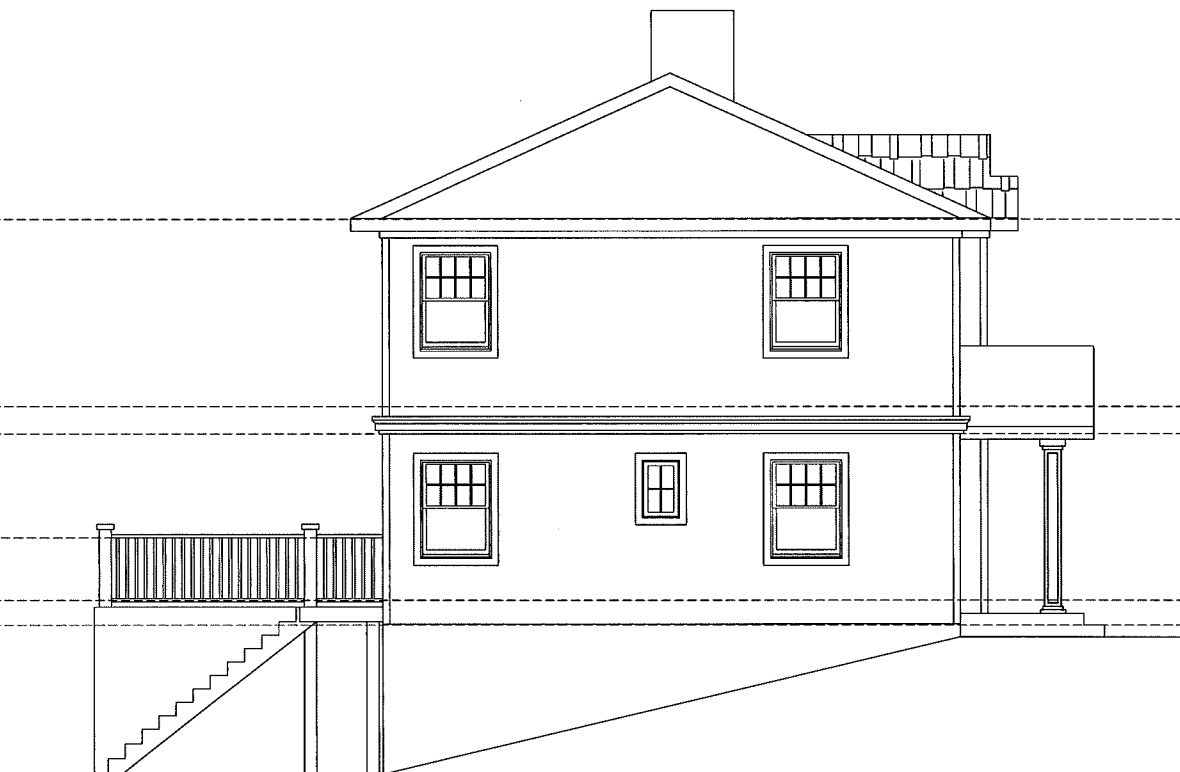




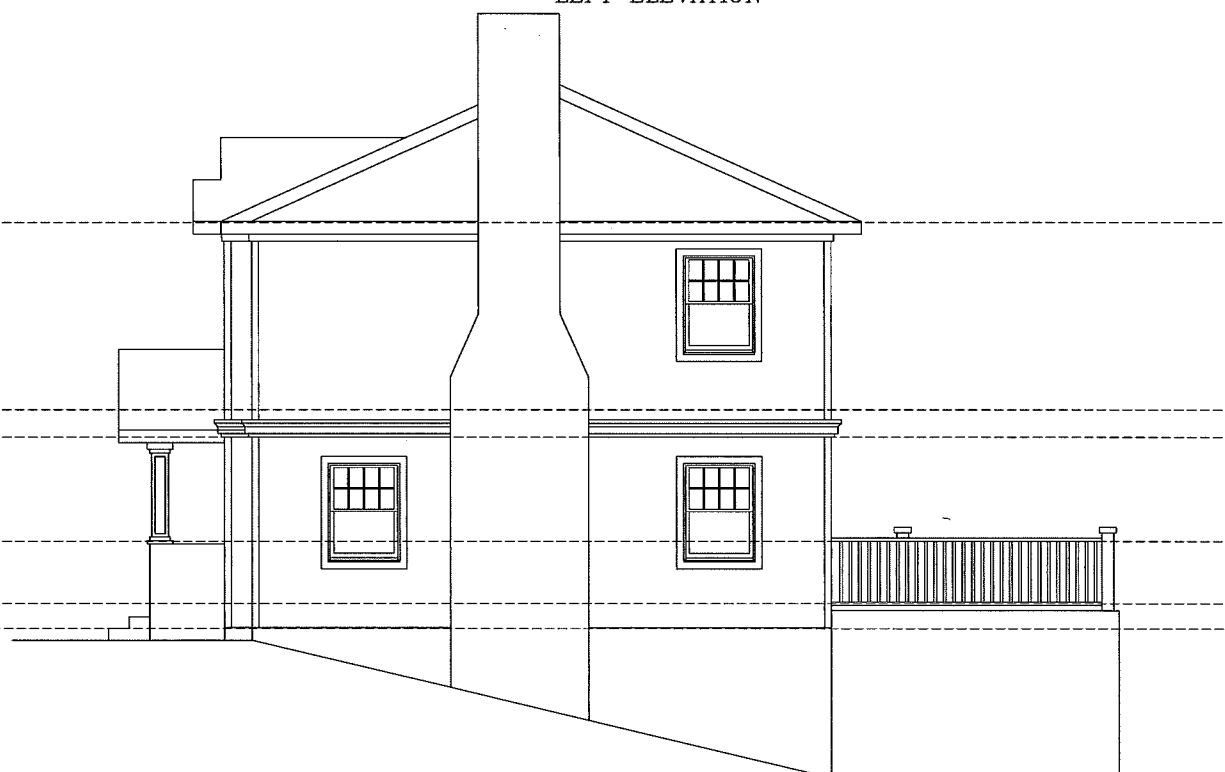
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



LEFT ELEVATION

DATE	REVISION

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PROPOSED ELEVATIONS

**86 DALE STREET,
BROOKLINE, MASSACHUSETTS**

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"

APPROVED: R.A.V.	DESIGNED BY: E.F.	DRAWING No.
DATE: 12/21/2016	CHECKED BY: I.M.	A-3



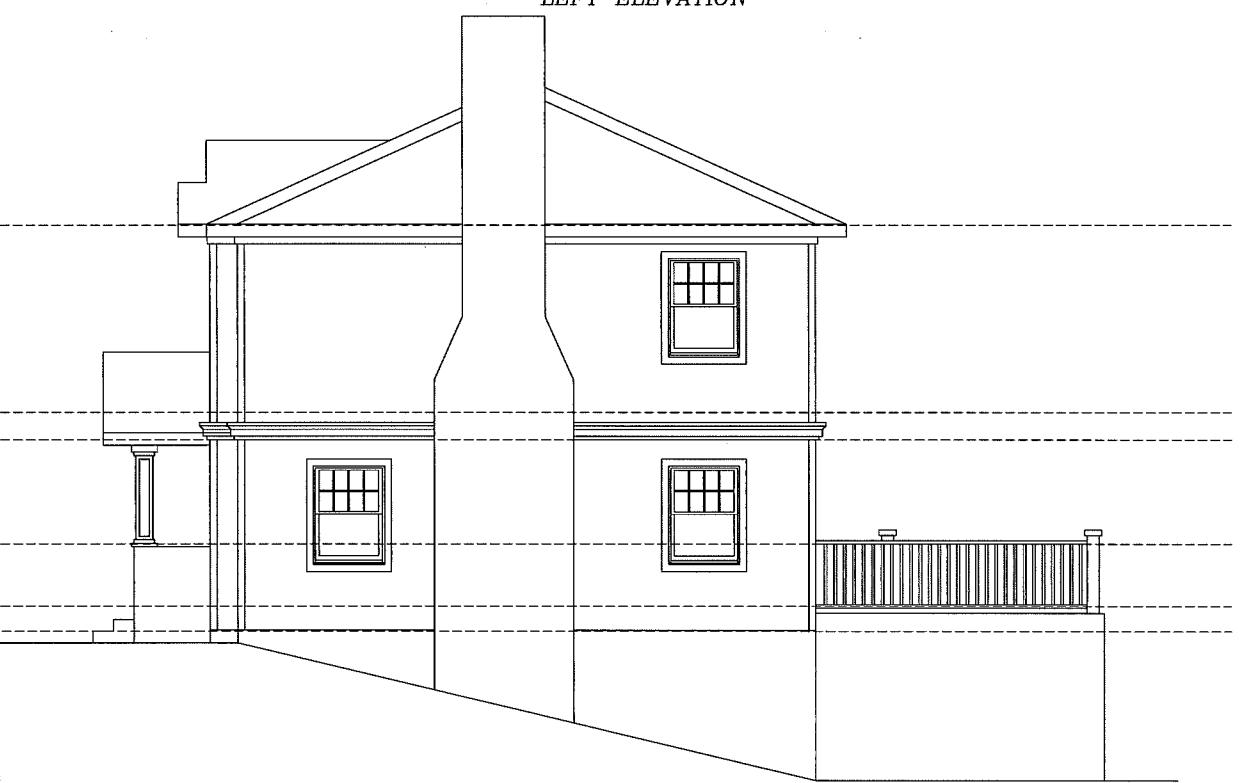
FRONT ELEVATION



LEFT ELEVATION



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LEFT ELEVATION

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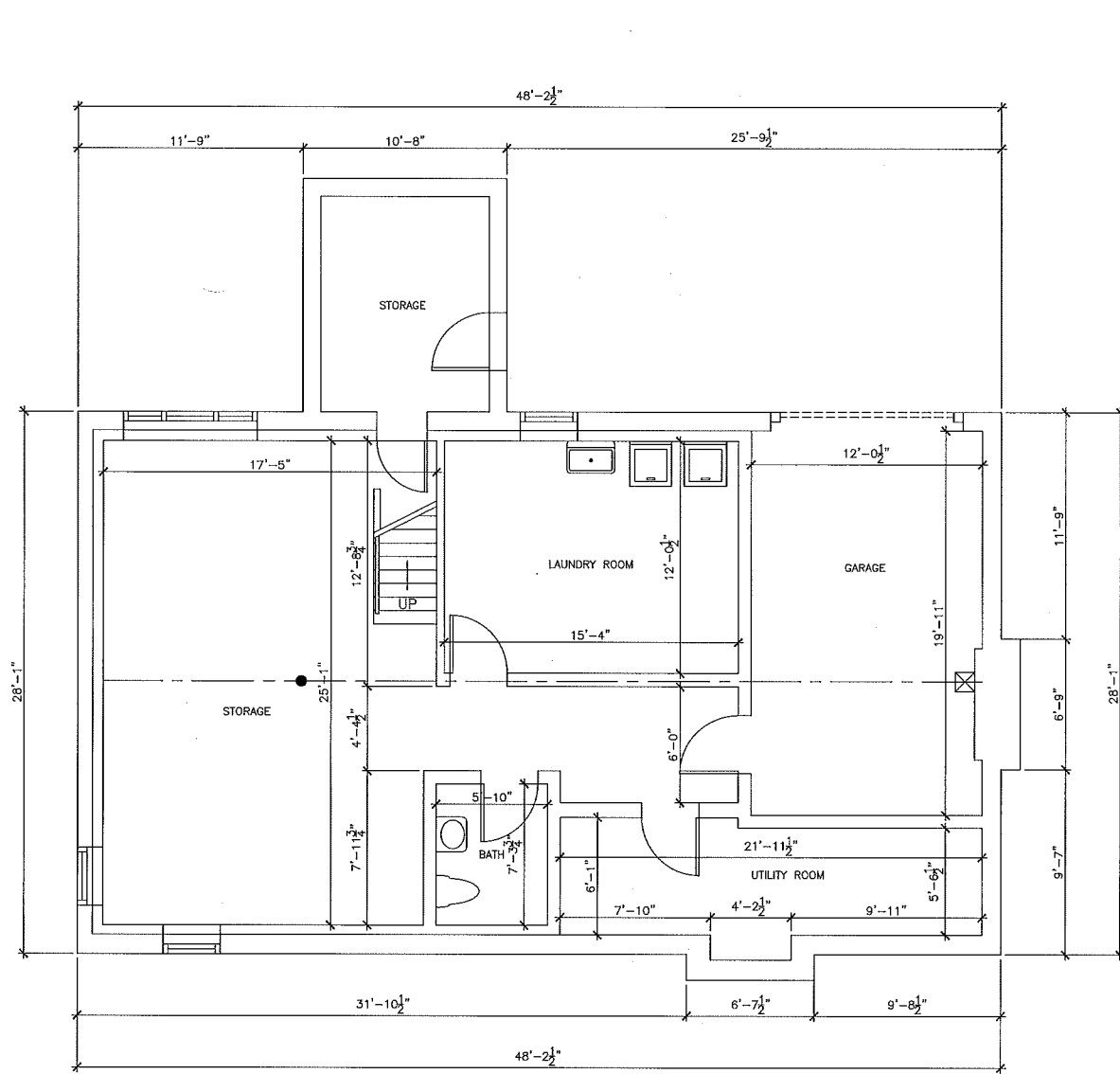
PROPOSED ELEVATIONS

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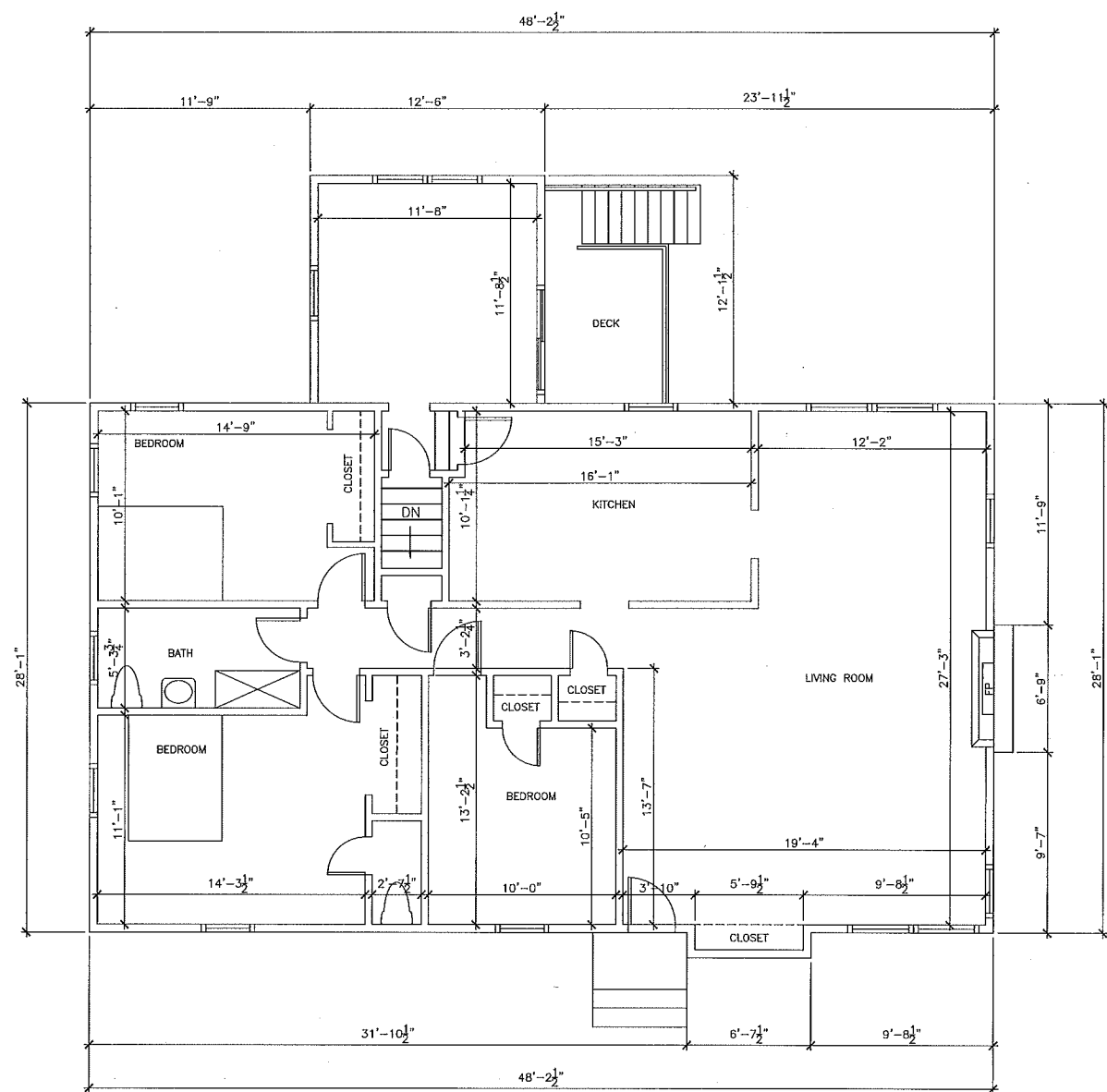
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DATE: 12/21/2016	DRAWN BY: E.F.	A-3
	CHECKED BY: I.M.	



BASEMENT FLOOR PLAN



FIRST FLOOR PLAN

GENERAL NOTES

1. All work shall conform to Massachusetts Building Code and all Federal, State and City of Newton laws, codes and regulations as each may apply.
2. All existing conditions and proposed conditions must be verified in field. If discrepancies are found, they have to be reported to the Engineer prior to start of work. Omissions or conflicts between the various elements of the working drawings and/or the specifications shall be brought to the attention of the Engineer prior to the start of such work.
3. The contractor shall be responsible for coordinating the scheduling and work of all trades and shall check all dimensions. All discrepancies shall be called to the attention of the Engineer and shall be resolved prior to proceeding with the work. If Contractor fails to report discrepancies prior to proceeding with the work, he will assume full responsibility for the job.
4. The Contractor shall supervise and direct the work and shall be solely responsible for the construction means, methods, techniques, sequences and procedures, including but not limited to bracing and shoring.
5. The Contractor agrees that in accordance with generally accepted construction practices, the Contractor shall assume sole and complete responsibility for the job site conditions during the course of construction, including the safety of all persons and property, and that this requirement shall apply continuously and not be limited to normal working hours.
6. All work shall be performed in a first class and workmanlike manner in conformity with the plans and specifications, and shall be in good usable condition at the completion of the Project.
7. The Contractor shall field verify all existing conditions, utility locations and structure placement, prior to start of the work. The Contractor will observe all possible precautions to avoid damage to same. Any damage to existing structures and utilities, whether shown or not on the drawings, shall be repaired or replaced at the Contractor's expense.
8. Prior to bidding the work the Contractor shall visit the site and study the proposed plans and thoroughly satisfy himself as to the actual conditions and quantities, if any. No claim against the Owner or Engineer will be allowed for any excess or deficiency therein, actual or relative.
10. Contractor is responsible for all demolition and relocation works, if any.

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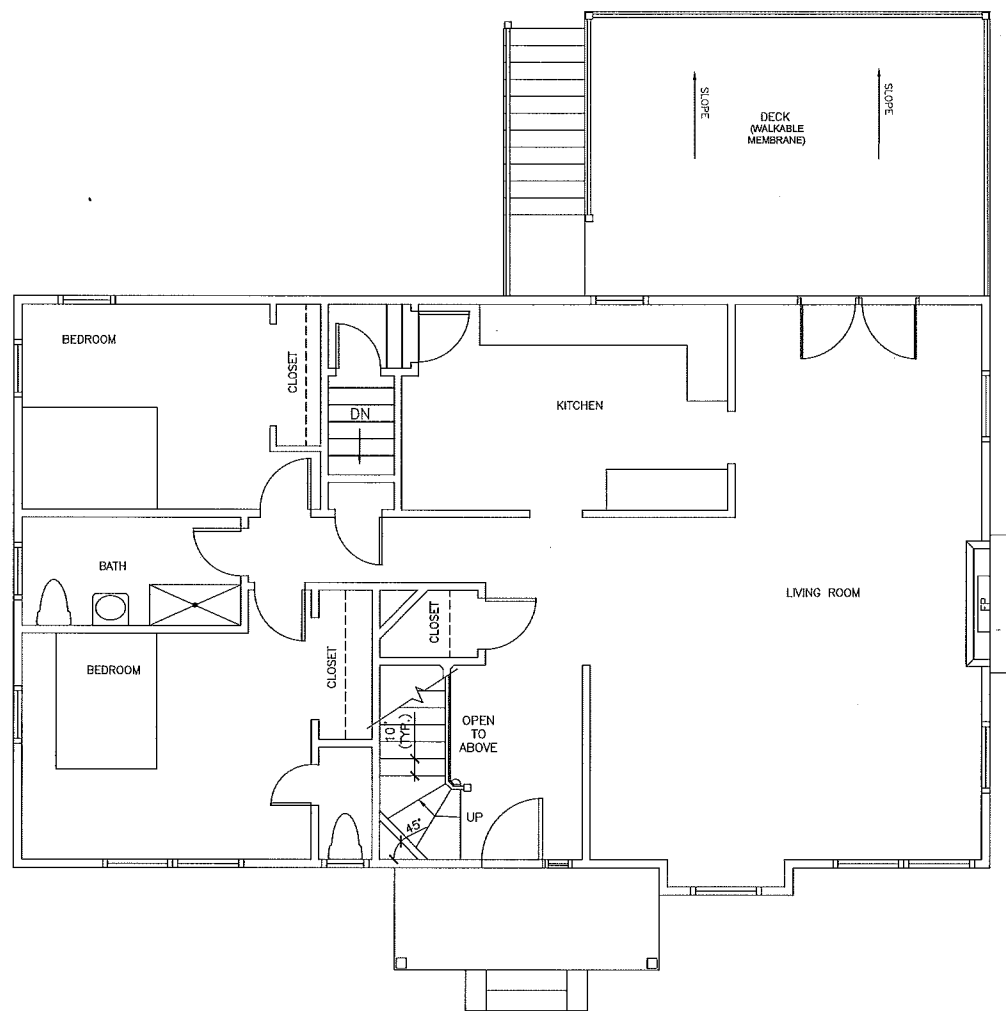
EXISTING FLOOR PLANS

**86 DALE STREET,
BROOKLINE, MASSACHUSETTS**

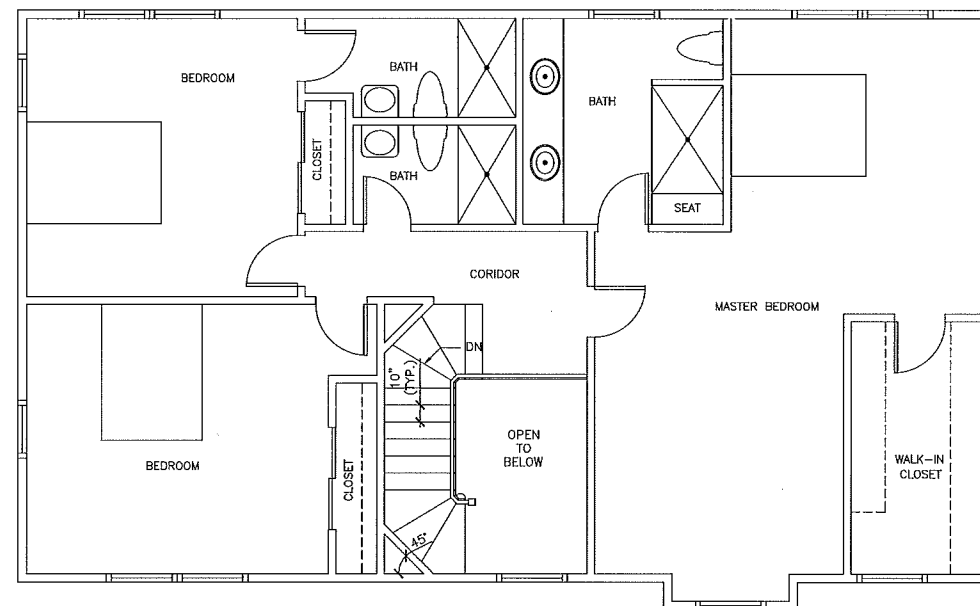
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SCALE: 1/4"=1'-0"

APPROVED: R.A.V.	DESIGNED BY: E.F.	DRAWING No.
DATE: 12/21/2016	DRAWN BY: E.F.	A-1
	CHECKED BY: I.M.	



FIRST FLOOR PLAN



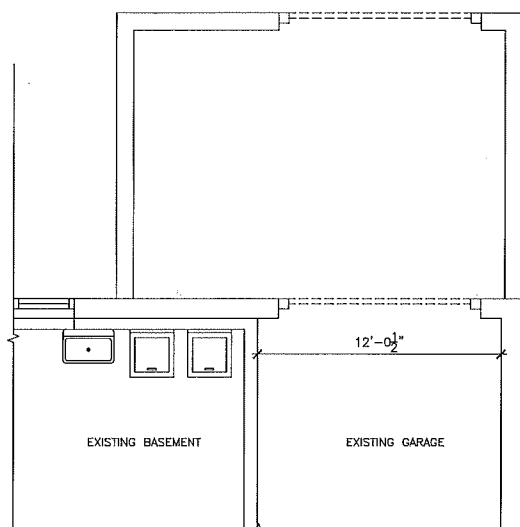
SECOND FLOOR PLAN

LEGEND:

- Ⓢ HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- Ⓟ PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- Ⓜ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- Ⓢ CARBON MONOXIDE DETECTOR
- Ⓜ HEAT DETECTOR

INTERIOR DOORS SCHEDULE:

- Ⓢ 2'-6" x 6'-8"
- Ⓢ 2'-6" x 6'-8" FIRE RATED, 20M MIN
- Ⓢ 5'-0" x 6'-8"
- Ⓢ 4'-0" x 6'-8"
- Ⓢ 2'-4" x 6'-8"
- Ⓢ 3'-0" x 6'-8"



PROPOSED GARAGE PLAN

GROSS FLOOR AREA (GFA) CALCULATION:

ZONING DISTRICT: BROOKLINE, MA: S-7, ONE FAMILY DETACHED DWELLING
 EXISTING 9,688 SF LOT
 ALLOWABLE FLOOR AREA RATIO (FRA): 0.35
 ALLOWABLE GROSS FLOOR AREA (GFA): 9,688 X 0.35=3,391 SF

PROPOSED FLOOR AREA OF THE BUILDING:

1. 1ST FLOOR: 1,363 SF
2. 2ND FLOOR: 1,363 SF
3. BASEMENT: 1,090 SF
4. ATTIC: NA
5. GARAGE: NA

TOTAL PROPOSED FLOOR AREA OF THE BUILDING:
 1,363 (1ST FL.) + 1,363 (2ND FL.) + 1,090 (BSMT) = 3,816 SF

NOTE:

UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS ARE 2"x6"
 AND ALL INTERIOR WALLS ARE 2"x4".

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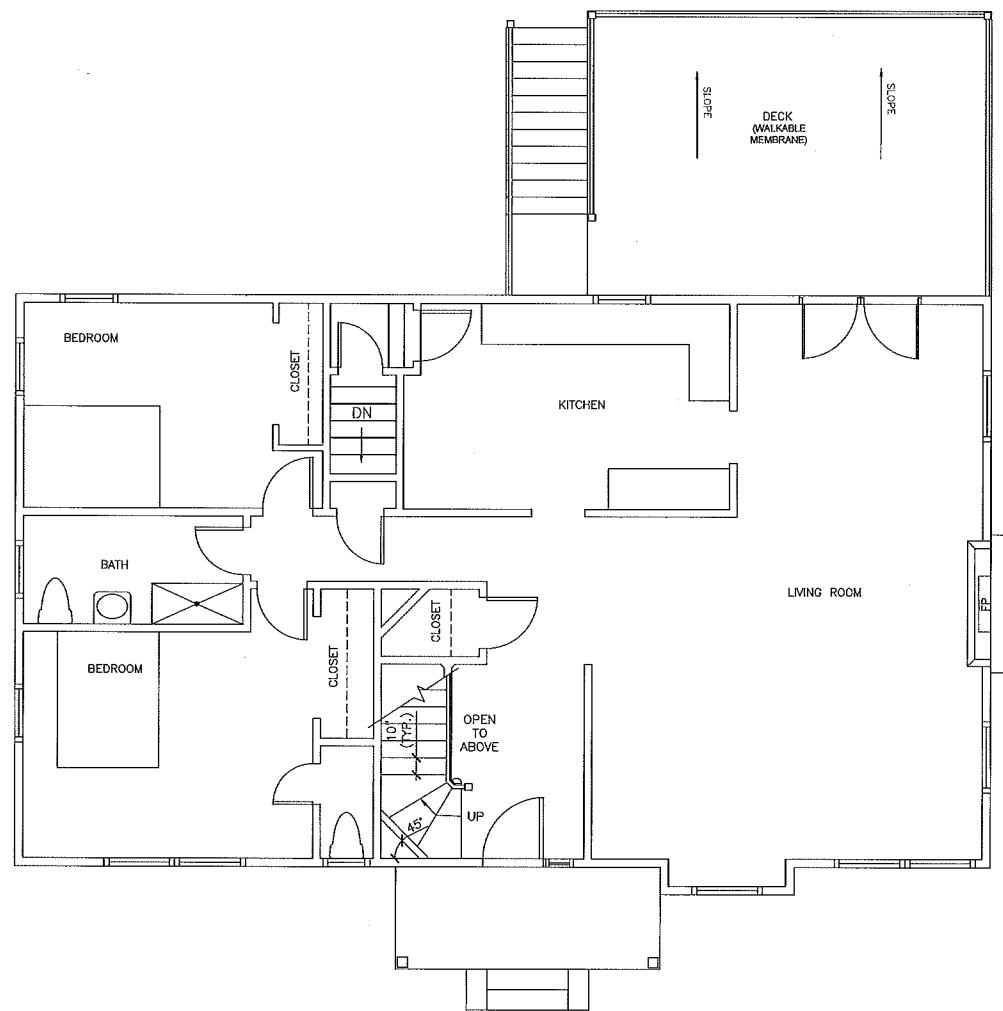
PROPOSED FLOOR PLANS

**86 DALE STREET,
 BROOKLINE, MASSACHUSETTS**

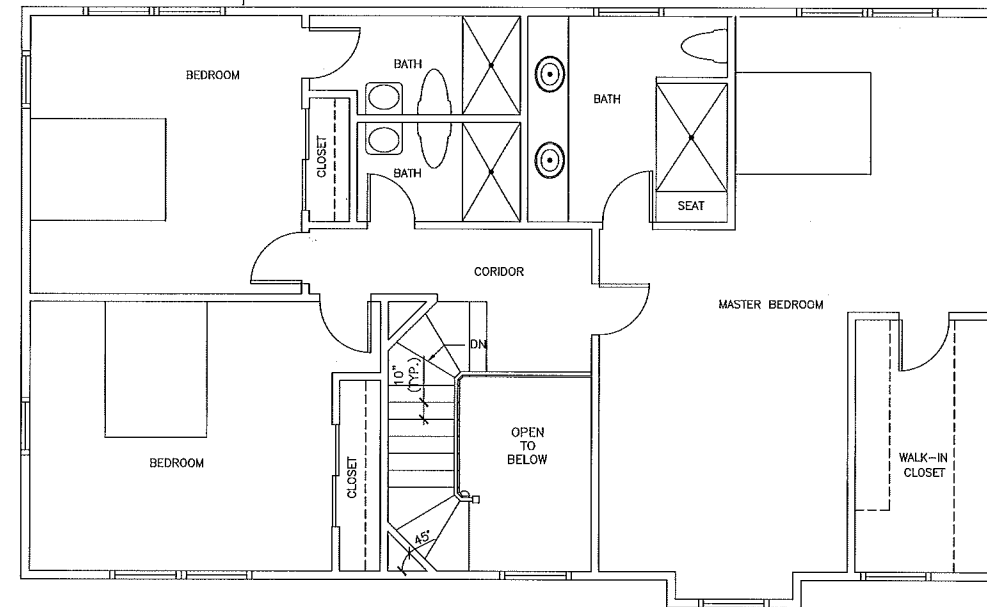
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APPROVED: R.A.V.	DESIGNED BY: E.F.	DRAWING No.
DATE: 12/21/2016	DRAWN BY: E.F.	A-2
	CHECKED BY: I.M.	



FIRST FLOOR PLAN



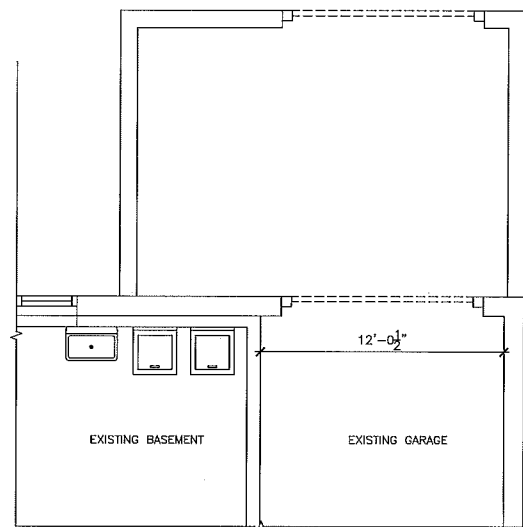
SECOND FLOOR PLAN

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PROPOSED FLOOR PLANS

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DATE: 12/21/2016	DRAWN BY: E.F.	A-2
	CHECKED BY: L.M.	