

# TAMBASCIA ADDITION

28 HARRINGTON STREET — NEWTON, MA



## DRAWING LIST

- C COVER
- 0 EXISTING BASEMENT FLOOR PLAN
- 1 EXISTING FIRST FLOOR PLAN
- 2 EXISTING SECOND FLOOR PLAN
- 3 EXISTING ATTIC FLOOR PLAN
- 4 EXISTING ROOF PLAN
- 5 PROPOSED SECOND FLOOR PLAN
- 6 PROPOSED ATTIC FLOOR PLAN
- 7 PROPOSED ROOF PLAN
- 8 EXISTING VS. NEW BUILDING SECTION
- 9 EXISTING FRONT WEST ELEVATION
- 10 EXISTING SOUTH SIDE ELEVATION
- 11 EXISTING REAR EAST ELEVATION
- 12 EXISTING NORTH SIDE ELEVATION
- 13 PROPOSED FRONT WEST ELEVATION
- 14 PROPOSED SOUTH SIDE ELEVATION
- 15 PROPOSED REAR EAST ELEVATION
- 16 PROPOSED NORTH SIDE ELEVATION

## PROJECT INFORMATION

TWO FAMILY RESIDENCE  
ALTERATION TO EXISTING BUILDING  
CONSTRUCTION TYPE VB  
R-3 USE GROUP  
ZONE MR-3 (OLD)

9,124 SF LOT AREA  
3,746 EXISTING GROSS SQ FT  
.53 MAX ALLOWED FAR (4,835 GSF TOTAL)

1,298 GSF SECOND FLOOR  
HALF STORY ALLOWED:  
2/3 X 1,298 = 865 ADDITIONAL ATTIC  
FLOOR AREA ALLOWED (+7'-0" CEILING)  
935 GSF THIRD FLOOR PROPOSED

3,746 + 935 = 4,681 GSF (.513 FAR)

## General Notes

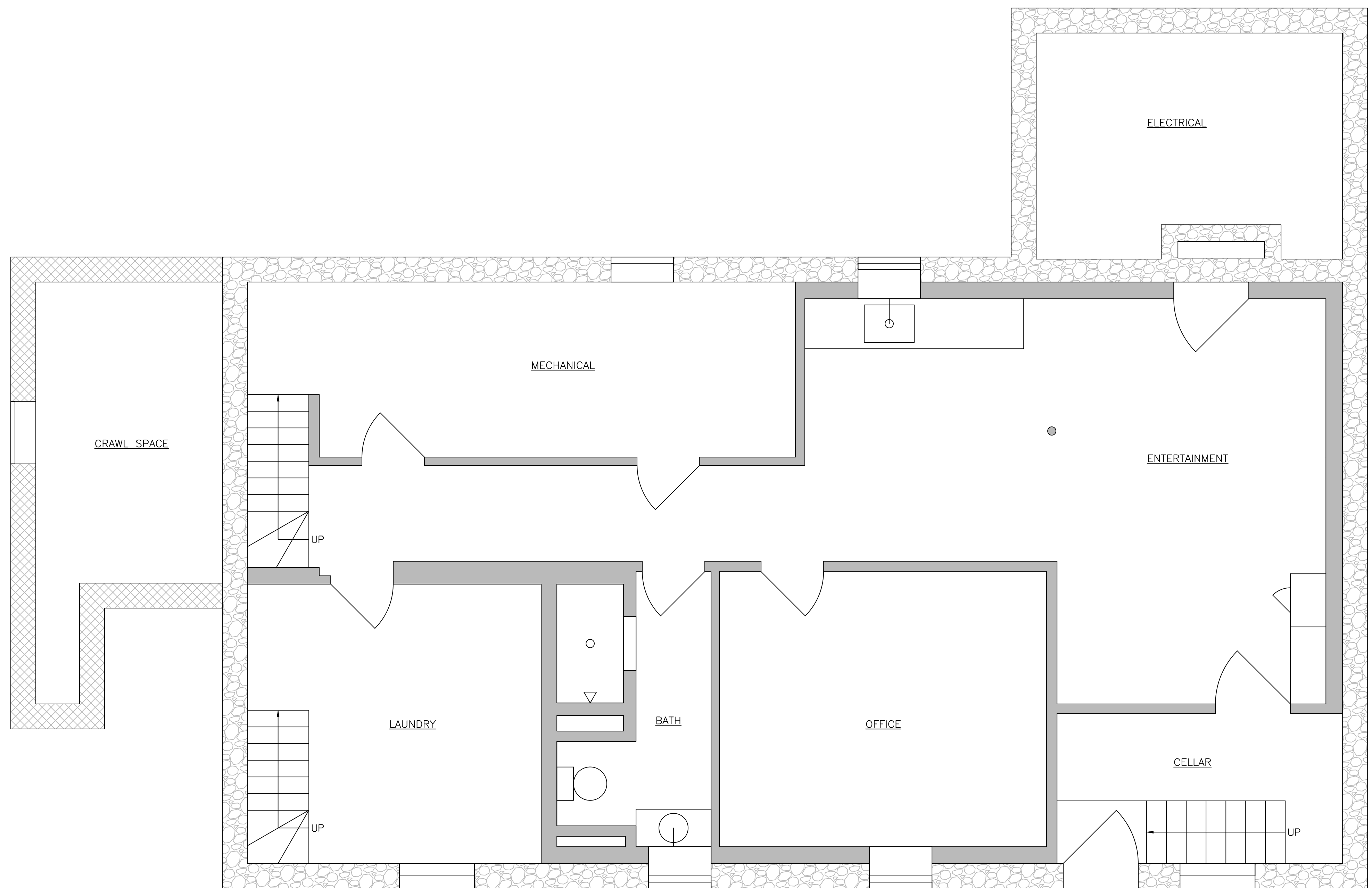
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**MASS**  
**ARCHITECT**  
NICHOLAS PAOLUCCI, AIA

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Project Name and Address  
**TAMBASCIA ADDITION**  
28 HARRINGTON STREET  
NEWTON, MA 02460  
DORMER ADDITION (ALTERATION)

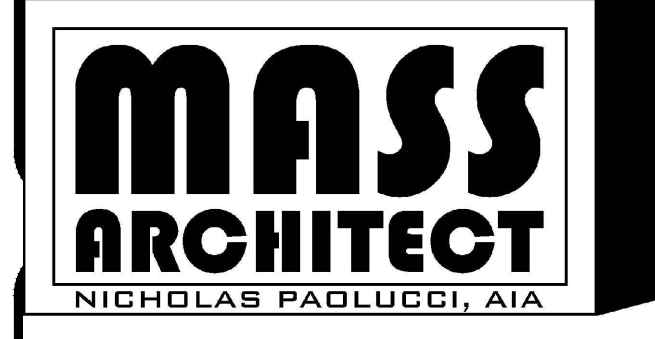
Project <b>TAMBASCIA ADDITION</b>	Sheet <b>C</b>
Date 2-3-21	COVER
Scale 3/8"=1'-0"	3/16"=1'-0" FOR 11X17" SHEET



BASEMENT  
 50% OF FLOOR AREA  
 COUNTED TOWARD FAR  
 .50 X 1,298 = 649 GSF

General Notes

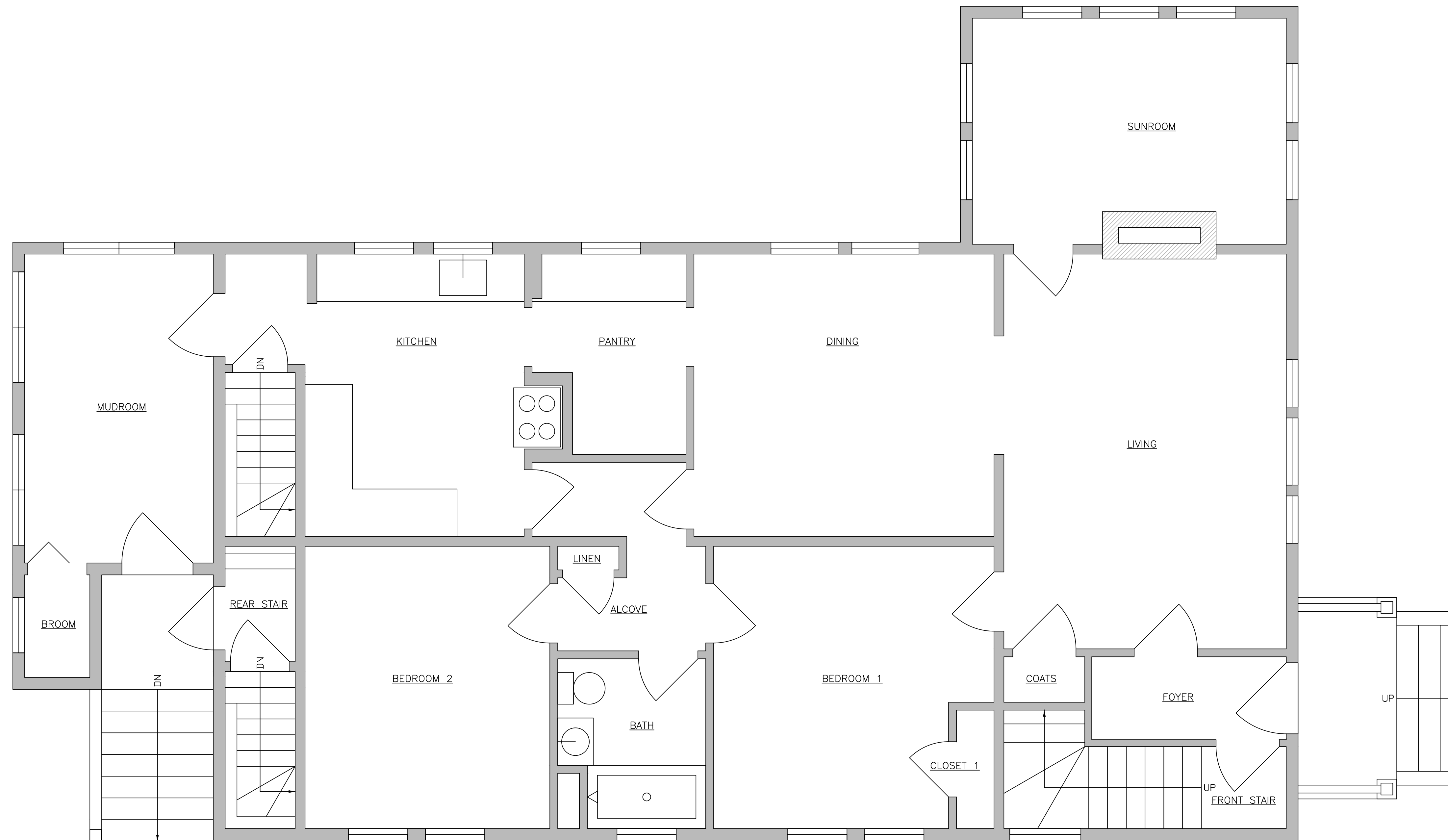
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Date 2-3-21	BASEMENT FLOOR PLAN (NO WORK)
Scale 3/8"=1'-0"	
3/16"=1'-0" FOR 11X17" SHEET	



FIRST FLOOR  
1,435 GSF

General Notes

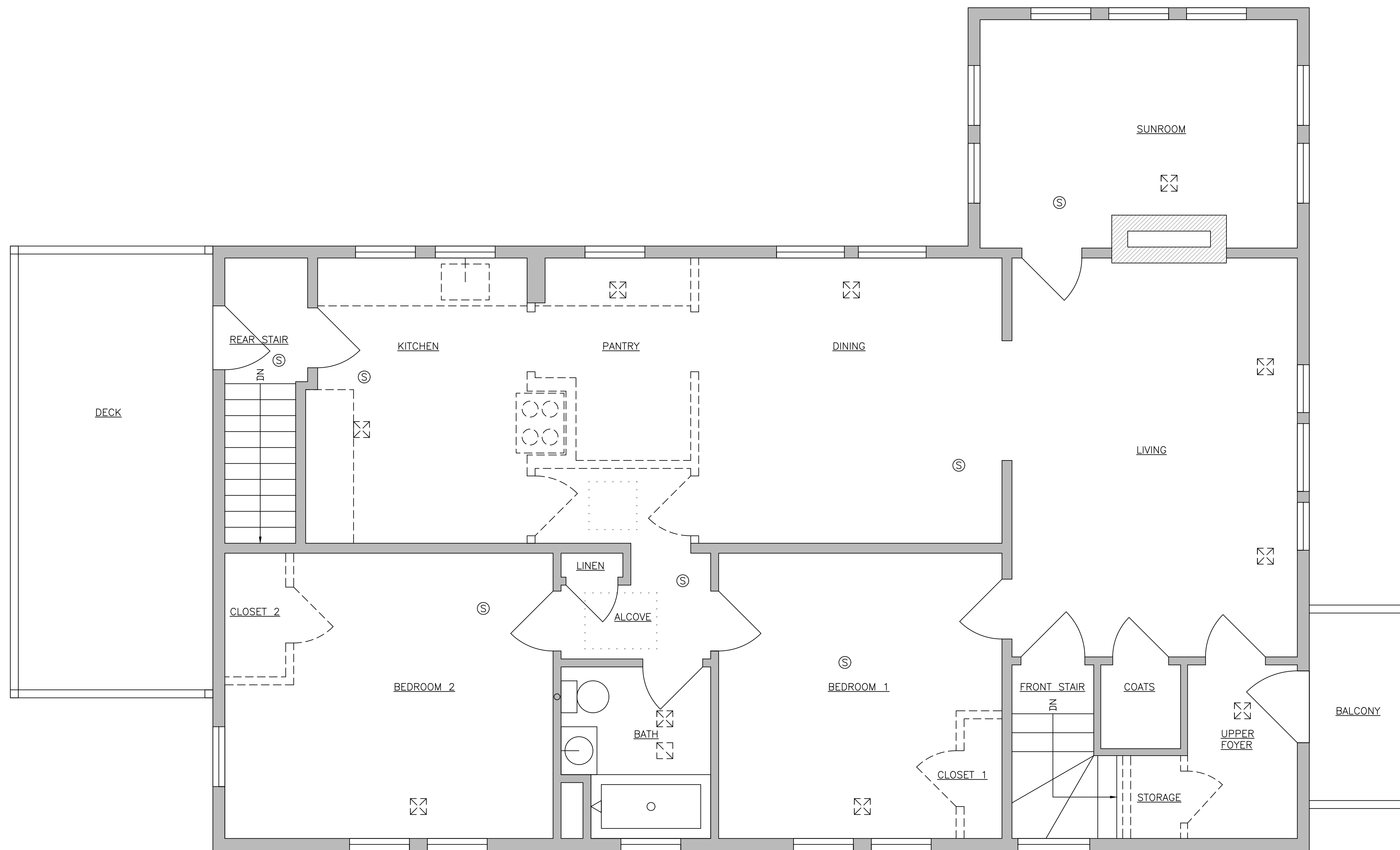
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Project TAMBASCIA ADDITION	Sheet 1
Date 2-3-21	EXISTING FIRST FLOOR PLAN (NO WORK)
Scale 3/8"=1'-0"	3/16"=1'-0" FOR 11X17" SHEET



SECOND FLOOR  
1,298 GSF

General Notes

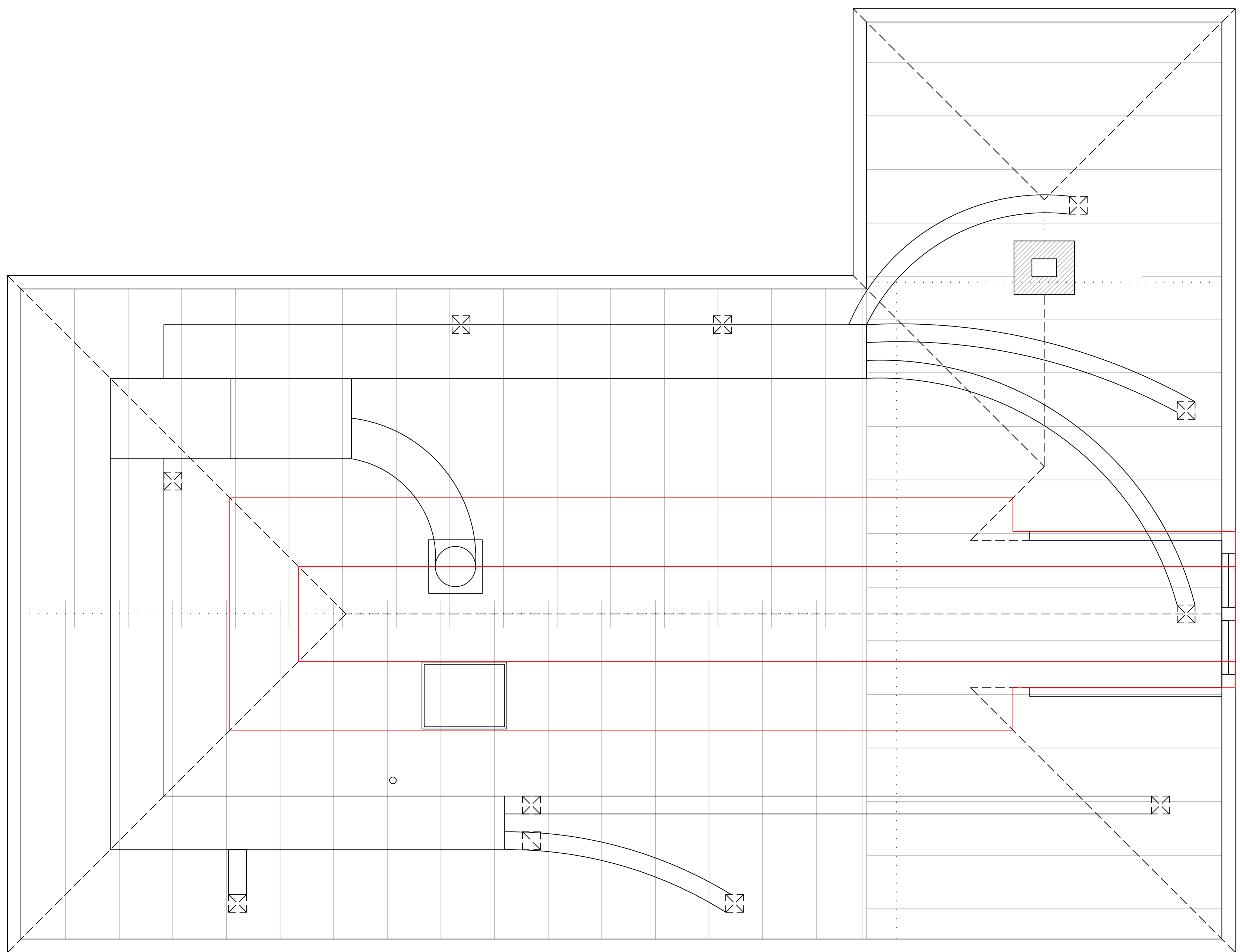
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Project TAMBASCIA ADDITION	Sheet 2
Date 2-3-21	EXISTING SECOND FLOOR PLAN
Scale 3/8"=1'-0"	3/16"=1'-0" FOR 11X17" SHEET



EXISTING ATTIC  
NOT COUNTED TOWARD FAR  
LOW CEILING/RAFTER HEIGHT

General Notes

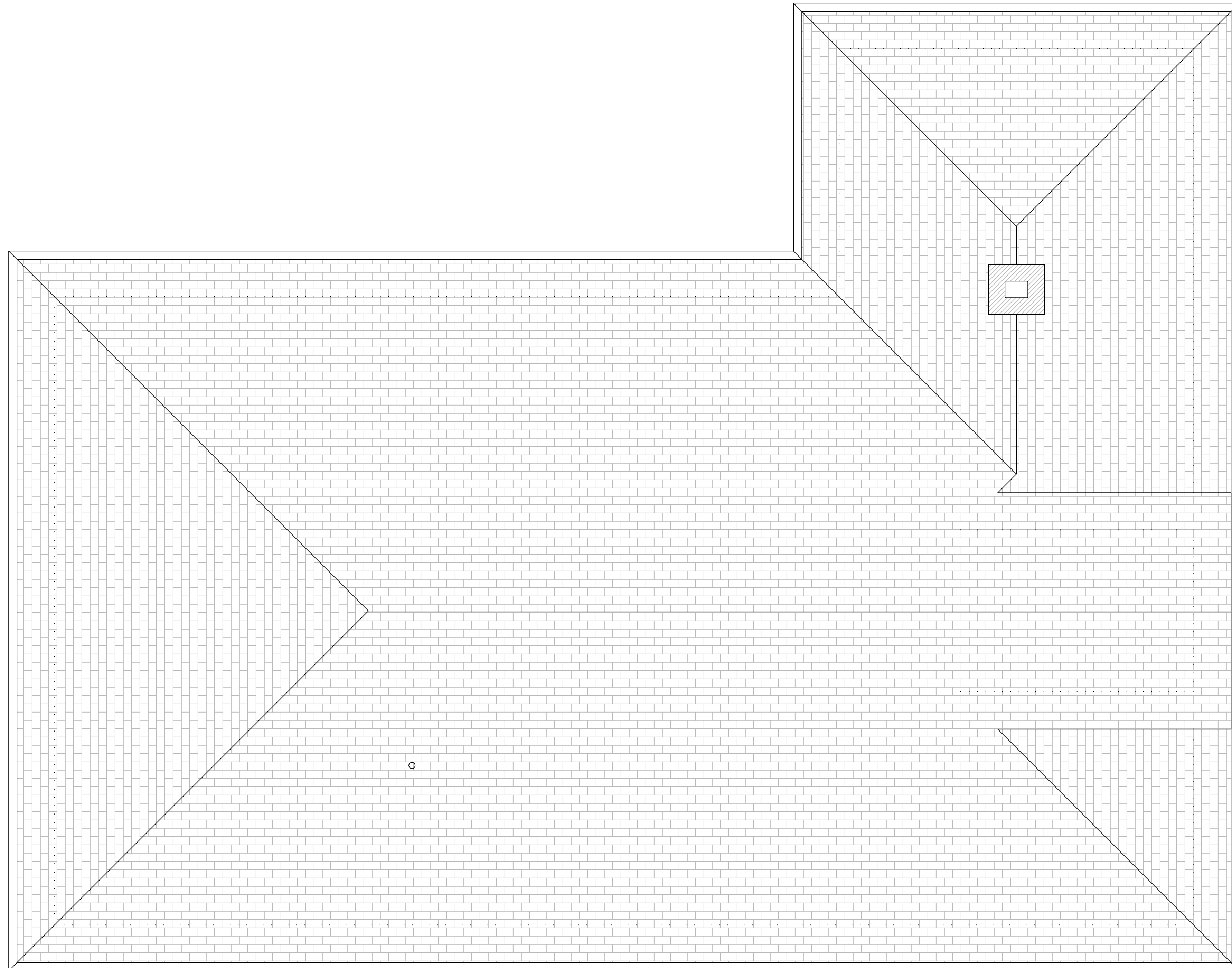
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DORMER ADDITION (ALTERATION)

Project TAMBASCIA ADDITION	Sheet 3
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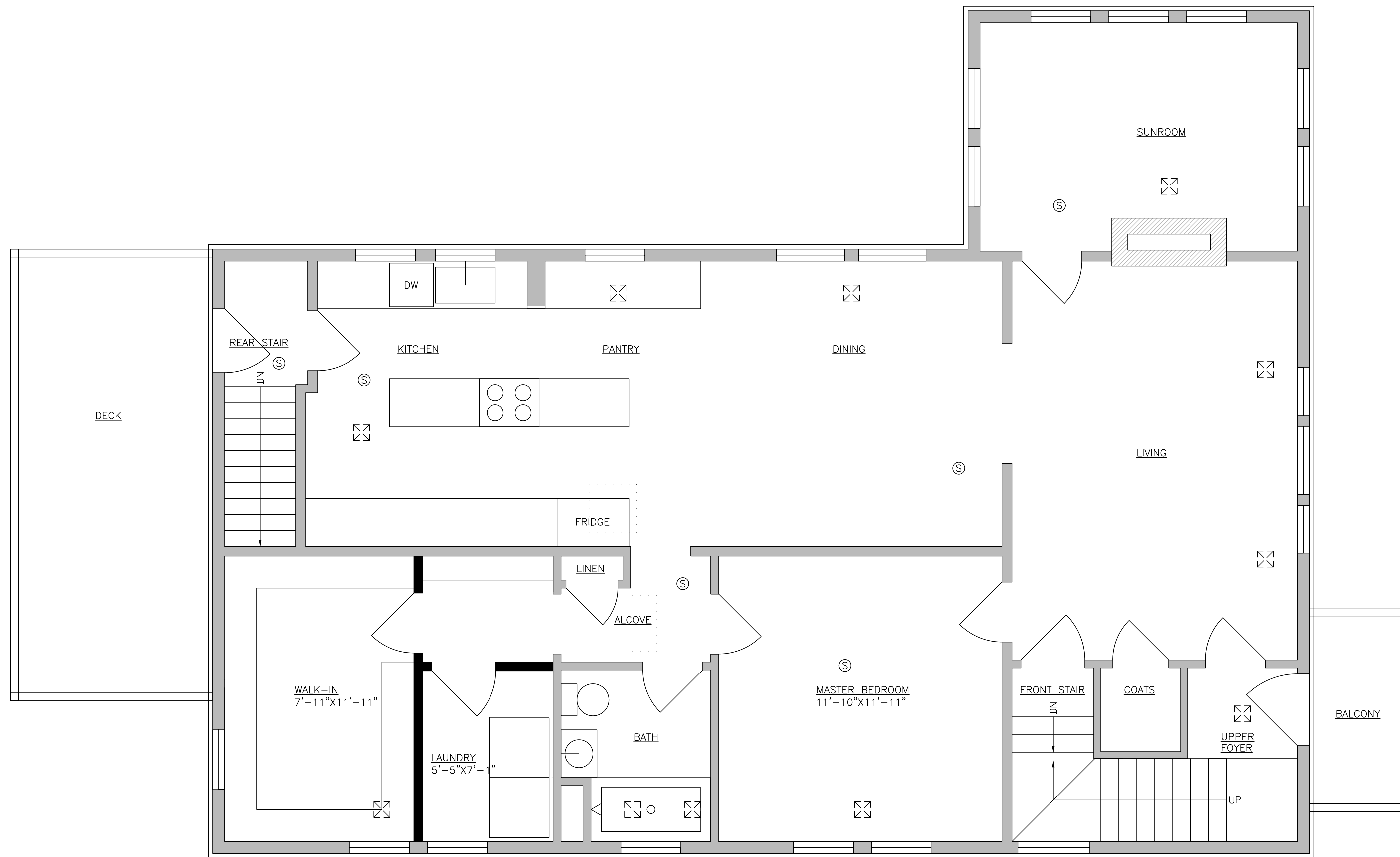
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Project TAMBASCIA ADDITION	Sheet 4
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3/16"=1'-0" FOR 11X17" SHEET



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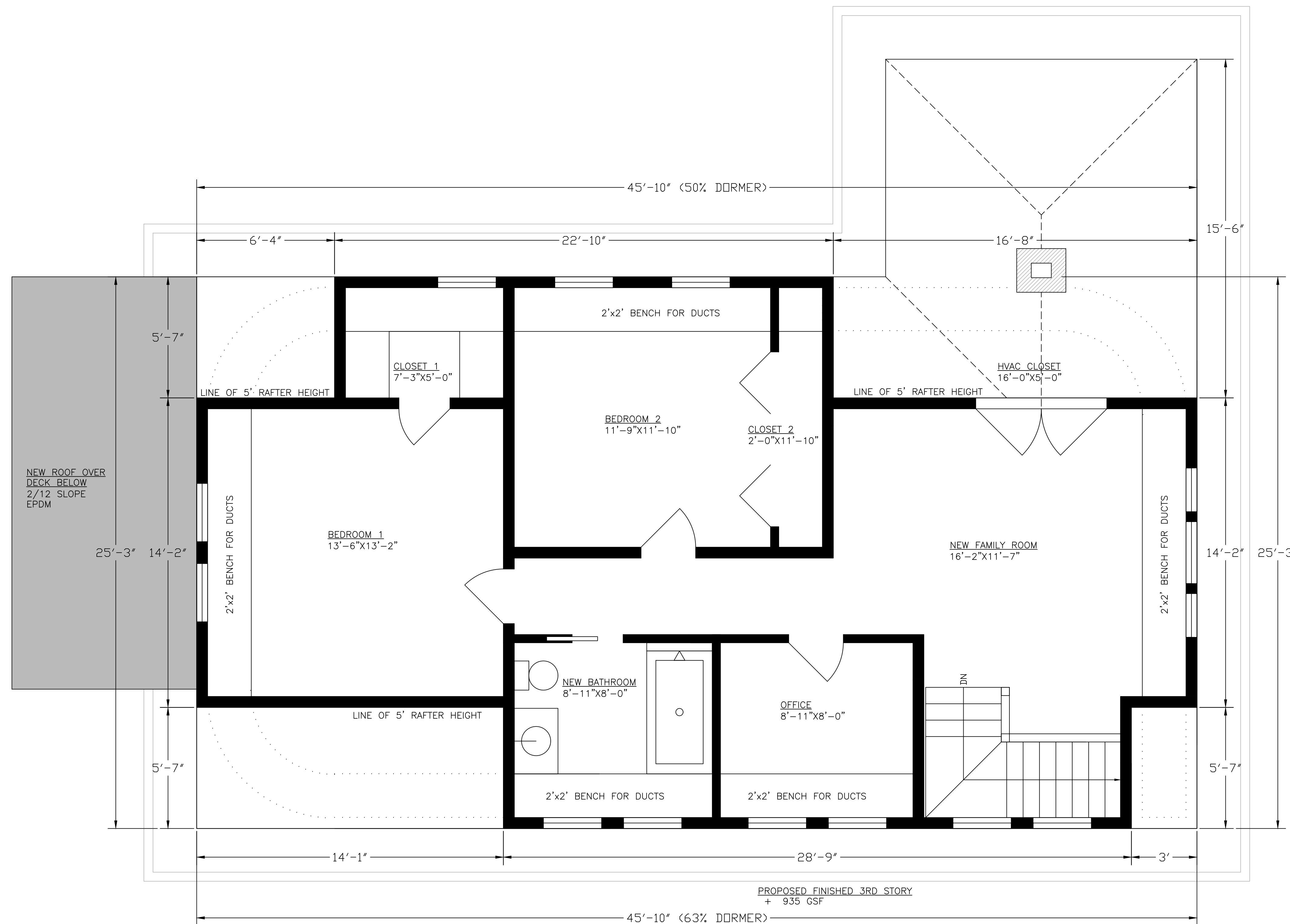
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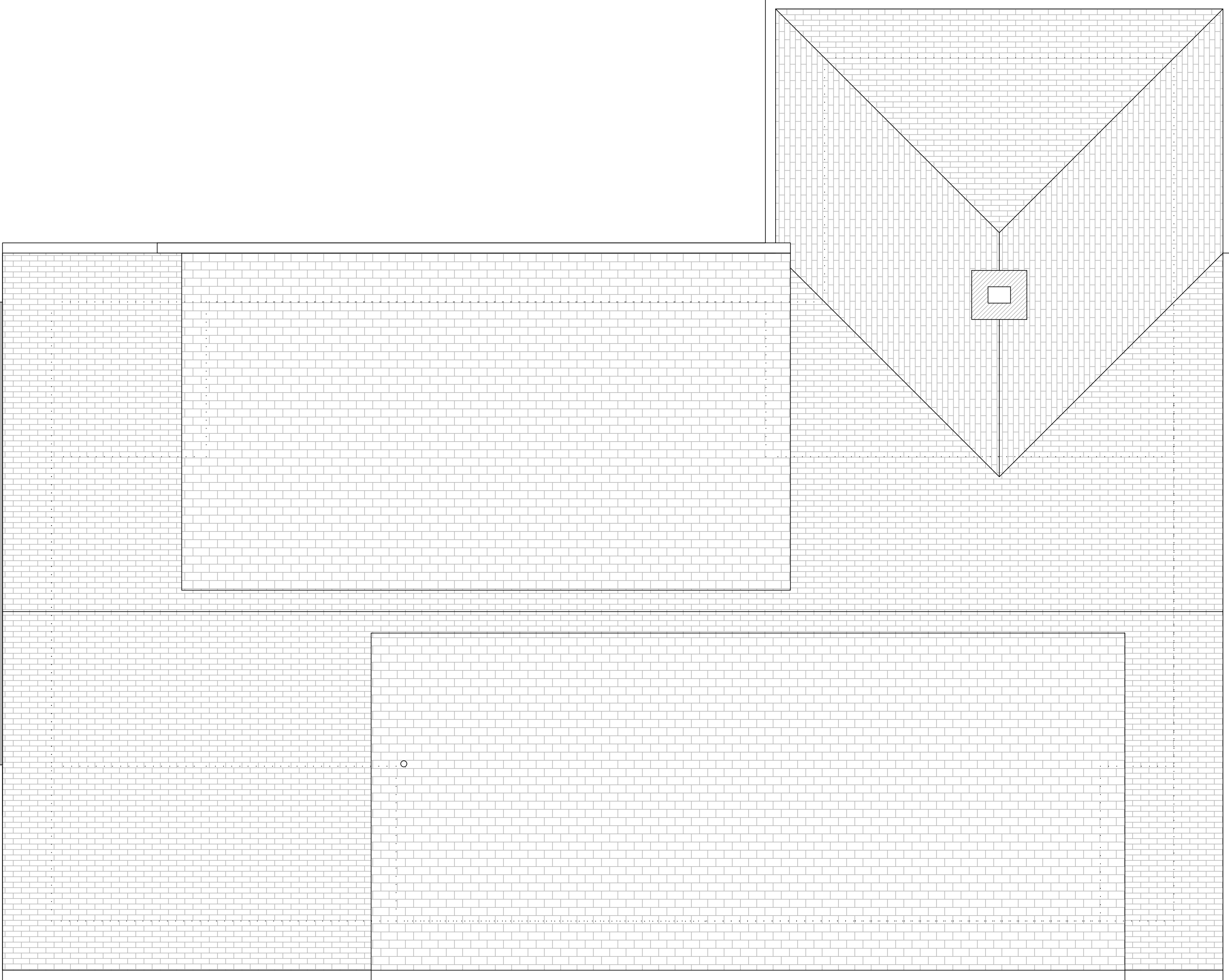
NICHOLAS PAOLUCCI, AIA  
 45 WOODMERE DRIVE  
 MILTON, MA 02186  
 RIMASSARCHITECT@GMAIL.COM  
 401-316-3525

Project Name and Address  
**TAMBASCIA ADDITION**  
 28 HARRINGTON STREET  
 NEWTON, MA 02460  
 DORMER ADDITION (ALTERATION)

Project TAMBASCIA ADDITION	Sheet 6
Date 2-3-21	PROPOSED ATTIC FLOOR PLAN
Scale 3/8"=1'-0"	3/16"=1'-0" FOR 11X17" SHEET



NEW ROOF OVER  
DECK BELOW  
2/12 SLOPE  
EPDM



General Notes

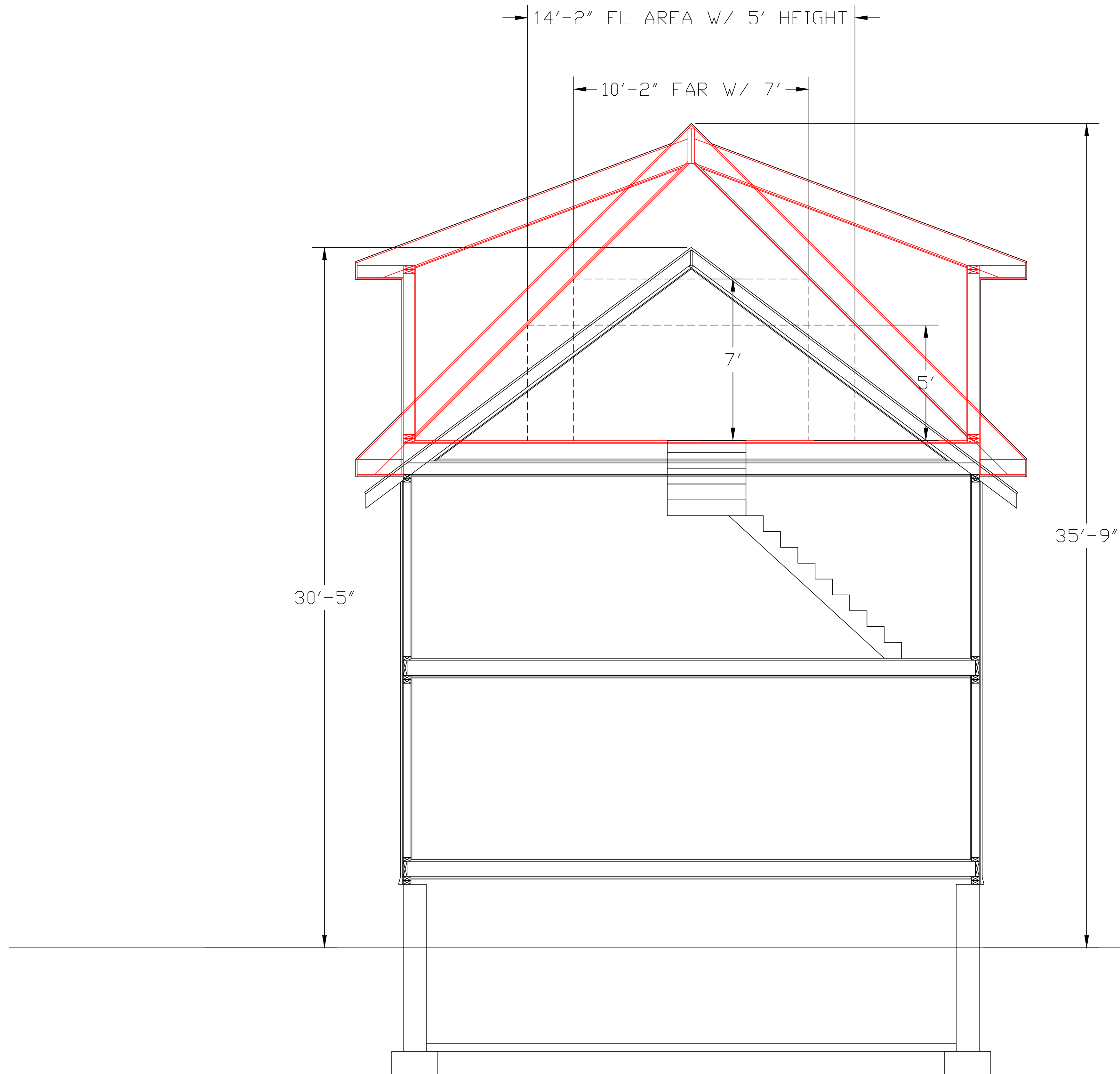
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Project Name and Address  
TAMBASCIA ADDITION  
28 HARRINGTON STREET  
NEWTON, MA 02460  
DORMER ADDITION (ALTERATION)

Project TAMBASCIA ADDITION	Sheet 7
Date 2-3-21	PROPOSED ROOF PLAN
Scale 3/8"=1'-0"	
3/16"=1'-0" FOR 11X17" SHEET	



General Notes

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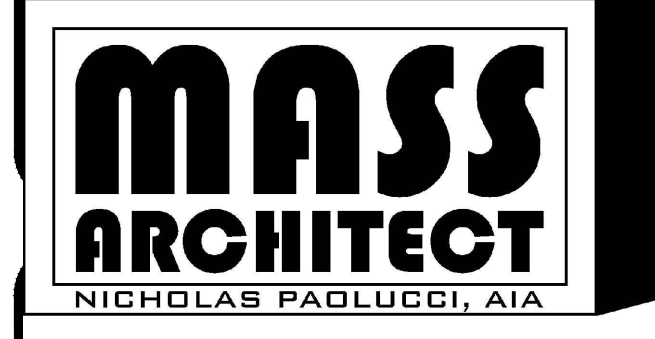
Project Name and Address  
 TAMBASCIA ADDITION  
 28 HARRINGTON STREET  
 NEWTON, MA 02460  
 DORMER ADDITION (ALTERATION)

Project TAMBASCIA ADDITION	Sheet 8
Date 2-3-21	EXISTING VS. NEW BUILDING SECTION
Scale 3/8"=1'-0"	3/16"=1'-0" FOR 11X17" SHEET



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Project Name and Address  
**TAMBASCIA ADDITION**  
 28 HARRINGTON STREET  
 NEWTON, MA 02460  
 DORMER ADDITION (ALTERATION)

Project TAMBASCIA ADDITION	Sheet 9
Date 2-3-21	EXISTING FRONT WEST ELEVATION
Scale 3/8"=1'-0"	
3/16"=1'-0" FOR 11X17" SHEET	



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Project Name and Address  
**TAMBASCIA ADDITION**  
 28 HARRINGTON STREET  
 NEWTON, MA 02460  
 DORMER ADDITION (ALTERATION)

Project TAMBASCIA ADDITION	Sheet <b>10</b>
Date 2-3-21	EXISTING SOUTH SIDE ELEVATION
Scale 3/8"=1'-0"	3/16"=1'-0" FOR 11X17" SHEET



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Project Name and Address  
TAMBASCIA ADDITION  
28 HARRINGTON STREET  
NEWTON, MA 02460  
DORMER ADDITION (ALTERATION)

Project TAMBASCIA ADDITION	Sheet 1 1
Date 2-3-21	EXISTING REAR EAST ELEVATION
Scale 3/8"=1'-0"	3/16"=1'-0" FOR 11X17" SHEET



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Project Name and Address  
TAMBASCIA ADDITION  
28 HARRINGTON STREET  
NEWTON, MA 02460  
DORMER ADDITION (ALTERATION)

Project TAMBASCIA ADDITION	Sheet 12
Date 2-3-21	EXISTING NORTH SIDE ELEVATION
Scale 3/8"=1'-0"	

3/16"=1'-0" FOR 11X17" SHEET



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28 HARRINGTON STREET  
NEWTON, MA 02460  
DORMER ADDITION (ALTERATION)

Project TAMBASCIA ADDITION	Sheet 13
Date 2-3-21	PROPOSED FRONT WEST ELEVATION
Scale 3/8"=1'-0"	

3/16"=1'-0" FOR 11X17" SHEET



35'-9" PEAK TO AVG GRADE

NEW ROOF OVER  
DECK BELOW  
2/12 SLOPE  
EPDM

General Notes

1. DRAWINGS ILLUSTRATE THE DESIGN INTENT OF THE FINAL APPEARANCE OF THE BUILDING ONLY
2. ALL CONSTRUCTION IS TO CONFORM TO THE IRC, MASSACHUSETTS STATE BUILDING CODE SUPPLEMENT, WOOD FRAME CONSTRUCTION MANUAL, AND ALL APPLICABLE LAWS & REGULATIONS
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL THOROUGHLY EXAMINE THE DRAWINGS AND ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS ON THE DRAWINGS
4. ONCE CONSTRUCTION COMMENCES, CONTRACTORS ASSUME ALL RESPONSIBILITY FOR THE WORK. ARCHITECT IS NOT LIABLE FOR STRUCTURES BUILT FROM THESE DRAWINGS.
5. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES
6. THE CONTRACTOR SHALL MAKE NO CHANGES TO THE WORK AS SHOWN ON THE DRAWINGS WITHOUT THE PRIOR APPROVAL OF ARCHITECT AND THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CHANGES MADE IN THE WORK WITHOUT PRIOR APPROVAL
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND RELATED INSPECTIONS
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB-SITE SAFETY AND REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS
9. DRAWINGS INDICATE GENERAL CONSTRUCTION, DIMENSIONS, DETAILS AND STYLES FOR MATERIALS, PRODUCTS, AND EQUIPMENT INDICATED. FIELD VERIFY ALL CONDITIONS AND REQUIREMENTS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS TO BE VERIFIED IN FIELD. CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS.
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12. ANY ELECTRICAL, HVAC, AND PLUMBING PLANS TO BE PROVIDED BY LICENSED CONSULTANTS
13. ANY REPRODUCTION OF PLANS WITHOUT WRITTEN PERMISSION FROM MASS ARCHITECT, LLC IS PROHIBITED
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16. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS. NO FOUNDATION SHALL BE PLACED IN WATER OR FROZEN GROUND.



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401-316-3525

Project Name and Address  
TAMBASCIA ADDITION  
28 HARRINGTON STREET  
NEWTON, MA 02460  
DORMER ADDITION (ALTERATION)

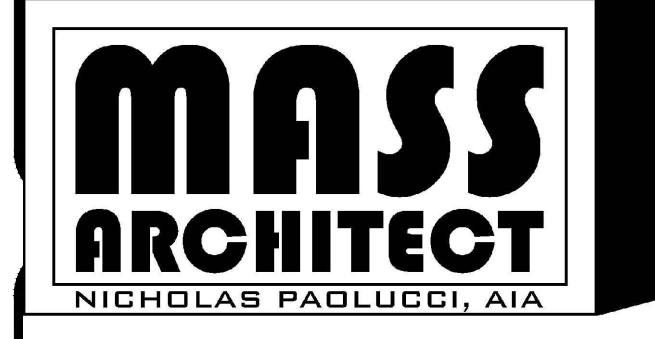
Project TAMBASCIA ADDITION	Sheet 14
Date 2-3-21	PROPOSED SOUTH SIDE ELEVATION
Scale 3/8"=1'-0"	
3/16"=1'-0" FOR 11X17" SHEET	





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16. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS. NO FOUNDATION SHALL BE PLACED IN WATER OR FROZEN GROUND.



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 401-316-3525

Project Name and Address  
**TAMBASCIA ADDITION**  
 28 HARRINGTON STREET  
 NEWTON, MA 02460  
 DORMER ADDITION (ALTERATION)

Project TAMBASCIA ADDITION	Sheet <b>15</b>
Date 2-3-21	EXISTING REAR EAST ELEVATION
Scale 3/8"=1'-0"	3/16"=1'-0" FOR 11X17" SHEET



General Notes

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Project Name and Address  
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 NEWTON, MA 02460  
 DORMER ADDITION (ALTERATION)

Project TAMBASCIA ADDITION	Sheet <b>16</b>
Date 2-3-21	EXISTING NORTH SIDE ELEVATION
Scale 3/8"=1'-0"	3/16"=1'-0" FOR 11X17" SHEET