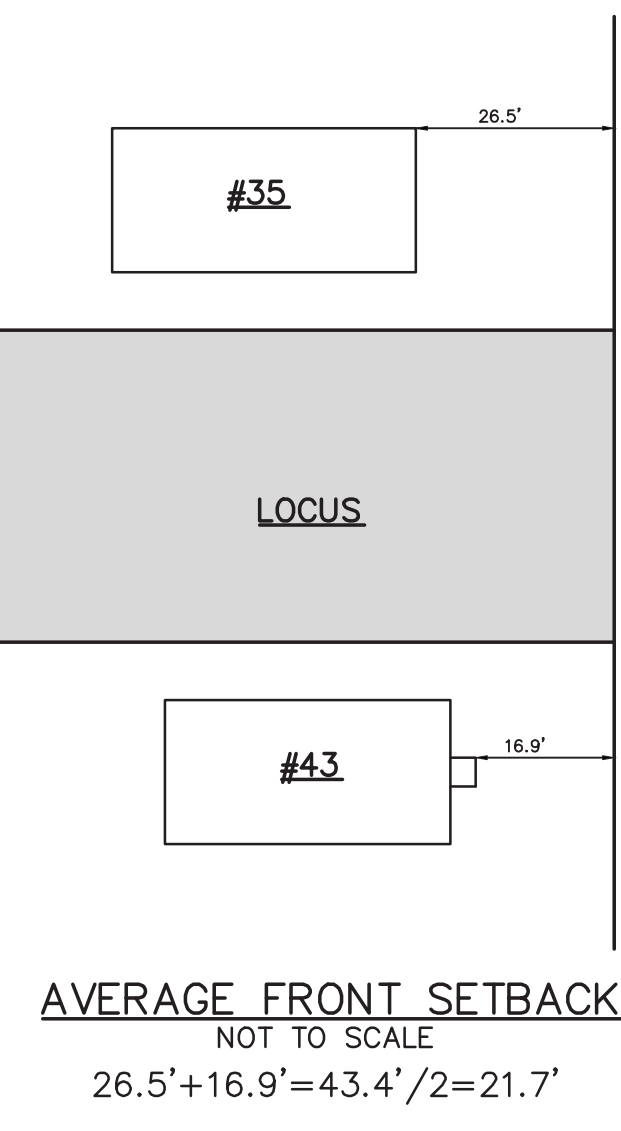


- LEGEND**
- BUILDING
 - PROPERTY LINE W/ BEARING DISTANCE
 - CONTOUR
 - STOCKADE FENCE
 - CHAINLINK FENCE
 - PICKET FENCE
 - SEWER LINE
 - DRAIN LINE
 - WATER LINE
 - GAS LINE
 - GAS VALVE
 - WATER VALVE
 - DRAIN MANHOLE
 - SEWER MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - LIGHT POLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - FIRE HYDRANT

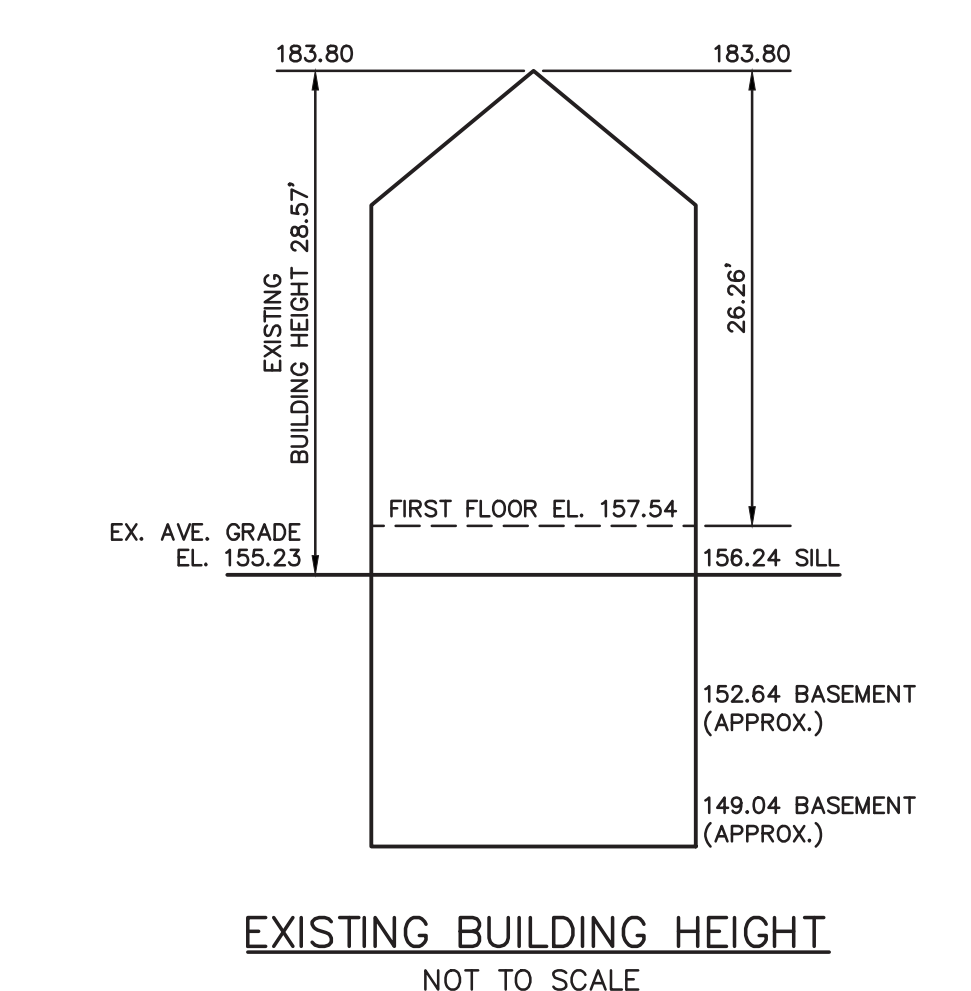
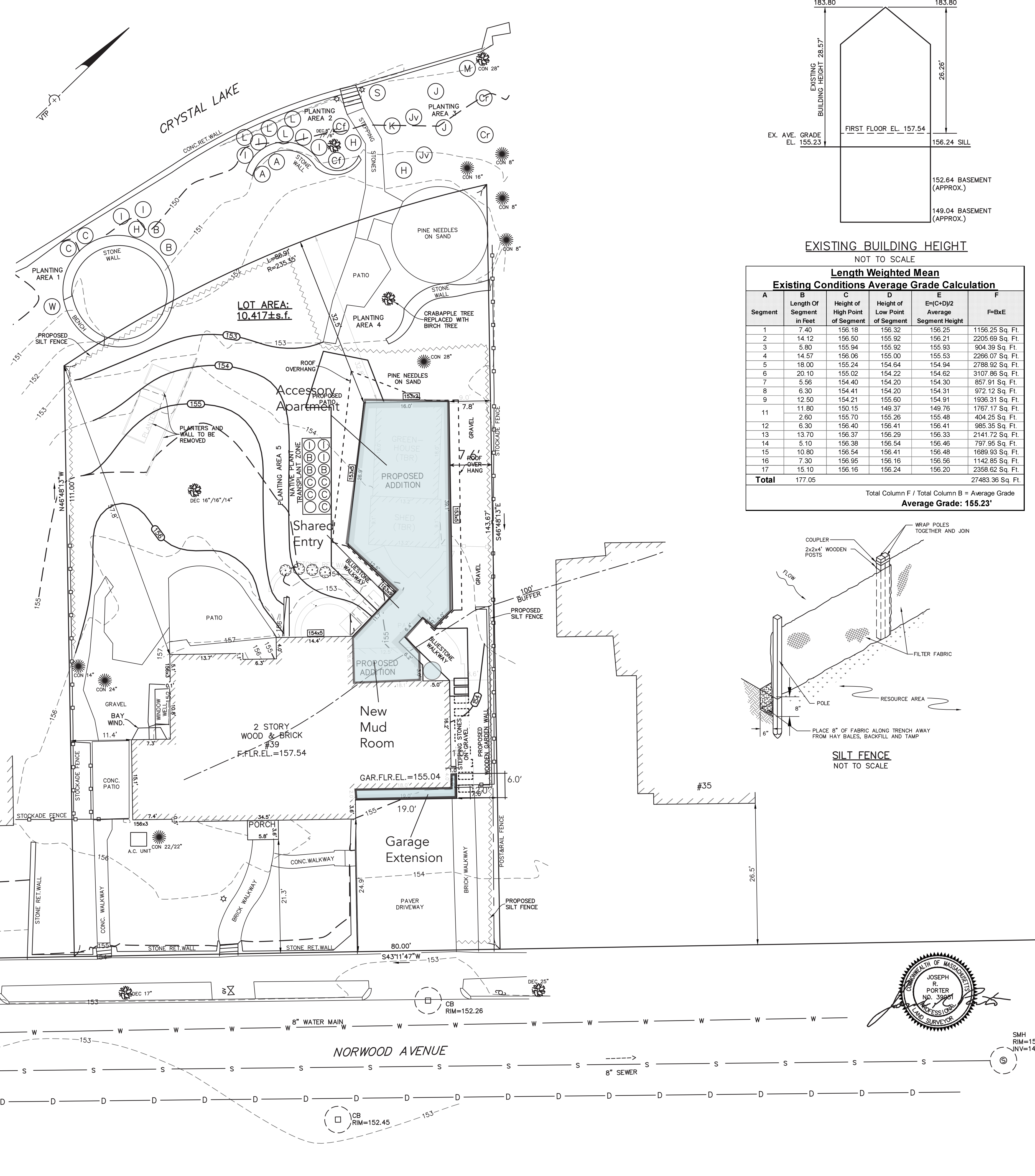


NATIVE SPECIES PLANT SCHEDULE

Common Name	Scientific Name	Quantity
AREA 1		
I Iris, Blue Flag	Iris Versicolor	2
B Beardtongue	Penstemon Barbatu	2
H Oakleaf Hydrangea	Hydrangea quercifolia	1
C Cardinal Flower	Lobelia Cardinalis	2
W Winterberry holly	Ilex verticillata	1
AREA 2		
L Low bush Blueberries	Vaccinium Corymbosum	4
I Iris, Blue Flag	Iris Versicolor	3
A Aster New England	Aster, novae angliae	2
Cf Cinquefoil	Potentilla fruticosa	2
AREA 3		
J Joe Pye Weed	Eupatorium maculatum	3
K Kelsey Red Osier	Cornus serica "Kelsey"	1
S Swamp azalea	Rhododendron viscosum	1
M Mountain Laurel	Kalmia latifolia	1
Cr High Bush Cranberry	V. Opulus var Trilobum	2
Iv sweet spire	Itea virginica (sweet spire)	2
AREA 4		
P Paper Birch	Betula papyrifera	2
Note: relocate 3 Buckeyes and 1 Lilac in this area.		
AREA 5		
I Iris, Blue Flag	Iris Versicolor	3
B Beardtongue	Penstemon Barbatu	3
C Cardinal Flower	Lobelia Cardinalis	3
Note: this is the primary transplant zone for existing perennials.		

IMPERVIOUS AREAS CALCULATION

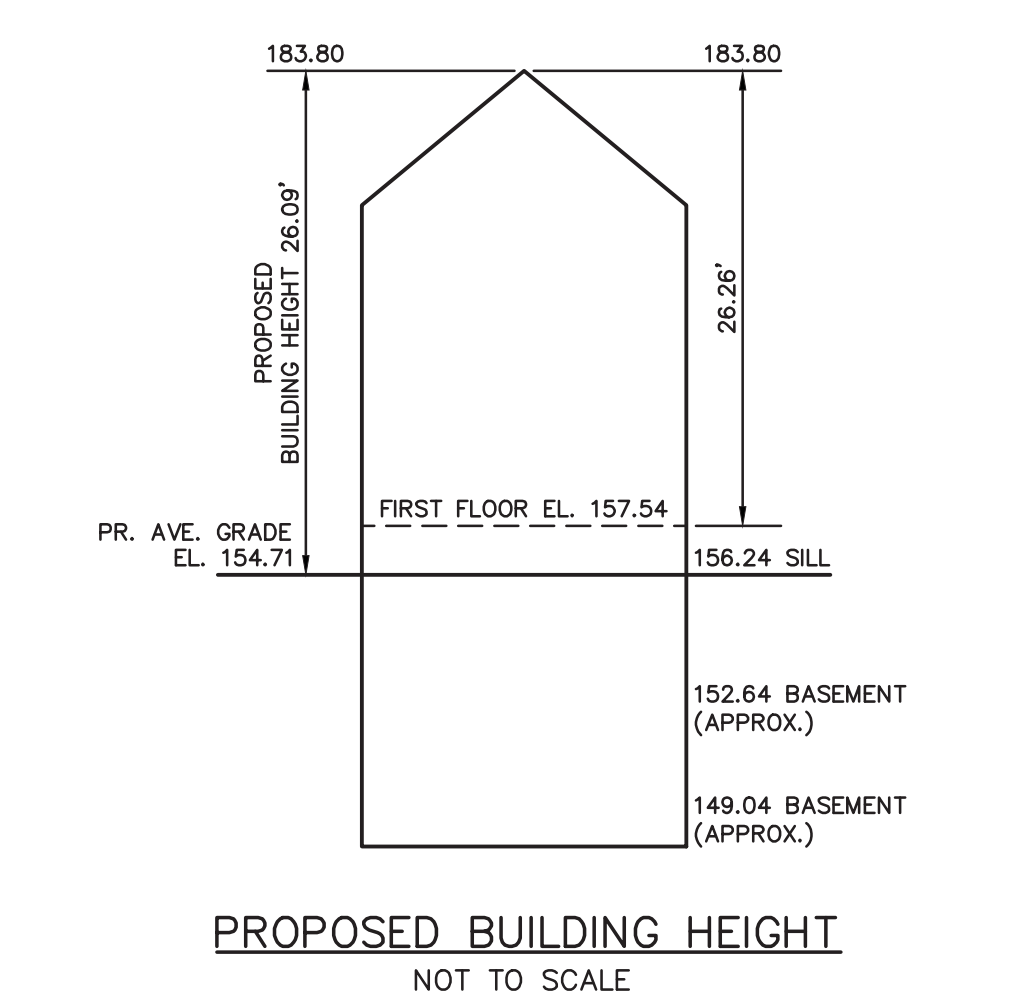
	EXISTING	PROPOSED
BUILDING, PORCH	2,036.2s.f.	2,457.6s.f.
DRIVEWAY	560.9s.f.	524.7s.f.
RETAINING WALL	215.7s.f.	145.1s.f.
WALKWAY (INCLUDING STEPS)	437.3s.f.	612.2s.f.
PATIO	678.8s.f.	565.8s.f.
TOTAL	3,928.9s.f.	4,305.4s.f.
INCREASE IN IMPERVIOUS AREA		
LOT AREA	376.5s.f.	10,419.0s.f.
4% OF LOT AREA (OR 400s.f. MAX.)	416.8s.f.	USE 400s.f. MAX.
375.5s.f. > 400.0s.f. ---> DRAINAGE NOT REQUIRED.		



Length Weighted Mean
Existing Conditions Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	7.40	156.18	156.32	156.25	1156.25 Sq. Ft.
2	14.12	156.50	155.92	156.21	2205.69 Sq. Ft.
3	5.80	155.94	155.92	155.93	904.39 Sq. Ft.
4	14.57	156.06	155.00	155.53	2266.07 Sq. Ft.
5	18.00	155.24	154.64	154.94	2788.92 Sq. Ft.
6	20.10	155.02	154.22	154.62	3107.86 Sq. Ft.
7	5.56	154.40	154.20	154.30	857.91 Sq. Ft.
8	6.30	154.41	154.20	154.31	972.12 Sq. Ft.
9	12.50	154.21	155.60	154.91	1956.31 Sq. Ft.
10	11.80	150.15	149.37	149.76	1767.17 Sq. Ft.
11	2.60	155.70	155.26	155.48	404.25 Sq. Ft.
12	6.30	156.40	156.41	156.41	985.35 Sq. Ft.
13	13.70	156.37	156.29	156.33	2141.72 Sq. Ft.
14	5.10	156.38	156.54	156.46	797.95 Sq. Ft.
15	10.80	156.54	156.41	156.48	1689.93 Sq. Ft.
16	7.30	156.95	156.16	156.56	1142.85 Sq. Ft.
17	15.10	156.16	156.24	156.20	2358.62 Sq. Ft.
Total	177.05				27483.36 Sq. Ft.

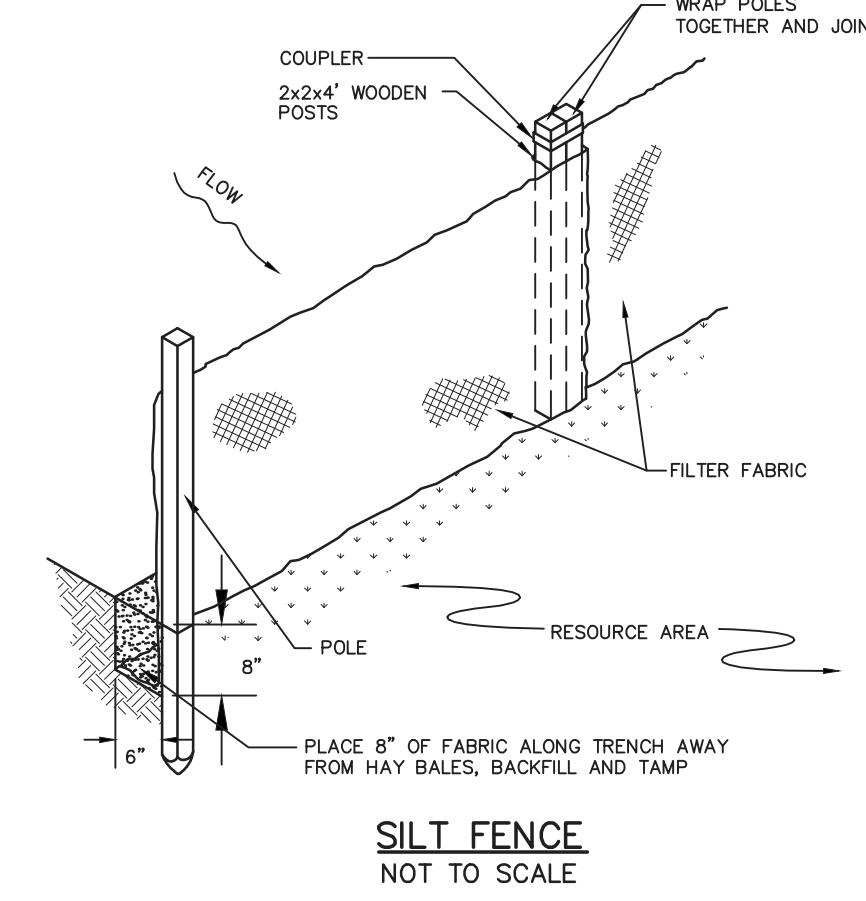
Total Column F / Total Column B = Average Grade
Average Grade: 155.23'



Length Weighted Mean
Proposed Conditions Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	7.40	156.18	156.32	156.25	1156.25 Sq. Ft.
2	14.12	156.50	155.92	156.21	2205.69 Sq. Ft.
3	5.80	155.94	155.92	155.93	904.39 Sq. Ft.
4	14.57	156.06	155.00	155.53	2266.07 Sq. Ft.
5	19.00	154.25	154.25	154.25	2930.43 Sq. Ft.
6	20.10	154.50	154.00	154.25	3100.43 Sq. Ft.
7	42.60	154.00	153.20	153.60	6543.36 Sq. Ft.
8	16.00	153.10	153.10	153.10	2449.60 Sq. Ft.
9	26.90	153.20	153.70	153.45	4127.81 Sq. Ft.
10	12.52	153.70	153.90	153.80	1925.58 Sq. Ft.
11	6.70	153.60	154.20	153.95	1030.80 Sq. Ft.
12	11.80	154.00	154.50	154.25	1820.15 Sq. Ft.
13	2.60	155.30	155.00	155.15	403.39 Sq. Ft.
14	6.30	156.41	156.00	156.21	984.09 Sq. Ft.
15	13.70	156.37	156.29	156.33	2141.72 Sq. Ft.
16	5.10	156.38	156.54	156.46	797.95 Sq. Ft.
17	10.80	156.54	156.41	156.48	1689.93 Sq. Ft.
18	7.30	156.95	156.16	156.56	1142.85 Sq. Ft.
19	15.10	156.16	156.24	156.20	2358.62 Sq. Ft.
Total	258.41				39979.41 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 154.71'



ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	EXISTING
LOT AREA	10,000s.f.	10,417s.f.	N/C
LOT FRONTAGE	80.0'	80.0'	N/C
FRONT SETBACK	25.0'/21.7'	21.3'	N/C
SIDE SETBACK	7.5'	8.6'	7.8'
REAR SETBACK	15.0'	57.8'	32.5'
BUILDING HEIGHT	36.0'	28.5'	29.0'
AVERAGE GRADE	30.0%	19.5%	24.2%
LOT COVERAGE	50.0%	75.1%	73.4%

NOTES: *DOES NOT MEET REQUIREMENTS

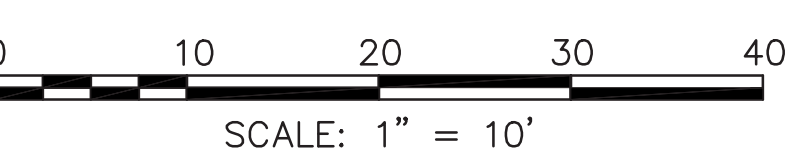
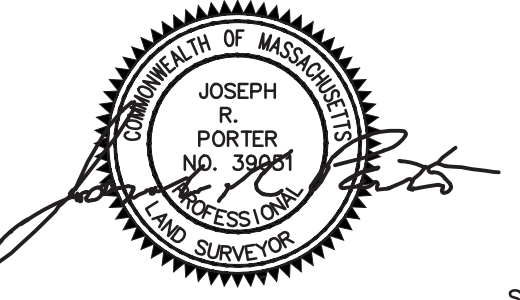
TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#39 NORWOOD AVENUE

SCALE: 1in.=10ft.
DATE: JULY 2, 2020
REVISED: AUGUST 27, 2020;
SEPTEMBER 8, 2020

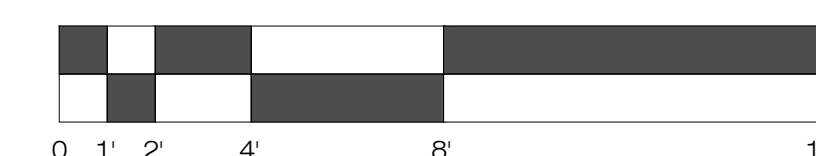
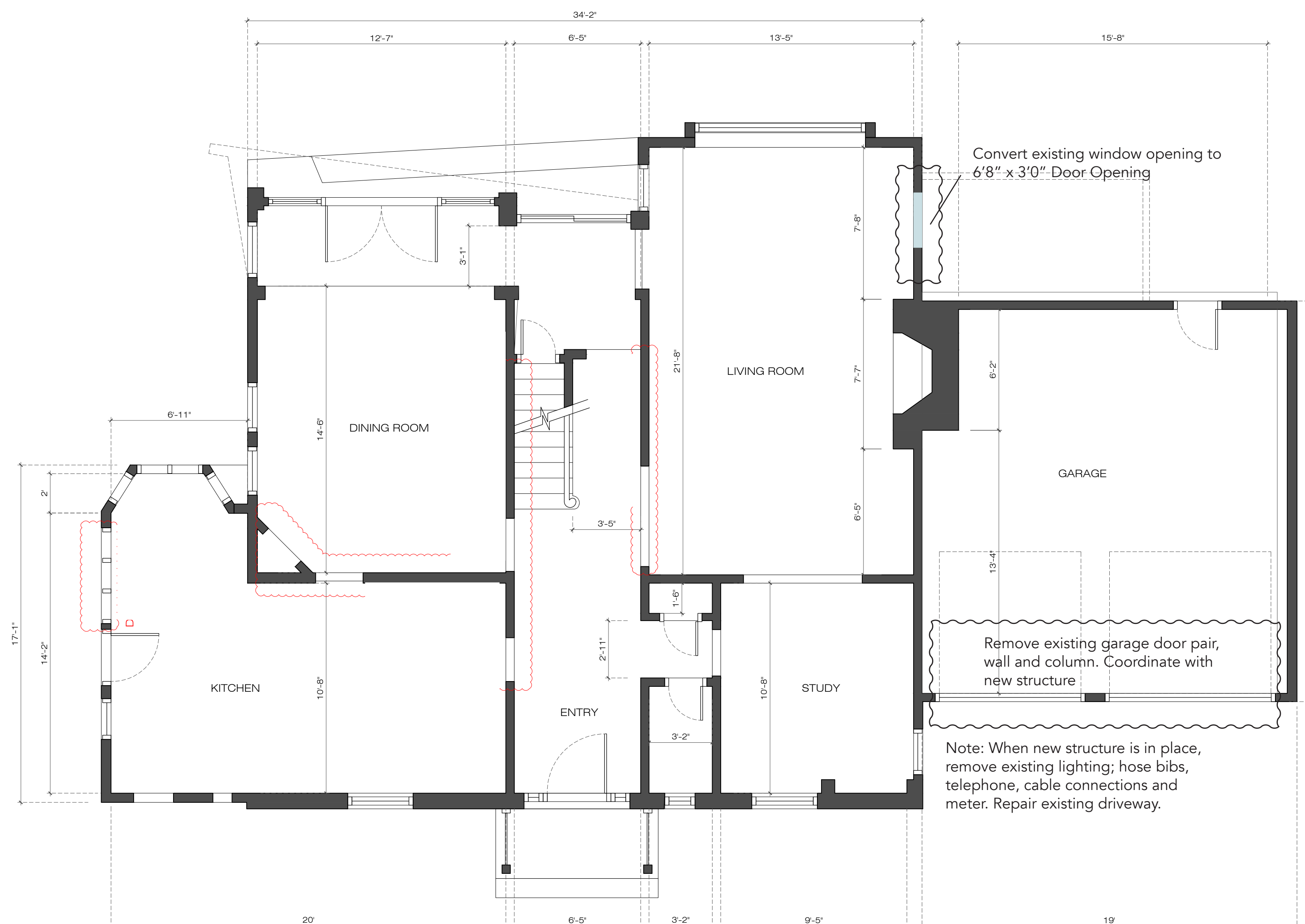
PROJECT: 99228

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS, 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 1



Phase 2- Additions
 39 Norwood Avenue
 Newton Center. MA



**GROUND FLOOR LEVEL
 DEMOLITION PLAN**
 SCALE : 1/4" = 1'-0"

ARCHITECT	
John R. Shields, FAIA	
INTERIOR DESIGNER	
LANDSCAPE ARCHITECT	
STRUCTURE ENGINEER	
SYSTEMS ENGINEER	

GENERAL NOTE

REVISION			
No.	DATE	BY	NOTE

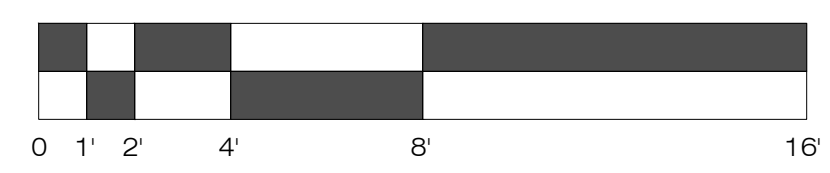
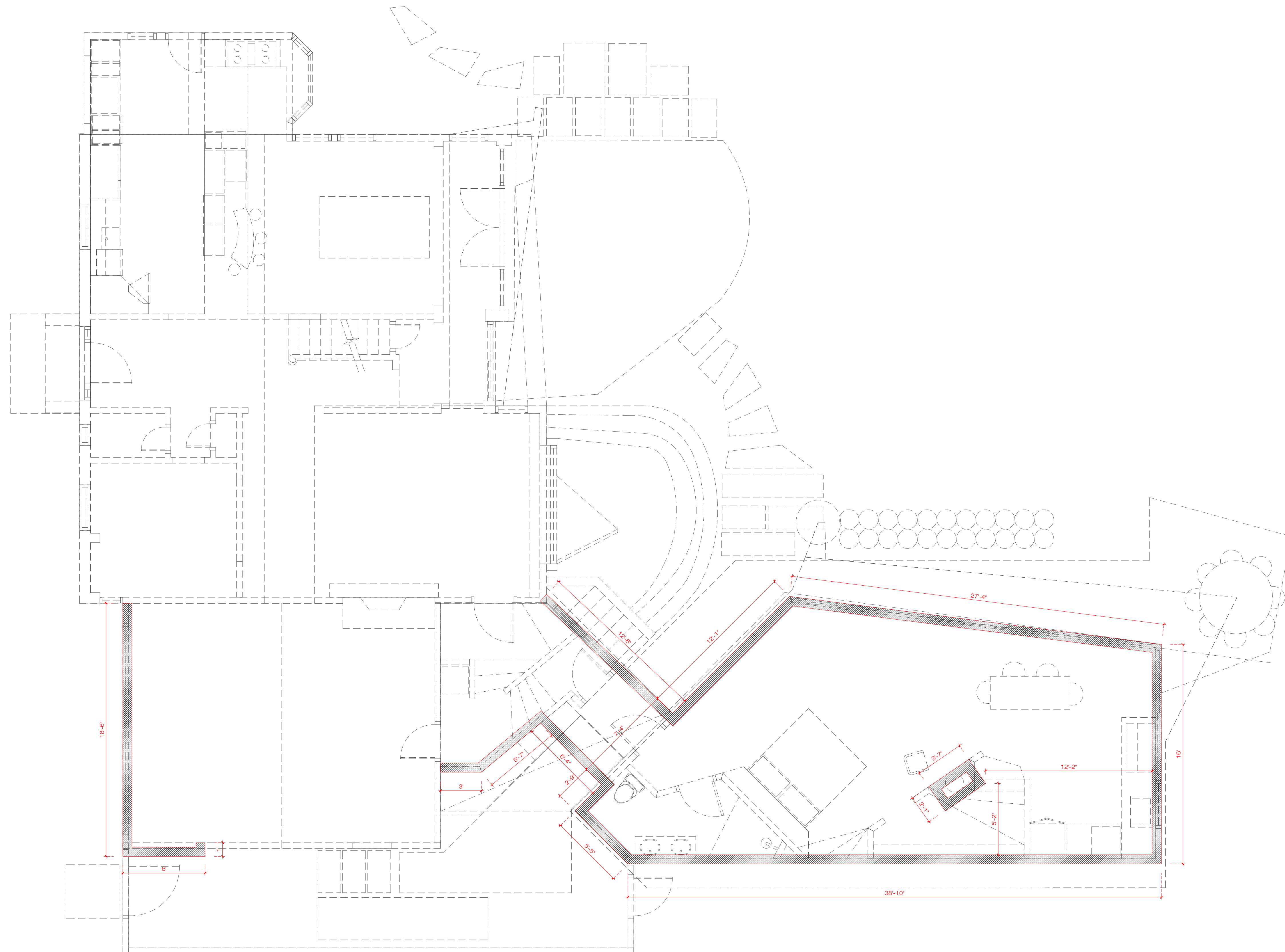
OWNER
 John R. Shields and
 Christiane S. Delessert

PROJECT NAME
 Phase 2- Shields/Delessert
 Residential Renovation

DRAWING TITLE

PROJECT CODE
 DRAWING NO.
 ID-101B

CONSTRUCTION REFERENCE DRAWING



FOUNDATION WALL PLAN
SCALE : 1/4" = 1'-0"

ADDRESS

Phase 2- Additions

**39 Norwood Avenue
Newton Center. MA**

ARCHITECT John R. Shields, FAIA	
INTERIOR DESIGNER	
LANDSCAPE ARCHITECT	
STRUCTURE ENGINEER	
SYSTEMS ENGINEER	

GENERAL NOTE

REVISION No.	DATE	BY	NOTE

OWNER

PROJECT NAME
Shields / Delessert Residence

DRAWING TITLE
FOUNDATION PLAN

PROJECT CODE	DRAWING NO. ID-105
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CONSTRUCTION REFERENCE DRAWING			
SCALE: 1/4" = 1'-0"	DRAWN DATE: 2020 2020 25	DRAWN BY:	CHECKED BY:

Phase 2- Additions

39 Norwood Avenue
Newton Center, MA

ARCHITECT	John R. Shields, FAIA
INTERIOR DESIGNER	
LANDSCAPE ARCHITECT	
STRUCTURE ENGINEER	
SYSTEMS ENGINEER	

GENERAL NOTE
1. All exterior Doors and Windows by Architectural Openings (AO). Coordinate window and with with AO Drawings and instructions

REVISION			
No.	DATE	BY	NOTE

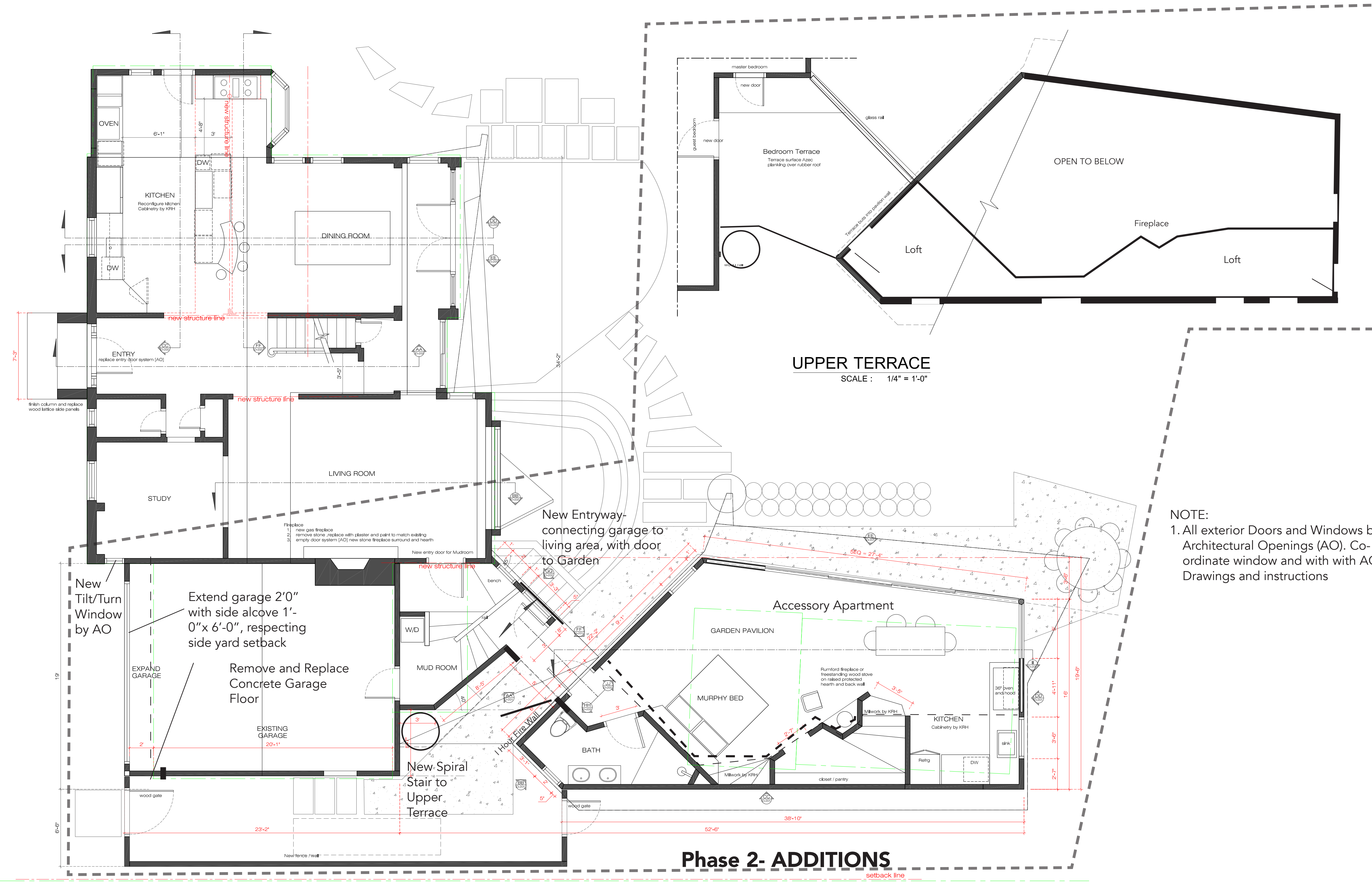
OWNER
John R. Shields and
Christiane S. Delessert

PROJECT NAME
Phase 2- Shields/Delessert
Residential Renovation

DRAWING TITLE
FLOOR PLAN

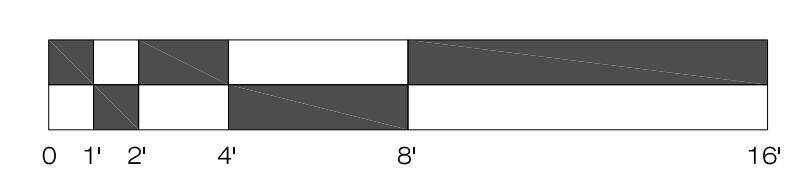
PROJECT CODE	DRAWING NO.
	ID-102

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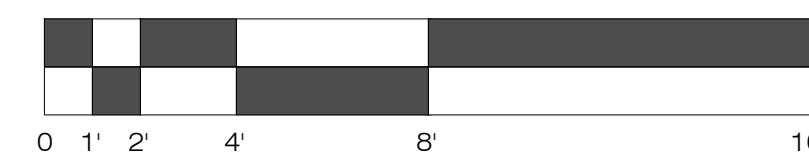
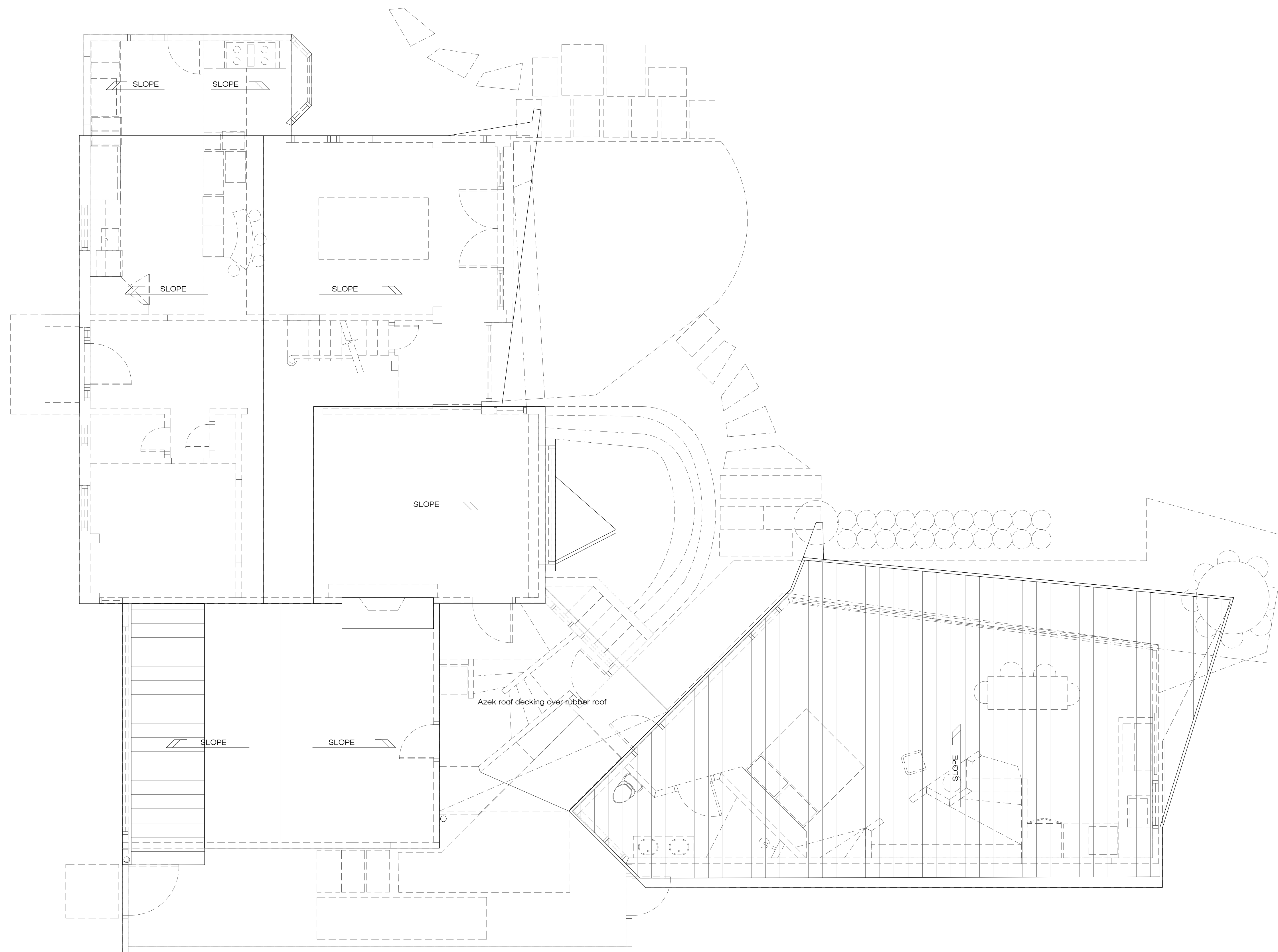


UPPER TERRACE
SCALE : 1/4" = 1'-0"

Phase 2- ADDITIONS



GROUND FLOOR PLAN
SCALE : 1/4" = 1'-0"



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

ADDRESS

Phase 2- Additions

**39 Norwood Avenue
Newton Center. MA**

ARCHITECT	
John R. Shields, FAIA	
INTERIOR DESIGNER	
LANDSCAPE ARCHITECT	
STRUCTURE ENGINEER	
SYSTEMS ENGINEER	

GENERAL NOTE

REVISION			
No.	DATE	R.	NOTE

OWNER

PROJECT NAME
Shields / Delessert Residence

DRAWING TITLE
ROOF PLAN

PROJECT CODE	DRAWING NO.
	ID-104

CONSTRUCTION REFERENCE DRAWING

SCALE:	DRAWN DATE:	DRAWN BY:	CHECKED BY:
1/4" = 1'-0"	2020 202025		

Phase 2- Additions

39 Norwood Avenue
Newton Center, MA

GENERAL NOTES-

1. Coordinate all work with in accordance with updated GROUND FLOOR PLAN
2. All work to conform to the latest edition of Massachusetts Building Code

PLUMBING NOTES:

GARAGE- Relocate Hose Bib at front of Garage to new Utility Alcove
MUD ROOM

1. Plumbing and venting to new Washer/Dryer
- ACCESSORY APARTMENT-
2. Plumb and install sinks, Toilet and Shower and drains in bath
 3. Plumb and install sink in kitchen
 4. Provide gas hookup for gas cooktop
 5. Stub out gas connection to future outdoor grill

HVAC NOTES-

MUD ROOM

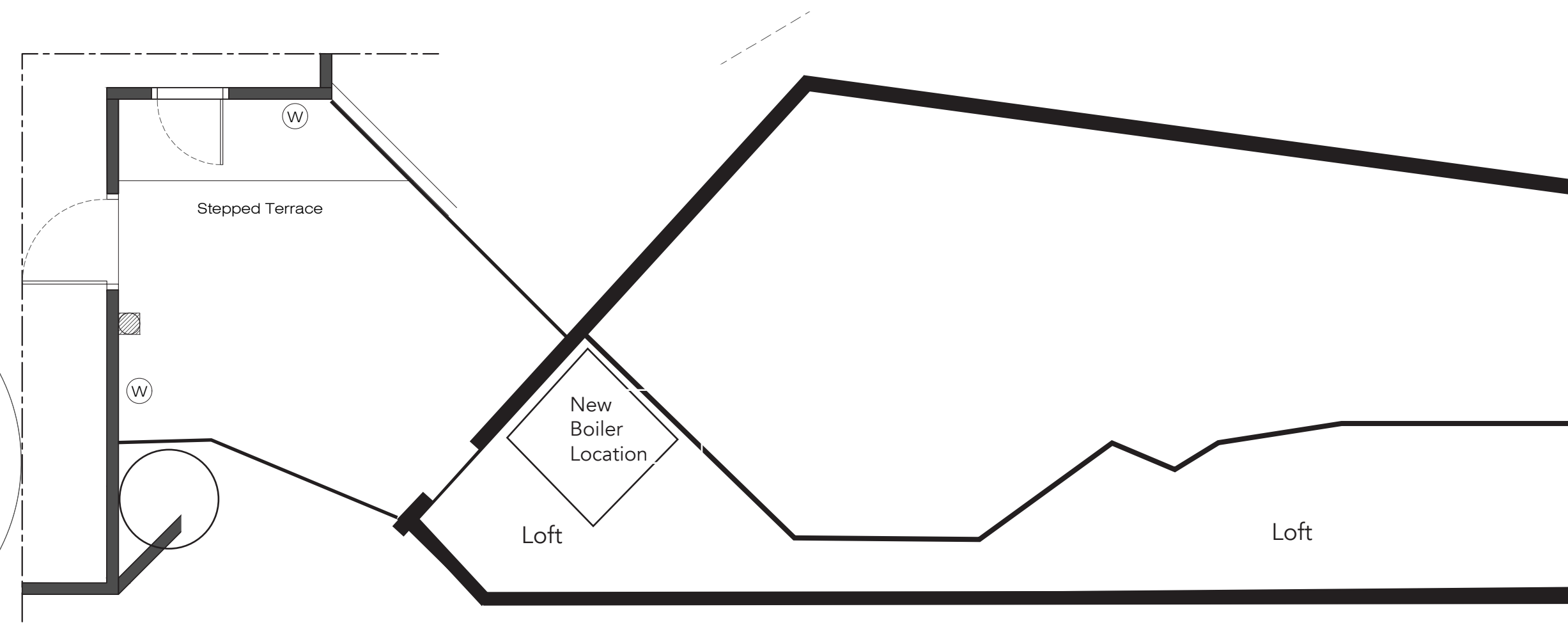
1. See below

ENTRY/BREEZEWAY

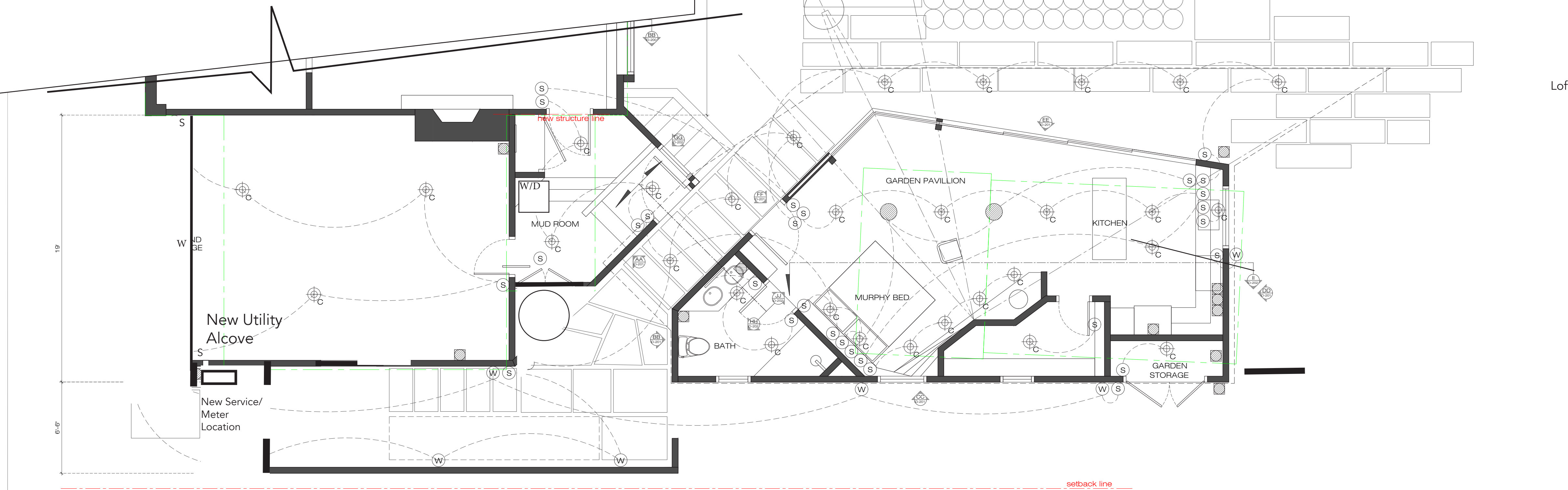
2. See below

ACCESSORY APARTMENT

1. Boiler to provide Radiant Heat in Mud Room, Entry and Apartment floor and hot water for kitchen and bath (as proposed by Foater Plumbing)
2. Mitsubishi mini-split heat Pump system (as proposed by Foster Plumbing)



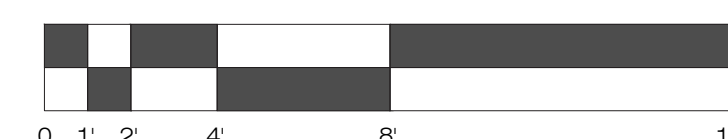
SCALE : 1/4" = 1'-0"



ELECTRICAL NOTE :

1. Receptacles located per code, as specified with additional receptacles as shown (4 gang with 2 outlets switched)
2. Work includes
 - a. New meter to house (Price both overhead and underground)
 - b. Electrical to new appliance
 - c. 120v line with 4 gang all-weather receptacle to fire and Tipi circles
 - d. Connection coordination with solar system and hot tub installer

- KEY
- (W) - Wall mounted
 - (C) - Ceiling Recessed
 - (S) - Additional outlet (4gang)



ARCHITECT	
INTERIOR DESIGNER	
LANDSCAPE ARCHITECT	
STRUCTURE ENGINEER	
SYSTEMS ENGINEER	

REVISION No.	DATE	BY	NOTE

OWNER

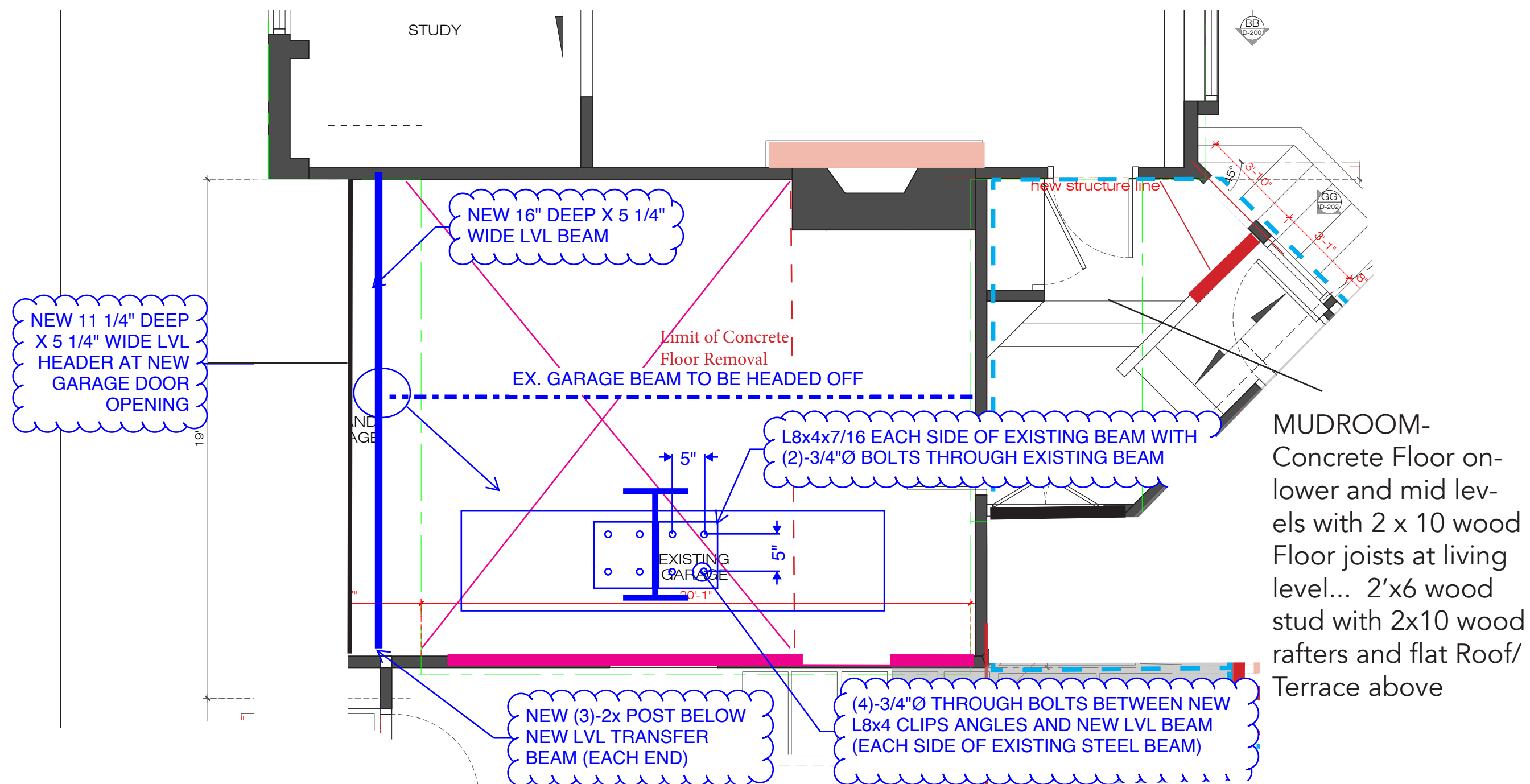
PROJECT NAME

DRAWING TITLE
PLUMBING/HVAC & ELECTRICAL

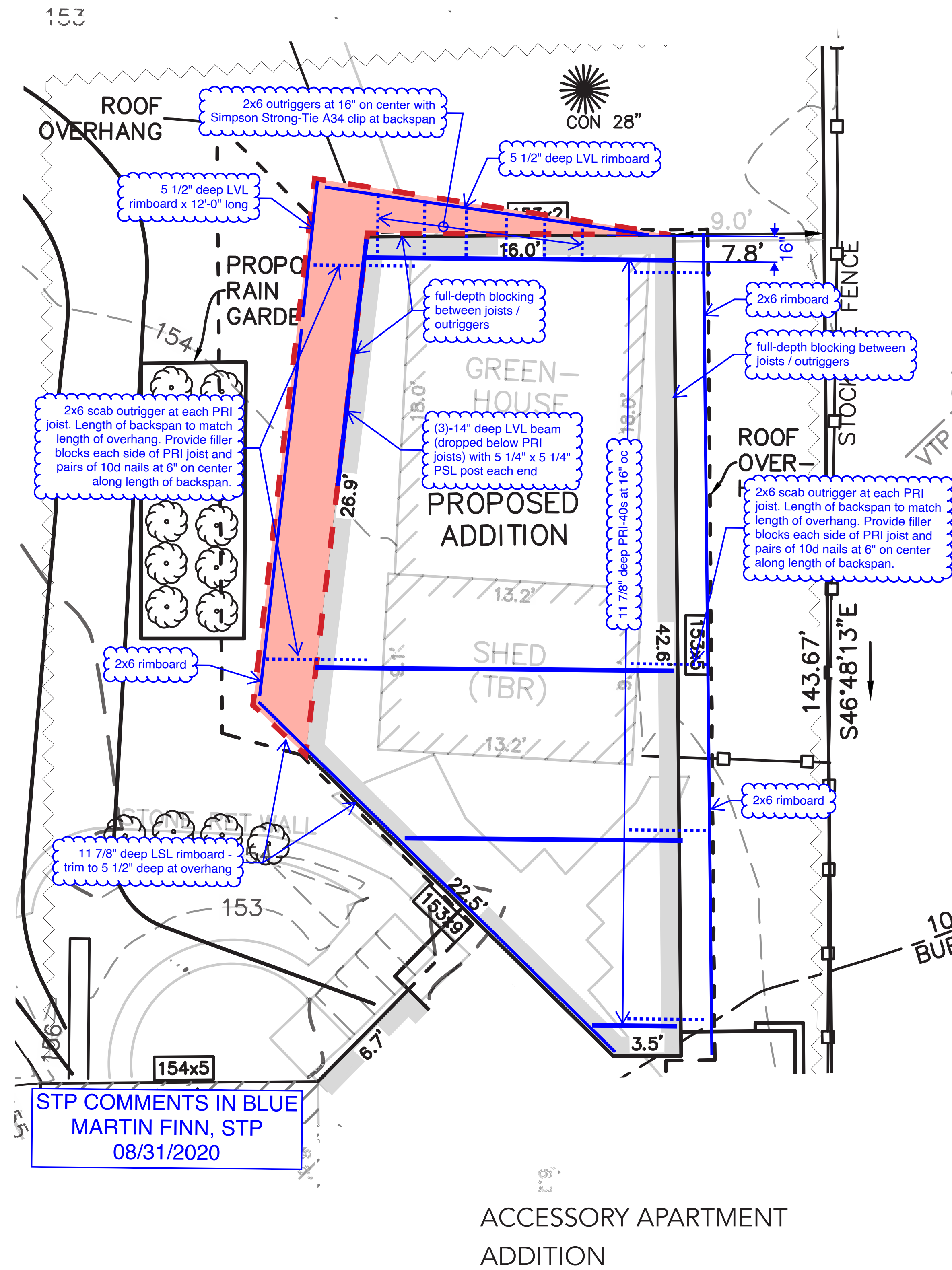
CONSTRUCTION REFERENCE DRAWING

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

ID-103



GARAGE EXTENSION AND MUD ROOM ADDITION



ACCESSORY APARTMENT ADDITION

Phase 2- Additions

39 Norwood Avenue
Newton Center, MA

ARCHITECT	JOHN R. SHIELDS, FAIA
INTERIOR DESIGNER	
LANDSCAPE ARCHITECT	
STRUCTURE ENGINEER	
SYSTEMS ENGINEER	

GENERAL NOTE			
REVISION			
No.	DATE	BY	NOTE

OWNER
JOHN R. SHIELDS &
CHRISTIANE S DELESSERT

PROJECT NAME
Phase 2- Shields/Delessert
Residential Renovation

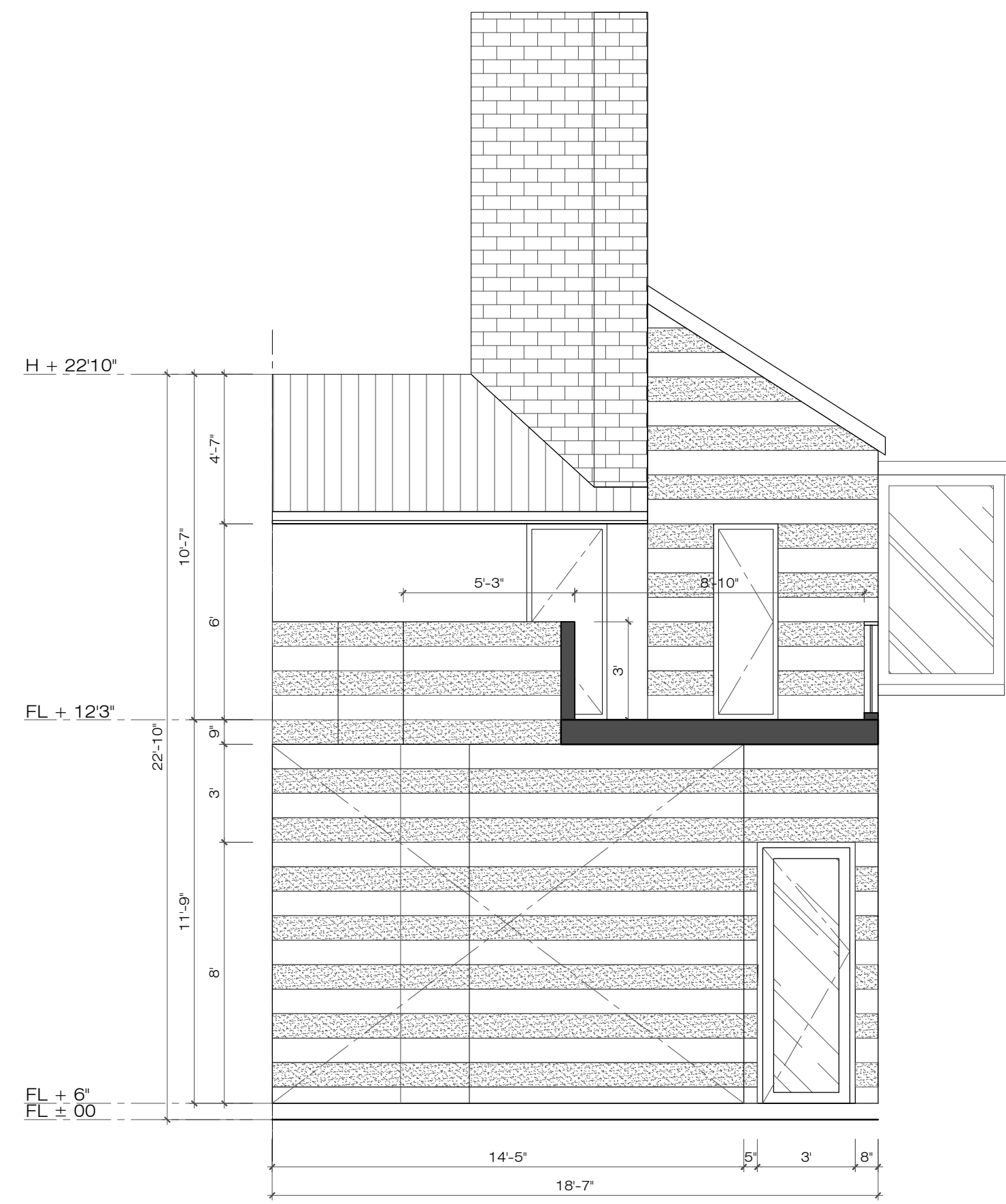
DRAWING TITLE
STRUCTURAL NOTES:
SOUZA TRUE & PARTNERS

CONSTRUCTION REFERENCE DRAWING			
SCALE: 1/4" = 1'-0"	DRAWN DATE: 2020	DRAWN BY:	CHECKED BY:

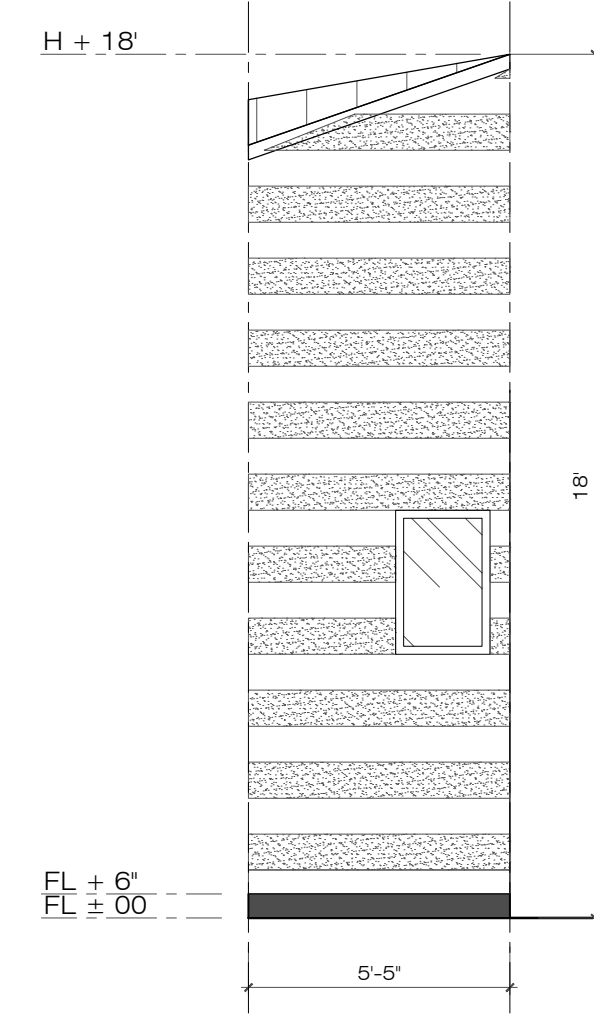
ADDRESS

Phase 2- Additions

39 Norwood Avenue
Newton Center, MA



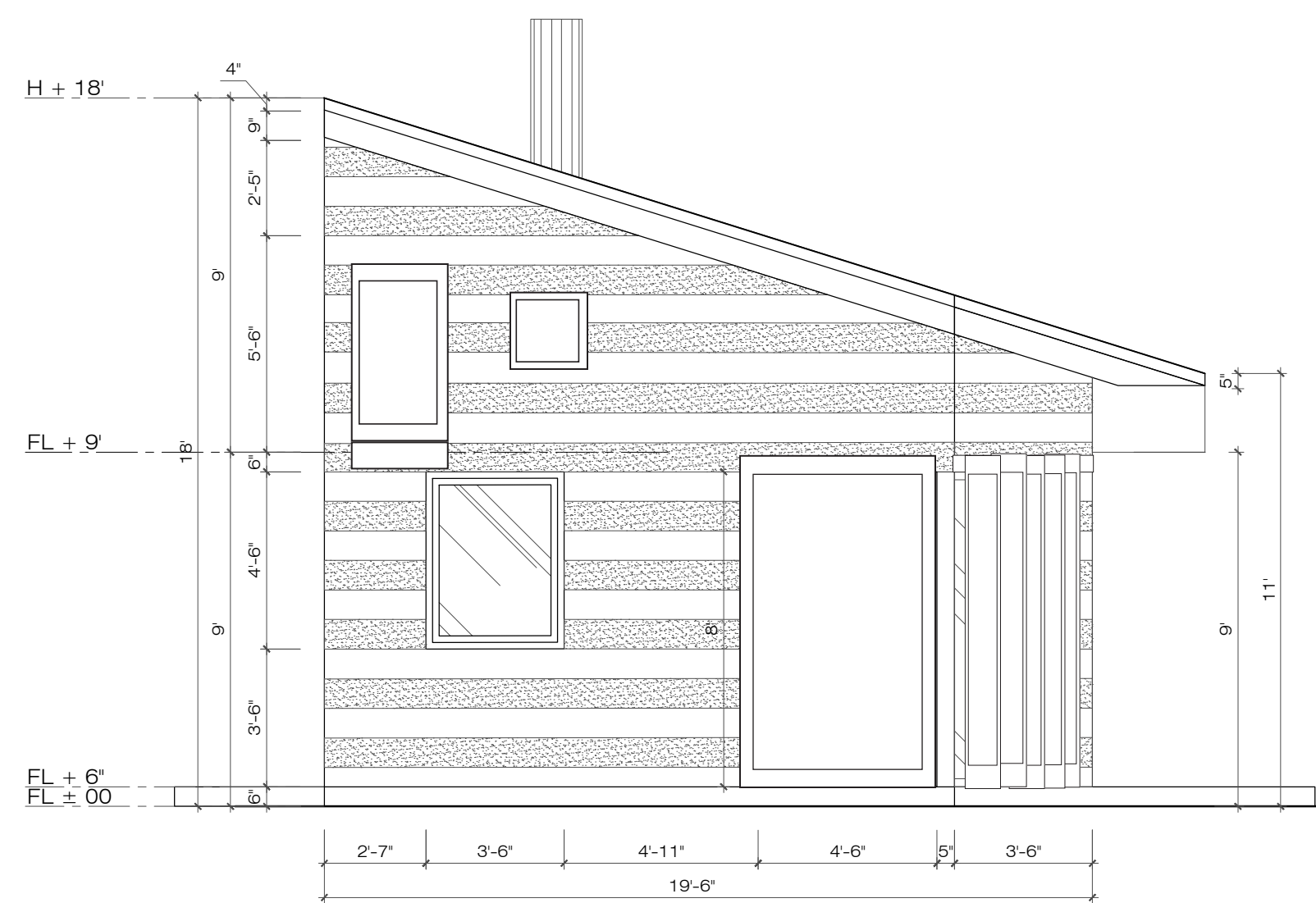
ELEVATION AA
SCALE : 1/4" = 1'-0"



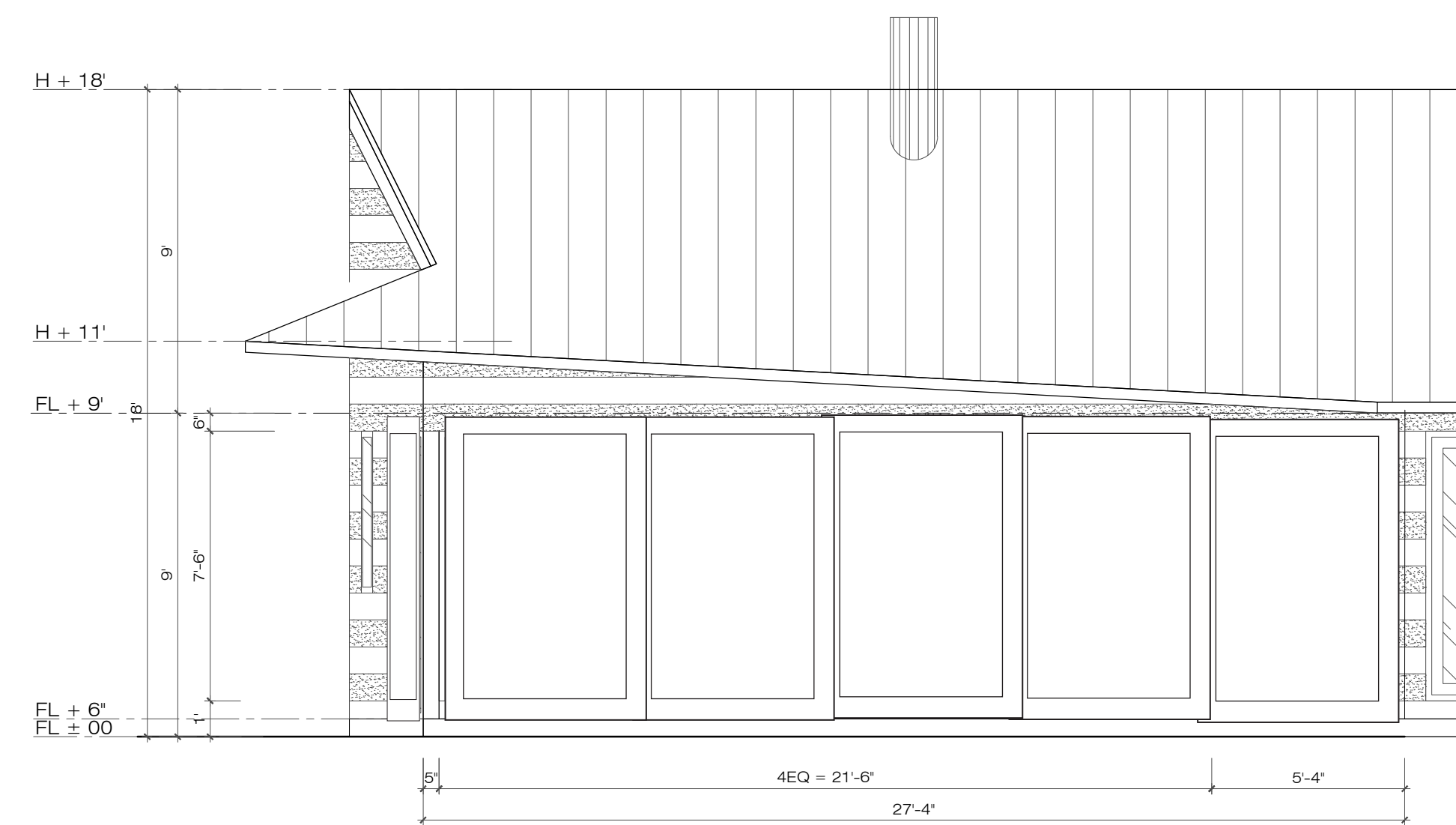
ELEVATION BB
SCALE : 1/4" = 1'-0"



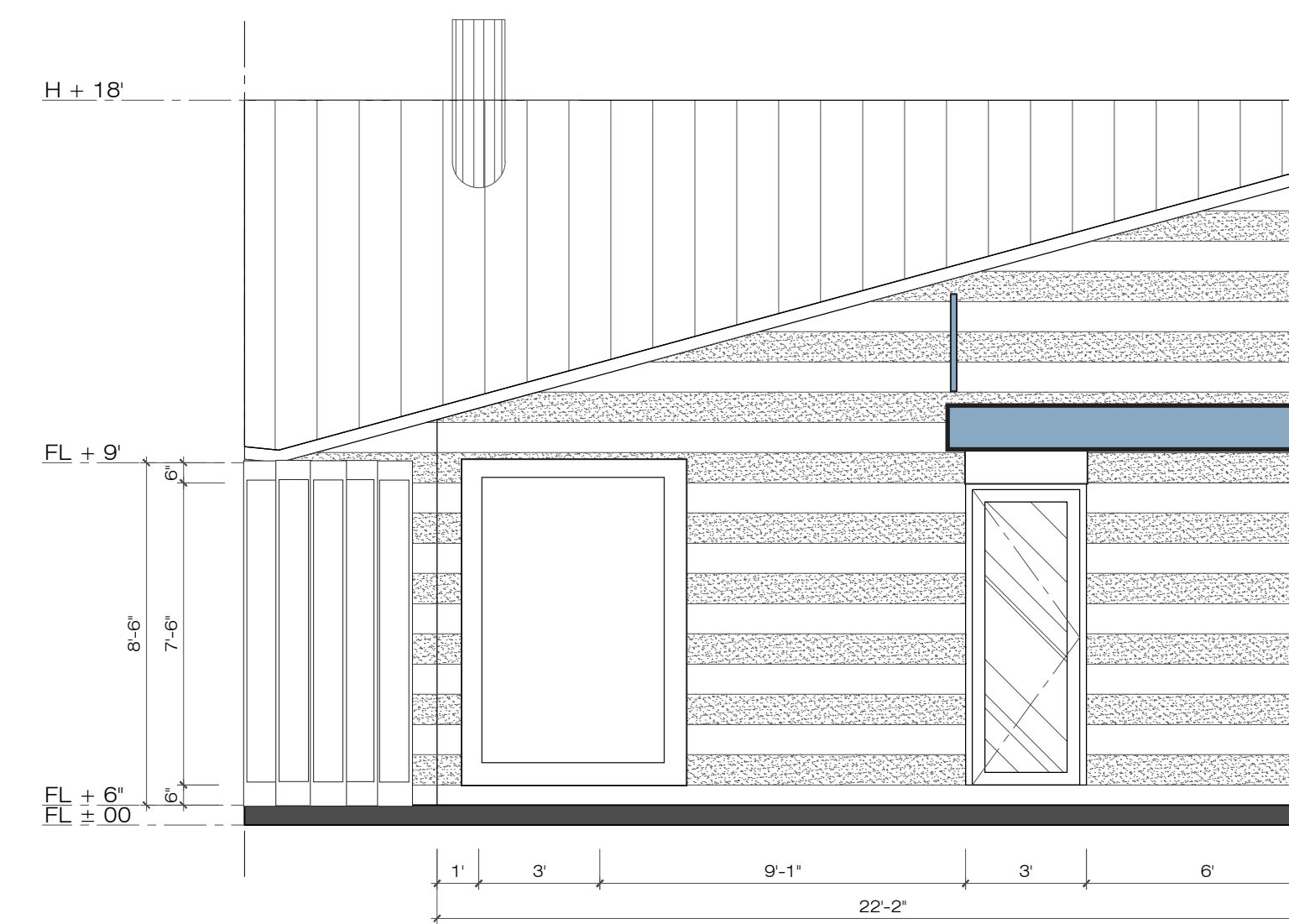
ELEVATION CC
SCALE : 1/4" = 1'-0"



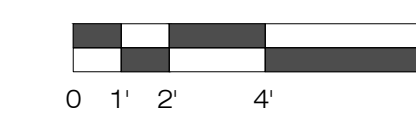
ELEVATION DD
SCALE : 1/4" = 1'-0"



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



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



ARCHITECT	
John R. Shields, FAIA	
INTERIOR DESIGNER	
LANDSCAPE ARCHITECT	
STRUCTURE ENGINEER	
SYSTEMS ENGINEER	

No.	DATE	BY	NOTE

OWNER

PROJECT NAME
Shields / Delessert Residence

DRAWING TITLE
ADDITION ELEVATIONS

ID-201

CONSTRUCTION REFERENCE DRAWING

SCALE: 1/4" = 1'-0"	DRAWN DATE: 20220925	DRAWN BY:	CHECKED BY:
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ADDRESS

Phase 2- Additions

39 Norwood Avenue
Newton Center. MA

ARCHITECT	
John R. Shields, FAIA	
INTERIOR DESIGNER	
LANDSCAPE ARCHITECT	
STRUCTURE ENGINEER	
SYSTEMS ENGINEER	

GENERAL NOTE

REVISION			
No.	DATE	R.	NOTE

OWNER

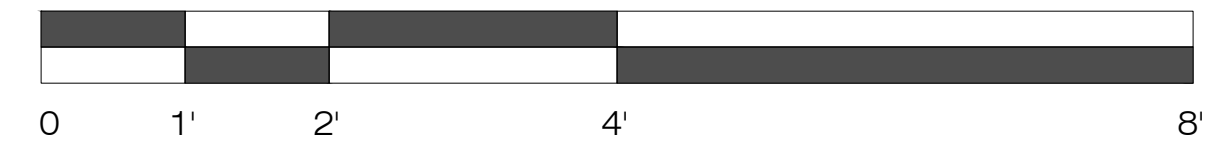
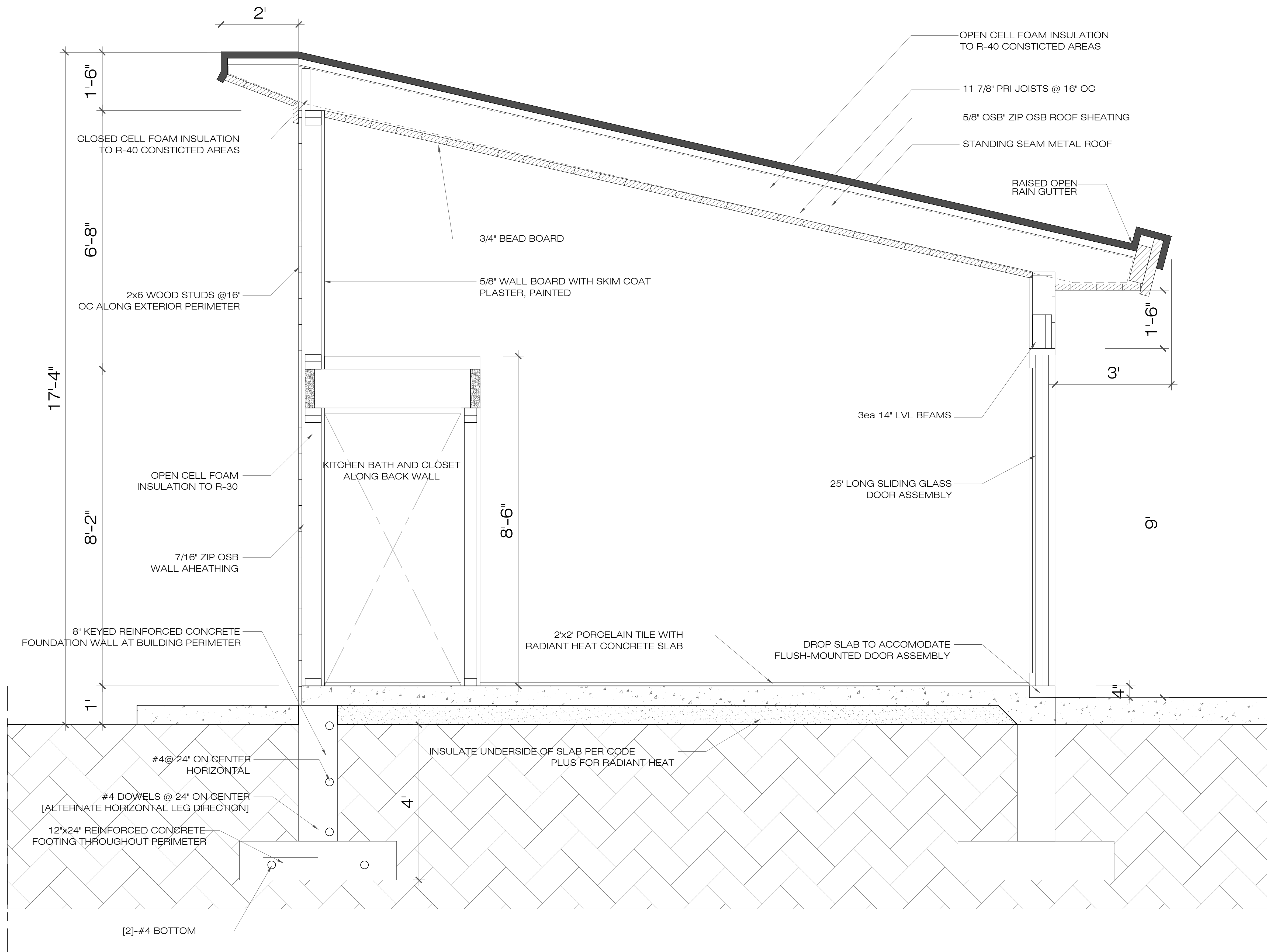
PROJECT NAME
Shields / Delessert Residence

DRAWING TITLE
SECTION through ADDITION

ID-203

CONSTRUCTION REFERENCE DRAWING

SCALE:	DRAWN DATE:	DRAWN BY:	CHECKED BY:
3/4" = 1'-0"	20220202 25		



SECTION KK
SCALE : 3/4" = 1'-0"