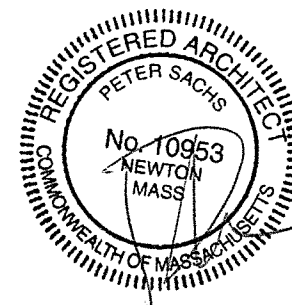



FEINER RESIDENCE

20 FERNCROFT ROAD
NEWTON, MA

DRAWING LIST	
SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
A-0	TITLE SHEET - GENERAL NOTES
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	THIRD FLOOR PLAN
A-4	ROOF PLAN
A-5	FRONT ELEVATION
A-6	RIGHT SIDE ELEVATION
A-7	BACK ELEVATION
A-8	LEFT SIDE ELEVATION
A-9	KITCHEN ELEVATIONS
EXISTING CONDITIONS	
EX-1	FIRST FLOOR PLAN
EX-2	SECOND FLOOR PLAN
EX-3	ROOF PLAN
EX-4	FRONT ELEVATION
EX-5	BACK ELEVATION
EX-6	RIGHT SIDE ELEVATION
EX-7	LEFT SIDE ELEVATION
EX-8	EXISTING CONDITION - PICTURES

F.A.R. CALCULATION (FLOOR AREA RATIO)			
LOT:	9,793 SF.		
ZONE:	SR-2		
ALLOWABLE FAR: 38+02(BONUS)	A0		
TOTAL ALLOWABLE SF.:	3,721 SF.		
EXISTING FAR:	3,745 SF.		
PROPOSED FAR:	4,482 SF. = F.A.R. A5		
	EXISTING	ADDITIONAL PROPOSED FAR.	TOTAL PROPOSED FAR.
FIRST FLOOR	1,157 SF.	0 SF.	1,157 SF.
SECOND FLOOR	1,933 SF.	0 SF.	1,933 SF.
THIRD FLOOR	0 SF.	737 SF.	737 SF.
ATTACHED GARAGE	655 SF.	0 SF.	655 SF.
TOTALS	3,745 SF. (F.A.R. ONLY)		4,482 SF. (F.A.R. ONLY)



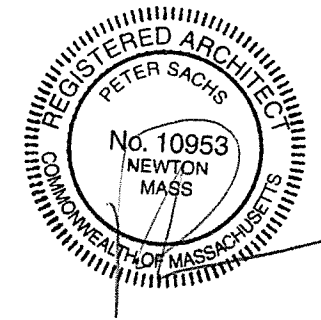
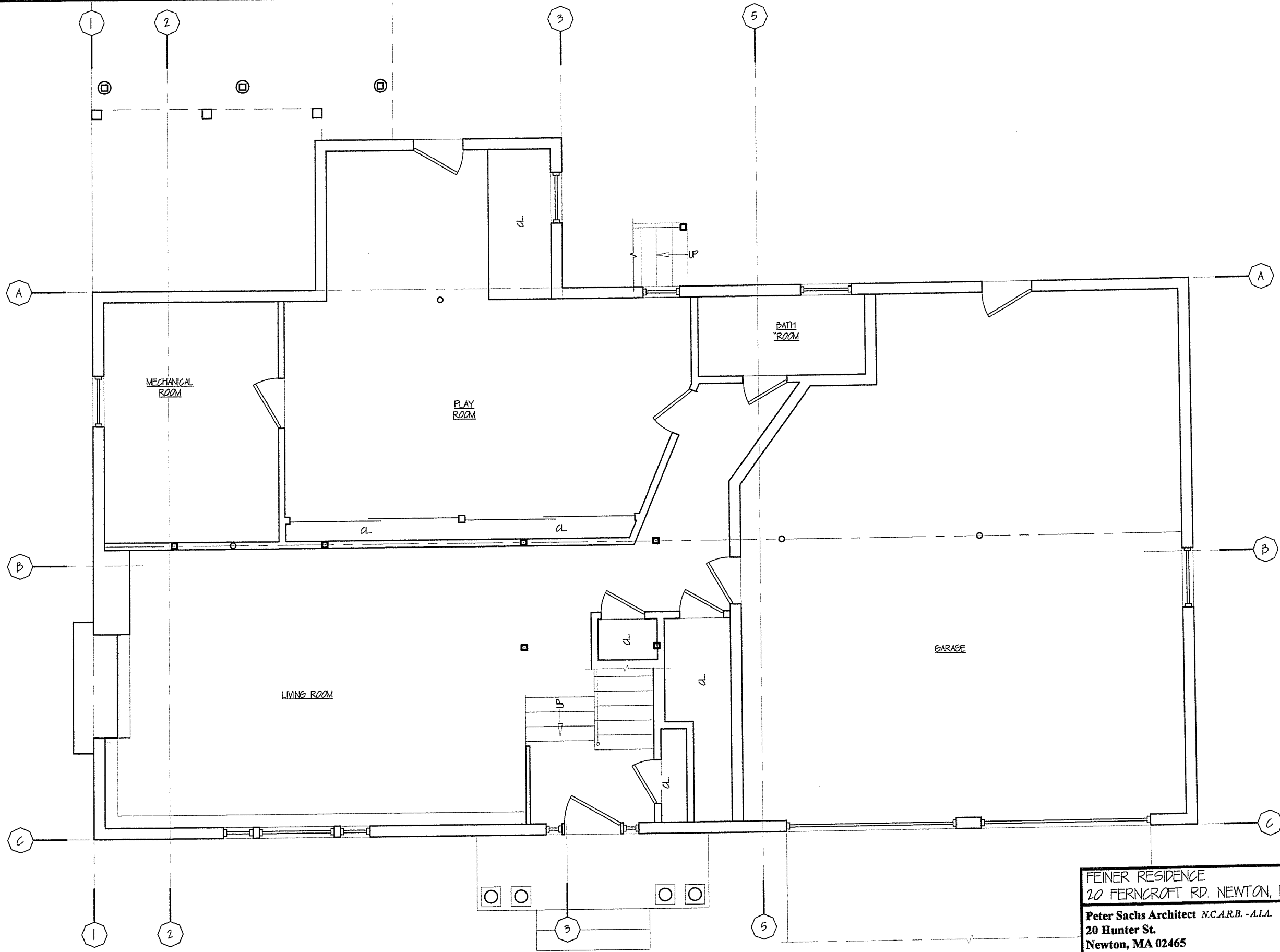
FEINER RESIDENCE 20 FERNCROFT RD. NEWTON, MA	TITLE SHEET
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	Date & Revision 03/22/16 05/04/16
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6/7/2016

20 Ferncroft - 1 - Arch (P) 2.dwg

5/14/2016

20 Ferncroft - 1 - Arch (P) 2.dwg



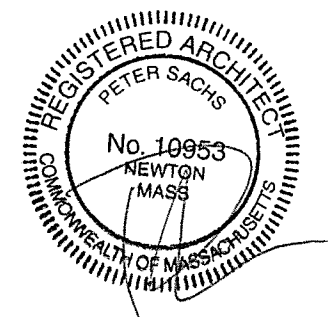
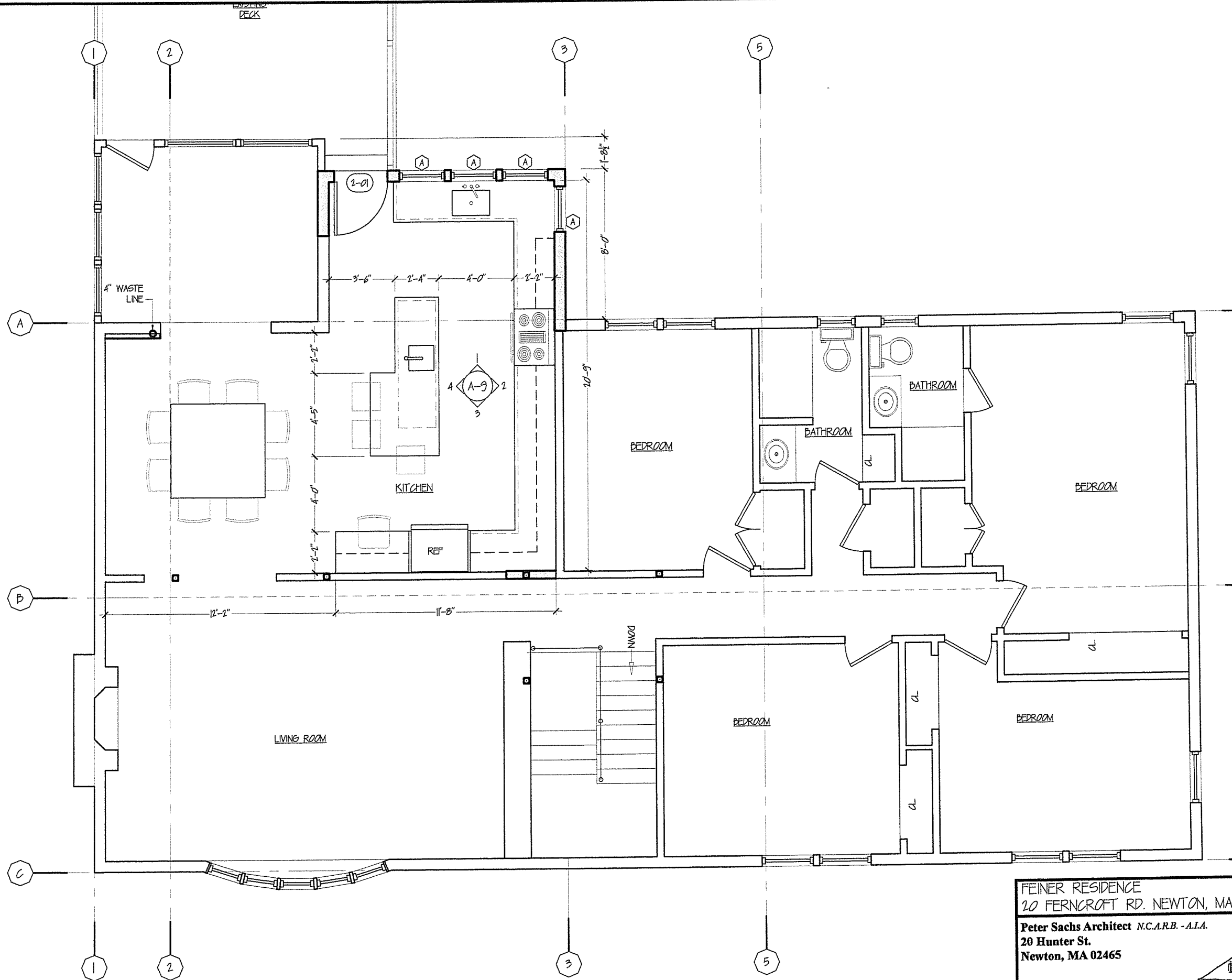
FEINER RESIDENCE		FIRST FLOOR PLAN	
20 FERNCROFT RD. NEWTON, MA		SCALE	$\frac{3}{16}'' = 1'-0''$
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		03/22/16	
Newton, MA 02465		05/08/16	
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A-1

5/4/2016

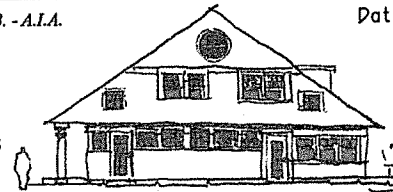
20 Ferncroft - 1 - Arch (P) 2.dwg



FEINER RESIDENCE SECOND FLOOR PLAN
 20 FERNCROFT RD. NEWTON, MA SCALE $\frac{3}{16}'' = 1'-0''$

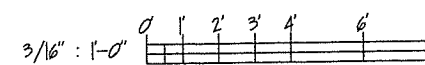
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 03/22/16
 05/10A/16



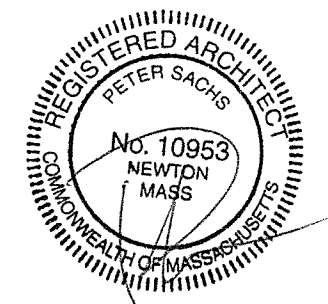
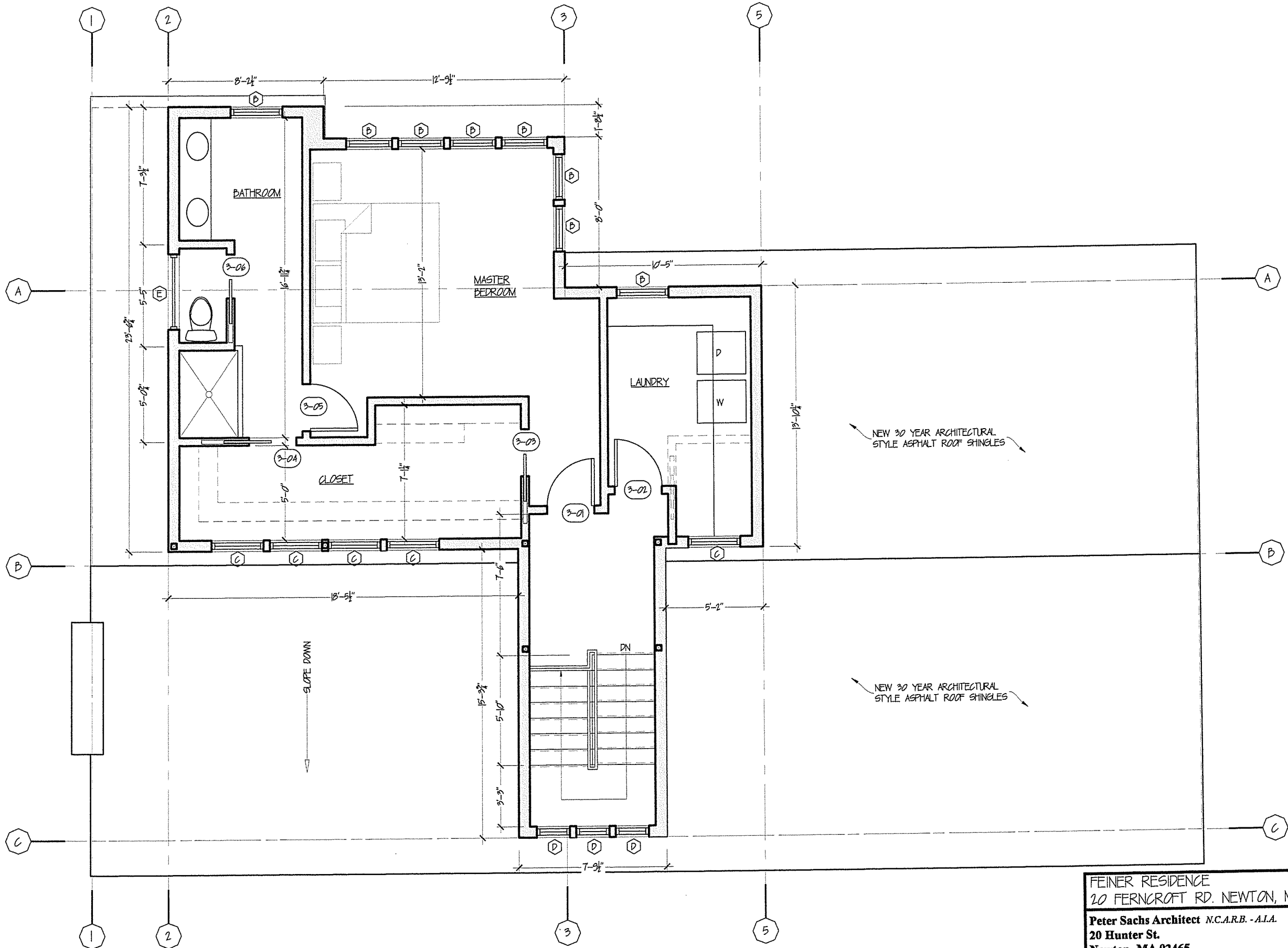
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A-2



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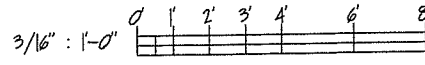
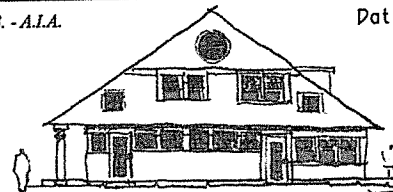
20 Ferncroft - Arch (Pr) 2.dwg



FEINER RESIDENCE THIRD FLOOR PLAN
 20 FERNCROFT RD. NEWTON, MA SCALE $\frac{3}{16}'' = 1'-0''$

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 03/22/16
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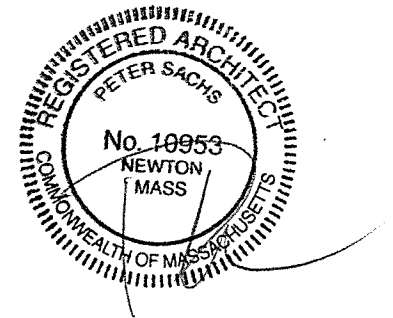


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A-3

5/14/16

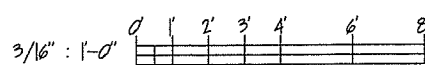
20 Ferncroft - 1 - Arch (P) 2.dwg



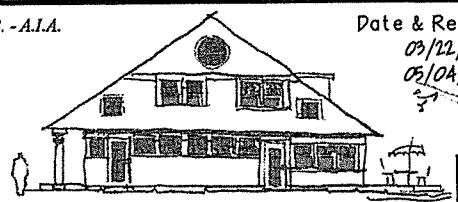
FEINER RESIDENCE
 20 FERNCROFT RD. NEWTON, MA SCALE $\frac{3}{16}'' = 1'-0''$ ROOF PLAN

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5/1/2016



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.

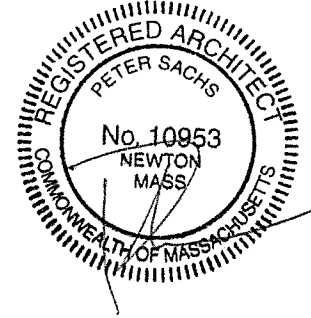
Symbol	Manufac.	Series	Model #	Type	Frame Size	R.O. Width	R.O. Ht.	Lites	Qty	Notes
A	Pella	Architect	1759-2	Double Hung	2'-5" x 3'-5"	2'- 5 3/4"	3'- 5 3/4"	6/1	4	
B	Pella	Architect	3429	Double Hung	2'- 6" x 4'-5"	2'-5 3/4"	4'-5 3/4"	6/1	8	Cottage Style - Direct Mold
C	Pella	Architect	3765	Fixed	2'-9" x 1'-5"	2'- 9 3/4"	1'-5 3/4"	3x1	5	
D	Pella	Architect	2965	Double Hung	1'-9" x 3'-5"	1'- 9 3/4"	3'-5 3/4"	2/1	3	Cottage Style - Direct Mold
E	Pella	Architect	1765	Awning	4'-0" x 1'-9"	4'-0 3/4"	1'-9 3/4"	5x2	1	

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	Frame Size	R.O. Width	R.O. Ht.	Lites	Qty	Notes
2-01	Pella	Architect		In-Swing	2'-10" x 6'-8"				1	Exterior, French Door
3-01					2'-10" x 6'-8"				1	Interior
3-02					2'-6" x 6'-8"				1	Interior
3-03					2'-6" x 6'-8"				1	Interior -Pocket door
3-04					2'-6" x 6'-8"				1	Interior - Pocket door
3-05					2'-6" x 6'-8"				1	Interior
3-06					2'-4" x 6'-8"				1	Interior -Pocket door

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



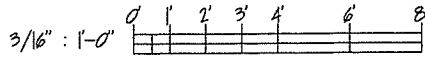
FEINER RESIDENCE FRONT ELEVATION
 20 FERNCROFT RD. NEWTON, MA SCALE 2" = 1'-0"

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20 Ferncroft - Arch (P) 2.dwg

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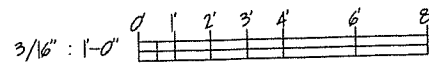
20 Ferncroft - J - Arch (Pr) 2.dwg



RIGHT ELEVATION
 $3/16" = 1'-0"$



FEINER RESIDENCE		RIGHT SIDE ELEVATION	
20 FERNCROFT RD. NEWTON, MA		SCALE	$3/16" = 1'-0"$
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 09/22/16 05/08/16	
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			A-6



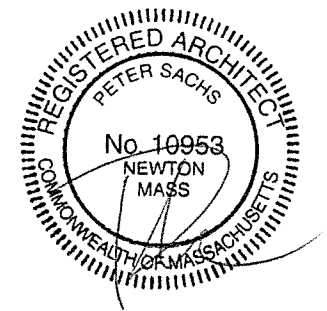
5/14/16

20 Ferncroft - | - Arch (Pr) 2.dwg

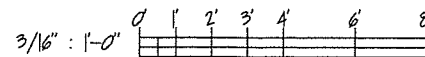


BACK ELEVATION

3/16" = 1'-0"



FEINER RESIDENCE		BACK ELEVATION	
20 FERNCROFT RD. NEWTON, MA		SCALE	3/16" = 1'-0"
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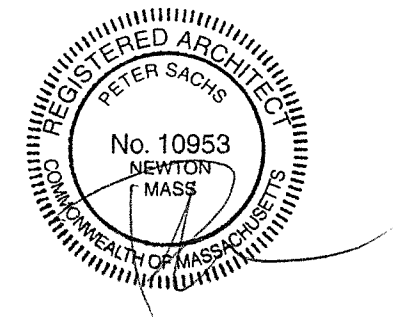


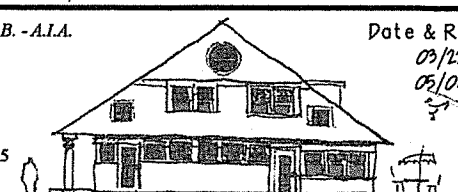
5/4/16

20 Ferncroft - Arch (P) 2.dwg

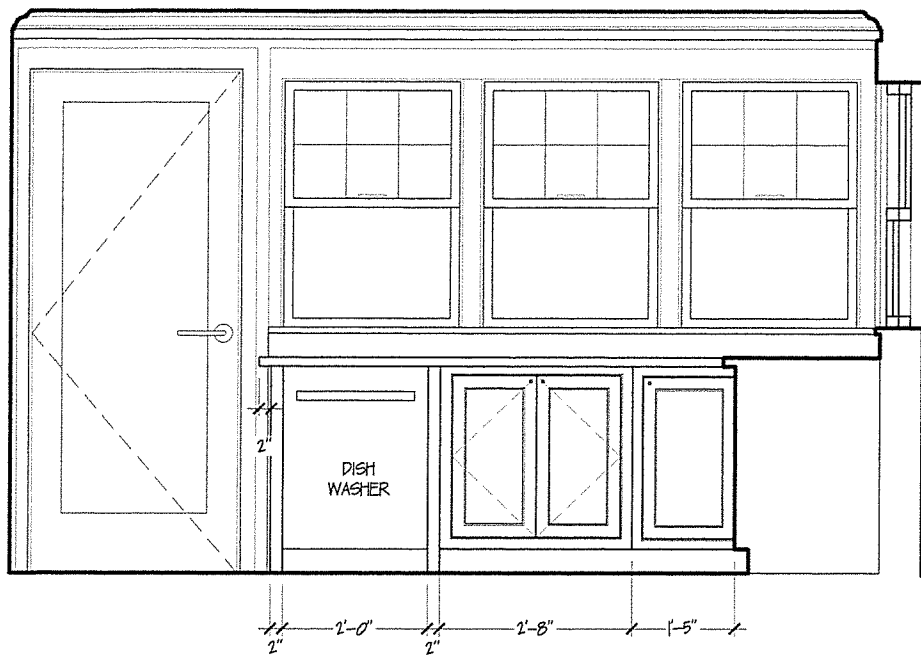


LEFT ELEVATION
 $\frac{3}{16}'' = 1'-0''$

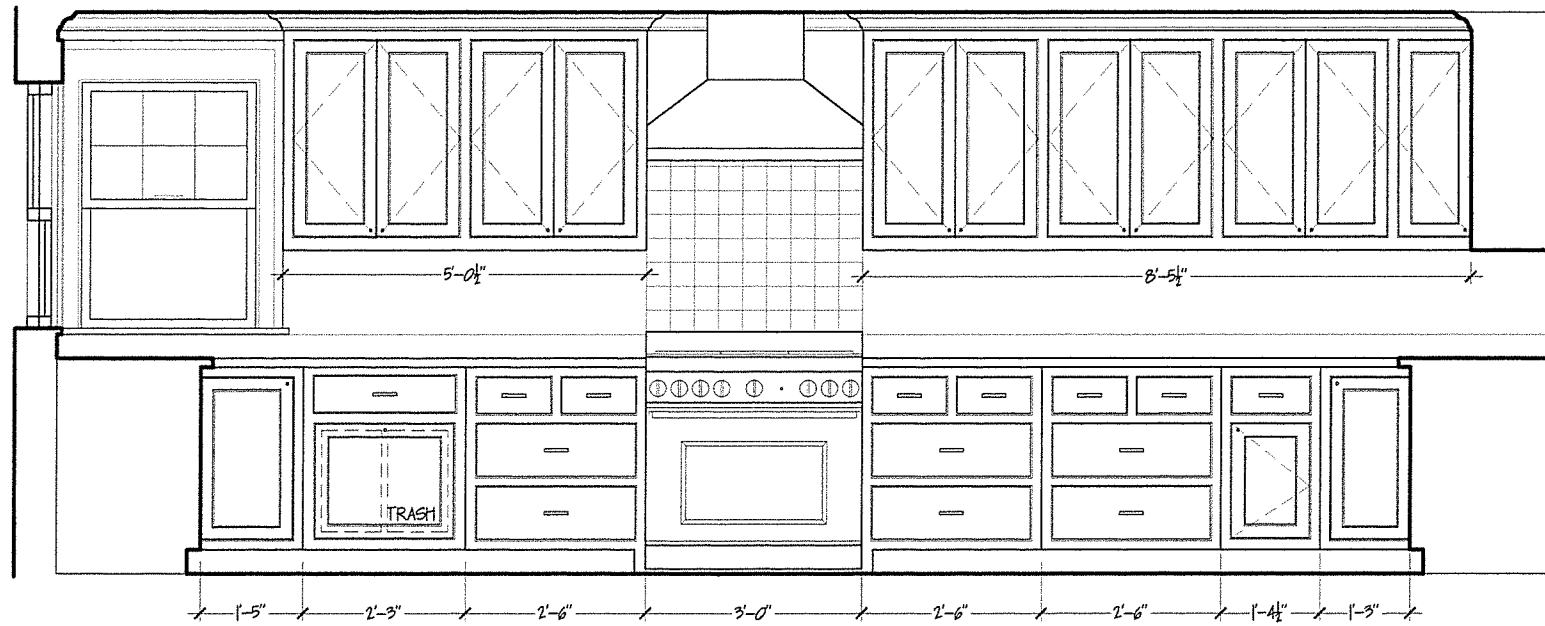


FEINER RESIDENCE		LEFT SIDE ELEVATION	
20 FERNCROFT RD. NEWTON, MA		SCALE	$\frac{3}{16}'' = 1'-0''$
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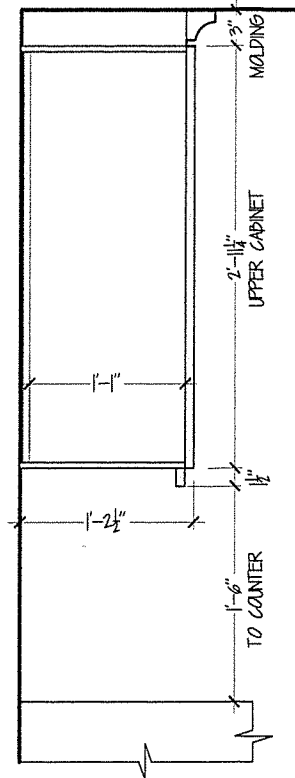




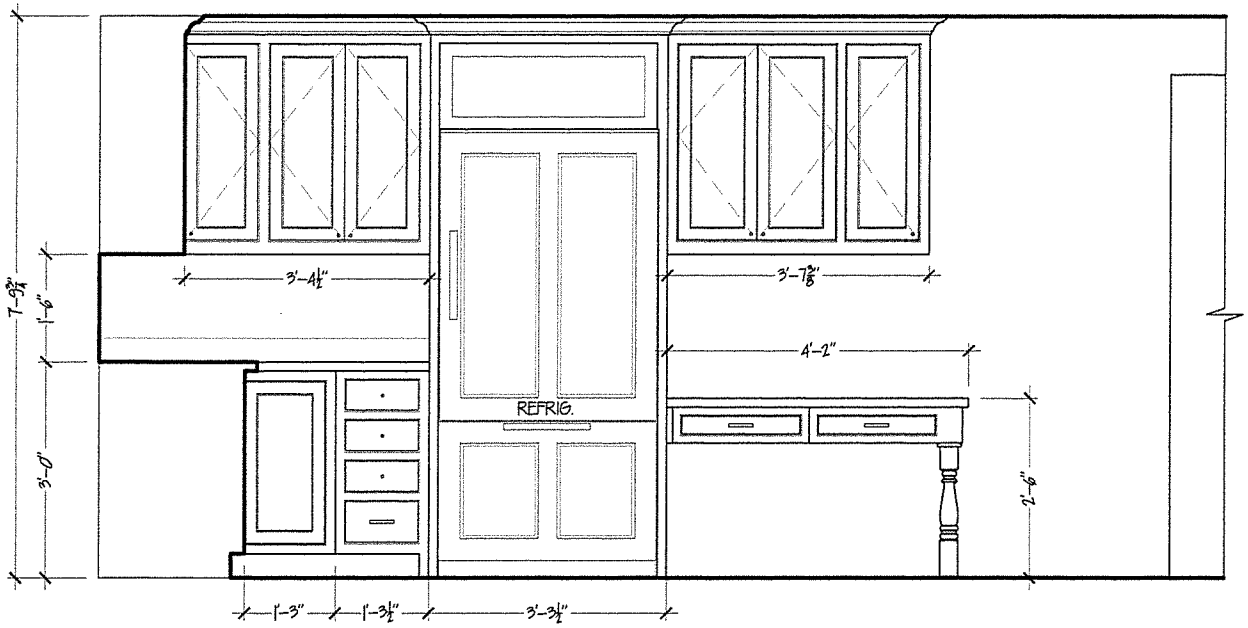
1 KITCHEN INT. ELEV.
SCALE 3/8" = 1'-0"



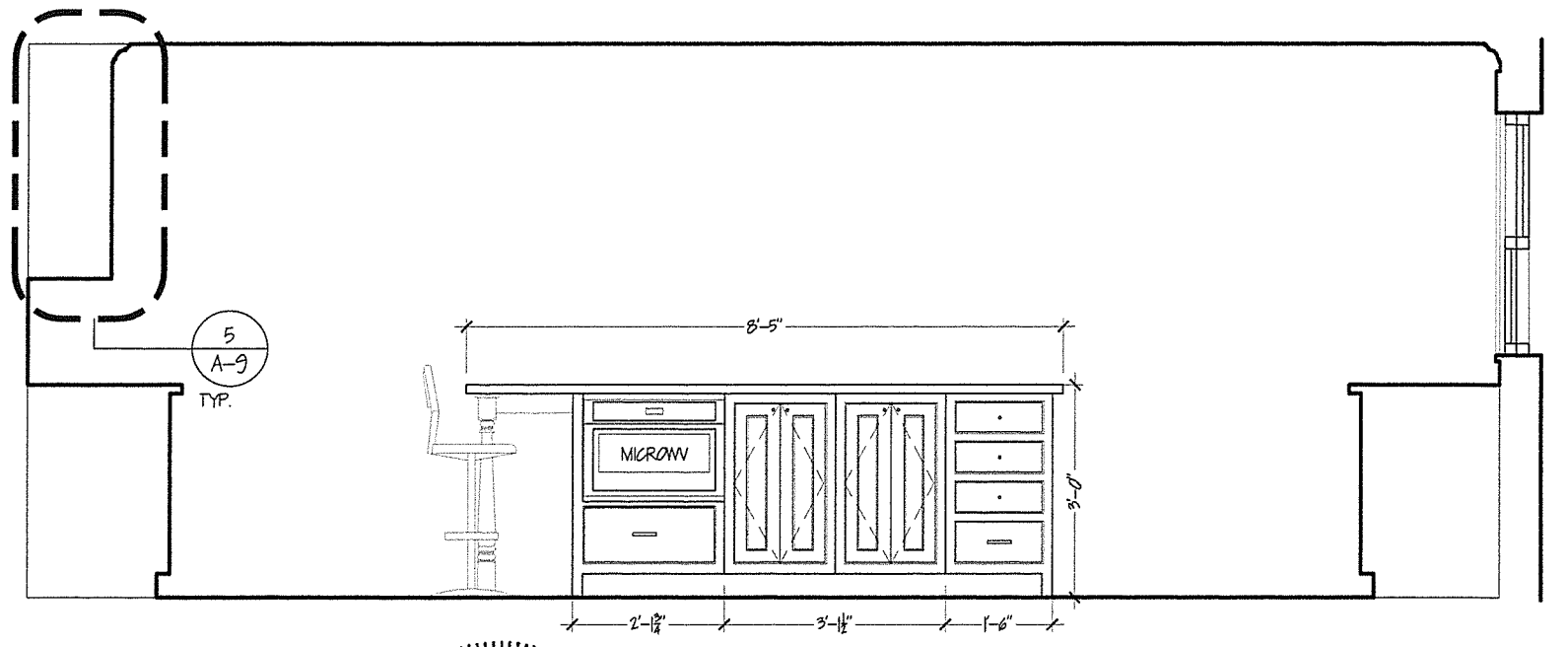
2 KITCHEN INT. ELEV.
SCALE 3/8" = 1'-0"



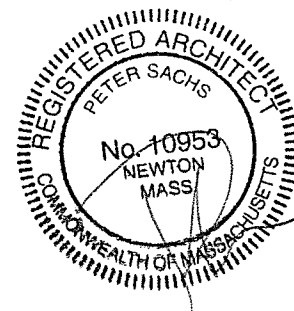
5 TYP. UPPER CABINET
SCALE 3/8" = 1'-0"



3 KITCHEN INT. ELEV.
SCALE 3/8" = 1'-0"



4 KITCHEN INT. ELEV.
SCALE 3/8" = 1'-0"



FEINER RESIDENCE INTERIOR ELEVATIONS - KITCHEN
20 FERNCROFT RD. NEWTON, MA SCALE 3/8" = 1'-0"

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20 Ferncroft - I - Arch (P1) 2.dwg

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