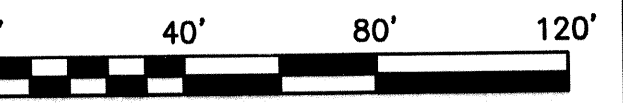
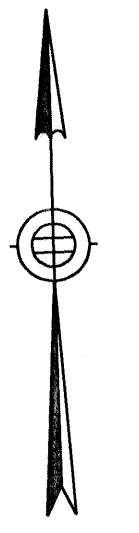
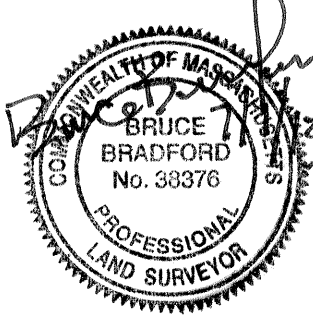
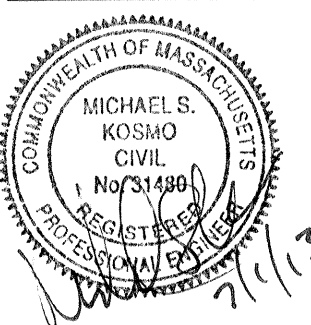


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SECTION 24
 BLOCK 12
 LOT 16



**SITE PLAN OF LAND IN
 NEWTON, MA**
 131 OTIS STREET
 AREA WIDE PLAN
 OWNER/ APPLICANT:
 FALLON CUSTOM HOMES & RENOVATIONS
 171 RESERVOIR STREET
 NEEDHAM, MA 02494
 781-237-0505

SCALE: 1 IN. = 400 FT.
 DATE: MAY 2, 2013
 DRAWN: JF/ ES
 CHECK: BB & MSK

| REVISIONS: | | |
|------------|-------------------|----|
| 5/21/13 | LOT 1 REVISIONS | ES |
| 7/1/13 | VARIOUS REVISIONS | ES |

GENERAL NOTES

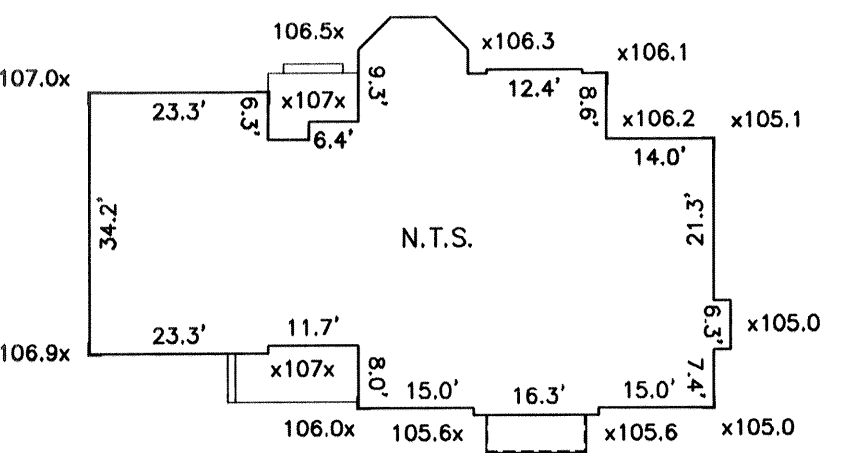
- ELEVATIONS REFER TO CITY OF NEWTON BASE. BENCHMARK: STONE BOUND ON OTIS STREET. ELEVATION = 107.97
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
- MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 1-888-344-7233 IN ORDER TO COMPLY WITH STATE LAW.
- ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS, LATEST EDITION, PREPARED AND ISSUED BY THE NEWTON ENGINEERING DEPARTMENT. COPIES MAY BE OBTAINED AT THE OFFICE OF THE CITY ENGINEER.
- NO WORK WITHIN ANY CITY OF NEWTON RIGHT-OF-WAY IS ALLOWED BETWEEN NOVEMBER 15TH AND APRIL 15TH, IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, THE APPLICANT MAY REQUEST PERMISSION FROM THE CITY ENGINEER, OR DESIGNEE FOR SUCH WORK.
- ALL CONSTRUCTION ACTIVITIES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY MUST FULLY COMPLY WITH ALL CITY OF NEWTON CONSTRUCTION SPECIFICATIONS AS WELL AS 521 CMR 21.00 AND 22.00.
- PROPOSED SEWER PIPE SHALL BE 6" PVC SDR 35.
- PROPOSED WATER SERVICE SHALL BE 1" TYPE K COPPER.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
- NO EXCAVATION SHALL BE MADE BY THE CONTRACTOR IN ANY PUBLIC WAY OR UTILITY EASEMENT UNLESS AT LEAST FORTY-EIGHT (48) HOURS, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS, BEFORE THE PROPOSED EXCAVATION IS TO BE MADE, HE HAS SUBMITTED, BY REGISTERED MAIL, WRITTEN NOTICE OF THE PROPOSED EXCAVATION TO THE FOLLOWING:
 - SUCH PUBLIC UTILITY COMPANIES AS SUPPLY GAS, ELECTRICITY, AND TELEPHONE SERVICE IN THE CITY.
 - SUCH PRIVATE COMPANIES AS PROVIDE CABLE TELEVISION SERVICE IN THE CITY.
 - CITY OF NEWTON WATER & SEWER DEPARTMENT.
 SUCH NOTICE SHALL SET FORTH THE STREET NAME AND A REASONABLY ACCURATE DESCRIPTION OF THE LOCATION OF THE EXCAVATION.
- THE CONTRACTOR SHALL PROVIDE CITY OF NEWTON POLICE OFFICERS FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER.
- NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF NEWTON PUBLIC WORKS DEPARTMENT.
- ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED WITH 1.5 INCH DEPTH OF BITUMINOUS CONCRETE, LAID HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
- WITH THE EXCEPTION OF GAS UTILITY SERVICES, ALL UTILITY TRENCHES WITHIN ANY CITY OF NEWTON RIGHT-OF-WAY WILL BE BACKFILLED WITH PIPE (EXCAVATABLE) CONTROLLED DENSITY FILL, AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING SPECIFICATIONS.
- WARNING SIGNS SHALL CONFORM TO PAGE 12 OF THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.
- ALL TOPSOIL, SUBSOIL OR IMPERVIOUS SOIL MUST BE EXCAVATED AND REMOVED BELOW THE LEACHING AREAS AND TO A DISTANCE 5' LATERALLY IN ALL DIRECTIONS BEYOND THE SIDES OF THE AREAS. BACKFILL AS REQUIRED WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS SUBSTANCES. THE SAND SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
- IN CASES WHERE LEDGE OR BouldERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
- ALL OF THE ROOF RUNOFF FROM THE AND PROPOSED ROOF SURFACES SHALL BE COLLECTED BY GUTTERS AND DIRECTED TO THE PROPOSED LEACHING GALLEYS.
- PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, AN AS-BUILT PLAN SHOULD BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND HARD COPY, THE PLAN SHOULD SHOW ALL UTILITIES, AND DRAINAGE (INCLUDING SWING-TIES), EASEMENTS AND FINAL GRADING.
- THE APPLICANT WILL HAVE TO APPLY FOR A STREET OPENING & UTILITIES CONNECTION PERMITS AS WELL AS A SIDEWALK CROSSING PERMIT WITH THE DPW.
- THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS. EVERETT M. BROOKS CO. WILL NOT PROVIDE AS-BUILT CERTIFICATION TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
- WHEREVER THE PROPOSED SEWER PIPE DOES NOT HAVE A MINIMUM OF 10' HORIZONTAL SEPARATION OR IS NOT AT LEAST 18" VERTICALLY BELOW THE EXISTING WATER PIPE, THE SEWER PIPE SHALL BE ENCASED IN CONCRETE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE SYSTEM, WATER & SEWER SERVICES INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY THEN BE BACKFILLED.
- THE EXISTING WATER & SEWER SERVICES SHALL BE CUT AND CAPPED AT THE MAIN AND BE COMPLETELY REMOVED FROM THE SITE AND PROPERLY BACKFILLED. THE ENGINEERING DIVISION MUST INSPECT THIS WORK; FAILURE TO HAVE THIS WORK INSPECTED MAY RESULT IN THE DELAY OF ISSUANCE OF THE UTILITY CONNECTION PERMIT.
- IF A CERTIFICATE OF OCCUPANCY IS REQUESTED PRIOR TO ALL SITE WORK BEING COMPLETED, THE APPLICANT WILL BE REQUIRED TO POST A CERTIFIED BANK CHECK IN THE AMOUNT TO COVER THE REMAINING WORK. THE CITY ENGINEER WILL DETERMINE THE VALUE OF THE UNCOMPLETED WORK.
- THE PROPOSED SEWER SERVICE LINE WILL NEED TO BE PRESSURE TESTED PRIOR TO USE.
- ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
- THE APPLICANT/CONTRACTOR SHALL RETAIN A QUALIFIED CONTRACTOR THAT SPECIALIZES IN CLOSED CIRCUIT TELEVISION (CCTV) INSPECTIONS OF DRAINAGE PIPES. TWO INSPECTIONS SHALL BE CONDUCTED (PRE-CONSTRUCTION AND POST-CONSTRUCTION). THE VIDEO TAPES/CD'S SHALL BE GIVEN TO THE REPRESENTATIVE OF THE ENGINEERING DIVISION AT THE END OF EACH INSPECTION. CONTRACTOR MUST PROVIDE A MINIMUM OF 48-HOURS NOTICE TO ALLOW A REPRESENTATIVE OF THE ENGINEERING DIVISION TO BE PRESENT AT TIME OF INSPECTION.
- PROPOSED DRAIN PIPE SHALL BE 6" PVC SCHEDULE 40.
- PROPOSED WALLS BY OTHERS.

LOT 1 - ZONING INFORMATION

ZONE: SR-2 (NEW LOT)
PREVIOUS PLAN DATED: OCTOBER 5, 1956
DEED REFERENCE: BOOK 13347 PAGE 230

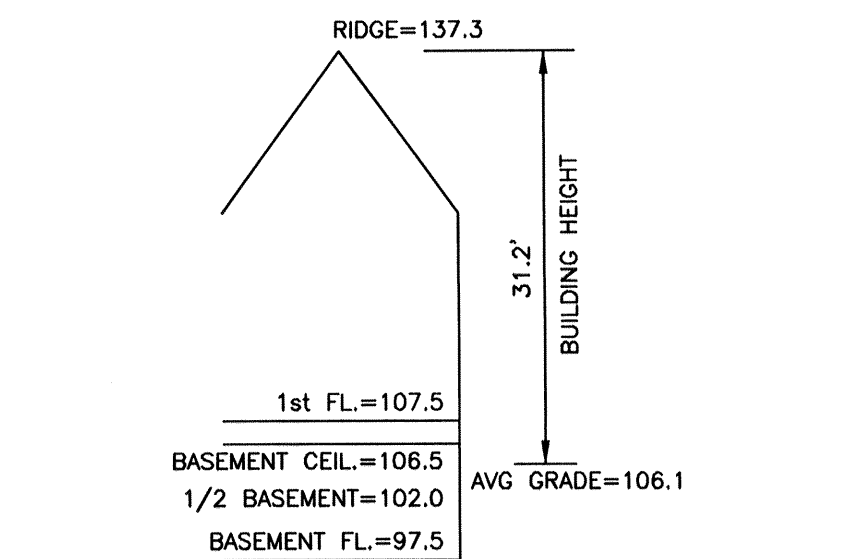
| | PROPOSED | REQUIRED |
|----------------------------|---------------|------------------|
| LOT AREA | 19,322 S.F. ± | 15,000 S.F. MIN. |
| LOT AREA PER/ UNIT | 19,322 S.F. ± | 15,000 S.F. MIN. |
| FRONTAGE | 139.18' | 100' MIN. |
| SETBACKS | | |
| FRONT | 31.9' | 30' MIN. |
| SIDE | 19.7' | 15' MIN. |
| REAR | 41.8' | 15' MIN. |
| FAR | 0.32 | 0.33 MAX. |
| BELOW FIRST FLOOR + GARAGE | 0 S.F. | 2.64 S.F. MIN. |
| FIRST FLOOR + GARAGE | 3,264 S.F. | 2,547 S.F. MIN. |
| SECOND FLOOR | 0 S.F. | 407 S.F. MIN. |
| ATTIC | 6,218 S.F. | 0 S.F. MIN. |
| BUILDING HEIGHT | 33.6' | 36' MAX. |
| STORIES | 2.5 | 2.5 MAX. |
| LOT COVERAGE | 17.6% | 20% MAX. |
| OPEN SPACE | 72% ± | 65% MIN. |
| BUILD FACTOR | 11.93 | 25 MAX. |

- NOTES**
- AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT
 - ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.



AVERAGE GRADE CALCULATION:
 $AVG = \frac{\sum[(E1+E2)/2] \times L}{P}$
 $AVG = 25,347.0 / 238.8 = 106.1$

LOT 1 - AVERAGE GRADE CALCULATION



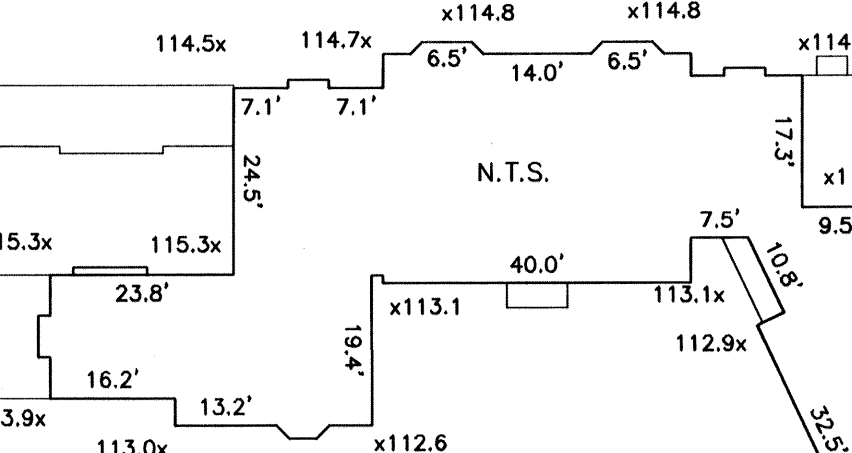
LOT 1 - BUILDING HEIGHT DETAIL

LOT 2 - ZONING INFORMATION

ZONE: SR-2 (REAR LOT)
PREVIOUS PLAN DATED: OCTOBER 5, 1956
DEED REFERENCE: BOOK 13347 PAGE 230

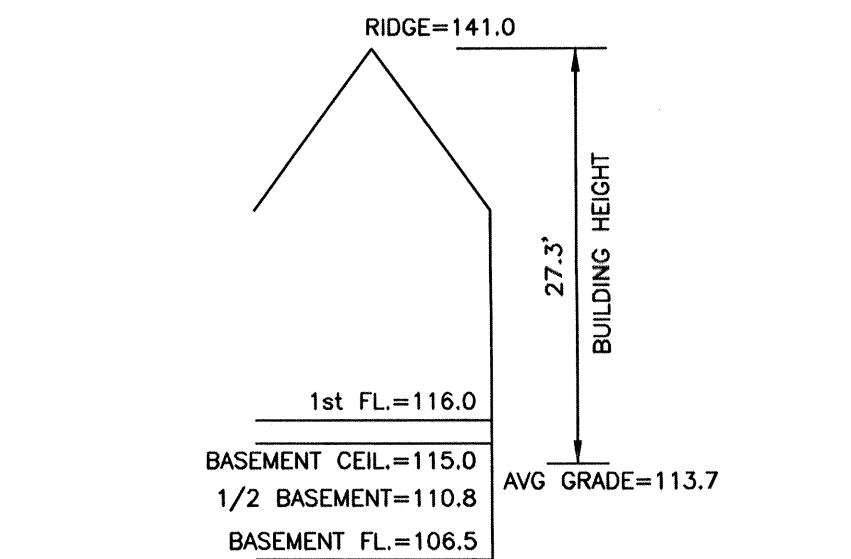
| | PROPOSED | REQUIRED |
|----------------------------|---------------|------------------|
| LOT AREA | 29,905 S.F. ± | 18,000 S.F. MIN. |
| LOT AREA PER/ UNIT | 29,905 S.F. ± | 18,000 S.F. MIN. |
| FRONTAGE | 49.78' | 20' MIN. |
| SETBACKS | | |
| FRONT | 31.1' | 30' MIN. |
| SIDE | 23.0' | 23' MIN. |
| REAR | 34.4' | 23' MIN. |
| FAR | 0.18 | 0.20 MAX. |
| BELOW FIRST FLOOR + GARAGE | 0 S.F. | 3,652 S.F. MIN. |
| FIRST FLOOR + GARAGE | 3,652 S.F. | 1,690 S.F. MIN. |
| SECOND FLOOR | 0 S.F. | 0 S.F. MIN. |
| ATTIC | 5,342 S.F. | 0 S.F. MIN. |
| BUILDING HEIGHT | 27.3' | 36' MAX. |
| STORIES | 2 | 2.5 MAX. |
| LOT COVERAGE | 13.7% | 17% MAX. |
| OPEN SPACE | 73% ± | 65% MIN. |
| BUILD FACTOR | 16.90 | 25 MAX. |

- NOTES**
- AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT
 - ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.



AVERAGE GRADE CALCULATION:
 $AVG = \frac{\sum[(E1+E2)/2] \times L}{P}$
 $AVG = 36,069.11 / 317.2 = 113.7$

LOT 2 - AVERAGE GRADE CALCULATION

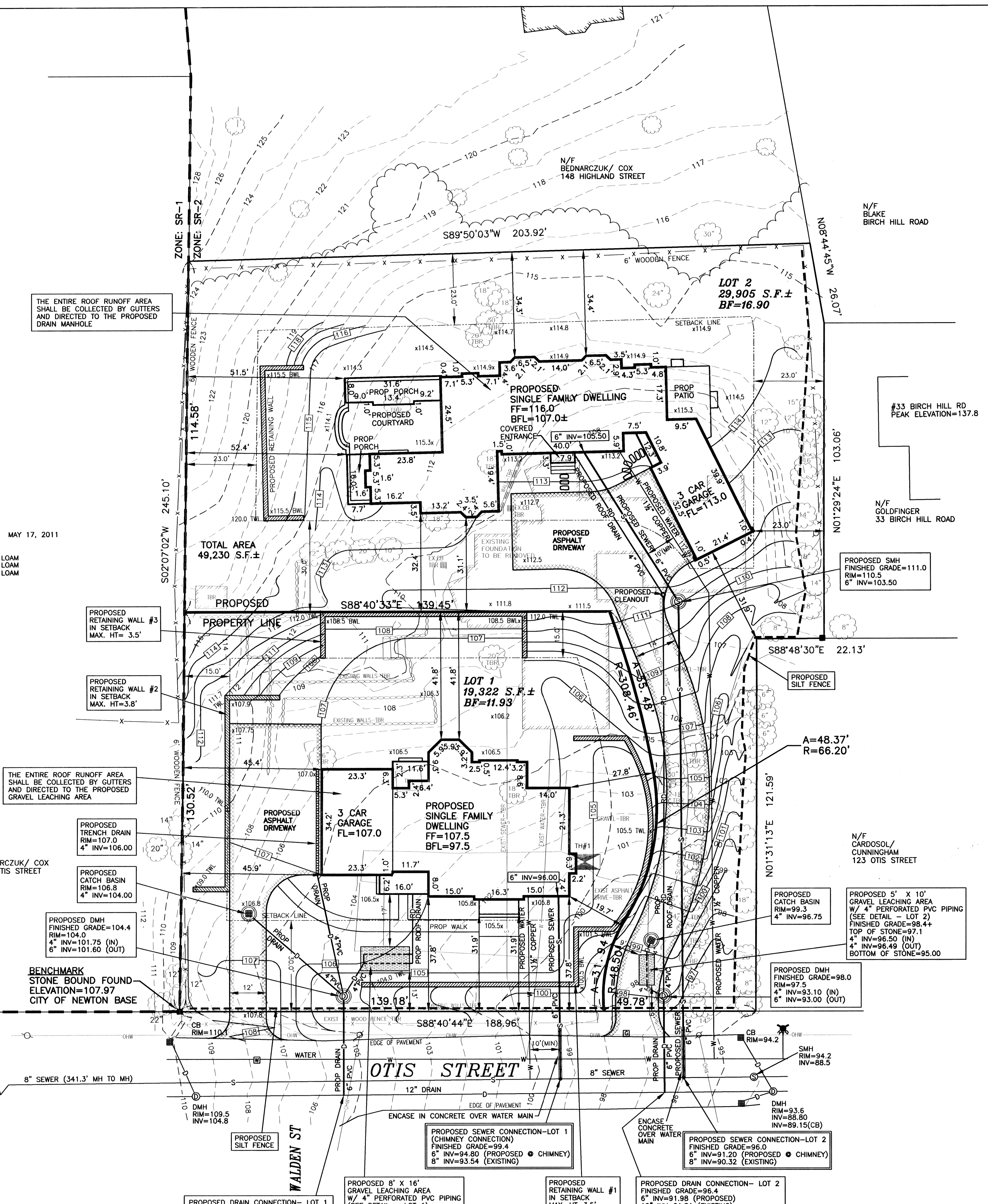


LOT 2 - BUILDING HEIGHT DETAIL

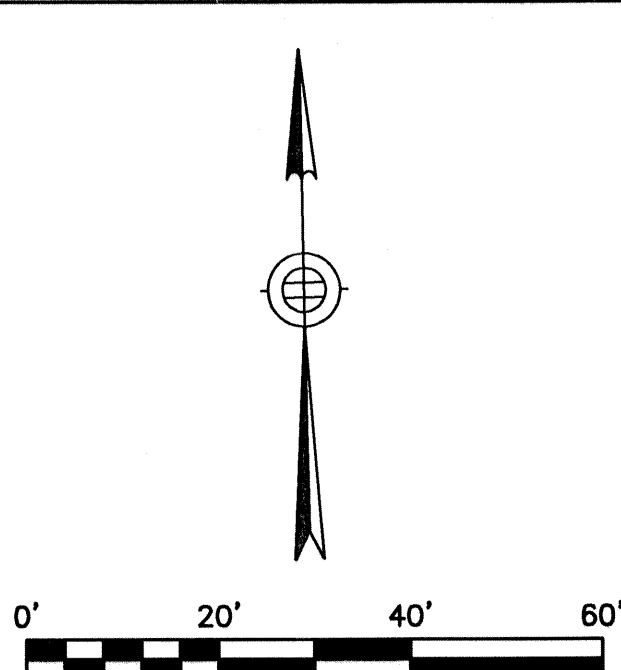
SOIL LOG:

TEST HOLE #1 (TH#1) MAY 17, 2011
ELEVATION = 100.5

| | |
|---------|--------------|
| 0'-12" | A SANDY LOAM |
| 12'-30" | B SANDY LOAM |
| 30'-48" | C SANDY LOAM |
| 48" | REFUSAL |



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LEGEND

- UTILITY POLE
- WATER GATE
- ⊕ HYDRANT
- ⊕ GAS GATE
- ⊕ SEWER MANHOLE
- ⊕ DRAIN MANHOLE
- ⊕ CATCH BASIN
- TREE
- ⊕ LIGHT POLE
- ⊕ SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- TOW TOP OF WALL
- ⊕ BOTTOM OF WALL
- TH#1 DEEP TEST HOLE
- PT#1 PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- (71)— PROPOSED CONTOUR
- D— EXISTING CONTOUR
- D— DRAIN LINE
- RD— ROOF DRAIN
- FD— FOUNDATION DRAIN
- W— WATER LINE
- S— SEWER LINE
- G— GAS LINE
- X— FENCE
- STONEWALL
- TREE LINE

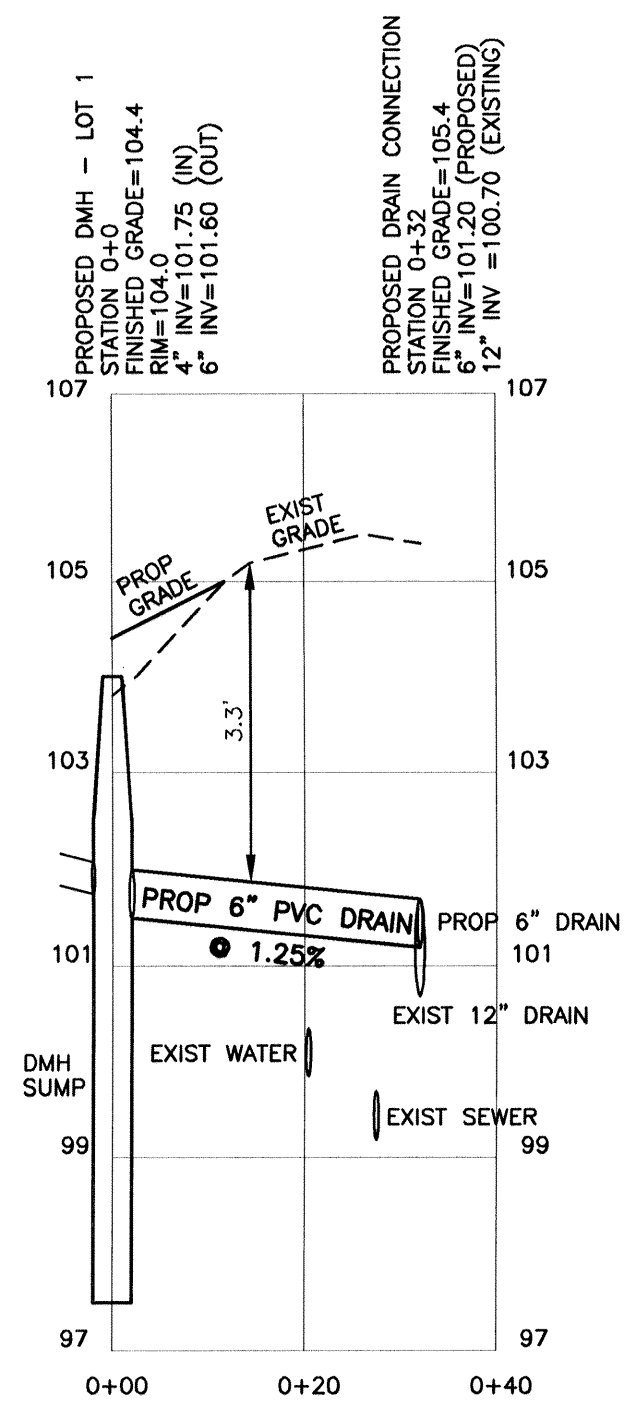
Professional seals for Michael S. Kosmo and Bruce Bradford, both Professional Land Surveyors in the Commonwealth of Massachusetts.

SITE PLAN OF LAND IN NEWTON, MA

131 LAYOUT & UTILITY PLAN
 OWNER/ APPLICANT:
 FALLON CUSTOM HOMES & RENOVATIONS
 171 RESERVOIR STREET
 NEEDHAM, MA 02494
 781-237-0505

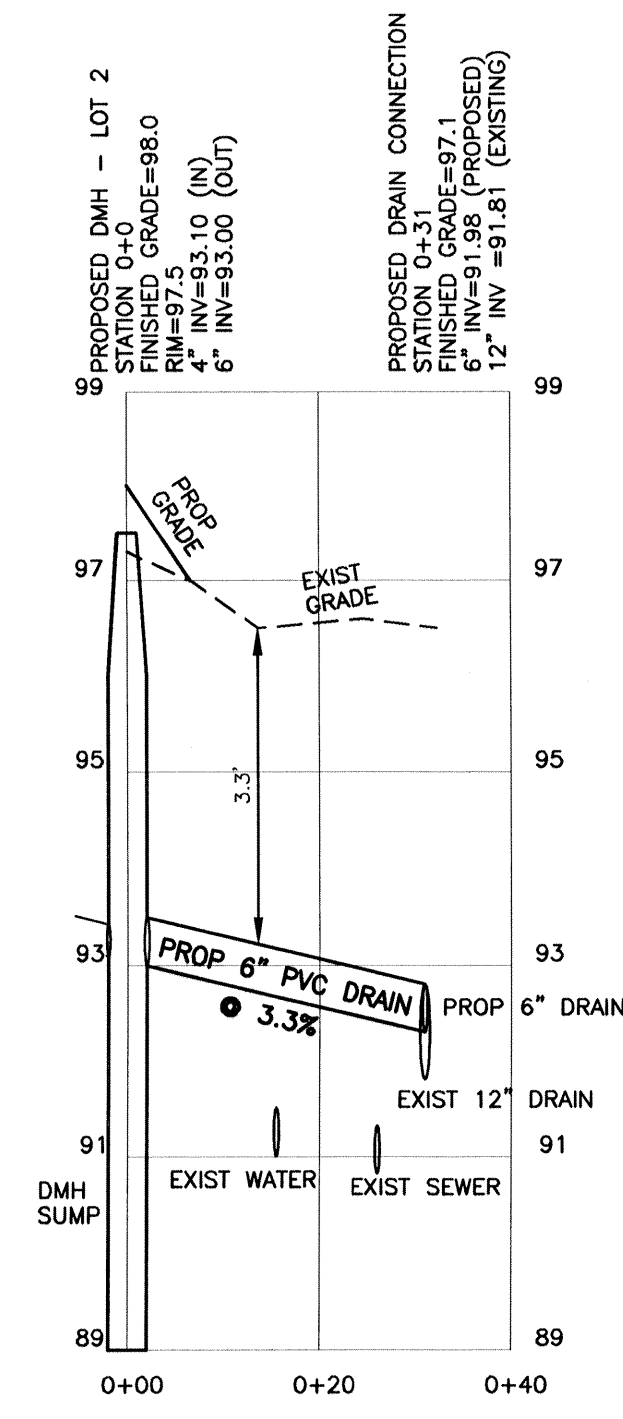
SCALE: 1 IN. = 20 FT.
 DATE: MAY 2, 2013
 DRAWN: JF/ES
 CHECK: BB #MSK

| REVISIONS: | | |
|------------|-------------------|----|
| 5/21/13 | LOT 1 REVISIONS | ES |
| 7/1/13 | VARIOUS REVISIONS | ES |



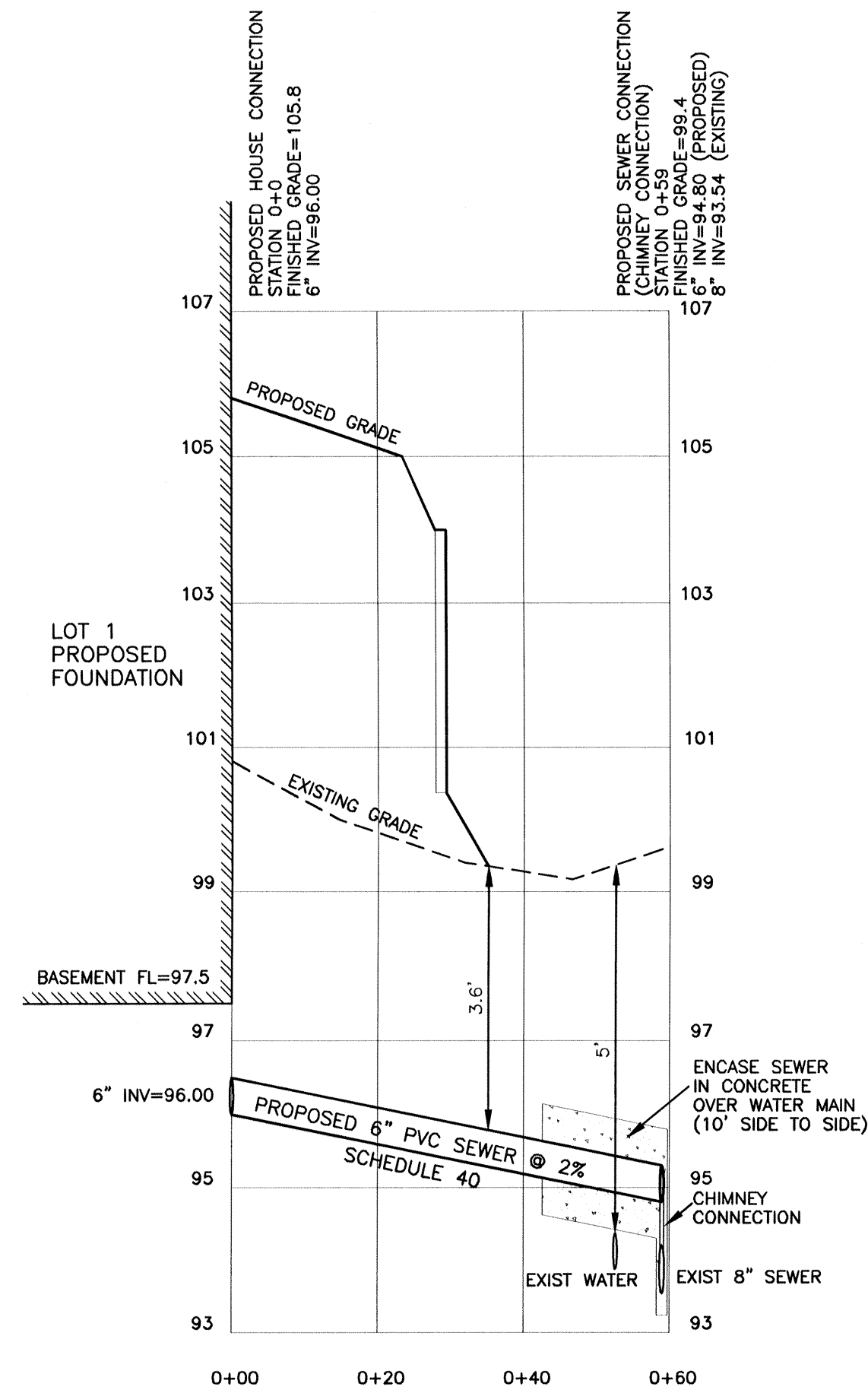
PROPOSED DRAIN CONNECTION - LOT 1

VERTICAL SCALE: 1 IN. = 2 FT.
 HORIZONTAL SCALE: 1 IN. = 20 FT.



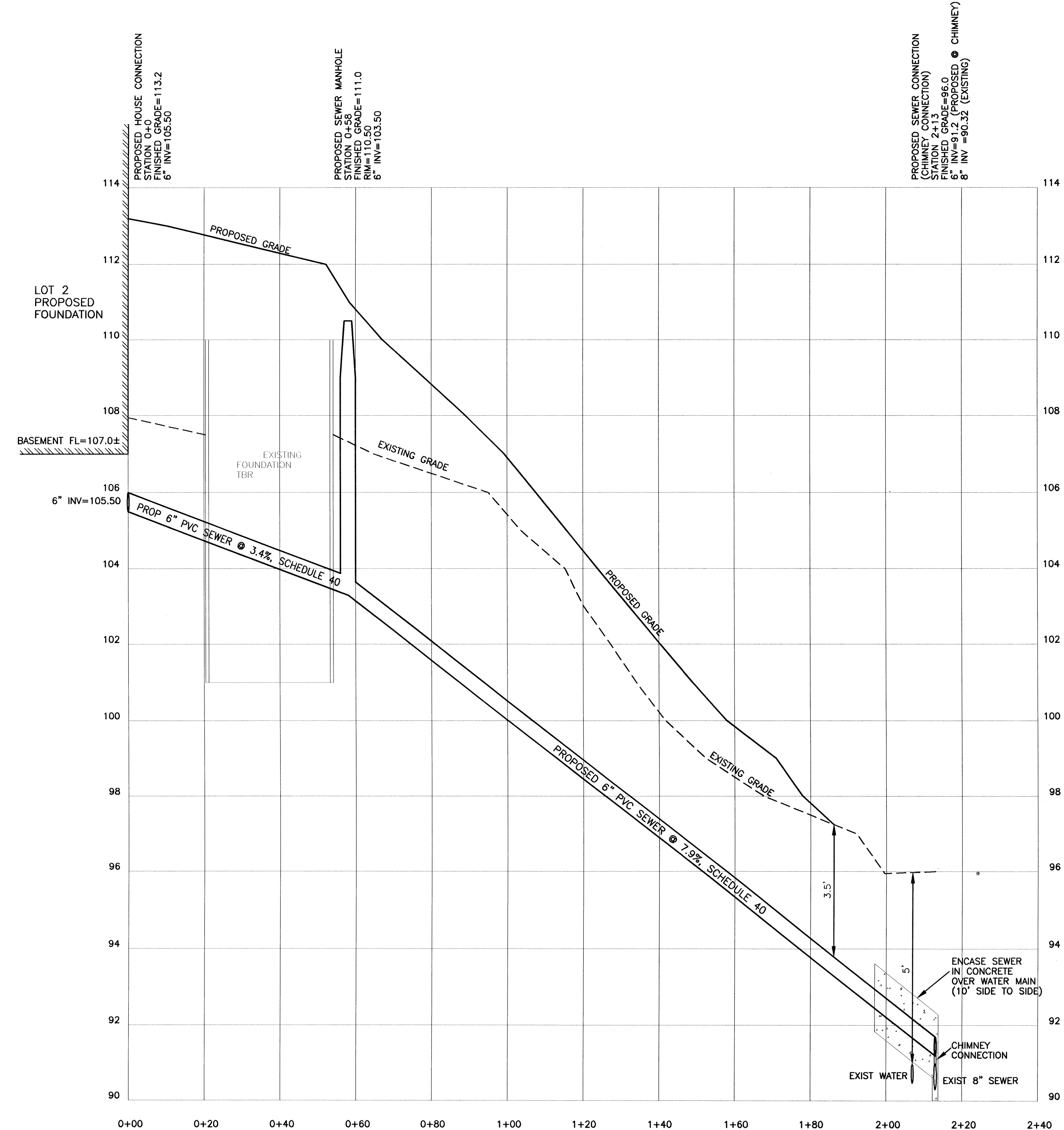
PROPOSED DRAIN CONNECTION - LOT 2

VERTICAL SCALE: 1 IN. = 2 FT.
 HORIZONTAL SCALE: 1 IN. = 20 FT.



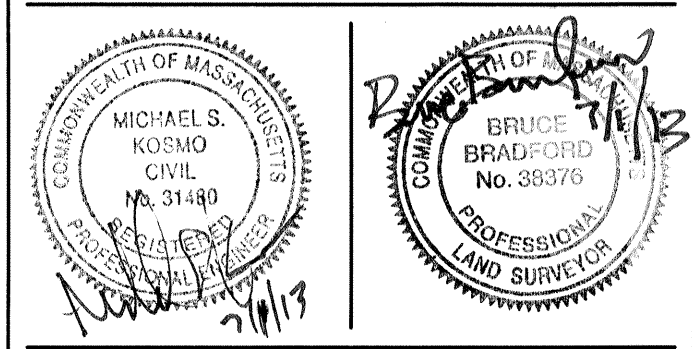
PROPOSED SEWER CONNECTION - LOT 1

VERTICAL SCALE: 1 IN. = 2 FT.
 HORIZONTAL SCALE: 1 IN. = 20 FT.



PROPOSED SEWER CONNECTION - LOT 2

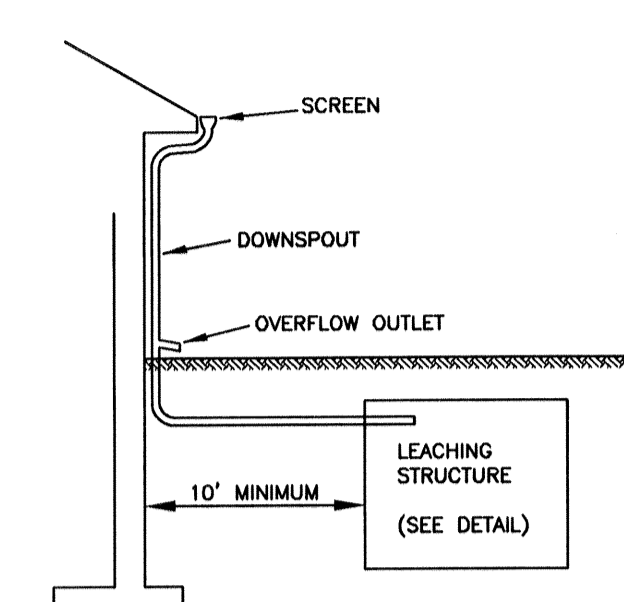
VERTICAL SCALE: 1 IN. = 2 FT.
 HORIZONTAL SCALE: 1 IN. = 20 FT.



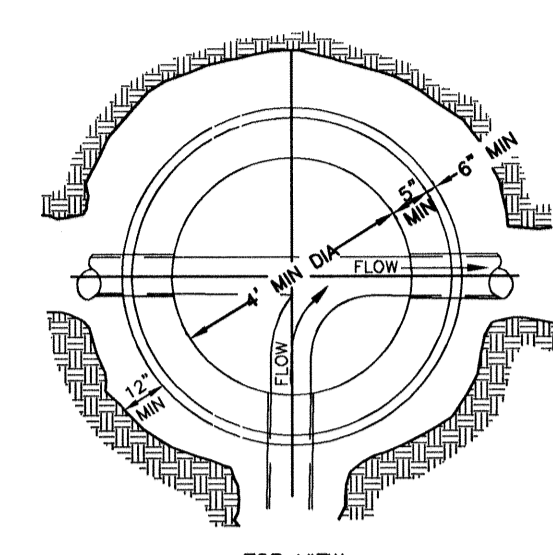
**SITE PLAN OF LAND IN
 NEWTON, MA**
 131 OTIS STREET
 PROFILES
 OWNER/ APPLICANT:
 FALLON CUSTOM HOMES & RENOVATIONS
 171 RESERVOIR STREET
 NEEDHAM, MA 02494
 781-237-0505

SCALE: 1 IN. = 20 FT.
 DATE: MAY 2, 2013
 DRAWN: JF/ ES
 CHECK: BB & M&K

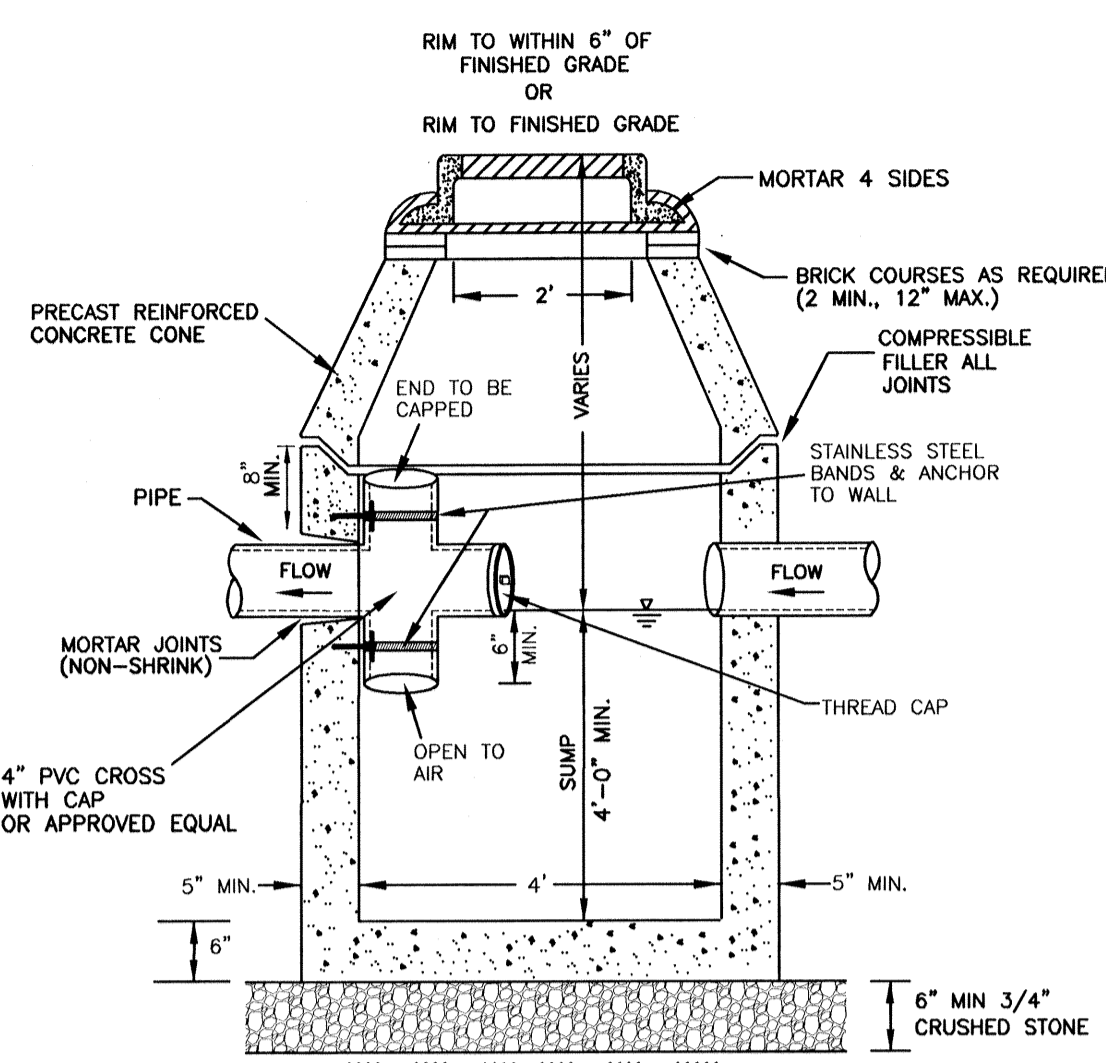
| REVISIONS: | | |
|------------|-------------------|----|
| 5/21/13 | LOT 1 REVISIONS | ES |
| 7/1/13 | VARIOUS REVISIONS | ES |



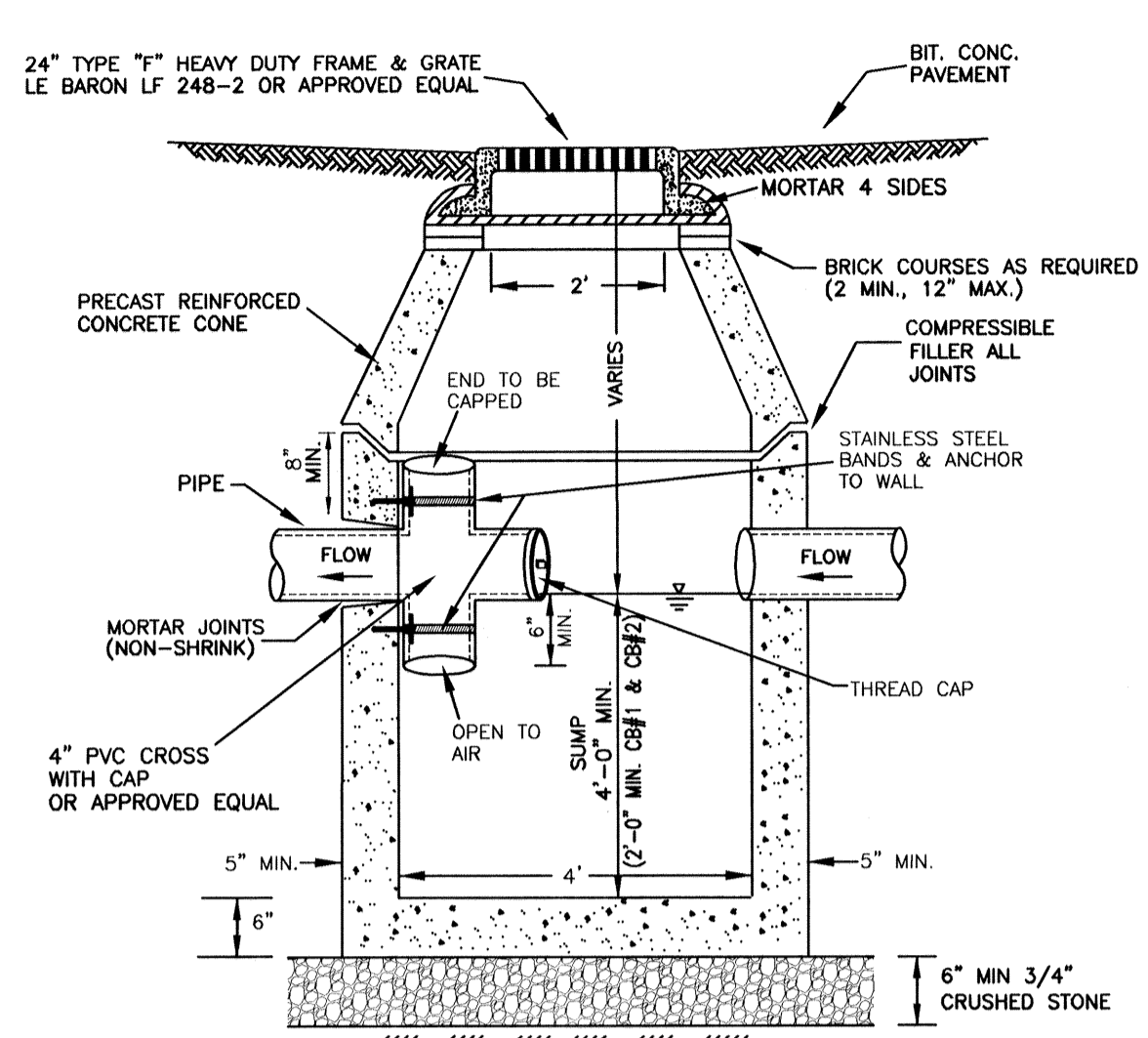
TYPICAL DOWNSPOUT DETAIL
N.T.S.



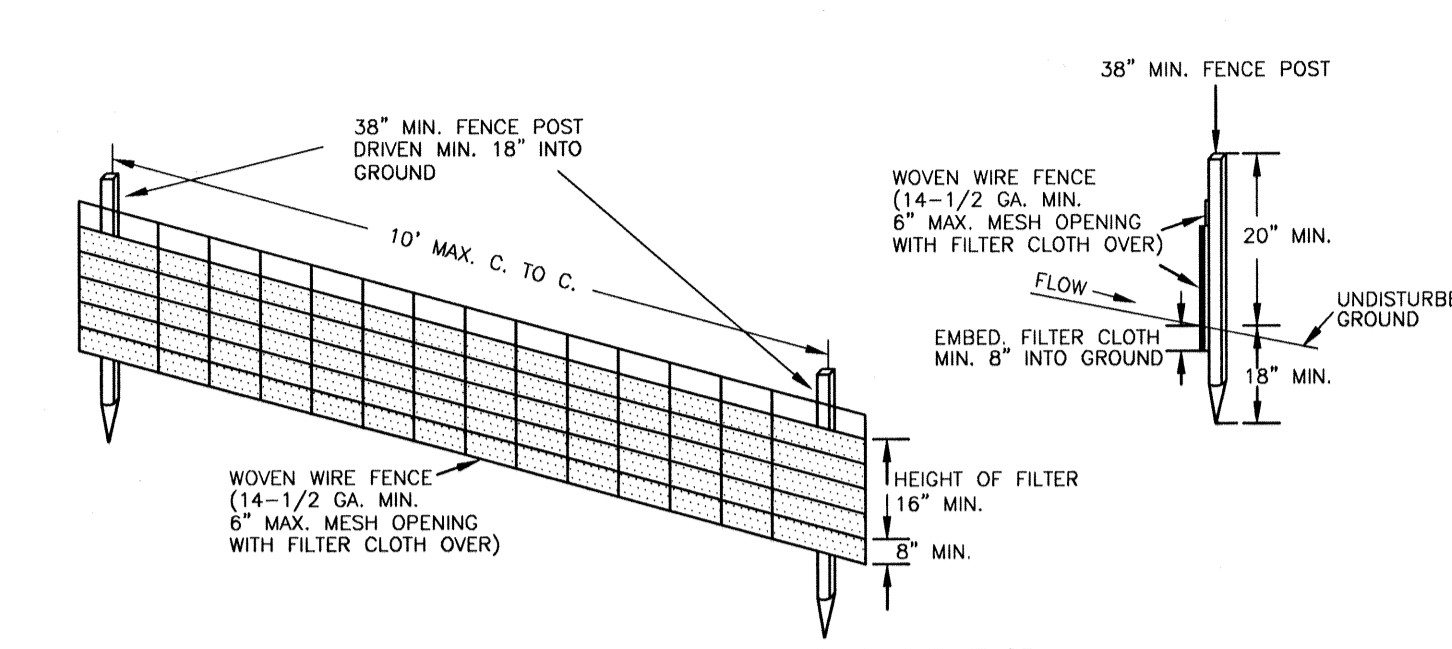
INVERT TABLE PLAN
N.T.S.



TYPICAL PRECAST CONCRETE MANHOLE WITH PVC GAS TRAP
N.T.S.



TYPICAL PRECAST CONCRETE CATCH BASIN WITH PVC GAS TRAP
N.T.S.

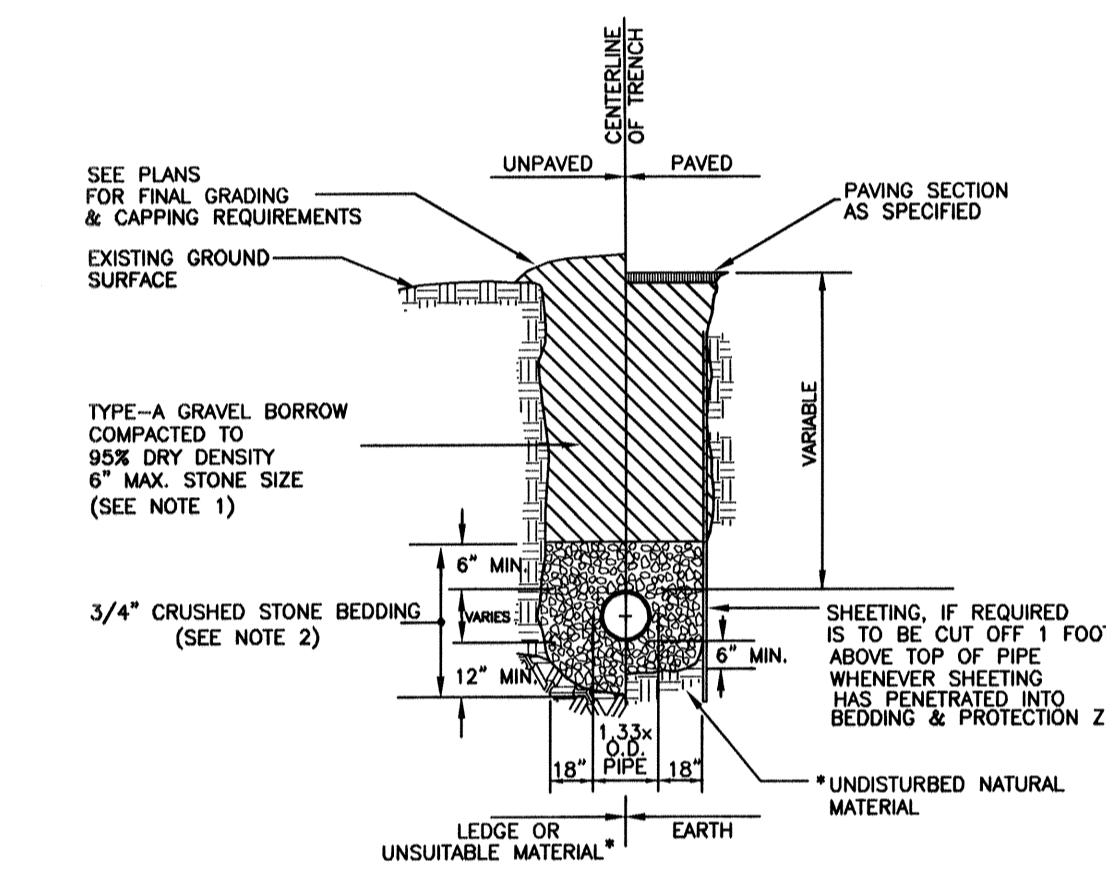


SILT FENCE DETAIL
N.T.S.

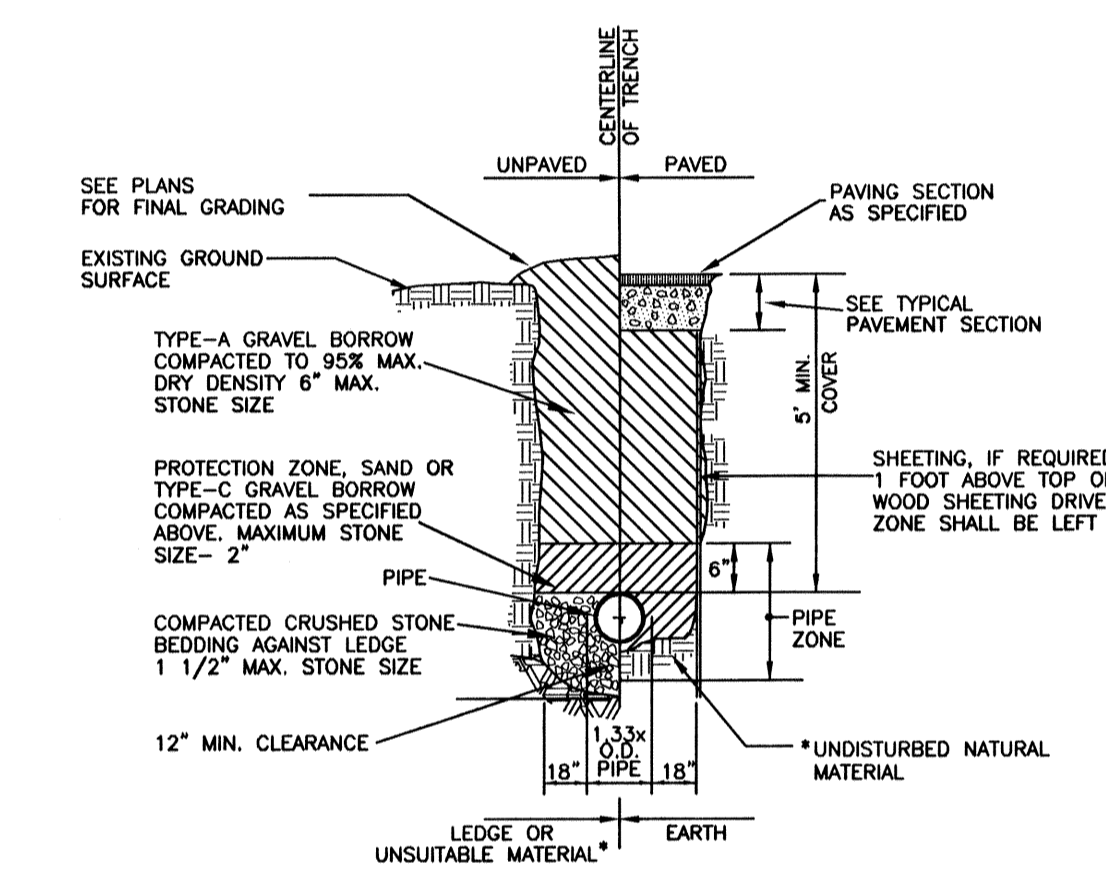
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE:

- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

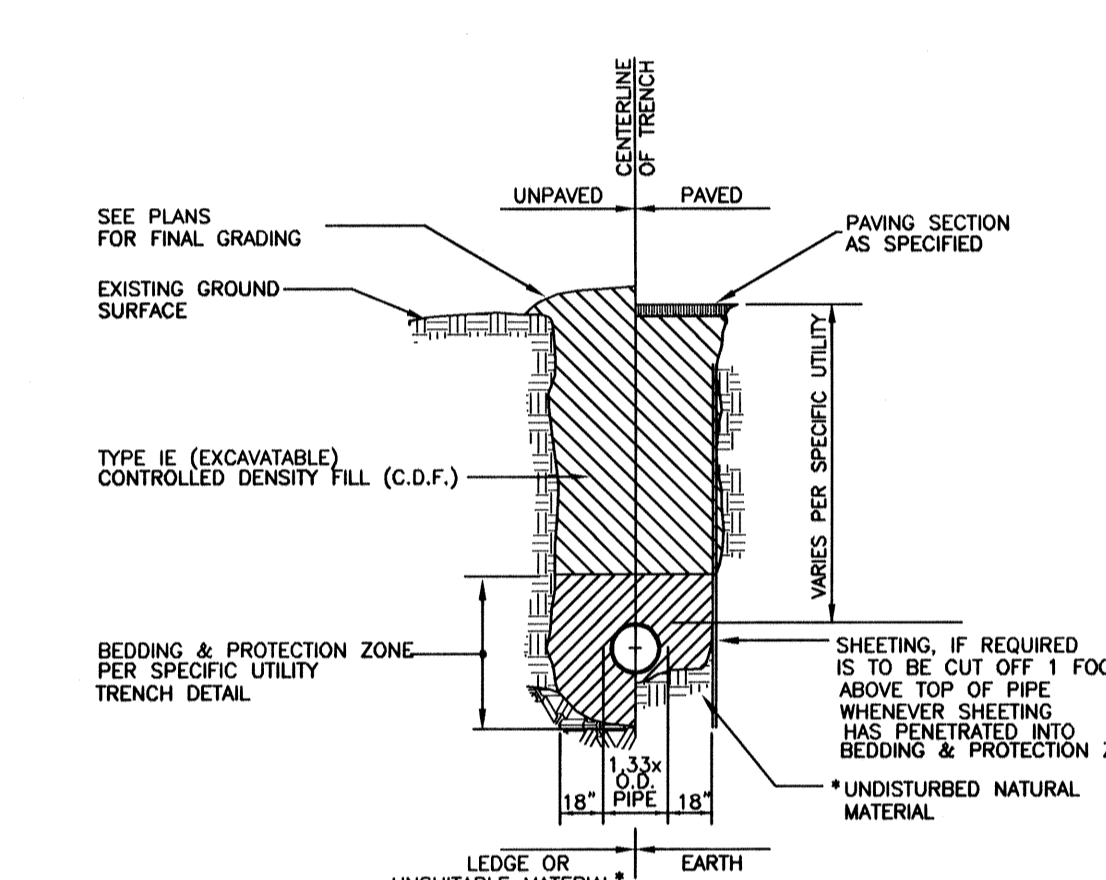
POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14-1/2 GA. 6" MAX. MESH OPENING.
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.



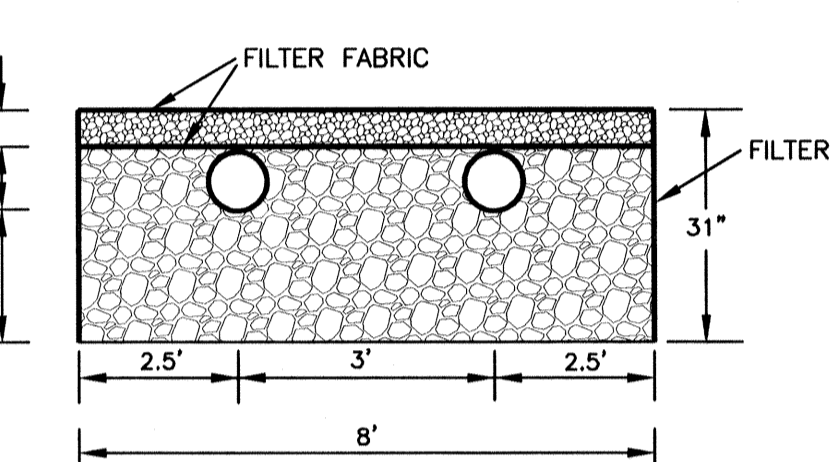
GRAVITY SEWER TRENCH DETAIL
N.T.S.



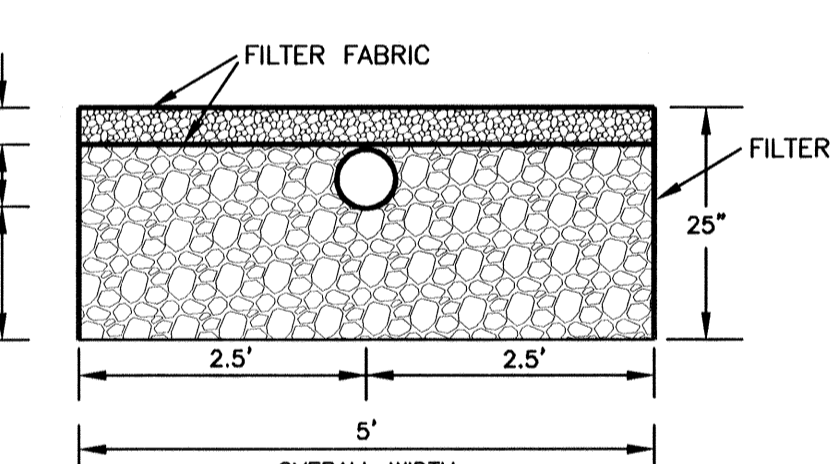
TYPICAL WATER TRENCH DETAIL
N.T.S.



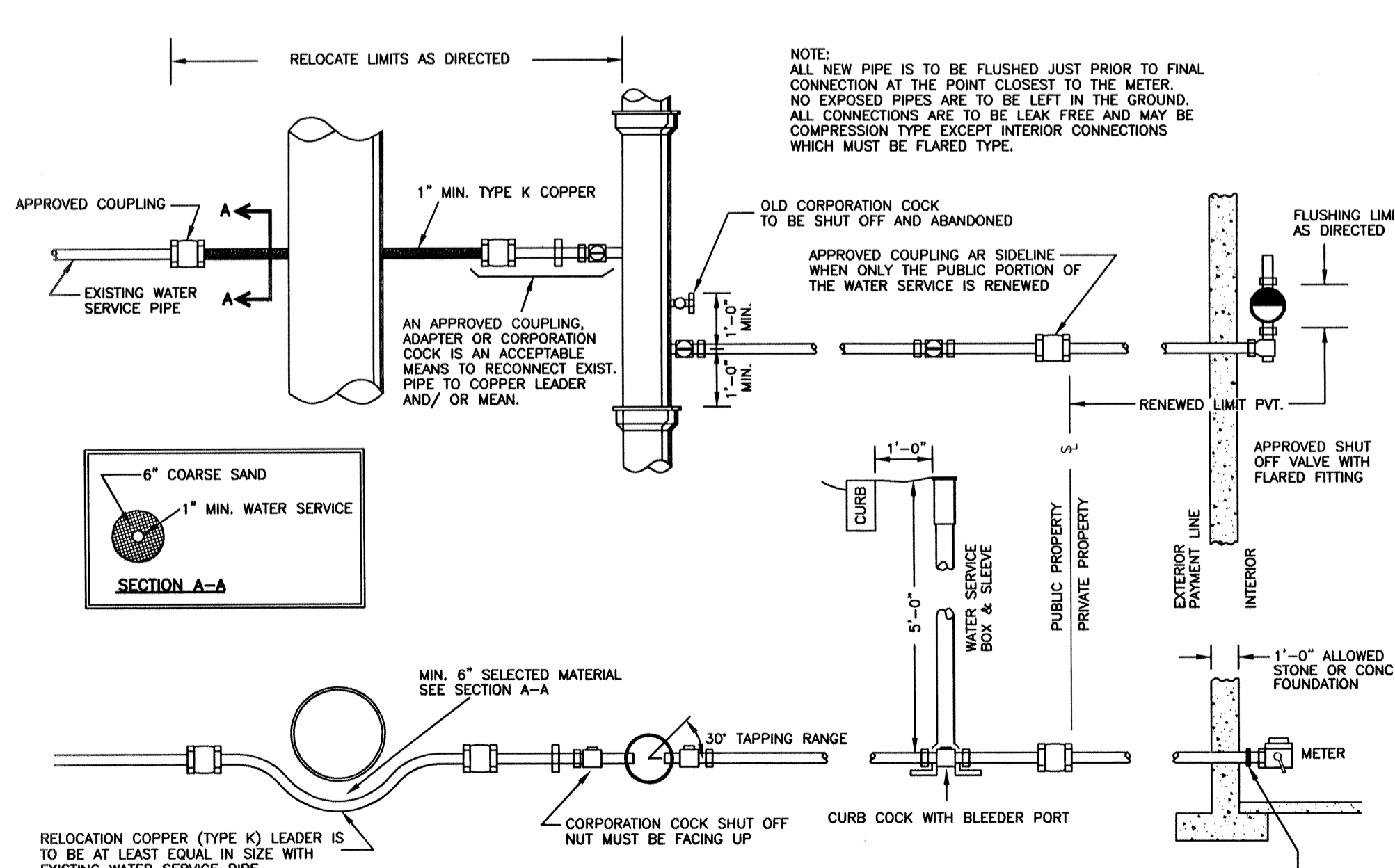
TYPICAL C.D.F. TRENCH DETAIL
N.T.S.



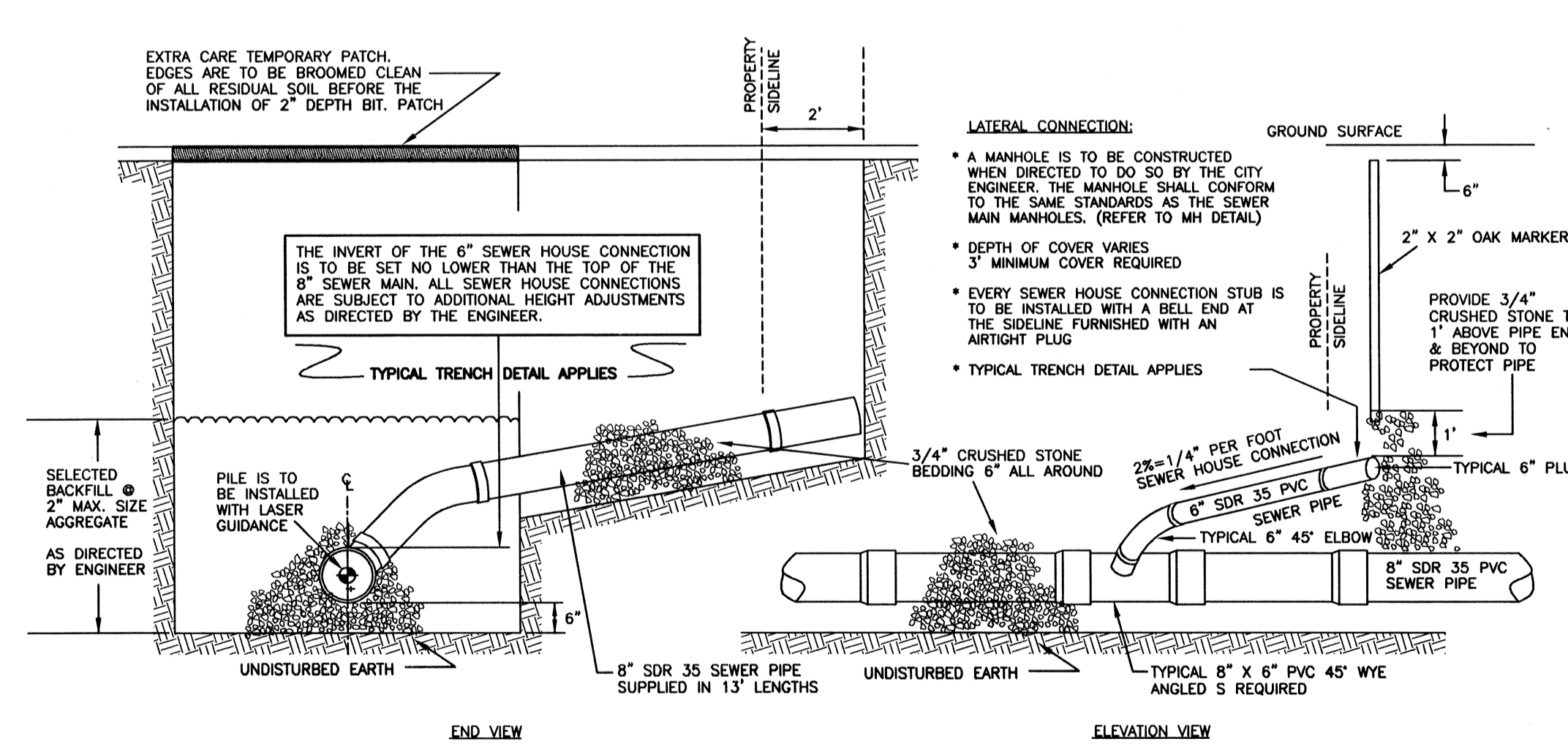
8'x16' GRAVEL LEACHING AREA DETAIL - LOT 1
N.T.S.



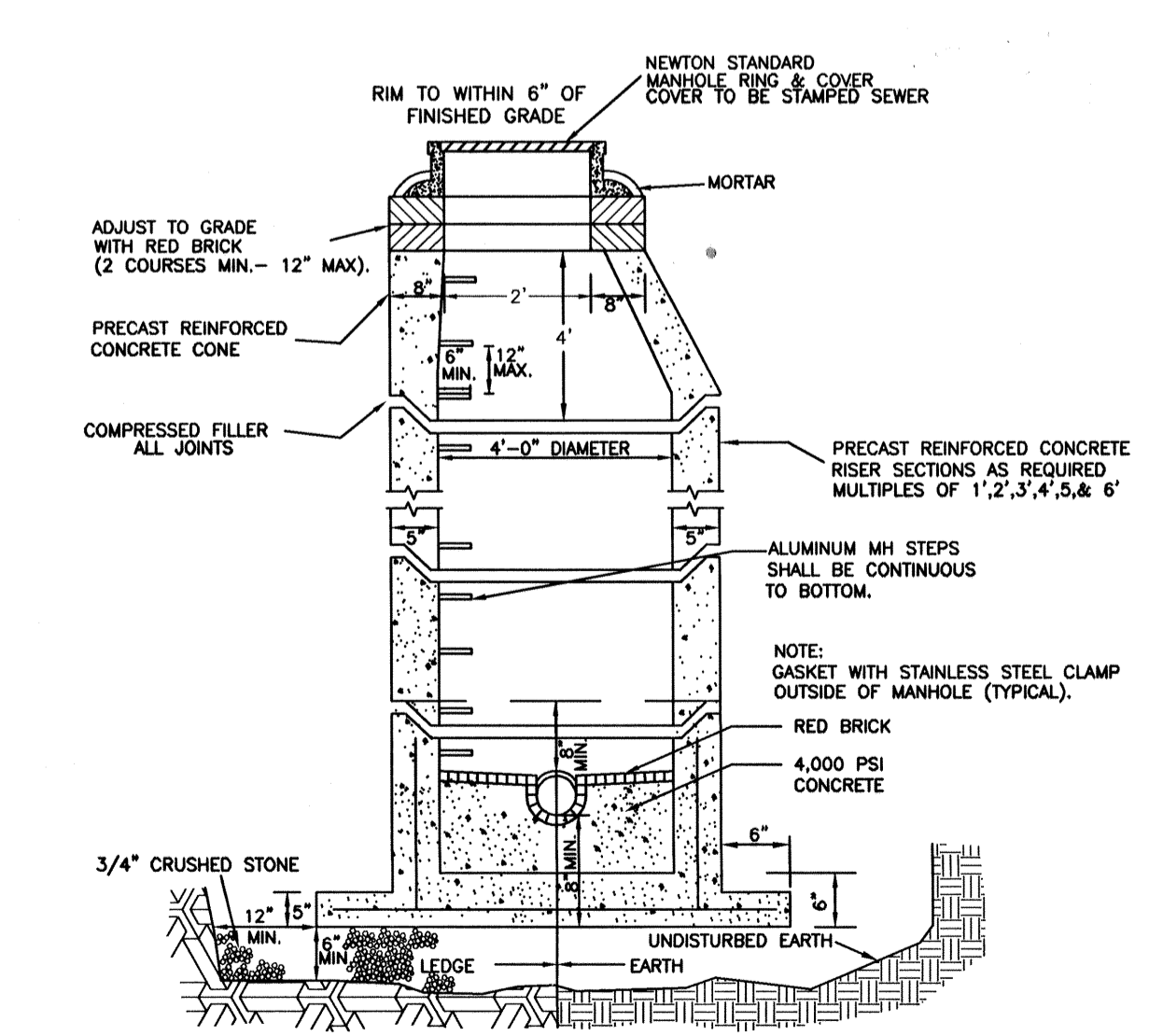
5'x10' GRAVEL LEACHING AREA DETAIL - LOT 2
N.T.S.



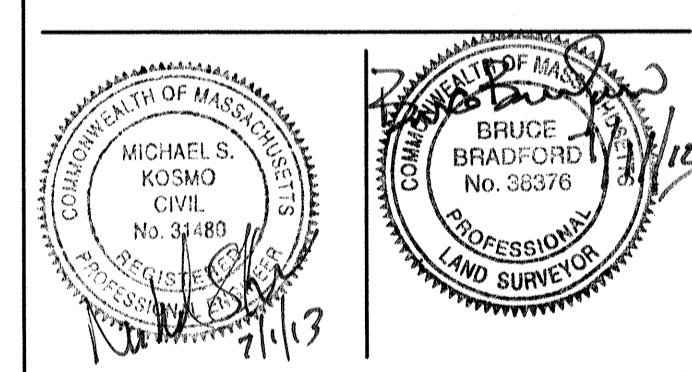
TYPICAL WATER SERVICE CONFIGURATION
N.T.S.



TYPICAL PVC SEWER HOUSE CONNECTION
N.T.S.



TYPICAL PRECAST CONCRETE SEWER MANHOLE
N.T.S.



SITE PLAN OF LAND IN NEWTON, MA
131 OTIS STREET
DETAIL S

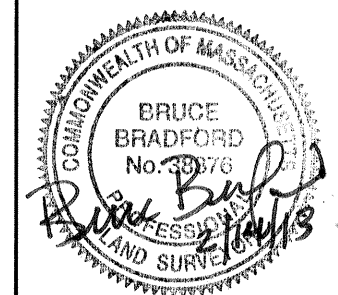
OWNER/ APPLICANT:
FALLON CUSTOM HOMES & RENOVATIONS
171 RESERVOIR STREET
NEEDHAM, MA 02494
781-237-0505

SCALE: 1 IN. = 20 FT.
DATE: MAY 2, 2013
DRAWN: JTF/ES
CHECK: BB #MSK

| REVISIONS: | | |
|------------|-------------------|----|
| 5/21/13 | LOT 1 REVISIONS | ES |
| 7/1/13 | VARIOUS REVISIONS | ES |

LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- ELECTRIC MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- 71.4 X SPOT ELEVATION
- 71- EXISTING CONTOUR
- D- DRAIN LINE
- W- WATER LINE
- S- SEWER LINE
- G- GAS LINE
- X- FENCE
- TREELINE
- STONEWALL
- TREE
- LIGHT POLE
- BOLLARD
- SIGN



**PLAN OF LAND IN
NEWTON, MA**

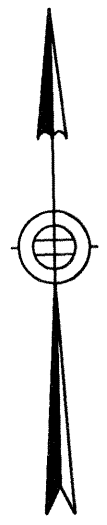
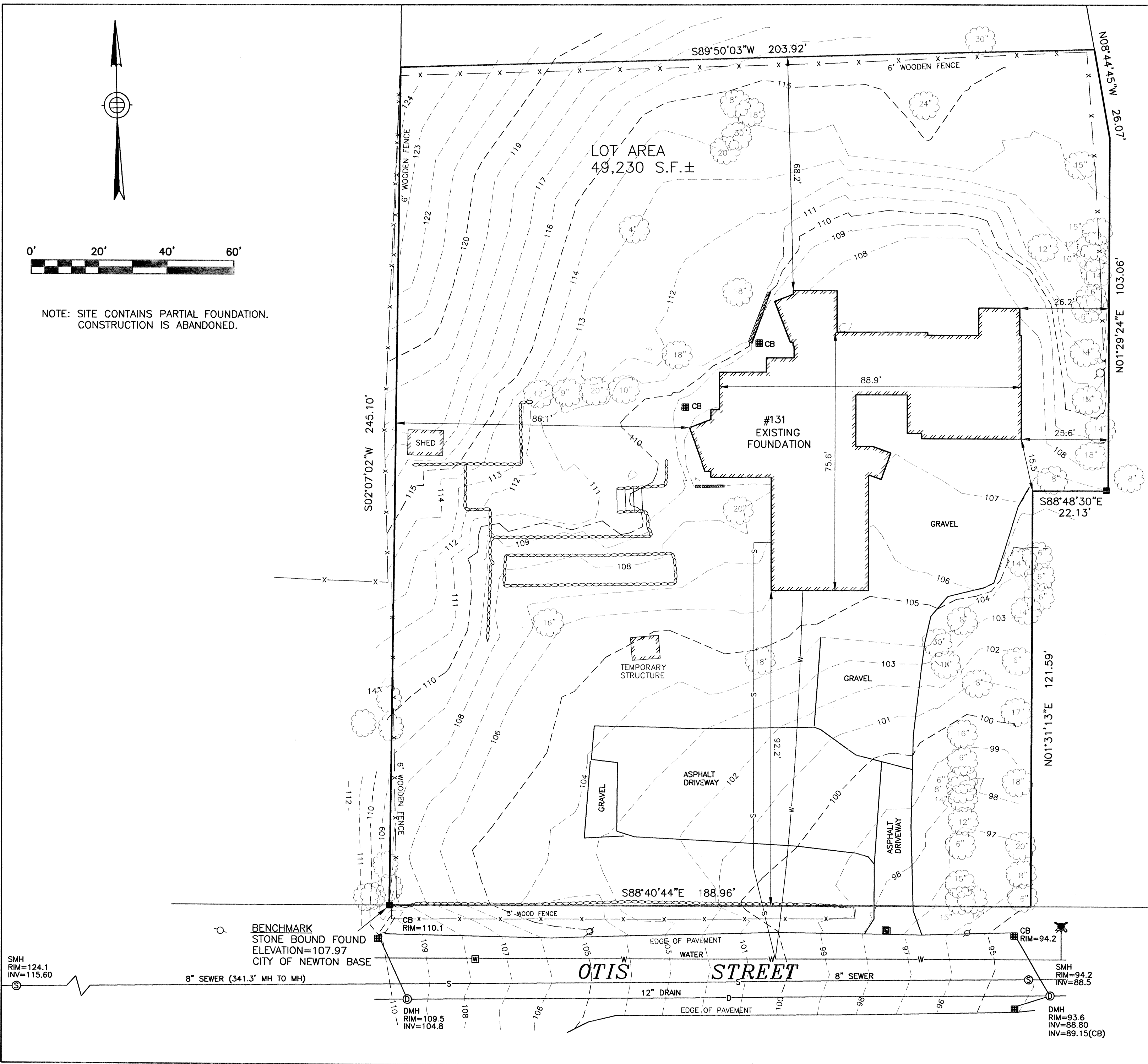
**131 OTIS STREET
EXISTING CONDITIONS**

SCALE: 1 IN. = 20 FT.
DATE: FEBRUARY 14, 2013
DRAWN: ES/JF
CHECK: BB

REVISIONS:

| NO. | DESCRIPTION |
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| | |

PROJECT NO. 24096



NOTE: SITE CONTAINS PARTIAL FOUNDATION.
CONSTRUCTION IS ABANDONED.