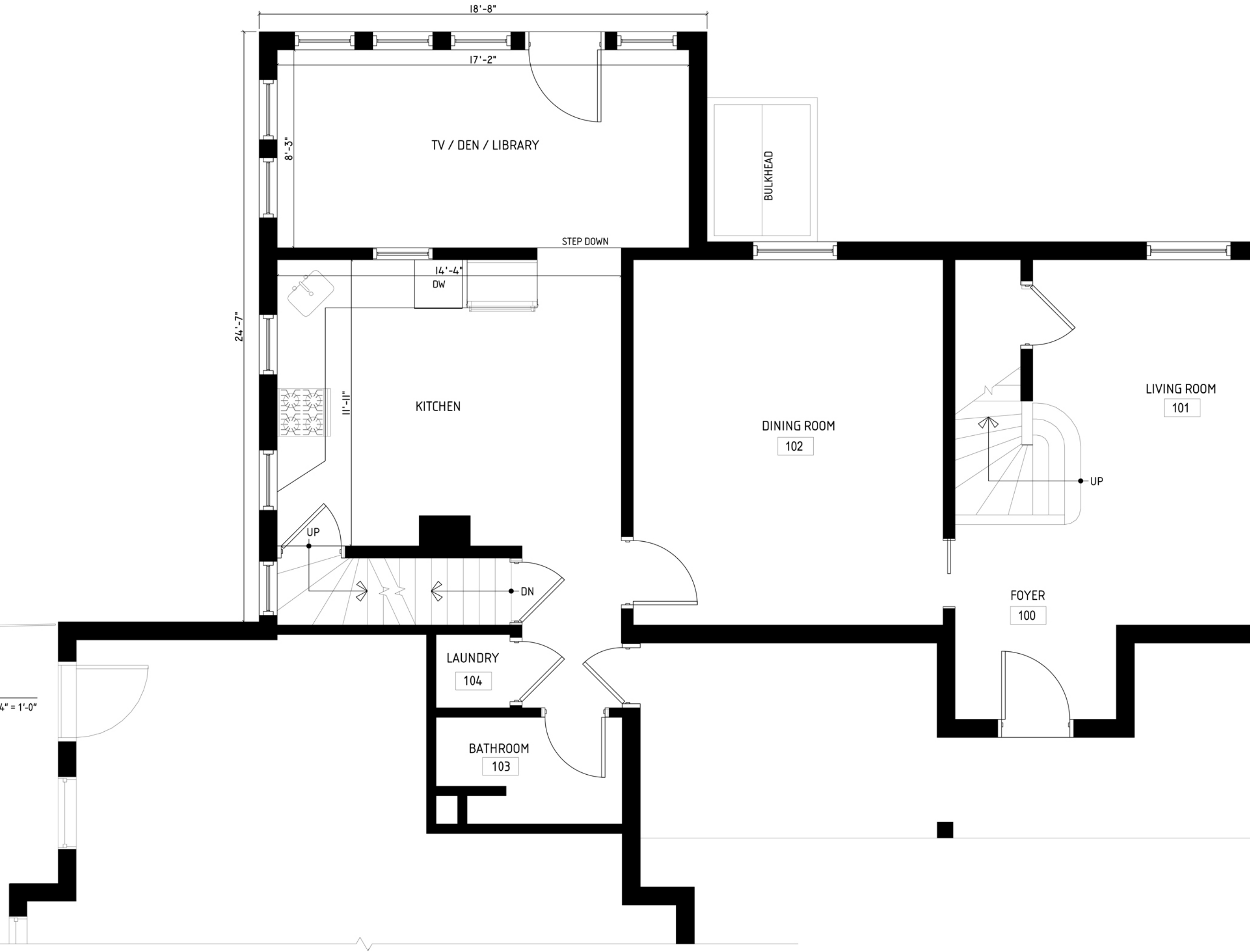


1 EXISTING FLOOR PLAN LAYOUT - 6/6/2017
 HOOPES RESIDENCE SCALE: 1/4" = 1'-0"



A-1



ARCHITECT:
 Carlos B. Salib / SALIBDESIGN
 mobile: 617.678.1133
 CONTRACTOR:
 Reggie Correa /
 mobile: 781-835-7746
 CLIENT:

DATE ISSUED:
 JUNE 6, 2017

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

TITLE:
**EXISTING STREET LEVEL
 FLOOR PLAN**
 PROJECT:
 HOOPES RESIDENCE, 893 WATERTOWN STREET, NEWTON, MA



ARCHITECT:
Carlos B. Salib / SALIBDESIGN
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CLIENT:

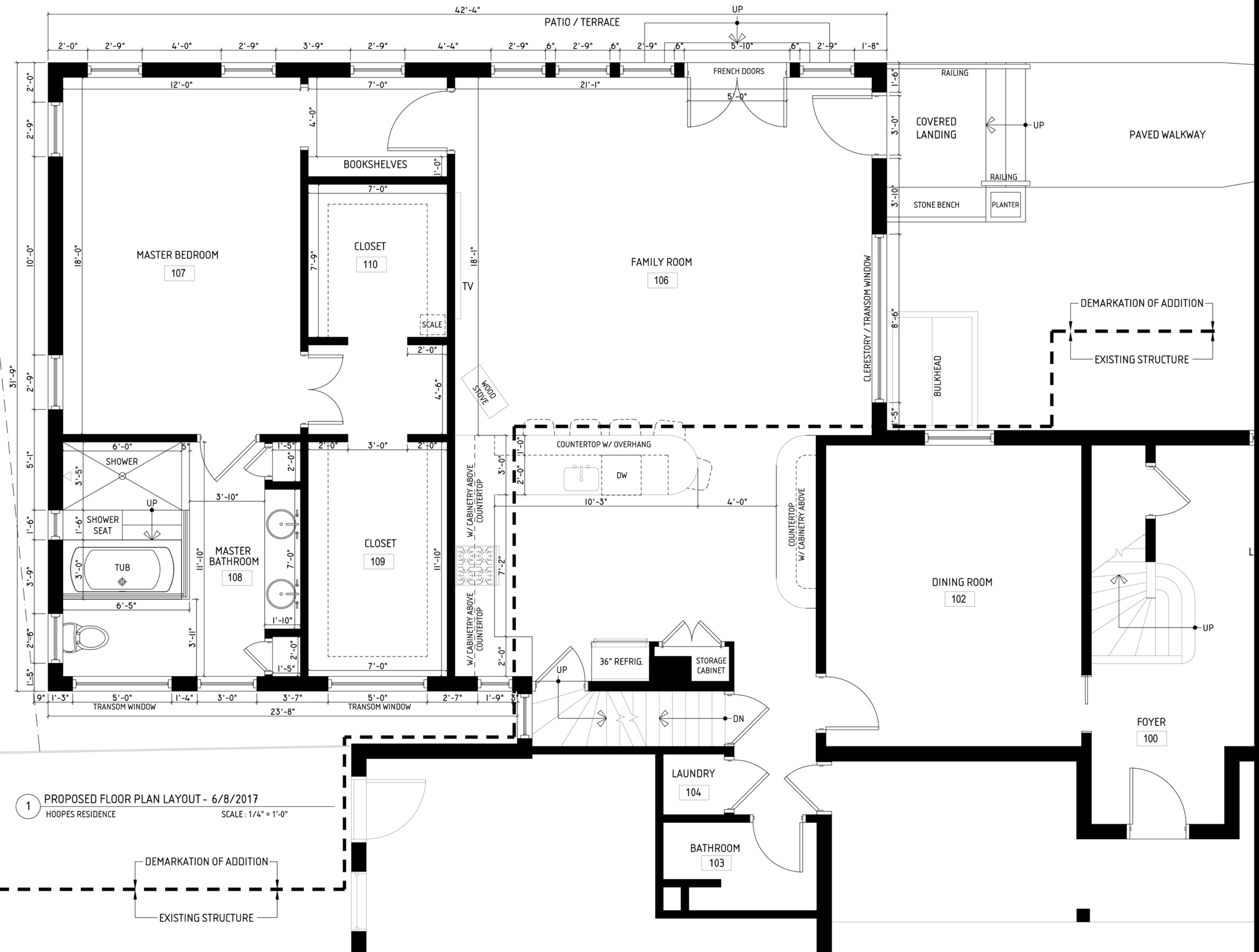
DATE ISSUED:
JUNE 9, 2017

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

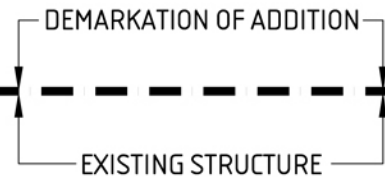
ADDENDUM:

TITLE:
**PROPOSED STREET LEVEL
FLOOR PLAN**

PROJECT:
HOOPES RESIDENCE, 893 WATERTOWN STREET, NEWTON, MA



1 PROPOSED FLOOR PLAN LAYOUT - 6/8/2017
HOOPES RESIDENCE SCALE: 1/4" = 1'-0"



SETBACK

PAVED WALKWAY

DEMARKATION OF ADDITION

EXISTING STRUCTURE

DINING ROOM

FAMILY ROOM

MASTER BEDROOM

107

CLOSET

110

MASTER BATHROOM

108

CLOSET

109

LAUNDRY

104

BATHROOM

103

102

FOYER

100

PATIO / TERRACE

FRENCH DOORS

COVERED LANDING

STONE BENCH

PLANTER

BULKHEAD

CLERESTORY / TRANSOM WINDOW

COUNTERTOP W/ OVERHANG

DW

W/ CABINETS ABOVE COUNTERTOP

COUNTERTOP W/ CABINETS ABOVE

36" REFRIG.

STORAGE CABINET

WOOD STOVE

SCALE

TV

BOOKSHELVES

UP

UP

RAILING

RAILING

UP

UP

UP

DN

31'-9"

2'-0"

2'-9"

10'-0"

18'-0"

3'-9"

2'-9"

5'-1"

1'-6"

3'-9"

2'-6"

1'-5"

9"

1'-3"

5'-0"

1'-4"

3'-0"

3'-7"

5'-0"

23'-8"

2'-0"

2'-9"

4'-0"

2'-9"

3'-9"

2'-9"

4'-4"

2'-9"

6"

2'-9"

6"

2'-9"

1'-8"

12'-0"

7'-0"

4'-0"

7'-0"

21'-1"

5'-0"

1'-6"

3'-0"

3'-10"

1'-6"

8'-6"

1'-5"

18'-0"

7'-9"

7'-0"

18'-1"

4'-6"

2'-0"

4'-6"

3'-0"

10'-3"

4'-0"

11'-10"

7'-2"

6'-0"

3'-5"

5'

2'-0"

3'-0"

2'-0"

3'-0"

1'-0"

10'-3"

4'-0"

3'-0"

2'-0"

1'-6"

1'-6"

3'-10"

1'-5"

2'-0"

3'-0"

2'-0"

1'-0"

10'-3"

4'-0"

3'-0"

3'-9"

6'-5"

11'-10"

7'-0"

11'-10"

7'-0"

7'-2"

2'-0"

36"

STORAGE

4'-0"

9"

1'-3"

5'-0"

1'-4"

3'-0"

3'-7"

5'-0"

2'-7"

1'-9"

5'

TRANSOM WINDOW

TRANSOM WINDOW

TRANSOM WINDOW

TRANSOM WINDOW

TRANSOM WINDOW

TRANSOM WINDOW

TRANSOM WINDOW

TRANSOM WINDOW

TRANSOM WINDOW

TRANSOM WINDOW

TRANSOM WINDOW

1

PROPOSED FLOOR PLAN LAYOUT - 6/8/2017

HOOPES RESIDENCE

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

DEMARKATION OF ADDITION

EXISTING STRUCTURE

DEMARKATION OF ADDITION

EXISTING STRUCTURE

DEMARKATION OF ADDITION

EXISTING STRUCTURE

DEMARKATION OF ADDITION

EXISTING STRUCTURE

DEMARKATION OF ADDITION

EXISTING STRUCTURE

DEMARKATION OF ADDITION

EXISTING STRUCTURE

DEMARKATION OF ADDITION

EXISTING STRUCTURE

DEMARKATION OF ADDITION

EXISTING STRUCTURE



1 EXISTING EXTERIOR VIEW @ NORTH FACING FACADE
 HOOPES RESIDENCE, 893 WATERTOWN STREET, NEWTON, MA



2 PROPOSED EXTERIOR VIEW @ NORTH FACING FACADE
 HOOPES RESIDENCE, 893 WATERTOWN STREET, NEWTON, MA

A-3



ARCHITECT:
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 mobile: 781-835-7746

CLIENT:
 Carol + James Hoopes

DATE ISSUED:
 JUNE 6, 2017

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

APPENDUM:

TITLE:
**EXISTING + PROPOSED
 NORTH FACADE**

PROJECT:
 466 MEDFORD STREET, SOMERVILLE, MA 02145-2616



2 EXISTING EXTERIOR VIEW @ NORTH / WEST FACADE
893 WATERTOWN STREET, NEWTON, MA



2 PROPOSED EXTERIOR VIEW @ NORTH / WEST FACADE
893 WATERTOWN STREET, NEWTON, MA



ARCHITECT:
Carlos B. Salib / SALIBDESIGN
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CONTRACTOR:
Reggie Correa /
mobile: 781-835-7746

CLIENT:
Carol + James Hoopes

DATE ISSUED:
JUNE 8, 2017

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

ADDENDUM:

TITLE:
**EXISTING + PROPOSED
NORTH / WEST FACADE**

PROJECT:
466 MEDFORD STREET, SOMERVILLE, MA 02145-2616

A-4



2 EXISTING EXTERIOR VIEW @ NORTH / EAST FACADE
893 WATERTOWN STREET, NEWTON, MA



2 PROPOSED EXTERIOR VIEW @ NORHT / EAST FACADE
893 WATERTOWN STREET, NEWTON, MA



ARCHITECT:
Carlos B. Salib / SALIBDESIGN
mobile: 617.678.1133

CONTRACTOR:
Reggie Correa /
mobile: 781-835-7746

CLIENT:
Carol + James Hoopes

DATE ISSUED:
JUNE 8, 2017

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

ADDENDUM:

TITLE:
**EXISTING + PROPOSED
EAST + WEST FACADES**

PROJECT:
466 MEDFORD STREET, SOMERVILLE, MA 02145-2616

A-5



1 PROPOSED EXTERIOR ELEVATION @ WEST FACADE
893 WATERTOWN STREET, NEWTON, MA



3 PROPOSED EXTERIOR ELEVATION @ EAST FACADE
893 WATERTOWN STREET, NEWTON, MA



2 PROPOSED EXTERIOR PERSPECTIVE @ WEST FACADE
893 WATERTOWN STREET, NEWTON, MA



4 PROPOSED EXTERIOR PERSPECTIVE @ EAST FACADE
893 WATERTOWN STREET, NEWTON, MA



ARCHITECT:
Carlos B. Salib / SALIBDESIGN
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mobile: 781-835-7746

CLIENT:
Carol + James Hoopes

DATE ISSUED:
JUNE 8, 2017

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

ADDENDUM:

TITLE:
**EXISTING + PROPOSED
EAST + WEST FACADES**

PROJECT:
466 MEDFORD STREET, SOMERVILLE, MA 02145-2616

A-6



Setti D. Warren
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

1000 Commonwealth Avenue Newton, Massachusetts 02459

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www.newtonma.gov

John Lojck
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 893 WATERTOWN ST. NEWTON, MA. 02465

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	2434	3,363
2. Attached garage	-	-
3. Second story	1915	1915
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-	-
5. Certain floor area above the second story ^{1b}	-	-
6. Enclosed porches ^{2b}	-	-
7. Mass below first story ^{3b}	1217	1,681
8. Detached garage	342	342
9. Area above detached garages with a ceiling height of 7' or greater	-	-
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	-	-
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	5908	7,301
B Lot size	19,560	19,560
C FAR = A/B	.30	.37
Allowed FAR		
Allowable FAR	.38	.38
Bonus of .02 if eligible ^{4b}	-	-
TOTAL Allowed FAR	.38	.38

