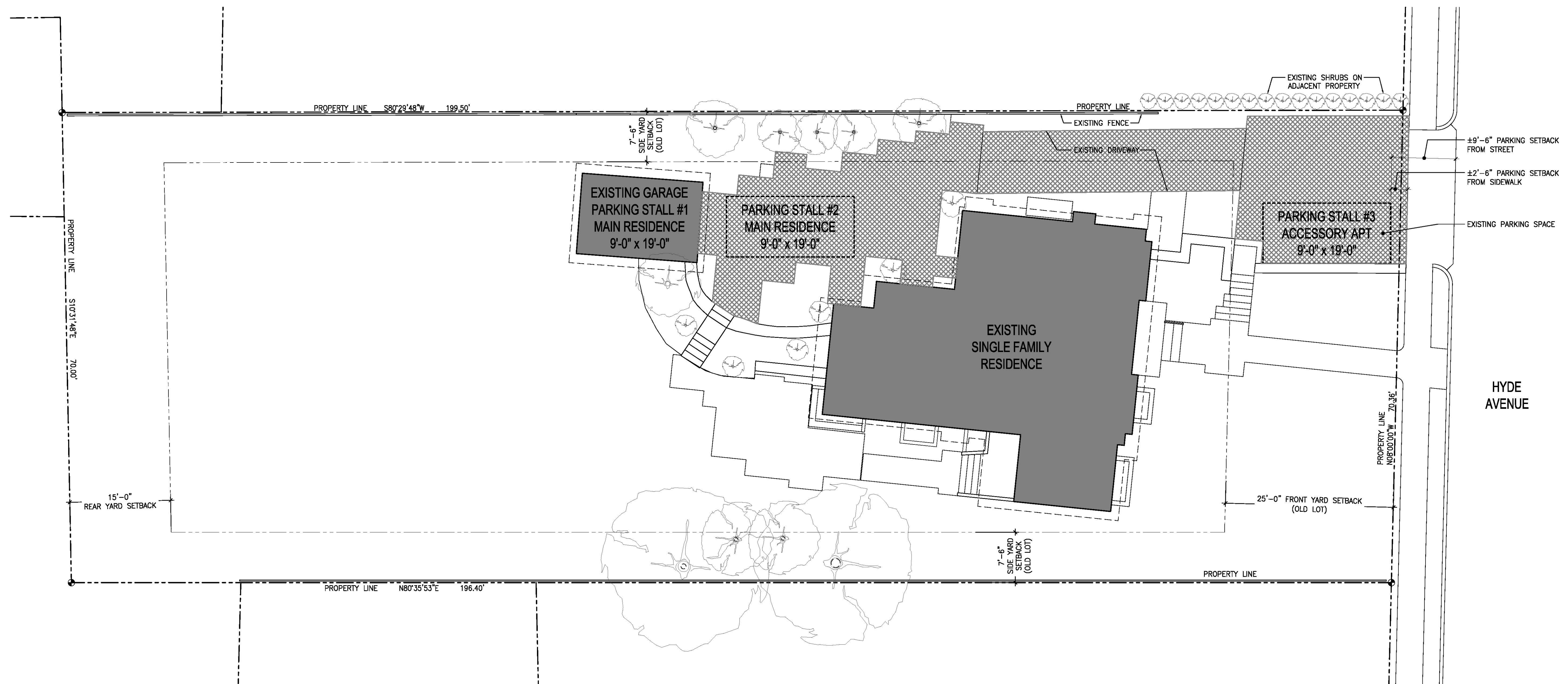


DRAWING INDEX	CONTACT INFORMATION	PROPERTY INFORMATION	GROSS FLOOR AREA / FAR	AREA CALCULATIONS
ARCHITECTURAL A-01 SITE PLAN PROJECT INFORMATION A-02 BASEMENT/ACCESSORY APARTMENT FLOOR PLAN A-03 MAIN LEVEL FLOOR PLAN UPPER LEVEL FLOOR PLAN	OWNER: ORLY MISHAN 89 HYDE AVENUE NEWTON, MA 02458-2334 617.795.2268 PHONE 617.817.6469 MOBILE orlymishan@yahoo.com ARCHITECT: FRANK DILL FRANK DILL ARCHITECTS 27 LESLIE ROAD BELMONT, MA 02478 857.998.7414 PHONE frank@frankdillarchitects.com	ZONE: SINGLE RESIDENCE-2, OLD LOT LOT AREA: ±13,889 SQ FT STREET FRONTAGE: 70.36' HEIGHT: HEIGHT LIMIT: 30'-0" NUMBER OF STORIES: 2.5 NO INCREASE IN HEIGHT PROPOSED SETBACKS: FRONT YARD: 25'-0" (OLD LOT) SIDE YARD: 7'-6" (OLD LOT) REAR YARD: 15'-0" ALLOWABLE LOT COVERAGE: 30% (OLD LOT) EXISTING LOT COVERAGE: 11.8% MINIMUM OPEN SPACE: 50% (OLD LOT) EXISTING OPEN SPACE: 75% PARCEL ID: 72026 0008 DEED REFERENCE: BOOK 41088, PAGE 398 SCOPE OF WORK: CONVERT AN EXISTING BASEMENT GUEST SUITE TO A LEGAL ACCESSORY APARTMENT.	GROSS FLOOR AREA: GENERAL NOTES: 1. AREAS BELOW ARE "GROSS FLOOR AREA", AS DEFINED BY SECTION 30-1 "DEFINITIONS" OF CITY ZONING ORDINANCE. 2. UNFINISHED ATTIC HAS A HEIGHT OF 7'-0" OVER <10% OF ITS AREA AND IS NOT INCLUDED IN GFA CALCULATIONS. ATTIC: 0 SQ FT UPPER LEVEL: 1,206 SQ FT MAIN LEVEL: 1,379 SQ FT BASEMENT (50%): 686 SQ FT DETACHED GARAGE: 216 SQ FT TOTAL GROSS FLOOR AREA: 3,487 SQ FT MAXIMUM FLOOR AREA RATIO: DEFINED BY SECTION 30-15(U) TABLE A MAXIMUM F.A.R. RANGES FROM .38 TO .33, DEPENDING ON LOT AREA MAXIMUM F.A.R. = 0.38 - $[0.000010 * (13,889 \text{ SF} - 10,000 \text{ SF})]$ MAXIMUM F.A.R. = 0.38 - [0.039] MAXIMUM F.A.R. = 0.341 PROPOSED FLOOR AREA RATIO: GROSS FLOOR AREA / LOT AREA = $3,487 \text{ SQ FT} / 13,889 \text{ SQ FT} =$ PROPOSED F.A.R.: = 0.25 OK	TOTAL BUILDING SIZE: ATTIC (UNFINISHED) 0 SQ FT UPPER LEVEL 1,206 SQ FT MAIN LEVEL 1,379 SQ FT BASEMENT 1,287 SQ FT TOTAL 3,872 SQ FT TOTAL BUILDING SIZE: [EXCLUDING 2016 ADDITION FOR PURPOSES OF ACCESSORY APARTMENT; PER SECTION 30-8(d)(1)(e)] ATTIC (UNFINISHED) 0 SQ FT UPPER LEVEL 1,206 SQ FT MAIN LEVEL 1,232 SQ FT BASEMENT 1,140 SQ FT TOTAL 3,578 SQ FT ACCESSORY APARTMENT AREA: MINIMUM AREA: 400 SQ FT MAXIMUM AREA: 1,000 SQ FT TOTAL BUILDING SIZE x 0.33 = $3,578 \text{ SQ FT} \times 0.33 = 1,181 \text{ SQ FT}$ 1,181 > 1,000, THEREFORE 1,000 SQ FT MAXIMUM APPLIES PROPOSED ACCESSORY APARTMENT AREA: 945 SQ FT COMPLIES

MISHAN-CRAWFORD RESIDENCE

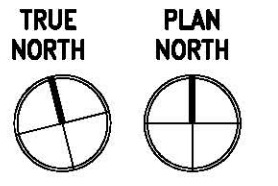
EIGHTY-NINE HYDE AVENUE
 NEWTON, MASSACHUSETTS

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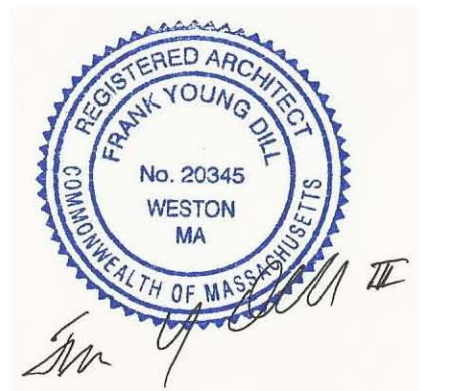
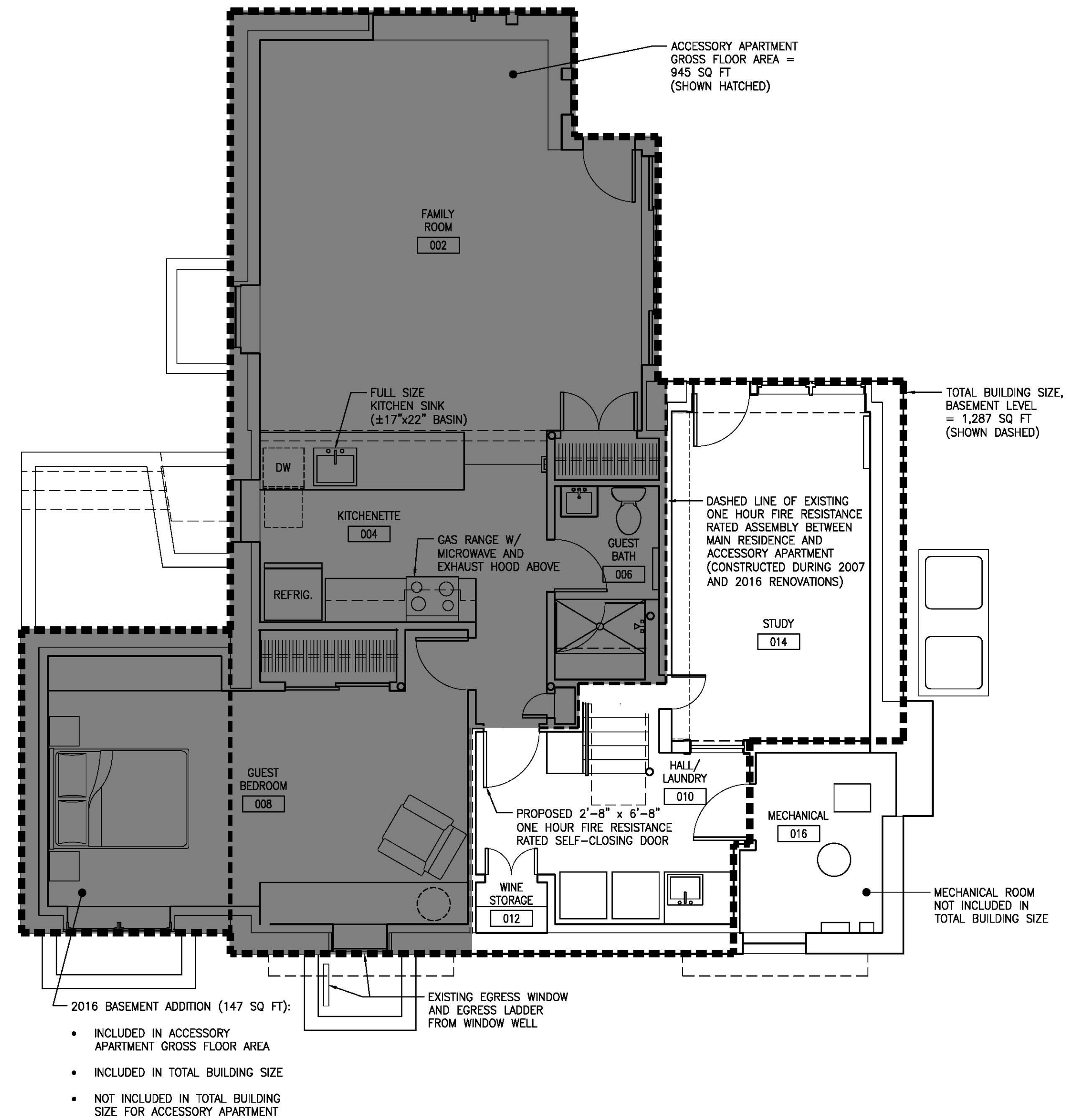
SITE PLAN TABLE OF CONTENTS PROJECT INFORMATION



MISHAN-CRAWFORD
RESIDENCE

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1 BASEMENT / ACCESSORY APARTMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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DATE DESCRIPTION

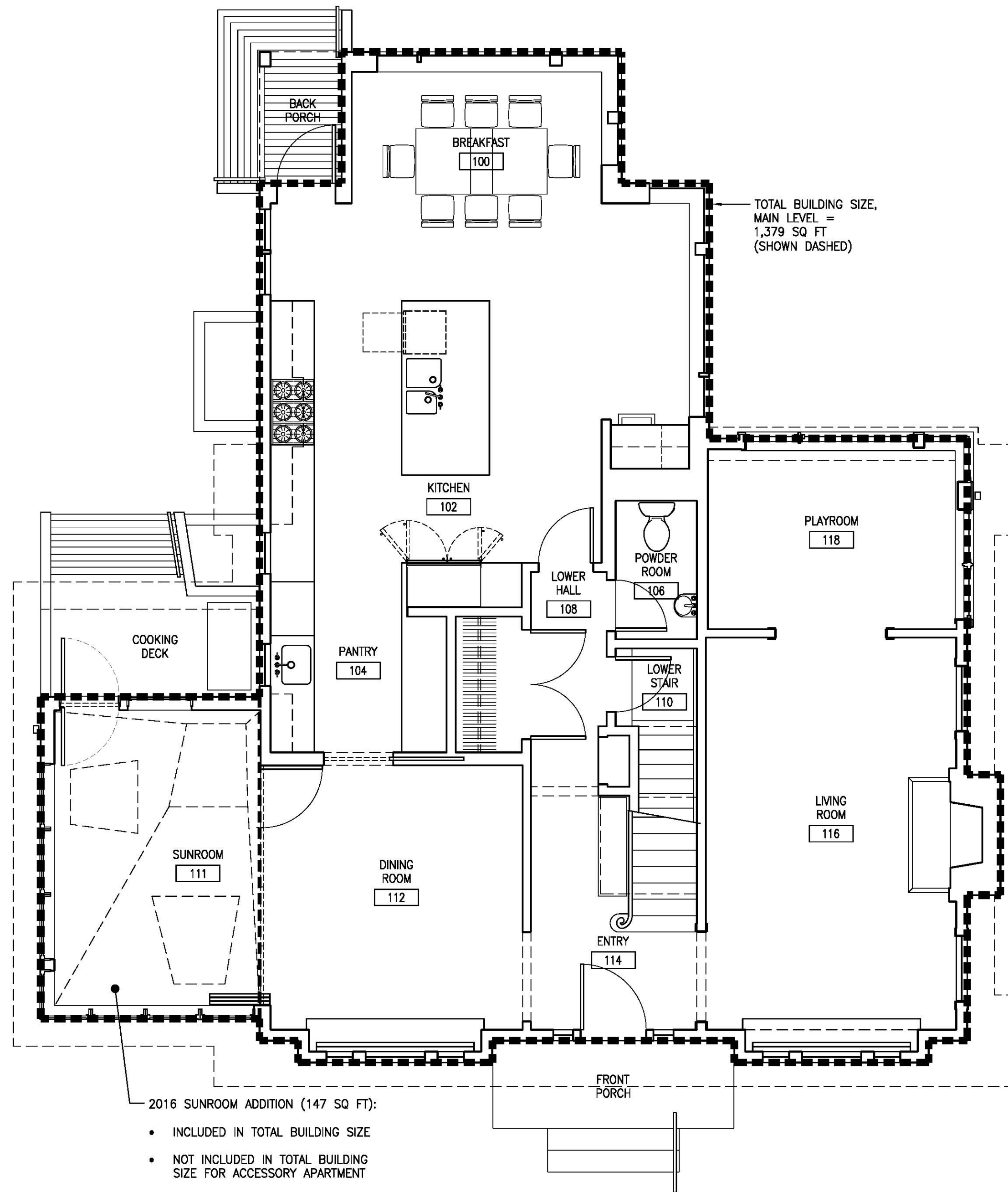
BASEMENT
ACCESSORY APARTMENT
FLOOR PLAN

A-02

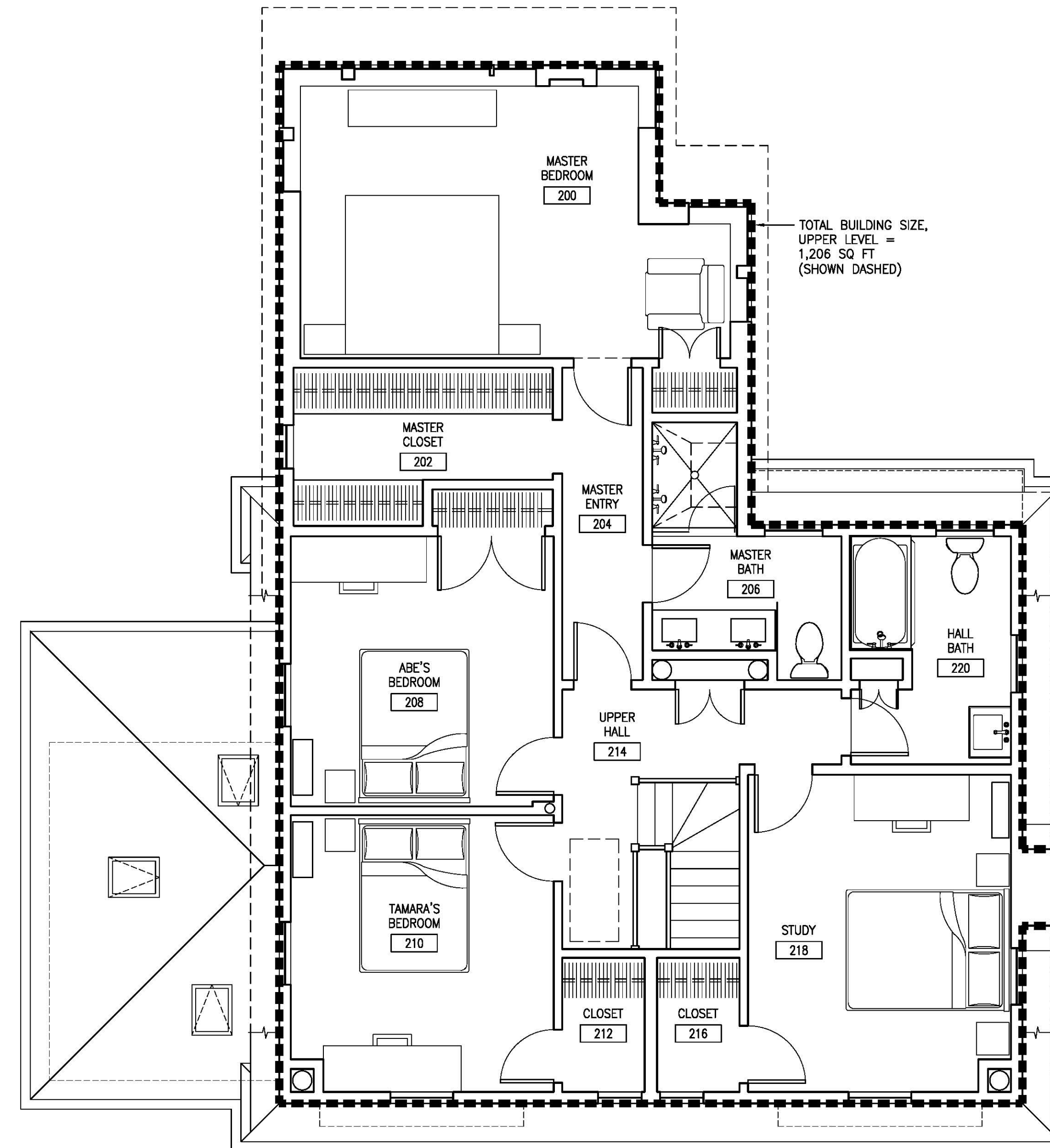
MISHAN-CRAWFORD
RESIDENCE

EIGHTY-NINE HYDE AVENUE
NEWTON, MASSACHUSETTS

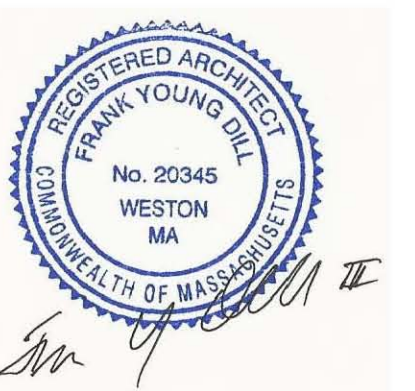
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1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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MAIN LEVEL
UPPER LEVEL
FLOOR PLANS

A-03