

FAR CALCULATIONS

LOT AREA: 5,439 sq.ft.
 ZONE: SR-2
 FAR FOR LOT: $0.46 - (0.000015 (5,439 - 5,000)) = .453 + .02 = 0.4734$ MAX
 (.02 ADDITIONAL ALLOWABLE DUE TO LOT PRIOR TO 1953)

EXISTING SQ. FT. AREAS BY FLOOR:

1ST FLOOR = 973
 2ND FLOOR = 768
 GARGAE = 365
 TOTAL EXISTING FAR AREA = 2,106 sq.ft.

PROPOSED SQ. FT. AREAS BY FLOOR:

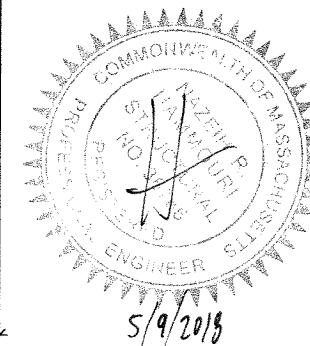
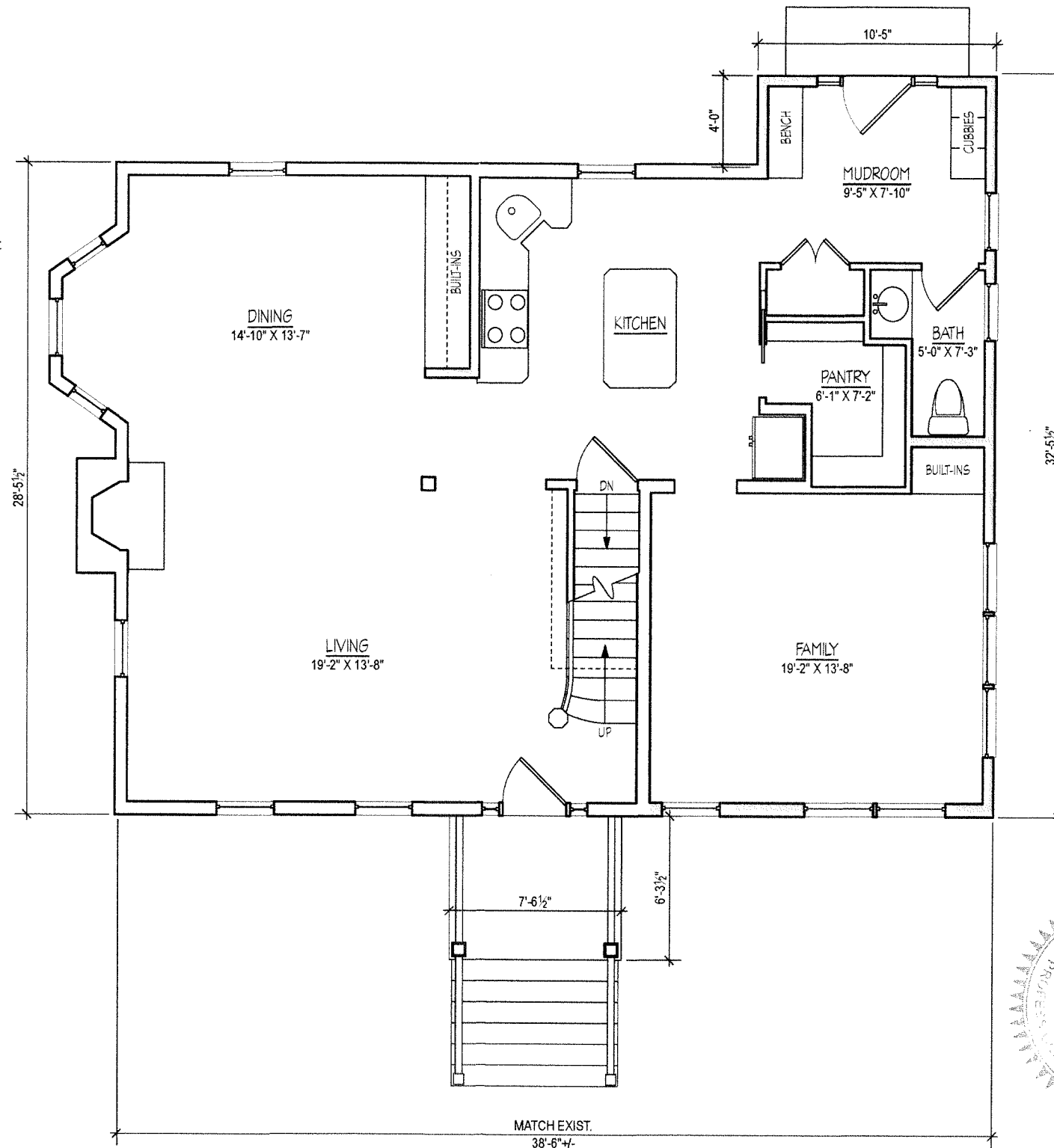
1ST FLOOR = 1140
 2ND FLOOR = 1056
 ATTIC (5' AND ABOVE) = 605
 GARGAE = 365
 TOTAL PROPOSED FAR AREA = 3,166 sq.ft.

FAR FOR EXISTING: $2106/5439 = .387$

FAR FOR PROPOSED: $3166/5439 = .583$

Basement Area Note:

No sections of exposed walls below the first story have an exterior height equal to or greater than 4' as measured from existing or proposed grade, to the top of the subfloor of the first story. With X = 0 the result of the equation: $X/Y \times$ floor area of mass below first story would equal 0. For this reason no basement area was added to the FAR calculations.



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 60 BREED STREET
 LYNN, MA 01902
 781-592-9201



97 CHAPEL ST., SUITE 3
 NEEDHAM, MA 02492
 781-707-6564

LEGEND

- EXISTING WALL
- NEW WALL

REVISIONS

NO.	DATE

PROJECT:

HELMING RESIDENCE
 39 SUMMIT ST.
 NEWTON, MA

SHEET TITLE:

PROPOSED FIRST
 FLOOR PLAN

SCALE:

PROJECT #: 218442

DATE: MAY 2, 2018

DRAWING #:

A-1



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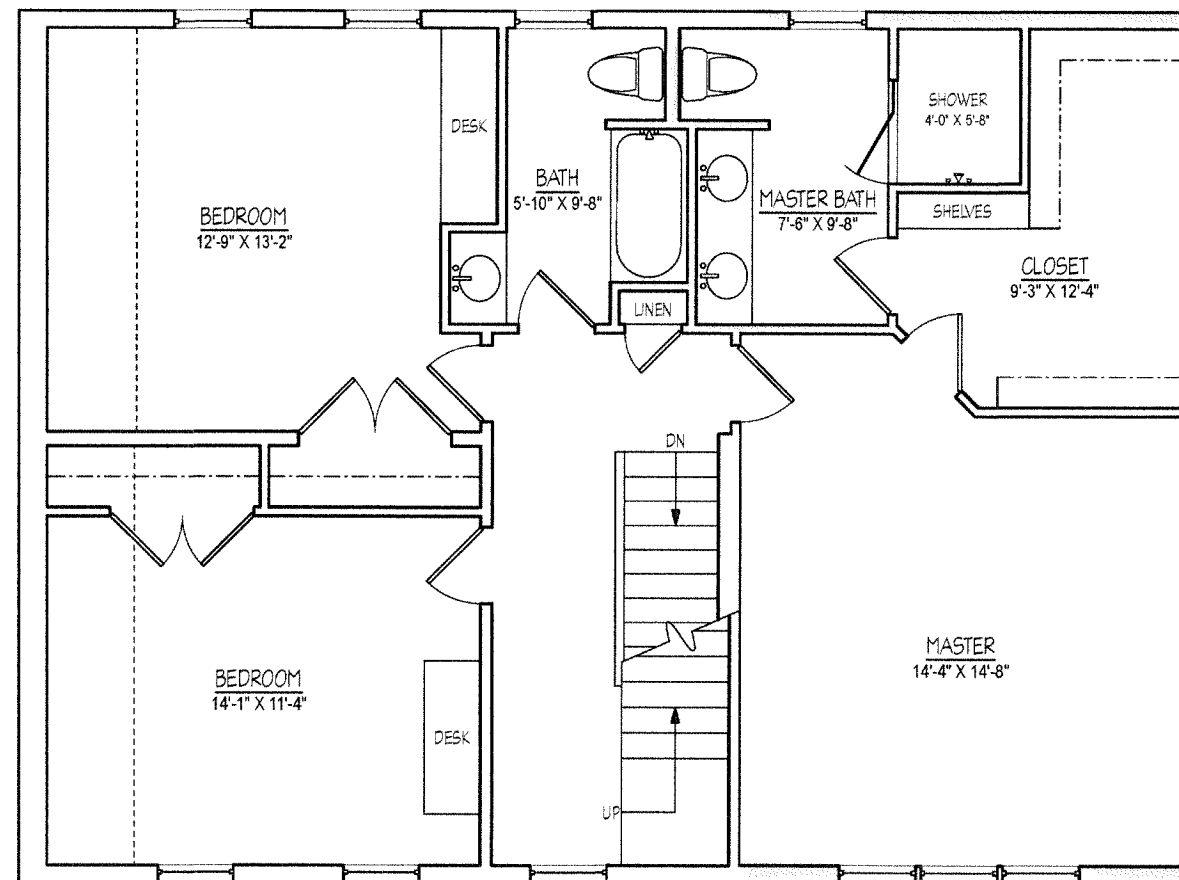
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BUILDERS

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LEGEND

-  EXISTING WALL
-  NEW WALL



REVISIONS

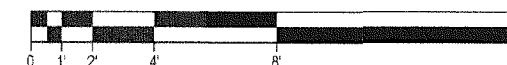
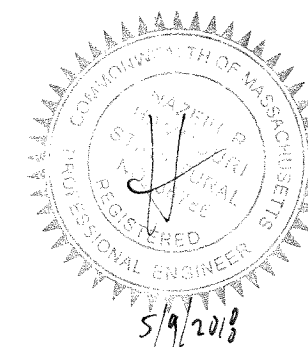
NO.	DATE

PROJECT: HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

SHEET TITLE: PROPOSED SECOND FLOOR PLAN

SCALE: PROJECT #: 218442
DATE: MAY 2, 2018
DRAWING #:

A - 2



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LEGEND

- EXISTING WALL
- NEW WALL

REVISIONS

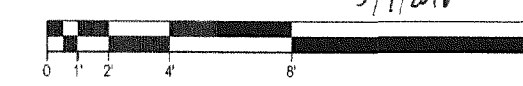
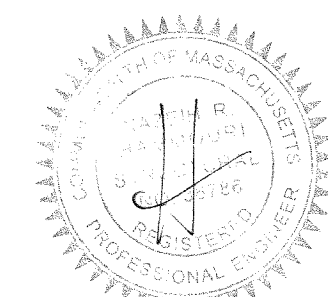
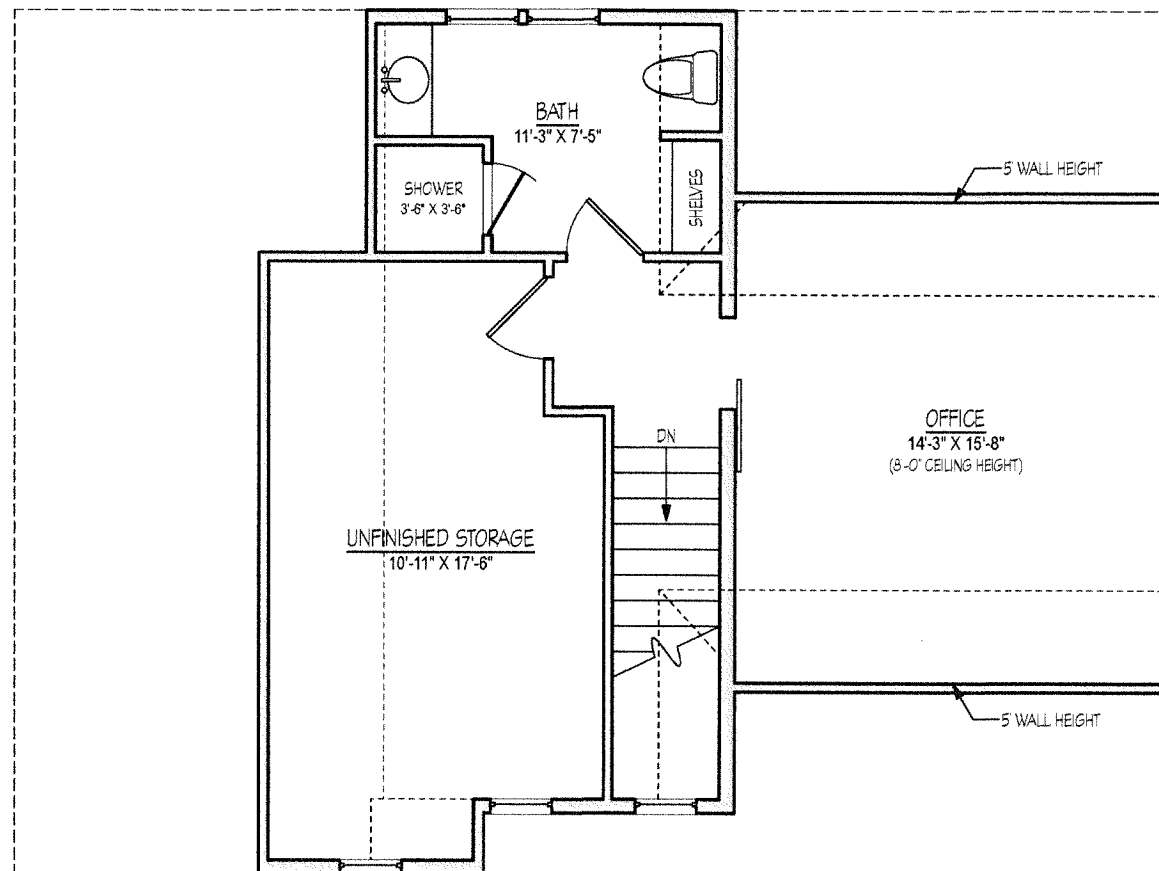
NO.	DATE

PROJECT: _____
HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

SHEET TITLE: _____
PROPOSED ATTIC
FLOOR PLAN

SCALE: _____
PROJECT #: 218442
DATE: MAY 2, 2018
DRAWING #: _____

A - 3





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LEGEND

-  EXISTING WALL
-  NEW WALL

REVISIONS

NO.	DATE

PROJECT: _____
HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

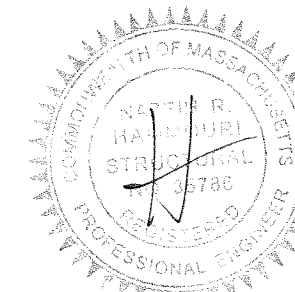
SHEET TITLE: _____
PROPOSED FRONT
ELEVATION

SCALE: _____
PROJECT #: 218442
DATE: MAY 2, 2018
DRAWING #:

A - 4



FRONT ELEVATION
FACING SUMMIT STREET



5/9/2018





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LEGEND

-  EXISTING WALL
-  NEW WALL



LEFT SIDE ELEVATION

REVISIONS

NO.	DATE

PROJECT: _____
HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

SHEET TITLE: _____
PROPOSED LEFT SIDE
ELEVATION

SCALE: _____
PROJECT #: 218442
DATE: MAY 2, 2018
DRAWING #: _____

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LEGEND

-  EXISTING WALL
-  NEW WALL

REVISIONS

NO.	DATE

PROJECT: _____
HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

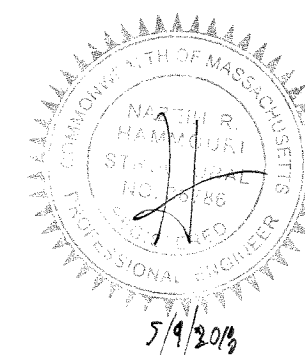
SHEET TITLE: _____
PROPOSED REAR
ELEVATION

SCALE: _____
PROJECT #: 218442
DATE: MAY 2, 2018
DRAWING #: _____

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REAR ELEVATION
FACING NEWTONVILLE AVE.





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LEGEND

-  EXISTING WALL
-  NEW WALL

REVISIONS

NO.	DATE

PROJECT: _____
HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

SHEET TITLE: _____
PROPOSED RIGHT
SIDE ELEVATION

SCALE: _____

PROJECT #: 218442

DATE: MAY 2, 2018

DRAWING #: _____

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RIGHT SIDE ELEVATION





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LEGEND

-  EXISTING WALL
-  NEW WALL

REVISIONS

NO.	DATE

PROJECT:

HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

SHEET TITLE:

EXISTING FIRST
FLOOR PLAN

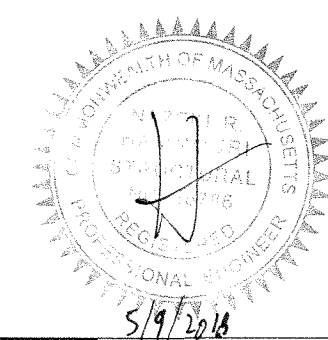
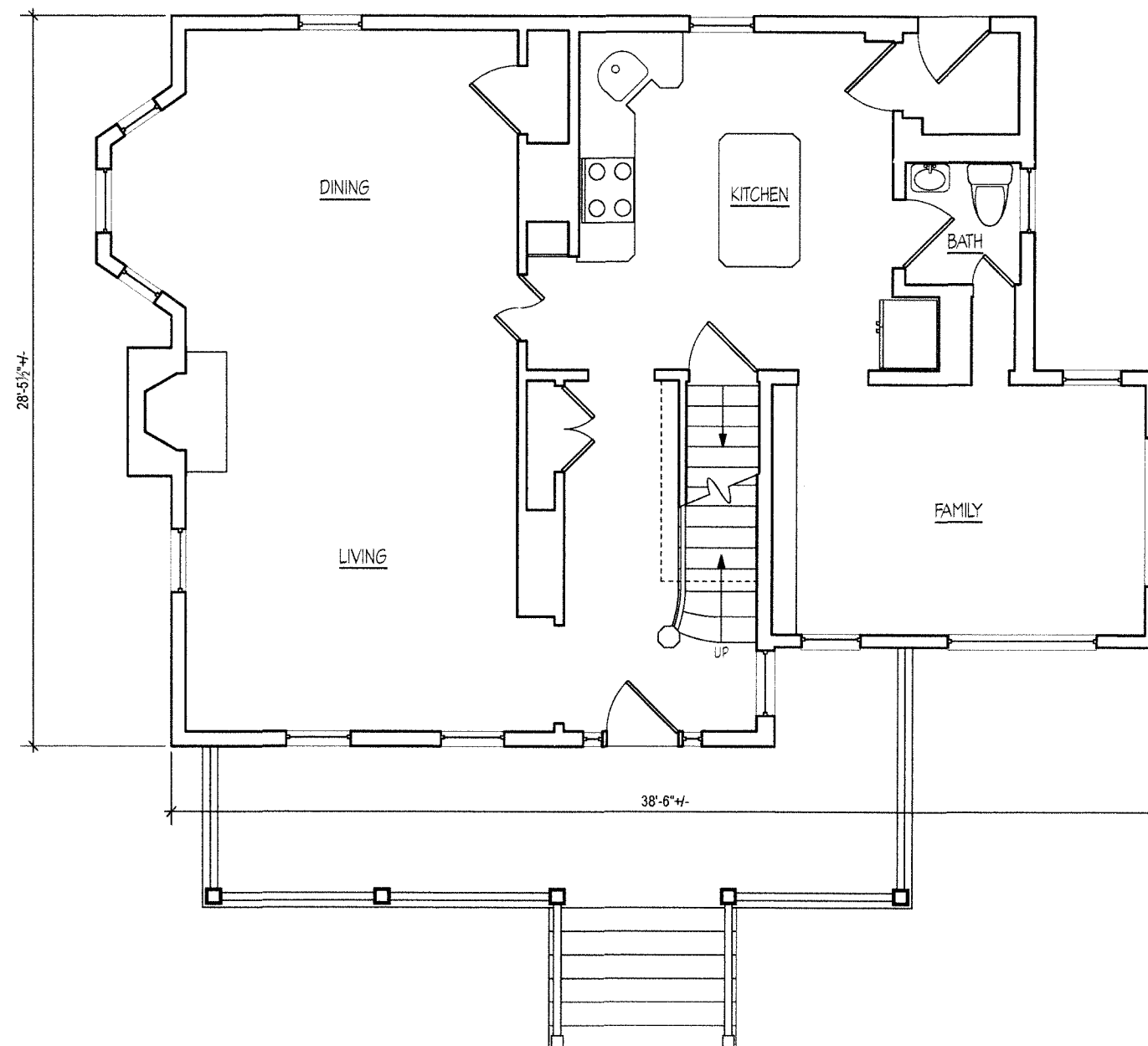
SCALE:

PROJECT #: 218442

DATE: MAY 2, 2016

DRAWING #:

A - 8





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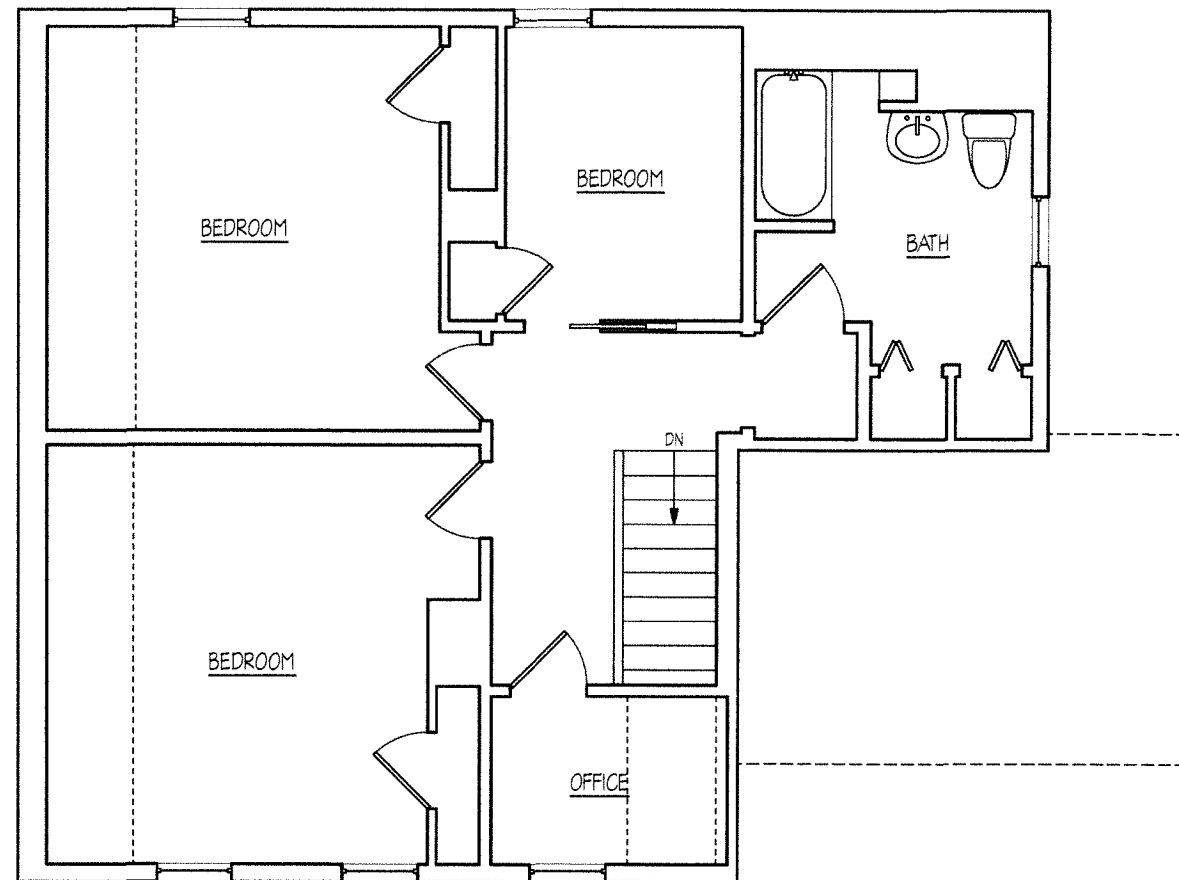
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BUILDERS

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LEGEND

-  EXISTING WALL
-  NEW WALL



REVISIONS

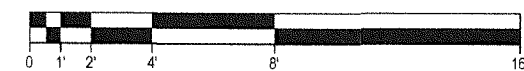
NO.	DATE

PROJECT: _____
HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

SHEET TITLE: _____
EXISTING SECOND
FLOOR PLAN

SCALE: _____
PROJECT #: 218442
DATE: MAY 2, 2018
DRAWING #: _____

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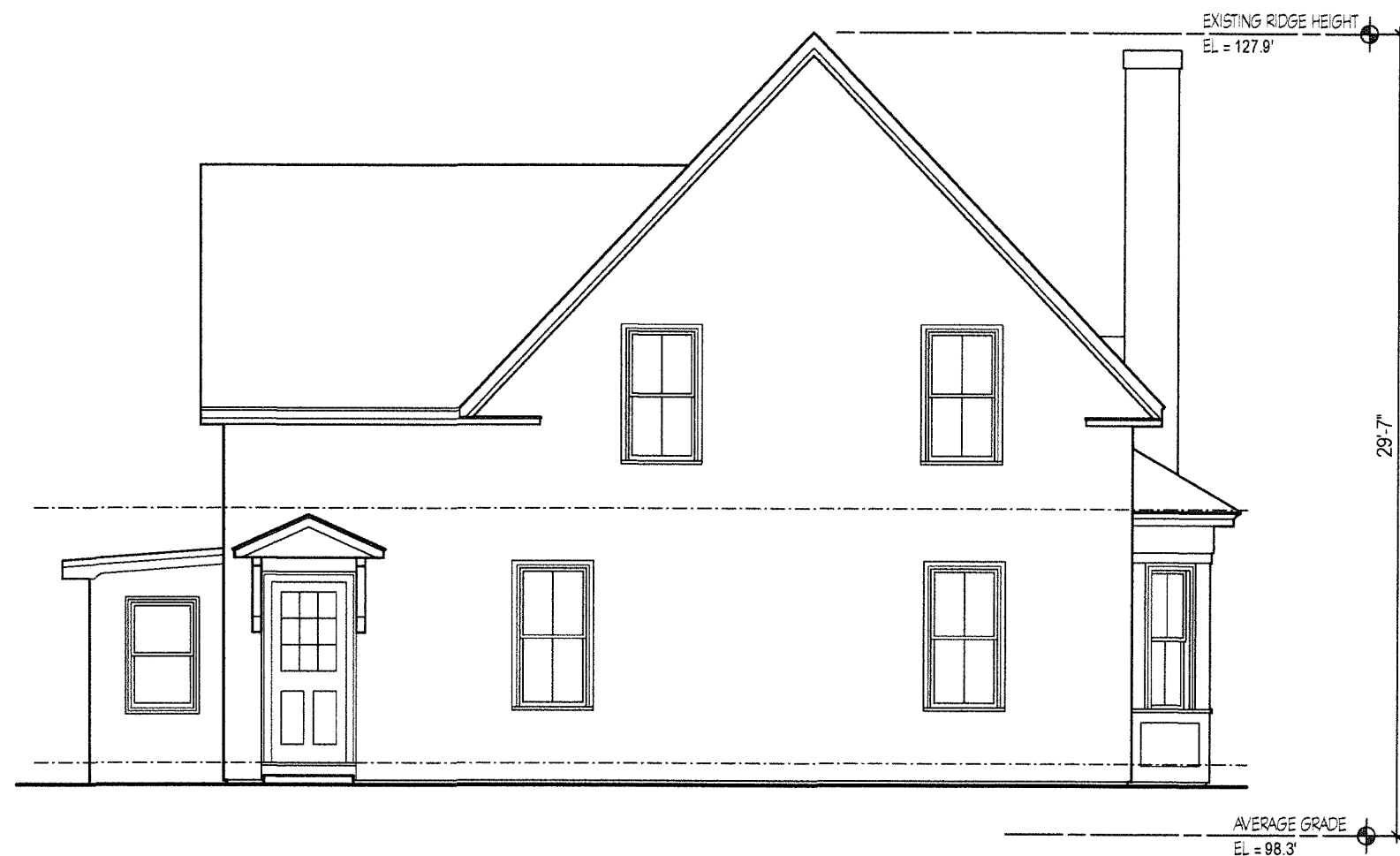
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LEGEND

- EXISTING WALL
- NEW WALL



FRONT ELEVATION
FACING SUMMIT STREET

REVISIONS

NO.	DATE

PROJECT: _____
HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

SHEET TITLE: _____
EXISTING FRONT
ELEVATION

SCALE: _____
PROJECT #: 218442
DATE: MAY 2, 2018
DRAWING #: _____



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BUILDERS

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LEGEND

-  EXISTING WALL
-  NEW WALL



LEFT SIDE ELEVATION

REVISIONS

NO.	DATE

PROJECT: _____
HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

SHEET TITLE: _____
EXISTING LEFT SIDE
ELEVATION

SCALE: _____

PROJECT #: 218442

DATE: MAY 2, 2018

DRAWING #: _____



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LEGEND

-  EXISTING WALL
-  NEW WALL



REAR ELEVATION

FACING NEWTONVILLE AVE.



REVISIONS

NO.	DATE

PROJECT: _____
HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

SHEET TITLE: _____
EXISTING REAR
ELEVATION

SCALE: _____
PROJECT #: 218442
DATE: MAY 2, 2018
DRAWING #: _____

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LEGEND

-  EXISTING WALL
-  NEW WALL

REVISIONS

NO.	DATE

PROJECT: _____
HELMING RESIDENCE
39 SUMMIT ST.
NEWTON, MA

SHEET TITLE: _____
EXISTING RIGHT SIDE
ELEVATION

SCALE: _____
PROJECT #: 218442
DATE: MAY 2, 2018
DRAWING #: _____

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RIGHT SIDE ELEVATION

