

FIRST FLOOR PLAN

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND CITY OF NEWTON LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
2. ALL EXISTING CONDITIONS MUST BE VERIFIED IN FIELD. IF DISCREPANCIES ARE FOUND, THEY HAVE TO BE REPORTED TO THE ENGINEER PRIOR TO START OF WORK. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF SUCH WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.
5. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO SAME. ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORKS, IF ANY.

PROPOSED GFA (GROSS FLOOR AREA) CALCULATION:

ZONING DISTRICT: MR-2 (OLD)  
 LOT AREA 10,307 SF  
 ALLOWABLE FAR: 0.53  
 BONUS 0.02 TAKEN/ALLOWABLE FAR: 0.55  
 ALLOWABLE FLOOR AREA: 5,668.85 SF  
 PROPOSED FLOOR AREA OF THE BUILDING:  
 1. 1ST FLOOR: 3,357 SF  
 2. 2ND FLOOR: 3,287 SF  
 TOTAL PROPOSED FLOOR AREA OF THE BUILDING:  
 3,357 (1ST FL.) + 3,287 (2ND FL.) = 6,644 SF  
 PROPOSED FAR: 0.64  
 6,644 SF > 5,668.85 SF

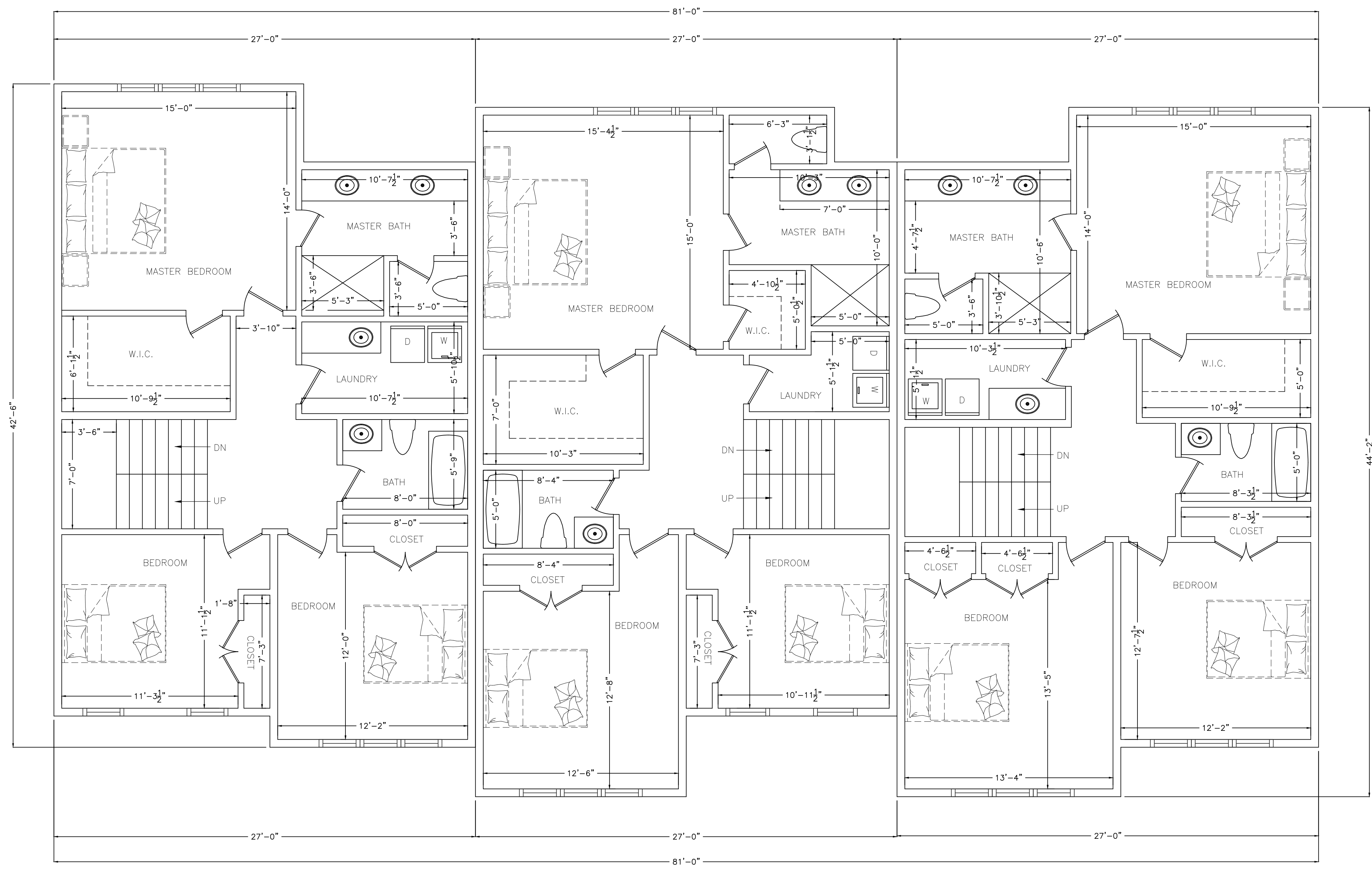
08/14/23	ENTRANCE DOORS REVISED
DATE	REVISION

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**FIRST FLOOR PLAN**  
**236 CHAPEL STREET,**  
**NEWTON, MASSACHUSETTS**

**RAV & Assoc., Inc.**  
 21 HIGHLAND AVENUE  
 NEEDHAM, MASSACHUSETTS 02494  
 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"	DESIGNED BY: I.M.	DRAWING No.
APPROVED: R.A.V.	DRAWN BY: I.K.	A-1
DATE: 04/20/2023	CHECKED BY: R.A.V.	



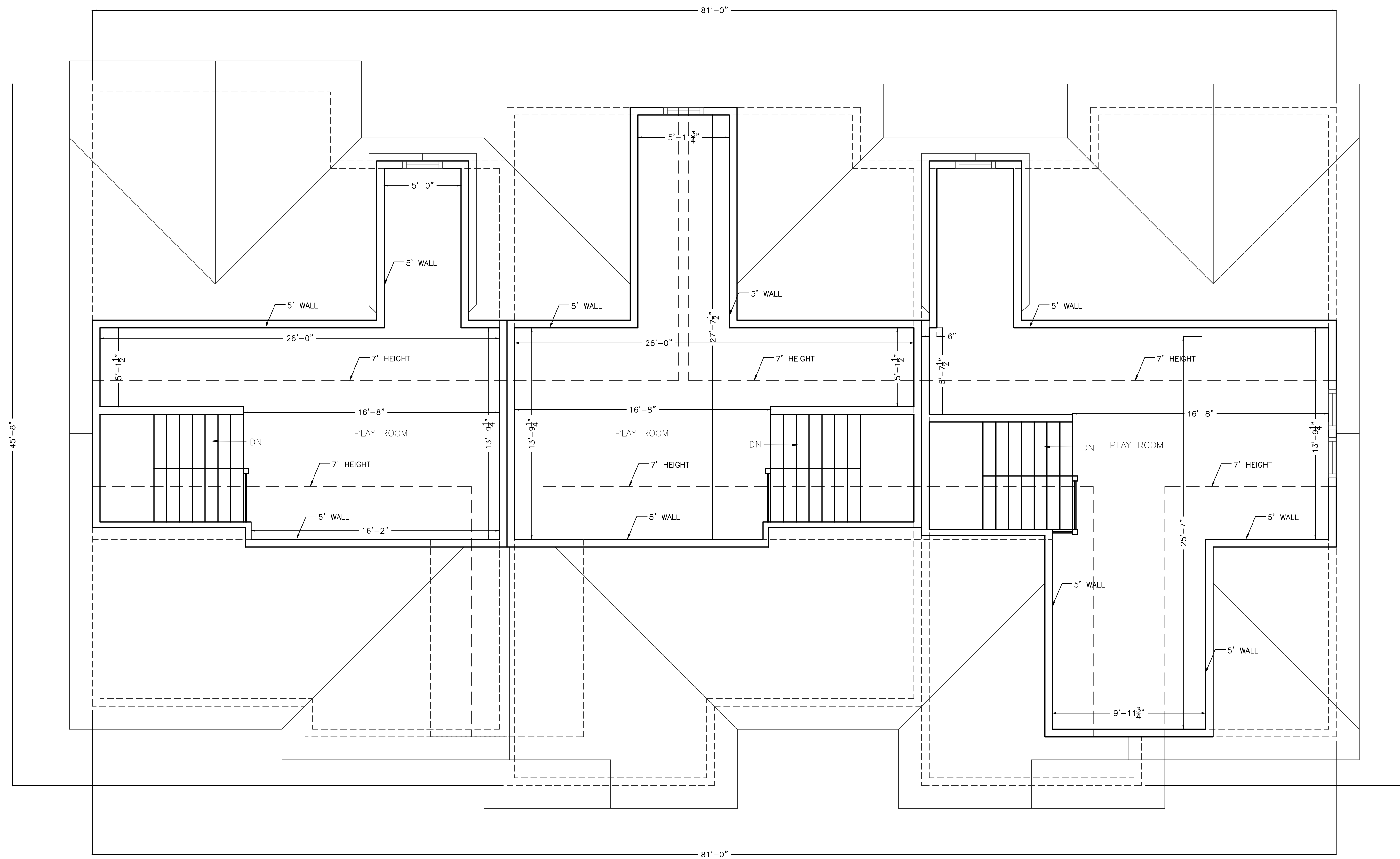
SECOND FLOOR PLAN

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**SECOND FLOOR PLAN**  
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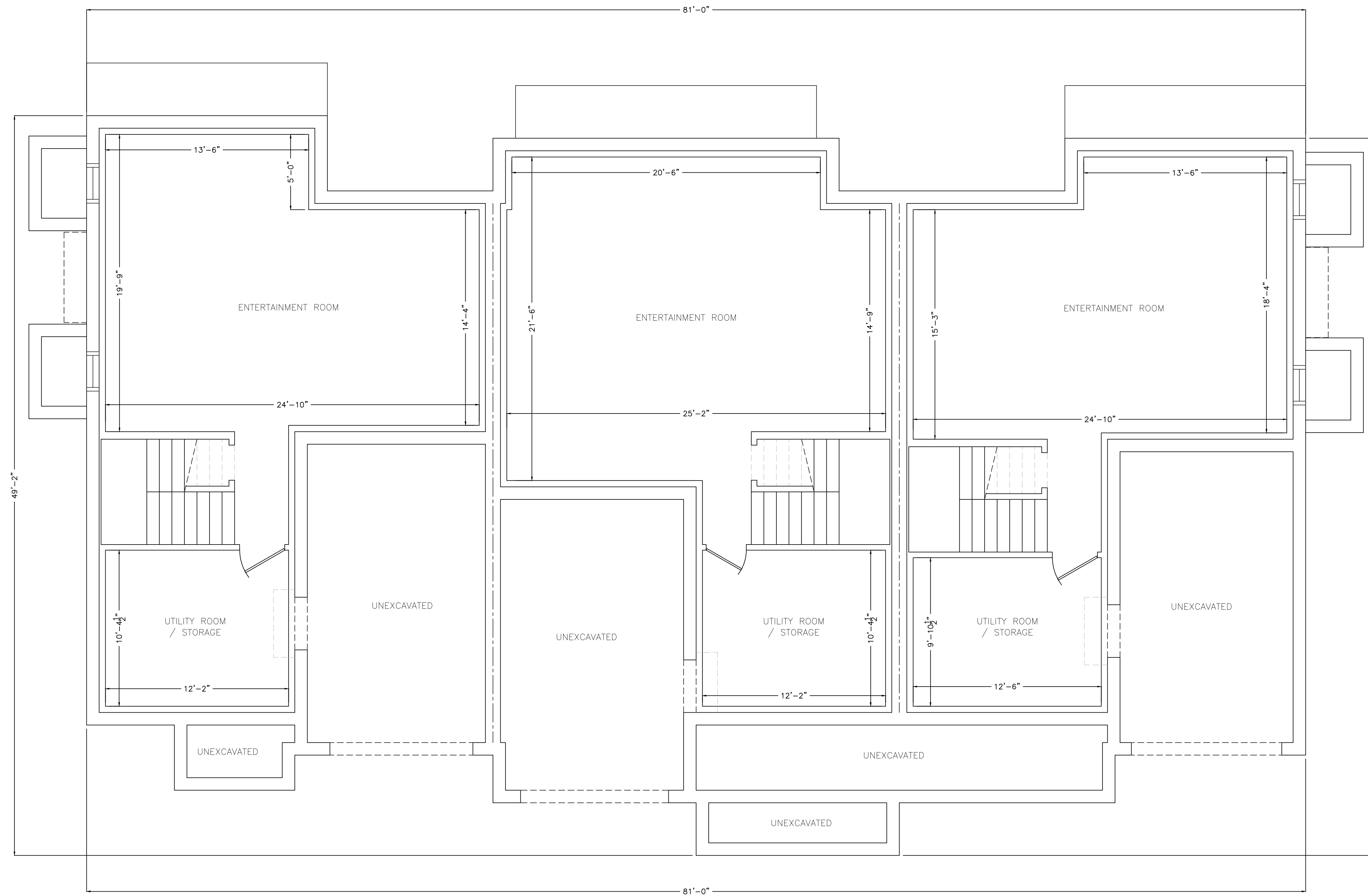


ATTIC PLAN

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BASEMENT PLAN

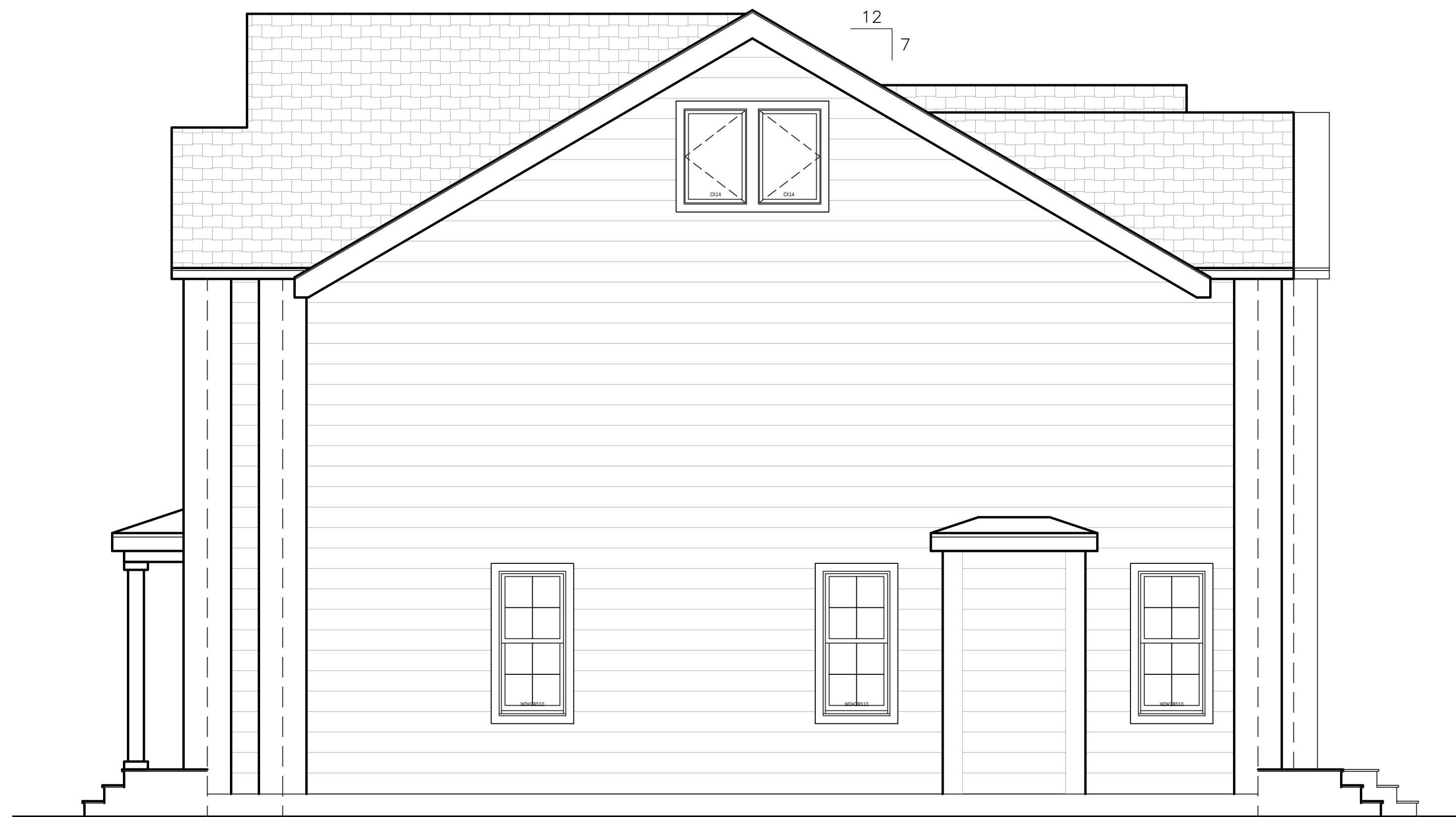
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<b>BASEMENT PLAN</b>		
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DATE: 04/20/2023		



FRONT ELEVATION

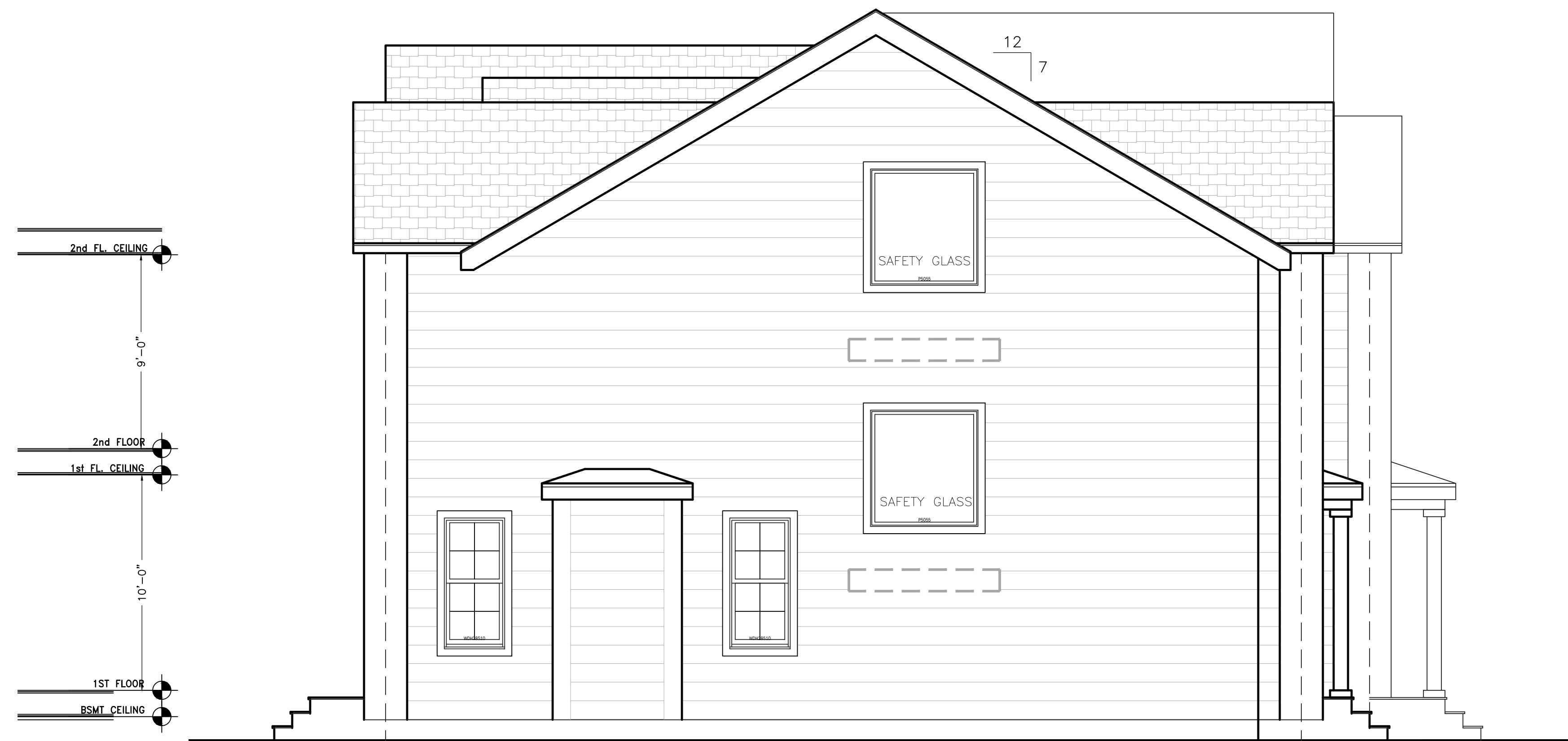


RIGHT SIDE ELEVATION

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<b>FRONT ELEVATION AND RIGHT SIDE ELEVATIONS</b> 236 CHAPEL STREET, NEWTON, MASSACHUSETTS <b>RAV &amp; Assoc., Inc.</b> 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205	
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DATE: 04/20/2023	DRAWN BY: I.K.
	CHECKED BY: R.A.V.
	DRAWING No. A-5



REAR ELEVATION



LEFT SIDE ELEVATION

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**REAR ELEVATION AND LEFT SIDE ELEVATIONS**  
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SCALE: 1/4"=1'-0"

APPROVED: R.A.V.	DESIGNED BY: I.M.	DRAWING No.
DATE: 04/20/2023	DRAWN BY: I.K.	A-6
	CHECKED BY: R.A.V.	