

EXISTING
LOT COVERAGE: 23.4 %
OPEN SPACE: 58.8 %

PROPOSED
LOT COVERAGE: 24.8 %
OPEN SPACE: 58.8 %

REFERENCES:
DEED: C. 134787
LCC: 5754-H
PLAN: BK 9220; PG 154



CAROLINE (PUBLIC - 40FT WIDE) PARK

FIELD BY	FIELD BK	CALC BY	DRAFT BY	CHECKED BY
MO	TOPCON DC	MO	MO	RAP/GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF APRIL 25, 2006 - NOVEMBER 19, 2015 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN).
COMMUNITY PANEL: #25017C0553E
EFFECTIVE DATE: JUNE 4, 2010

PREPARED FOR:
VINCENT NAVE
RAYNA H. NAVE
30 CAROLINE PARK
NEWTON, MA 02468

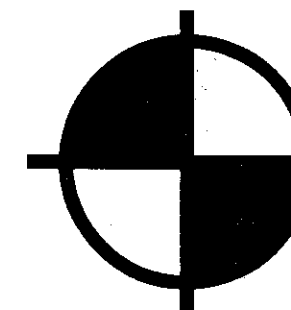
NOTES:
PARCEL ID: 53036-0002
ZONING: SR2 (OLD)

CERTIFIED PLOT PLAN

SHOWING PROPOSED CONDITIONS AT

30 CAROLINE PARK NEWTON, MA

SCALE: 1 INCH = 20 FEET DATE: DECEMBER 1, 2015



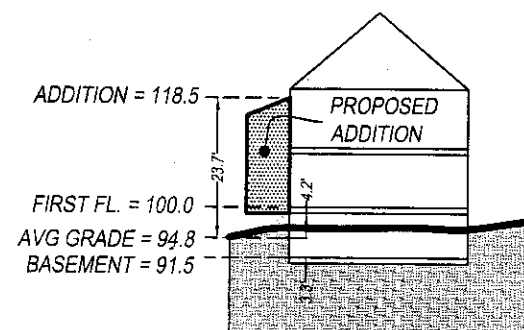
**BOSTON
SURVEY, INC.**

UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617)242-1313

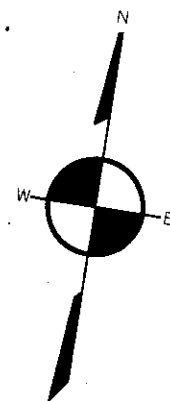
Job No. 06-00256

CADD File: 06-00256 - 2015 Update - R1.dwg

BUILDING PROFILE NOT TO SCALE



No. 40 CAROLINE PK
N/F
JOEL N. AUSLANDER
PHOEBE A. CUSHMAN
C. 240481



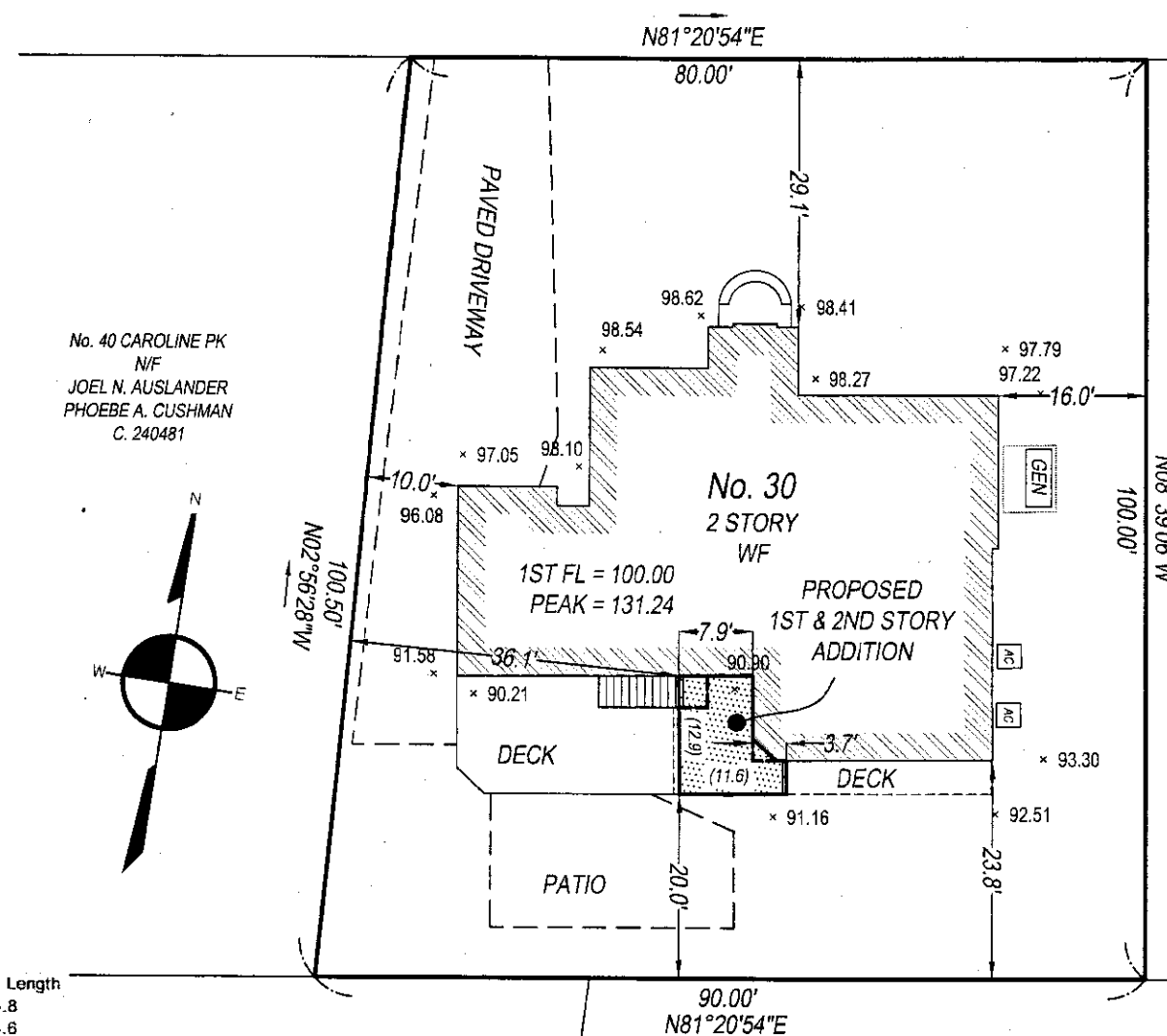
No. 22 CAROLINE PK
N/F
BERNICE E. BRADIN
C. 237262

Segment	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	97.05	98.1	97.6	14.5	1414.8
Segment 2	98.1	98.5	98.3	15.1	1484.6
Segment 3	98.54	98.3	98.4	13.7	1348.1
Segment 4	98.41	98.3	98.3	7.4	727.7
Segment 5	98.27	97.8	98.0	21.7	2123.3
Segment 6	97.22	93.3	95.3	39.8	3791.3
Segment 7	93.3	91.2	92.2	23.5	2164.6
Segment 8	91.16	90.9	91.0	9.6	873.9
Segment 9	90.9	90.2	90.6	32.1	2906.8
Segment 10	91.58	96.1	93.8	20.7	1942.3

Sum of all segments = 18777.6
Perimeter (total length of all segments) = 198.0
Average grade plane = 94.8

No. 39 MOFFATT RD
N/F
PATRICK MARQUIS
NATHALIE MARQUIS
BK 33377; PG 594

No. 23 MOFFATT RD
N/F
STEVEN MILLER
JAN BLOOM
BK 19124; PG 42
BK 19179; PG 320



STRUCTURAL NOTES:

General

- 1. THESE STRUCTURAL DRAWINGS ARE TO BE USED WITH THE LATEST ARCHITECTURAL DRAWINGS.
- 2. NOTIFY THE ENGINEER WHEN CONDITIONS UNCOVERED DURING CONSTRUCTION ARE UNANTICIPATED, VARY FROM THE DRAWINGS OR APPEAR TO PRESENT A DANGEROUS CONDITION.
- 3. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS AND COMMENCING WITH CONSTRUCTION AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- 4. THE CONSTRUCTION WILL REQUIRE USUAL INSPECTIONS BY THE LOCAL BUILDING INSPECTOR ACCORDING TO THE "MASSACHUSETTS STATE BUILDING CODE".
- 5. UNLESS OTHERWISE NOTED, DETAILS SHOWN ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS AND SITUATIONS.
- 6. STABILIZE ALL CONSTRUCTION MEMBERS, WALLS AND FRAMES DURING ALL PHASES OF CONSTRUCTION.
- 7. COMPLY WITH THE LATEST PROVISIONS OF THE MASSACHUSETTS STATE BUILDING CODE, EXCEPT AS OTHERWISE SPECIFIED.
- 8. FOOTINGS SHALL BE FOUNDED ON UNDISTURBED, INORGANIC GRANULAR SOIL HAVING A MINIMUM BEARING CAPACITY OF 2.0 TONS PER SQUARE FOOT. IF EXISTING MATERIAL IS FOUND TO BE UNSUITABLE, IT SHALL BE REMOVED AND REPLACED WITH GRAVEL FILL. SUCH FILL SHALL BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DRY DENSITY AS PER ASTM D698-78. UNDER NO CIRCUMSTANCES SHALL THE FOUNDATION CONCRETE BE PLACED IN WATER OR ON FROZEN GROUND.
- 9. EXCAVATIONS FOR FOOTINGS SHALL BE FINISHED BY HAND.

Concrete

- 1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI) ACI 301-89, SPECIFICATIONS FOR STRUCTURAL CONCRETE, EXCEPT AS MODIFIED BELOW:
 - A. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 psi @ 28 DAYS AND A MAXIMUM SLUMP OF 5".
 - B. REINFORCING STEEL SHALL CONFORM TO ASTM, GRADE 615, GRADE 60.

Wood

- 1. ALL ENGINEERED LUMBER TO BE MANUFACTURED BY, AND INSTALLED ACCORDING TO SPECIFICATIONS AND RECOMMENDATIONS BY THE MANUFACTURER. SIZES SHALL BE AS SHOWN ON THE DRAWINGS. LVL MATERIAL SHALL HAVE THE FOLLOWING PROPERTIES:
Fb = 3,000 psi
Fv = 285 psi
E = 2,000 ksi
UNLESS OTHERWISE SHOWN, THE TOP EDGE OF LVL BEAMS SHALL BE CONTINUOUSLY LATERALLY SUPPORTED.
- 2. LVL's WITH FLUSH-FRAMED JOISTS ON ONE SIDE ONLY SHALL HAVE " THRU-BOLTS, SPACED AT 16" AND STAGGERED TOP AND BOTTOM. EDGE DISTANCE TO BOLTS SHALL BE 1 1/2".
- 3. CONTRACTOR IS REMINDED THAT LVL's HAVE BEEN PRESHRUNK AND SHALL DETAIL CONNECTIONS AT LVL's TO ACCOUNT FOR THE ANTICIPATED SHRINKAGE OF DIMENSIONAL LUMBER.
- 4. UNLESS OTHERWISE SHOWN, LUMBER SHALL BE SPRUCE-PINE-FIR (S-P-F), NUMBER 2, OR BETTER, WITH A MAXIMUM MOISTURE CONTENT OF 19%. LUMBER SHALL HAVE THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES:
Fb=1000 psi (Repetitive use), Fb=875 psi (Single use),
Fv=70 psi, E=1,300,000 psi
- 5. UNLESS OTHERWISE SHOWN, COLUMN LUMBER SHALL BE DOUGLAS-FIR (DF), WITH A MAXIMUM MOISTURE CONTENT OF 19% AND THE FOLLOWING MINIMUM STRUCTURAL PROPERTIES:
4" Thick Fc=1350 psi, E=1,600,000 psi
5" Thick and Larger Fc=1000 psi, E=1,600,000 psi
- 6. UNLESS OTHERWISE NOTED, A MINIMUM OF (2) STUDS ARE TO BE INSTALLED AT ENDS OF ALL HEADERS, INCLUDING A JACK AND KING STUD.
- 7. UNLESS OTHERWISE NOTED, INSTALL DOUBLE JOISTS UNDER ALL INTERIOR, PARALLEL WALLS.
- 8. SUBFLOORING UNDER MARBLE OR CERAMIC TILE SHALL BE INSTALLED PER TILE MANUFACTURER'S RECOMMENDATION. BE ADVISED THAT DOUBLE PLYWOOD SUBFLOORING IS USUALLY RECOMMENDED TO ELIMINATE TILE CRACKING.
- 9. PLYWOOD SHEATHING AND NAILING TO BE AS FOLLOWS:
Nail Edge Field
ROOF: 5/8" 8d 6" 12"
EXT. WALLS: 1/2" 8d 6" 12"
FLOORS: 3/4" 10d 6" 12"
LEAVE 1/8" SPACE BETWEEN ALL PANEL EDGES.
- 10. GLUE SUBFLOOR CONTINUOUSLY TO JOISTS WITH ELASTOMERIC STRUCTURAL ADHESIVE.
- 11. INSTALL SOLID 2x BLOCKING, SPACED NOT MORE THAN 8 FOOT ON CENTER BETWEEN DIMENSIONAL LUMBER JOISTS ON ALL FLOORS. INSTALL BLOCKING (IF NECESSARY) ONLY AS REQUIRED BY MANUFACTURER OF ENGINEERED JOISTS.
- 12. PROVIDE CONTINUOUS DOUBLE TOP PLATE WITH STAGGERED JOINTS AT ALL BEARING STUD WALLS.
- 13. UNLESS OTHERWISE NOTED, USE H2 STRAP AT ALL RAFTER/CEILING JOIST CONNECTIONS.
- 14. WALL STUDS TO EXTEND FROM FLOOR-TO-FLOOR OR FLOOR-TO-ROOF, UNINTERRUPTED. UNRESTRAINED HORIZONTAL WALL PLATES ARE NOT ACCEPTABLE.

General Contractor Notes:

- 1. CONTRACTOR & SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND IN-SITU CONDITIONS BEFORE COMMENCING THE WORK, AND SHALL BE RESPONSIBLE FOR MEANS, METHODS, AND FINAL PERFORMANCE OF THE WORK, WHICH SHALL STRICTLY CONFORM TO ALL FEDERAL, STATE, AND LOCAL CODES, STANDARDS, AND REGULATIONS.
- 2. CONTRACTOR SHALL ESTABLISH ALL LINES, LEVELS, AND BENCHMARKS AND VERIFY THE DESIGN LAYOUT AND DIMENSIONS AND COORDINATE THE CONSTRUCTION SCHEDULE AND INSTALLATION OF ALL PARTS OF THE WORK, NOTIFY OWNER AND ARCHITECT, IN ADVANCE, OF ANY CONDITIONS WHICH WOULD ALTER OF EFFECT THE DESIGN AS INDICATED IN THESE DOCUMENTS.
- 3. LARGE-SCALE DRAWINGS SHALL GOVERN OVER SMALL-SCALE DRAWINGS WHICH THEY ARE INTENDED TO AMPLIFY. IN THE EVENT OF CONFLICTING INFORMATION WITHIN THE DOCUMENTS, THE ARCHITECT WILL DECIDE WHICH CONFLICTING REQUIREMENT GOVERNS.
- 4. ELECTRICAL SYSTEM SHALL BE DESIGN / BUILD IN ACCORDANCE WITH THE ARCHITECT'S LAYOUT OF FIXTURES AND CONTROLS. CONTRACTOR SHALL EVALUATE EXISTING SERVICE AND DISTRIBUTION SYSTEM AND PROVIDE ADDITIONAL CIRCUITS AND DISTRIBUTION AS NEEDED. COORDINATE LAYOUT AND LOCATION OF FRAMING AND OTHER PERMANENT ELEMENTS TO PROVIDE FOR LIGHTING COMPONENTS AS INDICATED.
- 5. HEATING SYSTEM MODIFICATIONS AND EXPANSION SHALL BE DESIGN/BUILD (NOTING SPECIFIC REQUIREMENTS IF SHOWN OR REQUESTED BY OWNER). CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, FUNCTION, AND COORDINATION OF THE WORK. ADDITION SPACES SHALL HAVE SEPARATE TEMPERATURE CONTROLS. LOCATE EXPOSED ELEMENTS AS INDICATED BY PLANS, OR COORDINATE WITH ARCHITECT BEFORE CONSTRUCTION COMMENCES. COORDINATE LAYOUT AND LOCATION OF FRAMING AND OTHER PERMANENT ELEMENTS TO PROVIDE FOR HEATING AND VENTILATION COMPONENTS.
- 6. PLUMBING SYSTEM SHALL BE DESIGN/BUILD. CONTRACTOR SHALL INVESTIGATE THE CONDITION AND CAPACITY OF EXISTING WATER AND SANITARY SERVICES AND MAKE NECESSARY IMPROVEMENTS AND MODIFICATIONS TO ACCOMMODATE ADDITIONAL NEEDS AND COORDINATE THIS WORK WITH OTHER TRADES.
- 7. TEMPORARY PROTECTION SHALL BE PROVIDED FOR ALL PORTIONS OF THE BUILDING AND SITE ELEMENTS WHERE WORK IS TO BE PERFORMED OR MATERIALS HANDLED. PROTECTION SHALL BE SUCH THAT THE INTERIOR OF THE EXISTING STRUCTURE WILL AT ALL TIMES BE PROTECTED FROM DIRT, DUST, INCLEMENT WEATHER, AND LOSS OF INTERIOR HEAT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR CONTENTS BY REASON OF INSUFFICIENTLY OF SUCH PROTECTION.
- 8. THE GENERAL CONTRACTOR SHALL PERFORM ALL NECESSARY REMOVING, CUTTING, OR RENOVATION OF EXISTING CONSTRUCTION REQUIRED IN CONNECTION WITH THE PROJECT. THE STRUCTURAL INTEGRITY OF ALL PORTIONS OF THE BUILDING SHALL BE CAREFULLY MAINTAINED. REPAIRS OR RESTORATION SHALL BE DONE FOR ANY AREAS OR ITEMS EFFECTED BY THE WORK.
- 9. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR SAFETY AND SECURITY WITHIN THE CONSTRUCTION AREA. PROVIDE ALL REQUIRED PROTECTION FOR PERSONS AND EQUIPMENT IN AND AROUND THE WORK DURING THE CONSTRUCTION PERIOD. REPAIR ALL DAMAGE TO THE BUILDING, SITE, ADJACENT BUILDINGS, ROADS AND PUBLIC WAYS FROM WORK DONE UNDER THIS CONTRACT ANY DAMAGE TO THE BUILDING OR GROUNDS RESULTING FROM THE WORK SHALL BE MADE RIGHT AT NO EXPENSE TO THE OWNER.
- 10. RESTORE ALL SITE AREAS EFFECTED BY THE WORK TO PROVIDE A MINIMUM OF 6" OF SCREENED LOAM, UNLESS INDICATED OTHERWISE.
- 11. GENERAL CONTRACTOR SHALL PROVIDE SEPARATE EXTERIOR MEANS FOR MOVEMENT OF LABOR AND MATERIALS TO ATTIC COVER.

EXISTING DECKS
AT BACK OF HOUSE

LOCATION
OF PROPOSED
PORCH ENCLOSURE



Nave Residence

30 Caroline Park
Waban, MA 02468

Cover Sheet (SHOWING EXISTING ELEVATION)

Date: 01.10.16

Scale: 3/16" = 1'-0"

Rev:

Robert J. Fizek, Architect

A R C H I T E C T

1194 Walnut St., Suite 202

Newton Highlands, MA 02461

TEL/FAX 617-527-6330

SETBACK LINE

- LEGEND**
- EXISTING WALL TO REMAIN
 - DEMOLITION
 - NEW CONSTRUCTION
 - EXISTING WALL LOCATION TO BE REUSED AND ALTERED OR RECONSTRUCTED

SETBACK LINE

BUILT-IN SHELVING & CABINETS

11' 10" 0"

W-8

5'-9 1/2"

25'-11"

4'-4"

NEW ENTERTAINMENT ROOM

NEW DTL POST

BAR
(SEE SHEET A1)

INSTALL NEW WOOD FLOORING TO MATCH EXISTING

NEW HEAT-TRAC PIPEPLATE

BUILT-IN BOOKSHELVING

LIVING ROOM

RESTORE & REFINISH EXIST FLOORING IN VESTIBULE

RECONFIGURE VESTIBULE AND CLOSETS

RESTORE EXISTING FINISHING

NEW CLOSET

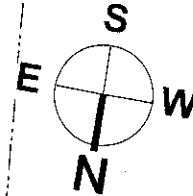
EXISTING DOOR / ENTRY

(SEE SHEET A1)

PROPOSED ENCLOSED PORCH
(ON EXISTING DECK)
= 100 SF

EXISTING KITCHEN

DINING ROOM



SETBACK LINE

PROPERTY LINE

Nave Residence

30 Caroline Park
Waban, MA 02468

First Floor Plan w/ PROPOSED ENCLOSED PORCH

Date: 9-20-15

Scale: 3/16" = 1'-0"

Rev: 12-2-15

Robert J. Fizek, Architect

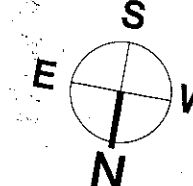
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1194 Walnut St., Suite 202

Newton Highlands, MA 02461

TEL/FAX 617-527-6330

A1



Robert J. Fizek, Architect

A R C H I M A G E
1194 Walnut St., Suite 202
Newton Highlands, MA 0246
TEL/FAX 617-527-6330

Date: 9.20.15

Scale: 3/16" = 1'-0"

Rev: 12-2-15





Nave Residence

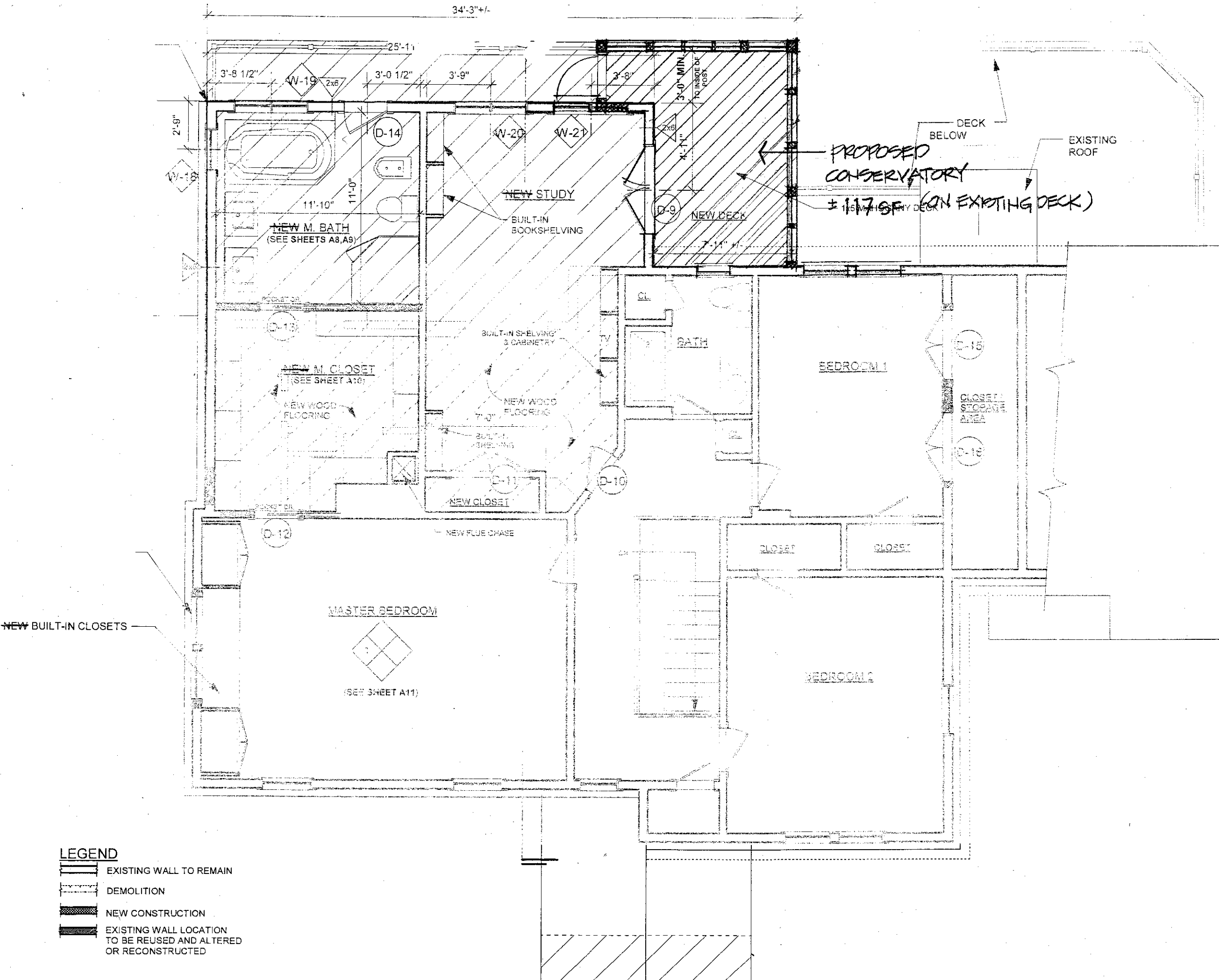
330 Caroline Park
Waban, MA 02468

Second Floor Plan w/ PROPOSED CONSERVATORY

A2

LEGEND

-  EXISTING WALL TO REMAIN
 DEMOLITION
 NEW CONSTRUCTION
 EXISTING WALL LOCATION
 TO BE REUSED AND ALTERED
 OR RECONSTRUCTED



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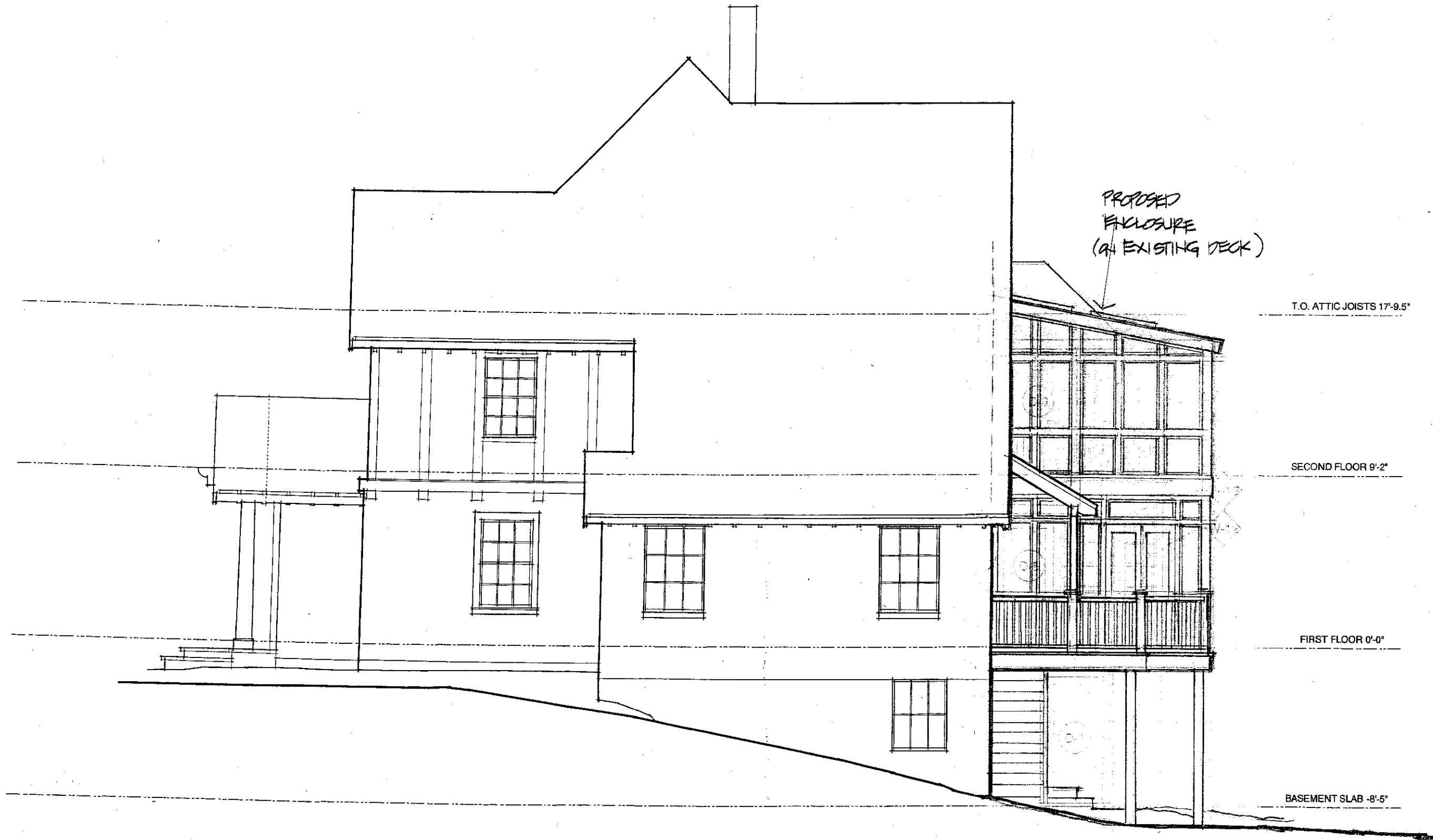
Nave Residence

30 Caroline Park
Waban, MA 02468

South Elevation w/ proposed porch enclosure

Date: 9.20.15
Scale: 3/16" = 1'-0"
Rev: 12.20.15

Robert J. Fizek, Architect
A R C H I T E C T
1194 Walnut St., Suite 202
Newton Highlands, MA 02461
TEL/FAX 617-527-6330



Nave Residence

30 Caroline Park
Waban, MA 02468

West Elevation w/ PROPOSED PORCH ENCLOSURE

Date: 1.20.15
Scale: 3/16" = 1'-0"
Rev: 12.2.15
01.10.16

Robert J. Fizek, Architect
A R C H I T E C T
1194 Walnut St., Suite 202
Newton Highlands, MA 02461
TEL/FAX 617-527-6330