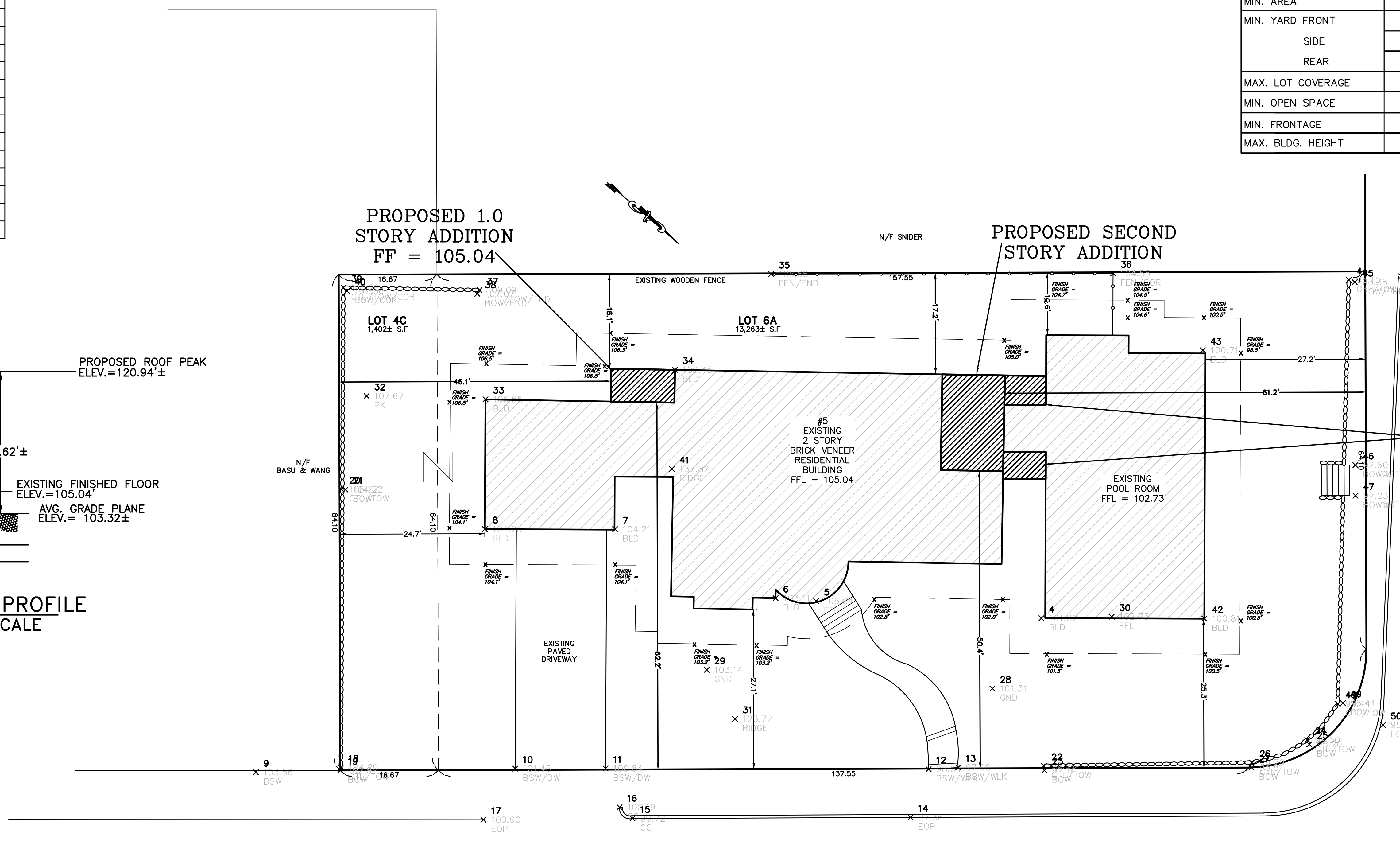
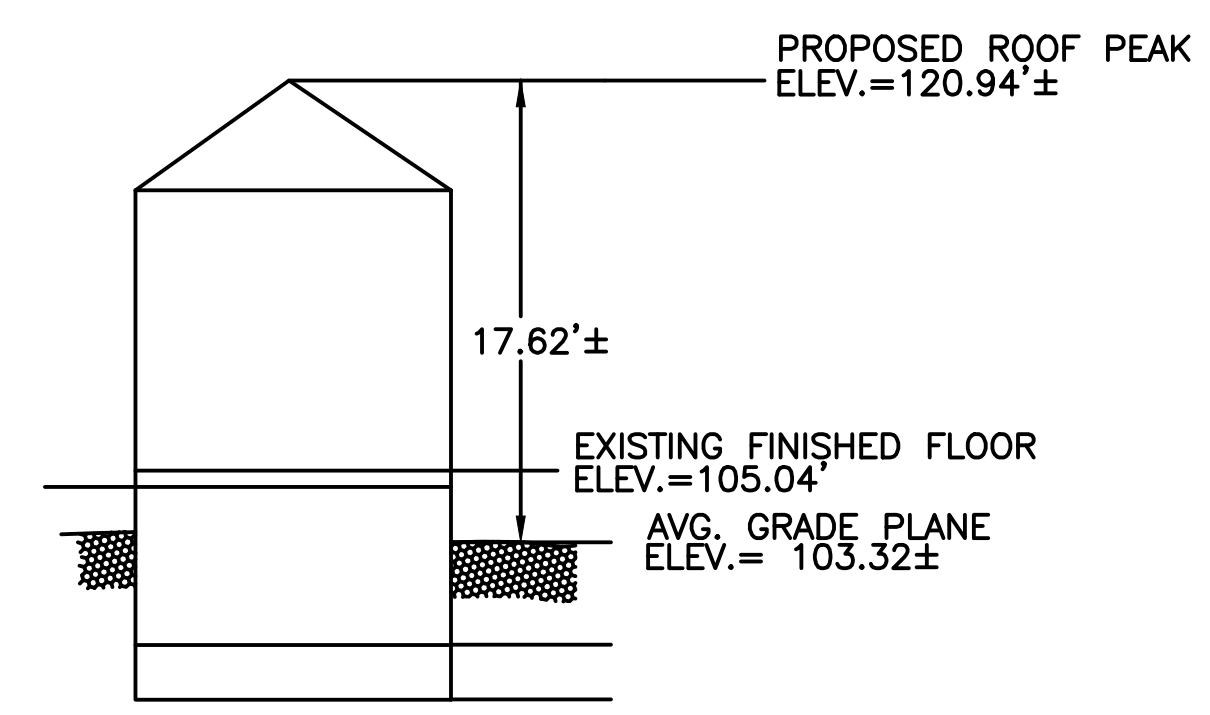


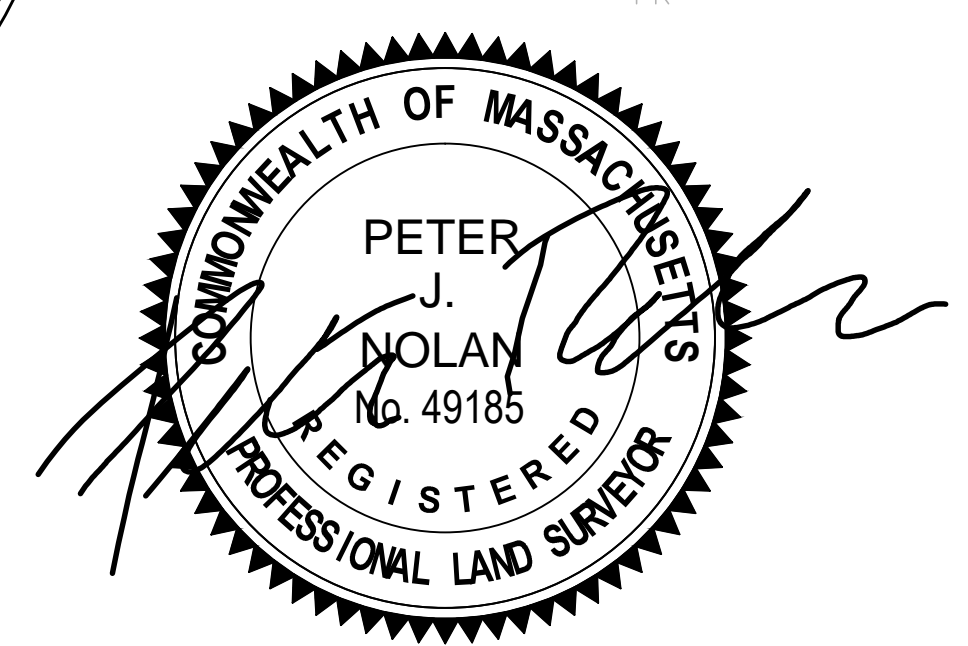
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
---	DRAIN LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
---	CONTOUR LINE (MJR)
---	CONTOUR LINE (MNR)
169x70	SPOT GRADE
⊕	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

ZONING LEGEND			
ZONING DISTRICT: SINGLE RESIDENCE 2 (LOT CREATED BEFORE 12/07/1953)			
	REQUIRED	PROPOSED	COMPLIANCE
MIN. AREA	10,000 S.F	14,665± S.F.	YES
MIN. YARD FRONT	25'	50.4'	YES
	7.5'	46.1'	YES
	15'	16.1'	YES
MAX. LOT COVERAGE	30%	27.1%	YES
MIN. OPEN SPACE	50%	68.65%	YES
MIN. FRONTAGE	80'	137.55'	YES
MAX. BLDG. HEIGHT	36'	17.62'±	YES

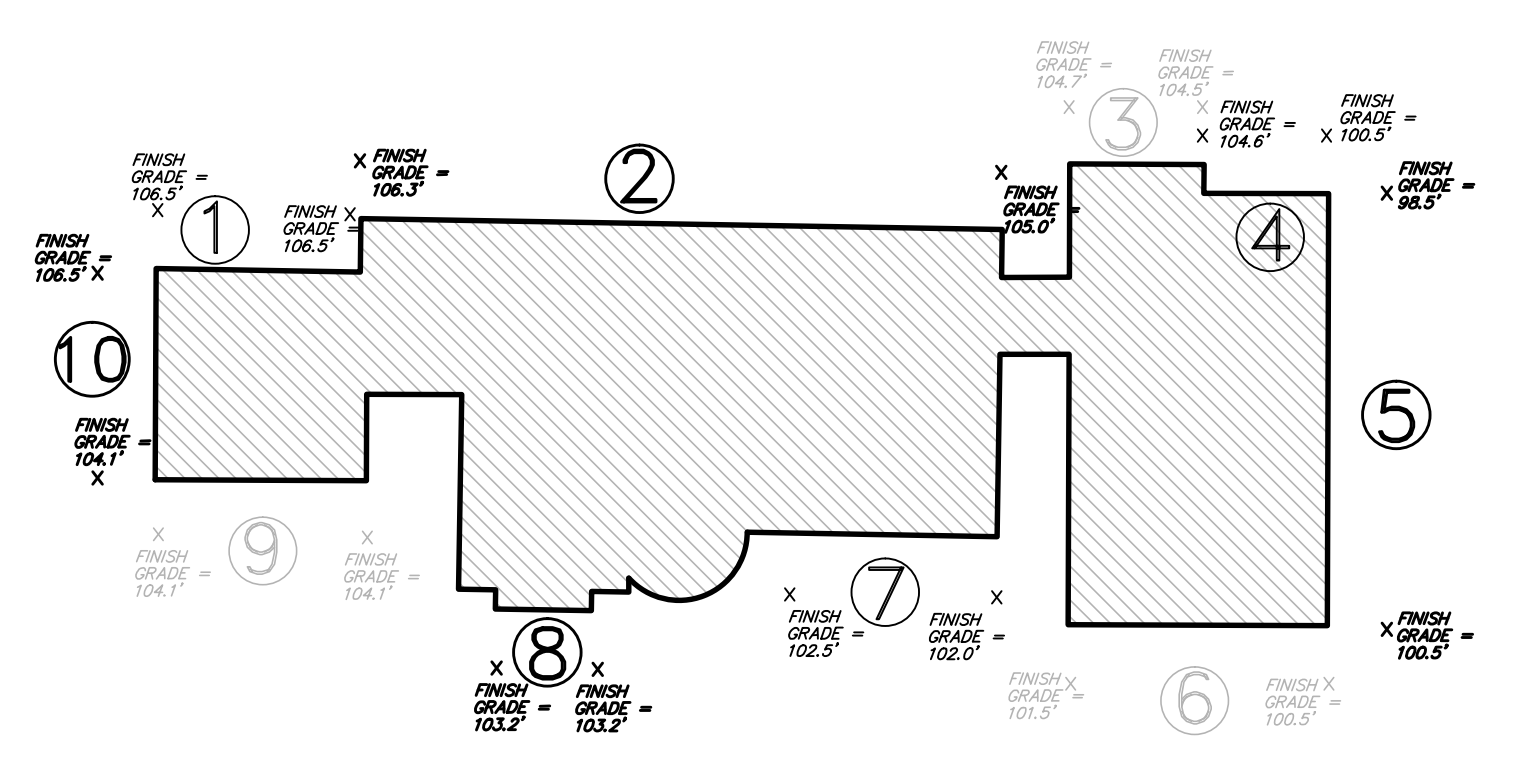


PROPOSED WIDENING OF EXISTING BREEZEWAY

GREEN PARK  
(PUBLIC WAY-40' WIDE)



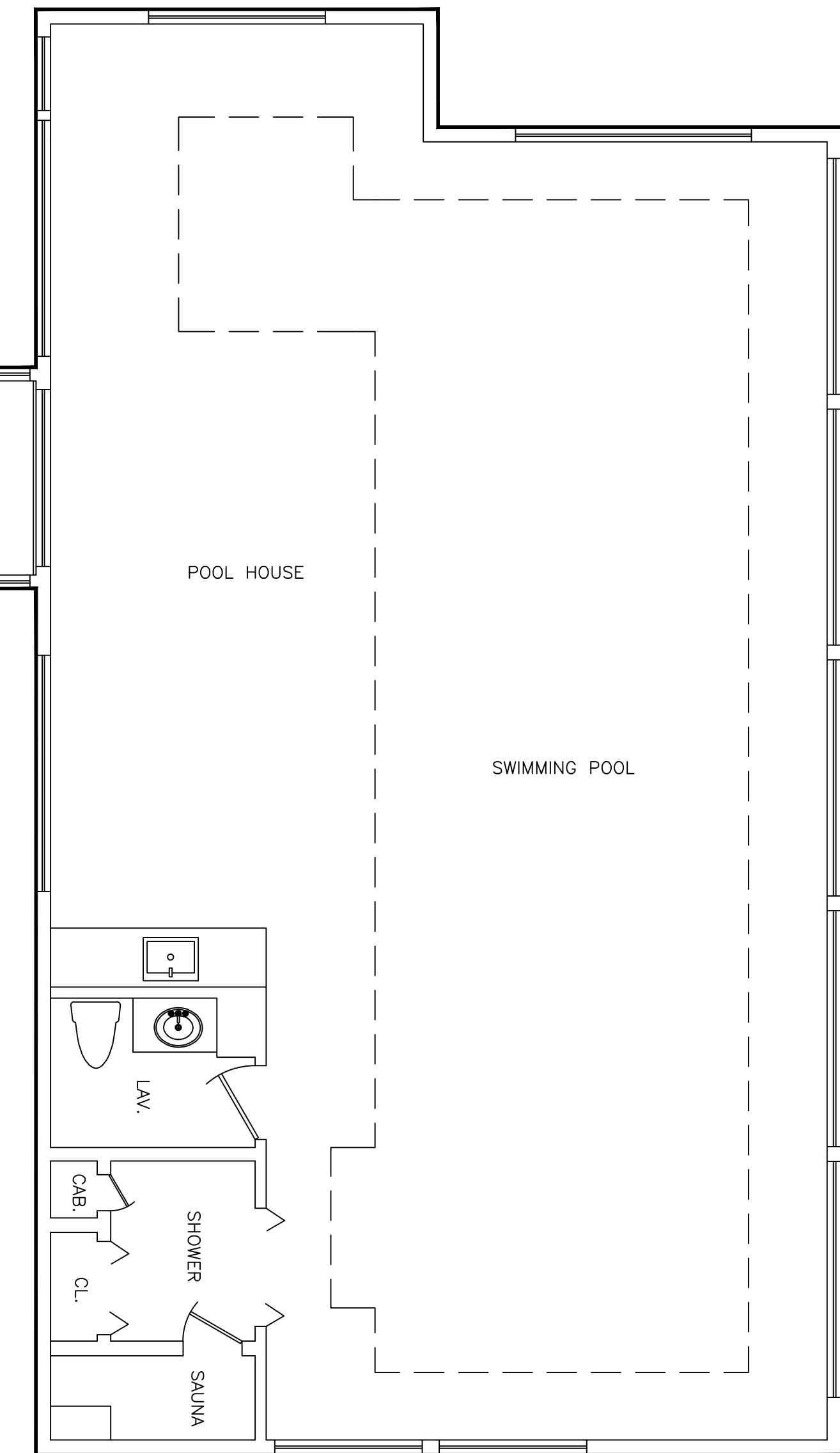
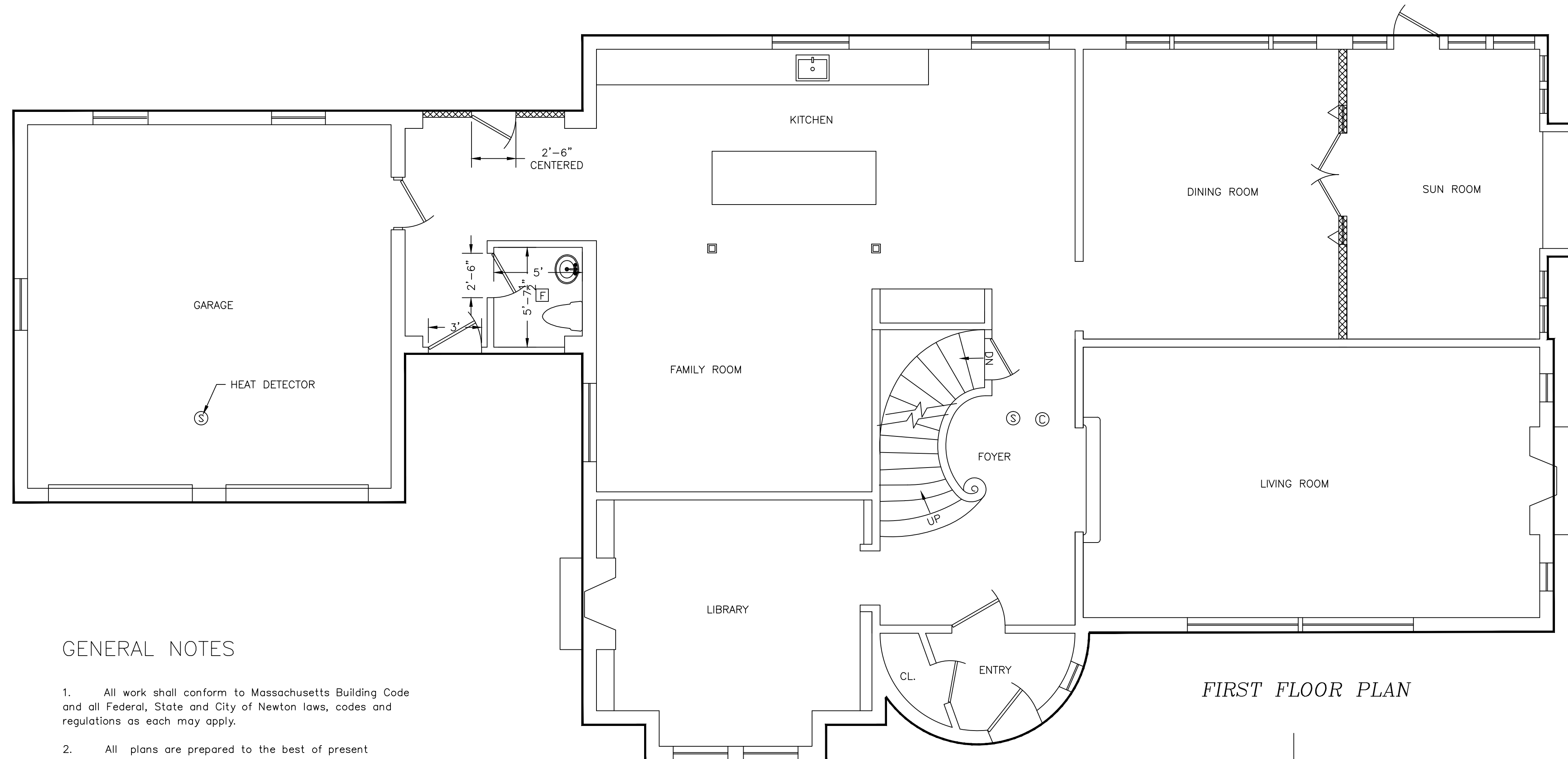
- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 10-16-14.
  2. DEED REFERENCE BOOK 51626 PAGE 208, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0556E, PANEL NUMBER 0556E, COMMUNITY NUMBER: 250208, DATED JUNE 4, 2010.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.



AVERAGE GRADE PLANE					
SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1&2	MEAN LENGTH
1	21.3'	106.5'	106.5'	106.5'	2268.5
2	66.8'	106.3'	105.0'	105.65'	7057.4
3	14.0'	104.7'	104.5'	104.6'	1464.4
4	13.0'	104.6'	100.5'	102.55'	1333.2
5	45.0'	98.5'	100.5'	99.5'	4477.5
6	27.0'	101.5'	100.5'	100.0'	2700.0
7	26.0'	102.5'	102.0'	102.25'	2658.5
8	10.0'	103.2'	103.2'	103.2'	1032.0
9	22.0'	104.1'	104.1'	104.1'	2290.2
10	22.0'	104.1'	106.5'	105.3'	2316.6
E = 267.1'					E = 27598.1
SUM OF MEAN X LENGTH / SUM OF LENGTHS = AVERAGE GRADE PLANE = 103.32'					

3  
x 95.14

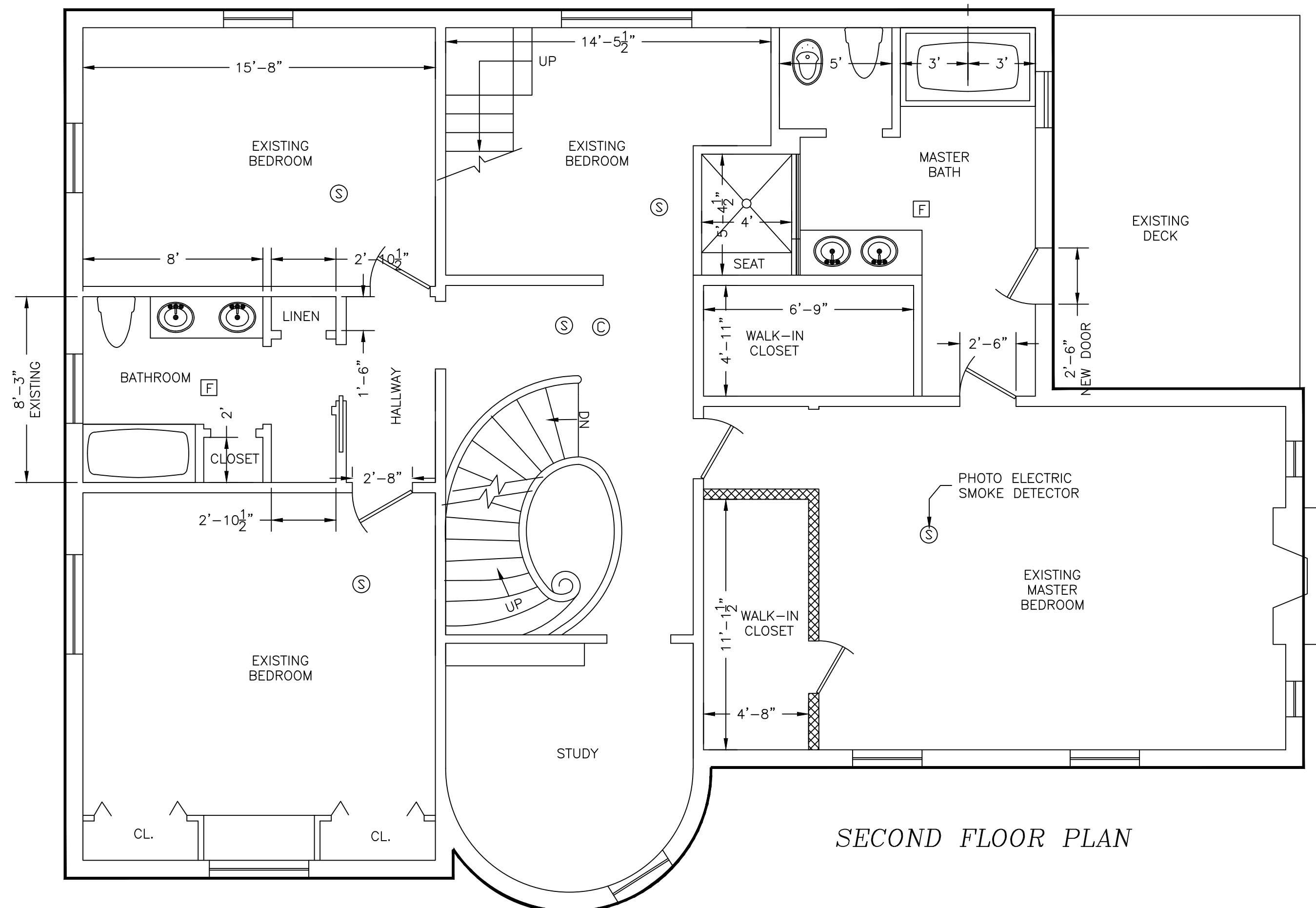
SCALE	1"=20'
DATE	08/01/2015
REV	DATE
REVISION	BY
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	5 GREEN PARK NEWTON MASSACHUSETTS
	CERTIFIED PLOT PLAN
DRAWN BY	E.T.S.
CHKD BY	P.J.N.
APPD BY	P.J.N.
	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com
SHEET NO.	1



FIRST FLOOR PLAN

GENERAL NOTES

- All work shall conform to Massachusetts Building Code and all Federal, State and City of Newton laws, codes and regulations as each may apply.
- All plans are prepared to the best of present knowledge but without guarantee of accuracy. Contractor must field verify all existing conditions prior to removal or installation of any structural element. 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Contractor is responsible for all demolition and relocation works, if any.



SECOND FLOOR PLAN

LEGEND

- (S) HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- (F) FAN TO BE VENTED DIRECTLY TO OUTSIDE
- (C) CARBON MONOXIDE DETECTOR
- EXISTING WALL
- WALLS TO BE DEMOLISHED

DATE	REVISION

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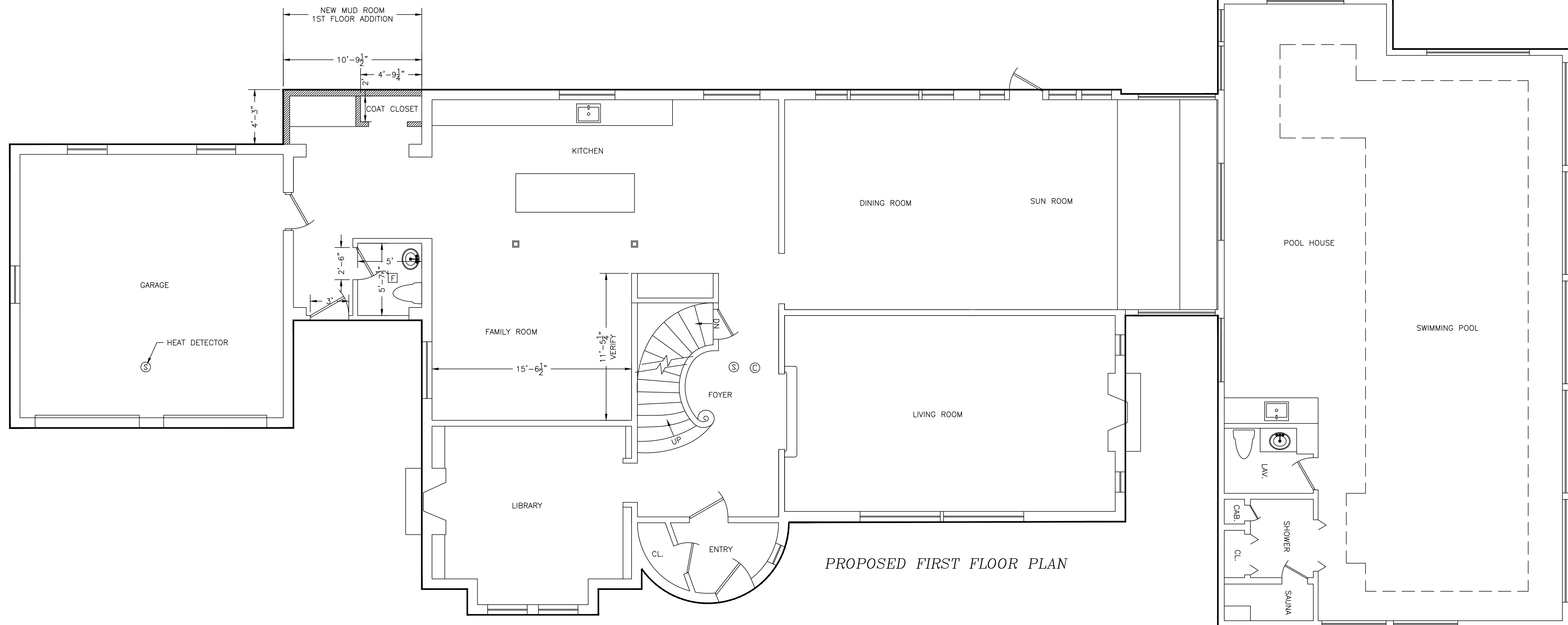
**EXISTING PLANS**

**5 GREEN PARK WAY  
NEWTON, MASSACHUSETTS**

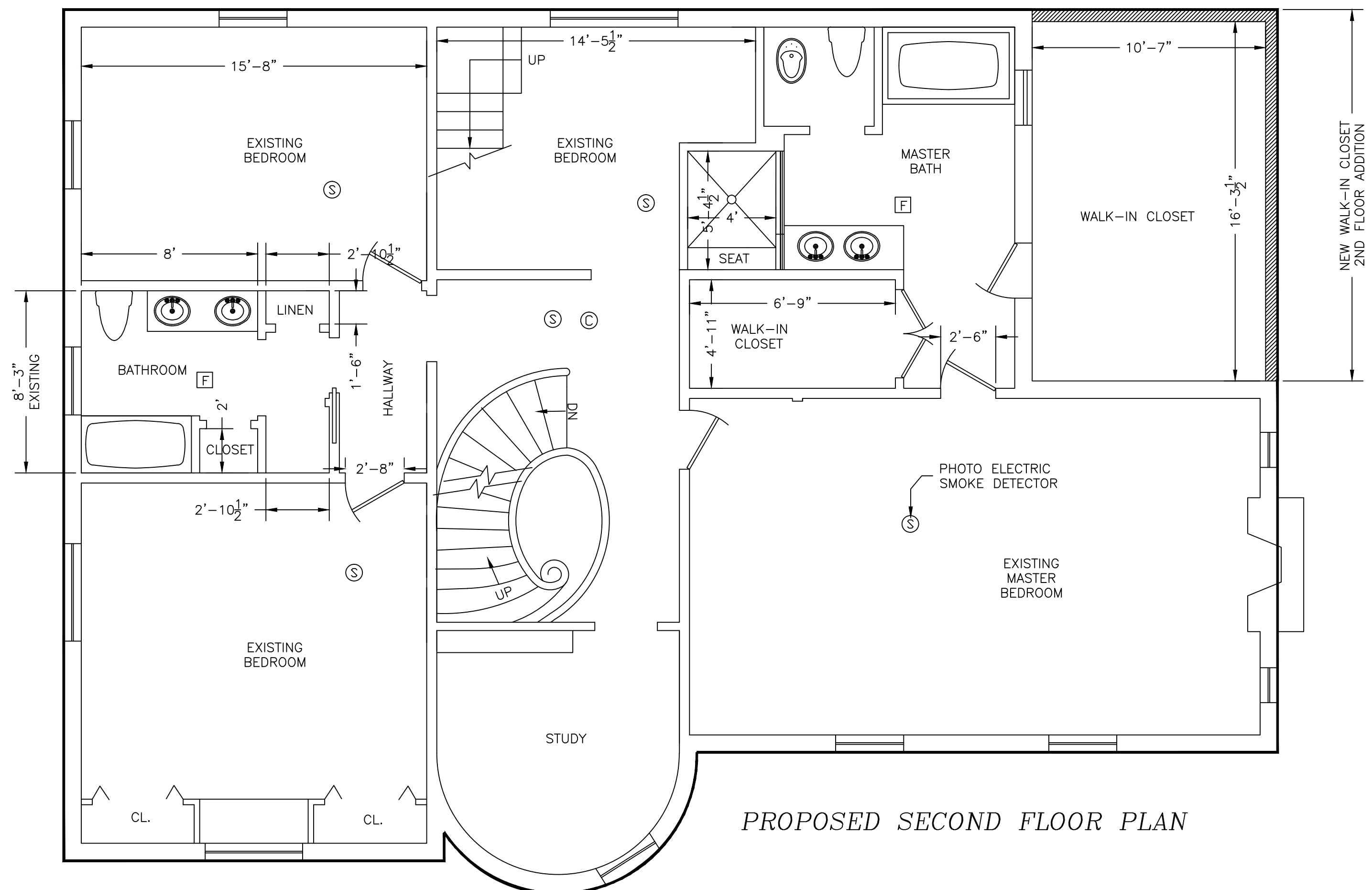
**RAV & Assoc., Inc.**  
21 HIGHLAND AVENUE  
NEEDHAM, MASSACHUSETTS 02494  
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'

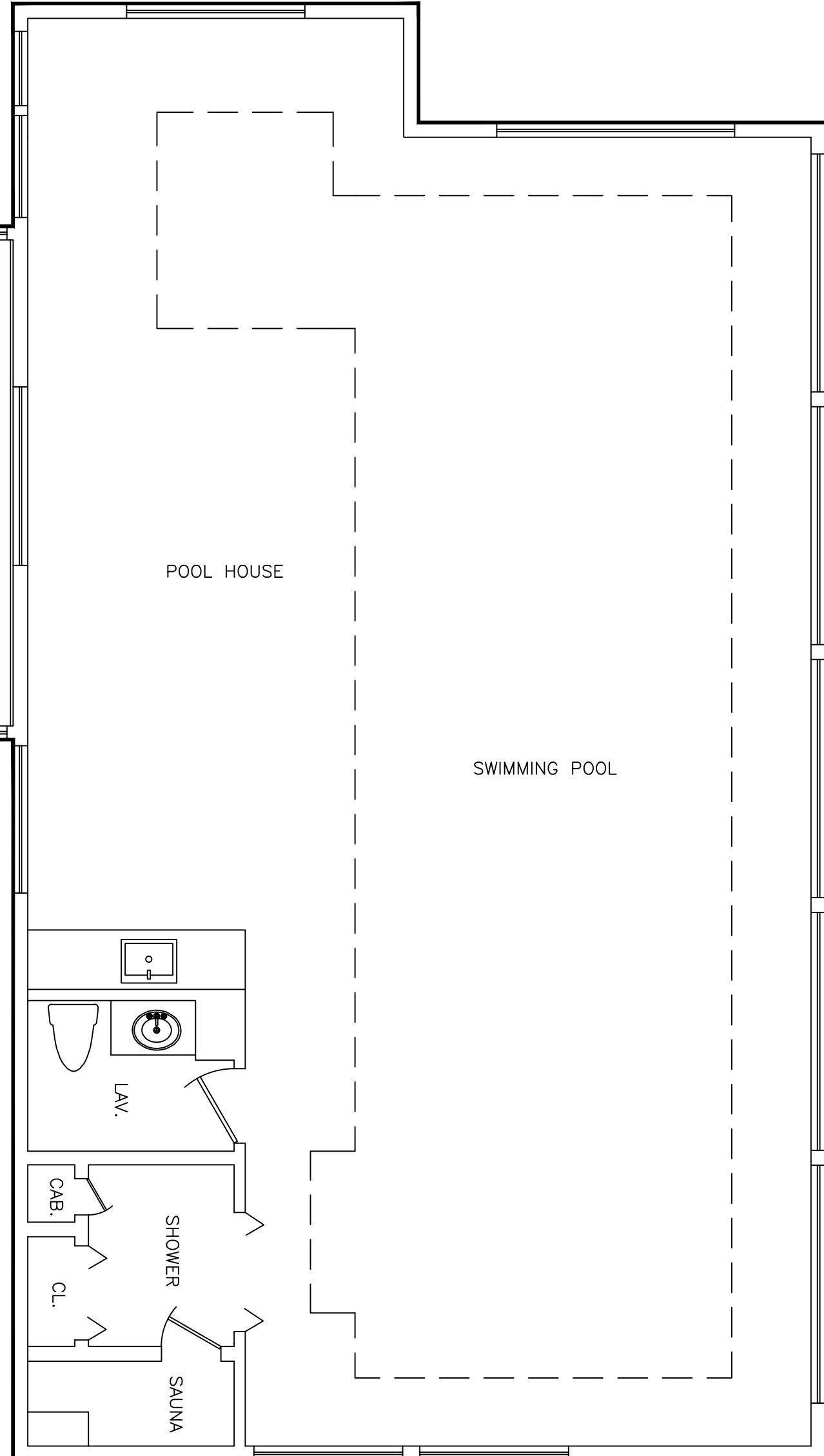
APPROVED: R.A.V.	DESIGNED BY: I.M.	DRAWING No.
DATE: 3/29/15	DRAWN BY: I.M.	A1
	CHECKED BY: R.A.V.	



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



- LEGEND**
- (S) HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
  - (F) FAN TO BE VENTED DIRECTLY TO OUTSIDE
  - (C) CARBON MONOXIDE DETECTOR
  - EXISTING WALL
  - ▨ NEW WALL

**F.A.R. CALCULATION**

ZONE SR2  
 LOT SIZE IS 14665 S.F.  
 MAXIMUM ALLOWABLE F.A.R. = 0.33  
 MAXIMUM ALLOWABLE FLOOR GROSS AREA: 14665 S.F. x 0.33 = 4839.0 S.F.

EXISTING F.A.R.  
 1ST FLOOR GROSS AREA: 3973.73 S.F.  
 2ND FLOOR GROSS AREA: 1811.23 S.F.  
 ATTIC FLOOR GROSS AREA: 895.00 S.F.  
 TOTAL GROSS AREA: 6679.96 S.F.  
 EXISTING F.A.R. = 6679.96 / 14665 = 0.456 > 0.33

PROPOSED F.A.R.  
 1ST FLOOR GROSS AREA : 4092.90 S.F.  
 2ND FLOOR GROSS AREA : 1998.50 S.F.  
 ATTIC FLOOR GROSS AREA : 895.00 S.F.  
 TOTAL GROSS AREA : 6986.40 S.F.  
 PROPOSED F.A.R. = 6986.40 / 14665 = 0.476 > 0.33

PROPOSED AREA ADDED = 306.14 S.F.

DATE	REVISION

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**PROPOSED ALTERATIONS  
TO EXISTING PLANS**

**5 GREEN PARK WAY  
NEWTON, MASSACHUSETTS**

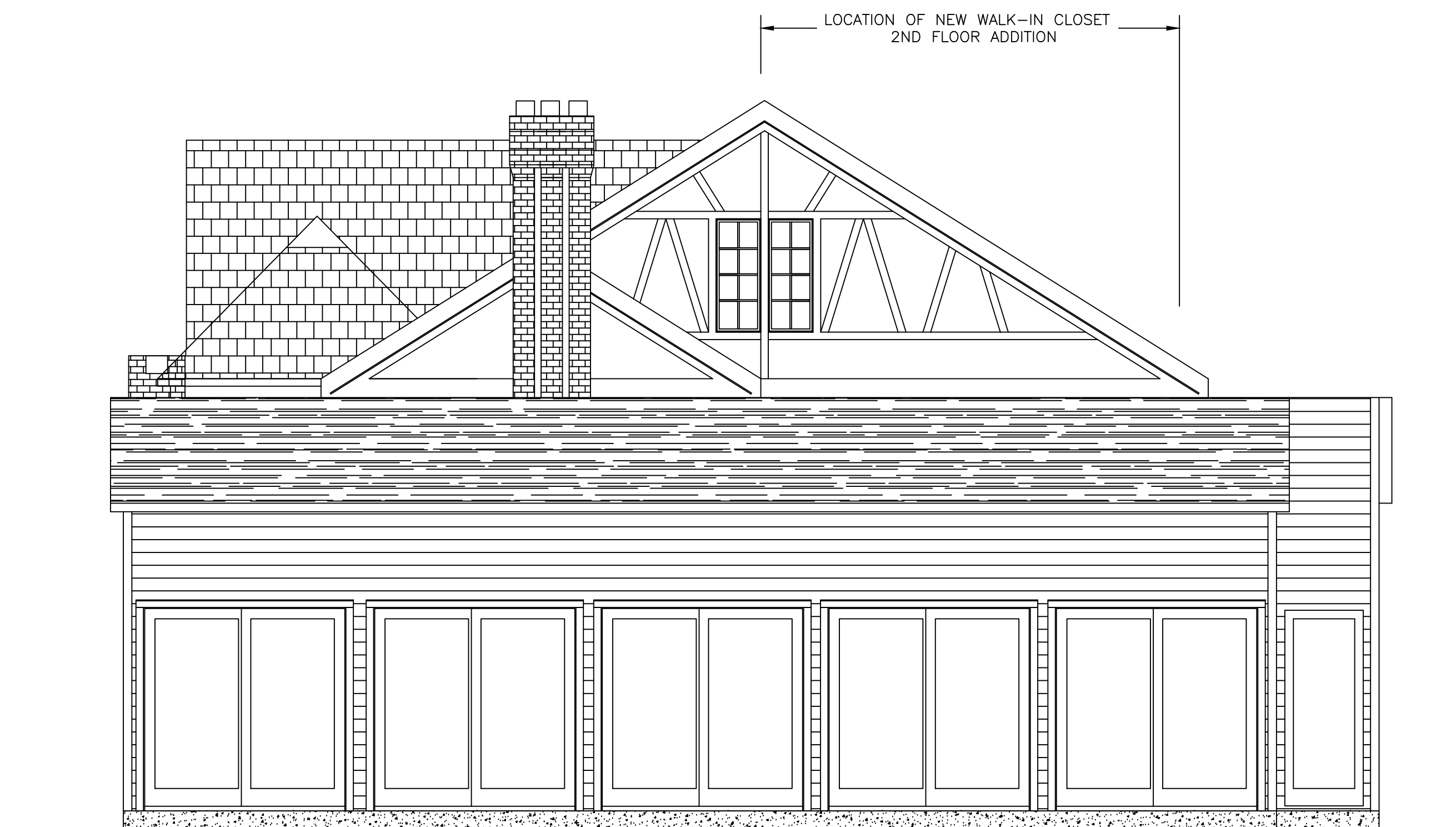
**RAV & Assoc., Inc.**  
 21 HIGHLAND AVENUE  
 NEEDHAM, MASSACHUSETTS 02494  
 TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'

APPROVED: R.A.V.	DESIGNED BY: I.M.	DRAWING No.
DATE: 6/25/15	DRAWN BY: I.M.	A2
	CHECKED BY: R.A.V.	



PROPOSED FRONT ELEVATION



PROPOSED RIGHT SIDE ELEVATION

DATE	REVISION

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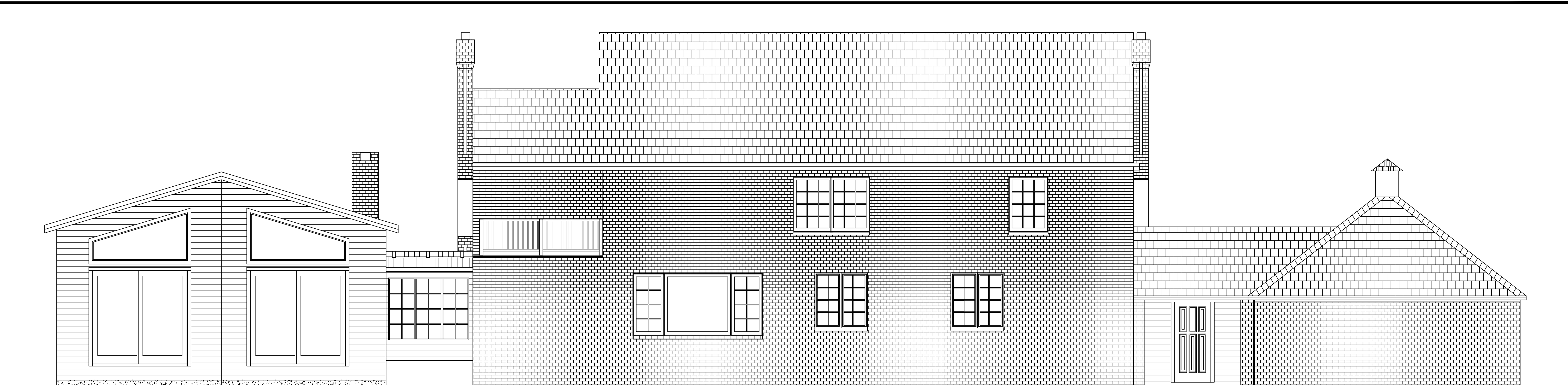
*EXISTING AND PROPOSED  
FRONT AND RIGHT SIDE ELEVATIONS*

*5 GREEN PARK WAY  
NEWTON, MASSACHUSETTS*

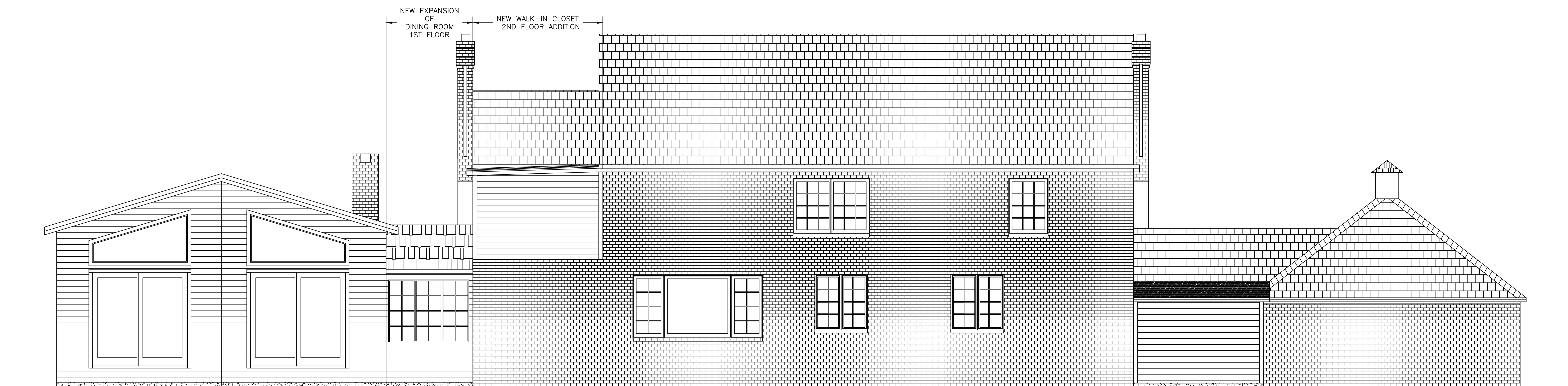
**RAV** & Assoc., Inc.  
21 HIGHLAND AVENUE  
NEEDHAM, MASSACHUSETTS 02494  
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'

APPROVED: R.A.V.	DESIGNED BY: A.A.	DRAWING No.
DATE: 6/26/15	DRAWN BY: A.A.	A3
	CHECKED BY: R.A.V.	



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

DATE	REVISION

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**EXISTING AND PROPOSED REAR ELEVATION**  
**5 GREEN PARK WAY**  
**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: 6/26/15	DRAWN BY: A.A.	A4
	CHECKED BY: R.A.V.	