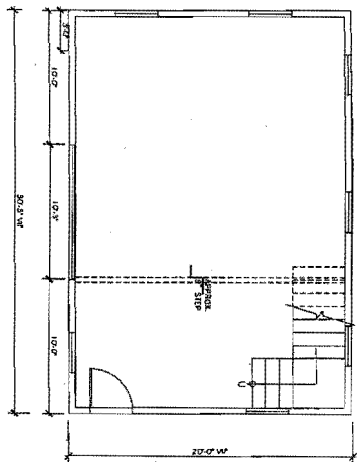
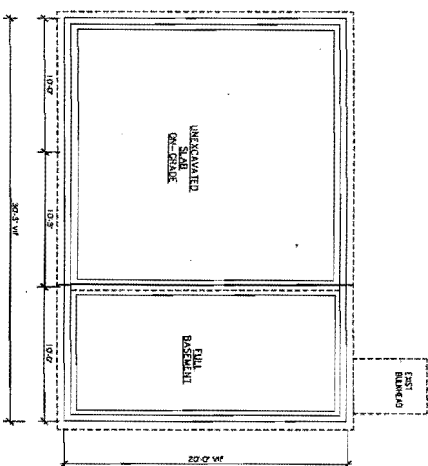


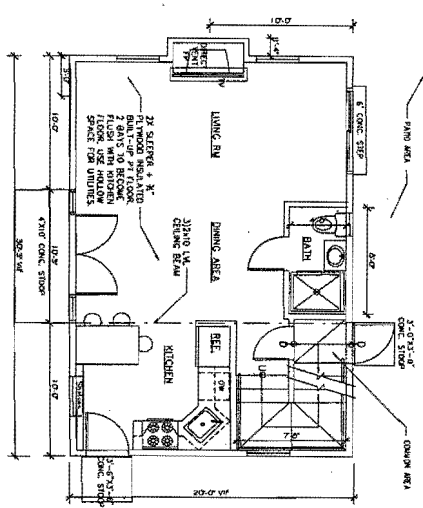
DIMENSIONS
 ALL DIMENSIONS ARE APPROXIMATE.
 CONTRACTOR MUST VERIFY ALL DIMENSIONS
 AND PROVIDE A LAYOUT
 DRAWING WITH ALL DIMENSIONS AND CONDITIONS
 FROM TO PROCEED WITH ANY NEW WORK.



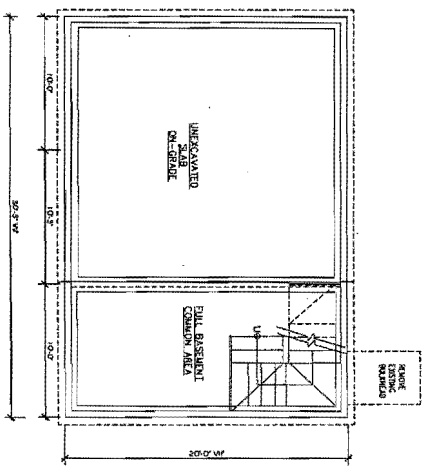
EXISTING FIRST FLOOR PLAN



EXISTING BASEMENT PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED BASEMENT PLAN



Ronald F. Jarek, Architect
 487 Watertown Street
 Newtonville, MA 02460

PROJECT:
 CARRIGE HOUSE ALTERATIONS
 58-61 WARWICK RD
 NEWTON, MA 02460

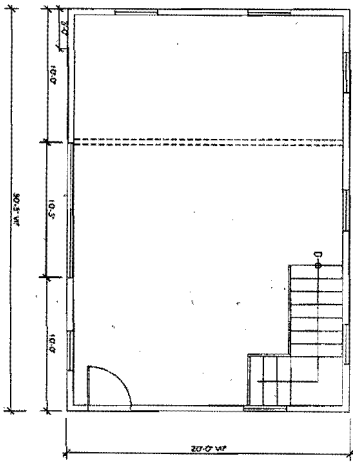
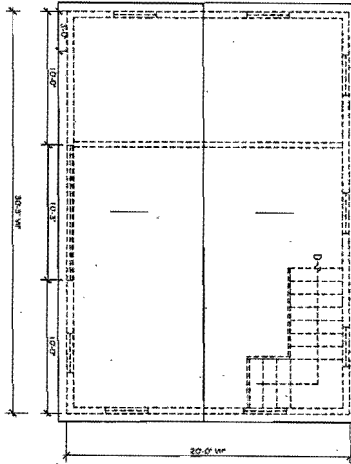
TITLE:
 EXISTING AND PROPOSED PLANS

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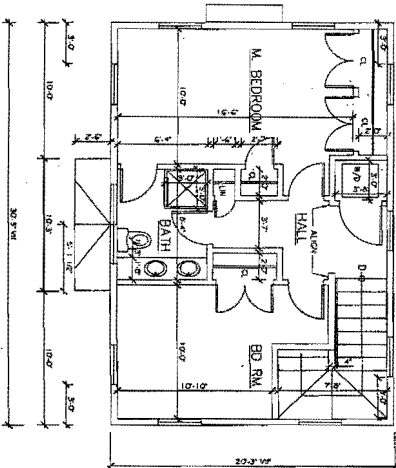
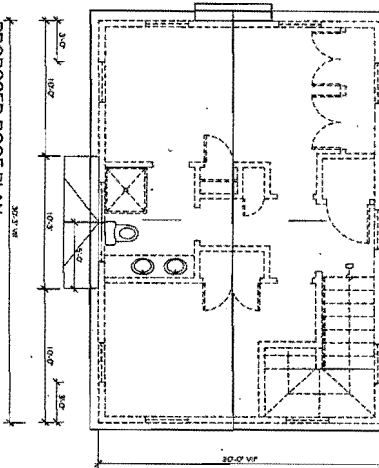
DIMENSIONS
 ALL DIMENSIONS ARE APPROXIMATE.
 CONTRACTOR MUST VERIFY ALL EXISTING
 DIMENSIONS AND PERFORM A LOCUST
 SURVEY AND ALL DIMENSIONS SHALL BE
 PRIOR TO PROCEEDING WITH ANY NEW WORK.

EXISTING ROOF PLAN



EXISTING SECOND FLOOR PLAN

PROPOSED ROOF PLAN



PROPOSED SECOND FLOOR PLAN



Ronald F. Jarek, Architect
 487 Watertown Street
 Newtonville, MA 02460

PROJECT:
 CARRIGE HOUSE ALTERATIONS
 59-61 WARWICK RD
 NEWTON, MA 02460

TITLE:
 EXISTING AND PROPOSED PLANS

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 NEWTON CITY OFFICE

NO.	DATE	BY	REVISION
1			
2			

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE LATEST COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE AND STRETCH CODE PLUS OSHA AND THE CITY OF NEWTON CURRENT ORDINANCES.

THE CONTRACTOR SHALL EXAMINE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AS APPLICABLE FOR VERIFICATION LOCATION AND DIMENSIONS OF OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE DRAWINGS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING & SHORING UNTIL ALL STRUCTURAL WORK IS COMPLETE.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION FOR THE FOLLOWING:

- 1) LAMINATED BEAMS

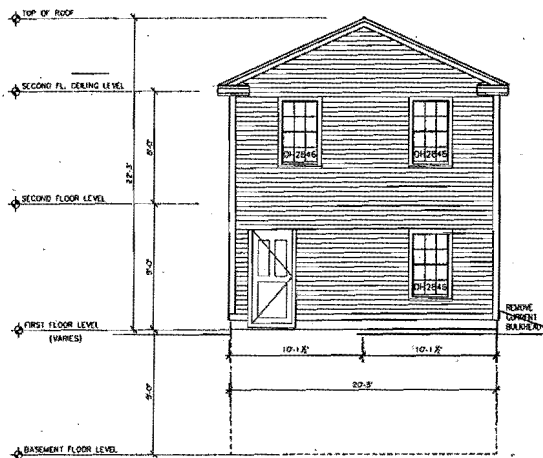
CONCRETE & REINFORCEMENT:

ALL CONCRETE WORK SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-89)" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 308).

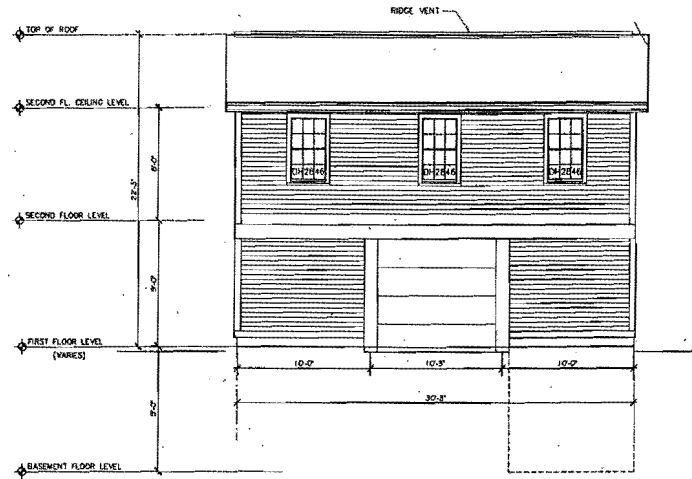
ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. ALL CONCRETE SHALL HAVE BETWEEN 4 TO 6X AIR ENTRAINMENT AND 4" MAXIMUM SLUMP.

IF HAZARDOUS WASTE IS ENCOUNTERED CONTACT OWNER IMMEDIATELY TO BEGIN ABATEMENT PROCEDURES.

CONSTRUCTION SHALL MEET PRESENT STRETCH CODE PRESCRIPTIVE METHOD REQUIREMENTS.



EXISTING RIGHT SIDE ELEVATION



EXISTING FRONT ELEVATION

PRODUCTS & DIMENSIONS

DIMENSIONS

ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR MUST VERIFY ALL EXISTING DIMENSIONS AND PREPARE A LAYOUT DRAWING WITH ALL EXISTING CONDITION PRIOR TO PROCEEDING WITH ANY NEW WORK.

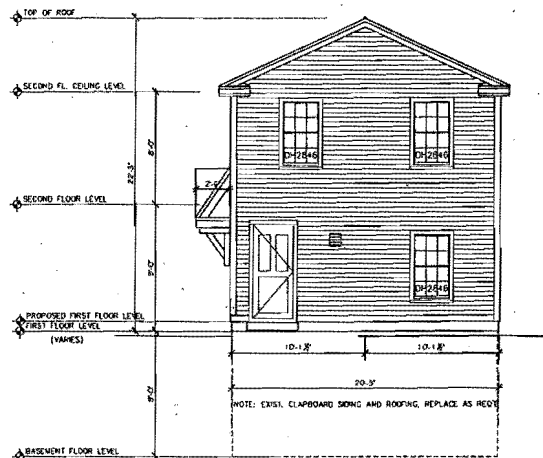
PRODUCTS

"ANDERSON OR EQUAL LOW E" DOUBLE HUNG INSULATING GLASS UNITS SHALL BE PROVIDED. SIMILAR REQUIREMENTS SHALL PERTAIN TO SLIDING AND HINGED DOOR UNITS.

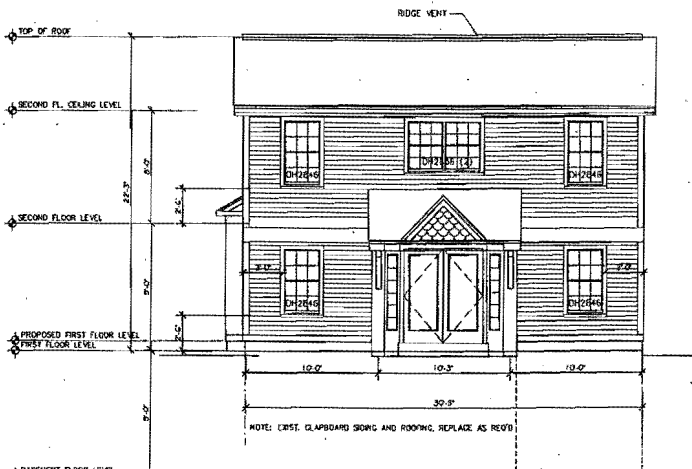
"BROSCO OR EQUAL INTERIOR DOOR UNITS SHALL BE PROVIDED.

"30 YEAR, FIBERGLASS SHINGLES CERTAIN TEED OR EQUAL SHALL BE PROVIDED.

"1" CHENEY M-C FOR ROOFS SHALL BE PROVIDED FOR ROOFS AND WALLS.



PROPOSED RIGHT SIDE ELEVATION



PROPOSED FRONT ELEVATION

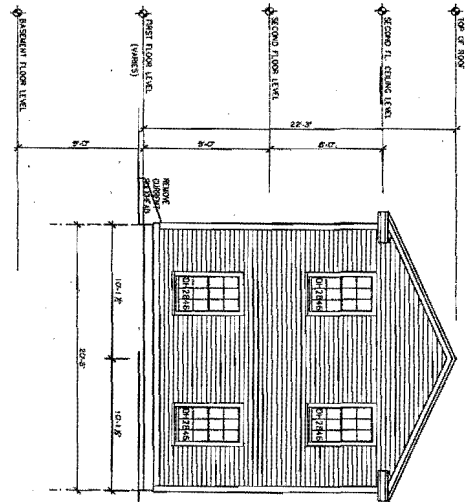


PROJECT: CARRIAGE HOUSE ALTERATIONS
 59-61 WARWICK RD
 NEWTON, MA 02460

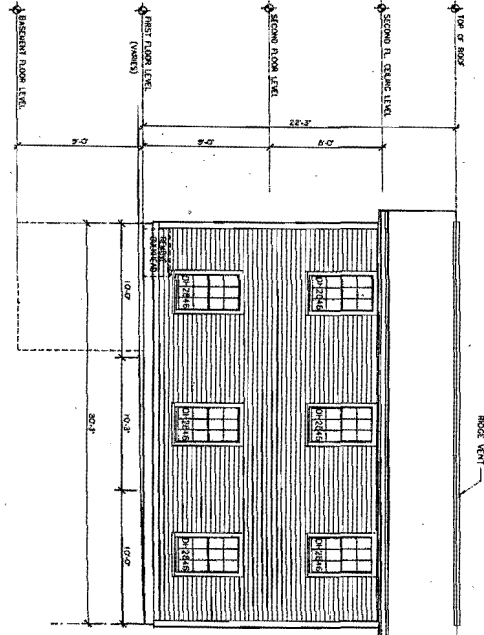
Ronald F. Jarek, Architect
 487 Watertown Street
 Newtonville, MA 02460

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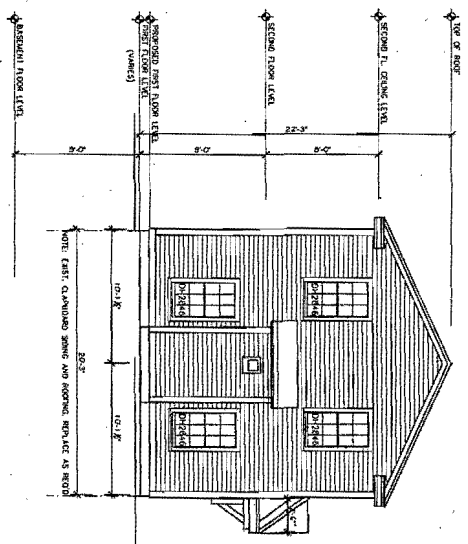
DIMENSIONS
 ALL DIMENSIONS ARE APPROXIMATE.
 CONTRACTOR MUST VERIFY ALL EXISTING
 CONDITIONS AND PROVIDE A DETAILED
 REPORT TO PROCEEDING WITH ANY NEW WORK.



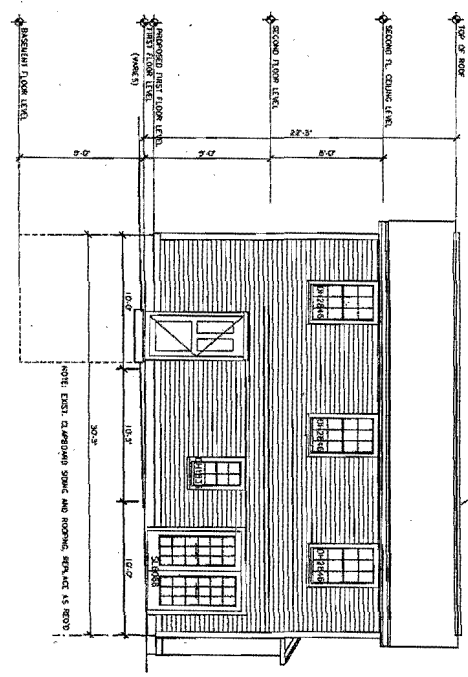
EXISTING LEFT SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



PROPOSED REAR ELEVATION

<p>A-4</p>	<p>Ronald F. Jarek, Architect 487 Watertown Street Newtonville, MA 02460</p>	<p>PROJECT: CARRIGE HOUSE ALTERATIONS 59-61 WARWICK RD NEWTON, MA 02460</p>	<p>TITLE: EXISTING AND PROPOSED ELEVATIONS 2014 SEP -9 PM 3:43</p>	
	<p>RECEIVED</p>			

9/9/2014

City of Newton

FESSENDEN SCHOOL

RECEIVED
Newton City Office

2014 SEP - 9 PM 3:43

David A. Olson, CNO
Newton, MA 02459

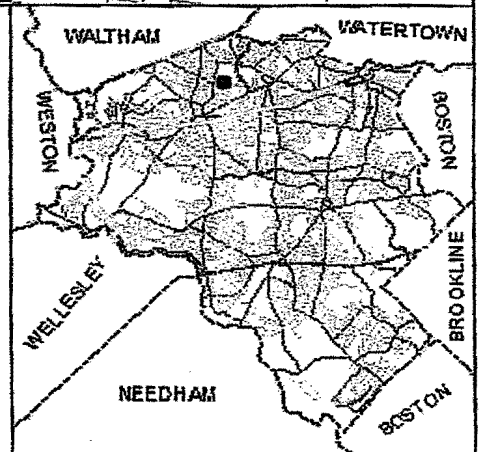


Property ID: 31028 0062
Address: 59-61 WARWICK RD
Owner: HEALY ANDREW & MONICA TRS



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Assessors' Office to confirm boundaries uses at the time of assessment.

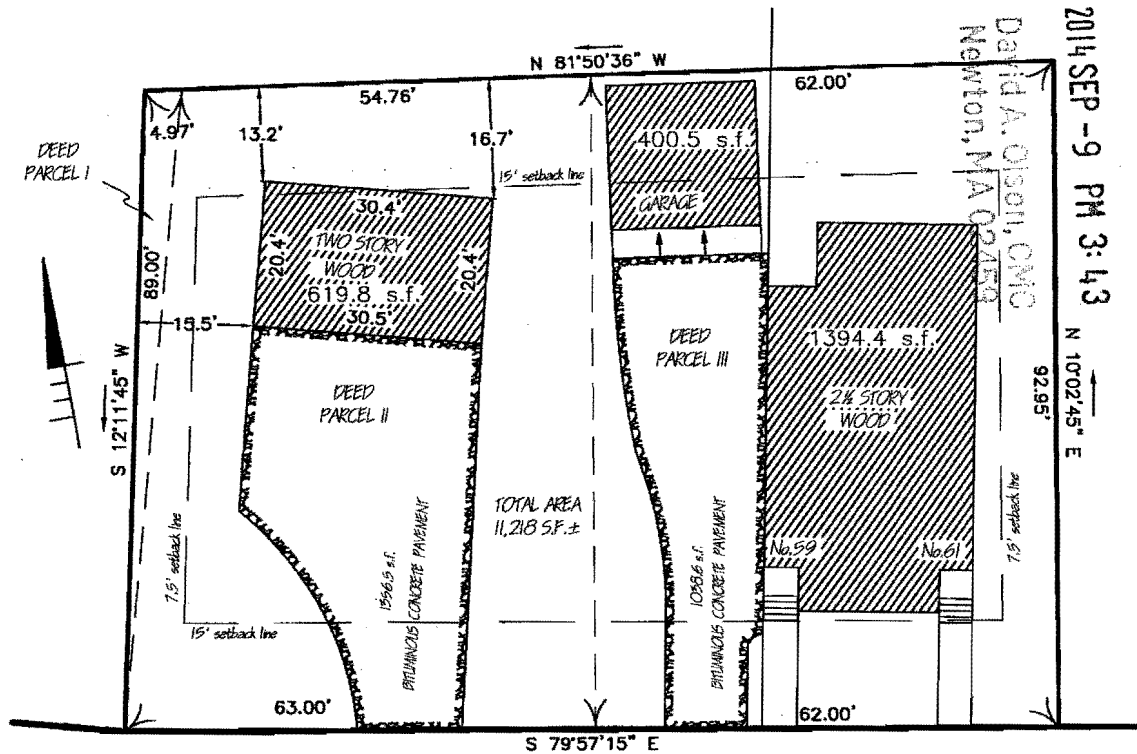


Land In **NEWTON** Belonging to **Andrew Healy & Monica Healy Trustees of the M & A Realty Trust** Deed in Book **63623** Page **445**
 Land Court Certificate No. in Book Page In Middlesex South Registry of Deeds

Recorded Plan **Plan of Land in West Newton, by William Bradford, Surveyor** Date of Plan **April 15, 1891**
 in Middlesex South Registry of Deeds Plan Book **73** No. **34** Filed Plan No.

CERTIFIED PLOT PLAN

59-61 Warwick Road, Newton



WARWICK ROAD

Jul. 1, 2014
 JN 82204
 Scale: 1."= 20'



OFFSETS SHOWN ARE TO WOODEN CORNER BOARDS

Property SBL 31028 0062

Zoning: Single Residence 3
 15' front yard, 7.5' side yard & 15' rear yard

Lot Coverage: $2,414.7/11,218 = 21.5\%$

Open Space Calculations:
 $11,218 - (1,038.6 + 1,356.5 + 2,414.7) = 6,408.2$ s.f.
 $6,408.2/11,218 = 57.1\%$

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING 250 CMR SECTION 6.00.



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 ANDERSON SURVEYS, INC.
 Professional Land Surveyors
 800 High Street
 Hanson, MA 02341-0149
 (781) 293-3349
 andersonsurveys.com