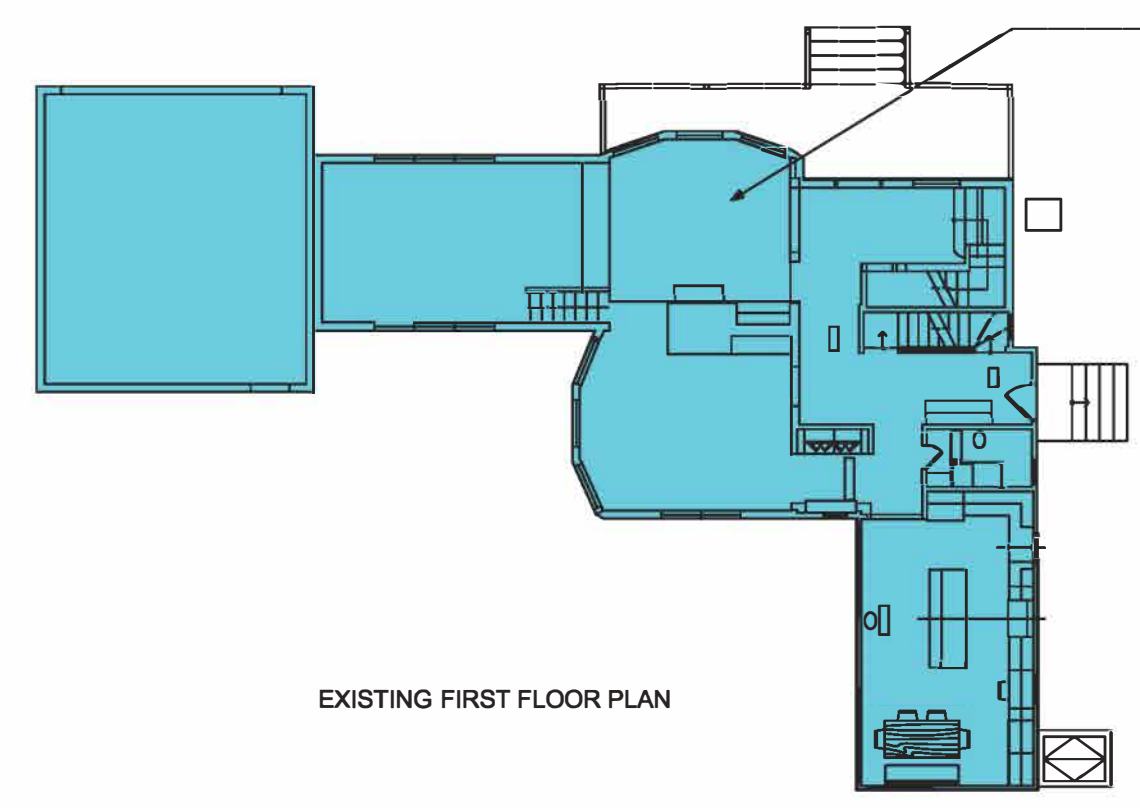


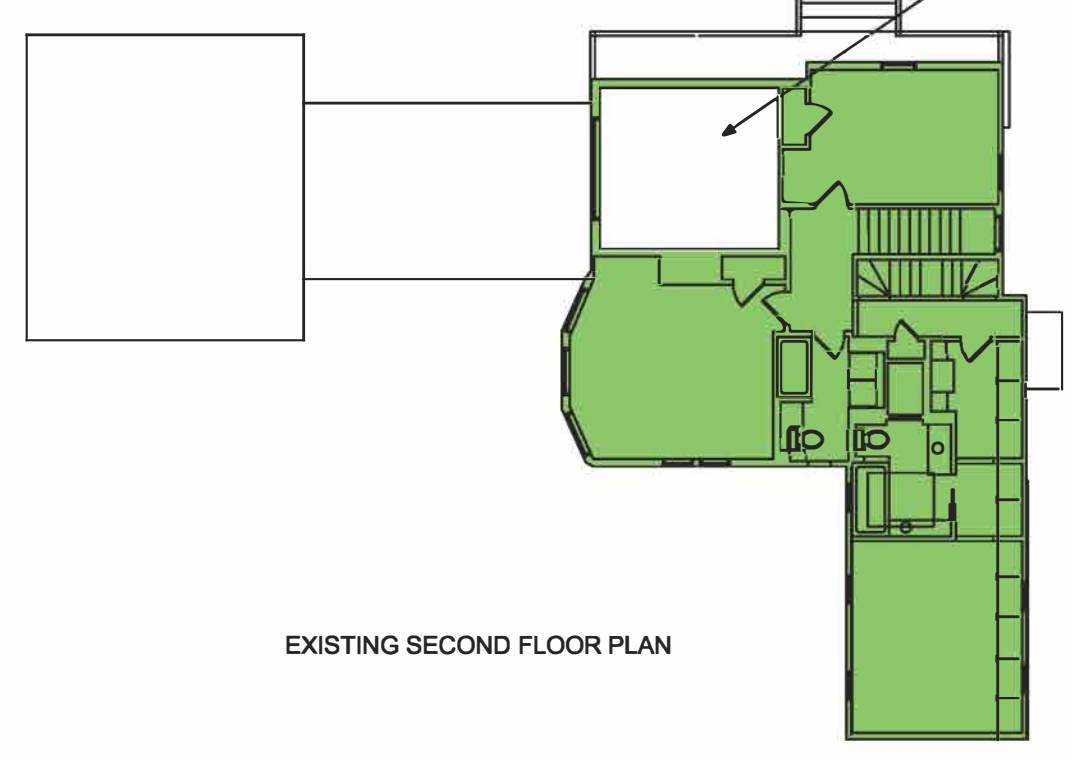
EXISTING BASEMENT PLAN



EXISTING FIRST FLOOR PLAN

VERTICAL OPEN SPACE AREA INCLUDED IN FIRST FLOOR AREA
SEE NOTES BELOW

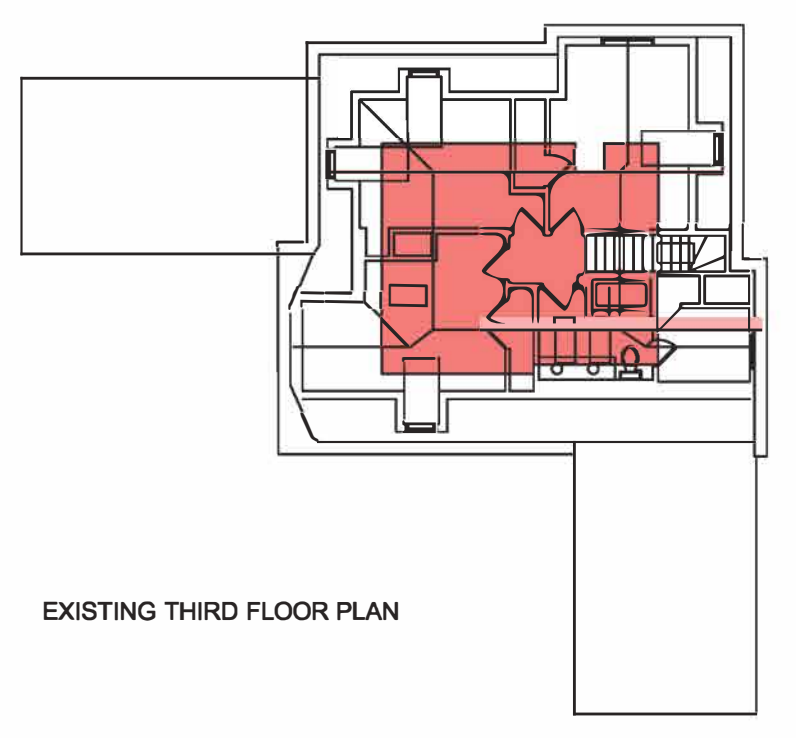
TOTAL FIRST FLOOR SF = 2278.30
 TOTAL FIRST FLOOR VERTICAL OPEN SPACE AREA = 190.29
 VERTICAL OPEN SPACE CALCULATION
 AVG CEILING HT = 18.33'
 18.33/10 = 1.83 * VERTICAL OPEN SPACE AREA (190.29) = 348.23 SF
 NEW TOTAL AREA CALCULATION
 (TOTAL SF AREA - TOTAL VERTICAL OPEN SPACE AREA) + CALCULATED VERTICAL OPEN SPACE AREA = NEW TOTAL SF AREA
 (2278.30 SF - 190.29 SF) + 348.23 SF = 2436.24 SF



EXISTING SECOND FLOOR PLAN

VERTICAL OPEN SPACE AREA NOT INCLUDED IN SECOND FLOOR PLAN

TOTAL SECOND FLOOR SF = 1473.55
 TOTAL SECOND FLOOR VERTICAL OPEN SPACE AREA = 195.72
 TOTAL SECOND FLOOR SF - TOTAL SECOND FLOOR VERTICAL OPEN SPACE AREA = NEW SECOND FLOOR AREA
 1473.55 - 195.72 = 1277.83 SF



EXISTING THIRD FLOOR PLAN

EXISTING CONDITIONS

FAR TABLE	
UNIT	AREA (SF)
BASEMENT	N/A
FIRST LEVEL	2436.24
SECOND LEVEL	1277.83
THIRD LEVEL	393.82
TOTAL	4107.89
SITE AREA	11640
FAR	0.3636 * 11640 = 4232.3
FAR - EXISTING SF TOTAL	4232.30 - 4107.89 = 124.41

ZONING ANALYSIS

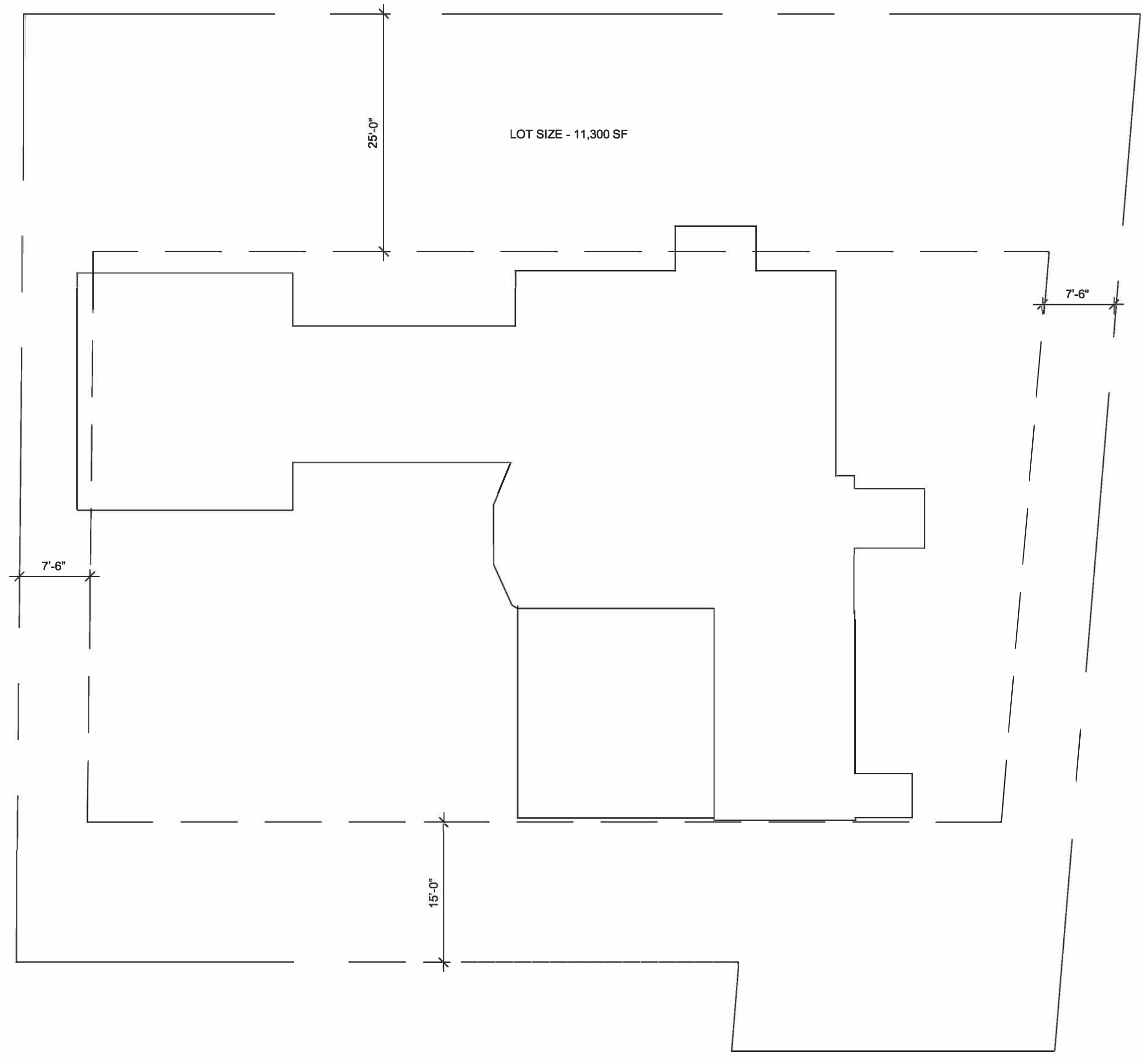
ZONE
SR2

LOT SIZE (PER SURVEY)
11,640 SF

SETBACKS
FRONT 25'
SIDE 7.5'
REAR 15'

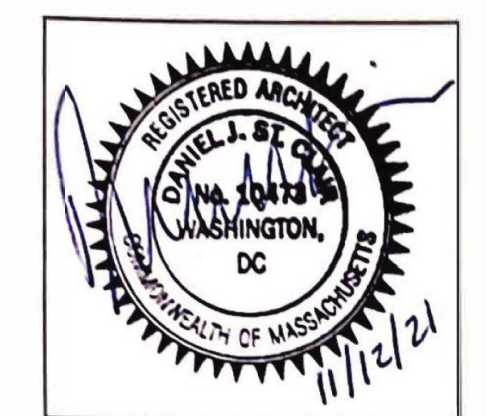
F.A.R. CALCULATION
0.38 - (0.000010(11,640 - 10,000)) = 0.3636
* MAX F.A.R. - 0.3636 X 11300 = 4232.3 SF

CRYSTAL STREET



*SEE SITE SURVEY FOR DETAILS

1 ZONING ANALYSIS
ZA01 Scale: 1"=10'



SDS Architects, LLC
 30 Heath Street
 Brookline, MA 02445
 Tel: 000.000.0000

CLIENT
 Client Name
 14 Crystal St
 Newton, MA

ISSUE
 04.23.21

RE-ISSUE
 MM.DD.YY

PROJECT NO.
 NA

PROJECT
 14 Crystal St
 Residence

DRAWN BY
 SV

DESCRIPTION
 Site Plan

ZA

01



PROPOSED CONDITIONS

FAR TABLE	
UNIT	AREA (SF)
BASEMENT	N/A
FIRST FLOOR/ GARAGE FIRST LEVEL	2518.56
GARAGE SECOND LEVEL	321.30
SECOND FLOOR	1277.83
THIRD LEVEL	393.82
TOTAL	4511.51
SITE AREA	11640
FAR	0.3636 * 11640 = 4232.3
FAR - SF TOTAL	4232.30 - 4511.51 = -279.21

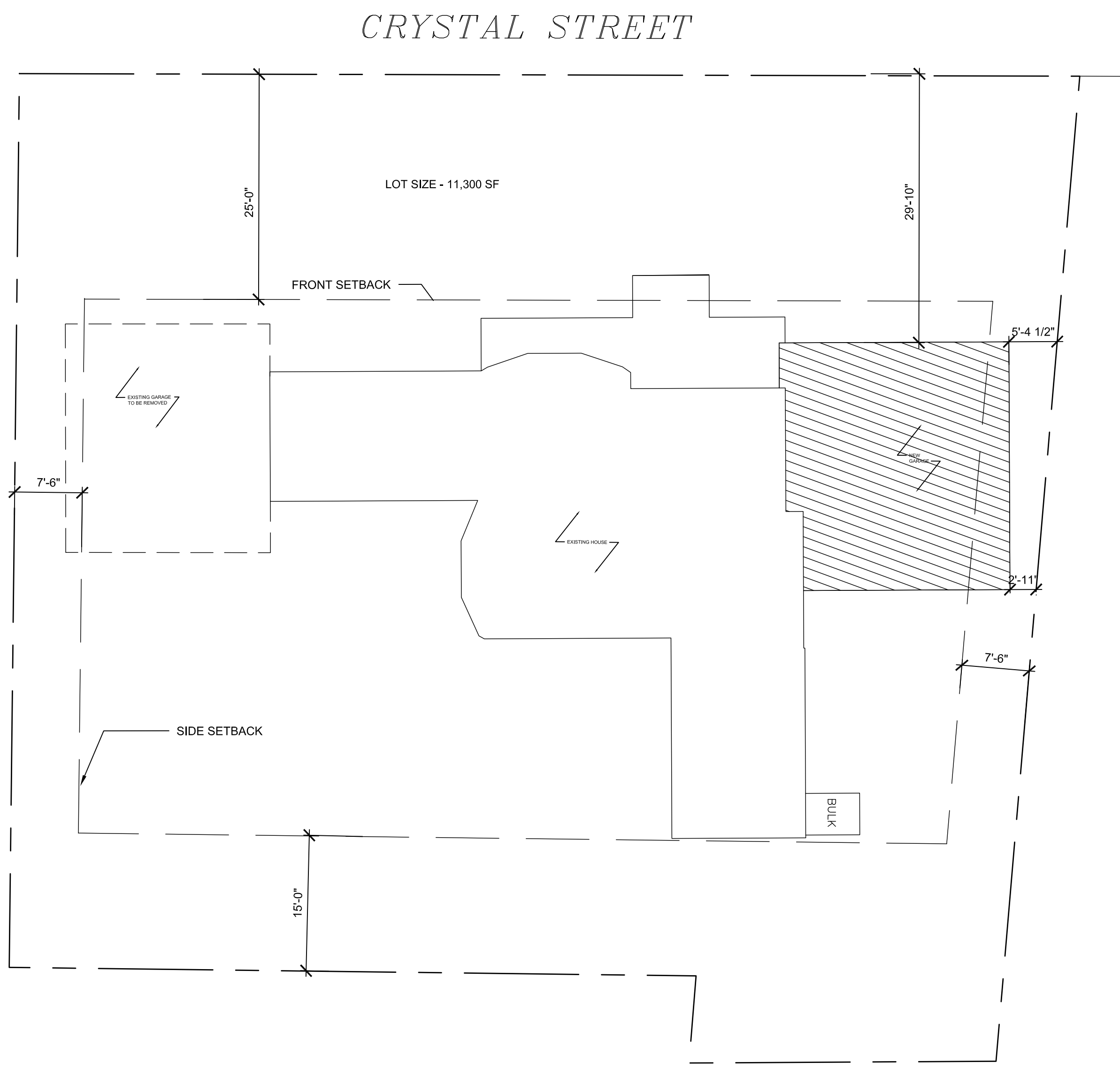
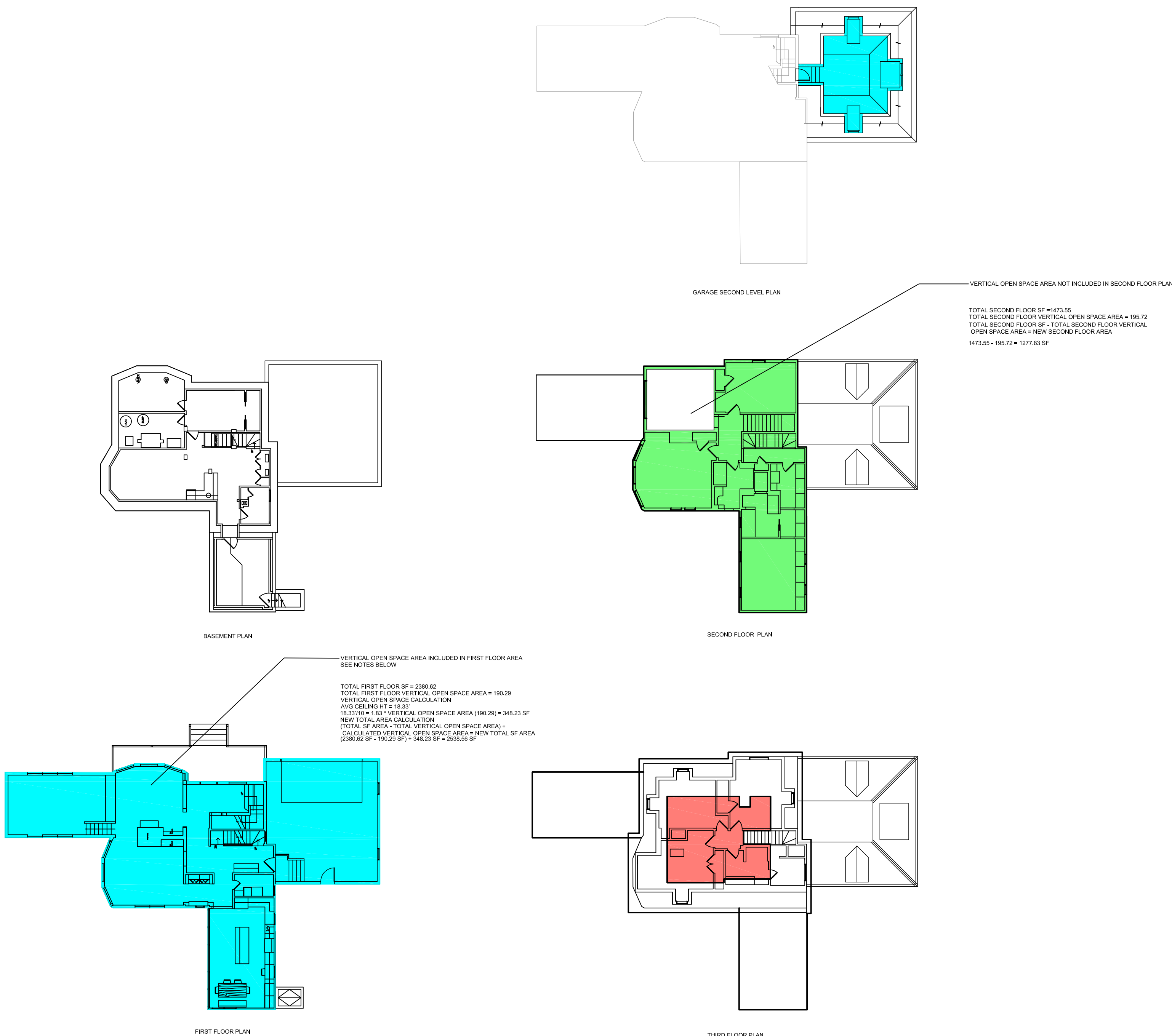
ZONING ANALYSIS

ZONE
SR2

LOT SIZE (PER SURVEY)
11,640 SF

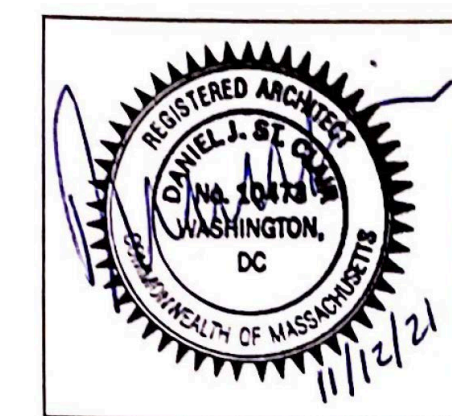
SETBACKS
FRONT 25'
SIDE 7.5'
REAR 15'

F.A.R. CALCULATION
0.38 - (0.000010(11,640 - 10,000) = 0.3636
* MAX F.A.R. - 0.3636 X 11300 = 4232.3 SF



*SEE SITE SURVEY FOR DETAILS

1 ZONING ANALYSIS
A01 scale: 1"=10'



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Brookline, MA 02445
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Client Name
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Newton, MA

ISSUE
04.23.21

PROJECT NO.
NA

PROJECT
14 Crystal St
Residence

RE-ISSUE
MIM, DD, YY

DESCRIPTION
Site Plan

ZA

02