

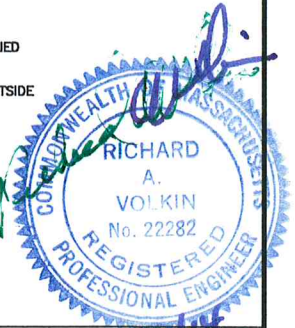
EXISTING FIRST FLOOR PLAN

GENERAL NOTES

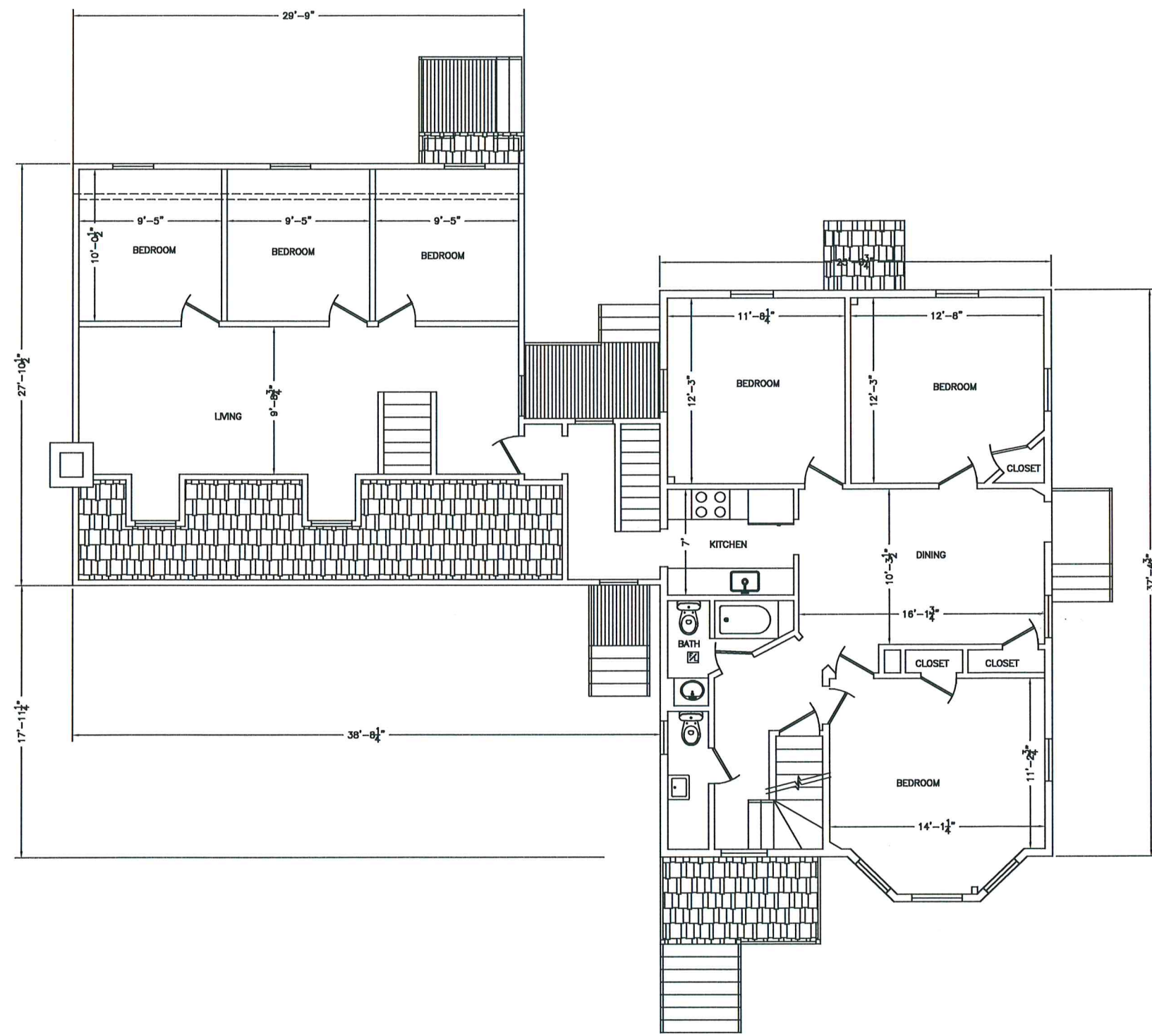
1. ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND CITY OF NEWTON LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.
2. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER 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. ALL INFORMATION RELATIVE TO EXISTING CONDITIONS IS GIVEN TO THE BEST OF PRESENT KNOWLEDGE, BUT WITHOUT GUARANTY OF ACCURACY. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. ANY DEVIATION FROM THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF THE WORK, SO THE PROPER REVISION COULD BE MADE. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO EXISTING STRUCTURES. 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.

LEGEND

- EXISTING WALL
- NEW WALL
- WALL TO BE REMOVED
- HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- CARBON MONOXIDE DETECTOR









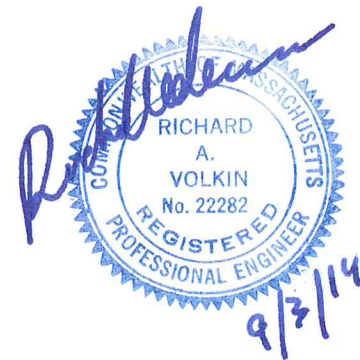
DATE	REVISION
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<b>RECONSTRUCTION AND ADDITION EXISTING FIRST FLOOR PLAN.</b>	
<b>182 BEETHOVEN AVENUE NEWTON, MASSACHUSETTS</b>	
<b>RAV &amp; Assoc., Inc.</b> 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02484 TELEPHONE: (781) 448-8200 FAX: (781) 448-8205	
SCALE: 1/4"=1'	
APPROVED: R.A.V.	DESIGNED BY: A.A.
DATE: 6/02/14	DRAWN BY: A.A.
	CHECKED BY: R.A.V.
	DRAWING No. A1



EXISTING SECOND FLOOR PLAN

**LEGEND**

-  EXISTING WALL
-  NEW WALL
-  WALL TO BE REMOVED
-  HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
-  FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
-  CARBON MONOXIDE DETECTOR



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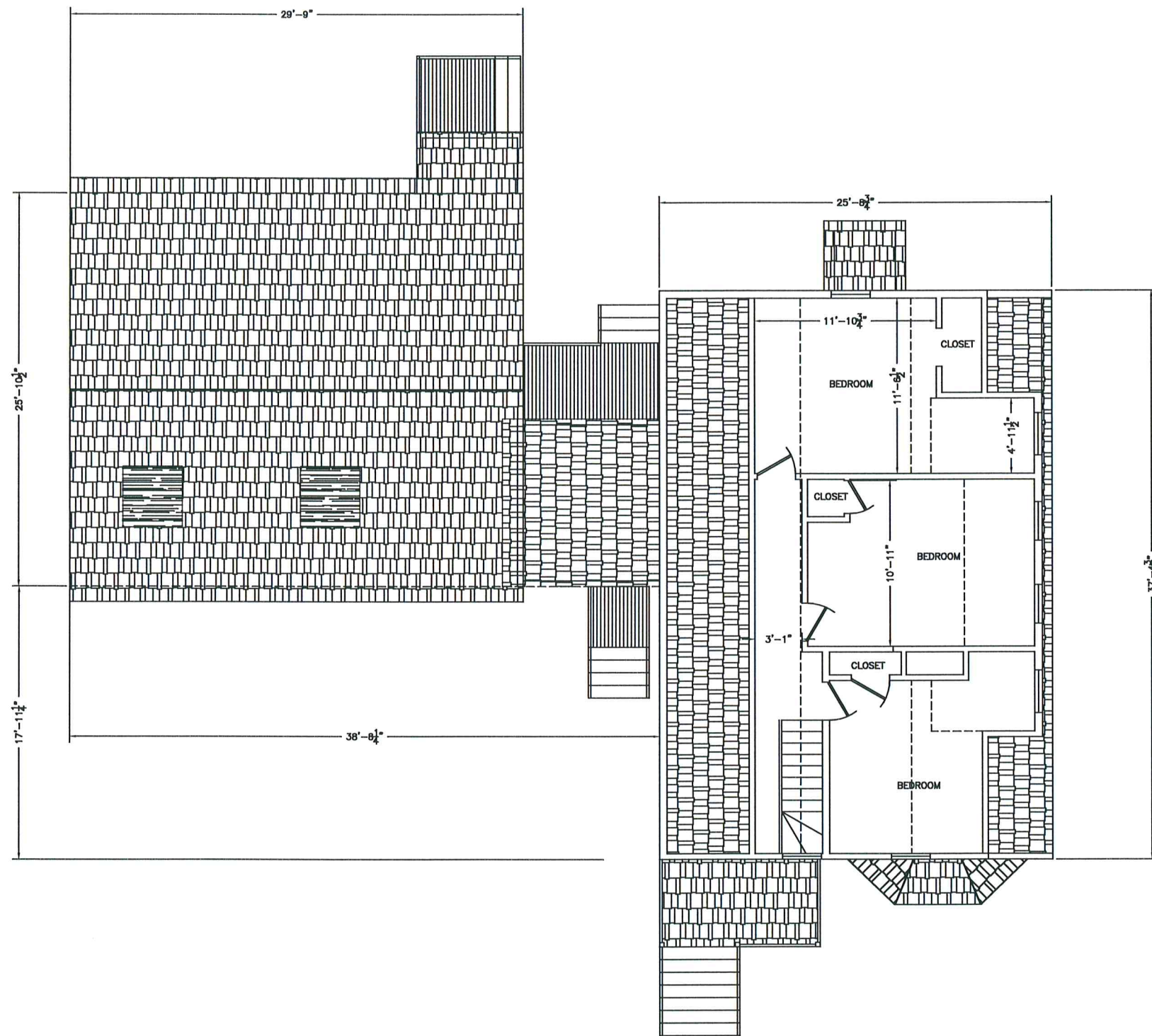
**RECONSTRUCTION AND ADDITION  
EXISTING SECOND FLOOR PLAN.**

**182 BEETHOVEN AVENUE  
NEWTON, MASSACHUSETTS**

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







SCALE: 1/4"=1'

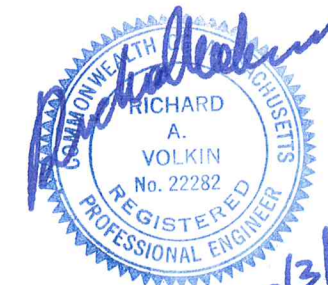
APPROVED: R.A.V.	DESIGNED BY: A.A.	DRAWING No.
DATE: 6/02/14	DRAWN BY: A.A.	A2
	CHECKED BY: R.A.V.	



EXISTING THIRD FLOOR PLAN

LEGEND

-  EXISTING WALL
-  NEW WALL
-  WALL TO BE REMOVED
-  HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
-  FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
-  CARBON MONOXIDE DETECTOR



DATE	REVISION

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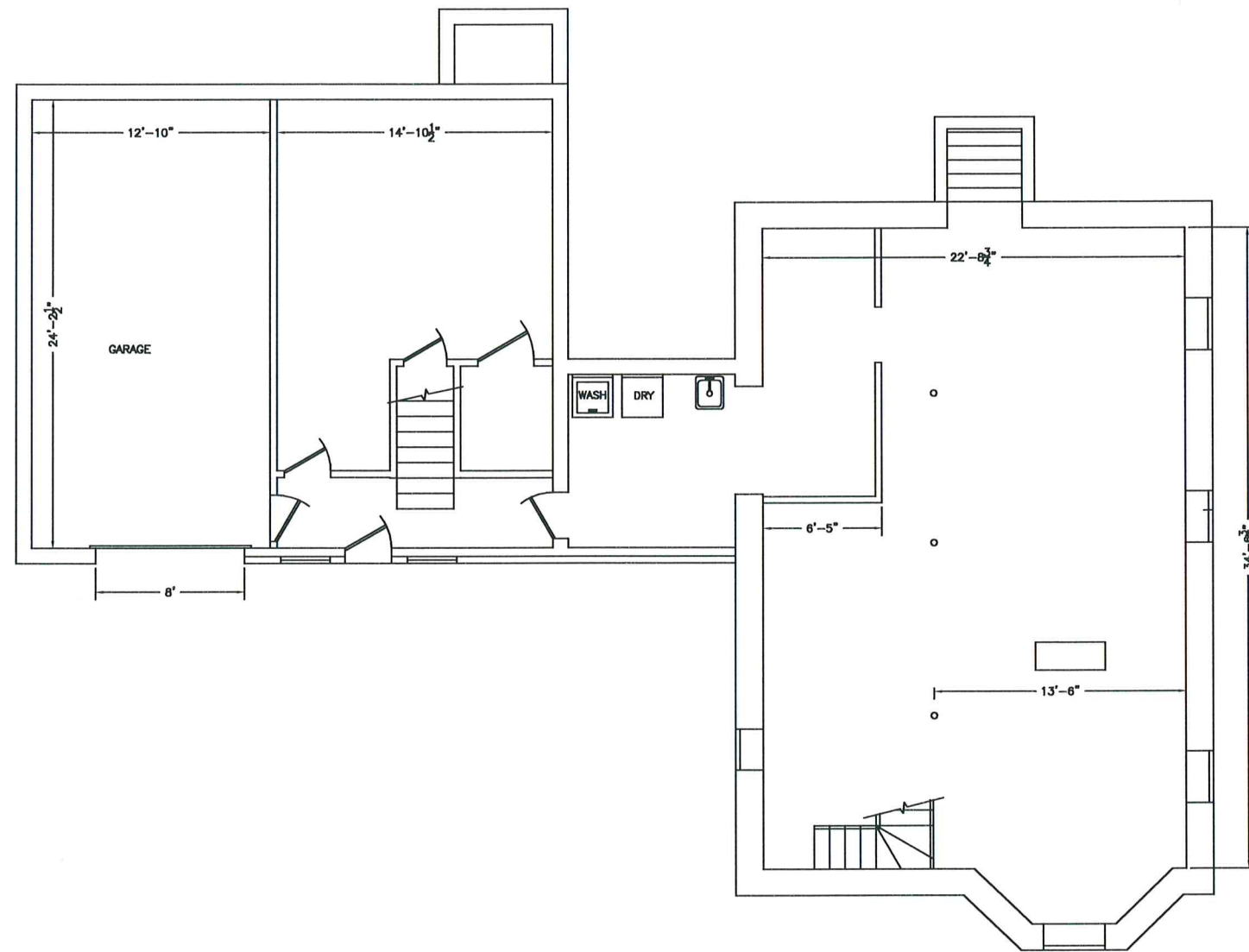
**RECONSTRUCTION AND ADDITION  
EXISTING THIRD FLOOR PLAN.**

**182 BEETHOVEN AVENUE  
NEWTON, MASSACHUSETTS**

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







SCALE: 1/4"=1'

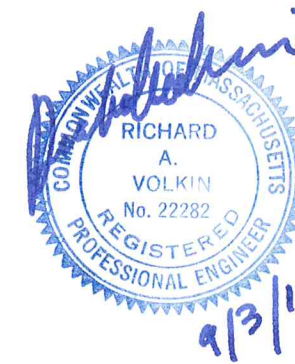
APPROVED: R.A.V.	DESIGNED BY: A.A.	DRAWING No.
DATE: 6/02/14	DRAWN BY: A.A.	A3
	CHECKED BY: R.A.V.	



EXISTING BASEMENT PLAN

LEGEND

-  EXISTING WALL
-  NEW WALL
-  WALL TO BE REMOVED
-  HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
-  FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
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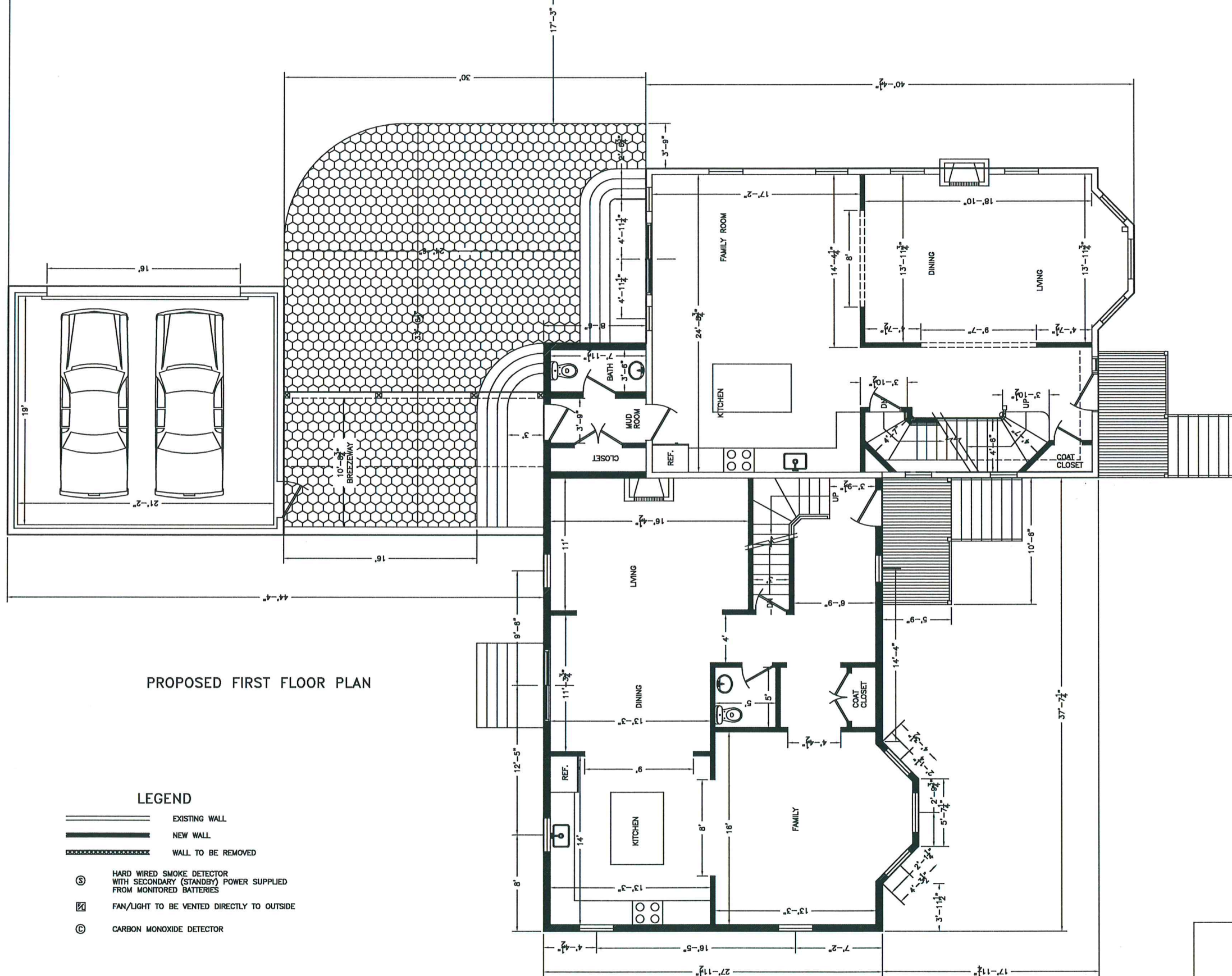
**RECONSTRUCTION AND ADDITION  
EXISTING BASEMENT PLAN.**

**182 BEETHOVEN AVENUE  
NEWTON, MASSACHUSETTS**

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

SCALE: 1/4"=1'

APPROVED: R.A.V.	DESIGNED BY: A.A.	DRAWING No.
DATE: 6/02/14	DRAWN BY: A.A.	A4
	CHECKED BY: R.A.V.	



PROPOSED FIRST FLOOR PLAN

LEGEND

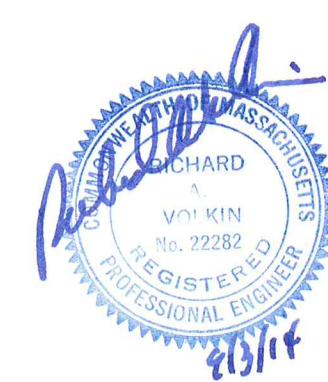
- EXISTING WALL
- NEW WALL
- WALL TO BE REMOVED
- HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- CARBON MONOXIDE DETECTOR

FAR CALCULATIONS:

LOT SIZE 15,000 S.F.,  
 ZONING DISTRICT SR2, OLD LOT,  
 MAXIMUM F.A.R. WITH BONUS: 0.33+0.02=0.35  
 MAXIMUM GROSS AREA = 15,000x0.35=5,250 S.F.  
 PROPOSED GROSS AREA:  
 1ST FL = 2160.709 S.F.  
 DETACHED GARAGE = 471.889 S.F.  
 2ND FL = 2160.709 S.F.  
 ATTIC FL = 685.052+716.222 = 1,401.274 S.F.  
 PORTION OF BASEMENT USED AS GARAGE = (20.83 LF/132.25 LF)x1056 S.F.  
 =166.325 S.F.  
 TOTAL PROPOSED GROSS AREA =  
 2160.709 S.F.+471.889 S.F.+2160.709 S.F.+685.052 SF+716.222 S.F.  
 +166.325 S.F. = 6360.906 S.F.  
 PROPOSED F.A.R. = 6,360.906/15,000 = 0.424

LOT COVERAGE CALCULATIONS:

LOT SIZE 15,000 S.F.,  
 ZONING DISTRICT SR2, OLD LOT,  
 MAXIMUM LOT COVERAGE: 0.2x15,000=3,000.0 S.F  
 PROPOSED GROSS AREA:  
 1ST FL = 2255.5 S.F.  
 GARAGE = 471.9 S.F.  
 BREEZE WAY COVERED = 255.61 S.F.  
 TOTAL PROPOSED LOT COVERAGE AREA =  
 2255.5 S.F.+471.9 S.F.+255.61 S.F. = 2983.01 S.F.  
 LOT COVERAGE = 2983.01/15,000x100%=19.9%<20%



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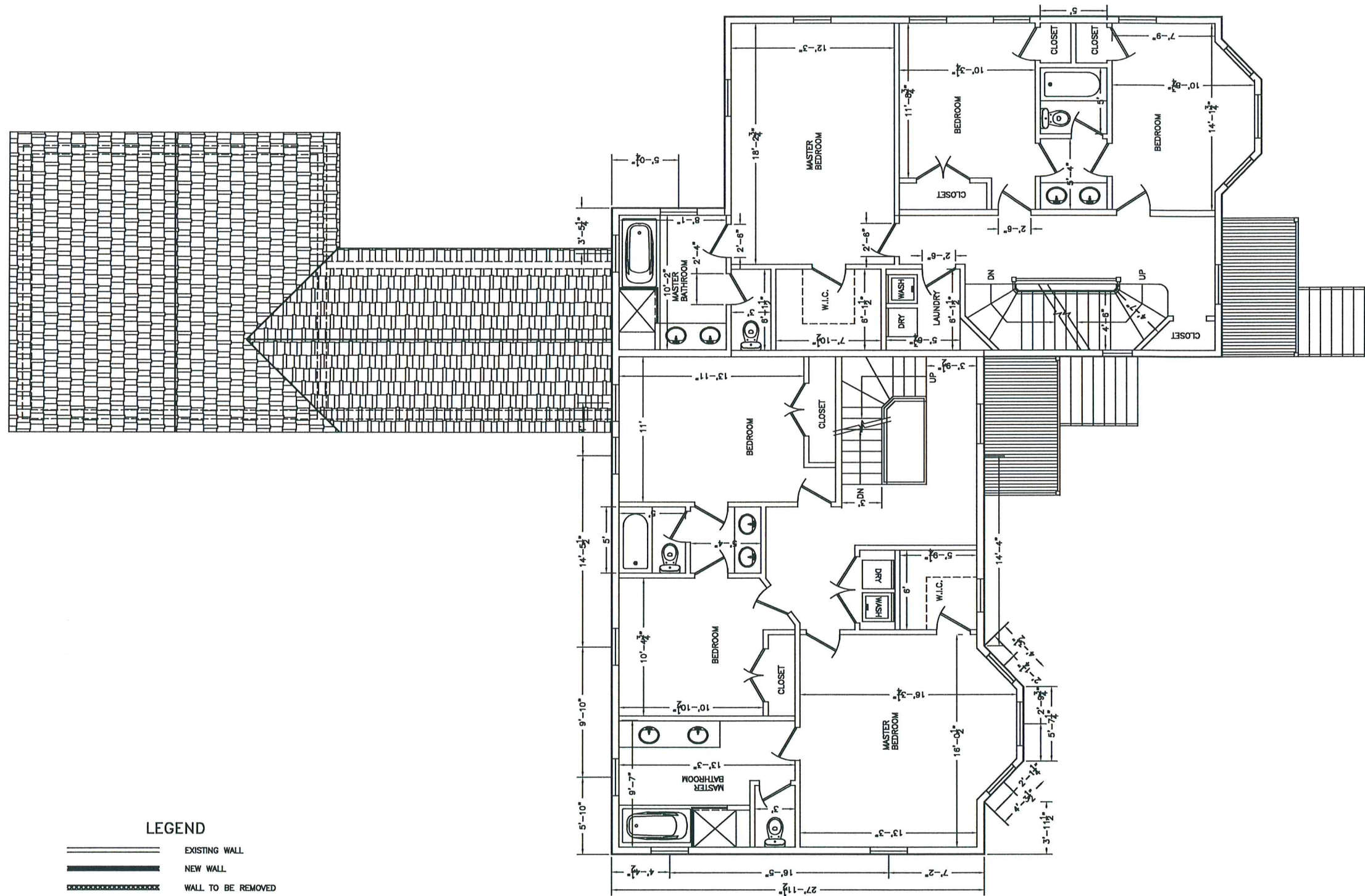
**RECONSTRUCTION AND ADDITION  
 PROPOSED FIRST FLOOR PLAN.**

**182 BEETHOVEN AVENUE  
 NEWTON, MASSACHUSETTS**







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

SCALE: 1/4"=1'

APPROVED: R.A.V.	DESIGNED BY: A.A.	DRAWING No.
DATE: 8/28/14	DRAWN BY: A.A.	A5
	CHECKED BY: R.A.V.	



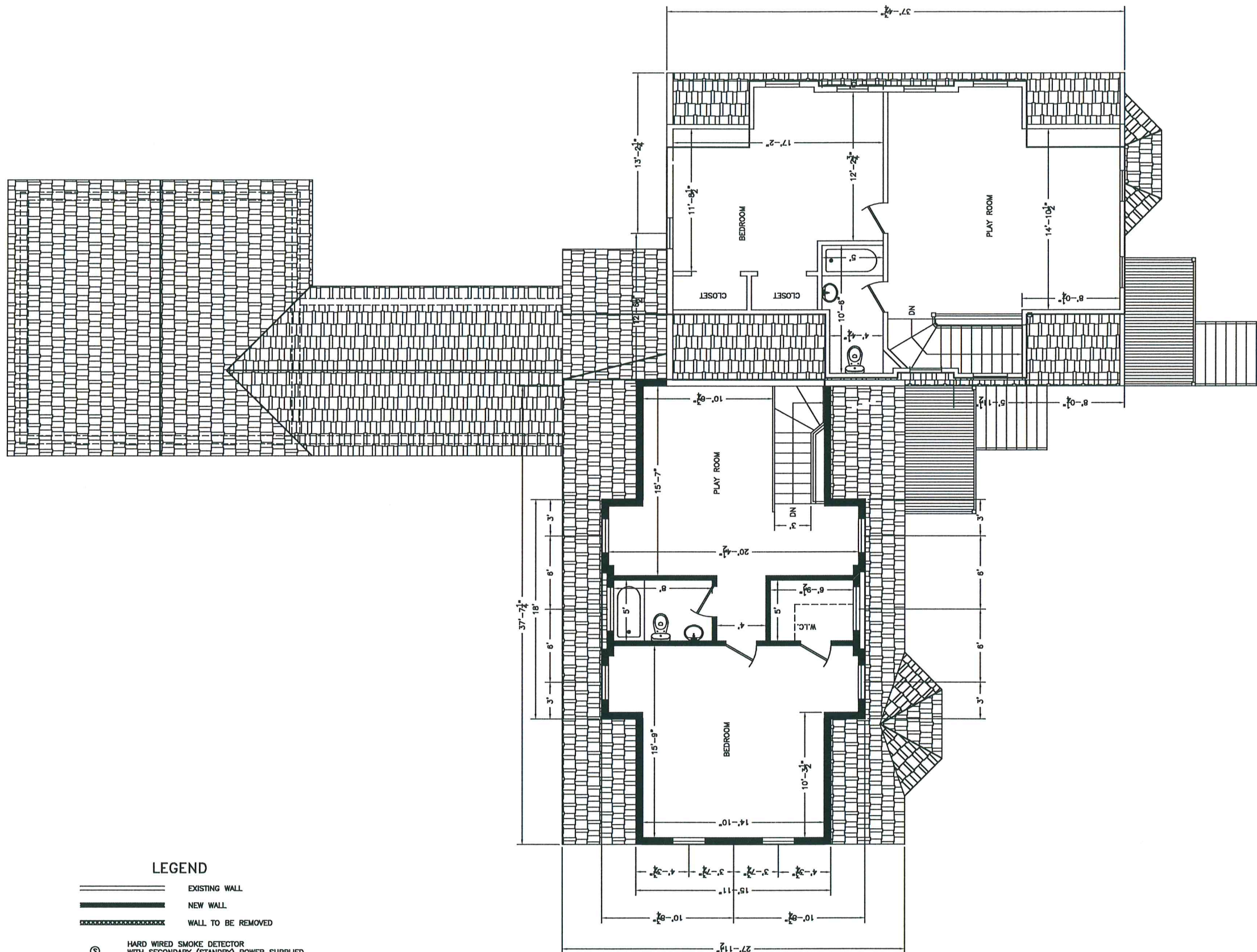
**LEGEND**

-  EXISTING WALL
-  NEW WALL
-  WALL TO BE REMOVED
-  HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
-  FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
-  CARBON MONOXIDE DETECTOR

PROPOSED SECOND FLOOR PLAN



DATE	REVISION
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<b>RECONSTRUCTION AND ADDITION PROPOSED SECOND FLOOR PLAN.</b>	
<b>182 BEETHOVEN AVENUE NEWTON, MASSACHUSETTS</b>	
<b>RAW &amp; Assoc., Inc.</b> 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 448-8200      FAX: (781) 448-8205	
SCALE: 1/4"=1'	
APPROVED: R.A.V.	DESIGNED BY: A.A.
DATE: 8/28/14	CHECKED BY: R.A.V.
DRAWING No. A6	



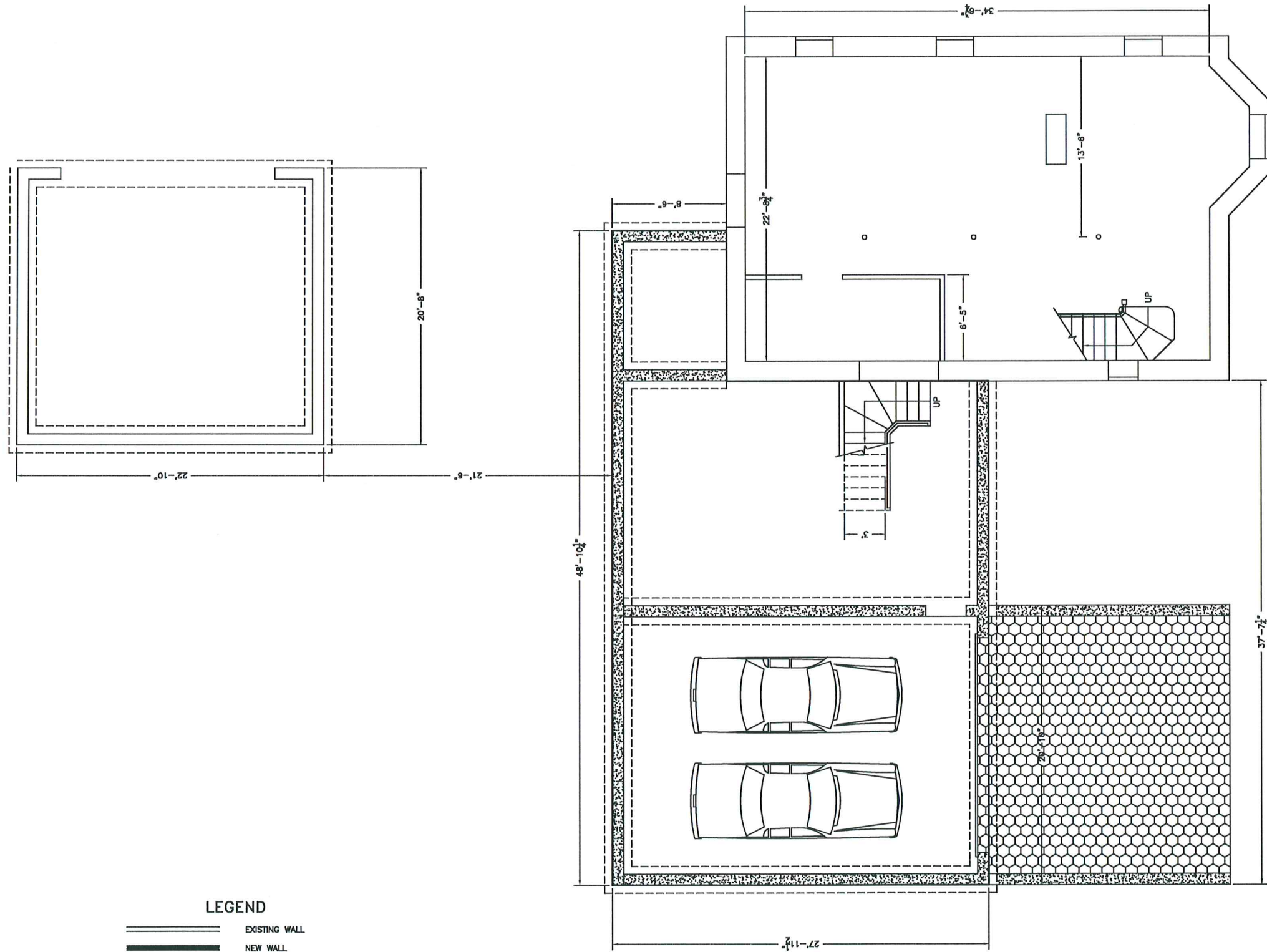
**LEGEND**

- EXISTING WALL
- NEW WALL
- WALL TO BE REMOVED
- HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- CARBON MONOXIDE DETECTOR







**PROPOSED THIRD FLOOR PLAN**



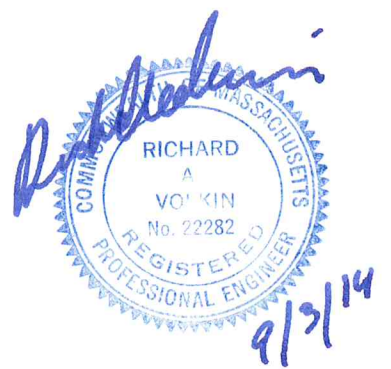
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<b>RECONSTRUCTION AND ADDITION PROPOSED THIRD FLOOR PLAN.</b>	
<b>182 BEETHOVEN AVENUE NEWTON, MASSACHUSETTS</b>	
<b>RAV &amp; Assoc., Inc.</b> 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200      FAX: (781) 449-8205	
SCALE: 1/4"=1'	
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DATE: 8/28/14	DRAWN BY: A.A.
	CHECKED BY: R.A.V.
	DRAWING No. A7



**LEGEND**

-  EXISTING WALL
-  NEW WALL
-  WALL TO BE REMOVED
-  HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
-  FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
-  CARBON MONOXIDE DETECTOR

**PROPOSED BASEMENT PLAN**



DATE	REVISION

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**RECONSTRUCTION AND ADDITION  
PROPOSED BASEMENT PLAN.**

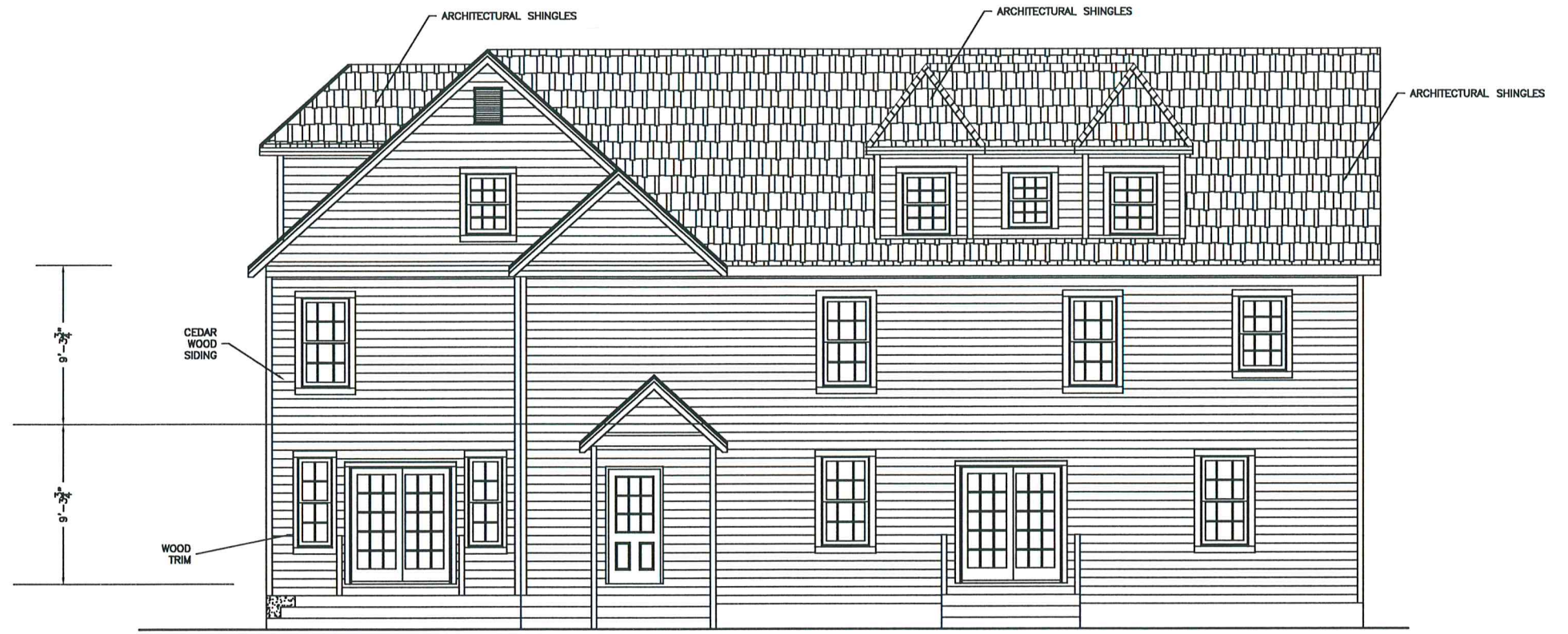
**182 BEETHOVEN AVENUE  
NEWTON, MASSACHUSETTS**

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

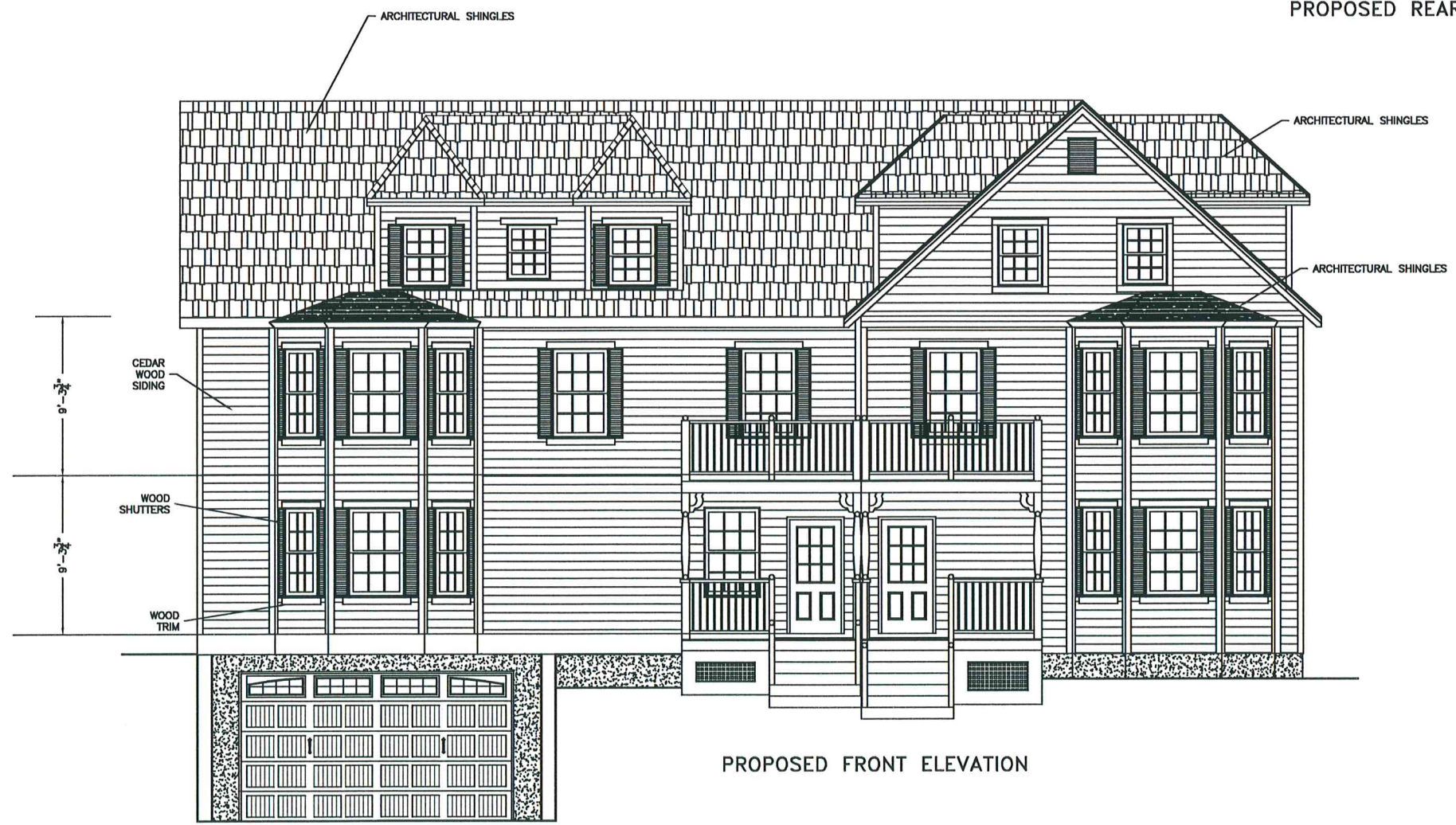
SCALE: 1/4"=1'

APPROVED: R.A.V.	DESIGNED BY: A.A.	DRAWING No.
DATE: 8/28/14	DRAWN BY: A.A.	A8
	CHECKED BY: R.A.V.	

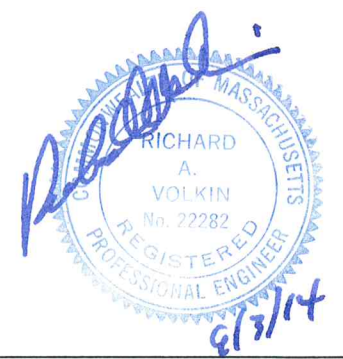




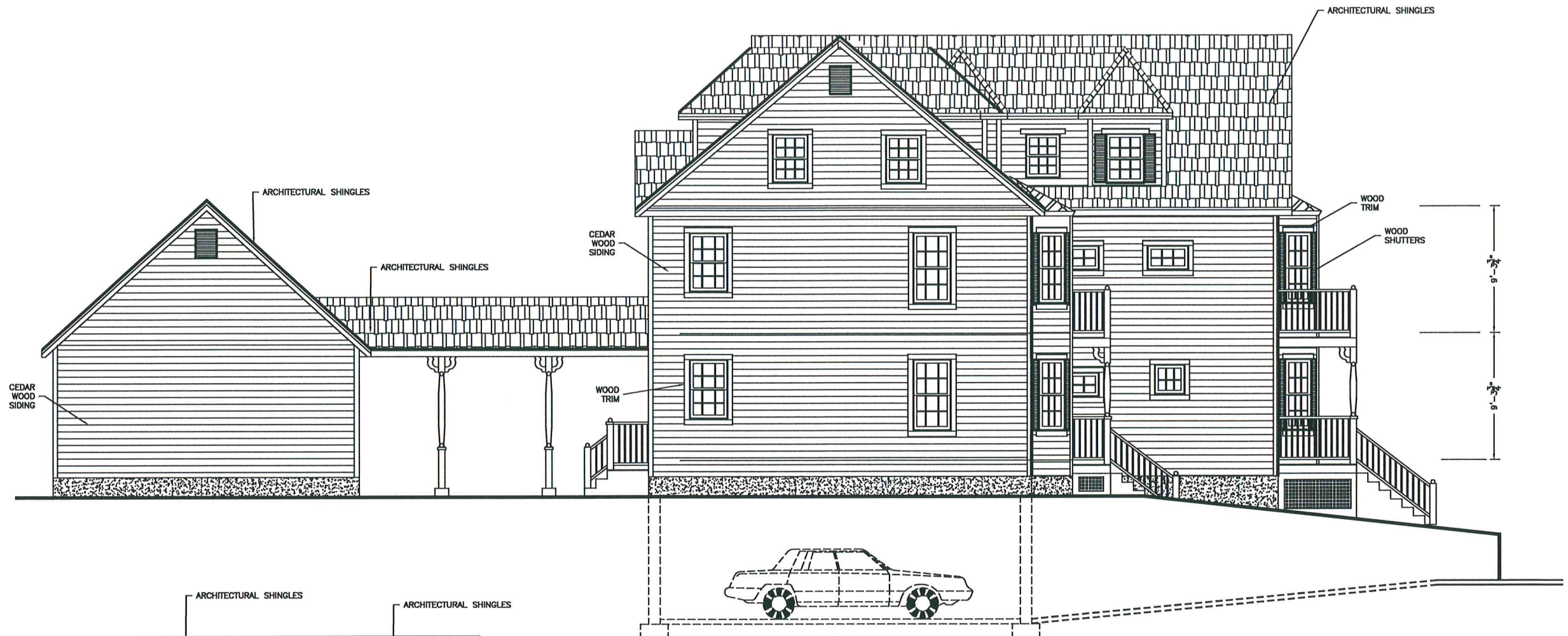
PROPOSED REAR ELEVATION



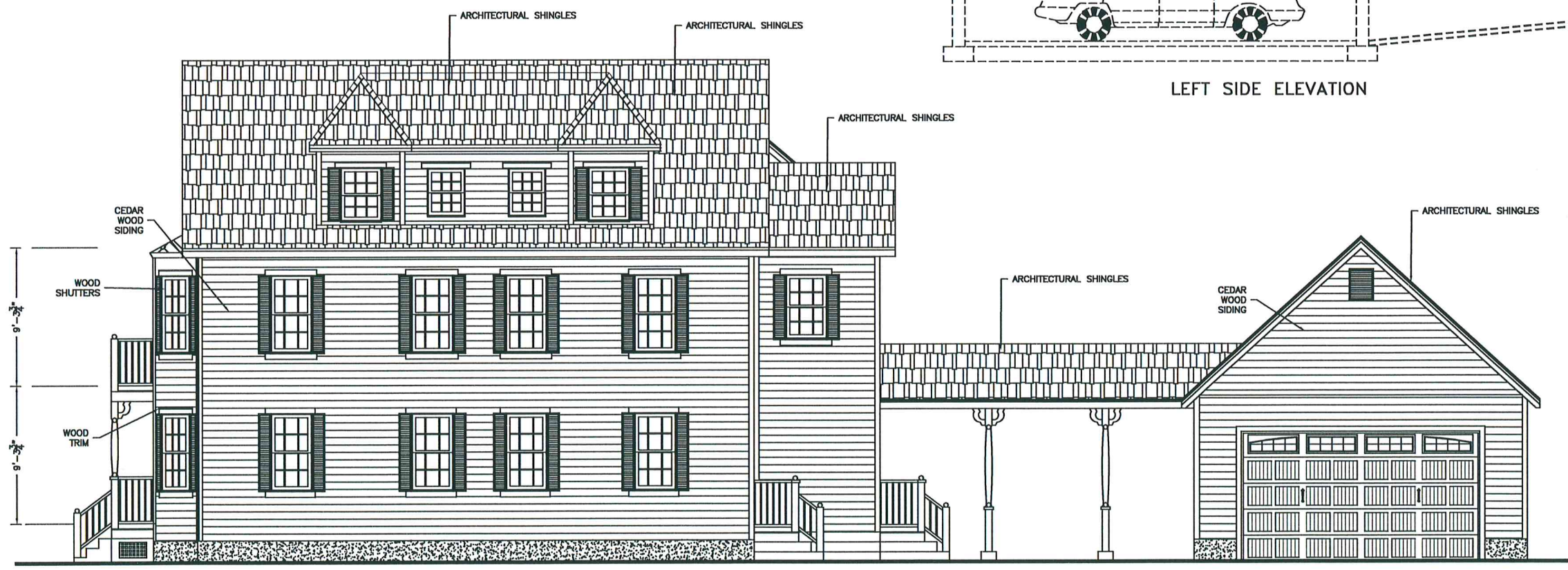
PROPOSED FRONT ELEVATION



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<b>RECONSTRUCTION AND ADDITION PROPOSED FRONT AND REAR ELEVATIONS</b>	
<b>182 BEETHOVEN AVENUE NEWTON, MASSACHUSETTS</b>	
<b>RAV &amp; Assoc., Inc.</b> 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205	
SCALE: 1/4"=1'	
APPROVED: R.A.V.	DESIGNED BY: A.A.
DATE: 8/28/14	CHECKED BY: R.A.V.
DRAWING No. A9	



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



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<b>RECONSTRUCTION AND ADDITION</b> <b>PROPOSED LEFT AND RIGHT SIDE ELEVATIONS</b> <b>182 BEETHOVEN AVENUE</b> <b>NEWTON, MASSACHUSETTS</b>	
<b>RAV &amp; Assoc., Inc.</b> 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200      FAX: (781) 449-8205	
SCALE: 1/4"=1'	
APPROVED: R.A.V.	DESIGNED BY: A.A.
DATE: 8/28/14	DRAWN BY: A.A.
	CHECKED BY: R.A.V.
	DRAWING No. A10

No. 193-195 WINSLOW ROAD  
NF  
KENNETH R. HUANG  
ANNIE W. HUANG  
BK 30884; PG 181

No. 198-201 WINSLOW ROAD  
NF  
KAREN L. POLEY  
BK 60043; PG 815

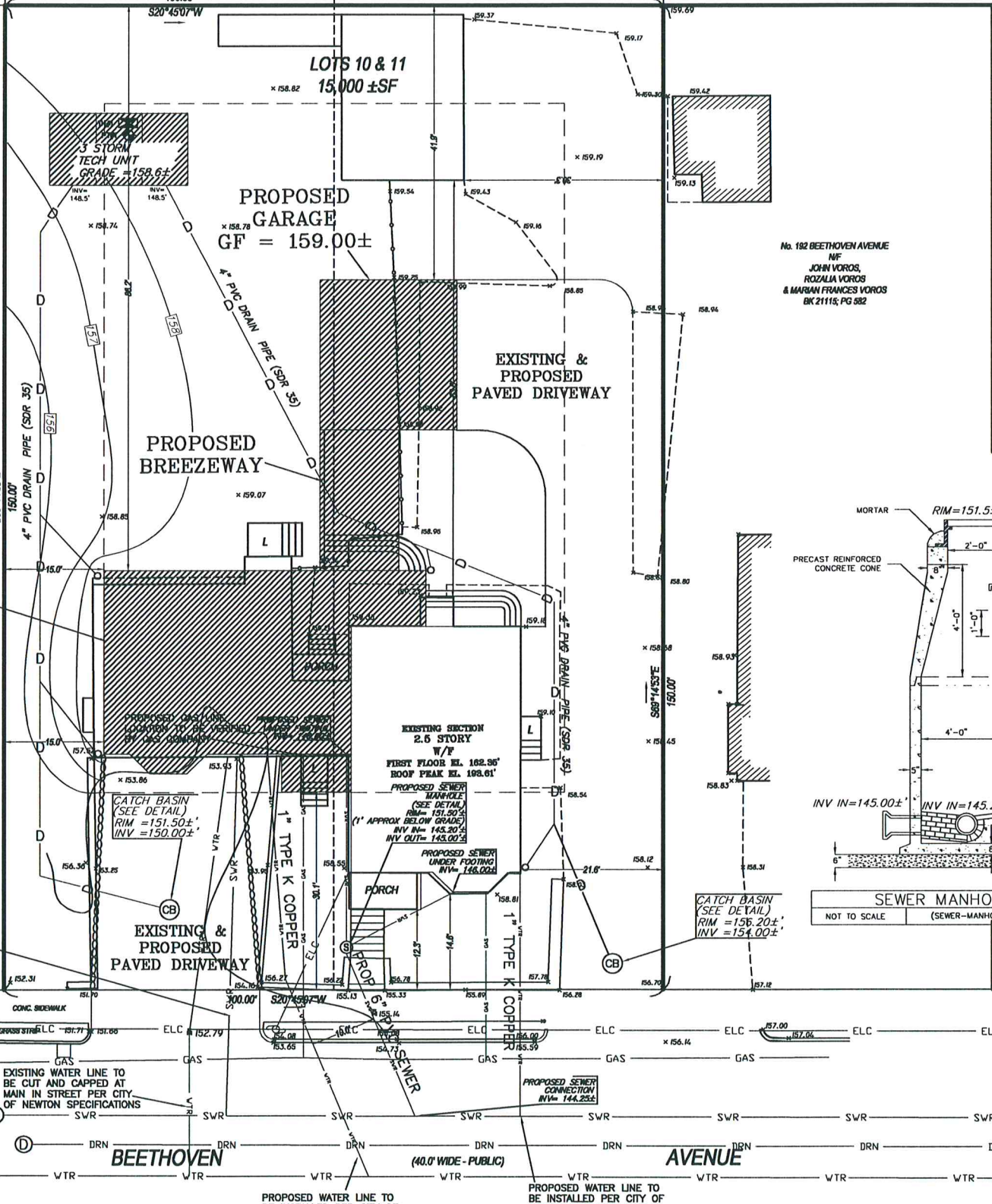
No. 203 WINSLOW ROAD  
NF  
ARKO INVESTMENT LLC  
BK 61852; PG 27

No. 207 WINSLOW ROAD  
NF  
WILLIAM SZATHMARY  
ELLEN H. SZATHMARY  
C. 240785

No. 182 BEETHOVEN AVENUE  
NF  
JOHN VOROS,  
ROZALIA VOROS  
& MARIAN FRANCES VOROS  
BK 21115; PG 382

No. 178 BEETHOVEN AVENUE  
NF  
JEAN L. GUTTMAN  
BK 22148; PG 281

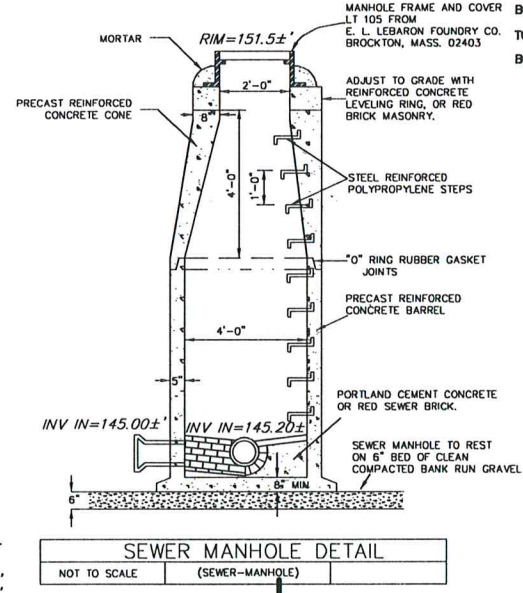
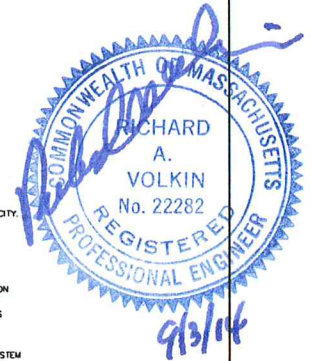
#182  
PROPOSED 2.5  
STORY MULTI  
FAMILY DWELLING  
FFL = 162.35±  
GF = 152.00±



LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- TREE
- LIGHT POLE
- SIGN
- TO BE REMOVED
- TO BE ABANDONED
- DEEP TEST HOLE
- PERCOLATION TEST
- SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- DRAIN LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- FENCE
- STONEMASS
- HEDGE
- TREE LINE
- CLEAN OUT
- TOP OF WALL
- BOTTOM OF WALL
- TOP OF CURB
- BOTTOM OF CURB

- NOTES
- ELEVATIONS REFER TO CITY OF NEWTON DATUM.
  - THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
  - MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 1-888-384-7233 IN ORDER TO COMPLY WITH STATE LAW.
  - ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS, LATEST EDITION, PREPARED AND ISSUED BY THE NEWTON ENGINEERING DEPARTMENT. COPIES MAY BE OBTAINED AT THE OFFICE OF THE CITY ENGINEER. REFER TO NOTE 28 FOR DETAILS.
  - PROPOSED SEWER PIPE SHALL BE 6" PVC SDR 35.
  - PROPOSED WATER SERVICE SHALL BE 1" TYPE K COPPER.
  - THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND DECEMBER, 12, 2013.
  - ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
  - NO EXCAVATION SHALL BE MADE BY THE CONTRACTOR IN ANY PUBLIC WAY OR UTILITY EASEMENT UNLESS AT LEAST FORTY-EIGHT (48) HOURS, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS, BEFORE THE PROPOSED EXCAVATION IS TO BE MADE. HE HAS SUBMITTED, BY REGISTERED MAIL, WRITTEN NOTICE OF THE PROPOSED EXCAVATION TO THE FOLLOWING:
    - SUCH PUBLIC UTILITY COMPANIES AS SUPPLY GAS, ELECTRICITY, AND TELEPHONE SERVICE IN THE CITY.
    - SUCH PRIVATE COMPANIES AS PROVIDE CABLE TELEVISION SERVICE IN THE CITY.
    - CITY OF NEWTON WATER & SEWER DEPARTMENT.
  - THE CONTRACTOR SHALL PROVIDE CITY OF NEWTON POLICE OFFICERS FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER.
  - NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF NEWTON PUBLIC WORKS DEPARTMENT.
  - ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED WITH 1.5 INCH DEPTH OF BITUMINOUS CONCRETE, LAD HOT AND MAINTAINED UNTIL THE PATCHING IS INSTALLED.
  - WARNING SIGNS SHALL CONFORM TO PAGE 12 OF THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.
  - ALL TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL MUST BE EXCAVATED AND REMOVED BELOW THE LEACHING SYSTEM AND TO A DISTANCE 5' LATERALLY IN ALL DIRECTIONS BEYOND THE SIDES OF THE GALLEYS, BACKFILL AS REQUIRED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
  - IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, RAV & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
  - IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
  - THE ROOF RUNOFF FROM THE ROOF SURFACES SHALL BE COLLECTED BY GUTTERS AND DIRECTED TO THE STORM WATER DRAINAGE SYSTEM.
  - PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, AN AS-BUILT PLAN SHOULD BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND HARD COPY. THE PLAN SHOULD SHOW ALL UTILITIES AND FINAL GRADES, RES TO ALL GATES, VALVES, CLEAN-OUTS, CONNECTION POINTS AT MAINS, STRUCTURE ACCESS/MAINTENANCE COVERS, ANY EASEMENTS AND FINAL GRADING.
  - THE APPLICANT WILL HAVE TO APPLY FOR A STREET OPENING & UTILITIES CONNECTION PERMITS AS WELL AS A SIDEWALK CROSSING PERMIT AND TRENCH PERMIT WITH THE DPW.
  - THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS. RAV & ASSOCIATES, INC. WILL NOT PROVIDE AS-BUILT CERTIFICATION TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
  - ANY PROPOSED PVC PIPES UNDER PAVING OR CONCRETE WITH LESS THAN 30" OF COVER MUST BE ENCASED IN CONCRETE. (SEE PAGE 21, CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.)
  - THE EXISTING WATER & SEWER SERVICES SHALL BE CUT AND CAPPED AT THE MAIN AND BE COMPLETELY REMOVED FROM THE SITE, REPLACED AS SPECIFIED AND PROPERLY BACKFILLED. THE ENGINEERING DIVISION MUST INSPECT THIS WORK; FAILURE TO HAVE THIS WORK INSPECTED MAY RESULT IN THE DELAY OF ISSUANCE OF THE UTILITY CONNECTION PERMIT.
  - THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE SYSTEM, WATER & SEWER SERVICES INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY THEN BE BACKFILLED.
  - THE EXISTING CONTOURS OF THE LAND ARE NOT TO BE ALTERED BY MORE THAN FOUR (4) FEET AS A RESULT OF THE PLACING OF OR REMOVAL OF SOIL, LOAM, CLAY, GRAVEL, OR STONE, OR OTHER SOLID MATERIAL WITHOUT THE CONSTRUCTION OF DESIGNED RETAINING WALLS THAT CONFORM WITH THE CITY OF NEWTON ZONING REQUIREMENTS.
  - IF A CERTIFICATE OF OCCUPANCY IS REQUESTED PRIOR TO ALL SITE WORK BEING COMPLETED, THE APPLICANT WILL BE REQUIRED TO POST A CERTIFIED BANK CHECK IN THE AMOUNT TO COVER THE REMAINING WORK. THE CITY ENGINEER SHALL DETERMINE THE VALUE OF THE UNCOMPLETED WORK.
  - NO WORK IS ALLOWED WITHIN A CITY OF NEWTON RIGHT-OF-WAY BETWEEN NOVEMBER 15TH AND APRIL 15TH, IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, APPLICANT MAY REQUEST PERMISSION FROM THE CITY ENGINEER. IF ALLOWED, SPECIAL CONSTRUCTION REQUIREMENTS WILL BE REQUIRED, AND AS SUCH IT IS RECOMMENDED THAT THE APPLICANT OR APPLICANT'S REPRESENTATIVE CONTACT THE CITY OF NEWTON ENGINEERING DEPARTMENT PRIOR TO START OF WORK FOR CLARIFICATION.
  - AT THE END OF CONSTRUCTION, ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS.
  - DURING CONSTRUCTION, THE EROSION CONTROL MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/2" OF RAINFALL. THE EROSION CONTROL MEASURES SHALL BE CLEANED REGULARLY TO REMAIN EFFECTIVE TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.
  - WITH EXCEPTION OF GAS UTILITY SERVICES, ALL UTILITY TRENCHES WITHIN ANY CITY OF NEWTON RIGHT-OF-WAY WILL BE BACKFILLED WITH TYPE II (EXCAVATABLE) CONTROLLED DENSITY FILL, AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING SPECIFICATIONS.
  - ALL CONSTRUCTION ACTIVITIES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY MUST FULLY COMPLY WITH ALL OF CITY OF NEWTON CONSTRUCTION SPECIFICATIONS AS WELL AS 321 CMR 21.00 AND 22.00.
  - THE NEW SEWER SERVICE LINE MUST BE PRESSURE TESTED PRIOR TO USE. THE RESULT OF THE TEST MUST BE PROVIDED TO THE ENGINEERING DIVISION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE SYSTEM INSPECTED. THE SYSTEM MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM MAY THEN BE CONSTRUCTED.
  - ALL SILTATION CONTROL NEEDS TO BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER'S OFFICE FOR APPROVAL PRIOR TO COMMENCEMENT.
  - ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MGL CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. A TRENCH EXCAVATION PERMIT IS REQUIRED. THIS APPLIES



ZONING LEGEND

ZONING DISTRICT: SINGLE RESIDENCE 2 (LOT CREATED PRIOR TO 12/07/1953)

	REQUIRED	PROPOSED	COMPLIANCE
MIN. AREA	10,000 S.F.	15,000 S.F.	YES
MIN. FRONTAGE	80'	100'	EXISTING NON CONFORMING
MIN. YARD FRONT	30'	30.1'	YES
SIDE	15'	15'	YES
REAR	15'	41.9'	YES
MAX. LOT COV.	20%	19.3%	YES
MIN. OPEN SPACE	50%	61.9%	YES
MAX. BLDG. HEIGHT	36'	35.00±	YES
MAX. STORIES	2.5	2.5	YES

DEPTH	HORIZON	TEXTURE	COLOR	MOTTLING	OTHER
0" - 6"	A	L	5 YR 4/4	NONE	NONE
6" - 12"	B	S	5 YR 4/3	NONE	NONE
12" - 120"	C1	S	5 YR 3/4	NONE	STONES COBBLES

DEEP OBSERVATION HOLE LOG  
GENERAL SOIL CONDITIONS FOR THE AREA PERFORMED AT 182 BEETHOVEN AVE BY RAV & ASSOCIATES, INC.  
HOLE NUMBER: TP - 1 DATED: 08/26/14  
GENERAL SITE CONDITIONS:  
GRASS AND TREES.

PERCOLATION TEST HOLE PT - 1  
TEST HOLE AT 2.5'  
PERCOLATION RATE AT 2 MIN/INCH  
TEST PIT WITNESSED BY NATASHA BHAN (CITY OF NEWTON)

REVISION

DATE	REVISION

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**SITE PLAN**

182 BEETHOVEN AVE.,  
NEWTON, MASSACHUSETTS

**RAV & Assoc., Inc.**  
P.O. BOX 359  
CANTON, MASSACHUSETTS 02021  
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1" = 10'

APPROVED: RAV	DESIGNED BY: E.S.	DRAWING No.
DATE: 08/27/14	DRAWN BY: E.S.	S-1001
	CHECKED BY: R.A.V.	