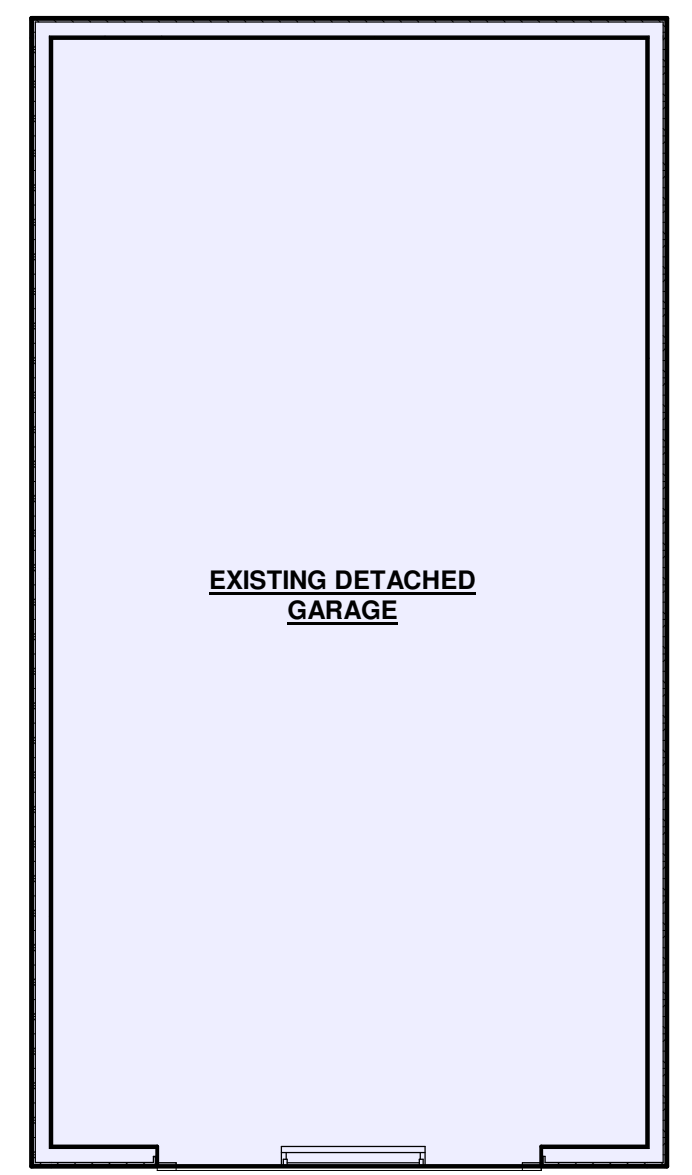
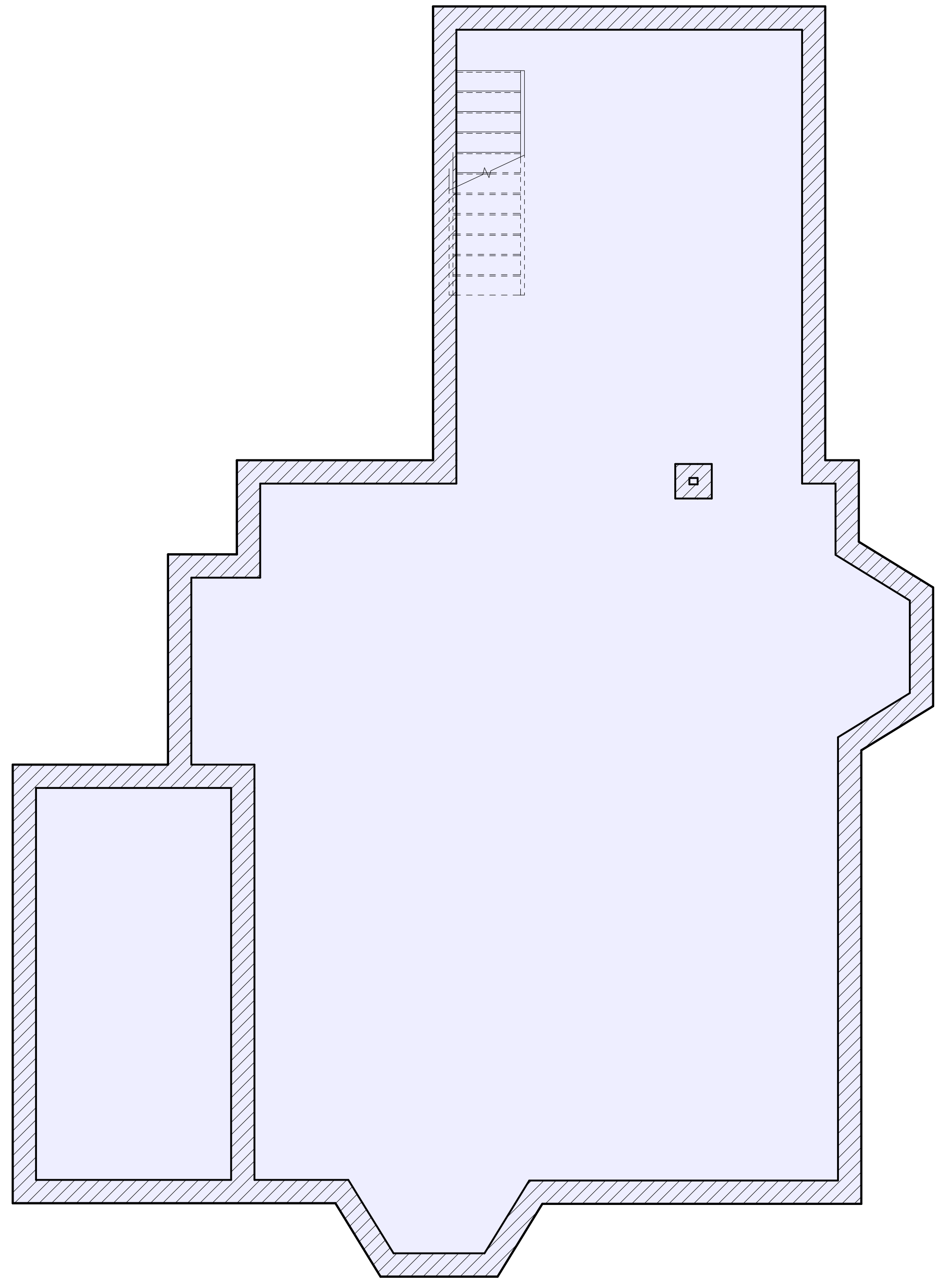


EXISTING CONDITIONS SQ. FOOTAGE CALCULATIONS

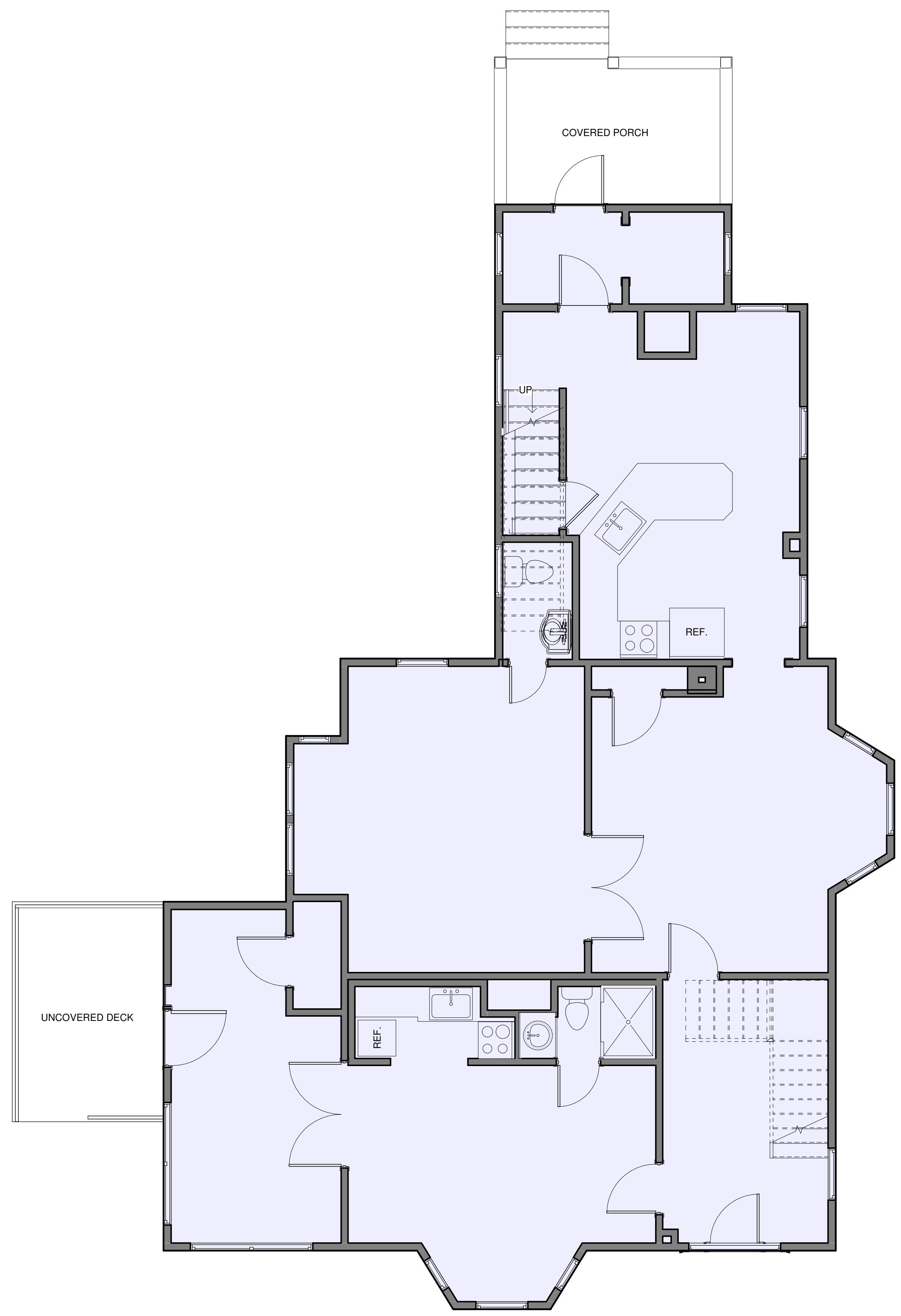
BASEMENT	1,432 SF
FIRST FLOOR	1,522 SF
SECOND FLOOR	1,246 SF
THIRD FLOOR	869 SF
GARAGE	318 SF
TOTAL	5,387 SF



3 FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
 Scale: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"

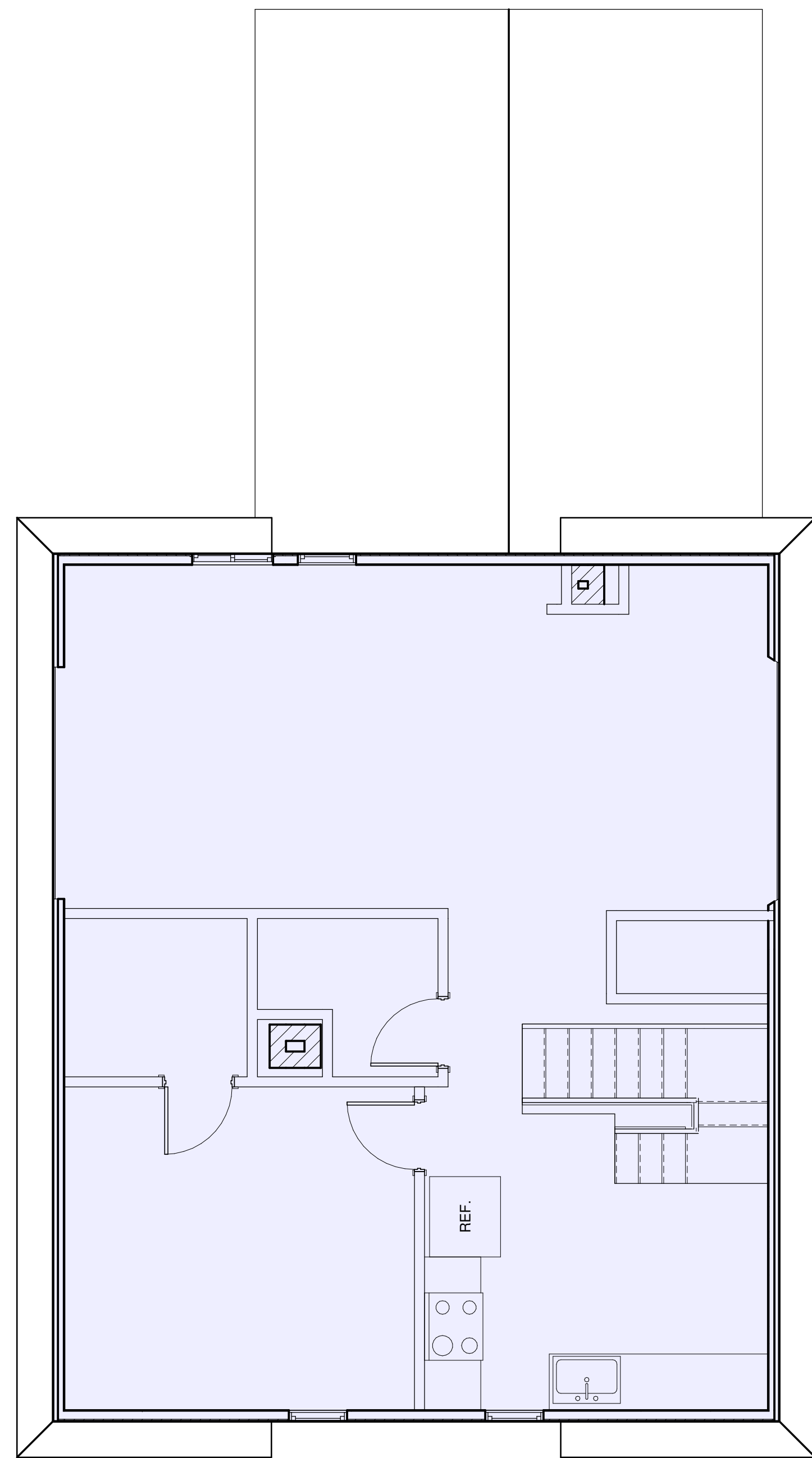
EXISTING CONDITIONS

REVISIONS NO.	DATE	REMARKS

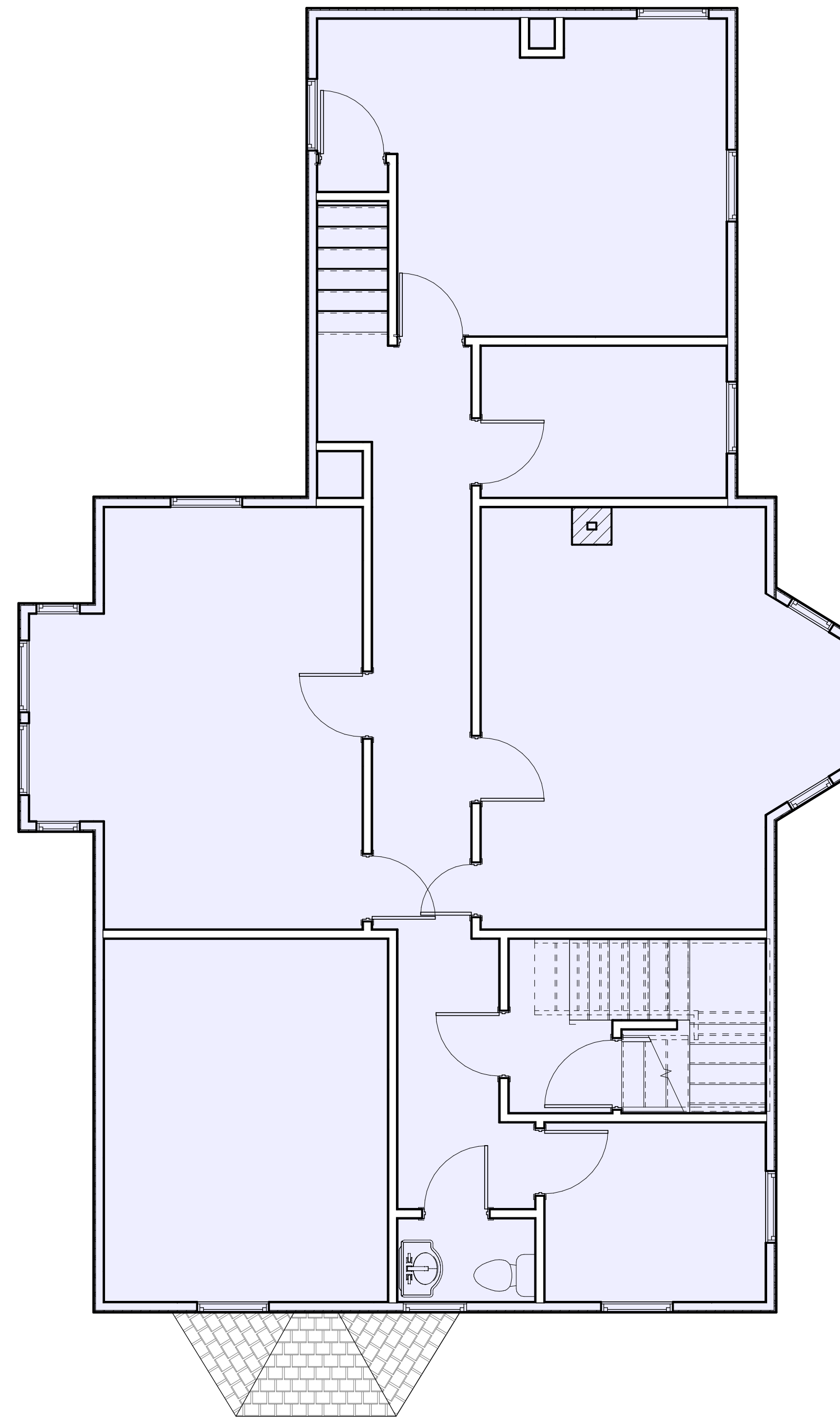
**SPECIAL PERMIT
 SUBMISSION**
 September 10th, 2021

Sunset Development
 50 Highland Ave
 Newton, MA 02460
EXISTING FLOOR PLANS
 SCALE: 1/4" = 1'-0"

DRAWING NUMBER
EX1
 JOB NUMBER R165



2 ATTIC FLOOR PLAN
Scale: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

EXISTING CONDITIONS SQ. FOOTAGE CALCULATIONS

BASEMENT	1,432 SF
FIRST FLOOR	1,522 SF
SECOND FLOOR	1,246 SF
THIRD FLOOR	869 SF
GARAGE	318 SF
TOTAL	5,387 SF

EXISTING CONDITIONS

REVISIONS NO.	DATE	REMARKS



1 FRONT ELEVATION (EXISTING CONDITIONS)
 Scale: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION (EXISTING CONDITIONS)
 Scale: 1/4" = 1'-0"

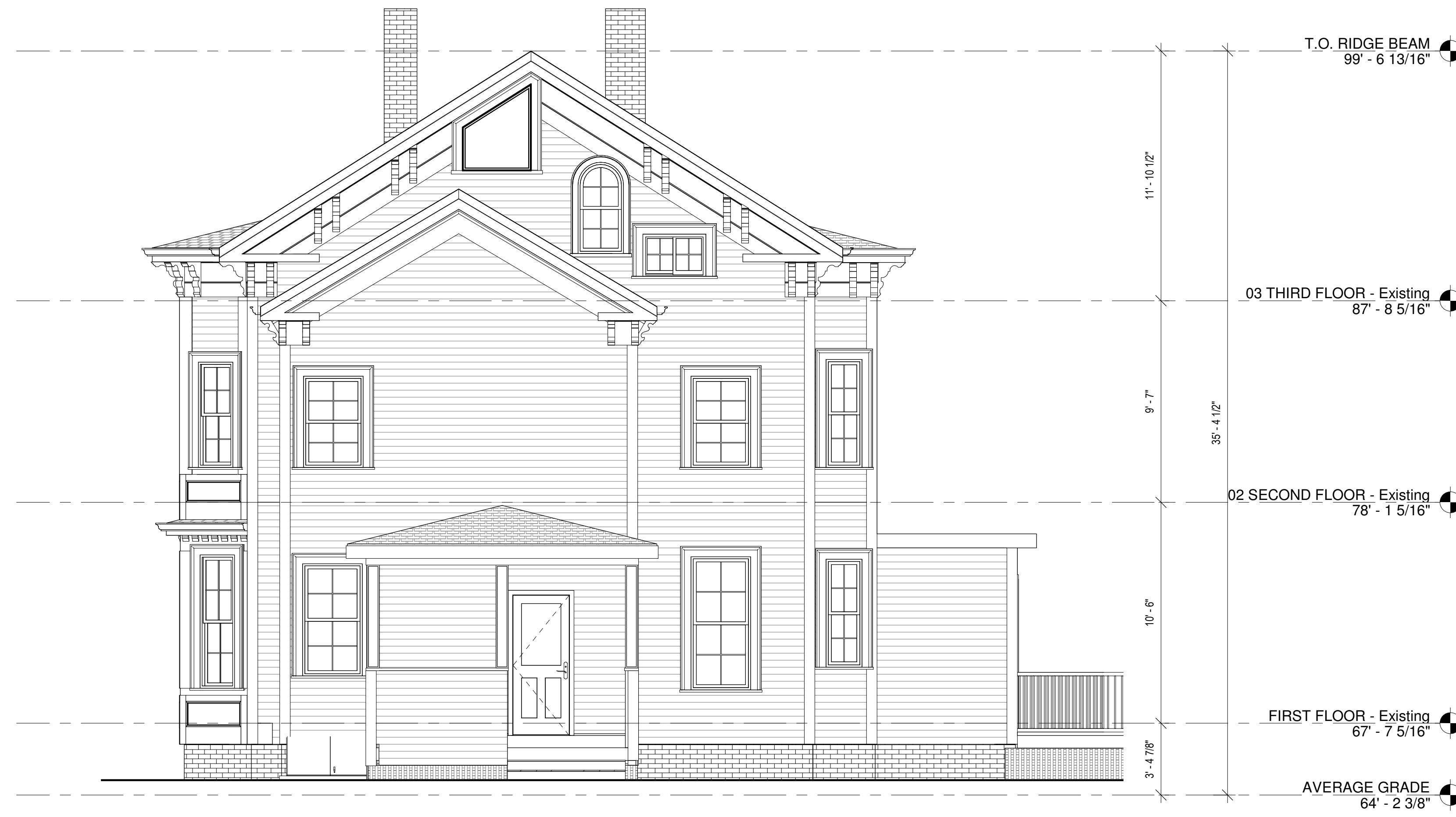
EXISTING CONDITIONS

REVISIONS NO.	DATE	REMARKS

**SPECIAL PERMIT
 SUBMISSION**
 September 10th, 2021

Sunset Development
 50 Highland Ave
 Newton, MA 02460
EXISTING ELEVATIONS
 SCALE: 1/4" = 1'-0"

DRAWING NUMBER
EX3
 JOB NUMBER R165



2 REAR ELEVATION (EXISTING CONDITIONS)
Scale: 1/4" = 1'-0"



1 LEFT SIDE ELEVATION (EXISTING CONDITIONS)
Scale: 1/4" = 1'-0"

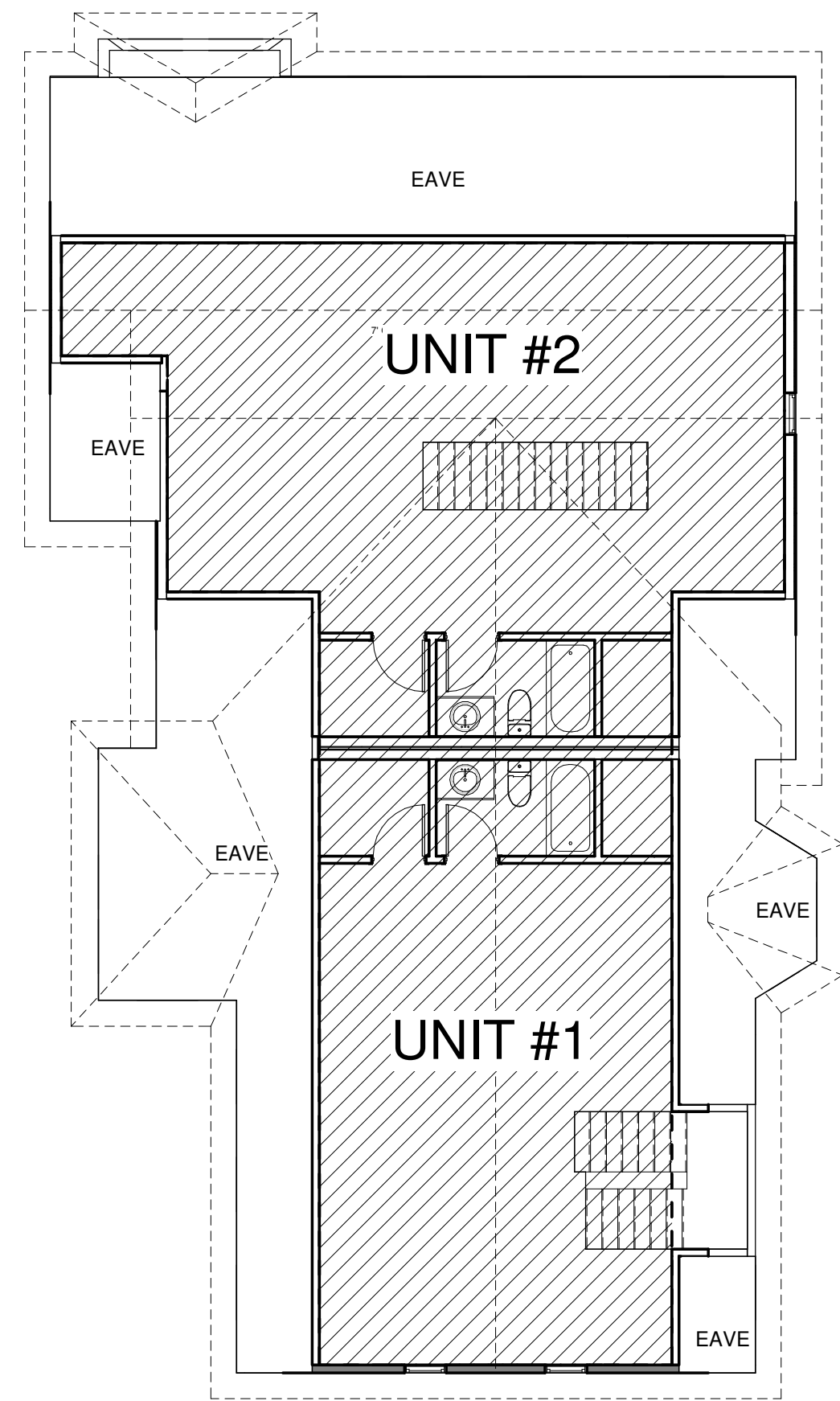
EXISTING CONDITIONS

REVISIONS NO.	DATE	REMARKS

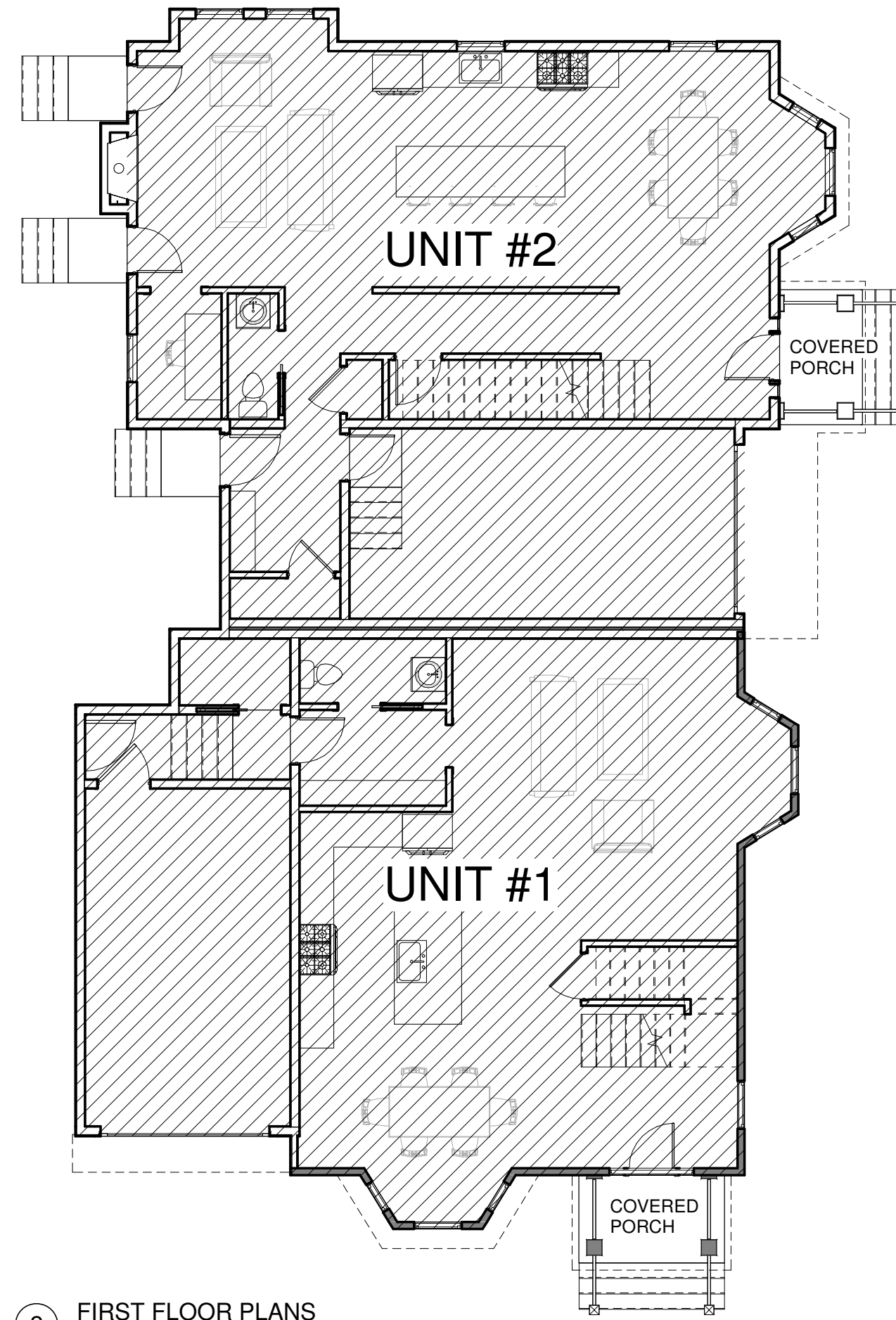
**SPECIAL PERMIT
SUBMISSION**
September 10th, 2021

Sunset Development
50 Highland Ave
Newton, MA 02460
EXISTING ELEVATIONS
SCALE: 1/4" = 1'-0"

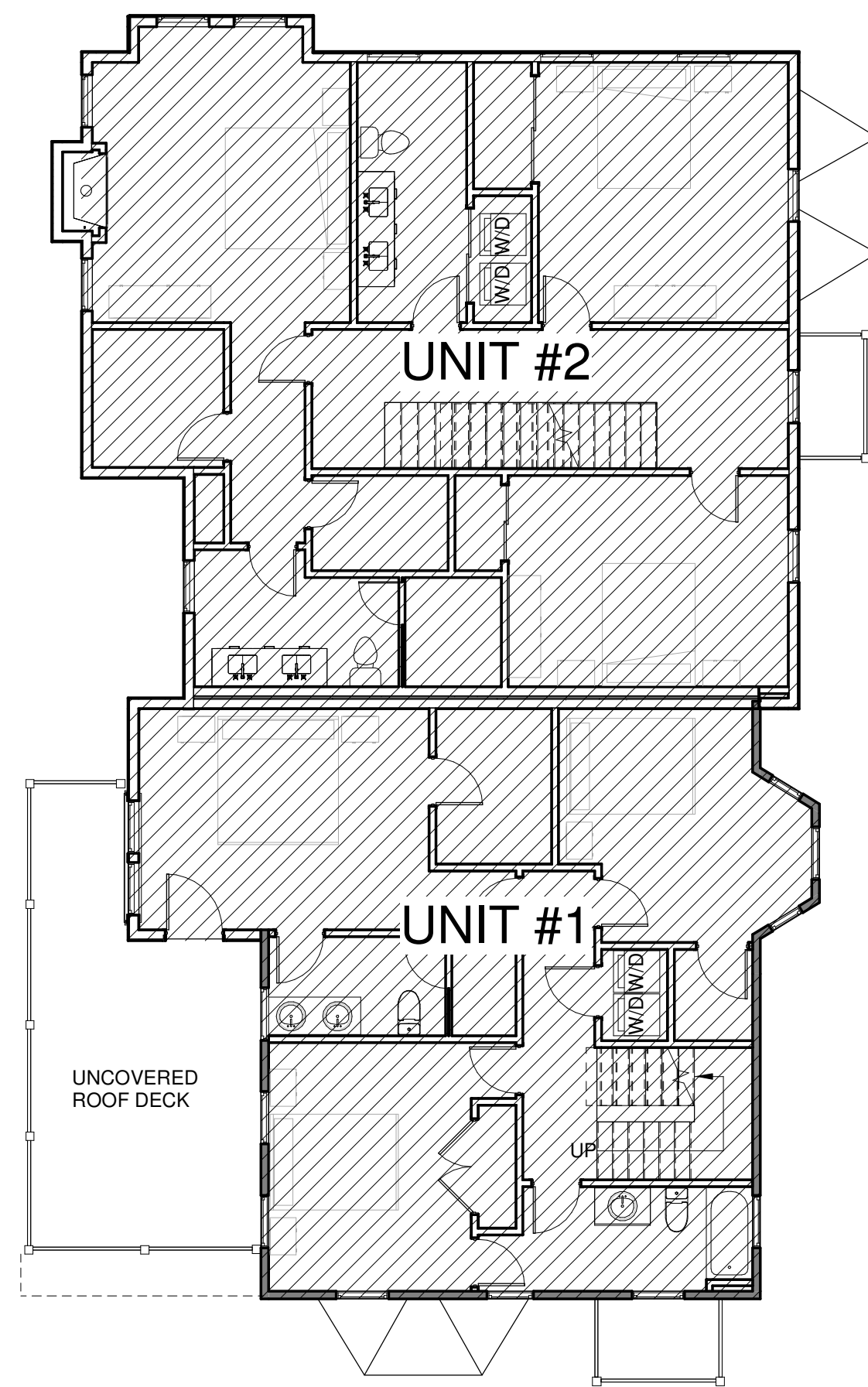
DRAWING NUMBER
EX4
JOB NUMBER R165



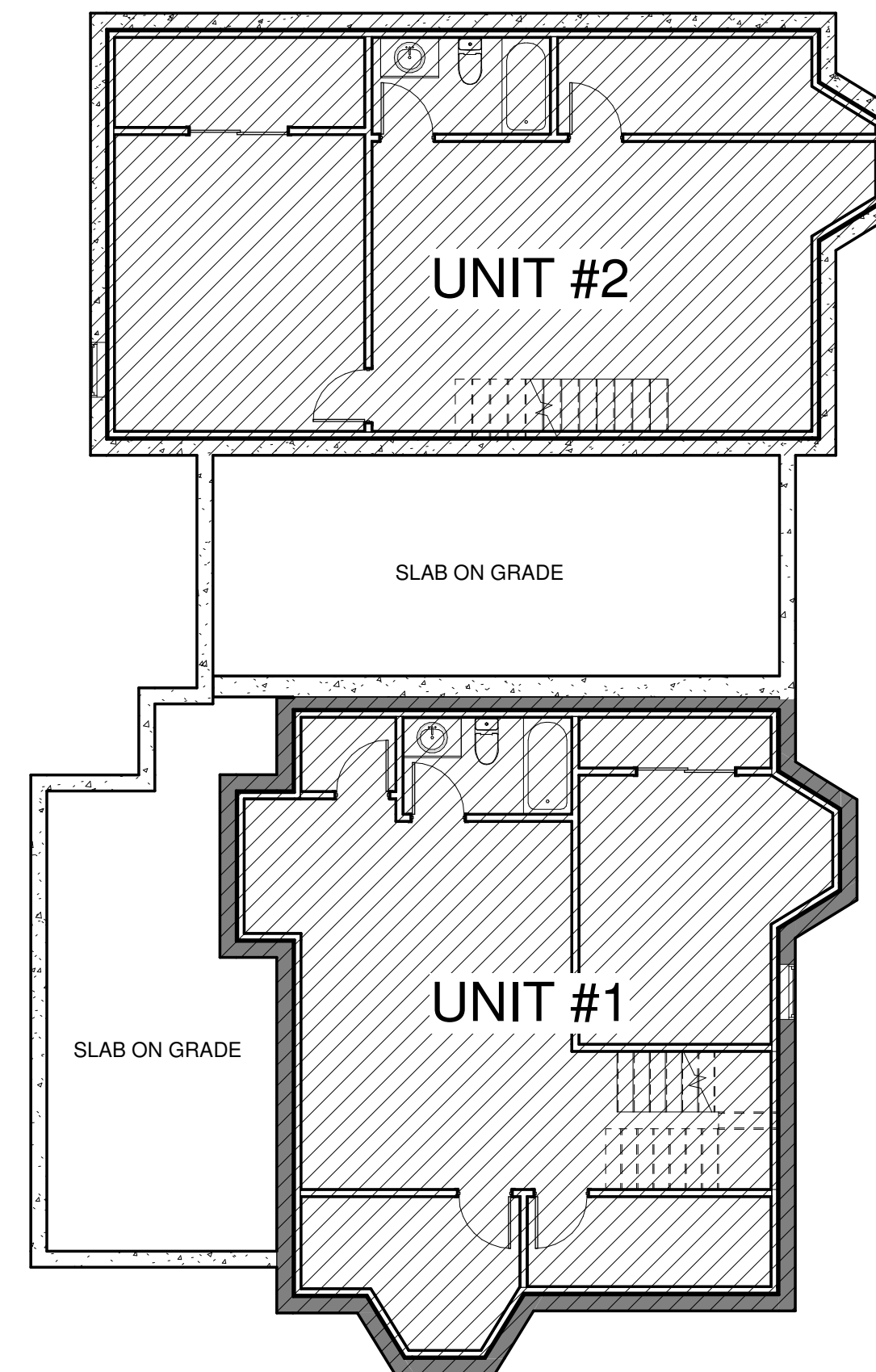
4 ATTIC FLOOR PLAN
Scale: 1/8" = 1'-0"



2 FIRST FLOOR PLANS
Scale: 1/8" = 1'-0"



3 SECOND FLOOR PLANS
Scale: 1/8" = 1'-0"



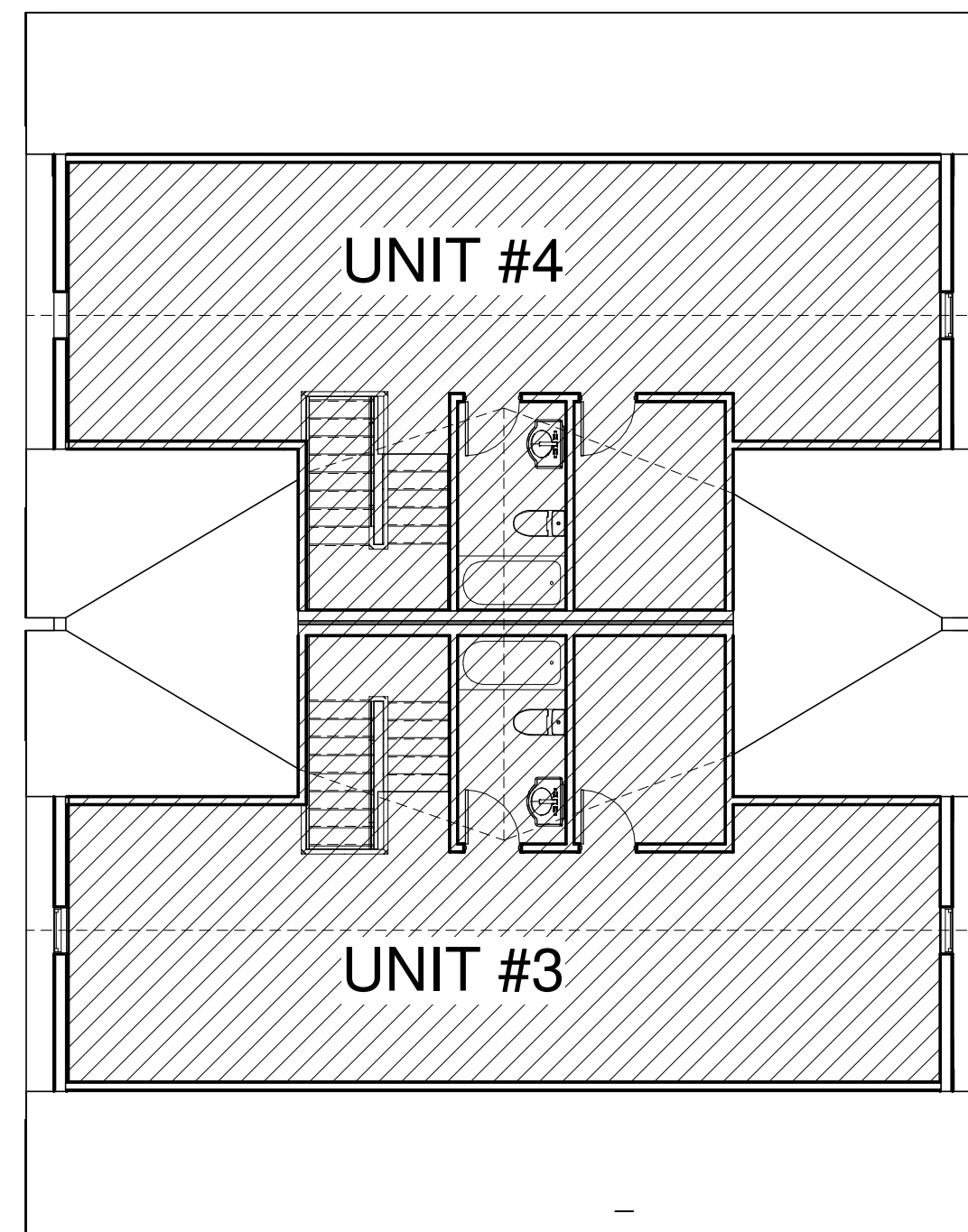
1 BASEMENT FLOOR PLAN (BUILDING ONE)
Scale: 1/8" = 1'-0"

ZONING & F.A.R. CALCULATION	
ZONING DISTRICT:	MR1
PROPERTY ID:	
LOT SIZE:	22,738 SF
LOT COVERAGE (25% ALLOWED):	5,684.5 SF
OPEN SPACE (50% ALLOWED):	11,369 SF
F.A.R. (.402 ALLOWED)	9,141 SF
SETBACKS (BEFORE 12/7/1953):	
FRONT:	25'
SIDE:	25'
REAR:	25'
BUILDING ONE	
UNIT #1 SQ FOOTAGE:	
**BASEMENT:	928 SF
FIRST FLOOR:	1,277 SF
SECOND FLOOR:	989 SF
ATTIC (5' AREA):	584 SF
TOTAL SQ FOOTAGE:	3,778 SF
UNIT #2 SQ FOOTAGE:	
**BASEMENT:	902 SF
FIRST FLOOR:	1,299 SF
SECOND FLOOR:	1,300 SF
ATTIC (5' AREA):	759 SF
TOTAL SQ FOOTAGE:	4,260 SF
TOTAL COMBINED SQ FOOTAGE BOTH UNITS:	8,038 SF
TOTAL COMBINED SQ FOOTAGE INCLUDED IN F.A.R.	6,208 SF
* NOT INCLUDED IS F.A.R. SQ FOOTAGE ** MASS BELOW FIRST STORY NOT INCLUDED IN F.A.R. SQ FOOTAGE	
HALF STORY & ATTIC F.A.R. CALCULATIONS	
AREA AT 5' & 7' SQ FOOTAGE BREAKDOWN:	
TOTAL 5' AREA SQ FOOTAGE:	1,343 SF
TOTAL 7' AREA SQ FOOTAGE:	837 SF
7' TOTAL AREA CAN NOT EXCEED 50% OF THE 5' TOTAL AREA	
837 SF (7' TOTAL AREA) / 1,343 SF (5' TOTAL AREA)	62% (COUNTS TOWARDS FAR)
HALF-STORY CALCULATION:	
7' ATTIC AREA CAN NOT EXCEED 66% OF FLOOR AREA BELOW	
837 SF (7' TOTAL AREA) / 2,289 SF (2ND FL TOTAL AREA)	36.5% (COUNTS AS HALF-STORY)
FLOOR GFA	

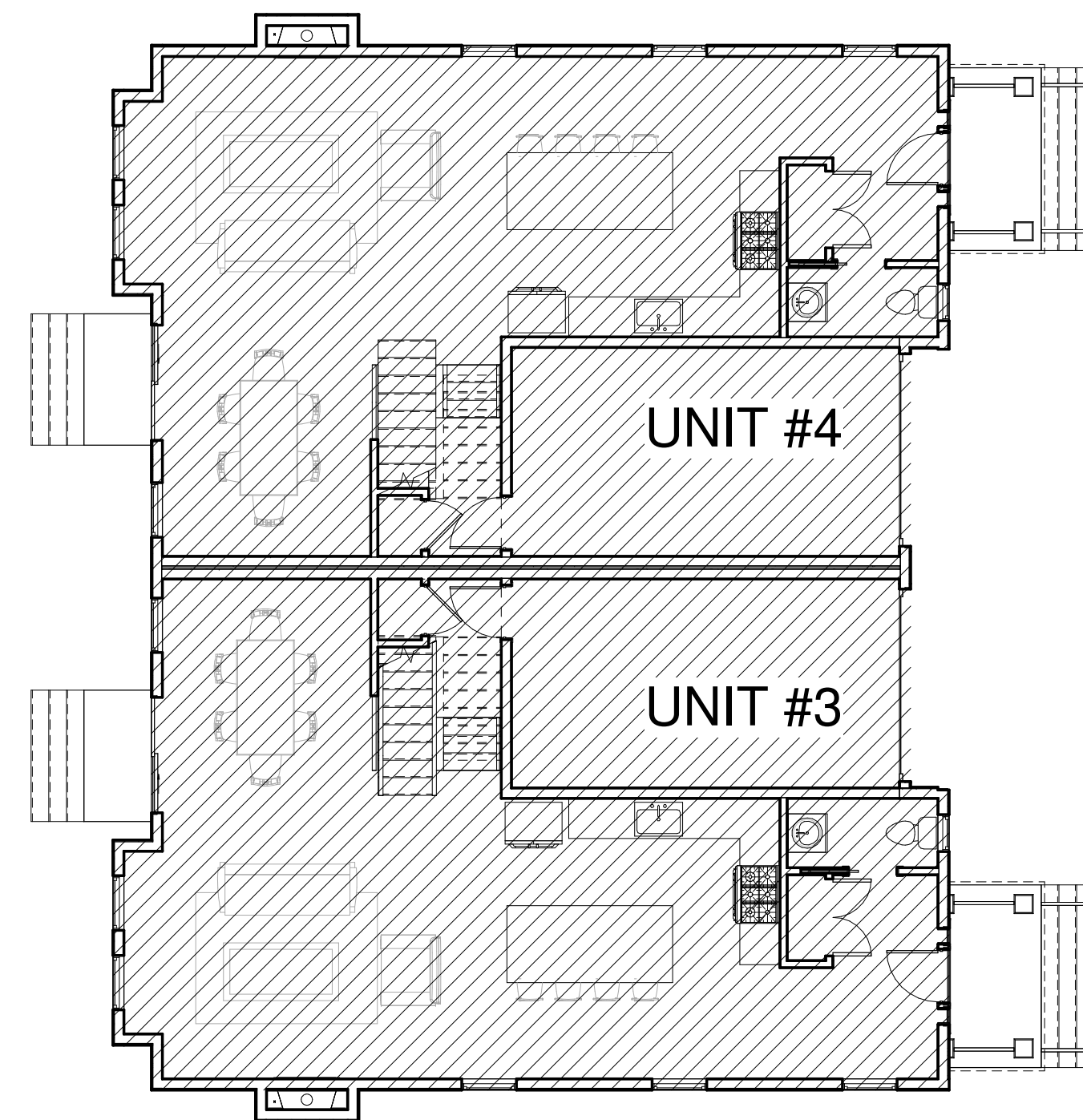
REVISIONS NO.	DATE	REMARKS

SPECIAL PERMIT SUBMISSION
September 10th, 2021

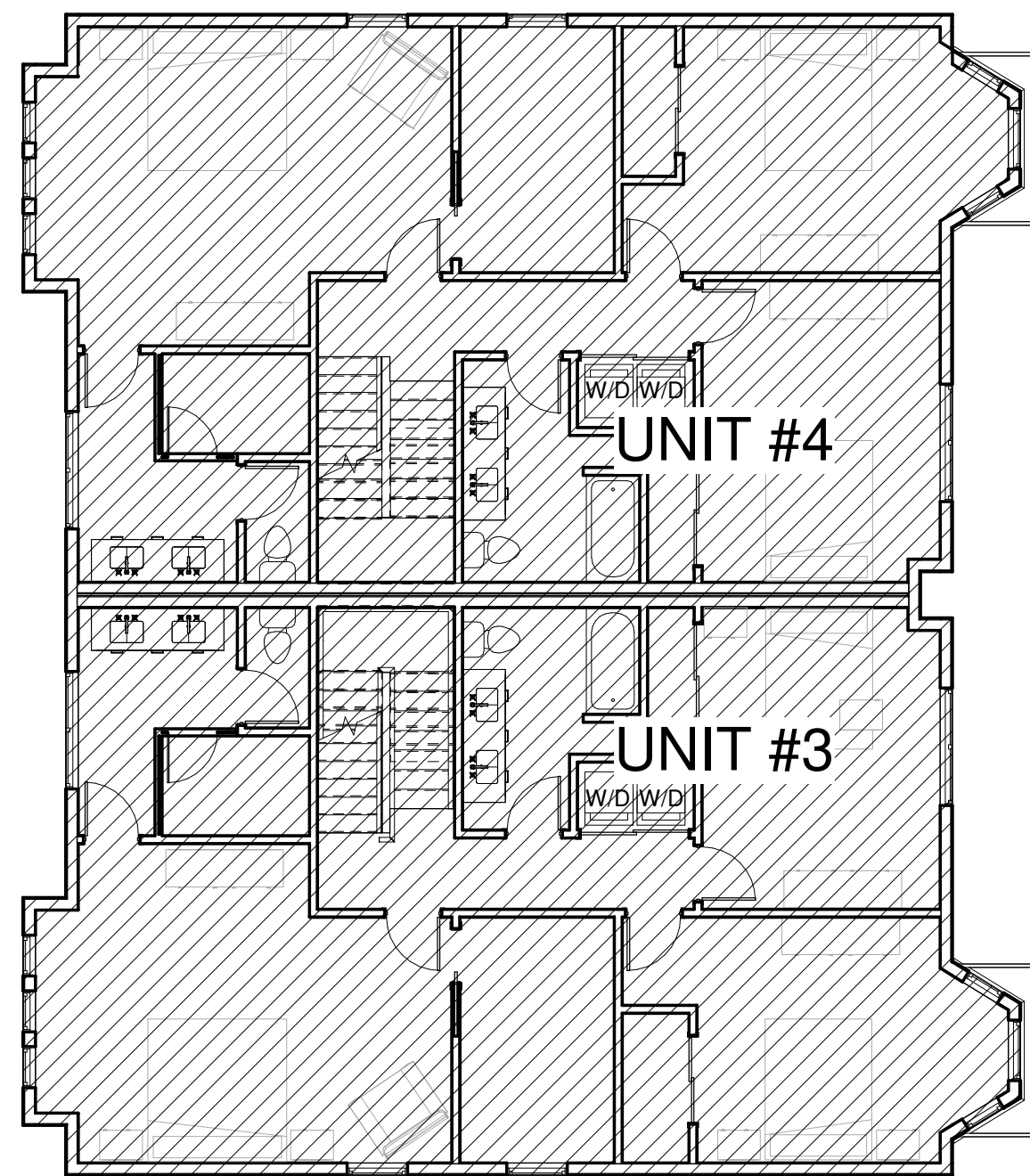
60 Highland, LLC
60 Highland Ave.
Newton, MA 02460
ZONING COMPLIANCE - BUILDING ONE
SCALE: 1/8" = 1'-0"



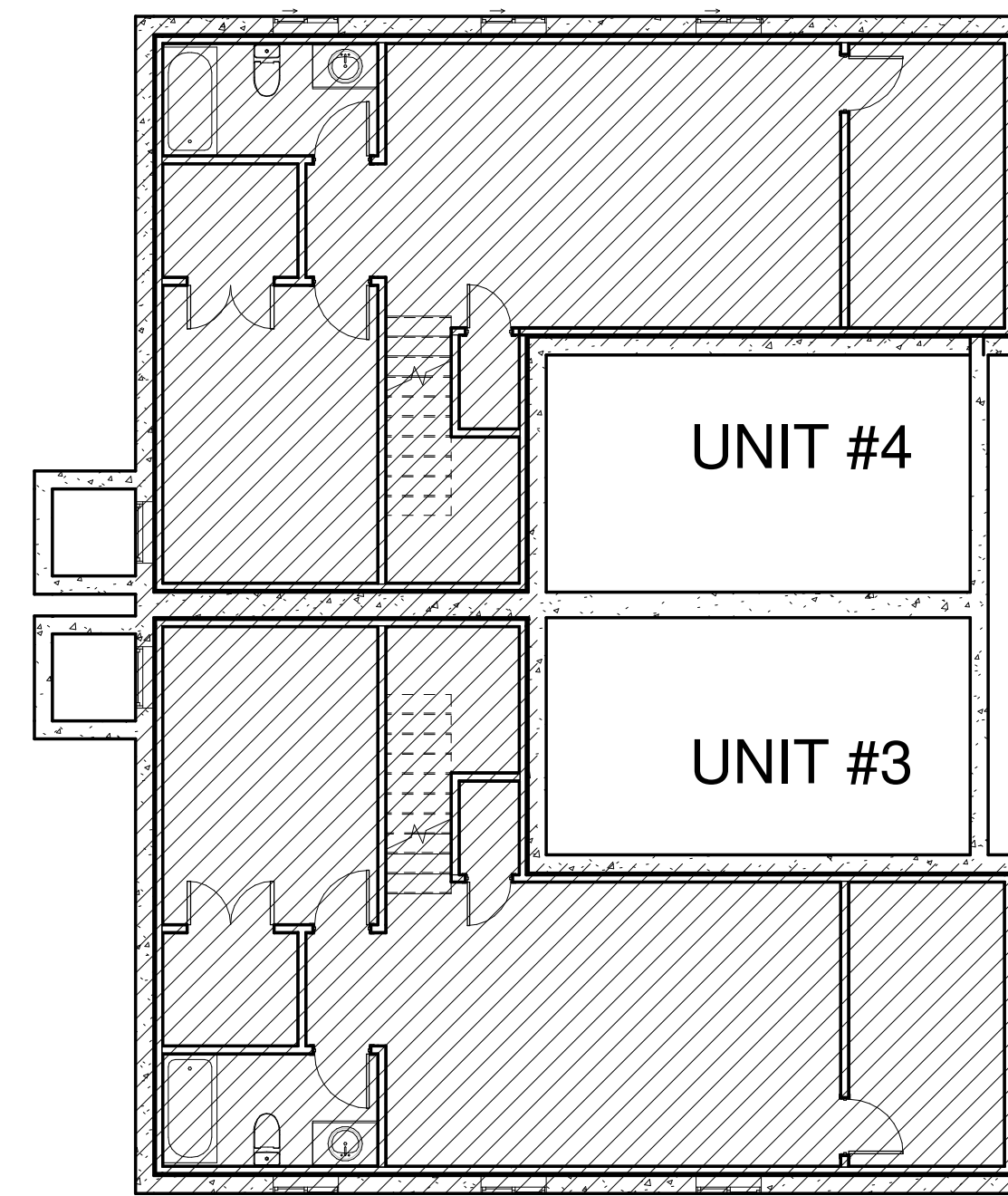
4 ATTIC FLOOR PLAN
Scale: 1/8" = 1'-0"



2 FIRST FLOOR PLANS
Scale: 1/8" = 1'-0"

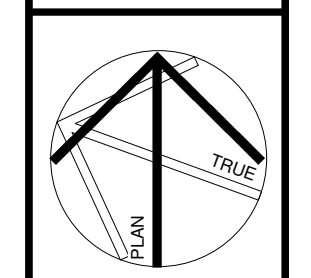


3 SECOND FLOOR PLANS
Scale: 1/8" = 1'-0"



1 BASEMENT FLOOR PLAN
Scale: 1/8" = 1'-0"

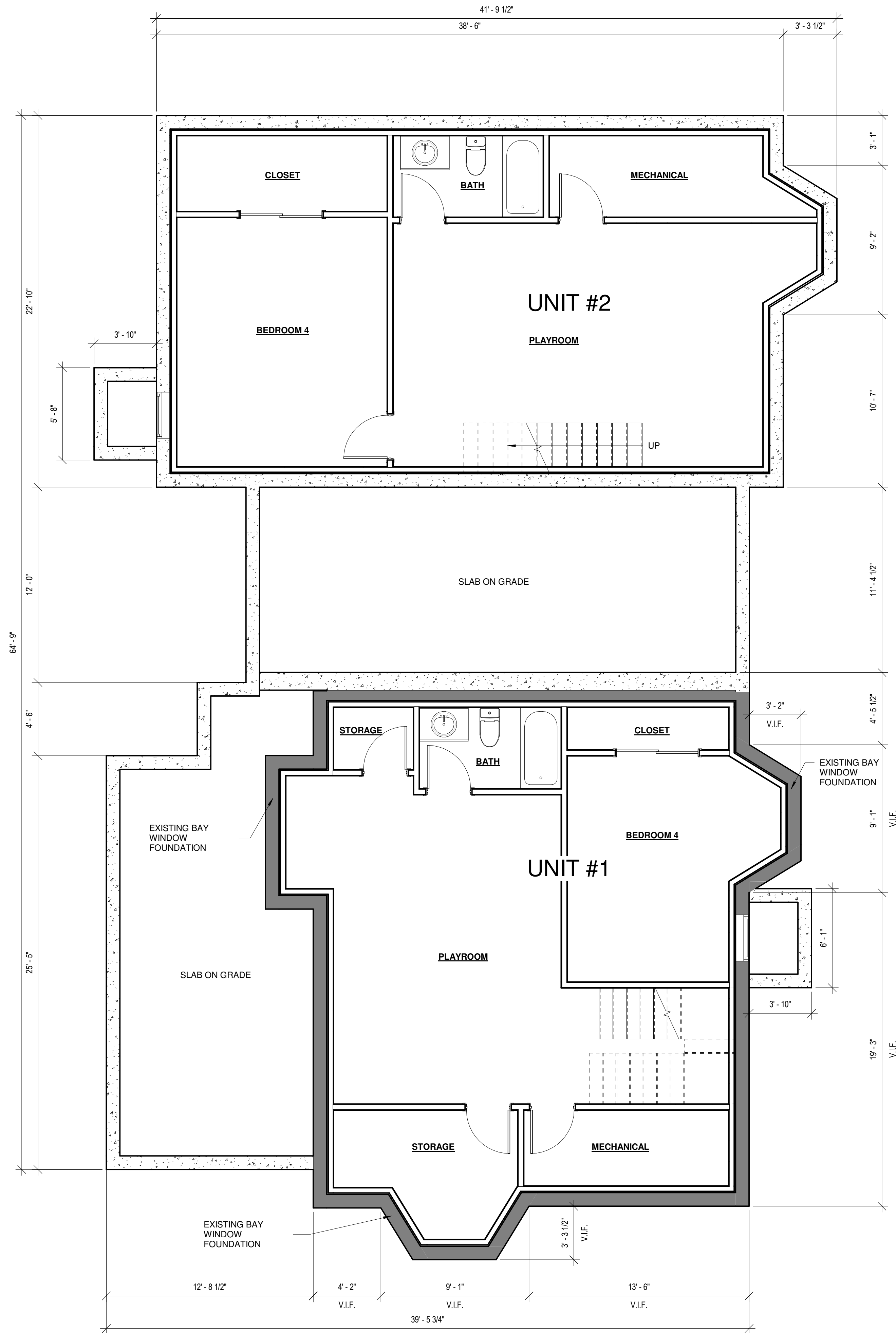
ZONING & F.A.R. CALCULATION	
ZONING DISTRICT:	MR1
PROPERTY ID:	
LOT SIZE:	22,738 SF
LOT COVERAGE (25% ALLOWED):	5,684.5 SF
OPEN SPACE (50% ALLOWED):	11,369 SF
F.A.R. (.402 ALLOWED):	9,141 SF
SETBACKS (BEFORE 12/7/1953):	
FRONT:	25'
SIDE:	25'
REAR:	25'
BUILDING ONE	
UNIT #3 SQ FOOTAGE:	
**BASEMENT:	845 SF
FIRST FLOOR:	1,126 SF
SECOND FLOOR:	1,166 SF
*ATTIC (5' AREA):	733.5 SF
TOTAL SQ FOOTAGE:	3,870.5 SF
UNIT #4 SQ FOOTAGE:	
**BASEMENT:	845 SF
FIRST FLOOR:	1,126 SF
SECOND FLOOR:	1,166 SF
*ATTIC (5' AREA):	733.5 SF
TOTAL SQ FOOTAGE:	3,870.5 SF
TOTAL COMBINED SQ FOOTAGE BOTH UNITS:	7,741 SF
TOTAL COMBINED SQ FOOTAGE INCLUDED IN F.A.R.	4,584 SF
* NOT INCLUDED IS F.A.R. SQ FOOTAGE ** MASS BELOW FIRST STORY NOT INCLUDED IN F.A.R. SQ FOOTAGE	
HALF STORY & ATTIC F.A.R. CALCULATIONS	
AREA AT 5' & 7' SQ FOOTAGE BREAKDOWN:	
TOTAL 5' AREA SQ FOOTAGE:	1,467 SF
TOTAL 7' AREA SQ FOOTAGE:	711 SF
7' TOTAL AREA CAN NOT EXCEED 50% OF THE 5' TOTAL AREA	
711 SF (7' TOTAL AREA) / 1,467 SF (5' TOTAL AREA)	48 % (EXEMPT)
HALF-STORY CALCULATION:	
7' ATTIC AREA CAN NOT EXCEED 66% OF FLOOR AREA BELOW	
711 SF (7' TOTAL AREA) / 2,332 SF (2ND FL TOTAL AREA)	30% (COUNTS AS HALF-STORY)
FLOOR GFA	



REVISIONS NO.	DATE	REMARKS

**SPECIAL PERMIT
SUBMISSION**
September 10th, 2021

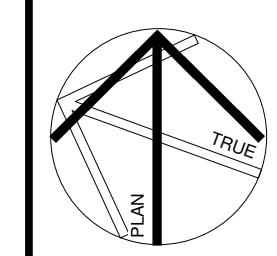
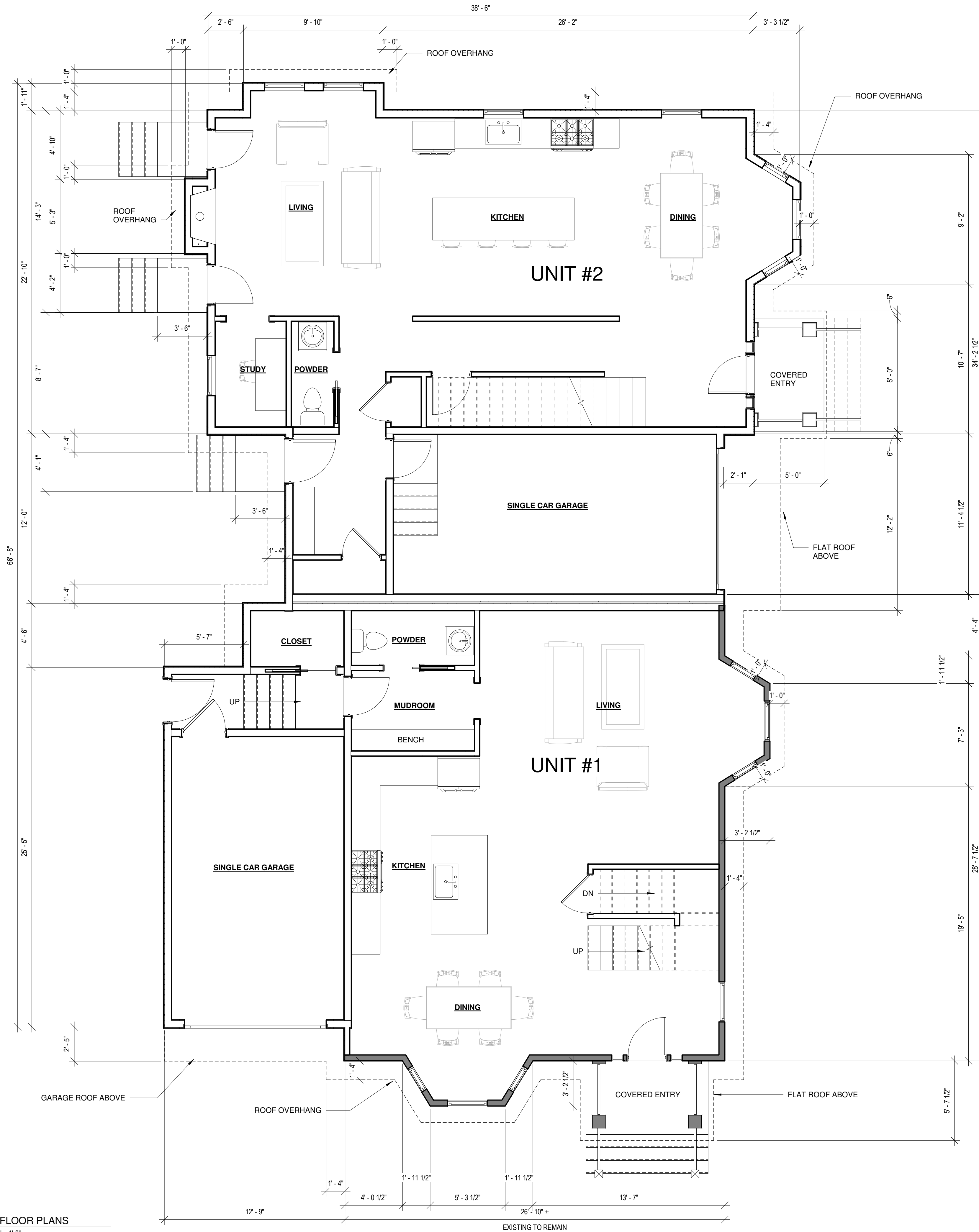
60 Highland, LLC
60 Highland Ave.
Newton, MA 02460
ZONING COMPLIANCE - BUILDING TWO
SCALE: 1/8" = 1'-0"



1 BASEMENT FLOOR PLAN (BUILDING ONE)
 Scale: 1/4" = 1'-0"

REVISIONS NO.	DATE	REMARKS

1 FIRST FLOOR PLANS
Scale: 1/4" = 1'-0"

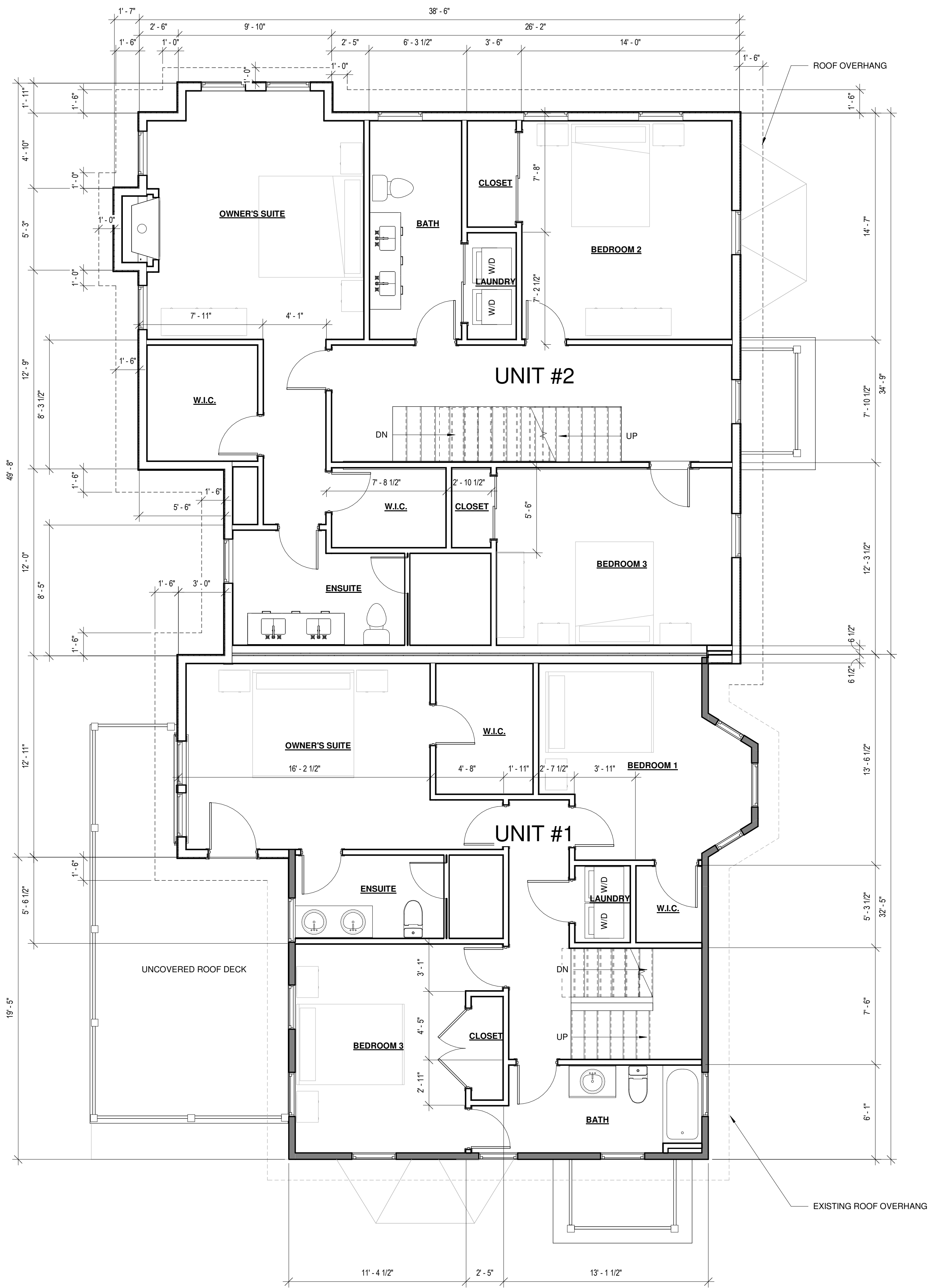


REVISIONS NO.	DATE	REMARKS

**SPECIAL PERMIT
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 September 10th, 2021

50 Highland, LLC
 50 Highland Ave.
 Newton, MA 02460
PROPOSED FLOOR PLANS - BUILDING
 ONE
 SCALE: 1/4" = 1'-0"

DRAWING NUMBER
A102
 JOB NUMBER R141



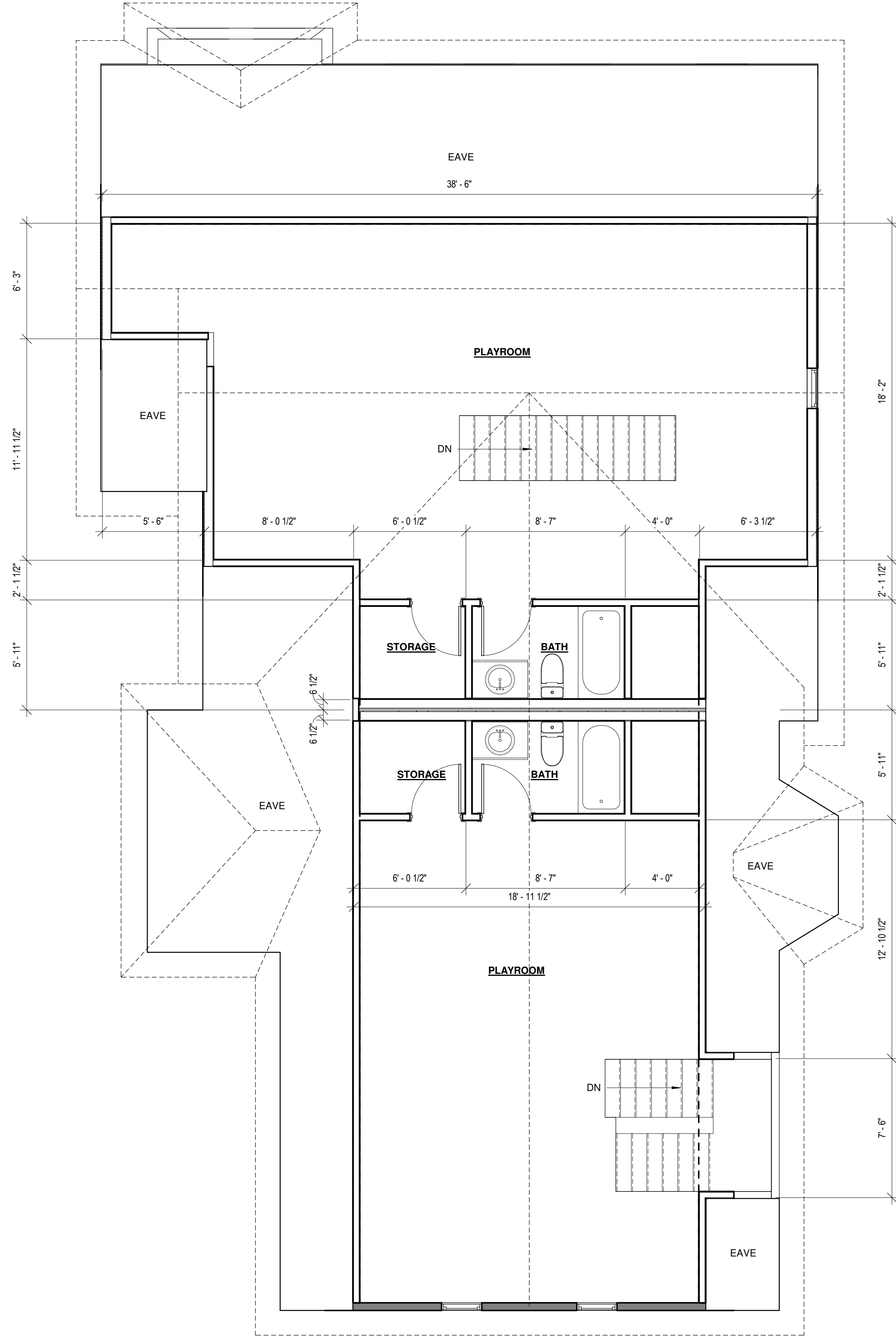
1 SECOND FLOOR PLANS
Scale: 1/4" = 1'-0"

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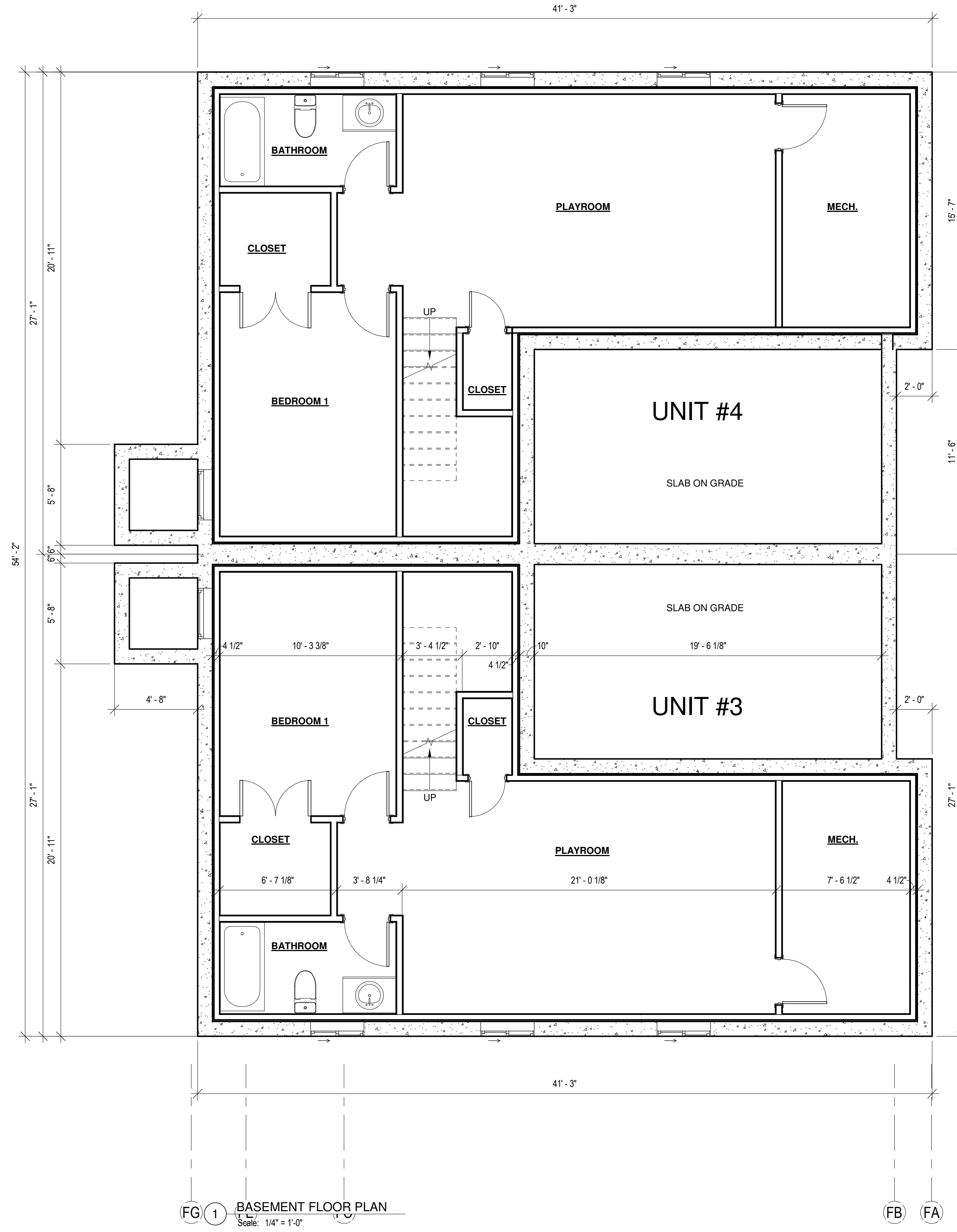
© COPYRIGHT VANCE ARCHITECTS, LLC

REVISIONS NO.	DATE	REMARKS

1 ATTIC FLOOR PLAN
 Scale: 1/4" = 1'-0"



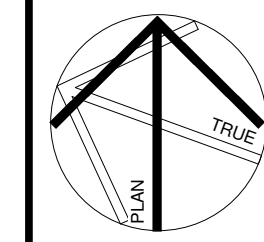
REVISIONS NO.	DATE	REMARKS



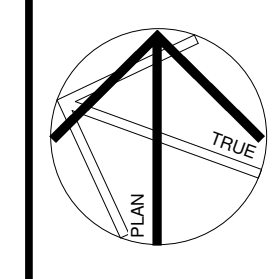
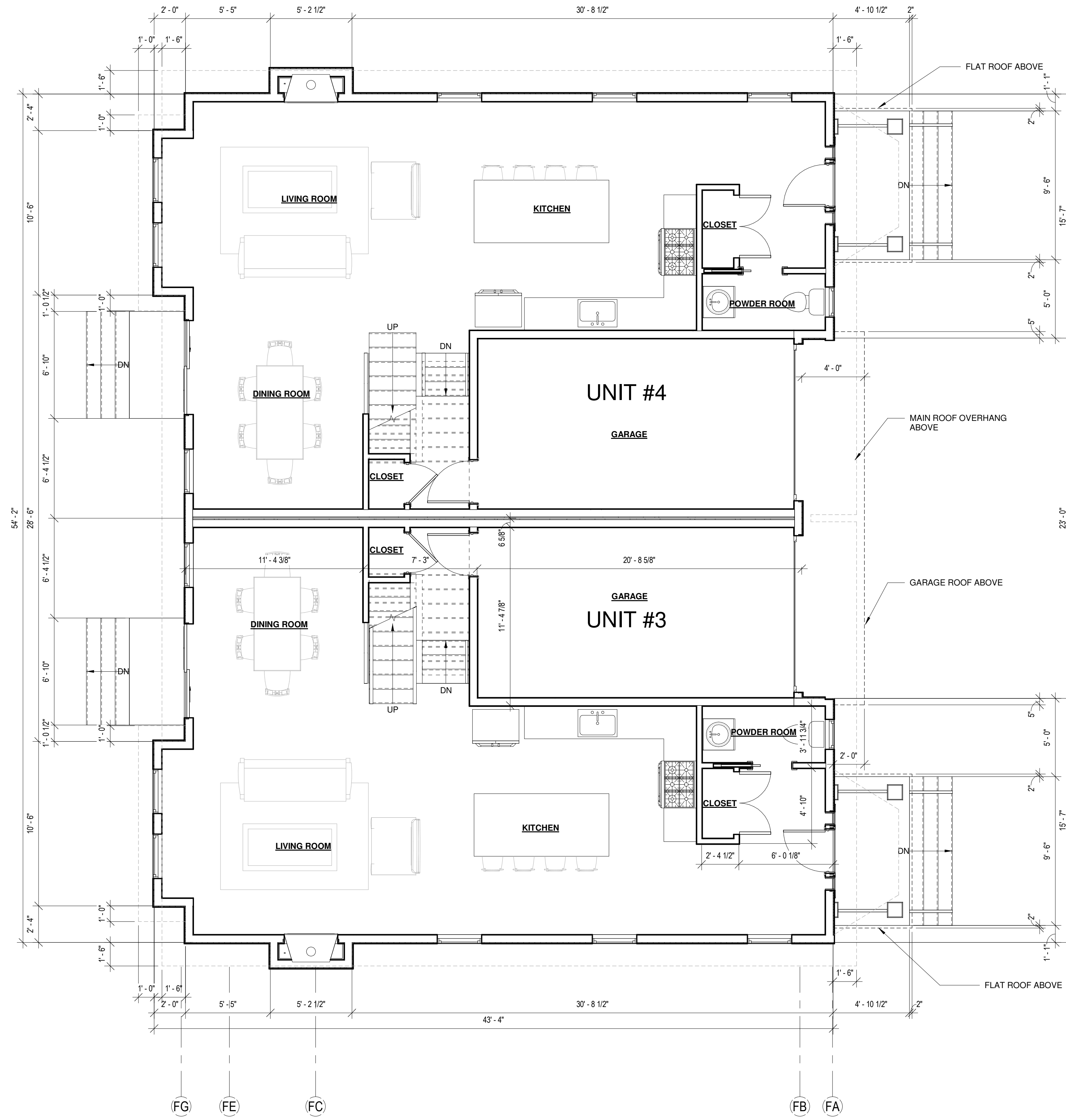
FG 1 BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

FB FA

REVISIONS NO.	DATE	REMARKS



1 FIRST FLOOR PLANS
Scale: 1/4" = 1'-0"

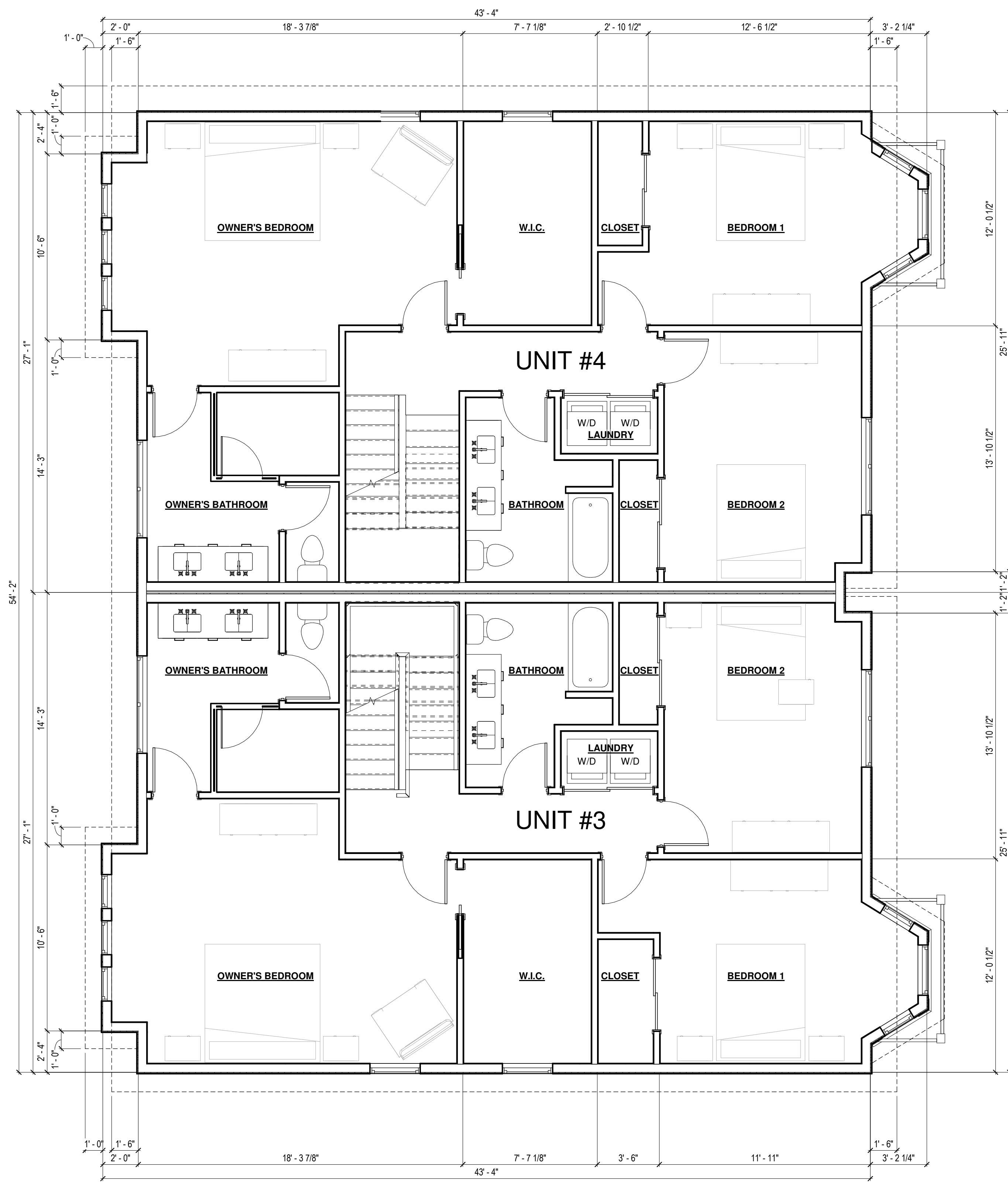


REVISIONS NO.	DATE	REMARKS

**SPECIAL PERMIT
SUBMISSION**
September 10th, 2021

50 Highland, LLC
50 Highland Ave.
Newton, MA 02460
**PROPOSED FLOOR PLANS - BUILDING
TWO**
SCALE: 1/4" = 1'-0"

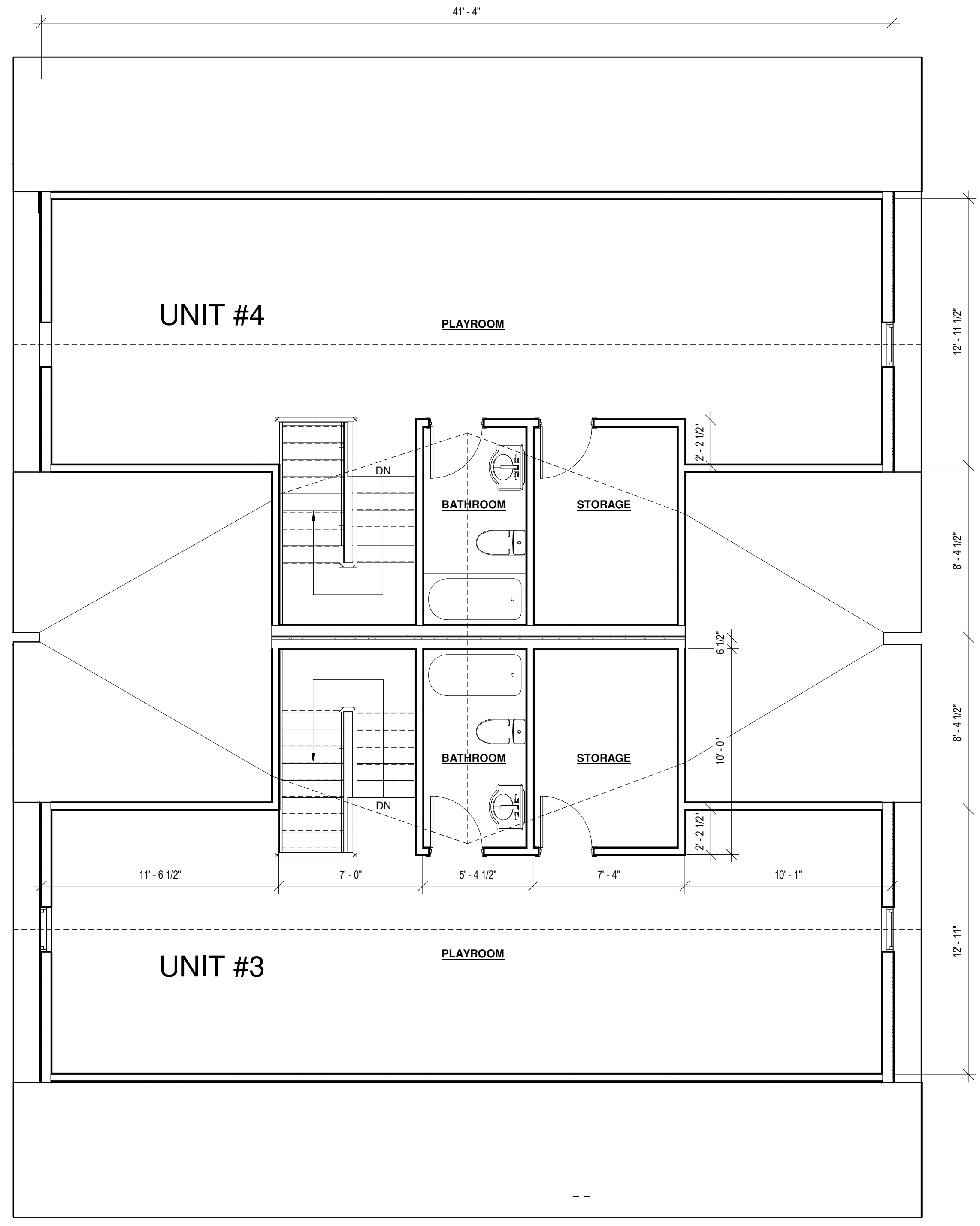
DRAWING NUMBER
A106
JOB NUMBER R141



1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

REVISIONS NO.	DATE	REMARKS

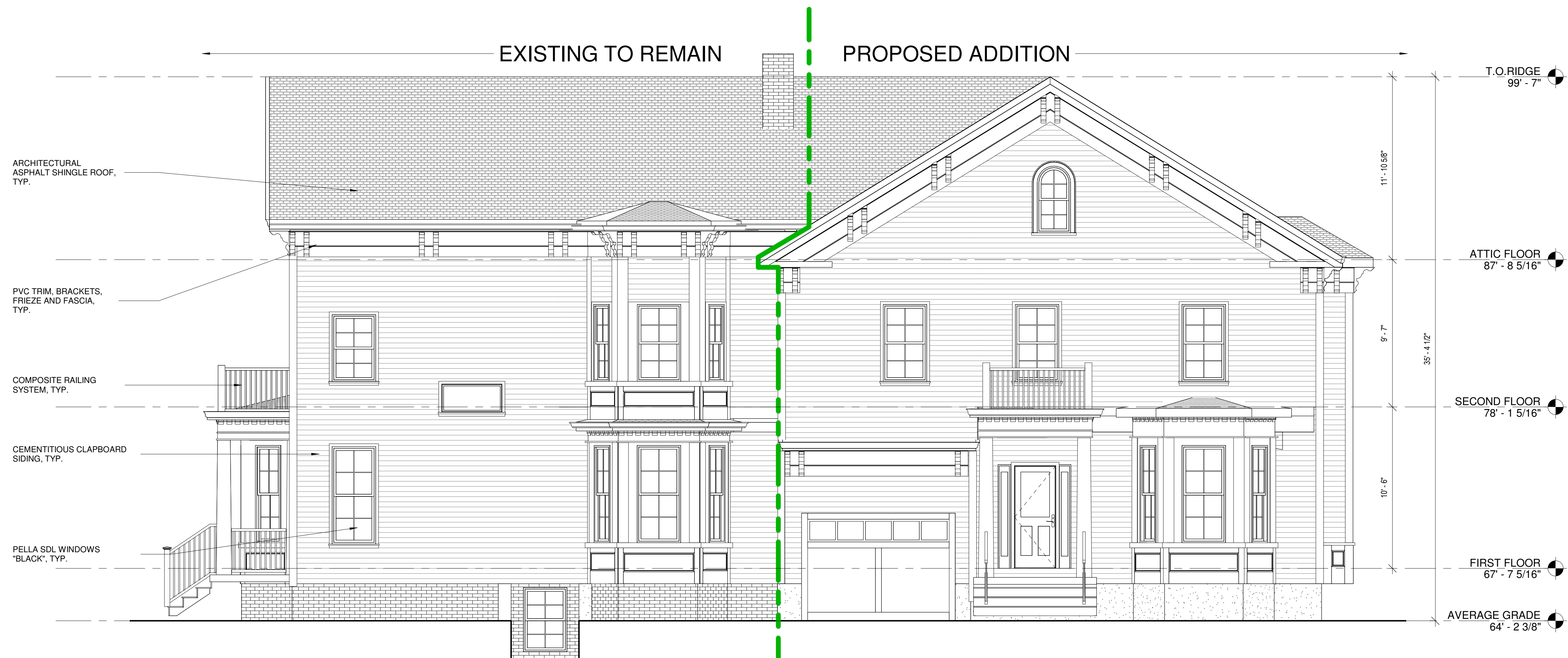
1 ATTIC FLOOR PLAN
Scale: 1/4" = 1'-0"



REVISIONS NO.	DATE	REMARKS



1 FRONT ELEVATION - UNIT #1 AND UNIT #2
Scale: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION - UNIT #1 AND UNIT #2
Scale: 1/4" = 1'-0"

REVISIONS NO.	DATE	REMARKS

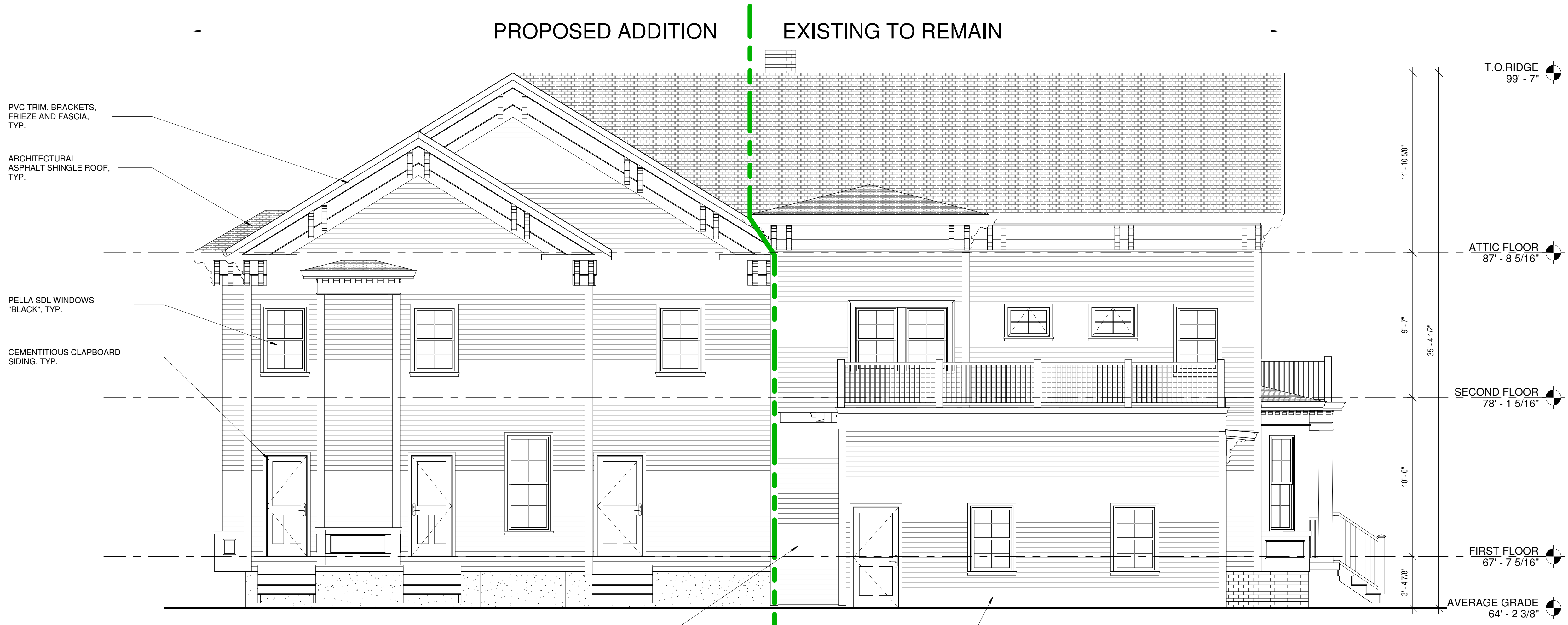
**SPECIAL PERMIT
SUBMISSION**
September 10th, 2021

60 Highland, LLC
60 Highland Ave.
Newton, MA 02460
**PROPOSED ELEVATIONS - UNIT #1 AND
UNIT #2**
SCALE: 1/4" = 1'-0"

DRAWING NUMBER
A301
JOB NUMBER R141



1 REAR ELEVATION - UNIT #1 AND UNIT #2
Scale: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION - UNIT #1 AND UNIT #2
Scale: 1/4" = 1'-0"

PROPOSED ENLARGED BAY
PROPOSED GARAGE TO REPLACE EXISTING ENCLOSED PORCH

REVISIONS NO.	DATE	REMARKS

**SPECIAL PERMIT
SUBMISSION**
September 10th, 2021

50 Highland, LLC
50 Highland Ave.
Newton, MA 02460
PROPOSED ELEVATIONS - UNIT #1 AND
UNIT #2
SCALE: 1/4" = 1'-0"

DRAWING NUMBER
A302
JOB NUMBER R141



1 RIGHT SIDE ELEVATION - UNIT #3 AND UNIT #4
Scale: 1/4" = 1'-0"



2 FRONT ELEVATION - UNIT #3 AND UNIT #4
Scale: 1/4" = 1'-0"

REVISIONS NO.	DATE	REMARKS

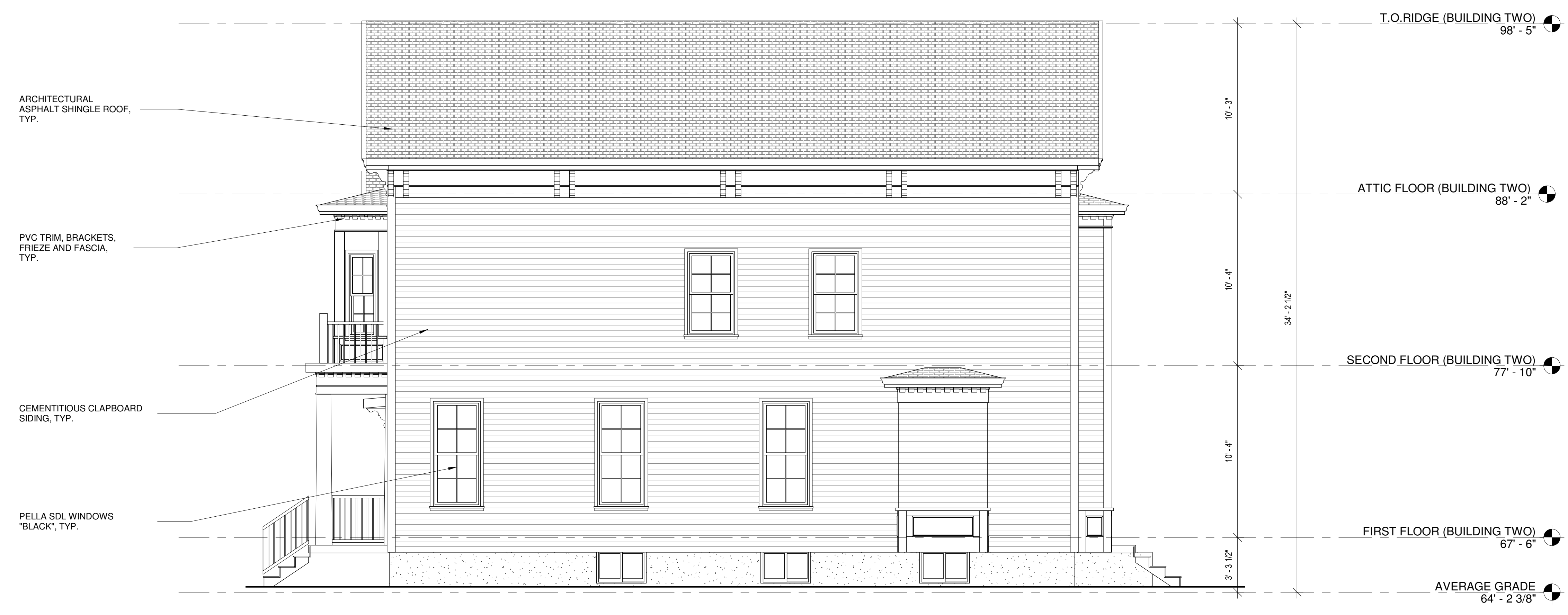
**SPECIAL PERMIT
SUBMISSION**
September 10th, 2021

60 Highland, LLC
60 Highland Ave.
Newton, MA 02460
PROPOSED ELEVATIONS - UNIT #3 AND
UNIT #4
SCALE: 1/4" = 1'-0"

DRAWING NUMBER
A303
JOB NUMBER R141



1 LEFT SIDE ELEVATION - UNIT #3 AND UNIT #4
Scale: 1/4" = 1'-0"



2 REAR ELEVATION - UNIT #3 AND UNIT #4
Scale: 1/4" = 1'-0"

REVISIONS NO.	DATE	REMARKS

**SPECIAL PERMIT
SUBMISSION**
September 10th, 2021

50 Highland, LLC
50 Highland Ave.
Newton, MA 02460
PROPOSED ELEVATIONS - UNIT #3 AND
UNIT #4
SCALE: 1/4" = 1'-0"

DRAWING NUMBER
A304
JOB NUMBER R141



VIEW FROM HIGHLAND



VIEW FROM HIGHLAND



AERIAL VIEW



AERIAL VIEW

REVISIONS NO.	DATE	REMARKS

**SPECIAL PERMIT
 SUBMISSION**
 September 10th, 2021

60 Highland, LLC
 60 Highland Ave.
 Newton, MA 02460
PERSPECTIVES - PROPOSED
 SCALE:

DRAWING NUMBER
A306
 JOB NUMBER R141