

FLOOR AREA CALCULATIONS:

MAIN HOUSE:
 ZONE: MR-1, LOT SIZE - 11,355 SF
 FAR=0.48x11,355=5,450 SF

 FIRST FLOOR GROSS AREA - 1,325 SF
 SECOND FLOOR GROSS AREA - 1,238 SF
 ATTIC GROSS AREA FROM 5 FT HEIGHT - 805 SF
 BASEMENT - N/A

 TOTAL MAIN HOUSE - 3,368 SF

 ACCESSORY APARTMENT:

 ALLOWABLE SQUARE FOOTAGE 1200 S.F.
 UPPER FLOOR AREA FROM 7' HEIGHT IS LESS THEN 2/3 OF FIRST FLOOR
 AREA: 412 < 463, THEREFORE UPPER FLOOR LEVEL CONSIDERED AS AN
 ATTIC.

 PROPOSED GROSS AREA:

 1ST FLOOR 695 S.F.
 ATTIC (FROM 5' HEIGHT) 502 S.F.
 BASEMENT N/A

 TOTAL PROPOSED ACCESSORY APARTMENT AREA 1197 S.F. < 1200 S.F.

 TOTAL GROSS AREA OF MAIN HOUSE AND ACCESSORY APARTMENT -
 3,368+1,197=4,565 SF < 5,450 SF

DATE	REVISION

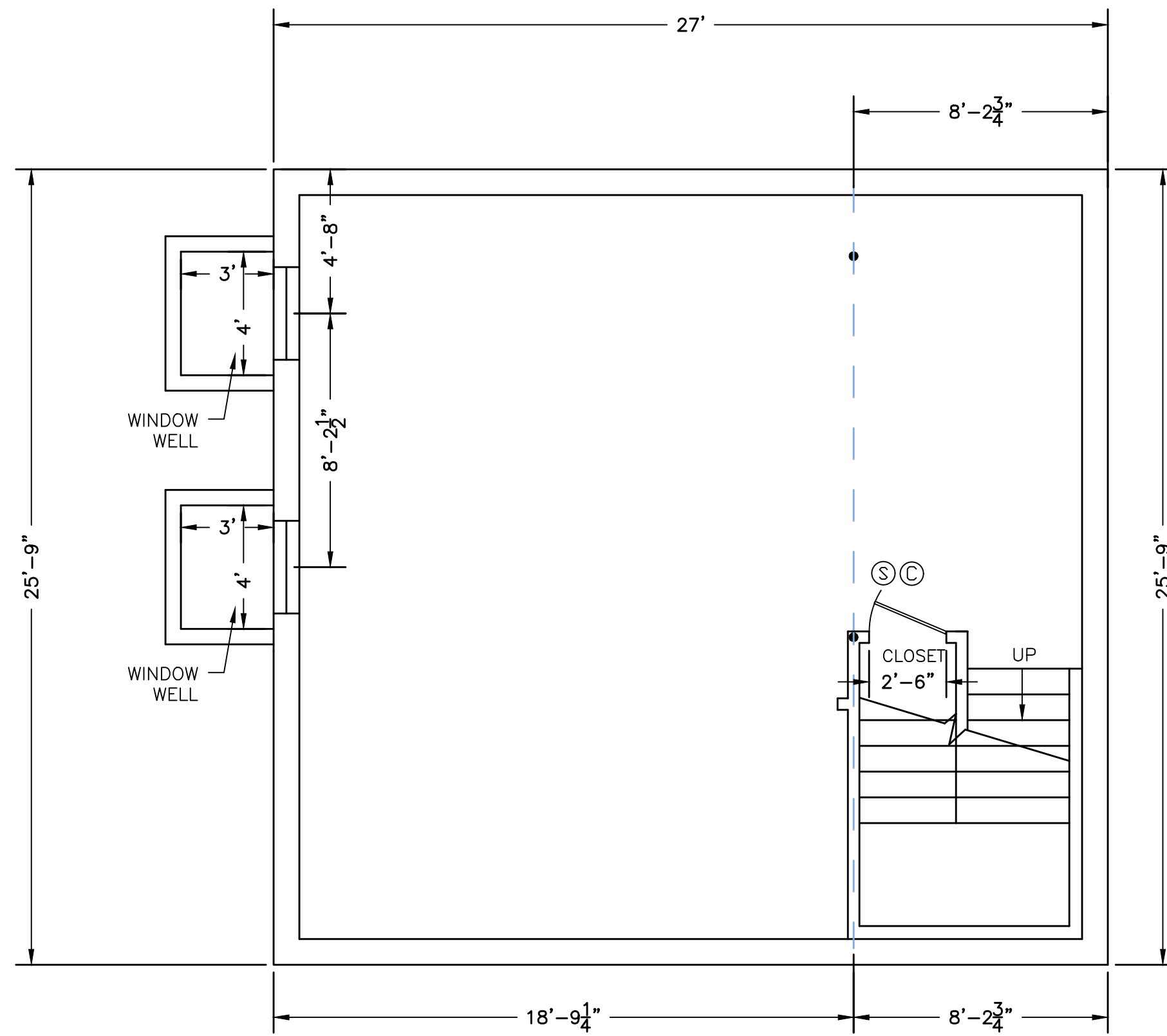
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**MAIN HOUSE
 AREA CALCULATIONS**
**63 BOURNE STREET
 NEWTON MASSACHUSETTS**

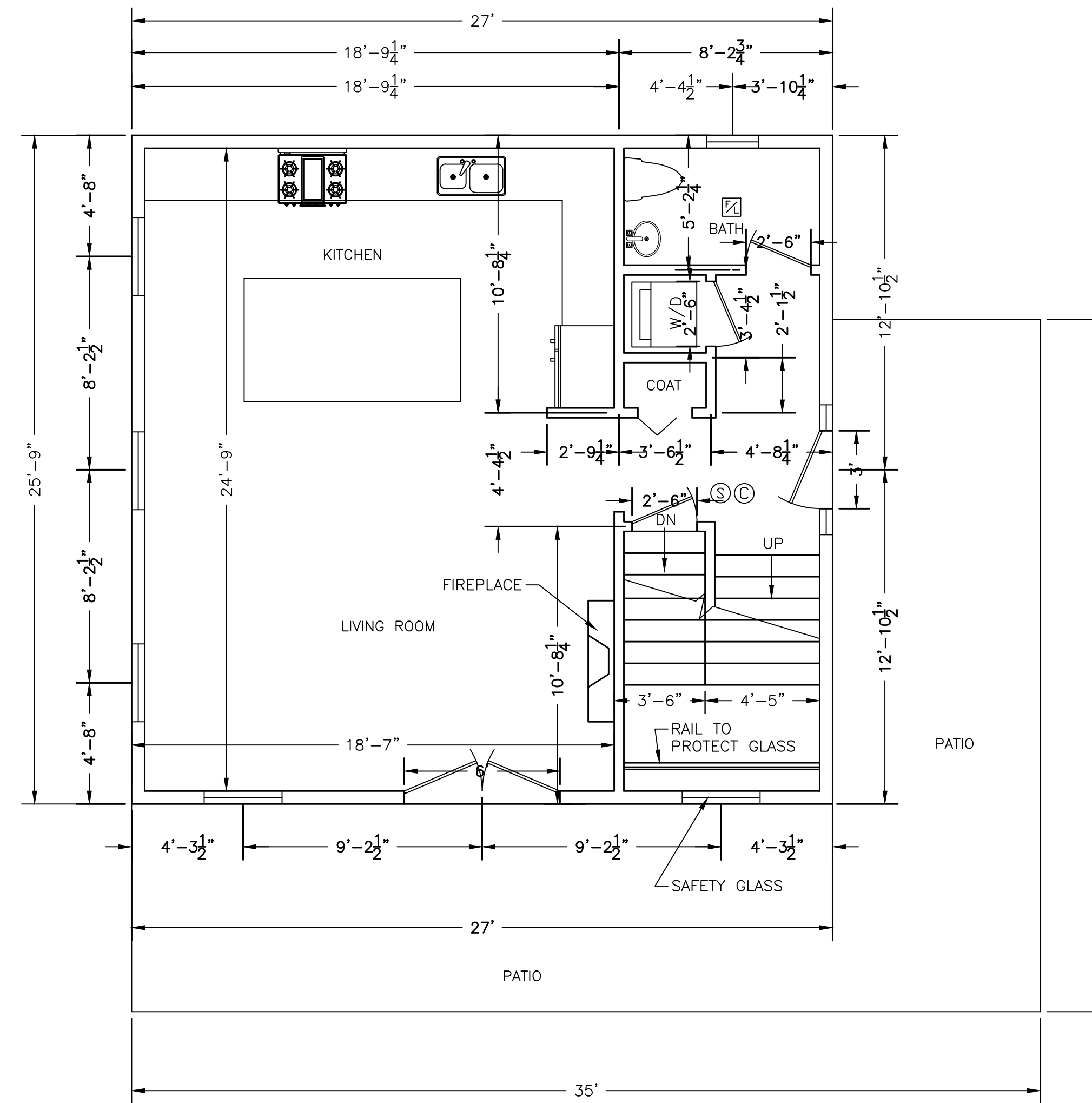
RAV & Assoc., Inc.
 21 HIGHLAND AVENUE
 NEEDHAM, MASSACHUSETTS 02494
 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205



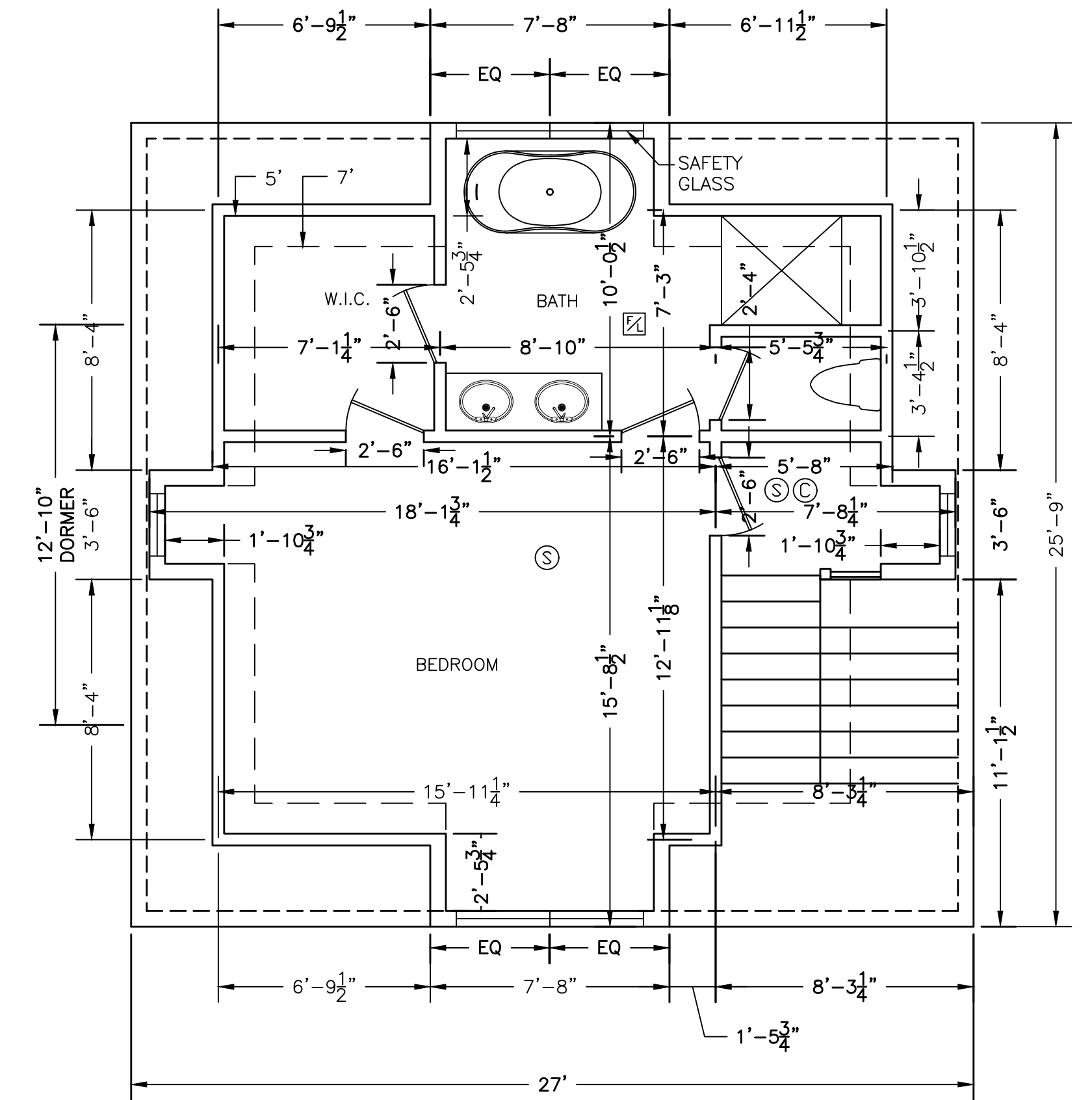
SCALE: 1/4"=1'	DESIGNED BY: I.M.	DRAWING No.
APPROVED: R.A.V.	DRAWN BY: I.M.	A1
DATE: 07/16/19	CHECKED BY: R.A.V.	



PROPOSED UNFINISHED BASEMENT PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ATTIC PLAN

LEGEND:

- Ⓢ PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- ☒ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- Ⓒ CARBON MONOXIDE DETECTOR
- Ⓗ HEAT DETECTOR

NOTES:

1. ALL EXTERIOR WALLS ARE 2"x6" @ 16" O.C. UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS ARE 2"x4" @ 16" O.C. UNLESS NOTED OTHERWISE.
3. INTERIOR (DEMISING) WALL BETWEEN THE GARAGE AND THE BUILDING IS 2"x6" @ 16" O.C.
4. DIMENSIONS TO THE OUTSIDE (PERIMETER) WALLS ARE TO FACE OF STUDS OR EXTERIOR FACE OF THE FOUNDATION WALL.
5. DIMENSIONS TO THE OUTSIDE (FACE) OF THE INTERIOR WALLS ARE TO FACE OF DRYWALL.

INTERIOR DOORS SCHEDULE:

- Ⓢ 2'-6" X 6'-8"
- Ⓢ 2'-6" X 6'-8" FIRE RATED, 20M MIN
- Ⓢ 2'-4" X 6'-8"
- Ⓢ 4'-0" X 6'-8"

FOR EXTERIOR DOORS AND WINDOWS SEE WINDOW SCHEDULE AND BUILDING ELEVATIONS

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.
10. Contractor is responsible for all demolition and relocation works, if any.

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1ST FLOOR 695 S.F.
 ATTIC (FROM 5' HEIGHT) 502 S.F.
 BASEMENT N/A

TOTAL PROPOSED AREA 1197 S.F. < 1200 S.F.

6/5/20	REMOVED FRONT PORCH
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PROPOSED PLANS

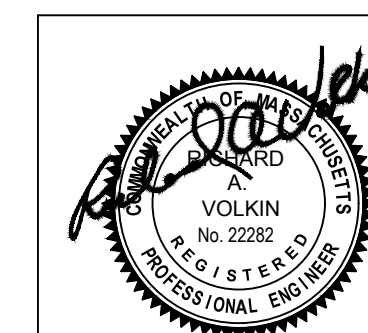
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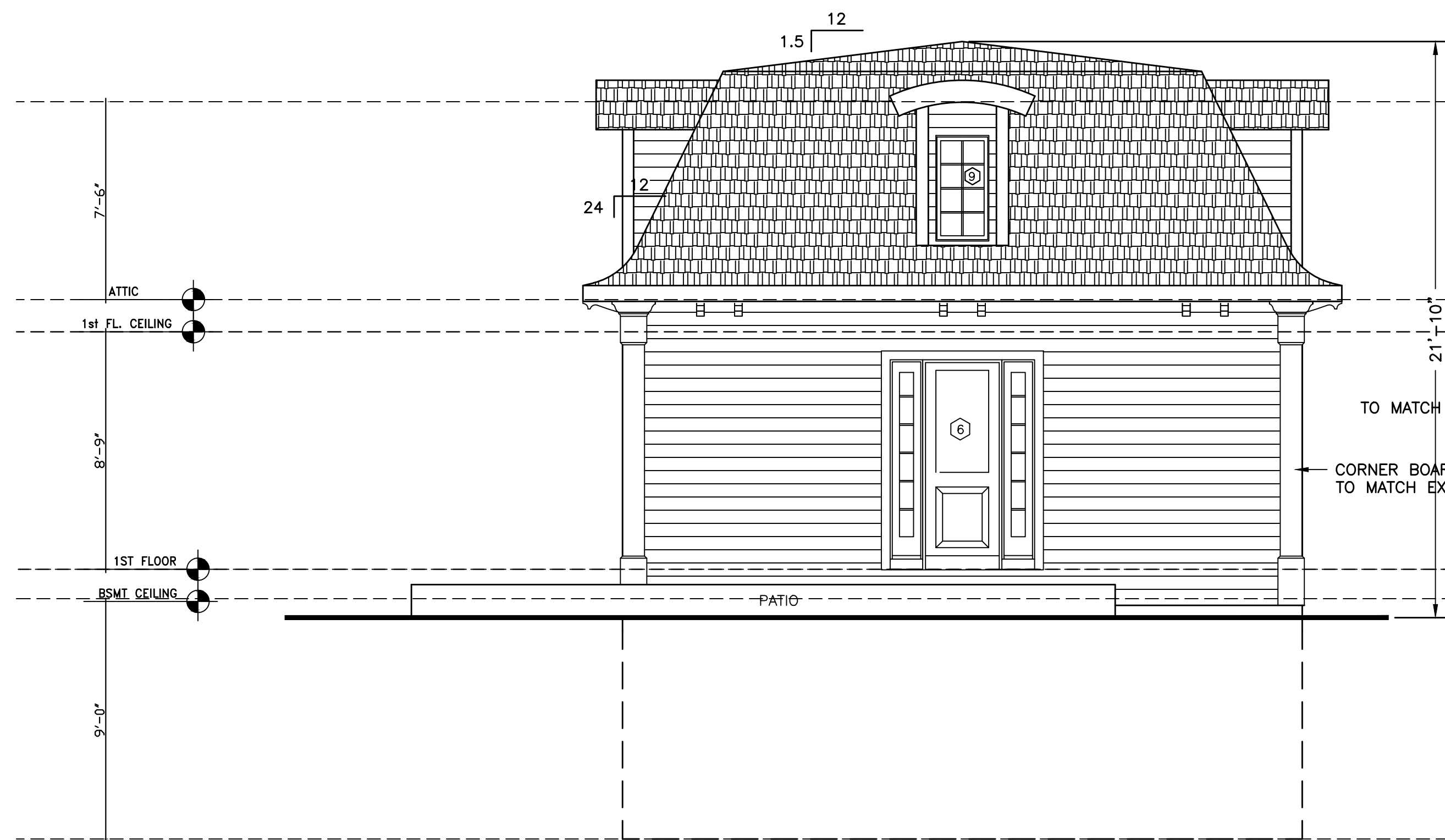
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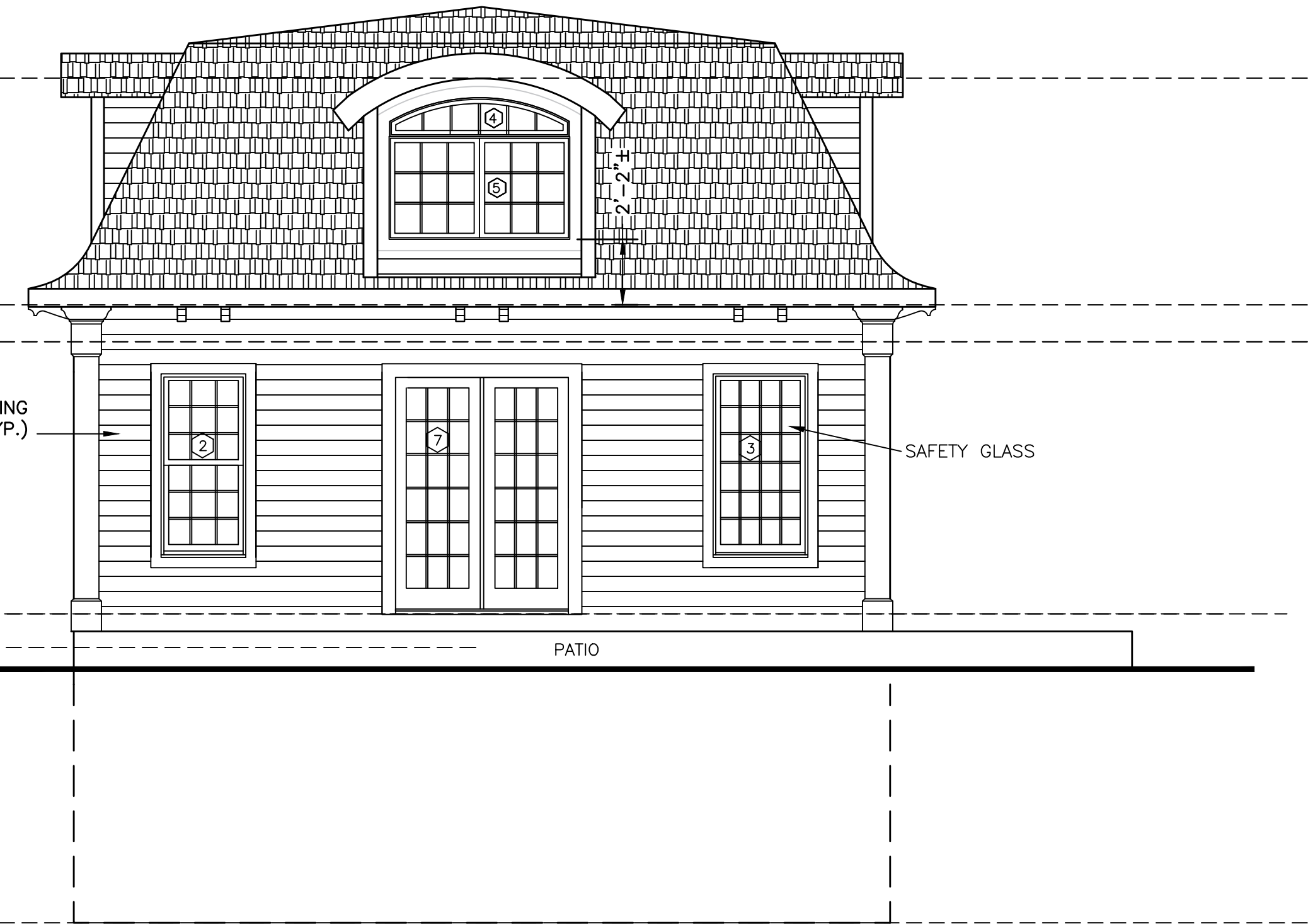
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		CHECKED BY: R.A.V.	





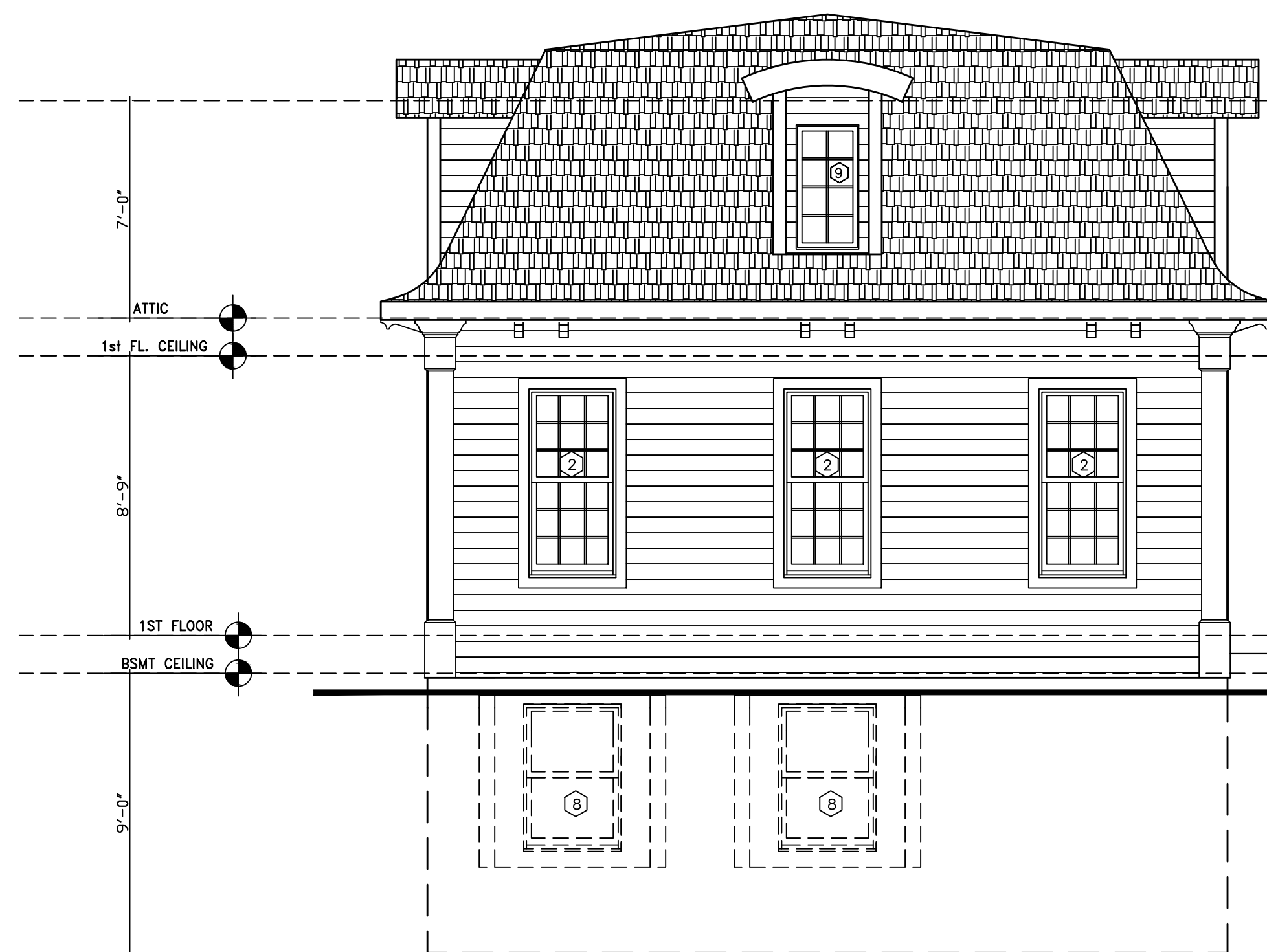
PROPOSED RIGHT SIDE ELEVATION



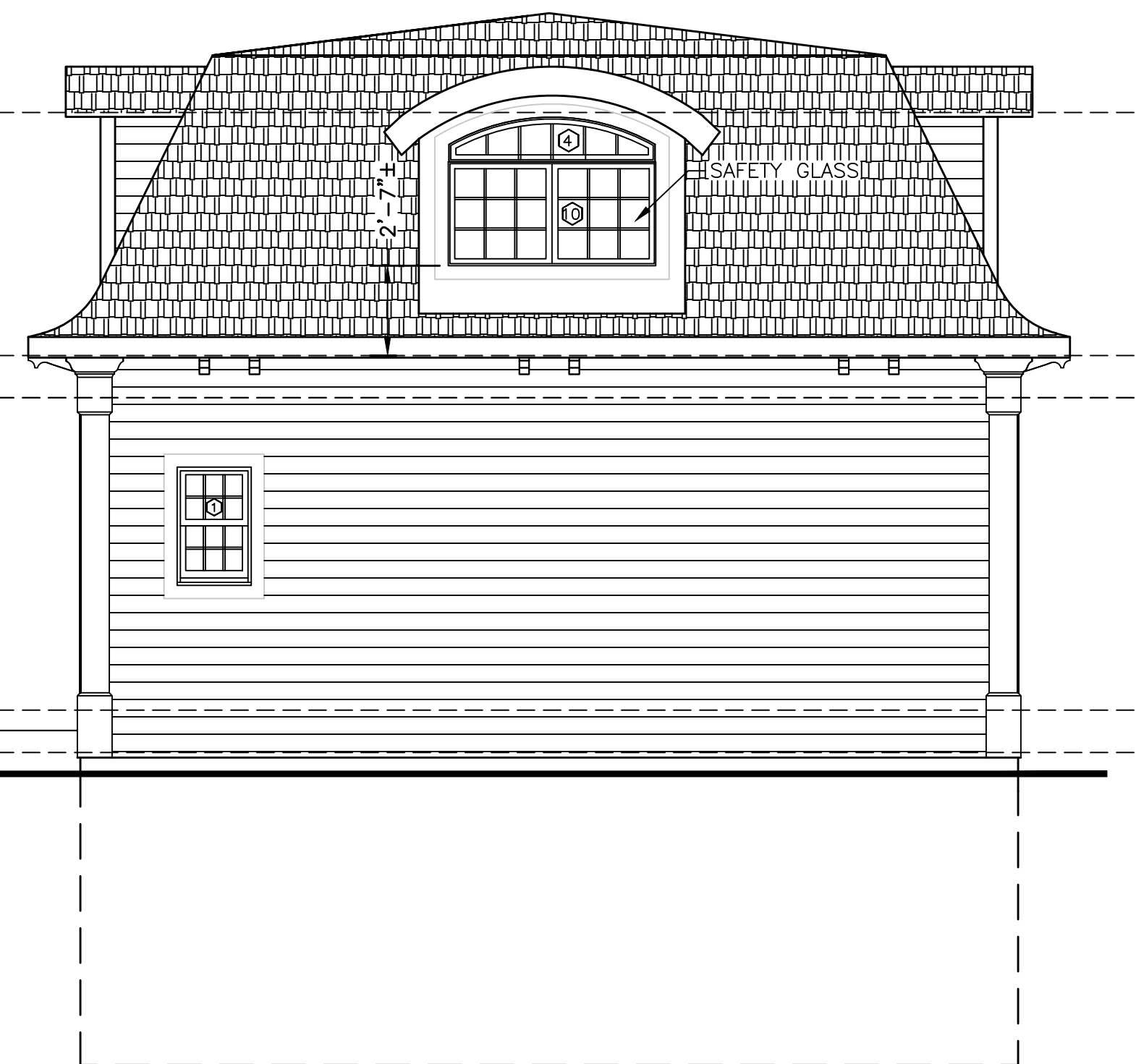
PROPOSED FRONT ELEVATION

NOTES:
 CONTRACTOR MUST VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
 CONTACT WINDOW MANUFACTURER FOR DETAILS. CONTACT THE OWNER FOR FINAL SELECTION OF DOORS AND WINDOWS PRIOR TO ORDERING AND PRIOR TO FRAMING DOOR AND WINDOW OPENINGS.
 VERIFY CLEAR OPENINGS IN ALL BEDROOMS. MINIMUM CLEAR OPENING MUST BE 20 IN (W) x 24 IN (H) AND HAVE MINIMUM OF 5.7 S.F. OF CLEAR OPEN AREA.
 VERIFY LOCATIONS OF SAFETY GLASS WINDOWS AND DOORS PRIOR TO ORDERING WINDOWS AND DOORS.

SPECIFIC LOCATIONS:
 1. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS;
 2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND SWINGING DOORS;
 3. GLAZING IN STORM DOORS;
 4. GLAZING IN UNFRAMED SWINGING DOORS;
 5. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS, STEAM ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPONENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
 6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS THE FOLLOWING CONDITIONS:
 a) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.;
 b) EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
 c) EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR;
 d) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.



PROPOSED LEFT SIDE ELEVATION



PROPOSED REAR ELEVATION

EXTERIOR DOORS AND WINDOWS SCHEDULE			
400 SERIES DOUBLE HUNG WINDOWS BY ANDERSEN WITH LOW-E INSULATING GLASS, UNLESS NOTED OTHERWISE			
No.	UNIT DIMENSIONS	MODEL	REMARKS
①	2'-1 5/8" x 3'-4 7/8"	WDH2032	
②	2'-9 5/8" x 6'-0 7/8"	WDH28510	*
③	3'-1 5/8" x 6'-0 7/8"	WFW30510	PICTURE WINDOW, SAFETY GLASS
④	5'-11 1/4" x 1'-3 7/16"	AFW6006	ARCH WINDOW
⑤	5'-11 5/8" x 3'-4 3/4"	CXW235	* TWIN CASEMENT WINDOW
⑥	5'-0" x 8'-0"	CUSTOM	3" ENTRY DOOR and SIDELIGHTS, TEMPERED GLASS
⑦	5'-11 1/4" x 7'-11 1/2"	FWH 6080	FRENCH PATIO DOOR
⑧	2'-11 5/8" x 5'-0 7/8"	WDH3832	*
⑨	2'-0 1/8" x 4'-0"	C14	CASEMENT WINDOW
⑩	5'-11 5/8" x 2'-11 15/16"	CXW23	TWIN CASEMENT WINDOW OVER BATH TUB, SAFETY GLASS

* EGRESS WINDOW MEETS OR EXCEEDS CLEAR OPENING OF 5.7 SF, CLEAR WIDTH 20" AND CLEAR HEIGHT 24"

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