

**NOTES**

PROPERTY SBL: 81031-0039  
 ZONING DISTRICT: SR3 (NEW)  
 LOT COVERAGE: 6.7%  
 OPEN SPACE: 83.7%

**REFERENCES**

DEED: BK 64938; PG 492	#11 OF 1952
PLAN: #2398 OF 1955	#200 OF 2009
#952 OF 1937	BK 4755; PG END
#1659 OF 1949	BK 4208; PG END
#1979 OF 1951	

FIELD BOOK	FIELD BY	CALC BY	DRAFT BY	CHECKED BY
TESLA	MO	MO/GCC	MO	GCC

**CERTIFICATION**

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 9, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).  
 COMMUNITY-PANEL #25017C0554E  
 EFFECTIVE DATE: JUNE 4, 2010

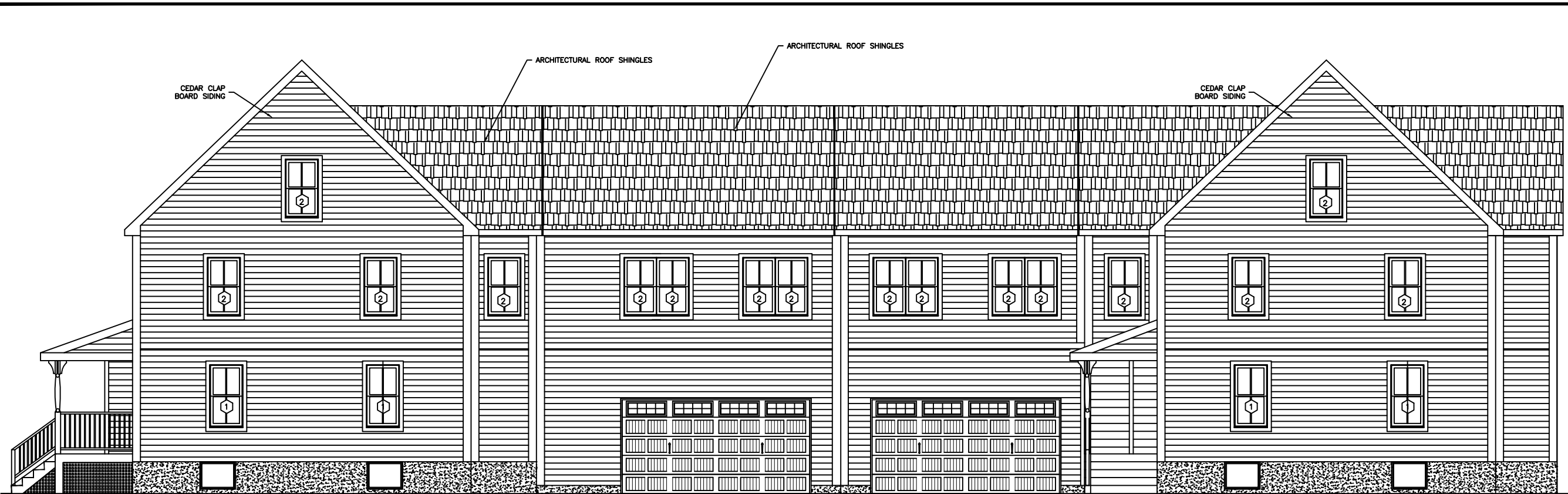
**CERTIFIED PLOT PLAN**  
 LOCATED AT  
**403-405 PARKER STREET**  
**NEWTON, MA**

SCALE: 1 INCH = 30 FEET MAY 09, 2015

PREPARED FOR: WIREMILL, LLC  
 132 HARWICH ROAD  
 NEWTON, MA 02467



**BOSTON**  
**SURVEY, INC.**  
 UNIT C-4 SHIPWAYS PLACE  
 CHARLESTOWN, MA. 02129  
 (617)242-1313

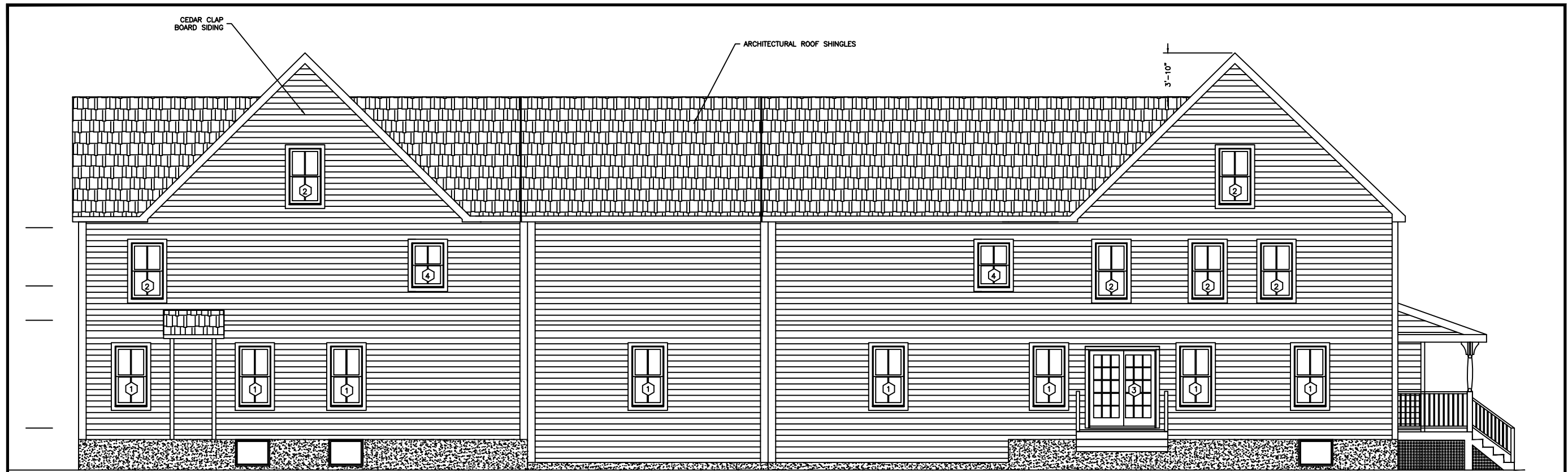


PROPOSED RIGHT SIDE ELEVATION



PROPOSED FRONT ELEVATION

DATE	REVISION
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<b>RECONSTRUCTION AND ADDITION</b> <b>PROPOSED FRONT AND RIGHT SIDE ELEVATIONS.</b> <b>403-405 PARKER STREET</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: 5/9/15	CHECKED BY: R.A.V.
DRAWING No. A5	



PROPOSED LEFT SIDE ELEVATION



PROPOSED REAR ELEVATION

DATE	REVISION

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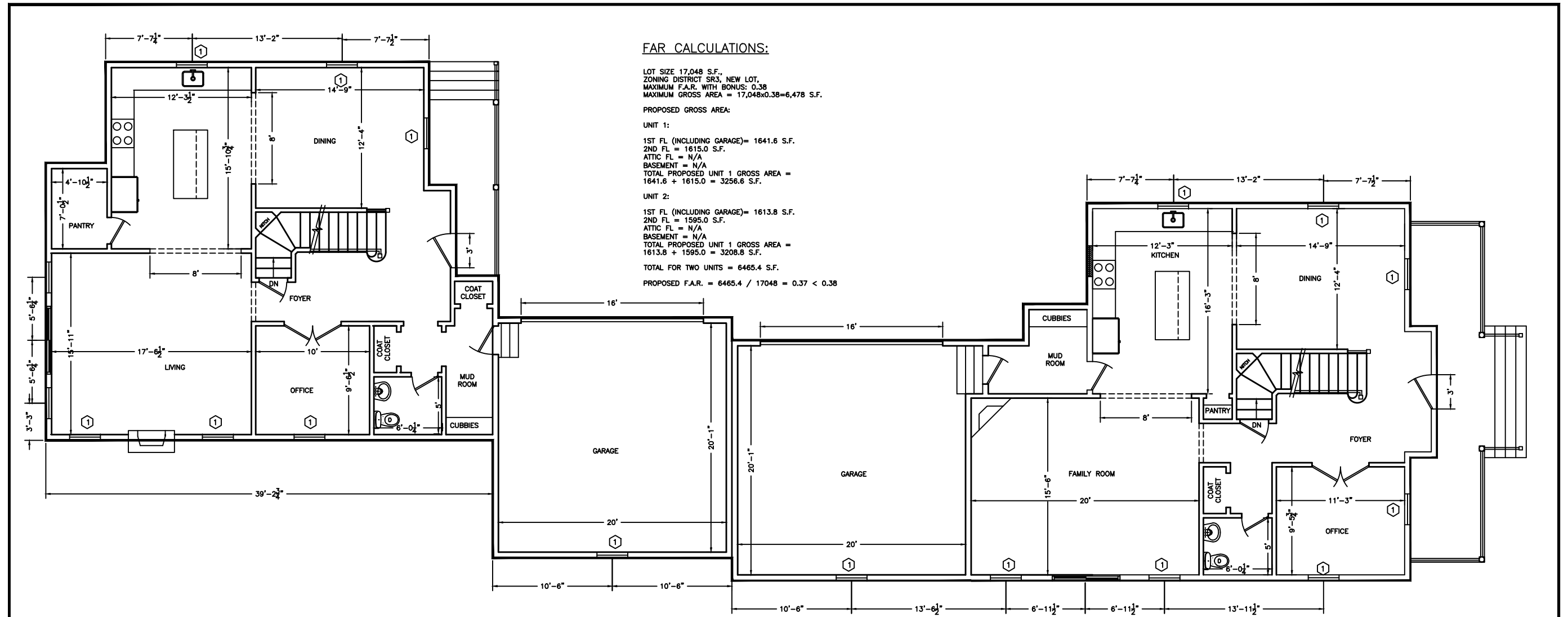
**RECONSTRUCTION AND ADDITION  
PROPOSED REAR AND LEFT SIDE ELEVATION.**

**403-405 PARKER STREET  
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: 5/9/15	DRAWN BY: A.A.	A6
	CHECKED BY: R.A.V.	



**FAR CALCULATIONS:**

LOT SIZE 17,048 S.F.,  
 ZONING DISTRICT SR3, NEW LOT,  
 MAXIMUM F.A.R. WITH BONUS: 0.38  
 MAXIMUM GROSS AREA = 17,048x0.38=6,478 S.F.

**PROPOSED GROSS AREA:**

**UNIT 1:**

1ST FL (INCLUDING GARAGE)= 1641.6 S.F.  
 2ND FL = 1615.0 S.F.  
 ATTIC FL = N/A  
 BASEMENT = N/A  
 TOTAL PROPOSED UNIT 1 GROSS AREA =  
 1641.6 + 1615.0 = 3256.6 S.F.

**UNIT 2:**

1ST FL (INCLUDING GARAGE)= 1613.8 S.F.  
 2ND FL = 1595.0 S.F.  
 ATTIC FL = N/A  
 BASEMENT = N/A  
 TOTAL PROPOSED UNIT 1 GROSS AREA =  
 1613.8 + 1595.0 = 3208.8 S.F.

TOTAL FOR TWO UNITS = 6465.4 S.F.  
 PROPOSED F.A.R. = 6465.4 / 17048 = 0.37 < 0.38

**PROPOSED FIRST FLOOR PLAN**

**WINDOW SCHEDULE**

	UNIT DIMENSIONS (w x h)	COMPANY	TYPE
①	2'-9 5/8" x 5'-4 7/8"	ANDERSEN TW2852	OPERATION TILT-WASH DOUBLE HANG WINDOW, LOW-E INSULATING GLASS
②	2'-9 5/8" x 5'-0 7/8"	ANDERSEN TW28410	OPERATION TILT-WASH DOUBLE HANG WINDOW, LOW-E INSULATING GLASS
③	5'-11 1/4" x 6'-10 3/8"	ANDERSEN FWG6068	GLIDING PATIO DOOR, LOW-E INSULATING GLASS
④	2'-6 1/8" x 4'-0 7/8"	ANDERSEN TW24310	OPERATION TILT-WASH DOUBLE HANG WINDOW, LOW-E INSULATING, SAFETY GLASS

**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

**NOTES:**

- CONTRACTOR MUST VERIFY ALL SIZES AND ROUGH OPENINGS PRIOR TO ORDERING WINDOWS. CONTACT WINDOW MANUFACTURER FOR DETAILS. CONTACT THE OWNER FOR FINAL SELECTION OF DOORS AND WINDOWS PRIOR TO ORDERING AND PRIOR TO FRAMING DOOR AND WINDOW OPENINGS. VERIFY CLEAR OPENINGS IN ALL BEDROOMS. MINIMUM CLEAR OPENING MUST BE 20 IN (W) x 24 IN (H) AND HAVE MINIMUM OF 5.7 S.F. OF CLEAR OPEN AREA. VERIFY LOCATIONS OF SAFETY GLASS WINDOWS AND DOORS PRIOR TO ORDERING WINDOWS AND DOORS.
- SPECIFIC LOCATIONS:**
- GLAZING IN INGRESS AND MEANS OF EGRESS DOORS;
  - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS AND SWINGING DOORS;
  - GLAZING IN STORM DOORS;
  - GLAZING IN UNFRAMED SWINGING DOORS;
  - GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS, STEAM ROOMS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPONENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
  - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS THE FOLLOWING CONDITIONS:
    - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 S.F.;
    - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR;
    - EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR;
    - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
  - ALL GLAZING IN GUARDS AND RAILING.
  - GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS WHEN BOTTOM OF GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE.

DATE	REVISION

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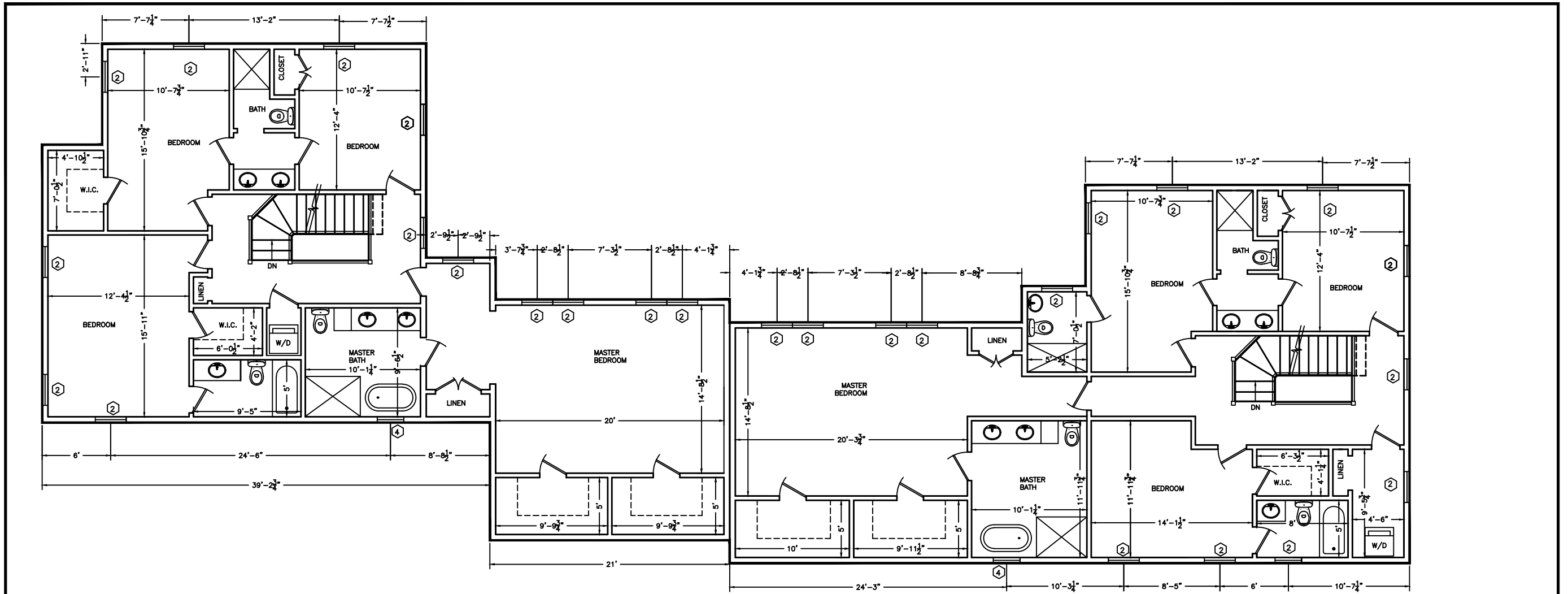
**RECONSTRUCTION AND ADDITION  
 PROPOSED FIRST FLOOR PLAN.**

**403-405 PARKER STREET  
 NEWTON, MASSACHUSETTS**

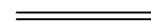

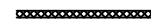



**RAV & Assoc., Inc.**  
 21 HIGHLAND AVENUE  
 NEEDHAM, MASSACHUSETTS 02494  
 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'

APPROVED: R.A.V.	DESIGNED BY: A.A.	DRAWING No.
DATE: 5/9/15	DRAWN BY: A.A.	A2
	CHECKED BY: R.A.V.	

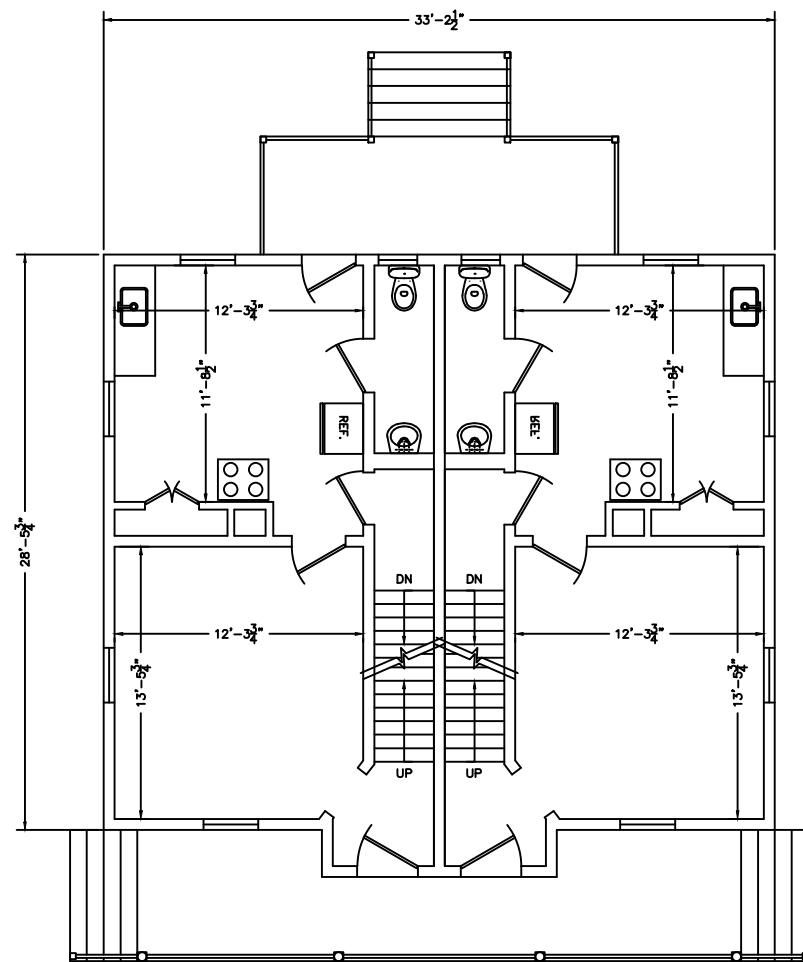


**LEGEND**

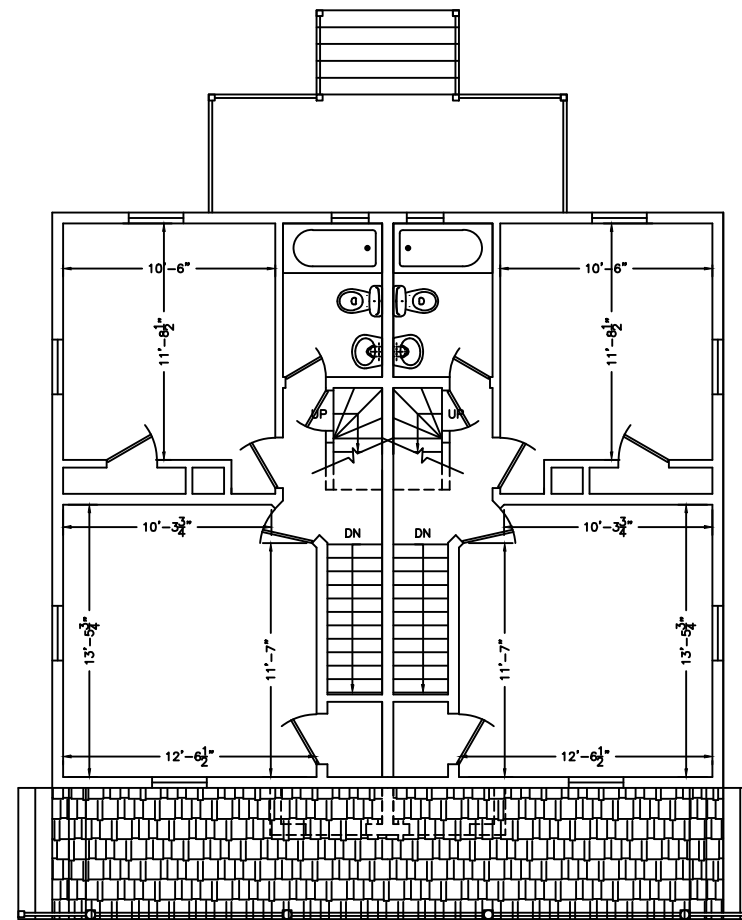
-  EXISTING WALL
-  NEW WALL
-  WALL TO BE REMOVED
-  HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
-  FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
-  CARBON MONOXIDE DETECTOR

**PROPOSED SECOND FLOOR PLAN**

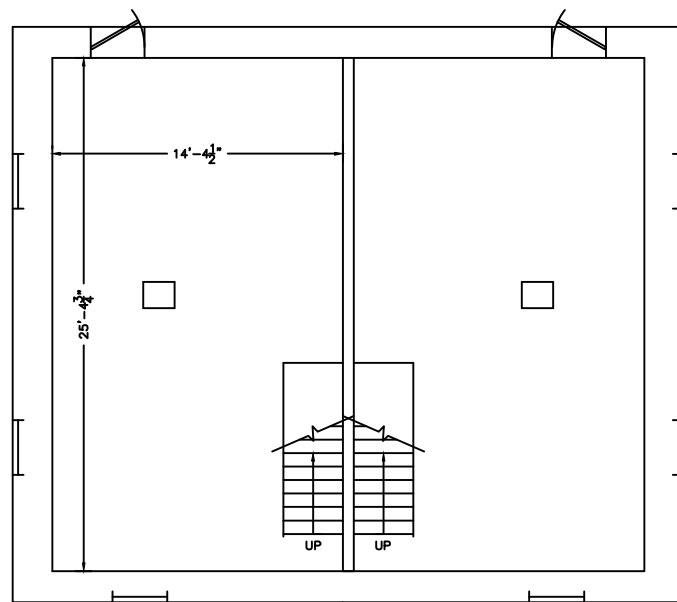
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<p><b>RECONSTRUCTION AND ADDITION PROPOSED SECOND FLOOR PLAN.</b></p>	
<p><b>403-405 PARKER STREET NEWTON, MASSACHUSETTS</b></p>	
<p><b>RAV &amp; Assoc., Inc.</b> 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205</p>	
SCALE: 1/4"=1'	
APPROVED: R.A.V.	DESIGNED BY: A.A.
DATE: 5/9/15	CHECKED BY: R.A.V.
DRAWING No. <b>A3</b>	



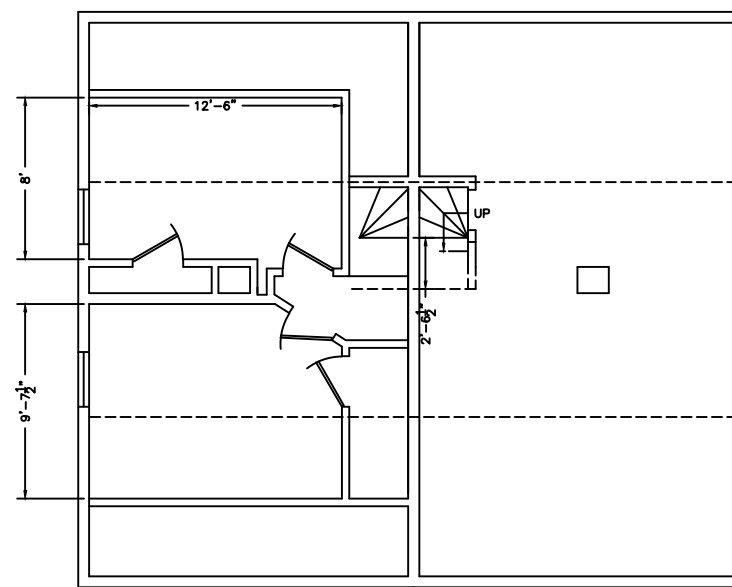
EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING BASEMENT PLAN



EXISTING ATTIC 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

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<b>RECONSTRUCTION AND ADDITION EXISTING FLOOR PLANS.</b>	
<b>403-405 PARKER STREET 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: 4/30/15	CHECKED BY: R.A.V.
DRAWING No. A1	