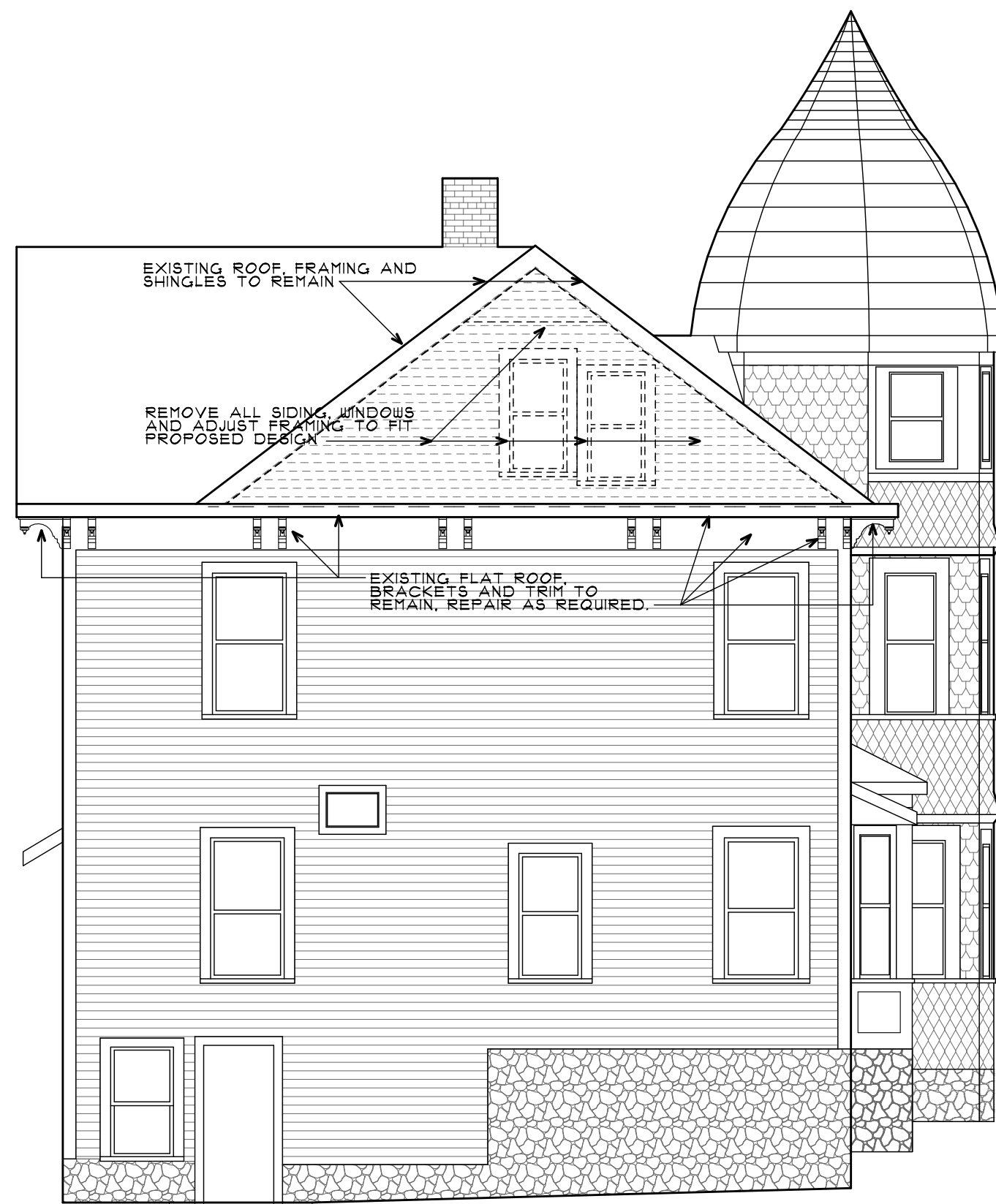


5/21/2019 5:08 PM C:\Users\Gregory\Documents\A-3-BDA - Projects\WORK IN PROGRESS 2015-2018\2018-02 Costa & Krishna - Newton Addition\2018-02 Costa & Krishna FINAL-3-CD.aec  
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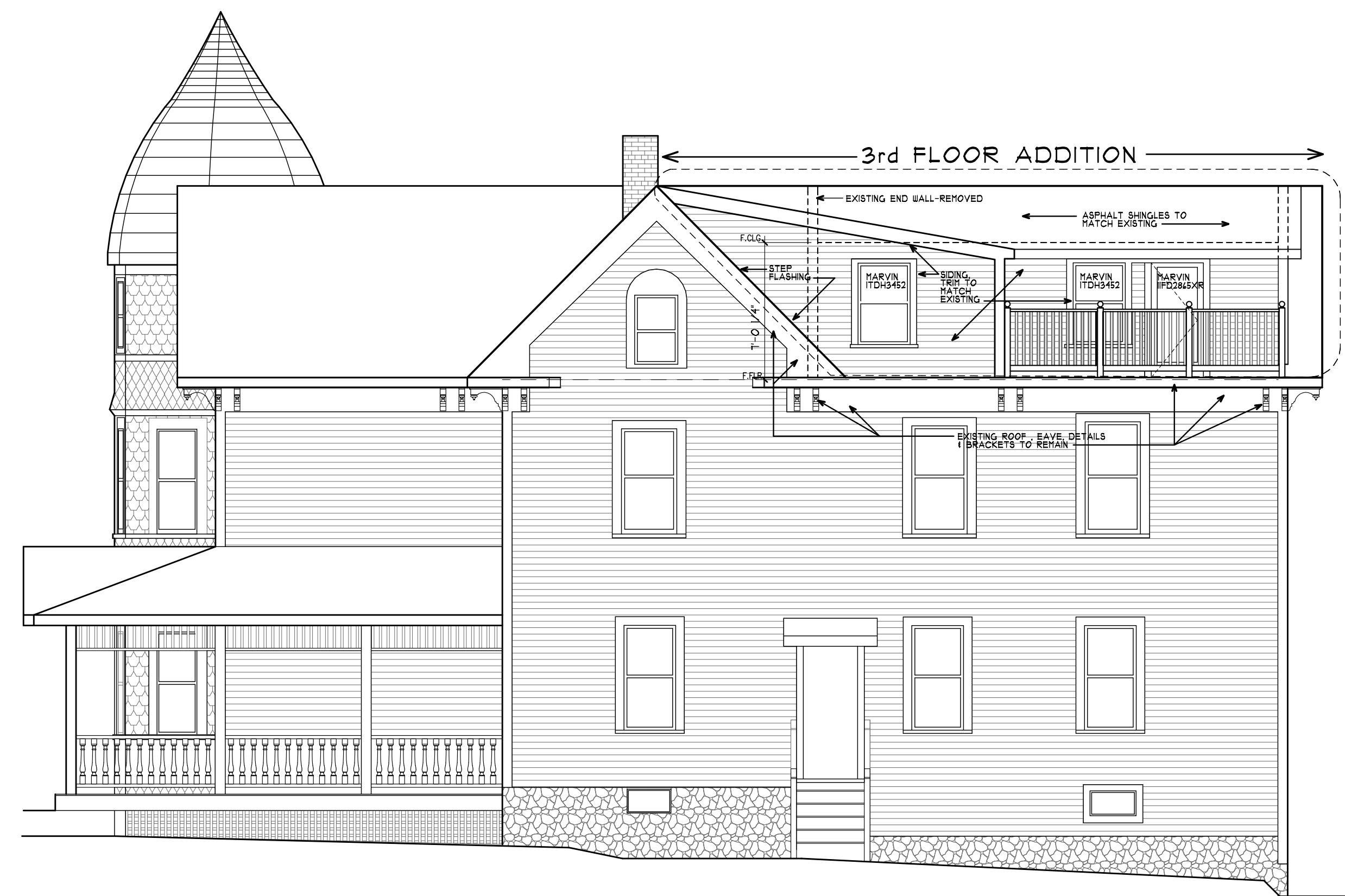
EXISTING RIGHT ELEVATION SCALE 3/16"=1'-0"



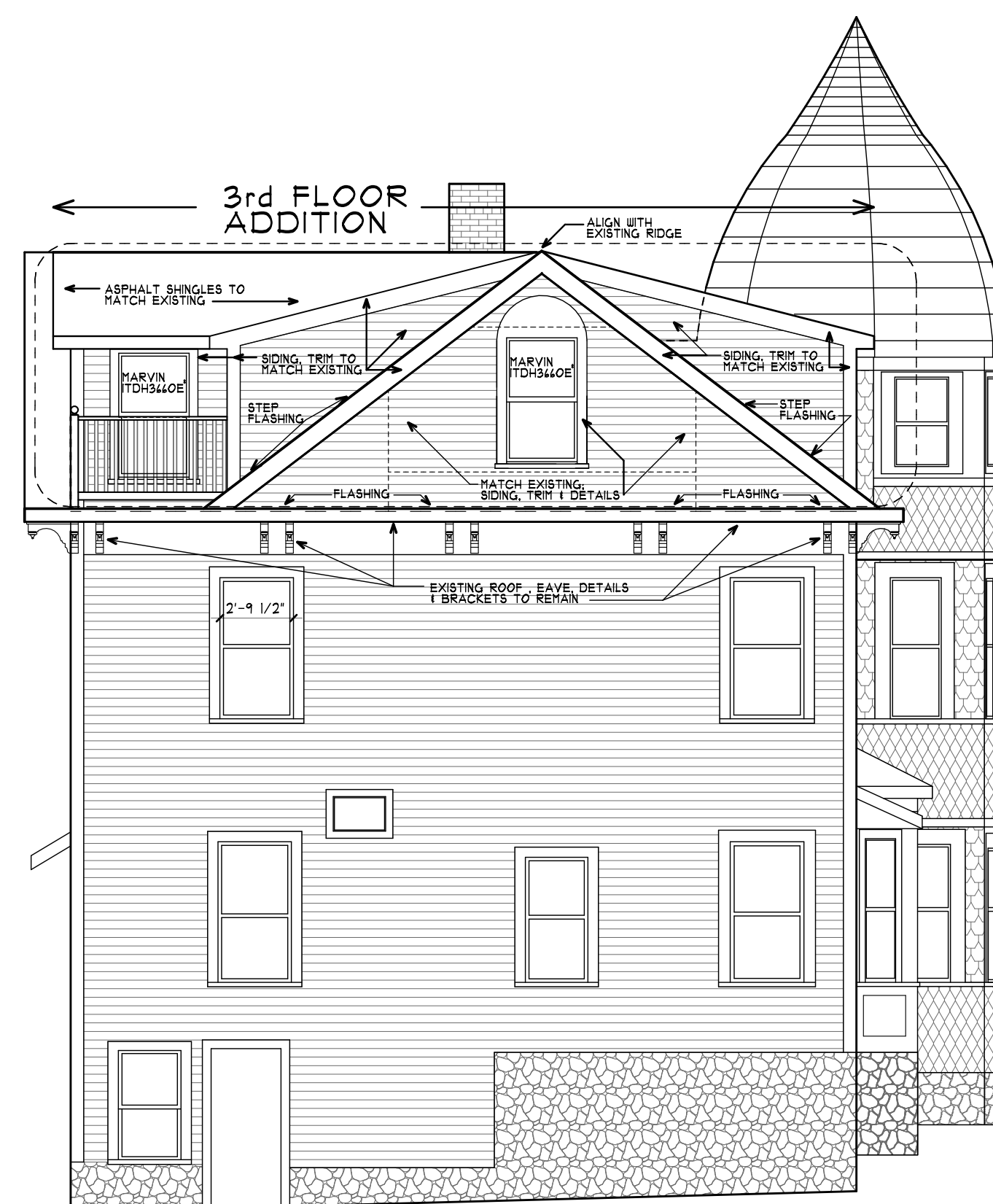
EXISTING REAR ELEVATION - STUDY SECTION SCALE 3/16"=1'-0"



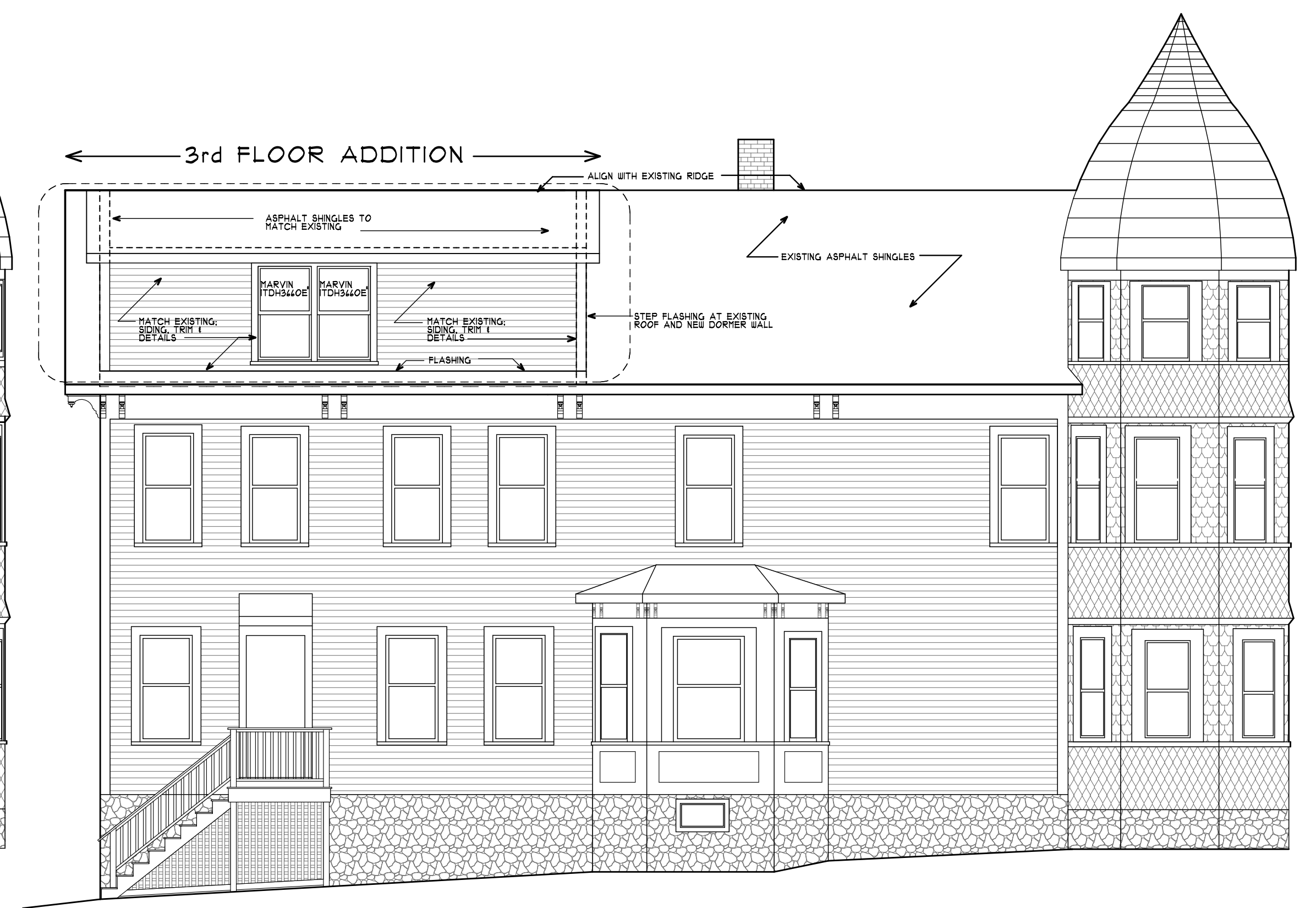
EXISTING LEFT ELEVATION SCALE 3/16"=1'-0"



PROPOSED RIGHT ELEVATION SCALE 3/16"=1'-0"



PROPOSED REAR ELEVATION SCALE 3/16"=1'-0"



PROPOSED LEFT ELEVATION SCALE 3/16"=1'-0"

NOTE: FAR CALCULATIONS ARE ON SHEET A-3

Addition to the Residence of:  
 Costa Zahos  
 410 Newtonville Ave  
 Newton, MA 02460

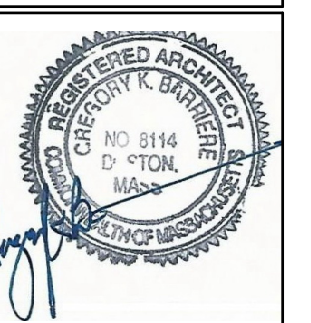
Architect: 781-662-4076  
 Barriere Design Associates  
 167 Porter Street  
 Melrose, MA 02176

ORIGINAL DESIGN: BDA 2011  
 BARRIERE DESIGN ASSOCIATES  
 DESIGNED BY: GKB  
 DATE: 12/1/2018

REVISION	DATE

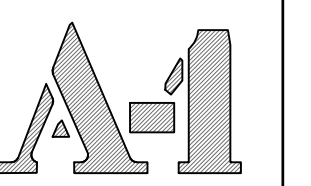
DATE: 4/30/2019

JOB NUMBER: 2018-02

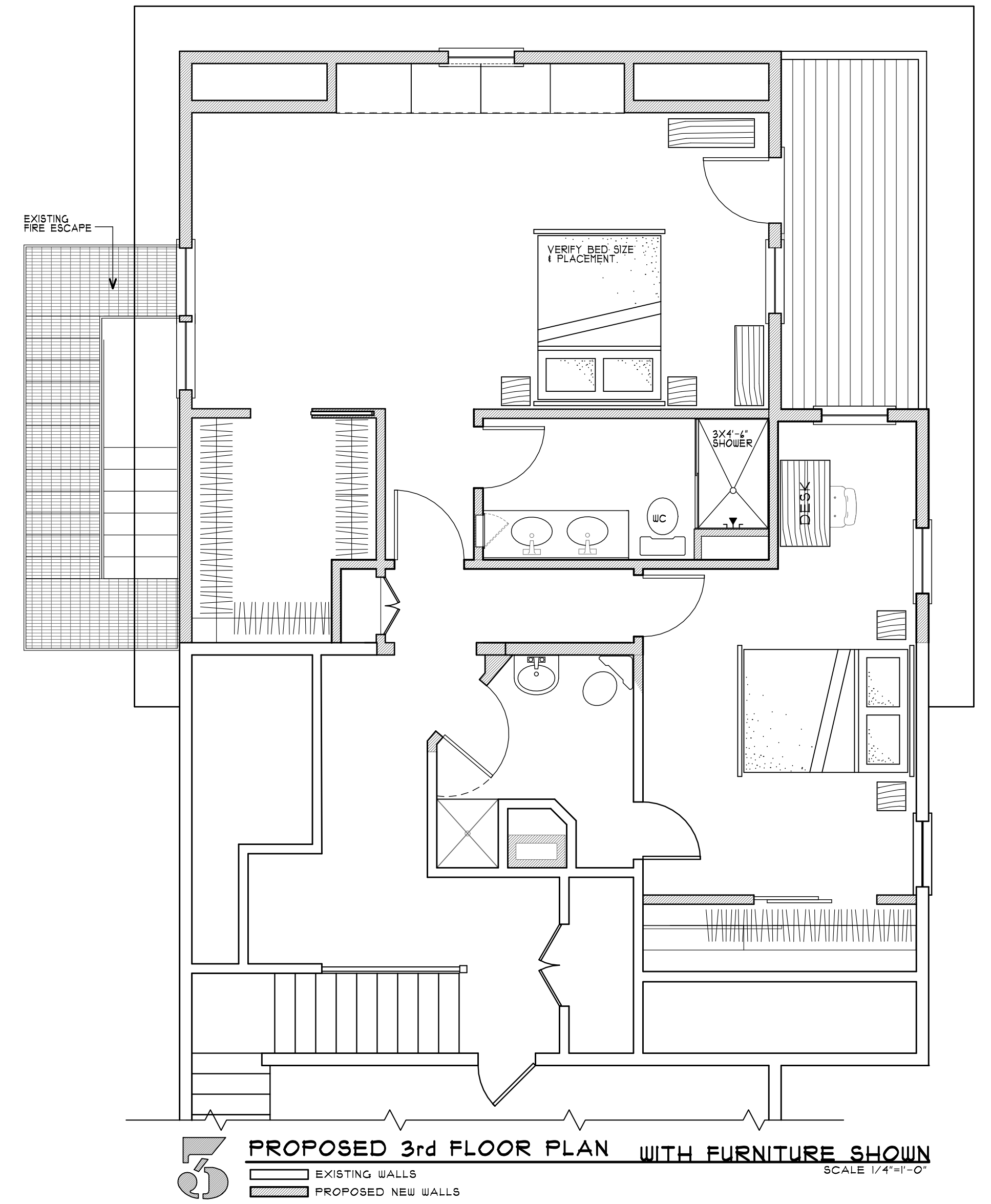
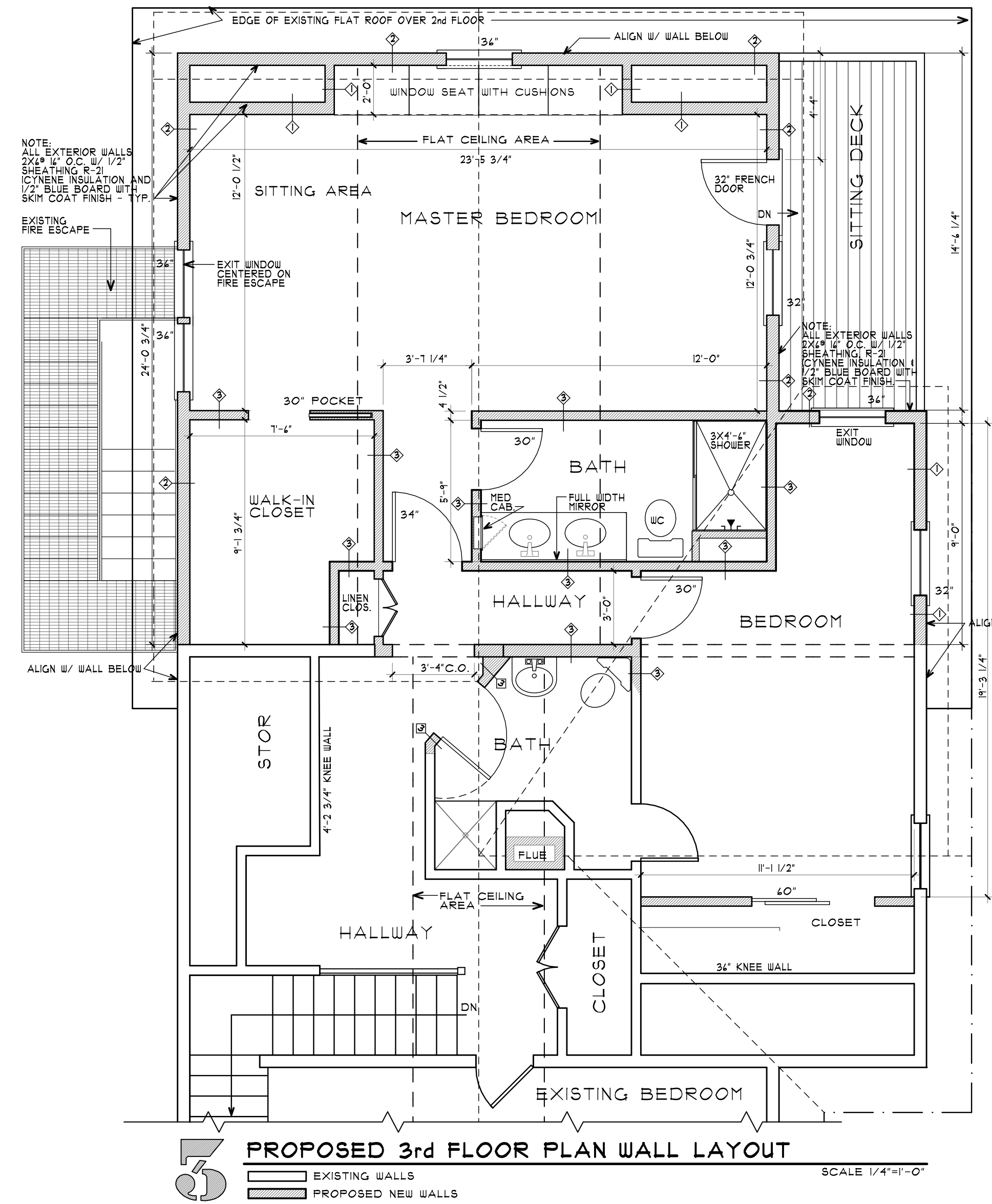
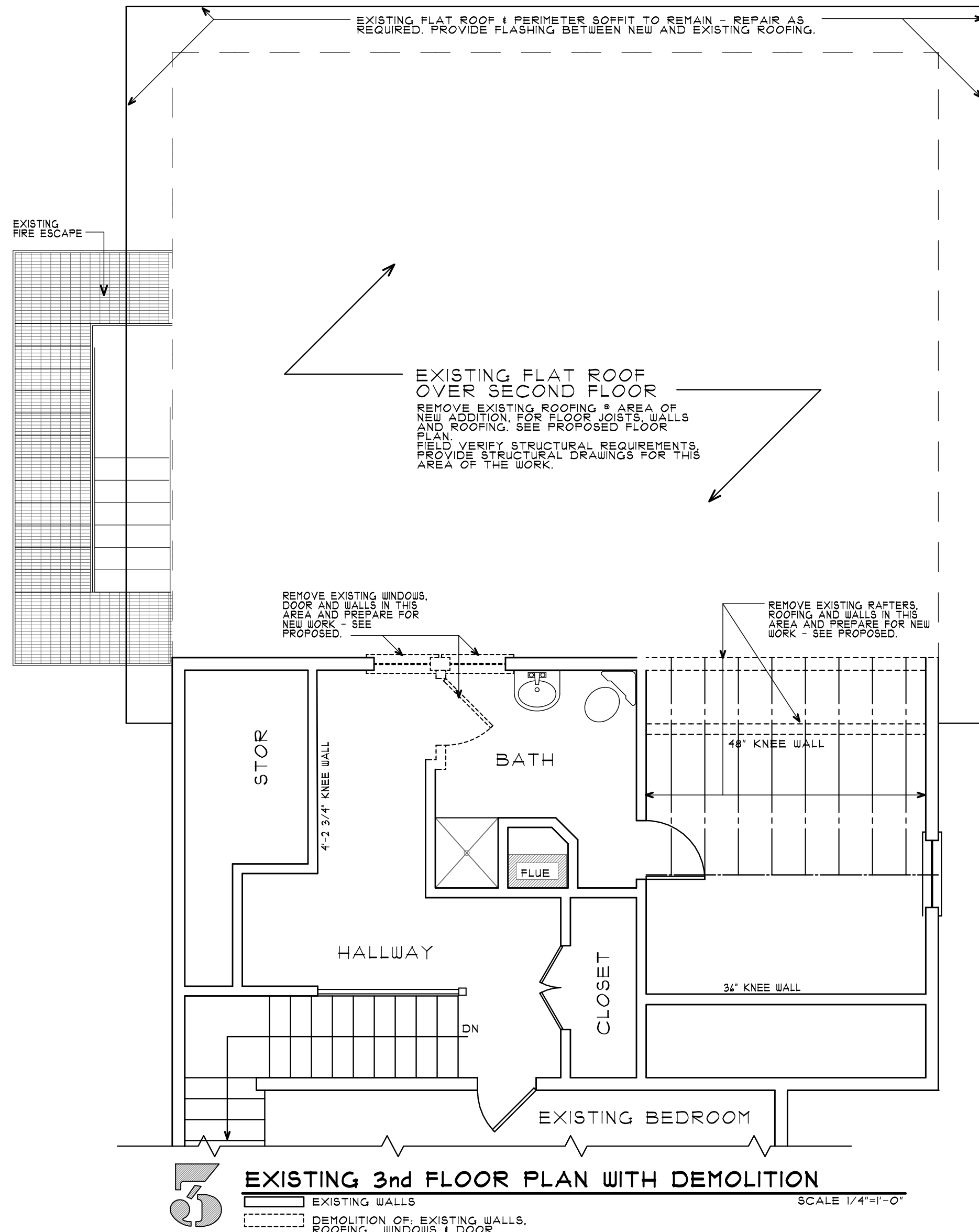


SHEET TITLE: EXISTING AND PROPOSED ELEVATIONS

SHEET NUMBER: A-1



5/21/2019 1:08 PM C:\Users\Gregory\Documents\1-BDA - Newton Addition 2018-02 Costa & Krishna - Projects\WORK IN PROGRESS 2018-2019\2018-02 Costa & Krishna - Newton Addition 2018-02 Costa & Krishna FINAL-3-CD.acd  
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**SCOPE OF WORK**  
 THIS PROJECTS WILL EXTENDING THE EXISTING LIVING AREA OF THE THIRD FLOOR. THE NEW ADDITION WILL INCLUDE: A MASTER SUITE - A BED ROOM, BATH ROOM AND WALK-IN CLOSET; A SECOND BEDROOM/OFFICE AREA WILL BE CREATED BY RENOVATING AN EXISTING ATTIC PLUS AN ADDITION. ALL OF THE ADDITION WILL BE BUILT WITHIN THE EXISTING BUILDING FOOTPRINT, MAINLY ON THE EXISTING FLAT ROOF AREA.

STRUCTURAL DESIGN WILL REQUIRE EXTENSIVE FIELD VERIFICATION, WHICH WILL OCCUR PRIOR TO STARTING ANY OF THE NEW CONSTRUCTION. THE NEW STRUCTURAL DESIGN WILL WORK WITH THE EXISTING ROOF CONSTRUCTION BY ADDING NEW FLOOR JOISTS WORKING IN CONCERT WITH THE SECOND FLOOR CEILING JOISTS. NEW WALLS, ROOF AND ROOF FRAMING, ALONG WITH NEW EXIST SIZED WINDOWS WILL BE ADDED TO THE NEW THIRD FLOOR BEDROOMS. RELATED PLUMBING AND ELECTRIC WORK WILL OCCUR IN THESE AREAS.

ALL WORK TO BE WITHIN THE EXISTING BUILDING FOOTPRINT.

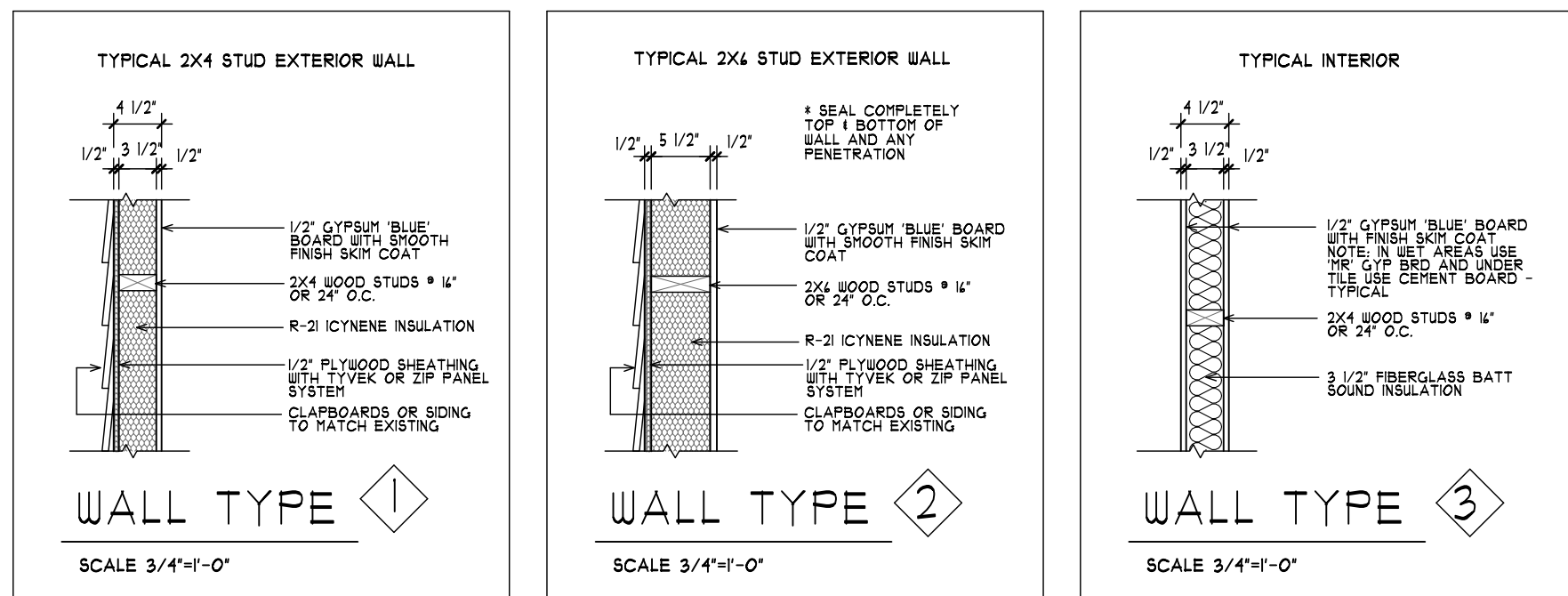
**GENERAL NOTES**  
 ALL WORK TO CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE IRC (INTERNATIONAL RESIDENTIAL CODE) AND THE CURRENT 9th EDITION MASSACHUSETTS STATE BUILDING CODE AND AMENDMENTS.

DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO THOSE SHOWN FOR THE MOST NEARLY SIMILAR CONDITION AS DETERMINED BY THE ARCHITECT. TYPICALLY ALL DETAILS & MATERIALS SHALL MATCH EXISTING. MATCH EXISTING WINDOWS & DOORS, WOOD BASE AND TRIM.

PROVIDE NEW MARVIN WINDOW AND DOORS. INSTALL PER MANUFACTURERS INSTALLATION INSTRUCTIONS.

CONNECTIONS NOT SHOWN OR NOTED ON SECTIONS AND DETAILS SHALL MEET THE REQUIREMENTS OF THE IRC AND MASSACHUSETTS STATE BUILDING CODES AS NOTED ABOVE.

ANY QUESTIONS SHALL BE DIRECTED TO THE OWNER OR THE ARCHITECT. BARRIERE DESIGN ASSOCIATES 781-442-4076



**DRAWING KEY**

<b>A-1</b>	EXISTING AND PROPOSED ELEVATIONS
<b>A-2</b>	3rd FLOOR PLANS - EXISTING AND PROPOSED, GEN NOTES & WALL TYPES
<b>A-3</b>	SITE SURVEY & FAR CALCULATIONS, STUDIES: SECTION AND ROOF FRAMING, ELECTRIC & LIFE SAFETY PLAN
<b>S-1</b>	STRUCTURAL PLANS & DETAILS
<b>S-2</b>	STRUCTURAL PLANS & DETAILS
<b>S-3</b>	OPEN

Addition to the Residence of:  
**Costa Zahos**  
 410 Newtonville Ave  
 Newton, MA 02460

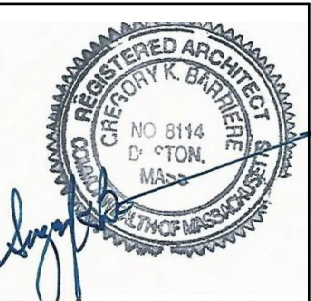
Architect: 781-662-4076  
**Barriere Design Associates**  
 167 Porter Street  
 Melrose, MA 02176

ORIGINAL DESIGN - BDA 2011  
 BARRIERE DESIGN ASSOCIATES  
 DESIGNED BY: GKB  
 DATE: 4/9/2018

REVISION	DATE

DATE  
 4/30/2019

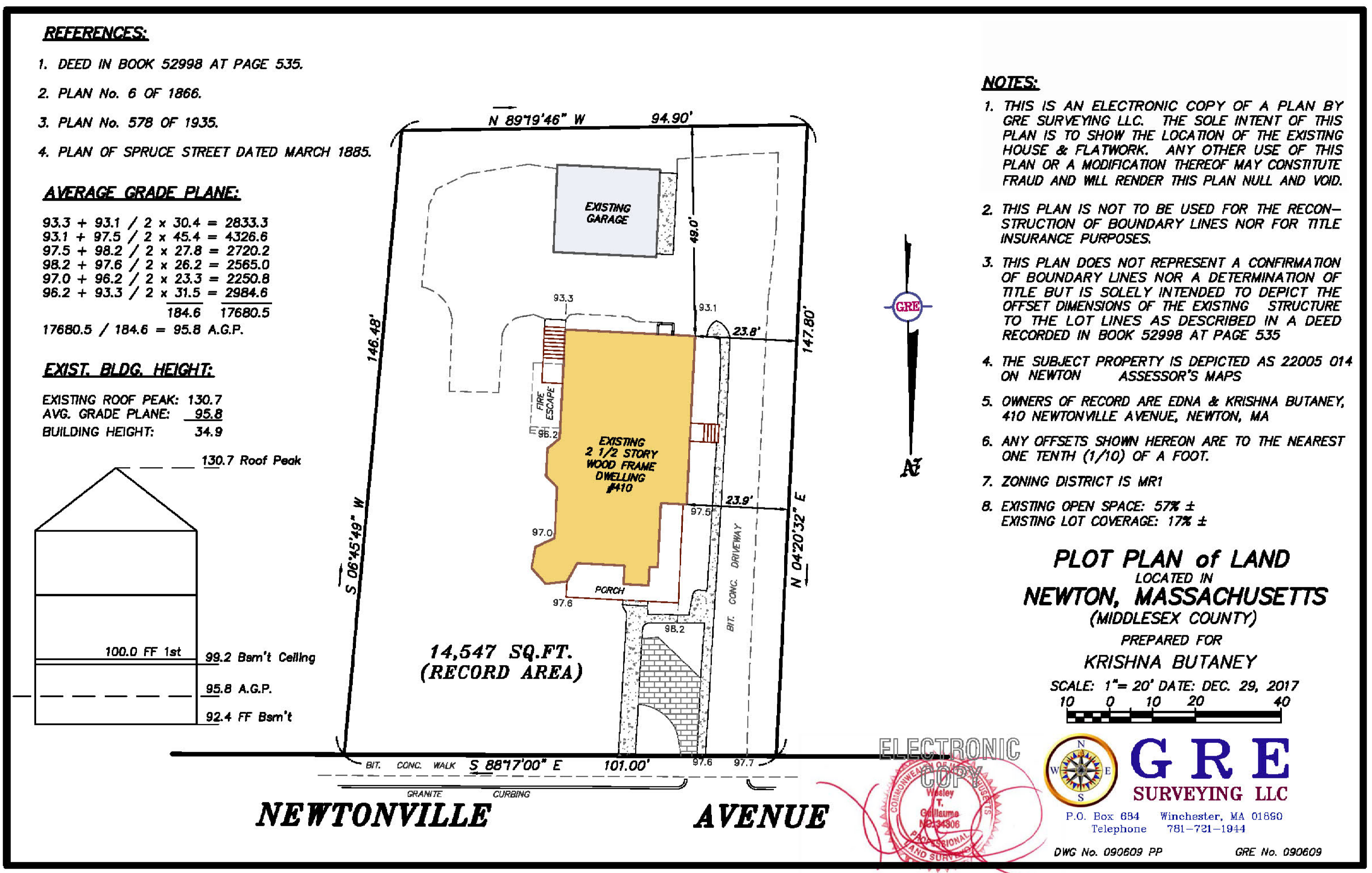
JOB NUMBER  
 2018-02



SHEET TITLE  
 EXISTING & PROPOSED FLOOR PLANS

SHEET NUMBER  
 A-2

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**LOT AREA** NOTE: ALL CALCULATIONS ARE BASED ON SURVEY INFORMATION PROVIDED BY GRE SURVEYING LLC  
 LOT AREA = 14,541 SQ. FT.

**FAR**  
 ALLOWED FAR = .48  
 ALLOWED FLOOR AREA = 4,982.54 SF

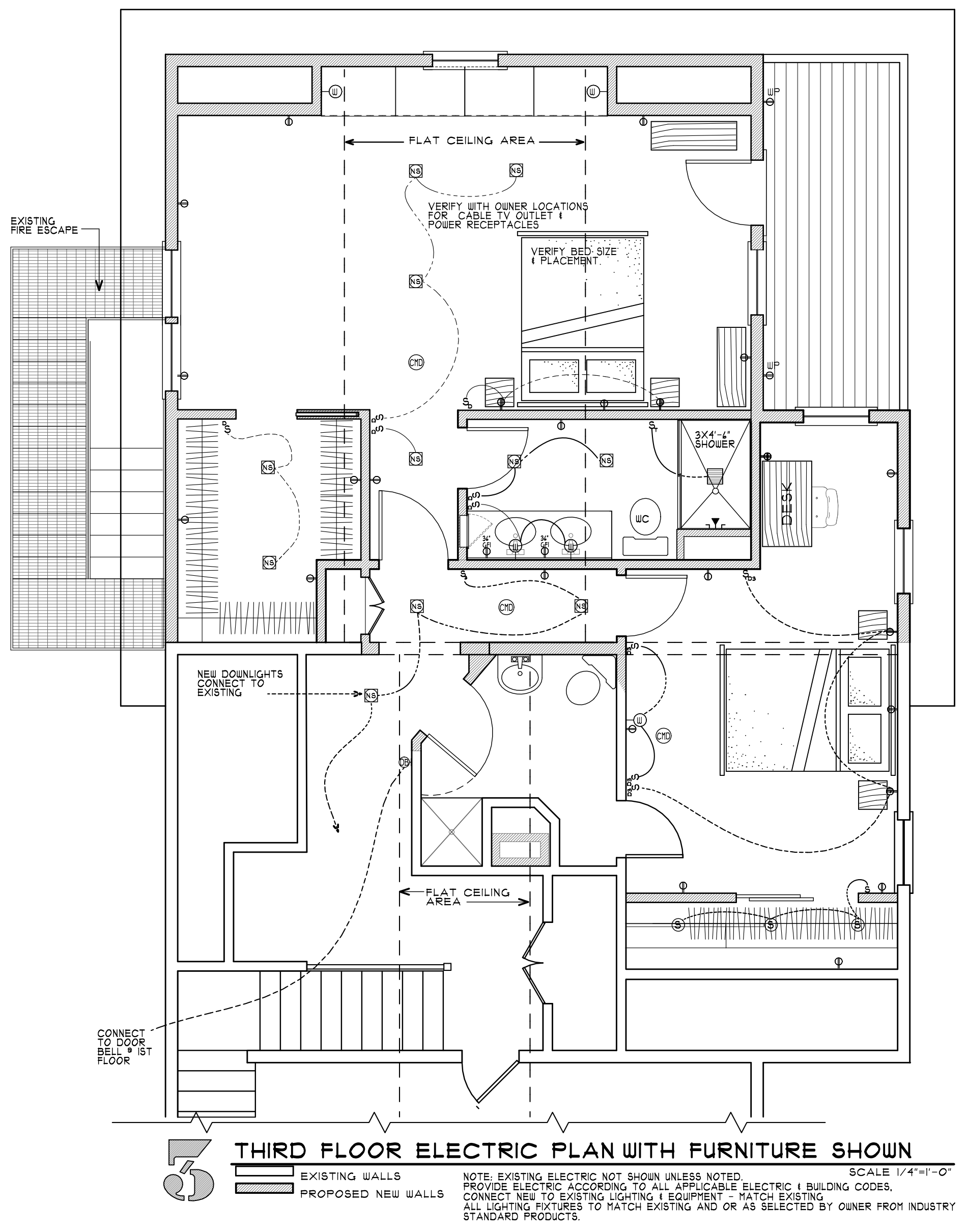
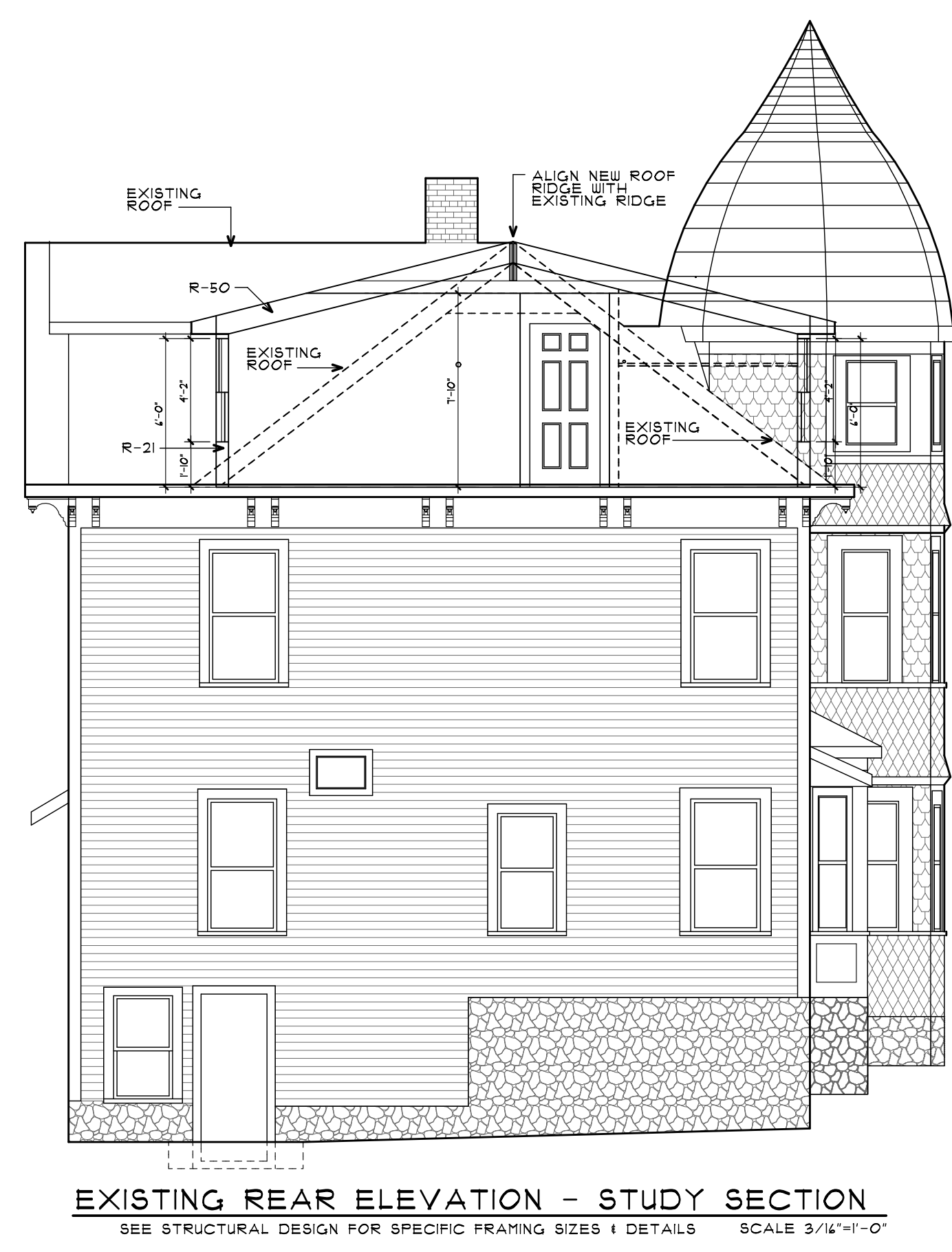
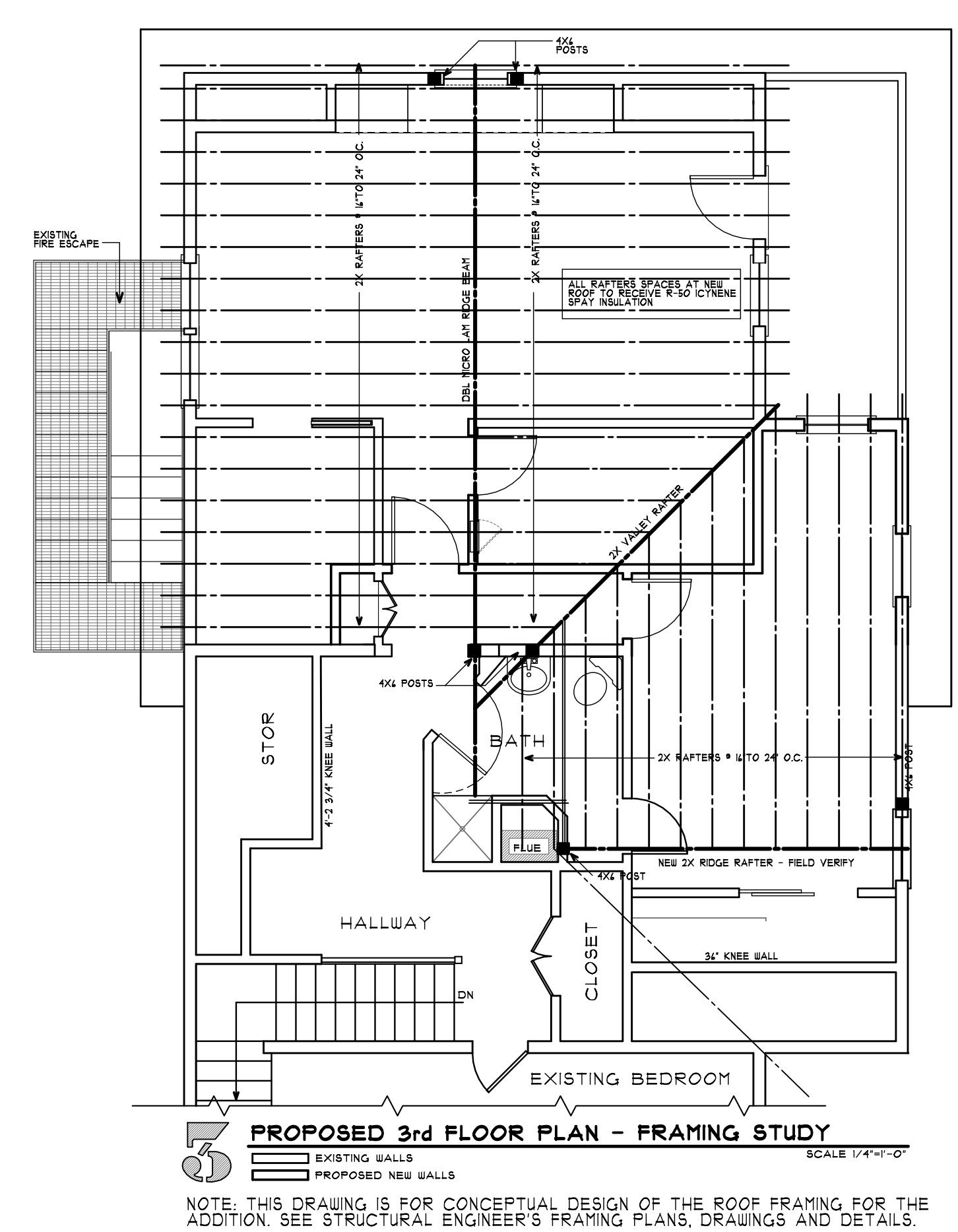
**DRAINAGE REQUIREMENT**  
 THERE IS NO INCREASE TO THE EXISTING DRAINAGE SINCE THE ADDITION DOES NOT INCREASE THE BUILDING FOOT PRINT OR LOT COVERAGE.

**FLOOR AREA**

GROSS SQ. FTG. OF EXISTING		EXISTING FLOOR AREA CALCULATIONS:	
GARAGE	492 SF	ALL FLOOR AREAS ARE MEASURED TO THE EXTERIOR OF BUILDING WALLS.	
BASEMENT	1,450.4 SF	THE EXISTING ATTIC/THIRD FLOOR MEASUREMENTS ARE MEASURED TO EXISTING KNEE WALLS AND FULL HEIGHT WALLS.	
FIRST FLR	1,450.4 SF		
SECOND FLR	1,424.4 SF		
THIRD FLR	581.1 SF		
<b>TOTAL SF.</b>	<b>4,007.3 SF</b>		

GROSS SQ. FTG. OF PROPOSED		NOTE: ADDITION TOTAL 428 SF	
GARAGE	492 SF	PROPOSED FLOOR AREA CALCULATIONS:	
BASEMENT	1,450.4 SF	ALL FLOOR AREAS ARE MEASURED TO THE EXTERIOR OF BUILDING WALLS.	
FIRST FLR	1,450.4 SF	THE EXISTING ATTIC/THIRD FLOOR MEASUREMENTS ARE MEASURED TO EXISTING KNEE WALLS AND FULL HEIGHT WALLS.	
SECOND FLR	1,424.4 SF	THE ADDITION OCCURS ONLY AT THE THIRD FLOOR AND ITS CALCULATIONS ARE ALL FULL HEIGHT WALLS OF THE ADDITION.	
THIRD FLR	1,215.4 SF		
<b>TOTAL SF.</b>	<b>4,435.2 SF</b>		



**LEGEND**

NOTE: THIS PLAN IS FOR LOCATION OF ELECTRIC - ALL WORK MUST COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE 2018 AND CURRENT MASSACHUSETTS AMENDMENTS

MOUNTINGS:	SURFACE:
○ RECESSED CEILING MOUNTED	C = CEILING
⊕ SURFACE CEILING MOUNTED	F = FLOOR
○ WALL MOUNTED LIGHT	W = WALL
○ WALL WASHER	T = TIER
○ BATHROOM FAN/VENT/LIGHT	○ SWITCH
○ SURFACE UNDER CABINET	○ 3-WAY SWITCH
○ FLUORESCENT STRIP	○ DIMMER SWITCH
○ NARROW FLOOD	○ 3-WAY DIMMER SWITCH
○ NARROW SPOT	○ CEILING FAN-LIGHT SWITCH
○ EXTERIOR SPOT LIGHT WITH MOTION DETECTION	○ OUTLET
○ TRACK LIGHT	○ SWITCHED OUTLET
○ DOOR BELL / CHIME	○ 4 GANG OUTLET
○ SD-SMOKE DETECTOR	○ FLOOR OUTLET
○ HD-HEAT DETECTOR	○ SPECIALTY OUTLET
	○ CABLE TV OUTLET
	○ TELEPHONE OUTLET
	○ CEILING FAN
	○ THERMOSTAT/TIMER
	○ CO-COMBINED SMOKE & CARBON MONOXIDE DETECTOR
	○ EF-EXHAUST FAN

Addition to the Residence of:  
**Costa Zahos**  
**410 Newtonville Ave**  
**Newton, MA 02460**

Architect: 781-662-4076  
**Barriere Design Associates**  
 167 Porter Street  
 Melrose, MA 02176

ORIGINAL DESIGN - BDA 2017  
 BARRIERE DESIGN ASSOCIATES  
 DESIGNED BY: GKB  
 DATE: 4/21/2018

REVISION DATE

DATE  
 4/30/2019

JOB NUMBER  
 2018-02

REGISTERED ARCHITECT  
 GREGORY J. BARRIERE  
 NO. 3116  
 D-3700  
 MASS.  
 12/10/2008

SHEET TITLE  
**SURVEY, FAR, CONCEPTUAL ROOF FRAMING & SECTION STUDIES, ELECTRIC PLAN**

SHEET NUMBER  
**A-3**

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SHEET NUMBER  
**S-1**

SHEET TITLE  
**STRUCTURAL  
PLANS  
AND  
DETAILS**

DATE  
**4/30/2019**

JOB NUMBER  
**2018-02**

DESIGNED BY: **GKB**  
DATE: **4/29/2018**

ORIGINAL DESIGN - BDA 2017  
BARRIERE DESIGN ASSOCIATES

Architect: 781-662-4076  
**Barriere Design Associates**  
167 Porter Street  
Melrose, MA 02176

Addition to the Residence of:  
**Costa Zahos**  
410 Newtonville Ave  
Newton, MA 02460

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SHEET NUMBER  
**S-2**

SHEET TITLE  
**STRUCTURAL  
PLANS  
AND  
DETAILS**

JOB NUMBER  
2018-02

DATE  
4/30/2019

REVISION	DATE

DESIGNED BY: GKB  
DATE: 4/29/2018

ORIGINAL DESIGN - BDA 2017  
BARRIERE DESIGN ASSOCIATES  
Architect: 781-662-4076  
Barriere Design Associates  
167 Porter Street  
Melrose, MA 02176

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**Costa Zahos**  
410 Newtonville Ave  
Newton, MA 02460