

Sheet List	
Sheet Number	Sheet Name
G0.0	Cover Sheet
G1.1	3D Views
PP-1	Plot Plan
A1.0	Basement & Level 1 Floor Plans
A1.1	Level 2, Loft, & Roof Floor Plans
A2.0	Exterior Elevations

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE MASSACHUSETTS BUILDING CODE, WITH ADDITIONS, MASSACHUSETTS PAUL, GAS, AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF NEWTON, AND THE REQUIREMENTS OF THE NEWTON FIRE DEPARTMENT.
2. THE CONTRACTOR SHALL VERIFY IN THE FIELD DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.

DATE	ISSUE
02.02.2000	PERMISE SET

SCALE: 1/4" = 1'-0"	DATE: 02.02.2000	DRAWN BY: JMA
---------------------	------------------	---------------

MOSKOW LINN ARCHITECTS, INC.
 88 BROAD STREET, BOSTON, MA 02110
 TEL: 617.292.2000 FAX: 617.526.4701
 WWW.MOSKOWLINN.COM



31 Greenwood Street
 Newton, MA
 Cover Sheet

G0.0

31 Greenwood Street

Newton, MA

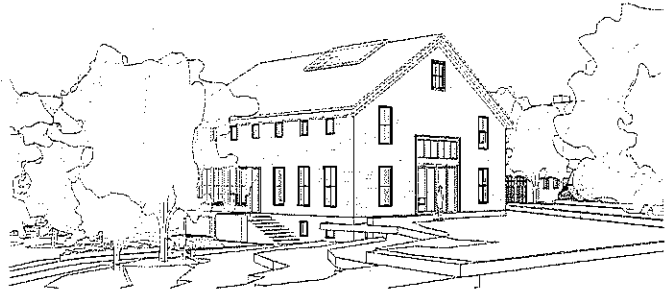
ARCHITECTS	CONTRACTOR
Moskow Linn Architects 88 Broad St., 5th Floor Boston, MA 02110 pr617.292.2000	TBD



Existing Front View



Proposed Front View



Proposed Left View

DATE
02/02/2020

ISSUE
PERM SET

SCALE: 1/8"

DATE: 02/02/2020

DRAWN BY: JALA

MOSKOW LINN ARCHITECTS, INC.

88 BROAD STREET, BOSTON, MA 02110

TEL: 617.292.2000 FAX: 617.456.1701

WWW.MOSKOWLINN.COM

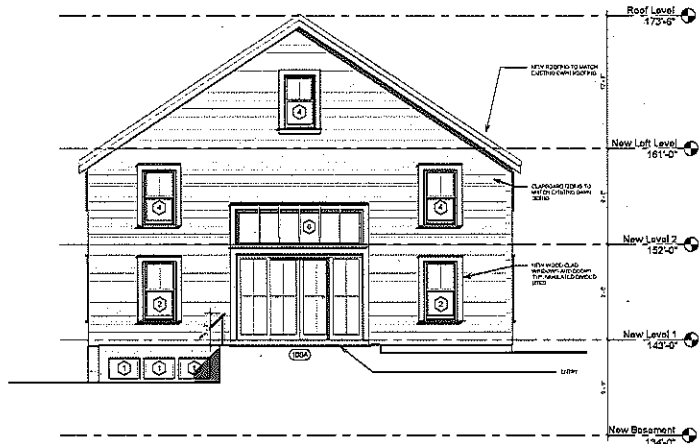


31 Greenwood Street

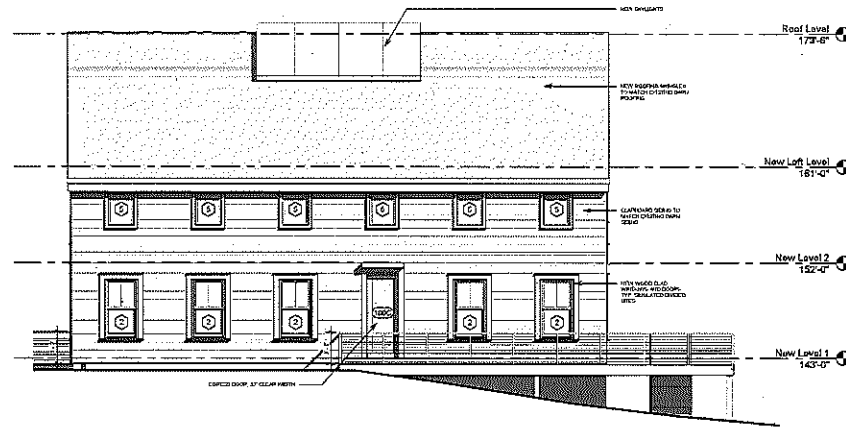
Newton, MA

3D Views

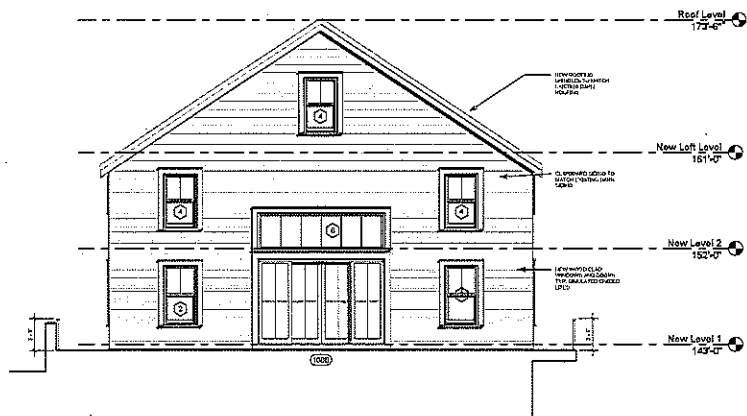
G0.1



1 South Elevation
3/16" = 1'-0"



2 East Elevation
3/16" = 1'-0"



3 North Elevation
3/16" = 1'-0"



4 West Elevation
3/16" = 1'-0"

DATE	ISSUE
02.02.2020	PERMIT SET

SCALE: 3/16" = 1'-0"
DATE: 02.02.2020
DRAWN BY: MA

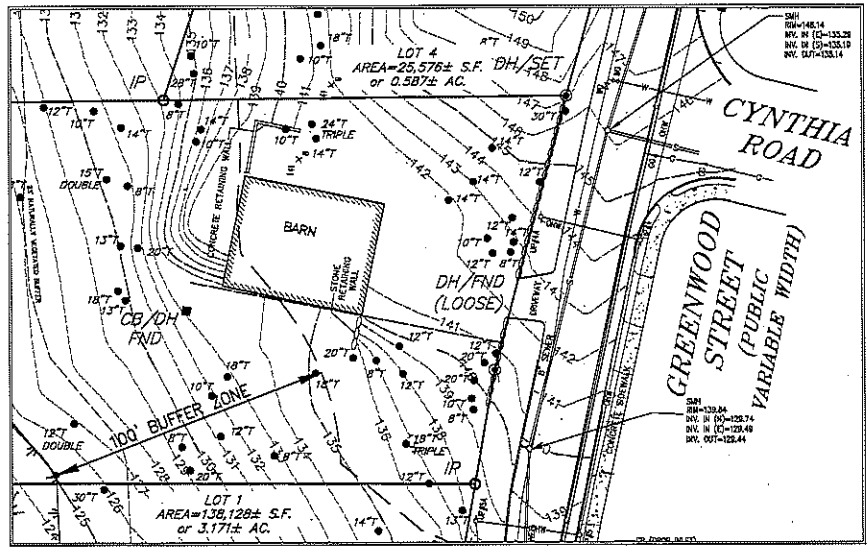
MOSKOW LINN ARCHITECTS, INC.
 88 BROAD STREET, BOSTON, MA 02110
 TEL: 617.929.8800 FAX: 617.254.4701
 WWW.MOSKOWLINN.COM



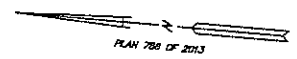
31 Greenwood Street
 Newton, MA
 Exterior Elevations

A2.0

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 10. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 12. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 14. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 16. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
 17. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 18. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



LOT 1 SCALE: 1"=20'



Lot 2A Building Height					
Grade Plane Elevation - Chapter 23 Zoning Ordinance	Building Elevation (feet)	Height (feet)	Building Elevation (feet)	Height (feet)	Building Elevation (feet)
134.0	132.0	2.0	133.0	2.0	134.0
135.0	133.0	2.0	134.0	2.0	135.0
141.0	139.0	2.0	140.0	2.0	141.0
142.0	140.0	2.0	141.0	2.0	142.0
143.0	141.0	2.0	142.0	2.0	143.0

Building Location		1st Floor	2nd Floor
Front	132.0	132.0	132.0
Side	133.0	133.0	133.0
Roof	134.0	134.0	134.0
Back	135.0	135.0	135.0

Average Grade Plane Elevation = 131.8
 Max. Elevation = 134.0
 Sloped Roof Max. Height = 35
 Min. Building Height Elevation = 131.8
 Proposed Building Height Elevation = 132.0

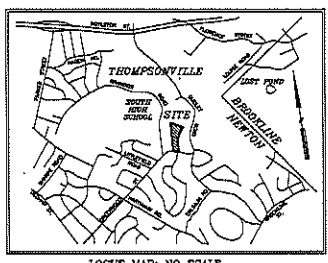
Proposed Building Height Elevation = 132.0 ± Max. Building Height Elevation = 134.0

PREPARED BY: BEALS AND THOMAS, INC.

ZONING CLASSIFICATION (SINGLE RESIDENCE-1)		
	REQUIRED	PROPOSED
LOT AREA	25,000 S.F.	115,404 S.F.
LOT FRONTAGE	140' min.	140.85'
LOT COVERAGE	15% max.	1.7%
OPEN SPACE	70% min.	98.4%
FRONT SETBACK	40' min.	50.0'
SIDE SETBACK	20' min.	26.9'
REAR SETBACK	25' min.	823.5'
BUILD FACTOR	30 max.	3.50
F.F.A.R.	0.20 max.	0.08
1 1/2 STORY CALCULATIONS FOR ATTIC RENOVATIONS		
*AREA WITH POTENTIAL FOR 7 CEILING HEIGHTS		
11.85' X 48.92' = 581.6 S.F.		
*AREA OF FLOOR BELOW		
38.6' X 48.6' = 1,877.9 S.F.		
*HALF STORY = AREA LESS THAN 2/3 AREA BELOW		
1,977.9' X 0.67 = 1,325.2 S.F. > 521.8 S.F.		
*FLOOR AREA RATIO AND 1/2 STORY CALCULATIONS FOR ATTIC RENOVATIONS CALCULATED BY SURVEY LINE HEIGHTS. SEE ARCHITECTURAL PLANS FOR DETAILED CALCULATIONS.		

NOTES

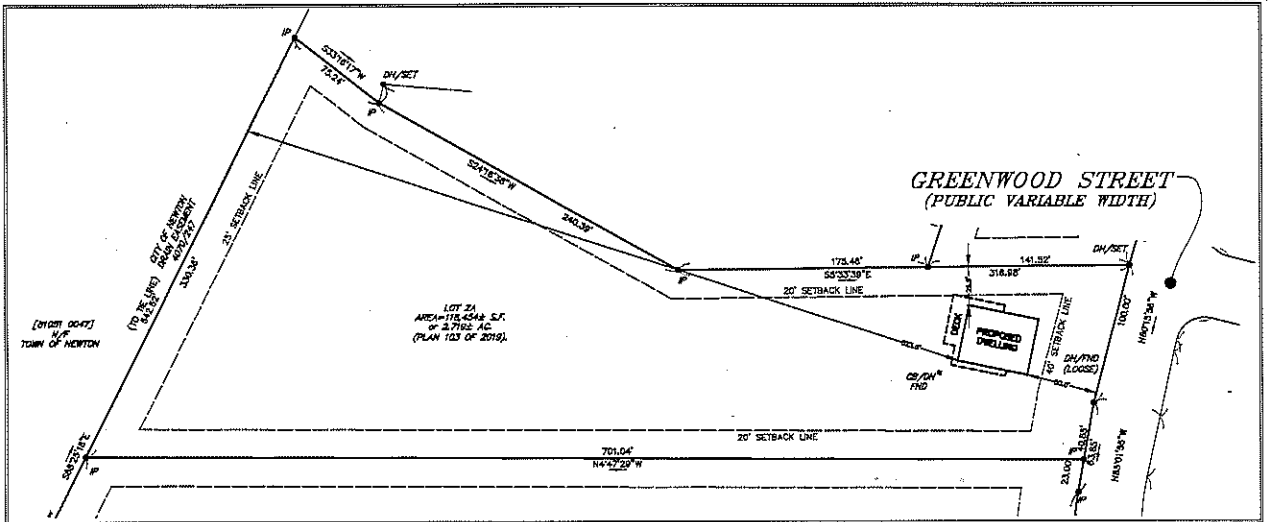
- THIS PLAN IS BASED IN PART BY AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON OR BETWEEN NOVEMBER 7, 2017 AND JULY 8, 2019 AND TOPOGRAPHIC INFORMATION YARDEN FROM PLAN ENTITLED "GREENWOOD STREET NEWTON, MASSACHUSETTS, OVERALL EXISTING CONDITIONS" SCALE 1"=40' BY SITEC, INC. DATED: AUGUST 18, 2013 AND REVISED SEPTEMBER 25, 2013.
- WETLAND FLAG NUMBERS A14, 2018-A17, 2018 AND A28, 2018-A29, 2018 WERE LOCATED BY BEALS AND THOMAS, INC. ON OCTOBER 10, 2018. SEE DEP FILE NUMBER 229-0818. WETLAND FLAGS A1-A9 WERE NOT REQUESTED.
- WETLAND RESOURCE AREAS SHOWN TAKEN FROM PLAN ENTITLED "GREENWOOD STREET NEWTON, MASSACHUSETTS, OVERALL EXISTING CONDITIONS" SCALE 1"=40' BY SITEC, INC. DATED: AUGUST 18, 2013 AND REVISED SEPTEMBER 25, 2013. SEE DEP FILE NUMBER 229-0818.
- ELEVATIONS REFERENCE THE CITY OF NEWTON DATUM.
- THE PARCEL SHOWN IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD FLOODPLAIN), AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 508 OF 856" MAP NUMBER 200702056E, EFFECTIVE DATE JUNE 4, 2010.



LOCUS MAP: NO SCALE

LEGEND

- PROPERTY LINE
 - SETTING PROPERTY LINE
 - STREET LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - STOCKADE FENCE
 - POOL FENCE
 - STONEWALL
 - OVERHEAD WIRES
 - WATER MAIN
 - SEWER LINE
 - DRAINAGE LINE
 - DISTING SPOT GRADE
 - CATCH BASIN
 - GRAB MANHOLE
 - SEWER MANHOLE
 - WATER GATE VALVE
 - FIRE HYDRANT
 - GAS GATE VALVE
 - UTILITY POLE
 - TREE
-
- EDGE OF BORDERING WETLANDS (NOTE 2)
 - TYPE OF BORDERING WETLANDS (NOTE 3)
 - DISTANCE (BY RECORD)
 - DISTANCE (BY SURVEY)
 - BUILDING
 - 100' BUFFER ZONE
 - EDGE OF WATER
 - ZONED FLOOD PLAN
 - ASSESSOR SECTION, BLOCK, LOT
 - STONE BOUND
 - CONCRETE BOUND
 - DRILL HOLE
 - FOUND



LOT 1 PERIMETER SCALE: 1"=40'

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR DISTRIBUTION BEYOND THE BOUNDARIES OF THE PROJECT OR FOR THE SAFETY OF THE PUBLIC OR CONTRACTORS EMPLOYEES OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AGENCY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONNECTION WITH PERFORMANCE OF OFFICIAL DUTIES UNDER ITS JURISDICTION. ANY REPRODUCTION TO THE DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT VOID AND USELESS.

PREPARED FOR:

TWENTY-NINE GREENWOOD, LLC.

c/o MOSKOWY LINN ARCHITECTS
88 BROAD STREET
BOSTON, MASSACHUSETTS

RECORD OWNER:

TRUSTEE OF THE PACKET REALTY TRUST

LOT 2A
PROPERTY ID:
8158 0214 0101 18 0101 0101
DEED BOOK 2195, PAGE 06
72056, PAGE 51

7/14/20
Paul E. Albert

FOR PERMITTING ONLY

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PREPARED BY:

BEALS + THOMAS
Civil Engineers + Landscape Architects +
Land Surveyors + Planners +
Environmental Scientists

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

3			
4			
5			
6			
7			
8			
9	02/11/2020	ISSUED FOR PERMITTING	
		ISSUE DATE	DESCRIPTION
	NBB	NBB	KEA KEA
	DES	DWN	CHK'D APP'D

PROJECT:

GREENWOOD STREET DEVELOPMENT LOT 2A
NEWTON, MASSACHUSETTS

SCALE: AS NOTED DATE: FEBRUARY 11, 2020

PLOT PLAN

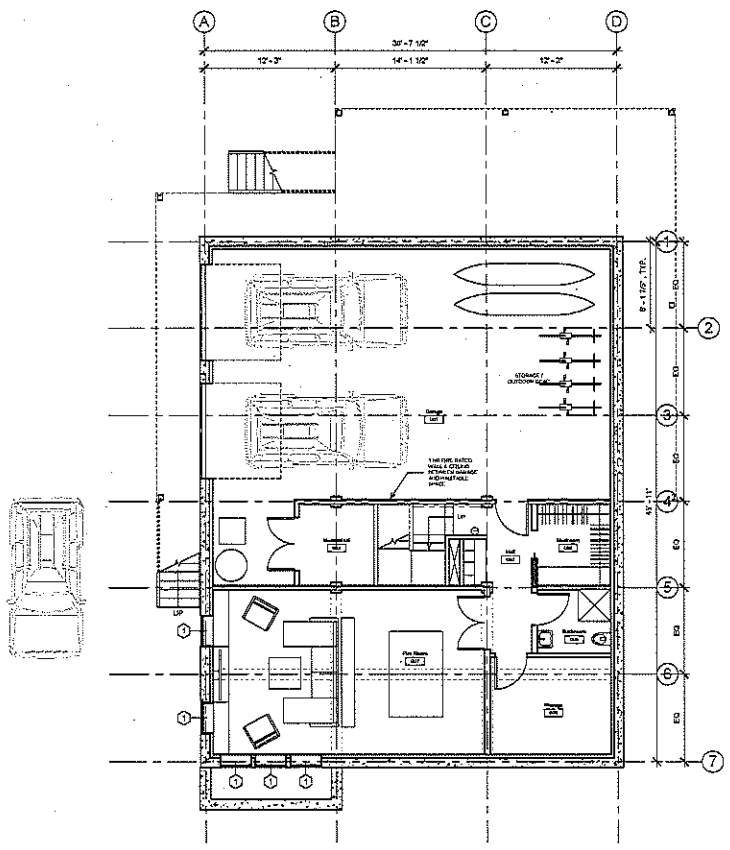
B+T JOB NO:2020-02

B+T PLAN NO. 200702056E-01

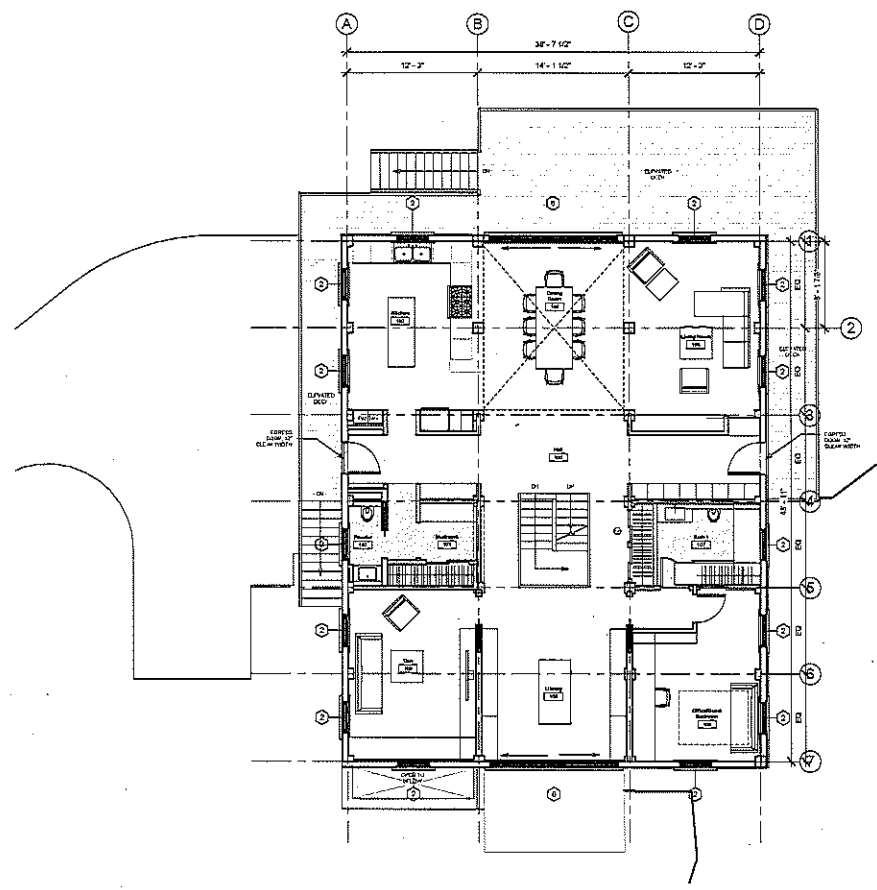
PP-1

CONSULT THE ARCHITECT'S SPECIFICATIONS AND PERMITS FOR ALL MATERIALS AND FINISHES.
 3/16" = 1'-0"

① New Basement Level
 3/16" = 1'-0"



② New Level 1
 3/16" = 1'-0"



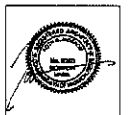
FINISH NOTES:
 -FLOORING TO BE WOOD IN ALL SPACES, EXCEPT TILE IN BATH AND MUDROOM AND GORK IN BASEMENT
 -WALLS & CEILING TO BE PAINTED PLASTER OVER WALLBOARD

GENERAL NOTES:
 -PROVIDE MECHANICAL VENTILATION SYSTEM (ERV) CAPABLE OF PRODUCING 0.35 AIR CHANGES PER HOUR IN BASEMENT WITH INTERMITTENT VENTILATION BOOST OF 50 CFM IN BATHROOM.
 -RECESSED DOWNLIGHTS THROUGHOUT SPACED TO PROVIDE 6 FOOT CANDLES OVER AREA OF ROOM AT HEIGHT OF 30" AFF.

DATE	ISSUE
02.02.2020	PERMIT SET

SCALE: 3/16" = 1'-0"	DATE: 02.02.2020
DRAWN BY: MIA	

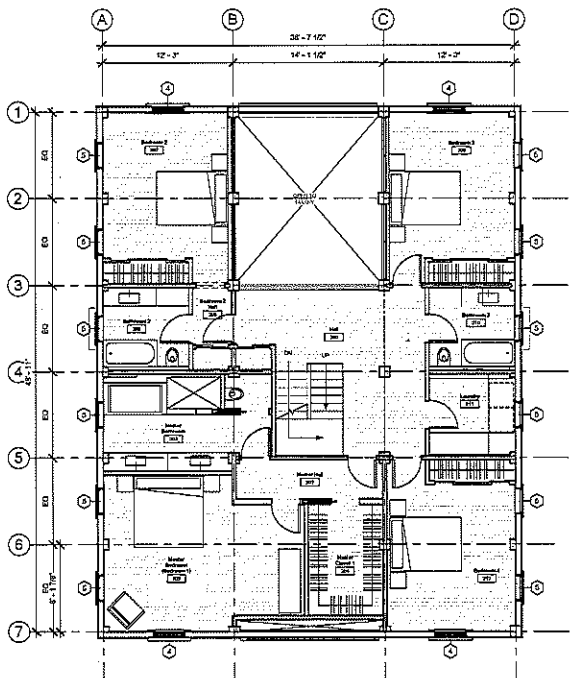
MOSKOW LINN ARCHITECTS, INC.
 88 BROAD STREET, BOSTON, MA 02110
 TEL: 617.292.2000 FAX: 617.456.4703
 WWW.MOSKOWLINN.COM



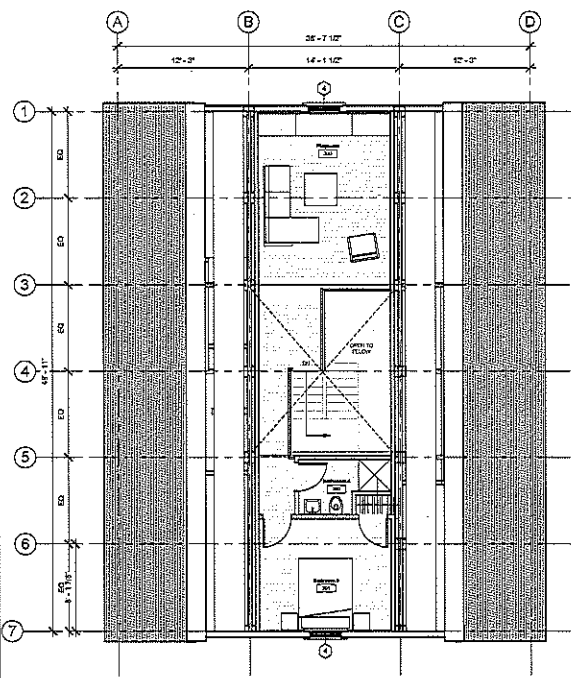
31 Greenwood Street
 Newton, MA
 Basement & Level 1 Floor Plans

A1.0

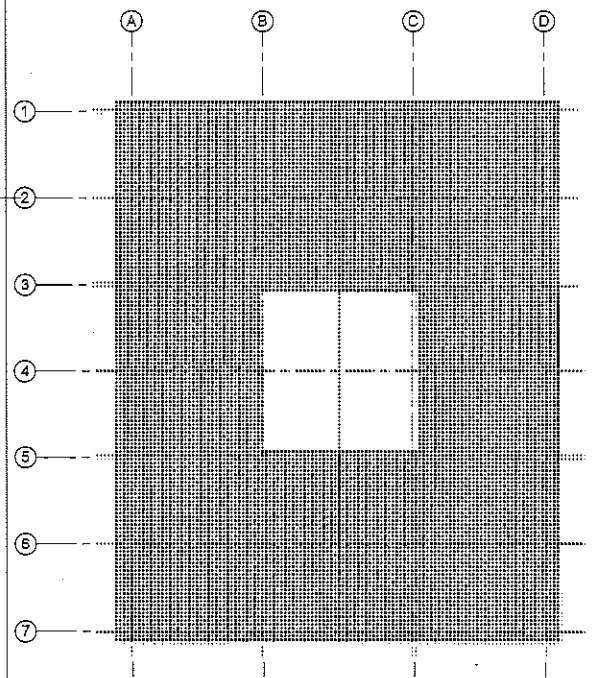
31 Greenwood Street, Newtwn, MA 02459
 Tel: 617.292.2000 Fax: 617.466.4700
 WWW.MOSKOWLINNARCH.COM



① New Level 2
3/16" = 1'-0"



② New Loft Level
3/16" = 1'-0"



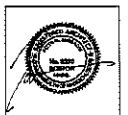
③ Roof Level
3/16" = 1'-0"

FINISH NOTES:
 -FLOORING TO BE WOOD IN ALL SPACES, EXCEPT TILE
 IN BATH AND MUDROOM AND CORN IN BASEMENT
 -WALLS & CEILING TO BE PAINTED PLASTER OVER
 WALLBOARD

DATE	ISSUE
02.02.2020	PERMIT SET

SCALE: 3/16" = 1'-0"
DATE: 02.02.2020
DRAWN BY: ALA

MOSKOW LINN ARCHITECTS, INC.
 88 BROAD STREET, BOSTON, MA 02110
 Tel: 617.292.2000 Fax: 617.466.4700
 WWW.MOSKOWLINNARCH.COM



31 Greenwood Street
 Newtwn, MA
 Level 2, Loft, & Roof Floor Plans

A1.1



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

DEMOLITION REVIEW STATUS

DATE: 3/10/20

PROJECT# 20030022

Dear Homeowner/ Contact Person:

RE: PROPERTY ADDRESS: 9 Inis Circle

We have conducted our initial site visit of the structure for which you have requested either full or partial demolition and have determined that the building or structure is **Historically Significant** for the reason(s) indicated below. Your application is now scheduled for further review by the Newton Historical Commission.

The building or structure is historically significant because it is:

- in a National Register or local historic district not visible from a public way.
- on the National Register of Historic Places or eligible for listing;
- importantly associated with historic persons, events, or architectural or social history.
- historically or architecturally important for its period, style, architect, builder, or context.
- located within 150 feet of a National Register or local historic district and contextually similar.

The next regularly scheduled Commission meeting date is March 26th. An agenda will be mailed to you one week prior to the meeting. At this meeting the Newton Historical Commission will determine whether the structure(s) or partial structure(s) is "Preferably Preserved." If the building(s) is found to be "Preferably Preserved," no Building Permit for demolition shall be issued by the Inspectional Services Department unless the demolition delay is waived by the Commission or the delay expires.

Please note that direct abutters to this property will be notified of the Commission hearing by mail at least one week prior to the meeting on the date shown above.

Additional information on Demolition Review can be found on our website at www.ci.newton.ma.us/Planning/Historic/historical.htm. If you should have any questions prior to the meeting please call our office at 617-796-1120.

Regards,

The Historic Preservation Staff

Newton Historical Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: kholmes@newtonma.gov
www.newtonma.gov



City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1086
 www.newtonma.gov

Ruthanne Fuller
 Mayor

Barney Heath
 Director

REQUEST FOR DEMOLITION REVIEW

DATE RECEIVED: 3/6/20 PROJECT #: 20030022

PROJECT ADDRESS: 9 Inis Circle, Newton, MA 02465

PROJECT INFORMATION

TYPE OF DEMOLITION: PARTIAL ** TOTAL

(** "Partial" demolition of a structure is the alteration or removal of over 50% of any single exterior wall surface or roof structure. Each is calculated by square footage.)

STRUCTURE TO BE DEMOLISHED (Check all that apply):

HOUSE GARAGE SHED NON-RESIDENTIAL BUILDING OTHER

IF OTHER, PLEASE DESCRIBE: _____

WHAT YEAR WAS THE STRUCTURE BUILT: 1954

IS THE STRUCTURE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES? YES NO

DESCRIPTION OF THE DEMOLITION REQUEST BELOW (Briefly describe the project):

Please see attached

IF KNOWN, BRIEFLY DESCRIBE THE KNOWN HISTORY OF THE PROPERTY:

Please see attached

THE REVIEW APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION

REQUIRED DOCUMENTATION:

- PROOF OF OWNERSHIP OF RECORD
- PHOTOGRAPHS OF THE AFFECTED STRUCTURE FROM THE FRONT, REAR, AND SIDES AND STREET
- ASSESSOR'S MAP SHOWING PROPERTY LOCATION
- BUILDING ELEVATION PLANS 11" X 17" OR SMALLER (FOR PARTIAL DEMOLITIONS ONLY).

SUGGESTED DOCUMENTS:

- BUILDING ELEVATION PLANS OR SKETCHES 11" X 17" OR SMALLER
- SITE PLAN
- BUILDING PRODUCT/MATERIAL INFORMATION
- PHOTOS OF NEIGHBORHOOD

APPLICATION AUTHORIZATION Temple St. LLC

PROPERTY OWNER: Amy Succoff, Manager [Signature] 3/6/20
 (Print name) (Signature name) (Date)

(All plans **MUST** be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will **NOT** be accepted. Please review the reverse of this form for additional information.)



City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
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 Telefax
 (617) 796-1086
 www.newtonma.gov

Ruthanne Fuller
 Mayor

Barney Heath
 Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ ZONING DISTRICT: SR2 DATE RECEIVED: 3/6/20

PROJECT DESCRIPTION:
Demolition of single family home at 9 Inis circle on 10,230 sq-ft

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 9 Inis Circle CITY/ZIP: Newton, 02465

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): S:32 B:007 L:0003

PROPERTY OWNER INFORMATION Temple St. LLC

NAME: Amy Sucoff - Manager PHONE: 617-571-5484 ALT. PHONE: 617-816-3231

MAILING ADDRESS: 15 Inis Circle, Newton 02465 E-MAIL ADDRESS: asucoff@gmail.com

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X [Signature] Manager 3/6/20
 (Property Owner Signature) (Date)

X _____
 (Property Owner Signature) (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION Temple St. LLC

NAME: Amy Sucoff - Manager PHONE: 617-571-5484 ALT. PHONE: 617-816-3231

MAILING ADDRESS: 15 Inis Circle, Newton, 02465 E-MAIL ADDRESS: asucoff@gmail.com

X [Signature] Manager 3/6/20
 (Applicant/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

----- OFFICE USE ONLY BELOW THIS LINE -----

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/> Zoning Review Application	<input type="checkbox"/> Comprehensive Permit
<input type="checkbox"/> Administrative Site Plan Review	<input type="checkbox"/> Variance Application
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Historic Preservation Review
<input type="checkbox"/> Special Permit/Site Plan Approval	<input type="checkbox"/> Conservation Commission Review
<input type="checkbox"/> Fence Appeal	<input type="checkbox"/> Other, describe _____

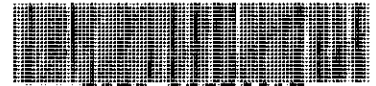
Comments: _____

**PERMIT INTAKE INITIALS
 AND DATE STAMP**

NOTE: This form MUST accompany all other Department of Planning and Development applications.

To Be Completed By Applicant

C2



Bk: 74247 Pg: 528 Doc: DEED
Page: 1 of 2 03/08/2020 11:53 AM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District FOD # 001
Date: 03/08/2020 11:53 AM
Ctrl# 31327819163 Doc# 00034419
Fee: \$4,332.00 Cons: \$950,000.00

QUITCLALIM DEED

Michael Eggert, Trustee of the Judith K. Ritter 1999 Revocable Trust u/d/t dated September 27, 1999, as amended by a First Amendment dated July 21, 2008, and as evidenced by Trustee Certificate issued in accordance with MGL Ch. 184, Sec. 35, recorded with Middlesex South Registry of Deeds, Book 65330, Page 104

of Newton, MA

for consideration paid and in full consideration of Nine Hundred Fifty Thousand and 00/100 (\$950,000.00) Dollars

grants to **Temple Street, LLC, a Massachusetts Limited Liability Company with a mailing address of 15 Inis Circle, Newton, MA**

with **QUITCLAIM COVENANTS**

The land and buildings thereon situated in Newton, Middlesex County, MA shown as Lot 5 on a Plan entitled "Subdivision of Land in West Newton, Mass.," dated September 12, 1953, by William J. Ford, Jr., C.E., recorded with Middlesex South Registry of Deeds at the end of Book 8157, bounded and described as follows:

Northeasterly by Lot 6, as shown on said plan, 136.88 feet;
Northwesterly by land now or formerly of Brundage and Bacon, 91.00 feet;
Southwesterly by Lot 4, as shown on said plan, 119.18 feet; and
Southeasterly by Inis Circle, by a curved line, 77.76 feet.

Containing 10,230 square feet of land according to said plan.

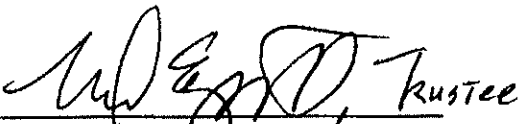
Premises: 9 Inis Circle, Newton, MA

Grantor, by his signatures below, hereby releases any and all right of Homestead in the premises conveyed hereunder but reserves any rights in the proceeds and affirm under the penalties of perjury that there are no persons entitled to the protection of the Homestead Act.

For Grantors' title, and meaning to convey, see Deed dated March 16, 2015 and recorded with Middlesex South Registry of Deeds, Book 65330, Page 106.

9 Inis Circle, Newton, MA

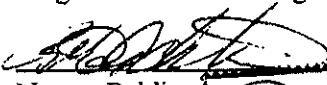
Witness my hand and seal this 3RD day of March, 2020

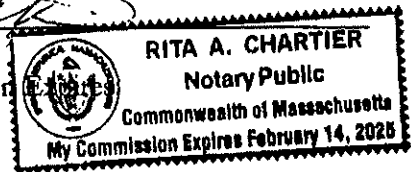

**Michael Eggert, Trustee of the
Judith K. Ritter 1999 Revocable Trust**

Commonwealth of MA

Suffolk, ss

On this 3RD day of March, 2020 , before, me the undersigned notary public, personally appeared the above-named Michael Eggert , Trustee as aforesaid, and proved to me through satisfactory evidence of identification, which was photo identification/driver's license or personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, as Trustee as aforesaid, for its stated purpose


Notary Public
My Commission Expires



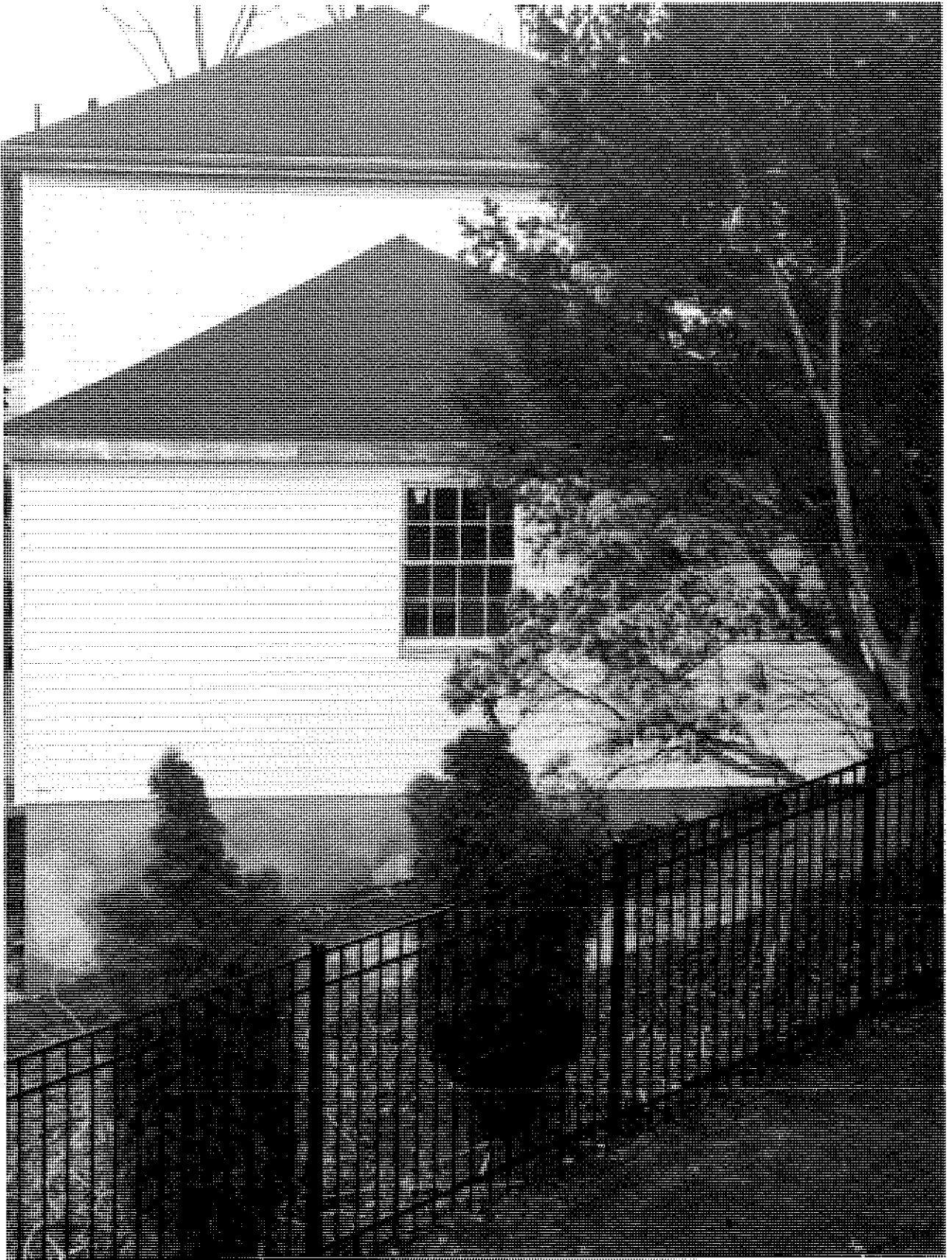
FRONT VIEW | STREET VIEW



BACK OF HOUSE



SIDE OF HOUSE





**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

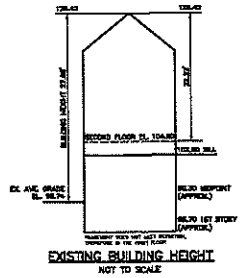
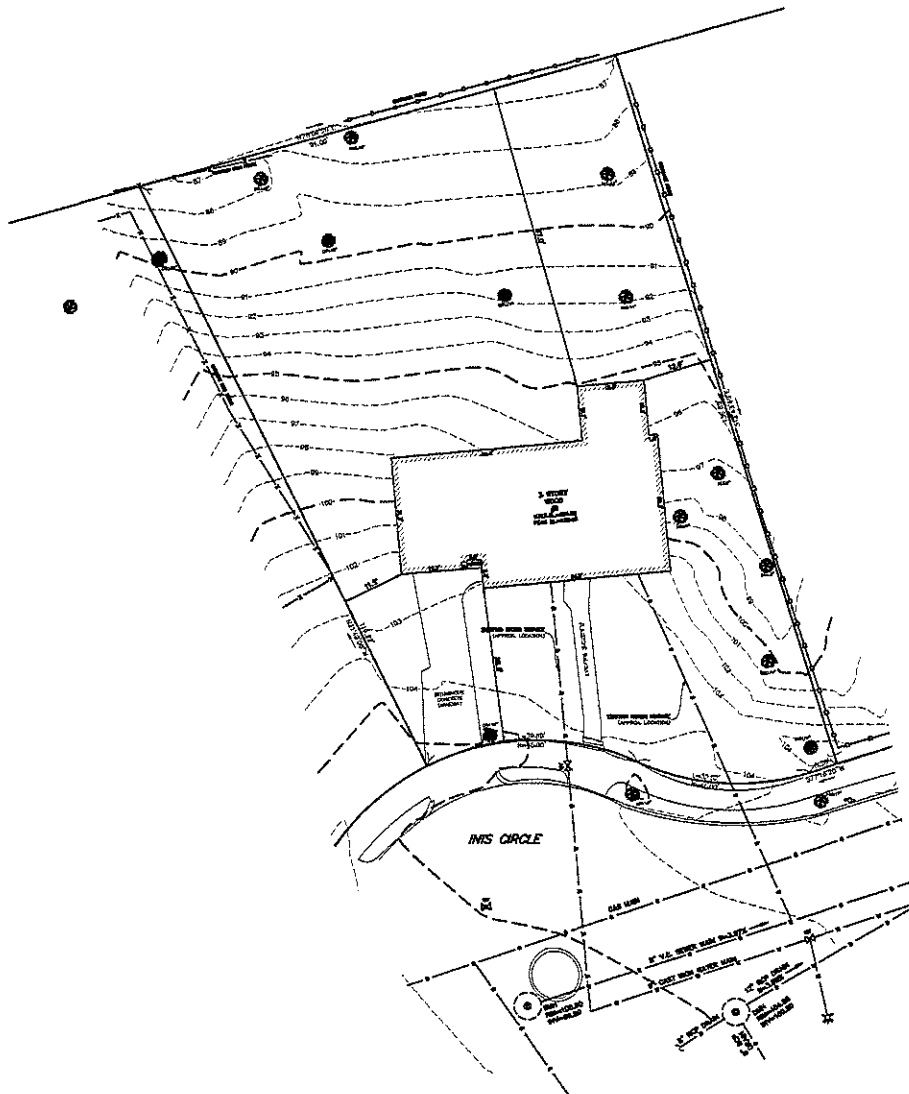
City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/09/2018
Data updated 11/14/2018

© 2000 VTP ASSOCIATES, INC.

LEGEND

BUILDING	
PROPERTY LINE BY BOUNDARY SURVEY	
CONTIGUA	
STOCKADE FENCE	
QUARANTINE FENCE	
FRONT FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
6" GAS LINE	
8" GAS LINE	
SEWER MANHOLE	
DRAIN MANHOLE	
WATER MANHOLE	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	
CONIFEROUS TREE	
FIRE HYDRANT	



Address: 88 Iris Circle, Newton

Length Weighted Mean Existing Average Grade Calculation

Section	Length of Segment	Height of High Point	Height of Low Point	Average	Product
1	10.00	102.45	98.50	100.475	1004.75
2	25.27	98.50	95.25	96.875	2441.15625
3	19.00	92.77	90.00	91.385	1736.315
4	17.33	96.14	93.67	94.905	1644.22515
5	30.00	100.15	97.75	98.95	2968.5
6	25.25	100.58	98.00	99.29	2504.22515
7	24.24	101.17	100.00	100.585	2432.42515
8	14.27	100.51	100.27	100.39	1430.56515
Total	151.02				15162.84

Total Length = 151.02
Average Grade = 100.39

ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-2 (OLD) SUBDIVISION: DISTING

REGULATION	REQUIRED	EXISTING
LOT AREA	10,000 S.F.	10,221 S.F.
LOT FRONTAGE	80.0'	77.67'
FRONT SETBACK	25.0'	28.6'
SIDE SETBACK	7.5'	11.5'
REAR SETBACK	15.0'	17.0'
BUILDING HEIGHT	35.0'	27.85'
STAIRWAY WIDTH	5.0'	5.0'
LOT COVERAGE	30.0%	19.0%
OPEN SPACE	50.0%	84.0%

DO NOT MEET REQUIREMENTS

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
88 IRIS CIRCLE

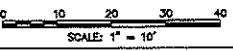
SCALE: 1/4"=10'-0" DATE: MARCH 3, 2000

PROJECT: 200103

VTP ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS, LTD.
20 AND STREET 2ND FLOOR, SUITE 3
NEWTON, MA 02459
(617) 552-8077

SHEET 1 OF 1



9 Iris Circle Site Plan

Photos of neighborhood

15 Travis Circle (adjacent lot on right)

9 Travis Circle (Front View from Street)



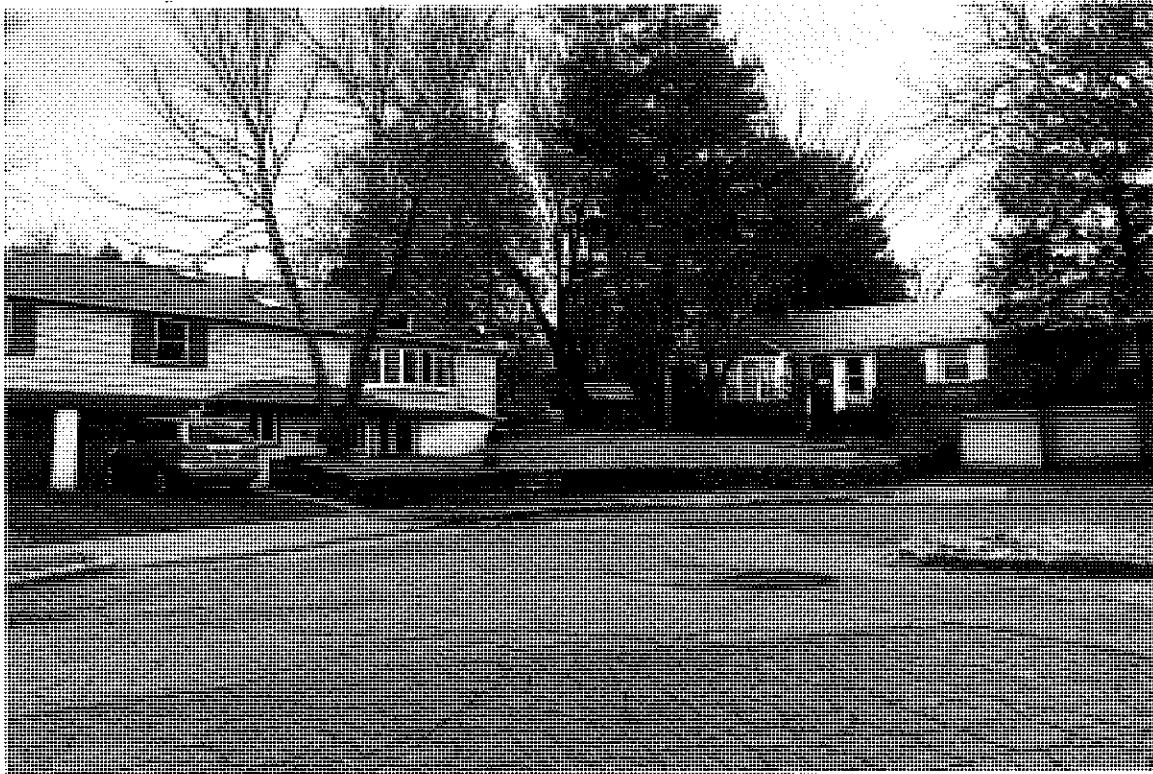
59 Highland ST (adjoining lot on left)



Photos of neighborhood

12 Inis Circle

18 Inis Circle

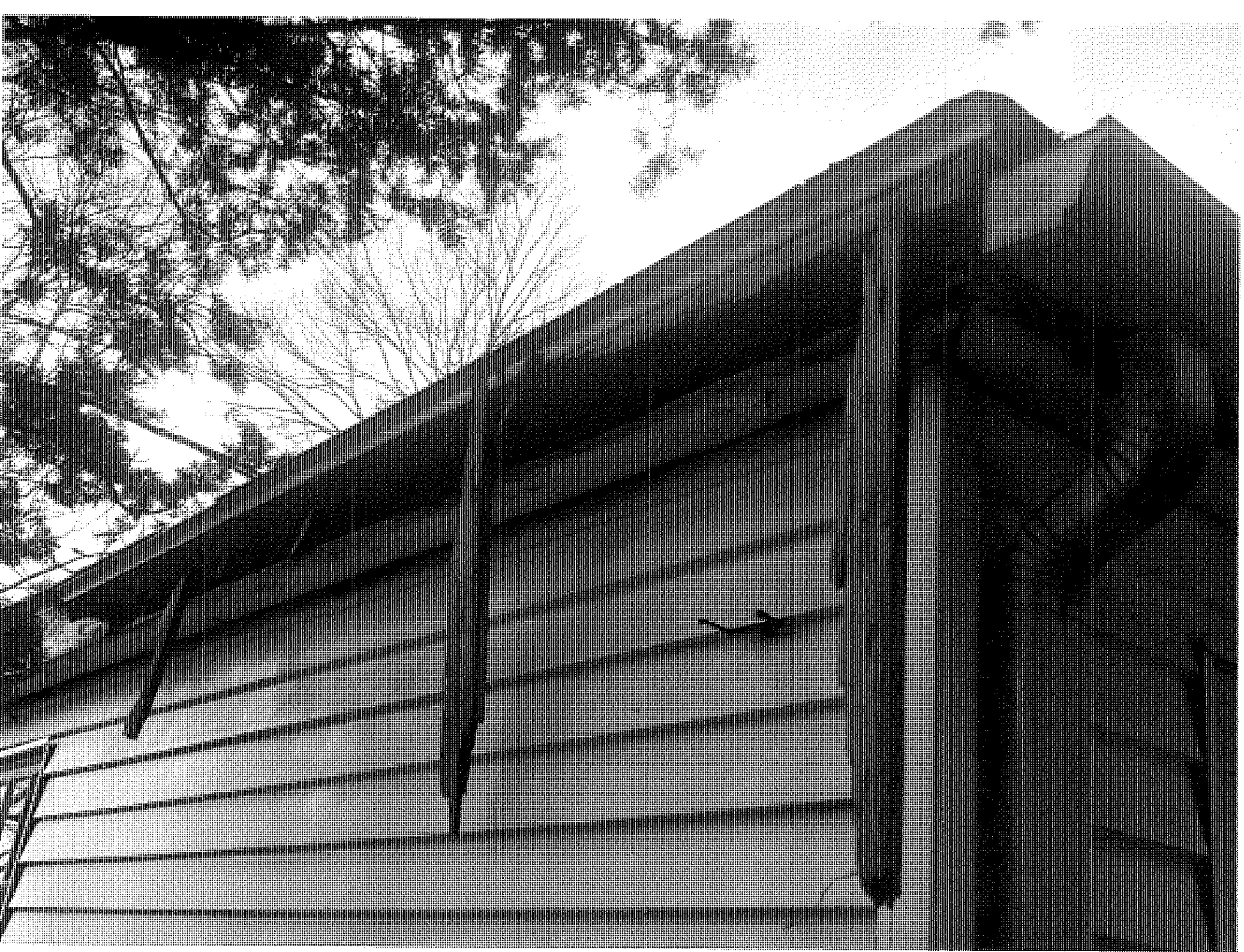














Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

DEMOLITION REVIEW STATUS

DATE: 3/10/20

PROJECT# 20020061

Dear Homeowner/ Contact Person:

RE: PROPERTY ADDRESS: 67-69 Ripley Street

We have conducted our initial site visit of the structure for which you have requested either full or partial demolition and have determined that the building or structure is **Historically Significant** for the reason(s) indicated below. Your application is now scheduled for further review by the Newton Historical Commission.

The building or structure is historically significant because it is:

in a National Register or local historic district not visible from a public way.

on the National Register of Historic Places or eligible for listing;

importantly associated with historic persons, events, or architectural or social history.

historically or architecturally important for its period, style, architect, builder, or context.

located within 150 feet of a National Register or local historic district and contextually similar.

The next regularly scheduled Commission meeting date is March 26th. An agenda will be mailed to you one week prior to the meeting. At this meeting the Newton Historical Commission will determine whether the structure(s) or partial structure(s) is "Preferably Preserved." If the building(s) is found to be "Preferably Preserved," no Building Permit for demolition shall be issued by the Inspectional Services Department unless the demolition delay is waived by the Commission or the delay expires.

Please note that direct abutters to this property will be notified of the Commission hearing by mail at least one week prior to the meeting on the date shown above.

Additional information on Demolition Review can be found on our website at www.ci.newton.ma.us/Planning/Historic/historical.htm. If you should have any questions prior to the meeting please call our office at 617-796-1120.

Regards,

The Historic Preservation Staff

Newton Historical Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: kholmes@newtonma.gov
www.newtonma.gov



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1086
www.newtonma.gov

Barney Heath
Director

REQUEST FOR DEMOLITION REVIEW

DATE RECEIVED: 2/28/20

PROJECT #: 20020061

PROJECT ADDRESS: 67-69 Ripley St Newton MA 02459

PROJECT INFORMATION

TYPE OF DEMOLITION: PARTIAL ** TOTAL

(** "Partial" demolition of a structure is the alteration or removal of over 50% of any single exterior wall surface or roof structure. Each is calculated by square footage.)

STRUCTURE TO BE DEMOLISHED (Check all that apply):

HOUSE GARAGE SHED NON-RESIDENTIAL BUILDING OTHER

IF OTHER, PLEASE DESCRIBE: _____

WHAT YEAR WAS THE STRUCTURE BUILT: 1927

IS THE STRUCTURE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES? YES NO

DESCRIPTION OF THE DEMOLITION REQUEST BELOW (Briefly describe the project):

Demolition of existing two family house and construction of new 2 family home

IF KNOWN, BRIEFLY DESCRIBE THE KNOWN HISTORY OF THE PROPERTY:

There is property has no know historical significance

THE REVIEW APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION

REQUIRED DOCUMENTATION:

- _____ PROOF OF OWNERSHIP OF RECORD
- _____ PHOTOGRAPHS OF THE AFFECTED STRUCTURE FROM THE FRONT, REAR, AND SIDES AND STREET
- _____ ASSESSOR'S MAP SHOWING PROPERTY LOCATION
- _____ BUILDING ELEVATION PLANS 11" X 17" OR SMALLER (FOR PARTIAL DEMOLITIONS ONLY).

SUGGESTED DOCUMENTS:

- _____ BUILDING ELEVATION PLANS OR SKETCHES 11" X 17" OR SMALLER
- _____ BUILDING PRODUCT/MATERIAL INFORMATION
- _____ SITE PLAN
- _____ PHOTOS OF NEIGHBORHOOD

APPLICATION AUTHORIZATION

PROPERTY OWNER: _____
(Print name) (Signature name) (Date)

(All plans **MUST** be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will **NOT** be accepted. Please review the reverse of this form for additional information.)



City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone (617) 796-1120
 Telefax (617) 796-1086
 www.newtonma.gov

Ruthanne Fuller
 Mayor

Barney Heath
 Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ ZONING DISTRICT: _____ DATE RECEIVED: _____

PROJECT DESCRIPTION: _____

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 67-69 Ripley CITY/ZIP: 02459

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 65019 0028

PROPERTY OWNER INFORMATION

NAME: 67-69 Ripley Street Realty LLC PHONE: 617-945-4704 ALT. PHONE: _____

MAILING ADDRESS: 727 Washington St Suite 3 E-MAIL ADDRESS: mlsaris@gmail.com
Newton, MA 02458

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X *[Signature]* 2/27/20
 (Property Owner Signature) (Date)

X _____ (Date)
 (Property Owner Signature)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: Same As Above PHONE: _____ ALT. PHONE: _____

MAILING ADDRESS: _____ E-MAIL ADDRESS: _____

X _____ (Date)
 (Applicant/Agent Signature)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

----- OFFICE USE ONLY BELOW THIS LINE -----

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe _____

Comments: _____

**PERMIT INTAKE INITIALS
 AND DATE STAMP**

NOTE: This form MUST accompany all other Department of Planning and Development applications.

To Be Completed By Applicant

[Add to Basket](#) | [Print Document](#)

Doc. #	Rec Date	Rec Time	Type Desc.	# of Pgs.	Book/Page	Consideration	Doc. Status
29426	02/27/2020	2:52PM	DEED	2	74198/123	1050000.00	In workflow

Street #	Street Name	Description
67-69	RIPLEY ST	

Grantor/Grantee-2

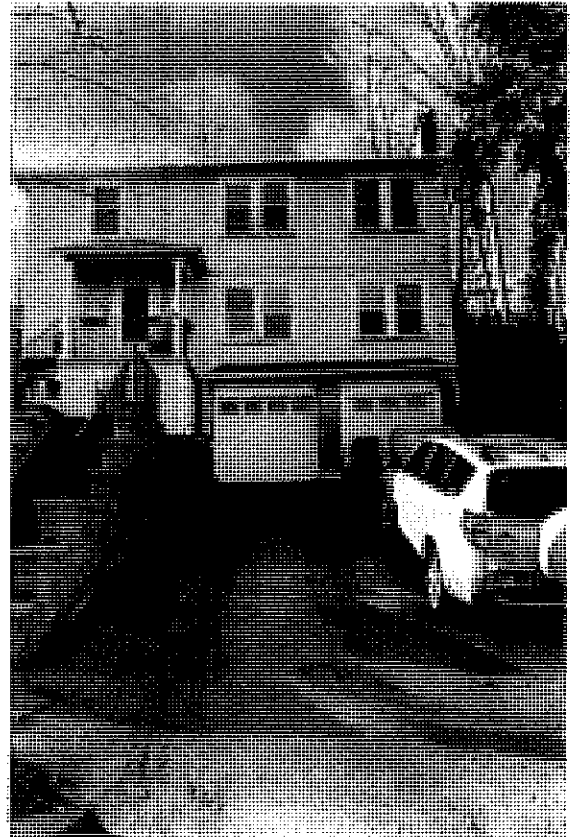
MAEL OWEN S	Grantor
67-69 RIPLEY STREET REALTY LLC	Grantee

67-69 Ripley St (Subject Property)

Rear



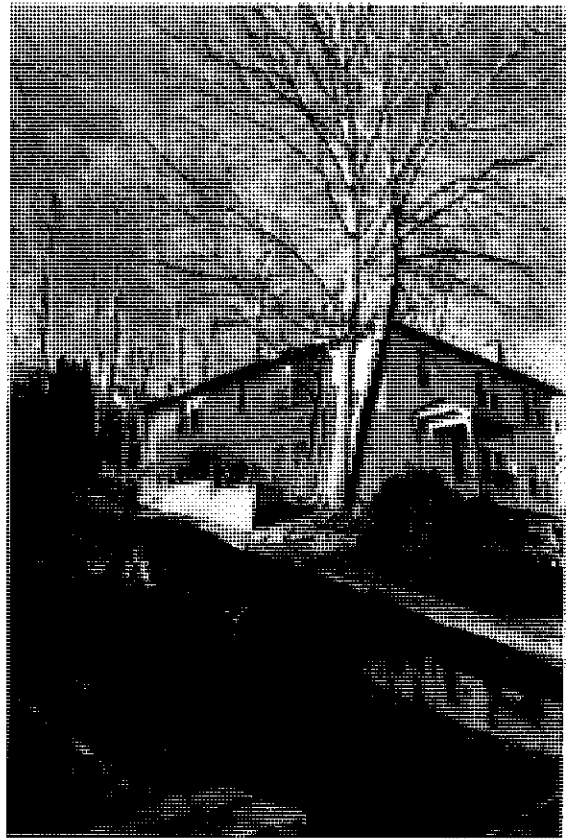
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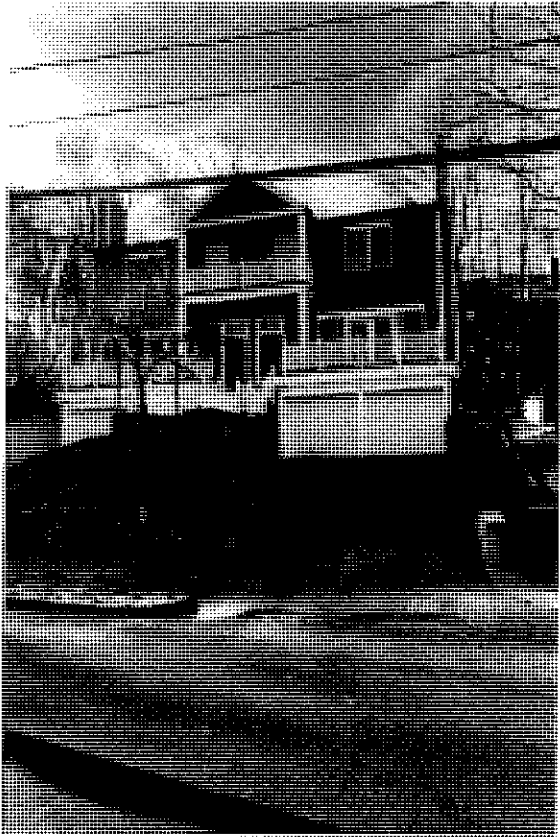
Right



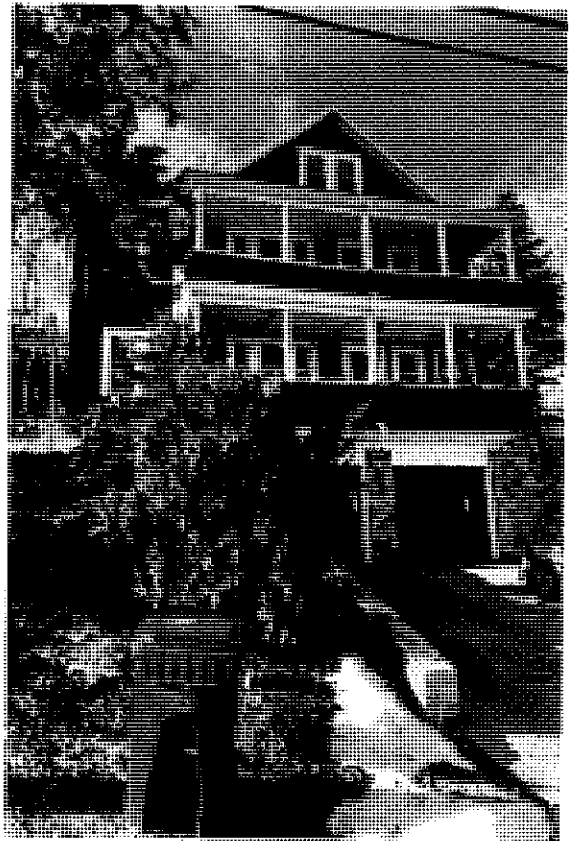
Left



Neighbor



Neighbor



Property

67-69 RIPLEY ST

Property

Property SDL 65019 0028
Address 67-69 RIPLEY ST
Tax Bill Number 2016011
Land Use 10-0
Land Use Description TWO FAMILY
Lot Size 7,200 sq ft
Frontage 65 ft
Zoning MR1
Map ID 106NE
ID 65019 0028

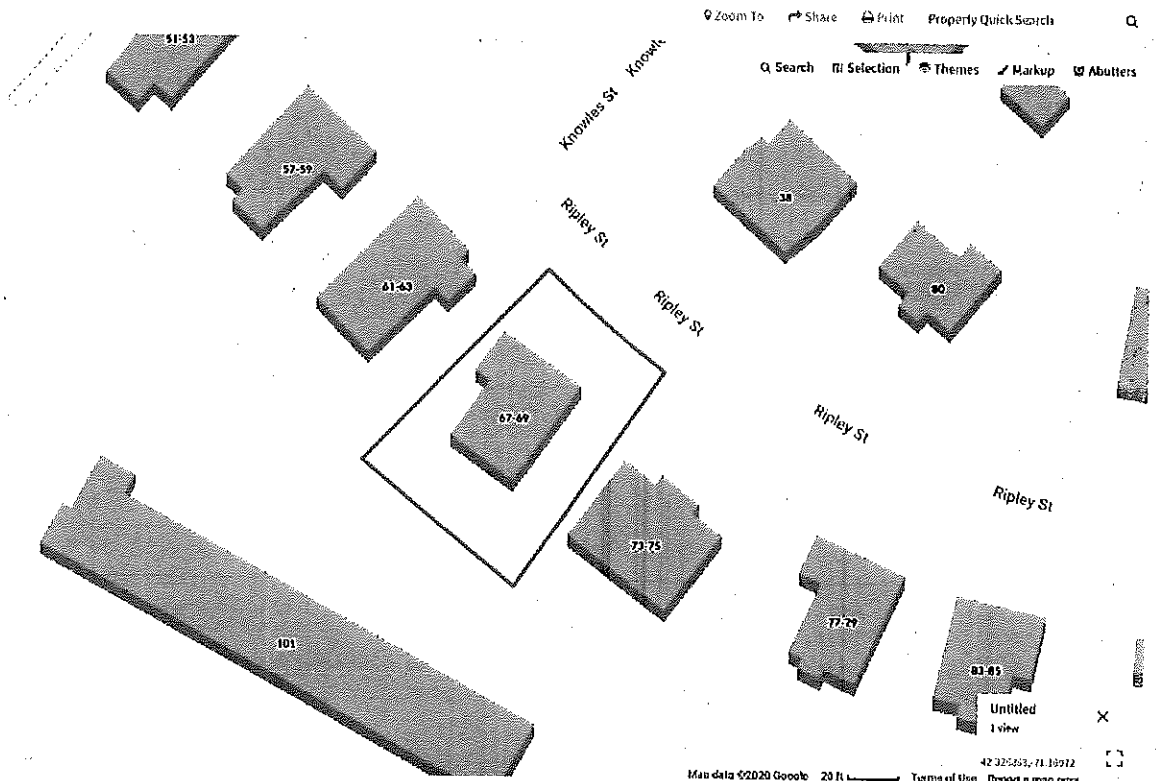
Property Image

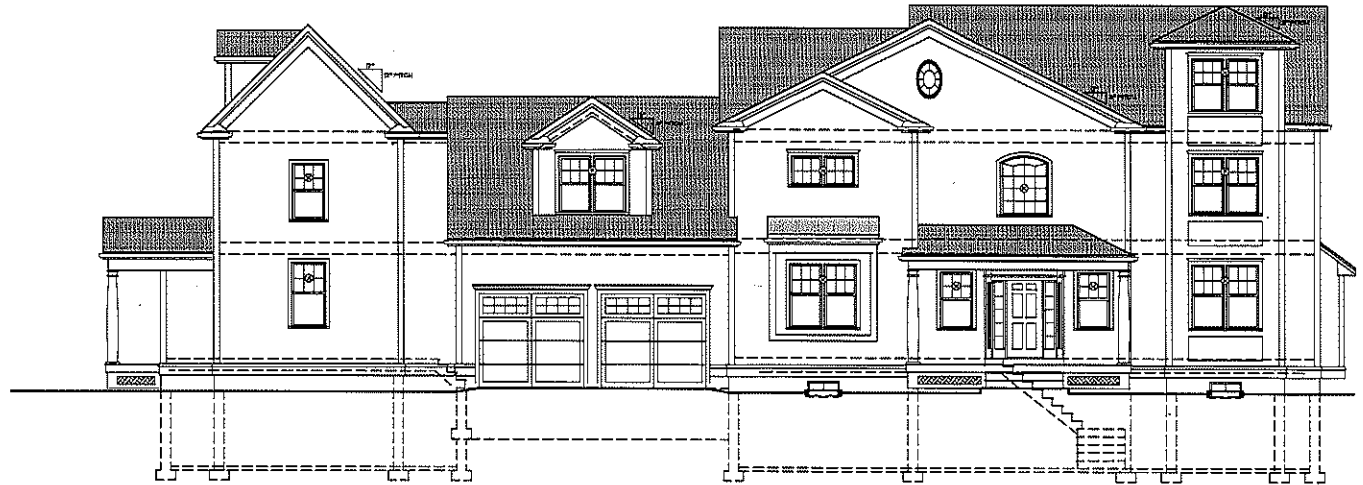


Previous

Next

Property Sketch





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F.A.R. SQUARE FOOTAGE:
 FIRST FLOOR AREA: 3,078 SF
 SECOND FLOOR AREA: 2,819 SF
 ATTIC AREA: 0 SF
 TOTAL F.A.R. AREA: 5,897 SF
 MEASURED LOT SIZE: 14,792 SF
 MAX. ALLOWABLE F.A.R.: 5,639 SF
 MAX. ALLOWABLE F.A.R. WITH BONUS: 5,935 SF

NEW SINGLE-FAMILY CONSTRUCTION
 227 CHERRY STREET
 WEST NEWTON, MA

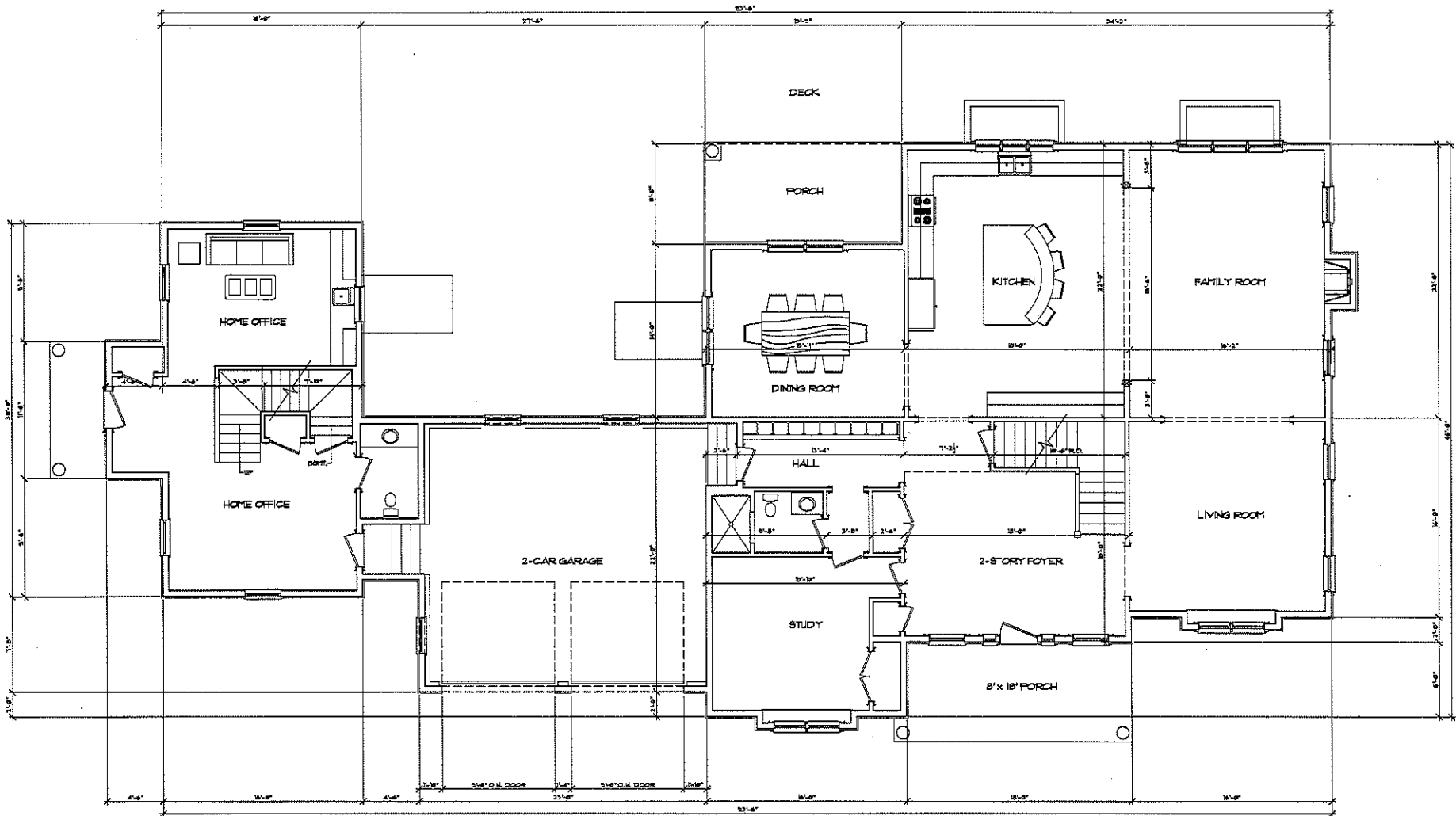


COVER PAGE
 SCALE: VARIOUS
 DATE: 02-12-2020 SCHEMATIC DESIGN
 REV.: -
 REV.: -

227CHERRYNEWTON.dwg

DRAWING LIST:
 C COVER SHEET WITH SCHEDULES
 A1 FIRST FLOOR PLAN
 A2 SECOND FLOOR PLAN
 A3 ATTIC FLOOR PLAN
 A4 BASEMENT FLOOR PLAN
 A5 BUILDING SECTION - LONGITUDINAL
 A6 BUILDING SECTIONS 2 & 3
 A7 FRONT ELEVATION (ADAMS AVE.)
 A8 RIGHT SIDE ELEVATION (CHERRY ST.)
 A9 REAR ELEVATION
 A10 RIGHT ELEVATION

PROJECT DESIGN: SCOTT LEWIS
 385 GROVE STREET
 WEST ROXBURY, MA 02192
 (617) 293-6311
 SURVEYOR: PETER NOLAN & ASSOC.
 80 JEWETT STREET, SUITE 1
 NEWTON, MA 02458
 BUILDER: TOM ZOU



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227 CHERRY STREET
WEST NEWTON, MA

FIRST FLOOR PLAN

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

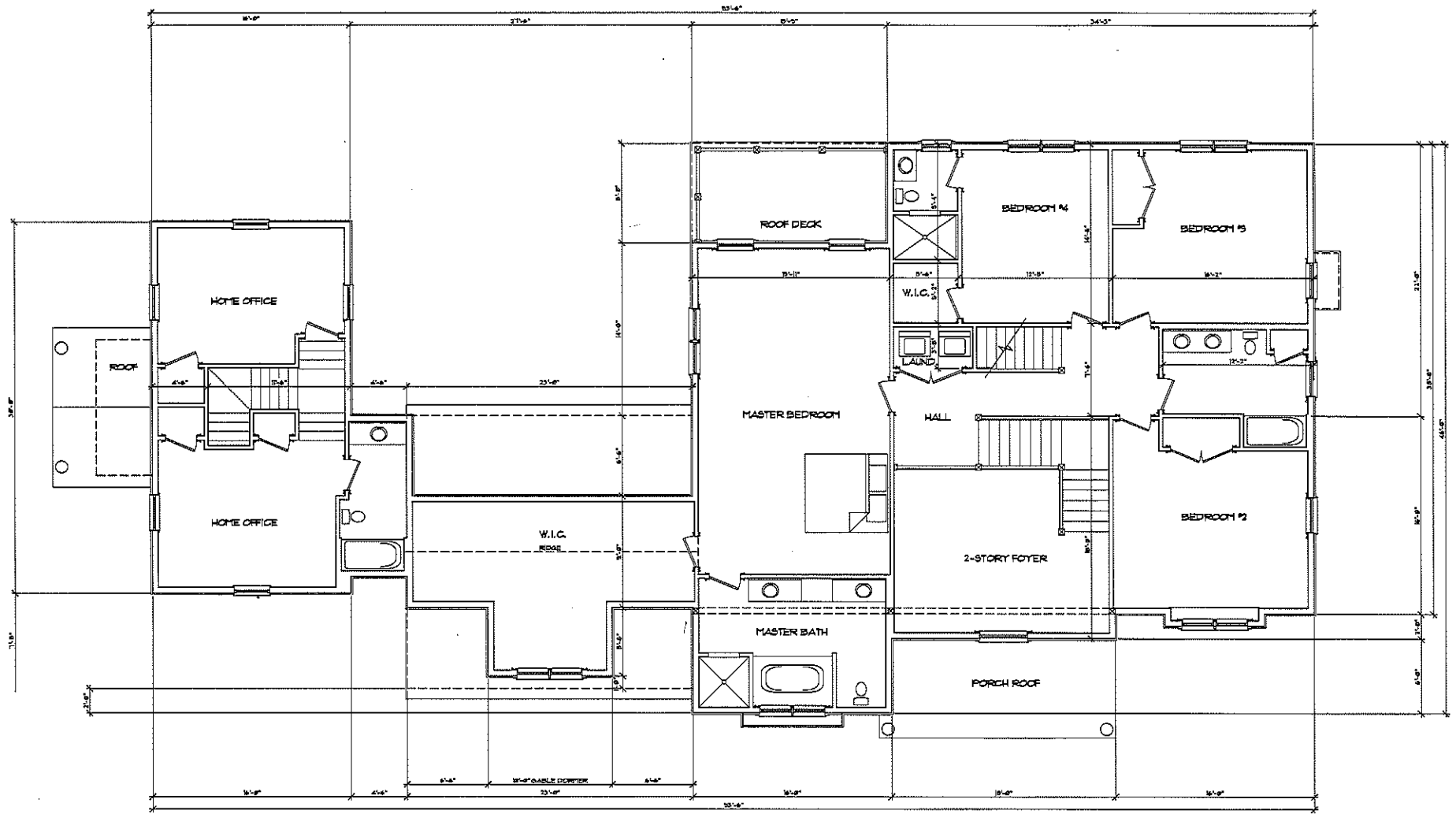
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SCOTT LEWIS
365 GROVE STREET
WEST ROXBURY, MA 02132
(617) 298-6311

DATE: 02-12-2008

227CHERRY_NEWTON.dwg

SHEET

A1



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227 CHERRY STREET
WEST NEWTON, MA

SECOND FLOOR PLAN

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

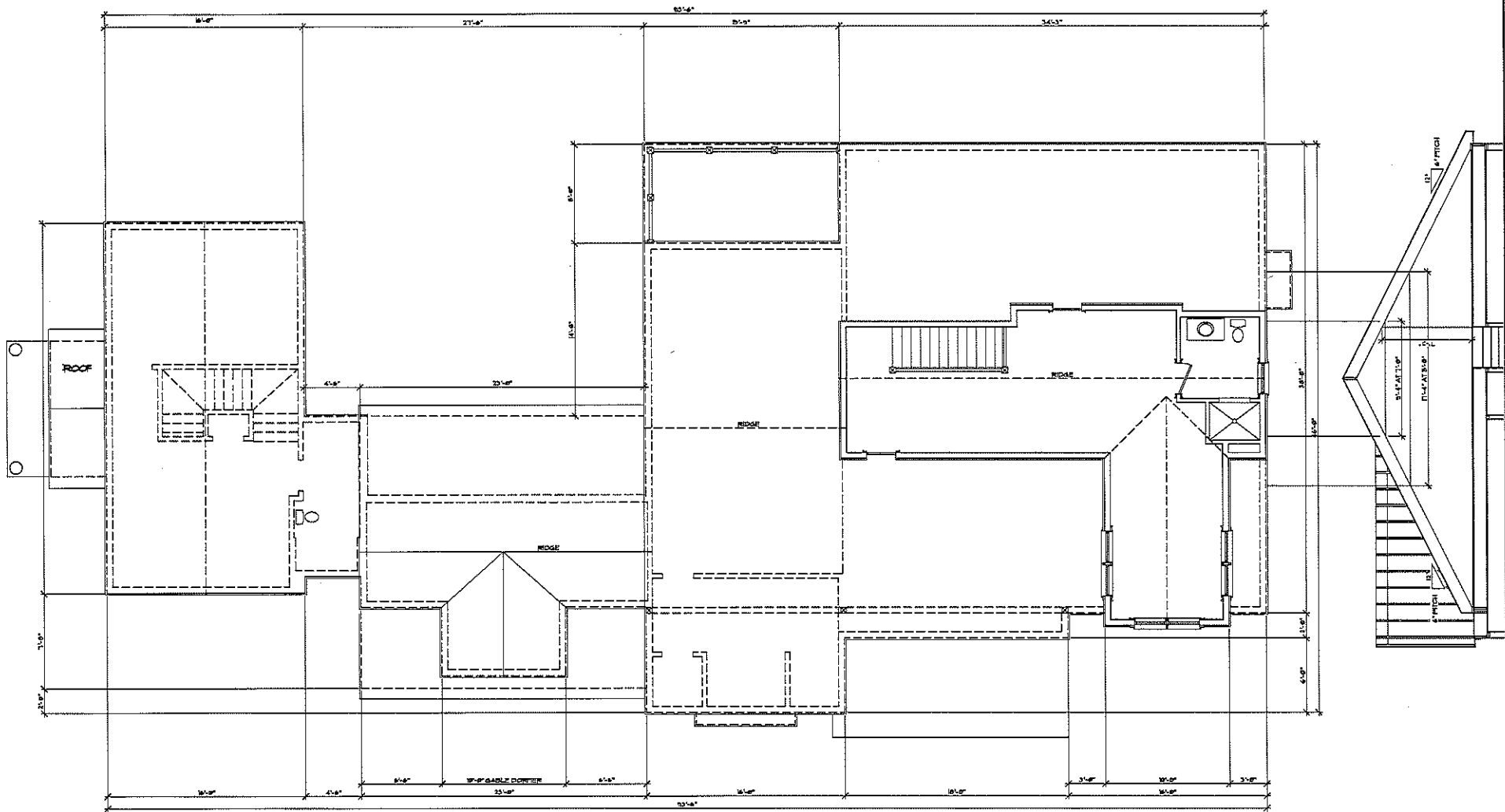
PROJECT DESIGN:
SCOTT LEWIS
365 GROVE STREET
WEST ROXBURY, MA 02132
(617) 293-6371

DATE: 02-12-2020

227CHERRY_NEWTON.dwg

SHEET

A2



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227 CHERRY STREET
WEST NEWTON, MA

ATTIC FLOOR PLAN

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

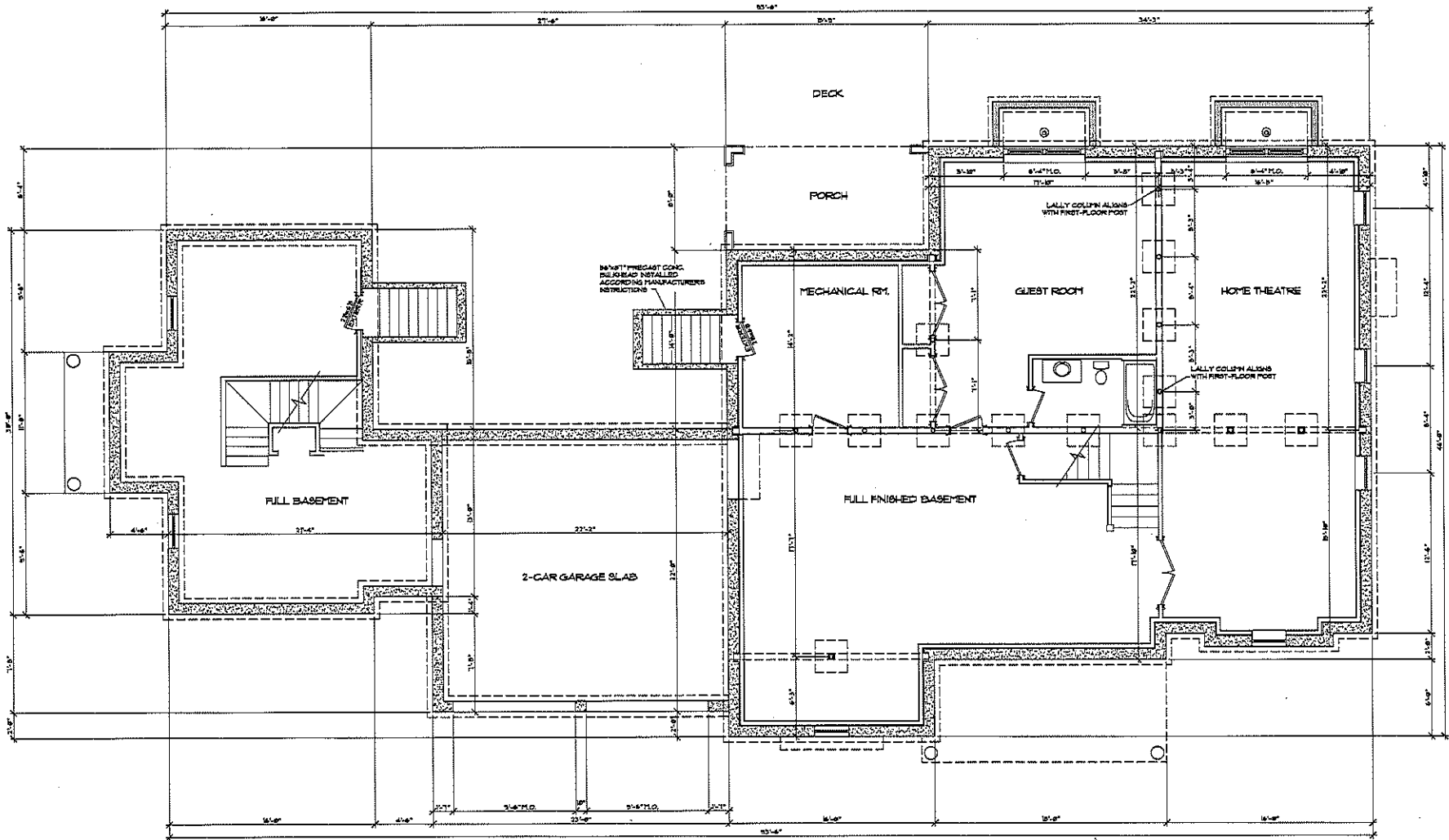
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SCOTT LEWIS . . .
385 GROVE STREET . . .
WEST ROXBURY, MA 02132 . . .
(617) 293-6271 . . .

DATE: 02-12-2020

227CHERRY_NEWTON1.dwg

SHEET

A3



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227 CHERRY STREET
WEST NEWTON, MA

BASEMENT FLOOR PLAN

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

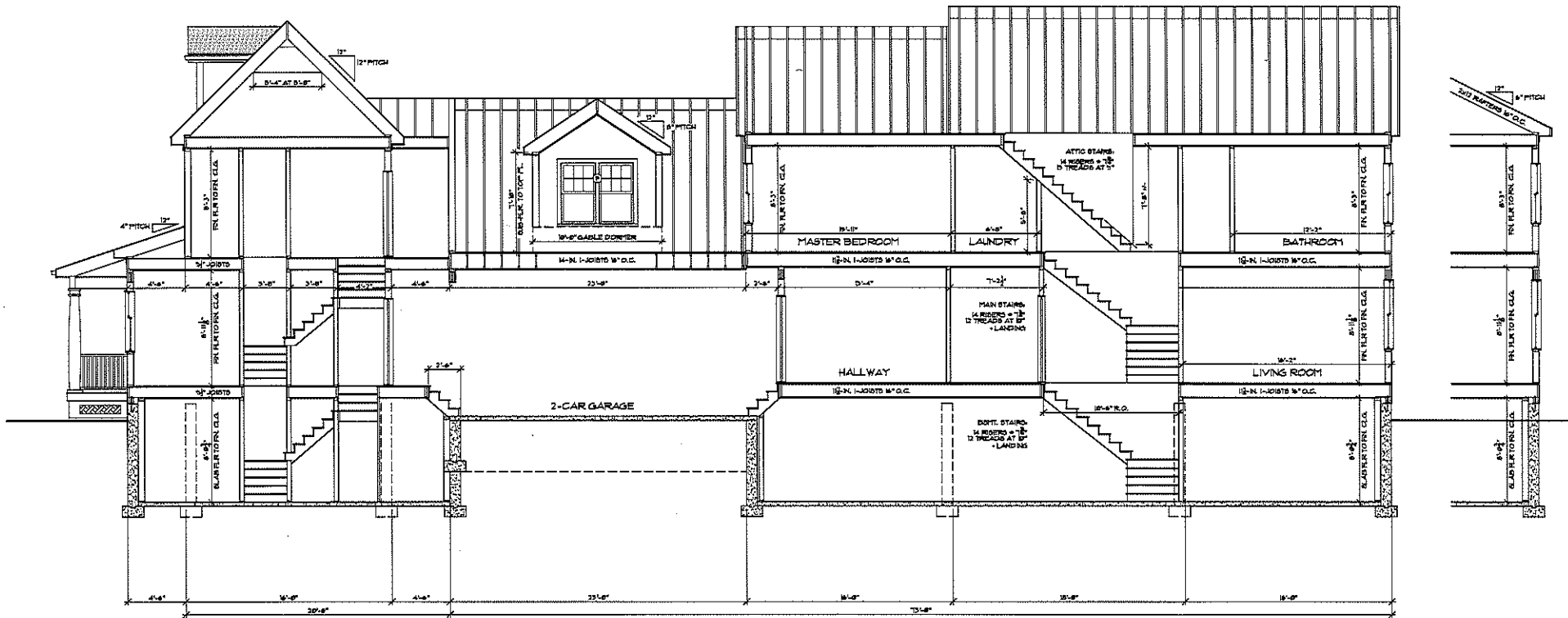
PROJECT DESIGN:
 SCOTT LEWIS
 365 GROVE STREET
 WEST ROXBURY, MA 02132
 (617) 293-6371

DATE: 02-12-2020

227CHERRY_NEWTON.dwg

SHEET

A4



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227 CHERRY STREET
WEST NEWTON, MA

BUILDING SECTION 1 - LONGITUDINAL

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

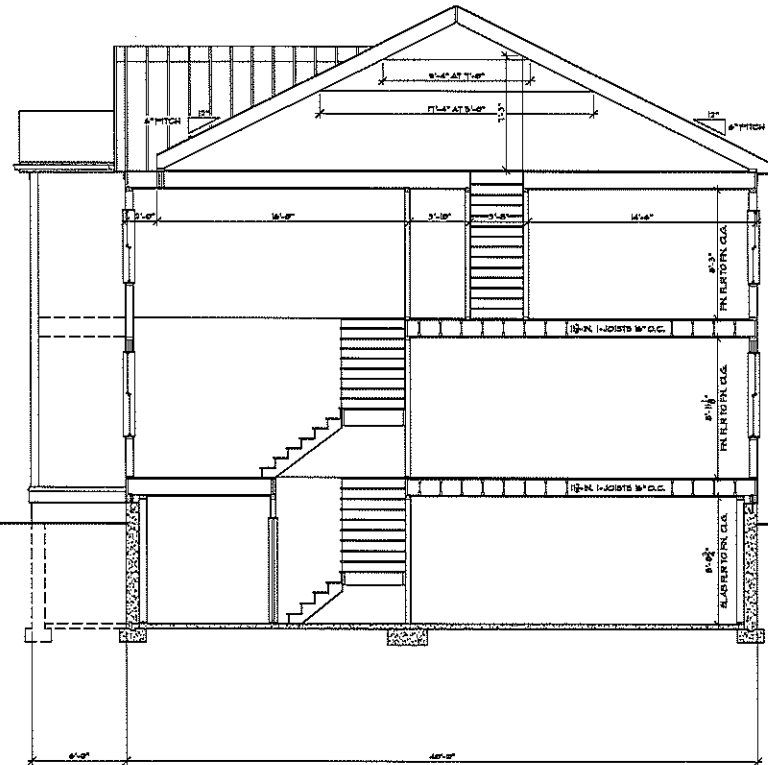
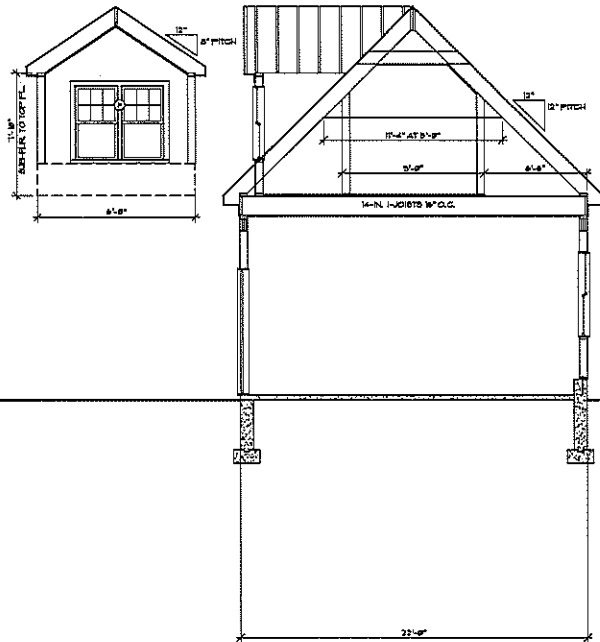
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SCOTT LEWIS
365 GROVE STREET
WEST ROXBURY, MA 02132
(617) 233-6311

DATE: 02-12-2020

227CHERRY_NEWTON.dwg

SHEET

A5



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227 CHERRY STREET
WEST NEWTON, MA

BUILDING SECTIONS 2 & 3

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

PROJECT DESIGN
SCOTT LEWIS
305 GROVE STREET
WEST ROXBURY, MA 02132
(617) 293-6911

DATE: 02-12-2020

227CHERRY_NEWTON.dwg

SHEET

A6



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227 CHERRY STREET
WEST NEWTON, MA

FRONT ELEVATION

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

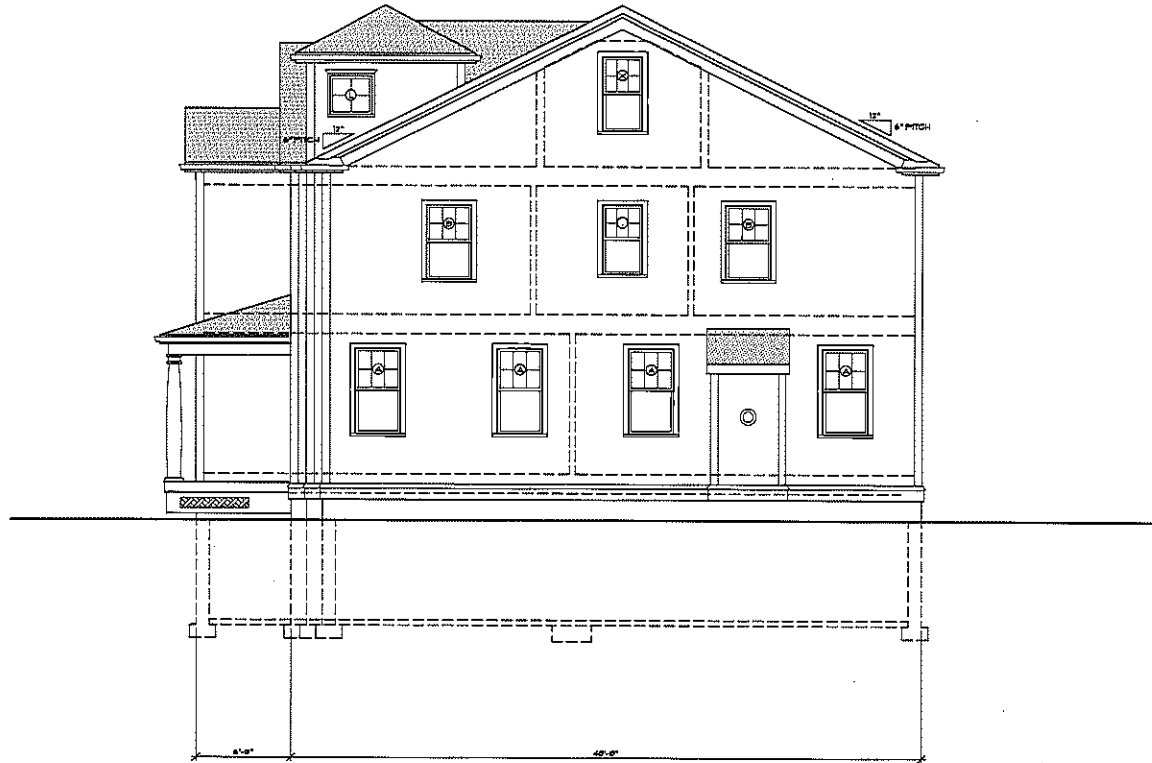
PROJECT DESIGN:
SCOTT LEWIS
365 GROVE STREET
WEST ROXBURY, MA 02132
(617) 293-6311

DATE: 02-12-2020

227CHERRY_NEWTON.dwg

SHEET

A7



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227 CHERRY STREET
WEST NEWTON, MA

RIGHT SIDE ELEVATION

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

PROJECT DESIGN:
SCOTT LEWIS
365 GROVE STREET
WEST ROXBURY, MA 02132
(617) 293-6311

DATE: 02-12-2020

227CHERRY_NEWTON.dwg

SHEET

A8



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227 CHERRY STREET
WEST NEWTON, MA

REAR ELEVATION

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

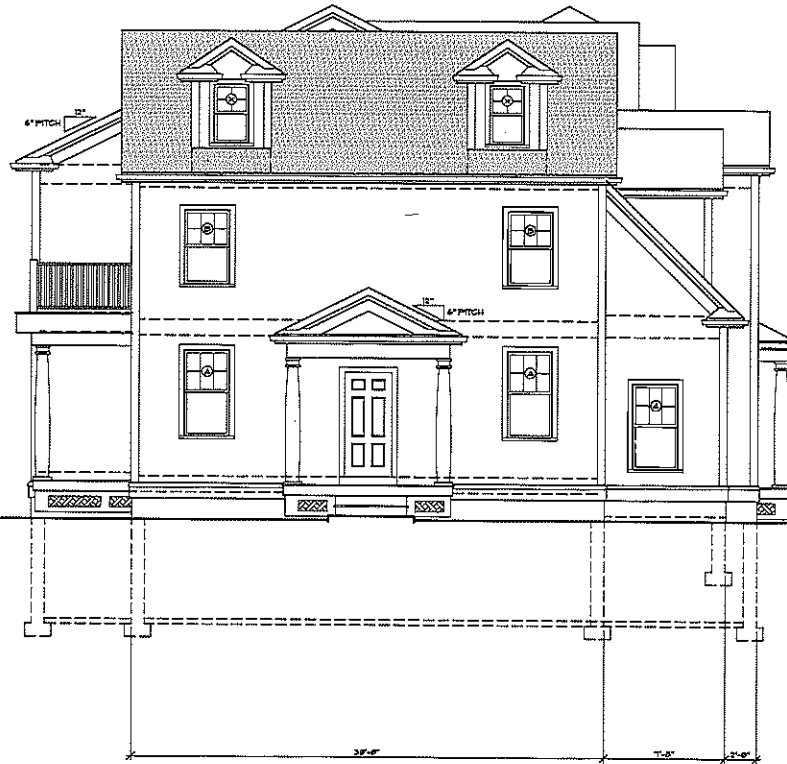
PROJECT DESIGN:
SCOTT LEWIS
365 GROVE STREET
WEST ROXBURY, MA 02132
(617) 293-6371

DATE: 02-12-2010

227CHERRY_NEWTON1.dwg

SHEET

A9



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227 CHERRY STREET
WEST NEWTON, MA

LEFT SIDE ELEVATION

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

PROJECT DESIGN:
SCOTT LEWIS
365 GROVE STREET
WEST ROCKBURY, MA 02132
(617) 289-6371

DATE: 02-12-2020

227CHERRY_NEWTON.dwg

SHEET

A10

PROJECT:
 NEW CONSTRUCTION DUPLEX
 ANGELA MASTROIANNI
 15 SHARON AVE
 NEWTON, MA 02466

PROJECT NUMBER: 20019

DENNIS COLWELL
ARCHITECTS
 132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
 P. 508-241-2122 F. 508-485-4466 WWW.DC-ARCHITECTS.COM



DATE:
 02.17.2020

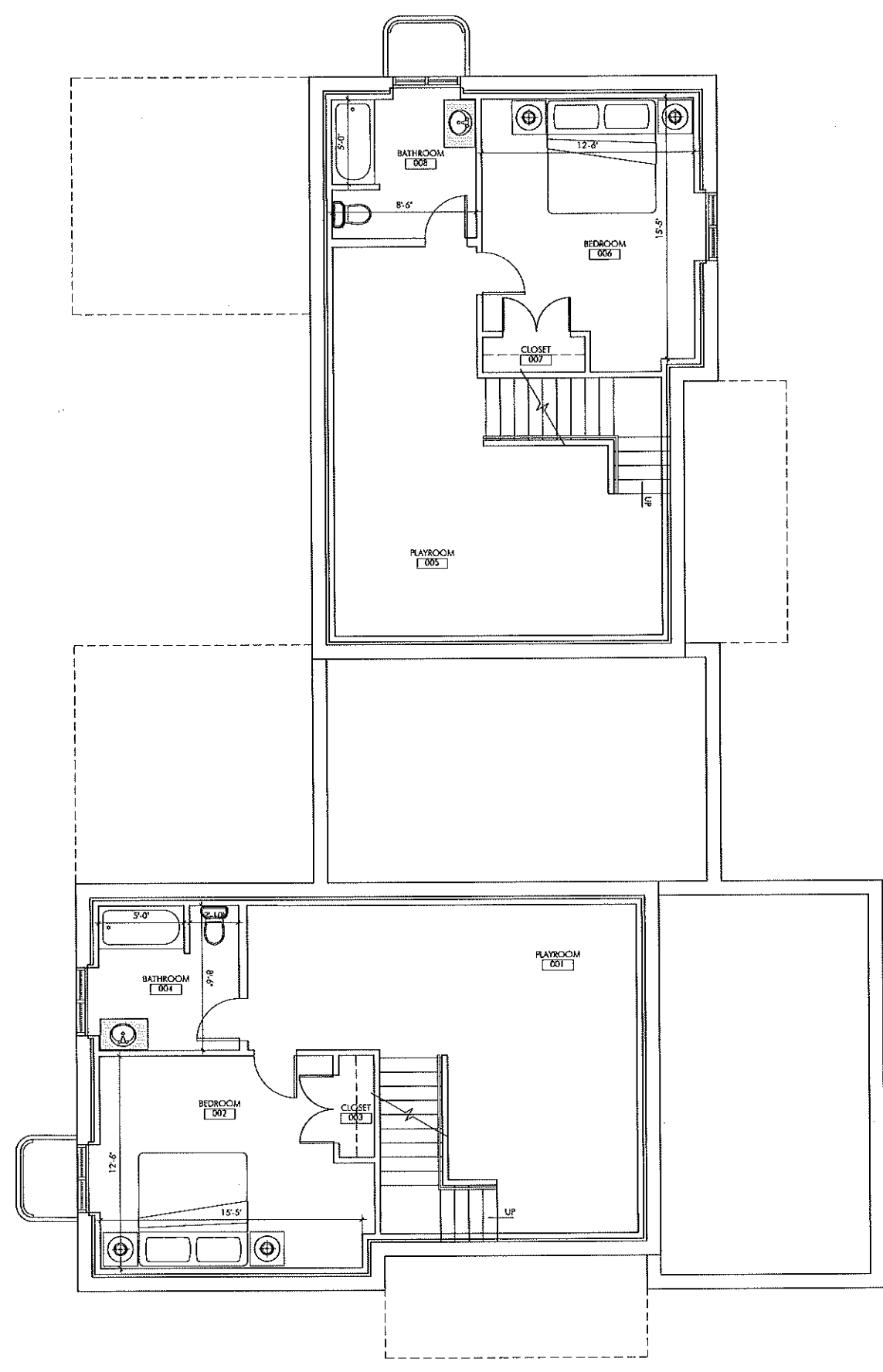
ISSUE: PRELIMINARY

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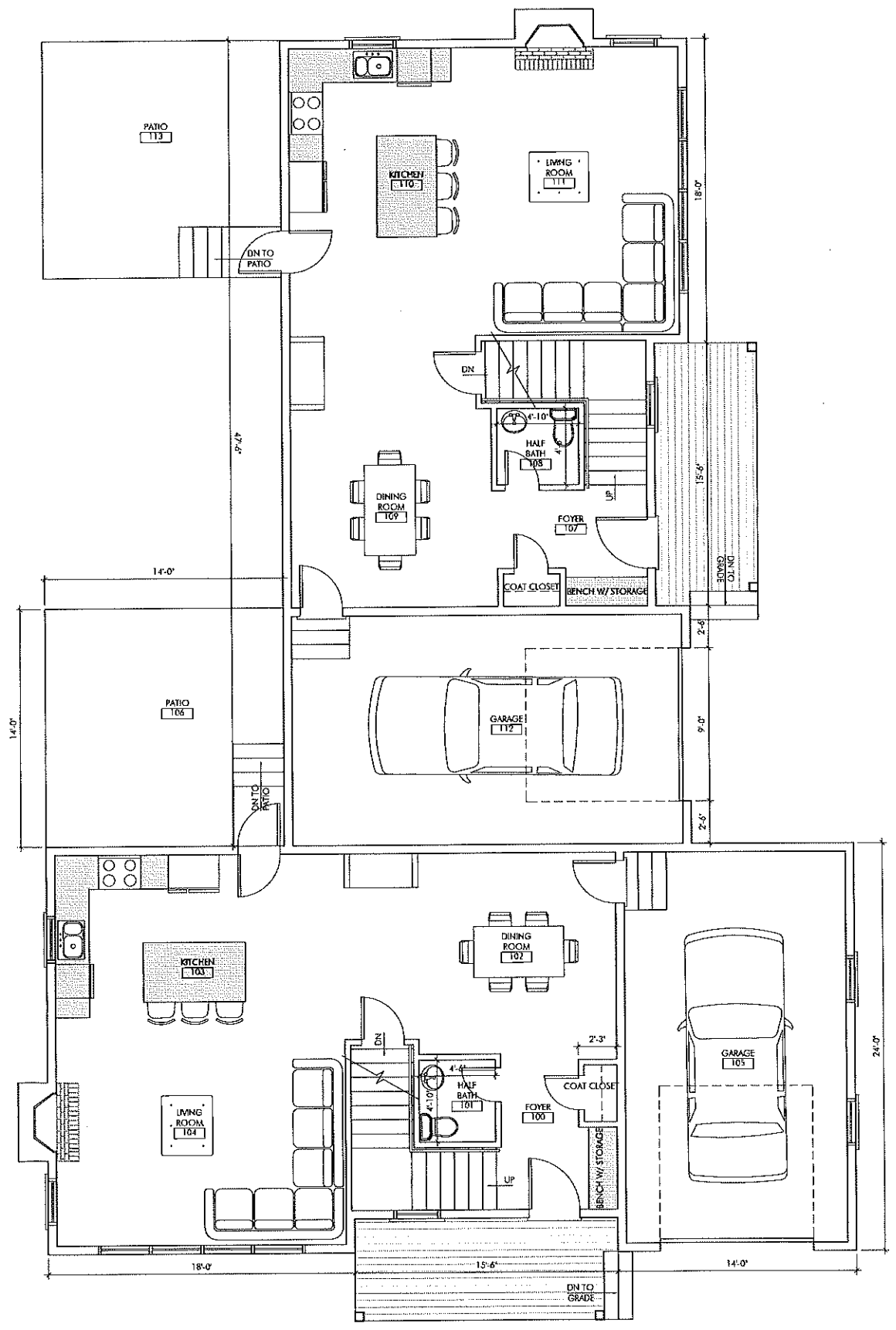
DRAWN BY: CSP
 CHECKED BY: DMG

DRAWING TITLE: FLOOR PLANS

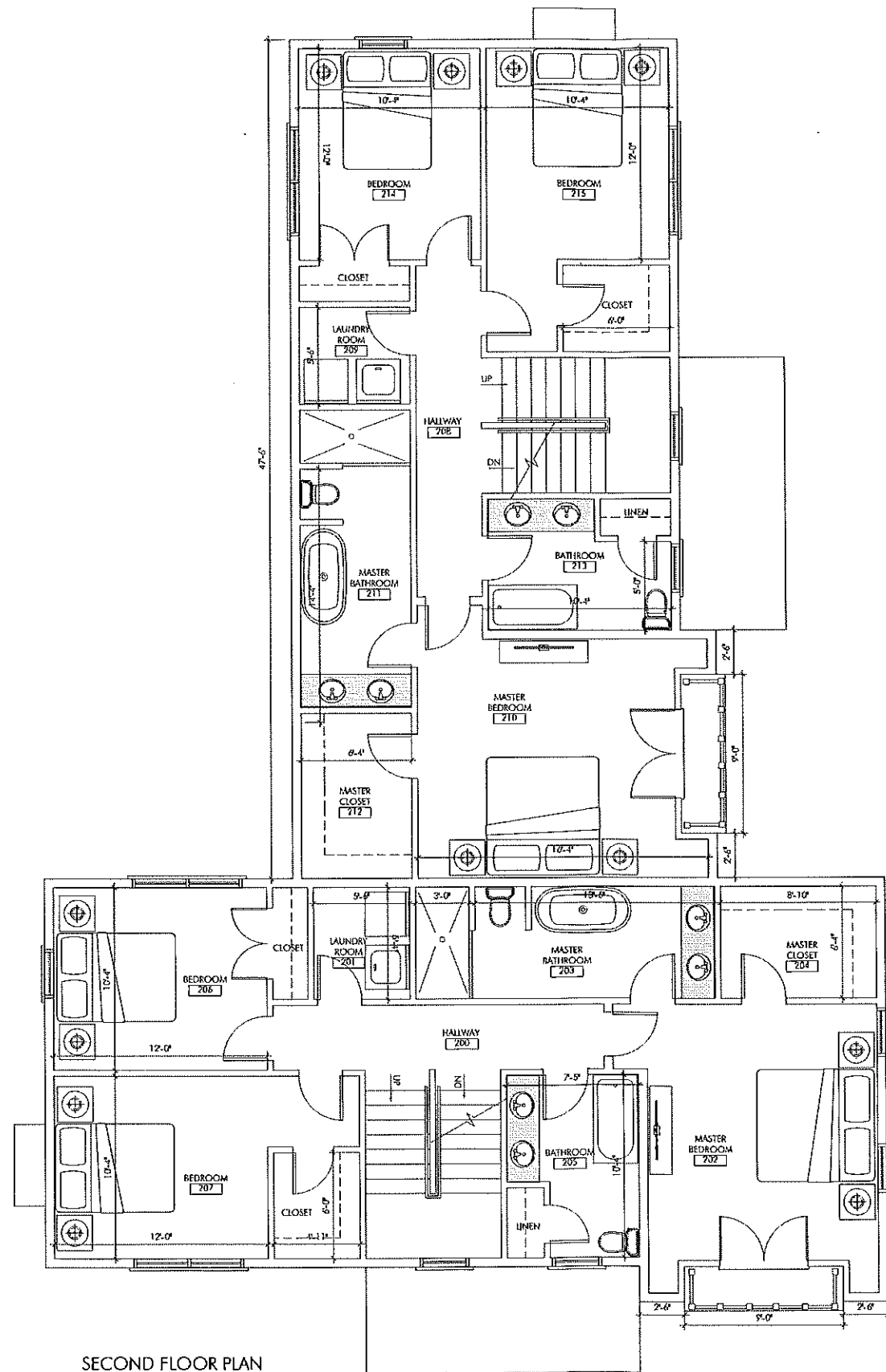
DRAWING NUMBER:
A1.0



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



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



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

PROJECT:
NEW CONSTRUCTION DUPLEX
ANGELA MASTROIANNI
15 SHARON AVE
NEWTON, MA 02466

PROJECT NUMBER: 20019

DENNIS COLWELL
ARCHITECTS
102 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P: 908-241-2122 F: 908-455-4466 WWW.DC-ARCHITECT.COM



SWP:

FIG. NO.	DATE
PRELIMINARY	02.17.2020

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

DRAWN BY: CSP CHECKED BY: DNIC

DRAWING TITLE:
FLOOR PLANS

DRAWING NUMBER:

A1.1

PROJECT:
 NEW CONSTRUCTION DUPLEX
 ANGELA MASTROGIANNI
 15 SHARON AVE
 NEWTON, MA 02466

PROJECT NUMBER: 20019

**DENNIS COLWELL
 ARCHITECTS**
 132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
 P. 508.241.2122 F. 508.455.4466 WWW.DCAARCHITECT.COM



A FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



B SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

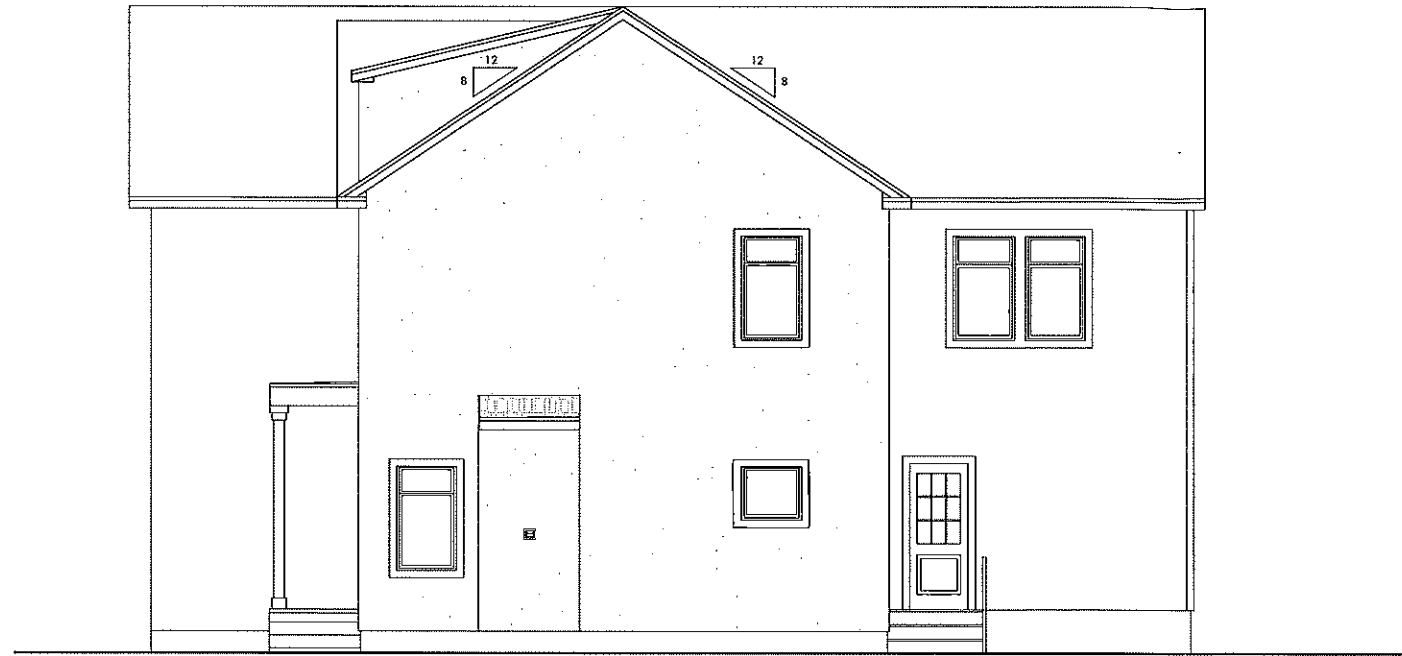
DATE: 02.11.2020

DATE:	02.11.2020
ISSUE:	PRELIMINARY

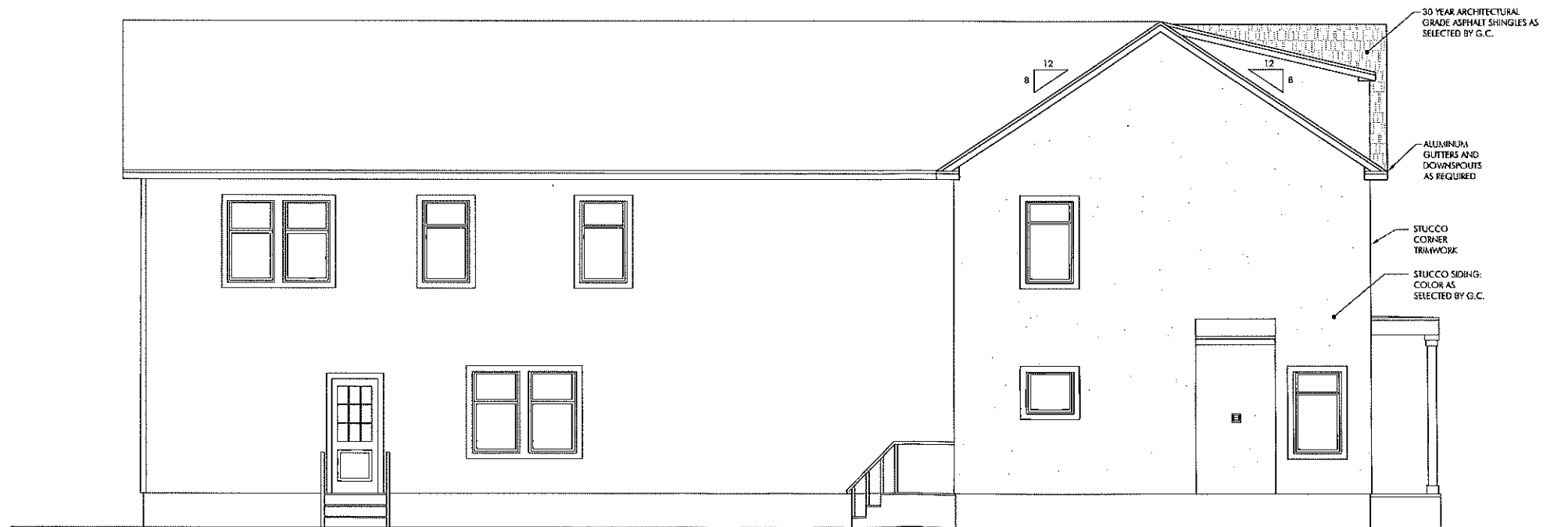
DRAWING SCALE:	1/4" = 1'-0"
DRAWN BY:	CSP
CHECKED BY:	DMC

DRAWING TITLE:
 ELEVATIONS

DRAWING NUMBER:
A2.0



C REAR ELEVATION
SCALE: 1/4" = 1'-0"



D SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:
NEW CONSTRUCTION DUPLEX
ANGELA MASTROIANNI
15 SHARON AVE
NEWTON, MA 02466

PROJECT NUMBER: 20019

DENNIS COLWELL
ARCHITECTS
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02835
P. 508-241-2122 F. 508-455-4466 WWW.DC-ARCHITECT.COM



DATE:
PRELIMINARY
DATE:
02.11.2020

DATE:	DATE:
PRELIMINARY	02.11.2020

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

DRAWN BY: CSP OROB/EJ. DMC

DRAWING TITLE:
ELEVATIONS

DRAWING NUMBER:

A2.1



ARCHITECTS



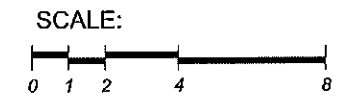
DENNIS CO.
ARCHITECTS



ARCHITECTS



FRONT ELEVATION



**56 PRATT DR
 NEWTON, MA 02459
 MARCH 4, 2020**



ATTIC SUB-FLOOR
 SECOND TOP PLATE
 FRONT ELEVATION
 SECOND WINDOW HEAD
 9'-1 1/4"
 8'-0"
 SECOND SUB-FLOOR
 FIRST TOP PLATE
 12
 3
 FIRST WINDOW HEAD
 10'-1 1/4"
 8'-0"
 FIRST SUB-FLOOR

RIGHT SIDE ELEVATION

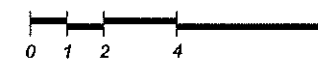
SCALE:
 0 1 2 4 8

56 PRATT DR
NEWTON, MA 02459
MARCH 4, 2020



LEFT SIDE ELEVATION

SCALE:

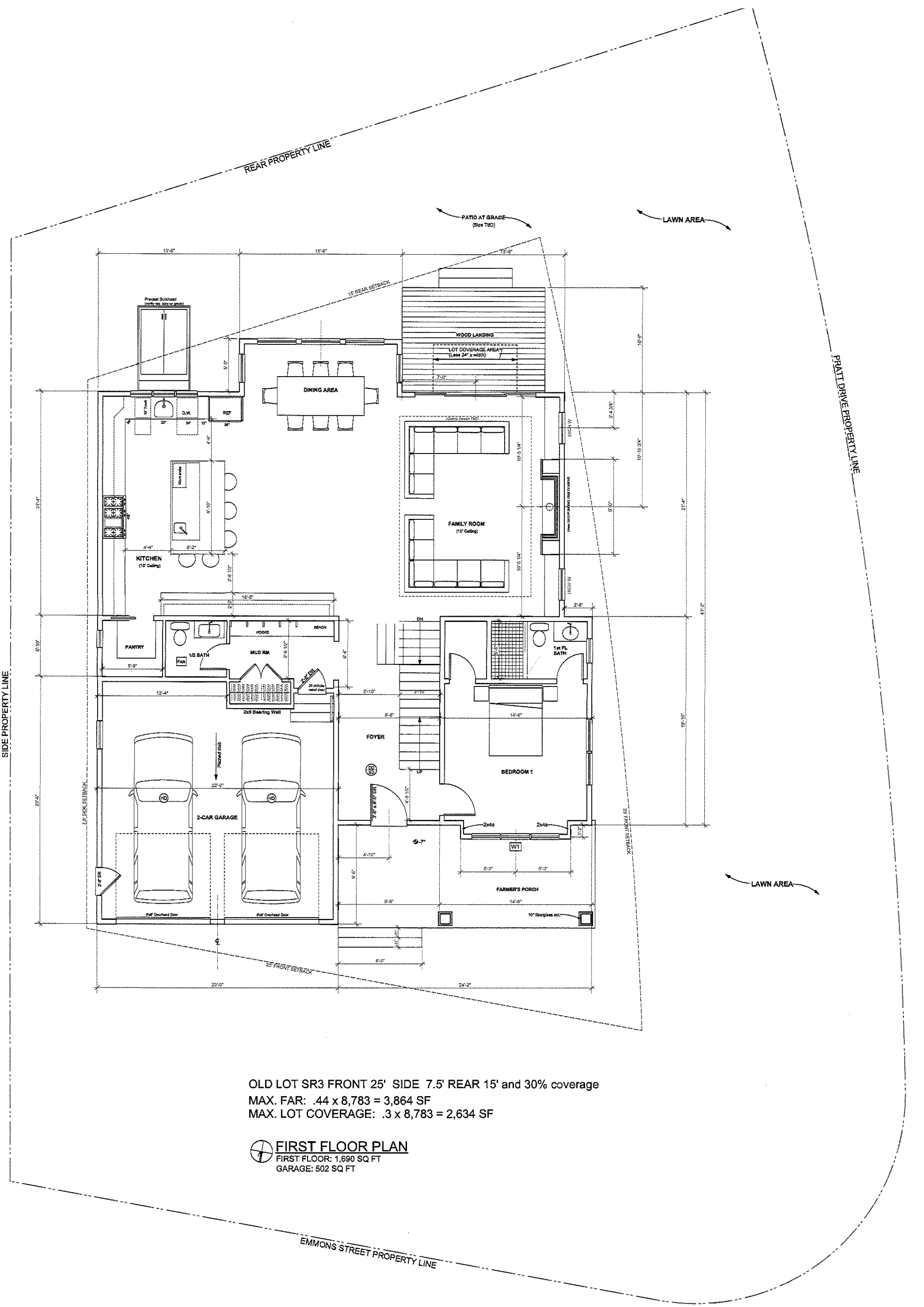


**56 PRATT DR
 NEWTON, MA 02459
 MARCH 4, 2020**



REAR ELEVATION

**56 PRATT DR
 NEWTON, MA 02459
 MARCH 4, 2020**



OLD LOT SR3 FRONT 25' SIDE 7.5' REAR 15' and 30% coverage
 MAX. FAR: .44 x 8,783 = 3,864 SF
 MAX. LOT COVERAGE: .3 x 8,783 = 2,634 SF

FIRST FLOOR PLAN
 FIRST FLOOR: 1,690 SQ FT
 GARAGE: 502 SQ FT

EMMONS STREET PROPERTY LINE



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

DEMOLITION REVIEW STATUS

DATE: 3/11/20

PROJECT# 20030033

Dear Homeowner/ Contact Person:

RE: PROPERTY ADDRESS: 19 Garland Road

We have conducted our initial site visit of the structure for which you have requested either full or partial demolition and have determined that the building or structure is **Historically Significant** for the reason(s) indicated below. Your application is now scheduled for further review by the Newton Historical Commission.

The building or structure is historically significant because it is:

in a National Register or local historic district not visible from a public way.

on the National Register of Historic Places or eligible for listing;

importantly associated with historic persons, events, or architectural or social history.

historically or architecturally important for its period, style, architect, builder, or context.

located within 150 feet of a National Register or local historic district and contextually similar.

The next regularly scheduled Commission meeting date is March 26th. An agenda will be mailed to you one week prior to the meeting. At this meeting the Newton Historical Commission will determine whether the structure(s) or partial structure(s) is "Preferably Preserved." If the building(s) is found to be "Preferably Preserved," no Building Permit for demolition shall be issued by the Inspectional Services Department unless the demolition delay is waived by the Commission or the delay expires.

Please note that direct abutters to this property will be notified of the Commission hearing by mail at least one week prior to the meeting on the date shown above.

Additional information on Demolition Review can be found on our website at www.ci.newton.ma.us/Planning/Historic/historical.htm. If you should have any questions prior to the meeting please call our office at 617-796-1120.

Regards,

The Historic Preservation Staff

Newton Historical Commission
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Email: kholmes@newtonma.gov
www.newtonma.gov



City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1086
 www.newtonma.gov

Setti D. Warren
 Mayor

James Freas
 Acting Director

REQUEST FOR DEMOLITION REVIEW

DATE RECEIVED: 3-11-20 PROJECT #: 20030033
 PROJECT ADDRESS: 19 Garland Road 02459

PROJECT INFORMATION

TYPE OF DEMOLITION: PARTIAL ** TOTAL

(** "Partial" demolition of a structure is the alteration or removal of over 50% of any single exterior wall surface or roof structure. Each is calculated by square footage.)

STRUCTURE TO BE DEMOLISHED (Check all that apply):

HOUSE GARAGE SHED NON-RESIDENTIAL BUILDING OTHER

IF OTHER, PLEASE DESCRIBE: Rear

WHAT YEAR WAS THE STRUCTURE BUILT: 1951

IS THE STRUCTURE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES? YES NO

DESCRIPTION OF THE DEMOLITION REQUEST BELOW (Briefly describe the project): Remove existing roof and build a second story on top of existing structure. Remove enclosed porch in rear to allow for one story family room addition in rear. Add two car garage with mudroom to the right side of house. Demolish existing garage.

IF KNOWN, BRIEFLY DESCRIBE THE KNOWN HISTORY OF THE PROPERTY:

THE REVIEW APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION

REQUIRED DOCUMENTATION:

- _____ PROOF OF OWNERSHIP OF RECORD
- _____ PHOTOGRAPHS OF THE AFFECTED STRUCTURE FROM THE FRONT, REAR, AND SIDES AND STREET
- _____ ASSESSOR'S MAP SHOWING PROPERTY LOCATION
- _____ BUILDING ELEVATION PLANS 11" X 17" OR SMALLER (FOR PARTIAL DEMOLITIONS ONLY).

SUGGESTED DOCUMENTS:

- _____ BUILDING ELEVATION PLANS OR SKETCHES 11" X 17" OR SMALLER
- _____ BUILDING PRODUCT/MATERIAL INFORMATION
- _____ SITE PLAN
- _____ PHOTOS OF NEIGHBORHOOD

APPLICATION AUTHORIZATION

PROPERTY OWNER: DIANE PATZ Arthur Patz 3/11/2020
 (Print name) (Signature name) (Date)
ARTHUR PATZ 3/11/2020
 (Print name) (Signature name) (Date)

(All plans **MUST** be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will **NOT** be accepted. Please review the reverse of this form for additional information.)



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1086
www.newtonma.gov

James Freas
Acting Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ ZONING DISTRICT: _____ DATE RECEIVED: _____

PROJECT DESCRIPTION:

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 19 Garland Rd CITY/ZIP: Newton 02459

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 64014 0003

PROPERTY OWNER INFORMATION

NAME: Arthur & Diane Patz Trust PHONE: 617-926-1414 ALT. PHONE: _____

MAILING ADDRESS: 19 Garland Rd E-MAIL ADDRESS: _____

PROPERTY OWNER CONSENT Newton MA 02459

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X [Signature] 3/11/2020
(Property Owner Signature) (Date)

X [Signature] 3/11/2020
(Property Owner Signature) (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: Micha Avramovich PHONE: 617-9904869 ALT. PHONE: _____

MAILING ADDRESS: Visionarydc@gmail.com E-MAIL ADDRESS: Po Box 590027 Newton MA 02459

X [Signature] 3/11/2020
(Applicant/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe

Comments: _____

PERMIT INTAKE INITIALS
AND DATE STAMP

NOTE: This form MUST accompany all other Department of Planning and Development applications.

To Be Completed By Applicant



Bk: 1653 Pg: 128 Cert#: 272357
Doc: DEED 12/24/2019 11:40 AM

QUITCLAIM DEED

We, ARTHUR PATZ and DIANE PATZ, husband and wife, as Tenants by the Entirety, both having an address of 19 Garland Road, Newton, Massachusetts 02459, for consideration of less than One Hundred (\$100.00) Dollars

grant an undivided one-half (1/2) interest in and to the following premises to ARTHUR PATZ and DIANE PATZ, as Co-Trustees of the ARTHUR PATZ FAMILY TRUST, a Massachusetts revocable trust dated December 18, 2019, having an address of 19 Garland Road, Newton MA 02459, and an undivided one-half (1/2) interest in and to the following premises to ARTHUR PATZ and DIANE PATZ as Co-Trustees of the DIANE PATZ FAMILY TRUST, a Massachusetts revocable trust dated December 18, 2019, having an address of 19 Garland Road, Newton MA 02459, which said undivided one-half (1/2) interests are to be held as TENANTS IN COMMON to one another. See Trustee's Certificates pursuant to M.G.L. c. 184, § 35 filed herewith,

With QUITCLAIM COVENANTS

That certain parcel of land situate in Newton in the County of Middlesex and Commonwealth of Massachusetts, described as follows:

- WESTERLY by the easterly line of Garland Road, 70.42 feet;
- NORTHERLY by land now or formerly of Jacob M. Yoffe et al, 177.81 feet;
- EASTERLY by land now or formerly of Sylvia S. Pollack, 77.90 feet;
- SOUTHEASTERLY by Cochituate Aqueduct – The Commonwealth of Massachusetts Metropolitan District Commission, 137.13 feet;

(121709-001 C2021458.1) Return to:
Suloway & Hollis, P.L.L.C.
50 Cabot Street, Suite 204
Needham, MA 02494

272356

Property Address: 19 Garland Road, Newton MA 02459

128

DOCUMENT 01832471

Southern Middlesex Land Court

Registry District

RECEIVED FOR REGISTRATION

On: Dec 24, 2019 at 11:40A

Document Fee: 125.00
Receipt Total: \$475.00

NEW: CERT 272357 BK 01553 PG 126

OLD: CERT 272356 BK 1553 PG 125

WESTERLY

by lands now or formerly of Annie G. Burke and of Mary T. Sweeney et al, 139.30 feet; and

SOUTHERLY

by said Sweeney et al land, 59.45 feet.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 563, Page 123, with Certificate Number 86673. (Plan No. 25757A).

The above described land is subject to restrictions as set forth in a deed given by Fred Holland Chamberlain, Inc. to Mary E. Macdonough, dated May 9, 1927 duly recorded in Book 5094, Page 236.

For title reference, see Deed of Arthur Patz and Diane Patz, dated December 18, 2019 and filed herewith.

Witness our hands and seal this 18th day of December, 2019.

ARTHUR PATZ

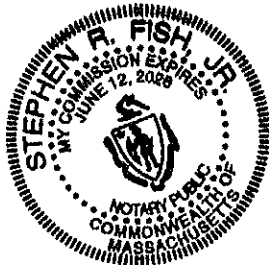
DIANE PATZ

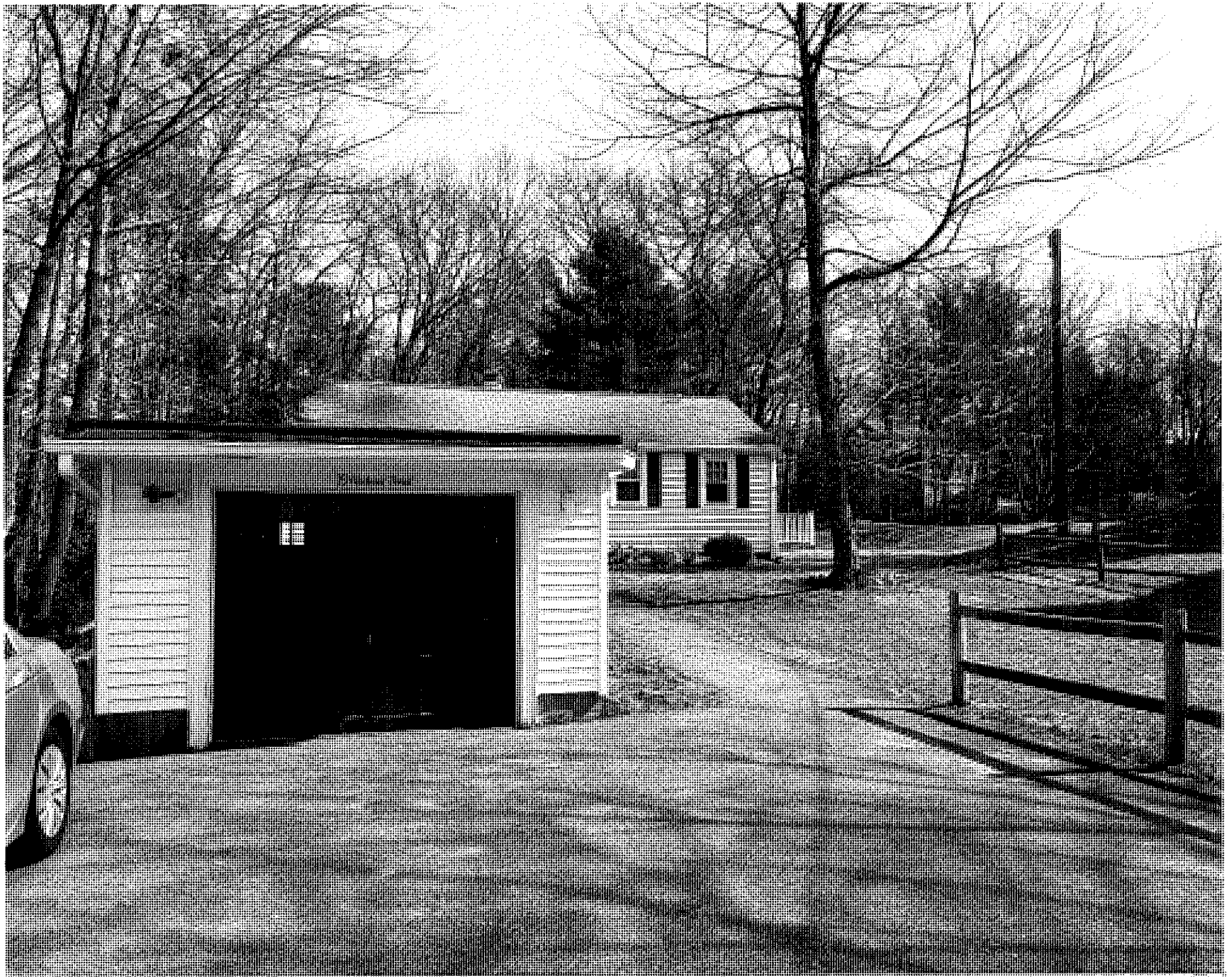
COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

Then personally appeared the above-named ARTHUR PATZ and DIANE PATZ proved to me through satisfactory evidence of identification, which were driver's licenses, to be the people whose names are signed herein, and acknowledged the foregoing to be their free act and deed, before me, this 18th day of December, 2019.

Stephen Robert Fish, Jr., Notary Public
My commission expires: June 12, 2026





Front

100-11100 Rd



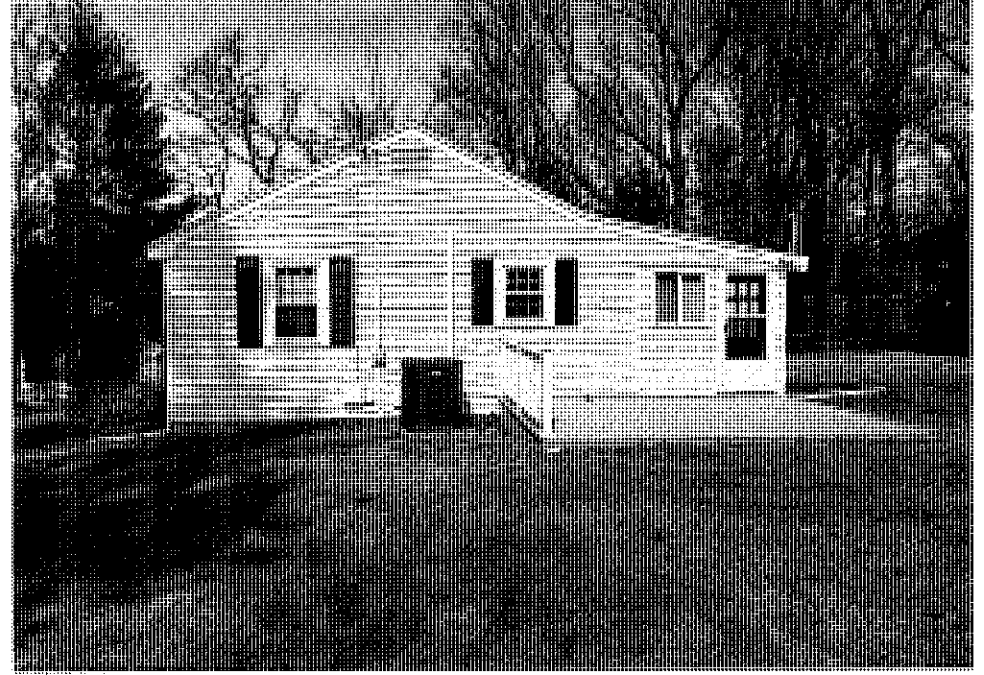
Rear



Front



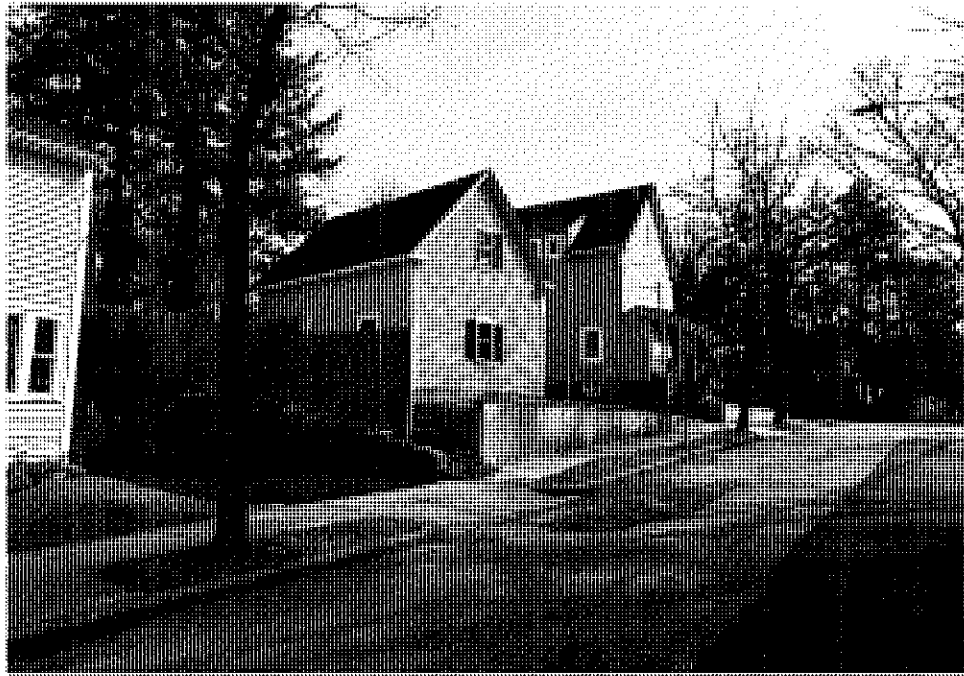
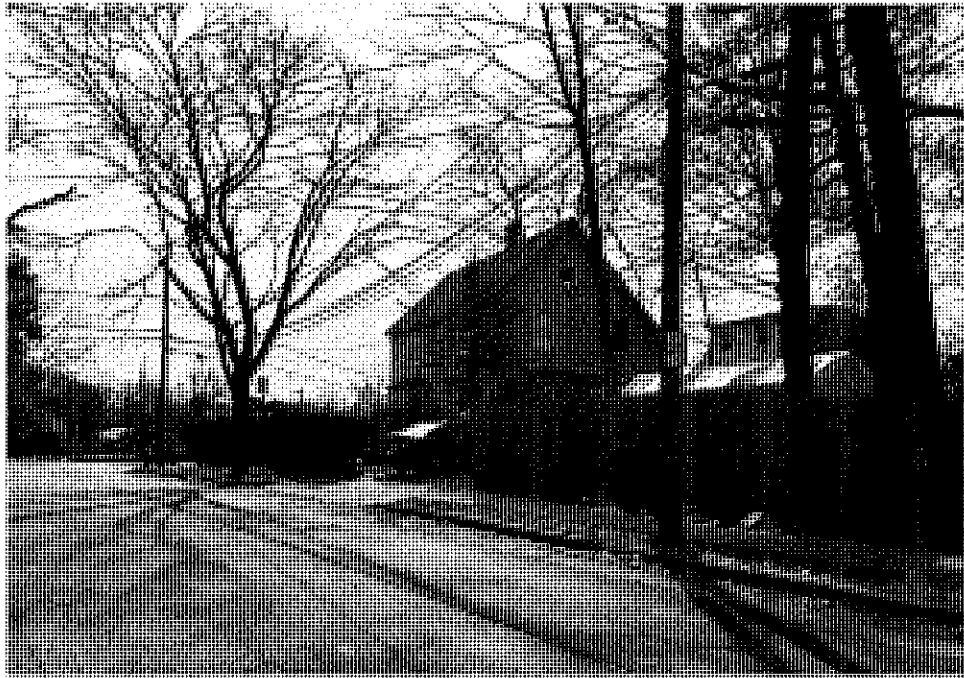
left side



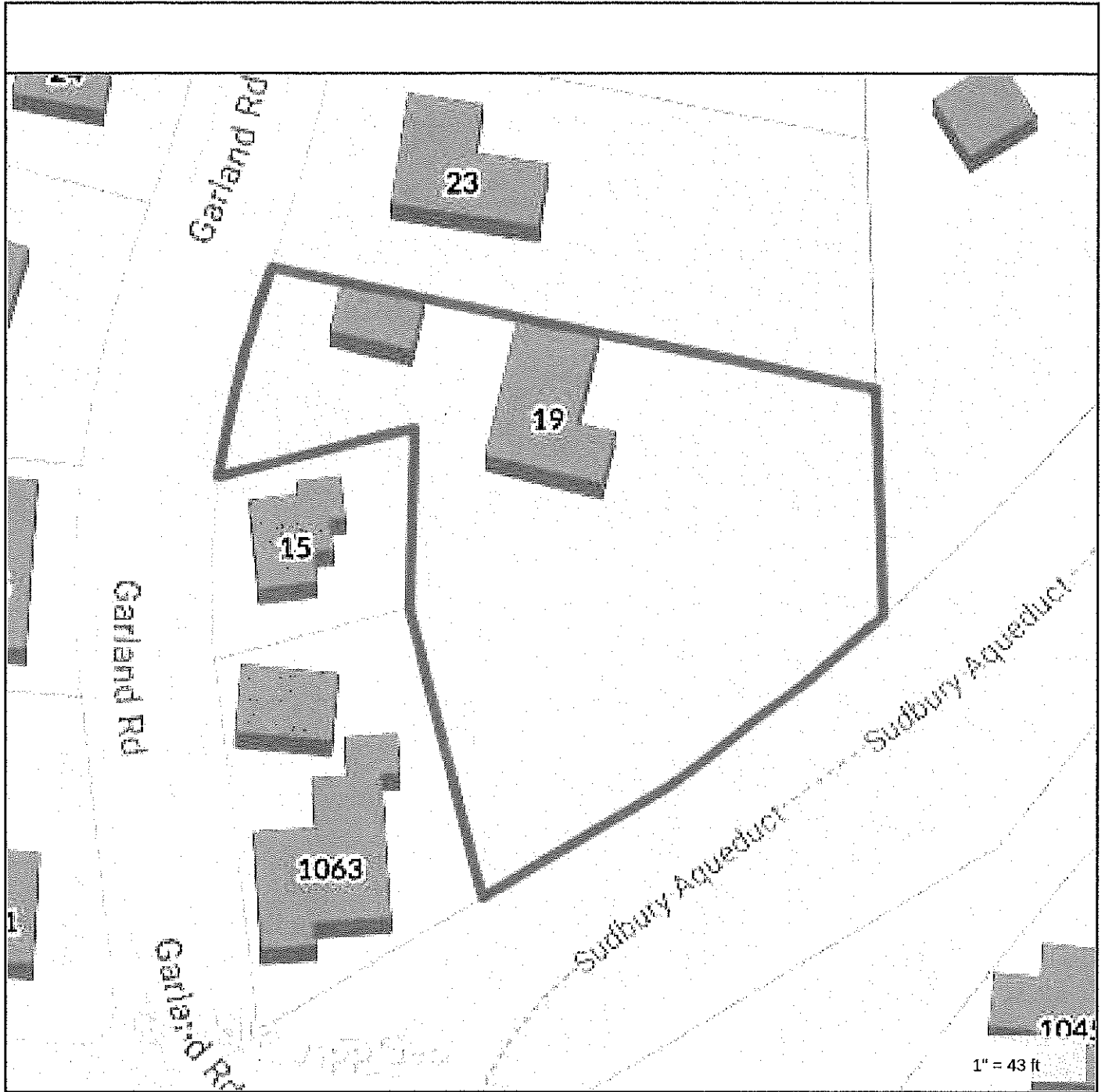
Right Side
19 Garland Road



19 Garland Road



19 Garland Road



Property Information

Property ID 64014 0003
Location 19 GARLAND RD
Owner PATZ ARTHUR & DIANE TRS



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

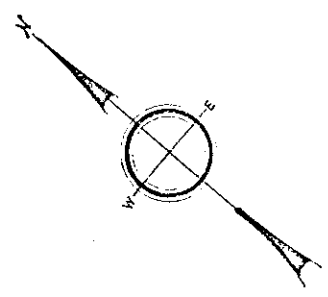
Geometry updated 11/09/2018
Data updated 11/14/2018

25.5

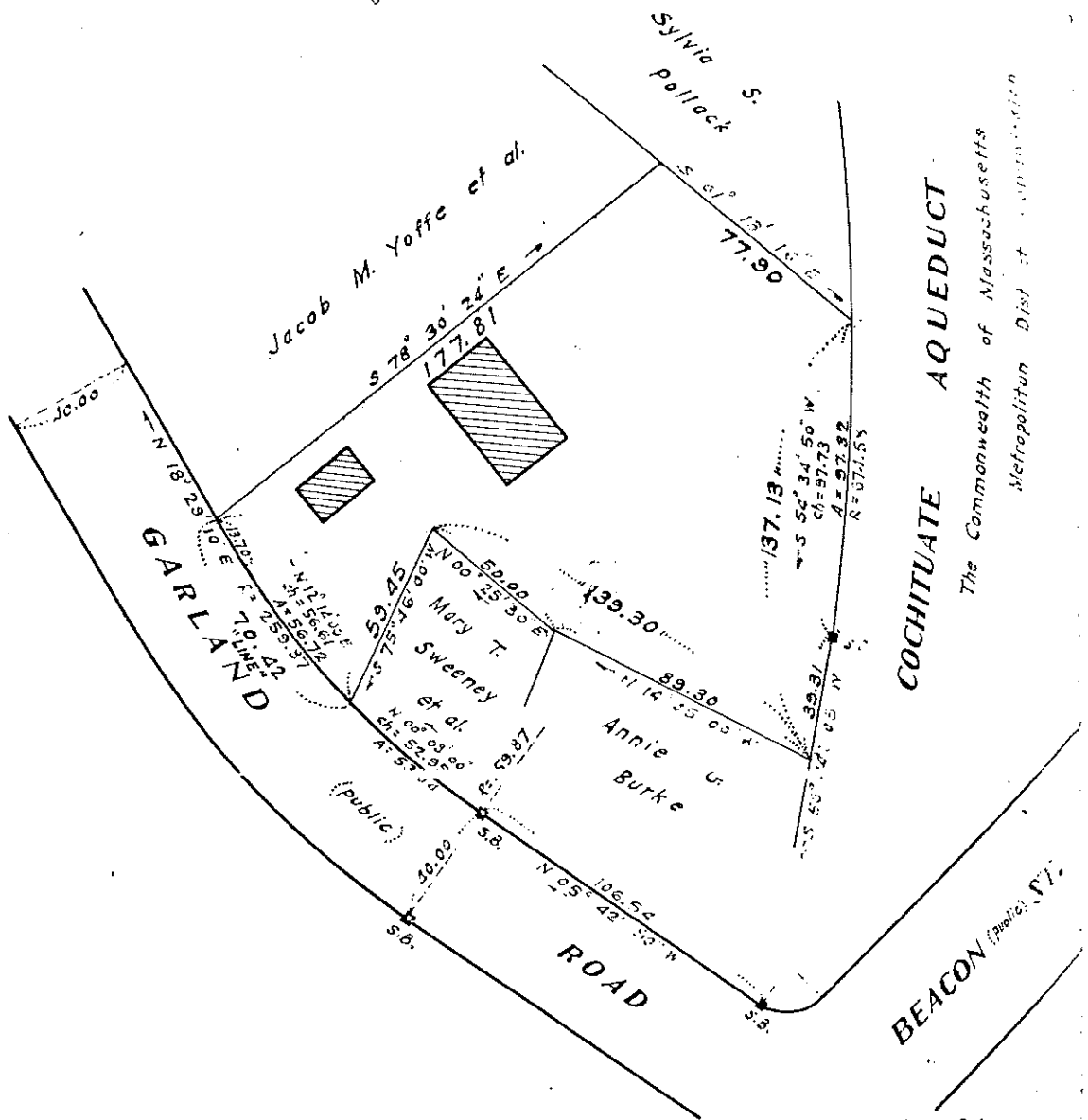
PLAN OF LAND IN NEWTON

William J. Ford Jr., Civil Engineer

March 25, 1955



OCT 19 1955
10
51
A
pl. 2.00



COCHITUATE AQUEDUCT
The Commonwealth of Massachusetts
Metropolitan Dist. of Boston

Copy of part of plan
of in
LAND REGISTRATION OFFICE
APRIL 11, 1955
Scale of this plan 40 feet to an inch
C. M. Anderson, Engineer for Court

19 Garland Road Newton



Front

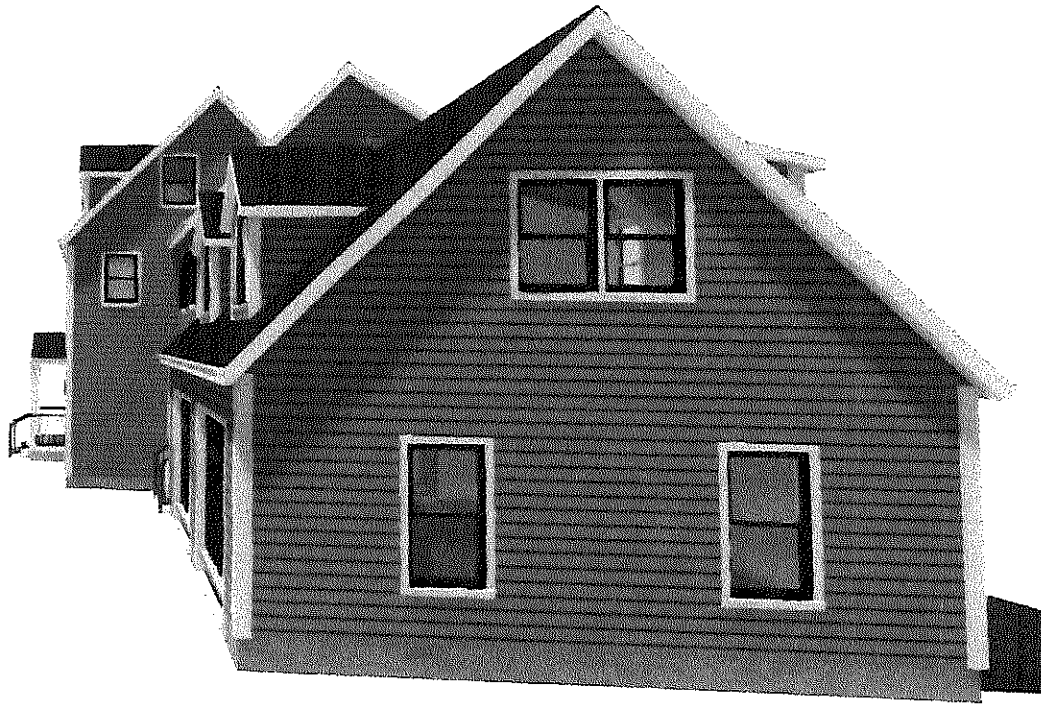


Rear

19 Garland Road Newton



Left



Right



1 NORTH ELEVATION : 40 ATHELSTANE

NORTH ELEVATION
RESIDENCES
40-42 ATHELSTANE RD, NEWTON, MA 02/05/2020

HOWLAND ARCHITECTURE STUDIO
INCORPORATED
15 PLEASANT AVENUE • SOMERVILLE, MA, 02143 • (617) 661-2030
WWW.HOWLANDARCHITECTURE.COM





1 WEST ELEVATION : 40-42 ATHELSTANE

HOWLAND ARCHITECTURE STUDIO

INCORPORATED

15 PLEASANT AVENUE · SOMERVILLE, MA, 02143 · (617) 661-2030

WWW.HOWLANDARCHITECTURE.COM

WEST ELEVATION

RESIDENCES

40-42 ATHELSTANE RD, NEWTON, MA 02459/2020

3/16" = 1'-0"





City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1086
 www.newtonma.gov

Ruthanne Fuller
 Mayor

Barney Heath
 Director

REQUEST FOR DEMOLITION REVIEW

DATE RECEIVED: 3/9/20 PROJECT #: 19070003
 PROJECT ADDRESS: 66 Hartman Road

PROJECT INFORMATION

TYPE OF DEMOLITION: PARTIAL ** TOTAL Already Demol'd - changing Plans
 (** "Partial" demolition of a structure is the alteration or removal of over 50% of any single exterior wall surface or roof structure. Each is calculated by square footage.)

STRUCTURE TO BE DEMOLISHED (Check all that apply):

HOUSE GARAGE SHED NON-RESIDENTIAL BUILDING OTHER

IF OTHER, PLEASE DESCRIBE: _____

WHAT YEAR WAS THE STRUCTURE BUILT: _____

IS THE STRUCTURE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES? YES NO

DESCRIPTION OF THE DEMOLITION REQUEST BELOW (Briefly describe the project):

This project was already approved and the house already demol'd - would like to change architectural Plans only

IF KNOWN, BRIEFLY DESCRIBE THE KNOWN HISTORY OF THE PROPERTY:

THE REVIEW APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION

REQUIRED DOCUMENTATION:

- _____ PROOF OF OWNERSHIP OF RECORD
- _____ PHOTOGRAPHS OF THE AFFECTED STRUCTURE FROM THE FRONT, REAR, AND SIDES AND STREET
- ASSESSOR'S MAP SHOWING PROPERTY LOCATION
- _____ BUILDING ELEVATION PLANS 11" X 17" OR SMALLER (FOR PARTIAL DEMOLITIONS ONLY).

SUGGESTED DOCUMENTS:

- BUILDING ELEVATION PLANS OR SKETCHES 11" X 17" OR SMALLER
- SITE PLAN
- _____ BUILDING PRODUCT/MATERIAL INFORMATION
- PHOTOS OF NEIGHBORHOOD

APPLICATION AUTHORIZATION

PROPERTY OWNER: Danielle Lacolla Danielle Lacolla 3/9/2020
 (Print name) (Signature name) (Date)

(All plans **MUST** be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will **NOT** be accepted. Please review the reverse of this form for additional information.)



City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1086
 www.newtonma.gov

Ruthanne Fuller
 Mayor

Barney Heath
 Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ ZONING DISTRICT: _____ DATE RECEIVED: _____

PROJECT DESCRIPTION:

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 66 Hartman Road CITY/ZIP: Newton

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 81005 0021

PROPERTY OWNER INFORMATION

NAME: 66 Hartman Rd LLC (Utano) PHONE: 6174486374 ALT. PHONE: 9783356932

MAILING ADDRESS: PO Box 590640 E-MAIL ADDRESS: pineconeconstruction@gmail.com
Newton MA 02459

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X Danielle Lacolla 3/9/2020
 (Property Owner Signature) (Date)

X _____ _____
 (Property Owner Signature) (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: Danielle Lacolla PHONE: 6174486374 ALT. PHONE: 9783356932

MAILING ADDRESS: Same E-MAIL ADDRESS: Same

X Danielle Lacolla 3/9/2020
 (Applicant/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/> Zoning Review Application	<input type="checkbox"/> Comprehensive Permit
<input type="checkbox"/> Administrative Site Plan Review	<input type="checkbox"/> Variance Application
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Historic Preservation Review
<input type="checkbox"/> Special Permit/Site Plan Approval	<input type="checkbox"/> Conservation Commission Review
<input type="checkbox"/> Fence Appeal	<input type="checkbox"/> Other, describe _____

Comments: _____

**PERMIT INTAKE INITIALS
 AND DATE STAMP**

NOTE: This form MUST accompany all other Department of Planning and Development applications.

To Be Completed By Applicant



Property Information

Property ID 81005 0021
Location 66 HARTMAN RD
Owner 66 HARTMAN LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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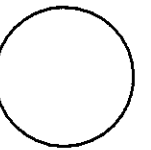
Geometry updated 11/09/2018
Data updated 11/14/2018

New Residence

**66 Hartman Street
Newton, MA**

OWNER

**architects
mckay**
35 Bayard Street
Boston, MA 02108
PH: 781.338.8400
www.mckayarchitects.com



REV#	DATE	ISSUANCE

OWNERSHIP & USE OF DOCUMENTS
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

Front Elevation

JOB NO	0852	A-2.1
DATE	03.05.2010	
DWG BY	SH	
CKD BY	MLM	
SCALE	1/4" = 1'-0"	



1 Front Elevation
Scale: 1/4" = 1'-0"

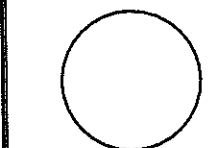
New Residence

66
Hartman Street
Newton, MA

OWNER

architects
mckay

35 Bay St
Boston
MA 02108
ph. 781.228.2400
www.mckayarchitects.net



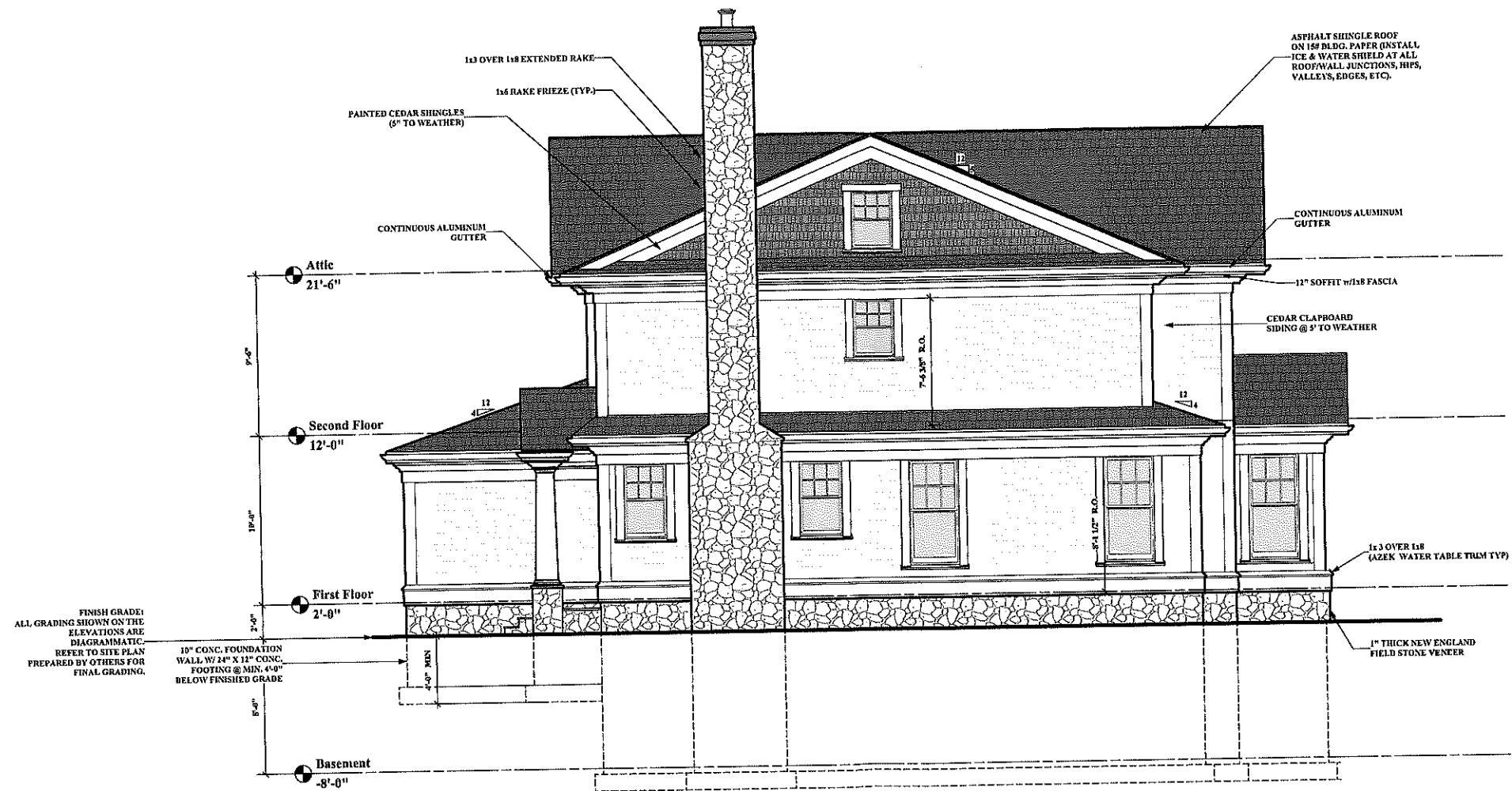
REV #	DATE	ISSUANCE

OWNERSHIP & USE OF DOCUMENTS
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.
Contractor to verify all information and dimensions in the field prior to start of construction and to notify McKay Architects of any discrepancies.

Right Side Elevation

JOB NO	0852
DATE	03.05.2010
DWG BY	SH
CKD BY	MLM
SCALE	1/4" = 1'-0"

A-2.2



1 Right Side Elevation
Scale: 1/4" = 1'-0"

A-2.2

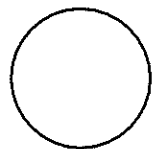
New Residence

66
Hartman Street
Newton, MA

OWNER

architects
mckay

28 Bryant Street
Dorset, MA 01920
ph. 781.326.9400
www.mckayarchitects.com



REV#	DATE	ISSUANCE

OWNERSHIP & USE OF DOCUMENTS
These drawings and specifications are the property and copyright of McKay Architects and shall not be used in whole or in part, or shall be assigned to a third party without the express written permission of McKay Architects.
Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies.

Rear Elevation

JOB NO	0052
DATE	01.05.2010
DWG BY	SH
CKD BY	MLM
SCALE	1/4" = 1'-0"

A-2.3



1 Rear Elevation
A-2.3 Scale: 1/4" = 1'-0"

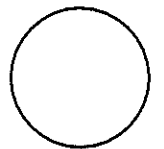
New
Residence

66
Hartman Street
Newton, MA

OWNER

architects
mckay

35 Bayway Street
Boston
MA 02270
ph. 781.524.8400
www.mckayarchitects.net



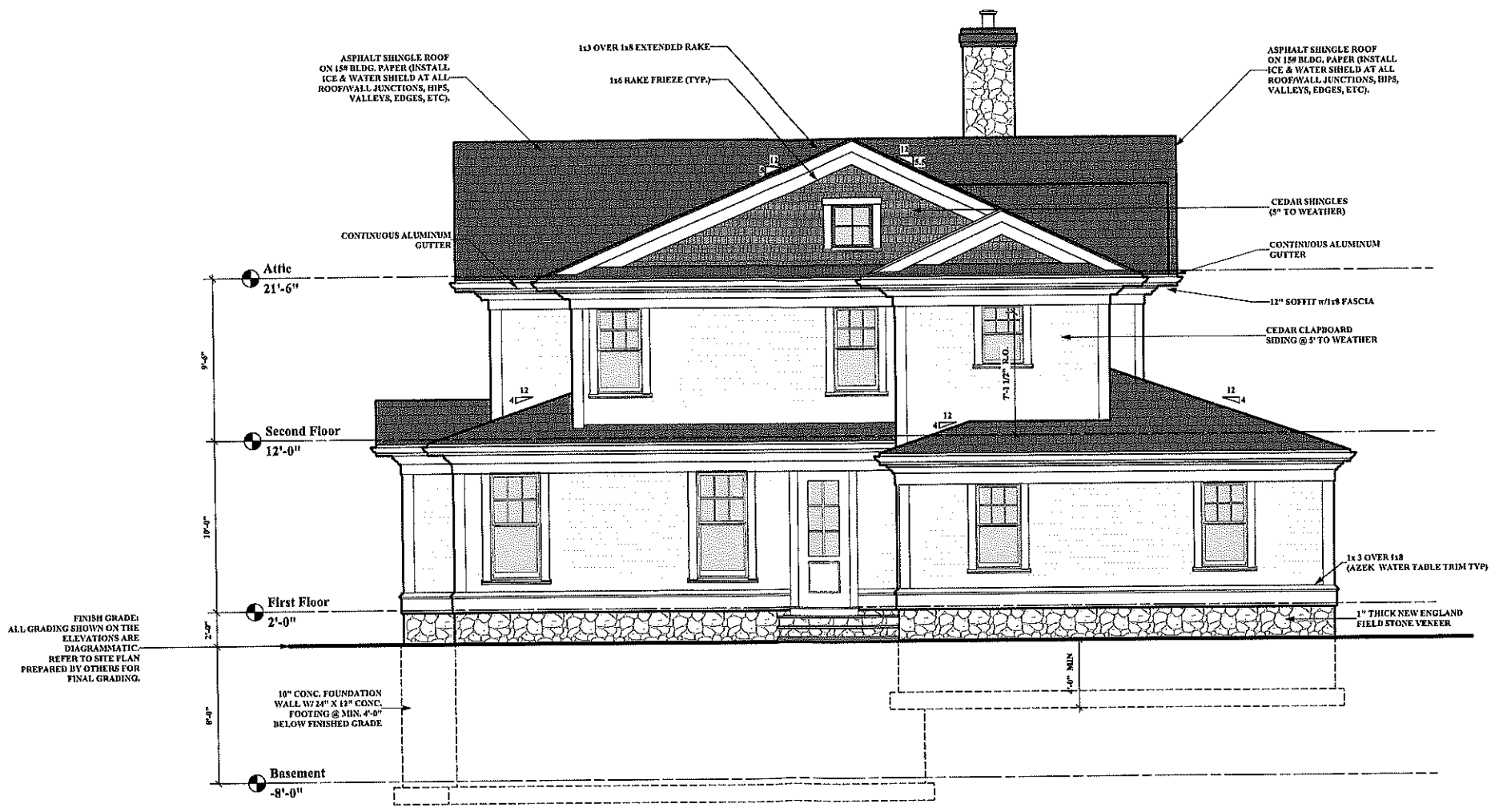
REV#	DATE	ISSUANCE

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 Contractor to verify all information and dimensions in the field prior to start of construction and to notify McKay Architects of any discrepancies.

Left Side
Elevation

JOB NO.	0051
DATE	03.05.2020
DWG BY	SH
CKD BY	MM
SCALE	1/4" = 1'-0"

A-2.4



FINISH GRADE:
ALL GRADING SHOWN ON THE
ELEVATIONS ARE
DIAGRAMMATIC.
REFER TO SITE PLAN
PREPARED BY OTHERS FOR
FINAL GRADING.

1
A-2.4 **Left Side Elevation**
Scale: 1/4" = 1'-0"

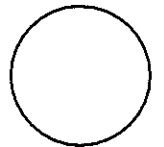
New Residence

66
Hartman Street
Newton, MA

OWNER

architects
mckay

15 Bay Street
Dorset
MA, 01922
ph. 781.238.8900
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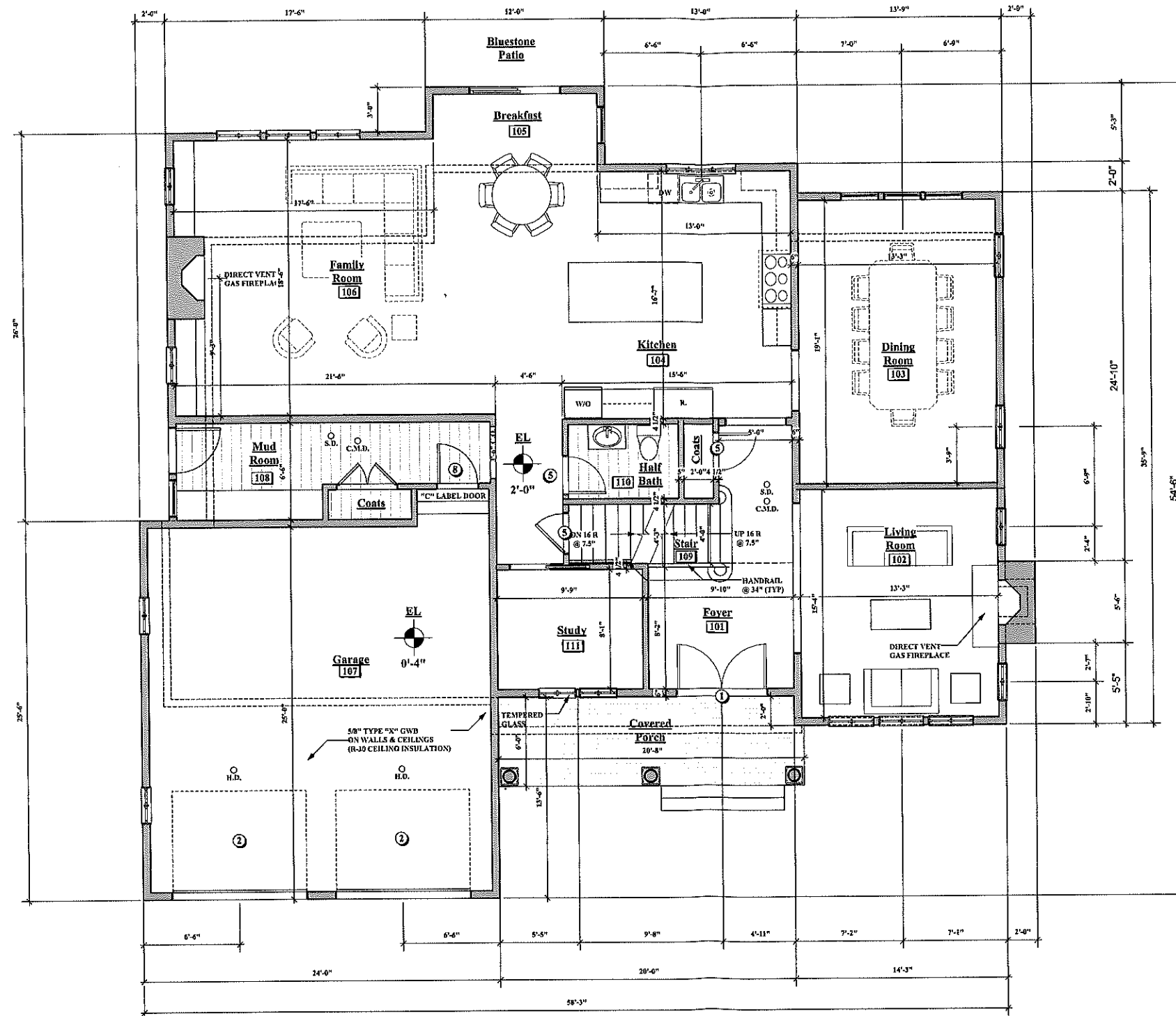
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First Floor Plan

JOB NO	0952
DATE	03.05.2010
DWG BY	SH
CKD BY	MLM
SCALE	1/4" = 1'-0"

A-1.2



1 First Floor Plan
Scale: 1/4" = 1'-0"

ALLISON ST RESIDENCES

58-60 ALLISON ST, NEWTON, MA 02458

SCHEMATIC DESIGN SET

PROJECT DIRECTORY

OWNER:
JANET AND DOUGLAS QUINN
50 ANNAPOLIS RD,
NEWTON 02459

PROFESSIONAL DESIGNER:
MGD+ LLC
634 COMMONWEALTH AVE - SUITE 210
NEWTON - MA 02459

ARCHITECT:
RON JAREK
487 WATERTOWN ST
NEWTONVILLE, MA 02460

SHEET NUMBER	SHEET NAME
SD.00	COVER PAGE
SD.02	FIRST FLOOR PLAN
SD.03	ELEVATIONS
SD.04	EXISTING CONDITIONS
SD.06	3D VIEW



Ronald F. Jarek
ARCHITECT

487 Watertown Street - Newtonville MA, 02460 - (617) 818-4540 - Fax (617) 965-0653

MGD+ LLC
[DESIGN + CONSULTANTS]
634 Commonwealth Ave, S 210 - Newton - MA 02459 - P: (617) 399-5320 - info@mgdplus.com

STAMP



**SCHEMATIC
DESIGN**

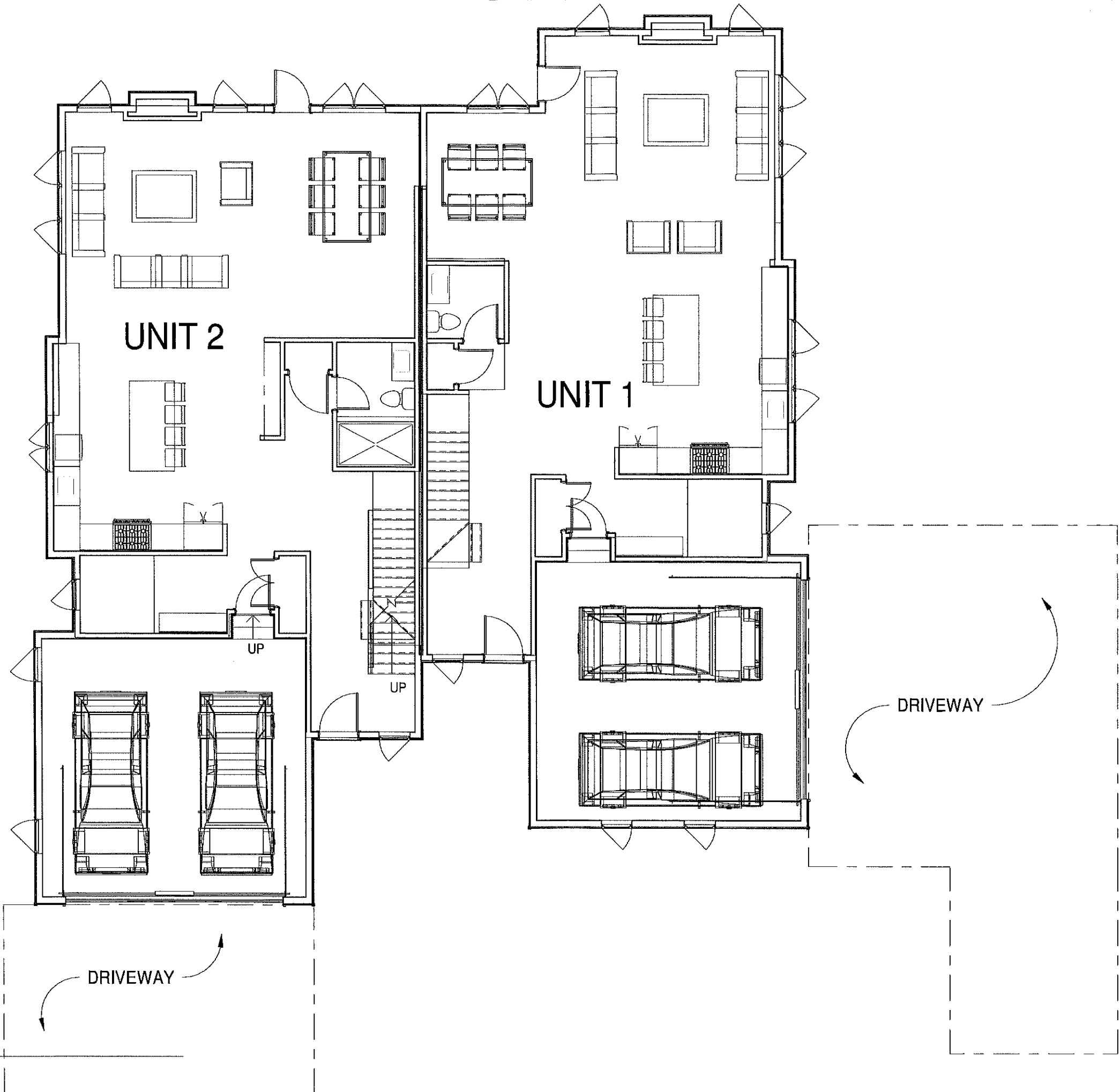
**ALLISON ST
RESIDENCES**

COVER PAGE

Project number 19-0904
Date 02/13/20
Drawn by Author
Checked by Checker

SD.00

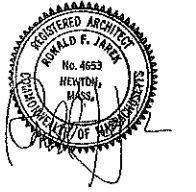
Scale



① 01 - First Floor (1/8)
1/8" = 1'-0"

Ronald F. Jarek
ARCHITECT
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**SCHEMATIC
DESIGN**

**ALLISON ST
RESIDENCES**

FIRST FLOOR
PLAN

Project number 19-0904

Date 02/13/20

Drawn by MGD

Checked by RJ

SD.02

Scale 1/8" = 1'-0"



T.O. Roof
178' - 11 3/4"

03 - Attic
169' - 8 1/8"

02 - Second Floor
160' - 7 3/4"

01 - First Floor
150' - 6"

① Front Elevation (1/8)
1/8" = 1'-0"



T.O. Roof
178' - 11 3/4"

03 - Attic
169' - 8 1/8"

02 - Second Floor
160' - 7 3/4"

01 - First Floor
150' - 6"

② Right Elevation (1/8)
1/8" = 1'-0"

Ronald F. Jarek
ARCHITECT

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**ALLISON ST
RESIDENCES**

ELEVATIONS

Project number 19-0904

Date 02/13/20

Drawn by Author

Checked by Checker

SD.03

Scale 1/8" = 1'-0"



VIEW OF EXISTING HOUSE AT 58-50 ALLISON STREET FROM LOS ANGELES STREET



VIEW OF EXISTING HOUSE AT 58-50 ALLISON STREET FROM CALIFORNIA STREET

Ronald F. Jarek
ARCHITECT

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**SCHMATIC
DESIGN**

**ALLISON ST
RESIDENCES**

EXISTING
CONDITIONS

Project number 19-0904

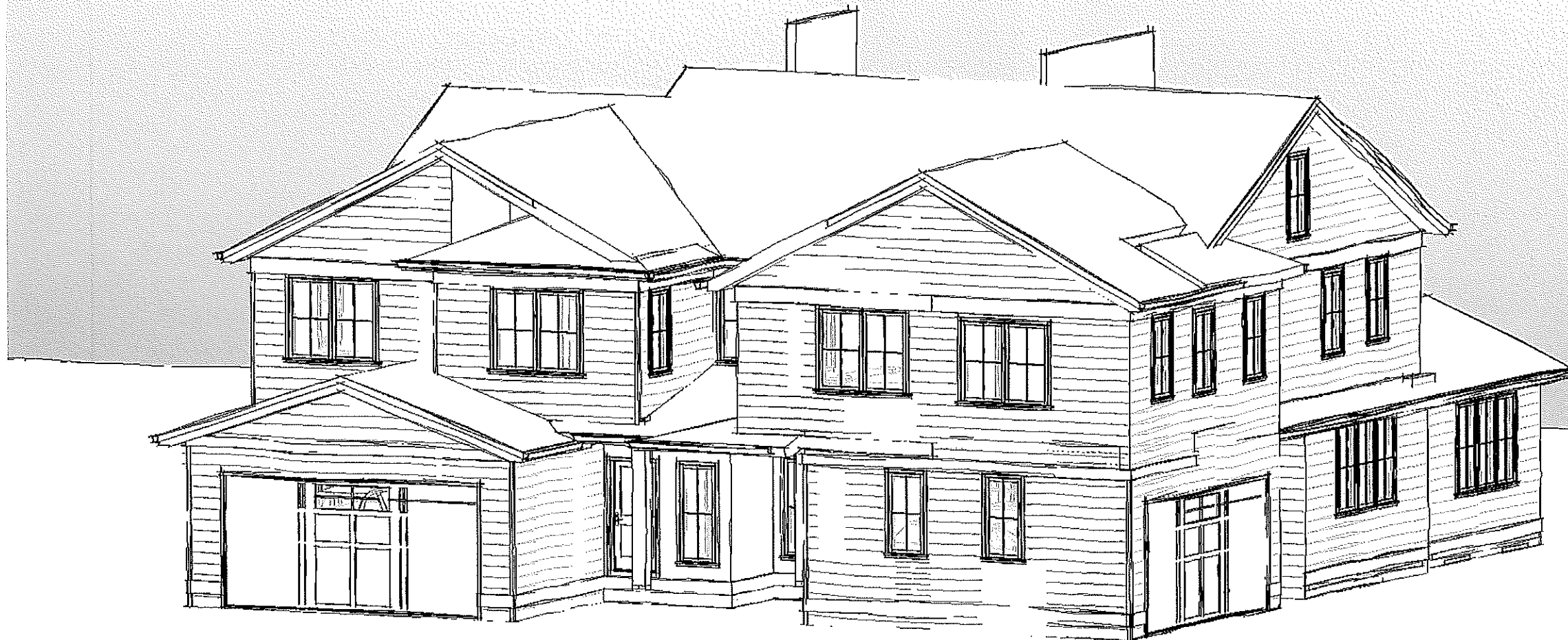
Date 02/13/20

Drawn by Author

Checked by Checker

SD.04

Scale



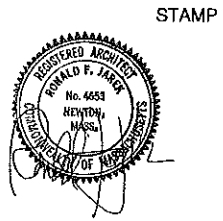
3 SKETCH 3D VIEW

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**SCHEMATIC
 DESIGN**

**ALLISON ST
 RESIDENCES**

3D VIEW

Project number	19-0904
Date	02/13/20
Drawn by	Author
Checked by	Checker

SD.06

Scale