

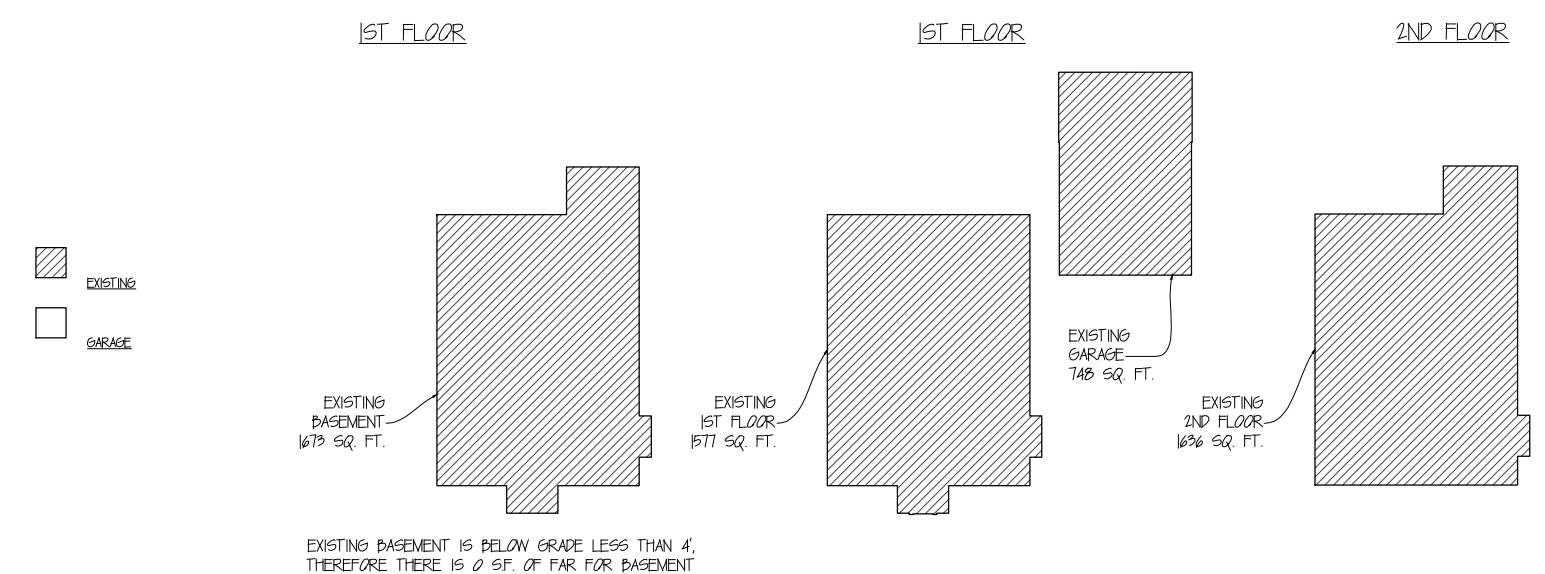
HO RESIDENCE

63-65 BROADWAY
NEWTON, MA

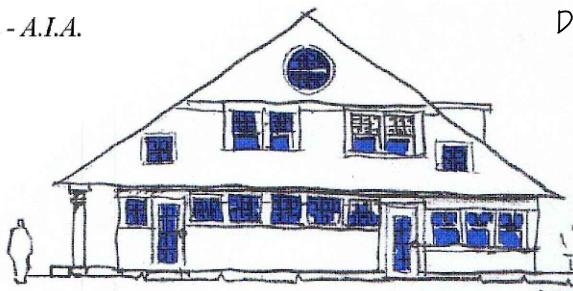
DRAWING LIST	
SHEET NUMBER	DESCRIPTION
EXISTING ARCHITECTURAL	
EX-1	TITLE SHEET
EX-2	EXISTING BASEMENT PLAN
EX-3	EXISTING FIRST FLOOR PLAN
EX-4	EXISTING SECOND FLOOR PLAN
EX-5	EXISTING ROOF PLAN
EX-6	EXISTING SECTIONS
EX-7	EXISTING FRONT & RIGHT ELEVATIONS
EX-8	EXISTING REAR & LEFT ELEVATIONS

F.A.R. (FLOOR AREA RATIO)	
LOT:	18,135 S.F.
ZONE:	MR1 OLD
ALLOWABLE FAR:	0.45
MAXIMUM ALLOWABLE SF.	8,161 S.F.
EXISTING FAR:	0.22
EXISTING SF:	3,961 S.F.
PROPOSED FAR:	0.00
F.A.R. (TOTALS PER FLOOR)	
BASEMENT	0 S.F.
ATTACHED GARAGE	748 S.F.
FIRST FLOOR	1,577 S.F.
SECOND FLOOR	1,636 S.F.
F.A.R. TOTAL	3961 S.F.

EXISTING F.A.R. DIAGRAM

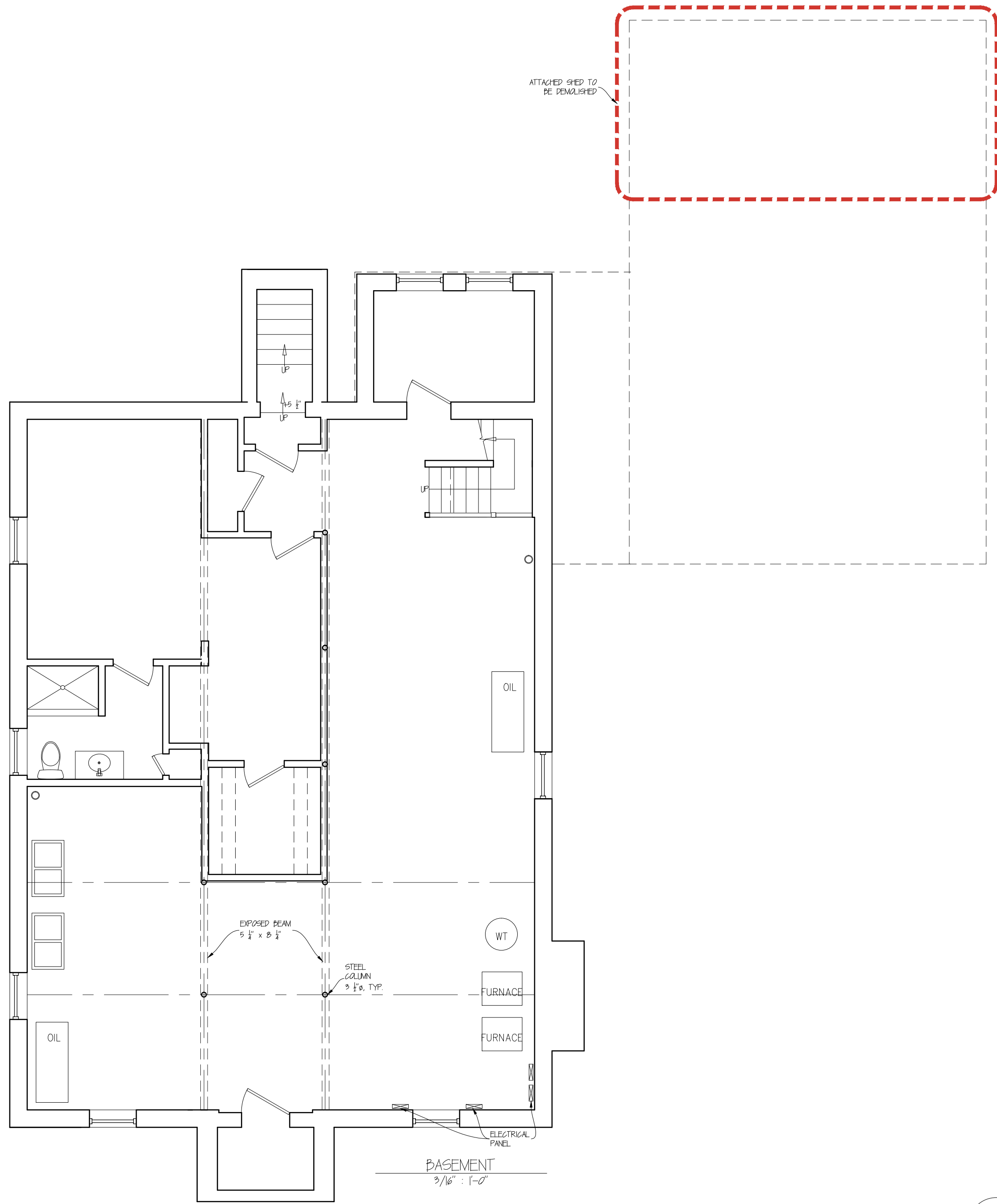


EXISTING CONDITIONS

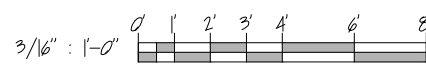
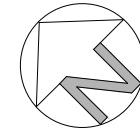
HO RESIDENCE 63-65 BROADWAY NEWTON, MA	TITLE
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	Date & Revision 06/24/2010
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com	
	EX-1

6/24/2010

63-65 Broadway - 5 - Existing & Demolish



BASEMENT
3/16" = 1'-0"



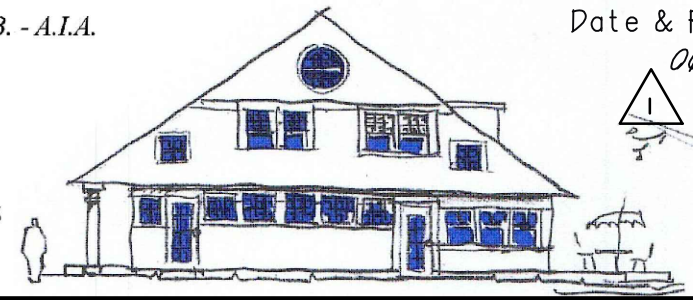
EXISTING CONDITIONS

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63-65 BROADWAY NEWTON, MA

EXISTING BASEMENT FLOOR PLAN

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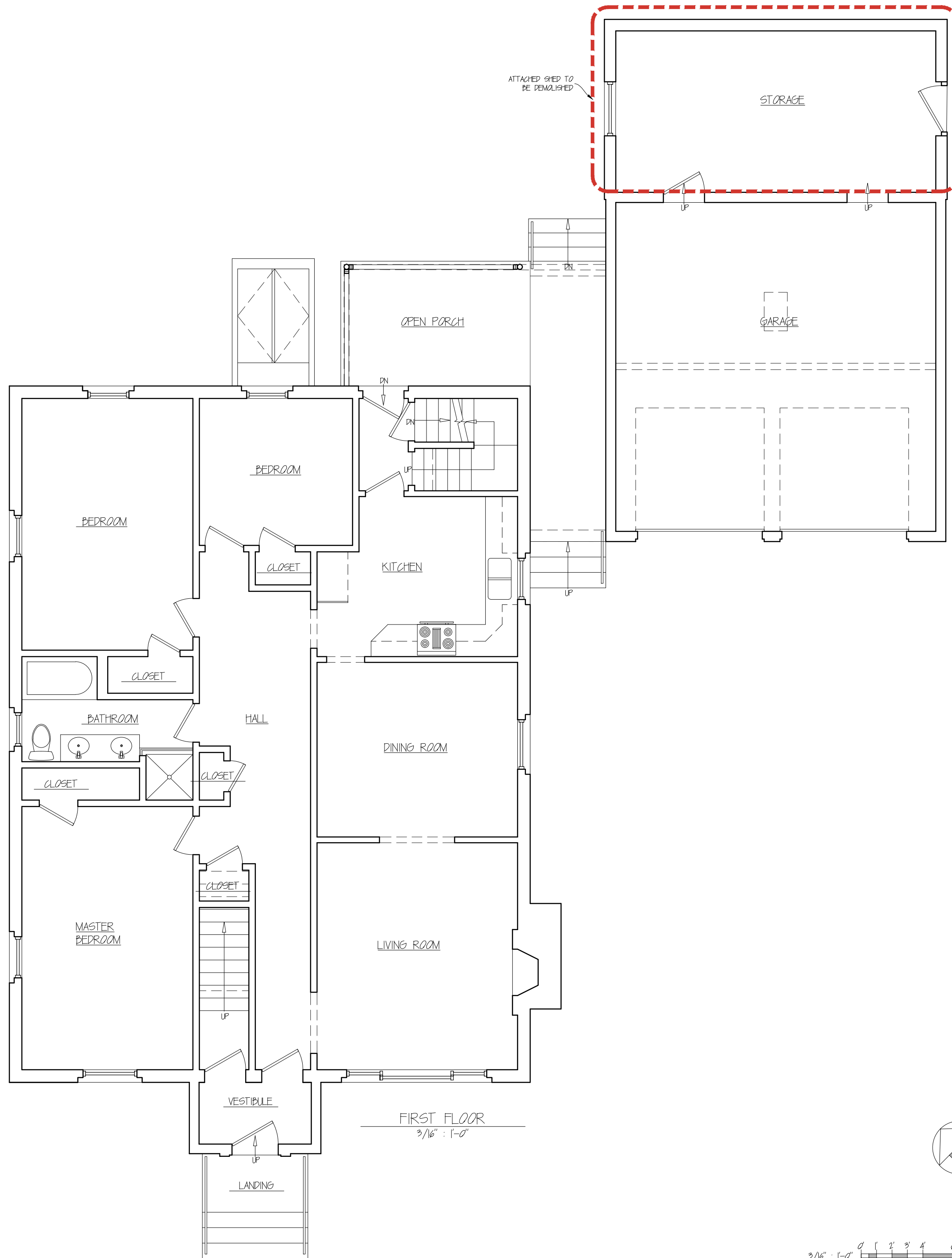


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EX-2

6/24/2010

63-65 Broadway - 5 - Existing & Demolition



EXISTING CONDITIONS

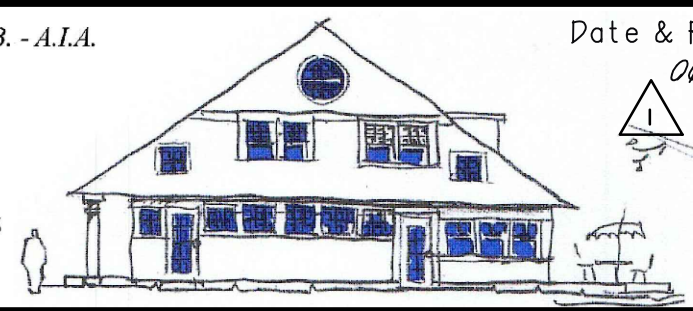
H0 RESIDENCE
 63-65 BROADWAY NEWTON, MA

EXISTING FIRST FLOOR PLAN

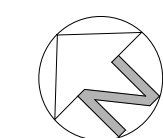
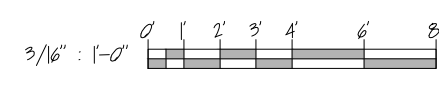
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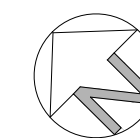
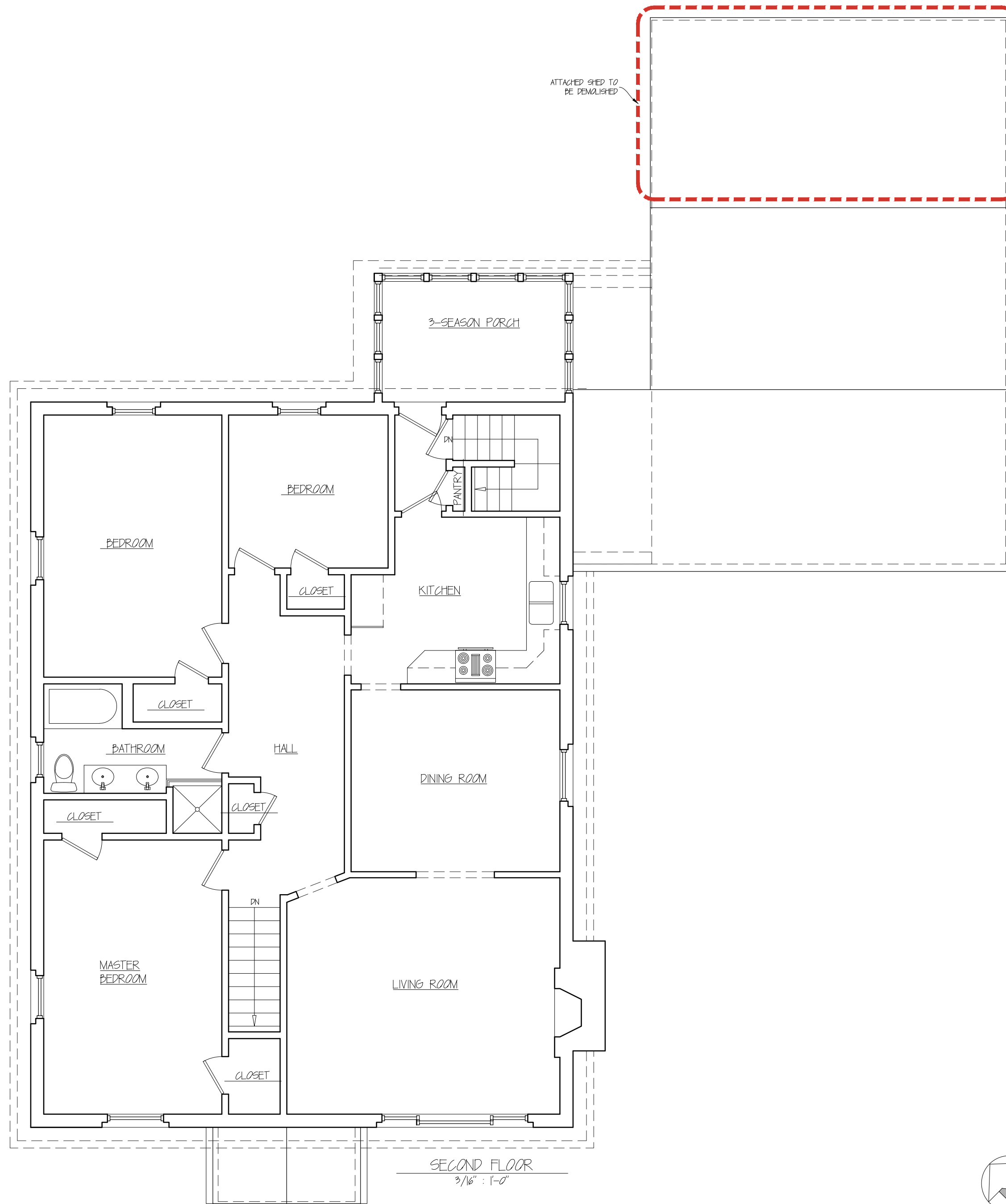
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EX-3



63-65 Broadway - 5 - Existing & Demolishing 6/24/2010

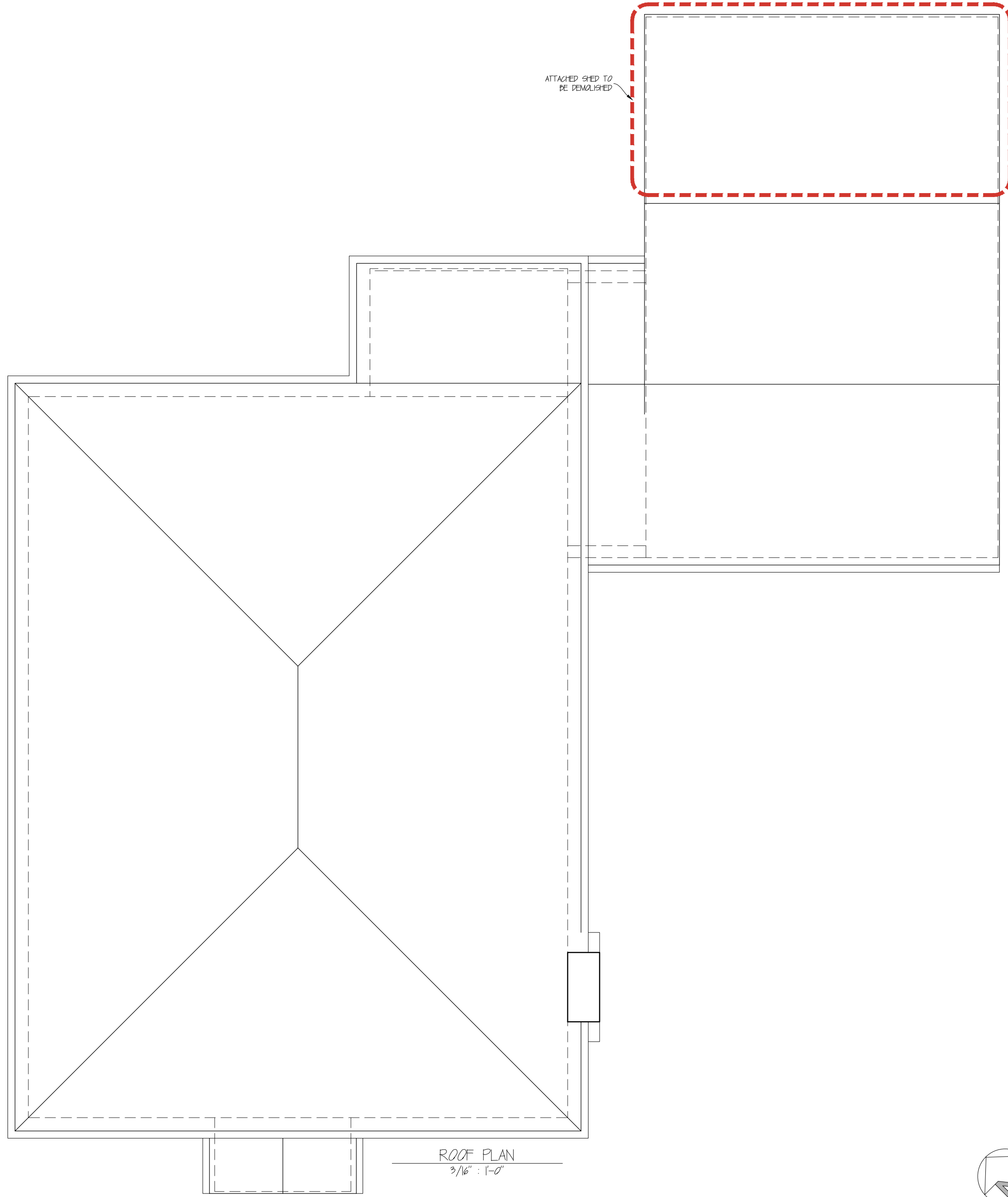


EXISTING CONDITIONS

HO RESIDENCE 63-65 BROADWAY NEWTON, MA		EXISTING SECOND FLOOR PLAN	
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			EX-4

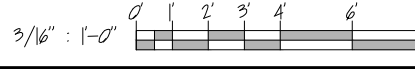
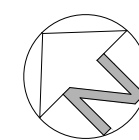
6/24/2010

63-65 Broadway - 5 - Existing w/ Demolition



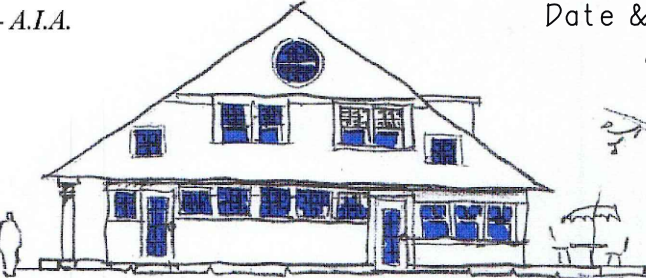
ATTACHED SHED TO BE DEMOLISHED

ROOF PLAN
3/16" = 1'-0"

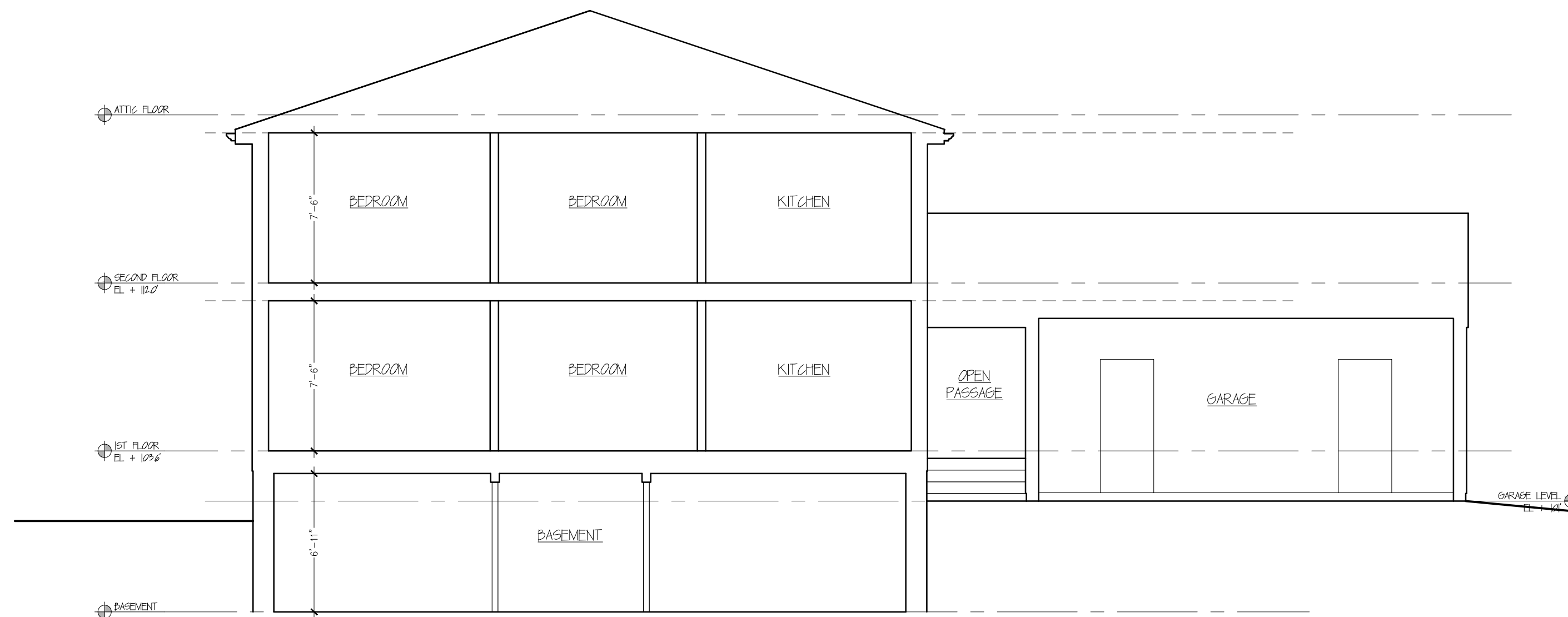


EXISTING CONDITIONS

H0 RESIDENCE		EXISTING ROOF PLAN	
63-65 BROADWAY NEWTON, MA			
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Newton, MA 02465		_____	
Tel.: 617-527-5777 or Cell 617-312-5045		_____	
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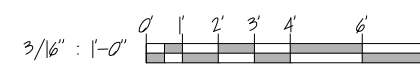
EX-5



SECTION THROUGH HOUSE/GARAGE
3/16" = 1'-0"



FRONT TO BACK SECTION
3/16" = 1'-0"



EXISTING CONDITIONS

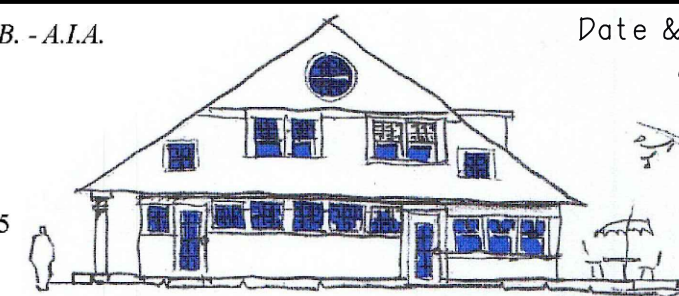
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EXISTING SECTIONS

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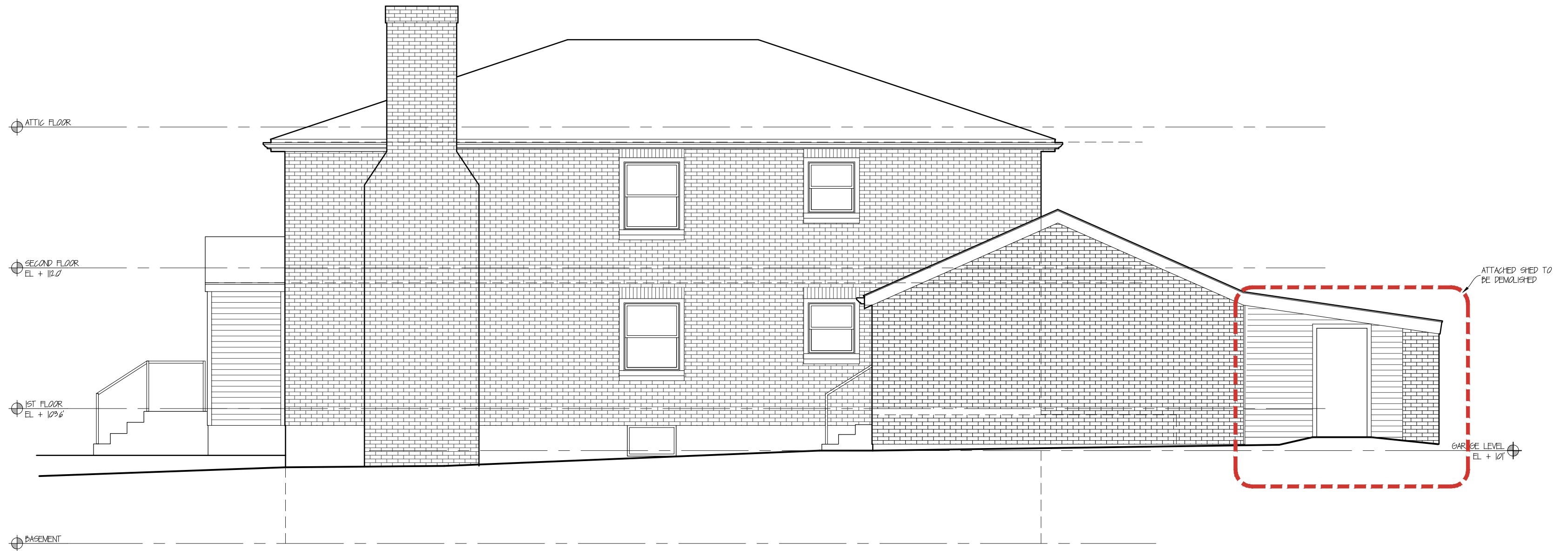
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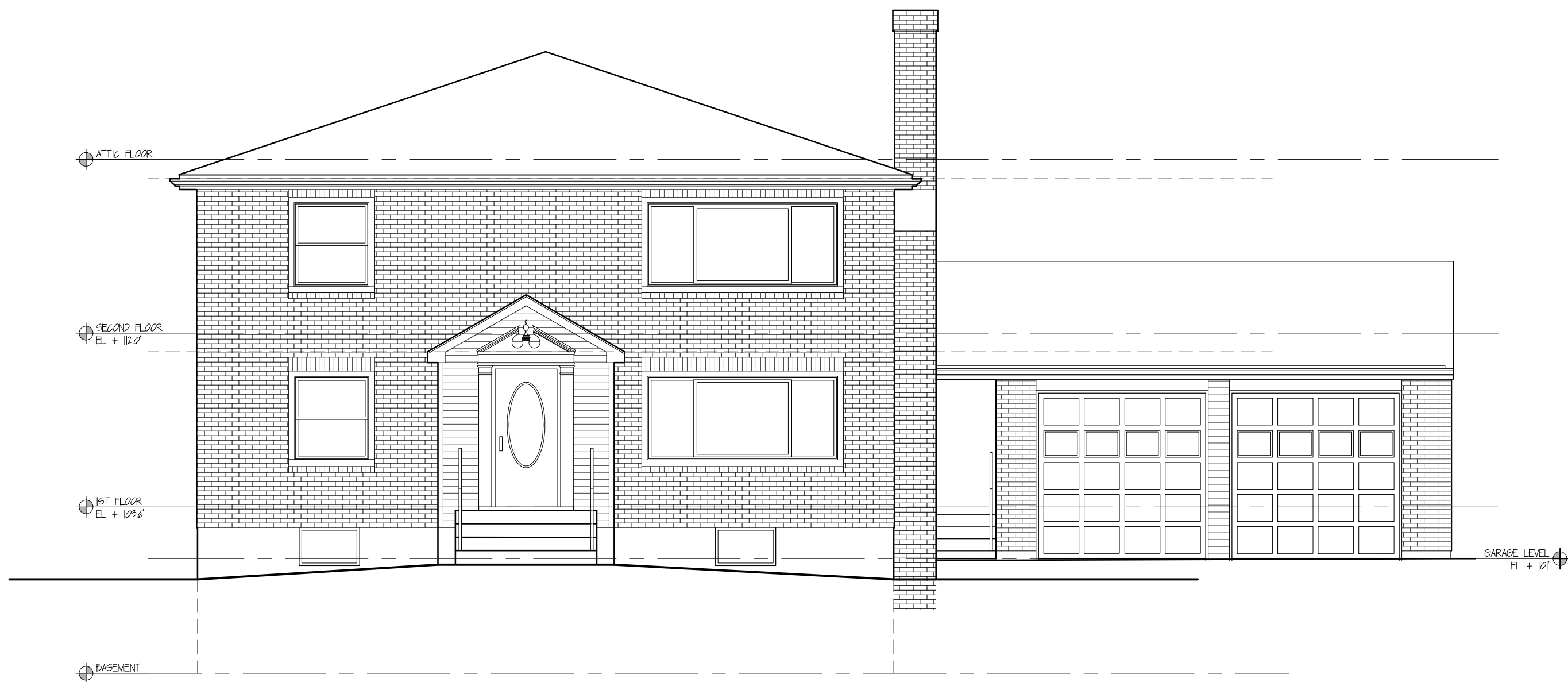
EX-6

6/24/2010

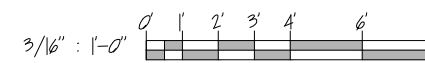
63-65 Broadway - S - Existing w/ Demolition



RIGHT SIDE (SE) ELEVATION
3/16" = 1'-0"



FRONT (SW) ELEVATION
3/16" = 1'-0"



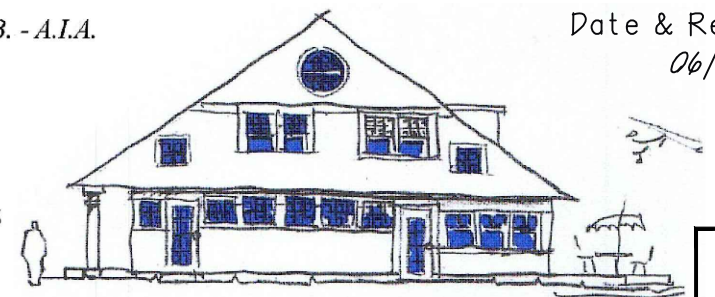
EXISTING CONDITIONS

H0 RESIDENCE EXISTING ELEVATIONS - FRONT & RIGHT SIDE
63-65 BROADWAY NEWTON, MA

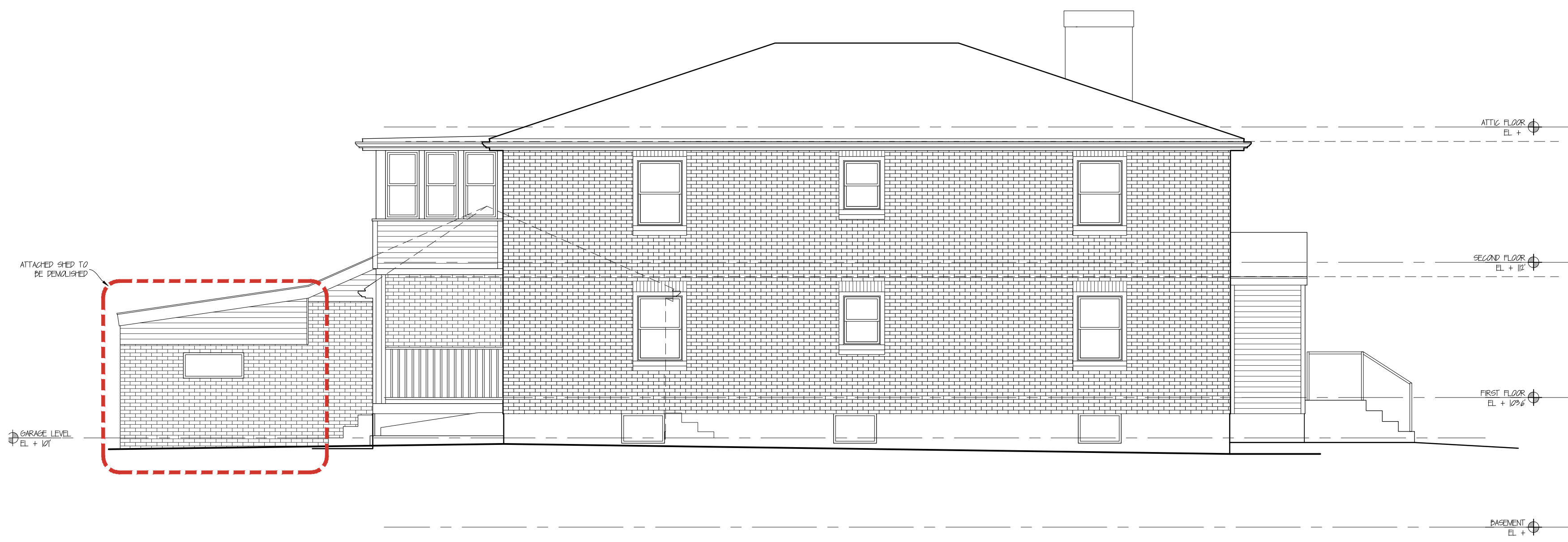
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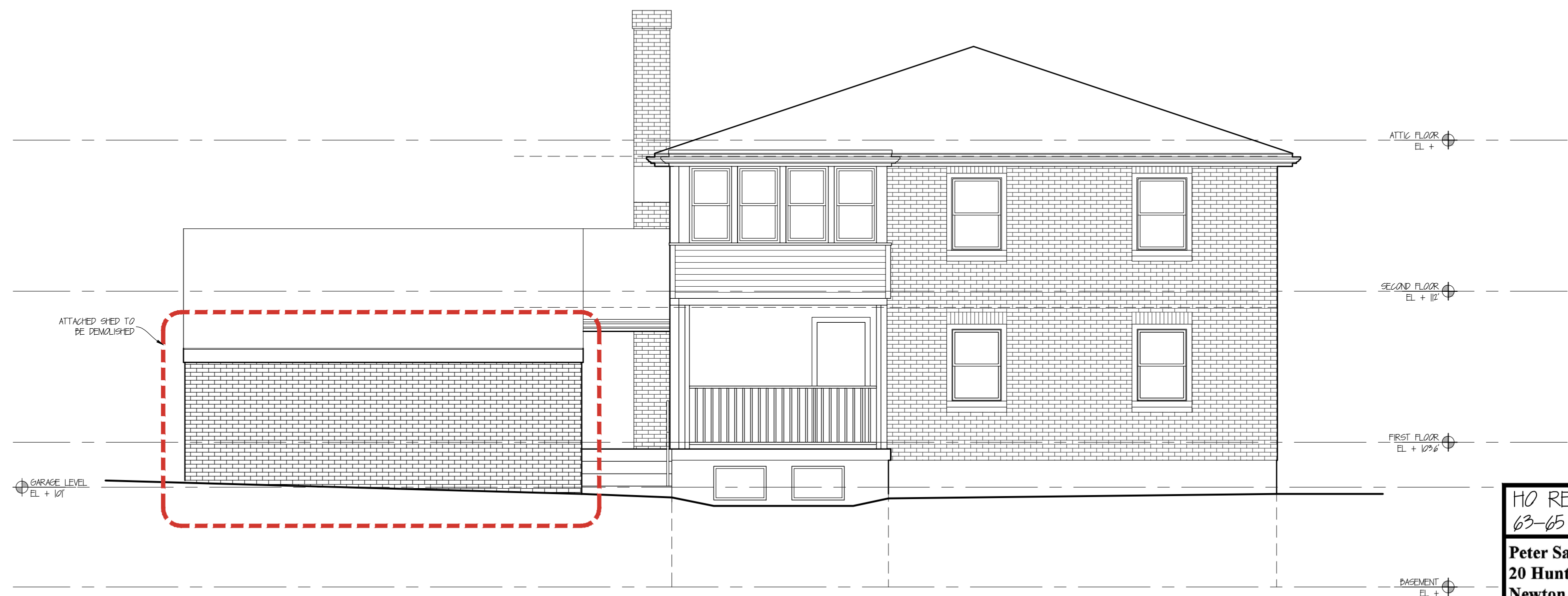
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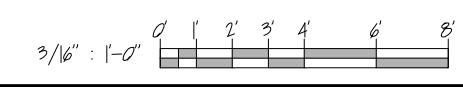
EX-7



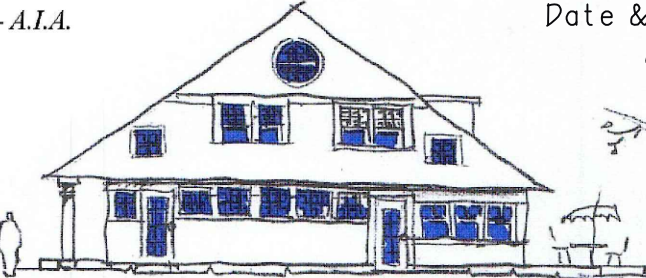
LEFT SIDE (NW) ELEVATION
3/16" = 1'-0"



REAR (NE) ELEVATION
3/16" = 1'-0"



EXISTING CONDITIONS

HO RESIDENCE 63-65 BROADWAY NEWTON, MA		EXISTING ELEVATIONS - REAR & LEFT SIDE	
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			EX-8

6/24/2010
18-45 Broadway - 5 - Existing & Demolition



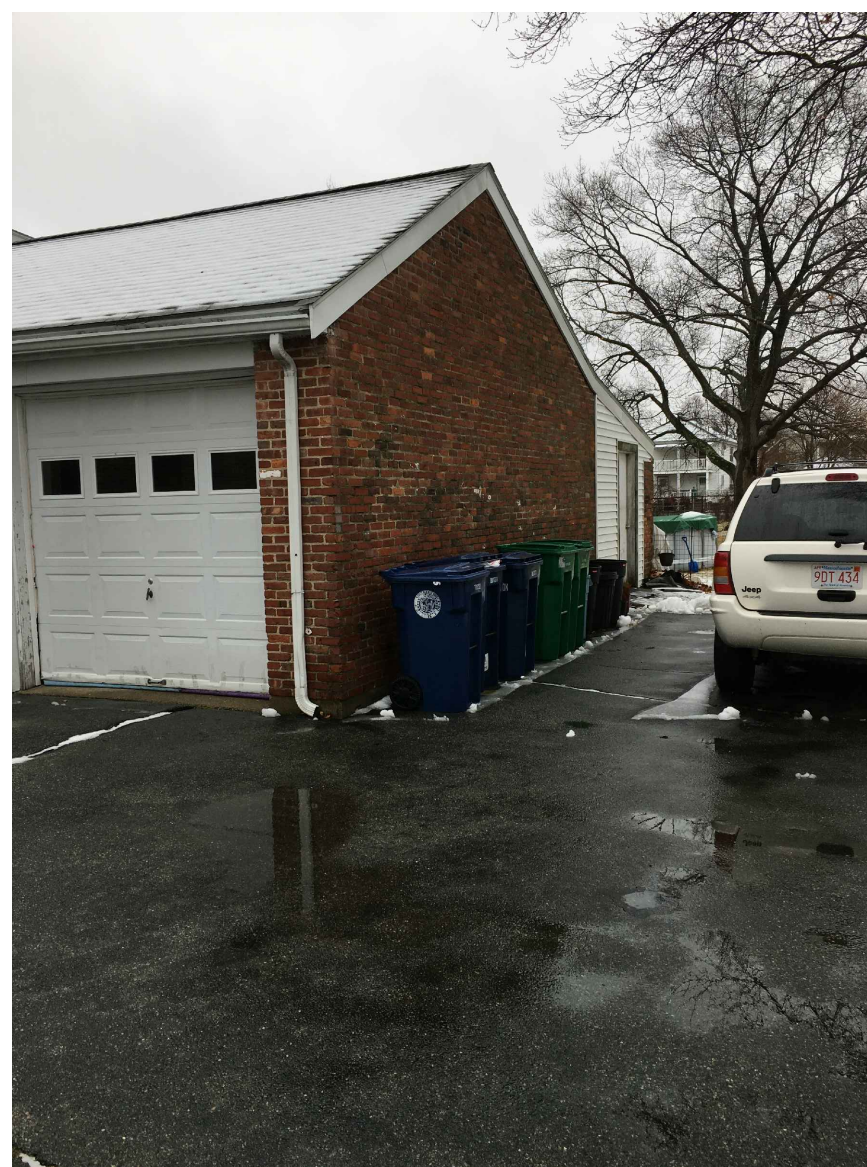
FRONT FACADE (FROM BROADWAY)



BACK FACADE (FROM YARD)



RIGHT FACADE (FROM DRIVEWAY)



RIGHT FACADE OF GARAGE



LEFT FACADE (FROM YARD)

EXISTING CONDITIONS

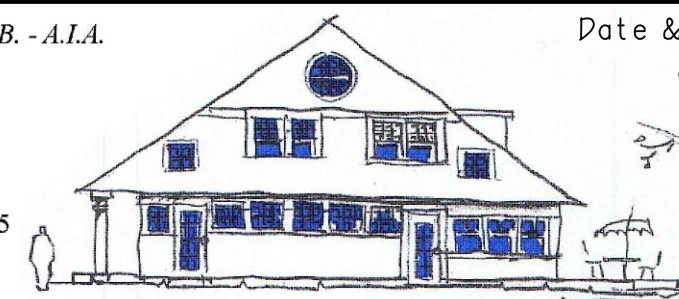
H0 RESIDENCE
63-65 BROADWAY NEWTON, MA

EXISTING PHOTOS

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EX-9

ATTACHED SHED TO BE DEMOLISHED



LEFT SIDE OF ATTACHED SHED



ATTACHED SHED TO BE DEMOLISHED

RIGHT SIDE OF ATTACHED SHED

ATTACHED SHED TO BE DEMOLISHED



BACK OF HOUSE INCLUDING BACK OF SHED

EXISTING CONDITIONS

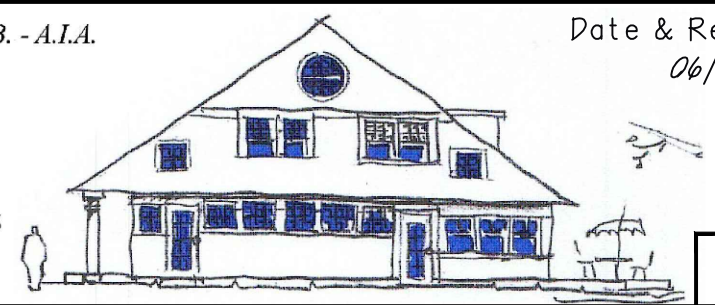
H0 RESIDENCE
63-65 BROADWAY NEWTON, MA

EXISTING PHOTOS

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EX-9