

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE (IRC 2009). THE REQUIREMENTS OF THE CITY OF NEWTON, THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL OTHER APPLICABLE REGULATIONS, LAWS, ORDINANCES, ETC. SHALL BE STRICTLY ENFORCED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
2. PRIOR TO SUBMITTING BID, CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS, AND INSPECT THE BUILDING TO FULLY UNDERSTAND THE FACILITY, DIFFICULTIES AND RESTRICTIONS AFFECTING THE EXECUTION OF THE WORK UNDER THIS CONTRACT. THE FAILURE OF THE CONTRACTOR TO RECEIVE OR EXAMINE ANY FORM OF INSTRUMENT OR DOCUMENT OR TO VISIT THE SITE SHALL IN NO WAY RELIEVE ANY OBLIGATION WITH RESPECT TO THIS WORK. NO CLAIMS FOR ANY ADDITIONAL COST WILL BE ALLOWED DUE TO LACK OF FULL KNOWLEDGE OF EXISTING CONDITIONS.
3. CONTRACTOR'S BID PRICE SHALL REFLECT ALL SPECIFIED WORK.
4. DRAWING INFORMATION IS TAKEN FROM EXISTING CONDITIONS AND RANDOM FIELD MEASUREMENTS AND IS PROVIDED ONLY TO ASSIST THE CONTRACTOR IN ESTABLISHING THE SCOPE OF WORK.
5. ALL EXISTING CONDITIONS AND PLAN AND DETAIL DIMENSIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND IN THE PLANS OR SPECIFICATIONS BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
6. DO NOT SCALE THESE DRAWINGS FOR QUANTITIES, LENGTHS, SIZES, AREAS ETC.
7. IT IS NOT INTENDED THAT THESE DRAWINGS SHOW EVERY CUT, CONDITION ETC. OF THIS SYSTEM, HOWEVER, THE CONTRACTOR SHALL FURNISH A COMPLETE PRODUCT IN ACCORDANCE WITH THE BEST PRACTICE OF THE TRADE TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER, AND IN STRICT CONFORMANCE WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODE REGULATIONS.
8. CONTRACTOR SHALL REPAIR ALL AREAS DAMAGED BY DEMOLITION PRIOR TO INSTALLATION OF NEW MATERIAL.
9. IF HAZARDOUS WASTE IS ENCOUNTERED, STOP WORK & CONTACT THE OWNER & ARCHITECT IMMEDIATELY TO INITIATE ABATEMENT PROCEDURES IN ACCORDANCE WITH OSHA STANDARDS.

GENERAL NOTES STRUCTURAL

1. ALL WORK SHALL COMPLY WITH THE STATE OF MASSACHUSETTS BUILDING CODE, (IRC 2009) REQUIREMENTS OF THE CITY OF NEWTON, AND ALL OTHER LOCAL, STATE AND FEDERAL STANDARDS AND REGULATIONS.
2. DO NOT SCALE THIS DRAWING. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, LIMITS, AND LOCATIONS REGARDING LAYOUT OF ALL STRUCTURAL FRAMING MEMBERS AND COMPONENTS. REFER TO ARCH. DIMS. FOR ALL ELEVATIONS.
3. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THESE DRAWINGS SHALL BE REFERRED TO FOR SIZE AND LOCATION OF APPLICANCES.
4. ALL DIMENSIONS MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO DETAILING, FABRICATION AND ERECTION OF ALL STRUCTURAL MEMBERS.
5. EXISTING LAYOUT ITEMS AND CONDITIONS MAY DIFFER FROM AS SHOWN. ALL EXISTING CONDITIONS AND DIMENSIONS MUST BE VERIFIED IN FIELD PRIOR TO COMMENCING THE WORK. ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
6. IT IS THE BIDDER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO BIDDING. FAILURE TO SO EXAMINE THE SITE AND THE CONTRACT DOCUMENTS WILL NOT RELIEVE THE BIDDER FROM ANY OBLIGATION UNDER THE BID AS SUBMITTED.
7. FABRICATOR FOR EACH STRUCTURAL TRADE SHALL PREPARE SHOP DRAWINGS SHOWING LOCATION, LIMITS, DIMENSIONS AND EXTENT OF ALL MEMBERS, CONNECTIONS AND DETAILS TO BE SUBMITTED FOR APPROVAL. NO ERECTION SHALL BE PERFORMED WITHOUT THE APPROVAL OF SHOP DRAWINGS.
8. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS AT ALL TIMES TO PROTECT ADJOINING PROPERTY FROM DAMAGE. ALL ABUTTING WORK SHALL BE RESTORED TO PRESENT CONDITION.
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS FOR APPROVAL.

FOUNDATION NOTES

1. FOOTINGS SHALL BE CARRIED TO ELEVATIONS SHOWN ON THE DRAWINGS AND DEEPER IF NECESSARY TO OBTAIN A SAFE BEARING PRESSURE OF AT LEAST 2000 POUNDS PER SQUARE FOOT. CONTRACTOR SHALL VERIFY THE DESIGN BEARING CAPACITY THROUGH GEOTECHNICAL SERVICES PRIOR TO PLACING CONCRETE AND AFTER PLACEMENT HAS BEEN APPROVED.
2. FOUNDATIONS SHALL BE TIED TO EXISTING FOUNDATIONS. MATERIALS PROVIDED FROM EXCAVATION WITH PLASTIC PIPE TO PROTECT FOUNDATIONS SHALL BE TIED NECESSARY TO RAISE THE GRADE BELOW SLAB DUE TO OVER EXCAVATION. STRUCTURAL FILL SHALL BE PLACED AND COMPACTED TO 95% DRY DENSITY.
3. PROVIDE PROPER DRAINAGE OF EXCAVATION OR COVER EXCAVATION WITH PLASTIC TO PROTECT AGAINST WATER.

PLYWOOD NOTES

1. ALL PLYWOOD SHEATHING SHALL BE APA-RATED STRUCTURAL 1. PLYWOOD USED FOR ROOF SHEATHING SHALL BE EXTERIOR GRADE.
2. ALL PLYWOOD SHALL HAVE A MINIMUM THICKNESS OF 3/4"
2. ALL EDGES SHALL BE TONGUE AND GROOVE JOINTED OR CONTINUOUSLY SUPPORTED WITH WOOD BLOCKING.

CONCRETE NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF AMERICAN CONCRETE INSTITUTE'S ACI 318 (BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE). CONCRETING SHALL FOLLOW REQUIREMENTS OF ACI 306 R FOR COLD WEATHER CURING AND ACI 308 CONCRETE STRENGTH SHALL BE AS FOLLOWS: ALL CONCRETE – MIN. COMPRESSIVE STRENGTH = 4000 PSI
2. ALL BAR REINFORCEMENT SHALL CONFORM TO ASTM A615 – GRADE 60.
4. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE SUPPLIED IN FLAT SHEETS. WELDED WIRE FABRIC SHALL BE 6x6-W4xW4 UNLESS NOTED.
5. MINIMUM CONCRETE CLEARANCES FOR PROTECTION OF REINFORCING:
 - SLABS: TOP – 2"
 - WALLS: ALL SIDES – 2" (MIN.)
6. ALL EXPOSED CONCRETE EDGES SHALL HAVE 3/4" CHAMFER, USING EDGING TOOL, WHERE NEEDED. EXPOSED CONCRETE SURFACES SHALL HAVE A PLYWOOD FINISH. JOINTS AND FINIS SHALL BE SACKED TO A UNIFORM TEXTURE WHILE CONCRETE IS STILL GREEN, TO PRODUCE A SURFACE ACCEPTABLE TO THE DESIGNERS & OWNER.
7. CONSTRUCTION JOINT SPACING SHALL BE AS SHOWN ON THE DRAWINGS.
8. BONDING AGENT FOR ADHERING NEW CONCRETE TO EXISTING CONCRETE SHALL BE APPLIED PRIOR TO POURING NEW CONCRETE. BONDING AGENT SHALL BE "WELDCRETE" AS MANUFACTURED BY LARSEN PRODUCTS CORP. OF ROCKVILLE, MD, OR APPROVED EQUAL.
9. DOWELLING OF NEW REINFORCEMENT INTO EXISTING CONCRETE SHALL BE ACHIEVED BY USING THE HILLTI HVA "ADHESIVE ANCHOR METHOD".
10. CONTROL JOINTS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
- ALL INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.

WOOD NOTES

1. ALL STRUCTURAL WOODWORK, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION'S SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF WOOD STRUCTURES.
2. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE, DOUGLAS FIR, GRADE 1 OR APPROVED EQUAL WITH MINIMUM PROPERTIES OF: E = 1,800,000 PSI, Fb = 1500 PSI, Fv = 190 PSI.

NOTE – DIMENSION

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

• SEE MATERIALS LIST, DETAILS AND SCHEDULES

MATERIALS LIST

50-52 Rowe Street, Newton, MA 02466

ROOF:

- Estate Gray 30 year Fiberglass Asphalt Shingles
- Corrugated (Black) Ridge Vent
- Black Vent Pipes
- Heating Exhaust Stacks, blend to sidewall color

TRIM:

- Painted Pine Rake, Cornice, Frieze, Water-table, Belt, Brackets, Dentals, Corner and /or Running Trim

SIDING:

- Hardie Plank, 4.5" to weather, rough side out
- Azek or Equal Siding Trim on Dormers, Bays and /or Tower
- Direct Vent Exhaust Block Outs, Lighting Block outs Azek to blend with body color
- Painted Side-wall Vents (Dryer, Exhaust Fans) to blend with body color

DOWN SPOUTS AND GUTTERS:

- Baked on Color Finish, Aluminium Box Style (6" K profile) w/ Rectangular Leader and Fittings

WINDOWS:

- Vinyl Ext. Paint Wood Int, Insul Glass, Sim 2 over 1 Divided Lites (narrow mutin, black spacer)

DOORS:

- Synthetic Wood Style Panel Entry Units with Simulated Divided Vision Lites
- Synthetic Insulated Panel Style Garage Doors

COLUMNS:

- Synthetic Round with without Plinth and Capital

PORCH, DECK AND STEPS:

- Synthetic Trex Board - Porch, Deck and Stair Treads
- Synthetic Trex Board Exposed Stair Risers and Stringers
- Synthetic Ball Style Balustrade and Newel Post

LIGHTING:

- Oxidized Bronze Wall Mounted Lantern Style

HARDWARE:

- Oxidized Bronze Knob, Lever w/ Thumb Latch Style
- Mail Boxes Oxidized Bronze
- House Numbers Oxidized Bronze

WALKS:

- Reddish Pavers at Entry Points

DRIVEWAY:

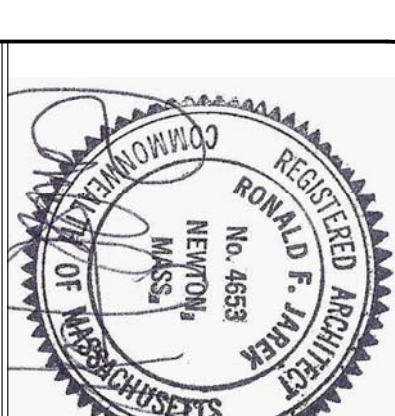
- Bituminous

FOUNDATION

- Concrete Parged

50-52 Rowe Street Special Permit FAR Calculations						LOT SIZE: 19,321SF	
AREA	UNIT 1	UNIT 2	UNIT 3	NA	FAR TOTAL S.F. ALLOWED by SP	FAR TOTAL S.F. PROVIDED	
BASE (Not Req'd)	_____	_____	_____	_____	_____	_____	
FIRST FLOOR	1301 SF.	1063 SF.	1200 SF.	_____	_____	3564 SF.	
SECOND FLOOR	1212 SF.	892 SF.	1200 SF.	_____	_____	3304 SF.	
ATTIC Not (Req'd)	_____	_____	_____	_____	_____	_____	
MASS BELOW GR.	*300 SF.	*300 SF.	_____	_____	_____	*600 SF.	
TOTAL SQ. FT **	*2813 SF.	*2255 SF.	*2400 SF.	_____	*7700 SF.	*7468 SF.	

* INCLUDES 1 1/2" SHEATHING AND SIDING THICKNESS
 ** SURFACE PARKING AND CARPORT NOT INCLUDED



UNITS 1-2-3 PROPOSED
 CONDITIONS S.P. SUB

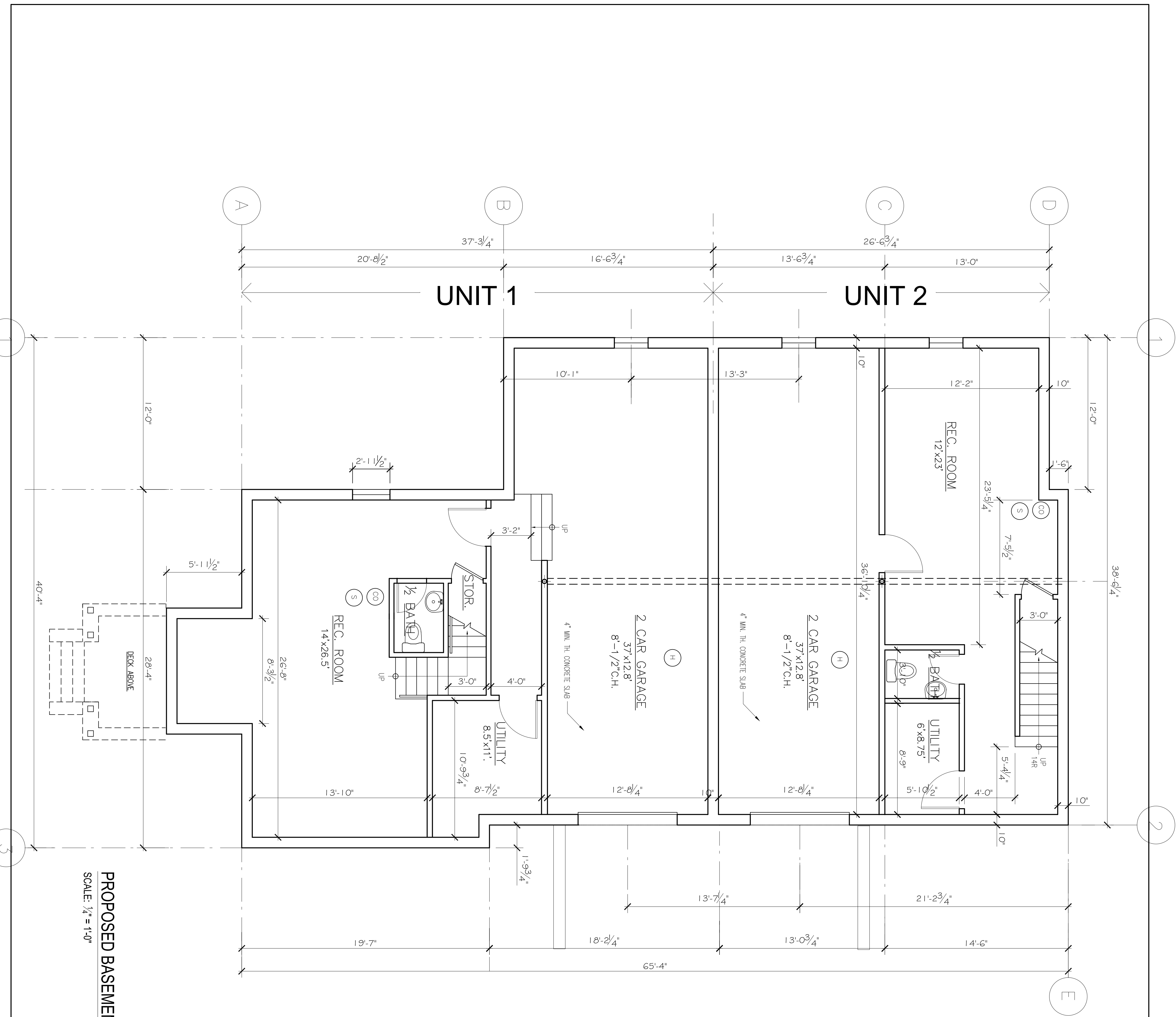
50 - 52 ROWE ST.
 NEWTON, MA 02466

NEW TWO FAMILY PLUS SINGLERESIDENCE
 50 - 52 ROWE STREET, NEWTON, MA 02466

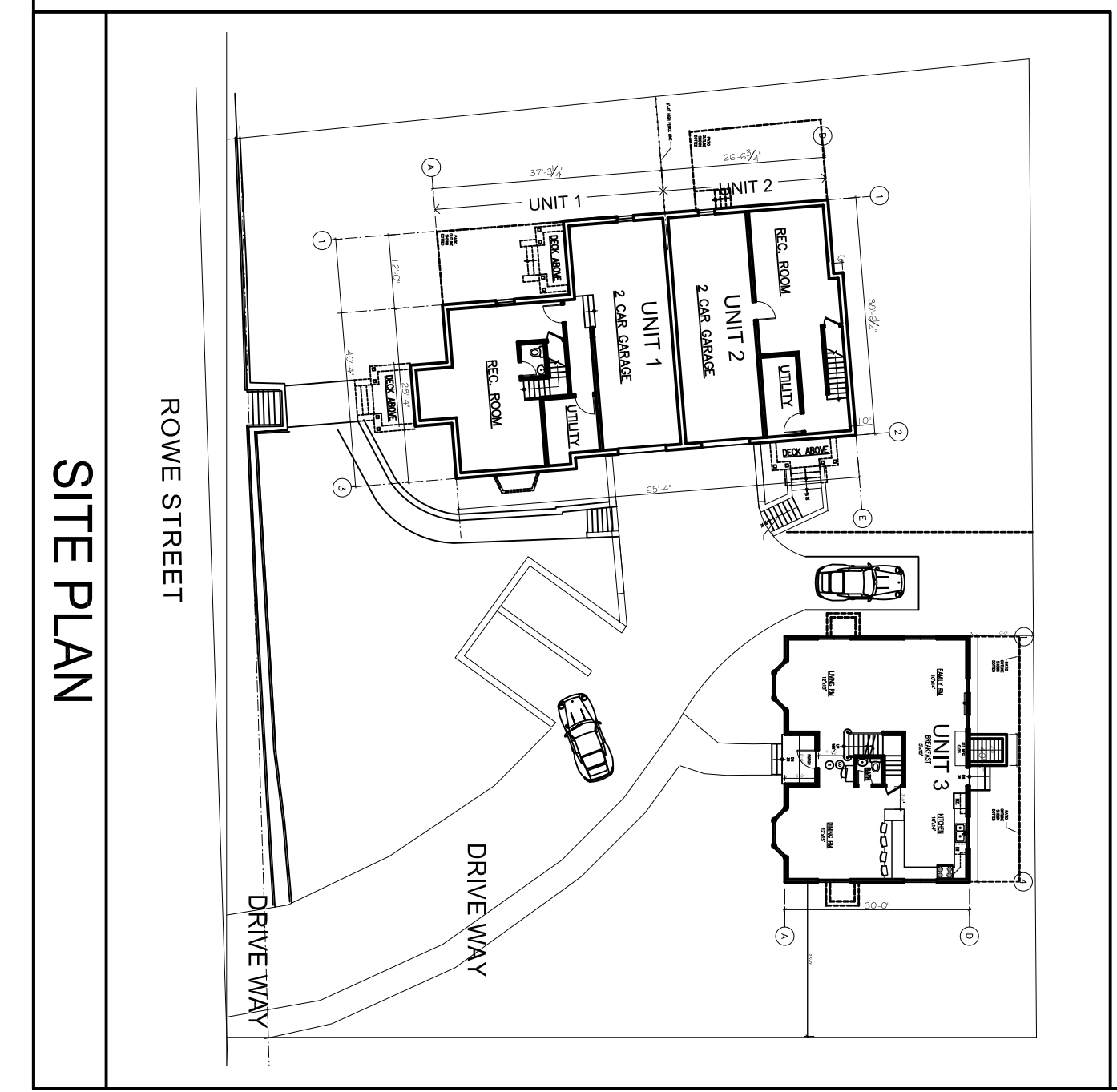
OWNER: NEW NEWTON, LLC
 2193 COMMONWEALTH AVE,
 BRIGHTON, MA 02135

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

DATE	April 26, 2016
SCALE	AS SHOWN
DRAWN BY	NOEL
CHECKED BY	RJ
NOTED	SEPTEMBER 22, 2016



PROPOSED BASEMENT UNITS 1 & 2
SCALE: 1/4" = 1'-0"

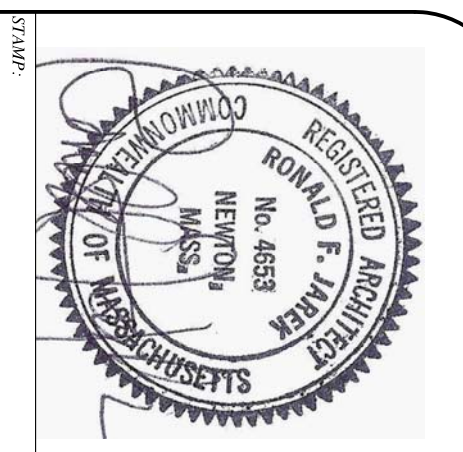


SITE PLAN

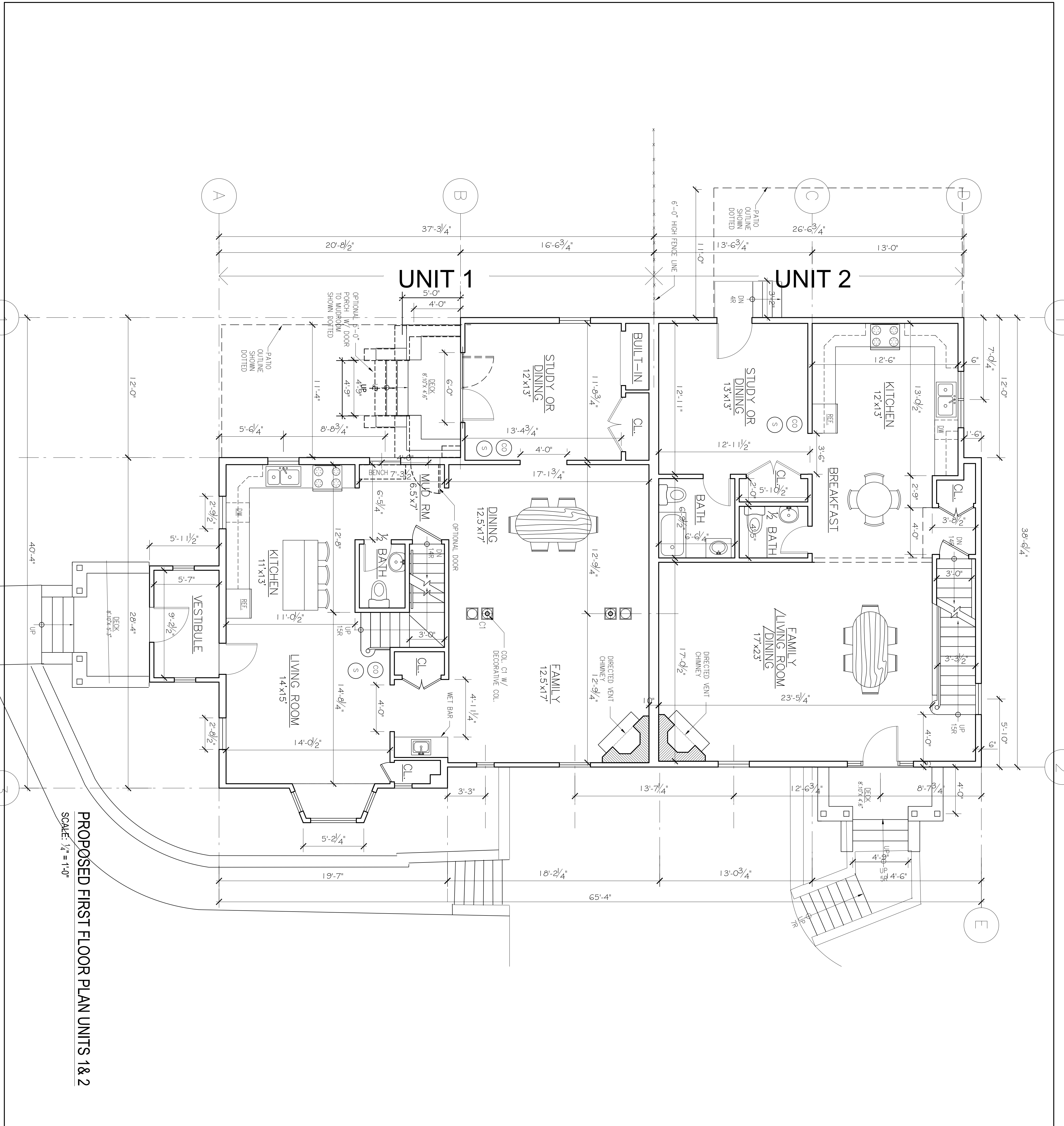
Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

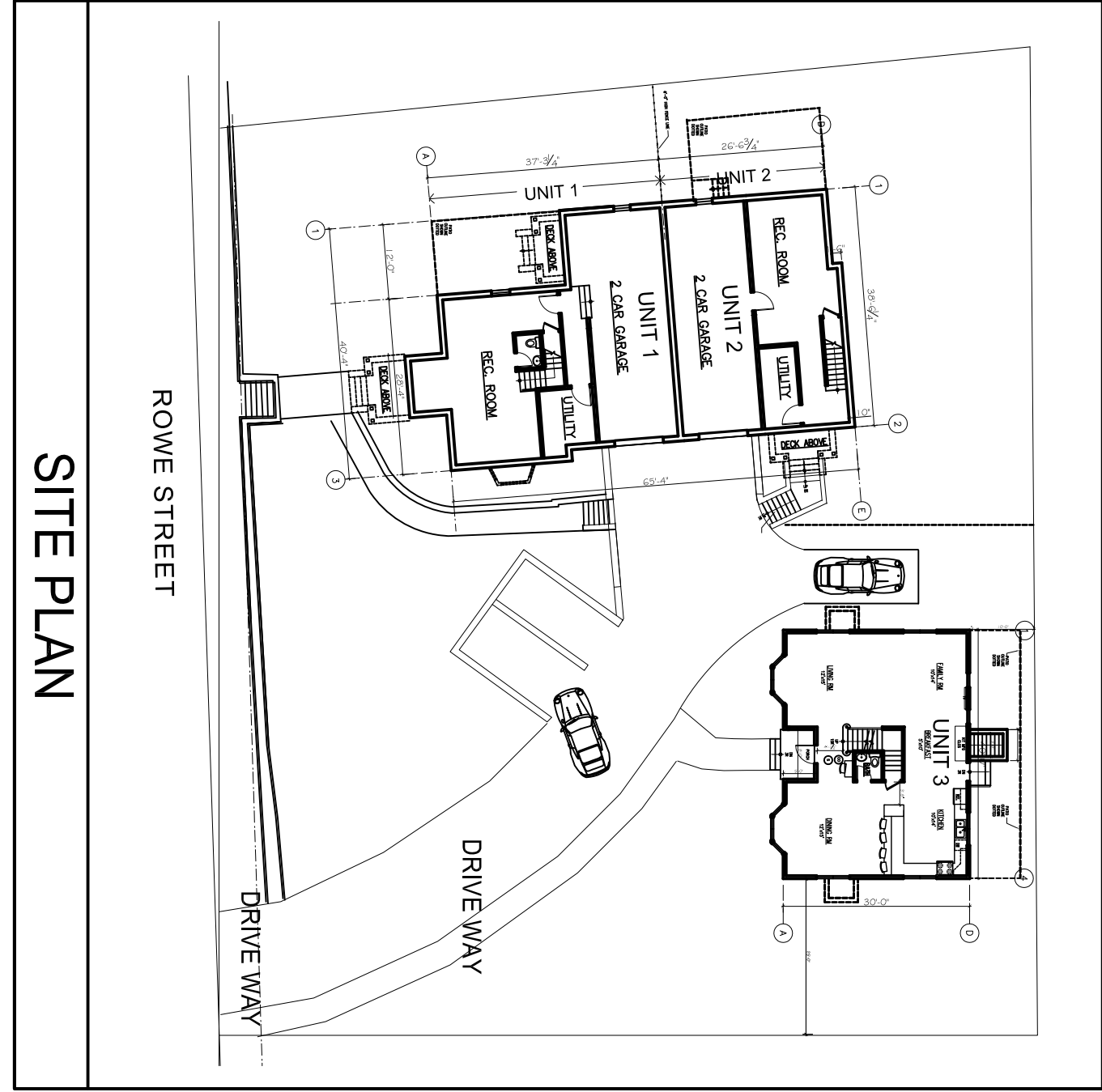
UNITS 1-2 PROPOSED
BASEMENT FLOOR PLANS
50 - 52 ROWE ST.
NEWTON, MA 02466



DATE:	April 25, 2006
SCALE:	AS SHOWN
DRAWN BY:	NCH
CHECKED BY:	RJ
REVISION:	SEPTEMBER 27, 2006



PROPOSED FIRST FLOOR PLAN UNITS 1&2
SCALE: 1/4" = 1'-0"

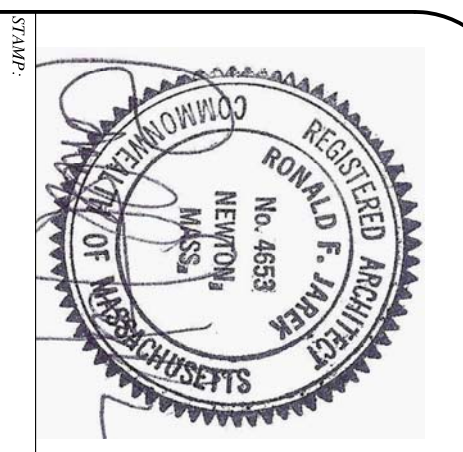


SITE PLAN

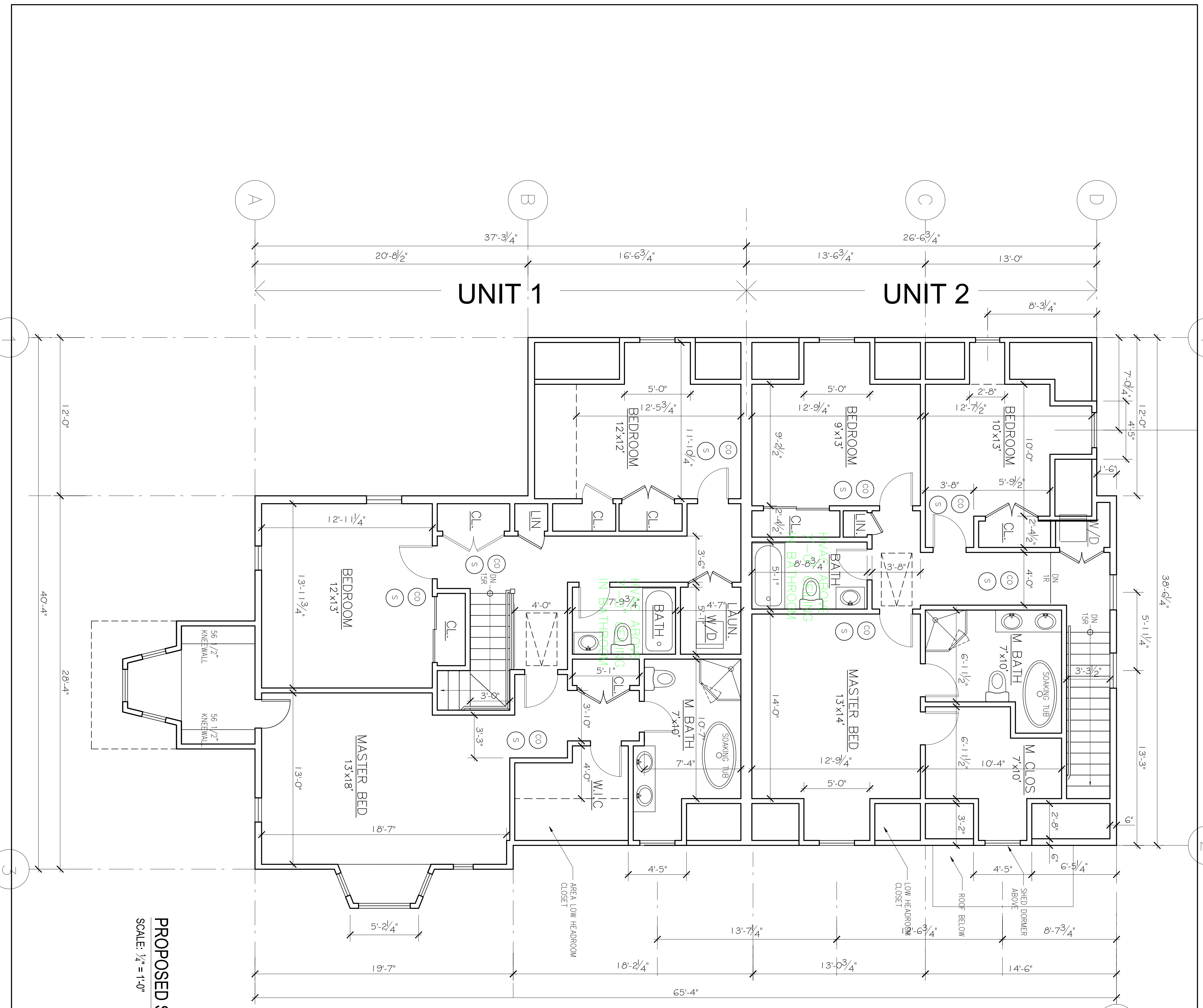
Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

UNITS 1-2 PROPOSED
FIRST FLOOR PLAN
50 - 52 ROWE ST.
NEWTON, MA 02466

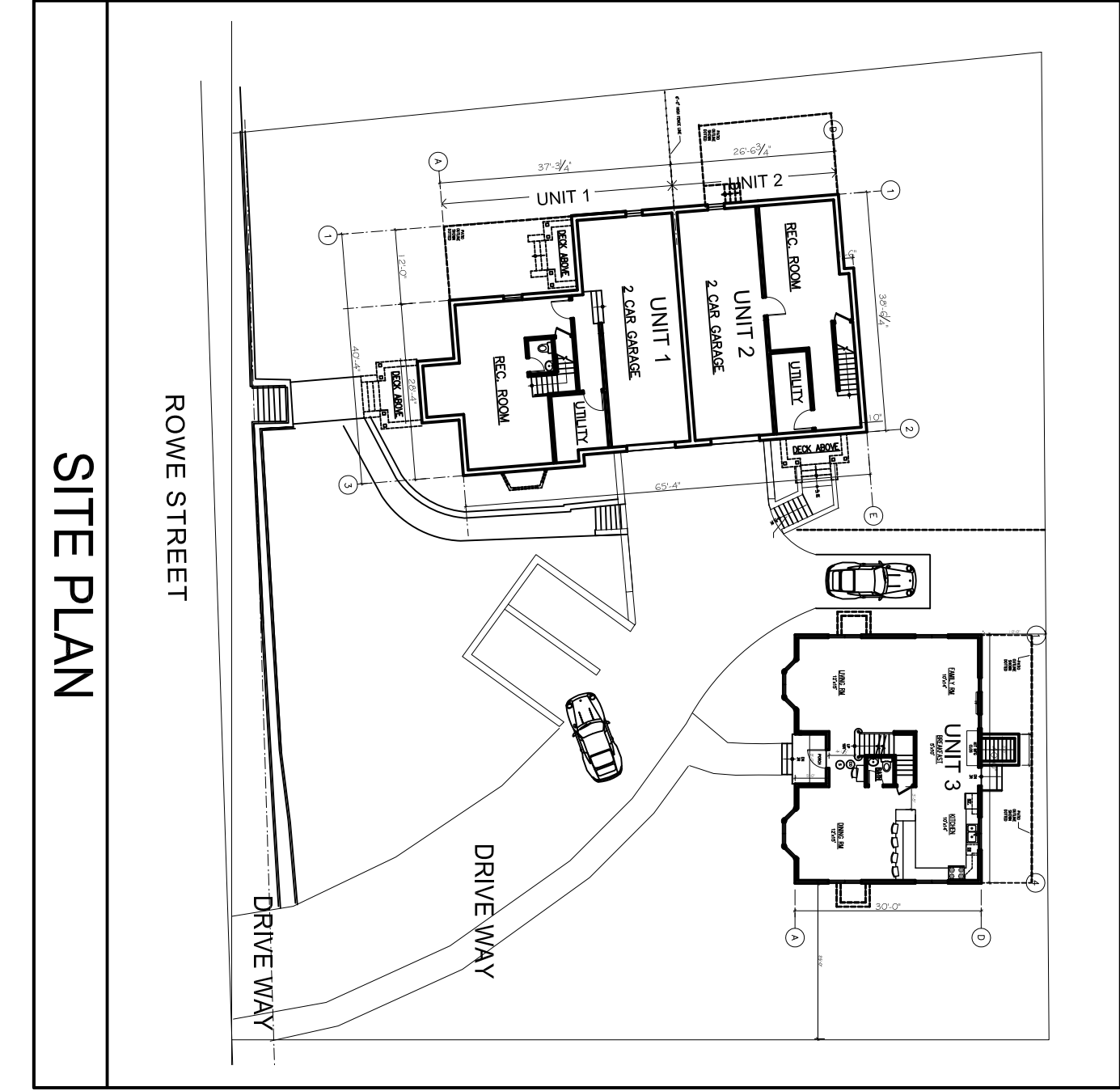


DATE:	April 25, 2008
SCALE:	AS NOTED
DRAWN BY:	NJH
CHECKED BY:	RJ
REVISION:	SEPTEMBER 27, 2008



PROPOSED SECOND FLOOR PLAN UNITS 1&2
SCALE: 1/4" = 1'-0"

CO = CLOSET
S = STAIRS
DN = DOWN



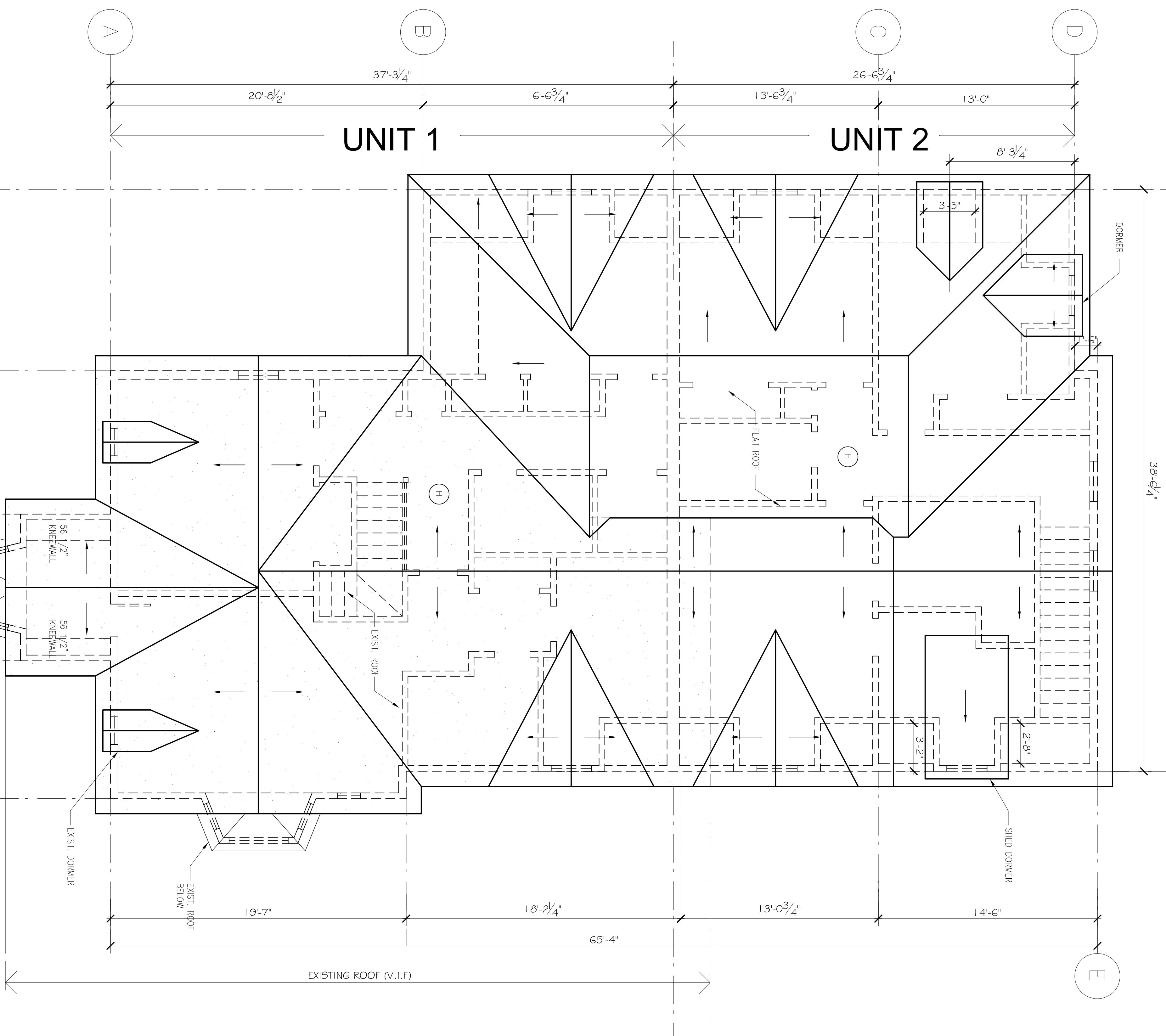
SITE PLAN

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

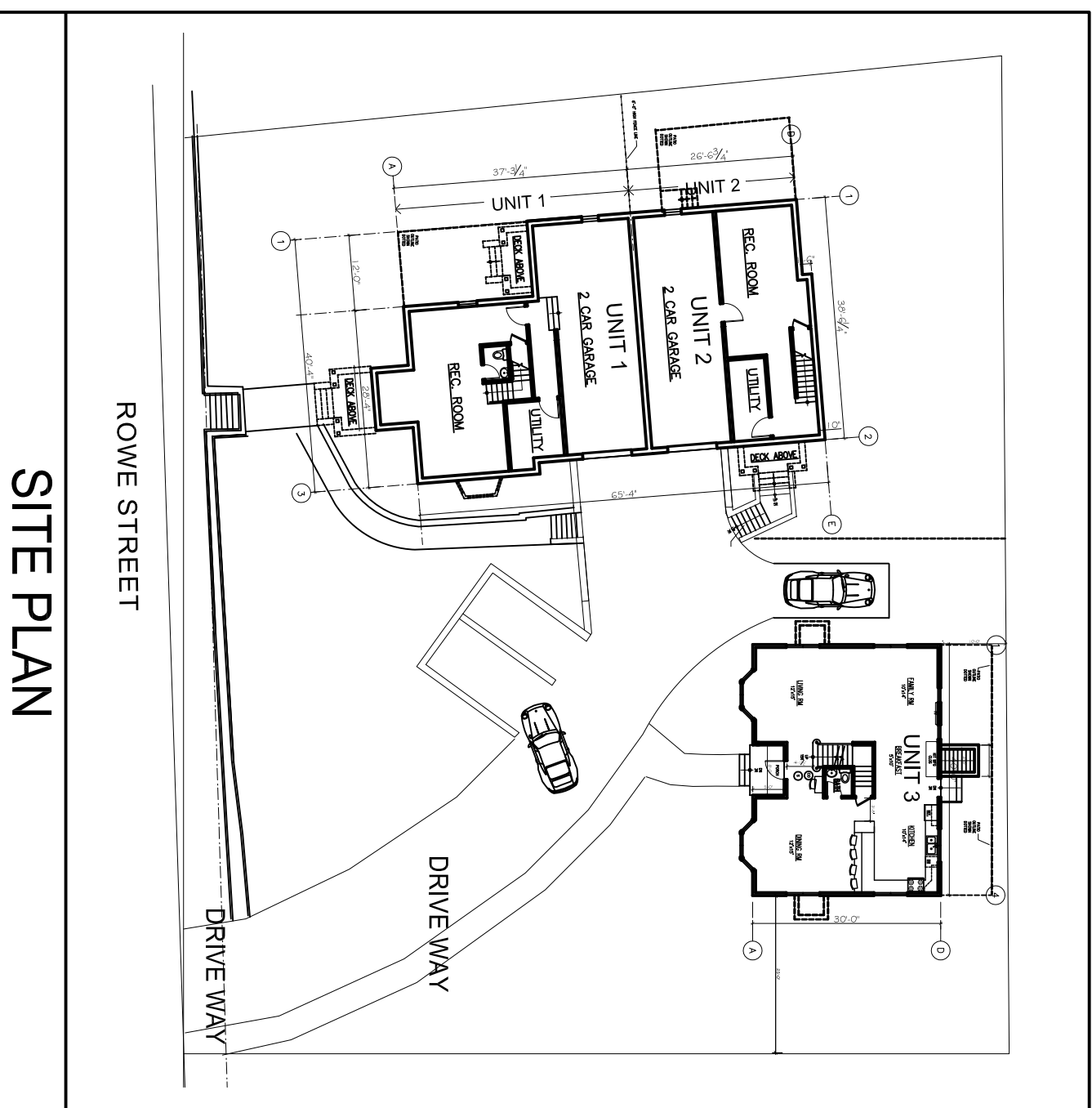
NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

UNITS 1-2 PROPOSED
SECOND FLOOR PLAN
50 - 52 ROWE ST.
NEWTON, MA 02466

DATE:	April 23, 2008
SCALE:	AS SHOWN
DRAWN BY:	NCH
CHECKED BY:	RJ
REVISION:	SEPTEMBER 23, 2008



PROPOSED ROOF PLAN UNITS 1 & 2
SCALE: 1/4" = 1'-0"



SITE PLAN

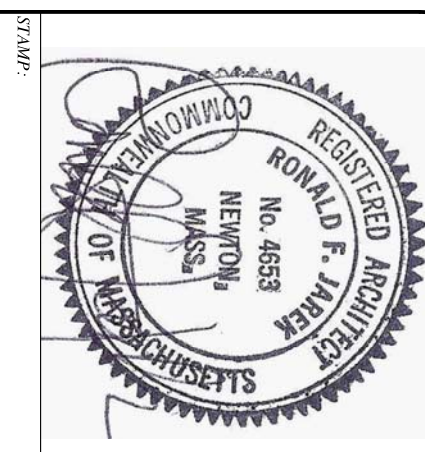
Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466

OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

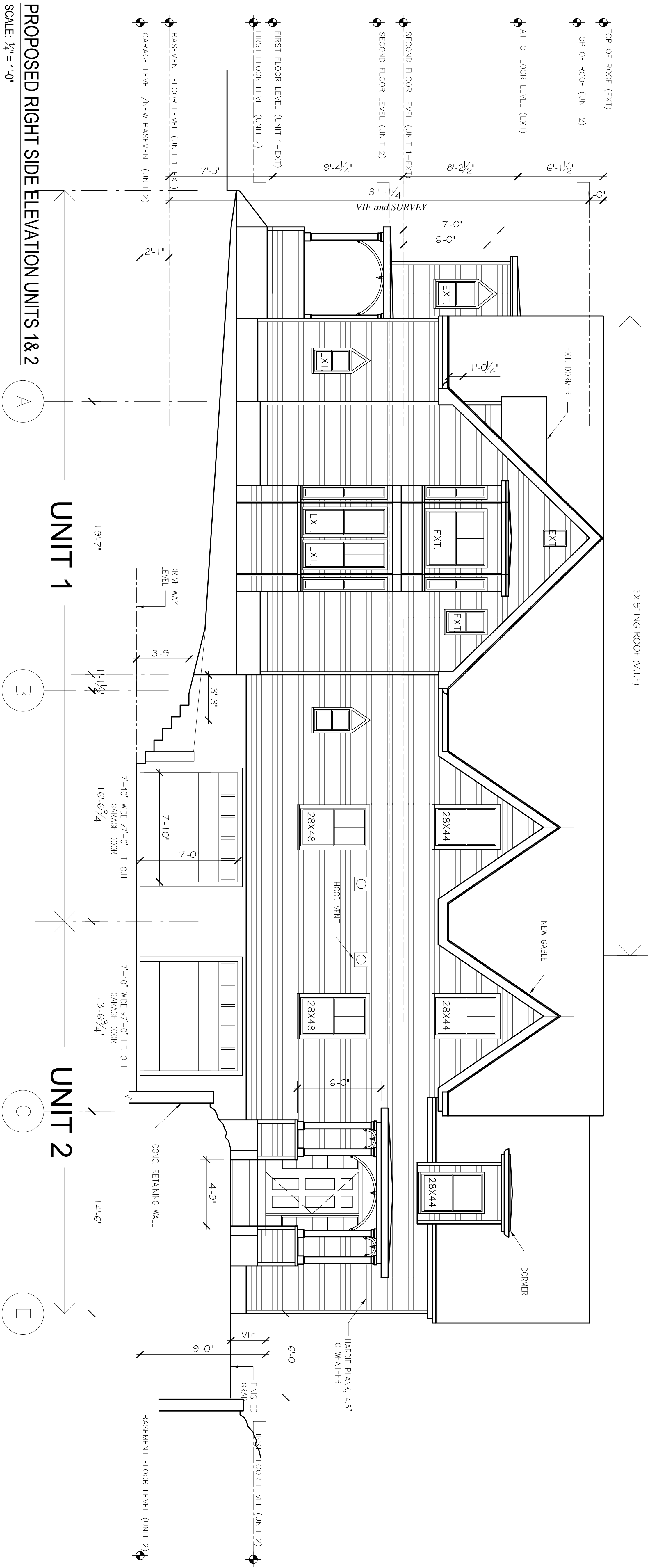
UNITS 1-2 PROPOSED
ROOF PLAN

50 - 52 ROWE ST.
NEWTON, MA 02466



A-5

DATE	APRIL 23, 2008
SCALE	AS SHOWN
DRAWN BY	N.F.H.
CHECKED BY	R.F.
PROJECT	SEPTEMBER 27, 2008



PROPOSED RIGHT SIDE ELEVATION UNITS 1&2
SCALE: 1/4" = 1'-0"

(A)

(B)

(C)

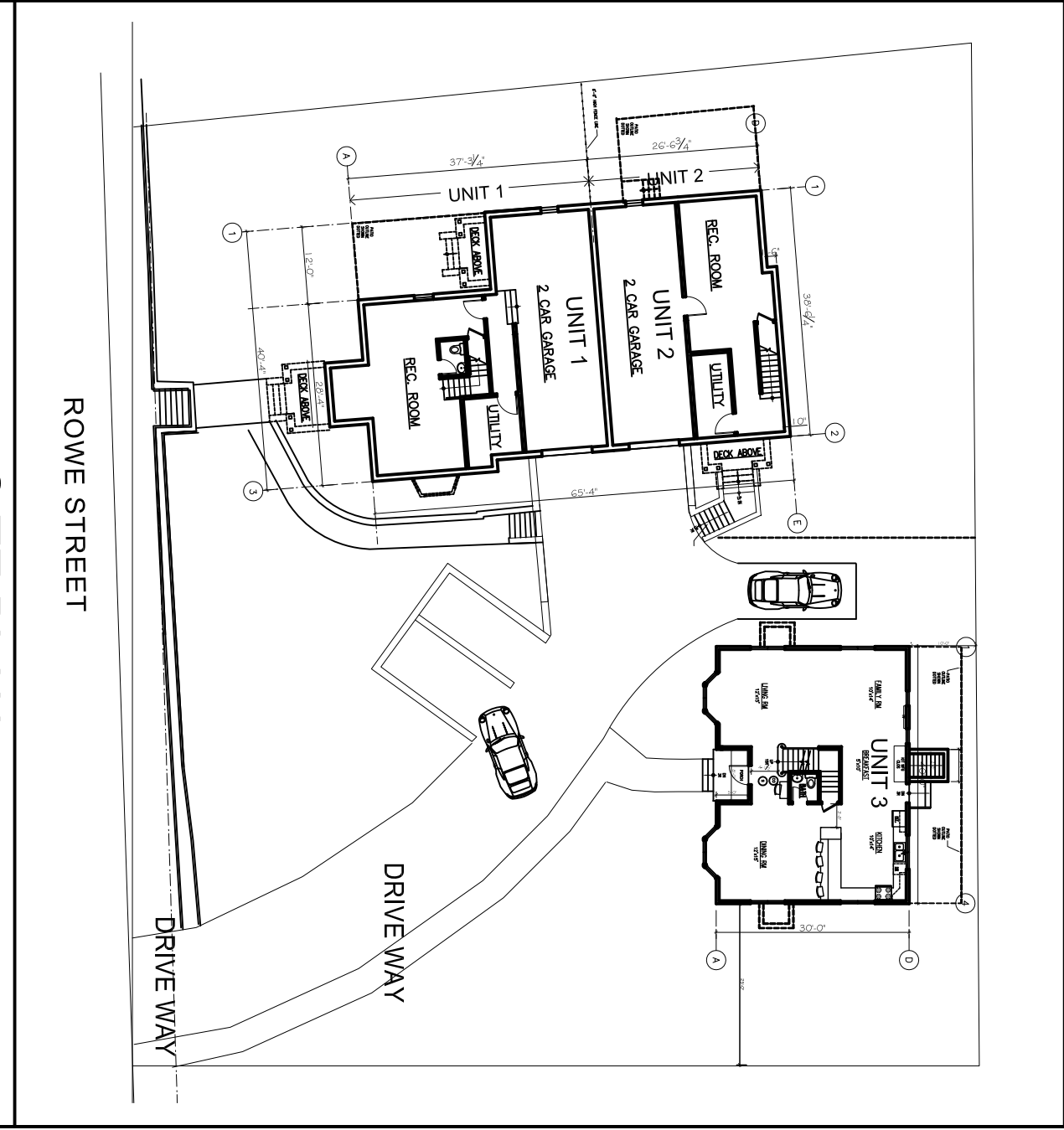
(E)



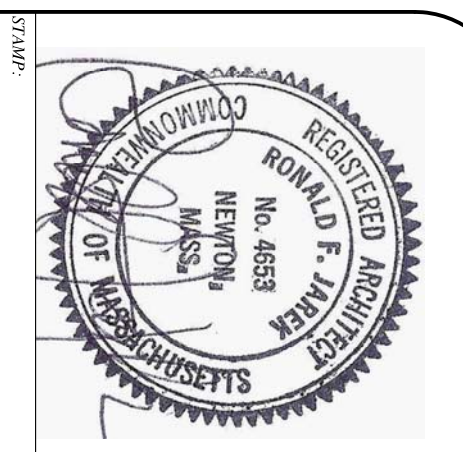
PROPOSED FRONT ELEVATION UNITS 1&2
SCALE: 1/4" = 1'-0"

(1)

(3)



SITE PLAN



UNITS 1-2 PROPOSED ELEVATIONS
50 - 52 ROWE ST.
NEWTON, MA 02466

NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

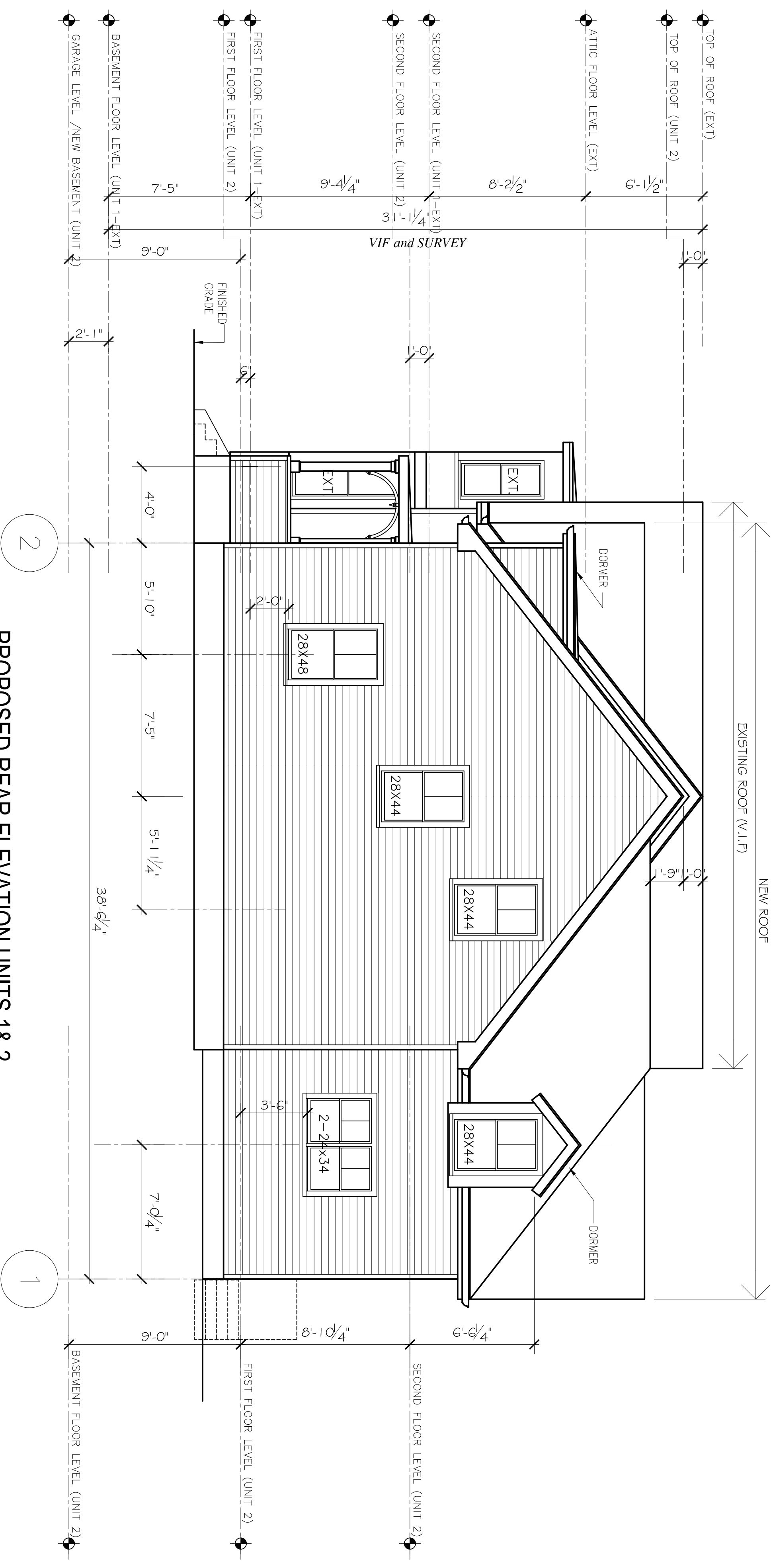
Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

DATE:	April 25, 2008
SCALE:	AS NOTED
DRAWN BY:	NGH
CHECKED BY:	RJ
REVISED:	SEPTEMBER 27, 2006

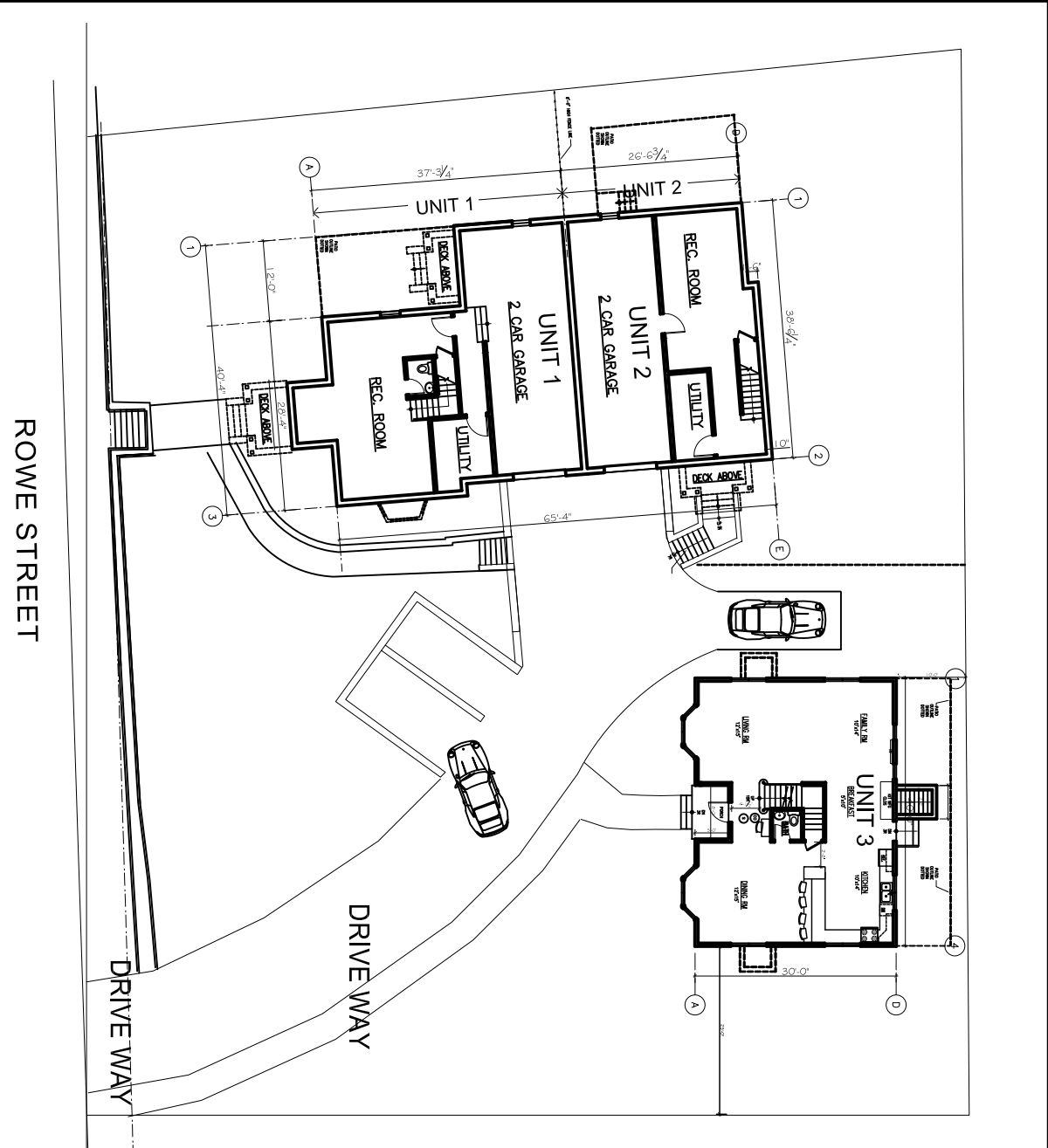


UNIT 2
PROPOSED LEFT SIDE ELEVATION UNITS 1&2
 SCALE: 1/4" = 1'-0"

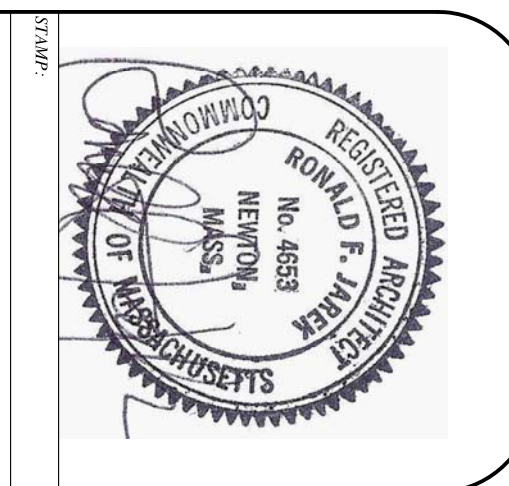
UNIT 1



PROPOSED REAR ELEVATION UNITS 1&2
 SCALE: 1/4" = 1'-0"



SITE PLAN



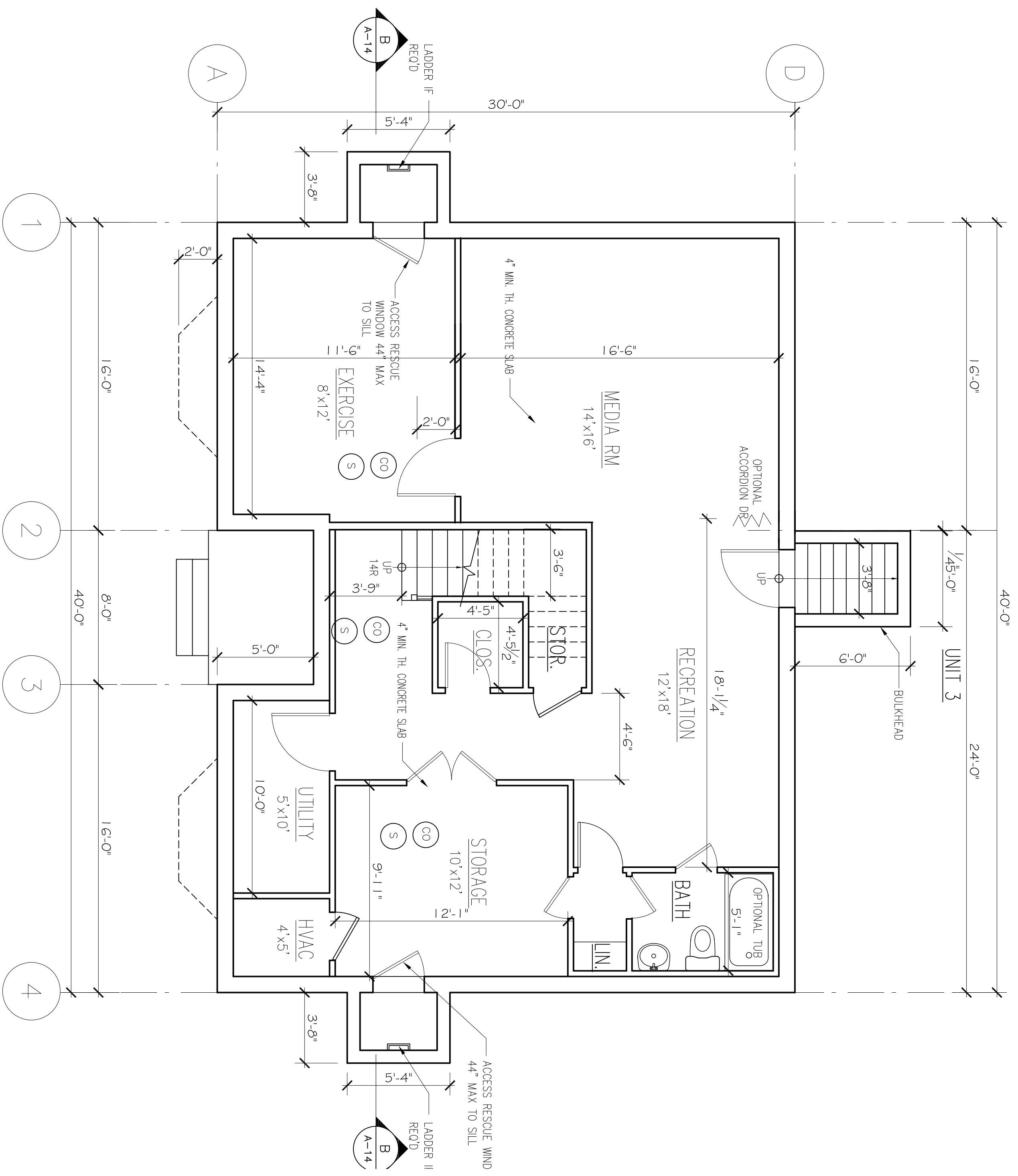
UNITS 1-2 PROPOSED ELEVATIONS
 50 - 52 ROWE ST.
 NEWTON, MA 02466

NEW TWO FAMILY PLUS SINGLE RESIDENCE
 50 - 52 ROWE STREET, NEWTON, MA 02466
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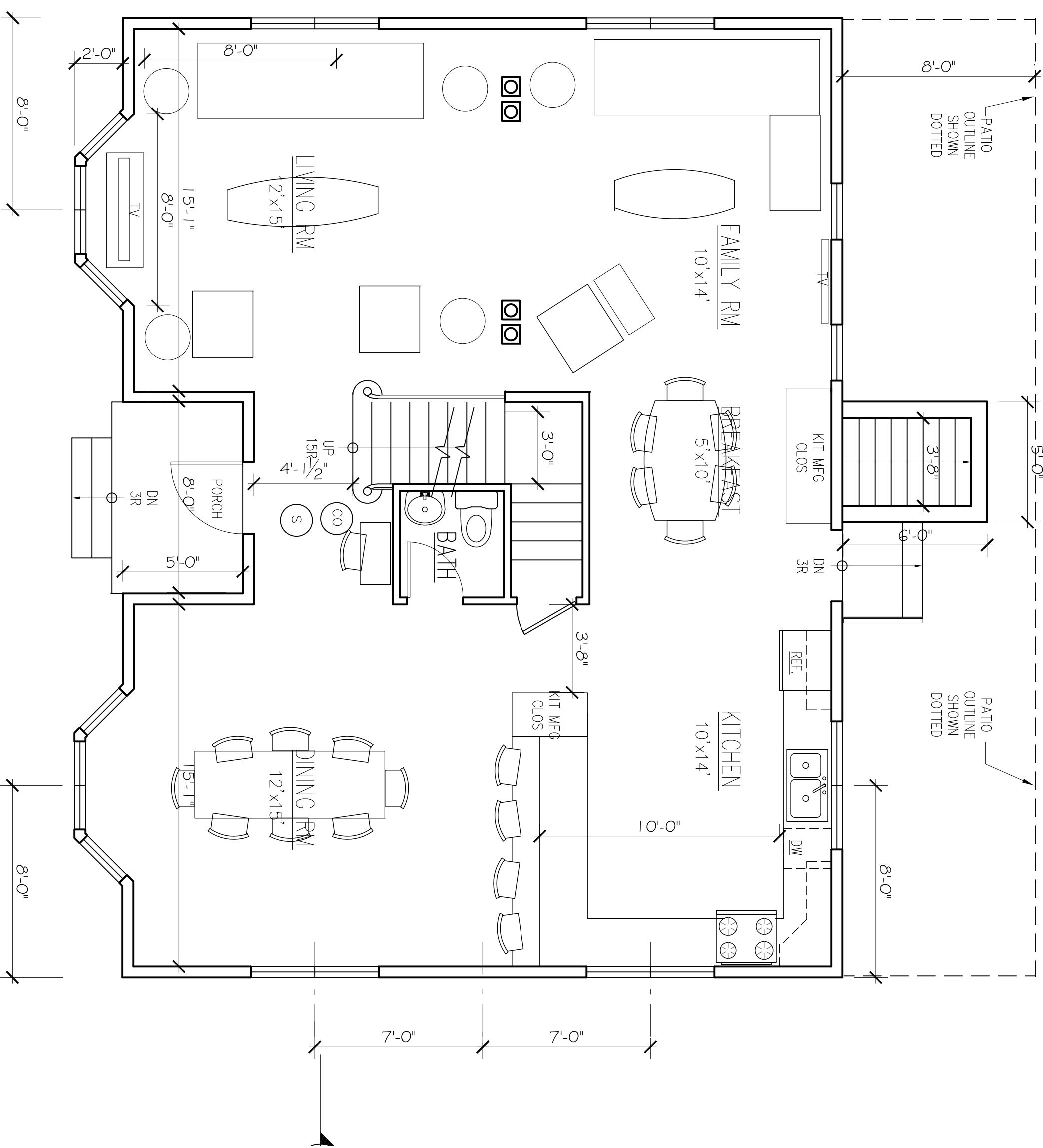
DATE: April 23, 2016
 SCALE: AS NOTED
 DRAWN BY: ANAVI
 CHECKED BY: NJH
 CONSULTANT: RJ
 REVISION: SEPTEMBER 27, 2016

A-7

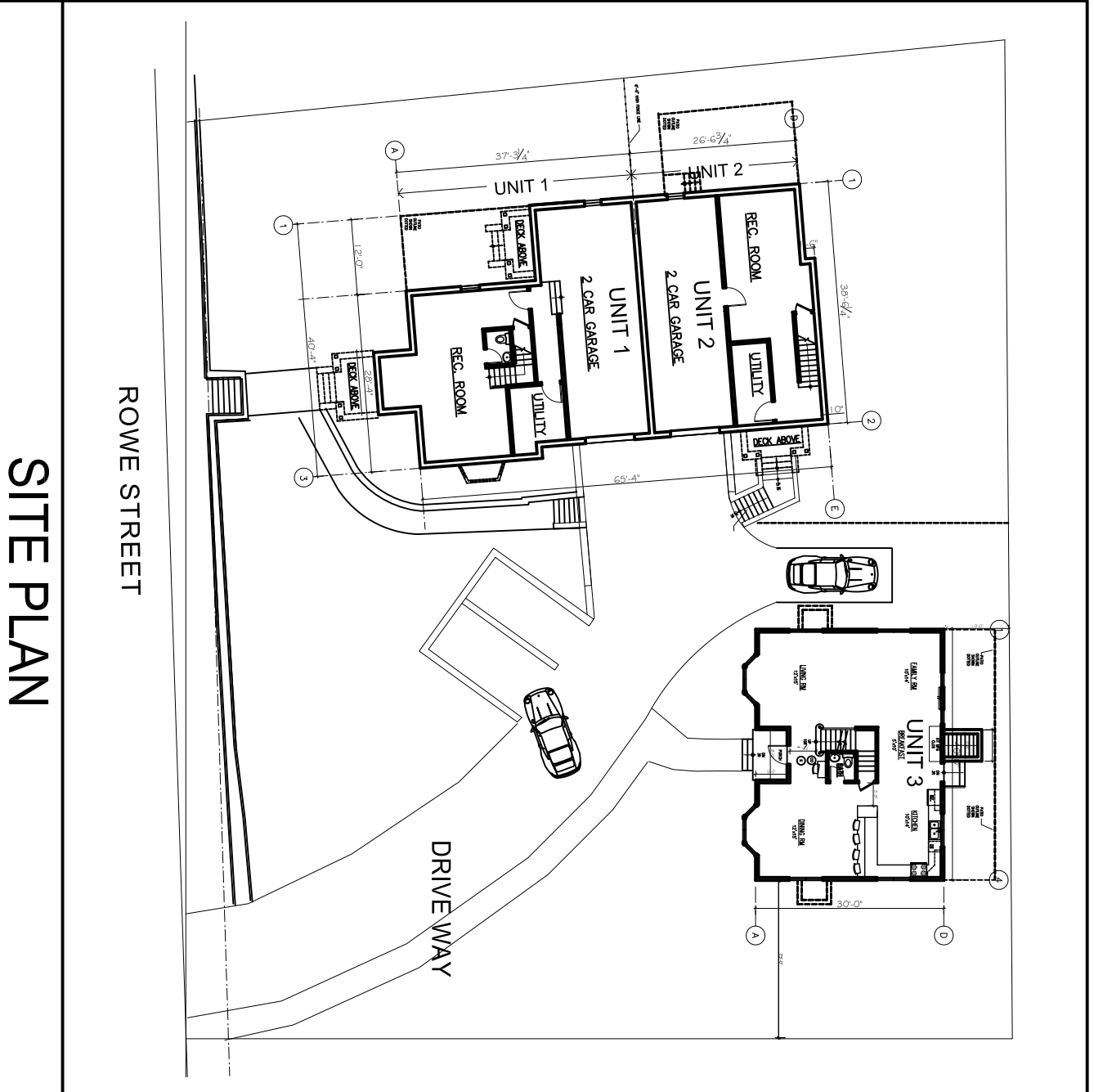


PROPOSED BASEMENT UNIT 3
SCALE: 1/2" = 1'-0"

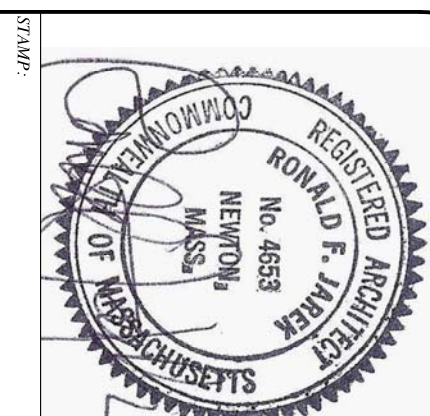
- (CO) = CARBON MONOXIDE DETECTOR
- (S) = SMOKE DETECTOR
- (H) = HEAT DETECTOR



PROPOSED FIRST FLOOR PLAN UNIT 3
SCALE: 1/2" = 1'-0"



SITE PLAN



**UNIT 3 PROPOSED
BASEMENT & FIRST FLOOR PLANS**

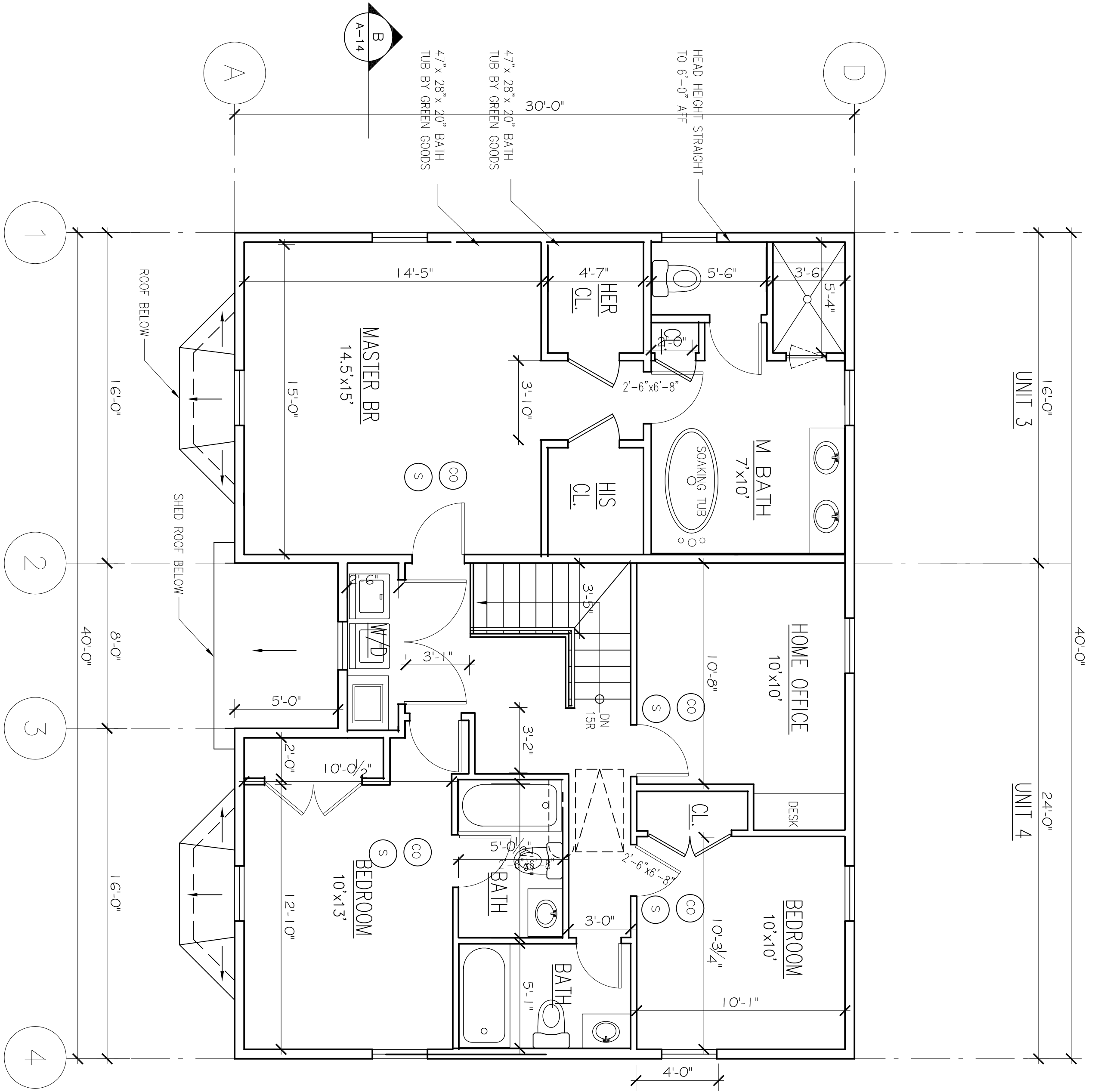
50 - 52 ROWE ST.
NEWTON, MA 02466

NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466

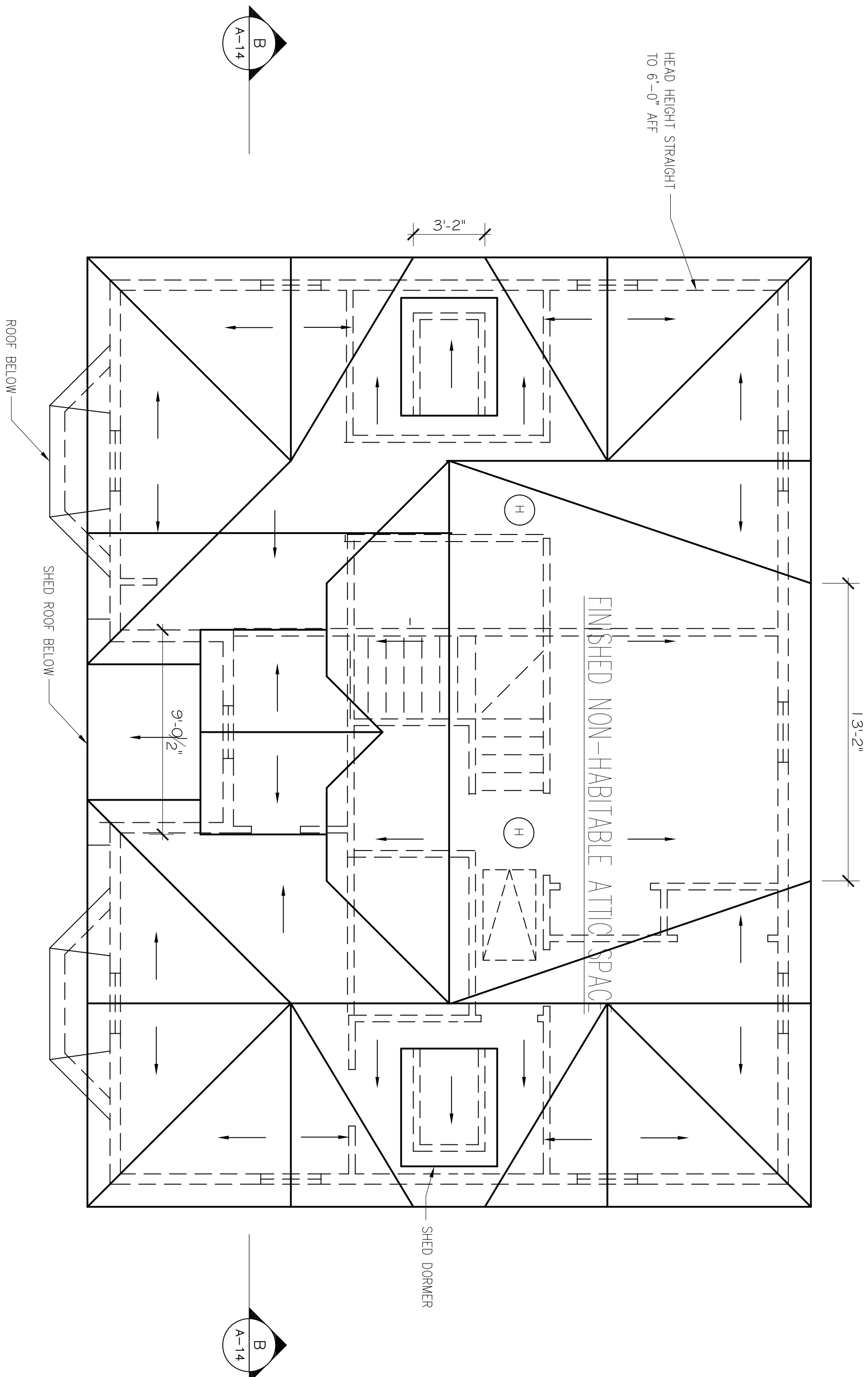
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

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

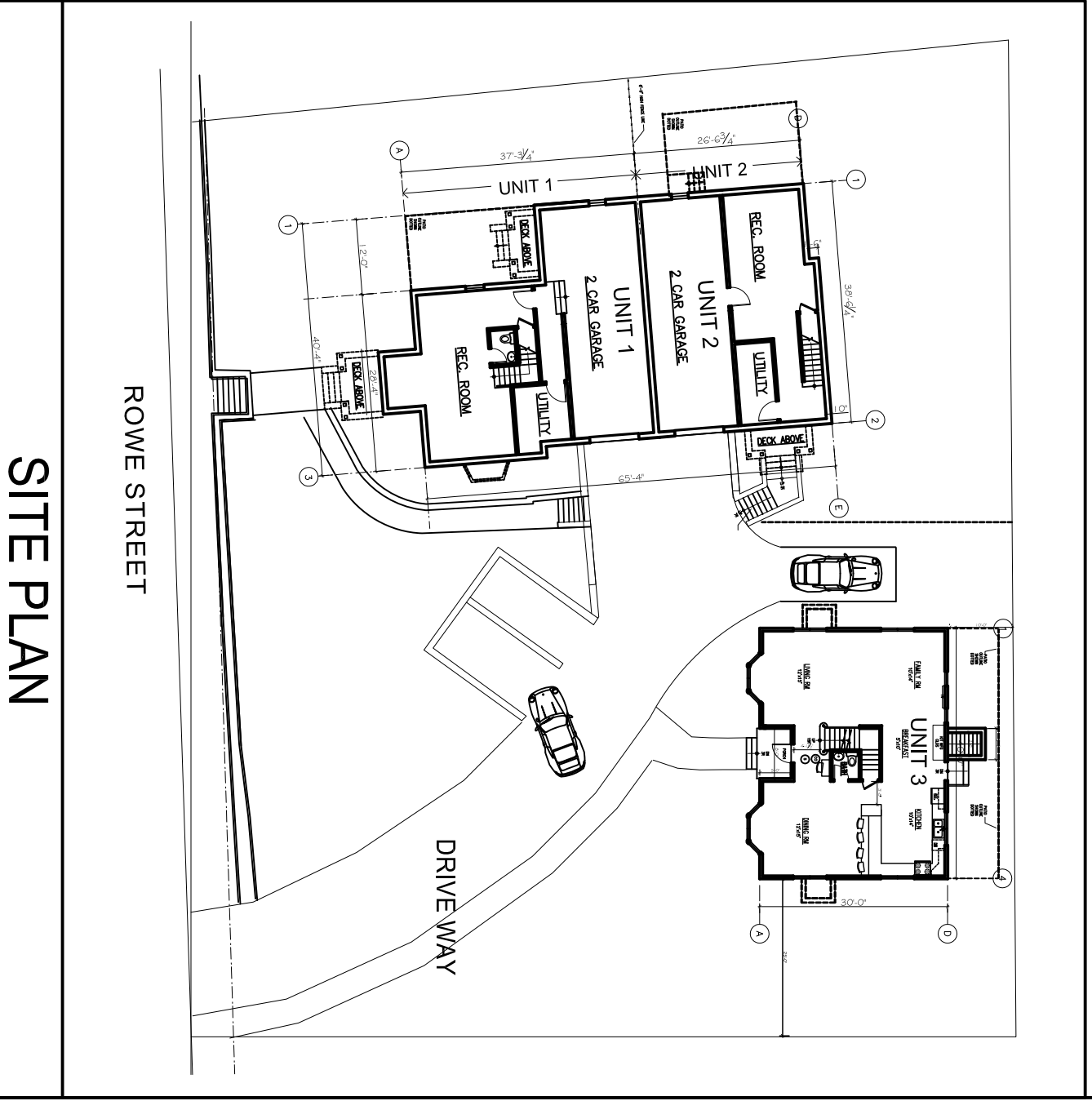
DATE:	April 25, 2006
SCALE:	AS SHOWN
DRAWN BY:	NCH
CHECKED BY:	RJ
PROJECT:	SEPTEMBER 27, 2005



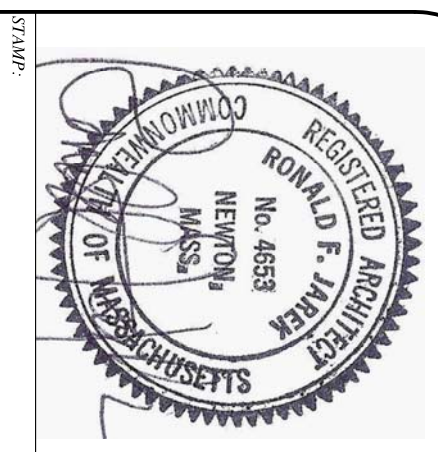
PROPOSED SECOND FLOOR PLAN UNIT 3
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN UNIT 3
SCALE: 1/4" = 1'-0"



SITE PLAN



**UNIT 3 PROPOSED
SECOND & ROOF FLOOR PLANS**

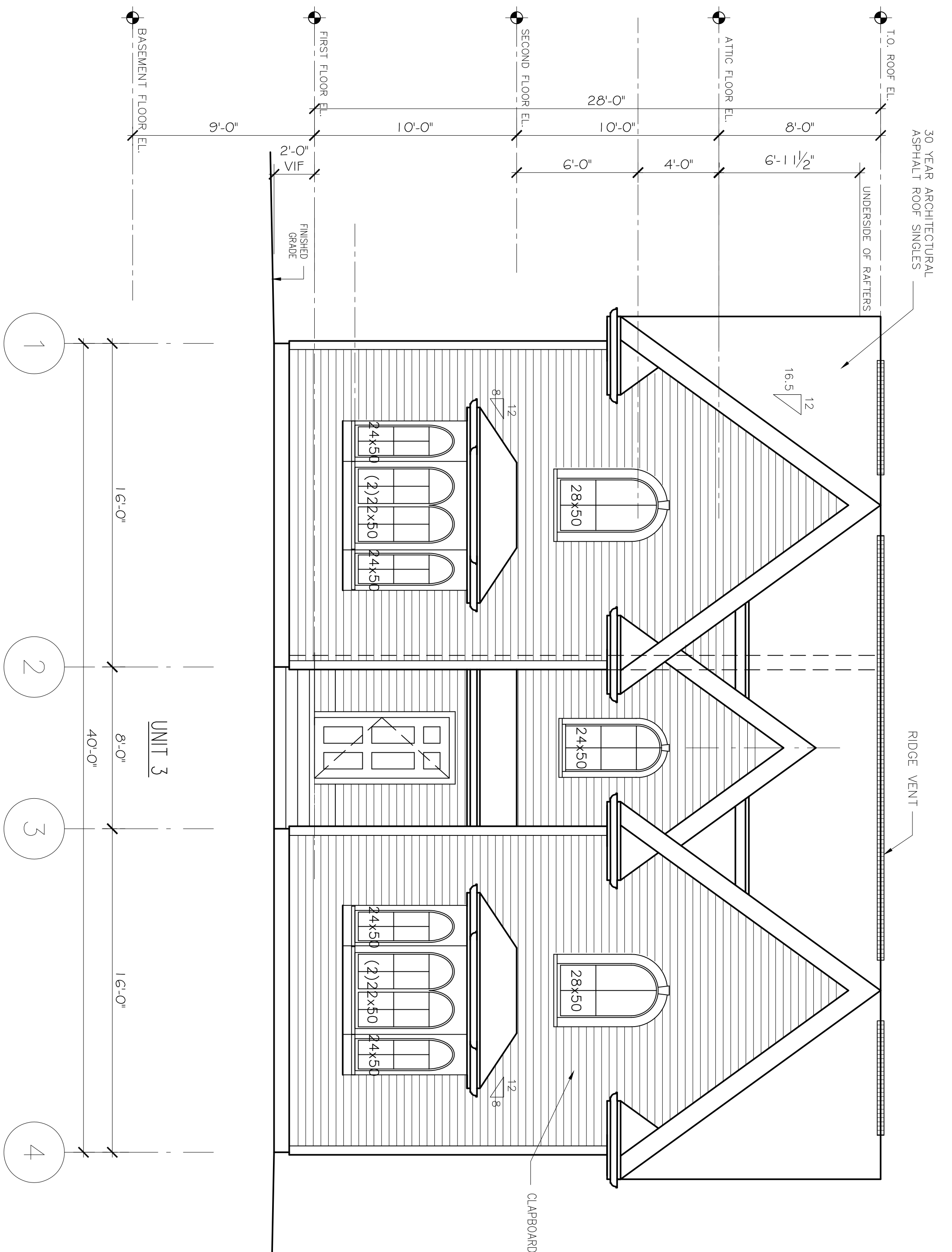
50 - 52 ROWE ST.
NEWTON, MA 02466

NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466

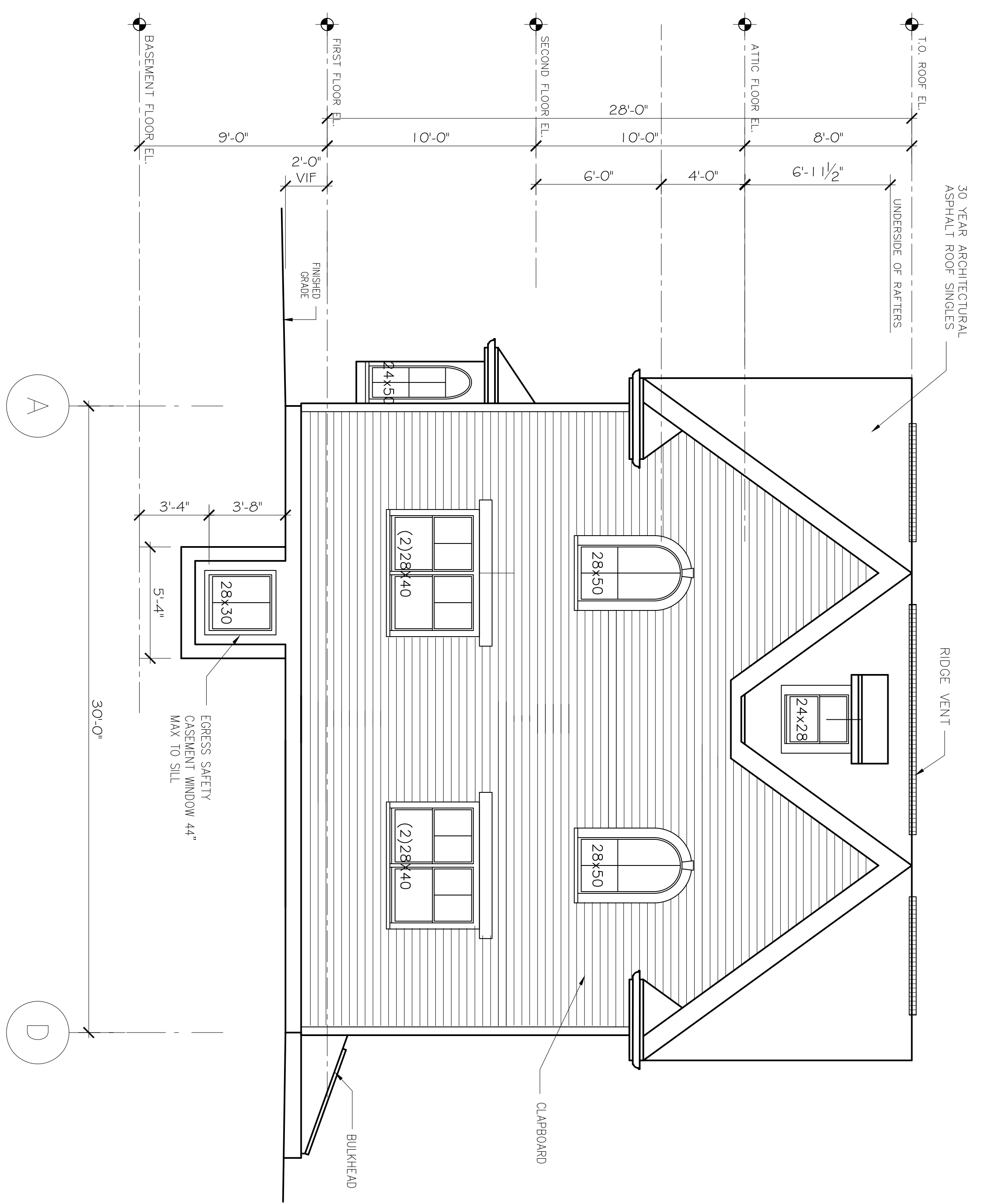
OWNER: NEW NEWTON, LLC
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BRIGHTON, MA 02135

Ronald F. Jarek, Architect
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Newtonville, MA 02460

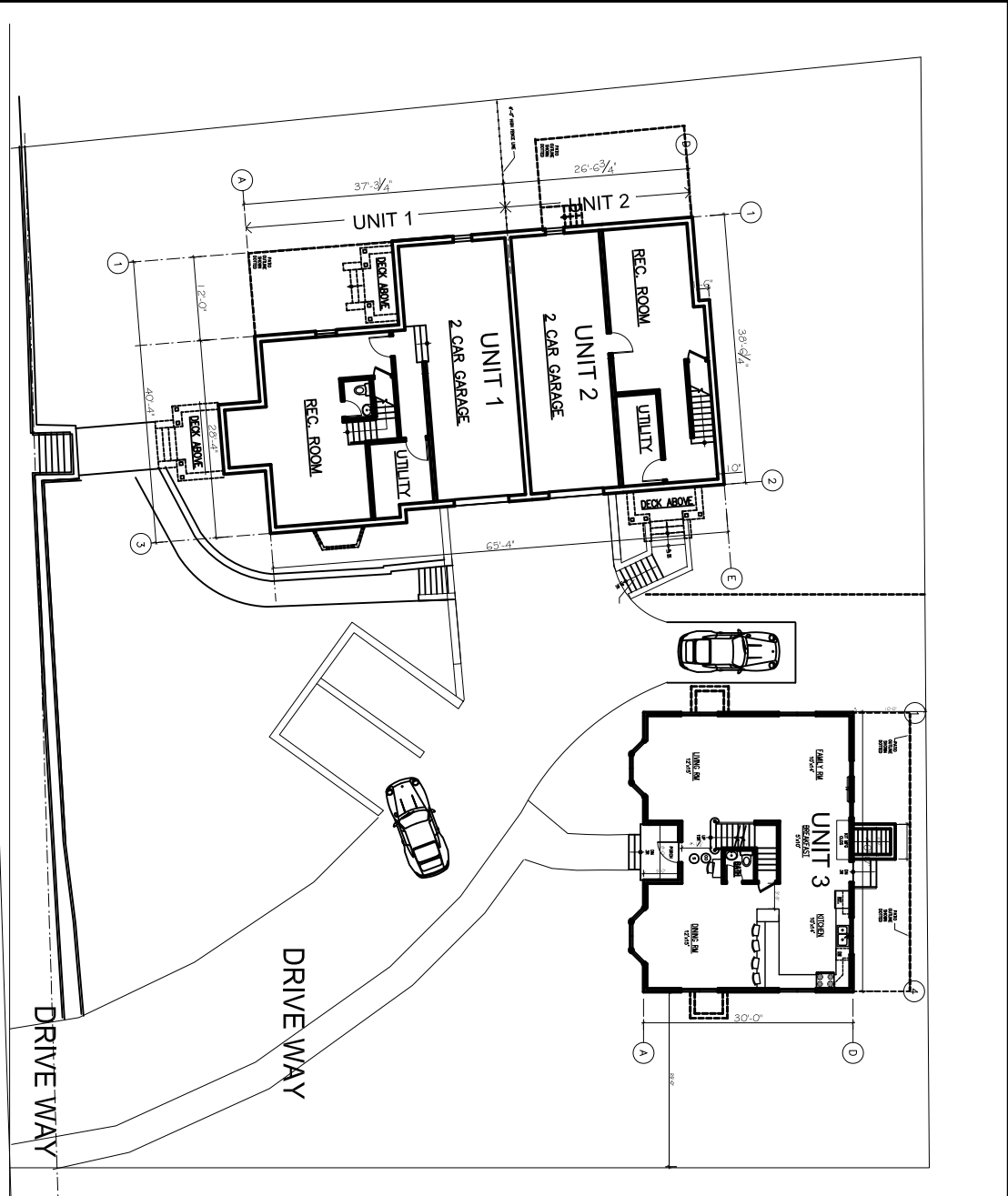
DATE:	April 25, 2008
SCALE:	AS NOTED
DRAWN BY:	NCH
CHECKED BY:	RJ
REVISED:	SEPTEMBER 21, 2016



PROPOSED FRONT ELEVATION UNIT 3
SCALE: 1/2" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION UNIT 3
SCALE: 1/2" = 1'-0"



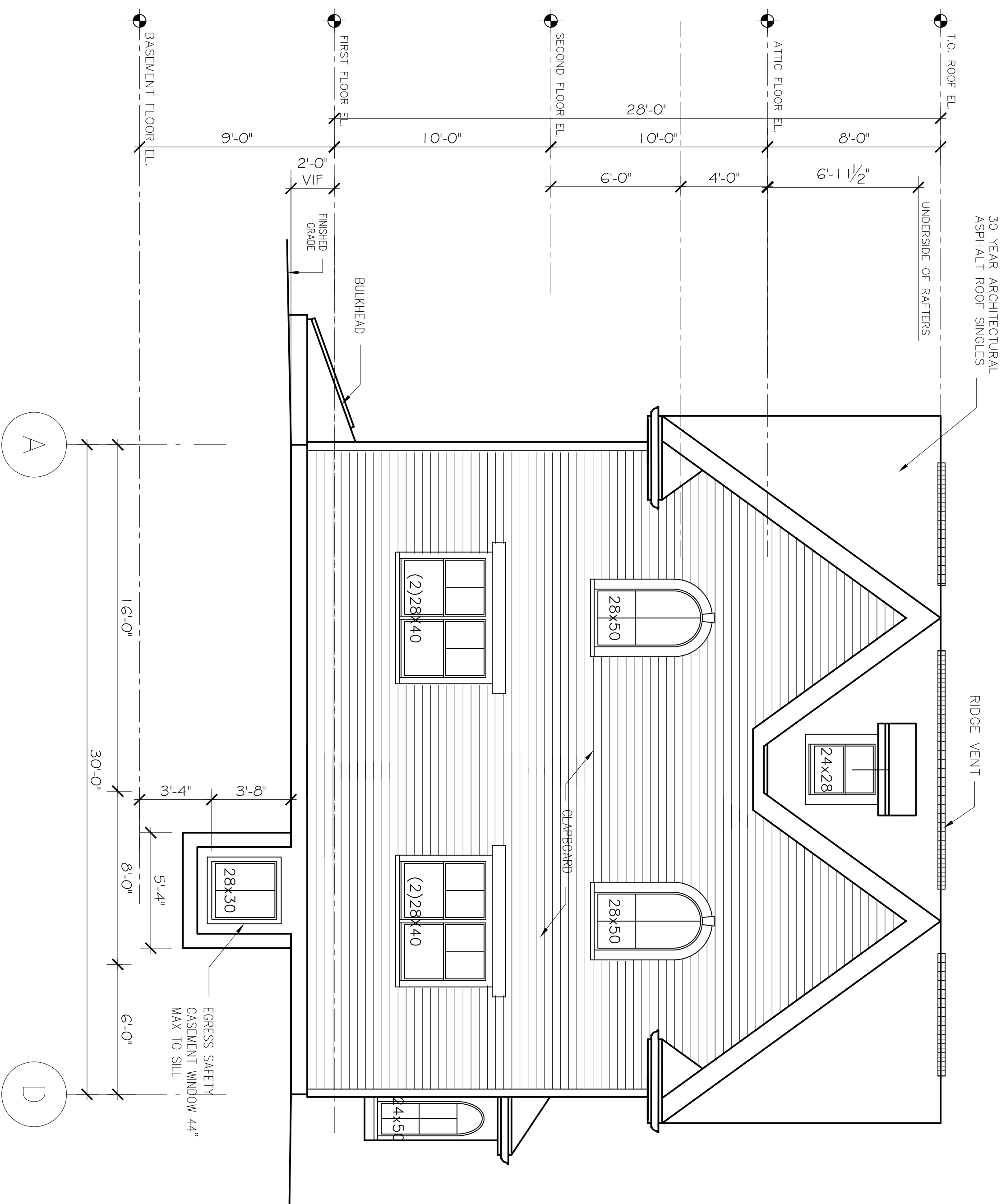
SITE PLAN

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

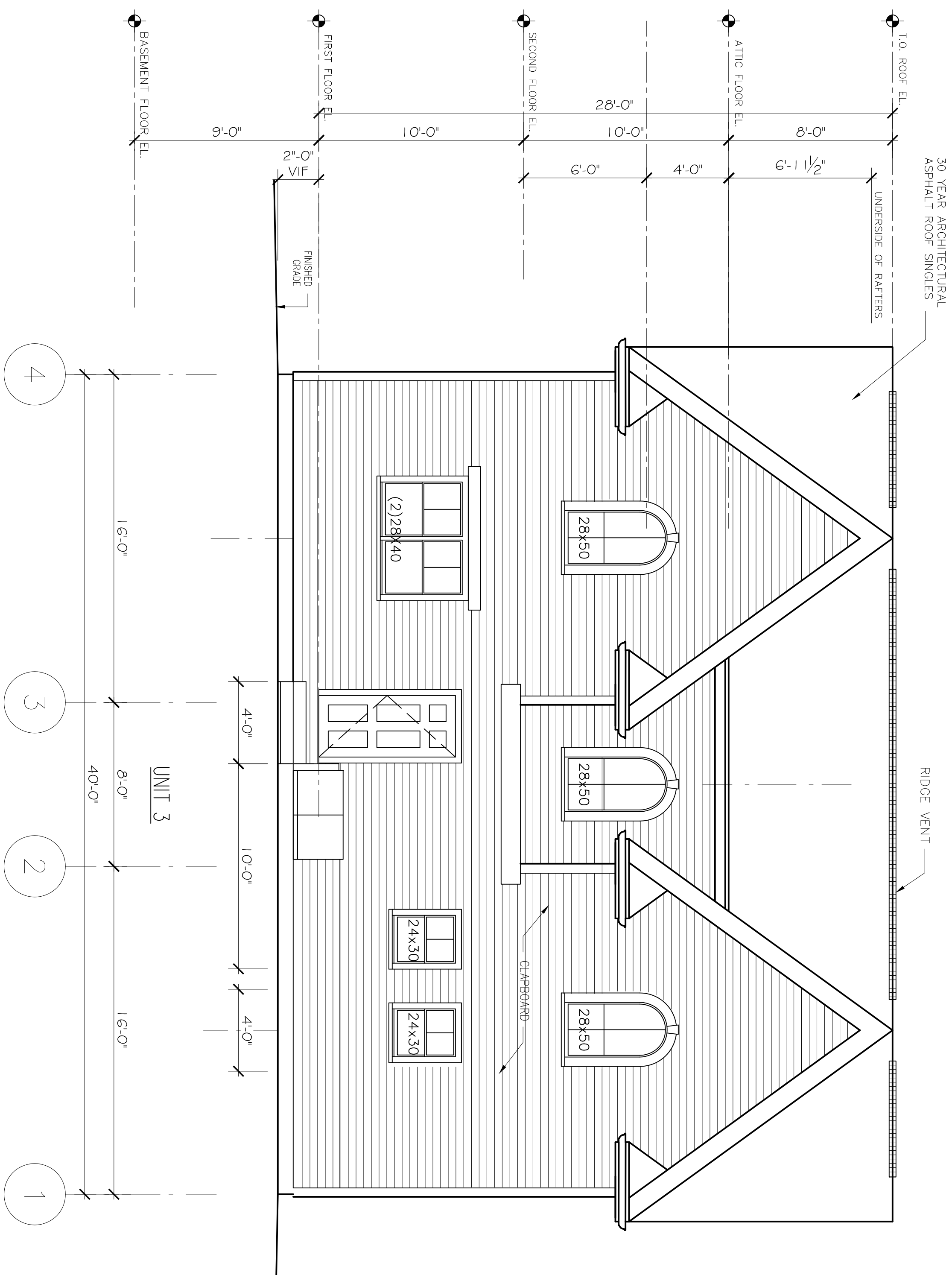
NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

UNIT 3 PROPOSED
FRONT & RIGHT SIDE ELEVATIONS
50 - 52 ROWE ST.
NEWTON, MA 02466

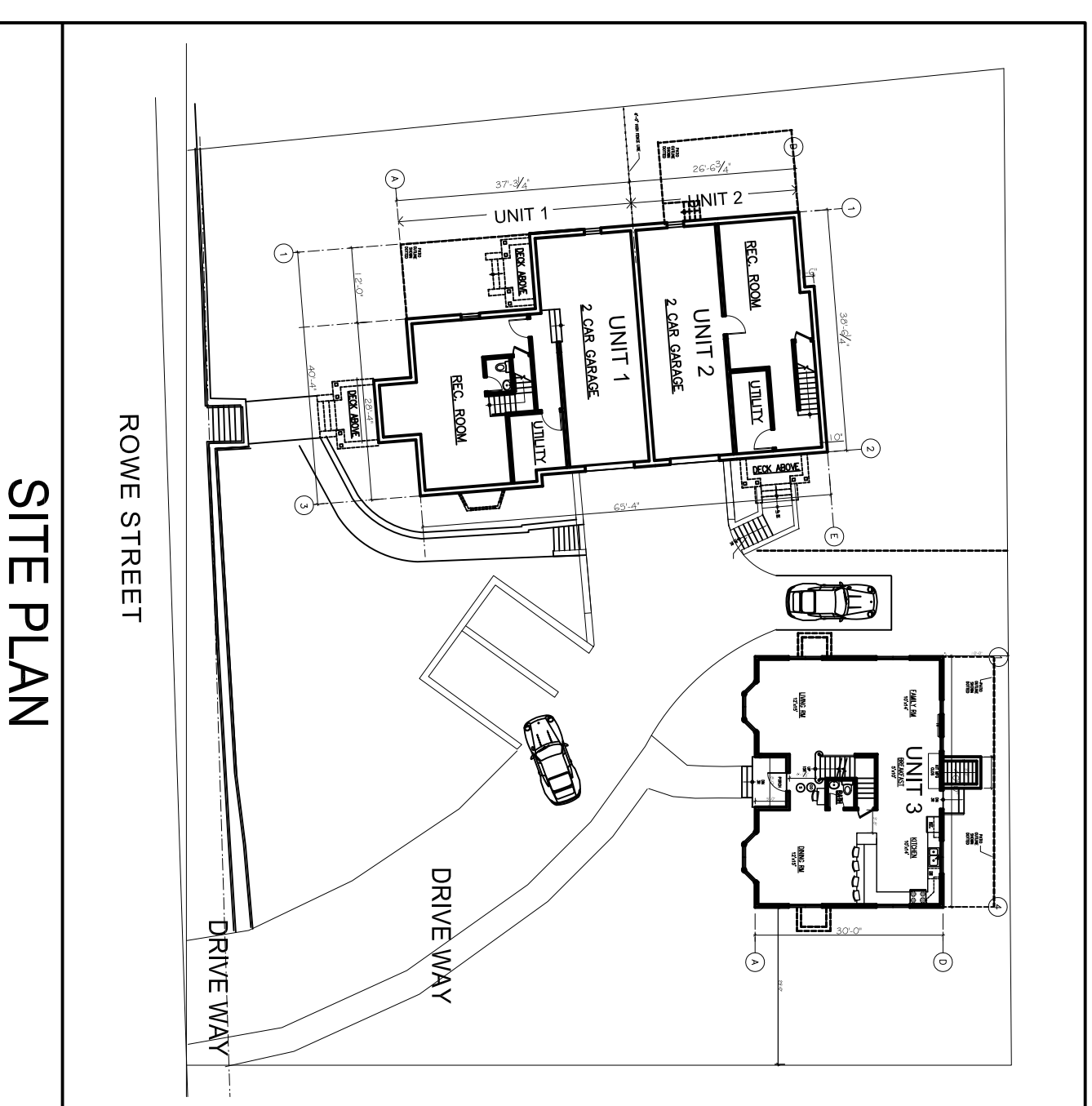
DATE:	April 25, 2008
SCALE:	AS NOTED
DRAWN BY:	NCH
CHECKED BY:	RJ
PROJECT:	SEPTEMBER 22, 2006



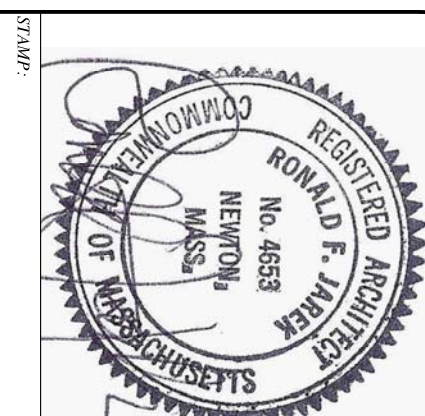
PROPOSED LEFT SIDE ELEVATION UNIT 3
SCALE: 1/2" = 1'-0"



PROPOSED REAR ELEVATION UNIT 3
SCALE: 1/2" = 1'-0"



SITE PLAN



**UNITS 3 PROPOSED
LEFT SIDE & REAR ELEVATIONS**

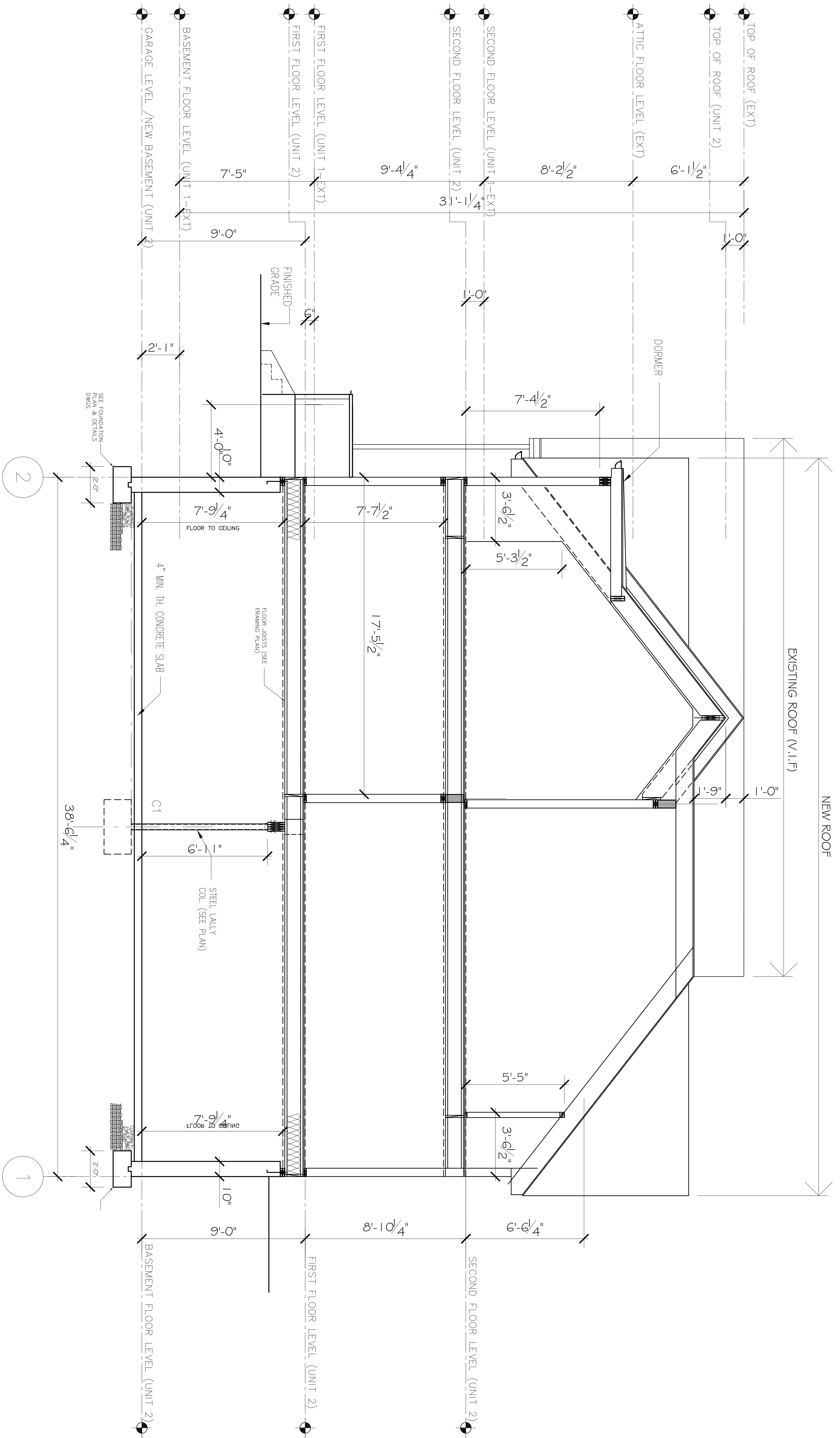
50 - 52 ROWE ST.
NEWTON, MA 02466

**NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466**

OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

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

DATE:	April 25, 2008
SCALE:	AS SHOWN
DRAWN BY:	NCH
CHECKED BY:	RJ
DESIGNED:	SEPTEMBER 27, 2006

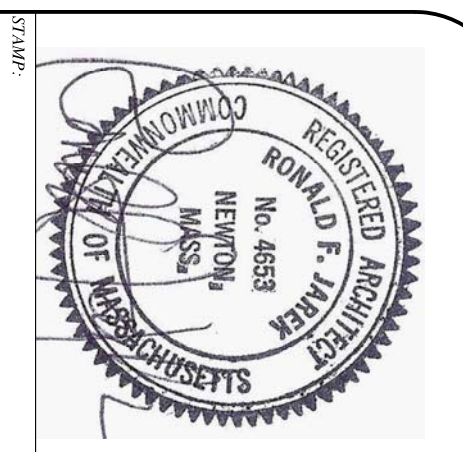


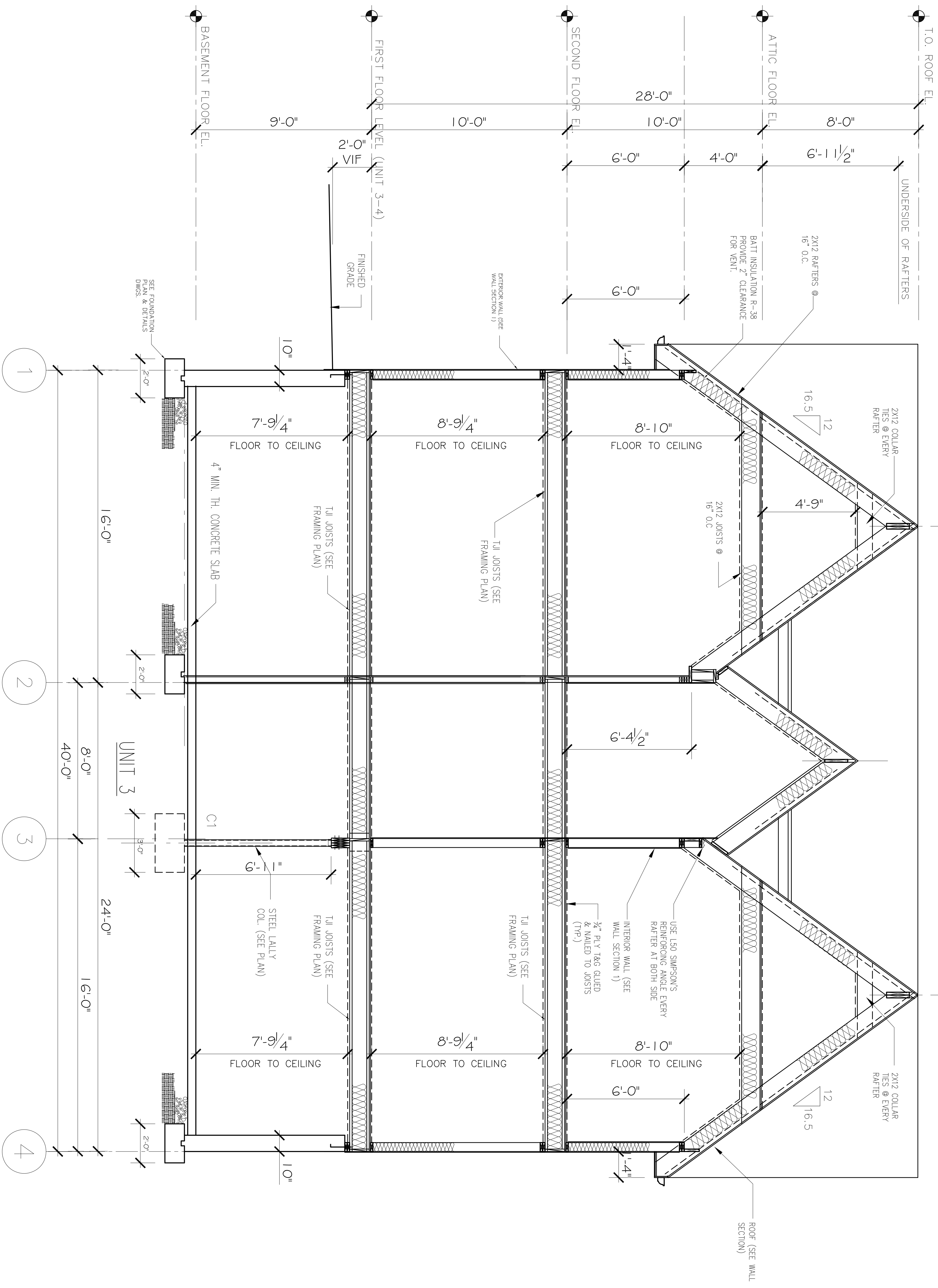
SECTION A-A (UNIT 1-2)
SCALE: 3/8" = 1'-0"

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

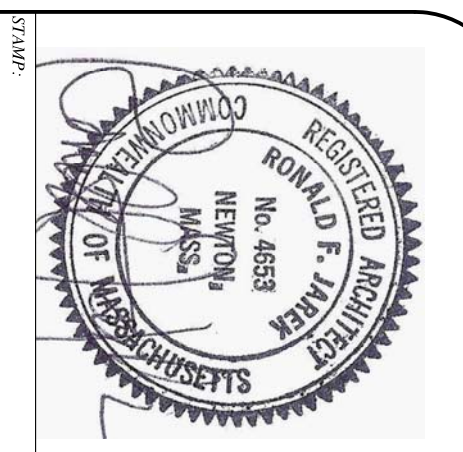
NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

UNITS 1-2 PROPOSED
SECTION A-A
50 - 52 ROWE ST.
NEWTON, MA 02466





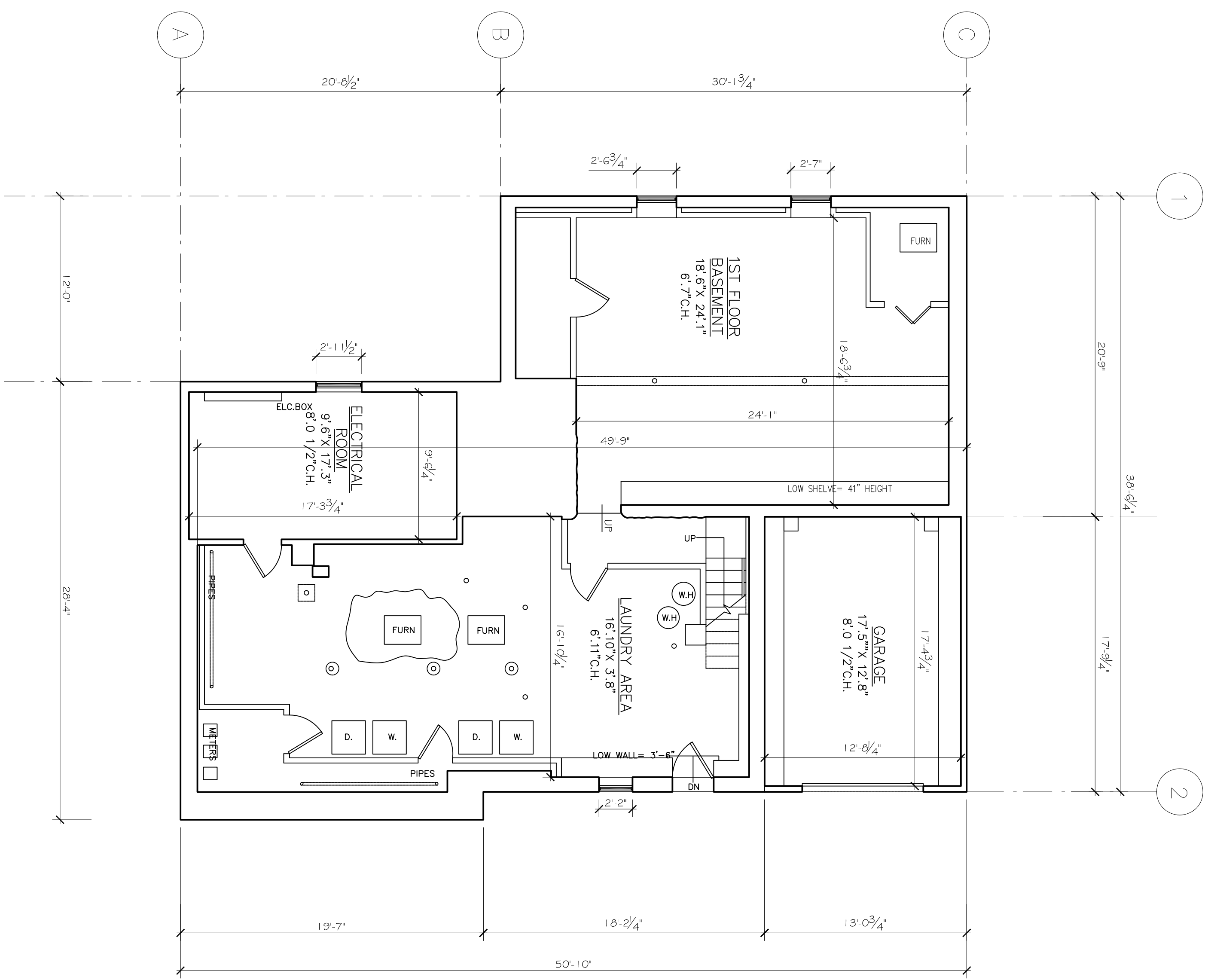
SECTION B-B (UNIT 3)
SCALE: 3/8" = 1'-0"



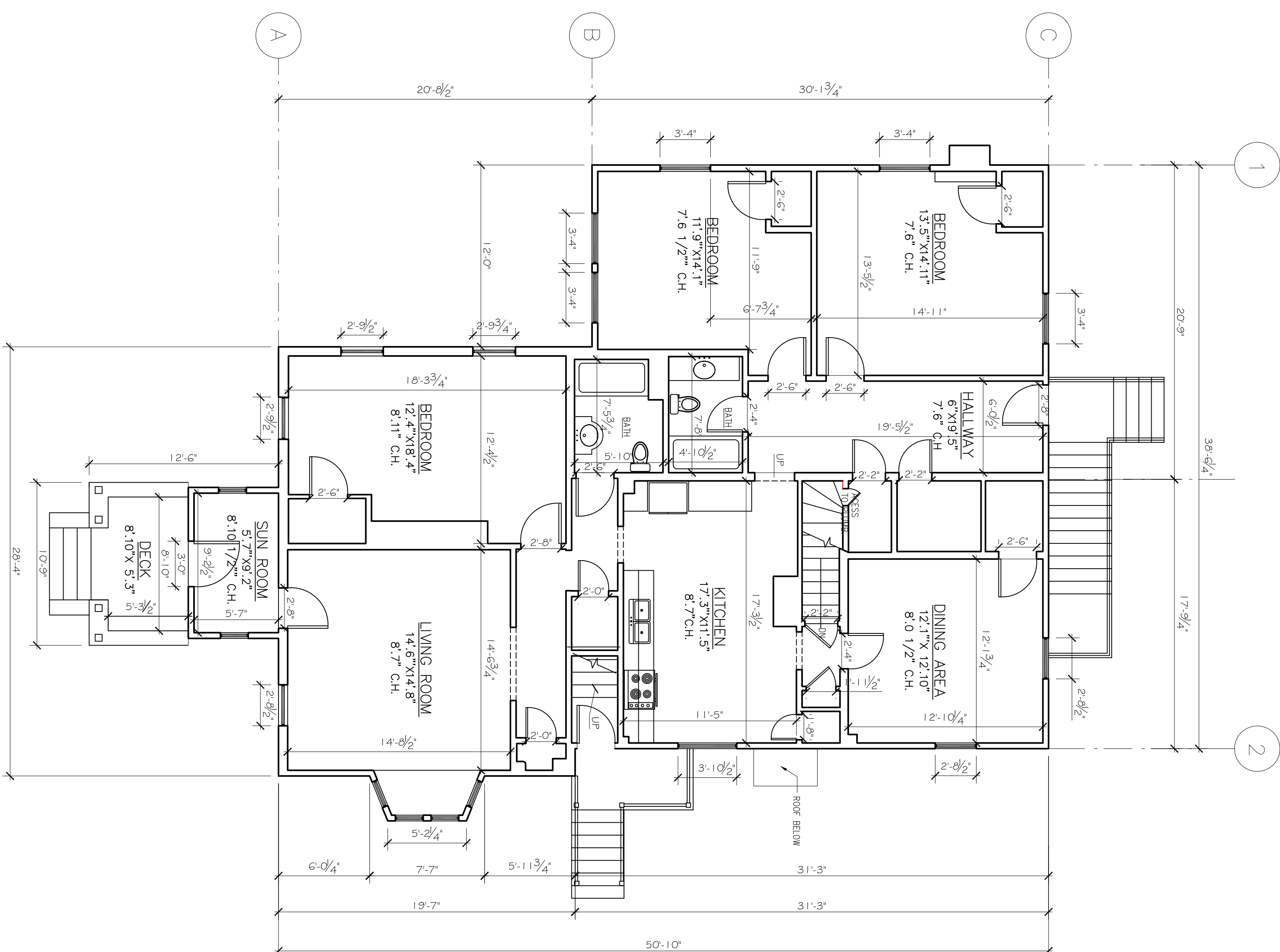
UNIT 3 PROPOSED
SECTION B-B
50 - 52 ROWE ST.
NEWTON, MA 02466

NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

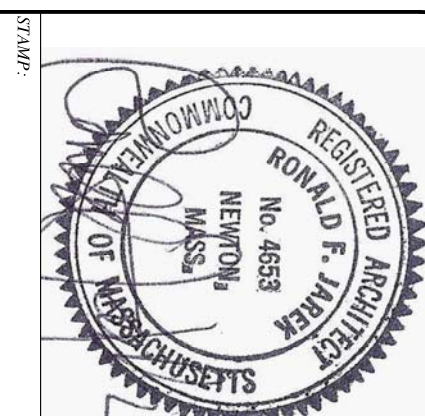
Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460



EXISTING BASEMENT UNITS 1& 2
NTS



EXISTING FIRST FLOOR PLAN UNITS 1& 2
NTS



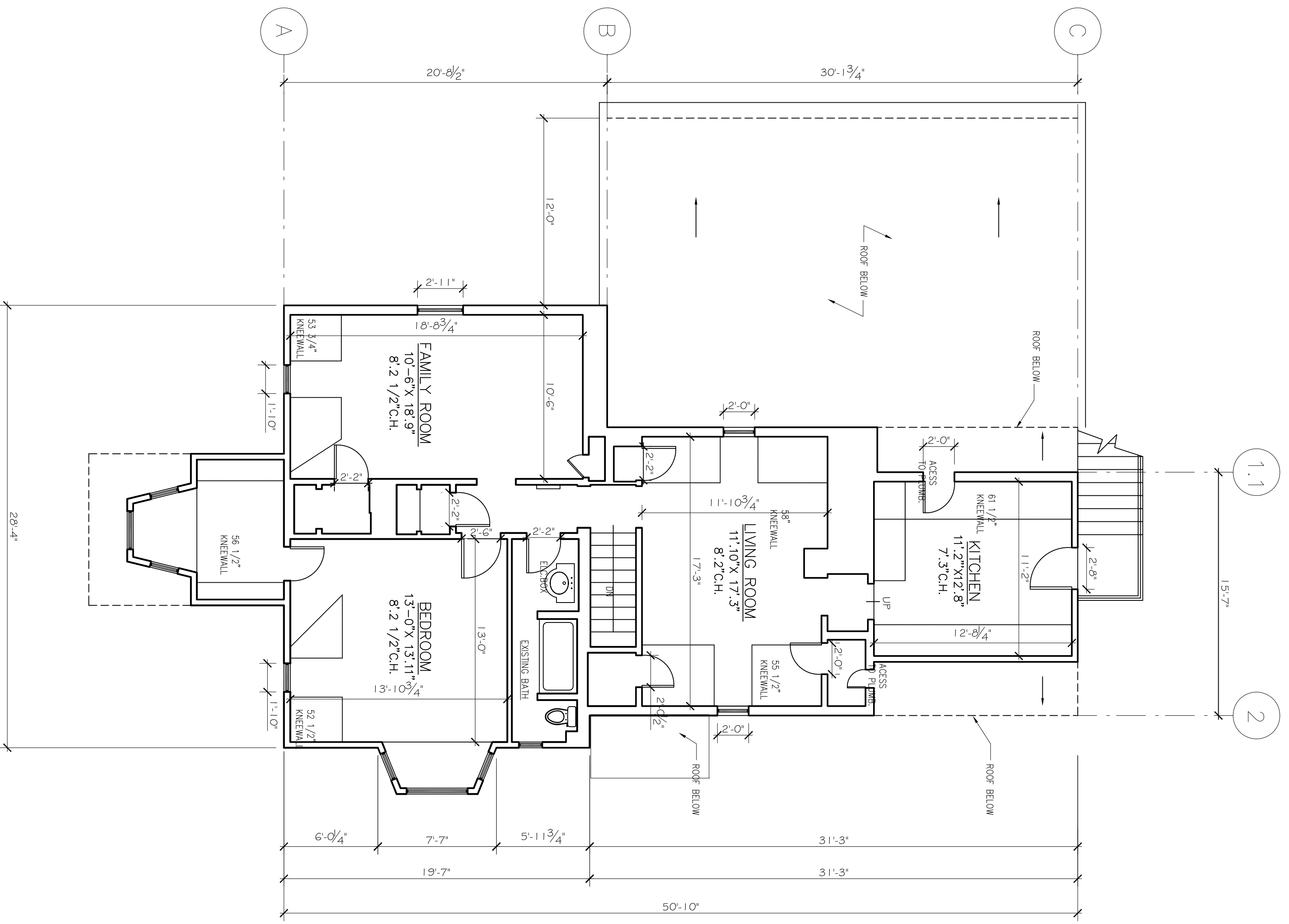
UNITS 1-2 EXISTING
BASEMENT & FIRST FLOOR PLANS
50 - 52 ROWE ST.
NEWTON, MA 02466

NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

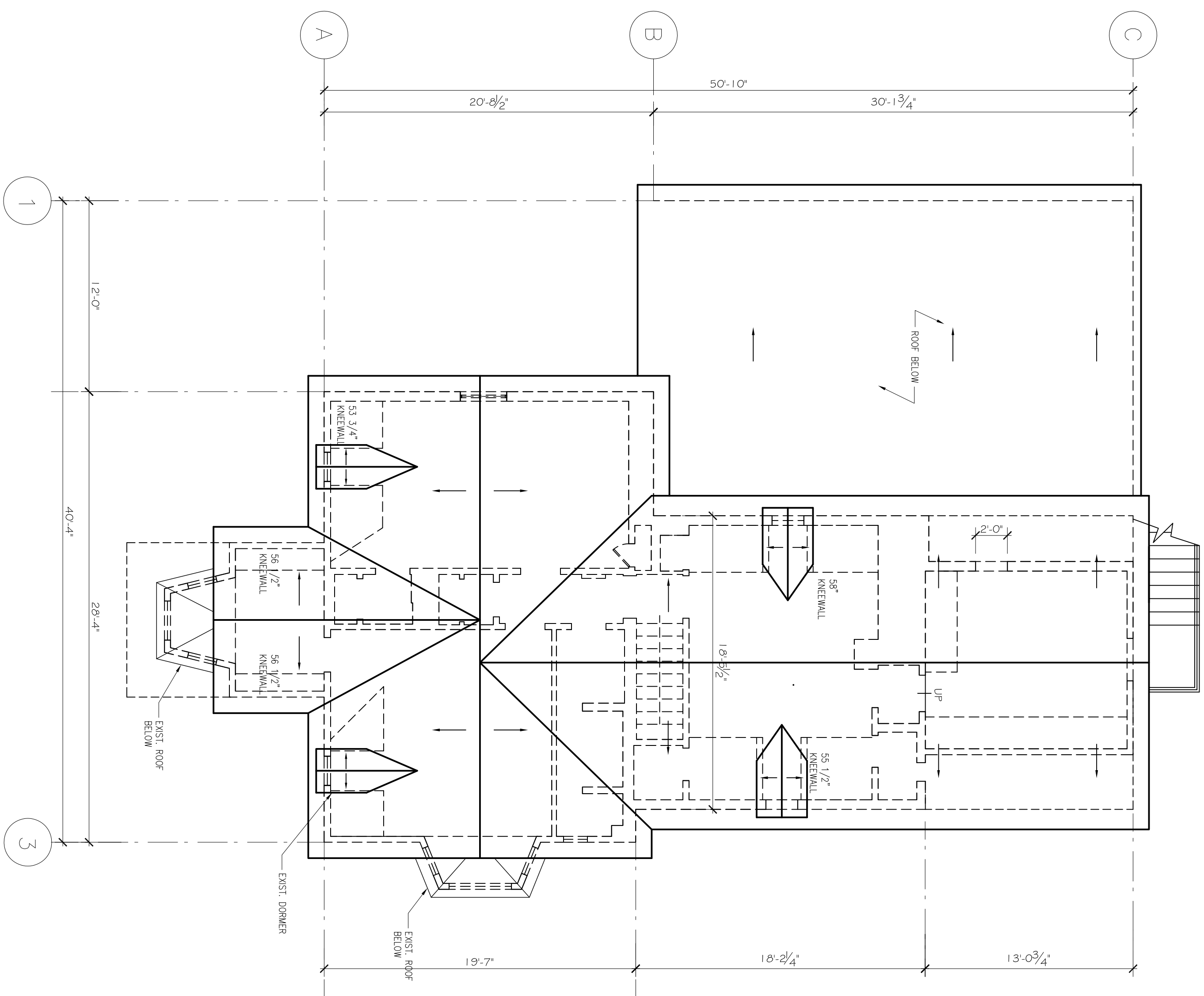
Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

SCALE:	AS SHOWN
DRAWN BY:	NCH
CHECKED BY:	RJ
REVISION:	SEPTEMBER 27, 2016

EX-1



EXISTING SECOND FLOOR PLAN UNITS 1&2
NTS



EXISTING ROOF PLAN UNITS 1&2
NTS



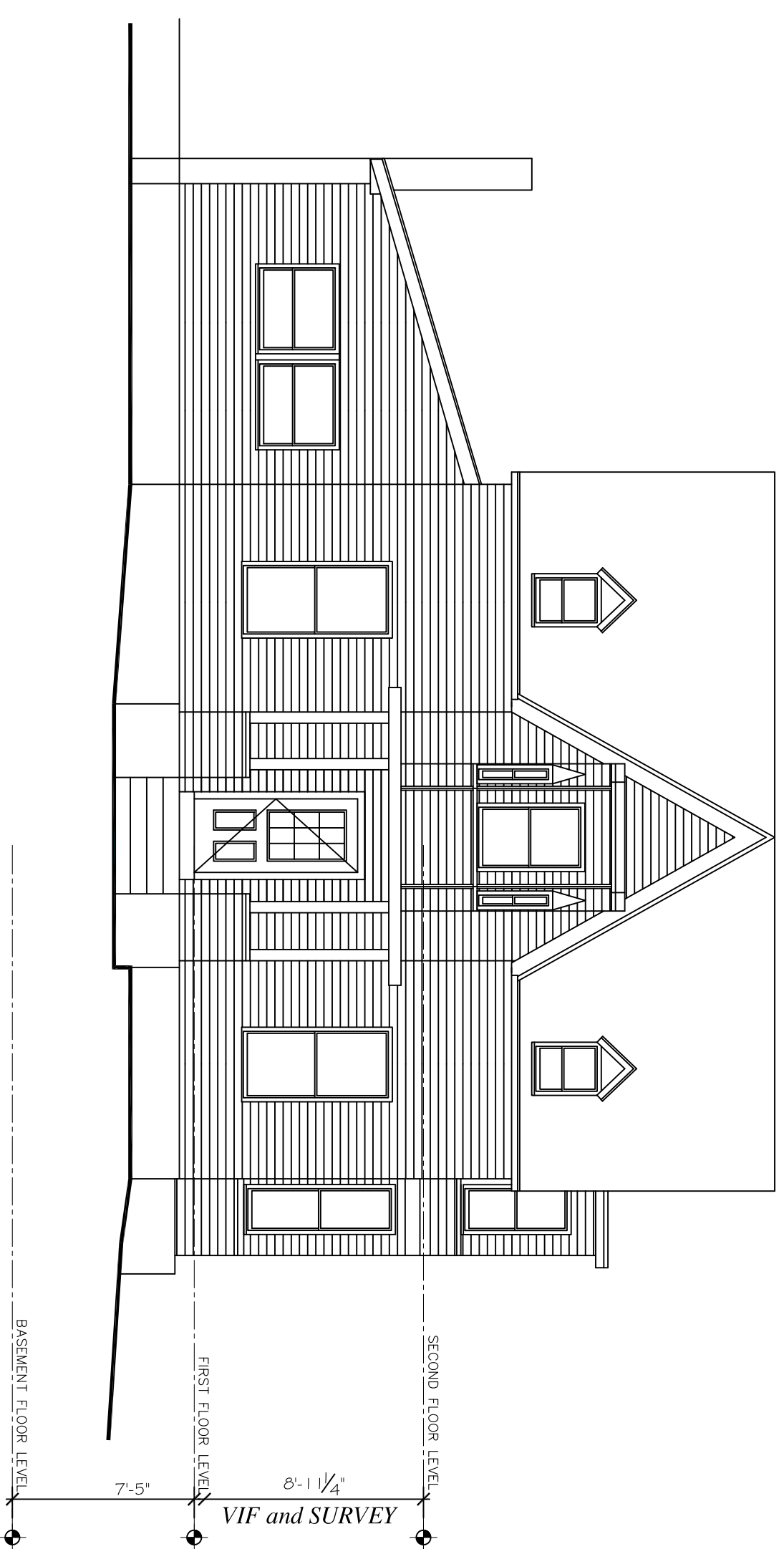
UNITS 1-2 EXISTING
SECOND FLOOR & ROOF PLANS
50 - 52 ROWE ST.
NEWTON, MA 02466

NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

Ronald F. Jarek, Architect
487 Watertown Street
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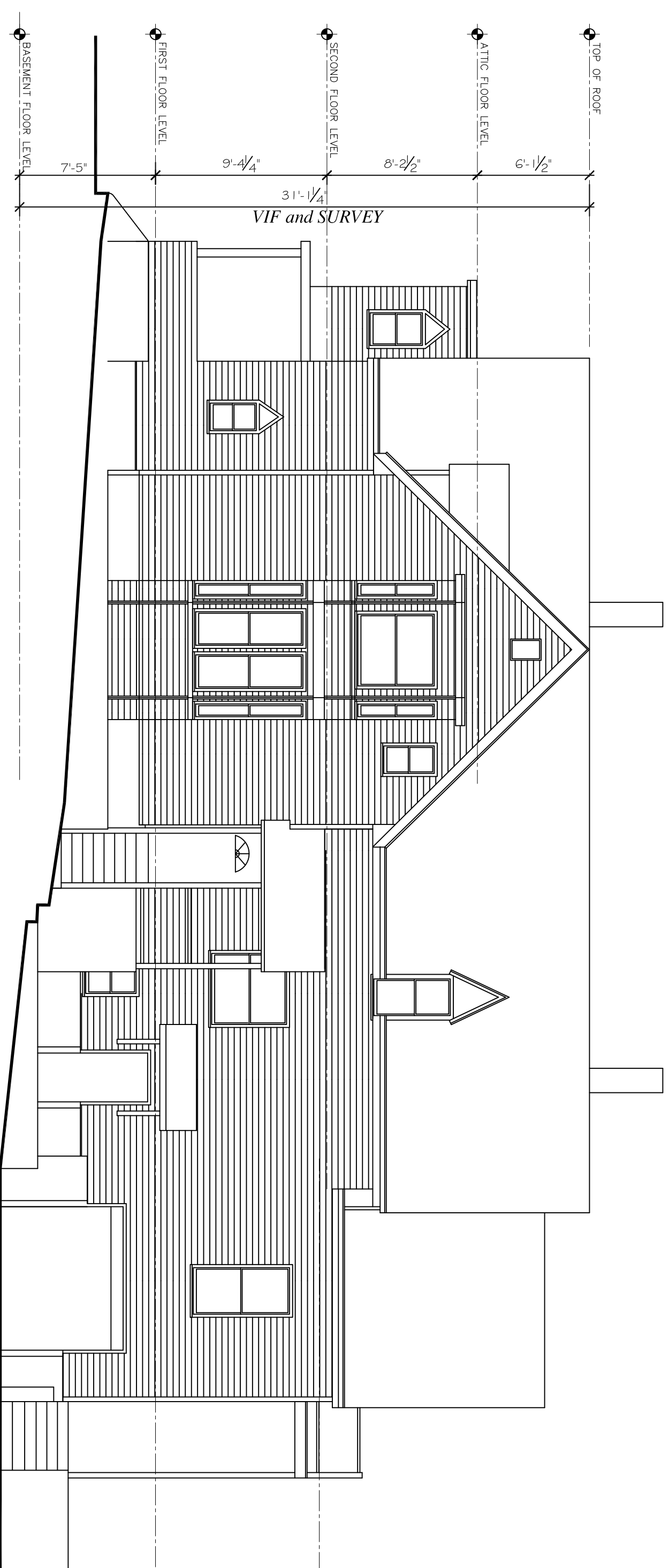
SCALE:	AS SHOWN
DRAWN BY:	NCH
CHECKED BY:	RJ
DATE:	SEPTEMBER 27, 2016

EX-2

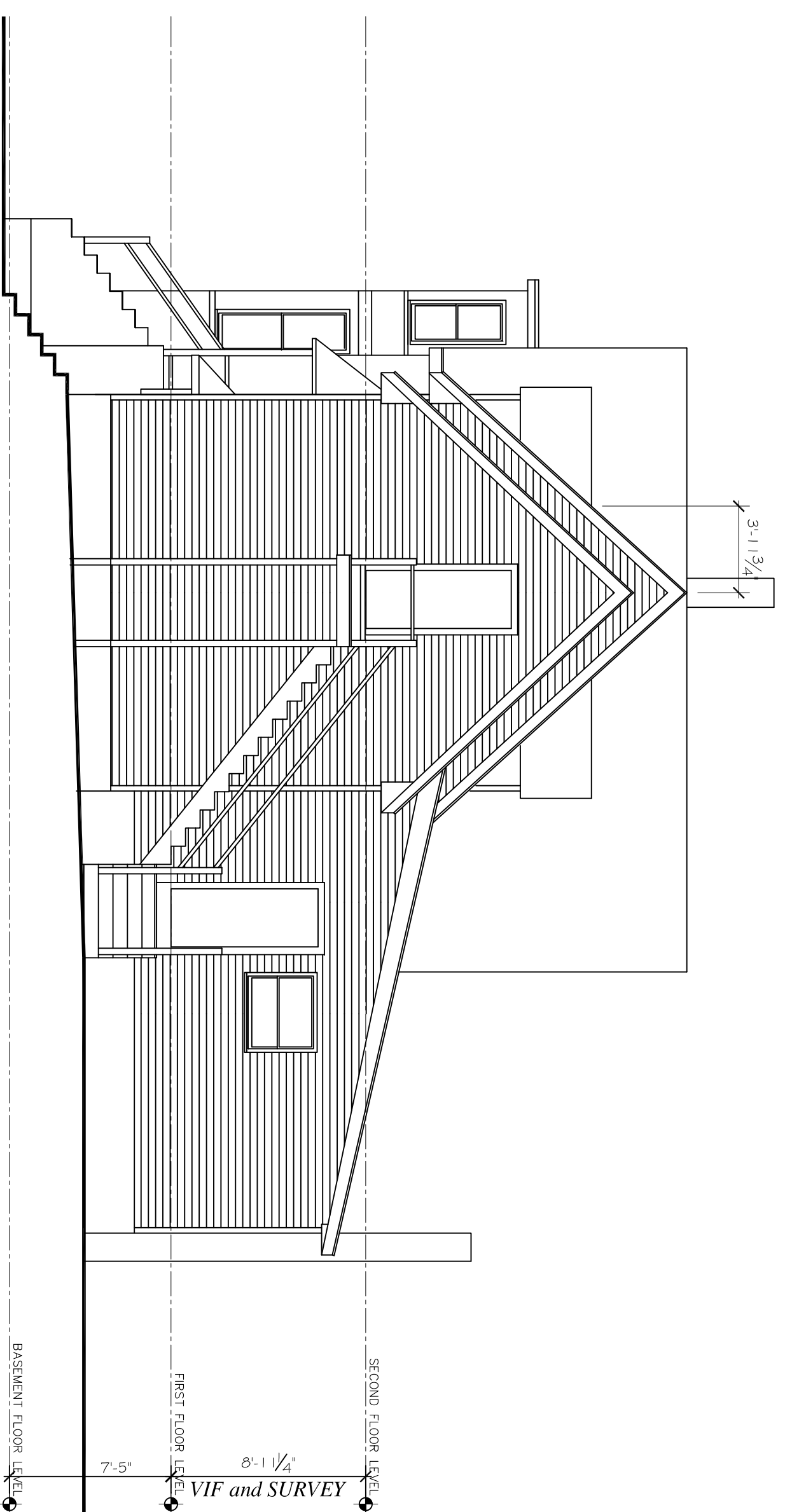


EXISTING FRONT ELEVATION UNITS 1&2

NTS

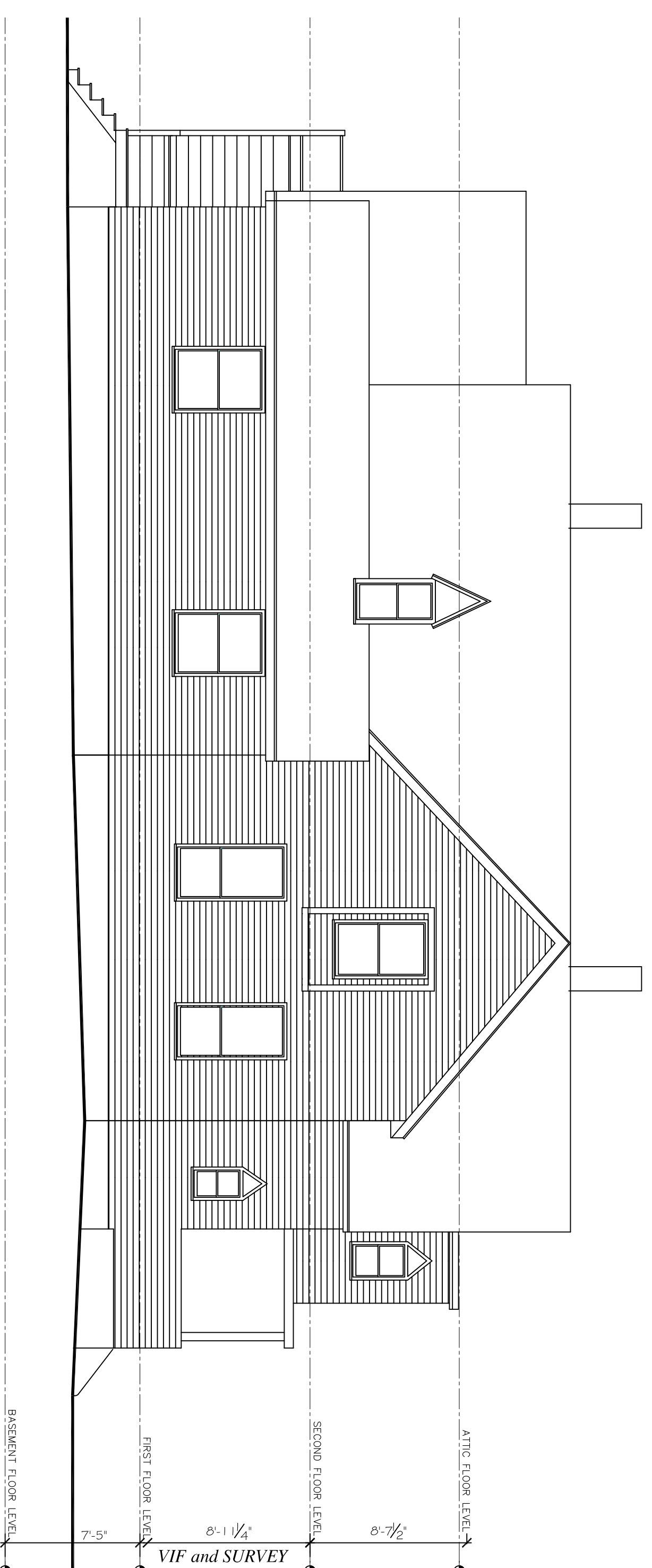


EXISTING RIGHT SIDE ELEVATION UNITS 1&2



EXISTING REAR ELEVATION UNITS 1&2

NTS



EXISTING LEFT SIDE ELEVATION UNITS 1&2

NTS

SCALE

UNITS 1-2 EXISTING
ELEVATIONS

50 - 52 ROWE ST.
NEWTON, MA 02466

NEW TWO FAMILY PLUS SINGLE RESIDENCE
50 - 52 ROWE STREET, NEWTON, MA 02466

OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

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

April 15, 2008

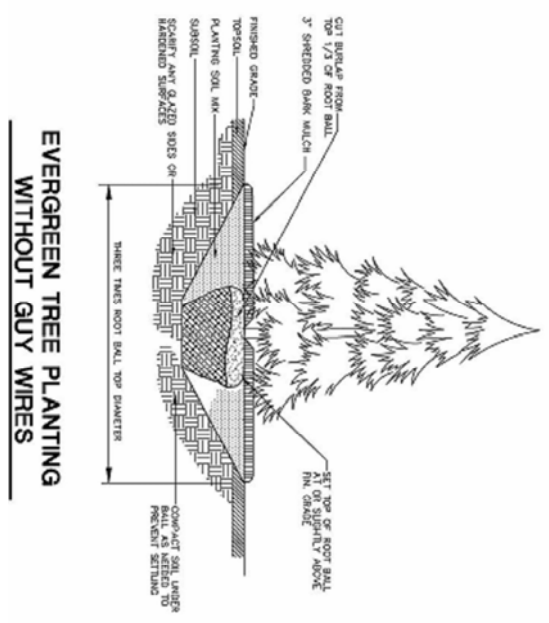
SCALE: AS SHOWN

DRAWN BY: NCH

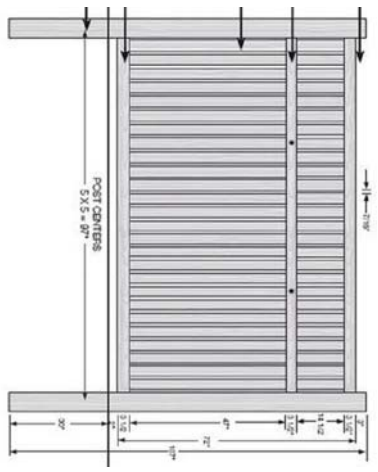
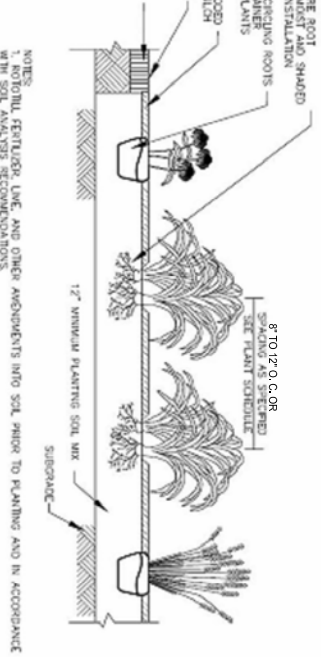
CHECKED BY: RJ

REVISED: SEPTEMBER 27, 2016

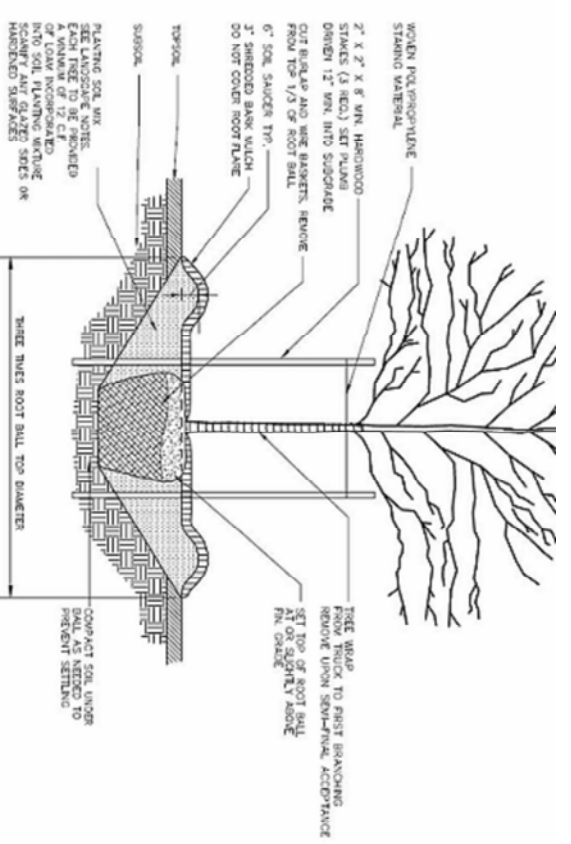
EX-3



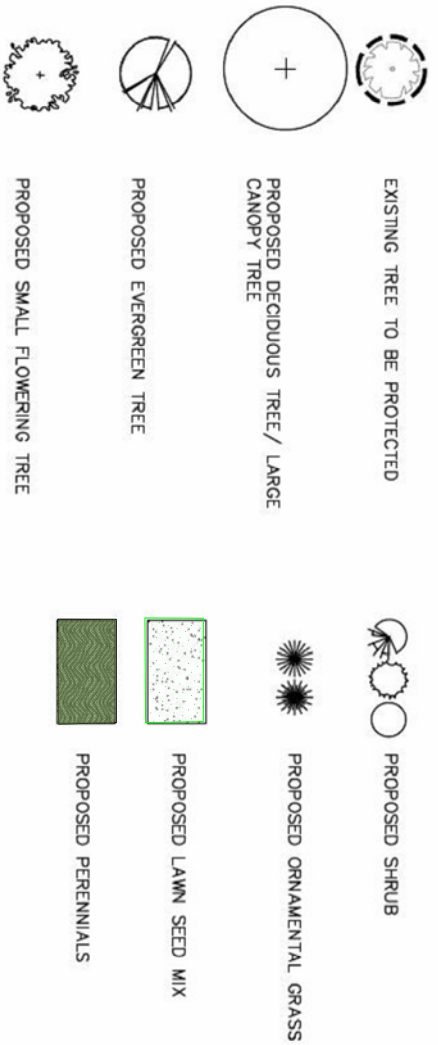
ANNUAL/PERENNIAL AND GROUNDCOVER BEDS



DECIDUOUS TREE PLANTING

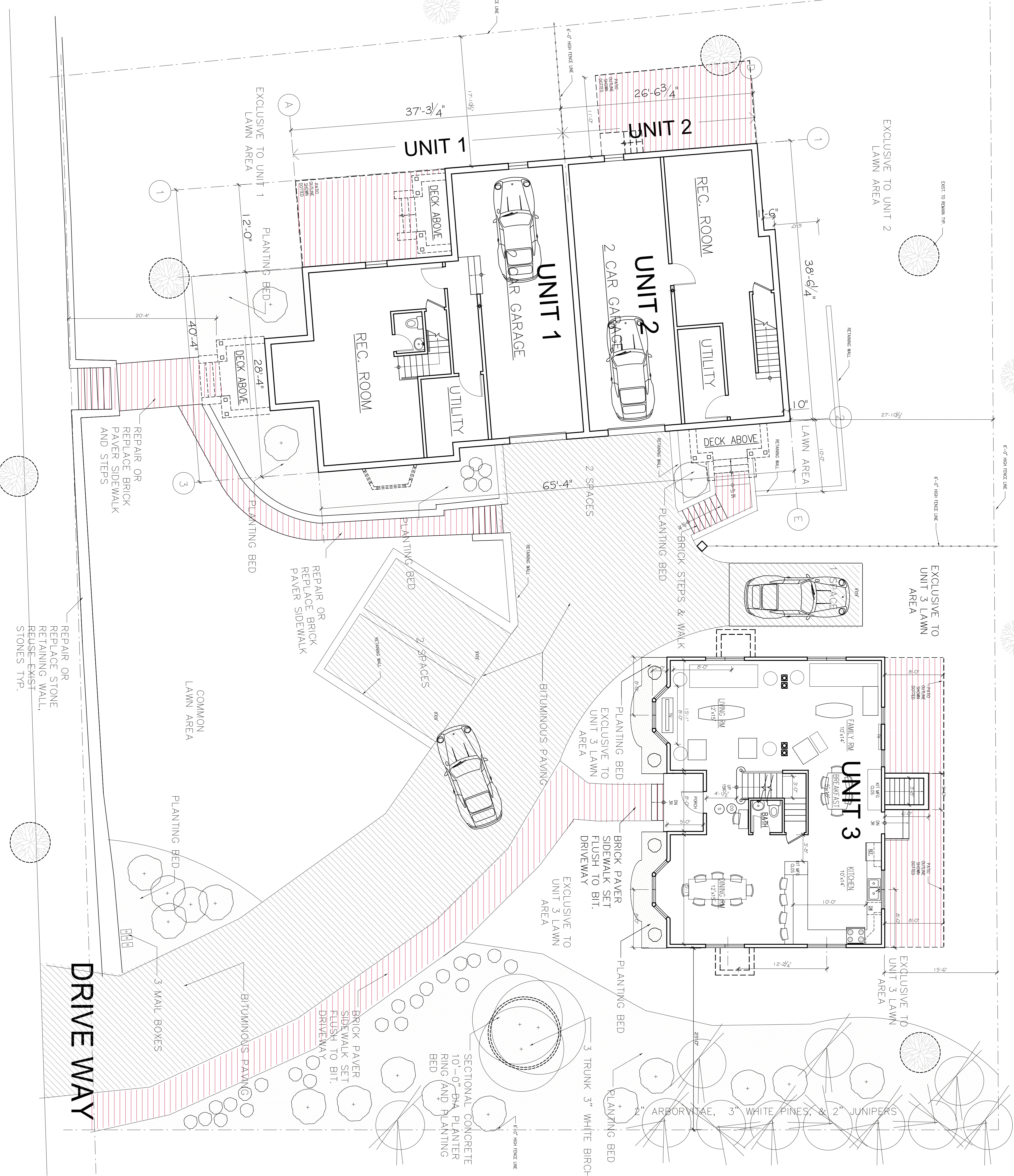


LANDSCAPE KEY



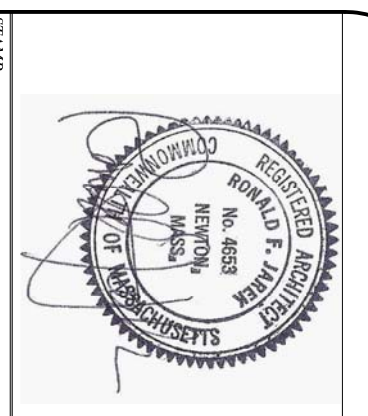
LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND SITE PLAN, SUBJECT TO THE SITE LAYOUT PLAN, SHOWING PLANTING AND LANDSCAPE MATERIALS, SHALL BE SUBJECT TO THE REVIEW, REVISION, AND APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONER OF PUBLIC WORKS. THE LANDSCAPE MATERIALS SHALL BE LISTED IN THE LANDSCAPE KEY AND SHALL BE SUBJECT TO THE REVIEW, REVISION, AND APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONER OF PUBLIC WORKS.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE KEY. THE LANDSCAPE MATERIALS SHALL BE LISTED IN THE LANDSCAPE KEY AND SHALL BE SUBJECT TO THE REVIEW, REVISION, AND APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONER OF PUBLIC WORKS.
3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE KEY. THE LANDSCAPE MATERIALS SHALL BE LISTED IN THE LANDSCAPE KEY AND SHALL BE SUBJECT TO THE REVIEW, REVISION, AND APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONER OF PUBLIC WORKS.
4. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE KEY. THE LANDSCAPE MATERIALS SHALL BE LISTED IN THE LANDSCAPE KEY AND SHALL BE SUBJECT TO THE REVIEW, REVISION, AND APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONER OF PUBLIC WORKS.
5. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE KEY. THE LANDSCAPE MATERIALS SHALL BE LISTED IN THE LANDSCAPE KEY AND SHALL BE SUBJECT TO THE REVIEW, REVISION, AND APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONER OF PUBLIC WORKS.
6. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE KEY. THE LANDSCAPE MATERIALS SHALL BE LISTED IN THE LANDSCAPE KEY AND SHALL BE SUBJECT TO THE REVIEW, REVISION, AND APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONER OF PUBLIC WORKS.
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12. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE KEY. THE LANDSCAPE MATERIALS SHALL BE LISTED IN THE LANDSCAPE KEY AND SHALL BE SUBJECT TO THE REVIEW, REVISION, AND APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONER OF PUBLIC WORKS.



ROWE STREET

DRIVE WAY



LANDSCAPE PLAN
50 - 52 ROWE ST.
NEWTON, MA 02466

NEW TWO FAMILY PLUS SINGLE RESIDENCE
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OWNER: NEW NEWTON, LLC
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BRIGHTON, MA 02135

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

DATE:	April 23, 2016
SCALE:	AS SHOWN
DRAWN BY:	NEJ
DESIGNER:	RJ
REVISION:	NOV 9, 2016, 2016 SEPTEMBER 22, 2016