

SB ARCHITECTS  
 1200 WASHINGTON ST #218, BOSTON MA 02118  
 TEL: 617 982 6176 CELL: 617 797 3573  
 EMAIL: lee@sbarchitectsinc.com

PROJECT:  
 JEN AND CHRIS MURPHY RESIDENCE  
 112 GRASMERE ST, NEWTON MA 02458

## JEN AND CHRIS MURPHY RESIDENCE 112 GRASMERE ST, NEWTON MA 02458



A0.0	DRAWING LIST
	EXISTING PLOT PLAN SURVEY
	PROPOSED ADDITION PLOT PLAN SURVEY
X1.0	EXISTING BASEMENT PLAN
X1.1	EXISTING 1ST FLOOR PLAN
X1.2	EXISTING 2ND FLOOR
X1.3	EXISTING 3RD FLOOR PLAN
X1.4	EXISTING ROOF PLAN
X2.1	EXISTING FRONT ELEVATION
X2.2	EXISTING RIGHT ELEVATION
X2.3	EXISTING REAR ELEVATION
X 2.4	EXISTING LEFT ELEVATION
A1.0	PROPOSED BASEMENT PLAN
A1.1	PROPOSED 1ST FLOOR PLAN
A1.2	PROPOSED 2ND FLOOR PLAN
A1.3	PROPOSED 3RD FLOOR PLAN
A1.4	PROPOSED ROOF PLAN
A2.1	PROPOSED FRONT ELEVATION
A2.2	PROPOSED RIGHT ELEVATION
A2.3	PROPOSED REAR ELEVATION
A2.4	PROPOSED LEFT ELEVATION
A2.5	3D RENDERING

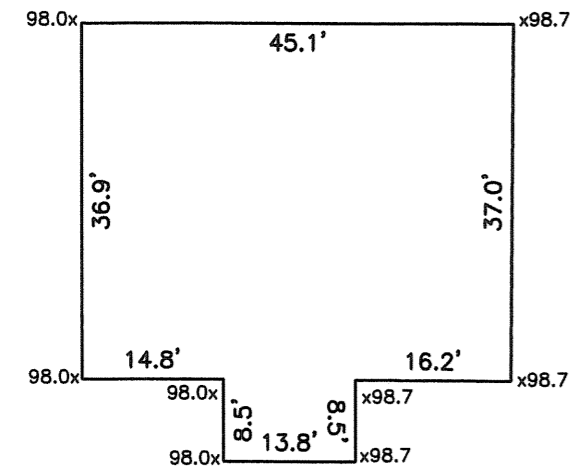
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**DRAWING LIST**

SCALE:  
 N.A.

DATE:  
 01/28/2020

SHEET:

**A0.0**

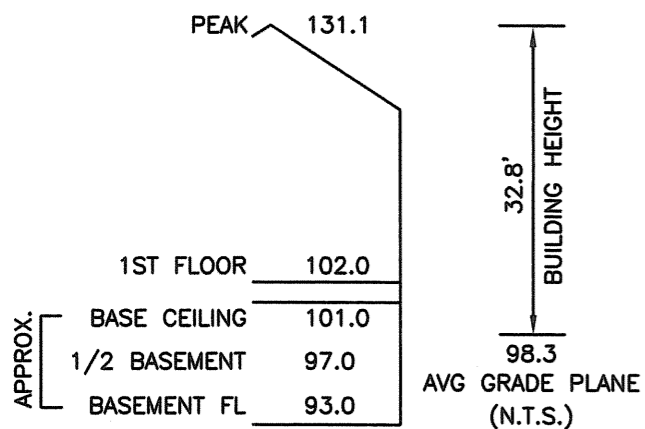


**AVERAGE GRADE CALCULATION:**  
[SEC 1.5.4(F)]

$$AVG = \frac{\sum[L(E1+E2)/2]}{P}$$

$$AVG = 17782.2 / 180.8 = 98.3$$

**BUILDING HEIGHT CALCULATION**

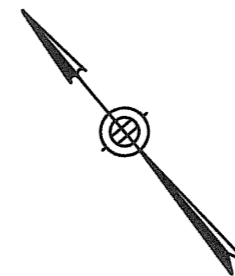


**ZONING INFORMATION**

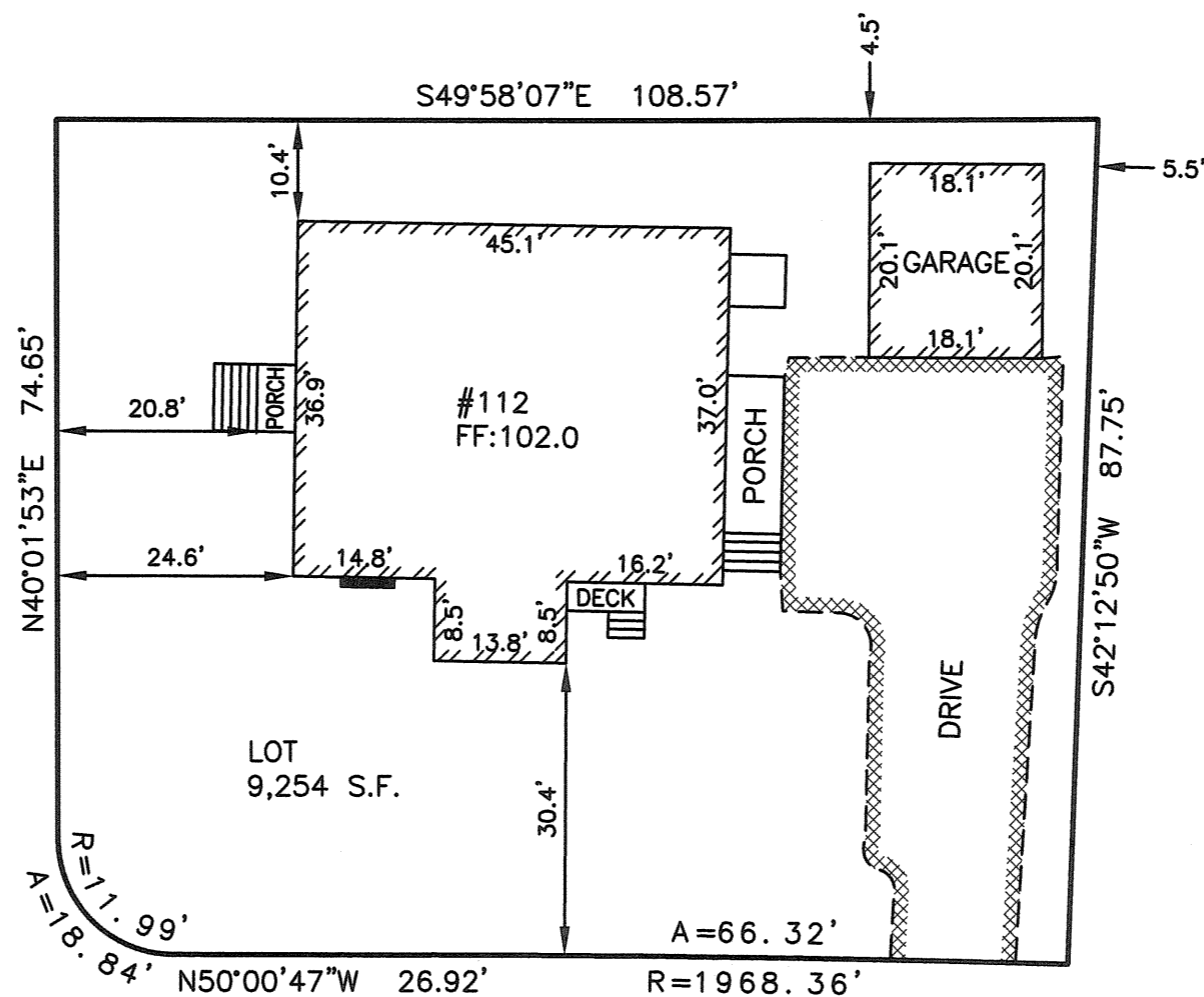
ZONE: SR-3  
PLAN DATED: DECEMBER 12, 2014  
DEED REFERENCE: BOOK 84684 PAGE 224

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,264 S.F.	x S.F.	
STRUCTURES	2,288 S.F.	x S.F.	
DRIVE	1,338 S.F. ±	x S.F. ±	
	3,626 S.F. ±	x S.F. ±	
LOT COVERAGE	24.4%	x.x%	(30% MAX.)
OPEN SPACE	60% ±	x% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.



GRASMERE STREET



**GRASMERE STREET**

**AVERAGE SETBACK CALCULATION**  
 $(\#102 + \#124)/2 =$   
 $(9.6 + 22.2)/2 = 20.9'$

ESTABLISHED 1916

**EMB**

**EVERETT M. BROOKS CO.**

SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750  
info@everettbrooks.com



**PLAN OF LAND IN  
NEWTON, MA**

112 GRASMERE STREET  
EXISTING CONDITION

SCALE: 1 IN. = 20 FT.

DATE: JUNE 19, 2019

DRAWN: GAR

CHECK: BB

REVISIONS:

8/15/19	various	

PROJECT NO. 25830

ESTABLISHED 1916



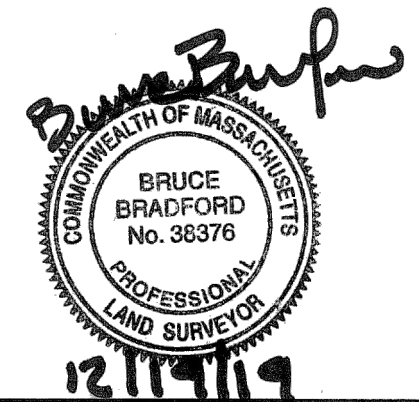
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PLAN OF LAND IN  
NEWTON, MA

112 GRASMERE STREET  
PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.

DATE: DECEMBER 19, 2019

DRAWN: GAR

CHECK: BB

REVISIONS:


PROJECT NO. 25830

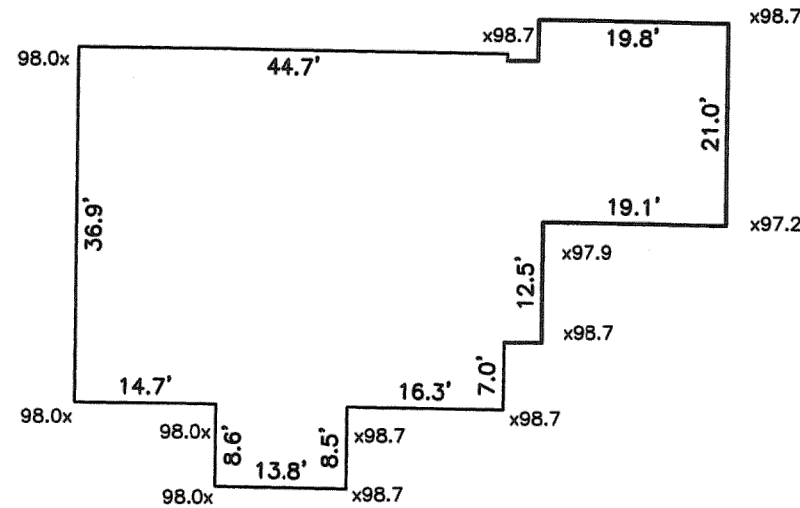
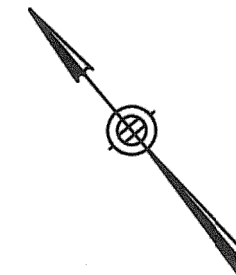
AVERAGE GRADE CALCULATION:  
[SEC 1.5.4(F)]

$$AVG = \frac{\sum[L(E1+E2)/2]}{P}$$

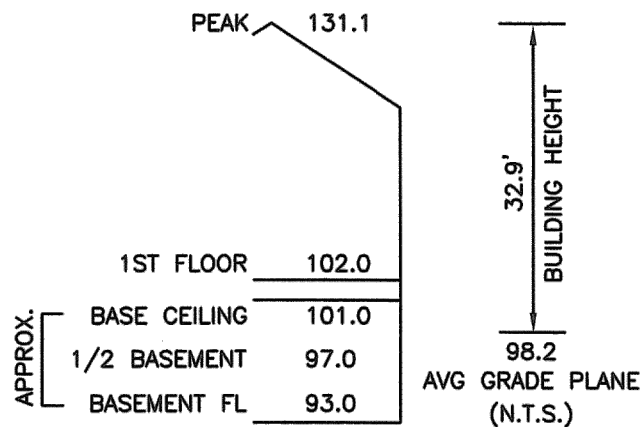
$$AVG = 20429.82/208.2 = 98.2$$

AVERAGE SETBACK CALCULATION

GRASSMERE STREET  
 $(\#102 + \#124)/2 =$   
 $(19.6 + 22.2)/2 = 20.9'$



BUILDING HEIGHT CALCULATION



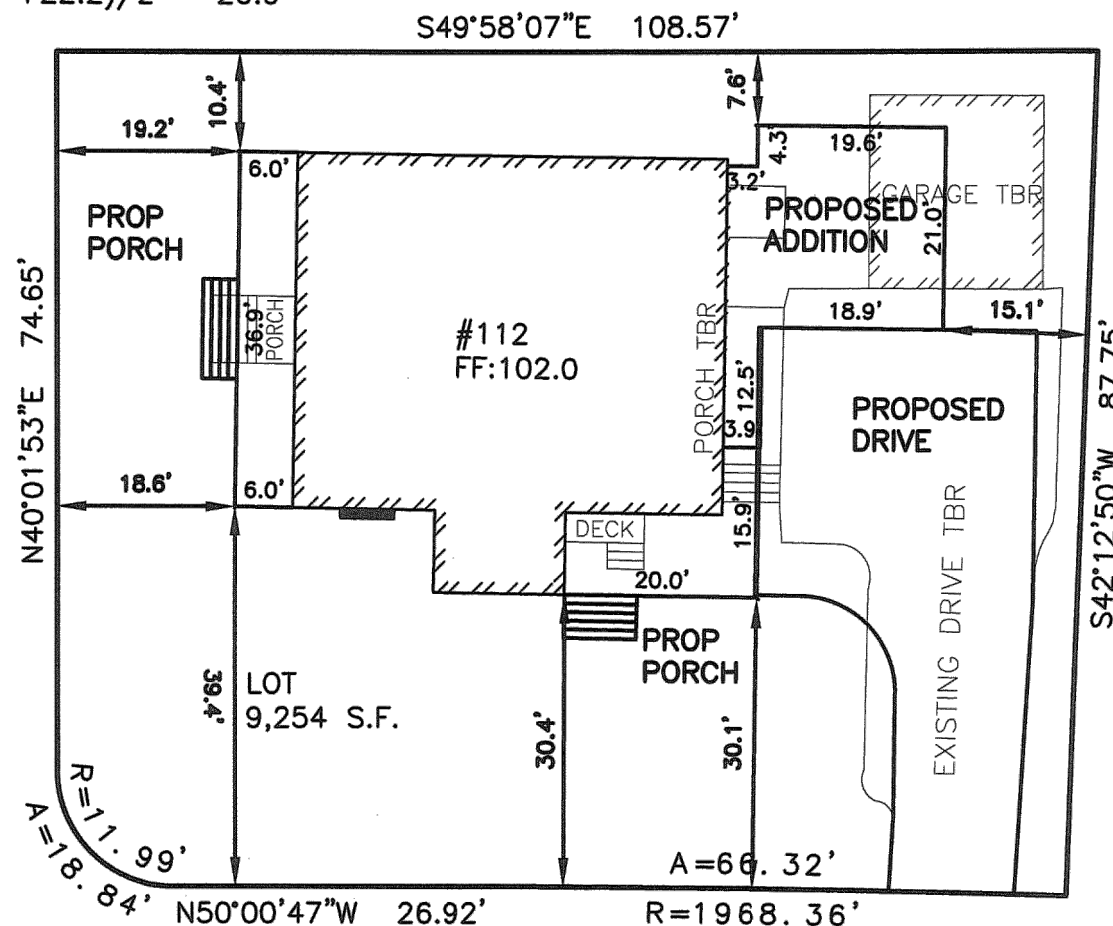
ZONING INFORMATION

ZONE: SR-3  
 PLAN DATED: DECEMBER 12, 2014  
 DEED REFERENCE: BOOK 84684 PAGE 224

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,264 S.F.	2,705 S.F.	
STRUCTURES	2,288 S.F.	2,705 S.F.	
DRIVE	1,338 S.F. ±	1,235 S.F. ±	
	3,626 S.F. ±	3,940 S.F. ±	
LOT COVERAGE	24.4%	29.2%	(30% MAX.)
OPEN SPACE	60% ±	57% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
 AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

GRASMERE STREET



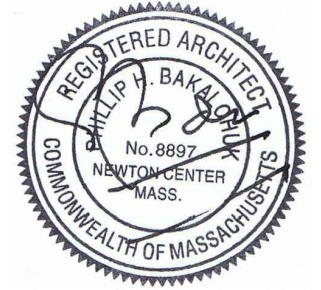
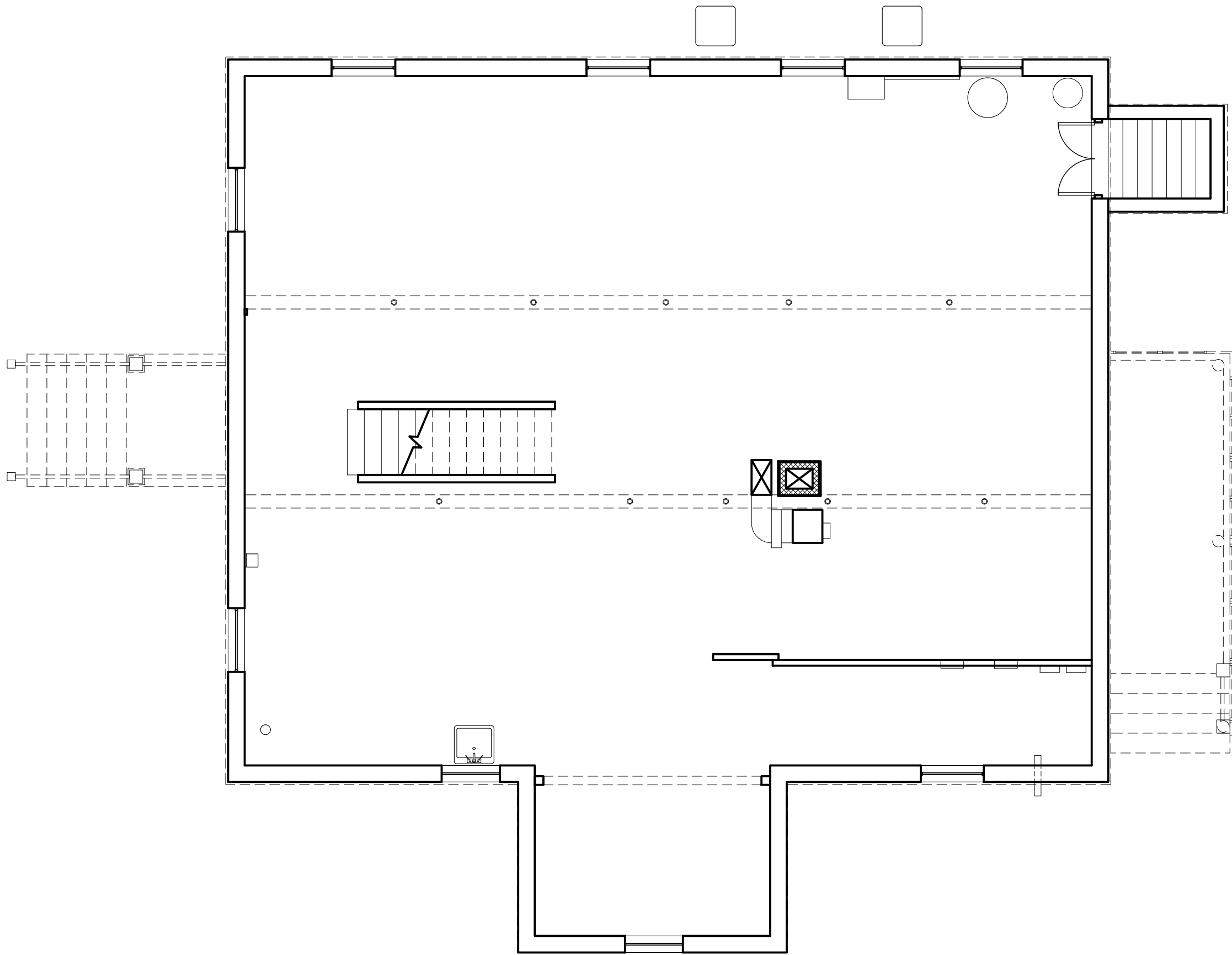
MERTON STREET

IMPERVIOUS INCREASE CALCULATION

$$(PROP ADD + PROP PORCHES + PROP DRIVE) - (GARAGE TBR + PORCHS TBR + DRIVE TBR) =$$

$$(518 + 420 + 1235) - (364 + 126 + 1338) = 345 S.F.$$

$$ALLOWED = 9254 * 0.04 = 370 SF$$



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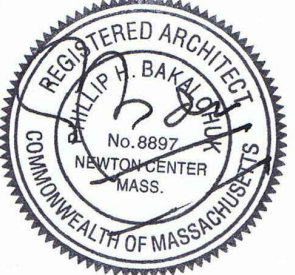
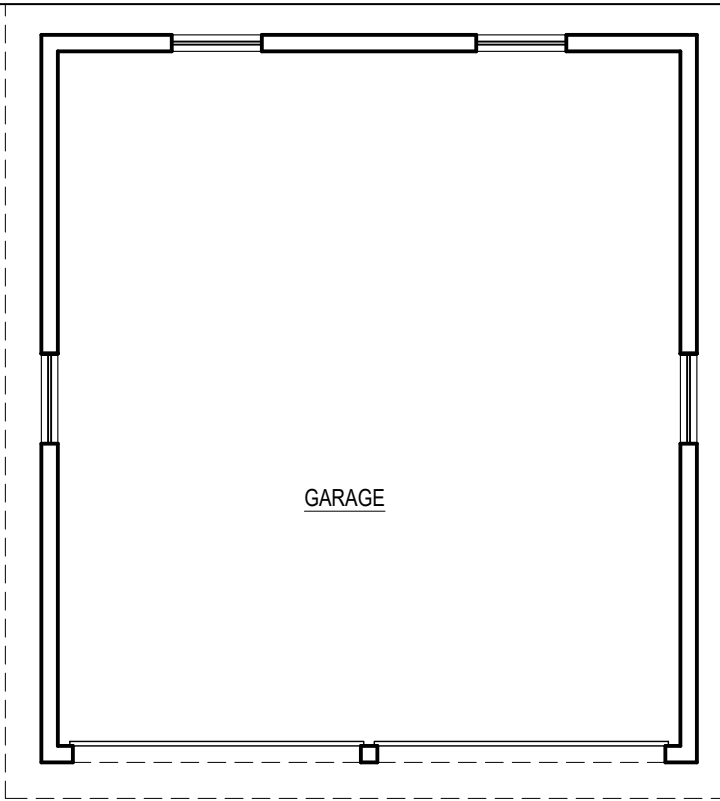
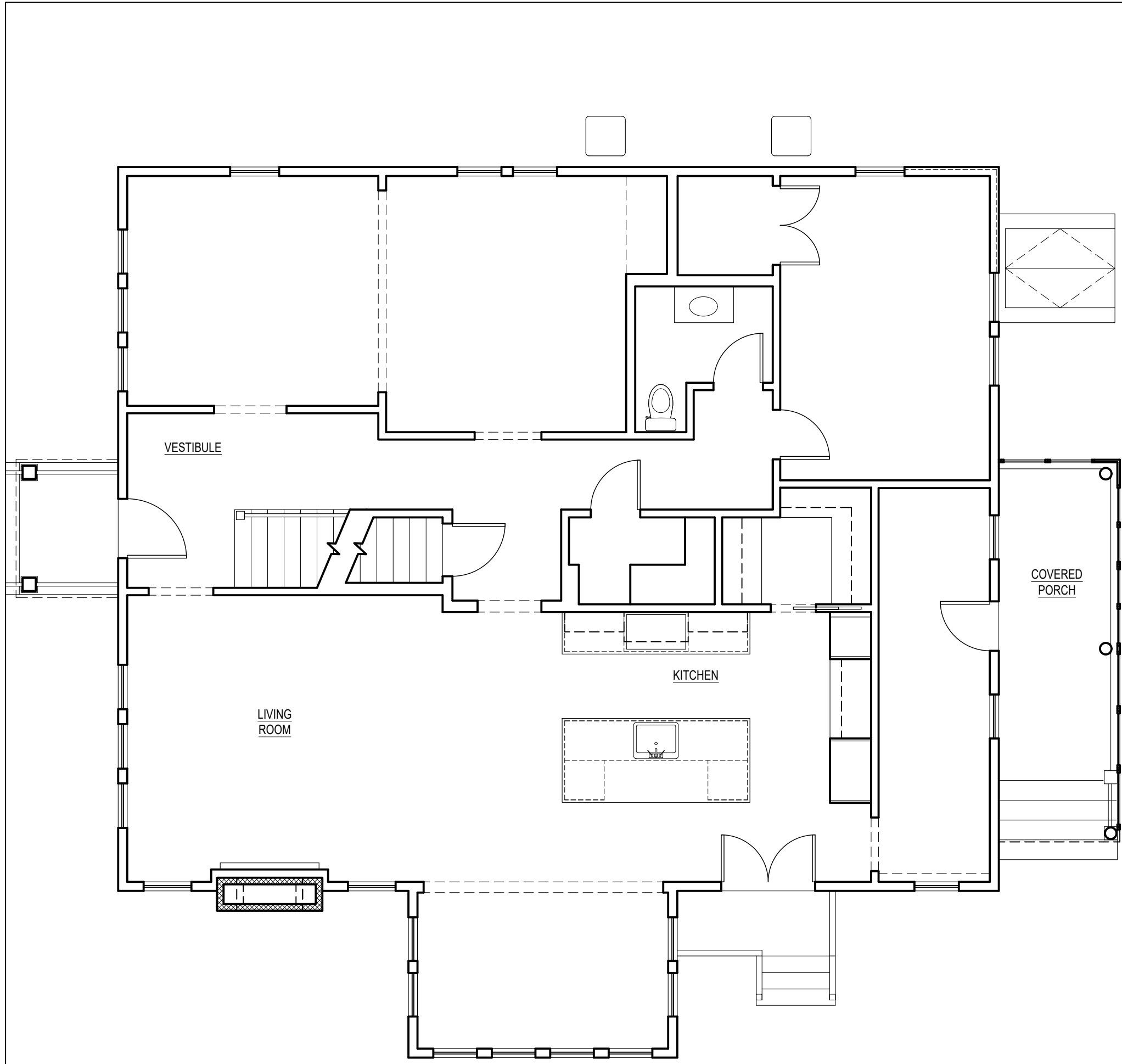
**DRAWING TITLE:**  
**EXISTING**  
**BASEMENT PLAN**

**SCALE:**  
 3/16" = 1'-0"

**DATE:**  
 01/28/2020

**SHEET:**

**X1.0**



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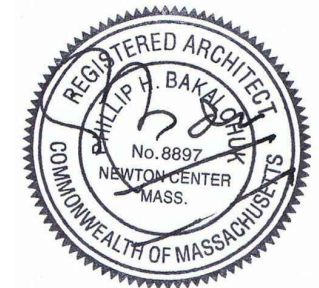
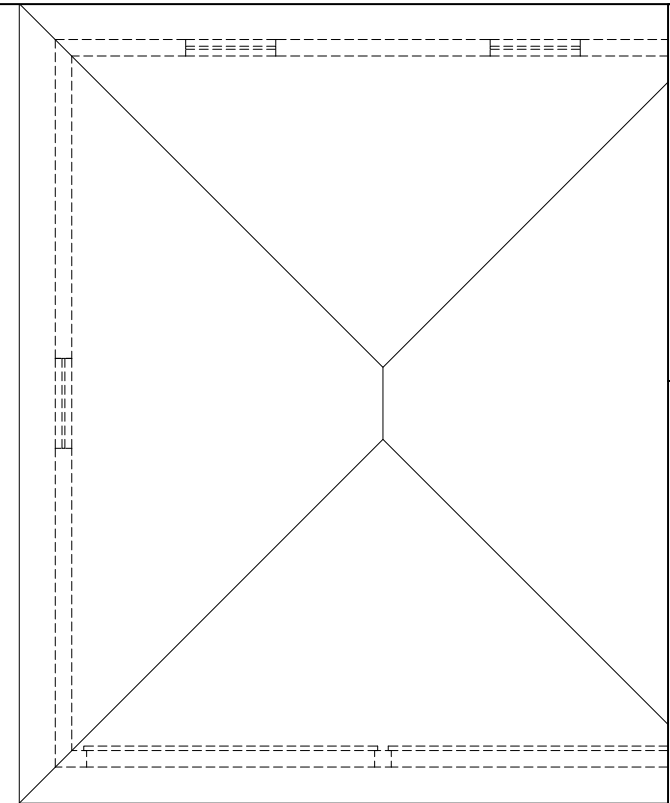
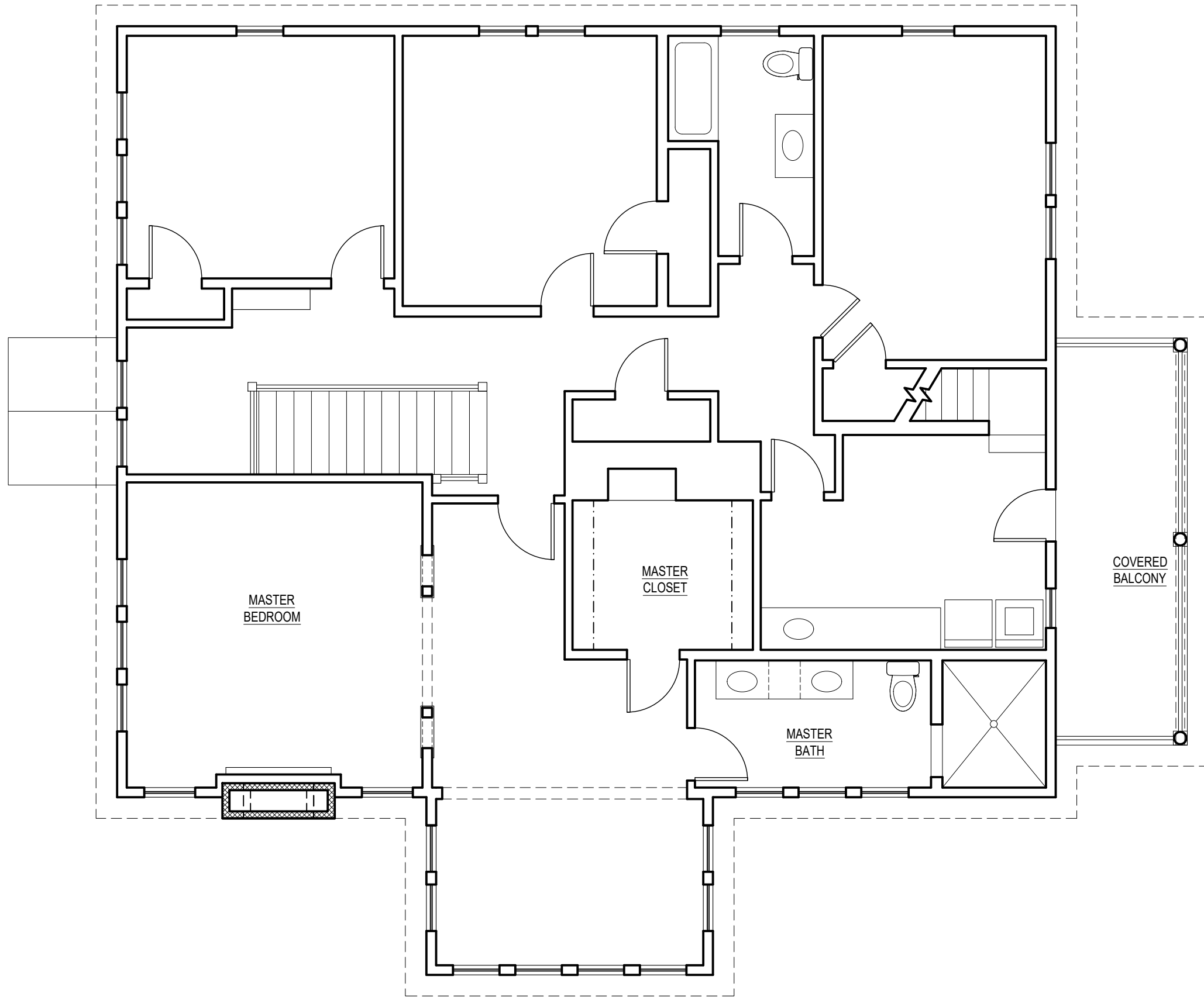
DRAWING TITLE:  
**EXISTING**  
**1ST FLOOR PLAN**

SCALE:  
 3/16" = 1'-0"

DATE:  
 01/28/2020

SHEET:

**X1.1**



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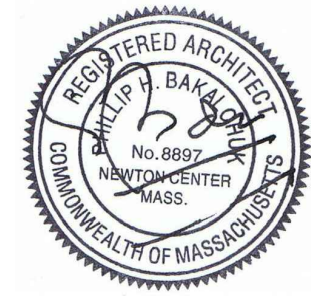
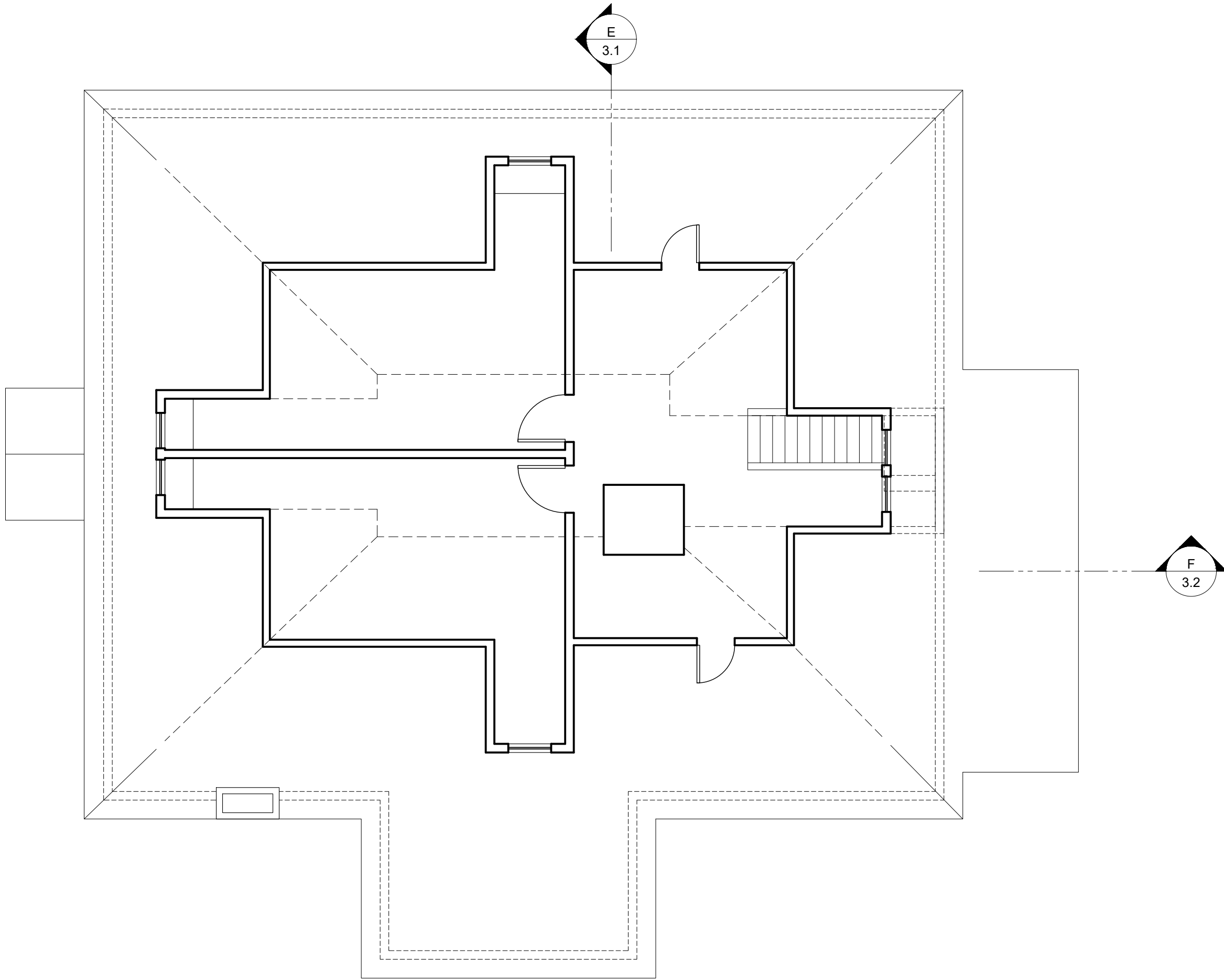
DRAWING TITLE:  
**EXISTING**  
**2ND FLOOR PLAN**

SCALE:  
 3/16" = 1'-0"

DATE:  
 01/28/2020

SHEET:

**X1.2**



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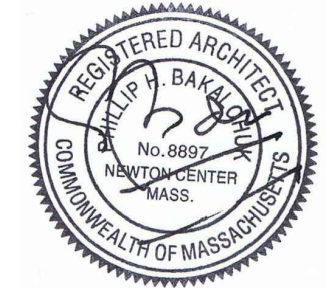
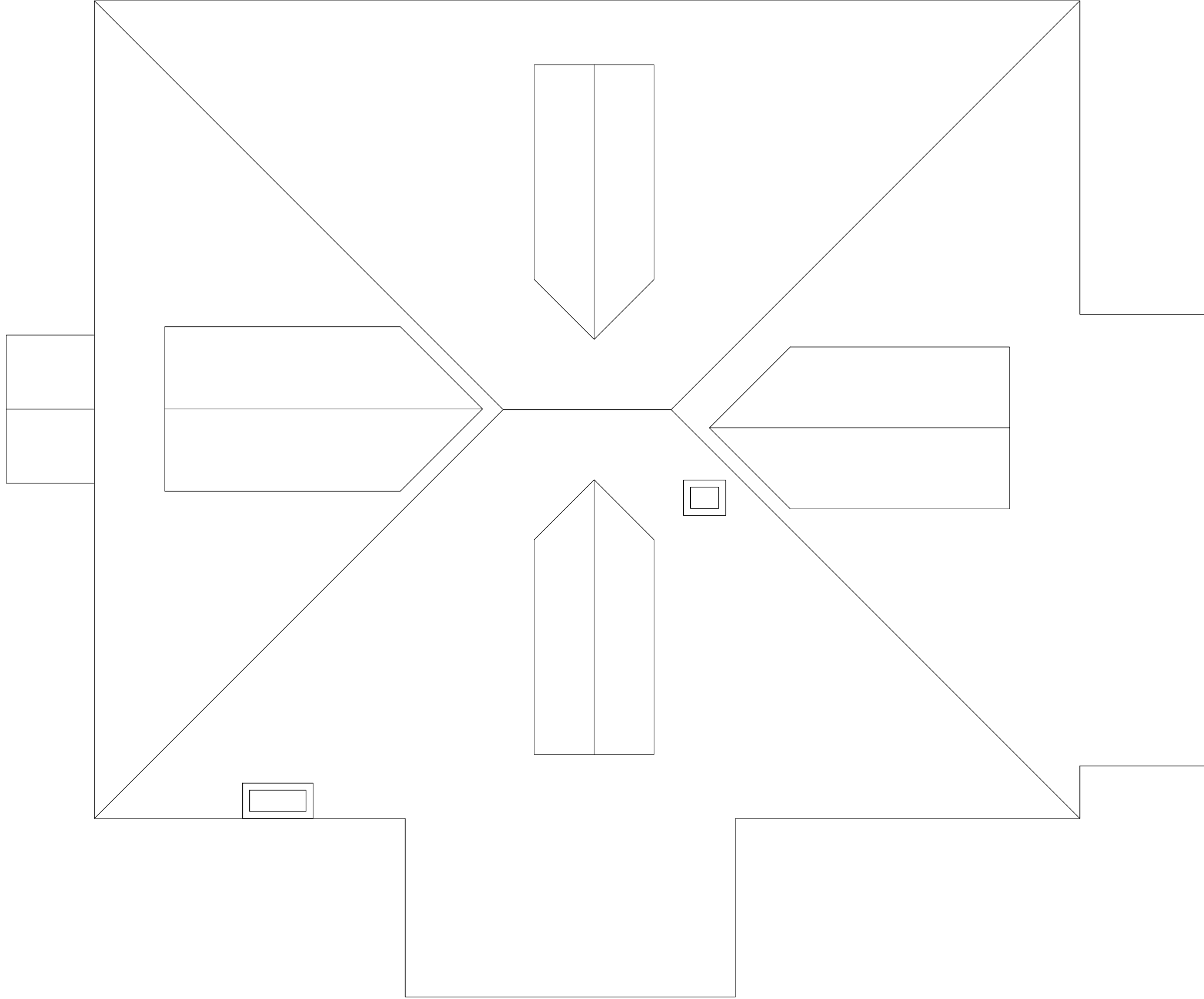
DRAWING TITLE:  
 EXISTING  
 3RD FLOOR PLAN

SCALE:  
 3/16" = 1'-0"

DATE:  
 01/28/2020

SHEET:

X1.3



DRAWING TITLE:  
**EXISTING  
 ROOF PLAN**

SCALE:  
 3/16" = 1'-0"

DATE:  
 01/28/2020

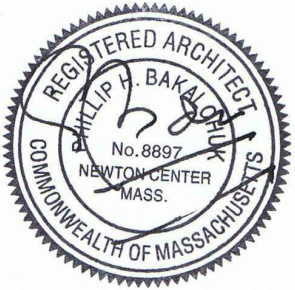
SHEET:

**X1.4**

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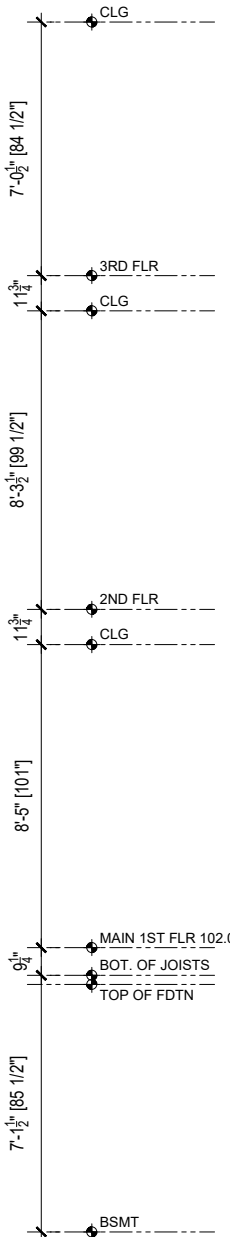
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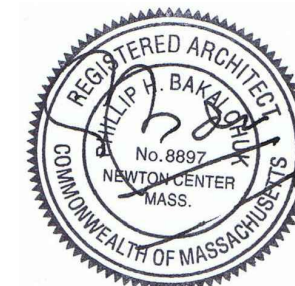
DRAWING TITLE:  
**EXISTING**  
**FRONT ELEVATION**

SCALE:  
 1/4" = 1'-0"

DATE:  
 01/28/2020

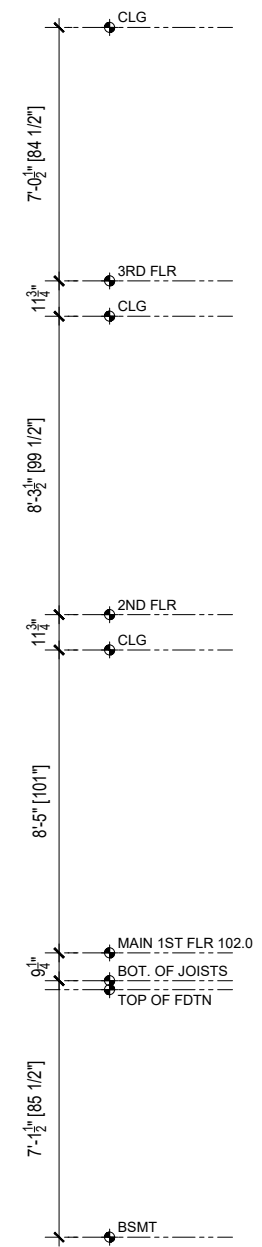
SHEET:

X2.1



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98.0      98.0      98.7      98.7

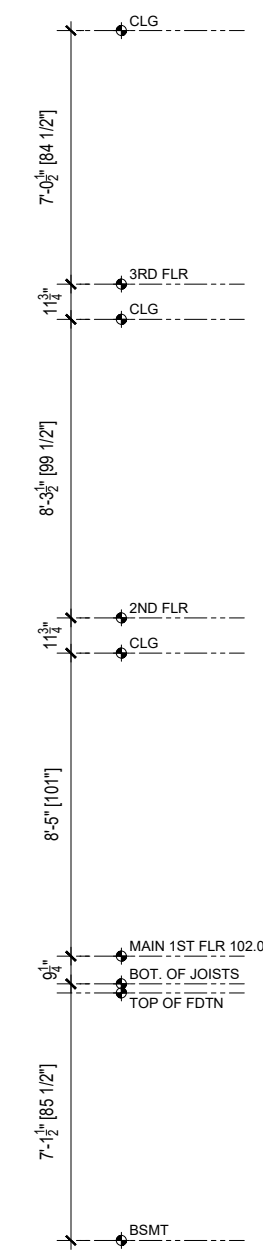
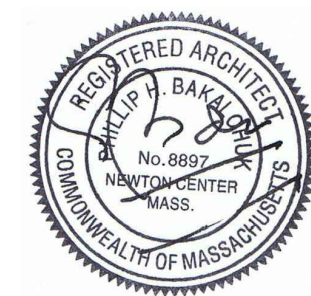
DRAWING TITLE:  
**EXISTING**  
**RIGHT ELEVATION**

SCALE:  
 3/16" = 1'-0"

DATE:  
 01/28/2020

SHEET:

**X2.2**



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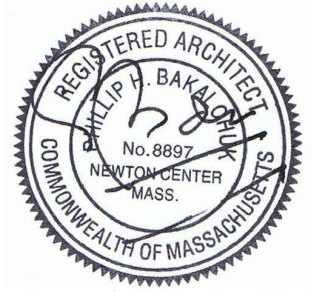
DRAWING TITLE:  
**EXISTING**  
**REAR ELEVATION**

SCALE:  
 3/16" = 1'-0"

DATE:  
 01/28/2020

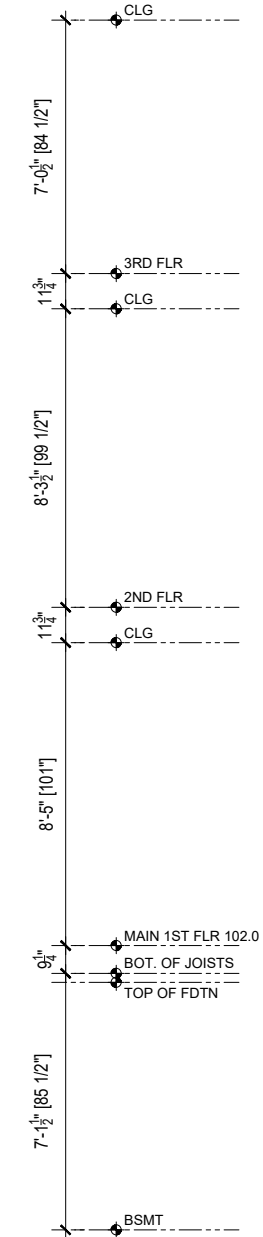
SHEET:

**X2.3**



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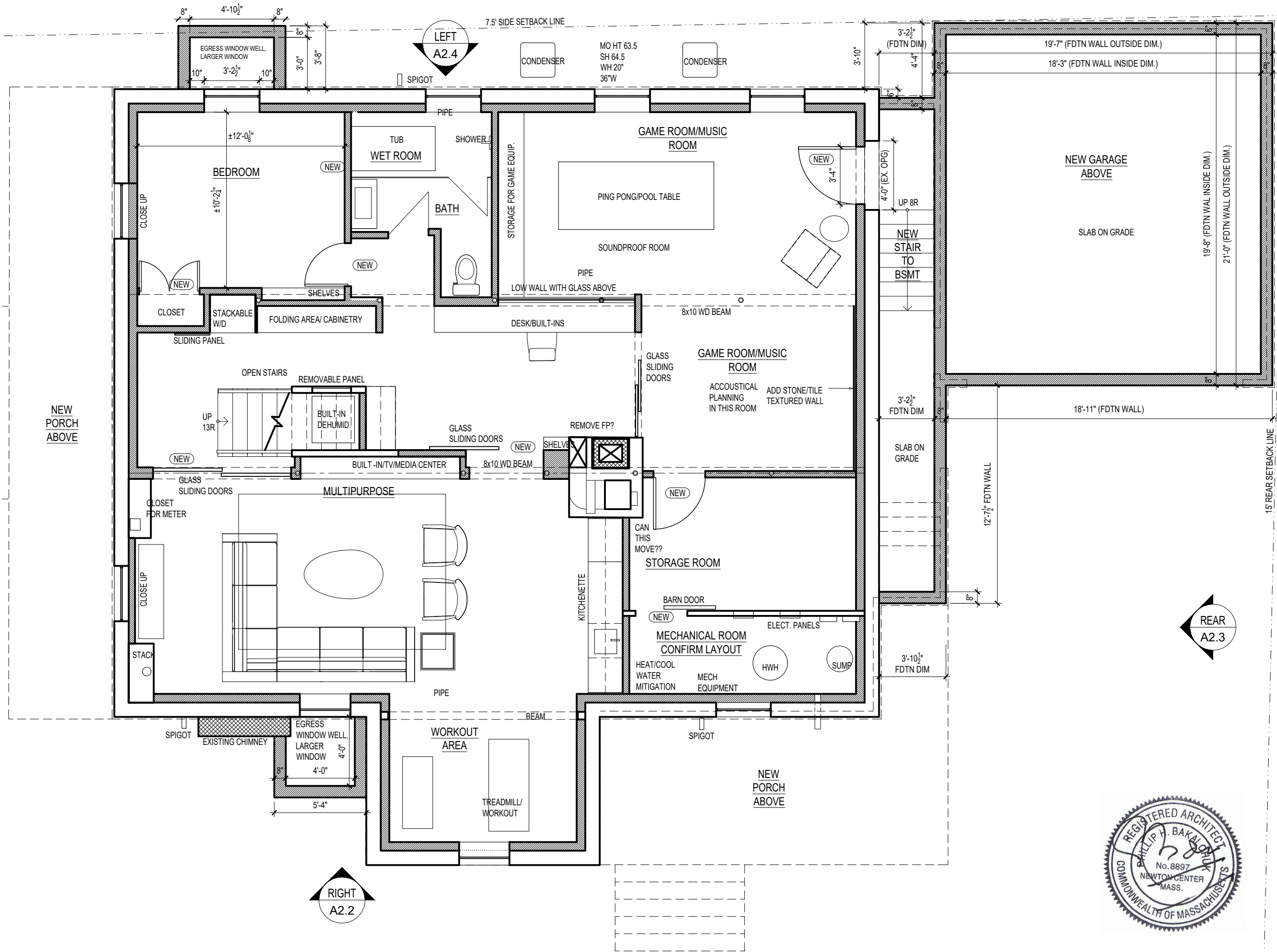
DRAWING TITLE:  
 EXISTING  
 LEFT ELEVATION

SCALE:  
 3/16" = 1'-0"

DATE:  
 01/28/2020

SHEET:

X2.4



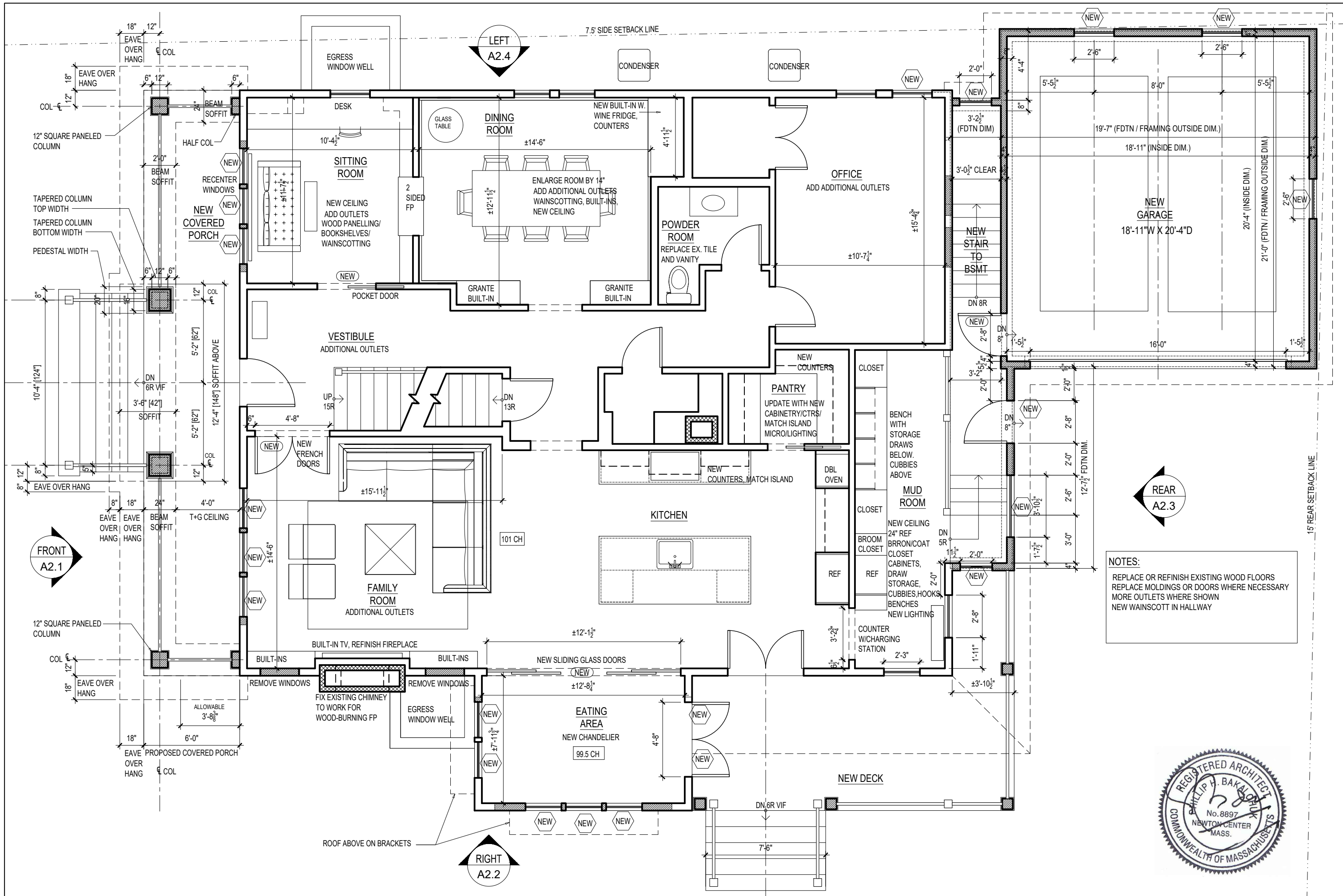
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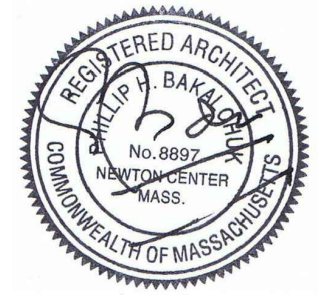
DRAWING TITLE:  
**PROPOSED BASEMENT PLAN**

SCALE:  
 3/16" = 1'-0"  
 DATE:  
 01/28/2020  
 SHEET:

**A1.0**



**NOTES:**  
 REPLACE OR REFINISH EXISTING WOOD FLOORS  
 REPLACE MOLDINGS OR DOORS WHERE NECESSARY  
 MORE OUTLETS WHERE SHOWN  
 NEW WAINSCOTT IN HALLWAY



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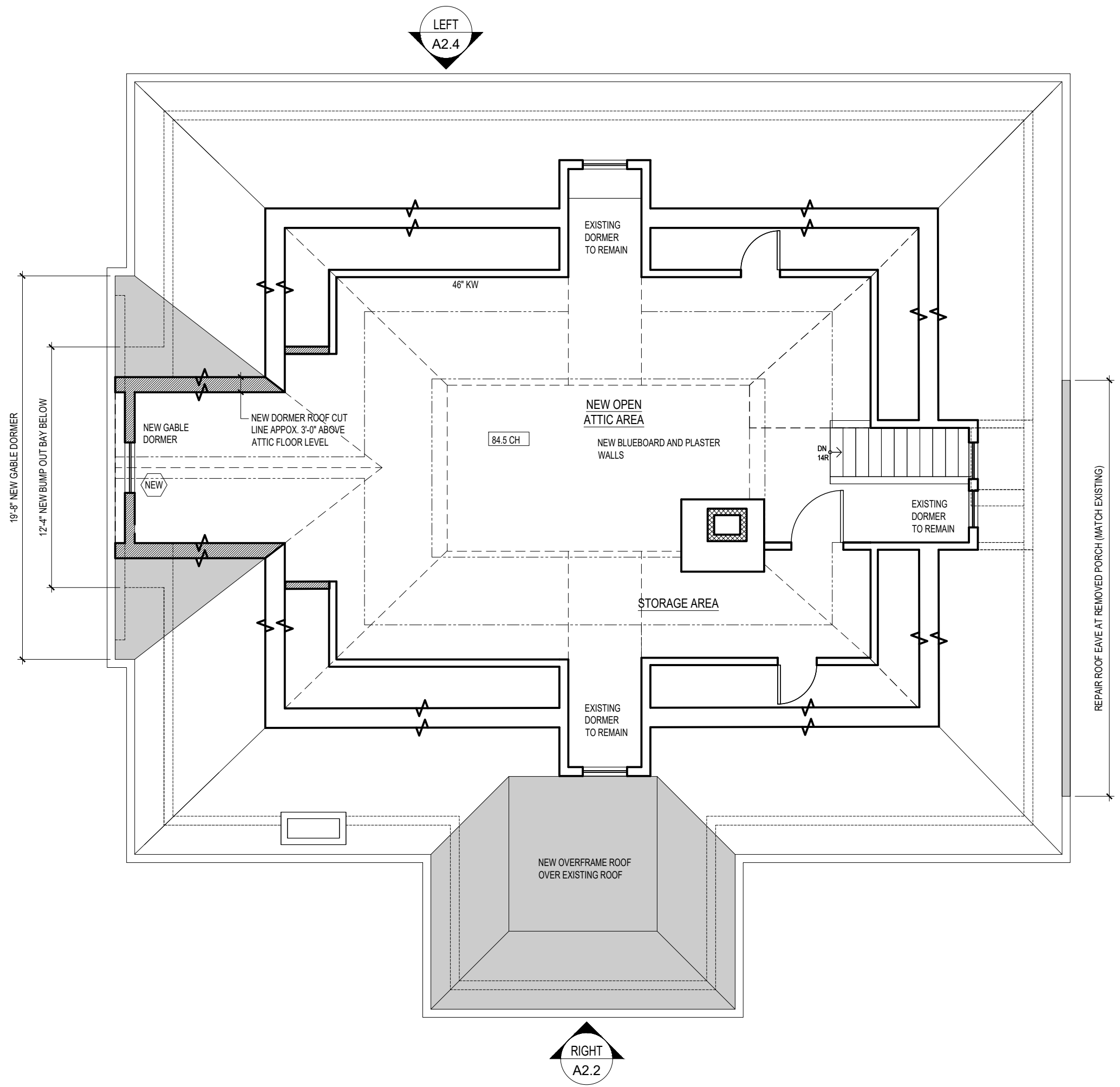
**DRAWING TITLE:**  
**PROPOSED**  
**1ST FLOOR PLAN**

**SCALE:**  
 3/16" = 1'-0"  
**DATE:**  
 01/28/2020  
**SHEET:**

**A1.1**



FRONT  
A2.1



LEFT  
A2.4

REAR  
A2.3

RIGHT  
A2.2



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DRAWING TITLE:  
PROPOSED  
3RD FLOOR PLAN

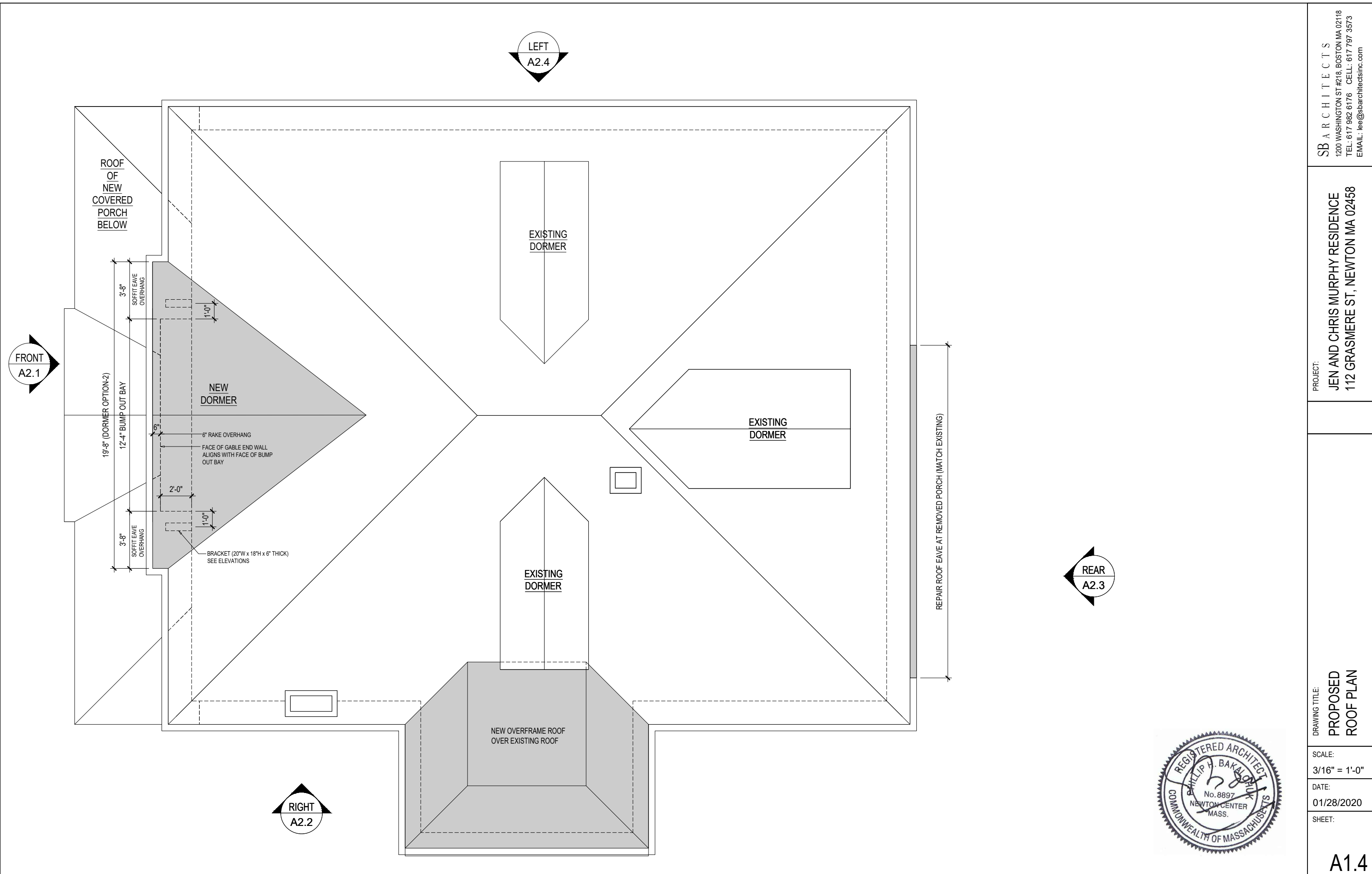
SCALE:  
3/16" = 1'-0"

DATE:  
01/28/2020

SHEET:

A1.3





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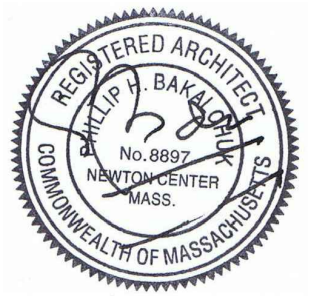
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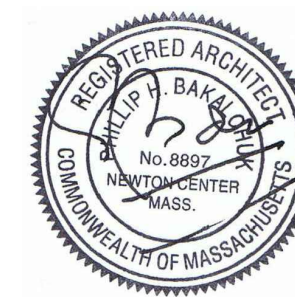
DRAWING TITLE:  
**PROPOSED ROOF PLAN**

SCALE:  
 3/16" = 1'-0"

DATE:  
 01/28/2020

SHEET:  
**A1.4**





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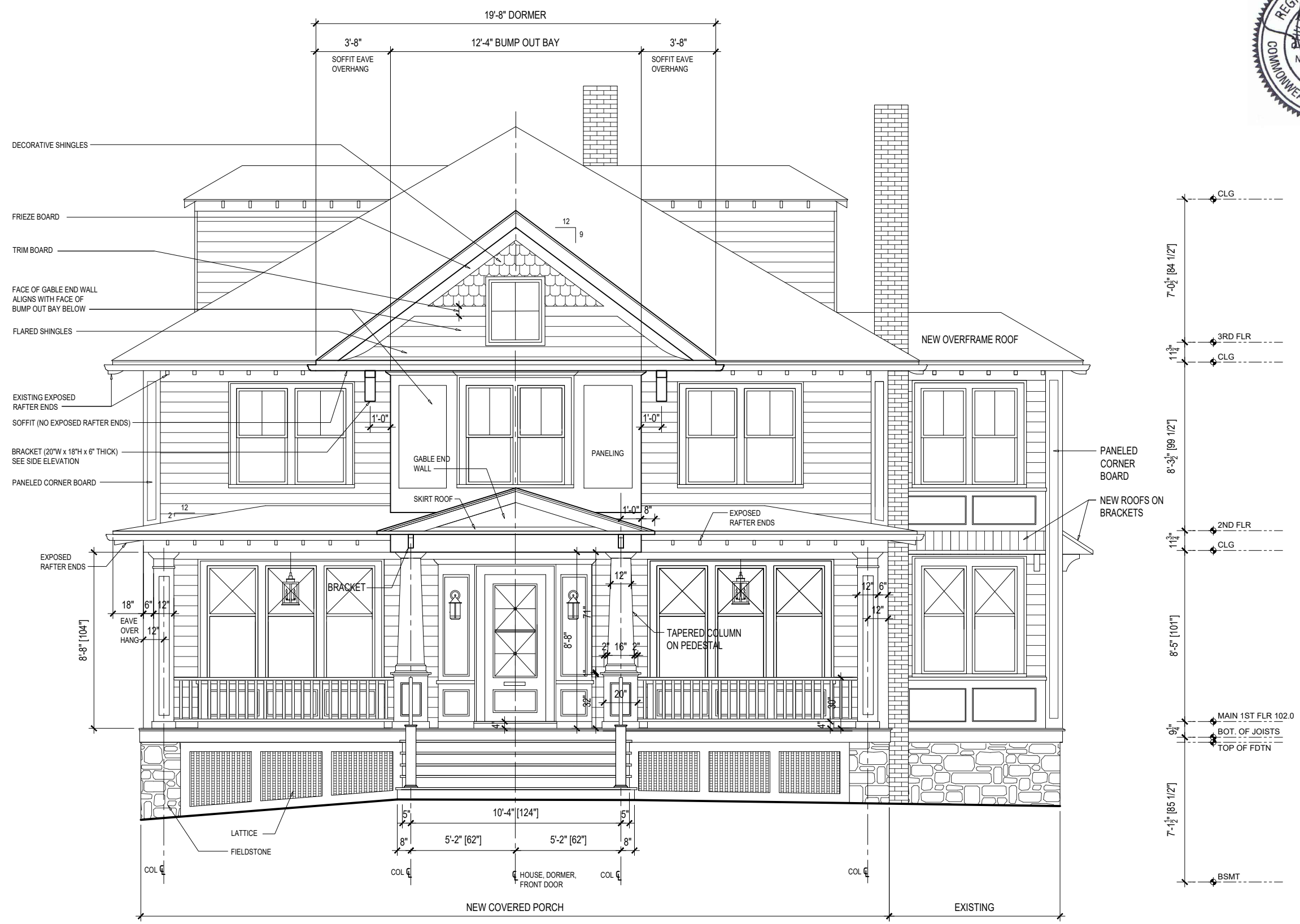
DRAWING TITLE:  
**PROPOSED FRONT ELEVATION**

SCALE:  
 3/16" = 1'-0"

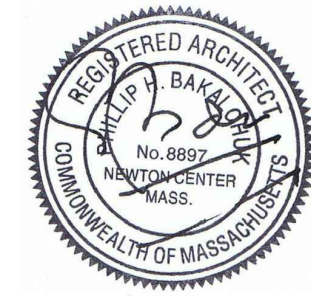
DATE:  
 01/28/2020

SHEET:

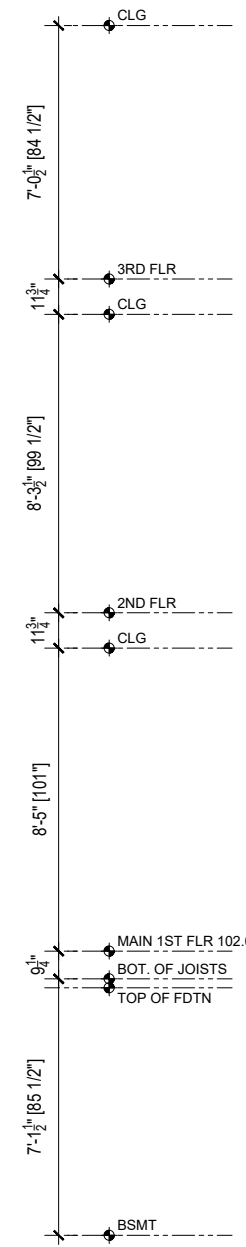
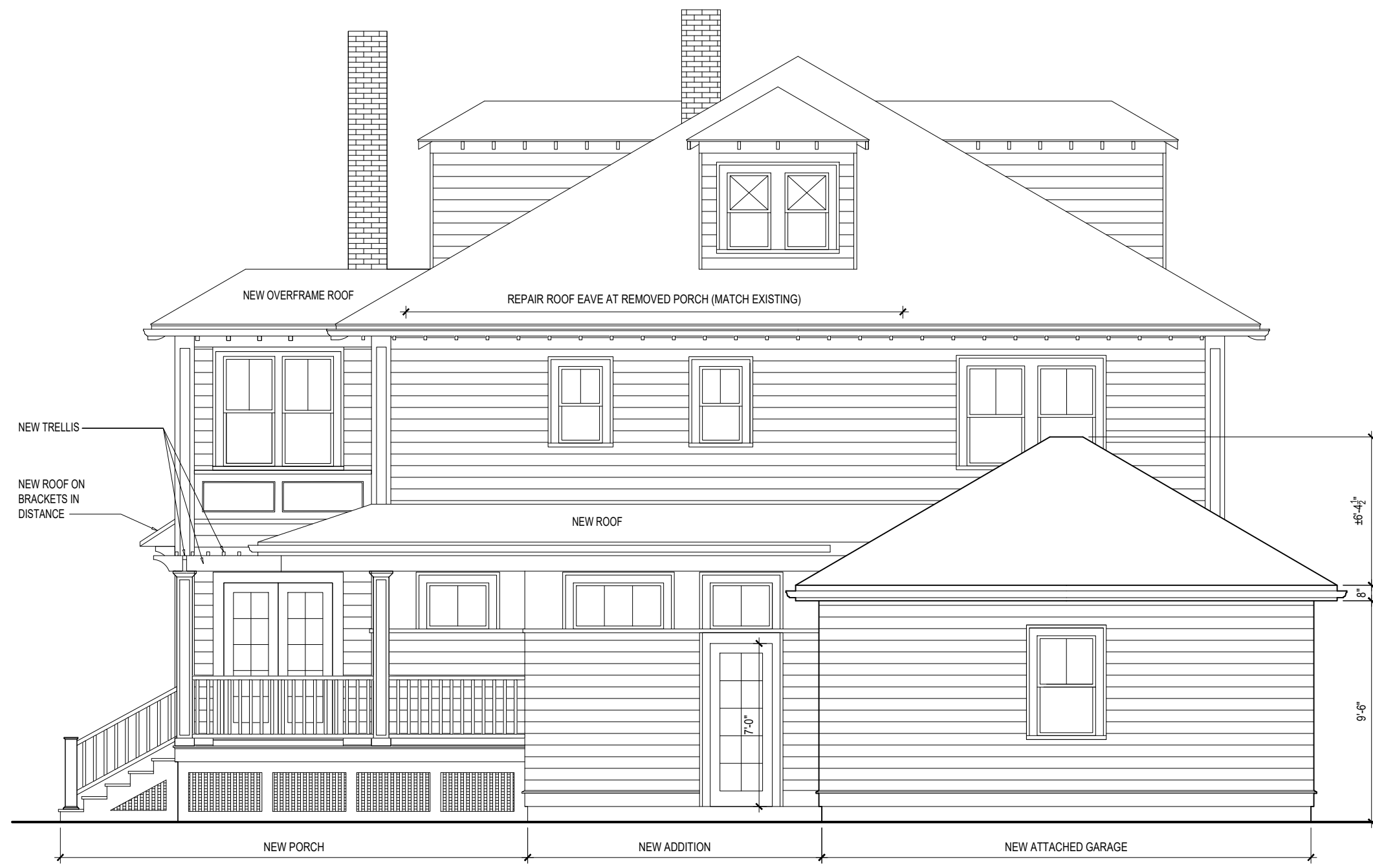
A2.1







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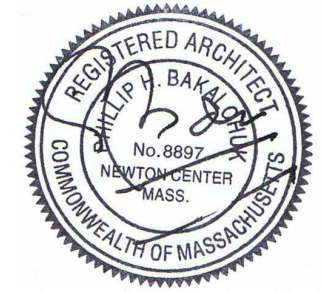
DRAWING TITLE:  
**PROPOSED REAR ELEVATION**

SCALE:  
 3/16" = 1'-0"

DATE:  
 01/28/2020

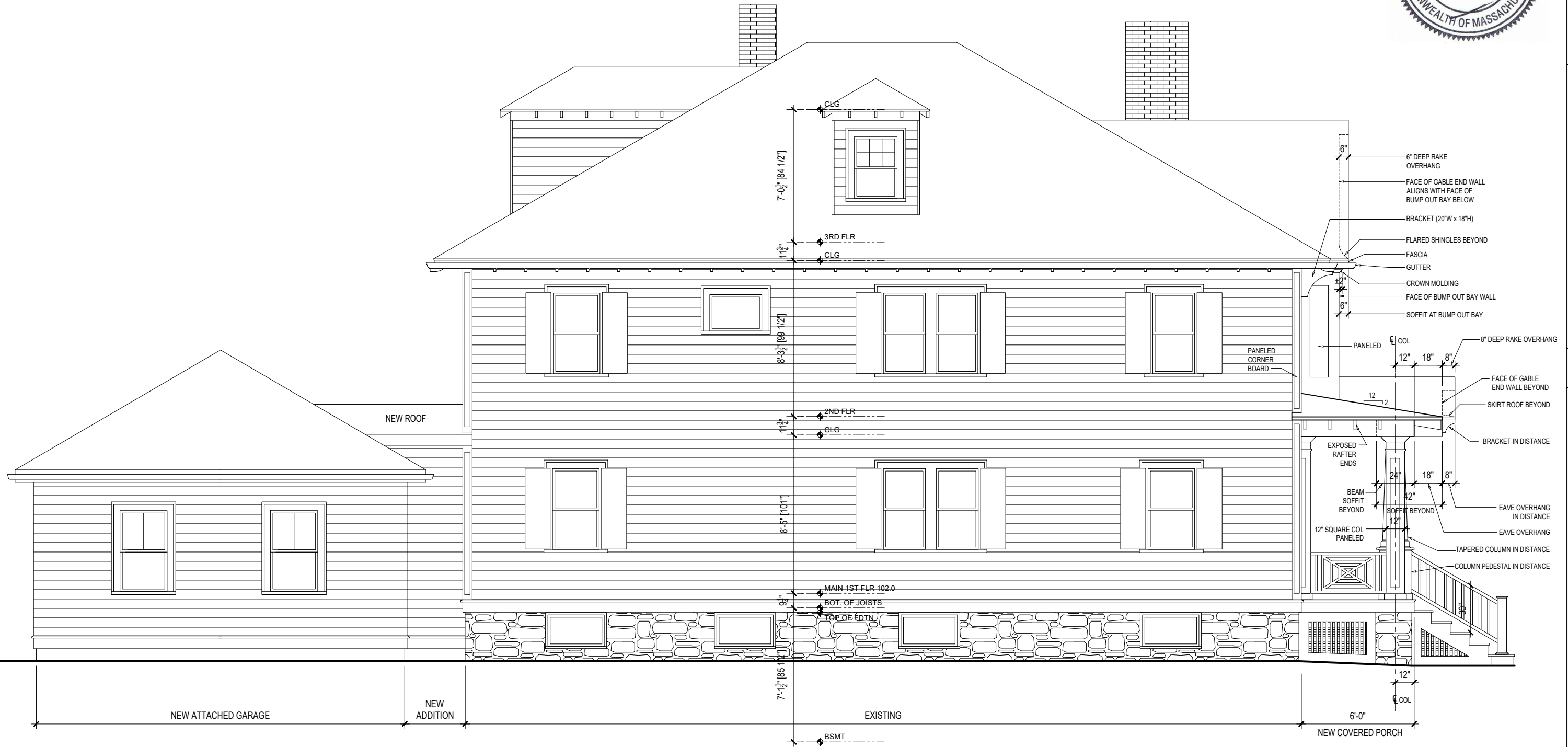
SHEET:

**A2.3**



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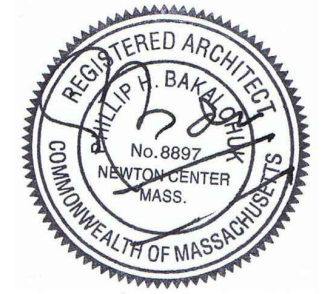
DRAWING TITLE:  
**PROPOSED**  
**LEFT ELEVATION**

SCALE:  
 3/16" = 1'-0"

DATE:  
 01/28/2020

SHEET:

**A2.4**



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