

41 WASHINGTON STREET NEWTON, MA 02458

DRAWING LIST:

- A0 COVER SHEET / DRAWING LIST
- C1 SITE PLAN
- A1 FLOOR PLANS - NEW HOUSE
- A2 ELEVATIONS - NEW HOUSE
- A3 FLOOR PLAN + ELEVATIONS - NEW DECK W/ PARKING BELOW
- A4 ZONING AREA PLANS / FAR - NEW HOUSE

SB ARCHITECTS
1200 WASHINGTON ST #218, BOSTON MA 02118
TEL: 617 982 6176 CELL: 617 797 3573
EMAIL: sbarchitects@comcast.net

PROJECT:
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NEWTON MA 02458

PERMIT SET

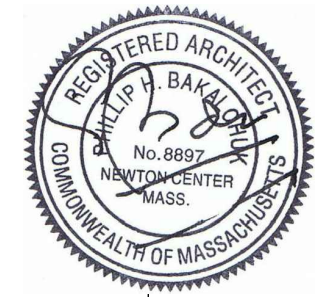
DRAWING TITLE:
COVER PAGE / DRAWING LIST

SCALE:
N.A.

DATE:
02/05/2021

SHEET:

A0



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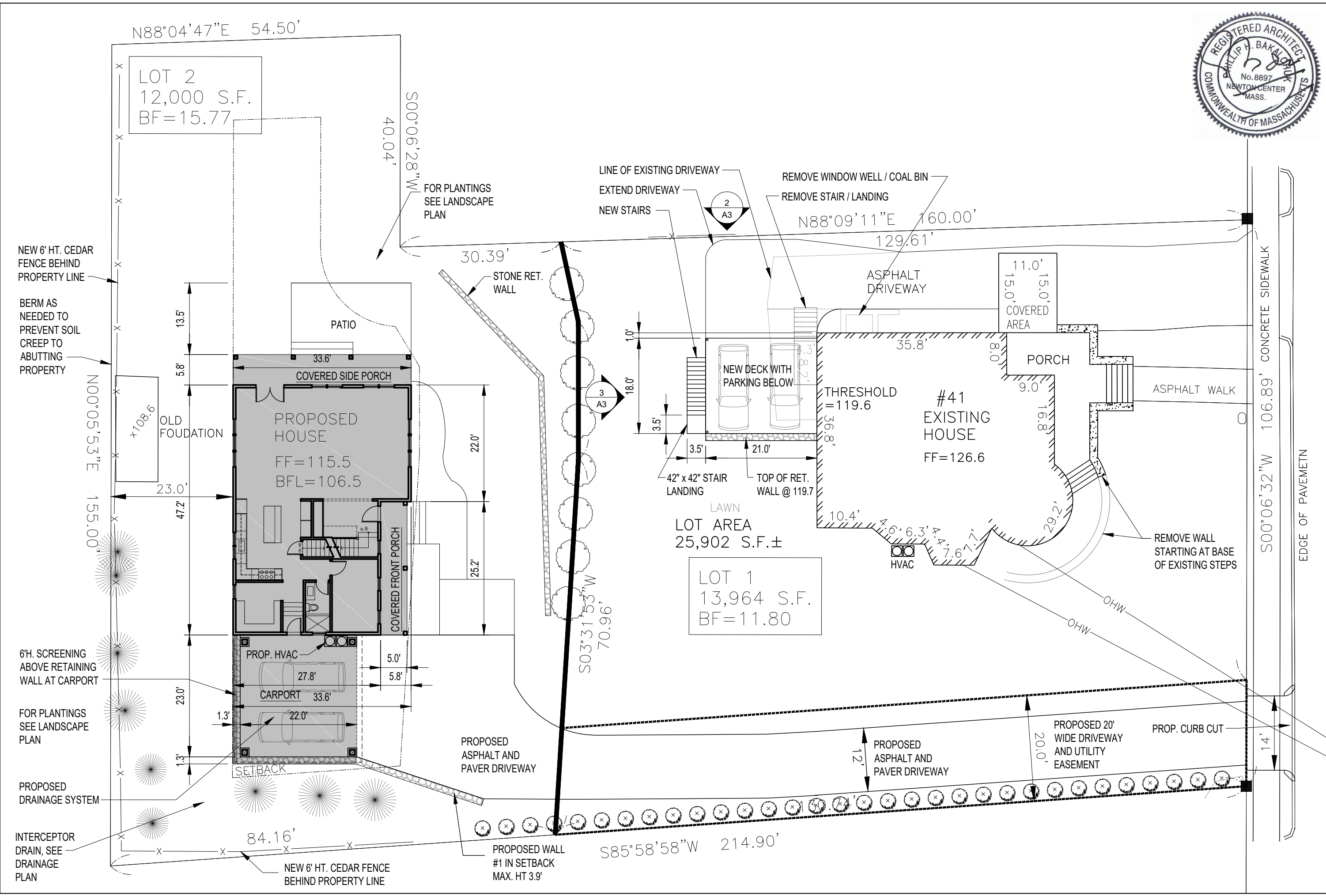
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SITE PLAN

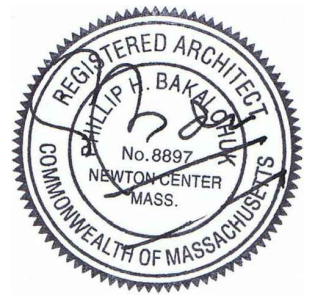
SCALE:
 1/16" = 1'-0"

DATE:
 02/05/2021

SHEET:

C1





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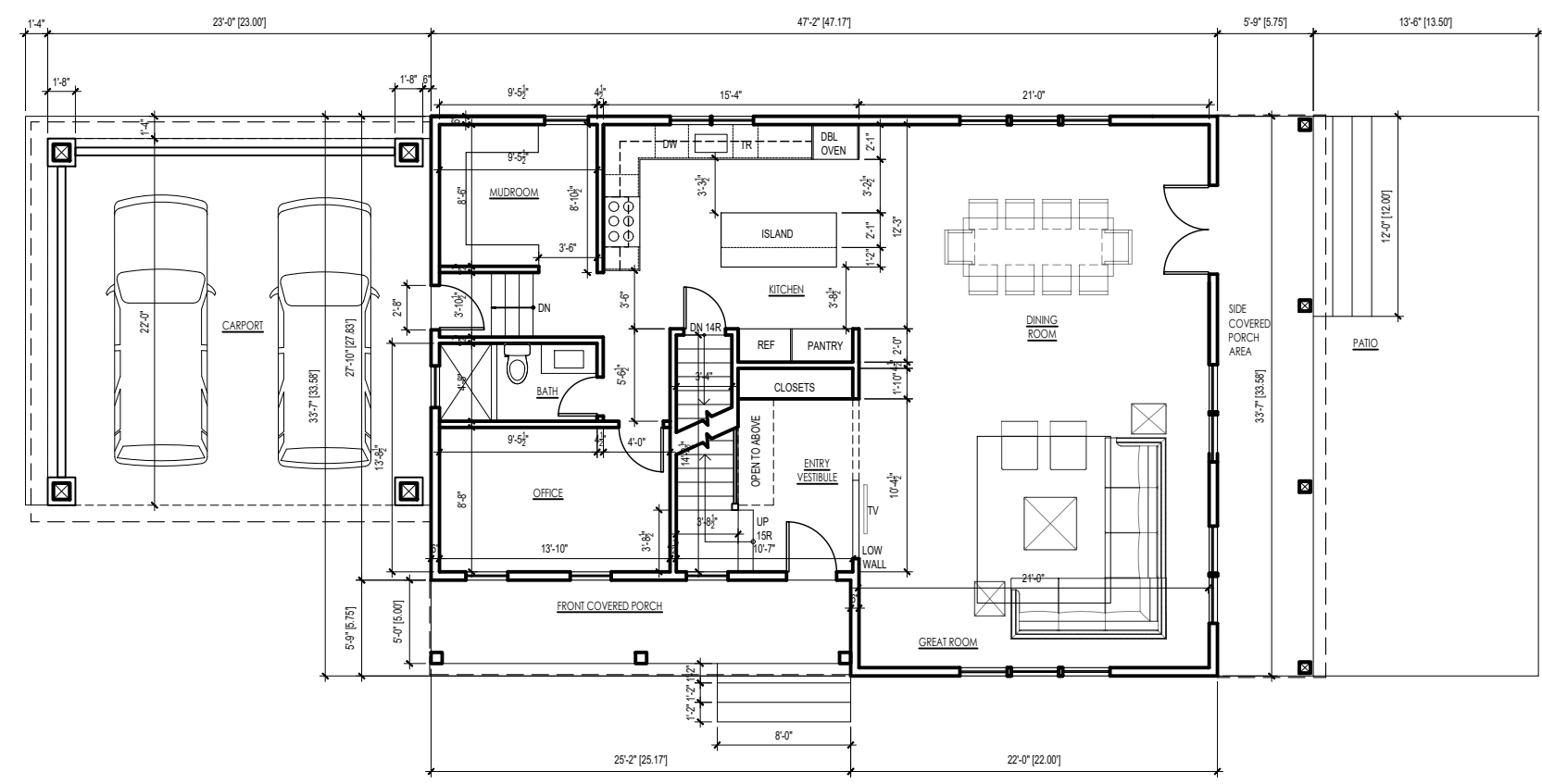
DRAWING TITLE:
 FLOOR PLANS - NEW HOUSE

SCALE:
 3/32" = 1'-0"

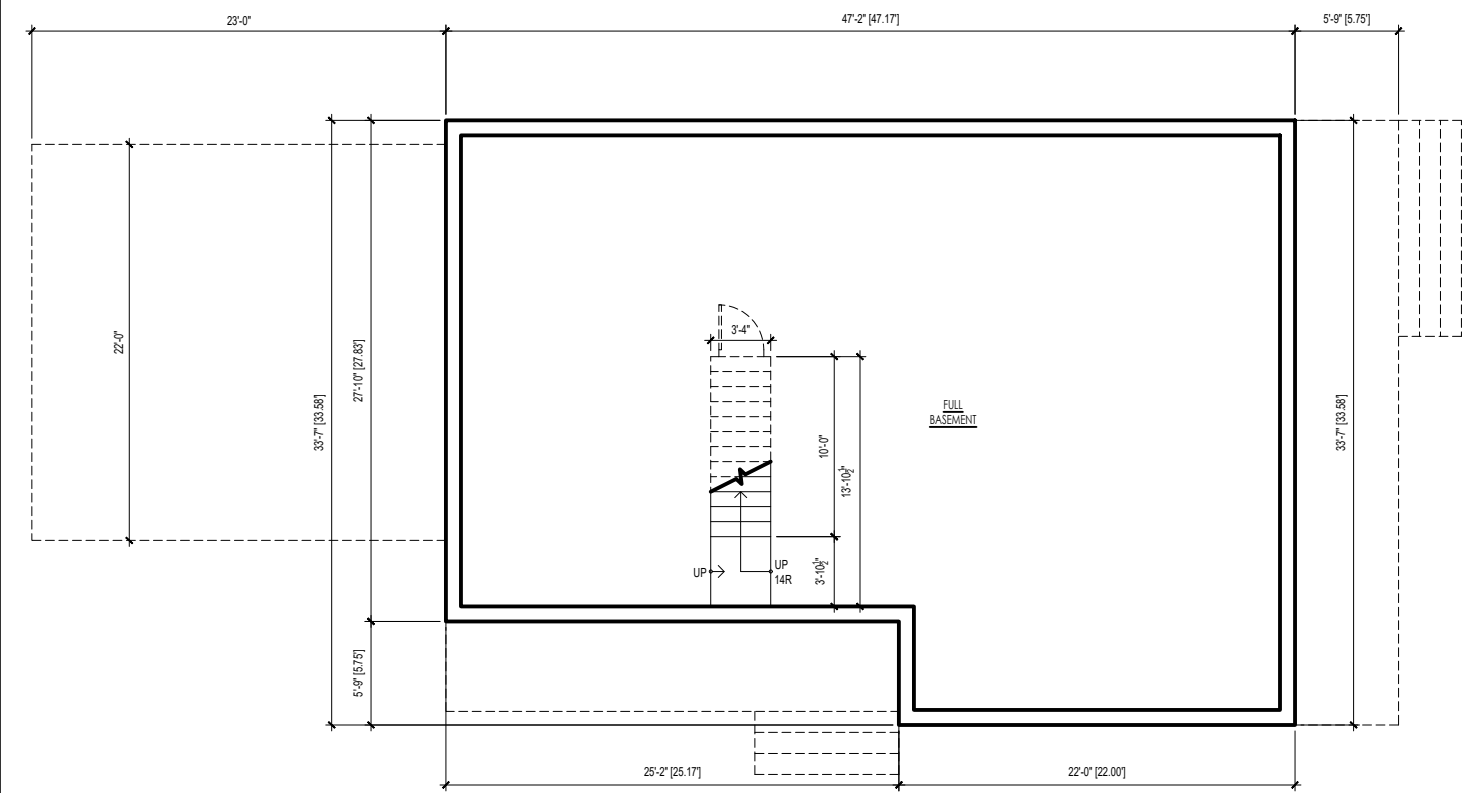
DATE:
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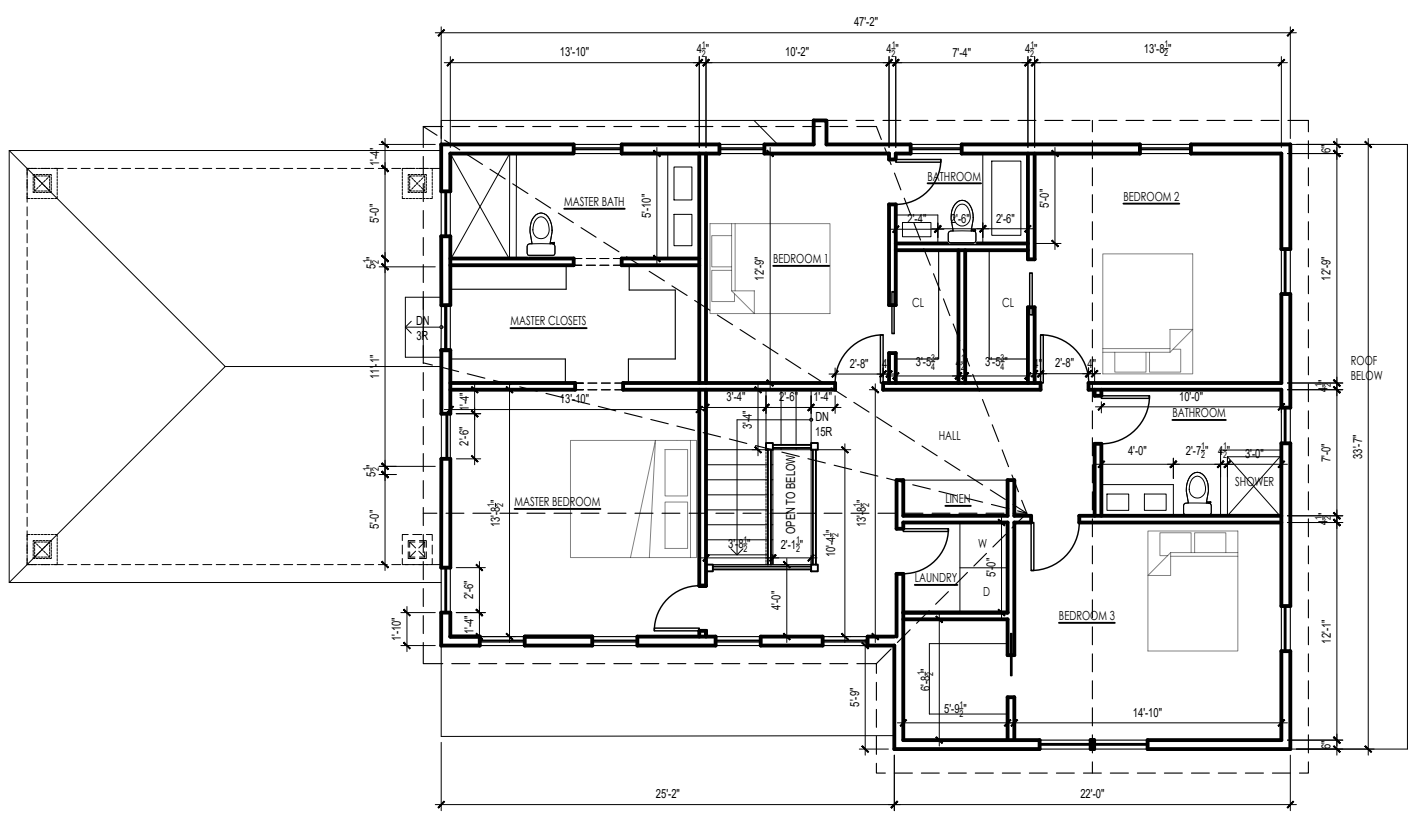
A1



2 1ST FLOOR PLAN
 Scale: 3/32" = 1'-0"



1 BASEMENT PLAN
 Scale: 3/32" = 1'-0"



3 2ND FLOOR PLAN
 Scale: 3/32" = 1'-0"



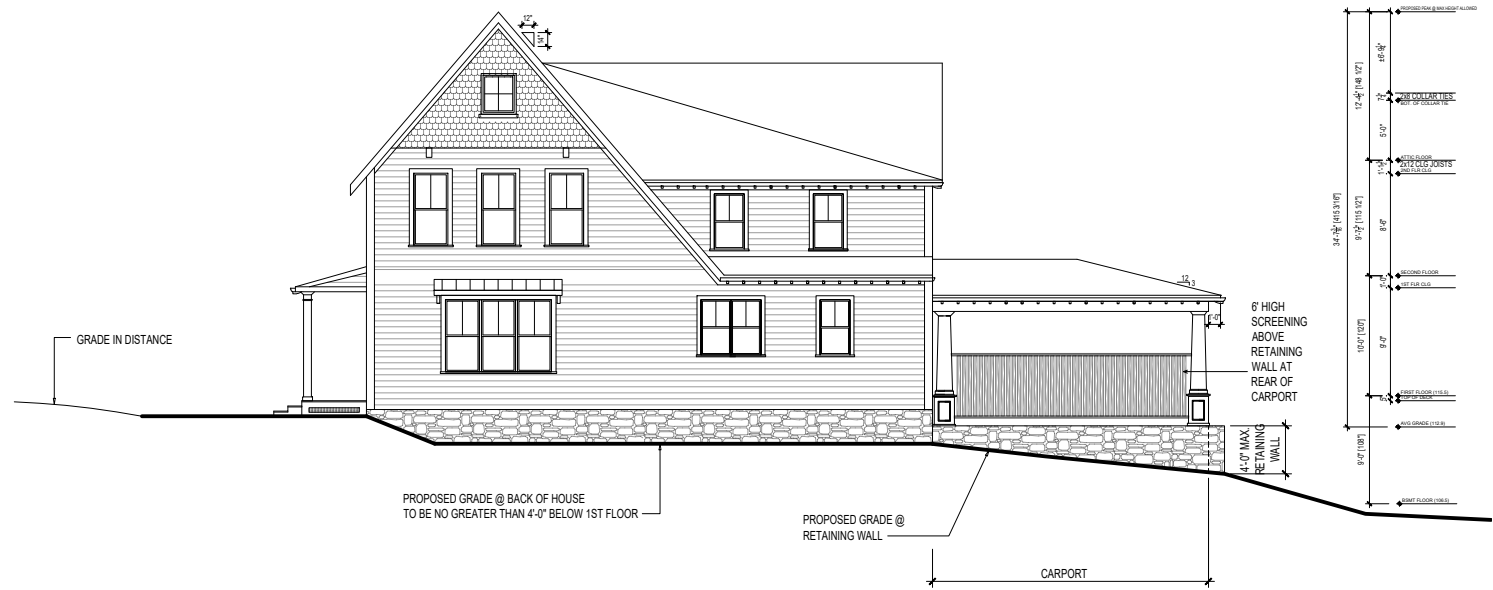
1 FRONT ELEVATION

Scale: 1/16" = 1'-0"



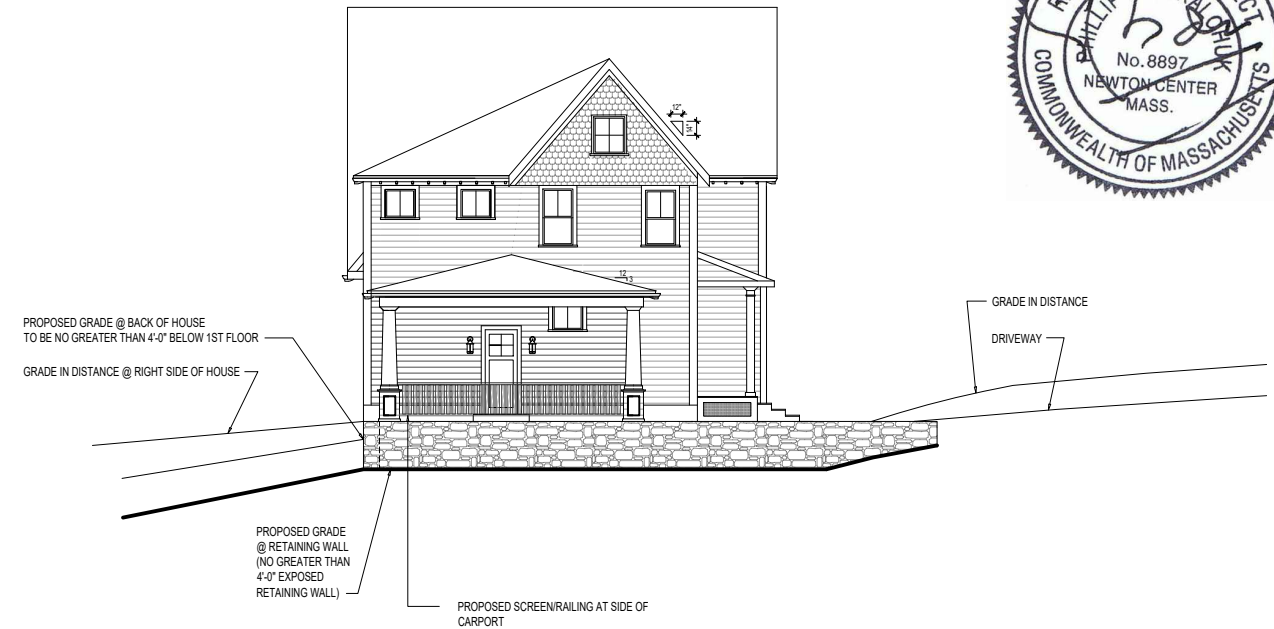
2 RIGHT ELEVATION

Scale: 1/16" = 1'-0"



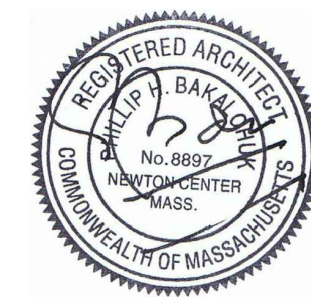
3 REAR ELEVATION

Scale: 1/16" = 1'-0"



4 LEFT ELEVATION

Scale: 1/16" = 1'-0"



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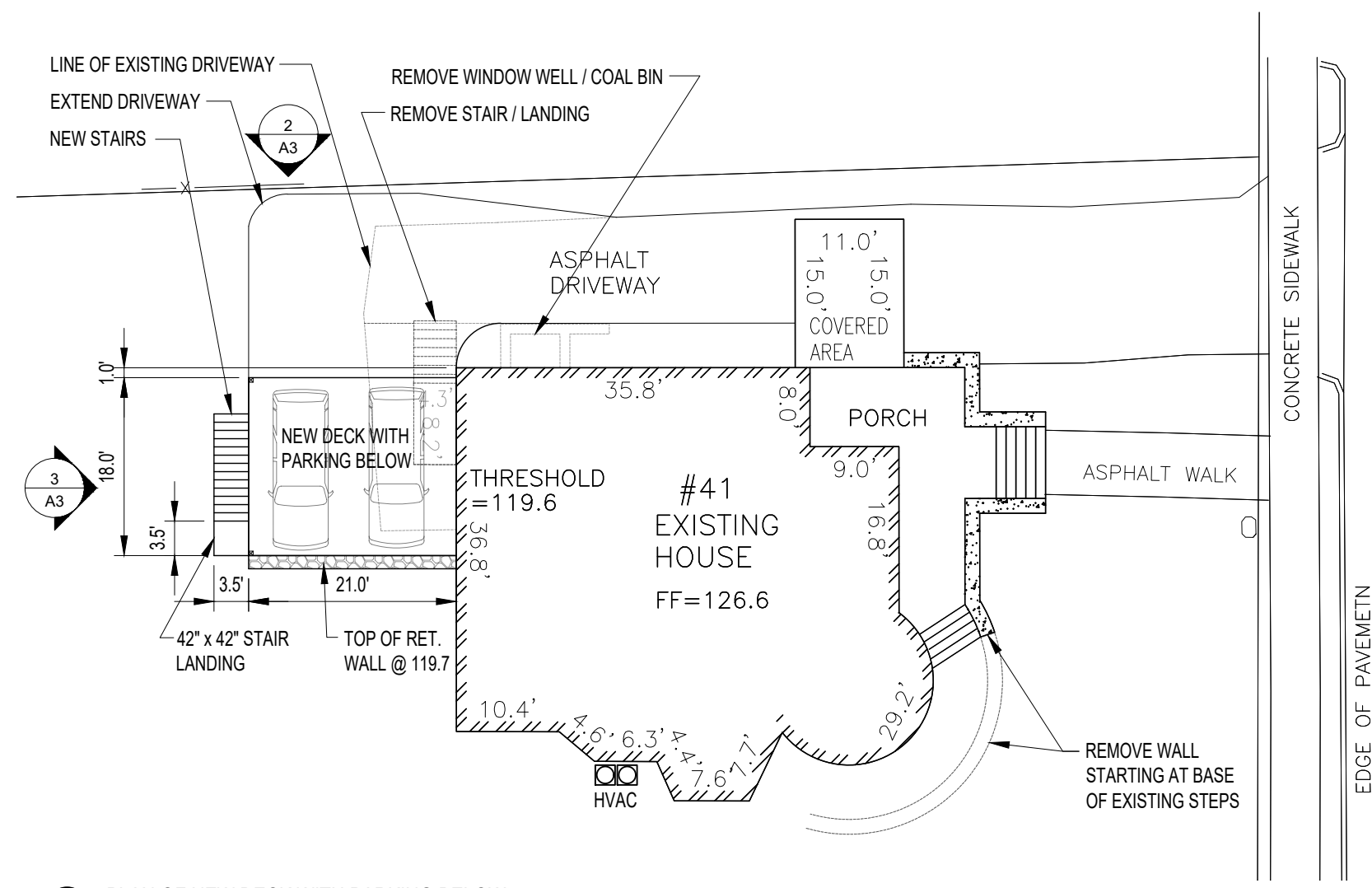
DRAWING TITLE:
**PLAN + ELEVATIONS
 NEW DECK W/ PARKING BELOW**

SCALE:
 AS NOTED

DATE:
 02/05/2021

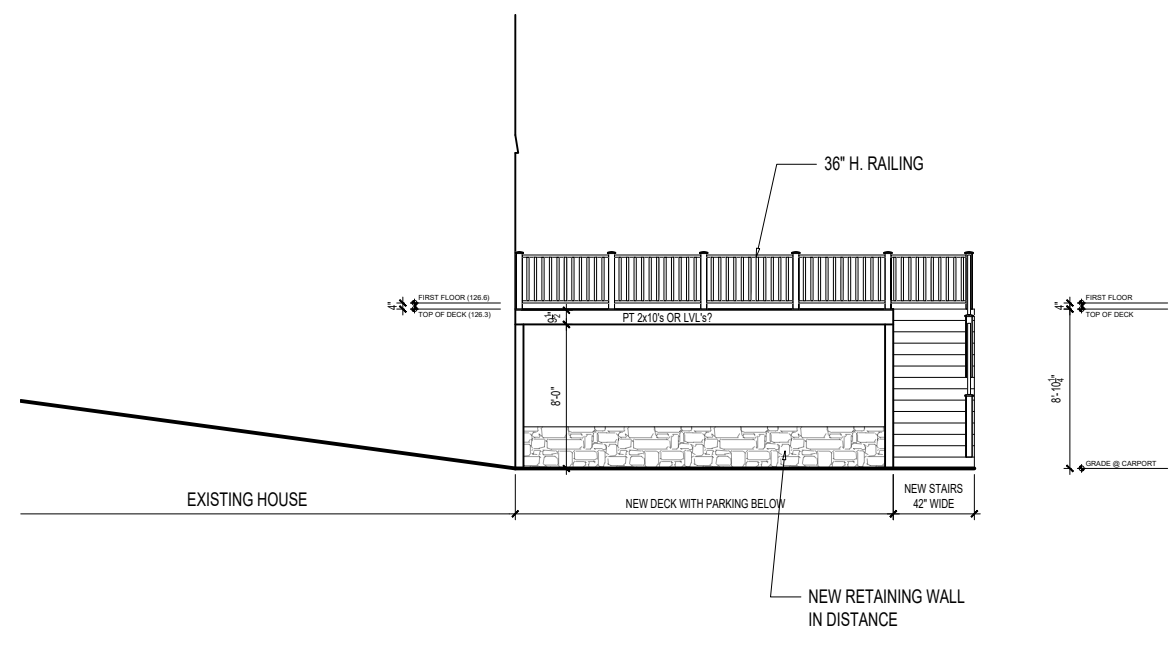
SHEET:

A3



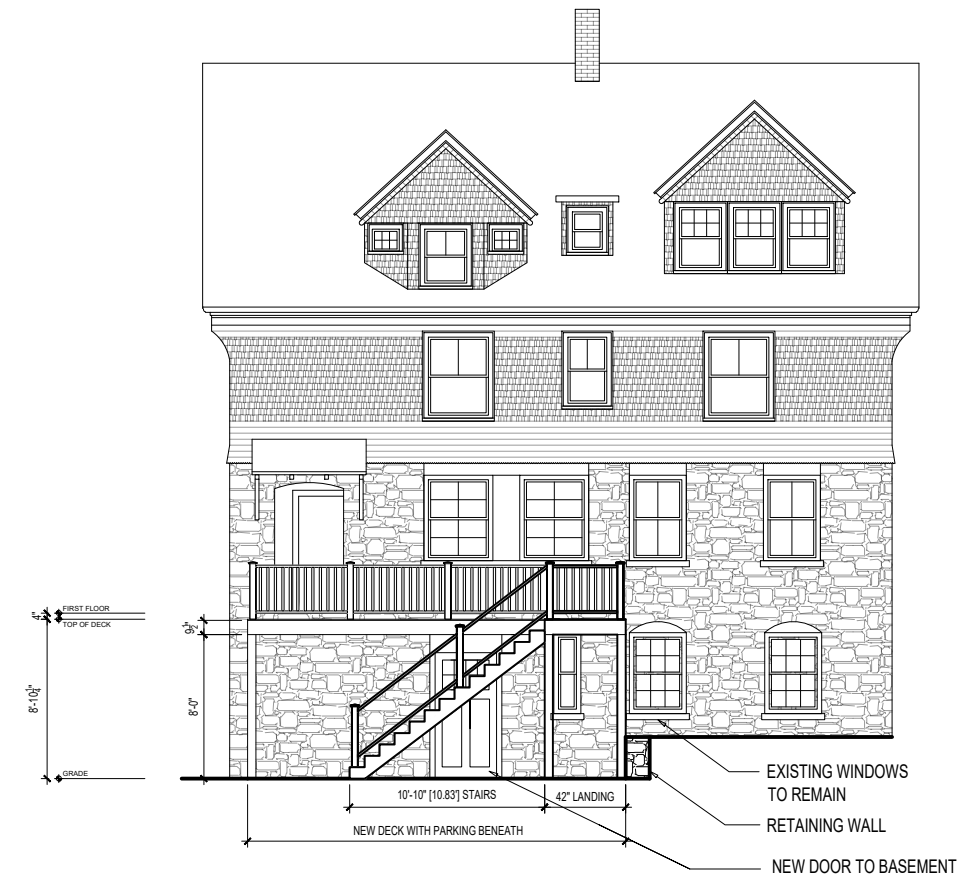
1 PLAN OF NEW DECK WITH PARKING BELOW

Scale: 1/16" = 1'-0"



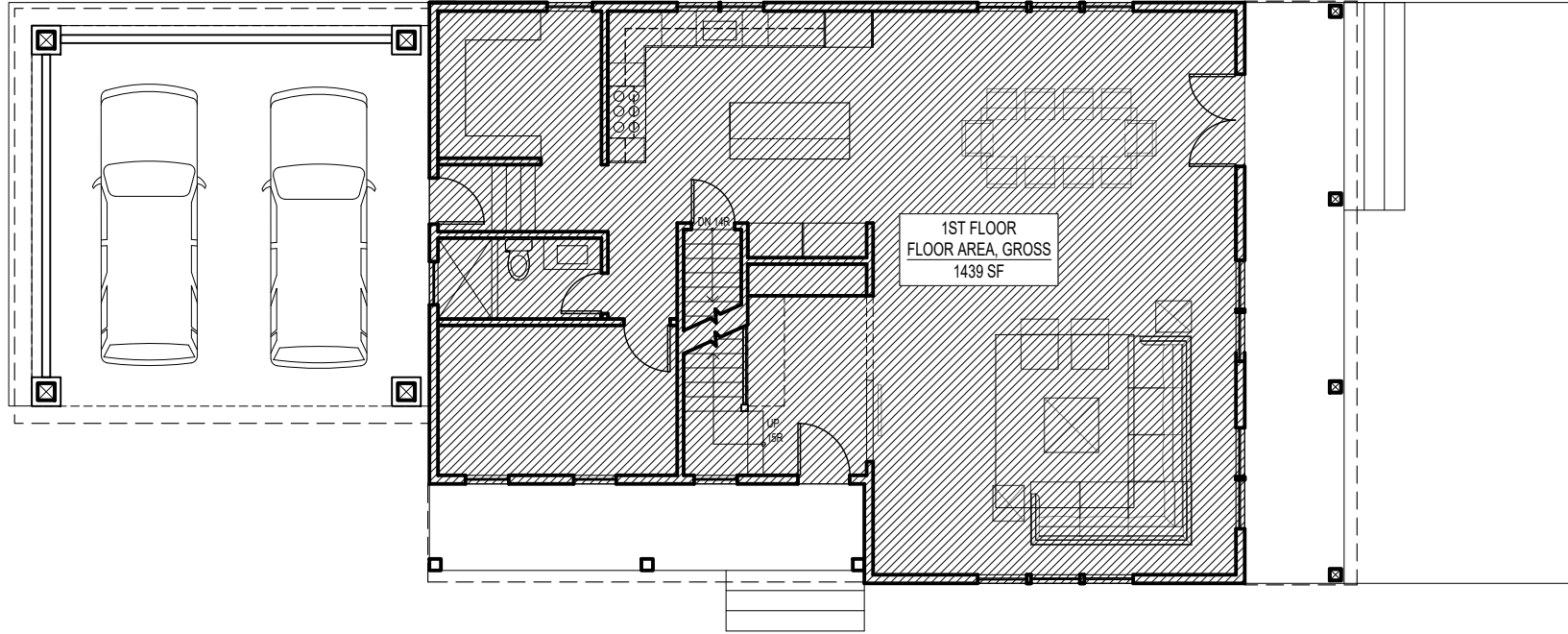
2 SIDE ELEVATION OF NEW DECK WITH PARKING BELOW

Scale: 3/32" = 1'-0"

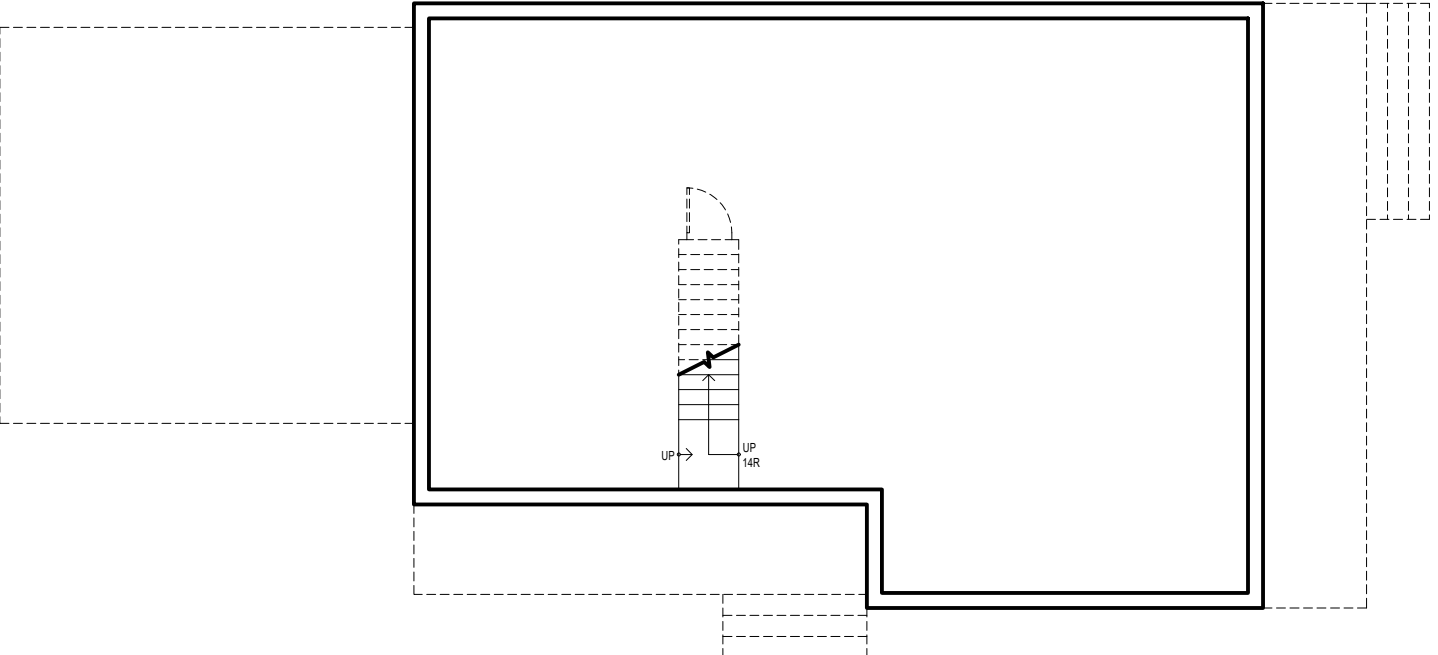


3 REAR ELEVATION OF NEW DECK WITH PARKING BELOW

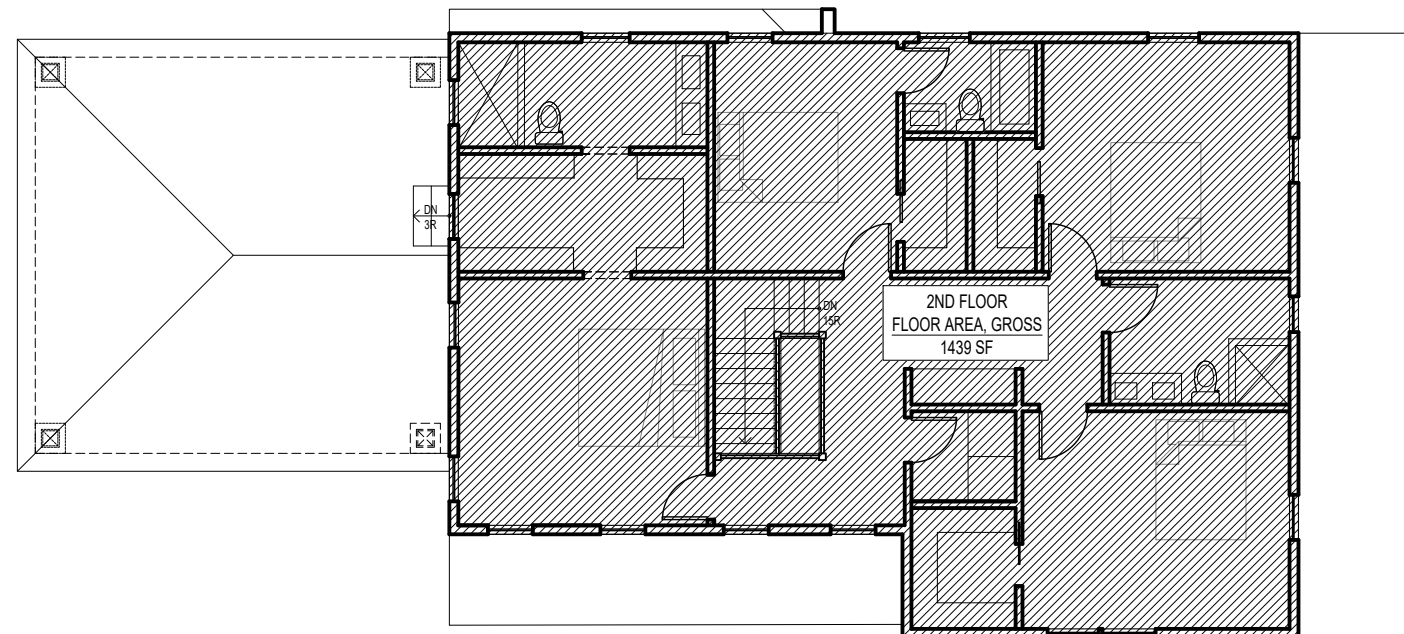
Scale: 3/32" = 1'-0"



2 1ST FLOOR PLAN
Scale: 3/32" = 1'-0"



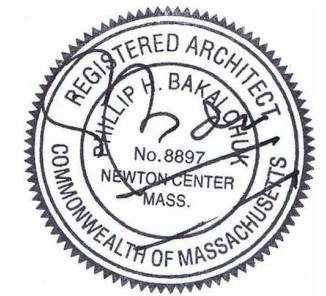
1 BASEMENT PLAN
Scale: 3/32" = 1'-0"



3 2ND FLOOR PLAN
Scale: 3/32" = 1'-0"

FAR CALCULATIONS FOR NEW HOUSE ON 41 WASHINGTON ST (LOT #2), NEWTON		PREPARED BY SB ARCHITECTS 02/05/2020
INPUTS		
SPACE	PROPOSED FAR CALCS (SQ. FT.)	NOTES
1. 1ST STORY	1439	
2. ATTACHED GARAGE	0	
3. 2ND STORY	1439	
4. ATRIA, OPEN WELLS, AND OTHER VERTICAL SPACES (IF NOT COUNTED IN 1ST/2ND STORY)	0	
5. CERTAIN FLOOR AREA ABOVE THE 2ND STORY	0	THERE IS NO FLOOR AREA WITH 5' CLG HT OR GREATER
6. ENCLOSED PORCHES	0	
7. MASS BELOW 1ST STORY **	0	1ST FLOOR TO GRADE IS LESS THAN OR EQUAL TO 4FT THEREFORE DOES NOT COUNT
8. DETACHED GARAGE	0	
9. AREA ABOVE DETACHED GARAGES W/ CLG HT OF 7' OR GREATER	0	
10. OTHER DETACHED ACCESSORY BUILDINGS (1 DETACHED BLDG UP TO 120 SF IS EXEMPT)	0	
FAR OF STRUCTURE(S)		
(A) TOTAL GROSS FLOOR AREA (SUM OF ROWS 1-10 ABOVE)	2878	
(B) LOT SIZE	12000	ZONE:SR3
FAR = (A/B)	0.24	
ALLOWED FAR		
(C) FAR ALLOWED	0.24	
MAX TOTAL GROSS FLOOR AREA ALLOWED = (B x C)	2880	

** MASS BELOW 1ST STORY AREA CALCULATION	
(X) LENGTH OF BSMT WALL WHERE GRADE IS MORE THAN 4FT BELOW 1ST FLOOR	0 LF
(Y) TOTAL PERIMETER WALL LENGTH	0 LF
FLOOR AREA OF MASS BELOW 1ST FLOOR AREA	0 SF
(X/Y) x (FLOOR AREA OF MASS BELOW 1ST STORY)	#DIV/0! SF
50% OF FLOOR AREA OF MASS BELOW 1ST STORY	0 SF



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