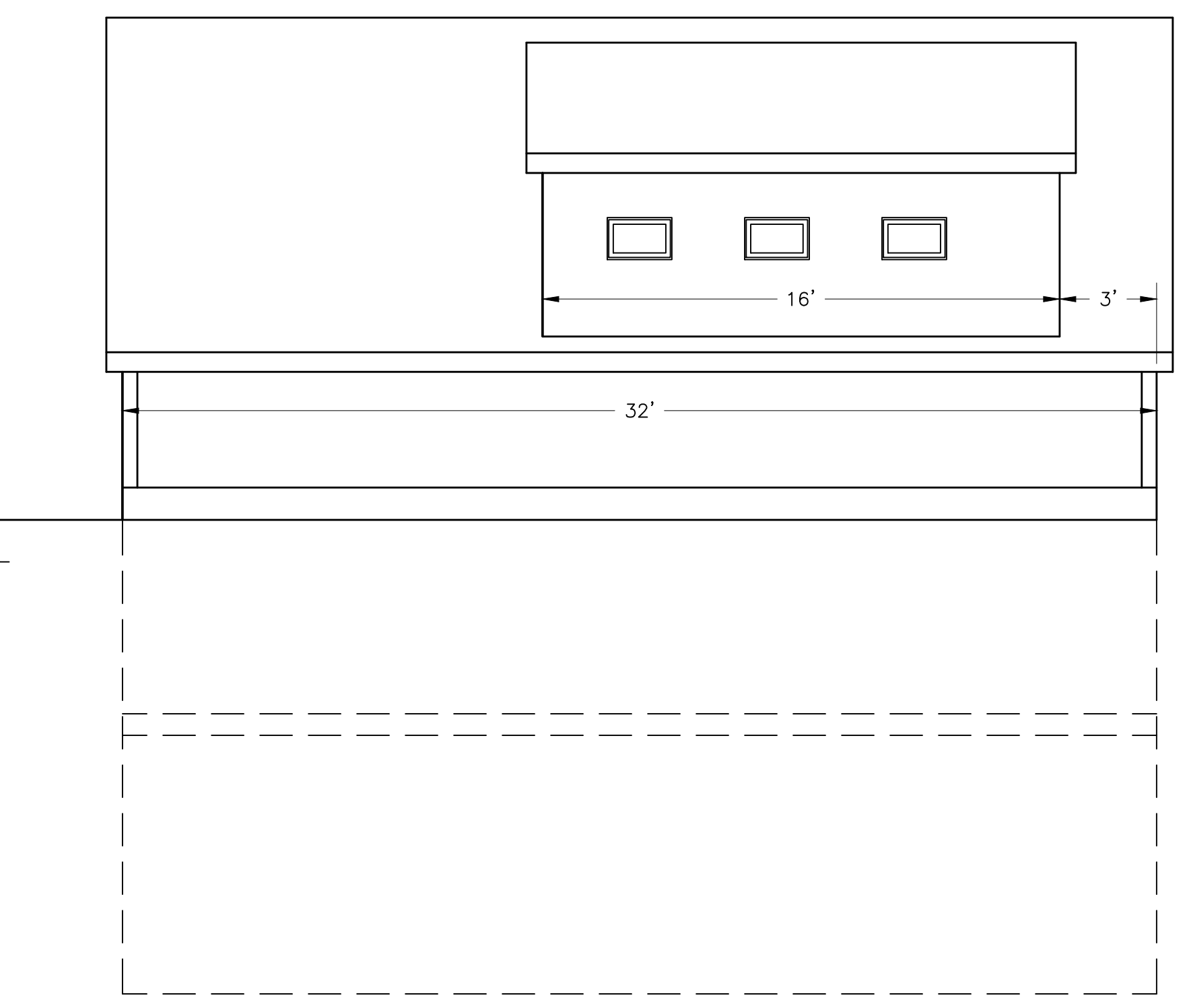
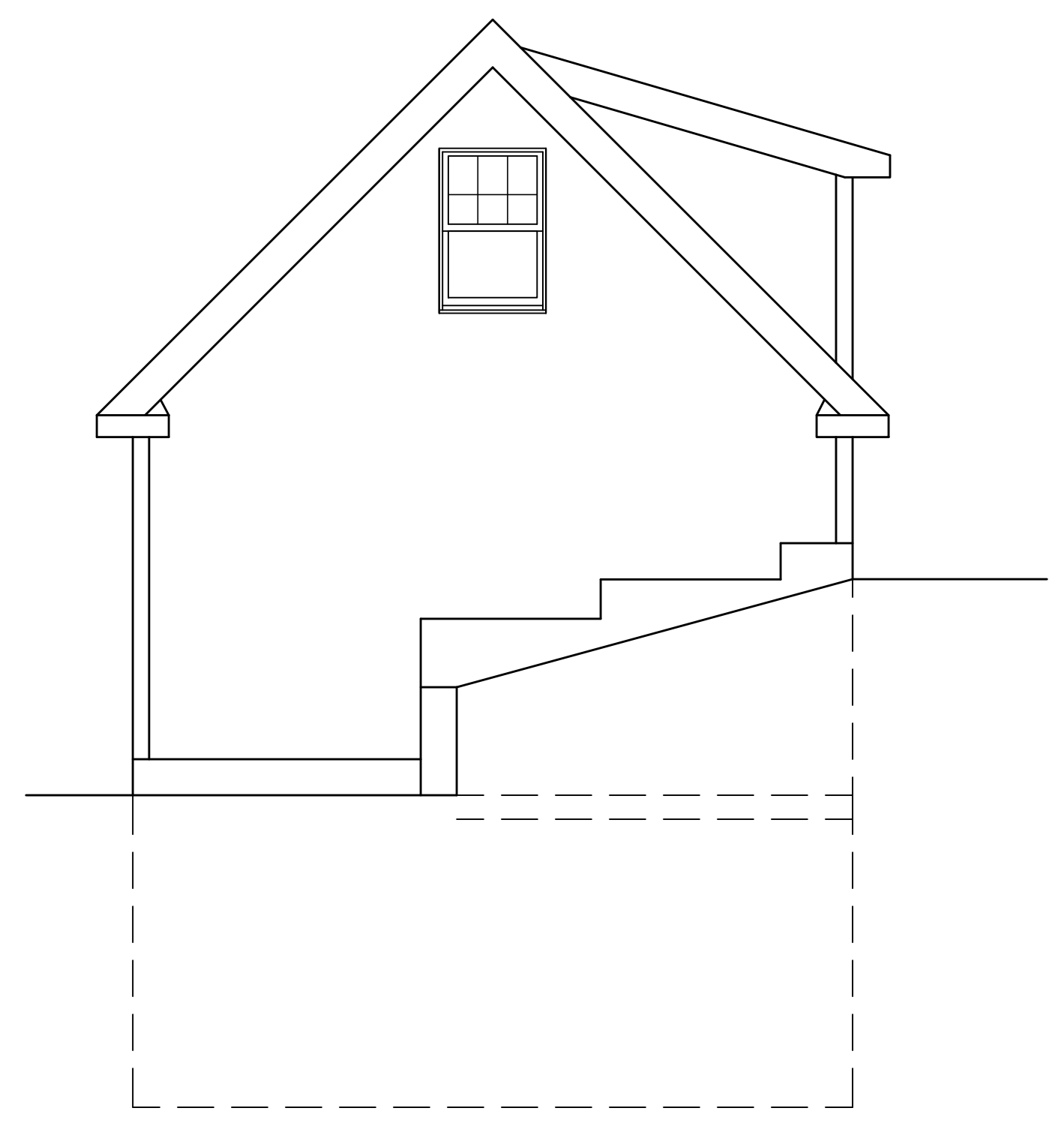


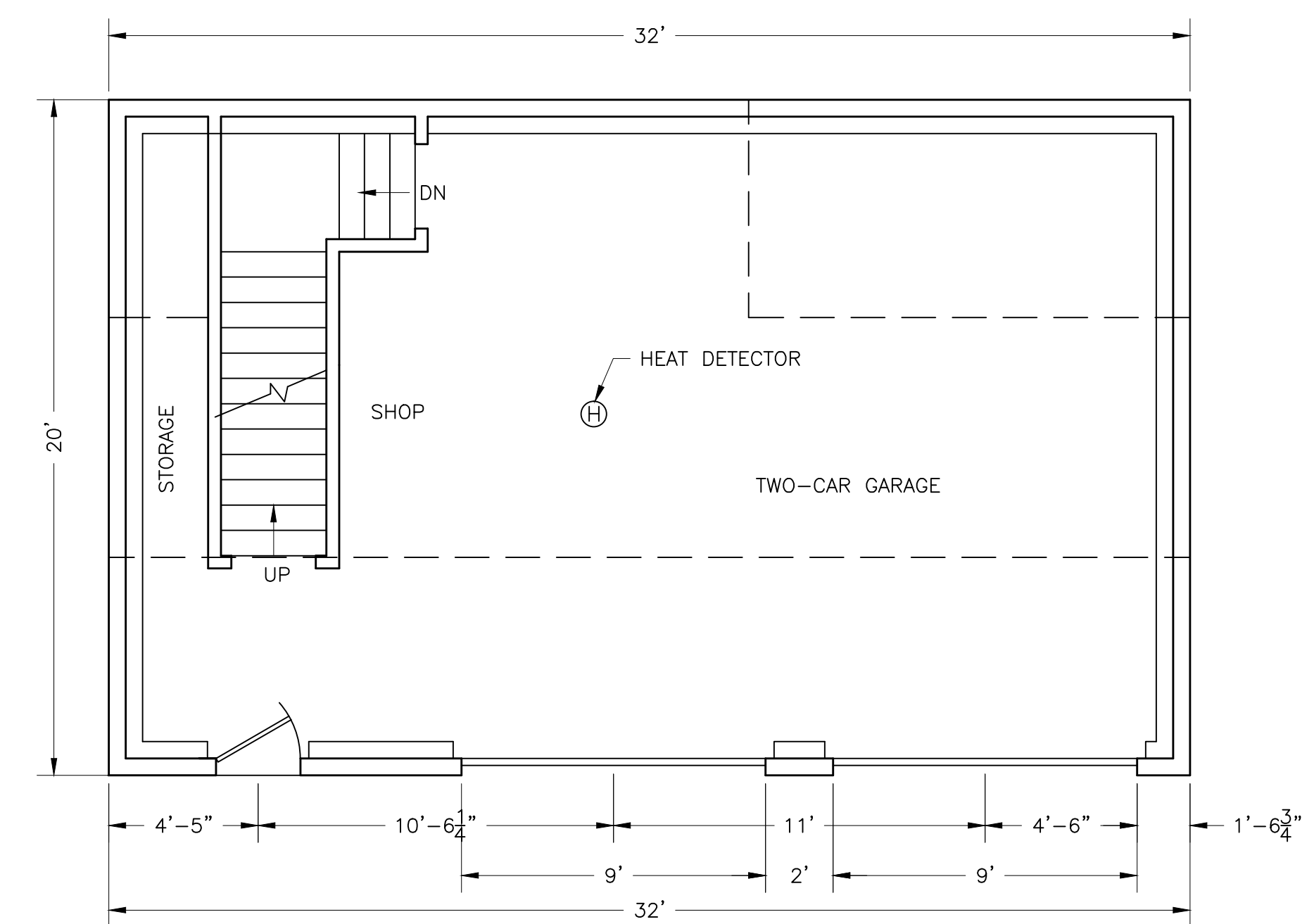
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



TWO-CAR GARAGE 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. All drawings relative to existing conditions are shown to the best of present knowledge but without guarantee of accuracy. Contractor must verify all existing conditions in field. All discrepancies must be reported to the Engineer prior to proceeding with work. 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. The Contractor shall field verify all existing conditions, utility locations and structure placement, prior to start of the work. The Contractor will observe all possible precautions to avoid damage to same. 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. Building height must be verified prior to constructing the roof. Contact the surveyor prior to placing the roof structures. Contact the Engineer, if roof pitch needs to be changed to adjust the height.

GFA (GROSS FLOOR AREA) CALCULATION:

ZONING DISTRICT: NEWTON, MA - SINGLE RESIDENCE 2 (SR2)
 OLD 8,563 SF LOT CREATED PRIOR TO 12/07/1953

ALLOWABLE FAR (FLOOR AREA RATIO): 0.40
 NO BONUS TAKEN
 ALLOWABLE GFA (GROSS FLOOR AREA): 8,563 X 0.40=3,425 SF

EXISTING GROSS FLOOR AREA OF THE BUILDING - 3367 SF

GARAGE GROSS FLOOR AREA:
 FIRST FLOOR - 640 SF
 ATTIC - 330 SF
 TOTAL - 1053 SF

GFA PROPOSED 4,337 SF > GFA ALLOWED 3,425 SF

DATE	REVISION

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of RAV&Assoc., Inc. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of RAV&Assoc., Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and RAV&Assoc., Inc. must be notified of any variation from the dimensions and conditions shown by these drawings.

GARAGE PLAN AND ELEVATIONS

25 STILES TERRACE,
 NEWTON, MASSACHUSETTS

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



SCALE: 1/4"=1'-0"	APPROVED: R.A.V.	DESIGNED BY: I.M.	DRAWING No. 1 OF 1
	DATE: 08/10/2016	DRAWN BY: I.M.	
		CHECKED BY: R.A.V.	

City of Newton

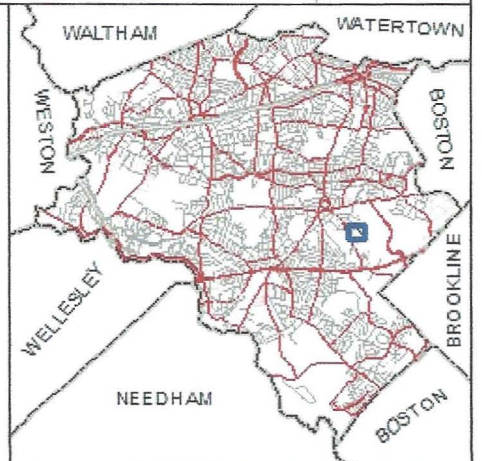


Property ID: 65004 0010
Address: 25 STILES TER
Owner: SHEYNER ALEXANDER P

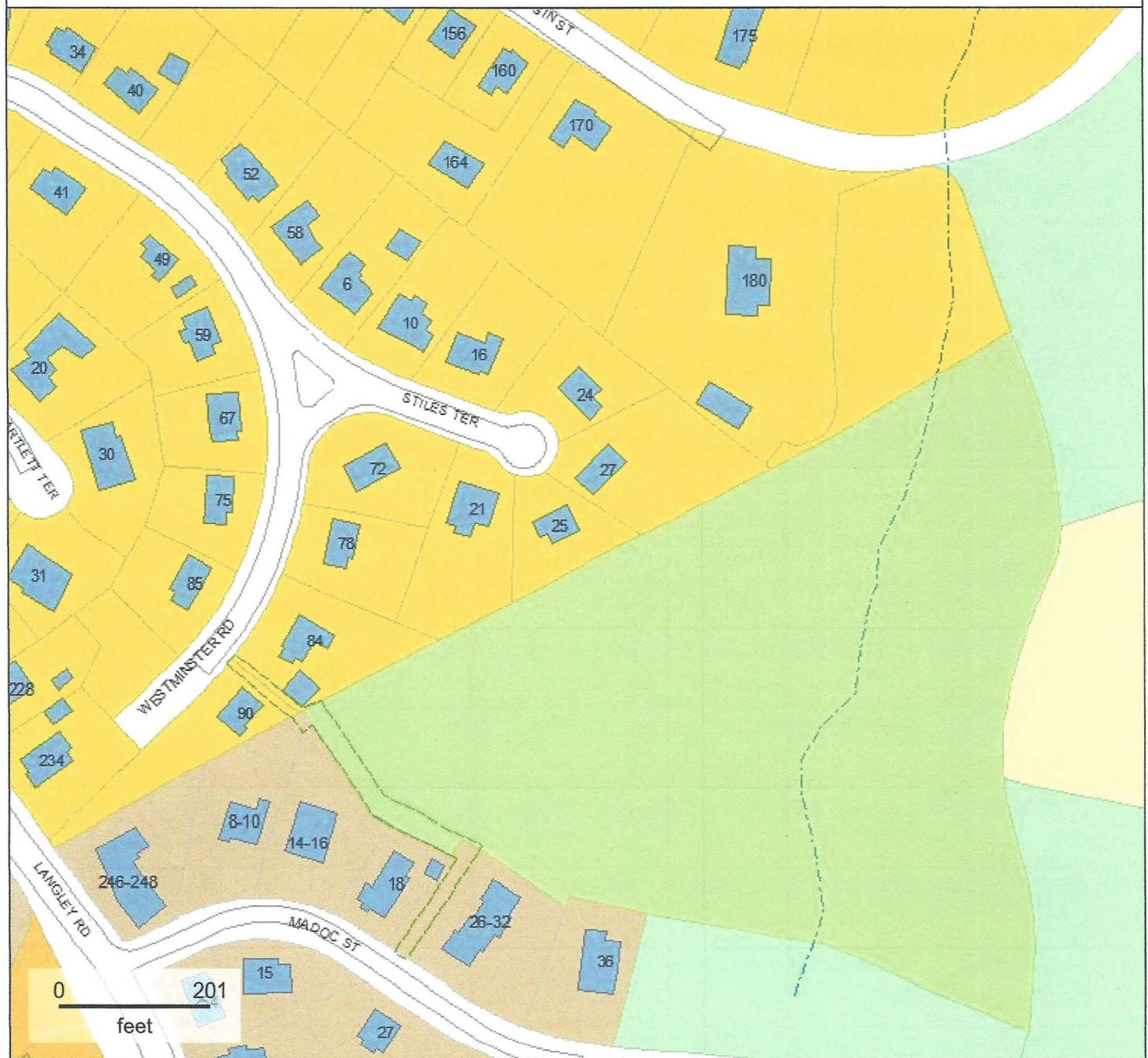


MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Assessors' Office to confirm boundaries uses at the time of assessment.



City of Newton

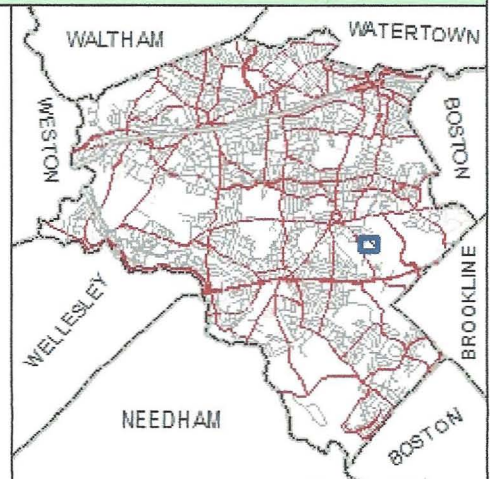


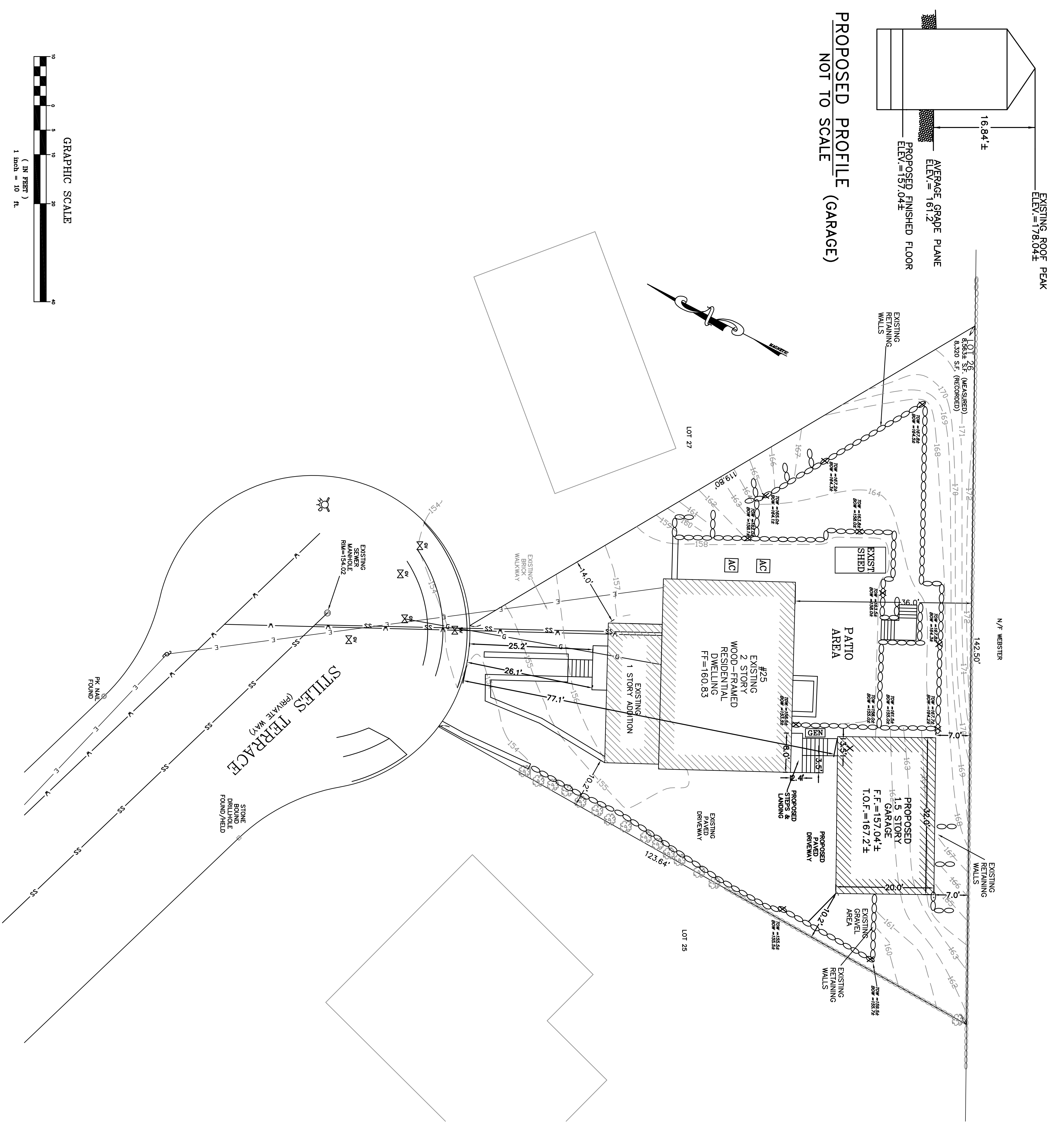
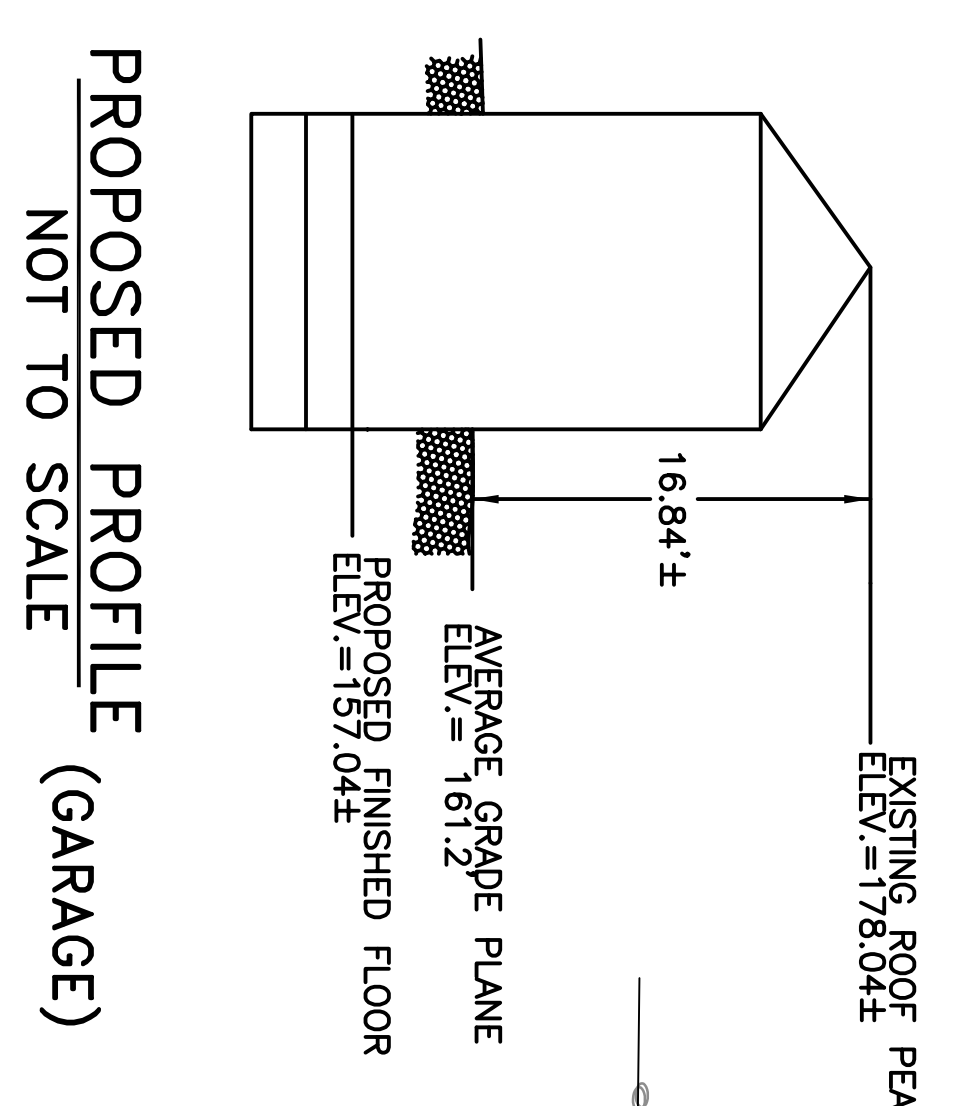
Property ID: 65004 0001
Address: MADOC ST
Owner: CITY OF NEWTON



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Assessors' Office to confirm boundaries uses at the time of assessment.



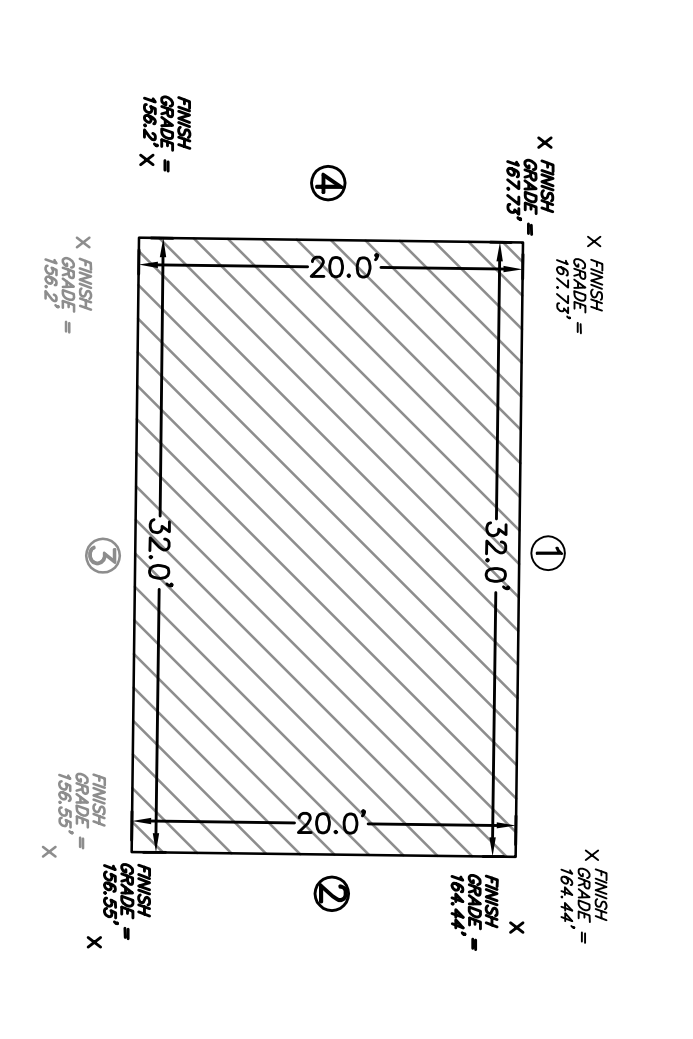


ZONING LEGEND

ZONING DISTRICT:	SINGLE RESIDENCE 2 (LOT CREATED BEFORE 12/07/1953) ACCESSORY GARAGE		
REQUIRED	PROPOSED	COMPLIANCE	
MIN. AREA	10,000 S.F.	8,563± S.F. (MEASURED)	EXISTING NON-COMFORMING
MIN. FRONTAGE	80'	22.00'	EXISTING NON-COMFORMING
MIN. YARD FRONT	25'	77.1'	YES
SIDE	5'	10.2'	YES
REAR	5'	7.0'	YES
MAX. LOT COV.	30%	23.3%	YES
MIN. OPEN SPACE	50%	57.9%	YES
MAX. BLDG. HEIGHT	22'	16.84'	YES
MAX. STORES	1.5	1.5	YES
MAX. F.A.R. (S.F.)	3,425 S.F.	4,420 S.F.	BY SPECIAL PERMIT

AVERAGE GRADE PLANE

SEGMENT LENGTH	POINT 1	POINT 2	MEAN LENGTH
1	32.0'	167.73'	164.44'
2	20.0'	164.44'	156.55'
3	32.0'	156.55'	156.2'
4	20.0'	156.2'	167.73'
SUM OF MEAN X LENGTH / SUM OF LENGTHS = AVERAGE GRADE PLANE			161.2'



SCALE	1"=10'
DATE	5/10/2016
REV. DATE	A 08/09/2016
SHEET	1 OF 1
PLAN NO.	1
CLIENT:	25 STILES TERRACE NEWTON MASSACHUSETTS
DRAWN BY	PETER NOLAN & ASSOCIATES LLC
CHKD BY	LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
APPD BY	697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 931 7478/617 782 1533 FAX: 617 202 5361 EMAIL: pnolan@pndsurveyors.com

REVISION PER CLIENTS REQUIREMENTS

BY

PETER NOLAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 49185
STATE OF MASSACHUSETTS

