

Client

Nancy McKenna
876 Watertown Street
Newton, MA

Designer

Roger P. Toran
57 Mary Chilton Road
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Structural Engineer

Phil Trussell
40 County Road
Dedham, MA 02026

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EXISTING HOUSE SQUARE FOOTAGE :

First Floor:710 Sq. Ft.

Second Floor:684 Sq. Ft

Attic:684 Sq. Ft.

TOTAL2,078 Sq. Ft.

PROPOSED ADDITION SQUARE FOOTAGE ;

Basement:893 Sq. Ft.

First Floor:893 Sq. Ft.

Second Floor:352 Sq. Ft.

TOTAL2,138 Sq. Ft.

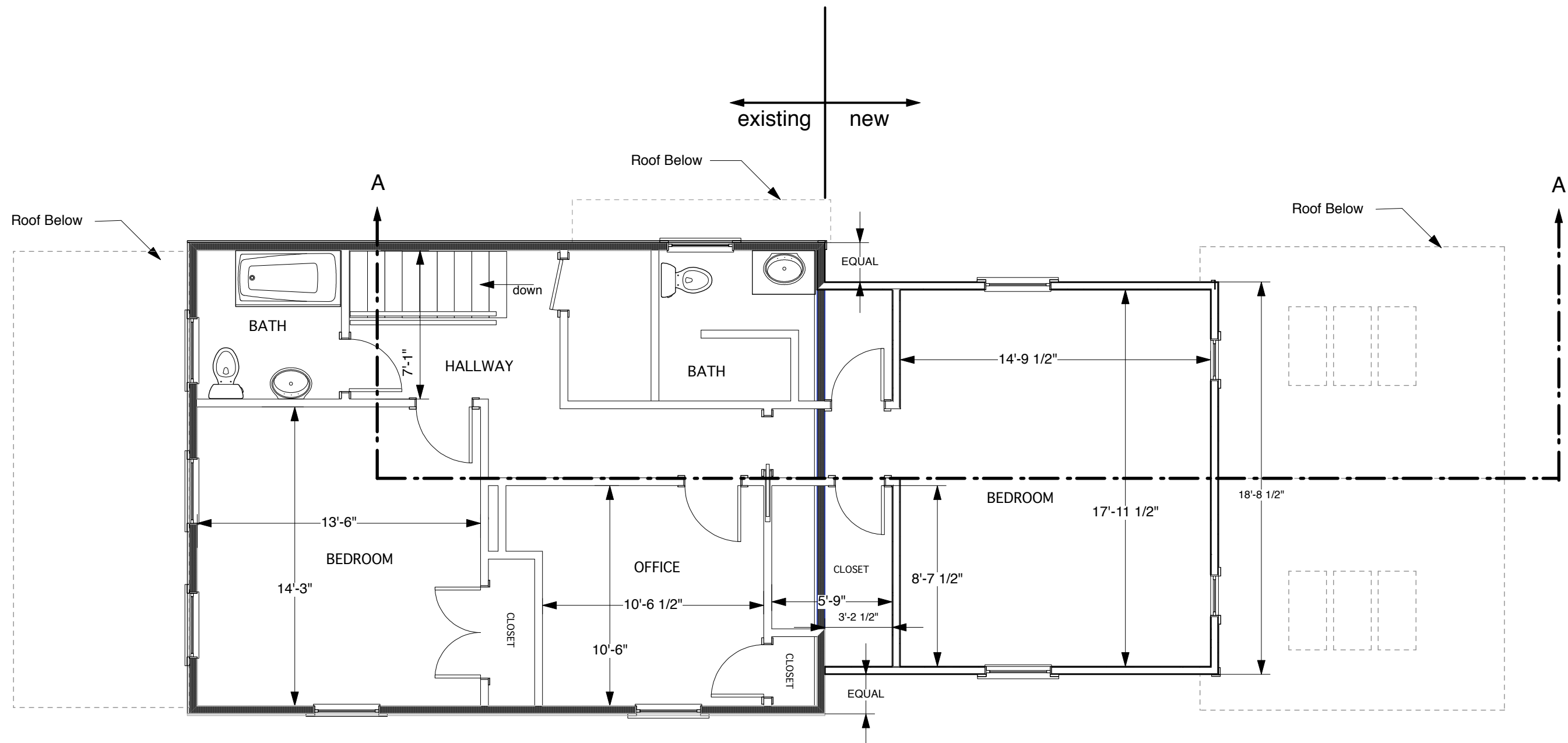
FAR CALCULATION:

Gross floor area:2,639 Sq. Ft.

Lot Size:15,323 Sq. Ft.

FAR: .17

SHEET #	DRAWING INDEX	SCALE
A-00	Index of Drawings	N/A
A-01	Foundation Plan	3/16" = 1'
A-02	Proposed First Floor	3/16" = 1'
A-03	Proposed Second Floor	3/16" = 1'
A-04	Front Elevation	3/16" = 1'
A-05	Right Side Elevation	3/16" = 1'
A-06	Rear Elevation	3/16" = 1'
A-07	Left Side Elevation	3/16" = 1'
A-08	Proposed Basement	3/16" = 1'
A-09	Not Used	
A-10	Not Used	
A-11	Door/Win. Schedules	
E-00	Not Used	
E-01		
E-02		
E-03		
S-00	Not Used	
S-01	First Floor Framing	3/16" = 1'
S-02	Second Floor Framing	3/16" = 1'
S-03	Roof Framing	3/16" = 1'
S-04	Not Used	3/16" = 1'
S-05	Not Used	
S-06	Not Used	
S-07	Section A-A	1/4" = 1'
S-08		1/2" = 1'
S-09		1/4" = 1'



SCALE: 3/16" = 1'

Job # 0712

Sept 10, 2007



SCALE: 3/16" = 1'

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STRUCTURES / Design ~ Build

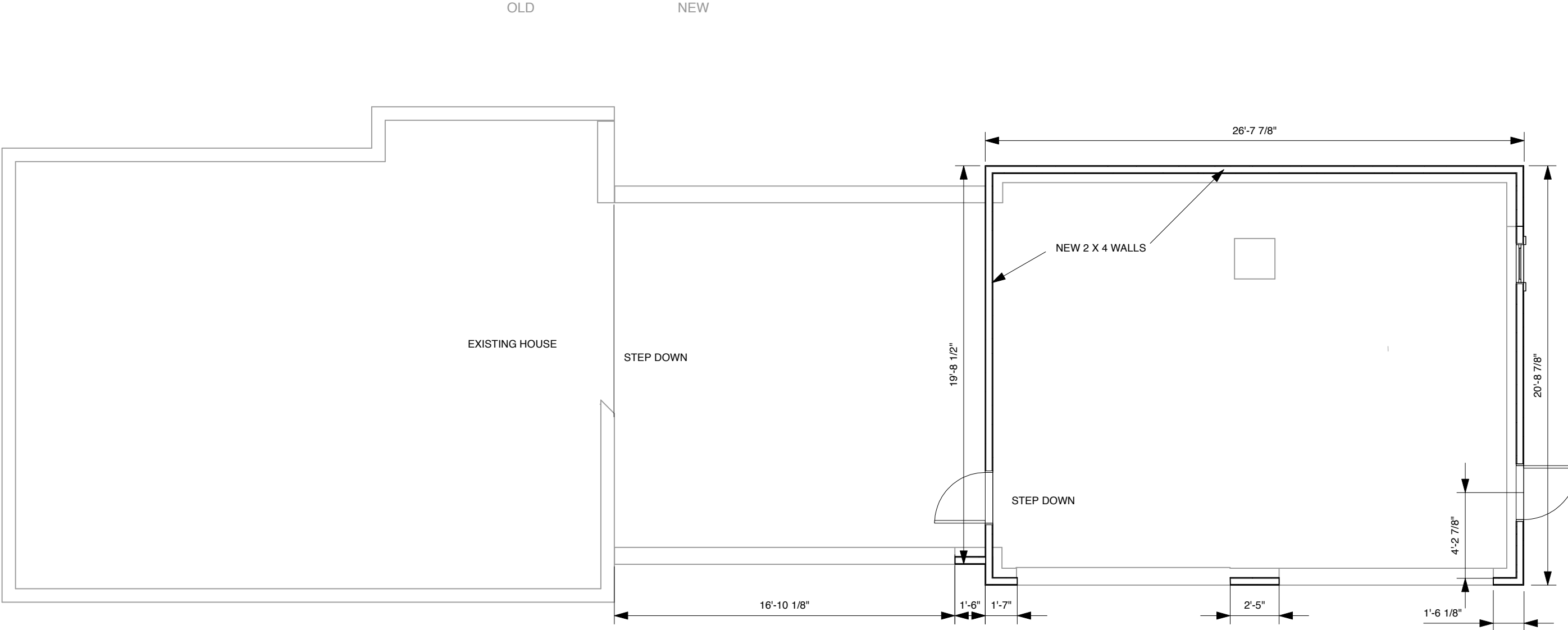
Roger P. Toran
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Nancy McKenna
876 Watertown Street, Newton

Front Elevation

A-04

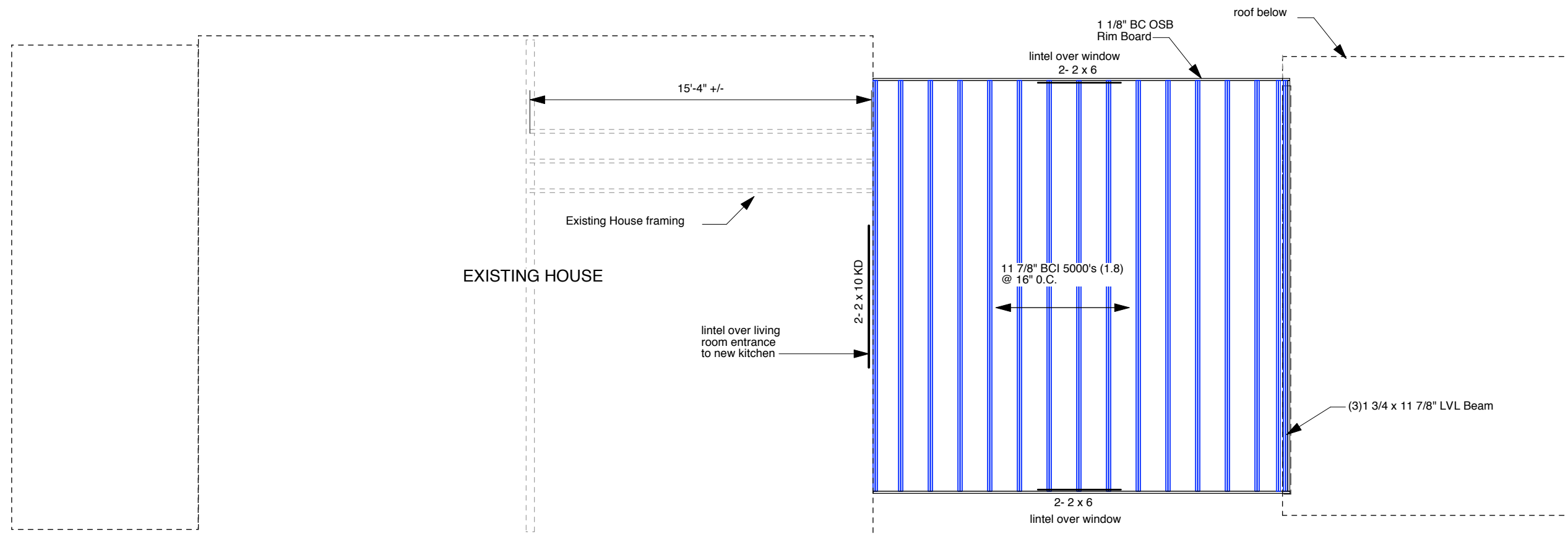


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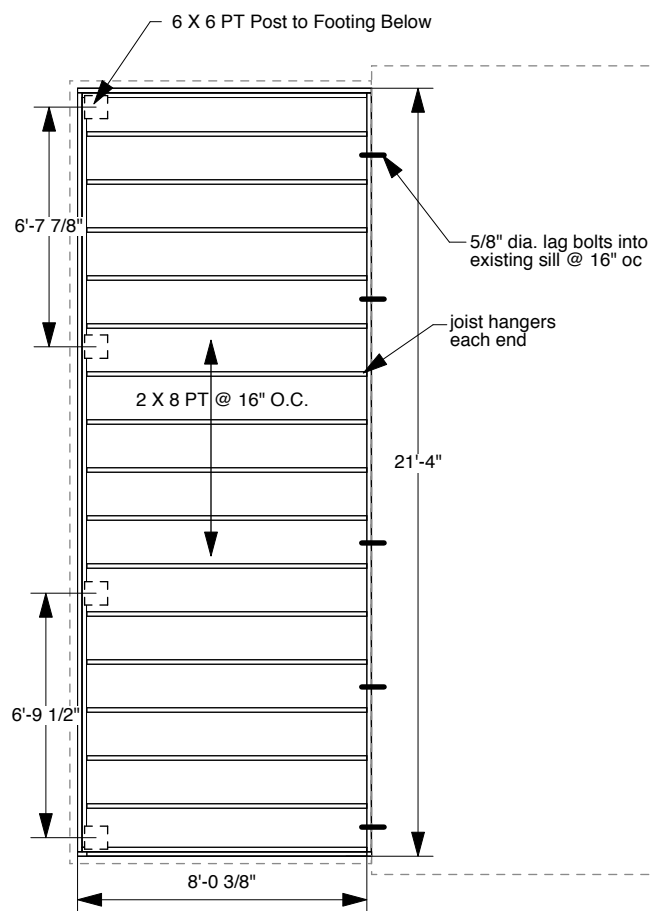
NOTE:

In the floor below french doors in the gable end of the solarium there are two options.

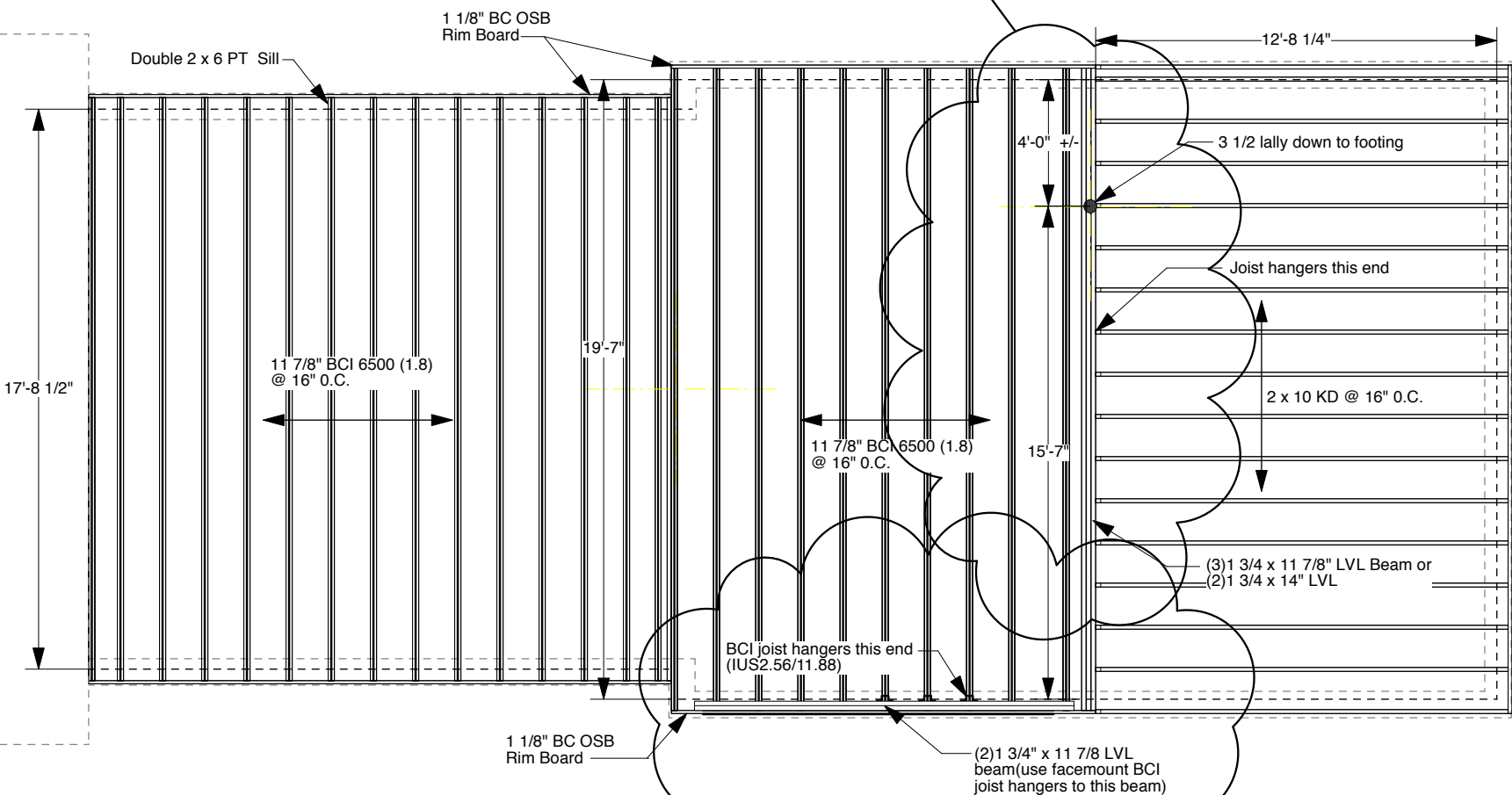
OPTION 1; Without lally column support in cellar we can use
(3) 1 3/4" x 16" LVL nailed with bolts a 3' O.C.

OPTION 2; With lally support in cellar we can use
(3) 1 3/4" x 11 7/8" LVL.

The header over the French doors that is required for a 16' clear opening must be (2) 1 3/4" x 11 7/8" LVL.



EXISTING HOUSE

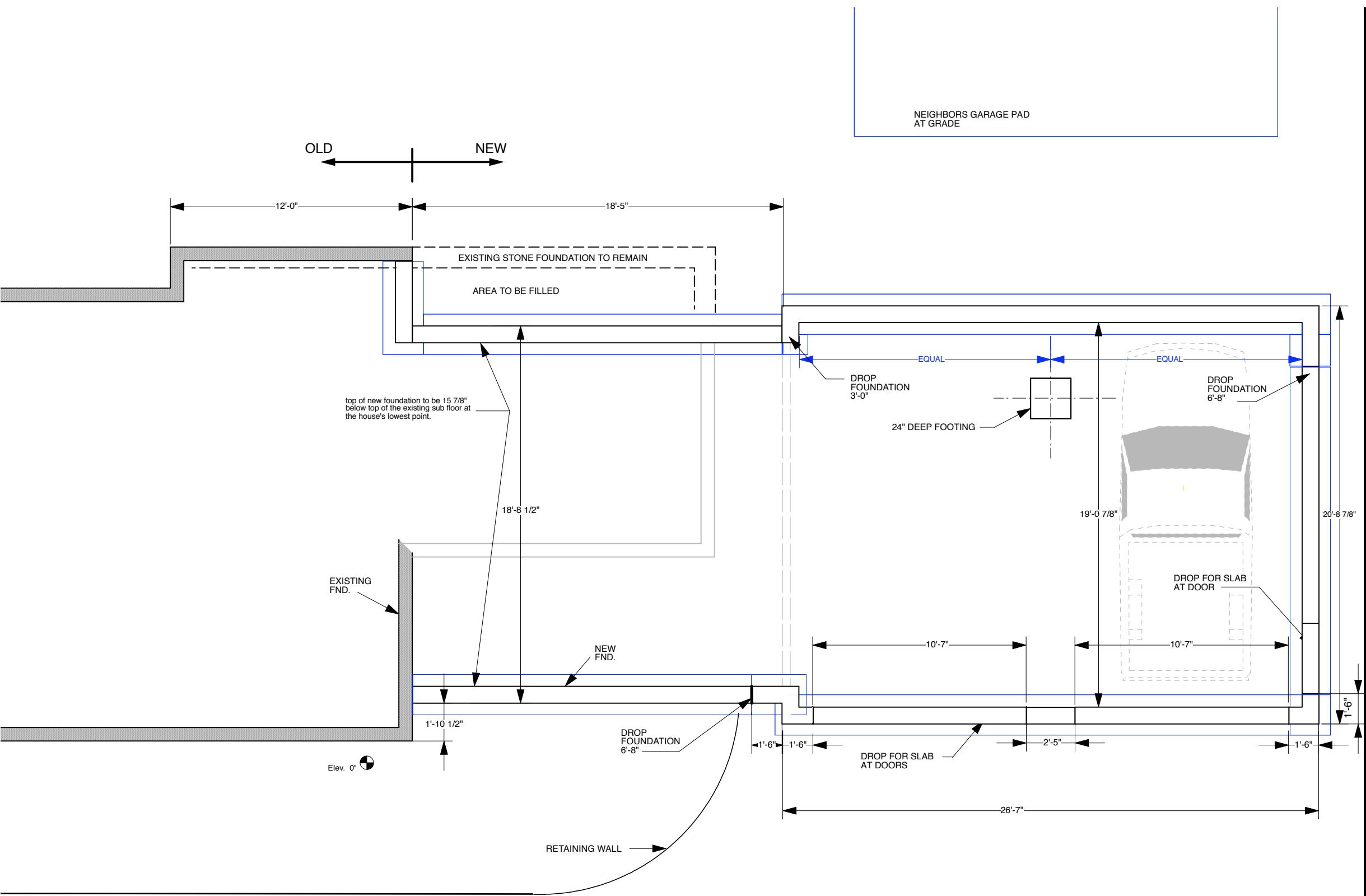


REVISED: November 26, 2007

SCALE: 3/16" = 1'

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SCALE: 3/16" = 1'		Job # 0712	Sept 10, 2007
l ~ Build	Roger P. Toran 781-444-5966	57 Mary Chilton Road Needham, MA 02492	Nancy McKenna 876 Watertown Street, Newton
FOUNDATION PLAN			A-01

REDUCED FOR PRINTING

-8'-5" -6'-8" FROM
FROM REFERENCE

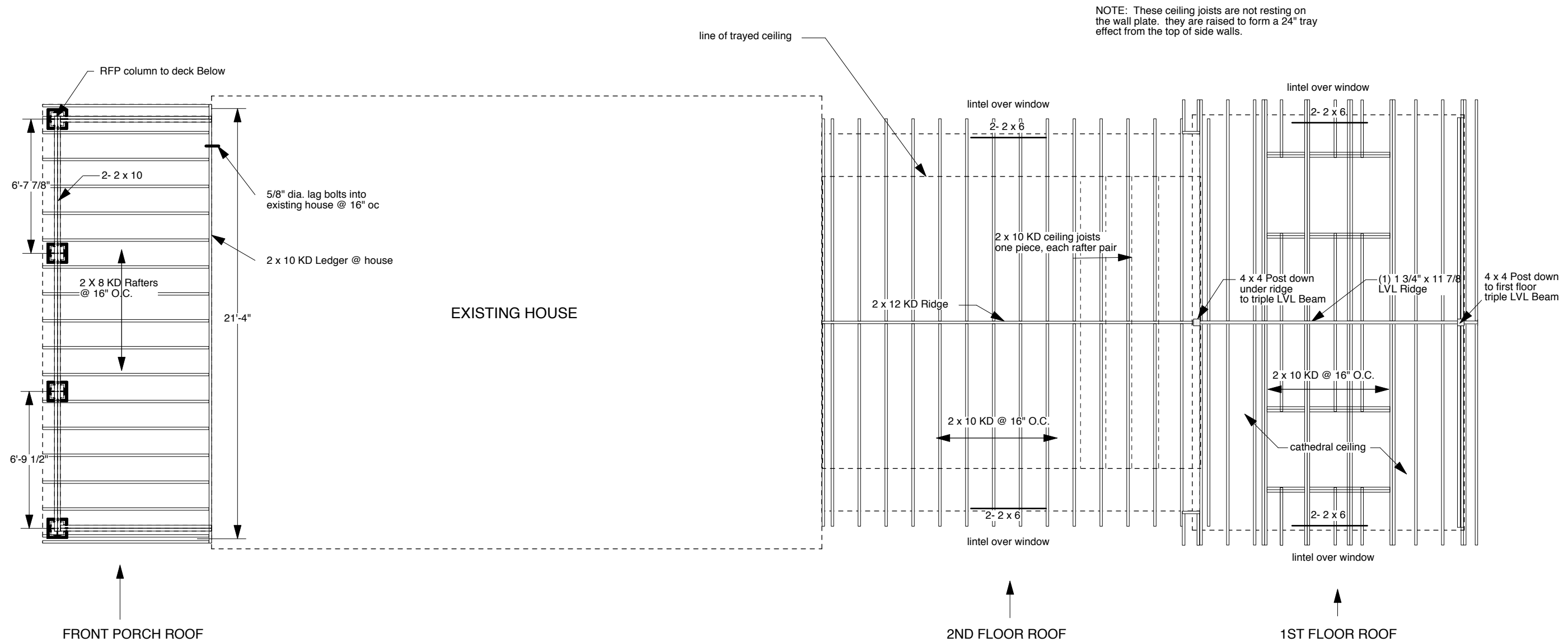
NOTE: This schedule is for guidance only. Final window specs and sizes to by contractor

WINDOW SCHEDULE													
KEY	FLOOR	Qty	MANUF	MODEL #	STYLE	FINISH	ROUGH OPENING	TYPE	MUNTIN	MUNTIN SIZE	JAMB	OPERATION	REMARKS
A	2	3	MARVIN	AW251	Awning	Clad White	2'-4 7/8" x 2'-4 7/8"	Awning	2w x 2h		4 9/16"		
B	2	1	MARVIN	TW 2032	Double Hung	Clad White	2'-2 1/8" x 3'-4 7/8"	Double Hung	6over6		4 9/16"		
C	2	4	MARVIN	A21	4 gang w/stud pckt	Clad White	8'-7" x 2'-0 5/8"	Awning	2w x 2h		4 9/16"		unit to have 2" stud pockets
D E D	2	1	MARVIN	CUDH 3026		Clad White		Double Hung			4 9/16"		Larger Egress window flanked by 2 windows with 2" stud pockets
F	3 old roof	2	VELUX	FS # 308	Fixed	TBD	30 9/16" x 55 7/16"	Skylight					With Flasahing kits
G	1			TW 18310		Clad White	1' 10 1/8" x 4'-0 7/8"	Double Hung					
H			MARVIN										
J	2	2	MARVIN	CAWN2436									
K	2	2	MARVIN										
L			MARVIN										
M													
N													
P													

kitchen VELUX FS # 108
ANDERSEN

NOT FINALIZED

DOOR SCHEDULE													
KEY	FLOOR	Qty	MANUF	MODEL #	MATERIAL		ROUGH OPENING	TYPE	LOCATION	JAMB			REMARKS
1	1	1	Brosco	M-7989 3068	TBD		3'-2 1/2" x 6'-10 1/2"	Style by Owner	FRONT ENTRY	4 9/16"	LOW -E W/SOLID BAR DIVIDED LITES		1 3/4 exterior door/w deadbolt bore
2	1	1	Brosco	M-1051	SCSM	left hand	Replacement Blank	Single Door	CELLAR				w/passage set
3	2	1	Brosco	M-1051	SCSM	right hand	2'-2 1/2" x 6'-10" (vif)	Single Door	UPSTAIRS LINEN	4 9/16" (solid rabbeted jambs)			w/passage set
4	2	1	Brosco	M-1051	SCSM	left hand	2'-8 1/2" x 6'-10"	Single Door	MASTER ENTRY	4 9/16" (solid rabbeted jambs)			w/passage set
5	2	1	Brosco	M-1051	SCSM	right hand	2'-8 1/2" x 6'-10"	Single Door	MASTER CLOSET	4 9/16" (solid rabbeted jambs)			w/passage set
6	2	1	Brosco	M-1051	SCSM	left hand	2'-8 1/2" x 6'-10"	Single Door	WALK-IN CLOSET	4 9/16" (solid rabbeted jambs)			w/passage set
7	2	1	Brosco	M-1051	SCSM	left hand	2'-8 1/2" x 6'-10"	Single Door	MASTER BATH				w/bath privacy set
8	2	1	Morgan	M-4FD-1051	SCSM	bifold	4'-2" x 6'-9"	Bifold	MASTER CLOSET	4 9/16"			
9	2	1	Brosco	M-1051	SCSM	left hand	2'-8 1/2" x 6'-10"	Single Door	COMMON BATH	4 9/16"			w/bath privacy set
10	2	1	Brosco	M-1051	SCSM	right hand	2'-6 1/2" x 6'-10"	Single Door	BEDROOM CLOSET	4 9/16"			w/passage set
S	2	1	TBD										
			Clients\Tibma\Stephensen/window-door schedule										

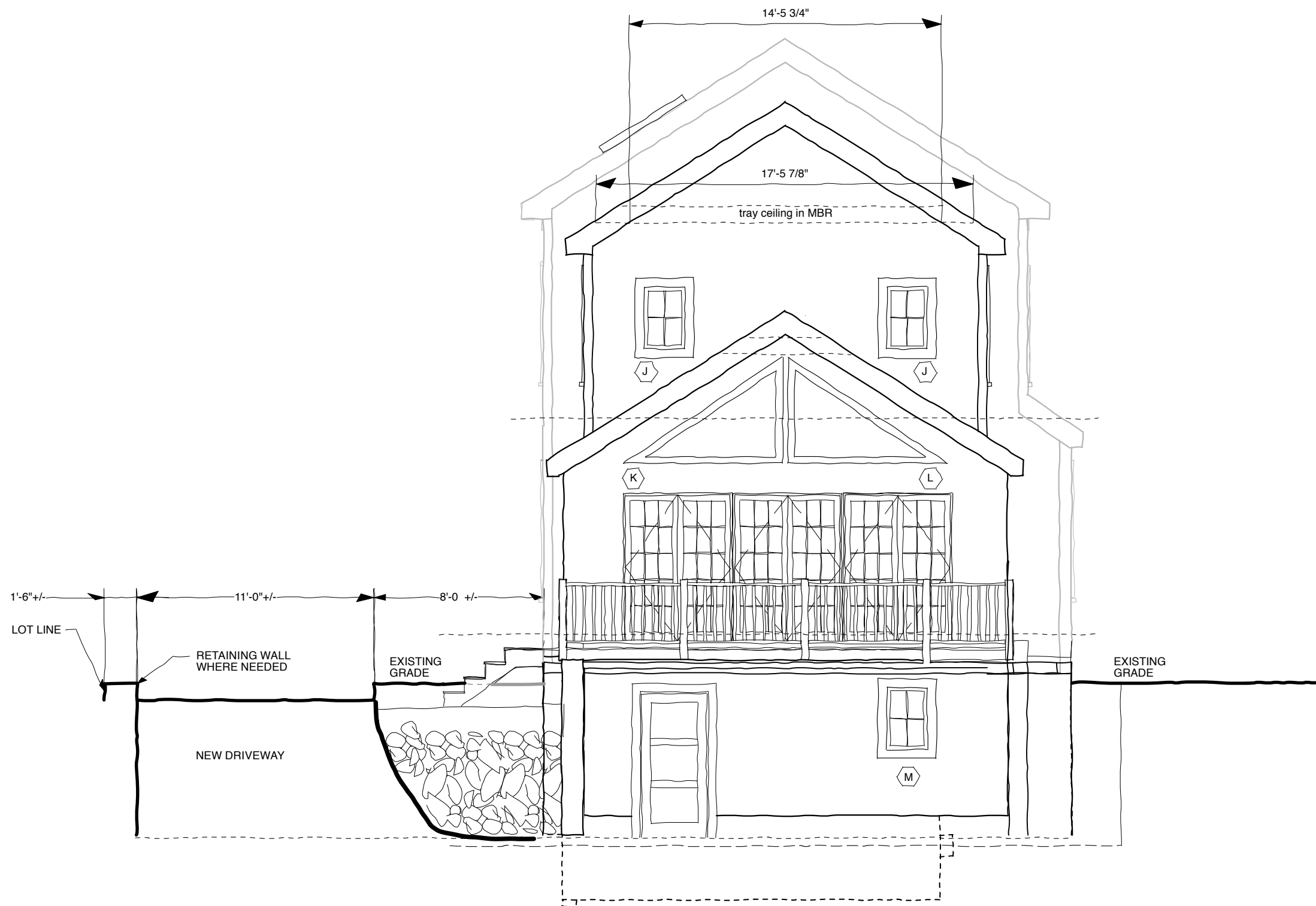


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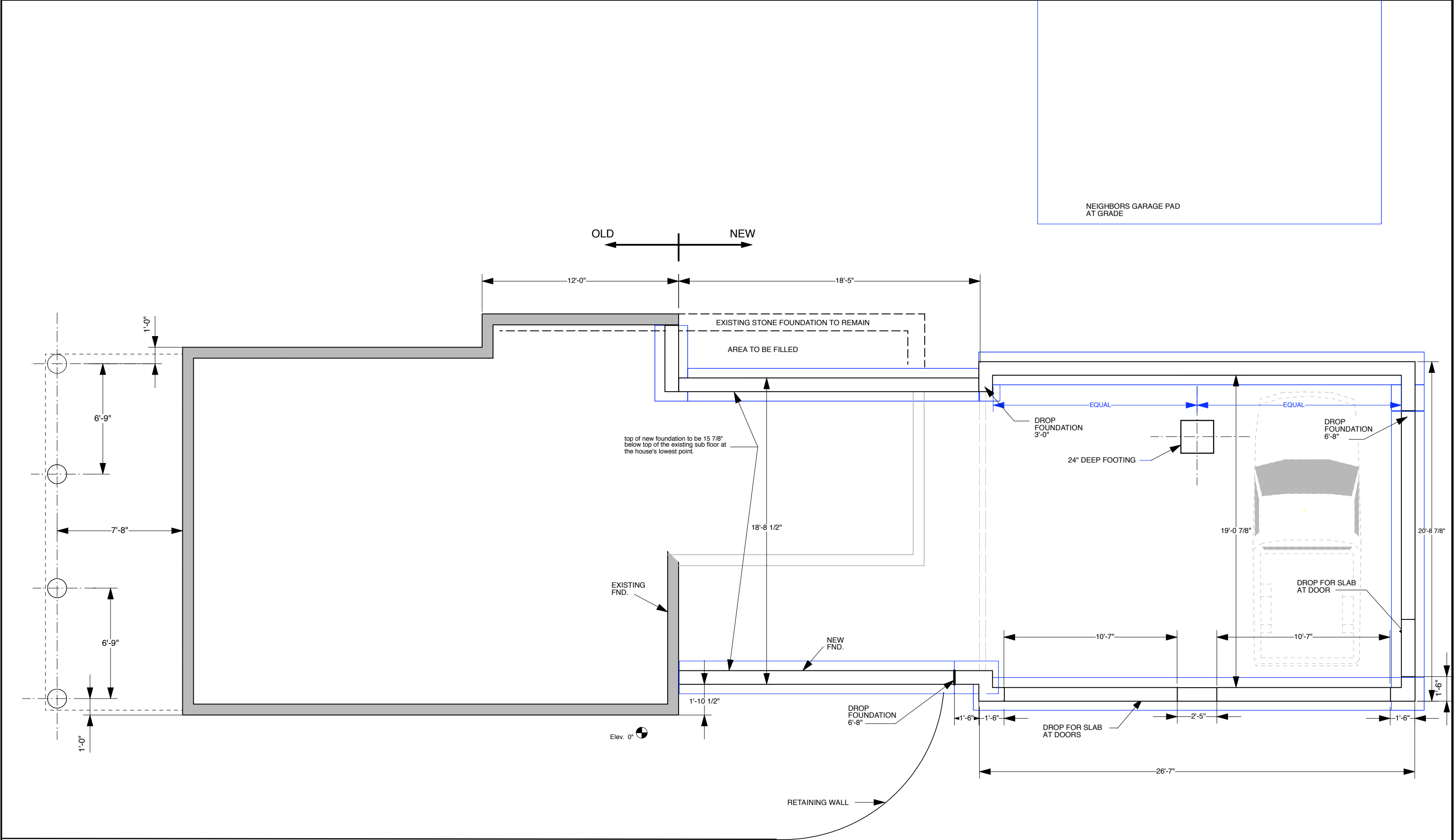
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Right Side Elevation

A-05

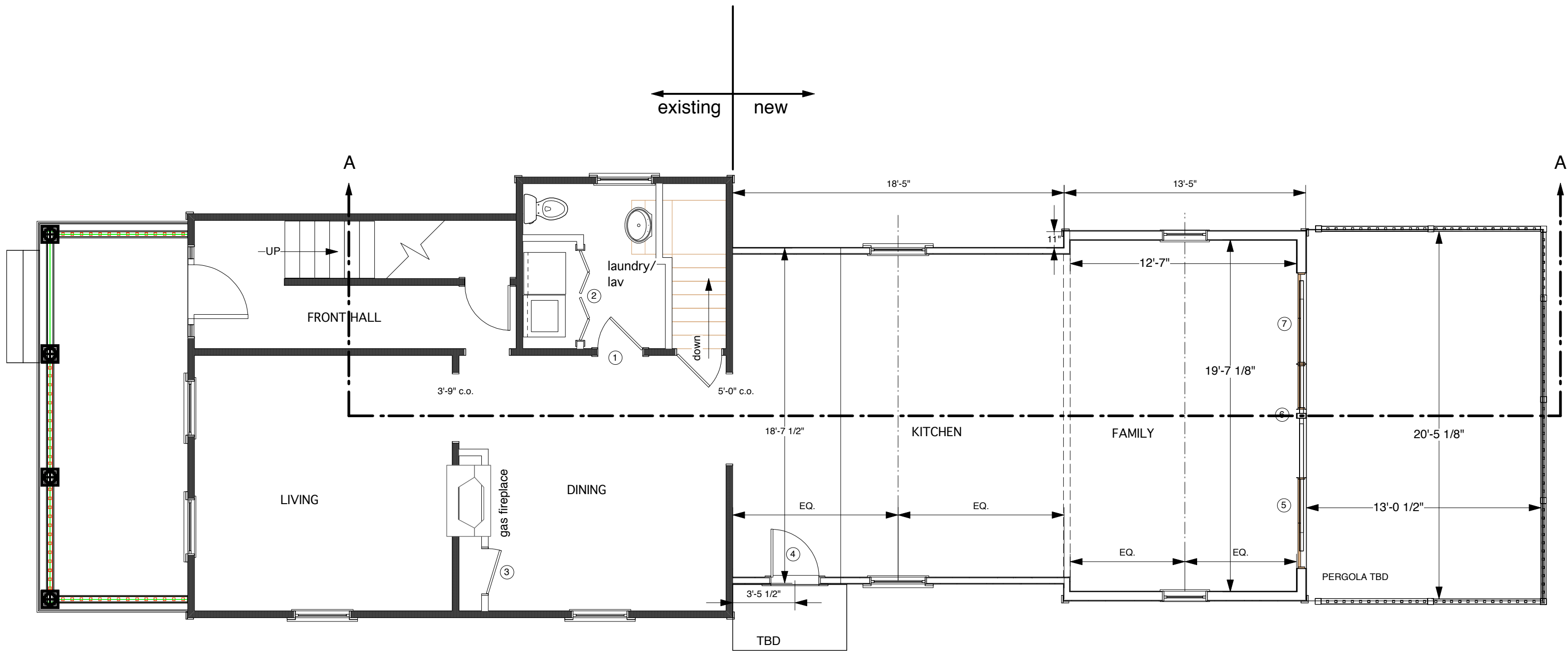


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FIRST FLOOR PLAN

A-02