

The Bernstein Residence
97 Hillside Avenue
Newton, Massachusetts

781.899.1530 T 781.899.1580 F | 472 BOSTON POST ROAD, WESTON, MASSACHUSETTS 02493 | WWW.OAKHILLARCHITECTS.COM

Oak Hill
ARCHITECTS

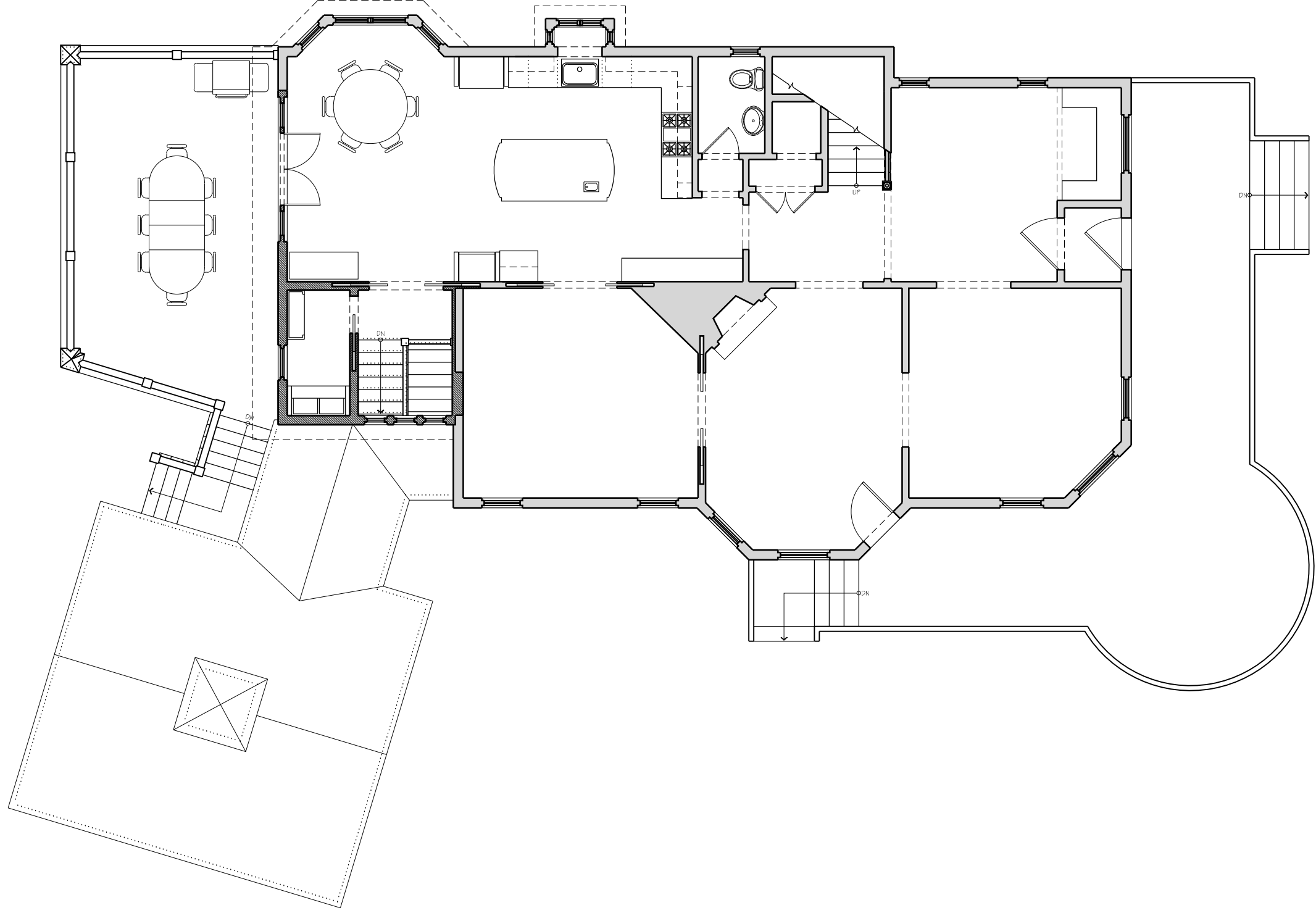
TITLE
SCALE
DATE
SHEET

Basement Floor Plan

1/8"=1'-0"

July 7, 2012

A100



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Oak Hill
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TITLE
SCALE
DATE
SHEET

First Floor Plan

1/8"=1'-0"

July 7, 2012

A101



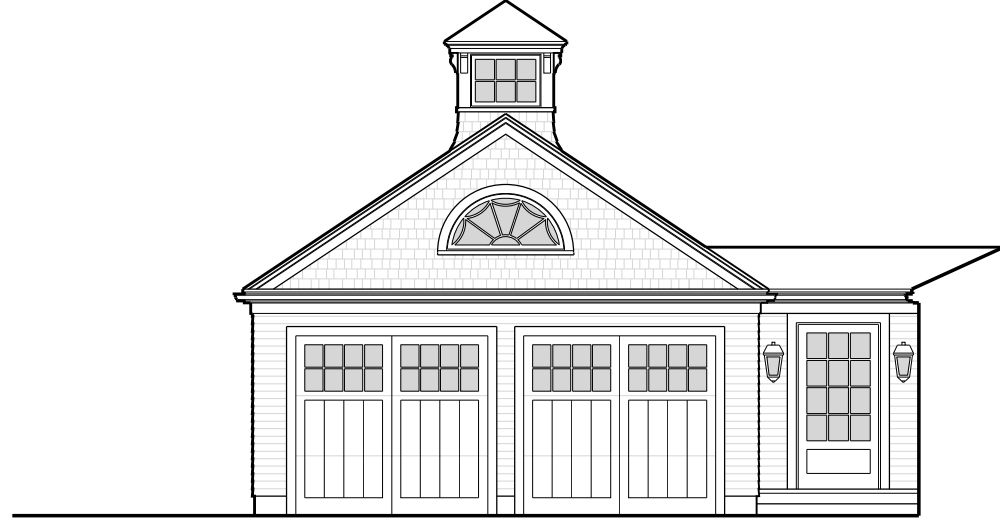
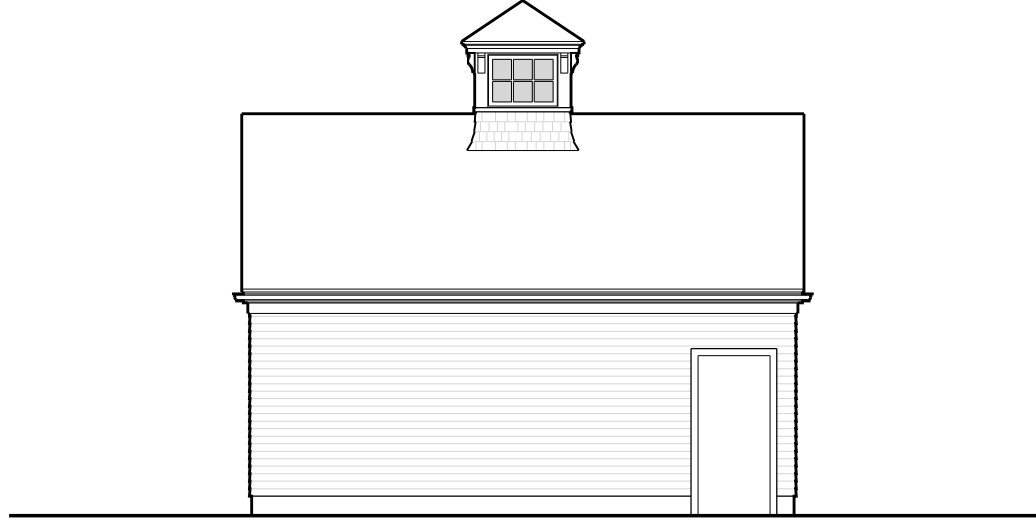
The Bernstein Residence
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 Newton, Massachusetts

TITLE
 SCALE
 DATE
 SHEET

Rear Elevation
 1/8"=1'-0"
 July 7, 2012
A301

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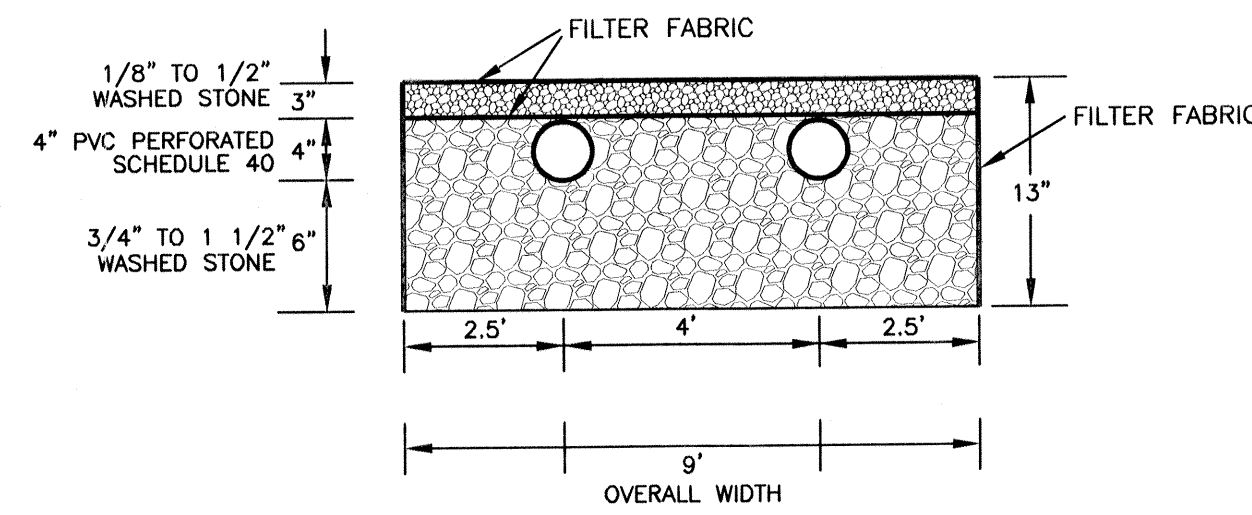
Oak Hill
ARCHITECTS

TITLE
SCALE
DATE
SHEET

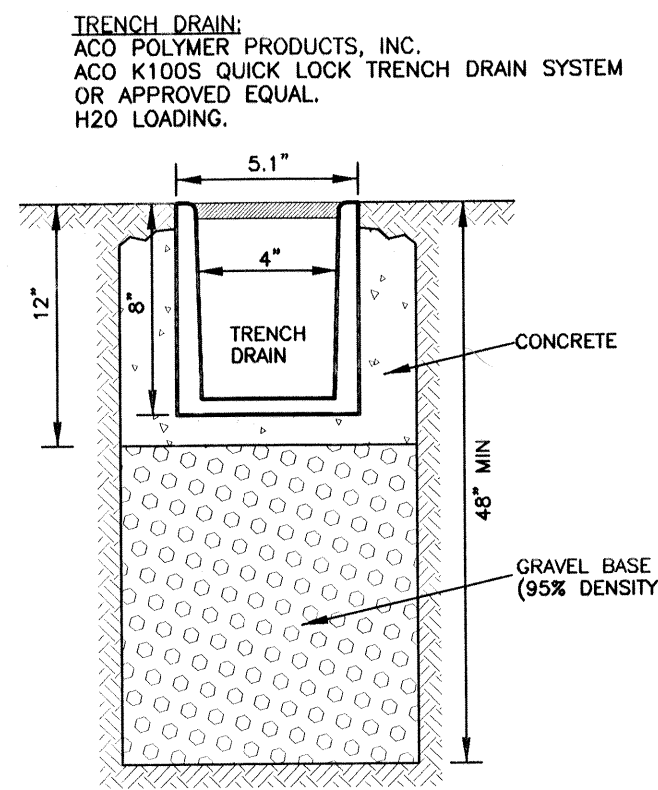
Garage Front & Side Elevation
1/8"=1'-0"
July 7, 2012
A302

GENERAL NOTES

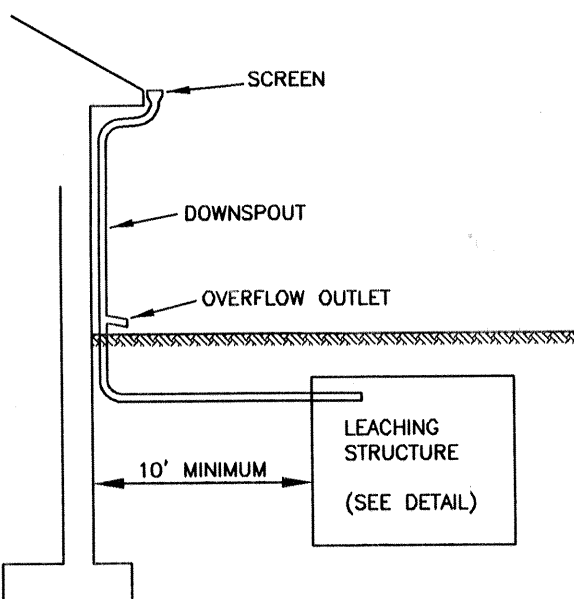
- ELEVATIONS REFER TO CITY OF NEWTON BASE. BENCHMARK: STONE BOUND FOUND AT NORTH EAST LOT CORNER, ELEVATION = 142.25.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY 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.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND JANUARY 2012.
- 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 TYPE I/E (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 AREA AND TO A DISTANCE 5' Laterally IN ALL DIRECTIONS BEYOND THE SIDES OF THE LEACHING AREA. 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 EXISTING AND PROPOSED HATCHED ROOF SURFACES SHALL BE COLLECTED BY GUTTERS AND DIRECTED TO THE PROPOSED GRAVEL LEACHING AREA.
- 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 UNSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE SYSTEM INSPECTED. THE SYSTEM MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM MAY THEN BE BACKFILLED.
- 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.



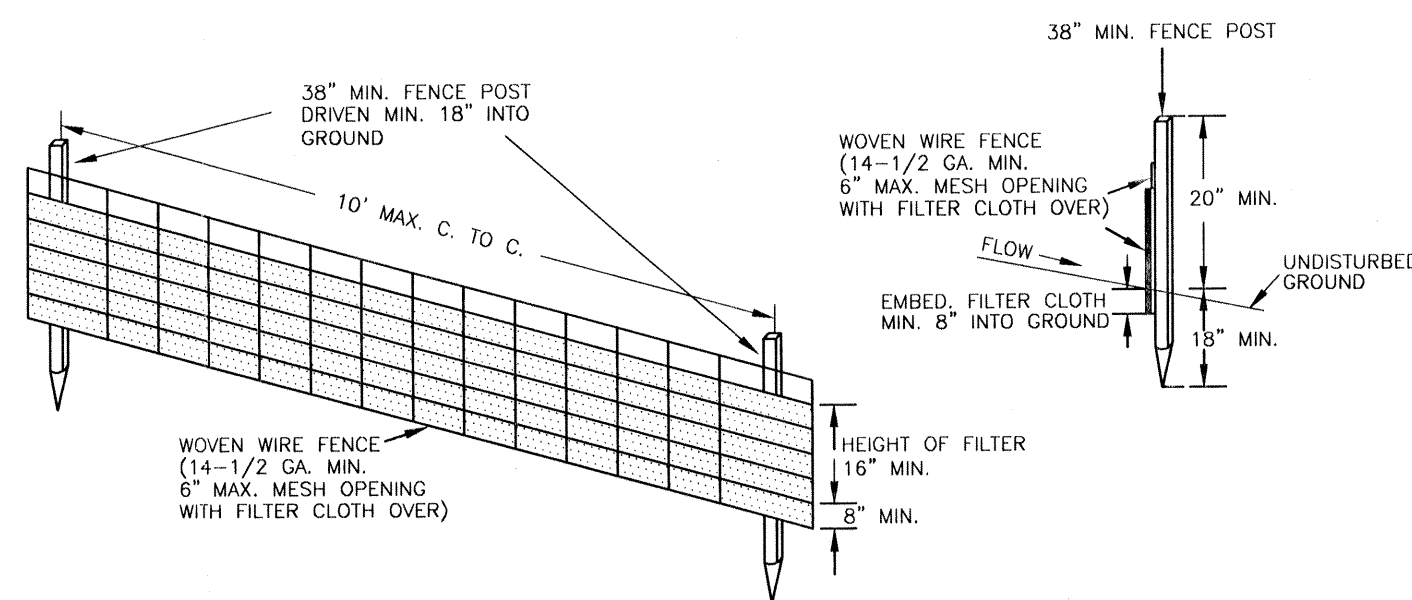
LEACHING AREA DETAIL
N.T.S.



TRENCH DRAIN DETAIL
N.T.S.



TYPICAL DOWNSPOUT 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: GEOPAF, ENVIROFENCE, OR APPROVED EQUAL.

SILT FENCE DETAIL
N.T.S.

SOIL LOG: MAY 11, 2012

TEST HOLE #1 (TH#1)
ELEVATION = 139.3

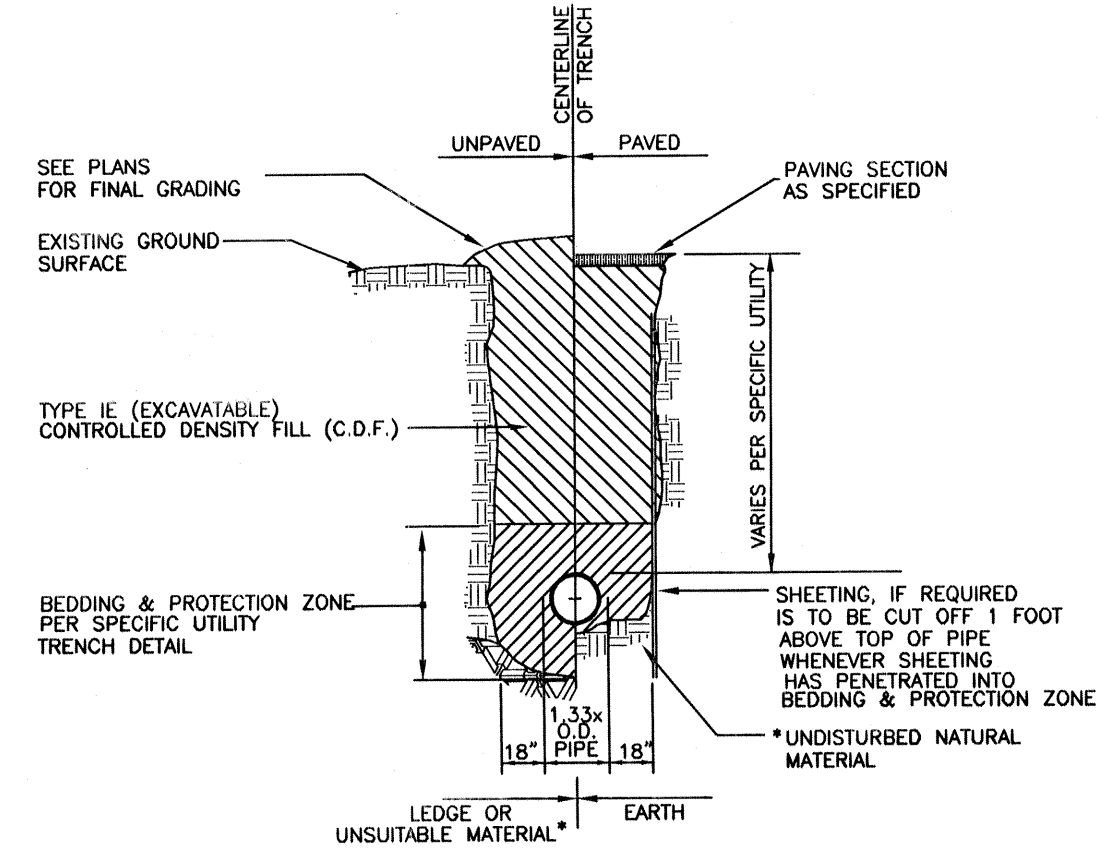
0-18" A SANDY LOAM 10 YR 2/1
18"-24" B SANDY LOAM 10 YR 4/4
24"-48" C SANDY LOAM 2.5 Y 5/4

MOTTLES OBSERVED @ 20" (5 YR 4/6, 10 YR 6/1)
GROUNDWATER OBSERVED @ 20"
NO LEDGE OBSERVED

TEST HOLE #2 (TH#2)
ELEVATION = 142.8

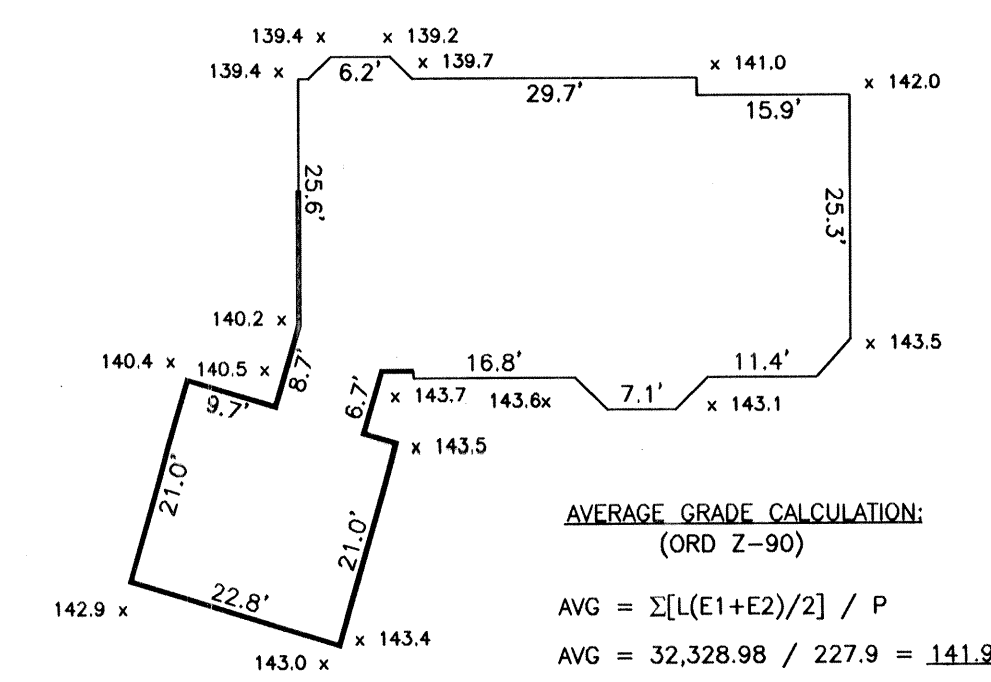
0-20" A SANDY LOAM 10 YR 2/1
20"-40" C SANDY LOAM 2.5 Y 5/4

MOTTLES OBSERVED @ 30" (5 YR 4/6, 10 YR 6/1)
GROUNDWATER OBSERVED @ 30"
NO LEDGE OBSERVED

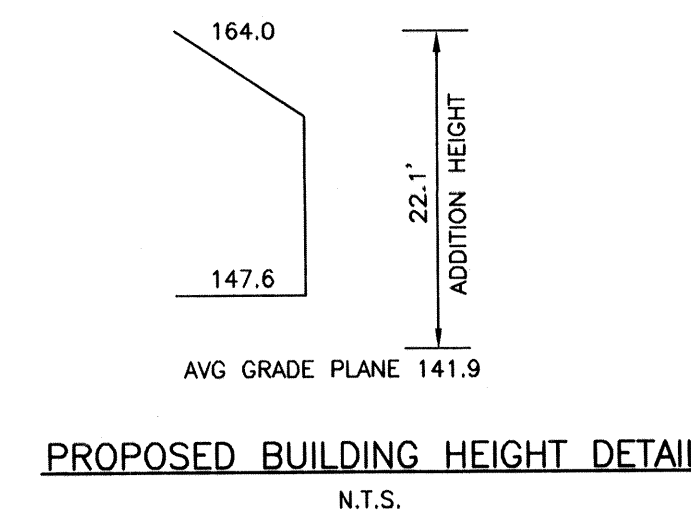


TYPICAL C.D.F. TRENCH DETAIL
N.T.S.

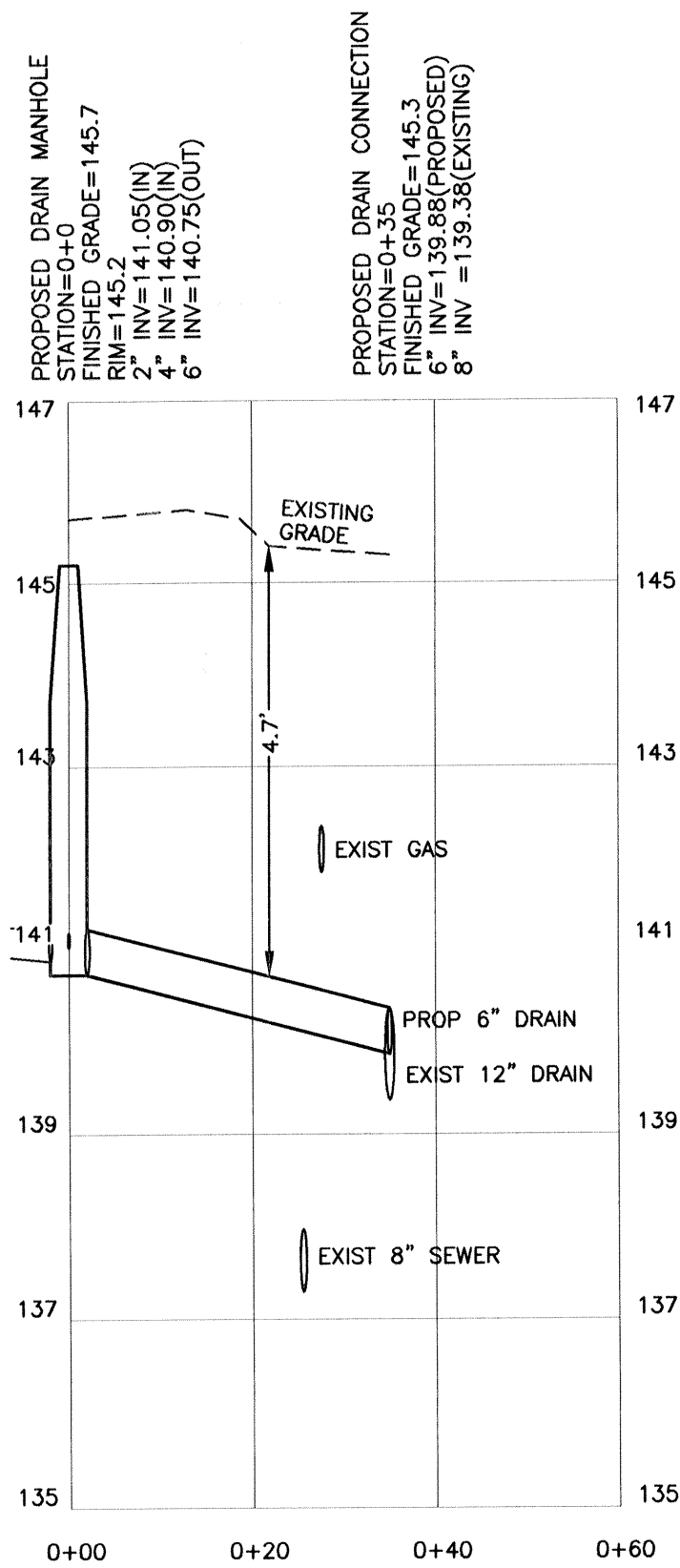
* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.



PROPOSED AVERAGE GRADE DETAIL
N.T.S.

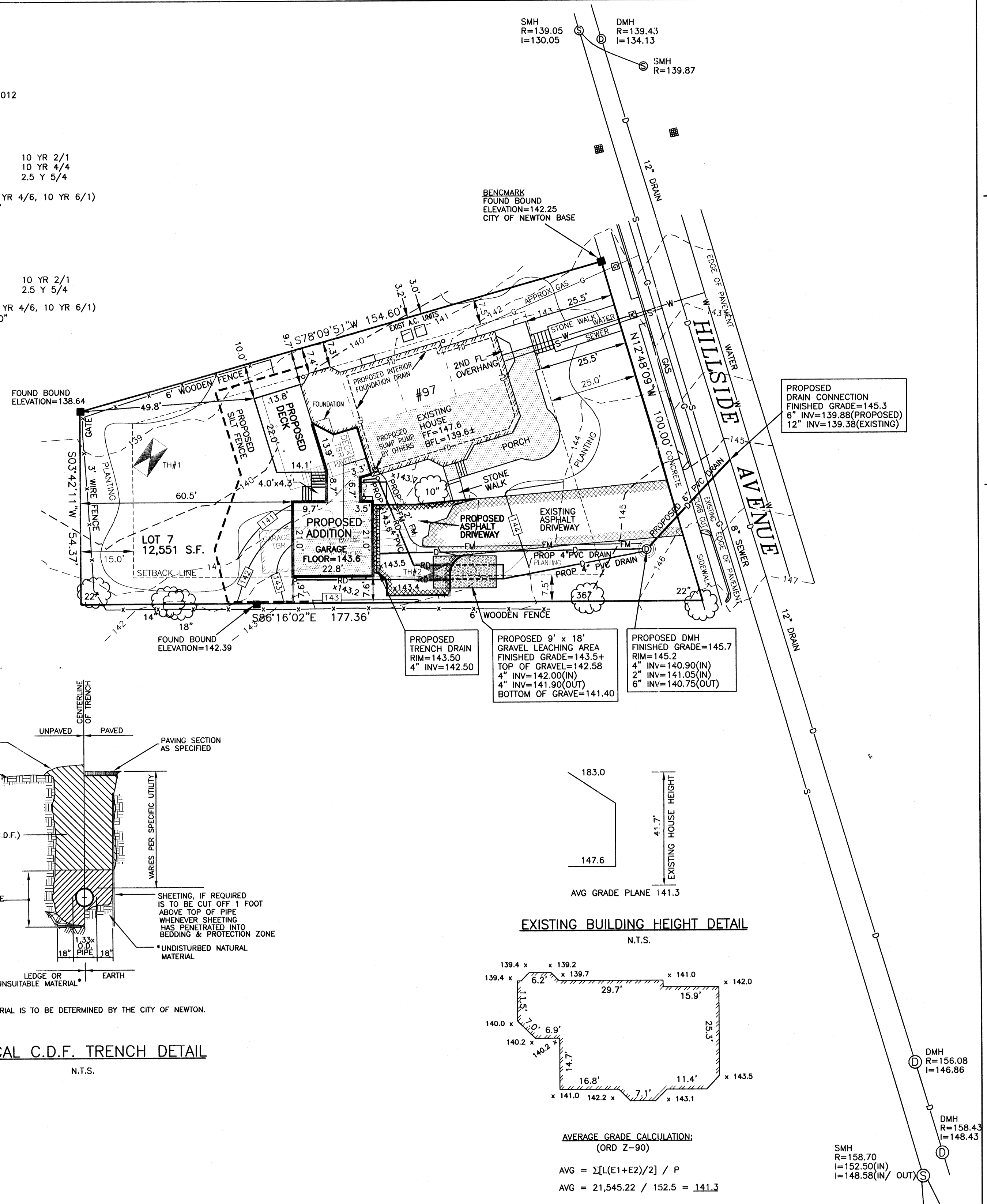


PROPOSED BUILDING HEIGHT DETAIL
N.T.S.

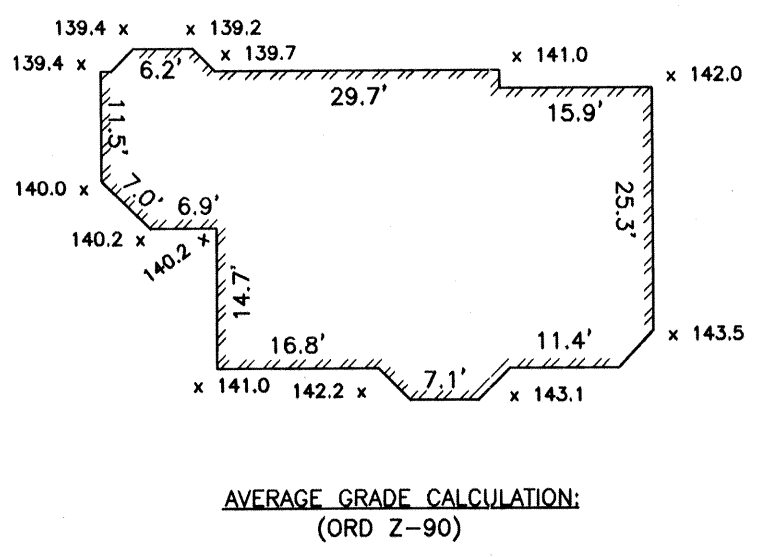


PROPOSED DRAIN CONNECTION

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



EXISTING BUILDING HEIGHT DETAIL
N.T.S.



EXISTING AVERAGE GRADE DETAIL
N.T.S.

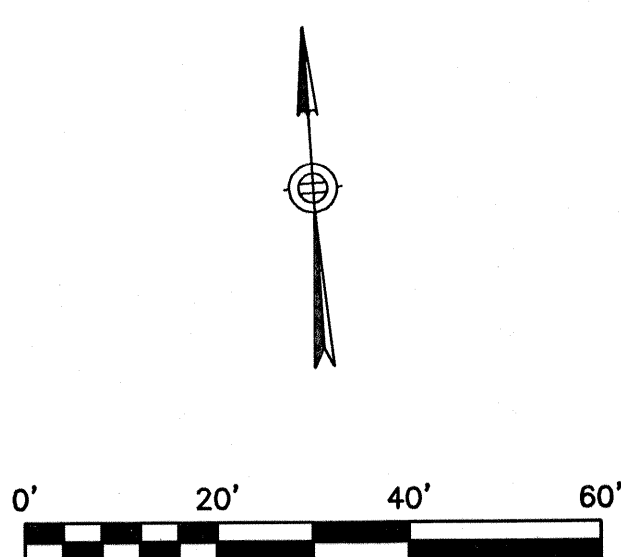
ZONING INFORMATION

ZONE: SR-2
PLAN DATED: JULY 2, 1894
DEED REFERENCE: BOOK 28513 PAGE 323

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,360 S.F.	3,161 S.F.	
STRUCTURES	2,728 S.F.	4,218 S.F.	
DRIVE	1,043 S.F. ±	1,544 S.F. ±	
	3,771 S.F. ±	5,762 S.F. ±	
LOT COVERAGE	18.8%	25.2%	(30% MAX.)
OPEN SPACE	70% ±	54% ±	(50% MIN.)
F.A.R.	.48	.52	(.35 MAX.)
BELOW	0 S.F.	0 S.F.	
GARAGE	237 S.F.	478 S.F.	
1ST FL	1,590 S.F.	1,834 S.F.	
2ND FL	1,620 S.F.	1,740 S.F.	
ABOVE	2,525 S.F.	2,525 S.F.	
TOTAL	5,972 S.F.	6,577 S.F.	

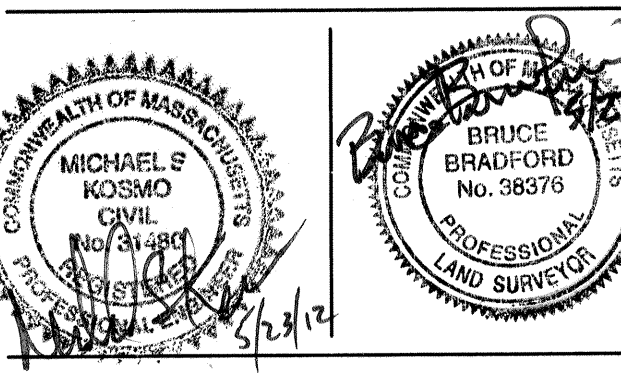
NUMBERS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.

EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465
(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com



LEGEND

- UTILITY POLE
- WATER GATE
- ⊕ HYDRANT
- ⊕ GAS GATE
- ⊕ SEWER MANHOLE
- ⊕ DRAIN MANHOLE
- ⊕ CATCH BASIN
- TREE
- LIGHT POLE
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- TH#1 DEEP TEST HOLE
- PT#1 PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- [] — PROPOSED CONTOUR
- 71 — EXISTING CONTOUR
- RD — DRAIN LINE
- R — ROOF DRAIN
- W — WATER LINE
- S — SEWER LINE
- G — GAS LINE
- X — FENCE
- [] — STONEWALL
- [] — HEDGE
- [] — TREE LINE



SITE PLAN OF LAND IN NEWTON, MA

97 HILLSIDE AVENUE
SCALE: 1 IN. = 20 FT.
DATE: MAY 23, 2012
DRAWN: ES
CHECK: MSK & BB

REVISIONS:

NO.	DESCRIPTION

PROJECT NO. 23872