

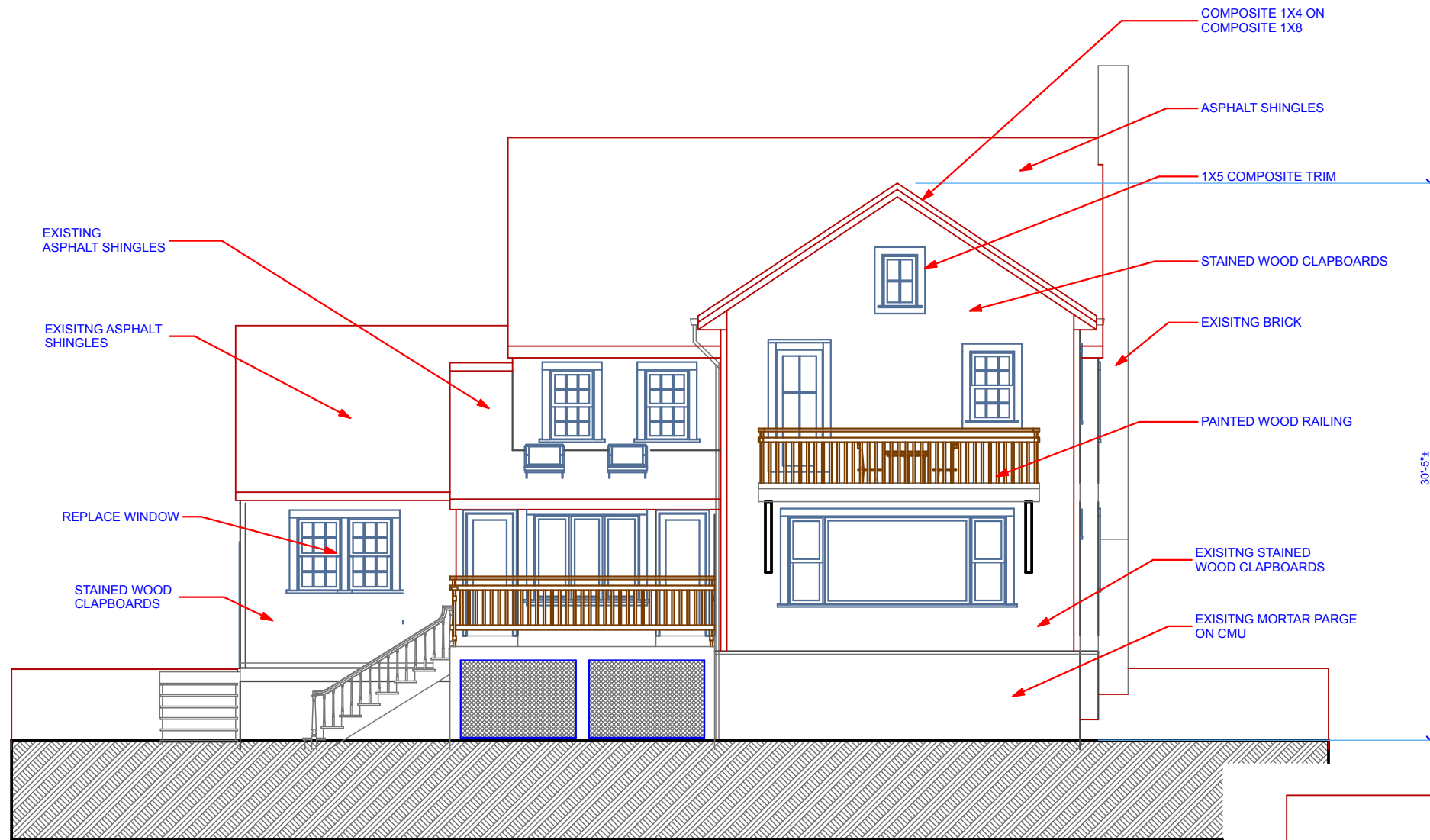
SPACE	Exist. S.F.	Prop. S.F.	NOTES
FIRST STORY	1515.00	1515.00	TO OUTSIDE OF EXTERIOR WALL
SECOND STORY	838.00	1117.00	TO OUTSIDE OF EXTERIOR WALL
ATRIA, OPEN WELLS & VERTICAL SPACES	0.00	62.00	MASTER BEDROOM
CERTAIN FLOOR AREAS ABOVE SECOND STORY	373.00	230.00	7' HIGH SPACE < 50% OF 5' HIGH SPACE
MASS BELOW FIRST STORY	706.96	706.96	SEE BELOW
GARAGE	0.00	0.00	INCLUDED IN FIRST FLOOR
AREA ABOVE GARAGES	0.00	0.00	NON FAR SPACE
OTHER DETACHED ACCESSORY BUILDINGS	0.00	0.00	NONE
TOTAL GROSS FLOOR AREA	3432.96	3630.96	
LOT SIZE	5930.00	5930.00	
FAR	0.58	0.61	MAXIMUM = .48 (NIC BONUS)

MASS BELOW GRADE CALCULATION, NOT USED			
X, SUM OF WALLS > 4' GRADE TO FLR.1	79.17	79.17	LF
Y, TOTAL PERIMETER WALL LENGTH	169.66	169.66	LF
FLOOR AREA	1515.00	1515.00	SF
(X/Y) * FLOOR AREA	706.96	706.96	MASS BELOW FIRST STORY

ADDITIONS TO 99
OXFORD DRIVE
NEWTON, MA

A1

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23 Willow St.
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PROPOSED WEST, PARK ELEVATION

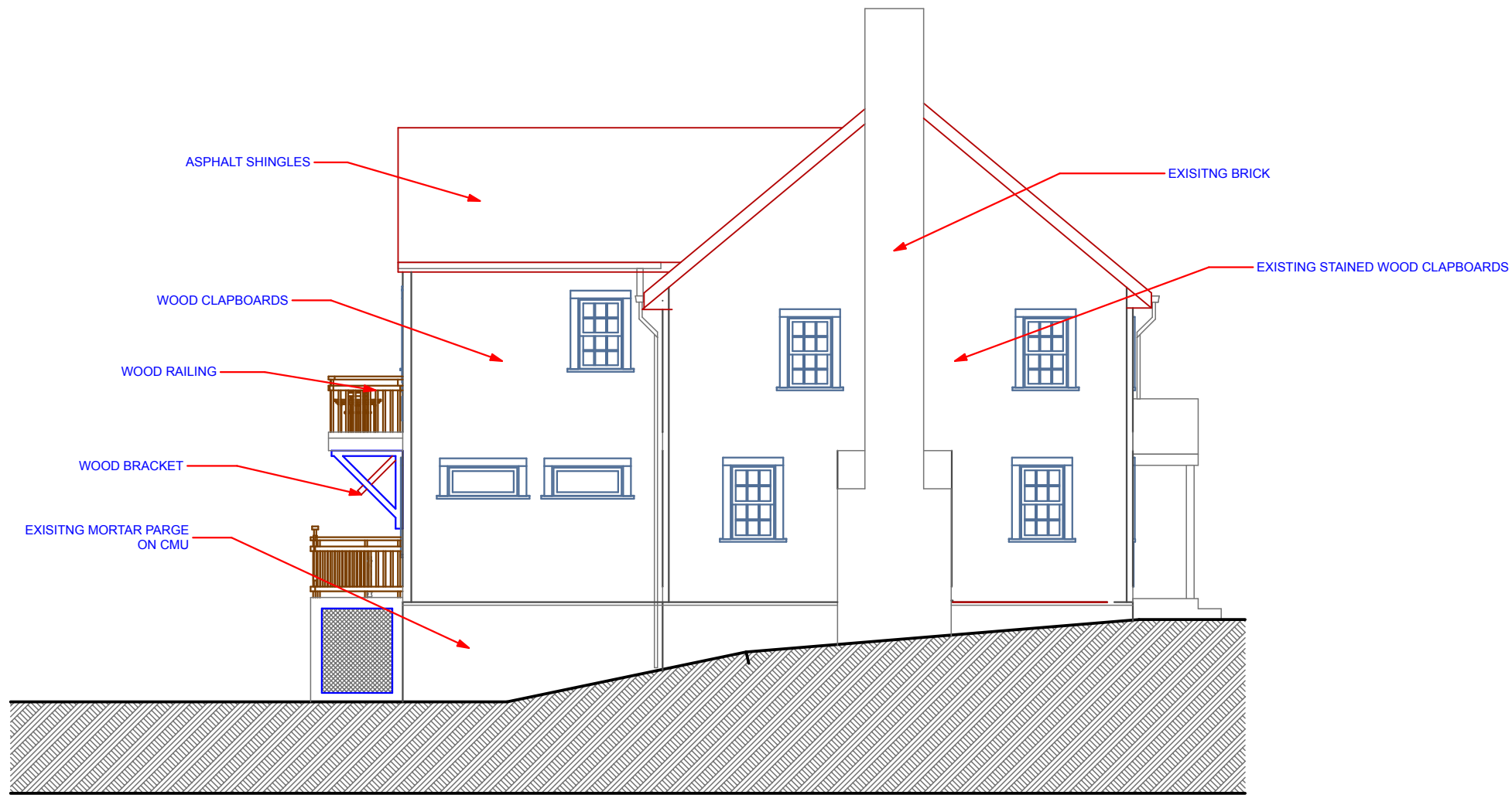


EXISTING WEST, PARK ELEVATION

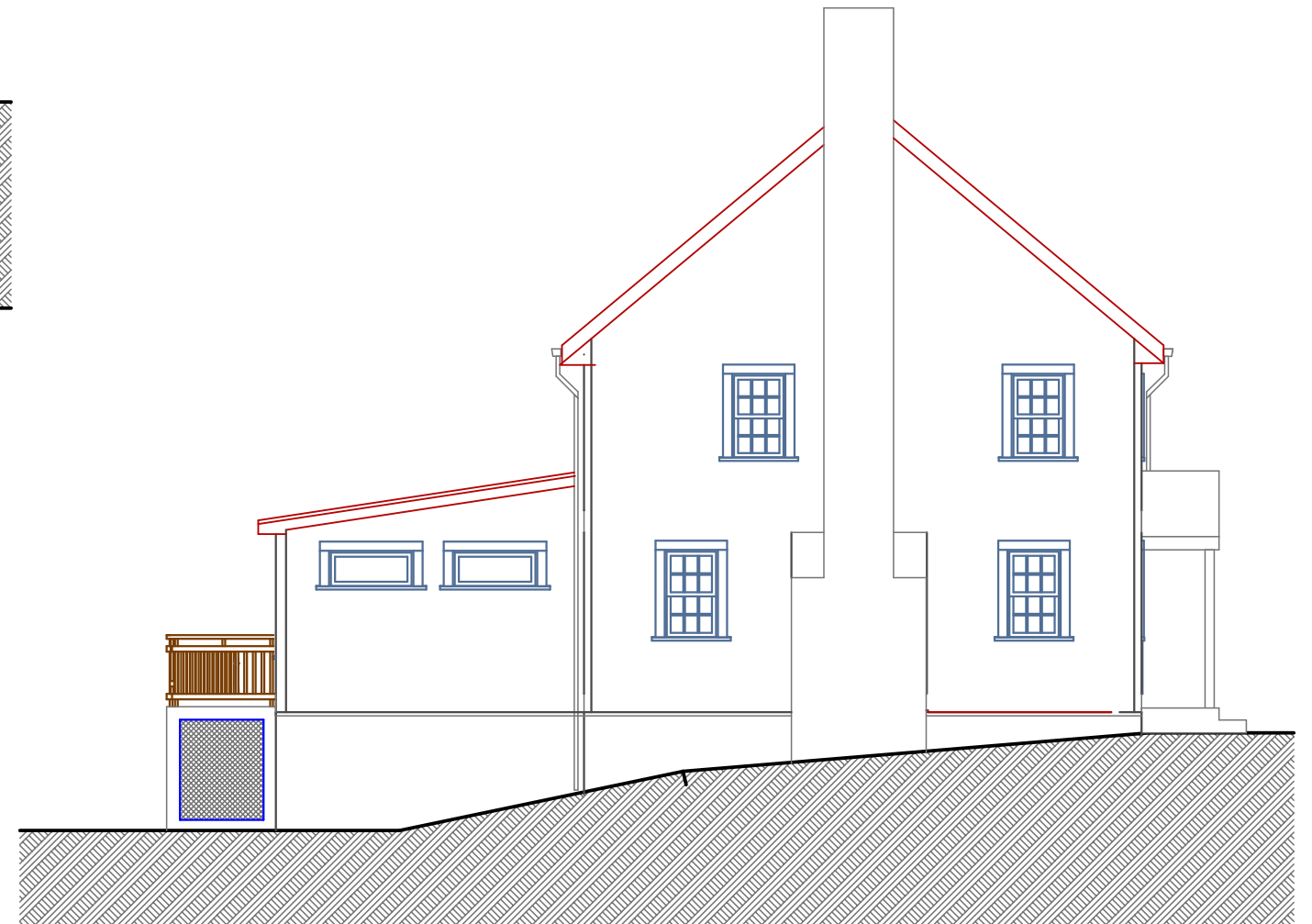
ADDITIONS TO 99
OXFORD DRIVE
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PROPOSED SOUTH ELEVATION

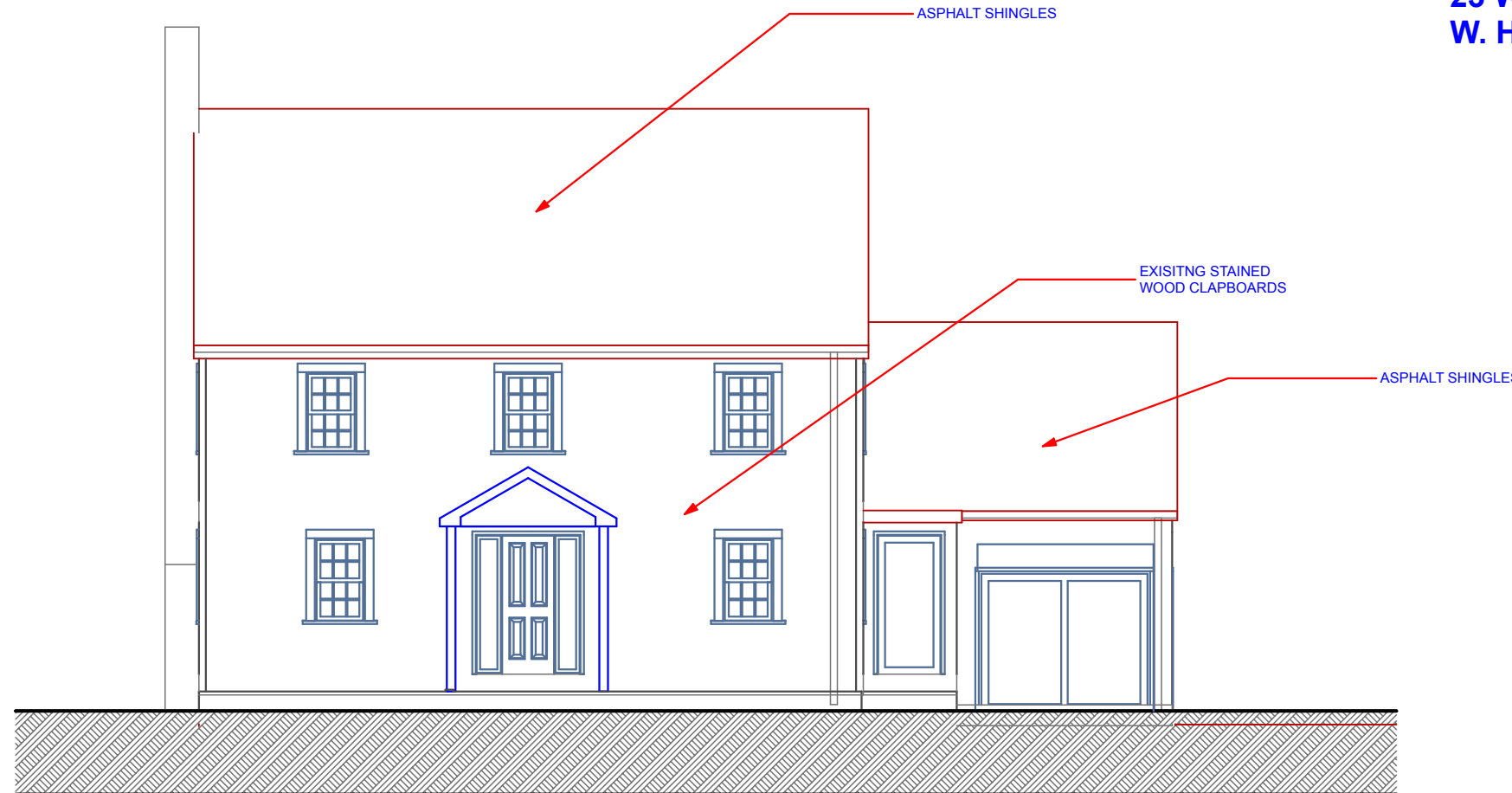


EXISTING SOUTH ELEVATION

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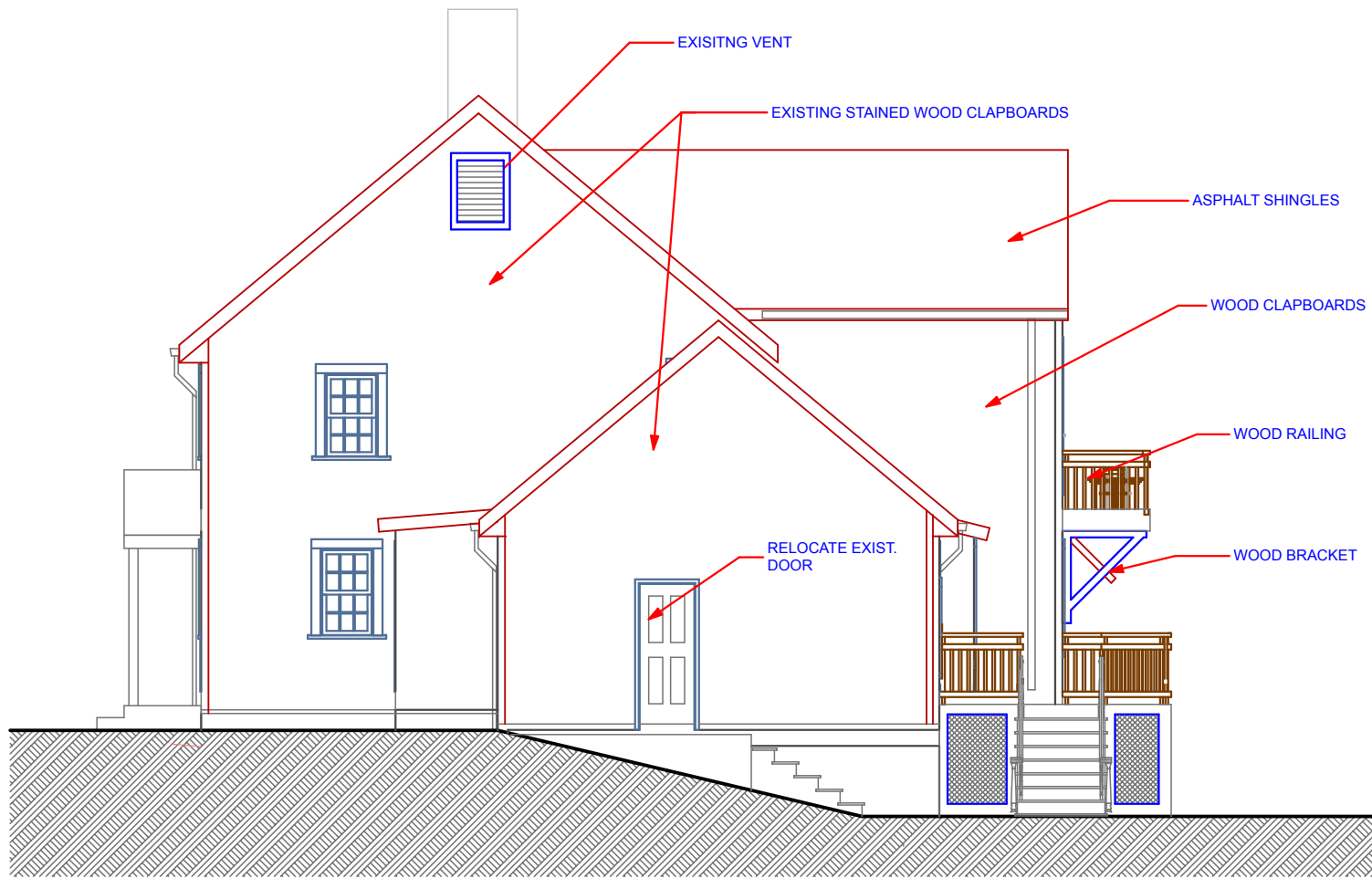


EXISTING EAST, OXFORD ROAD ELEVATION
(NO CHANGE)

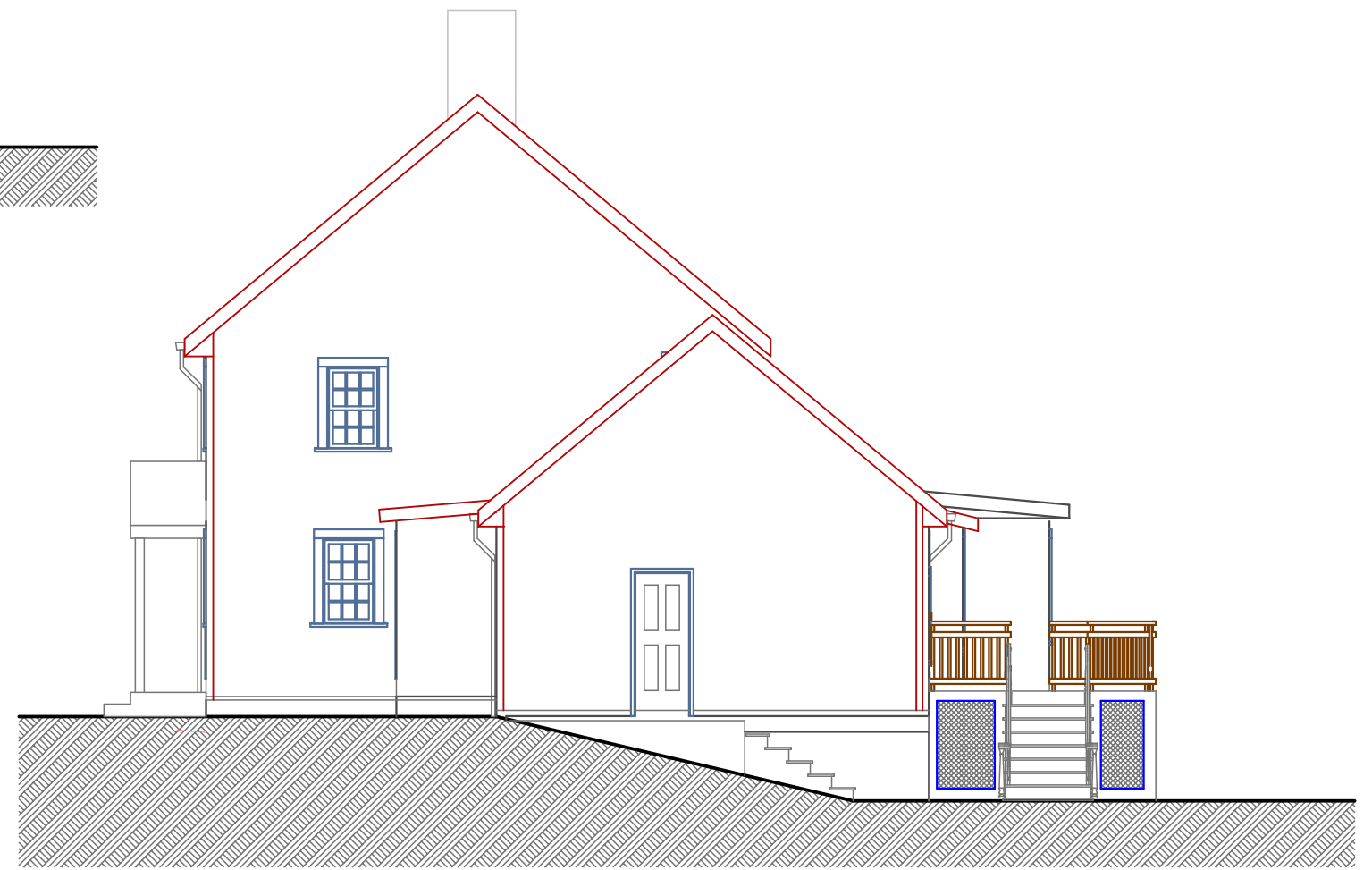
ADDITIONS TO 99
OXFORD DRIVE
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PROPOSED NORTH ELEVATION

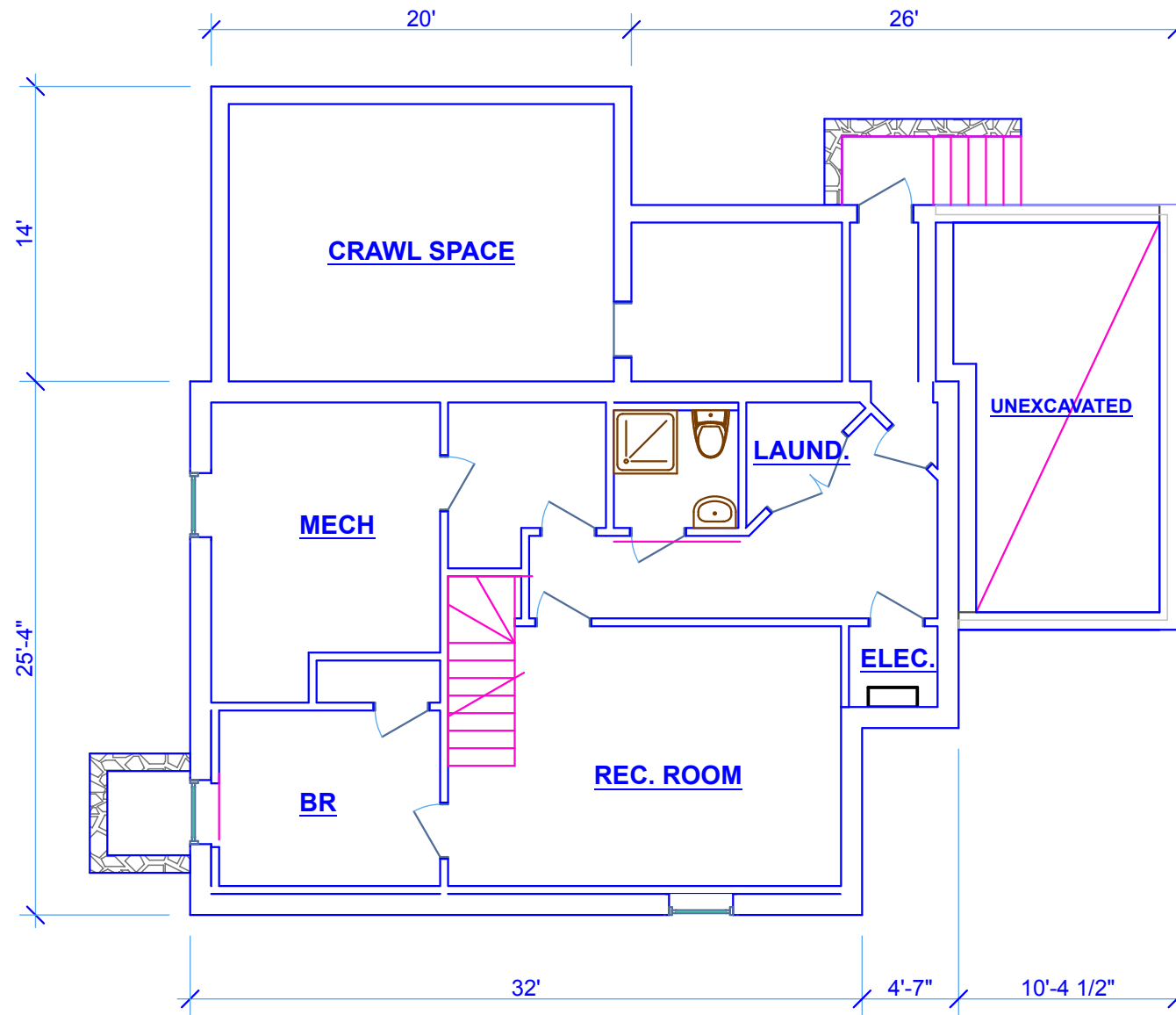


EXISTING NORTH ELEVATION

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OXFORD DRIVE
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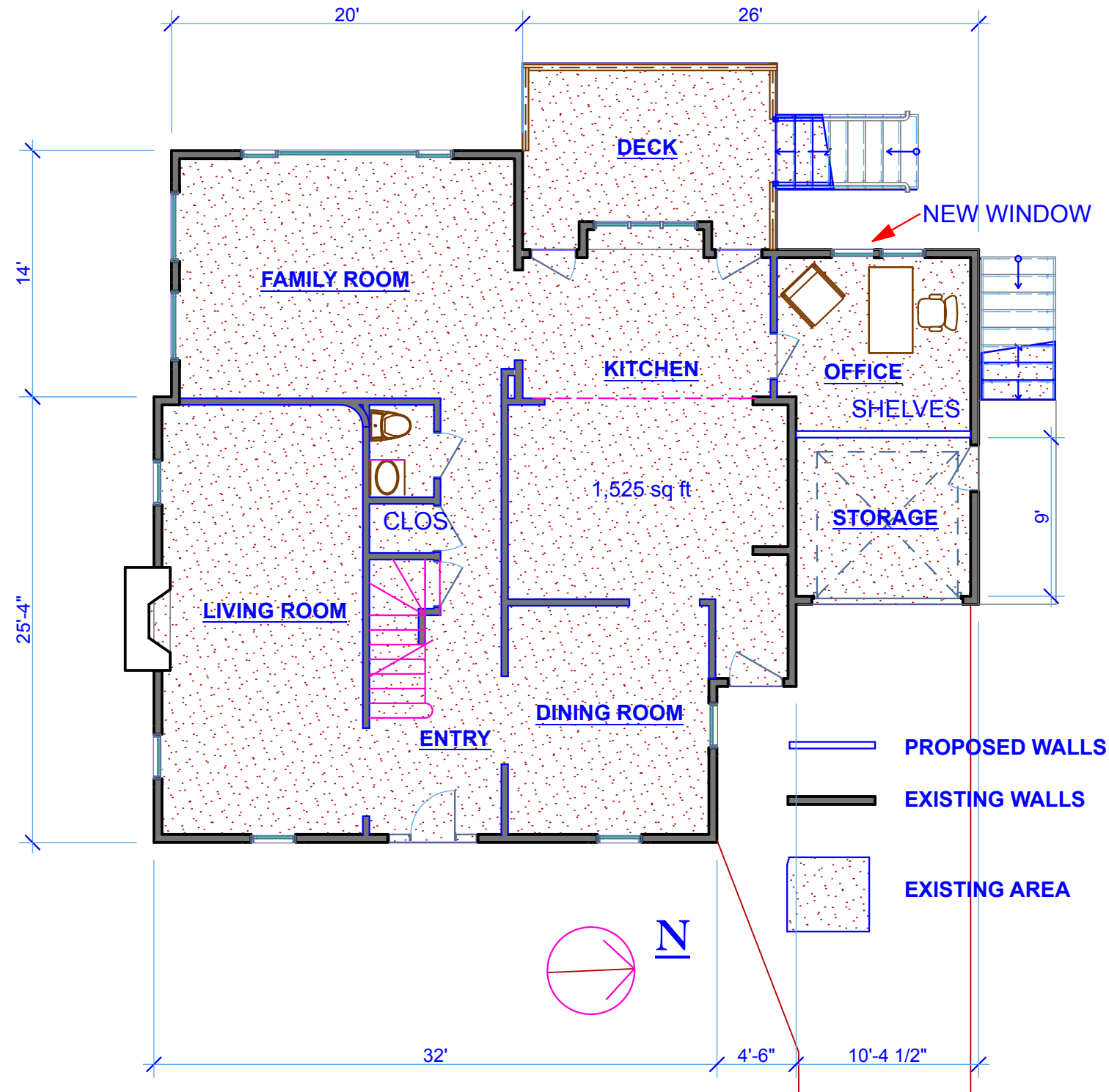


BASEMENT FLOOR PLAN

**ADDITIONS TO 99
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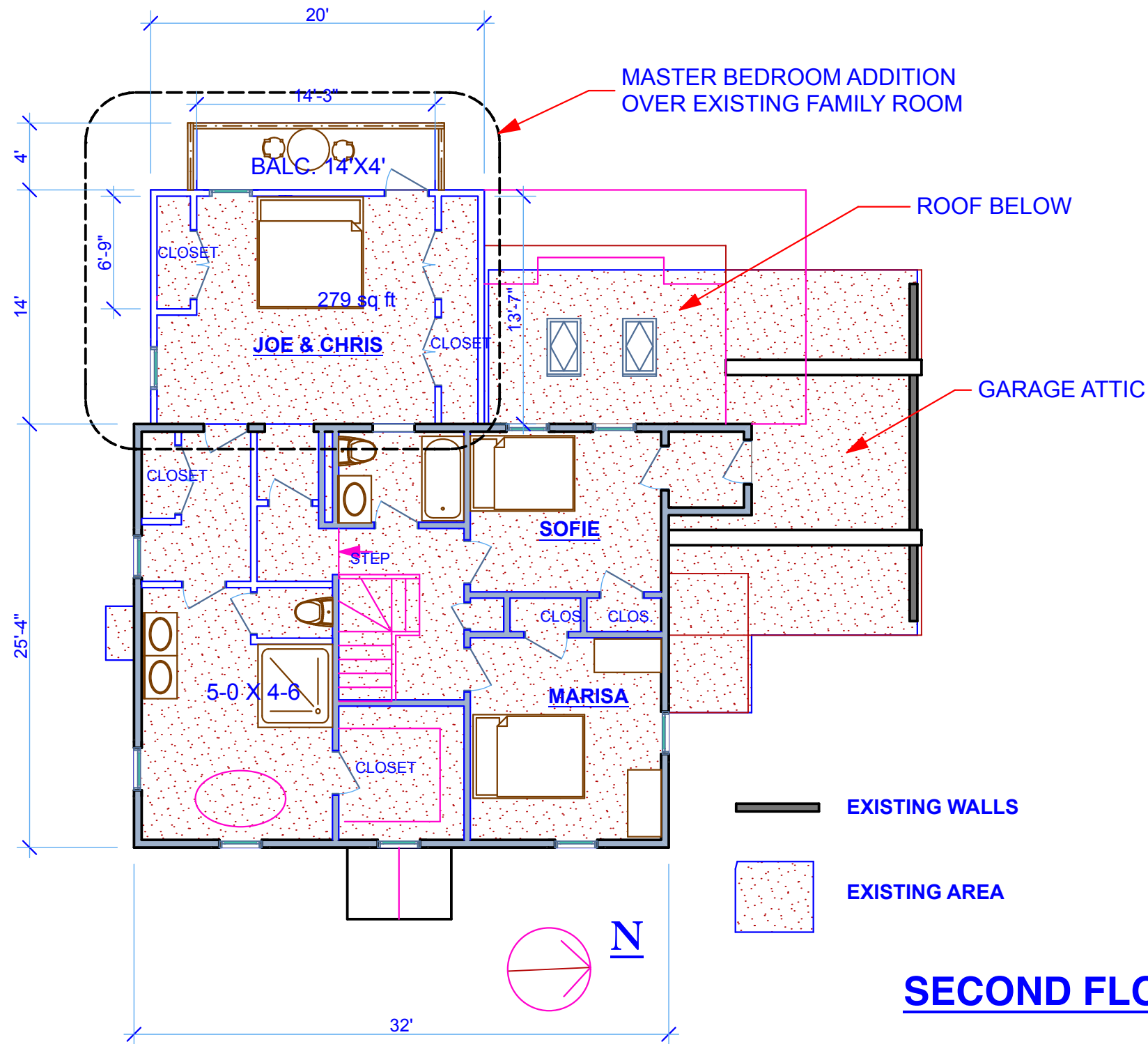


FIRST FLOOR PLAN

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SECOND FLOOR PLAN

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