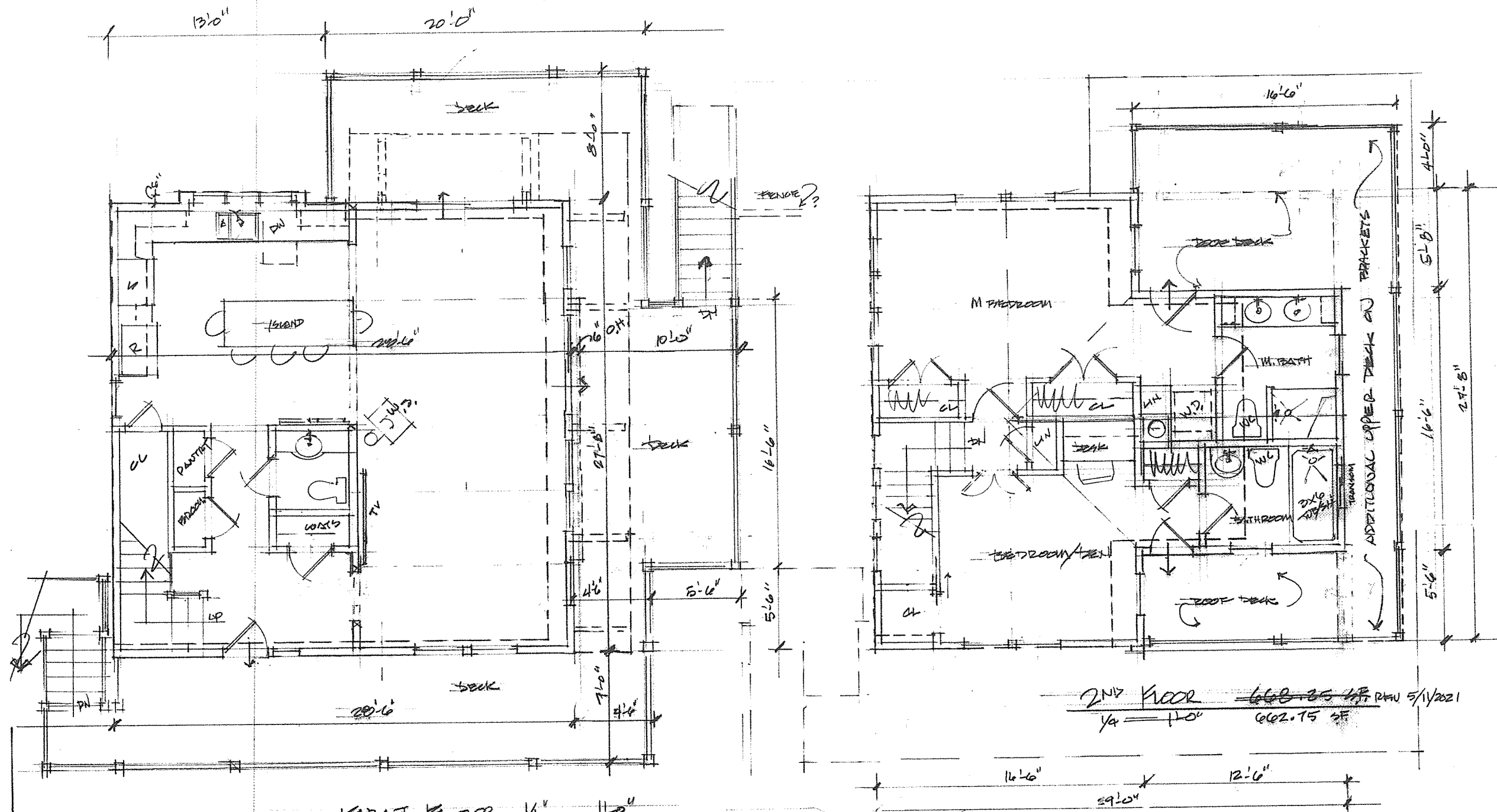


REV. MAY 19 2021  
 REV. MAY 11 2021  
 MAY 30 2021

	<b>3-57th Street</b> Windshaw Construction	Newburyport, MA 603 785 8768 cell
	Brian A. Libby Architect 1251 Linda Vista Blvd. Oro Valley, AZ 85704-3609	Northeast office (520) 906-2321 (cell) Web: BrianALibby.com

All work shall meet State Building Codes. The S.C. shall field verify dimensions before construction. Notify immediately, the Architect of Discrepancies. The drawings are diagrammatic and form the approximate arrangement of wall, doors, equipment etc. All work and construction shall be performed under the direct supervision of personnel licensed by the State and local authorities. The S.C. & Owner agree to hold harmless the Architect from all errors and omissions, unless entering into an agreement for the Administration of the Construction Contract and, any claims against the Architect shall not exceed the amounts paid the Architect for the services rendered for the project. The Architect retains the design rights and these drawings shall not be used or the design copied without the express permission of the Architect.  
 Brian A Libby Architect.





FIRST FLOOR 1/4" = 1'-0"  
~~198~~ ~~788~~ ~~6~~ SF REV 5/11/21  
 788-6 SF

FAR calculation  
 Dimensions taken from the exterior walls to exterior walls  
 First floor:  
 27'-8" x 28'-6" = 788.5' S.F.  
 Second floor:  
 18'-8" x 27'-8" = 456.5' SF  
 12'-8" x 16'-6" = 208.25'  
 Less stair \* 3x10 + 2x3 = (36.0)  
 626.75 SF  
 Total SF living area 1415.25 SF  
 \* Counting stair area on one floor only  
 Under structure storage & utility less than  
 5'-10" headroom (non living space) not counted  
 FAR = 28.9% (rounded up)

REV. MAY 12, 2021  
 REV. MAY 11, 2021  
 REV. MAY 3, 2021

PR.8  
 4/20/2021

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All work shall meet State Building Codes. The G.C. shall field verify dimensions before construction. Notify immediately the Architect of discrepancies. The drawings are diagrammatic and form the basis for arrangement of wall, doors, equipment etc. All work and construction shall be performed under the direct supervision of personnel licensed by the State and local authorities. The G.C. & Owner agree to hold harmless the Architect from all errors and omissions, unless entering into an agreement for the Administration of the Construction Contract and, any claims against the Architect shall not exceed the amounts paid the Architect for the services rendered for the project. The Architect retains the design rights and these drawings shall not be used or the design copied without the express permission of the Architect.  
 Brian A. Libby Architect

2ND FLOOR 1/4" = 1'-0"  
 668-35 SF REV 5/11/21  
 662.75 SF