

# GOUPIL RESIDENCE

15 BEAUMONT AVE.  
NEWTON, MA

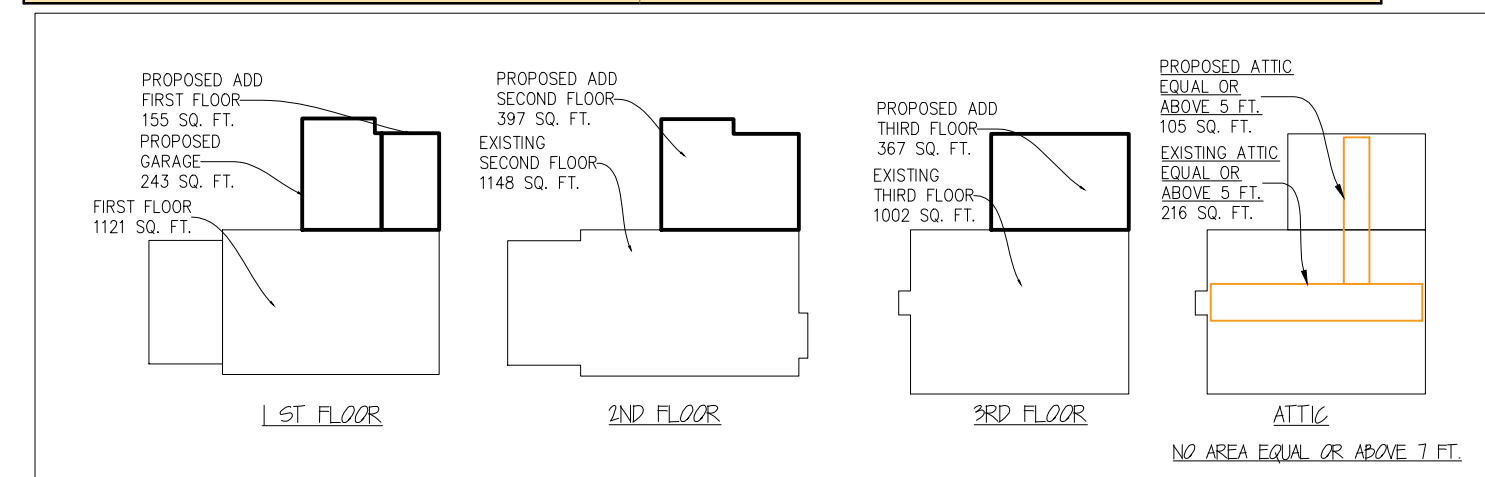
## General Notes

- 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 in 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 .30
- 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	
A-1	TITLE SHEET
ARCHITECTURAL (EXISTING)	
A-2	PROPOSED FIRST FLOOR
A-3	PROPOSED SECOND FLOOR
A-4	PROPOSED THIRD FLOOR
A-5	PROPOSED ROOF
A-6	EXISTING FRONT ELEVATION
A-7	EXISTING LEFT ELEVATION
A-8	EXISTING BACK ELEVATION
A-9	EXISTING LEFT ELEVATION
A-10	DIAGRAMMATIC SECTION

F.A.R. CALCULATION (FLOOR AREA RATIO)	
LOT:	10,685 S.F.
ZONE:	SR2
ALLOWABLE FAR:	0.37 + .02 BONUS = .39
MAXIMUM ALLOWABLE SF.	3,953 + 214 = 4,167 S.F.
EXISTING FAR:	0.33
EXISTING SF.:	3,487 S.F.
PROPOSED FAR:	0.41
PROPOSED SF.	4,433 S.F.
F.A.R. (TOTALS PER FLOOR)	
GARAGE	243 S.F.
FIRST FLOOR	1,276 S.F.
SECOND FLOOR	1,545 S.F.
THIRD FLOOR	1,369 S.F.
ATTIC	0 S.F.
<b>F.A.R. TOTAL</b>	<b>4433 S.F.</b>

SPECIAL PERMIT



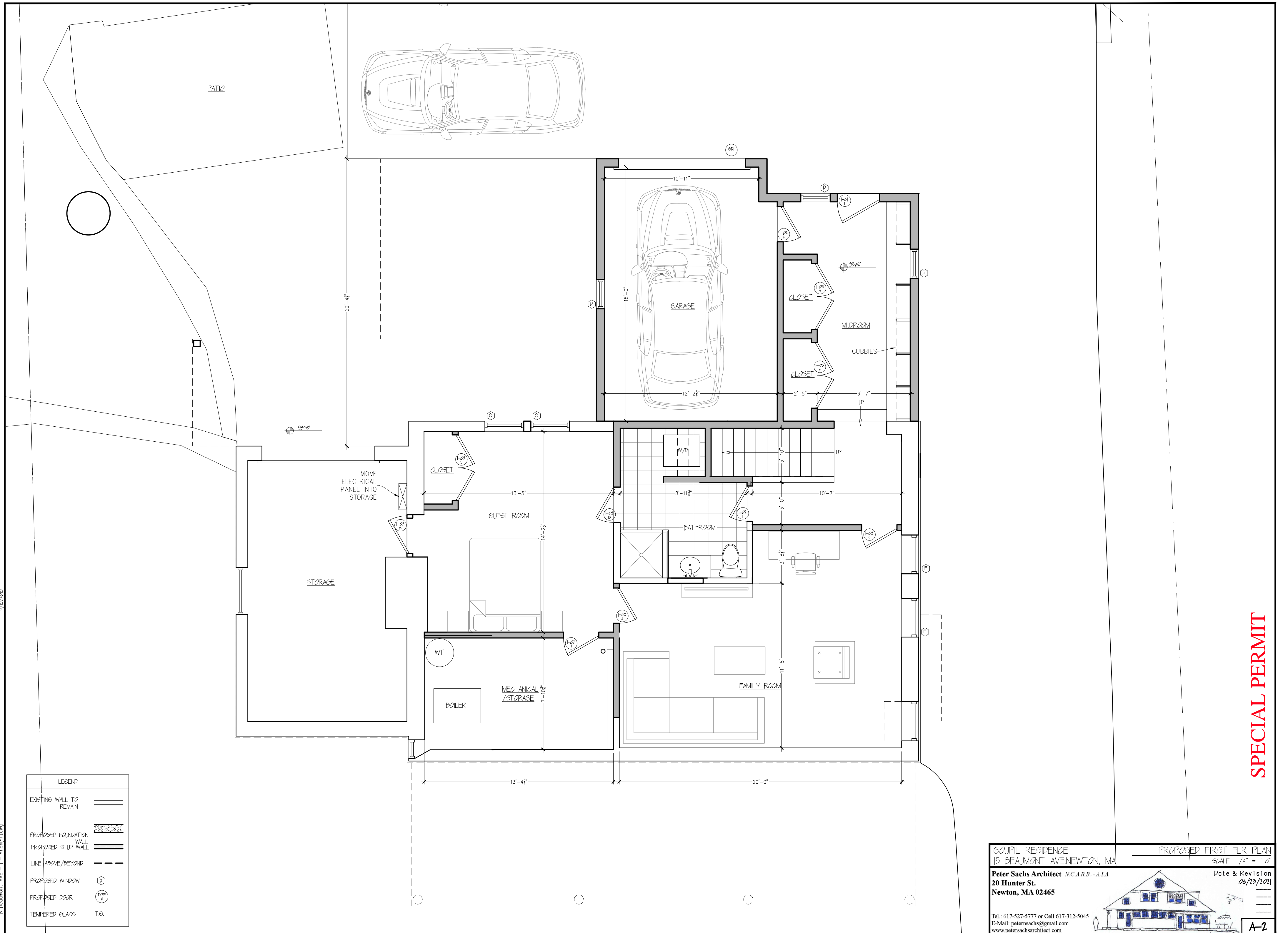
06/23/2021

15 Beaumont Ave - I - Arch(2)dwg

GOUPIL RESIDENCE 15 BEAUMONT AVE NEWTON, MA		TITLE SHEET SCALE: N.T.S.
Peter Sachs Architect 20 Hunter St. Newton, MA 02465		Date & Revision 06/23/2021
Tel. 617-527-5777 or Cell 617-312-5045 E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a> www.petersachsarchitect.com		
		A-1

2/19/2021

15 Beaumont Ave - I - Arch(PT).dwg



**SPECIAL PERMIT**

**GOUPII RESIDENCE**  
15 BEAUMONT AVENUE NEWTON, MA

**PROPOSED FIRST FLR PLAN**  
SCALE 1/4" = 1'-0"

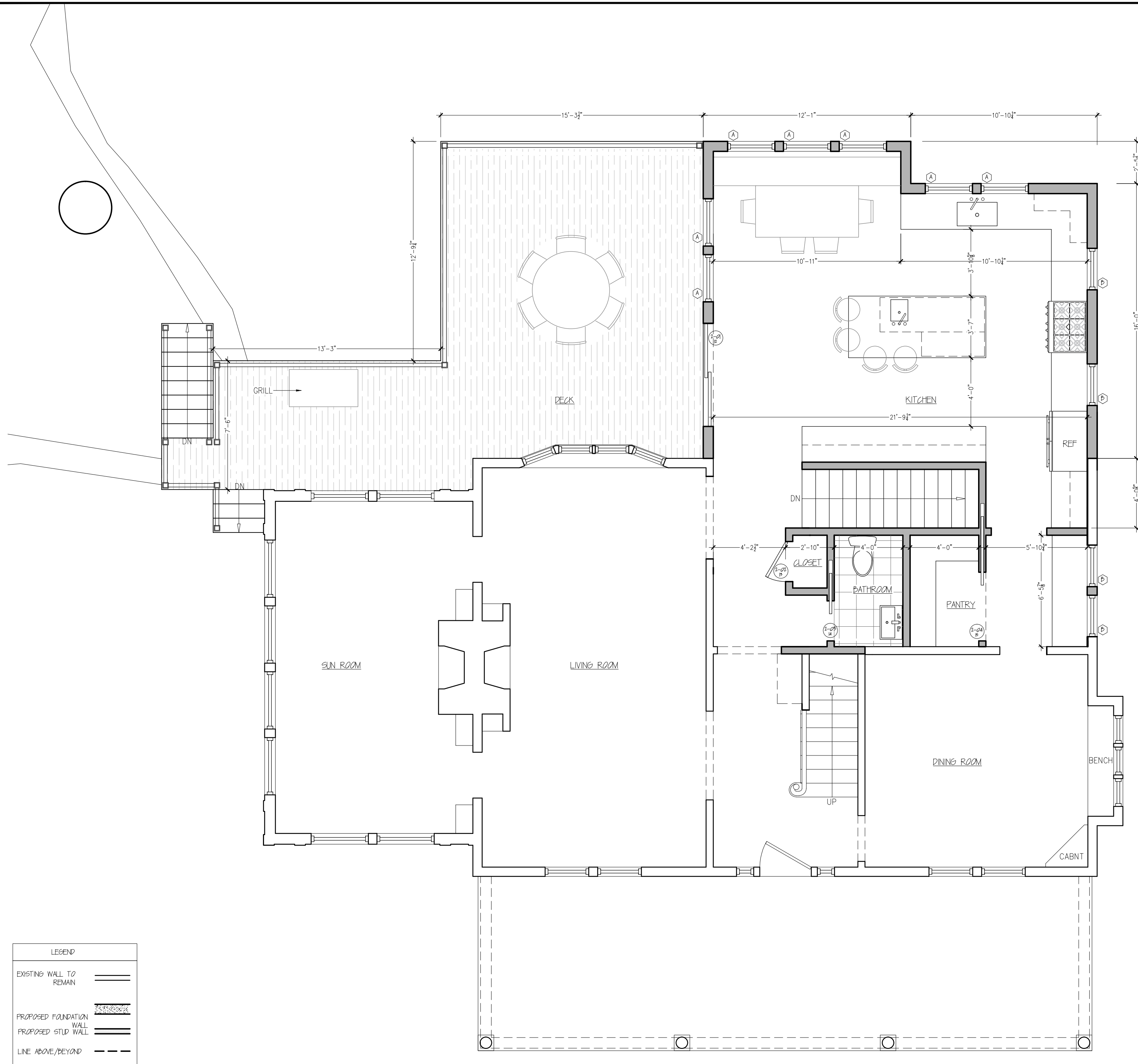
**Peter Sachs Architect** N.C.A.R.B. - A.L.A.  
20 Hunter St.  
Newton, MA 02465

Date & Revision  
06/23/2021

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)

**A-2**

15 Beaumont Ave - 1 - Arch/Flooring



SECOND FLOOR

SPECIAL PERMIT

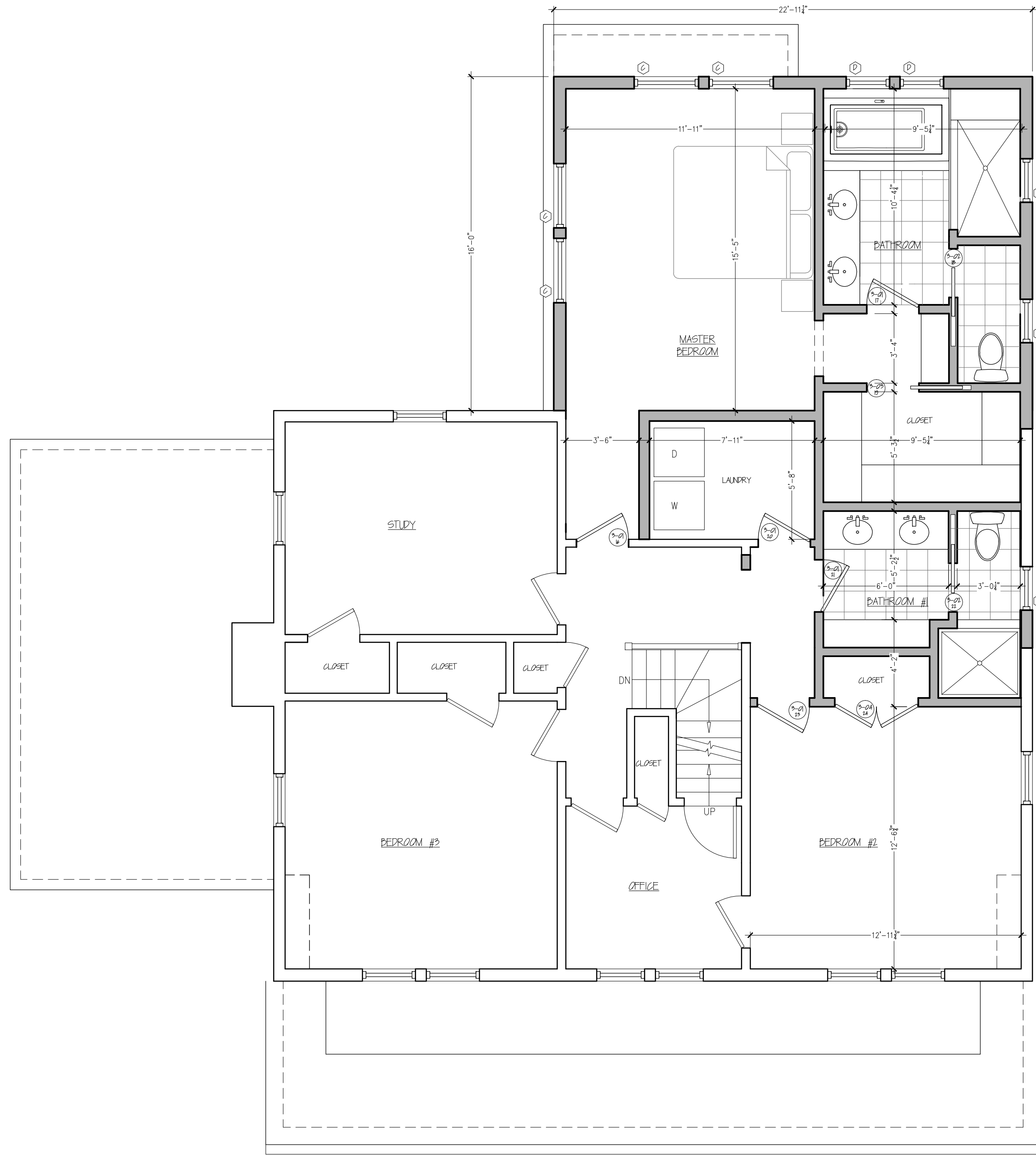
GOUPI RESIDENCE  
 15 BEAUMONT AVENUE NEWTON, MA  
 Peter Sachs Architect N.C.A.R.B. - A.L.A.  
 20 Hunter St.  
 Newton, MA 02465  
 Tel. 617-527-5777 or Cell 617-312-5045  
 E-Mail: [petersachs@gmail.com](mailto:petersachs@gmail.com)  
 www.petersachsarchitecture.com

PROPOSED SECOND FLR PLAN  
 SCALE 1/4" = 1'-0"  
 Date & Revision  
 06/23/2021

A-3

2/19/2021

15 Beaumont Ave - 1 - ArchtP/John

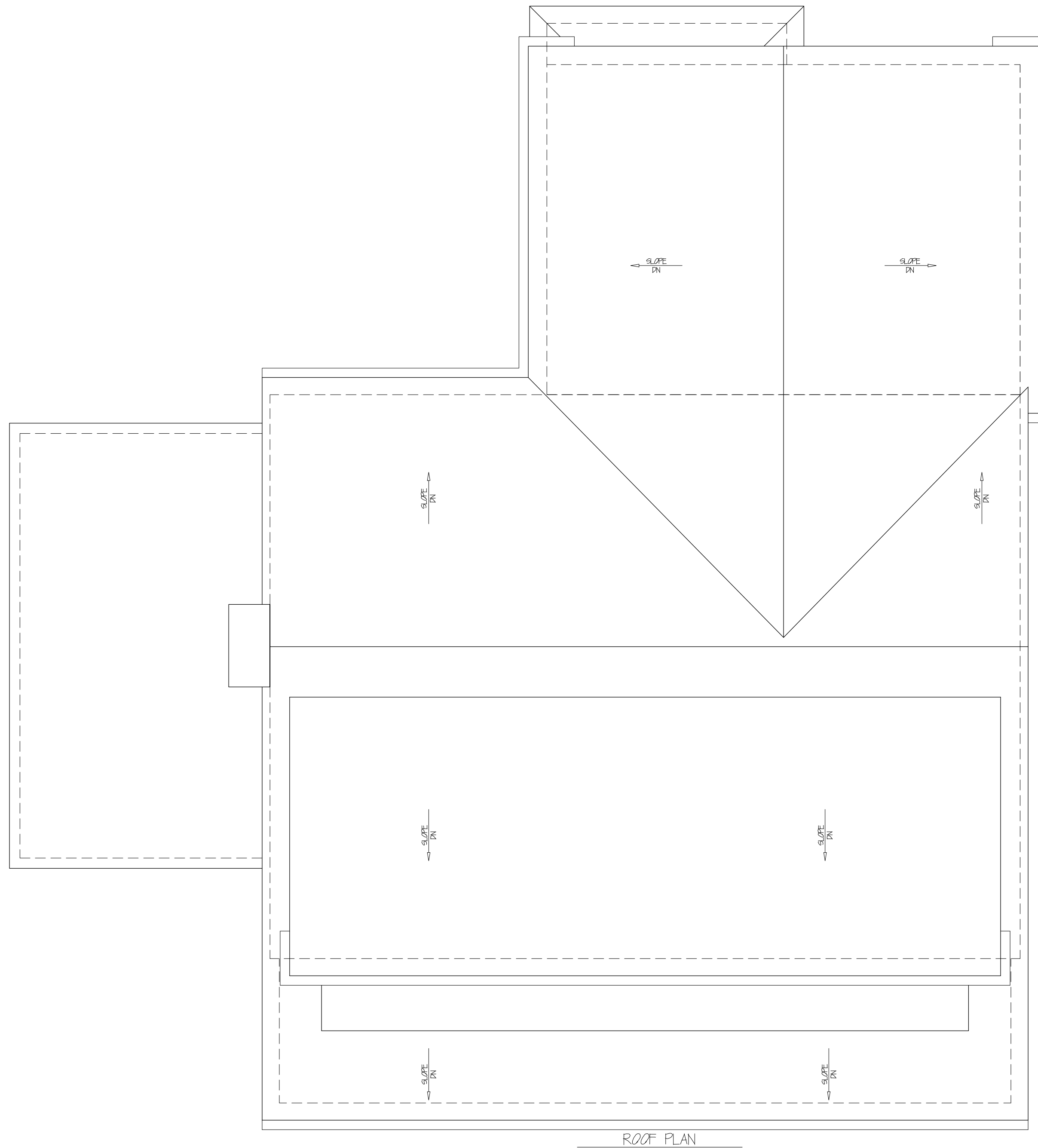


THIRD FLOOR

LEGEND	
EXISTING WALL TO REMAIN	=====
PROPOSED FOUNDATION WALL	=====
PROPOSED STUD WALL	=====
LINE ABOVE/BEYOND	-----
PROPOSED WINDOW	⊗
PROPOSED DOOR	⊕
TEMPERED GLASS	T.G.

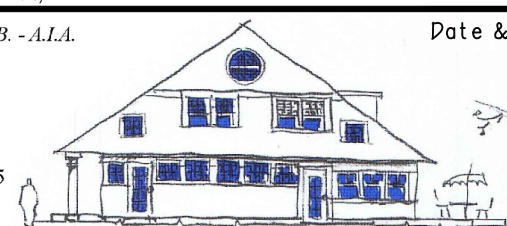
SPECIAL PERMIT

GOUPII RESIDENCE		PROPOSED THIRD FLR PLAN	
15 BEAUMONT AVENUE NEWTON, MA		SCALE 1/4" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		06/23/2021	
Newton, MA 02465			
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>A-4</b>	



ROOF PLAN

SPECIAL PERMIT

Goupil Residence 15 Beaumont Ave Newton, MA		PROPOSED ROOF PLAN SCALE 1/4" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 06/23/2021	
Tel. 617-527-5777 or Cell 617-312-5045 E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a> www.petersachsarchitect.com			
			A-5

8/29/2021

15 Beaumont Ave - 1 - ArchtP/ldwg

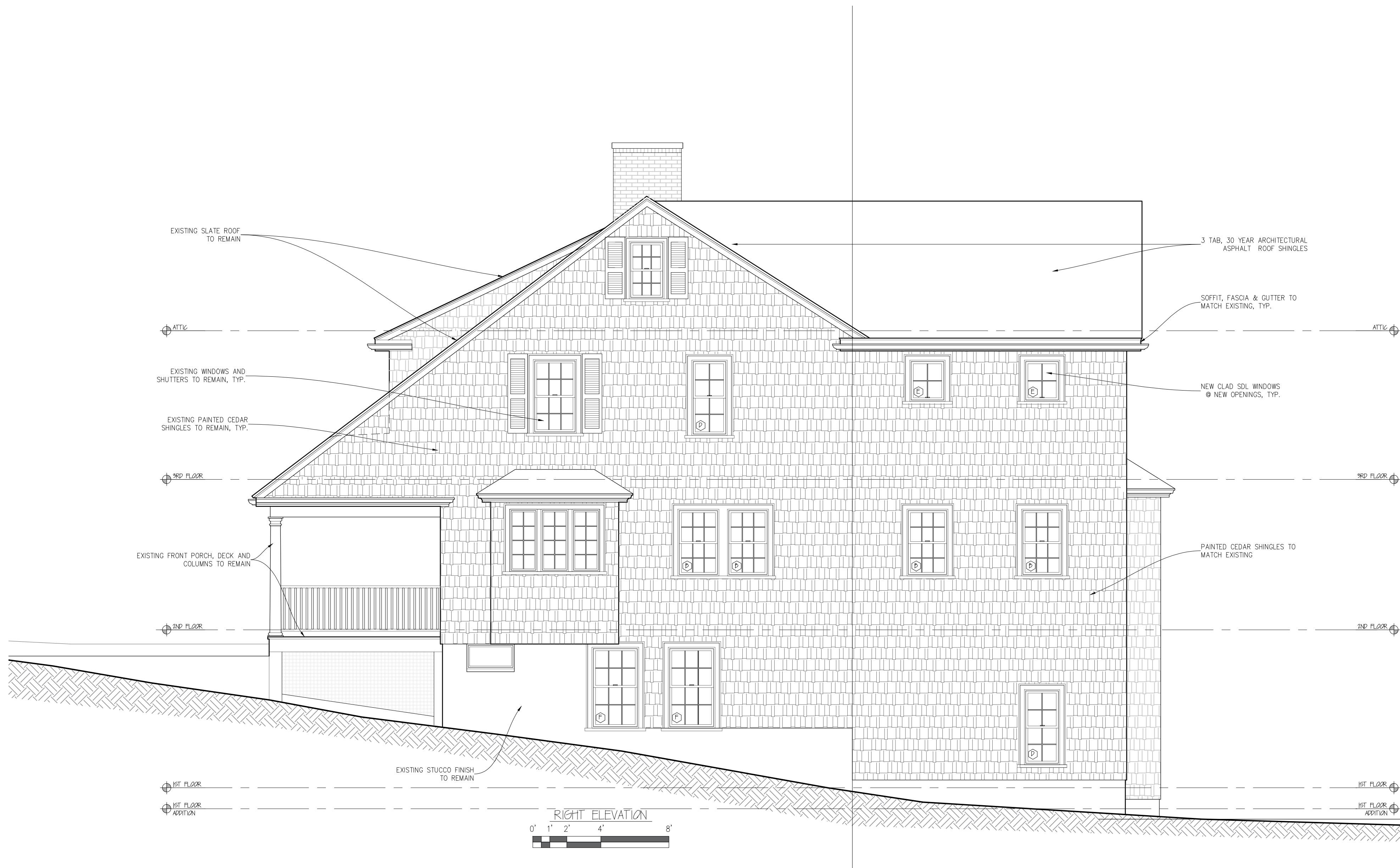


SPECIAL PERMIT

GOUPI RESIDENCE		PROPOSED FRONT ELEVATION	
15 BEAUMONT AVENUE NEWTON, MA		SCALE 1/4" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		06/23/2021	
Newton, MA 02465			
Tel. - 617-527-5777 or Cell 617-312-5045			
E-Mail. petersachs@gmail.com			
www.petersachsarchitect.com			
		A-6	

3/29/2021

15 Beaumont Ave - 1 - ArchP/1.dwg



SPECIAL PERMIT

GOUPI RESIDENCE		PROPOSED RIGHT ELEVATION	
15 BEAUMONT AVENUE NEWTON, MA		SCALE 1/4" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		06/23/2021	
Newton, MA 02465			
Tel. - 617-527-5777 or Cell 617-312-5045			
E-Mail. petersachs@gmail.com			
www.petersachsarchitect.com			

2/28/2023

15 Beaumont Ave - 1 - ArchtP/John



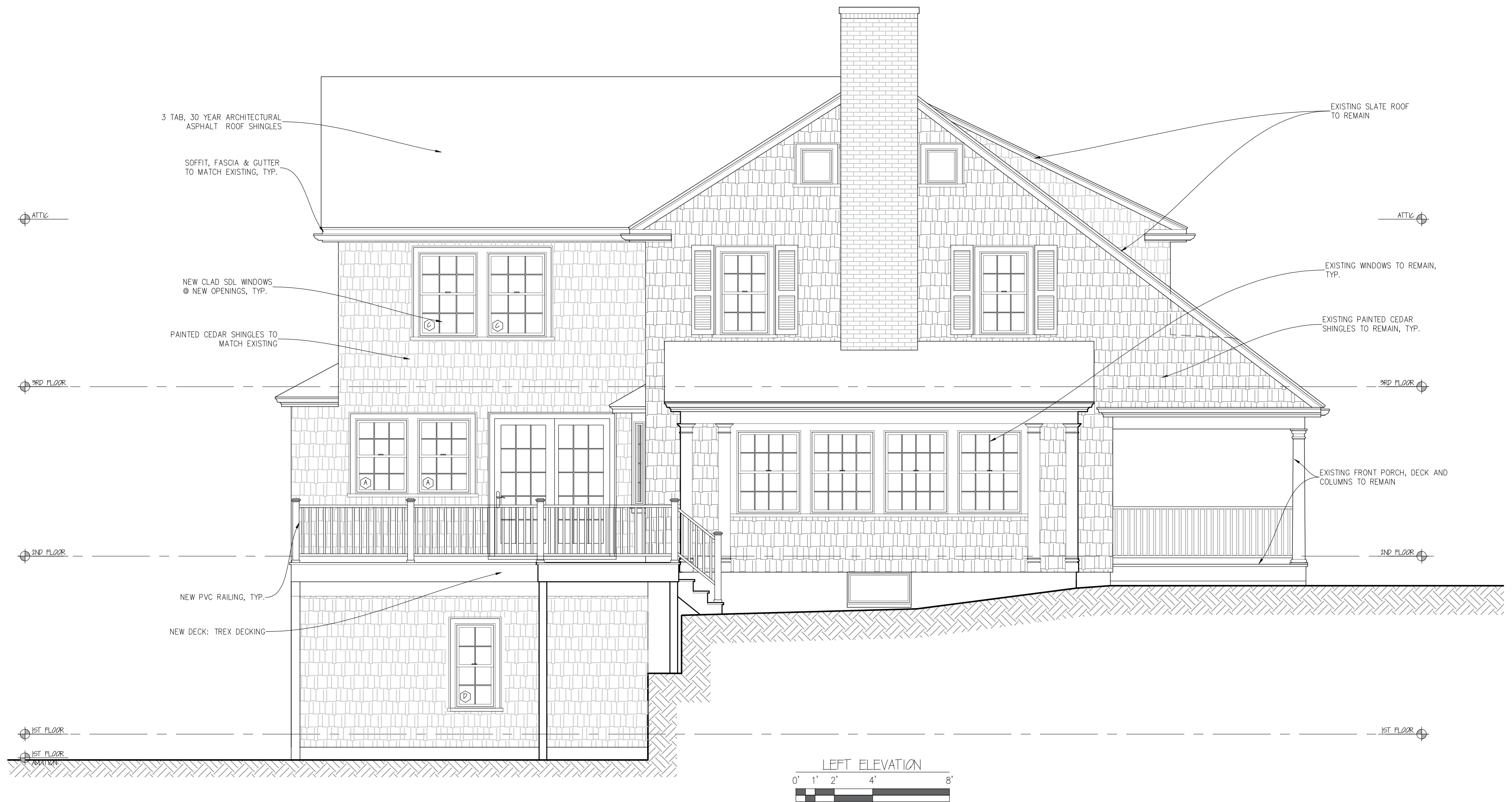
SPECIAL PERMIT

GOUPI RESIDENCE		PROPOSED RIGHT ELEVATION	
15 BEAUMONT AVENUE NEWTON, MA		SCALE 1/4" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		06/23/2021	
Newton, MA 02465			
Tel. 617-527-5777 or Cell 617-312-5045			
E-Mail: peter@sachs@gmail.com			
www.petersachsarchitect.com			

A-8

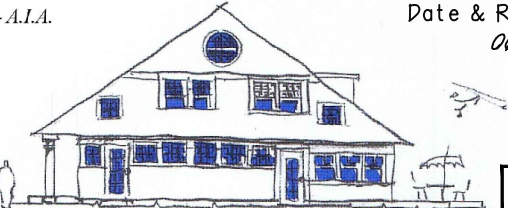


15 Beaumont Ave - 1 - ArchP/1.dwg 2/23/2023



SPECIAL PERMIT

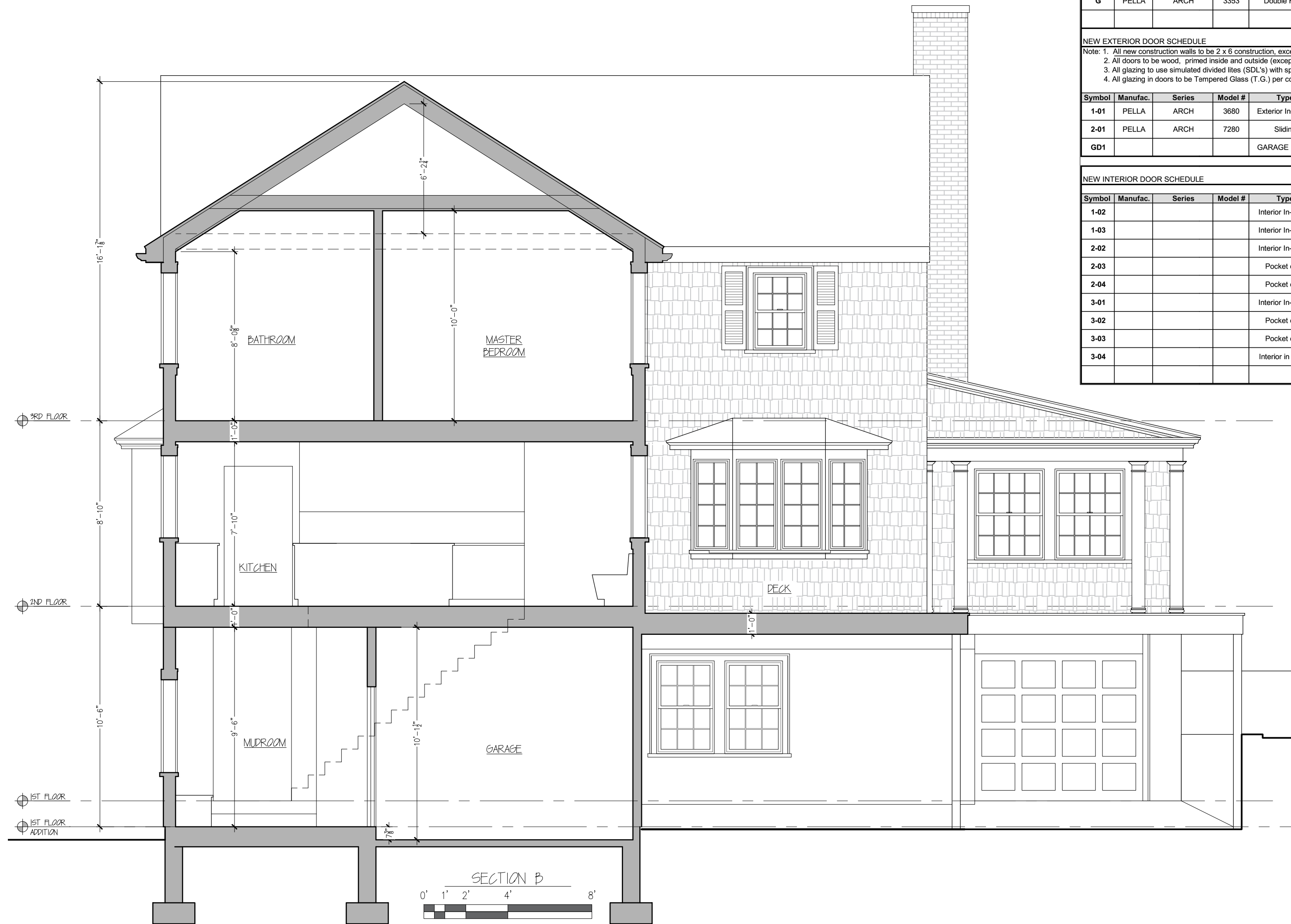
GOUPI RESIDENCE		PROPOSED LEFT ELEVATION	
15 BEAUMONT AVENUE NEWTON, MA		SCALE 1/4" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.L.A.		Date & Revision	
20 Hunter St.		06/23/2021	
Newton, MA 02465		_____	
Tel. 617-527-5777 or Cell 617-312-5045		_____	
E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a>		_____	
<a href="http://www.petersachsarchitect.com">www.petersachsarchitect.com</a>		_____	



A-9

2/19/2021

15 Beaumont Ave - 1 - ArchtP/John



**NEW WINDOW AND DOOR SCHEDULE**

**NEW WINDOW SCHEDULE**  
 Notes: 1. All new construction walls to be 2 x 6 construction, except as noted.  
 2. All windows to be wood, primed inside and clad outside (except as noted.)  
 3. All glazing to use simulated divided lites (SDL's) with spacer bars (except as noted.) See drawings for lite pattern.  
 4. See drawings and follow required codes for locations of tempered glass (T.G.) and for Egress Window requirements.

Symbol	Manufac.	Series	Model #	Type	Frame Size	R.O. W.	R.O. Ht.	Lites	Total	Notes
A	PELLA	ARCH	3347	Double Hung	(1) 2' 9" x 3' 11"	33 3/4"	47 3/4"	6/6	7	Kitchen. See elevations.
B	PELLA	ARCH	2947	Double Hung	(1) 2' 5" x 3' 11"	29 3/4"	47 3/4"	6/6	4	Kitchen. See elevations.
C	PELLA	ARCH	3753	Double Hung	(1) 3' 1" x 4' 5"	37 3/4"	53 3/4"	6/6	4	Master Bedroom. See elevations.
D	PELLA	ARCH	2553	Double Hung	(1) 2' 1" x 4' 5"	25 3/4"	53 3/4"	4/4	6	Master Bathroom, mudroom, garage. See elevations.
E	PELLA	ARCH	2529	Awning	(1) 2' 1" x 2' 5"	25 3/4"	29 3/4"	4	2	Master Bathroom. See elevations.
F	PELLA	ARCH	3357	Double Hung	(1) 2' 9" x 4' 9"	33 3/4"	57 3/4"	6/6	2	Family room. See elevations.
G	PELLA	ARCH	3353	Double Hung	(1) 2' 9" x 4' 5"	33 3/4"	53 3/4"	6/6	2	Guest room. See elevations.

**NEW EXTERIOR DOOR SCHEDULE**

Note: 1. All new construction walls to be 2 x 6 construction, except as noted. Verify wall thickness in existing construction.  
 2. All doors to be wood, primed inside and outside (except as noted.)  
 3. All glazing to use simulated divided lites (SDL's) with spacer bars (except as noted.) See drawings for lite pattern.  
 4. All glazing in doors to be Tempered Glass (T.G.) per code.

Symbol	Manufac.	Series	Model #	Type	Door Size	R.O. Width	R.O. Ht.	Lites	Qty	Notes
1-01	PELLA	ARCH	3680	Exterior In-Swing	(1) 3' 0" x 6' 8"				1	Mudroom First flr
2-01	PELLA	ARCH	7280	Sliding	(1) 6' 0" x 6' 8"				1	Kitchen second flr
GD1				GARAGE DOOR	(1) 9' 0" x 9' 0"				1	Garage door see elevation

**NEW INTERIOR DOOR SCHEDULE**

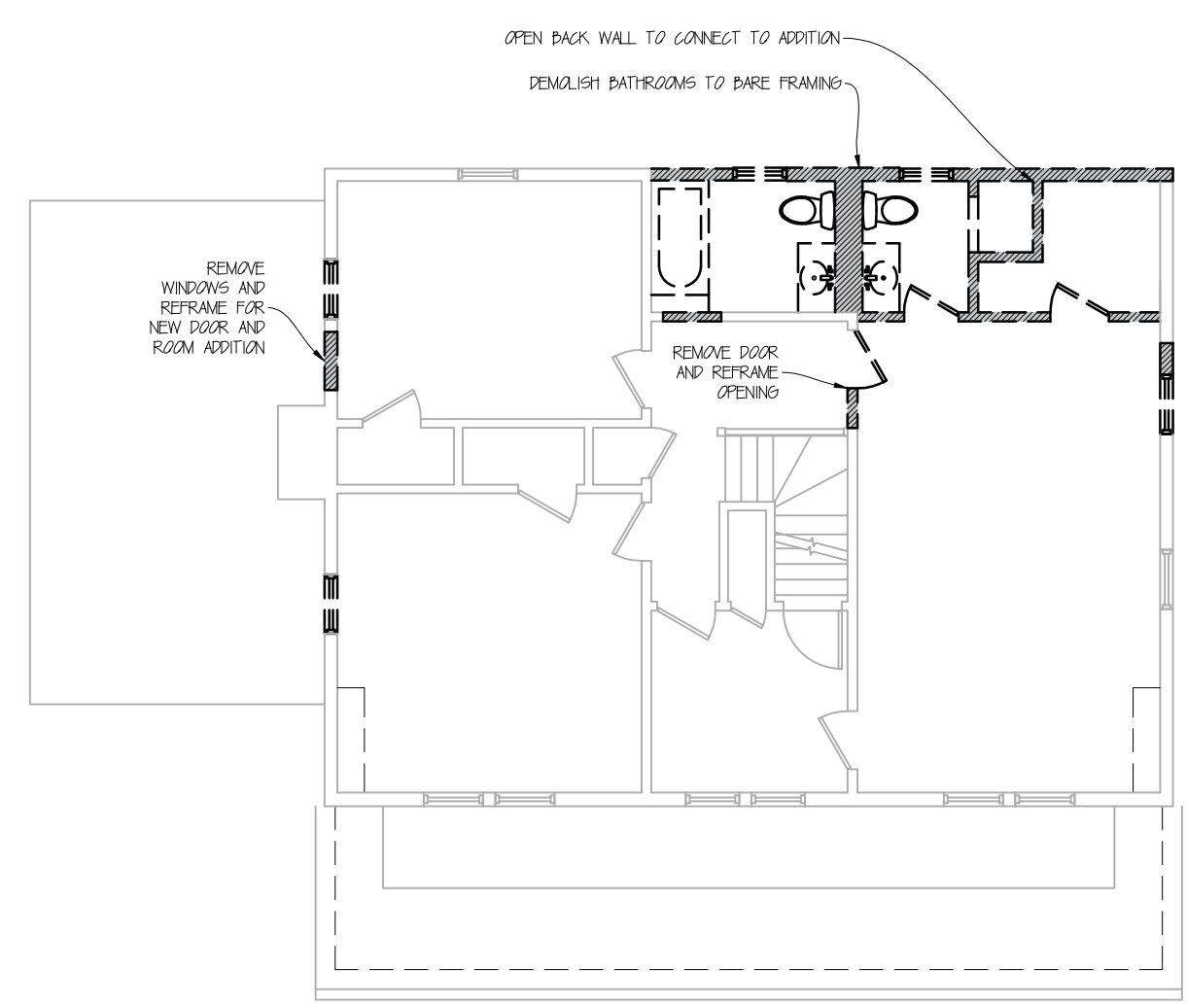
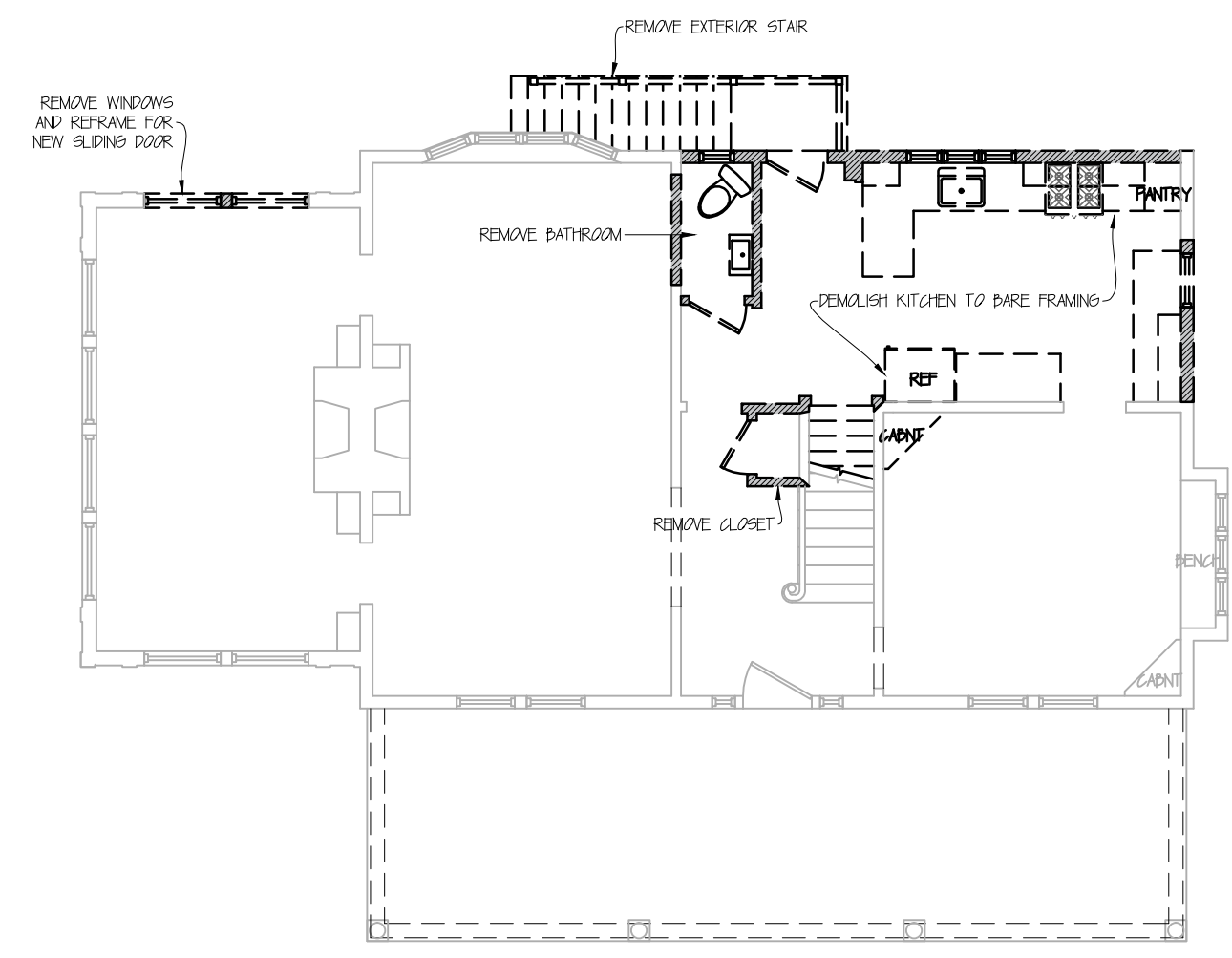
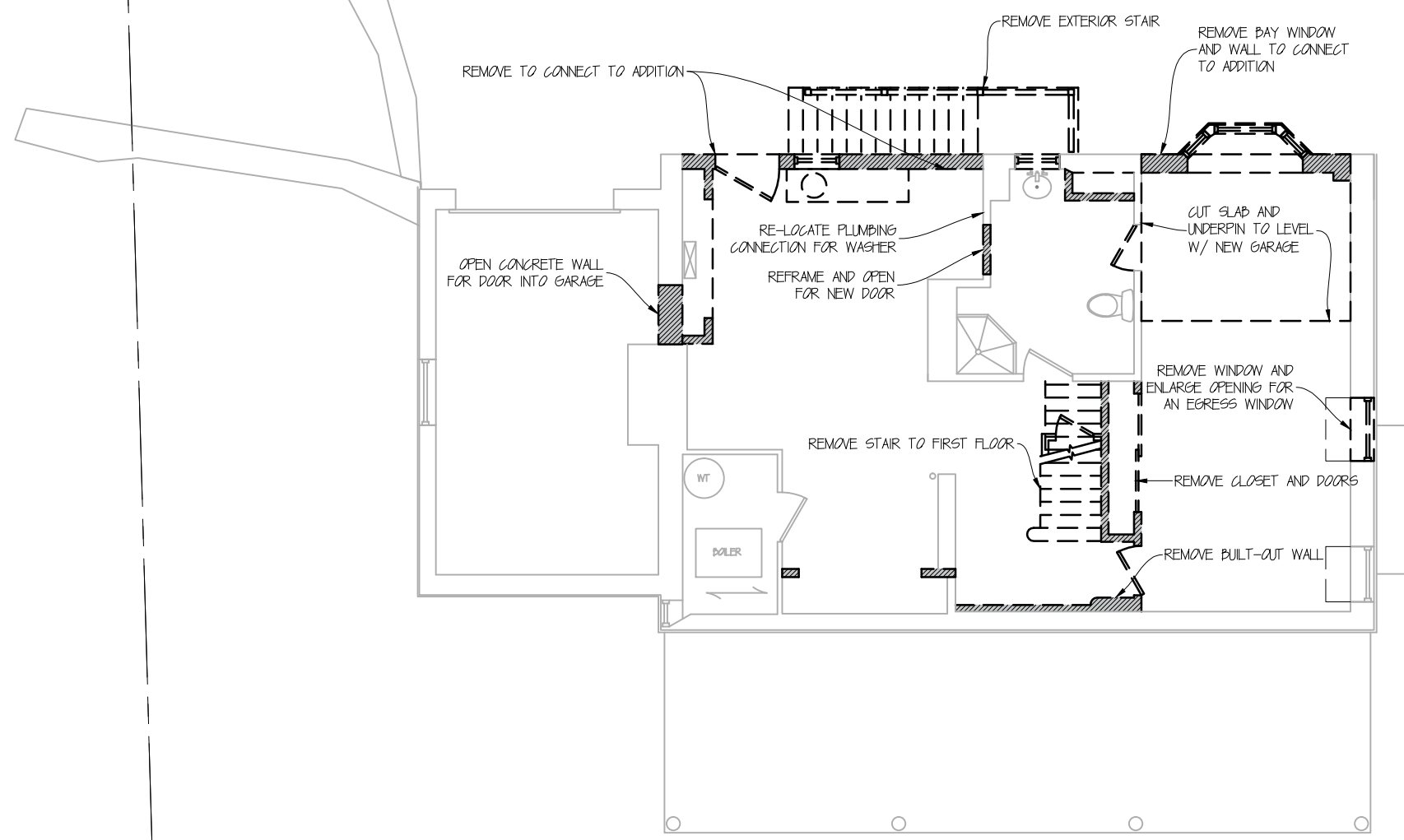
Symbol	Manufac.	Series	Model #	Type	Door Size	R.O. Width	R.O. Ht.	Lites	Qty	Notes
1-02				Interior In-Swing	(1) 2' 6" x 6' 8"				7	Garage, family rm, Bathrm, guest rm (Tag 2,5,6,7,8,10,11)
1-03				Interior In-Swing	(1) 4' 8" x 6' 8"				3	Pair Closet (Tags 3,4,9)
2-02				Interior In-Swing	(1) 2' 4" x 6' 8"				1	closet (Tag 13)
2-03				Pocket door	(1) 2' 4" x 6' 8"				1	Bathroom (Tag 14)
2-04				Pocket door	(1) 4' 0" x 6' 8"				1	Pantry (Tag 15)
3-01				Interior In-Swing	(1) 2' 6" x 6' 8"				5	bathrms., Laund., Bedrms. (Tags 16,17,19,20,21,23)
3-02				Pocket door	(1) 2' 4" x 6' 8"				2	Toilet (Tag 18,22)
3-03				Pocket door	(1) 2' 6" x 6' 8"				1	Closet (Tag 19)
3-04				Interior in Swing	(1) 4' 0" x 6' 8"				1	Pair closet Bedrm #2 (Tag 24)

SPECIAL PERMIT

**GAOUIL RESIDENCE** PROPOSED SECTION & W/D SCHEDULE  
 15 BEAUMONT AVENUE NEWTON, MA SCALE 1/4" = 1'-0"  
**Peter Sachs Architect** N.C.A.R.B. - A.I.A. Date & Revision  
 20 Hunter St. 06/23/2021  
 Newton, MA 02465  
 Tel: 617-527-5777 or Cell 617-312-5045  
 E-Mail: peter@sachs@gmail.com  
 www.petersachsarchitect.com

A-10

LEGEND	
EXISTING WALL TO REMAIN	———
WALL TO DEMOLISH	▨▨▨▨
ITEM TO DEMOLISH	--- ---



**SPECIAL PERMIT**

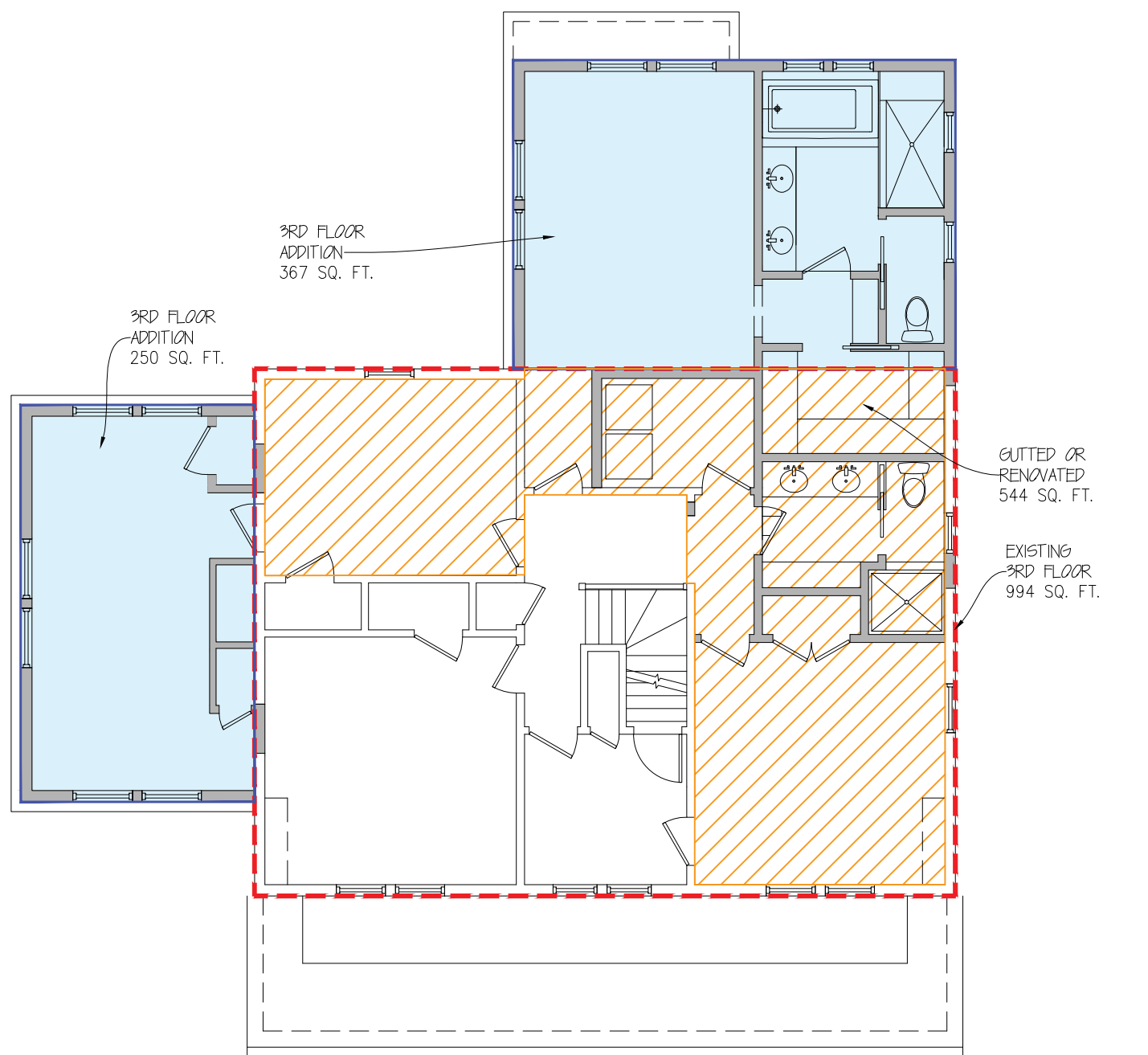
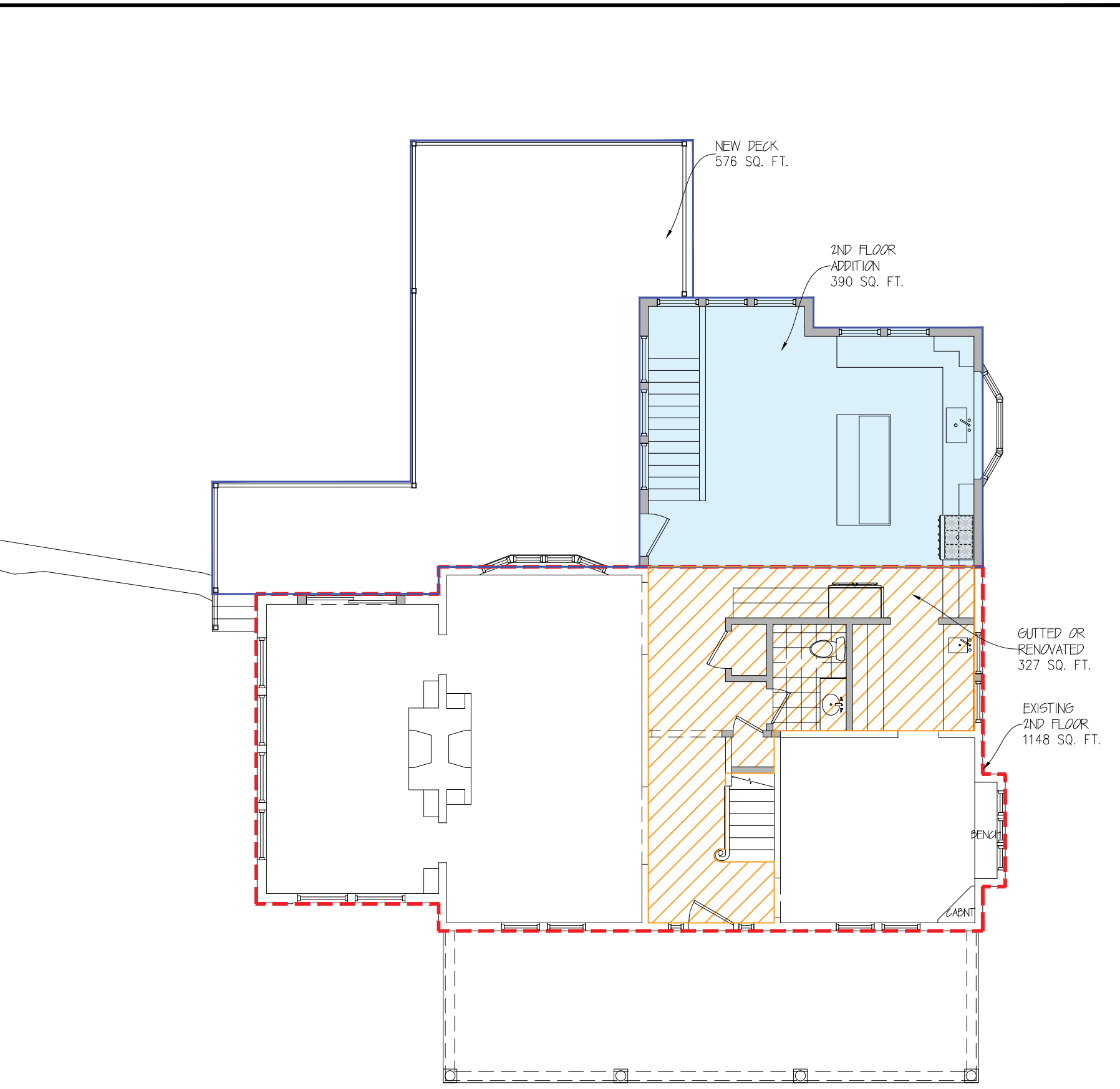
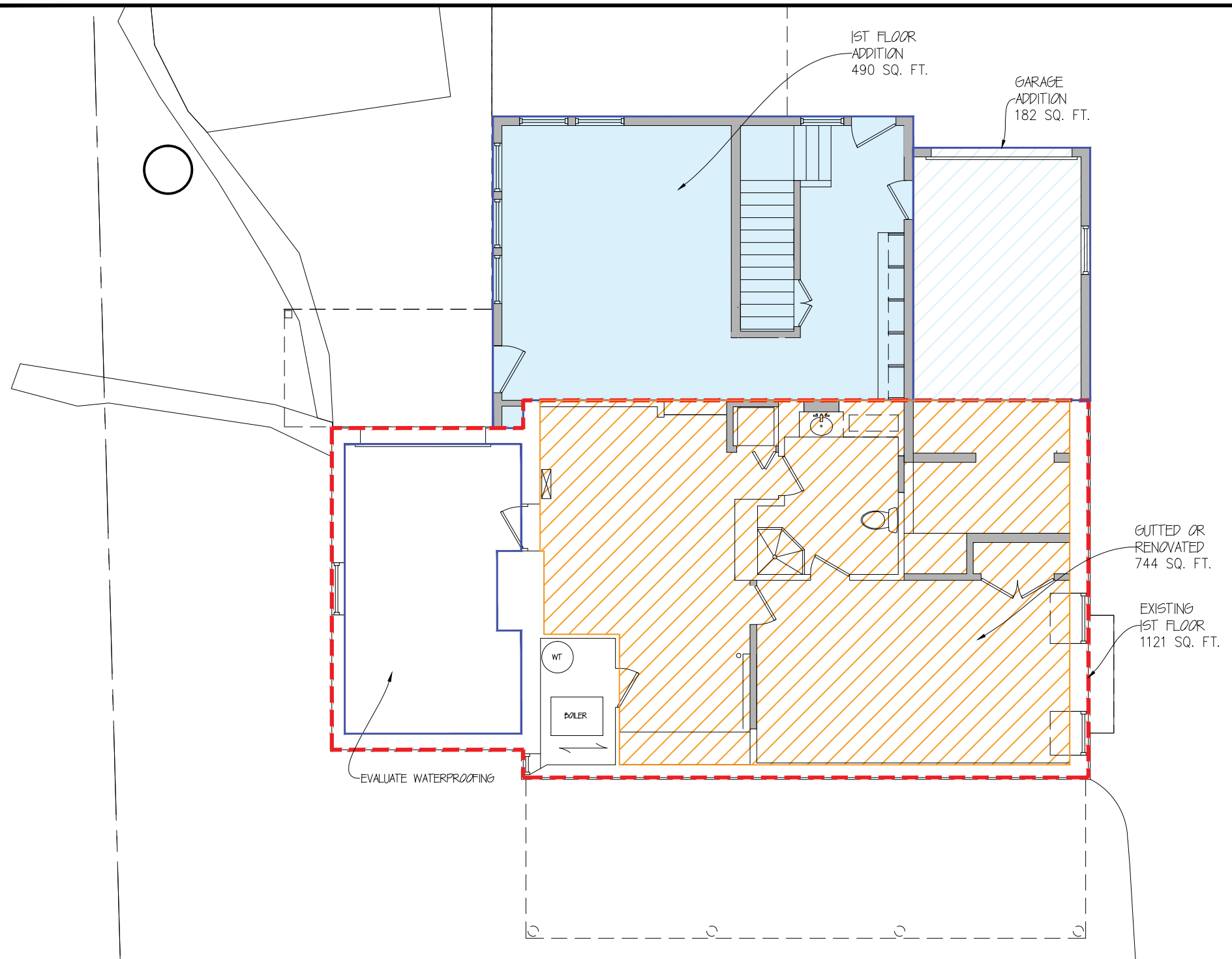
3/23/2023

E. Beaumont Ave. - 2 - Demo.dwg

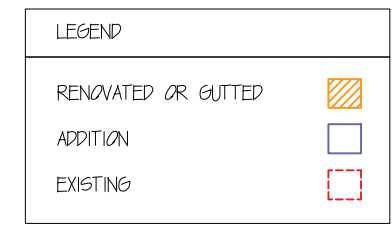
GOUPI RESIDENCE		DEMOLITION FLOOR PLANS	
15 BEAUMONT AVENUE NEWTON, MA		SCALE 1/8" = 1'-0"	
Peter Sachs Architect N.C.A.R.B. - A.I.A.		Date & Revision	
20 Hunter St.		06/23/2021	
Newton, MA 02465		_____	
Tel. 617-527-5777 or Cell 617-312-5045		_____	
E-Mail: <a href="mailto:petersachs@gmail.com">petersachs@gmail.com</a>		_____	
<a href="http://www.petersachsarchitect.com">www.petersachsarchitect.com</a>		_____	
		<b>D-1</b>	

3/23/2021

E. Beaumont Ave - 2 - Demo.dwg



ADDITION/DEMO ANALYSIS			
	EXISTING S.F.	RENOVATED OR GUTTED S.F.	ADDITION S.F.
FIRST FLOOR	1121 S.F.	744 S.F.	490 S.F.
SECOND FLOOR	1148 S.F.	327 S.F.	390 S.F.
THIRD FLOOR	994 S.F.	544 S.F.	617 S.F.
GARAGE	0 S.F.	0 S.F.	182 S.F.
<b>TOTALS</b>	<b>3263 S.F.</b>	<b>1615 S.F.</b>	<b>1679 S.F.</b>



**SPECIAL PERMIT**

**GOUPI RESIDENCE**  
15 BEAUMONT AVENUE NEWTON, MA

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

PROJECT SCOPE  
SCALE 1/8" = 1'-0"

Date & Revision  
06/23/2021

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)

D-2