

ARONE BROS, LLC.
140 WINDERMERE RD.
NEWTON, MASS.

**EXISTING SINGLE FAMILY
COMPLETE RENOVATION
AND
NEW ADDITION**

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831



Job Number: 21009.00

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

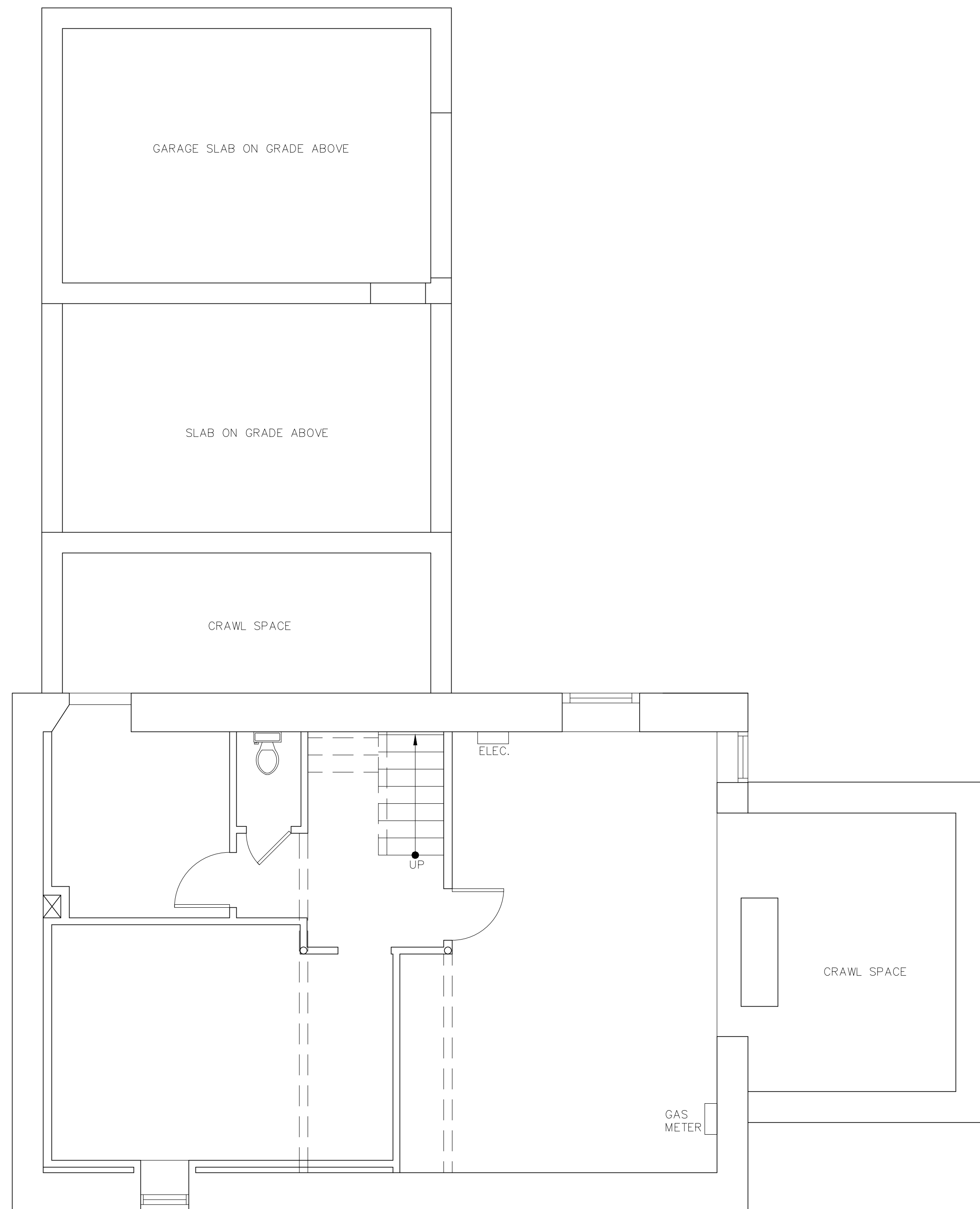
Date: 01-23-18

Revisions: 02-15-18
03-27-18

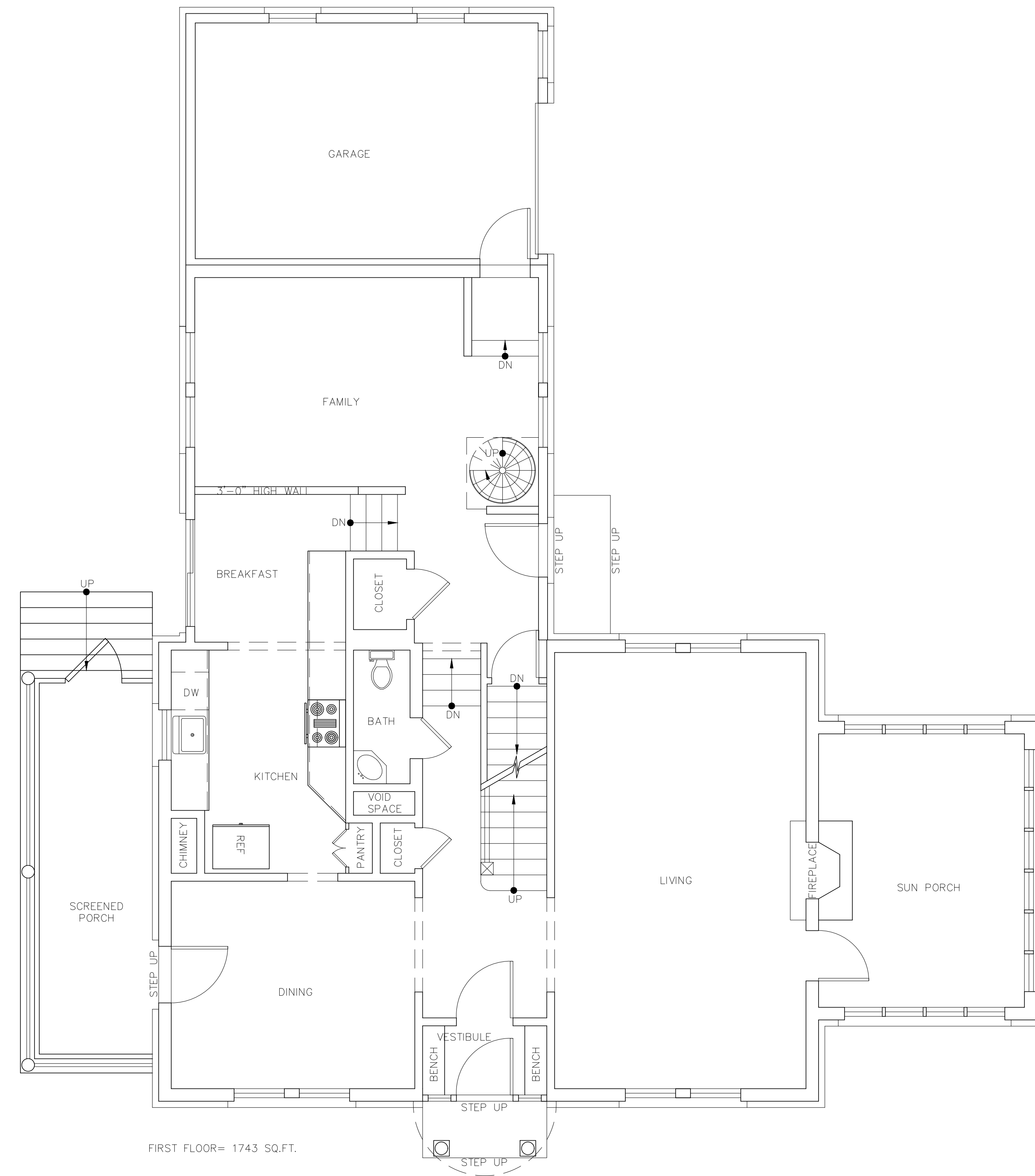
**EXISTING BASEMENT FLOOR
EXISTING FIRST FLOOR**

Drawing

A-1



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



EXISTING FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

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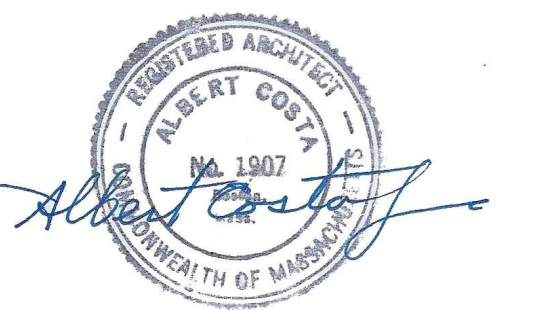
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COSTA ARCHITECTS

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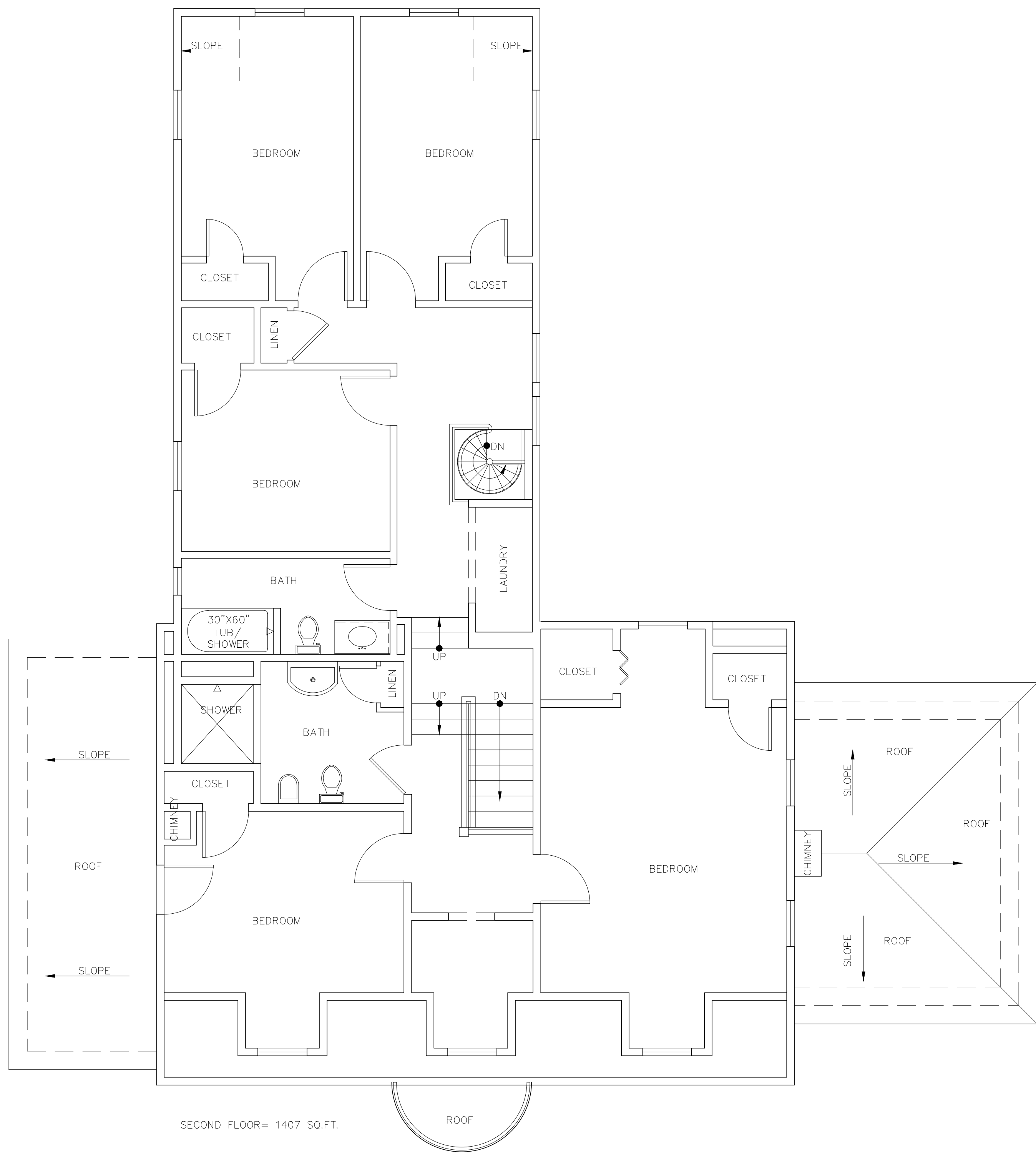
Date: 01-23-18

Revisions: 02-15-18
03-27-18

**EXISTING SECOND FLOOR
EXISTING ROOF PLAN**

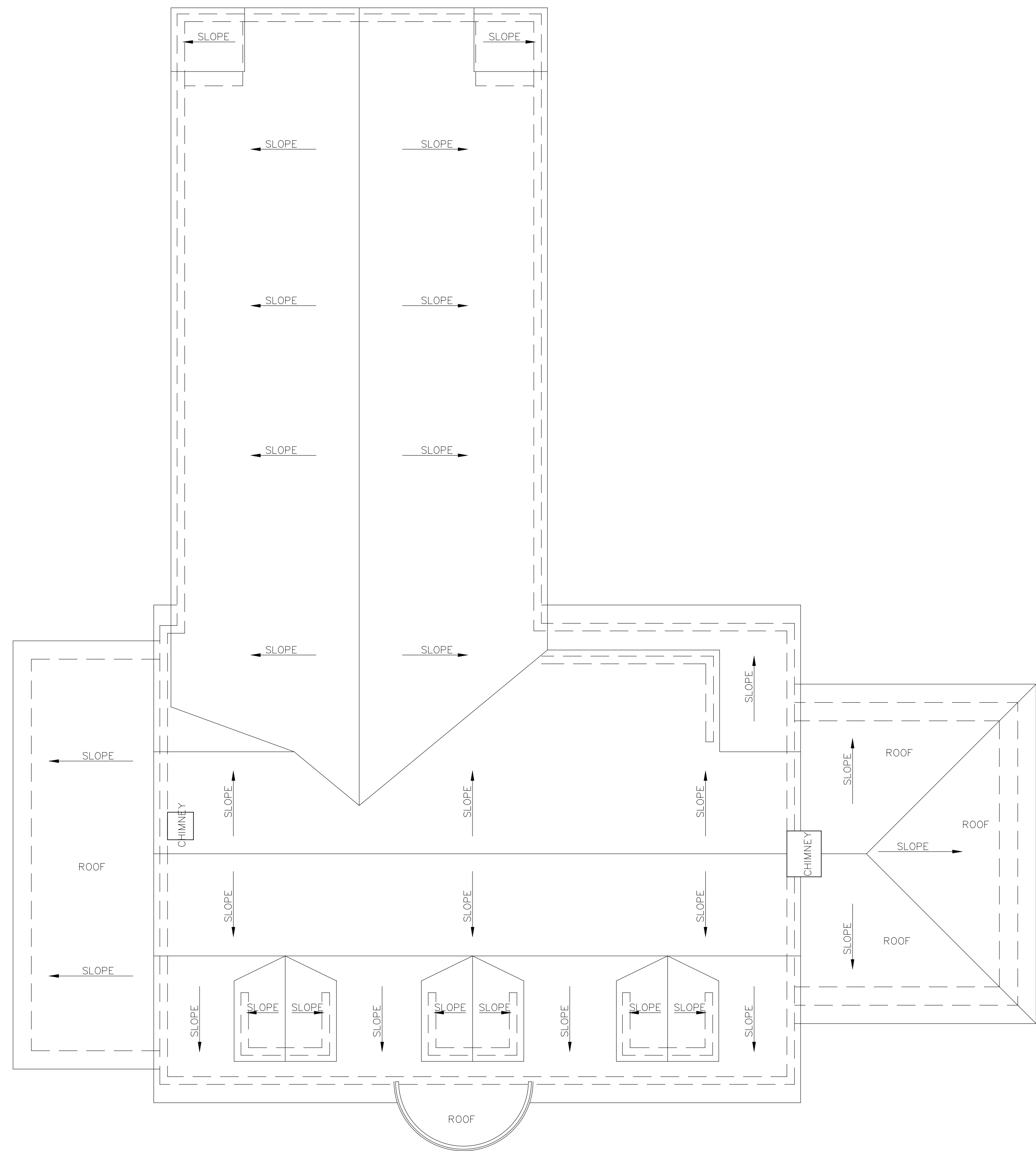
Drawing

A-2



SECOND FLOOR= 1407 SQ.FT.

EXISTING SECOND FLOOR PLAN
SCALE 1/4"=1'-0"



EXISTING ROOF PLAN
SCALE 1/4"=1'-0"

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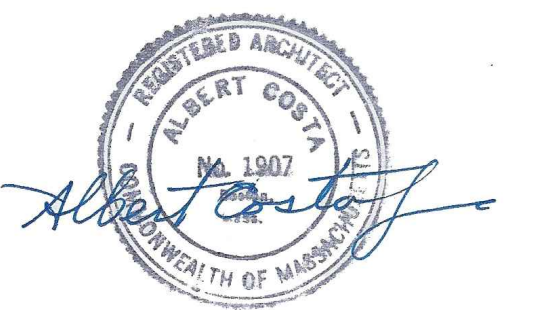
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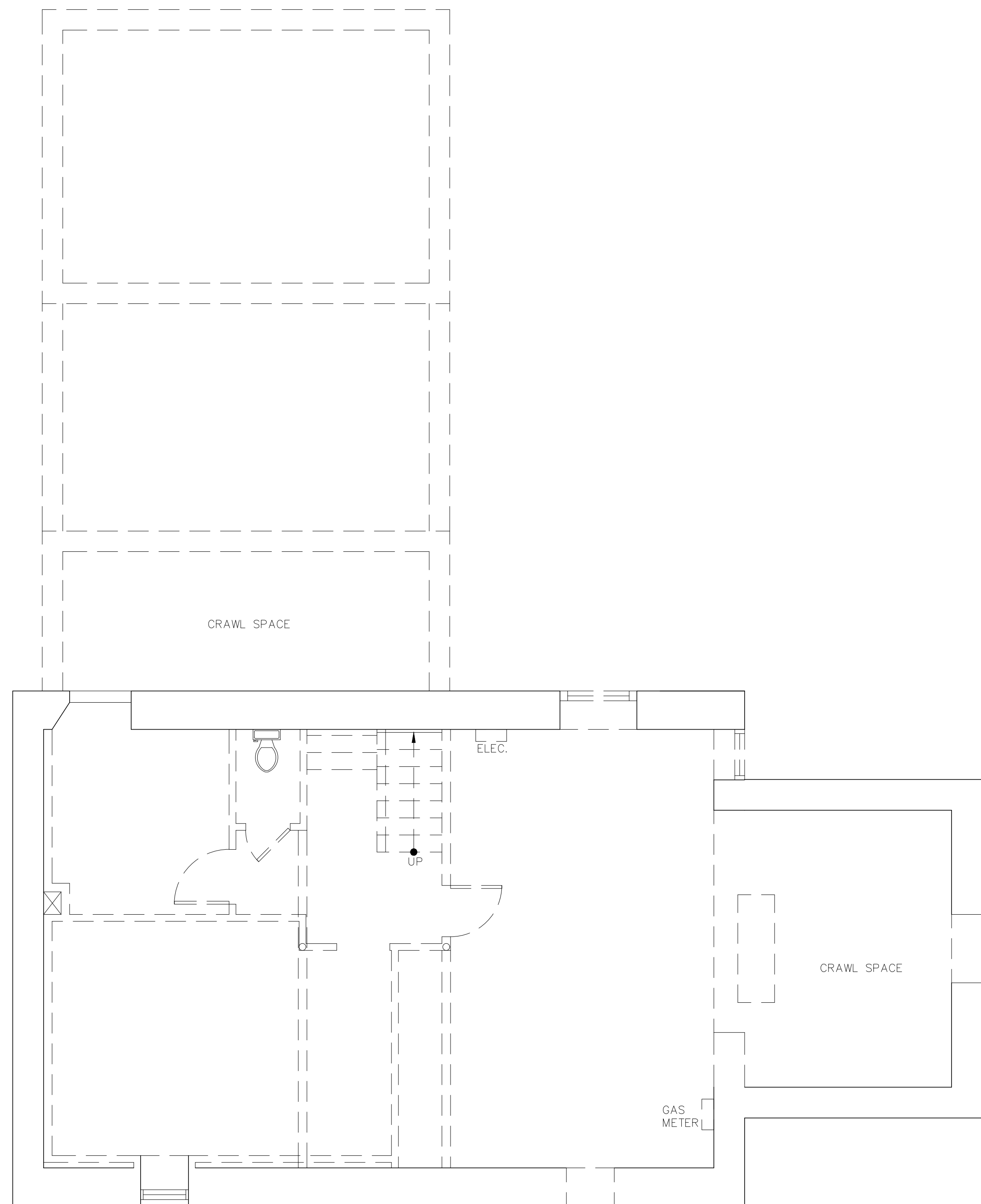
Date: 01-23-18

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03-27-18

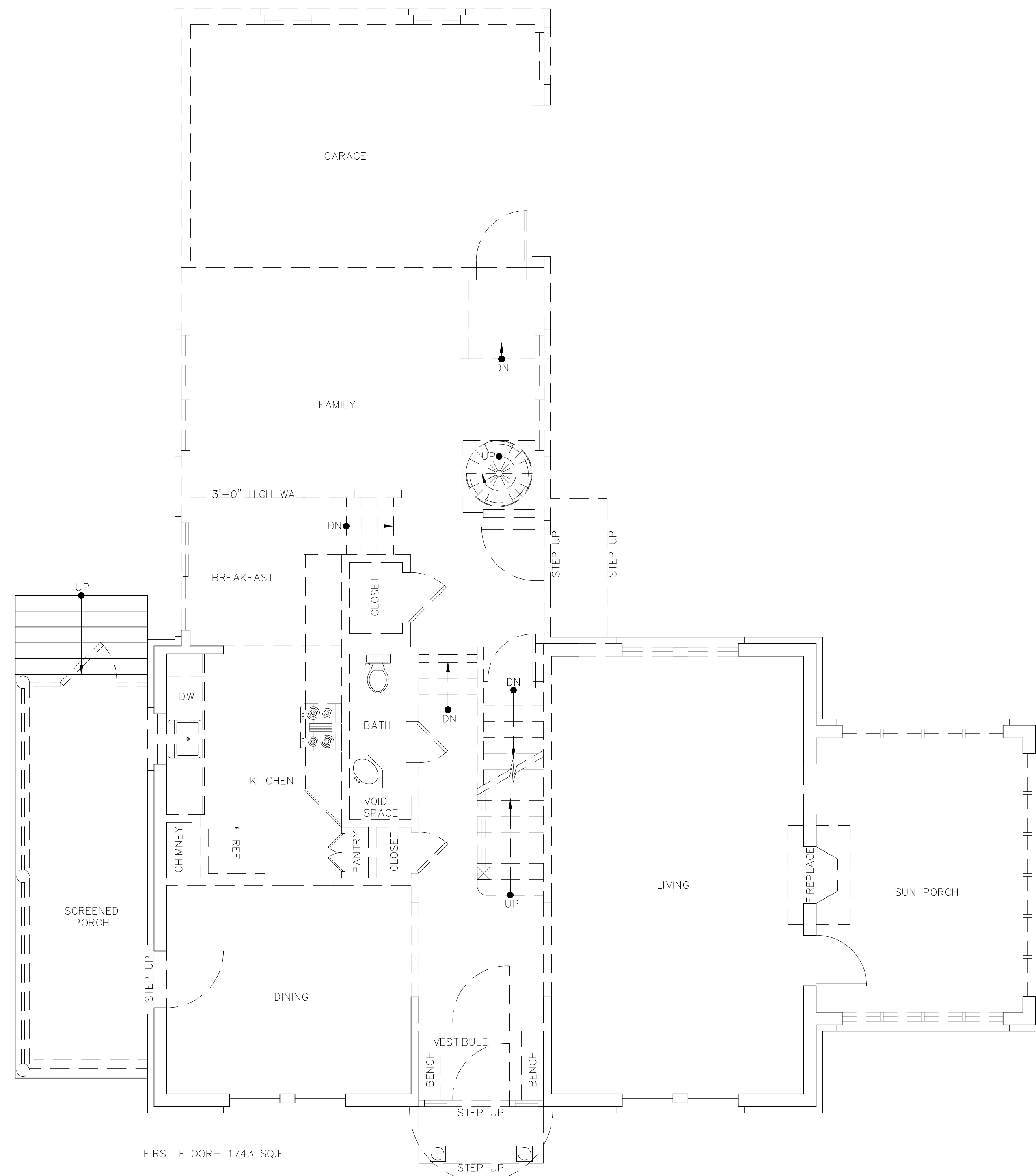
**EXISTING BASEMENT FLOOR
AND FIRST FLOOR DEMO
PLANS**

Drawing

A-3



EXISTING BASEMENT FLOOR DEMO PLAN
SCALE 1/4"=1'-0"
--- = DEMO



FIRST FLOOR= 1743 SQ.FT.

EXISTING FIRST FLOOR DEMO PLAN
SCALE 1/4"=1'-0"
--- = DEMO

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Job Number: 21009.00

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

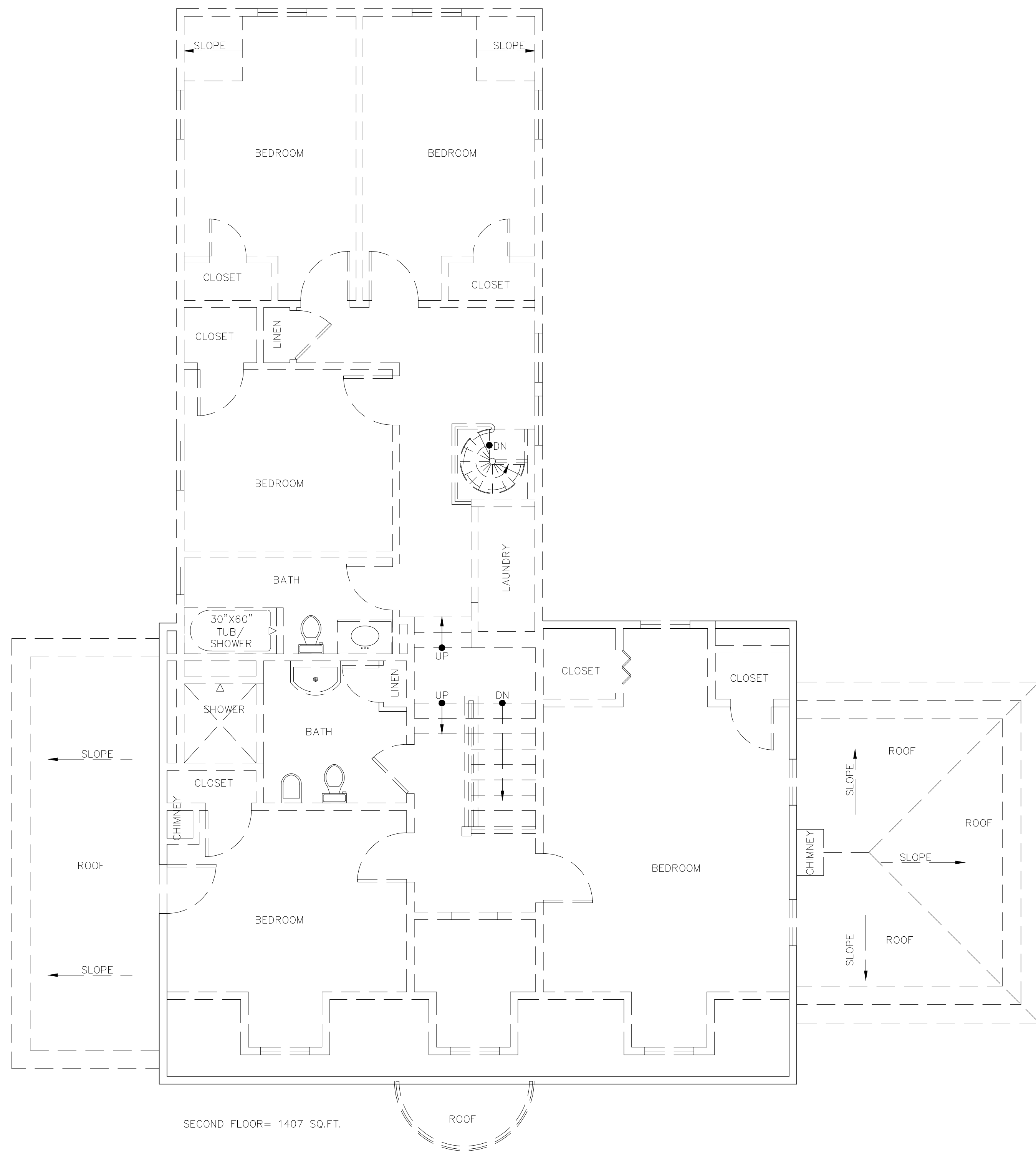
Date: 01-23-18

Revisions: 02-15-18
03-27-18

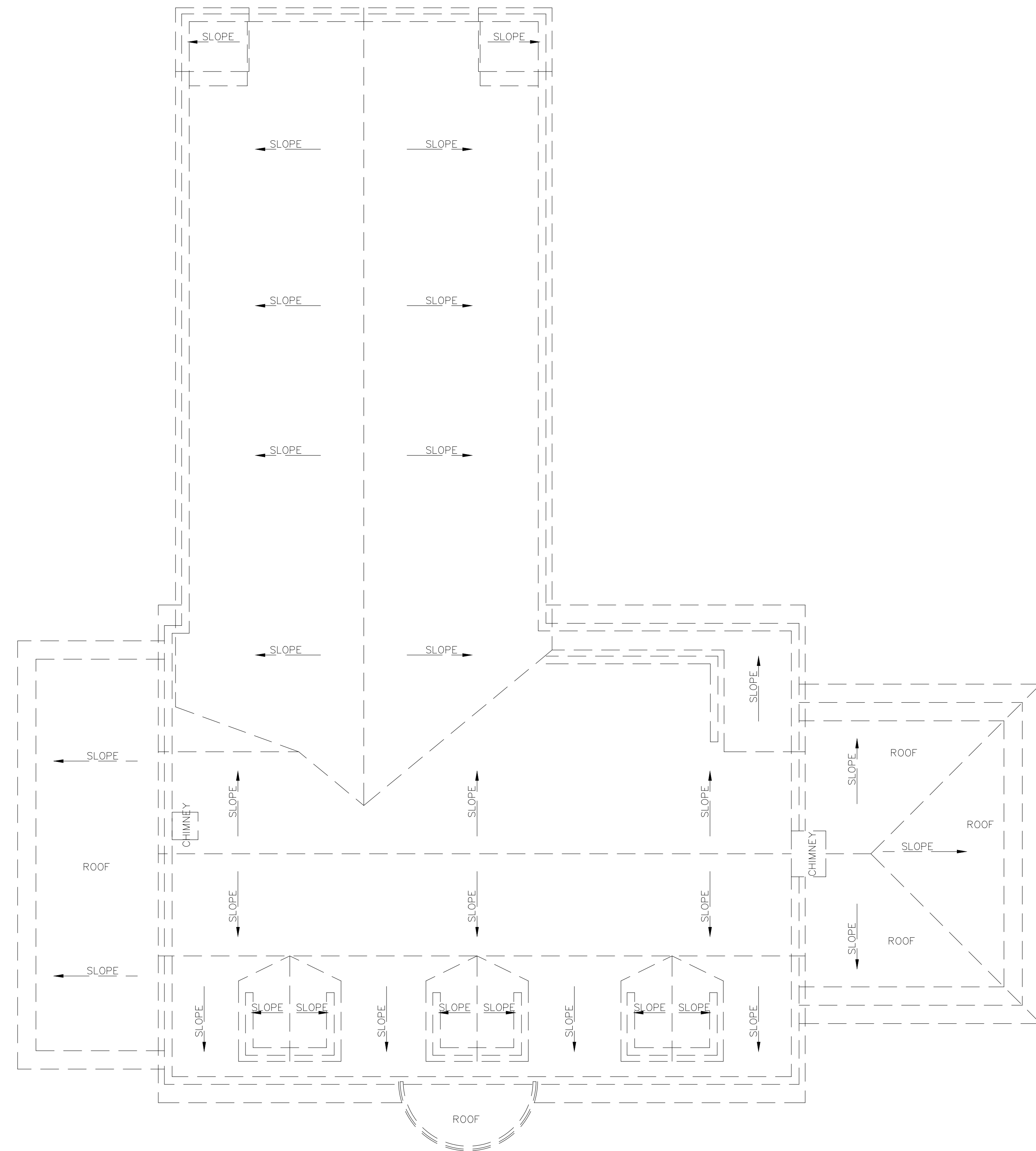
**EXISTING SECOND FLOOR
AND ROOF DEMO PLANS**

Drawing

A-4



EXISTING SECOND FLOOR DEMO PLAN
SCALE 1/4"=1'-0"
--- = DEMO



EXISTING ROOF DEMO PLAN
SCALE 1/4"=1'-0"
--- = DEMO

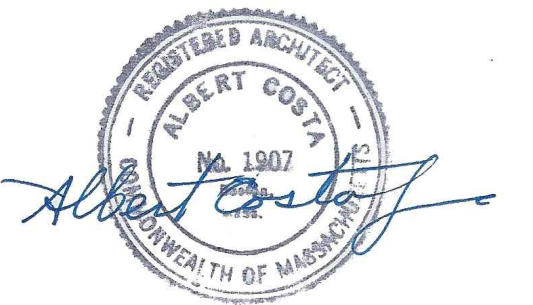
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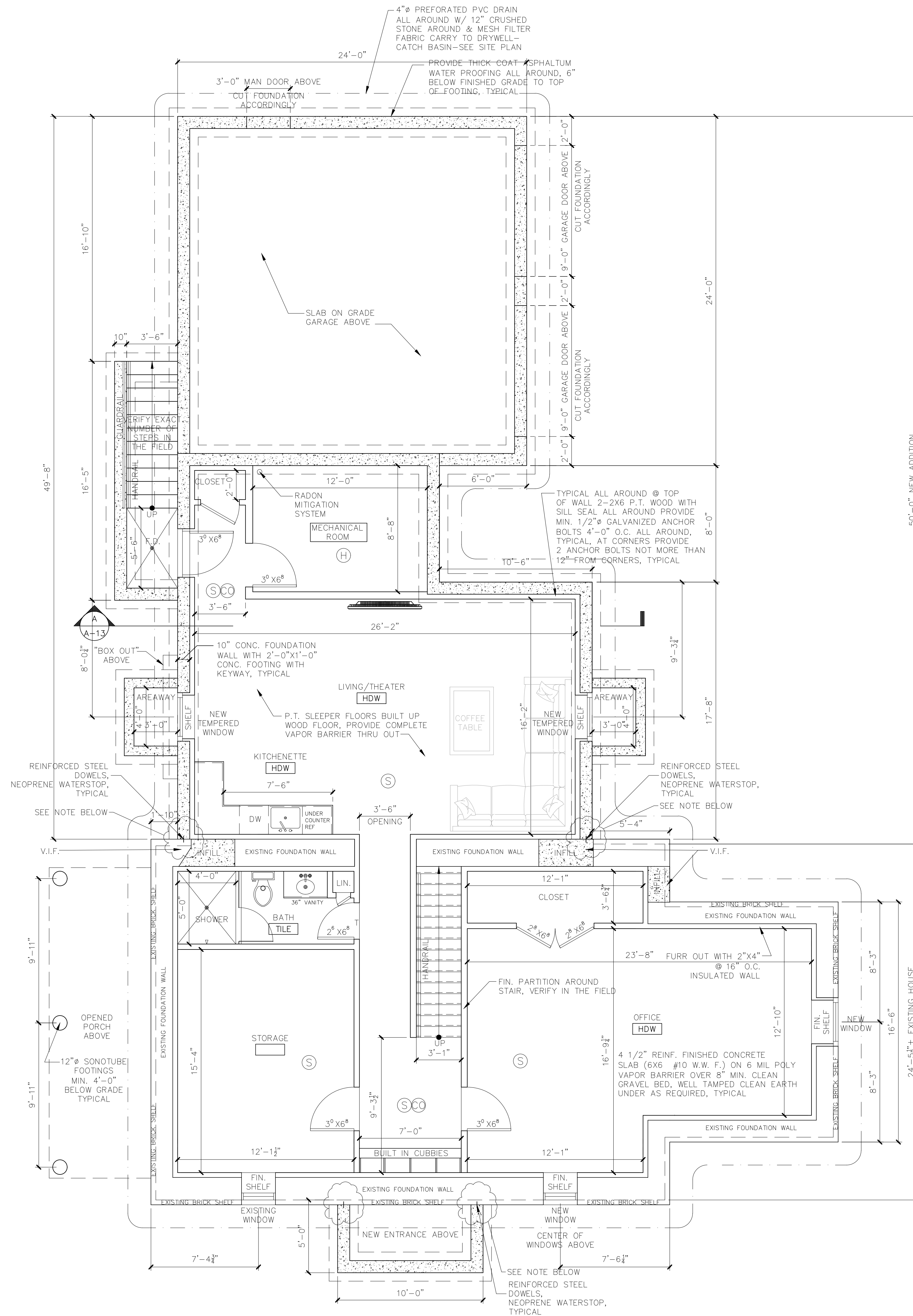
Date: 01-23-18

Revisions: 04-25-18
03-27-18

EXISTING/PROPOSED
BASEMENT FLOOR PLAN

Drawing

A-5



FLOOR AREA RATIO
140 WINDERMERE ROAD, NEWTON, MA

INPUTS	EXISTING	PROPOSED
BASEMENT FLOOR	896 SQFT	616 SQ.FT.
FIRST FLOOR	1,743 SQFT	529 SQ.FT.
SECOND FLOOR	1,436 SQFT	587 SQ.FT.
TOTAL: FAR OF PROPOSED STRUCTURES	3,179 SQFT	1,116 SQ.FT. (NOT INCLUDING THE BASEMENT)

A) TOTAL GROSS FLOOR AREA	3,179 SQFT	1,116 SQFT + 3,179 SQFT = 4,295 SQFT
B) LOT SIZE	12,445 SQFT	
C) FAR = A/B	.25	3,179 / 12,445 = .25
ALLOWABLE FAR	.36	1,116 SQFT / 12,445 SQFT = .09 FAR
TOTAL PROPOSED FAR		.25 + .09 = .34
TOTAL HOME SQFT NOT INCLUDING BASEMENT	4,295 SQ.FT.	
TOTAL HOME SQFT INCLUDING BASEMENT	6,045 SQ.FT.	

EXISTING/PROPOSED BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

BASEMENT FLOOR= 1750 SQ.FT.
GARAGE= 561 SQ.FT.

- ALL MATERIAL FINISHES AND COLORS TO BE AS PER OWNER
 - ALL CROWN, BASE, TRIM, ETC MOLDINGS AS PER OWNER
 - ALL PAINTING AND PAINT COLORS TO BE AS PER OWNER
 - ALL DIMENSIONS TO BE VERIFIED IN THE FIELD
- SEE PRE-ENGINEERED STRUCTURAL DRAWINGS AS DESIGNED BY OTHERS, TYPICAL, IE: (NATIONAL LUMBER COMPANY) FOR EXACT PLACEMENT AND SIZING OF ALL BEAMS, COLUMNS, POSTS, ETC.

NOTE: EXISTING DIMENSIONS & CONDITION OF EXISTING FOUNDATION NOT KNOWN. TO BE VERIFIED IN THE FIELD. CAREFULLY HAND DIG AROUND TO DETERMINE DEPTH DIMENSIONS & CONDITION. NEW FOUNDATION TO MEET EXISTING, TIE WITH #5 REINF. NEW FOOTINGS TO REST ON SOLID UNDISTURBED SOIL, MIN. CAPACITY OF 1500 PSF, CARRY FOOTINGS DOWN MIN. OF 4'-0" OR TO 5'-0"+ IF NECESSARY.

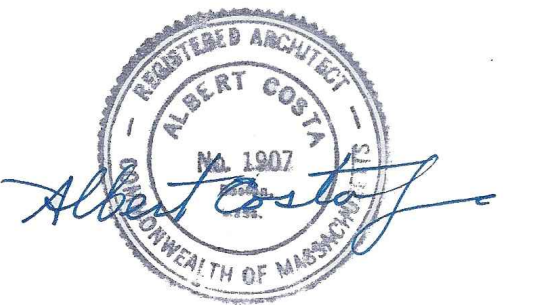
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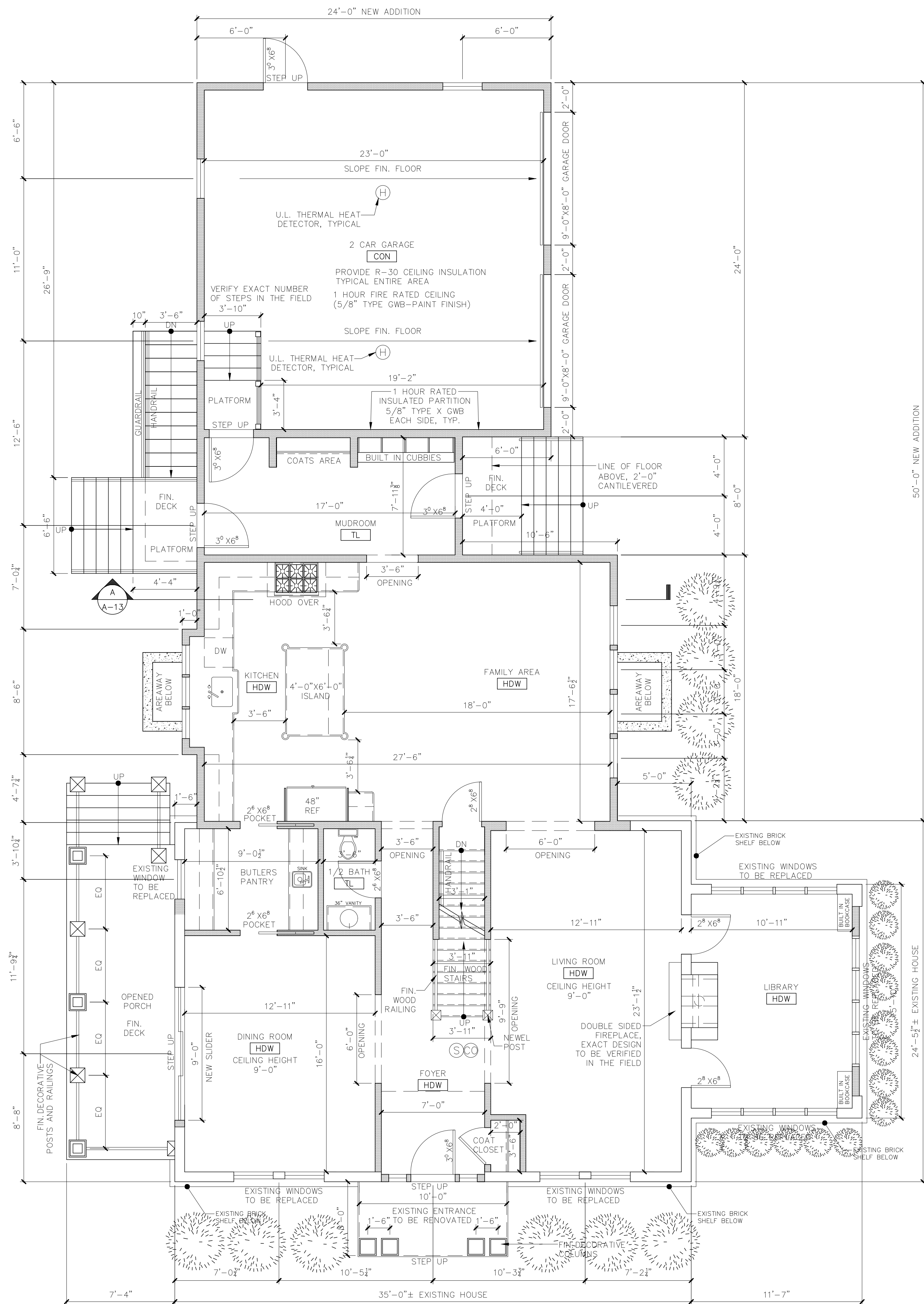
Date: 01-23-18

Revisions: 02-15-18
03-29-18

EXISTING/PROPOSED
FIRST FLOOR PLAN

Drawing

A-6



FLOOR AREA RATIO
140 WINDERMERE ROAD, NEWTON, MA

INPUTS	EXISTING	PROPOSED
BASEMENT FLOOR	896 SQFT	616 SQ.FT.
FIRST FLOOR	1,743 SQFT	529 SQ.FT.
SECOND FLOOR	1,436 SQFT	587 SQ.FT.
TOTAL: FAR OF PROPOSED STRUCTURES	3,179 SQFT	1,116 SQ.FT. (NOT INCLUDING THE BASEMENT)

A) TOTAL GROSS FLOOR AREA	3,179 SQFT	1,116 SQFT + 3,179 SQFT = 4,295 SQFT
B) LOT SIZE	12,445 SQFT	
C) FAR = A/B	.25	3,179 / 12,445 = .25
ALLOWABLE FAR	.36	1,116 SQFT / 12,445 SQFT = .09 FAR
TOTAL PROPOSED FAR		.25 + .09 = .34
TOTAL HOME SQFT NOT INCLUDING BASEMENT		4,295 SQ.FT.
TOTAL HOME SQFT INCLUDING BASEMENT		6,045 SQ.FT.

- EXISTING/PROPOSED FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
- FIRST FLOOR= 2272 SQ.FT.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
 - EXACT MATERIALS, COLORS TO BE VERIFIED IN THE FIELD.
- = NEW 2"x6" OR 2"x4" EXTERIOR WOOD STUD WALL @ 16" O.C.R-21 INSULATION, 1/2" GWB INTERIOR, PLASTER FINISH, TYVEK WRAP, 1/2" EXTERIOR PLYWOOD SHEATHING, OR ZIP SYSTEM, FINISHED SIDING TO MATCH EXISTING, VERIFY IN FIELD, TYPICAL
 - = NEW 2"x4" INTERIOR WOOD STUD WALL @ 16" O.C., 1/2" GWB BOTH SIDES, PLASTER FINISH, PAINT FINISH, COLOR AS SELECTED BY OWNER, TYPICAL
 - = EXISTING WALLS

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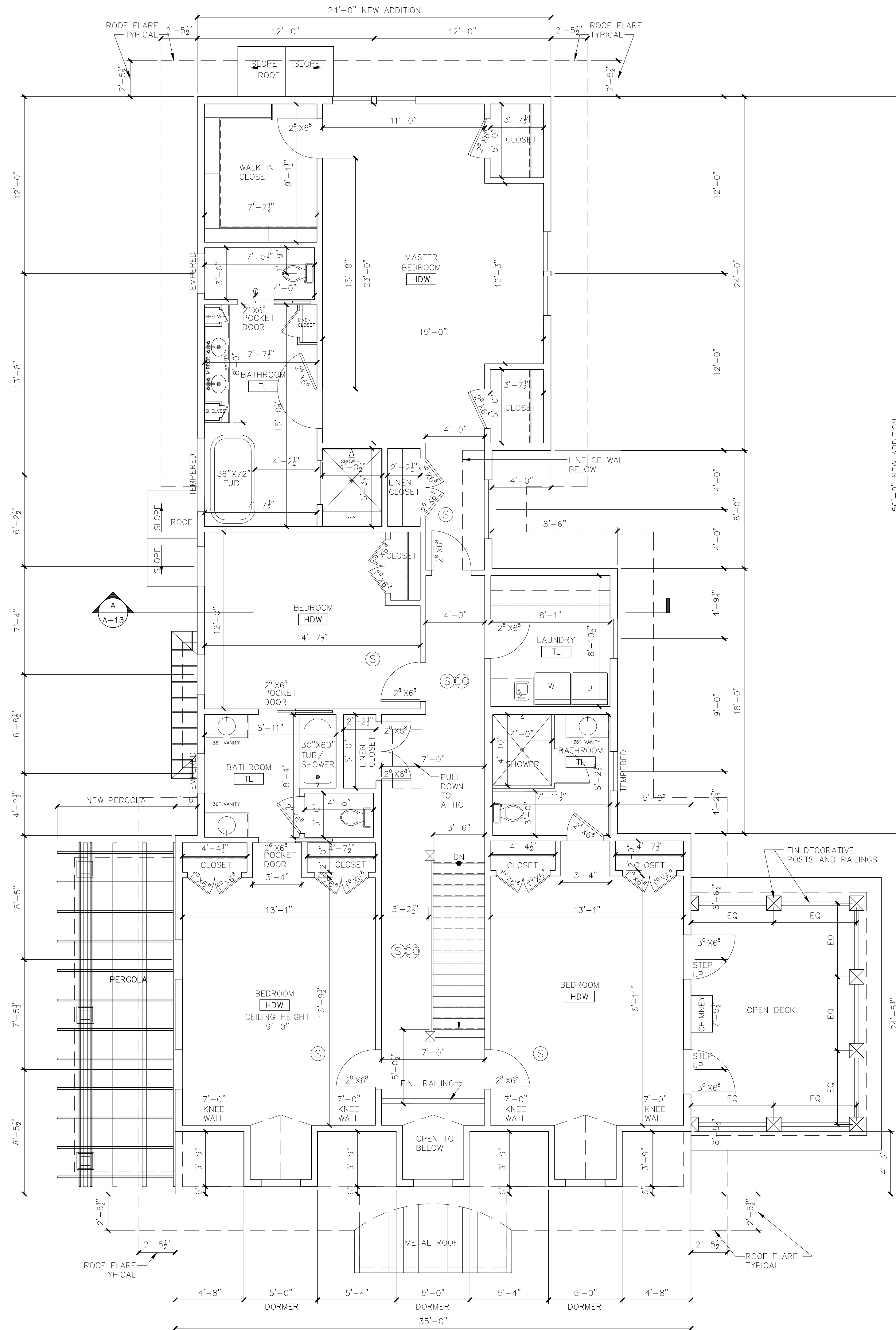
Date: 01-23-18

Revisions: 02-15-18
 03-27-18

**EXISTING/PROPOSED
 SECOND FLOOR PLAN**

Drawing

A-7



FLOOR AREA RATIO		
140 WINDERMERE ROAD, NEWTON, MA		
INPUTS	EXISTING	PROPOSED
BASEMENT FLOOR	896 SQFT	616 SQ.FT.
FIRST FLOOR	1,743 SQFT	529 SQ.FT.
SECOND FLOOR	1,436 SQFT	587 SQ.FT.
TOTAL: FAR OF PROPOSED STRUCTURES	3,179 SQFT	1,116 SQ.FT. (NOT INCLUDING THE BASEMENT)

A) TOTAL GROSS FLOOR AREA	3,179 SQFT	1,116 SQFT + 3,179 SQFT = 4,295 SQFT
B) LOT SIZE	12,445 SQFT	
C) FAR = A/B	.25	3,179 / 12,445 = .25
ALLOWABLE FAR	.36	1,116 SQFT / 12,445 SQFT = .09 FAR
TOTAL PROPOSED FAR	.25 + .09 = .34	
TOTAL HOME SQFT NOT INCLUDING BASEMENT	4,295 SQ.FT.	
TOTAL HOME SQFT INCLUDING BASEMENT	6,045 SQ.FT.	

- PROPOSED NEW SECOND FLOOR PLAN**
 SCALE 1/4"=1'-0"
SECOND FLOOR= 2023 SQ.FT.
- ALL MATERIAL FINISHES AND COLORS TO BE AS PER OWNER
 - ALL CROWN, BASE, TRIM, ETC MOLDINGS AS PER OWNER
 - ALL PAINTING AND PAINT COLORS TO BE AS PER OWNER
 - ALL DIMENSIONS TO BE VERIFIED IN THE FIELD

EXISTING SINGLE FAMILY
COMPLETE RENOVATION
AND
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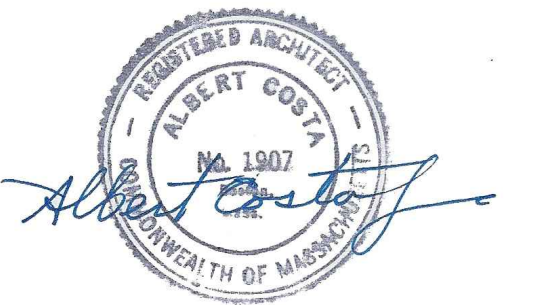
General Notes :

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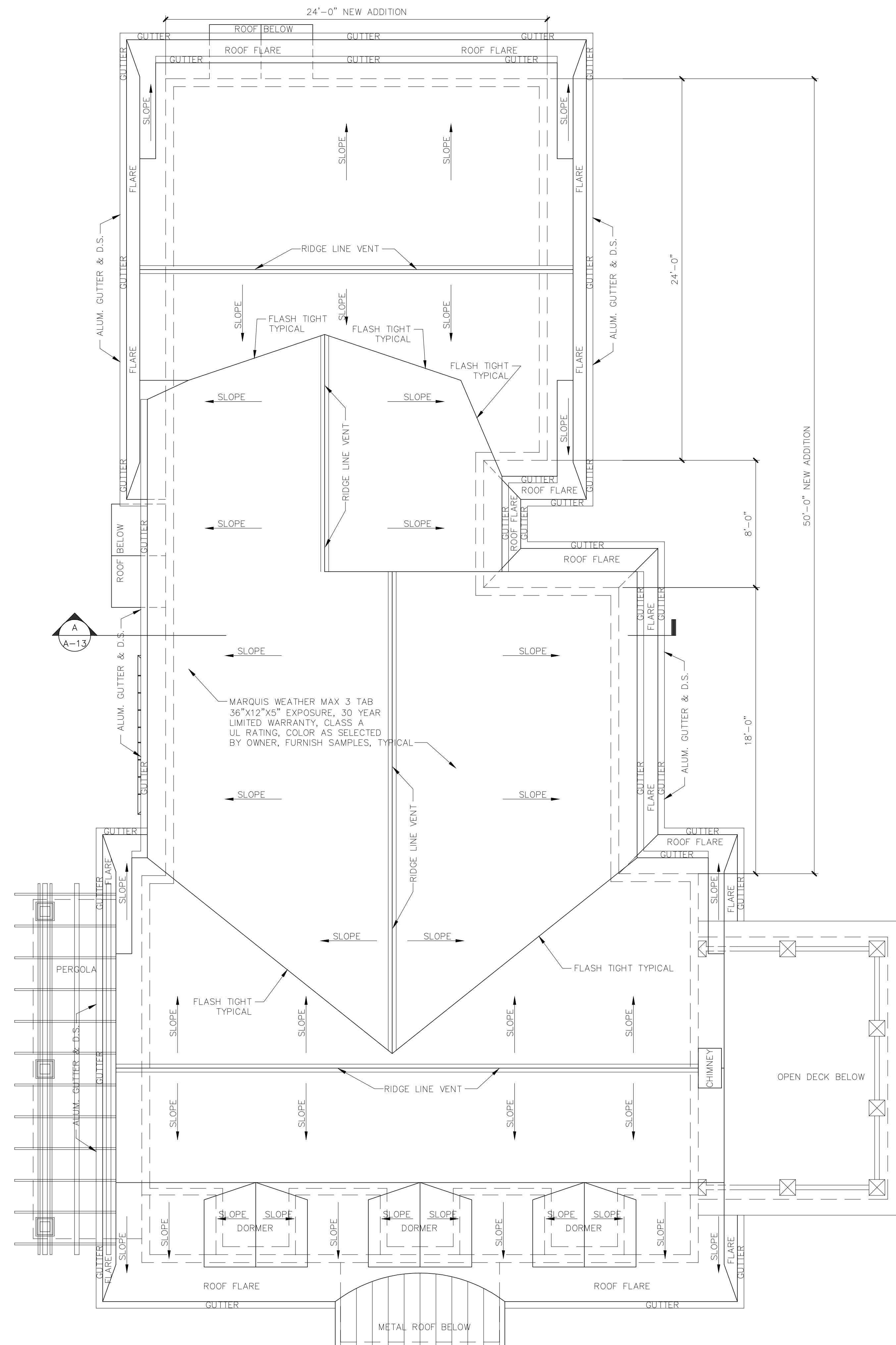
Date: 01-23-18

Revisions: 02-15-18
03-27-18

PROPOSED ROOF PLAN

Drawing

A-8



PROPOSED NEW ROOF PLAN
SCALE 1/4" = 1'-0"
- ALL MATERIAL FINISHES AND COLORS TO BE AS PER OWNER
- ALL CROWN, BASE, TRIM, ETC MOLDINGS AS PER OWNER
- ALL PAINTING AND PAINT COLORS TO BE AS PER OWNER
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD

ARONE BROS, LLC.
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**EXISTING SINGLE FAMILY
COMPLETE RENOVATION
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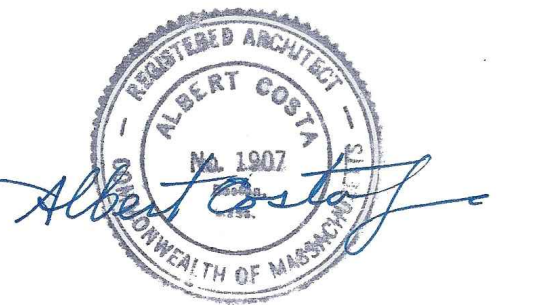
General Notes :

Symbol



COSTA ARCHITECTS

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Job Number: 21009.00

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

Date: 01-23-18

Revisions: 02-15-18
03-27-18

**EXISTING FRONT AND
RIGHT SIDE ELEVATIONS**

Drawing

A-9



EXISTING FRONT ELEVATION
SCALE 1/4"=1'-0"



EXISTING RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

ARONE BROS, LLC.
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**EXISTING SINGLE FAMILY
COMPLETE RENOVATION
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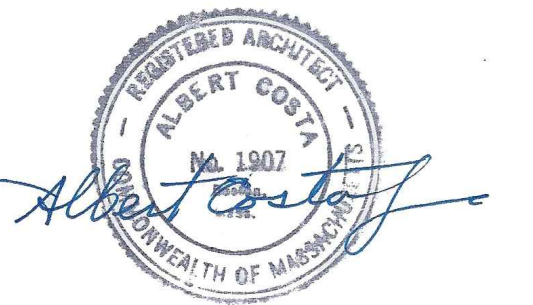
General Notes :

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03-27-18

**EXISTING REAR AND
LEFT SIDE ELEVATIONS**

Drawing

A-10



EXISTING REAR ELEVATION
SCALE 1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

**EXISTING SINGLE FAMILY
COMPLETE RENOVATION
AND
NEW ADDITION**

General Notes :

Symbol

WINDOW SCHEDULE

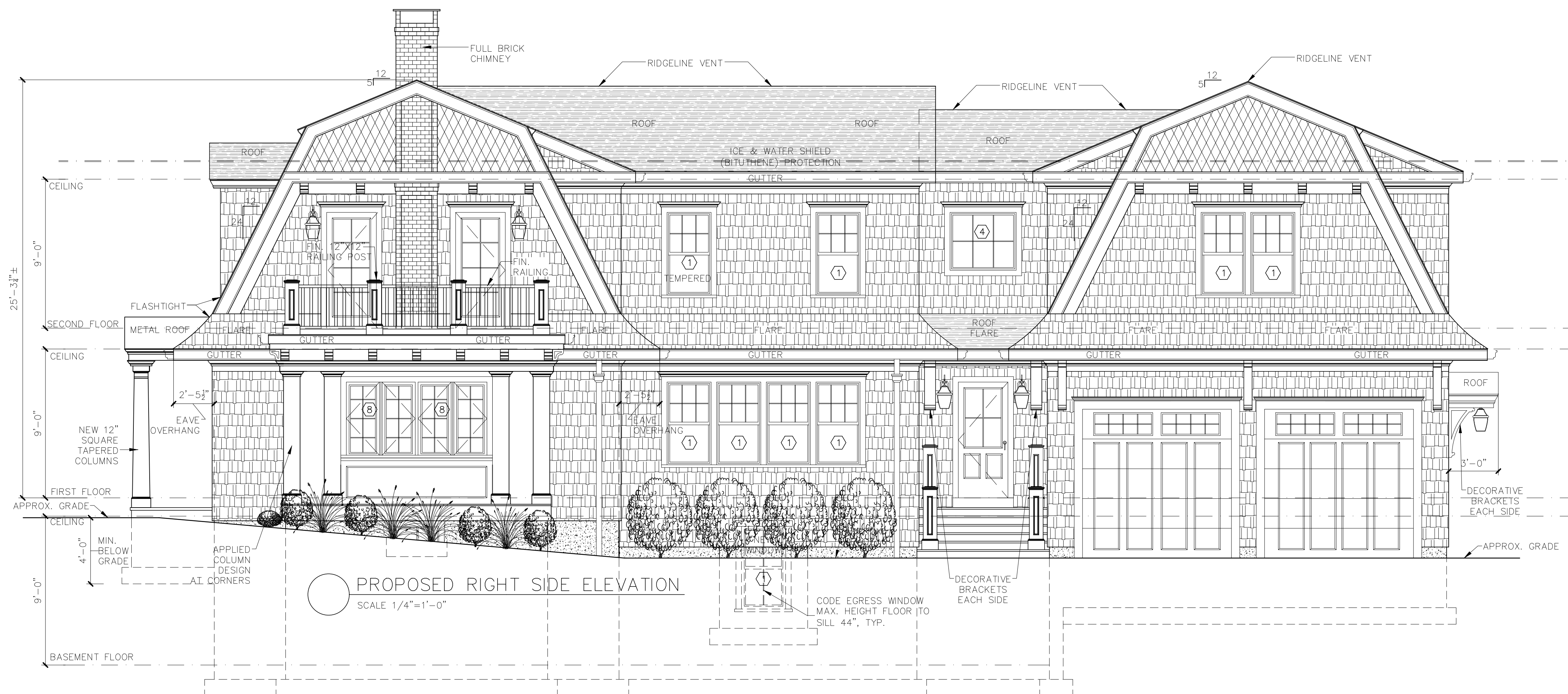
ALL WINDOW MODEL NUMBERS BASED ON PELLA COMPANY (PROLINE SERIES)

SYMBOL	MODEL #	ROUGH OPENING	NOTES
①	3359	2'-9 $\frac{3}{4}$ " X 4'-11 $\frac{3}{4}$ "	DOUBLE HUNG WINDOW
②	3353	2'-9 $\frac{3}{4}$ " X 4'-5 $\frac{3}{4}$ "	DOUBLE HUNG WINDOW
③	3341	2'-9 $\frac{3}{4}$ " X 3'-5 $\frac{3}{4}$ "	DOUBLE HUNG WINDOW
④	4741	3'-11 $\frac{3}{4}$ " X 3'-5 $\frac{3}{4}$ "	CASEMENT WINDOW - FIXED
⑤	1735	51 $\frac{3}{4}$ " X 35 $\frac{3}{4}$ "	TRIPLE CASEMENT - CRANK OUT ENDS
⑥	2341	69 $\frac{3}{4}$ " X 41 $\frac{3}{4}$ "	TRIPLE CASEMENT - CRANK OUT ENDS
⑦	3225	32 $\frac{3}{4}$ " X 25 $\frac{3}{4}$ "	CASEMENT WINDOW
⑧	2353	23 $\frac{3}{4}$ " X 53 $\frac{3}{4}$ "	TWO WIDE CASEMENT WINDOW

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION- TYPICAL FOR ALL.



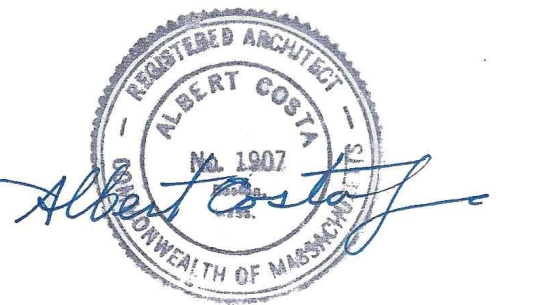
PROPOSED FRONT ELEVATION
SCALE 1/4"=1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"



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03-29-18

**PROPOSED FRONT AND
RIGHT SIDE ELEVATIONS**

Drawing

A-11

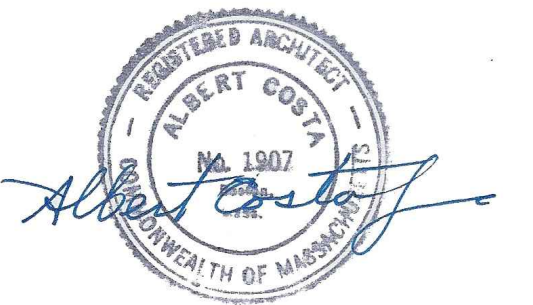
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Scale: 1/4" = 1'-0"

Date: 01-23-18

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08-29-18

PROPOSED REAR AND
LEFT SIDE ELEVATIONS

Drawing

A-12

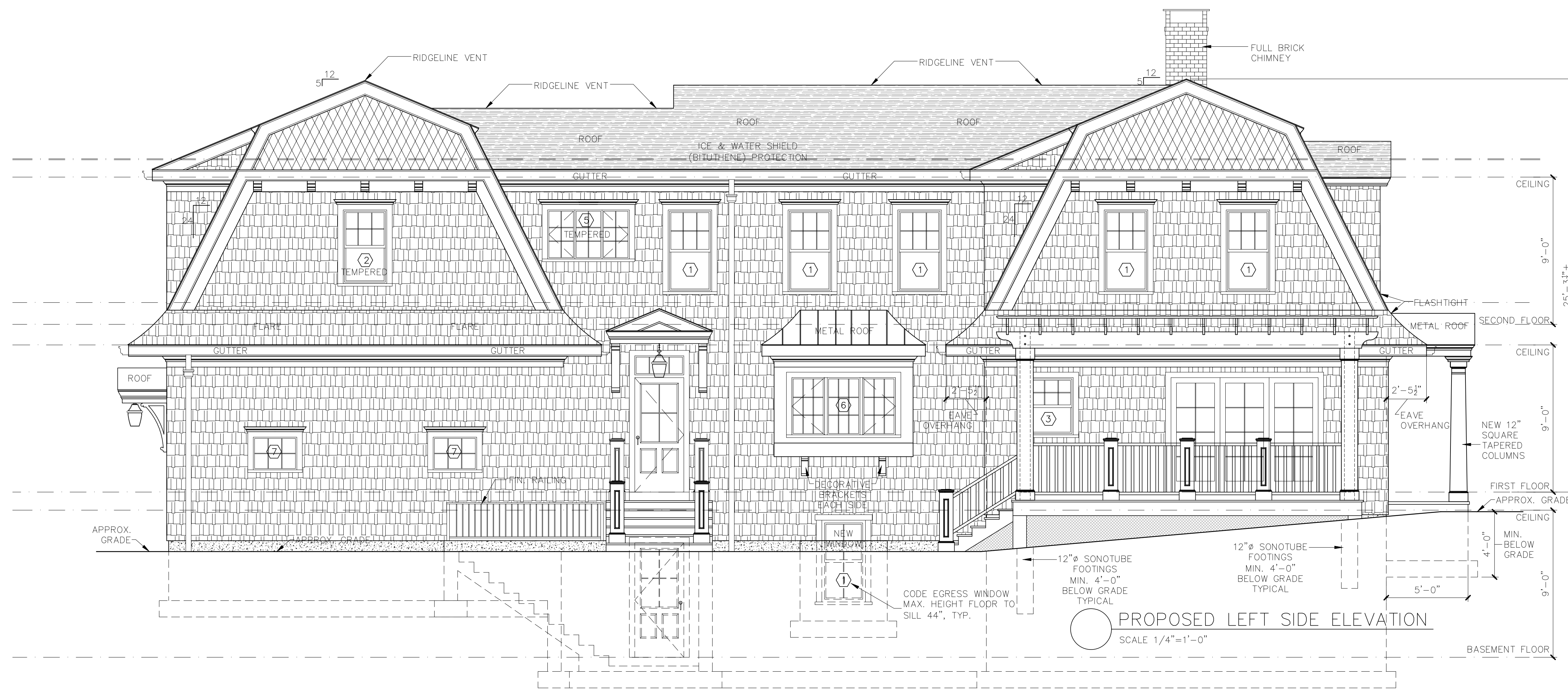


WINDOW SCHEDULE

ALL WINDOW MODEL NUMBERS BASED ON PELLA COMPANY (PROLINE SERIES)

SYMBOL	MODEL #	ROUGH OPENING	NOTES
①	3359	2'-9 3/4" X 4'-11 3/4"	DOUBLE HUNG WINDOW
②	3353	2'-9 3/4" X 4'-5 3/4"	DOUBLE HUNG WINDOW
③	3341	2'-9 3/4" X 3'-5 3/4"	DOUBLE HUNG WINDOW
④	4741	3'-11 3/4" X 3'-5 3/4"	CASEMENT WINDOW - FIXED
⑤	1735	51 3/4" X 35 3/4"	TRIPLE CASEMENT - CRANK OUT ENDS
⑥	2341	69 3/4" X 41 3/4"	TRIPLE CASEMENT - CRANK OUT ENDS
⑦	3225	32 3/4" X 25 3/4"	CASEMENT WINDOW
⑧	2353	23 3/4" X 53 3/4"	TWO WIDE CASEMENT WINDOW

GENERAL CONTRACTOR SHALL COORDINATE THE ROUGH OPENINGS OF WINDOWS AND DOORS AS PER THE SPECIFIC MANUFACTURER AS TO THE EXACT DIMENSIONS AND PLACEMENT WITHIN THE WALLS AND PARTITION- TYPICAL FOR ALL.



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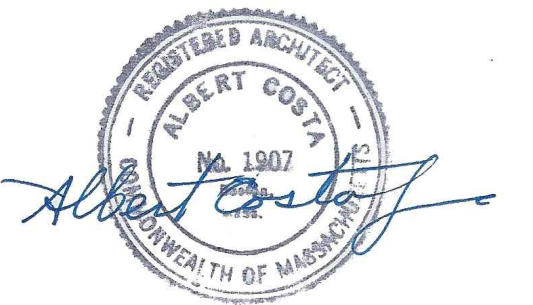
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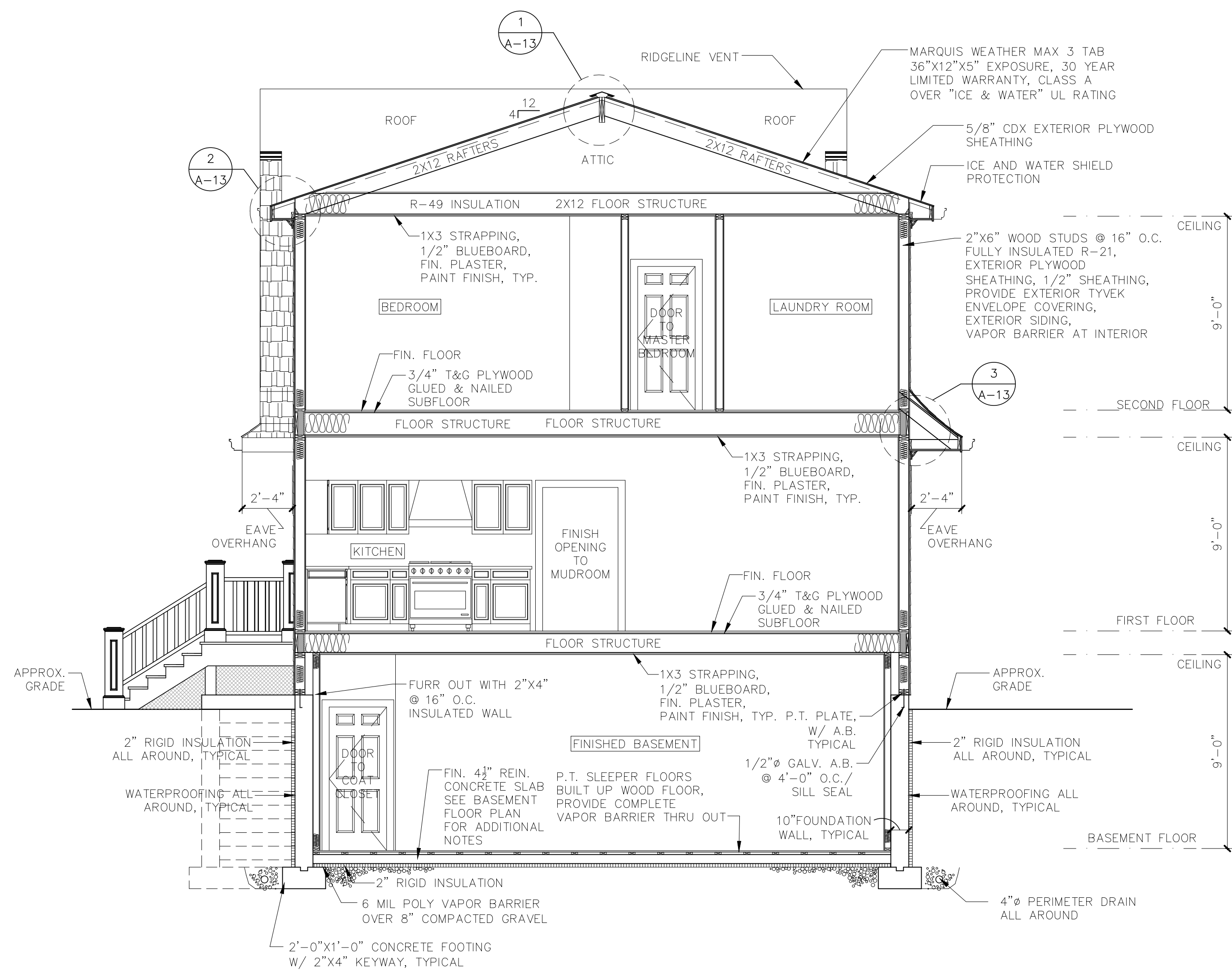
Date: 01-23-18

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 03-27-18

**TYPICAL SECTION
 DETAILS 1, 2 & 3**

Drawing

A-13



A TYPICAL SECTION
 SCALE 1/4"=1'-0"

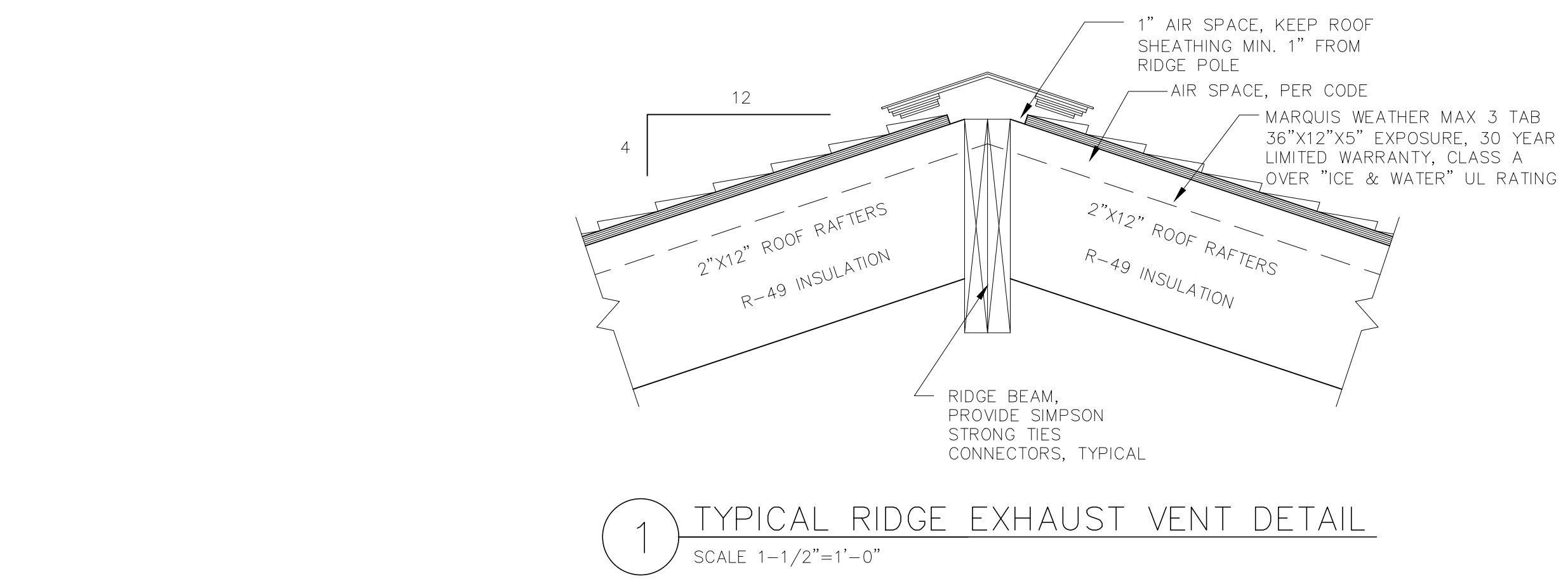
NOTE:

EXACT STRUCTURAL FRAMING DESIGN AND DIMENSIONS, IE: LAMINATED BEAMS, JOISTS, ETC. TO BE AS PRE-ENGINEERED COMPANY IE: BOISE-CASCADE OR SIMILAR COMPANY GENERAL CONTRACTOR TO REFER TO STRUCTURAL FRAMING DRAWINGS PROVIDED BY PRE-ENGINEERED COMPANY REGARDING ALL STRUCTURAL/ FRAMING NOTES, DESIGN, AND SPECIFICATIONS

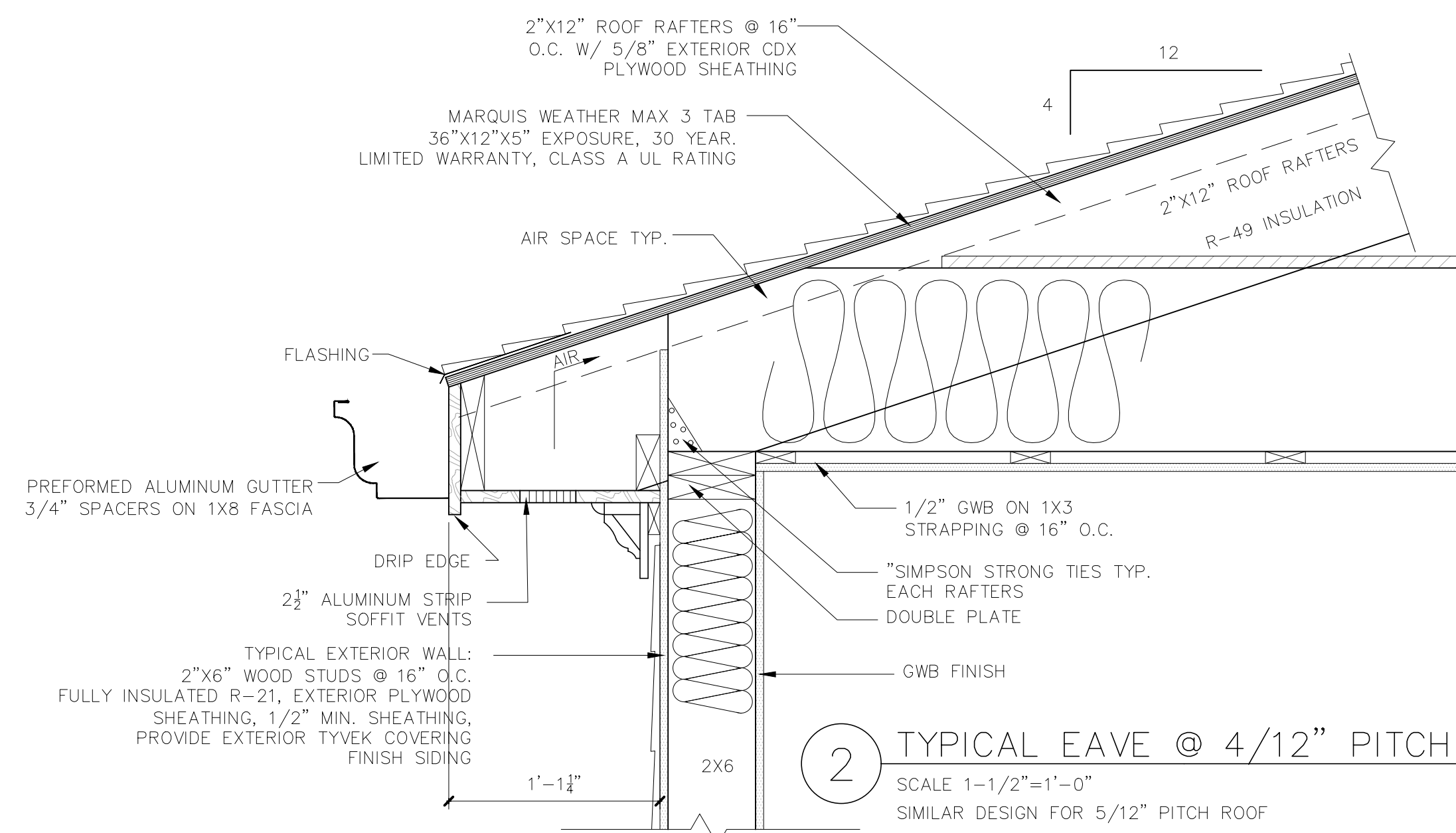
FLOOR AREA RATIO 140 WINDERMERE ROAD, NEWTON, MA		
INPUTS	EXISTING	PROPOSED
BASEMENT FLOOR	896 SQFT	616 SQ.FT.
FIRST FLOOR	1,743 SQFT	529 SQ.FT.
SECOND FLOOR	1,436 SQFT	587 SQ.FT.
TOTAL: FAR OF PROPOSED STRUCTURES	3,179 SQFT	1,116 SQ.FT. (NOT INCLUDING THE BASEMENT)

A) TOTAL GROSS FLOOR AREA	3,179 SQFT	1,116 SQFT + 3,179 SQFT = 4,295 SQFT
B) LOT SIZE	12,445 SQFT	
C) FAR = A/B	.25	3,179 / 12,445 = .25
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TOTAL PROPOSED FAR	.25 + .09 = .34	
TOTAL HOME SQFT NOT INCLUDING BASEMENT	4,295 SQ.FT.	
TOTAL HOME SQFT INCLUDING BASEMENT	6,045 SQ.FT.	

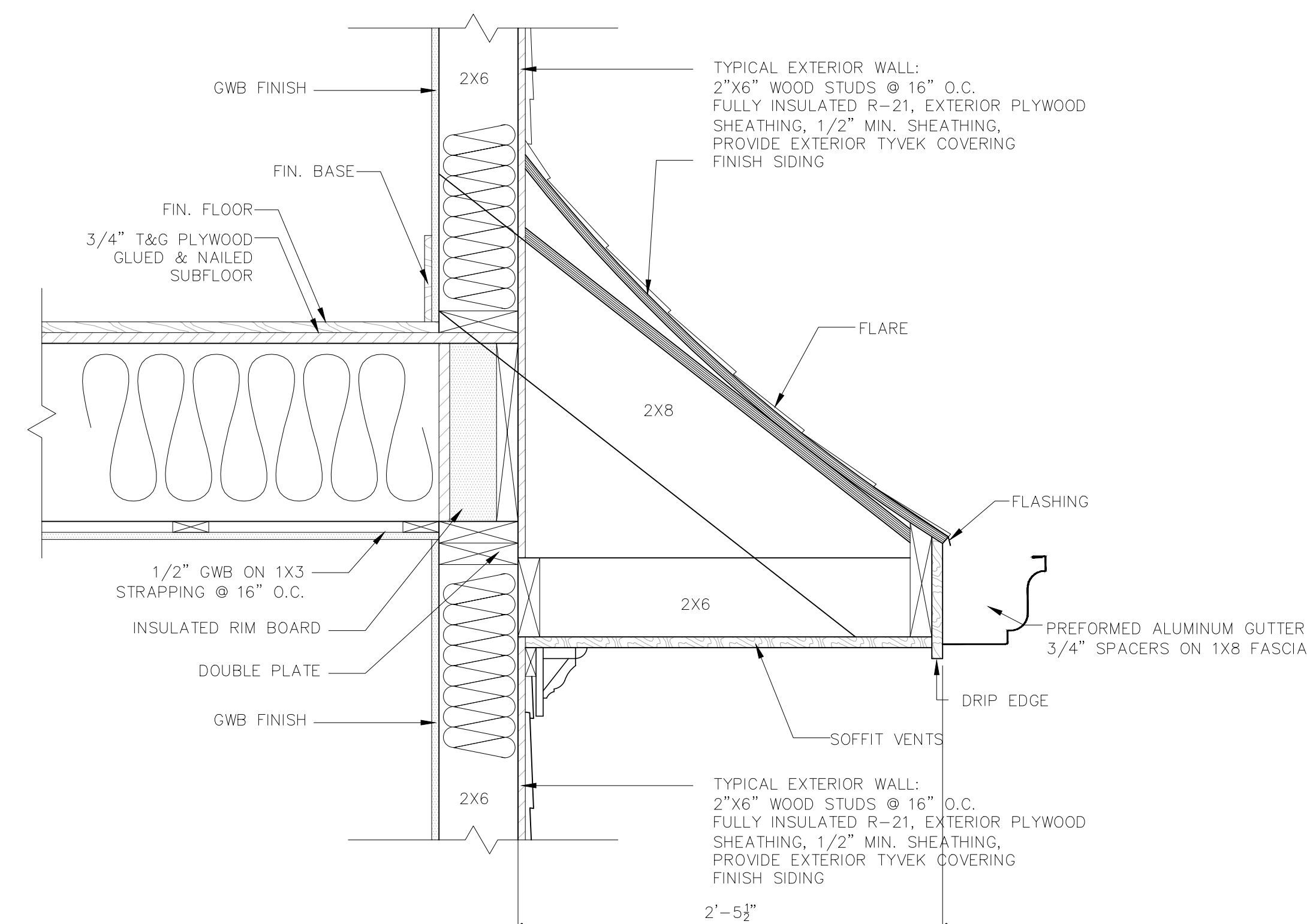
EXISTING HOME SQFT INCLUDING BASEMENT	4,075 SQ.FT.	
PROPOSED HOME SQFT INCLUDING BASEMENT	6,045 SQ.FT.	DIFFERENCE OF 1,970
EXISTING HOME SQFT EXCLUDING BASEMENT	3,179 SQ.FT.	
PROPOSED HOME SQFT EXCLUDING BASEMENT	4,295 SQ.FT.	DIFFERENCE OF 1,117



1 TYPICAL RIDGE EXHAUST VENT DETAIL
 SCALE 1-1/2"=1'-0"



2 TYPICAL EAVE @ 4/12" PITCH
 SCALE 1-1/2"=1'-0"
 SIMILAR DESIGN FOR 5/12" PITCH ROOF



3 FLARED EAVE DETAIL
 SCALE 1-1/2"=1'-0"

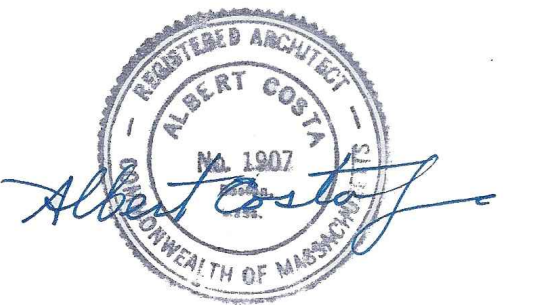
EXISTING SINGLE FAMILY
COMPLETE RENOVATION
AND
NEW ADDITION

General Notes :

Symbol



681 MAIN STREET
WALTHAM, MA 02451
TEL./FAX: 781-647-5831



Job Number: 21009.00

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

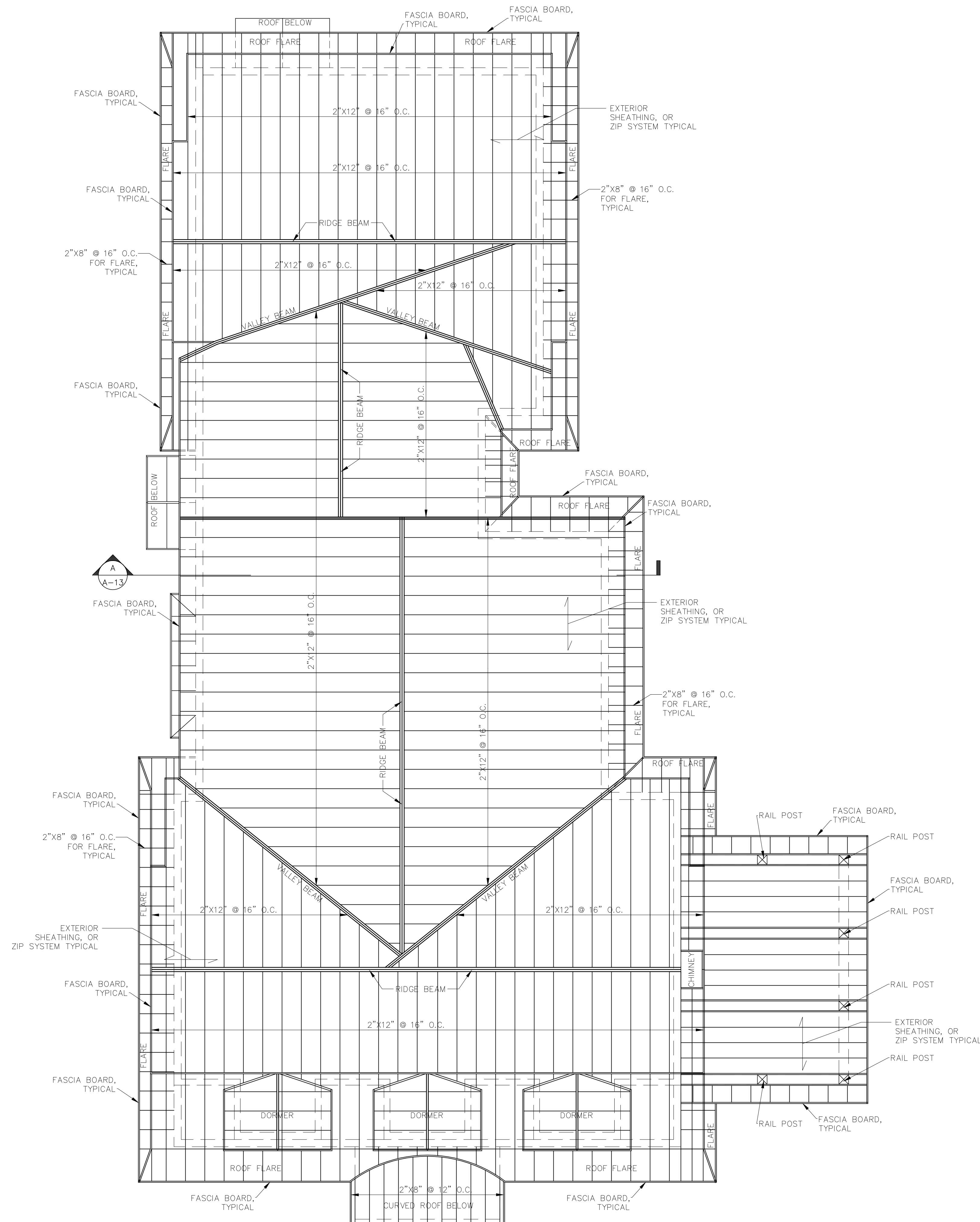
Date: 01-23-18

Revisions: 02-15-18
03-27-18

PROPOSED NEW ROOF
FRAMING PLAN

Drawing

A-14



* TYPICAL HEADER LINTELS OVER
WINDOWS & DOORS 2-2"x8"W/2-2"
PLYWOOD CORE GLUED & NAILED
OR 2-2"x10" W/2-1/2" PLYWOOD CORE,
OR PROVIDE LAMINATED VERSALAM DESIGN LINTELS

* PROVIDE SIMPSON STRONG TIES CONNECTORS - HANGERS
AT ALL JOININGS TYPICAL IE; RAFTERS TO
RIDGES TO PLATES, TYPICAL

* EXACT MATERIALS, FINISHES/COLORS
TO BE ALL AS DIRECTED BY OWNER, TYPICAL

* $f_b = 1500$ PSI MIN. ALLOWABLE STRESS
IN EXTREME FIBER IN BENDING WOOD
DIMENSIONAL LUMBER JOISTS & RAFTERS

* EXACT SIZES, LOCATIONS, DIMENSIONS OF LVL'S, BEAMS, ETC
SHALL BE VERIFIED WITH THE PRE ENGINEERING COMPANY, WITH THE
GENERAL CONTRACTOR, PROVIDE SHOP DRAWINGS FOR REVIEW
BEFORE CONSTRUCTION FOR VERIFICATION.
IE: BOISE-CASCADE STANDARDS, VERSALAM TYPICAL

NOTE:

EXACT STRUCTURAL FRAMING DESIGN AND DIMENSIONS, IE: LAMINATED BEAMS, JOISTS, ETC.
TO BE AS PRE-ENGINEERED COMPANY IE: BOISE-CASCADE OR SIMILAR COMPANY
GENERAL CONTRACTOR TO REFER TO STRUCTURAL FRAMING DRAWINGS PROVIDED BY
PRE-ENGINEERED COMPANY REGARDING ALL STRUCTURAL/ FRAMING NOTES, DESIGN, AND
SPECIFICATIONS

PROPOSED NEW ROOF FRAMING PLAN
SCALE 1/4"=1'-0"