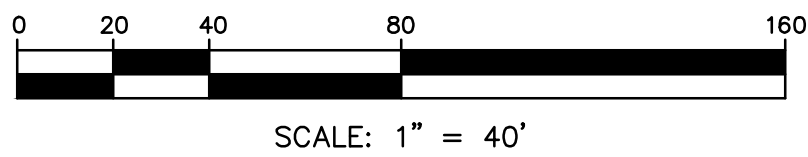
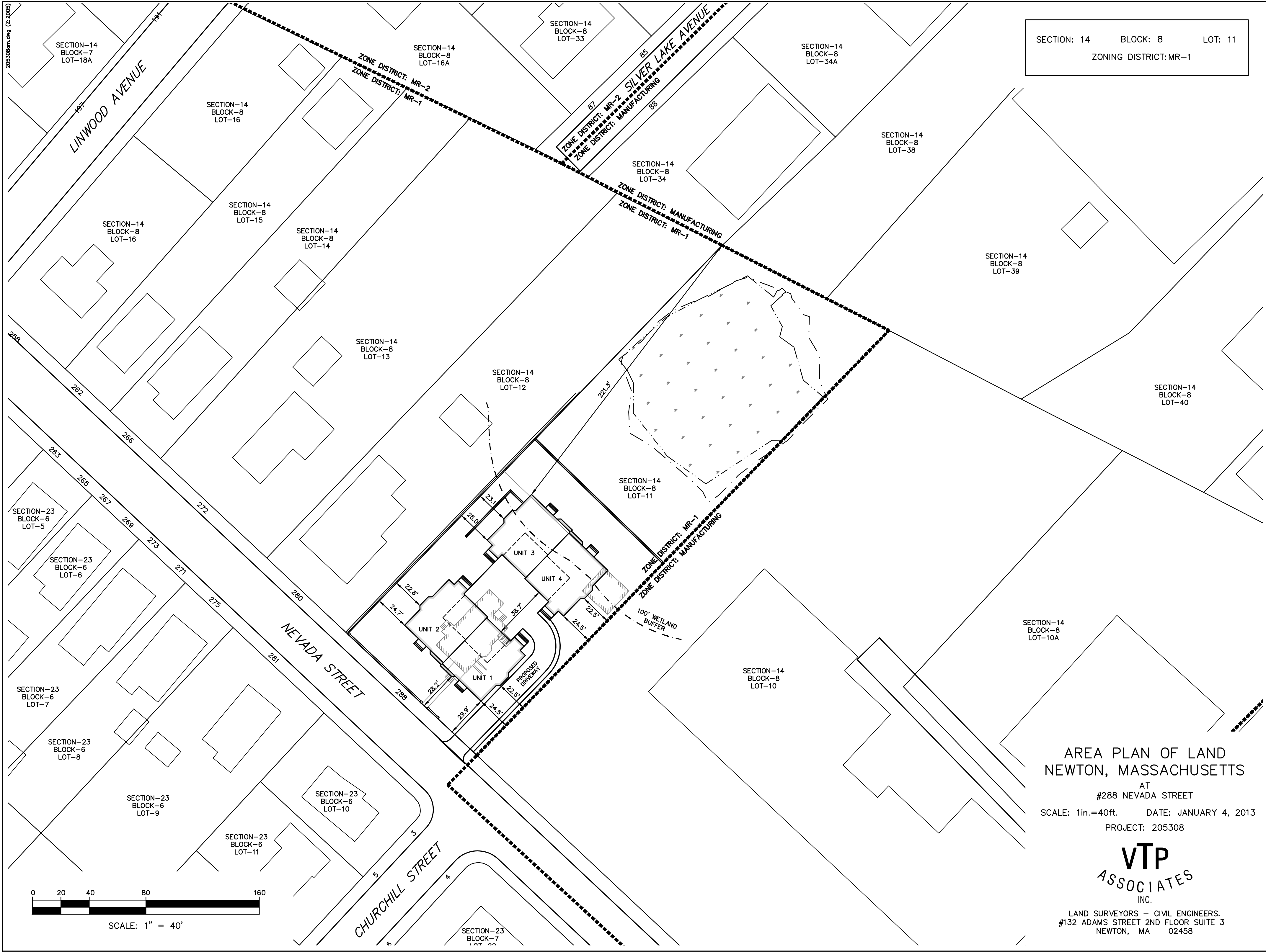


205308.mxd (2:2013)

SECTION: 14 BLOCK: 8 LOT: 11
ZONING DISTRICT: MR-1



AREA PLAN OF LAND
 NEWTON, MASSACHUSETTS
 AT
 #288 NEVADA STREET
 SCALE: 1in.=40ft. DATE: JANUARY 4, 2013
 PROJECT: 205308

VTP
 ASSOCIATES
 INC.

LAND SURVEYORS - CIVIL ENGINEERS.
 #132 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458

20250624.dwg (2/2011)

UTILITY NOTES:

THE NEW SEWER SERVICE(S) AND/OR STRUCTURES SHALL BE PRESSURE TESTED, VACUUM TESTED OR VIDEO TAPED AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE CONSTRUCTION INSPECTOR FROM THE CITY ENGINEER DIVISION. THE SEWER SERVICE(S) WILL NOT BE ACCEPTED UNTIL ONE OF THE THREE METHODS STATED ABOVE IS COMPLETED. A CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL THESE TESTS ARE COMPLETED AND A WRITTEN REPORT BY THE CITY ENGINEER.

THE SEWER SERVICES AND WATER SERVICES NEED TO BE COMPLETELY REMOVED FROM THE MAINS TO THE EXISTING DWELLING AND PROPERLY BACK-FILLED. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THIS ABANDONMENT INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION. FAILING TO HAVE THESE INSPECTIONS MAY RESULT IN THE DELAY OR DENIAL OF ISSUING NEW UTILITY CONNECTION PERMITS.

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEERING DIVISION AND SCHEDULING AN APPOINTMENT 48 HOURS PRIOR TO THE DATE WHEN THE UTILITIES WILL BE MADE AVAILABLE FOR AN INSPECTION OF WATER SERVICES, SEWER SERVICE AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IN QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW; BACK FILLING SHALL ONLY TAKE PLACE WHEN THE CITY INSPECTOR HAS GIVEN THEIR APPROVAL.

PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, THE APPLICANT'S ENGINEER SHALL SUBMIT TO THE ENGINEERING DIVISION AN AS BUILT DRAWING IN DIGITAL AND HARD COPY FORMAT

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 SHALL DETERMINE THE VALUE OF THE UNCOMPLETED WORK.

No excavation is allowed within any City right-of-way between November 15th and April 15th. If an emergency exists or there are extenuating circumstances, Applicant may seek permission for such work from the City DPW Commissioner via the City Engineer. If permission is granted, special construction standards will be applied. Applicant or Applicant's representative must contact the City of Newton Engineering Department prior to start of work for clarification.

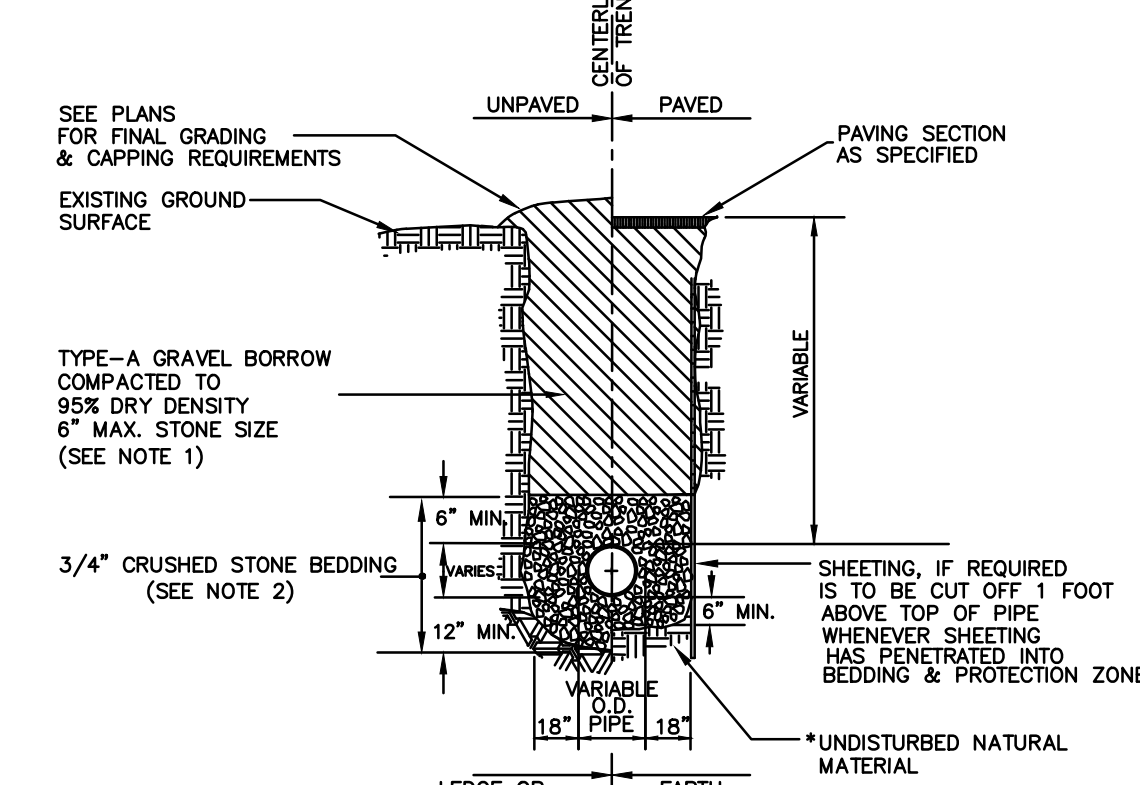
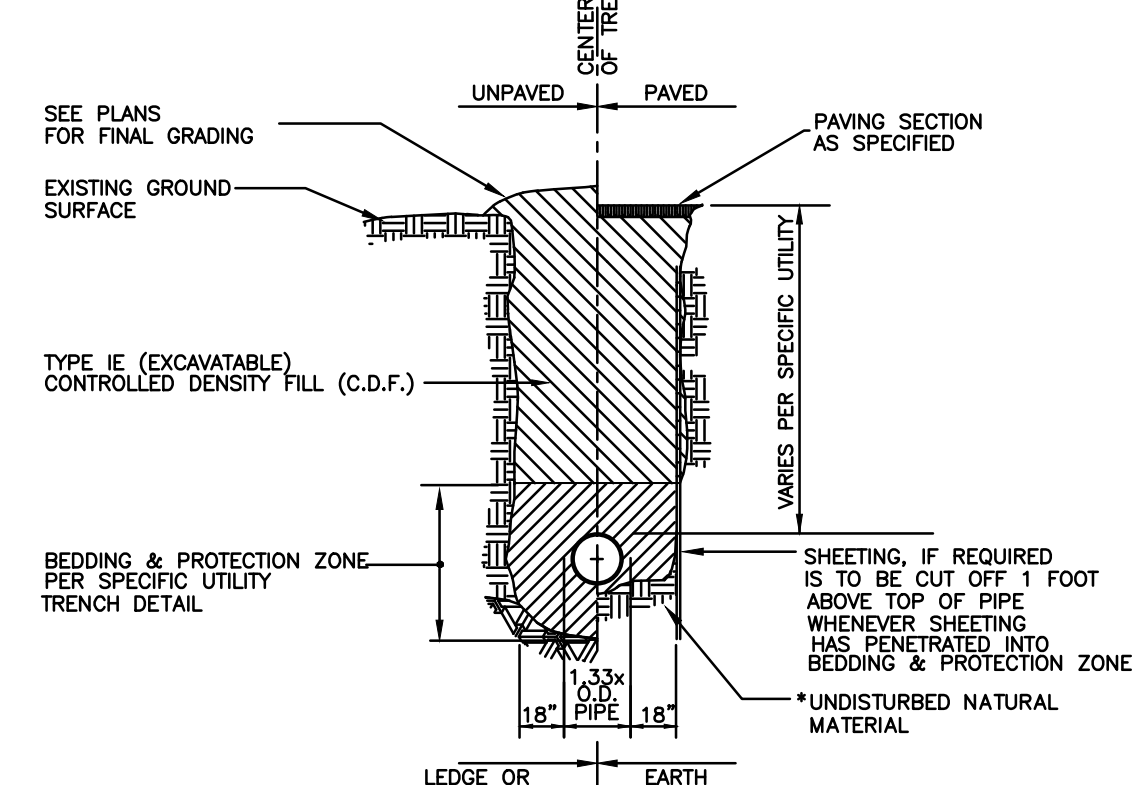
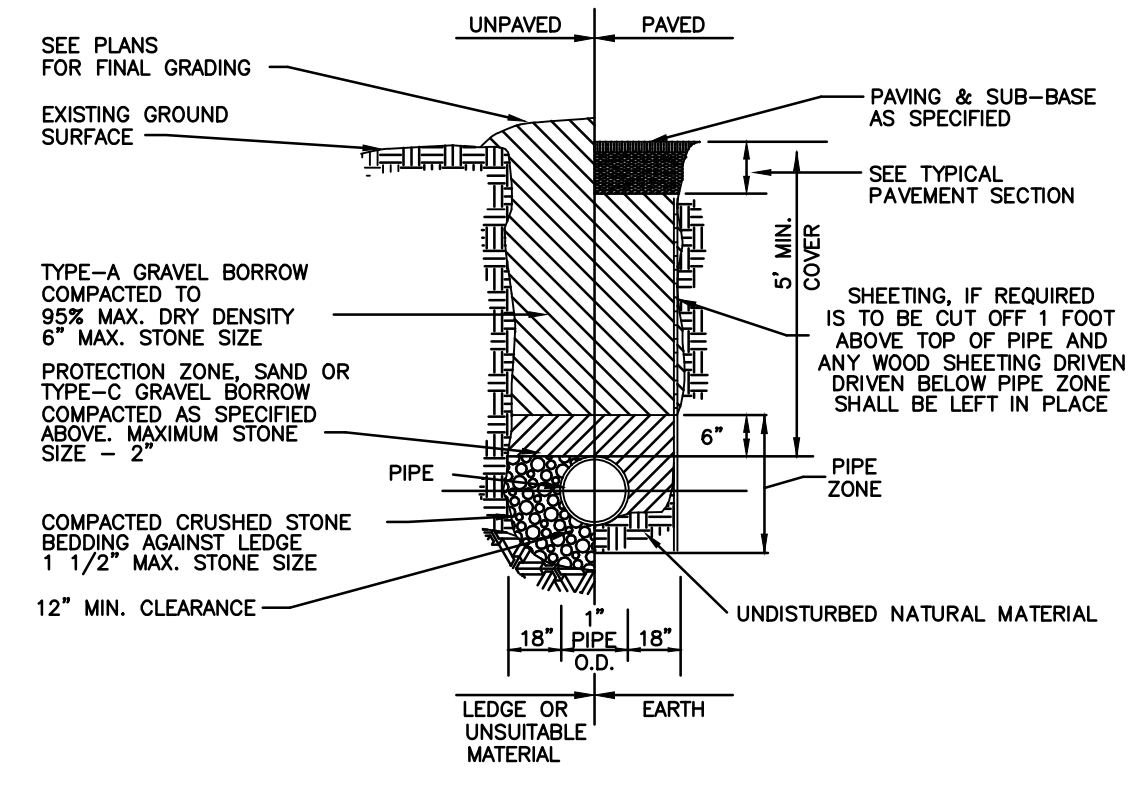
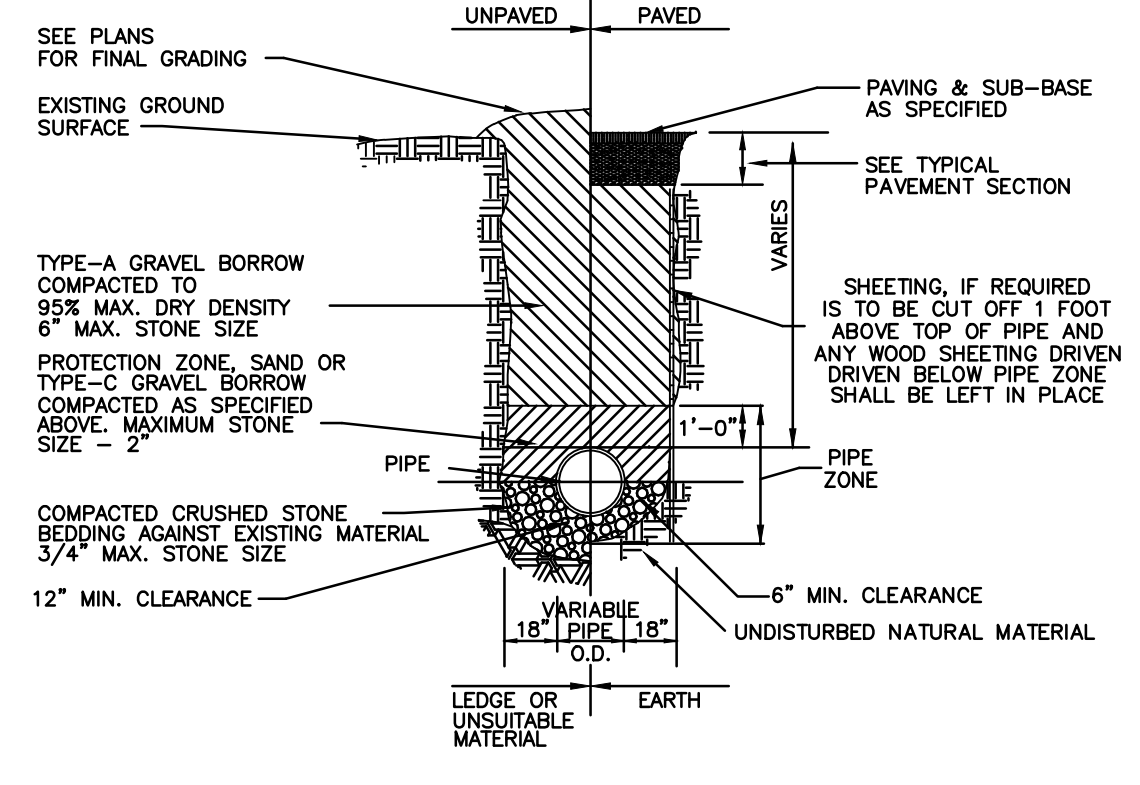
The new water and sewer services must be in-place AND accepted by the Engineering Division prior to the issuance of the Certificate of Occupancy.

As of March 1, 2009, 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 will have to apply for Street Opening, Utility Connection and Trench Permits as well as an Install Curb & Sidewalk Permit with the DPW prior to start of work.

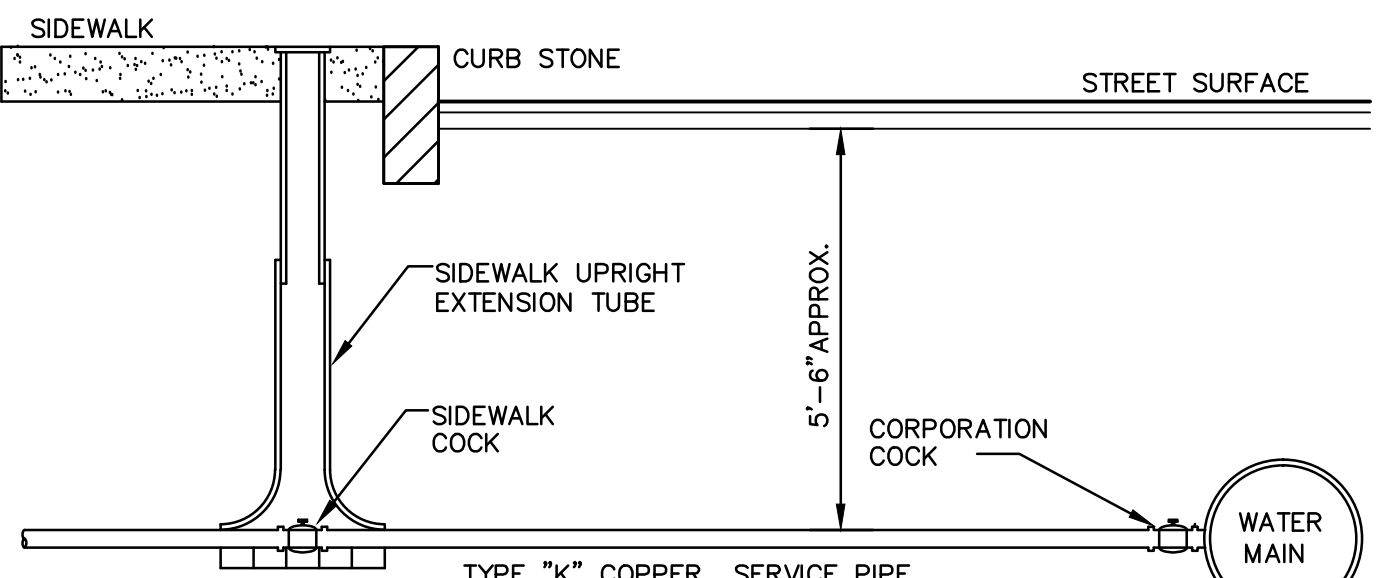
With the exception of gas services, all utility trenches within the City of Newton right-of-way will be backfilled with Type IE (excavatable) controlled density fill, as specified by the City of Newton Engineering Specifications.

Approval of this plan by the City of Newton Engineering Division implies that the plan meets the minimal design standards of the City of Newton. However, the Engineering Division makes no representations and assumes no responsibility for the design(s) in terms of suitability for the particular site conditions or of the functionality or performance of any items constructed in accordance with the design(s). The City of Newton assumes no liabilities for design assumption, errors or omissions by the Engineer of Record.



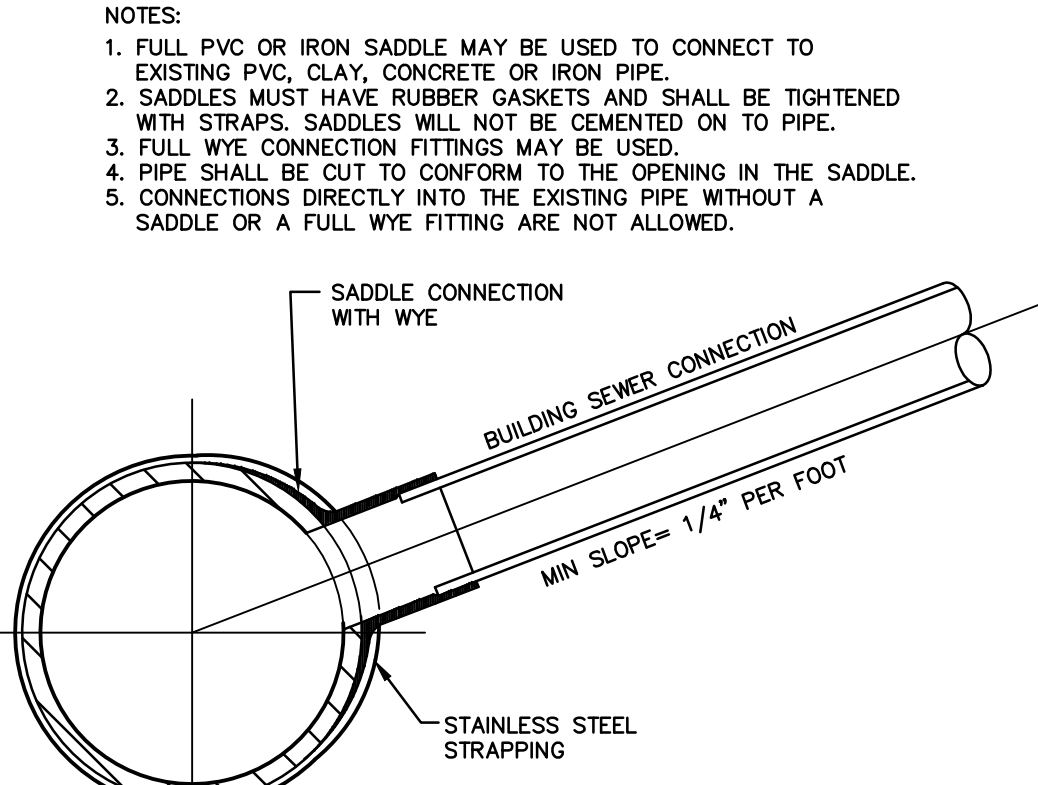
TYPICAL DRAIN TRENCH DETAIL

- 1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
- 2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1



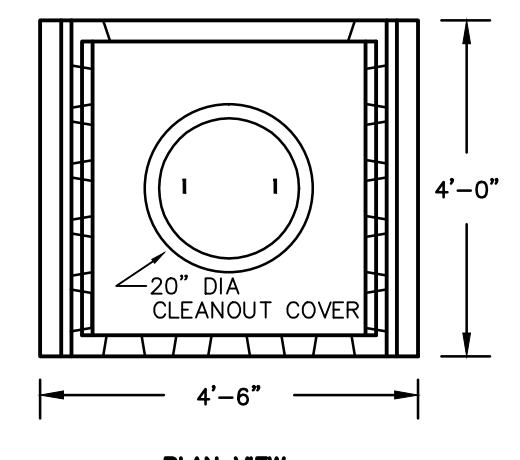
WATER CONNECTION 1" SERVICE PIPES

NOT TO SCALE

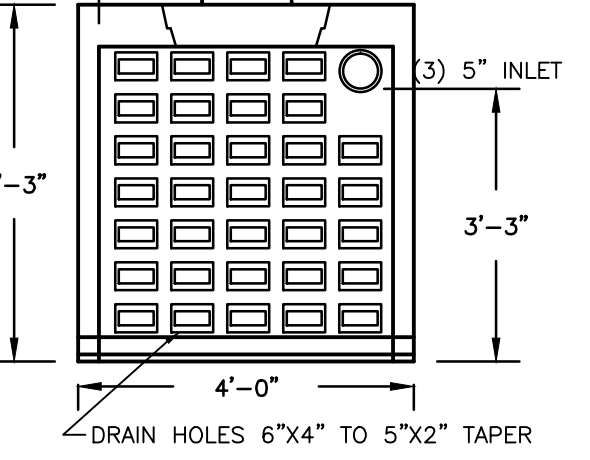


SEWER SADDLE CONNECTION

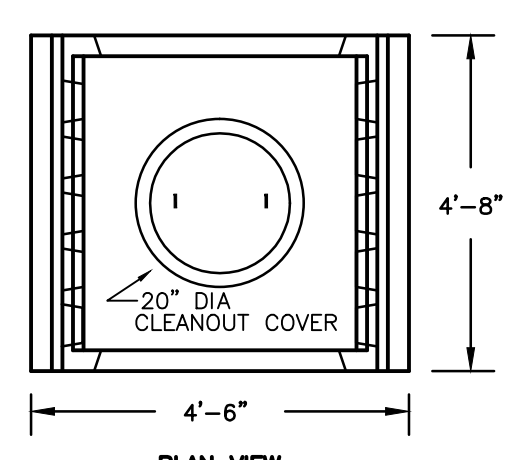
NOT TO SCALE



PLAN VIEW



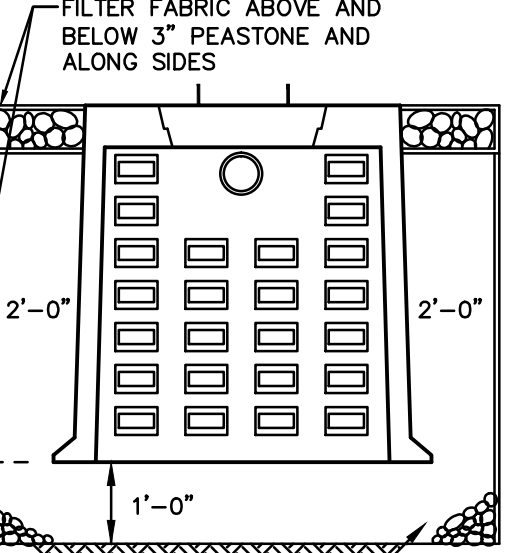
SIDE VIEW



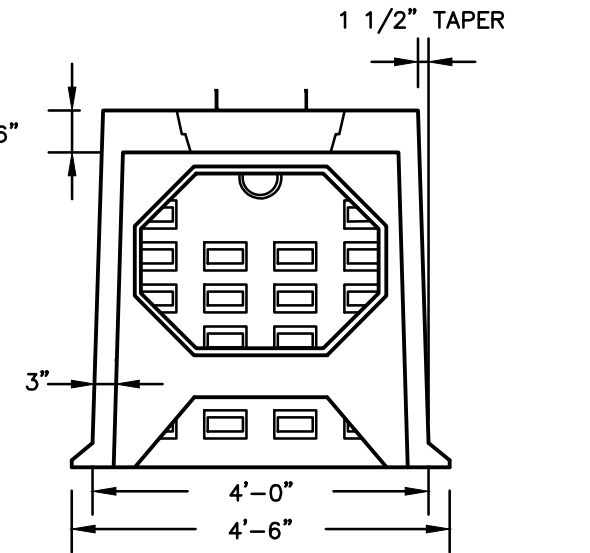
PLAN VIEW



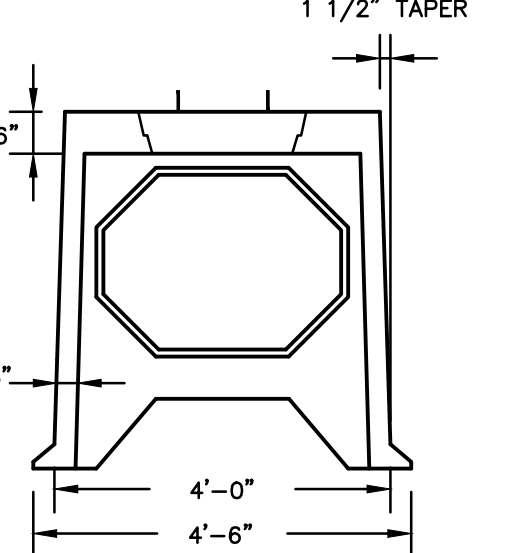
SIDE VIEW



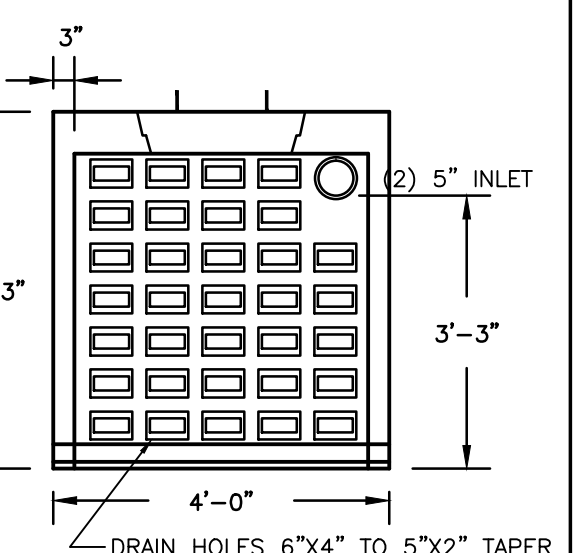
FRONT VIEW



BACK VIEW



FRONT/BACK VIEW



CENTER SECTION

END SECTION

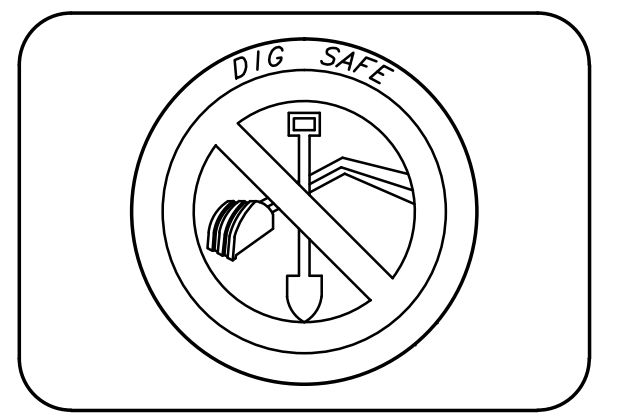
- 1. MINIMUM OF 1-FOOT OF COVER
- 2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
- 3. ALSO AVAILABLE IN H-20 LOADING.
- 4. SECTIONS AVAILABLE WITH 20" CLEANOUT.
- 5. EXCAVATION OF UNSUITABLE MATERIAL WILL EXTEND FIVE FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE GALLEY SECTIONS AND TO A DEPTH OF NATURALLY OCCURRING PERVIOUS MATERIAL. UNSUITABLE MATERIAL WILL BE REPLACED WITH GRAVEL BORROW (MHD M1.03.0 TYPE "B") COMPACTED IN 6" LAYERS.

GALLEY SECTIONS

NOT TO SCALE

DIG SAFE

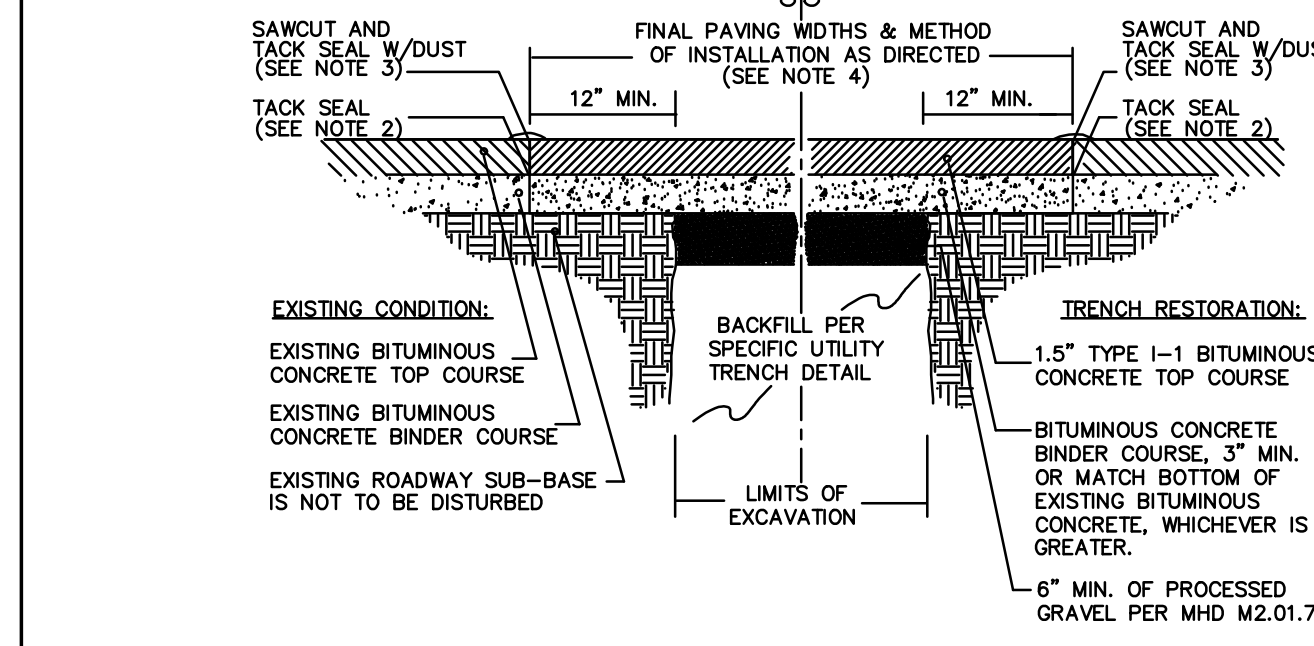
BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES. CALL TOLL FREE 1-888-DIG-SAFE. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



DETAIL SHEET NEWTON, MASSACHUSETTS SHOWING PROPOSED CONDITIONS AT #288 NEVADA STREET SCALE: 1in.=20ft. DATE: DECEMBER 3, 2012 PROJECT: 205308

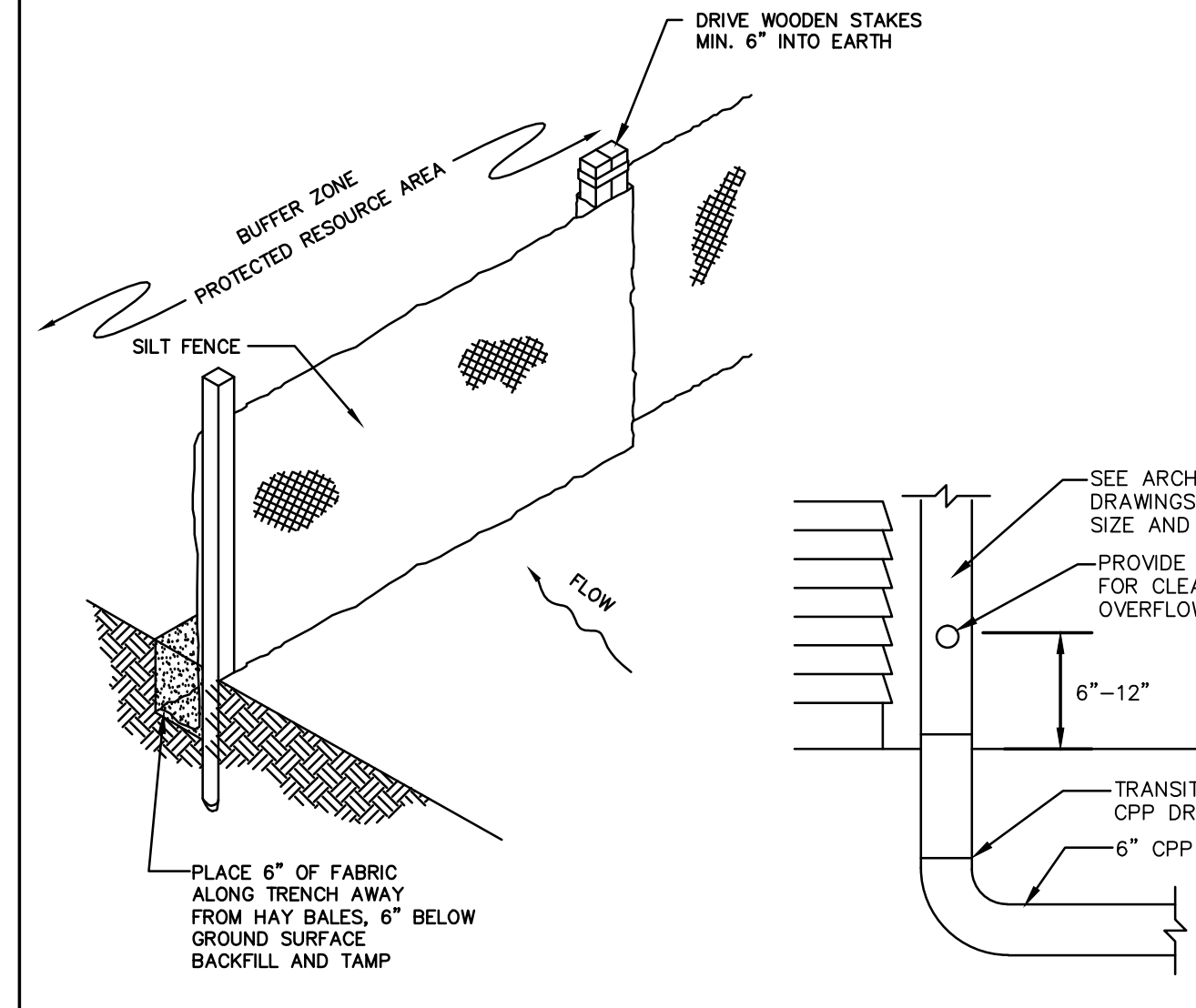
VTP ASSOCIATES INC.

LAND SURVEYORS - CIVIL ENGINEERS. 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271



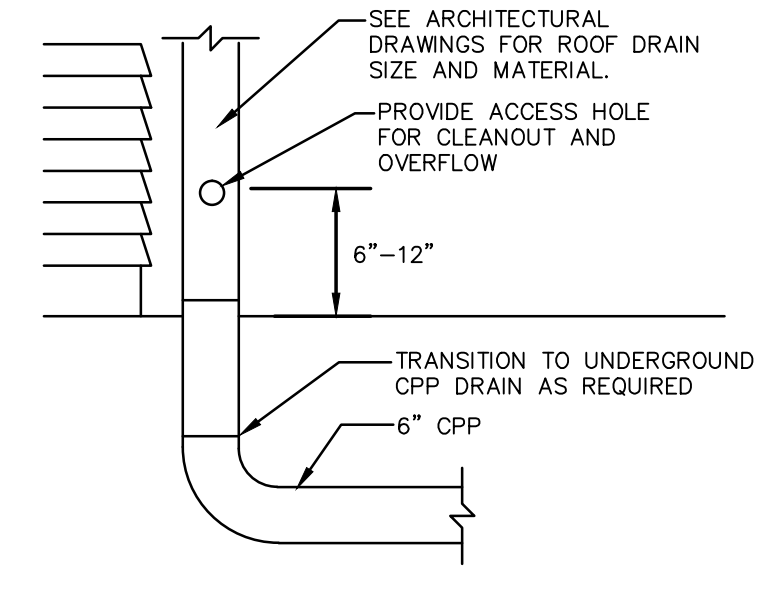
TYPICAL TRENCH REPAIR & PAVEMENT SECTION DETAIL (1/2)

NOT TO SCALE



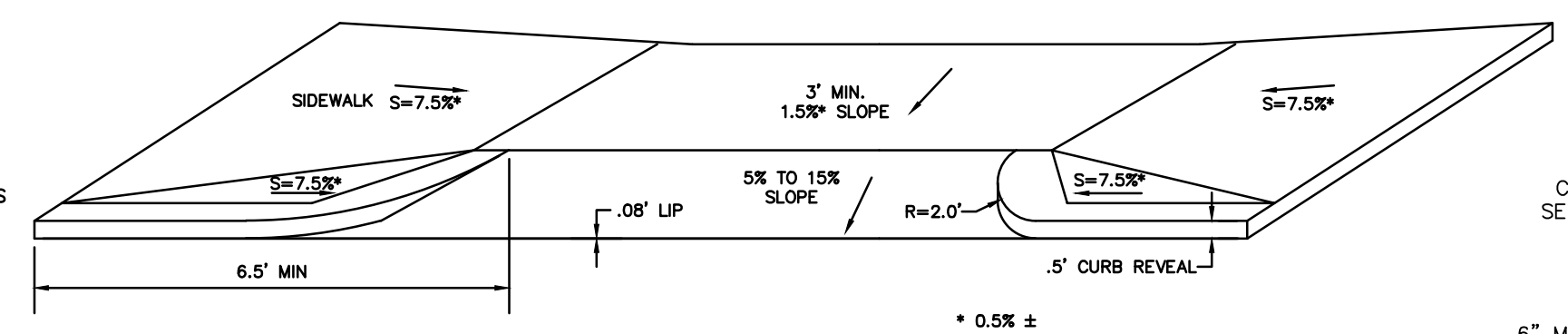
SILT FENCE

NOT TO SCALE



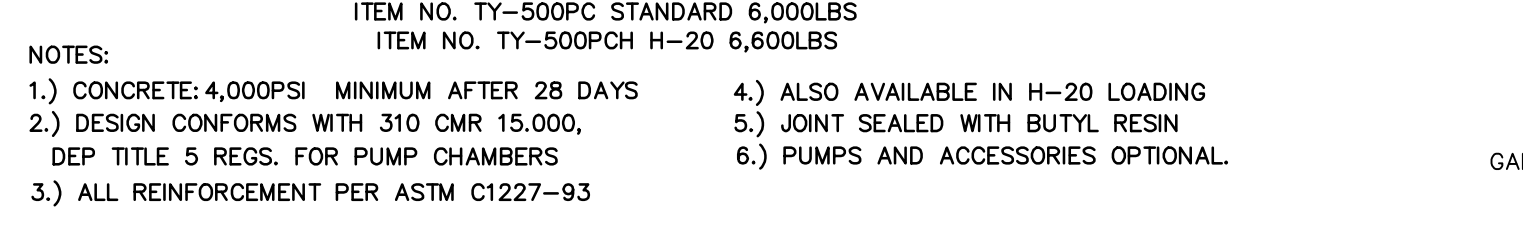
ROOF LEADER DETAIL

NOT TO SCALE



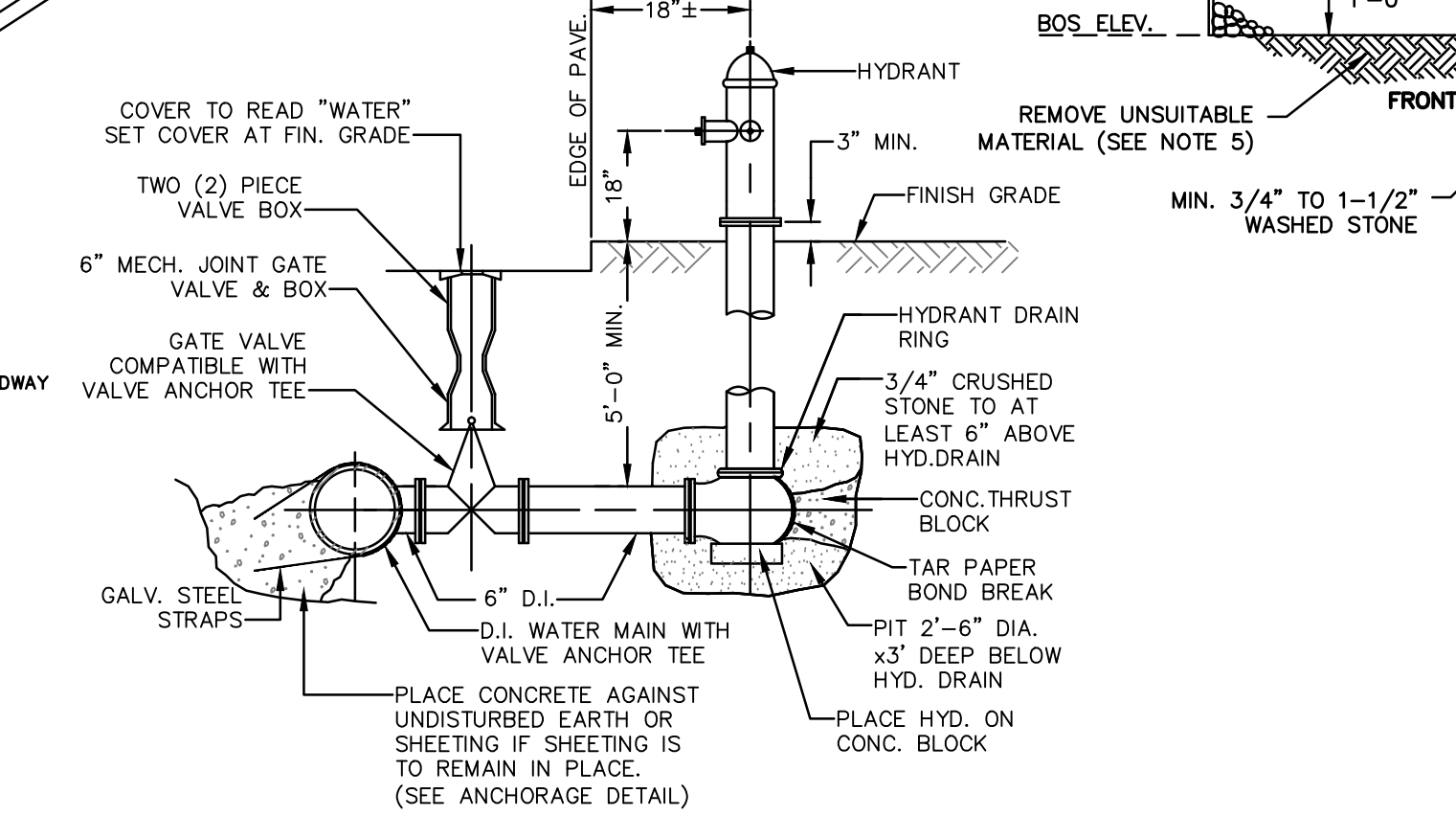
THROUGH SIDEWALK DRIVEWAYS W/ CURB RETURNS DETAIL

NOT TO SCALE



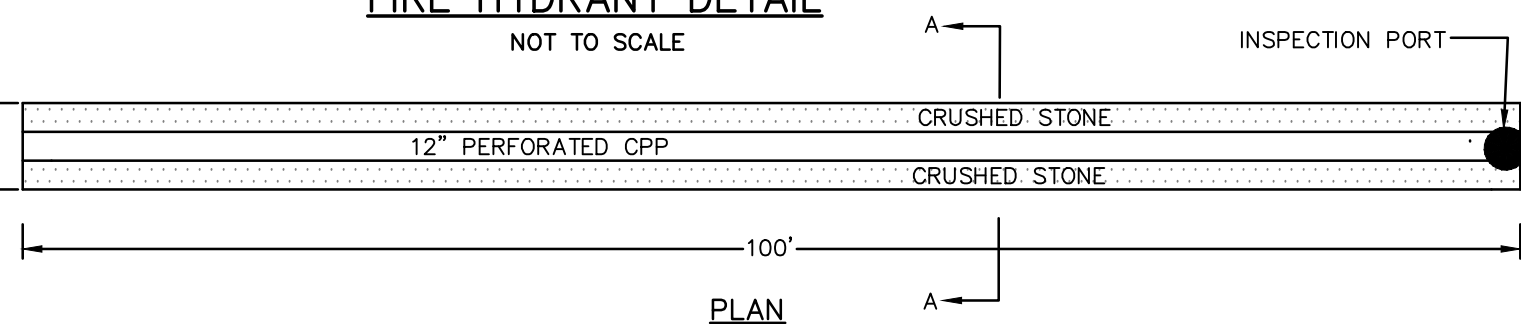
TYPICAL SEWER MANHOLE DETAIL

NOT TO SCALE

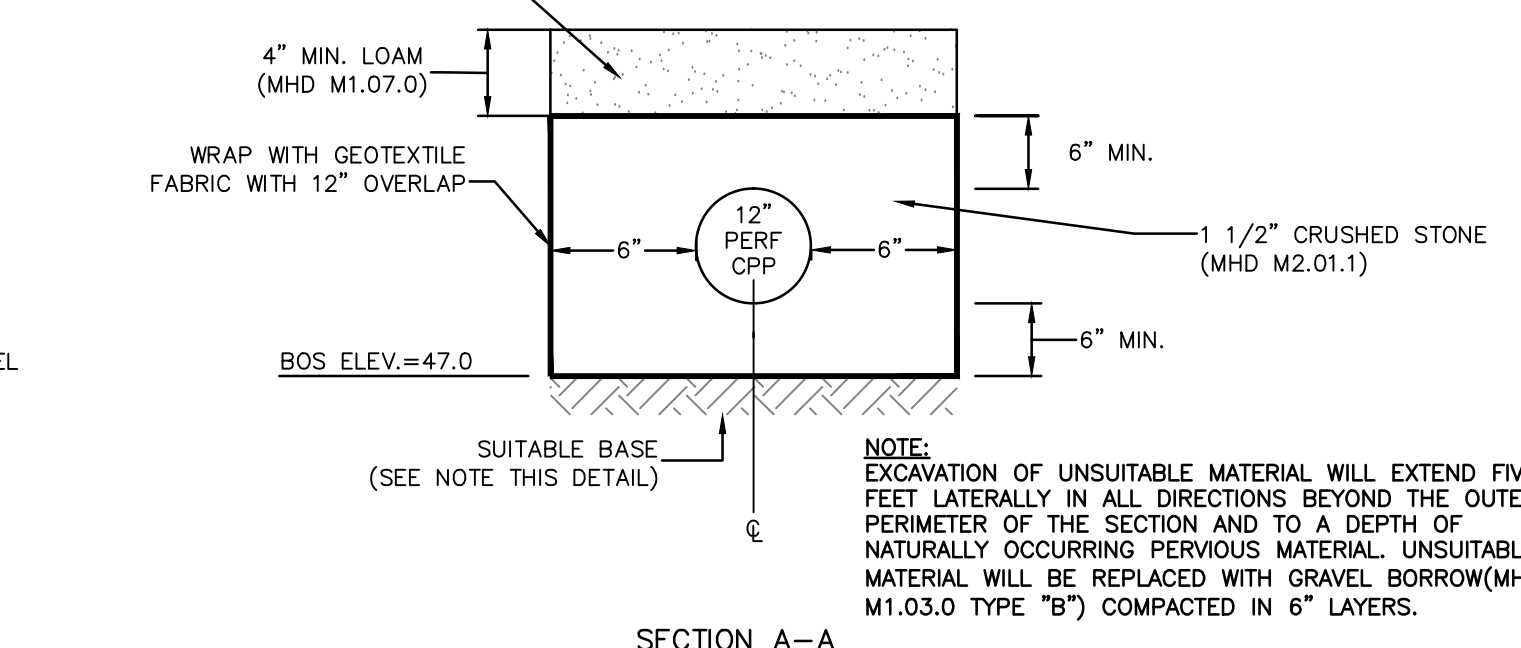


FIRE HYDRANT DETAIL

NOT TO SCALE



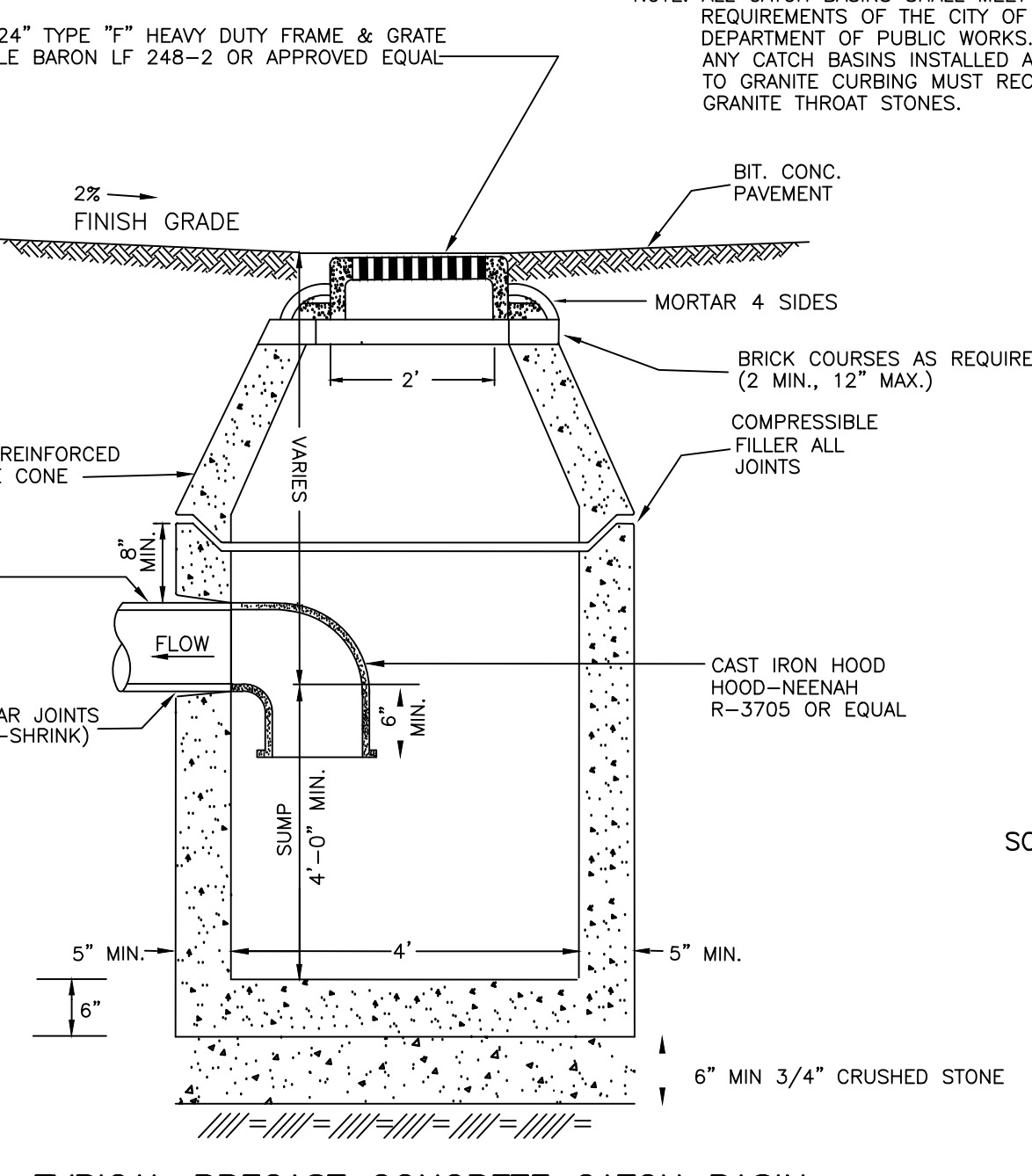
PLAN



SECTION A-A

12-INCH PERFORATED CPP

NOT TO SCALE



TYPICAL PRECAST CONCRETE CATCH BASIN WITH GAS TRAP

(NOT TO SCALE)

20250306.dwg (2/2013)

Address: #288 Nevada Street

Length Weighted Mean Proposed Average Grade Calculation

Units 1 & 2

Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	17.04	55.50	55.00	55.25	941.46 Sq. Ft.
2	8.41	56.00	55.50	55.75	468.86 Sq. Ft.
3	15.54	56.50	56.00	56.25	874.13 Sq. Ft.
4	38.00	56.40	56.40	56.40	2143.20 Sq. Ft.
5	38.00	56.40	56.40	56.40	2143.20 Sq. Ft.
6	15.54	56.10	55.80	55.95	869.46 Sq. Ft.
7	8.41	56.10	56.10	56.10	471.80 Sq. Ft.
8	17.04	56.30	56.10	56.20	957.65 Sq. Ft.
9	9.50	56.40	56.40	56.40	535.80 Sq. Ft.
10	23.37	56.40	56.40	56.40	1318.07 Sq. Ft.
11	23.38	56.40	56.40	56.40	1318.83 Sq. Ft.
12	9.50	56.40	56.40	56.40	535.80 Sq. Ft.
Total	223.73				12578.05 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 56.22'

Address: #288 Nevada Street

Length Weighted Mean Proposed Average Grade Calculation

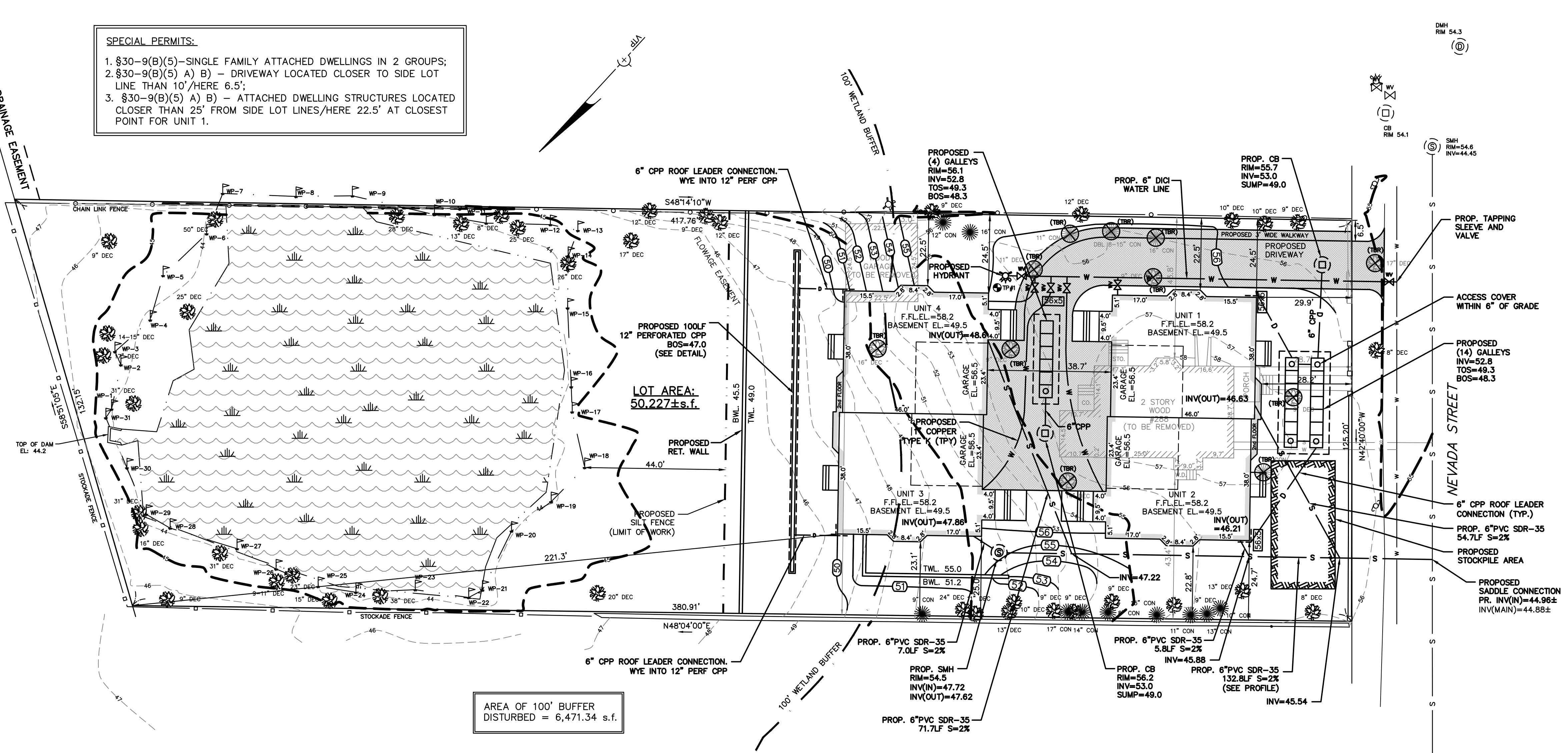
Units 3 & 4

Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	5.00	51.00	50.00	50.50	252.50 Sq. Ft.
2	3.00	51.20	51.00	51.10	153.30 Sq. Ft.
3	7.54	55.50	55.50	55.50	418.47 Sq. Ft.
4	8.41	55.40	55.40	55.40	465.91 Sq. Ft.
5	17.04	55.40	55.30	55.35	943.16 Sq. Ft.
6	9.50	56.40	56.40	56.40	535.80 Sq. Ft.
7	23.38	56.40	56.40	56.40	1318.83 Sq. Ft.
8	23.37	56.40	56.40	56.40	1318.07 Sq. Ft.
9	9.50	56.40	56.40	56.40	535.80 Sq. Ft.
10	17.04	56.40	55.20	55.80	950.83 Sq. Ft.
11	8.41	55.20	54.10	54.65	459.81 Sq. Ft.
12	15.54	53.60	50.60	52.10	809.83 Sq. Ft.
13	38.00	49.70	49.70	49.70	1888.80 Sq. Ft.
14	38.00	49.70	49.70	49.70	1888.80 Sq. Ft.
Total	223.73				11938.92 Sq. Ft.

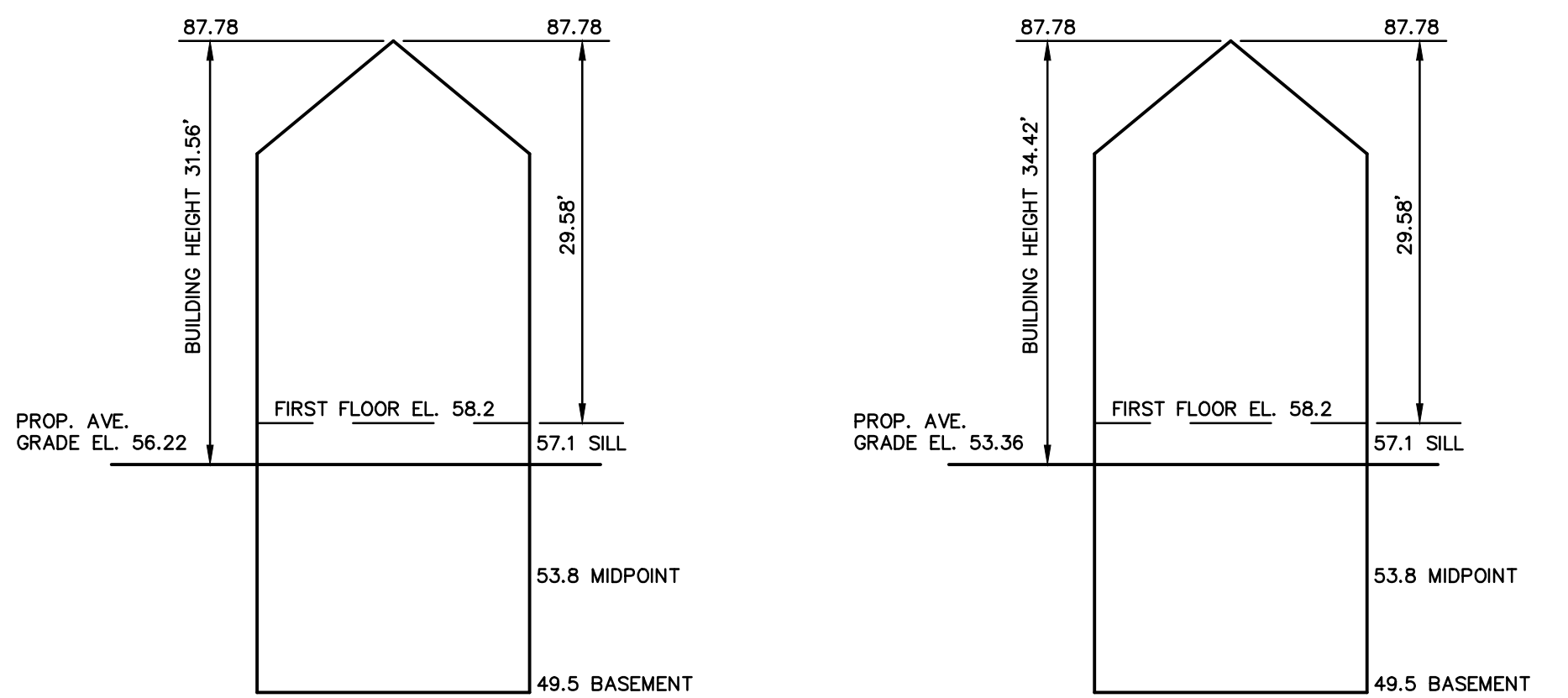
Total Column F / Total Column B = Average Grade
Average Grade: 53.36'

SPECIAL PERMITS:

- §30-9(B)(5)-SINGLE FAMILY ATTACHED DWELLINGS IN 2 GROUPS;
- §30-9(B)(5) A) B) - DRIVEWAY LOCATED CLOSER TO SIDE LOT LINE THAN 10' / HERE 6.5';
- §30-9(B)(5) A) B) - ATTACHED DWELLING STRUCTURES LOCATED CLOSER THAN 25' FROM SIDE LOT LINES / HERE 22.5' AT CLOSEST POINT FOR UNIT 1.



AREA OF 100' BUFFER DISTURBED = 6,471.34 s.f.

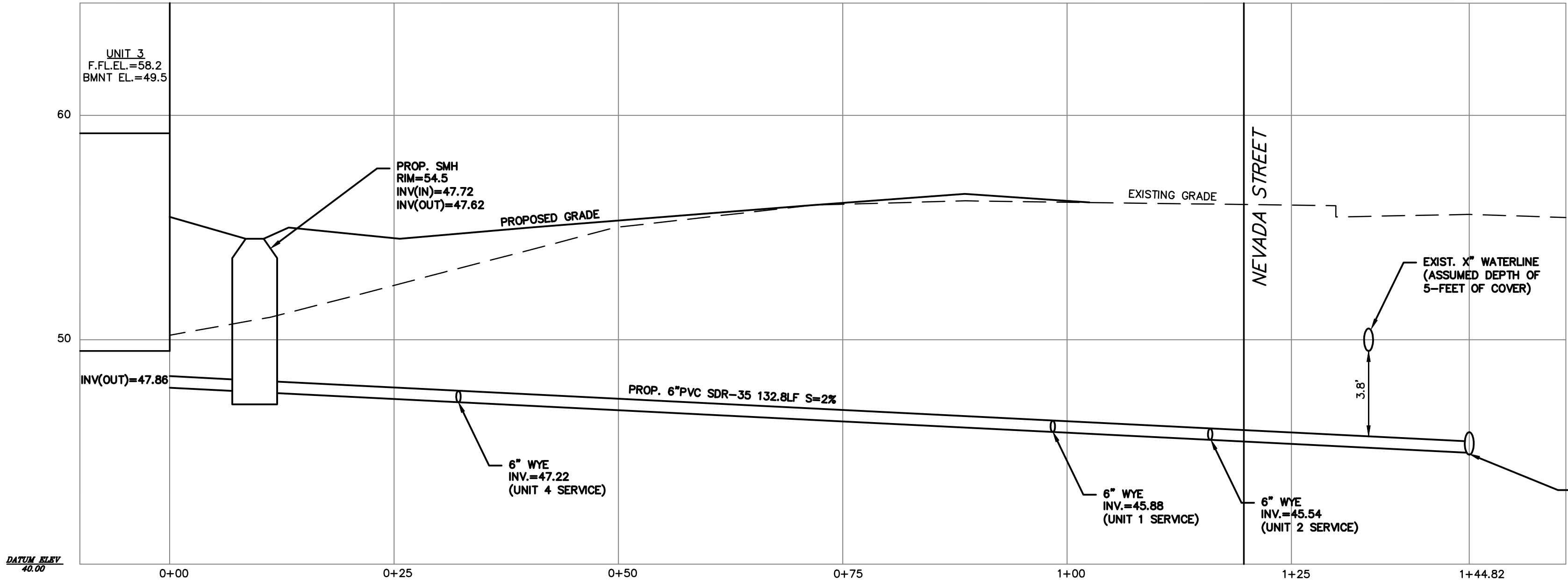
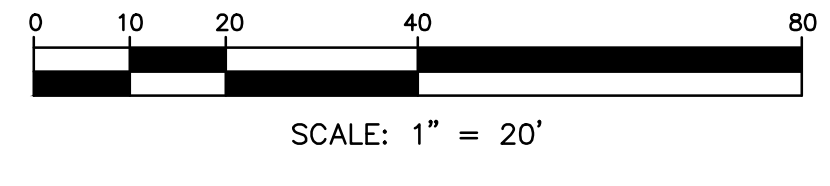
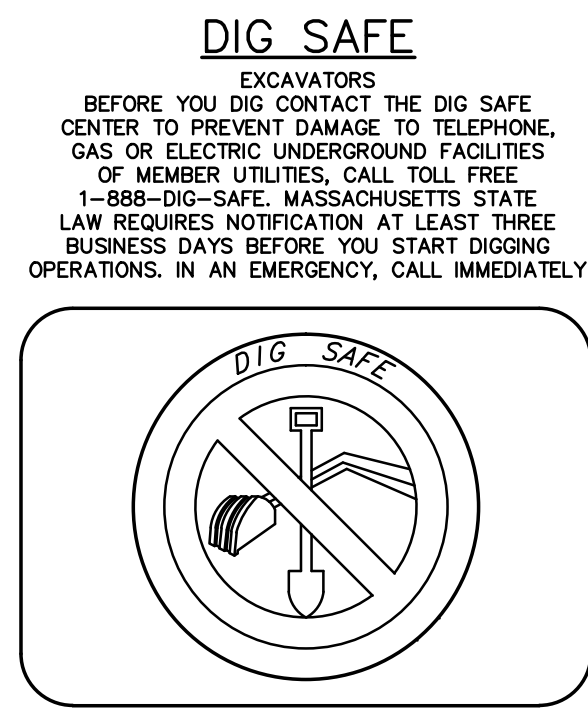


UNIT 1 & 2 PROPOSED BUILDING HEIGHT
NOT TO SCALE

UNIT 3 & 4 PROPOSED BUILDING HEIGHT
NOT TO SCALE

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE



PROPOSED SEWER PROFILE
SCALE: 1" = 10' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)

TESTPIT LOG

TESTPIT #1
0-24" FILL
24-36" TOP+SUBSOIL
36-100" MED-COARSE SAND FEW GRAVEL

NO WATER
NO REFUSAL

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	*15,000.0s.f.	50,227±s.f.	N/C
FRONT SETBACK	25.0	28.7'	28.2'
SIDE SETBACK	7.5'/*25.0	43.4'	22.5'
REAR SETBACK	15.0'/*25.0'	293.2'	221.3'
BUILDING HEIGHT	36.0'	33.17'	31.56' / 34.42'
AVERAGE GRADE	-	56.73	56.22 / 53.36'
LOT COVERAGE	30.0% / 25.0%*	4.2%	14.3%
OPEN SPACE	50.0%	95.8%	78.8%

*ATTACHED DWELLING

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT #288 NEVADA STREET

SCALE: 1in.=20ft. DATE: DECEMBER 3, 2012
REVISED: DECEMBER 13, 2012; DECEMBER 19, 2012; JANUARY 4, 2013; JANUARY 10, 2013

PROJECT: 205308

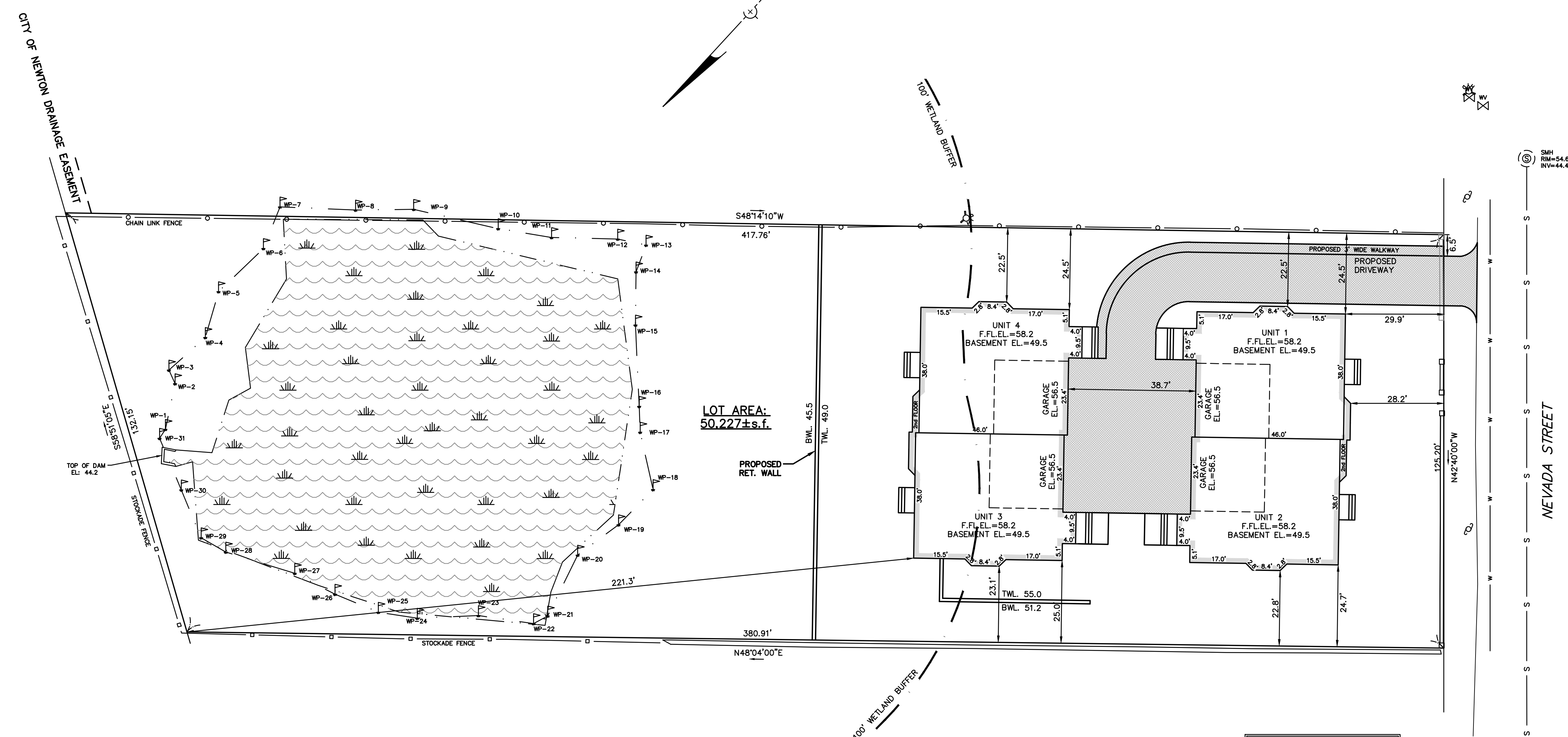
VTP ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS, 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271

20130804.dwg (2/2013)

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE S81°56'34"E 116.23'
- CONTOUR 70
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE S
- DRAIN LINE D
- WATER LINE W
- GAS LINE G
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22"
- CONIFEROUS TREE CON. 12"

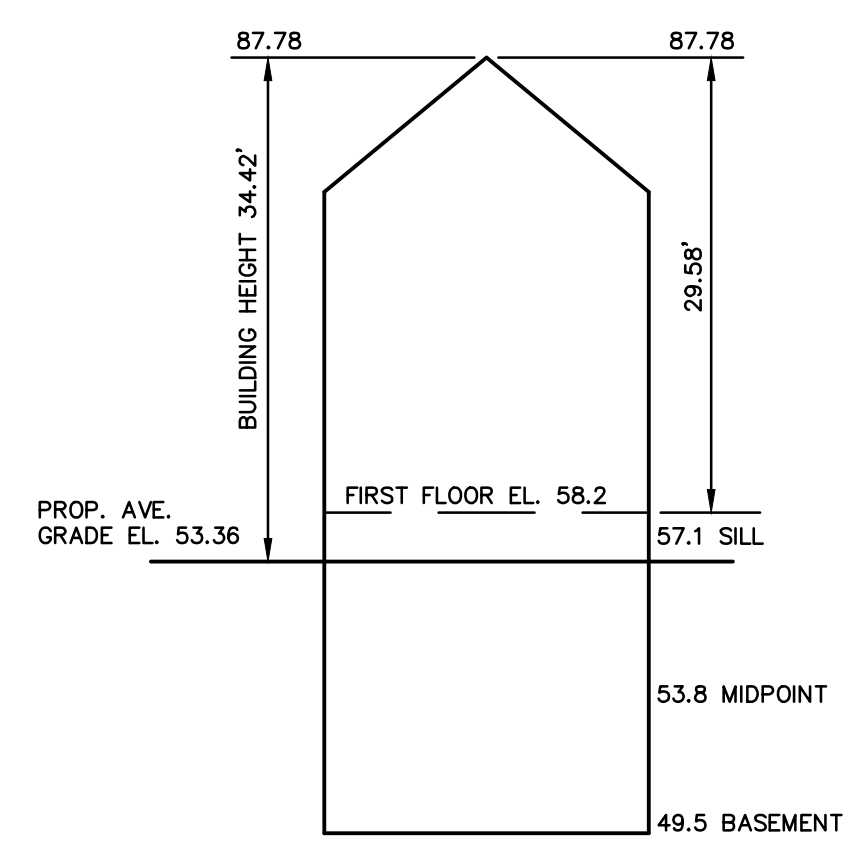
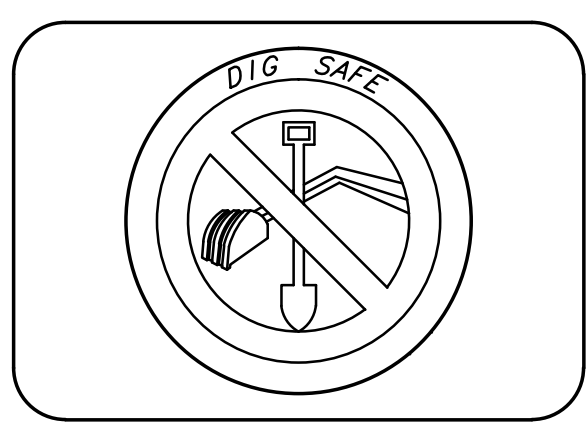


- SPECIAL PERMITS:**
1. §30-9(B)(5) - SINGLE FAMILY ATTACHED DWELLINGS IN 2 GROUPS;
 2. §30-9(B)(5) A) B) - DRIVEWAY LOCATED CLOSER TO SIDE LOT LINE THAN 10'/HERE 6.5';
 3. §30-9(B)(5) A) B) - ATTACHED DWELLING STRUCTURES LOCATED CLOSER THAN 25' FROM SIDE LOT LINES/HERE 22.5' AT CLOSEST POINT FOR UNIT 1.

AREA OF 100' BUFFER
DISTURBED = 6,471.34 s.f.

TESTPIT LOG	
TESTPIT #1	
0-24" FILL	
24-36" TOP+SUBSOIL	
36-100" MED-COARSE SAND	
FEW GRAVEL	
NO WATER	
NO REFUSAL	

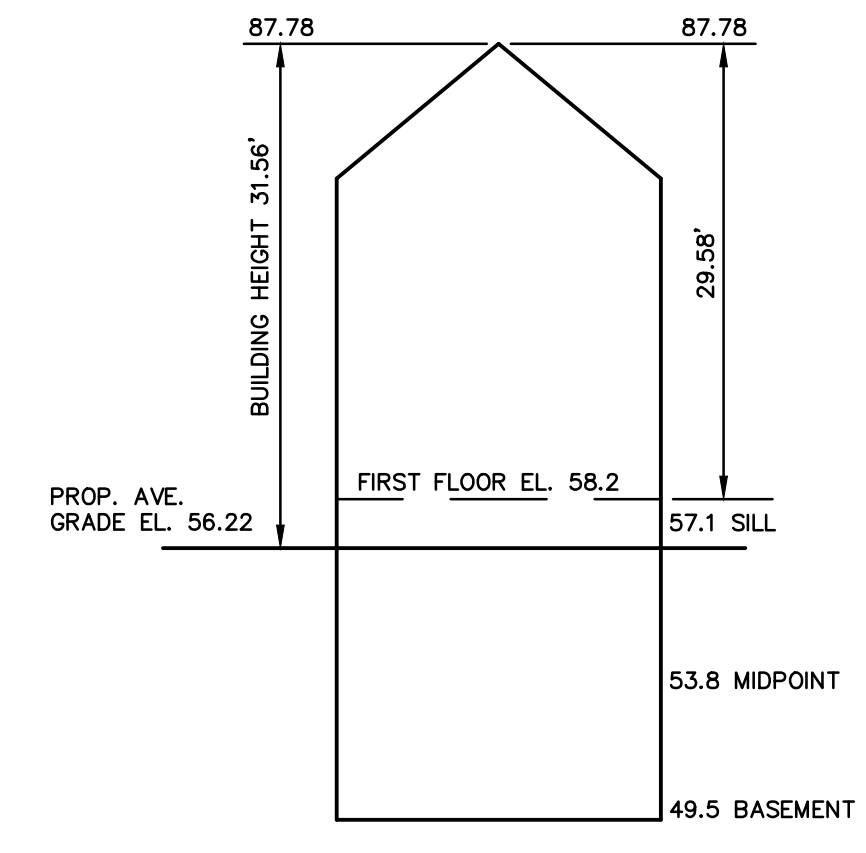
DIG SAFE
EXCAVATORS
BEFORE YOU DIG CONTACT THE DIG SAFE
CENTER TO PREVENT DAMAGE TO TELEPHONE,
GAS OR ELECTRIC UNDERGROUND FACILITIES
OF MEMBER UTILITIES, CALL TOLL FREE
1-888-DIG-SAFE. MASSACHUSETTS STATE
LAW REQUIRES NOTIFICATION AT LEAST THREE
BUSINESS DAYS BEFORE YOU START DIGGING
OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



**UNIT 3 & 4
PROPOSED BUILDING HEIGHT**
NOT TO SCALE

Address:#288 Nevada Street

Length Weighted Mean Proposed Average Grade Calculation Units 3 & 4					
A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Segment Average Height	F=BxE
1	5.00	51.00	50.00	50.50	252.50 Sq. Ft.
2	3.00	51.20	51.00	51.10	153.30 Sq. Ft.
3	7.54	55.50	55.50	55.50	418.47 Sq. Ft.
4	8.41	55.40	55.40	55.40	465.91 Sq. Ft.
5	17.04	55.40	55.30	55.35	943.16 Sq. Ft.
6	9.50	56.40	56.40	56.40	535.80 Sq. Ft.
7	23.38	56.40	56.40	56.40	1318.63 Sq. Ft.
8	23.37	56.40	56.40	56.40	1318.07 Sq. Ft.
9	9.50	56.40	56.40	56.40	535.80 Sq. Ft.
10	17.04	56.40	55.20	55.80	950.83 Sq. Ft.
11	8.41	55.20	54.10	54.65	459.61 Sq. Ft.
12	15.54	53.60	50.60	52.10	809.63 Sq. Ft.
13	38.00	49.70	49.70	49.70	1888.80 Sq. Ft.
14	38.00	49.70	49.70	49.70	1888.80 Sq. Ft.
Total	223.73				11938.92 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 53.36'					



**UNIT 1 & 2
PROPOSED BUILDING HEIGHT**
NOT TO SCALE

Address:#288 Nevada Street

Length Weighted Mean Proposed Average Grade Calculation Units 1 & 2					
A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Segment Average Height	F=BxE
1	17.04	55.50	55.00	55.25	941.46 Sq. Ft.
2	8.41	56.00	55.50	55.75	468.86 Sq. Ft.
3	15.54	56.50	56.00	56.25	874.13 Sq. Ft.
4	38.00	56.40	56.40	56.40	2143.20 Sq. Ft.
5	38.00	56.40	56.40	56.40	2143.20 Sq. Ft.
6	15.54	56.10	55.80	55.95	869.48 Sq. Ft.
7	8.41	56.10	56.10	56.10	471.80 Sq. Ft.
8	17.04	56.30	56.10	56.20	957.65 Sq. Ft.
9	9.50	56.40	56.40	56.40	535.80 Sq. Ft.
10	23.37	56.40	56.40	56.40	1318.07 Sq. Ft.
11	23.38	56.40	56.40	56.40	1318.63 Sq. Ft.
12	9.50	56.40	56.40	56.40	535.80 Sq. Ft.
Total	223.73				12578.05 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 56.22'					

ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE: MR-1	SUBMISSION: PROPOSED		
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	*15,000±s.f.	50,227±s.f.	N/C
FRONT SETBACK	25.0	28.7'	28.2'
SIDE SETBACK	7.5'/*25.0	43.4'	22.5'
REAR SETBACK	15.0'/*25.0'	293.2'	221.3'
BUILDING HEIGHT	36.0'	33.17'	31.56'/*34.42'
AVERAGE GRADE	-	56.73	56.22/*53.36'
LOT COVERAGE	30.0%/25.0%*	4.2%	14.3%
OPEN SPACE	50.0%	95.8%	78.8%

*ATTACHED DWELLING

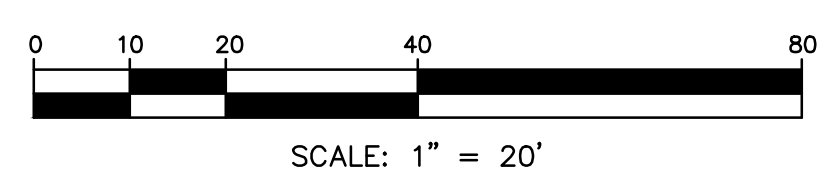
ZONING PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#288 NEVADA STREET

SCALE: 1in.=20ft. DATE: JANUARY 4, 2013

PROJECT: 205308

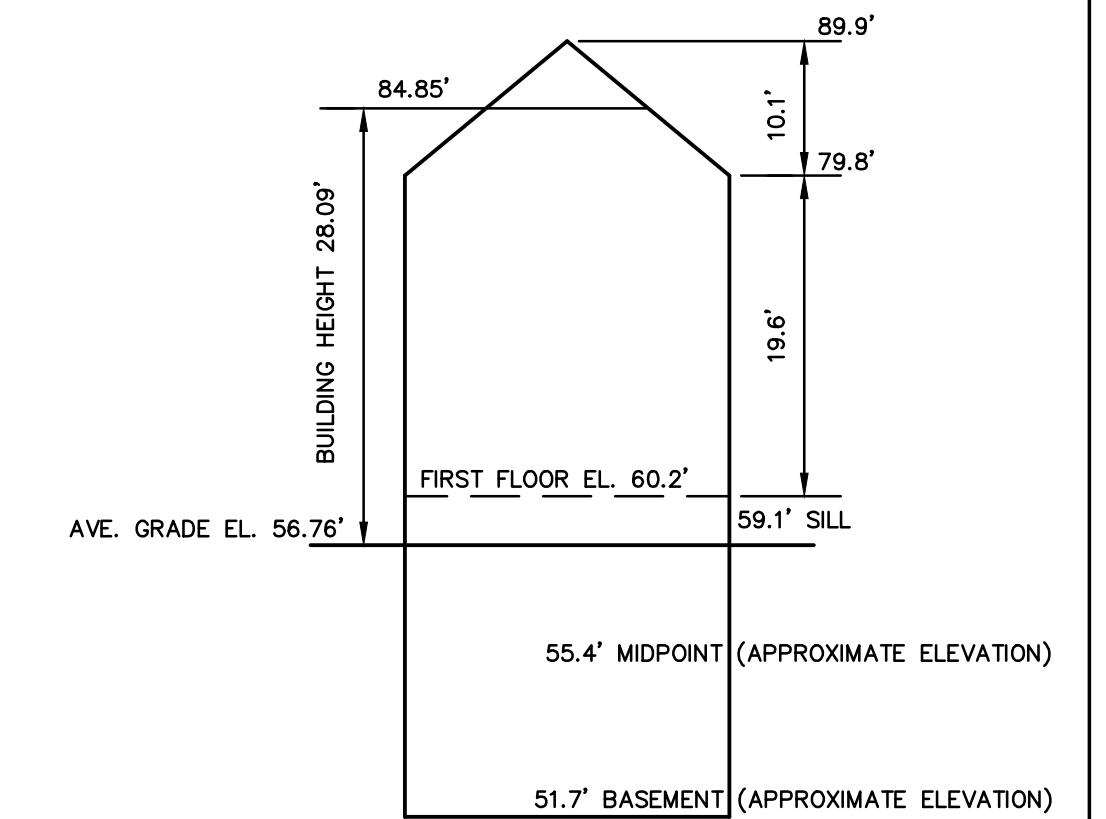
VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS, 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271



LEGEND

- STORM DRAIN D
- SANITARY SEWER S
- WATER MAIN W
- EASEMENTS
- EXISTING CONTOUR 21
- BUILDING
- PICKET FENCE □
- CHAINLINK FENCE x
- PROPERTY LINE W/ BEARING DISTANCE N85°23'35"W 346.41'
- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGN POST
- LIGHT POLE
- WATER VALVE
- UTILITY POLE
- DRAINAGE MANHOLE
- SEWER MANHOLE
- FIRE HYDRANT
- CATCH BASIN



EXISTING BUILDING HEIGHT

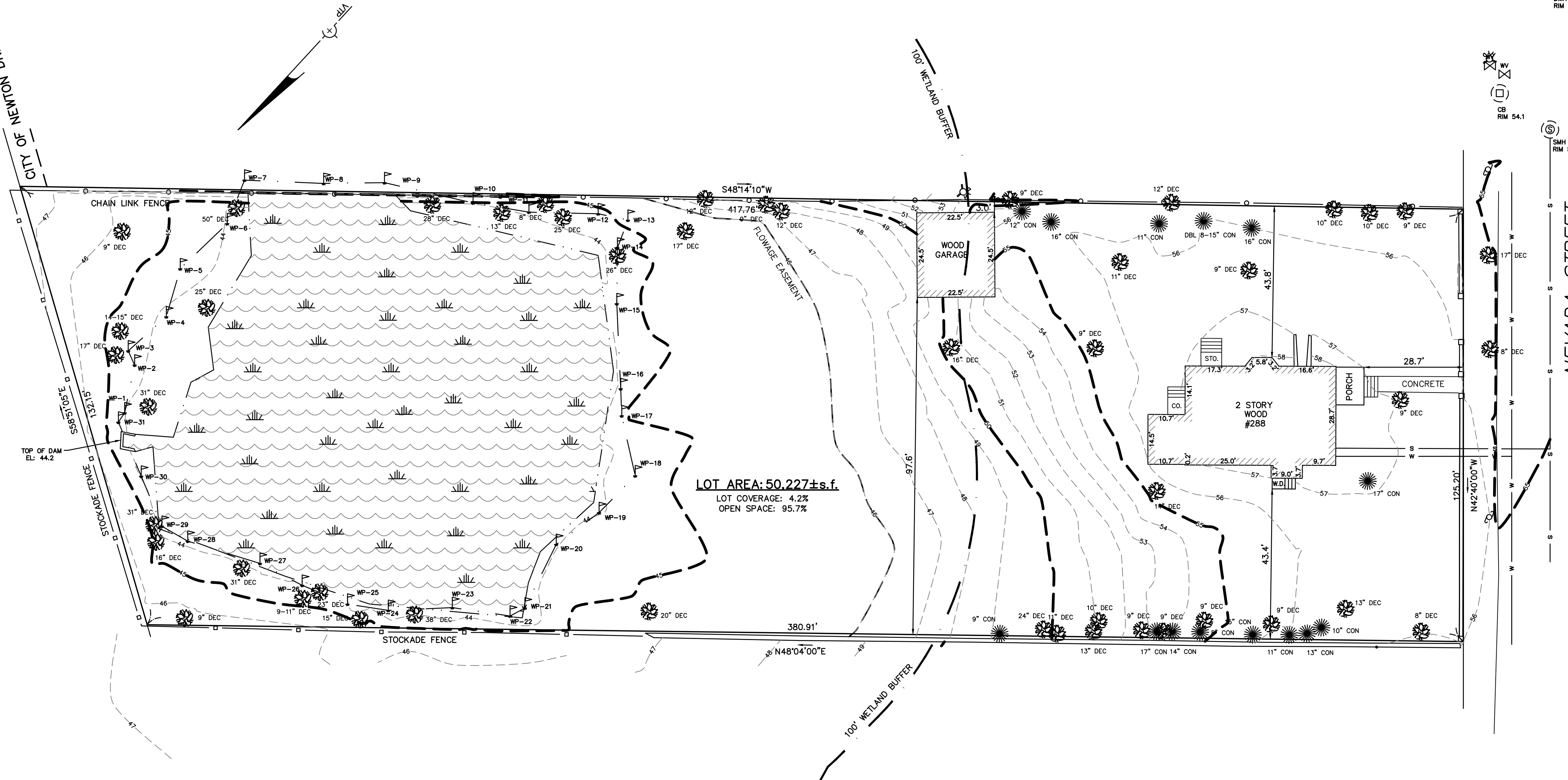
NOT TO SCALE

Existing Average Grade Calculations

Length	Start Grade	End Grade	Average Grade	Total
17.3'	56.7'	57.7'	57.2'	989.39 Sq. Ft.
3.2'	57.7'	57.4'	57.5'	184.11 Sq. Ft.
5.8'	57.4'	57.2'	57.3'	332.34 Sq. Ft.
3.2'	57.2'	57.5'	57.4'	183.55 Sq. Ft.
4.4'	57.5'	57.5'	57.5'	253.60 Sq. Ft.
1.1'	57.5'	57.5'	57.5'	62.10 Sq. Ft.
2.5'	56.4'	56.4'	56.4'	141.61 Sq. Ft.
1.3'	57.6'	57.6'	57.6'	76.02 Sq. Ft.
7.2'	57.6'	56.9'	57.2'	413.88 Sq. Ft.
28.7'	57.2'	57.4'	57.3'	1643.94 Sq. Ft.
9.7'	57.1'	57.2'	57.2'	554.55 Sq. Ft.
3.7'	57.2'	57.2'	57.2'	211.66 Sq. Ft.
9.0'	56.8'	56.3'	56.6'	509.18 Sq. Ft.
3.7'	56.9'	56.6'	56.8'	209.98 Sq. Ft.
25.0'	56.6'	56.2'	56.4'	1409.88 Sq. Ft.
0.2'	56.2'	56.2'	56.2'	11.23 Sq. Ft.
10.7'	56.2'	55.3'	55.7'	596.26 Sq. Ft.
14.5'	55.1'	55.9'	55.5'	804.82 Sq. Ft.
10.7'	56.4'	56.7'	56.6'	605.09 Sq. Ft.
14.1'	56.7'	56.6'	56.6'	798.69 Sq. Ft.
176.1'				9991.86 Sq. Ft.

Average Grade: 56.76'

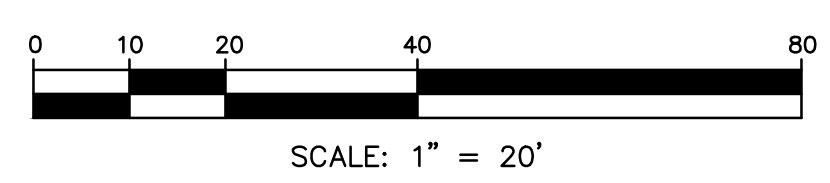
CITY OF NEWTON DEPRECIATION EASEMENT



LOT AREA: 50,227±s.f.
LOT COVERAGE: 4.2%
OPEN SPACE: 95.7%

ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE: MR 1	SUBMISSION: EXISTING		
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000.0s.f.	50,227±s.f.	--
FRONT SETBACK	25.0	28.7'	--
SIDE SETBACK	7.5/*25.0	43.4'	--
REAR SETBACK	15.0/*25.0'	293.2'	--
BUILD HEIGHT	30.0'	28.09'	--
AVERAGE GRADE	N/A	56.76'	--

*ATTACHED DWELLING



TOPOGRAPHIC PLAN OF LAND
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#288 NEVADA STREET
SCALE: 1in.=20ft. DATE: JANUARY 27, 2005
REVISED: MARCH 29, 2006; JANUARY 10, 2013
PROJECT: 05308

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