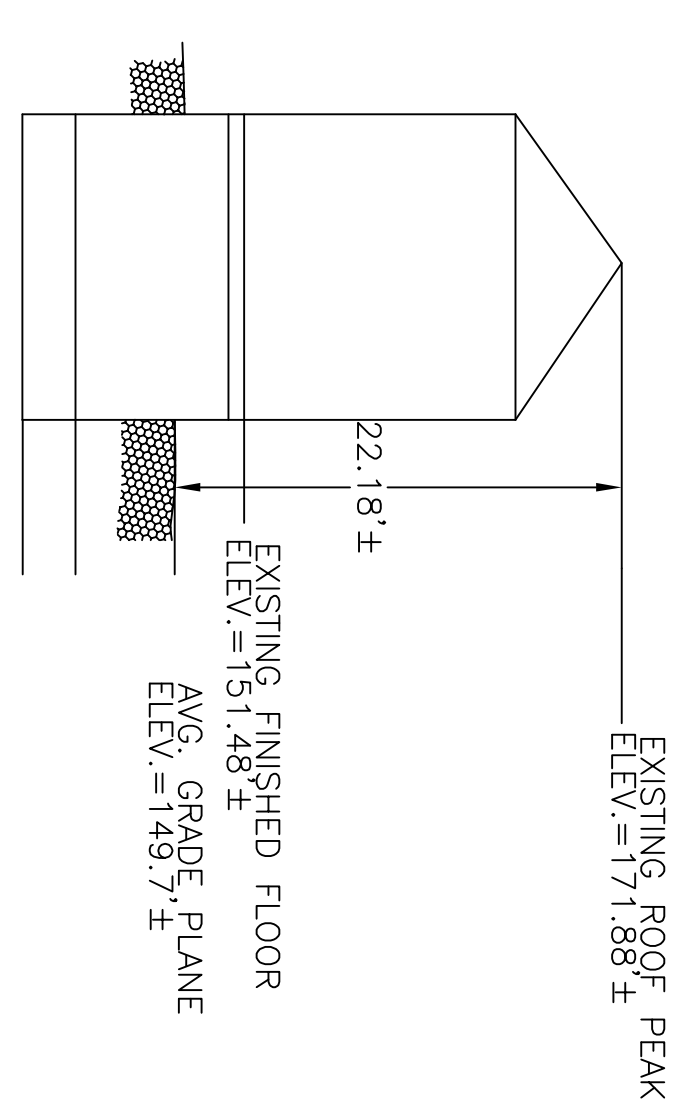
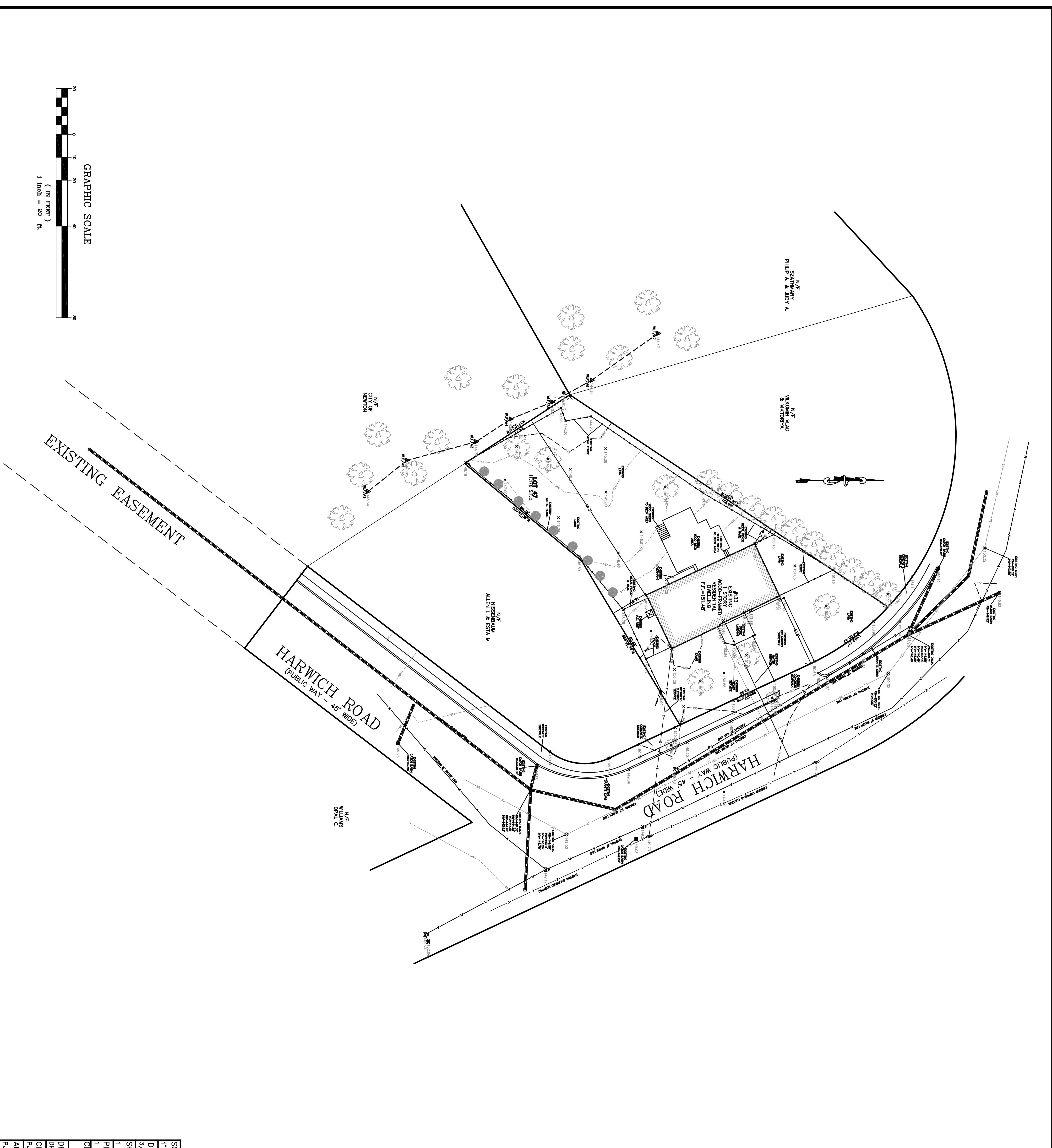


ZONING LEGEND

ZONING DISTRICT: SINGLE RESIDENCE 3 (LOT CREATED AFTER 12/07/1953)			
REQUIRED	EXISTING	COMPLIANCE	
MIN. AREA	10,000 S.F.	11,170± S.F.	YES
MIN. FRONTAGE	80'	105.00'	YES
MIN. YARD FRONT	30'	32.5'	YES
SIDE REAR	10'	9.3'	EXISTING NON-COMPLIANT
	15'	91.3'	YES
MAX LOT COVERAGE	30%	16.5%	YES
MIN. OPEN SPACE	50%	71.3%	YES
MAX. BLDG. HEIGHT	36'	22.18'±	YES
MAX. STORIES	2.5	1	YES

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 3/2/2016.
 2. DEED REFERENCE: BOOK 1371 PAGE 53, MIDDLESEX SOUTH REGISTRY OF DEEDS
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. ELEVATIONS SHOWN ARE CITY OF NEWTON DATUM
 5. 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 25017C0566E, PANEL NUMBER 0566E, COMMUNITY NUMBER: 250208, DATED JUNE 4, 2010.
 6. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO PRESERVE ANY APPARENT USES OF THE LAND. HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



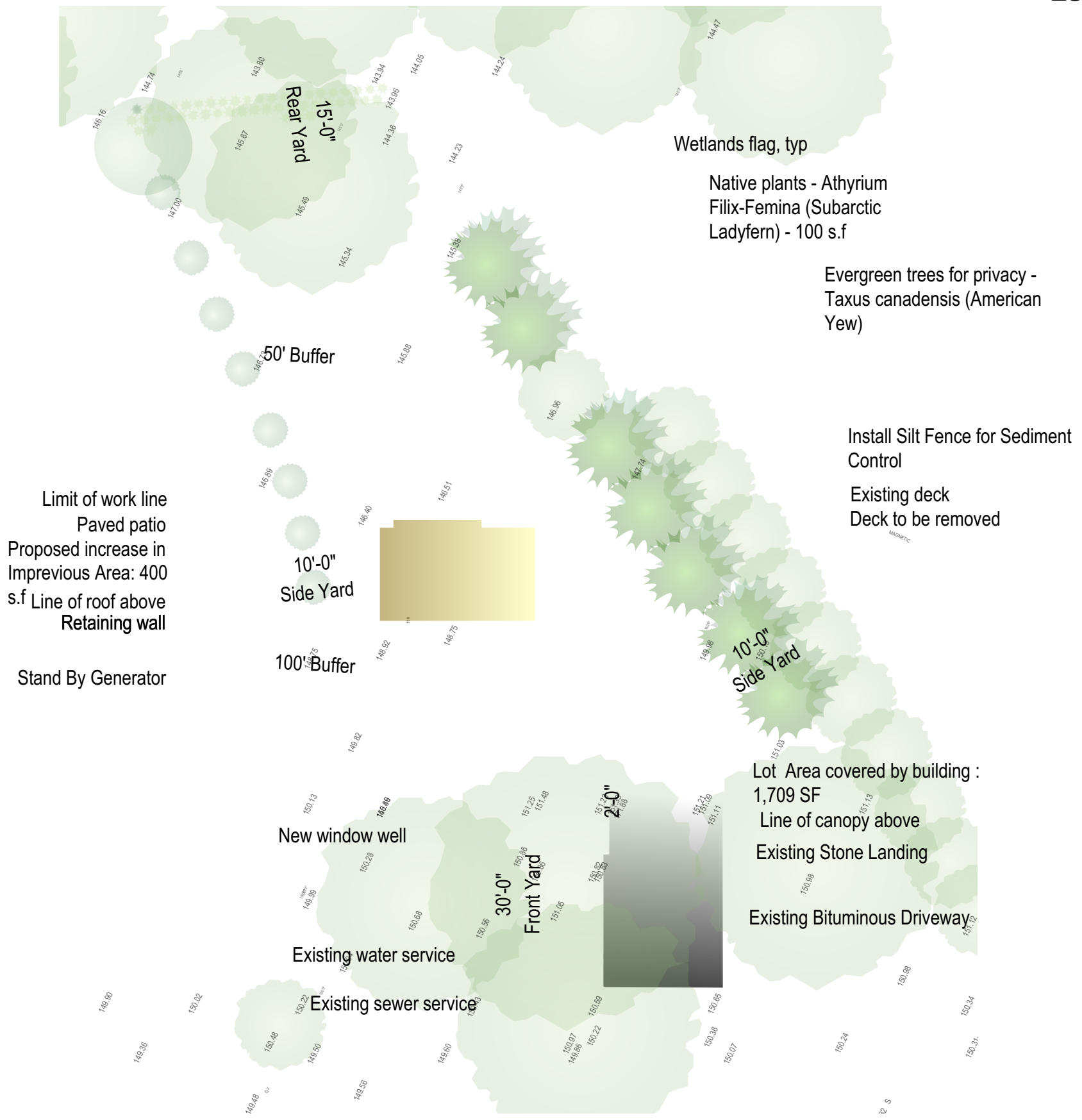
EXISTING PROFILE
NOT TO SCALE

SCALE	1"=20'
DATE	3/2/2016
REVISION	
SHEET	1 OF 1
PLAN NO.	133 HARWICH ROAD NEWTON MASSACHUSETTS
CLIENT:	EXISTING CONDITIONS PLOT PLAN
DRAWN BY	DPN
CHKD BY	PAN
APPD BY	PAN

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5891
EMAIL: pnolan@pnasurveyors.com

PETER NOLAN
REGISTERED PROFESSIONAL LAND SURVEYOR

1



2 Existing Conditions Site Plan
 Scale: 1" = 20 ft

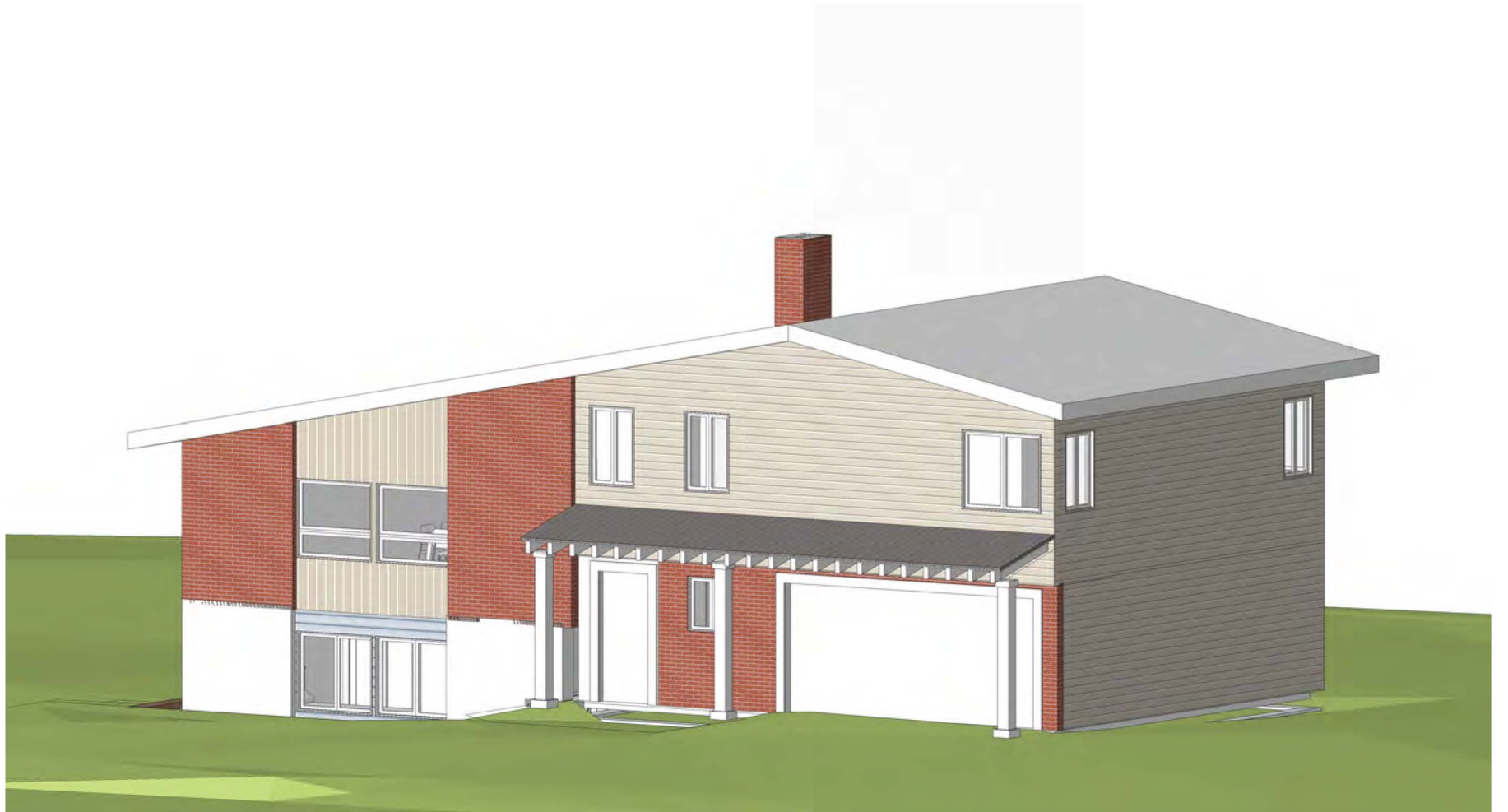
Lot Area - 11,170 SF
 Increase in Impervious Area - 400 SF
 $400 \text{ SF} / 11,170 \text{ SF} = 3.58\%$

4% increase in impervious area
 triggers requirement for stormwater
 management system design.

Proposed Work does not trigger drainage
 design

Lot area covered by building: -1,710 SF
 Lot Coverage
 $1,710 / 11,170 = 15\%$

Building Coverage - 1665 SF
 Driveway Area - 614 SF
 Open Space
 $11,170 - 2,279 = 8,891 \text{ SF}$



Accessory Apartment Addition

Braga-Basaria Residence

133 Harwich Road

Chestnut Hill



Climatic and Geographic Design Crite

Ground Snow Load	Wind Design		Seismic Design Category <small>Applies to townhouses three stories or less, see Figure R301.2(2) or 780 CMR Table 1604.11</small>	Subject to Damage from			Winter Design Temperature	Ice Barrier Underlayment Required	Flood Hazard	Air Freezing Index	Mean Annual Temperature
	Speed (MPH)	Topographic Effects		Weathering	Frost Line Depth	Termite					
See Table R301.2(5) PSF	See Table R301.2(4) MPH	No		Severe	48 inches	See Figure 301.2(6)	Dry bulb	Applicable to roofing, see Subsection R905.2.7.1	See Section 322.0 and local flood maps.	Applicable to shallow foundations, see Table R403.3(2)	See: www.nede.noaa.gov/fp.sf.html

ARCHITECTURAL LEGEND

- Existing Wall
- Wall to be Demolished
- New Wall
- Existing Door
- Door to be Removed
- New Door
- Existing Window
- Window to be removed
- New Window

DRAWING SYMBOL LEGEND

- Elevation Marker
- Section Marker
- Partial Section Marker
- Detail Reference Marker
- Detail Box
- Revision Marker
- Centerline Marker
- Elevation Benchmark Marker

LIFE SAFETY LEGEND

- Fire Department Beacon
- Audible Notification Device
- Audio-Visual Notification Device
- Visual Notification Device
- Carbon Monoxide Detector
- Smoke Detector
- Manual Alarm Station
- Emergency Light
- Exit Sign
- Fire Alarm Control Panel

ELECTRICAL POWER LEGEND

- Wall Duplex (X = Circuit Number where shown)
- Wall Quadplex
- Floor Simplex
- Floor Duplex
- Floor Quadplex
- Ceiling Duplex
- Ceiling Quadplex
- 220v Outlet
- Junction Box

COMMUNICATIONS LEGEND

- Telephone
- Data
- Data/Voice
- TV/Cable
- Security
- Speaker
- Paging
- Clock
- Nurse
- Pushbutton
- Bell/Buzzer
- Bell Transformer
- Chime
- Electric Door Opener

Contacts

Owner		Builder	
Shehzad S. Basaria and Milena Braga		Builder	
133 Harwich Rd., N		Address	
Newton, MA 02467		Town, Massachusetts Zip	
(617) 467 4366		v (617) 000 6000	
Contact: Mrs. Milena Braga		Contact: Mr. Contact	
e-mail: mbasaria@gmail.com		e-mail	
Architect		Consultant 1	
Neh•Koo•Dah		Consultant	
2001 Beacon Street #210A		Address	
Boston, Massachusetts 02135		Town, Massachusetts Zip	
(617) 285-1985		v (617) 000 6000	
Contact: Mr. Bennie Ber		Contact: Mr. Contact	
bber@nehkoodah.com		e-mail	
Consultant 2		Consultant 3	
Consultant		Consultant	
Address		Address	
Town, Massachusetts Zip		Town, Massachusetts Zip	
v (617) 000 6000		v (617) 000 6000	
Contact: Mr. Contact		Contact: Mr. Contact	
e-mail		e-mail	

Zoning Review

Land Use:	Existing	Required/Allowed	Proposed	Relief Requested
Single Family	11,170 SF	10,000 SF	NC	None
Lot Area (min):	NA SF	NA SF	NC SF	None
Lot Area per Unit (min):	NA SF	NA SF	NC SF	None
Lot Coverage (max):	1,349 SF	3,351 SF	1,710 SF	None
Lot Frontage:	105 SF FT	80.00 FT	NC	None
Open Space (min):	9,207 SF SF	5,585 SF	8,891 SF	None
Principal Building Setbacks - Front (min):	0.00 FT	25.00 FT	TBD	None
Principal Building Setbacks - Side (min):	0.00 FT	7.50 FT	TBD	None
Principal Building Setbacks - Rear (min):	0.00 FT	15.00 FT	TBD	None
Building Height Sloped Roof (max):	22.18' FT	36.00 FT	NC	None
Building Height Flat Roof (max):	TBD FT	30.00 FT	TBD	None
Building Height Stories (max):	1.00	2.5	NC	None
Stories by special permit (max):(max):	TBD	3	TBD	None
Floor Area Ratio	0.24	0.40	0.286	None
Building Floor Area:	2,363 SF	4,502 SF	2,879 SF	Yes
Number of Parking Stalls:		2.00 /unit	3.00 /unit	None

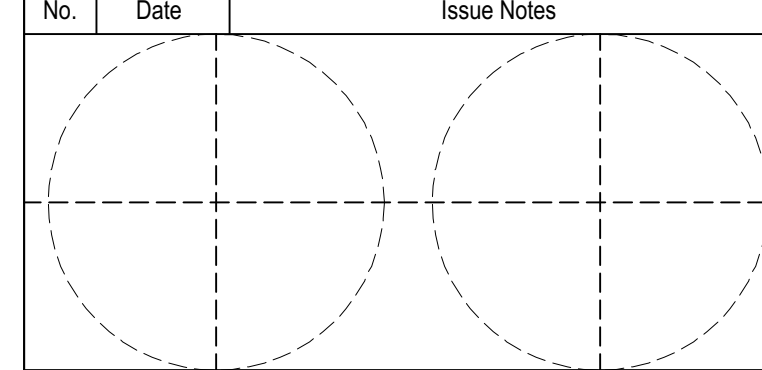
No.	Date	Appr	Revision Notes
A	19 APR 2016		Conservation Commission / DEP NOI
No.	Date		Issue Notes
Design Firm: Neh•Koo•Dah 2001 Beacon Street #210A Boston, Massachusetts 02135 <small>© Neh•Koo•Dah 2016</small>			
Project Title: Accessory Apartment Addition 133 Harwich Road Chestnut Hill			
Drawing Title: Cover Sheet			
Project Manager	BB	Project ID	15033
Drawn By	BB	Scale	Sheet Scale
Reviewed By		Drawing No.	G 001
Date	7 June 2016		of
CAD File Name	15033 - Model.vwx		Total Sheets

Accessory Apartment Addition
Braga-Basaria Residence
 133 Harwich Road
 Chestnut Hill



No.	Date	Appr	Revision Notes

No.	Date	Issue Notes
A	19 APR 2016	Conservation Commission / DEP NOI



Design Firm
Neh-Koo-Dah
 2001 Beacon Street #210A
 Boston, Massachusetts 02135

Project Title
Accessory Apartment Addition
 133 Harwich Road
 Chestnut Hill

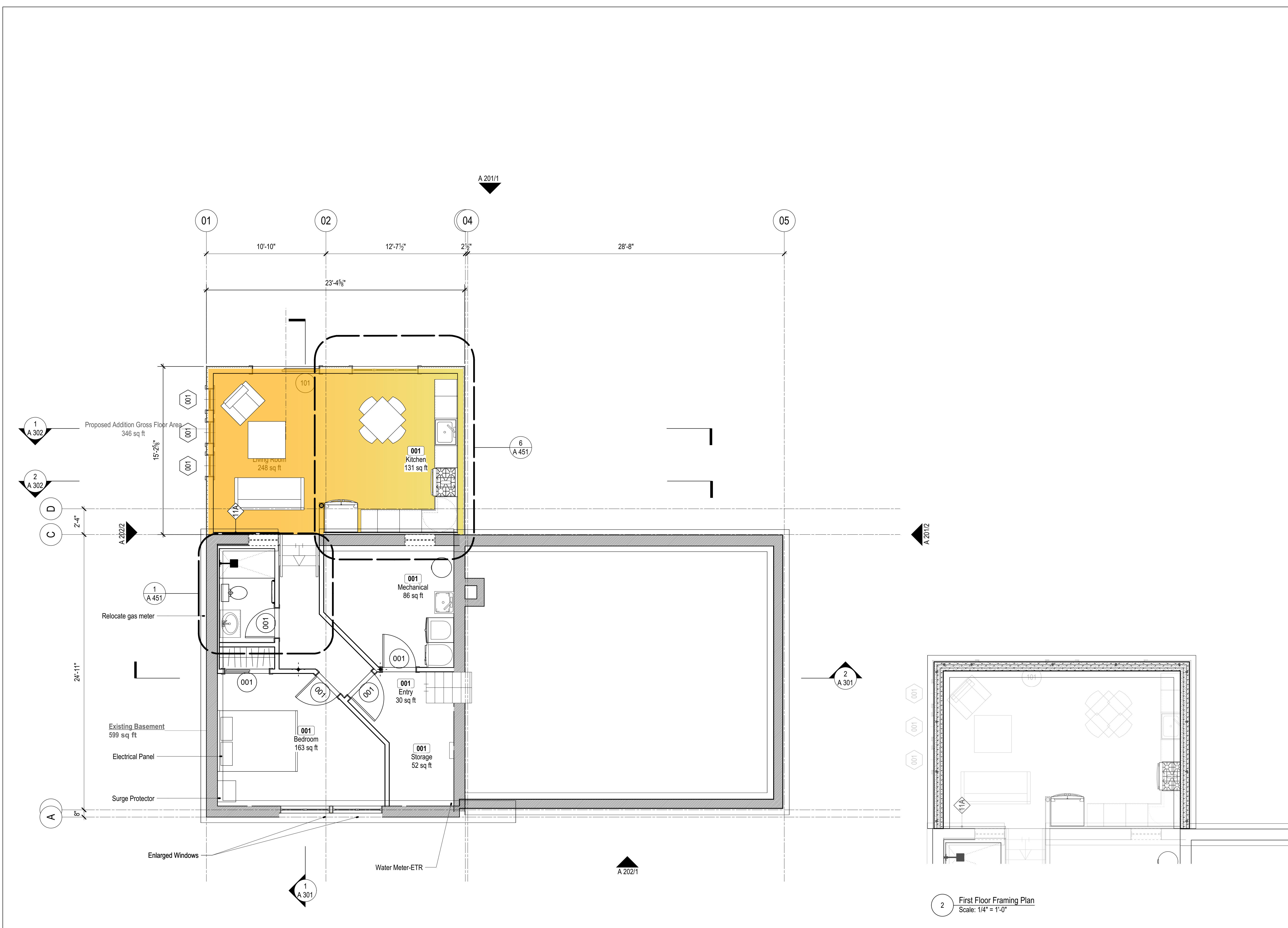
Drawing Title
Floor Plan 1

Project Manager: BB Project ID: 15033

Drawn By: BB Scale: Sheet Scale

Reviewed By: Drawing No. **A 101**

Date: 7 June 2016 of
 CAD File Name: 15033 - Model.vwx Total Sheets



1 Basement Plan
 Scale: 1/4" = 1'-0"

2 First Floor Framing Plan
 Scale: 1/4" = 1'-0"



Accessory Apartment Addition
Braga-Basaria Residence
133 Harwich Road
Chestnut Hill



No.	Date	Appr	Revision Notes

A	19 APR 2016	Conservation Commission / DEP NOI	
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No.	Date	Issue Notes

Design Firm
Neh•Koo•Dah
 2001 Beacon Street #210A
 Boston, Massachusetts 02135

Consultant
 © Neh•Koo•Dah 2016

Project Title
Accessory Apartment Addition
 133 Harwich Road
 Chestnut Hill

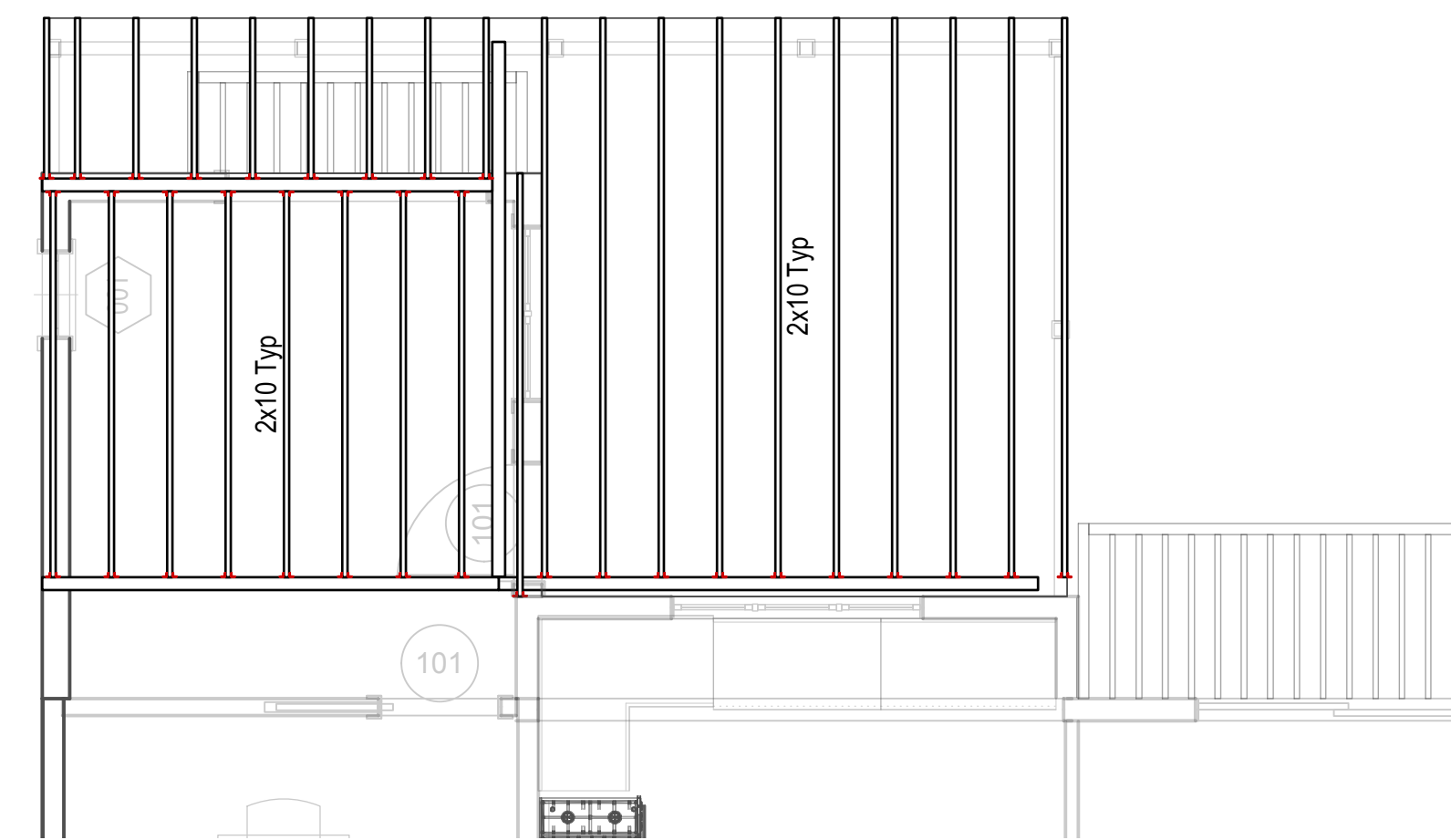
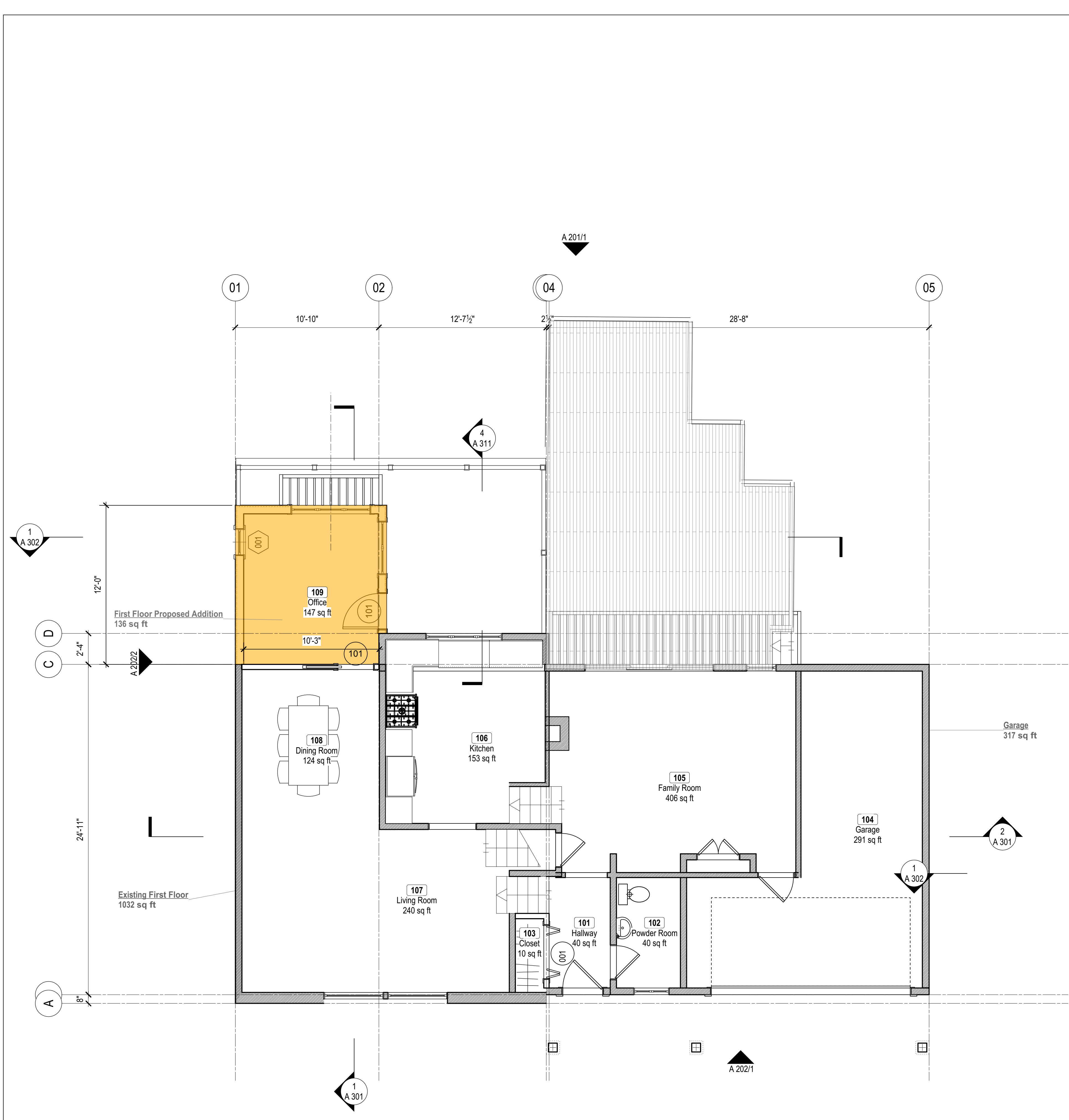
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Drawn By: **BB** Scale: **Sheet Scale**

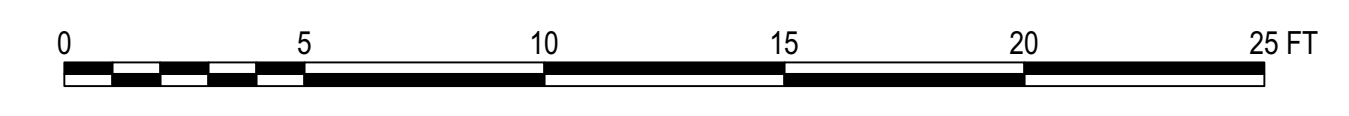
Reviewed By: Drawing No.: **A 102**

Date: **7 June 2016**
 CAD File Name: **15033 - Model.vwx**
 of
 Total Sheets



1 First Floor Plan
 Scale: 1/4" = 1'-0"

2 First Floor Framing Plan
 Scale: 1/4" = 1'-0"



Accessory Apartment Addition
Braga-Basaria Residence
133 Harwich Road
Chestnut Hill



No.	Date	Appr	Revision Notes

A	19 APR 2016	Conservation Commission / DEP NOI
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No.	Date	Issue Notes

Design Firm
Neh-Koo-Dah
 2001 Beacon Street #210A
 Boston, Massachusetts 02135

Consultant

Project Title
Accessory Apartment Addition
 133 Harwich Road
 Chestnut Hill

Drawing Title
Floor Plan 3

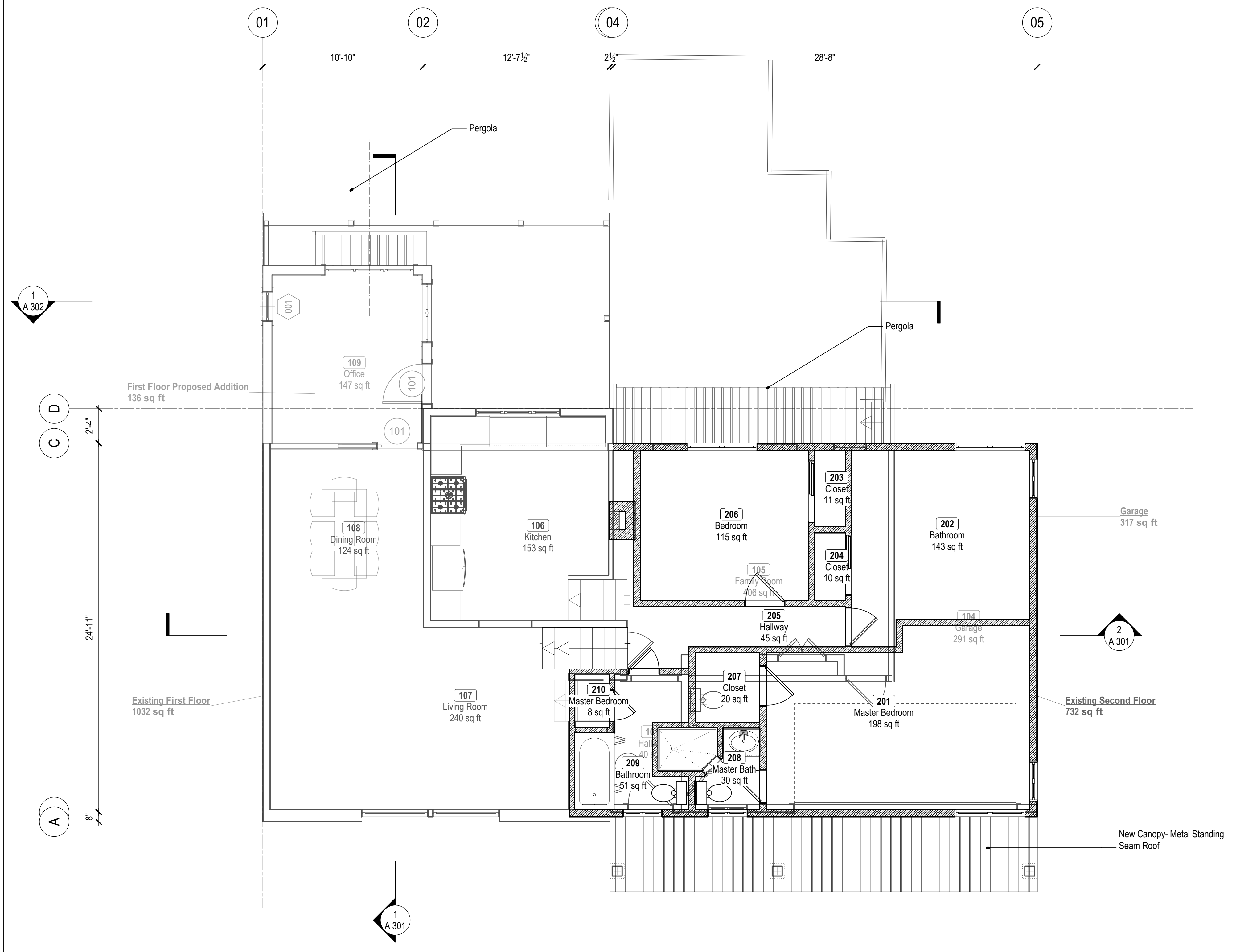
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Drawn By	BB	Scale	Sheet Scale
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Reviewed By		Drawing No.	A 103
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Date	7 June 2016		
CAD File Name	15033 - Model.vwx		

15033 - Model.vwx



1 Second Floor Plan
 Scale: 1/4" = 1'-0"



Accessory Apartment Addition
Braga-Basaria Residence
133 Harwich Road
Chestnut Hill



No.	Date	Appr	Revision Notes
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A 19 APR 2016 Conservation Commission / DEP NOI

No.	Date	Issue Notes
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Design Firm
Neh•Koo•Dah
 2001 Beacon Street #210A
 Boston, Massachusetts 02135

Consultant

Project Title
Accessory Apartment Addition
 133 Harwich Road
 Chestnut Hill

Drawing Title
Roof Plan

Project Manager: **BB** Project ID: **15033**

Drawn By: **BB** Scale: **Sheet Scale**

Reviewed By: _____ Drawing No. **A 104**

Date: **7 June 2016** _____ of _____
 CAD File Name: **15033 - Model.vwx** Total Sheets

