

Alterations and Addition to Shemesh Residence

360 Ward Street

Newton

Alterations and Addition to
Shemesh Residence
360 Ward Street
Newton

NEH•KOO•DAH

ARCHITECTURAL LEGEND

- Existing Wall
- Wall to be Demolished
- New Wall
- Existing Door
- Door to be Removed
- New Door
- Existing Window
- Window to be removed
- New Window

DRAWING SYMBOL LEGEND

- Elevation Marker
- Section Marker
- Partial Section Marker
- Detail Reference Marker
- Detail Box
- Revision Marker
- Centerline Marker
- Elevation Benchmark Marker

LIFE SAFETY LEGEND

- Fire Department Beacon
- Audible Notification Device
- Audio-Visual Notification Device
- Visual Notification Device
- Carbon Monoxide Detector
- Smoke Detector
- Manual Alarm Station
- Emergency Light
- Exit Sign
- Fire Alarm Control Panel

ELECTRICAL POWER LEGEND

- Wall Duplex (X = Circuit Number where shown)
- Wall Quadplex
- Floor Simplex
- Floor Duplex
- Floor Quadplex
- Ceiling Duplex
- Ceiling Quadplex
- 220v Outlet
- Junction Box

COMMUNICATIONS LEGEND

- Telephone
- Data
- Data/Voice
- TV/Cable
- Security
- Speaker
- Paging
- Clock
- Nurse
- Pushbutton
- Bell/Buzzer
- Bell Transformer
- Chime
- Electric Door Opener

Climatic and Geographic Design Criteria

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage from			Winter Design Temperature	Ice Barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temperature
	Speed (MPH)	Topographic Effects		Weathering	Frost Line Depth	Termite					
See Table R301.2(5) PSF	See Table R301.2(4) MPH	No	Applies to townhouses three stories or less, see Figure R301.2(2) or 780 CMR Table 1604.11	Severe	48 inches	See Figure 301.2(6)	Dry bulb	Applicable to roofing, see Subsection R905.2.7.1	See Section 322.0 and local flood maps.	Applicable to shallow foundations, see Table R403.3(2)	See: www.ned.noaa.gov/fps.html

Contacts	
Owner	Builder
Sasson and Sabrina Shemesh	Builder
360 Ward Street	Address
Newton, Massachusetts 02459	Brighton, Massachusetts 02135
v (617) 512-5086	v (617) 000 6000
Contact: Mr. Sasson Shemesh	Contact: Mr. Contact
sshemesh@tnh.com	e-mail
Architect	Survey Engineer
Neh•Koo•Dah	Peter Nolan
2001 Beacon Street #210A	697 Cambridge Street Suite 103
Boston, Massachusetts 02135	Brighton, Massachusetts 02135
(617) 285-1985	v (617) 782-1533
Contact: Mr. Bernie Ber	Contact: Mr. Peter Nolan
bber@nehkoodah.com	pnoan@pnasurveyors.com
Consultant 2	Consultant 3
Consultant	Consultant
Address	Address
Town, Massachusetts Zip	Town, Massachusetts Zip
v (617) 000 6000	v (617) 000 6000
Contact: Mr. Contact	Contact: Mr. Contact
e-mail	e-mail

Zoning Review				
Applicable Zoning Code:	Chapter 30: Zoning Ordinance			
Zoning District:	SR2			
Zoning Overlay District:	NA			
Lot Created Before/After 12/7/1953				
Year Built	1926			
	Existing	Required/Allowed	Proposed	Relief Requested
Land Use:	Residential	Residential	No Change (NC)	None
Lot Area (min):	3,220 SF	10,000 SF	NC	TBD
Lot Area per Unit (min):	3,220 SF	15,000 SF	NC	None
Lot Coverage (max):	32.33%	30.00%	40.59%	Special Permit
Lot Frontage:	40.00 FT	80.00 FT	NC	TBD
Open Space (min):	38.11%	50.00%	34.66%	Special Permit
Principal Building Setbacks - Front (min):	9.42 FT	25.00 FT	7.67 FT	Special Permit
Principal Building Setbacks - Side (min):	0.00 FT	7.50 FT	NC	None
Principal Building Setbacks - Rear (min):	NA FT	NA FT	NC	None
Building Height Sloped Roof (max):	TBD FT	36.00 FT	NC	None
Building Height Flat Roof (max):	TBD FT	30.00 FT	NC	None
Building Height Stories (max):	2.00	2.5	NC	None
Stories by special permit (max):(max):	TBD	3	NC	None
Floor Area Ratio	0.75	0.46	0.79	Special Permit
Building Floor Area:	2,933 SF	1,481 SF	3,198 SF	Special Permit
Number of Parking Stalls:		TBD /unit	TBD /unit	None

No.	Date	Appr	Revision Notes
A	15 MAR 2016	Special Permit Issue	

No.	Date	Issue Notes

Design Firm	Neh•Koo•Dah 2001 Beacon Street #210A Boston, Massachusetts 02135
Consultant	
Project Title	Alterations and Addition to Shemesh Residence 360 Ward Street Newton
Drawing Title	Cover Sheet
Project Manager	BB
Project ID	16001
Drawn By	BB
Scale	Sheet Scale
Reviewed By	
Drawing No.	G 001
Date	15 March 2016
CAD File Name	16001 - Model.vwx
	of
	Total Sheets

**Alterations and Addition to Shemesh Residence
360 Ward Street
Newton**



No.	Date	Appr	Revision Notes

A 15 MAR 2016 Special Permit Issue

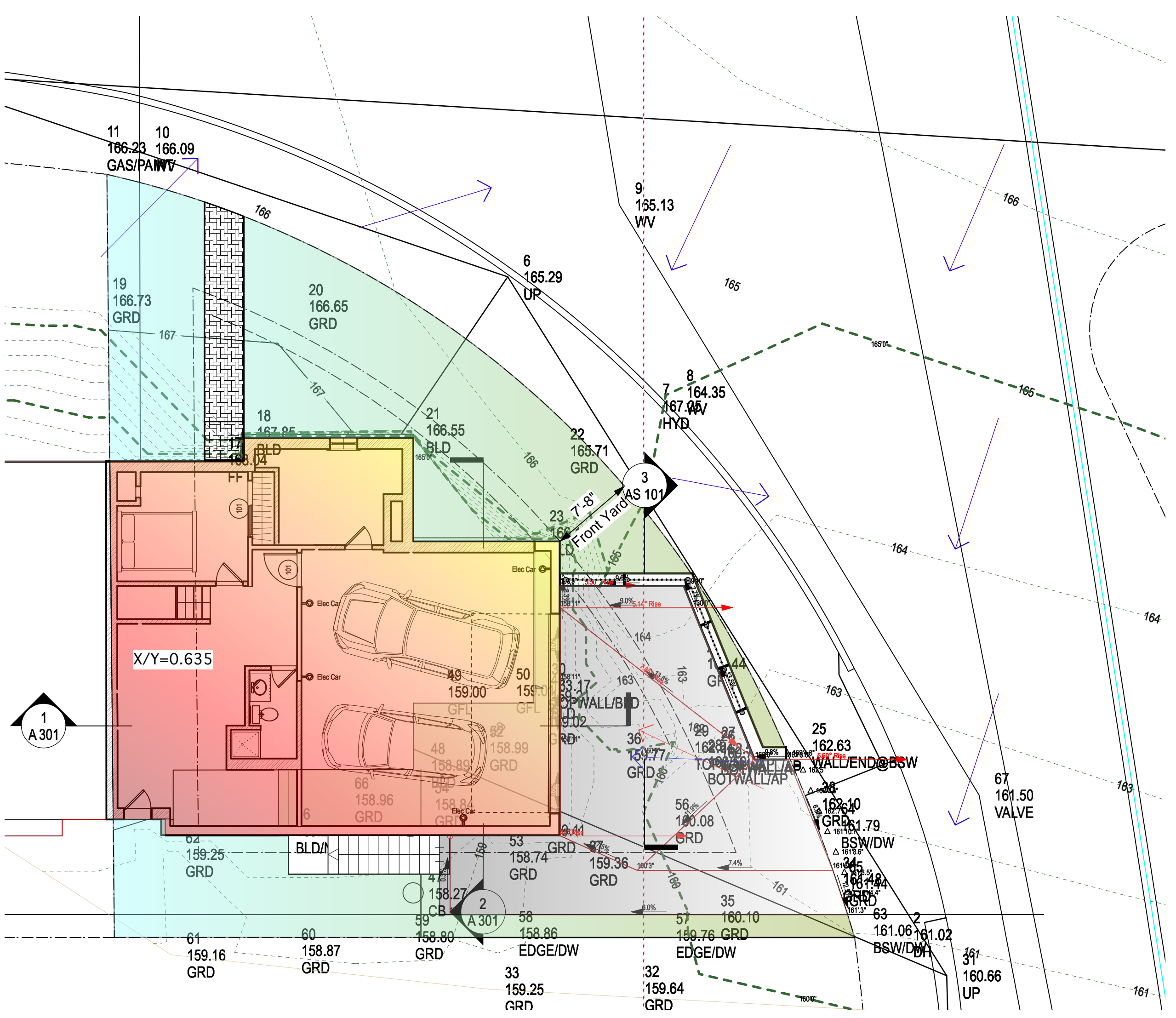
No.	Date	Issue Notes

Design Firm
Neh•Koo•Dah
2001 Beacon Street #210A
Boston, Massachusetts 02135

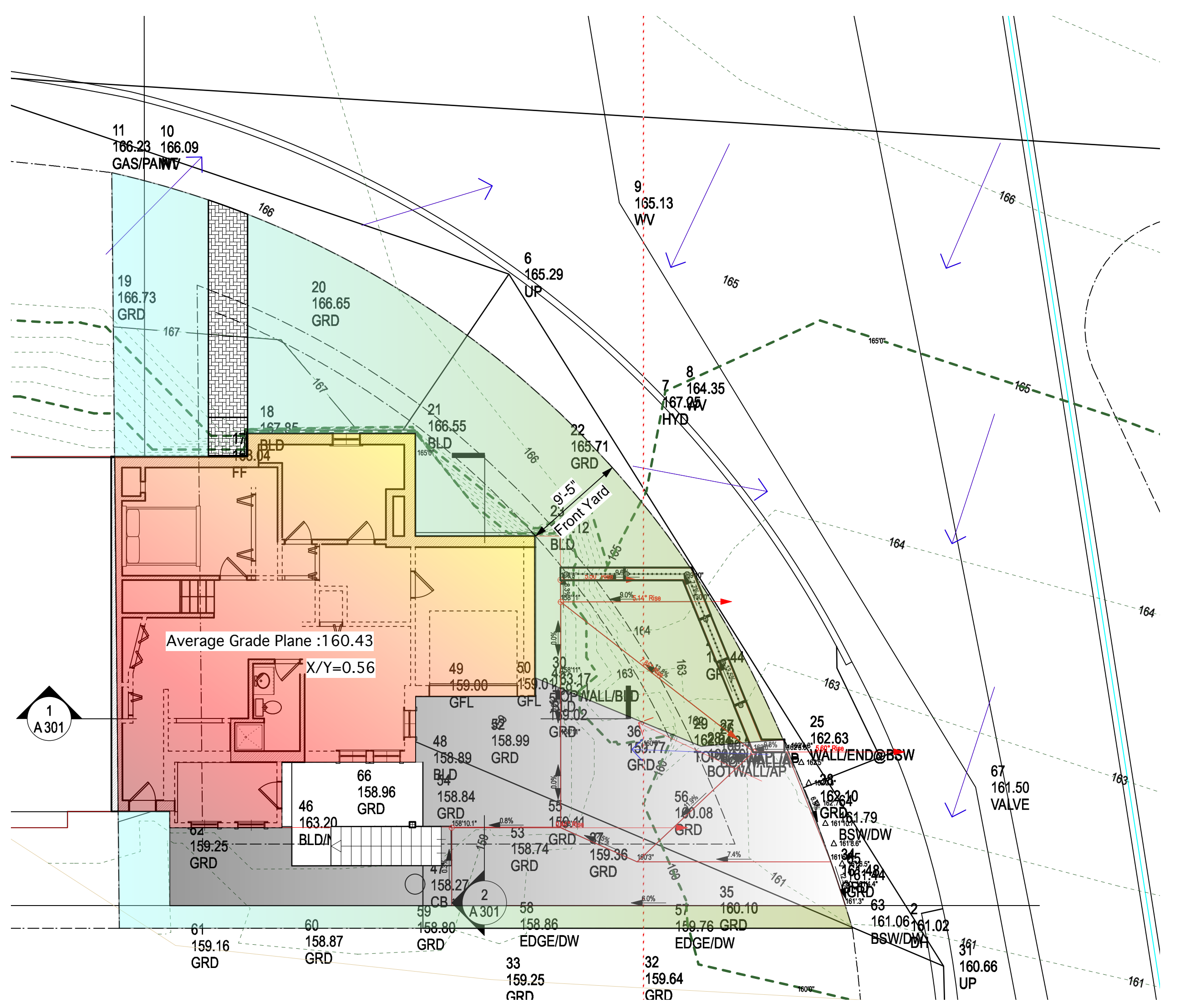
Project Title
**Alterations and Addition to Shemesh Residence
360 Ward Street
Newton**

Drawing Title
Architectural Site Plan

Project Manager BB	Project ID 16001
Drawn By BB	Scale Sheet Scale
Reviewed By	Drawing No. AS 101
Date 15 March 2016	of
CAD File Name 16001 - Model.vwx	Total Sheets

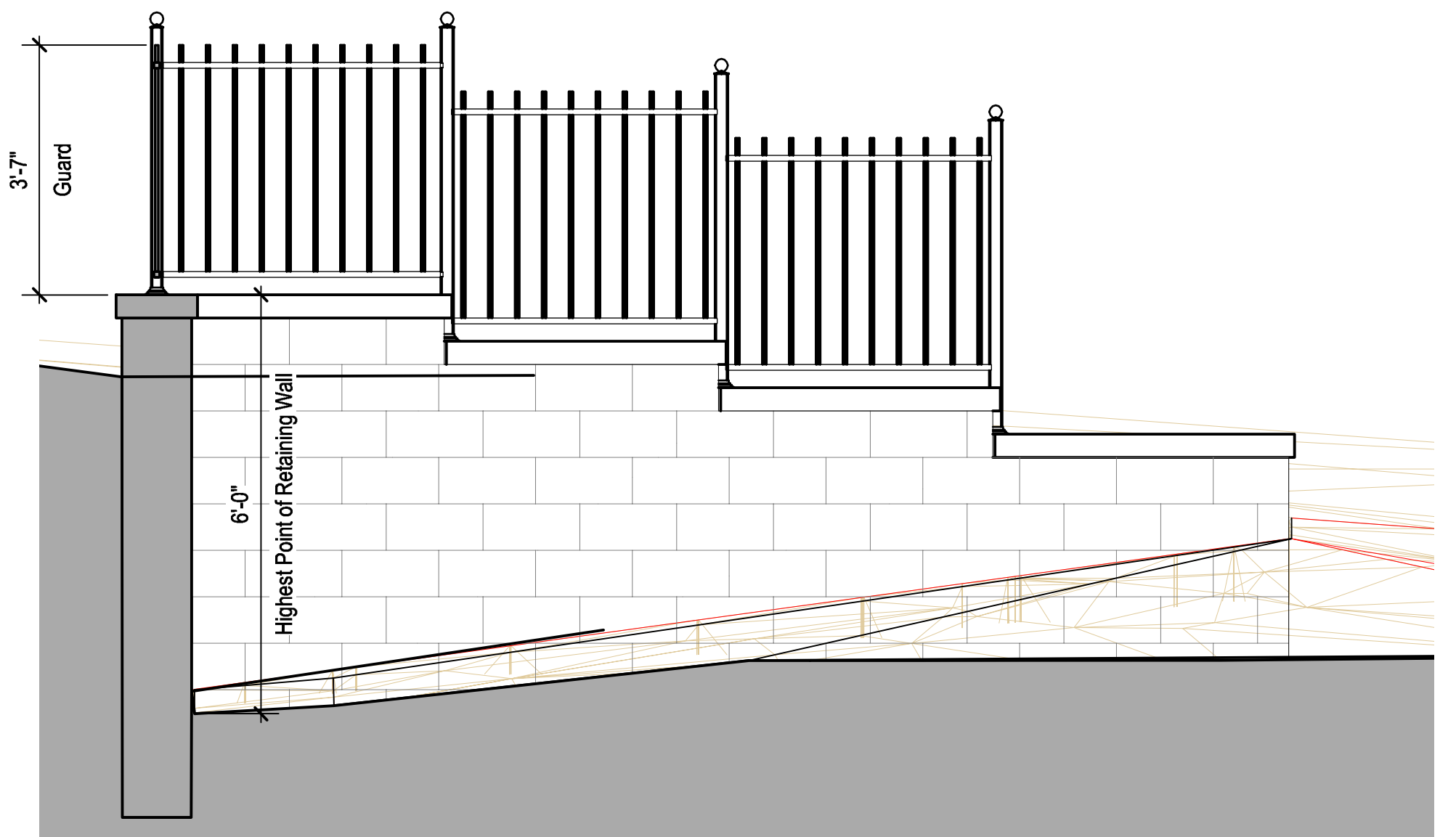


2 Proposed Architectural Site Plan
Scale: 1/8" = 1'-0"



1 Existing Architectural Site Plan
Scale: 1/8" = 1'-0"

Zoning Review				
Applicable Zoning Code:	Chapter 30: Zoning Ordinance			
Zoning District:	SR2			
Zoning Overlay District:	NA			
Lot Created Before/After 12/7/1953				
Year Built	1926			
	Existing	Required/Allowed	Proposed	Relief Requested
Land Use:	Residential	Residential	No Change (NC)	None
Lot Area (min):	3,220 SF	10,000 SF	NC	TBD
Lot Area per Unit (min):	3,220 SF	15,000 SF	NC	None
Lot Coverage (max):	32.33%	30.00%	40.59%	Special Permit
Lot Frontage:	40.00 FT	80.00 FT	NC	TBD
Open Space (min):	38.11%	50.00%	34.66%	Special Permit
Principal Building Setbacks - Front (min):	9.42 FT	25.00 FT	7.67 FT	Special Permit
Principal Building Setbacks - Side (min):	0.00 FT	7.50 FT	NC	None
Principal Building Setbacks - Rear (min):	NA FT	NA FT	NC	None
Building Height Sloped Roof (max):	TBD FT	36.00 FT	NC	None
Building Height Flat Roof (max):	TBD FT	30.00 FT	NC	None
Building Height Stories (max):	2.00	2.5	NC	None
Stories by special permit (max):(max):	TBD	3	NC	None
Floor Area Ratio	0.75	0.46	0.79	Special Permit
Building Floor Area:	2,933 SF	1,481 SF	3,198 SF	Special Permit
Number of Parking Stalls:		TBD /unit	TBD /unit	None



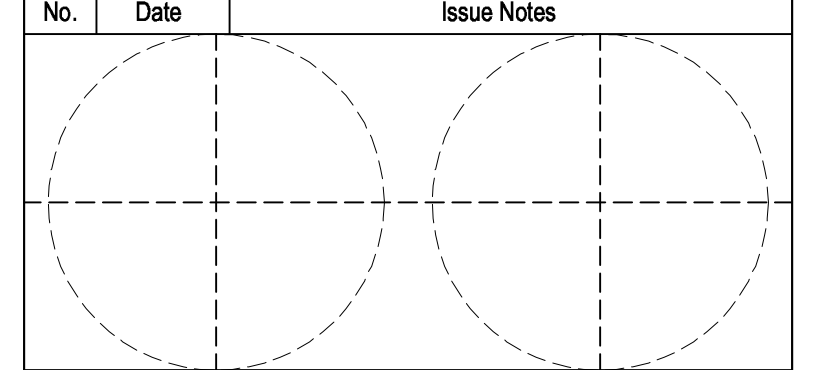
3 Retaining Wall Detail
Scale: 1/2" = 1'-0"

**Alterations and Addition to
Shemesh Residence
360 Ward Street
Newton**



No.	Date	Appr	Revision Notes

No.	Date	Issue Notes
A	15 MAR 2016	Special Permit Issue



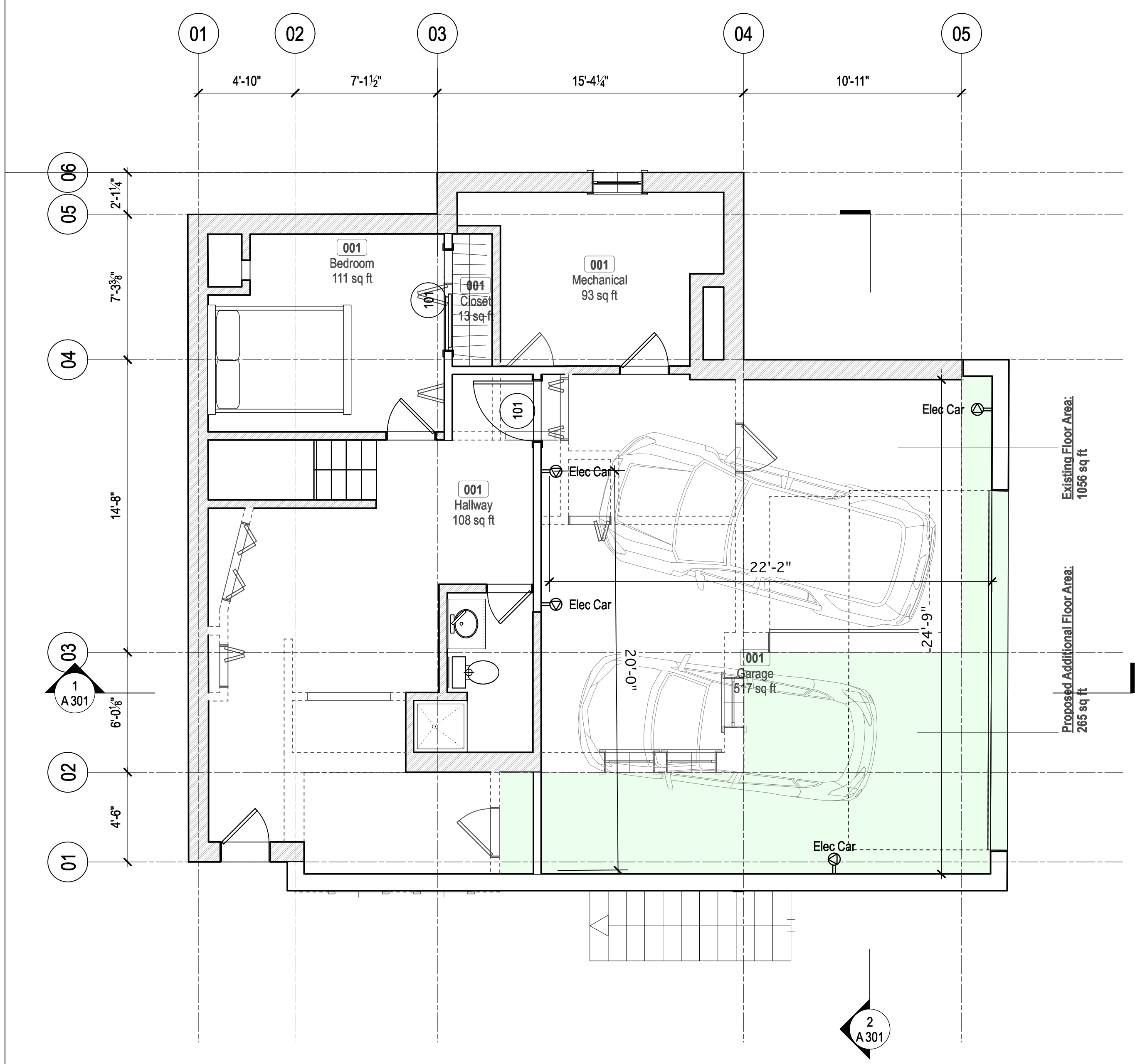
Design Firm
Neh•Koo•Dah
2001 Beacon Street #210A
Boston, Massachusetts 02135

Consultant
©Neh•Koo•Dah 2016

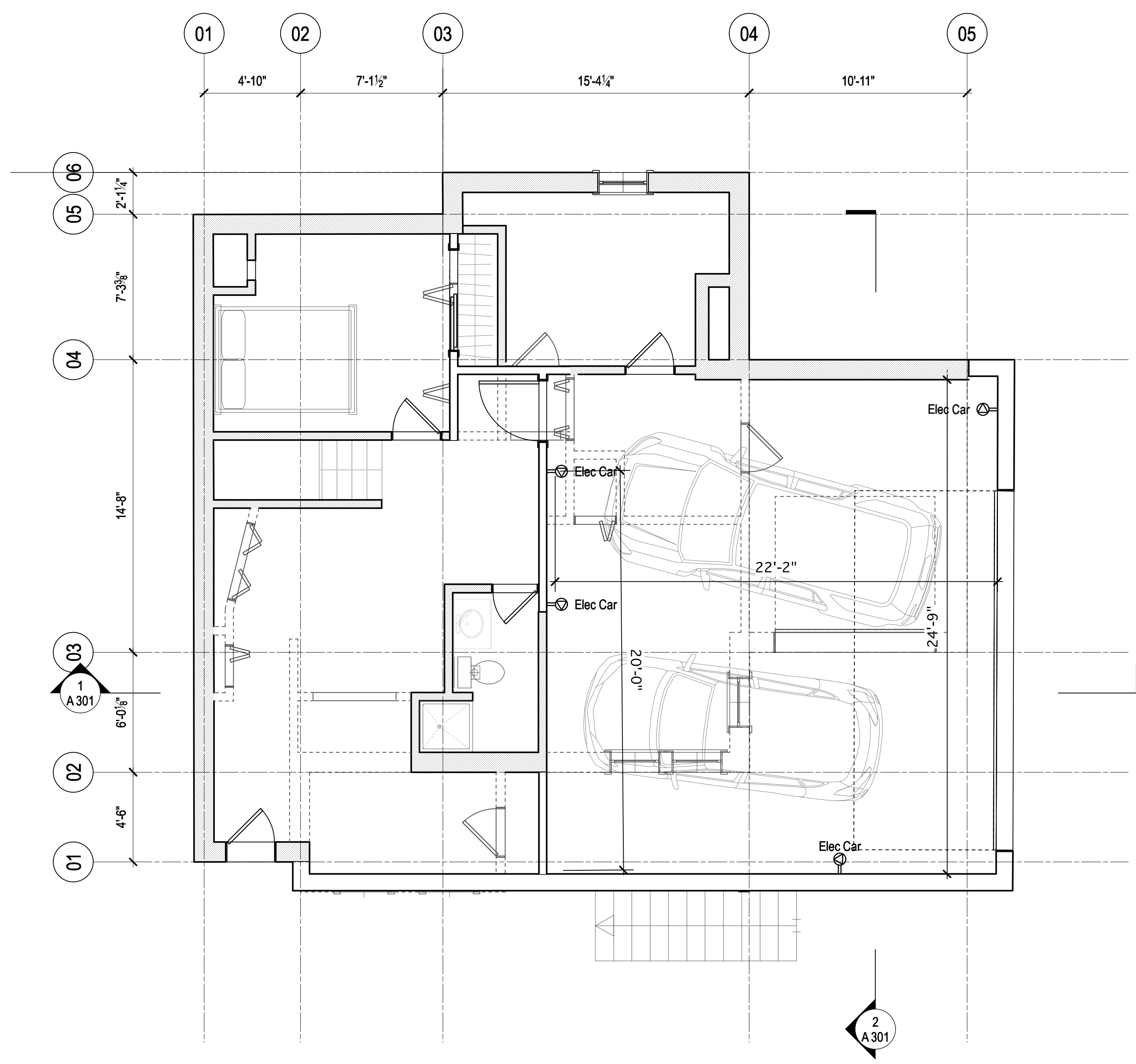
Project Title
**Alterations and Addition to Shemesh Residence
360 Ward Street
Newton**

Drawing Title
Basement Plan

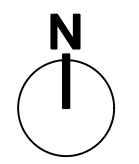
Project Manager BB	Project ID 16001
Drawn By BB	Scale Sheet Scale
Reviewed By	Drawing No. A 101
Date 15 March 2016	of
CAD File Name 16001 - Model.vwx	Total Sheets



1 Basement Floor Plan
Scale: 1/4" = 1'-0"



2 Basement Reflected Ceiling Plan
Scale: 1/4" = 1'-0"



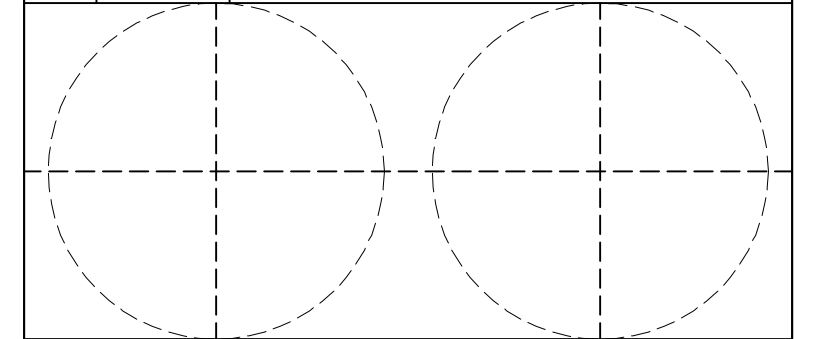
**Alterations and Addition to
Shemesh Residence
360 Ward Street
Newton**



No.	Date	Appr	Revision Notes

A	15 MAR 2016	Special Permit Issue	
---	-------------	----------------------	--

No.	Date	Issue Notes



Design Firm
Neh•Koo•Dah
2001 Beacon Street #210A
Boston, Massachusetts 02135

Consultant
© Neh•Koo•Dah 2016

Project Title
**Alterations and Addition to Shemesh Residence
360 Ward Street
Newton**

Drawing Title
First Floor Plan

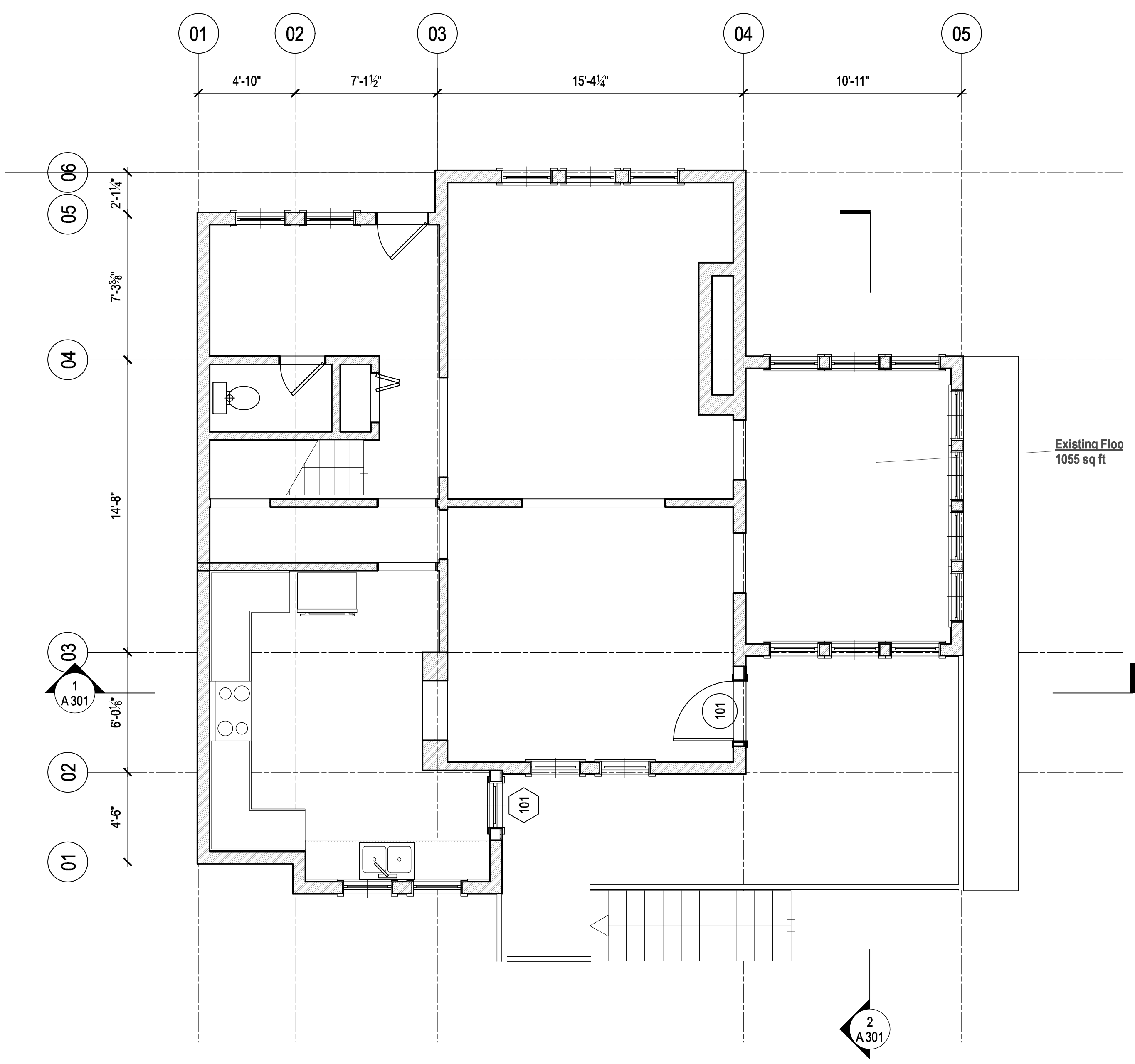
Project Manager	BB	Project ID	16001
-----------------	----	------------	-------

Drawn By	BB	Scale	Sheet Scale
----------	----	-------	-------------

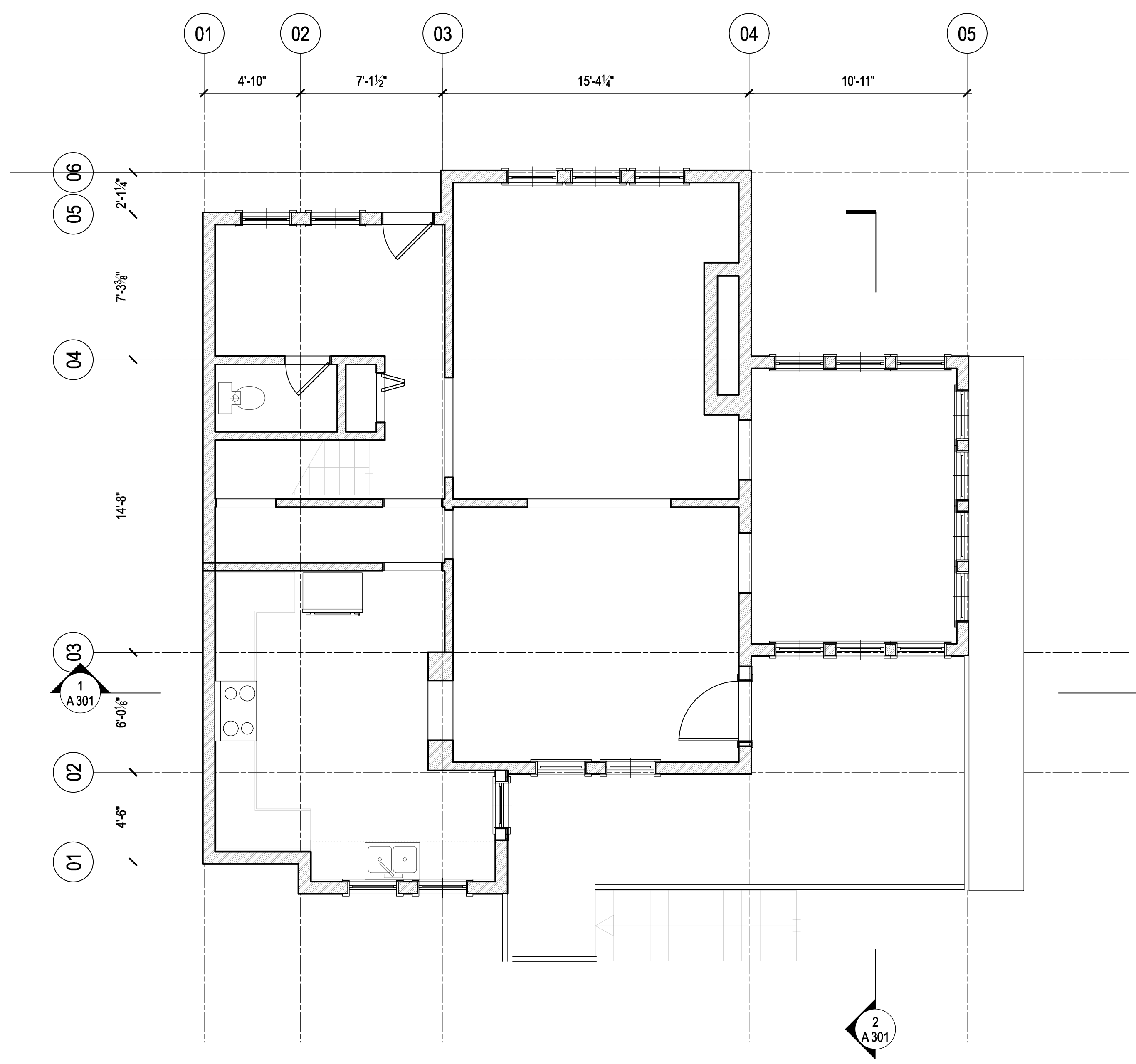
Reviewed By		Drawing No.	A 102
-------------	--	-------------	-------

Date	15 March 2016		of
------	---------------	--	----

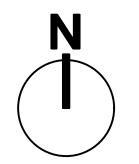
CAD File Name	16001 - Model.vwx		Total Sheets
---------------	-------------------	--	--------------



1 First Floor Plan
Scale: 1/4" = 1'-0"



2 First Floor Reflected Ceiling Plan
Scale: 1/4" = 1'-0"

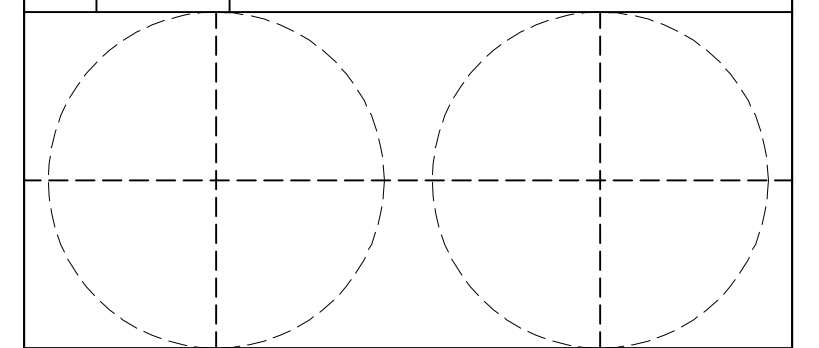


**Alterations and Addition to
Shemesh Residence
360 Ward Street
Newton**



No.	Date	Appr	Revision Notes

No.	Date	Issue Notes
A	15 MAR 2016	Special Permit Issue



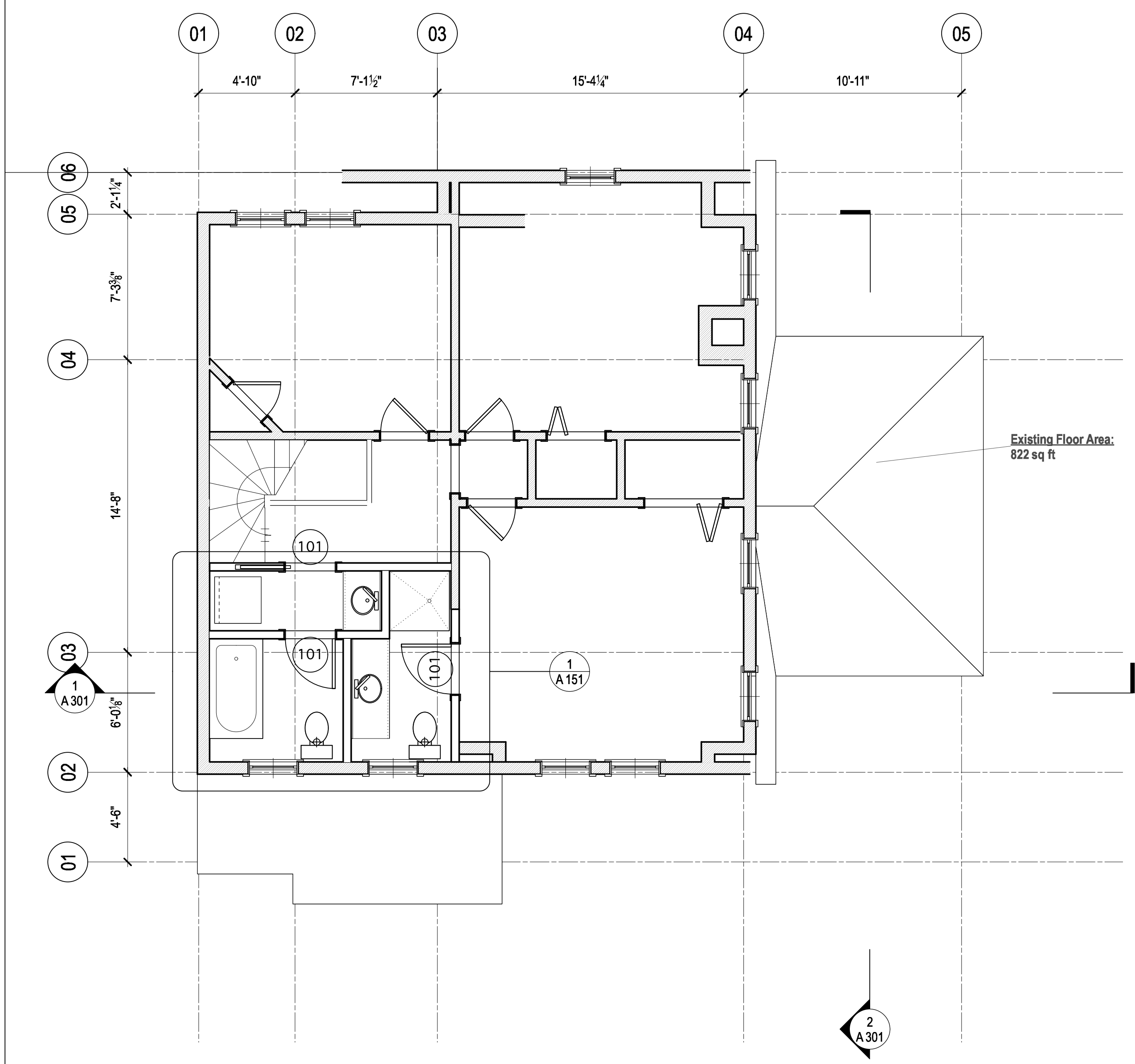
Design Firm
Neh•Koo•Dah
2001 Beacon Street #210A
Boston, Massachusetts 02135

Consultant
© Neh•Koo•Dah 2016

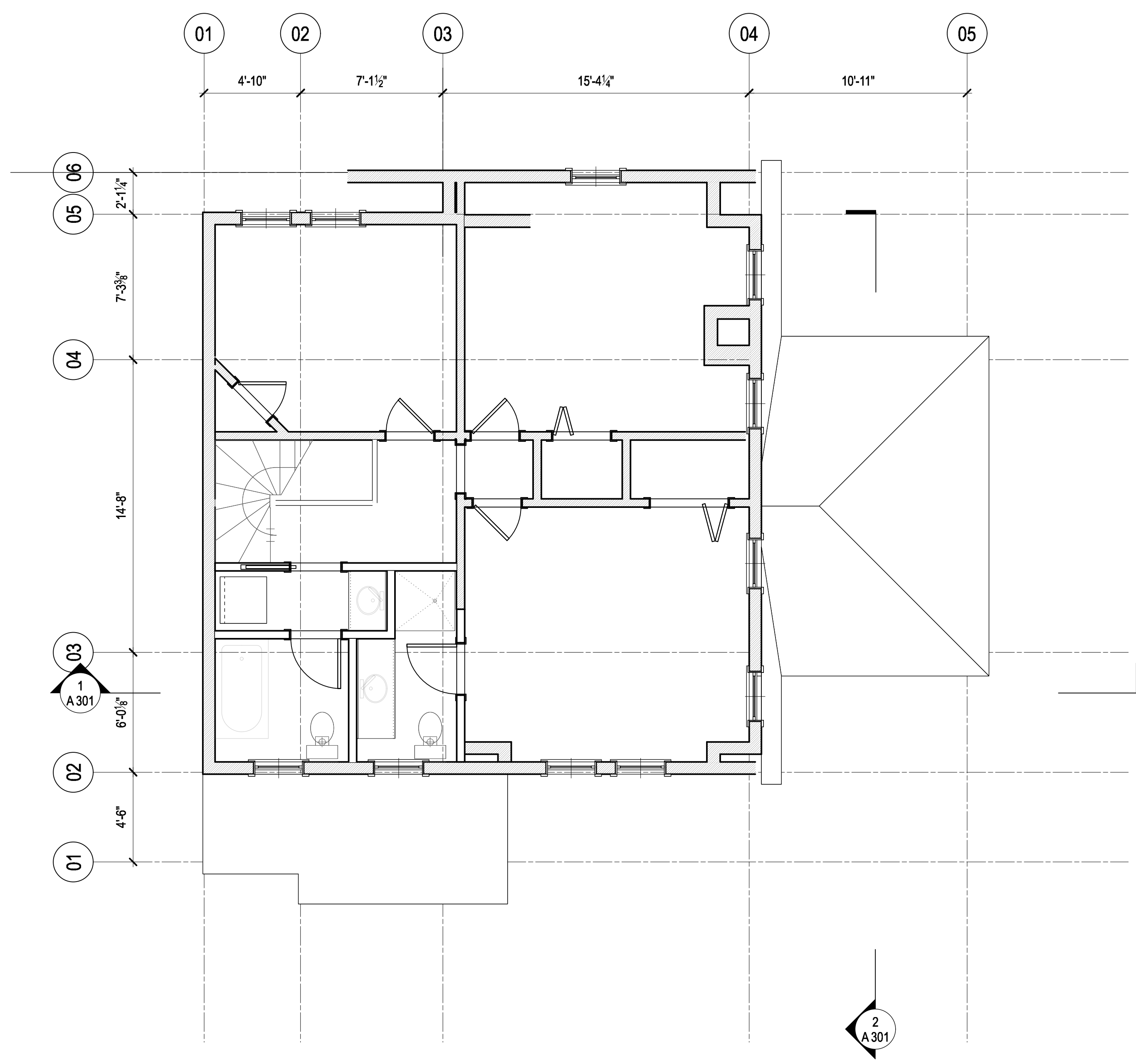
Project Title
**Alterations and Addition to Shemesh Residence
360 Ward Street
Newton**

Drawing Title
Second Floor Plan

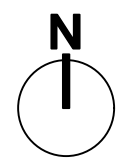
Project Manager BB	Project ID 16001
Drawn By BB	Scale Sheet Scale
Reviewed By	Drawing No. A 103
Date 15 March 2016	of
CAD File Name 16001 - Model.vwx	Total Sheets



1 First Floor Plan
Scale: 1/4" = 1'-0"



2 First Floor Reflected Ceiling Plan
Scale: 1/4" = 1'-0"



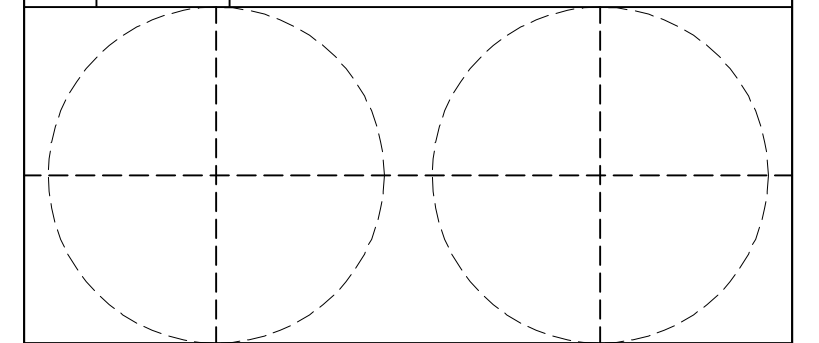
**Alterations and Addition to
Shemesh Residence
360 Ward Street
Newton**



No.	Date	Appr	Revision Notes

A	15 MAR 2016	Special Permit Issue	
---	-------------	----------------------	--

No.	Date	Issue Notes



Design Firm
Neh•Koo•Dah
2001 Beacon Street #210A
Boston, Massachusetts 02135

Consultant

Project Title
Alterations and Addition to Shemesh Residence
360 Ward Street
Newton

Drawing Title
Roof Plan

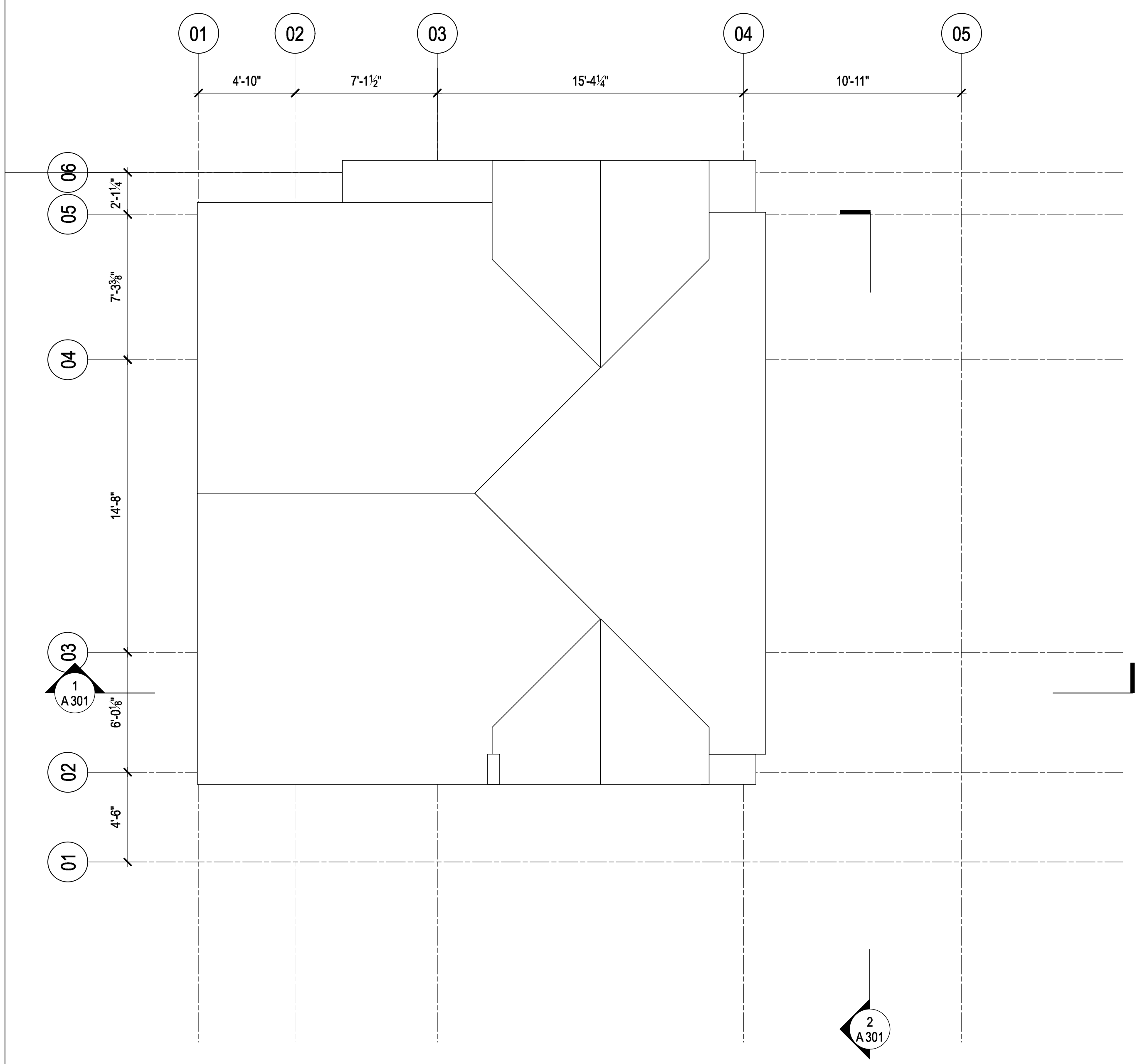
Project Manager	BB	Project ID	16001
------------------------	----	-------------------	-------

Drawn By	BB	Scale	Sheet Scale
-----------------	----	--------------	-------------

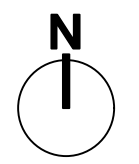
Reviewed By		Drawing No.	A 104
--------------------	--	--------------------	-------

Date	15 March 2016		of
-------------	---------------	--	----

CAD File Name	16001 - Model.vwx		Total Sheets
----------------------	-------------------	--	--------------

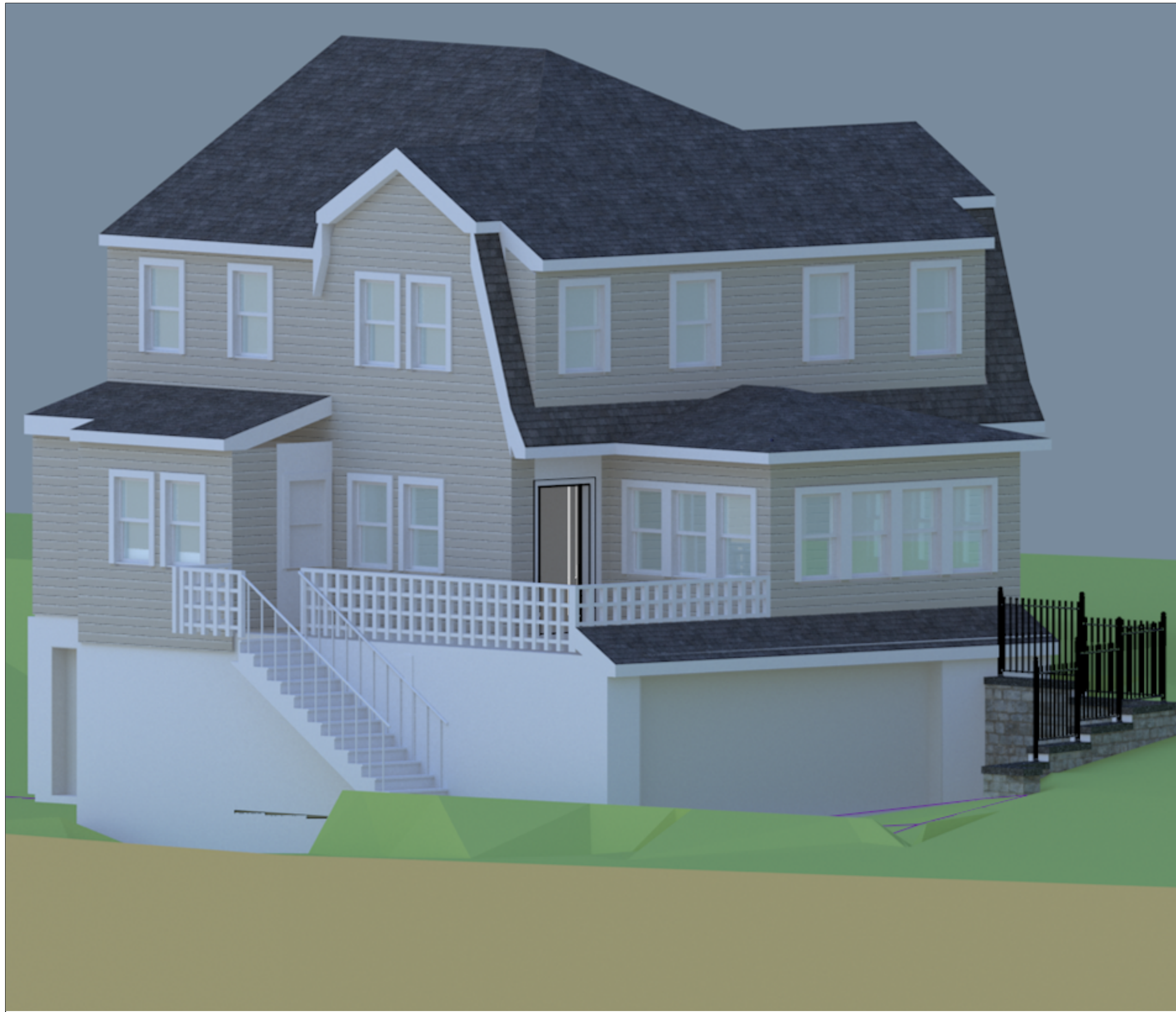


1 First Floor Plan
Scale: 1/4" = 1'-0"



**Alterations and Addition to
Shemesh Residence
360 Ward Street
Newton**

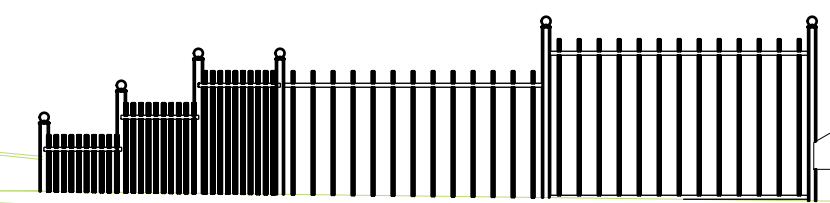
NEH•KOO•DAH



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



3 Elevation 2
Scale: 1/4" = 1'-0"

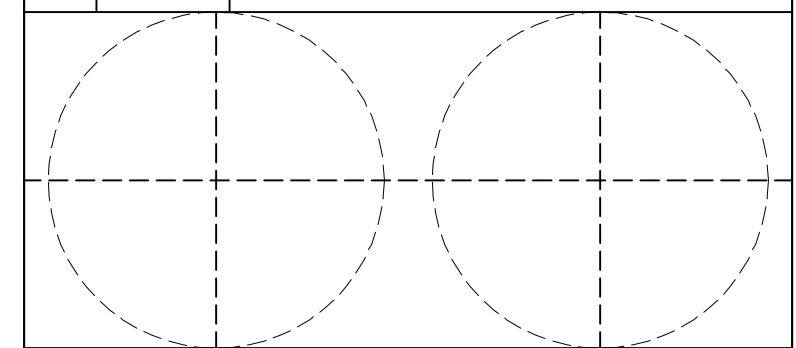


4 Elevation 3
Scale: 1/4" = 1'-0"



No.	Date	Appr	Revision Notes

No.	Date	Issue Notes
A	15 MAR 2016	Special Permit Issue



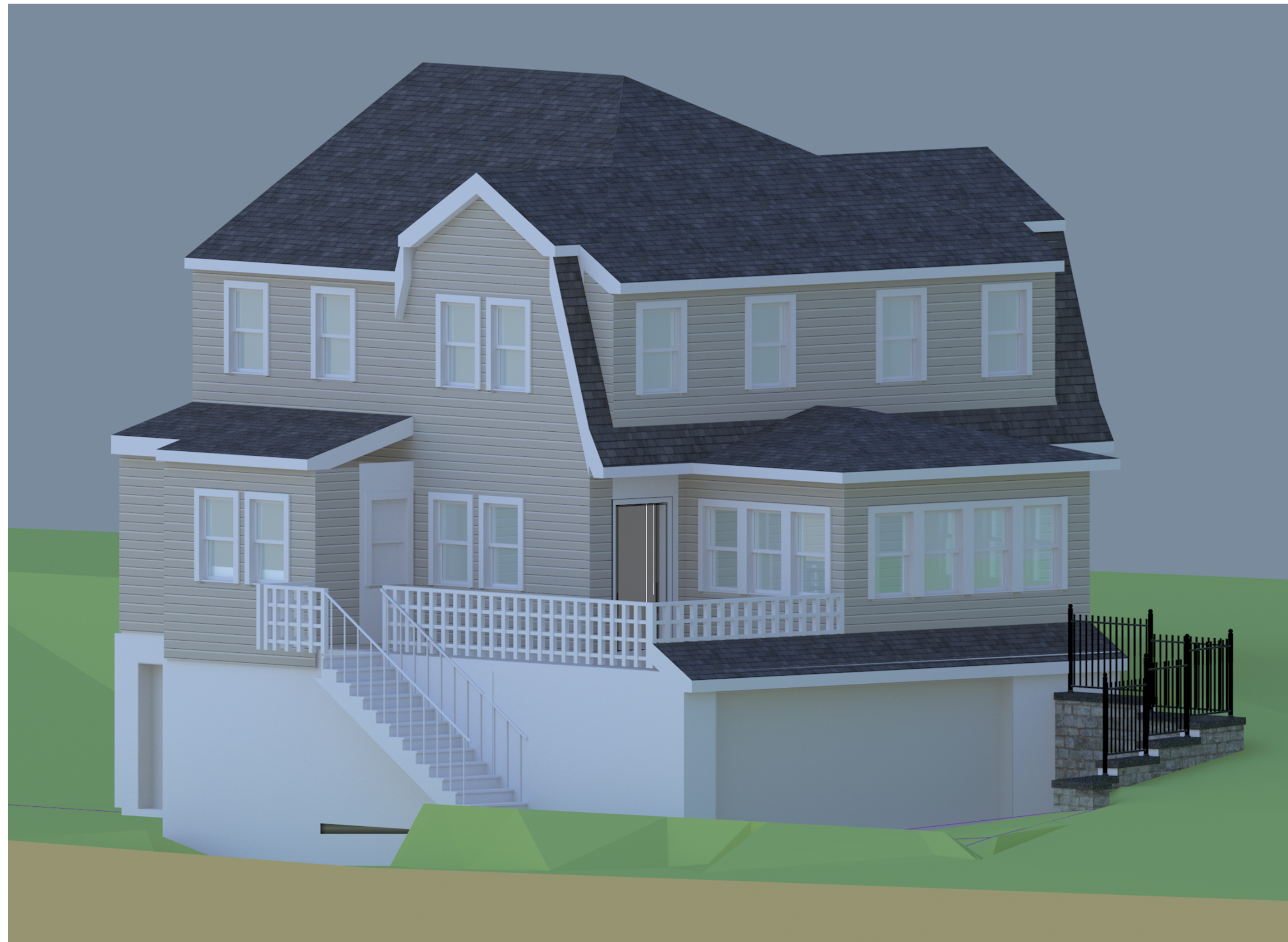
Design Firm
Neh•Koo•Dah
2001 Beacon Street #210A
Boston, Massachusetts 02135

Project Title
**Alterations and Addition to Shemesh Residence
360 Ward Street
Newton**

Drawing Title
Elevations

Project Manager BB	Project ID 16001
Drawn By BB	Scale Sheet Scale
Reviewed By	Drawing No. A 201
Date 15 March 2016	of
CAD File Name 16001 - Model.vwx	Total Sheets

**Alterations and Addition to
Shemesh Residence
360 Ward Street
Newton**



NEH•KOO•DAH

No.	Date	Appr	Revision Notes
A	15 MAR 2016	Special Permit Issue	

No.	Date	Issue Notes

Design Firm
Neh•Koo•Dah
 2001 Beacon Street #210A
 Boston, Massachusetts 02135
© Neh•Koo•Dah 2016

Consultant

Project Title
**Alterations and Addition to Shemesh Residence
 360 Ward Street
 Newton**

Drawing Title
Elevations

<small>Project Manager</small> BB	<small>Project ID</small> 16001
<small>Drawn By</small> BB	<small>Scale</small> Sheet Scale
<small>Reviewed By</small>	<small>Drawing No.</small> A 202
<small>Date</small> 15 March 2016	of
<small>CAD File Name</small> 16001 - Model.vwx	Total Sheets