

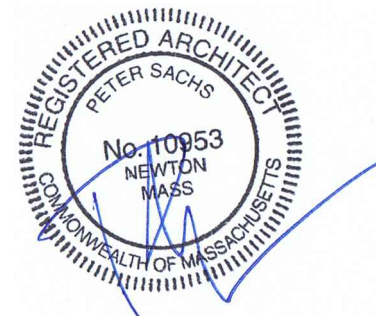
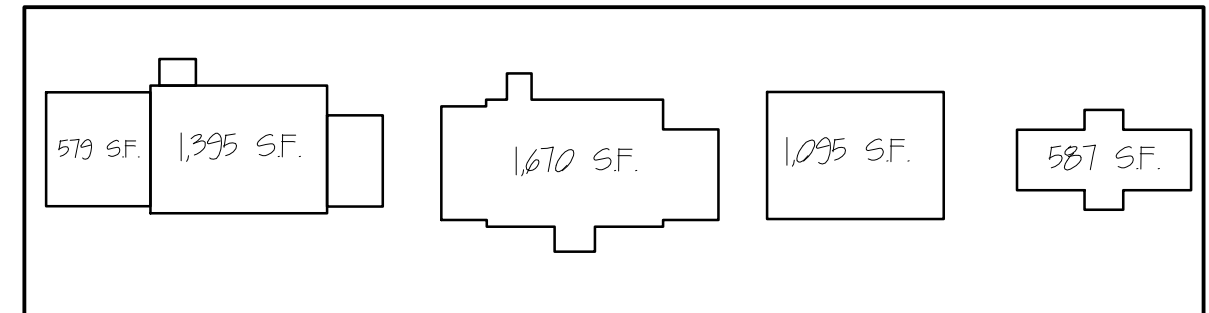
CHASE/VAUGH RESIDENCE

58 ROCHESTER RD.
NEWTON, MA

DRAWING LIST	
SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
EX-0	TITLE SHEET
EX-1	EXISTING BASEMENT FLOOR PLAN
EX-2	EXISTING FIRST FLOOR PLAN
EX-3	EXISTING SECOND FLOOR PLAN
EX-4	EXISTING ATTIC FLOOR PLAN
EX-5	EXISTING ROOF PLAN
EX-6	EXISTING FRONT ELEVATION
EX-7	EXISTING RIGHT ELEVATION
EX-8	EXISTING BACK ELEVATION
EX-9	EXISTING LEFT ELEVATION
EX-10	EXISTING SECTION
SEPTEMBER 14, 2016	

EXISTING CONDITIONS

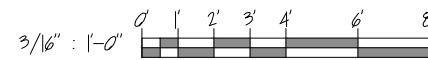
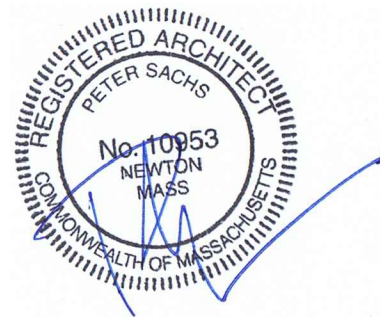
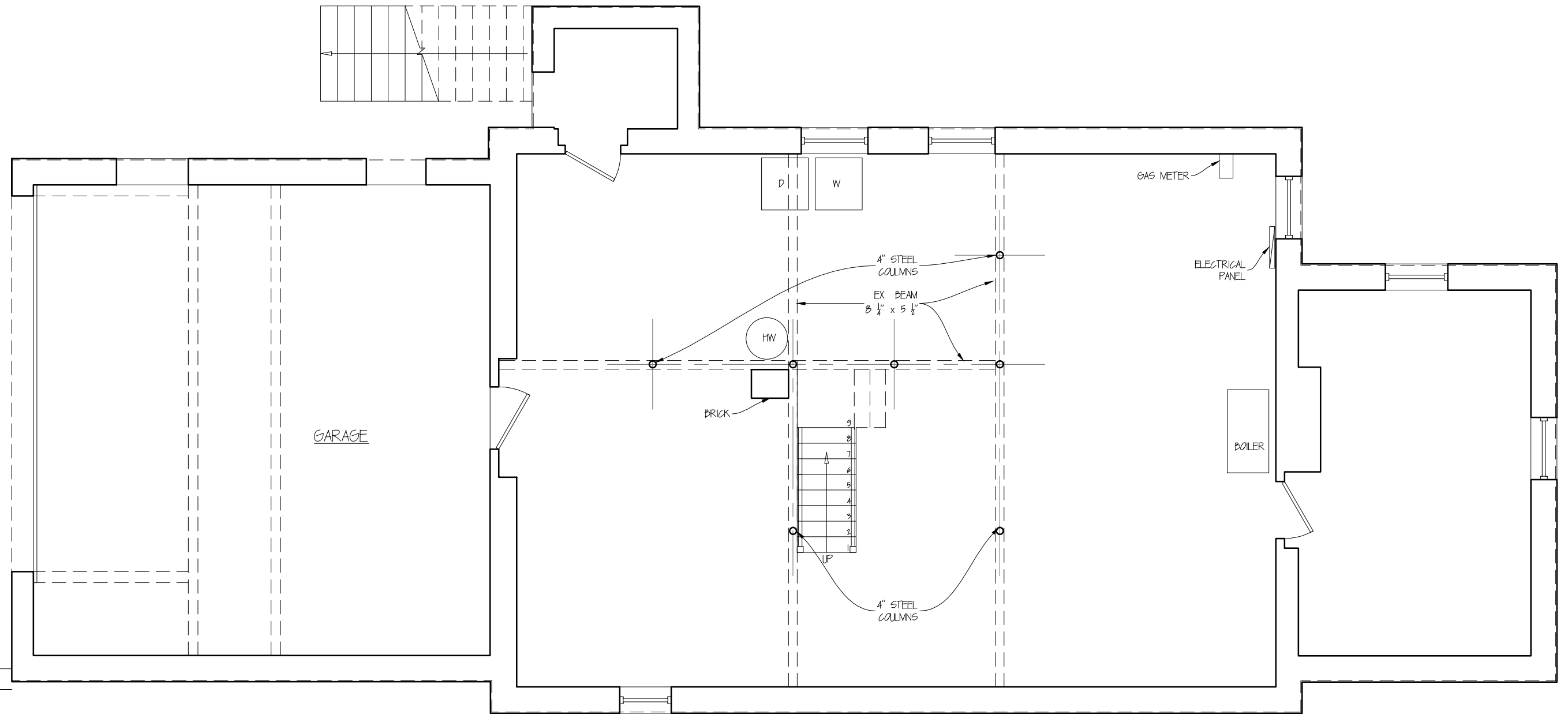
F.A.R. CALCULATION (FLOOR AREA RATIO)	
LOT:	16,518 S.F.
ZONE:	SR3 OLD
ALLOWABLE FAR:	0.38
MAXIMUM ALLOWABLE SF.	6,277 S.F.
EXISTING FAR:	0.32
EXISTING SF.:	5,326 S.F.
PROPOSED FAR:	0.00
TOTAL PROPOSED SF.:	0 S.F.
TOTAL PROPOSED	
FIRST FLOOR	1,395 S.F.
ATTACHED GARAGE	579 S.F.
SECOND FLOOR	1,670 S.F.
THIRD FLOOR	1,095 S.F.
ATTIC FLOOR < 5' AFF.	587 S.F.
TOTALS (FAR ONLY)	5326 S.F.



CHASE/VAUGH RESIDENCE		TITLE SHEET	
58 ROCHESTER RD., NEWTON, MA		SCALE	NT.S.
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 11/16/15 01/01/2018 05/21/2018	
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com			
			EX-1

5/2/2018

58 Rochester Rd - 5 - Arch(Ex).dwg

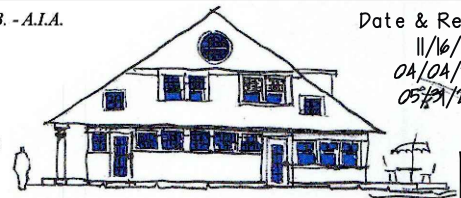


CHASE/VAUGH RESIDENCE EXISTING BASEMENT PLAN
 58 ROCHESTER RD., NEWTON, MA SCALE 3/16" : 1'-0"

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

Date & Revision
 11/16/15
 01/01/2018
 05/21/2018

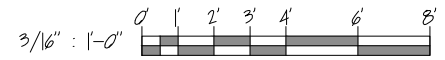
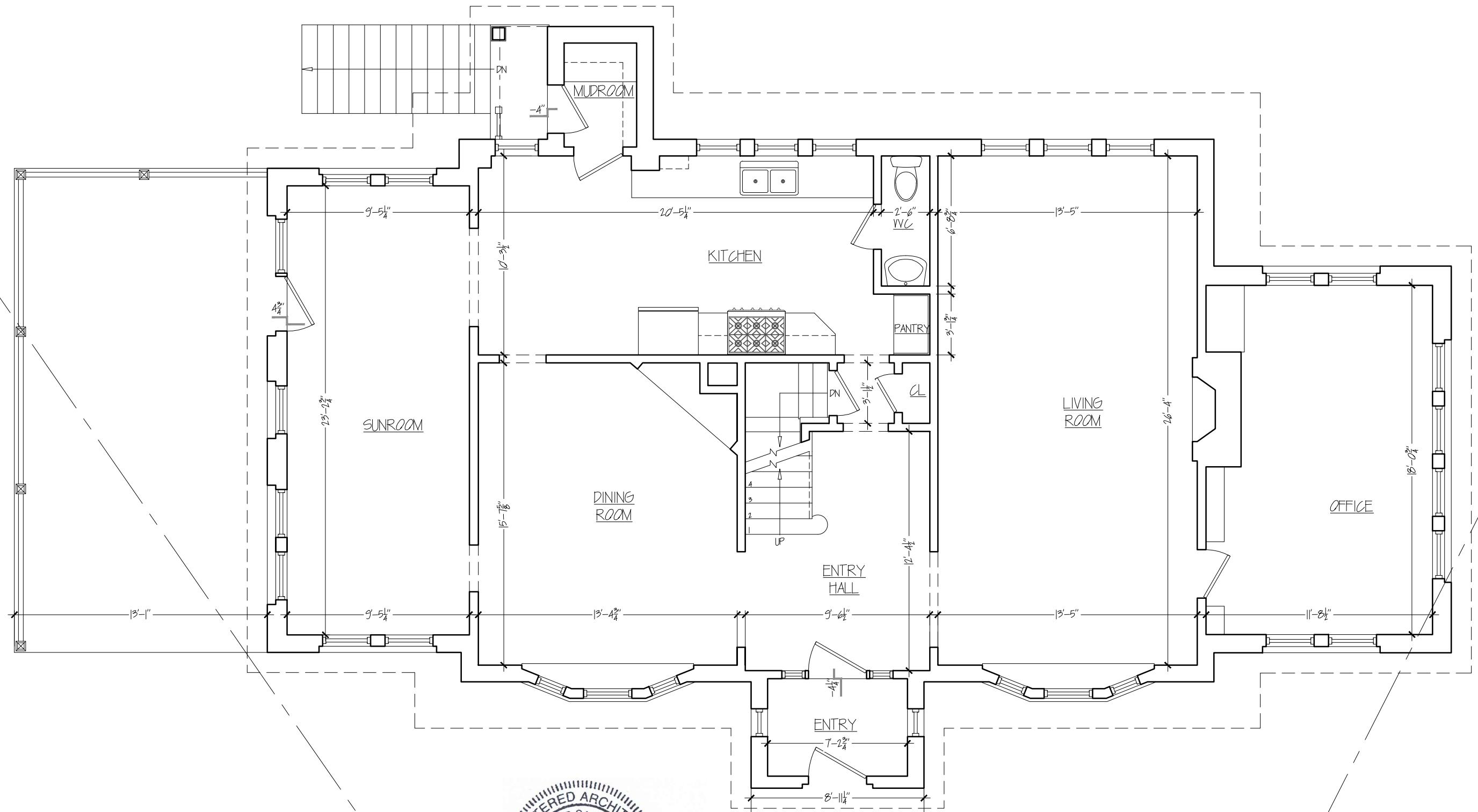
Tel.: 617-527-5777 or Cell 617-312-5045
 E-Mail: petersachs@gmail.com
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EX-1

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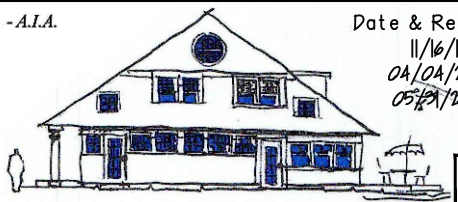
58 Rochester Rd - 5 - Arch(Ex).dwg



CHASE/VAUGH RESIDENCE EXISTING FIRST FLOOR PLAN
 58 ROCHESTER 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
 11/16/15
 01/01/2018
 05/21/2018

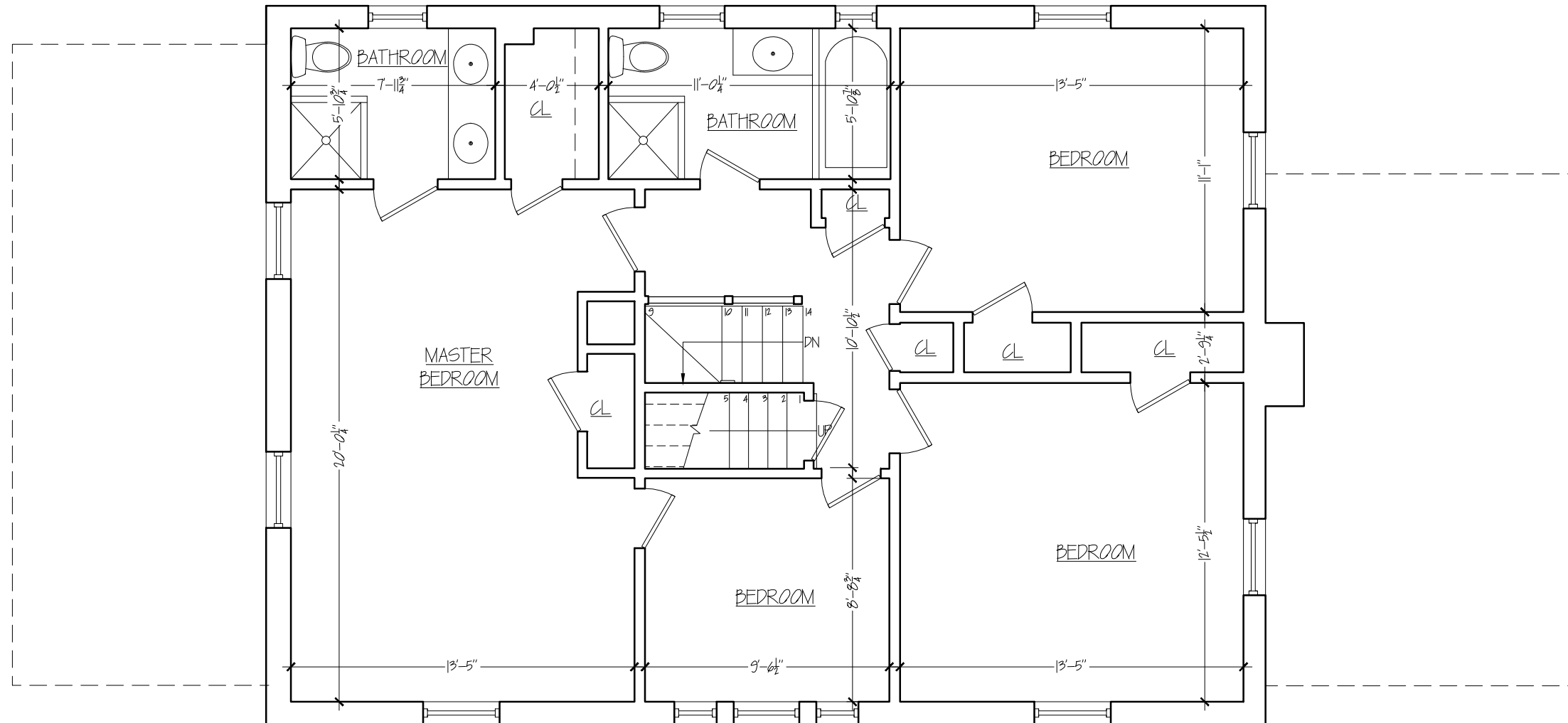


Tel.: 617-527-5777 or Cell 617-312-5045
 E-Mail: petersachs@gmail.com
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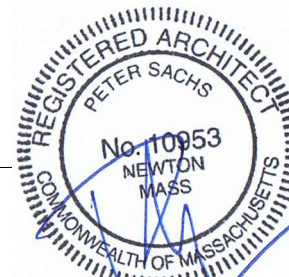
EX-2

5/2/2018

58 Rochester Rd - 5 - Arch(Ex).dwg



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

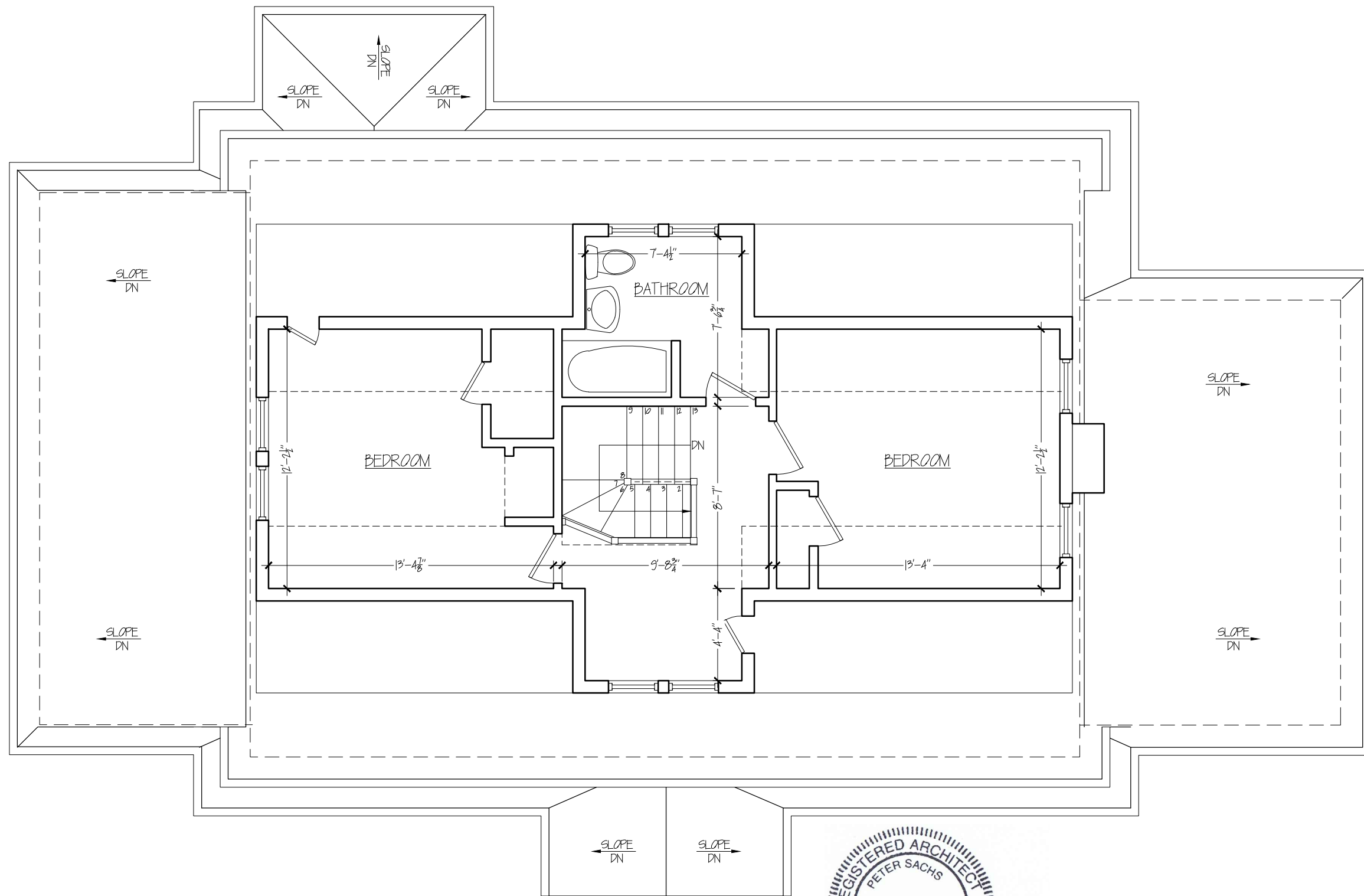


CHASE/VAUGH RESIDENCE		EXISTING SECOND FLOOR PLAN	
58 ROCHESTER RD., NEWTON, MA		SCALE 3/16" : 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		11/16/15	
Newton, MA 02465		01/01/2018	
		05/21/2018	
Tel.: 617-527-5777 or Cell 617-312-5045			
E-Mail: petersachs@gmail.com			
www.petersachsarchitect.com			

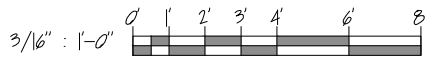
EX-3

5/2/2018

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ATTIC
3/16" : 1'-0"

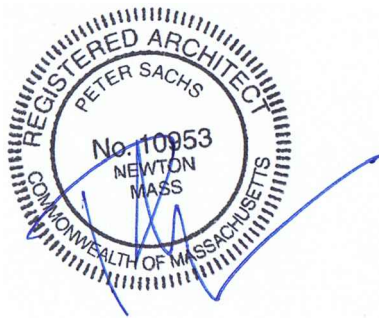
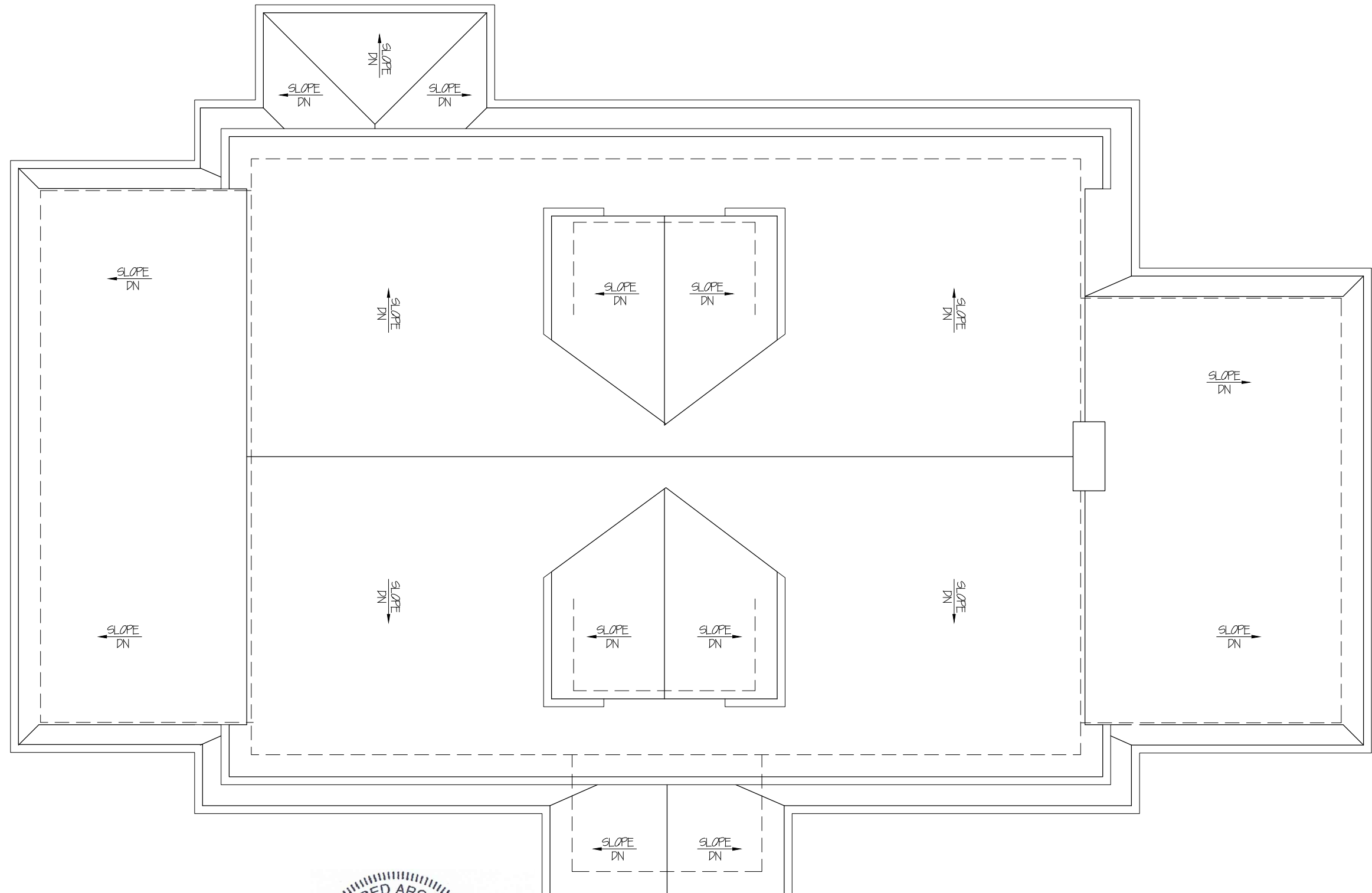


CHASE/VAUGH RESIDENCE		EXISTING ATTIC PLAN	
58 ROCHESTER RD., NEWTON, MA		SCALE	
		3/16" : 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		11/16/15	
Newton, MA 02465		01/01/2018	
		05/21/2018	
Tel.: 617-527-5777 or Cell 617-312-5045			
E-Mail: petersachs@gmail.com			
www.petersachsarchitect.com			

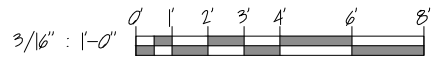
EX-4

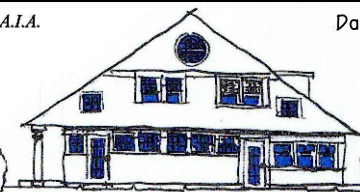
5/2/2018

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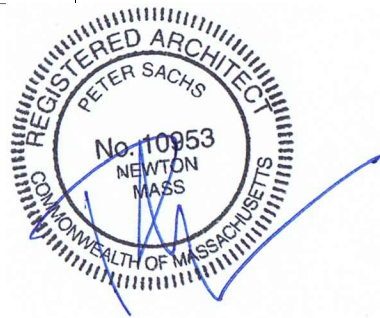
ROOF
3/16" : 1'-0"



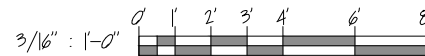
CHASE/VAUGH RESIDENCE		EXISTING ROOF PLAN	
58 ROCHESTER RD., NEWTON, MA		SCALE 3/16" : 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 11/16/15 01/01/2018 05/21/2018	
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com			
			EX-5

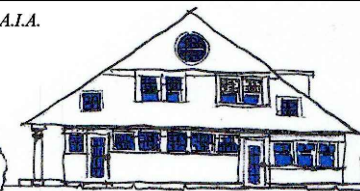
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58 Rochester Rd - 5 - Arch(Ex).dwg



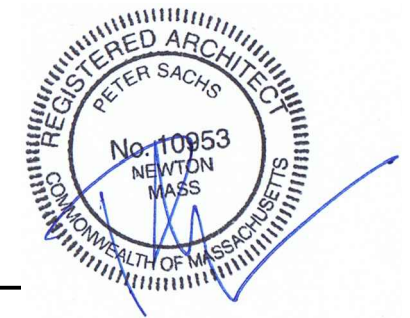
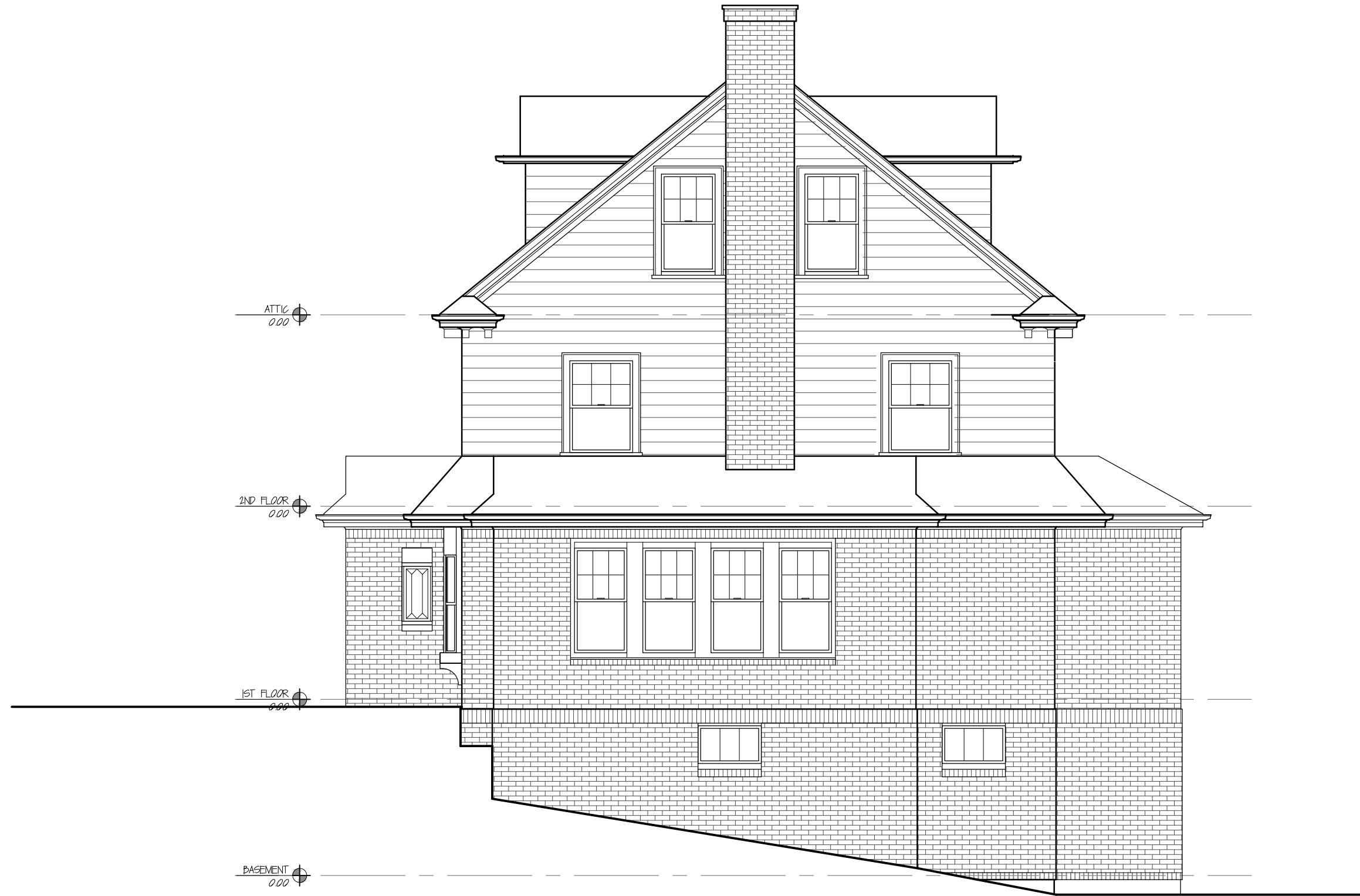
FRONT ELEVATION
3/16" : 1'-0"



CHASE/VAUGH RESIDENCE		PROPOSED FRONT ELEVATION	
58 ROCHESTER RD., NEWTON, MA		SCALE	3/16" : 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		11/16/15	
Newton, MA 02465		04/20/2018	
Tel.: 617-527-5777 or Cell 617-312-5045		05/31/2018	
E-Mail: petersachs@gmail.com			
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5/2/2018

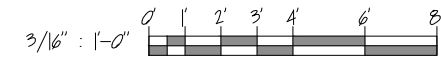
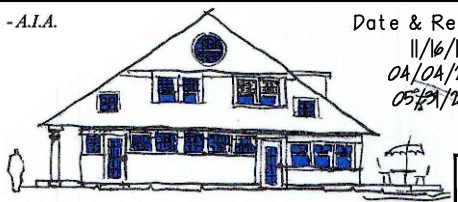
58 Rochester Rd - 5 - Arch(Ex).dwg



CHASE/VAUGH RESIDENCE EXISTING RIGHT ELEVATION
 58 ROCHESTER 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
 11/16/15
 01/01/2018
 05/21/2018



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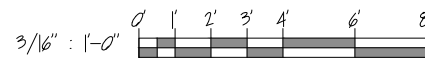
EX-7

5/2/2018

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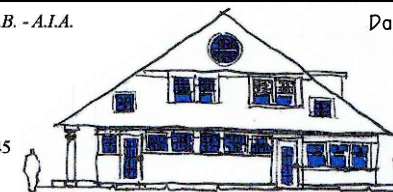
BACK ELEVATION
3/16" : 1'-0"



CHASE/VAUGH RESIDENCE EXISTING BACK ELEVATION
58 ROCHESTER 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
11/16/15
01/01/2018
05/21/2018

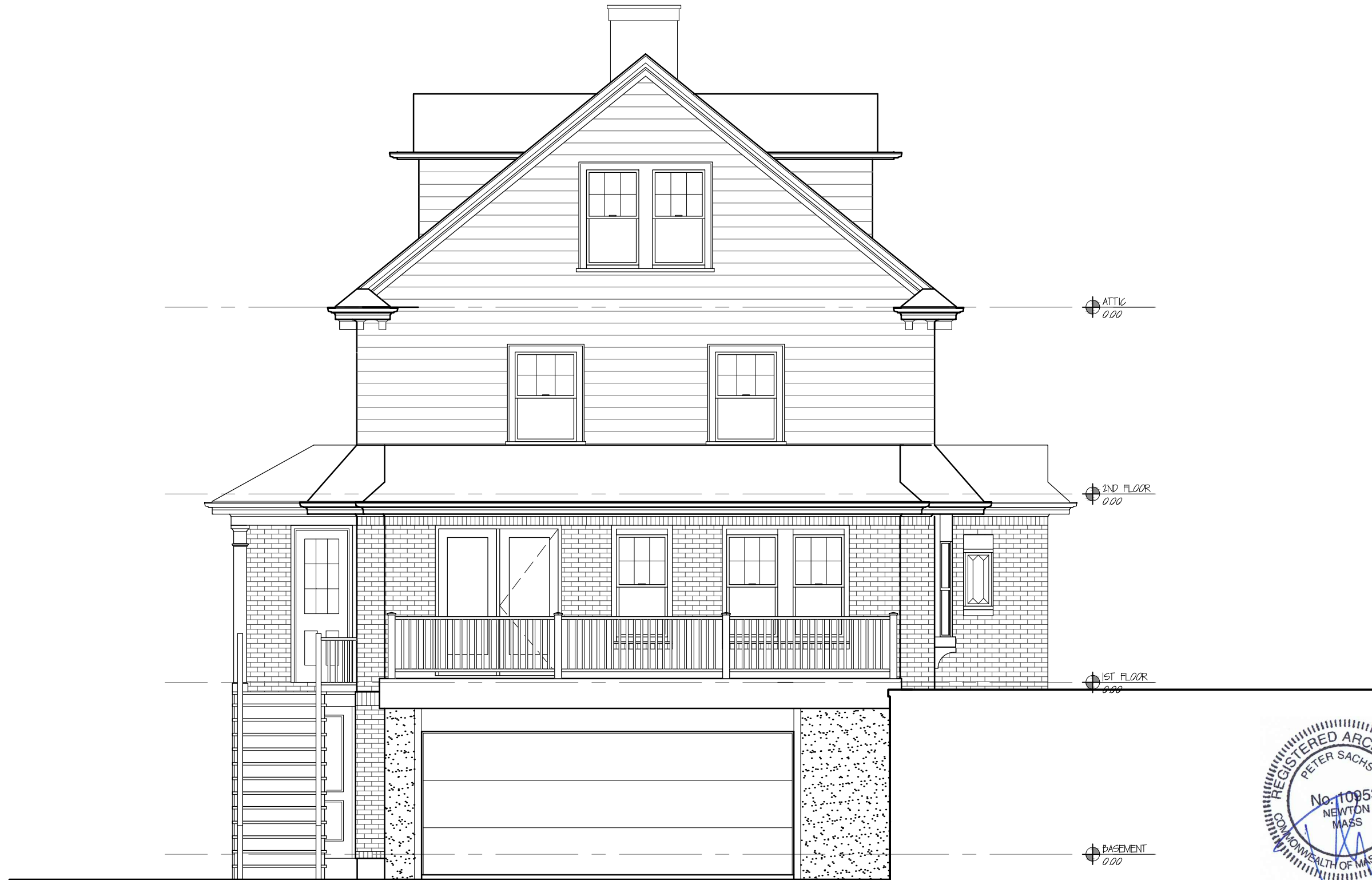


Tel.: 617-527-5777 or Cell 617-312-5045
E-Mail: petersachs@gmail.com
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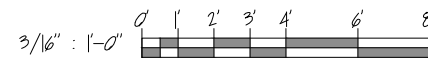
EX-8

5/2/2018

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

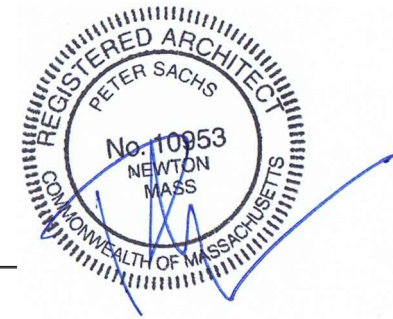
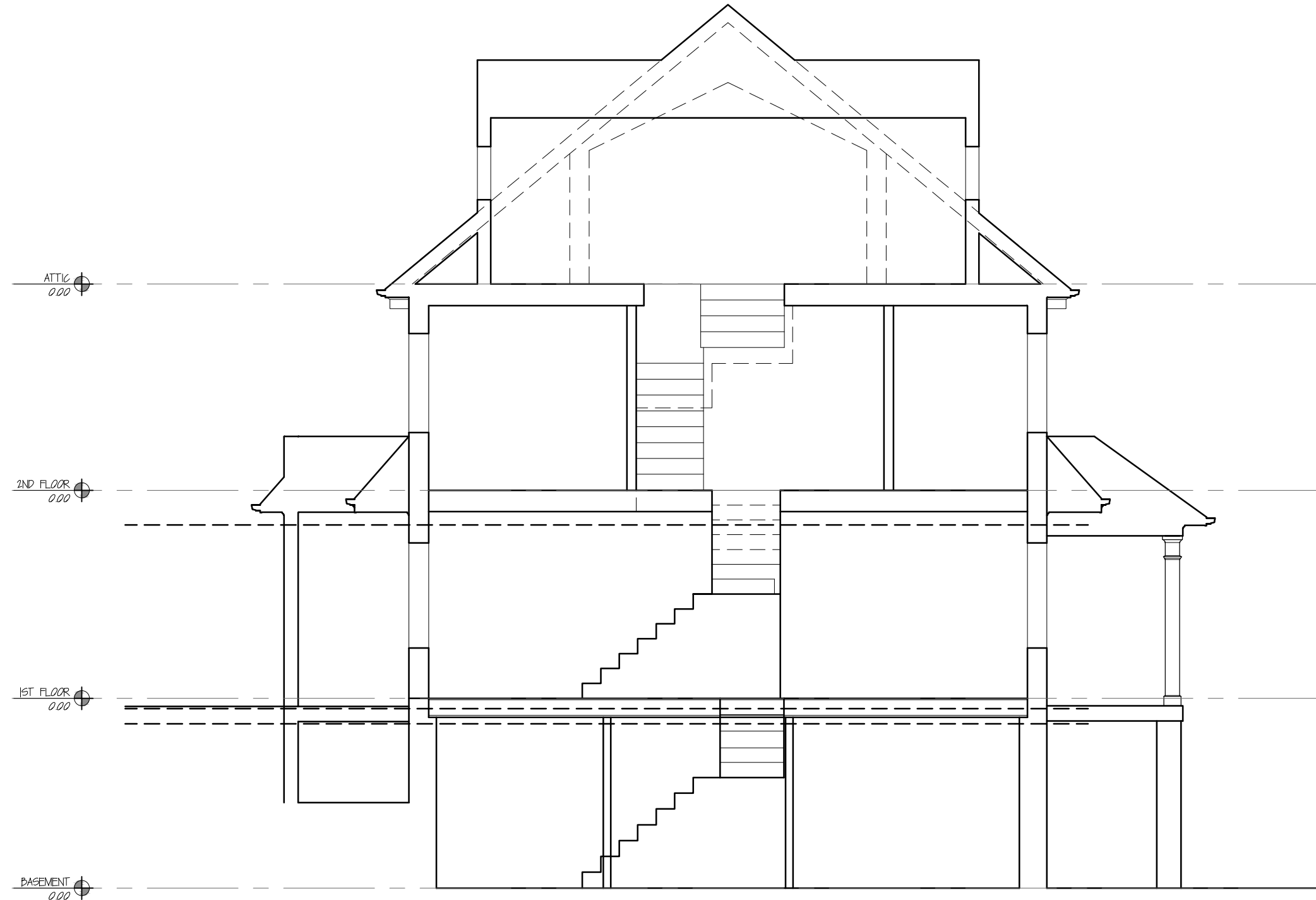


CHASE/VAUGH RESIDENCE		EXISTING LEFT ELEVATION	
58 ROCHESTER RD., NEWTON, MA		SCALE 3/16" : 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 11/16/15 01/01/2018 05/21/2018	
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com			

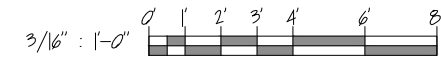
EX-9

5/2/2018

58 Rochester Rd - 5 - Arch(Ex).dwg



SECTION I
3/16" : 1'-0"



CHASE/VAUGH RESIDENCE		EXISTING SECTION	
58 ROCHESTER 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 11/16/15 04/20/18 05/31/2018	
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com			
			EX-10