

Project

**305 ALBEMARLE ROAD**  
**Proposed New Two Car Garage with**  
**Extended Living Space Above**  
**Newton, MA 02459**

Owner:

**Jessica O'Rourke**

**DRAWING LIST**

Cover  
Plot Plan  
**A1** Site Plan  
**A2** First Floor Plan  
**A3** Second Floor Plan  
**A4** Front Elevation  
**A5** Left Side Elevation  
**A6** Rear Elevation  
**A7** Right Side Elevation

Architect

**HEZEKIAH PRATT ARCHITECTURE + DESIGN**  
202 Washington Street Boston, MA 02121  
T 617.320.3749 [hezpratt@aol.com](mailto:hezpratt@aol.com)

**SCHEMATIC DESIGN**  
**October 4, 2013**



**AVERAGE GRADE CALCULATION:**

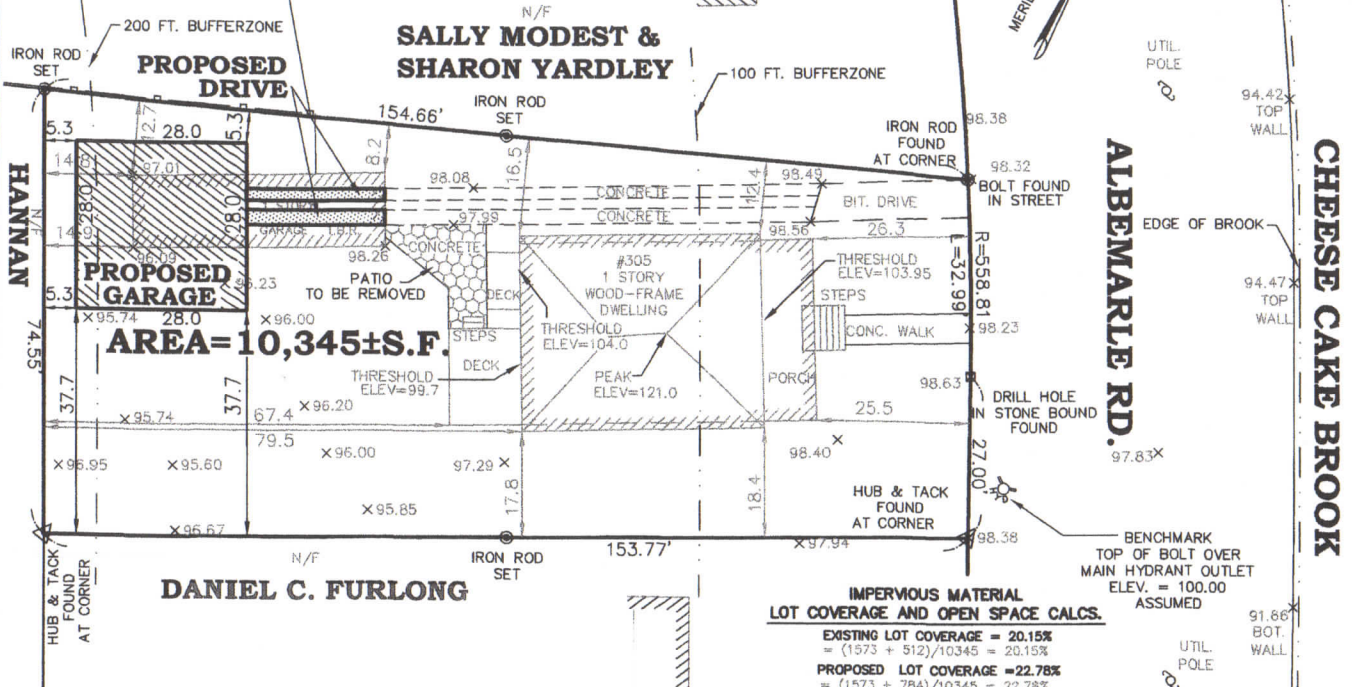
	EL. 1	EL. 2	AVG. LENGTH	AVG. TIMES
SEGMENT 1	98.40	98.56	98.48	30.3
SEGMENT 2	98.56	97.99	98.28	48.9
SEGMENT 3	97.99	97.29	97.64	30.3
SEGMENT 4	97.29	98.40	97.85	48.9

SUM OF SEGMENTS = 15533.2  
 PERIMETER = 158.4  
 GRADE PLAN = 98.06

N/F  
**MICHAEL PAONE**

N/F  
**SALLY MODEST & SHARON YARDLEY**

N/F  
**DANIEL C. FURLONG**



**IMPERVIOUS MATERIAL LOT COVERAGE AND OPEN SPACE CALCS.**

**EXISTING LOT COVERAGE = 20.15%**  
 = (1573 + 512) / 10345 = 20.15%

**PROPOSED LOT COVERAGE = 22.78%**  
 = (1573 + 784) / 10345 = 22.78%

**EXISTING OPEN SPACE = 70.6%**  
 [10345 - (1573 + 512 + 161 + 145 + 178 + 38 + 208 + 52 + 174)] / 10345 = 70.6%

**PROPOSED OPEN SPACE = 68.7%**  
 [10345 - (1573 + 784 + 161 + 145 + 178 + 38 + 208 + 52 + 46 + 58)] / 10345 = 68.7%

**EXISTING IMPERVIOUS MATERIAL: 2887 ± S.F.**  
 (1573 + 512 + 161 + 145 + 178 + 38 + 106 + 174) =

**TOTAL PROPOSED IMPERVIOUS MATERIAL: 3089 ± S.F.**  
 (1573 + 784 + 161 + 145 + 178 + 38 + 106 + 46 + 58) =

**TOTAL PROPOSED IMPERVIOUS MATERIAL (WITHIN 200' BUFFER ZONE): 2992 ± S.F.**  
 (1573 + 687 + 161 + 145 + 178 + 38 + 106 + 46 + 58) =

**NOTES:**

- 1.) THIS PLAN WAS PREPARED TO SHOW EXISTING DWELLING RELATIVE TO PROPERTY LINES AND PROPOSED GARAGE AND DRIVE.
- 2.) THE PLAN WAS PREPARED BY PERFORMING AN INSTRUMENT SURVEY IN APRIL AND JUNE OF 2013.
- 3.) NO UTILITY LOCATION, RESEARCH OR PLOTTING PERFORMED.
- 4.) NO TITLE EXAMINATION PROVIDED, THEREFORE OTHER EASEMENTS NOT SHOWN HEREON COULD EXIST.

**RECORD OWNER:**

JESSICA O-ROURKE  
 305 ALBEMARLE ROAD, NEWTON, MA

**REFERENCES:**

DEED BOOK 59943, PAGE 473  
 PLAN RECORDED IN BOOK 4095 AT END

**APPLICANT:**

HEZEKIAH PRATT ARCHITECTURE + DESIGN  
 202 WASHINGTON STREET, BOSTON, MA 02121

**PROPOSED PLOT PLAN**

OF LAND IN  
**NEWTON, MASSACHUSETTS**  
 AT 305 ALBEMARLE ROAD

PREPARED FOR

**JESSICA O'ROURKE**

BY

**SUMMIT SURVEYING, INC.**  
 285 LITTLETON ROAD, SUITE 2, WESTFORD, MA 01886  
 CBRENNAN@SUMMITSURVEYINGINC.COM  
 TEL. 978-692-7109

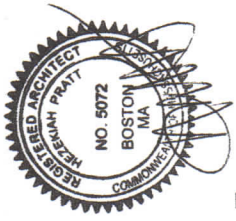


6-24-13

1" = 20 FT.

13-120  
 2013013



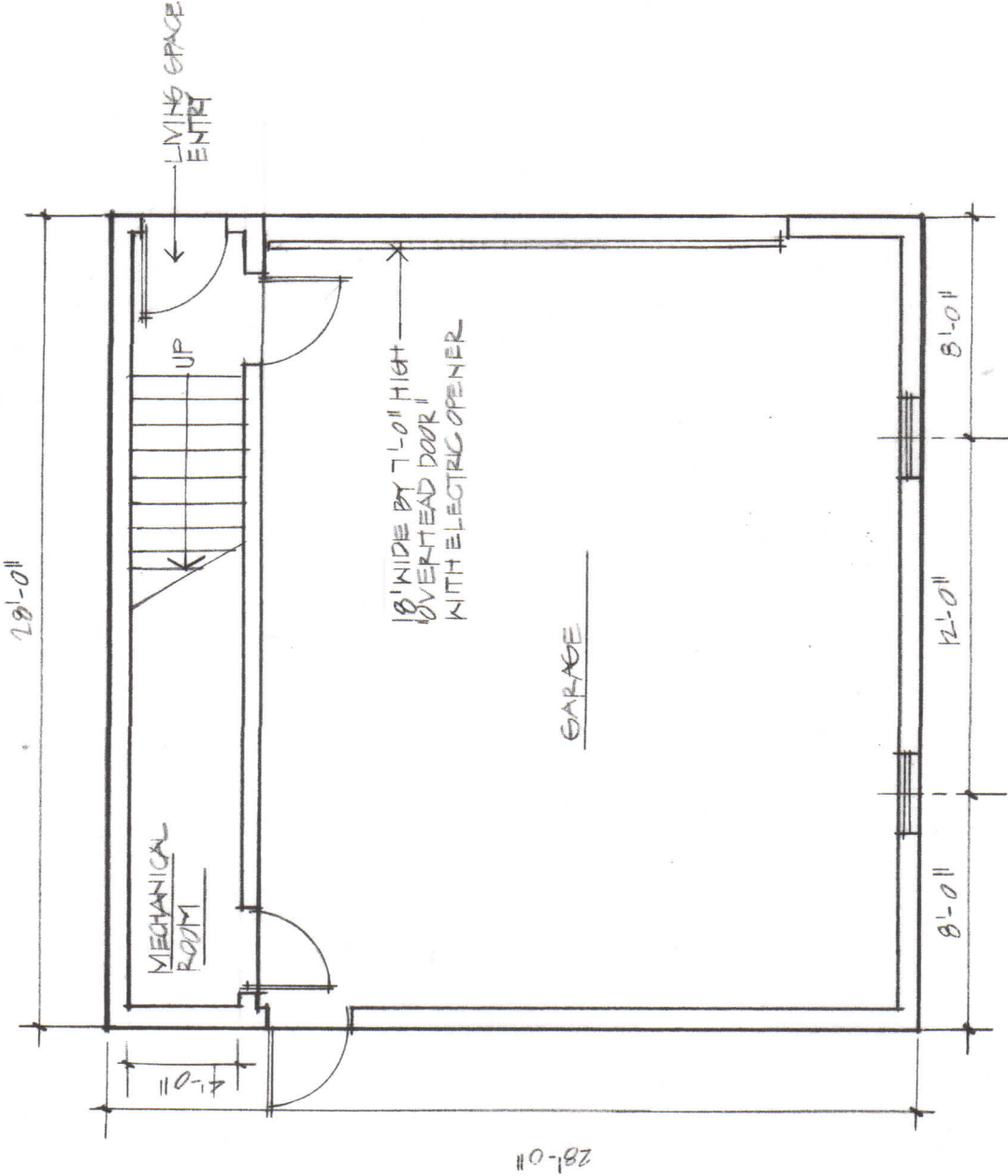


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Project  
**305 ALBEMARLE ROAD**

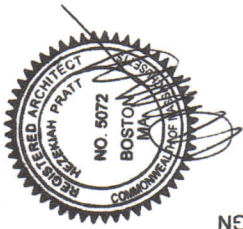
Proposed Two Car Garage with  
Extended Living Space Above  
305 Albemarle Road Newton, MA 02459

Drawing Title:  
First Floor Plan **A2**  
Scale: 1/4" = 1'-0"  
Drawn: HP Approved: HP  
Project No.: 1302 Date: 10.4.13



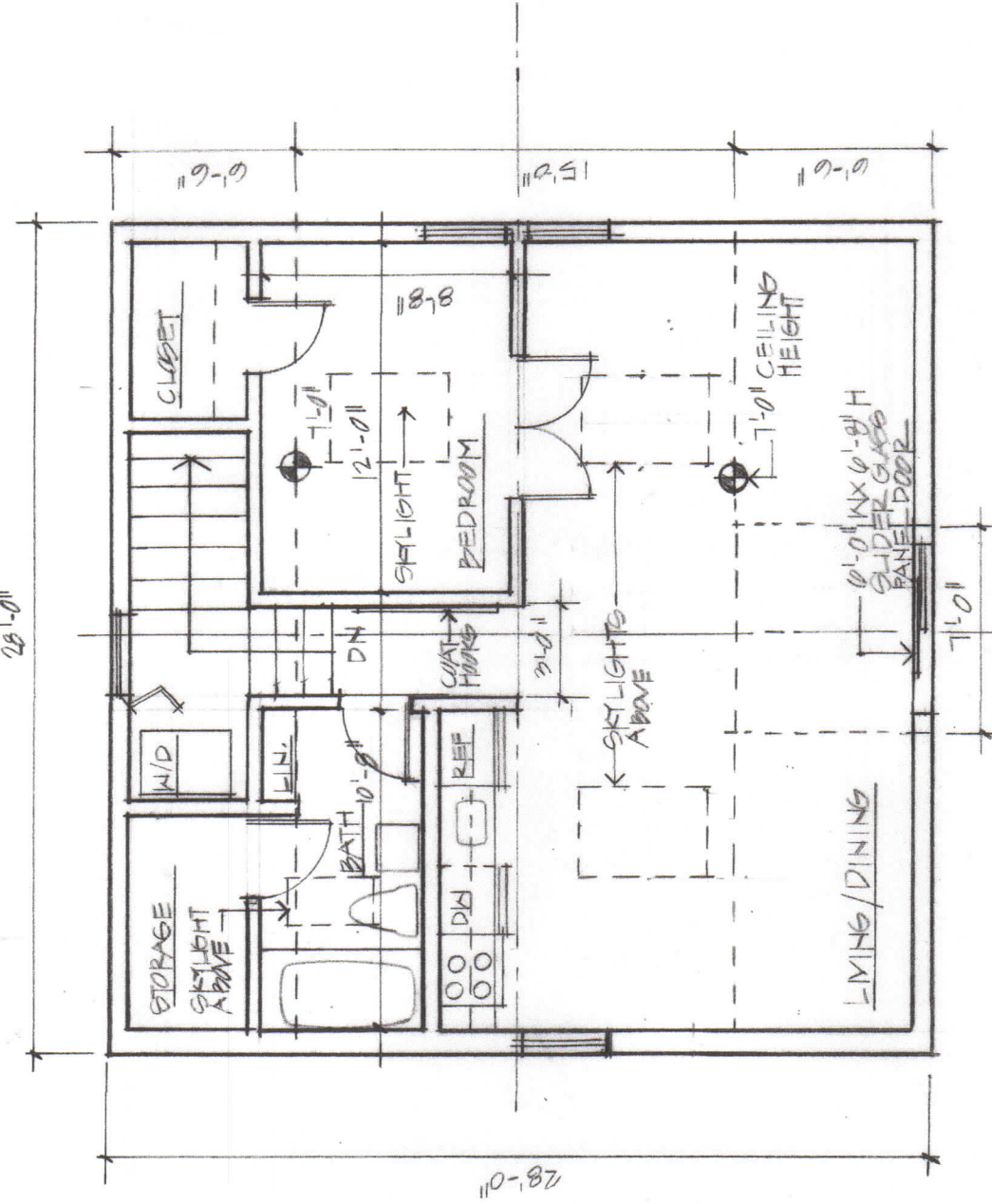
FIRST FLOOR PLAN - 784 GROSS S.F.  
SCALE 1/4" = 1'-0"  
0 2 4 8



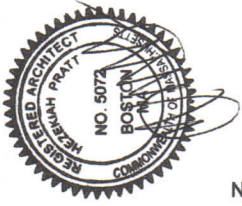


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 Drawing Title:  
**Second Floor Plan A3**  
 Scale: 1/4" = 1'-0"  
 Drawn: HP Approved: HP  
 Project No.: 1302 Date: 10.4.13

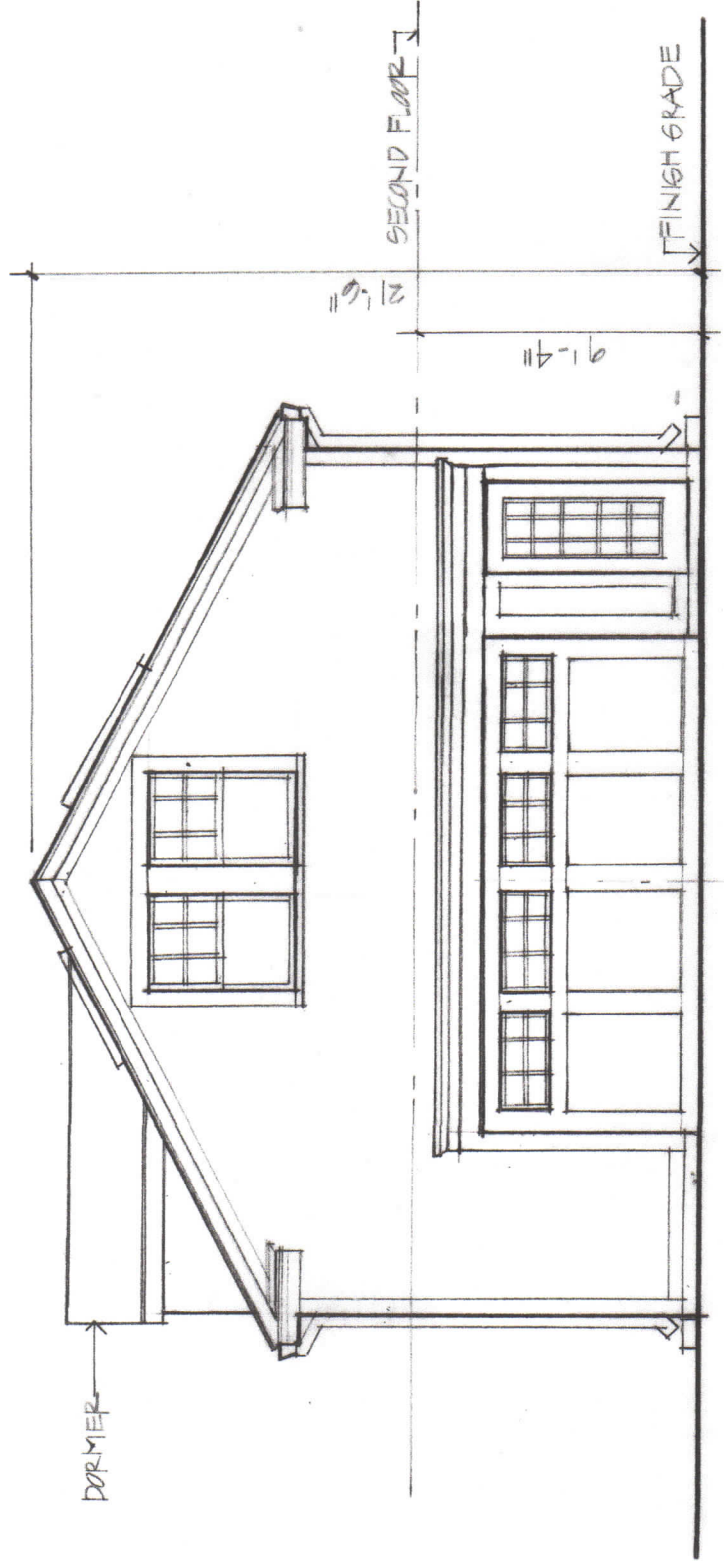


SECOND FLOOR PLAN - 499 GROSS S.F. (NOT TO EXCEED 512 S.F.)  
 SCALE 1/4" = 1'-0"  
 0 2 4 8

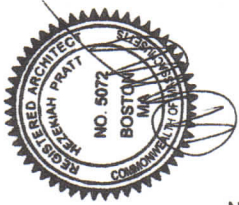


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Drawing Title:  
Front Elevation **A4**  
Scale: 1/4" = 1'-0"  
Drawn: HP Approved: HP  
Project No.: 1302 Date: 10.4.13



FRONT ELEVATION  
SCALE 1/4" = 1'-0"  
0 2 4 8



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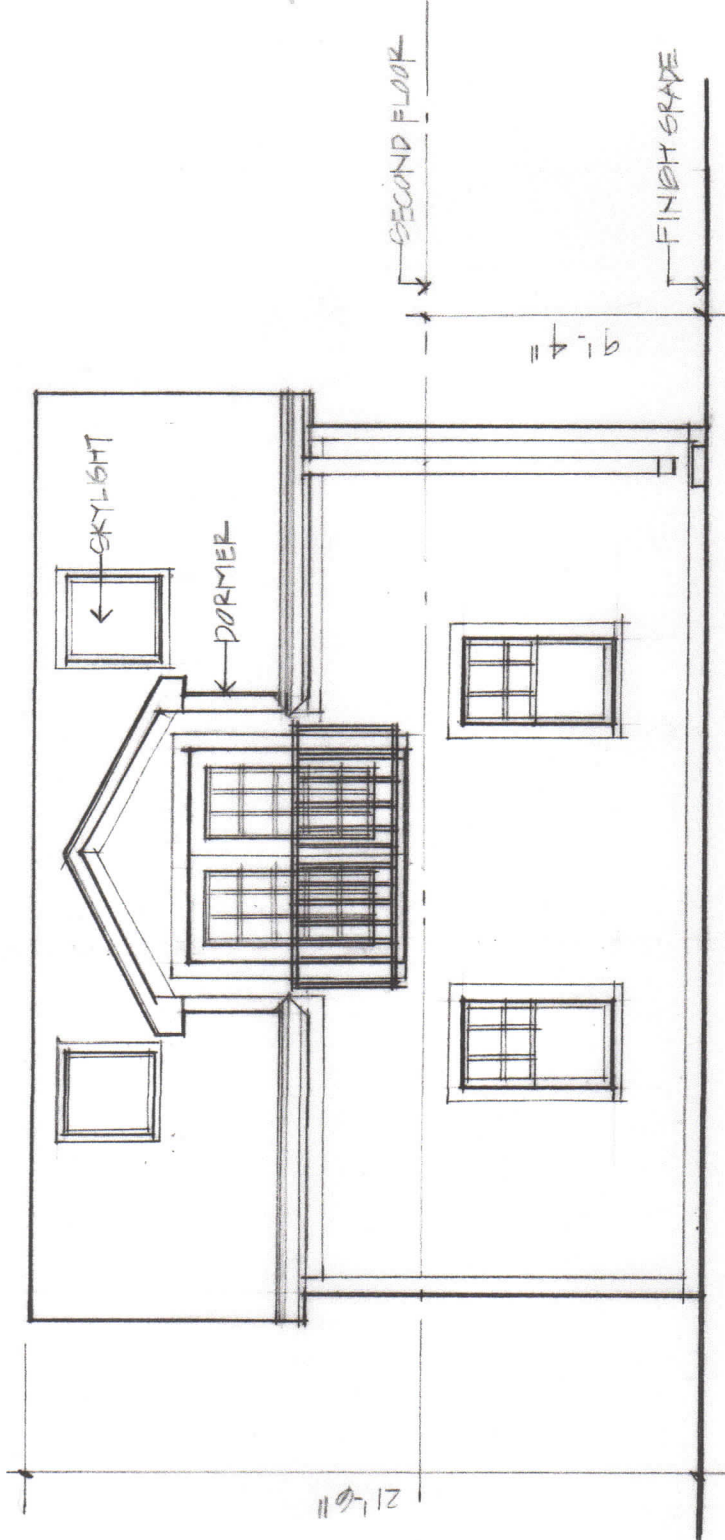
Drawing Title:

Left Side Elevation **A5**

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

Drawn: HP Approved: HP

Project No.: 1302 Date: 10.4.13



LEFT SIDE ELEVATION

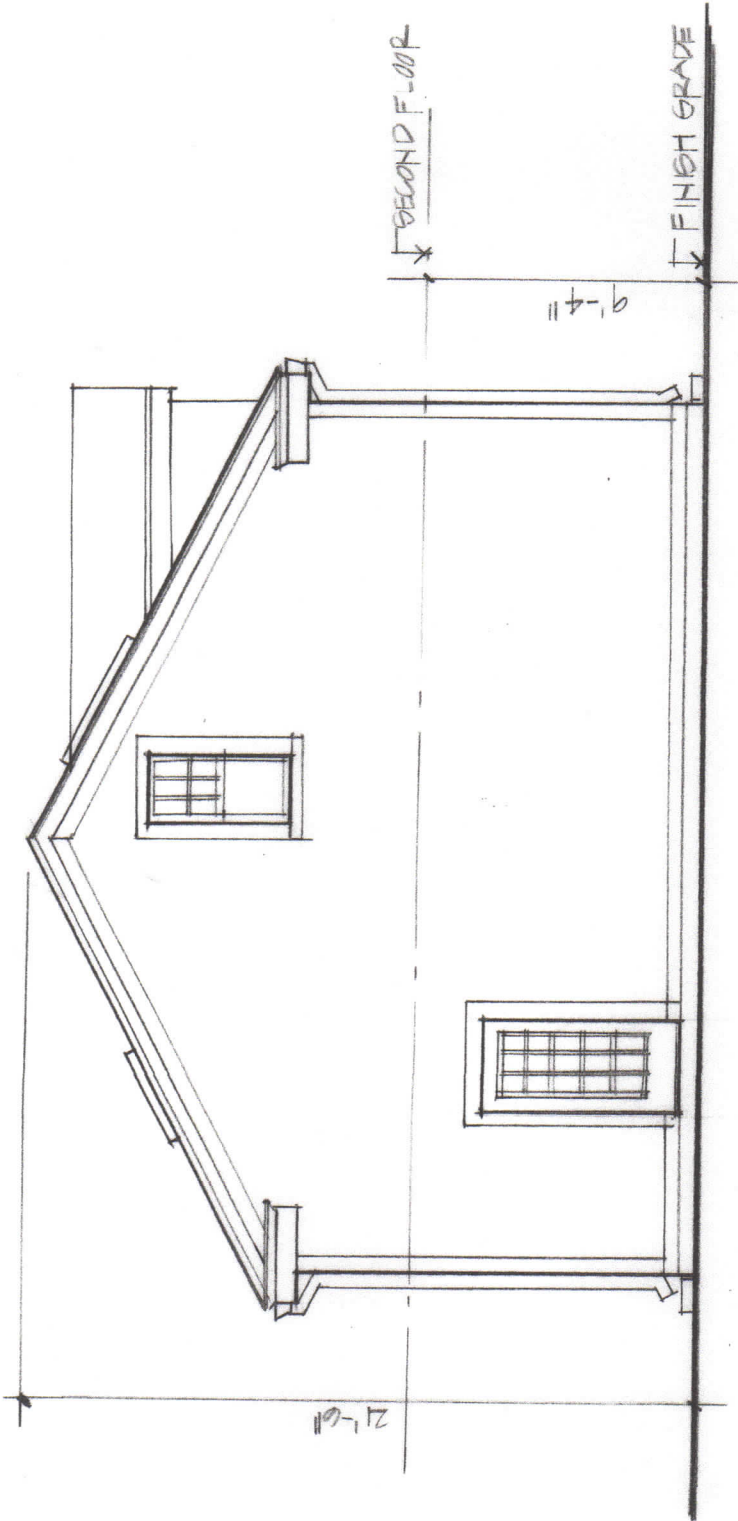
SCALE 1/4" = 1'-0"





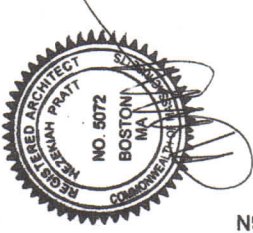
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Project: 305 Albarne Road Newton, MA 02459  
 Drawing Title: Proposed Two Car Garage with Extended Living Space Above  
 Rear Elevation AS  
 Scale: 1/4" = 1'-0"  
 Drawn: HP Approved: HP  
 Project No.: 1302 Date: 10.4.13



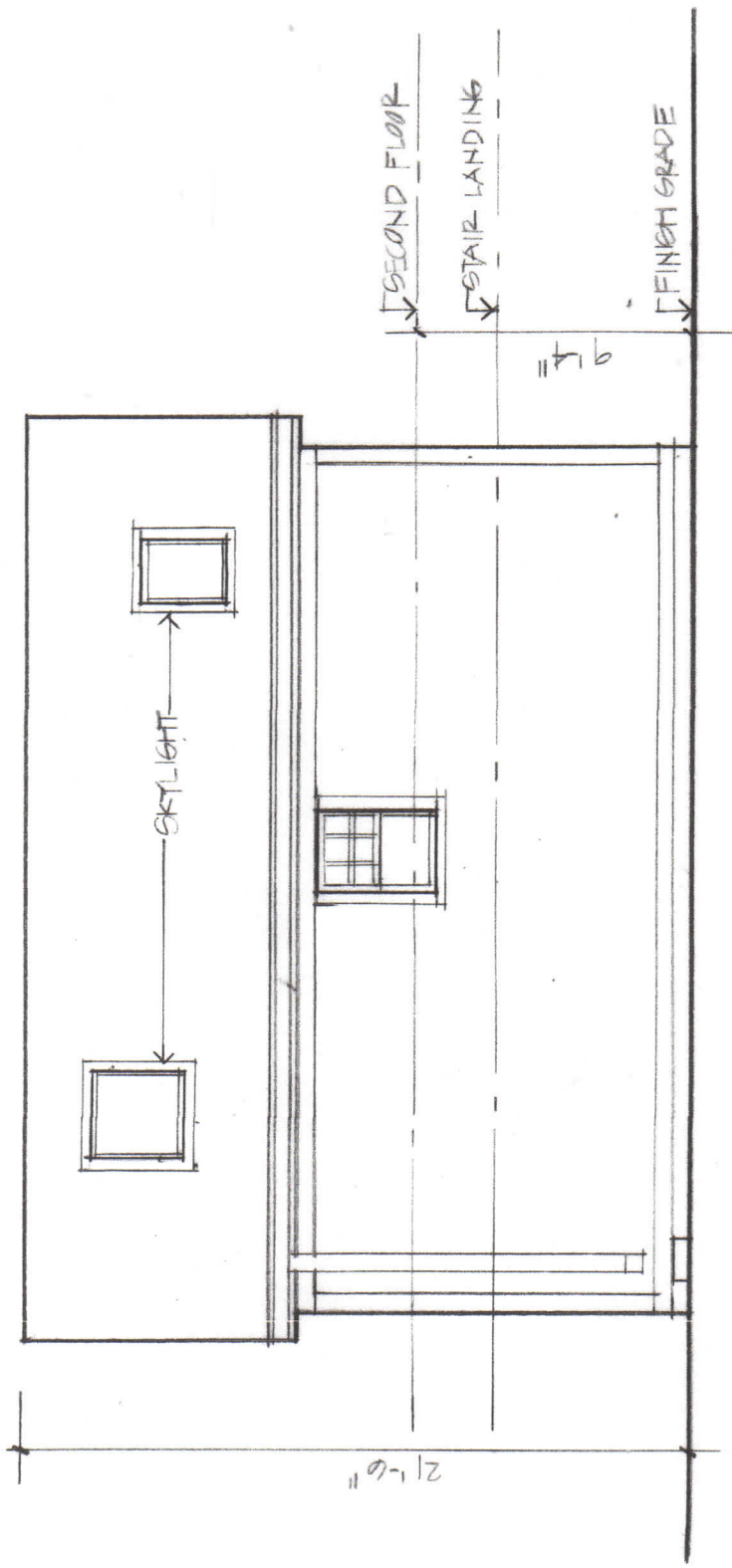
REAR ELEVATION  
 SCALE 1/4" = 1'-0"  
 0 2 4 8





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 Drawing Title:  
**Right Side Elevation A7**  
 Scale: 1/4" = 1'-0"  
 Drawn: HP Approved: HP  
 Project No.: 1302 Date: 10.4.13



RIGHT SIDE ELEVATION  
 SCALE 1/4" = 1'-0"