TOWN OF MILTON – BOARD OF APPEALS APPLICATION

(Phone) 617-898-4924

(Hours) 8:00AM-5:00PM (Monday-Thursday) 8:00AM-1:30PM (Friday)

File Plans & Denial Letter with This Application in Triplicate.

All Application's must be signed.

$100.00 APPLICATION FEE

TOWN CLERK OFFICE-MILTON, MA
REC'D 29 OCT '25 AM10:32

Date: October 28, 2025

Address of Property: 123 Valentine Rd.

Section: C Block: 64 Lot: 4 District Zoned for: RB

Type of Structure: Existing/Proposed garage

Owner's Name: Michael T. Crowell

Owner's Phone Number: 617 - 721 - 0374

Owner's Email Address: mike@gmail.com

Owner's Address: 123 Valentine Road

Has a Building Permit Application been filed: Yes/No

Has any previous appeals been made: Yes/No

If answered Yes, provide Case Number:

Section of By-Law for which relief is requested: 275-10.3(C) Sideyards
275-10.2(D) Frontyards

Reasons for Requesting Relief:
applicant proposes constructing a new garage near left side of lot, to be entered from Valentine Rd in which entrance door must be in front of house. Garage is to park 3 cars,

Attorney's Signature: Maureen M. McEttrick

Attorney's Email Address: mmcettrick@gmail.com

Signature of Applicant:

(For office use only)

Case Number: 2894

Date Received: 10-28-2025

TOWN OF MILTON
INSPECTIONAL SERVICES

525 CANTON AVENUE
MILTON, MA 02186
Telephone: 617-898-4925

Michael White
Building
Commissioner

Jay W. Beaulieu
Local Inspector

Walter White
Local Inspector

Barry T. Ringler
Local Inspector

Domenic Franceschelli
Wire Inspector

Mark Kelly
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

Eric Pilsmaker
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

Markelian Berdufi
Code Enforcement

Katina Goodridge
Sr. Administrative
Clerk

William Donnelly
Sr. Administrative
ZBA Clerk

August 19,2025

Michael T. Crowell
123 Valentine Road
Milton, MA 02186

Re: Proposed single story detached garage (approximately 1,036 square feet) located at 123 Valentine Road. Map-Block-Lot C-64-4

To Whom it concerns,

This office has reviewed your proposal to construct a Single story detached garage at the home located at 123 Valentine Road.

Here are our findings:

A) The property is in Residence B zoning District.

B) The existing house was built in 1948.

C) This existing house is a legal conformin conforming lot.

D) A plot prepared by Christopher S. Kelley Surveyor dated 7-9-2025, shows the prop detached garage with a proposed front se setback of 9.5 feet.

The proposed single story detached garage shows 'whereas the Town of Milton's Zoning Bylaw, Ar) (side yards) states "***On a lot abutting two inters shall be erected or maintained in*** a Residence AA In ***Residence B district within 25 feet***, and in Resi feet ***of the line of the side street***"

E) ***The proposed single-story detached garage with a 9.5 feet side setback, would violate Article X (Area Regulations) section 275-10.3 (C)*** of the Town of Milton's Zoning By-Law, therefore your application for building permit number 64242 is hereby denied.

F) ***The proposed single story detached garage with a 10.8 feet front setback would violate Article X (Area Regulations) section 275-10.2 (D)(Front Yards)*** states" In Residence AA , A ,B and C districts no part of an accessory building shall be located within 40 feet of the front line of the lot, unless such accessory building is within the body of a dwelling or attached to a dwelling and such accessory building complies with the setback from said front line established for such dwelling." therefore your application for building permit number 64242 is hereby denied.

G) Per Article XIII Section 275-13.4 Variances and Appeals you have the right to seek relief from this zoning by-law, through the Variance process with the Town of Milton's Zoning Board of Appeals.

H) Please contact William Donnelly at 617-898-4924 for assistance with the zoning appeals application process.

I) Per MGL 40A section 15 you have the right to appeal my decision to the Town of Milton's Zoning Board of Appeals within 30 days of receipt of this letter.

Sincerely

Michael White C.B.O
Building Commissioner
Zoning Enforcement Officer
Town of Milton

Marion V. McEttrick
Attorney at Law
10 Crown Street
Milton, MA 02186
617-696-5569
Fax 617-696-0552
Cell 781-308-7912
mmcettrick@gmail.com

October 28, 2025

Milton Board of Appeals
525 Canton Avenue
Milton, MA 02186

RE: 123 Valentine Road Board of Appeals Application

Dear Members of the Board of Appeals:

I represent Michael Crowell, the applicant and the owner of residential property at 123 Valentine Road. The applicant proposes to construct a new three bay garage/workshop on his lot. The left most bay of the garage is designed specifically to park vehicles. The right most bay is a woodshop. The middle bay is for either use.

The garage structure will be a 1,036 sf detached garage on the left side of the property with a front setback of 10.8 ' and a side setback of 9.5'. In a denial letter dated August 19, 2025, Building Commissioner Michael White explained that the property is in a Residence B district and is a corner lot, which requires a side street setback from the lot line of 25' (Article X, Section 275-10.3(C)(Side Yards) and a front setback of 40' for an accessory building (Article X, Section 275-10.2(D)(Front Yards). This garage proposal requires a variance from each setback requirement.

The property is a 20,006 sf rectangular conforming lot and the existing house constructed in 1948 is dimensionally conforming. The location faces Valentine Road on one side and Blue Hill Avenue on the other street side. Blue Hill Avenue is a wide street and is a very busy throughfare with a high level of commuter traffic. The plot plan by Christopher S. Kelley, PLS, revised on July 9, 2024, shows that the proposed garage is located on the corner of the lot closer to Blue Hill Avenue, and extends along that lot line back to the front edge of the house. The garage entrance will face towards the other side of the lot, and in order for cars to access the garage, must be located in front of the house. Cars will enter and exit from the driveway off Valentine Road.

At present this house has no garage. The applicant has three vehicles, a 2019 Jeep Grand Cherokee, a 2011 Jeep Liberty and a 1992 Jeep Cherokee. The Blue Hill Avenue side of the lot at present has a stockade fence blocking the view and noise of traffic on Blue Hill Avenue. The new garage will more effectively block that noise and view, but has also been designed, as shown on the conceptual building plans by Rockwood Design, Inc. dated June 17, 2025, filed with this application, with windows and a peaked roof on the Blue Hill Avenue side, so as to have a more residential appearance. (see page 3, architectural plans, elevations) The design is has design elements of the existing house. The roofline extends across the structure with a 90 degree peak over the left bay. The front and rear kick-outs on the left most bay are to add more space, make the structure more architecturally interesting and to reflect the design of the house. The exterior will generally match the exterior of the house.

The location is designed to block noise, be as far away from abutting neighbors as possible, and to preserve open land on the west side of the lot (with trees), so as to maintain the character of Valentine Road. Any other location on this lot would require the removal of many more trees.

With this application the applicant has filed the following plans and documents, in addition to the plot plan and architectural plans referenced above.

1. Current deed
2. Plan of Lots recorded as Plan 356 of 1948, Norfolk , dated May 3, 1048
3. GIS Plan of this area
4. Assessors Record with photo
5. Statements of support from neighbors at 117 and 120 Valentine Road and 385 Blue Hill Avenue.

Request for Zoning Relief

1. *Accessory building, 40 ' setback*: The applicant is requesting a variance to allow the new garage to be located 10.8' from the street rather than the required front setback for an accessory building of 40'. Because the house is located along the longer side of the lot, and towards the rear, a garage can be constructed along the short side of the lot with garage doors opening into the lot towards the other short side and the driveway, but it is impossible to situate the garage the required 40 feet back from the line of the street. The alternative would be to design the garage with garage doors opening towards Blue Hill Avenue, which would create a much less attractive appearance from the street, would be dangerous to access, would disrupt traffic on Blue Hill Avenue, and would require a street opening permit from MassDOT. This residential style garage designed by the applicant's architect is attractive, will match the exterior design of the existing house, will not detract from the overall residential appearance of the lot, will be safe and less conspicuous to access, and will be as far as possible from abutting properties.

2. *Side street setback, accessory building, corner lot*: Applicant requests relief to allow a side setback of 9.5' rather than the required 25 feet in a B District. Because of the heavy traffic

on Blue Hill Avenue, and the width of Blue Hill Avenue, an increased side setback would have little value for the neighbors on the other side of Blue Hill Avenue. While this is a corner lot, the Blue Hill Avenue side is a heavily-used cut-through throughfare. Neighbors across Blue Hill Avenue would not derive much benefit from the wider setback.

A garage will provide protected off-street parking which benefits the immediate neighborhood as well as the applicant, because fewer vehicles will need to be parked on the street, and more vehicles will be out of sight. The workshop use for part of the structure is a use accessory to the residential use of the lot.

The location at a corner and next to an extremely busy commuter route is different from that of other houses in the neighborhood. The applicant and his architect have created a design that will be attractive and in keeping with the residential architecture in this area and on this lot, will block views and noise from Blue Hill Avenue inside this lot, will look like a residential structure from Blue Hill Avenue, and will protect the neighborhood.

We look forward to discussing this application with the Board of Appeals when a hearing date is determined.

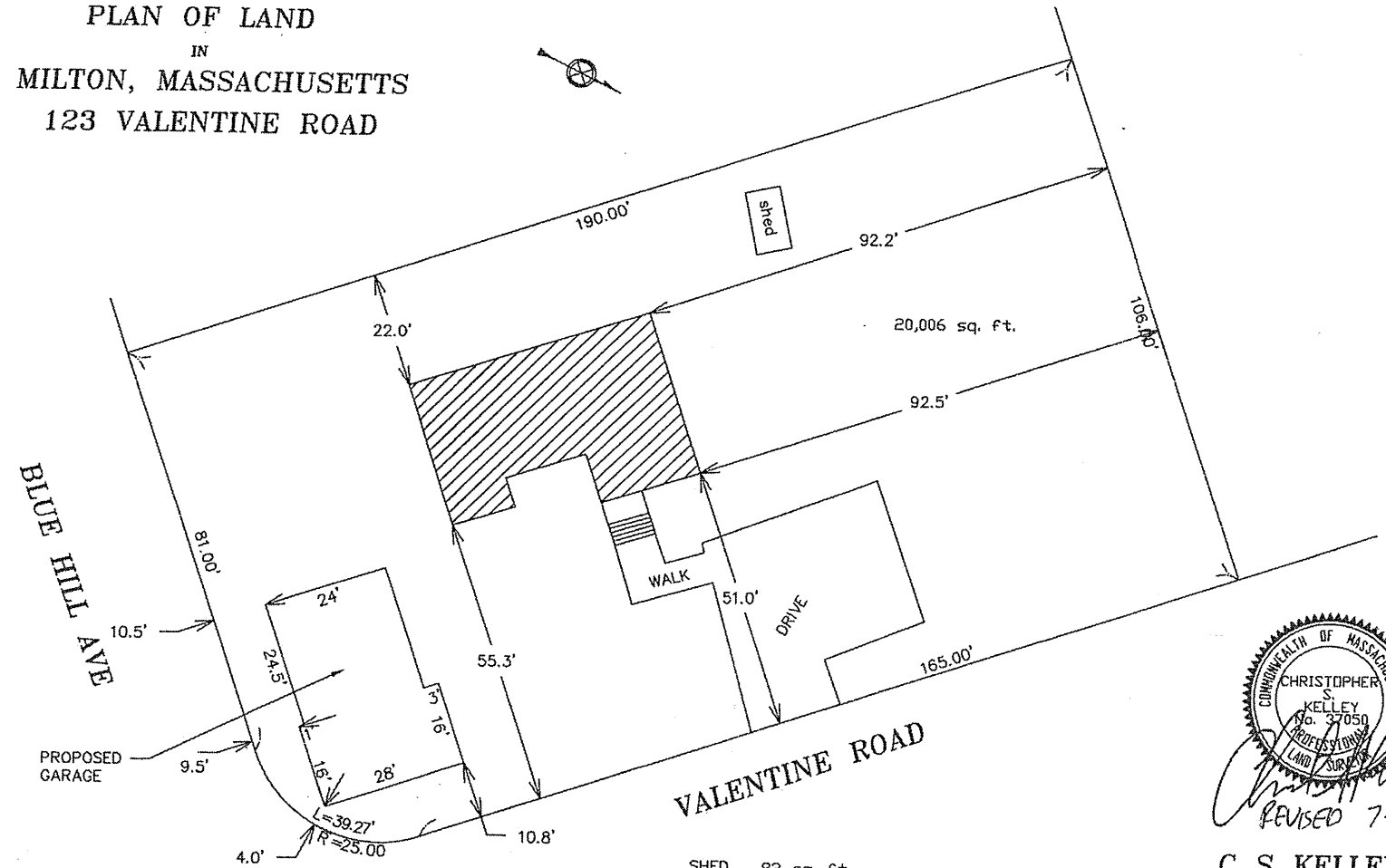
Sincerely,

Marion V. McEttrick

Marion V. McEttrick

Enc.

PLAN OF LAND
IN
MILTON, MASSACHUSETTS
123 VALENTINE ROAD



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

SHED	83 sq. ft.
HOUSE	1,361 sq. ft.
STAIRS/LANDING	70 sq. ft.
WALK	144 sq. ft.
DRIVE	1,229 sq. ft.
EXISTING	2,887 sq.ft./ 20,006 sq. ft. = 14.5 %
PROPOSED	3,923 sq. ft./ 20,006 sq. ft. = 20 %

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER S. KELLEY
No. 37050
PROFESSIONAL LAND SURVEYOR

REVISED 7-9-25

C S KELLEY
LAND SURVEYORS
25 CENTER STREET
PEMBROKE MA. 02359
781-294-4454

PROGRESS PRINT-NOT FOR CONSTRUCTION

SEE SHEET A1 FOR DRAWING INDEX

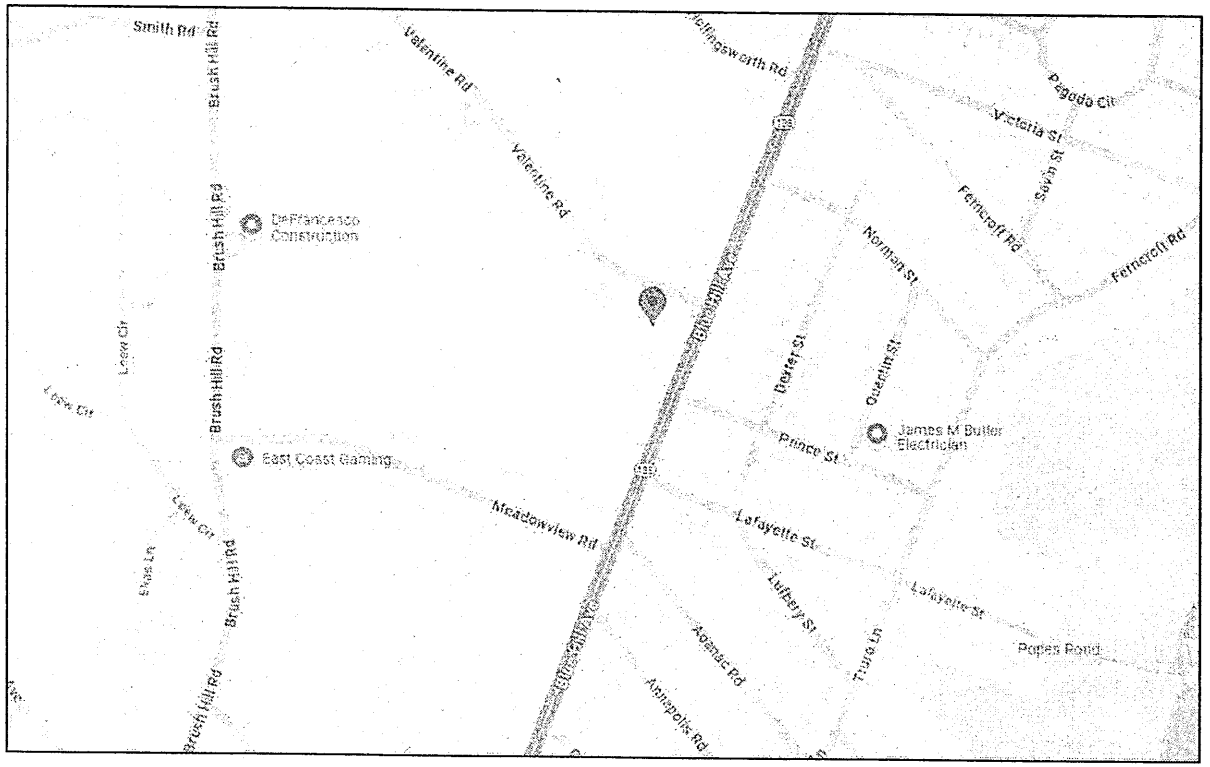
IF PRINTED ON 11X17, ALL SCALE IS HALF.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION

CROWELL RESIDENCE

123 VALENTINE ROAD

MILTON, MA



LOCUS MAP

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

OWNER:

MIKE CROWELL
123 VALENTINE ROAD
MILTON, MA 02186
CELL: 617-721-9314
EMAIL: EMAILTOMIKE@GMAIL.COM

DESIGNER:

ROCKWOOD DESIGN, INC.
1020 PLAIN STREET - SUITE 320
MARSHFIELD, MA 02050
PHONE: (781)-837-3140
FAX: (781)-837-3126
EMAIL: PHIL@ROCKWOODDESIGN.COM
WEBSITE: WWW.ROCKWOODDESIGN.COM

STRUCTURAL ENGINEER:

Rockwood Design, Inc.
1020 Plain Street – Suite 320
Marshfield, MA 02050
Phone: (781)-837-3140
Fax: (781)-837-3126
Email: phil@rockwooddesign.com
Website: www.rockwooddesign.com

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PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS PRINT-NOT FOR CONSTRUCTION

ANY DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.

SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

GENERAL NOTES:

1. GENERAL CONTRACTOR TO CONFORM TO ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS.
2. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. THE ENGINEER IS RESPONSIBLE ONLY FOR INFORMATION SHOWN ON THE CERTIFIED ENGINEER'S DRAWINGS. THE DESIGN AND LAYOUT OF ALL OTHER INFORMATION IS THE RESPONSIBILITY OF OTHERS AND MUST CONFORM TO THE MASSACHUSETTS BUILDING CODE REQUIREMENTS. REFER TO STRUCTURAL ENGINEERING BY OTHERS FOR CERTIFIED BEAM CALCULATIONS AND CERTIFIED WIND DESIGN DETAILS.
4. ALL HEATING, PIPING, INSULATION, ELECTRICAL, FIREPROOFING AND OTHER REQUIREMENTS ARE THE RESPONSIBILITIES OF OTHERS.
5. NOTIFY THE ENGINEER OF ANY ARCHITECTURAL MODIFICATIONS OR DIMENSION CHANGES THAT MAY AFFECT THE STRUCTURAL DESIGN.

STRUCTURAL STEEL NOTES:

1. ALL STEEL BEAMS SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. - GRADE 50. ALL CAP AND BASE PLATES AND OTHER MISCELLANEOUS STEEL MAY BE A.S.T.M. GRADE A36.
2. ALL SCHEDULE 40 PIPE SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. SPECIFICATION A53, TYPE "E" OR "S", GRADE "B", WITH A MINIMUM YIELD STRESS OF 35 K.S.I.
3. ALL SHOP AND FIELD WELDS SHOWN SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE A.W.S. CODE FOR BUILDINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIAL BEING WELDED. USE E90XX TYPE ELECTRODES.
4. NO PERMANENT CONNECTIONS SHOULD BE MADE UP UNTIL THE STRUCTURE HAS BEEN PROPERLY ALIGNED PROVIDE TEMPORARY BRACING AS REQUIRED.
5. STEEL FABRICATOR IS RESPONSIBLE FOR FINAL LENGTHS, CONNECTION DETAILS AND DESIGN IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE A.I.S.C. DETAILING MANUAL. SUBMIT SHOP DRAWINGS WITH ALL DETAILS TO THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
6. USE 1/2" MINIMUM CAP PLATE AND BASE PLATES (6X6 MINIMUM) FULLY WELDED ALL AROUND AT COLUMNS WITH 3/16" FILLET WELD, OR AS OTHERWISE SPECIFIED ON THE DRAWINGS. ALL STEEL COLUMN EXTERIOR BASE PLATE SHALL BE BOLTED TO THE CONCRETE FOUNDATIONS WITH 4-5/8" DIAMETER ANCHOR BOLTS.
7. ALL STEEL SHALL HAVE TWO COATS OF RUST-INHIBITOR PRIMER PAINT. TOUCH UP ALL WELDS, SCRATCHES OR SCRAPES IN PAINT AFTER ERECTION.
8. STEEL BEAM MAY BE SPLICED AT STEEL COLUMN CAP PLATE WITH A MAXIMUM GAP BETWEEN BEAMS OF 1/4". USE 1/4" TIE PLATE WELDED TO WEBS.
9. FRAME JOISTS TO TOP OF BEAM ON A 2X8 TOP NAILER THRU-BOLTED WITH 1/2" DIAMETER BOLTS STAGGERED AT 24" O.C. JOISTS TO BE ANCHORED TO THE TOP NAILER WITH SIMPSON H4 HURRICANE CLIPS. FLUSH FRAME JOISTS TO THE FULL DEPTH WEB BLOCKING FASTENED TO THE BEAM WITH 1/2" DIAMETER THRU-BOLTS AT 24" O.C. STAGGERED TOP AND BOTTOM.

FRAMING NOTES:

1. ALL FRAMING LUMBER SHALL BE S.P.F. (SPRUCE-PINE-FIR) GRADE #2&2 OR APPROVED EQUAL (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION. THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 875 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 425 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,400,000 P.S.I. OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF THE ENGINEER.
2. ALL PRESSURE TREATED (CCA TREATED) DIMENSIONAL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE GRADE NO. 2. THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 1,050 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 565 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,600,000 P.S.I.
3. ALL LVLS TO BE MANUFACTURED BY TRUS JOIST, GEORGIA PACIFIC OR APPROVED EQUAL. THE MINIMUM ALLOWABLEBENDING STRESS (Fb) SHALL BE 2,500 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) PERPENDICULAR TO THE GRAIN SHALL BE 750 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 P.S.I. ALL PARALAMS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED (CCA TREATED) INSTALL MICRO-LAMS AND PARALAMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. PARALAM (L&P) POSTS SHALL HAVE AN ALLOWABLE COMPRESSION STRESS OF 2900 PSI AND A MODULUS OF ELASTICITY OF 2,000,000.
5. USE 3/4" TONGUE AND GROVE STRUCTURAL GRADE PT PLYWOOD FLOOR SHEATHING, 5/8" EXTERIOR STRUCTURAL GRADE FIR (C-D-X) PLYWOOD ROOF SHEATHING AND 1/2" EXTERIOR STRUCTURAL GRADE FIR (C-D-X) AT WALLS. ALL JOINTS SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED SUPPORTS.
6. ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2X4 MINIMUM @ 16" O.C. UNLESS NOTED OTHERWISE.
7. PROVIDE ADEQUATE WALL RESISTANCE TO RAKING BY DIAGONAL CORNER WIND BRACING ANCHORED TO SILL PLATES.
8. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS AND/OR DOUBLE ALL JOISTS UNDER EACH PARTITION.
9. USE FULLY NAILED METAL CONNECTORS (TECO, SIMPSON OR EQUAL) JOIST OR BEAM HANGERS WHEN JOISTS OR BEAMS FRAME INTO OTHER JOISTS OR BEAMS. PROVIDE METAL POST CAPS AND BASES FOR ALL POSTS.
10. FOR NONBEARING ROUGH WINDOW OPENINGS AND INTERIOR DOOR OPENINGS UP TO 3 FEET, USE 2-2X6 HEADER BEAMS. FROM 3 FEET TO 5 FEET, USE 2-2X8 HEADER BEAMS AND FROM 5 FEET TO 7 FEET, USE 2-2X10 HEADER BEAMS AND USE LVLS FOR SPANS EXCEEDING 7 FEET, EXCEPT AS NOTED OTHERWISE ON THE PLANS OR SPECIFICATIONS. USE TRIPLES FOR 2X6 WALLS. IF LVLS ARE SPECIFIED ON THE PLANS, PROVIDE DOUBLE JACK STUD SUPPORTS OR AS OTHERWISE SPECIFIED ON THE PLAN.
11. ALL FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE REQUIREMENTS AND GENERAL FRAMING PRACTICE AS DETAILED IN THE "ARCHITECTURAL GRAPHICS STANDARDS", BY RAMSEY & SLEEPER.
12. ALL PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING WOOD FRAMING MEMBERS USING AMERICAN PLYWOOD ASSOCIATION (A.P.A.) GLUED FLOOR SYSTEM. WOOD GLUE TO BE CONTECH, INC. PL400 SUBFLOOR CONSTRUCTION ADHESIVE, OR APPROVED EQUAL.
13. ALL WALL STUDS TO ALIGN WITH FLOOR JOISTS AND ROOF RAFTERS.
14. THE CROSS WALLS AND TIE BEAMS ARE TO PROVIDE THE LATERAL RESTRAINT FOR THE BUILDINGS AND SHOULD BE SECURELY ATTACHED AT EACH END AND/OR TO THE EXTERIOR WALLS.
15. BUILT-UP BEAMS (3 PIECES MAXIMUM) USING CONVENTIONAL FRAMING LUMBER SHALL BE FULLY SPIKED TOGETHER WITH 2-10D NAILS AT 8" O.C. AND LVLS WITH 2-16D NAILS (TOP AND BOTTOM) AT 8" O.C., OR AS OTHERWISE NOTED ON THE DRAWINGS, OR AS RECOMMENDED BY THE MANUFACTURER.
16. ALL NAILS, FASTENERS AND CONCRETE EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED
17. ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

FOUNDATION & CONCRETE NOTES:

1. SPREAD FOOTINGS SHALL BEAR LEVEL ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF TWO TONS PER SQUARE FOOT.
2. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN TWO TONS PER SQUARE FOOT ARE ENCOUNTERED AT THE SPECIFIED ELEVATIONS, THE UNDERLYING UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY THE ENGINEER/ARCHITECT.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF SUBSURFACE CONDITIONS.
4. NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
5. FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETED.
6. BACKFILL UNDER ANY PORTION OF THE FOOTINGS AND SLABS SHALL BE COMPACTED IN 6" LIFTS OF 95% COMPACTED GRAVEL AS APPROVED BY THE ENGINEER.
7. CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE CODE FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
8. CONCRETE FOUNDATION WALLS AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS AND 3,500 P.S.I FOR SLABS, WITH A SLUMP OF NO MORE THEN 4" AND AN ENTRAINMENT OF 4-6%. THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED. PROVIDE PROPER CONCRETE PROTECTION FOR HEAT IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE A.C.I.
9. STEEL REINFORCEMENT SHALL CONFORM TO A.S.T.M. 615, GRADE 60.
10. ALL CONCRETE SLABS ON THE GROUND SHALL BE REINFORCED WITH 6X6-10/10 (4mm) WELDED WIRE FABRIC PLACED AT MID-DEPTH, OR AS OTHERWISE SHOWN ON THE DRAWINGS. WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO A.S.T.M. A185, AND SHALL LAP 6" MINIMUM OR ONE SPACE, WHICHEVER IS LARGER, AND SHALL BE WIRED TOGETHER. PROVIDE SUFFICIENT CHAIR OR SUPPORT BARS AS NECESSARY TO POSITION WELDED WIRE FABRIC.
11. WHERE CONTINUOUS BARS ARE CALLED FOR THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE 40 BAR DIAMETERS, UNLESS OTHERWISE SHOWN.
12. NOTIFY BUILDING DEPARTMENT FOR INSPECTION OF COMPLETED INSTALLATION OF REINFORCEMENT AT LEAST 24 HOURS PRIOR TO SCHEDULED PLACEMENT OF CONCRETE.
13. PLACEMENT OF CONCRETE POURS FOR FOUNDATION WALLS SHOULD HAVE A VERTICAL 2"x4" KEY WITH CONTINUOUS REINFORCING (#4 BAR DIAMETER MINIMUM) THRU THE CONSTRUCTION JOINT.
14. ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TO THE PROPER RADII ESTABLISHED BY THE AMERICAN CONCRETE INSTITUTE UNDER NO CONDITIONS SHALL HEAT BE APPLIED TO THE BARS TO OBTAIN BENDS.
15. THE USE OF CONTROL JOINTS IN THE SLAB IS RECOMMENDED TO CONTROL CRACKING. SAW CUT TO A DEPTH ONE HALF INCH NOT-TO-EXCEED 10 FEET BY 10 FEET.
16. DAMP PROOF ALL FOUNDATION WALLS BELOW GRADE, OTHER THAN FROST WALLS.

(WINDOWS SHOWN FOR ESTIMATING AND PERMITTING ONLY
FINAL ORDER TO BE VERIFIED AND APPROVED BY OWNER)

WINDOW SCHEDULE

QUANTITY	ID LETTER	MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS

EXTERIOR DOOR SCHEDULE

QUANTITY	ID LETTER	MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS

FLOOR PLAN LEGEND:

- WALL TO BE DEMOLISHED
- EXISTING STUD WALL
- PROPOSED STUD WALL
- OBJECT ABOVE
- OBJECT BELOW

PROPOSED SQUARE FOOTAGE NOTE:

FIRST FLOOR LIVING AREA *	
SECOND FLOOR LIVING AREA *	
UNFINISHED BSMNT FLOOR AREA *	
TOTAL FINISHED LIVING AREA *	##########

DRAWING INDEX:

A0	COVER PAGE
A1	NOTES AND LEGENDS
A2	ELEVATIONS
A3	FIRST FLOOR PLAN
A4	ROOF PLAN
A5	BUILDING SECTION "A-A"
A6	BUILDING SECTION "B-B"
N	FOUNDATION PLAN
S2	S2 DETAILS
S3	CEILING FRAMING PLAN
S4	ROOF FRAMING PLAN

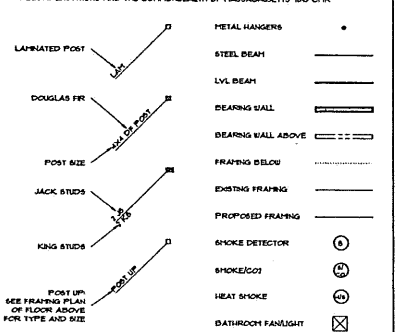
FOUNDATION NOTES/LEGEND:

1) SEE "STRUCTURAL ENGINEERING AND WIND ANALYSIS" BOOKLET NO. 25-___ BY _____ ENGINEERING, LLC DATED MAY/__/2025 FOR ADDITIONAL NOTES AND DETAILS
2) ALL NEW FOUNDATION WALLS SHALL BE DAMP PROOFED WITH A BITUMINOUS COATING.
3) 6 SQ. FT. OF VENTILATION REQUIRED FOR EVERY 1,500 SQ. FT. OF BASEMENT AREA.
4) OPENING FOR UNDER-FLOOR VENTILATION 1 SQ. FT. OPENING/150 SQ. FT. OF CRAWL SPACE AREA.

- DENOTES FOUNDATION WALL TO BE DEMOLISHED
- DENOTES EXISTING FOUNDATION WALL
- DENOTES PROPOSED FOUNDATION WALL ATOP FOOTING
- DENOTES PROPOSED LOU FOUNDATION WALL W/1X6 STUD WALL ATOP
- A / S2 — DENOTES ARCHITECTURAL BUILDING SECTION
- 2 / S1 — DENOTES DETAIL IN "STRUCTURAL ELEMENTS" BOOKLET BY STRUCTURAL ENGINEER

FRAMING NOTES/LEGEND:

1) SEE "STRUCTURAL ENGINEERING AND WIND ANALYSIS" BOOKLET NO. 25-___ BY _____ ENGINEERING, LLC DATED MAY/__/2025 FOR ADDITIONAL NOTES AND DETAILS
2) ALL FRAMING MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND THE COMMONWEALTH OF MASSACHUSETTS 780 CMR



PROGRESS SET - 6/17/2025

TITLE: NOTES AND LEGENDS

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design, Inc.
1020 Pleasant St. Suite 320
Norwood, MA 02062
Phone: (781) 437-3128
Fax: (781) 437-3138
Email: mark@rockwooddesign.com

DATE: 6/17/25
DRAWN BY: GN
CHECKED BY: MR
SCALE: AS SHOWN

A1 of A6

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SEE SHEET A1 FOR DRAWING INDEX

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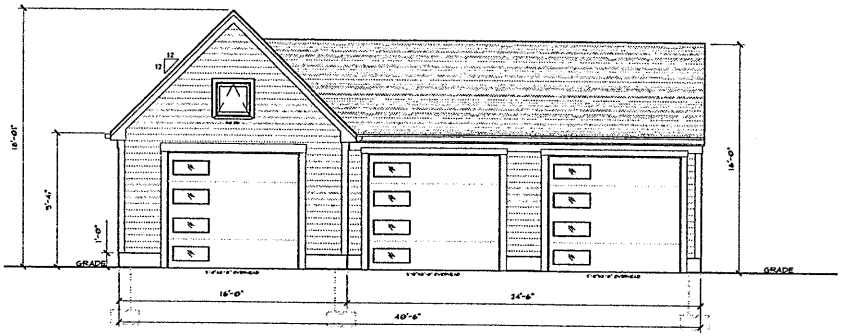
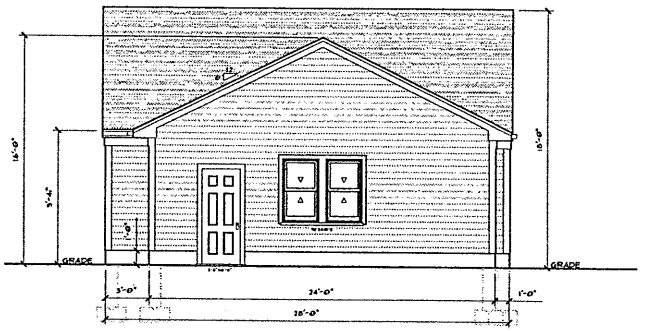
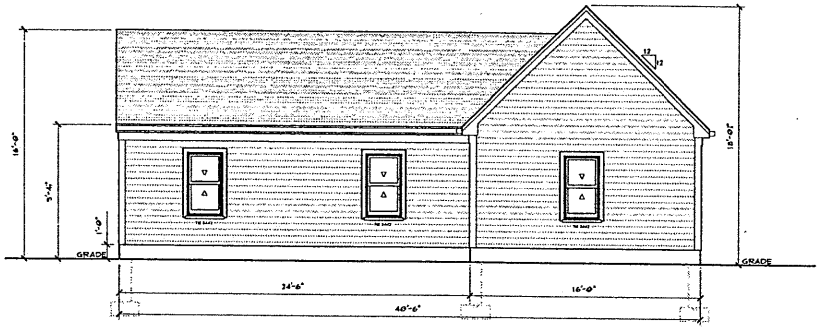
PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



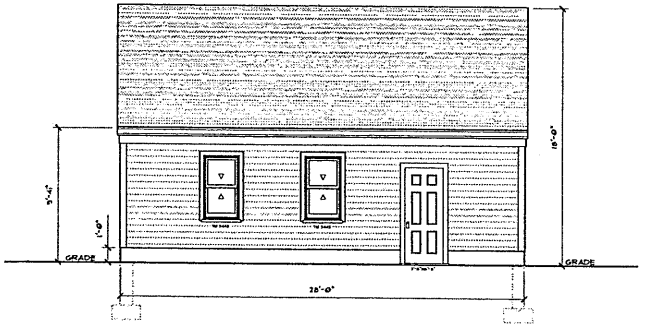
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4"=1'-0"

PROGRESS SET - 6/17/2025

REVISION	DATE	DESCRIPTION

TITLE: ELEVATIONS

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design Inc.
1020 Plain Street, Suite 200
Marshfield, MA 02050
Phone: (781) 837-7140
Fax: (781) 837-7138
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

DATE: 6/17/2025
DRAWN BY: GH
CHECKED BY: PB
SCALE: AS SHOWN

A2
OF A6

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SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

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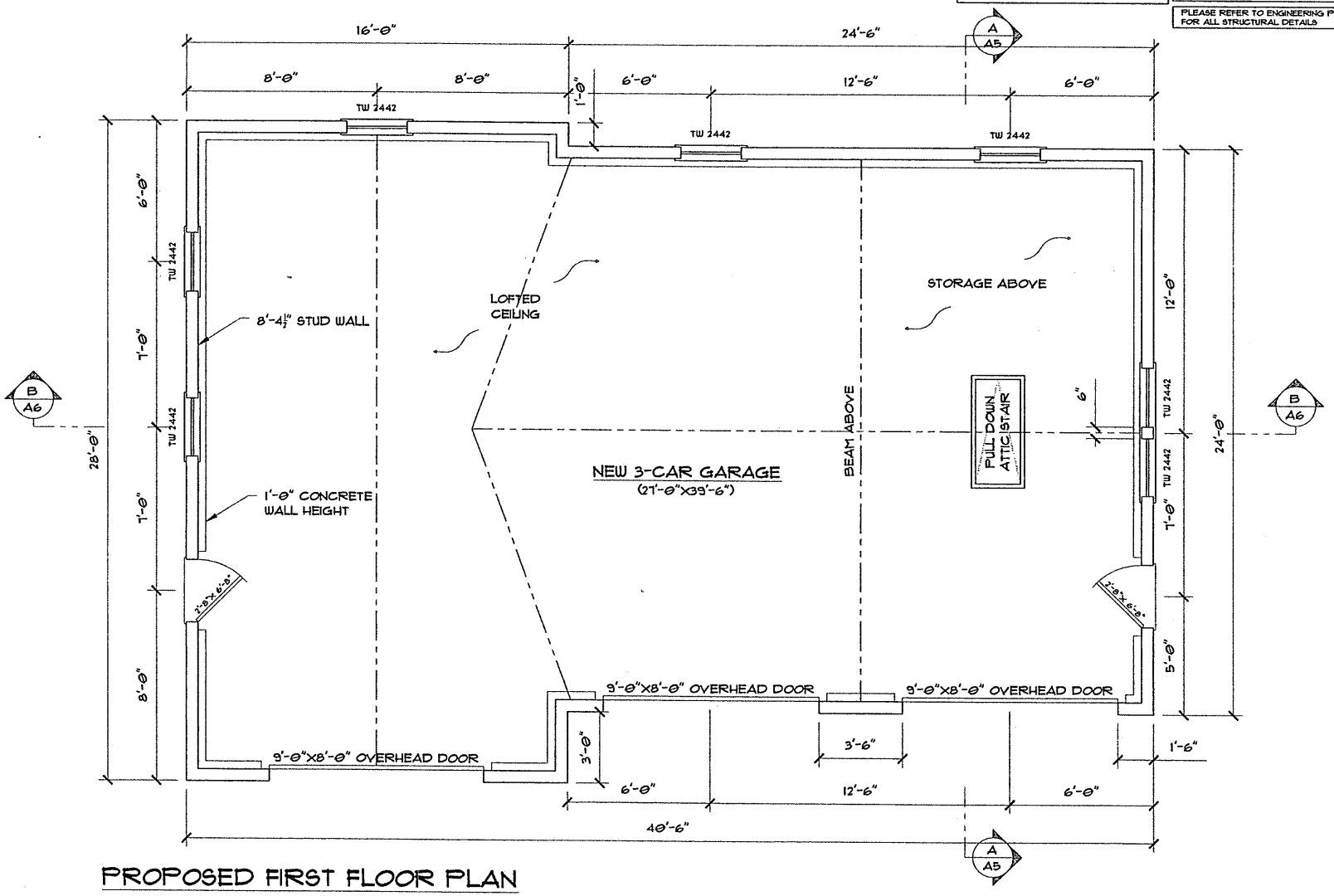

PROPOSED FIRST FLOOR PLAN

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

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REVISION | DATE | DESCRIPTION

TITLE: PROPOSED FIRST FLOOR PLAN

PROJECT: CROQUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design, Inc.
1102B Main St. Suite 330
Millis, MA 02054
Phone: (781)-857-7190
Fax: (781)-857-7192
Email: davidrockwood@gmail.com
Website: www.rockwooddesign.com

DATE: 6/17/2025
DRAWN BY: DR
CHECKED BY: DR
SCALE: AS SHOWN

A3
OF A6

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS PRINT-NOT FOR CONSTRUCTION

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SEE SHEET A1 FOR DRAWING INDEX

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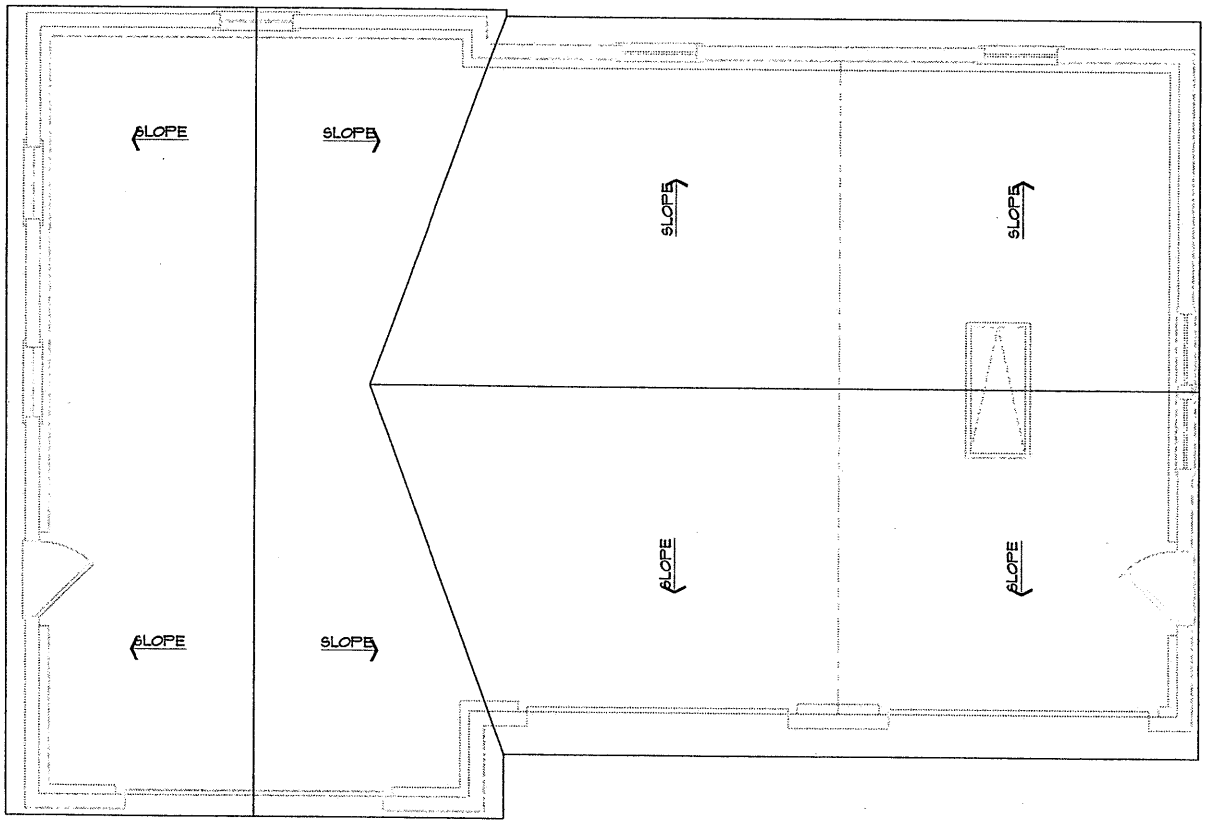

PROPOSED ROOF PLAN

SCALE: 1/2"=1'-0"

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PROGRESS SET - 6/17/2025

Rockwood Design, Inc.
1020 Main Street - Suite 320
Weston, MA 02493
Phone: (781) 457-7140
Fax: (781) 457-7139
Email: ge@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT:
CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE
PROPOSED ROOF PLAN

REVISION	DATE	DESCRIPTION

DATE: 6/17/25
DRAWN BY: GK
CHECKED BY: PB
SCALE: AS SHOWN

A4
OF A6

PROGRESS PRINT-NOT FOR CONSTRUCTION

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SEE SHEET A1 FOR DRAWING INDEX

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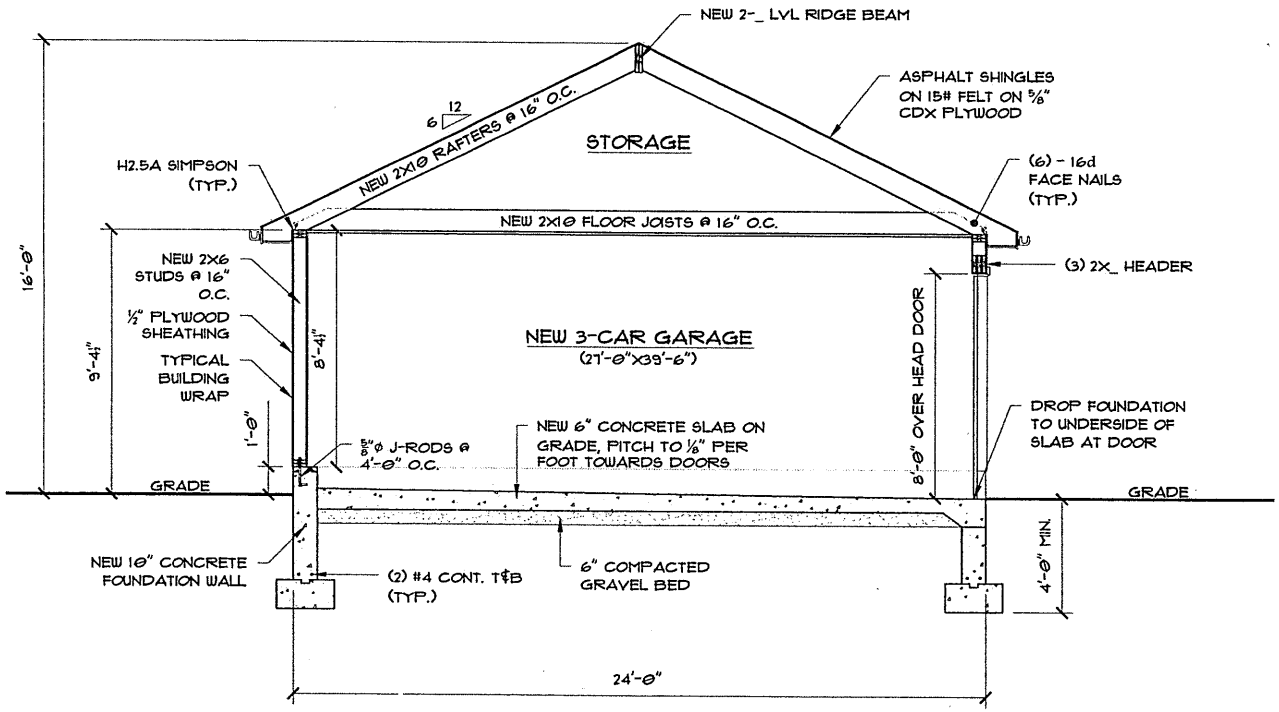

PROPOSED BUILDING SECTION "A-A"

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

Rockwood Design, Inc.
1020 Turnpike St. Suite 320
Stoughton, MA 02072
Phone: (781) 297-7240
Fax: (781) 297-7228
Email: info@rockwooddesign.com
Web: www.rockwooddesign.com

PROJECT:
CROQUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE
BUILDING SECTION "A-A"

REVISION | DATE | DESCRIPTION

DATE: 6/17/25
DRAWN BY: JM
CHECKED BY: RR
SCALE: AS SHOWN

A5
OF A6

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SEE SHEET A1 FOR DRAWING INDEX

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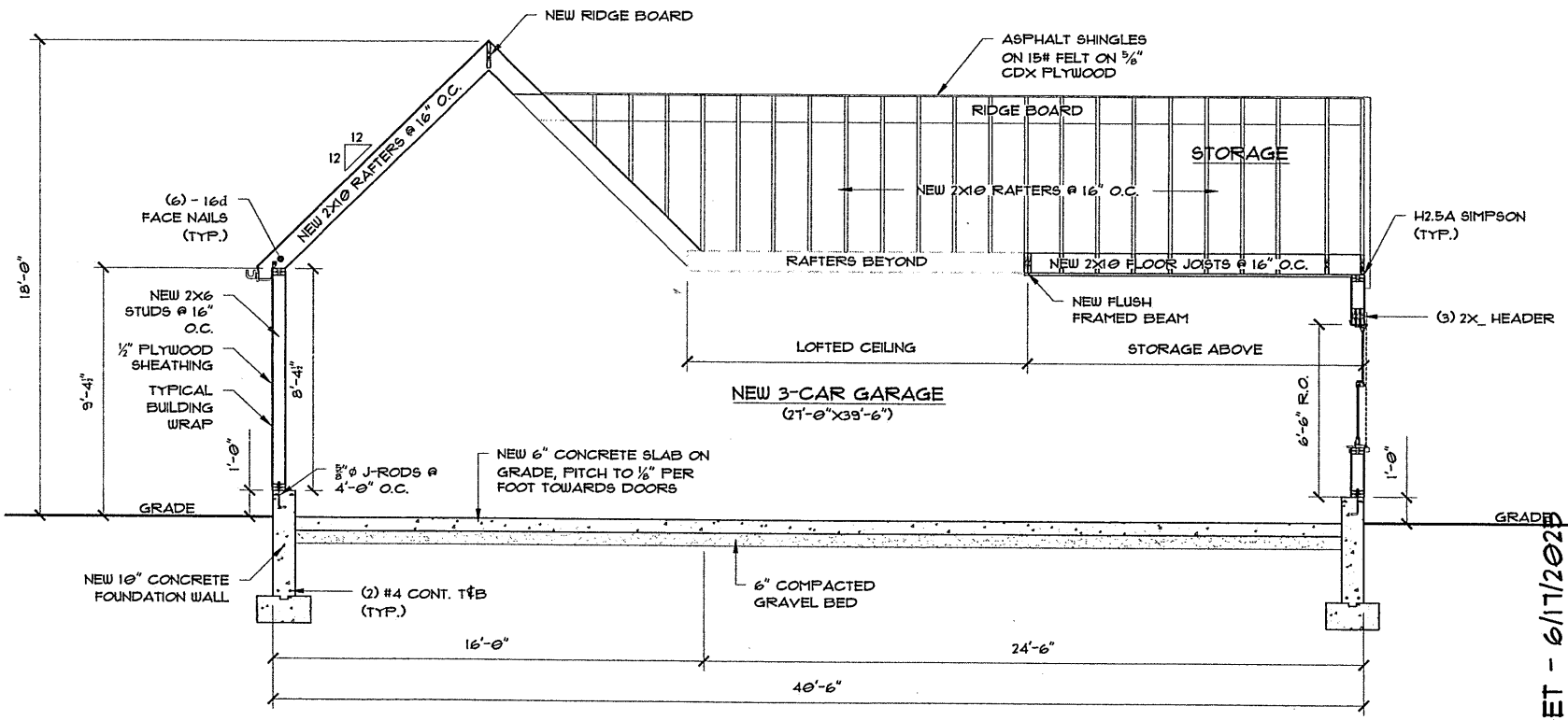

PROPOSED BUILDING SECTION "B-B"

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2020

REVISION | DESCRIPTION | DATE

TITLE: BUILDING SECTION "B-B"

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design Inc.
1020 Palm Street - Suite 320
Hanover, MA 02339
Phone: (781)-837-3140
Fax: (800)-838-0149
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

DATE: 6/17/2020
DRAWN BY: AH
CHECKED BY: PB
SCALE: AS SHOWN

A6
OF A6

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SEE SHEET A1 FOR DRAWING INDEX

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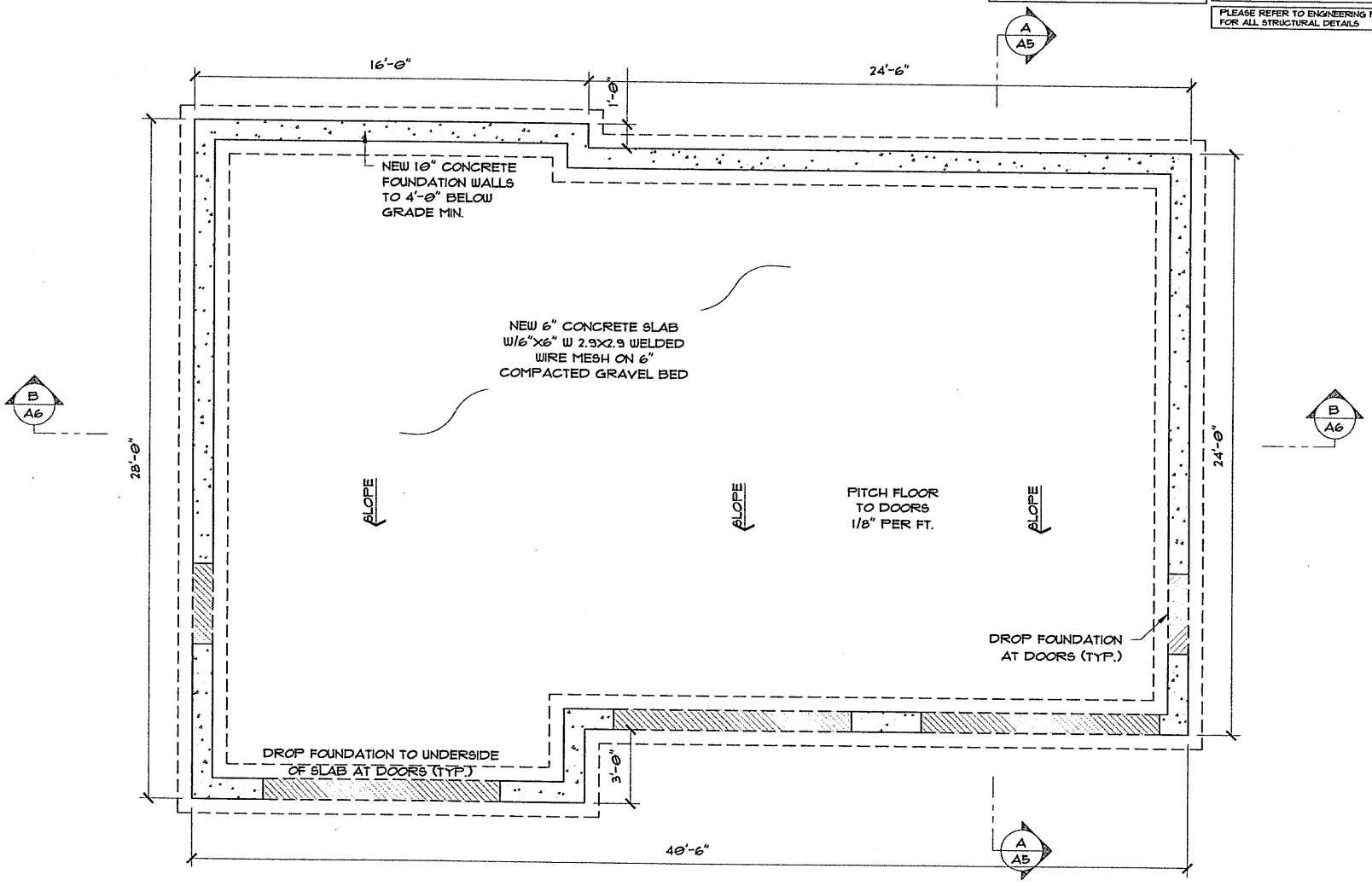

PROPOSED FOUNDATION PLAN

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

Rockwood Design Inc.
1520 Main Street - Suite 203
Tewksbury, MA 01876
Phone: (781)-857-3190
Fax: (781)-857-3195
Email: dan@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT: CROUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE: PROPOSED FOUNDATION PLAN

REVISION | DATE | DESCRIPTION

DATE: 6/17/2025
DRAWN BY: SS
CHECKED BY: DR
SCALE: AS SHOWN

S1 of S4

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Bk 41758 Pg24 #26424
05-03-2024 @ 11:36a

QUITCLAIM DEED

123 VALENTINE ROAD, MILTON, MASSACHUSETTS 02186

Anurag Yadav, married, of Milton, Norfolk County, Massachusetts, for consideration paid of NINE HUNDRED SIXTY-FIVE THOUSAND AND 00/100 ($965,000.00) DOLLARS grant to Michael T. Crowell, individually, now of 123 Valentine Road, Milton MA 02186 with QUITCLAIM COVENANTS

The land with the buildings thereon in said Milton, Norfolk County, Commonwealth of Massachusetts, now known as and numbered 123 Valentine Road, bounded and described as follows:

SOUTHEASTERLY by Blue Hill Avenue, eighty-one (81) feet; by a curve forming the junction of said Blue Hill Avenue and a proposed street, thirty-nine and 27/100 (39.27) feet;

NORTHEASTERLY by said proposed street, one hundred sixty-five (165) feet;

NORTHWESTERLY by land of Joseph H. Gould, one hundred six (106) feet; and

SOUTHWESTERLY by Lot 3 on the plan mentioned below, one hundred ninety (190) feet.

Said premises are shown as Lot 4 on a Plan entitled "Plan of Land in Milton, Mass. Belonging to Joseph H. Gould" dated May 3, 1948, recorded with the Norfolk County Registry of Deeds in Book 2752 Page 214, containing 20,006 square feet, more or less, according to said plan.

Grantor and grantor's spouse, Rashi Chauhan, release all rights of homestead and state under the pains and penalties of perjury that there are no other persons entitled to an estate of homestead in the premises conveyed hereunder.

For grantor's title see the deed recorded with the Norfolk County Registry of Deeds in Book 36266, Page 240.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 05-03-2024 @ 11:36am
Ctl#: 177 Doc#: 26424
Fee: $4,400.40 Cons: $965,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Executed under seal this 5th day of April, 2024.

Anurag Yadav

COMMONWEALTH OF MASSACHUSETTS

NORFOLK COUNTY, SS: April 5, 2024

On this 5th day of April, 2024 before me, the undersigned notary public, personally appeared Anurag Yadav, proved to me through satisfactory evidence of identification, which was a MA Driver License to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purposes.

Notary Public Glen F. Sutherland

My Commission Expires: 1/20/28

Glen F Sutherland
Notary Public
Commonwealth of Massachusetts
Commission Expr 01/20/2028

The undersigned Rashi Chauhan joins in this deed to release any and all homestead rights in the premises conveyed hereunder.

Executed under seal this 5th day of April, 2024.

Rashi Chauhan

COMMONWEALTH OF MASSACHUSETTS

Norfolk COUNTY, SS: April 5, 2024

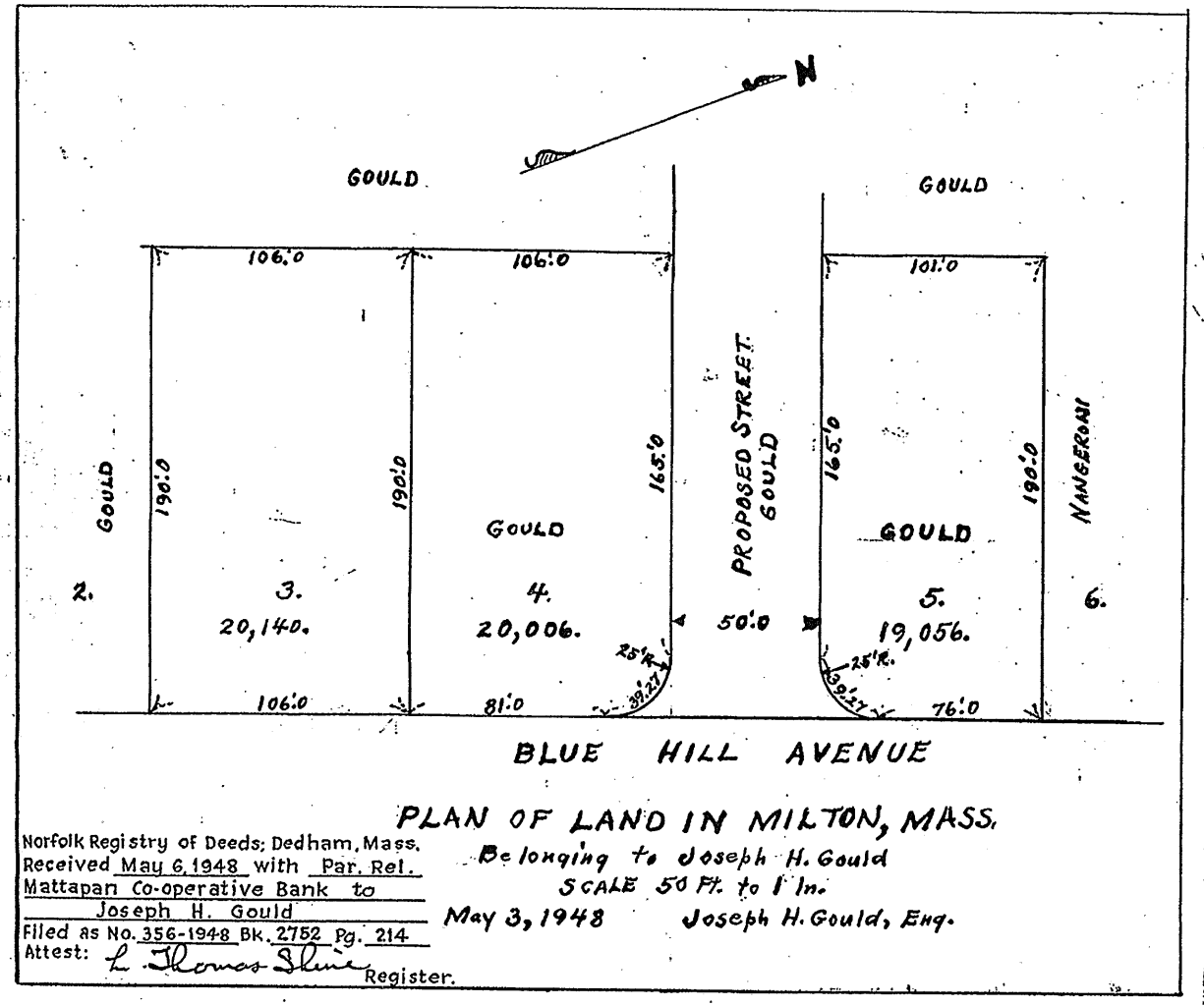
On this 5th day of April, 2024 before me, the undersigned notary public, personally appeared Rashi Chauhan, proved to me through satisfactory evidence of identification, which was a MA Driver License

to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purposes.

Notary Public Glen F. Sutherland

My Commission Expires: 1/20/28

Glen F Sutherland
Notary Public
Commonwealth of Massachusetts
Commission Exp: 01/20/2028



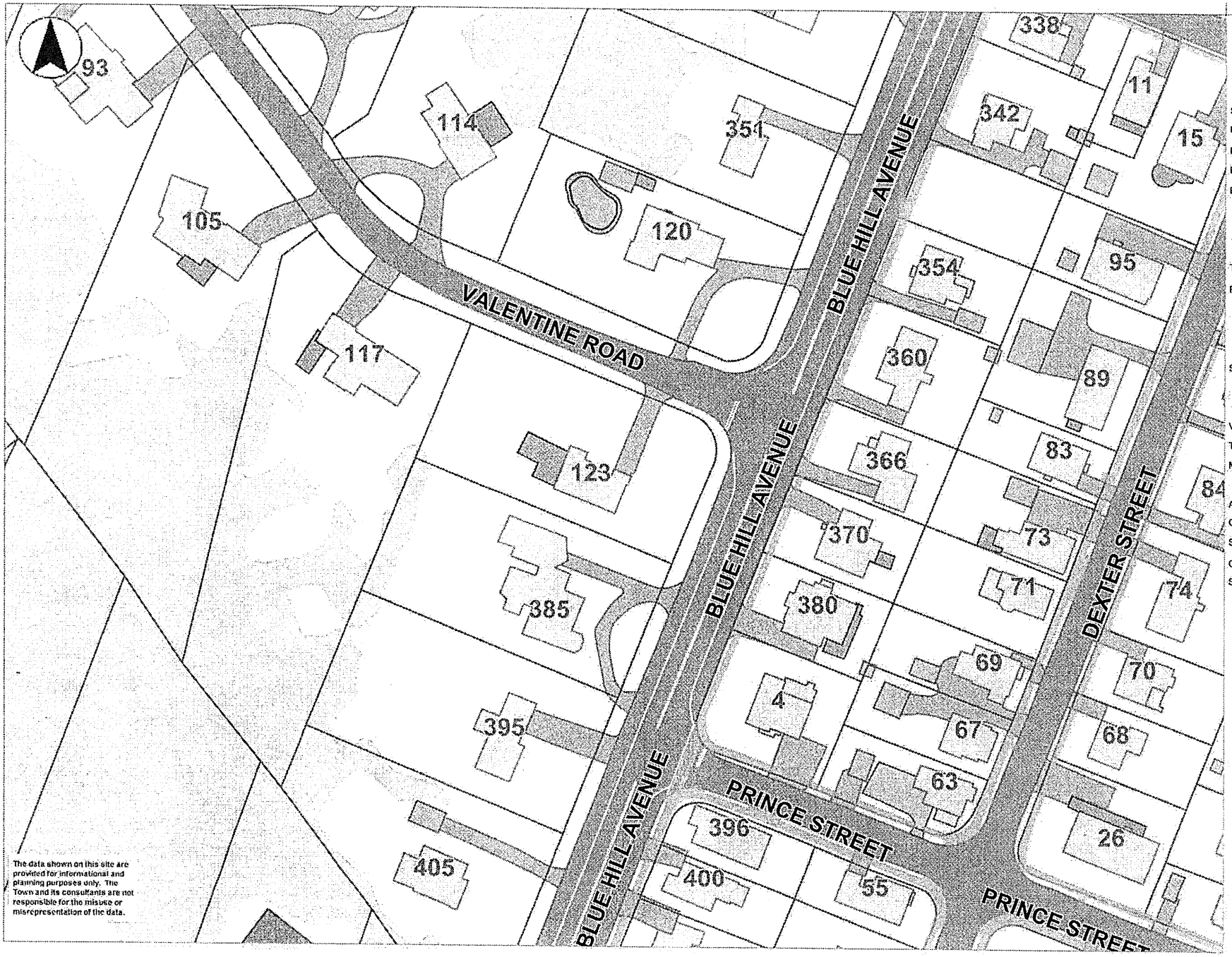
PLAN OF LAND IN MILTON, MASS.

Belonging to Joseph H. Gould

SCALE 50 Ft. to 1 In.

May 3, 1948 Joseph H. Gould, Eng.

Norfolk Registry of Deeds: Dedham, Mass.
Received May 6, 1948 with Par. Rel.
Mattapan Co-operative Bank to
Joseph H. Gould
Filed as No. 356-1948 Bk. 2752 Pg. 214
Attest: L. Thomas Shine Register.



0 120 240 ft

Printed on 04/29/2025 at 10:11 AM

MapsOnline Site

Unofficial Property Record Card - Milton, MA

General Property Data

Parcel ID	C 64 4	Account Number	0
Prior Parcel ID	--		
Property Owner	CROWELL MICHAEL T	Property Location	123 VALENTINE RD
		Property Use	ONE FAM
Mailing Address	123 VALENTINE ROAD	Most Recent Sale Date	5/3/2024
		Legal Reference	41758-24
City	MILTON	Grantor	YADAV,ANURAG
Mailing State	MA Zip 02186	Sale Price	965,000
ParcelZoning	RB	Land Area	0.459 acres

Current Property Assessment

Card 1 Value	Building Value 453,500	Xtra Features Value 1,600	Land Value 435,900	Total Value 891,000

Building Description

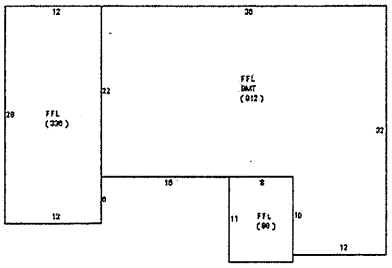
Building Style RANCH	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1948	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade AVG. (+)	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Very Good	Siding VINYL	Air Conditioning 100%
Finished Area (SF) 1336	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 5	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 1	# of 1/2 Baths 0	# of Other Fixtures 0

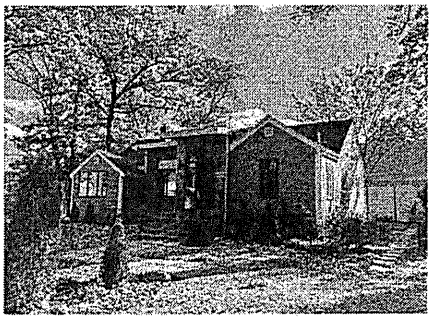
Legal Description

Narrative Description of Property

This property contains 0.459 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1948 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

To the Members of the Milton Board of Appeals:

I(we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I(we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print and sign)	Address	Date
ERIKA E. SMALLWOOD	117 VALENTINE ROAD MILTON, MA	October 16, 2025

To the Members of the Milton Board of Appeals:

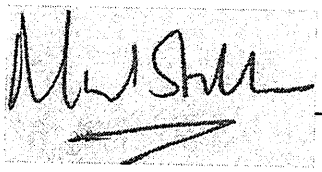
I{we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I{we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print **and sign)**	**Address**	Date
Robert MacMaster	385 Blue Hill Ave	10/24/2023

To the Members of the Milton Board of Appeals:

I(we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I(we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print and **sign)**



120 Valentine Rd
Address

Date

10-16-2025

TOWN OF MILTON – BOARD OF APPEALS APPLICATION

(Phone) 617-898-4924

(Hours) 8:00AM-5:00PM (Monday-Thursday) 8:00AM-1:30PM (Friday)

File Plans & Denial Letter with This Application in Triplicate.

All Application's must be signed.

$100.00 APPLICATION FEE

TOWN CLERK OFFICE-MILTON, MA
REC'D 29 OCT '25 AM10:32

Date: October 28, 2025

Address of Property: 123 Valentine Rd.

Section: C Block: 64 Lot: 4 District Zoned for: RB

Type of Structure: Existing/Proposed garage

Owner's Name: Michael T. Crowell

Owner's Phone Number: 617 - 721 - 0374

Owner's Email Address: mike@gmail.com

Owner's Address: 123 Valentine Road

Has a Building Permit Application been filed: Yes/No

Has any previous appeals been made: Yes/No

If answered Yes, provide Case Number:

Section of By-Law for which relief is requested: 275-10.3(C) Sideyards
275-10.2(D) Frontyards

Reasons for Requesting Relief:
applicant proposes constructing a new garage near left side of lot, to be entered from Valentine Rd in which entrance door must be in front of house. Garage is to park 3 cars,

Attorney's Signature: Maureen M. McEttrick

Attorney's Email Address: mmcettrick@gmail.com

Signature of Applicant:

(For office use only)

Case Number: 2894

Date Received: 10-28-2025

TOWN OF MILTON
INSPECTIONAL SERVICES

525 CANTON AVENUE
MILTON, MA 02186
Telephone: 617-898-4925

Michael White
Building
Commissioner

Jay W. Beaulieu
Local Inspector

Walter White
Local Inspector

Barry T. Ringler
Local Inspector

Domenic Franceschelli
Wire Inspector

Mark Kelly
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

Eric Pilsmaker
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

Markelian Berdufi
Code Enforcement

Katina Goodridge
Sr. Administrative
Clerk

William Donnelly
Sr. Administrative
ZBA Clerk

August 19,2025

Michael T. Crowell
123 Valentine Road
Milton, MA 02186

Re: Proposed single story detached garage (approximately 1,036 square feet) located at 123 Valentine Road. Map-Block-Lot C-64-4

To Whom it concerns,

This office has reviewed your proposal to construct a Single story detached garage at the home located at 123 Valentine Road.

Here are our findings:

A) The property is in Residence B zoning District.

B) The existing house was built in 1948.

C) This existing house is a legal conformin conforming lot.

D) A plot prepared by Christopher S. Kelley Surveyor dated 7-9-2025, shows the prop detached garage with a proposed front se setback of 9.5 feet.

The proposed single story detached garage shows 'whereas the Town of Milton's Zoning Bylaw, Ar) (side yards) states "***On a lot abutting two inters shall be erected or maintained in*** a Residence AA In ***Residence B district within 25 feet***, and in Resi feet ***of the line of the side street***"

E) ***The proposed single-story detached garage with a 9.5 feet side setback, would violate Article X (Area Regulations) section 275-10.3 (C)*** of the Town of Milton's Zoning By-Law, therefore your application for building permit number 64242 is hereby denied.

F) ***The proposed single story detached garage with a 10.8 feet front setback would violate Article X (Area Regulations) section 275-10.2 (D)(Front Yards)*** states" In Residence AA , A ,B and C districts no part of an accessory building shall be located within 40 feet of the front line of the lot, unless such accessory building is within the body of a dwelling or attached to a dwelling and such accessory building complies with the setback from said front line established for such dwelling." therefore your application for building permit number 64242 is hereby denied.

G) Per Article XIII Section 275-13.4 Variances and Appeals you have the right to seek relief from this zoning by-law, through the Variance process with the Town of Milton's Zoning Board of Appeals.

H) Please contact William Donnelly at 617-898-4924 for assistance with the zoning appeals application process.

I) Per MGL 40A section 15 you have the right to appeal my decision to the Town of Milton's Zoning Board of Appeals within 30 days of receipt of this letter.

Sincerely

Michael White C.B.O
Building Commissioner
Zoning Enforcement Officer
Town of Milton

Marion V. McEttrick
Attorney at Law
10 Crown Street
Milton, MA 02186
617-696-5569
Fax 617-696-0552
Cell 781-308-7912
mmcettrick@gmail.com

October 28, 2025

Milton Board of Appeals
525 Canton Avenue
Milton, MA 02186

RE: 123 Valentine Road Board of Appeals Application

Dear Members of the Board of Appeals:

I represent Michael Crowell, the applicant and the owner of residential property at 123 Valentine Road. The applicant proposes to construct a new three bay garage/workshop on his lot. The left most bay of the garage is designed specifically to park vehicles. The right most bay is a woodshop. The middle bay is for either use.

The garage structure will be a 1,036 sf detached garage on the left side of the property with a front setback of 10.8 ' and a side setback of 9.5'. In a denial letter dated August 19, 2025, Building Commissioner Michael White explained that the property is in a Residence B district and is a corner lot, which requires a side street setback from the lot line of 25' (Article X, Section 275-10.3(C)(Side Yards) and a front setback of 40' for an accessory building (Article X, Section 275-10.2(D)(Front Yards). This garage proposal requires a variance from each setback requirement.

The property is a 20,006 sf rectangular conforming lot and the existing house constructed in 1948 is dimensionally conforming. The location faces Valentine Road on one side and Blue Hill Avenue on the other street side. Blue Hill Avenue is a wide street and is a very busy throughfare with a high level of commuter traffic. The plot plan by Christopher S. Kelley, PLS, revised on July 9, 2024, shows that the proposed garage is located on the corner of the lot closer to Blue Hill Avenue, and extends along that lot line back to the front edge of the house. The garage entrance will face towards the other side of the lot, and in order for cars to access the garage, must be located in front of the house. Cars will enter and exit from the driveway off Valentine Road.

At present this house has no garage. The applicant has three vehicles, a 2019 Jeep Grand Cherokee, a 2011 Jeep Liberty and a 1992 Jeep Cherokee. The Blue Hill Avenue side of the lot at present has a stockade fence blocking the view and noise of traffic on Blue Hill Avenue. The new garage will more effectively block that noise and view, but has also been designed, as shown on the conceptual building plans by Rockwood Design, Inc. dated June 17, 2025, filed with this application, with windows and a peaked roof on the Blue Hill Avenue side, so as to have a more residential appearance. (see page 3, architectural plans, elevations) The design is has design elements of the existing house. The roofline extends across the structure with a 90 degree peak over the left bay. The front and rear kick-outs on the left most bay are to add more space, make the structure more architecturally interesting and to reflect the design of the house. The exterior will generally match the exterior of the house.

The location is designed to block noise, be as far away from abutting neighbors as possible, and to preserve open land on the west side of the lot (with trees), so as to maintain the character of Valentine Road. Any other location on this lot would require the removal of many more trees.

With this application the applicant has filed the following plans and documents, in addition to the plot plan and architectural plans referenced above.

1. Current deed
2. Plan of Lots recorded as Plan 356 of 1948, Norfolk , dated May 3, 1048
3. GIS Plan of this area
4. Assessors Record with photo
5. Statements of support from neighbors at 117 and 120 Valentine Road and 385 Blue Hill Avenue.

Request for Zoning Relief

1. *Accessory building, 40 ' setback*: The applicant is requesting a variance to allow the new garage to be located 10.8' from the street rather than the required front setback for an accessory building of 40'. Because the house is located along the longer side of the lot, and towards the rear, a garage can be constructed along the short side of the lot with garage doors opening into the lot towards the other short side and the driveway, but it is impossible to situate the garage the required 40 feet back from the line of the street. The alternative would be to design the garage with garage doors opening towards Blue Hill Avenue, which would create a much less attractive appearance from the street, would be dangerous to access, would disrupt traffic on Blue Hill Avenue, and would require a street opening permit from MassDOT. This residential style garage designed by the applicant's architect is attractive, will match the exterior design of the existing house, will not detract from the overall residential appearance of the lot, will be safe and less conspicuous to access, and will be as far as possible from abutting properties.

2. *Side street setback, accessory building, corner lot*: Applicant requests relief to allow a side setback of 9.5' rather than the required 25 feet in a B District. Because of the heavy traffic

on Blue Hill Avenue, and the width of Blue Hill Avenue, an increased side setback would have little value for the neighbors on the other side of Blue Hill Avenue. While this is a corner lot, the Blue Hill Avenue side is a heavily-used cut-through throughfare. Neighbors across Blue Hill Avenue would not derive much benefit from the wider setback.

A garage will provide protected off-street parking which benefits the immediate neighborhood as well as the applicant, because fewer vehicles will need to be parked on the street, and more vehicles will be out of sight. The workshop use for part of the structure is a use accessory to the residential use of the lot.

The location at a corner and next to an extremely busy commuter route is different from that of other houses in the neighborhood. The applicant and his architect have created a design that will be attractive and in keeping with the residential architecture in this area and on this lot, will block views and noise from Blue Hill Avenue inside this lot, will look like a residential structure from Blue Hill Avenue, and will protect the neighborhood.

We look forward to discussing this application with the Board of Appeals when a hearing date is determined.

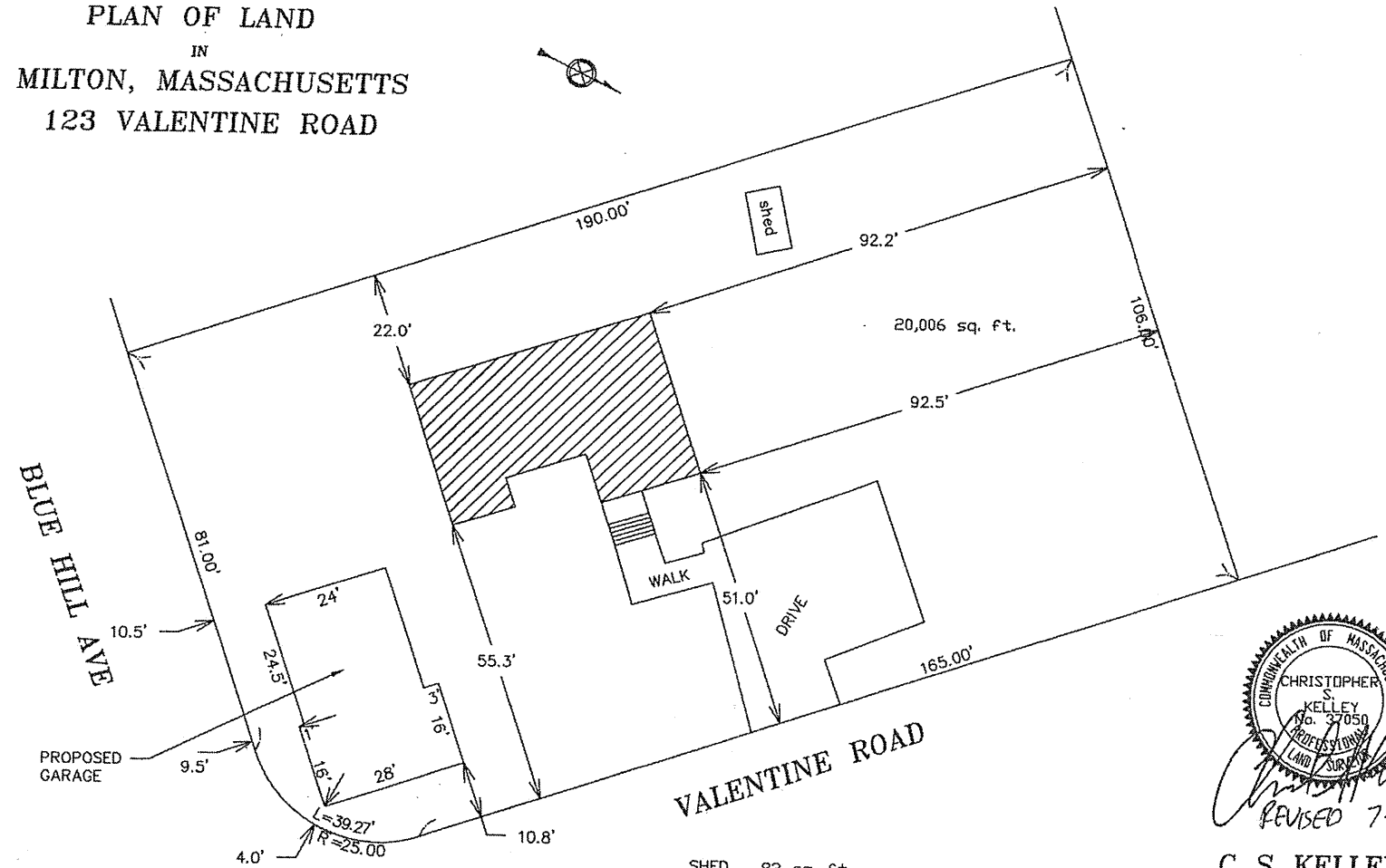
Sincerely,

Marion V. McEttrick

Marion V. McEttrick

Enc.

PLAN OF LAND
IN
MILTON, MASSACHUSETTS
123 VALENTINE ROAD



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

SHED	83 sq. ft.
HOUSE	1,361 sq. ft.
STAIRS/LANDING	70 sq. ft.
WALK	144 sq. ft.
DRIVE	1,229 sq. ft.
EXISTING	2,887 sq.ft./ 20,006 sq. ft. = 14.5 %
PROPOSED	3,923 sq. ft./ 20,006 sq. ft. = 20 %

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER S. KELLEY
No. 37050
PROFESSIONAL LAND SURVEYOR

REVISED 7-9-25

C S KELLEY
LAND SURVEYORS
25 CENTER STREET
PEMBROKE MA. 02359
781-294-4454

PROGRESS PRINT-NOT FOR CONSTRUCTION

SEE SHEET A1 FOR DRAWING INDEX

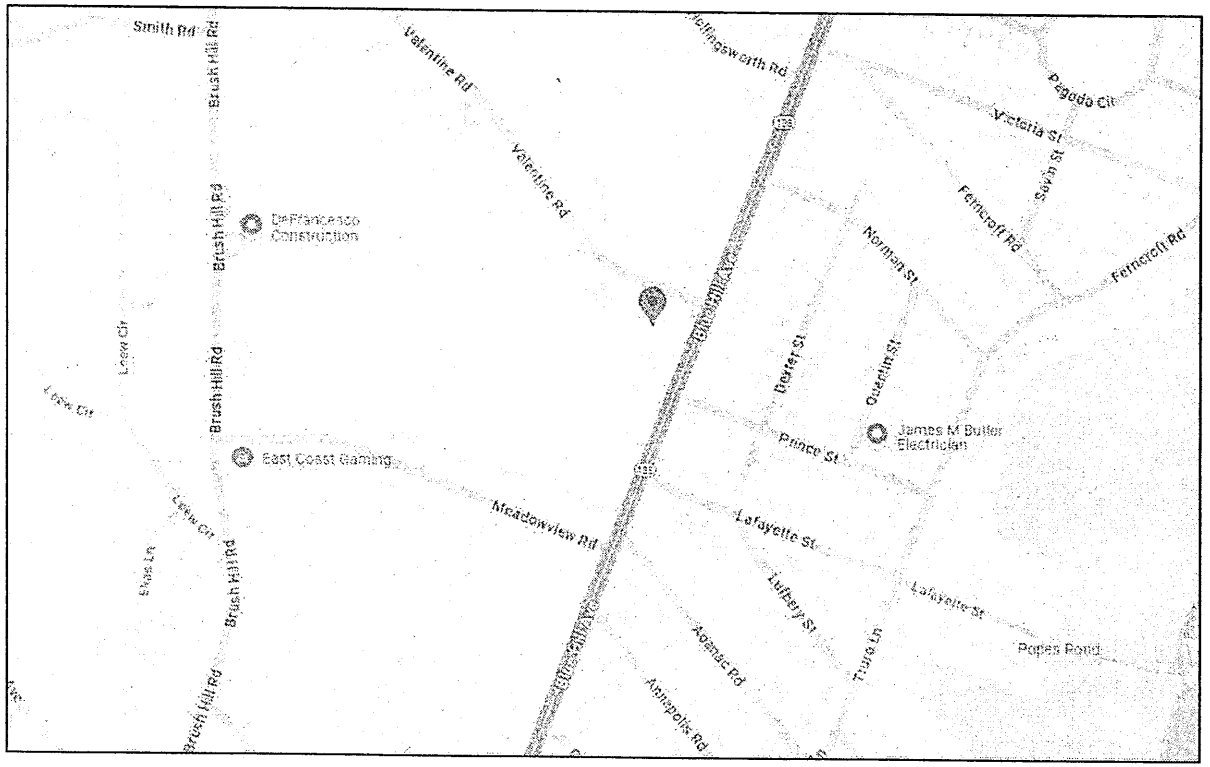
IF PRINTED ON 11X17, ALL SCALE IS HALF.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION

CROWELL RESIDENCE

123 VALENTINE ROAD

MILTON, MA



LOCUS MAP

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

OWNER:

MIKE CROWELL
123 VALENTINE ROAD
MILTON, MA 02186
CELL: 617-721-9314
EMAIL: EMAILTOMIKE@GMAIL.COM

DESIGNER:

ROCKWOOD DESIGN, INC.
1020 PLAIN STREET - SUITE 320
MARSHFIELD, MA 02050
PHONE: (781)-837-3140
FAX: (781)-837-3126
EMAIL: PHIL@ROCKWOODDESIGN.COM
WEBSITE: WWW.ROCKWOODDESIGN.COM

STRUCTURAL ENGINEER:

Rockwood Design, Inc.
1020 Plain Street – Suite 320
Marshfield, MA 02050
Phone: (781)-837-3140
Fax: (781)-837-3126
Email: phil@rockwooddesign.com
Website: www.rockwooddesign.com

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SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

GENERAL NOTES:

1. GENERAL CONTRACTOR TO CONFORM TO ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS.
2. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. THE ENGINEER IS RESPONSIBLE ONLY FOR INFORMATION SHOWN ON THE CERTIFIED ENGINEER'S DRAWINGS. THE DESIGN AND LAYOUT OF ALL OTHER INFORMATION IS THE RESPONSIBILITY OF OTHERS AND MUST CONFORM TO THE MASSACHUSETTS BUILDING CODE REQUIREMENTS. REFER TO STRUCTURAL ENGINEERING BY OTHERS FOR CERTIFIED BEAM CALCULATIONS AND CERTIFIED WIND DESIGN DETAILS.
4. ALL HEATING, PIPING, INSULATION, ELECTRICAL, FIREPROOFING AND OTHER REQUIREMENTS ARE THE RESPONSIBILITIES OF OTHERS.
5. NOTIFY THE ENGINEER OF ANY ARCHITECTURAL MODIFICATIONS OR DIMENSION CHANGES THAT MAY AFFECT THE STRUCTURAL DESIGN.

STRUCTURAL STEEL NOTES:

1. ALL STEEL BEAMS SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. - GRADE 50. ALL CAP AND BASE PLATES AND OTHER MISCELLANEOUS STEEL MAY BE A.S.T.M. GRADE A36.
2. ALL SCHEDULE 40 PIPE SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. SPECIFICATION A53, TYPE "E" OR "S", GRADE "B", WITH A MINIMUM YIELD STRESS OF 35 K.S.I.
3. ALL SHOP AND FIELD WELDS SHOWN SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE A.W.S. CODE FOR BUILDINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIAL BEING WELDED. USE E90XX TYPE ELECTRODES.
4. NO PERMANENT CONNECTIONS SHOULD BE MADE UP UNTIL THE STRUCTURE HAS BEEN PROPERLY ALIGNED PROVIDE TEMPORARY BRACING AS REQUIRED.
5. STEEL FABRICATOR IS RESPONSIBLE FOR FINAL LENGTHS, CONNECTION DETAILS AND DESIGN IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE A.I.S.C. DETAILING MANUAL. SUBMIT SHOP DRAWINGS WITH ALL DETAILS TO THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
6. USE 1/2" MINIMUM CAP PLATE AND BASE PLATES (6X6 MINIMUM) FULLY WELDED ALL AROUND AT COLUMNS WITH 3/16" FILLET WELD, OR AS OTHERWISE SPECIFIED ON THE DRAWINGS. ALL STEEL COLUMN EXTERIOR BASE PLATE SHALL BE BOLTED TO THE CONCRETE FOUNDATIONS WITH 4-5/8" DIAMETER ANCHOR BOLTS.
7. ALL STEEL SHALL HAVE TWO COATS OF RUST-INHIBITOR PRIMER PAINT. TOUCH UP ALL WELDS, SCRATCHES OR SCRAPES IN PAINT AFTER ERECTION.
8. STEEL BEAM MAY BE SPLICED AT STEEL COLUMN CAP PLATE WITH A MAXIMUM GAP BETWEEN BEAMS OF 1/4". USE 1/4" TIE PLATE WELDED TO WEBS.
9. FRAME JOISTS TO TOP OF BEAM ON A 2X8 TOP NAILER THRU-BOLTED WITH 1/2" DIAMETER BOLTS STAGGERED AT 24" O.C. JOISTS TO BE ANCHORED TO THE TOP NAILER WITH SIMPSON H4 HURRICANE CLIPS. FLUSH FRAME JOISTS TO THE FULL DEPTH WEB BLOCKING FASTENED TO THE BEAM WITH 1/2" DIAMETER THRU-BOLTS AT 24" O.C. STAGGERED TOP AND BOTTOM.

FRAMING NOTES:

1. ALL FRAMING LUMBER SHALL BE S.P.F. (SPRUCE-PINE-FIR) GRADE #2&2 OR APPROVED EQUAL (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION. THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 875 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 425 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,400,000 P.S.I. OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF THE ENGINEER.
2. ALL PRESSURE TREATED (CCA TREATED) DIMENSIONAL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE GRADE NO. 2. THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 1,050 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 565 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,600,000 P.S.I.
3. ALL LVLS TO BE MANUFACTURED BY TRUS JOIST, GEORGIA PACIFIC OR APPROVED EQUAL. THE MINIMUM ALLOWABLEBENDING STRESS (Fb) SHALL BE 2,500 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) PERPENDICULAR TO THE GRAIN SHALL BE 750 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 P.S.I. ALL PARALAMS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED (CCA TREATED) INSTALL MICRO-LAMS AND PARALAMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. PARALAM (L&P) POSTS SHALL HAVE AN ALLOWABLE COMPRESSION STRESS OF 2900 PSI AND A MODULUS OF ELASTICITY OF 2,000,000.
5. USE 3/4" TONGUE AND GROVE STRUCTURAL GRADE PT PLYWOOD FLOOR SHEATHING, 5/8" EXTERIOR STRUCTURAL GRADE FIR (C-D-X) PLYWOOD ROOF SHEATHING AND 1/2" EXTERIOR STRUCTURAL GRADE FIR (C-D-X) AT WALLS. ALL JOINTS SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED SUPPORTS.
6. ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2X4 MINIMUM @ 16" O.C. UNLESS NOTED OTHERWISE.
7. PROVIDE ADEQUATE WALL RESISTANCE TO RAKING BY DIAGONAL CORNER WIND BRACING ANCHORED TO SILL PLATES.
8. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS AND/OR DOUBLE ALL JOISTS UNDER EACH PARTITION.
9. USE FULLY NAILED METAL CONNECTORS (TECO, SIMPSON OR EQUAL) JOIST OR BEAM HANGERS WHEN JOISTS OR BEAMS FRAME INTO OTHER JOISTS OR BEAMS. PROVIDE METAL POST CAPS AND BASES FOR ALL POSTS.
10. FOR NONBEARING ROUGH WINDOW OPENINGS AND INTERIOR DOOR OPENINGS UP TO 3 FEET, USE 2-2X6 HEADER BEAMS. FROM 3 FEET TO 5 FEET, USE 2-2X8 HEADER BEAMS AND FROM 5 FEET TO 7 FEET, USE 2-2X10 HEADER BEAMS AND USE LVLS FOR SPANS EXCEEDING 7 FEET, EXCEPT AS NOTED OTHERWISE ON THE PLANS OR SPECIFICATIONS. USE TRIPLES FOR 2X6 WALLS. IF LVLS ARE SPECIFIED ON THE PLANS, PROVIDE DOUBLE JACK STUD SUPPORTS OR AS OTHERWISE SPECIFIED ON THE PLAN.
11. ALL FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE REQUIREMENTS AND GENERAL FRAMING PRACTICE AS DETAILED IN THE "ARCHITECTURAL GRAPHICS STANDARDS", BY RAMSEY & SLEEPER.
12. ALL PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING WOOD FRAMING MEMBERS USING AMERICAN PLYWOOD ASSOCIATION (A.P.A.) GLUED FLOOR SYSTEM. WOOD GLUE TO BE CONTECH, INC. PL400 SUBFLOOR CONSTRUCTION ADHESIVE, OR APPROVED EQUAL.
13. ALL WALL STUDS TO ALIGN WITH FLOOR JOISTS AND ROOF RAFTERS.
14. THE CROSS WALLS AND TIE BEAMS ARE TO PROVIDE THE LATERAL RESTRAINT FOR THE BUILDINGS AND SHOULD BE SECURELY ATTACHED AT EACH END AND/OR TO THE EXTERIOR WALLS.
15. BUILT-UP BEAMS (3 PIECES MAXIMUM) USING CONVENTIONAL FRAMING LUMBER SHALL BE FULLY SPIKED TOGETHER WITH 2-10D NAILS AT 8" O.C. AND LVLS WITH 2-16D NAILS (TOP AND BOTTOM) AT 8" O.C., OR AS OTHERWISE NOTED ON THE DRAWINGS, OR AS RECOMMENDED BY THE MANUFACTURER.
16. ALL NAILS, FASTENERS AND CONCRETE EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED
17. ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

FOUNDATION & CONCRETE NOTES:

1. SPREAD FOOTINGS SHALL BEAR LEVEL ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF TWO TONS PER SQUARE FOOT.
2. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN TWO TONS PER SQUARE FOOT ARE ENCOUNTERED AT THE SPECIFIED ELEVATIONS, THE UNDERLYING UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY THE ENGINEER/ARCHITECT.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF SUBSURFACE CONDITIONS.
4. NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
5. FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETED.
6. BACKFILL UNDER ANY PORTION OF THE FOOTINGS AND SLABS SHALL BE COMPACTED IN 6" LIFTS OF 95% COMPACTED GRAVEL AS APPROVED BY THE ENGINEER.
7. CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE CODE FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
8. CONCRETE FOUNDATION WALLS AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS AND 3,500 P.S.I FOR SLABS, WITH A SLUMP OF NO MORE THEN 4" AND AN ENTRAINMENT OF 4-6%. THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED. PROVIDE PROPER CONCRETE PROTECTION FOR HEAT IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE A.C.I.
9. STEEL REINFORCEMENT SHALL CONFORM TO A.S.T.M. 615, GRADE 60.
10. ALL CONCRETE SLABS ON THE GROUND SHALL BE REINFORCED WITH 6X6-10/10 (4mm) WELDED WIRE FABRIC PLACED AT MID-DEPTH, OR AS OTHERWISE SHOWN ON THE DRAWINGS. WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO A.S.T.M. A185, AND SHALL LAP 6" MINIMUM OR ONE SPACE, WHICHEVER IS LARGER, AND SHALL BE WIRED TOGETHER. PROVIDE SUFFICIENT CHAIR OR SUPPORT BARS AS NECESSARY TO POSITION WELDED WIRE FABRIC.
11. WHERE CONTINUOUS BARS ARE CALLED FOR THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE 40 BAR DIAMETERS, UNLESS OTHERWISE SHOWN.
12. NOTIFY BUILDING DEPARTMENT FOR INSPECTION OF COMPLETED INSTALLATION OF REINFORCEMENT AT LEAST 24 HOURS PRIOR TO SCHEDULED PLACEMENT OF CONCRETE.
13. PLACEMENT OF CONCRETE POURS FOR FOUNDATION WALLS SHOULD HAVE A VERTICAL 2"x4" KEY WITH CONTINUOUS REINFORCING (#4 BAR DIAMETER MINIMUM) THRU THE CONSTRUCTION JOINT.
14. ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TO THE PROPER RADII ESTABLISHED BY THE AMERICAN CONCRETE INSTITUTE UNDER NO CONDITIONS SHALL HEAT BE APPLIED TO THE BARS TO OBTAIN BENDS.
15. THE USE OF CONTROL JOINTS IN THE SLAB IS RECOMMENDED TO CONTROL CRACKING. SAW CUT TO A DEPTH ONE HALF INCH NOT-TO-EXCEED 10 FEET BY 10 FEET.
16. DAMP PROOF ALL FOUNDATION WALLS BELOW GRADE, OTHER THAN FROST WALLS.

(WINDOWS SHOWN FOR ESTIMATING AND PERMITTING ONLY
FINAL ORDER TO BE VERIFIED AND APPROVED BY OWNER)

WINDOW SCHEDULE

QUANTITY	ID LETTER	MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS

EXTERIOR DOOR SCHEDULE

QUANTITY	ID LETTER	MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS

FLOOR PLAN LEGEND:

- WALL TO BE DEMOLISHED
- EXISTING STUD WALL
- PROPOSED STUD WALL
- OBJECT ABOVE
- OBJECT BELOW

PROPOSED SQUARE FOOTAGE NOTE:

FIRST FLOOR LIVING AREA *	
SECOND FLOOR LIVING AREA *	
UNFINISHED BSMNT FLOOR AREA *	
TOTAL FINISHED LIVING AREA *	##########

DRAWING INDEX:

A0	COVER PAGE
A1	NOTES AND LEGENDS
A2	ELEVATIONS
A3	FIRST FLOOR PLAN
A4	ROOF PLAN
A5	BUILDING SECTION "A-A"
A6	BUILDING SECTION "B-B"
N	FOUNDATION PLAN
S2	S2 DETAILS
S3	CEILING FRAMING PLAN
S4	ROOF FRAMING PLAN

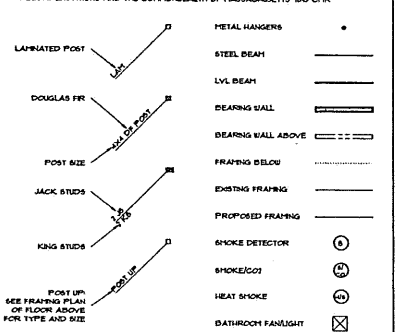
FOUNDATION NOTES/LEGEND:

1) SEE "STRUCTURAL ENGINEERING AND WIND ANALYSIS" BOOKLET NO. 25-___ BY _____ ENGINEERING, LLC DATED MAY/__/2025 FOR ADDITIONAL NOTES AND DETAILS
2) ALL NEW FOUNDATION WALLS SHALL BE DAMP PROOFED WITH A BITUMINOUS COATING.
3) 6 SQ. FT. OF VENTILATION REQUIRED FOR EVERY 1,500 SQ. FT. OF BASEMENT AREA.
4) OPENING FOR UNDER-FLOOR VENTILATION 1 SQ. FT. OPENING/150 SQ. FT. OF CRAWL SPACE AREA.

- DENOTES FOUNDATION WALL TO BE DEMOLISHED
- DENOTES EXISTING FOUNDATION WALL
- DENOTES PROPOSED FOUNDATION WALL ATOP FOOTING
- DENOTES PROPOSED LOU FOUNDATION WALL W/1X6 STUD WALL ATOP
- A / S2 — DENOTES ARCHITECTURAL BUILDING SECTION
- 2 / S1 — DENOTES DETAIL IN "STRUCTURAL ELEMENTS" BOOKLET BY STRUCTURAL ENGINEER

FRAMING NOTES/LEGEND:

1) SEE "STRUCTURAL ENGINEERING AND WIND ANALYSIS" BOOKLET NO. 25-___ BY _____ ENGINEERING, LLC DATED MAY/__/2025 FOR ADDITIONAL NOTES AND DETAILS
2) ALL FRAMING MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND THE COMMONWEALTH OF MASSACHUSETTS 780 CMR



PROGRESS SET - 6/17/2025

TITLE: NOTES AND LEGENDS

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design, Inc.
1020 Pleasant St. Suite 320
Norwood, MA 02062
Phone: (781) 437-3128
Fax: (781) 437-3138
Email: mark@rockwooddesign.com

DATE: 6/17/25
DRAWN BY: GN
CHECKED BY: MR
SCALE: AS SHOWN

A1 of A6

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PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS PRINT-NOT FOR CONSTRUCTION

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SEE SHEET A1 FOR DRAWING INDEX

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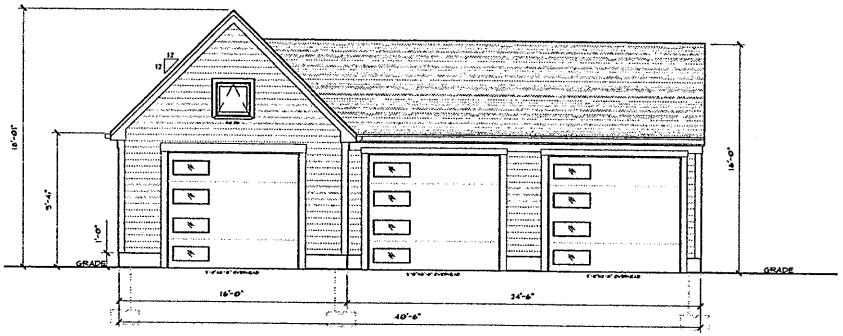
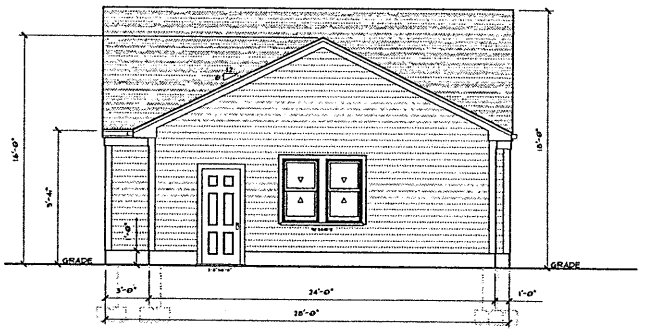
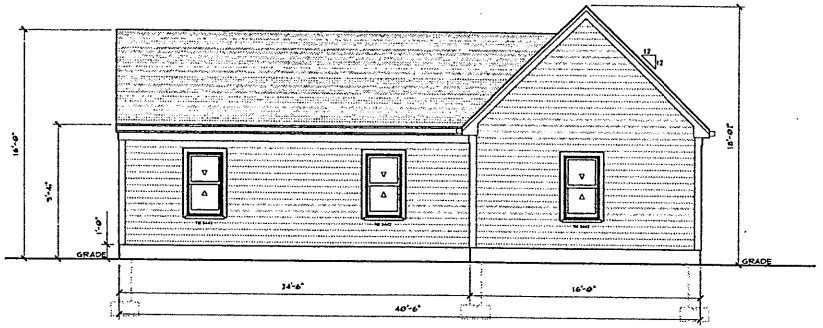


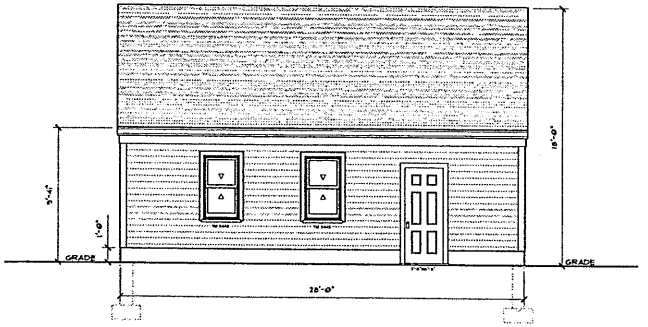
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4"=1'-0"

PROGRESS SET - 6/17/2025

REVISION	DATE	DESCRIPTION

TITLE: ELEVATIONS

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design Inc.
1020 Plain Street, Suite 200
Marshfield, MA 02050
Phone: (781) 837-7140
Fax: (781) 837-7138
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

DATE: 6/17/2025
DRAWN BY: GH
CHECKED BY: PB
SCALE: AS SHOWN

A2
OF A6

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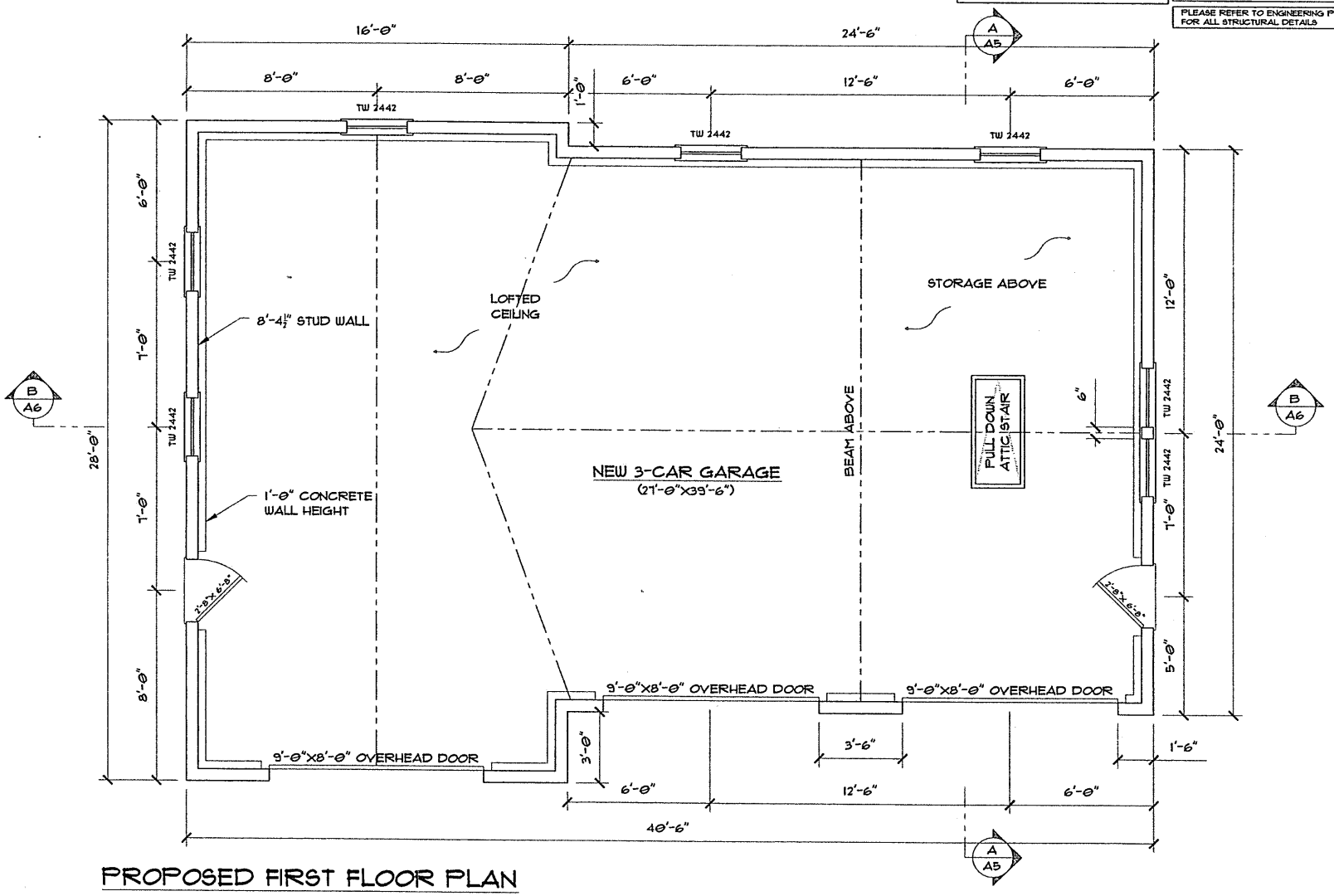
SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



PROPOSED FIRST FLOOR PLAN

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

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REVISION | DATE | DESCRIPTION

TITLE: PROPOSED FIRST FLOOR PLAN

PROJECT: CROQUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design, Inc.
1102B Main St. Suite 330
Millis, MA 02054
Phone: (781)-857-7190
Fax: (781)-857-7192
Email: davidrockwood@gmail.com
Website: www.rockwooddesign.com

DATE: 6/17/2025
DRAWN BY: DR
CHECKED BY: DR
SCALE: AS SHOWN

A3
OF A6

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS PRINT-NOT FOR CONSTRUCTION

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SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

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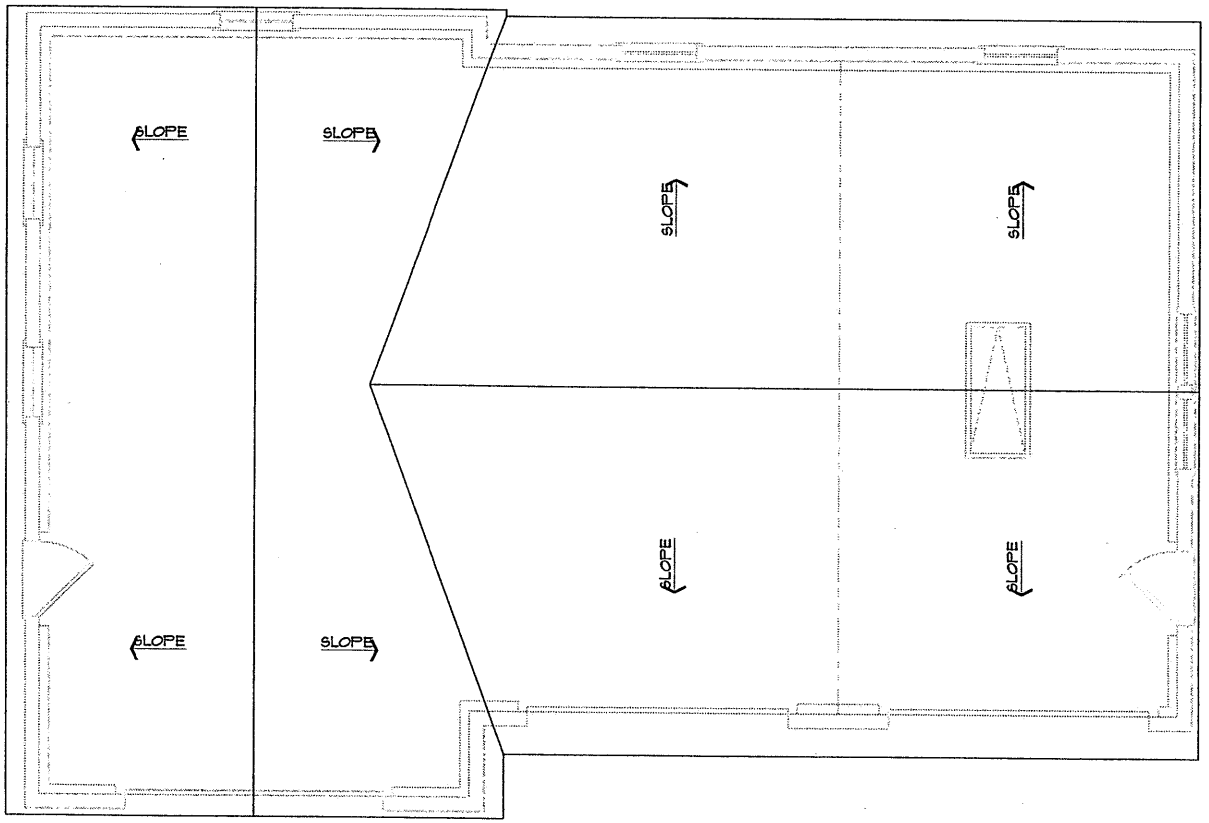

PROPOSED ROOF PLAN

SCALE: 1/2"=1'-0"

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PROGRESS SET - 6/17/2025

Rockwood Design, Inc.
1020 Main Street - Suite 320
Weston, MA 02493
Phone: (781) 457-7140
Fax: (781) 457-7139
Email: ge@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT:
CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE
PROPOSED ROOF PLAN

REVISION	DATE	DESCRIPTION

DATE: 6/17/25
DRAWN BY: GK
CHECKED BY: PB
SCALE: AS SHOWN

A4
OF A6

PROGRESS PRINT-NOT FOR CONSTRUCTION

ANY DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.

SEE SHEET A1 FOR DRAWING INDEX

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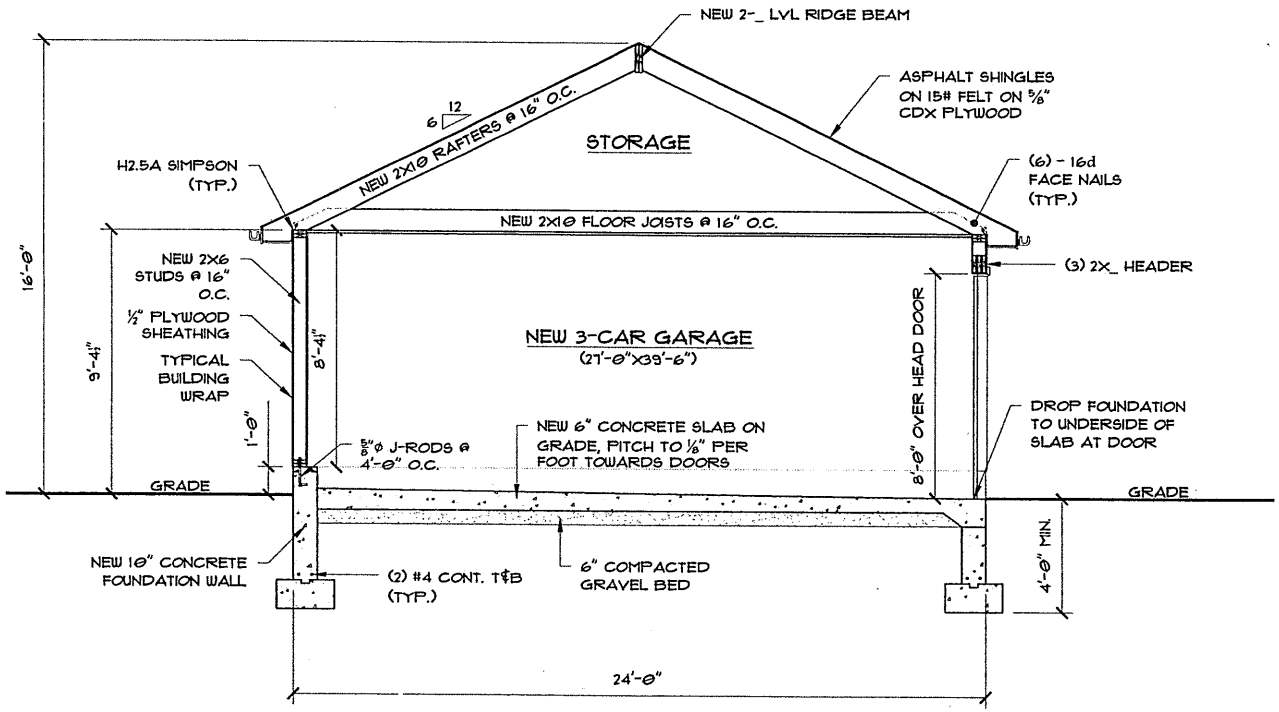
PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



PROPOSED BUILDING SECTION "A-A"

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

Rockwood Design, Inc.
1020 Turnpike St. Suite 320
Stoughton, MA 02072
Phone: (781) 297-7240
Fax: (781) 297-7228
Email: info@rockwooddesign.com
Web: www.rockwooddesign.com

PROJECT:
CROQUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE
BUILDING SECTION "A-A"

REVISION | DATE | DESCRIPTION

DATE: 6/17/25
DRAWN BY: JM
CHECKED BY: RR
SCALE: AS SHOWN

A5
OF A6

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SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

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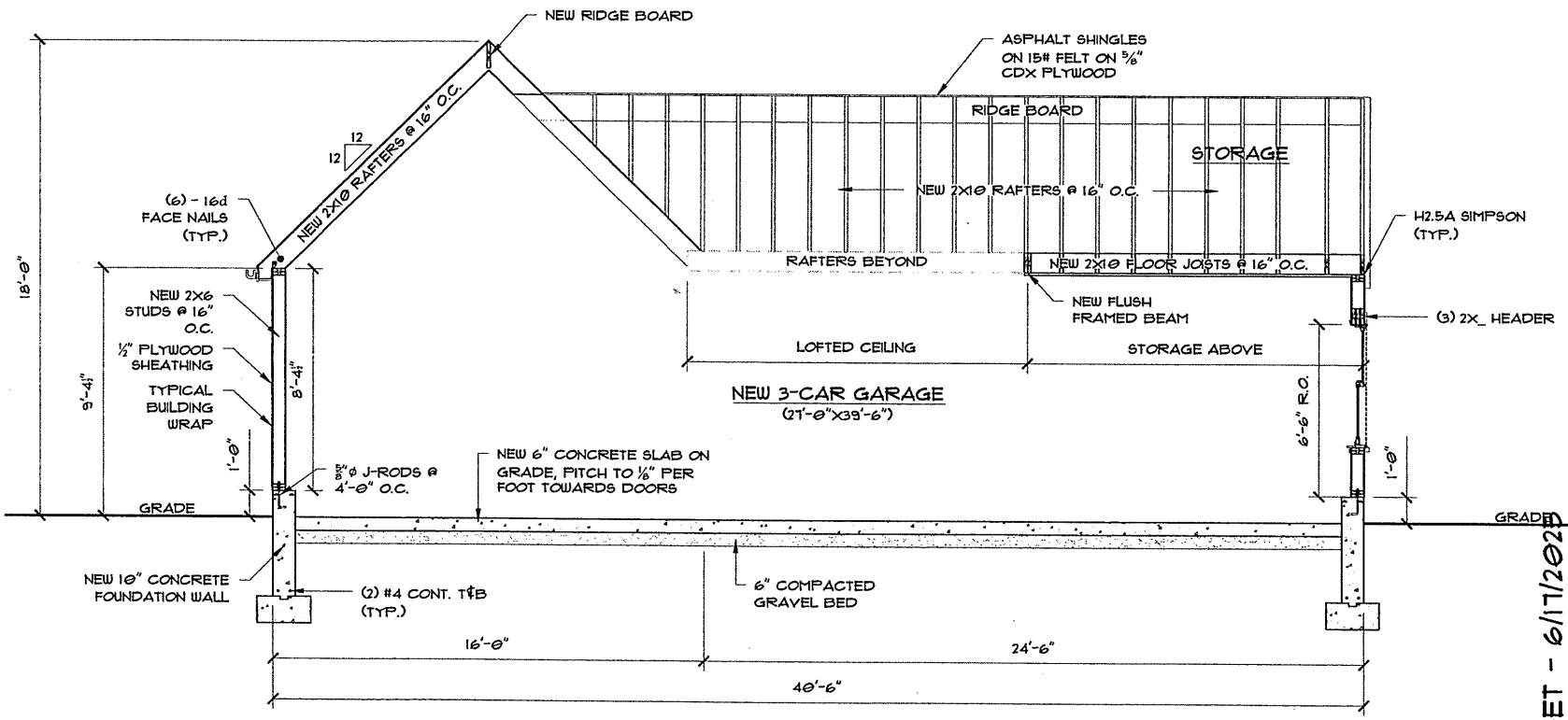

PROPOSED BUILDING SECTION "B-B"

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2020

REVISION | DESCRIPTION | DATE

TITLE: BUILDING SECTION "B-B"

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design Inc.
1020 Palm Street - Suite 320
Hanover, MA 02339
Phone: (781)-837-3140
Fax: (800)-838-0149
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

DATE: 6/17/2020
DRAWN BY: AH
CHECKED BY: PB
SCALE: AS SHOWN

A6
OF A6

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SEE SHEET A1 FOR DRAWING INDEX

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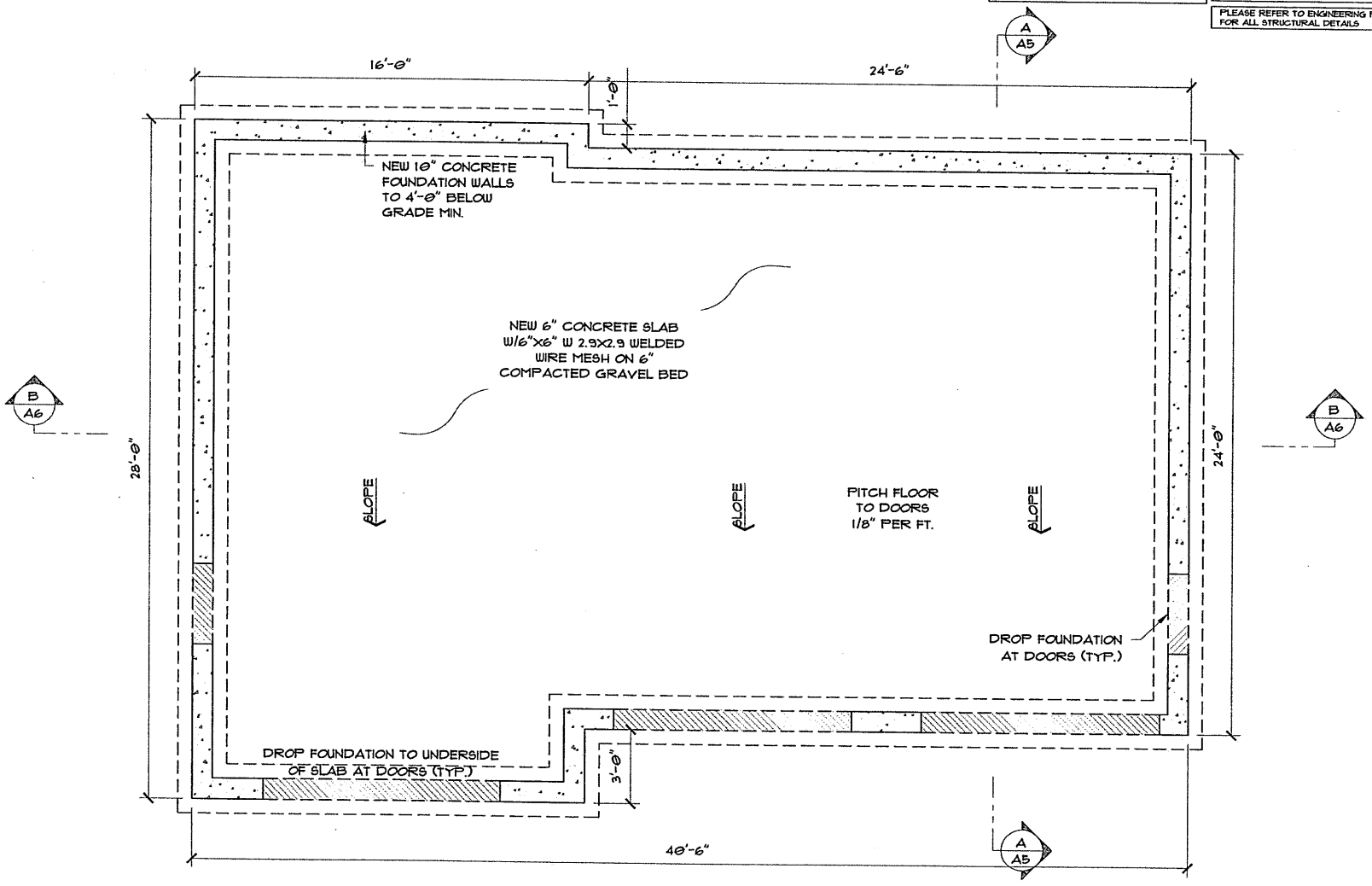

PROPOSED FOUNDATION PLAN

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

Rockwood Design Inc.
1520 Main Street - Suite 203
Tewksbury, MA 01876
Phone: (781)-857-3190
Fax: (781)-857-3195
Email: dan@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT: CROUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE: PROPOSED FOUNDATION PLAN

REVISION | DATE | DESCRIPTION

DATE: 6/17/2025
DRAWN BY: SS
CHECKED BY: DR
SCALE: AS SHOWN

S1 of S4

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Bk 41758 Pg24 #26424
05-03-2024 @ 11:36a

QUITCLAIM DEED

123 VALENTINE ROAD, MILTON, MASSACHUSETTS 02186

Anurag Yadav, married, of Milton, Norfolk County, Massachusetts, for consideration paid of NINE HUNDRED SIXTY-FIVE THOUSAND AND 00/100 ($965,000.00) DOLLARS grant to Michael T. Crowell, individually, now of 123 Valentine Road, Milton MA 02186 with QUITCLAIM COVENANTS

The land with the buildings thereon in said Milton, Norfolk County, Commonwealth of Massachusetts, now known as and numbered 123 Valentine Road, bounded and described as follows:

SOUTHEASTERLY by Blue Hill Avenue, eighty-one (81) feet; by a curve forming the junction of said Blue Hill Avenue and a proposed street, thirty-nine and 27/100 (39.27) feet;

NORTHEASTERLY by said proposed street, one hundred sixty-five (165) feet;

NORTHWESTERLY by land of Joseph H. Gould, one hundred six (106) feet; and

SOUTHWESTERLY by Lot 3 on the plan mentioned below, one hundred ninety (190) feet.

Said premises are shown as Lot 4 on a Plan entitled "Plan of Land in Milton, Mass. Belonging to Joseph H. Gould" dated May 3, 1948, recorded with the Norfolk County Registry of Deeds in Book 2752 Page 214, containing 20,006 square feet, more or less, according to said plan.

Grantor and grantor's spouse, Rashi Chauhan, release all rights of homestead and state under the pains and penalties of perjury that there are no other persons entitled to an estate of homestead in the premises conveyed hereunder.

For grantor's title see the deed recorded with the Norfolk County Registry of Deeds in Book 36266, Page 240.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 05-03-2024 @ 11:36am
Ctl#: 177 Doc#: 26424
Fee: $4,400.40 Cons: $965,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Executed under seal this 5th day of April, 2024.

Anurag Yadav

COMMONWEALTH OF MASSACHUSETTS

NORFOLK COUNTY, SS: April 5, 2024

On this 5th day of April, 2024 before me, the undersigned notary public, personally appeared Anurag Yadav, proved to me through satisfactory evidence of identification, which was a MA Driver License to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purposes.

Notary Public Glen F. Sutherland

My Commission Expires: 1/20/28

Glen F Sutherland
Notary Public
Commonwealth of Massachusetts
Commission Expr 01/20/2028

The undersigned Rashi Chauhan joins in this deed to release any and all homestead rights in the premises conveyed hereunder.

Executed under seal this 5th day of April, 2024.

Rashi Chauhan

COMMONWEALTH OF MASSACHUSETTS

Norfolk COUNTY, SS: April 5, 2024

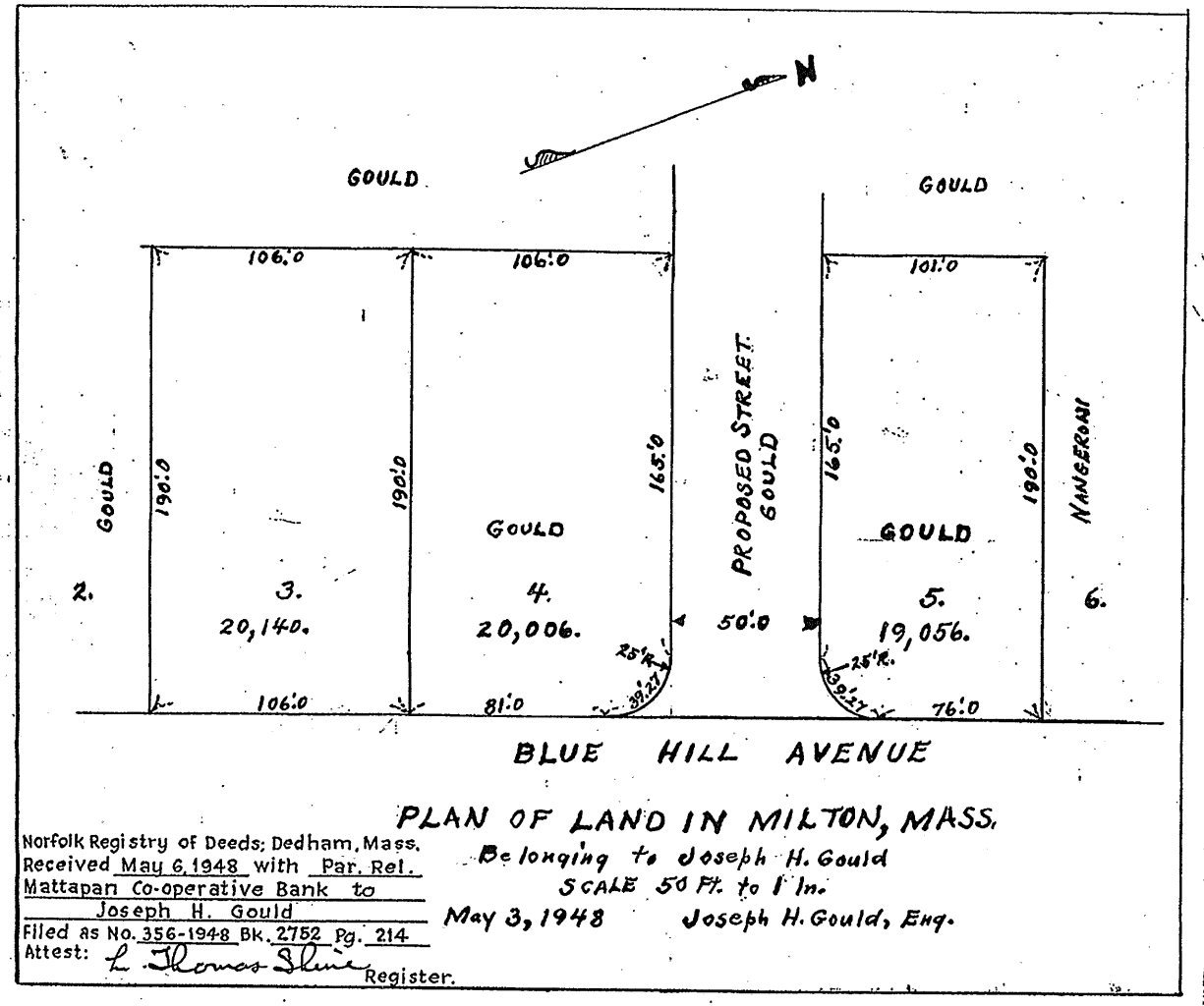
On this 5th day of April, 2024 before me, the undersigned notary public, personally appeared Rashi Chauhan, proved to me through satisfactory evidence of identification, which was a MA Driver License

to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purposes.

Notary Public Glen F. Sutherland

My Commission Expires: 1/20/28

Glen F Sutherland
Notary Public
Commonwealth of Massachusetts
Commission Exp: 01/20/2028



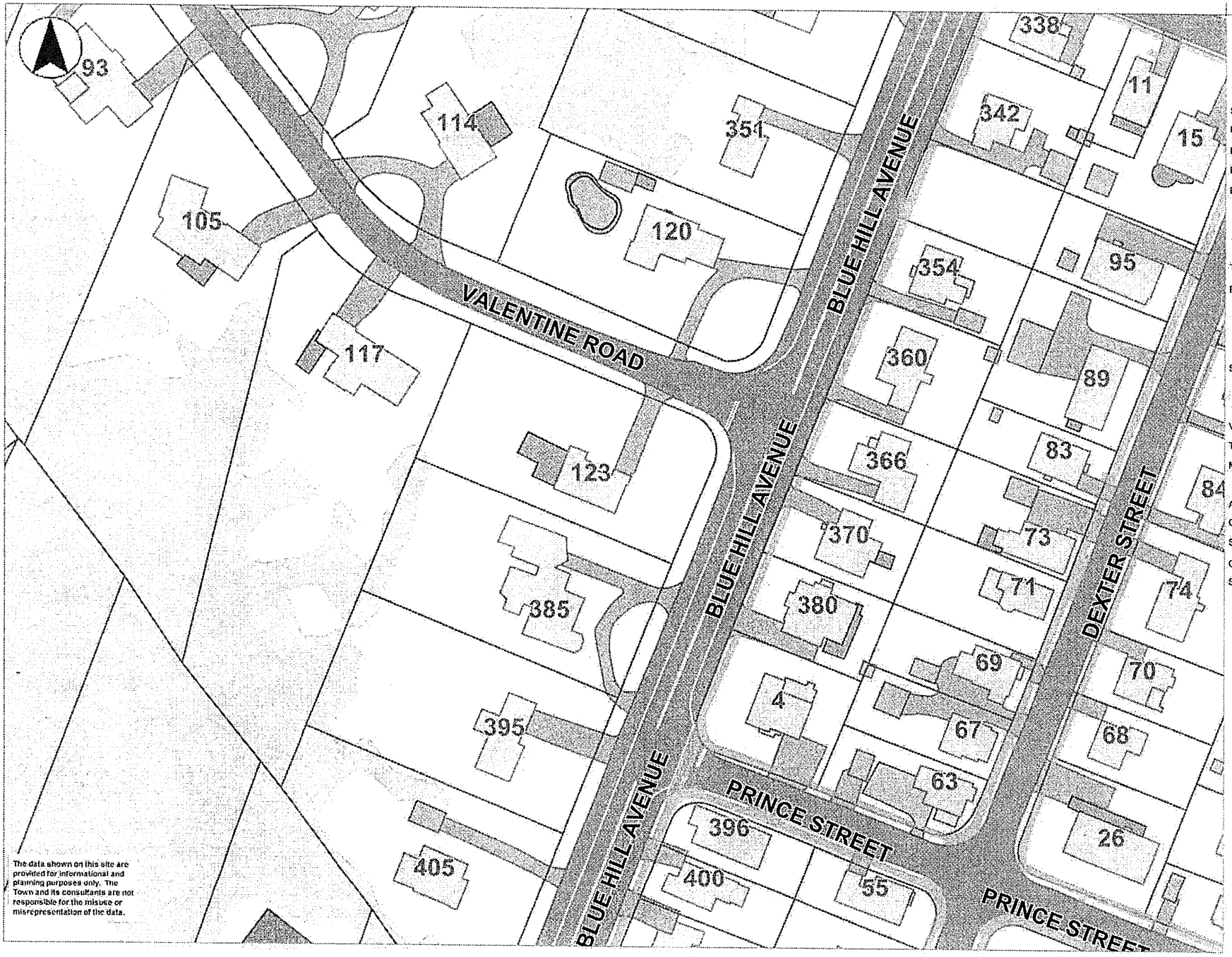
PLAN OF LAND IN MILTON, MASS.

Belonging to Joseph H. Gould

SCALE 50 Ft. to 1 In.

May 3, 1948 Joseph H. Gould, Eng.

Norfolk Registry of Deeds: Dedham, Mass.
Received May 6, 1948 with Par. Rel.
Mattapan Co-operative Bank to
Joseph H. Gould
Filed as No. 356-1948 Bk. 2752 Pg. 214
Attest: L. Thomas Shine Register.



0 120 240 ft

Printed on 04/29/2025 at 10:11 AM

MapsOnline Site

Unofficial Property Record Card - Milton, MA

General Property Data

Parcel ID	C 64 4	Account Number	0
Prior Parcel ID	--		
Property Owner	CROWELL MICHAEL T	Property Location	123 VALENTINE RD
		Property Use	ONE FAM
Mailing Address	123 VALENTINE ROAD	Most Recent Sale Date	5/3/2024
		Legal Reference	41758-24
City	MILTON	Grantor	YADAV,ANURAG
Mailing State	MA Zip 02186	Sale Price	965,000
ParcelZoning	RB	Land Area	0.459 acres

Current Property Assessment

Card 1 Value	Building Value 453,500	Xtra Features Value 1,600	Land Value 435,900	Total Value 891,000

Building Description

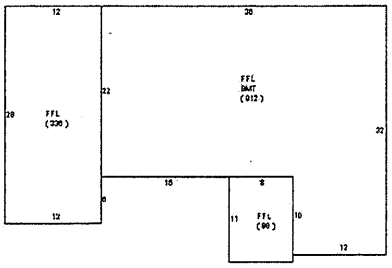
Building Style RANCH	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1948	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade AVG. (+)	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Very Good	Siding VINYL	Air Conditioning 100%
Finished Area (SF) 1336	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 5	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 1	# of 1/2 Baths 0	# of Other Fixtures 0

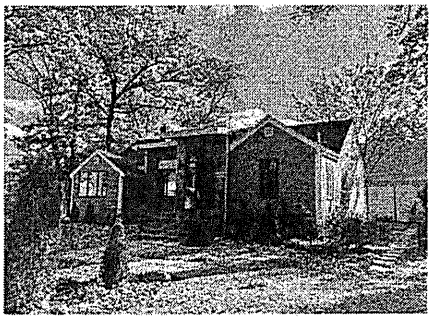
Legal Description

Narrative Description of Property

This property contains 0.459 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1948 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

To the Members of the Milton Board of Appeals:

I(we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I(we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print and sign)	Address	Date
ERIKA E. SMALLWOOD	117 VALENTINE ROAD MILTON, MA	October 16, 2025

To the Members of the Milton Board of Appeals:

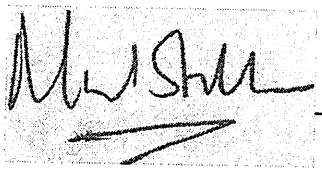
I{we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I{we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print **and sign)**	**Address**	Date
Robert MacMaster	385 Blue Hill Ave	10/24/2023

To the Members of the Milton Board of Appeals:

I(we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I(we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print and **sign)**



120 Valentine Rd
Address

Date

10-16-2025

TOWN OF MILTON – BOARD OF APPEALS APPLICATION

(Phone) 617-898-4924

(Hours) 8:00AM-5:00PM (Monday-Thursday) 8:00AM-1:30PM (Friday)

File Plans & Denial Letter with This Application in Triplicate.

All Application's must be signed.

$100.00 APPLICATION FEE

TOWN CLERK OFFICE-MILTON, MA
REC'D 29 OCT '25 AM10:32

Date: October 28, 2025

Address of Property: 123 Valentine Rd.

Section: C Block: 64 Lot: 4 District Zoned for: RB

Type of Structure: Existing/Proposed garage

Owner's Name: Michael T. Crowell

Owner's Phone Number: 617 - 721 - 0374

Owner's Email Address: mike@gmail.com

Owner's Address: 123 Valentine Road

Has a Building Permit Application been filed: Yes/No

Has any previous appeals been made: Yes/No

If answered Yes, provide Case Number:

Section of By-Law for which relief is requested: 275-10.3(C) Sideyards
275-10.2(D) Frontyards

Reasons for Requesting Relief:
applicant proposes constructing a new garage near left side of lot, to be entered from Valentine Rd in which entrance door must be in front of house. Garage is to park 3 cars,

Attorney's Signature: Maureen M. McEttrick

Attorney's Email Address: mmcettrick@gmail.com

Signature of Applicant:

(For office use only)

Case Number: 2894

Date Received: 10-28-2025

TOWN OF MILTON
INSPECTIONAL SERVICES

525 CANTON AVENUE
MILTON, MA 02186
Telephone: 617-898-4925

Michael White
Building
Commissioner

Jay W. Beaulieu
Local Inspector

Walter White
Local Inspector

Barry T. Ringler
Local Inspector

Domenic Franceschelli
Wire Inspector

Mark Kelly
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

Eric Pilsmaker
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

Markelian Berdufi
Code Enforcement

Katina Goodridge
Sr. Administrative
Clerk

William Donnelly
Sr. Administrative
ZBA Clerk

August 19,2025

Michael T. Crowell
123 Valentine Road
Milton, MA 02186

Re: Proposed single story detached garage (approximately 1,036 square feet) located at 123 Valentine Road. Map-Block-Lot C-64-4

To Whom it concerns,

This office has reviewed your proposal to construct a Single story detached garage at the home located at 123 Valentine Road.

Here are our findings:

A) The property is in Residence B zoning District.

B) The existing house was built in 1948.

C) This existing house is a legal conformin conforming lot.

D) A plot prepared by Christopher S. Kelley Surveyor dated 7-9-2025, shows the prop detached garage with a proposed front se setback of 9.5 feet.

The proposed single story detached garage shows 'whereas the Town of Milton's Zoning Bylaw, Ar) (side yards) states "***On a lot abutting two inters shall be erected or maintained in*** a Residence AA In ***Residence B district within 25 feet***, and in Resi feet ***of the line of the side street***"

E) ***The proposed single-story detached garage with a 9.5 feet side setback, would violate Article X (Area Regulations) section 275-10.3 (C)*** of the Town of Milton's Zoning By-Law, therefore your application for building permit number 64242 is hereby denied.

F) ***The proposed single story detached garage with a 10.8 feet front setback would violate Article X (Area Regulations) section 275-10.2 (D)(Front Yards)*** states" In Residence AA , A ,B and C districts no part of an accessory building shall be located within 40 feet of the front line of the lot, unless such accessory building is within the body of a dwelling or attached to a dwelling and such accessory building complies with the setback from said front line established for such dwelling." therefore your application for building permit number 64242 is hereby denied.

G) Per Article XIII Section 275-13.4 Variances and Appeals you have the right to seek relief from this zoning by-law, through the Variance process with the Town of Milton's Zoning Board of Appeals.

H) Please contact William Donnelly at 617-898-4924 for assistance with the zoning appeals application process.

I) Per MGL 40A section 15 you have the right to appeal my decision to the Town of Milton's Zoning Board of Appeals within 30 days of receipt of this letter.

Sincerely

Michael White C.B.O
Building Commissioner
Zoning Enforcement Officer
Town of Milton

Marion V. McEttrick
Attorney at Law
10 Crown Street
Milton, MA 02186
617-696-5569
Fax 617-696-0552
Cell 781-308-7912
mmcettrick@gmail.com

October 28, 2025

Milton Board of Appeals
525 Canton Avenue
Milton, MA 02186

RE: 123 Valentine Road Board of Appeals Application

Dear Members of the Board of Appeals:

I represent Michael Crowell, the applicant and the owner of residential property at 123 Valentine Road. The applicant proposes to construct a new three bay garage/workshop on his lot. The left most bay of the garage is designed specifically to park vehicles. The right most bay is a woodshop. The middle bay is for either use.

The garage structure will be a 1,036 sf detached garage on the left side of the property with a front setback of 10.8 ' and a side setback of 9.5'. In a denial letter dated August 19, 2025, Building Commissioner Michael White explained that the property is in a Residence B district and is a corner lot, which requires a side street setback from the lot line of 25' (Article X, Section 275-10.3(C)(Side Yards) and a front setback of 40' for an accessory building (Article X, Section 275-10.2(D)(Front Yards). This garage proposal requires a variance from each setback requirement.

The property is a 20,006 sf rectangular conforming lot and the existing house constructed in 1948 is dimensionally conforming. The location faces Valentine Road on one side and Blue Hill Avenue on the other street side. Blue Hill Avenue is a wide street and is a very busy throughfare with a high level of commuter traffic. The plot plan by Christopher S. Kelley, PLS, revised on July 9, 2024, shows that the proposed garage is located on the corner of the lot closer to Blue Hill Avenue, and extends along that lot line back to the front edge of the house. The garage entrance will face towards the other side of the lot, and in order for cars to access the garage, must be located in front of the house. Cars will enter and exit from the driveway off Valentine Road.

At present this house has no garage. The applicant has three vehicles, a 2019 Jeep Grand Cherokee, a 2011 Jeep Liberty and a 1992 Jeep Cherokee. The Blue Hill Avenue side of the lot at present has a stockade fence blocking the view and noise of traffic on Blue Hill Avenue. The new garage will more effectively block that noise and view, but has also been designed, as shown on the conceptual building plans by Rockwood Design, Inc. dated June 17, 2025, filed with this application, with windows and a peaked roof on the Blue Hill Avenue side, so as to have a more residential appearance. (see page 3, architectural plans, elevations) The design is has design elements of the existing house. The roofline extends across the structure with a 90 degree peak over the left bay. The front and rear kick-outs on the left most bay are to add more space, make the structure more architecturally interesting and to reflect the design of the house. The exterior will generally match the exterior of the house.

The location is designed to block noise, be as far away from abutting neighbors as possible, and to preserve open land on the west side of the lot (with trees), so as to maintain the character of Valentine Road. Any other location on this lot would require the removal of many more trees.

With this application the applicant has filed the following plans and documents, in addition to the plot plan and architectural plans referenced above.

1. Current deed
2. Plan of Lots recorded as Plan 356 of 1948, Norfolk , dated May 3, 1048
3. GIS Plan of this area
4. Assessors Record with photo
5. Statements of support from neighbors at 117 and 120 Valentine Road and 385 Blue Hill Avenue.

Request for Zoning Relief

1. *Accessory building, 40 ' setback*: The applicant is requesting a variance to allow the new garage to be located 10.8' from the street rather than the required front setback for an accessory building of 40'. Because the house is located along the longer side of the lot, and towards the rear, a garage can be constructed along the short side of the lot with garage doors opening into the lot towards the other short side and the driveway, but it is impossible to situate the garage the required 40 feet back from the line of the street. The alternative would be to design the garage with garage doors opening towards Blue Hill Avenue, which would create a much less attractive appearance from the street, would be dangerous to access, would disrupt traffic on Blue Hill Avenue, and would require a street opening permit from MassDOT. This residential style garage designed by the applicant's architect is attractive, will match the exterior design of the existing house, will not detract from the overall residential appearance of the lot, will be safe and less conspicuous to access, and will be as far as possible from abutting properties.

2. *Side street setback, accessory building, corner lot*: Applicant requests relief to allow a side setback of 9.5' rather than the required 25 feet in a B District. Because of the heavy traffic

on Blue Hill Avenue, and the width of Blue Hill Avenue, an increased side setback would have little value for the neighbors on the other side of Blue Hill Avenue. While this is a corner lot, the Blue Hill Avenue side is a heavily-used cut-through throughfare. Neighbors across Blue Hill Avenue would not derive much benefit from the wider setback.

A garage will provide protected off-street parking which benefits the immediate neighborhood as well as the applicant, because fewer vehicles will need to be parked on the street, and more vehicles will be out of sight. The workshop use for part of the structure is a use accessory to the residential use of the lot.

The location at a corner and next to an extremely busy commuter route is different from that of other houses in the neighborhood. The applicant and his architect have created a design that will be attractive and in keeping with the residential architecture in this area and on this lot, will block views and noise from Blue Hill Avenue inside this lot, will look like a residential structure from Blue Hill Avenue, and will protect the neighborhood.

We look forward to discussing this application with the Board of Appeals when a hearing date is determined.

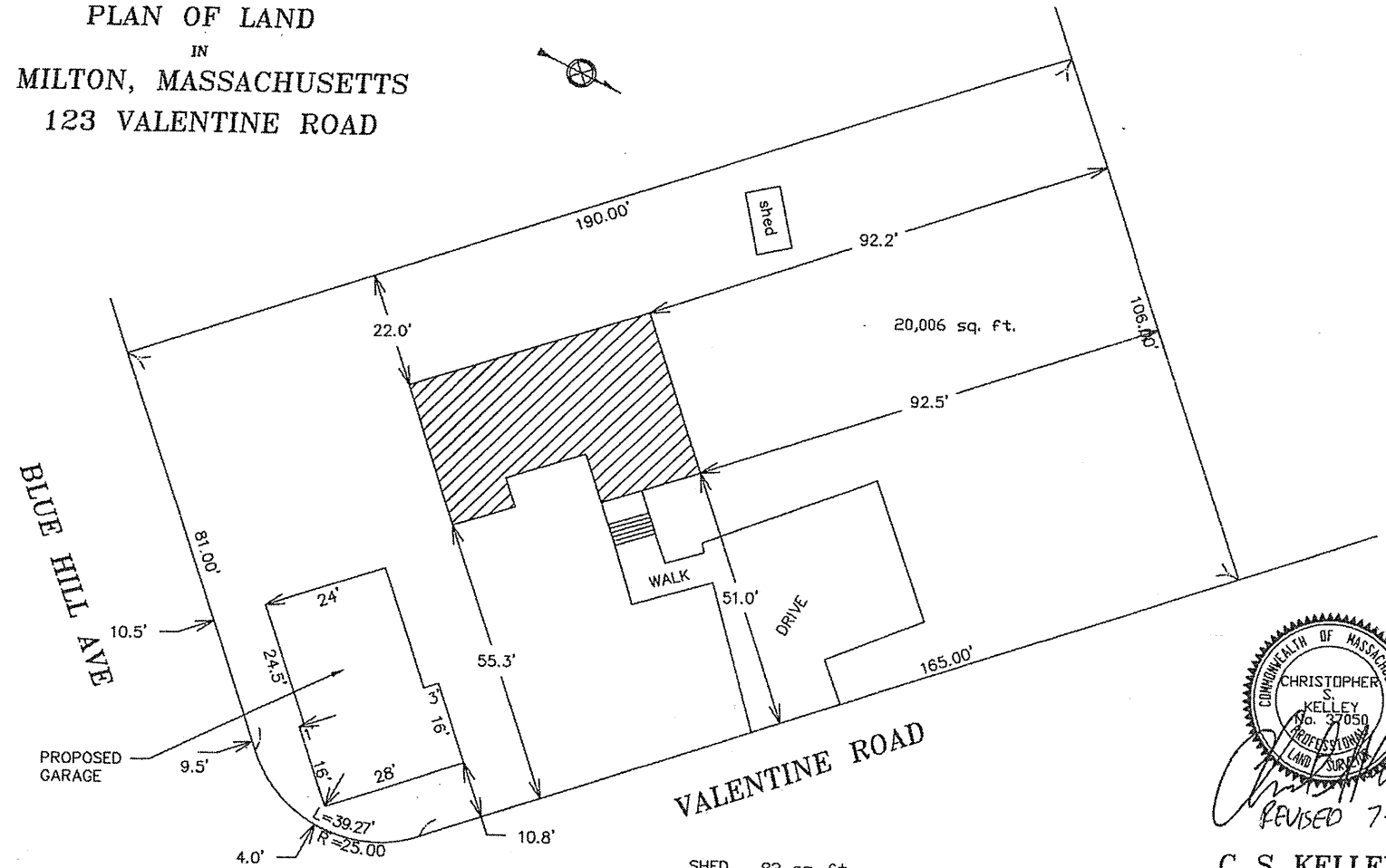
Sincerely,

Marion V. McEttrick

Marion V. McEttrick

Enc.

PLAN OF LAND
IN
MILTON, MASSACHUSETTS
123 VALENTINE ROAD



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

SHED	83 sq. ft.
HOUSE	1,361 sq. ft.
STAIRS/LANDING	70 sq. ft.
WALK	144 sq. ft.
DRIVE	1,229 sq. ft.
EXISTING	2,887 sq.ft./ 20,006 sq. ft. = 14.5 %
PROPOSED	3,923 sq. ft./ 20,006 sq. ft. = 20 %

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER S. KELLEY
No. 37050
PROFESSIONAL LAND SURVEYOR

REVISED 7-9-25

C S KELLEY
LAND SURVEYORS
25 CENTER STREET
PEMBROKE MA. 02359
781-294-4454

PROGRESS PRINT-NOT FOR CONSTRUCTION

SEE SHEET A1 FOR DRAWING INDEX

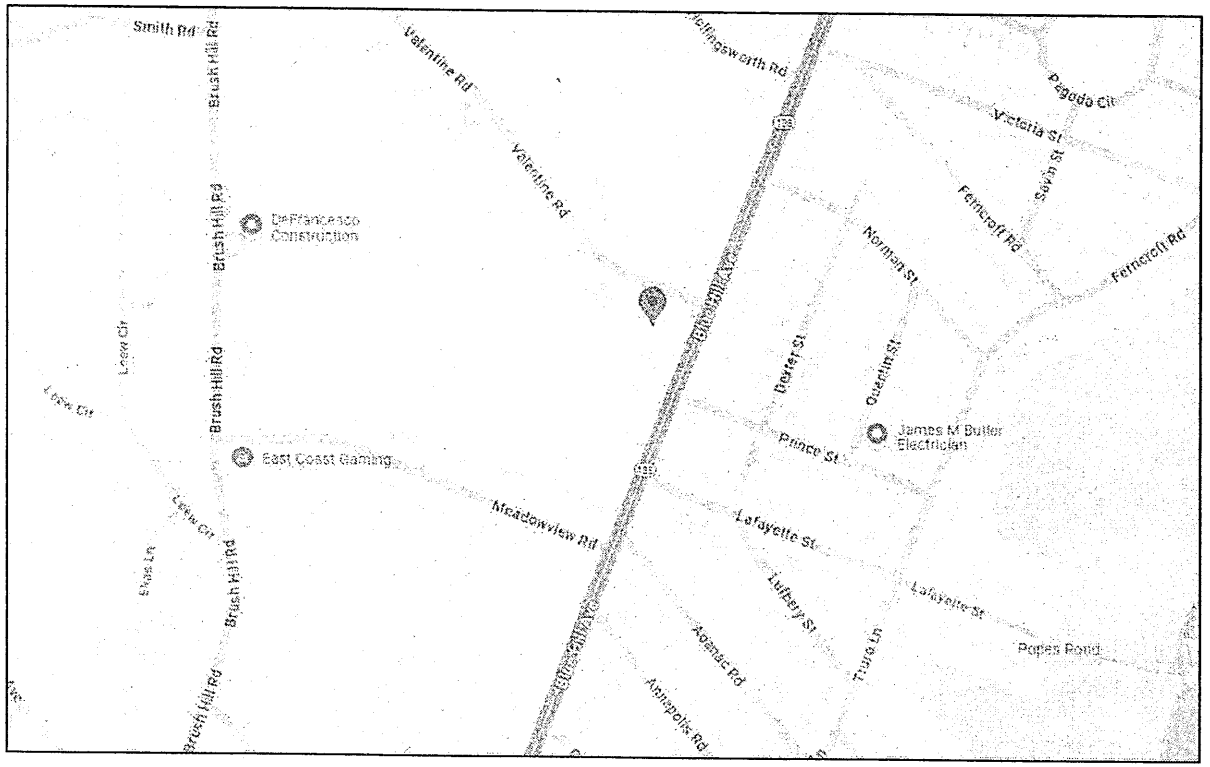
IF PRINTED ON 11X17, ALL SCALE IS HALF.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION

CROWELL RESIDENCE

123 VALENTINE ROAD

MILTON, MA



LOCUS MAP

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

OWNER:

MIKE CROWELL
123 VALENTINE ROAD
MILTON, MA 02186
CELL: 617-721-9314
EMAIL: EMAILTOMIKE@GMAIL.COM

DESIGNER:

ROCKWOOD DESIGN, INC.
1020 PLAIN STREET - SUITE 320
MARSHFIELD, MA 02050
PHONE: (781)-837-3140
FAX: (781)-837-3126
EMAIL: PHIL@ROCKWOODDESIGN.COM
WEBSITE: WWW.ROCKWOODDESIGN.COM

STRUCTURAL ENGINEER:

Rockwood Design, Inc.
1020 Plain Street – Suite 320
Marshfield, MA 02050
Phone: (781)-837-3140
Fax: (781)-837-3126
Email: phil@rockwooddesign.com
Website: www.rockwooddesign.com

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SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

GENERAL NOTES:

1. GENERAL CONTRACTOR TO CONFORM TO ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS.
2. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. THE ENGINEER IS RESPONSIBLE ONLY FOR INFORMATION SHOWN ON THE CERTIFIED ENGINEER'S DRAWINGS. THE DESIGN AND LAYOUT OF ALL OTHER INFORMATION IS THE RESPONSIBILITY OF OTHERS AND MUST CONFORM TO THE MASSACHUSETTS BUILDING CODE REQUIREMENTS. REFER TO STRUCTURAL ENGINEERING BY OTHERS FOR CERTIFIED BEAM CALCULATIONS AND CERTIFIED WIND DESIGN DETAILS.
4. ALL HEATING, PIPING, INSULATION, ELECTRICAL, FIREPROOFING AND OTHER REQUIREMENTS ARE THE RESPONSIBILITIES OF OTHERS.
5. NOTIFY THE ENGINEER OF ANY ARCHITECTURAL MODIFICATIONS OR DIMENSION CHANGES THAT MAY AFFECT THE STRUCTURAL DESIGN.

STRUCTURAL STEEL NOTES:

1. ALL STEEL BEAMS SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. - GRADE 50. ALL CAP AND BASE PLATES AND OTHER MISCELLANEOUS STEEL MAY BE A.S.T.M. GRADE A36.
2. ALL SCHEDULE 40 PIPE SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. SPECIFICATION A53, TYPE "E" OR "S", GRADE "B", WITH A MINIMUM YIELD STRESS OF 35 K.S.I.
3. ALL SHOP AND FIELD WELDS SHOWN SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE A.W.S. CODE FOR BUILDINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIAL BEING WELDED. USE E90XX TYPE ELECTRODES.
4. NO PERMANENT CONNECTIONS SHOULD BE MADE UP UNTIL THE STRUCTURE HAS BEEN PROPERLY ALIGNED PROVIDE TEMPORARY BRACING AS REQUIRED.
5. STEEL FABRICATOR IS RESPONSIBLE FOR FINAL LENGTHS, CONNECTION DETAILS AND DESIGN IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE A.I.S.C. DETAILING MANUAL. SUBMIT SHOP DRAWINGS WITH ALL DETAILS TO THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
6. USE 1/2" MINIMUM CAP PLATE AND BASE PLATES (6X6 MINIMUM) FULLY WELDED ALL AROUND AT COLUMNS WITH 3/16" FILLET WELD, OR AS OTHERWISE SPECIFIED ON THE DRAWINGS. ALL STEEL COLUMN EXTERIOR BASE PLATE SHALL BE BOLTED TO THE CONCRETE FOUNDATIONS WITH 4-5/8" DIAMETER ANCHOR BOLTS.
7. ALL STEEL SHALL HAVE TWO COATS OF RUST-INHIBITOR PRIMER PAINT. TOUCH UP ALL WELDS, SCRATCHES OR SCRAPES IN PAINT AFTER ERECTION.
8. STEEL BEAM MAY BE SPLICED AT STEEL COLUMN CAP PLATE WITH A MAXIMUM GAP BETWEEN BEAMS OF 1/4". USE 1/4" TIE PLATE WELDED TO WEBS.
9. FRAME JOISTS TO TOP OF BEAM ON A 2X8 TOP NAILER THRU-BOLTED WITH 1/2" DIAMETER BOLTS STAGGERED AT 24" O.C. JOISTS TO BE ANCHORED TO THE TOP NAILER WITH SIMPSON H4 HURRICANE CLIPS. FLUSH FRAME JOISTS TO THE FULL DEPTH WEB BLOCKING FASTENED TO THE BEAM WITH 1/2" DIAMETER THRU-BOLTS AT 24" O.C. STAGGERED TOP AND BOTTOM.

FRAMING NOTES:

1. ALL FRAMING LUMBER SHALL BE S.P.F. (SPRUCE-PINE-FIR) GRADE #2&2 OR APPROVED EQUAL (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION. THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 875 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 425 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,400,000 P.S.I. OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF THE ENGINEER.
2. ALL PRESSURE TREATED (CCA TREATED) DIMENSIONAL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE GRADE NO. 2. THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 1,050 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 565 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,600,000 P.S.I.
3. ALL LVLS TO BE MANUFACTURED BY TRUS JOIST, GEORGIA PACIFIC OR APPROVED EQUAL. THE MINIMUM ALLOWABLEBENDING STRESS (Fb) SHALL BE 2,500 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) PERPENDICULAR TO THE GRAIN SHALL BE 750 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 P.S.I. ALL PARALAMS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED (CCA TREATED) INSTALL MICRO-LAMS AND PARALAMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. PARALAM (L&P) POSTS SHALL HAVE AN ALLOWABLE COMPRESSION STRESS OF 2900 PSI AND A MODULUS OF ELASTICITY OF 2,000,000.
5. USE 3/4" TONGUE AND GROVE STRUCTURAL GRADE PT PLYWOOD FLOOR SHEATHING, 5/8" EXTERIOR STRUCTURAL GRADE FIR (C-D-X) PLYWOOD ROOF SHEATHING AND 1/2" EXTERIOR STRUCTURAL GRADE FIR (C-D-X) AT WALLS. ALL JOINTS SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED SUPPORTS.
6. ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2X4 MINIMUM @ 16" O.C. UNLESS NOTED OTHERWISE.
7. PROVIDE ADEQUATE WALL RESISTANCE TO RAKING BY DIAGONAL CORNER WIND BRACING ANCHORED TO SILL PLATES.
8. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS AND/OR DOUBLE ALL JOISTS UNDER EACH PARTITION.
9. USE FULLY NAILED METAL CONNECTORS (TECO, SIMPSON OR EQUAL) JOIST OR BEAM HANGERS WHEN JOISTS OR BEAMS FRAME INTO OTHER JOISTS OR BEAMS. PROVIDE METAL POST CAPS AND BASES FOR ALL POSTS.
10. FOR NONBEARING ROUGH WINDOW OPENINGS AND INTERIOR DOOR OPENINGS UP TO 3 FEET, USE 2-2X6 HEADER BEAMS. FROM 3 FEET TO 5 FEET, USE 2-2X8 HEADER BEAMS AND FROM 5 FEET TO 7 FEET, USE 2-2X10 HEADER BEAMS AND USE LVLS FOR SPANS EXCEEDING 7 FEET, EXCEPT AS NOTED OTHERWISE ON THE PLANS OR SPECIFICATIONS. USE TRIPLES FOR 2X6 WALLS. IF LVLS ARE SPECIFIED ON THE PLANS, PROVIDE DOUBLE JACK STUD SUPPORTS OR AS OTHERWISE SPECIFIED ON THE PLAN.
11. ALL FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE REQUIREMENTS AND GENERAL FRAMING PRACTICE AS DETAILED IN THE "ARCHITECTURAL GRAPHICS STANDARDS", BY RAMSEY & SLEEPER.
12. ALL PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING WOOD FRAMING MEMBERS USING AMERICAN PLYWOOD ASSOCIATION (A.P.A.) GLUED FLOOR SYSTEM. WOOD GLUE TO BE CONTECH, INC. PL400 SUBFLOOR CONSTRUCTION ADHESIVE, OR APPROVED EQUAL.
13. ALL WALL STUDS TO ALIGN WITH FLOOR JOISTS AND ROOF RAFTERS.
14. THE CROSS WALLS AND TIE BEAMS ARE TO PROVIDE THE LATERAL RESTRAINT FOR THE BUILDINGS AND SHOULD BE SECURELY ATTACHED AT EACH END AND/OR TO THE EXTERIOR WALLS.
15. BUILT-UP BEAMS (3 PIECES MAXIMUM) USING CONVENTIONAL FRAMING LUMBER SHALL BE FULLY SPIKED TOGETHER WITH 2-10D NAILS AT 8" O.C. AND LVLS WITH 2-16D NAILS (TOP AND BOTTOM) AT 8" O.C., OR AS OTHERWISE NOTED ON THE DRAWINGS, OR AS RECOMMENDED BY THE MANUFACTURER.
16. ALL NAILS, FASTENERS AND CONCRETE EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED
17. ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

FOUNDATION & CONCRETE NOTES:

1. SPREAD FOOTINGS SHALL BEAR LEVEL ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF TWO TONS PER SQUARE FOOT.
2. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN TWO TONS PER SQUARE FOOT ARE ENCOUNTERED AT THE SPECIFIED ELEVATIONS, THE UNDERLYING UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY THE ENGINEER/ARCHITECT.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF SUBSURFACE CONDITIONS.
4. NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
5. FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETED.
6. BACKFILL UNDER ANY PORTION OF THE FOOTINGS AND SLABS SHALL BE COMPACTED IN 6" LIFTS OF 95% COMPACTED GRAVEL AS APPROVED BY THE ENGINEER.
7. CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE CODE FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
8. CONCRETE FOUNDATION WALLS AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS AND 3,500 P.S.I FOR SLABS, WITH A SLUMP OF NO MORE THEN 4" AND AN ENTRAINMENT OF 4-6%. THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED. PROVIDE PROPER CONCRETE PROTECTION FOR HEAT IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE A.C.I.
9. STEEL REINFORCEMENT SHALL CONFORM TO A.S.T.M. 615, GRADE 60.
10. ALL CONCRETE SLABS ON THE GROUND SHALL BE REINFORCED WITH 6X6-10/10 (4mm) WELDED WIRE FABRIC PLACED AT MID-DEPTH, OR AS OTHERWISE SHOWN ON THE DRAWINGS. WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO A.S.T.M. A185, AND SHALL LAP 6" MINIMUM OR ONE SPACE, WHICHEVER IS LARGER, AND SHALL BE WIRED TOGETHER. PROVIDE SUFFICIENT CHAIR OR SUPPORT BARS AS NECESSARY TO POSITION WELDED WIRE FABRIC.
11. WHERE CONTINUOUS BARS ARE CALLED FOR THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE 40 BAR DIAMETERS, UNLESS OTHERWISE SHOWN.
12. NOTIFY BUILDING DEPARTMENT FOR INSPECTION OF COMPLETED INSTALLATION OF REINFORCEMENT AT LEAST 24 HOURS PRIOR TO SCHEDULED PLACEMENT OF CONCRETE.
13. PLACEMENT OF CONCRETE POURS FOR FOUNDATION WALLS SHOULD HAVE A VERTICAL 2"x4" KEY WITH CONTINUOUS REINFORCING (#4 BAR DIAMETER MINIMUM) THRU THE CONSTRUCTION JOINT.
14. ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TO THE PROPER RADII ESTABLISHED BY THE AMERICAN CONCRETE INSTITUTE UNDER NO CONDITIONS SHALL HEAT BE APPLIED TO THE BARS TO OBTAIN BENDS.
15. THE USE OF CONTROL JOINTS IN THE SLAB IS RECOMMENDED TO CONTROL CRACKING. SAW CUT TO A DEPTH ONE HALF INCH NOT-TO-EXCEED 10 FEET BY 10 FEET.
16. DAMP PROOF ALL FOUNDATION WALLS BELOW GRADE, OTHER THAN FROST WALLS.

(WINDOWS SHOWN FOR ESTIMATING AND PERMITTING ONLY
FINAL ORDER TO BE VERIFIED AND APPROVED BY OWNER)

WINDOW SCHEDULE

QUANTITY	ID LETTER	MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS

EXTERIOR DOOR SCHEDULE

QUANTITY	ID LETTER	MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS

FLOOR PLAN LEGEND:

- WALL TO BE DEMOLISHED
- EXISTING STUD WALL
- PROPOSED STUD WALL
- OBJECT ABOVE
- OBJECT BELOW

PROPOSED SQUARE FOOTAGE NOTE:

FIRST FLOOR LIVING AREA *	
SECOND FLOOR LIVING AREA *	
UNFINISHED BSMNT FLOOR AREA *	
TOTAL FINISHED LIVING AREA *	##########

DRAWING INDEX:

A0	COVER PAGE
A1	NOTES AND LEGENDS
A2	ELEVATIONS
A3	FIRST FLOOR PLAN
A4	ROOF PLAN
A5	BUILDING SECTION "A-A"
A6	BUILDING SECTION "B-B"
N	FOUNDATION PLAN
S2	S2 DETAILS
S3	CEILING FRAMING PLAN
S4	ROOF FRAMING PLAN

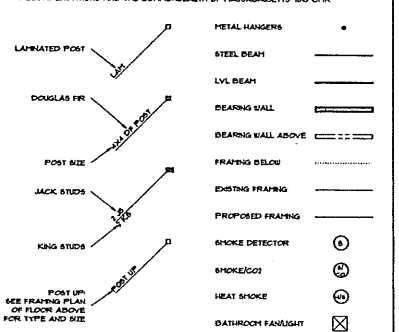
FOUNDATION NOTES/LEGEND:

1) SEE "STRUCTURAL ENGINEERING AND WIND ANALYSIS" BOOKLET NO. 25-___ BY _____ ENGINEERING, LLC DATED MAY/__/2025 FOR ADDITIONAL NOTES AND DETAILS
2) ALL NEW FOUNDATION WALLS SHALL BE DAMP PROOFED WITH A BITUMINOUS COATING.
3) 6 SQ. FT. OF VENTILATION REQUIRED FOR EVERY 1,500 SQ. FT. OF BASEMENT AREA.
4) OPENING FOR UNDER-FLOOR VENTILATION 1 SQ. FT. OPENING/150 SQ. FT. OF CRAWL SPACE AREA.

- DENOTES FOUNDATION WALL TO BE DEMOLISHED
- DENOTES EXISTING FOUNDATION WALL
- DENOTES PROPOSED FOUNDATION WALL ATOP FOOTING
- DENOTES PROPOSED LOU FOUNDATION WALL W/1X6 STUD WALL ATOP
- A / S2 — DENOTES ARCHITECTURAL BUILDING SECTION
- 2 / S1 — DENOTES DETAIL IN "STRUCTURAL ELEMENTS" BOOKLET BY STRUCTURAL ENGINEER

FRAMING NOTES/LEGEND:

1) SEE "STRUCTURAL ENGINEERING AND WIND ANALYSIS" BOOKLET NO. 25-___ BY _____ ENGINEERING, LLC DATED MAY/__/2025 FOR ADDITIONAL NOTES AND DETAILS
2) ALL FRAMING MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND THE COMMONWEALTH OF MASSACHUSETTS 780 CMR



PROGRESS SET - 6/17/2025

TITLE: NOTES AND LEGENDS

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design, Inc.
1020 Pleasant St. Suite 320
Norwood, MA 02062
Phone: (781) 437-3128
Fax: (781) 437-3138
Email: mark@rockwooddesign.com

DATE: 6/17/25
DRAWN BY: GN
CHECKED BY: MR
SCALE: AS SHOWN

A1 of A6

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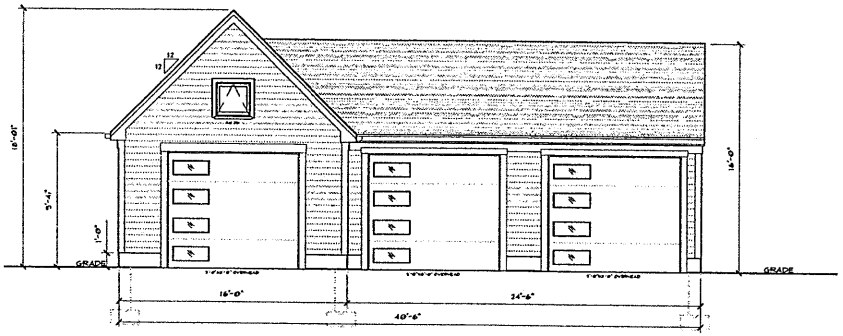
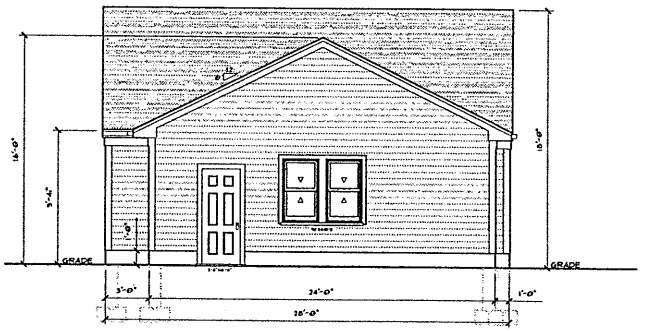
SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

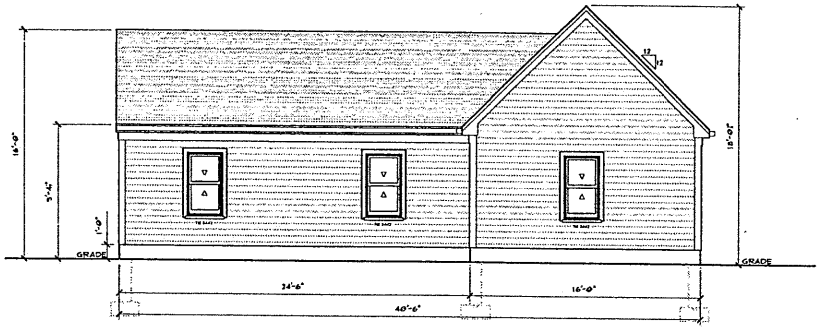
PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



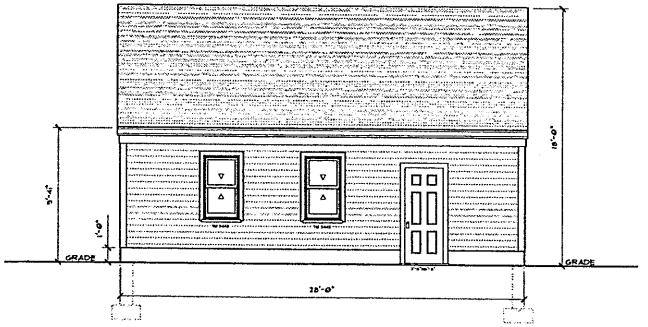
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4"=1'-0"

PROGRESS SET - 6/17/2025

REVISION	DATE	DESCRIPTION

TITLE: ELEVATIONS

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design Inc.
1020 Plain Street, Suite 200
Marshfield, MA 02050
Phone: (781) 837-7140
Fax: (781) 837-7138
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

DATE: 6/17/2025
DRAWN BY: GH
CHECKED BY: PB
SCALE: AS SHOWN

A2
OF A6

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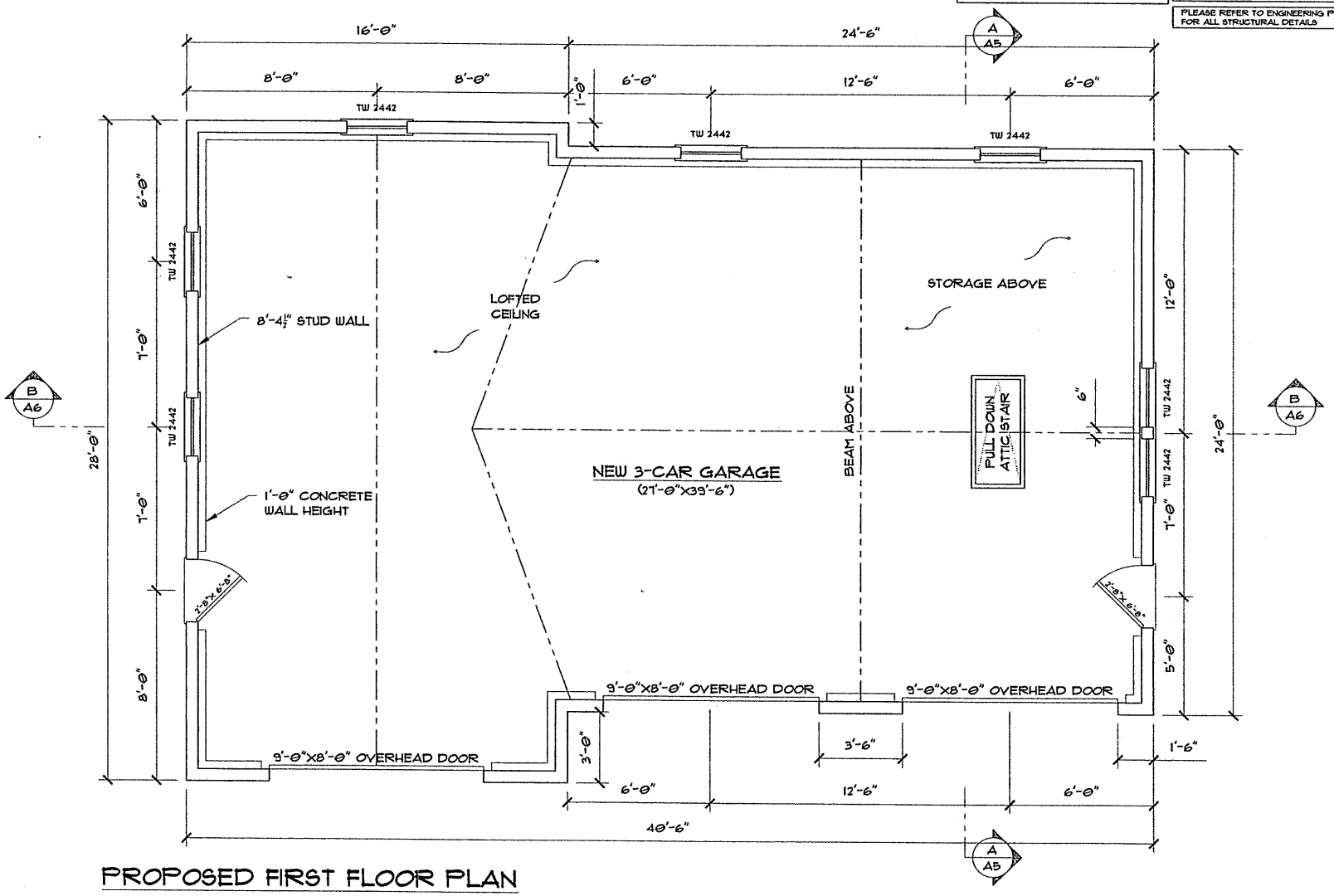
PROGRESS PRINT-NOT FOR CONSTRUCTION

ANY DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.

SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



PROPOSED FIRST FLOOR PLAN

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

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REVISION | DATE | DESCRIPTION

TITLE: PROPOSED FIRST FLOOR PLAN

PROJECT: CROQUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design, Inc.
1102B Main St. Suite 330
Millis, MA 02054
Phone: (781)-857-7190
Fax: (781)-857-7192
Email: davidrockwood@gmail.com
Website: www.rockwooddesign.com

DATE: 6/17/2025
DRAWN BY: DR
CHECKED BY: DR
SCALE: AS SHOWN

A3
OF A6

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS PRINT-NOT FOR CONSTRUCTION

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SEE SHEET A1 FOR DRAWING INDEX

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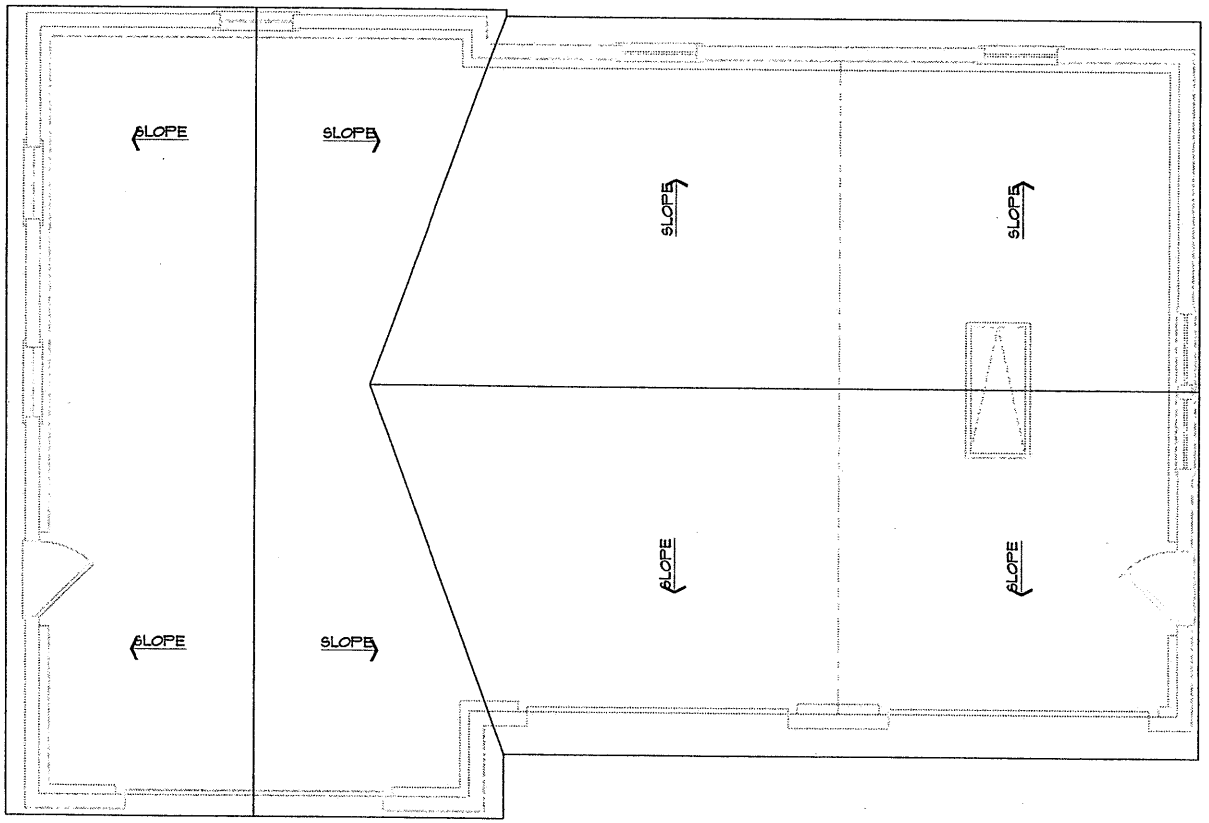

PROPOSED ROOF PLAN

SCALE: 1/2"=1'-0"

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PROGRESS SET - 6/17/2025

Rockwood Design, Inc.
1020 Main Street - Suite 320
Weston, MA 02493
Phone: (781) 457-7140
Fax: (781) 457-7139
Email: ge@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT:
CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE
PROPOSED ROOF PLAN

REVISION	DATE	DESCRIPTION

DATE: 6/17/25
DRAWN BY: GK
CHECKED BY: PB
SCALE: AS SHOWN

A4
OF A6

PROGRESS PRINT-NOT FOR CONSTRUCTION

ANY DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.

SEE SHEET A1 FOR DRAWING INDEX

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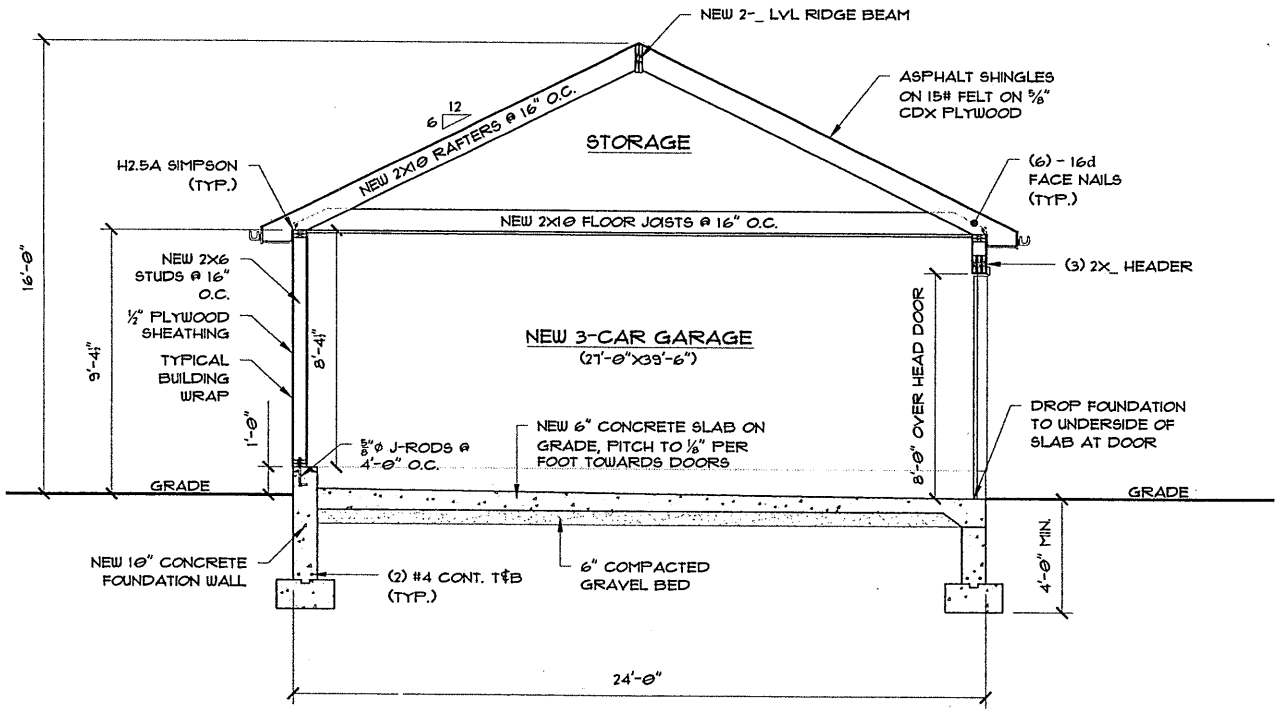
PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



PROPOSED BUILDING SECTION "A-A"

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

Rockwood Design, Inc.
1020 Turnpike St. Suite 320
Stoughton, MA 02072
Phone: (781) 297-7240
Fax: (781) 297-7228
Email: info@rockwooddesign.com
Web: www.rockwooddesign.com

PROJECT:
CROQUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE
BUILDING SECTION "A-A"

REVISION | DATE | DESCRIPTION

DATE: 6/17/25
DRAWN BY: JM
CHECKED BY: RR
SCALE: AS SHOWN

A5
OF A6

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SEE SHEET A1 FOR DRAWING INDEX

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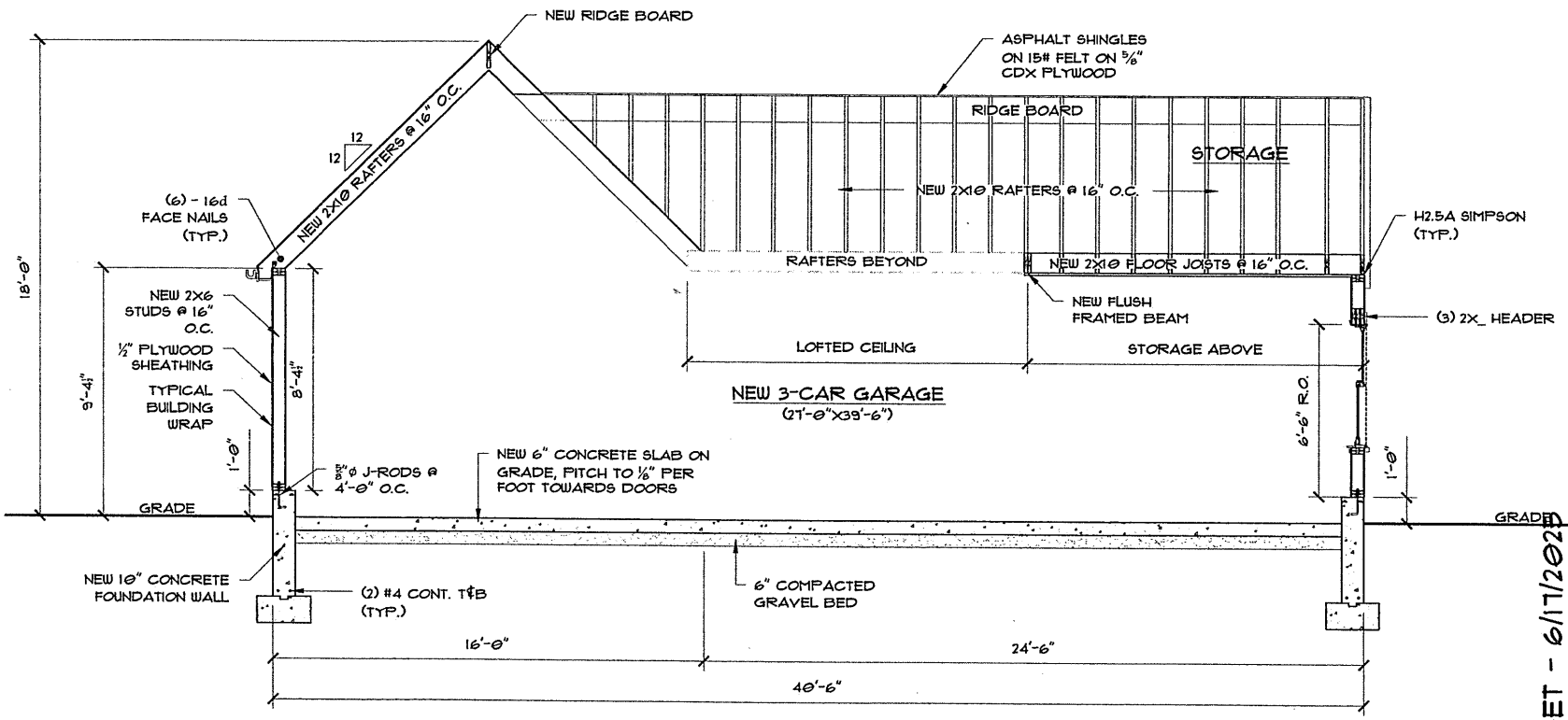

PROPOSED BUILDING SECTION "B-B"

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2020

REVISION | DESCRIPTION | DATE

TITLE: BUILDING SECTION "B-B"

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design Inc.
1020 Palm Street - Suite 320
Hanover, MA 02339
Phone: (781)-837-3140
Fax: (800)-838-0149
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

DATE: 6/17/2020
DRAWN BY: AH
CHECKED BY: PB
SCALE: AS SHOWN

A6
OF A6

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SEE SHEET A1 FOR DRAWING INDEX

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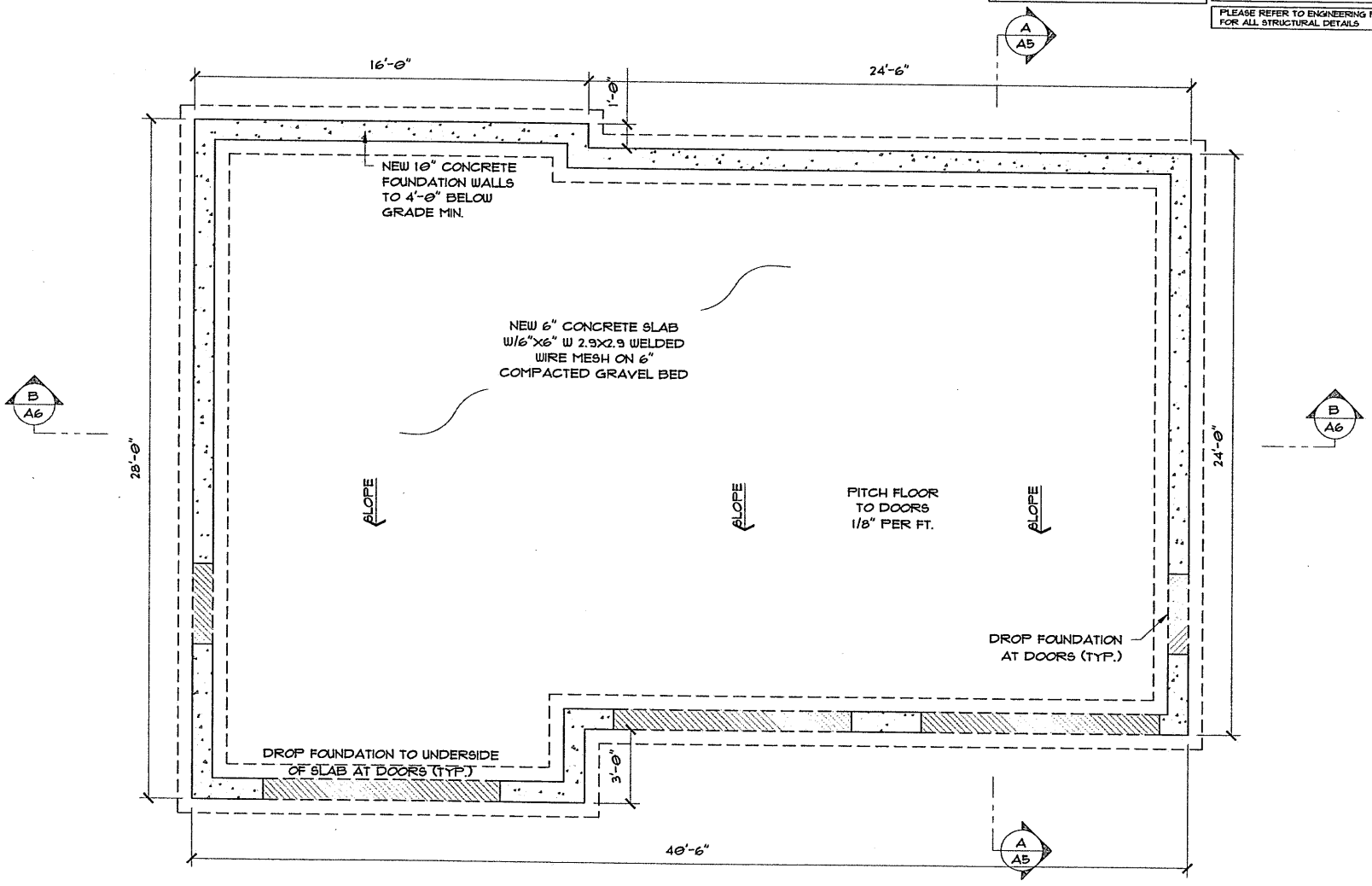

PROPOSED FOUNDATION PLAN

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

Rockwood Design Inc.
1520 Main Street - Suite 203
Tewksbury, MA 01876
Phone: (781)-857-3190
Fax: (781)-857-3195
Email: dan@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT: CROUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE: PROPOSED FOUNDATION PLAN

REVISION | DATE | DESCRIPTION

DATE: 6/17/2025
DRAWN BY: SS
CHECKED BY: DR
SCALE: AS SHOWN

S1 of S4

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Bk 41758 Pg24 #26424
05-03-2024 @ 11:36a

QUITCLAIM DEED

123 VALENTINE ROAD, MILTON, MASSACHUSETTS 02186

Anurag Yadav, married, of Milton, Norfolk County, Massachusetts, for consideration paid of NINE HUNDRED SIXTY-FIVE THOUSAND AND 00/100 ($965,000.00) DOLLARS grant to Michael T. Crowell, individually, now of 123 Valentine Road, Milton MA 02186 with QUITCLAIM COVENANTS

The land with the buildings thereon in said Milton, Norfolk County, Commonwealth of Massachusetts, now known as and numbered 123 Valentine Road, bounded and described as follows:

SOUTHEASTERLY by Blue Hill Avenue, eighty-one (81) feet; by a curve forming the junction of said Blue Hill Avenue and a proposed street, thirty-nine and 27/100 (39.27) feet;

NORTHEASTERLY by said proposed street, one hundred sixty-five (165) feet;

NORTHWESTERLY by land of Joseph H. Gould, one hundred six (106) feet; and

SOUTHWESTERLY by Lot 3 on the plan mentioned below, one hundred ninety (190) feet.

Said premises are shown as Lot 4 on a Plan entitled "Plan of Land in Milton, Mass. Belonging to Joseph H. Gould" dated May 3, 1948, recorded with the Norfolk County Registry of Deeds in Book 2752 Page 214, containing 20,006 square feet, more or less, according to said plan.

Grantor and grantor's spouse, Rashi Chauhan, release all rights of homestead and state under the pains and penalties of perjury that there are no other persons entitled to an estate of homestead in the premises conveyed hereunder.

For grantor's title see the deed recorded with the Norfolk County Registry of Deeds in Book 36266, Page 240.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 05-03-2024 @ 11:36am
Ctl#: 177 Doc#: 26424
Fee: $4,400.40 Cons: $965,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Executed under seal this 5th day of April, 2024.

Anurag Yadav

COMMONWEALTH OF MASSACHUSETTS

NORFOLK COUNTY, SS: April 5, 2024

On this 5th day of April, 2024 before me, the undersigned notary public, personally appeared Anurag Yadav, proved to me through satisfactory evidence of identification, which was a MA Driver License to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purposes.

Notary Public Glen F. Sutherland

My Commission Expires: 1/20/28

Glen F Sutherland
Notary Public
Commonwealth of Massachusetts
Commission Expr 01/20/2028

The undersigned Rashi Chauhan joins in this deed to release any and all homestead rights in the premises conveyed hereunder.

Executed under seal this 5th day of April, 2024.

Rashi Chauhan

COMMONWEALTH OF MASSACHUSETTS

Norfolk COUNTY, SS: April 5, 2024

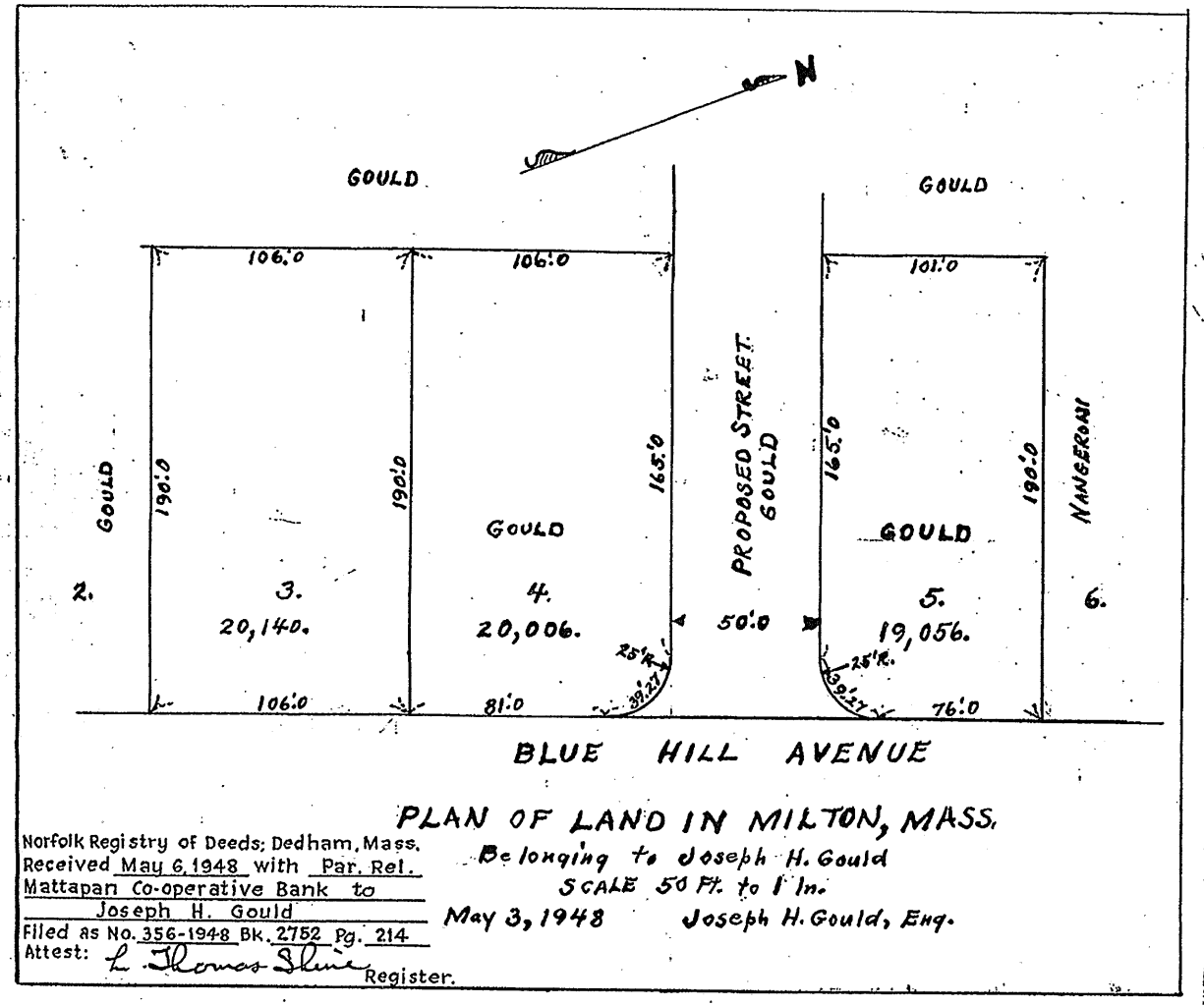
On this 5th day of April, 2024 before me, the undersigned notary public, personally appeared Rashi Chauhan, proved to me through satisfactory evidence of identification, which was a MA Driver License

to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purposes.

Notary Public Glen F. Sutherland

My Commission Expires: 1/20/28

Glen F Sutherland
Notary Public
Commonwealth of Massachusetts
Commission Exp: 01/20/2028



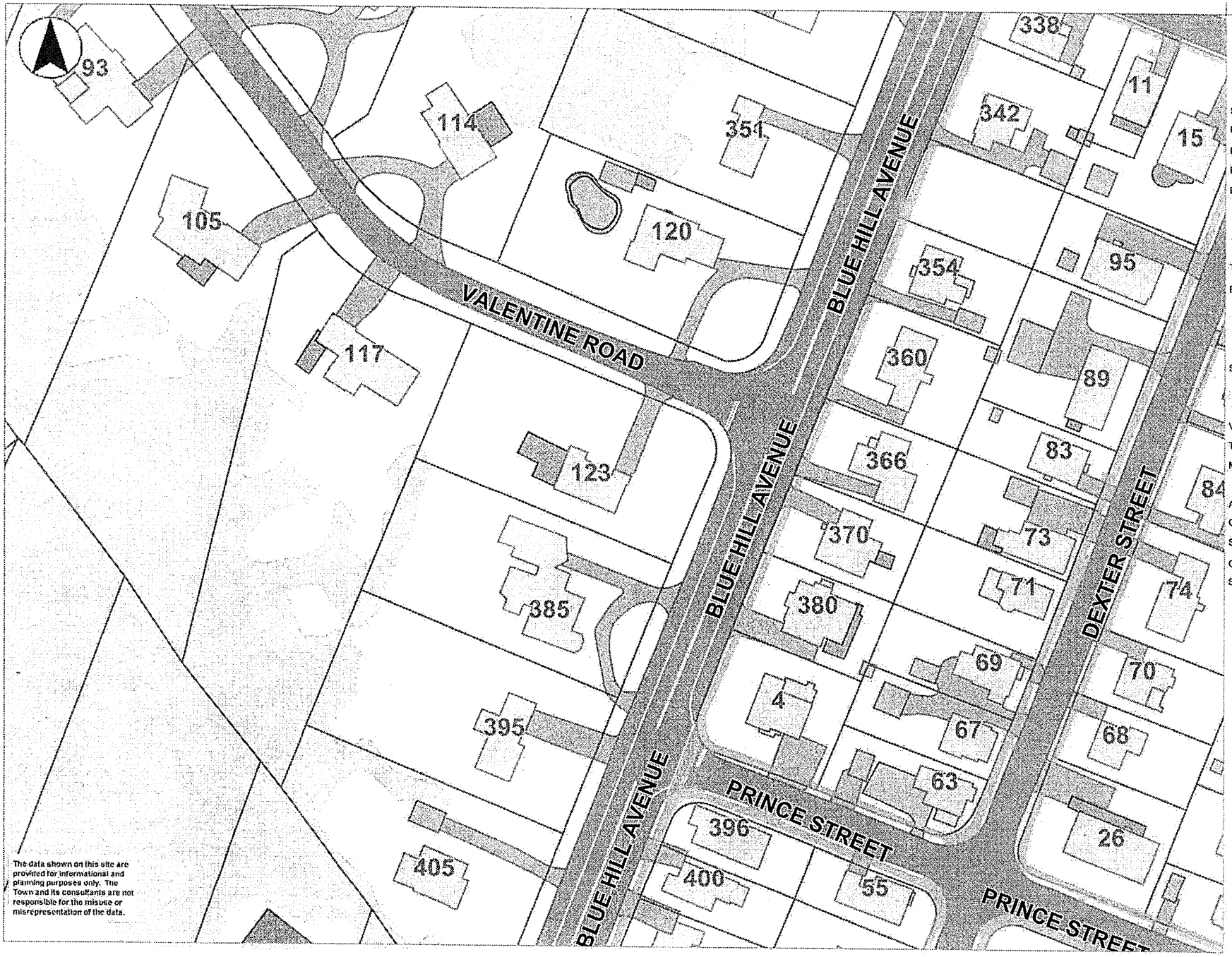
PLAN OF LAND IN MILTON, MASS.

Belonging to Joseph H. Gould

SCALE 50 Ft. to 1 In.

May 3, 1948 Joseph H. Gould, Eng.

Norfolk Registry of Deeds: Dedham, Mass.
Received May 6, 1948 with Par. Rel.
Mattapan Co-operative Bank to
Joseph H. Gould
Filed as No. 356-1948 Bk. 2752 Pg. 214
Attest: L. Thomas Shine Register.



0 120 240 ft

Printed on 04/29/2025 at 10:11 AM

MapsOnline Site

Unofficial Property Record Card - Milton, MA

General Property Data

Parcel ID	C 64 4	Account Number	0
Prior Parcel ID	--		
Property Owner	CROWELL MICHAEL T	Property Location	123 VALENTINE RD
		Property Use	ONE FAM
Mailing Address	123 VALENTINE ROAD	Most Recent Sale Date	5/3/2024
		Legal Reference	41758-24
City	MILTON	Grantor	YADAV,ANURAG
Mailing State	MA Zip 02186	Sale Price	965,000
ParcelZoning	RB	Land Area	0.459 acres

Current Property Assessment

Card 1 Value	Building Value 453,500	Xtra Features Value 1,600	Land Value 435,900	Total Value 891,000

Building Description

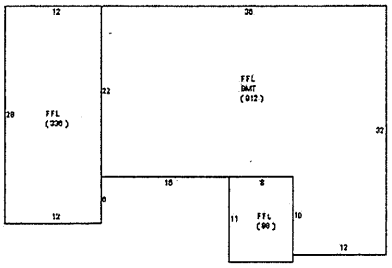
Building Style RANCH	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1948	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade AVG. (+)	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Very Good	Siding VINYL	Air Conditioning 100%
Finished Area (SF) 1336	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 5	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 1	# of 1/2 Baths 0	# of Other Fixtures 0

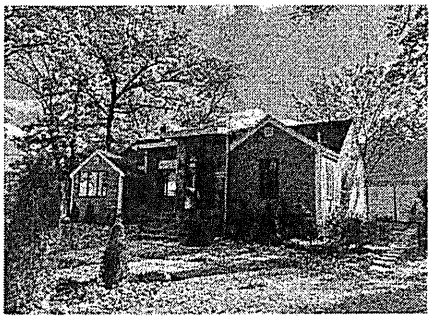
Legal Description

Narrative Description of Property

This property contains 0.459 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1948 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

To the Members of the Milton Board of Appeals:

I(we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I(we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print and sign)	Address	Date
ERIKA E. SMALLWOOD	117 VALENTINE ROAD MILTON, MA	October 16, 2025

To the Members of the Milton Board of Appeals:

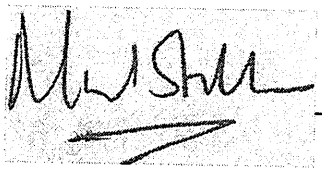
I{we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I{we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print **and sign)**	**Address**	Date
Robert MacMaster	385 Blue Hill Ave	10/24/2023

To the Members of the Milton Board of Appeals:

I(we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I(we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print and **sign)**



120 Valentine Rd
Address

Date

10-16-2025

TOWN OF MILTON – BOARD OF APPEALS APPLICATION

(Phone) 617-898-4924

(Hours) 8:00AM-5:00PM (Monday-Thursday) 8:00AM-1:30PM (Friday)

File Plans & Denial Letter with This Application in Triplicate.

All Application's must be signed.

$100.00 APPLICATION FEE

TOWN CLERK OFFICE-MILTON, MA
REC'D 29 OCT '25 AM10:32

Date: October 28, 2025

Address of Property: 123 Valentine Rd.

Section: C Block: 64 Lot: 4 District Zoned for: RB

Type of Structure: Existing/Proposed garage

Owner's Name: Michael T. Crowell

Owner's Phone Number: 617 - 721 - 0374

Owner's Email Address: mike@gmail.com

Owner's Address: 123 Valentine Road

Has a Building Permit Application been filed: Yes/No

Has any previous appeals been made: Yes/No

If answered Yes, provide Case Number:

Section of By-Law for which relief is requested: 275-10.3(C) Sideyards
275-10.2(D) Frontyards

Reasons for Requesting Relief:
applicant proposes constructing a new garage near left side of lot, to be entered from Valentine Rd in which entrance door must be in front of house. Garage is to park 3 cars,

Attorney's Signature: Maureen M. McEttrick

Attorney's Email Address: mmcettrick@gmail.com

Signature of Applicant:

(For office use only)

Case Number: 2894

Date Received: 10-28-2025

TOWN OF MILTON
INSPECTIONAL SERVICES

525 CANTON AVENUE
MILTON, MA 02186
Telephone: 617-898-4925

Michael White
Building
Commissioner

Jay W. Beaulieu
Local Inspector

Walter White
Local Inspector

Barry T. Ringler
Local Inspector

Domenic Franceschelli
Wire Inspector

Mark Kelly
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

Eric Pilsmaker
Plumbing & Gas
Inspector/Sealer of
Weights and Measures

Markelian Berdufi
Code Enforcement

Katina Goodridge
Sr. Administrative
Clerk

William Donnelly
Sr. Administrative
ZBA Clerk

August 19,2025

Michael T. Crowell
123 Valentine Road
Milton, MA 02186

Re: Proposed single story detached garage (approximately 1,036 square feet) located at 123 Valentine Road. Map-Block-Lot C-64-4

To Whom it concerns,

This office has reviewed your proposal to construct a Single story detached garage at the home located at 123 Valentine Road.

Here are our findings:

A) The property is in Residence B zoning District.

B) The existing house was built in 1948.

C) This existing house is a legal conformin conforming lot.

D) A plot prepared by Christopher S. Kelley Surveyor dated 7-9-2025, shows the prop detached garage with a proposed front se setback of 9.5 feet.

The proposed single story detached garage shows 'whereas the Town of Milton's Zoning Bylaw, Ar) (side yards) states "***On a lot abutting two inters shall be erected or maintained in*** a Residence AA In ***Residence B district within 25 feet***, and in Resi feet ***of the line of the side street***"

E) ***The proposed single-story detached garage with a 9.5 feet side setback, would violate Article X (Area Regulations) section 275-10.3 (C)*** of the Town of Milton's Zoning By-Law, therefore your application for building permit number 64242 is hereby denied.

F) ***The proposed single story detached garage with a 10.8 feet front setback would violate Article X (Area Regulations) section 275-10.2 (D)(Front Yards)*** states" In Residence AA , A ,B and C districts no part of an accessory building shall be located within 40 feet of the front line of the lot, unless such accessory building is within the body of a dwelling or attached to a dwelling and such accessory building complies with the setback from said front line established for such dwelling." therefore your application for building permit number 64242 is hereby denied.

G) Per Article XIII Section 275-13.4 Variances and Appeals you have the right to seek relief from this zoning by-law, through the Variance process with the Town of Milton's Zoning Board of Appeals.

H) Please contact William Donnelly at 617-898-4924 for assistance with the zoning appeals application process.

I) Per MGL 40A section 15 you have the right to appeal my decision to the Town of Milton's Zoning Board of Appeals within 30 days of receipt of this letter.

Sincerely

Michael White C.B.O
Building Commissioner
Zoning Enforcement Officer
Town of Milton

Marion V. McEttrick
Attorney at Law
10 Crown Street
Milton, MA 02186
617-696-5569
Fax 617-696-0552
Cell 781-308-7912
mmcettrick@gmail.com

October 28, 2025

Milton Board of Appeals
525 Canton Avenue
Milton, MA 02186

RE: 123 Valentine Road Board of Appeals Application

Dear Members of the Board of Appeals:

I represent Michael Crowell, the applicant and the owner of residential property at 123 Valentine Road. The applicant proposes to construct a new three bay garage/workshop on his lot. The left most bay of the garage is designed specifically to park vehicles. The right most bay is a woodshop. The middle bay is for either use.

The garage structure will be a 1,036 sf detached garage on the left side of the property with a front setback of 10.8 ' and a side setback of 9.5'. In a denial letter dated August 19, 2025, Building Commissioner Michael White explained that the property is in a Residence B district and is a corner lot, which requires a side street setback from the lot line of 25' (Article X, Section 275-10.3(C)(Side Yards) and a front setback of 40' for an accessory building (Article X, Section 275-10.2(D)(Front Yards). This garage proposal requires a variance from each setback requirement.

The property is a 20,006 sf rectangular conforming lot and the existing house constructed in 1948 is dimensionally conforming. The location faces Valentine Road on one side and Blue Hill Avenue on the other street side. Blue Hill Avenue is a wide street and is a very busy throughfare with a high level of commuter traffic. The plot plan by Christopher S. Kelley, PLS, revised on July 9, 2024, shows that the proposed garage is located on the corner of the lot closer to Blue Hill Avenue, and extends along that lot line back to the front edge of the house. The garage entrance will face towards the other side of the lot, and in order for cars to access the garage, must be located in front of the house. Cars will enter and exit from the driveway off Valentine Road.

At present this house has no garage. The applicant has three vehicles, a 2019 Jeep Grand Cherokee, a 2011 Jeep Liberty and a 1992 Jeep Cherokee. The Blue Hill Avenue side of the lot at present has a stockade fence blocking the view and noise of traffic on Blue Hill Avenue. The new garage will more effectively block that noise and view, but has also been designed, as shown on the conceptual building plans by Rockwood Design, Inc. dated June 17, 2025, filed with this application, with windows and a peaked roof on the Blue Hill Avenue side, so as to have a more residential appearance. (see page 3, architectural plans, elevations) The design is has design elements of the existing house. The roofline extends across the structure with a 90 degree peak over the left bay. The front and rear kick-outs on the left most bay are to add more space, make the structure more architecturally interesting and to reflect the design of the house. The exterior will generally match the exterior of the house.

The location is designed to block noise, be as far away from abutting neighbors as possible, and to preserve open land on the west side of the lot (with trees), so as to maintain the character of Valentine Road. Any other location on this lot would require the removal of many more trees.

With this application the applicant has filed the following plans and documents, in addition to the plot plan and architectural plans referenced above.

1. Current deed
2. Plan of Lots recorded as Plan 356 of 1948, Norfolk , dated May 3, 1048
3. GIS Plan of this area
4. Assessors Record with photo
5. Statements of support from neighbors at 117 and 120 Valentine Road and 385 Blue Hill Avenue.

Request for Zoning Relief

1. *Accessory building, 40 ' setback*: The applicant is requesting a variance to allow the new garage to be located 10.8' from the street rather than the required front setback for an accessory building of 40'. Because the house is located along the longer side of the lot, and towards the rear, a garage can be constructed along the short side of the lot with garage doors opening into the lot towards the other short side and the driveway, but it is impossible to situate the garage the required 40 feet back from the line of the street. The alternative would be to design the garage with garage doors opening towards Blue Hill Avenue, which would create a much less attractive appearance from the street, would be dangerous to access, would disrupt traffic on Blue Hill Avenue, and would require a street opening permit from MassDOT. This residential style garage designed by the applicant's architect is attractive, will match the exterior design of the existing house, will not detract from the overall residential appearance of the lot, will be safe and less conspicuous to access, and will be as far as possible from abutting properties.

2. *Side street setback, accessory building, corner lot*: Applicant requests relief to allow a side setback of 9.5' rather than the required 25 feet in a B District. Because of the heavy traffic

on Blue Hill Avenue, and the width of Blue Hill Avenue, an increased side setback would have little value for the neighbors on the other side of Blue Hill Avenue. While this is a corner lot, the Blue Hill Avenue side is a heavily-used cut-through throughfare. Neighbors across Blue Hill Avenue would not derive much benefit from the wider setback.

A garage will provide protected off-street parking which benefits the immediate neighborhood as well as the applicant, because fewer vehicles will need to be parked on the street, and more vehicles will be out of sight. The workshop use for part of the structure is a use accessory to the residential use of the lot.

The location at a corner and next to an extremely busy commuter route is different from that of other houses in the neighborhood. The applicant and his architect have created a design that will be attractive and in keeping with the residential architecture in this area and on this lot, will block views and noise from Blue Hill Avenue inside this lot, will look like a residential structure from Blue Hill Avenue, and will protect the neighborhood.

We look forward to discussing this application with the Board of Appeals when a hearing date is determined.

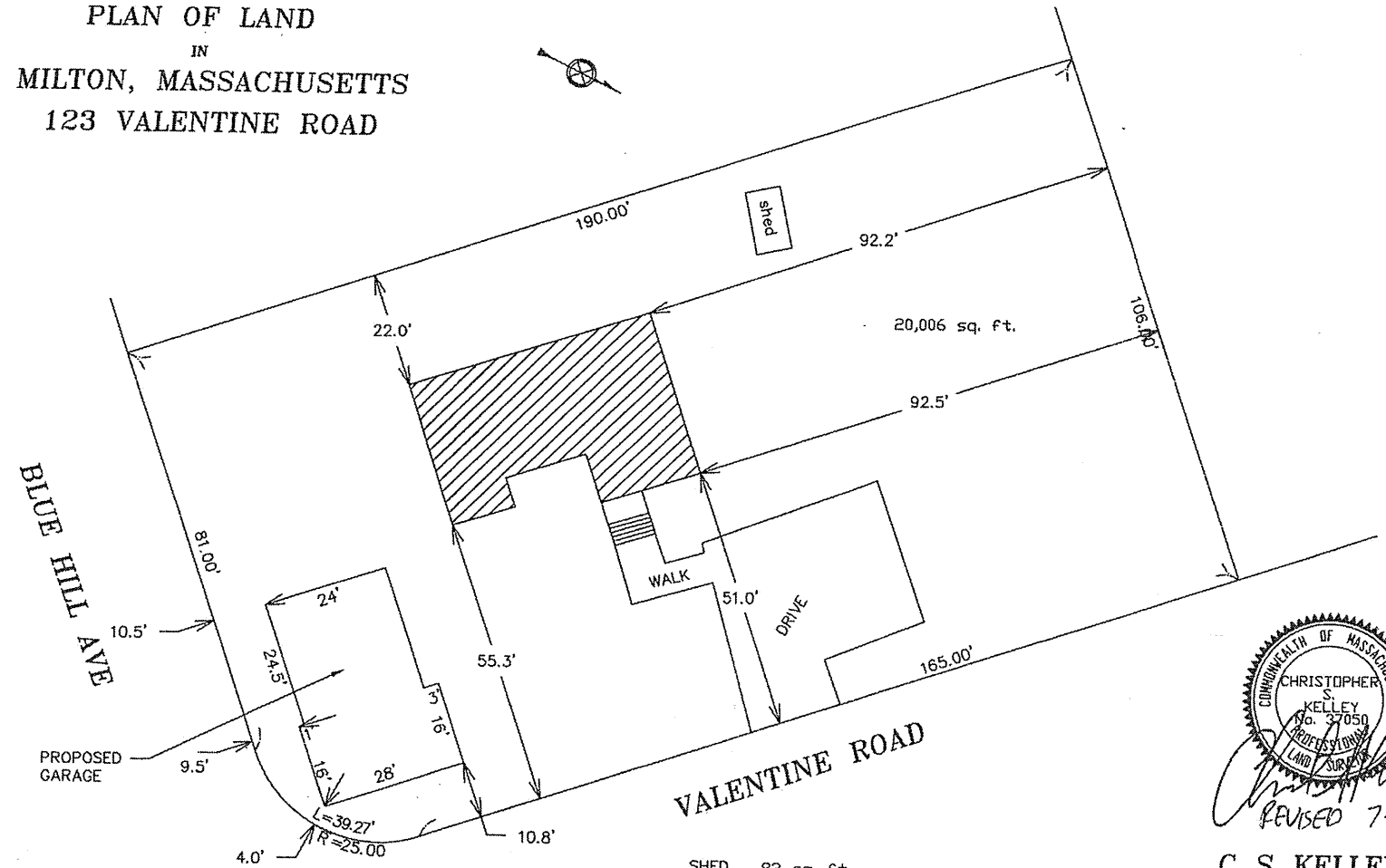
Sincerely,

Marion V. McEttrick

Marion V. McEttrick

Enc.

PLAN OF LAND
IN
MILTON, MASSACHUSETTS
123 VALENTINE ROAD



GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)
1 inch = 20 ft.

SHED	83 sq. ft.
HOUSE	1,361 sq. ft.
STAIRS/LANDING	70 sq. ft.
WALK	144 sq. ft.
DRIVE	1,229 sq. ft.
EXISTING	2,887 sq.ft./ 20,006 sq. ft. = 14.5 %
PROPOSED	3,923 sq. ft./ 20,006 sq. ft. = 20 %

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER S. KELLEY
No. 37050
PROFESSIONAL LAND SURVEYOR

REVISED 7-9-25

C S KELLEY
LAND SURVEYORS
25 CENTER STREET
PEMBROKE MA. 02359
781-294-4454

PROGRESS PRINT-NOT FOR CONSTRUCTION

SEE SHEET A1 FOR DRAWING INDEX

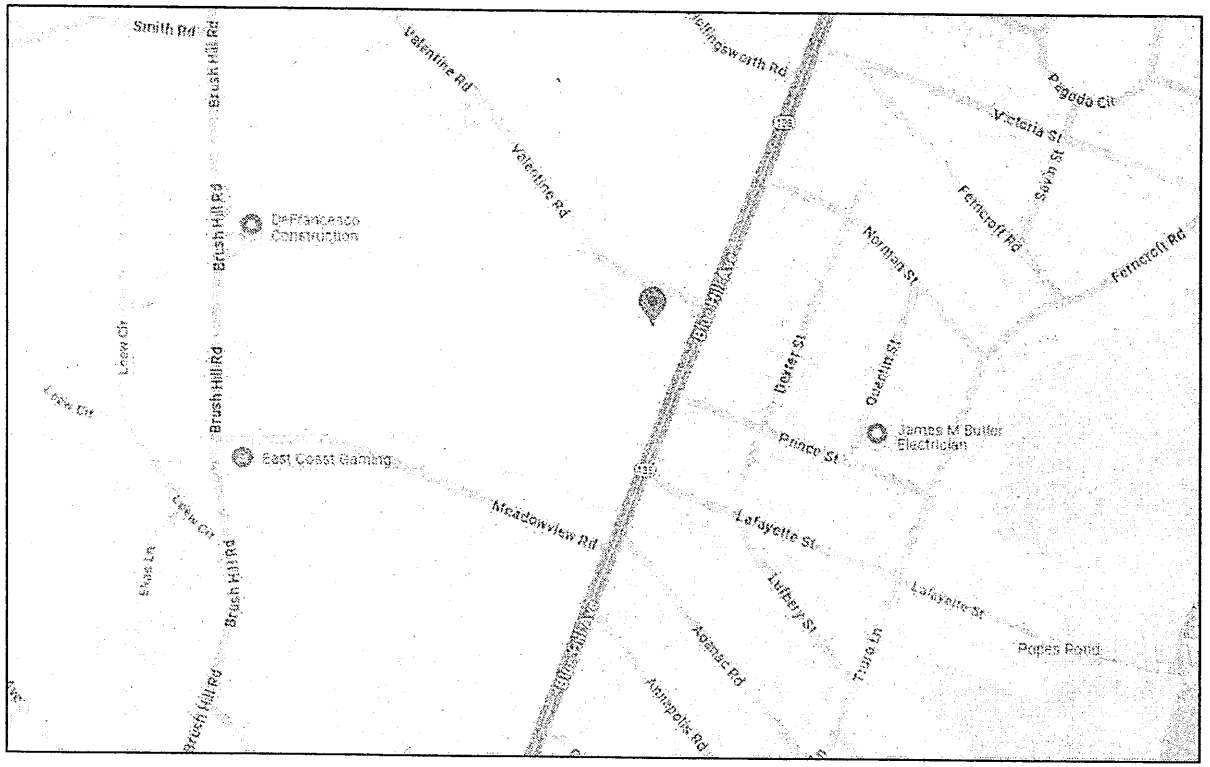
IF PRINTED ON 11X17, ALL SCALE IS HALF.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND SETBACKS PRIOR TO CONSTRUCTION

CROWELL RESIDENCE

123 VALENTINE ROAD

MILTON, MA



LOCUS MAP

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

OWNER:

MIKE CROWELL
123 VALENTINE ROAD
MILTON, MA 02186
CELL: 617-721-9314
EMAIL: EMAILTOMIKE@GMAIL.COM

DESIGNER:

ROCKWOOD DESIGN, INC.
1020 PLAIN STREET - SUITE 320
MARSHFIELD, MA 02050
PHONE: (781)-837-3140
FAX: (781)-837-3126
EMAIL: PHIL@ROCKWOODDESIGN.COM
WEBSITE: WWW.ROCKWOODDESIGN.COM

STRUCTURAL ENGINEER:

Rockwood Design, Inc.
1020 Plain Street – Suite 320
Marshfield, MA 02050
Phone: (781)-837-3140
Fax: (781)-837-3126
Email: phil@rockwooddesign.com
Website: www.rockwooddesign.com

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SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS

GENERAL NOTES:

1. GENERAL CONTRACTOR TO CONFORM TO ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS.
2. GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. THE ENGINEER IS RESPONSIBLE ONLY FOR INFORMATION SHOWN ON THE CERTIFIED ENGINEER'S DRAWINGS. THE DESIGN AND LAYOUT OF ALL OTHER INFORMATION IS THE RESPONSIBILITY OF OTHERS AND MUST CONFORM TO THE MASSACHUSETTS BUILDING CODE REQUIREMENTS. REFER TO STRUCTURAL ENGINEERING BY OTHERS FOR CERTIFIED BEAM CALCULATIONS AND CERTIFIED WIND DESIGN DETAILS.
4. ALL HEATING, PIPING, INSULATION, ELECTRICAL, FIREPROOFING AND OTHER REQUIREMENTS ARE THE RESPONSIBILITIES OF OTHERS.
5. NOTIFY THE ENGINEER OF ANY ARCHITECTURAL MODIFICATIONS OR DIMENSION CHANGES THAT MAY AFFECT THE STRUCTURAL DESIGN.

STRUCTURAL STEEL NOTES:

1. ALL STEEL BEAMS SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. - GRADE 50. ALL CAP AND BASE PLATES AND OTHER MISCELLANEOUS STEEL MAY BE A.S.T.M. GRADE A36.
2. ALL SCHEDULE 40 PIPE SHALL BE NEW STEEL CONFORMING TO THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND A.S.T.M. SPECIFICATION A53, TYPE "E" OR "S", GRADE "B", WITH A MINIMUM YIELD STRESS OF 35 K.S.I.
3. ALL SHOP AND FIELD WELDS SHOWN SHALL BE MADE BY APPROVED CERTIFIED WELDERS AND SHALL CONFORM TO THE A.W.S. CODE FOR BUILDINGS. ALL WELDS SHALL DEVELOP THE FULL STRENGTH OF THE MATERIAL BEING WELDED. USE E90XX TYPE ELECTRODES.
4. NO PERMANENT CONNECTIONS SHOULD BE MADE UP UNTIL THE STRUCTURE HAS BEEN PROPERLY ALIGNED PROVIDE TEMPORARY BRACING AS REQUIRED.
5. STEEL FABRICATOR IS RESPONSIBLE FOR FINAL LENGTHS, CONNECTION DETAILS AND DESIGN IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE A.I.S.C. DETAILING MANUAL. SUBMIT SHOP DRAWINGS WITH ALL DETAILS TO THE GENERAL CONTRACTOR PRIOR TO FABRICATION.
6. USE 1/2" MINIMUM CAP PLATE AND BASE PLATES (6X6 MINIMUM) FULLY WELDED ALL AROUND AT COLUMNS WITH 3/16" FILLET WELD, OR AS OTHERWISE SPECIFIED ON THE DRAWINGS. ALL STEEL COLUMN EXTERIOR BASE PLATE SHALL BE BOLTED TO THE CONCRETE FOUNDATIONS WITH 4-5/8" DIAMETER ANCHOR BOLTS.
7. ALL STEEL SHALL HAVE TWO COATS OF RUST-INHIBITOR PRIMER PAINT. TOUCH UP ALL WELDS, SCRATCHES OR SCRAPES IN PAINT AFTER ERECTION.
8. STEEL BEAM MAY BE SPLICED AT STEEL COLUMN CAP PLATE WITH A MAXIMUM GAP BETWEEN BEAMS OF 1/4". USE 1/4" TIE PLATE WELDED TO WEBS.
9. FRAME JOISTS TO TOP OF BEAM ON A 2X8 TOP NAILER THRU-BOLTED WITH 1/2" DIAMETER BOLTS STAGGERED AT 24" O.C. JOISTS TO BE ANCHORED TO THE TOP NAILER WITH SIMPSON H4 HURRICANE CLIPS. FLUSH FRAME JOISTS TO THE FULL DEPTH WEB BLOCKING FASTENED TO THE BEAM WITH 1/2" DIAMETER THRU-BOLTS AT 24" O.C. STAGGERED TOP AND BOTTOM.

FRAMING NOTES:

1. ALL FRAMING LUMBER SHALL BE S.P.F. (SPRUCE-PINE-FIR) GRADE #2&2 OR APPROVED EQUAL (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION. THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 875 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 425 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,400,000 P.S.I. OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF THE ENGINEER.
2. ALL PRESSURE TREATED (CCA TREATED) DIMENSIONAL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE GRADE NO. 2. THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 1,050 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 565 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,600,000 P.S.I.
3. ALL LVLS TO BE MANUFACTURED BY TRUS JOIST, GEORGIA PACIFIC OR APPROVED EQUAL. THE MINIMUM ALLOWABLEBENDING STRESS (Fb) SHALL BE 2,500 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) PERPENDICULAR TO THE GRAIN SHALL BE 750 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 P.S.I. ALL PARALAMS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED (CCA TREATED) INSTALL MICRO-LAMS AND PARALAMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. PARALAM (L&P) POSTS SHALL HAVE AN ALLOWABLE COMPRESSION STRESS OF 2900 PSI AND A MODULUS OF ELASTICITY OF 2,000,000.
5. USE 3/4" TONGUE AND GROVE STRUCTURAL GRADE PT PLYWOOD FLOOR SHEATHING, 5/8" EXTERIOR STRUCTURAL GRADE FIR (C-D-X) PLYWOOD ROOF SHEATHING AND 1/2" EXTERIOR STRUCTURAL GRADE FIR (C-D-X) AT WALLS. ALL JOINTS SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED SUPPORTS.
6. ALL EXTERIOR AND INTERIOR STUD WALLS TO BE 2X4 MINIMUM @ 16" O.C. UNLESS NOTED OTHERWISE.
7. PROVIDE ADEQUATE WALL RESISTANCE TO RAKING BY DIAGONAL CORNER WIND BRACING ANCHORED TO SILL PLATES.
8. PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS AND/OR DOUBLE ALL JOISTS UNDER EACH PARTITION.
9. USE FULLY NAILED METAL CONNECTORS (TECO, SIMPSON OR EQUAL) JOIST OR BEAM HANGERS WHEN JOISTS OR BEAMS FRAME INTO OTHER JOISTS OR BEAMS. PROVIDE METAL POST CAPS AND BASES FOR ALL POSTS.
10. FOR NONBEARING ROUGH WINDOW OPENINGS AND INTERIOR DOOR OPENINGS UP TO 3 FEET, USE 2-2X6 HEADER BEAMS. FROM 3 FEET TO 5 FEET, USE 2-2X8 HEADER BEAMS AND FROM 5 FEET TO 7 FEET, USE 2-2X10 HEADER BEAMS AND USE LVLS FOR SPANS EXCEEDING 7 FEET, EXCEPT AS NOTED OTHERWISE ON THE PLANS OR SPECIFICATIONS. USE TRIPLES FOR 2X6 WALLS. IF LVLS ARE SPECIFIED ON THE PLANS, PROVIDE DOUBLE JACK STUD SUPPORTS OR AS OTHERWISE SPECIFIED ON THE PLAN.
11. ALL FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE MASSACHUSETTS BUILDING CODE REQUIREMENTS AND GENERAL FRAMING PRACTICE AS DETAILED IN THE "ARCHITECTURAL GRAPHICS STANDARDS", BY RAMSEY & SLEEPER.
12. ALL PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO SUPPORTING WOOD FRAMING MEMBERS USING AMERICAN PLYWOOD ASSOCIATION (A.P.A.) GLUED FLOOR SYSTEM. WOOD GLUE TO BE CONTECH, INC. PL400 SUBFLOOR CONSTRUCTION ADHESIVE, OR APPROVED EQUAL.
13. ALL WALL STUDS TO ALIGN WITH FLOOR JOISTS AND ROOF RAFTERS.
14. THE CROSS WALLS AND TIE BEAMS ARE TO PROVIDE THE LATERAL RESTRAINT FOR THE BUILDINGS AND SHOULD BE SECURELY ATTACHED AT EACH END AND/OR TO THE EXTERIOR WALLS.
15. BUILT-UP BEAMS (3 PIECES MAXIMUM) USING CONVENTIONAL FRAMING LUMBER SHALL BE FULLY SPIKED TOGETHER WITH 2-10D NAILS AT 8" O.C. AND LVLS WITH 2-16D NAILS (TOP AND BOTTOM) AT 8" O.C., OR AS OTHERWISE NOTED ON THE DRAWINGS, OR AS RECOMMENDED BY THE MANUFACTURER.
16. ALL NAILS, FASTENERS AND CONCRETE EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED
17. ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

FOUNDATION & CONCRETE NOTES:

1. SPREAD FOOTINGS SHALL BEAR LEVEL ON UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF TWO TONS PER SQUARE FOOT.
2. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN TWO TONS PER SQUARE FOOT ARE ENCOUNTERED AT THE SPECIFIED ELEVATIONS, THE UNDERLYING UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY THE ENGINEER/ARCHITECT.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF SUBSURFACE CONDITIONS.
4. NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
5. FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETED.
6. BACKFILL UNDER ANY PORTION OF THE FOOTINGS AND SLABS SHALL BE COMPACTED IN 6" LIFTS OF 95% COMPACTED GRAVEL AS APPROVED BY THE ENGINEER.
7. CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE CODE FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
8. CONCRETE FOUNDATION WALLS AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS AND 3,500 P.S.I FOR SLABS, WITH A SLUMP OF NO MORE THEN 4" AND AN ENTRAINMENT OF 4-6%. THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED. PROVIDE PROPER CONCRETE PROTECTION FOR HEAT IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE A.C.I.
9. STEEL REINFORCEMENT SHALL CONFORM TO A.S.T.M. 615, GRADE 60.
10. ALL CONCRETE SLABS ON THE GROUND SHALL BE REINFORCED WITH 6X6-10/10 (4mm) WELDED WIRE FABRIC PLACED AT MID-DEPTH, OR AS OTHERWISE SHOWN ON THE DRAWINGS. WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO A.S.T.M. A185, AND SHALL LAP 6" MINIMUM OR ONE SPACE, WHICHEVER IS LARGER, AND SHALL BE WIRED TOGETHER. PROVIDE SUFFICIENT CHAIR OR SUPPORT BARS AS NECESSARY TO POSITION WELDED WIRE FABRIC.
11. WHERE CONTINUOUS BARS ARE CALLED FOR THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL BE 40 BAR DIAMETERS, UNLESS OTHERWISE SHOWN.
12. NOTIFY BUILDING DEPARTMENT FOR INSPECTION OF COMPLETED INSTALLATION OF REINFORCEMENT AT LEAST 24 HOURS PRIOR TO SCHEDULED PLACEMENT OF CONCRETE.
13. PLACEMENT OF CONCRETE POURS FOR FOUNDATION WALLS SHOULD HAVE A VERTICAL 2"x4" KEY WITH CONTINUOUS REINFORCING (#4 BAR DIAMETER MINIMUM) THRU THE CONSTRUCTION JOINT.
14. ALL REINFORCING BARS SHALL BE COLD BENT IN ACCORDANCE TO THE PROPER RADII ESTABLISHED BY THE AMERICAN CONCRETE INSTITUTE UNDER NO CONDITIONS SHALL HEAT BE APPLIED TO THE BARS TO OBTAIN BENDS.
15. THE USE OF CONTROL JOINTS IN THE SLAB IS RECOMMENDED TO CONTROL CRACKING. SAW CUT TO A DEPTH ONE HALF INCH NOT-TO-EXCEED 10 FEET BY 10 FEET.
16. DAMP PROOF ALL FOUNDATION WALLS BELOW GRADE, OTHER THAN FROST WALLS.

(WINDOWS SHOWN FOR ESTIMATING AND PERMITTING ONLY
FINAL ORDER TO BE VERIFIED AND APPROVED BY OWNER)

WINDOW SCHEDULE

QUANTITY	ID LETTER	MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS

EXTERIOR DOOR SCHEDULE

QUANTITY	ID LETTER	MANUFACT.	MODEL	TYPE	ROUGH OPENING	COMMENTS

FLOOR PLAN LEGEND:

- WALL TO BE DEMOLISHED
- EXISTING STUD WALL
- PROPOSED STUD WALL
- OBJECT ABOVE
- OBJECT BELOW

PROPOSED SQUARE FOOTAGE NOTE:

FIRST FLOOR LIVING AREA *	
SECOND FLOOR LIVING AREA *	
UNFINISHED BSMNT FLOOR AREA *	
TOTAL FINISHED LIVING AREA *	##########

DRAWING INDEX:

A0	COVER PAGE
A1	NOTES AND LEGENDS
A2	ELEVATIONS
A3	FIRST FLOOR PLAN
A4	ROOF PLAN
A5	BUILDING SECTION "A-A"
A6	BUILDING SECTION "B-B"
N	FOUNDATION PLAN
S2	S2 DETAILS
S3	CEILING FRAMING PLAN
S4	ROOF FRAMING PLAN

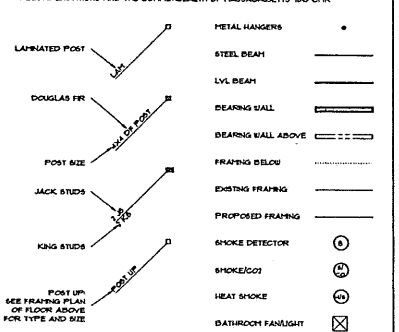
FOUNDATION NOTES/LEGEND:

1) SEE "STRUCTURAL ENGINEERING AND WIND ANALYSIS" BOOKLET NO. 25-___ BY _____ ENGINEERING, LLC DATED MAY/__/2025 FOR ADDITIONAL NOTES AND DETAILS
2) ALL NEW FOUNDATION WALLS SHALL BE DAMP PROOFED WITH A BITUMINOUS COATING.
3) 6 SQ. FT. OF VENTILATION REQUIRED FOR EVERY 1,500 SQ. FT. OF BASEMENT AREA.
4) OPENING FOR UNDER-FLOOR VENTILATION 1 SQ. FT. OPENING/150 SQ. FT. OF CRAWL SPACE AREA.

- DENOTES FOUNDATION WALL TO BE DEMOLISHED
- DENOTES EXISTING FOUNDATION WALL
- DENOTES PROPOSED FOUNDATION WALL ATOP FOOTING
- DENOTES PROPOSED LOU FOUNDATION WALL W/1X6 STUD WALL ATOP
- A / S2 — DENOTES ARCHITECTURAL BUILDING SECTION
- 2 / S1 — DENOTES DETAIL IN "STRUCTURAL ELEMENTS" BOOKLET BY STRUCTURAL ENGINEER

FRAMING NOTES/LEGEND:

1) SEE "STRUCTURAL ENGINEERING AND WIND ANALYSIS" BOOKLET NO. 25-___ BY _____ ENGINEERING, LLC DATED MAY/__/2025 FOR ADDITIONAL NOTES AND DETAILS
2) ALL FRAMING MEMBERS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND THE COMMONWEALTH OF MASSACHUSETTS 780 CMR



PROGRESS SET - 6/17/2025

TITLE: NOTES AND LEGENDS

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design, Inc.
1020 Pleasant St. Suite 320
Norwood, MA 02062
Phone: (781) 437-3128
Fax: (781) 437-3138
Email: mark@rockwooddesign.com

DATE: 6/17/25
DRAWN BY: GN
CHECKED BY: MR
SCALE: AS SHOWN

A1 of A6

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SEE SHEET A1 FOR DRAWING INDEX

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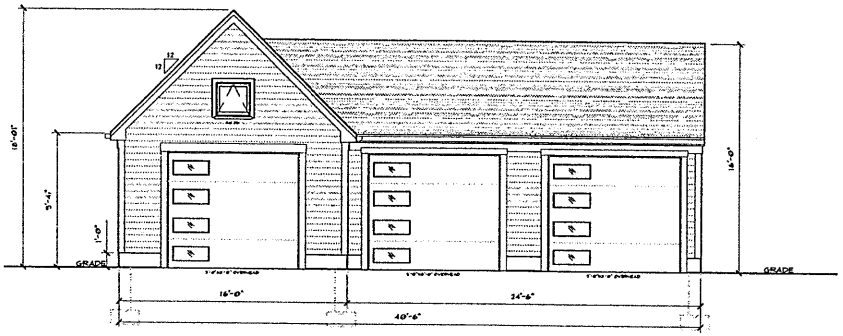
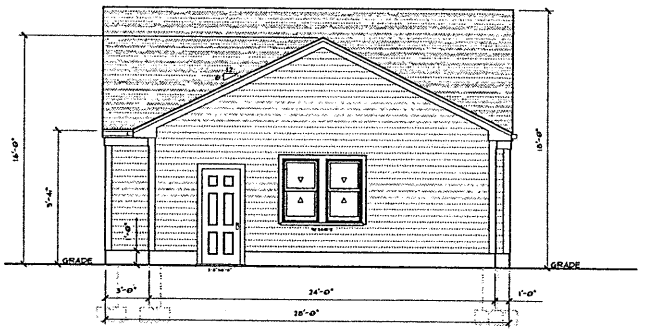
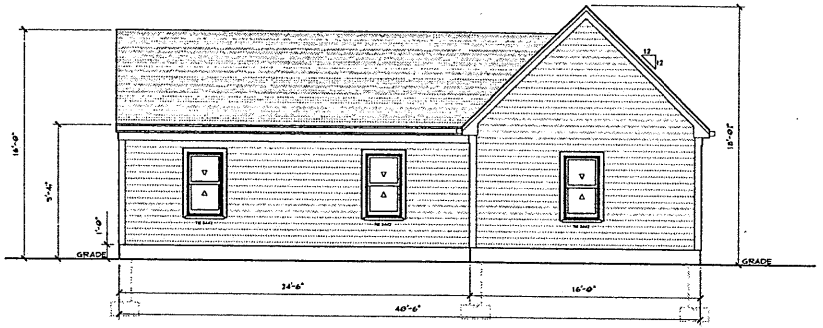
PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



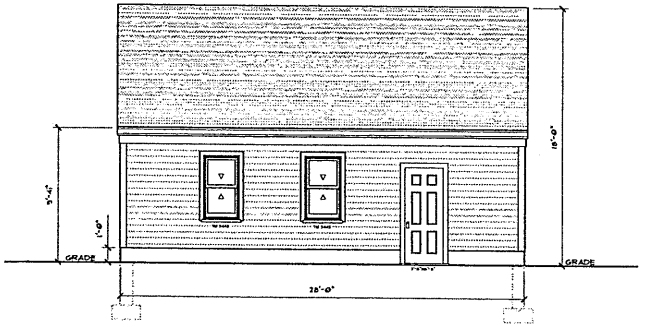
PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4"=1'-0"

PROGRESS SET - 6/17/2025

REVISION	DATE	DESCRIPTION

TITLE: ELEVATIONS

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design Inc.
1020 Plain Street, Suite 200
Marshfield, MA 02050
Phone: (781) 837-7140
Fax: (781) 837-7138
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

DATE: 6/17/2025
DRAWN BY: GH
CHECKED BY: PB
SCALE: AS SHOWN

A2
OF A6

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SEE SHEET A1 FOR DRAWING INDEX

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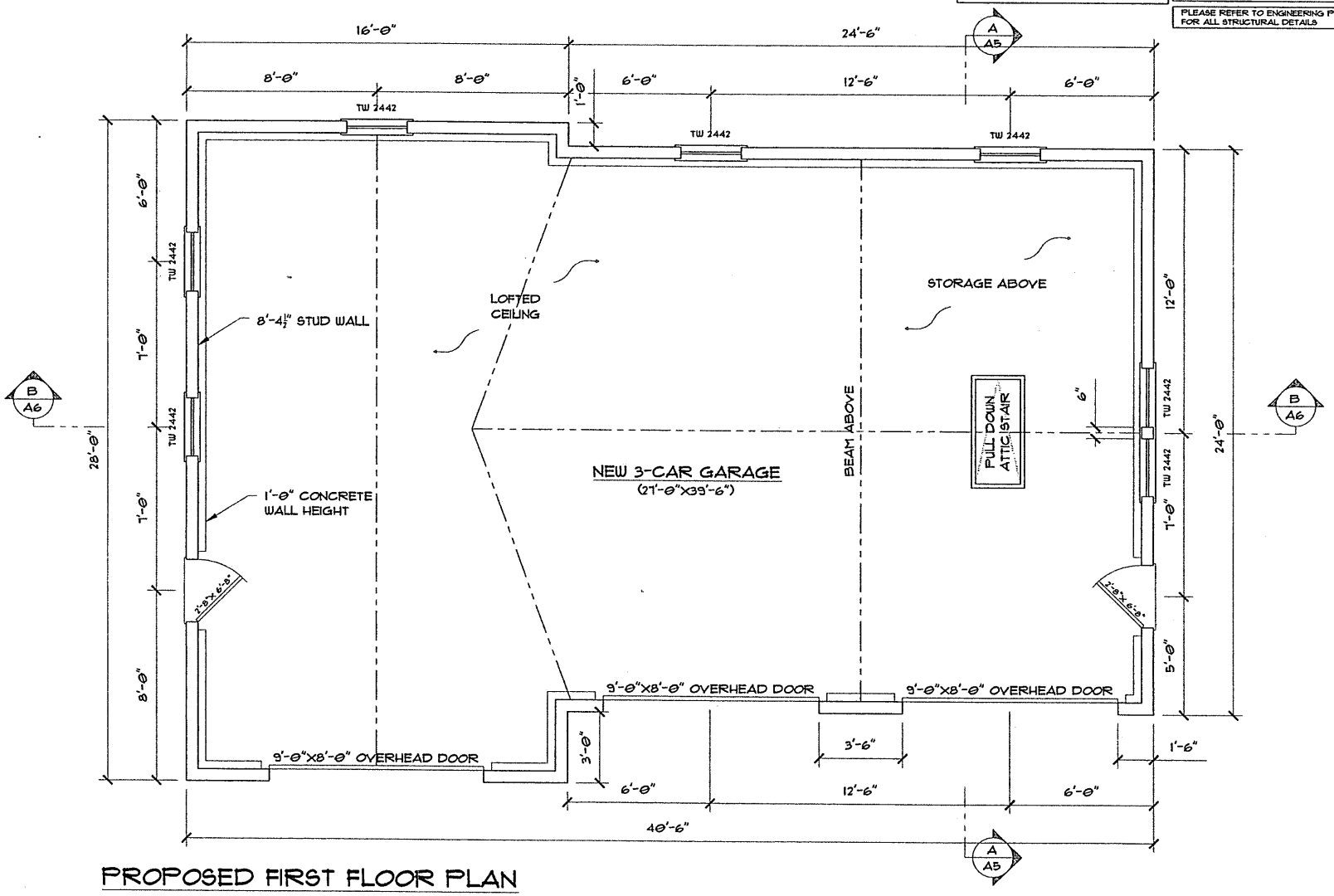

PROPOSED FIRST FLOOR PLAN

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

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REVISION | DATE | DESCRIPTION

TITLE: PROPOSED FIRST FLOOR PLAN

PROJECT: CROQUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design, Inc.
1102B Main St. Suite 330
Millis, MA 02054
Phone: (781)-857-7190
Fax: (781)-857-7192
Email: davidrockwood@gmail.com
Website: www.rockwooddesign.com

DATE: 6/17/2025
DRAWN BY: DR
CHECKED BY: DR
SCALE: AS SHOWN

A3
OF A6

PROGRESS PRINT-NOT FOR CONSTRUCTION

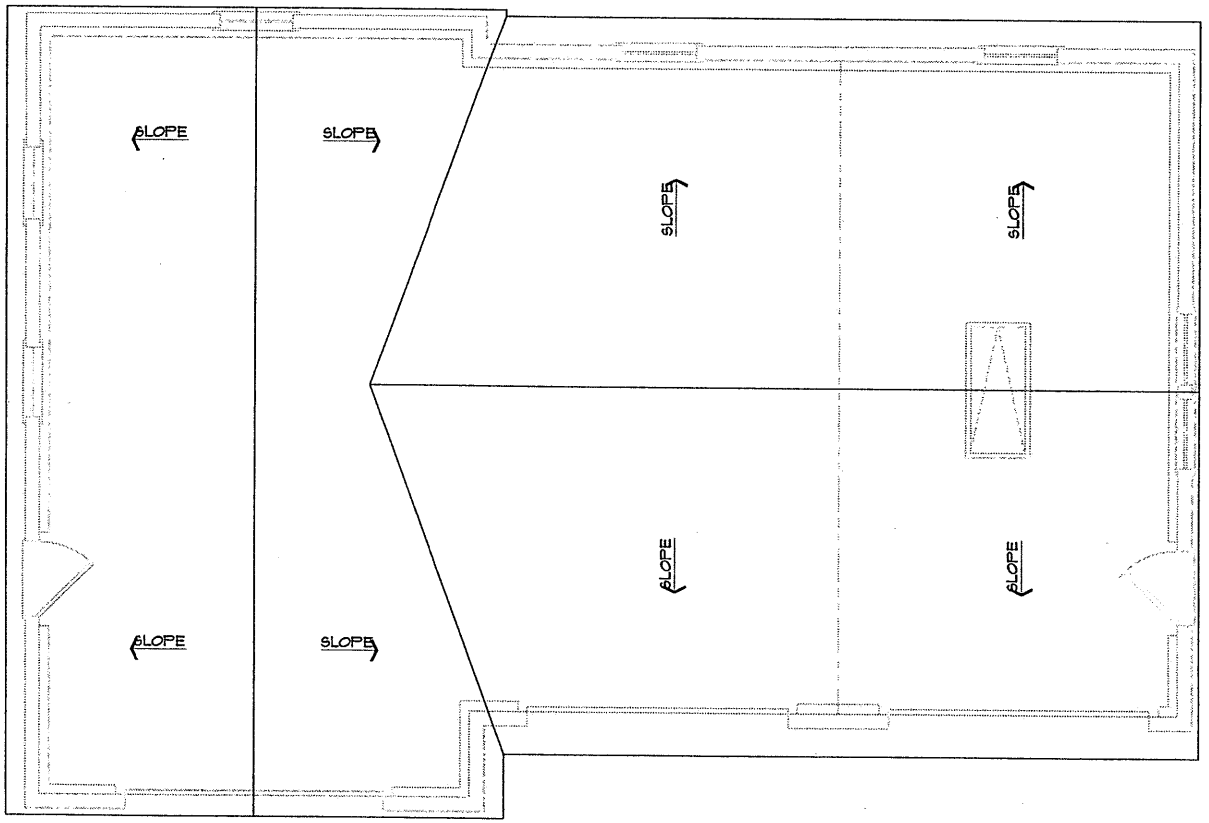
PROGRESS PRINT-NOT FOR CONSTRUCTION

ANY DEVIATION FROM THESE PLANS REQUIRING ROCKWOOD DESIGN INC. TO ACQUIRE STRUCTURAL REDESIGN FOR BUILDING DEPARTMENT SIGN-OFFS WILL BE BILLED TO CLIENT ON AN HOURLY BASIS.

SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



PROPOSED ROOF PLAN

SCALE: 1/2"=1'-0"

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PROGRESS SET - 6/17/2025

Rockwood Design, Inc.
1020 Main Street - Suite 320
Weston, MA 02493
Phone: (781) 457-7140
Fax: (781) 457-7139
Email: ge@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT:
CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE
PROPOSED ROOF PLAN

REVISION	DATE	DESCRIPTION

DATE: 6/17/25
DRAWN BY: GK
CHECKED BY: PB
SCALE: AS SHOWN

A4
OF A6

PROGRESS PRINT-NOT FOR CONSTRUCTION

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SEE SHEET A1 FOR DRAWING INDEX

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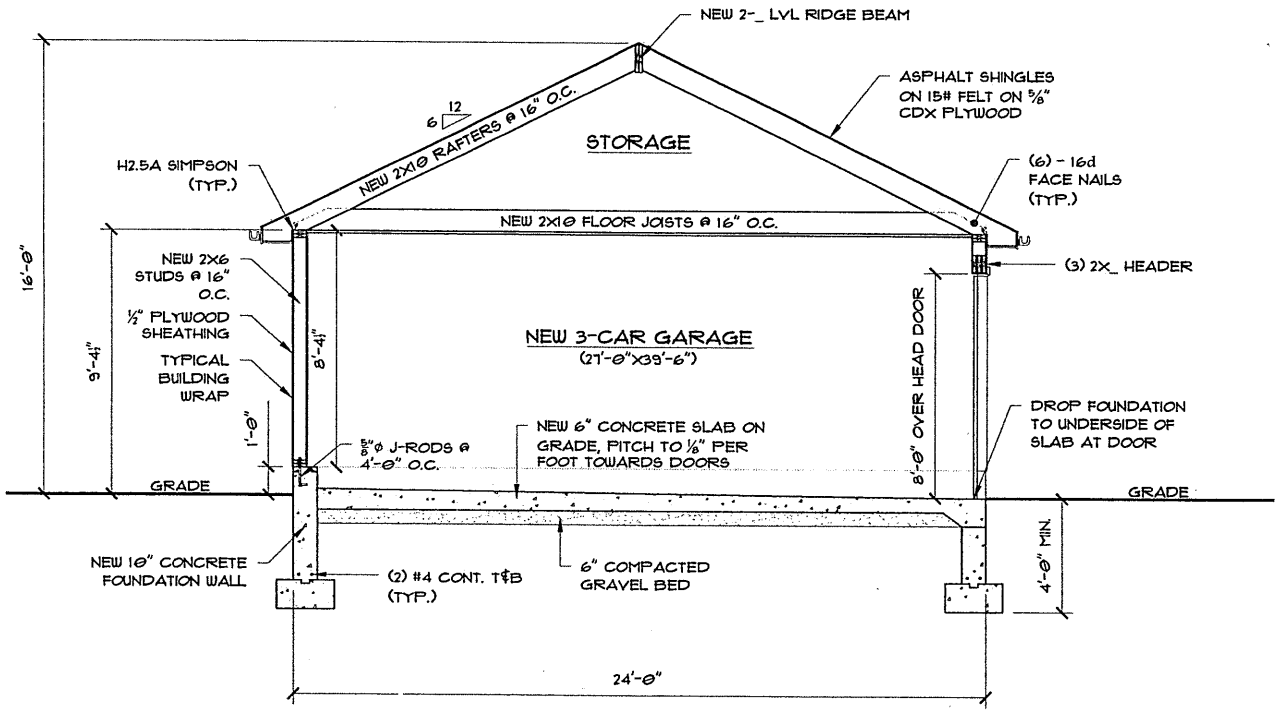
PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



PROPOSED BUILDING SECTION "A-A"

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

Rockwood Design, Inc.
1020 Turnpike St. Suite 320
Stoughton, MA 02072
Phone: (781) 297-7240
Fax: (781) 297-7228
Email: info@rockwooddesign.com
Web: www.rockwooddesign.com

PROJECT:
CROQUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE
BUILDING SECTION "A-A"

REVISION | DATE | DESCRIPTION

DATE: 6/17/25
DRAWN BY: JM
CHECKED BY: RR
SCALE: AS SHOWN

A5
OF A6

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PROGRESS PRINT-NOT FOR CONSTRUCTION

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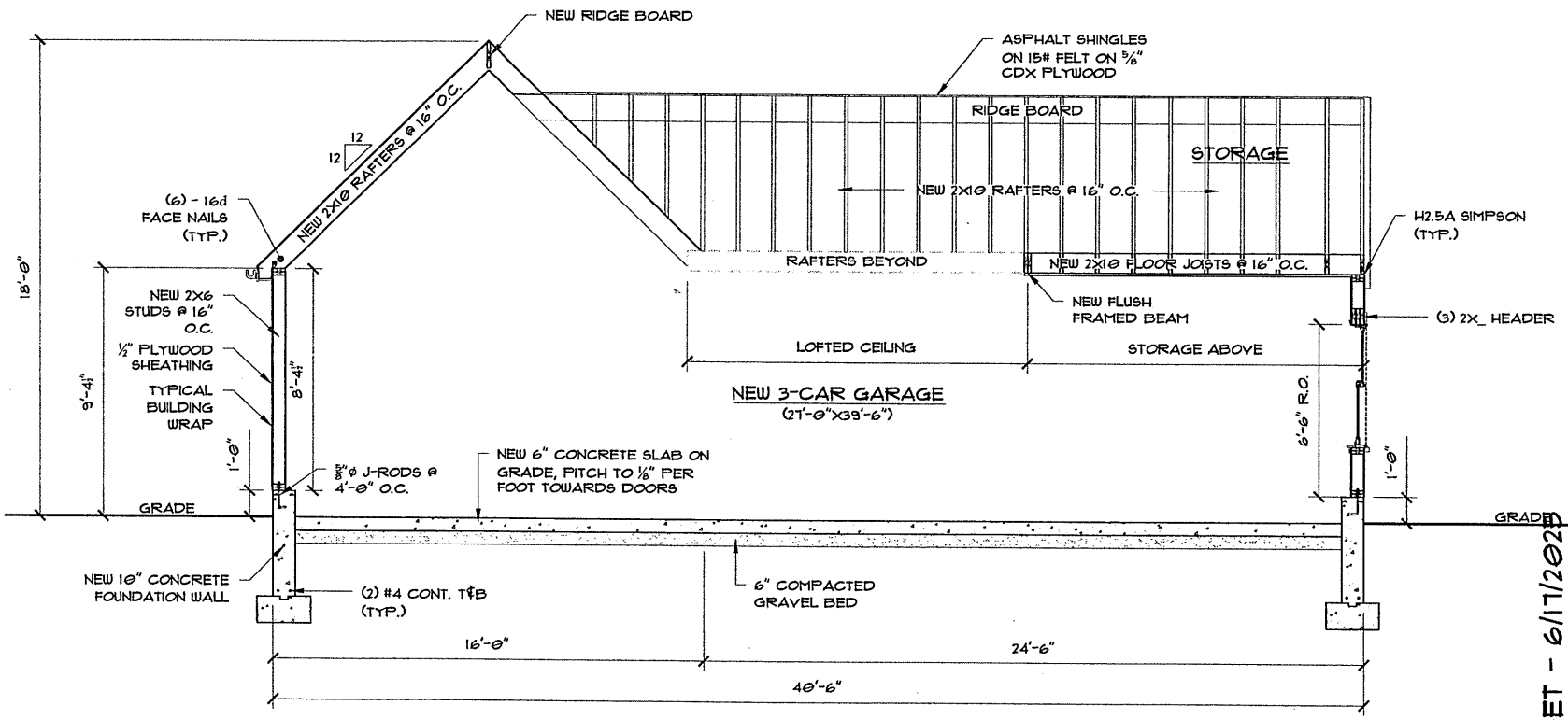
SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



PROPOSED BUILDING SECTION "B-B"

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2020

REVISION | DESCRIPTION | DATE

TITLE: BUILDING SECTION "B-B"

PROJECT: CROWELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

Rockwood Design Inc.
1020 Palm Street - Suite 320
Hanover, MA 02339
Phone: (781)-837-3140
Fax: (800)-838-0149
Email: info@rockwooddesign.com
Website: www.rockwooddesign.com

DATE: 6/17/2020
DRAWN BY: AH
CHECKED BY: PB
SCALE: AS SHOWN

A6
OF A6

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PROGRESS PRINT-NOT FOR CONSTRUCTION

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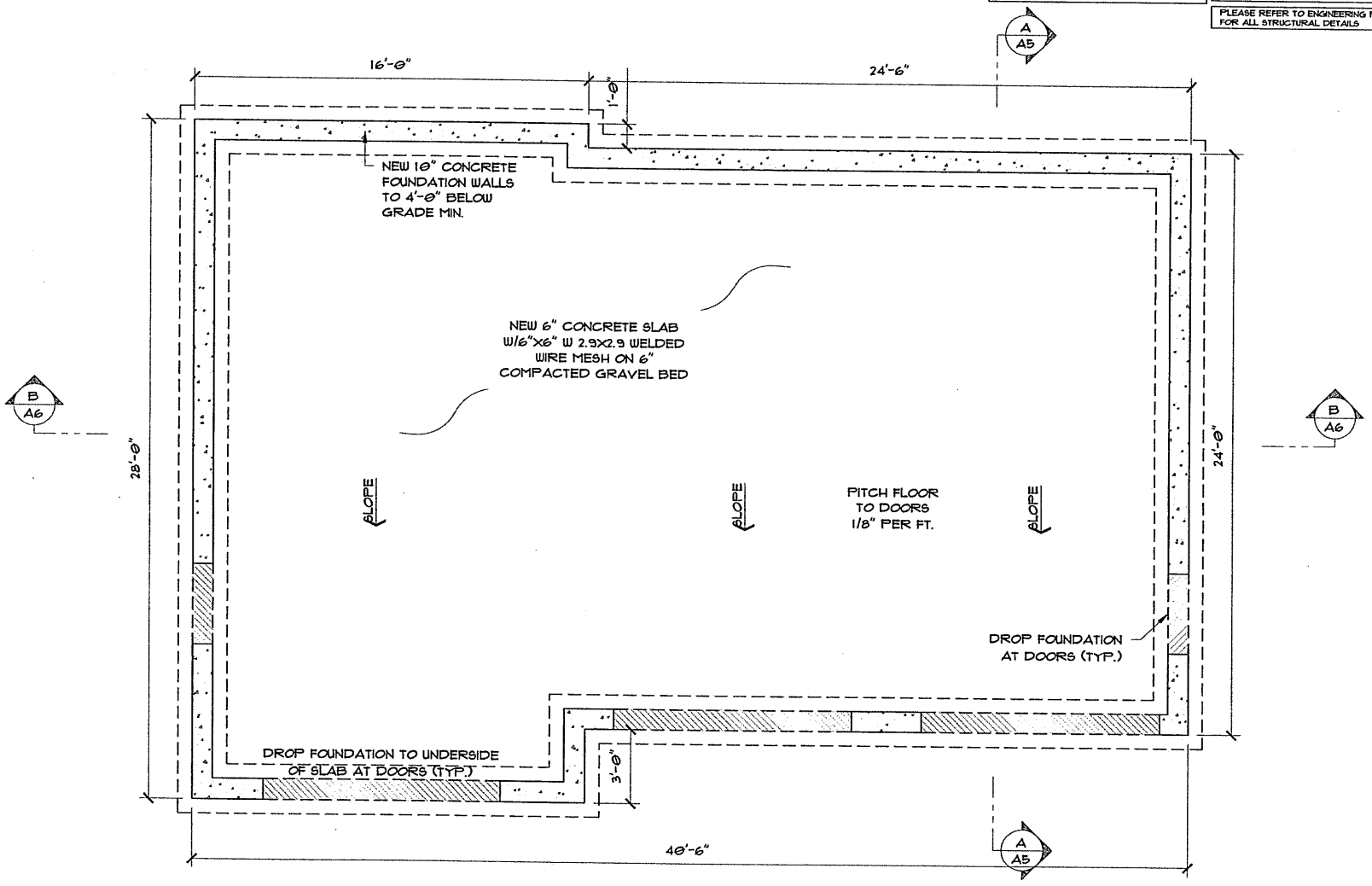
SEE SHEET A1 FOR DRAWING INDEX

IF PRINTED ON 11X17, ALL SCALE IS HALF.

PLEASE REFER TO ENGINEERING PACKET FOR ALL STRUCTURAL DETAILS



PROPOSED FOUNDATION PLAN

SCALE: 1/2"=1'-0"

PROGRESS PRINT-NOT FOR CONSTRUCTION

PROGRESS SET - 6/17/2025

Rockwood Design Inc.
1520 Main Street - Suite 203
Tewksbury, MA 01876
Phone: (781)-857-3190
Fax: (781)-857-3195
Email: dan@rockwooddesign.com
Website: www.rockwooddesign.com

PROJECT: CROUELL RESIDENCE
123 VALENTINE ROAD
MILTON, MA 02186

TITLE: PROPOSED FOUNDATION PLAN

REVISION | DATE | DESCRIPTION

DATE: 6/17/2025
DRAWN BY: SS
CHECKED BY: DR
SCALE: AS SHOWN

S1 of S4

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Bk 41758 Pg24 #26424
05-03-2024 @ 11:36a

QUITCLAIM DEED

123 VALENTINE ROAD, MILTON, MASSACHUSETTS 02186

Anurag Yadav, married, of Milton, Norfolk County, Massachusetts, for consideration paid of NINE HUNDRED SIXTY-FIVE THOUSAND AND 00/100 ($965,000.00) DOLLARS grant to Michael T. Crowell, individually, now of 123 Valentine Road, Milton MA 02186 with QUITCLAIM COVENANTS

The land with the buildings thereon in said Milton, Norfolk County, Commonwealth of Massachusetts, now known as and numbered 123 Valentine Road, bounded and described as follows:

SOUTHEASTERLY by Blue Hill Avenue, eighty-one (81) feet; by a curve forming the junction of said Blue Hill Avenue and a proposed street, thirty-nine and 27/100 (39.27) feet;

NORTHEASTERLY by said proposed street, one hundred sixty-five (165) feet;

NORTHWESTERLY by land of Joseph H. Gould, one hundred six (106) feet; and

SOUTHWESTERLY by Lot 3 on the plan mentioned below, one hundred ninety (190) feet.

Said premises are shown as Lot 4 on a Plan entitled "Plan of Land in Milton, Mass. Belonging to Joseph H. Gould" dated May 3, 1948, recorded with the Norfolk County Registry of Deeds in Book 2752 Page 214, containing 20,006 square feet, more or less, according to said plan.

Grantor and grantor's spouse, Rashi Chauhan, release all rights of homestead and state under the pains and penalties of perjury that there are no other persons entitled to an estate of homestead in the premises conveyed hereunder.

For grantor's title see the deed recorded with the Norfolk County Registry of Deeds in Book 36266, Page 240.

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 05-03-2024 @ 11:36am
Ctl#: 177 Doc#: 26424
Fee: $4,400.40 Cons: $965,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Executed under seal this 5th day of April, 2024.

Anurag Yadav

COMMONWEALTH OF MASSACHUSETTS

NORFOLK COUNTY, SS: April 5, 2024

On this 5th day of April, 2024 before me, the undersigned notary public, personally appeared Anurag Yadav, proved to me through satisfactory evidence of identification, which was a MA Driver License to be the person whose name is signed on the preceding document and acknowledged to me that he signed it voluntarily for its stated purposes.

Notary Public Glen F. Sutherland

My Commission Expires: 1/20/28

Glen F Sutherland
Notary Public
Commonwealth of Massachusetts
Commission Expr 01/20/2028

The undersigned Rashi Chauhan joins in this deed to release any and all homestead rights in the premises conveyed hereunder.

Executed under seal this 5th day of April, 2024.

Rashi Chauhan

COMMONWEALTH OF MASSACHUSETTS

Norfolk COUNTY, SS: April 5, 2024

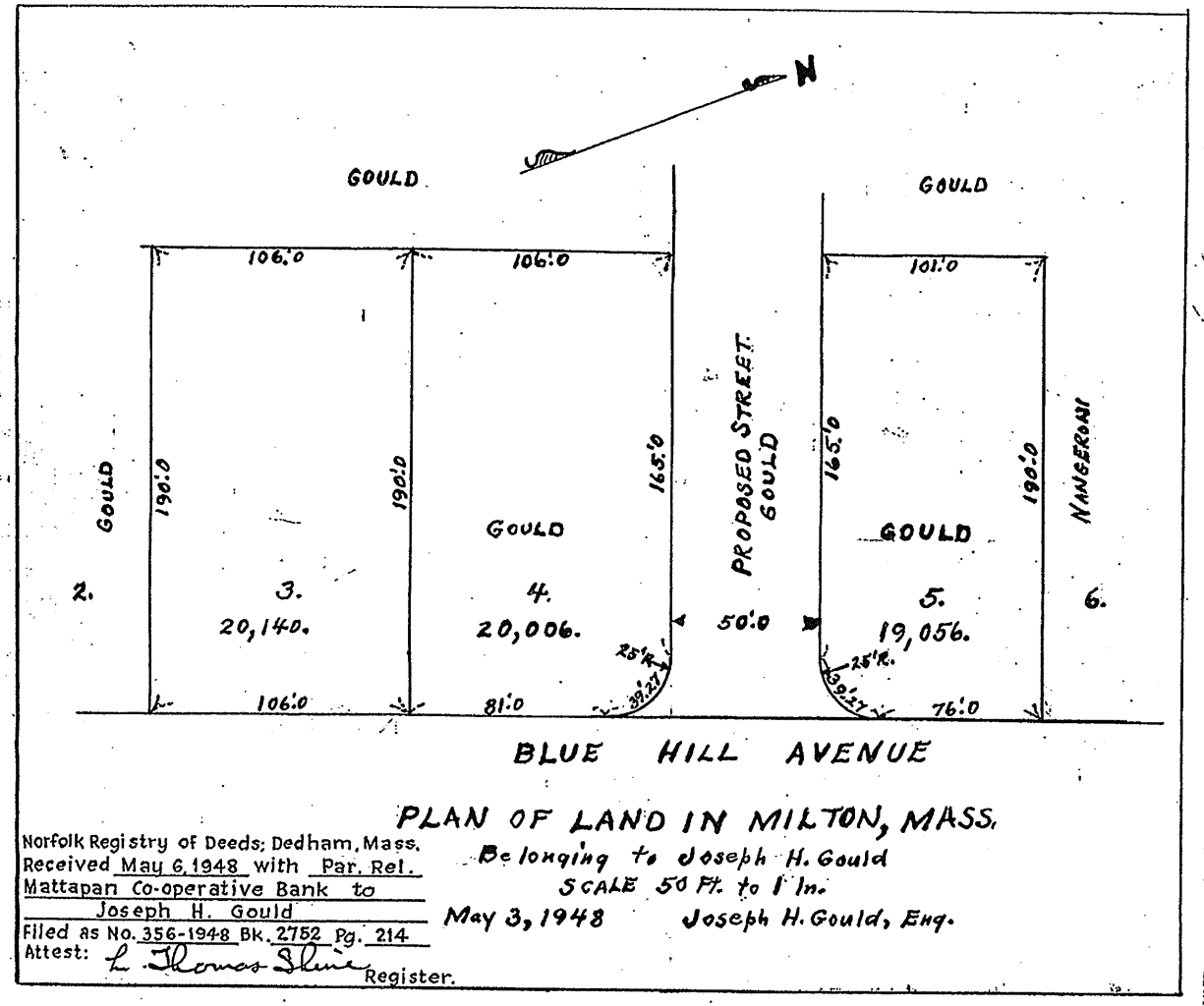
On this 5th day of April, 2024 before me, the undersigned notary public, personally appeared Rashi Chauhan, proved to me through satisfactory evidence of identification, which was a MA Driver License

to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purposes.

Notary Public Glen F. Sutherland

My Commission Expires: 1/20/28

Glen F Sutherland
Notary Public
Commonwealth of Massachusetts
Commission Exp: 01/20/2028



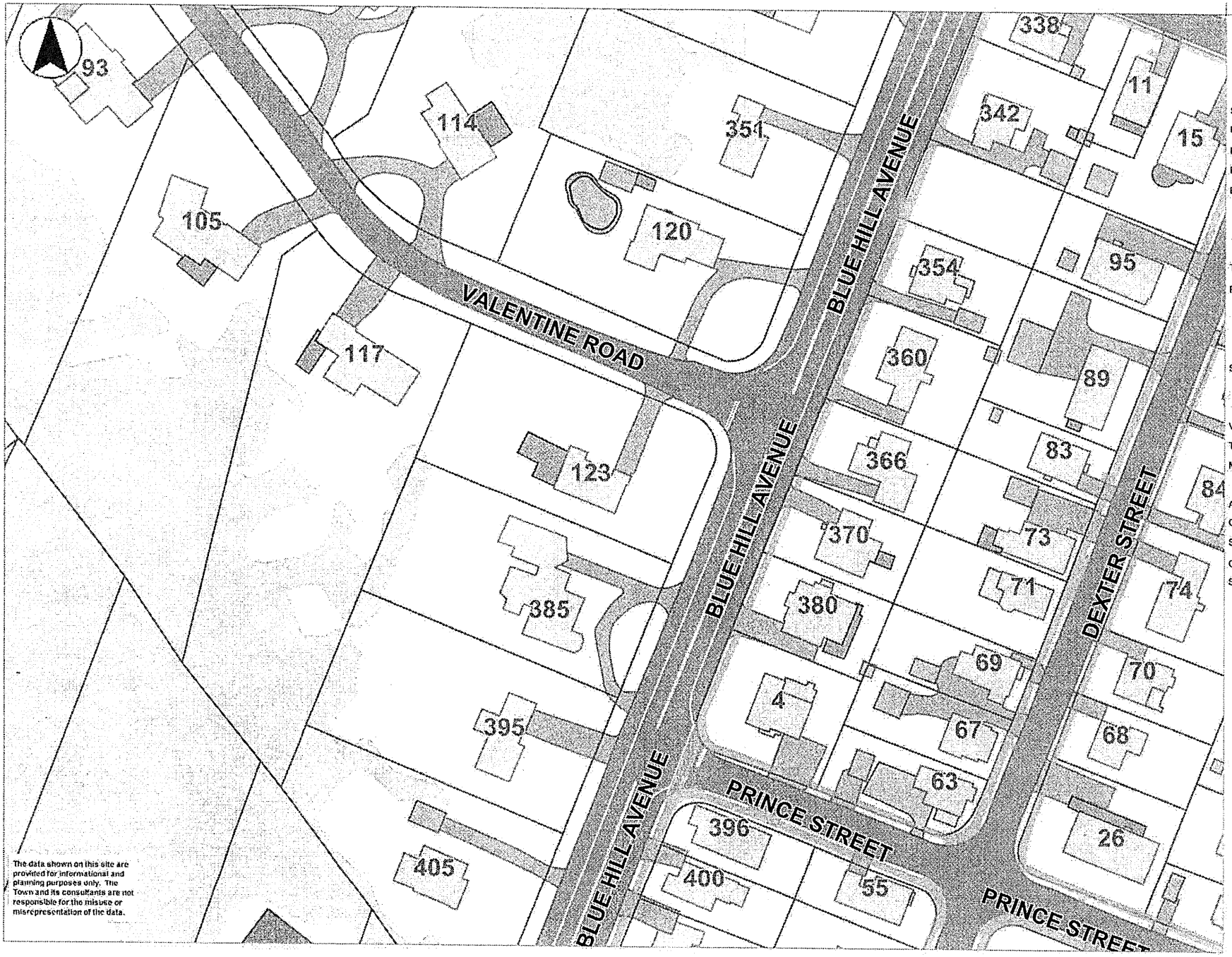
PLAN OF LAND IN MILTON, MASS.

Belonging to Joseph H. Gould

SCALE 50 Ft. to 1 In.

May 3, 1948 Joseph H. Gould, Eng.

Norfolk Registry of Deeds: Dedham, Mass.
Received May 6, 1948 with Par. Rel.
Mattapan Co-operative Bank to
Joseph H. Gould
Filed as No. 356-1948 Bk. 2752 Pg. 214
Attest: L. Thomas Shine Register.



0 120 240 ft

Printed on 04/29/2025 at 10:11 AM

MapsOnline Site

Unofficial Property Record Card - Milton, MA

General Property Data

Parcel ID	C 64 4	Account Number	0
Prior Parcel ID	--		
Property Owner	CROWELL MICHAEL T	Property Location	123 VALENTINE RD
		Property Use	ONE FAM
Mailing Address	123 VALENTINE ROAD	Most Recent Sale Date	5/3/2024
		Legal Reference	41758-24
City	MILTON	Grantor	YADAV,ANURAG
Mailing State	MA Zip 02186	Sale Price	965,000
ParcelZoning	RB	Land Area	0.459 acres

Current Property Assessment

Card 1 Value	Building Value 453,500	Xtra Features Value 1,600	Land Value 435,900	Total Value 891,000

Building Description

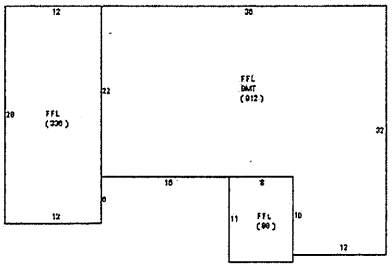
Building Style RANCH	Foundation Type CONCRETE	Flooring Type HARDWOOD
# of Living Units 1	Frame Type WOOD	Basement Floor CONCRETE
Year Built 1948	Roof Structure GABLE	Heating Type FORCED H/A
Building Grade AVG. (+)	Roof Cover ASPHALT SH	Heating Fuel GAS
Building Condition Very Good	Siding VINYL	Air Conditioning 100%
Finished Area (SF) 1336	Interior Walls PLASTER	# of Bsmt Garages 0
Number Rooms 5	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 1	# of 1/2 Baths 0	# of Other Fixtures 0

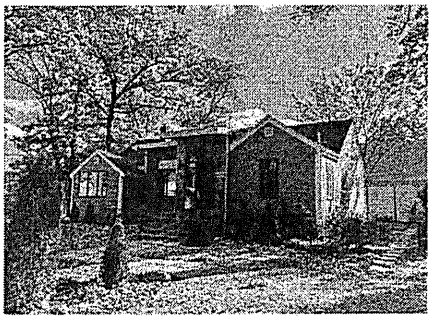
Legal Description

Narrative Description of Property

This property contains 0.459 acres of land mainly classified as ONE FAM with a(n) RANCH style building, built about 1948 , having VINYL exterior and ASPHALT SH roof cover, with 1 unit(s), 5 room(s), 3 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images





Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

To the Members of the Milton Board of Appeals:

I(we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I(we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print and sign)	Address	Date
ERIKA E. SMALLWOOD	117 VALENTINE ROAD MILTON, MA	October 16, 2025

To the Members of the Milton Board of Appeals:

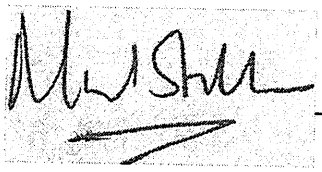
I{we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I{we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print **and sign)**	**Address**	Date
Robert MacMaster	385 Blue Hill Ave	10/24/2023

To the Members of the Milton Board of Appeals:

I(we) have reviewed plans our neighbor, Mike Crowell, has shown us for a new garage at 123 Valentine Road. The proposal will require zoning relief in the form of variances from the Board of Appeals. I(we) have no objection to the Board of Appeals granting the zoning relief required in order to construct this project.

Name (print and **sign)**



120 Valentine Rd
Address

Date

10-16-2025