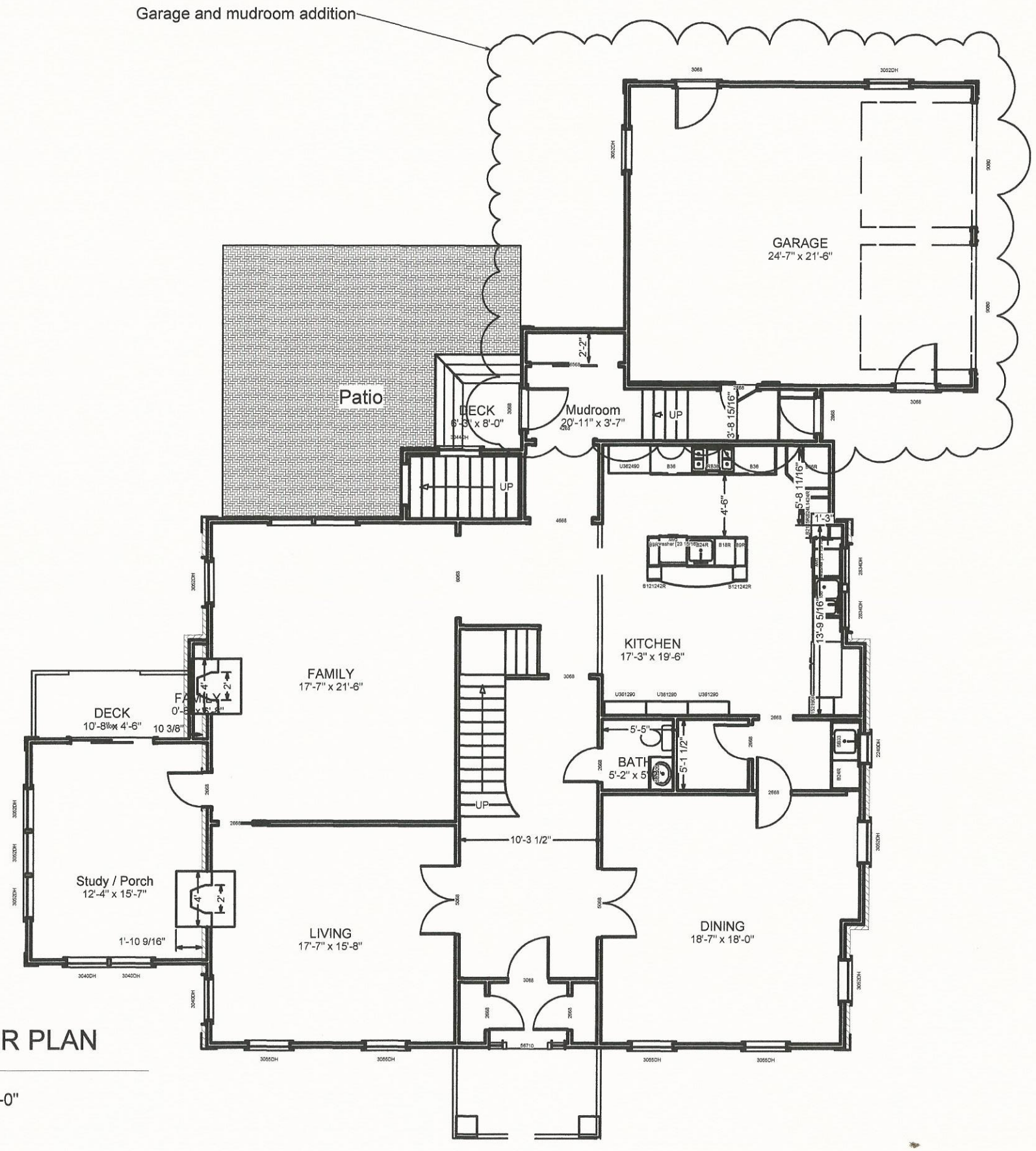



1

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

RENOVATION AND ADDITION
TO A
SINGLE-FAMILY HOUSE AT
1005 CENTRE ST. NEWTON


Visionary
Design
Services

PHONE: (617) 990-4869


STAMP

COMMONWEALTH OF MASSACHUSETTS
RICHARD
A.
VOLKIN
No. 22282
REGISTERED
PROFESSIONAL ENGINEER
9/2/14

5/18/14
PERMIT SET

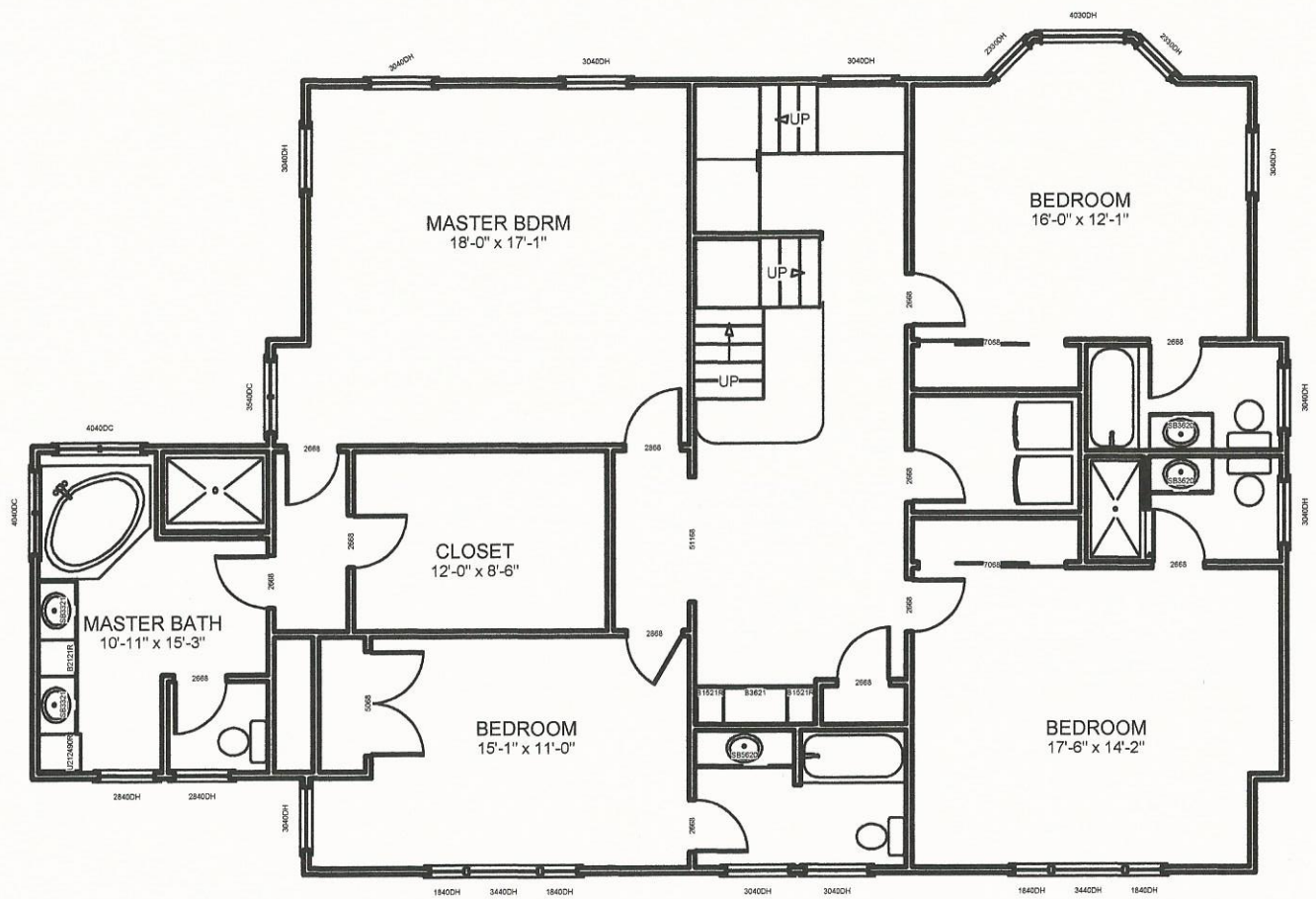
TITLE

FIRST FLOOR
PLAN

| | |
|---|---|
| JOB NO. 141 | DRAWN BY: MA |
| FILE: | SCALE: 1/4"=1'0" |

SHEET NO.

A-1




2 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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TO A
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COMMONWEALTH OF MASSACHUSETTS
RICHARD A. VOLK
No. 22282
REGISTERED PROFESSIONAL ENGINEER
8/12/14

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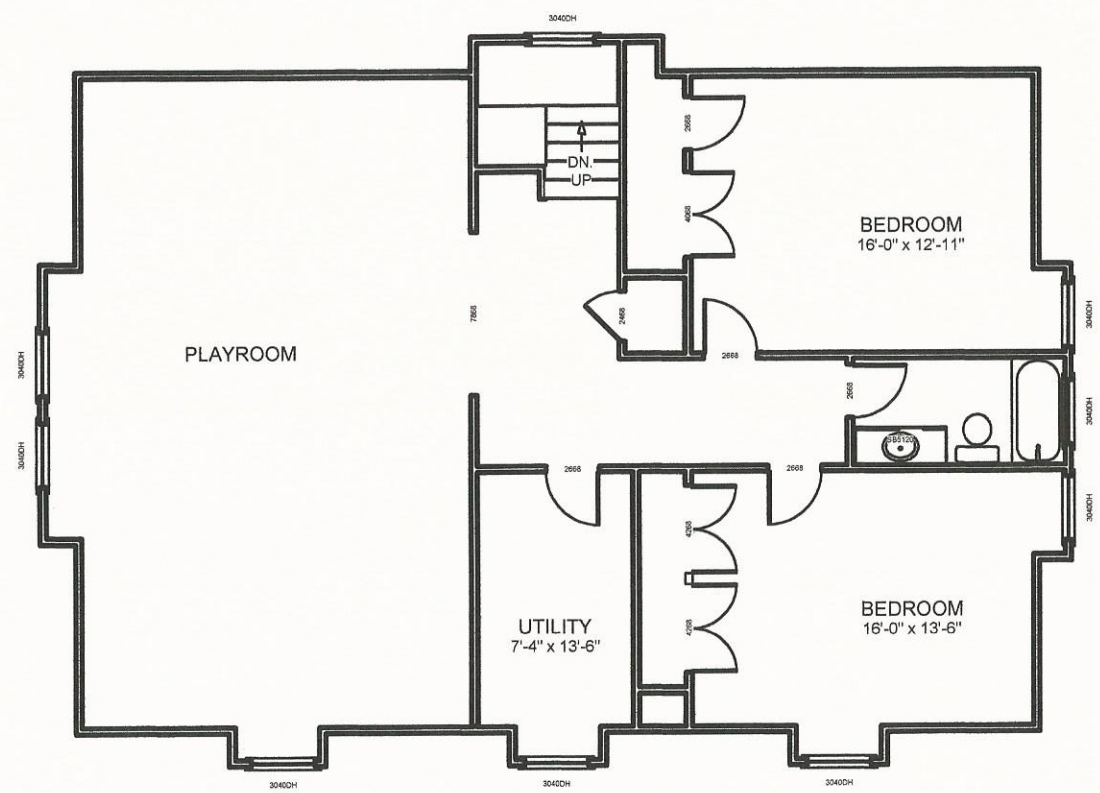
TITLE

SECOND FLOOR
PLAN

| | |
|---|---|
| JOB NO. 141 | DRAWN BY: MA |
| FILE: | SCALE: 1/4"=1'0" |

SHEET NO.

A-2




1 ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"

RENOVATION AND ADDITION
TO A
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RICHARD
A.
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No. 22282
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PROFESSIONAL ENGINEER
9/2/14

5/18/14
PERMIT SET

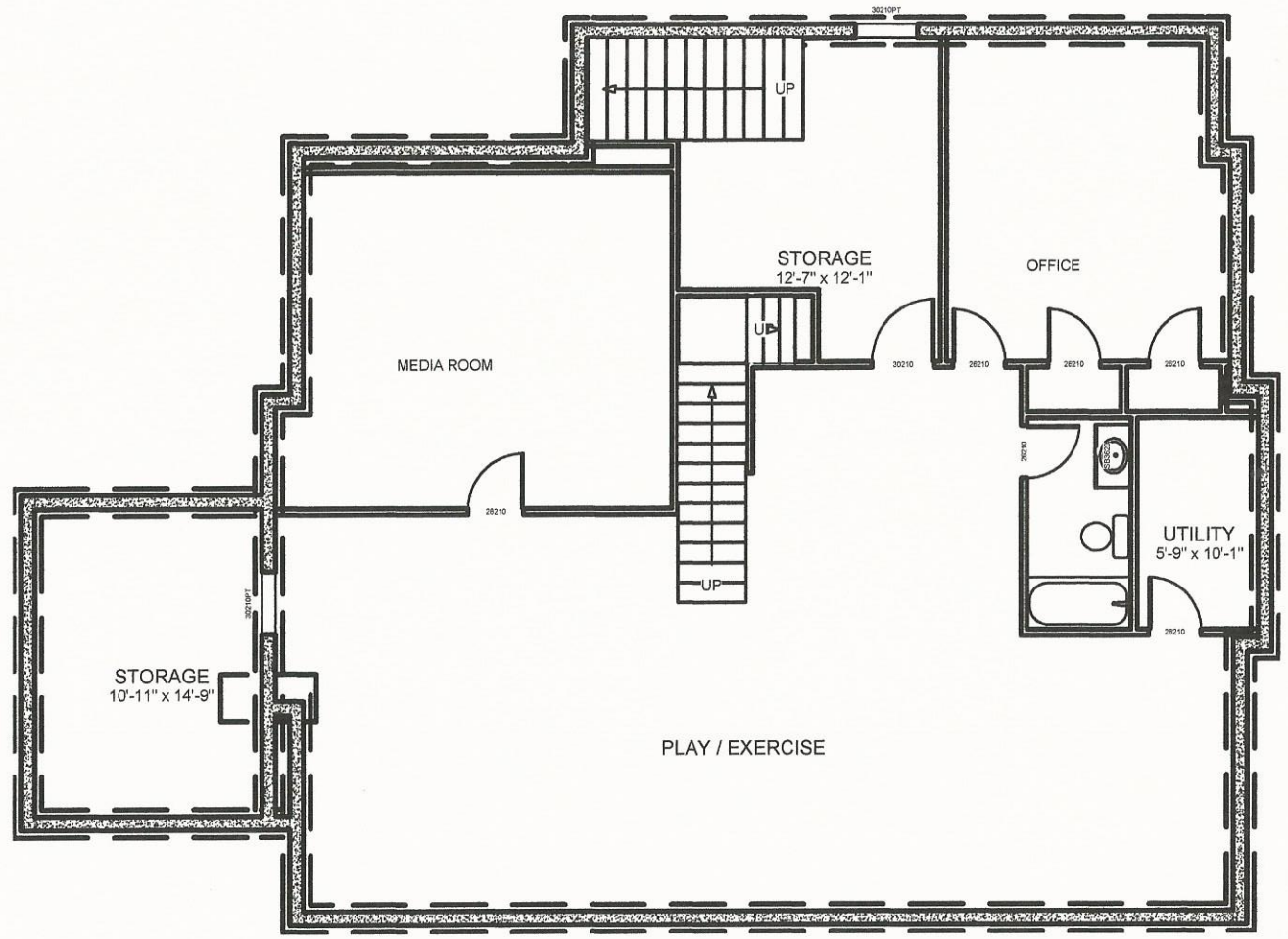
TITLE

FIRST FLOOR
PLAN

| | |
|---|---|
| JOB NO. 141 | DRAWN BY: MA |
| FILE: | SCALE: 1/4"=1'0" |

SHEET NO.

A-3




1 BASEMENT PLAN

SCALE: 1/4" = 1'-0"

RENOVATION AND ADDITION
TO A
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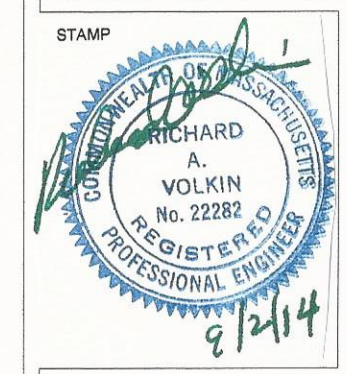
STAMP




5/18/14
PERMIT SET

TITLE

FOUNDATION
& BASEMENT
PLAN

| | |
|---|---|
| JOB NO. 141 | DRAWN BY: MA |
| FILE: | SCALE: 1/4"=1'0" |

SHEET NO.

S-1

4

## FRONT ELEVATION

SCALE: 1/4" = 1'-0"

### OLD

LOT 15,187 SQ FT.
SR-2 ALLOWED 0.3
15,187 X 0.3 = 4,556 SQ FT
FIRST FLOOR 2,133 SQ FT
SECOND FLOOR 2,000 SQ FT
TOTAL FIRST AND SECOND FLOORS 4,133 SQ FT
4,556 SQ FT ALLOWED 4,133 SQ FT USED
423 SQ FT LESS THEN F.A.R ALLOWED
GARAGE AND MUDROOM ADDITION ARE 676 SQ FT

253 SQ. FT. OVER ALLOWED F.A.R
under the old regulation I would have had to build a detached garage. That would have not been calculated under the F.A.R

### NEW

LOT 15,187 SQ FT.
SR-2 ALLOWED 0.33
15,187 X 0.33 = 5,012 SQ FT
FIRST FLOOR 2,133 SQ FT
SECOND FLOOR 2,000 SQ FT
ATTIC 1,193 SQ FT
TOTAL FIRST SECOND AND ATTIC FLOOR 5,326 SQ FT
5,012 SQ FT ALLOWED 5,326 SQ FT USED
314 SQ FT OVER ALLOWED F.A.R
GARAGE AND MUDROOM ADDITION ARE 676 SQ FT

990 SQ. FT. OVER ALLOWED F.A.R

RENOVATION AND ADDITION
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COMMONWEALTH OF MASSACHUSETTS
RICHARD A. VOLKIN
No. 22282
REGISTERED PROFESSIONAL ENGINEER
6/2/14

5/18/14
PERMIT SET

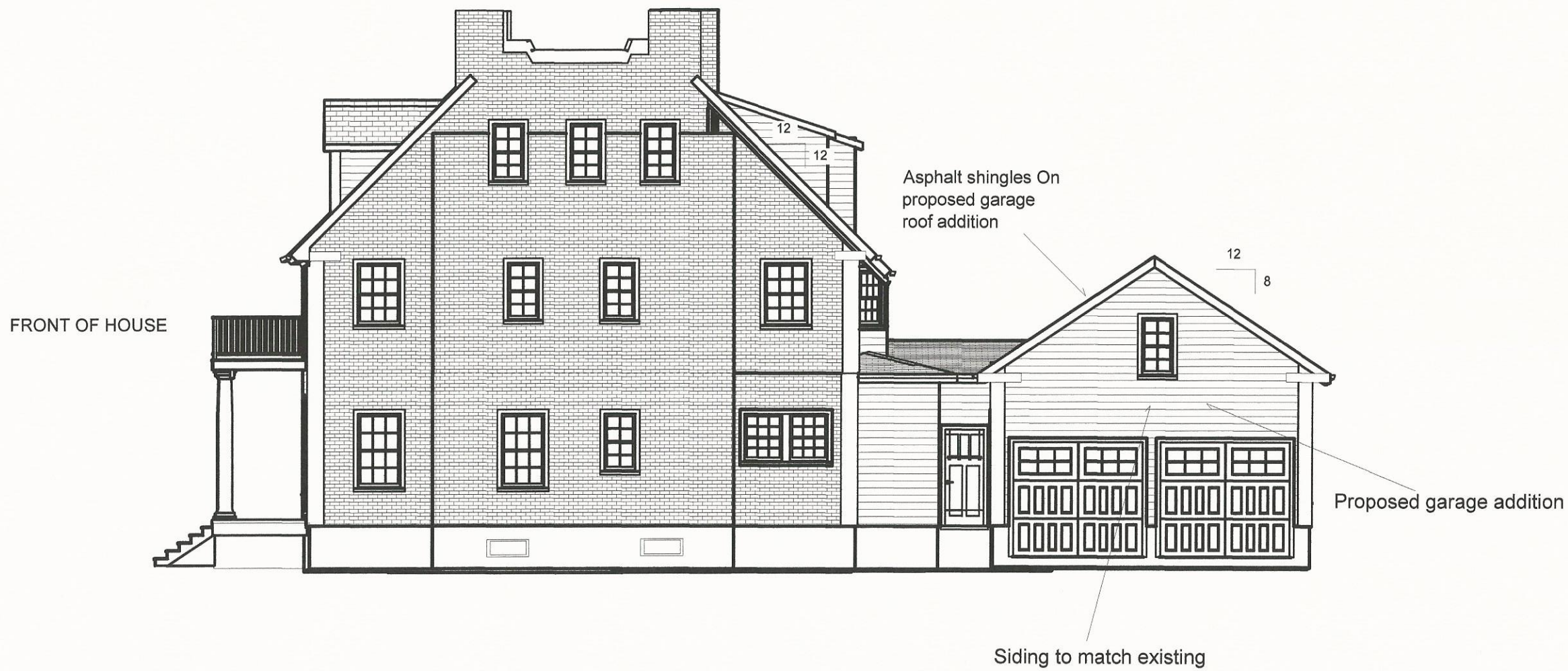
TITLE

FRONT ELEVATION

| | |
|---|---|
| JOB NO. 141 | DRAWN BY: MA |
| FILE: | SCALE: 1/4"=1'0" |

SHEET NO.

A-4




5

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

RENOVATION AND ADDITION TO A SINGLE-FAMILY HOUSE AT 1005 CENTRE ST. NEWTON

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COMMONWEALTH OF MASSACHUSETTS
RICHARD A VOLK
No. 22282
REGISTERED PROFESSIONAL ENGINEER
8/12/14

5/18/14
PERMIT SET

TITLE

RIGHT SIDE ELEVATION

| | |
|---|---|
| JOB NO. 141 | DRAWN BY: MA |
| FILE: | SCALE: 1/4"=1'0" |

SHEET NO.

A-5

6 LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

RENOVATION AND ADDITION TO A SINGLE-FAMILY HOUSE AT 1005 CENTRE ST. NEWTON

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COMMONWEALTH OF MASSACHUSETTS
RICHARD A. VOLKIN
No. 22282
REGISTERED PROFESSIONAL ENGINEER
9/2/14

5/18/14
PERMIT SET

TITLE

LEFT SIDE ELEVATION

| | |
|---|---|
| JOB NO. 141 | DRAWN BY: MA |
| FILE: | SCALE: 1/4"=1'0" |

SHEET NO.

A-6

7 REAR ELEVATION

SCALE: 1/4" = 1'-0"

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COMMONWEALTH OF MASSACHUSETTS
RICHARD A. VOLKIN
No. 22282
REGISTERED PROFESSIONAL ENGINEER
9/2/14

5/18/14
PERMIT SET

TITLE

REAR ELEVATION

| | |
|---|---|
| JOB NO. 141 | DRAWN BY: MA |
| FILE: | SCALE: 1/4"=1'0" |

SHEET NO.

A-7