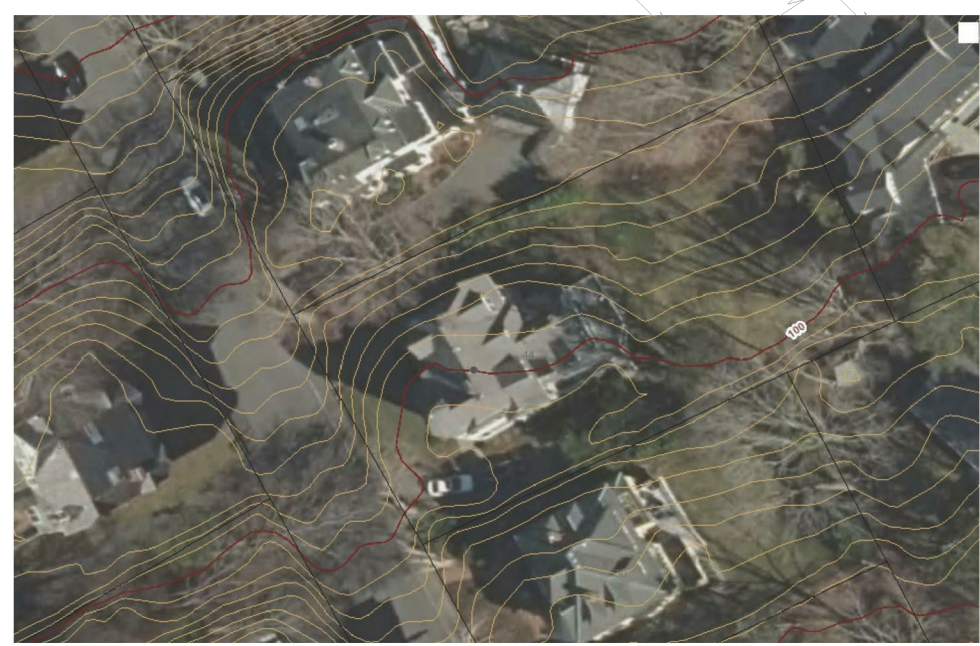



**SPECIAL PERMIT
ARBORVITAE SCREENING**

1 Site Plan
Scale : 1/16" = 1'-0"



RHODES RESIDENCE Preliminary Site Plan 44 PUTNAM ST NEWTON, MA 1/16" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	2021/08/05
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com	
A-00	

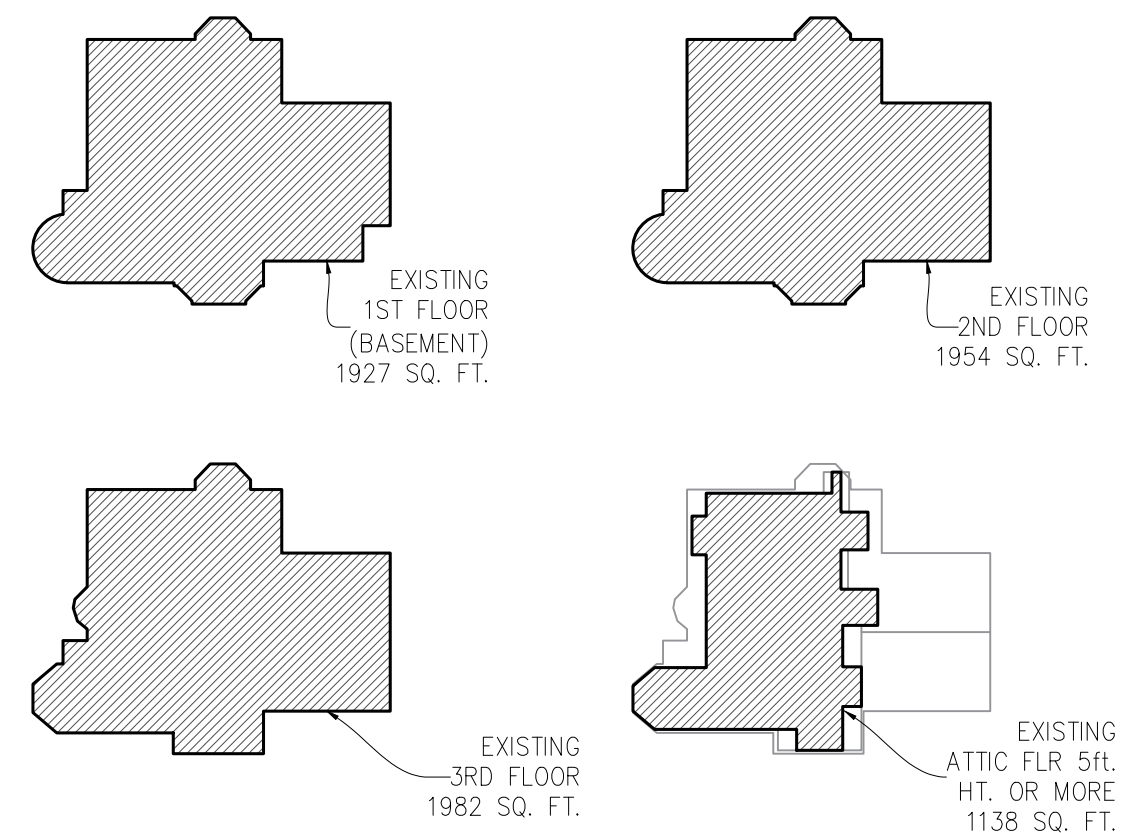
RHODES RESIDENCE

44 PUTNAM ST
NEWTON, MA

DRAWING LIST	
SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
A-1	TITLE SHEET
A-2	FLOOR PLANS
A-3	BUILDING ELEVATIONS
A-4	BUILDING ELEVATIONS
A-5	ARCHITECTURAL DETAILS
FRAMING PLANS	
S-1	STRUCTURAL NOTES
S-2	FOUNDATION PLAN
S-3	SECOND FLOOR FRAMING PLAN
S-4	ROOF FRAMING PLAN
ELECTRICAL PLANS	
E-1	ELECTRICAL FIRST FLOOR PLAN
E-2	ELECTRICAL SECOND FLOOR PLAN

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.

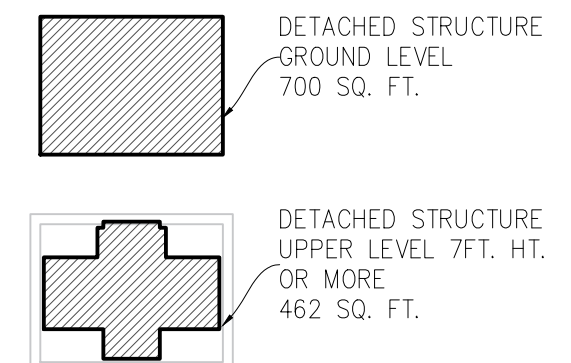
HOUSE FAR



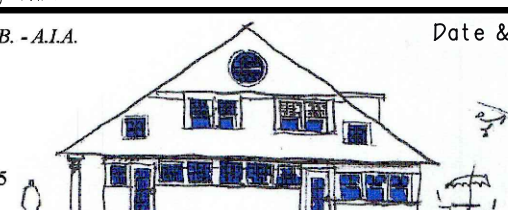
DETACHED STRUCTURE

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.

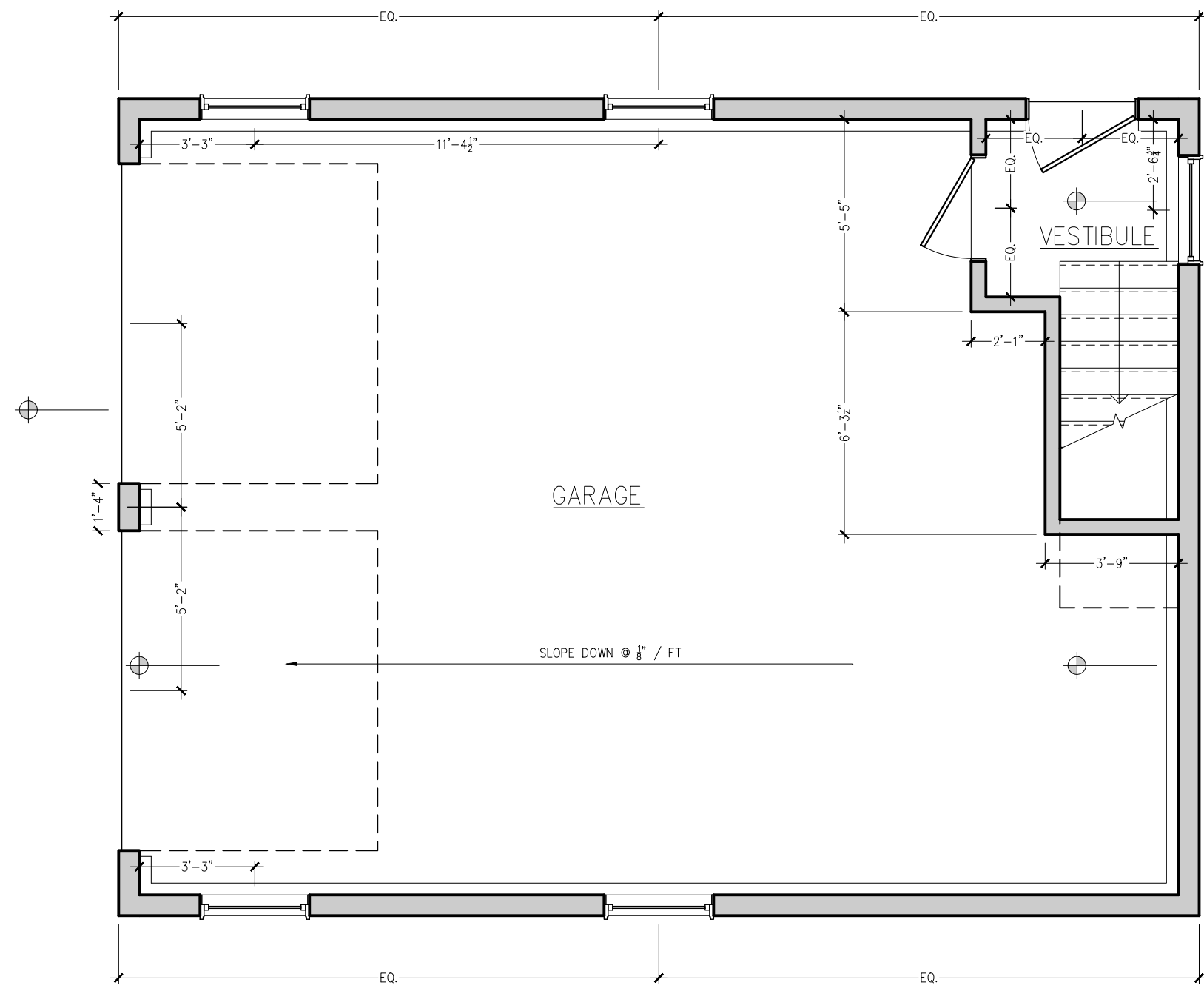
FAR



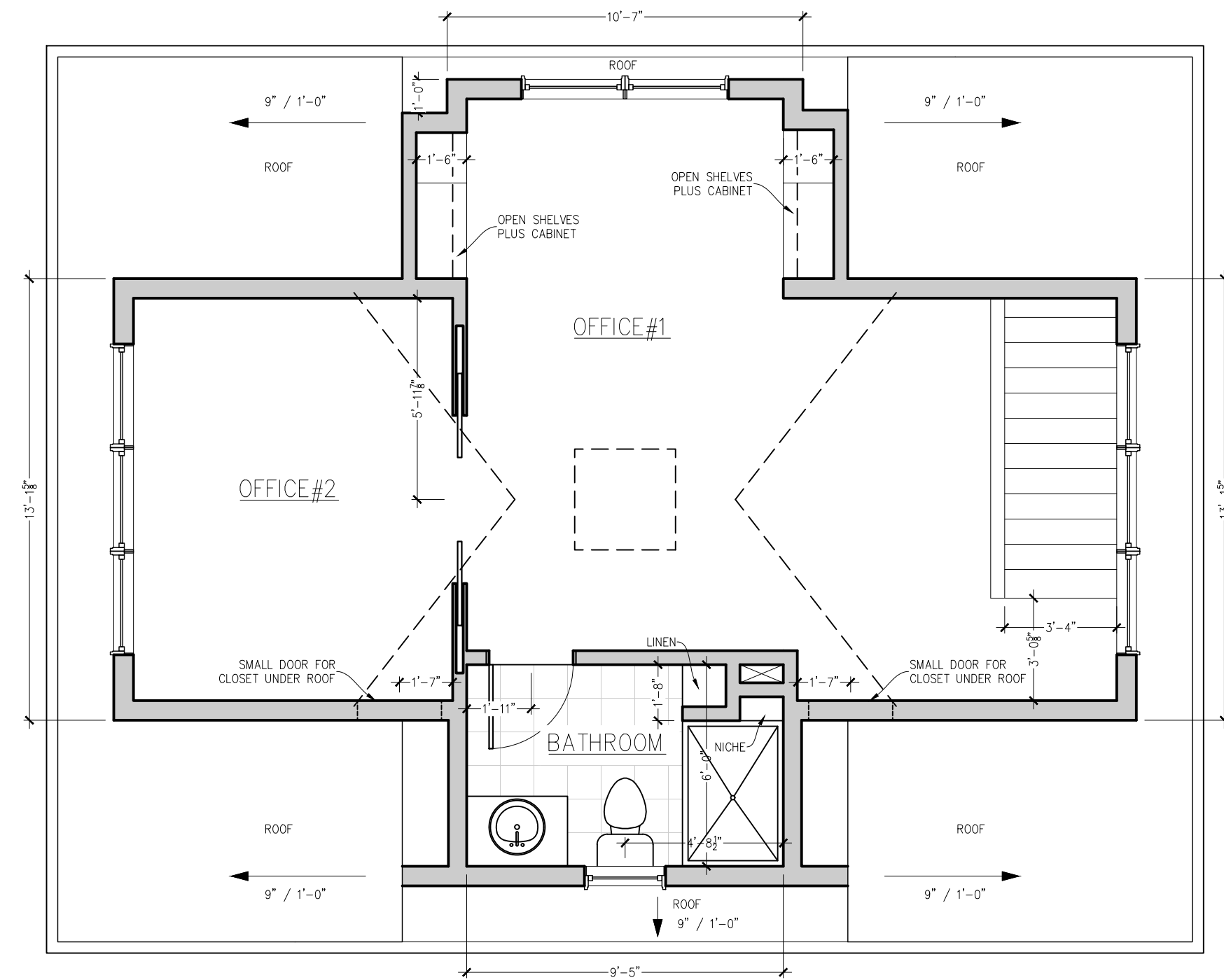
SPECIAL PERMIT OPTION D
PROGRESS SET

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 08/05/2021
Tel: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		
		A-1

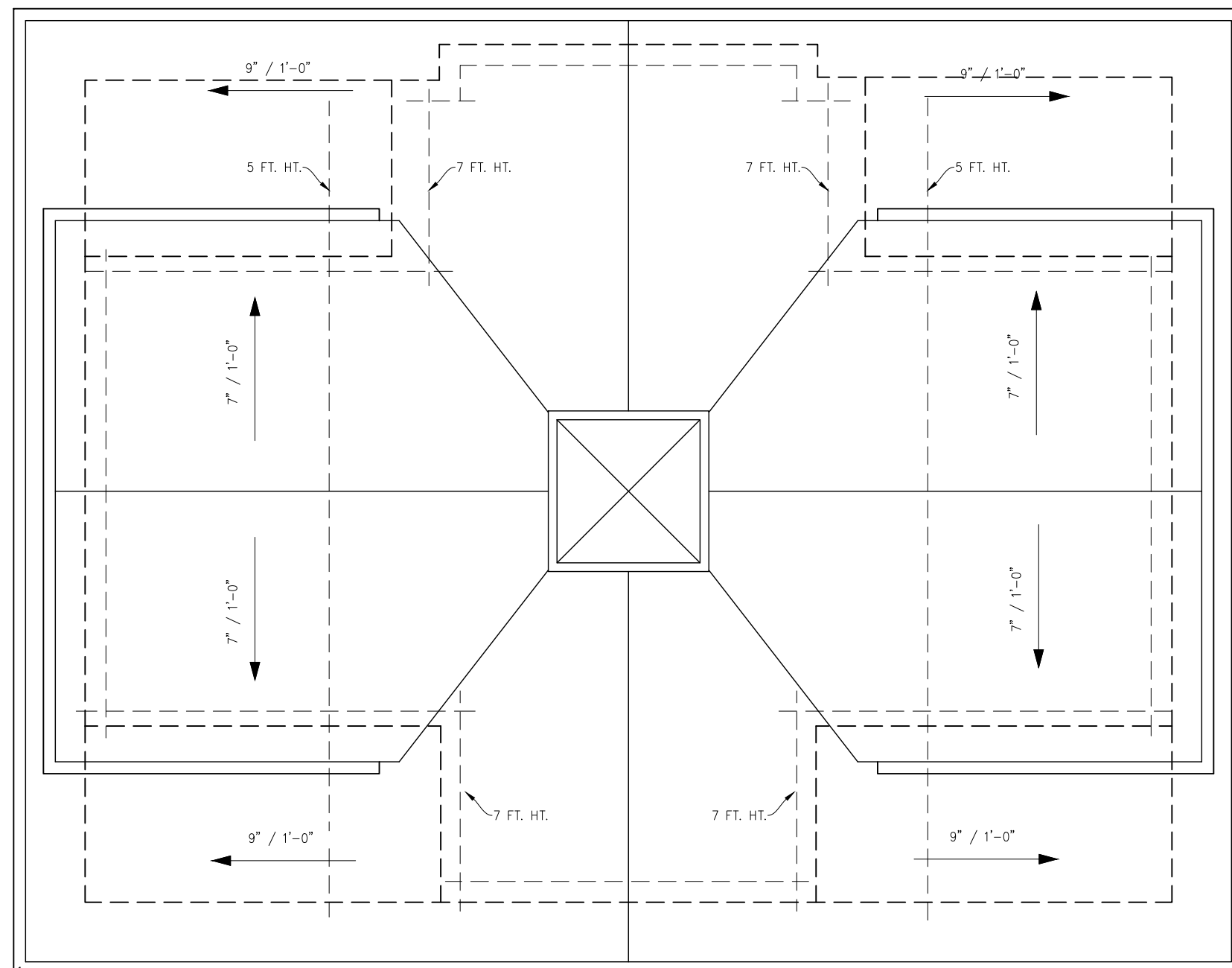
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FIRST FLOOR
0' 1' 2' 4' 8'

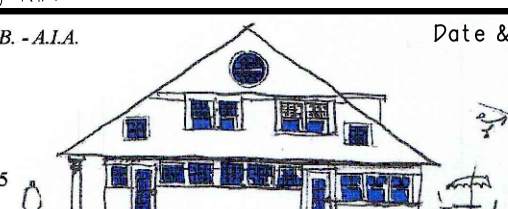


SECOND FLOOR
0' 1' 2' 4' 8'

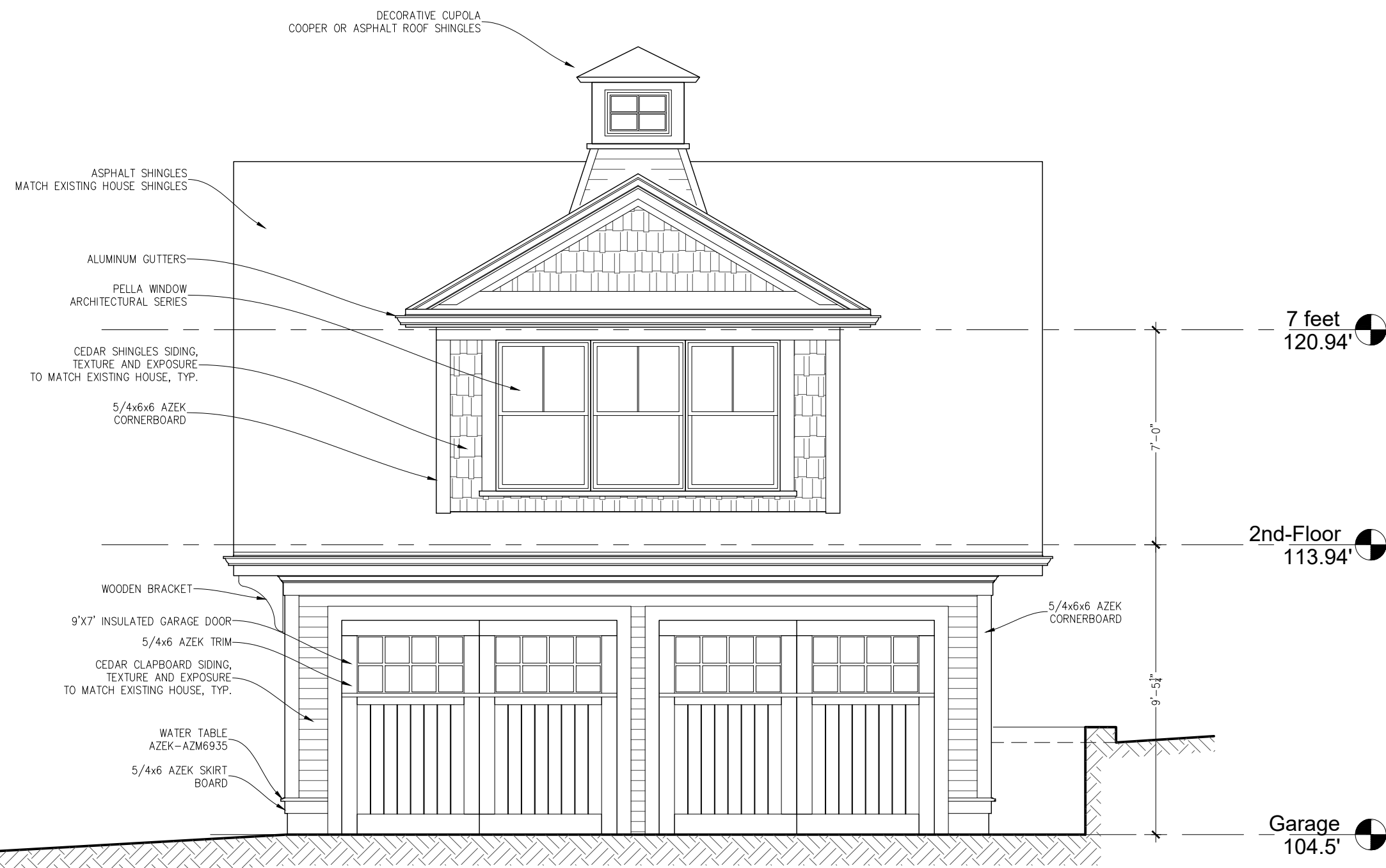


ROOF PLAN
0' 1' 2' 4' 8'

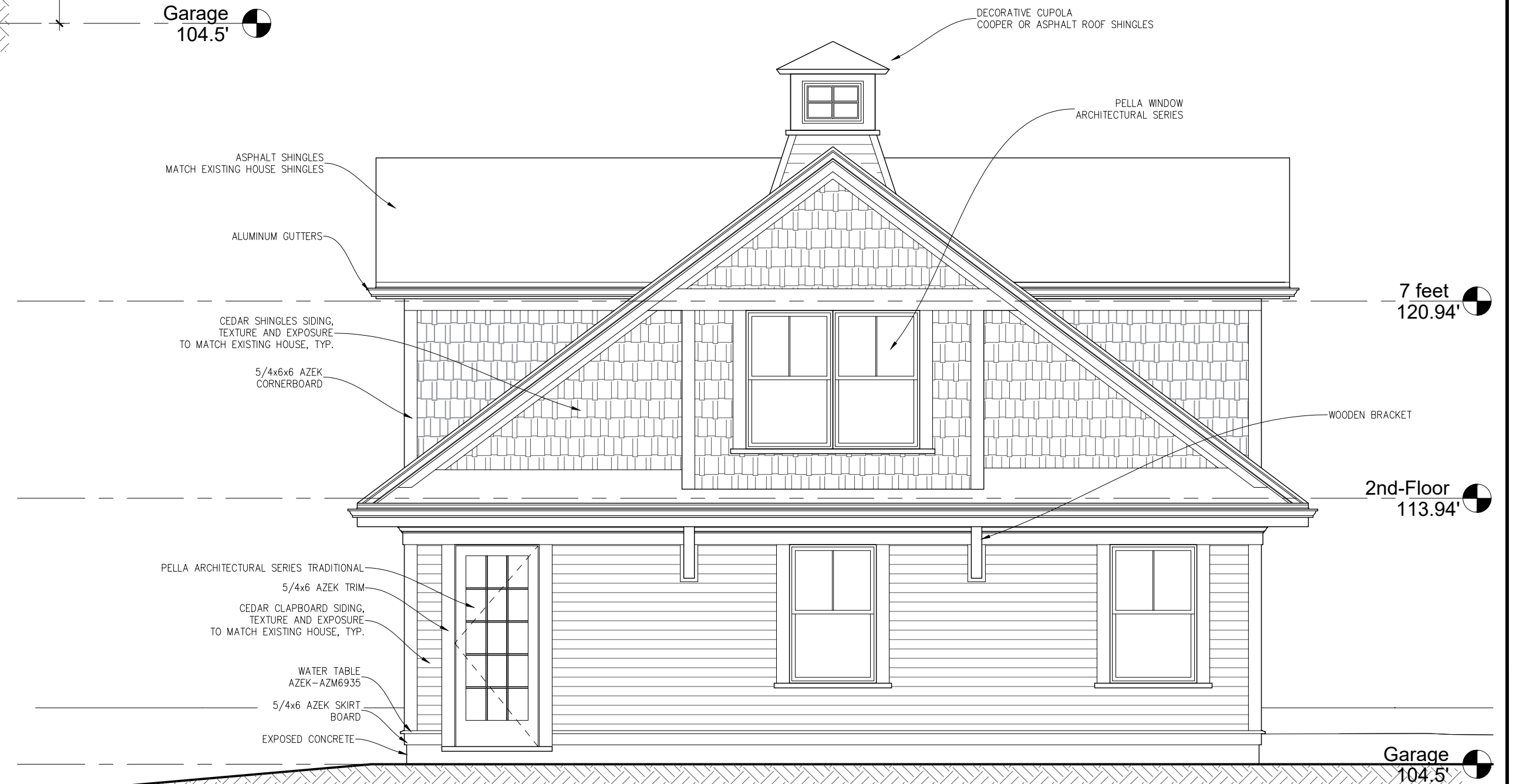
SPECIAL PERMIT OPTION D
PROGRESS SET

RHODES RESIDENCE 44 PUTNAM ST NEWTON, MA		PROPOSED FLOOR PLANS	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 08/05/2021	
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			A-2

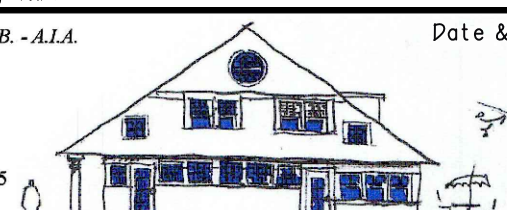
**SPECIAL PERMIT OPTION D
PROGRESS SET**



PUTNAM ELEVATION
0' 1' 2' 4' 8'

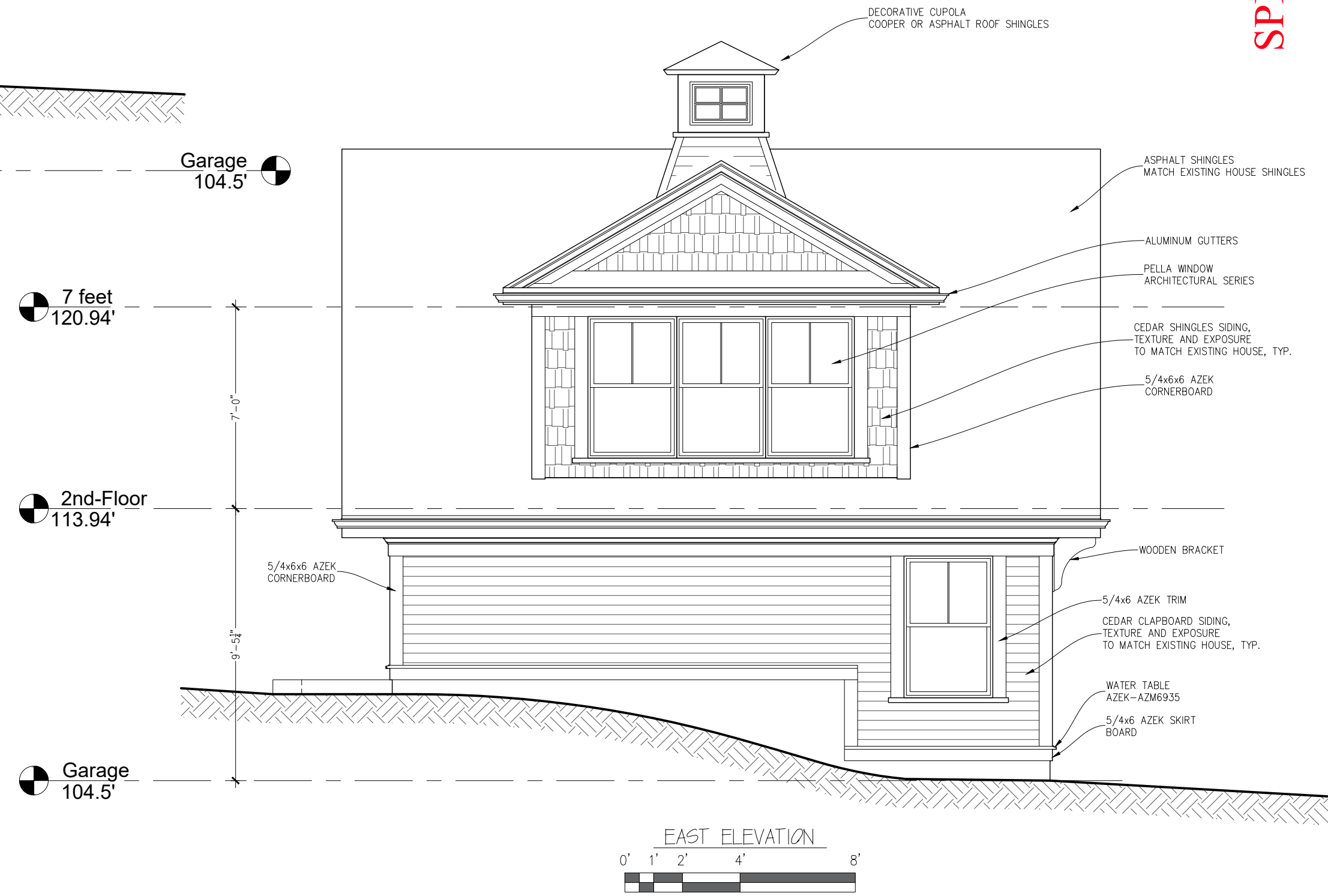
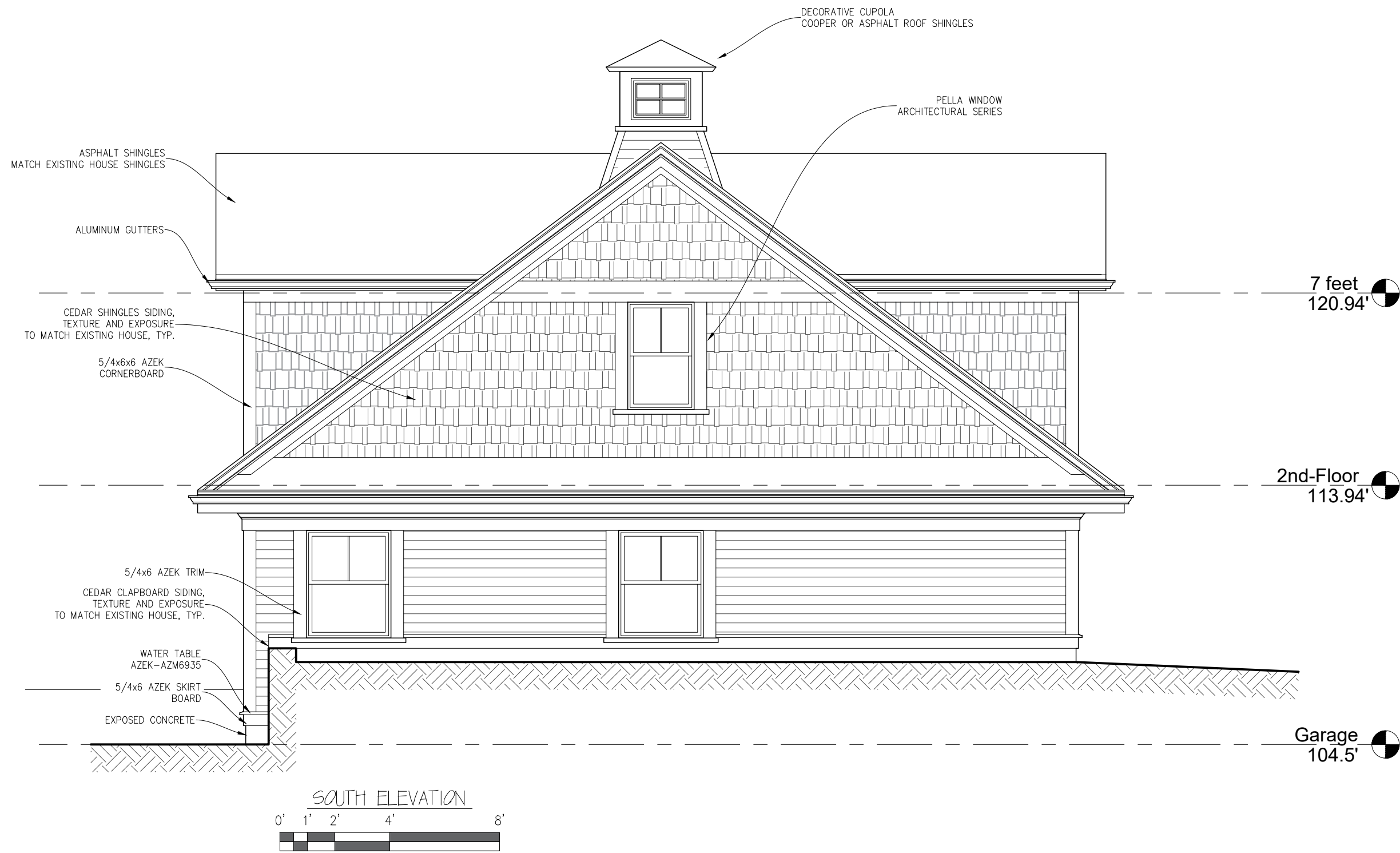


NORTH ELEVATION
0' 1' 2' 4' 8'

RHODES RESIDENCE 44 PUTNAM ST NEWTON, MA		PROPOSED BUILDING ELEVATIONS	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 08/05/2021	
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		A-3	

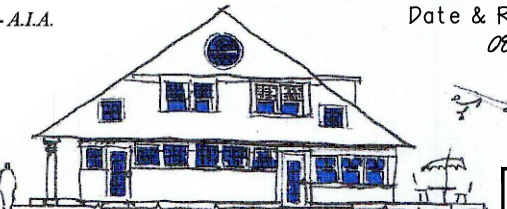
8/5/2021
44 Putnam St - [Architect] Detailed Structural Framing Layout

**SPECIAL PERMIT OPTION D
PROGRESS SET**



8/5/2021

44 Putnam St - ArcSoft (P) Desktop - StructureFormal (Layout) - dwg

RHODES RESIDENCE 44 PUTNAM ST NEWTON, MA		PROPOSED BUILDING ELEVATIONS	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 08/05/2021	
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			A-4