

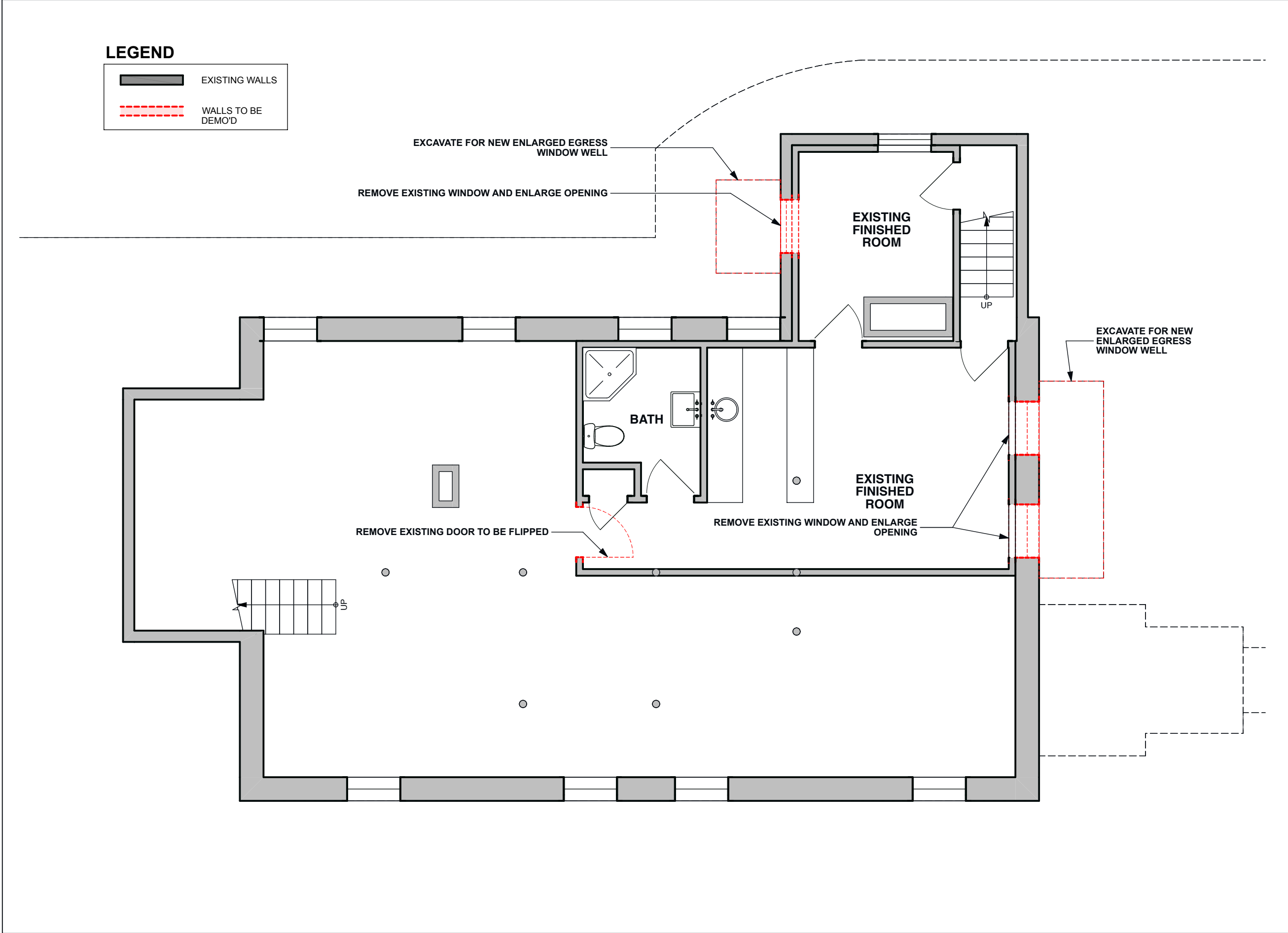


**LEGEND**

	EXISTING WALLS
	WALLS TO BE DEMO'D



**A1**

DATE: 06/16/2019  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA



**DEMO BASEMENT FLOOR  
PLAN**

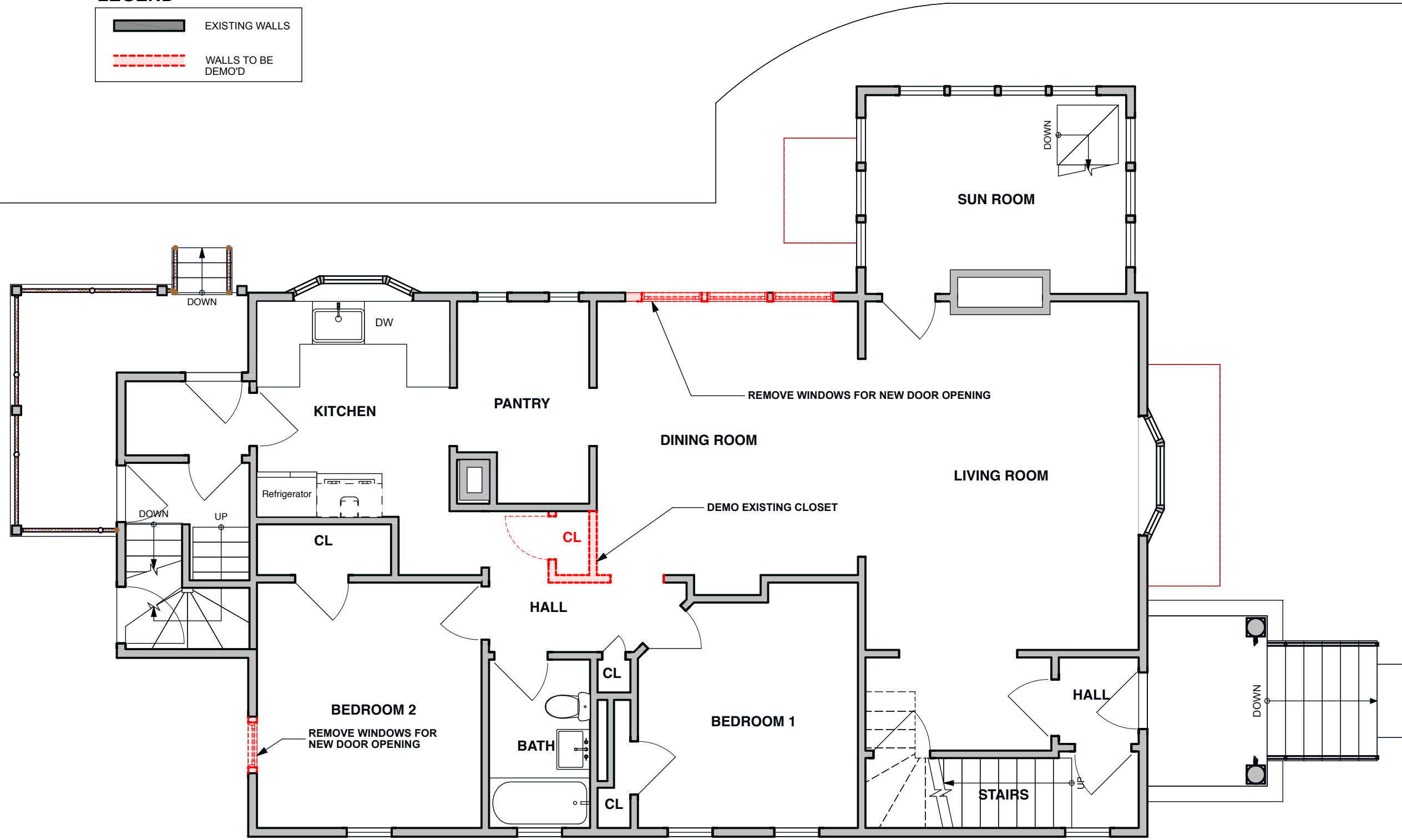
68 MANET ROAD  
NEWTON, MA 02467  
RENOVATION AND DORMER  
ADDITION - OPTION B

280 CALIFORNIA ST. #1, NEWTON, MA 02458  
TEL: 617.697.9292  
EMAIL: YOUSUF@AZADARCHITECTS.COM

**AZAD ARCHITECTS**  
DESIGNERS/PLANNERS

### LEGEND

	EXISTING WALLS
	WALLS TO BE DEMO'D



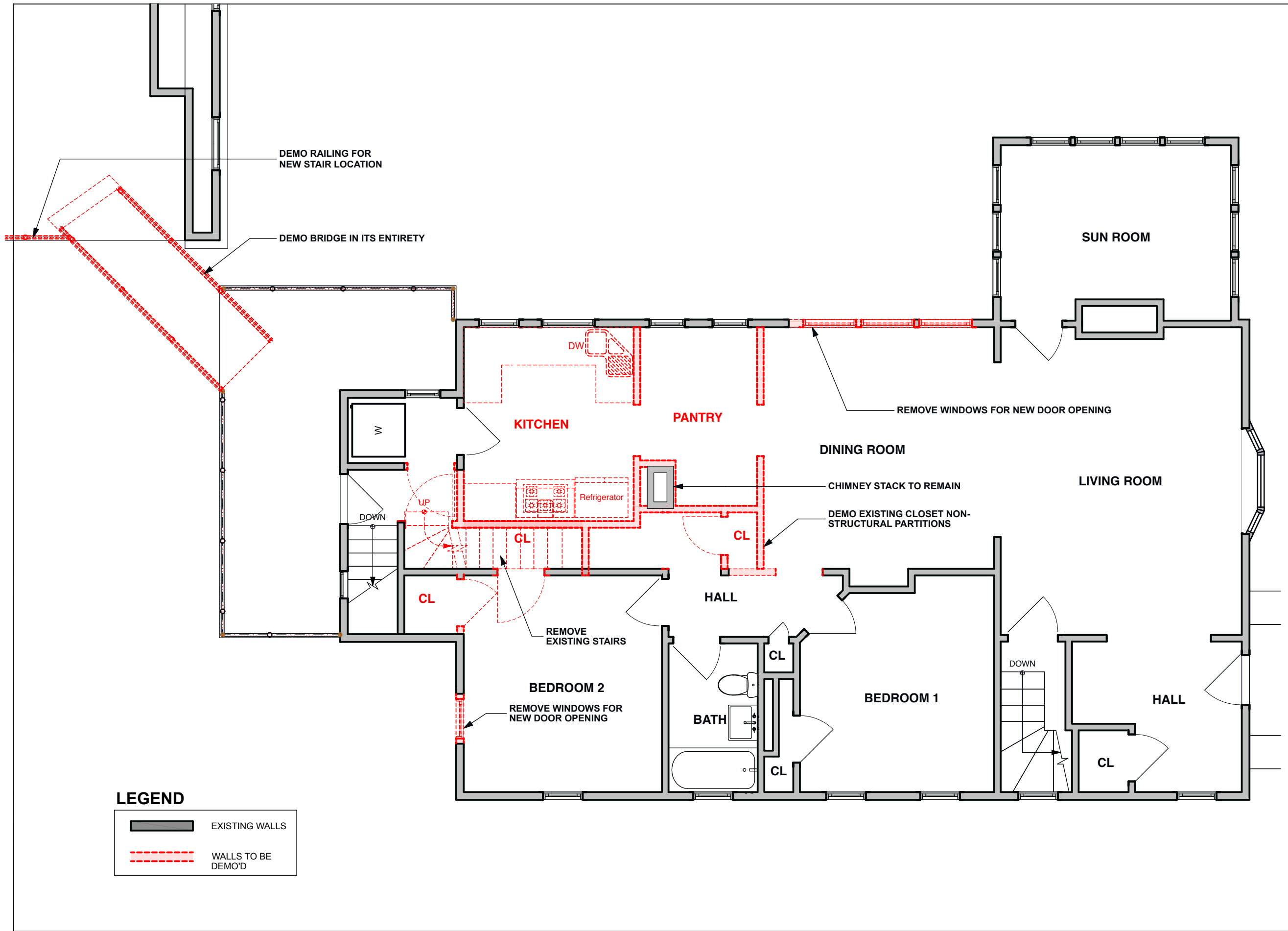
DATE: 06/16/2019  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

### DEMO FIRST FLOOR PLAN

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 DRAWN: YA  
 CHECKED: NA



DEMO SECOND FLOOR PLAN

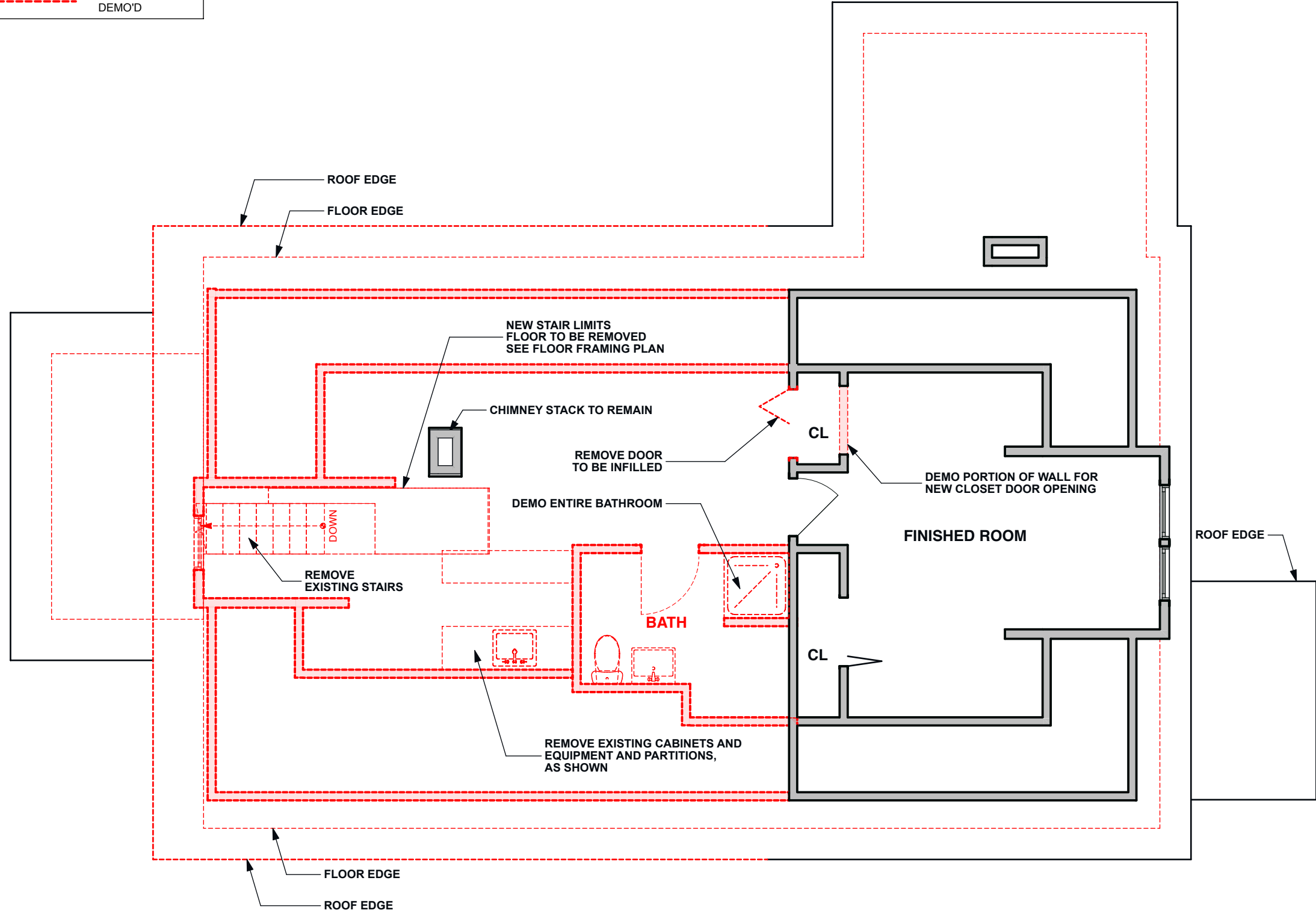
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## LEGEND

	EXISTING WALLS
	WALLS TO BE DEMO'D



DATE: 06/16/2019  
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 DRAWN: YA  
 CHECKED: NA



### DEMO ATTIC PLAN

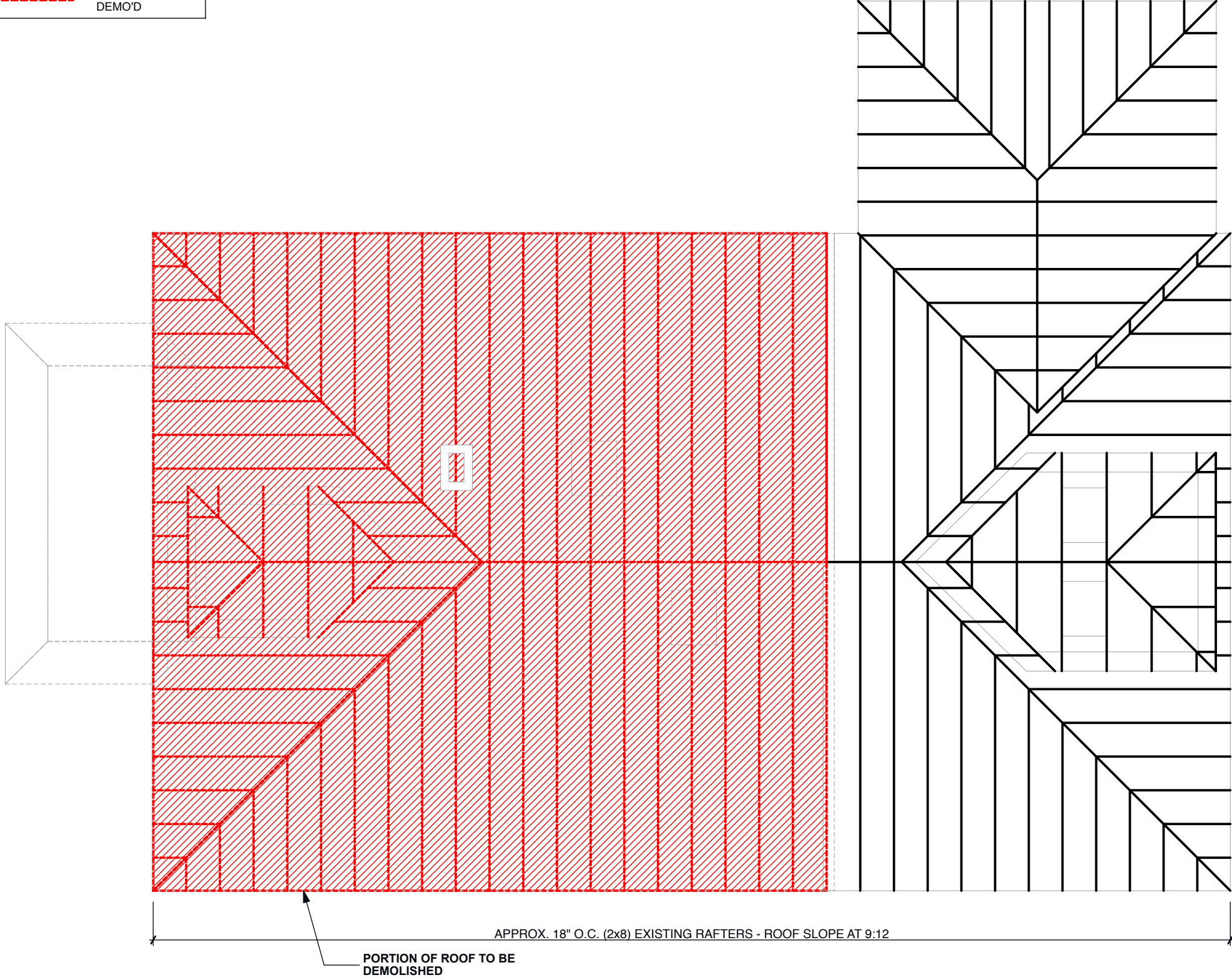
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**LEGEND**

	EXISTING WALLS
	WALLS TO BE DEMO'D



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**DEMO ROOF FRAMING PLAN**

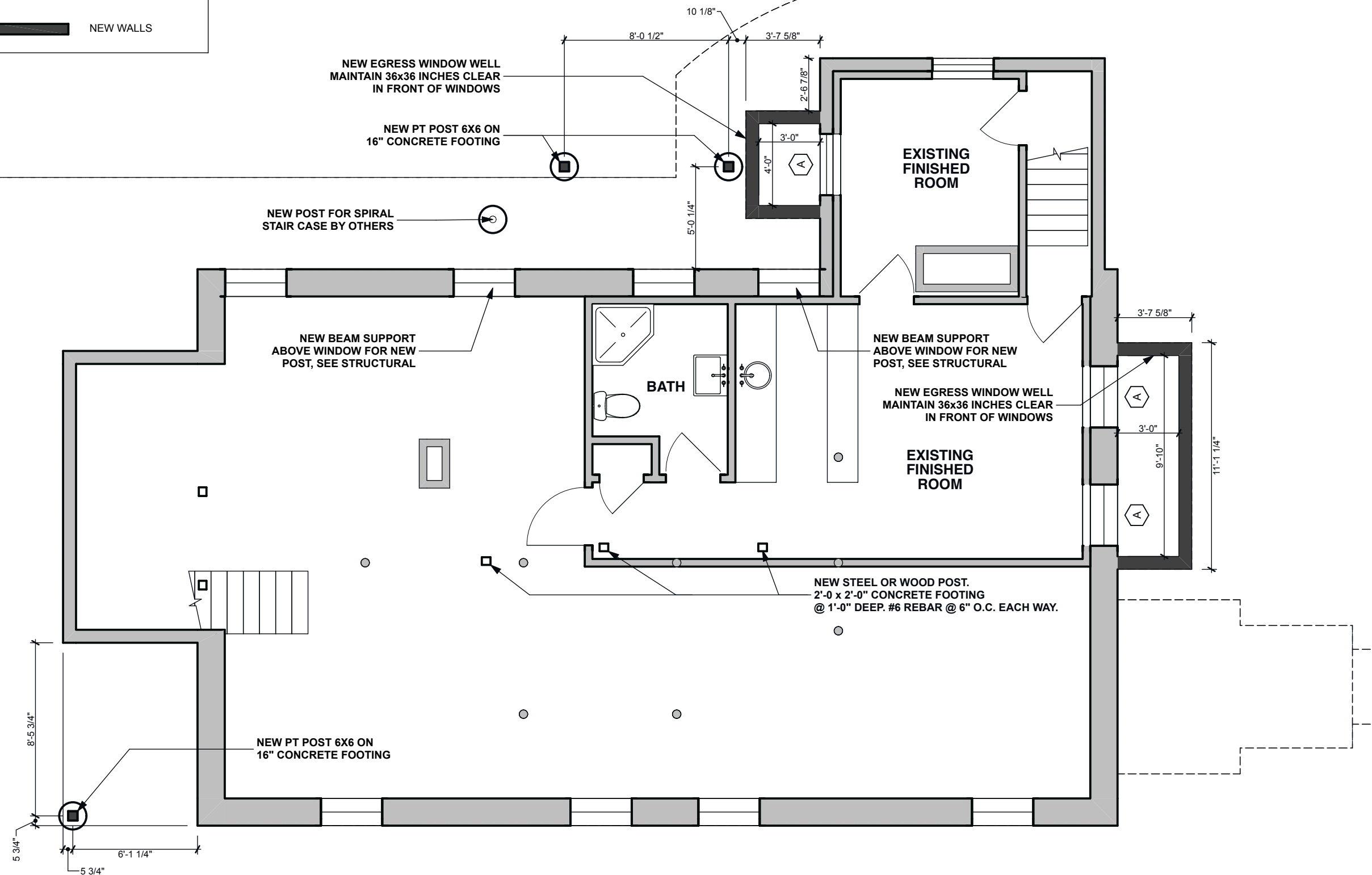
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SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

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**A5**

## LEGEND

	EXISTING WALLS
	NEW WALLS



DATE: 06/16/2019  
 SCALE: 3/16" = 1'-0"  
 DRAWN: YA  
 CHECKED: NA


PROPOSED BASEMENT FLOOR  
 PLAN

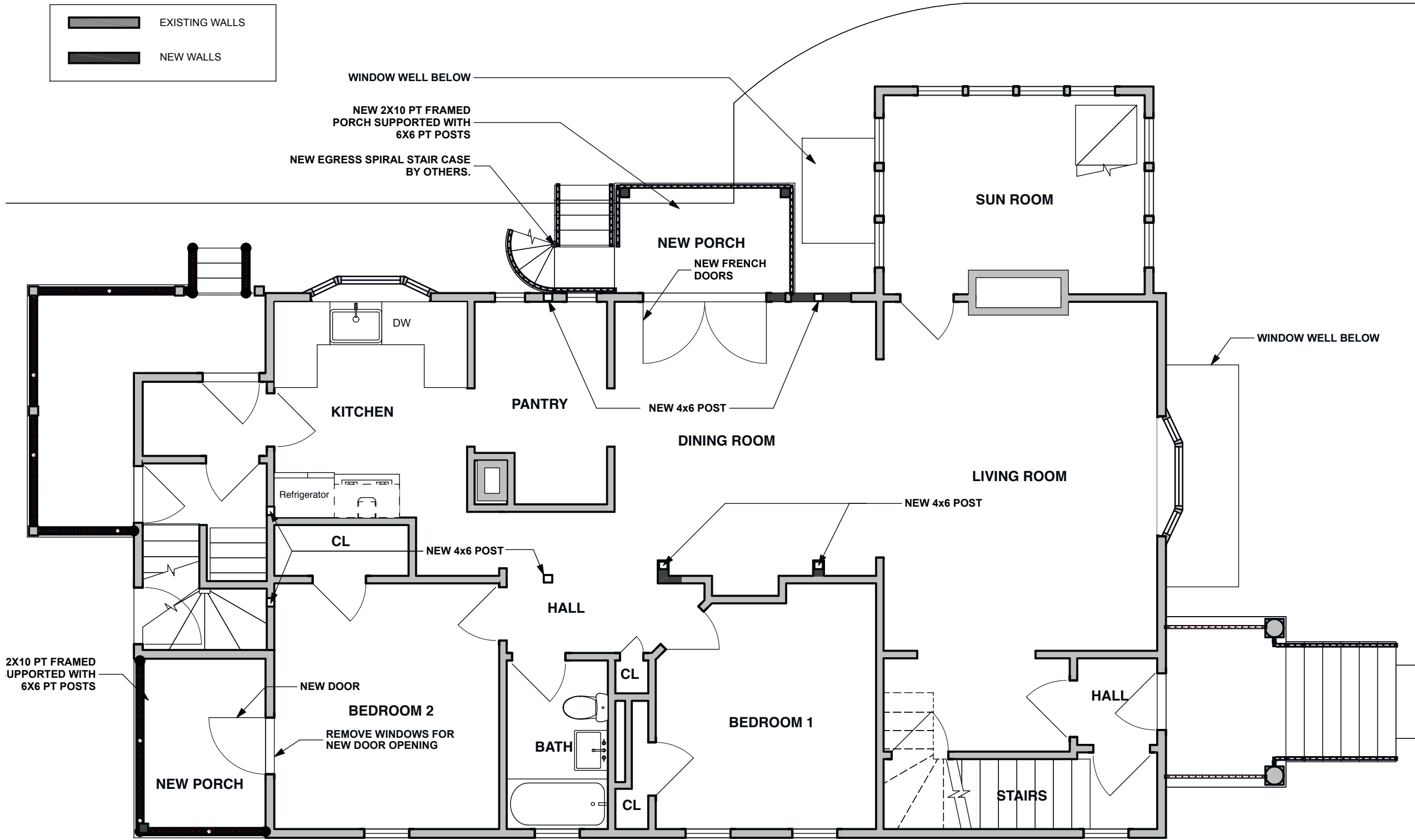
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### LEGEND

	EXISTING WALLS
	NEW WALLS



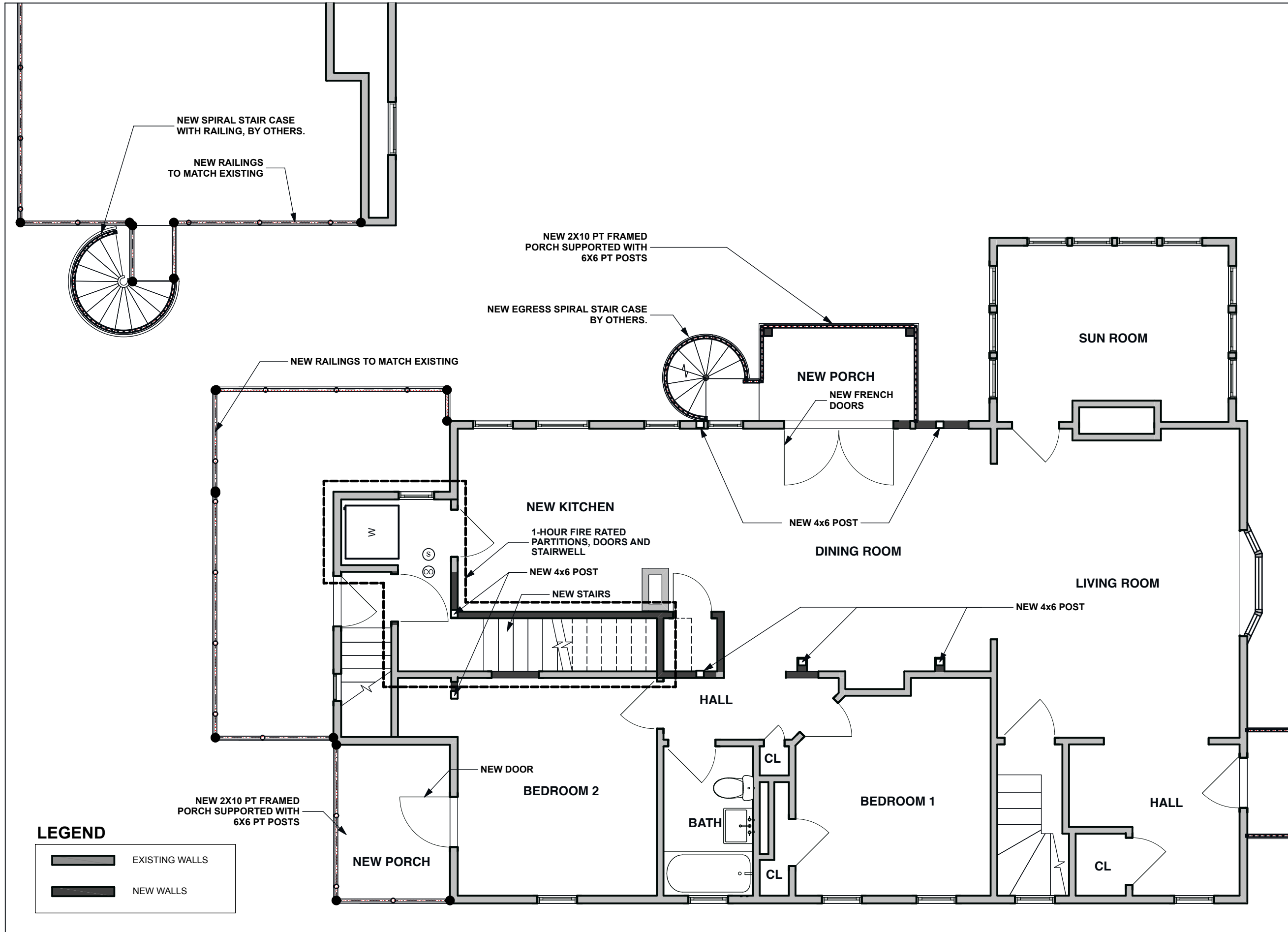
DATE: 06/16/2019  
 SCALE: 3/16" = 1'-0"  
 DRAWN: YA  
 CHECKED: NA

PROPOSED FIRST FLOOR  
 PLAN

68 MANET ROAD  
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DATE: 06/16/2019  
 SCALE: 3/16" = 1'-0"  
 DRAWN: YA  
 CHECKED: NA

**PROPOSED SECOND FLOOR PLAN**

68 MANET ROAD  
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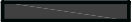


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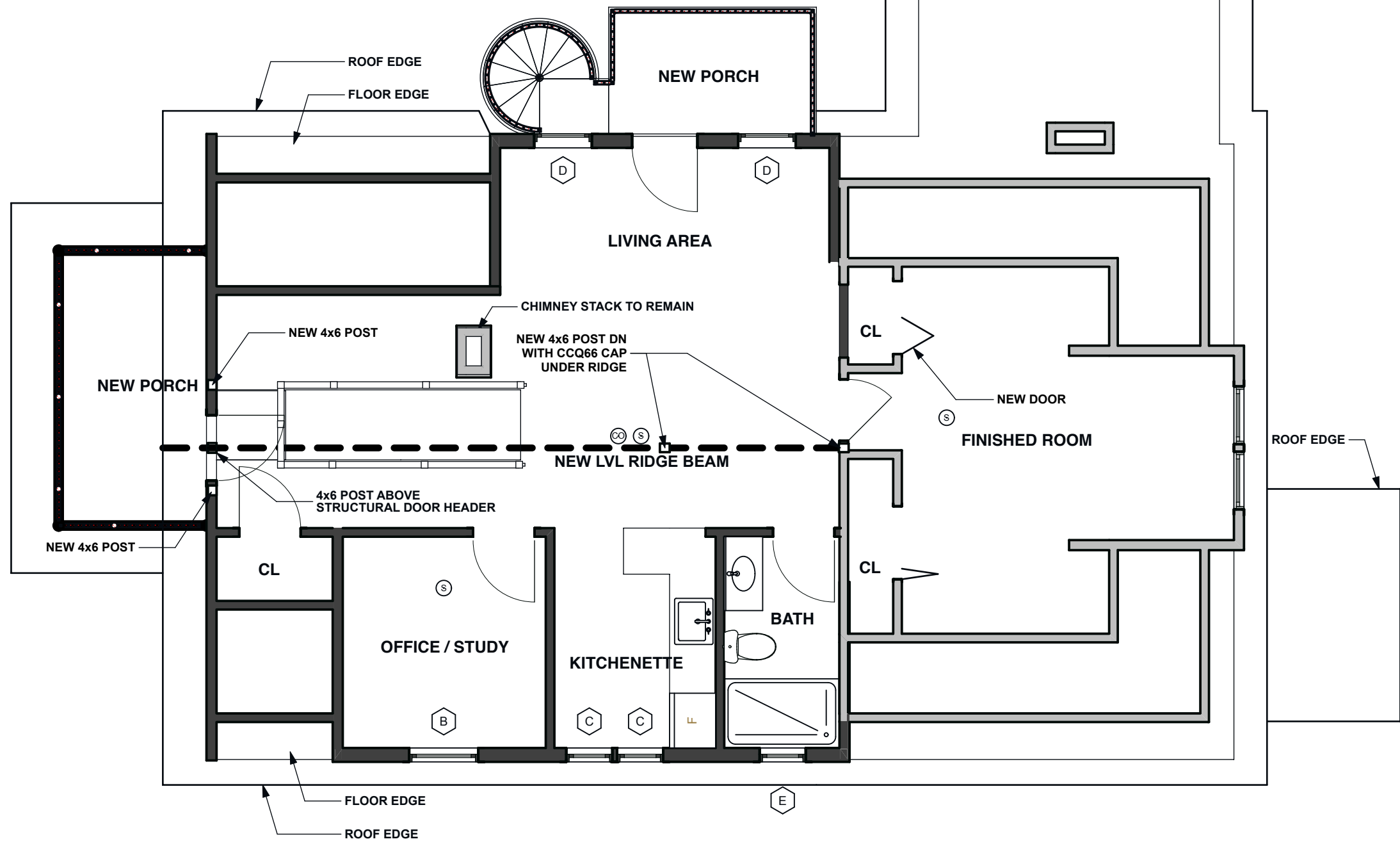


**NEW WINDOW SCHEDULE**

NO.	WINDOW TYPE	LOCATION	SIZE	REMARKS
A	CASEMENT	BASEMENT	3'-0" W x 3'-5" H (UNIT SIZE)	DOUBLE GLAZING, LOW-E GLASS, VINYL FRAME, U-FACTOR BELOW 0.30, EGRESS WINDOW
B	DOUBLE-HUNG	ATTIC STUDY	3'-0" W x 5'-0" H (UNIT SIZE)	DOUBLE GLAZING, LOW-E GLASS, VINYL FRAME, U-FACTOR BELOW 0.30, EGRESS WINDOW
C	DOUBLE-HUNG	KITCHENETTE	2'-0" W x 3'-0" H (UNIT SIZE)	DOUBLE GLAZING, LOW-E GLASS, VINYL FRAME, U-FACTOR BELOW 0.30
D	AWNING	ATTIC LIVING AREA	2'-6" W x 2'-6" H (UNIT SIZE)	DOUBLE GLAZING, LOW-E GLASS, VINYL FRAME, U-FACTOR BELOW 0.30
E	DOUBLE-HUNG	ATTIC BATHROM	2'-0" W x 3'-0" H (UNIT SIZE)	DOUBLE GLAZING, LOW-E GLASS, VINYL FRAME, U-FACTOR BELOW 0.30, BATHRM OBSCURE GLASS LOWER SASH, TEMPERED

**LEGEND**

-  EXISTING WALLS
-  NEW WALLS
-  SMOKE DETECTOR
-  CO<sup>2</sup> DETECTOR



**A9**

DATE: 06/16/2019  
 SCALE: 3/16" = 1'-0"  
 DRAWN: YA  
 CHECKED: NA

**PROPOSED ATTIC PLAN**

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**AZAD ARCHITECTS**  
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### FAR CALCULATION

BUILDING ZONE	MR-1
LOT AREA	6,300 SQ. FT.
FLOOR AREA RATIO	0.55
BONUS 0.02	N/A
TOTAL PERMISSIBLE LIVING AREA SQUARE FOOTAGE	3,465 SQ. FT.
<hr/>	
GARAGE (21x20)	420 SQ. FT.
FIRST FLOOR AREA	1,465.5 SQ. FT.
SECOND FLOOR AREA	1,465.5 SQ. FT.
BASEMENT FLOOR AREA	0 SQ. FT.
<i>(BASEMENT AREA DOES NOT QUALIFY TOWARDS FAR AS NO PORTION OF BASEMENT PERIMETER WALL IS OVER 4 FEET FROM GRADE TO 1ST FLOOR SUBFLOOR SEE ATTACHED PLOT PLAN AND SURVEY)</i>	
THIRD FLOOR AREA	769.1 SQ. FT.
<i>(AREA OF 3RD FLOOR AT 5 FEET OF GREATER)</i>	
TOTAL GROSS AREA	4,120.1 SQ. FT.
<b>CALCULATIONS INDICATE THAT THE PROPOSED STRUCTURE DOES EXCEED THE REQUIRED FAR</b>	

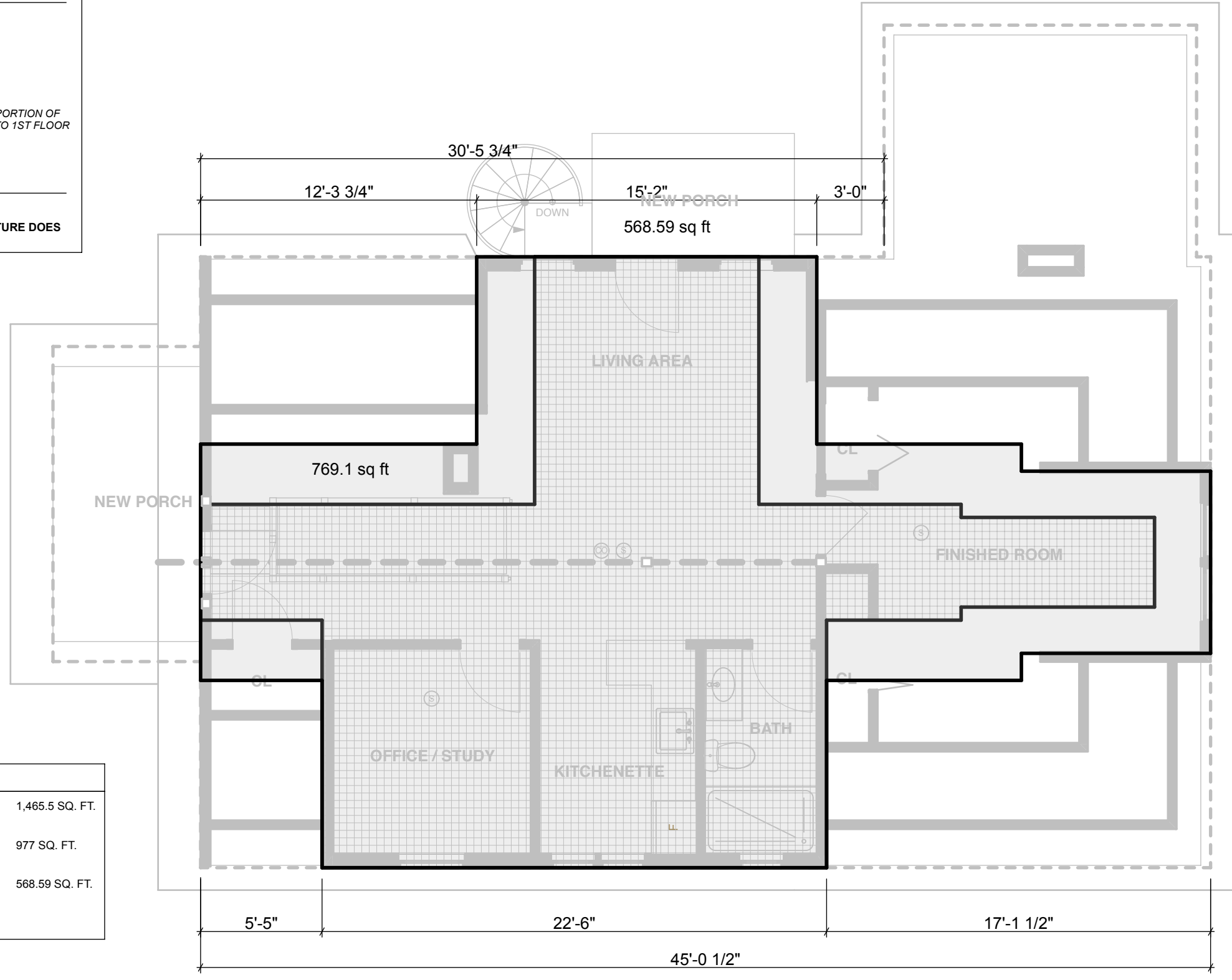
# A10

DATE: 06/16/2019  
 SCALE: 3/16" = 1'-0"  
 DRAWN: YA  
 CHECKED: NA

PROPOSED HALF STORY  
 CALCULATION

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 DESIGNERS/PLANNERS

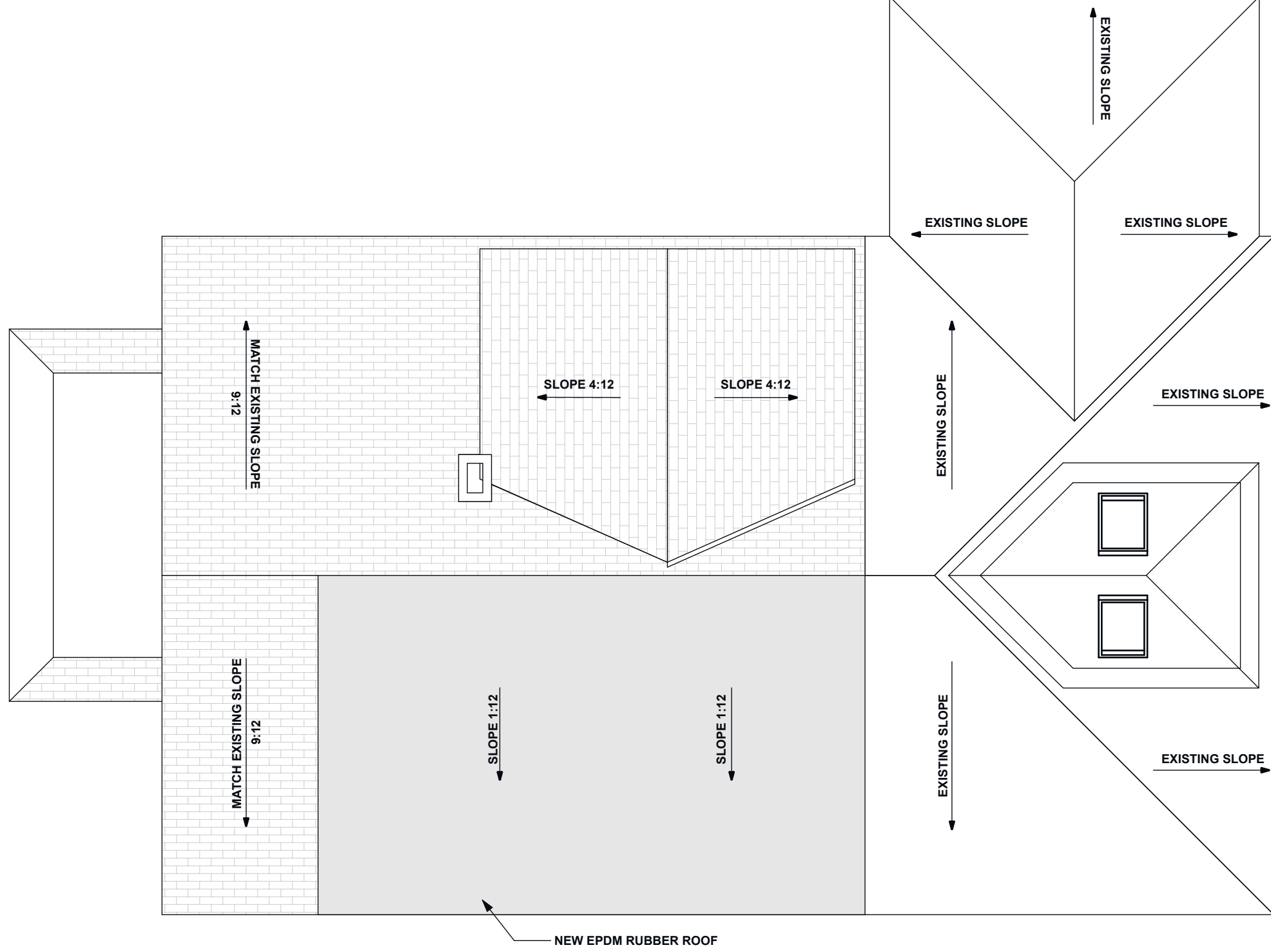


### LEGEND

	TOTAL AREA ABOVE 7 FEET OR GREATER
	TOTAL AREA ABOVE 5 FEET OR GREATER

### HALF STORY CALCULATION

TOTAL AREA OF 2ND FLOOR BELOW	1,465.5 SQ. FT.
TOTAL PERMISSIBLE AREA OF 1/2 STORY @ 7 FEET OR GREATER (2/3 OF THE 2ND FLOOR)	977 SQ. FT.
TOTAL AREA OF 3RD FLOOR @ 7 FEET OR GREATER	568.59 SQ. FT.
<b>CALCULATIONS INDICATE THAT THE 3RD FLOOR IS NOT A FULL STORY, AND IS A HALF-STORY</b>	



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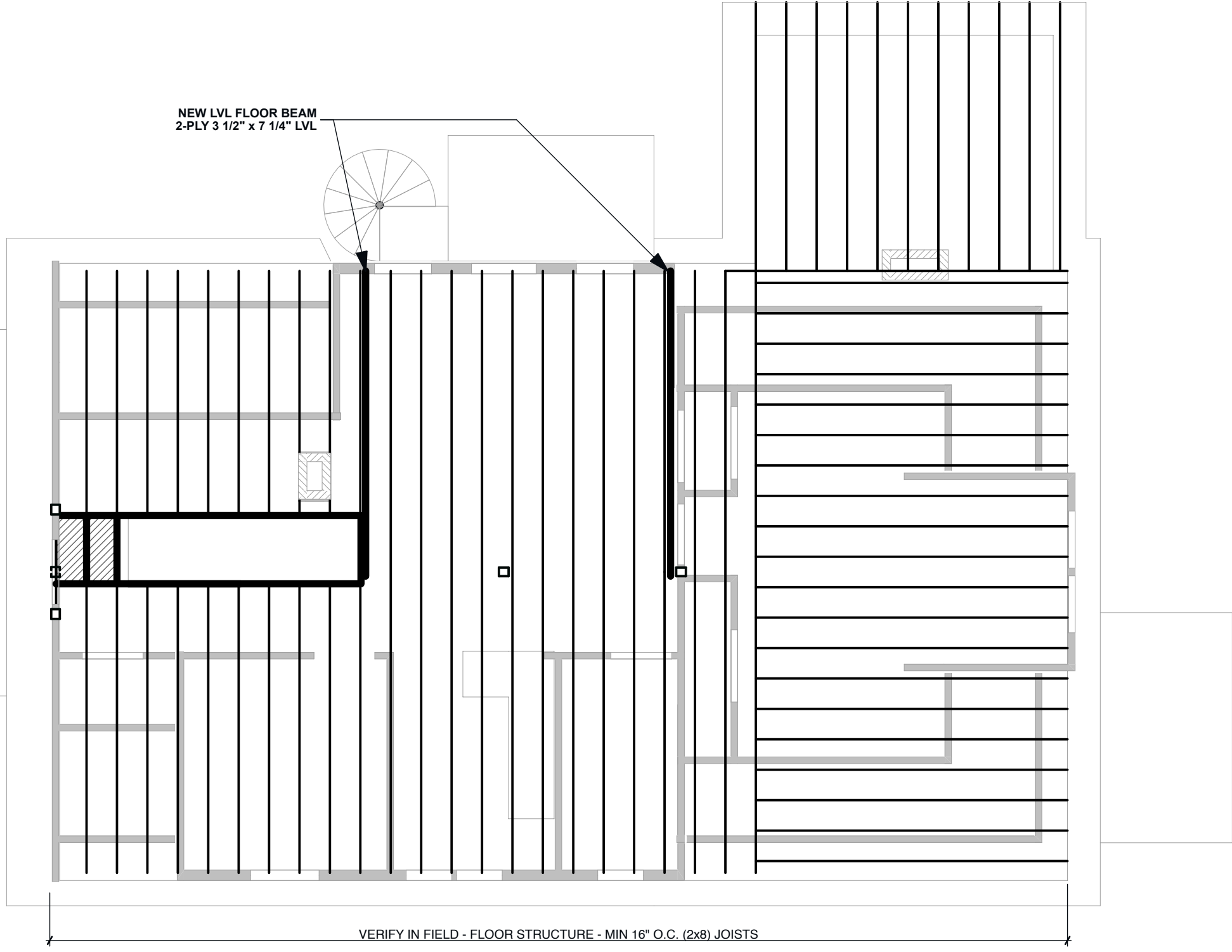
**PROPOSED ROOF PLAN**

DATE: 06/16/2019  
 SCALE: 3/16" = 1'-0"  
 DRAWN: YA  
 CHECKED: NA

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**A11**

NEW LVL FLOOR BEAM  
2-PLY 3 1/2" x 7 1/4" LVL



VERIFY IN FIELD - FLOOR STRUCTURE - MIN 16" O.C. (2x8) JOISTS

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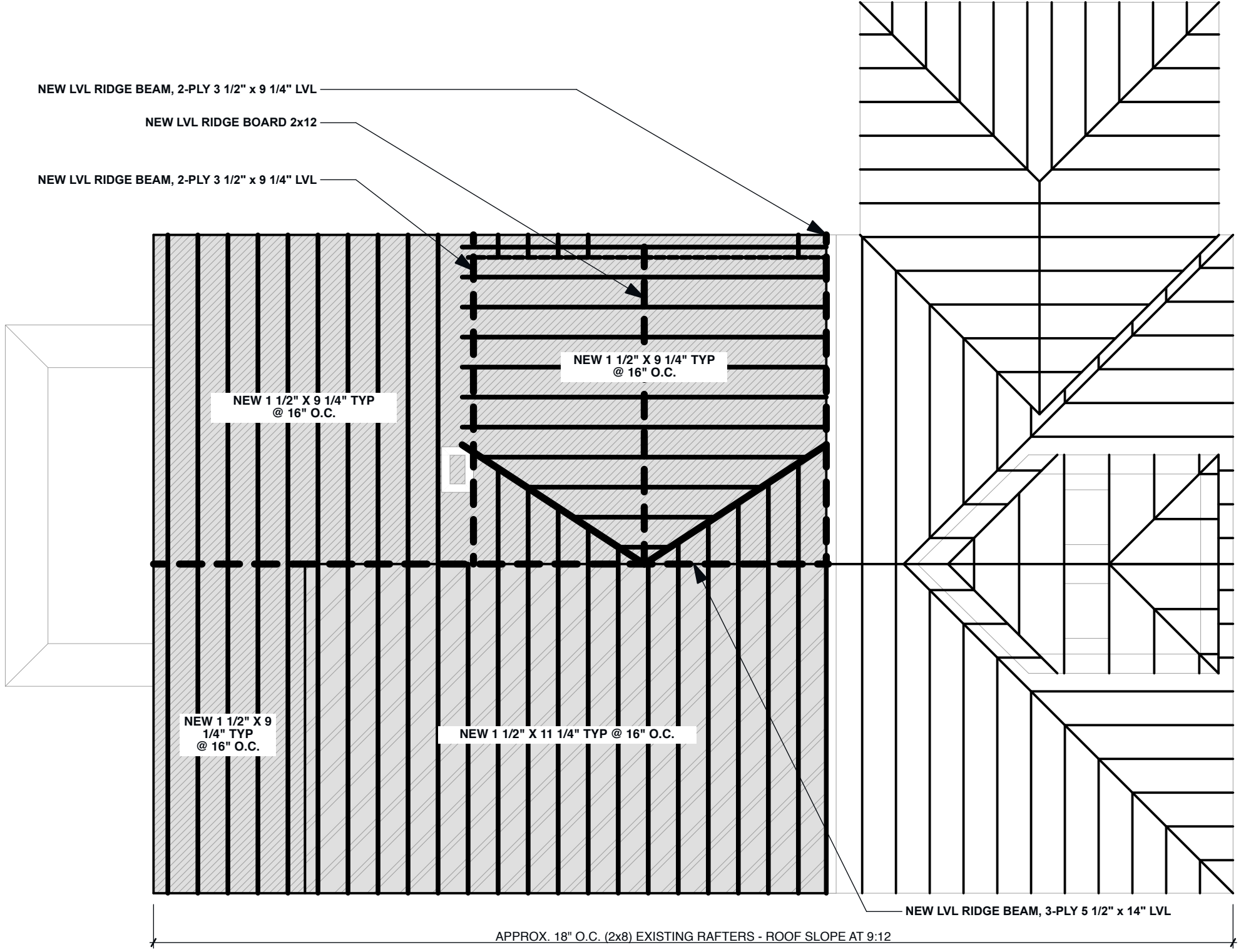
PROPOSED FLOOR FRAMING  
PLAN

DATE: 06/16/2019  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

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# A12



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 ADDITION - OPTION B

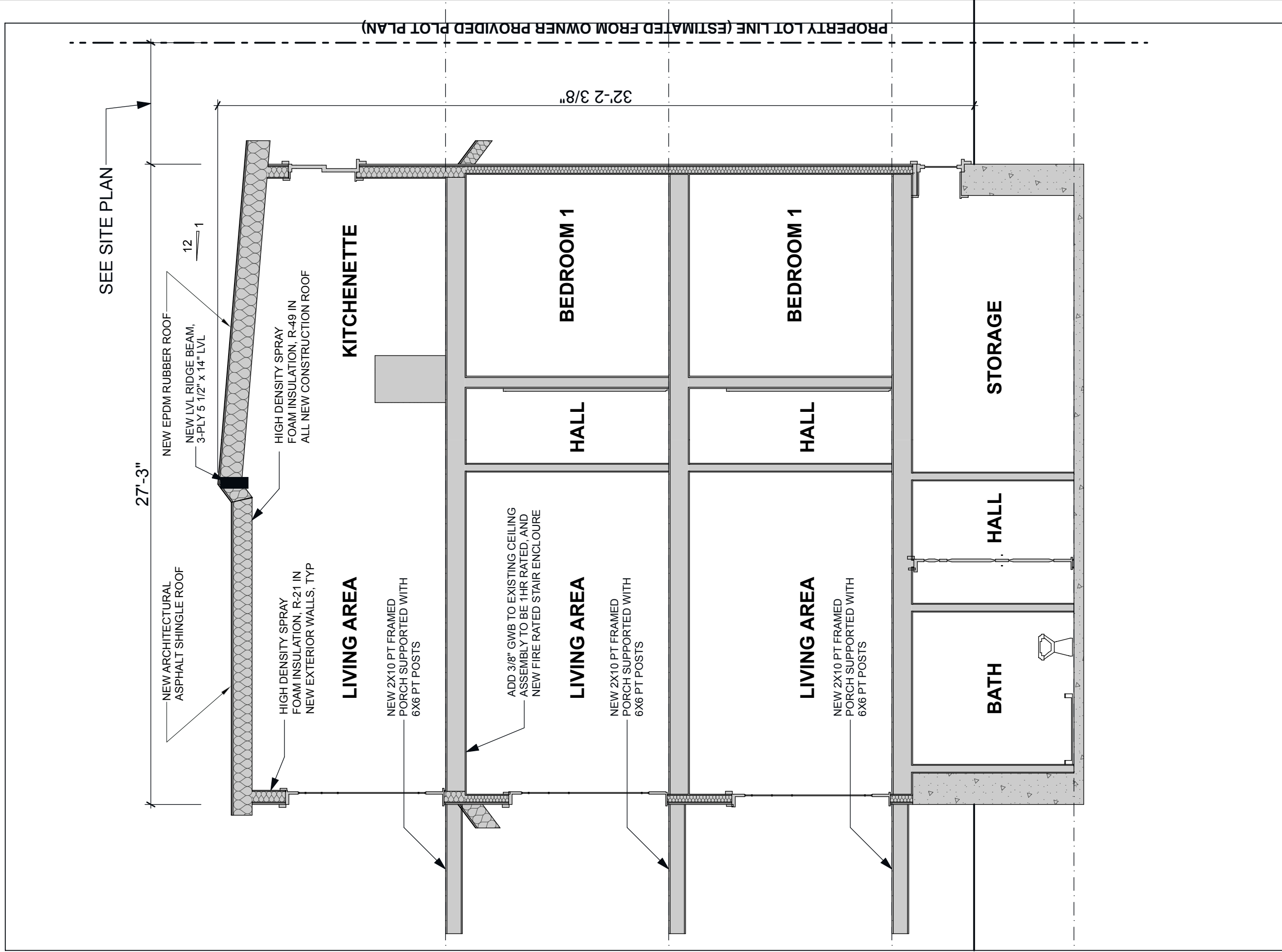
PROPOSED ROOF FRAMING  
 PLAN

DATE: 06/16/2019  
 SCALE: 3/16" = 1'-0"  
 DRAWN: YA  
 CHECKED: NA

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**A13**



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 RENOVATION AND DORMER  
 ADDITION - OPTION B

**AZAD ARCHITECTS**  
 DESIGNERS/PLANNERS

PROPOSED BUILDING  
 SECTION

DATE: 06/16/2019  
 SCALE: 3/16" = 1'-0"  
 DRAWN: YA  
 CHECKED: NA

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**A14**



68 MANET ROAD  
 NEWTON, MA 02467  
 RENOVATION AND DORMER  
 ADDITION - OPTION B

**AZAD ARCHITECTS**  
 DESIGNERS/PLANNERS

PROPOSED SOUTH ELEVATION

DATE: 06/16/2019  
 SCALE: 3/16" = 1'-0"  
 DRAWN: YA  
 CHECKED: NA

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**A15**



68 MANET ROAD  
NEWTON, MA 02467  
RENOVATION AND DORMER  
ADDITION - OPTION B

**AZAD ARCHITECTS**  
DESIGNERS/PLANNERS

**PROPOSED WEST ELEVATION**

DATE: 06/16/2019  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

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**A16**





68 MANET ROAD  
 NEWTON, MA 02467  
 RENOVATION AND DORMER  
 ADDITION - OPTION B

**AZAD ARCHITECTS**  
 DESIGNERS/PLANNERS

PROPOSED NORTH ELEVATION

DATE: 06/16/2019  
 SCALE: 3/16" = 1'-0"  
 DRAWN: YA  
 CHECKED: NA

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**A17**



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ADDITION - OPTION B

**AZAD ARCHITECTS**  
DESIGNERS/PLANNERS

**PROPOSED EAST ELEVATION**

DATE: 06/16/2019  
SCALE: 3/16" = 1'-0"  
DRAWN: YA  
CHECKED: NA

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**A18**



68 MANET ROAD  
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ADDITION - OPTION B

**AZAD ARCHITECTS**  
DESIGNERS/PLANNERS

**PROPOSED PERSPECTIVE**

DATE: 06/16/2019  
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DRAWN: YA  
CHECKED: NA

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# A19



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**PROPOSED PERSPECTIVE**

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**A20**