

PROPOSED VIEW FROM CORNER OF 1 PERKINS & WINTHROP

GENERAL NOTES:

1. ALL PERMITS AND LICENSES SHALL BE SECURED BY CONTRACTOR. ALL WORK SHALL BE IN ACCORDANCE WITH MA STATE BUILDING CODE AND OTHER APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND PROCEED ONLY AFTER THESE ARE RESOLVED.

2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND ALL EXISTING CONDITIONS INCLUDING VERIFYING ALL UTILITIES AND AHALL CAREFULLY COMPARE SUCH INFORMATION WITH THE CONTRACT DOCUMENT BEFORE PERFORMING ANY WORK. 3. THE CONTRACTOR IS RESPONSIBLE FOR FOR ERECTING PROTECTIVE BARRIERS TO SEPARATE WORK AREAS FROM COMPLETED AREAS. 4. WORK NOT INDICATED ON THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED. 5. THE CONTRACTOR WILL RECTIFY, WITHOUT COST TO THE OWNER, ANY DEFECTS DUE TO FAULTY WORKMANSHIP. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE HIGHEST STANDARDS OF TRADES AND PRACTICES. 6. CONTRACTOR SHALL MAINTAIN AN ORDERLY WORKING JOB SITE CONDITION ON A DAILY BASIS. CONTRACTOR SHALL KEEP TIDY OR CLEAN ALL SURROUNDING AREAS REGULARLY.

RESIDENCE AT: 64 PERKINS STREET NEWTON, MA



(2) EXISTING

| COVER SHEET | |
|--|--|
| <u>SITE</u> BROOKS PLOT P SITE -1 PROPOS | |
| <u>EXISTING</u> EX-1 EXISTING F | |
| ARCHITECTURAL | |
| A-1 BASEMENT | |
| A-2 SECOND FL | |
| A-3 BUILDING S | |
| A-4 EXTERIOR I | |
| A-5 EXTERIOR I | |

A-5 EXTERIOR ELEVATIONS N & S PROJECT STATISTICS: NEW GARAGE ADDITION 326 GSF EXISTING GARAGE 398 GSF NEW MBR INFILL ABOVE EXISTING LIVING ROOM 400GSF

ZONING DISTRICT SR2/LOT CREATED BEFORE 12/7/53

DRAWING INDEX

KS PLOT PLAN PROPOSED SITE PLAN

<u>NG</u> EXISTING PLANS TECTURAL ASEMENT AND FIRST FLOOR PLANS ECOND FLOOR AND ROOF PLANS UILDING SECTIONS XTERIOR ELEVATIONS E & W



Consultant Address Address Phone Fax e-mail

PROGRESS SET 05.08.14



NEWTON, MA COVER

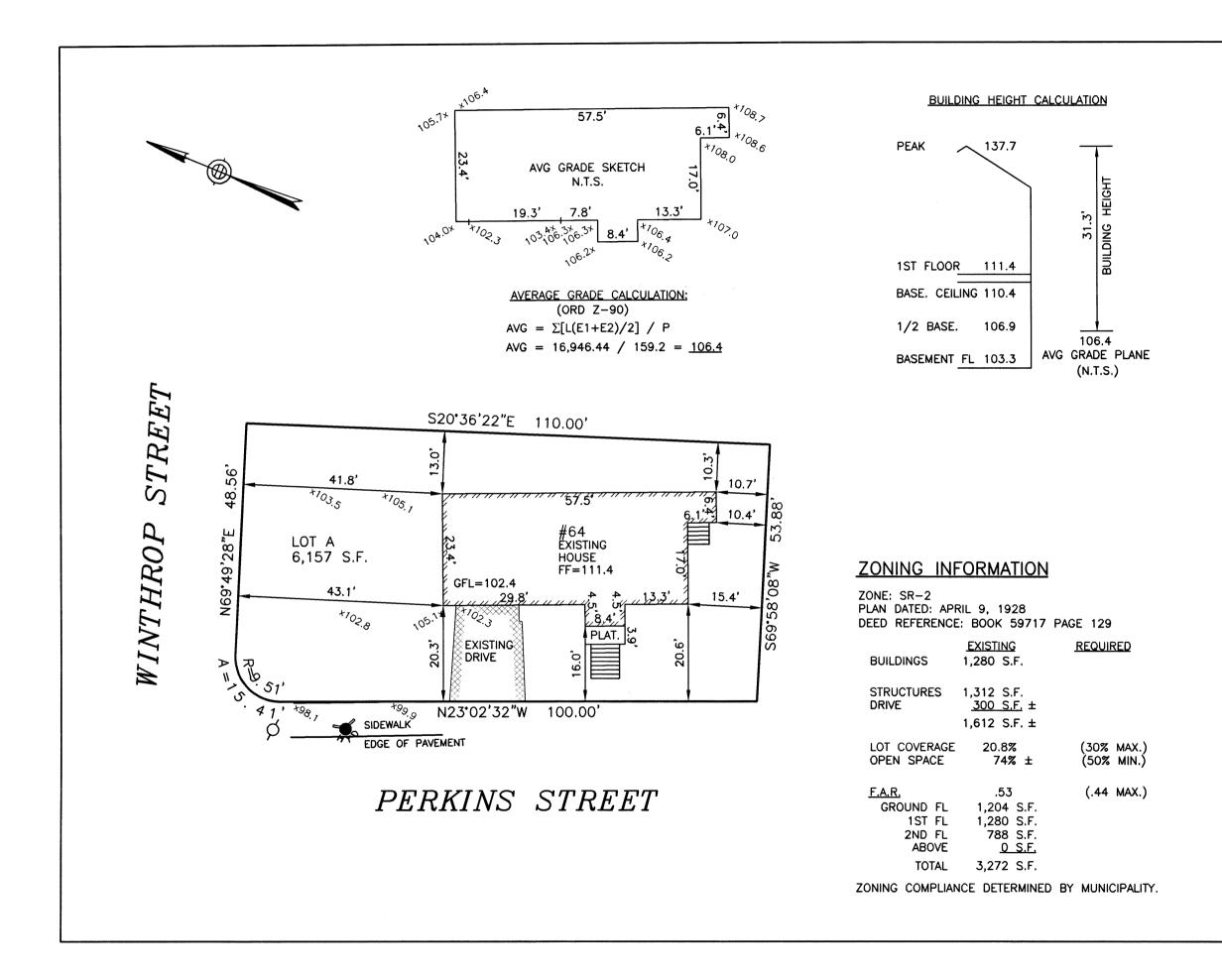
COVER

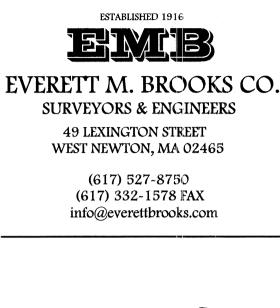
Project number Date Drawn by

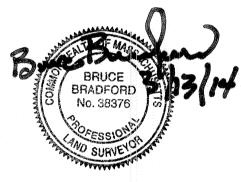
Project Number Issue Date Author Checker

Scale

Checked by







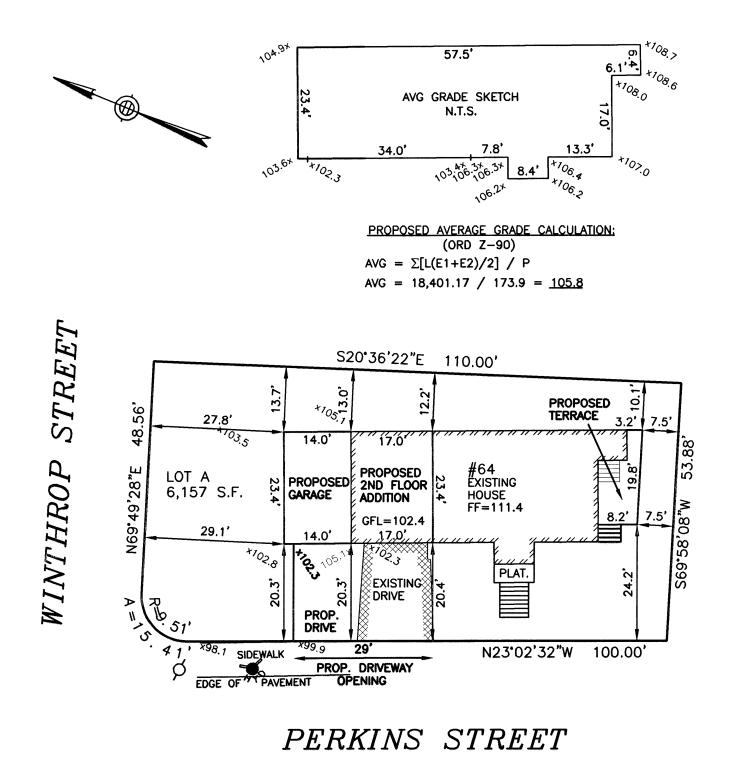
PLAN OF LAND IN NEWTON, MA

64 PERKINS STREET EXISTING CONDITIONS

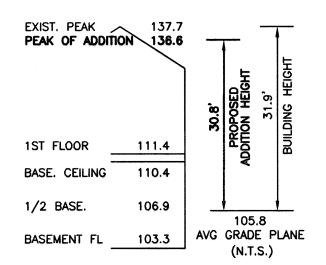
| SCALE: 1 IN.= | 20 | FT. |
|---------------|-----|------|
| DATE: MARCH | 13, | 2014 |
| DRAWN: JF | | |
| CHECK: BB | | |

REVISIONS:

PROJECT NO. 24348



BUILDING HEIGHT CALCULATION



ZONING INFORMATION

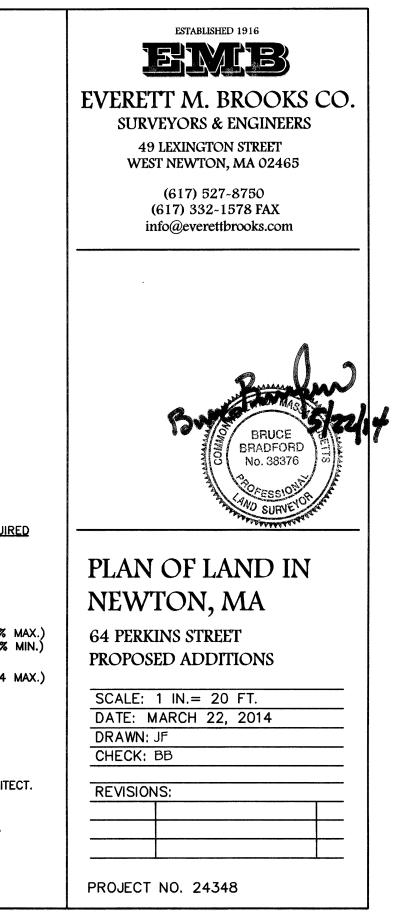
ZONE: SR-2 PLAN DATED: APRIL 9, 1928 DEED REFERENCE: BOOK 59717 PAGE 129

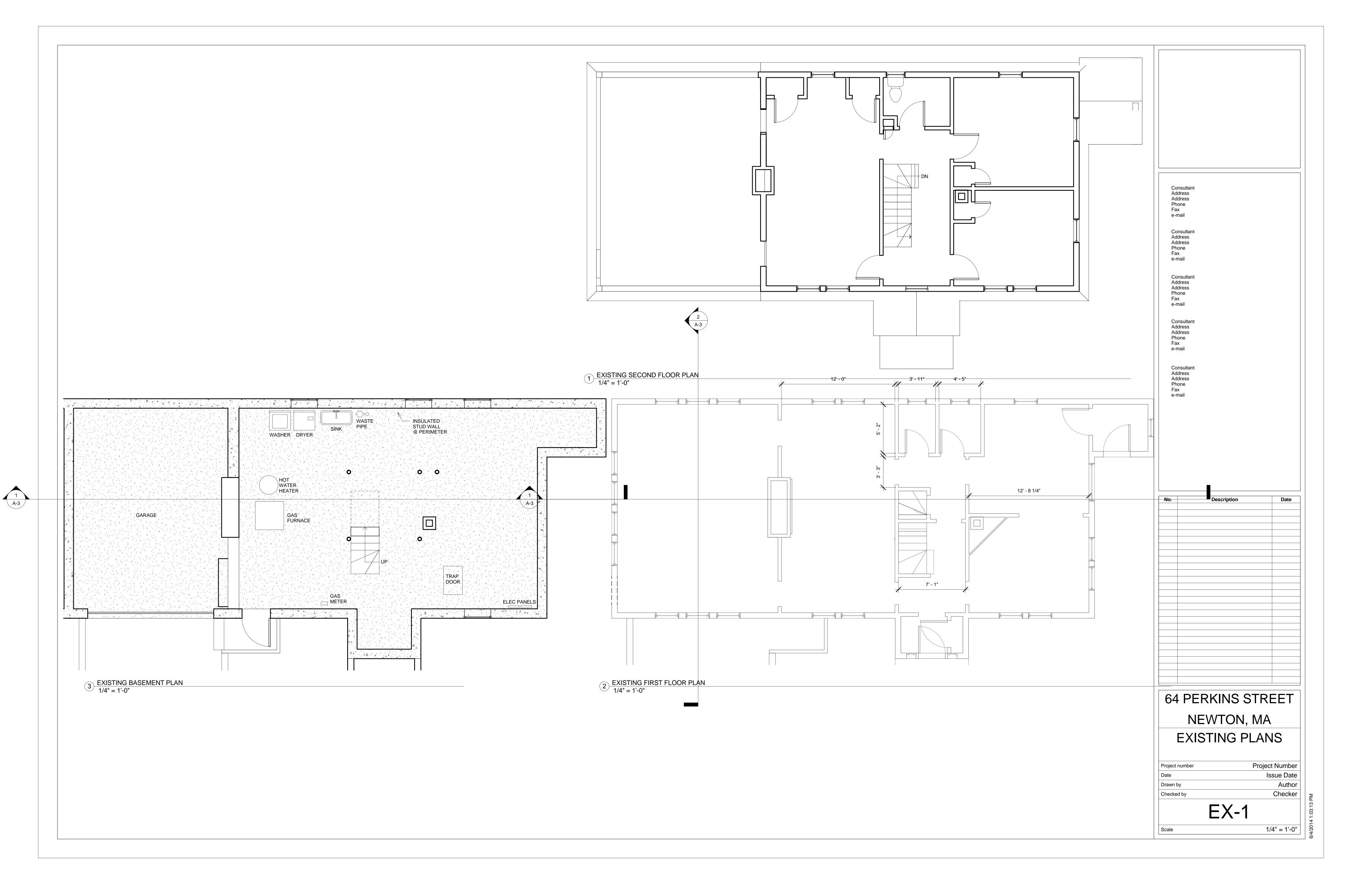
| BUILDINGS | EXISTING 1,280 S.F. | PROPOSED 1,607 S.F. | REQUI |
|---|--|---|----------------------|
| STRUCTURES DRIVE | 1,312 S.F. <u>300 S.F.</u> ± 1,612 S.F. ± | 1,640 S.F. <u>584 S.F.</u> ± 2,224 S.F. ± | |
| LOT COVERAGE OPEN SPACE | 20.8% 74% ± | 26.1% 64% ± | (30% (5 0% |
| F.A.R. GROUND FL 1ST FL 2ND FL ABOVE TOTAL | .53 1,204 S.F. 1,280 S.F. 788 S.F. <u>0 S.F.</u> 3,272 S.F. | 1,280 S.F. 1,188 S.F. | (.44 |

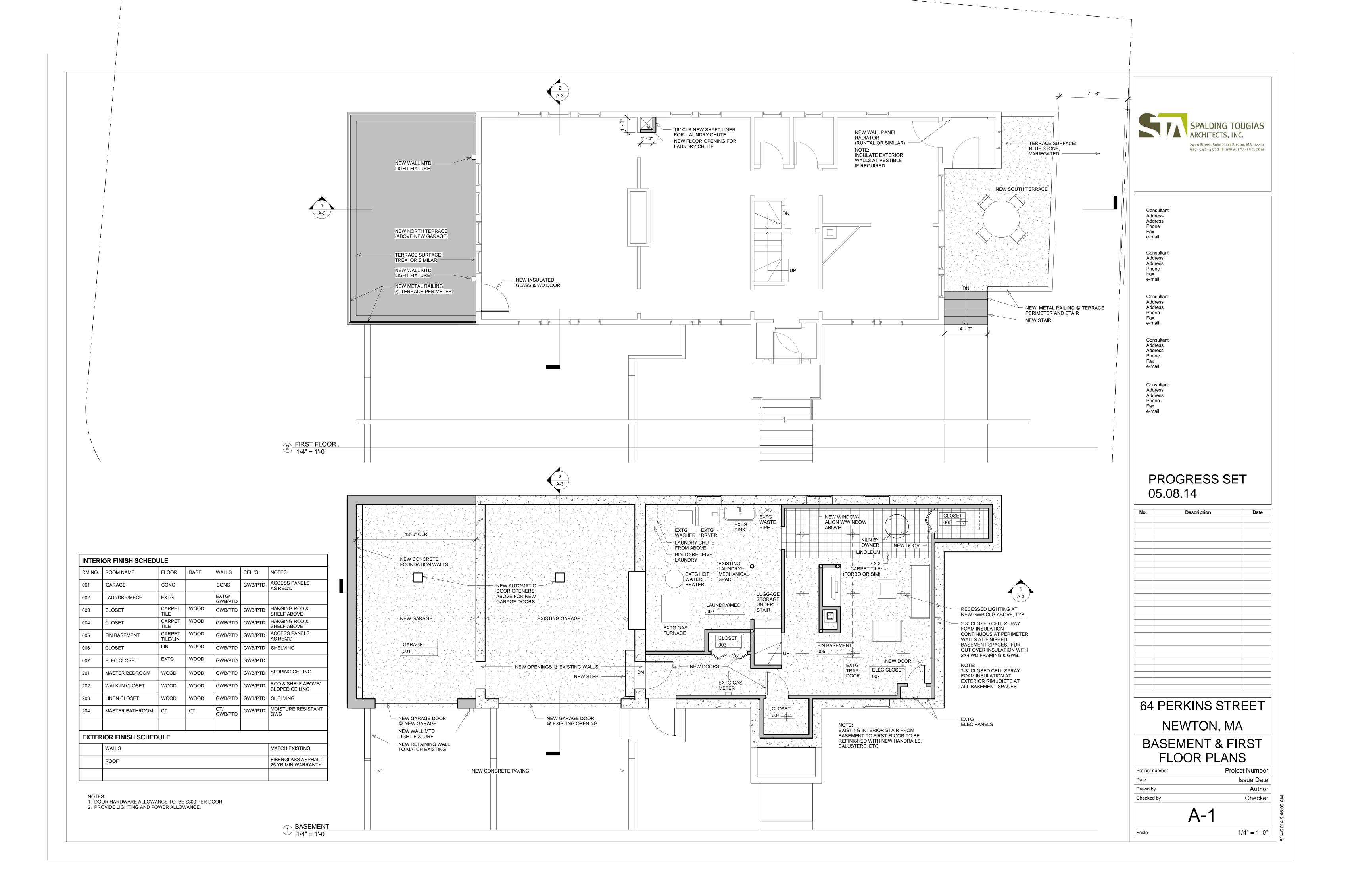
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY. NUMBERS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

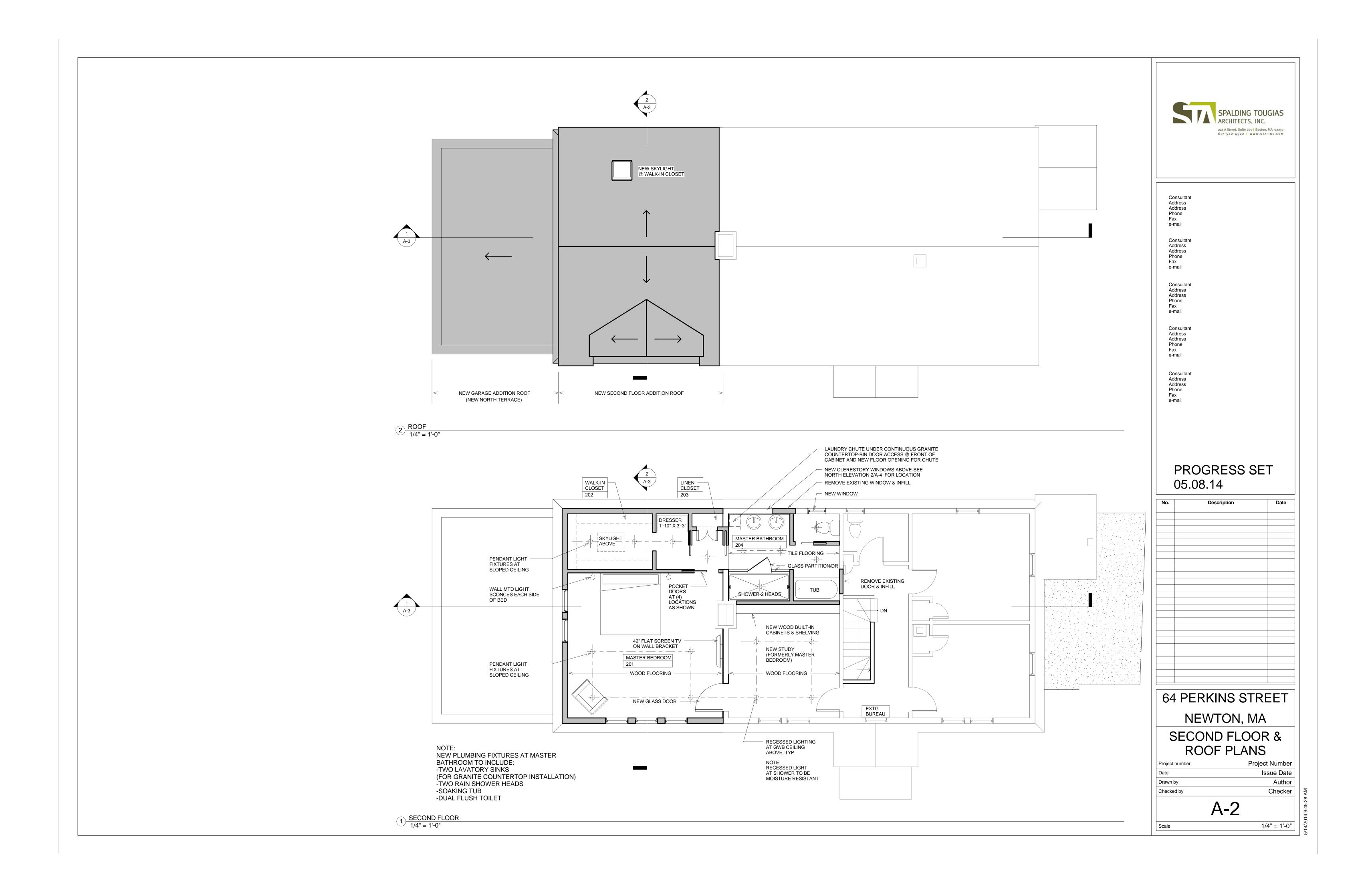
IMPERVIOUS AREA:

PROPOSED INCREASE IN IMPERVIOUS AREA = 705 S.F.









GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS (PLANS, ELEVATIONS, SECTIONS AND DETAILS) AND CONDITIONS AS SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH CONSTRUCTION. ANY DISCRPANCY, VARIANCE OR DEFECT SHALL BE REPORTED TO THE ARCHITECT.

2. THE CONTRACTOR SHALL PROTECT ALL ON-SITE ITEMS AND MATERIALS FROM WEATHER AND MOISTURE. THIS INCLUDES PROTECTING THE BUILDING FROM RAIN AND MOISTURE THROUGHOUT THE COURSE CONSTRUCTION DURING WHICH TIMES THE BUILDING IS EXPOSED.

3. THE CONTRACTOR SHALL IMPLEMENT A STRATEGY FOR DRYING MATERIALS AND PRODUCTS PRIOR TO INSTALLATION WHICH MAY HAVE A HIGH MOISTURE CONTENT. 4. COORDINATE SLL ARCHITECTURAL AND STRUCTURAL WORK WITH THE PROPOSED NEW MECHANICAL, ELECTRICAL AND PLUMBING SCOPE OF WORK.

5. ELECTRICAL OUTLET LOCATIONS SHALL BE PER ELECTRICAL CODE. 6. SMOKE DETECTORS AND ALARMS SHALL BE PER THE THE BUILDING CODE AND FIRE

DEPARTMENT AND HARD WIRED AS REQUIRED BY CODE.

7. PROVIDE CONTINUOUS SEALANT AT ALL JOINTS EXTERIOR AND INTERIOR. 8. PROVIDE ALL FLASHINGS AT ALL OPENINGS, JOINTS AND TRANSITIONS FOR A WATERTIGHT INSTALLATION.

9. CONTRACTOR SHALL OBTAIN AND REMIT ALL PAYMENTS FOR PERMITS, FEES, INSPECTIONS AND SIGN-OFFS. ALL WORK TO BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE.

10. CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE, CLEAN AND WORKMAN-LIKE MANNER THROUGHOUT CONSTRUCTION.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WINDOW ROUGH OPENINGS FOR THE SELECTED WINDOWS. WINDOWS SHALL BE PER THE ELEVATIONS OR EQUAL AND SHALL HAVE LOW-E, INSULATED GLASS.

12. OWNER SHALL SELECT FINAL FINISH PRODUCTS SUCH AS BUT NOT LIMITED TO DOOR AND WINDOW HARDWARE, LIGHT FIXTURES, LIGHT SWITCH STYLES, COUNTERTOPS, TILE, SHOWER ENCLOSURE, BASIN SINKS, FAUCETS, FITTINGS, PLUMBING FIXTURES, CONTROLS AND ACCESSORIES, MIRROR AND MEDICINE CABINET UNITS, MILLWORK, BATHROOM EXHAUST FAN, ETC.

HEATING AND HVAC NOTES:

1. EXTEND OR UPGRADE AS REQUIRED EXISTING GAS FIRED HEATING SYSTEM TO INCLUDE FINISHED BASEMENT SPACES, KITCHEN VESTIBULE AND SECOND FLOOR ADDITION

2. EXTEND OR UPGRADE AS REQUIRED EXISTING COOLING SYSTEM TO INCLUDE FINISHED BASEMENT SPACES AND SECOND FLOOR ADDITION.

3. EXTEND OR UPGRADE AS REQUIRED EXISTING ELECTRICAL SYSTEM TO INCLUDE FINISHED BASEMENT SPACES AND SECOND FLOOR ADDITION.

4. PROVIDE ALLOWANCE FOR ALL STRUCTURAL WORK.

5. PROVIDE ALLOWANCE FOR EXTERIOR AND INTERIOR LIGHTING AND POWER. 6. BASIS OF DESIGN FOR NEW WINDOWS TO BE PELLA ARCHITECT SERIES OR EQUAL (ENERGY STAR U-0.30 OR LESS).

