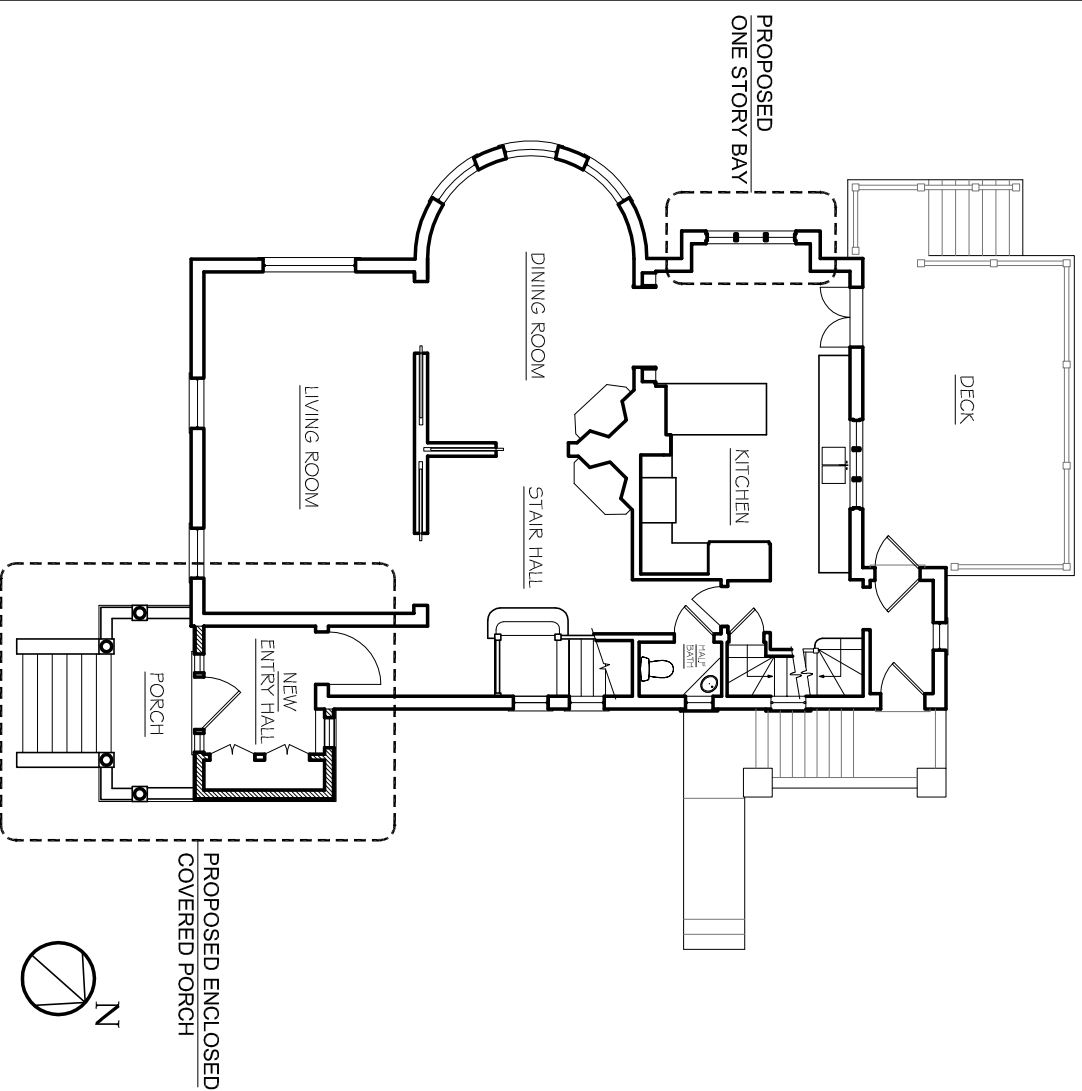


- 1: All new framing shall conform to The Massachusetts State Building Code.
- 2: All construction work, Architectural, Structural, Mechanical, Electrical, etc., shall conform to the Massachusetts State Codes and any other applicable Codes and Regulations. All finish materials must meet all applicable fire, life safety and building codes.
- 3: The contractor shall verify all dimensions in the field.
- 4: If any work shown is unclear or ambiguous, contact the Architect for clarification before proceeding with that portion of the work.
- 5: Contractor shall secure all permits, approvals and inspections required for construction.
- 6: All dimensions are from face of framing to face of framing, unless noted otherwise.

GENERAL NOTES



FIRST FLOOR PLAN, PROJECT LOCATOR

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

OWNER:
Russell and Tracy Richmond
36 Billings Park
Newton, MA 02458

CONTRACTOR:
Jacob Handelman
124 Cordaville Rd
Ashland, MA 01721

ARCHITECT:
Bruce Miller
46 Waltham Street
suite 215
Boston, MA 02118
617-338-3933

STRUCTURAL ENGINEER:
Daniel Webb
Webb Structural Services, Inc
670 Main Street
Reading, MA 01867
781-779-1330

PROJECT DIRECTORY

AREA CALCULATIONS

Project in Zone R-2 (Residential 2)
Allowable FAR = .37
Lot size: 11,080 sq/ft
Allowable Gross Floor Area = 4,099.6sq/ft

Existing Gross Floor Area
Based on Newton's zoning bylaw and site measurements

1st Floor	1,453 sq/ft
2nd Floor	1,459 sq/ft
3rd Floor	754 sq/ft
Basement	1,134 sq/ft (4' above grade calculation)
Total	4,800 sq/ft

Proposed Added Area: 120 sq/ft

BRUCE MILLER
ARCHITECTURE + INTERIORS

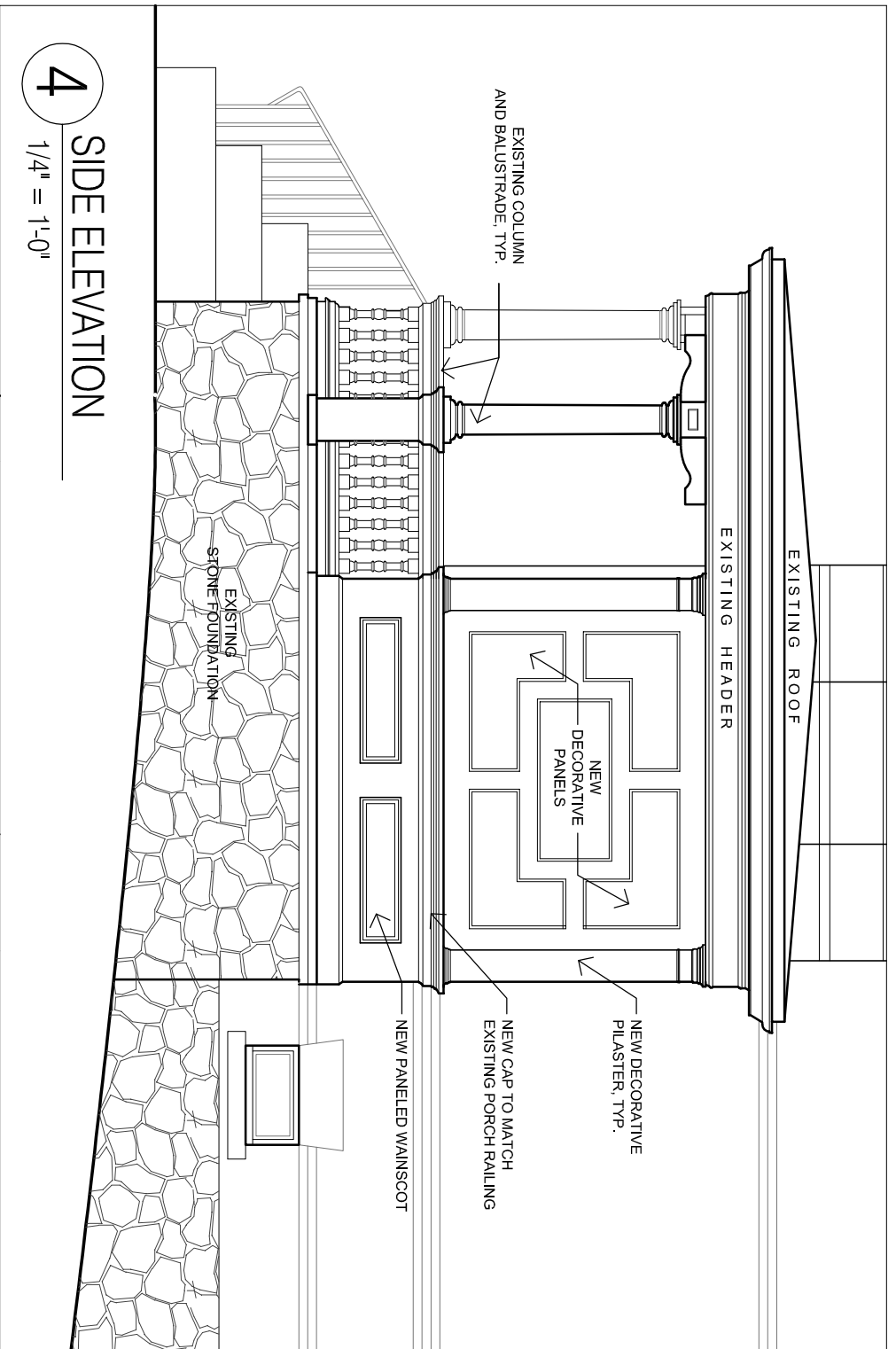
46 WALTHAM STREET #215
BOSTON, MA 02118
617.338.3933

RICHMOND RESIDENCE
BUILT OUT ENTRY PORCH
36 BILLINGS PARK
NEWTON, MASSACHUSETTS

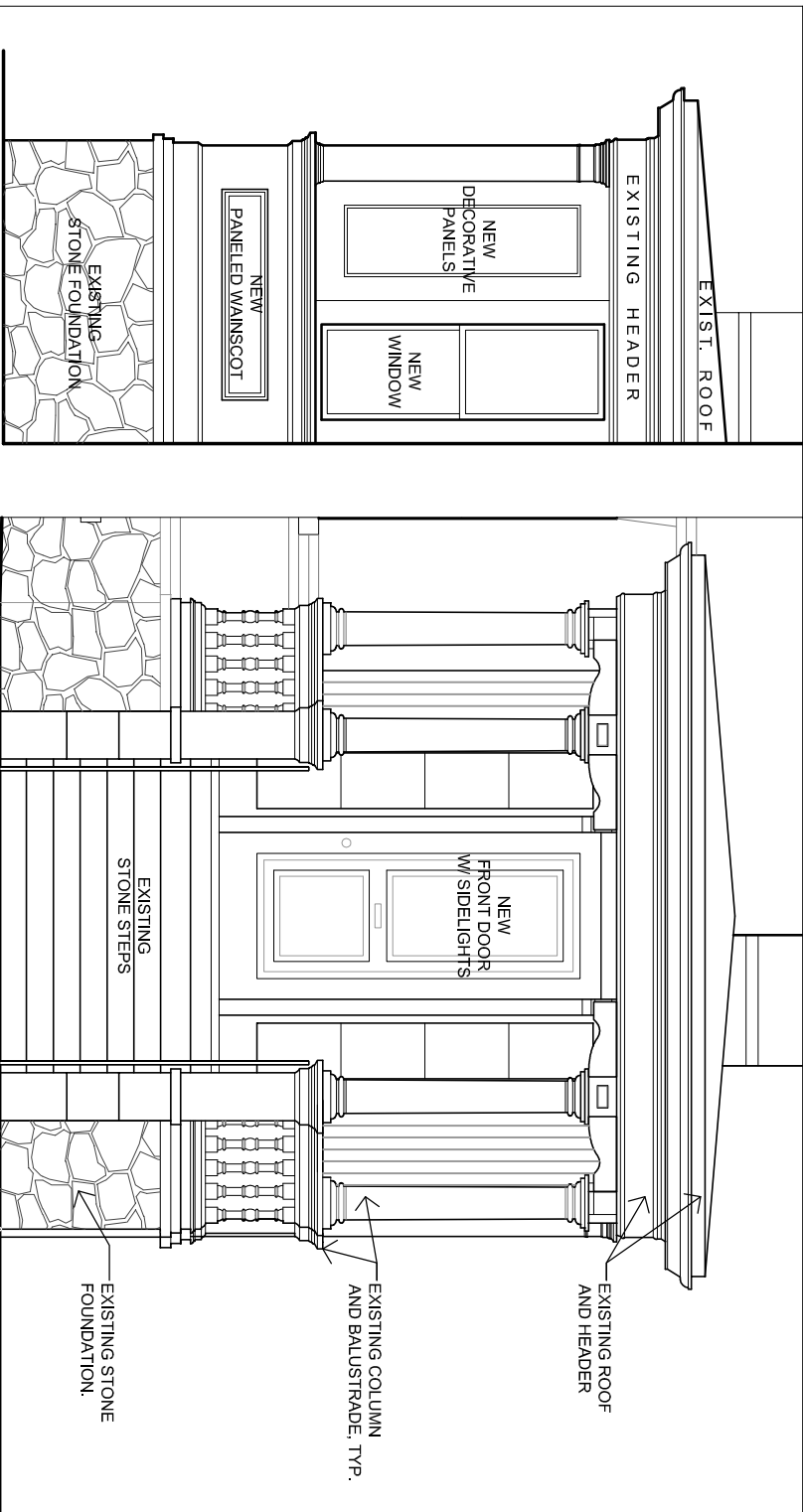
PRELIMINARY
PERMIT SET

DATE: 4-2-14

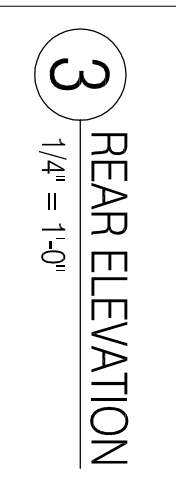
A-1



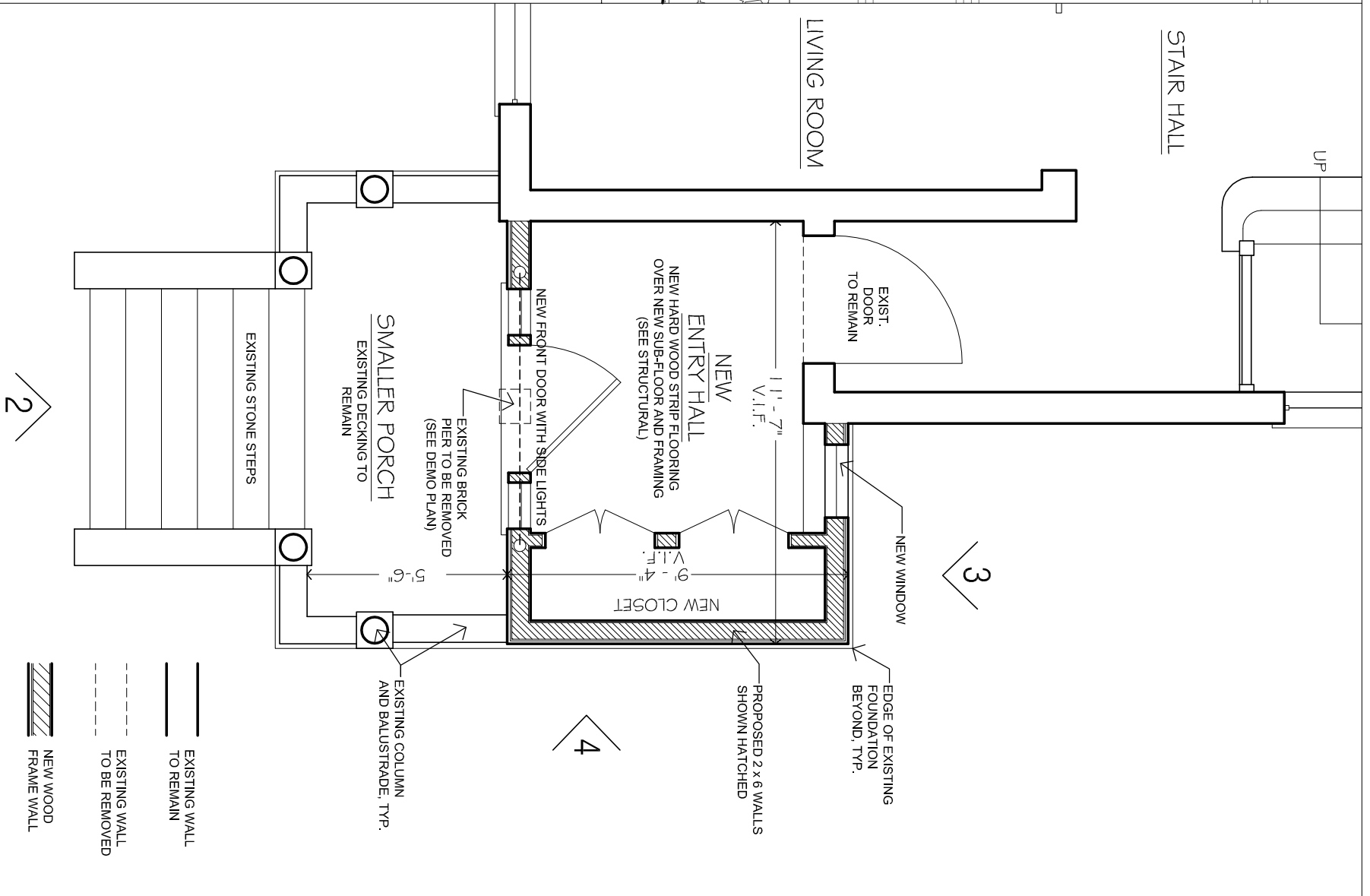
4 SIDE ELEVATION
1/4" = 1'-0"






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



3 REAR ELEVATION
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE REMOVED
-  NEW WOOD FRAME WALL

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ARCHITECTURE + INTERIORS
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BOSTON, MA 02118
617.338.3933

RICHMOND RESIDENCE
BUILT OUT ENTRY PORCH
36 BILLINGS PARK
NEWTON, MASSACHUSETTS

PRELIMINARY PERMIT SET

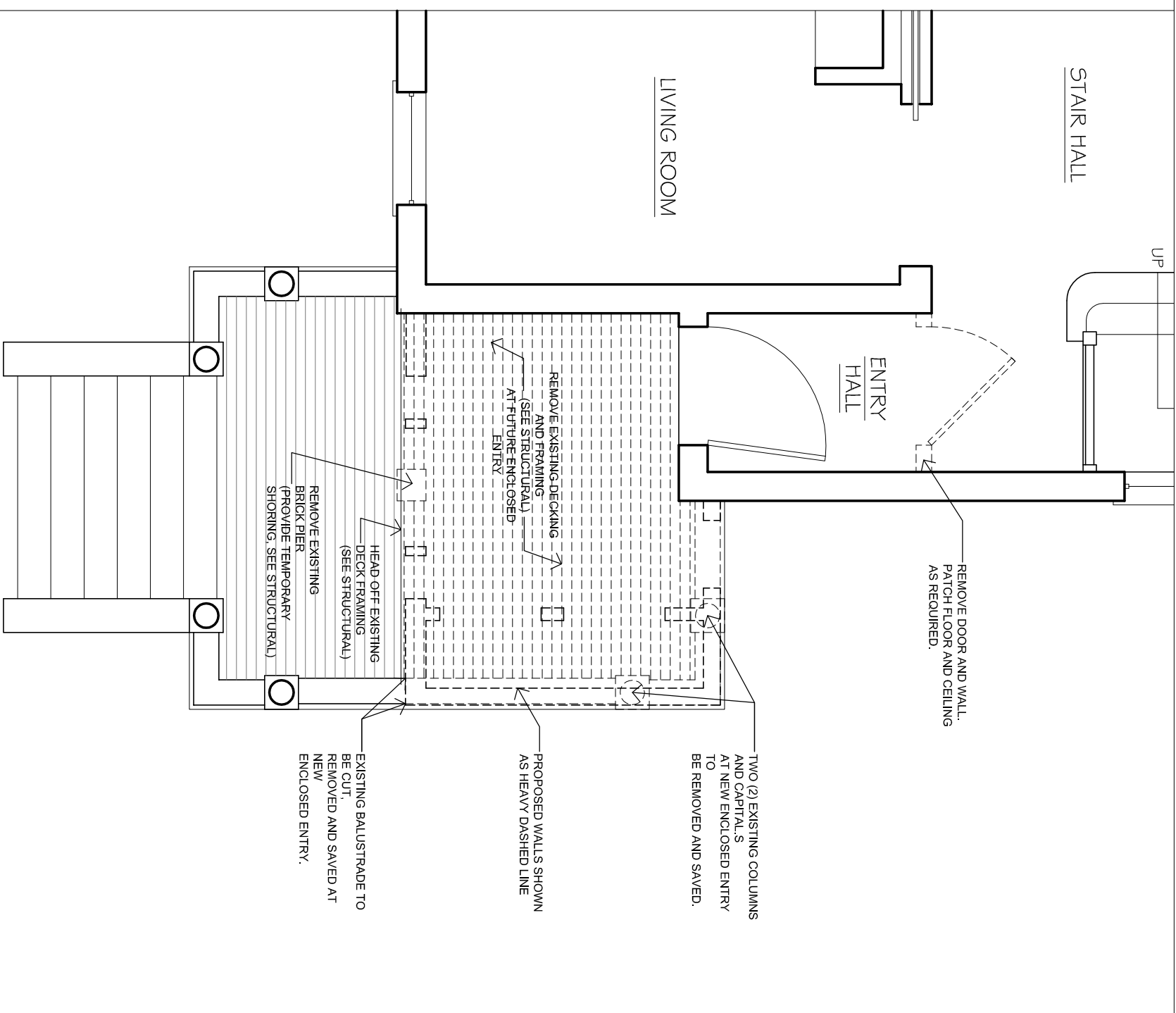
DATE: 4-2-14

A-2

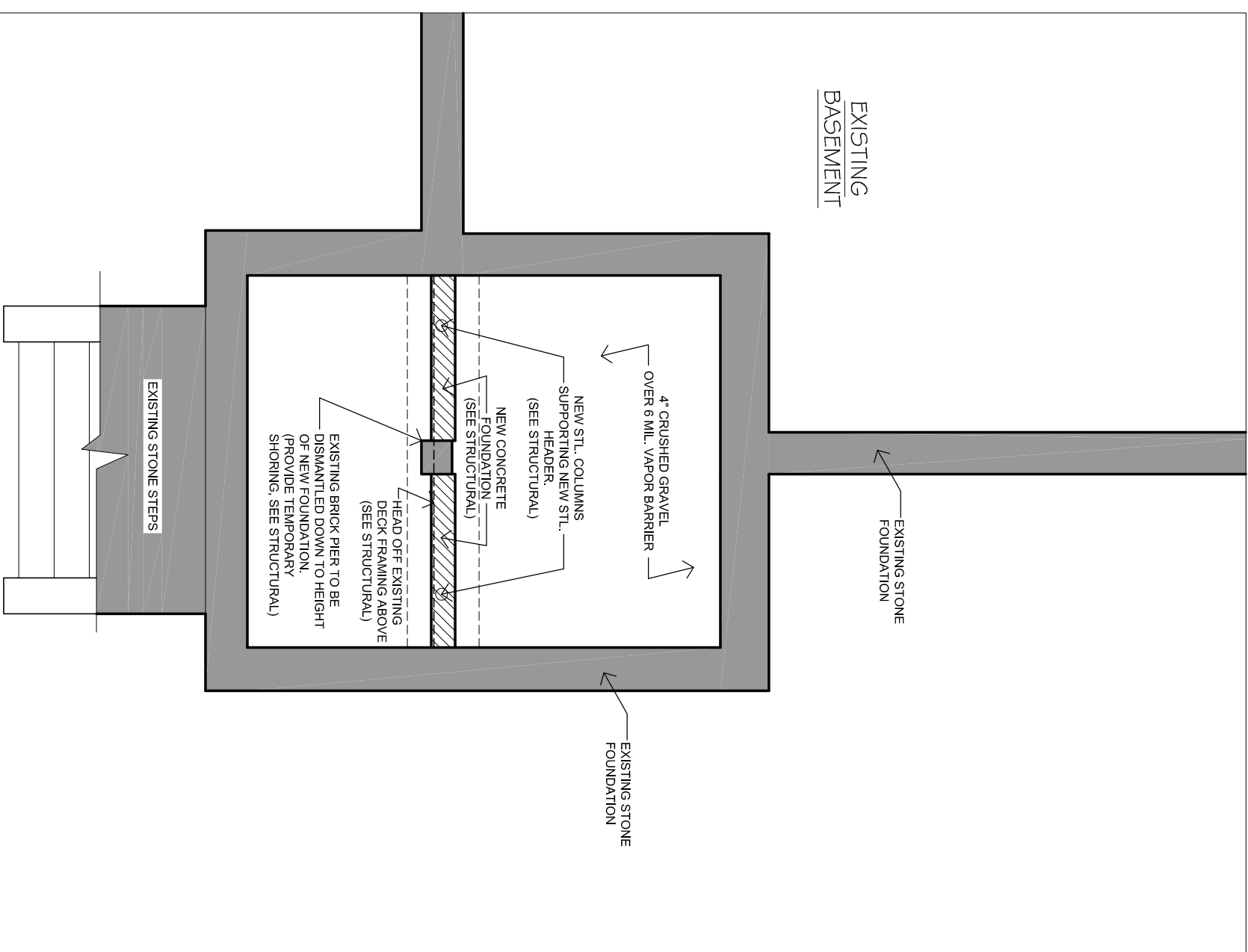
RICHMOND RESIDENCE
BUILT OUT ENTRY PORCH
 36 BILLINGS PARK
 NEWTON, MASSACHUSETTS

PRELIMINARY
PERMIT SET
 DATE: 4-2-14

A-3



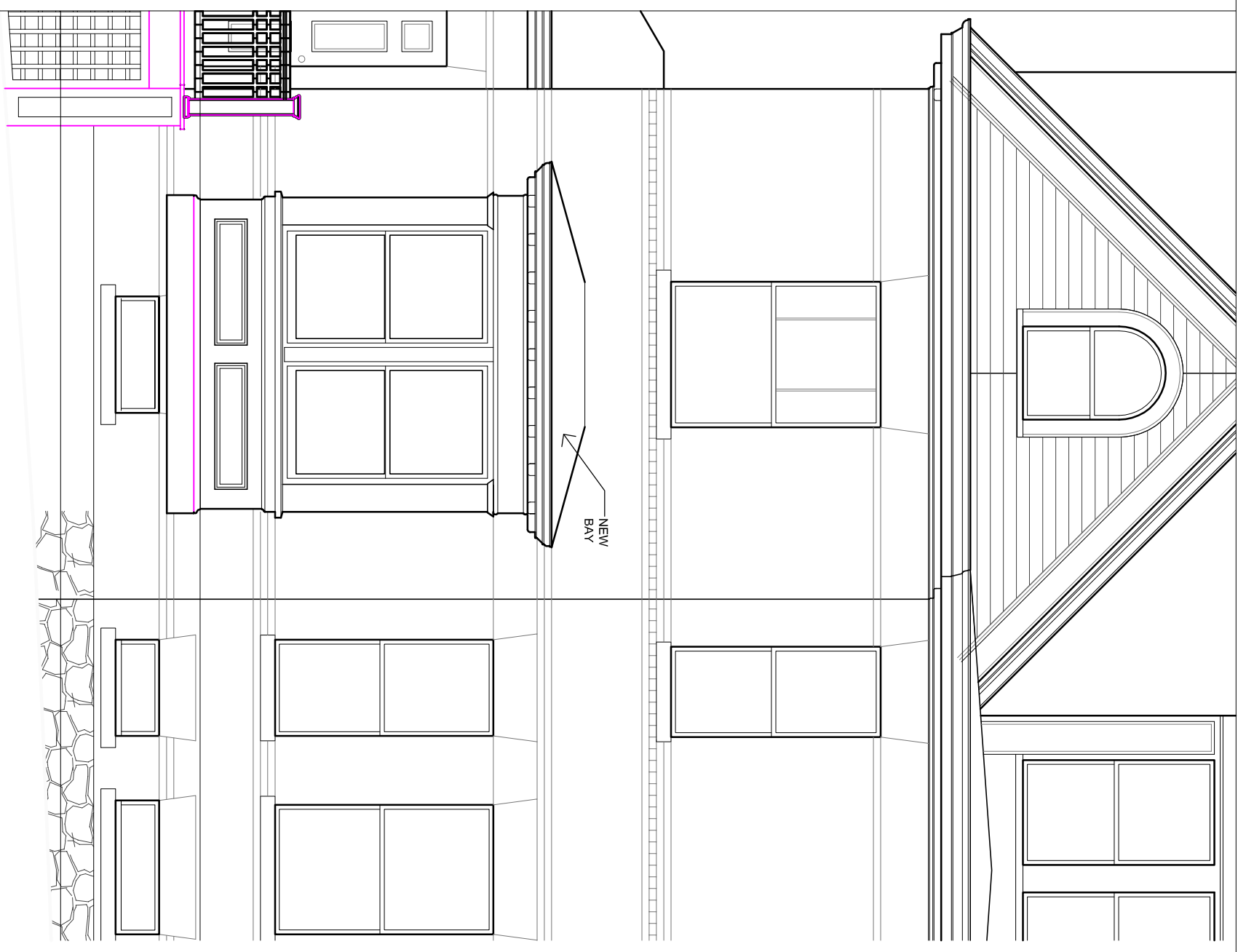
1 DEMOLITION PLAN
 1/4" = 1'-0"



2 FOUNDATION PLAN
 1/4" = 1'-0"

BRUCE MILLER
ARCHITECTURE + INTERIORS
46 WALTHAM STREET #215
BOSTON, MA 02118
617.338.3933

RICHMOND RESIDENCE
BUILT OUT ENTRY PORCH
36 BILLINGS PARK
NEWTON, MASSACHUSETTS



1 ELEVATION: PROPOSED BAY
1/4" = 1'-0"

PRELIMINARY
PERMIT SET

DATE: 4-2-14

A-4