

ZHENG RESIDENCE

170-172 SUMNER ST.
NEWTON, MA

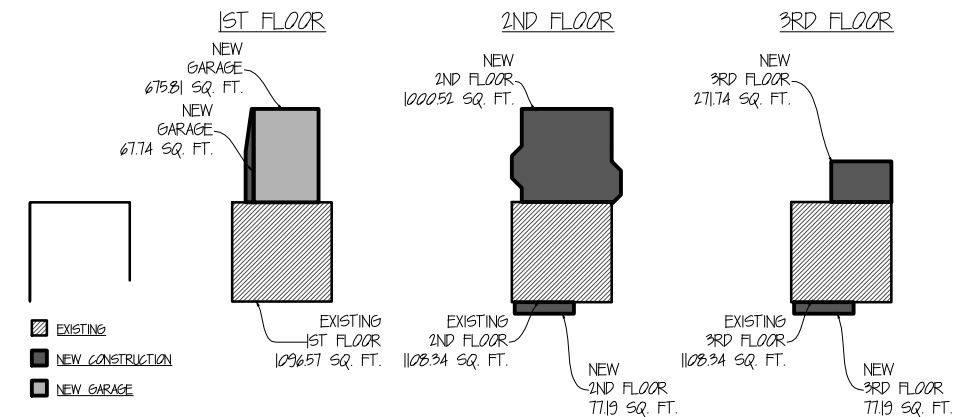
General Notes

- Prior to commencing work, the contractor shall become familiar with the intent of the Architectural plans, inspect the site and be fully responsible for reporting to the Architect any discrepancies between the dimensions, elevations and/or locations indicated on the drawings and those that actually exist on the site.
- If in the course of the construction, a condition exists which disagrees with the intention of the plans or disagrees with what is indicated on the plans or in the specifications, the contractor is to stop work and notify the Architect.
- The Contractor shall apply for, obtain and pay for all required permits, inspections and other applicable state and municipal regulations and requirements. No construction work of any kind shall commence without a Building Permit from the municipality of jurisdiction.
- The contractor shall be responsible for the overall coordination and supervision including dimensions, layout and specifications related to his own sub-contractors. The contractor shall require the sub-contractors to visit the site and become familiar with the plans and specifications for their portion of the work.
- The contractor shall coordinate all "as built" surveys required by code.
- The contractor and all sub-contractors shall be solely responsible for compliance with all federal, state, and municipal safety regulations and requirements, including but not limited to the regulations of OSHA, AGC, and ASA, the Massachusetts Building Code; Fuel, Gas Plumbing and Electrical codes of the State of Massachusetts. This includes contacting Dig- Safe prior to any excavation. All workers employed by the General Contractor or by the Owner or by any subcontractors either directly or indirectly shall be covered by a Workman Compensation Policy and General Liability without exception. It shall not be the responsibility of the Architect to enforce compliance or administer or regulate compliance of this policy.
- The Architect shall not be responsible for enforcement specific safety regulations or the enforcement of compliance by the General Contractor to any or all of the requirements of the General Notes section of these drawings.
- The existing conditions indicated are from field measurement. All conditions and dimensions are based on visual observation. The Architect makes no representation as to the structural integrity or code compliance of existing conditions that are not readily visible.
- The contractor shall meet all the "U" value requirements of the State Energy Code for walls, floors, ceilings, windows and doors. Window "U" value of .340
- The contractor shall determine with the assistance of a Mechanical Engineer the required heating and air conditioning equipment and elements necessary for the new and existing spaces.

DRAWING LIST	
SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
A-0	TITLE SHEET
ARCHITECTURAL DRAWINGS - PROPOSED	
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	THIRD FLOOR PLAN
A-4	ROOF FLOOR PLAN
A-5	FRONT ELEVATION
A-6	RIGHT ELEVATION
A-7	BACK ELEVATION
A-8	LEFT ELEVATION
A-9	SECTION I
ARCHITECTURAL (EXISTING)	
EX-1	EXISTING FIRST FLOOR
EX-2	EXISTING SECOND FLOOR
EX-3	EXISTING THIRD FLOOR
EX-4	EXISTING ROOF
EX-5	EXISTING FRONT ELEVATION
EX-6	EXISTING RIGHT ELEVATIONS
EX-7	EXISTING BACK ELEVATION
EX-8	EXISTING LEFT ELEVATION
STRUCTURAL	
S-0	GENERAL STRUCTURAL NOTES
S-1	FOUNDATION FLOOR PLAN
S-2	FIRST FLOOR FRAMING PLAN
S-3	SECOND FLOOR FRAMING PLAN
S-4	ROOF FRAMING PLAN
SITE PLAN	
C-1	PROPOSED SITE PLAN 1ST FLOOR
C-3	EXISTING SITE PLAN 1ST FLOOR

F.A.R. CALCULATION (FLOOR AREA RATIO)	
LOT:	12,013.00 SF.
ZONE:	MRI
ALLOWABLE FAR:	0.48
MAXIMUM ALLOWABLE SF.	5,771.00 SF.
ADDITIONAL ALLOWABLE SF.	2,457.75 SF.
EXISTING FAR:	0.28
EXISTING SF.:	3,313.25 SF.
PROPOSED FAR:	0.460
TOTAL PROPOSED SF.:	5,483.44 SF.

F.A.R. AREAS			
	EXISTING	ADDITIONAL PROPOSED	TOTAL PROPOSED
FIRST FLOOR	1096.57 SF.	67.74 SF.	1164.31 SF.
SECOND FLOOR	1108.34 SF.	1077.71 SF.	2186.05 SF.
ATTACHED GARAGE	0.00 SF.	675.81 SF.	675.81 SF.
THIRD FLOOR	1108.34 SF.	348.93 SF.	1457.27 SF.
ATTIC FLOOR	0.00 SF.	0.00 SF.	0.00 SF.
TOTALS (FAR ONLY)	3313.25 SF.	2170.19 SF.	5483.44 SF.



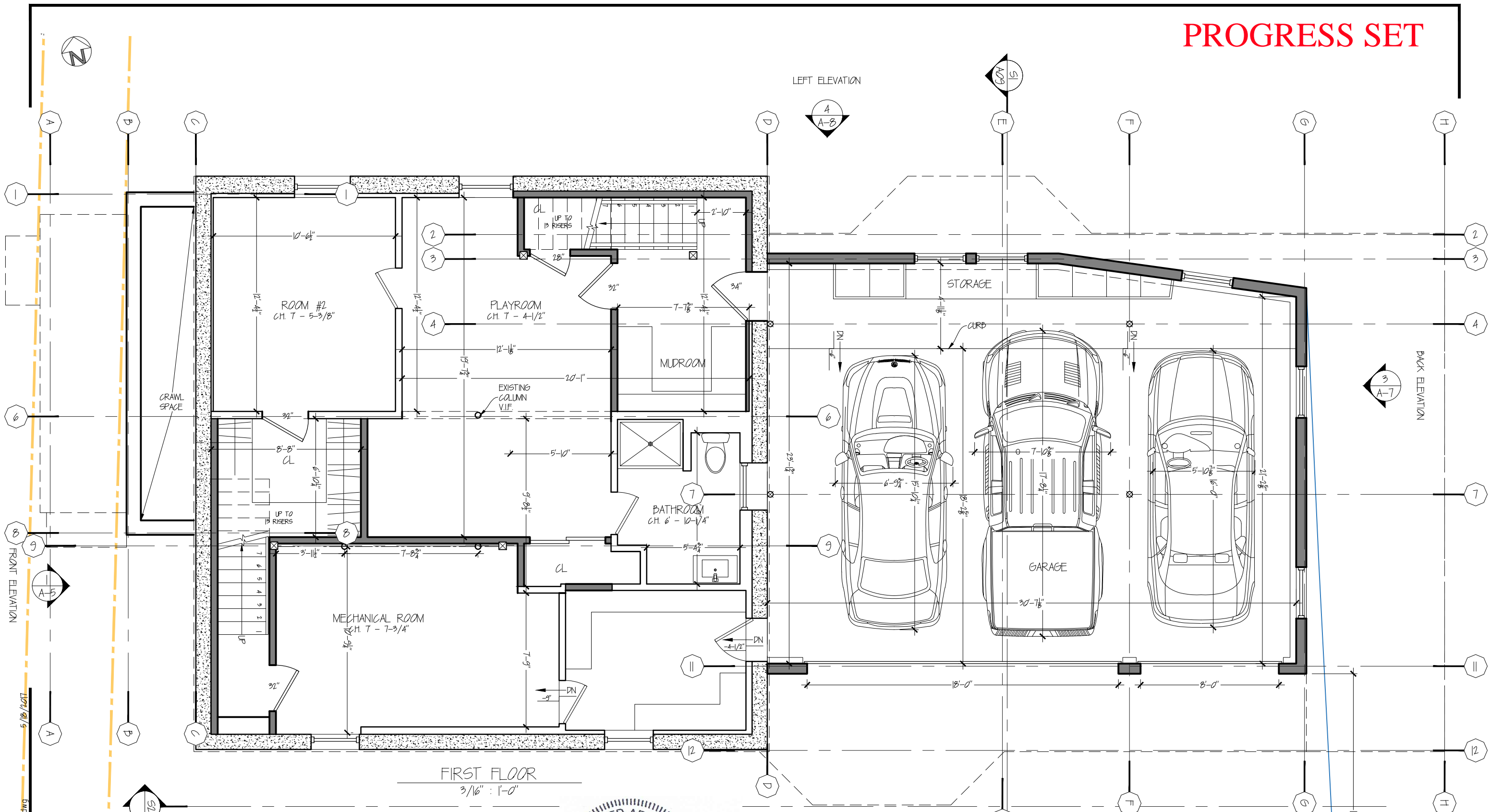
ZHENG RESIDENCE 170-172 SUMNER ST., NEWTON, MA SCALE	TITLE SHEET NT.S.
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	Date & Revision 05/18/2017
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170-172 Sumner St. - 1 - Arch(P.r).dwg

PROGRESS SET

PROGRESS SET

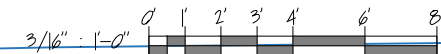


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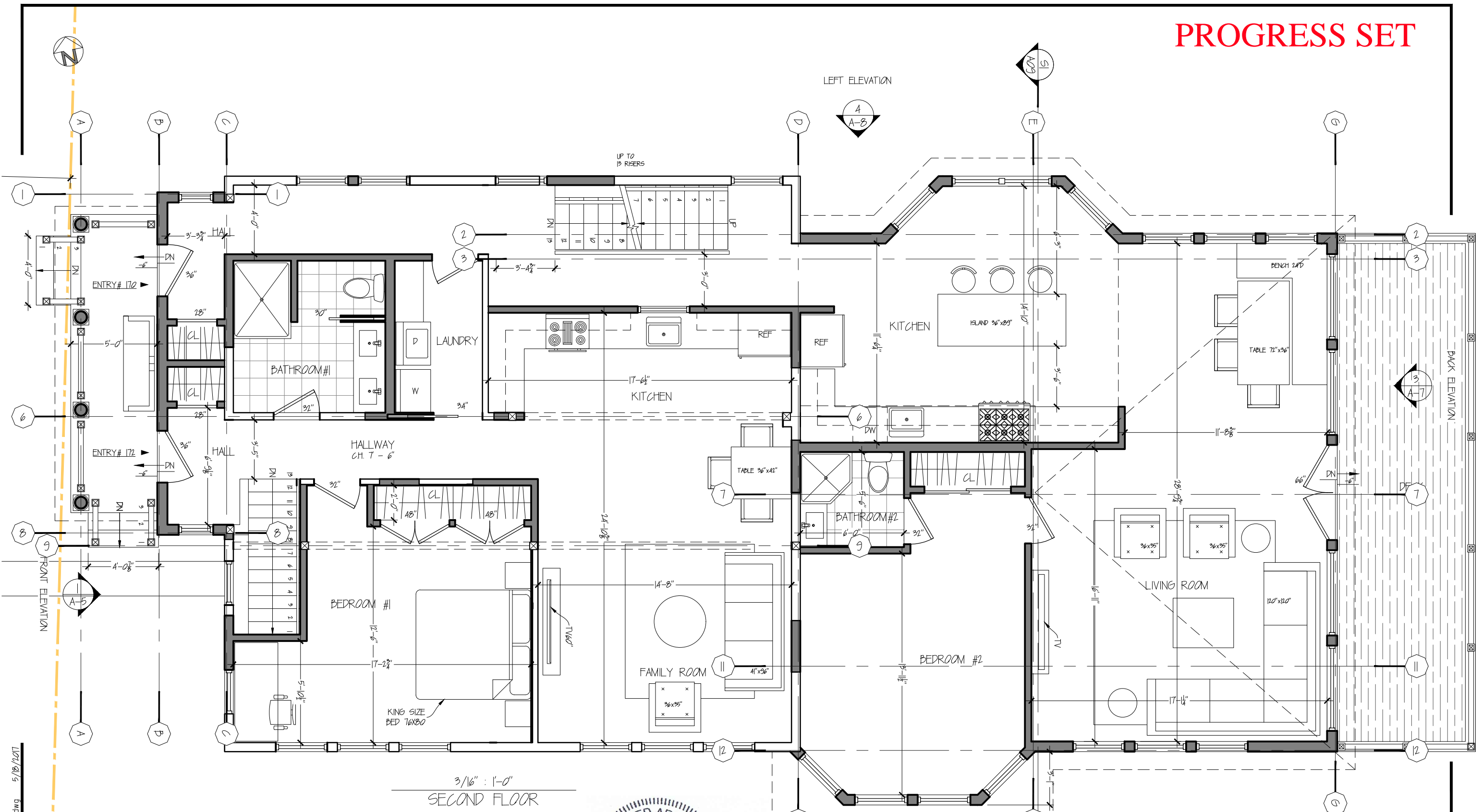
LEGEND	
EXISTING WALL TO REMAIN	
PROPOSED WALL	



ZHENG RESIDENCE		PROPOSED 1ST FL PLAN	
170-172 SUMNER ST., NEWTON, MA		SCALE: 3/16" = 1'-0"	
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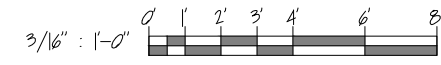


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LEGEND	
EXISTING WALL TO REMAIN	
PROPOSED WALL	



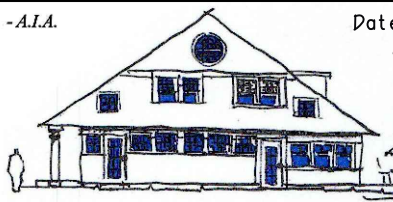
RIGHT ELEVATION



ZHENG RESIDENCE
170-172 SUMNER ST., NEWTON, MA SCALE
PROPOSED SECOND FLOOR PLAN
3/16" : 1'-0"

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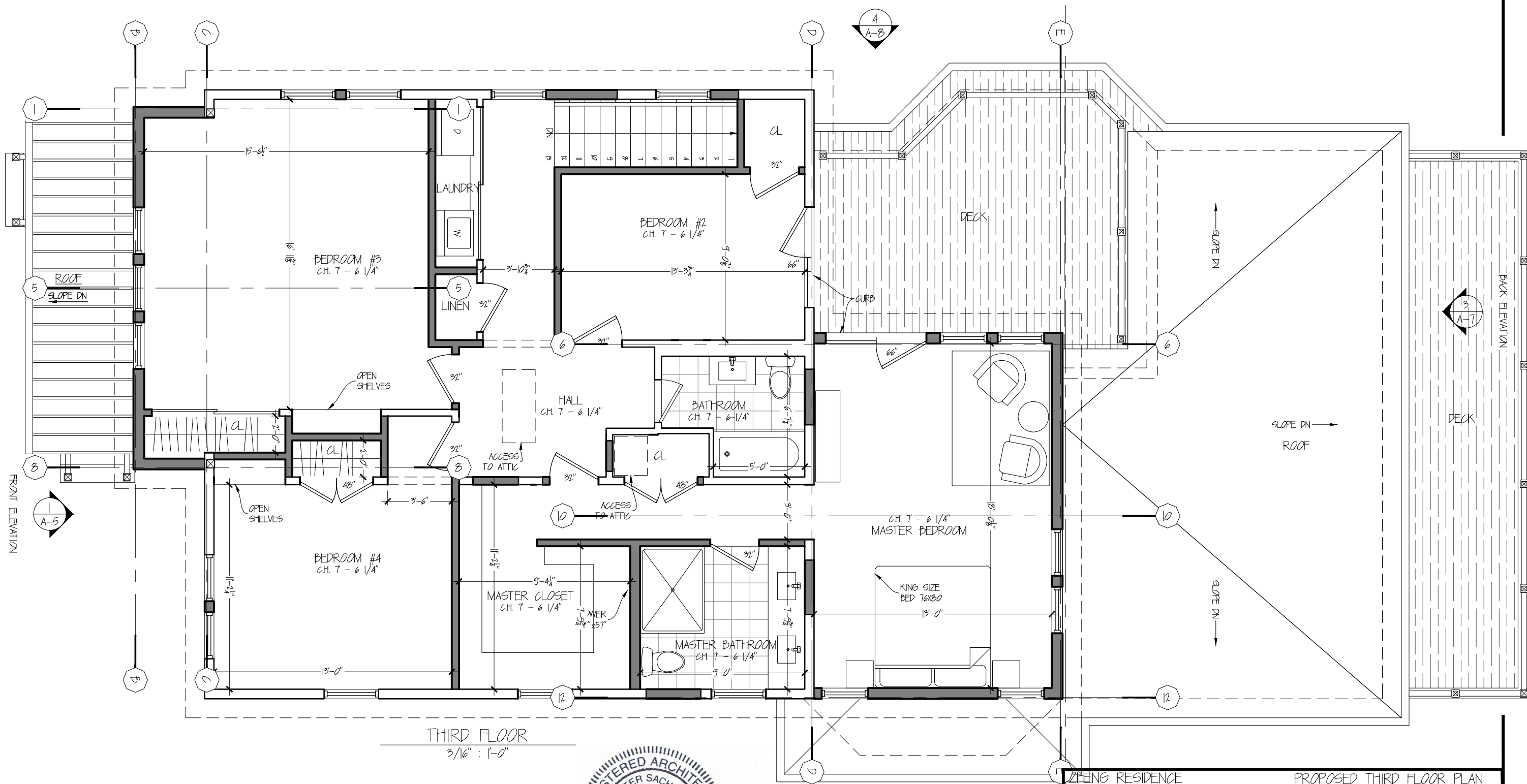
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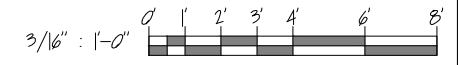
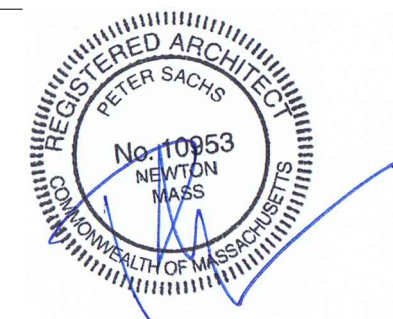
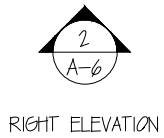
A-2

PROGRESS SET



THIRD FLOOR
3/16" : 1'-0"

LEGEND	
EXISTING WALL TO REMAIN	
PROPOSED WALL	



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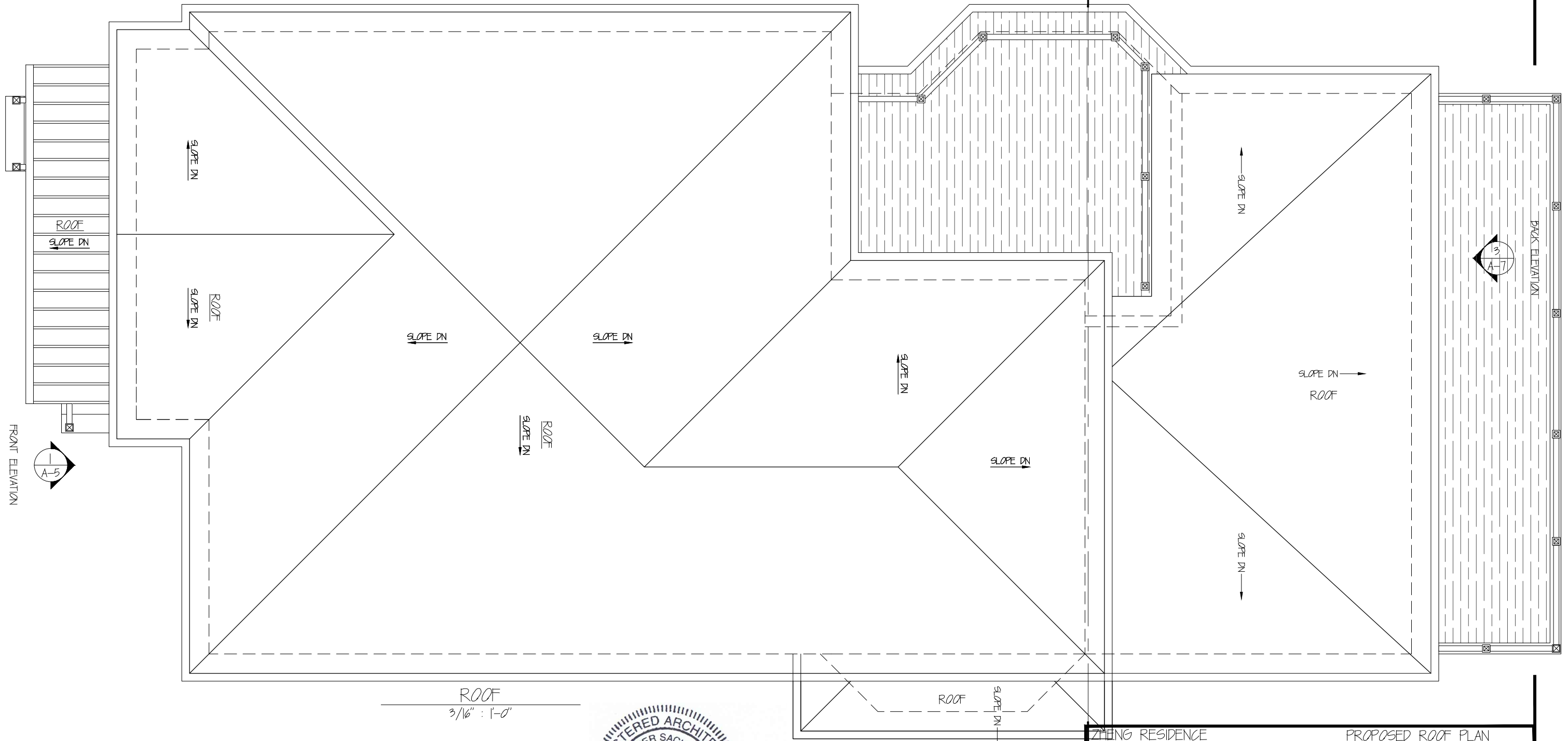
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PROGRESS SET



LEFT ELEVATION



5/18/2017

FRONT ELEVATION



BACK ELEVATION

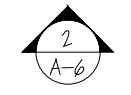


ROOF
3/16" : 1'-0"

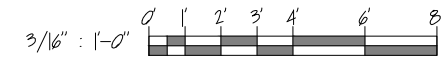
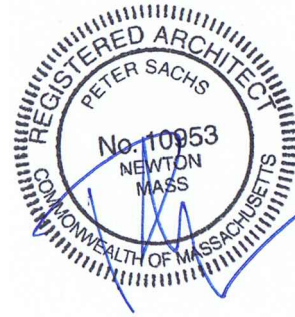
ROOF

ZHENG RESIDENCE PROPOSED ROOF PLAN
170-172 SUMNER ST., NEWTON, MA SCALE 3/16" : 1'-0"

LEGEND	
EXISTING WALL TO REMAIN	
PROPOSED WALL	

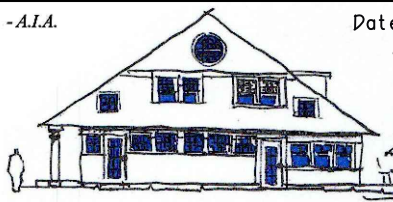


RIGHT ELEVATION



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A-4

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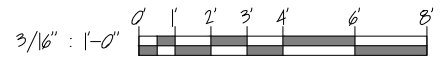
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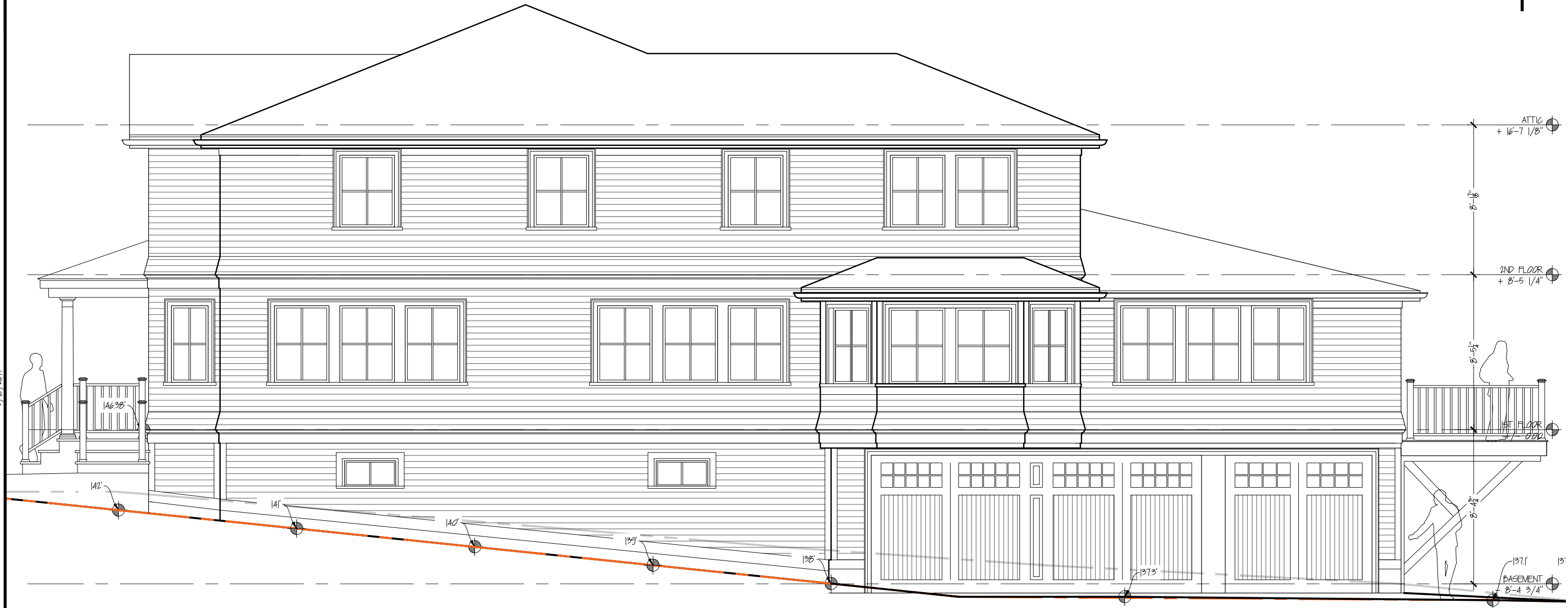
FRONT ELEVATION
3/16" : 1'-0"



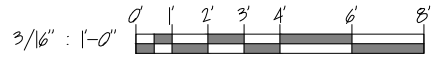
ZHENG RESIDENCE		PROPOSED FRONT ELEVATION	
170-172 SUMNER ST., NEWTON, MA SCALE		3/16" : 1'-0"	
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RIGHT ELEVATION
3/16" : 1'-0"



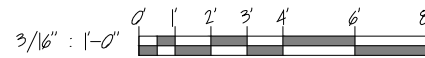
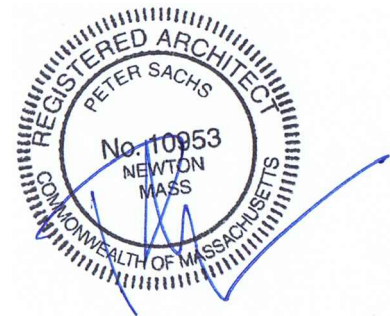
ZHENG RESIDENCE		PROPOSED RIGHT ELEVATION	
170-172 SUMNER ST., NEWTON, MA SCALE		3/16" : 1'-0"	
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			A-6

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BACK ELEVATION
3/16" : 1'-0"



ZHENG RESIDENCE		PROPOSED BACK ELEVATION	
170-172 SUMMER ST., NEWTON, MA		SCALE 3/16" : 1'-0"	
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ATTIC
+ 16'-7 1/8"

2ND FLOOR
+ 8'-5 1/4"

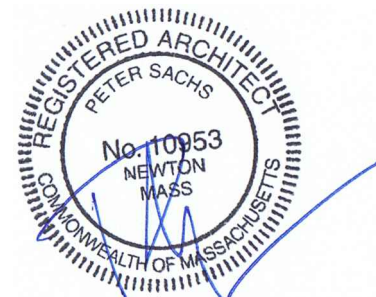
1ST FLOOR
+ 0'-0"

BASEMENT

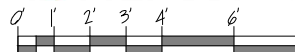


LEFT ELEVATION

3/16" : 1'-0"



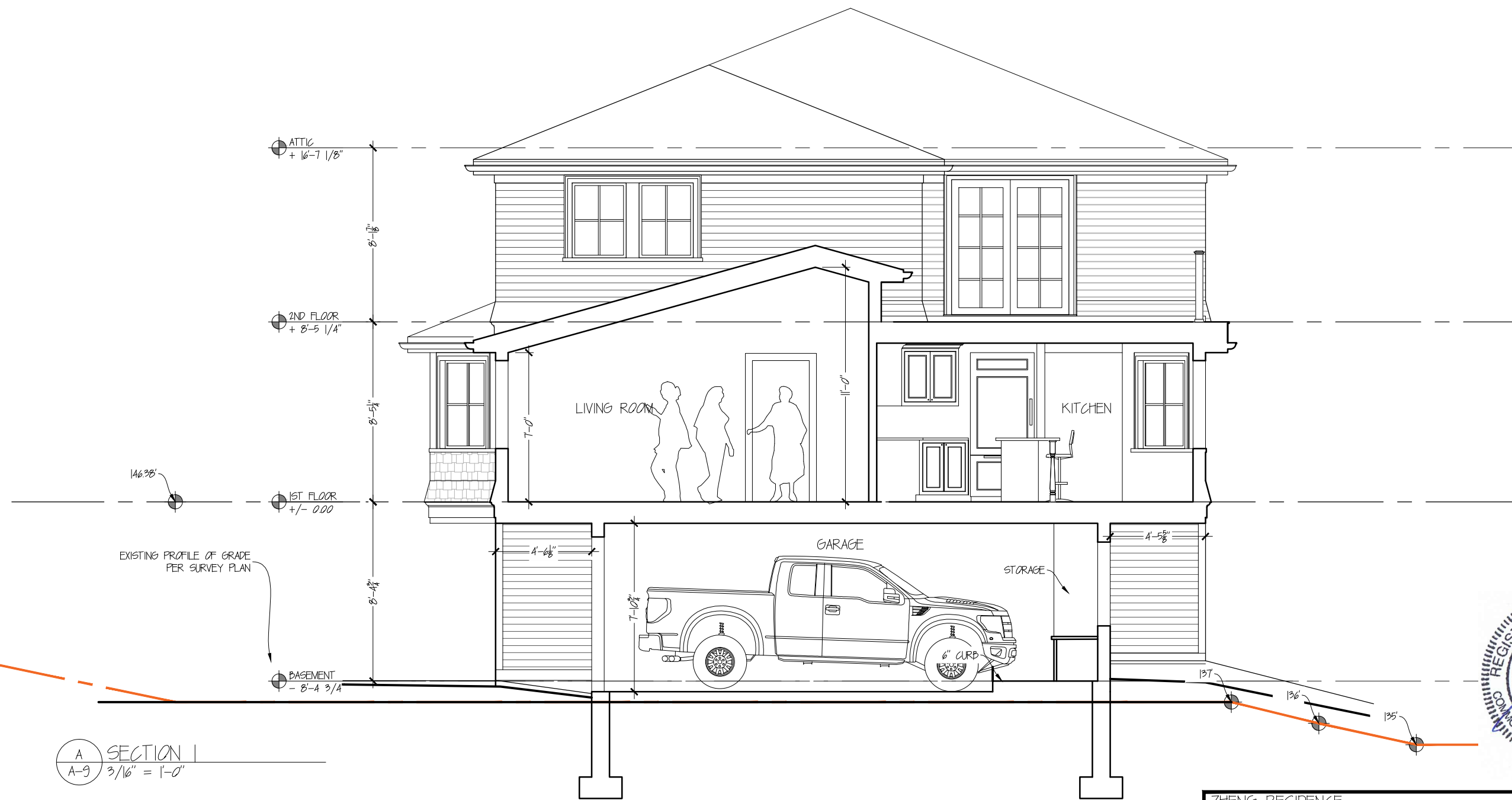
3/16" : 1'-0"



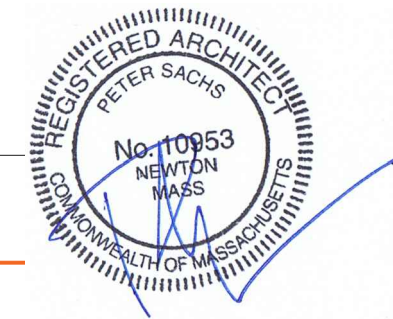
ZHENG RESIDENCE		PROPOSED LEFT ELEVATION
170-172 SUMNER ST., NEWTON, MA SCALE		3/16" : 1'-0"
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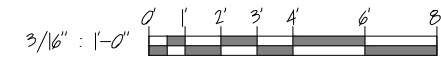
170-172 Summer St - | - Arch(Pt).dwg



A SECTION I
A-9 3/16" = 1'-0"



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A-9

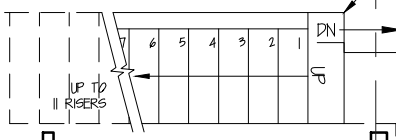
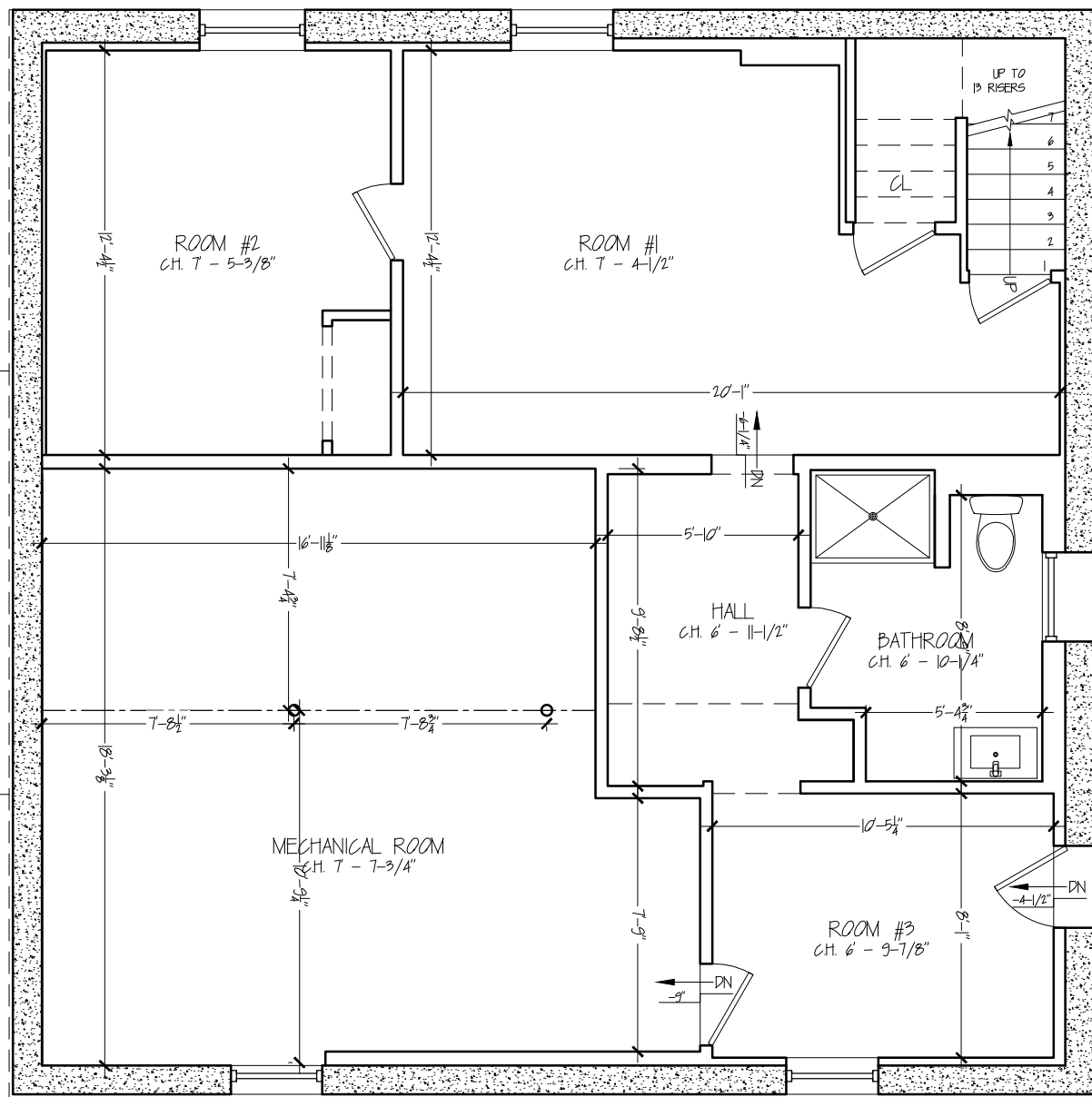
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170-172 Summer St - 5 - Arch(Ex).dwg

LEFT ELEVATION



CONCRETE FOUNDATION



BACK ELEVATION



FRONT ELEVATION



1ST FLOOR
3/16" : 1'-0"



RIGHT ELEVATION



3/16" : 1'-0" 0 1 2 3 4 5 6 8'

ZHENG RESIDENCE
170-172 SUMMER ST., NEWTON, MA SCALE 3/16" : 1'-0"

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10/11/2016
05/18/2017

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EX-1

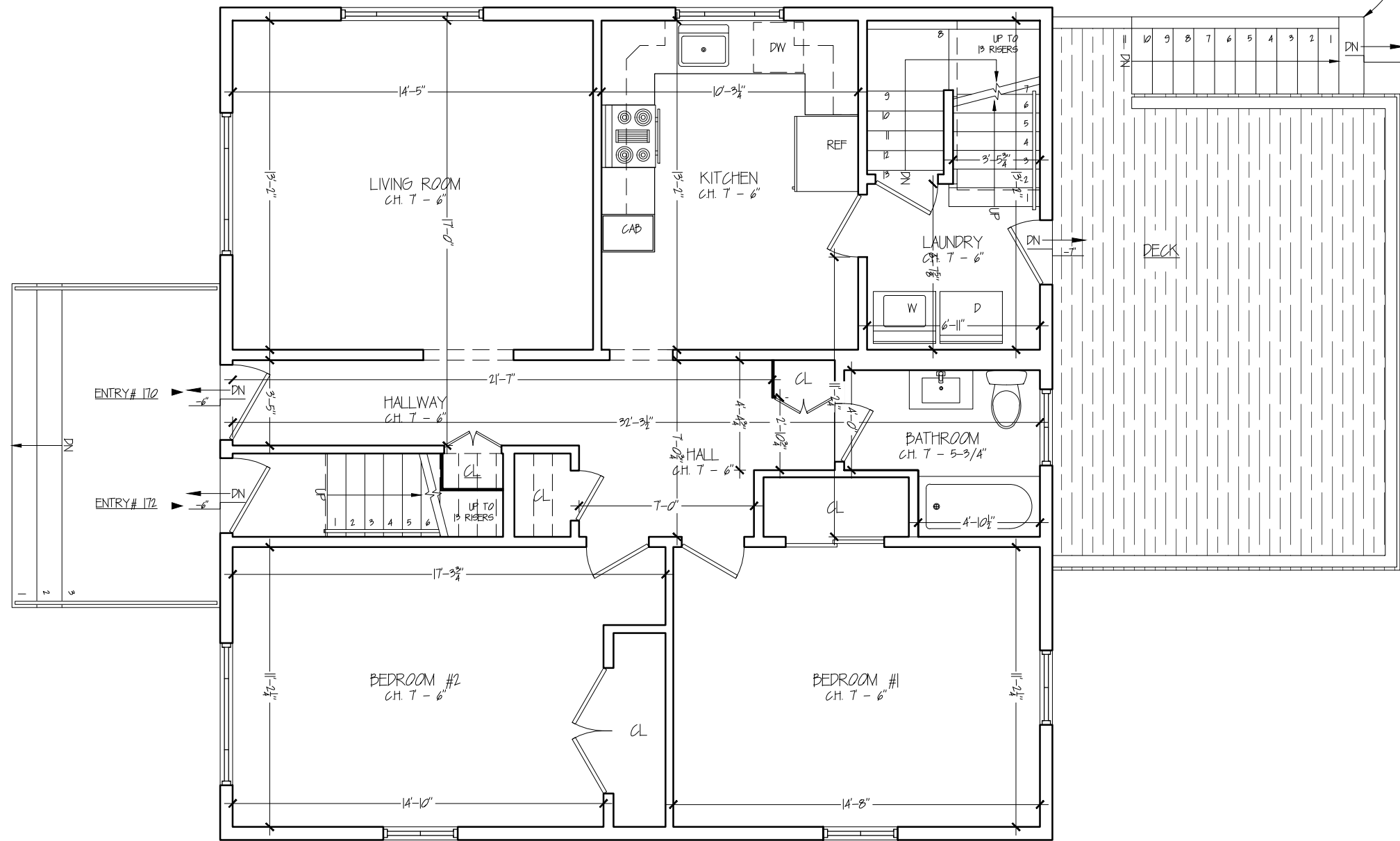
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LEFT ELEVATION



CONCRETE FOUNDATION



BACK ELEVATION



FRONT ELEVATION

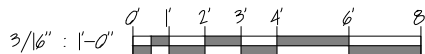
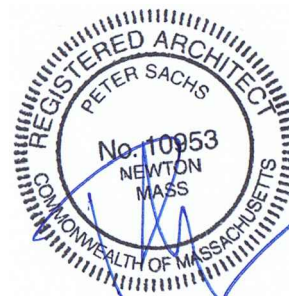


SECOND FLOOR

3/16" = 1'-0"



RIGHT ELEVATION

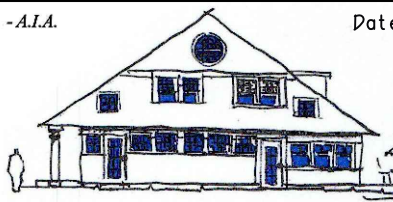


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EXISTING SECOND FLOOR PLAN

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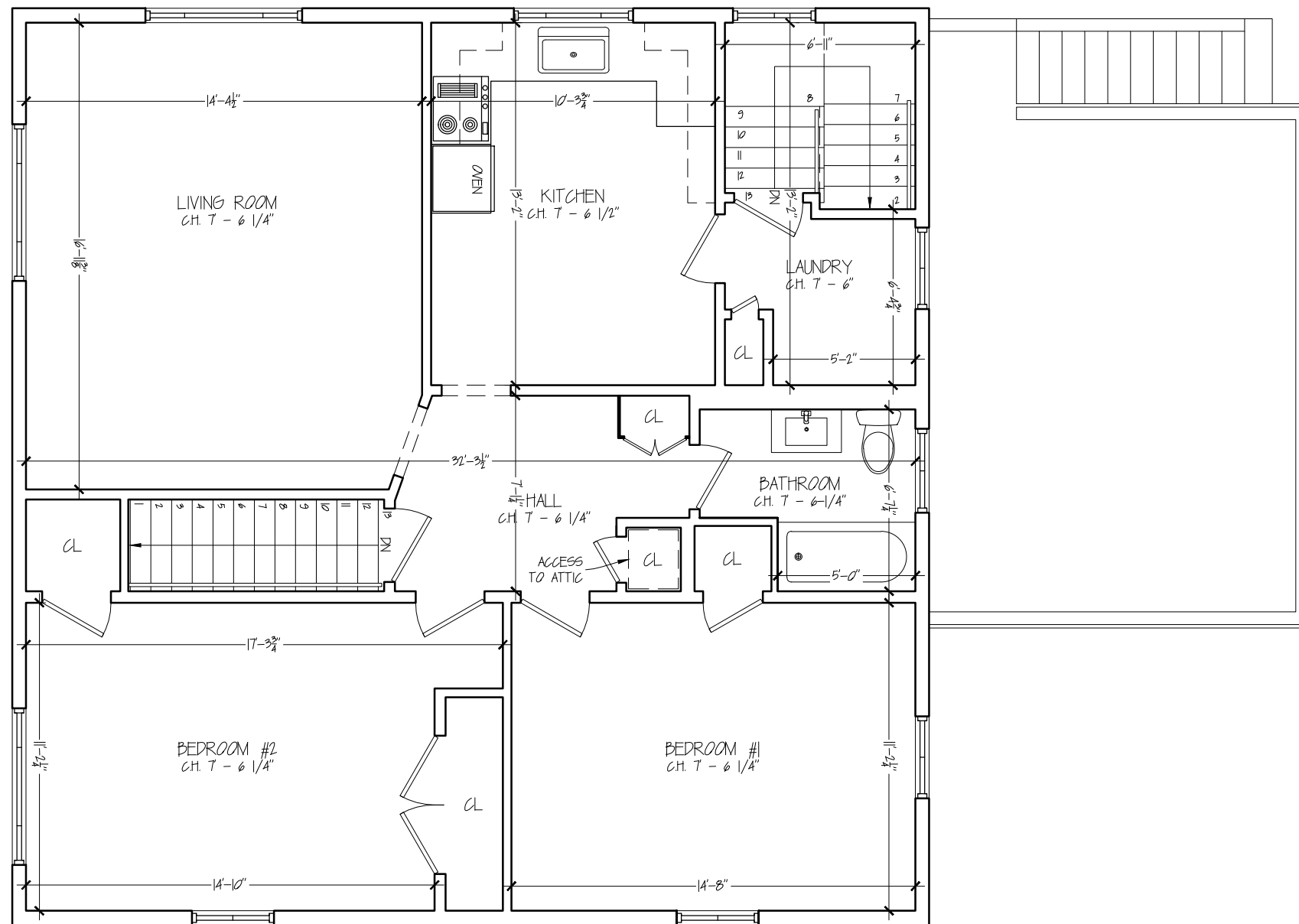
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EX-2

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LEFT ELEVATION



BACK ELEVATION



FRONT ELEVATION

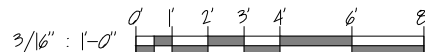
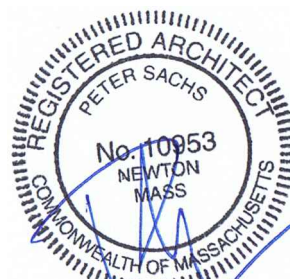


THIRD FLOOR

3/16" : 1'-0"



RIGHT ELEVATION

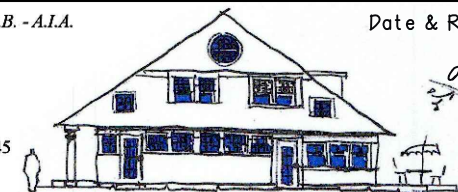


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EXISTING THIRD FLOOR PLAN

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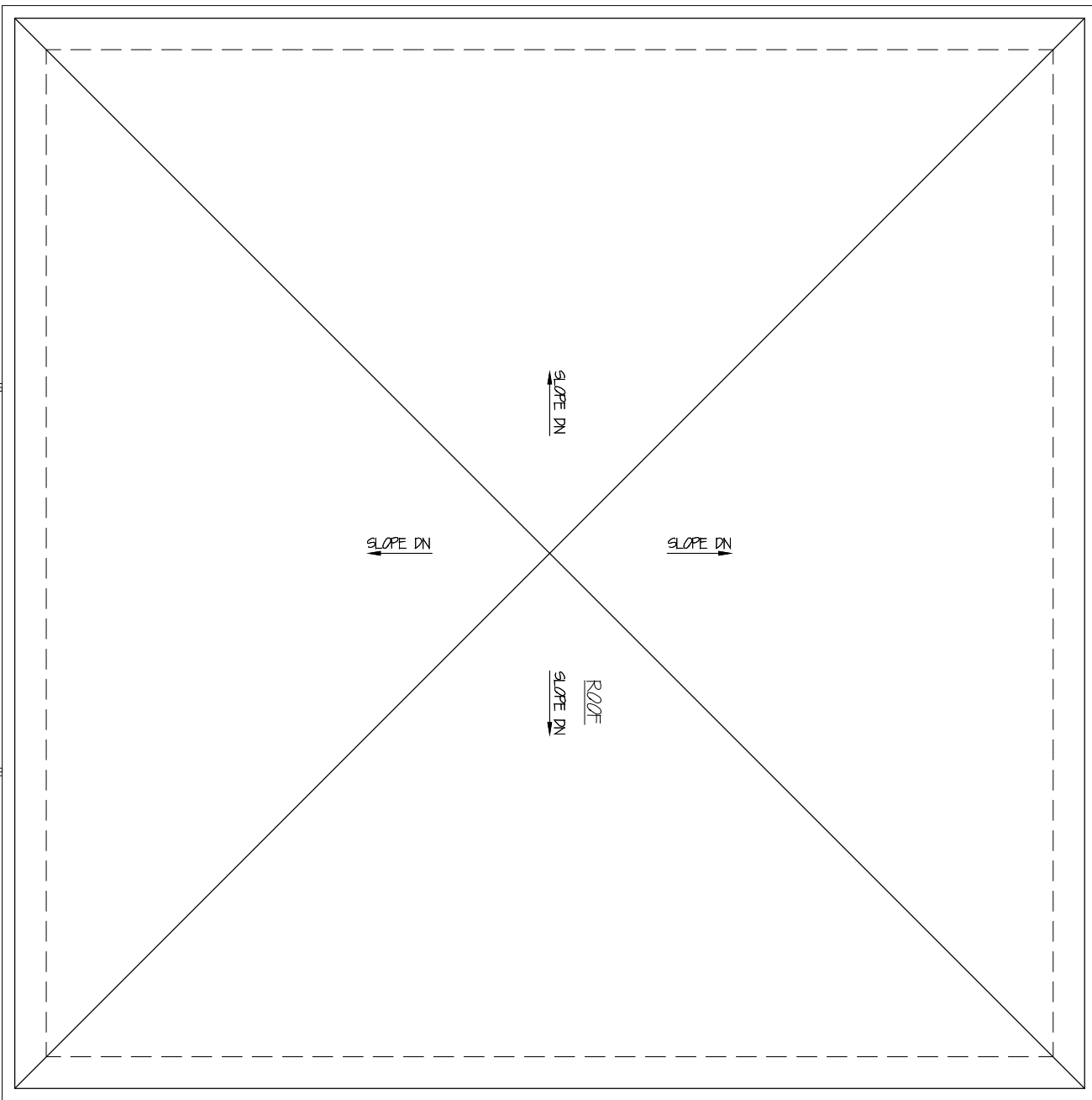
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EX-3

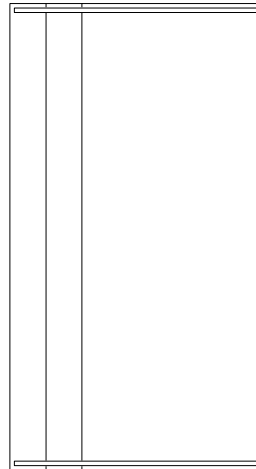
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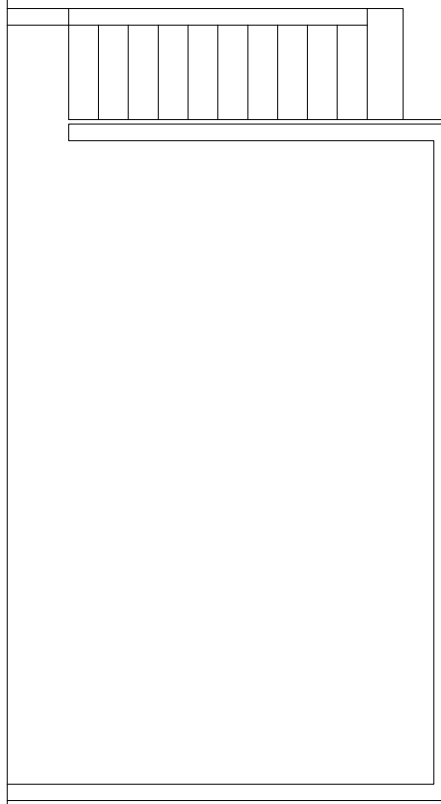
LEFT ELEVATION



FRONT ELEVATION



BACK ELEVATION



ROOF

3/16" : 1'-0"



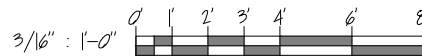
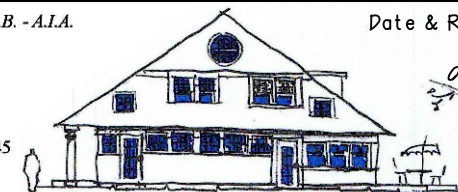
RIGHT ELEVATION



ZHENG RESIDENCE 170-172 SUMNER ST., NEWTON, MA SCALE 3/16" : 1'-0"

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Date & Revision 10/11/2016 05/18/2017



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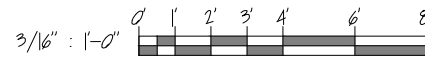
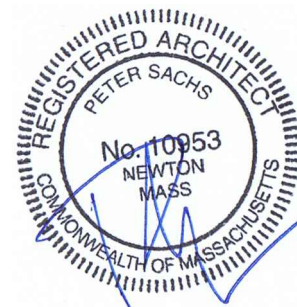
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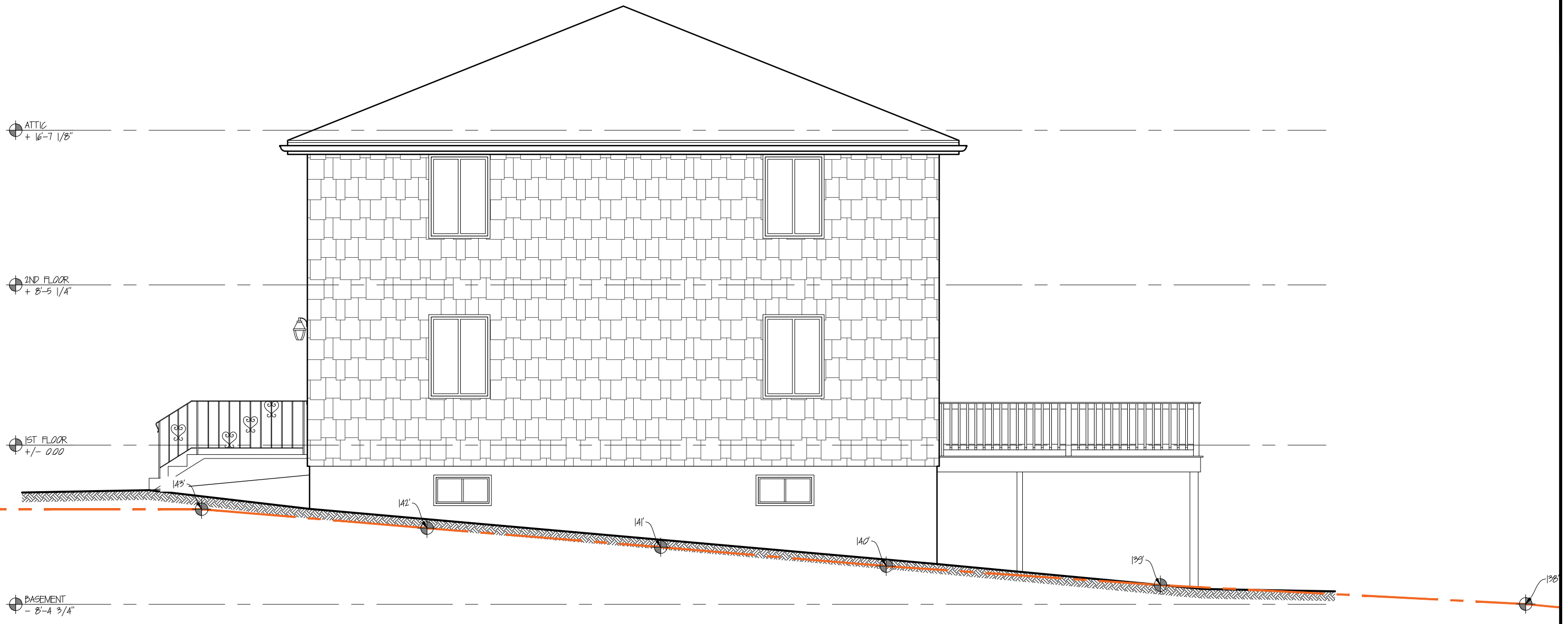
FRONT ELEVATION
3/16" : 1'-0"



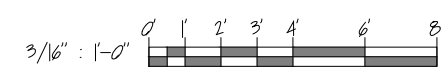
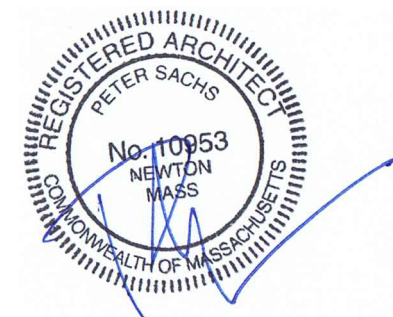
ZHENG RESIDENCE		EXISTING FRONT ELEVATION	
170-172 SUMMER ST., NEWTON, MA SCALE		3/16" : 1'-0"	
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			EX-5

5/18/2017

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RIGHT ELEVATION
3/16" : 1'-0"



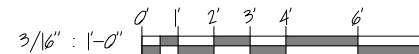
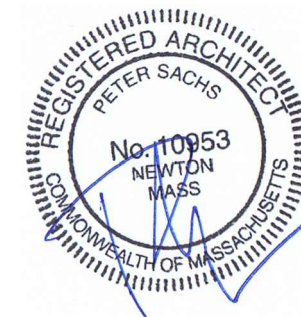
ZHENG RESIDENCE		EXISTING RIGHT ELEVATION	
170-172 SUMNER ST., NEWTON, MA SCALE		3/16" : 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 10/11/2016 05/18/2017	
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com			
			EX-6

5/18/2017

170-172 Summer St - 5 - Arch(Ex).dwg



BACK ELEVATION
3/16" : 1'-0"



ZHENG RESIDENCE		EXISTING BACK ELEVATION	
170-172 SUMMER ST., 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 10/11/2016 05/18/2017	
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com			
			EX-7

5/18/2017

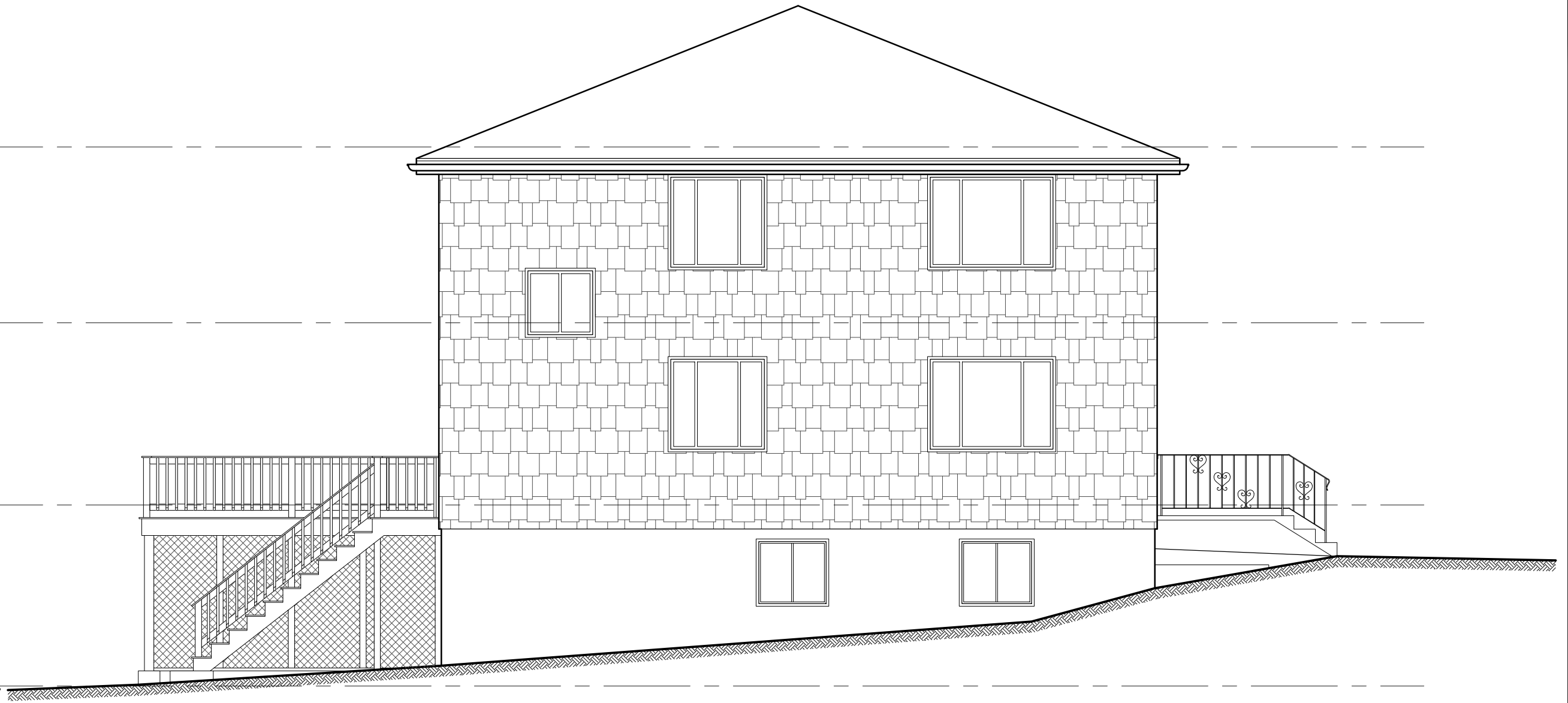
170-172 Summer St - 5 - Arch(Ex).dwg

ATTIC
+ 16'-7 1/8"

2ND FLOOR
+ 8'-5 1/4"

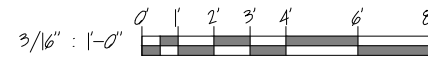
1ST FLOOR
+/- 0.00

BASEMENT
- 8'-4 3/4"



LEFT ELEVATION

3/16" : 1'-0"

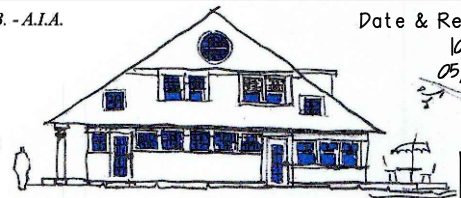


ZHENG RESIDENCE
170-172 SUMNER ST., NEWTON, MA SCALE 3/16" : 1'-0"

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20 Hunter St.
Newton, MA 02465

Date & Revision
10/11/2016
05/18/2017

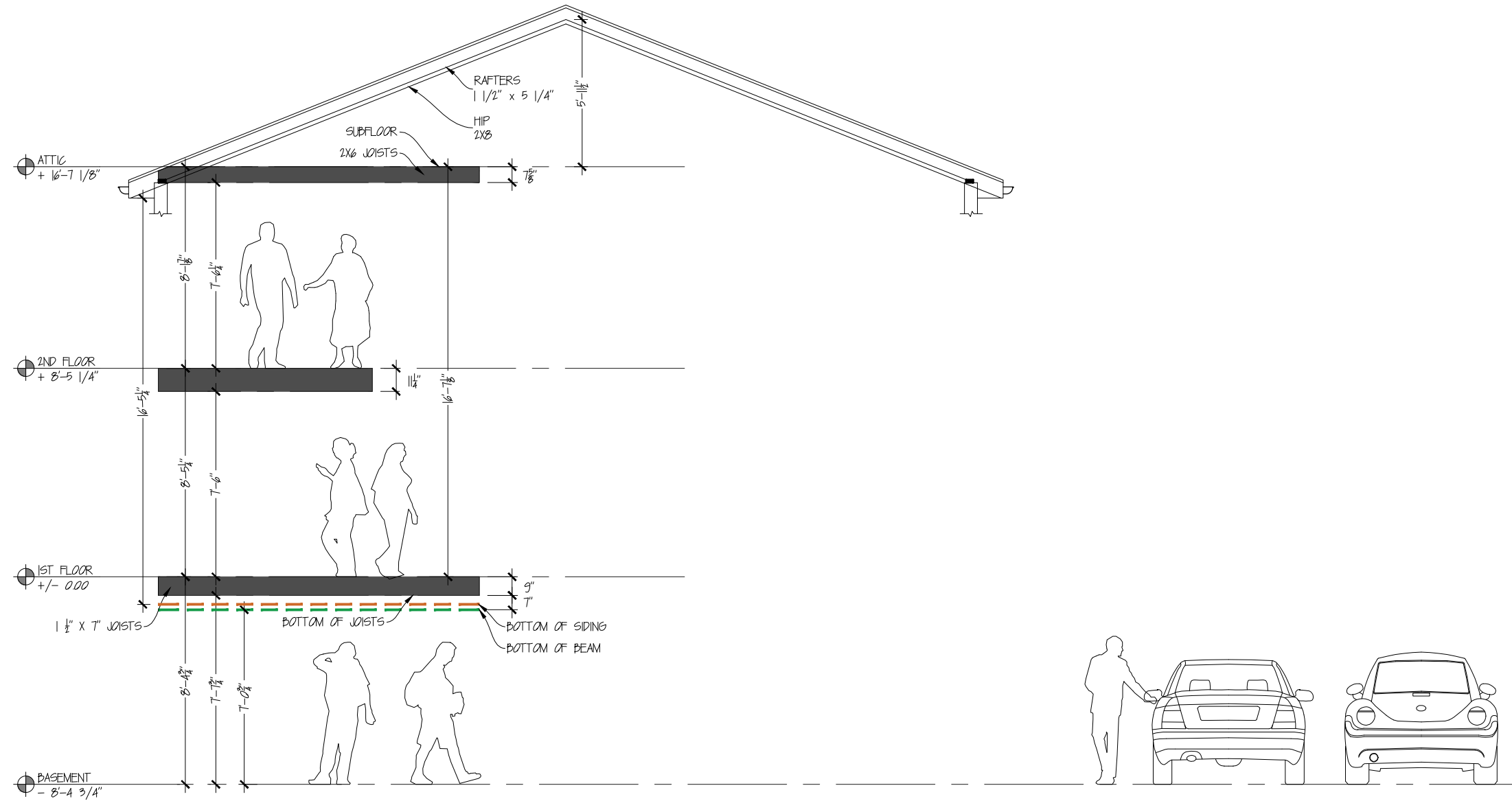
Tel.: 617-527-5777 or Cell 617-312-5045
E-Mail: petersachs@gmail.com
www.petersachsarchitect.com



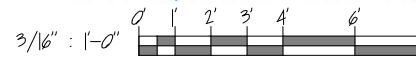
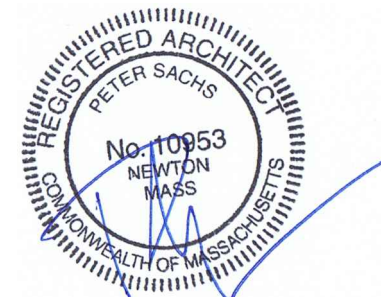
EX-8

5/18/2017

170-172 Summer St - 5 - Arch(Ex).dwg



A DIAGRAMMATIC SECTION
 EX-9 3/16" = 1'-0"



ZHENG RESIDENCE		DIAGRAMMATIC SECTION	
170-172 SUMNER ST., NEWTON, MA		SCALE 3/16" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		10/11/2016	
Newton, MA 02465		05/18/2017	
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EX-9



FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

5/18/2017

170-172 Sumner St - 5 - Arch(Ex).dwg

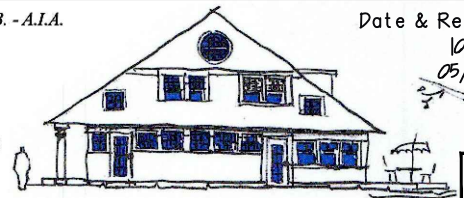
ZHENG RESIDENCE
170-172 SUMNER ST., NEWTON, MA

EXISTING CONDITION PICTURES

Peter Sachs Architect N.C.A.R.B. - A.I.A.
20 Hunter St.
Newton, MA 02465

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10/11/2016
05/18/2017

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EX-10