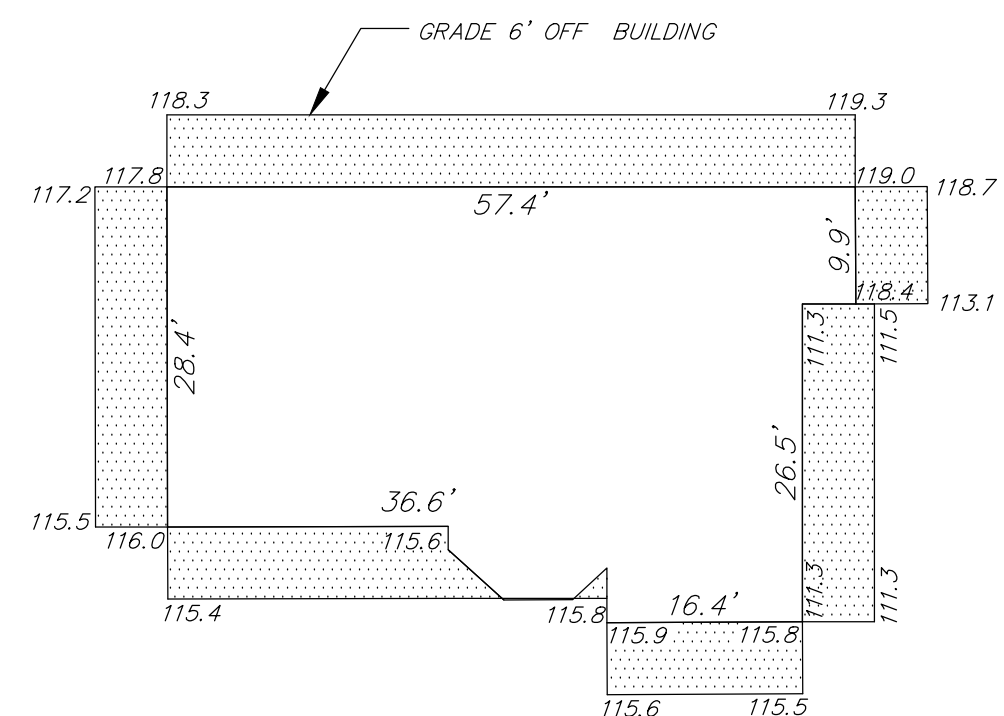
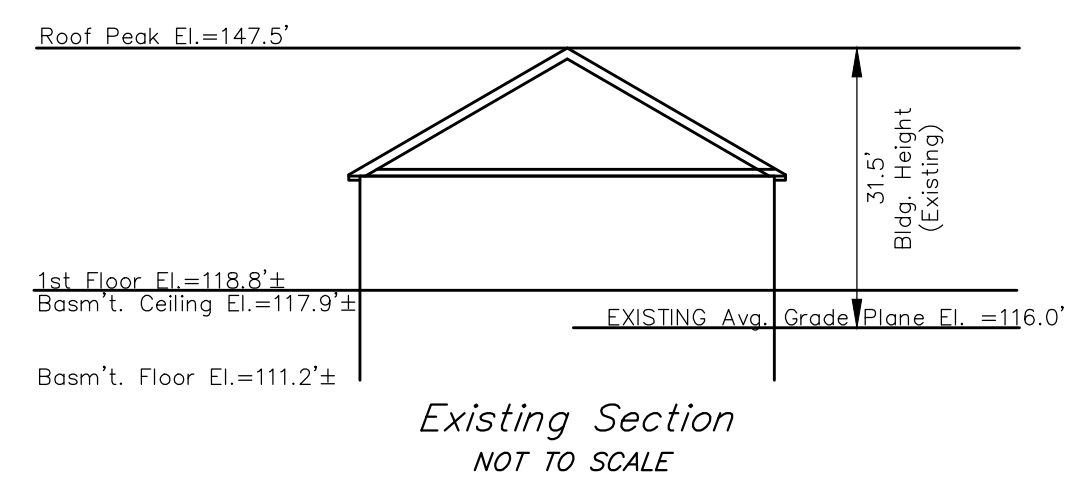


LOCUS MAP - N.T.S.

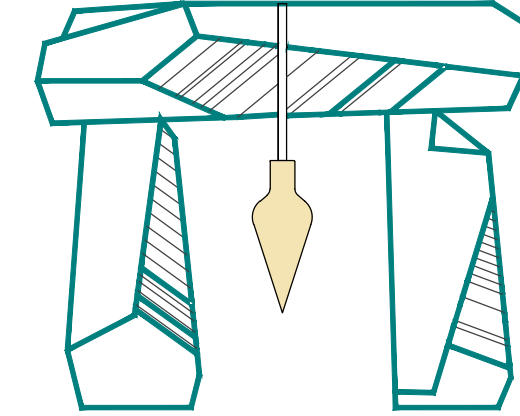


EXISTING AVERAGE GRADE PLANE CALCULATION:
 $\Sigma [(a_1 + a_2) / 2 \times L]$
 $[(119.0 + 117.8) / 2 \times 57.4] + [(118.7 + 113.1) / 2 \times 9.9] + [(111.3 + 111.3) / 2 \times 26.5]$
 $+ [(115.5 + 115.6) / 2 \times 16.4] + [(115.4 + 115.6) / 2 \times 36.6] + [(115.5 + 117.2) / 2 \times 28.4]$
 175.2
 $[6,796.2 + 1,147.4 + 2,949.5 + 1,895.0 + 4,227.3 + 3,304.3] / 175.2$
 $20,319.7 / 175.2 = 116.0'$
EXISTING AVERAGE GRADE PLANE = 116.0'

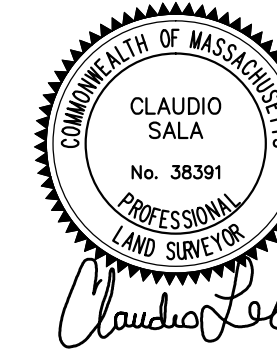


ZONING INFORMATION:
 (EXISTING AREAS)
 Building Area = 2,154 Sq. Ft.
 Asphalt Driveway = 997 Sq. Ft.
 Walls (>4ft High) = 67 Sq. Ft.
 LOT COVERAGE
 Existing = $(2,154 / 14,500 \text{ Sq. Ft.}) \times 100\% = 14.9\%$
 OPEN SPACE
 Existing = $[(14,500 - (2,154 + 997 + 67))] / 14,500$
 $= (11,282 / 14,500) \times 100\% = 77.8\%$
 ZONE SR2 REQUIREMENTS (OLD LOT)
 LOT AREA 10,000 S.F.
 LOT COVERAGE 30%
 USEABLE OPEN SPACE 50%
 FRONT SETBACK 25' SIDE SETBACK 7.5' REAR SETBACK 15'
 HEIGHT 36' SLOPED ROOF

DeCelle-Burke-Sala



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 Quincy, MA 02169
 617-405-5100 (o) 617-405-5101 (f)
 www.decelle-burke-sala.com



CLAUDIO SALA, PLS

4/21/2021
 DATE

GENERAL NOTES:

- LOCUS:
 ASSESSORS ID: 53009 0015
 RECORD OWNER: DANIEL S. ELFMAN & ALYSSA BICKOFF
 DEED REFERENCE: BOOK 71096 PAGE 320
 PLAN REFERENCE: BOOK 5249 PAGE 410
- THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING MARCH OF 2020. ELEVATIONS SHOWN REFER TO NAVD-88.
- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40B AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C 0553 E, DATED 6/4/2010.
- PARCEL IS ZONED SR2.

SOIL TEST PIT DATA:

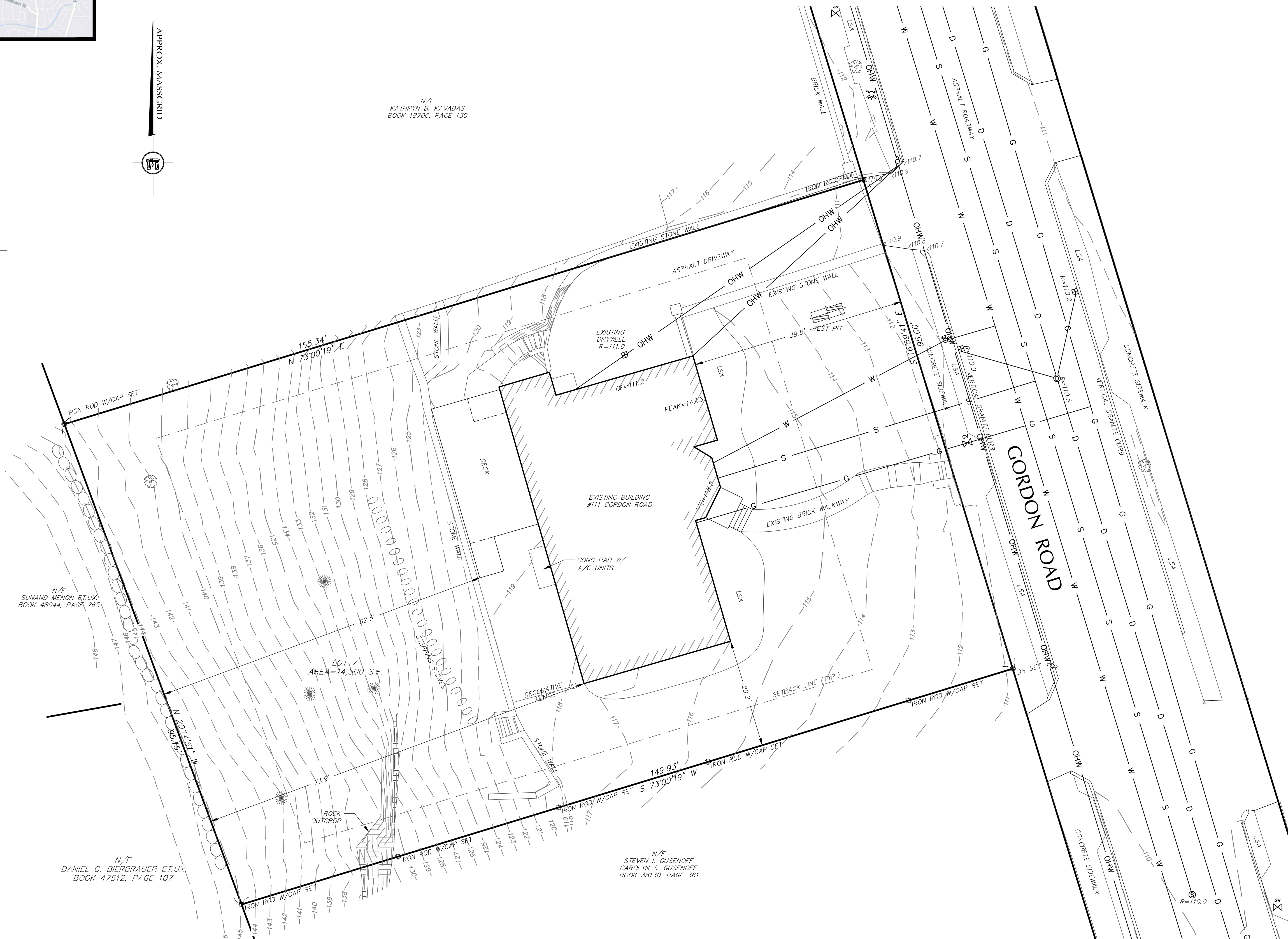
TEST PIT	1
GRD. EL.	113.0
GW. EL.	106.2
0"	FILL, SANDY LOAM, 10YR3/2 Massive, Very Friable Lots of roots and bricks, some cobbles
64"	Apb, SANDY LOAM 10YR5/2 Granular, Very Friable
72"	Bw, SANDY LOAM 10YR5/4 Massive, Friable
82"	C, SANDY LOAM 5Y6/1 Massive, Firm No gravel or cobbles, very silty Redox. @ 82" (depleted soils)
96"	Cc, LOAMY SAND 5Y6/3 Massive, Friable gravelly, silty, wet
108"	

DATE: 04/06/2021
 TEST BY: Kameron Campbell, SE #14227

INDICATES ESTIMATED SEASONAL HIGH GROUND WATER

LEGEND:

- EXISTING:
- LOCUS PROPERTY LINE
 - TREE LINE
 - ⊗ X-SMH - SEWER MANHOLE (SMH)
 - ⊗ X-DMH - DRAIN MANHOLE (DMH)
 - ⊗ X-CB - CATCH BASIN (CB)
 - - STONEWALL
 - ⊗ - GAS VALVE
 - ⊗ - WATER VALVE
 - ⊗ - WATER SERVICE
 - ⊗ - HYDRANT
 - ⊗ - UTILITY POLE
 - N/F - NOW OR FORMERLY
 - - IRON PIPE OR REBAR
 - D - DRAIN PIPE
 - W - WATER MAIN
 - G - GAS SERVICE
 - E - UNDERGROUND POWER
 - - UNDERGROUND TELEPHONE
 - OHW - OVERHEAD WIRES
 - S - SEWER MAIN
 - LSA - LANDSCAPED AREA
 - 280 - GRADE
 - x.1 - SPOT GRADE
 - - - - CHAIN LINK FENCE
 - - - - TEST PIT
 - - HAND HOLES FOR UTILITIES
 - ☆ - LIGHT POLE



N/F SUNAND MENON ET.UX. BOOK 48044, PAGE 265

N/F DANIEL C. BIERBRAUER ET.UX. BOOK 47512, PAGE 107

N/F STEVEN I. GUSENOFF CAROLYN S. GUSENOFF BOOK 38130, PAGE 361

PROJECT TITLE & LOCATION:

PROPOSED ADDITION
 111 GORDON ROAD
 NEWTON, MA

PLAN TITLE:

EXISTING CONDITIONS

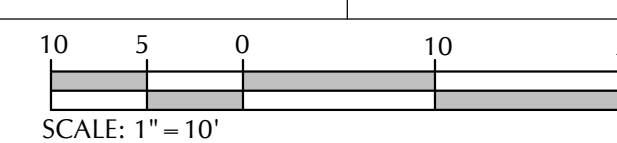
PREPARED FOR:

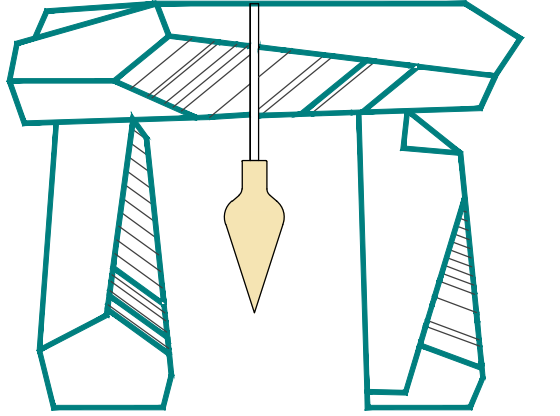
ELFMAN/BICKOFF RESIDENCE
 111 GORDON ROAD
 NEWTON, MA 02468

DATE: APRIL 21, 2021

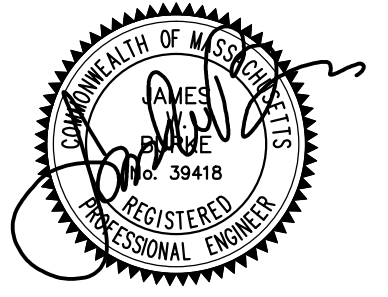
REVISED:

JOB NUMBER: 18.045 SHEET 1 OF 5





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 617-405-5100(o) 617-405-5101(f)
 www.decelle-burke-sala.com



JAMES W. BURKE, P.E.

4/21/2021
 DATE

GENERAL NOTES:

- LOCUS:
 ASSESSORS ID: 53009 0015
 RECORD OWNER: DANIEL S. ELFMAN & ALYSSA BICKOFF
 DEED REFERENCE: BOOK 71096 PAGE 320
 PLAN REFERENCE: BOOK 5249 PAGE 410
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- THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C 0553 E, DATED 6/4/2010.
- PARCEL IS ZONED SR2.

DEMOLITION & CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL PLACE A 6' HIGH TEMPORARY SAFETY FENCE ALONG THE LIMIT OF WORK TO RESTRICT ACCESS.
- DISTURBED AREAS SHALL BE MISTED WITH WATER DURING CONSTRUCTION TO MINIMIZE FUGITIVE DUST OFF LOCUS.
- ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- THE SITE SHALL BE GRADED AND FIT WITH EROSION CONTROL MEASURES TO MINIMIZE SEDIMENT TRANSPORT OFF SITE.
- CONTRACTOR TO SWEEP PUBLIC WAY AS NECESSARY.

PROJECT TITLE & LOCATION:

**PROPOSED ADDITION
 111 GORDON ROAD
 NEWTON, MA**

PLAN TITLE:

DEMOLITION

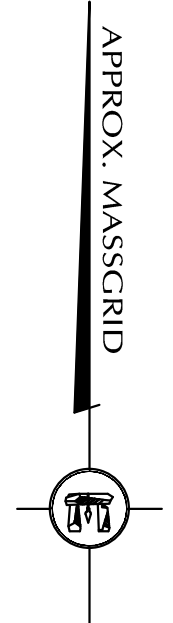
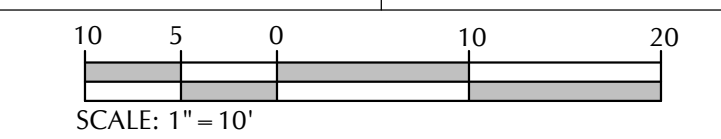
PREPARED FOR:

**ELFMAN/BICKOFF RESIDENCE
 111 GORDON ROAD
 NEWTON, MA 02468**

DATE: APRIL 21, 2021

REVISED:

JOB NUMBER: 18.045 SHEET 2 OF 5



N/F
 KATHRYN B. KAVADAS
 BOOK 18706, PAGE 130

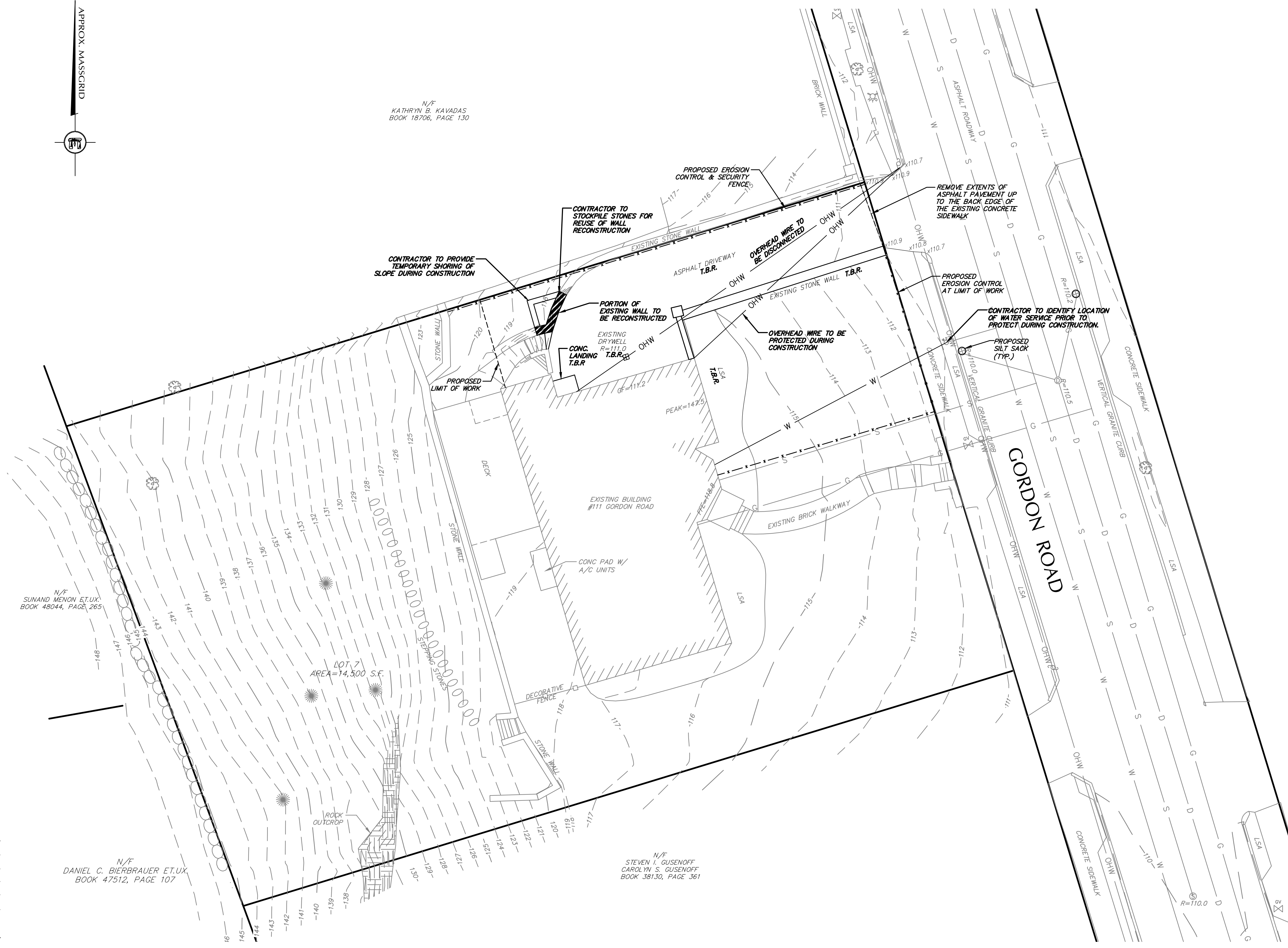
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 SUNAND MENON ET.UX.
 BOOK 48044, PAGE 265

N/F
 DANIEL C. BIERBRAUER ET.UX.
 BOOK 47512, PAGE 107

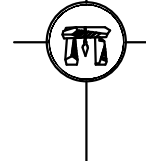
N/F
 STEVEN I. GUSENOFF
 CAROLYN S. GUSENOFF
 BOOK 38130, PAGE 361

LEGEND:

EXISTING:	PROPOSED:
LOCUS PROPERTY LINE	LOCUS PROPERTY LINE
TREE LINE	TREE LINE
SEWER MANHOLE (SMH)	SEWER MANHOLE (SMH)
DRAIN MANHOLE (DMH)	DRAIN MANHOLE (DMH)
CATCH BASIN (CB)	CATCH BASIN (CB)
STONEWALL	STONEWALL
GAS VALVE	GAS VALVE
WATER VALVE	WATER VALVE
WATER SERVICE	WATER SERVICE
HYDRANT	HYDRANT
UTILITY POLE	UTILITY POLE
N/F - NOW OR FORMERLY	
DRAIN PIPE	DRAIN PIPE
WATER MAIN	WATER MAIN
GAS SERVICE	GAS SERVICE
UGE - UNDERGROUND POWER	UGE - UNDERGROUND POWER
OHW - OVERHEAD WIRES	OHW - OVERHEAD WIRES
S - SEWER MAIN	S - SEWER MAIN
LSA - LANDSCAPED AREA	LSA - LANDSCAPED AREA
-25- GRADE	-25- GRADE
x25.7 SPOT GRADE	x25.7 SPOT GRADE
CHAIN LINK FENCE	CHAIN LINK FENCE
WROUGHT IRON FENCE	WROUGHT IRON FENCE
HAND HOLES FOR UTILITIES	HAND HOLES FOR UTILITIES
LIGHT POLE	LIGHT POLE
FF - FIRST FLOOR	FF - FIRST FLOOR
TOF - TOP OF FOUNDATION	TOF - TOP OF FOUNDATION
GF - GARAGE FLOOR	GF - GARAGE FLOOR
SECURITY FENCE & EROSION CONTROL	SECURITY FENCE & EROSION CONTROL
- TO BE REMOVED	T.B.R.



APPROX. MASSGRID



ZONING INFORMATION:

(EXISTING AREAS)
 Building Area = 2,154 Sq. Ft.
 Driveway = 997 Sq. Ft.
 Walls (>4ft High) = 67 Sq. Ft.

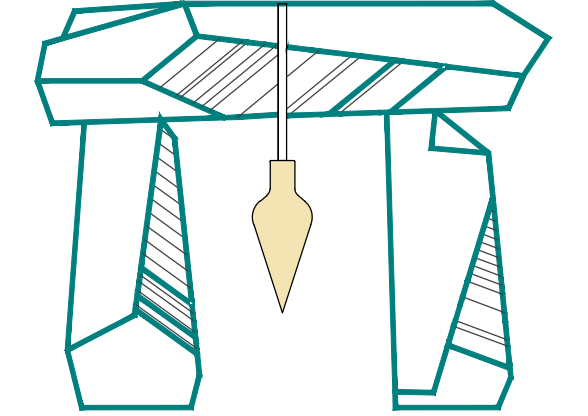
(PROPOSED AREAS)
 Building Area = 2,512 Sq. Ft.
 Driveway = 1,387 Sq. Ft.
 Walls (>4ft High) = 47 Sq. Ft.

LOT COVERAGE
 Existing = (2,154/14,500 Sq. Ft.)*100%=14.9%
 Proposed = (2,512/14,500 Sq. Ft.)*100%=17.3%

OPEN SPACE
 Existing = $[(14,500 - (2,154 + 997 + 67)) / 14,500] = (11,282 / 14,500) * 100\% = 77.8\%$
 Proposed = $[(14,500 - (2,512 + 1,387 + 47)) / 14,500] = (10,554 / 14,500) * 100\% = 72.8\%$

ZONE SR2 REQUIREMENTS (OLD LOT)
 LOT AREA 10,000 S.F.
 LOT COVERAGE 30%
 USEABLE OPEN SPACE 50%
 FRONT SETBACK 25' SIDE SETBACK 7.5' REAR SETBACK 15'
 HEIGHT 36' SLOPED ROOF

DeCelle-Burke-Sala



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 Quincy, MA 02169
 617-405-5100(o) 617-405-5101(f)
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CLAUDIO SALA, PLS DATE 4/21/2021

- GENERAL NOTES:
- LOCUS:
 ASSESSORS ID: 53009 0015
 RECORD OWNER: DANIEL S. ELFMAN & ALYSSA BICKOFF
 DEED REFERENCE: BOOK 71096 PAGE 320
 PLAN REFERENCE: BOOK 5249 PAGE 410
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 - PARCEL IS ZONED SR2.

PROJECT TITLE & LOCATION:

PROPOSED ADDITION
 111 GORDON ROAD
 NEWTON, MA

PLAN TITLE:

PROPOSED LAYOUT

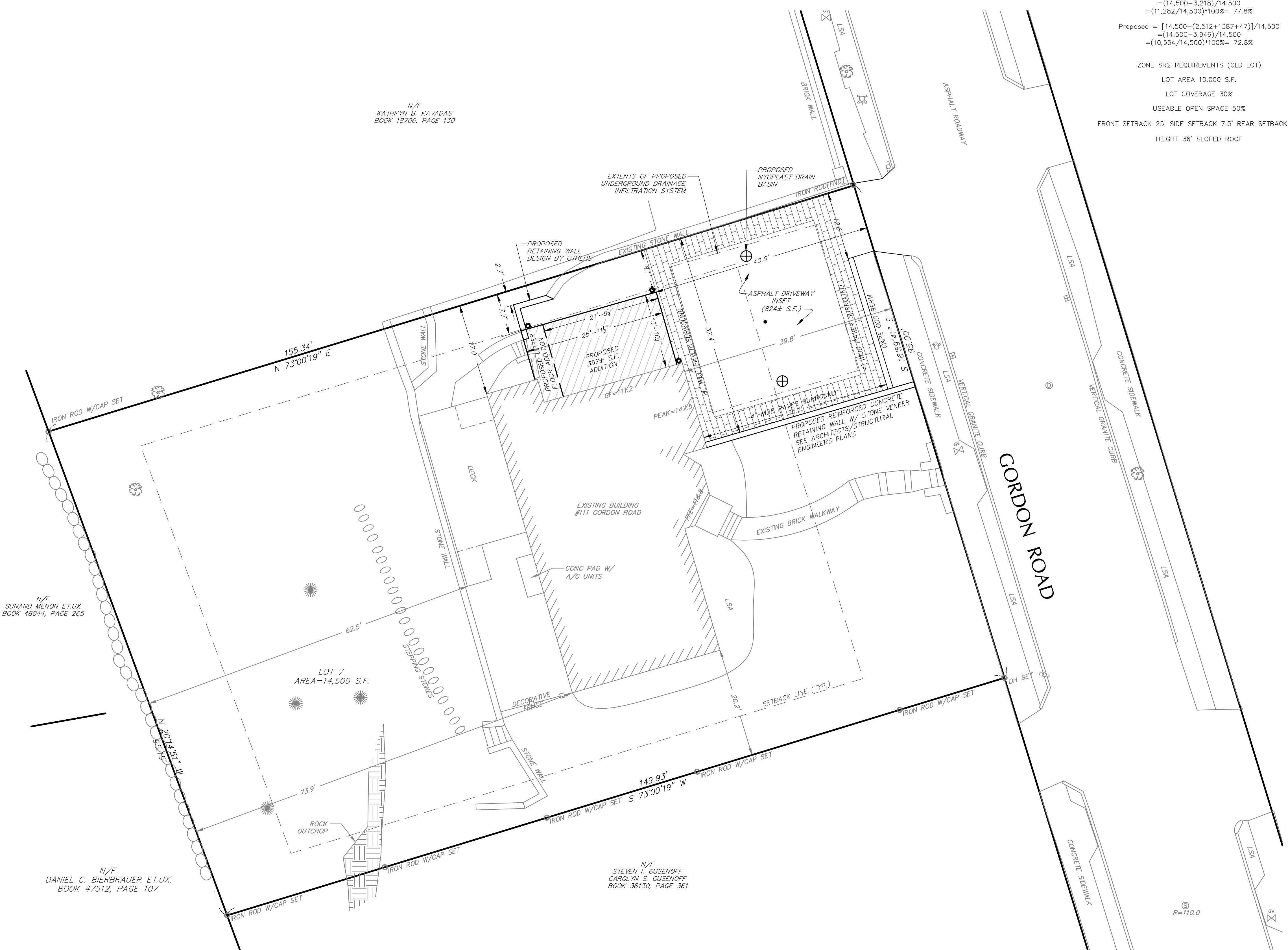
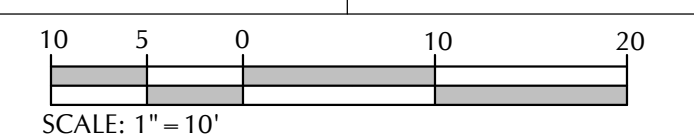
PREPARED FOR:

ELFMAN/BICKOFF RESIDENCE
 111 GORDON ROAD
 NEWTON, MA 02468

DATE: APRIL 21, 2021

REVISED: APRIL 30, 2021

JOB NUMBER: 18.045 SHEET 3 OF 5



LEGEND:

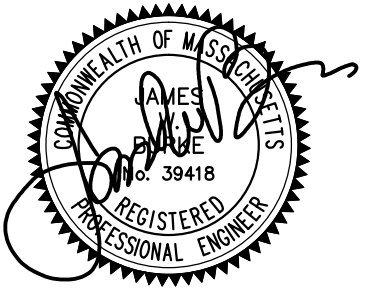
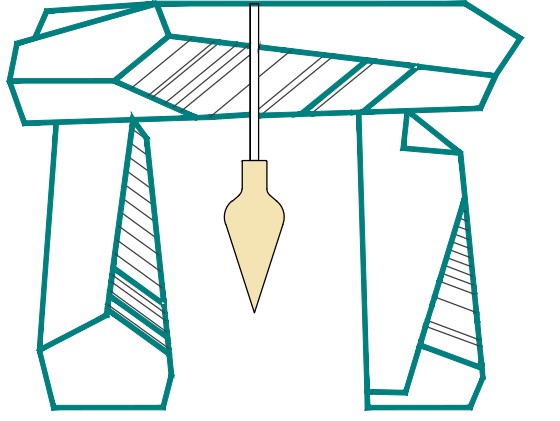
EXISTING:	- LOCUS PROPERTY LINE		- TREE LINE
	- SEWER MANHOLE (SMH)		- DRAIN MANHOLE (DMH)
	- CATCH BASIN (CB)		- STONEWALL
	- GAS VALVE		- WATER VALVE
	- WATER SERVICE		- HYDRANT
	- UTILITY POLE		- NOW OR FORMERLY
	- DRAIN PIPE		- WATER MAIN
	- GAS SERVICE		- UNDERGROUND POWER
	- OVERHEAD WIRES		- SEWER MAIN
	- LANDSCAPED AREA		- GRADE
	- SPOT GRADE		- CHAIN LINK FENCE
	- WROUGHT IRON FENCE		- HAND HOLES FOR UTILITIES
	- LIGHT POLE		- FIRST FLOOR
	- TOP OF FOUNDATION		- GARAGE FLOOR
	- FIRST FLOOR		- TOP OF FOUNDATION
	- GARAGE FLOOR		- GARAGE FLOOR

PROPOSED:

	- SEWER MANHOLE (SMH)
	- DRAIN MANHOLE (DMH)
	- CATCH BASIN (CB)
	- STONEWALL
	- GAS VALVE
	- WATER VALVE
	- WATER SERVICE
	- HYDRANT
	- UTILITY POLE
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	- DRAIN PIPE
	- WATER MAIN
	- GAS SERVICE
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	- HAND HOLES FOR UTILITIES
	- LIGHT POLE
	- FIRST FLOOR
	- TOP OF FOUNDATION
	- GARAGE FLOOR

N/F DANIEL C. BIERBRAUER ET.UX.
 BOOK 47512, PAGE 107

N/F STEVEN I. GUSEHOFF
 CAROLYN S. GUSEHOFF
 BOOK 38130, PAGE 361



GENERAL NOTES:

- LOCUS:
ASSESSORS ID: 53009 0015
RECORD OWNER: DANIEL S. ELMAN & ALYSSA BICKOFF
DEED REFERENCE: BOOK 71096 PAGE 320
PLAN REFERENCE: BOOK 5249 PAGE 410
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- PARCEL IS ZONED SR2.

PROJECT TITLE & LOCATION:

PROPOSED ADDITION
111 GORDON ROAD
NEWTON, MA

PLAN TITLE:

GRADING AND UTILITIES

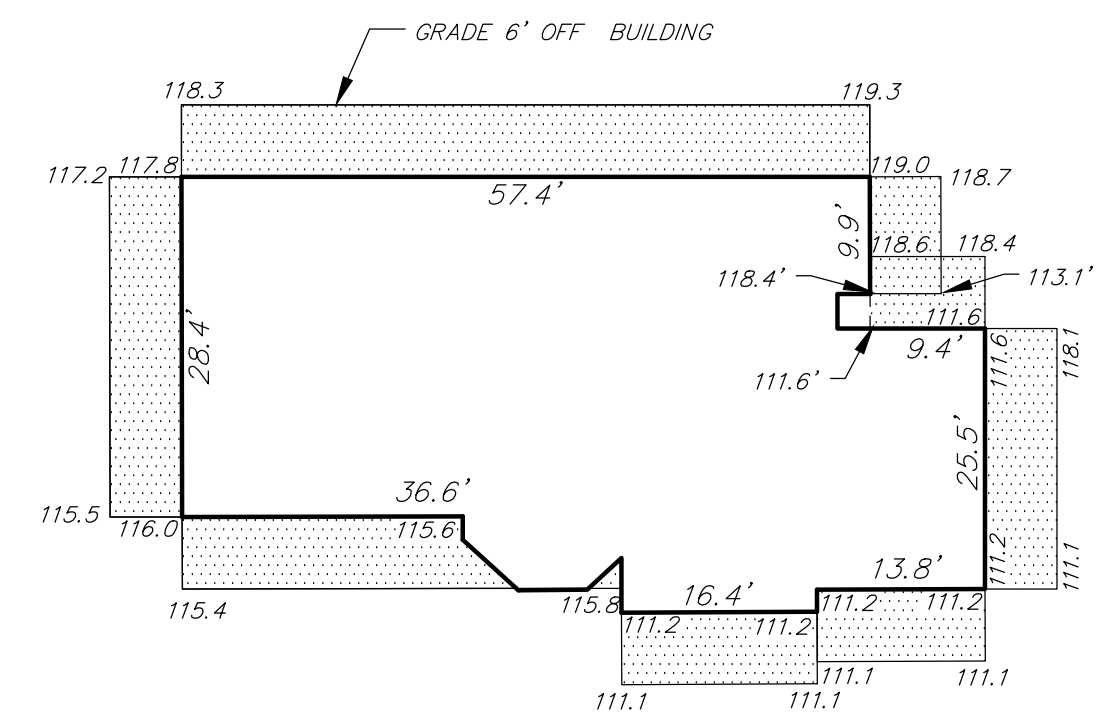
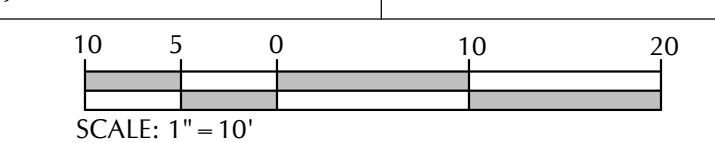
PREPARED FOR:

ELFMAN/BICKOFF RESIDENCE
111 GORDON ROAD
NEWTON, MA 02468

DATE: APRIL 21, 2021

REVISED: APRIL 30, 2021

JOB NUMBER: 18.045 SHEET 4 OF 5

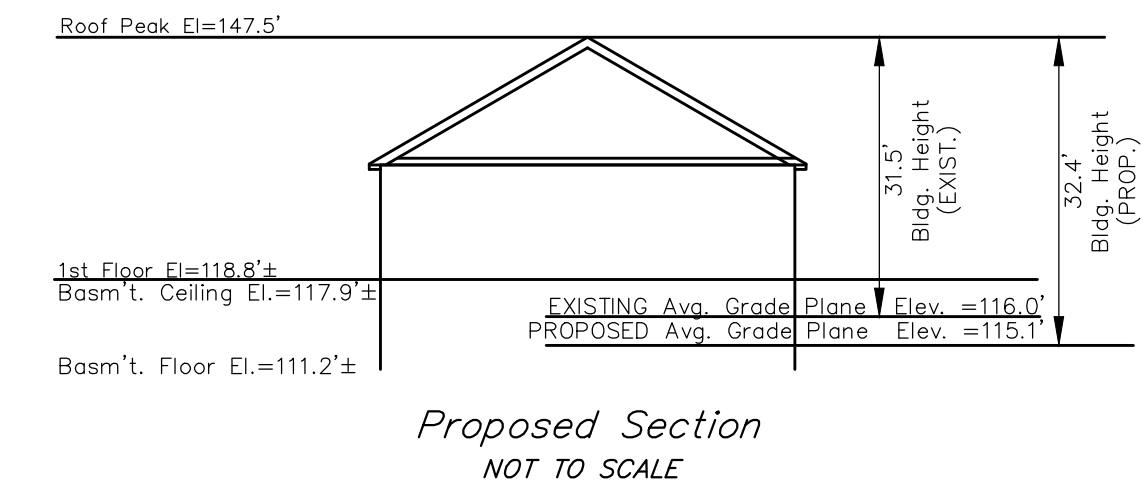


PROPOSED AVERAGE GRADE PLANE CALCULATION:

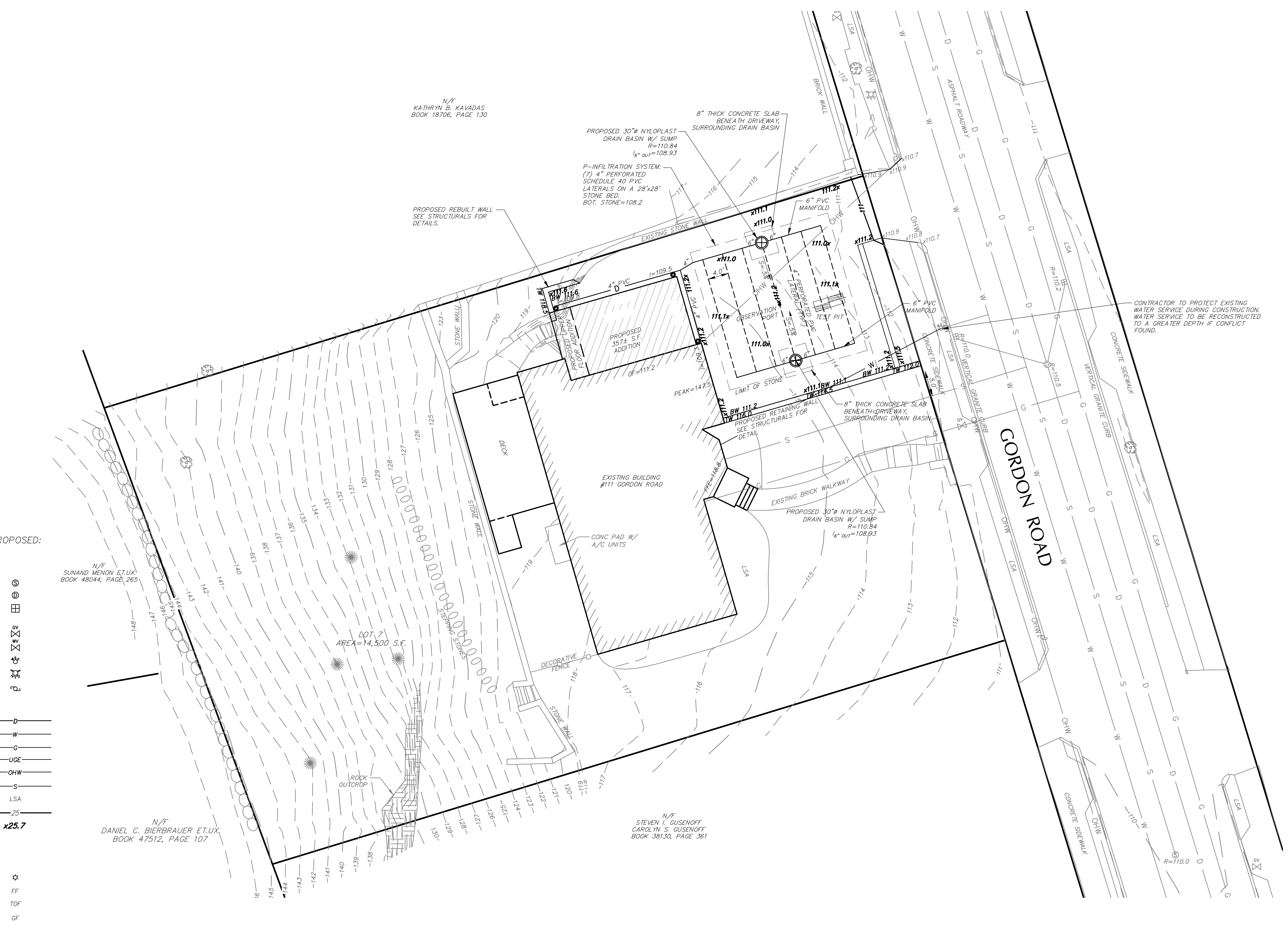
$$\Sigma [(e1 + e2) / 2 \times L]$$

$$[(119.0 + 117.8) / 2 \times 57.4] + [(118.7 + 113.1) / 2 \times 9.9] + [(111.6 + 111.6) / 2 \times 9.4] + [(111.6 + 111.1) / 2 \times 25.5] + [(111.1 + 111.1) / 2 \times 13.8] + [(111.1 + 111.1) / 2 \times 16.4] + [(115.4 + 115.8) / 2 \times 36.6] + [(115.5 + 117.2) / 2 \times 28.4] / 197.4$$

$$[6,796.2 + 1,147.4 + 1049.0 + 2839.4 + 1533.2 + 1,822.0 + 4,231.0 + 3,304.3] / 197.4 = 22,722.5 / 197.4 = 115.1'$$
PROPOSED AVERAGE GRADE PLANE = 115.1'



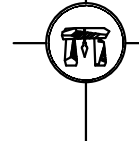
Proposed Section
NOT TO SCALE



LEGEND:

- | | | | |
|------------------|----------------------------|--|-----------------------|
| EXISTING: | - LOCUS PROPERTY LINE | | - TREE LINE |
| | - SEWER MANHOLE (SMH) | | - DRAIN MANHOLE (DMH) |
| | - CATCH BASIN (CB) | | - STONEWALL |
| | - GAS VALVE | | - WATER VALVE |
| | - WATER SERVICE | | - HYDRANT |
| | - UTILITY POLE | | - NOW OR FORMERLY |
| | - DRAIN PIPE | | - WATER MAIN |
| | - GAS SERVICE | | - UNDERGROUND POWER |
| | - OVERHEAD WIRES | | - SEWER MAIN |
| | - LANDSCAPED AREA | | - SPOT GRADE |
| | - CHAIN LINK FENCE | | - WROUGHT IRON FENCE |
| | - HAND HOLES FOR UTILITIES | | - LIGHT POLE |
| | - FIRST FLOOR | | - TOP OF FOUNDATION |
| | - GARAGE FLOOR | | - GARAGE FLOOR |

APPROX. MASSGRID



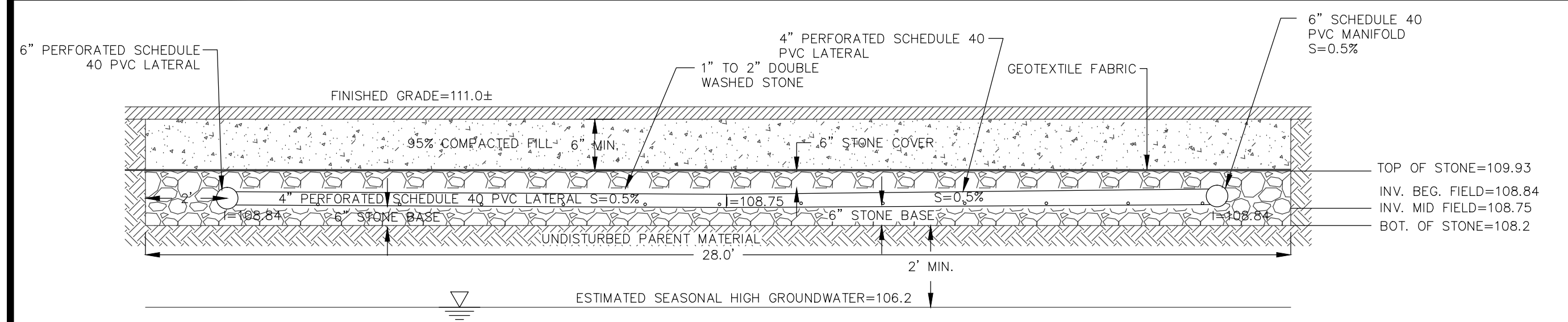
N/F
KATHRYN B. KAVADAS
BOOK 18706, PAGE 130

N/F
SUNAND MENON ET.UX.
BOOK 48044, PAGE 265

LOT 7
AREA=14,300 S.F.

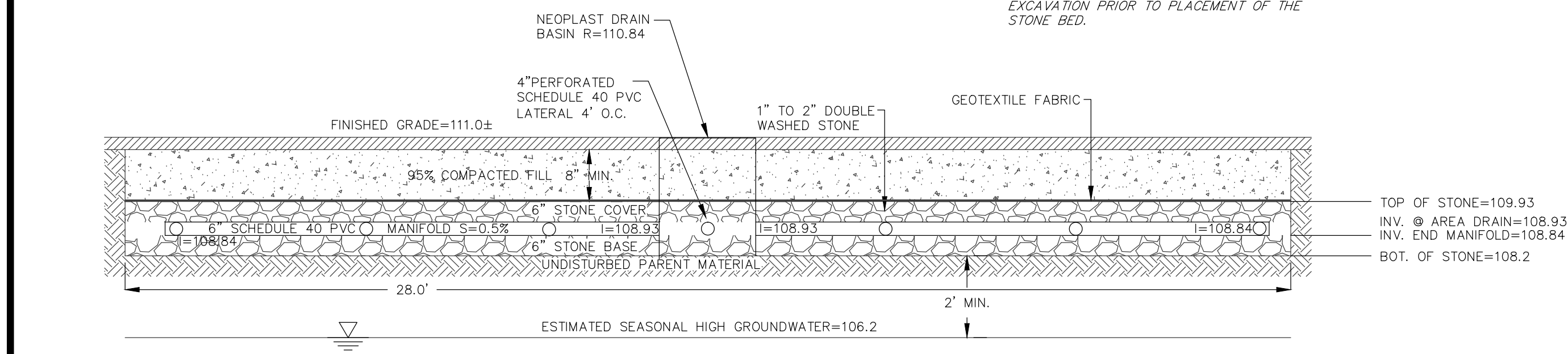
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DANIEL C. BIERBRAUER ET.UX.
BOOK 47512, PAGE 107

N/F
STEVEN I. GUSENOFF
CAROLYN S. GUSENOFF
BOOK 38130, PAGE 361

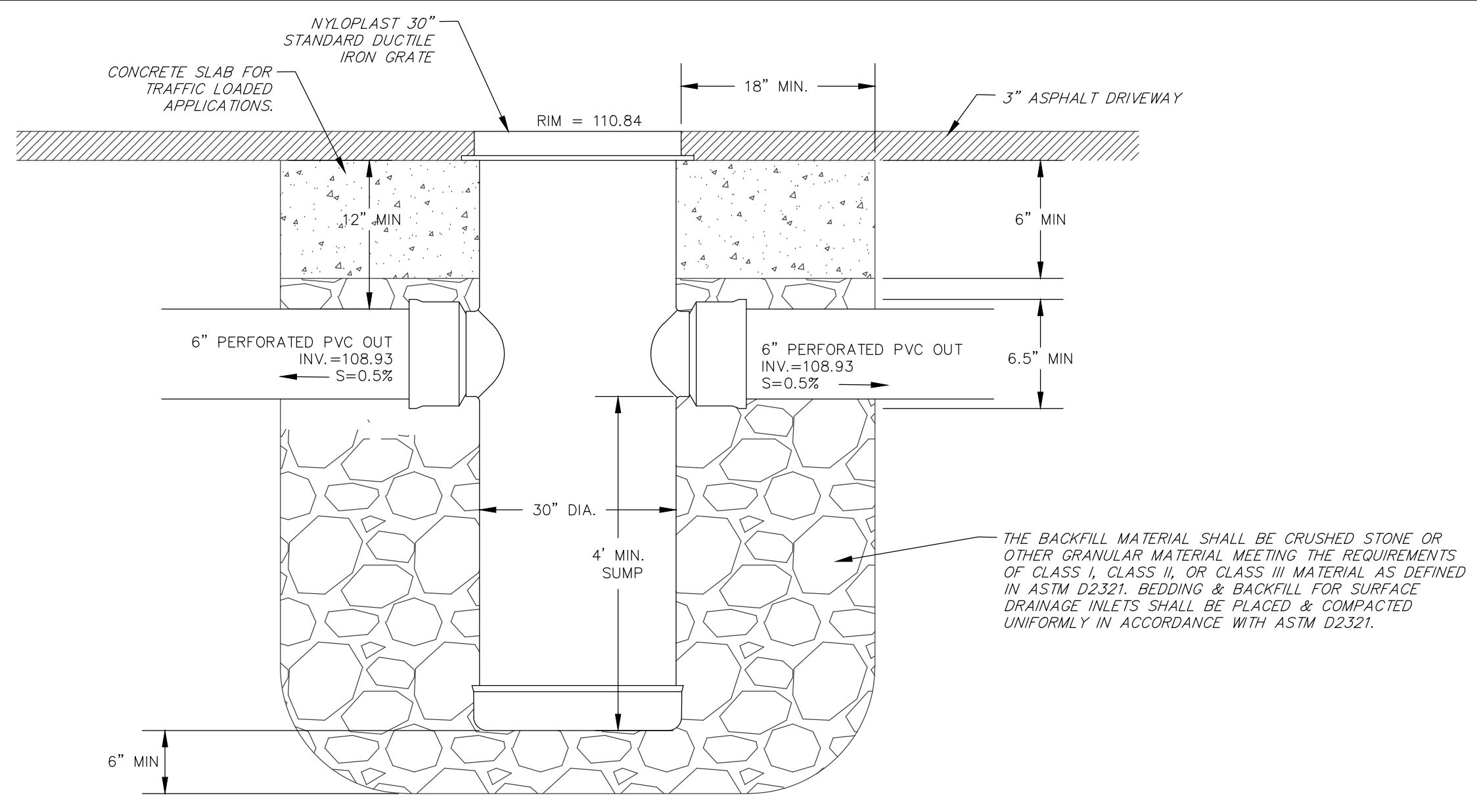


INFILTRATION SYSTEM SECTION
NOT TO SCALE

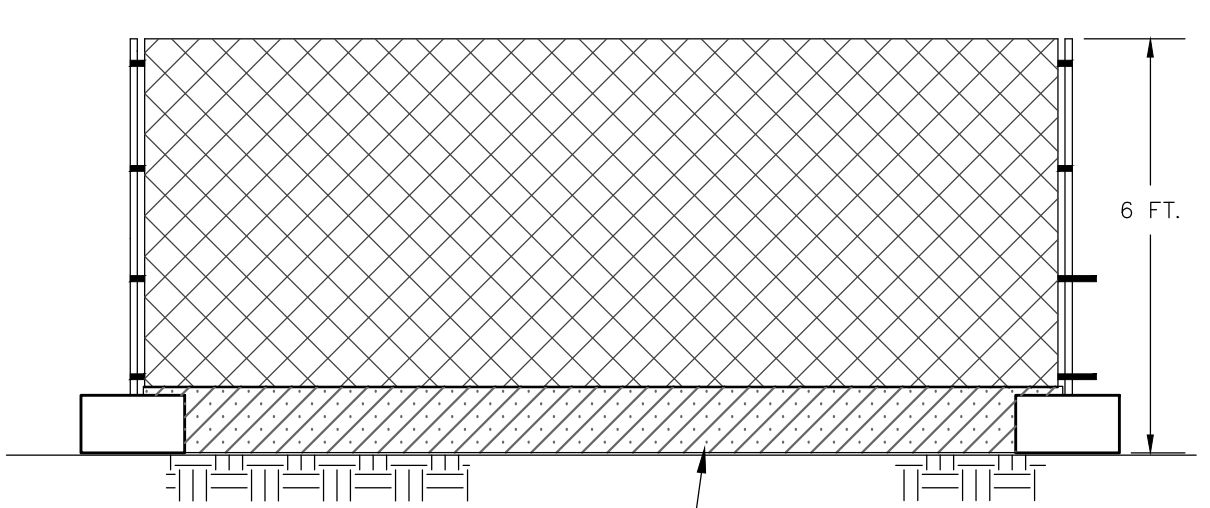
EXCAVATION NOTE:
CONTRACTOR TO REMOVE ALL LOAM, SUBSOIL AND ALL DELETERIOUS MATERIAL FROM EXCAVATION PRIOR TO PLACEMENT OF THE STONE BED.



INFILTRATION SYSTEM PROFILE
NOT TO SCALE

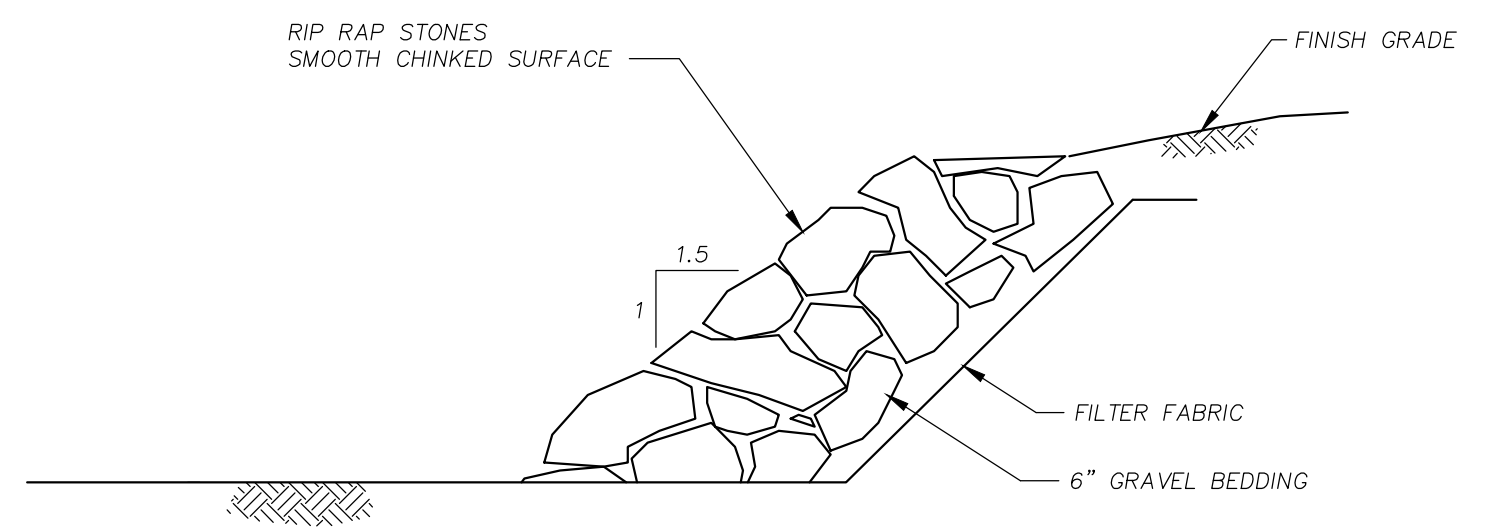


30\"/>

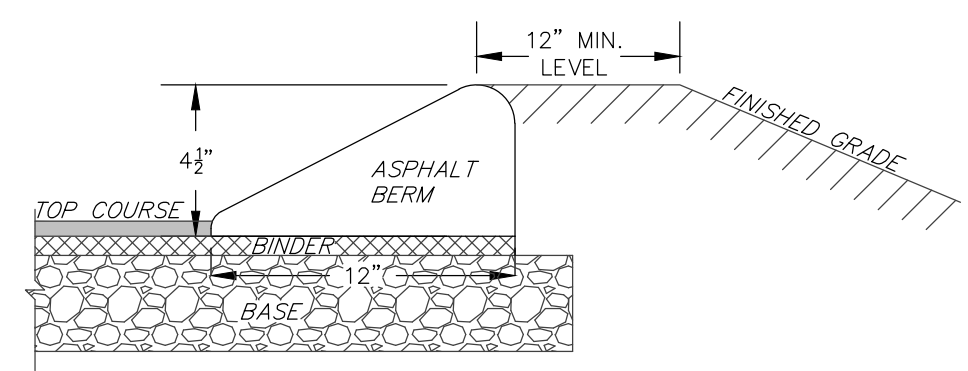


NOTES:
1. FENCE POSTS TO BE 1.5\"/>

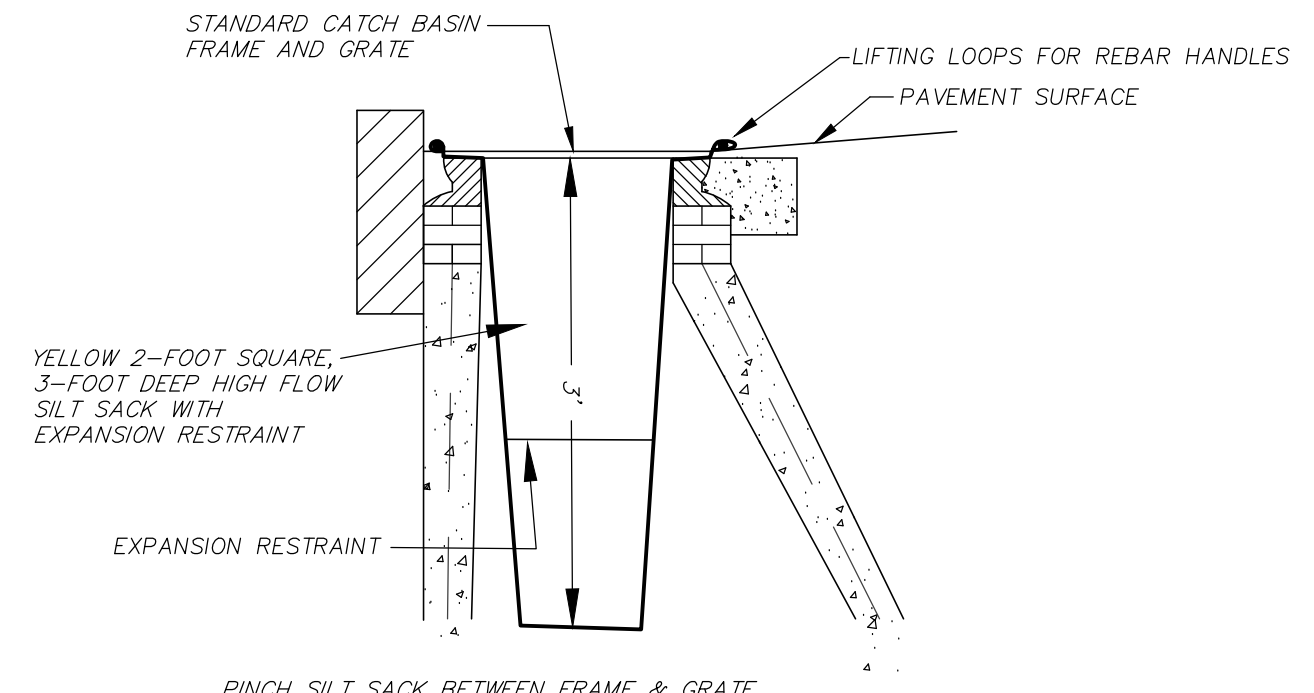
SECURITY FENCING W/ EROSION CONTROL
N.T.S.



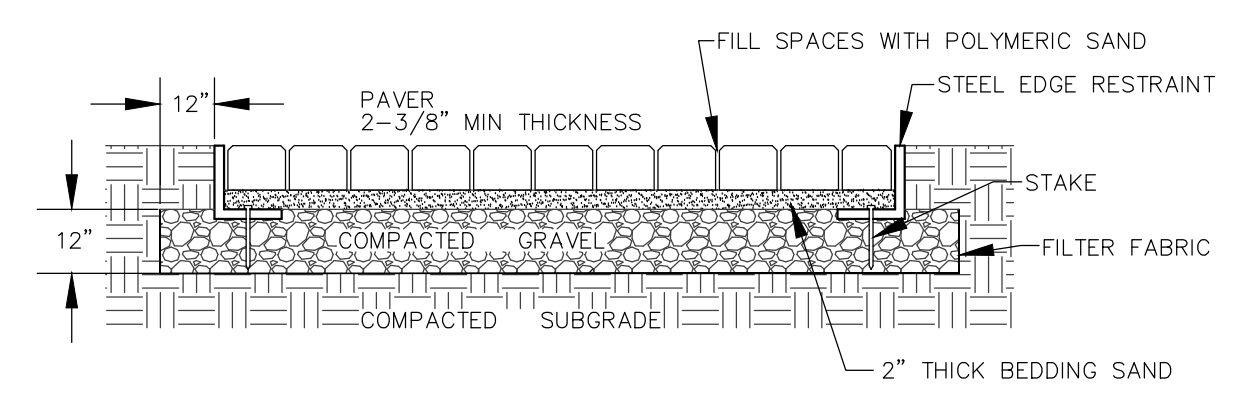
RIP RAP SLOPE PROTECTION DETAIL
NOT TO SCALE



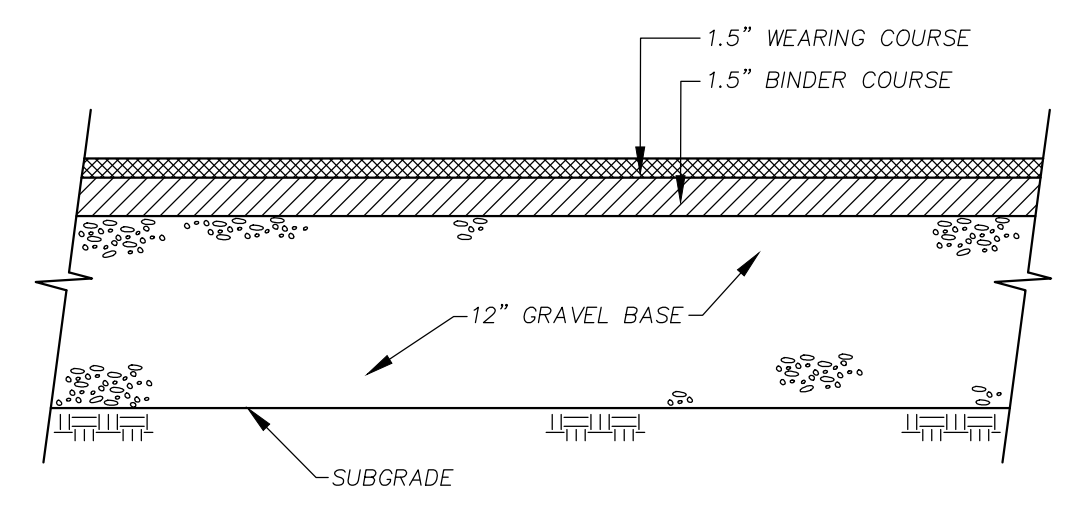
CAPE COD BERM
NOT TO SCALE



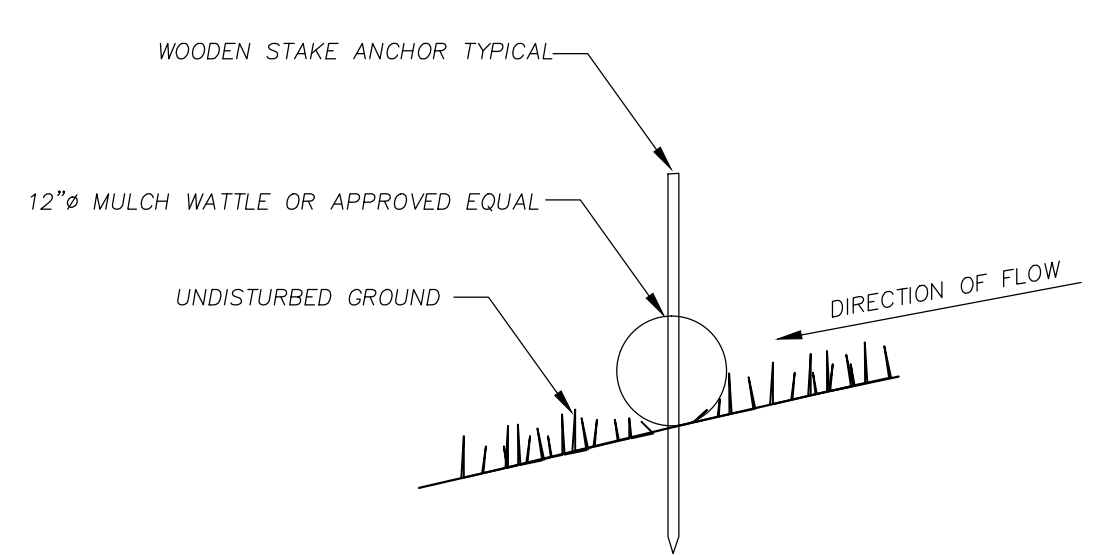
CATCH BASIN SILT SACK
N.T.S.



PAVER DRIVEWAY DETAIL
NOT TO SCALE

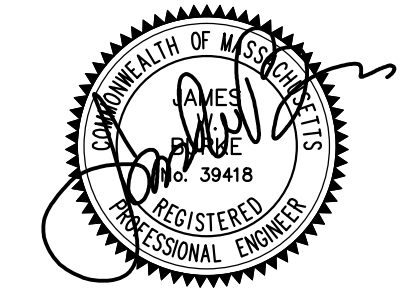


PAVEMENT SECTION
NOT TO SCALE



MULCH WATTLE OR EQUIVALENT
NOT TO SCALE

DeCelle-Burke-Sala
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100(o) 617-405-5101(f)
www.decelle-burke-sala.com



JAMES W. BURKE, P.E. DATE 4/21/2021

- GENERAL NOTES:**
- LOCUS:
ASSESSORS ID: 53009 0015
RECORD OWNER: DANIEL S. ELMAN & ALYSSA BICKOFF
DEED REFERENCE: BOOK 71096 PAGE 320
PLAN REFERENCE: BOOK 5249 PAGE 410
 - THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING MARCH OF 2020. ELEVATIONS SHOWN REFER TO NAVD-88.
 - EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
 - DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40B AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
 - THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C 0553 E, DATED 6/4/2010.
 - PARCEL IS ZONED SR2.

PROJECT TITLE & LOCATION:

PROPOSED ADDITION
111 GORDON ROAD
NEWTON, MA

PLAN TITLE:
DETAILS

PREPARED FOR:
ELFMAN/BICKOFF RESIDENCE
111 GORDON ROAD
NEWTON, MA 02468

DATE: APRIL 21, 2021
REVISED: APRIL 30, 2021

JOB NUMBER: 18.045 **SHEET** 5 **OF** 5