

TALVITIE RESIDENCE

1446 BEACON ST.

WABAN, MA

Lot size 13,915 s.f.
SR- 2
Allowable FAR .34 or 4731 s.f.
Bonus .02 278
Total allowable 5009 or allowable of FAR .35 (with bonus)

* Due to average grade the basement is the first floor

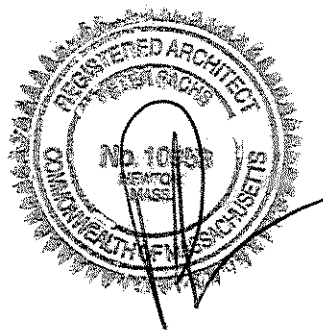
Existing S.F

Existing conditions	
Detached Garage	184
Basement (1 st floor including garage area)*	1625
1 st floor (2 nd floor) *	1399
2 nd floor (3 rd floor) *	1059
Attic	<u>570</u>
	4837

Total existing 4837 s.f. or FAR .34

Existing Plus Proposed Additions (adding 412 s.f. living & 513 to garage)

Detached Garage	670 (+ 486)
Basement (1 st floor including garage area)*	1625
1 st floor (2 nd floor) *	1497 (+ 98)
2 nd floor (3 rd floor) *	1285 (+226)
Attic	<u>658 (+88)</u>
Total proposed	5735 s.f. or FAR .41



TALVITIE RESIDENCE
1446 BEACON ST., WABAN, MA

TITLE SHEET

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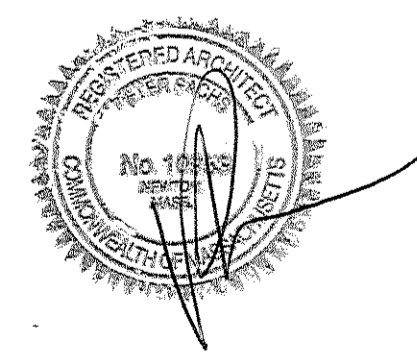
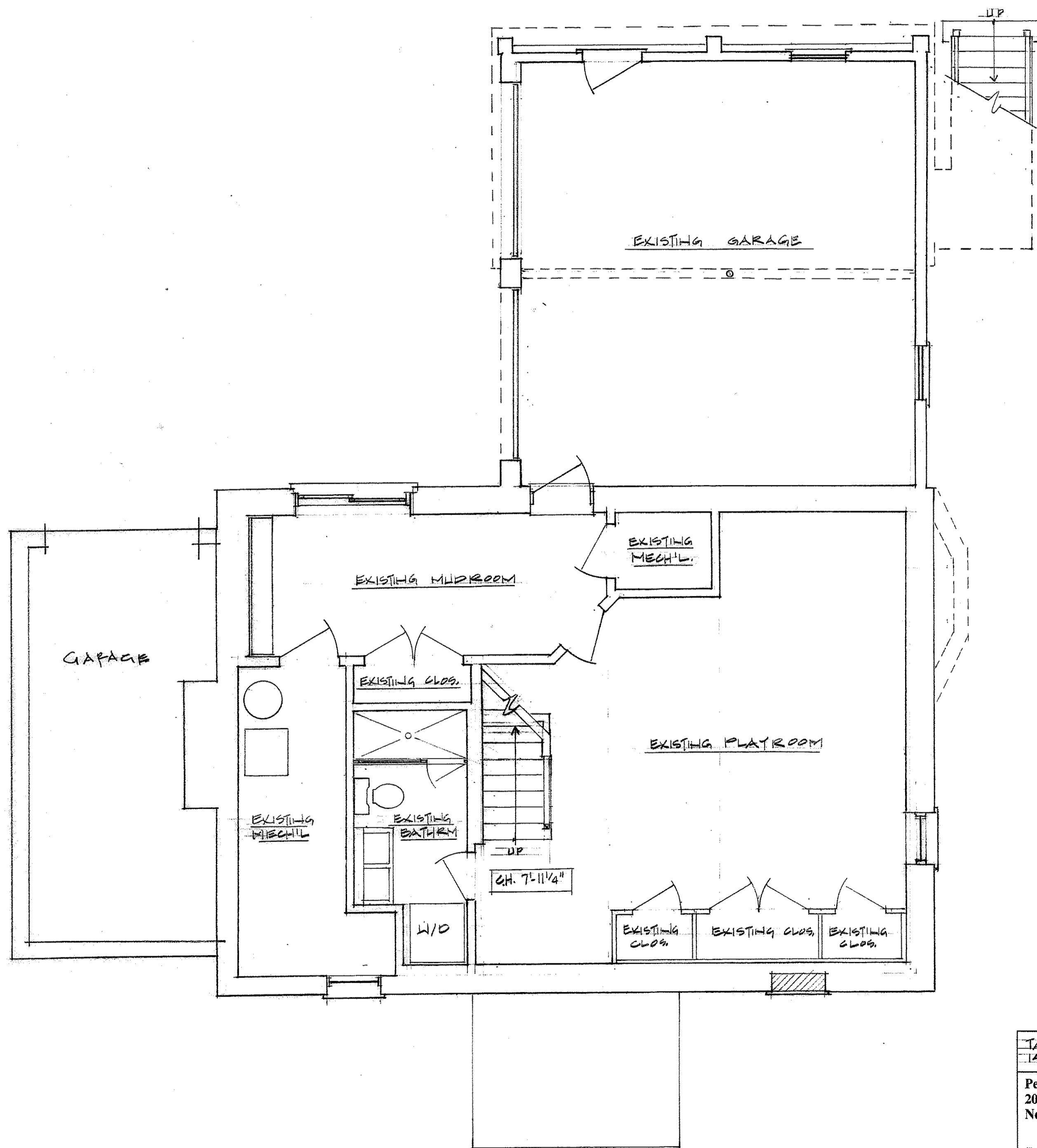
date & revisions

7.2.14
7.8.14
7.14.14
8.8.14

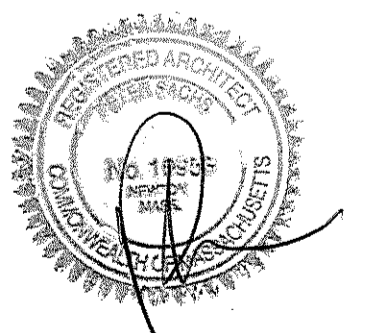
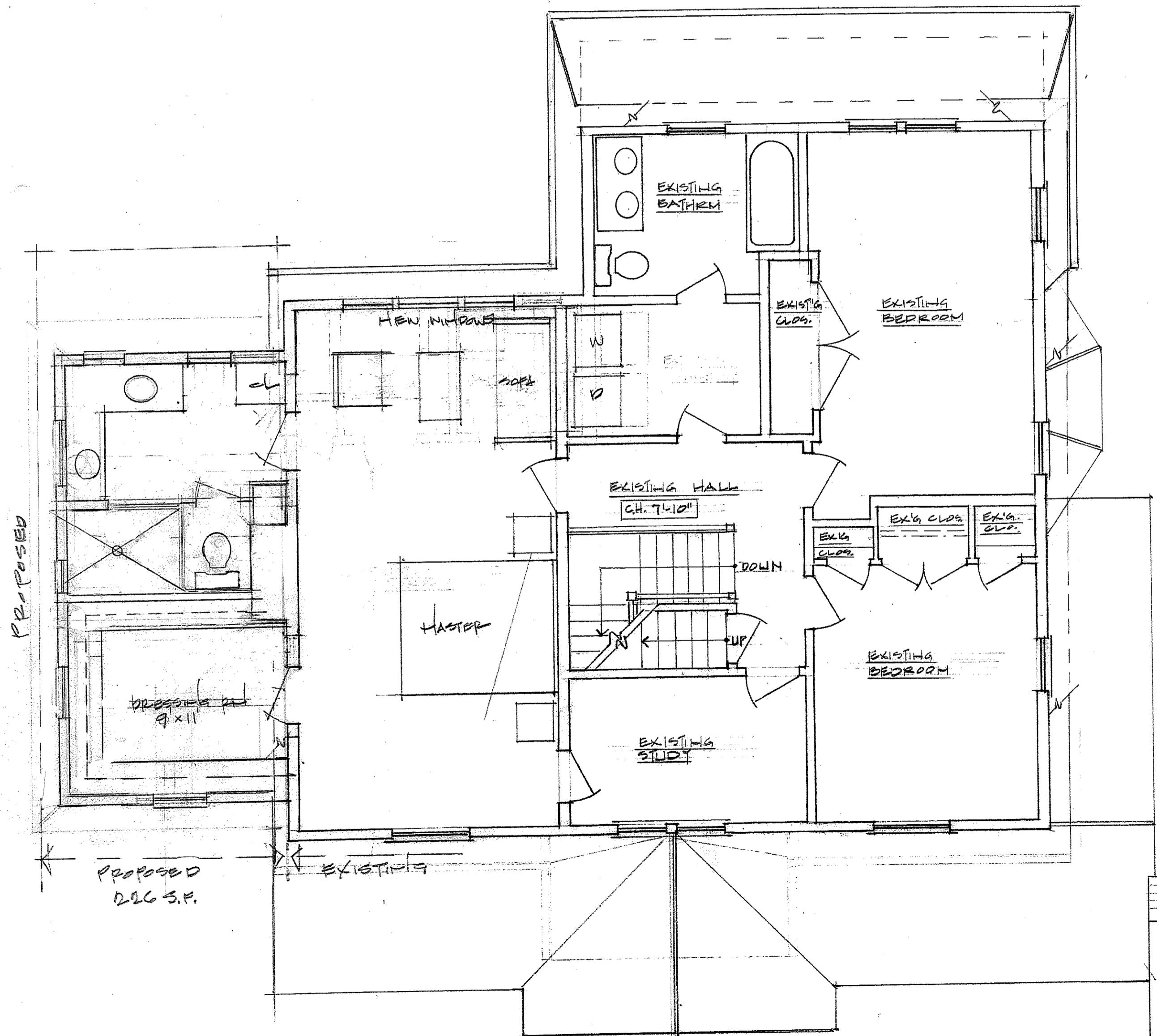
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A-1



TALVITE RESIDENCE		BASEMENT PLAN	
1442 BEACON ST NEWTON MA		SCALE 1/4" = 1'-0"	
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TALVITIE RESIDENCE
12126 BEACON ST. NEWTON MA

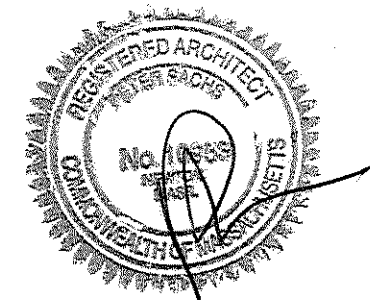
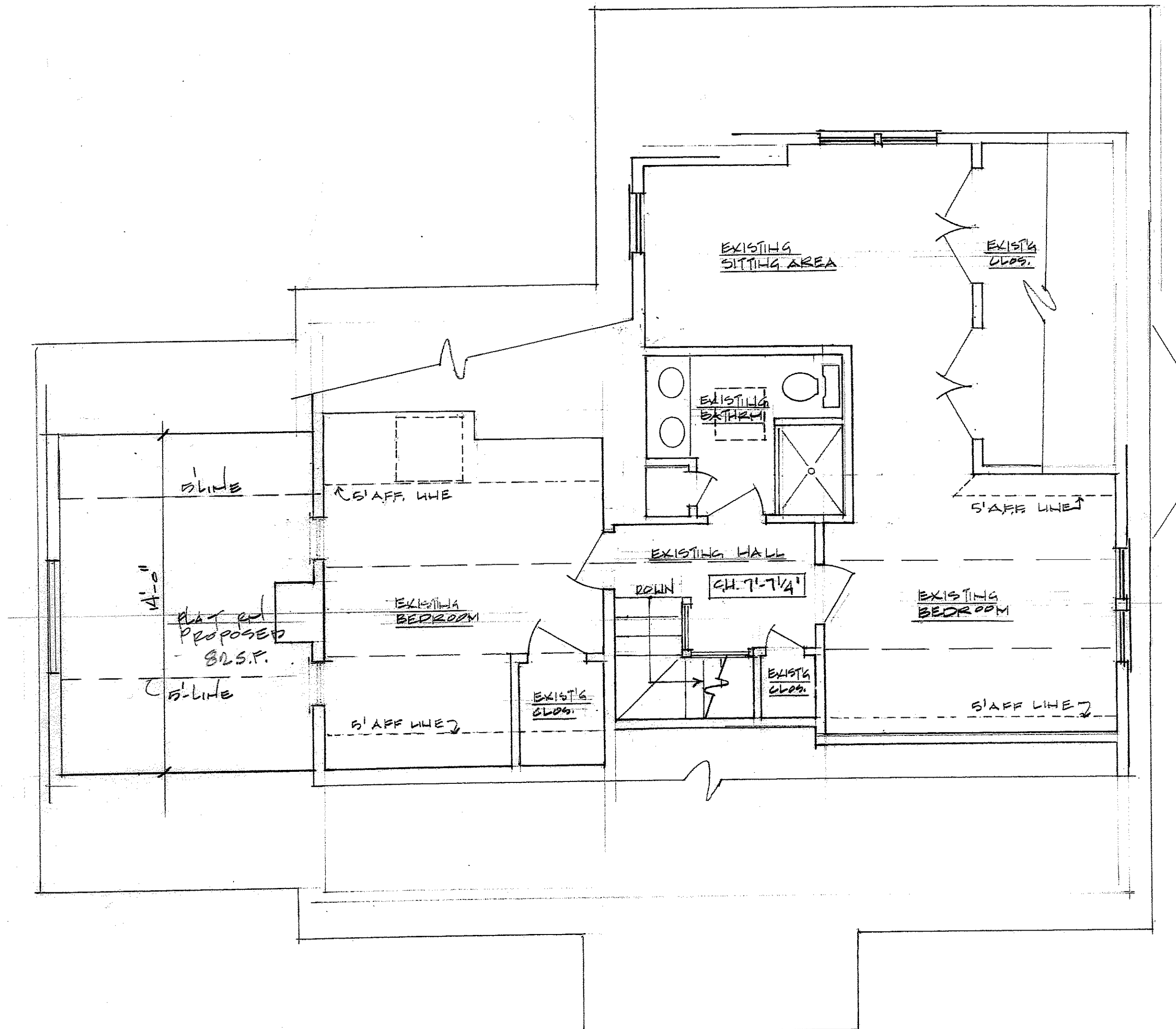
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

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8.8.14 date & revisions
7.2.14
7.8.14
7.14.14

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A4



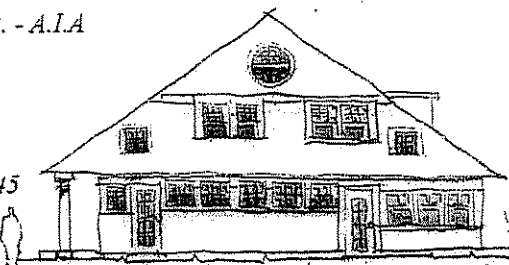
TALVITIE RESIDENCE
1446 BEACON ST NEWTON MA

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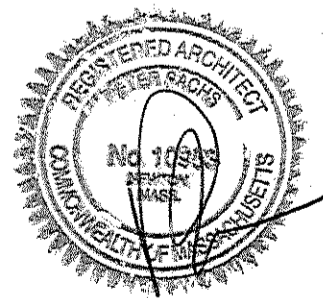
ATTIC PLAN
SCALE 1/4" = 1'-0"

date & revisions
7.2.14
7.8.14
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A6 4

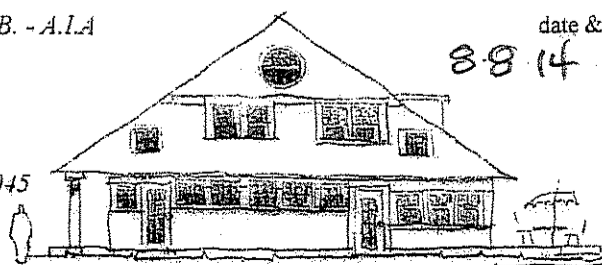


TALVITE RESIDENCE FRONT ELEVATION
 1446 BEACON ST., NEWTON, MA. SCALE: 1/4" = 1'-0"

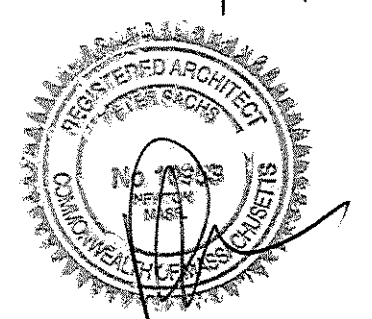
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 7.22.14



A65



EXISTING

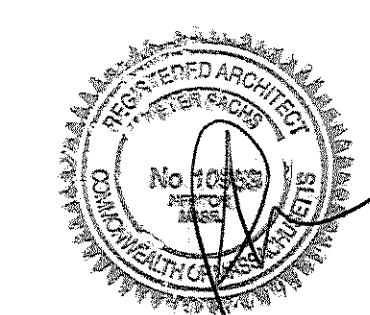
TALVITIE RESIDENCE DRIVE SIDE ELEVATION
 1446 BEACON ST NEWTON MA SCALE 1/4" = 1'-0"

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date & revisions
 8-8-14 7-2-14
 7-8-14 7-14-14

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ATC



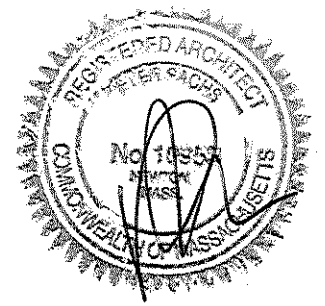
TALVITIE RESIDENCE REAR ELEVATION
 1440 BEACON ST. NEWTON MA SCALE 1/4" = 1'-0"

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date & revisions
 8.8.14 7.14.14



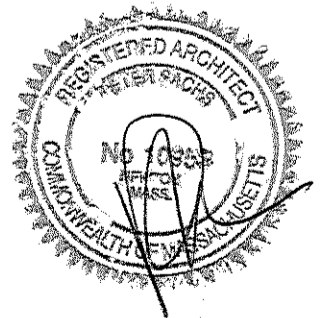
TALVITIE RESIDENCE **SIDE ELEVATION**
 1440 BEACON ST NEWTON MA **SCALE 1/4" = 1'-0"**

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A-9

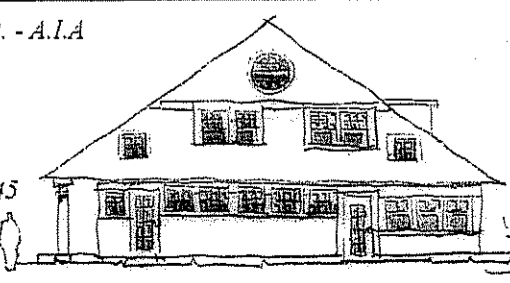


TALVITIE RESIDENCE DRIVE SIDE ELEVATION
 1446 BEACON ST NEWTON MA SCALE 1/4" = 1'-0"

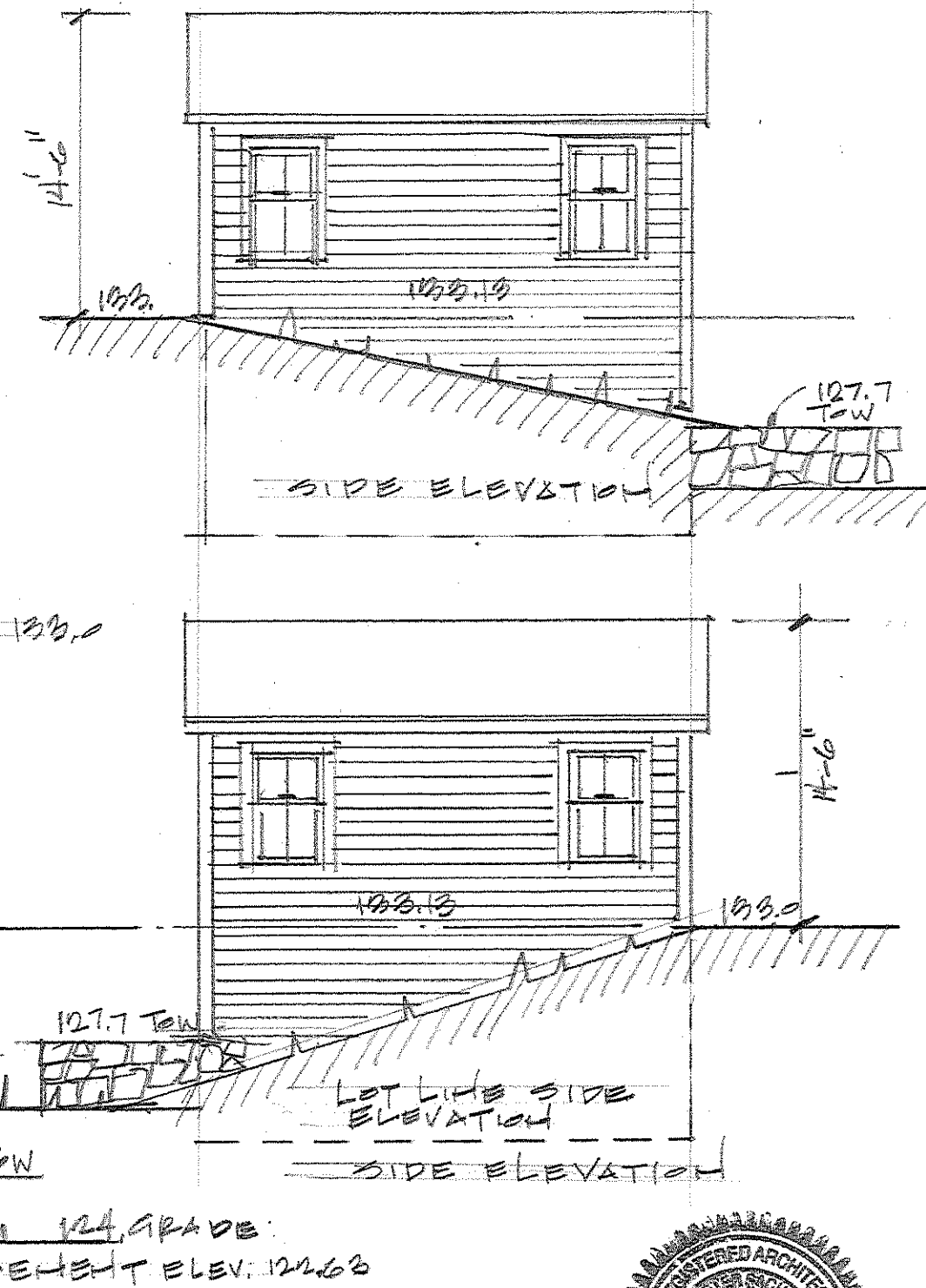
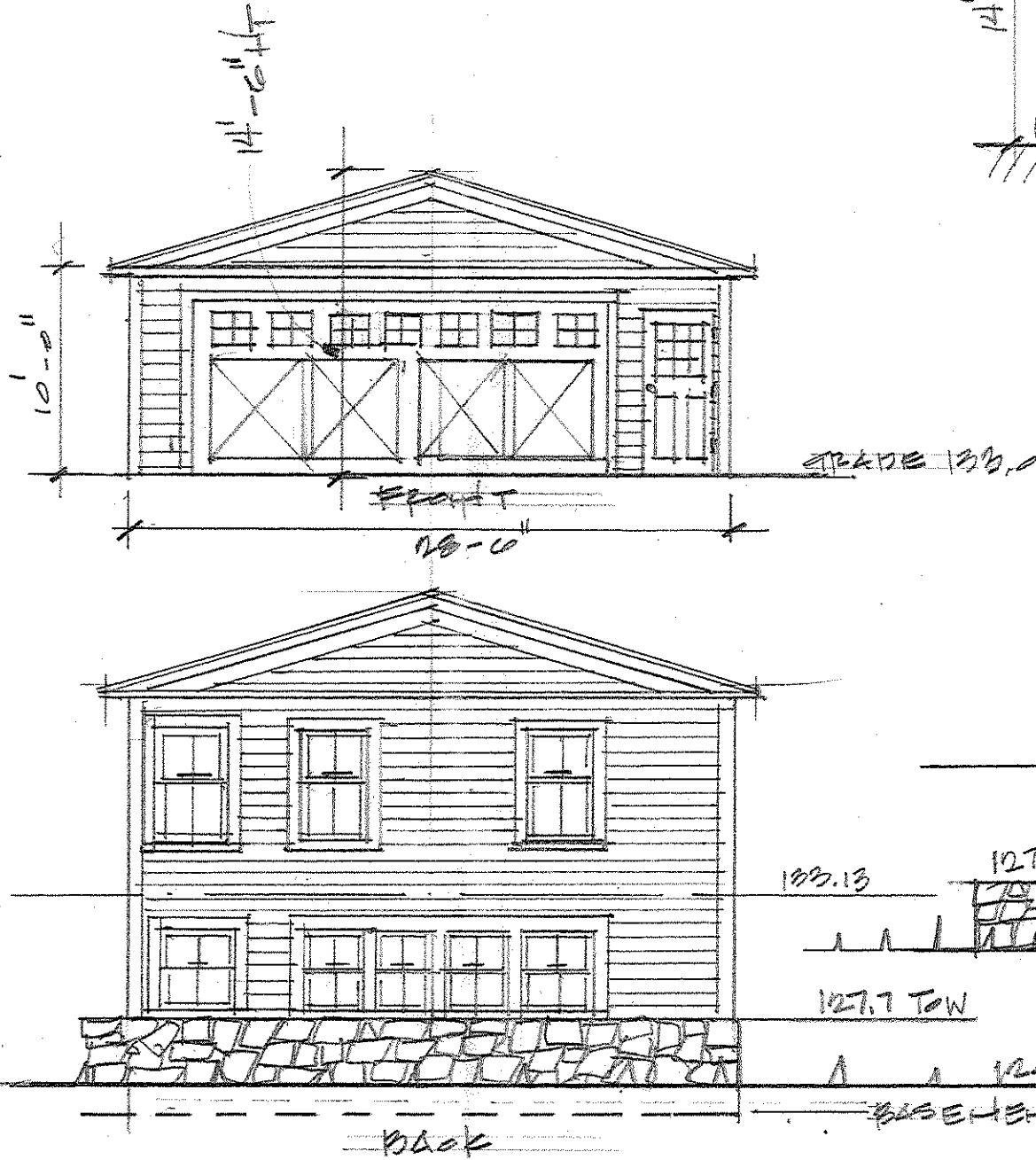
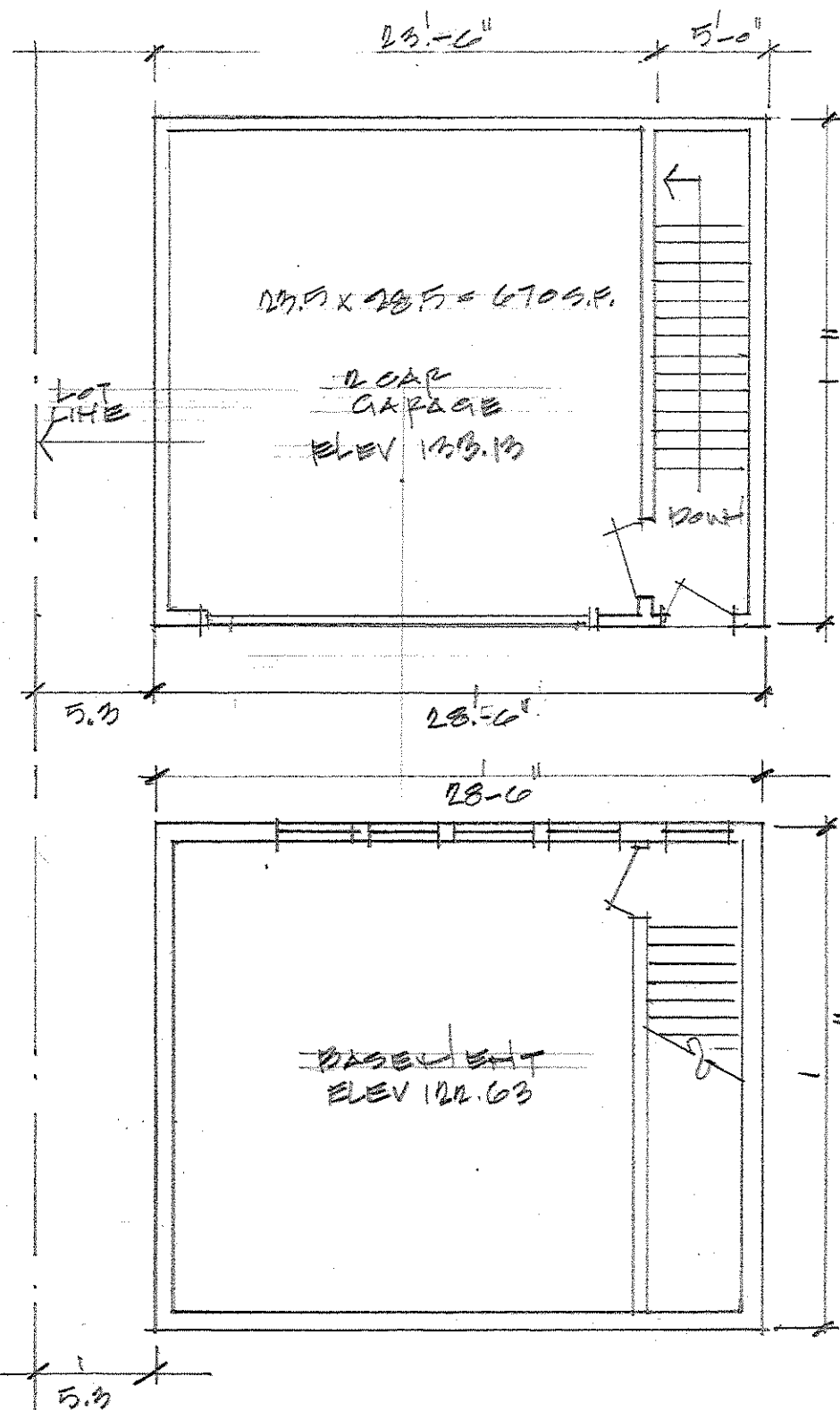
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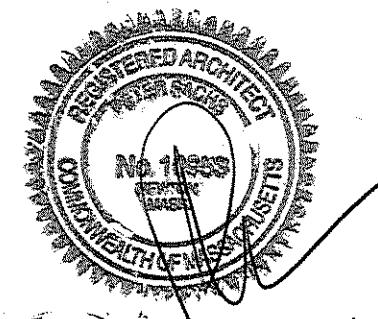


APD



Materials and Construction Notes:

- Roof pitch: 20 degrees side elevation
- Aluminum gutters
- Architectural Asphalt shingles (Williamsburg Grey)
- 4" Cedar siding to match existing siding
- 6" corner boards
- Simulated divided lights with historic sills
- Exterior window casing 4-1/2" to match existing with applied banding
- Wood garage door



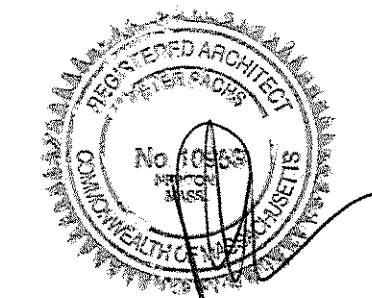
TALVITIE RESIDENCE GARAGE
 1446 BEACON ST. NABAN

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date & revisions
 5.8.14
 11.1.14

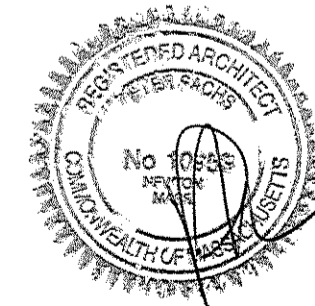
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A-11



EXISTING

<p>TALVITE RESIDENCE 1446 BEACON ST. NEWTON MA</p>		<p>FRONT ELEVATION SCALE 1/4" = 1'-0"</p>	
<p>Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465</p>		<p>date & revisions 8.8.14</p>	
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			<p>EX-5</p>



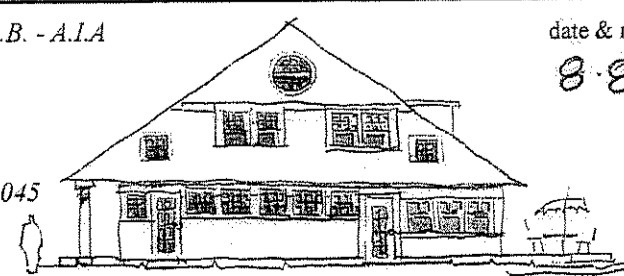
EXISTING

TALVITIE RESIDENCE DRIVE SIDE ELEVATION
 1446 BEACON ST NEWTON MA SCALE 1/4" = 1'-0"

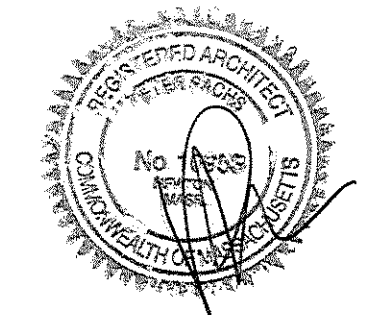
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EX-6



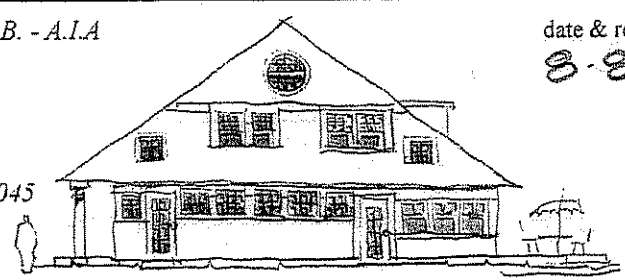
EXISTING

TALVITIE RESIDENCE REAR ELEVATION
 1240 BEACON ST. NEWTON MA SCALE 1/4"=1'-0"

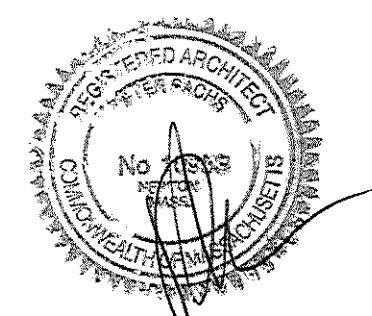
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EX-7



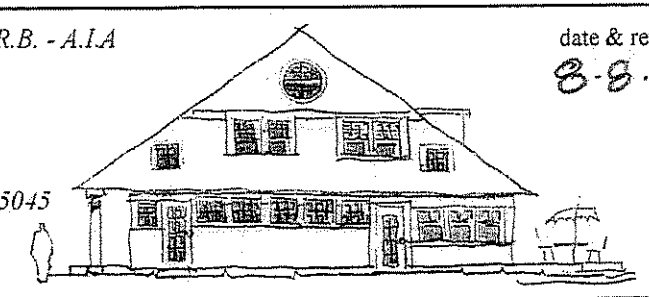
EXISTING

TALVITIE RESIDENCE SIDE ELEVATION
 1440 DEACON ST NEWTON MA SCALE 1/4" = 1'-0"

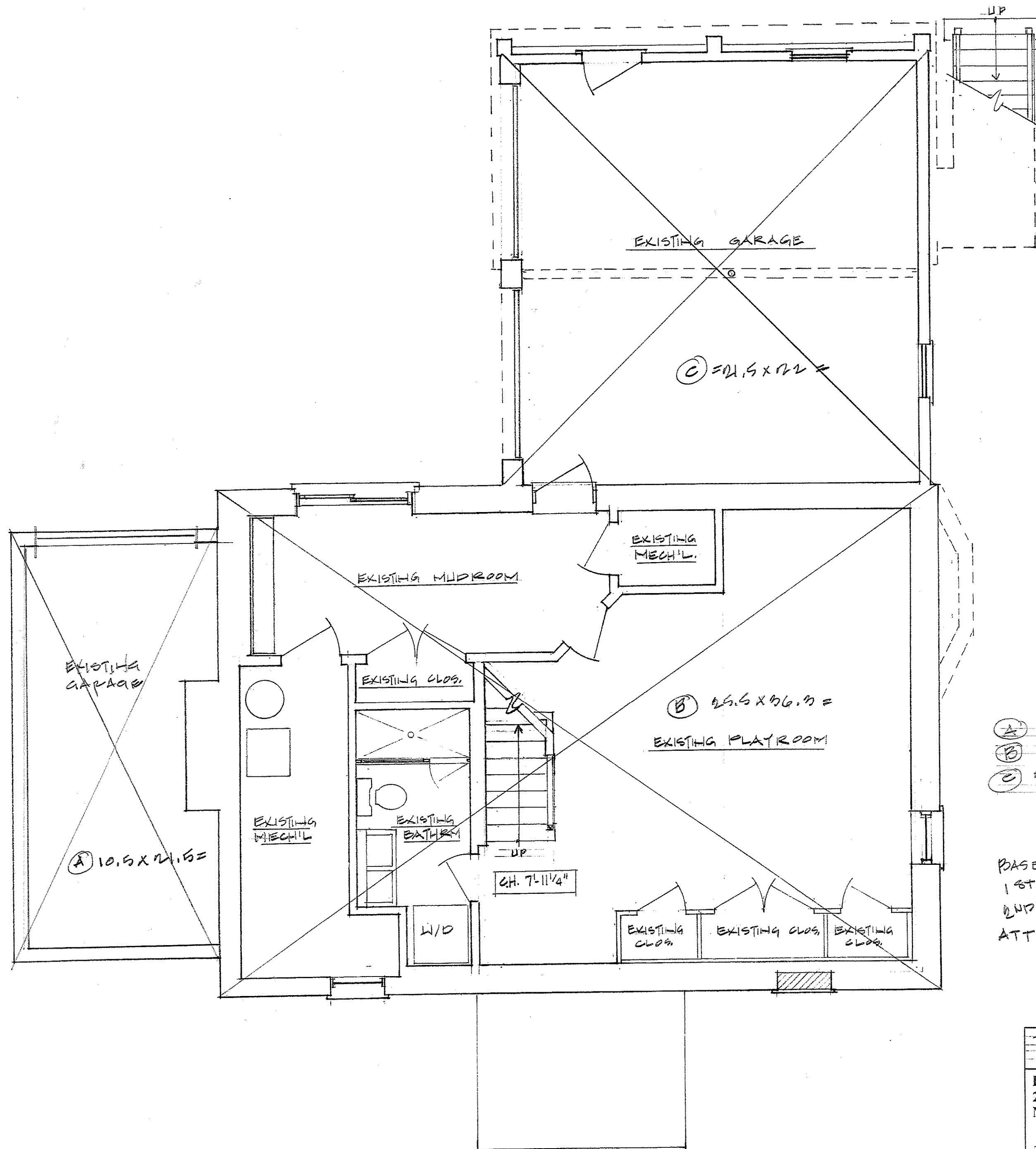
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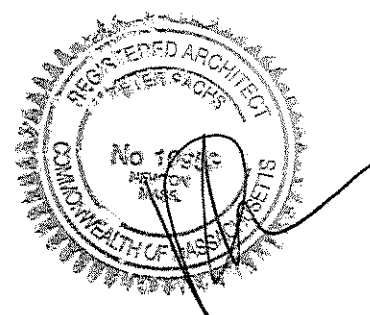


EX-8




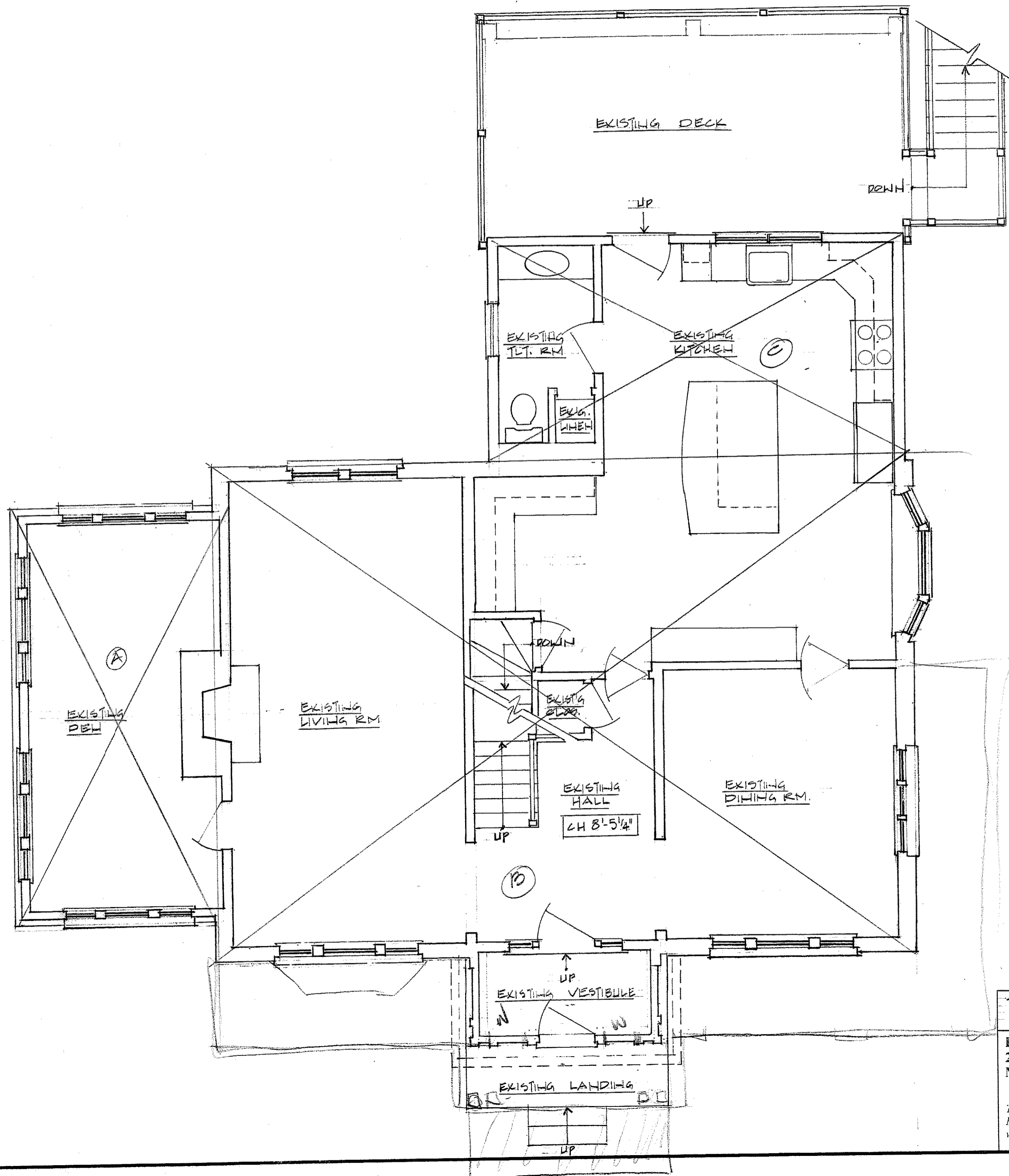
(A) 10.5 x 21.5 = 226
 (B) 25.5 x 36.3 = 926
 (C) 21.5 x 22 = 473
 1,625 S.F.

BASEMENT = 1625
 1ST = 1399
 2ND = 1059
 ATTIC = 570



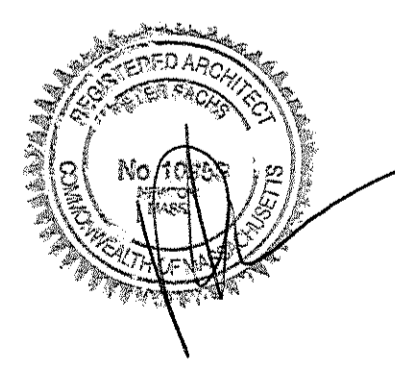
EXISTING

TALVITIE RESIDENCE 1446 BEACON ST NEWTON MA		BASEMENT PLAN SCALE 1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		date & revisions
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		EX-2



1ST

- Ⓐ 10.5 x 21.5 = 226
 - Ⓑ 25.5 x 36.3 = 926
 - Ⓒ 11.5 x 21.5 = 247
- 1,399.



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

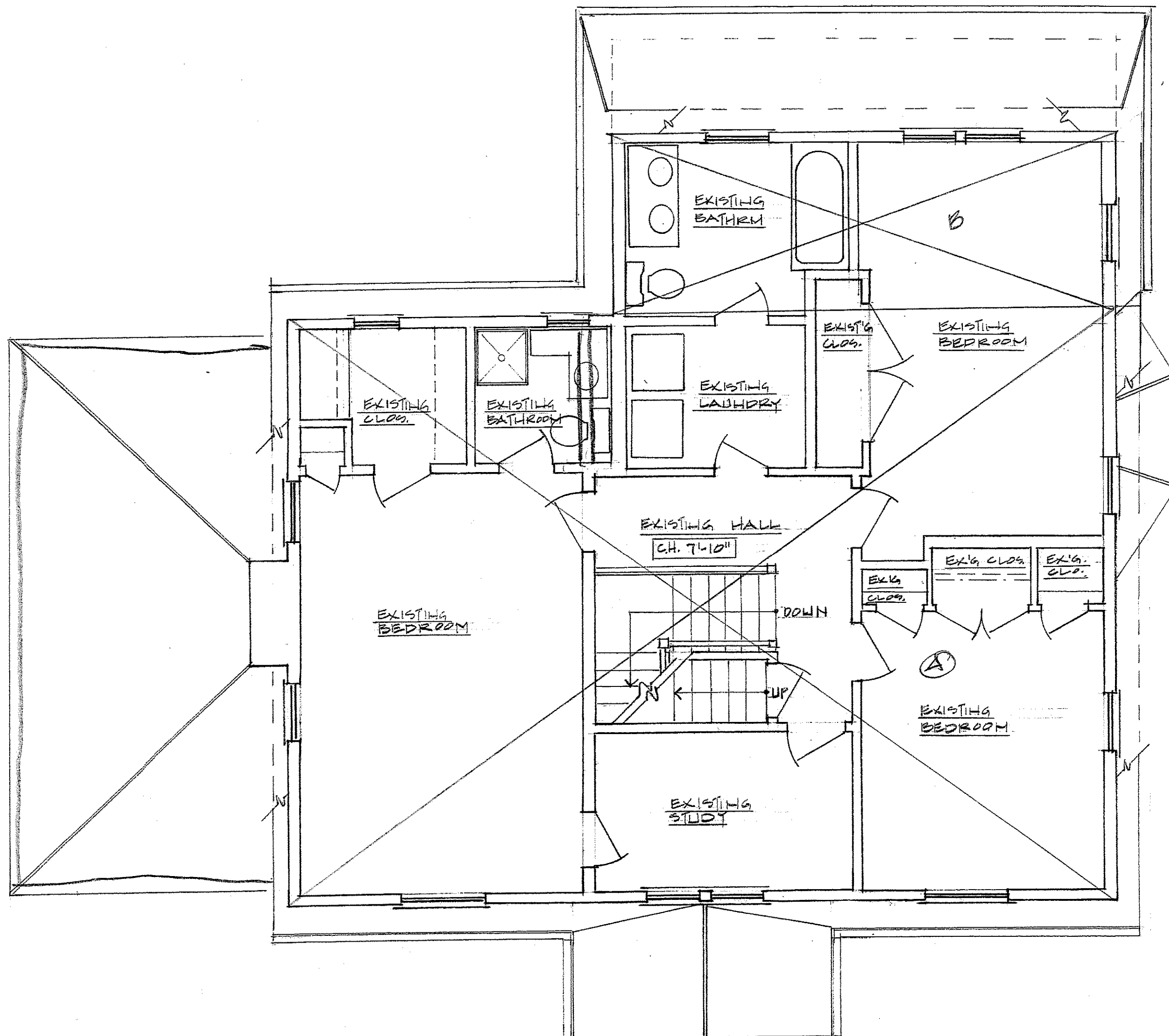
TALVITIE RESIDENCE
1446 BEACON ST. NEWTON MA

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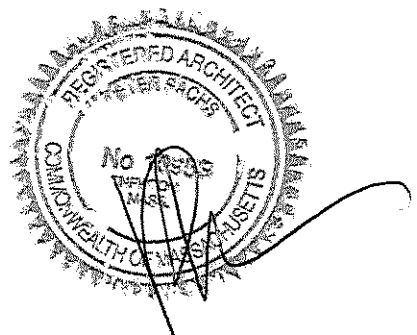
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EX-2



(A) 25 x 35.5 = 887
 (B) 8 x 21.5 = 172
 1059. SF.



EXISTING

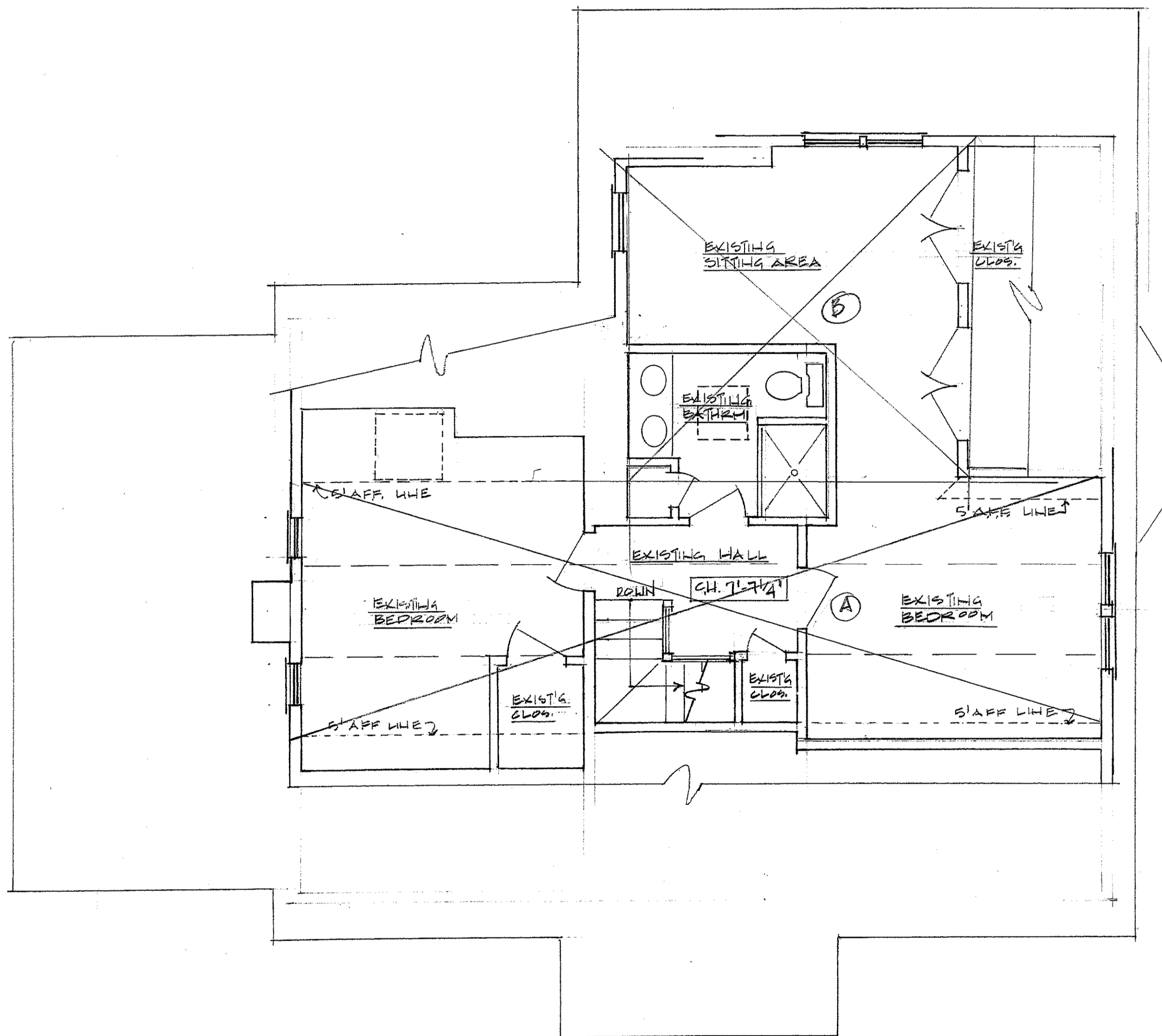
TALVITIE RESIDENCE SECOND FLOOR PLAN
 1946 BEACON ST. NEWTON, MA SCALE 1/4" = 1'-0"

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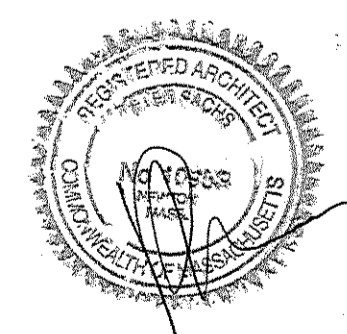
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EX-3



ATTIC:
 A $9.5 \times 35.5 = 337$
 B $15 \times 15.5 = 233$
 570



EXISTING

TALVITE RESIDENCE
 1446 BRACON ST NEWTON MA

ATTIC PLAN
 SCALE 1/4" = 1'-0"

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date & revisions

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EX-4