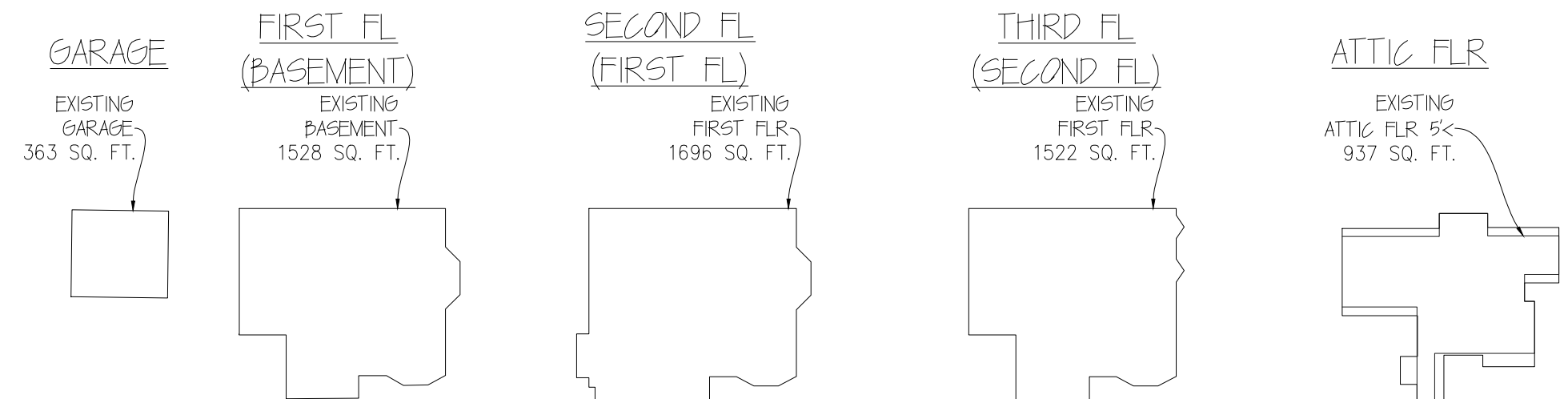


MENOZZI RESIDENCE

351 OTIS ST
NEWTON, MA

DRAWING LIST	
SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
EXISTING CONDITIONS	
EX-1	TITLE SHEET
EX-2	EXISTING BASEMENT FLOOR PLAN
EX-3	EXISTING FIRST FLOOR PLAN
EX-4	EXISTING SECOND FLOOR PLAN
EX-5	EXISTING ATTIC FLOOR PLAN
EX-6	EXISTING ROOF PLAN
EX-7	EXISTING FRONT ELEVATION
EX-8	EXISTING RIGHT ELEVATION
EX-9	EXISTING BACK ELEVATION
EX-10	EXISTING SECTION
AUGUST 16, 2019	

F.A.R. (FLOOR AREA RATIO)	
LOT:	18,681 S.F.
ZONE:	SR2 (OLD)
ALLOWABLE FAR:	0.33
MAXIMUM ALLOWABLE SF.	6,165 S.F.
EXISTING FAR:	0.32
EXISTING SF.:	6,046 S.F.
PROPOSED FAR:	0.00
F.A.R. (TOTALS PER FLOOR)	
DETACHED GARAGE	363 S.F.
FIRST FLOOR	1,528 S.F.
SECOND FLOOR	1,696 S.F.
THIRD FLOOR	1,522 S.F.
ATTIC FLOOR	937 S.F.
F.A.R. TOTAL	6046 S.F.



MENOZZI RESIDENCE 351 OTIS ST NEWTON, MA	TITLE
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	Date & Revision 08/16/2019
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com	
	EX-1

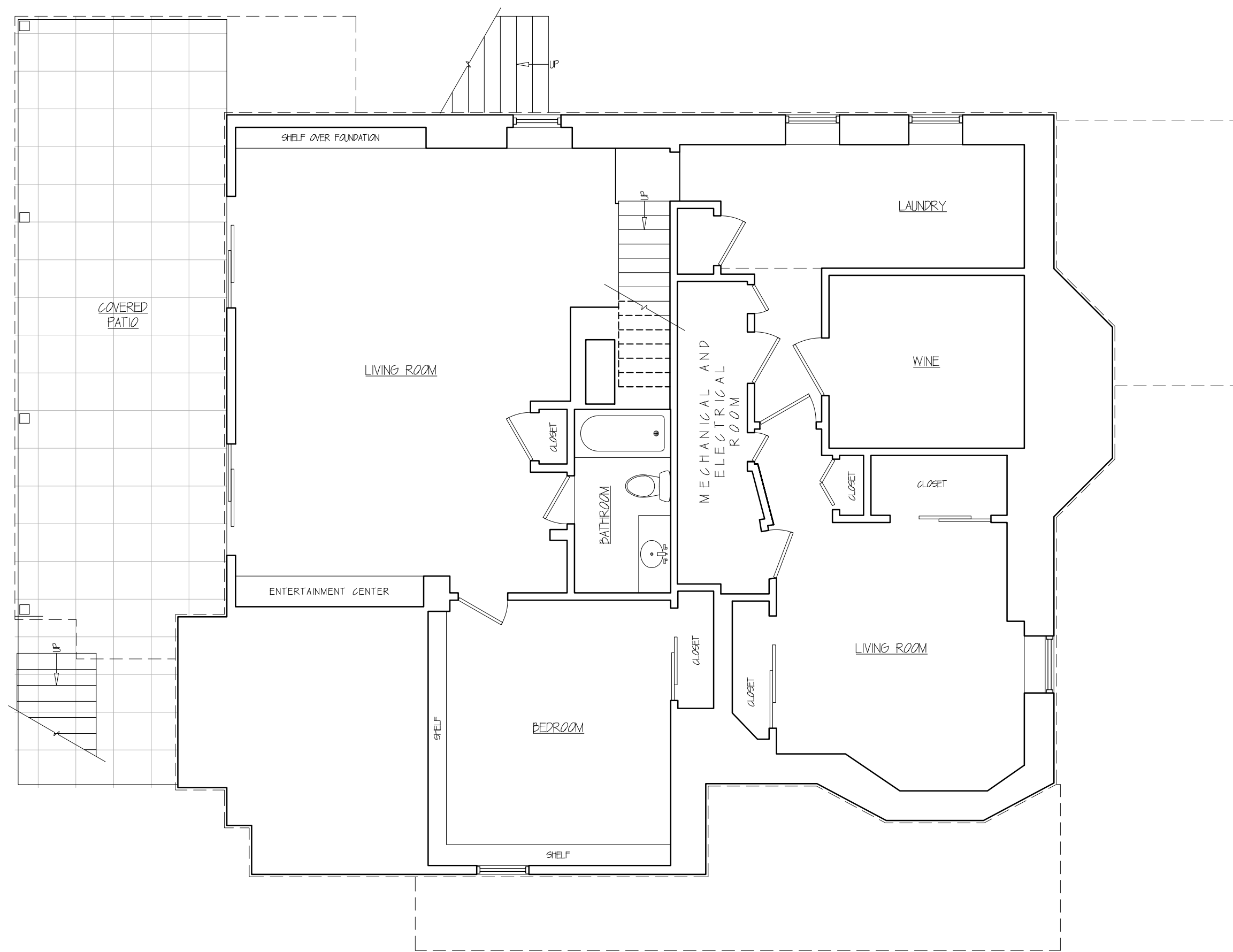
8/16/2019

351 Otis St - 5 - Arch EX-1.dwg

EXISTING CONDITIONS

8/16/2019

351 Otis St - 5 - Arch EXisting



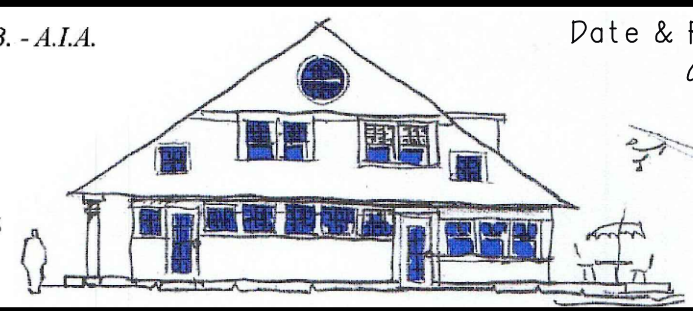
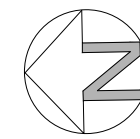
EXISTING CONDITIONS

MENOZZI RESIDENCE EXISTING BASEMENT FLOOR PLAN
 351 OTIS ST NEWTON, MA

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

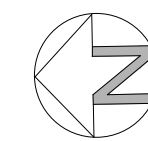
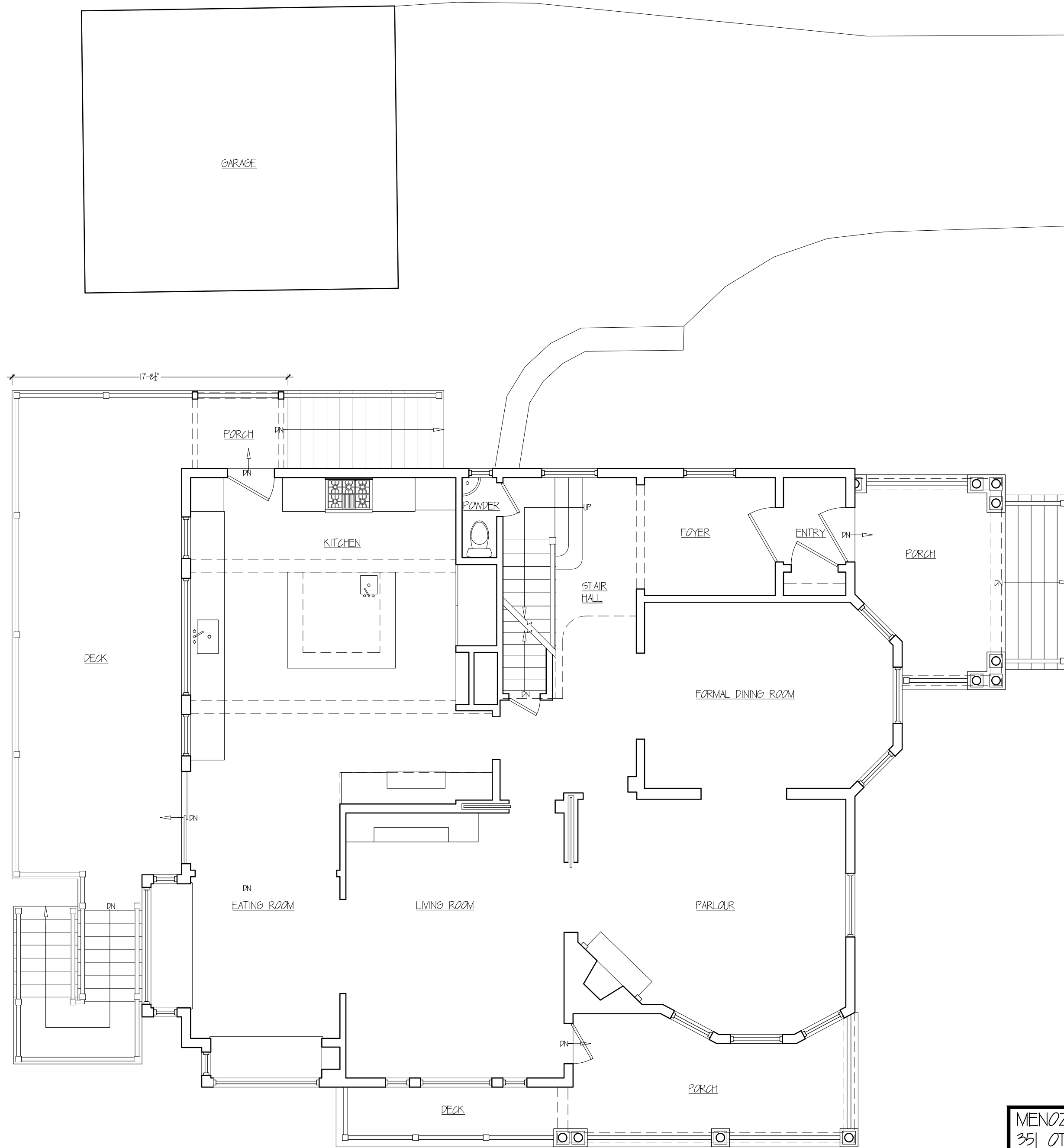
Date & Revision
 08/16/2019

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



EX-2

8/16/2019
351 Otis St - 5 - Arch [EX].dwg



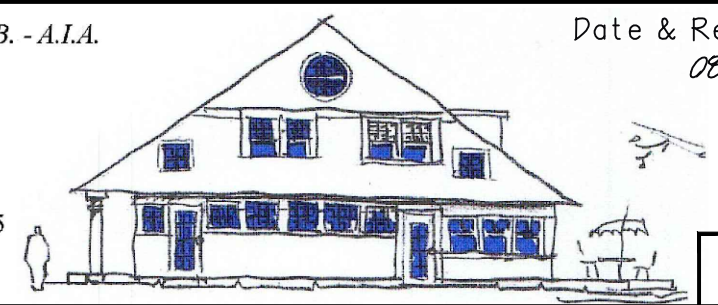
MENOZZI RESIDENCE
351 OTIS ST NEWTON, MA

EXISTING FIRST FLOOR PLAN

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

Date & Revision
08/16/2019

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

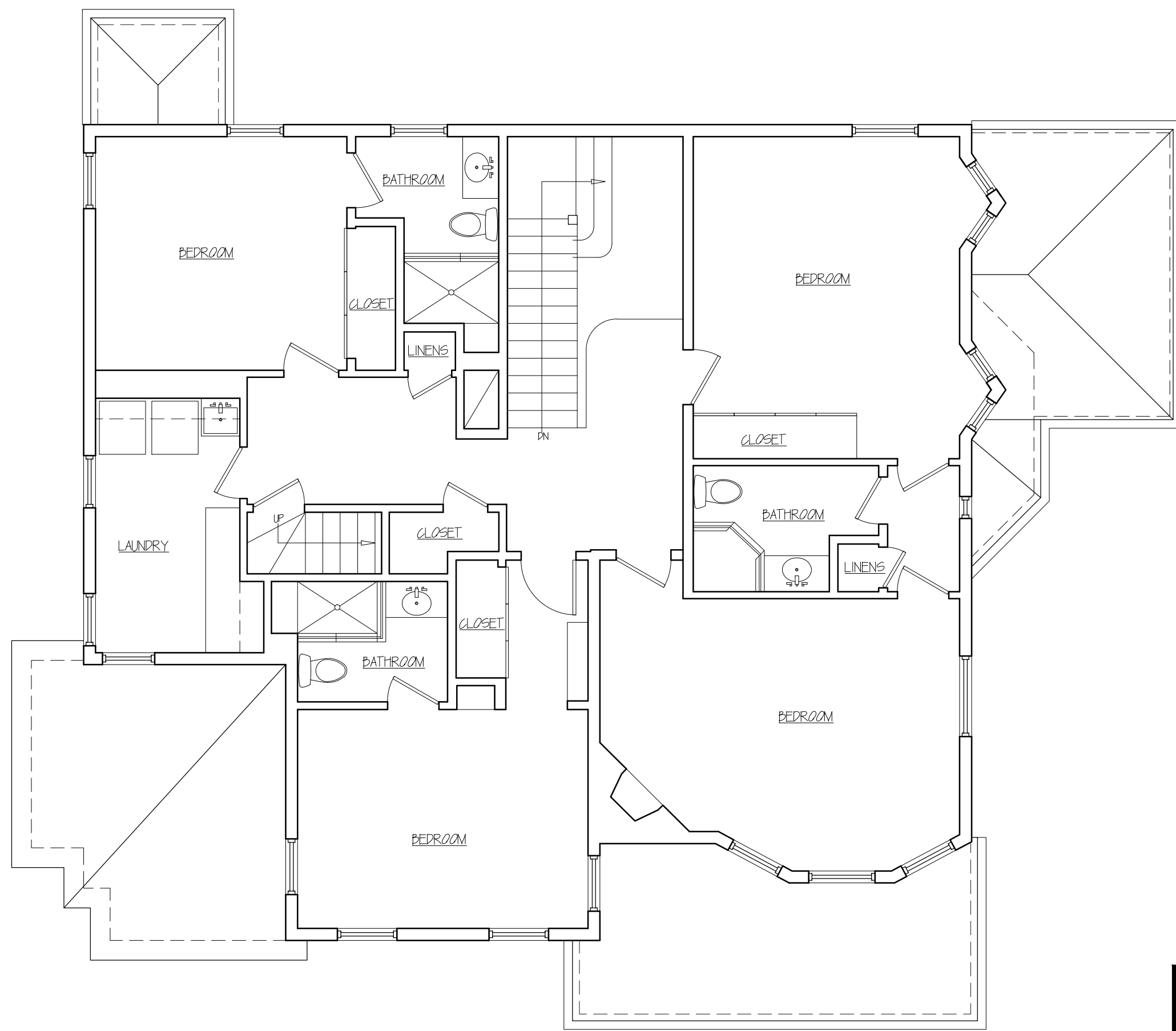


EXISTING CONDITIONS

EX-3

8/16/2019

351 Otis St - 5 - Arch EX.dwg



SECOND FLOOR
 0' 1' 2' 4' 8'

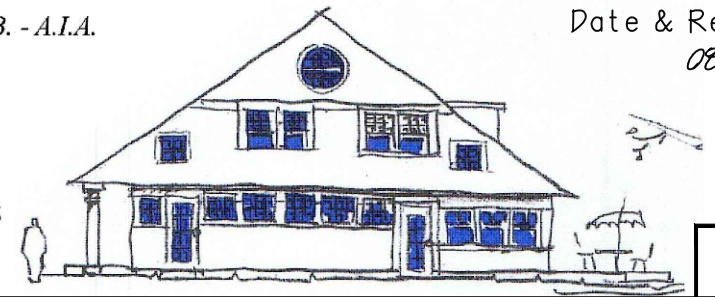


MENOZZI RESIDENCE EXISTING SECOND FLOOR PLAN
 351 OTIS ST NEWTON, MA

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

Date & Revision
 08/16/2019

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

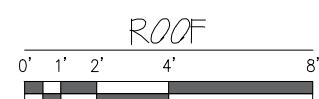
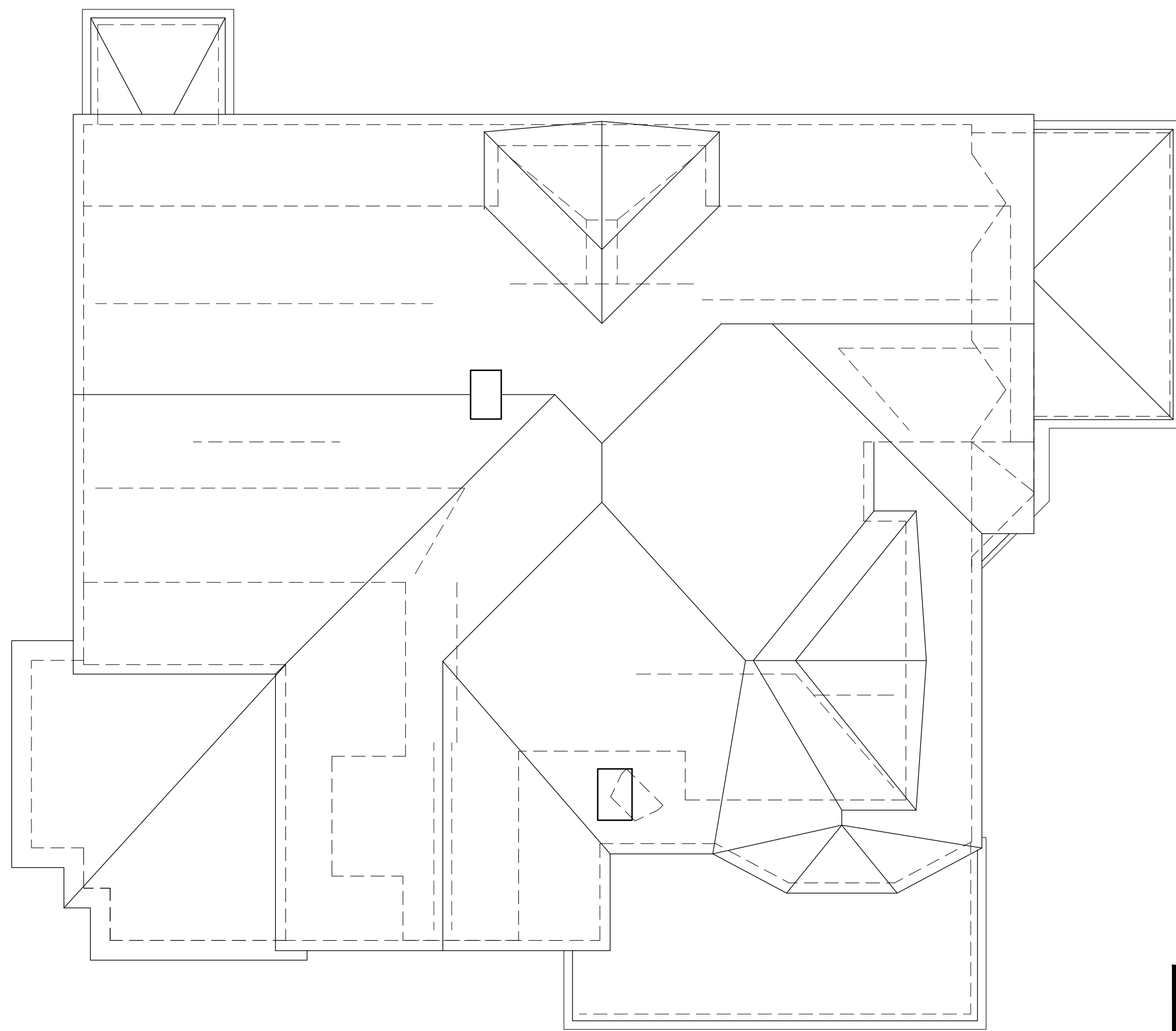


EX-4

EXISTING CONDITIONS

8/16/2019

351 Otis St - 5 - Arch EX.dwg



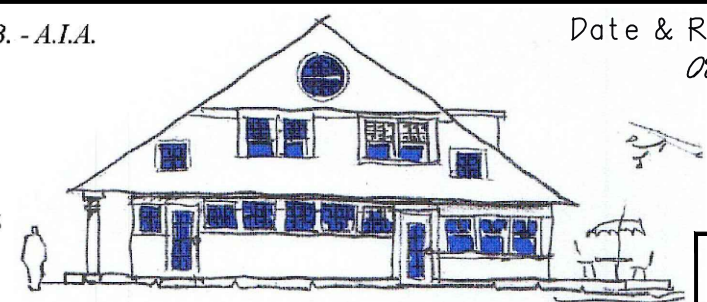
EXISTING CONDITIONS

MENOZZI RESIDENCE EXISTING SECOND FLOOR PLAN
 351 OTIS ST NEWTON, MA

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

Date & Revision
 08/16/2019

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



EX-6

8/16/2019

351 Otis St - 5 - Arch [E]dwg



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

EXISTING CONDITIONS

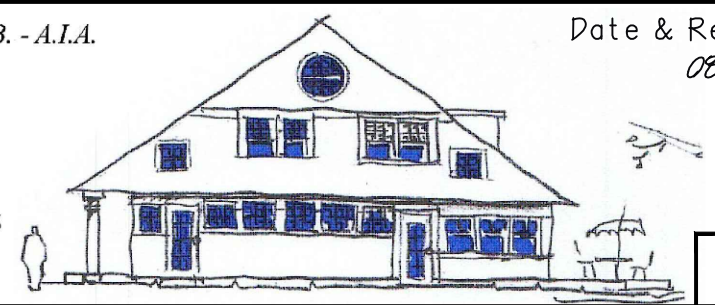
MENOZZI RESIDENCE
351 OTIS ST NEWTON, MA

EXISTING FRONT ELEVATION

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

Date & Revision
08/16/2019

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



EX-7

8/16/2019

351 Otis St - Arch Elevation



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

EXISTING CONDITIONS

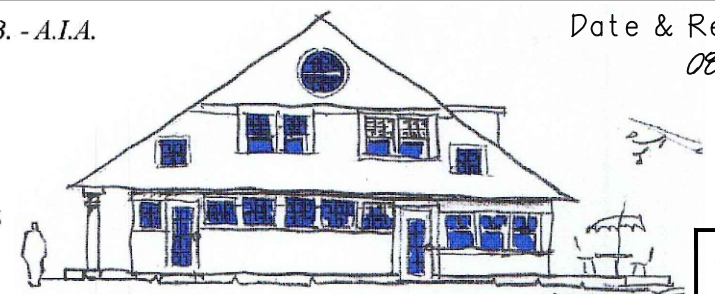
MENOZZI RESIDENCE
351 OTIS ST NEWTON, MA

EXISTING RIGHT ELEVATION

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

Date & Revision
08/16/2019

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



EX-8



BACK ELEVATION

EXISTING CONDITIONS

8/16/2019

351 Otis St - Arch EX.dwg

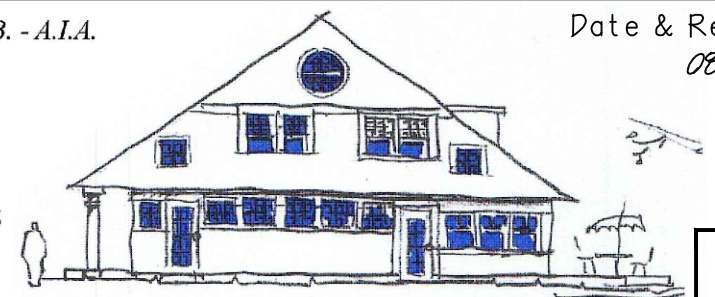
MENOZZI RESIDENCE
351 OTIS ST NEWTON, MA

EXISTING BACK ELEVATION

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

Date & Revision
08/16/2019

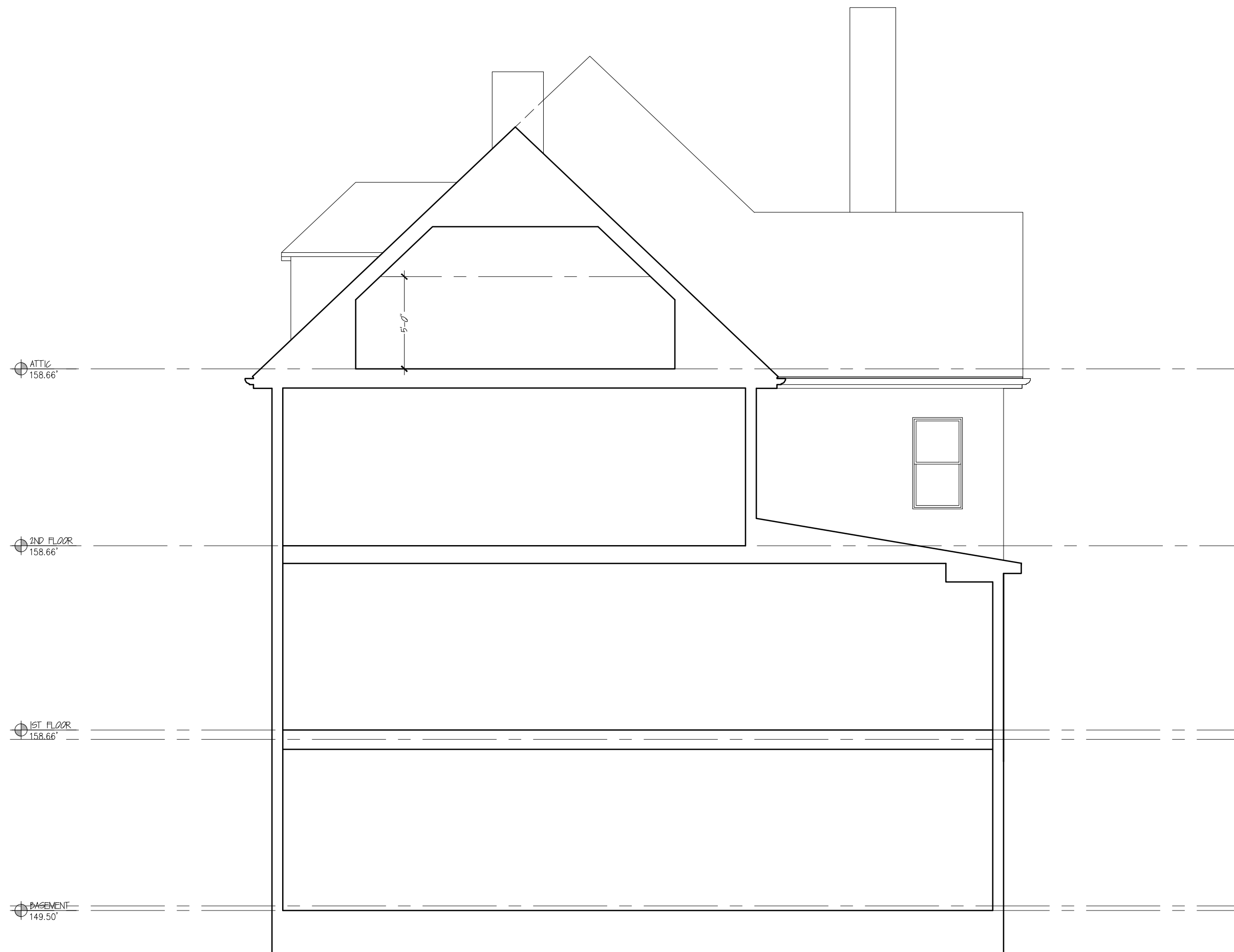
Tel.: 617-527-5777 or Cell 617-312-5045
E-Mail: petersachs@gmail.com
www.petersachsarchitect.com



EX-9

8/16/2019

351 Otis St - 5 - Arch EX.dwg



SECTION THROUGH BACK

EXISTING CONDITIONS

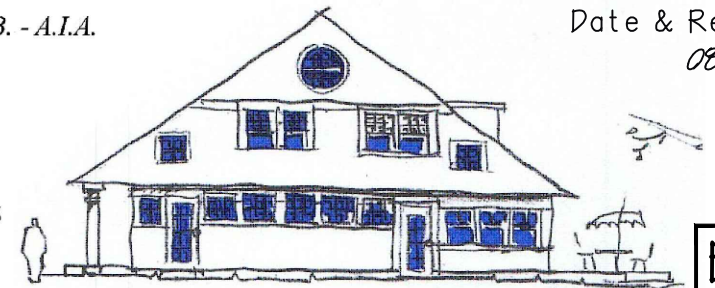
MENOZZI RESIDENCE
 351 OTIS ST NEWTON, MA

EXISTING BACK ELEVATION

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

Date & Revision
 08/16/2019

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



EX-10