

# KONTARIDIS RESIDENCE

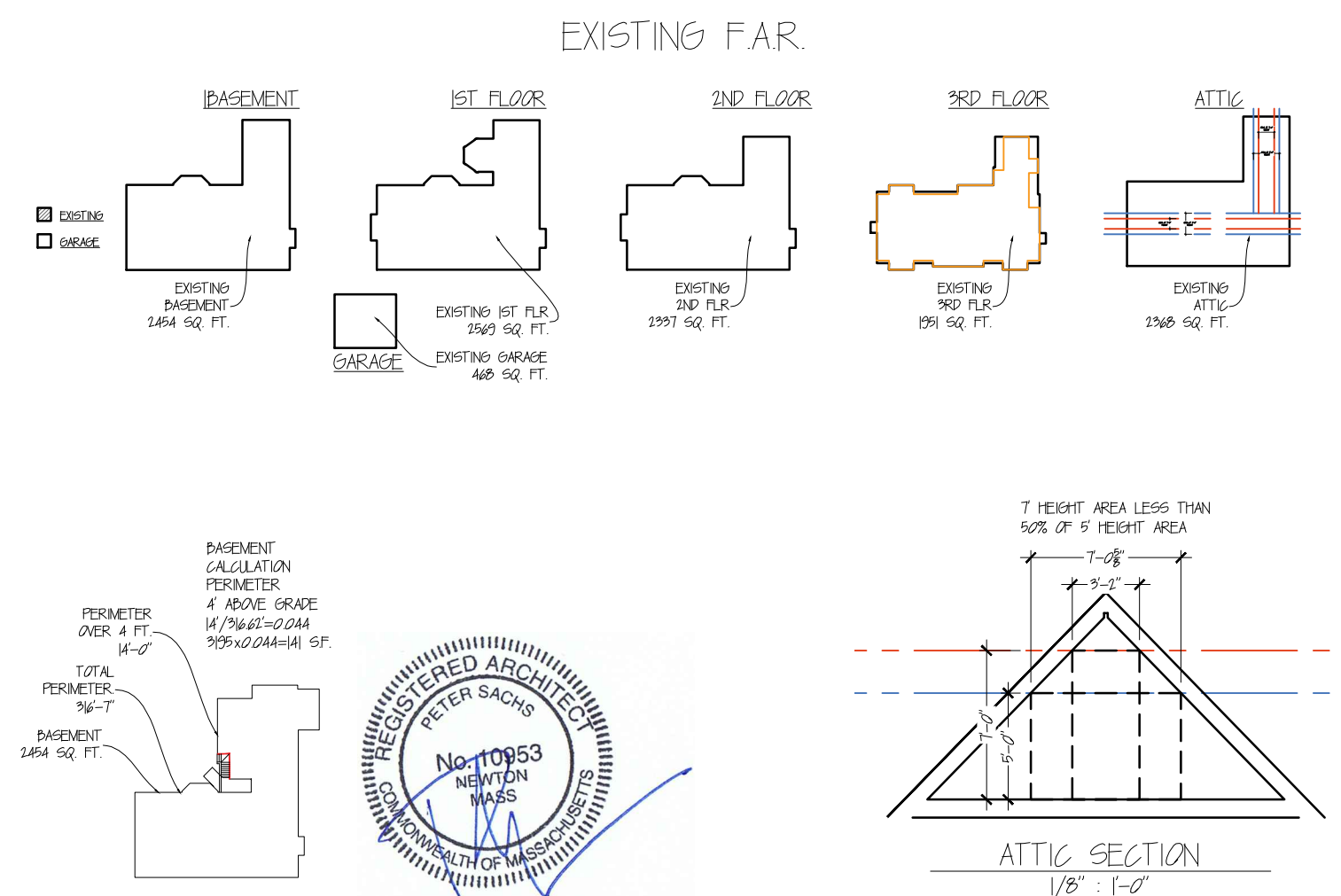
45 HYDE AVE  
NEWTON, MA

## General Notes

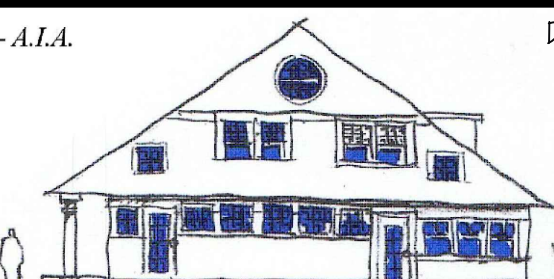
- Prior to commencing work, the contractor shall become familiar with the intent of the Architectural plans, inspect the site and be fully responsible for reporting to the Architect any discrepancies between the dimensions, elevations and/or locations indicated on the drawings and those that actually 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 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 PROPOSED	
A-1	TITLE SHEET
A-2	PROPOSED BASEMENT FLOOR PLAN
A-3	PROPOSED FIRST FLOOR PLAN
A-4	PROPOSED SECOND FLOOR PLAN
A-5	PROPOSED THIRD FLOOR PLAN
A-6	PROPOSED ATTIC FLOOR PLAN
A-7	ELEV. 1 - PROPOSED FRONT
A-8	ELEV. 2 - PROPOSED RIGHT
A-9	ELEV. 3 - PROPOSED BACK
A-10	ELEV. 4 - PROPOSED LEFT
A-11	PROPOSED SECTIONS
A-12	PROPOSED SECTIONS
EXISTING CONDITIONS	
EX-2	BASEMENT PLAN
EX-3	FIRST FLOOR PLAN
EX-4	SECOND FLR PLAN
EX-5	THIRD FLR PLAN
EX-6	ATTIC FLR PLAN
EX-7	ROOF PLAN
EX-8	ELEV. 1 - FRONT
EX-9	ELEV. 2 - RIGHT
EX-10	ELEV. 3 - BACK
EX-11	ELEV. 4 - LEFT
EX-12	SECTION
EX-13	SECTION

F.A.R. CALCULATION (FLOOR AREA RATIO)	
LOT:	19,608 S.F.
ZONE:	SR2
ALLOWABLE FAR:	0.33 + .02 (bonus) = 0.35
<b>MAXIMUM ALLOWABLE S.F.:</b>	<b>6469 + 392 = 6,861 S.F.</b>
EXISTING FAR:	0.37
EXISTING S.F.:	7,326 S.F.
PROPOSED FAR:	0.44
<b>TOTAL PROPOSED S.F.:</b>	<b>8,683 S.F.</b>
<b>PROPOSED</b>	
BASEMENT - 4' ABOVE GRADE 14' / 316.62' = 0.044 3195 x 0.044 = 141 S.F.	141 S.F.
FIRST FLOOR	3,201 S.F.
SECOND FLOOR	2,921 S.F.
THIRD FLOOR	1,952 S.F.
ATTIC FLOOR	0 S.F.
DETACHED GARAGE	468 S.F.
<b>TOTALS (FAR ONLY)</b>	<b>8683 S.F.</b>



SPECIAL PERMIT

KONTARIDIS RESIDENCE 45 HYDE AVE NEWTON, MA		PROPOSED LEFT ELEVATION SCALE: 3/16" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 01/02/2018 10/10/2018 12/01/2018 02/05/2019	
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			A-1

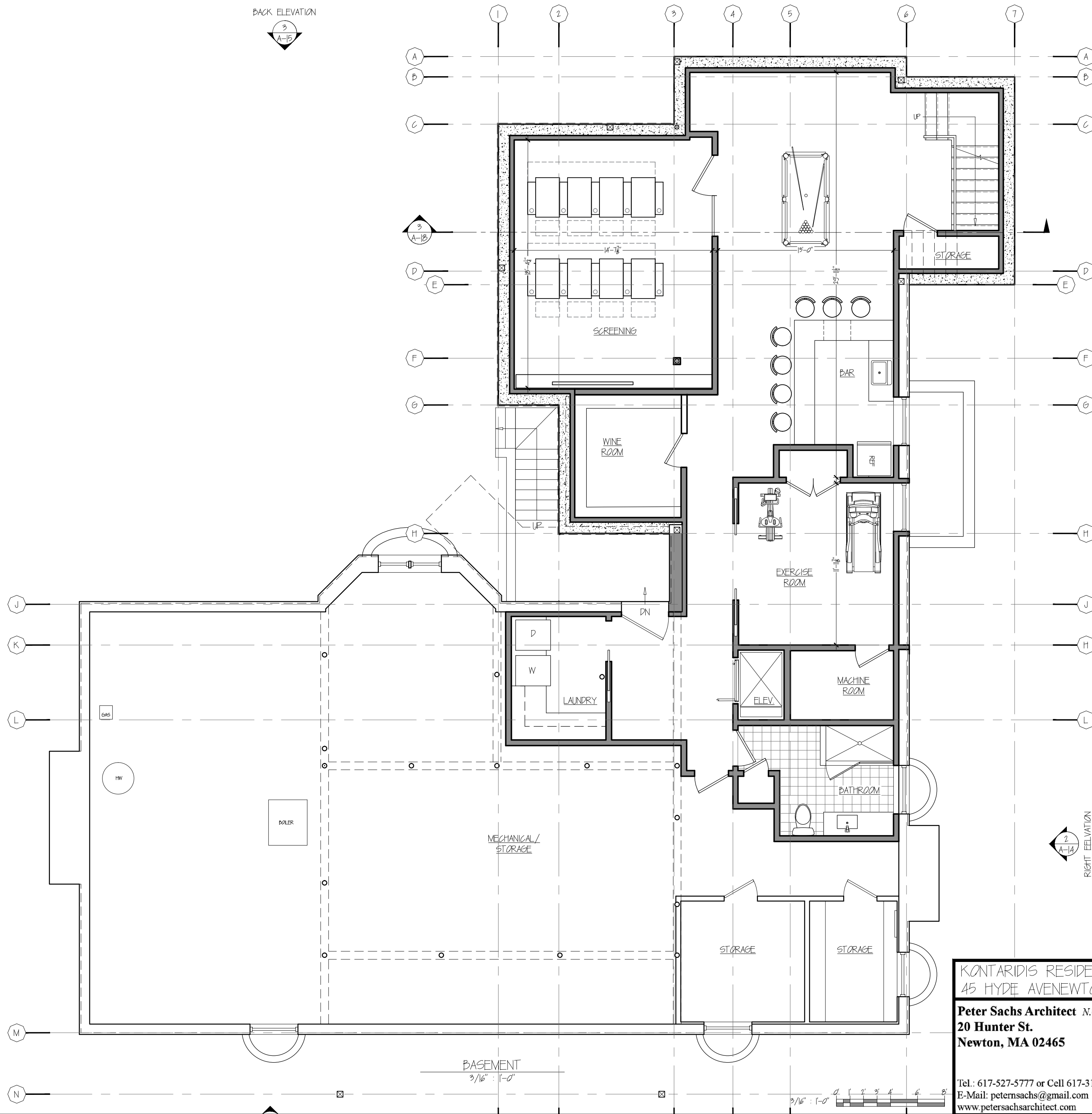
2/14/2018

45 Hyde Ave - 1 - Archt/Flooring

LEFT ELEVATION  
3  
A-16

BACK ELEVATION  
3  
A-16

RIGHT ELEVATION  
2  
A-14



LEGEND	
NEW WINDOW	
NEW DOOR	
TEMPERED GLASS	
EXISTING WALL TO REMAIN	
PROPOSED WALL	

**SPECIAL PERMIT**

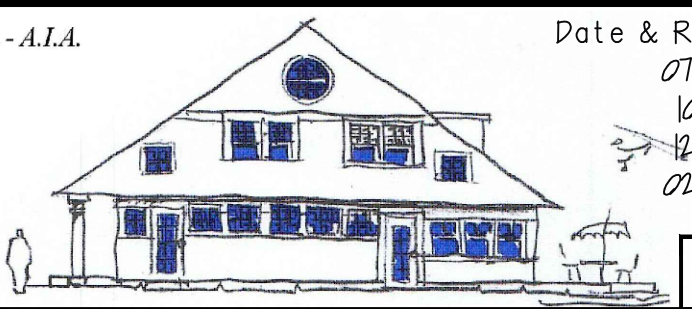
KONTARIDIS RESIDENCE  
45 HYDE AVENUE, NEWTON, MA

PROPOSED BASEMENT FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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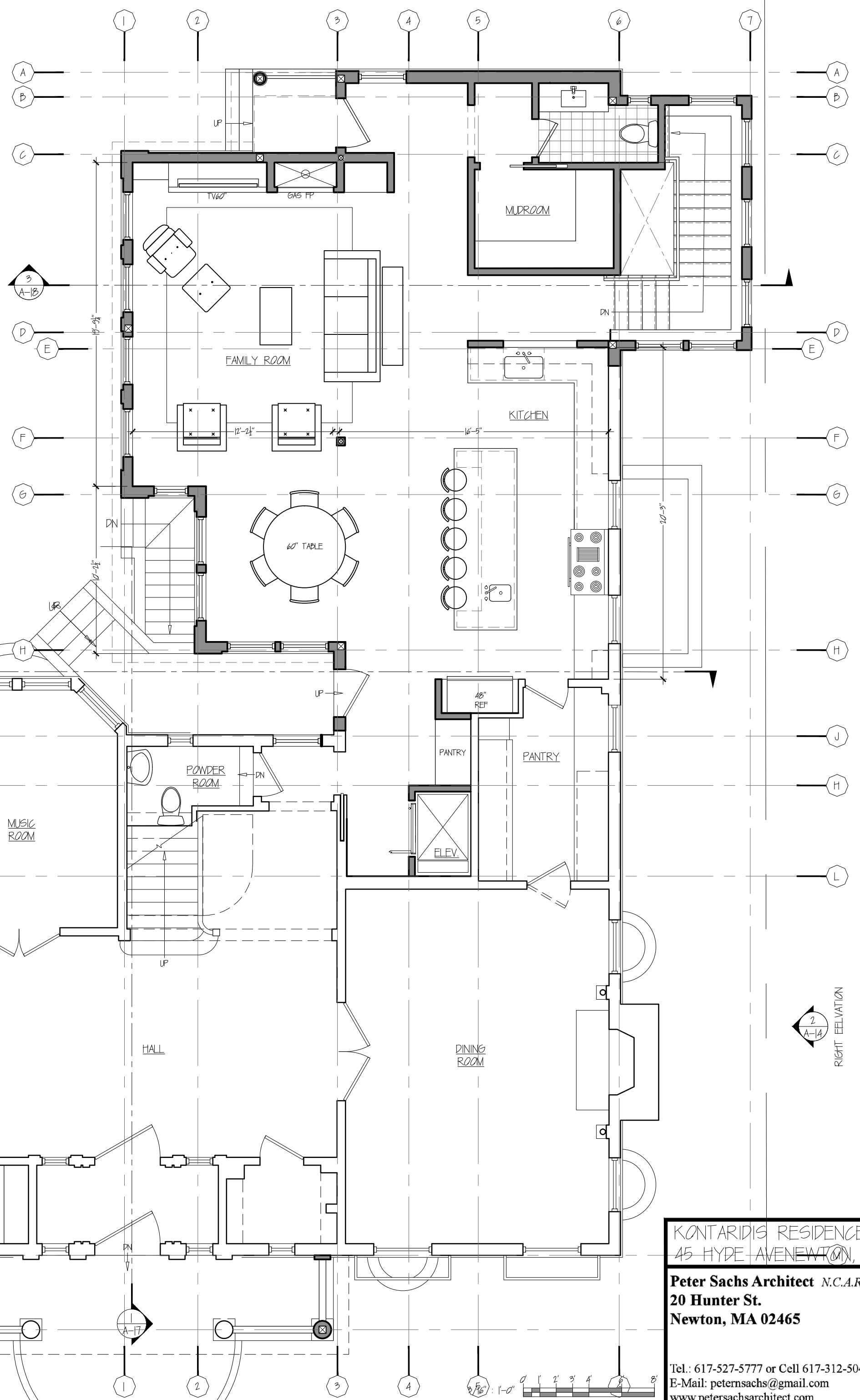
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A-2

GARAGE

BACK ELEVATION  
3  
A-15



2  
A-15

LEFT ELEVATION  
A  
A-16

LIVING ROOM

MUSIC ROOM

HALL

POWDER ROOM

DINING ROOM

PANTRY

PANTRY

ELEV.

46" REF.

KITCHEN

FAMILY ROOM

MUDROOM

RIGHT ELEVATION  
2  
A-14

FRONT ELEVATION  
1  
A-15



LEGEND

NEW WINDOW	(Symbol)
NEW DOOR	(Symbol)
TEMPERED GLASS	(Symbol)
EXISTING WALL TO REMAIN	(Symbol)
PROPOSED WALL	(Symbol)

**KONTARIDIS RESIDENCE**  
45 HYDE AVENUE, NEWTON, MA

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**PROPOSED FIRST FLOOR PLAN**  
SCALE 3/16" = 1'-0"

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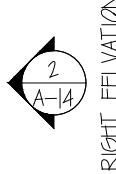
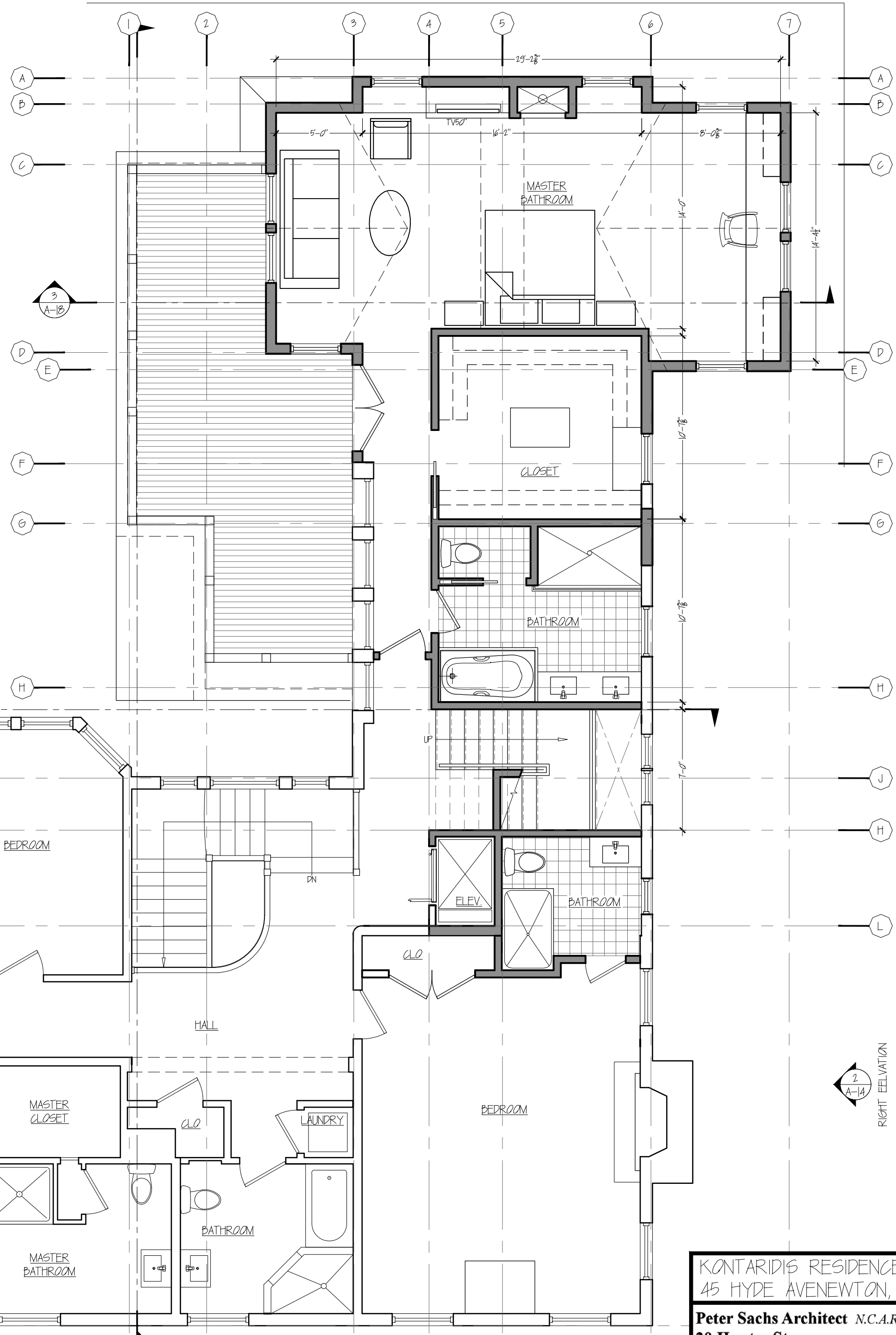


2/14/2018

45 Hyde Ave - 1 - Archt(Prof)dwg



BACK ELEVATION



LEGEND

NEW WINDOW	(W)
NEW DOOR	(D)
TEMPERED GLASS	(TG)
EXISTING WALL TO REMAIN	—
PROPOSED WALL	—

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45 HYDE AVENUE NEWTON, MA

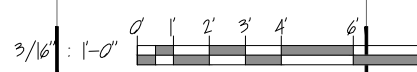
PROPOSED SECOND FLOOR  
SCALE 3/16" = 1'-0"

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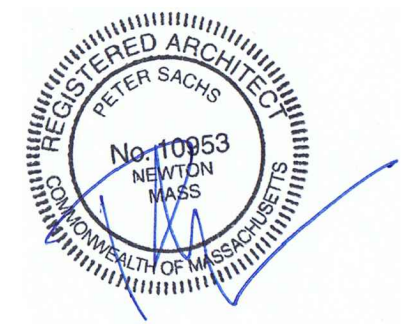
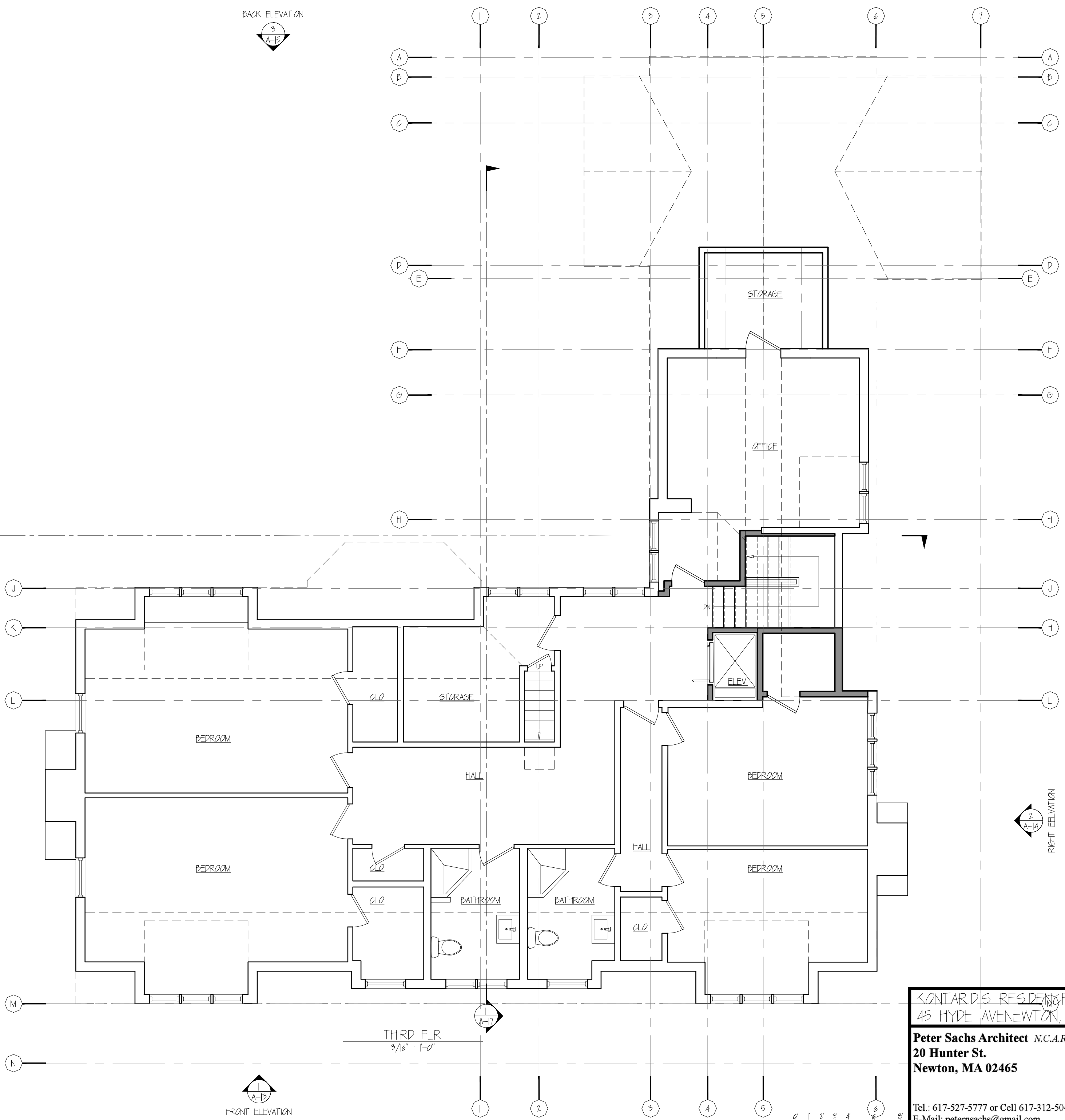
BACK ELEVATION  
3  
A-15

2  
A-15

LEFT ELEVATION  
4  
A-16

RIGHT ELEVATION  
2  
A-14

FRONT ELEVATION  
A-13



LEGEND	
NEW WINDOW	
NEW DOOR	
TEMPERED GLASS	
EXISTING WALL TO REMAIN	
PROPOSED WALL	

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KONTARIDIS RESIDENCE  
45 HYDE AVENUE, NEWTON, MA

PROPOSED THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

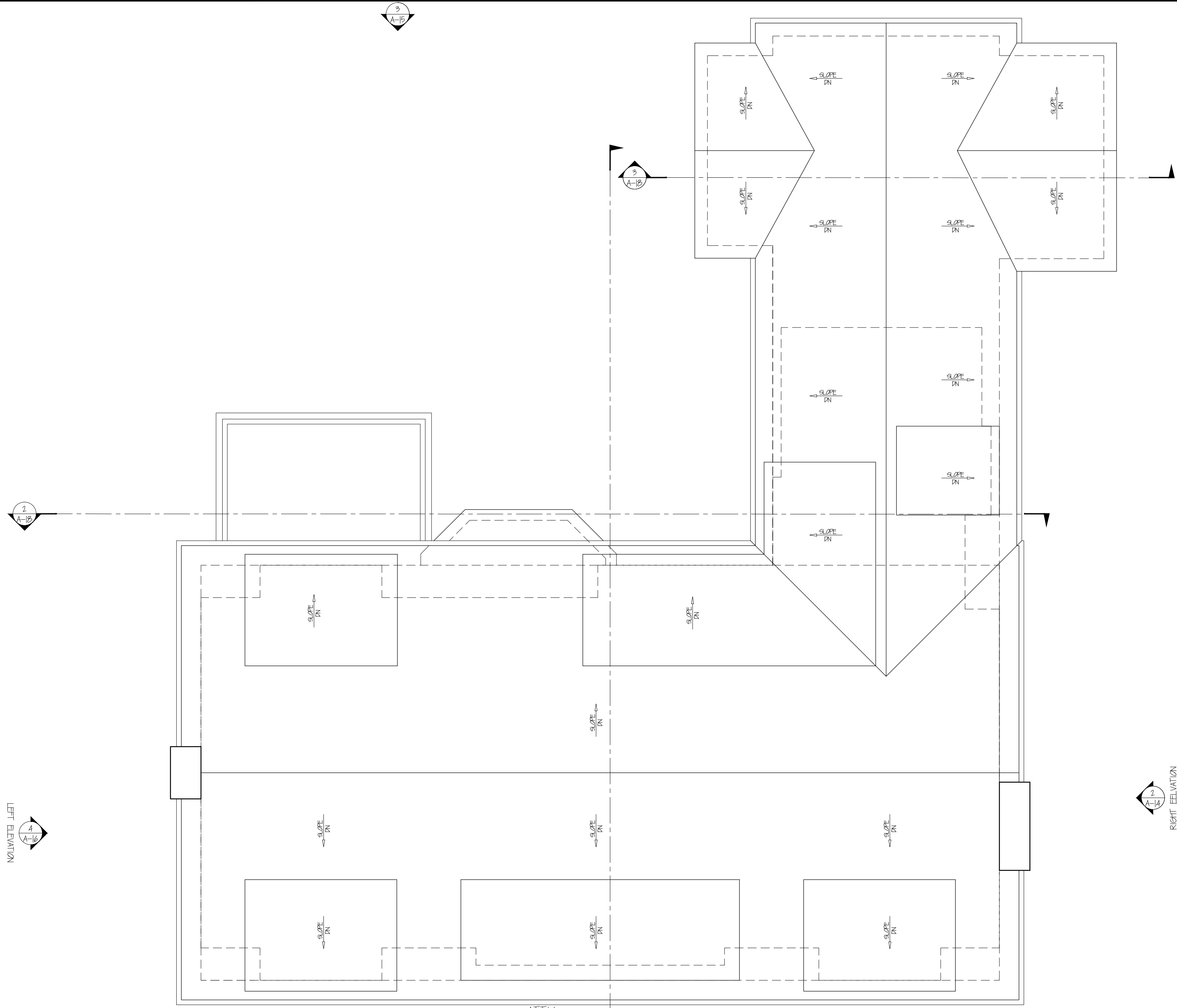
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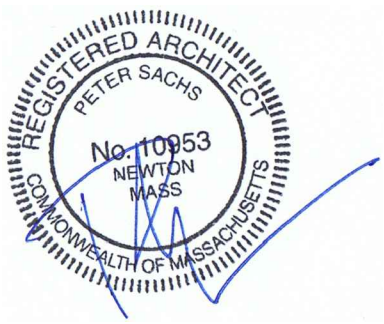


LEFT ELEVATION  
4  
A-16

RIGHT ELEVATION  
2  
A-14

FRONT ELEVATION  
1  
A-13

ATTIC  
3/16" : 1'-0"

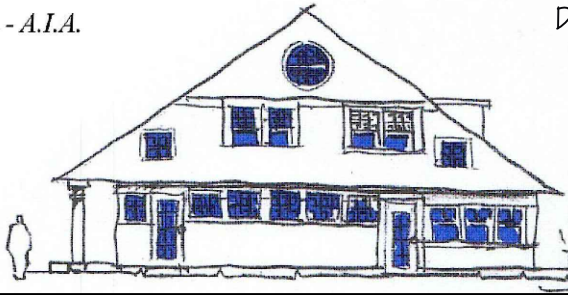


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45 HYDE AVENUE NEWTON, MA  
PROPOSED ROOF FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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10/10/2013
12/07/2013
02/05/2013



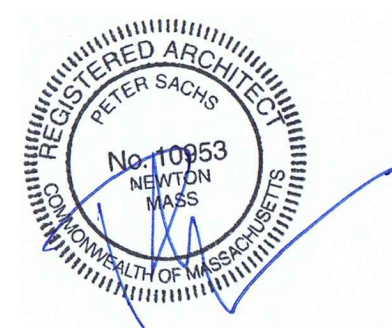
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FRONT ELEVATION  
3/16" = 1'-0"



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45 HYDE AVENUE NEWTON, MA

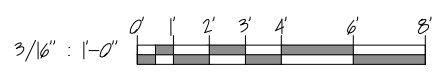
PROPOSED FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

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45 Hyde Ave - 1 - Arch/Front Elevation 2/14/2019



2/14/2013

45 Hyde Ave - 1 - Arch/Front/Long



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KONTARIDIS RESIDENCE  
45 HYDE AVENUE, NEWTON, MA

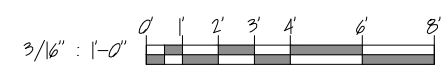
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PROPOSED RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"

Date & Revision  
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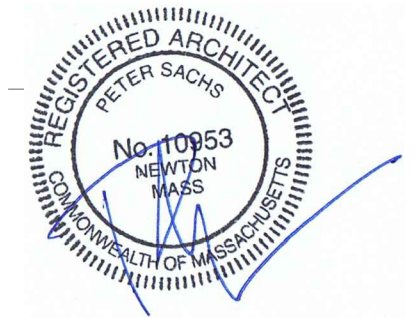
A-3



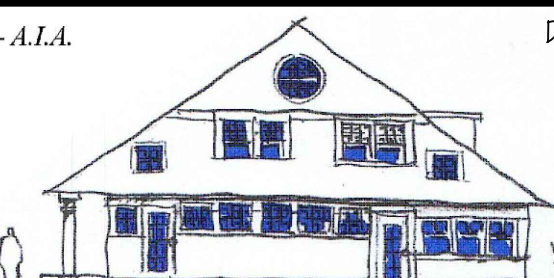
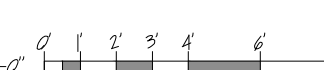


2/14/2013

45 Hyde Ave - 1 - Arch/Prof/Plan



SPECIAL PERMIT

KONTARIDIS RESIDENCE 45 HYDE AVENUE, NEWTON, MA		PROPOSED BACK ELEVATION SCALE: 3/16" = 1'-0"	
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3/16" = 1'-0" 		A-9	

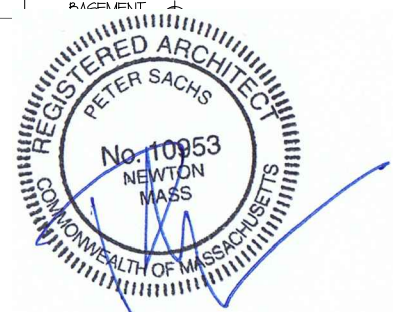
2/14/2019

45 Hyde Ave - 1 - Arch/Fr/Plan

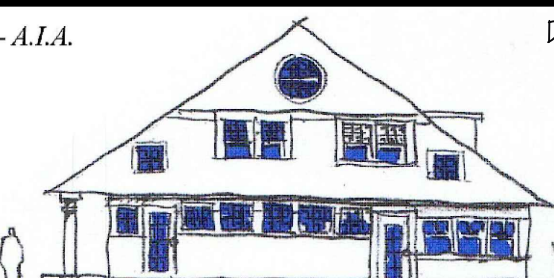
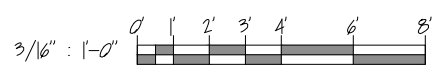


LEFT ELEVATION  
3/16" = 1'-0"

LIGHT WELL  
PELLA WOOD CLAD  
ARCHITECT SERIES  
EGRESS WINDOW, SILLS &  
CASING TO MATCH  
EXISTING, TYP.



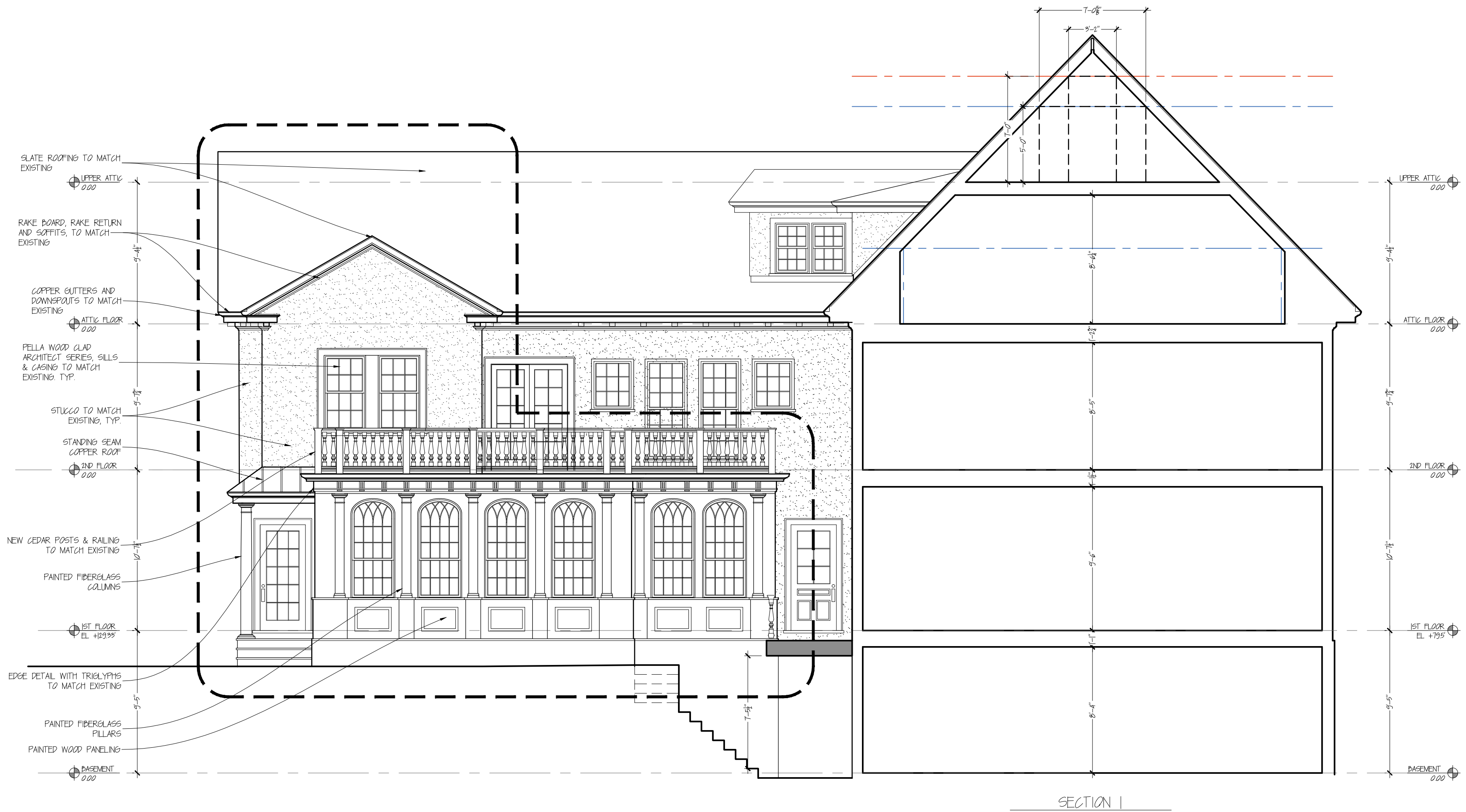
**SPECIAL PERMIT**

KONTARIDIS RESIDENCE 45 HYDE AVENUE, NEWTON, MA		PROPOSED LEFT ELEVATION SCALE: 3/16" = 1'-0"	
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		A-10	



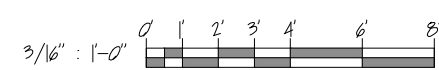
2/14/2018

45 Hyde Ave - 1 - Arch/Fronting



SECTION 1

SPECIAL PERMIT



KONTARIDIS RESIDENCE 45 HYDE AVENUE NEWTON, MA		PROPOSED SECTIONS SCALE: 3/16" = 1'-0"	
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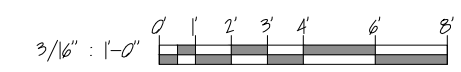
SECTION 2

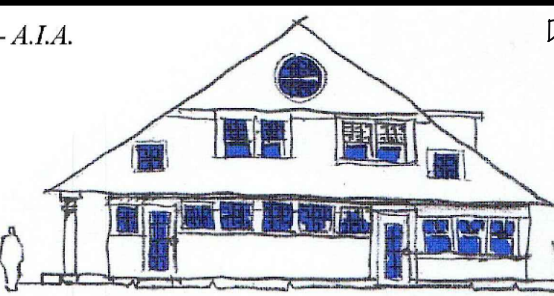


SECTION 3

SPECIAL PERMIT

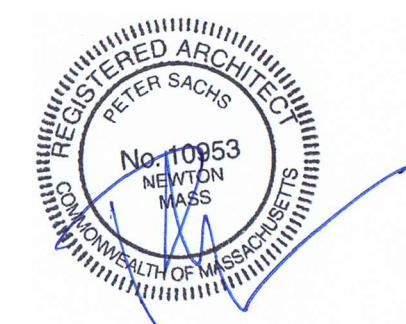
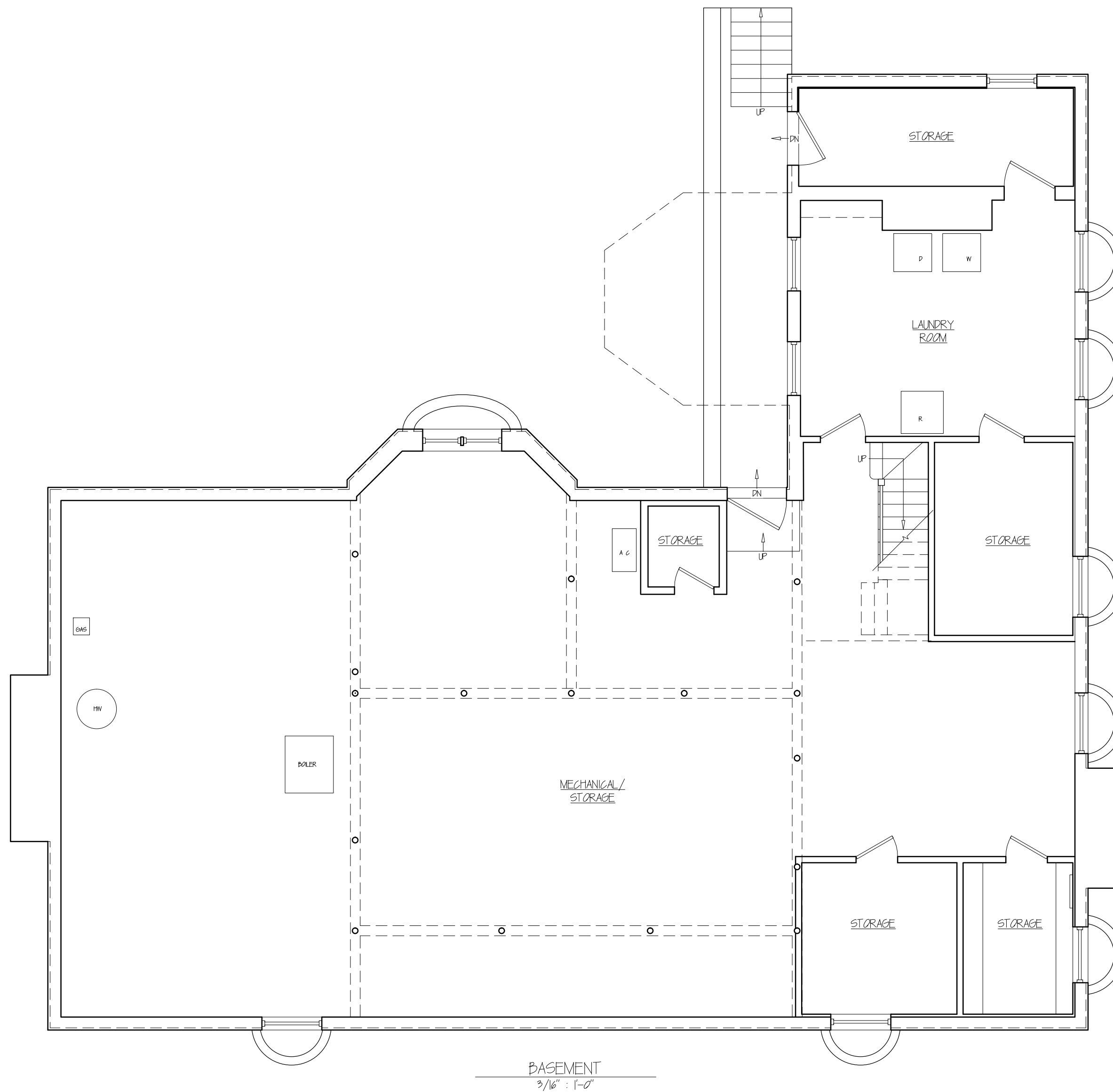
45 Hyde Ave - 1 - Arch/Frd/Jan 2/14/2013



KONTARIDIS RESIDENCE 45 HYDE AVENUE, NEWTON, MA		PROPOSED SECTIONS SCALE: 3/16" = 1'-0"	
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			A-12

2/14/2013

45 Hyde Ave - 5 - Arch (E) 01.dwg



LEGEND	
NEW WINDOW	
NEW DOOR	
TEMPERED GLASS	
EXISTING WALL TO REMAIN	
PROPOSED WALL	

**EXISTING CONDT.**

KONTARIDIS RESIDENCE  
45 HYDE AVENUE, NEWTON, MA

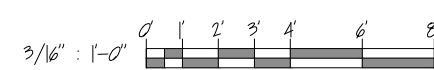
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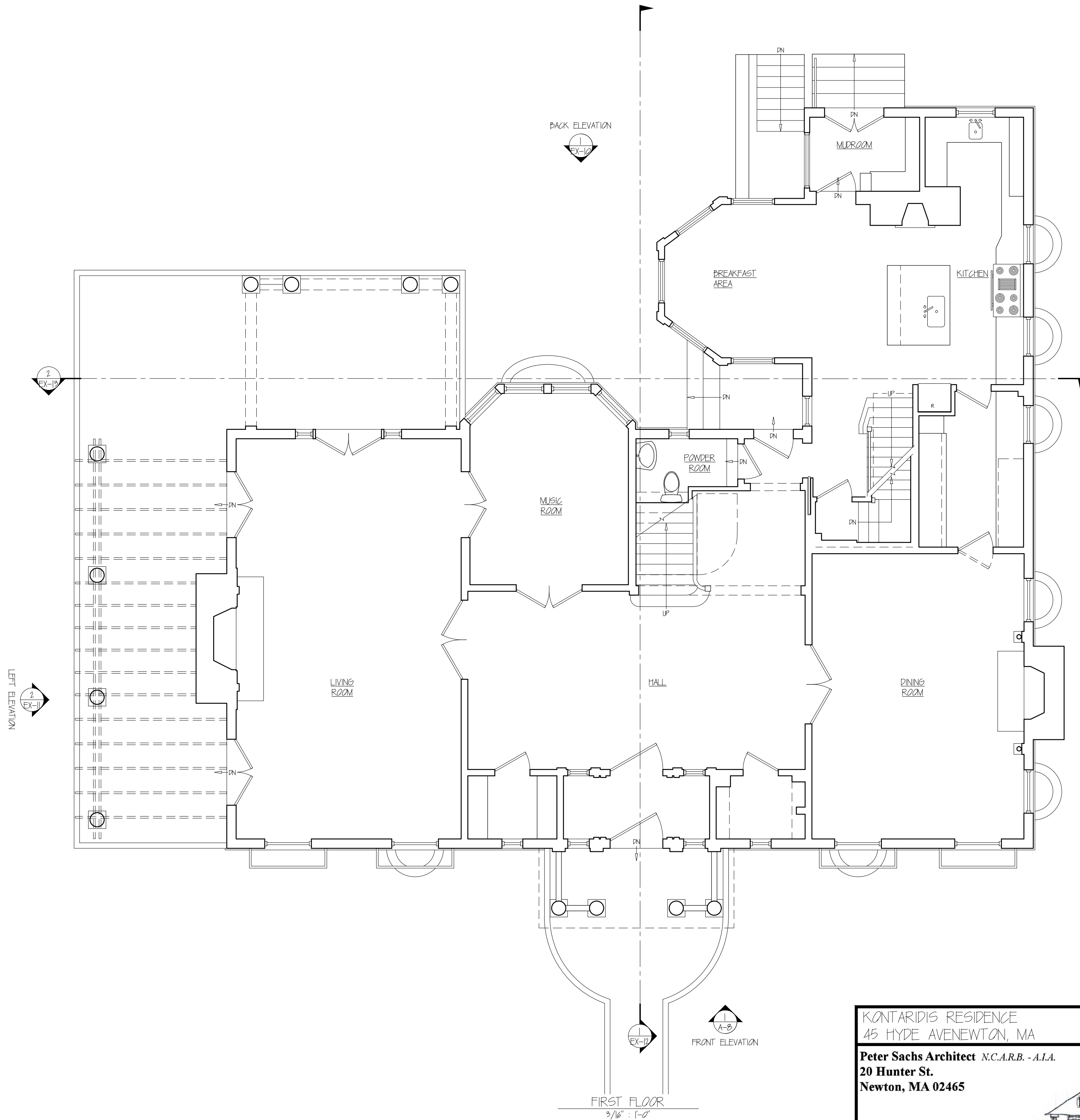
EXISTING BASEMENT FLOOR PLAN  
SCALE: 3/16" = 1'-0"

Date & Revision  
05/01/2013  
10/10/2013

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EX-2





EXISTING CONDT.



LEGEND	
NEW WINDOW	
NEW DOOR	
TEMPERED GLASS	
EXISTING WALL TO REMAIN	
PROPOSED WALL	

KONTARIDIS RESIDENCE  
45 HYDE AVENUE, NEWTON, MA

EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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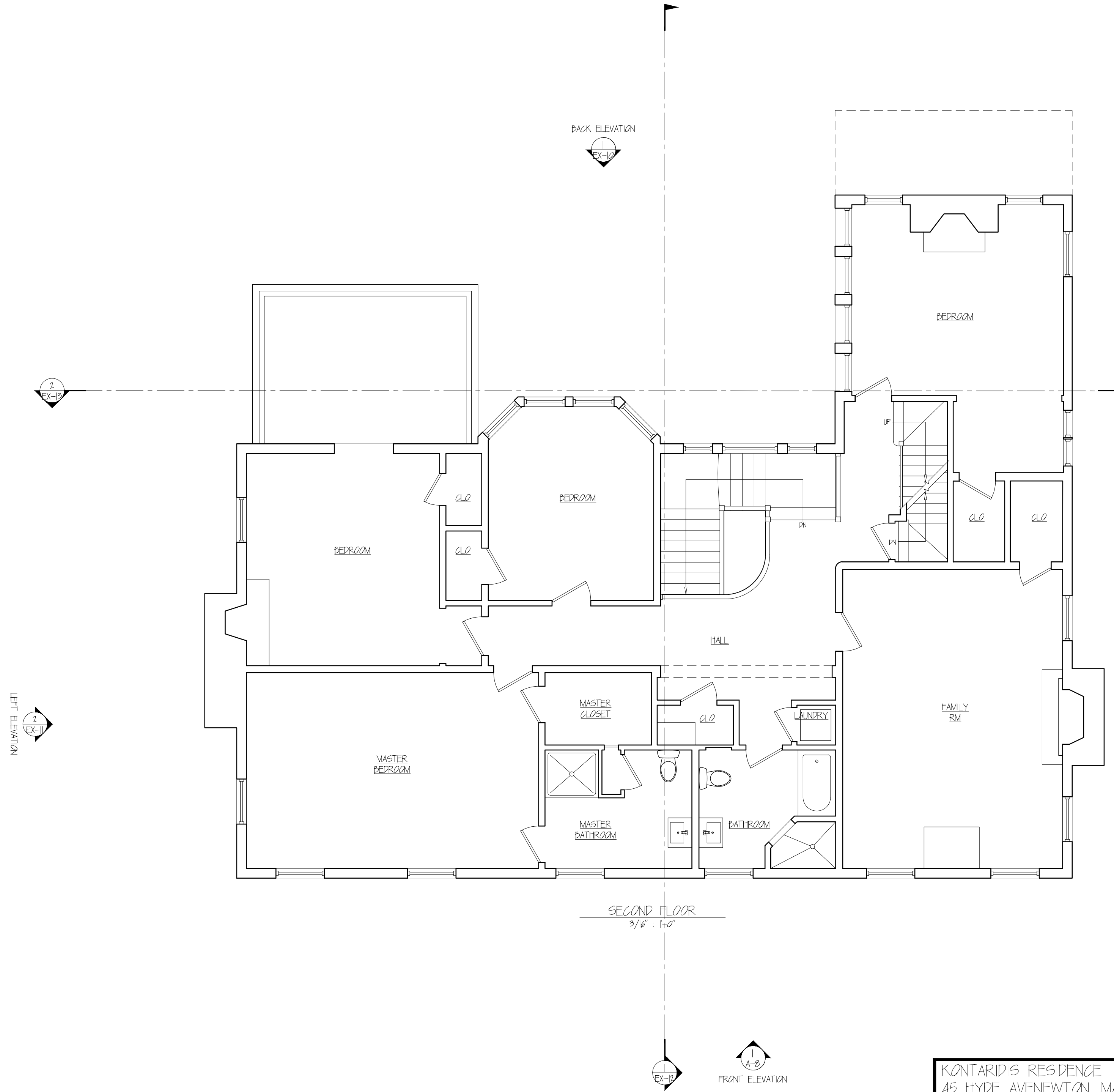
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10/10/2018

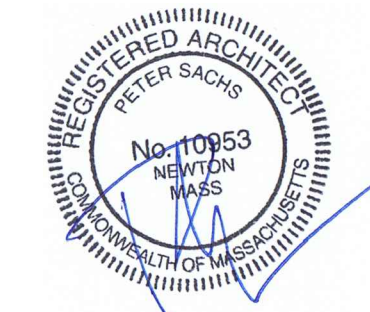
EX-3







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



LEGEND	
NEW WINDOW	
NEW DOOR	
TEMPERED GLASS	
EXISTING WALL TO REMAIN	
PROPOSED WALL	

EXISTING CONDT.

KONTARIDIS RESIDENCE  
45 HYDE AVENUE, NEWTON, MA

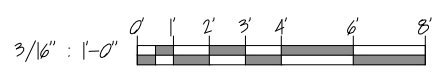
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Newton, MA 02465

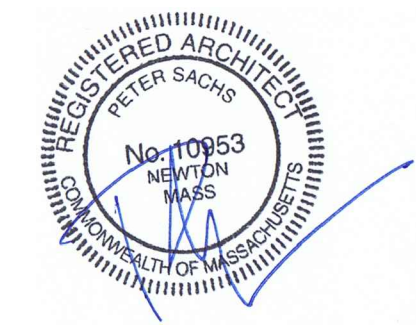
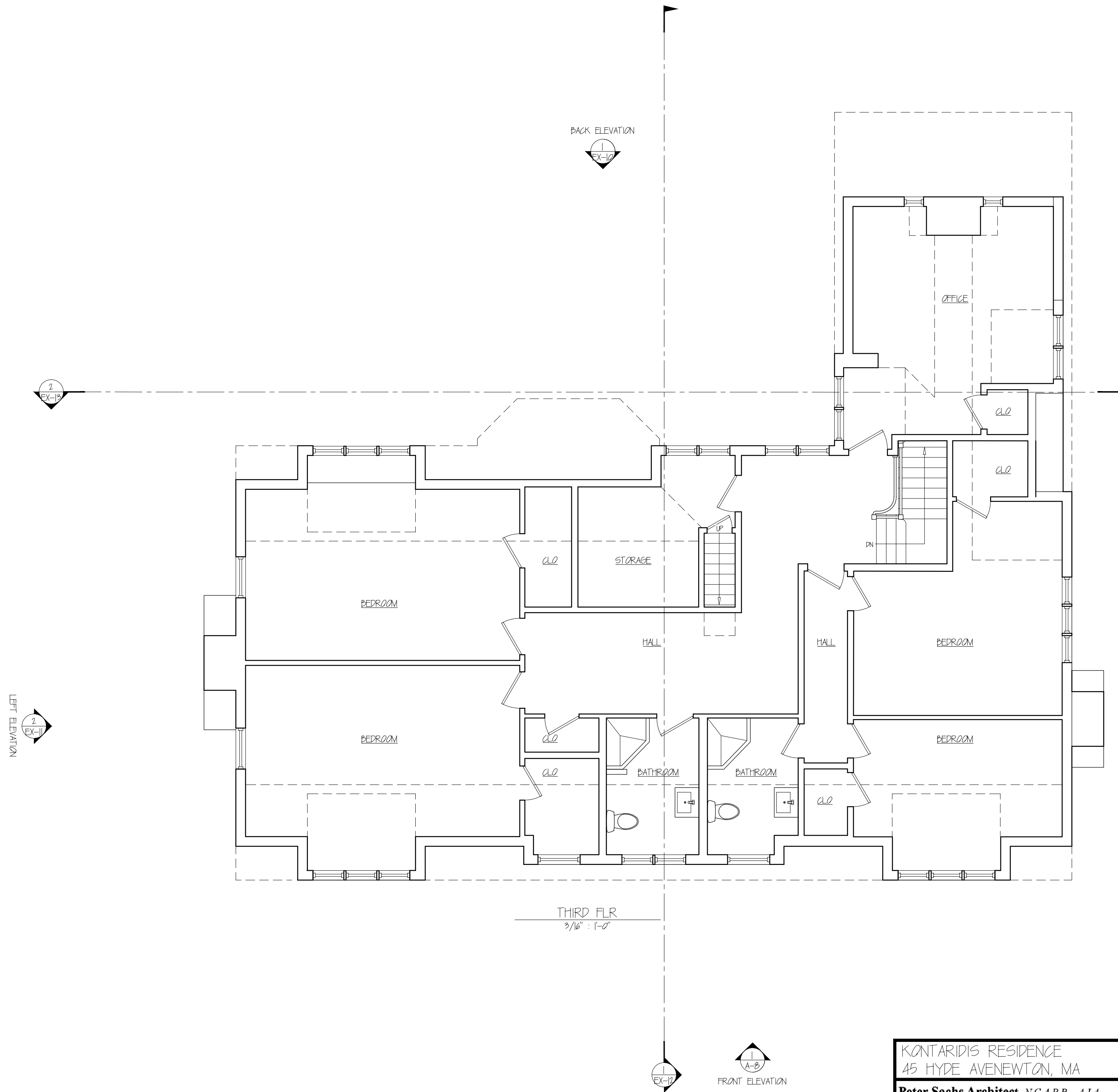
EXISTING SECOND FLOOR  
SCALE: 3/16" = 1'-0"

Date & Revision  
05/01/2018  
10/10/2018

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EX-4





LEGEND	
NEW WINDOW	
NEW DOOR	
TEMPERED GLASS	
EXISTING WALL TO REMAIN	
PROPOSED WALL	

**EXISTING CONDT.**

KONTARIDIS RESIDENCE  
45 HYDE AVENUE, NEWTON, MA

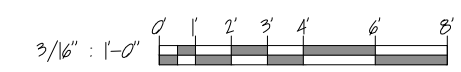
**Peter Sachs Architect** N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465

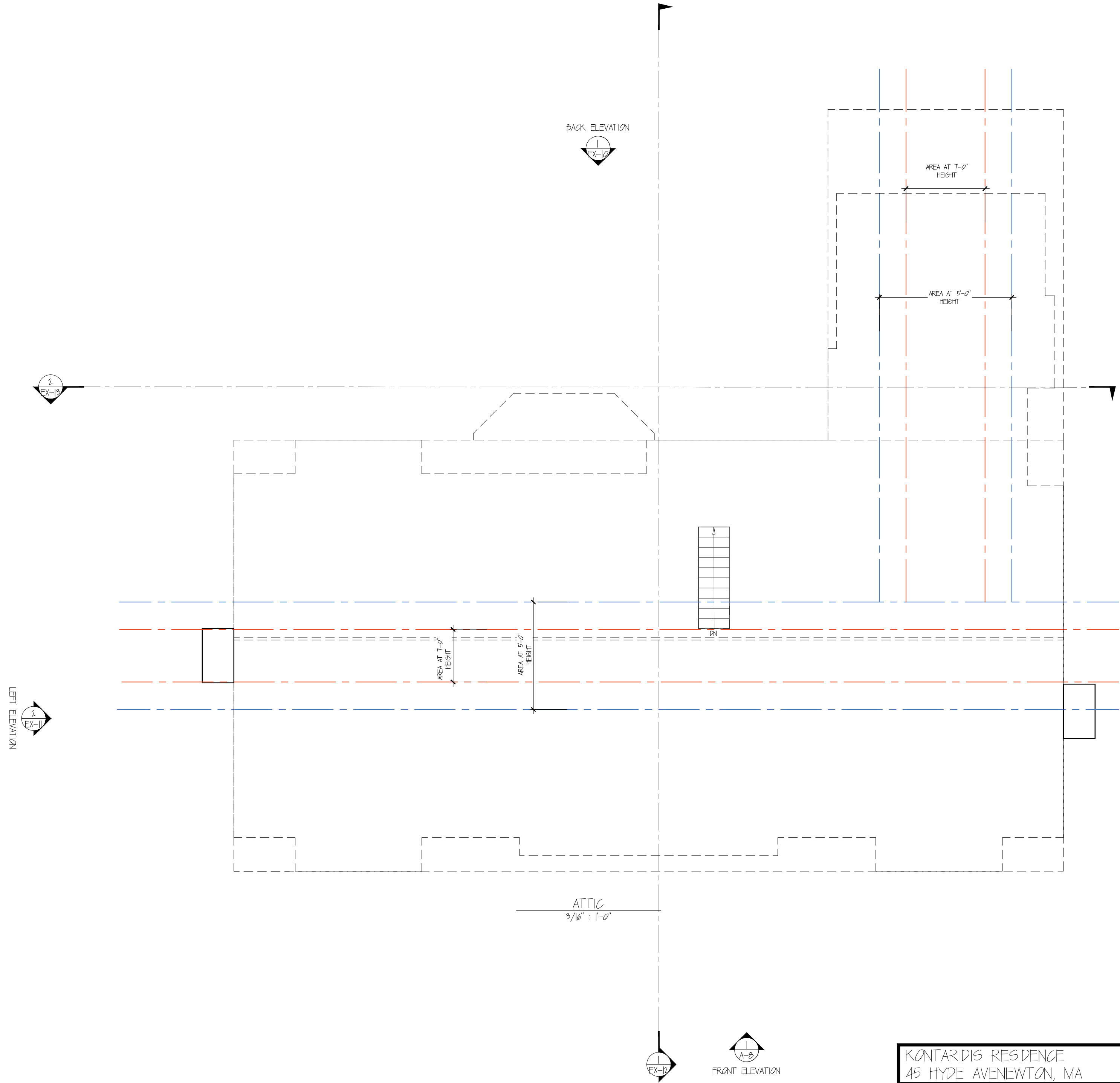
EXISTING THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

Date & Revision  
05/07/2018  
10/10/2018

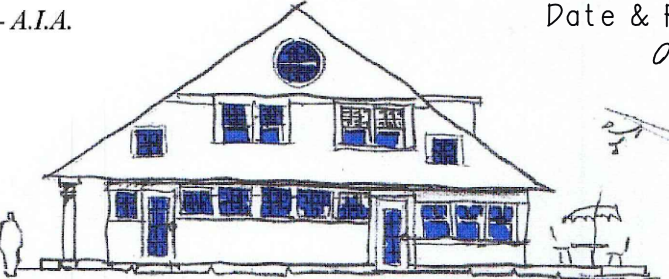
Tel.: 617-527-5777 or Cell 617-312-5045  
E-Mail: [petersachs@gmail.com](mailto:petersachs@gmail.com)  
[www.petersachsarchitect.com](http://www.petersachsarchitect.com)

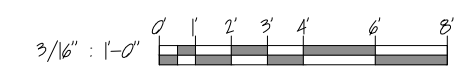
EX-5



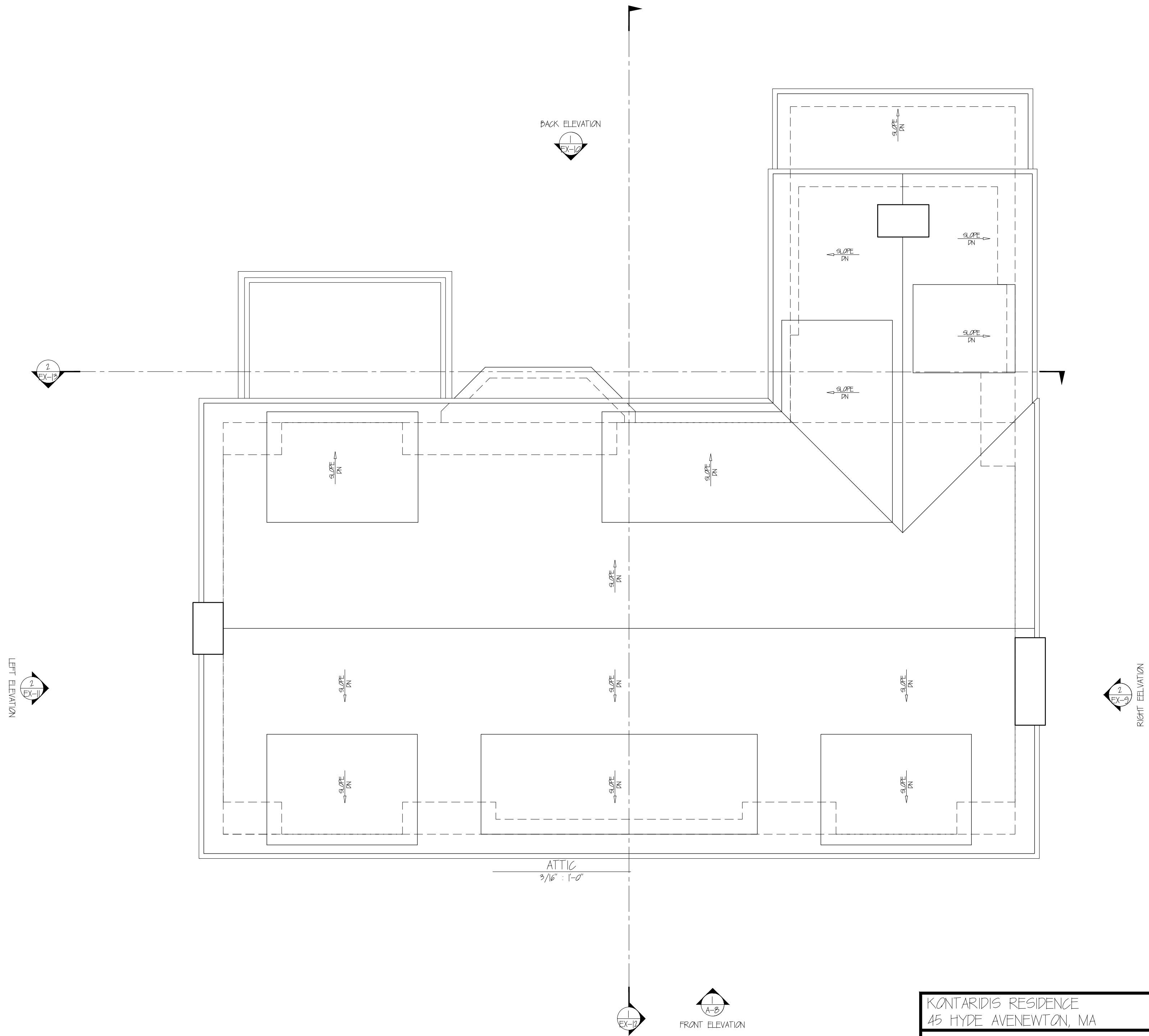


**EXISTING CONDT.**

KONTARIDIS RESIDENCE 45 HYDE AVENUE, NEWTON, MA		EXISTING ROOF FLOOR PLAN SCALE: 3/16" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 05/07/2013 10/10/2013	
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a> <a href="http://www.petersachsarchitect.com">www.petersachsarchitect.com</a>			
			<b>EX-6</b>







**EXISTING CONDT.**

KONTARIDIS RESIDENCE  
45 HYDE AVENUE, NEWTON, MA

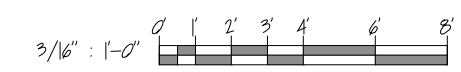
**Peter Sachs Architect** N.C.A.R.B. - A.I.A.  
20 Hunter St.  
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EXISTING ROOF FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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EX-7

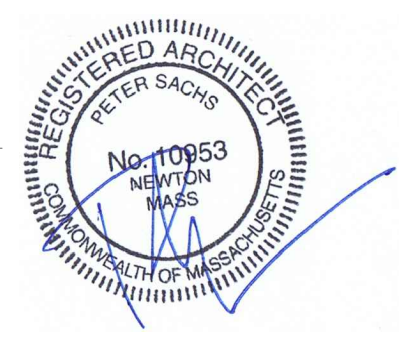


2/14/2018

45 Hyde Ave - 5 - Arch (E) 3.dwg



EXISTING CONDT.



KONTARIDIS RESIDENCE  
45 HYDE AVENUE, NEWTON, MA

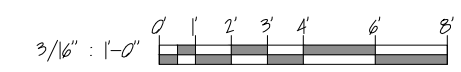
EXISTING FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

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EX-8



2/14/2018

45 Hyde Ave - 5 - Arch (E).dwg



EXISTING CONDT.

KONTARIDIS RESIDENCE  
45 HYDE AVENUE, NEWTON, MA

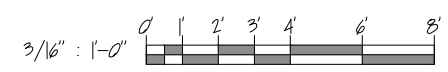
EXISTING RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"

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10/10/2018

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EX-9



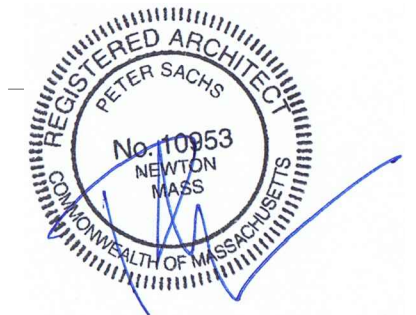


2/14/2018

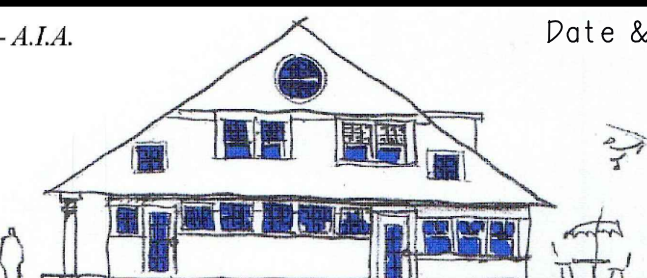
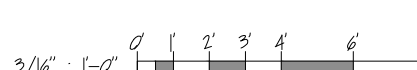
45 Hyde Ave - 5 - Arch (E) 3.dwg



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



EXISTING COND'T.

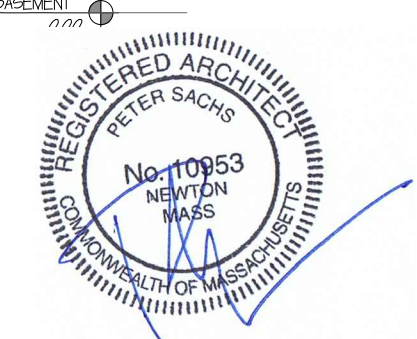
KONTARIDIS RESIDENCE 45 HYDE AVENUE, NEWTON, MA		EXISTING BACK ELEVATION SCALE: 3/16" = 1'-0"
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		EX-10

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



EXISTING CONDT.

KONTARIDIS RESIDENCE  
45 HYDE AVENUE, NEWTON, MA

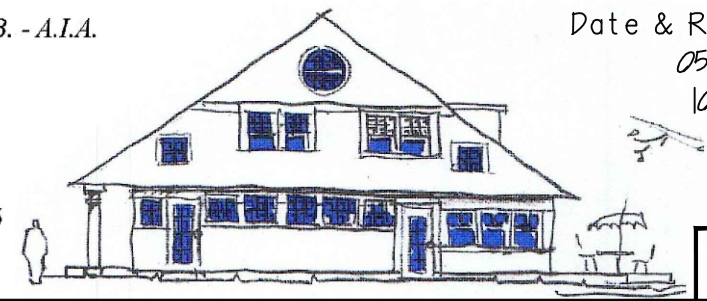
EXISTING LEFT ELEVATION

SCALE: 3/16" = 1'-0"

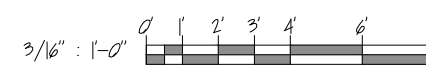
**Peter Sachs Architect** N.C.A.R.B. - A.I.A.  
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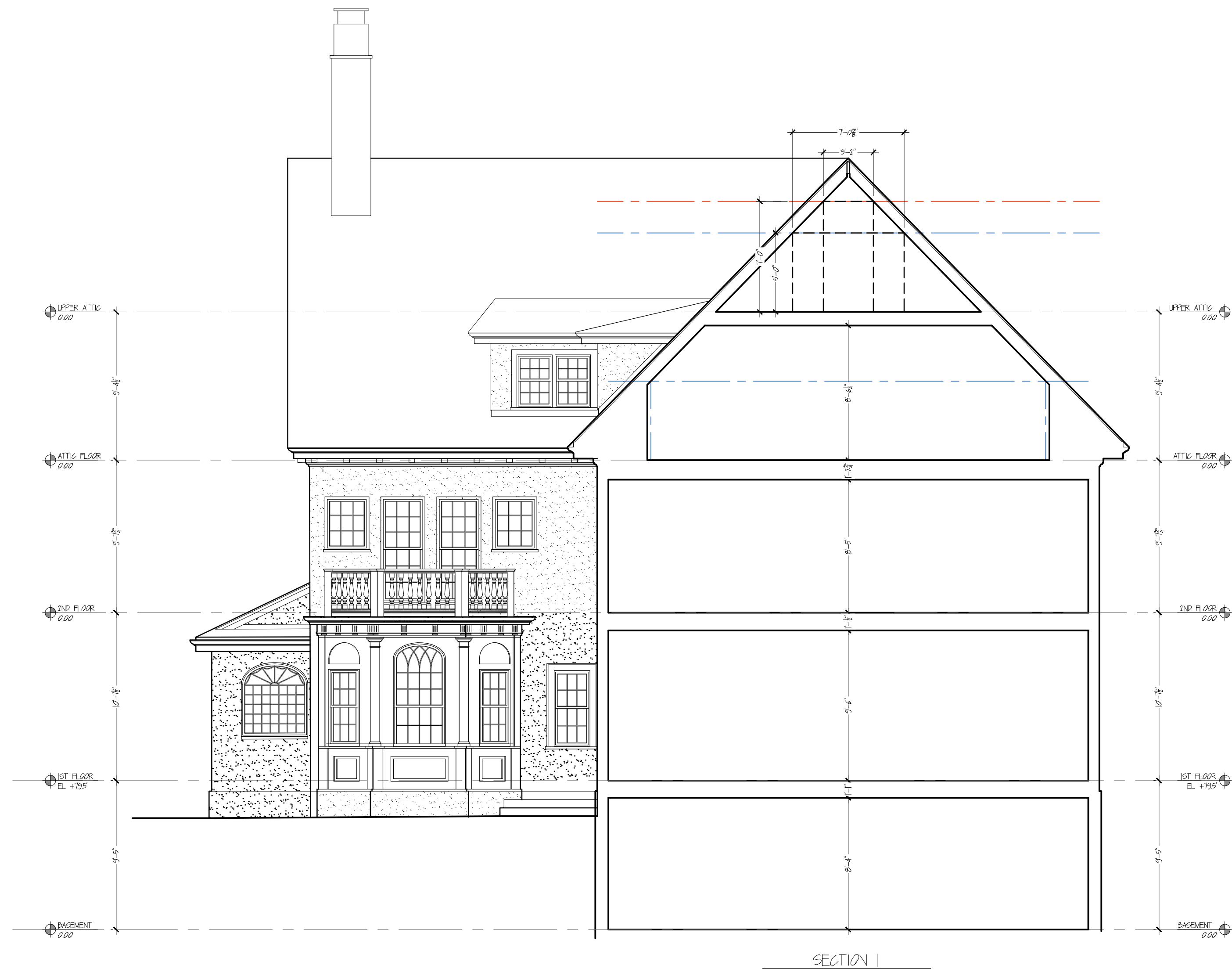


EX-11



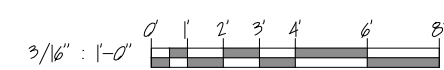
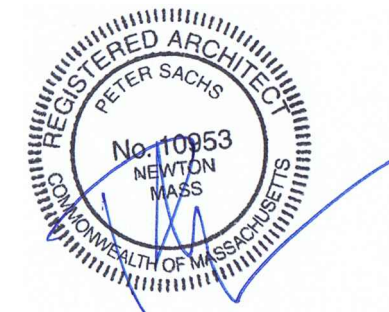
2/14/2018

45 Hyde Ave - 5 - Arch (E).dwg



SECTION 1

EXISTING CONDT.



KONTARIDIS RESIDENCE 45 HYDE AVENUE, NEWTON, MA		EXISTING SECTIONS SCALE: 3/16" = 1'-0"
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		EX-12



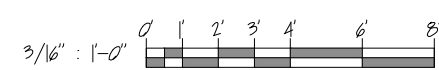
2/14/2018

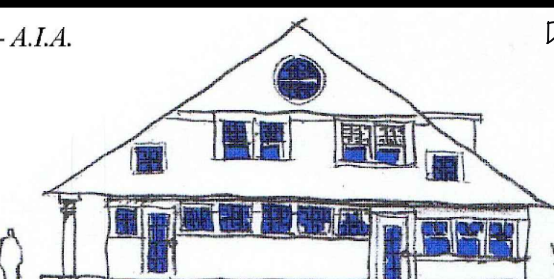
45 Hyde Ave - 5 - Arch (E) (dwg)



SECTION 2

EXISTING CONDT.



KONTARIDIS RESIDENCE 45 HYDE AVENUE, NEWTON, MA		EXISTING SECTIONS SCALE: 3/16" = 1'-0"
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		EX-13