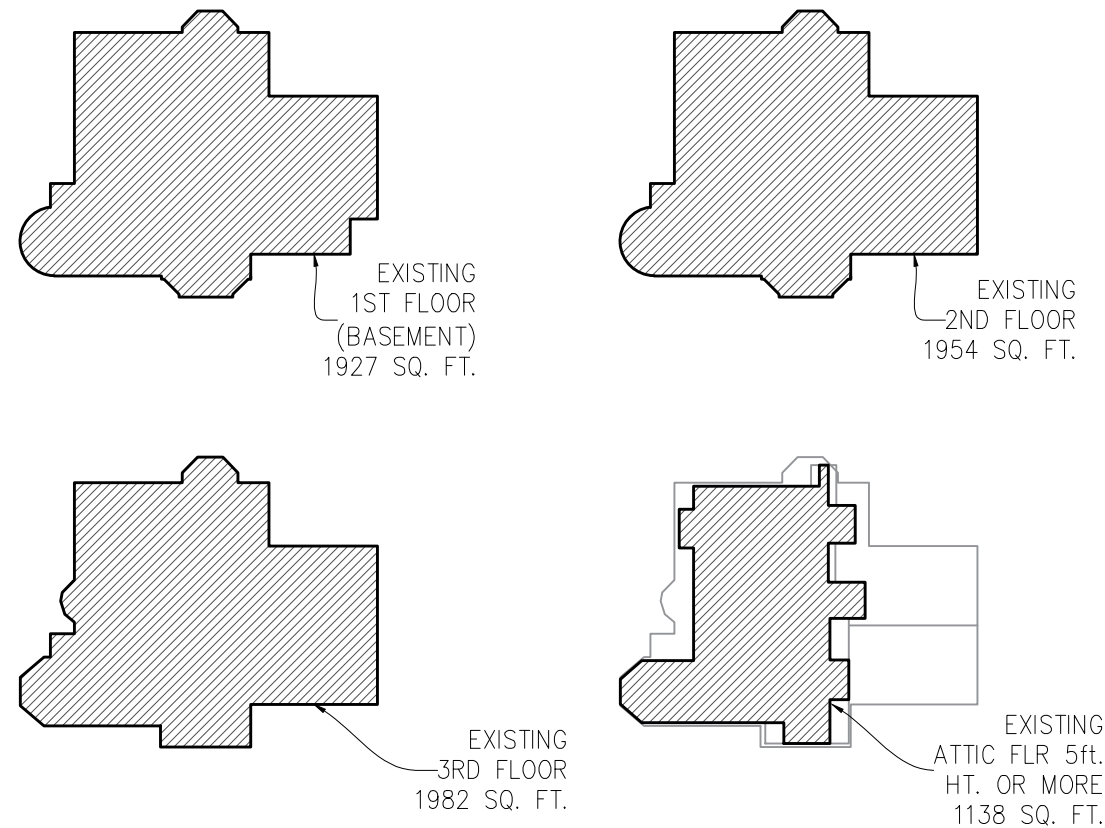


RHODES RESIDENCE

44 PUTNAM ST
NEWTON, MA

F.A.R. CALCULATION (FLOOR AREA RATIO)	
LOT:	18,193 S.F.
ZONE:	SR2
ALLOWABLE FAR:	0.33
MAXIMUM ALLOWABLE S.F.	6,004 S.F.
EXISTING FAR:	0.39
EXISTING S.F.:	7,001 S.F.
PROPOSED FAR	0.45
F.A.R. (TOTALS PER FLOOR)	
FIRST FLOOR (BASEMENT)	1,927 S.F.
SECOND FLOOR	1,954 S.F.
THIRD FLOOR	1,982 S.F.
ATTIC	1,138 S.F.
DETACHED GARAGE + OFFICE	1,162 S.F.
F.A.R. TOTAL	8163 S.F.

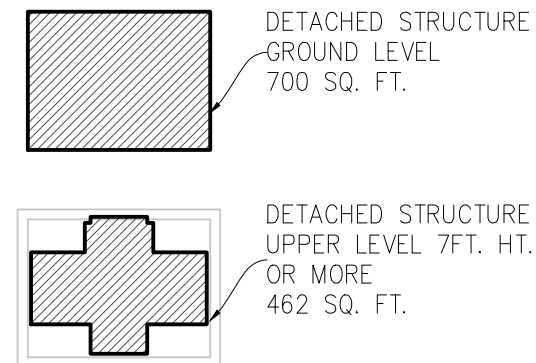
HOUSE FAR



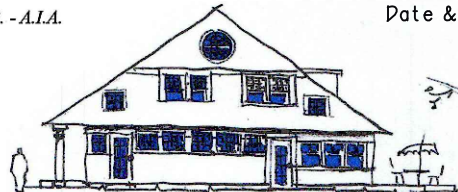
DETACHED STRUCTURE

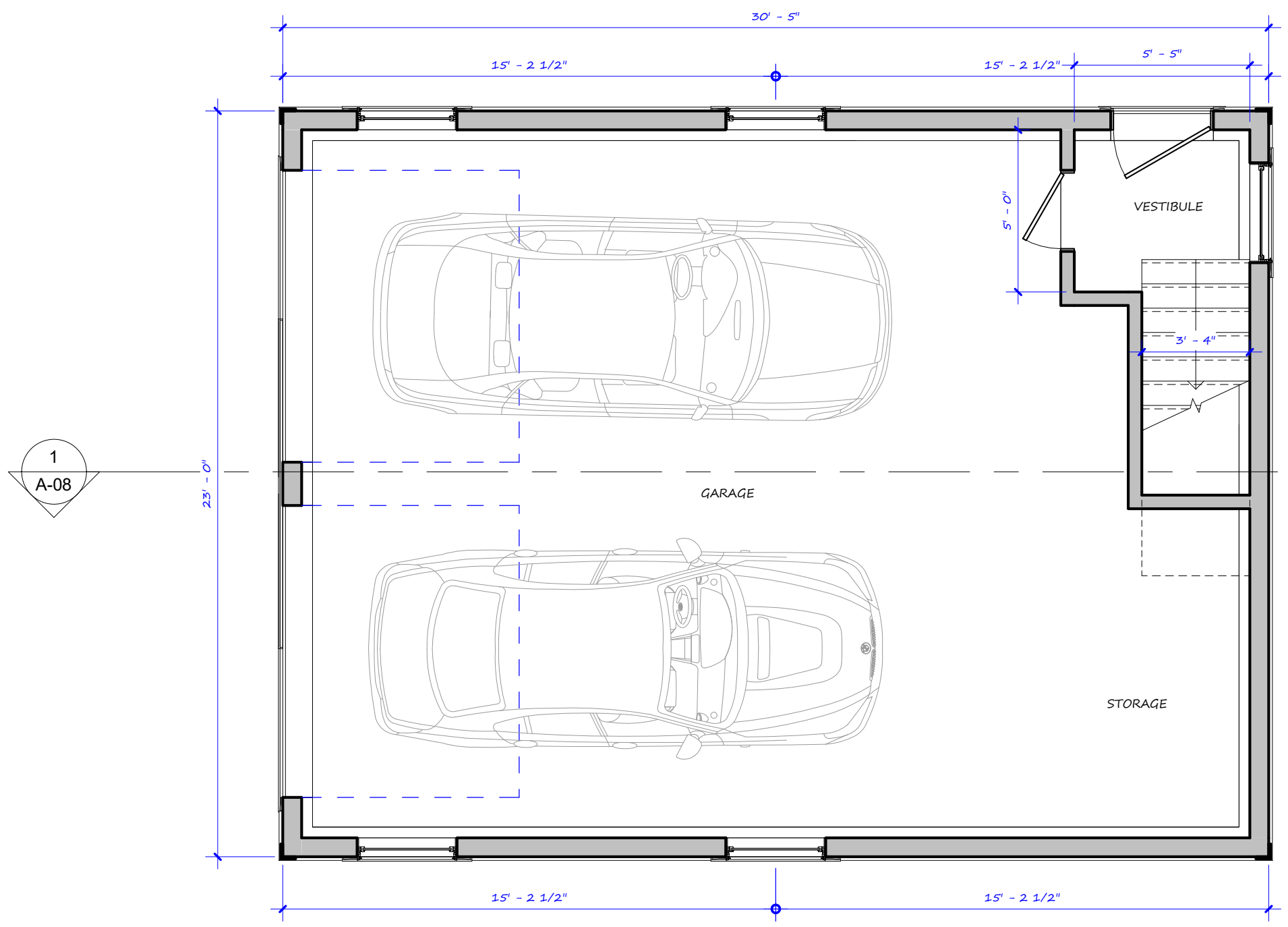
1/2 STORY CALCULATION
Ground Level 700 S.F. ($2/3 = 469$)
Upper level @ 7 ft. ceiling ht. or more 462 S.F.
 $462 < 469$ Upper level is a half story.

FAR



SPECIAL PERMIT

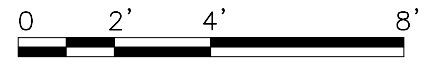
RHODES RESIDENCE 44 PUTNAM ST NEWTON, MA		TITLE SHEET
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 2021/06/02
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		
		A-0




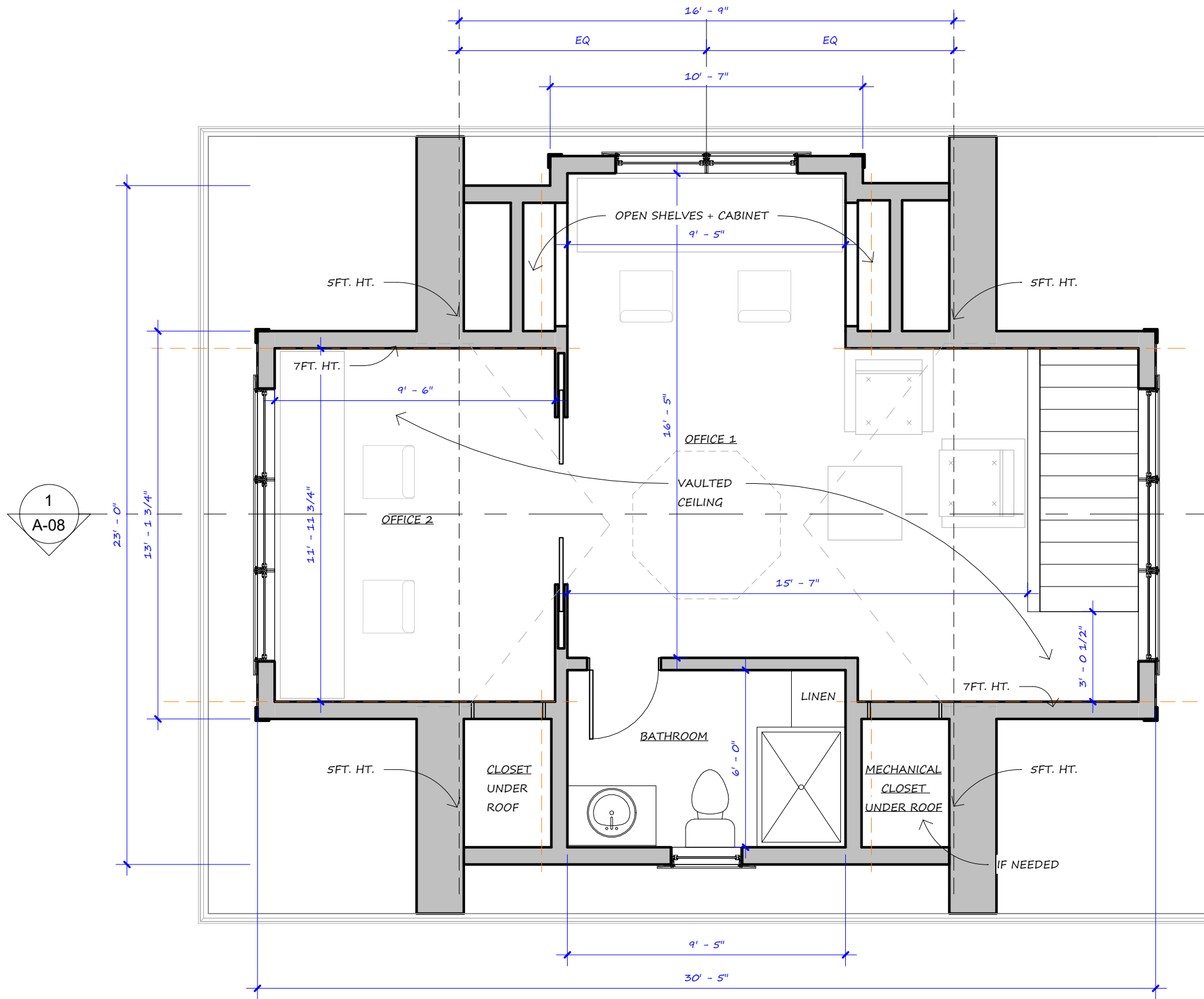
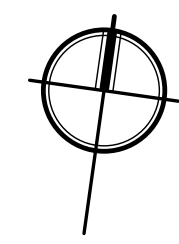
**SPECIAL PERMIT
DETACHED STRUCTURE**

1
A-08

1 **1st Floor**
Scale : 1/4" = 1'-0"

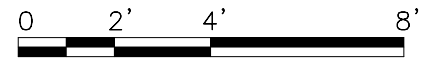



RHODES RESIDENCE		PROPOSED 1ST FL.
44 PUTNAM ST NEWTON, MA		1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		2021/06/02
20 Hunter St. Newton, MA 02465		
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		A-01

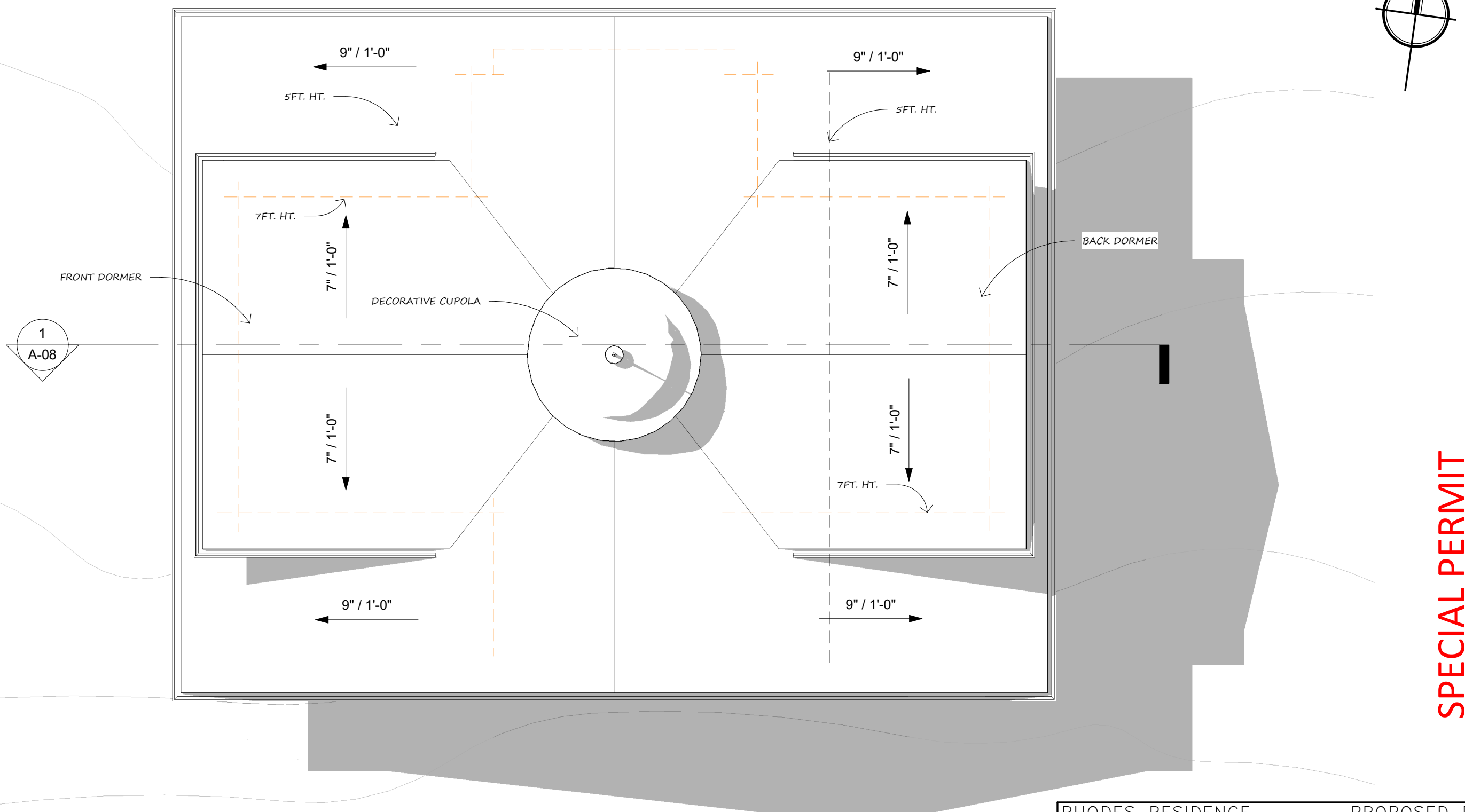


**SPECIAL PERMIT
DETACHED STRUCTURE**

1 2nd Floor
Scale : 1/4" = 1'-0"

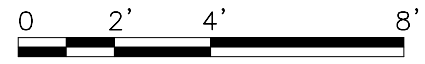


RHODES RESIDENCE		PROPOSED 2ND FL.
44 PUTNAM ST NEWTON, MA		1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		2021/06/02
20 Hunter St. Newton, MA 02465		
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		A-02

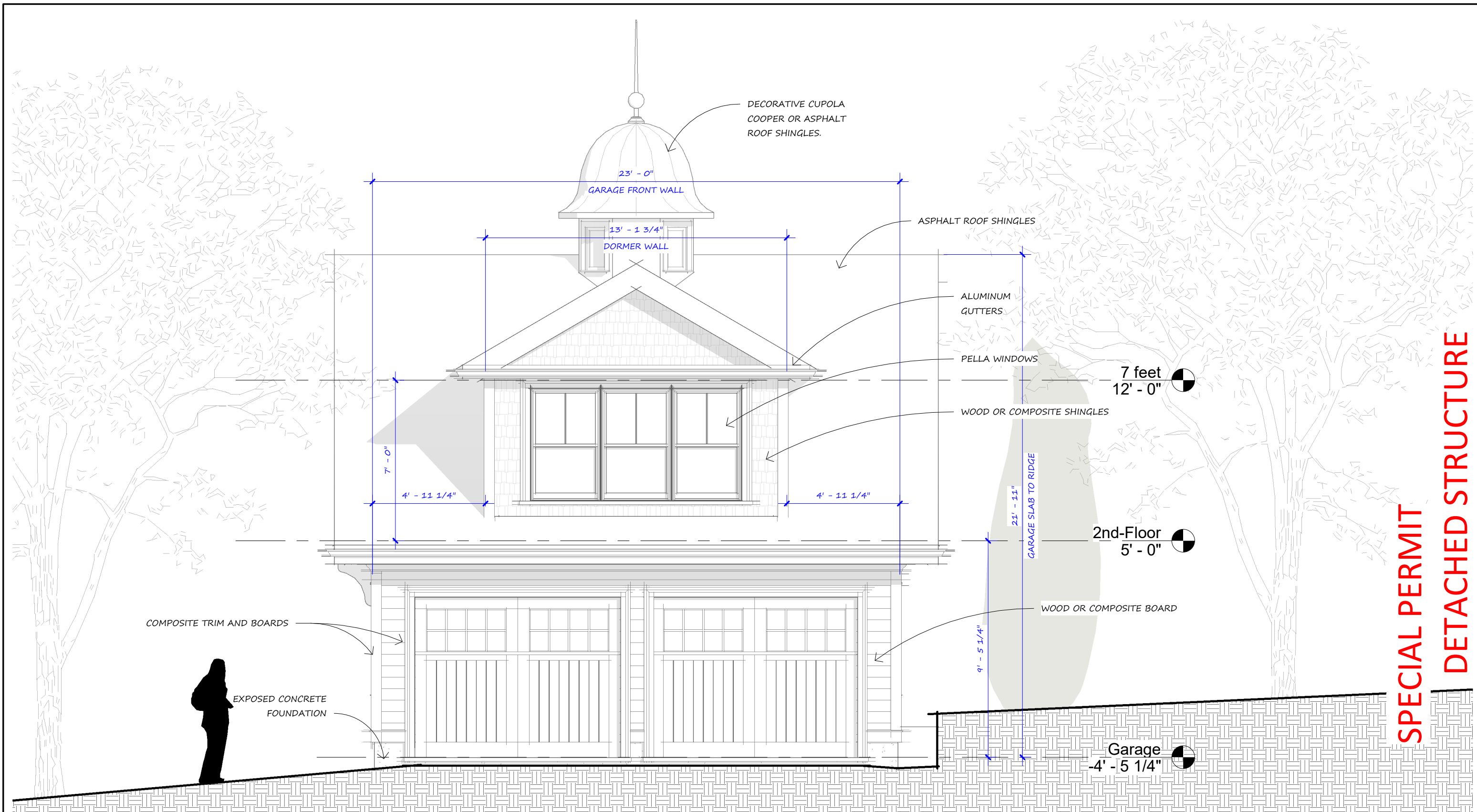


**SPECIAL PERMIT
DETACHED STRUCTURE**

1 Roof Plan
Scale : 1/4" = 1'-0"




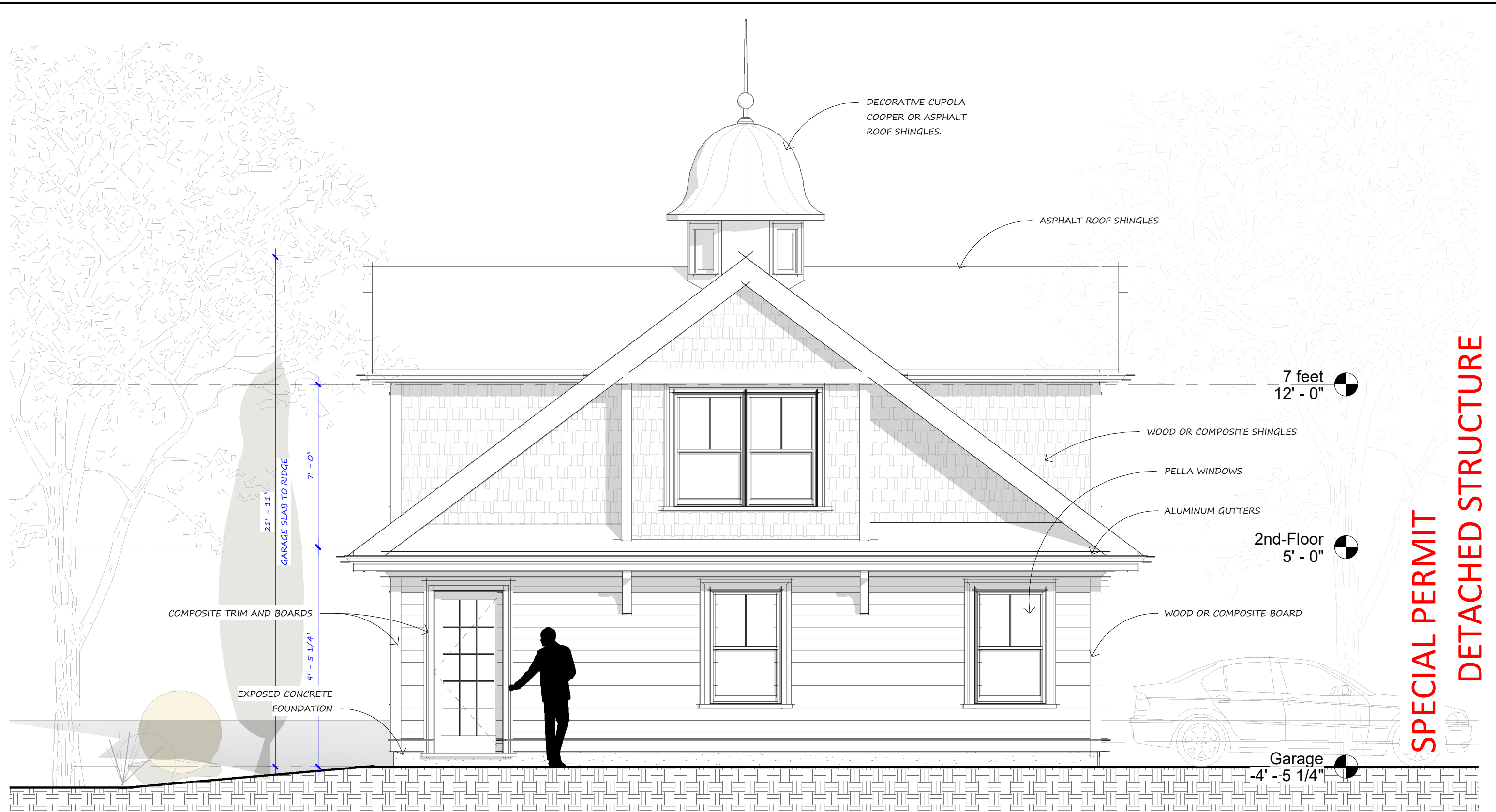
RHODES RESIDENCE		PROPOSED ROOF
44 PUTNAM ST NEWTON, MA		1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		2021/06/02
20 Hunter St. Newton, MA 02465		
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		A-03



**SPECIAL PERMIT
DETACHED STRUCTURE**

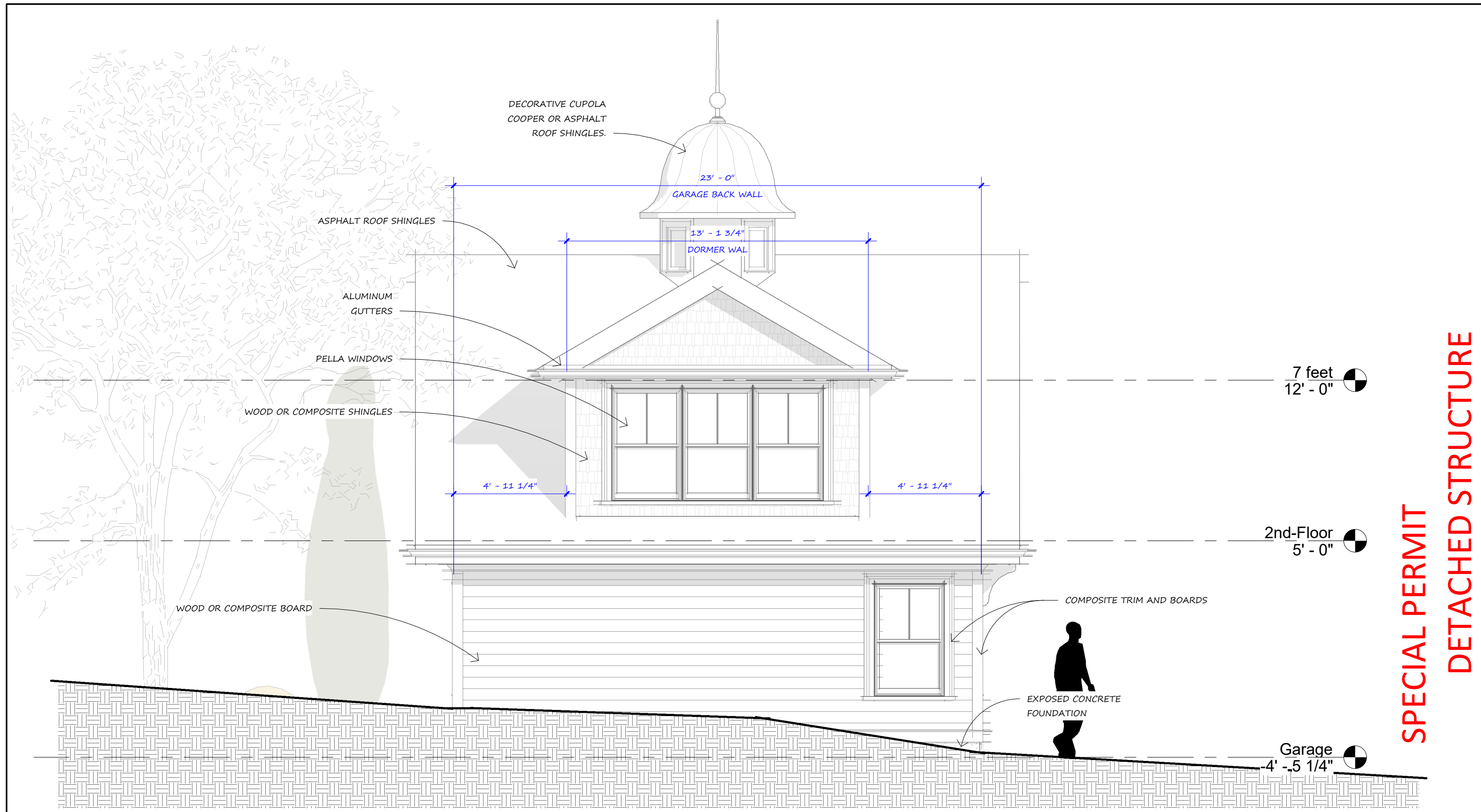
1 Putnam Elevation
Scale : 1/4" = 1'-0"

RHODES RESIDENCE		Putnam Elevation
44 PUTNAM ST NEWTON, MA		1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		2021/06/02
20 Hunter St. Newton, MA 02465		
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		
		A-04



1 North Elevation
Scale : 1/4" = 1'-0"

RHODES RESIDENCE		North Elevation
44 PUTNAM ST NEWTON, MA		1/4" = 1'-0"
Peter Sachs Architect N.C.A.R.B. - A.I.A.		2021/06/02
20 Hunter St. Newton, MA 02465		
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		A-05




SPECIAL PERMIT
DETACHED STRUCTURE

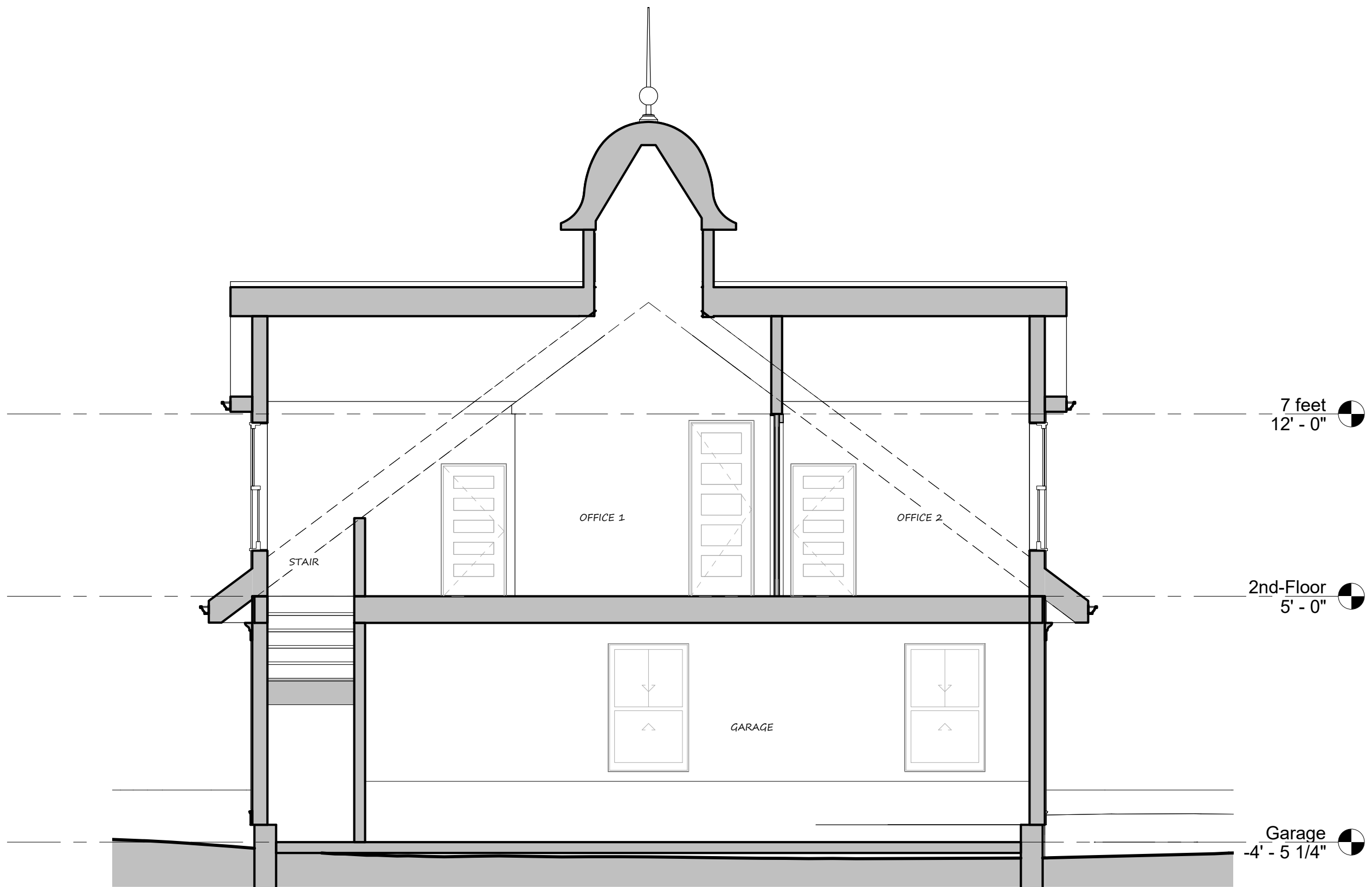
1 East Elevation
 Scale : 1/4" = 1'-0"

RHODES RESIDENCE 44 PUTNAM ST 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 E-Mail: petersachs@gmail.com www.petersachsarchitect.com	East Elevation 1/4" = 1'-0" 2021/06/02 
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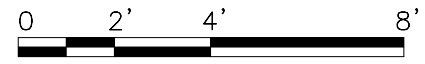
1 South Elevation
Scale : 1/4" = 1'-0"

RHODES RESIDENCE 44 PUTNAM ST 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 E-Mail: petersachs@gmail.com www.petersachsarchitect.com	South Elevation 1/4" = 1'-0" 2021/06/02 
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**SPECIAL PERMIT
DETACHED STRUCTURE**

1 Section
 Scale : 1/4" = 1'-0"



RHODES RESIDENCE 44 PUTNAM ST NEWTON, MA Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Section 1/4" = 1'-0" 2021/06/02
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		
		A-08