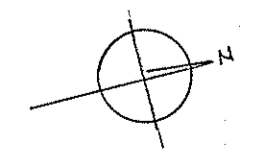
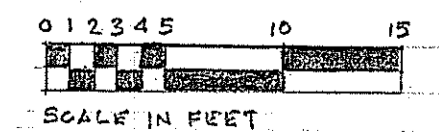
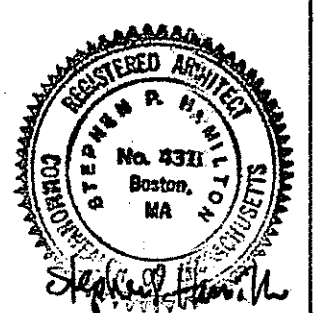
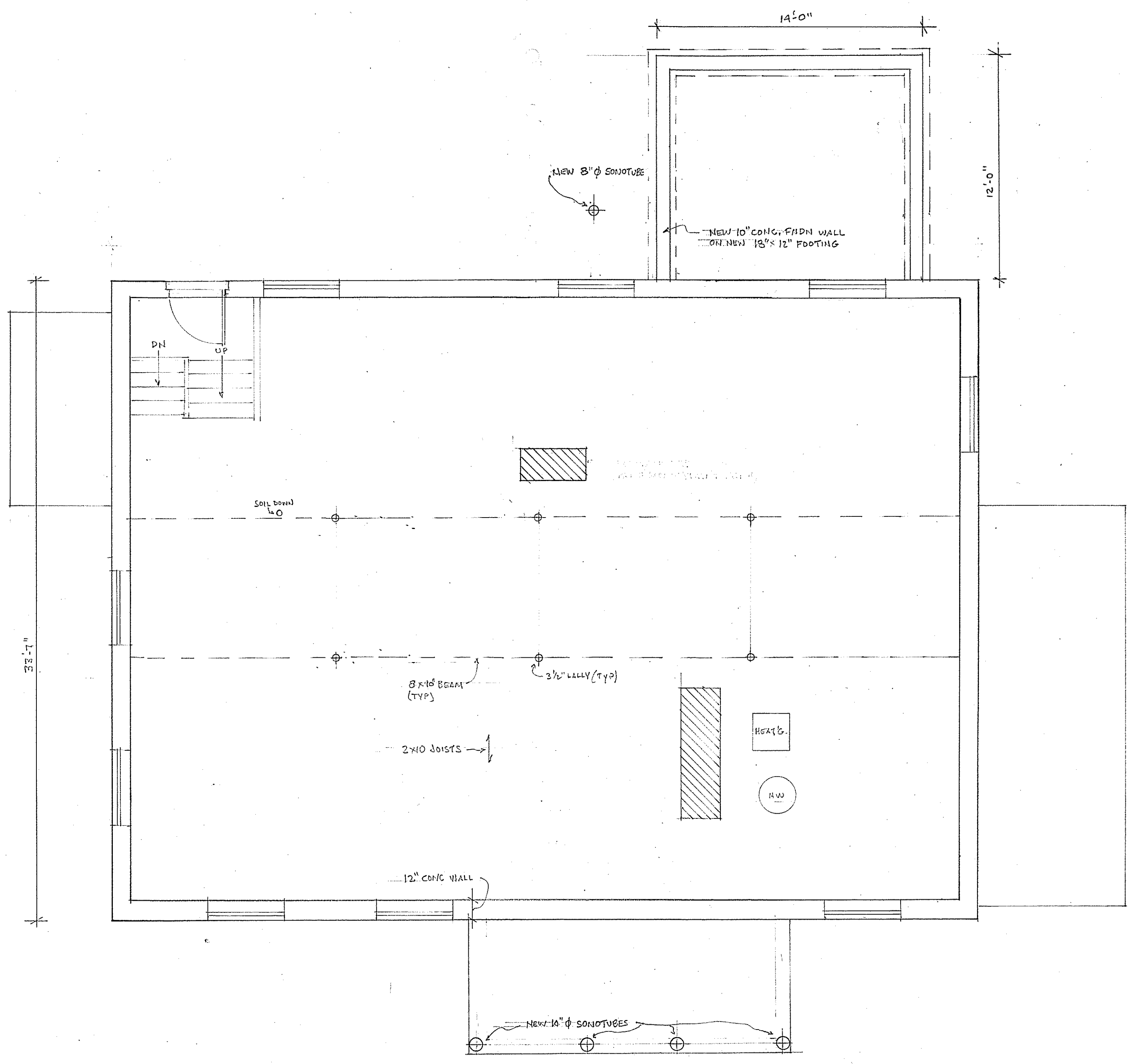


20 SEPT 2016
 5 FEB 2016 WALKWAYS
 7 JAN 2016
 REV 20 DEC 2015

DATE	4 DEC 2015	SCALE	1/8"=1'-0"
PROJECT	ALTERATIONS TO THE BOLANIS RESIDENCE 17-19 PULSIFER STREET, NEWTON, MA.		
TITLE	SITE PLAN		

STEPHEN P. HAMILTON, ARCHITECT
 155 SUMNER STREET
 NEWTON, MA. 02459
 (617) 969-5752





20 SEPT 2016
 7 JAN 2016
 REV 4 DEC 2015

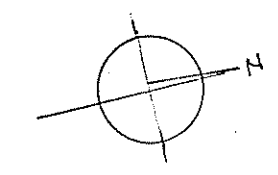
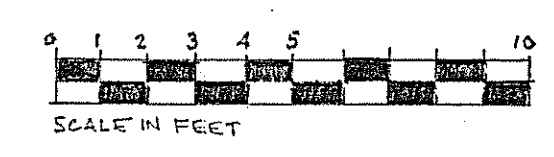
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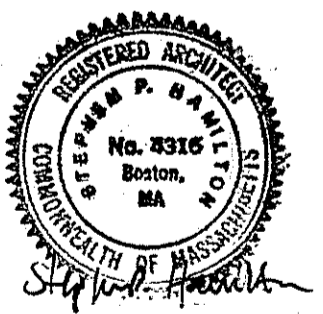
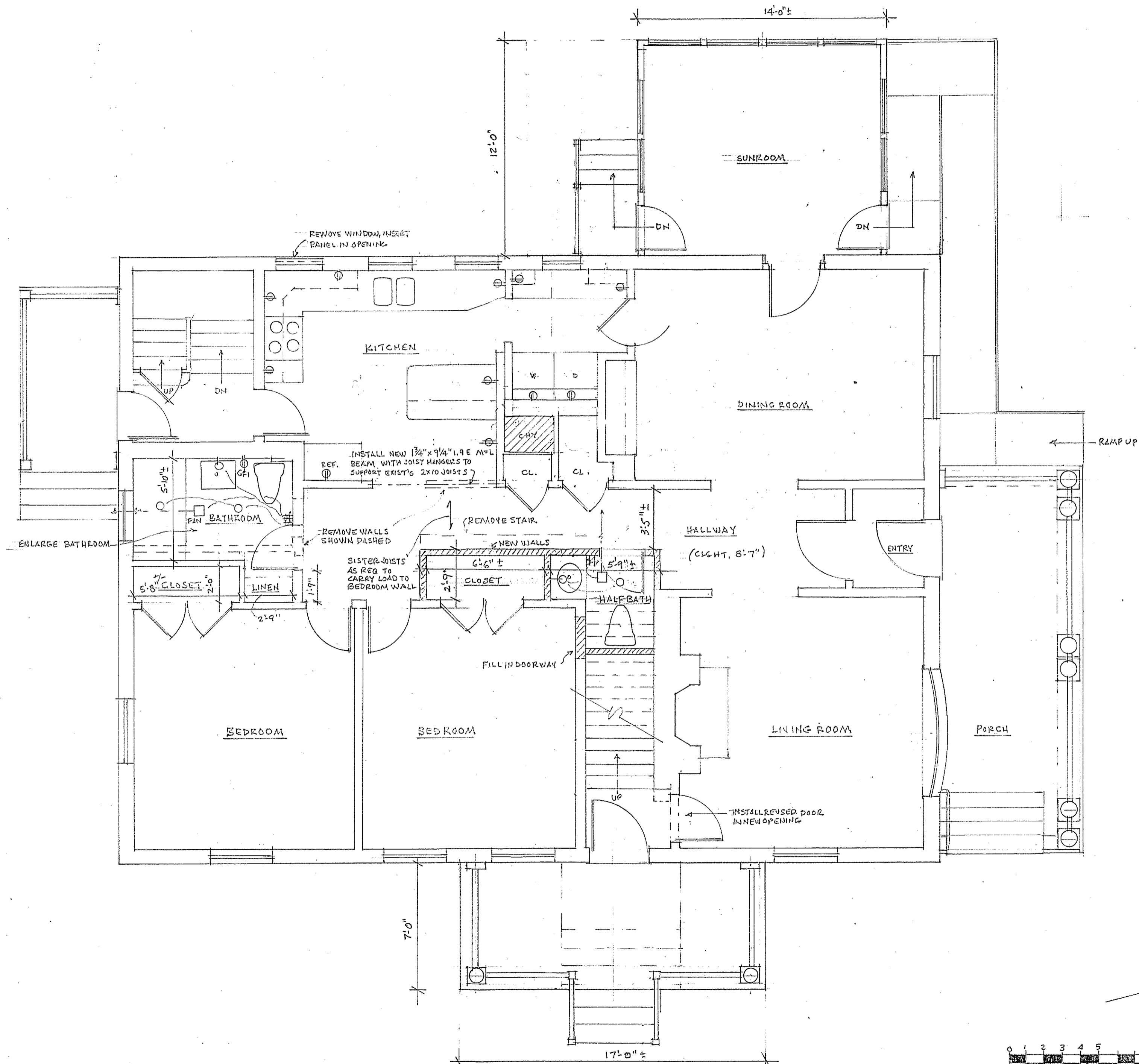
PROJECT ALTERATIONS TO THE
BOLANIS RESIDENCE
 17-19 PULSIFER STREET, NEWTON, MA.

TITLE
GROUND FLOOR PLAN

STEPHEN P. HAMILTON, ARCHITECT
 155 SUMNER STREET
 NEWTON, MA. 02459
 (617) 969-5752

A1





20 SEPT 2016
 7 JAN 2016
 4 DEC 2015
 REV 27 JULY 2015

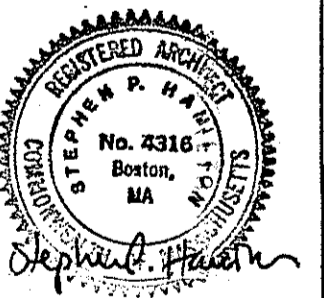
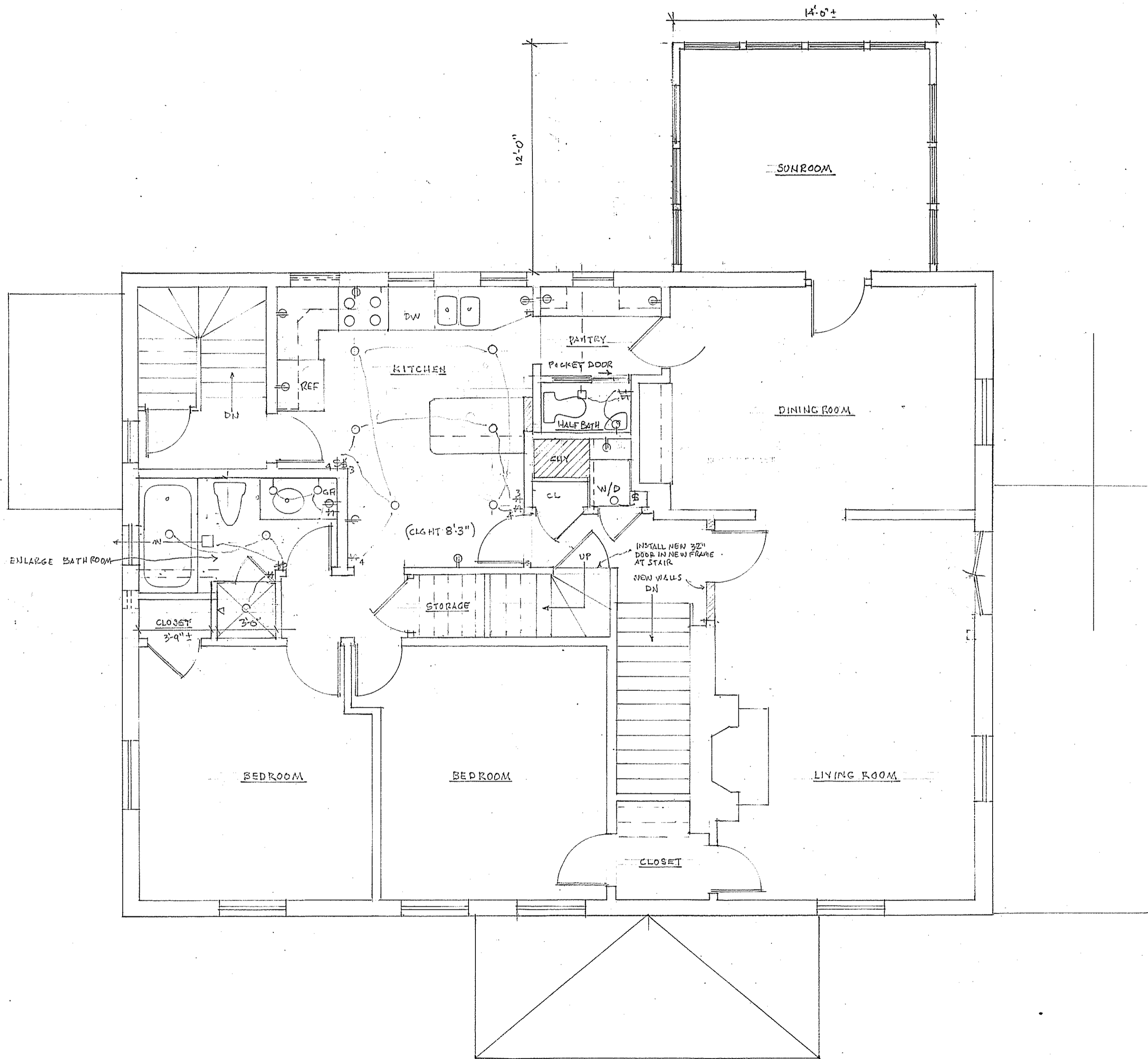
DATE 2 JULY 2015 SCALE 1/4"=1'-0"

PROJECT ALTERATIONS TO THE
BOLANIS RESIDENCE
 17-19 PULSIFER STREET, NEWTON, MA.

TITLE **FIRST FLOOR PLAN**

STEPHEN P. HAMILTON, ARCHITECT
 155 SUMNER STREET
 NEWTON, MA. 02459
 (617) 969-5752

A2



20 SEPT 2016
 1 JAN 2016
 4 DEC 2015

REV 27 JULY 2015

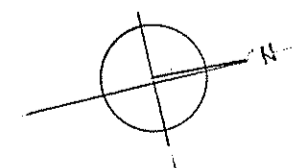
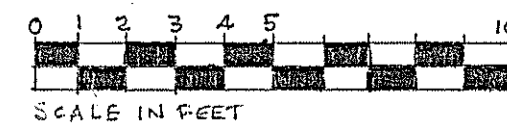
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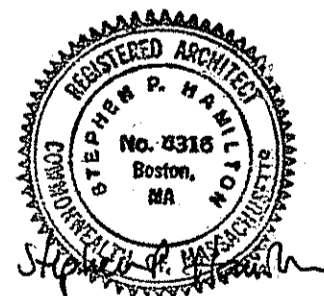
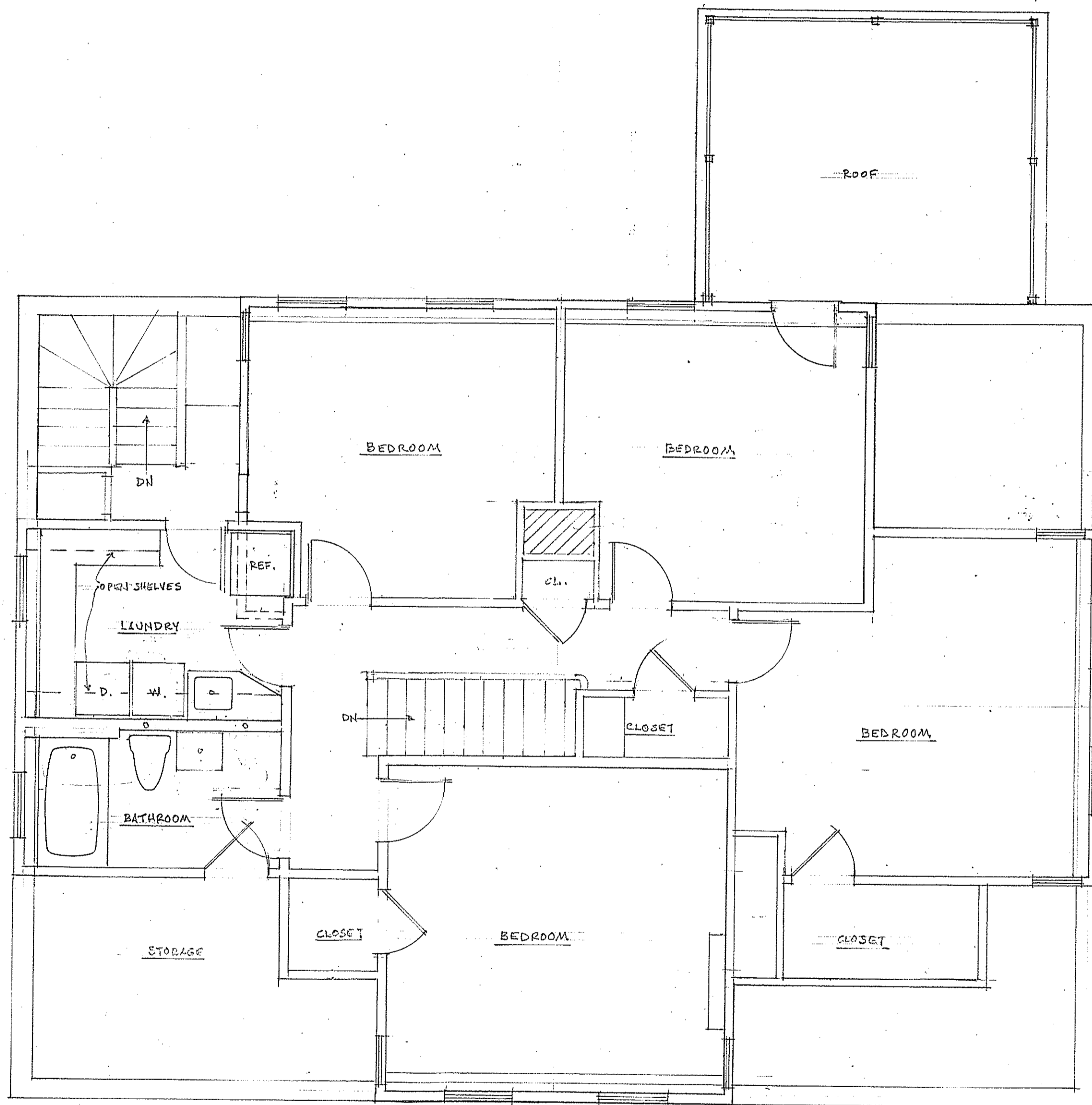
PROJECT ALTERATIONS TO THE
BOLANIS RESIDENCE
 17-19 PULSIFER STREET, NEWTON, MA.

TITLE
SECOND FLOOR PLAN

STEPHEN P. HAMILTON, ARCHITECT
 155 SUMNER STREET
 NEWTON, MA. 02459
 (617) 969-5752

A3





20 SEPT 2016
 7 JAN 2016
 20 DEC 2015
 REV 4 DEC 2015

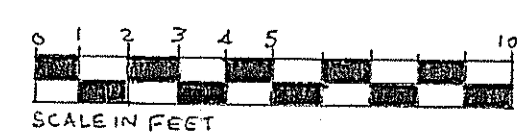
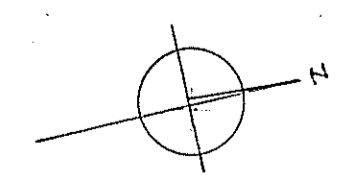
DATE 2 JULY 2015 SCALE 1/4"=1'-0"

PROJECT ALTERATIONS TO THE
BOLANIS RESIDENCE
 17-19 PULSIFER STREET, NEWTON, MA.

TITLE
ATTIC FLOOR PLAN

STEPHEN P. HAMILTON, ARCHITECT
 155 SUMNER STREET
 NEWTON, MA. 02459
 (617) 969-5752

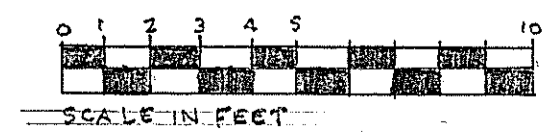
A4





EAST ELEVATION

NEW FRONT PORCH



20 SEPT 2016
 DATE 7 JAN 2016 SCALE 1/4"=1'-0"
 PROJECT ALTERATIONS TO THE
BOLANIS RESIDENCE
 17-19 PULSIFER STREET, NEWTON, MA.
 TITLE **ELEVATIONS**

STEPHEN P. HAMILTON, ARCHITECT
 155 SUMNER STREET
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20 SEPT 2016

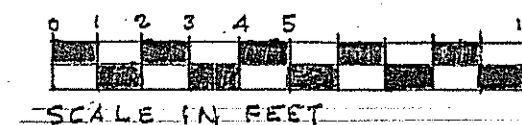
DATE 7 JAN 2016 SCALE 1/4"=1'-0"

PROJECT ALTERATIONS TO THE
BOLANIS RESIDENCE
17-19 PULSIFER STREET, NEWTON, MA.

TITLE
ELEVATIONS

STEPHEN P. HAMILTON, ARCHITECT
155 SUMNER STREET
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A6





20 SEPT. 2016

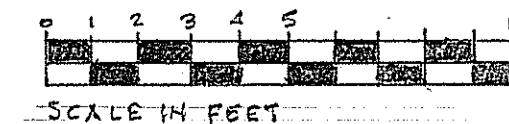
DATE 7 JAN 2016

SCALE 1/4"=1'-0"

PROJECT ALTERATIONS TO THE
BOLANIS RESIDENCE
 17-19 PULSIFER STREET, NEWTON, MA.

TITLE
ELEVATIONS

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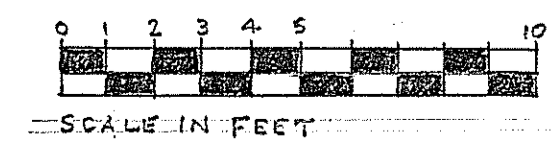


A7



NEW SUNROOMS & STEPS
SOUTH ELEVATION

NEW FRONT PORCH



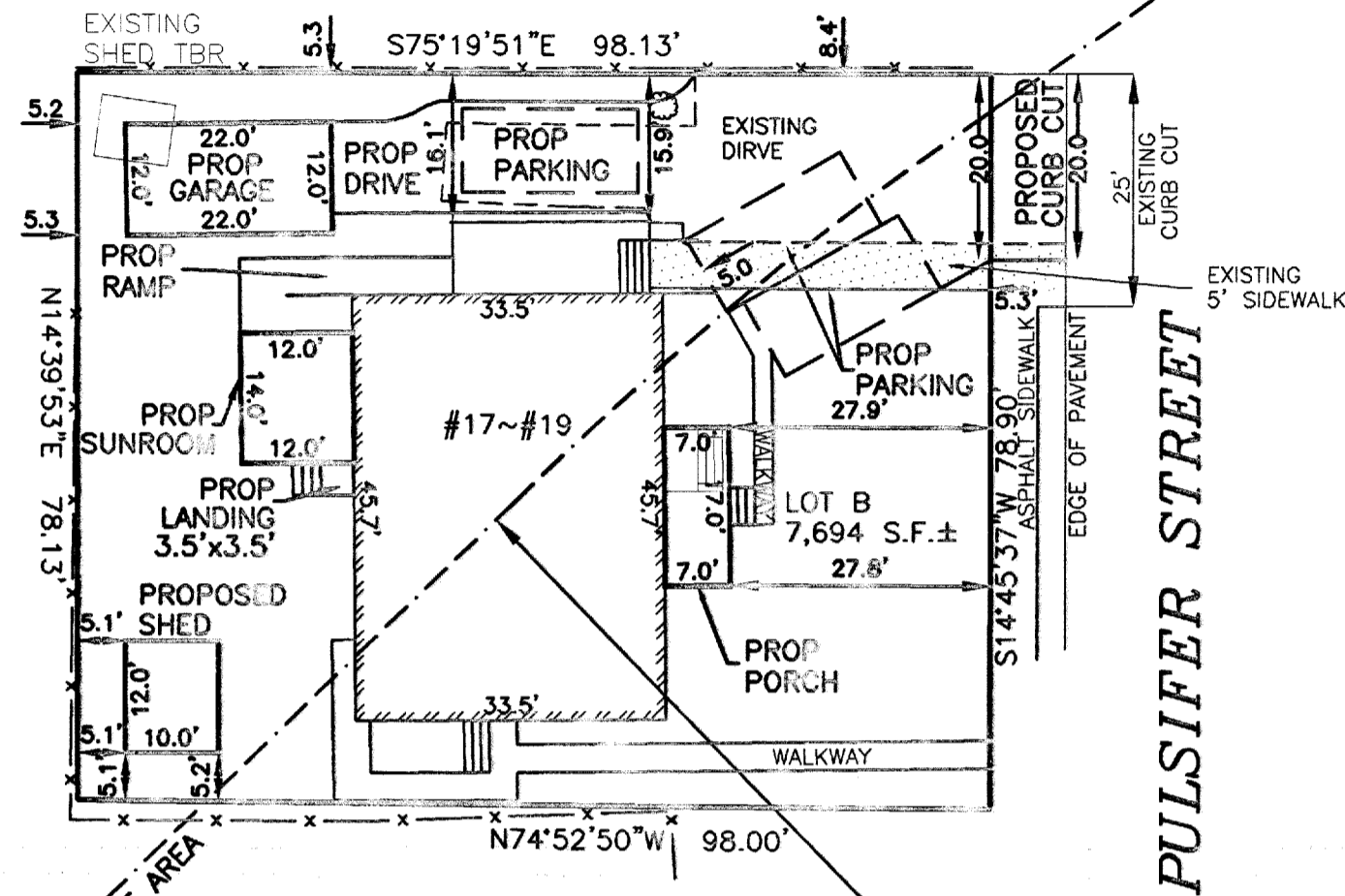
20 SEPT 2016
 DATE 7 JAN 2016 SCALE 1/4"=1'-0"
 PROJECT ALTERATIONS TO THE
BOLANIS RESIDENCE
 17-19 PULSIFER STREET, NEWTON, MA.
 TITLE
ELEVATIONS
 STEPHEN P. HAMILTON, ARCHITECT
 155 SUMNER STREET
 NEWTON, MA. 02459
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ESTABLISHED 1916

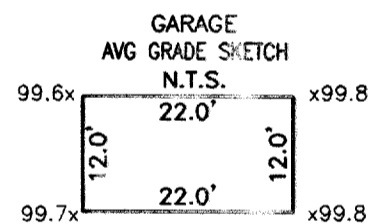
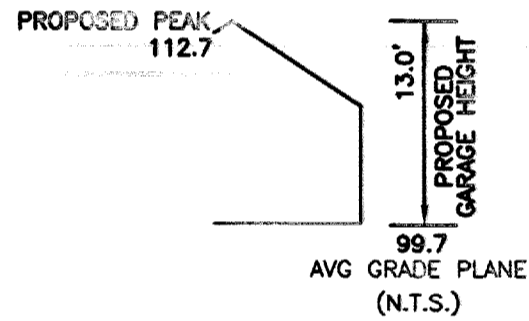


EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465

(617) 527-8750
 info@everettbrooks.com



GARAGE HEIGHT CALCULATION



AVERAGE GRADE CALCULATION: (ORD Z-90)

AVG = $\frac{\sum[L(E1+E2)]}{P}$
 AVG = 6781.3 / 68 = 99.7

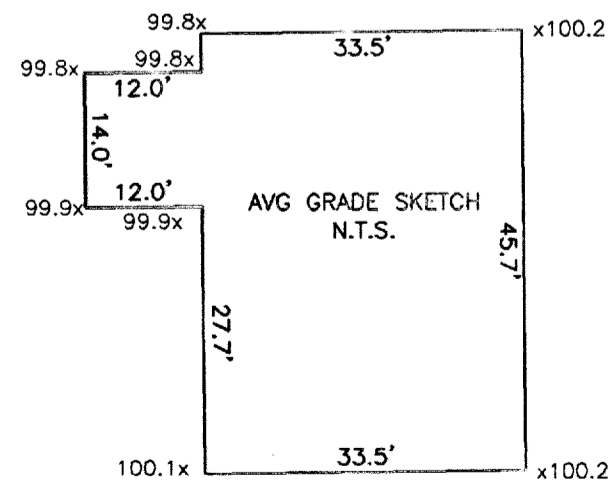
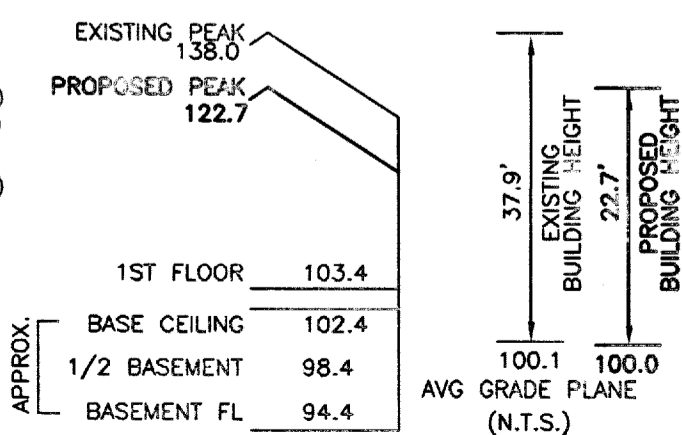
ZONING INFORMATION

ZONE: SR2
 PLAN DATED: MARCH 27, 1913
 DEED REFERENCE: BOOK 64695 PAGE 44

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,815 S.F.	2,144 S.F.	
(GARAGE NOT INCLUDED AS BUILDING; CONSTRUCTED BEFORE 1926)			
STRUCTURES	1,815 S.F.	2,420 S.F.	
DRIVE	820 S.F. ±	1,288 S.F.	
	2,635 S.F. ±	3,708 S.F.	
LOT COVERAGE	23.6%	27.9%	(30% MAX.)
OPEN SPACE	66% ±	52% *	(50% MIN.)
F.A.R.	0.51	0.58	(0.42 MAX.)
BELOW x S.F.	x S.F.	x S.F.	
1ST FL	1534 S.F.	1960 S.F.	
2ND FL	1534 S.F.	1702 S.F.	
ABOVE	832 S.F.	832 S.F.	
TOTAL	3900 S.F.	4500 S.F.	

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
 TOTAL INCREASE IN IMPERVIOUS AREA:
 95+120+168+17+17+460+251-32=1,090

BUILDING HEIGHT CALCULATION



AVERAGE GRADE CALCULATION: (ORD Z-90)

AVG = $\frac{\sum[L(E1+E2)]}{P}$
 EXISTING
 AVG = 15851.9 / 158.4 = 100.1
 PROPOSED
 AVG = 17848.5 / 178.4 = 100.0

PLAN OF LAND IN NEWTON, MA

17~19 PULSIFER STREET
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
 DATE: DECEMBER 23, 2015
 DRAWN: BB/MF
 CHECK: JF

REVISIONS:

4/26/16	200' RIVERFRONT LOCATION	ES
9/13/16	PARKING REVISIONS	MF
9/22/16	VARIOUS REVISIONS	MF

PROJECT NO. 24662

