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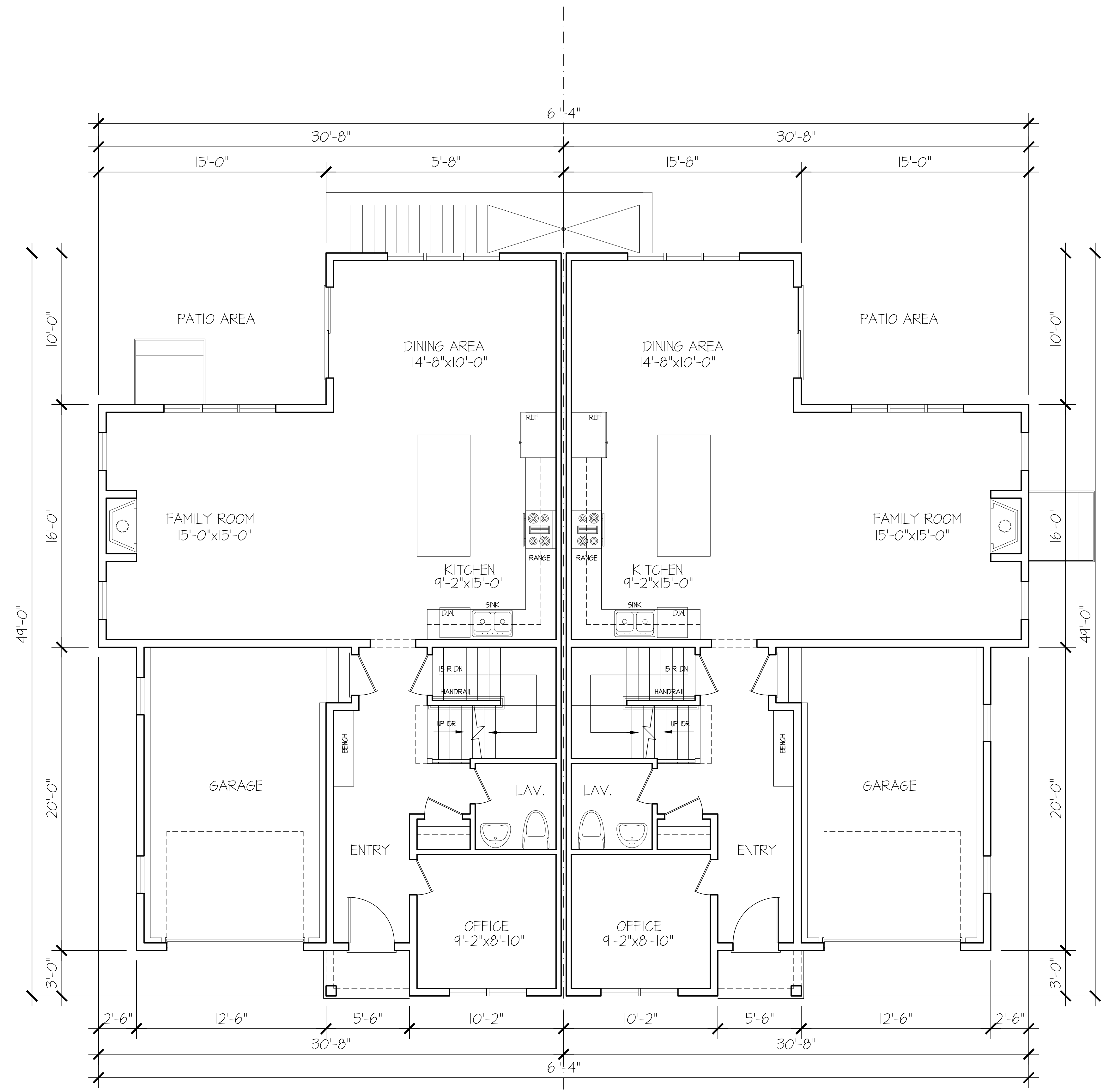
CONSTRUCTION BY:
CAROL QUINN
68 EVERGREEN AVE.
NEWTON, MA

B	4/5/19	RE-ISS FOR APPROVALS
A	3/6/19	ISS FOR APPROVALS

REVISIONS:
PROJECT #: 20190017
MARCH 3, 2019
DRAWN BY: DEY
CHECKED BY: HPA
SCALE: SEE DRAWING

SHEET TITLE:
FIRST FLOOR PLAN

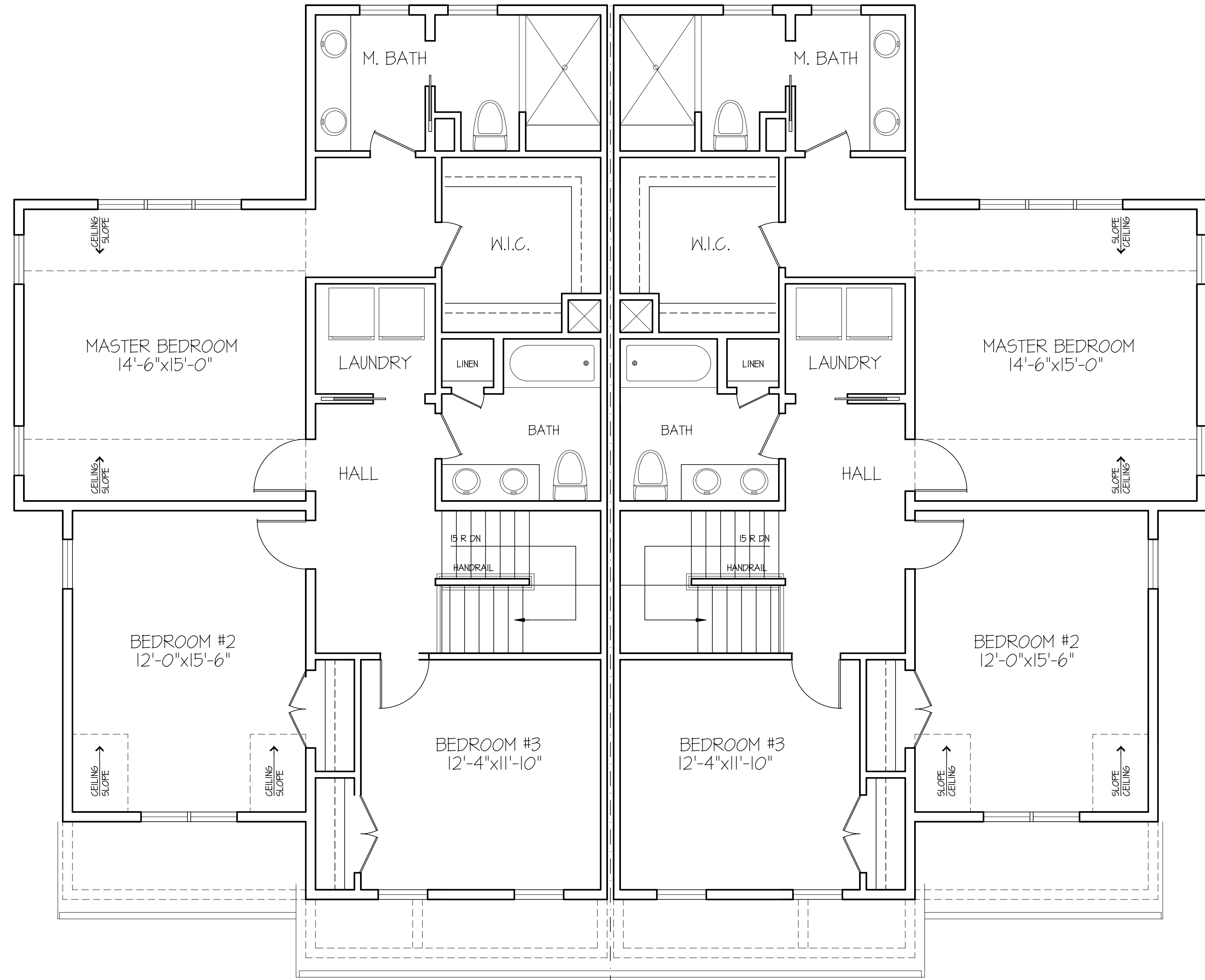
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A FIRST FLOOR PLAN
1/4" = 1'

1st FLOOR LIVING SPACE - 977 SF PER UNIT
The square footage indicated is living space calculated from the exterior face of wall stud. It does not include decks, porches, garages, volumes, uninhabitable & unconditioned spaces. All dimensions and square footages are approximate and subject to change without notice. HPA Design, Inc. assumes no responsibility for technical, typographical, and/or other inaccuracies or errors. © 2019 HPA Design, Inc.

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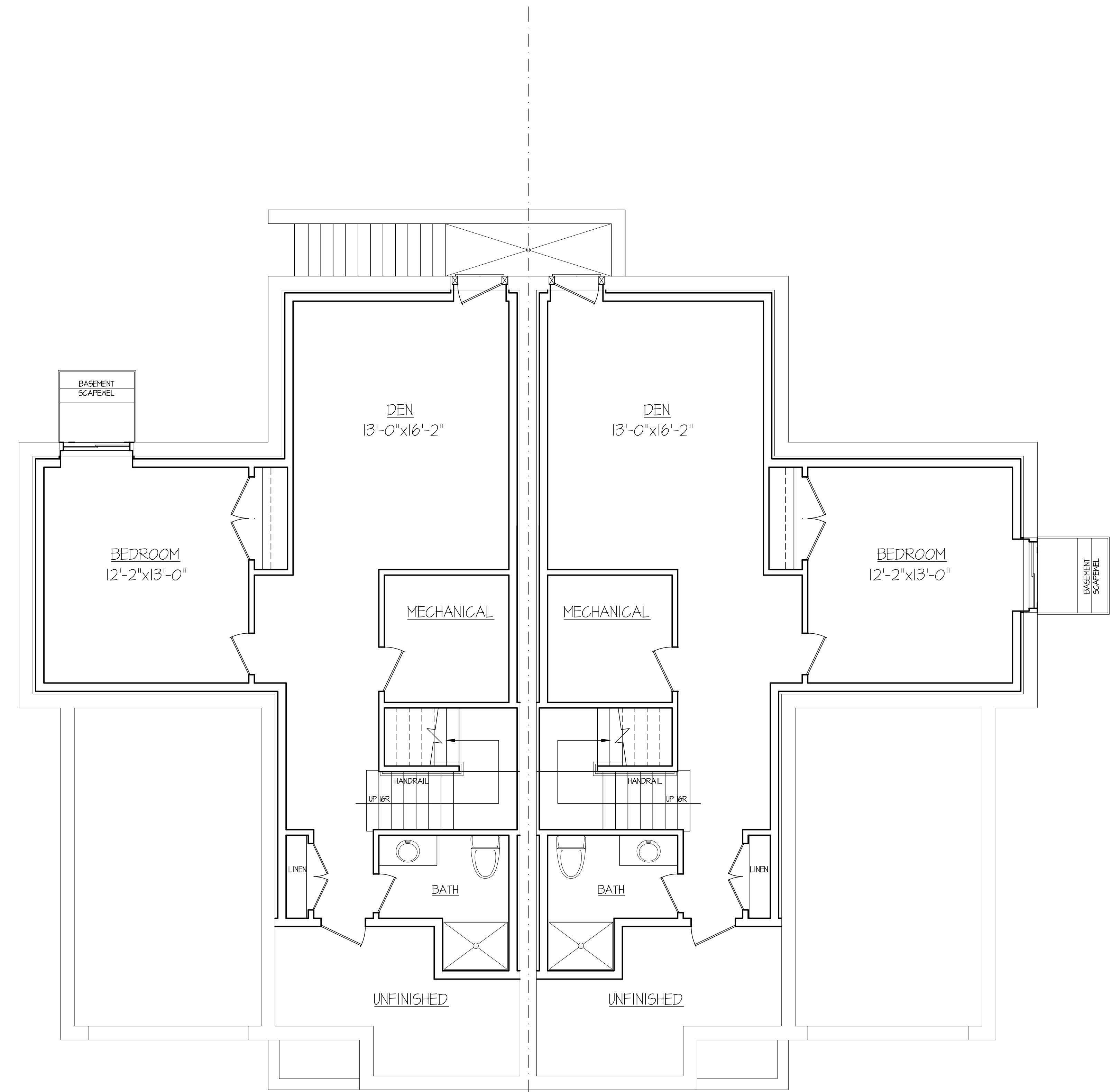
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SECOND FLOOR PLAN

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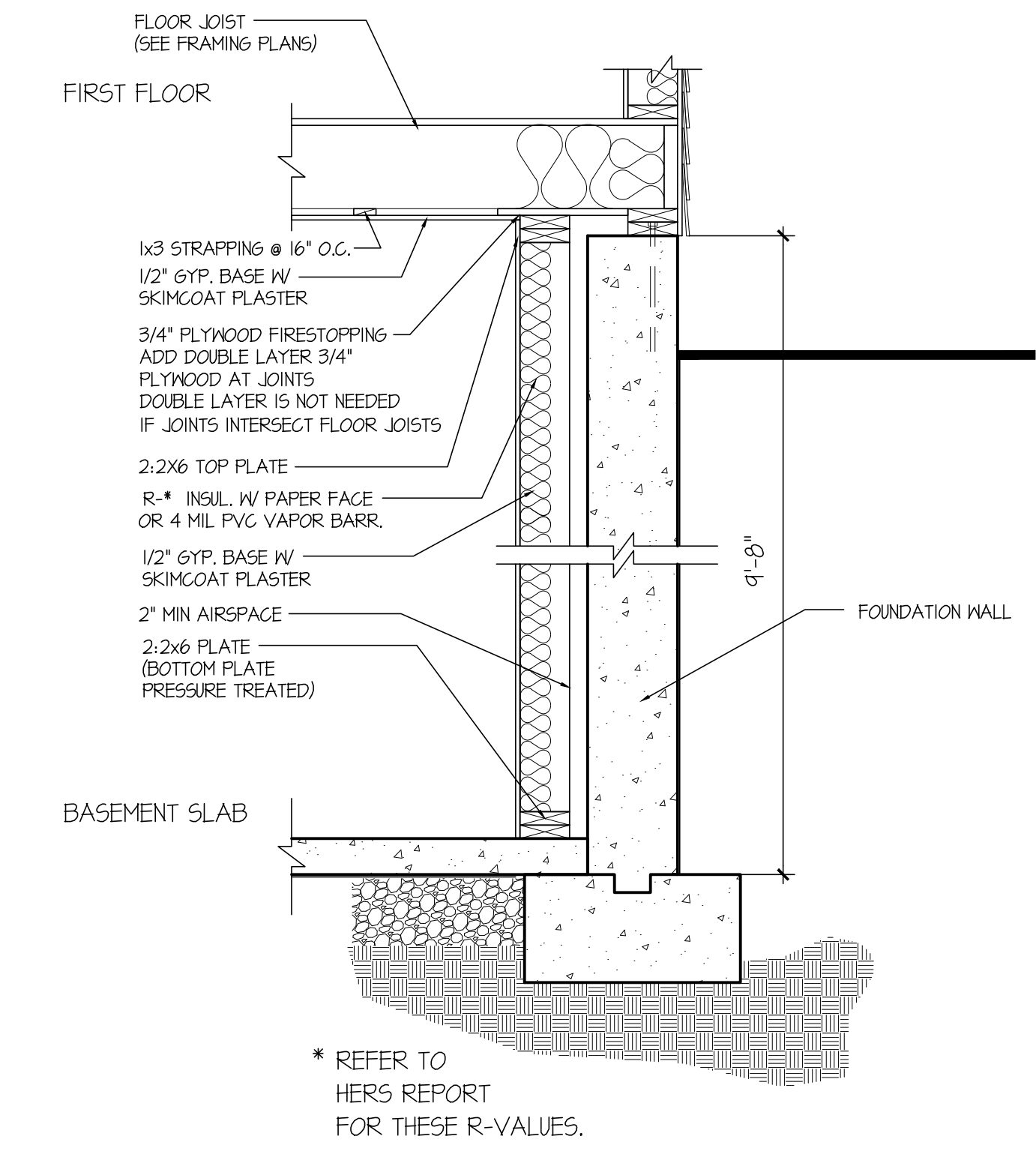
SECOND FLOOR PLAN
 1/4" = 1'

2nd FLOOR LIVING SPACE - 1.153 SF PER UNIT
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A BASEMENT PLAN
 1/4" = 1'



B BASEMENT WALL DETAIL
 3/4" = 1'

BASEMENT LIVING SPACE - 766 SF PER UNIT
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BASEMENT PLAN

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ELEVATIONS

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FRONT ELEVATION
 1/4" = 1'

WINDOWS:
 MARVIN INTEGRITY
 TYPICAL

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A REAR ELEVATION
 1/4" = 1'



B LEFT SIDE ELEVATION
 1/4" = 1'



C RIGHT SIDE ELEVATION
 1/4" = 1'

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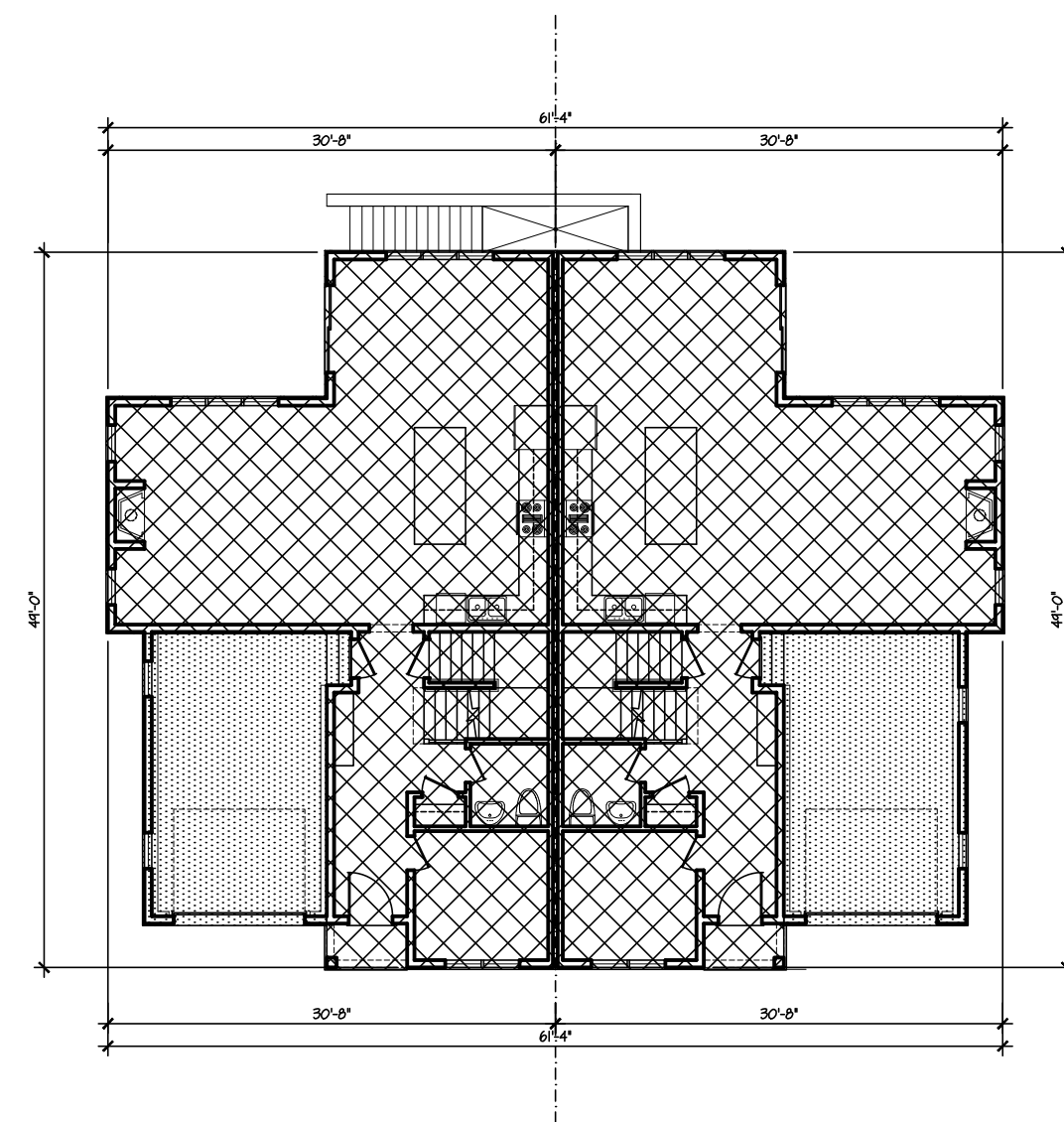
SHEET TITLE:

AREA ANALYSIS

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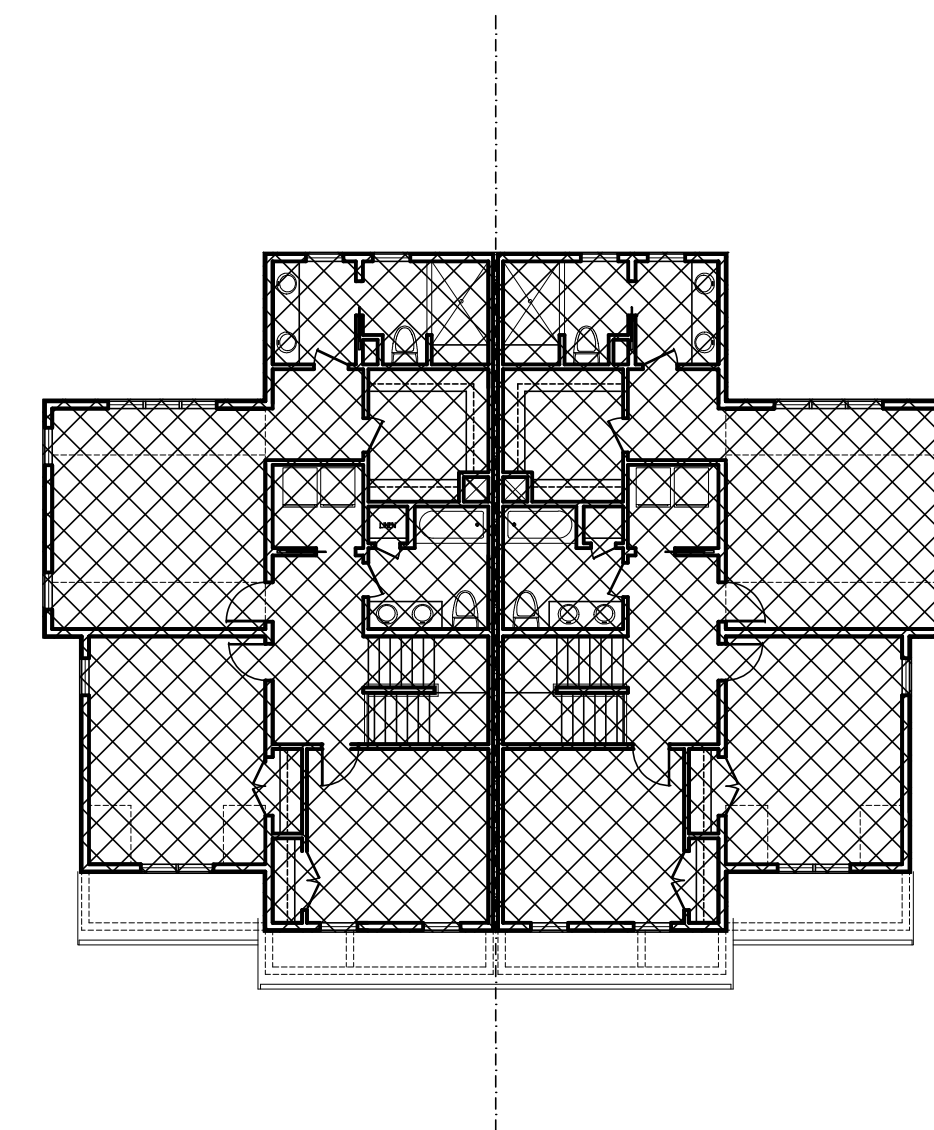
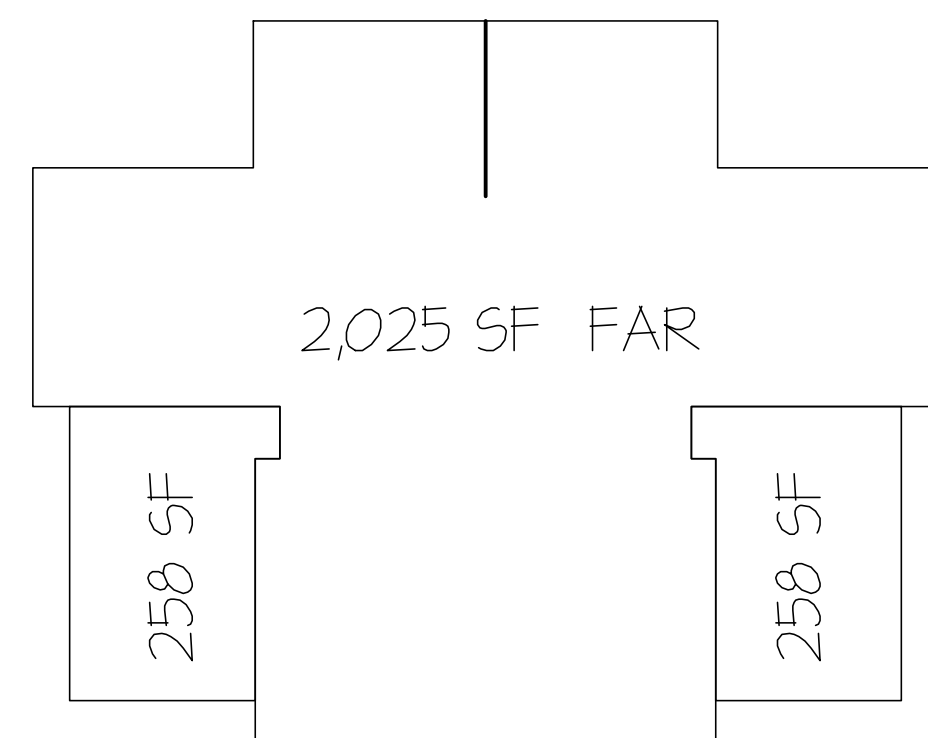
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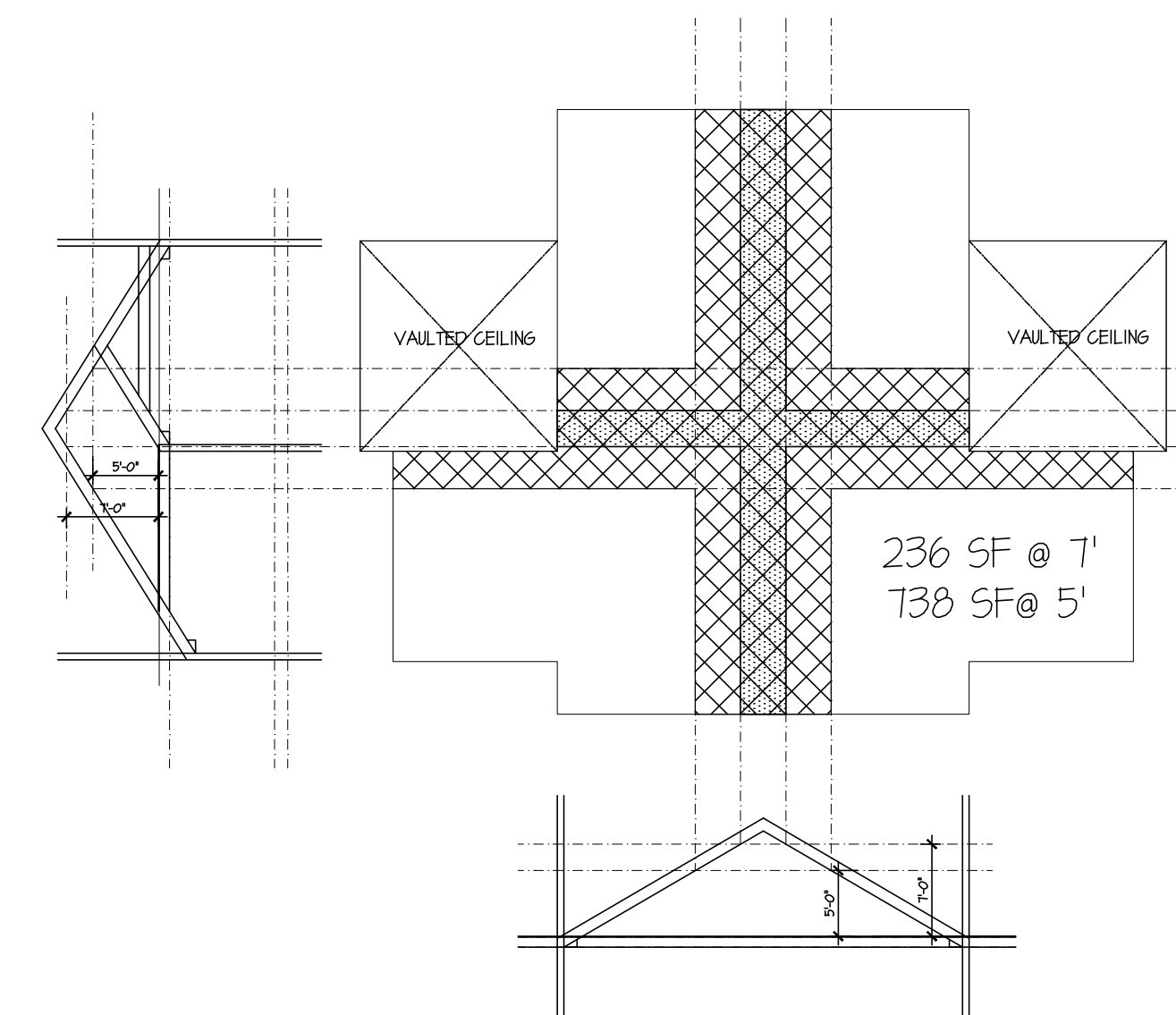


Gross Floor Area
 1st FL = 2,025 SF

Gross Floor Area
 Garage = 516 SF



Gross Floor Area
 2nd Floor = 2,348 SF



Area at 5' Line
 738 SF

Area at 7' Line
 236 SF

236 SF / 738 SF = .320 * 100 = 32.0%
 SINCE THE AREA OF THE ATTIC AT 7' IS LESS
 THAN 50% OF THE AREA OF THE ATTIC AT 5', THE
 ATTIC DOES NOT NEED TO BE COUNTED TOWARDS
 THE FAR.

LOT INFORMATION

Lot Zone SR-3*
 Lot Area 12,271 sf +/-*
 Max. Allowed FAR .40**
 Max. Gross Floor Area Allowed 4,908 sf**

* Note: LOT AREA, ZONE ETC., WAS TRANSFERRED FROM DRAWINGS PREPARED BY; VTP ASSOCIATES, INC., DATED OCTOBER 3, 2018

** Note: MAXIMUM ALLOWABLES TRANSFERRED FROM CITY OF NEWTON'S 'FAR' CALCULATOR

PROPOSED GROSS FLOOR AREA INFORMATION

Gross Floor Area 1st Floor 2,025 sf
 Gross Floor Area Garage 516 sf
 Gross Floor Area 2nd Floor 2,348 sf
 Mass Below 1st Story 0 *
 Gross Floor Area Above the 2nd Story 0 sf***

Total Proposed Gross Floor Area 4,889 sf

Total Proposed Gross Floor Area 4,889 sf
 Lot Area 12,271 sf +/-* = Proposed FAR .398

Proposed FAR .398 < Max. Allowed FAR .40