

INSULATION GUIDELINES (if no HERS Rater)

Code Checklist for Designers - Stretch Code

Alterations, Renovations, or Repairs – HERS rating of ≤ 65 for house < 2000 ft2, HERS rating of ≤ 80 for house ≥ 2000 ft2. OR the following in all exposed or new areas Get a HERS rating, OR the follow this prescriptive list

Insulation

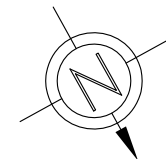
- Roof or joists of unfinished attic - R-38, unless the existing rafters aren't deep enough, then R 3.5/inch. This MAY be triggered even if you just expose the sheathing. on plans, inspection, IECC 2009 402.1.1 (we're zone 5A), MA Bld Code 8th Ed. 115AA 101.4.3
- EXCEPTION – up to 500 ft2 or 20%, whichever is less, of roof can be R-30 IECC 2009 402.2.2
- Existing walls - fill full with R 3.5/inch material. New walls R-20. Use either 2x6 frame or 2x4 frame with 2" of rigid. on plans, inspection IECC 2009 402.1.1, MA Bld Code 8th Ed. 115AA 101.4.3
- Floors R-30, existing floors R 3.5/inch on plans, inspection IECC 2009 402.1.1
- Basement wall R-10 on the foundation wall, or R-13 in a framed wall on plans, inspection IECC 2009 402.1.1
- Slab R-10, slab perimeter R-10 on plans, inspection IECC 2009 402.1.1
- Crawl space wall R-10 on plans, inspection IECC 2009 402.1.1
- Mass walls (concrete/masonry) R-13 if >50% of insulation is outside wall, R-17 if <50% of insulation is outside wall on plans, inspection IECC 2009 402.1.1
- For additions all U-values must meet IECC 2009 standards. No R-3.5/inch exception for existing voids. on plans, inspection See Renovation section, above

Fenestration:

- windows U-.30 or lower, doors: solid U.21 or lower, less than 1/2 glass U.27 or lower, more than 1/2 glass U.32 or lower; skylights U.55 or lower. Doors/hatches to unconditioned space must be gasketed + insulated., so avoid uninsulated space. window/door paperwork or copies of labels MA Bld Code 8th Ed 115AA 401.3, Energy Star window/door V.5, IECC 2009 402.2.3
 - Up to 15 ft2 of "glazed fenestration" can be exempt from U-factor requirements IECC 2009 402.3.3 IECC 2009 402.3.4 One opaque (no glass), side-hinged door, up to 24 ft2, can be exempt from U-factor requirements IECC 2009 402.3.4 IECC 2009 402.3.4
- ### Air seals –
- all joints, seams, and penetrations between conditioned + unconditioned space to create continuous barrier. If tested must meet < 7 ACH 50 Blower door, or Energy Star thermal bypass checklist by contractor IECC 2009 402.4.2, 402.4.1 MA Bld Code 8th Ed. Appendix 115AA 401.3
- ### Lighting
- Cans in roofs or unconditioned space - IC rated and caulked or gasketed to finish surface inspection IECC 2009 402.4.5
 - At least 80% of new lights must be high-efficiency on plans, inspection IECC 2009 404.1
- ### HVAC
- Equipment sized using Manuals J, S and D. Do not oversize IECC 2009 403.6, IRC 1401.3
- ### Labeling –
- 401.3 Compliance checklist on plans. inspection IECC 103.1

SEE CURRENT VTP SURVEY SITE PLAN

NTS



NEW 2) TWO FAMILY RESIDENCES

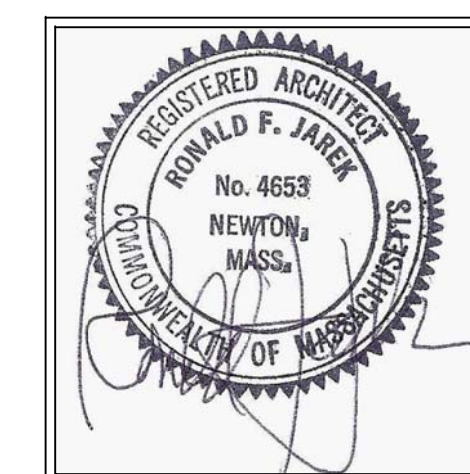
50-52 ROWE ST, NEWTON, MA 02466

LIST OF DRAWINGS

- A-0 TITLE SHEET
- A-1 NOTES, MATERIALS LIST & FAR CALC.
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Architect:
Ronald F. Jarek

487 Watertown Street
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50-52 ROWE ST., NEWTON, MA

EXISTING WALLS TO REMAIN

EXISTING WALLS/CONSTRUCTION TO BE REMOVED

NEW WALLS

Detail No.
Drawing No.
BUILDING SECTION

Detail No.
Drawing No.
DETAIL SECTION

PARTITION TYPE

NEW DOOR & DOOR NUMBER

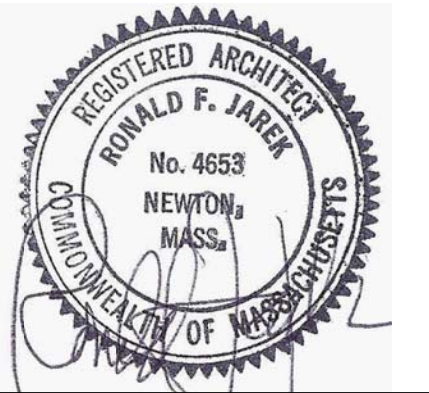
WINDOW NUMBER

Drawing No.
Elevation No.
INTERIOR ELEVATION

AL	Aluminum	MIN	Minimum
APPROX	Approximately	MISC	Miscellaneous
BD	Board	NIC	Not In Contract
BLDG	Building	NTS	Not To Scale
CLG	Ceiling	OPP	Opposite
CLR	Clear	P-LAM	Plastic Laminate
COL	Column	PL	Plaster
CONC	Concrete	PTD	Painted
CONSTR	Construction	REQ	Required
CONT	Continuous	RO	Rough Opening
CPT	Carpet	SIM	Similar
CT	Ceramic Tile	SST	Stainless Steel
CTR	Center	STD	Standard
DET	Detail	STL	Steel
DIA	Diameter	STOR	Storage
DISP	Dispenser	SUSP	Suspended
DN	Down	T&G	Tongue & Groove
DWG	Drawing	THK	Thick
ELEC	Electric(Electrical)	TYP	Typical
EQ	Equal	VCB	Vinyl Cove Base
ETR	Existing to Remain	VPB	Veneer Plaster Base
EXIST	Existing	WC	Water closet
FFL	Finish Floor	WD	Wood
GA	Gauge	W/	With
GL	Glass	W/O	Without
GWB	Gypsum Wall Board	WT	Weight
HCP	Handicapped		
HDP	High Density Polymer		
HR	Hour		
HT	Height		
INSUL	Insulation(Insulated)		
LT	Light		
MAX	Maximum		
MECH	Mechanical		

LEGEND

ABBREVIATIONS



STAMP:

UNITS 1-2-3-4 PROPOSED
TITLE & DRAWINGS LIST
50 - 52 ROWE ST.
NEWTON, MA 02466

NEW 2) TWO FAMILY RESIDENCES
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 18, 2016

SCALE: AS NOTED

DRAWN BY: N.G.H

CHECKED BY: R.F.

A-0

GENERAL NOTES

- 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. GOVERNING THIS WORK INCLUDING THE STRECH CODE.
- 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.
- CONTRACTOR'S BID PRICE SHALL REFLECT ALL SPECIFIED WORK.
- DRAWN INFORMATION IS TAKEN FROM EXISTING CONDITIONS AND RANDOM FIELD MEASUREMENTS AND IS PROVIDED ONLY TO ASSIST THE CONTRACTOR IN ESTABLISHING THE SCOPE OF WORK.
- 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.
- DO NOT SCALE THESE DRAWINGS FOR QUANTITIES, LENGTHS, SIZES, AREAS ETC.
- 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.
- CONTRACTOR SHALL REPAIR ALL AREAS DAMAGED BY DEMOLITION PRIOR TO INSTALLATION OF NEW MATERIAL.
- IF HAZARDOUS WASTE IS ENCOUNTERED, STOP WORK & CONTACT THE OWNER & ARCHITECT IMMEDIATELY TO INITIATE ABATEMENT PROCEDURES IN ACCORDANCE WITH OSHA STANDARDS.

GENERAL NOTES STRUCTURAL

- 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.
- 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. DWGS. FOR ALL ELEVATIONS.
- 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 APURTENANCES.
- DIMENSIONS SHOWN ON THE DRAWINGS MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO DETAILING, FABRICATION AND ERECTION OF ALL STRUCTURAL MEMBERS.
- 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 DISCREPENCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- 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.
- 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.
- THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS AT ALL TIMES TO PROTECT ADJOINING PROPERTY FROM DAMAGE. ALL ABUTTING WORK SHALL BE RESTORED TO PRESENT CONDITION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS FOR APPROVAL.

FOUNDATION NOTES

- 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.
- NO FOUNDATIONS SHALL BE PLACED ON FROZEN SOIL OR WATER. PROVIDE PROPER DRAINAGE OF EXCAVATION WITH PLASTIC PIPE TO PROTECT AGAINST WATER. WHERE IT IS NECESSARY TO RAISE THE GRADE BELOW SLAB DUE TO OVER EXCAVATION, STRUCTURAL FILL SHALL BE PLACED AND COMPACTED TO 95% DRY DENSITY.
- PROVIDE PROPER DRAINAGE OF EXCAVATION OR COVER EXCAVATION WITH PLASTIC TO PROTECT AGAINST WATER.

PLYWOOD NOTES

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

CONCRETE NOTES

- 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 305 R FOR HOT WEATHER CURING.
- CONCRETE STRENGTH SHALL BE AS FOLLOWS: ALL CONCRETE - MIN. COMPRESSIVE STRENGTH = 4000 PSI
- ALL BAR REINFORCEMENT SHALL CONFORM TO ASTM A615 - GRADE 60.
- 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.
- MINIMUM CONCRETE CLEARANCES FOR PROTECTION OF REINFORCING:
SLABS: TOP - 2"
WALL: ALL SIDES - 2" (MIN.)
- ALL EXPOSED CONCRETE EDGES SHALL HAVE 3/4" CHAMFER, USING EDGING TOOL WHERE NEEDED. EXPOSED CONCRETE SURFACES SHALL HAVE A PLYWOOD FINISH. JOINTS AND FINS SHALL BE SACKED TO A UNIFORM TEXTURE WHILE CONCRETE IS STILL GREEN, TO PRODUCE A SURFACE ACCEPTABLE TO THE DESIGNERS & OWNER.
- CONSTRUCTION JOINT SPACING SHALL BE AS SHOWN ON THE DRAWINGS.
- 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.
- DOWELLING OF NEW REINFORCEMENT INTO EXISTING CONCRETE SHALL BE ACHIEVED BY USING THE HILTI HVA "ADHESIVE ANCHOR METHOD". ALL INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
- CONTROL JOINTS SHALL BE PLACED THROUGHOUT AND EQUALLY SPACED NOT EXCEEDING 10' ON CENTER, IN ANY DIRECTION.

WOOD NOTES

- 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.
- ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE, DOUGLAS FIR, GRADE 1 OR APPROVED EQUAL WITH MINIMUM PROPERTIES OF: E = 1,800,000 PSI, F_b = 1500 PSI, F_v = 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 Boad 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:

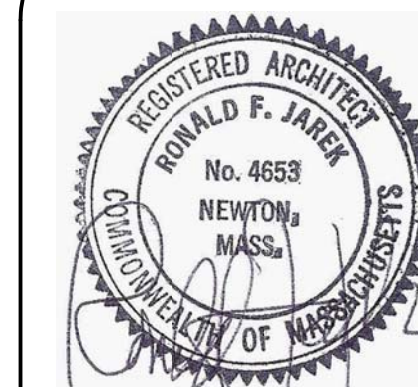
- Bituminous

FOUNDATION

- Concrete Parged

50-52 Rowe Street Special Permit FAR Calculations LOT SIZE: 19,321SF						
AREA	UNIT 1	UNIT 2	UNIT 3	UNIT 4	FAR TOTAL S.F. ALLOWED by SP	FAR TOTAL S.F. PROVIDED
BASE (Not Req'd)	---	---	---	---	---	---
FIRST FLOOR	1301 SF.	1063 SF.	480 SF.	720 SF.	---	3564 SF.
SECOND FLOOR	1212 SF.	892 SF.	480 SF.	720 SF.	---	3304 SF.
ATTIC (Not Req'd)	---	---	---	---	---	---
MASS BELOW GR.	*300 SF.	*300 SF.	---	---	---	*600 SF.
TOTAL SQ. FT **	*2813 SF.	*2255 SF.	*960 SF.	*1440 SF.	*7700 SF.	*7468 SF.

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



STAMP

UNITS 1-2-3-4 PROPOSED
CONDITIONS S.P. SUB

50 - 52 ROWE ST.
NEWTON, MA 02466

NEW 2) TWO FAMILY RESIDENCES
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 18, 2016

SCALE:

AS NOTED

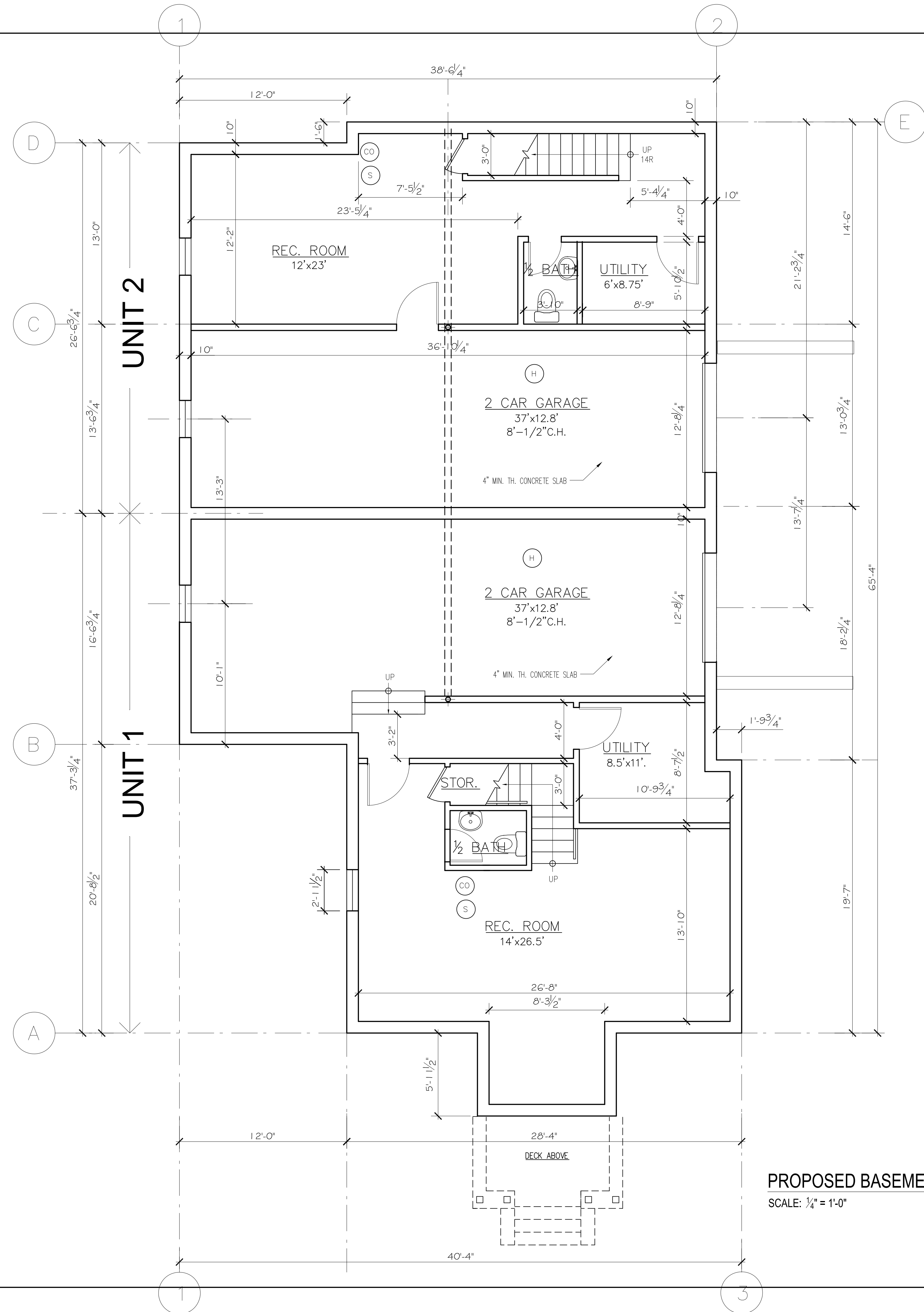
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N.G.H

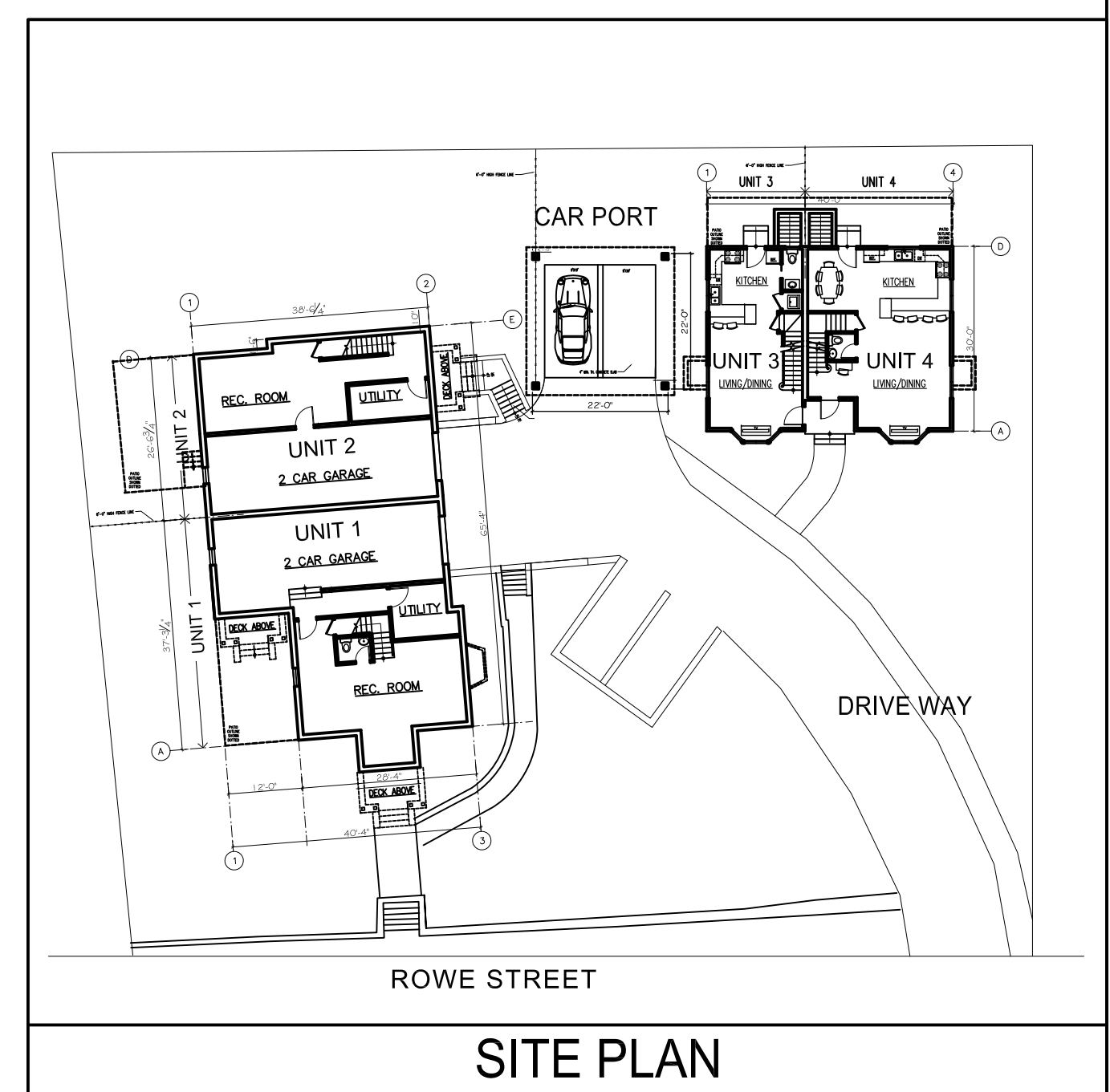
CHECKED BY:

R.J

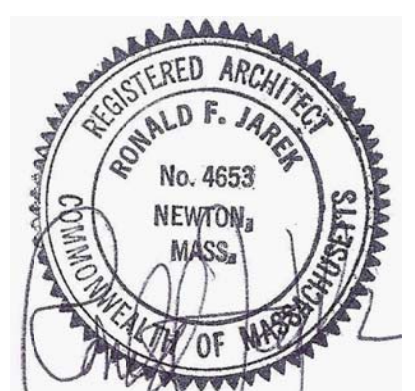
A-1



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



SITE PLAN

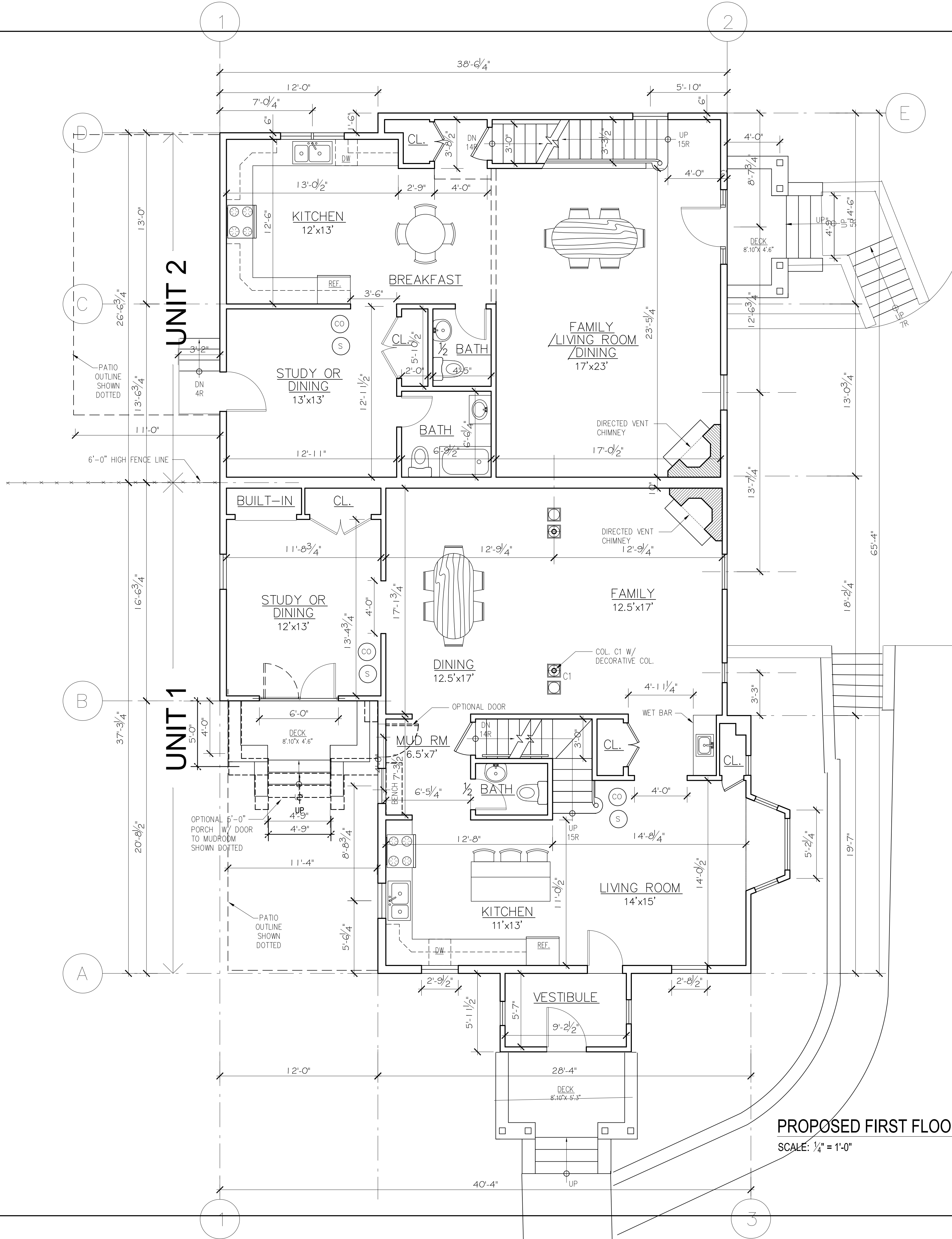


**UNITS 1-2 PROPOSED
 BASEMENT FLOOR PLANS**
 50 - 52 ROWE ST.
 NEWTON, MA 02466

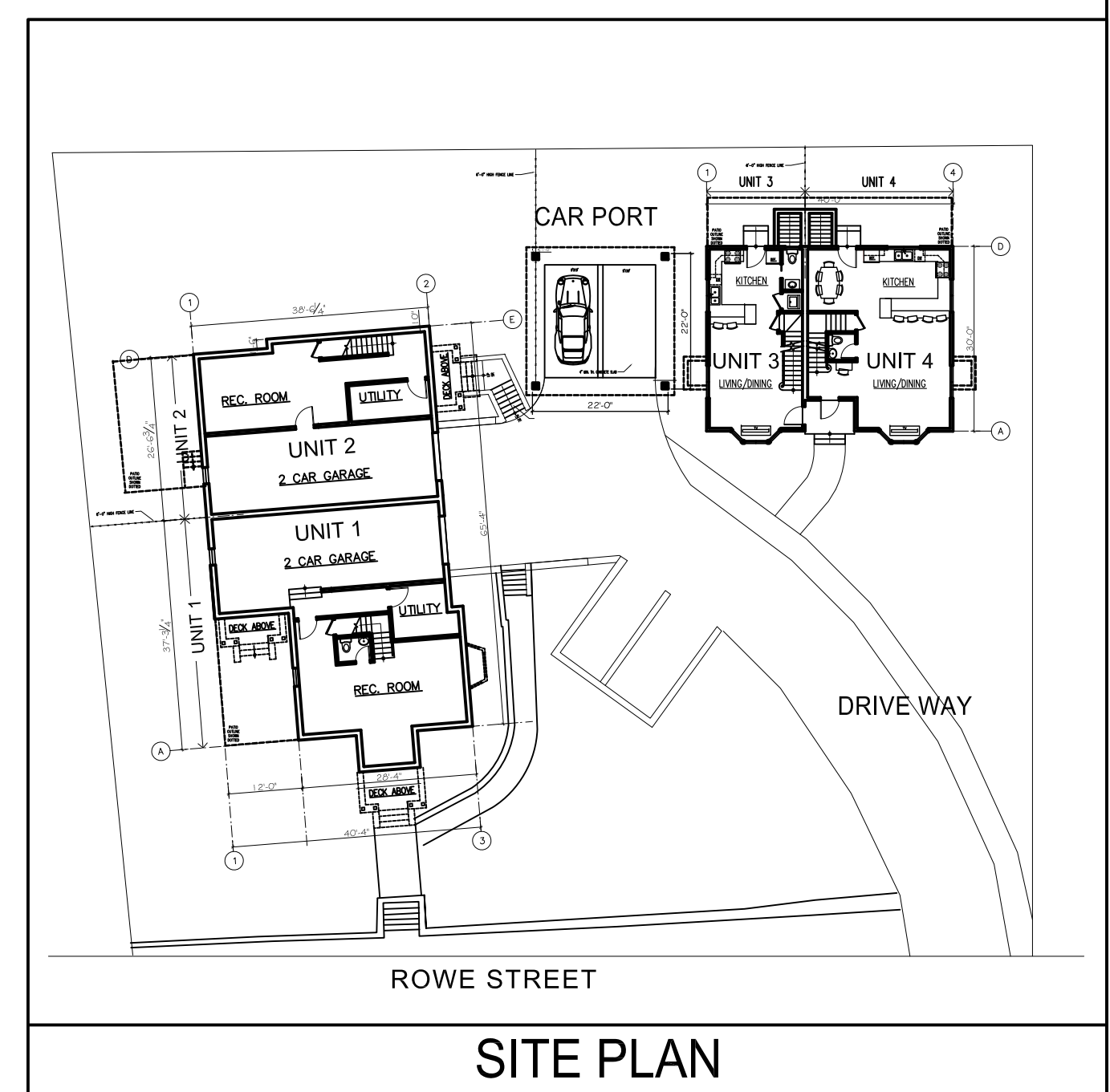
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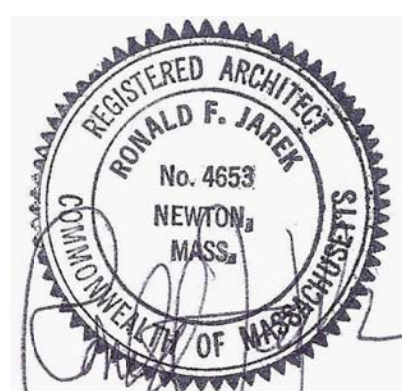
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 DRAWN BY: NGH
 CHECKED BY: RJ



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



SITE PLAN

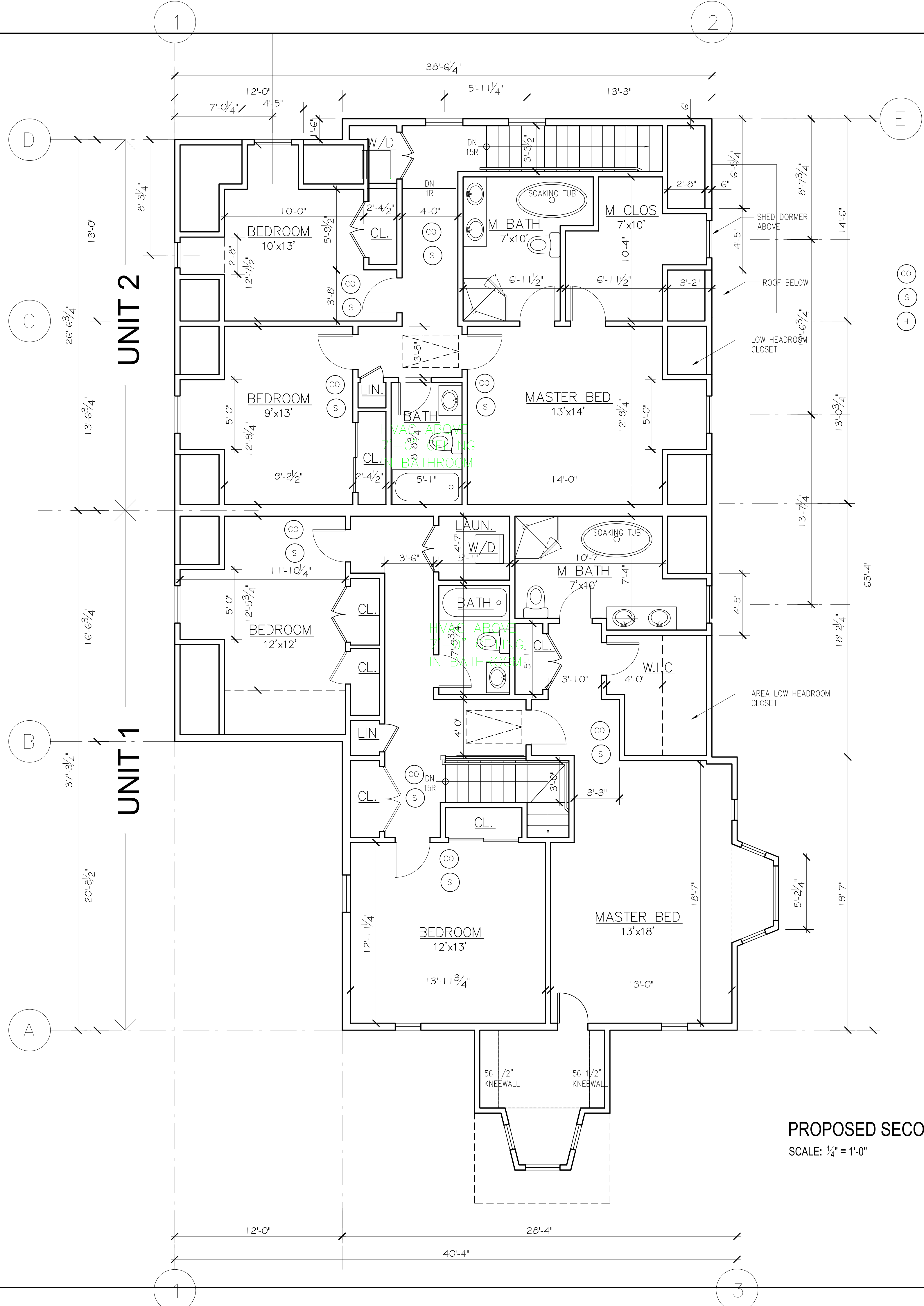


UNITS 1-2 PROPOSED
FIRST FLOOR PLAN
50 - 52 ROWE ST.
NEWTON, MA 02466

NEW 2) TWO FAMILY RESIDENCES
50 - 52 ROWE STREET, NEWTON, MA 02466
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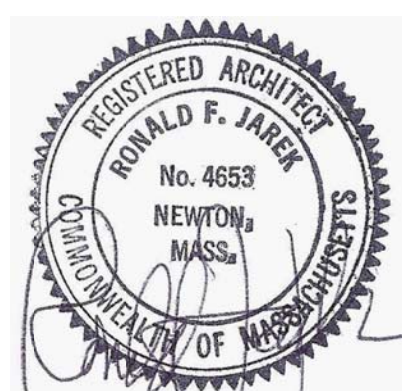
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PROPOSED SECOND FLOOR PLAN UNITS 1 & 2
SCALE: 1/4" = 1'-0"



SITE PLAN

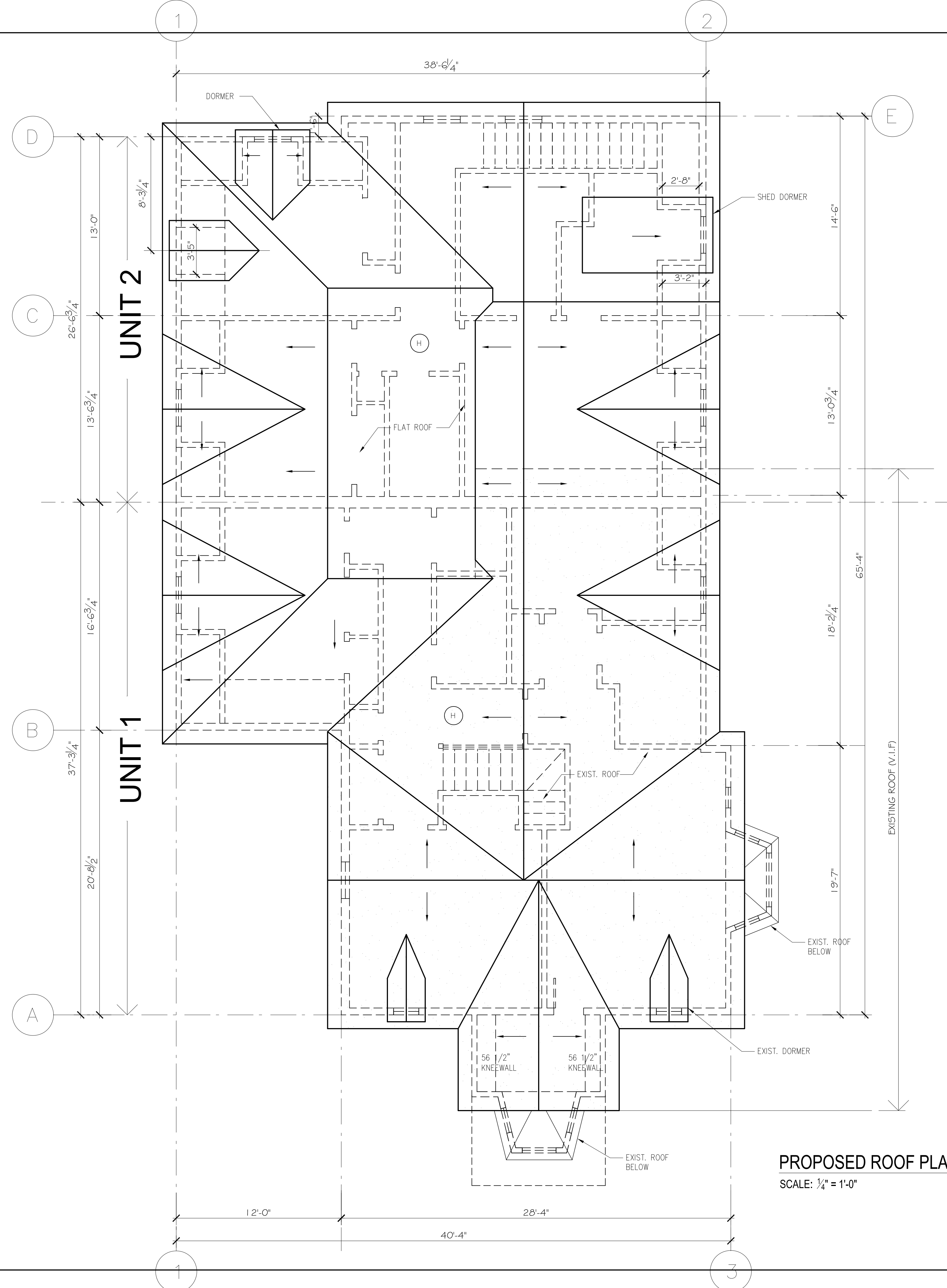


UNITS 1-2 PROPOSED
SECOND FLOOR PLAN
50 - 52 ROWE ST.
NEWTON, MA 02466

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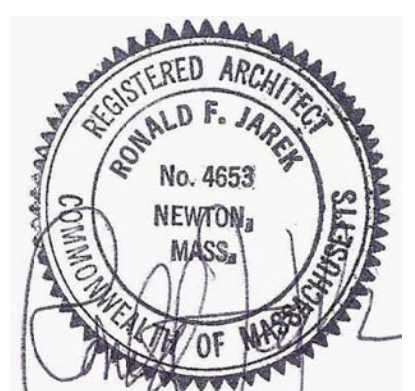
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CHECKED BY: RJ



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



SITE PLAN



STAMP

**UNITS 1-2 PROPOSED
 ROOF PLAN**
 50 - 52 ROWE ST.
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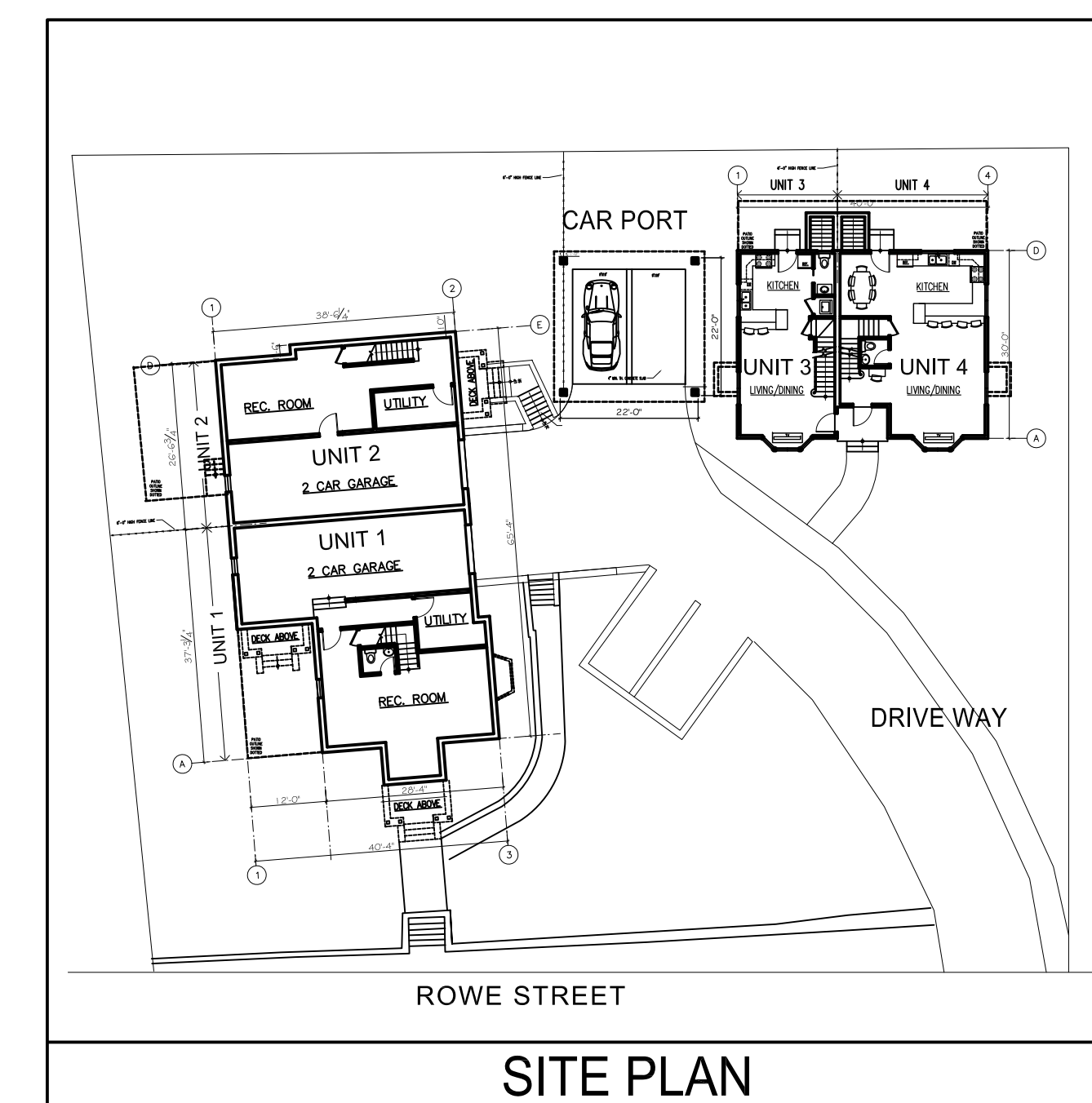
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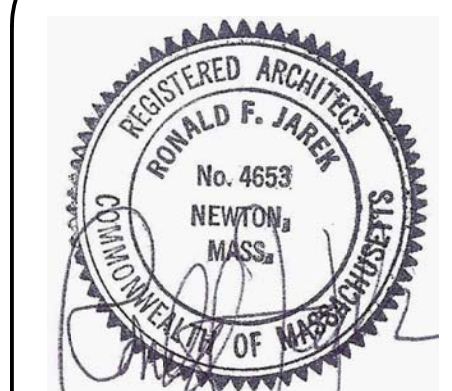
PROPOSED RIGHT SIDE ELEVATION UNITS 1 & 2
SCALE: 1/4" = 1'-0"



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



SITE PLAN



UNITS 1-2 PROPOSED ELEVATIONS
50 - 52 ROWE ST.
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UNIT 2

UNIT 1

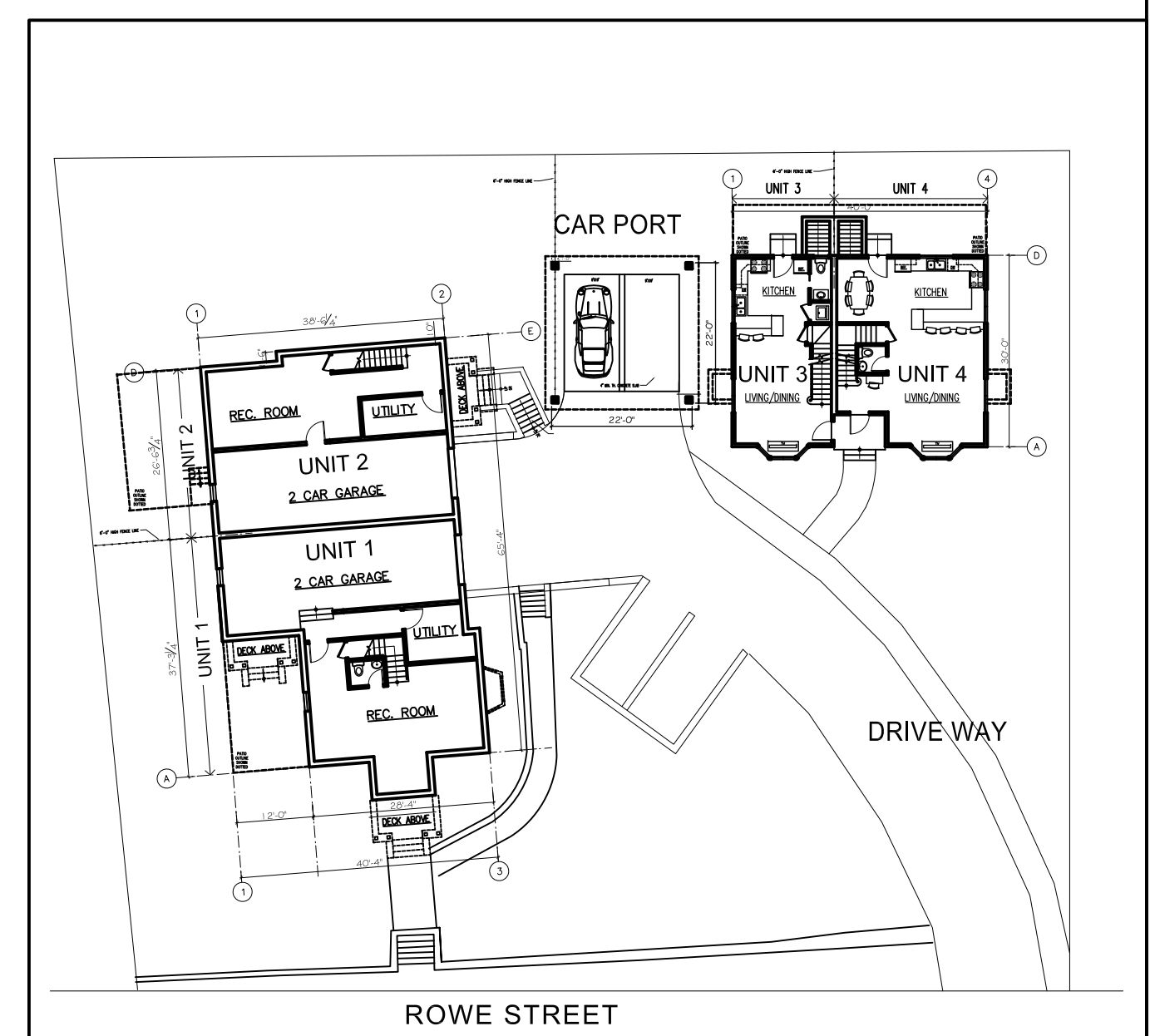
PROPOSED LEFT SIDE ELEVATION UNITS 1 & 2

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



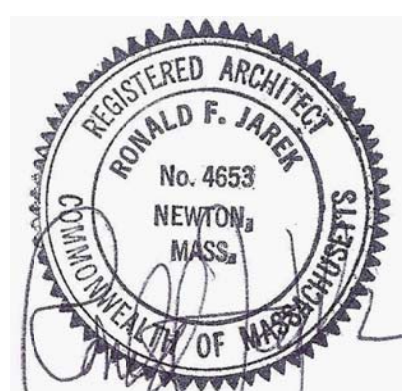
PROPOSED REAR ELEVATION UNITS 1 & 2

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



ROWE STREET

SITE PLAN



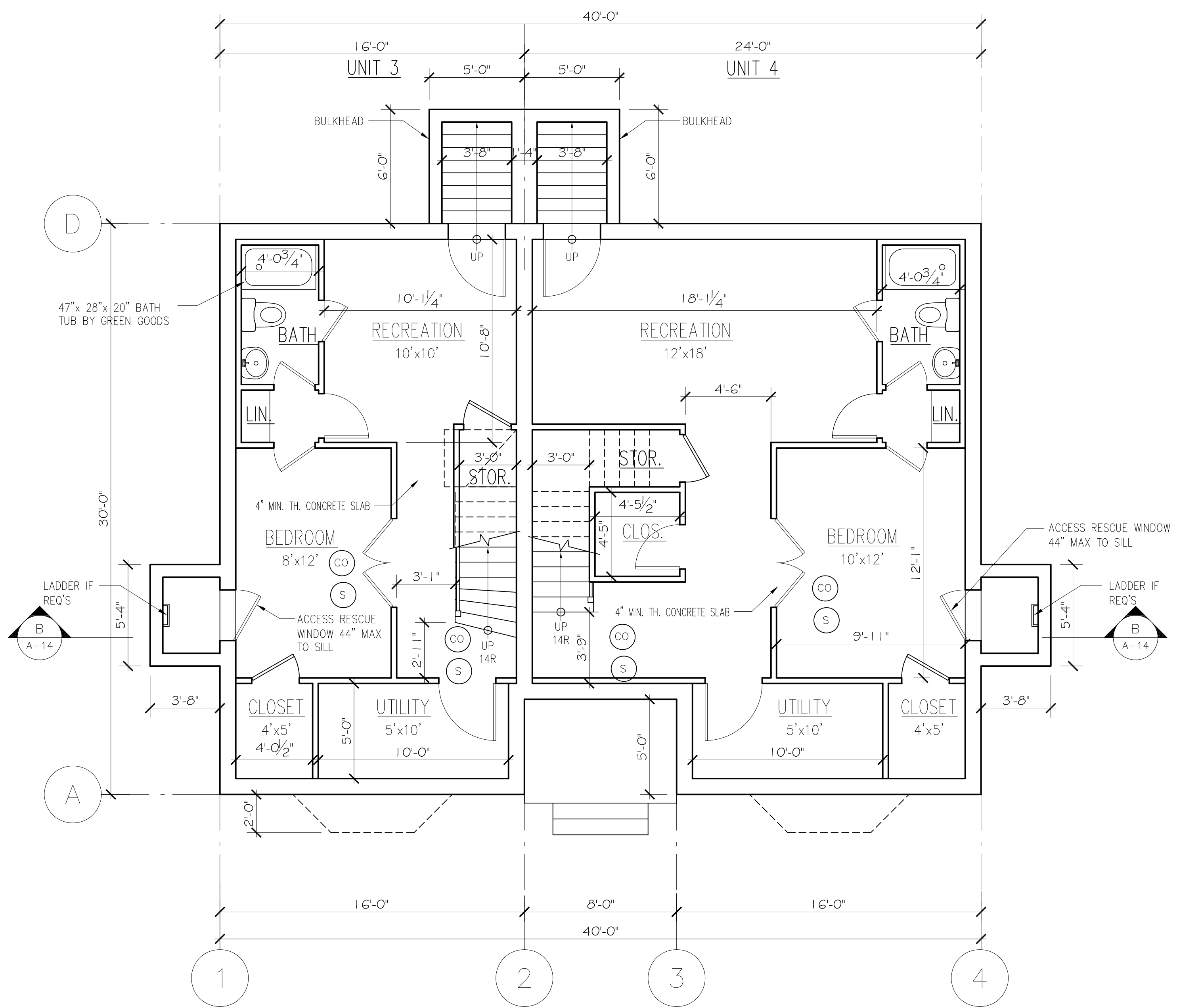
UNITS 1-2 PROPOSED ELEVATIONS

NEW 2) TWO FAMILY RESIDENCES 50 - 52 ROWE STREET, NEWTON, MA 02466

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

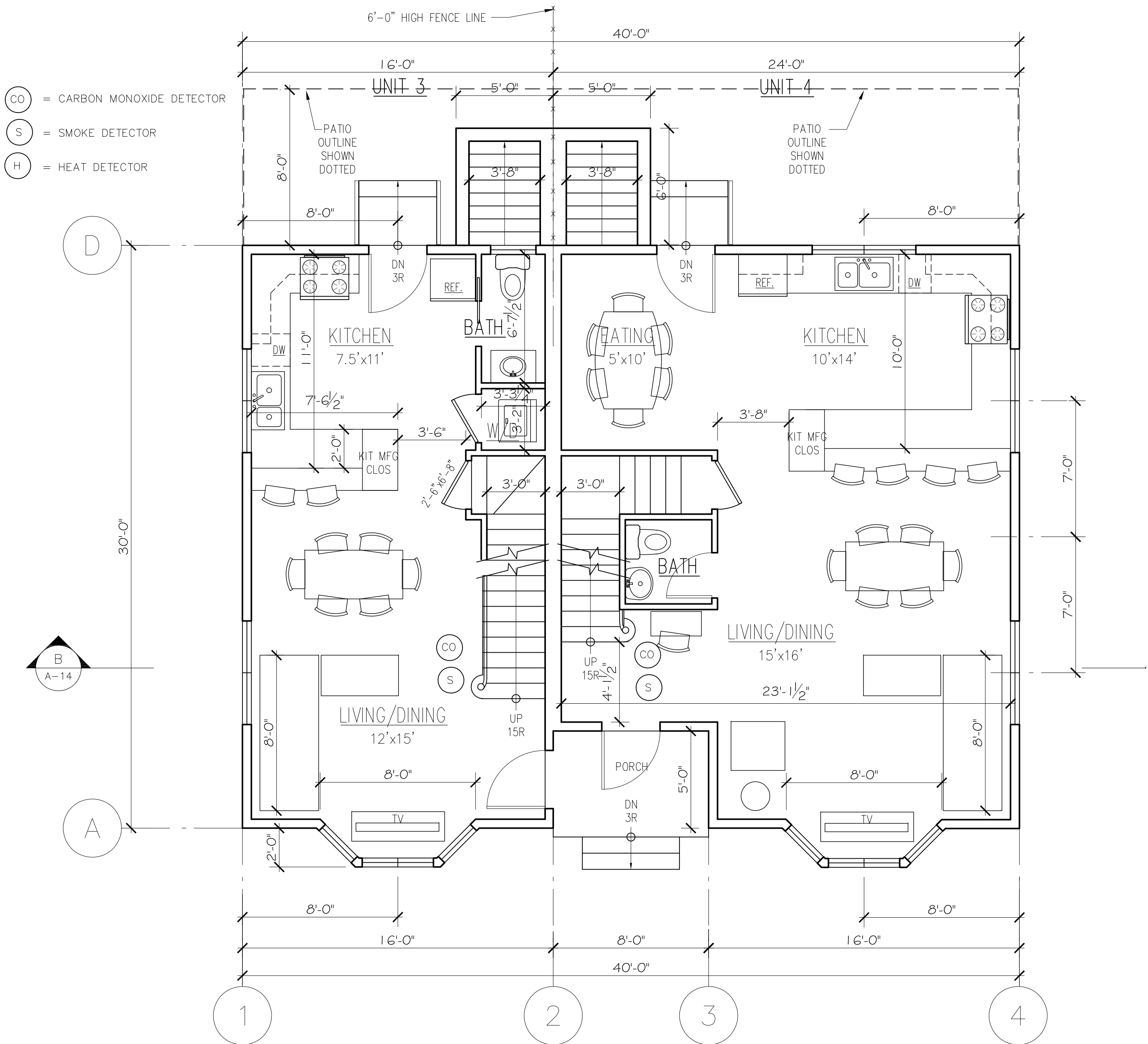
Ronald F. Jarek, Architect 487 Watertown Street Newtonville, MA 02460

DATE: April 28, 2016
SCALE: AS NOTED
DRAWN BY: NGH
CHECKED BY: RJ

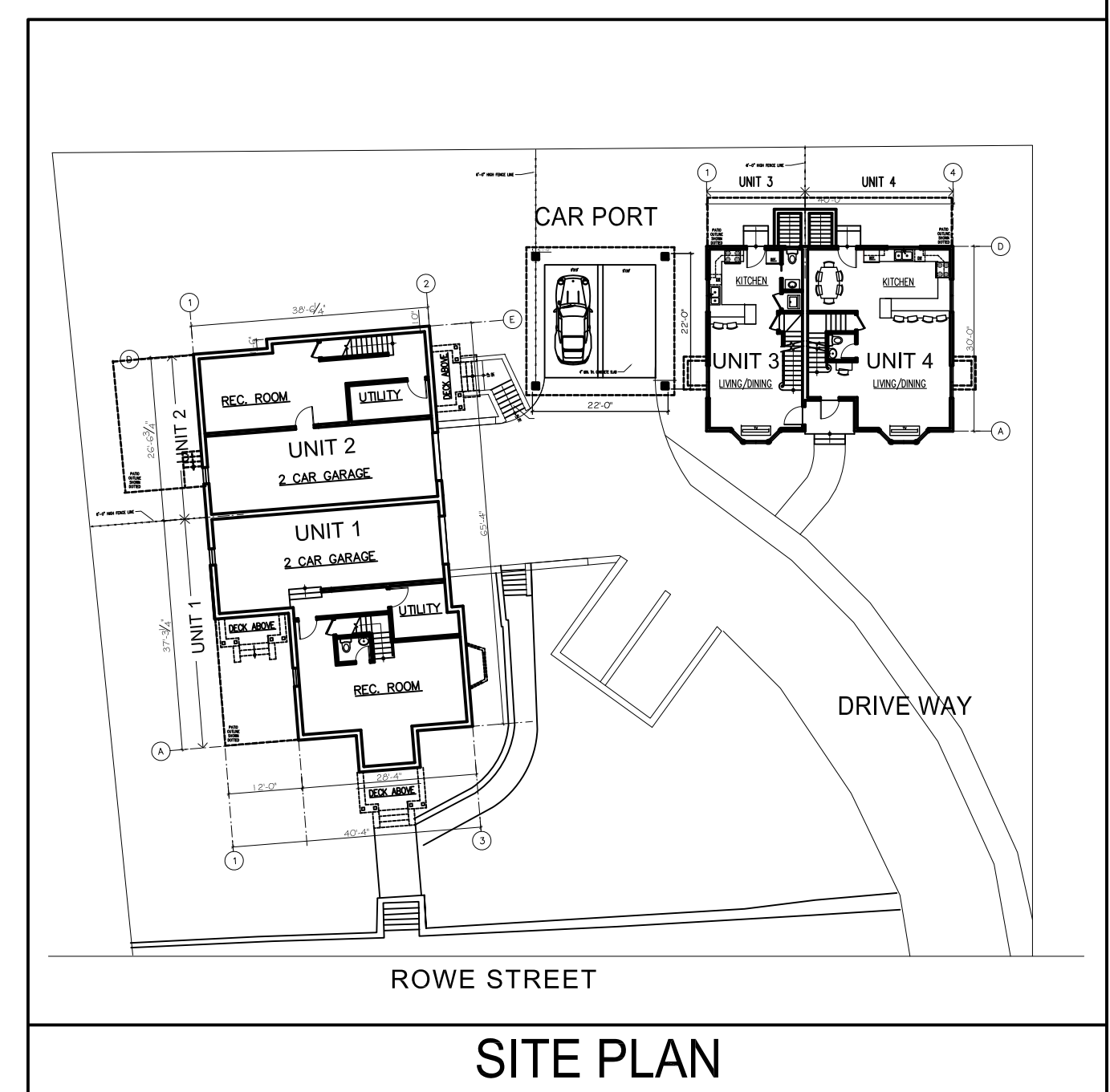


PROPOSED BASEMENT UNITS 3&4
SCALE: 1/4" = 1'-0"

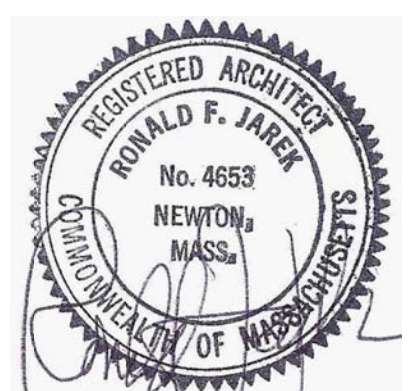
- CO = CARBON MONOXIDE DETECTOR
- S = SMOKE DETECTOR
- H = HEAT DETECTOR



PROPOSED FIRST FLOOR PLAN UNITS 3&4
SCALE: 1/4" = 1'-0"



SITE PLAN

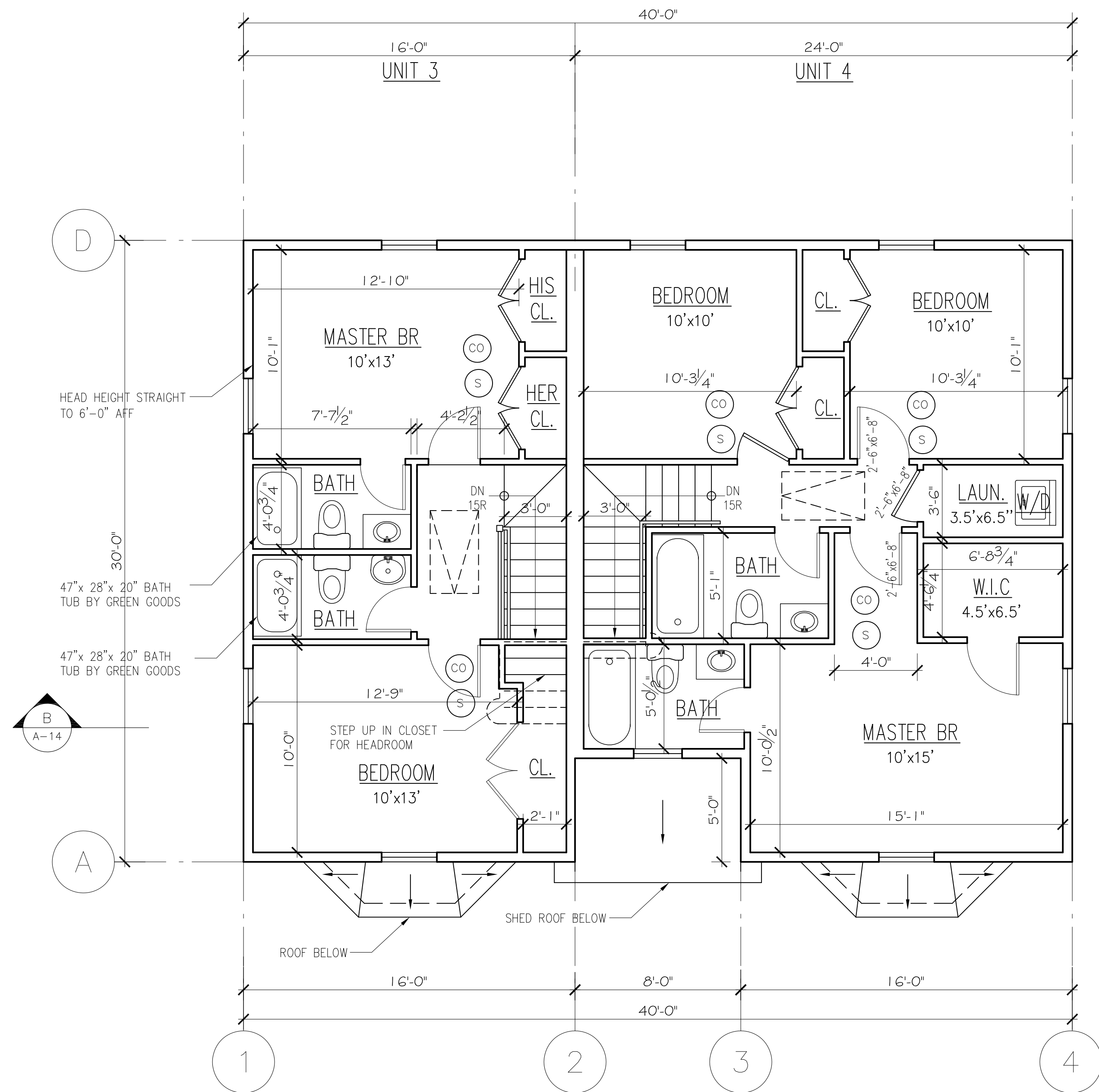


**UNITS 3-4 PROPOSED
BASEMENT & FIRST FLOOR PLANS**
50 - 52 ROWE ST.
NEWTON, MA 02466

**NEW 2) TWO FAMILY RESIDENCES
50 - 52 ROWE STREET, NEWTON, MA 02466**
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

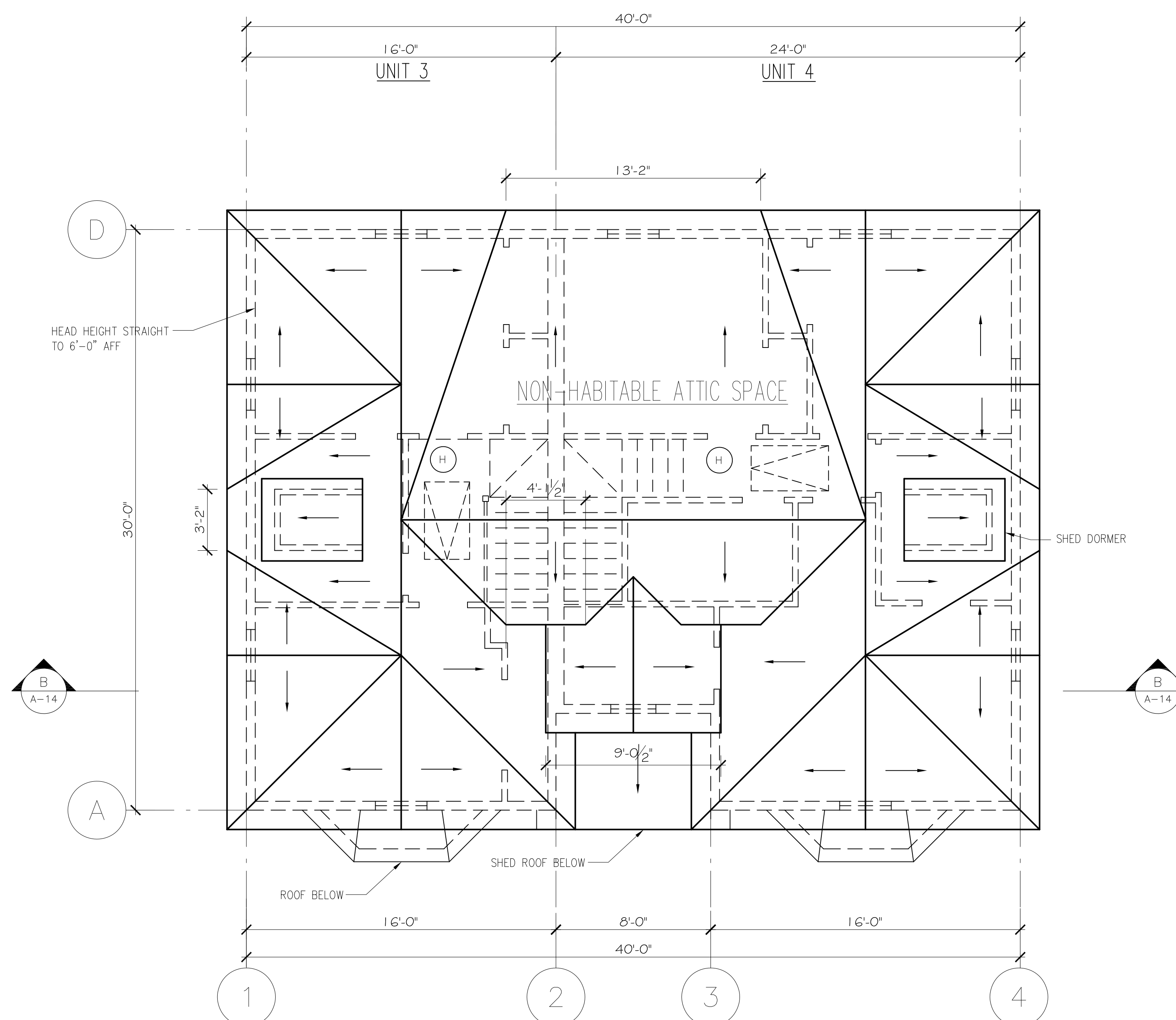
Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

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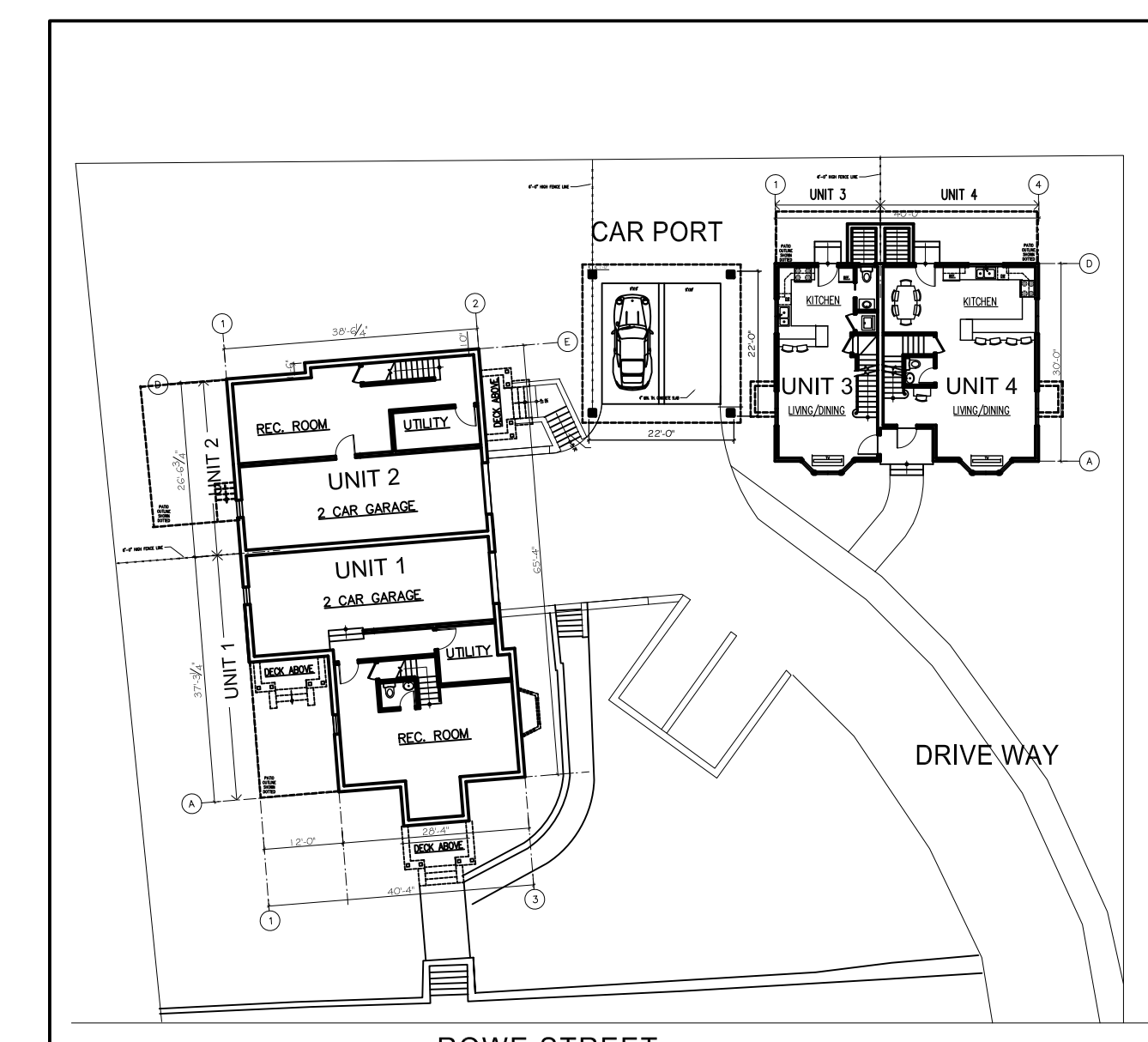
PROPOSED SECOND FLOOR PLAN UNITS 3&4

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

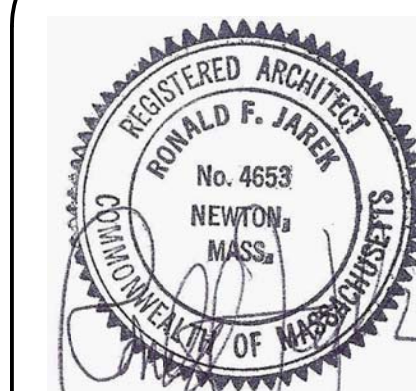


PROPOSED ROOF PLAN UNITS 3&4

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



SITE PLAN



UNITS 3-4 PROPOSED
SECOND & ROOF FLOOR PLANS
50 - 52 ROWE ST.
NEWTON, MA 02466

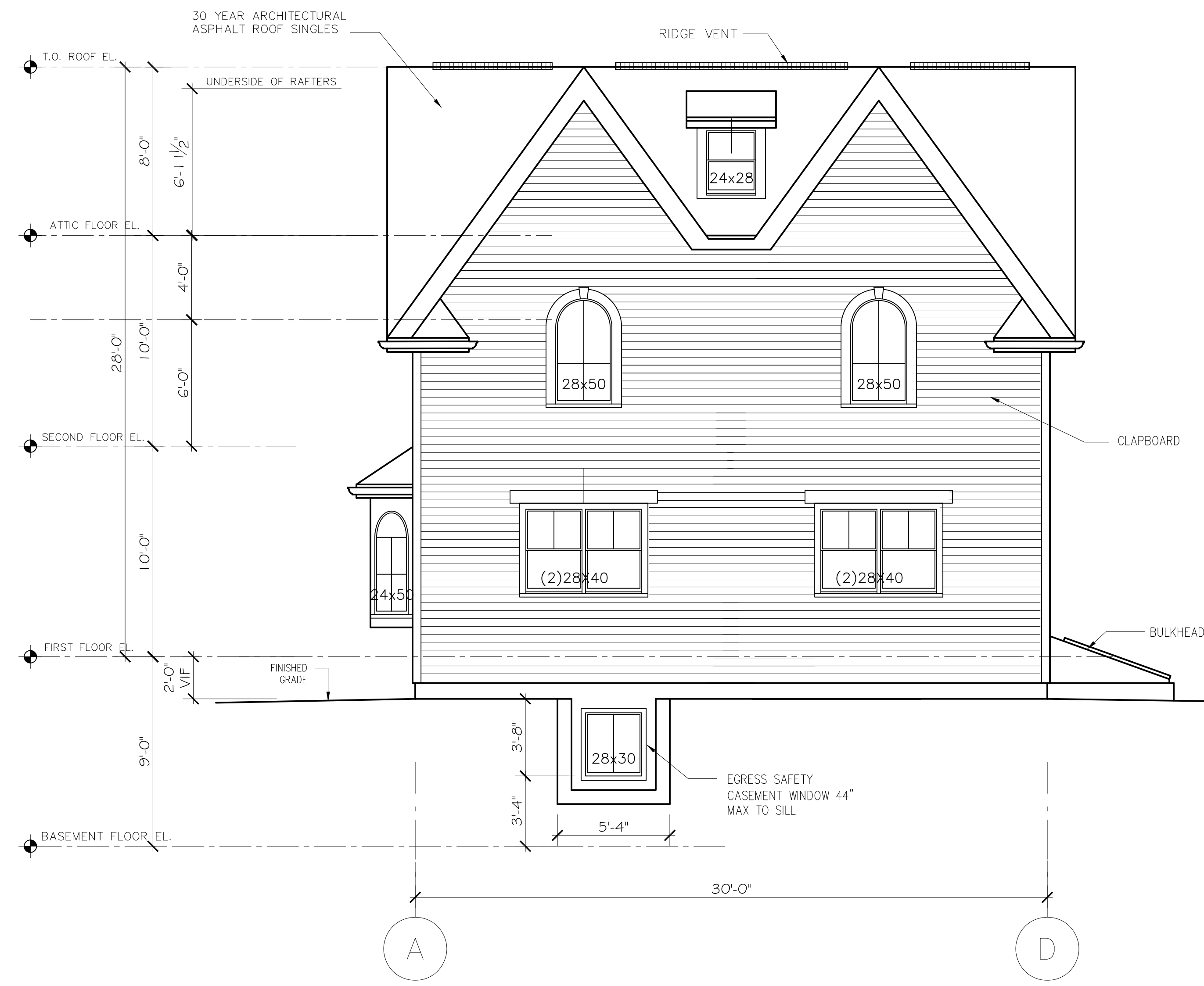
NEW 2) TWO FAMILY RESIDENCES
50 - 52 ROWE STREET, NEWTON, MA 02466
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

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

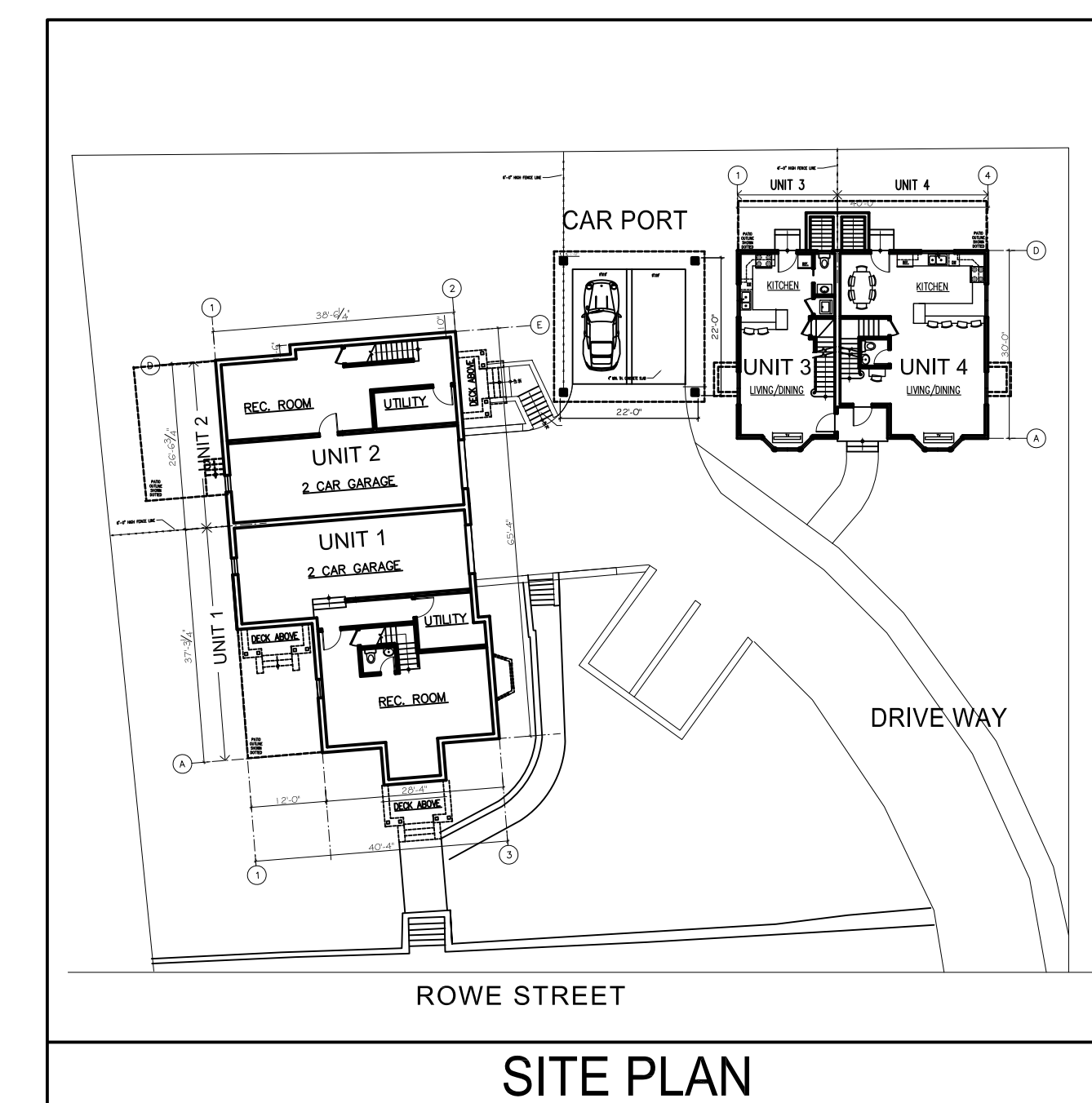
DATE: April 28, 2016
SCALE: AS NOTED
DRAWN BY: N.G.H.
CHECKED BY: R.J.



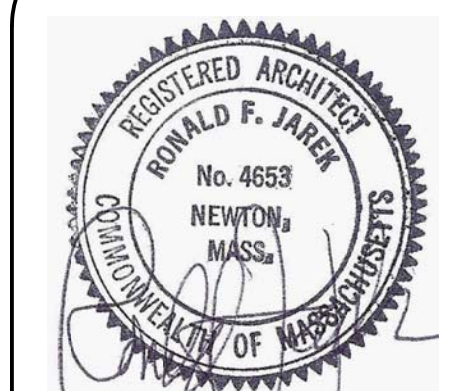
PROPOSED FRONT ELEVATION UNITS 3&4
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION UNITS 3&4
SCALE: 1/4" = 1'-0"



SITE PLAN

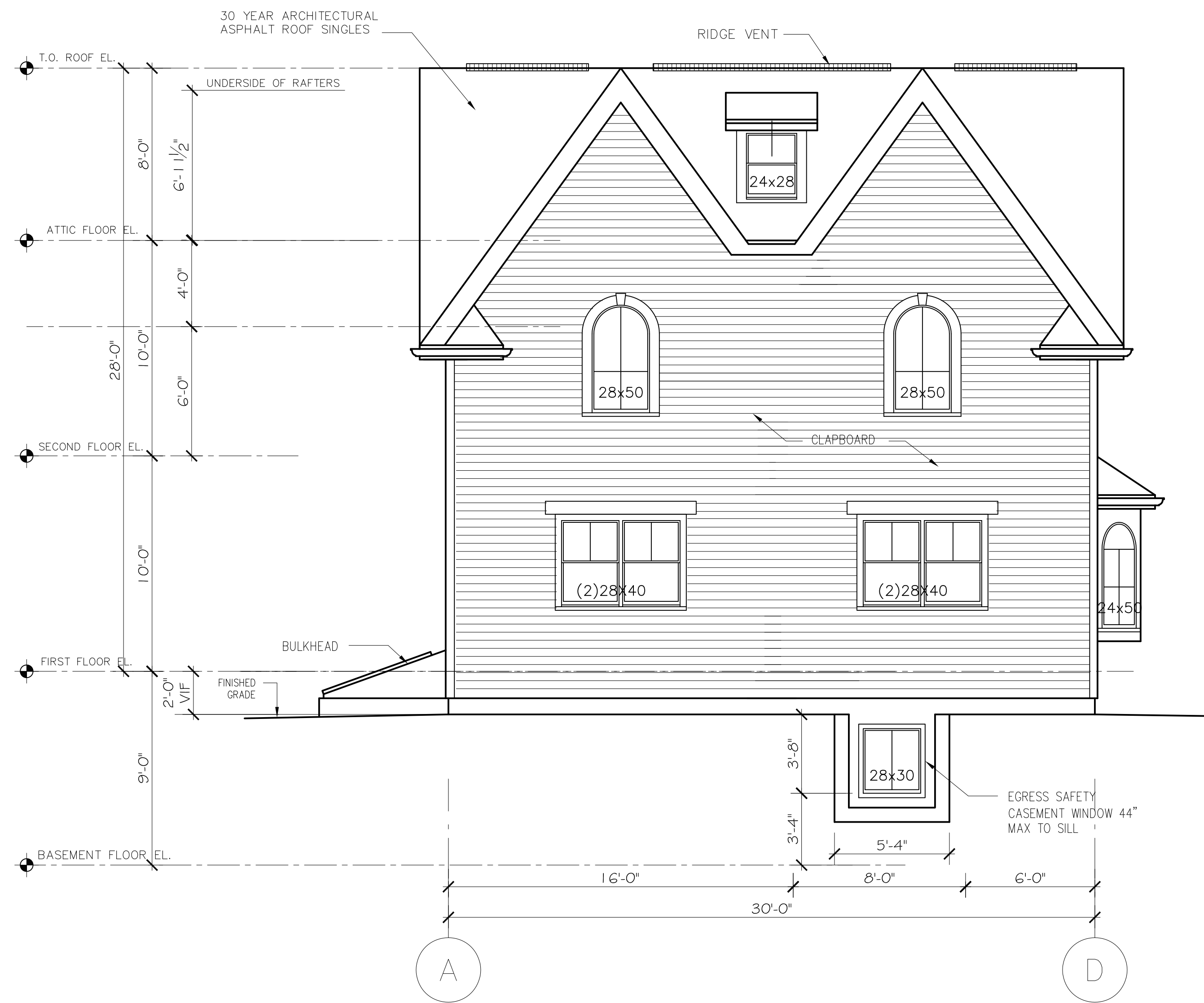


UNITS 3-4 PROPOSED
FRONT & RIGHT SIDE ELEVATIONS
50 - 52 ROWE ST.
NEWTON, MA 02466

NEW 2) TWO FAMILY RESIDENCES
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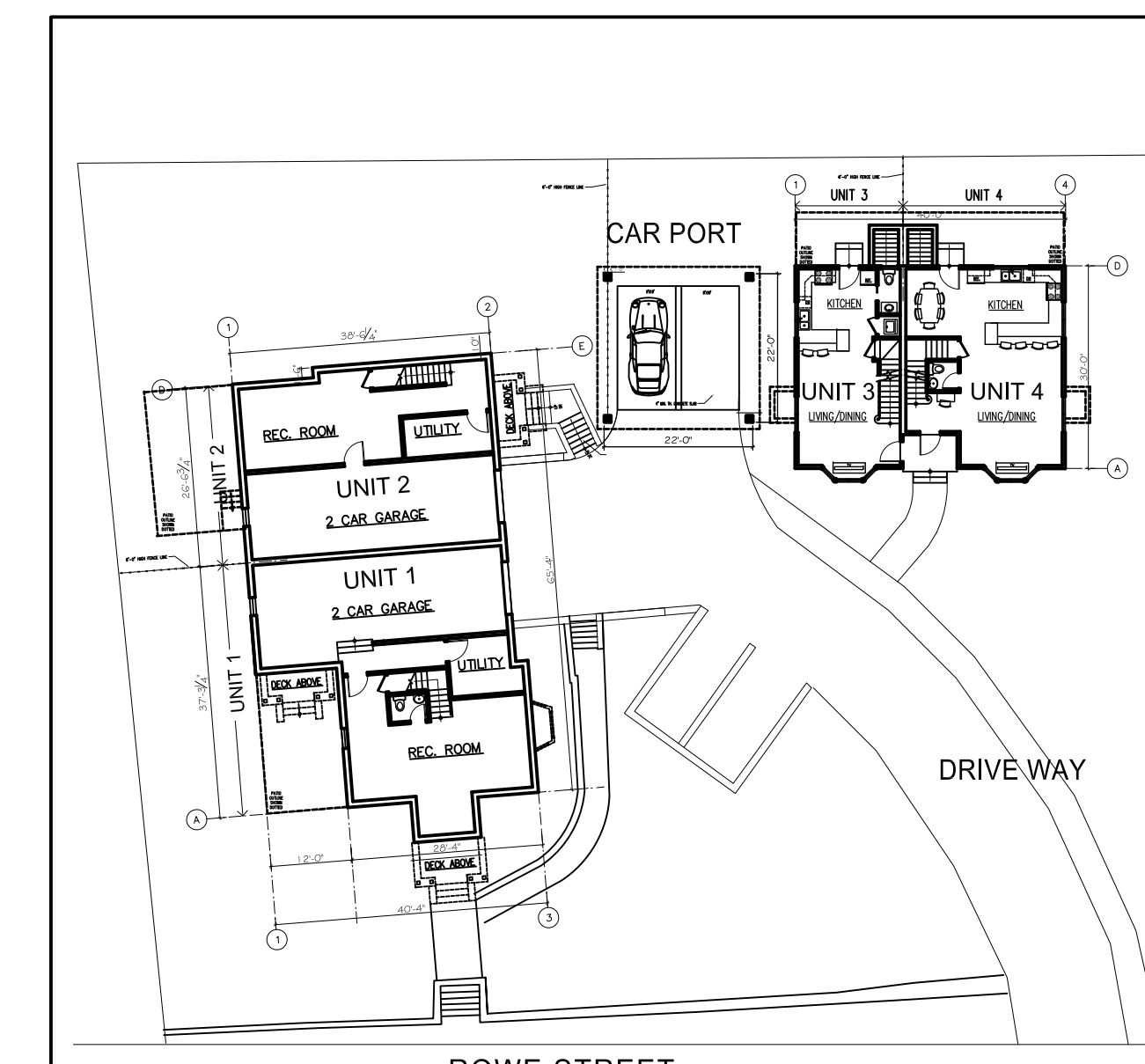
PROPOSED LEFT SIDE ELEVATION UNITS 3&4

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

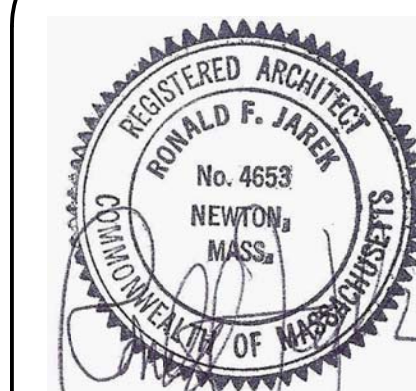


PROPOSED REAR ELEVATION UNITS 3&4

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



SITE PLAN

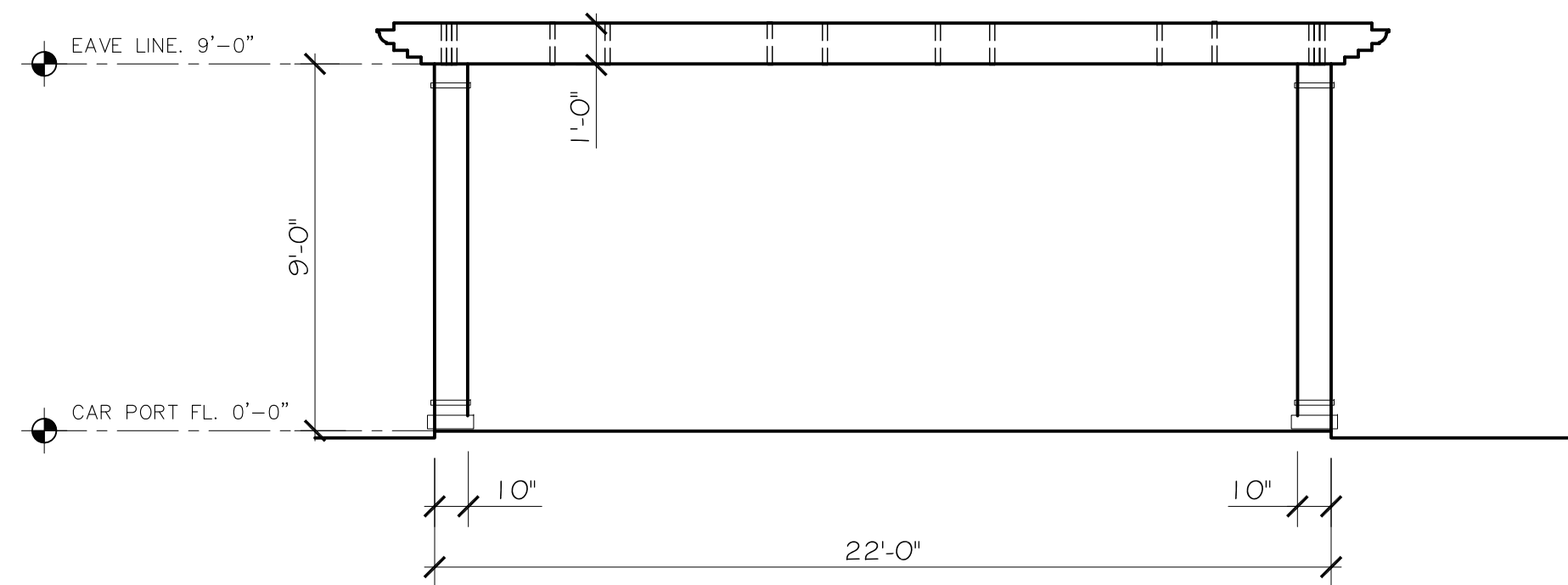


UNITS 3-4 PROPOSED
LEFT SIDE & REAR ELEVATIONS
50 - 52 ROWE ST.
NEWTON, MA 02466

NEW 2) TWO FAMILY RESIDENCES
50 - 52 ROWE STREET, NEWTON, MA 02466
OWNER: NEW NEWTON, LLC
2193 COMMONWEALTH AVE,
BRIGHTON, MA 02135

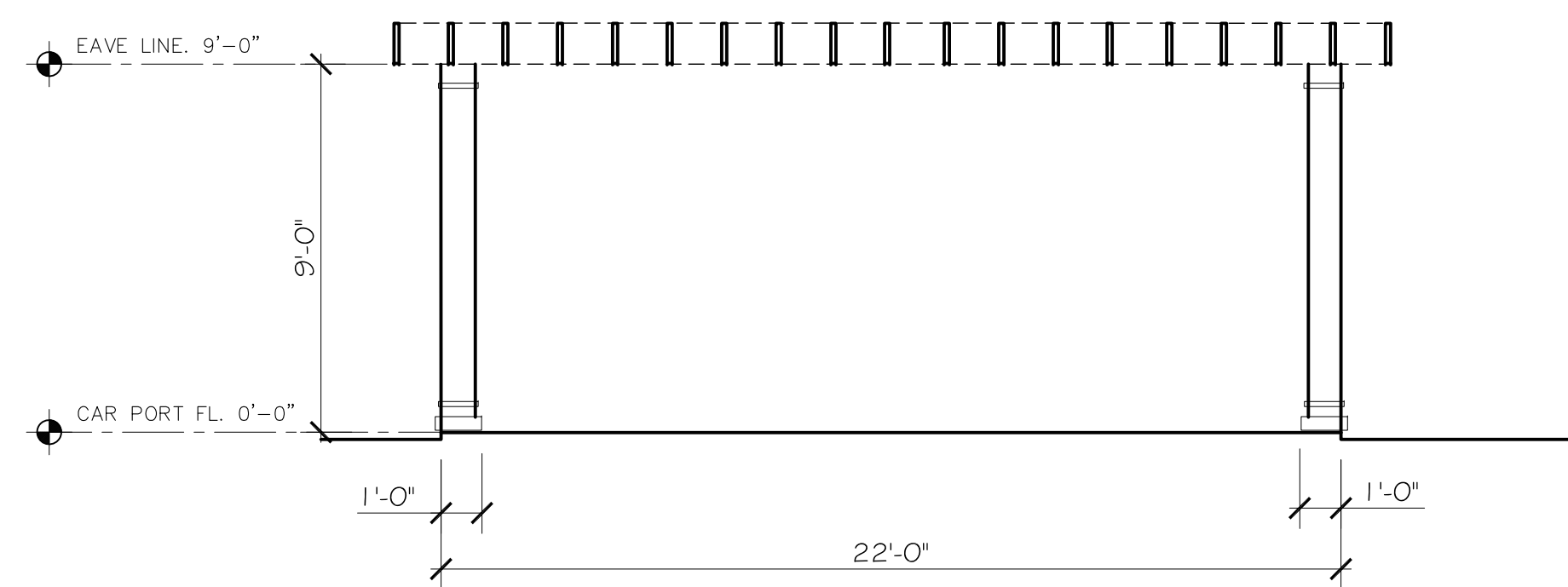
Ronald F. Jarek, Architect
487 Watertown Street
Newtonville, MA 02460

DATE: April 28, 2016
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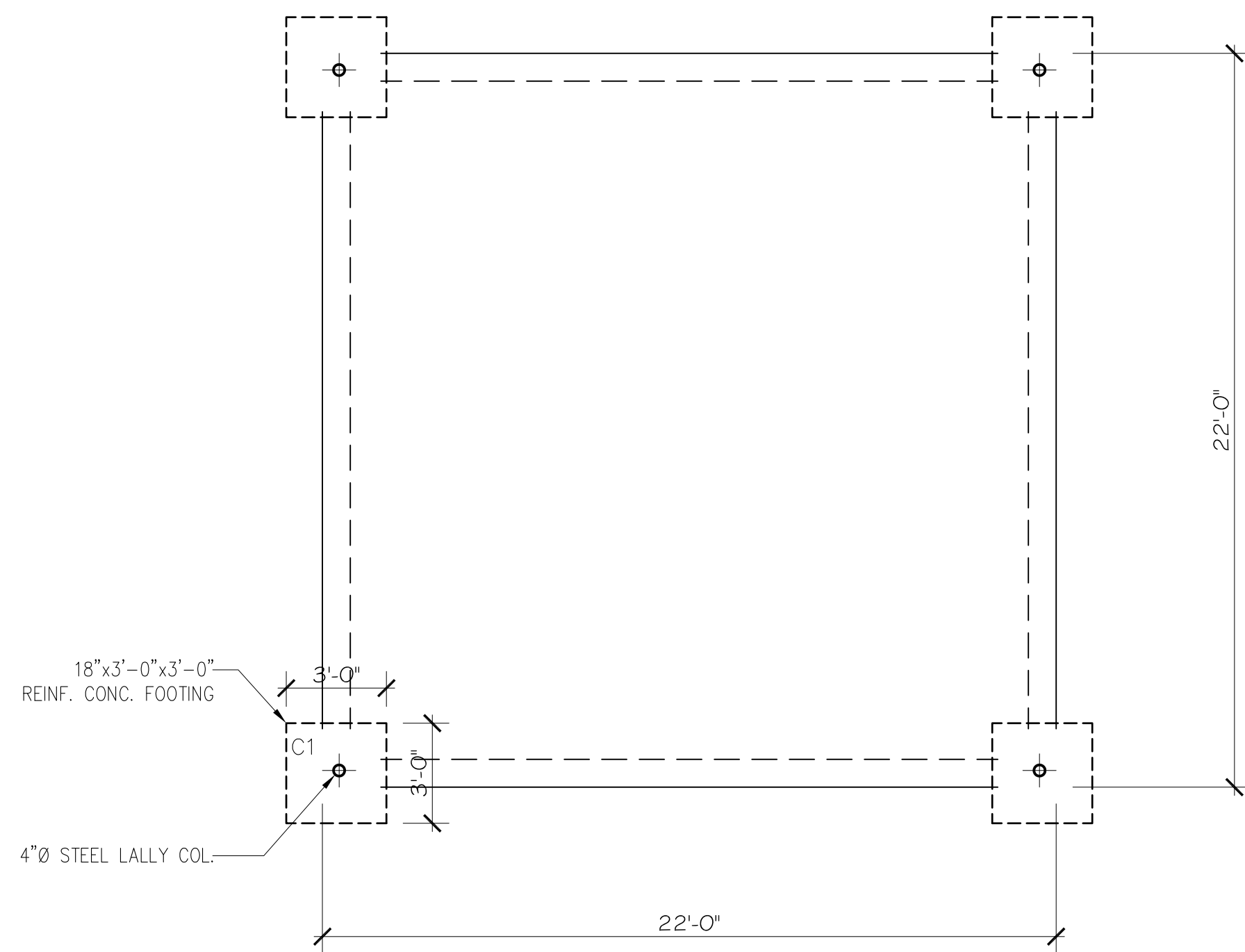
PROPOSED FRONT & REAR ELEVATION

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



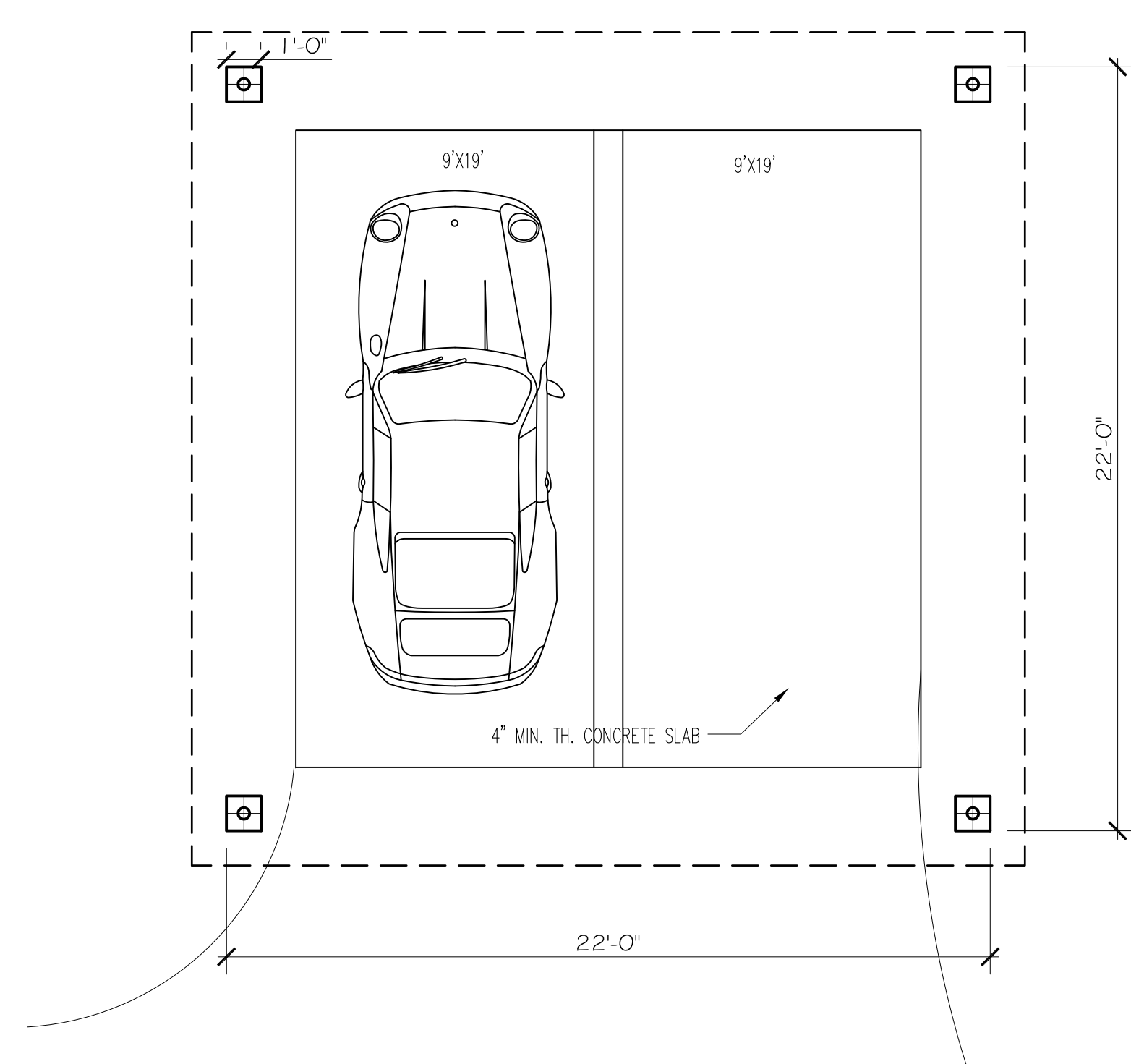
PROPOSED RIGHT & LEFT SIDE ELEVATION

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



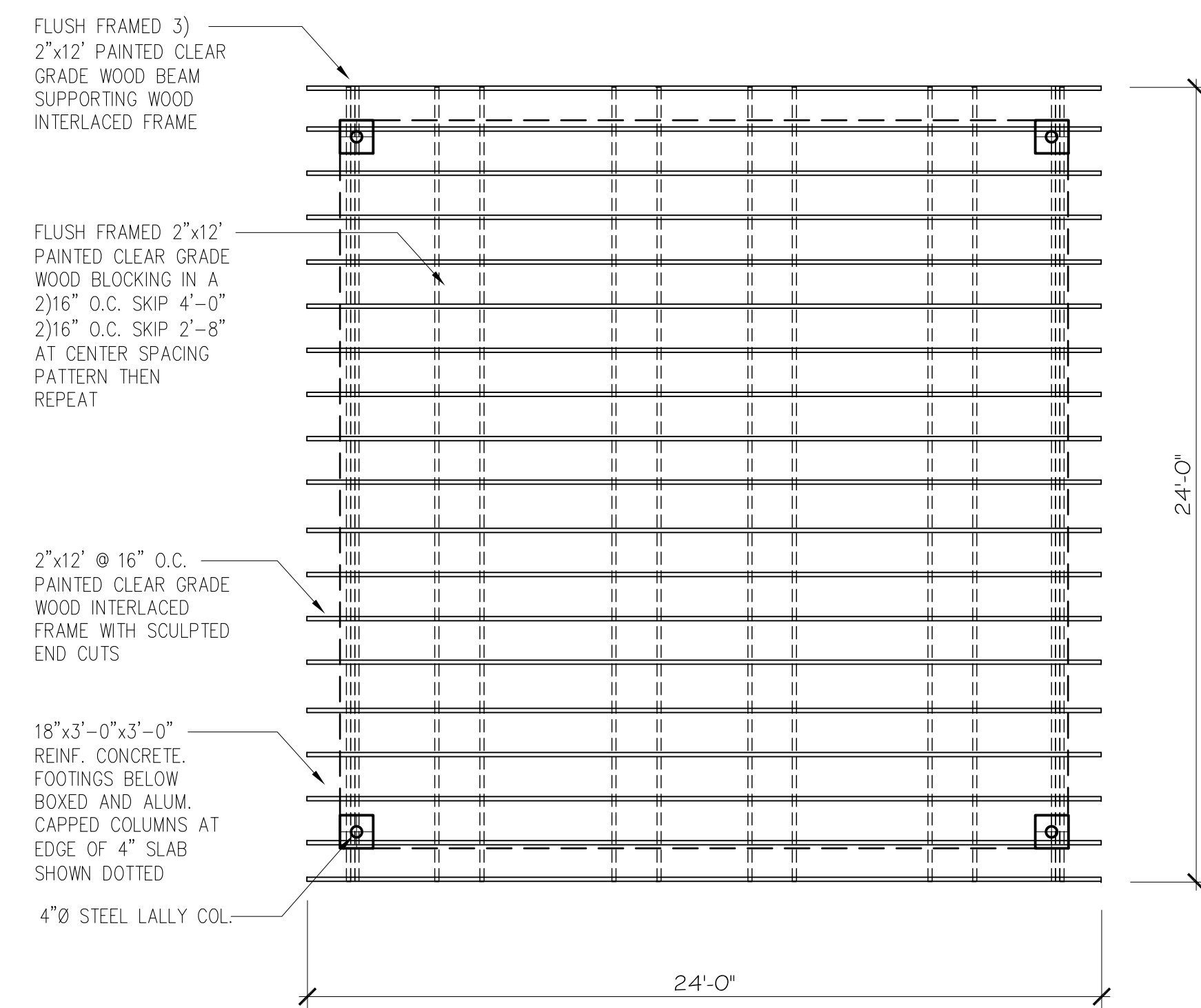
PROPOSED FOUNDATION PLAN

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



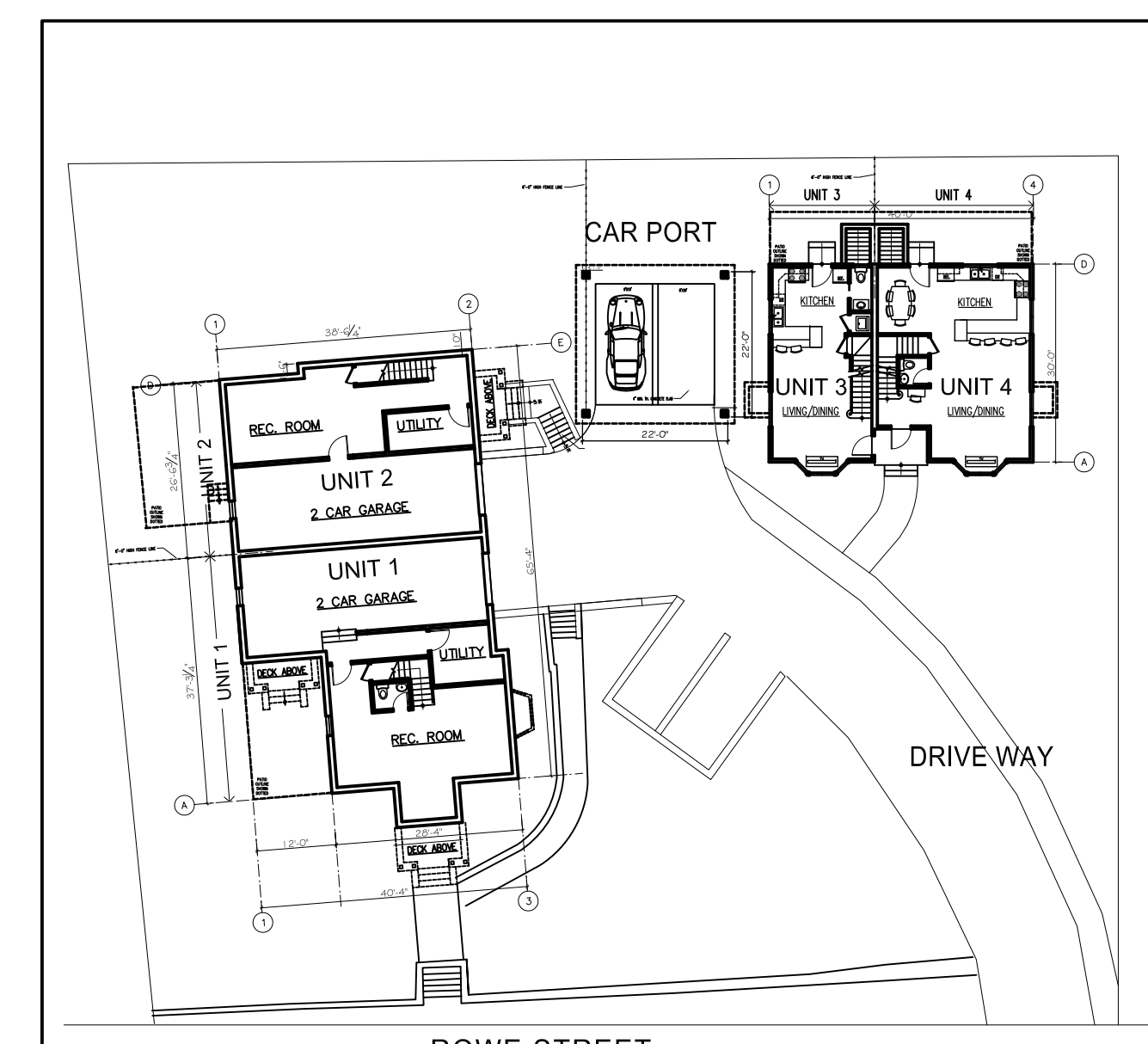
PROPOSED GROUND PLAN

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

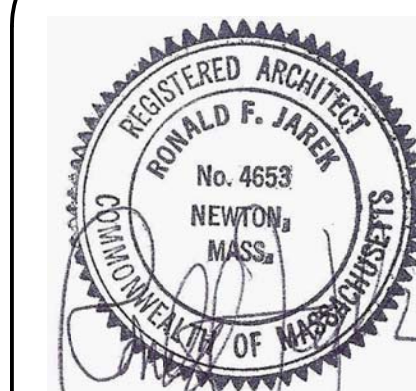


PROPOSED ROOF PLAN

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



SITE PLAN



STAMP

UNITS 3-4 PROPOSED CAR PORT

NEW 2) TWO FAMILY RESIDENCES 50 - 52 ROWE STREET, NEWTON, MA 02466

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

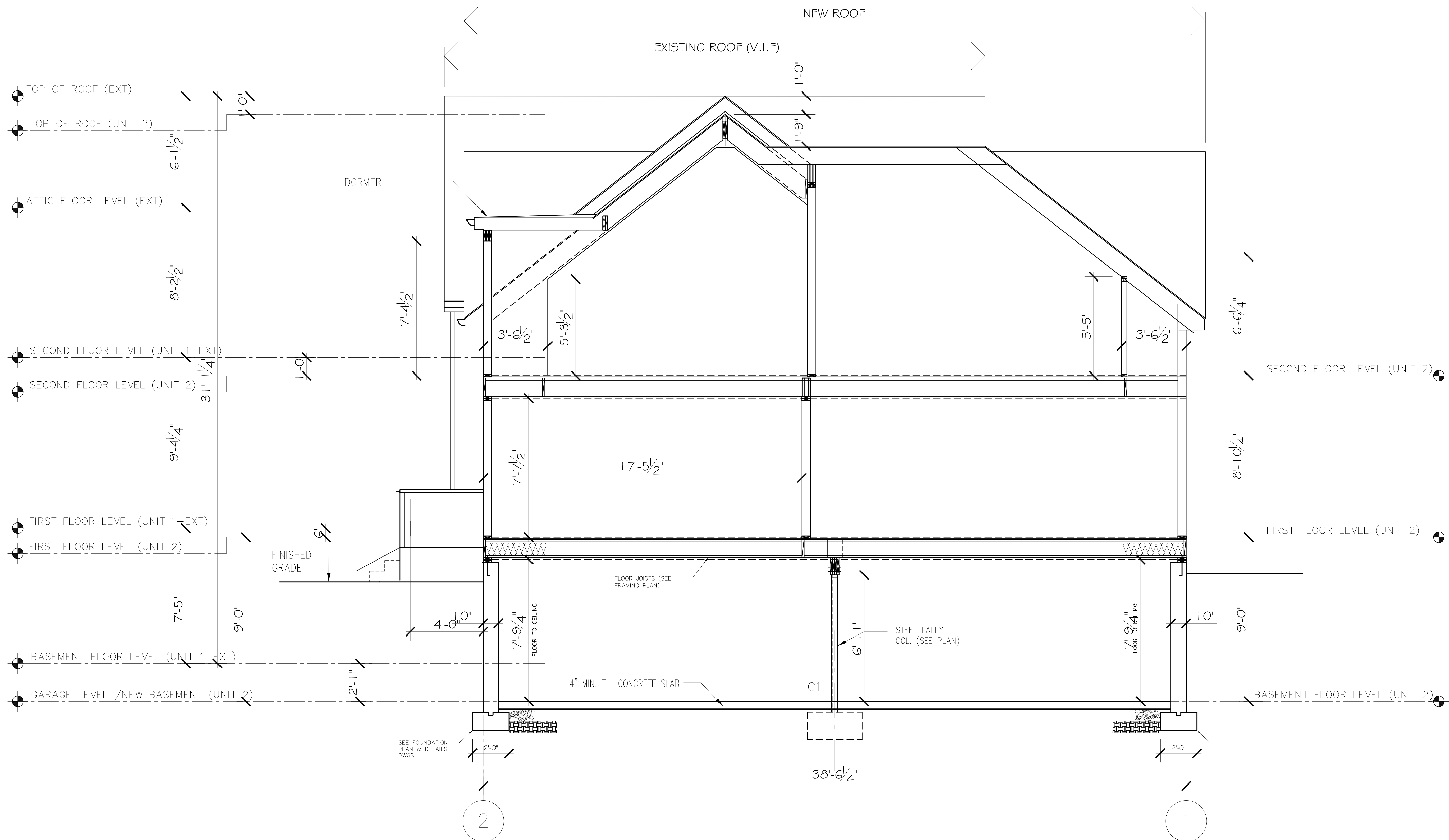
Ronald F. Jarek, Architect 487 Watertown Street Newtonville, MA 02460

DATE: April 28, 2016

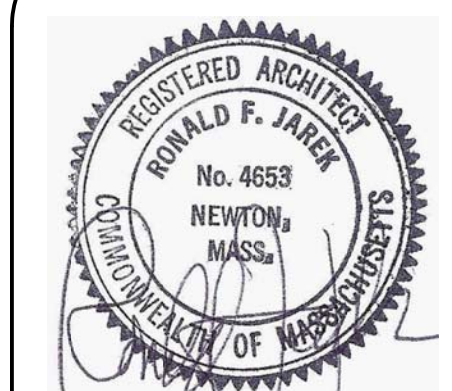
SCALE: AS NOTED

DRAWN BY: N/G/H

CHECKED BY: R/J



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

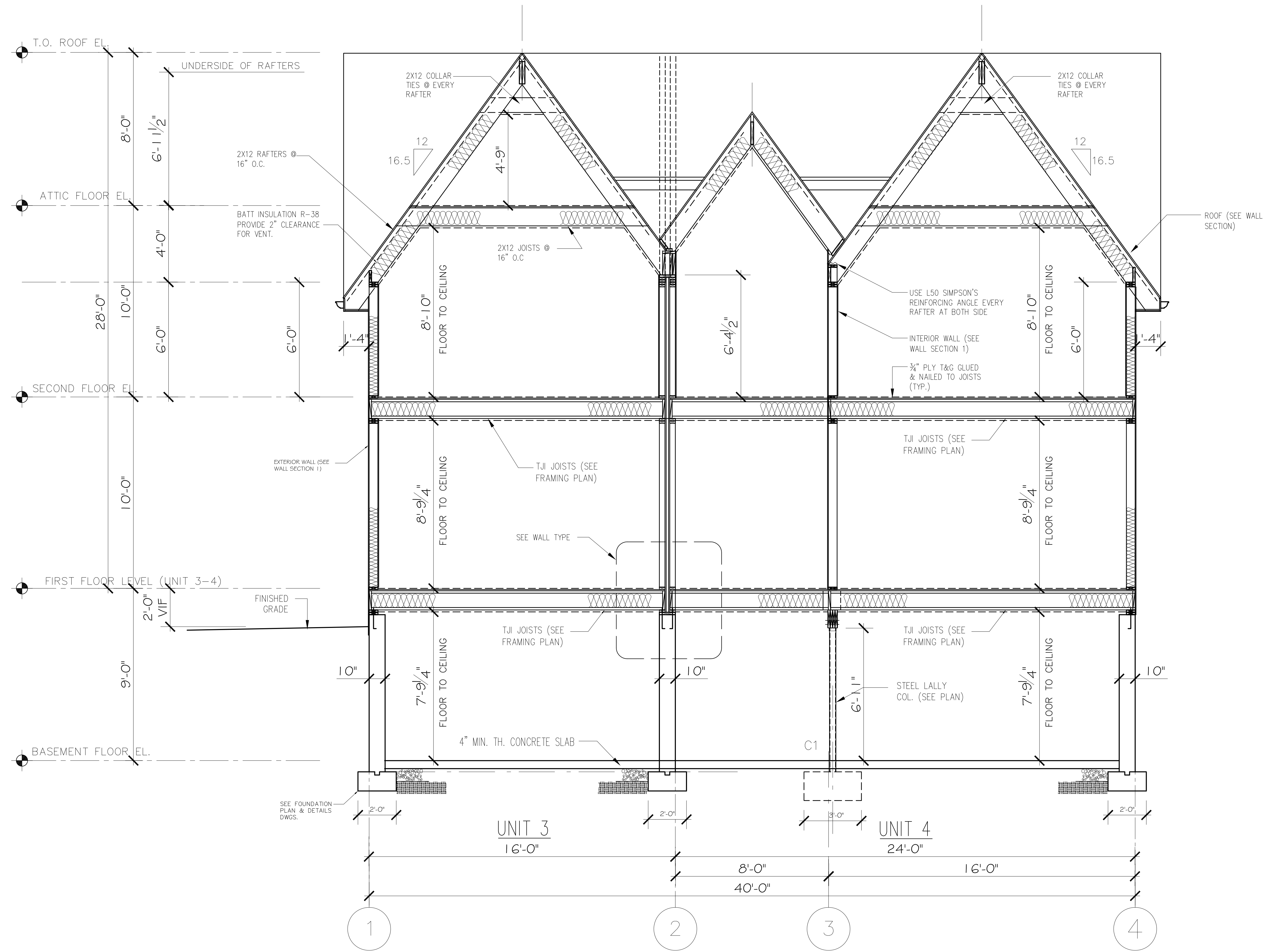


UNITS 1-2 PROPOSED
SECTION A-A
50 - 52 ROWE ST.
NEWTON, MA 02466

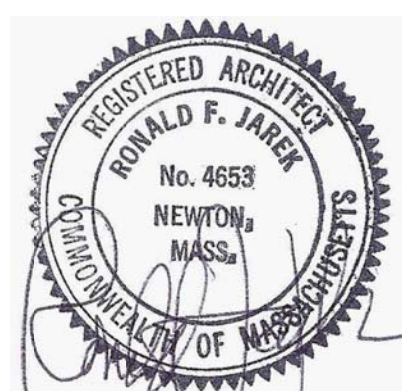
NEW 2) TWO FAMILY RESIDENCES
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SCALE:	AS NOTED
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SECTION B-B (UNIT 3-4)
 SCALE: 3/8" = 1'-0"

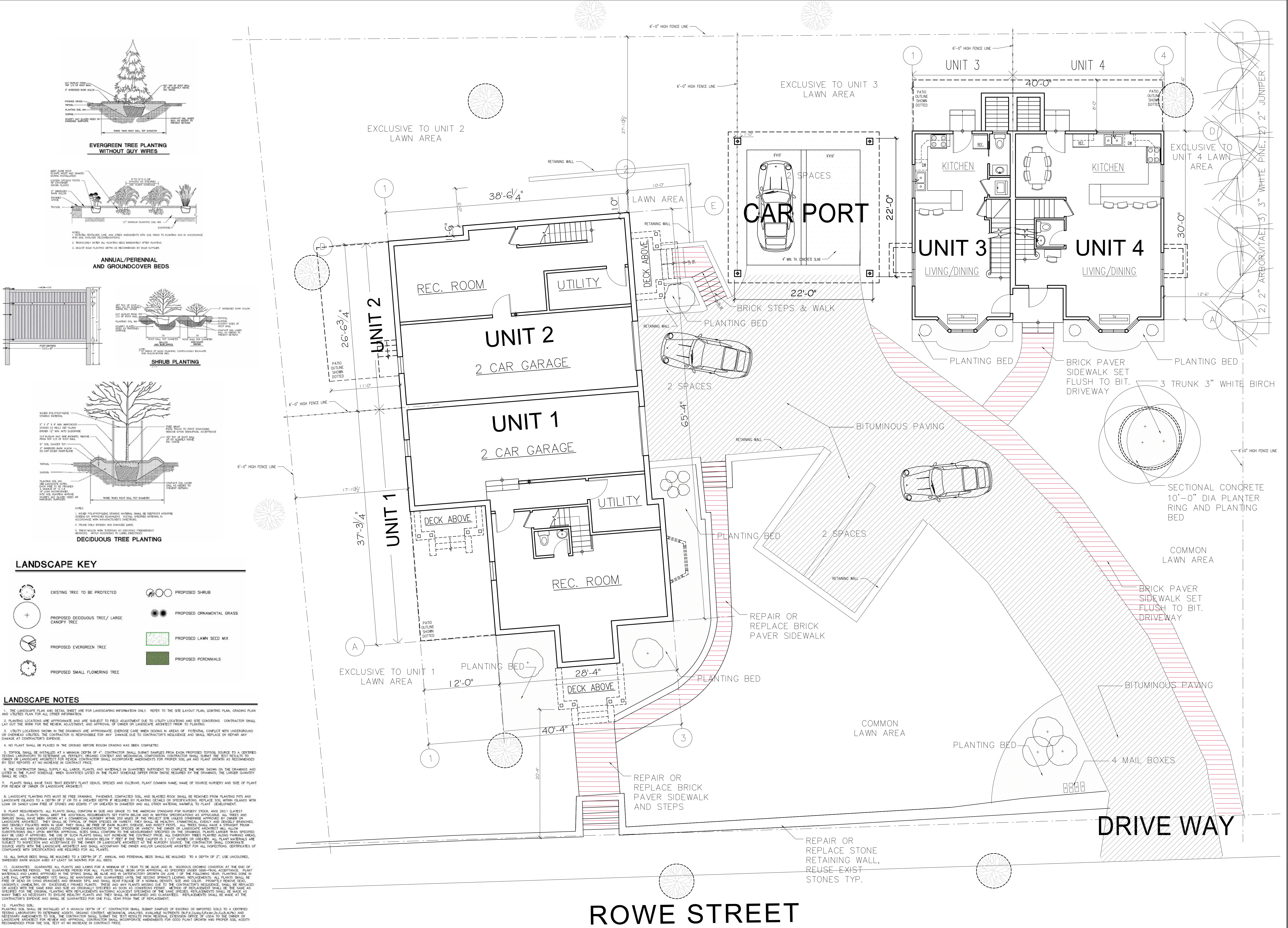


UNITS 3-4 PROPOSED
SECTION B-B
 50 - 52 ROWE ST.
 NEWTON, MA 02466

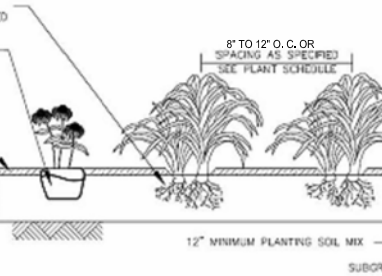
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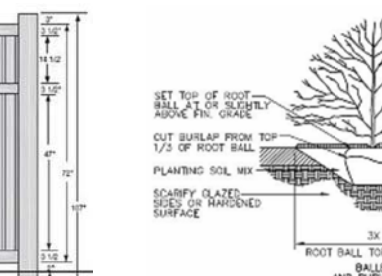
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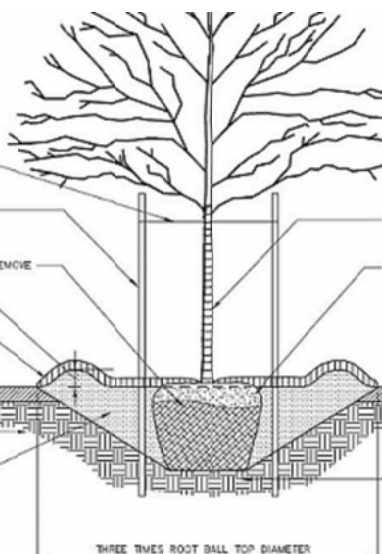
EVERGREEN TREE PLANTING WITHOUT GUY WIRES



ANNUAL/PERENNIAL AND GROUNDCOVER BEDS



SHRUB PLANTING



DECIDUOUS TREE PLANTING

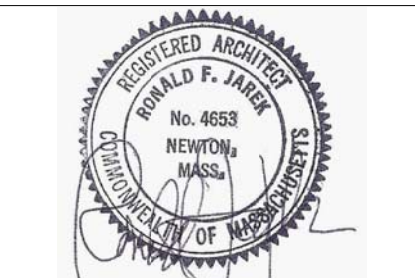


LANDSCAPE KEY

- EXISTING TREE TO BE PROTECTED
- PROPOSED SHRUB
- PROPOSED DECIDUOUS TREE/ LARGE CANOPY TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SMALL FLOWERING TREE
- PROPOSED ORNAMENTAL GRASS
- PROPOSED LAWN SEED MIX
- PROPOSED PERENNIALS

LANDSCAPE NOTES

1. THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE LAYOUT PLAN, LIGHTING PLAN, GRADING PLAN AND UTILITY PLAN FOR ALL OTHER INFORMATION.
2. PLANTING LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. CONTRACTOR SHALL LAY OUT THE WORK FOR THE REVIEW, ADJUSTMENT, AND APPROVAL OF OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. UTILITY LOCATIONS SHOWN IN THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPAIR OR REPLACE ANY DAMAGE AT CONTRACTOR'S EXPENSE.
4. NO PLANT SHALL BE PLANTED IN THE GROUND BEFORE GEOTECH DRAINING HAS BEEN COMPLETED.
5. TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4". CONTRACTOR SHALL SUBMIT SAMPLES FROM EACH PROPOSED TOPSOIL SOURCE TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR PROPER SOIL pH AND PLANT GROWTH AS RECOMMENDED BY TEST REPORTS AT NO INCREASE IN CONTRACT PRICE.
6. THE CONTRACTOR SHALL SUPPLY ALL LANDSCAPE PLANTS AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. WHEN QUANTITIES LISTED IN THE PLANT SCHEDULE DIFFER FROM THOSE REQUIRED BY THE DRAWINGS, THE LARGER QUANTITY SHALL BE USED.
7. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES AND CULTIVAR, PLANT COMMON NAME, NAME OF SOURCE NURSERY AND SIZE OF PLANT FOR REVIEW BY OWNER OR LANDSCAPE ARCHITECT.
8. LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SOIL, AND RELATED ROCK SHALL BE REMOVED FROM PLANTING PITS AND LANDSCAPE ISLANDS TO A DEPTH OF 2" OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITH ISLANDS WITH LOAM OR SANDY LOAM FREE OF STONES AND DEBRIS 1" OR GREATER IN DIAMETER AND ALL OTHER MATERIAL HARMFUL TO PLANT DEVELOPMENT.
9. PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK AND 2001 CLASST (EXCEPT: ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITH 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE HEALTHY, SYMMETRICAL, DODGY AND BRUSHY BRANCHED, AND CROSSLY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT FEEDS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE BARK LEADER UNLESS OTHERWISE SPECIFIED BY THE OWNER OR LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE OF DEAD OR DRY BRANCHES AND BRANCH TIPS AND SHALL BEAR FOLIAGE OF A NORMAL DENSITY, SIZE AND COLOR. PROMPTLY REMOVE DEAD, DISEASED, UNHEALTHY, OR DEFECTIVE BRANCHES. THERE AND ANY PLANTS MISSING FROM THE CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED OR ADDED WITH THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED AS SOON AS CONDITIONS PERMIT. METHOD OF REPLACEMENT SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. THERE AND ANY PLANTS MISSING FROM THE CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS AND THEY SHALL BE MAINTAINED AND GUARANTEED. REPLACEMENTS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE AND SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF REPLACEMENT.
10. ALL SHRUB BEDS SHALL BE MULCHED TO A DEPTH OF 2". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". USE UNCOMBDED, BREACHED BARK MULCH APPLIED AT LEAST SIX MONTHS FOR ALL BEDS.
11. GUARANTEE: GUARANTEE ALL PLANTS AND LAWNS FOR A MINIMUM OF 1 YEAR TO BE ALIVE AND IN VIGOROUS GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE PERIOD FOR ALL PLANTS SHALL BEGIN UPON APPROVAL AS SPECIFIED UNDER ITEM-FINAL ACCEPTANCE. PLANT MATERIALS AND LAWNS APPROVED IN THE SPRING SHALL BE ALIVE AND IN SATISFACTORY GROWTH ON JUNE 1 OF THE FOLLOWING YEAR. PLANTING DONE IN LATE FALL LATER NUMBERED TEST SHALL BE MAINTAINED AND GUARANTEED BEGINNING LEADING RE-PLACEMENTS. ALL PLANTS SHALL BE FREE OF DEAD OR DRY BRANCHES AND BRANCH TIPS AND SHALL BEAR FOLIAGE OF A NORMAL DENSITY, SIZE AND COLOR. PROMPTLY REMOVE DEAD, DISEASED, UNHEALTHY, OR DEFECTIVE BRANCHES. THERE AND ANY PLANTS MISSING FROM THE CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED OR ADDED WITH THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED AS SOON AS CONDITIONS PERMIT. METHOD OF REPLACEMENT SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. THERE AND ANY PLANTS MISSING FROM THE CONTRACTOR'S NEGLIGENCE SHALL BE REPLACED AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS AND THEY SHALL BE MAINTAINED AND GUARANTEED. REPLACEMENTS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE AND SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF REPLACEMENT.
12. PLANTING SOIL: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4". CONTRACTOR SHALL SUBMIT SAMPLES OF EXISTING OR IMPORTED SOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N, P, K, Ca, Mg, S, Fe, Mn, Zn, Cu, Al, B, I, Mo) AND NECESSARY AMENDMENTS TO CORRECT DEFICIENCIES. CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE SOIL TEST AT NO INCREASE IN CONTRACT PRICE.



STAMP

LANDSCAPE PLAN

NEW 2) TWO FAMILY RESIDENCES
 50 - 52 ROWE STREET, NEWTON, MA 02466

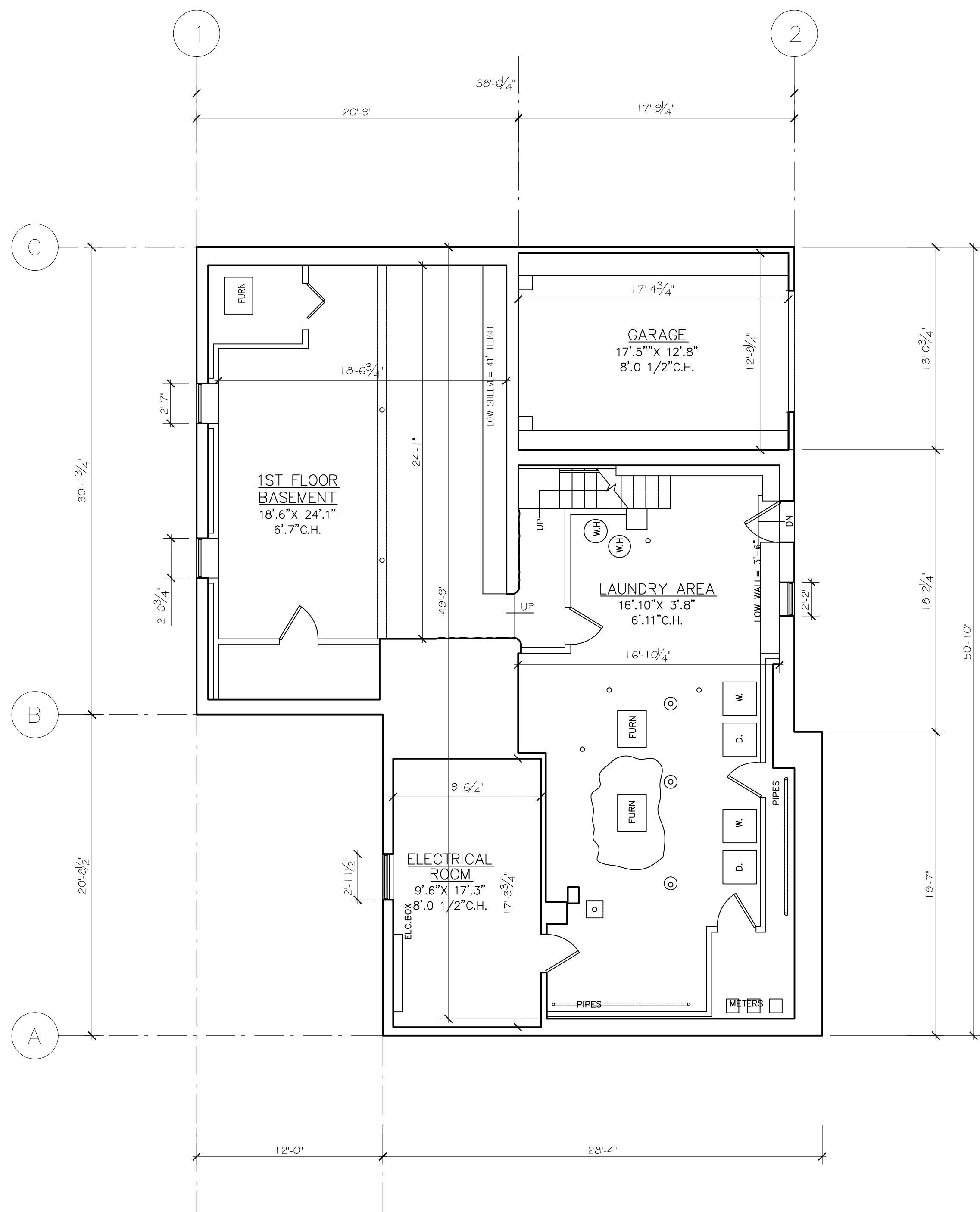
Ronald F. Jarek, Architect
 487 Watertown Street
 Newtonville, MA 02460

DATE: April 28, 2016
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LA-1

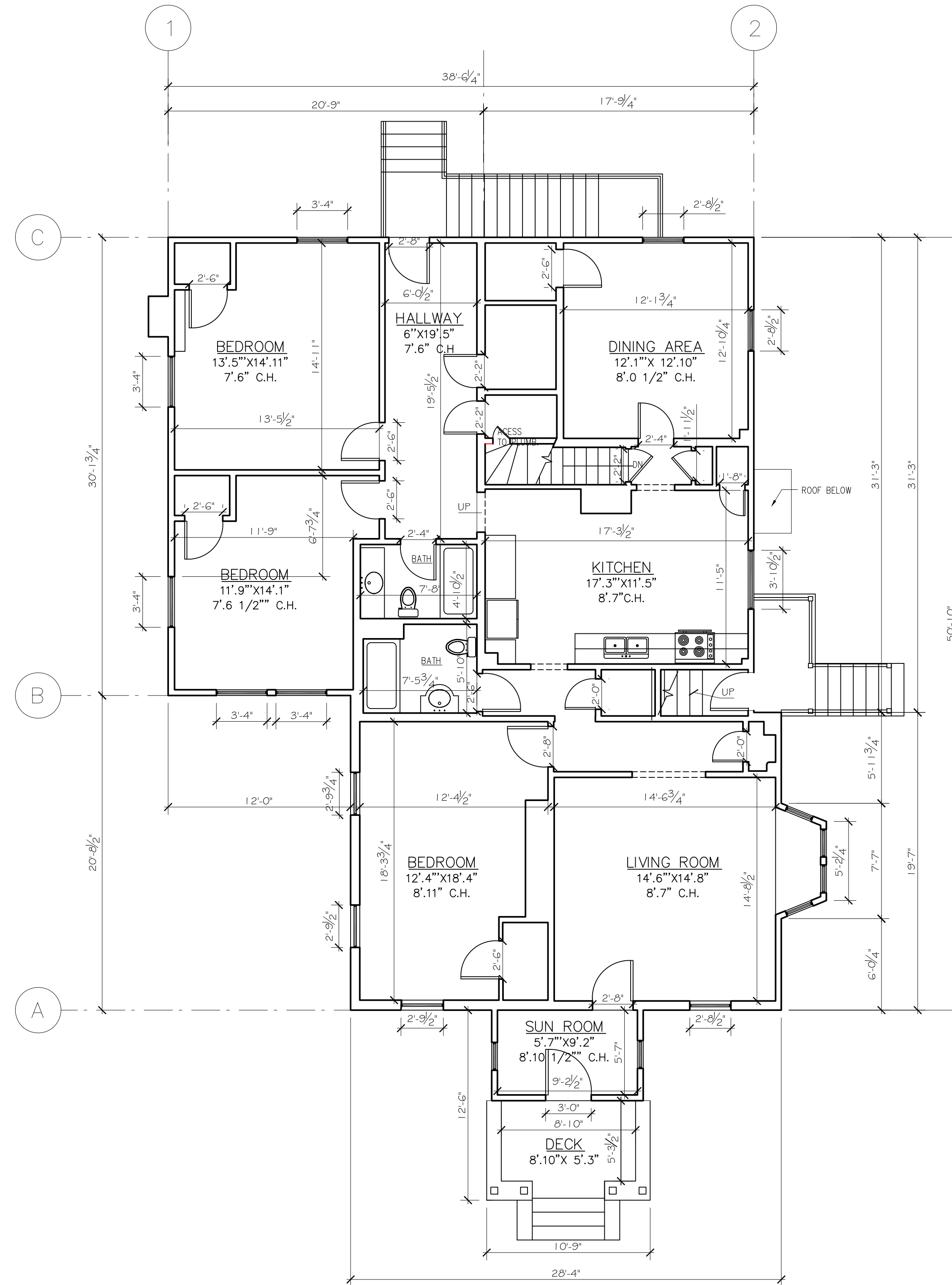
50 - 52 ROWE ST.
 NEWTON, MA 02466

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



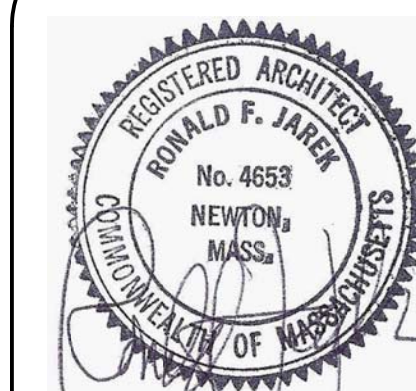
EXISTING BASEMENT UNITS 1 & 2

NTS



EXISTING FIRST FLOOR PLAN UNITS 1 & 2

NTS



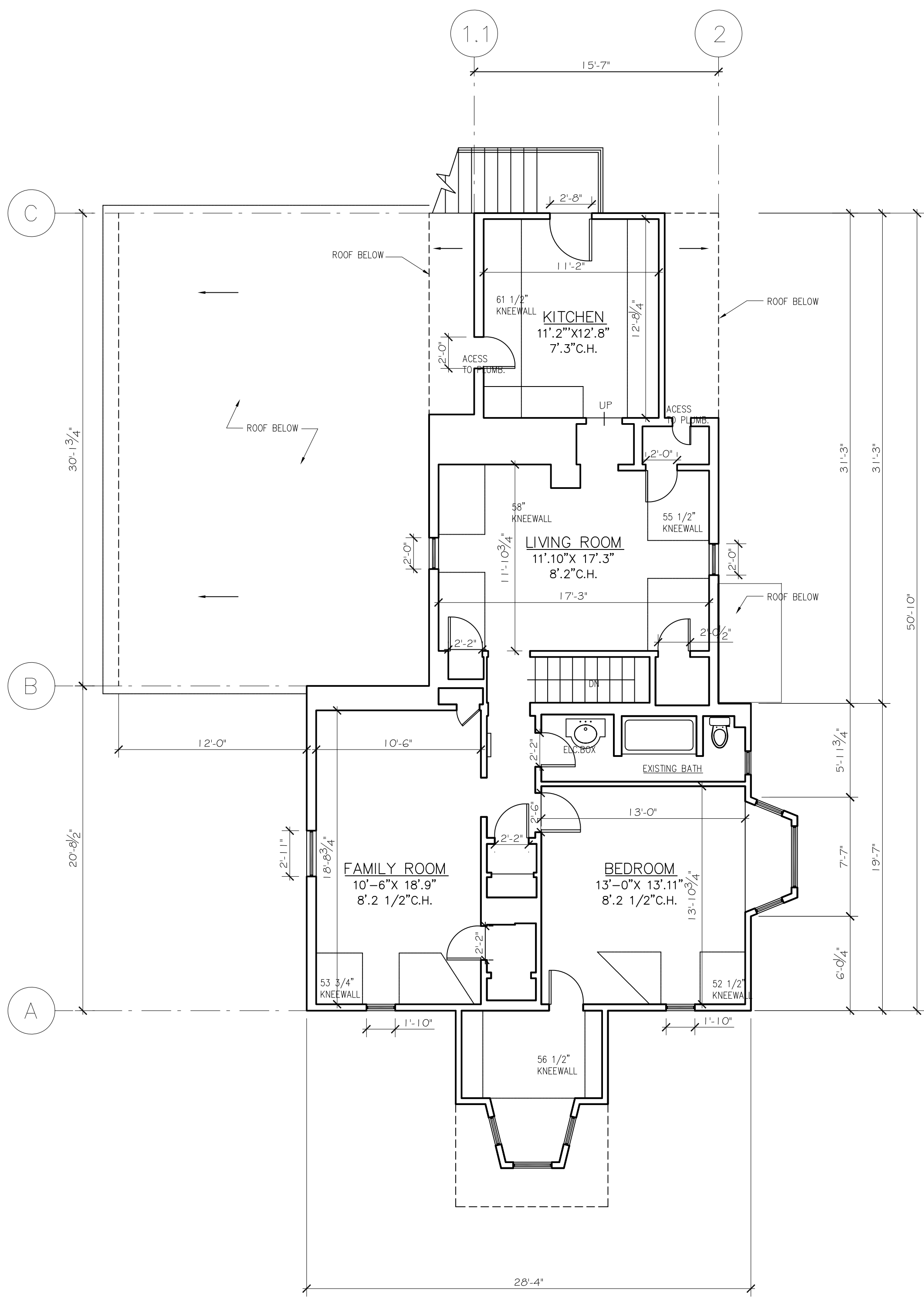
STAMP

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

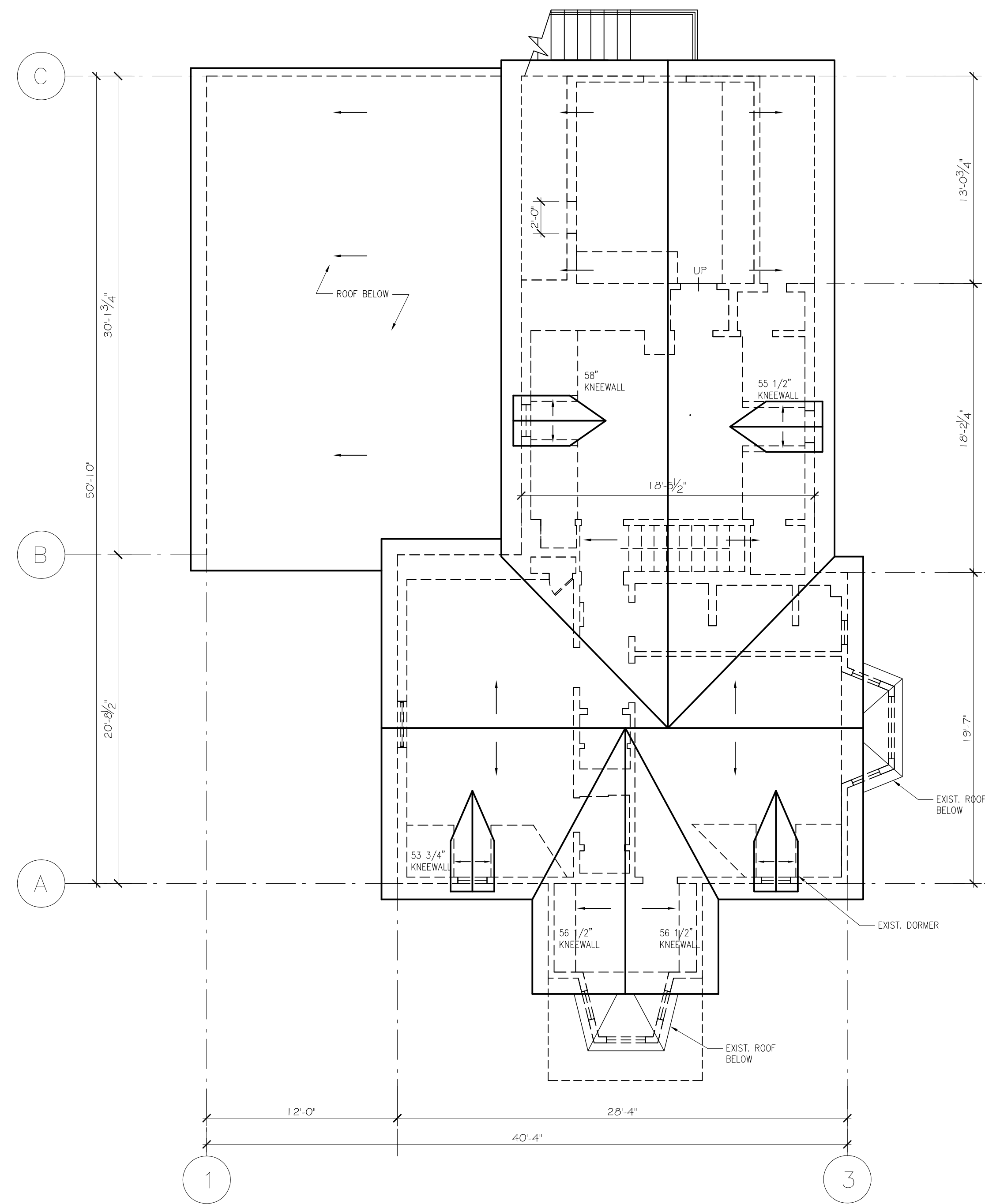
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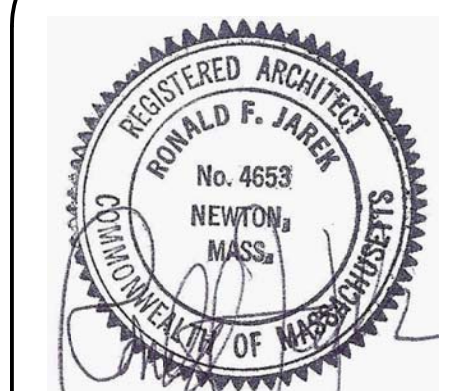
EXISTING SECOND FLOOR PLAN UNITS 1 & 2

NTS



EXISTING ROOF PLAN UNITS 1 & 2

NTS



STAMP

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

NEW 2) TWO FAMILY RESIDENCES
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Ronald F. Jarek, Architect
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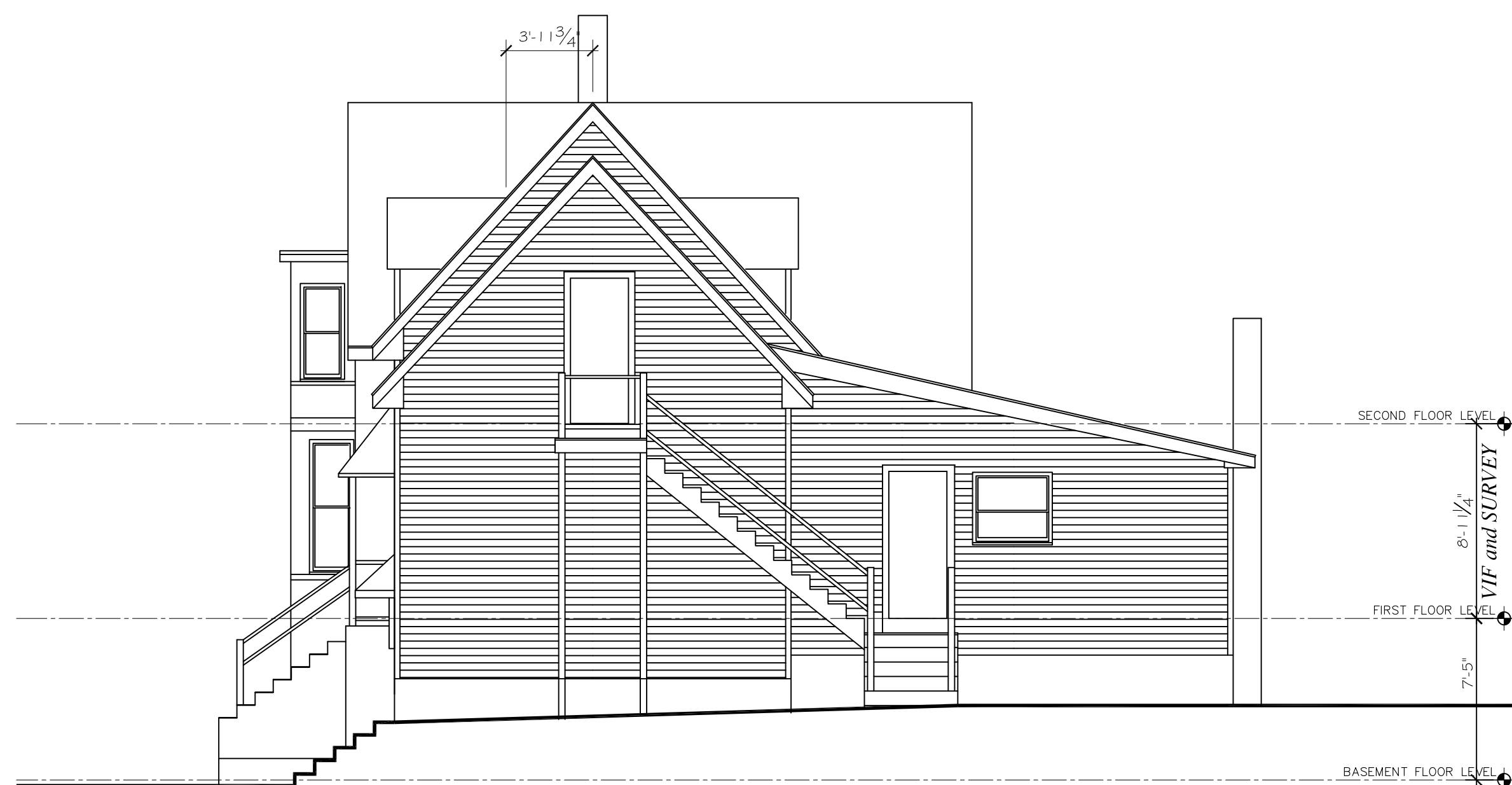


EXISTING FRONT ELEVATION UNITS 1 & 2

NTS

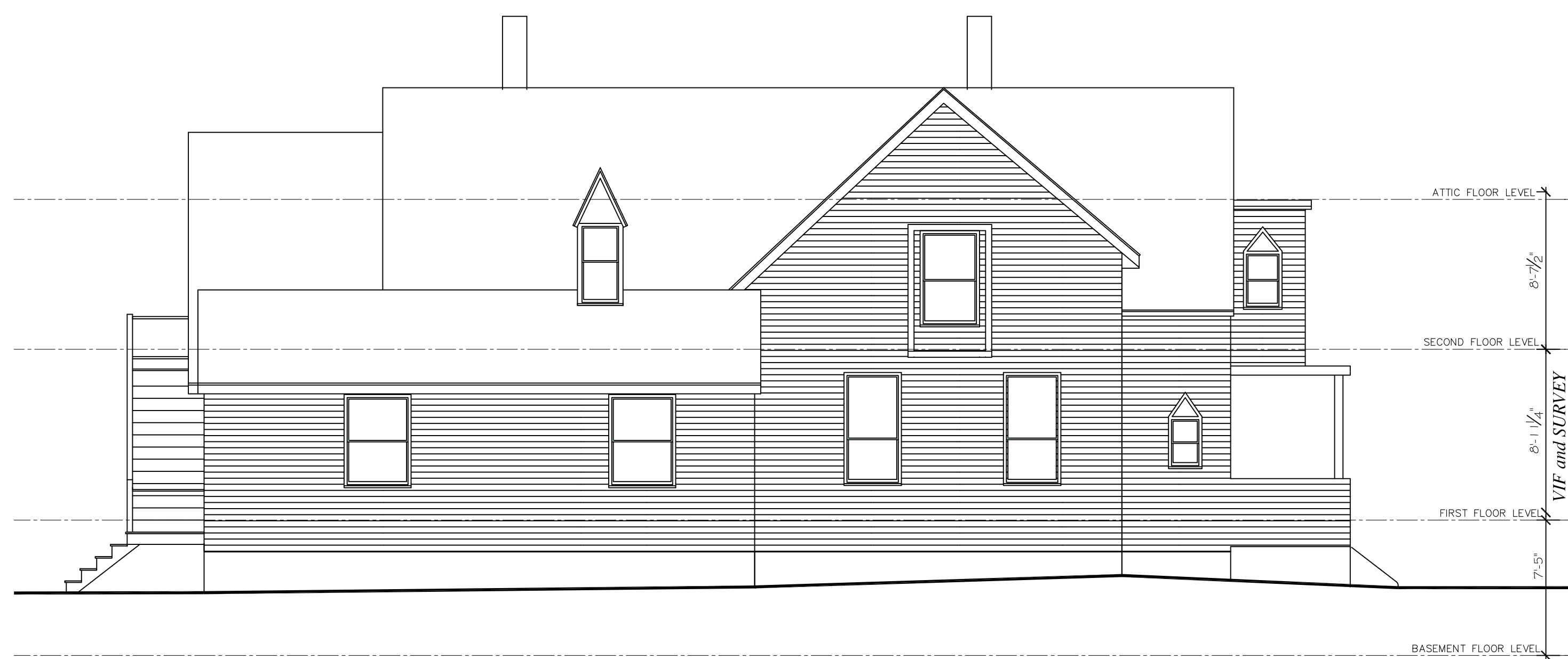


EXISTING RIGHT SIDE ELEVATION UNITS 1 & 2



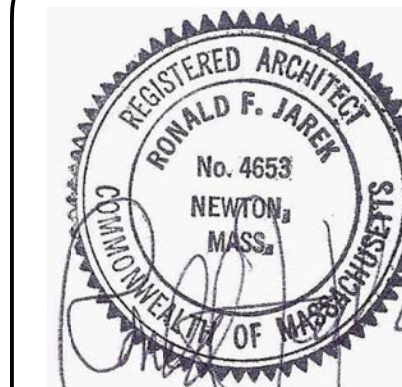
EXISTING REAR ELEVATION UNITS 1 & 2

NTS



EXISTING LEFT SIDE ELEVATION UNITS 1 & 2

NTS



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

NEW 2) TWO FAMILY RESIDENCES
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