

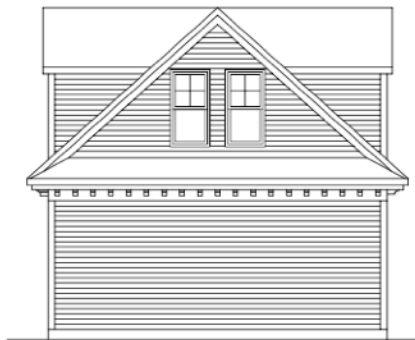
5
A1
PROPOSED GARAGE SECTION FRAMING DIAGRAM
1/4" = 1'-0"



1
A1
PROPOSED EAST ELEVATION
1/4" = 1'-0"



2
A1
PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



3
A1
PROPOSED WEST ELEVATION
1/4" = 1'-0"



4
A1
PROPOSED NORTH ELEVATION
1/4" = 1'-0"

PAUL R. LESSARD
 • REGISTERED ARCHITECT •
 18 LEAVITT STREET SALEM, MA 01970
 (978) 210-1980 paul@paulrlessard.com

BARQAWI RESIDENCE
 44 BILLINGS PARK
 NEWTON, MASSACHUSETTS
 PROPOSED GARAGE ELEVATIONS & SECTION

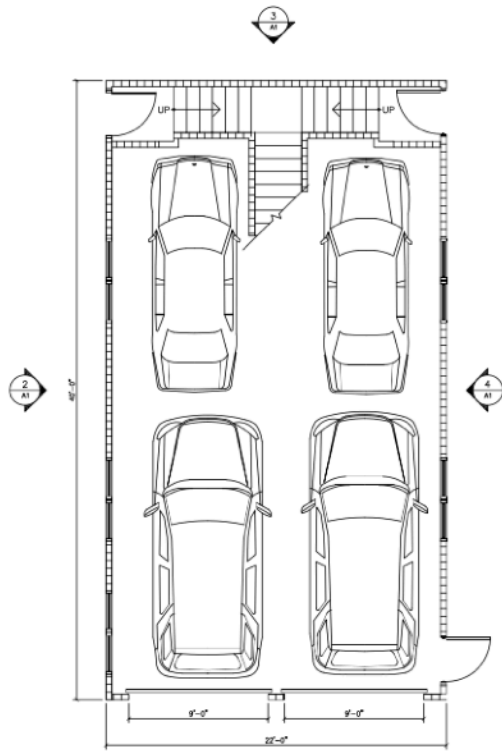
REVISIONS:

PROJECT NUMBER:
 DATE: 7/25/20
 SCALE: AS NOTED
 DRAWN: PRL
 CHECK:

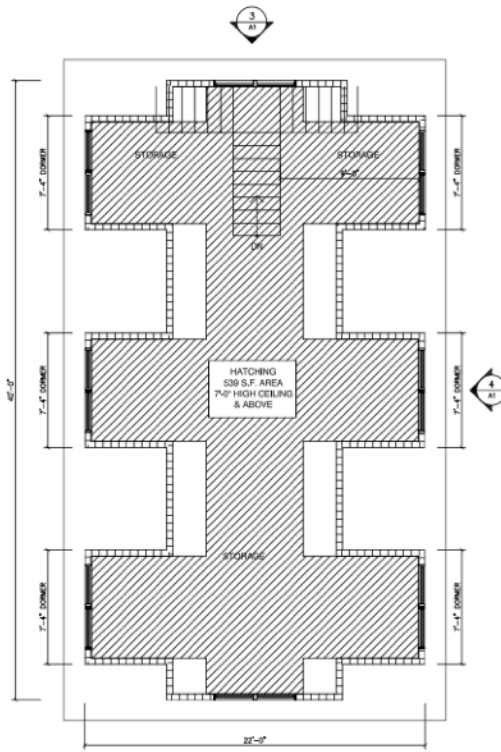
DRAWING NUMBER:

A1





1
A2
PROPOSED 1st FLR PLAN
1/4" = 1'-0"



2
A2
PROPOSED ATTIC FLR PLAN
1/4" = 1'-0"



PAUL R. LESSARD
 • REGISTERED ARCHITECT •
 18 LEAVITT STREET SALEM, MA 01970
 (978) 210-1960 paul@paulrlessard.com



BARQAWI RESIDENCE
 44 BILLINGS PARK
 NEWTON, MASSACHUSETTS
 PROPOSED GARAGE FLOOR PLANS

REVISIONS:

PROJECT NUMBER:
 DATE: 7/25/20
 SCALE: AS NOTED
 DRAWN: PRL
 CHECK:

DRAWING NUMBER:
A2

Proposed Rendering of the street facing (east) elevation:



**T
/
B**

Materials:

Siding will be in painted white pine wood to match existing millwork on house



Paint color:

Benjamin Moore White Dove to match newly painted millwork on house



Garage Doors:

Farrow and ball Off Black to match new architectural casement window trim



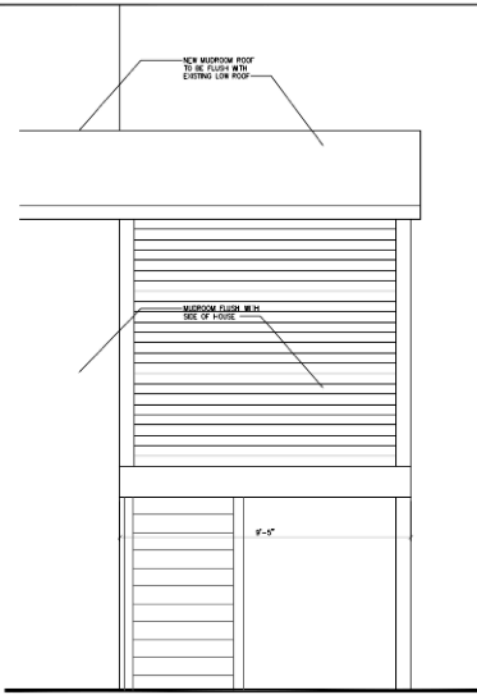
T
/ B

Landscaping:

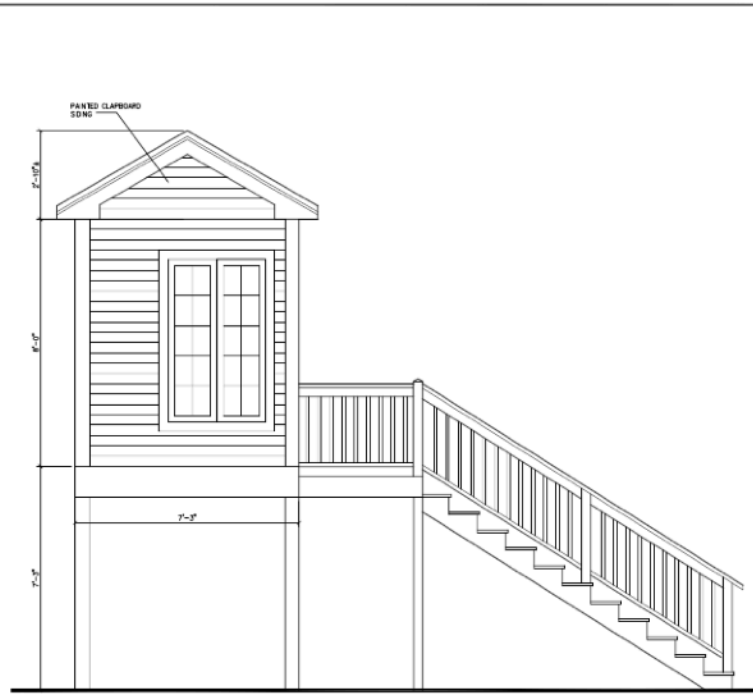
The garage will be landscaped with white hydrangea, white astilbe flowers, hinoki false cyprus, holly blue Castile sapphire and ink berry holly to



T
B



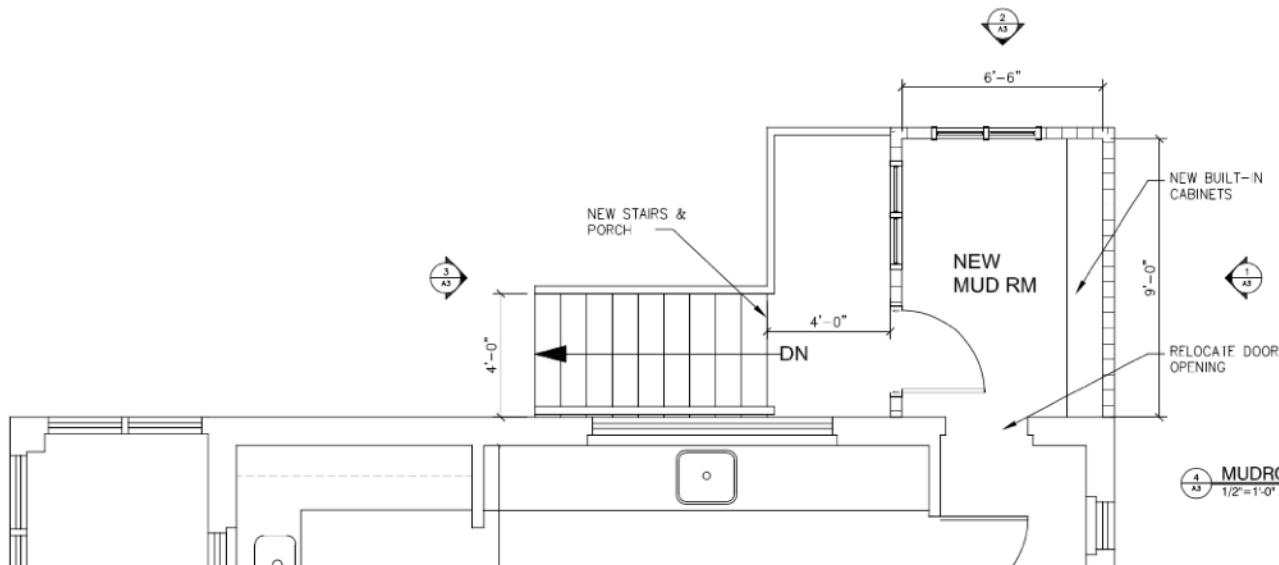
1 PROPOSED EAST ELEVATION
1/2"=1'-0"



2 PROPOSED NORTH ELEVATION
1/2"=1'-0"



3 PROPOSED WEST ELEVATION
1/2"=1'-0"



4 MUDROOM ADDITION FLOOR PLAN
1/2"=1'-0"



PAUL R. LESSARD
 • REGISTERED ARCHITECT •
 18 LEAVITT STREET SALEM, MA 01970
 (978) 216-1960 paul@palarchitect.com

BARQAWI RESIDENCE
 44 BILLINGS PARK
 NEWTON, MASSACHUSETTS
 PROPOSED MUDROOM ELEVATIONS

REVISIONS:

PROJECT NUMBER:
 DATE: 7/16/20
 SCALE: AS NOTED
 DRAWN: PRL
 CHECK:

DRAWING NUMBER:
A3

Materials:

Siding will be in painted white pine wood to match existing millwork on house. Denticel moulding will be added to



Paint color:

Benjamin Moore White Dove to match newly painted millwork on house



Doors + windows:

Farrow and ball Off Black to match new architectural casement window trim



T
/ B

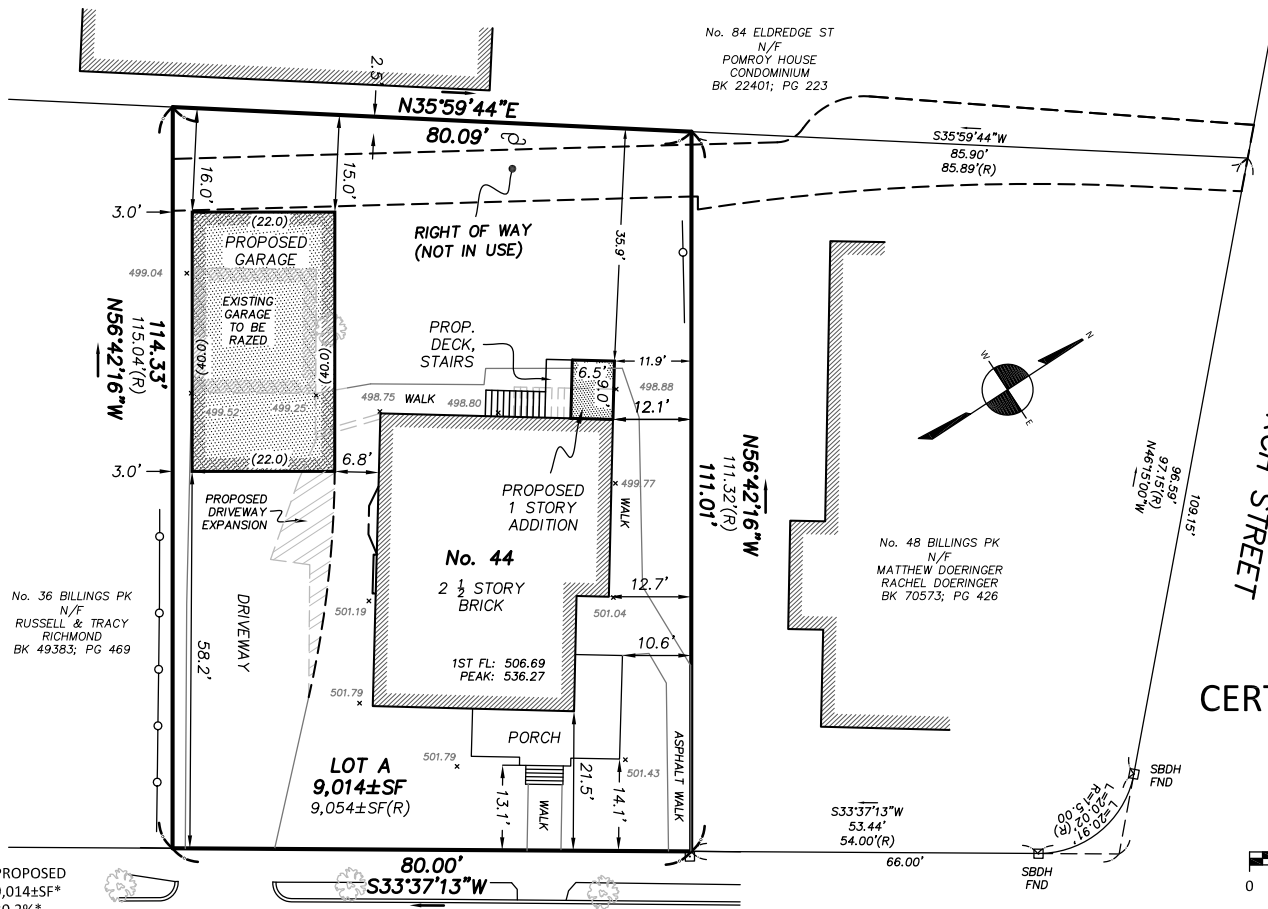
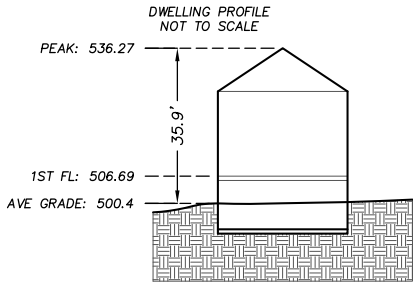
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF OCTOBER 15, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0556E
 EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
 OWNERS OF RECORD:
 SAFI W. BARQAWI
 TIFFANY R. BARQAWI
 44 BILLINGS PARK
 NEWTON, MA 02458

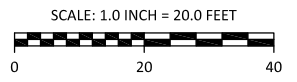
DEED: BK 70349; PG 527
 PLAN: BK 5360; PG 364
 BK 13247; PG 671
 BK 14356; PG 83

NOTES:
 PROPERTY SBL: 72008 0015
 ZONING: SR2 (OLD)
 DATUM: ASSUMED
 AVERAGE GRADE: 500.4 (SEE CALC.)



GEORGE C. COLLINS, P.L.S.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313

CERTIFIED PLOT PLAN
 LOCATED AT
44 BILLINGS PARK
 NEWTON, MA



ZONING TABLE:

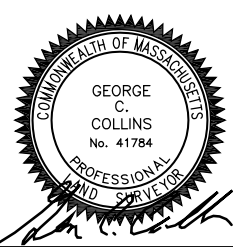
DISTRICT:	SR2(OLD), SLOPED ROOF	REQUIRED	EXISTING	PROPOSED
LOT AREA (MIN.)	10,000 SF	9,014±SF*	9,014±SF*	9,014±SF*
LOT COVERAGE (MAX.)	30.0%	23.9%	30.2%*	30.2%*
OPEN SPACE (MIN.)	50.0%	62.7%	56.9%	56.9%
LOT FRONTAGE (MIN.)	80.0'	80.00'	80.00'	80.00'
BUILD FACTOR (MAX.)	25.0	18.3	18.3	18.3
FRONT SETBACK (MIN.)	25.0'	21.5'*	58.2'	58.2'
SIDE SETBACK (MIN.)	7.5'	12.1'	3.0'*	3.0'*
REAR SETBACK (MIN.)	15.0'	44.9'	15.0'	15.0'
HEIGHT, FEET (MAX.)	36.0'	35.9'	22.3'	22.3'
HEIGHT, STORIES (MAX.)	2.5	2.5	2	2
FAR (MAX.)	0.40	0.56*	0.69*	0.69*
IMPERVIOUS AREA	4,113±SF	4,522±SF		
IMPERVIOUS COVERAGE	45.6%	50.2%		

* = NON-CONFORMING

BILLINGS PARK
 (VARIABLE WIDTH ~ PUBLIC WAY)

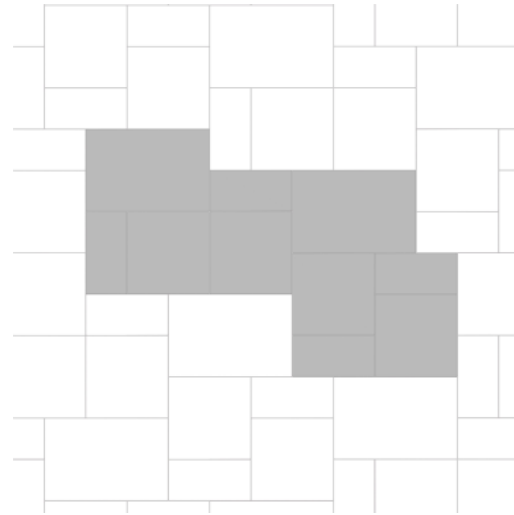
Segment	Elevation 1	Elevation 2	Average	Length	Average x Length
Segment 1	501.4	501.8	501.6	31.1	15580.0
Segment 2	501.8	498.8	500.3	45.2	22592.2
Segment 3	498.8	498.9	498.8	35.9	17897.5
Segment 4	499.8	501.0	500.4	27.4	13691.1
Segment 5	501.0	501.0	501.0	5.0	2505.2
Segment 6	501.0	501.4	501.2	17.8	8922.0
Sum of all segments =					81187.9
Perimeter (total length of all segments) =					162.3
Average grade plane =					500.4

FIELD: JJH
 DRAFT: JJH, RAP
 CHECK: GCC
 DATE: 08/06/20



Driveway + Walkway Materials:

Driveway will be refinished with a cobblestone apron and the walkway will be in a shale grey stone laid in a modular pattern to match front walkway



**T
/B**

Existing Garage:
Existing street (East facing) elevation + existing rear (North facing) elevation



T
B