

EXISTING CONDITIONS NOTES

THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. ON OCTOBER 3, 2012 AND DECEMBER 6, 2012.

THE SUBJECT PROPERTY DEPICTED IS LOCATED IN THE MULTI-RESIDENCE 1 DISTRICT.

THE SUBJECT PROPERTY IS IDENTIFIED AS SBL 220230008 ON CITY OF NEWTON ASSESSOR'S DATABASE.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. THIS PLAN REFLECTS ONLY WATER AND SEWER UTILITIES. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE CITY OF NEWTON DATUM; STARTING BENCH MARK SEWER MANHOLE (DEPICTED HEREON AS SMH) INVERT, ELEVATION=78.95 LOCATED ON ATWOOD AVENUE (FORMERLY TROWBRIDGE AVENUE).

PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.

THE CITY OF NEWTON ASSESSOR'S DATABASE AND RECORD PLAN AT END OF BOOK 4964* PUBLISHES SUBJECT PROPERTY AREA=7,527 S.F. MERIDIAN HAS CALCULATED AN AREA OF 7,434± S.F.

RECORD OWNER:

PETER S & ELIZABETH H. NURCZYNSKI
NEWTON, MASSACHUSETTS
-DEED BOOK 13182, PAGE 441*

*DOCUMENT RECORDED AT SOUTH MIDDLESEX REGISTRY OF DEEDS

LEGEND:

- 88--- ONE FOOT CONTOUR
- 90--- FIVE FOOT CONTOUR
- + 80.8 SPOT ELEVATION
- x WIRE FENCE
- CONCRETE CURB
- S SEWER LINE
- SS COMPILED SEWER SERVICE
- W COMPILED WATER MAIN
- WS COMPILED WATER SERVICE
- OHV OVERHEAD WIRES
- OHV TERMINUS UNKNOWN
- SMH SEWER MANHOLE
- DS DOWNSPOUT
- DS UTILITY POLE
- EOP EDGE OF PAVEMENT
- TYP TYPICAL
- BIT. BITUMINOUS
- CONC. CONCRETE
- CC CONCRETE CURB
- THRESH THRESHOLD
- S.F. SQUARE FOOT
- FFF FINISHED FIRST FLOOR
- SRW STONE RETAINING WALL
- CRW CONCRETE RETAINING WALL
- WRW WOOD RETAINING WALL
- A.G. ABOVE GRADE
- ELEV. ELEVATION
- INV. INVERT

TEMPORARY BENCHMARK CHART:

T.B.M.#	DESCRIPTION	ELEVATION
1	X-CUT IN SEWER MANHOLE RIM	88.75
2	CUT SPIKE IN UTILITY POLE, 1.0'A.G.	91.15

(SEE NOTE 6)



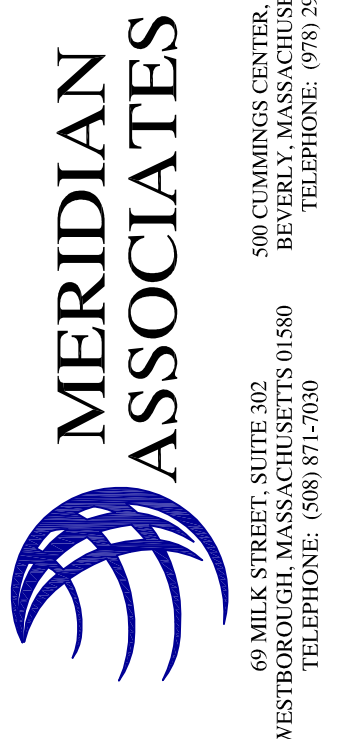
ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARICATION NOR SUBSURFACE VERIFICATION.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	4 / 5 / 13	SPECIAL PERMIT APPLICATION	JAT	



Existing Conditions Plan
Nurczynski Residence
Proposed Addition
99 - 101 Atwood Drive
Newton, Massachusetts
Prepared For:
Betsy and Peter Nurczynski



60 MILL STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (978) 294-4447

Date:
March 6, 2013

Scale:
1" = 10'

Project No.
8391

Sheet No.
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LAYOUT & MATERIALS NOTES

ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
 DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING.
 DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
 DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS.
 ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

SCREENED IMAGES SHOW EXISTING CONDITIONS. SEE EXISTING CONDITIONS PLAN FOR SOURCE OF EXISTING CONDITIONS INFORMATION.

PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

THIS PLAN IS NOT ISSUED FOR CONSTRUCTION.

LANDSCAPE NOTES

ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL ONLY BE MADE AFTER PRIOR APPROVAL OF LANDSCAPE ARCHITECT.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE LANDSCAPE ARCHITECT OR OWNER.

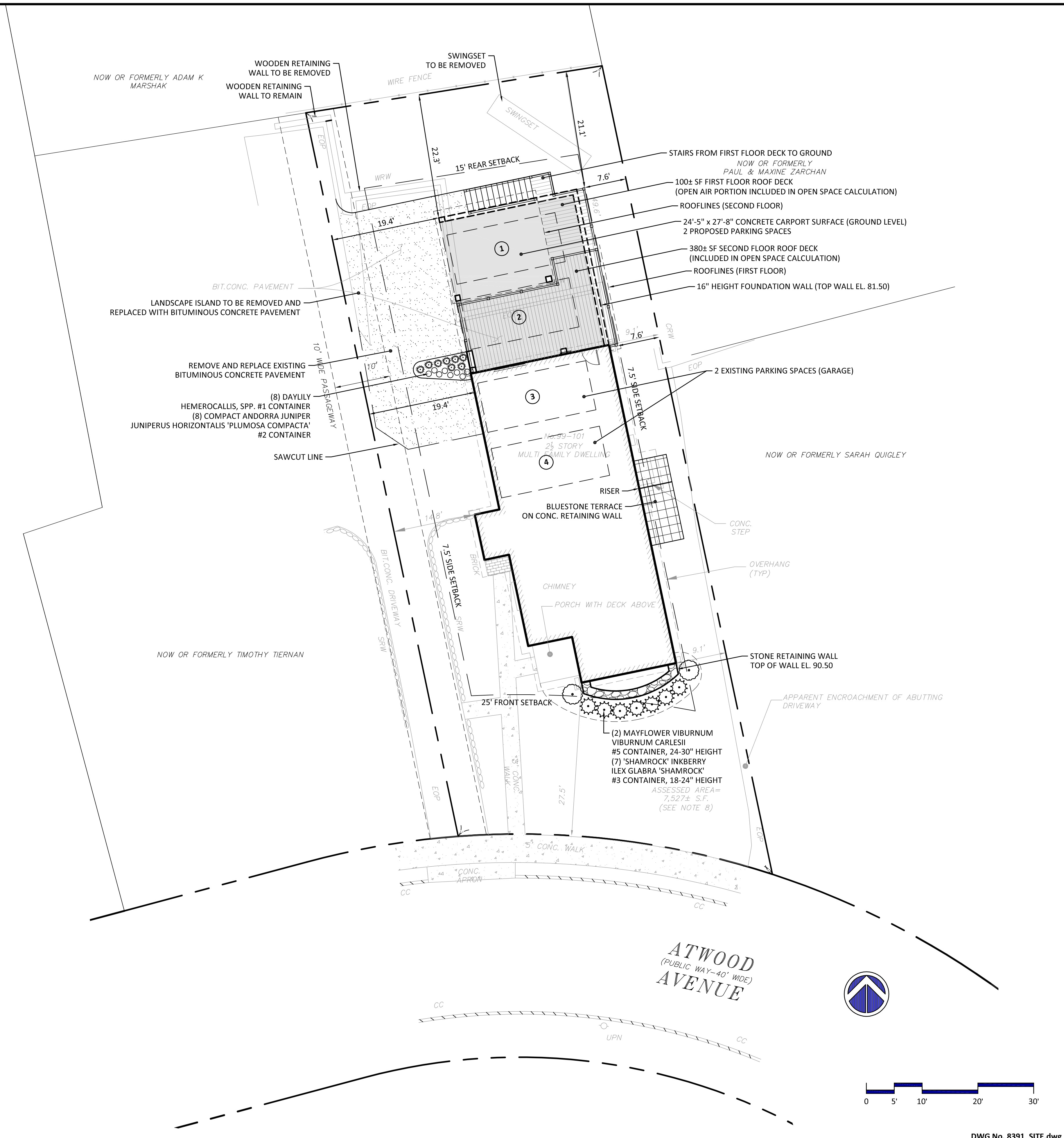
PLANTING MIX: MIX THE SPECIFIED MATERIALS ON-SITE IN THE FOLLOWING PROPORTIONS:
 3 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART SAND, WITH 5 POUNDS OF SUPERPHOSPHATE/ CUBIC YARD OF MIXTURE (ONLY IF PLANTS ARE INSTALLED IN SPRING). ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO MIXTURE TO ASSURE UNIFORM DISTRIBUTION.

PROVIDE LOAM AND SEED FOR ALL DISTURBED AREAS UNLESS OTHERWISE NOTED. PLANTING MIX SHALL BE SPREAD TO A MINIMUM DEPTH OF SIX (6) INCHES AFTER SETTLING ON ALL TURFGRASS LAWN AREAS AND PLANTING BED SUBGRADE AREAS UPON COMPLETION OF FINAL GRADING. SEEDING OPERATION OR SPREADING OF TURFGRASS SOD TO BE COMPLETED IMMEDIATELY FOLLOWING THE APPLICATION OF THE PLANTING MIX OVER THE SUBGRADE.

SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY BLUEGRASS).

ZONING SUMMARY (Multi Residence 1)

DENSITY AND DIMENSIONAL CONTROLS	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000 SF (MIN.)	7,434± SF (Calculated) 7,527± SF (Assessed)	7,434± SF (Calculated) 7,527± SF (Assessed)
LOT AREA PER UNIT	3,500 SF (MIN.)	3,717± SF	3,717± SF
FRONTAGE	70' (MIN.)	57.11' (Existing Non Conformance)	57.11' (Existing Non Conformance)
FRONT SETBACK	25' (MIN.)	27.5'±	27.5'±
SIDE SETBACK	7.5' (MIN.)	9.1'±	7.6'±
REAR SETBACK	15' (MIN.)	49.6'±	21.1'±
GROSS FLOOR AREA	3,856 SF (MAX.) (.52 x 7,434± SF)	4,174± SF 1st Floor: 1,444± SF 2nd Floor: 1,444± SF Attic: 564± SF Basement: 722± SF (.5 x 1,444)	4,831± SF 1st Floor: 1,954± SF 1st Floor Screened Porch: 147± SF 2nd Floor: 1,444± SF Attic: 564± SF Basement: 722± SF (.5 x 1,444)
FLOOR AREA RATIO	(.54 MAX. with Bonus) .52 (MAX.)	.56 (4,174± SF / 7,434± SF)	.65 (4,831± SF / 7,434± SF)
BUILDING HEIGHT	36' (MAX.)	33.12'	33.12'
NUMBER OF STORIES	2.5 STORIES (MAX.)	2.5 STORIES	2.5 STORIES
BUILDING LOT COVERAGE	30% (MAX.)	20.41% (1,518± SF / 7,434± SF)	27.28% (2,028± SF / 7,434± SF)
OPEN SPACE	50% (MIN.)	54.23% (4,032± SF / 7,434± SF)	52.55% (3,907± SF / 7,434± SF)
IMPERVIOUS SURFACE	298 SF INCREASE (OVER 4% OF LOT AREA REQUIRES ENGINEERING DEPARTMENT REVIEW)	3,547± SF	4,023± SF
OFF-STREET PARKING	4 SPACES (MIN.) (2 PER UNIT)	4 SPACES	4 SPACES (2 GARAGE, 2 CARPORT)

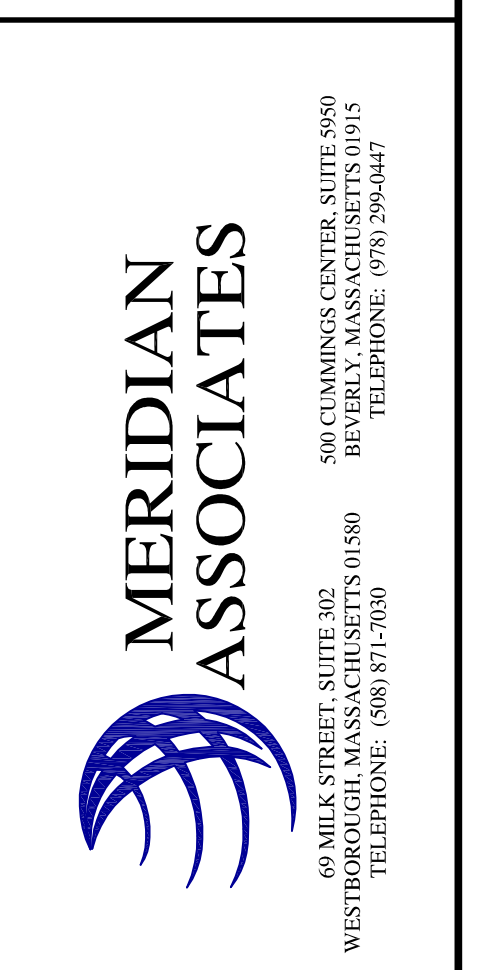


REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1	4 / 5 / 13	SPECIAL PERMIT APPLICATION	JAT	



Layout & Materials Plan
Nurczynski Residence
Proposed Addition
 99 - 101 Atwood Drive
 Newton, Massachusetts
 Prepared For:
Betsy and Peter Nurczynski



Date:
March 6, 2013

Scale:
1" = 10'

Project No.
8391

Sheet No.
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DEMOLITION, EROSION CONTROL AND STABILIZATION NOTES

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES, ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.

THE CONTRACTOR SHALL PRESERVE FROM DAMAGE ALL VEGETATION DESIGNATED TO REMAIN AS SHOWN ON THE DRAWINGS, FLAGGED IN THE FIELD OR AS DIRECTED BY OWNER.

BARRICADE OPEN DEPRESSIONS AND EXCAVATIONS OCCURRING AS PART OF THIS WORK IN ACCORDANCE WITH OSHA REQUIREMENTS, AND POST WARNING LIGHTS ON PROPERTY ADJACENT TO OR WITH PUBLIC ACCESS. SECURE THE SITE AS REQUIRED BY THE OWNER AND/OR TOWN OF SUDBURY TO ENSURE PUBLIC SAFETY.

USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, TO NEIGHBORS, AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.

REMOVE FROM THE SITE ALL TREES, BRUSH, GRASS, ROOTS, DEBRIS, TRASH AND OTHER CONSTRUCTION MATERIALS PRODUCED FROM CLEARING AND REMOVAL OPERATIONS IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

ALL SLOPES WITH SURFACE GRADES EQUAL TO OR STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING.

SEDIMENT CONTROL MEASURES SHALL BE PROVIDED AROUND ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES AS REQUIRED TO PREVENT SEDIMENTATION. EROSION CONTROL BARRIERS SHALL BE INSTALLED AS REQUIRED BY THE OWNER OR HIS REPRESENTATIVE TO ADDRESS FIELD CONDITIONS.

ANY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS AND AFTER EACH STORM EVENT OF 1 INCH OR GREATER DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION BARRIERS ARE INTACT.

THE CONTRACTOR SHALL HAVE, AT THE START OF SOIL DISTURBANCE AN ADEQUATE RESERVE OF SILT FENCE IN GOOD CONDITION, AND SUFFICIENT STAKES FOR INSTALLATION.

ANY SEDIMENTATION OR EROSION DAMAGE CAUSED AS A RESULT OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND RESTORE AT NO COST TO THE OWNER.

GRADING, DRAINAGE & UTILITIES NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.

CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS. PITCH EVENLY BETWEEN SPOT GRADES.

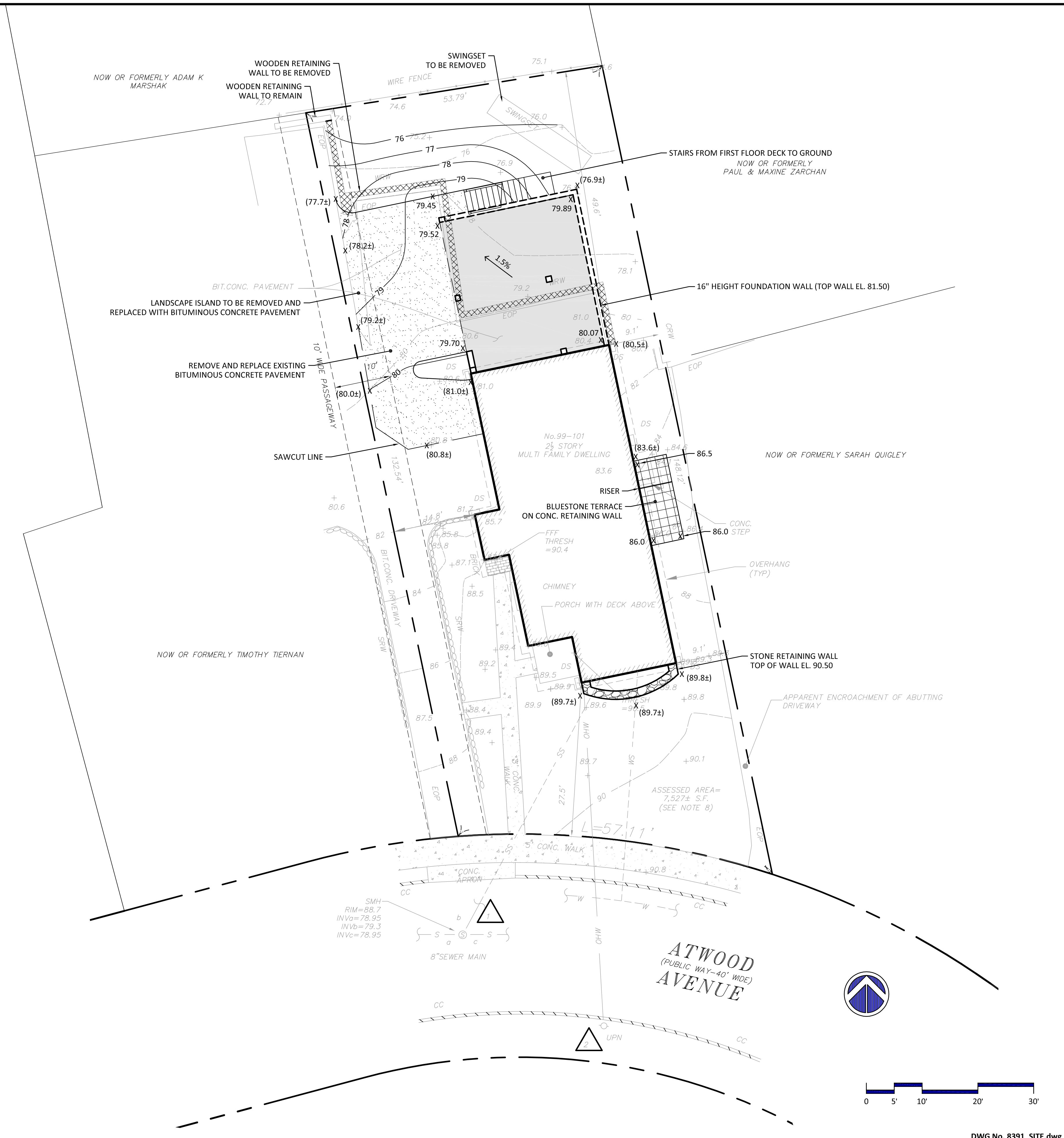
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THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION SHALL COMPLY WITH ALL CITY OF NEWTON DEPARTMENT OF PUBLIC WORKS FOR PAVING, PAVEMENT CUTTING, EXCAVATION, UTILITY CONNECTIONS, BACKFILLING, AND PATCHING.

BARRICADE OPEN DEPRESSIONS AND EXCAVATIONS OCCURRING AS PART OF THE WORK, IN ACCORDANCE WITH OSHA REQUIREMENTS AND POST WARNING LIGHTS ON AREAS WITH PUBLIC ACCESS. SECURE THE SITE AS REQUIRED BY THE OWNER AND THE CITY.

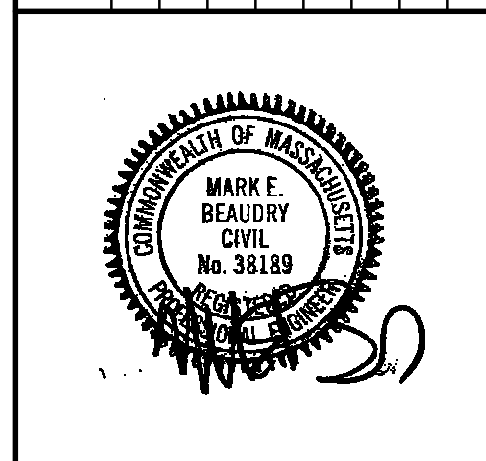
PROJECT IS SUBJECT TO ENGINEERING DIVISION REVIEW AND ASSOCIATED SOIL TESTING AND STORMWATER MANAGEMENT SYSTEM DESIGN.

THIS PLAN IS NOT ISSUED FOR CONSTRUCTION.

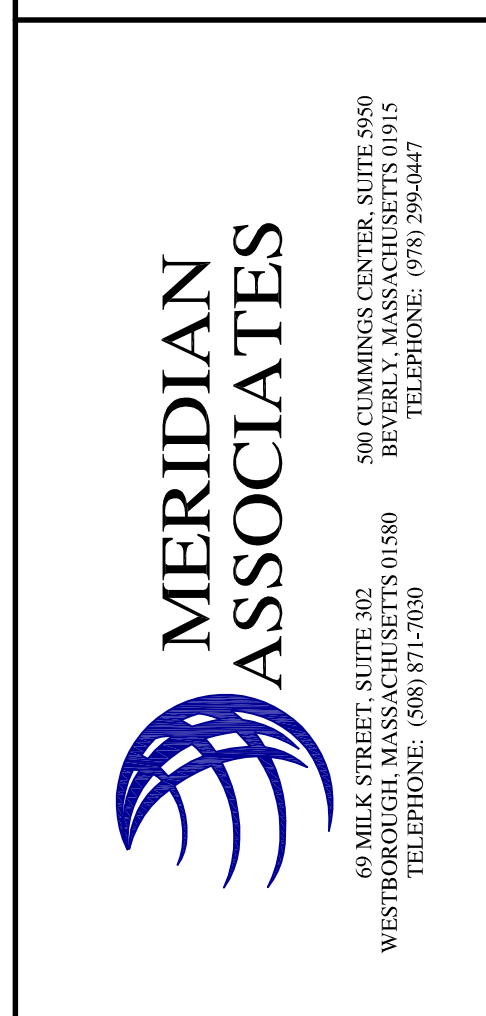


REVISIONS

NO.	DATE	SPECIAL PERMIT APPLICATION	BY	CHKD
1	4/5/13		JAT	



Grading & Drainage Plan
Nurczynski Residence
Proposed Addition
 99 - 101 Atwood Drive
 Newton, Massachusetts
 Prepared For:
Betsy and Peter Nurczynski



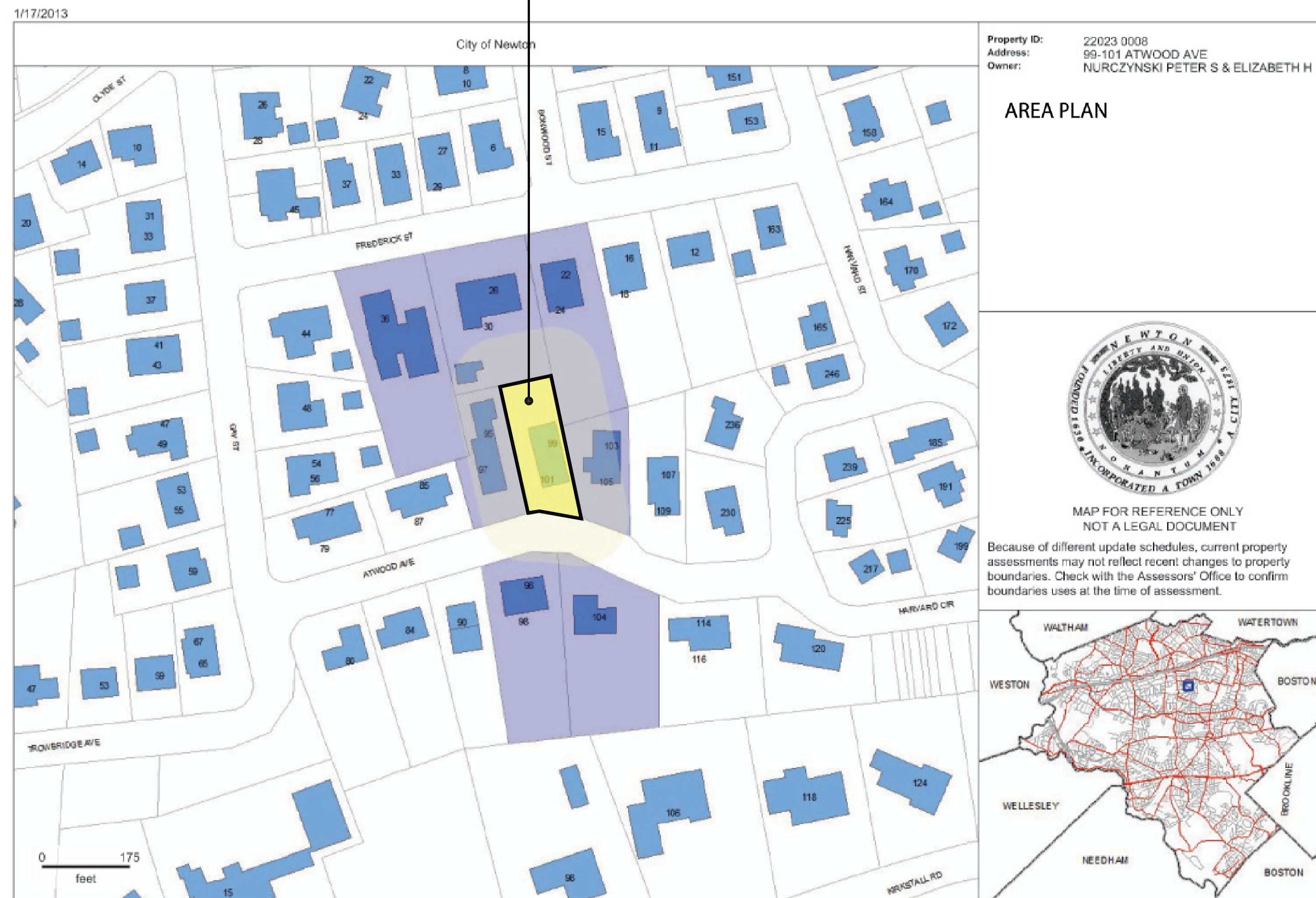
Date:
March 6, 2013

Scale:
1" = 10'

Project No.
8391

Sheet No.
C - 3

**Project Site
99-101 Atwood Drive**



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	4 / 5 / 13	SPECIAL PERMIT APPLICATION	JAT

**Area Plan Exhibit
Nurczynski Residence
Proposed Addition
99 - 101 Atwood Drive
Newton, Massachusetts
Prepared For:
Betsy and Peter Nurczynski**



69 WASHINGTON AVENUE, 4TH FLOOR
WESTBOROUGH, MASSACHUSETTS 01580
TELEPHONE: (508) 871-7000
500 COUNTRYSIDE CENTER, SUITE 500
WESTLEY, MASSACHUSETTS 01981
TELEPHONE: (978) 299-0447

Date:
March 6, 2013

Scale:
Not To Scale

Project No.
8391

Sheet No.
C - 4

Nurczinski Property

99-101 Atwood Avenue Newton, MA 02460

Owner:
Peter & Betsy Nurczinski
 120 Atwood Avenue Newton, MA 02460
 Contact: Betsy Nurczinski
 nurczinski@comcast.net

Architect:
T.A. Hatcher Architects, P.L.L.C.
 56 FORDS LANDING DOVER, NH 03820
 Contact: Andrew Hatcher, AIA
 617-513-1040, andy-hatcher@earthlink.net

Civil Engineers:
Meridian Associates, Inc.
 69 Milk Street, Suite 302, Westborough, MA 01581
 Contact: Jeffrey Thoma, RLA
 508-871-7030

Structural Engineer:

Contractor:

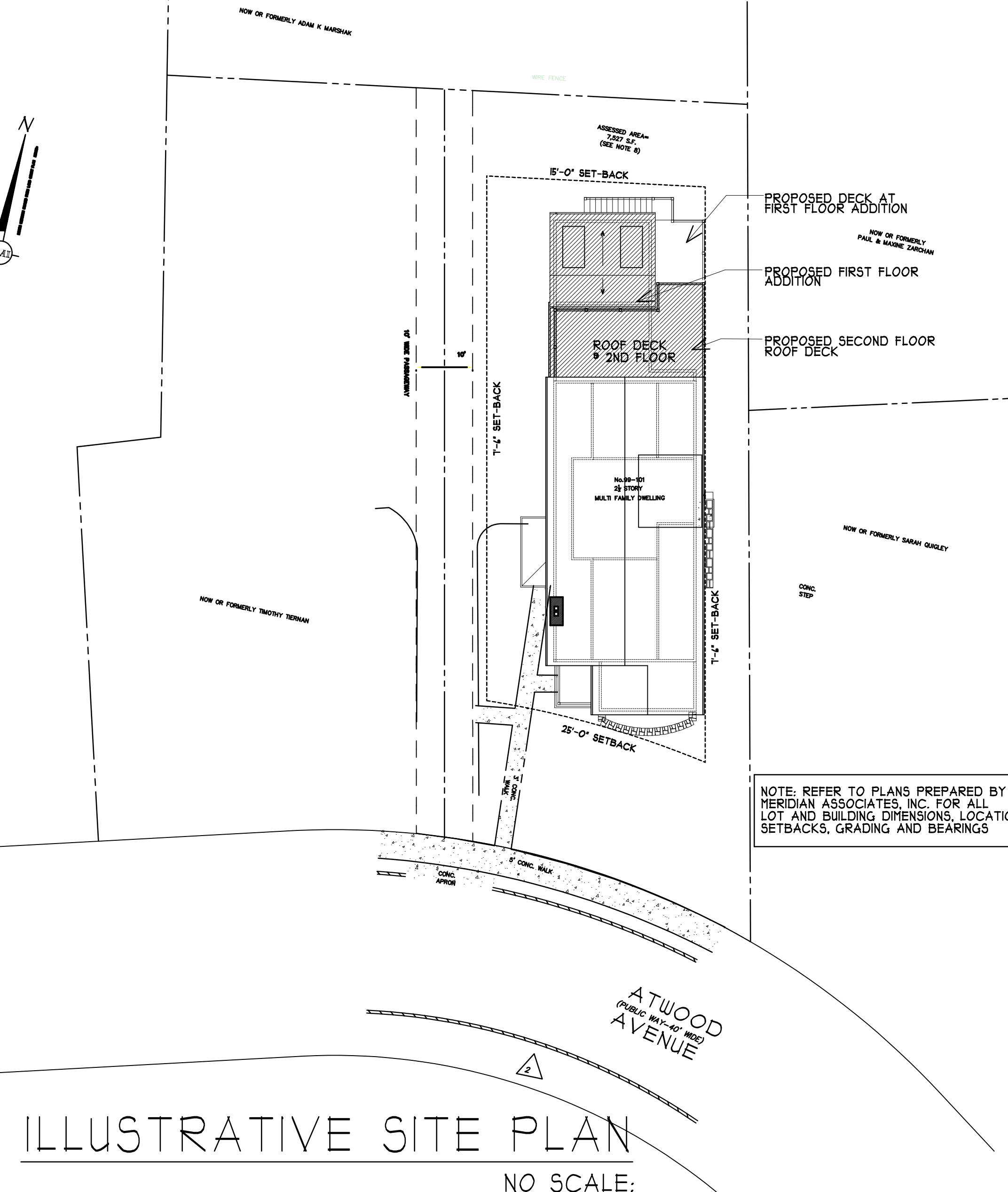
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Date: **4-4-13**
 Drawn By:
 Checked By:

Revisions		
Date	By	Comments
3-6-13		Zoning Review



HATCHER ARCHITECTS, P.L.L.C.
 56 Fords Landing
 Dover, New Hampshire 03820
 (617)513-1040
Nurczynski Property
 99-101 Atwood Avenue Newton, MA



GENERAL NOTES TO CONTRACTOR

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- UNDER NO CIRCUMSTANCES SHALL CONTRACTOR DETERMINE DIMENSIONS BY SCALING THE DRAWINGS.
- CONTRACTOR SHALL REVIEW PRODUCTS SPECIFIED IN THESE DRAWINGS WITH ARCHITECT PRIOR TO THEIR PURCHASE.
- CONTRACTOR TO COORDINATE THE WORK OF ALL SUBCONTRACTORS AND SHALL IDENTIFY AND RESOLVE WITH THEM ANY POTENTIAL CONFLICTS IN FIXTURE/OUTLET/PIPING LOCATIONS PRIOR TO INSTALLATION.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND STANDARDS. CONTRACTOR IS RESPONSIBLE FOR KNOWING THESE CODES AND SHALL INFORM ARCHITECT IMMEDIATELY IF HE FINDS ANY POTENTIAL CODE VIOLATIONS. IN THIS INSTANCE, WORK SHALL NOT PROCEED UNTIL THE ISSUE HAS BEEN RESOLVED.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL SHOW EVIDENCE OF APPROPRIATE LIABILITY AND WORKMAN'S COMPENSATION INSURANCE AT THE OUTSET OF CONSTRUCTION AND SHALL MAINTAIN THESE POLICIES FOR THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL ALSO SHOW EVIDENCE OF APPLICABLE LOCAL AND STATE LICENSING REQUIREMENTS.
- CONTRACTOR TO PROVIDE LOCKS AS REQUIRED TO PROVIDE SECURITY TO THE BUILDINGS WHEN REQUIRED DURING CONSTRUCTION.
- CONTRACTOR SHALL LEAVE THE JOB SITE AS NEAT AND ORDERLY AS POSSIBLE AT THE END OF EACH DAY OF CONSTRUCTION.

SCHEDULE OF DRAWINGS

- T-1 TITLE SHEET & SCHEDULE OF DRAWINGS
- C-1 EXISTING CONDITIONS PLAN- SITE
- C-2 LAYOUT & MATERIALS PLAN- SITE
- C-3 GRADING & DRAINAGE PLAN- SITE
- C-4 AREA PLAN
- EX-1 EXISTING CONDITIONS- EXTERIOR ELEVATIONS
- EX-2 EXISTING CONDITIONS PLANS- BASEMENT, FIRST, SECOND & THIRD FLOORS
- A-1.1 ELEVATIONS- PROPOSED EXTERIOR
- A-2.1 PLAN - PROPOSED BASEMENT/FOUNDATION, FIRST FLOOR & SECOND FLOOR

ILLUSTRATIVE SITE PLAN
 NO SCALE:

Scale
 Title SHEET
 SCHEDULE OF DRAWINGS
 Special Permit Application
 4-4-13

Project
13-109

Sheet
T-1

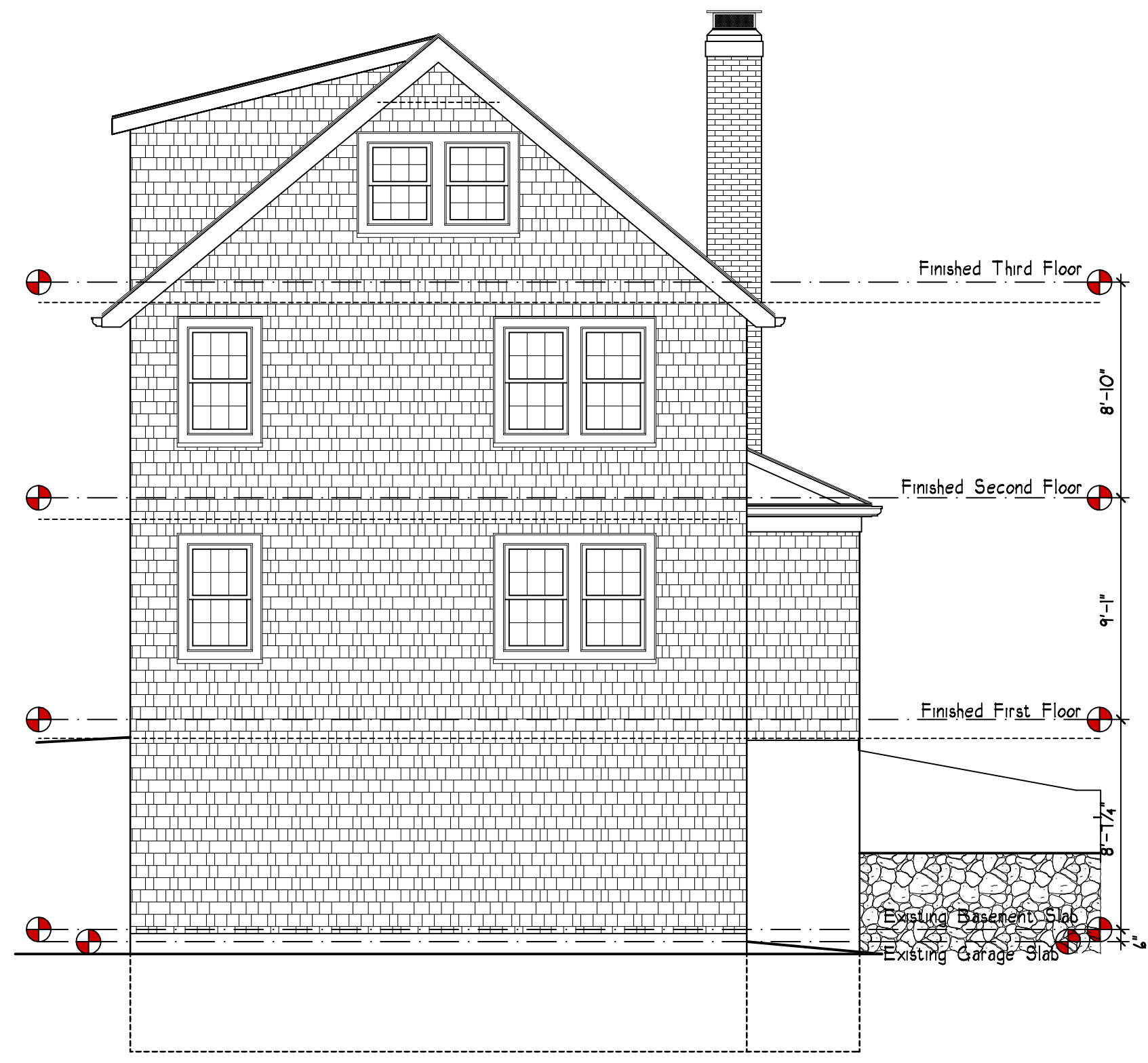
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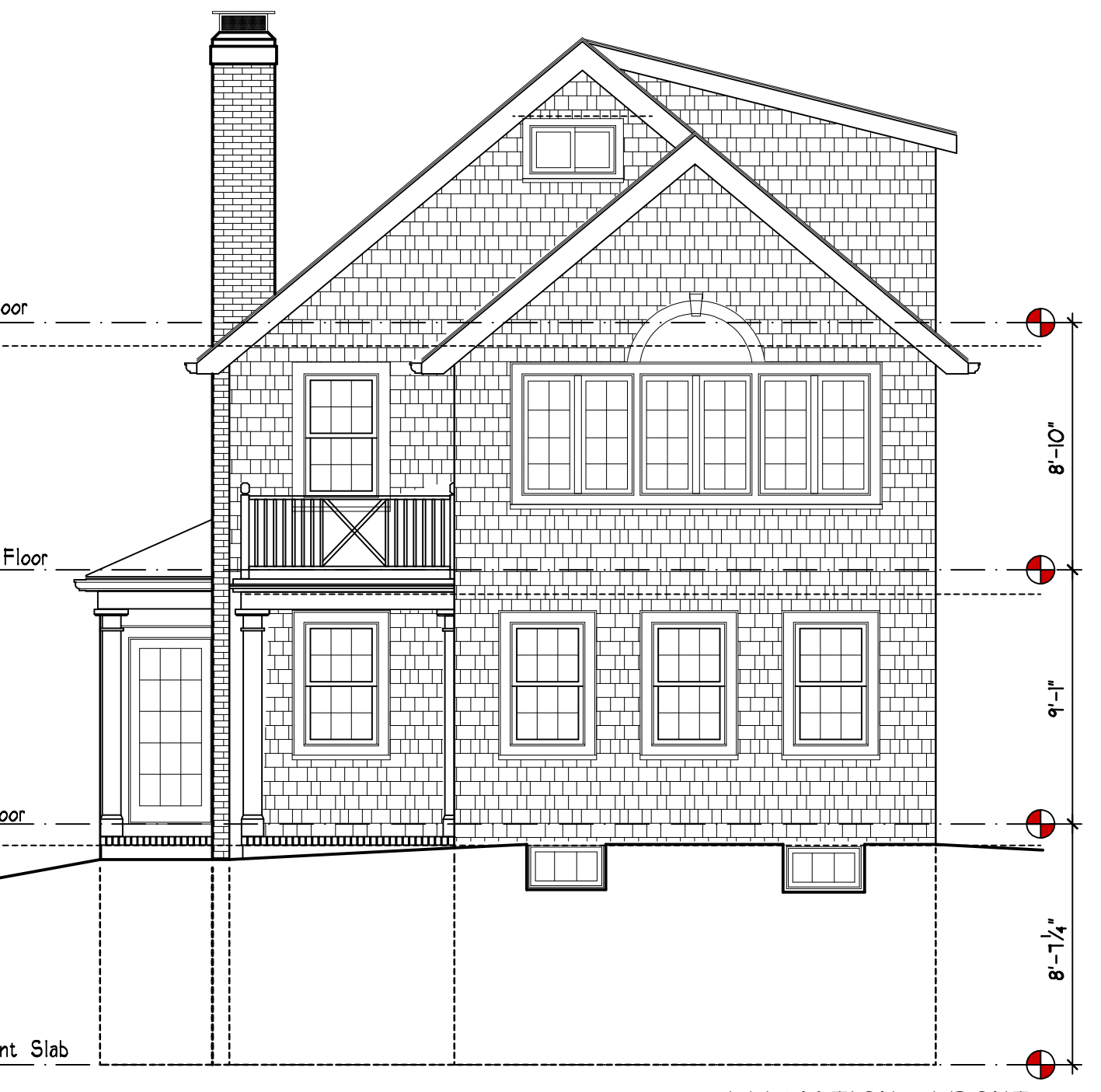
Date: 4-4-13

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Date	By	Comments
3-6-13		Zoning Review



② ELEVATION - REAR



① ELEVATION - FRONT



④ ELEVATION - SIDE (Yard)



③ ELEVATION - SIDE (Driveway/Garage)

HATCHER ARCHITECTS, P.L.L.C.
56 Fords Landing
Dover, New Hampshire 03820
Nurzynski Property
99-101 Atwood Avenue Newton, MA

Scale: 3/16" = 1'-0"
Title: EXISTING CONDITIONS - EXTERIOR ELEVATIONS
Project: 13-109
Special Permit Application
4-4-13

Project: 13-109

Sheet: EX-1

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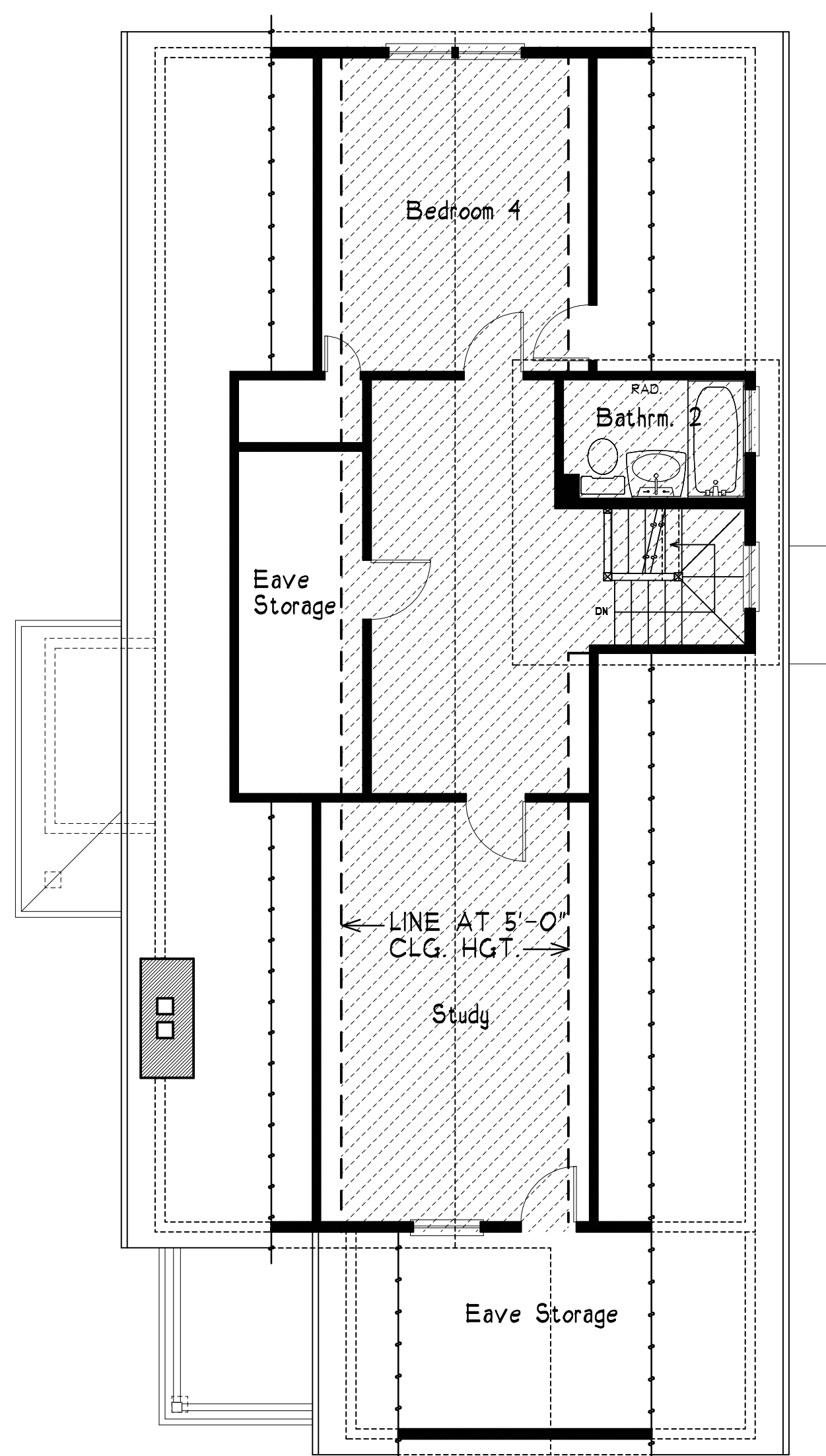
Revisions		
Date	By	Comments
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Nurzynski Property
99-101 Atwood Avenue Newton, MA

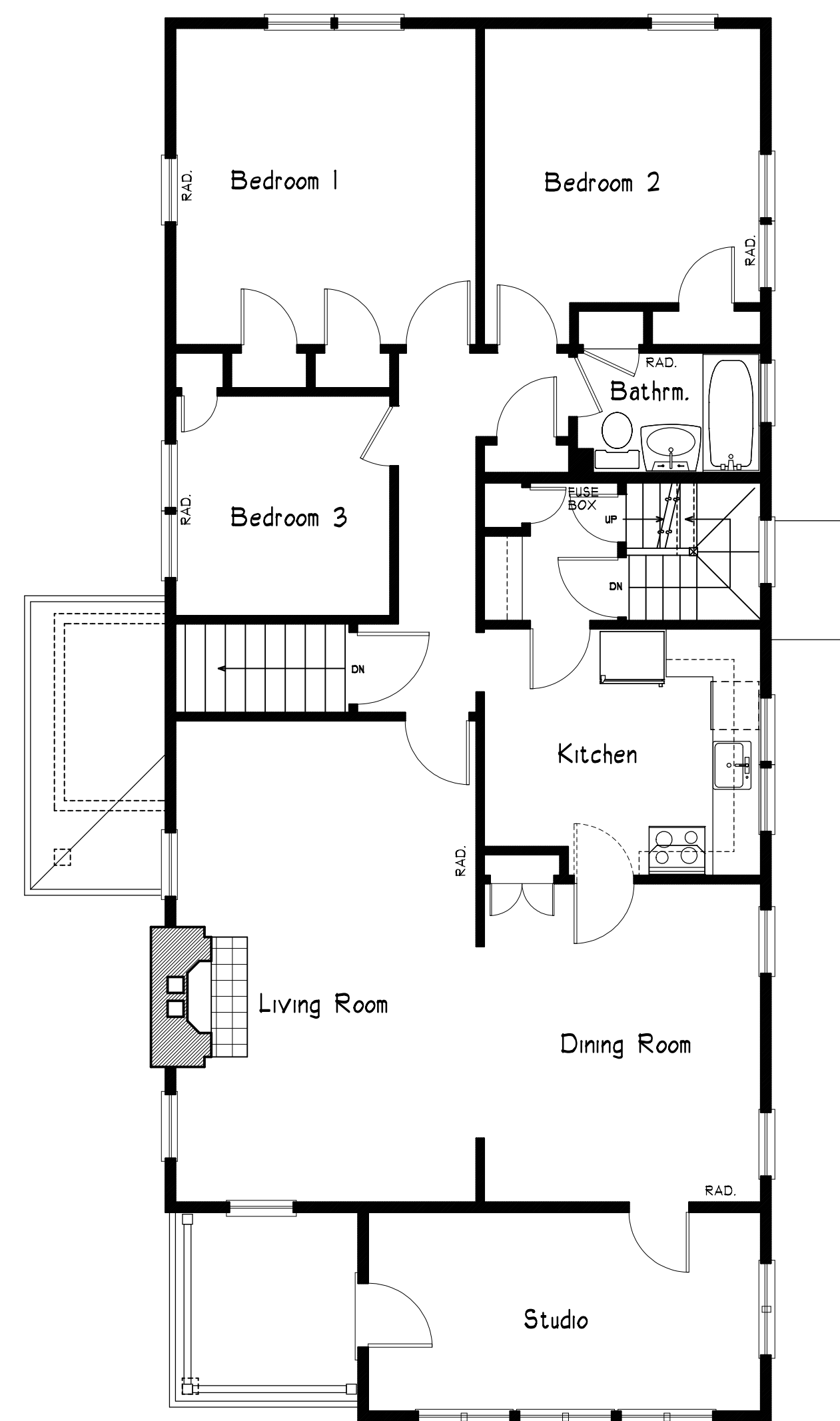
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Title EXISTING CONDITION PLANS - BASEMENT, FIRST FLOOR, SECOND FLOOR & THIRD FLOOR
Special Permit Application
4-4-13

Project 13-109

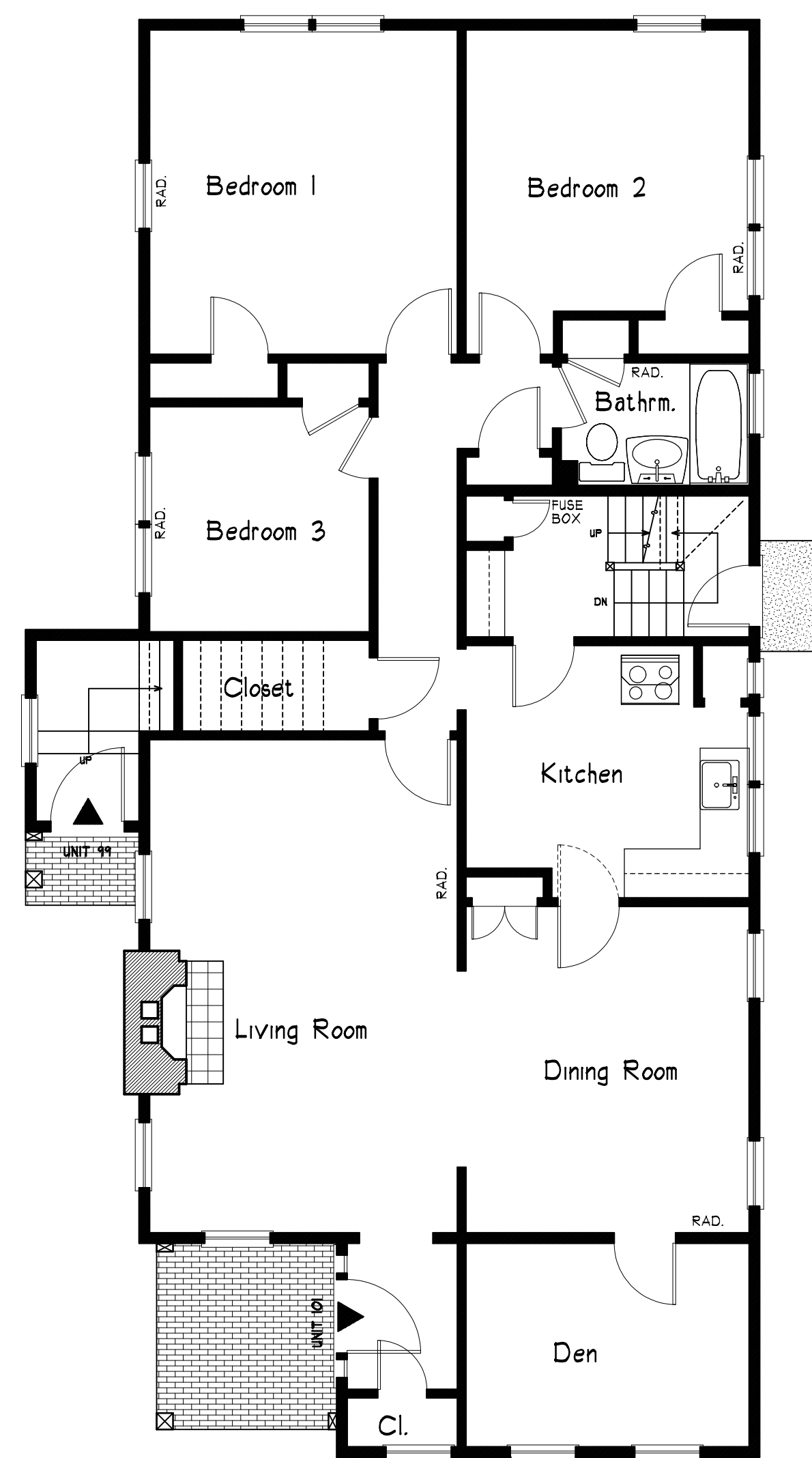
Sheet EX-2



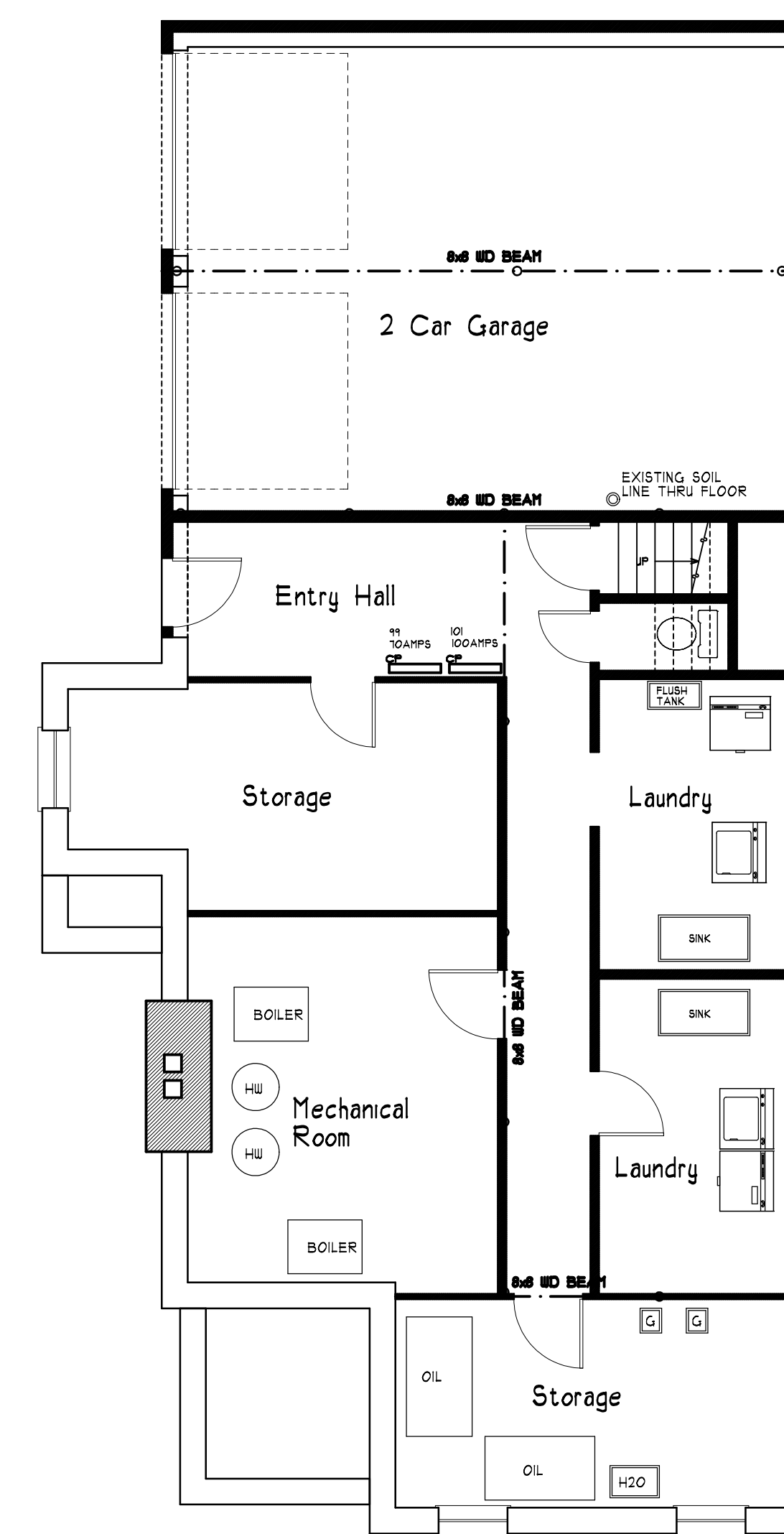
EXISTING CONDITIONS PLAN - THIRD FLOOR
564 SQ./FT.



EXISTING CONDITIONS PLAN - SECOND FLOOR
1,444 SQ./FT.



EXISTING CONDITIONS PLAN - FIRST FLOOR
1,444 SQ./FT.



EXISTING CONDITIONS PLAN - BASEMENT/FOUNDATION
722 SQ./FT.

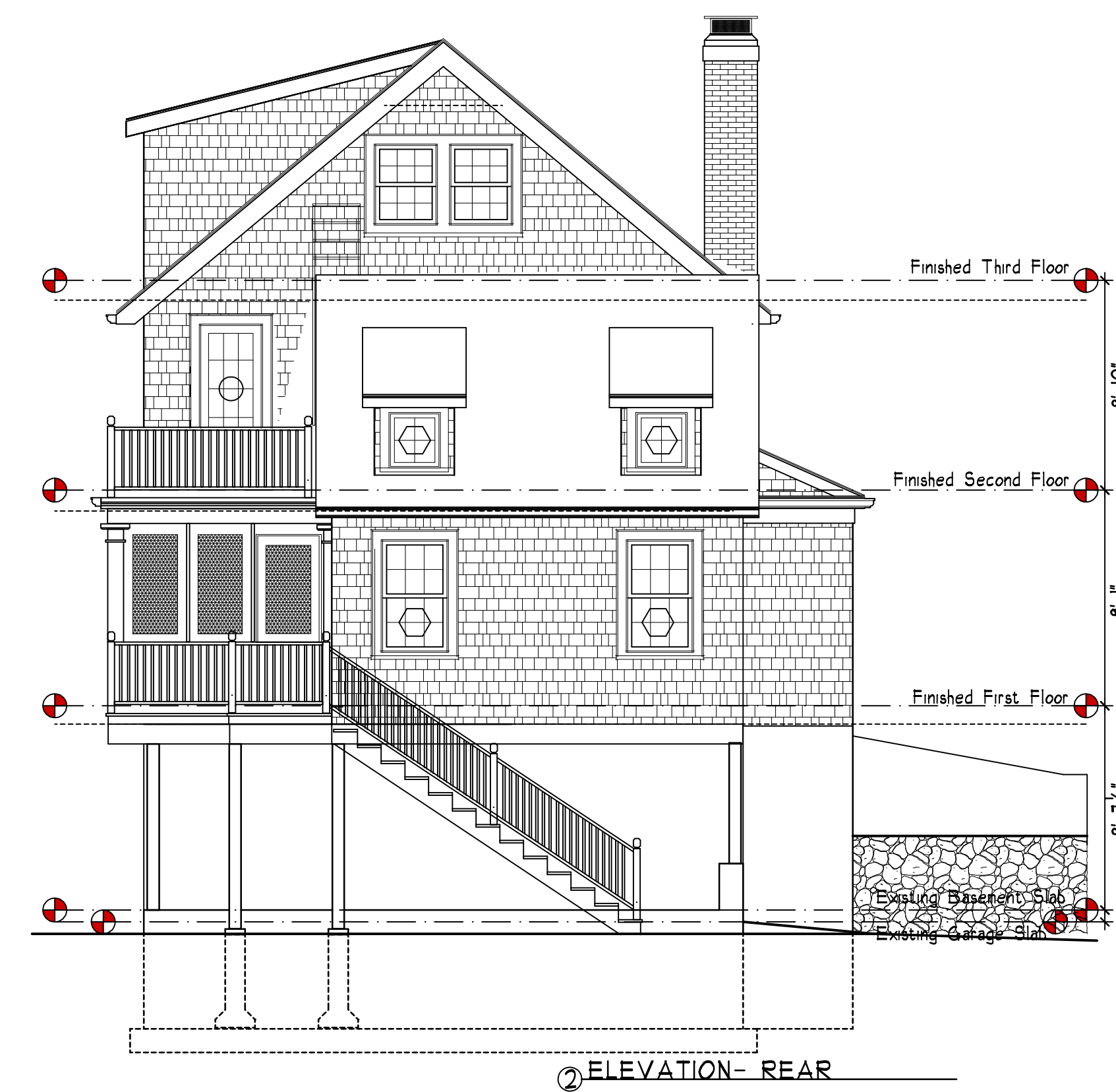
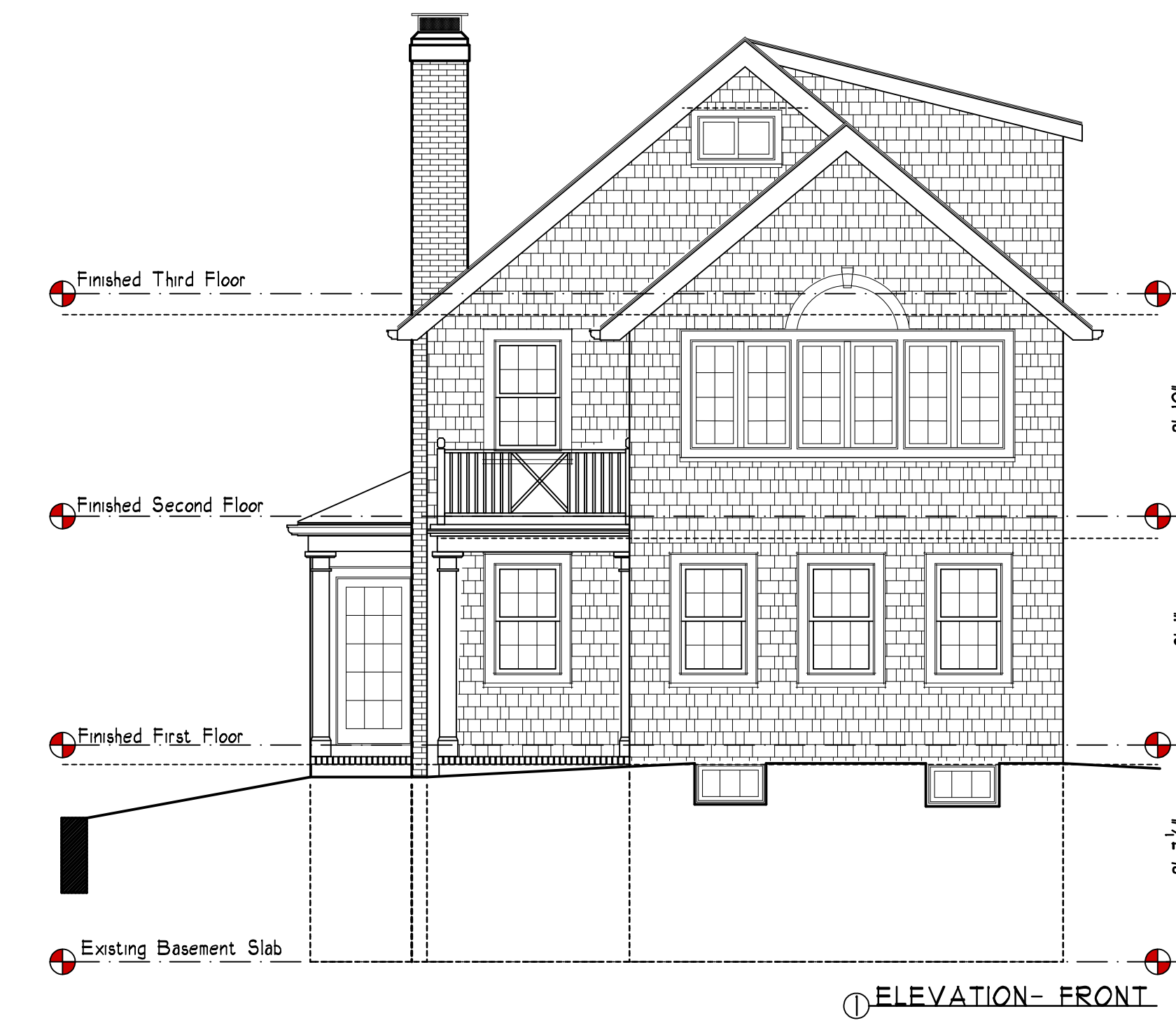
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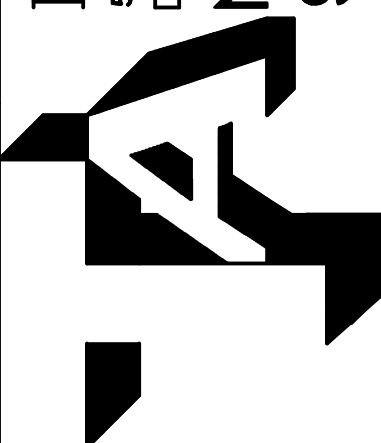
Date: 4-4-13

Drawn By:
Checked By:

Revisions		
Date	By	Comments
3-8-13		Zoning Review



HATCHER ARCHITECTS, P.L.L.C.
56 Fords Landing
Dover, New Hampshire 03820



Nurczynski Property
99-101 Atwood Avenue Newton, MA

Title: ELEVATIONS- EXTERIOR
Scale: 3/16" = 1'-0"

Project: 13-109
Special Permit Application
4-4-13

Project: 13-109

Sheet: A1.1

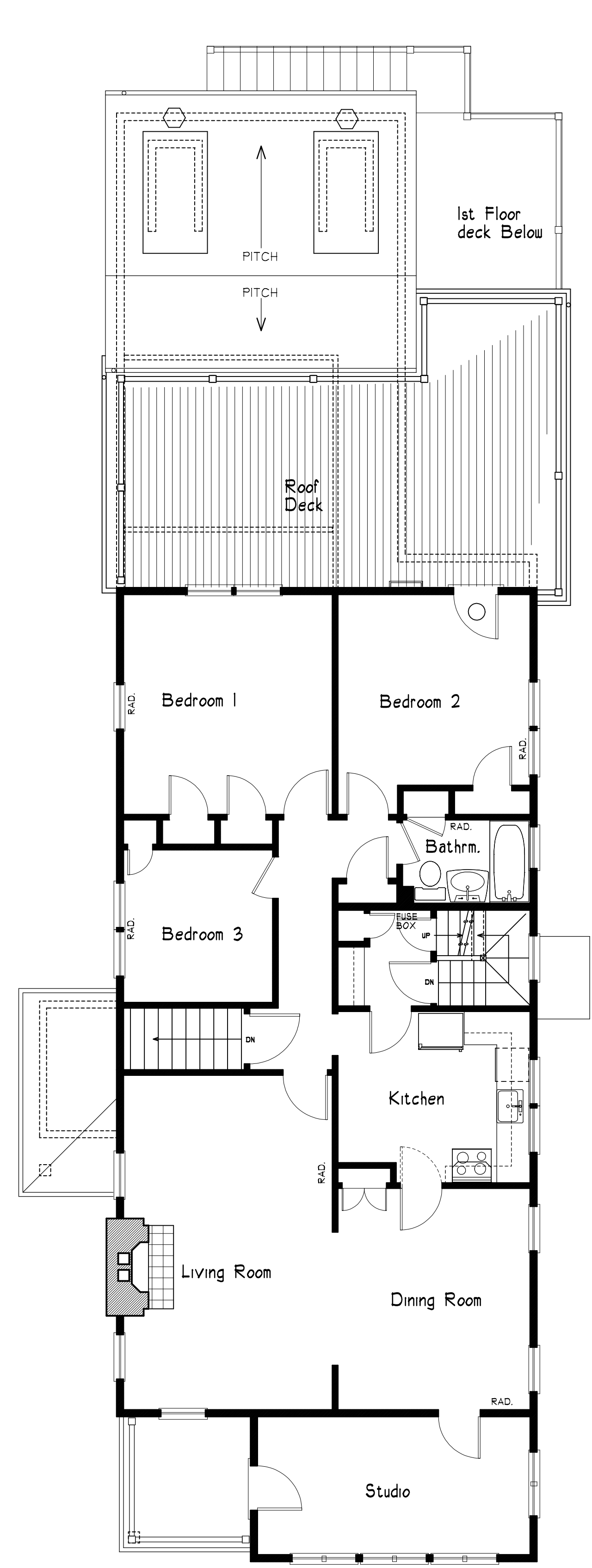
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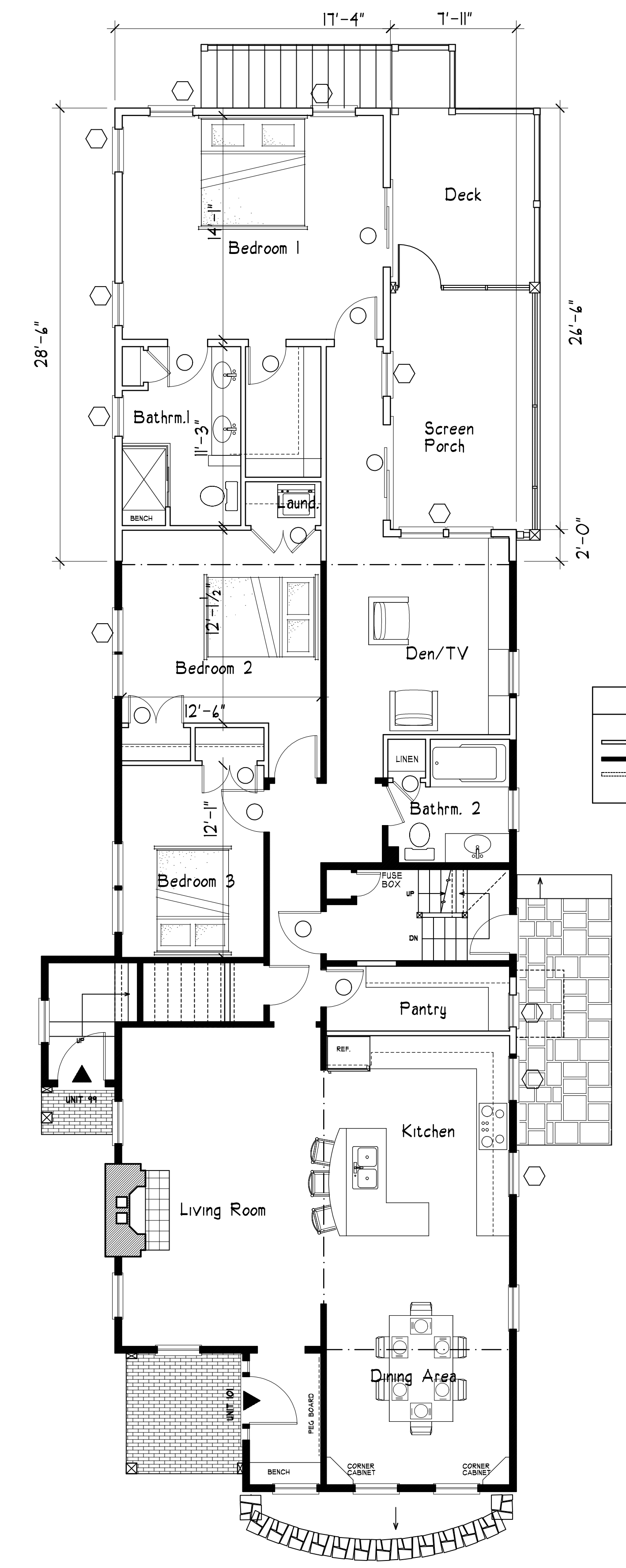
Date: 4-4-13

Drawn By:
Checked By:

Revisions		
Date	By	Comments
3-6-13		Zoning Review



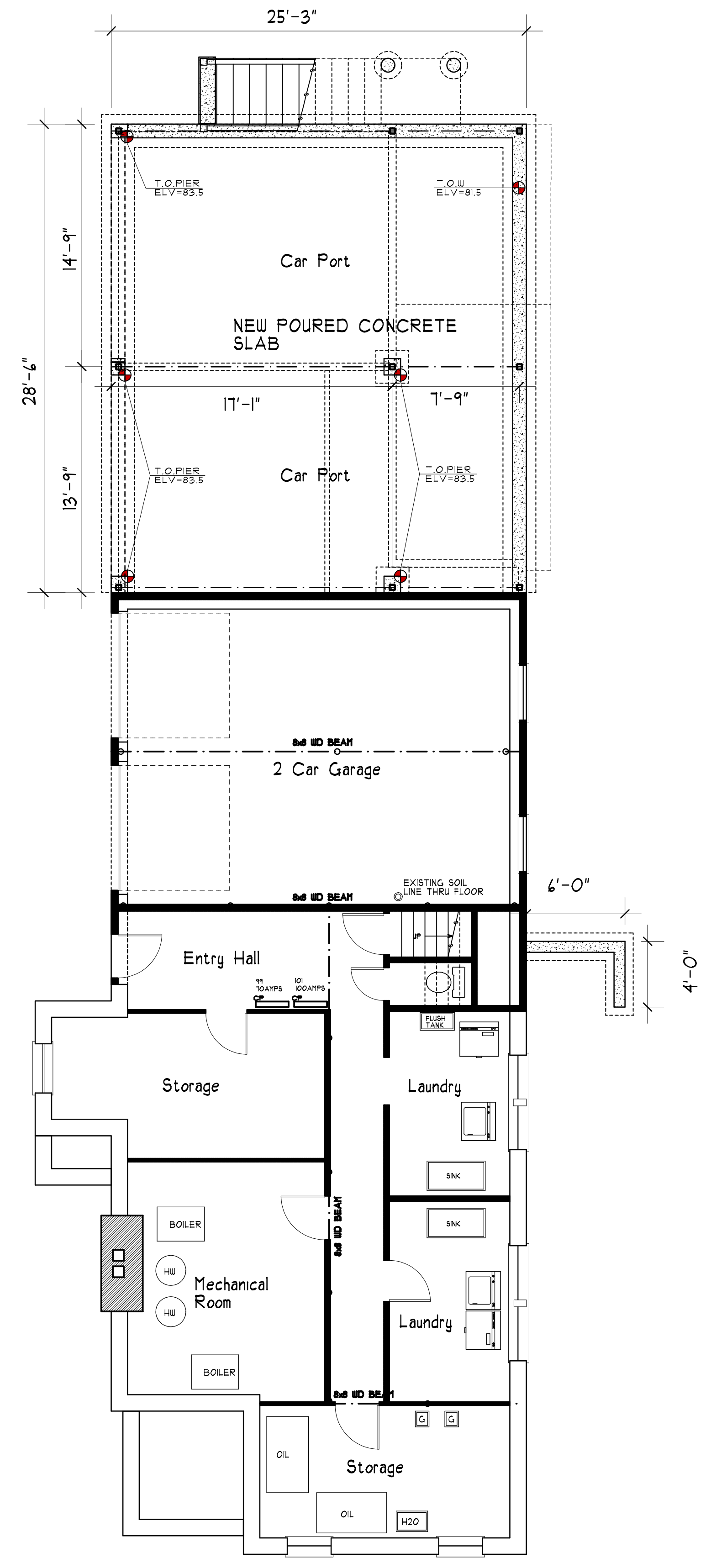
PLAN - SECOND FLOOR
1444 SQ./FT.



LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE REMOVED

PLAN - FIRST FLOOR
2100.3 SQ./FT.



PLAN - BASEMENT
122 SQ./FT.

HATCHER ARCHITECTS, P.L.L.C.
56 Fords Landing
Dover, New Hampshire 03820
(603) 513-1040

Nurczynski Property
99-101 Atwood Avenue Newton, MA

Title: PLANS - BASEMENT/FOUNDATION
FIRST FLOOR & SECOND FLOOR

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

Project: 13-109

Sheet: A2.1