



FLOOR AREA RATIO:

GROSS FLOOR AREA CALCULATIONS :

BASEMENT:	93 S.F.
FIRST FLOOR:	1,698 S.F.
SECOND FLOOR:	1,494 S.F.
ATTIC FLOOR:	748 S.F.
GARAGE 1ST FLR.	661 S.F.
GARAGE 2ND FLOOR	383 S.F.
TOTAL:	5,077 S.F.

LOT SIZE:

LOT SIZE TOTAL: 12,025 S.F.

PROPOSED FAR: 4,984 / 12,025= .42

FAR MAX:

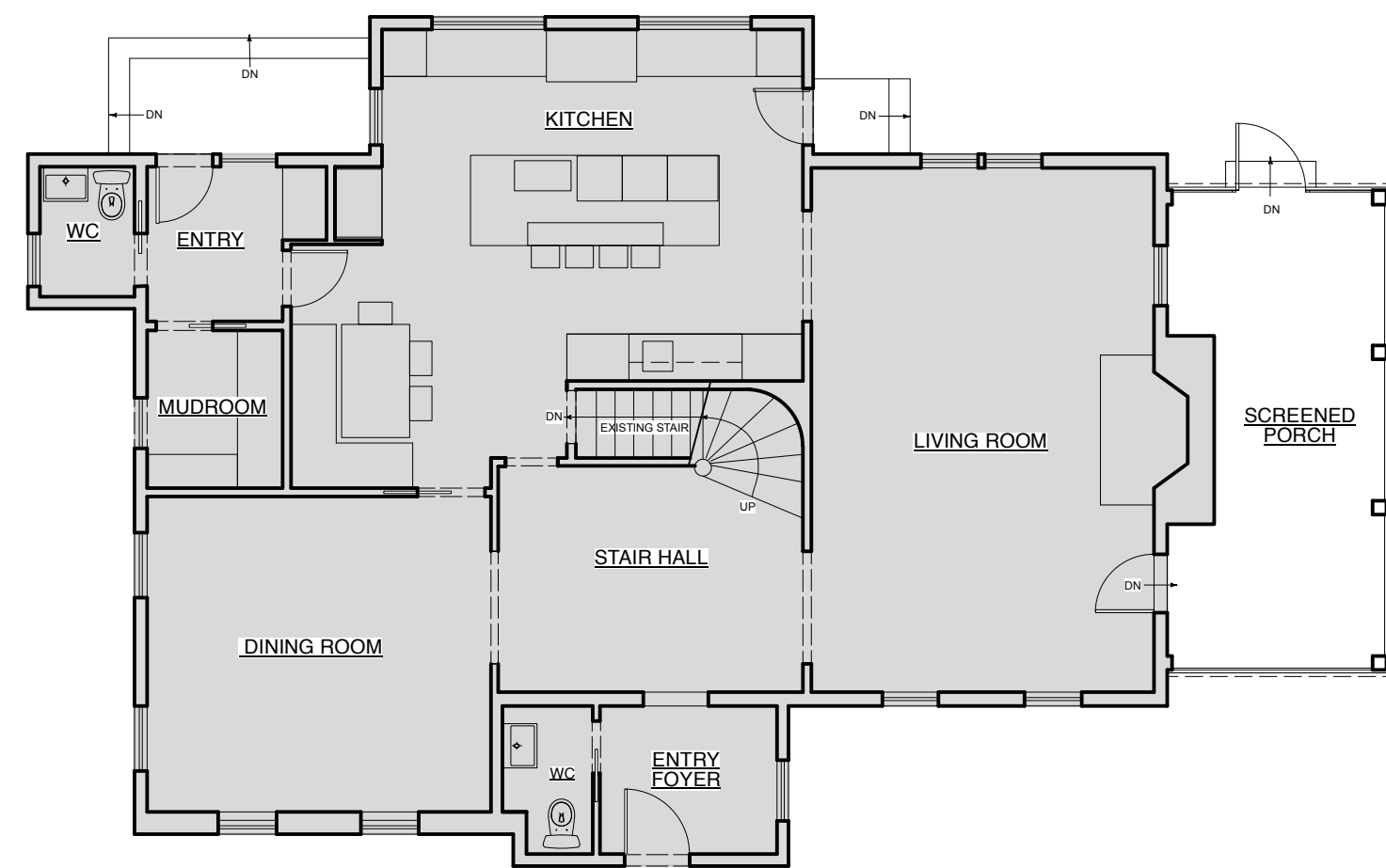
LOT SIZE CATEGORY: 10,000 TO 14,999 SF

MAX FAR: .33- (.000004 * 12,025-10,000) = .32

THE CAMMARATA RESIDENCE

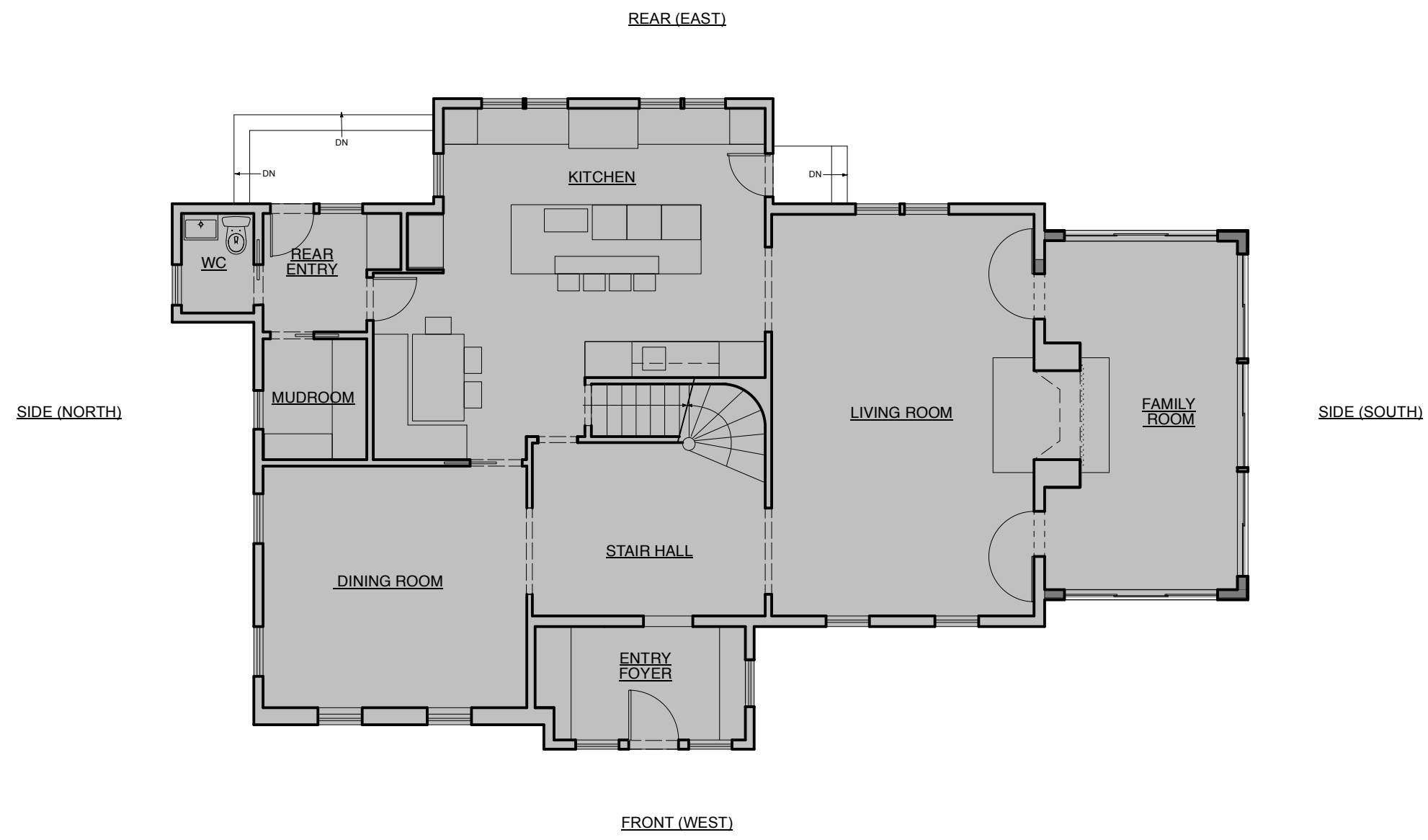
58 VALENTINE PARK, WEST NEWTON, MASSACHUSETTS 02465

Drawing List	
Sheet Number	Drawing
Z1.0	Cover Sheet / Drawing Index / Zoning / FAR Information*
Z1.1	Main House: Basement / First Floor GFA Diagrams
Z1.2	Main House: Second Floor / Third Floor GFA Diagrams
Z1.3	Main House Existing and Proposed Exterior Elevations Diagrams
Z1.4	Main House Existing and Proposed Exterior Elevations Diagrams
Z1.5	Garage GFA Diagrams
	*See Existing and Proposed Site Survey



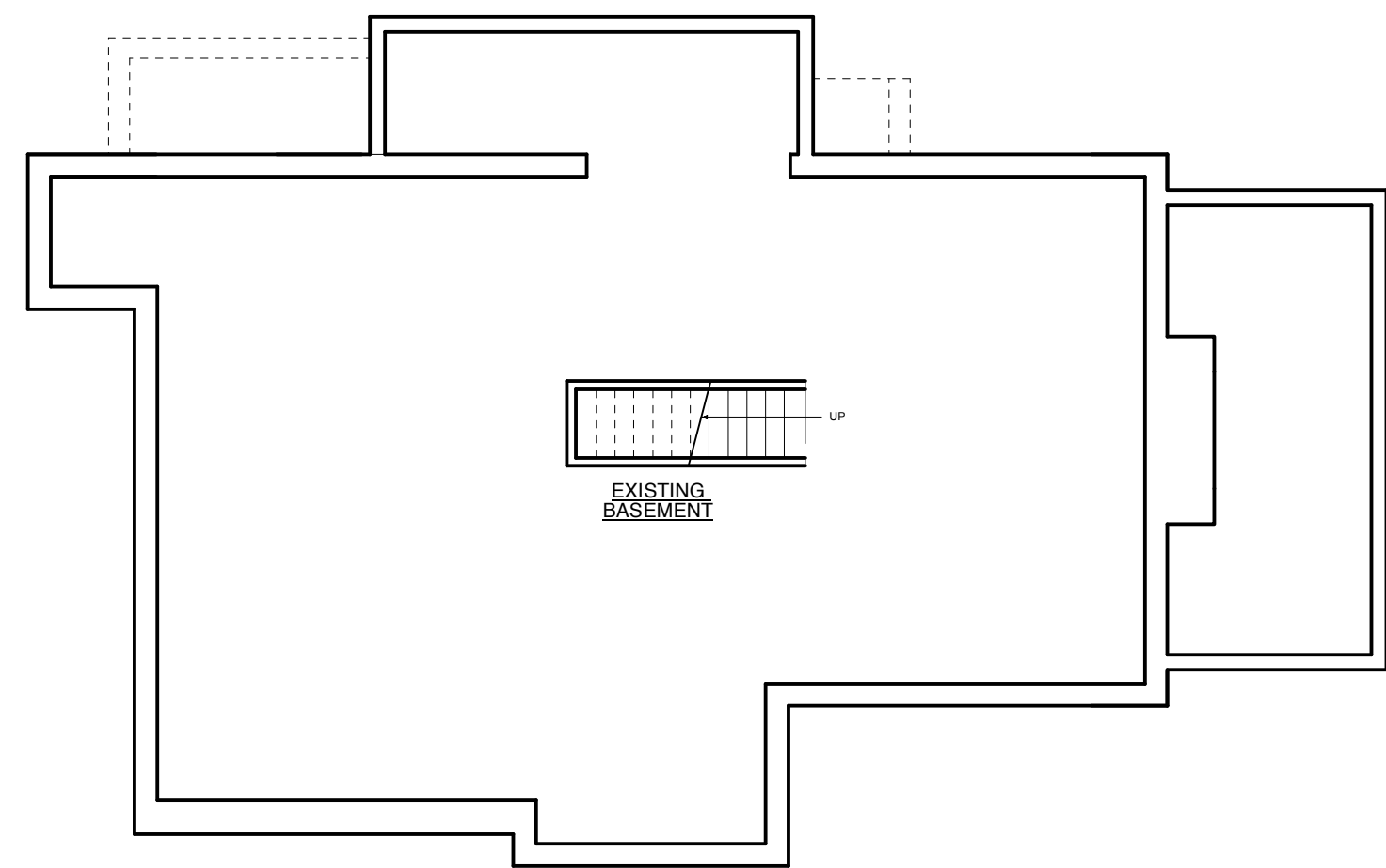
EXISTING
 MAIN HOUSE
 FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"

FIRST FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 1,469 S.F.



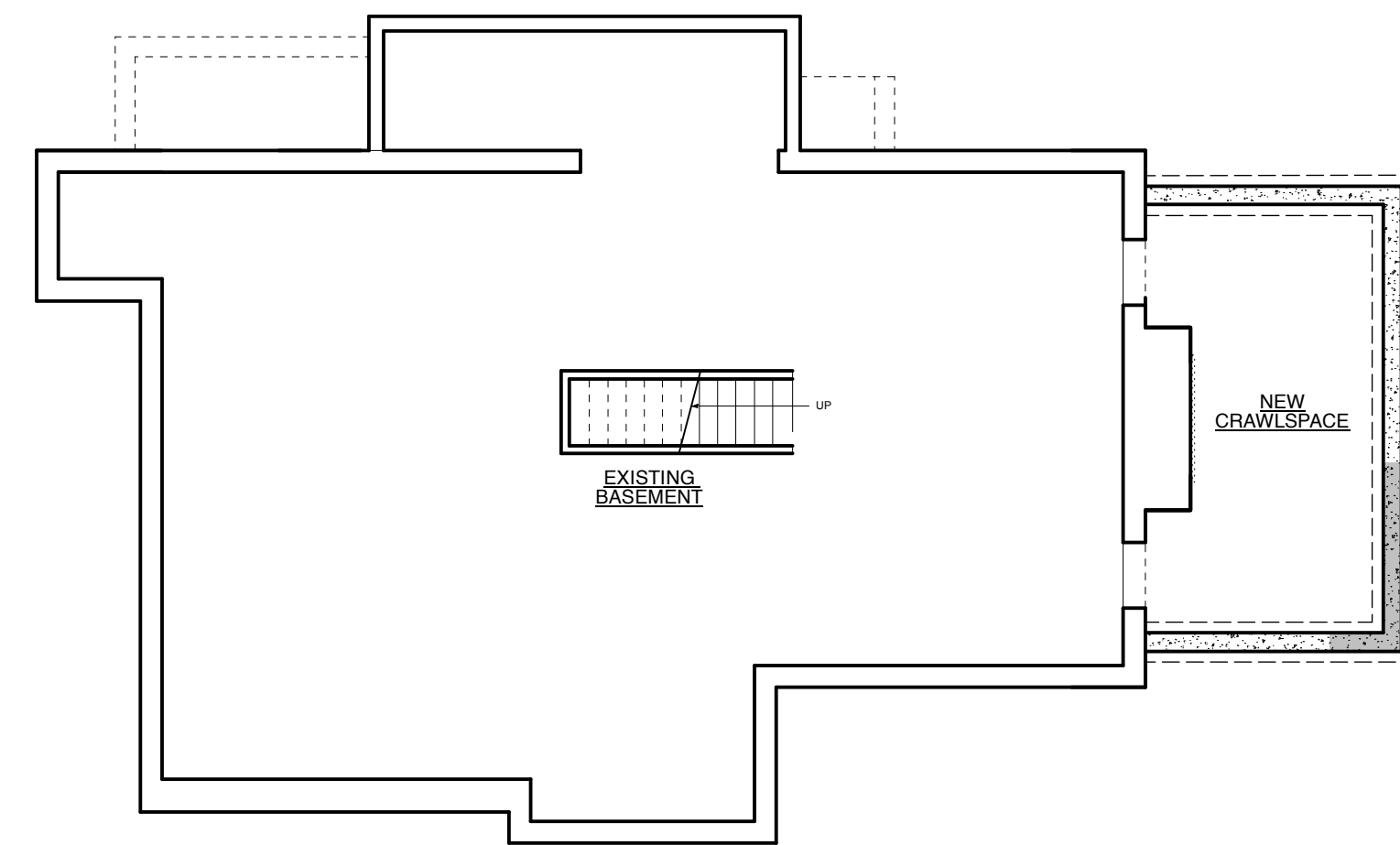
PROPOSED
 MAIN HOUSE
 FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"

FIRST FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 1,698 S.F.



EXISTING
 MAIN HOUSE
 BASEMENT FLOOR PLAN
 Scale: 1/8" = 1'-0"

BASEMENT FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 0 S.F.



PROPOSED
 MAIN HOUSE
 BASEMENT FLOOR PLAN
 Scale: 1/8" = 1'-0"

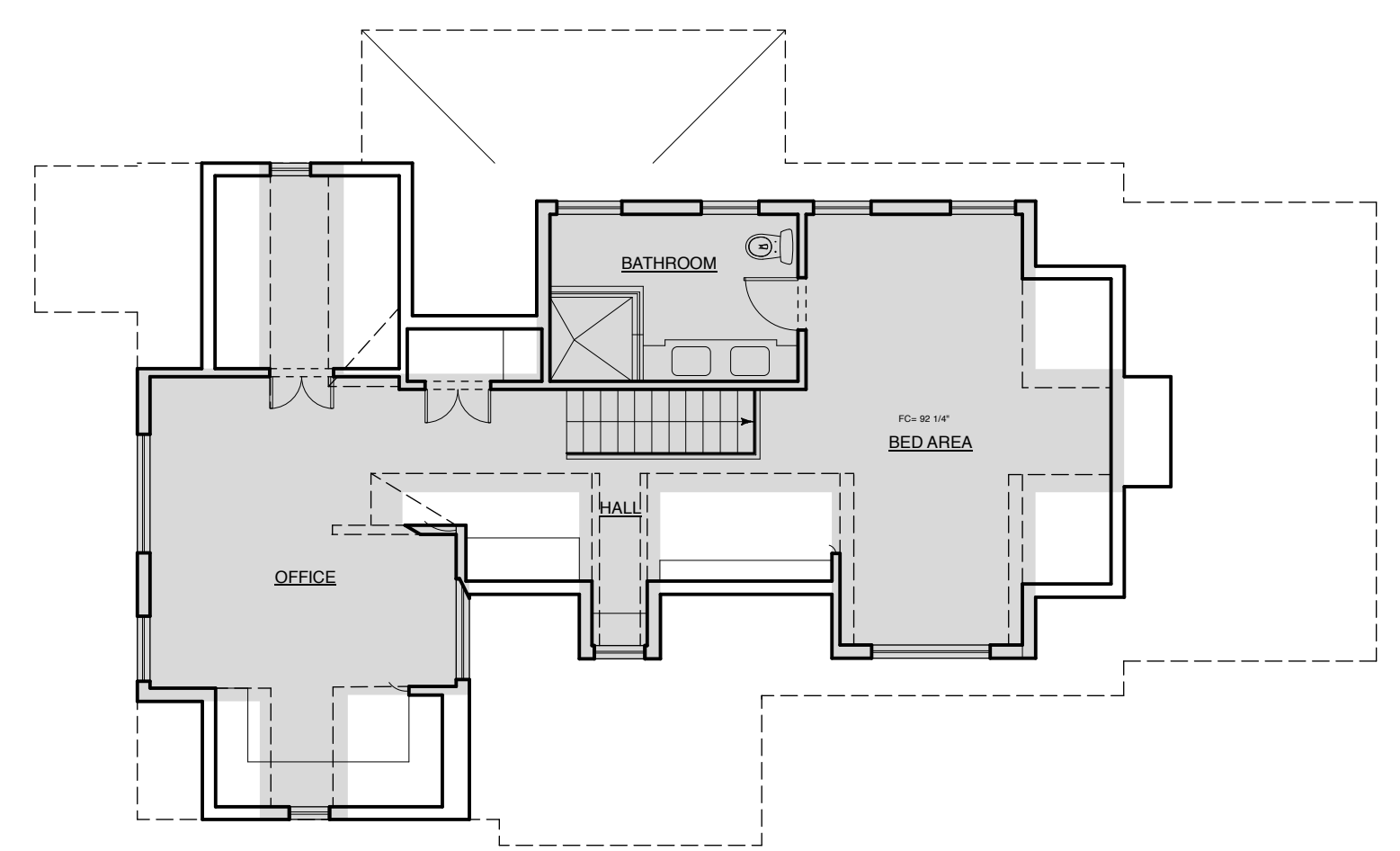
BASEMENT FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 93 S.F.

MASS BELOW FIRST STORY: X*Y = FLOOR AREA OF MASS BELOW FIRST STORY
 X= 11 (SUM OF WIDTH OF EXPOSED SECTIONS OF WALL BELOW THE FIRST STORY HAVING AN EXTERIOR HEIGHT EQUAL TO OR GREATER THAN 4' AS MEASURED FROM THE EXISTING AND PROPOSED GRADES TO THE TOP OF THE SUBFLOOR OF THE FIRST STORY (SEE Z1.3 & Z1.4))
 Y= 200 FT (PERIMETER)
 AREA OF MASS BELOW FIRST STORY=1,723 S.F.
 11/200 x 1,698 = 93 S.F.

THE CAMMARATA RESIDENCE

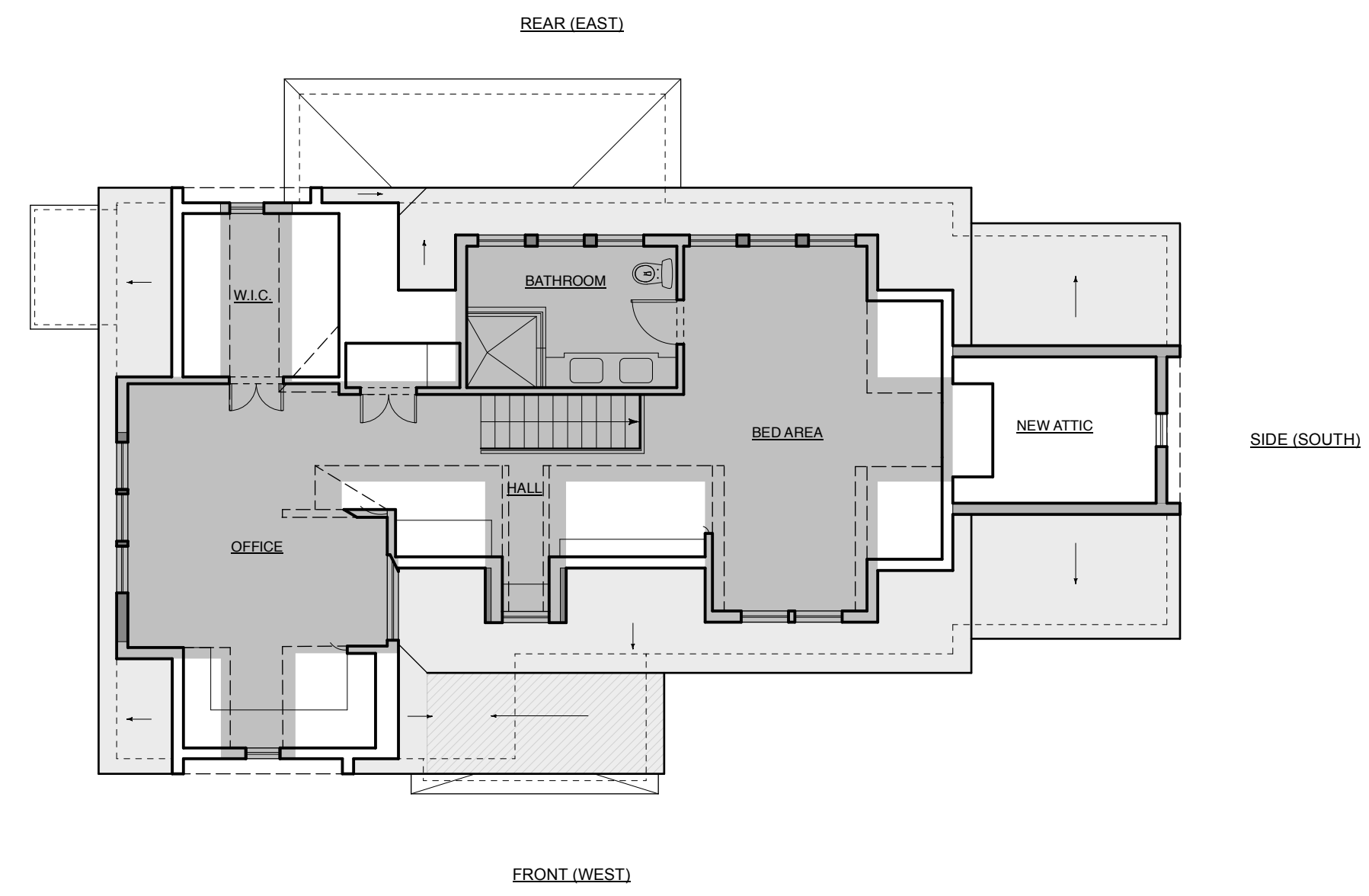
ISSUED FOR:
 ZONING PERMIT SET
 DATE:
 05.13.2022

Z1.1



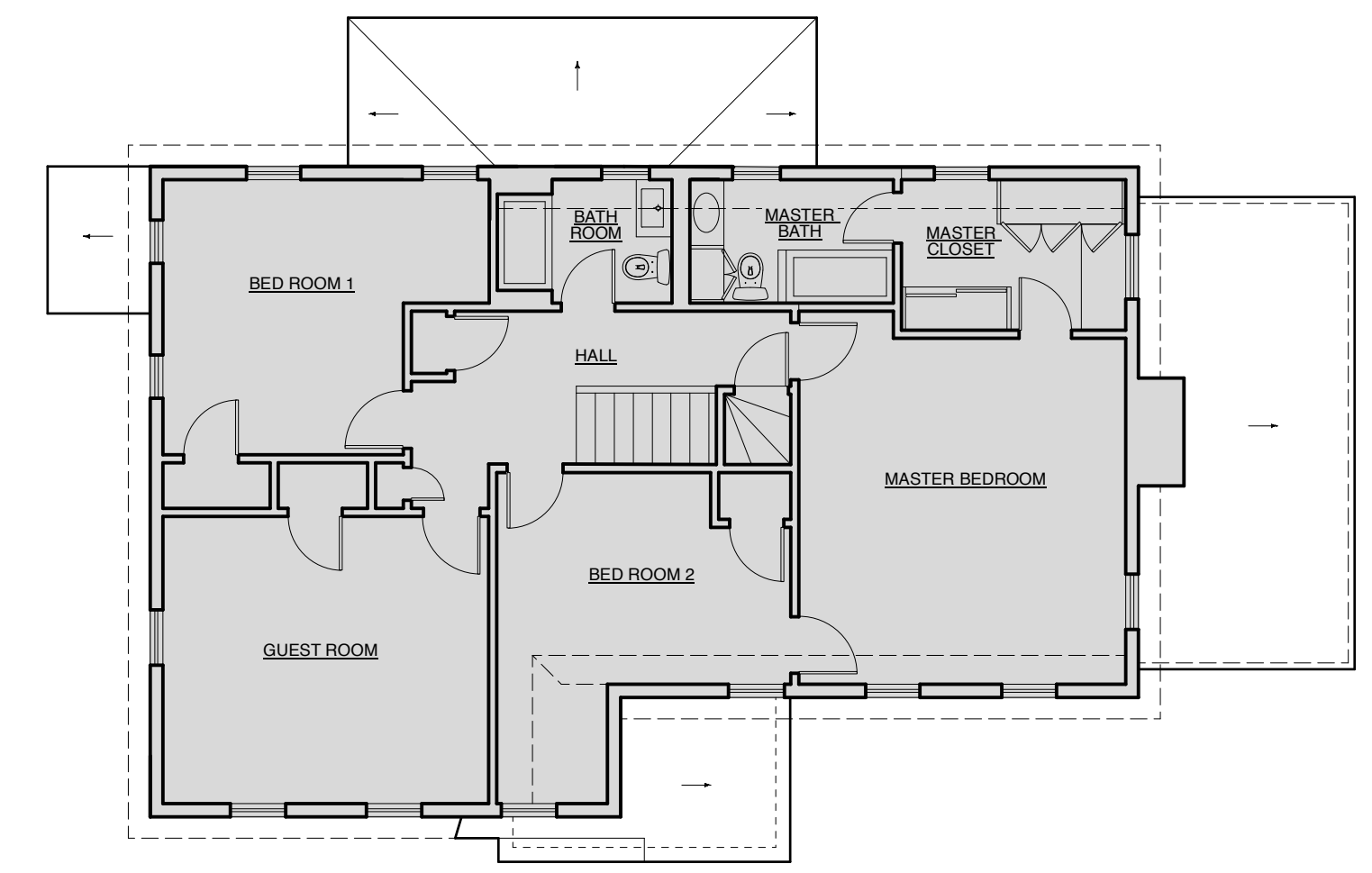
EXISTING
MAIN HOUSE
THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

THIRD FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 743 S.F.



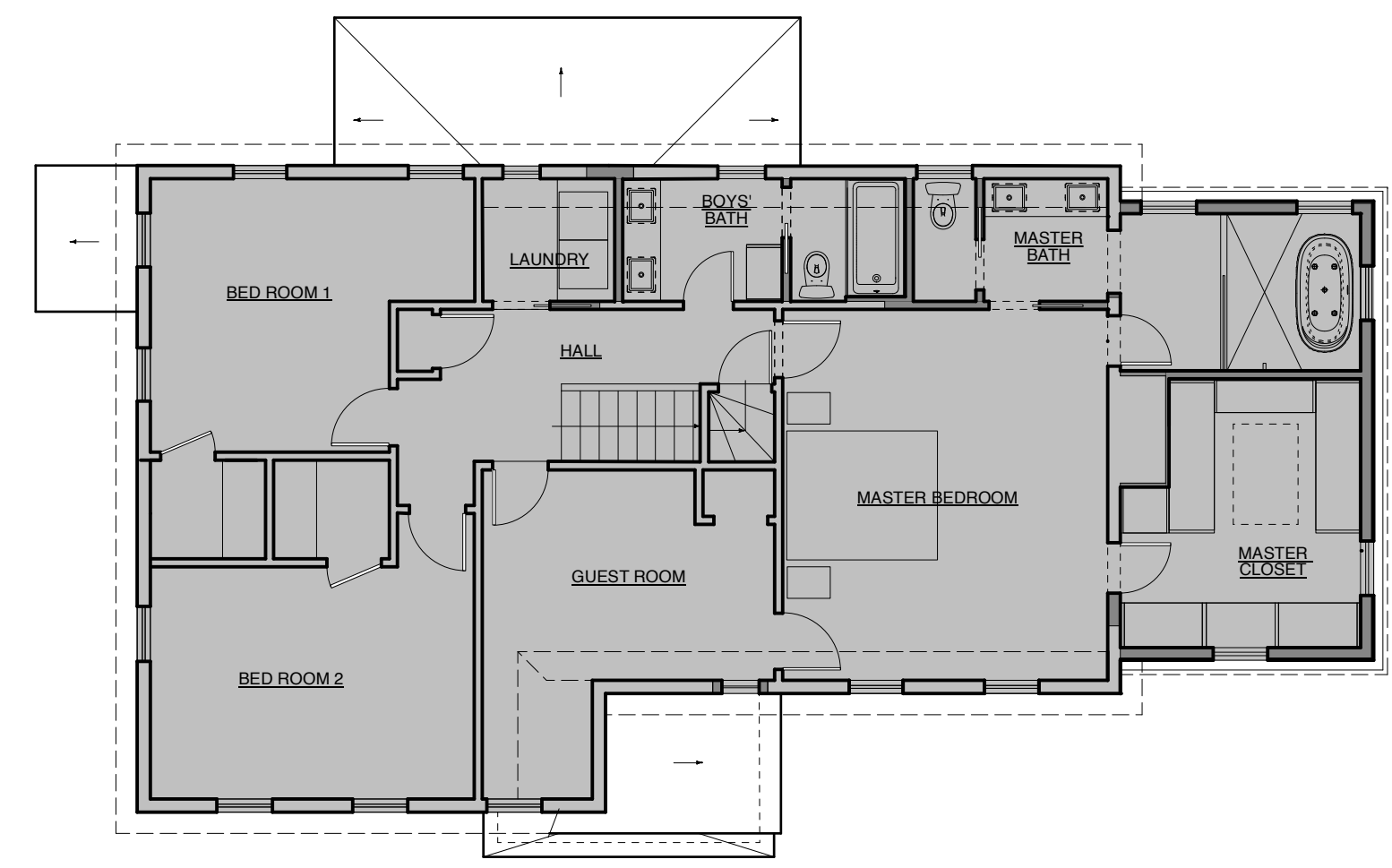
PROPOSED
MAIN HOUSE
THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"

THIRD FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 748 S.F.



EXISTING
MAIN HOUSE
SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

SECOND FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 1,283 S.F.



PROPOSED
MAIN HOUSE
SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

SECOND FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 1,494 S.F.



EXISTING
MAIN HOUSE
FRONT ELEVATION
Scale: 1/8" = 1'-0"



PROPOSED
MAIN HOUSE
FRONT ELEVATION
Scale: 1/8" = 1'-0"



EXISTING
MAIN HOUSE
REAR ELEVATION
Scale: 1/8" = 1'-0"



PROPOSED
MAIN HOUSE
REAR ELEVATION
Scale: 1/8" = 1'-0"

NOURY-FELO ARCHITECTS
46 WALTHAM STREET, SUITE 210
BOSTON, MASSACHUSETTS 02118
TEL. 617.529.1326 FAX 617.422.0981

58 VALENTINE PARK, WEST NEWTON, MASSACHUSETTS 02465

THE CAMMARATA RESIDENCE

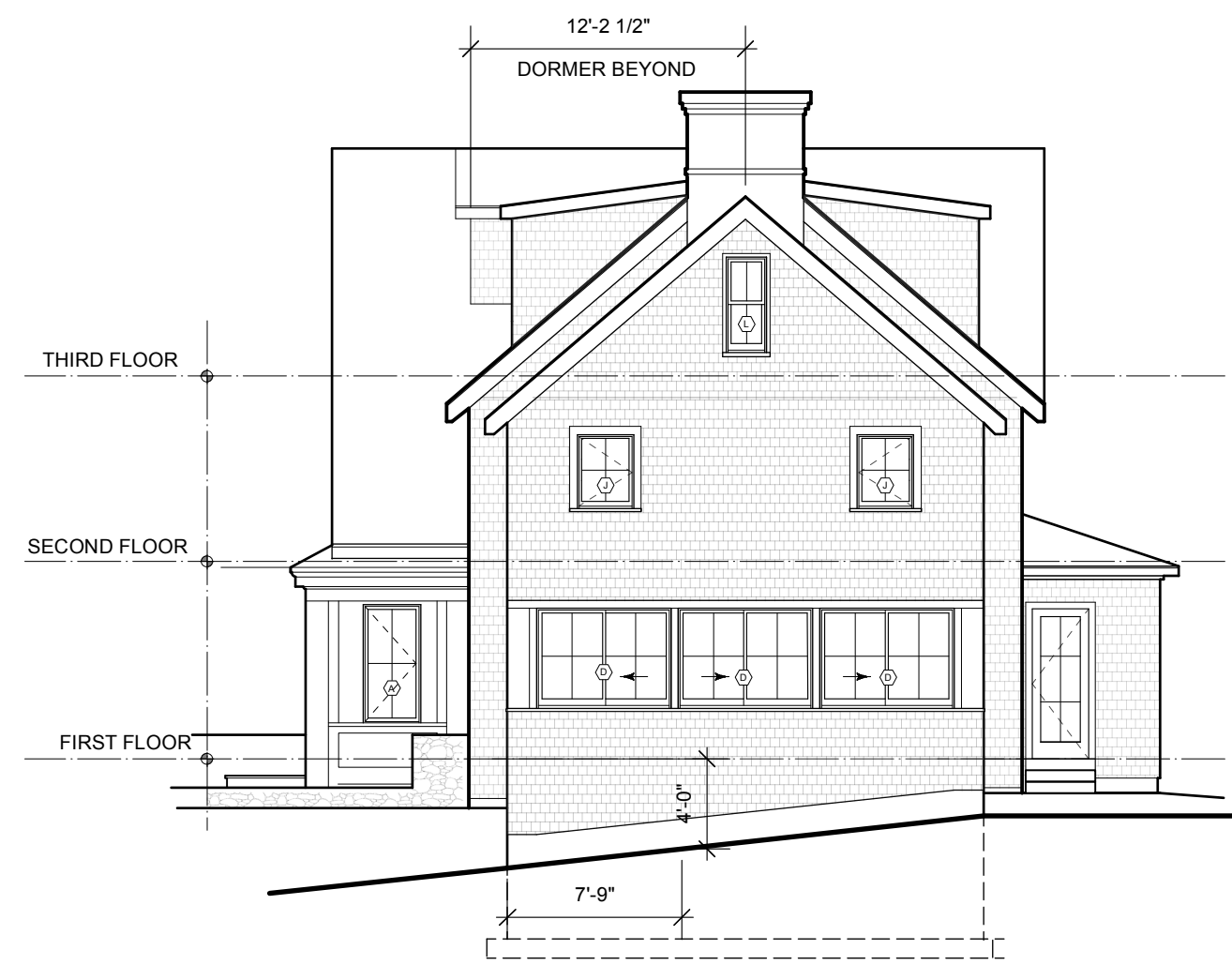
ISSUED FOR:
ZONING PERMIT SET

DATE:
05.13.2022

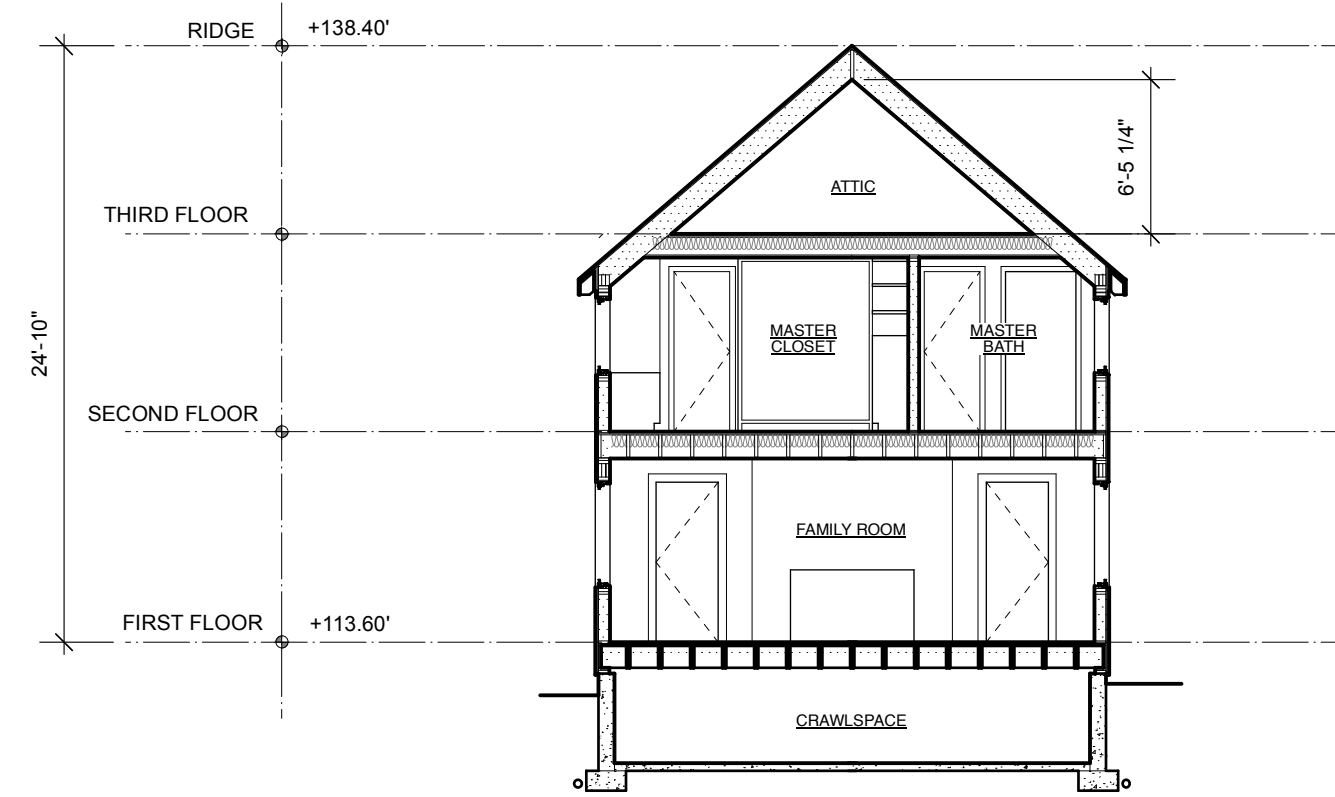
Z1.3



EXISTING
MAIN HOUSE
SOUTH ELEVATION
Scale: 1/8" = 1'-0"



PROPOSED
MAIN HOUSE
SOUTH ELEVATION
Scale: 1/8" = 1'-0"
TOTAL DORMER WIDTH: 12'-2 1/2"
NO WALL IN STORY BELOW DORMER



PROPOSED
MAIN HOUSE
SECTION @ ADDITION
Scale: 1/8" = 1'-0"



EXISTING
MAIN HOUSE
NORTH ELEVATION
Scale: 1/8" = 1'-0"



PROPOSED
MAIN HOUSE
NORTH ELEVATION
Scale: 1/8" = 1'-0"
TOTAL DORMER WIDTH: 15'-5"
WALL WIDTH BELOW DORMER: 30'-0"

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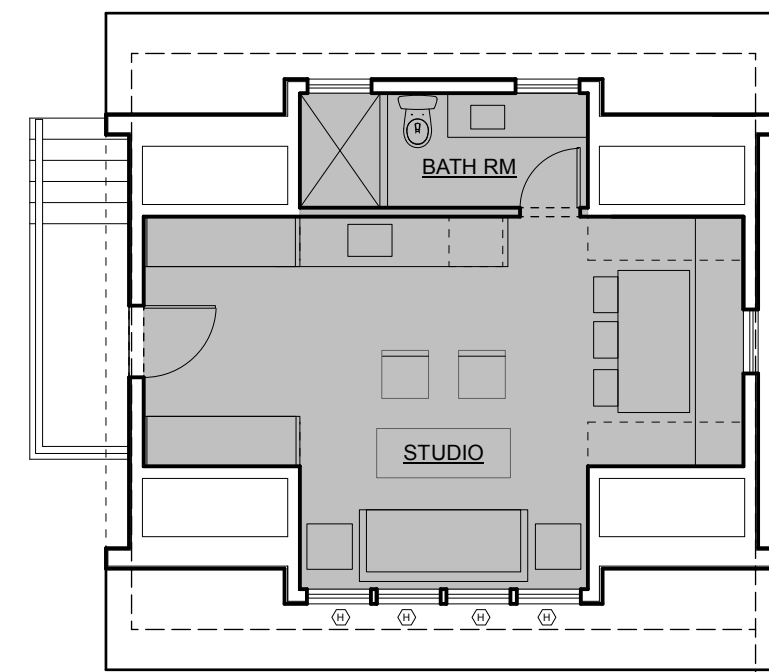
58 VALENTINE PARK, WEST NEWTON, MASSACHUSETTS 02465

THE CAMMARATA RESIDENCE

ISSUED FOR:
ZONING PERMIT SET

DATE:
05.13.2022

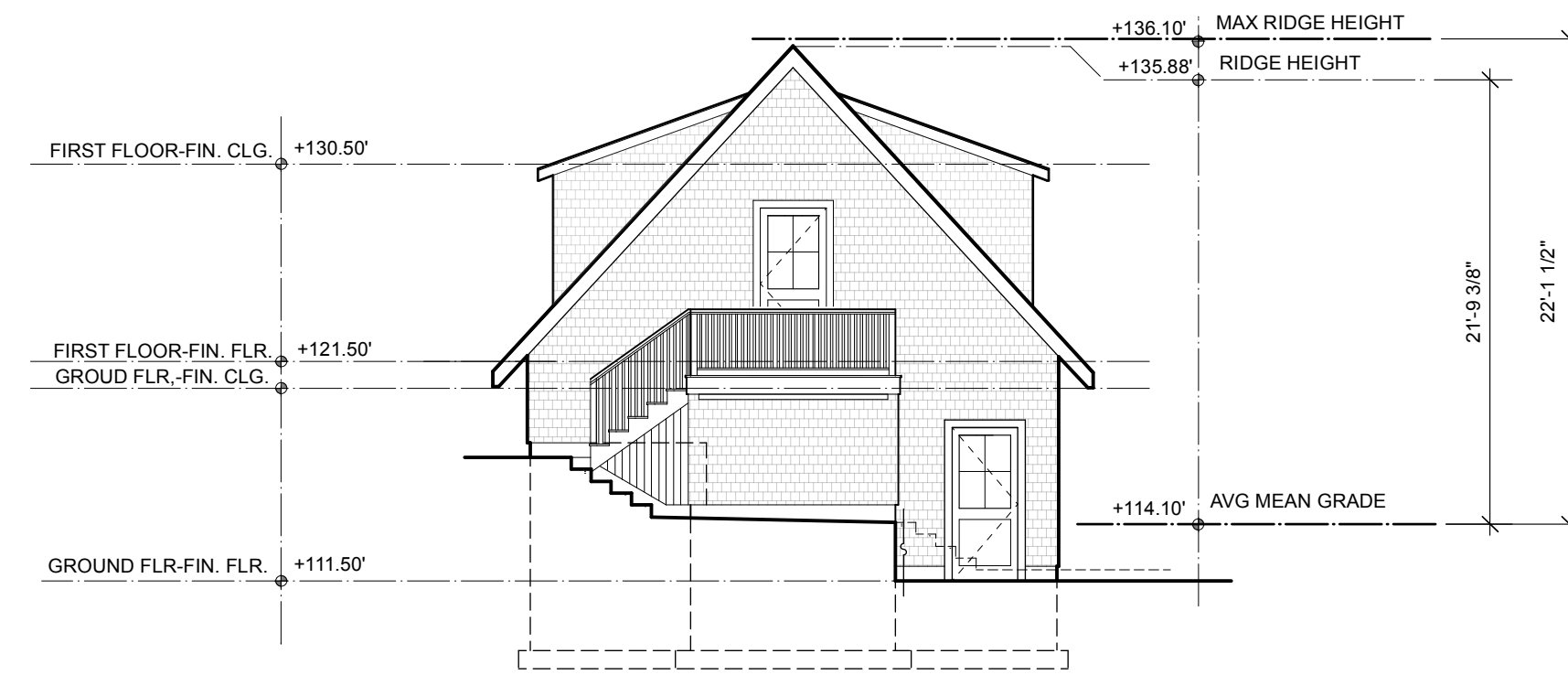
Z1.4



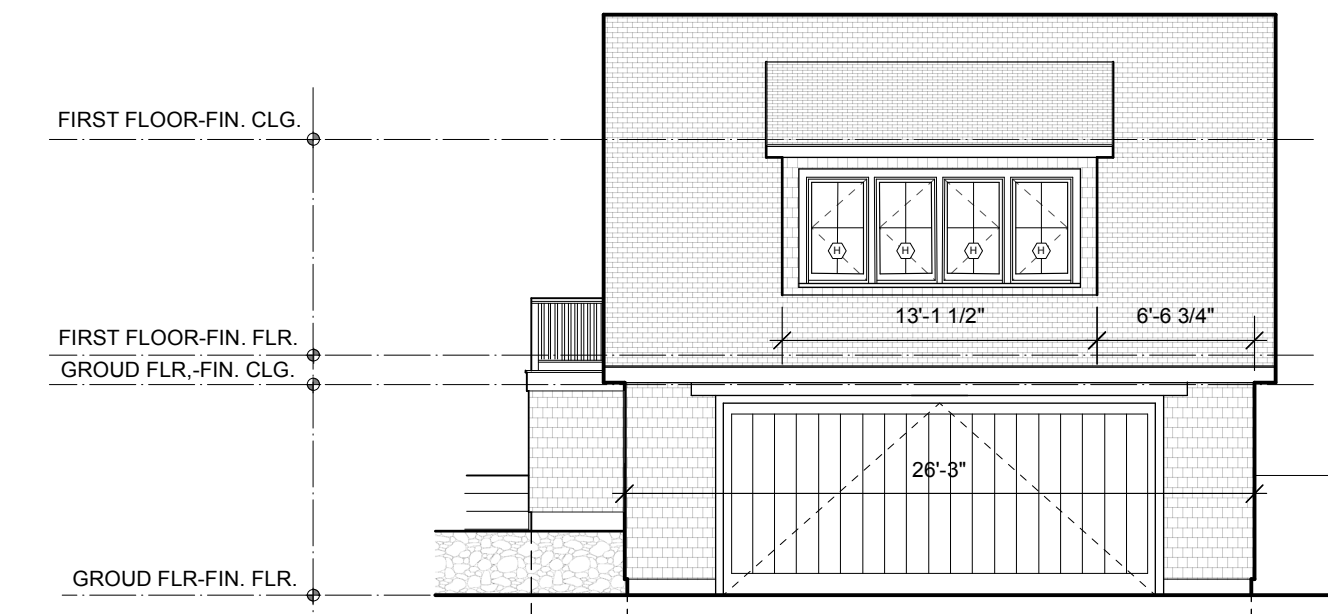
383 S.F. (< 2/3 OF 661 S.F.)

PROPOSED GARAGE SECOND FLOOR PLAN Scale: 1/8" = 1'-0"

SECOND FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 383 S.F.

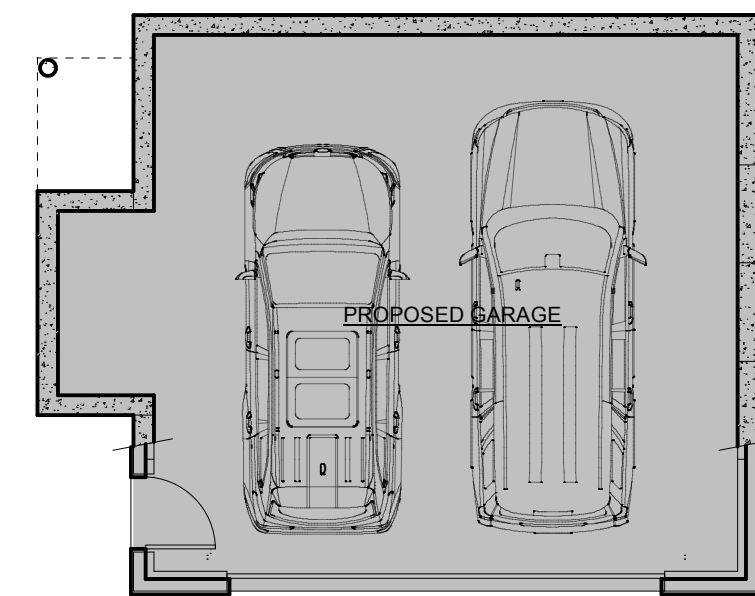


PROPOSED GARAGE SIDE ELEVATION Scale: 1/8" = 1'-0"



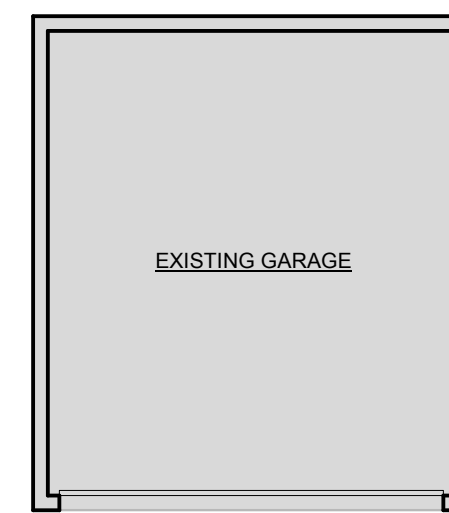
TOTAL DORMER WIDTH: 13'-1 1/2" WALL WIDTH BELOW DORMER: 26'-3"

PROPOSED GARAGE FRONT ELEVATION Scale: 1/8" = 1'-0"



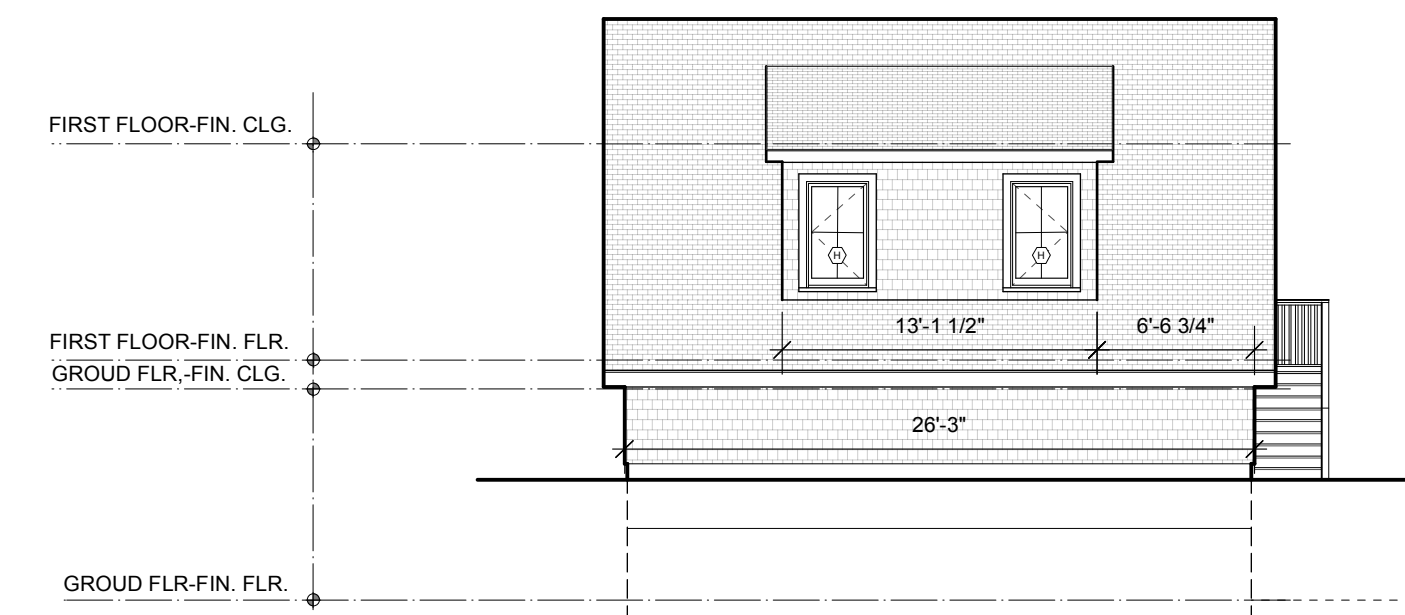
PROPOSED GARAGE FIRST FLOOR PLAN Scale: 1/8" = 1'-0"

FIRST FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 661 S.F.



EXISTING GARAGE FIRST FLOOR PLAN Scale: 1/8" = 1'-0"

FIRST FLOOR GROSS FLOOR AREA TOWARD F.A.R.: 374 S.F.



TOTAL DORMER WIDTH: 13'-1 1/2" WALL WIDTH BELOW DORMER: 26'-3"

PROPOSED GARAGE REAR ELEVATION Scale: 1/8" = 1'-0"

NOURY-ELLO ARCHITECTS
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THE CAMMARATA RESIDENCE

ISSUED FOR:
DATE: 05.13.2022
ZONING PERMIT SET

Z1.5