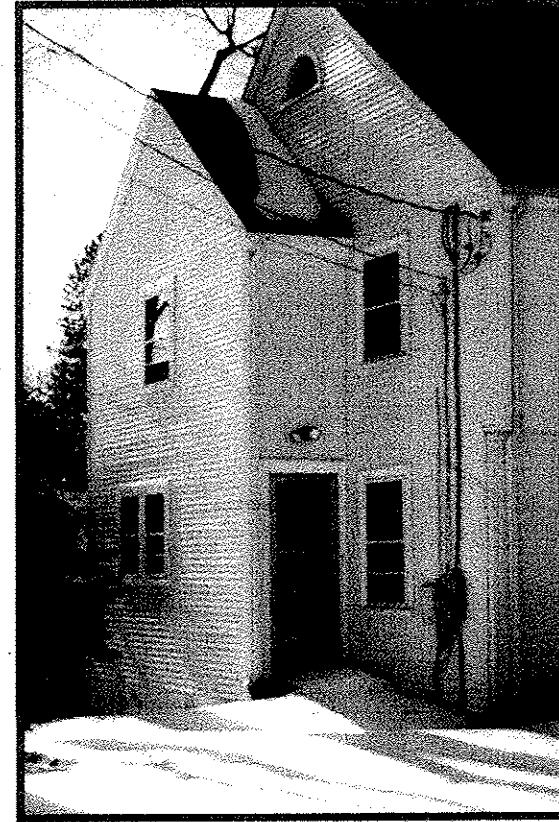




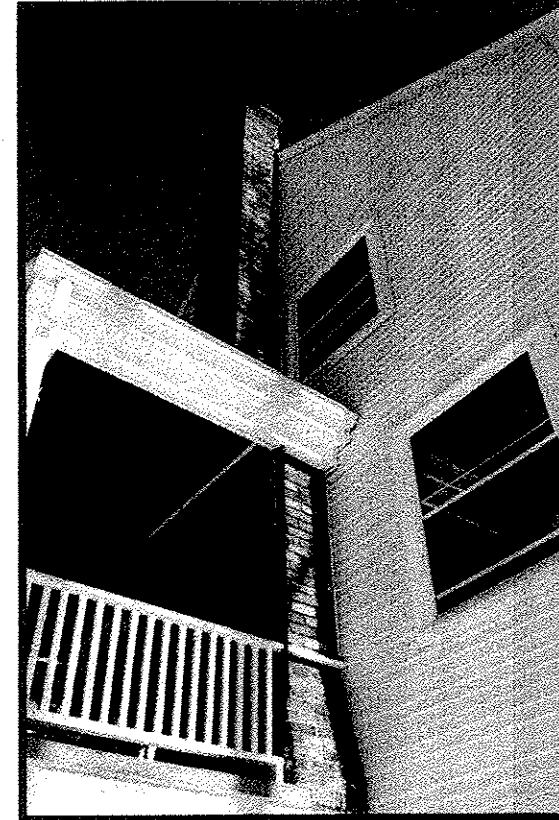
Existing Elevation
Front



Existing Elevation
Left Side



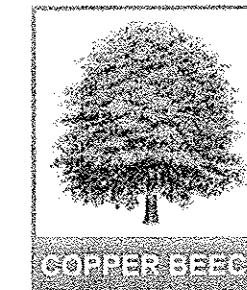
Existing Elevation
Rear



Existing Elevation
Right Side

Bhawalkar Residence Addition/Extensions

15 Holman Road
Auburndale, MA



Copper Beech Design

66 Woodchester Drive
Weston MA 02493
617-308-8099

- ALL INFORMATION REVIEWED AND ACCEPTED AS NOTED BELOW
- FOR BUILDING PERMIT ONLY
 - FOR DEMOLITION ONLY
 - FOR FIRE ALARM APPROVAL ONLY
 - FOR SITE REVIEW ONLY
 - FOR SPRINKLER APPROVAL ONLY
 - FIRE PROT. TO BE DESIGNED & SUBMITTED BY INSTALLER
 - NO FIRE PROTECTION REQUIRED - BASED ON PLANS SUBMITTED
 - OTHER _____

NEWTON FIRE DEPARTMENT
FIRE PREVENTION

[Signature]
SIGNATURE

10/20/2014
DATE

M W F 1-300 pm

George...

15 Holman Road, Newton, MA

Project Information and Context

Project Information

PROPOSED PROJECT

The owners of 15 Holman Road are proposing to add a new Family Room, Garage, Master Suite to the rear of their existing home.

NOTE: The current property resides on a double lot -- the lot at 15 Holman plus a separately deeded, but attached lot on the other side of their driveway that is unbuildable on its own.

NON-CONFORMING COMPONENTS

All work is being completed within the required setbacks.

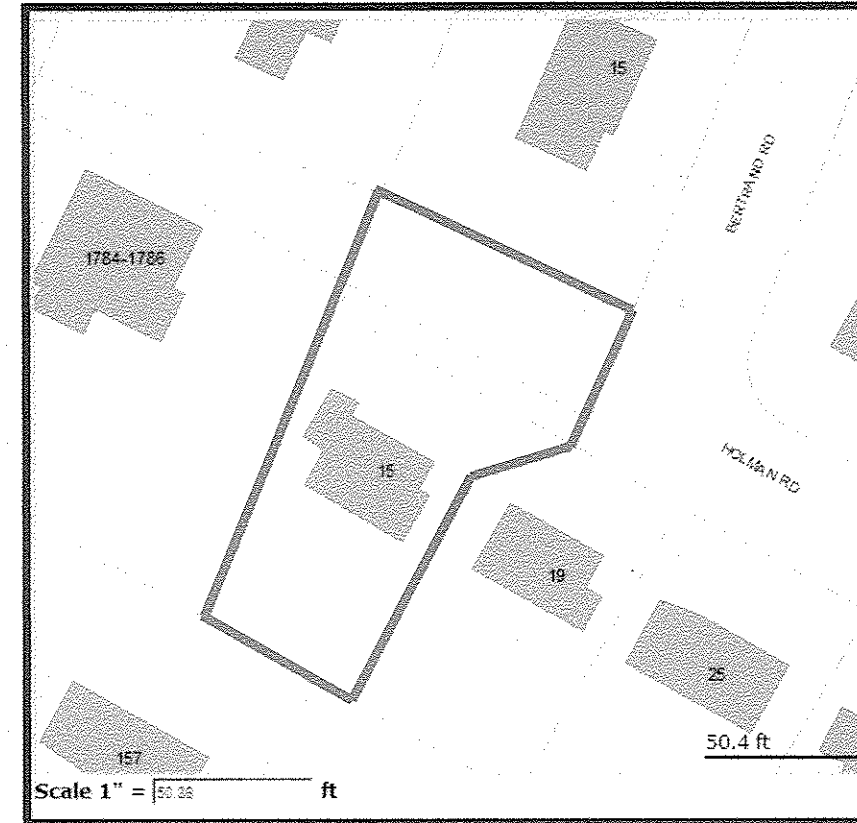
Property Overview

PROPERTY HISTORY AND OVERVIEW

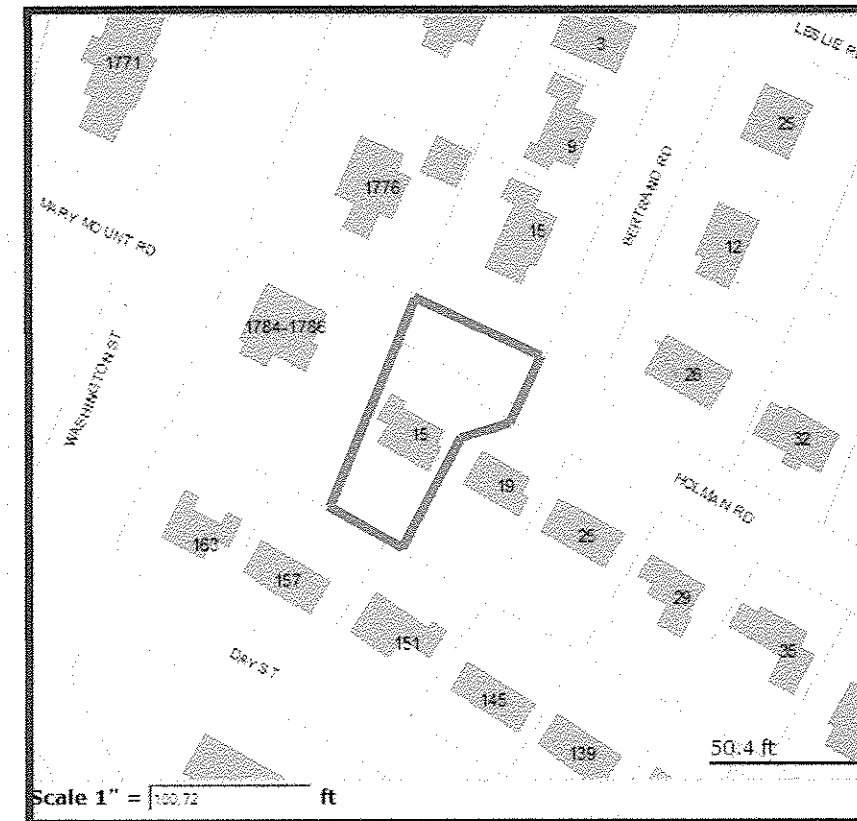
Property Class	Single Family
Zoning	SR3
Land Area	6,970 SF + 3,081 SF = 10,051 SF (FAR AREA = 6,970.0 SF)
SBL Reference	43043 0005 + 43043 0004A
Style	Colonial
Year Built	1935
Number of Stories	2
Rooms/Bedrooms	7 / 3 (Existing)
Full Baths/Half Baths	2 / 1 (Existing)

Zoning and Dimensional Compliance Information

District SR3 Dimensional Requirements	Required	Actual	Compliance Status
Lot Size	7,000 / 10,000 SF	6,970 SF (MAIN LOT) 3,081 SF (ATTACHED LOT)	
Minimum Frontage	70.0 / 80.0 LF	91.0 LF	CONFORMS
Minimum Front Yard Depth	25.0 / 30.0 FT	25.5 LF (NO CHANGE)	CONFORMS
Minimum Side Yard -- LEFT	7.5 / 10.0 LF	7.9 LF (MAIN HOUSE) 10.6 LF (NEW ADDITION)	NEW WORK CONFORMS TO NEW LOT SETBACK
Minimum Side Yard -- RIGHT	7.5 / 10.0 LF	8.8 LF (NO CHANGE)	CONFORMS
Minimum Rear Yard	15.0 LF	54.7 LF (EXISTING) 18.7 LF (PROPOSED)	CONFORMS
FAR	0.43 0.45 w bonus	2,997.1 SF (no bonus) 3,136.5 SF (w bonus)	SETBACKS COMPLY WITH NEW LOT
Maximum Stories	2.5	2.0	CONFORMS
Maximum Height	36 FT	35 FT (NO CHANGE)	CONFORMS



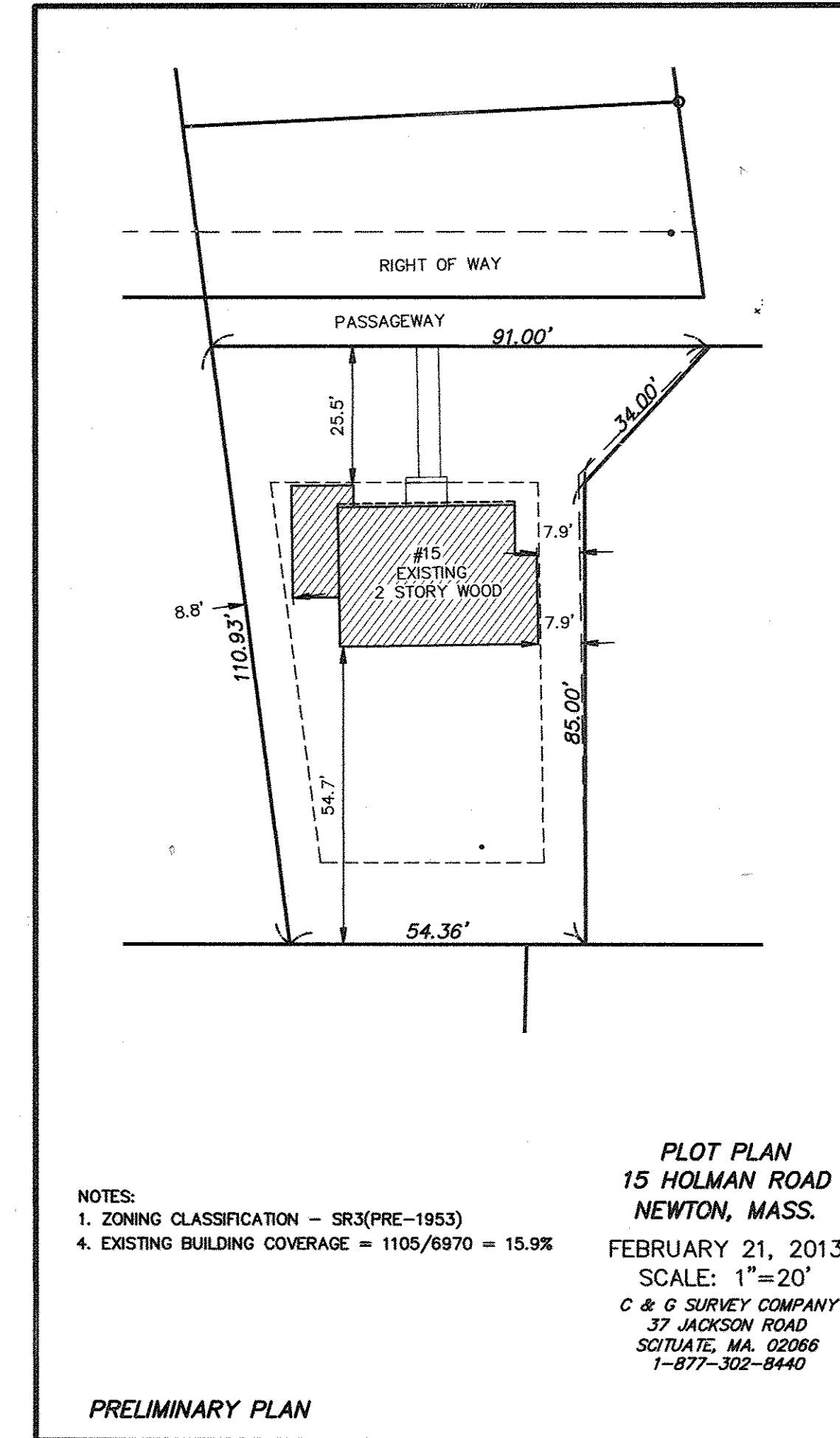
Site and Building – Street



Site and Building – Neighborhood

Drawing Index

PAGE	DRAWING
0	Cover
1	Site and Context Information
2A	Zoning and FAR Compliance
2B	Wind and Energy Code Compliance Information
3	Existing Conditions -- Lower Floor
4	Existing Conditions -- First Floor
5	Existing Conditions -- Second Floor
9	Proposed Changes -- Lower Floor
10	Proposed Changes -- First Floor
11	Proposed Changes -- Second Floor
12	Elevation -- Right
13	Elevation -- Rear
16	Proposed Changes -- Roof
17	Foundation Plan
18	Framing Plan -- First + Second Floor
19	Framing Plan -- Roof
20	Dimensioned Plan -- Lower Floor
21	Dimensioned Plan -- First Floor
22	Dimensioned Plan -- Second Floor



Site Plan -- Existing (Not To Scale)

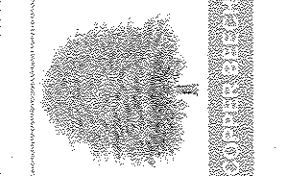
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Project Information Site and Context

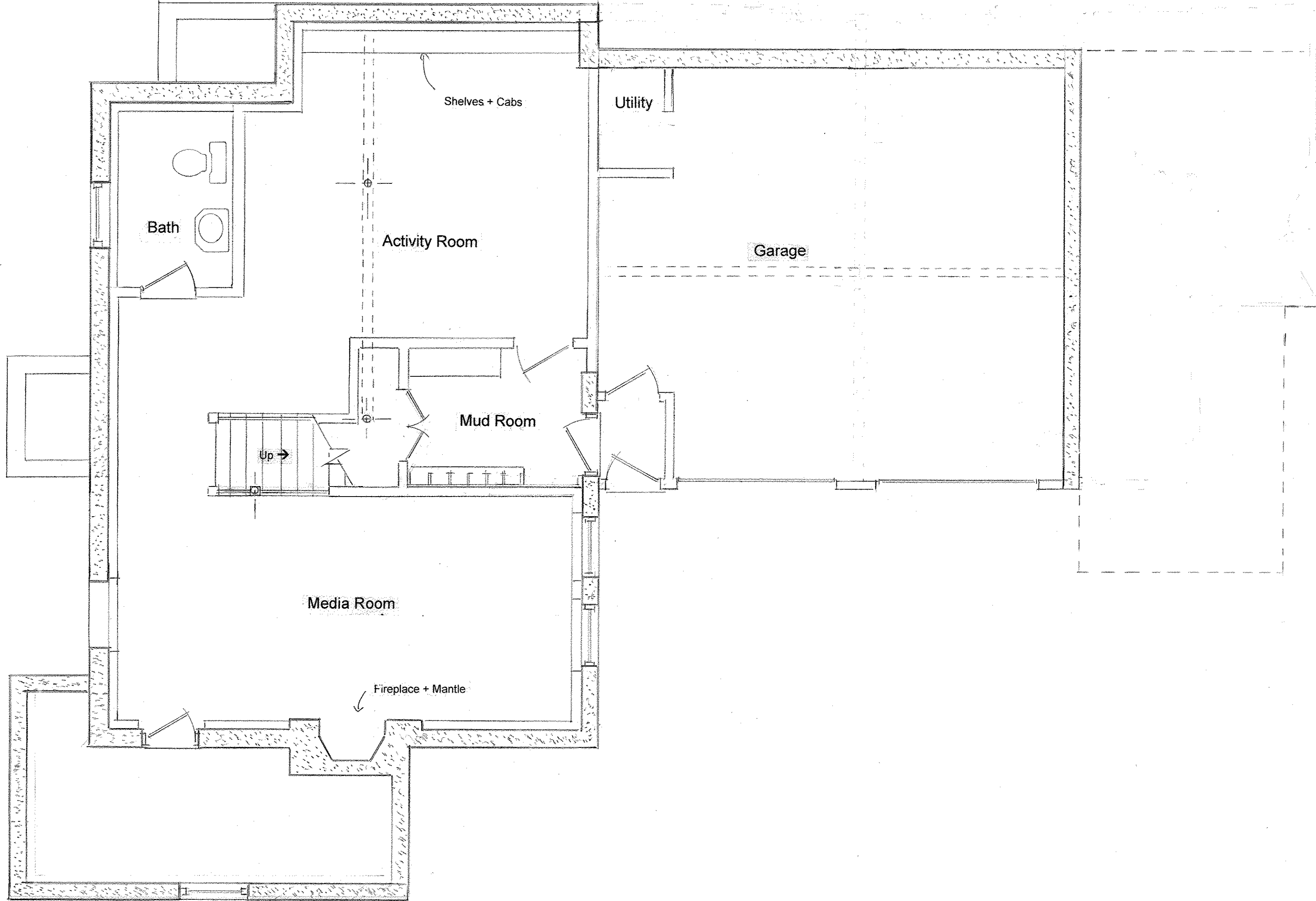
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Revision Date	Description
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2.	
3.	
4.	

Copper Beech Design

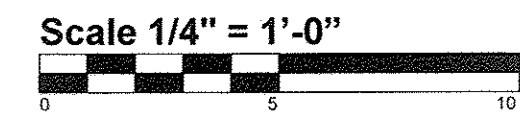
66 Woodchester Drive
 Weston MA 02493
 T: 617-308-8099
 E: info@copperbeechdesign.com
 W: www.copperbeechdesign.com



**Bhawalkar
 Residence
 Additions/Extensions**
 15 Holman Road
 Auburndale, MA 02466



Proposed Changes
Lower Level



**Bhawalkar
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Auburndale, MA 02466

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**Proposed Changes
Lower Level**

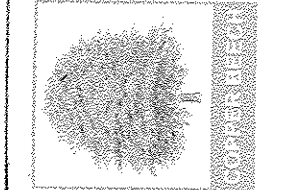
Created	02-03-14
Revision Date	Description
1. 08-29-14	Permitting v.02/ARJ
2. 10-15-14	Final changes
3.	
4.	

Proposed Changes
First Floor

Created	02-03-14
Revision Date	Description
1. 08-24-14	PERMITTING UPDATES
2. 10-15-14	FINAL CHANGES
3. 01-14-15	UPDATES + 4 PAGE
4.	

Copper Beech Design

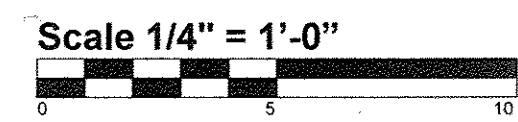
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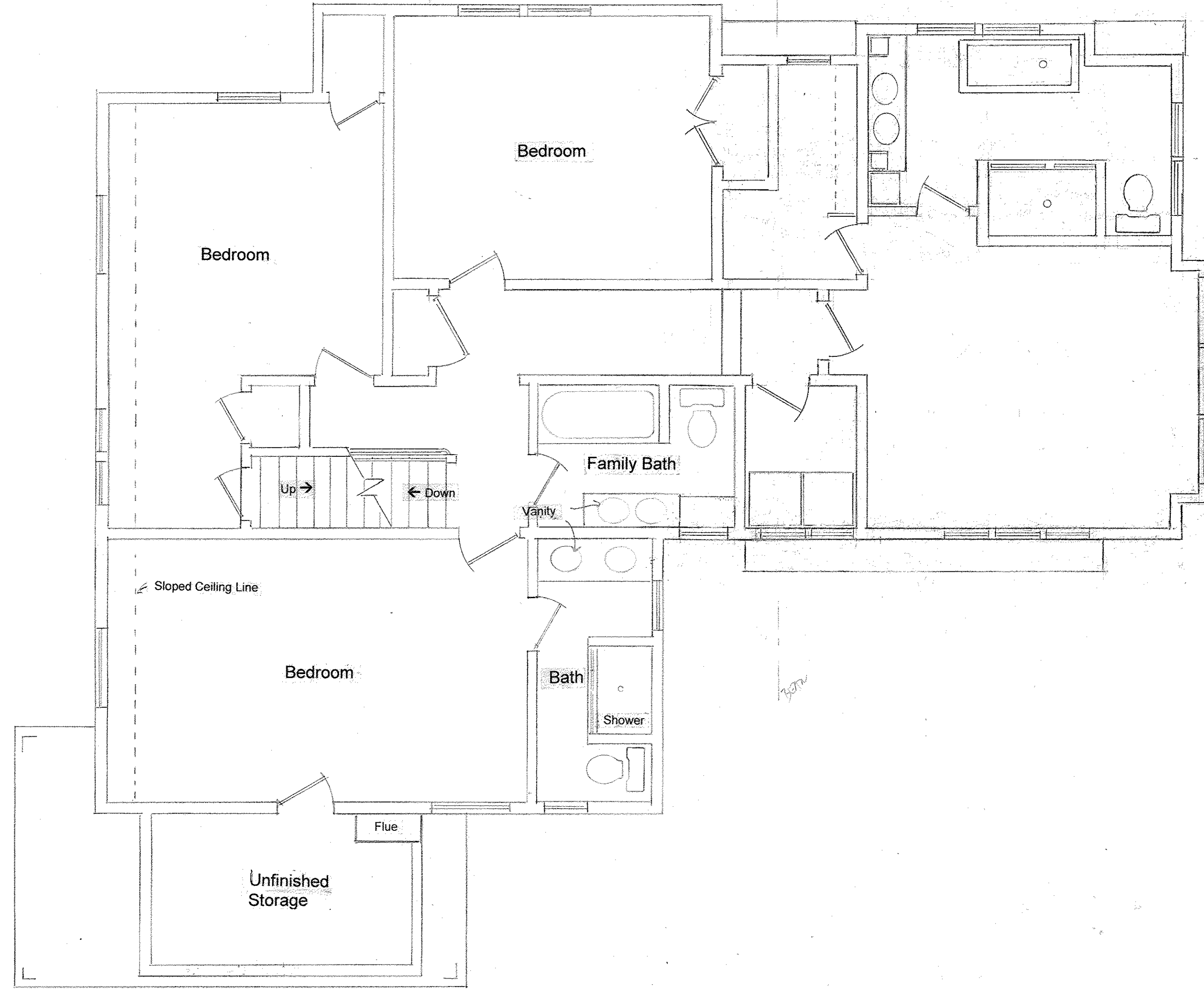


**Bhawalkar
Residence**
Additions/Extensions
15 Holman Road
Auburndale, MA 02466



Proposed Changes
First Floor



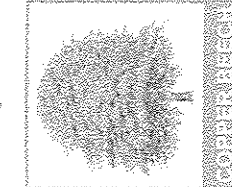


**Proposed Changes
Second Floor**

Created	02-03-14
Revision Date	Description
1. 08-29-14	PERMITTING - DMPS
2. 10-14-14	PLAN CHANGES
3. 01-14-15	UPDATES + E.P. CHANGES
4.	

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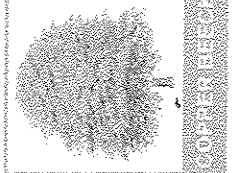


**Bhawalkar
Residence
Additions/Extensions**
15 Holman Road
Auburndale, MA 02466

Proposed Changes Right Elevation

Created	02-04-14
Revision Date	Description
1. 08-24-14	REVISION WATER
2. 01-20-15	UPDATES TO SP CHANGES
3.	
4.	

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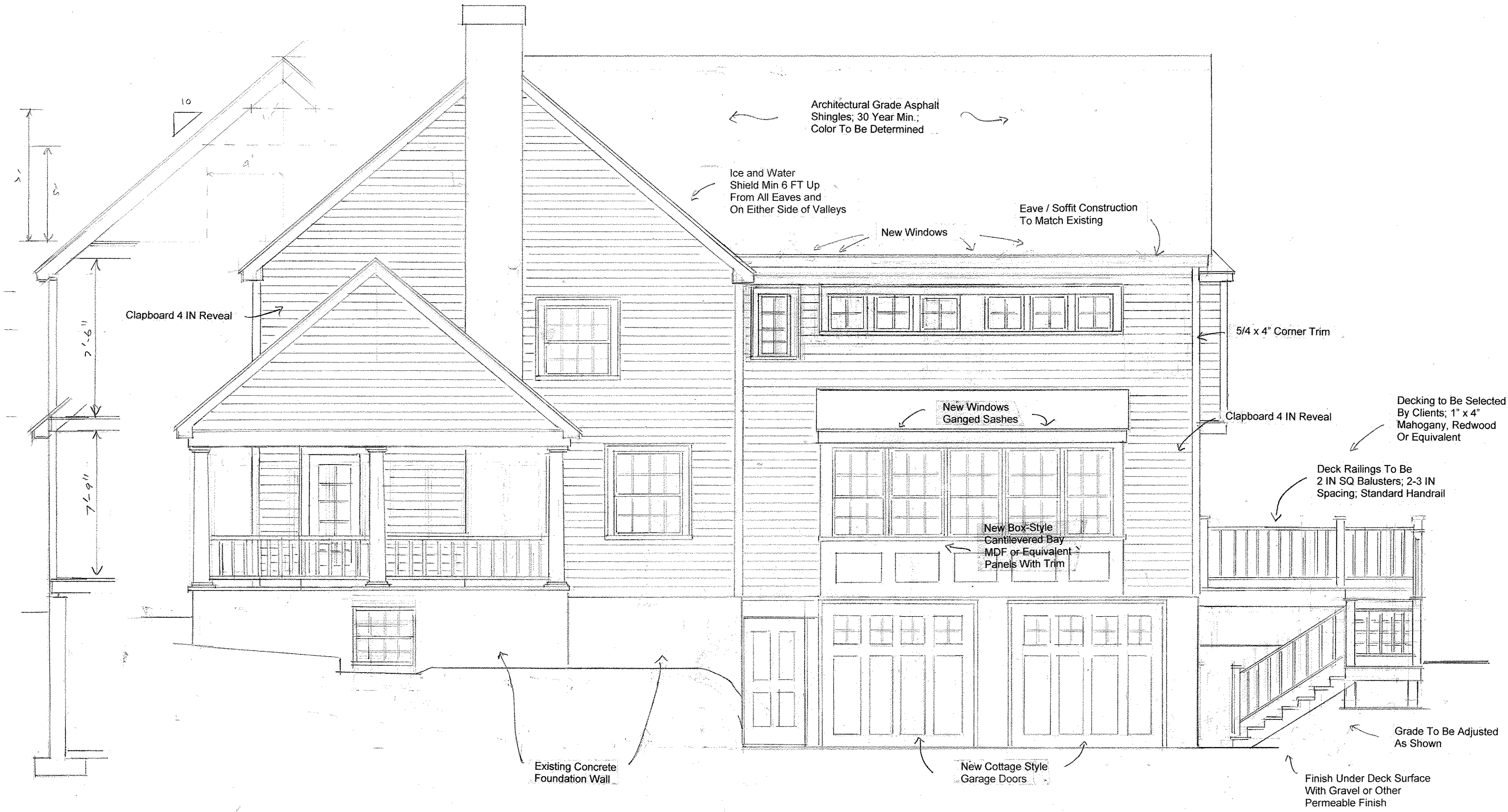
**Bhawalkar
Residence
Additions/Extensions**
15 Holman Road
Auburndale, MA 02466

GENERAL CODES AND COMPLIANCE REQUIREMENTS

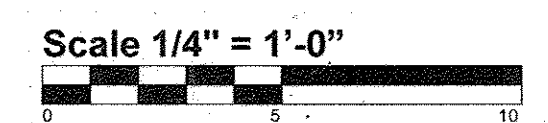
Codes and Standards	GENERAL CONDITIONS
	<ul style="list-style-type: none"> All wall, floor, and roof framing as per Mass Building Code 780 CMR, 2009 IBC One and Two Family Code, and the AWC Wood Frame Construction Manual. All new foundation walls, footings, and floor slabs as per Mass Building Code 780 CMR, 2009 IBC One and Two Family Code. Energy conservation elements as per 2009 International Energy Conservation Code (IECC) as amended by MA BBRS, OR as per MA "Stretch" Code where applicable.
General Conditions	<ul style="list-style-type: none"> Any existing, sub-standard wall, roof, and/or floor framing exposed during the renovation will be brought up to code as part of the construction process. At points of intersection with existing framing, remove and replace any rotted, damaged, or otherwise inadequate floor joists, rafters, supports, or blocking. New interior wall framing will be 2" x 4"s @ 16" o.c. New exterior wall framing will be 2" x 6"s @ 16" o.c. All lumber will have a grade of "#1" or "Select", unless otherwise noted. Re-confirm all dimensions in the field. Dimensions not shown may be determined by scaling.

DIMENSIONS, CONTRACTOR NOTES AND SPECIFICATIONS

EXTERIOR	
SURFACE FINISHES	
Siding	<ul style="list-style-type: none"> Siding to be clapboard for new construction primary areas. PRIMARY SIDING - 4 IN wide Clapboard. <p>BID OPTIONS - LOCATION</p> <ol style="list-style-type: none"> New sections ONLY (plus minimal integration with old as needed) Entire House - remove existing vinyl; restore or replace old clapboard. <p>BID OPTIONS - CLAPBOARD</p> <ol style="list-style-type: none"> Standard stainable clapboard Hardie Board or equivalent Fiber-Cement clapboard Finger-jointed pre-primed clapboard <ul style="list-style-type: none"> PROVIDE PRICES FOR ALL OPTIONS
Corner Stock	<ul style="list-style-type: none"> 4 IN x 5/4 depth.
Door and Window Casing	<ul style="list-style-type: none"> Match Existing standard trimmed casings Approx. 4 IN wide x 5/4 depth.
Soffit and Fascia	<ul style="list-style-type: none"> Match existing NOTE: Configuration beneath vinyl soffit is unknown
Gable Rake	<ul style="list-style-type: none"> Match existing NOTE: Configuration beneath vinyl rake is unknown
NEW DECK	
Overview of Changes	<ul style="list-style-type: none"> Add new Deck (AS SHOWN) off the rear of the house.
Deck + Stair Finishes	<ul style="list-style-type: none"> Decking will be selected and provided by the client. For estimate purposes assume standard 1" x 4" Fir. Deck railings to be 2 IN SQ Balusters; 2-3 IN spacing, and standard handrail All exterior lumber will be pressure-treated (or equivalent) and will have a grade of "#1" or "Select".



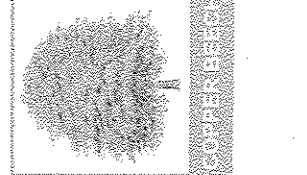
Proposed Changes
Right Elevation



Proposed Changes
Rear Elevation

Created	02-04-14
Revision Date	Description
1. 02-24-14	PERM/ITR + LPO/ARTS
2. 01-20-15	LPO/ARTS + SP CAP/ARTS
3.	
4.	

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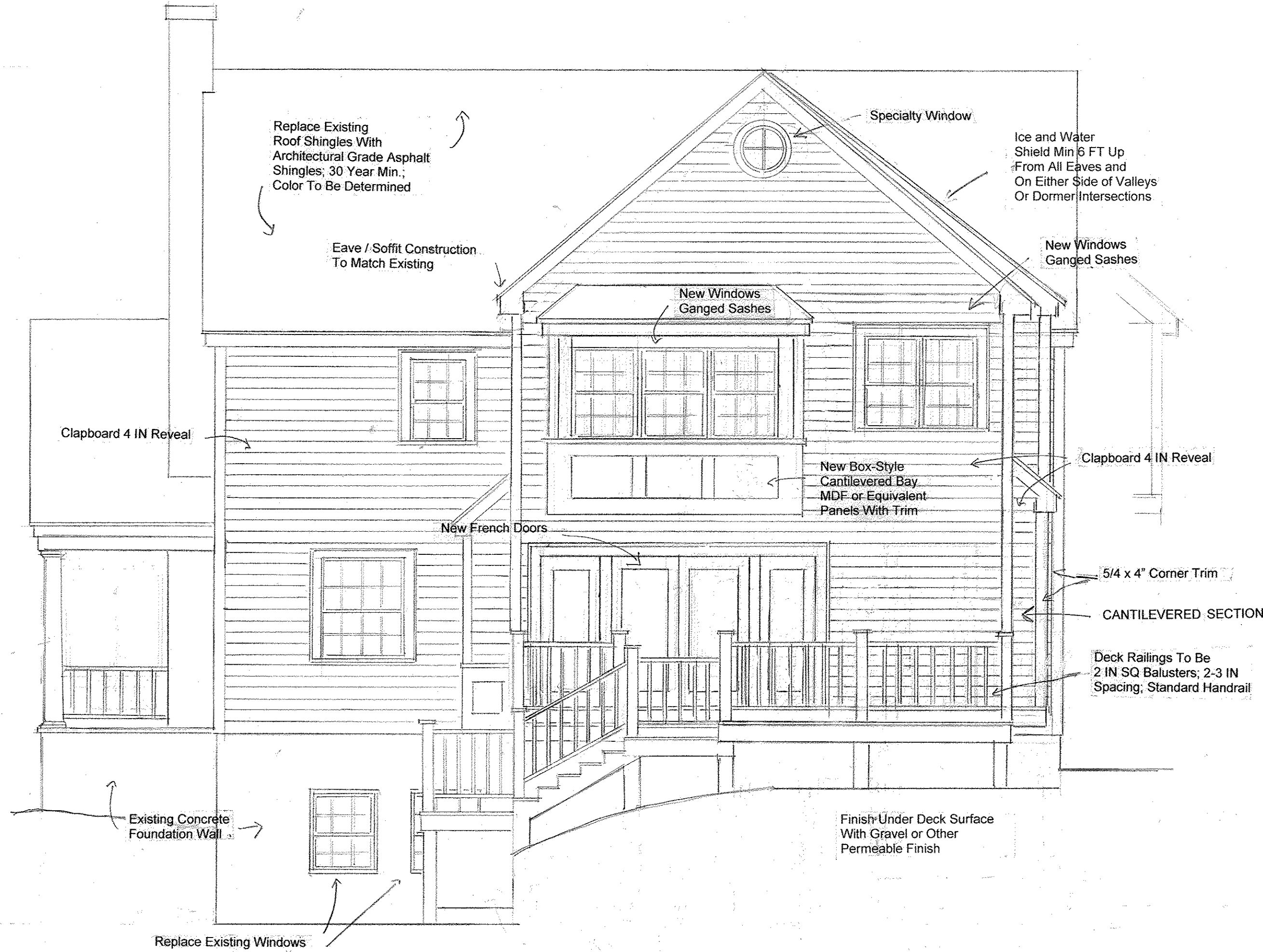
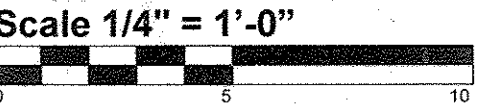
**Bhawalkar
Residence
Additions/Extensions**
15 Holman Road
Auburndale, MA 02466

GENERAL CODES AND COMPLIANCE REQUIREMENTS

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TRIM COMPONENTS	
Corner Stock	<ul style="list-style-type: none"> 4 IN x 5/4 depth.
Door and Window Casing	<ul style="list-style-type: none"> Match Existing standard trimmed casings Approx. 4 IN wide x 5/4 depth.
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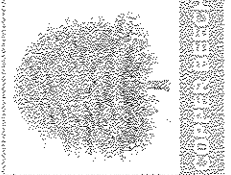


Proposed Changes
Rear Elevation

Proposed Changes
Left Elevation

Created	02-01-15
Revision Date	Description
1.	
2.	
3.	
4.	

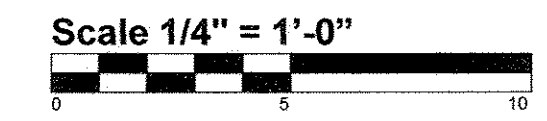
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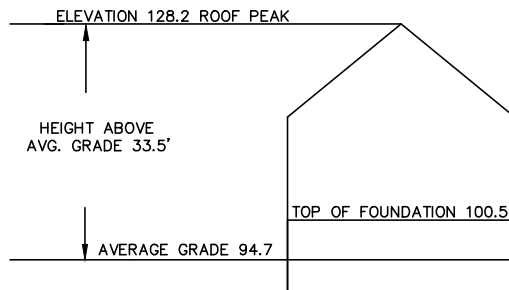
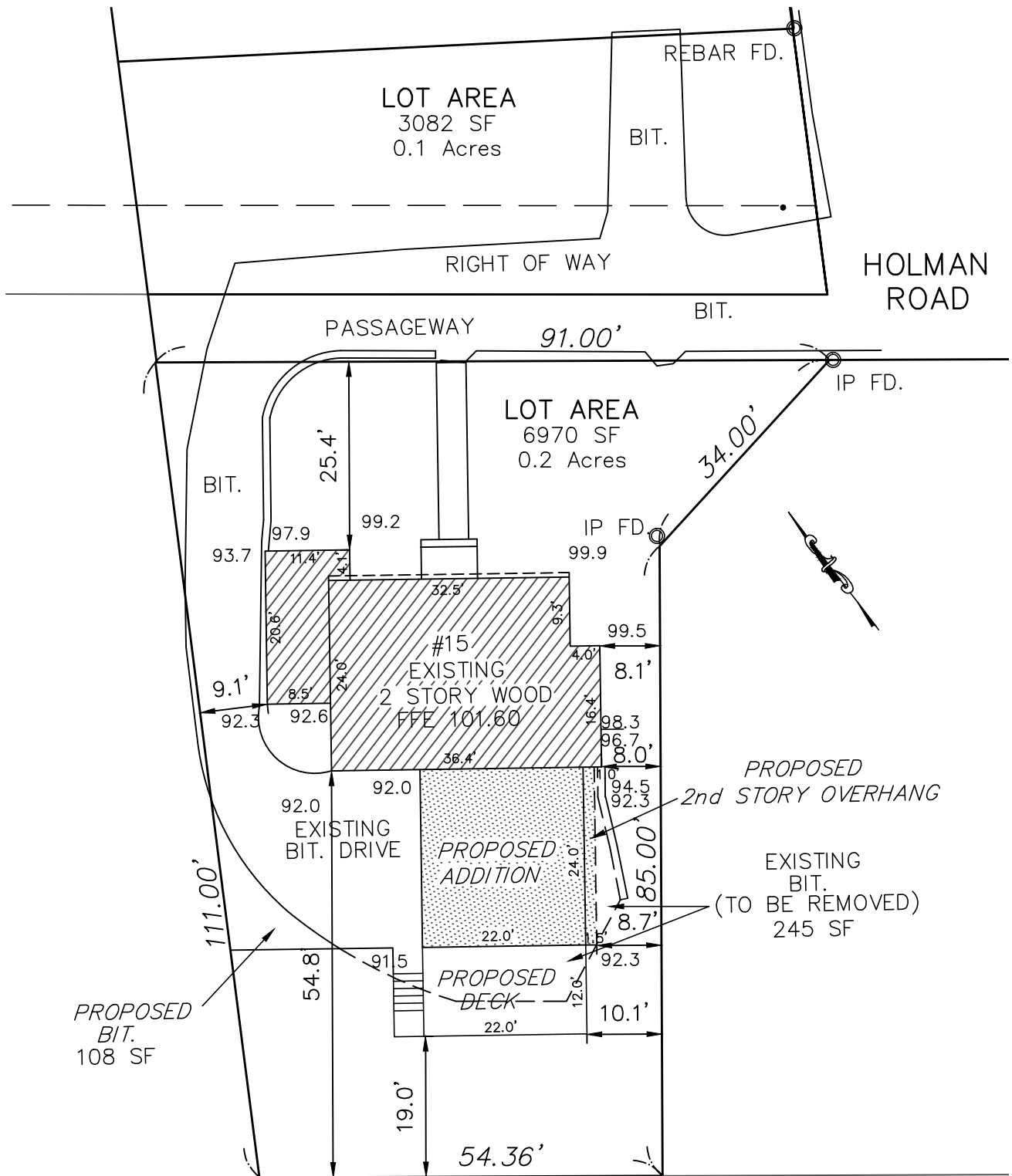


**Bhawalkar
 Residence
 Additions/Extensions**
 15 Holman Road
 Auburndale, MA 02466



Proposed Changes
Left Elevation





NOTES:

1. ZONING CLASSIFICATION – SR3(PRE-1953)
2. PLAN REFERENCES:
MIDDLESEX REGISTRY OF DEEDS PLAN BOOK 394 PG 47
3. LOCUS DEED:
MIDDLESEX REGISTRY OF DEEDS BK. 49802 PG. 448
ASSESSORS PARCEL ID 430430005
4. EXISTING BUILDING COVERAGE = $1105/6970 = 15.9\%$
PROPOSED BUILDING COVERAGE = $1878/6970 = 26.9\%$
5. EXISTING OPEN SPACE = $3877/6970 = 55.6\%$
PROPOSED OPEN SPACE = $3721/6970 = 53.4\%$

PLOT PLAN
15 HOLMAN ROAD
NEWTON, MASS.

FEBRUARY 21, 2013

SCALE: 1"=20'

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

REVISED MARCH 5, 2015