

GOEL RESIDENCE

29 HAWTHORNE AVE
NEWTON, MA

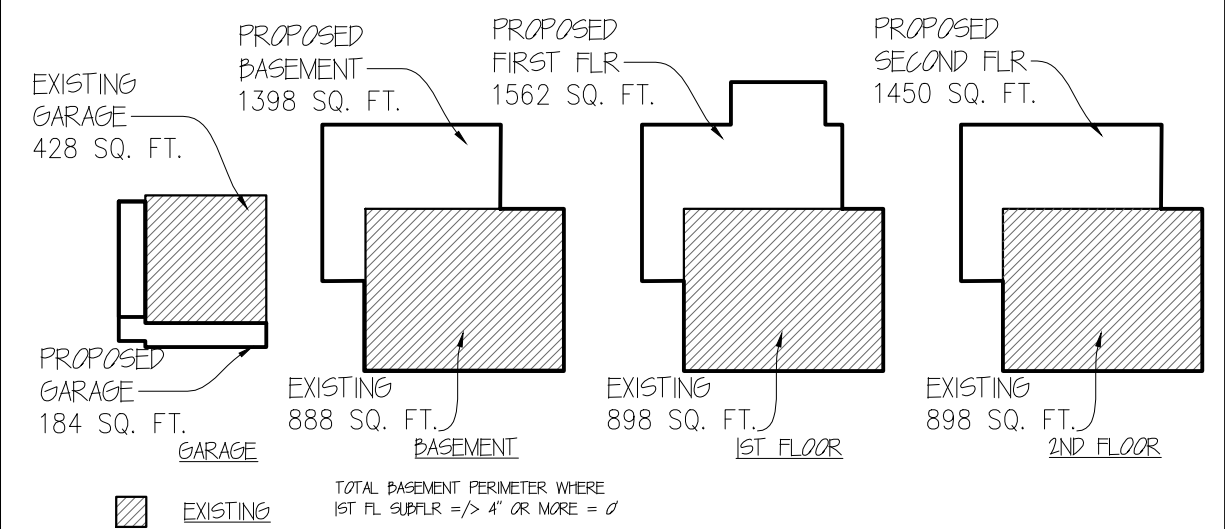
General Notes

- Prior to commencing work, the contractor shall become familiar with the intent of the Architectural plans, inspect the site and be fully responsible for reporting to the Architect any discrepancies between the dimensions, elevations and/or locations indicated on the drawings and those that actually exist on the site.
- If in the course of the construction, a condition exists which disagrees with the intention of the plans or disagrees with what is indicated on the plans or in the specifications, the contractor is to stop work and notify the Architect.
- The Contractor shall apply for, obtain and pay for all required permits, inspections and other applicable state and municipal regulations and requirements. No construction work of any kind shall commence without a Building Permit from the municipality of jurisdiction.
- The contractor shall be responsible for the overall coordination and supervision including dimensions, layout and specifications related to his own sub-contractors. The contractor shall require the sub-contractors to visit the site and become familiar with the plans and specifications for their portion of the work.
- The contractor shall coordinate all "as built" surveys required by code.
- The contractor and all sub-contractors shall be solely responsible for compliance with all federal, state, and municipal safety regulations and requirements, including but not limited to the regulations of OSHA, AGC, and ASA, the Massachusetts Building Code; Fuel, Gas Plumbing and Electrical codes of the State of Massachusetts. This includes contacting Dig- Safe prior to any excavation. All workers employed by the General Contractor or by the Owner or by any subcontractors either directly or indirectly shall be covered by a Workman Compensation Policy and General Liability without exception. It shall not be the responsibility of the Architect to enforce compliance or administer or regulate compliance of this policy.
- The Architect shall not be responsible for enforcement specific safety regulations or the enforcement of compliance by the General Contractor to any or all of the requirements of the General Notes section of these drawings.
- The existing conditions indicated are from field measurement. All conditions and dimensions are based on visual observation. The Architect makes no representation as to the structural integrity or code compliance of existing conditions that are not readily visible.
- The contractor shall meet all the "U" value requirements of the State Energy Code for walls, floors, ceilings, windows and doors. Window "U" value of 0.30
- The contractor shall determine with the assistance of a Mechanical Engineer the required heating and air conditioning equipment and elements necessary for the new and existing spaces.

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F.A.R. CALCULATION (FLOOR AREA RATIO)			
LOT:	9,790 S.F.		
ZONE:	SR1		
ALLOWABLE FAR:	0.34		
MAXIMUM ALLOWABLE SF.	3,329 S.F.		
EXISTING FAR:	0.23		
EXISTING SF.:	2,224 S.F.		
PROPOSED FAR:	0.37		
PROPOSED SF.:	3,624 S.F.		
F.A.R. AREAS			
	EXISTING	ADDITIONAL PROPOSED	TOTAL PROPOSED
BASEMENT	0 S.F.	0 S.F.	0 S.F.
FIRST FLOOR	898 S.F.	664 S.F.	1562 S.F.
DETACHED GARAGE	428 S.F.	184 S.F.	612 S.F.
SECOND FLOOR	898 S.F.	552 S.F.	1450 S.F.
TOTALS (FAR ONLY)	2224 S.F.	1400 S.F.	3624 S.F.

SPECIAL PERMIT



GOEL RESIDENCE
29 HAWTHORNE AVE, NEWTON, MA SCALE
TITLE SHEET NT.S.

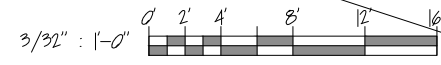
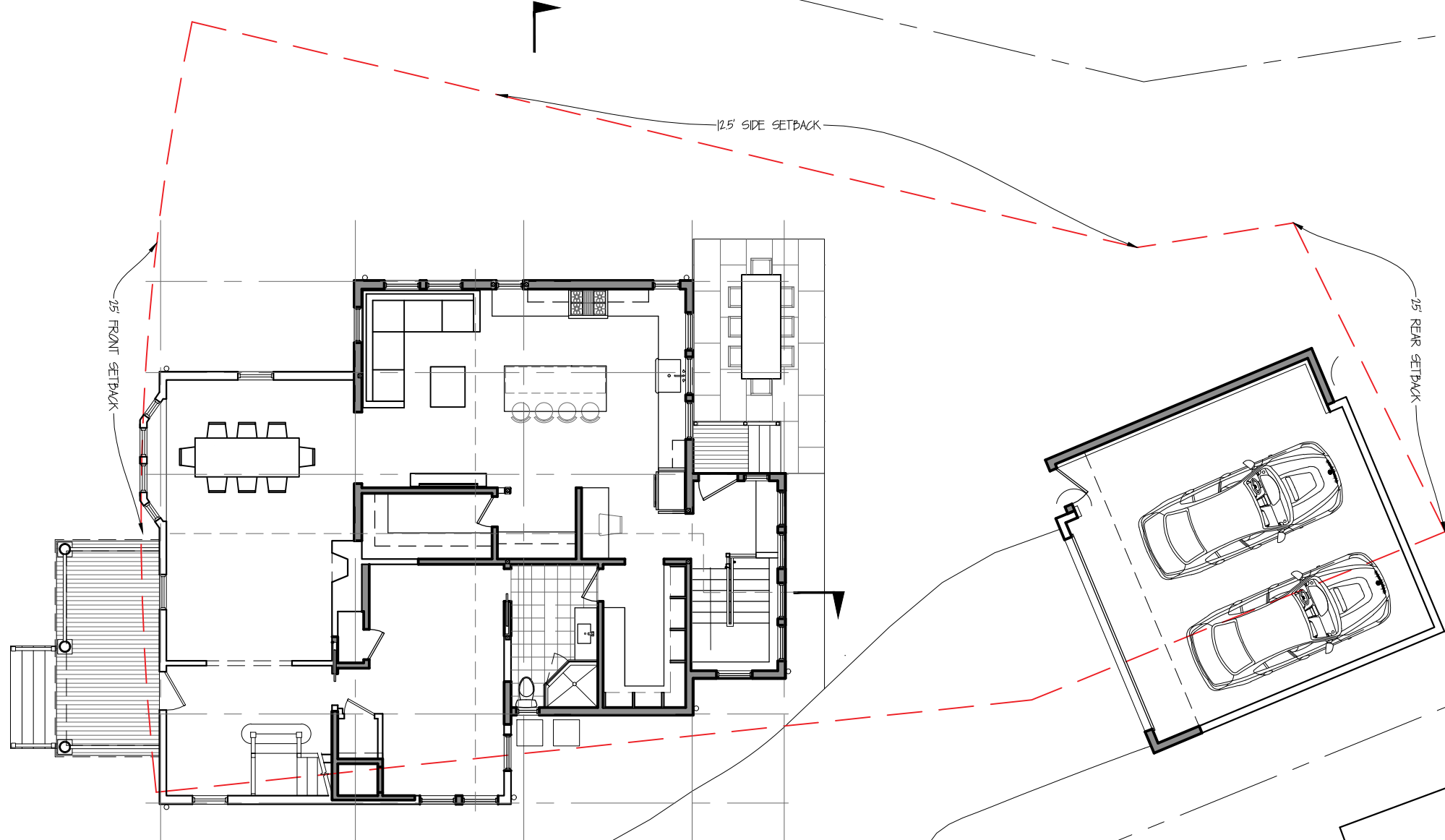
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HAWTHORNE AVE



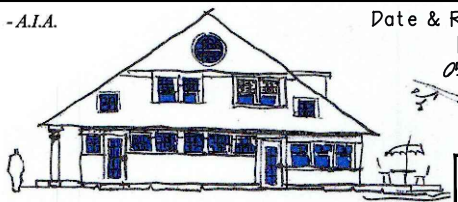
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PROPOSED FIRST FLOOR PLAN

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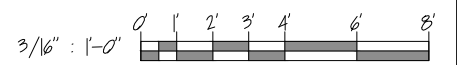
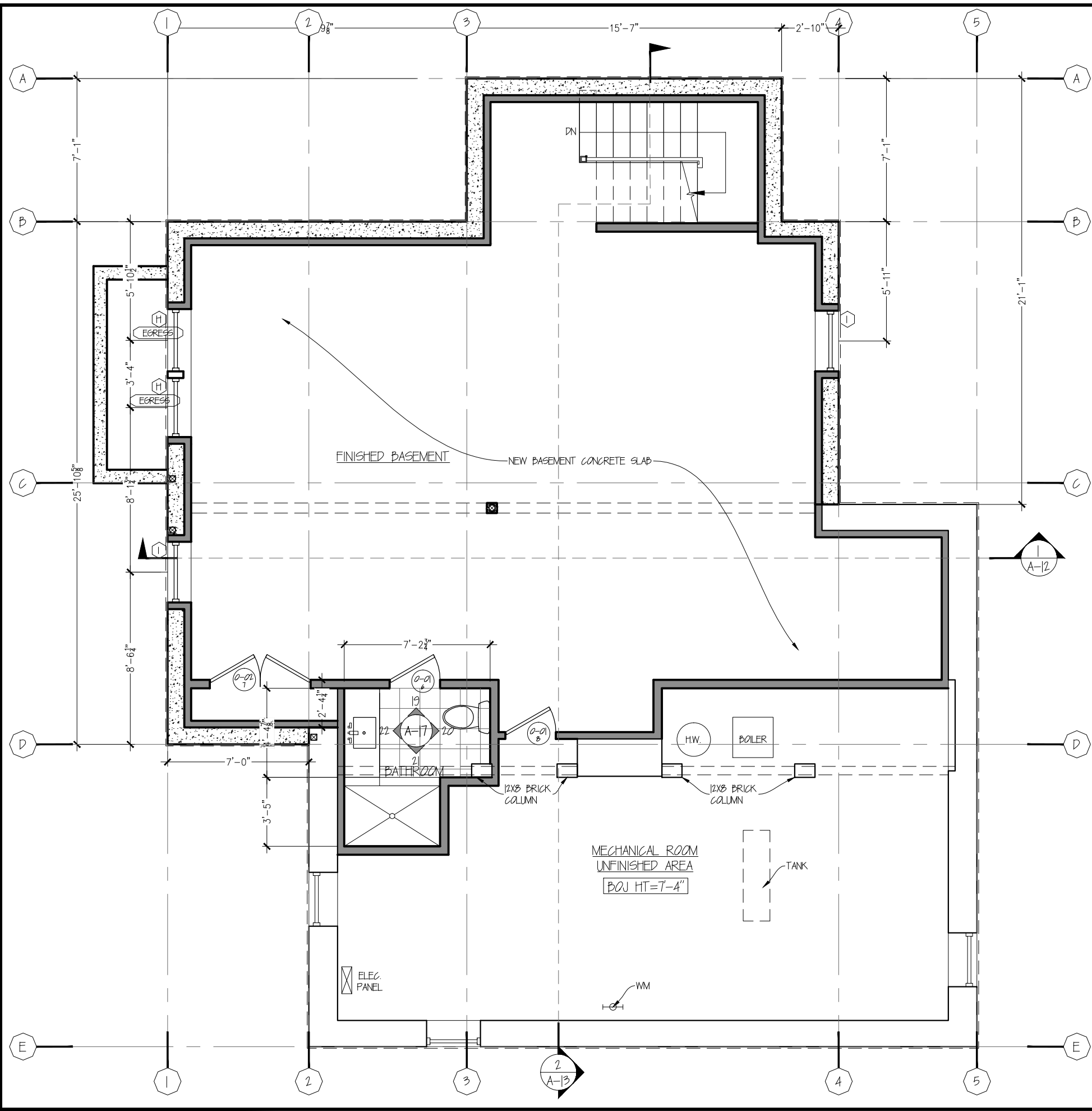
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GOEL RESIDENCE
29 HAWTHORNE AVE, NEWTON, MA

PROPOSED BASEMENT FLOOR PLAN
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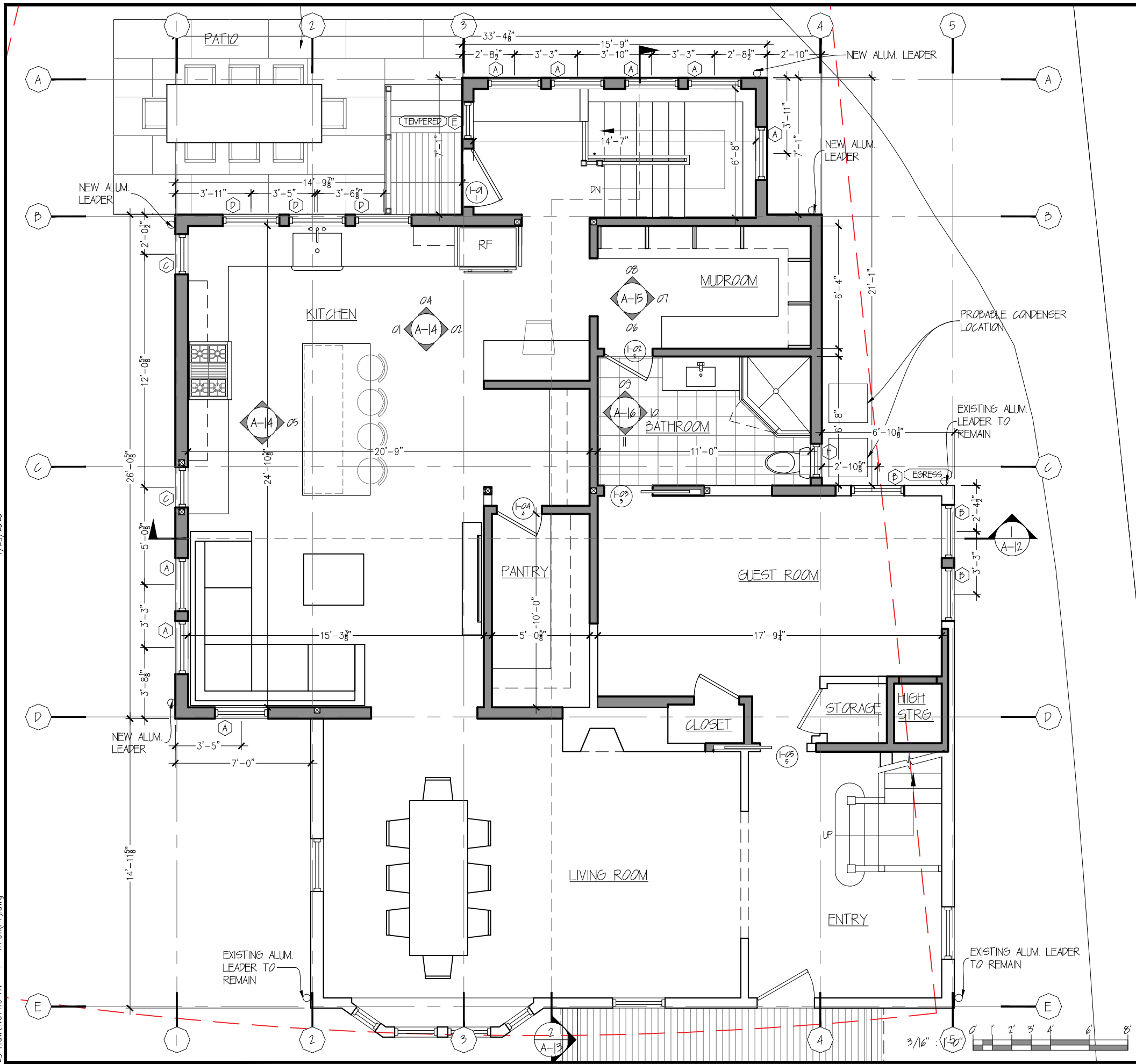
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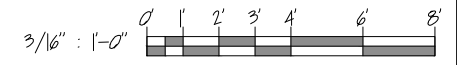
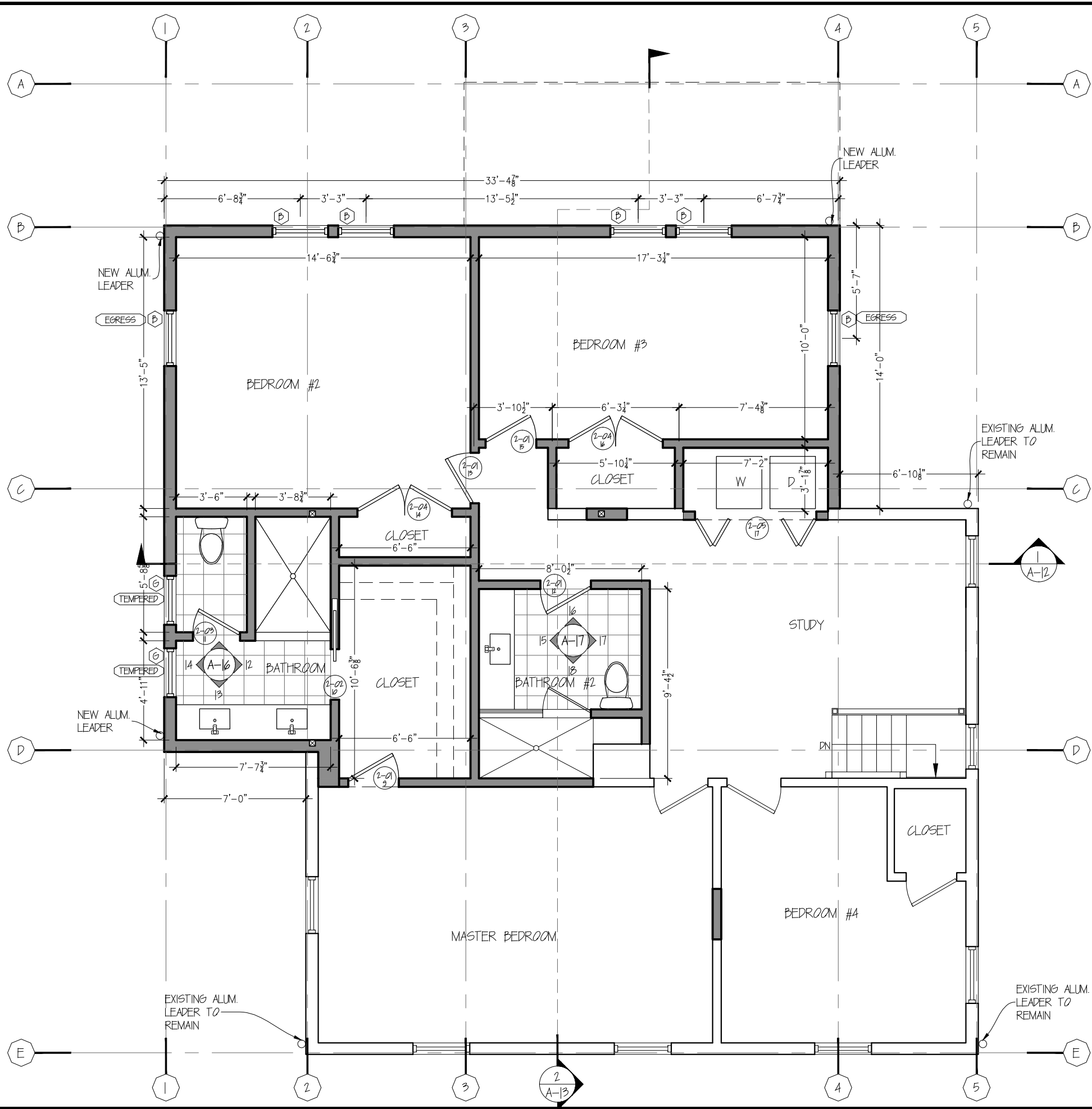
GUEL RESIDENCE PROPOSED FIRST FLOOR PLAN
 29 HAWTHORNE AVE, NEWTON, MA SCALE: 3/16" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. Date & Revision
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GOEL RESIDENCE
29 HAWTHORNE AVE, NEWTON, MA

PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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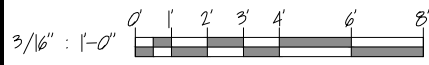
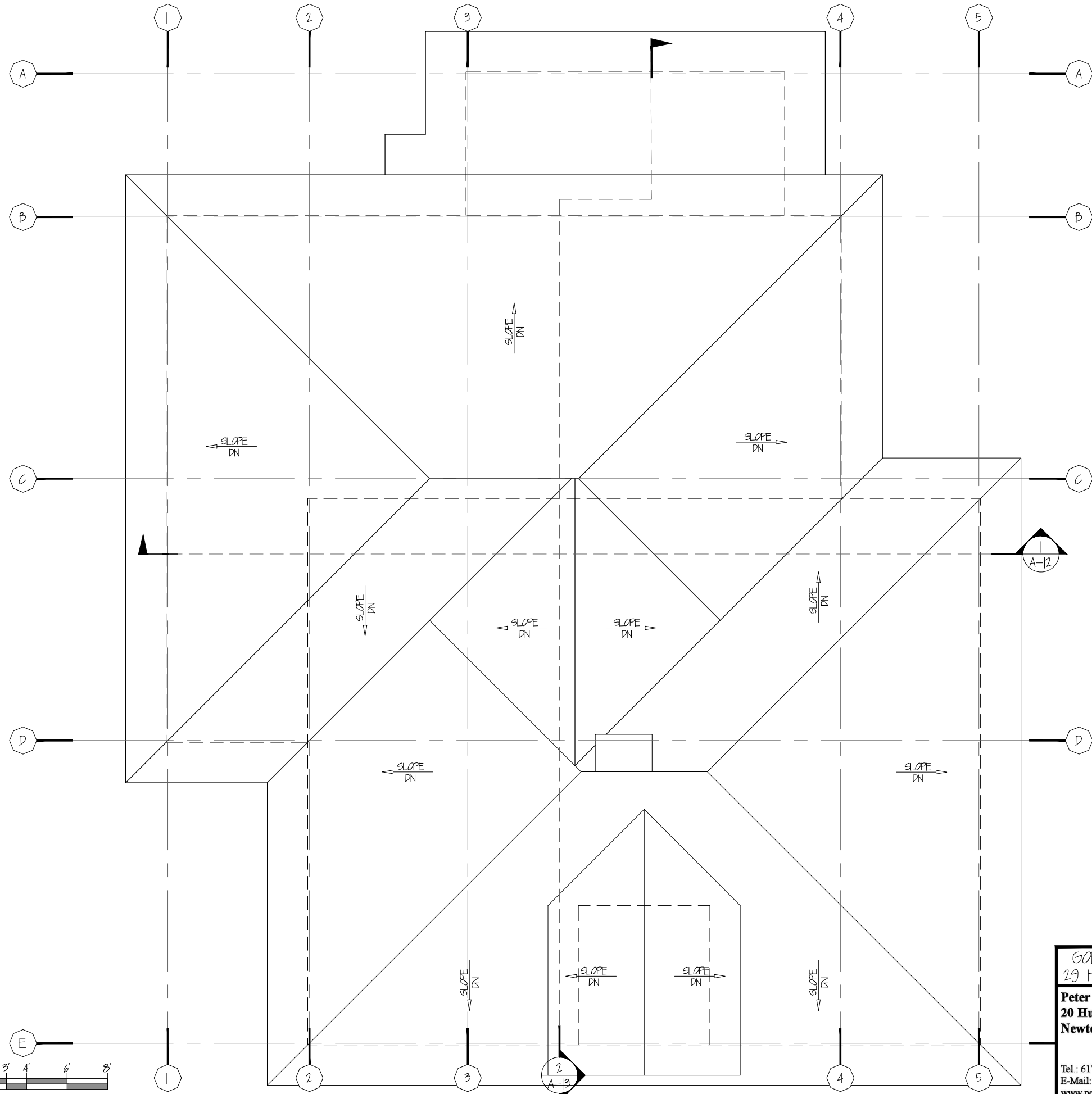
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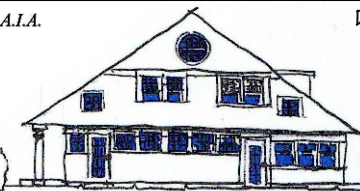
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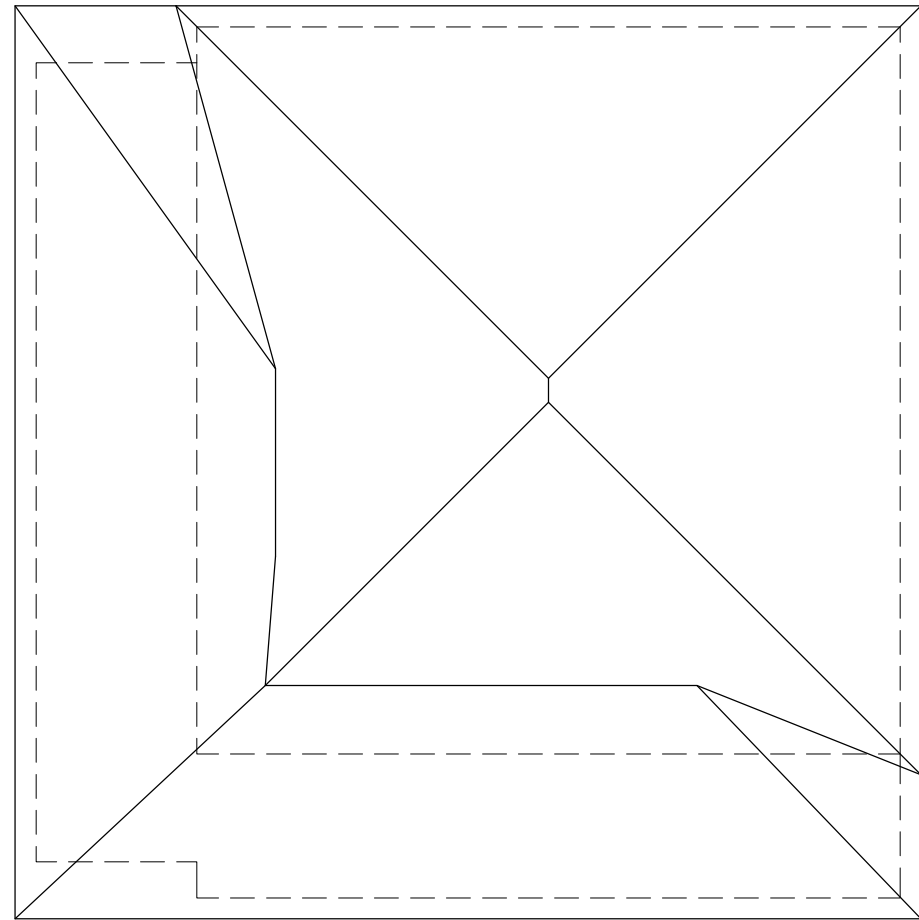
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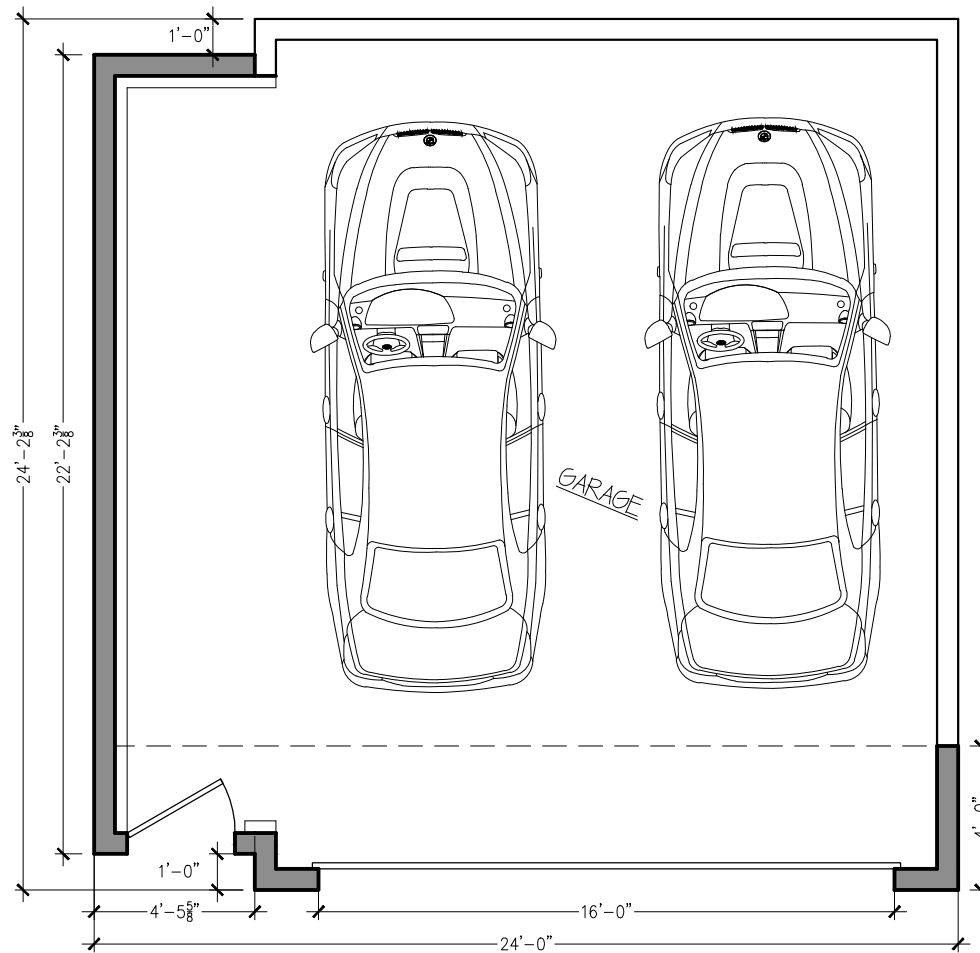
GOEL RESIDENCE 29 HAWTHORNE AVE, NEWTON, MA		PROPOSED ROOF PLAN SCALE: 3/16" = 1'-0"	
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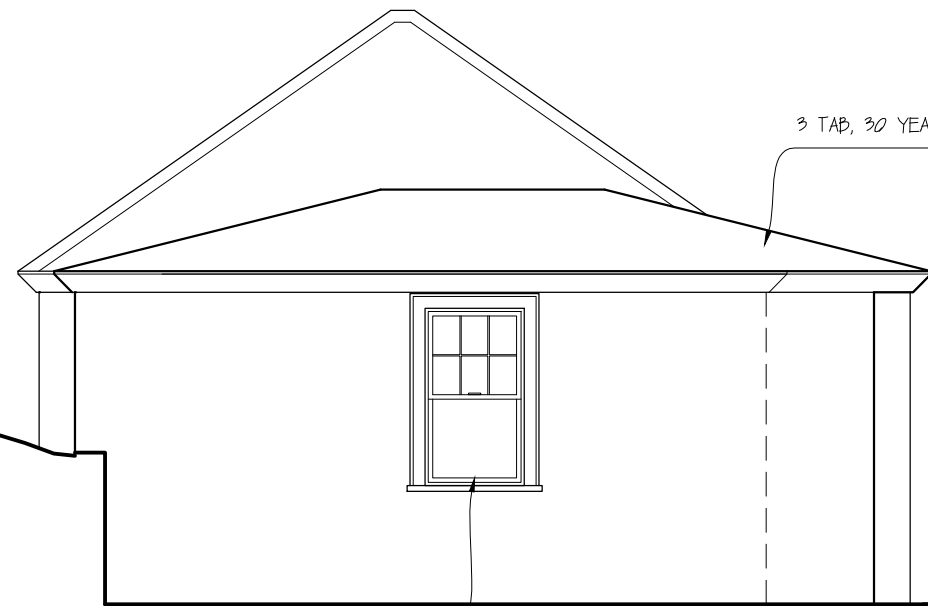
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ROOF
3/16" : 1'-0"

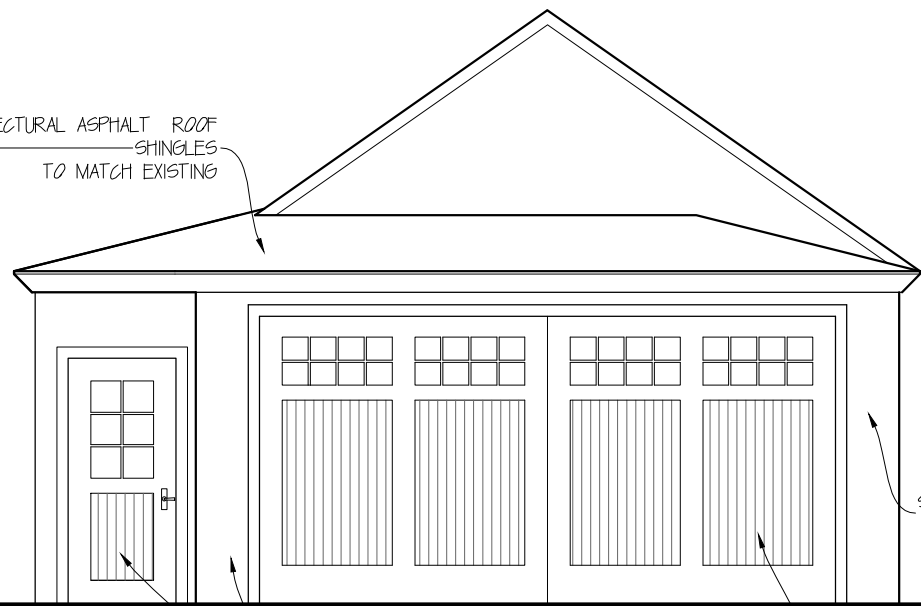


FLOOR PLAN



NEW CLAD SGL WINDOWS, TYP.
SIDE ELEVATION
3/16" : 1'-0"

3 TAB, 30 YEAR ARCHITECTURAL ASPHALT ROOF SHINGLES TO MATCH EXISTING



WD SIMPSON DOOR
STUCCO FINISH TO MATCH EXISTING

CARRIAGE-STYLE
WD-COMPOSITE DOOR

STUCCO FINISH TO MATCH EXISTING

FRONT ELEVATION
3/16" : 1'-0"



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PROPOSED GARAGE
SCALE: 3/16" = 1'-0"

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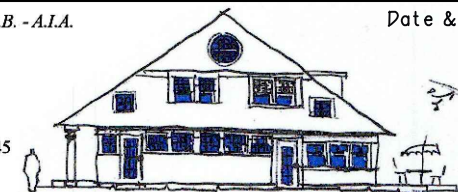
FRONT ELEVATION

3/16" : 1'-0"

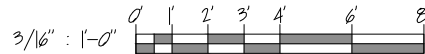
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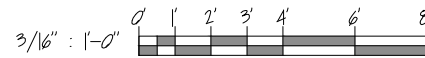


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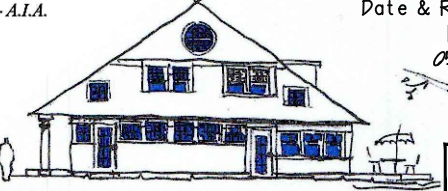

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BACK ELEVATION
3/16" : 1'-0"

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3/16" : 1'-0" 		A-9

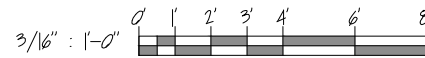
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LEFT ELEVATION

3/16" = 1'-0"



GOEL RESIDENCE		PROPOSED LEFT ELEVATION	
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WINDOW AND DOOR SCHEDULE

WINDOW SCHEDULE

- Notes: 1. All new construction walls to be 2 x 6 construction, except as noted.
 2. All windows to be wood, primed inside and clad outside (except as noted.)
 3. All glazing to use simulated divided lites (SDL's) with spacer bars (except as noted.) See drawings for lite pattern.
 4. See drawings and follow required codes for locations of tempered glass (T.G.) and for Egress Window requirements.
 5. All windows to include 1 3/4" historic sill noses. Adjust rough opening heights accordingly.

Symbol	Manufac.	Series	Model #	Type	Frame Size	R.O. W.	R.O. Ht.	Lites	Qty	Notes
NEW WINDOW SCHEDULE										
A	PELLA	Lifestyle	3359	Double Hung	(1) 2' 9" x 4' 11"	33 3/4"	59 3/4"	6/1	8	Kitchen, entry
B	PELLA	Lifestyle	3357	Double Hung	(1) 2' 9" x 4' 9"	33 3/4"	57 3/4"	6/1	9	Guest Bedroom, Bedrooms # 2 & 3
C	PELLA	Lifestyle	2541	Double Hung	(1) 2' 1" x 3' 5"	25 3/4"	41 3/4"	4/1	2	Kitchen
D	PELLA	Lifestyle	3341	Double Hung	(1) 2' 11" x 3' 5"	35 3/4"	41 3/4"	6/1	3	Kitchen
E	PELLA	Lifestyle	2559	Double Hung	(1) 1' 11" x 4' 11"	23 3/4"	59 3/4"	4/1	1	Entry
F	PELLA	Lifestyle	2141	Double Hung	(1) 1' 9" x 3' 5"	21 3/4"	41 3/4"	4/1	1	1st Flr Bathroom
G	PELLA	Lifestyle	2957	Double Hung	(1) 2' 5" x 4' 9"	29 3/4"	57 3/4"	4/1	2	Master Bathroom
H	PELLA	Lifestyle	3747	Double Hung	(1) 2' 11" x 3' 11"	35 3/4"	47 3/4"	6/1	2	Basement
I	PELLA	Lifestyle	3523	Awning	(1) 2' 11" x 1' 11"	35"	23"	6	2	Basement

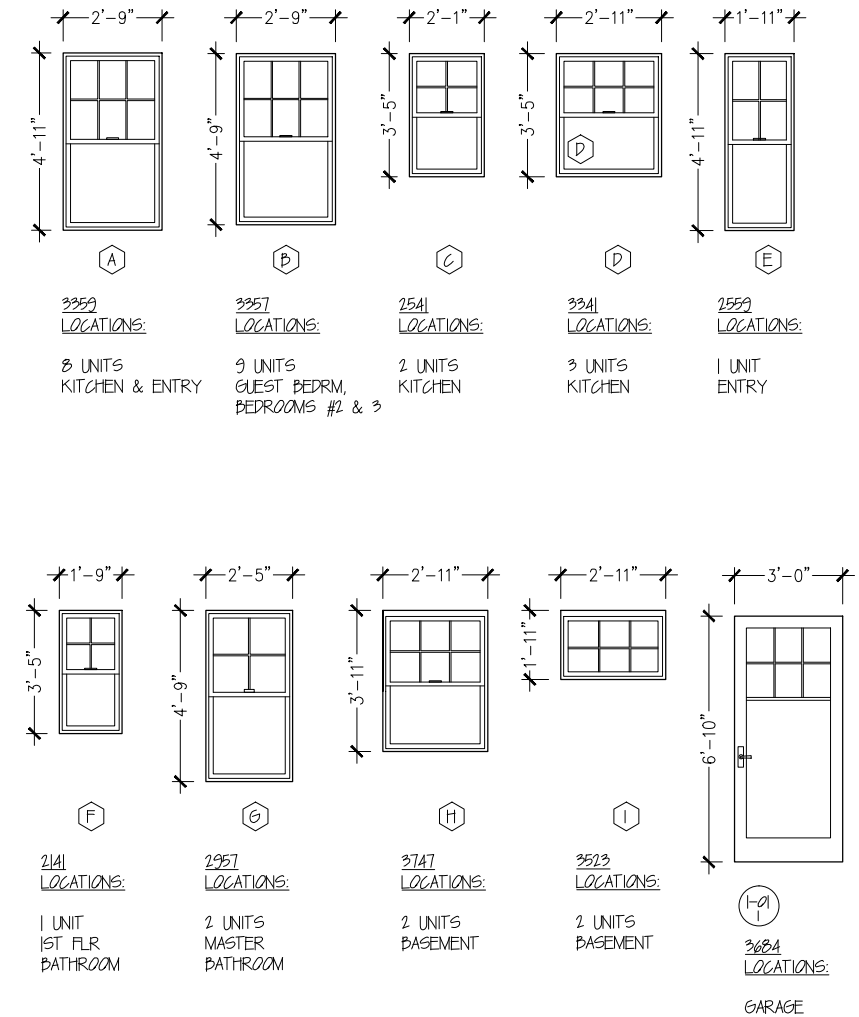
EXTERIOR DOOR SCHEDULE

- Note: 1. All new construction walls to be 2 x 6 construction, except as noted. Verify wall thickness in existing construction.
 2. All doors to be wood, primed inside and outside (except as noted.)
 3. All glazing to use simulated divided lites (SDL's) with spacer bars (except as noted.) See drawings for lite pattern.
 4. All glazing in doors to be Tempered Glass (T.G.) per code.

Symbol	Manufac.	Series	Model #	Type	Door Size	R.O. Width	R.O. Ht.	Lites	Qty	Notes
1-01	PELLA	Lifestyle		French In-Swing	(1) 3' 0" x 6' 10"				1	Entry/Stair

INTERIOR DOOR SCHEDULE

Symbol	Manufac.	Series	Model #	Type	Door Size	R.O. Width	R.O. Ht.	Lites	Qty	Notes
0-01				Interior In-Swing	(1) 2' 6" x 6' 8"				2	Basement Mechanical and bathroom
0-02				Interior In-Swing	(1) 5' 0" x 6' 8"				1	Double door closet
1-02				Interior In-Swing	(1) 2' 6" x 6' 8"				1	1 flr Bathroom
1-03				pocket	(1) 2' 6" x 6' 8"				1	1 flr Bathroom
1-04				Interior In-Swing	(1) 2' 4" x 6' 8"				1	Pantry
1-05				pocket	(1) 2' 6" x 6' 8"				1	Guest Bedroom
2-01				Interior In-Swing	(1) 2' 6" x 6' 8"				4	Bedrooms, Master closet, bathroom #2
2-02				Pocket	(1) 2' 6" x 6' 8"				1	Master Bathroom
2-03				Interior In-Swing	(1) 2' 4" x 6' 8"				1	Master Bathroom
2-04				Interior In-Swing	(1) 4' 8" x 6' 8"				2	Double door closet
2-05				Folding	(1) 6' 0" x 6' 8"				1	Laundry



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GOEL RESIDENCE PROPOSED WINDOW/DOOR SCHEDULE
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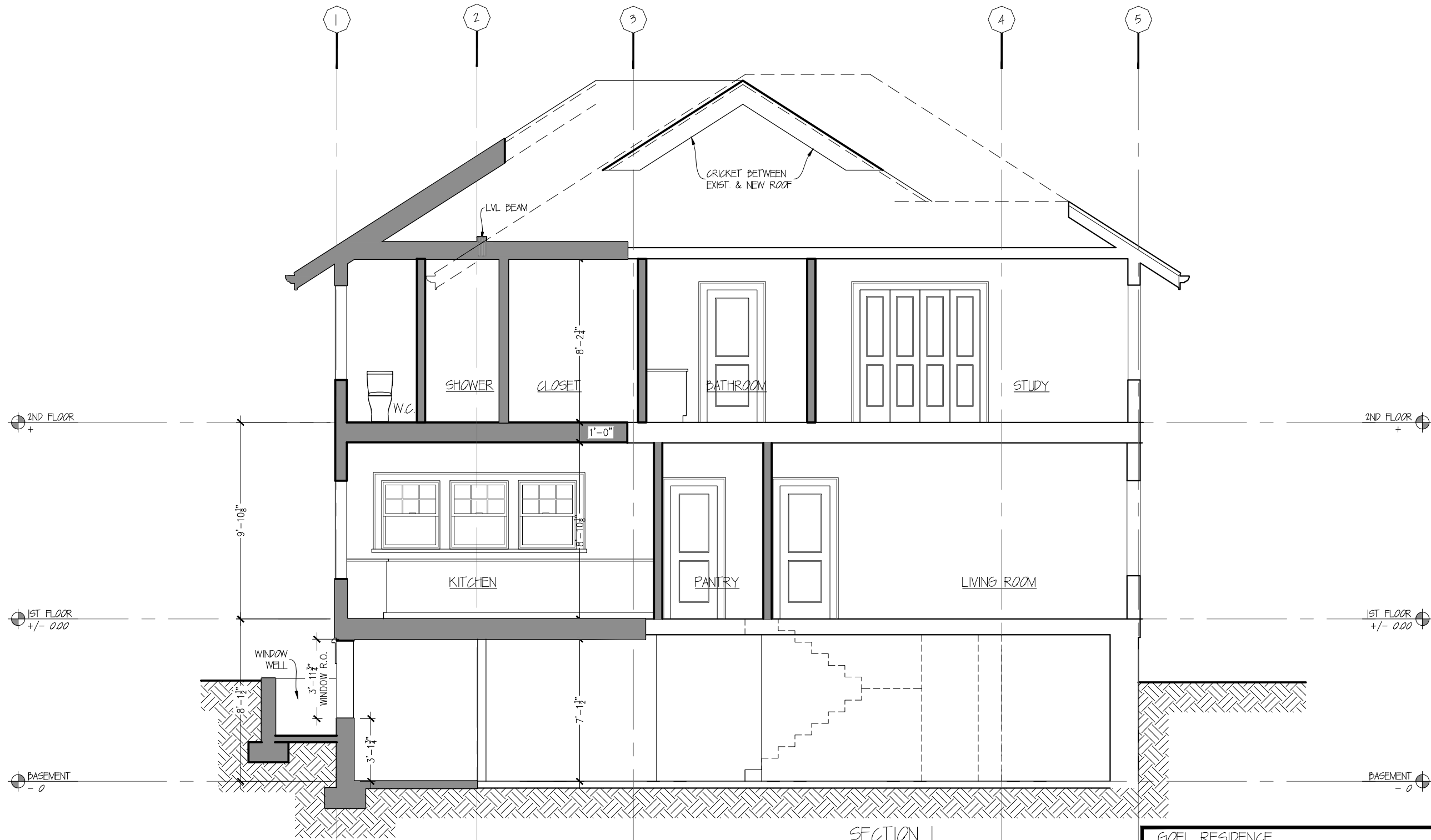
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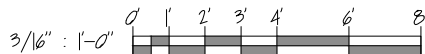
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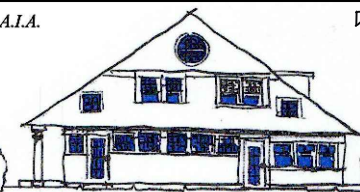
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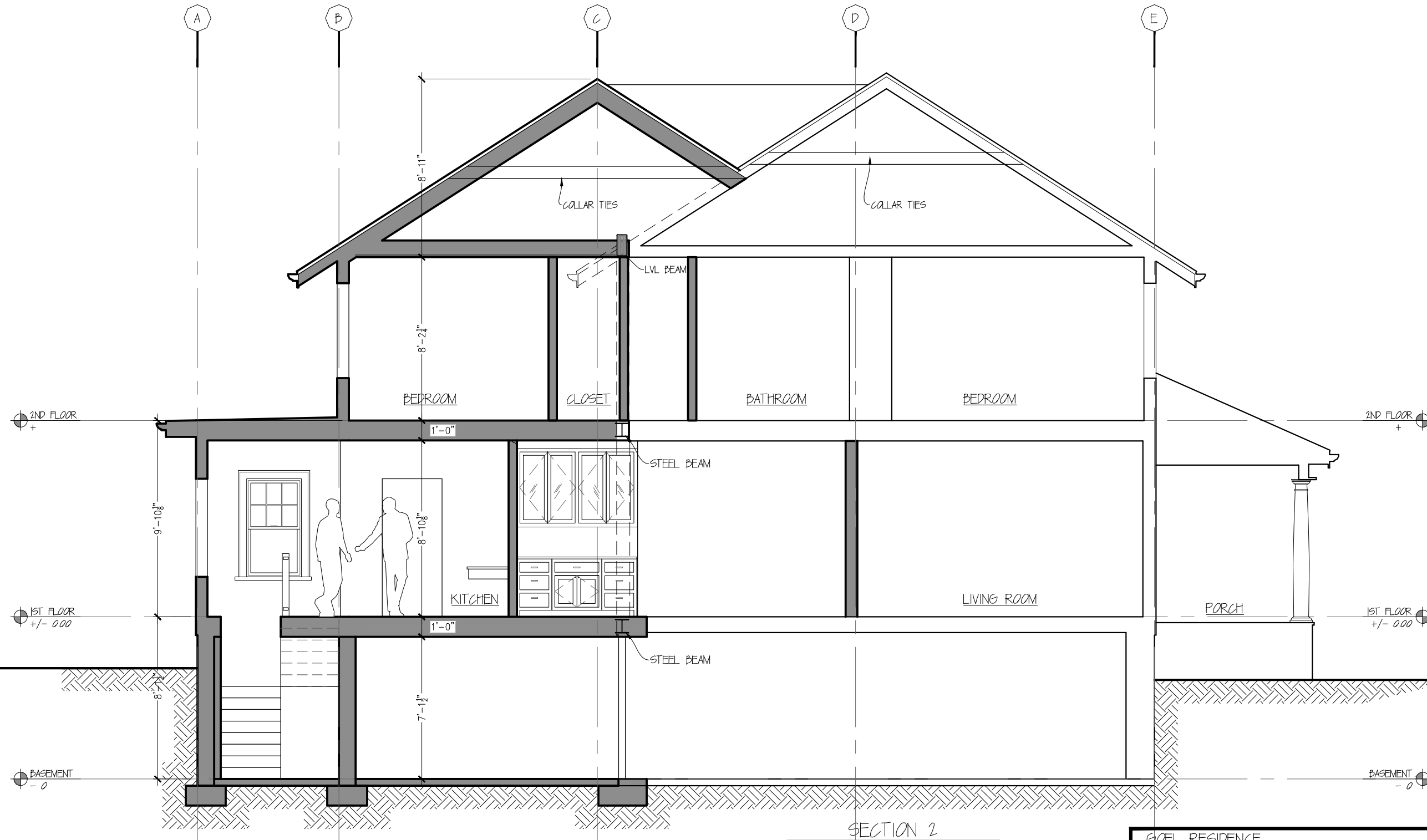
SECTION 1
3/16" : 1'-0"



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SECTION 2
3/16" = 1'-0"

GOEL RESIDENCE 29 HAWTHORNE AVE, NEWTON, MA		PROPOSED SECTION 1 SCALE: 3/16" = 1'-0"
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