

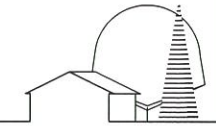
- A0.1 INFORMATION SHEET
- A1.0 ATTIC PLAN
- A1.1 DORMER SECTION AND DETAIL
- A1.2 ATTIC FRAMING DRAWING
- A1.3 DORMER FRAMING DRAWING

### PROJECT SQUARE FOOTAGE:

FLOOR	EXISTING FOOT PRINT	ADDED	NEW FOOT PRINT
FIRST FLOOR	2344 SQ. FT.	+0 SQ. FT.*	2344 SQ. FT.*
ATTACHED GARAGE	822.5 SQ. FT.	+0 SQ. FT.*	822.5 SQ. FT.*
SECOND FLOOR	2615 SQ. FT.	+0 SQ. FT.*	2615 SQ. FT.*
ATTIC	1118.5 SQ. FT.	+40 SQ. FT.	1158.5 SQ. FT.

\* DOES NOT INCLUDE OPEN PORCHES

ALEX KNOX, AIA  
COLLABORATIVE DESIGN ARCHITECT  
NEEDHAM, MA 02492



### GENERAL NOTES:

1. All work shall conform with the latest edition of the 2009 International Residential Building Code, 2015 IECC, as well as all local regulations.
2. All licenses, permits, and inspections necessary to the performance, completion, and approval of the work shall be secured and paid for by the contractor.
3. These general notes shall conform equally to all prime and subcontractors. The word "Contractor" as used herein shall apply equally to the work of all trades.
4. It is the responsibility of the Contractor to visit the site, verify the existing conditions, become thoroughly familiar with the scope of the work, and report all discrepancies between the drawings and actual conditions to the Architect.
5. After uncovering existing construction, inspect conditions and immediately report to the Architect unsatisfactory or questionable circumstances that may affect the work.
6. These drawings are intended to be read in conjunction with the schedules, product data, and consultants drawings. Contractor shall correlate work between drawings and these other information sources. Report all discrepancies to the Architect and await resolution before proceeding with any work affected by such discrepancies.
7. All lines, symbols, notes, poche and other graphic devices contained in the contract documents carry design intent. The Contractor shall pay specific attention to all dimensioned or implied plan and section spatial relationships and shall verify all alignments and symmetries before commencing work.
8. Dimensions marked "VIF" are to be checked for accuracy by the Contractor as work progresses. All discrepancies are to be brought to the attention of the Architect before proceeding.
9. The Contractor shall not scale the drawings. Only provided dimensions are to be used for all aspects of the work. Dimensions at new Work are given to face of stud and/or to centerline of structural members, unless noted otherwise. Dimensions given from existing walls are to face of existing finish, unless noted otherwise.
10. It is the responsibility of the Contractor to confirm all rough openings for windows, doors, cabinets and other materials and equipment prior to ordering.
11. It is the Contractor's responsibility to protect from damage any building and site areas unaffected by this work. Contractor shall clean the work periodically to keep the Work and adjacent areas free from accumulation of waste materials, rubbish and debris resulting from construction operations.
12. The Contractor shall coordinate the work of all subcontractors, including those under separate contract with the owner.
13. Before excavation, underground utilities are to be located through "Dig Safe" and/or the Utility Company.

### PROJECT DATA:

HILARY AND GEOFFREY GROVE  
85 Gate House Road  
Newton, MA 02467

PROJECT: Attic Exercise Room

ZONING DISTRICT: SINGLE RESIDENTIAL 1

OCCUPANCY TYPE: RESIDENTIAL

CODE USED: 2009 IRBC AND 2015 IECC

### INSPECTIONAL SERVICES DEPARTMENT

I hereby certify that the lot corners and lot lines of the premises covered by this survey record, and the existing, proposed and finished grades (required at time of Certificate of Occupancy, when grades are shown on plot plan submitted with building permit application), dimensions, elevations, offsets and locations of existing buildings, if any, thereon, and of the proposed building(s) covered by the permit referred to in this survey record are correctly shown on the plan below, and that the same comply with the applicable provisions of the City of Newton Revised Zoning Ordinance.



Affix Stamp  
L=42.81', 27.98'  
R=200.00'  
L=107.82', R=280.00'  
Gatehouse Road  
Nancy Road

**PLOT PLAN  
SURVEYOR'S AFFIDAVIT**

The above statement is made and subscribed to under the penalties of perjury.

Signature of Land Surveyor: *James J. Abely*  
Registration No. 28520

Land Surveyor: **VTP ASSOCIATES, INC.**  
958 WATERTOWN STREET  
WEST NEWTON, MA 02165 Phone: 332-8271

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

1 EXISTING SITE PLAN  
1/32"=1'-0"  
JAMES ABELY, OF VTP ASSOCIATES IS THE AUTHOR OF THE  
SITE PLAN PROVIDED, 22,091 sq. ft. lot

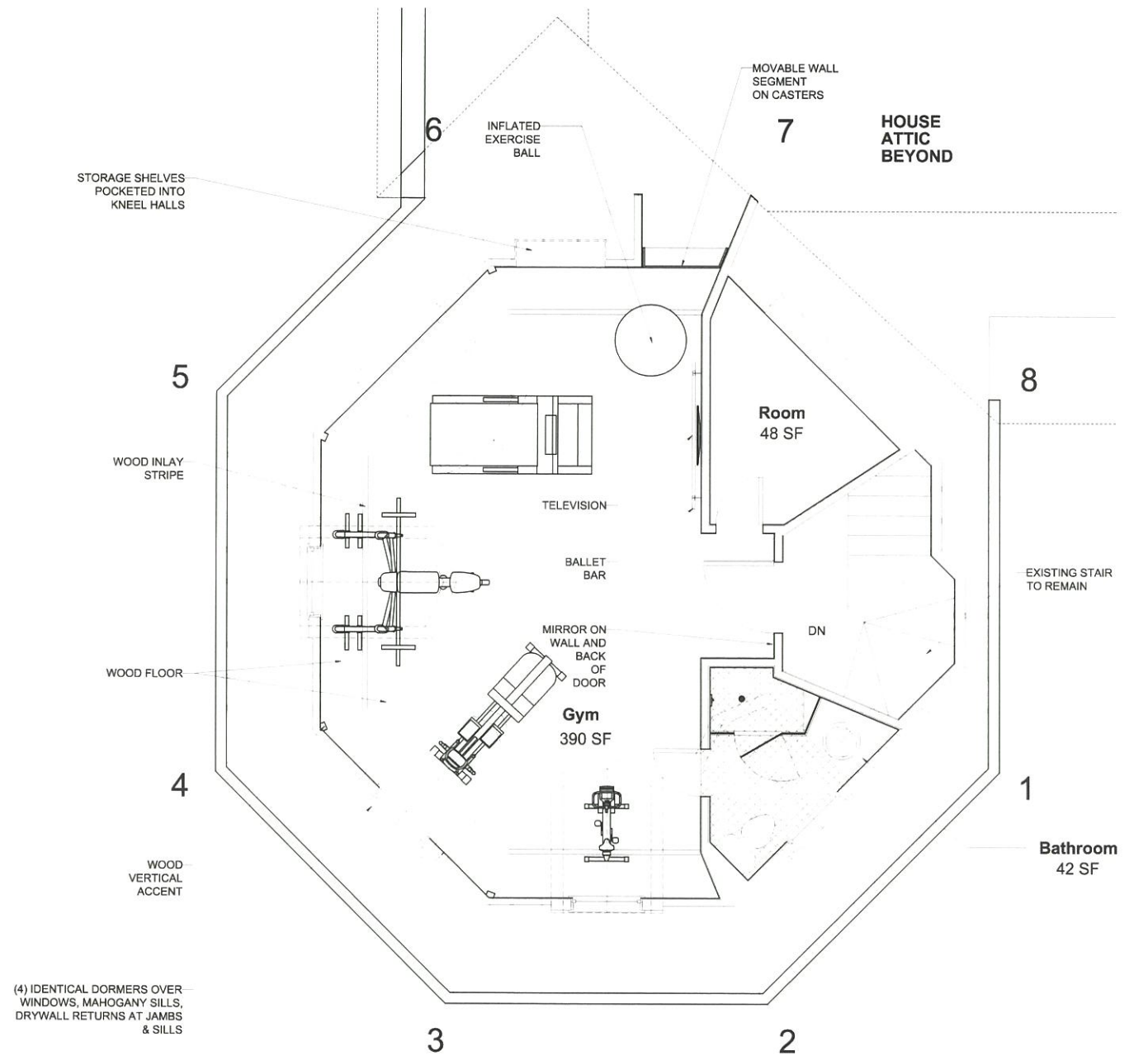
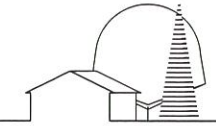


*Alex J. Knox*

PROJECT	ATTIC EXERCISE ROOM
TITLE	PROJECT INFORMATION
OWNER	HILARY AND GEOFFREY GROVE 85 GATE HOUSE ROAD CHESTNUT HILL, MA 02467
ARCHITECT OF RECORD	ALEX KNOX, AIA COLLABORATIVE DESIGN ARCHITECT 78 WALNUT STREET, NEEDHAM, MA 02492 617-306-3474
CONSULTANT	SABBAGH ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS 451 MAIN STREET, STONEHAM, MA 02180 781-279-2223
1. FOR PLANNING DEPT. REVIEW	4-17-2018
2. FOR SPECIAL PERMIT	02-11-2019
COPYRIGHT	2019-2020

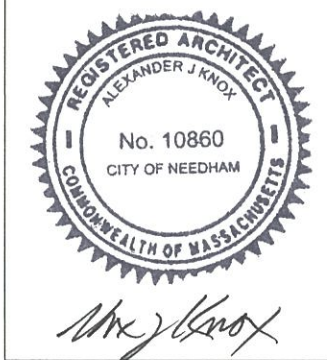
DATE	02-11-2019
SCALE	N.T.S.
DRAWN	AJK
DRAWING	A0.1

ALEX KNOX, AIA  
 COLLABORATIVE DESIGN ARCHITECT  
 NEEDHAM, MA 02492



(4) IDENTICAL DORMERS OVER  
 WINDOWS, MAHOGANY SILLS,  
 DRYWALL RETURNS AT JAMBS  
 & SILLS

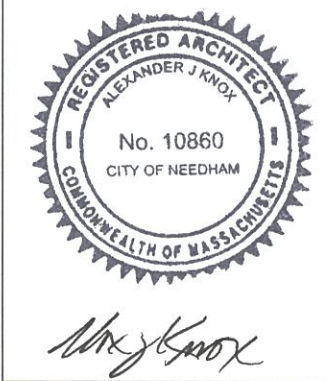
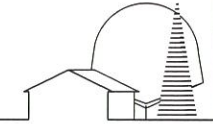
1 BASEMENT FLOOR PLAN  
 1/4"=1'-0"



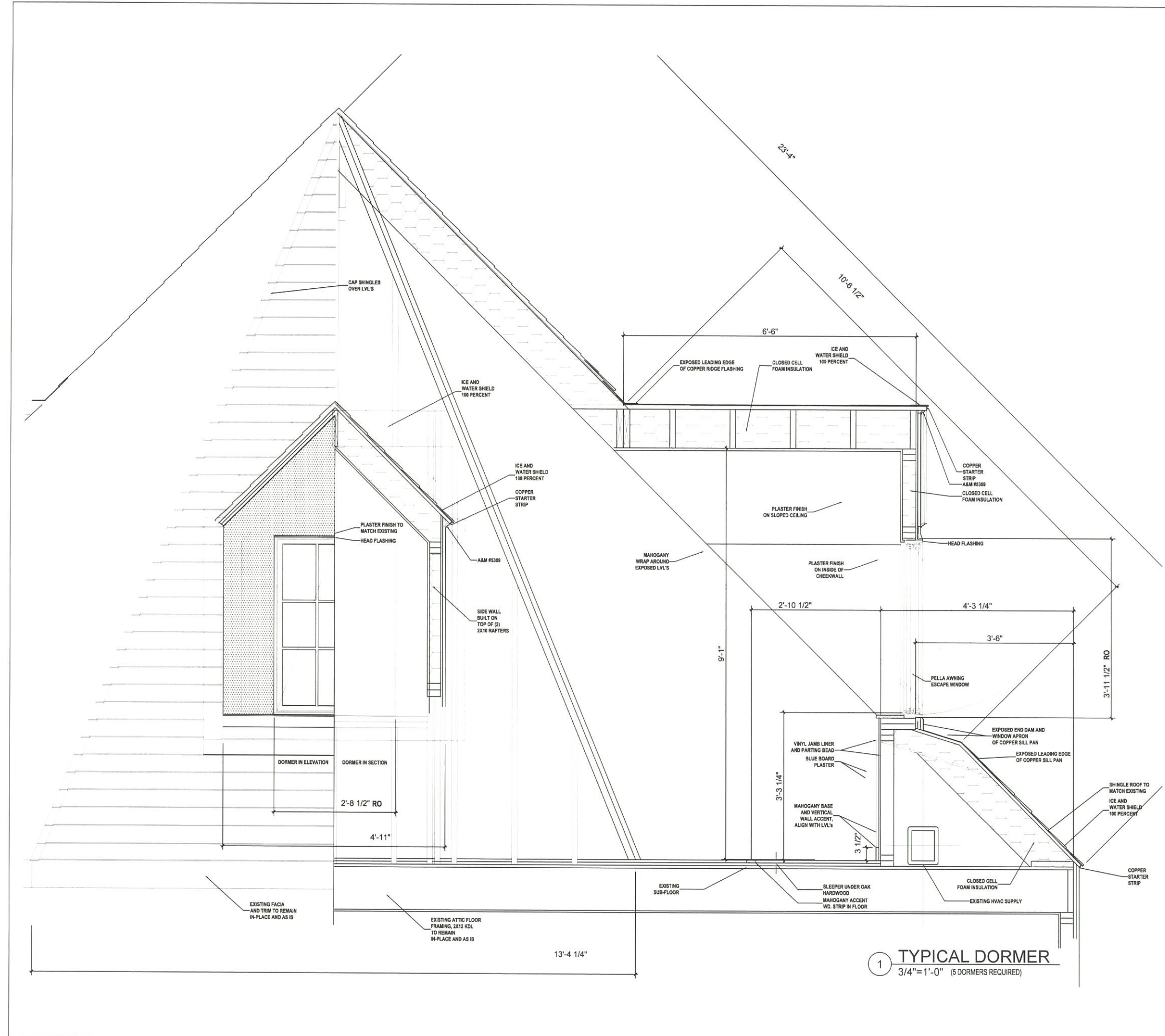
PROJECT	ATTIC EXERCISE ROOM	
TITLE	ATTIC FLOOR PLAN	
OWNER	HILARY AND GEOFFREY GROVE 85 GATE HOUSE ROAD CHESTNUT HILL, MA 02467	
ARCHITECT OF RECORD	ALEX KNOX, AIA COLLABORATIVE DESIGN ARCHITECT 78 WALNUT STREET, NEEDHAM, MA 02492 617-306-3474	
CONSULTANT	SABBAGH ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS 451 MAIN STREET, STONEHAM, MA 02180 781-279-2223	
1. FOR PLANNING DEPT. REVIEW	4-17-2018	
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DATE	02-11-2019
SCALE	1/4"=1'0"
DRAWN	AJK
DRAWING	<b>A1.0</b>

ALEX KNOX, AIA  
 COLLABORATIVE DESIGN ARCHITECT  
 NEEDHAM, MA 02492



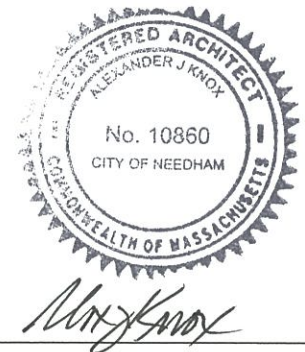
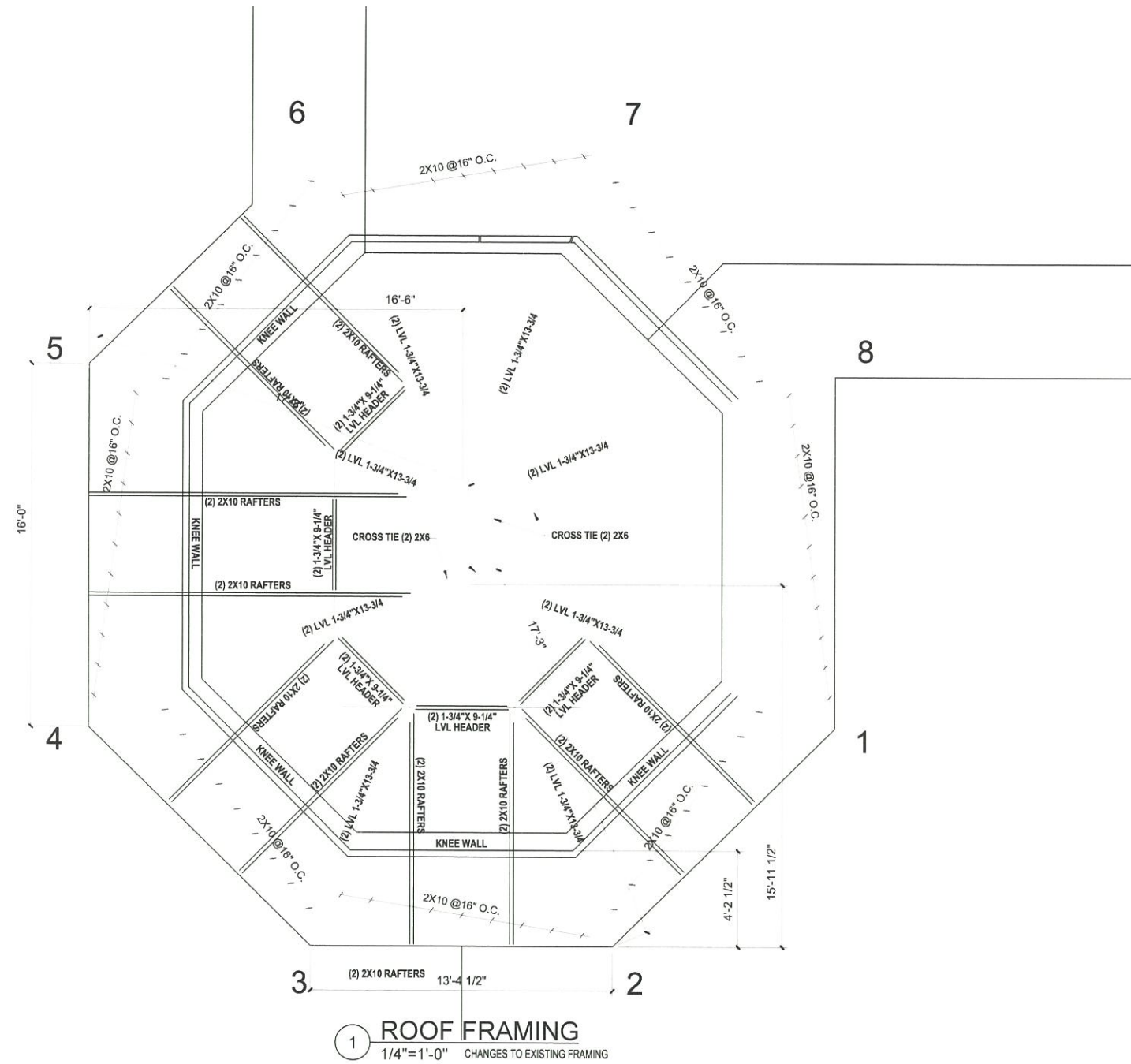
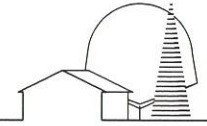
PROJECT	ADDITION AND PARTIAL REMODEL ATTIC EXERCISE ROOM	
TITLE	TYPICAL DORMER CONSTRUCTION	
OWNER	HILARY AND GEOFFREY GROVE 85 GATE HOUSE ROAD CHESTNUT HILL, MA 02467	
ARCHITECT OF RECORD	ALEX KNOX, AIA COLLABORATIVE DESIGN ARCHITECT 78 WALNUT STREET, NEEDHAM, MA 02492 617-306-3474	
CONSULTANT	SABBAGH ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS 451 MAIN STREET, STONEHAM, MA 02180 781-279-2223	
1. FOR PLANNING DEPT. REVIEW	4-17-2018	
2. SPECIAL PERMIT	02-11-2019	
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1 TYPICAL DORMER  
 3/4" = 1'-0" (5 DORMERS REQUIRED)

DATE	02-11-2019
SCALE	3/4"=1'0"
DRAWN	AJK
DRAWING	<b>A1.1</b>

ALEX KNOX, AIA  
 COLLABORATIVE DESIGN ARCHITECT  
 NEEDHAM, MA 02492



PROJECT ADDITION AND PARTIAL REMODEL  
 5 SHERMAN STREET  
 NATICK, MA 01760

TITLE ATTIC FRAMING DRAWING

OWNER HILARY AND GEOFFREY GROVE  
 85 GATE HOUSE ROAD  
 CHESTNUT HILL, MA 02467

ARCHITECT OF RECORD ALEX KNOX, AIA  
 COLLABORATIVE DESIGN ARCHITECT  
 78 WALNUT STREET, NEEDHAM, MA 02492  
 617-306-3474

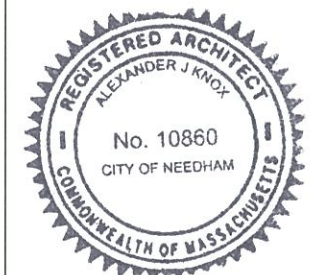
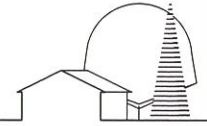
CONSULTANT SABBAGH ASSOCIATES  
 STRUCTURAL ENGINEERING CONSULTANTS  
 451 MAIN STREET, STONEHAM, MA 02180  
 781-279-2223

1. FOR PLANNING DEPT. REVIEW 4-17-2018  
 2. SPECIAL PERMIT 02-11-2019

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DATE 02-11-2019  
 SCALE 1/4"=1'0"  
 DRAWN AJK  
 DRAWING A1.2

ALEX KNOX, AIA  
 COLLABORATIVE DESIGN ARCHITECT  
 NEEDHAM, MA 02492



*Alex J. Knox*

PROJECT ADDITION AND PARTIAL REMODEL  
 5 SHERMAN STREET  
 NATICK, MA 01760

TITLE DORMER FRAMING

OWNER HILARY AND GEOFFREY GROVE  
 85 GATE HOUSE ROAD  
 CHESTNUT HILL, MA 02467

ARCHITECT OF RECORD ALEX KNOX, AIA  
 COLLABORATIVE DESIGN ARCHITECT  
 78 WALNUT STREET, NEEDHAM, MA 02492  
 617-306-3474

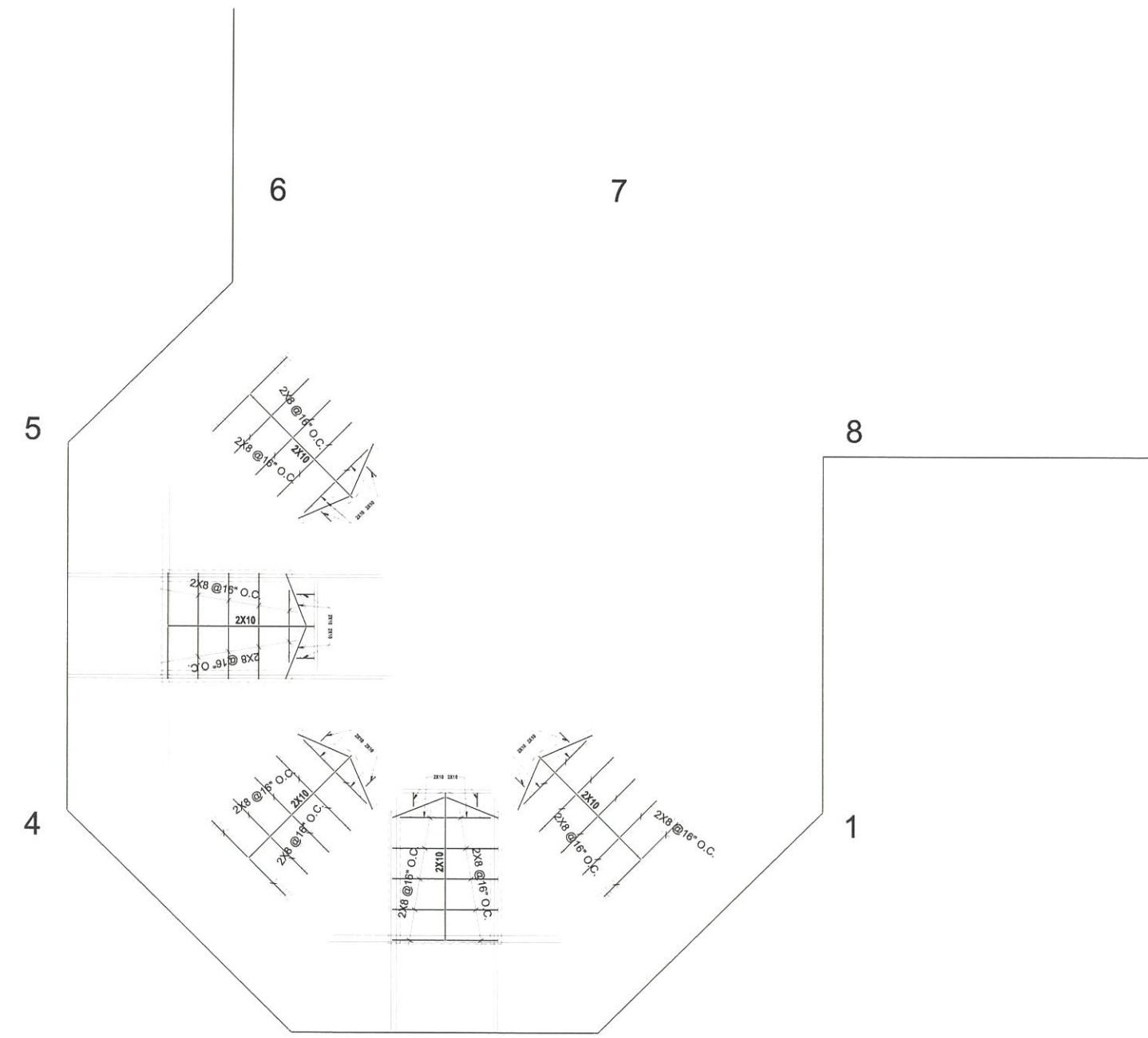
CONSULTANT SABBAGH ASSOCIATES  
 STRUCTURAL ENGINEERING CONSULTANTS  
 451 MAIN STREET, STONEHAM, MA 02180  
 781-279-2223

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2. SPECIAL PERMIT	02-11-2019

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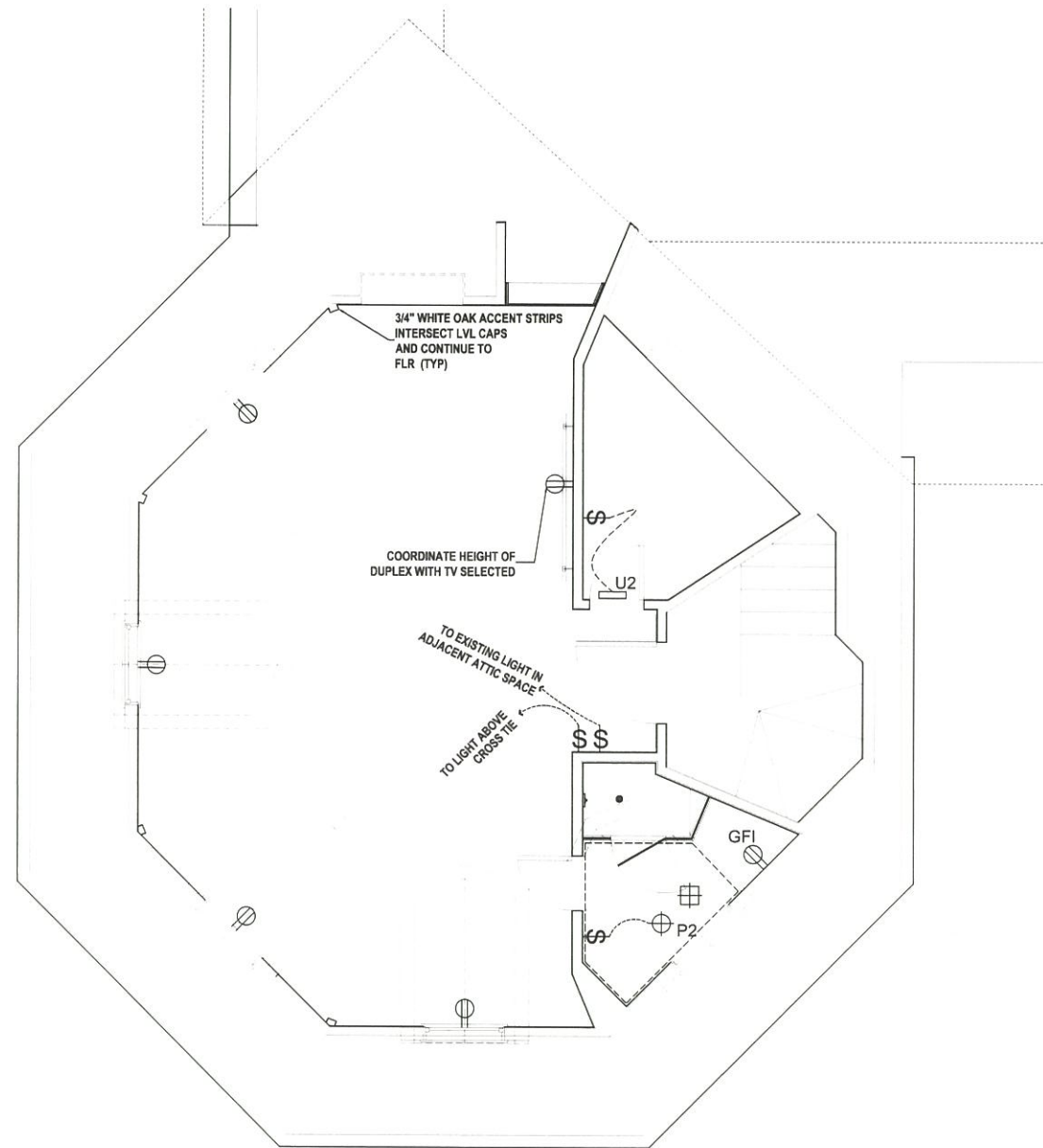
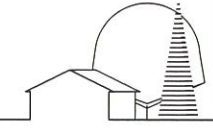
DATE	02-11-2019
SCALE	1/4"=1'-0"
DRAWN	AJK

DRAWING **A1.3**

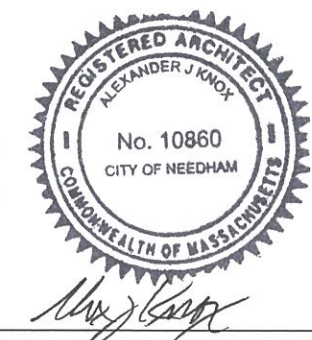


**1** DORMER FRAMING **2**  
 1/4"=1'-0"

ALEX KNOX, AIA  
 COLLABORATIVE DESIGN ARCHITECT  
 NEEDHAM, MA 02492



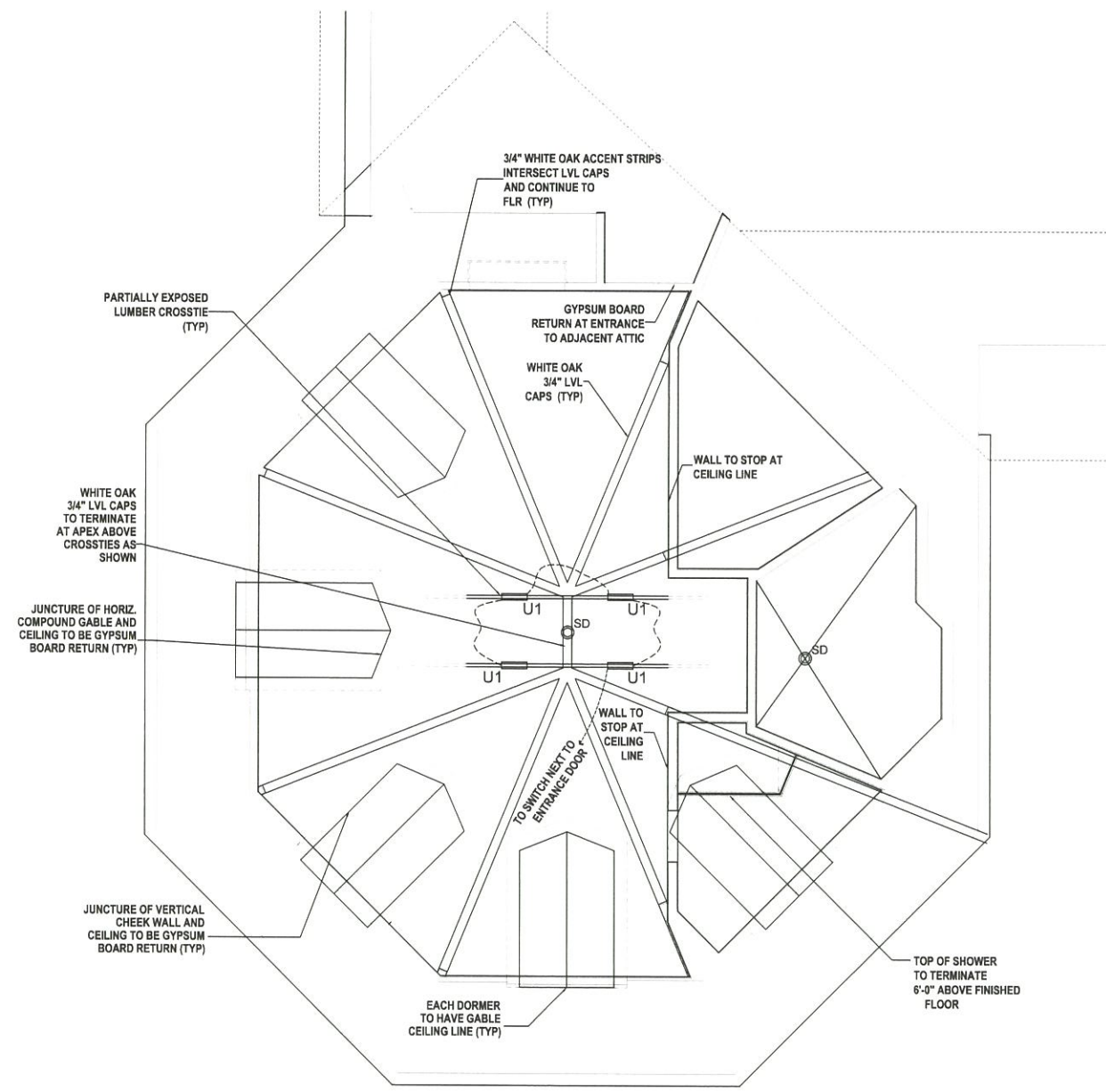
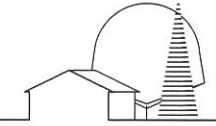
1 ELECTRICAL PLAN  
 1/4"=1'-0"



PROJECT	
TITLE ROOF FRAMING	
OWNER HILARY AND GEOFFREY GROVE 85 GATE HOUSE ROAD CHESTNUT HILL, MA 02467	
ARCHITECT OF RECORD ALEX KNOX, AIA COLLABORATIVE DESIGN ARCHITECT 20 OAK STREET, NEEDHAM, MA 02492 617-306-3474	
CONSULTANT SABBAGH ASSOCIATES STRUCTURAL ENGINEERING CONSULTANTS 451 MAIN STREET, STONEHAM, MA 02180 781-279-2223	
1. FOR CLIENT REVIEW	12-20-2017
2. SPECIAL PERMIT	02-11-2019
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DATE	02-11-2019
SCALE	1/4"=1'0"
DRAWN	AJK
DRAWING	UT1

ALEX KNOX, AIA  
 COLLABORATIVE DESIGN ARCHITECT  
 NEEDHAM, MA 02492



**LEGEND OF SYMBOLS**

- U1= LED, UPLIGHT
- \$ = SINGLE POLE SWITCH
- ⊕ C1 = CONCEALED LIGHT FIXTURE
- ⊞ C2 = CONCEALED LIGHT FIXTURE
- ⊙<sup>SD</sup> = SMOKE DETECTOR
- ▭ U2= LED, WALL MOUNTED UTILITY LIGHT
- - - = CIRCUIT WIRING

1 REFLECTED CEILING PLAN  
 1/4"=1'-0"



*Alex J. Knox*

PROJECT ADDITION AND PARTIAL REMODEL  
 5 SHERMAN STREET  
 NATICK, MA 01760

TITLE DORMER ROOF FRAMING

OWNER HILARY AND GEOFFREY GROVE  
 85 GATE HOUSE ROAD  
 CHESTNUT HILL, MA 02467

ARCHITECT OF RECORD ALEX KNOX, AIA  
 COLLABORATIVE DESIGN ARCHITECT  
 20 OAK STREET, NEEDHAM, MA 02492  
 617-306-3474

CONSULTANT SABBAGH ASSOCIATES  
 STRUCTURAL ENGINEERING CONSULTANTS  
 451 MAIN STREET, STONEHAM, MA 02180  
 781-279-2223

1. FOR CLIENT REVIEW	12-20-2017
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DATE 02-11-2019

SCALE 1/4"=1'0"

DRAWN AJK

DRAWING **UT2**