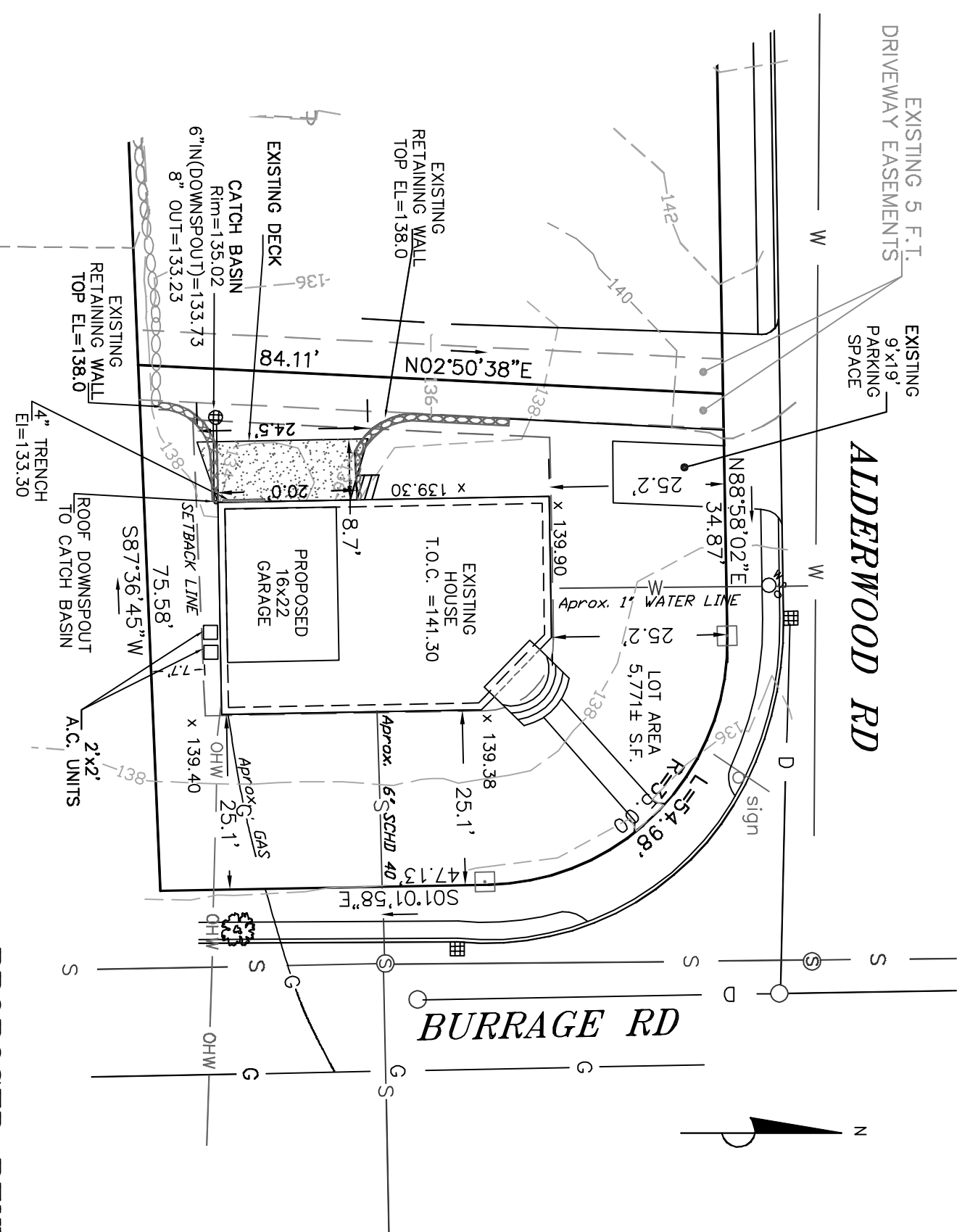
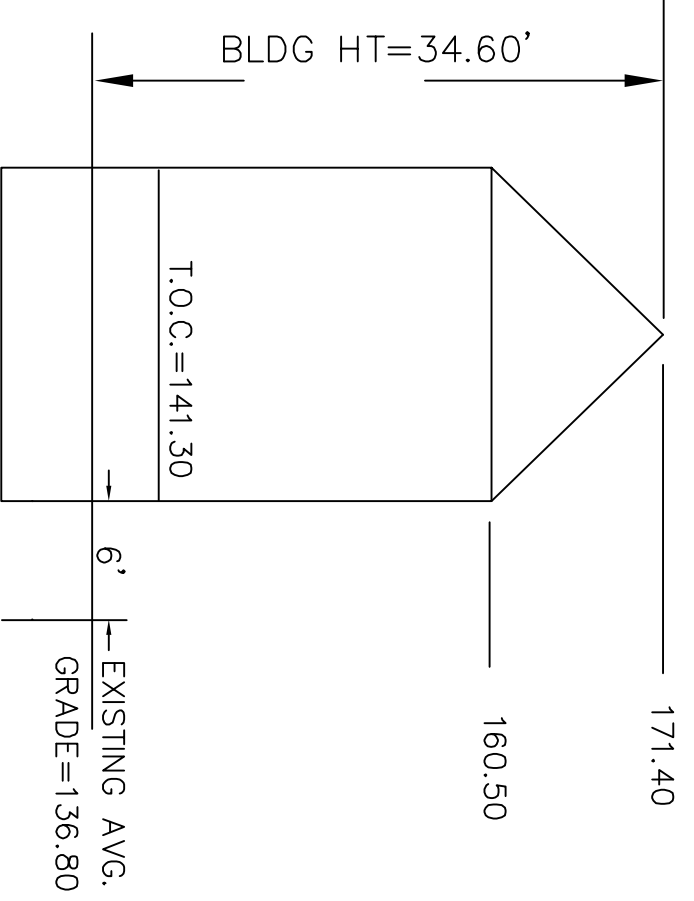
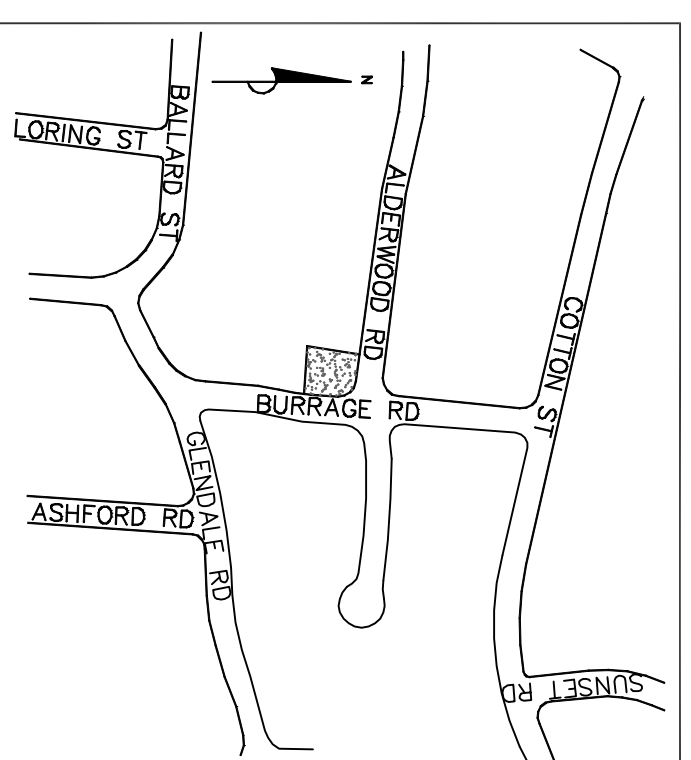


PLAN NOTES

1. NO EXCAVATION IS ALLOWED WITHIN ANY CITY RIGHT-OF-WAY BETWEEN NOVEMBER 15TH AND APRIL 15TH. IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, APPLICANT MAY SEEK PERMISSION FOR SUCH WORK FROM THE CITY OF NEWTON DPW COMMISSIONER VIA THE CITY ENGINEER. IF PERMISSION IS GRANTED, SPECIAL CONSTRUCTION STANDARDS WILL BE APPLIED. APPLICANT OR APPLICANT'S REPRESENTATIVE MUST CONTACT THE CITY OF NEWTON ENGINEERING DEPARTMENT PRIOR TO START OF WORK FOR CLARIFICATION.
2. WATER & SEWER SERVICES FOR EXISTING HOUSE SHALL BE CUT AND CAPPED AT THE MAINS AND BE COMPLETELY REMOVED FROM THE SITE AND PROTECTED BY A BARRICADE TO BE MAINTAINED THROUGHOUT THE PROJECT. THE WORK FAILURE TO HAVING THIS WORK INSPECTED MAY RESULT IN THE DELAY OF THE UTILITY CONNECTION PERMIT.
3. AS OF JANUARY 1, 2009, ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMITS REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
4. THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, UTILITY CONNECTION, AND AN INSTALL CURB & SIDEWALK PERMITS WITH THE DPW PRIOR TO START OF WORK IF NEEDED.
5. AFTER ALL ENGINEERING PERMITS ARE OBTAINED, THE CONTRACTOR NEEDS TO NOTIFY THE ENGINEERING DIVISION 48-HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE WATER, DRAINAGE & SEWER SERVICES INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY BE COVERED.
6. WITH THE EXCEPTION OF GAS SERVICES, ALL UTILITY TRENCHES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY WILL BE BACKFILLED WITH TYPE I E (EXCAVATABLE) CONTROLLED DENSITY FILL, AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING SPECIFICATIONS.
7. UNDERGROUND, AS WELL AS OVERHEAD UTILITY DATA INDICATED IS PLOTTED FROM VISIBLE FIELD LOCATIONS AND AVAILABLE RECORDS. THE LOCATIONS ARE APPROXIMATE ONLY AND VERIFICATION SHOULD BE MADE IN THE FIELD. DIAL 1-888-DIG-SAFE PRIOR TO CONSTRUCTION.



PROPOSED REVISED PARKING AND GARAGE PLAN

LOCATED ON
20 BURRAGE ROAD
NEWTON, MA
PREPARED FOR & OWNED BY
SURGE CAPITAL CORP.
20 BURRAGE RD
NEWTON, MA
SCALE: 1" = 20'
REVISED 05/02/2013
04/30/2013

NOTE: THIS LOT WAS CREATED BEFORE OCT. 11, 1940.

1. CERTIFY THAT ALL ELEVATIONS ARE BASED ON CITY OF NEWTON DATUM.

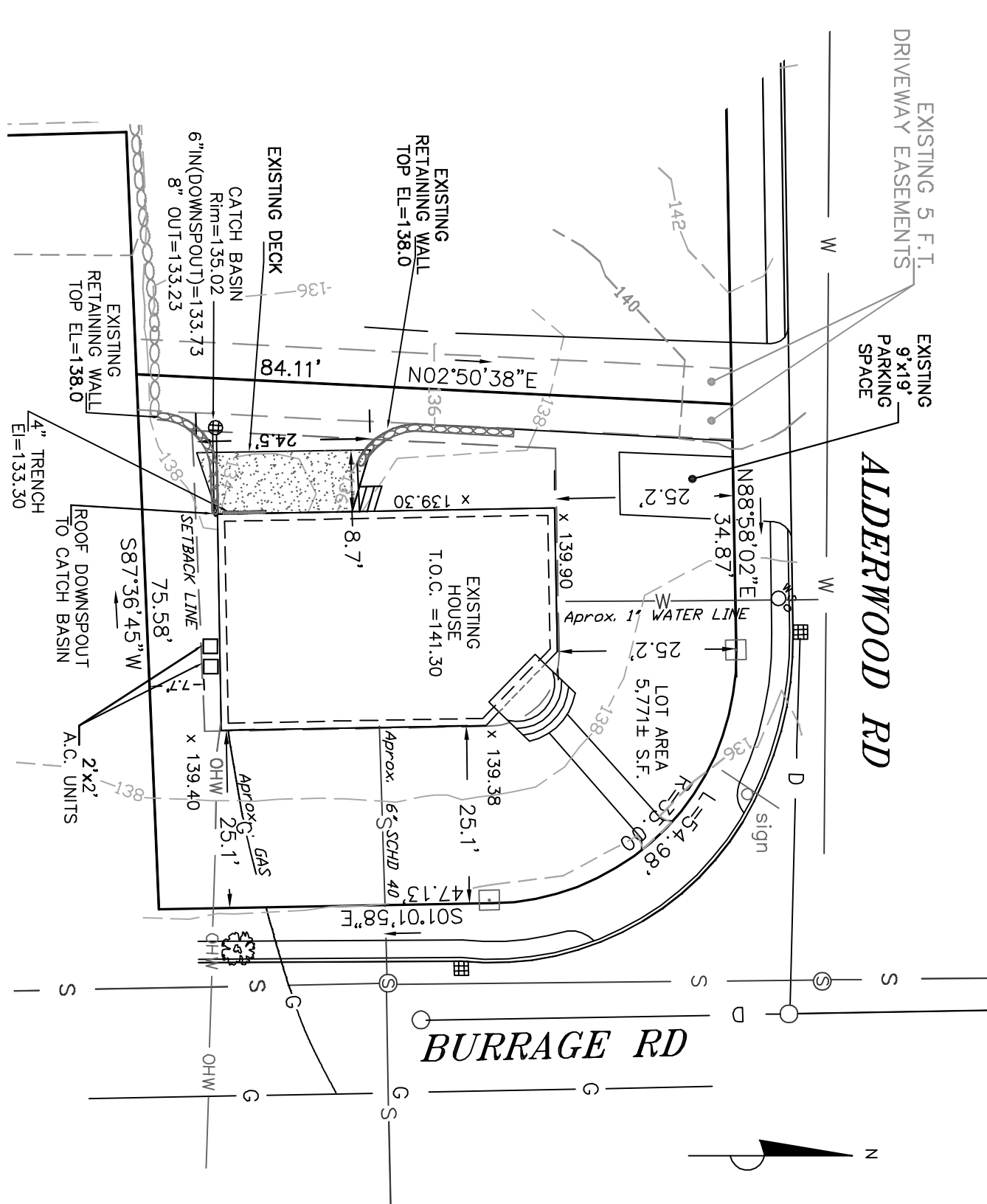
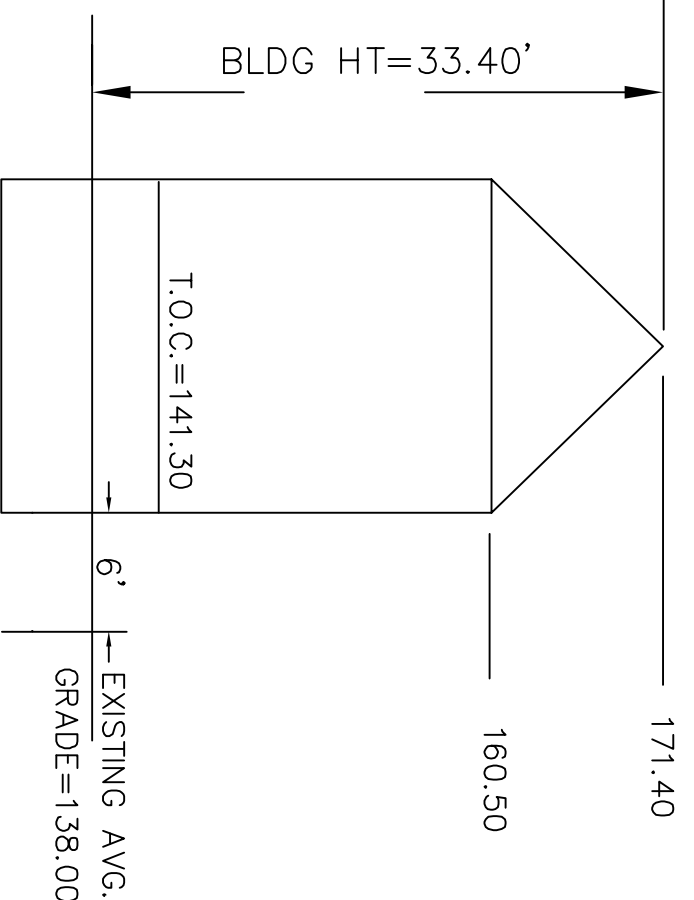
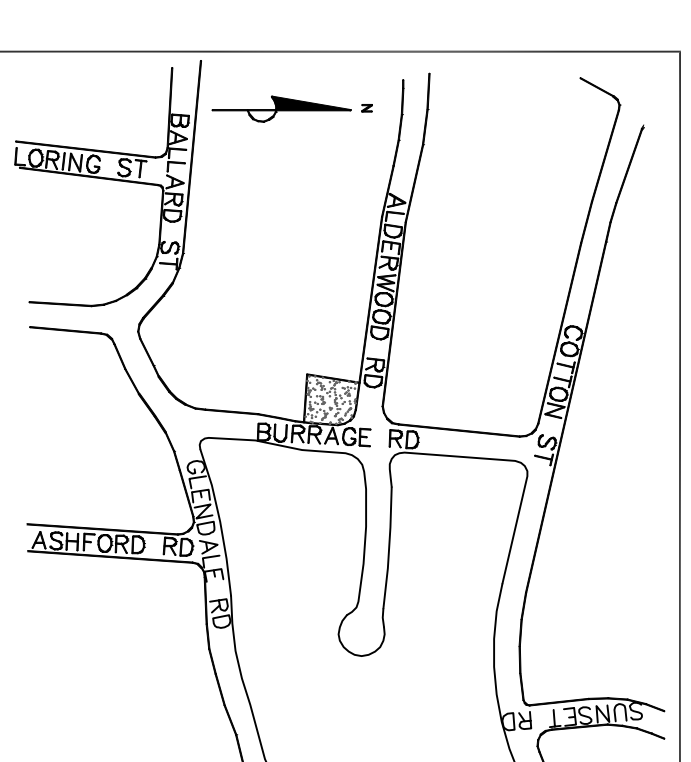
PROPOSED TABLE OF AREAS:	
LOT AREA	5,771± S.F.
BUILDING FOOTPRINT	1,399± S.F.
BUILDING COVERAGE	24.3± %
DECK & STAIRS	254± S.F.
DRIVEWAY & WALKWAY	1022± S.F.
MULTIPLE COVERED AREA	16,44± S.F.
APPROX. OCCUPIED SPACE	56,42± S.F.
FIRST FLOOR AREA	1380.5 S.F.
SECOND FLOOR AREA	1207 S.F.
GARAGE ENTRY EXPOSED WALL	20 L.F.
BUILDING PERIMETER	13.3±%
20' OF BLDG PERIMETER	183.6 s.f.
TOTAL PROPOSED SQ. FOOTAGE	2771.1 S.F.
PROPOSED FLOOR AREA RATIO	0.48

CERTIFY THAT THE STRUCTURES SHOWN CONFORMED WITH THE LOCAL ZONING REGULATIONS AND ALL DIMENSIONS AND CONSTRUCTION ARE AS SHOWN FROM THE RECORDS OF THE CITY ENGINEER'S OFFICE. WHEN CONSTRUCTION ACTION UNDER MASS GEN. LAWS CH. 90A, SEC. 7.

THE EXISTING STRUCTURE IS NOT LOCATED WITHIN THE LOCAL ZONING REGULATIONS # 25017Z COMMUNITY # 0594E DATED 06/04/2010	REQ.
ZONING DISTRICT: SR-2	25
FRONT SETBACK:	7.5
REAR SETBACK:	30
MAX. LOT COVERAGE:	50%
MAX. FLOOR SPACE:	45
MAX. HEIGHT:	36'

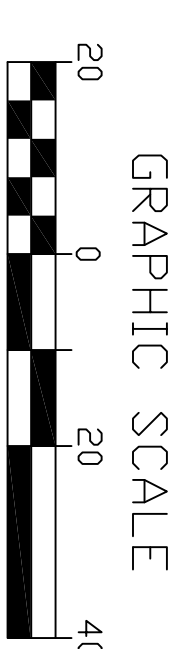
DEED REF. BOOK: 60423 PAGE: 510
LAND COURT PLAN BK 251 PG 445 CERT# 37586
RECORDED @ MIDDLESEX CNTY REGISTRAR OF DEEDS

ALPHA OMEGA ENGINEERING INC
CIVIL ENGINEERS/LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS
25 HIGHLAND VIEW DR
SUTTON, Massachusetts 01590
(508) 865-9551
Fax: (508) 865-9551
info@alphomegeng.net
www.alphomegeng.net



EXISTING CONDITION / AS-BUILT PLAN

LOCATED ON
20 BURRAGE ROAD
NEWTON, MA
PREPARED FOR & OWNED BY
SURGE CAPITAL CORP.
20 BURRAGE RD
NEWTON, MA
SCALE: 1" = 20'
04/30/2013



NOTE: THIS LOT WAS CREATED BEFORE OCT. 11, 1940.

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FIRST FLOOR AREA	1380.5 S.F.
SECOND FLOOR AREA	1207 S.F.
FLOOR AREA RATIO	0.45

CERTIFY THAT THE STRUCTURES SHOWN CONFORMED WITH THE LOCAL ZONING REGULATIONS AND ALL DIMENSIONS AND CONSTRUCTION ARE AS SHOWN FROM THE RECORDS OF THE CITY ENGINEER'S OFFICE. WHEN CONSTRUCTION ACTION UNDER MASS GEN. LAWS CH. 90A, SEC. 7.

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DEED REF. LAND COURT BOOK: 1416 PAGE: 74
LAND COURT PLAN BK 251 PG 445 CERT# 37586
RECORDED @ MIDDLESEX CNTY REGISTRAR OF DEEDS

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