

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

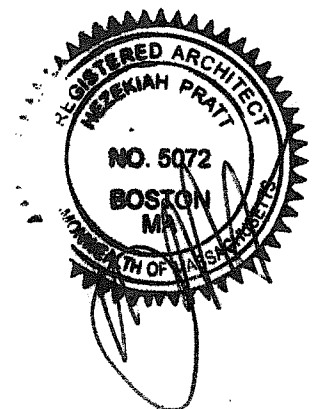
HEZEKIAH PRATT ARCHITECTURE + DESIGN

202 Washington Street Boston, MA 02121

T 617.320.3749 hezpratt@aol.com

SCHEMATIC DESIGN

June 4, 2013



AVERAGE GRADE CALCULATION:

| | EL 1 | EL 2 | AVG. LENGTH | LENGTH | AVG. TIMES |
|-----------|-------|-------|-------------|--------|------------|
| SEGMENT 1 | 98.40 | 98.56 | 98.48 | 30.3 | 2983.9 |
| SEGMENT 2 | 98.56 | 97.99 | 98.28 | 48.9 | 4805.9 |
| SEGMENT 3 | 97.99 | 97.29 | 97.64 | 30.3 | 2958.5 |
| SEGMENT 4 | 97.29 | 98.40 | 97.85 | 48.9 | 4784.9 |

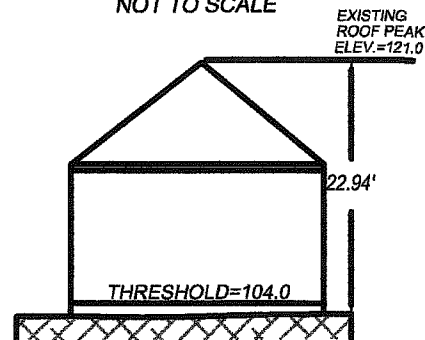
SUM OF SEGMENTS = 15533.2
 PERIMETER = 158.4
 GRADE PLAN = 98.06

N/F
SALLY MODEST & SHARON YARDLEY

N/F
MICHAEL PAONE

N/F
DANIEL C. FURLONG

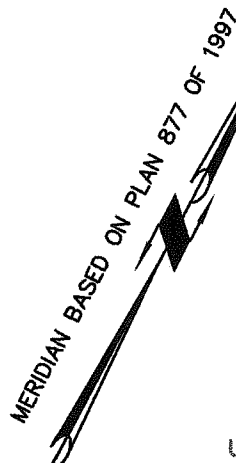
EXISTING PROFILE
 NOT TO SCALE



AVG. GRADE PLANE
 ELEV.=98.06

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%
 HOUSE + GARAGE + BIT DRIVE + CONC DRIVE + CONC DRIVE + STEPS + DECK + DECK + CONC PATIO
 PROPOSED OPEN SPACE = 68.7%
 [10345 - (1573 + 784 + 161 + 145 + 178 + 38 + 208 + 52 + 46 + 58)]/10345 = 68.7%
 HOUSE + GARAGE + BIT DRIVE + CONC DRIVE + CONC DRIVE + STEPS + DECK + DRIVE + DRIVE
 EXISTING IMPERVIOUS MATERIAL: 2887±S.F.
 (1573 + 512 + 161 + 145 + 178 + 38 + 106 + 174) =
 HOUSE + GARAGE + BIT DRIVE + CONC DRIVE + CONC DRIVE + STEPS + FRONT WALK + CONC PATIO
 TOTAL PROPOSED IMPERVIOUS MATERIAL: 3089±S.F.
 (1573 + 784 + 161 + 145 + 178 + 38 + 106 + 46 + 58) =
 HOUSE + GARAGE + BIT DRIVE + CONC DRIVE + CONC DRIVE + STEPS + FRONT WALK + DRIVE + DRIVE
 TOTAL PROPOSED IMPERVIOUS MATERIAL (WITHIN 200' BUFFER ZONE): 2992±S.F.
 (1573 + 687 + 161 + 145 + 178 + 38 + 106 + 46 + 58) =
 HOUSE + GARAGE + BIT DRIVE + CONC DRIVE + CONC DRIVE + STEPS + FRONT WALK + DRIVE + DRIVE



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.

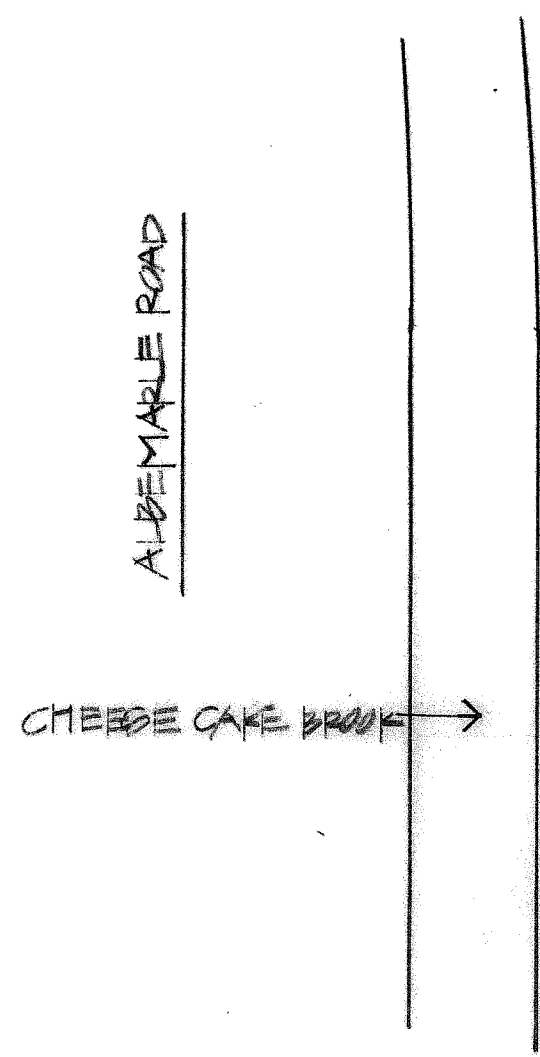
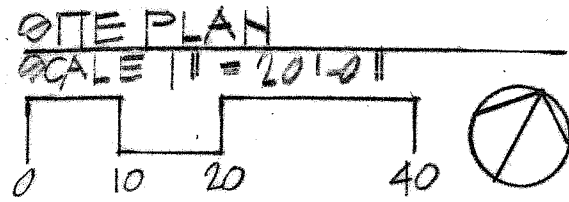
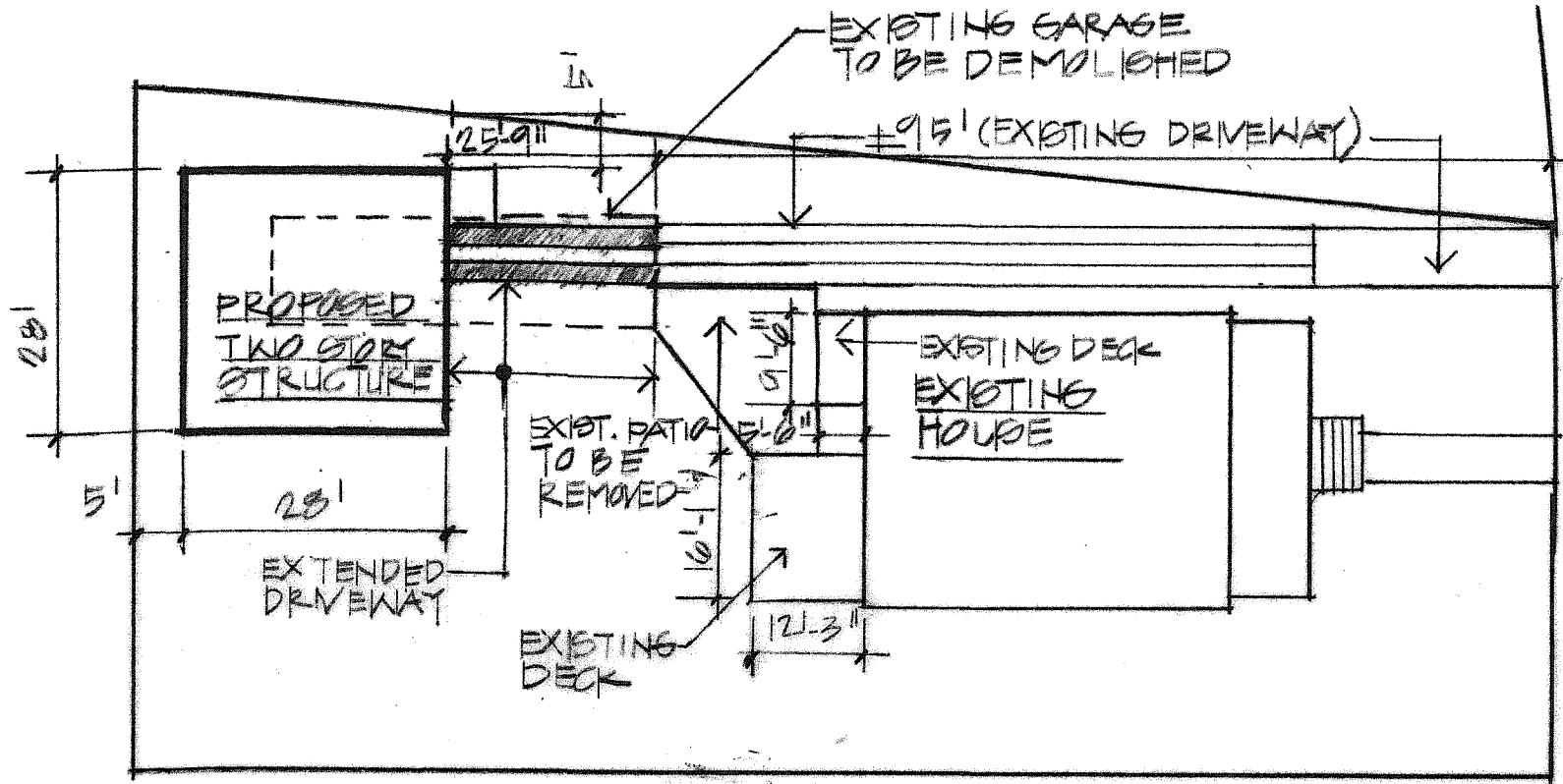
285 LITTLEON ROAD, SUITE 2, WESTFORD, MA 01886
 CBRENNAN@SUMMITSURVEYINGINC.COM
 TEL. 978-692-7109

0 10 20 40 80

6-24-13

1" = 20 FT.

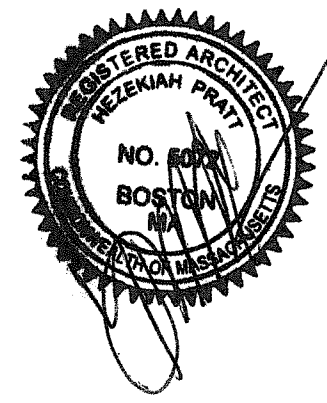
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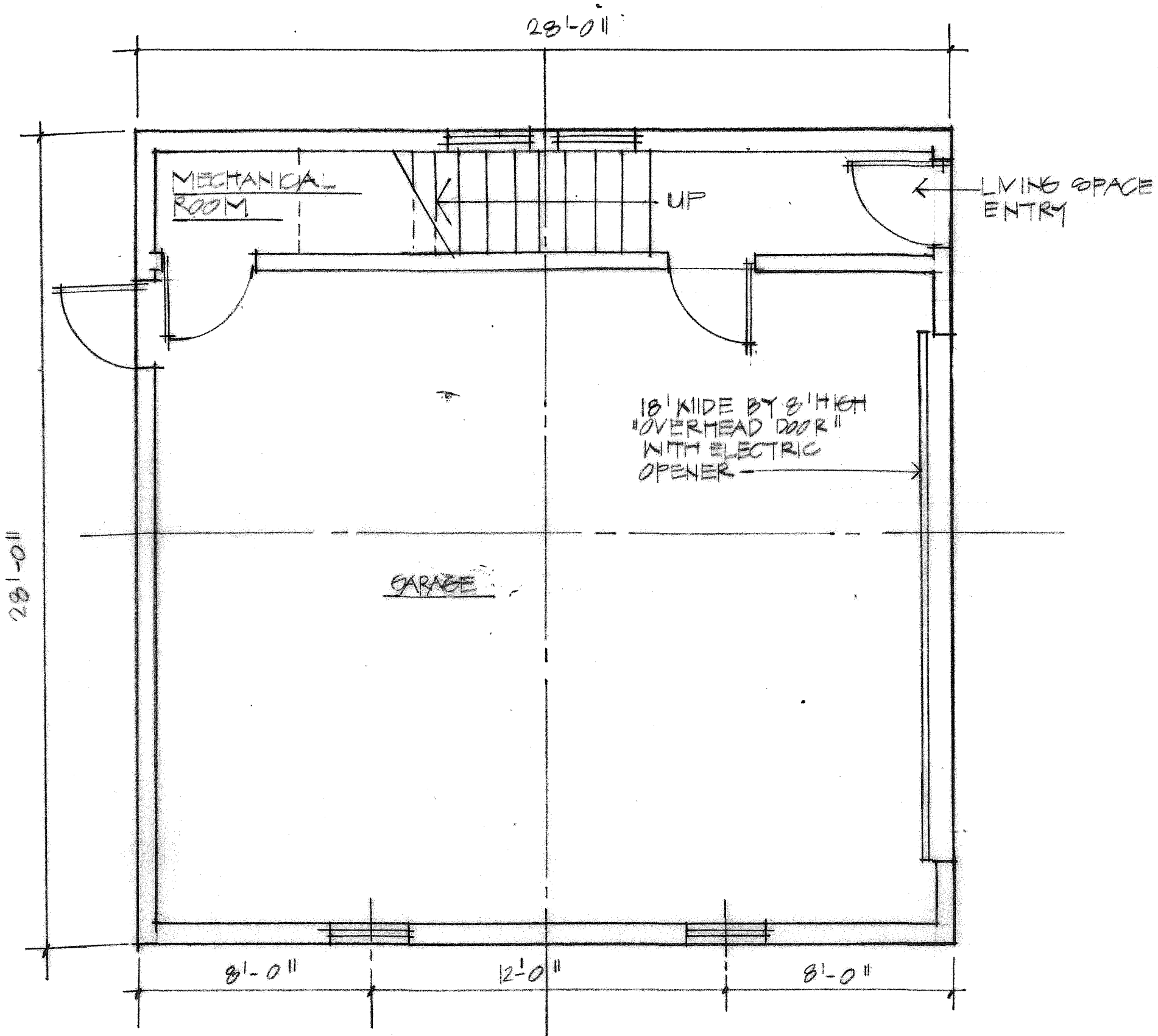


Project
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Drawing Title:
Proposed Site Plan A1
 Scale: 1" = 20'-0"
 Drawn: HP Approved: HP
 Project No.: 1302 Date: 6.4.13

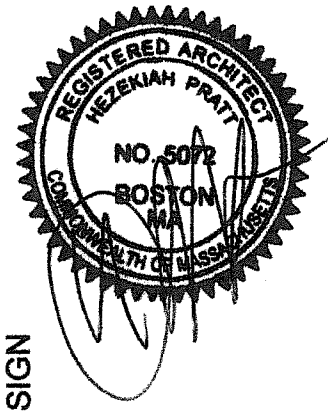
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FIRST FLOOR PLAN - GARAGE

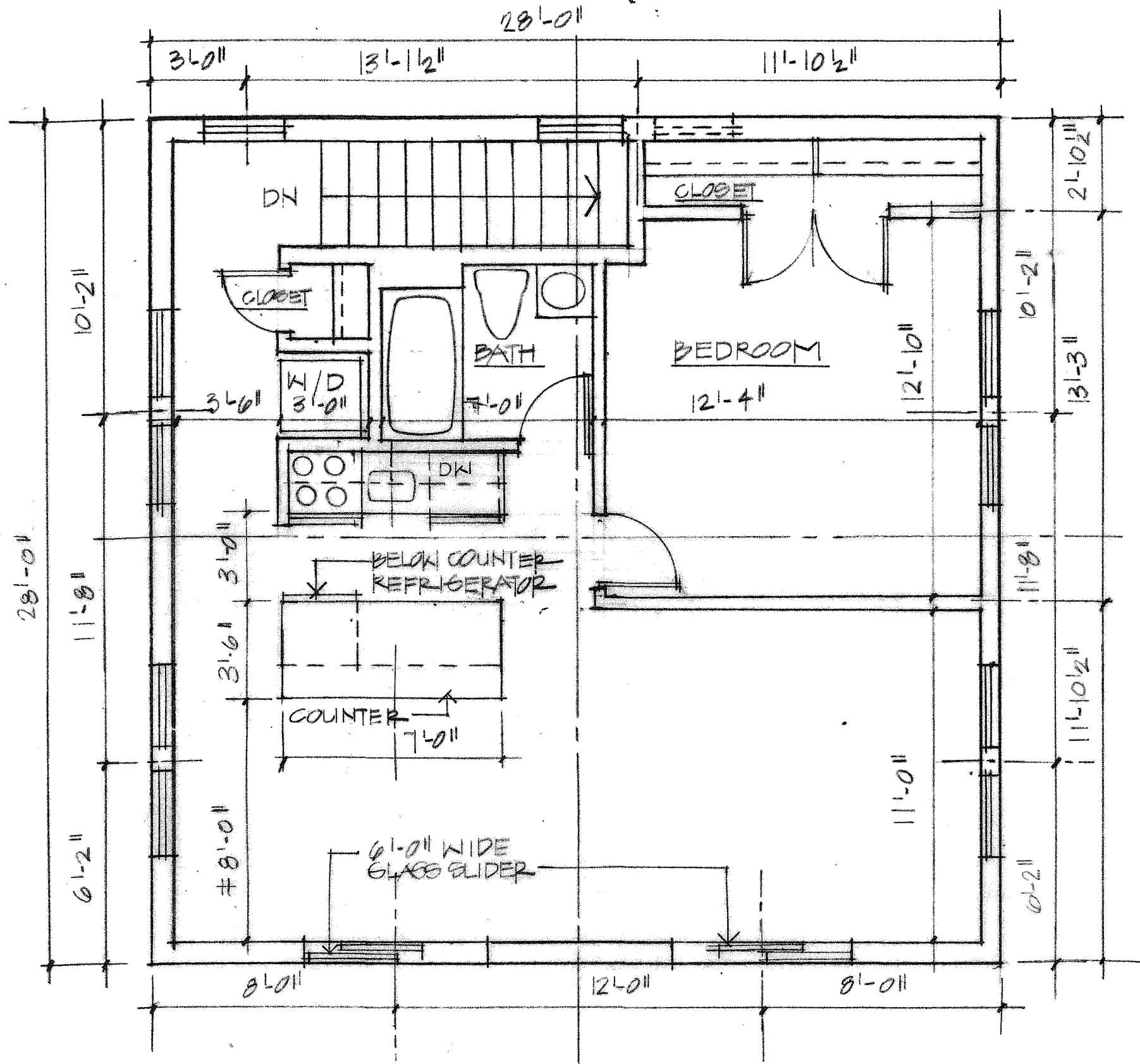
SCALE 1/4" = 1'-0"



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Drawing Title:
First Floor Plan A2
 Scale: 1/4" = 1'-0"
 Drawn: HP Approved: HP
 Project No.: 1302 Date: 5.9.13



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



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Drawing Title:
Second Floor Plan A3
 Scale: 1/4" = 1'-0"
 Drawn: HP Approved: HP
 Project No.: 1302 Date: 5.9.13

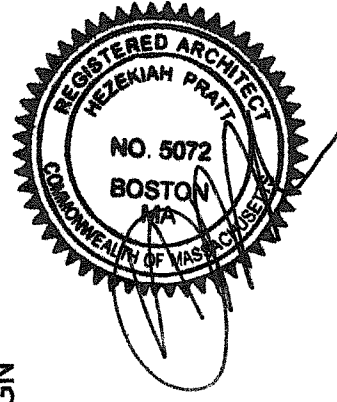


FRONT ELEVATION
SCALE 1/4" = 1'-0"

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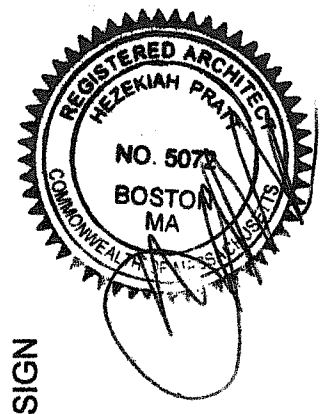
Drawing Title:
Front Elevation A4
Scale: 1/4" = 1'-0"
Drawn: HP Approved: HP
Project No.: 1302 Date: 5.9.13

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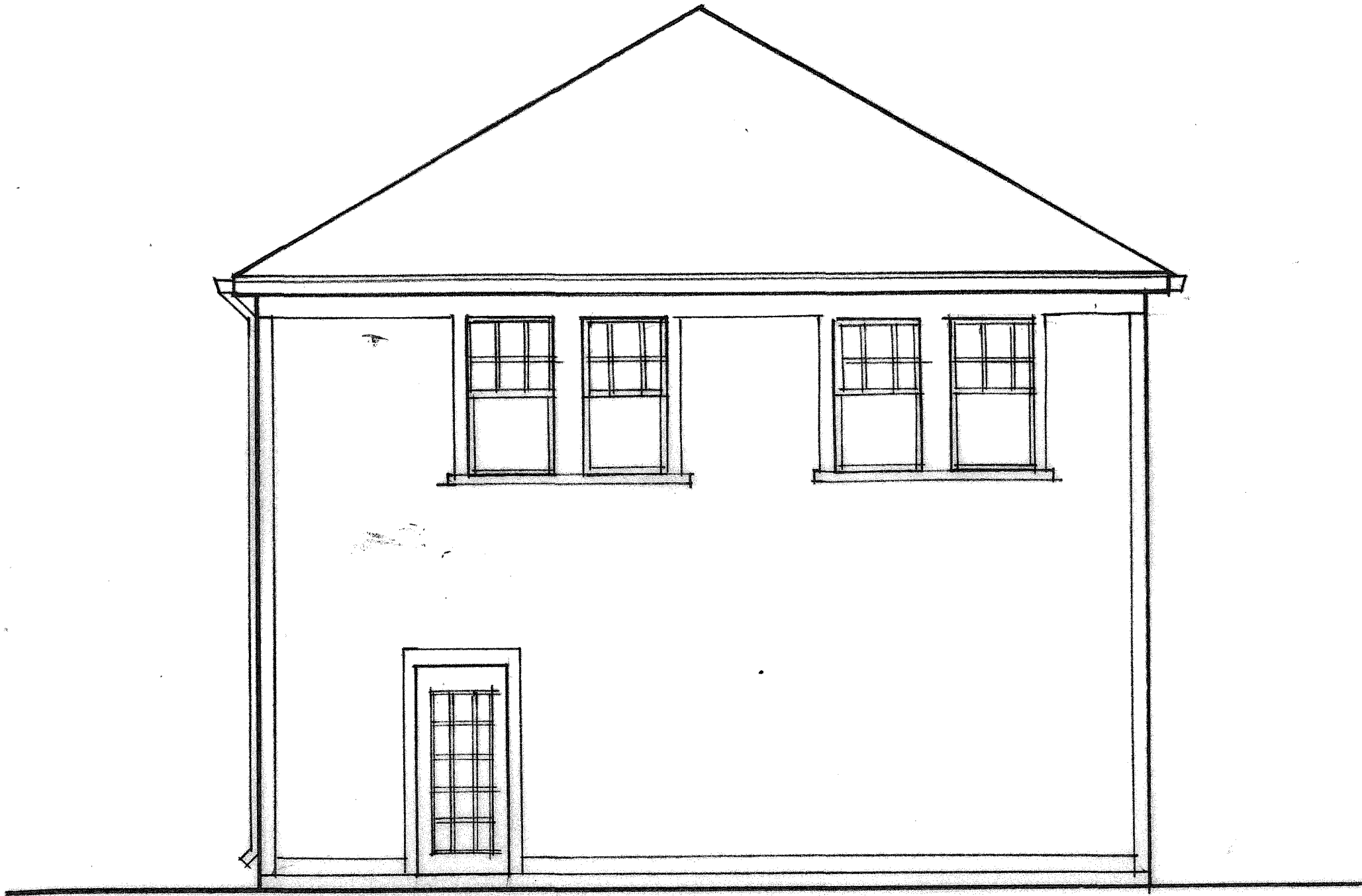
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"
0 2 4 8



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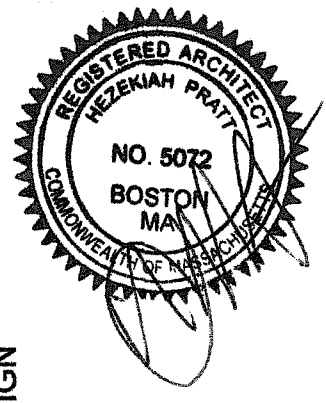
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Drawing Title:
Left Side Elevation A5
Scale: 1/4" = 1'-0"
Drawn: HP Approved: HP
Project No.: 1302 Date: 5.9.13



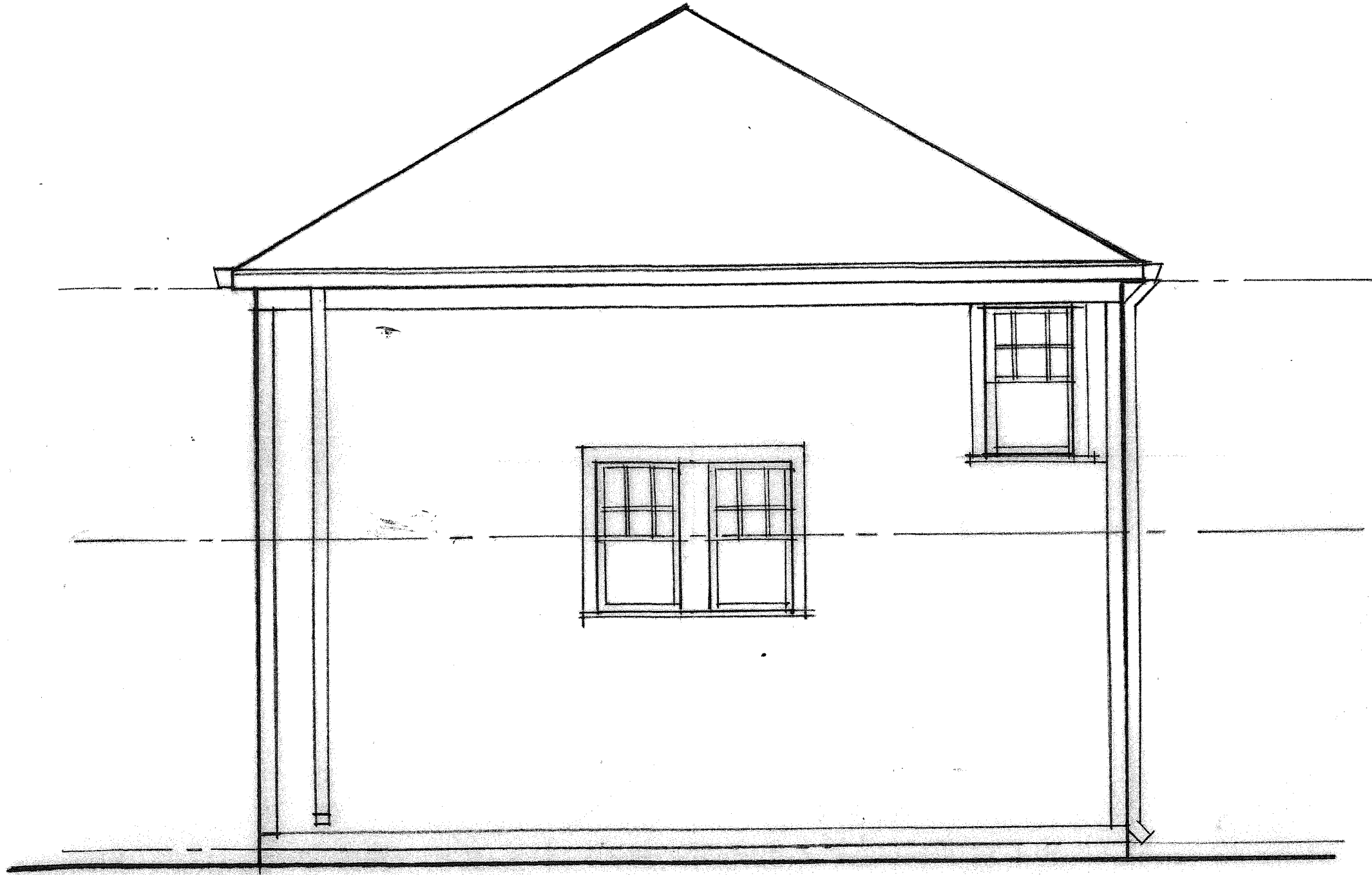
REAR ELEVATION
SCALE 1/4" = 1'-0"
0 2 4 8

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Drawing Title:
Rear Elevation A6
Scale: 1/4" = 1'-0"
Drawn: HP Approved: HP
Project No.: 1302 Date: 5.9.13



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



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Drawing Title:

Right Side Elevation A7

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

Drawn: HP Approved: HP

Project No.: 1302 Date: 5.9.13

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