

ABBREVIATIONS

A.C.T.	Acoustic Ceiling Tile
ALUM.	Aluminum
A.F.F.	Above Finish Floor
AND/D.	And/Or
ARCH.	Architectural
BITUM.	Bituminous
BLDG.	Building
BLKG.	Blocking
C.L.	Center Line
C.L.G.	Ceiling
C.L.C.	Closet
C.L.R.	Clear
COL.	Column
CONCR.	Concrete
CONT.	Continuous
DEMO.	Demolition
DIAG.	Diagonal
DIA.	Diameter
OISP.	Dispenser, Disposer
DN.	Down
DWG.(S)	Drawing(s)
EA.	Each
ELEC.	Electric(ity)
ENGR.	Engineer
EQ.	Equal
EQUIP.	Equipment
EL.	Elevation
EXT.	Exterior
EXIST.	Existing
EXTR.	Extruded
F.F.	Finish Floor
FLUOR.	Fluorescent
F.R.T.	Fire Retardant Treated
GALV.	Galvanized
G.C.	General Contractor
G.W.B.	Gypsum Wall Board
HCP.	Handicapped
H.P.	High Point
H.M.	Hollow Metal
HWH.	Hot Water Heater
INSUL.	Insulated
INTR.	Interior
LT.	Light
MAX.	Maximum
MFR.	Manufacturer
MIN.	Minimum
MLWK.	Milwork
M.D.	Missing / Opening
M.T.D.	Mounted
N.I.C.	Not in Contract
NO.	Number
N.T.S.	Not To Scale
O.C.	On Center
O.D.	Outside Diameter
OPP.HND.	Opposite Hand
PBD.	Particle Board
PLAM.	Plastic Laminates
PLYD.	Plywood
PT.	Pressure Treated
PT(D).	Paint(ed)
PR.	Fair
R.	Riser, Radius
RAD.	Radius
RCP.	Reflected Ceiling Plan
REQ.	Required
REQD.	Required
R.O.	Rough Opening
SC.	Solid Core
SCHD.	Schedule
SIM.	Similar
SPEC.	Specification
SS.	Stainless Steel
STL.	Steel
SQ.	Square
SUSP.	Suspended
T.O.B.	Top Of Beam
TMPD.	Tempered
TYP.	Typical
V.C.T.	Vinyl Composition Tile
VNR.	Veneer
W.	With
WD.	Wood

SYMBOLS

INTERIOR ELEVATION KEY:



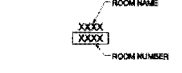
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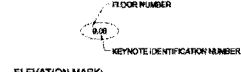
DETAIL PLAN KEY:



ROOM NAME KEY:



KEYNOTE:



ELEVATION MARK:



PARTITION TYPE KEY:



ALIGN KEY:



CODE REVIEW

PROJECT: 13-15 ALDEN PLACE TOWNHOMES
 DESCRIPTION: CONVERSION OF 2-FAMILY INTO 2 TOWNHOMES
 13-15 ALDEN PLACE
 NEWTON, MA 02459

THE PROJECT CREATES CONDEX (2 TOWNHOMES), THE EGRESS COMPONENTS ARE CALCULATED BELOW:

ARRANGEMENT OF EGRESS (780 CMR 5311)

- A. APPLICABLE REFERENCED CODES
 - 1. INTERNATIONAL RESIDENTIAL CODE 2009 (IRC)
 - 2. COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE, 8TH ED. AMENDMENTS TO (RC 2009) (780 CMR)
 - 3. COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (321 CMR)
 - 4. INTERNATIONAL ENERGY CONSERVATION CODE 2009 (IECC) - STRETCH CODE
 - 5. FIRE PROTECTION REGULATIONS (527 CMR)
 - 6. USE GROUP - "R3" - SINGLE RESIDENCE 3

13 ALDEN PLACE:

- C. EGRESS WIDTH (REF. IRC 2009 1005.1)
 - ALL DOORS 36" (EGEED REQUIREMENTS)
- D. NUMBER OF EXIT ACCESS DOORS (REF. IRC 2009 R311.1R311.2)
 - NUMBER OF EXIT ACCESS DOORS REQUIRED = 2
 - NUMBER OF EXIT ACCESS DOORS PROVIDED = 2
- E. NUMBER OF EXITS (REF. IRC 2009 R310.1R311.1)
 - NUMBER OF EXITS REQUIRED = 3
 - NUMBER OF EXITS PROVIDED = 3

16 ALDEN PLACE:

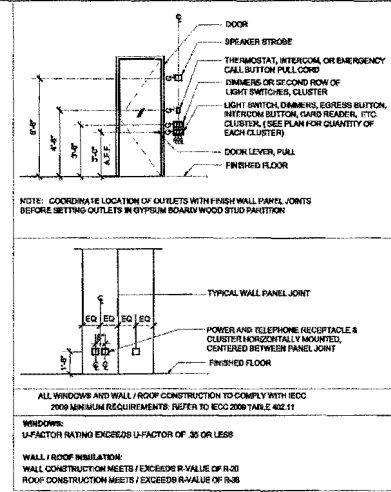
- C. EGRESS WIDTH (REF. IRC 2009 1005.1)
 - ALL DOORS 36" (EGEED REQUIREMENTS)
- D. NUMBER OF EXIT ACCESS DOORS (REF. IRC 2009 R311.1R311.2)
 - NUMBER OF EXIT ACCESS DOORS REQUIRED = 2
 - NUMBER OF EXIT ACCESS DOORS PROVIDED = 2
- E. NUMBER OF EXITS (REF. IRC 2009 R310.1R311.1)
 - NUMBER OF EXITS REQUIRED = 3
 - NUMBER OF EXITS PROVIDED = 3

- F. MISC.
 - 1. HABITABLE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0".
 - 2. NOT MORE THAN 10% OF THE REQUIRED FLOOR AREA OF A ROOM OR SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7'-0" IN HEIGHT WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5'-0" IN HEIGHT.

DAVID A. O'BRIEN, CDR
 NEWTON, MA 02459

2015 MAR -2 AM 11:10

RECEIVED
 NEWTON CITY...

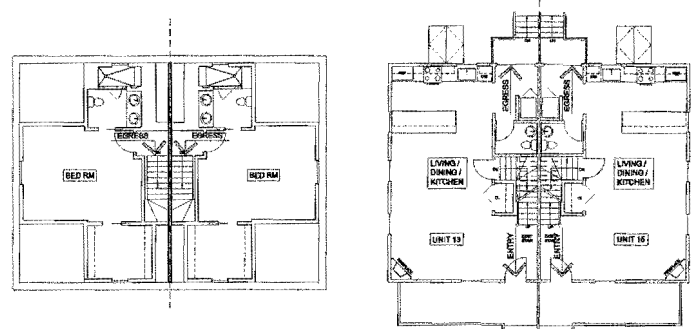


PARTITION PLAN NOTES:

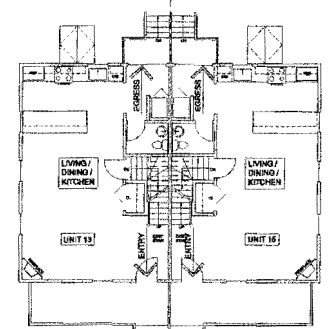
1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE, AND LOCAL BUILDING CODES AND REGULATIONS
2. ANY CONFLICTS BETWEEN SITE CONDITIONS AND DRAWINGS SHALL BE BRIDGED TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
3. ALL NEW DOOR FRAMES TO BE A MINIMUM 0'2" FROM THE NEAREST PERPENDICULAR PARTITION, U.G.B. ENSURE THAT ALL DOORS OPEN W/ INCLUDING ACUTE ANGLE CONDITIONS.
4. REVIEW LAYOUTS FOR PARTITIONS IN FIELD WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.

5. DIMENSIONS:

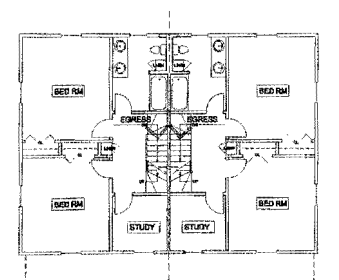
- A. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL, U.O.B.
- B. DRAWINGS ARE NOT TO BE SCALED. VERIFY ANY MISSING OR CONFLICTING WRITTEN DIMENSIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
- C. NOTIFY ARCHITECT OF CONDITIONS WHERE CLEAR OR CRITICAL DIMENSIONS ARE DESIGNATED BUT CANNOT BE MET.
6. WHERE NEW PARTITIONS ABUT EXISTING SURFACES, REMOVE EXISTING CORNER BEAD AND PROVIDE A SMOOTH FINISH AT INTERSECTION.



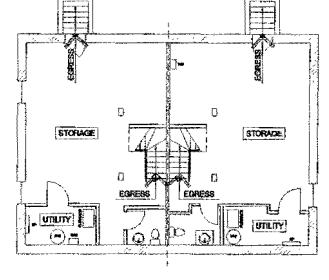
4 EGRESS CODE REVIEW PLAN: 1/2 STORY / ATTIC
 SCALE: 1/8"=1'-0"



2 EGRESS CODE REVIEW PLAN: FIRST FLOOR
 SCALE: 1/8"=1'-0"



3 EGRESS CODE REVIEW PLAN: SECOND FLOOR
 SCALE: 1/8"=1'-0"



1 EGRESS CODE REVIEW PLAN: BASEMENT
 SCALE: 1/8"=1'-0"

ARCHITECT
KDS
 Kurtz Design Studio, LLC
 155 Middle Road
 Southborough, MA 01772
 517 721-0607 Tel
 517 852-6142 Fax

PROJECT NAME
13-15 Alden Place
 Newton, MA

CLIENT
13-15 Alden Place, LLC
 13-15 Alden Place
 Newton, MA 02459

PROJECT TEAM

REVISIONS

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DRAWING TITLE
Symbols, Code Review, Legends, and Details

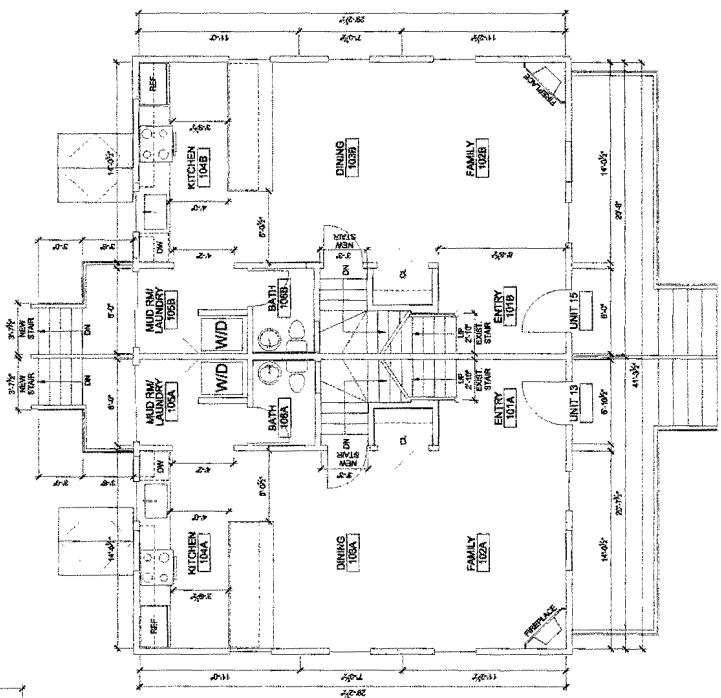
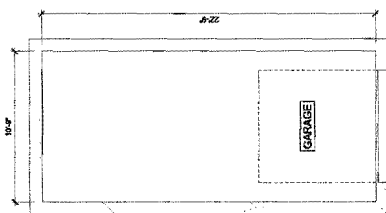
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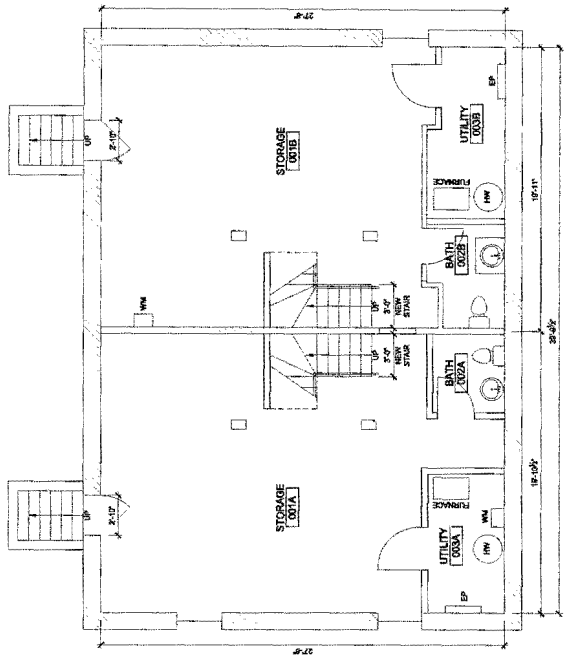
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A001

LEGEND:
 Existing Partition
 New Partition

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 Newton, MA 02459



1 PARTITION PLAN, FIRST FLOOR
 SCALE: 1/8"=1'-0"



2 PARTITION PLAN, BASEMENT FLOOR
 SCALE: 1/8"=1'-0"

RECEIVED
Newton City Clerk

2015 MAR -2 AM 11:10

David A. Olson, C.A.C.
Newton, MA 02459

NOTES:
- TOTAL AREA OF PROPOSED 1/2 STORY: 880 SQFT
(INCLUDES UNFINISHED @ 40%)
- TOTAL AREA OF PROPOSED 1/2 STORY W/ CEILING: 707.88 SQFT
- PERCENTAGE OF PROPOSED 1/2 STORY W/ CEILING = 7.07 77%

LEGEND:
[Hatched Box] EXISTING PARTITION
[Empty Box] NEW PARTITION

ARCHITECT
KDS
Kurfs Design Studio, LLC
185 Middle Road
Southborough, MA 01772
517 721-8887 Tel
517 852-4140 Fax

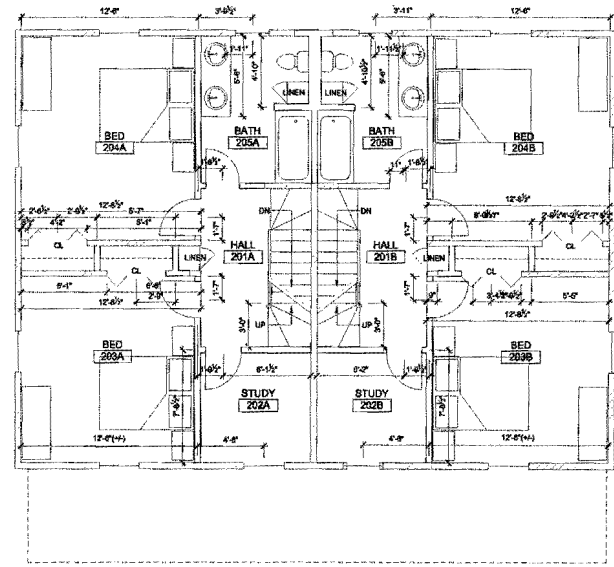
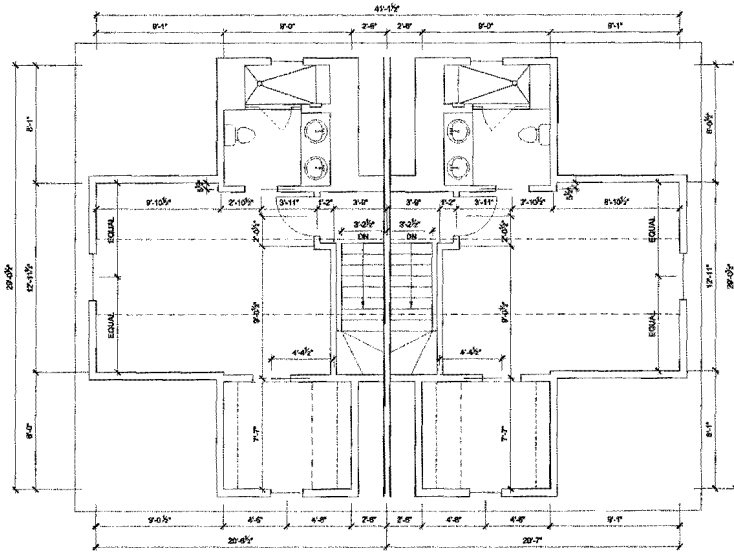
PROJECT NAME
13-15 Alden Place

13-15 Alden Place
Newton, MA
CLIENT

13-15 Alden Place, LLC

13-15 Alden Place
Newton, MA 02459

PROJECT TEAM



REVISIONS

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DRAWING TITLE
Partition Floor Plan Layout

DRAWING INFORMATION

January 15, 2015
02/20/2015

BY: [Signature]
DATE: [Signature]

As Noted
R02/15
1418.00
R02/15

A101, A102, A103
R15/15

DRAWING NUMBER

A102

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2 PARTITION PLAN: 1/2 STORY / ATTIC LEVEL
SCALE: 1/4"=1'-0"

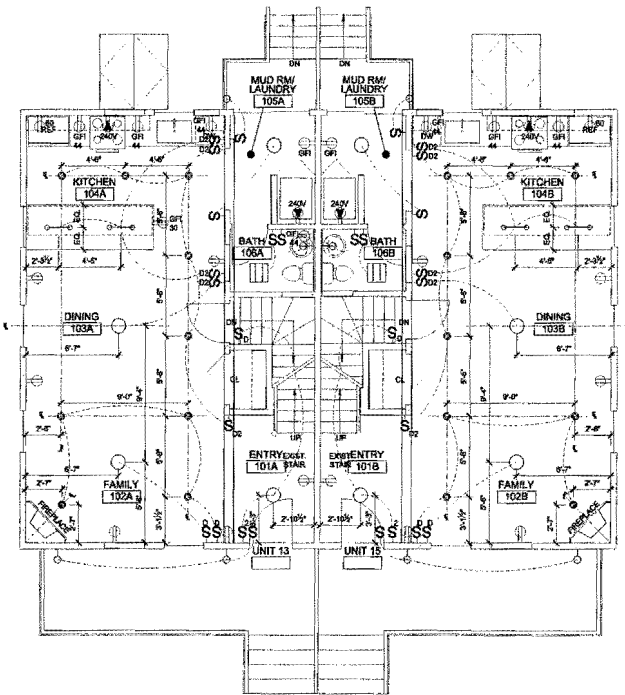
1 PARTITION PLAN: SECOND FLOOR
SCALE: 1/4"=1'-0"

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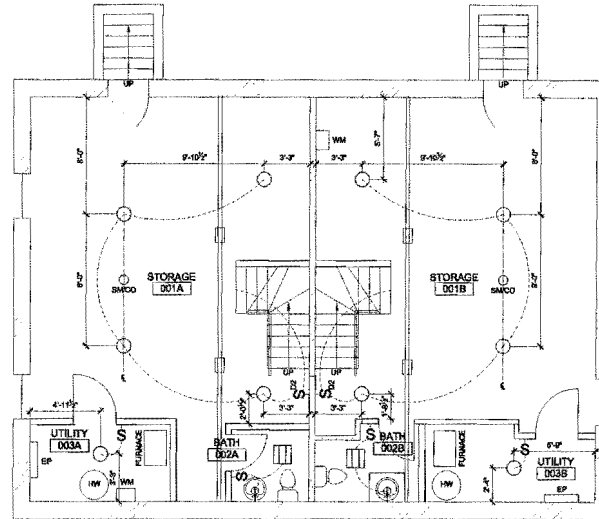
RECEIVED
Newton City Clerk

2015 MAR -2 AM 11:10

David A. Olson, CMO
Newton, MA 02459



2 REFLECTED CEILING & POWER PLAN: FIRST FLOOR
SCALE: 1/4"=1'-0"



1 REFLECTED CEILING & POWER PLAN: BASEMENT
SCALE: 1/4"=1'-0"

- RCP LEGEND**
- WALL RECESS
 - MOTION ACTIVATED FLOOD LIGHT
 - LOW VOLTAGE WALKWAY LIGHTING
 - ☒ GARAGE DOOR OPENER W/LIGHT
 - HEAT DETECTOR
 - CEILING MOUNTED PICTURE
 - 8" DOWNLIGHT
 - ⊗ WALL WASHER
 - PENDANT LIGHT FIXTURE
 - ☒ EXHAUST FAN / LIGHT COMBO
 - ☒ HVAC SUPPLY
 - ☒ HVAC RETURN
 - TS T-5.2 BULB FLUORESCENT FIXTURE
 - ☼ CEILING FAN W/LIGHT
- OTHER**
- ⊖ THERM THERMOSTAT
 - CABLE OUTLET
 - TELEPHONE JACK
 - ELECTRICAL RECEPTACLE
 - GFI
 - GROUND FAULT INTERRUPTER
 - S SWITCH
 - S TWO-WAY SWITCH
 - S DIMMER SWITCH
 - DM SMOKE DETECTOR
 - SMOCD SMOKE / CO COMBO DETECTOR

ARCHITECT
KDS
Kurtz Design Studio, LLC
180 Middle Road
Southborough, MA 01772
817.721.4983 Tel
817.612.6140 Fax

PROJECT NAME
13-15 Alden Place

13-15 Alden Place
Newton, MA
CLIENT

13-15 Alden Place, LLC

13-15 Alden Place
Newton, MA 02459

PROJECT TEAM

REVISIONS

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DRAWING TITLE
Reflected Ceiling & Power Plans

DRAWING INFORMATION

January 15, 2015
DATE OF ISSUE

DATE OF REVISION

As Issued

DATE

PROJECT

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DRAWING NUMBER

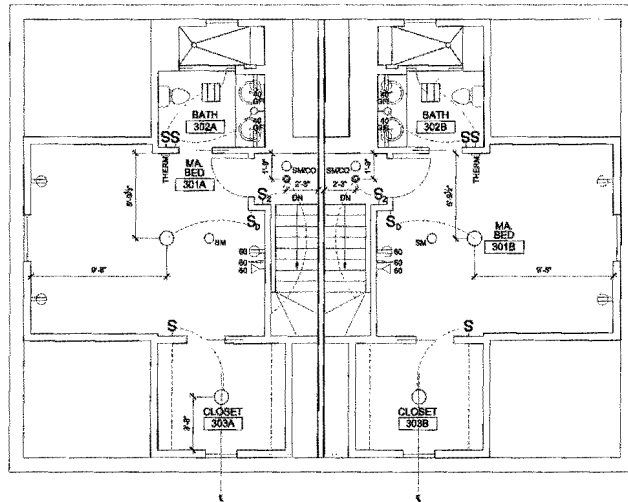
A111

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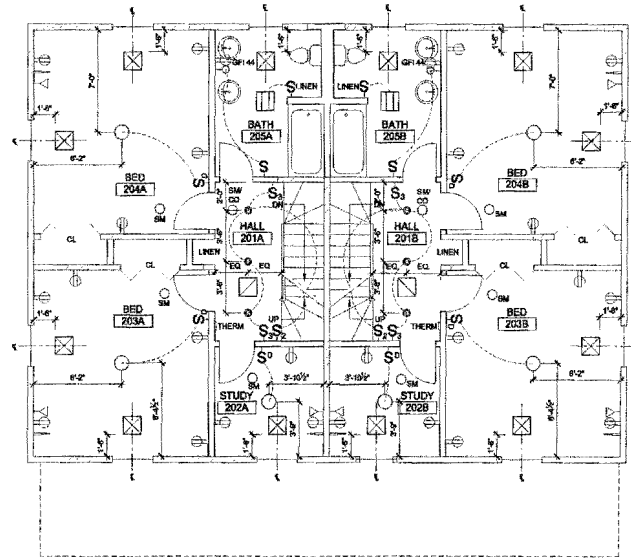
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Newton City Office

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David A. Olson, CMC
Newton, MA 02459



2 REFLECTED CEILING & POWER PLAN: FIRST FLOOR
SCALE: 1/4"=1'-0"



1 REFLECTED CEILING & POWER PLAN: BASEMENT
SCALE: 1/4"=1'-0"

- RCP LEGEND**
- WALL SOUNDE
 - MFL MOTION ACTIVATED FLOOD LIGHTS
 - LVL LOW VOLTAGE WALKWAY LIGHTING
 - GARAGE DOOR OPENER W/ LIGHT
 - HEAT DETECTOR
 - CEILING MOUNTED FIXTURE
 - W DOWNLIGHT
 - WALL WASHER
 - PENDANT LIGHT FIXTURE
 - EXHAUST FAN / LIGHT COMBO
 - HVAC SUPPLY
 - HVAC RETURN
 - TS T-5 2' BULB FLUORESCENT FIXTURE
 - CEILING FAN W/ LIGHT
 - THERM THERMOSTAT
 - CABLE OUTLET
 - TELEPHONE JACK
 - ELECTRICAL RECEPTIONAL
 - GFI GROUND FAULT INTERRUPTER
 - S SWITCH
 - S₂ TWO-WAY SWITCH
 - S_D DIMMER SWITCH
 - SM SMOKE DETECTOR
 - SMC SMOKE / CO COMBO DETECTOR

ARCHITECT
KDS
Kurtz Design Studio, LLC
198 Middle Road
Southborough, MA 01772
817 721-8007 Tel
817 812-0140 Fax

PROJECT NAME
13-15 Alden Place

13-15 Alden Place
Newton, MA

CLIENT
13-15 Alden Place, LLC

13-15 Alden Place
Newton, MA 02459

PROJECT TEAM

REVISIONS

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DRAWING TITLE

Reflected Ceiling & Power Plans

DRAWING INFORMATION

January 13, 2015
DATE OF ISSUE

DAI Tel
DATE OF PLOT

As Noted
SCALE: 1/4"=1'-0"

1418.00
PROJECT # A112-1418-000
PLS MARK

DRAWING NUMBER

A112

Copyright KDS

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 David A. O'Brien
 Newton, MA 02459

ARCHITECT
KOS
 Kurt Danks, LLC
 100 Main Street
 Boston, MA 02108
 617.721.0000
 617.721.0000

PROJECT NAME
**13-15 Alden
 Place**

13-15 Alden Place
 Newton, MA
 02459

PROJECT TEAM

PROPOSED
 EXTERIOR
 ELEVATIONS

DRAWING TITLE

DRAWING INFORMATION

DATE

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PROJECT NAME
**13-15 Alden
 Place, LLC**

13-15 Alden Place
 Newton, MA
 02459

PROJECT TEAM

PROPOSED
 EXTERIOR
 ELEVATIONS

DRAWING TITLE

DRAWING INFORMATION

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PROJECT NAME
**13-15 Alden
 Place, LLC**

13-15 Alden Place
 Newton, MA
 02459

PROJECT TEAM

PROPOSED
 EXTERIOR
 ELEVATIONS

DRAWING TITLE

DRAWING INFORMATION

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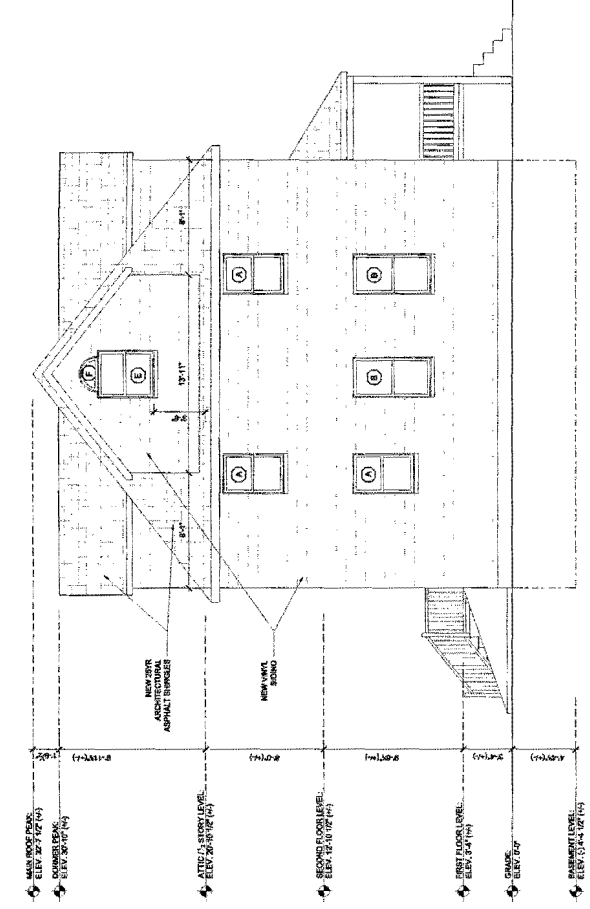
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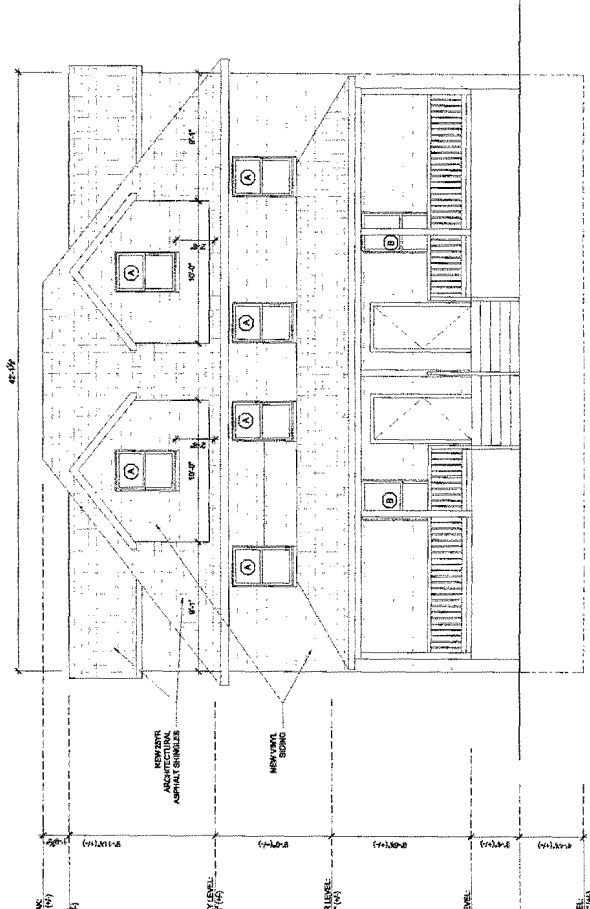
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(B) ELEV. PROPOSED LEFT FACADE
 1/4" = 1'-0"



(A) ELEV. PROPOSED FRONT FACADE
 1/4" = 1'-0"

A201

DATE

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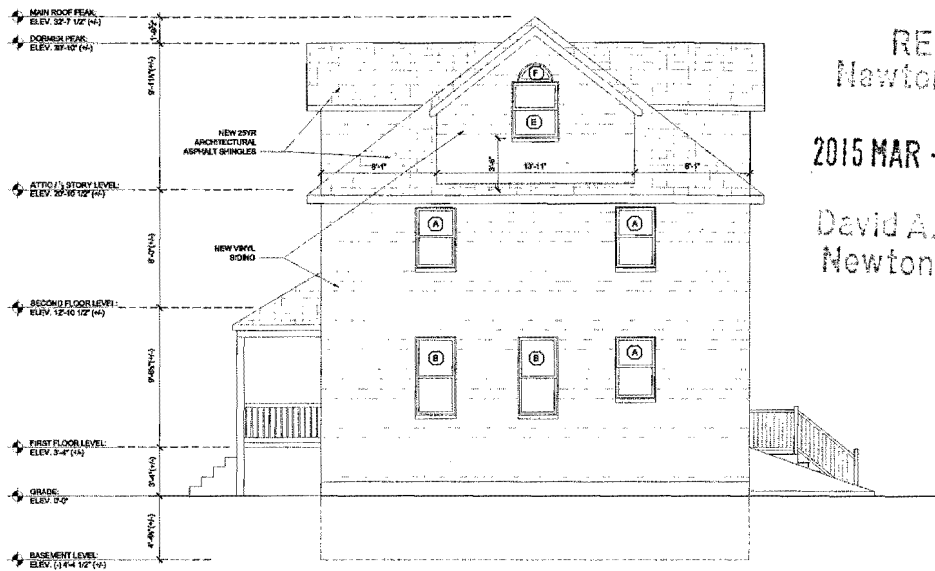
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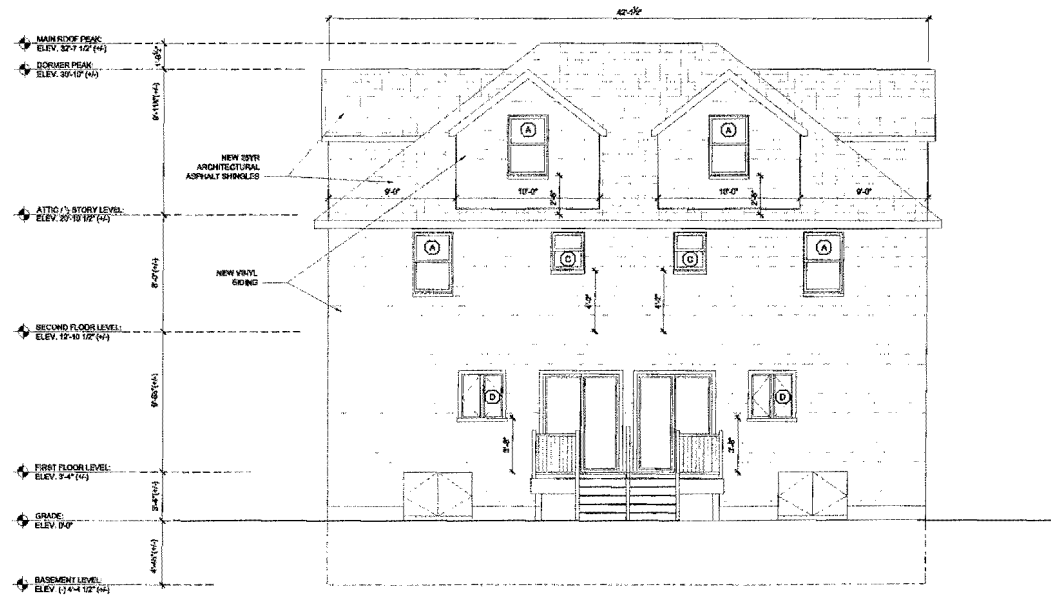


B ELEV: PROPOSED RIGHT FACADE
10' x 1'-0"

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2015 MAR -2 AM 11:10

David A. Olson, CMAA
Newton, MA 02459



A ELEV: PROPOSED REAR FACADE
10' x 1'-0"

ARCHITECT
KDS
Kurtz Design Studio, LLC
180 Beacon Road
Southborough, MA 01772
617-721-8877 Tel
617-612-8140 Fax

PROJECT NAME
13-15 Alden Place

13-15 Alden Place
Newton, MA

CLIENT
13-15 Alden Place, LLC

13-15 Alden Place
Newton, MA 02459

PROJECT TEAM

REVISIONS

1	
2	
3	
4	
5	
6	

DRAWING TITLE

Proposed Exterior Elevations

DRAWING INFORMATION

JANUARY 15, 2015
DATE OF ISSUE
DESIGNER
ARCHITECT
PROJECT #
APR. 14, 2015
FILE NO.

DRAWING NUMBER

A202



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C:\Users\kds\Documents\13-15 Alden Place\13-15 Alden Place.dwg

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David A. Olson, GMC
Newton, MA 02459

LEGEND:
 EXISTING PARTITION
 DEMO PARTITION

ARCHITECT
KDS
 Korta Design Studio, LLC
 100 Middle Road
 Southborough, MA 01772
 817 721-6587 Tel
 817 812-6140 Fax

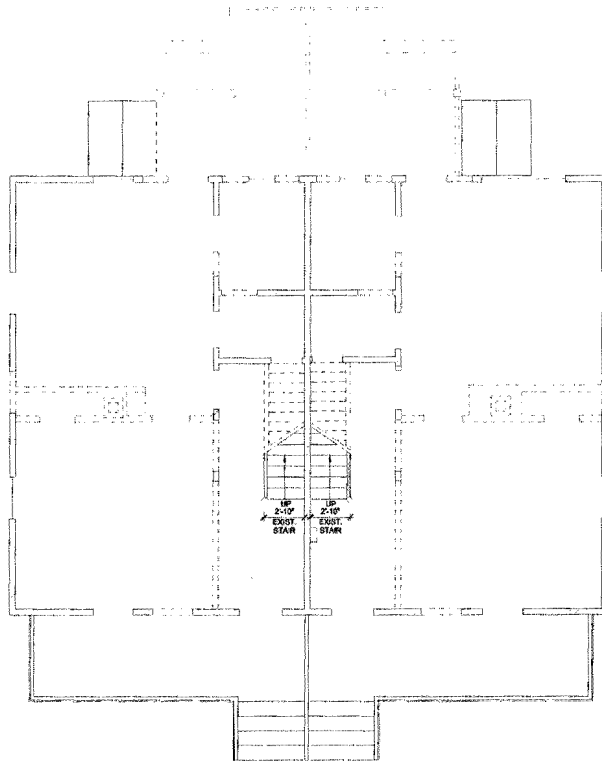
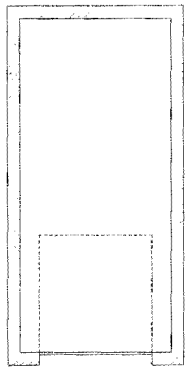
PROJECT NAME
13-15 Alden Place

13-15 Alden Place
 Newton, MA

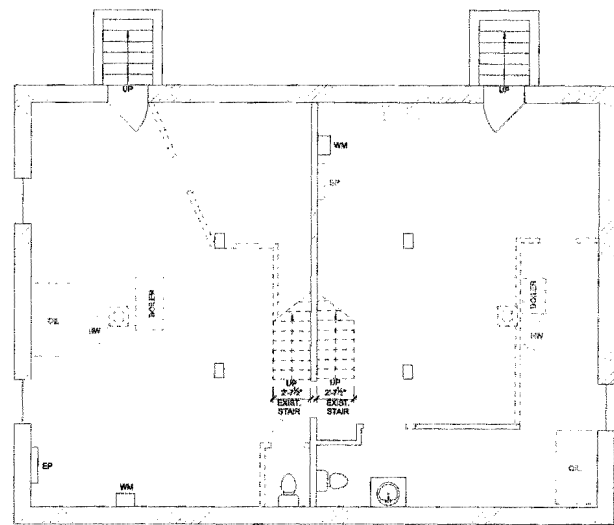
CLIENT
13-15 Alden Place, LLC

13-15 Alden Place
 Newton, MA 02459

PROJECT TEAM



2 DEMOLITION PLAN, FIRST FLOOR
 SCALE: 1/4"=1'-0"



1 DEMOLITION PLAN, BASEMENT FLOOR
 SCALE: 1/4"=1'-0"

REVISIONS

1	
2	
3	
4	
5	

DRAWING TITLE
Demolition Floor Plan Layout

DRAWING INFORMATION

January 15, 2016
 DATE OF WORK
 DRAWN BY
 CHECKED BY
 IN CHARGE
 PROJECT NO. 13-15 ALDEN PLACE

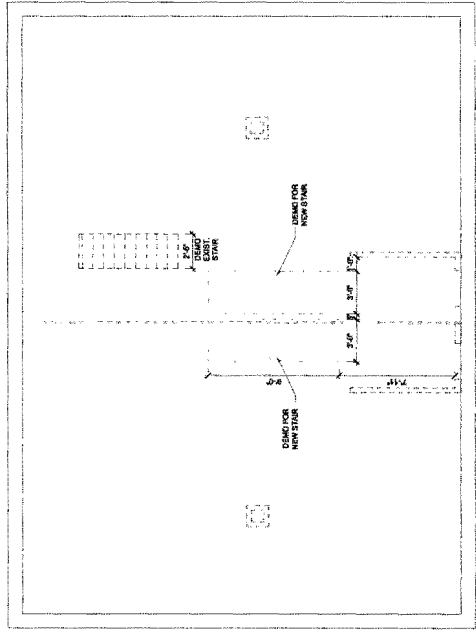
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D101

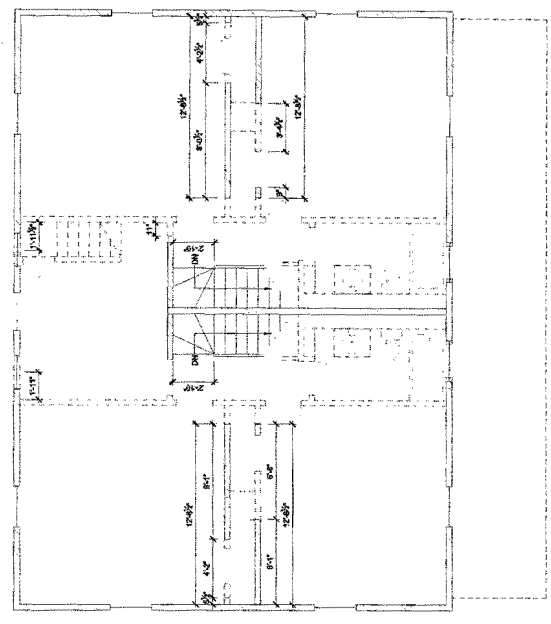
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 Newton, MA 02459

LEGEND:
 E222 EXISTING PARTITION
 D222 DEMO PARTITION



1 DEMOLITION PLAN - 1ST STORY/LATTICE LEVEL
 SCALE: 1/4" = 1'-0"



2 DEMOLITION PLAN - SECOND FLOOR
 SCALE: 1/4" = 1'-0"

ARCHITECT KDS KDS Design Group, LLC 180 Main Street Boston, MA 02111 617-777-6000 617-777-6000 Fax	PROJECT NAME 13-15 Alden Place	CLIENT 13-15 Alden Place 13-15 Alden Place Boston, MA 02111	PROJECT TEAM
EXTENSIONS 1 2 3 4 5 6	DRAWING TITLE Demolition Floor Plan Layout	DRAWING INFORMATION	DATE
APPROVED BY: DATE:	DATE:	SCALE:	PROJECT NUMBER:
PROJECT NUMBER:	DATE:	SCALE:	PROJECT NUMBER:

D102

DATE: 10/15/14

ARCHITECT

KDS

Kurtz Design Studio, LLC
189 Middle Road
Southborough, MA 01772
617 231-9527 Tel
617 612-6140 Fax

PROJECT NAME

13-15 Alden Place

13-15 Alden Place
Newton, MA

CLIENT

13-15 Alden Place, LLC

13-15 Alden Place
Newton, MA 02459

PROJECT TEAM

REVISIONS

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		

DRAWING TITLE

Demolition Exterior Elevations

DRAWING INFORMATION

January 13, 2015
DATE OF ISSUE

Project No.
015101010

As Noted
S.O.C. REVIEW
1418.00 PROJECT
ASL 1418.00 PLEASE

DRAWING NUMBER

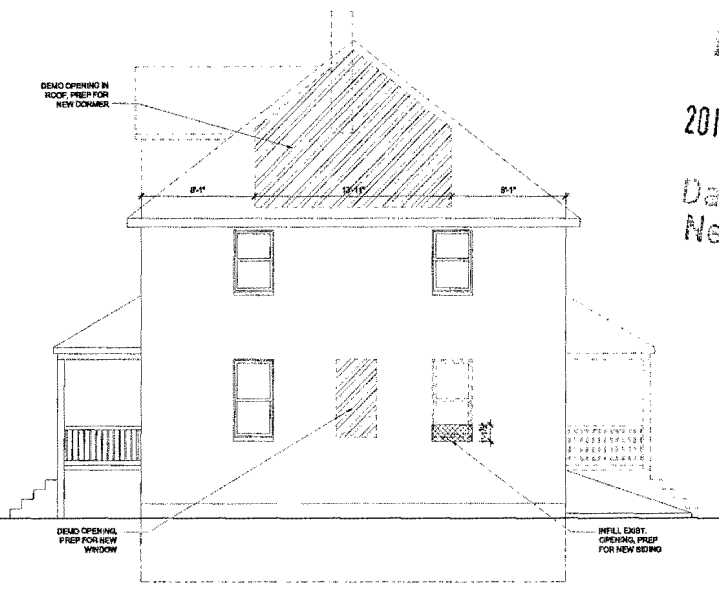
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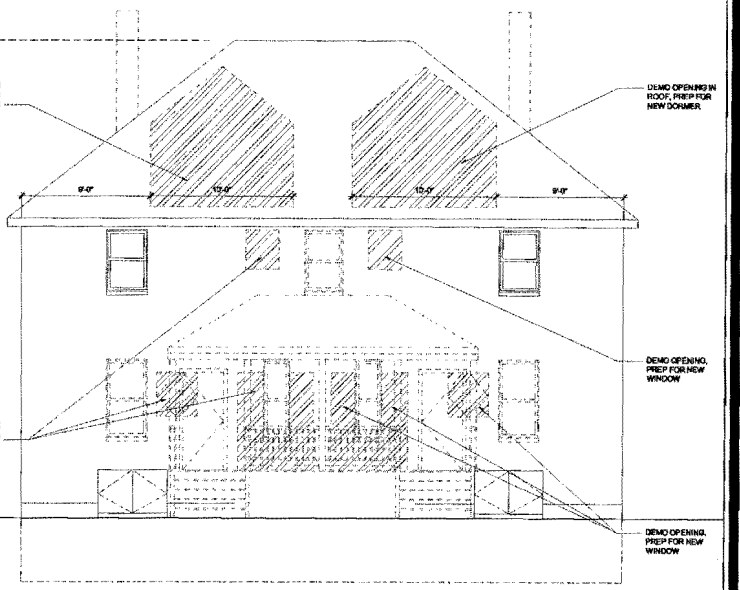
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KURTZ DESIGN STUDIO, LLC

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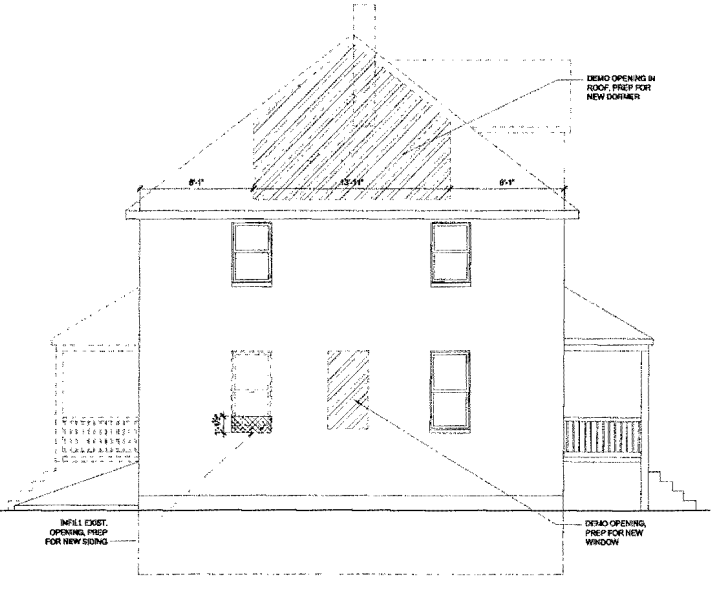
DAVID M. KURTZ, ARCHITECT
NEWTON, MA 02459



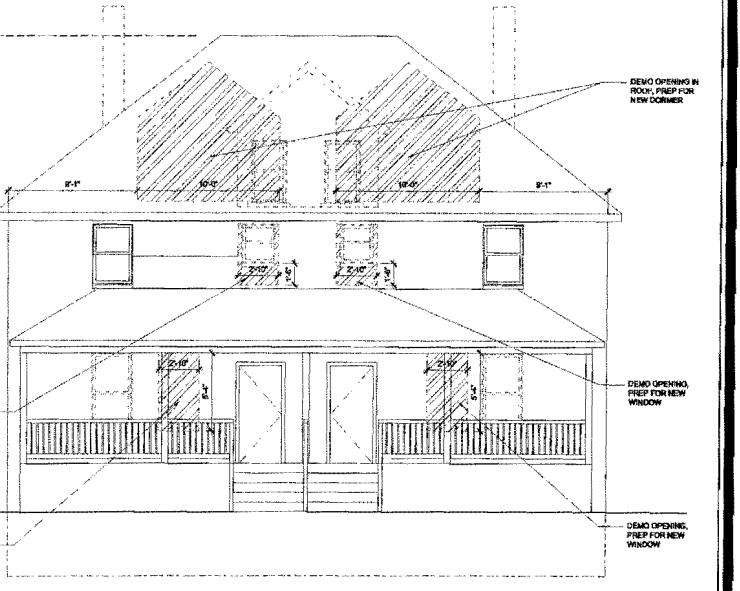
B ELEV. DEMOLITION RIGHT FACADE
1/8" = 1'-0"



C ELEV. DEMOLITION REAR FACADE
1/8" = 1'-0"

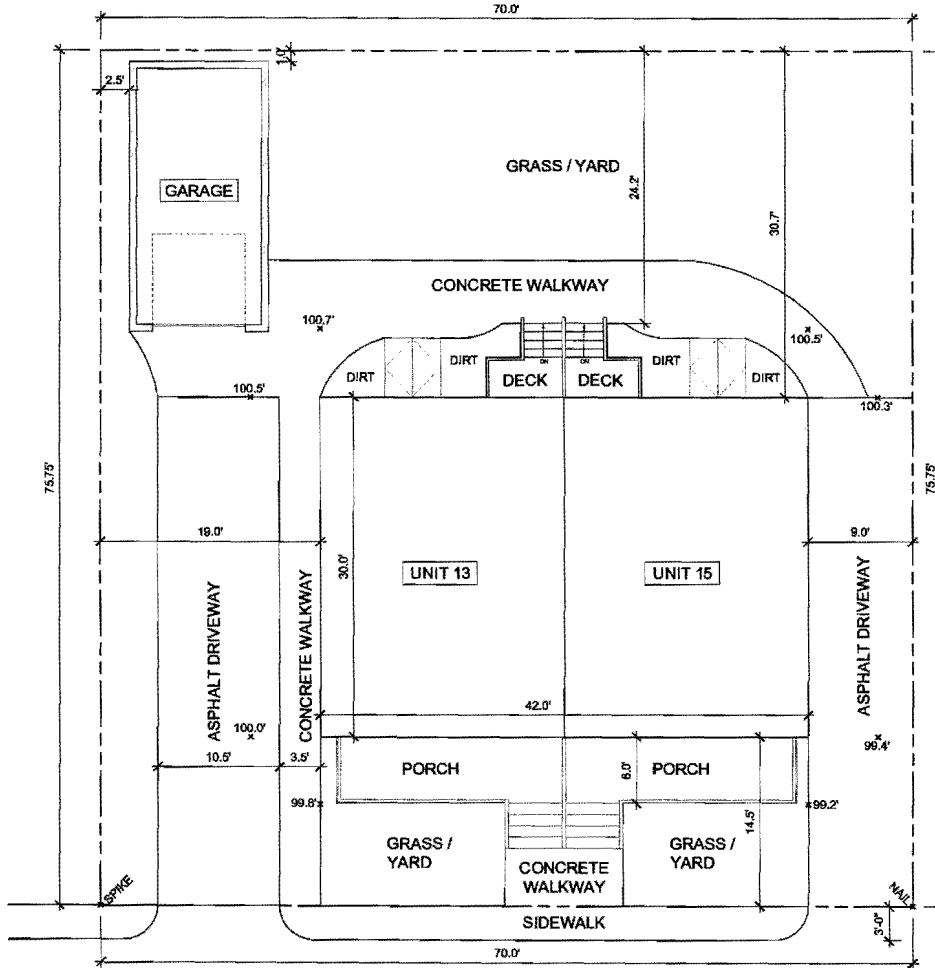


D ELEV. DEMOLITION LEFT FACADE
1/8" = 1'-0"

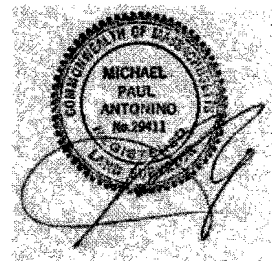


A ELEV. DEMOLITION FRONT FACADE
1/8" = 1'-0"

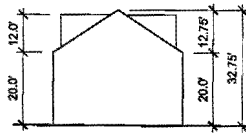
Vertical text on the left edge of the drawing, likely a scale or reference note.



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 DAVID A. OLSON, CNC
 NEWTON, MA 02459



EXISTING LOT COVERAGE : 37.0%
PROPOSED LOT COVERAGE : 36.5%
EXISTING OPEN SPACE : 34.0%
PROPOSED OPEN SPACE : 34.5%
AGP: 100.1'
$100.0' + 99.8' + 100.0' + 100.6' + 100.5' + 100.7' + 100.4' + 100.3' + 100.3' + 99.8' + 99.2' + 99.4' / 12 = 100.1'$



**13-15 ALDEN PLACE
 NEWTON, MA**

DATE: Jan. 19, 2015
 SCALE: 3/32" = 1'-0"
 PROJ. NO.: 1419.00
 FILE NAME: plotplan.dwg

**PLOT
 PLAN**