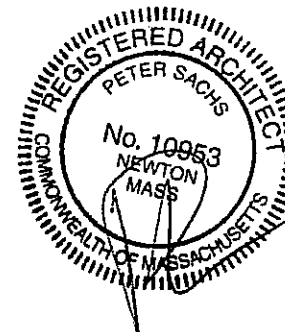



166 PARMENTER PROJECT

166 PARMENTER ROAD
NEWTON, MA

DRAWING LIST	
SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
A-1	TITLE SHEET
A-2	SITE PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	FRONT ELEVATION
A-6	FALMOUTH ST. SIDE ELEVATION
A-7	BACK ELEVATION
A-8	YARD SIDE ELEVATION
A-9	SECTION A-A
A-10	SECTION B-B
EXISTING CONDITIONS	
EX-1	BASEMENT PLAN
EX-2	FIRST FLOOR PLAN
EX-3	SECOND FLOOR PLAN
EX-4	ROOF PLAN
EX-5	FRONT ELEVATION
EX-6	FALMOUTH ST. SIDE ELEVATION
EX-7	BACK ELEVATION
EX-8	YARD SIDE ELEVATION

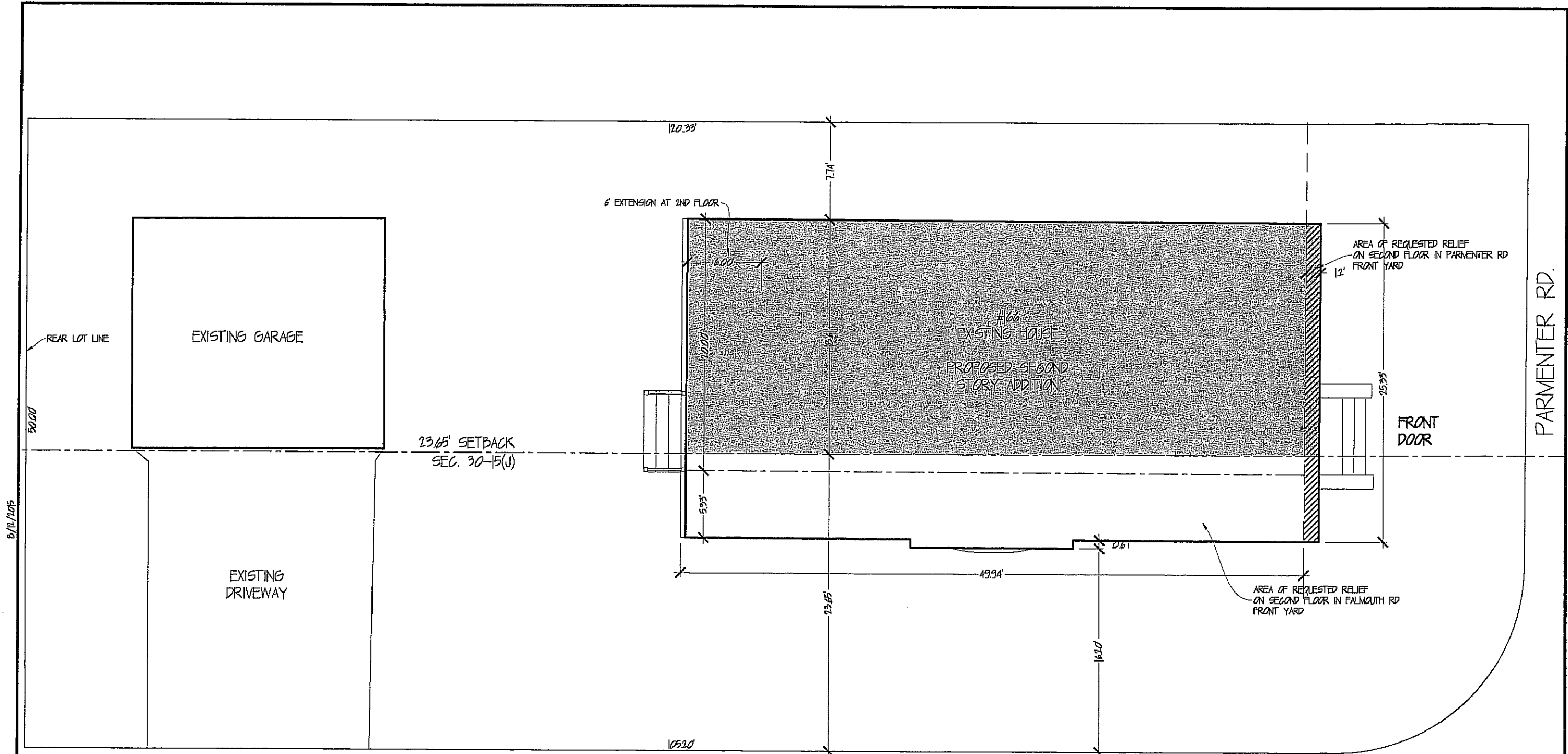
FAR CALCULATION (FLOOR AREA RATIO)	
LOT:	5960 SF.
ZONE:	SR-3
ALLOWABLE FAR	48
EXISTING FAR	52
PROPOSED FAR	47
ALLOWABLE SF.	2841 SF.
EXISTING SF.	
- FIRST FLOOR	1140 SF.
- SECOND FLOOR	± 400 SF.
- GARAGE	368 SF.
TOTAL EXISTING SF.	1908 SF.
PROPOSED SF.	
- FIRST FLOOR	1119 SF.
- SECOND FLOOR	1294 SF.
- GARAGE	368 SF.
TOTAL PROPOSED SF.	2,781 SF.



166 PARMENTER ROAD PROJECT		TITLE SHEET	
NEWTON, MA		SCALE	NTS.
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 08/11/15	
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: peter@sachsarchitect.com www.petersachsarchitect.com			

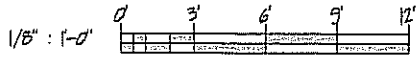
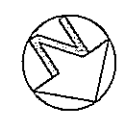
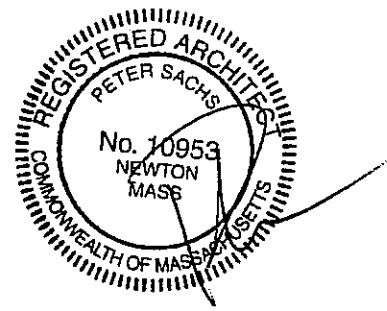
8/12/2015

166Parmenter-1-Arch1.dwg



8/12/10/15

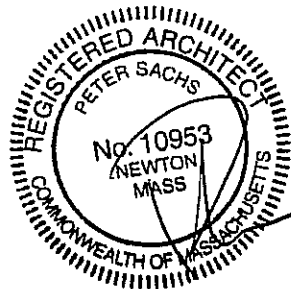
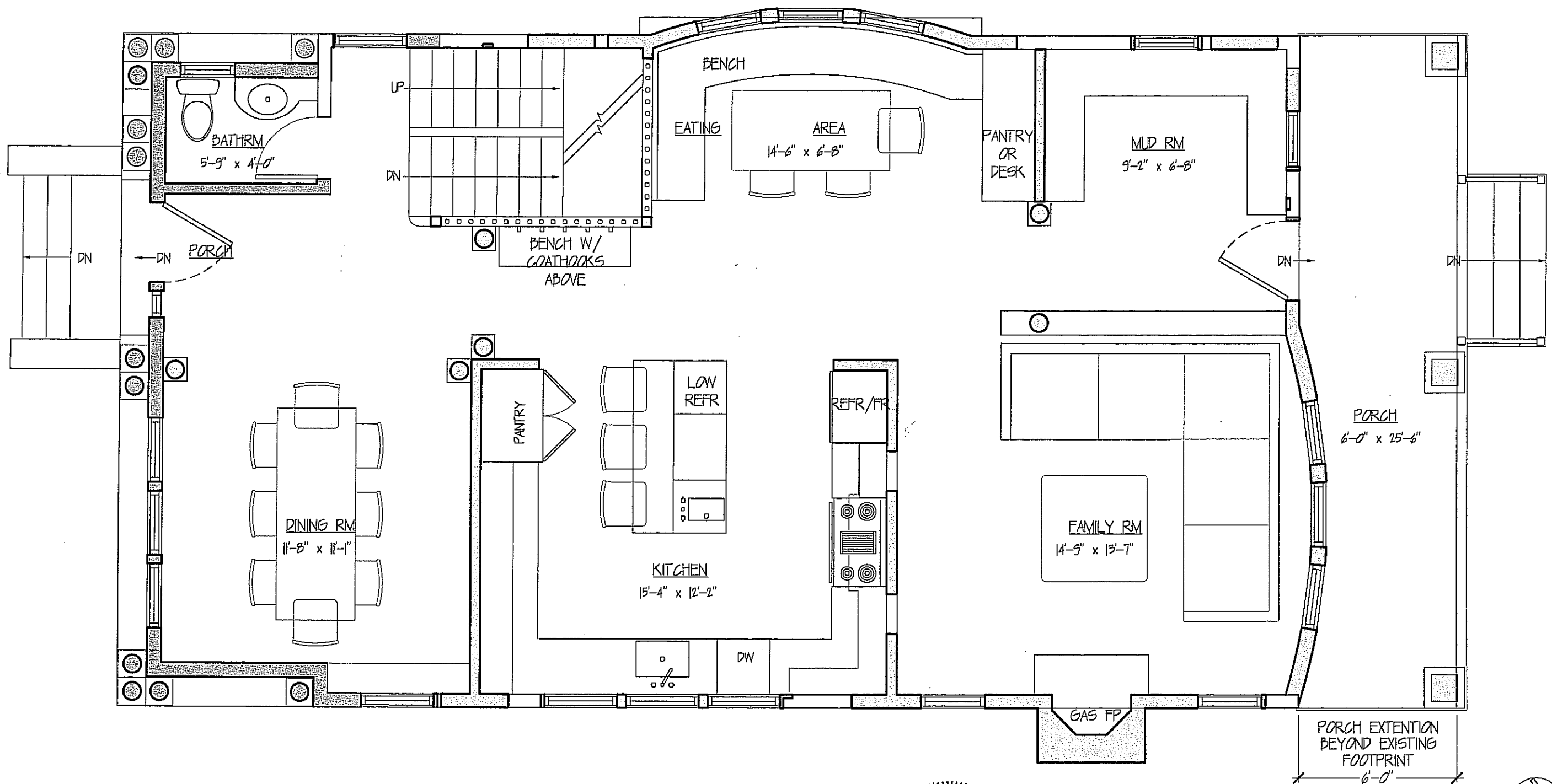
166Parmenter-Archit.dwg



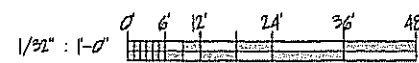
166 PARMENTER ROAD PROJECT NEWTON, MA		SITE PLAN	
		SCALE	1/8" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 08/11/15	
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com			
			A-2

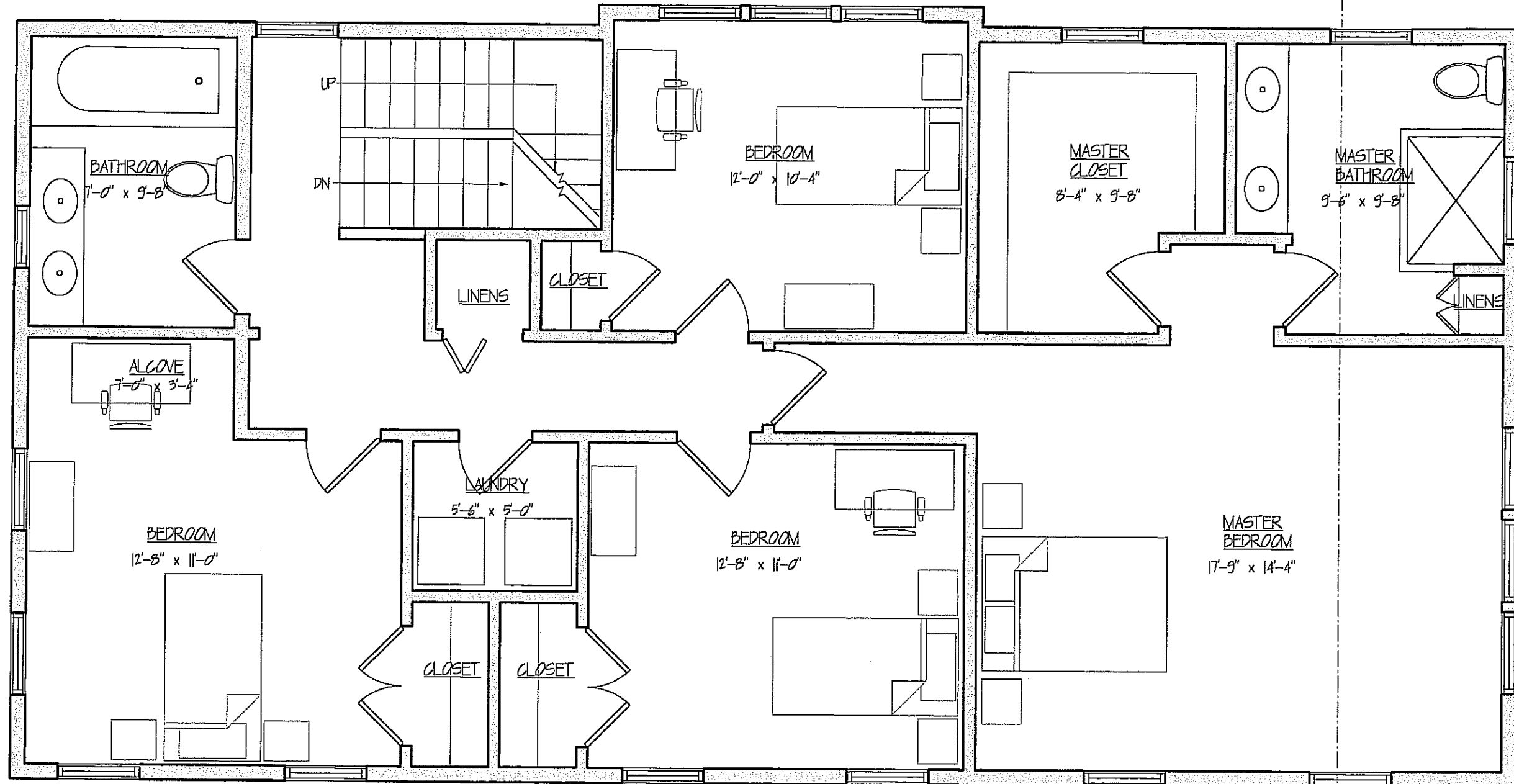
8/12/2015

166 Parmenter - Archt.dwg



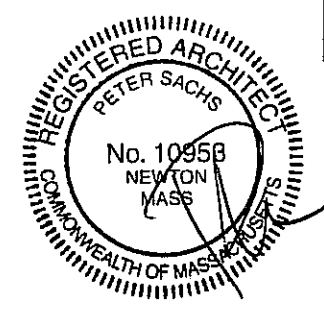
166 PARMENTER ROAD PROJECT		FIRST FLOOR PLAN	
NEWTON, MA		SCALE	1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 08/11/15	
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			A-3



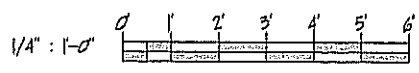


5/12/10/05

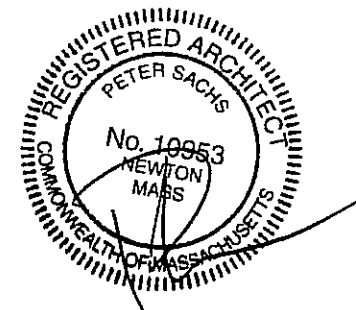
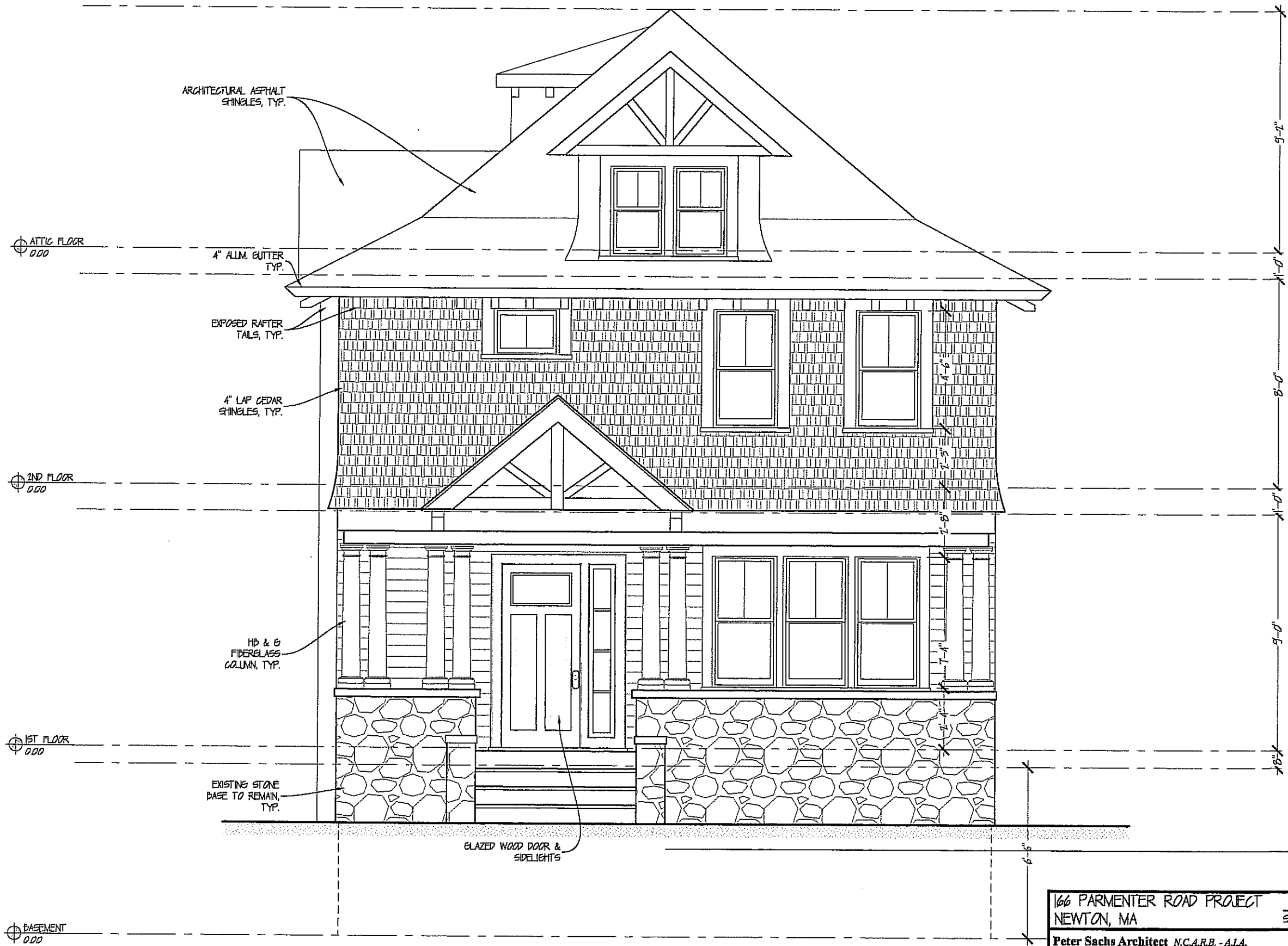
166Parmenter-1-Arch1.dwg


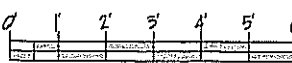


EXTENSION @ 2ND FLOOR
6'-0"



166 PARMENTER ROAD PROJECT		SECOND FLOOR PLAN	
NEWTON, MA		SCALE	1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 02/11/15	
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			A-4



166 PARMENTER ROAD PROJECT		FRONT ELEVATION
NEWTON, MA		SCALE 1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 08/11/15
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		
1/4" = 1'-0" 		A-5



6/11/15

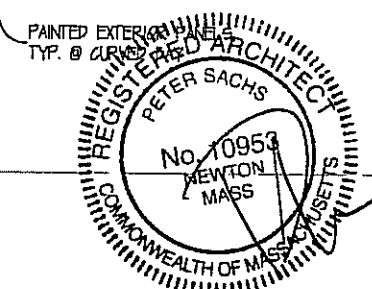
166 Parmenter + Archi.Low


ATTIC FLOOR
000

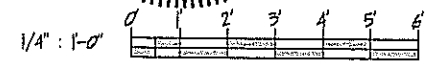
2ND FLOOR
000

1ST FLOOR
000

BASEMENT
000



166 PARMENTER ROAD PROJECT		FALMOUTH ST. SIDE ELEVATION
NEWTON, MA		SCALE 1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 08/11/15
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		A-6



EXISTING STONE BASE TO REMAIN, TYP.

PAINTED EXTERIOR FINISH TYP. @ CURBS



ARCHITECTURAL ASPHALT SHINGLES, TYP.

ARCHITECTURAL ASPHALT SHINGLES, TYP.

4" ALUM. GUTTER TYP.

ATTIC FLOOR 0.00

EXPOSED RAFTER TAILS, TYP.

4" LAP CEDAR SHINGLES, TYP.

2ND FLOOR 0.00

HD & G FIBERGLASS COLUMN, TYP.

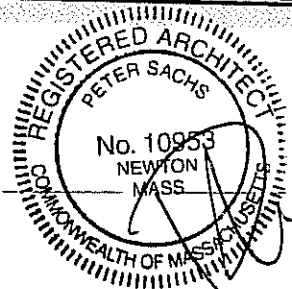
1ST FLOOR 0.00

HD & G FIBERGLASS COLUMN, TYP.

5" LAP CEDAR CLAPBOARDS, TYP.

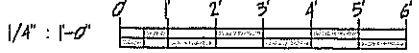
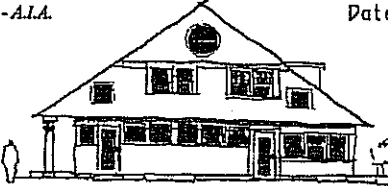
EXISTING STONE BASE TO REMAIN, TYP.

WOOD WINDOW (SGL), TYP.



166 PARMENTER ROAD PROJECT
 NEWTON, MA
 Peter Sachs Architect N.C.A.R.B. - A.I.A.
 20 Hunter St.
 Newton, MA 02465

YARD SIDE ELEVATION
 SCALE 1/4" = 1'-0"
 Date & Revision
 08/11/15



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A-8

8/12/15

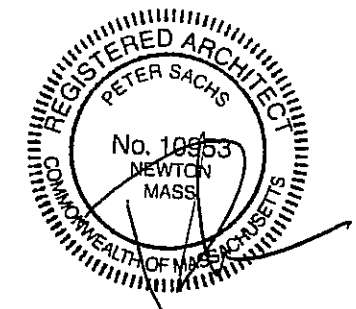
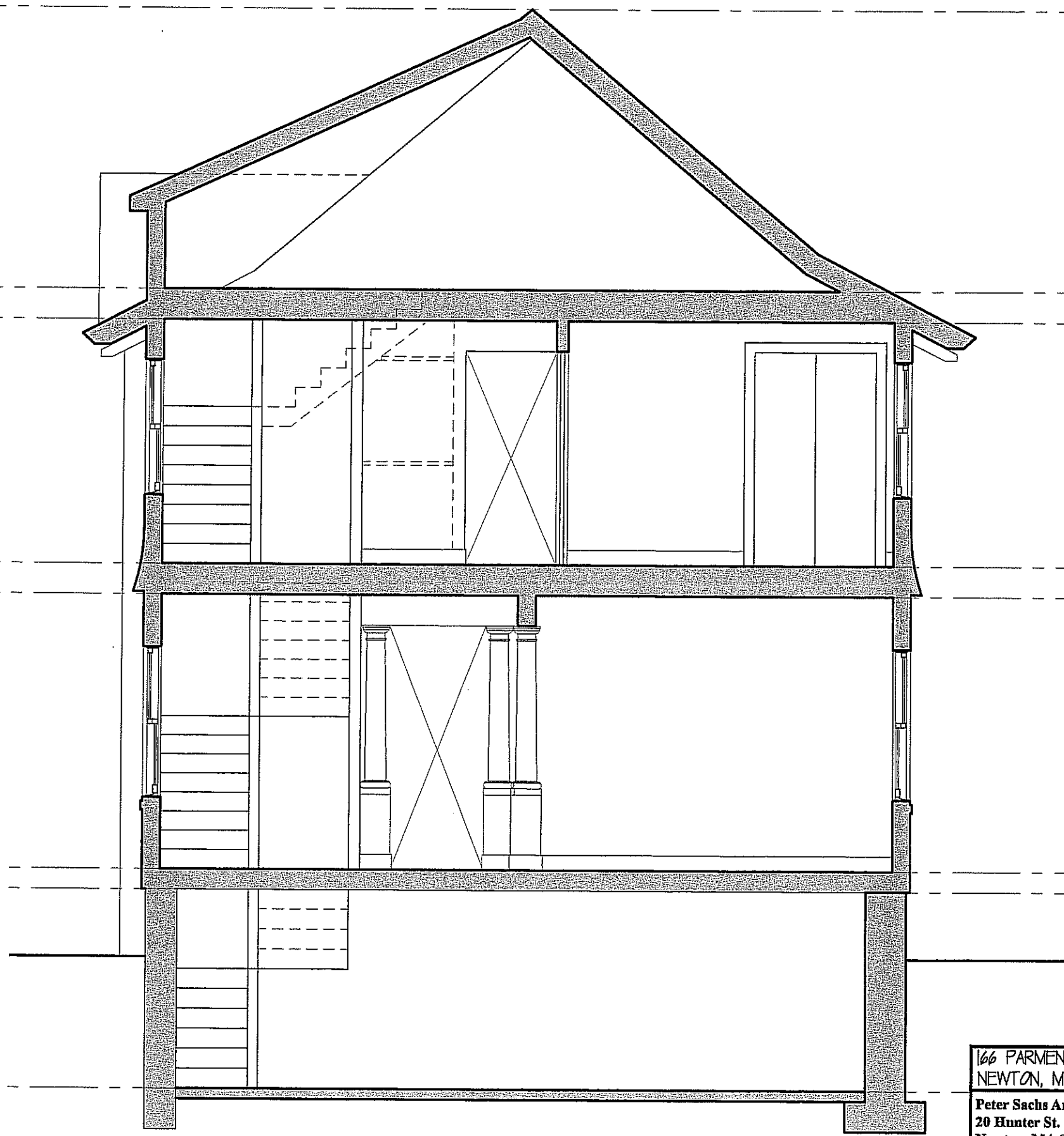
166 Parmenter Arch 1.dwg


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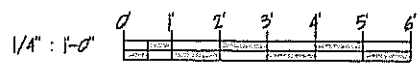
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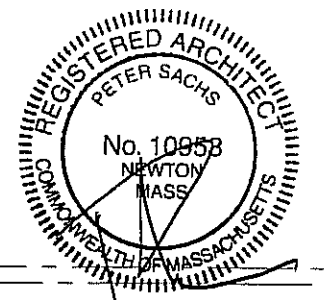
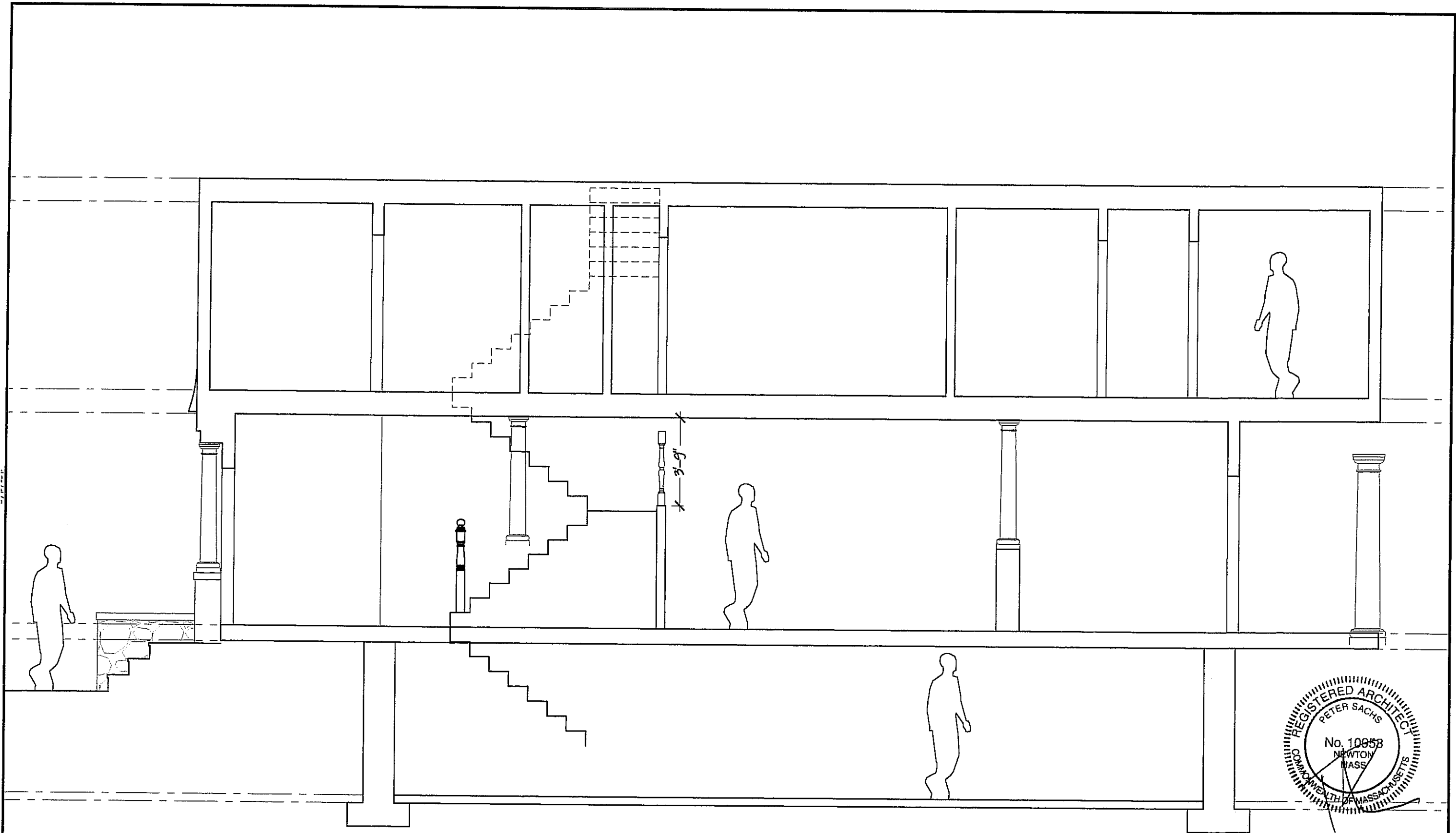
1ST FLOOR
0.00

BASEMENT
0.00



166 PARMENTER ROAD PROJECT NEWTON, MA		SECTION A-A'
SCALE		1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 08/11/15
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		A-9





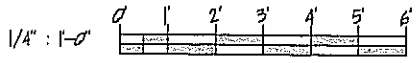
166 PARMENTER ROAD PROJECT
 NEWTON, MA

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

Tel: 617-527-5777 or Cell 617-312-5045
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SECTION B-B'
 SCALE 1/4" = 1'-0"
 Date & Revision
 08/11/15

A-10

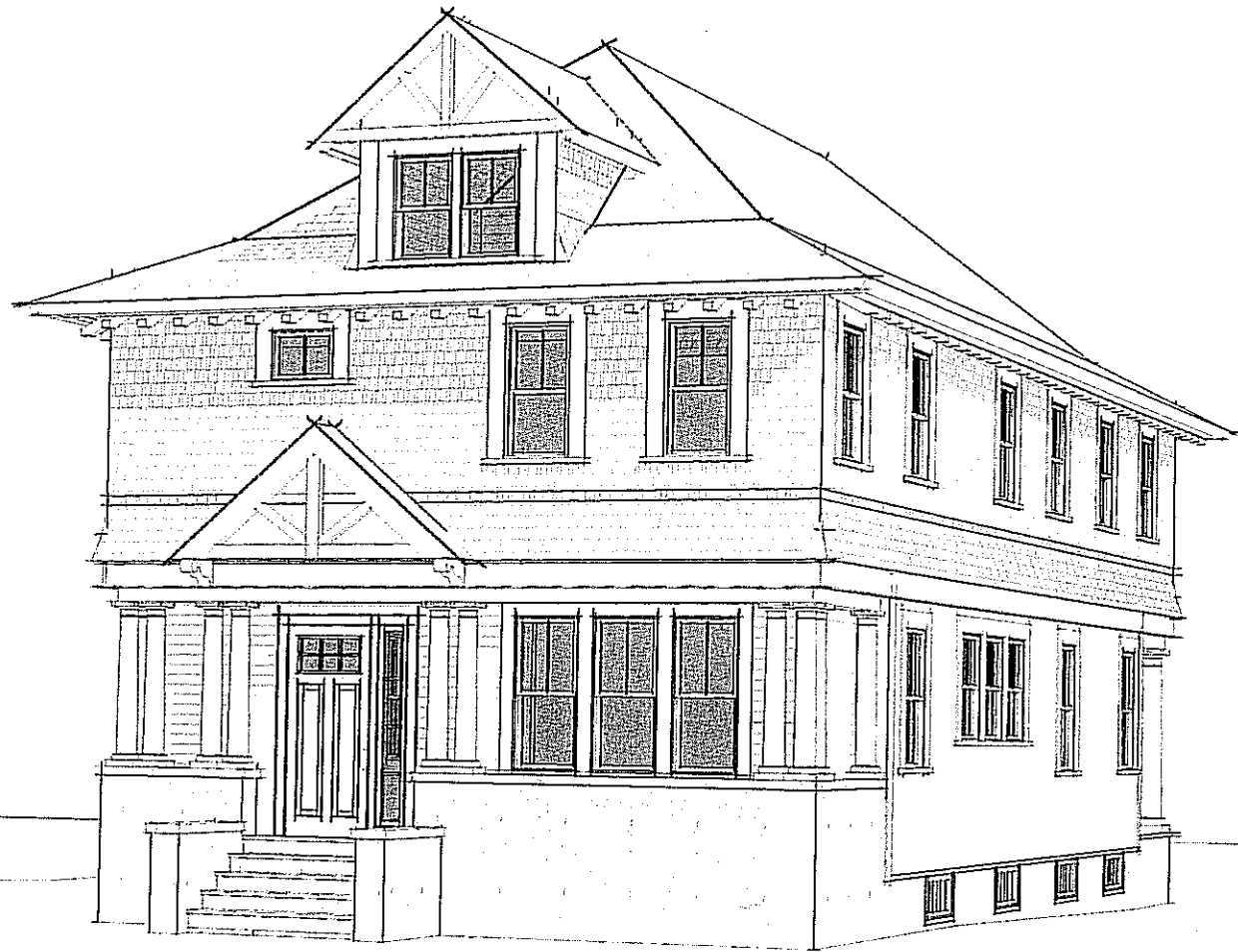


08/11/15

08/11/15

9/11/2015

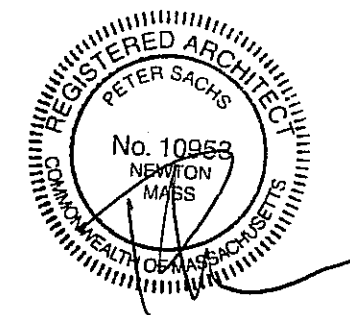
166Parmenter A-11-blank sheet.dwg



VIEW PARMENTER



VIEW FALMOUTH + PARMENTER



166 PARMENTER ROAD PROJECT
 NEWTON, MA

SCALE

1/2" = 1'-0"

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

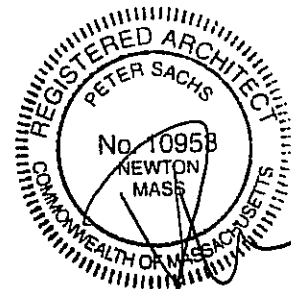
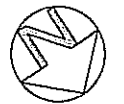
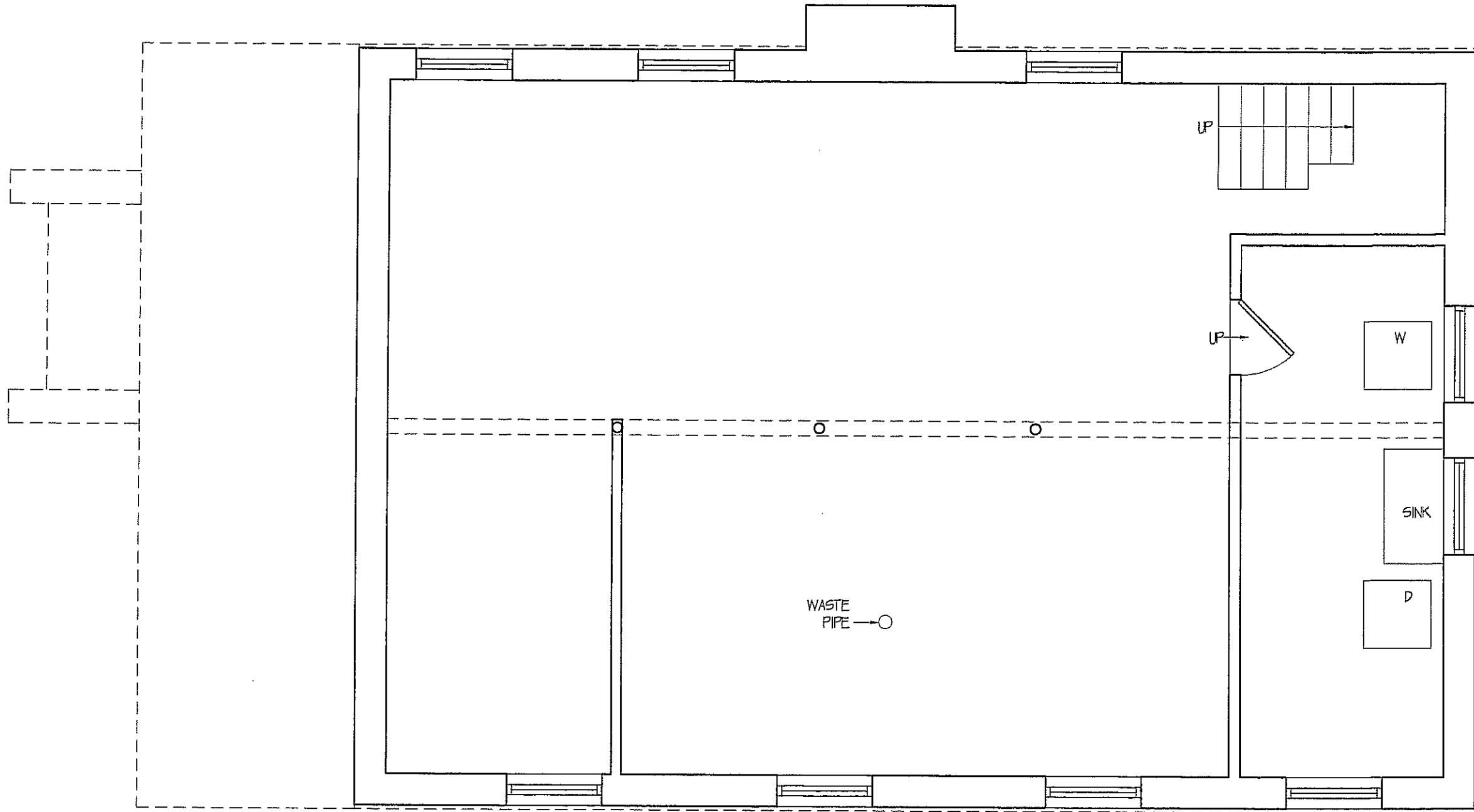
Date & Revision
 08/11/15


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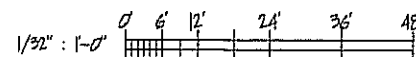


A-11

8/12/2015

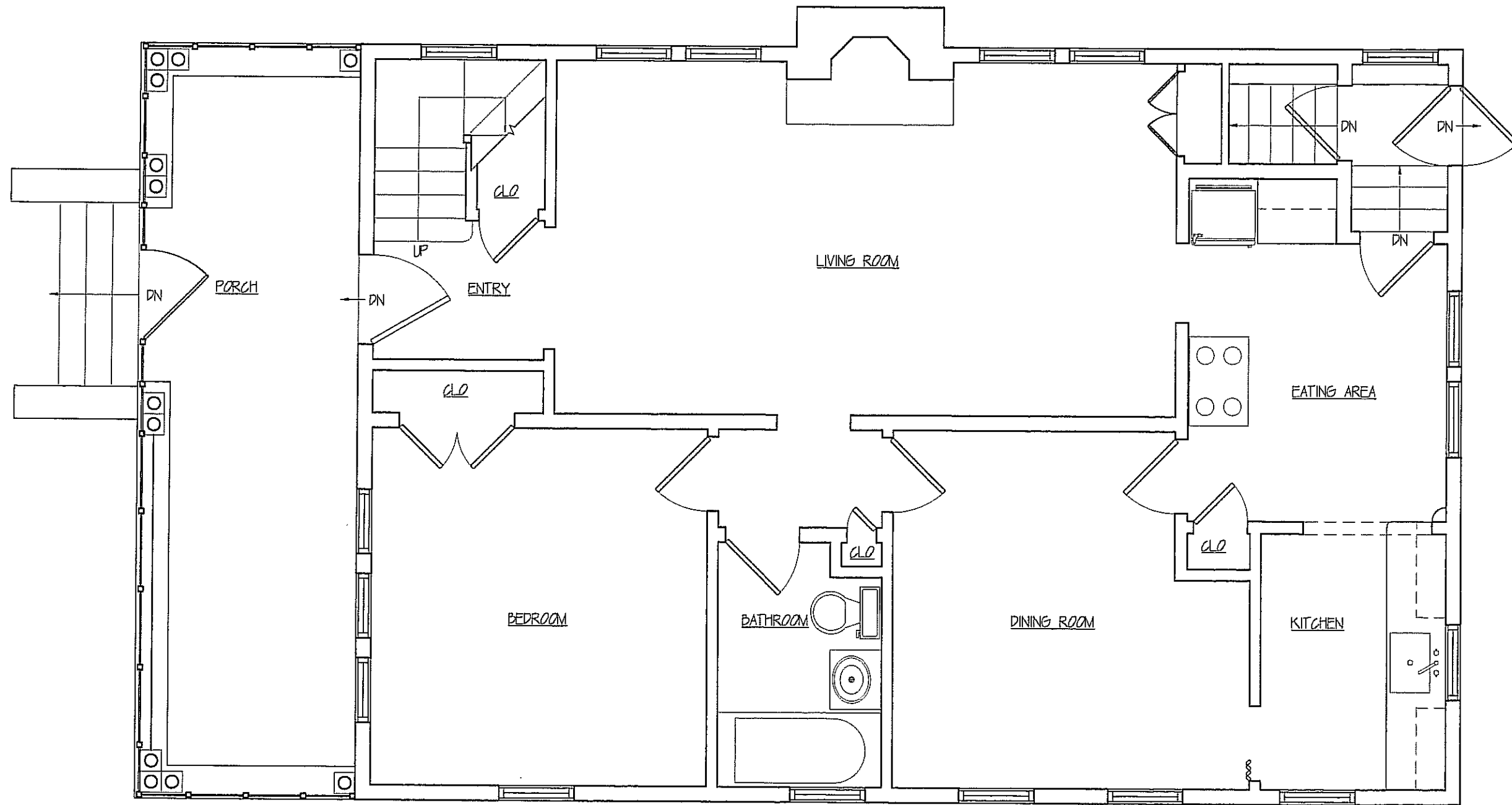


166 PARMENTER ROAD PROJECT		BASEMENT PLAN	
NEWTON, MA		SCALE	1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 04/09/15	
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com			



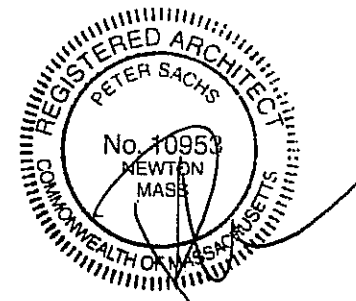
EX-1


166Parmenter-5-Exis1Cond.dwg



8/10/2015

166 Parmenter - Existing Cond.dwg



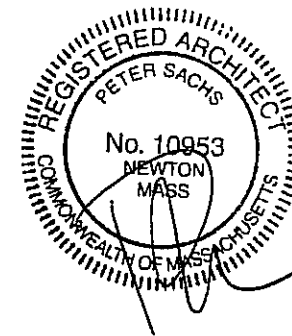
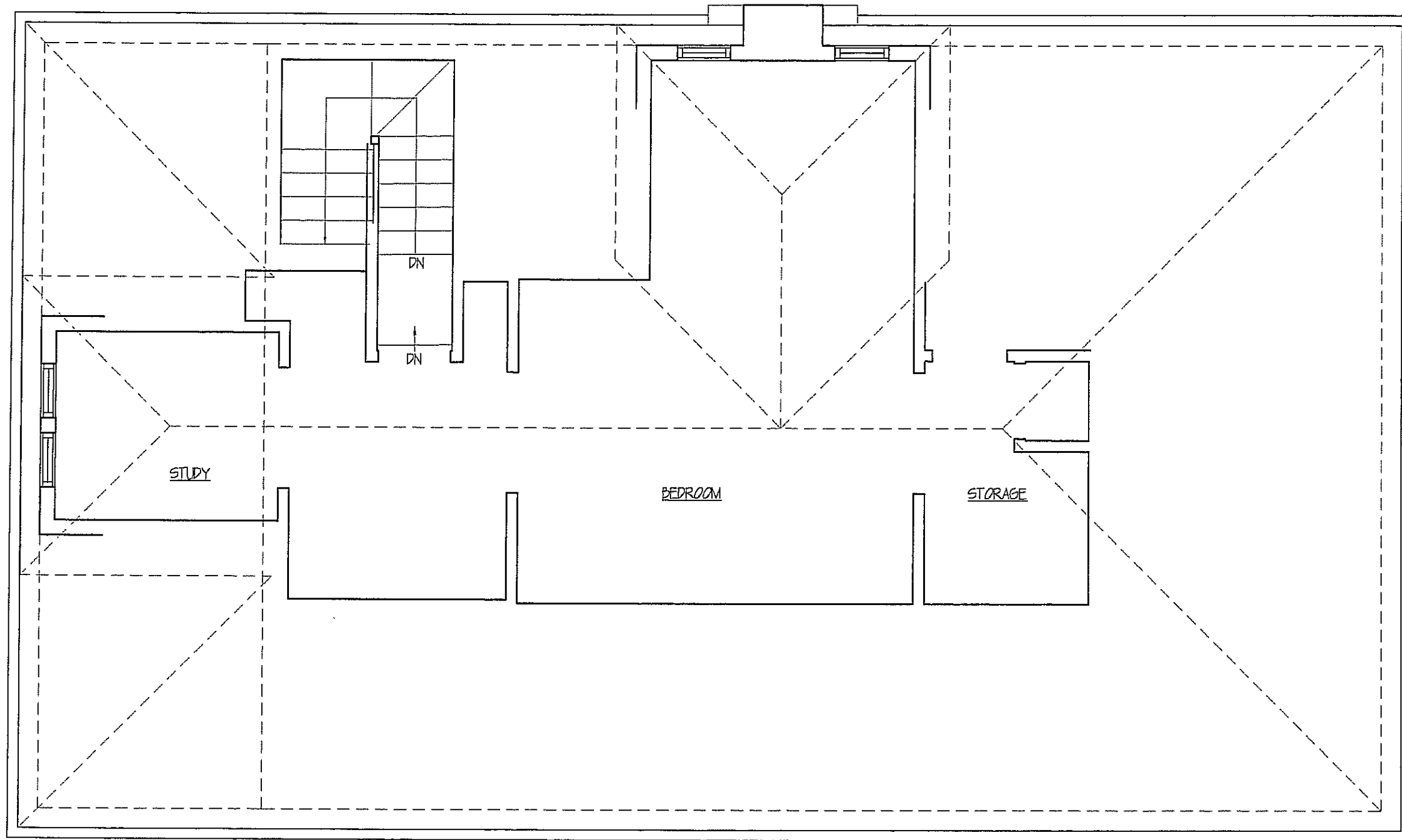
166 PARMENTER ROAD PROJECT		FIRST FLOOR PLAN	
NEWTON, MA		SCALE	1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 01/09/15	
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com			




EX-2

5/12/2015

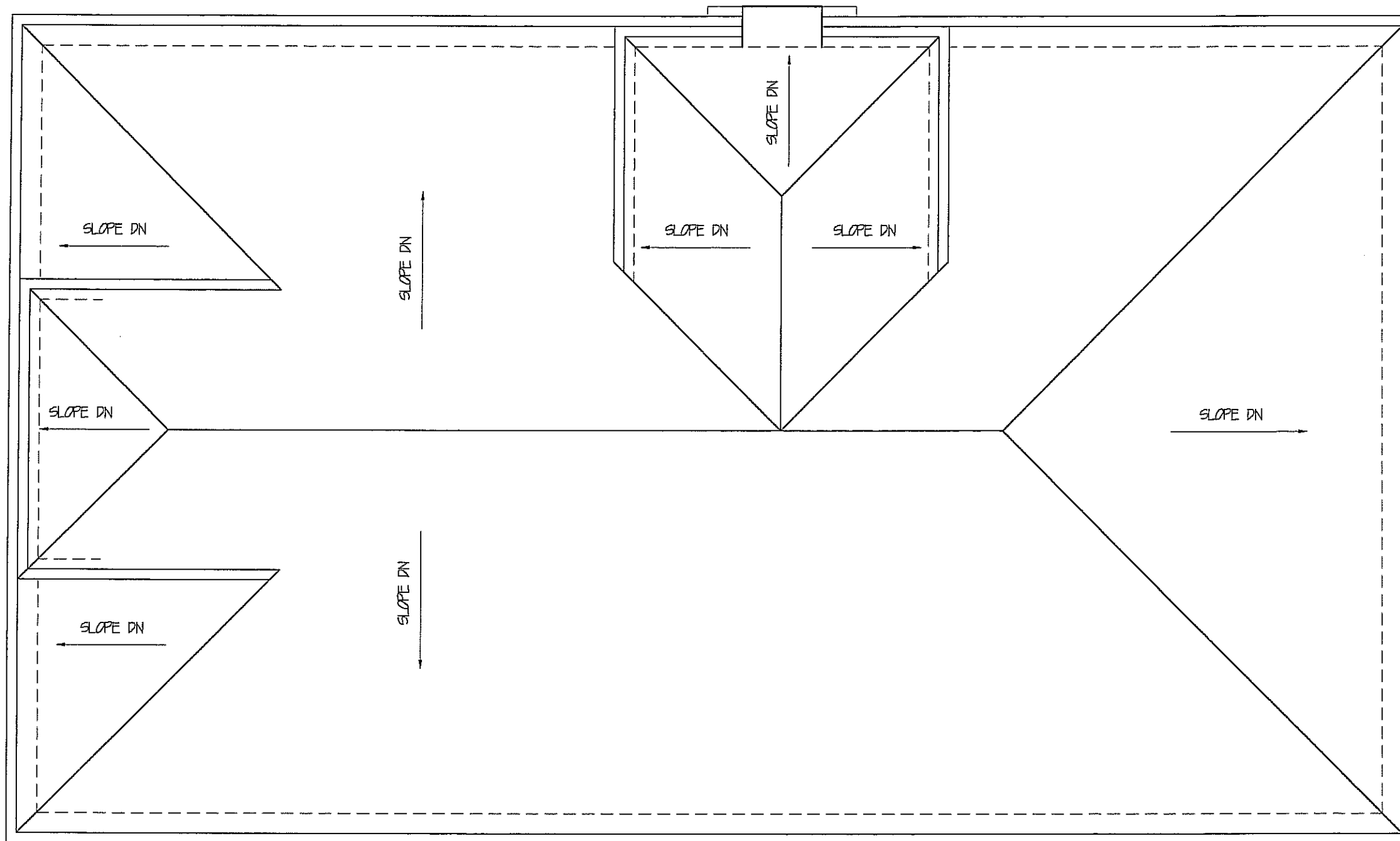
166Parmenter-5-5-ExistCond.dwg



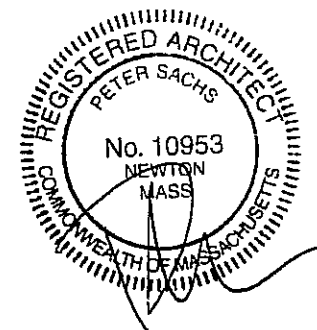
166 PARMENTER ROAD PROJECT		SECOND FLOOR PLAN	
NEWTON, MA		SCALE	1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 04/09/15	
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com			
			EX-3




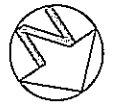
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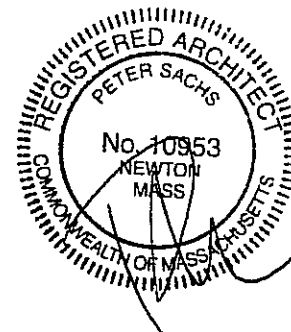
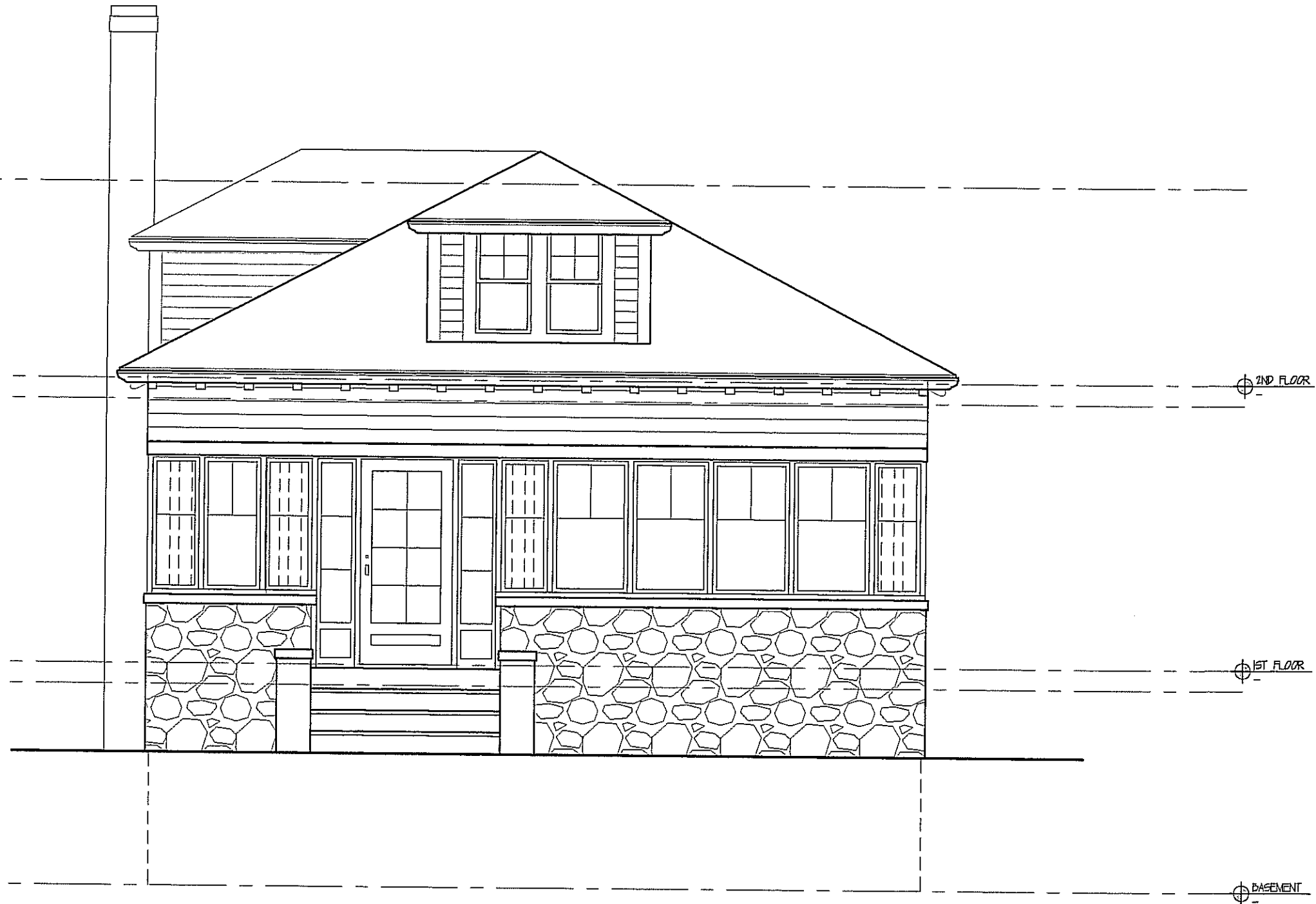



166 Parmenter-5-ExistCond.dwg

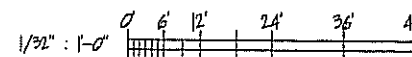


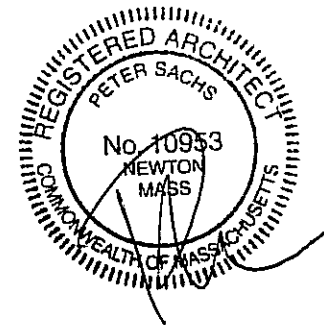
166 PARMENTER ROAD PROJECT		ROOF PLAN
NEWTON, MA		SCALE 1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 08/09/15
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		EX-4





166 PARMENTER ROAD PROJECT		FRONT ELEVATION
NEWTON, MA		SCALE 1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 04/09/15
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166 PARMENTER ROAD PROJECT FALMOUTH ST. SIDE ELEVATION
 NEWTON, MA SCALE 1/8" = 1'-0"

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

Date & Revision
 01/09/15



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 E-Mail: petersachs@gmail.com
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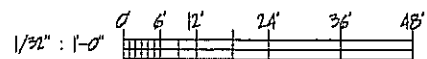
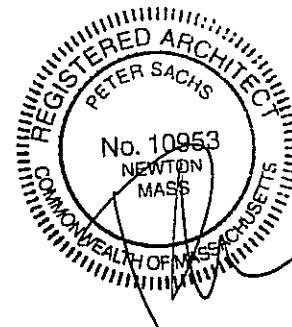
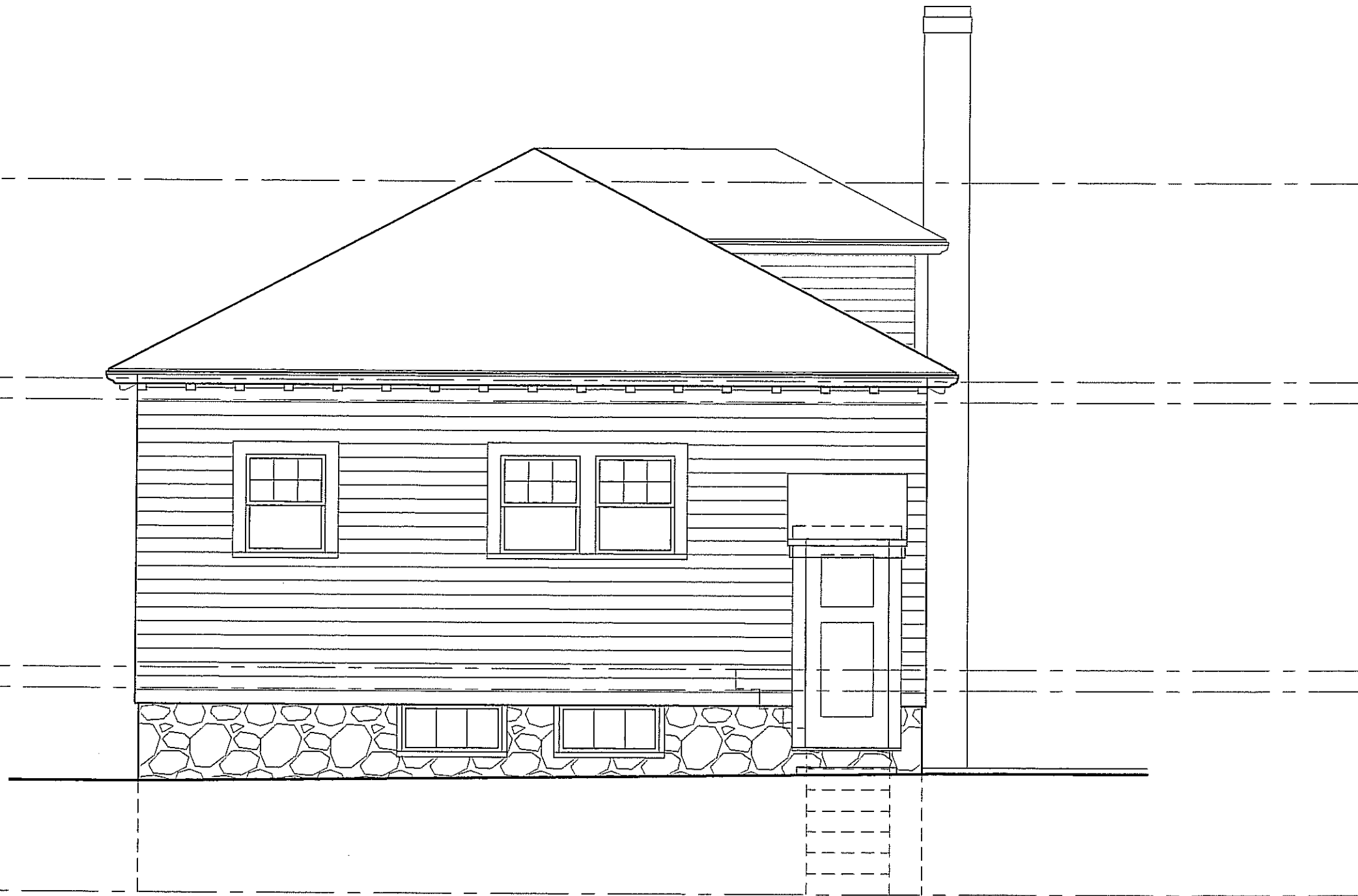


EX-6

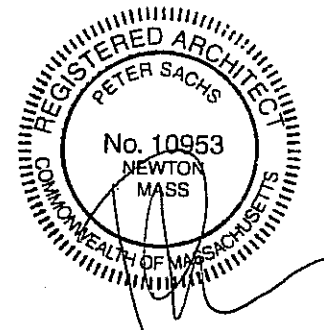
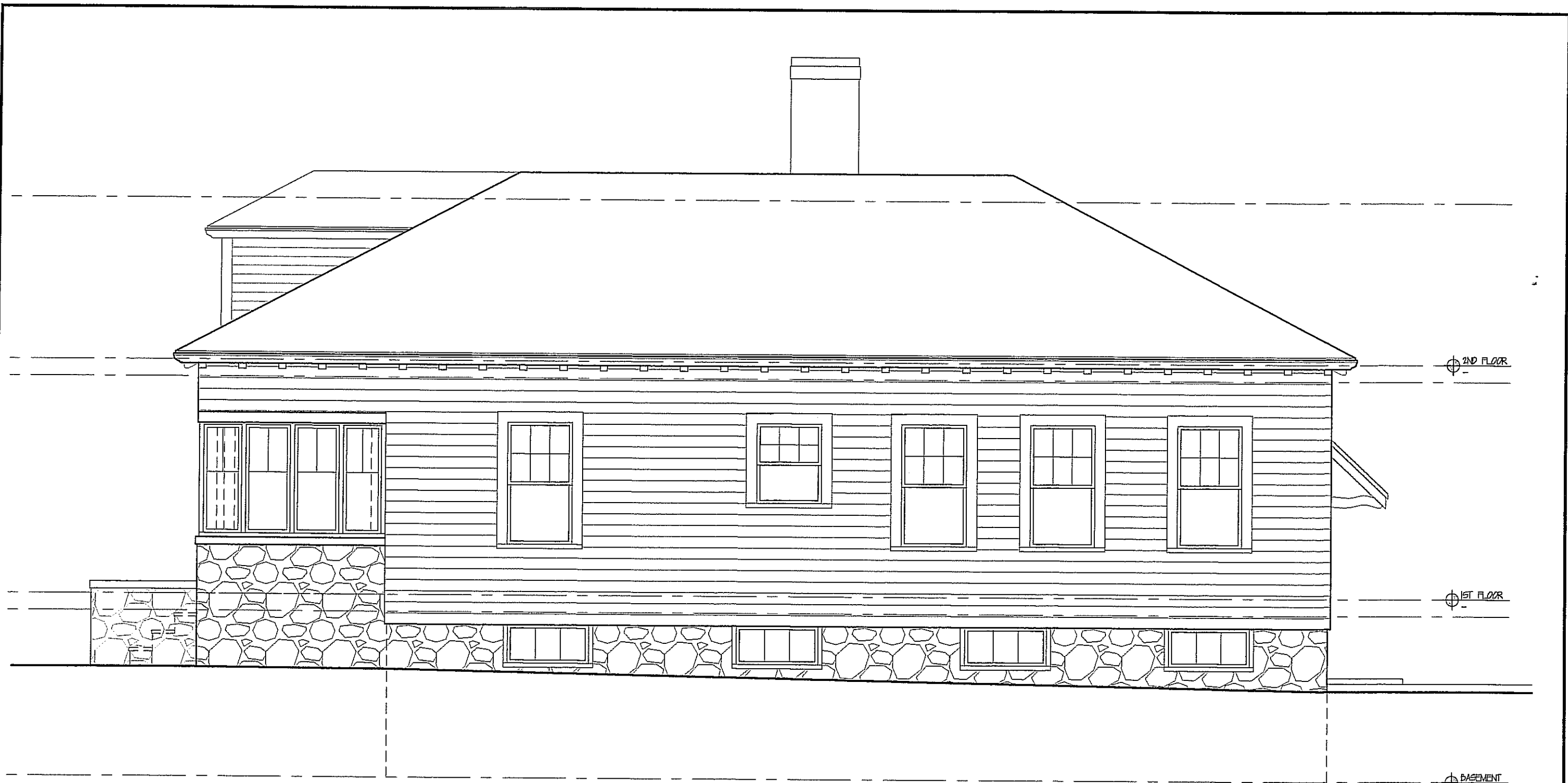
2ND FLOOR

1ST FLOOR

BASEMENT



166 PARMENTER ROAD PROJECT		BACK ELEVATION	
NEWTON, MA		SCALE	1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 01/09/15	
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			EX-7



166 PARMENTER ROAD PROJECT		YARD SIDE ELEVATION	
NEWTON, MA		SCALE	1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		04/09/15	
Newton, MA 02465			
Tel.: 617-527-5777 or Cell 617-312-5045		EX-8	
E-Mail: petersachs@gmail.com			
www.petersachsarchitect.com			