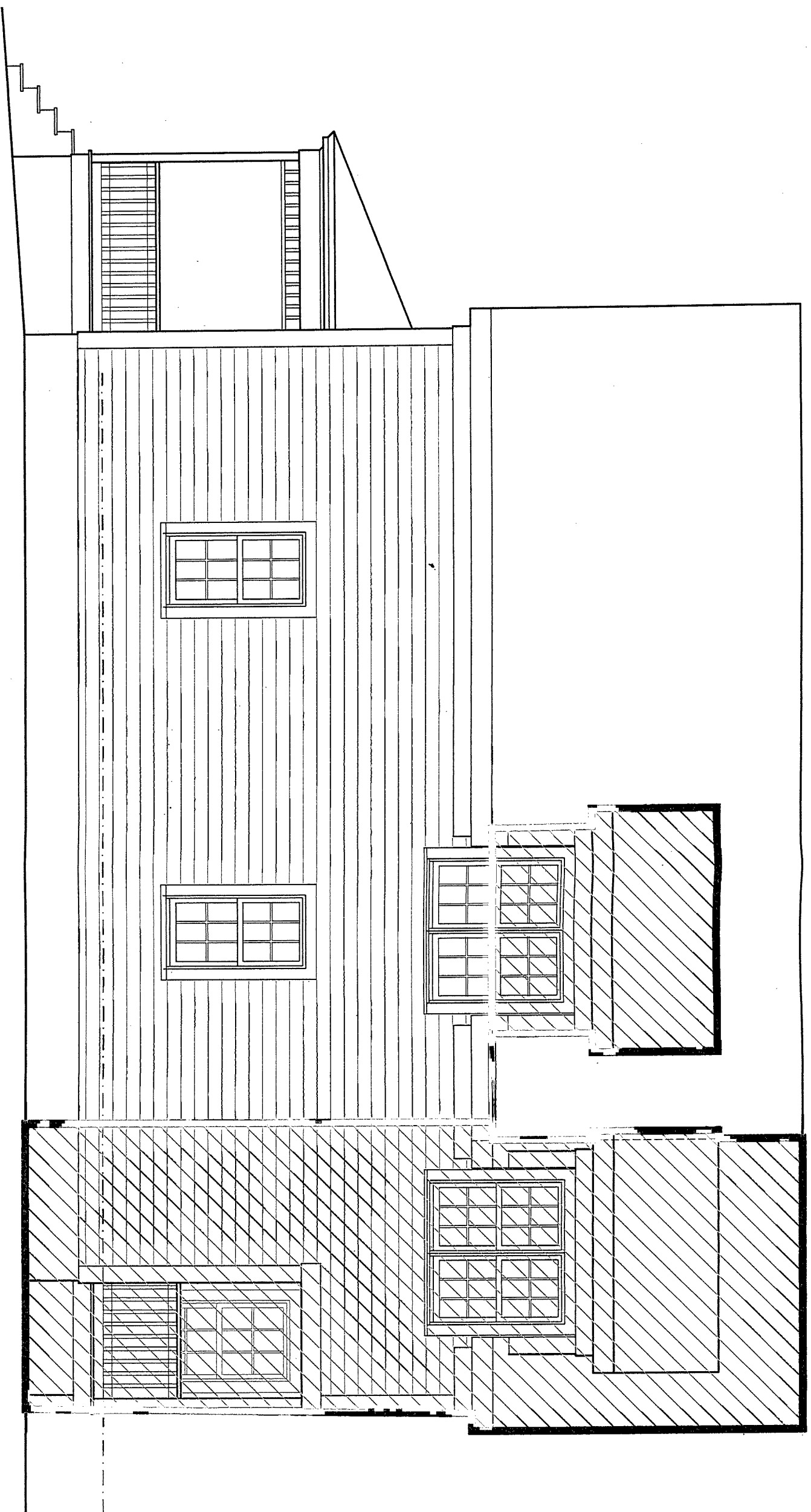
| REV. |
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**RYAN  
RESIDENCE**  
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A3

C MILL ST ELEVATION  
SCALE: 1/4" = 1'-0"

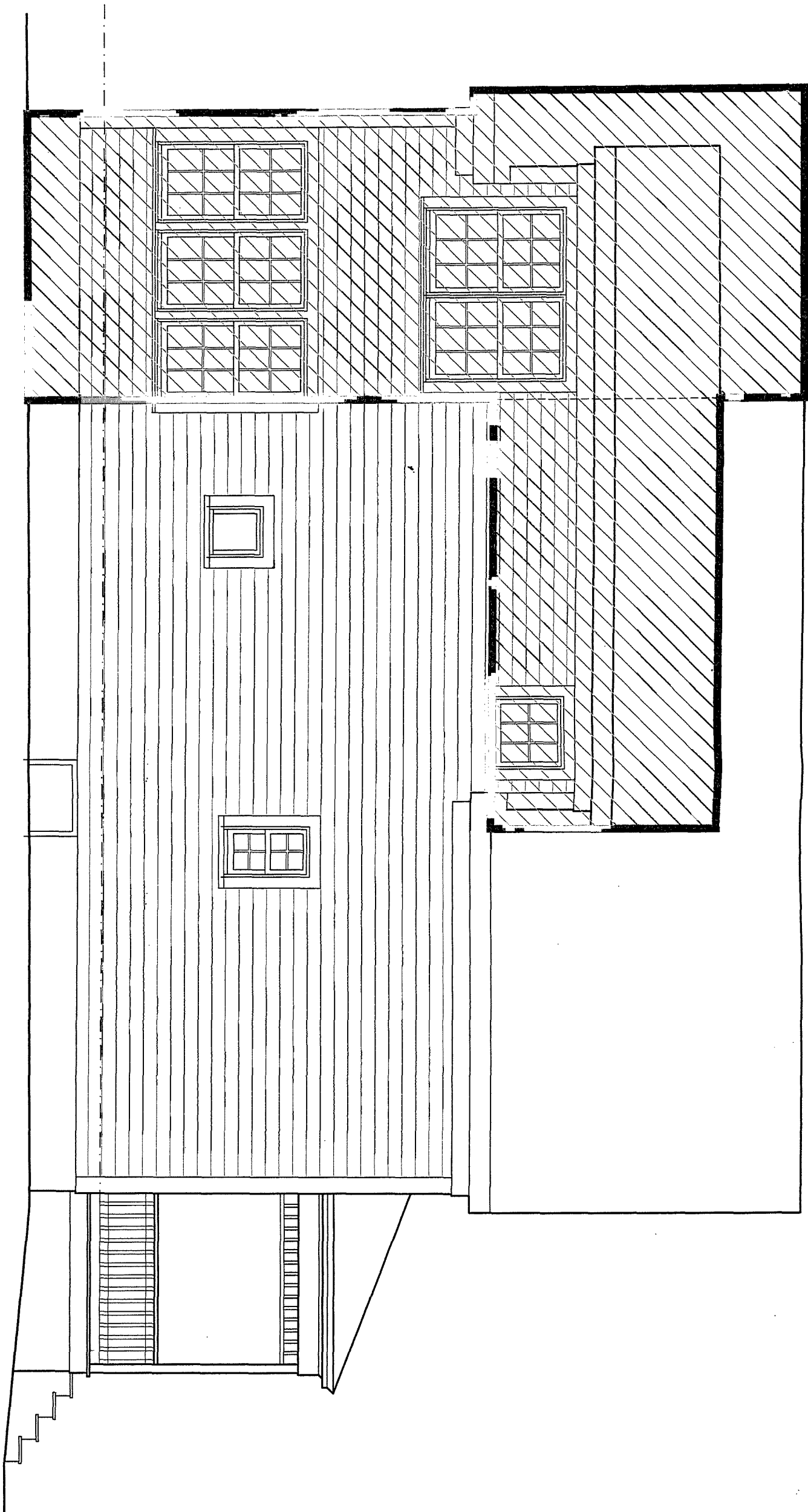


ZBA - 10/11/2021  
PROPOSED MILL  
STREET ELEVATION

| REV. |
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|      |

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NORTH ELEVATION

SCALE: 1/4" = 1'-0"

D

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PROPOSED NORTH  
ELEVATION

REV:

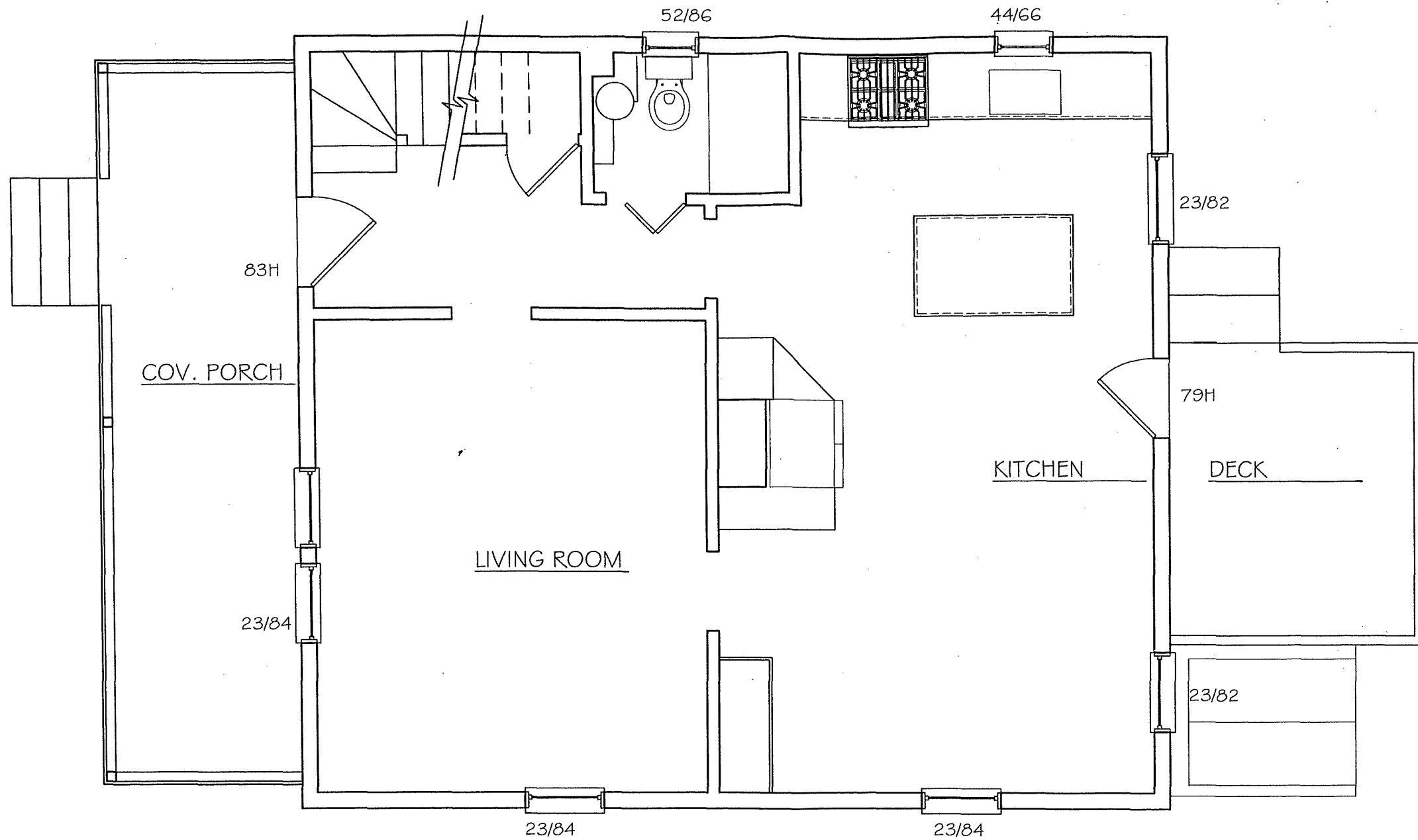
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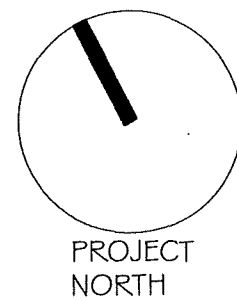
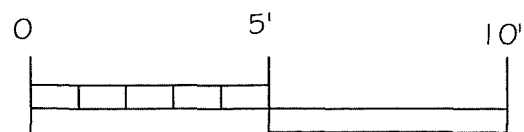
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A5



**A** EX. FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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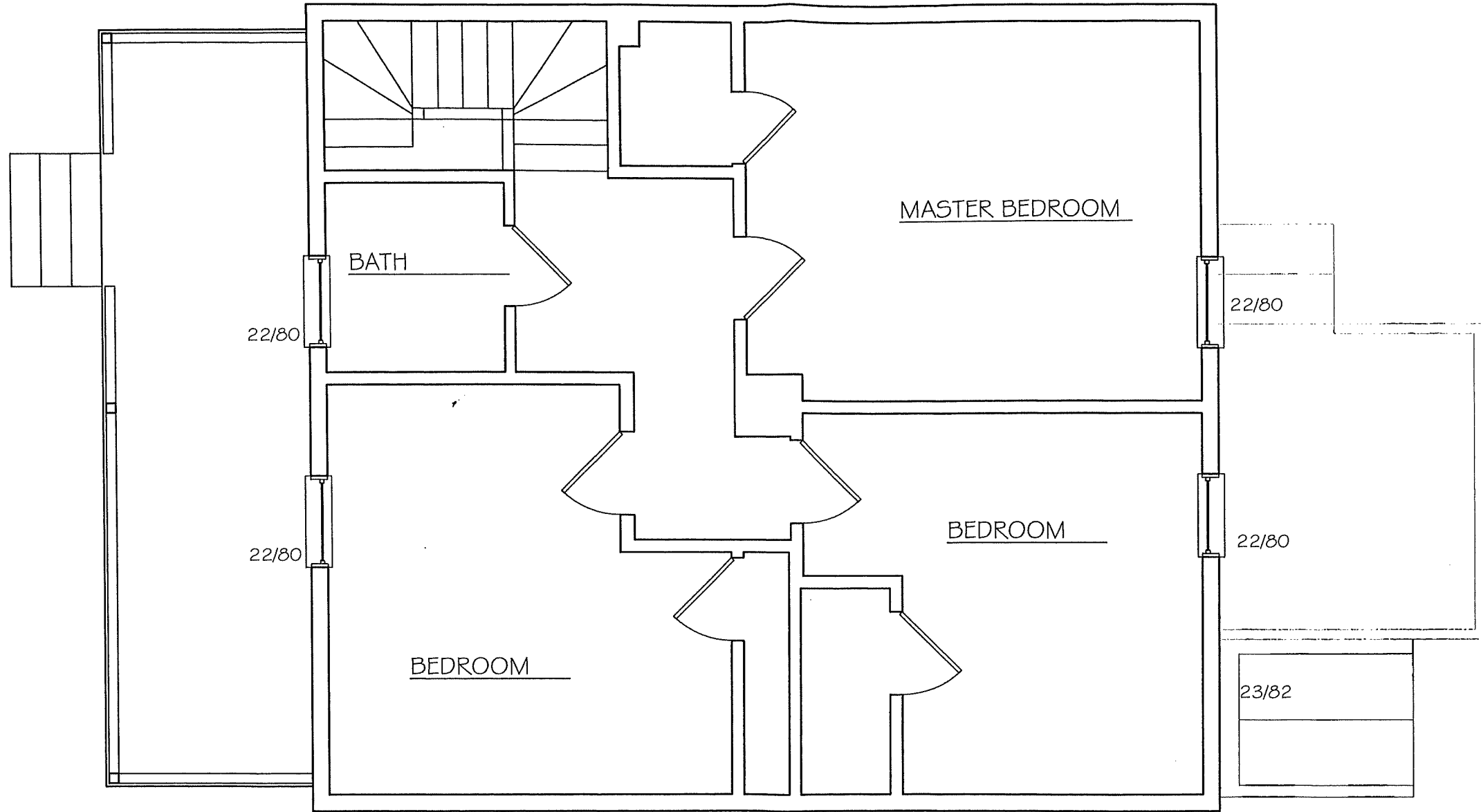
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EXISTING FIRST FLOOR  
PLAN

SCALE:  
JOB NO:  
FILE:  
DRAWN:  
CHECKED:  
SHEET NO:

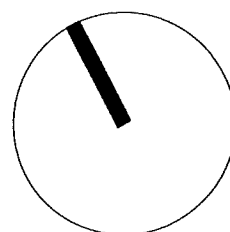
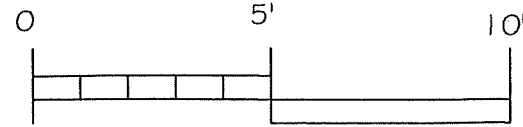
**X1**



B

EX. SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROJECT  
NORTH

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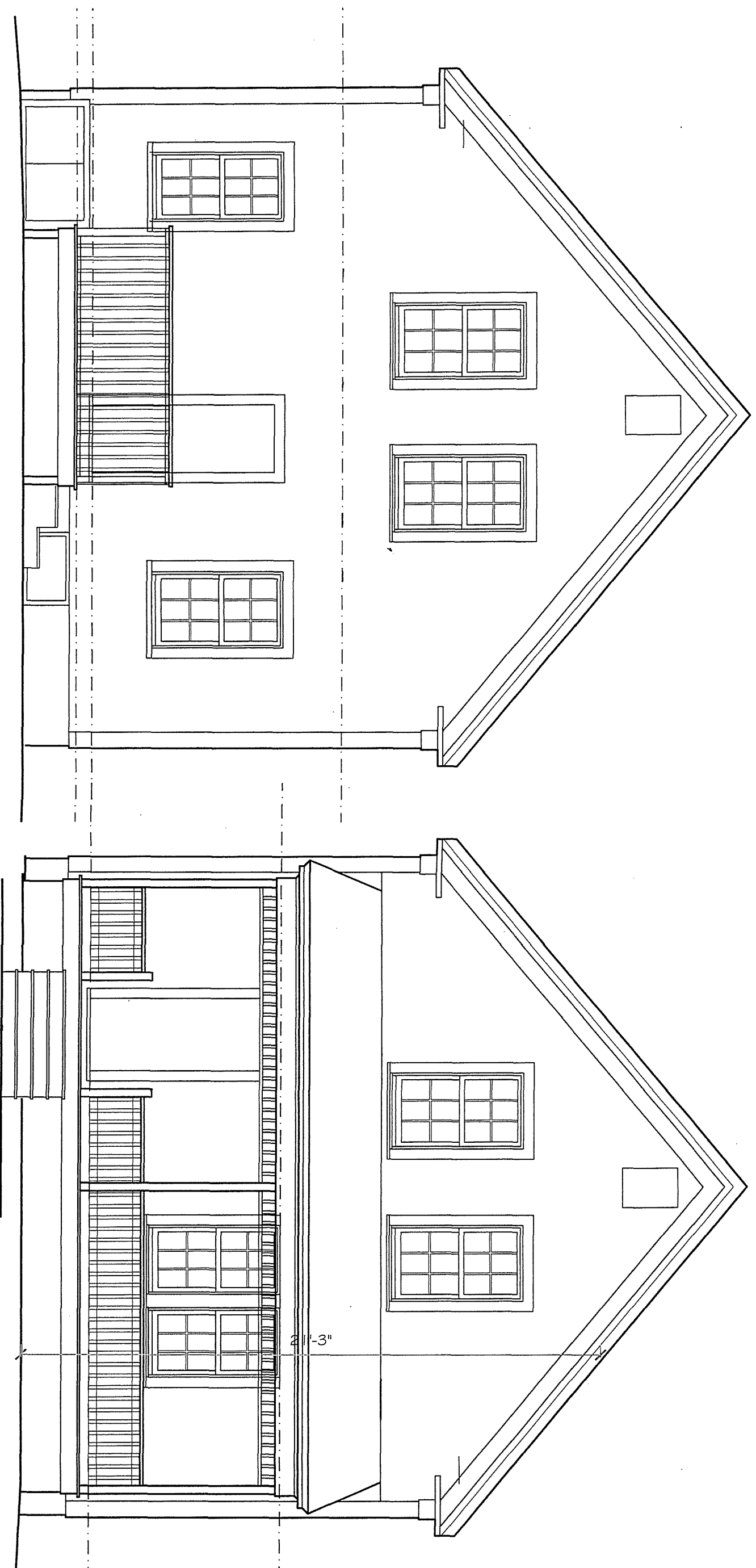
RYAN  
RESIDENCE  
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| REV. |
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EXISTING SECOND  
FLOOR PLAN

|           |
|-----------|
| SCALE:    |
| JOB NO:   |
| FILE:     |
| DRAWN:    |
| CHECKED:  |
| SHEET NO: |

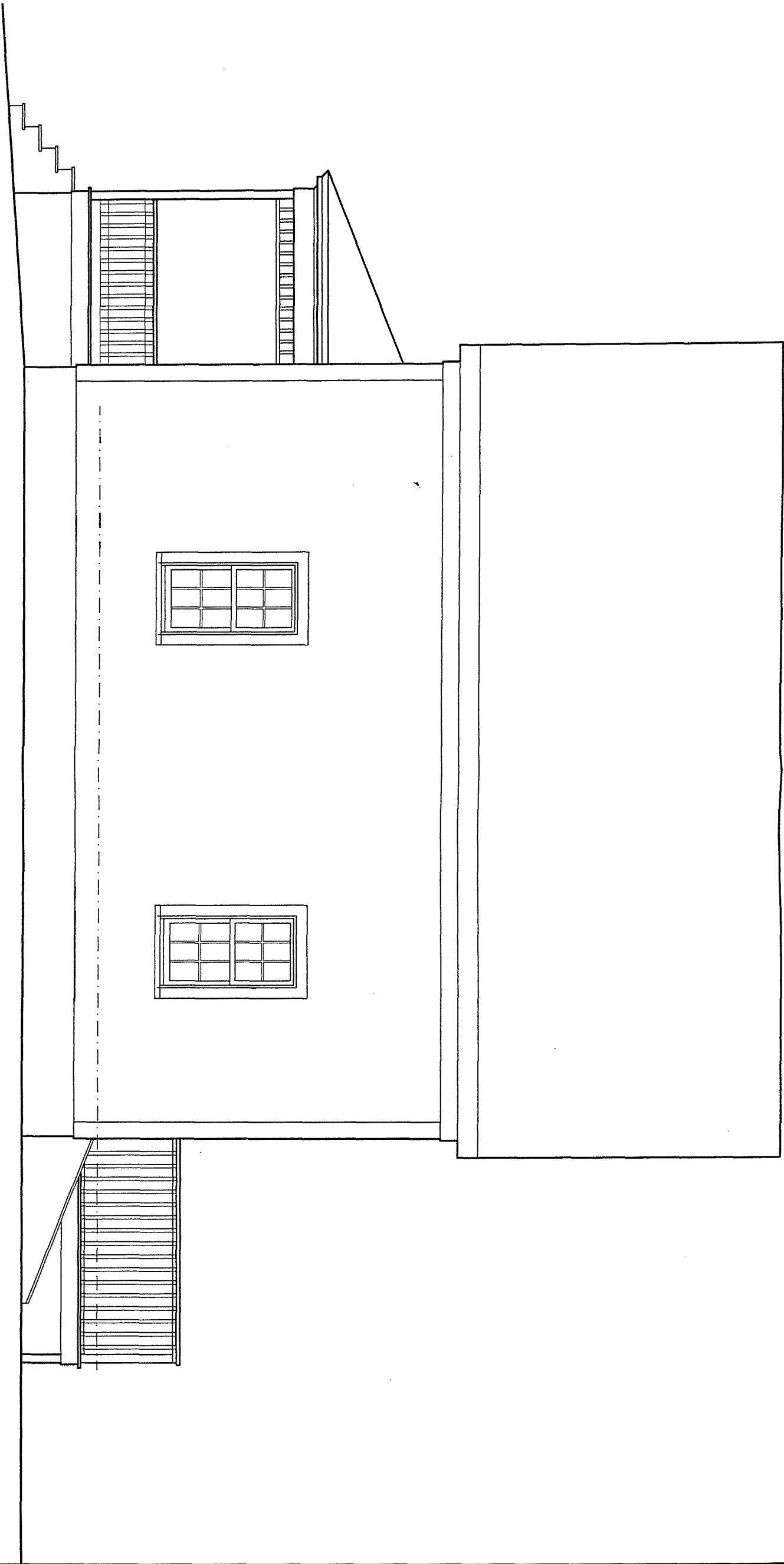
X2



**B** EX. EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**A** EX. COTTAGE STREET ELEVATION  
SCALE: 1/4" = 1'-0"





C EX. MILL STREET ELEVATION  
SCALE: 1/4" = 1'-0"

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EXISTING MILL STREET  
ELEVATION

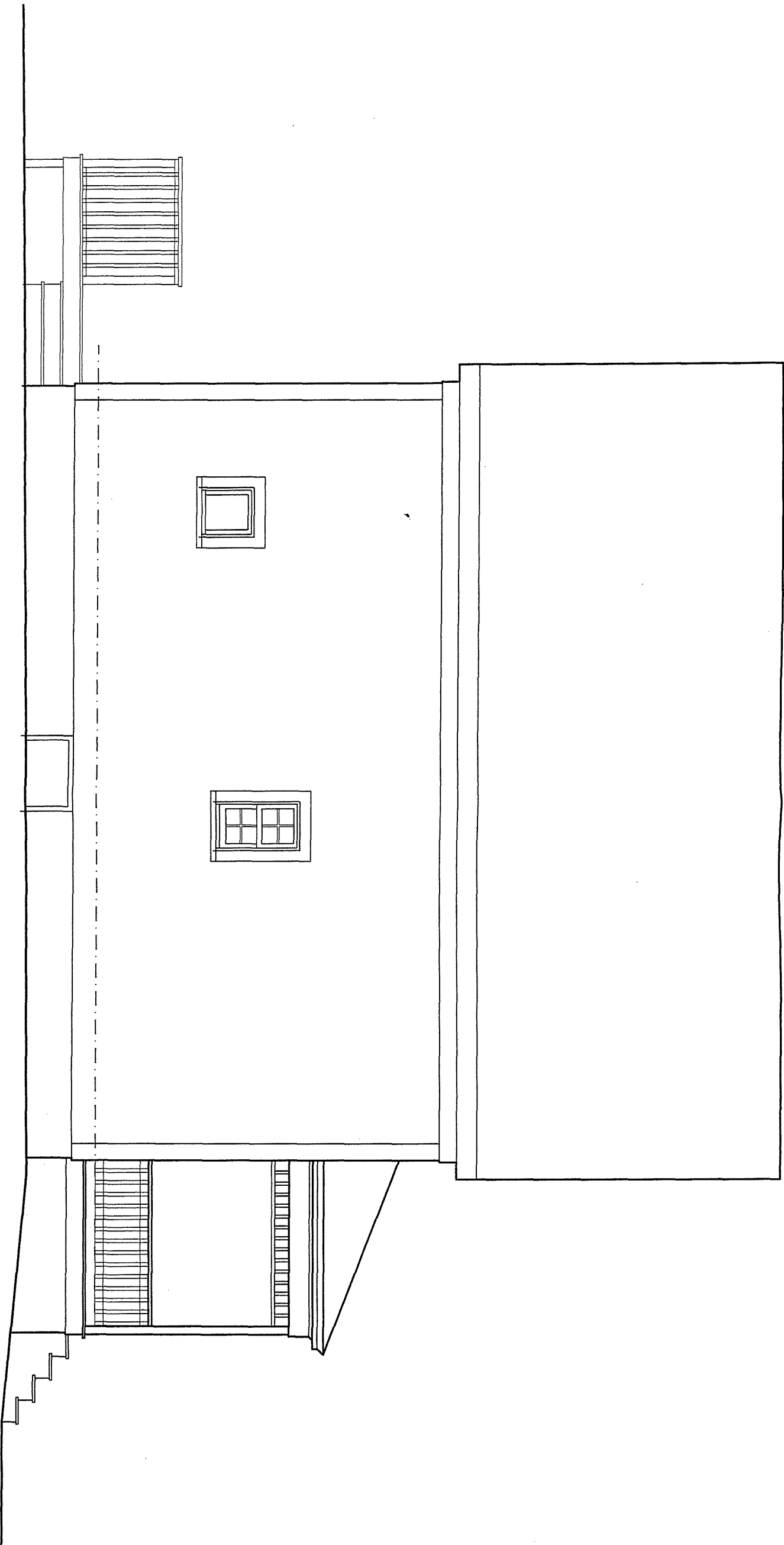
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SCALE:  
JOB NO:  
FILE:  
DRAWN:  
CHECKED:  
SHEET NO:

X4



D EX. NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

ZBA - 10/12/2021

EXISTING NORTH  
ELEVATION

REV:

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X5