

# EXISTING HOUSE CONDITIONS PICTURES



Left Elevation



Front Elevation



Right Elevation

Newton GIS Browser



Newton GIS Browser



Back Elevation

# EXISTING GARAGE CONDITIONS PICTURES



Back Elevation



Left Elevation



Front Elevation



Right Elevation

HISTORICAL COMMISSION REVIEW

HICKEY RESIDENCE  
20 MORTON ST NEWTON, MA

EXISTING CONDITIONS PICTURES

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465

Date & Revision  
09/01/2021



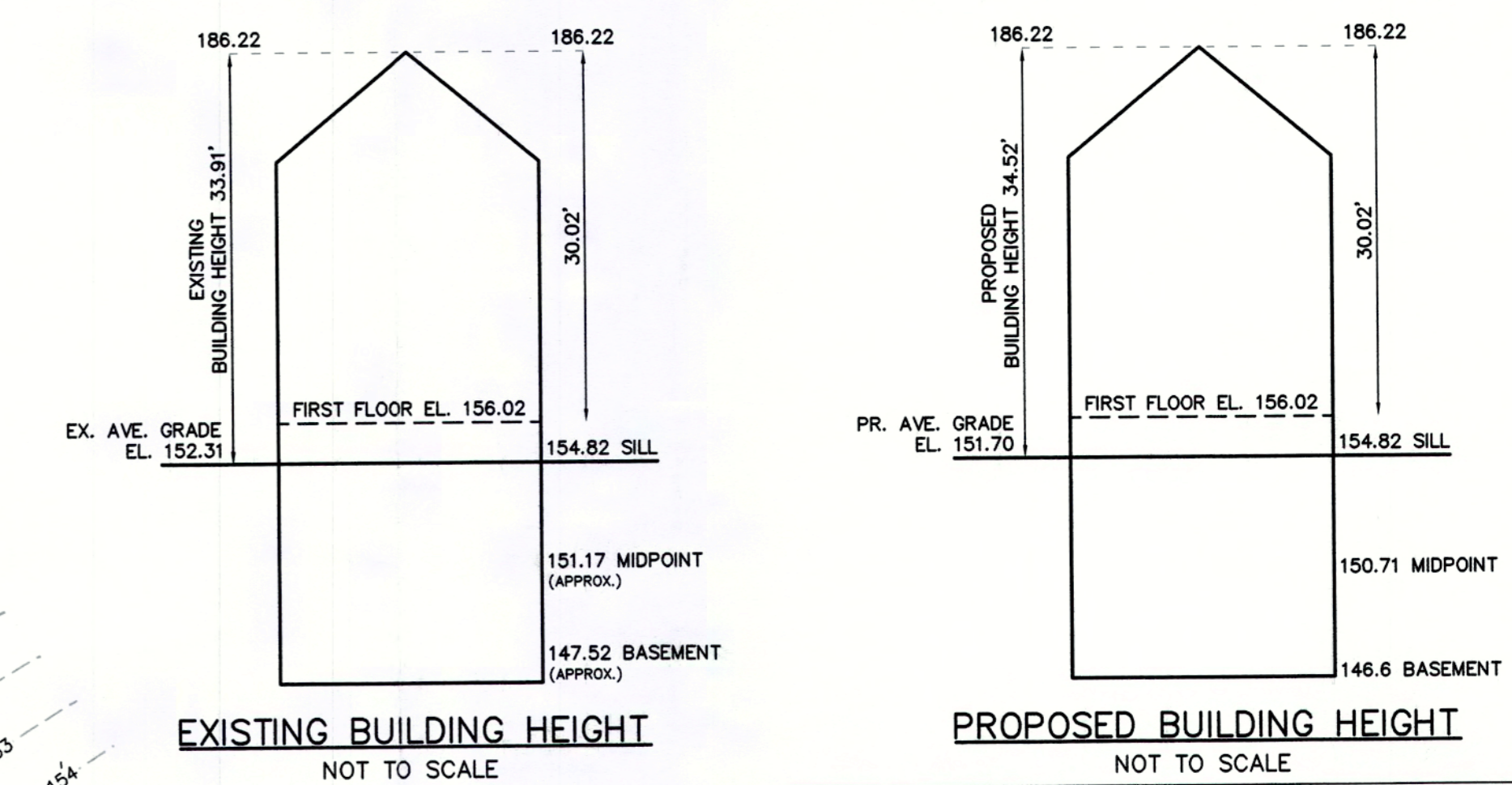
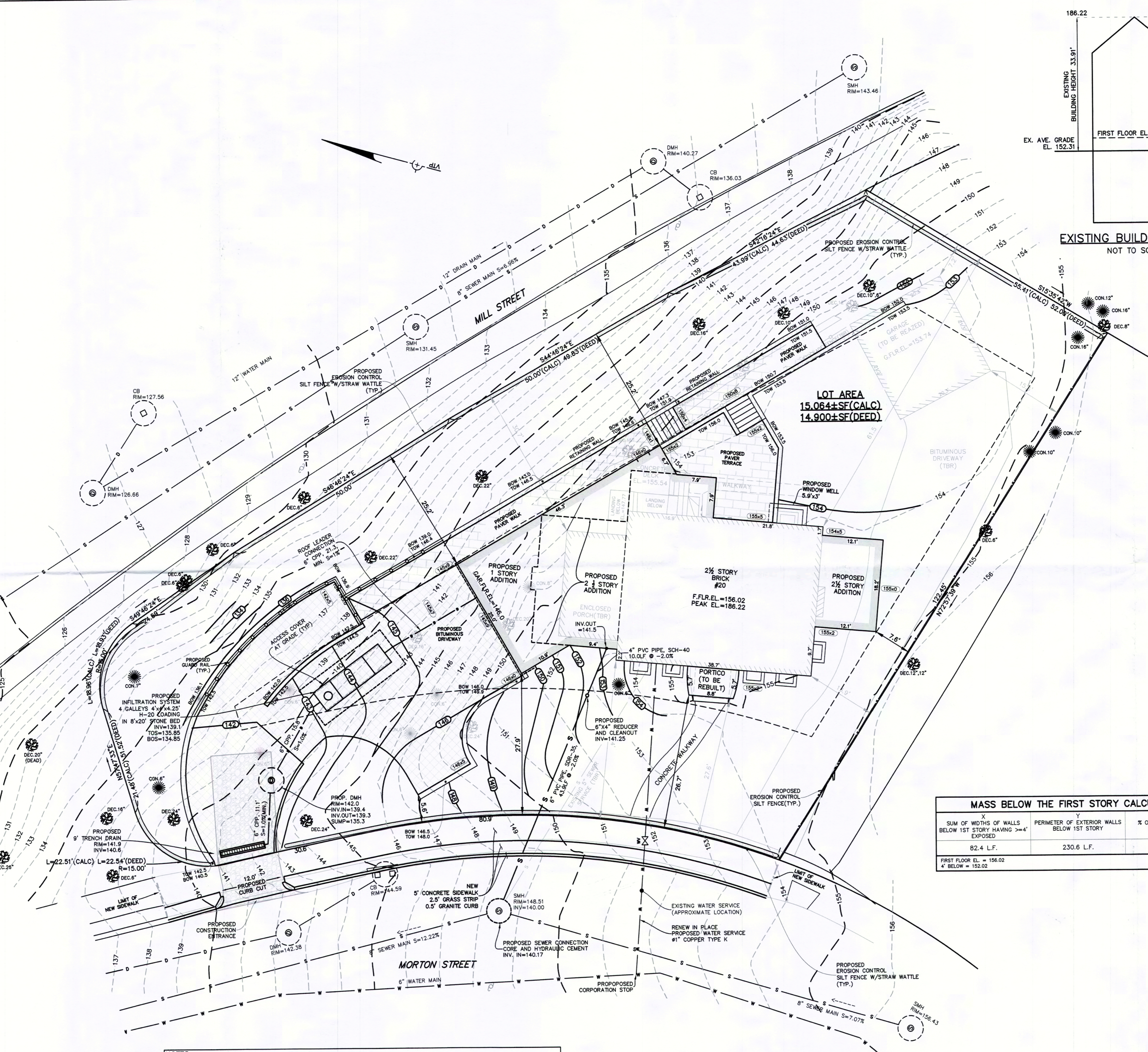
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217121.dwg (Z-2017)

**LEGEND**

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	70
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
HYDRANT	
STAKE & NAIL	
IRON PIPE	
MAG NAIL	



**Length Weighted Mean Proposed Conditions Average Grade Calculation**

A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	13.80	155.20	154.70	154.95	2138.31 Sq. Ft.
2	11.10	155.00	154.70	154.85	1718.84 Sq. Ft.
3	13.80	155.20	154.00	154.60	2133.48 Sq. Ft.
4	9.40	153.50	152.00	152.75	1435.85 Sq. Ft.
5	9.90	152.00	149.80	150.90	1493.91 Sq. Ft.
6	1.00	149.90	149.90	149.90	149.90 Sq. Ft.
7	25.00	145.80	145.80	145.80	3645.00 Sq. Ft.
8	46.30	146.00	145.50	145.75	6748.23 Sq. Ft.
9	6.70	155.20	155.20	155.20	1039.84 Sq. Ft.
10	7.90	155.30	155.20	155.25	1228.48 Sq. Ft.
11	7.90	155.50	155.20	155.35	1227.27 Sq. Ft.
12	11.80	155.50	155.40	155.45	1834.31 Sq. Ft.
13	1.00	156.00	156.00	156.00	156.00 Sq. Ft.
14	9.20	154.40	153.90	154.15	1418.18 Sq. Ft.
15	12.10	154.40	154.00	154.20	1865.82 Sq. Ft.
16	18.20	154.90	154.00	154.45	2810.99 Sq. Ft.
17	12.10	155.00	154.90	154.95	1874.90 Sq. Ft.
18	9.70	155.00	154.90	154.95	1503.02 Sq. Ft.
<b>Total</b>	<b>226.90</b>				<b>34420.30 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 151.70'**

**IMPERVIOUS AREA CALCULATION**

	EXISTING	PROPOSED
BUILDING	1,419.2s.f.	2,339.4s.f.
PORCH	48.6s.f.	55.1s.f.
DETACHED GARAGE	430.3s.f.	0.0s.f.
DRIVEWAY, CURBS	1,370.3s.f.	1,995.0s.f.
WALKWAYS/PATIOS	331.10s.f.	986.7s.f.
LANDING/STAIRS	110.40s.f.	68.3s.f.
AC CONC. PADS/BULKHEADS	0.00s.f.	0.0s.f.
RETAINING WALLS, WINDOW WELLS	73.60s.f.	283.8s.f.
<b>TOTAL</b>	<b>3,783.9s.f.</b>	<b>5,728.3s.f.</b>

INCREASE IN IMPERVIOUS AREA: 1,944.8s.f.  
LOT AREA: 15,064.0s.f.  
4% OF LOT AREA (OR 400s.f. MAX.): 602.6s.f.  
USE 400s.f. MAX.  
1,944.8s.f. > 400.0s.f. ---> DRAINAGE REQUIRED.

**ZONING CHART**  
NEWTON, MASSACHUSETTS

ZONE: SR-2 (OLD) SUBMISSION: BUILDING PERMIT

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	15,064s.f.	N/C
LOT FRONTAGE	80.0'	111.57'	N/C
FRONT SETBACK	25.0'	27.6'	N/C
SIDE SETBACK	7.5'	13.9'	7.6'
REAR SETBACK	15.0'	61.5'	25.2'
BUILDING HEIGHT	36.0'	33.91'	34.52'
AVERAGE GRADE	-	152.31	151.70
LOT COVERAGE	30.0%	12.4%	15.9%
OPEN SPACE	50.0%	76.9%	70.9%

**MASS BELOW THE FIRST STORY CALCULATION**

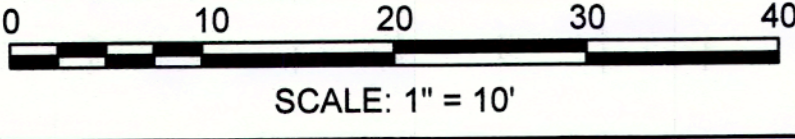
SUM OF WIDTHS OF WALLS BELOW 1ST STORY HAVING >=4" EXPOSED	PERIMETER OF EXTERIOR WALLS BELOW 1ST STORY	% OF BASEMENT COUNTS TOWARDS F.A.R.
82.4 L.F.	230.6 L.F.	35.74%

FIRST FLOOR EL. = 156.02  
4" BELOW = 152.02

**DIG SAFE**  
EXCAVATORS  
BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES. CALL TOLL FREE 1-888-344-7233. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



- NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.
  - THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND GOVERNMENT AGENCIES.
  - ALL THE PROPOSED DOWNSPOUT TO CONNECT INTO ON SIDE INFILTRATION SYSTEM.



**ZONING PLAN**  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#20 MORTON STREET  
SCALE: 1in.=10ft. DATE: NOVEMBER 19, 2021;  
REVISED: DECEMBER 20, 2021  
MARCH 2, 2022

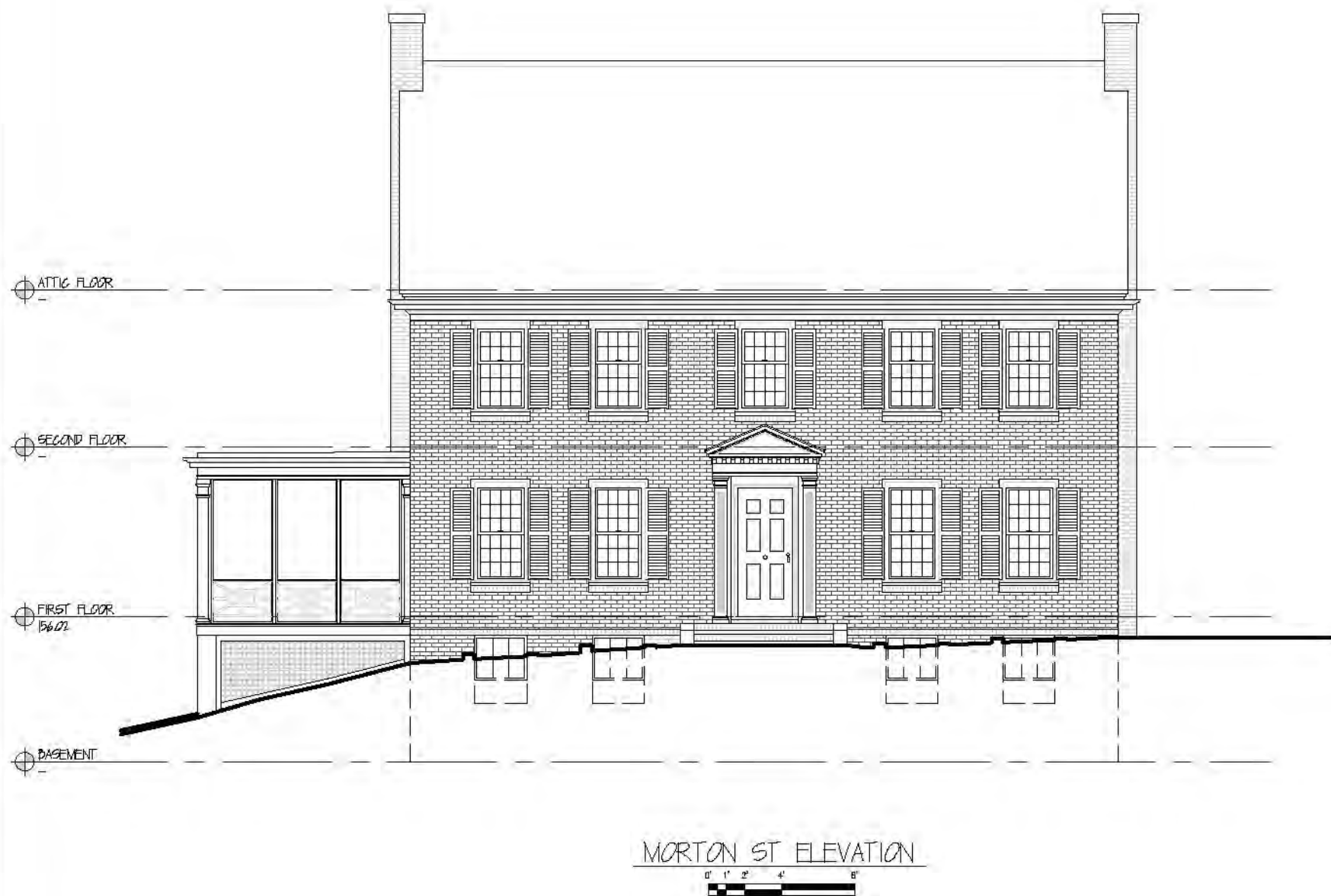
PROJECT: 217121

**VTP ASSOCIATES INC.**  
LAND SURVEYORS - CIVIL ENGINEERS.  
132 ADAMS STREET 2ND FLOOR SUITE 3  
NEWTON, MA 02458  
(617) 332-8271

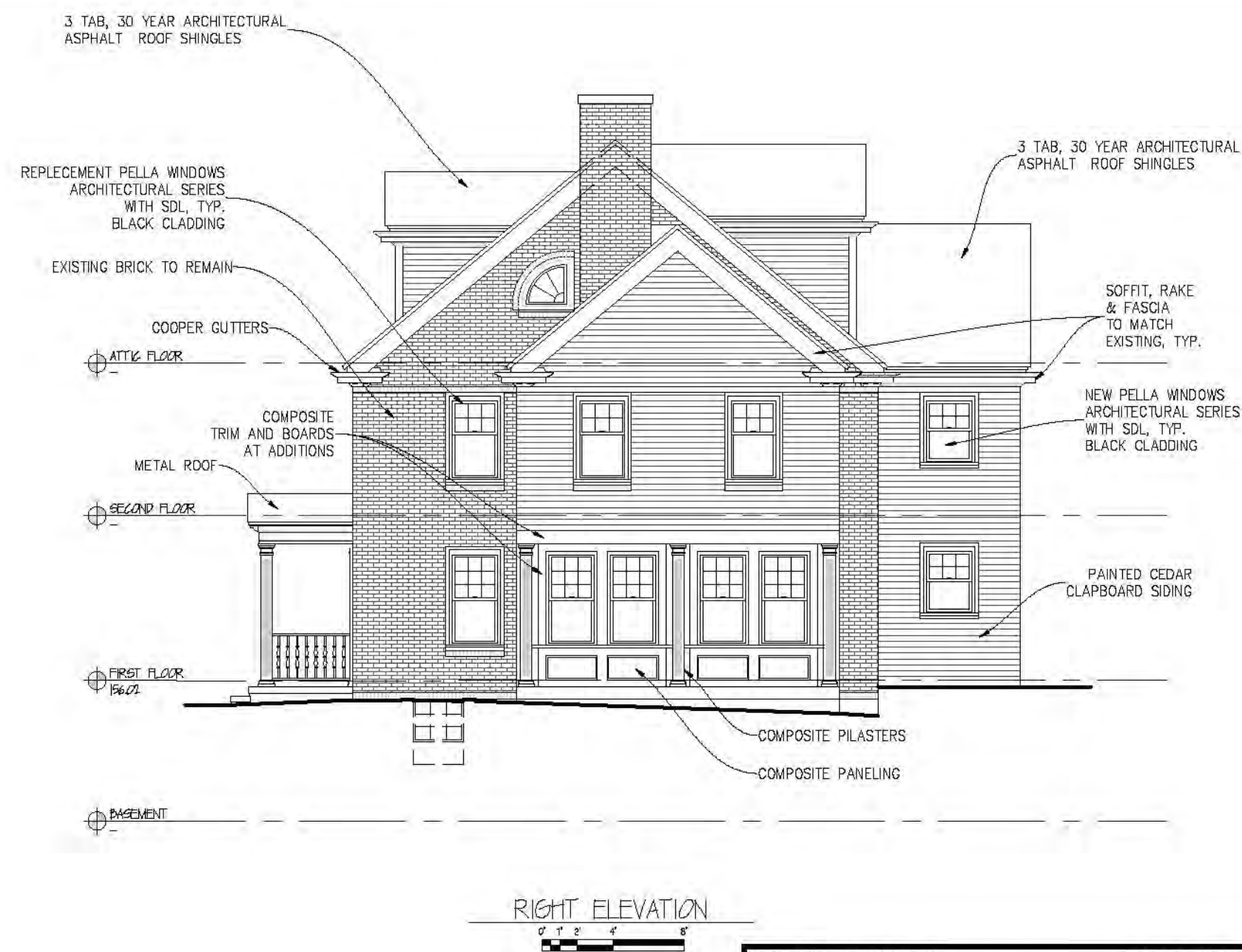
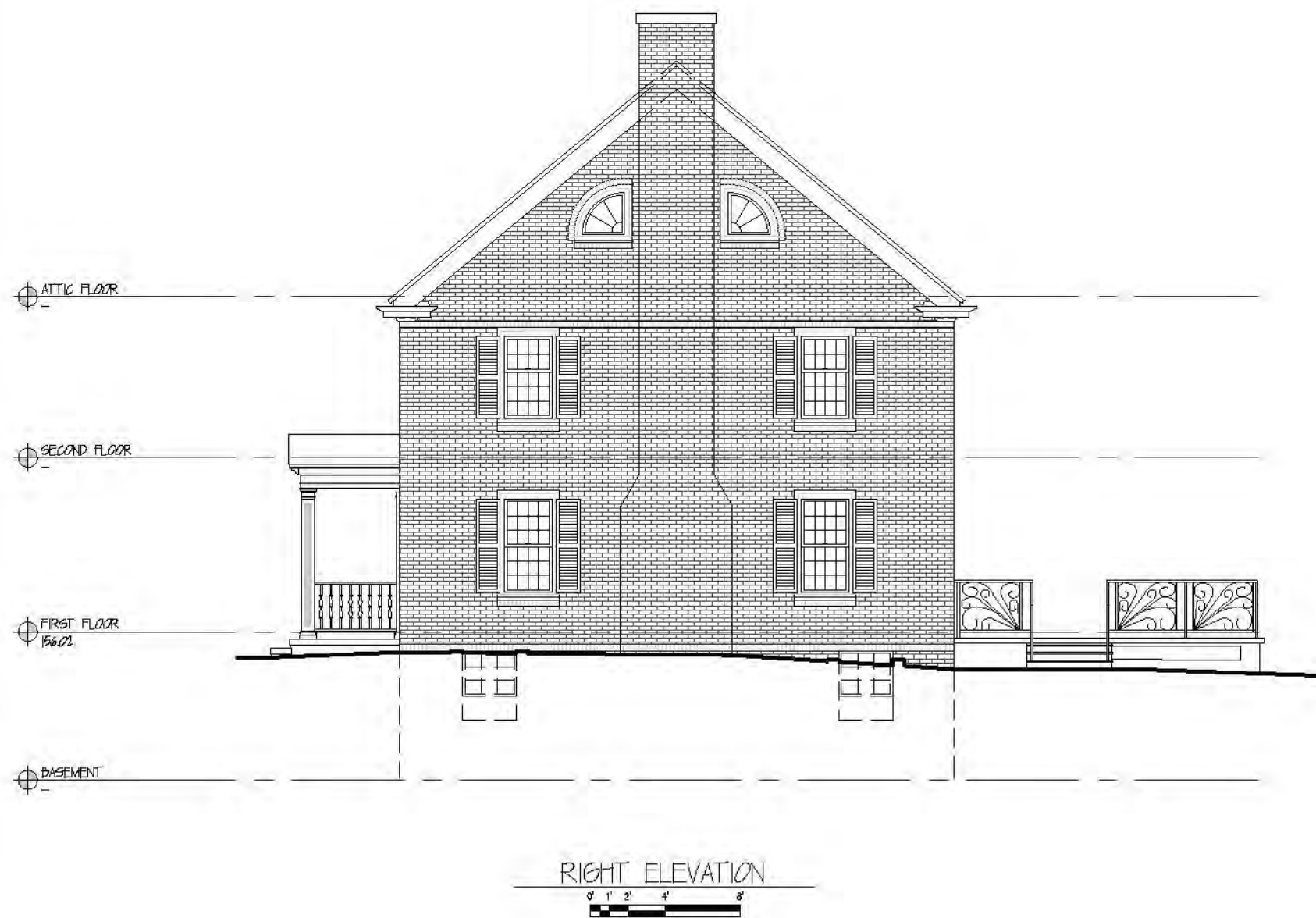
SHEET 1 OF 2

# BUILDING ELEVATIONS

## EXISTING CONDITIONS



## PROPOSED CONDITIONS



HISTORICAL COMMISSION REVIEW

20 Morton St Historical Commission

HICKEY RESIDENCE  
20 MORTON ST NEWTON, MA

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465

PROPOSED BUILDING ELEVATIONS

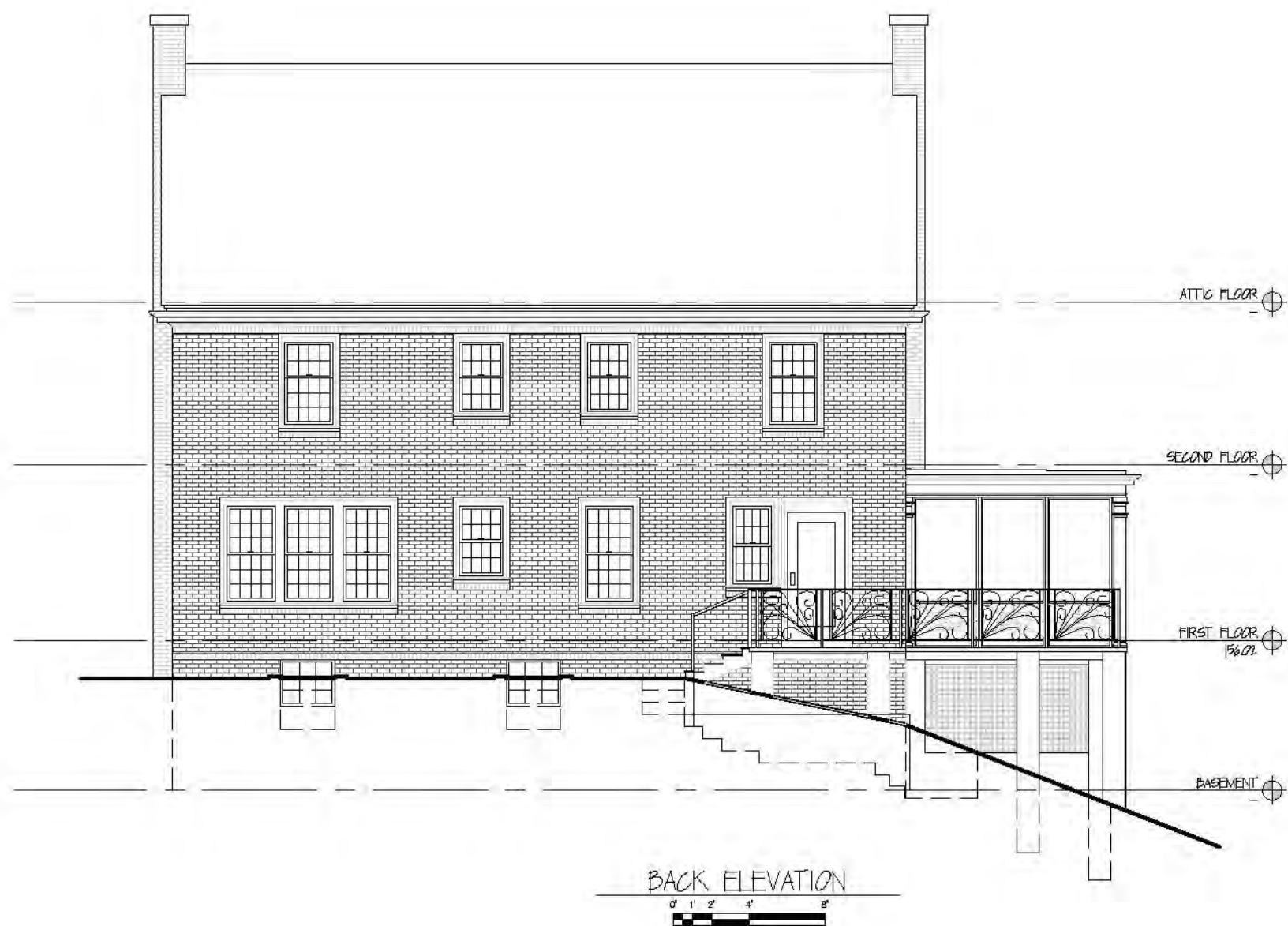
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03/01/2021

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www.petersachsarchitect.com

H-2

# BUILDING ELEVATIONS

## EXISTING CONDITIONS



## PROPOSED CONDITIONS



HISTORICAL COMMISSION REVIEW

20 Morton St. Historical Commission

HICKEY RESIDENCE  
20 MORTON ST. NEWTON, MA

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
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Newton, MA 02465

PROPOSED BUILDING ELEVATIONS

Date & Revision  
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H-3

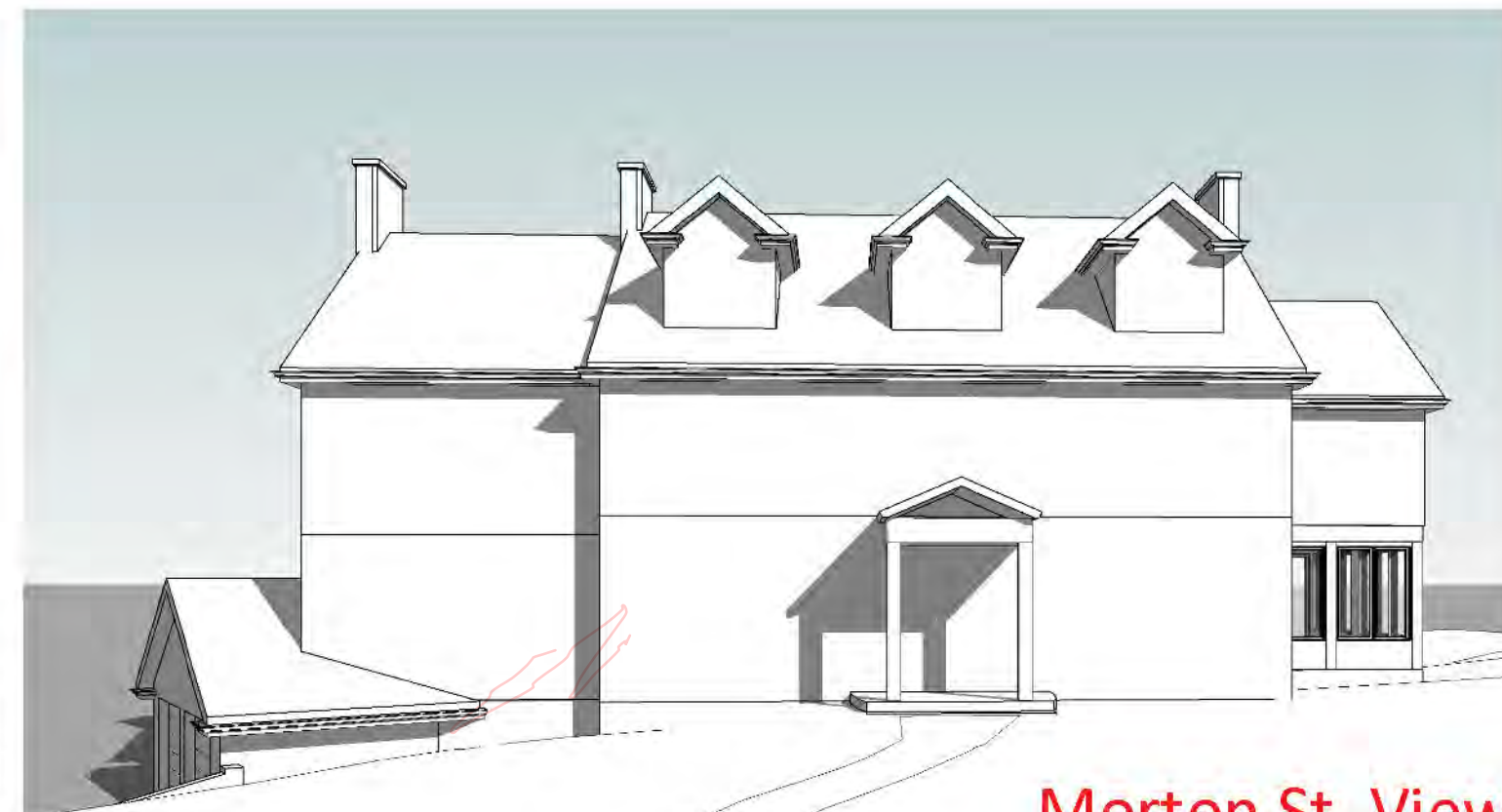
### 3D PROPOSED MASSING MODEL VIEWS



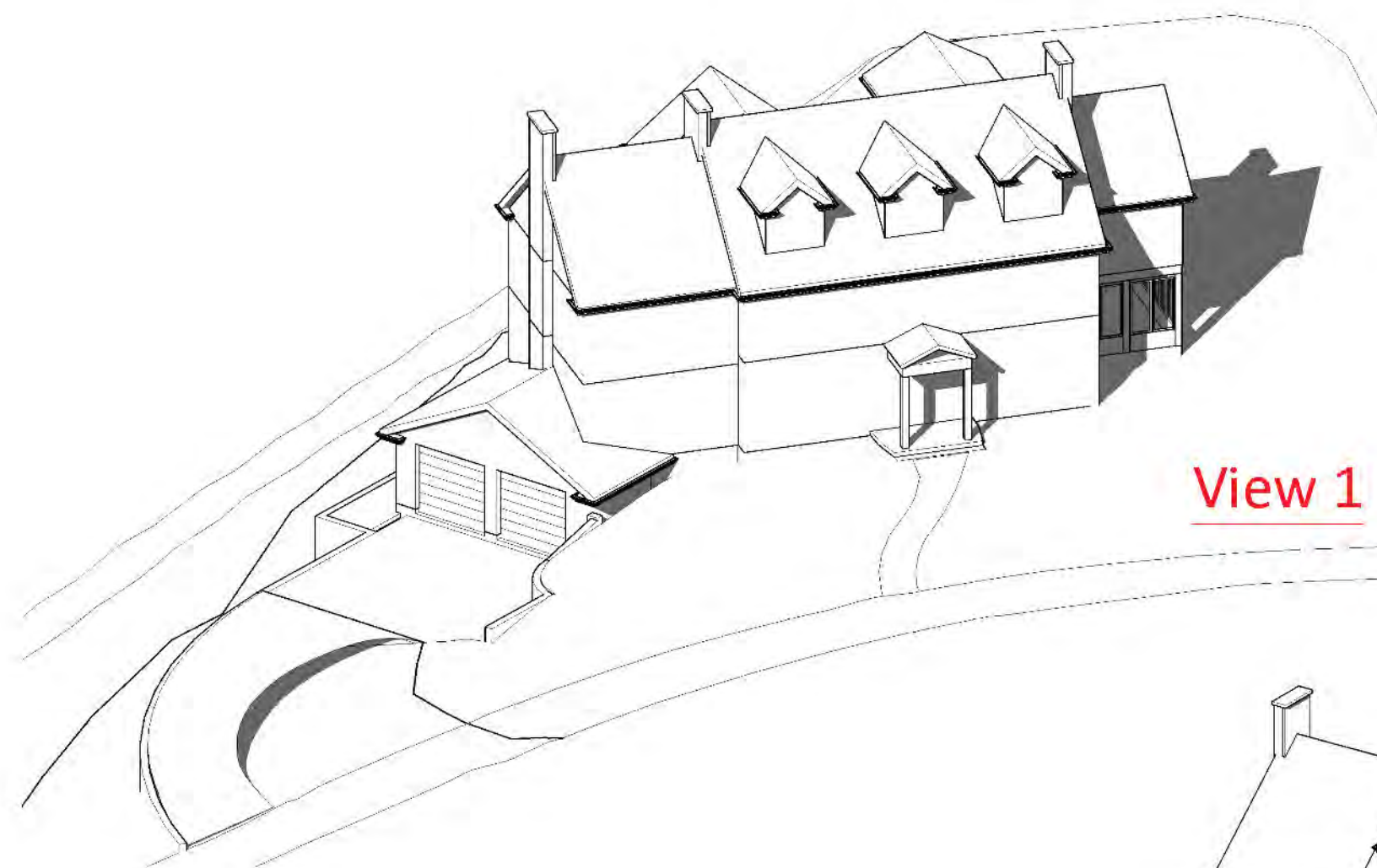
Mill St. View



Back/Side View



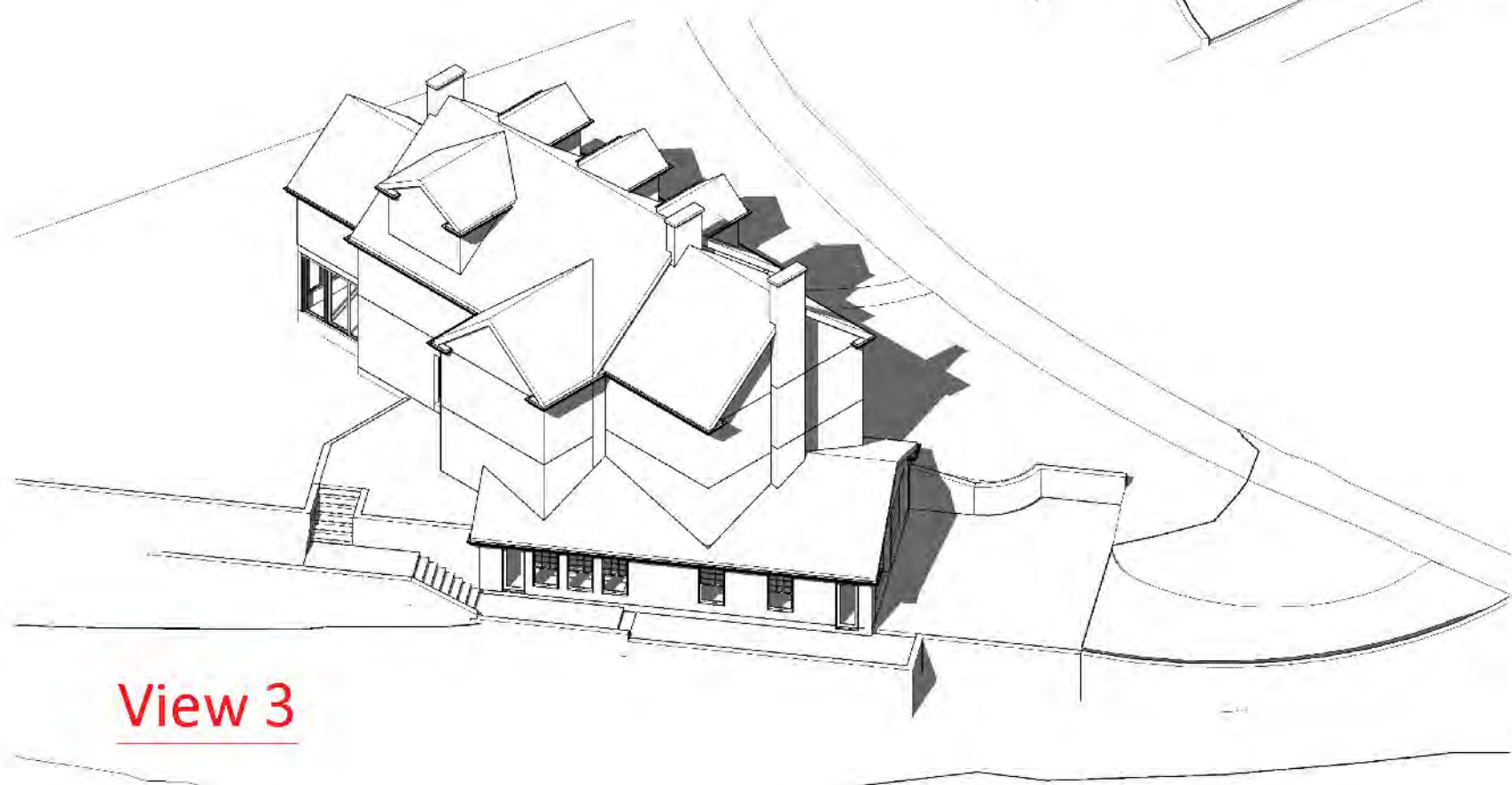
Morton St. View



View 1



View 2



View 3

HISTORICAL COMMISSION REVIEW

HICKEY RESIDENCE 20 MORTON ST NEWTON, MA		PROPOSED 3D MASSING MODEL VIEWS	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 03/01/2021	
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		H-4	

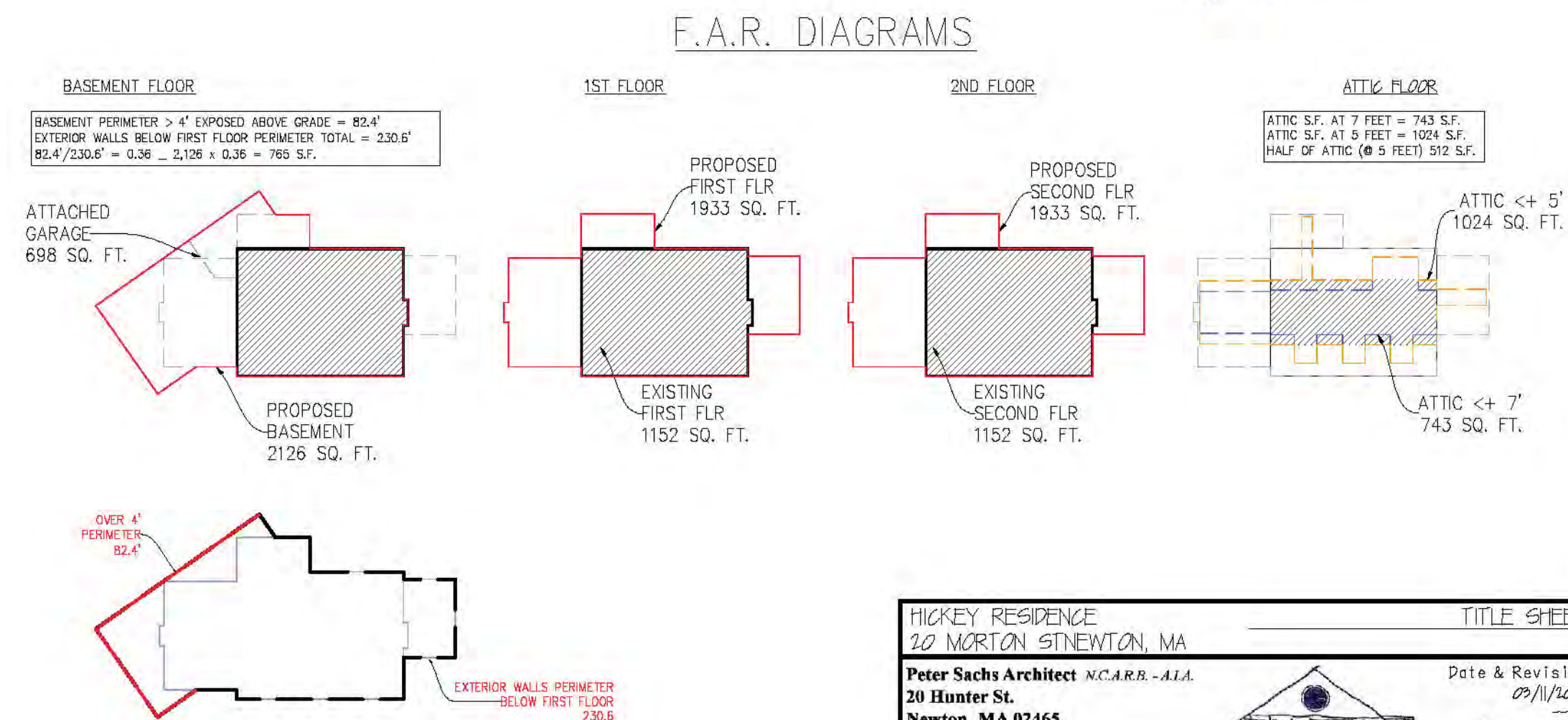
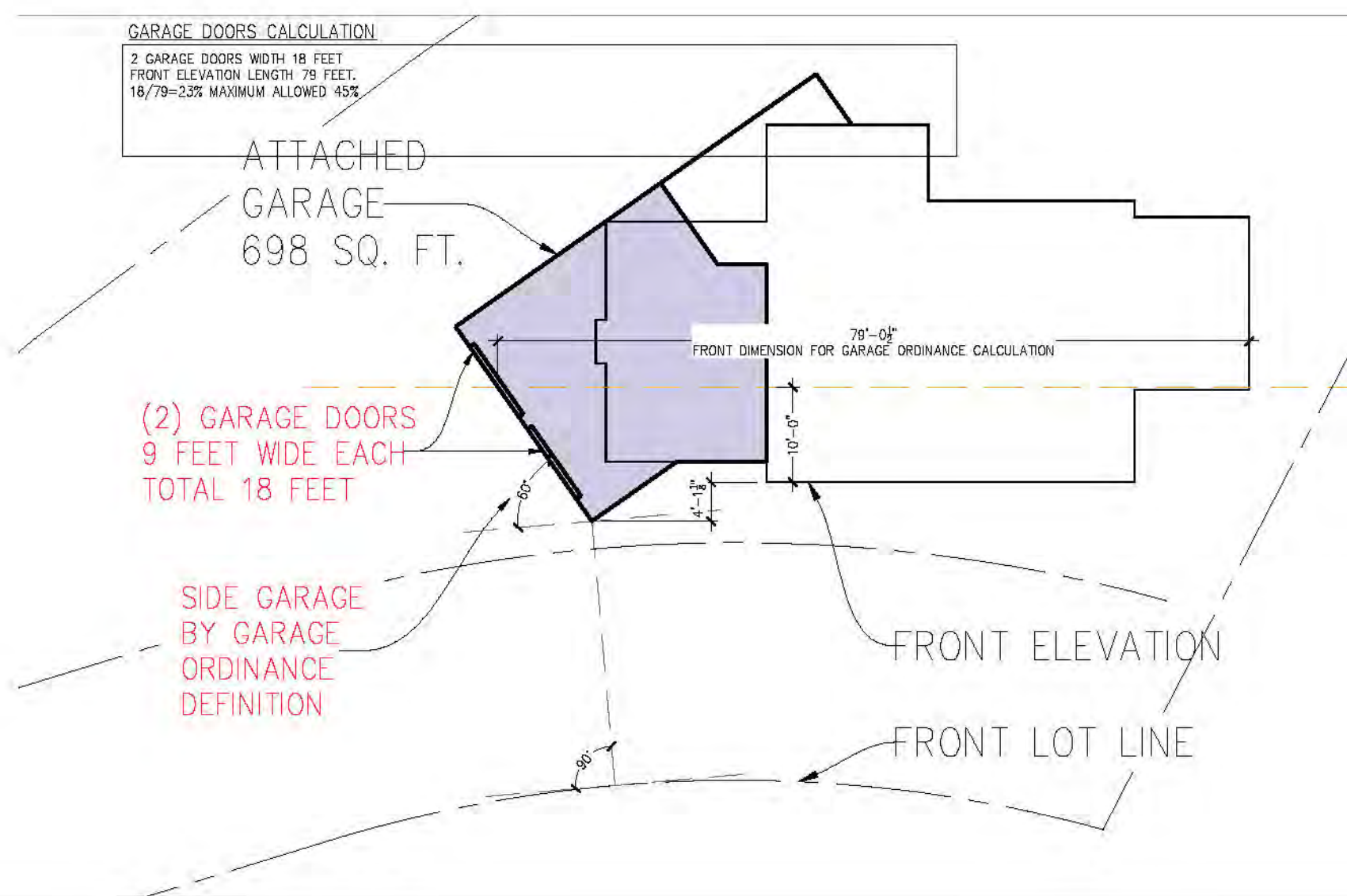
# HICKEY RESIDENCE


20 MORTON ST  
NEWTON, MA

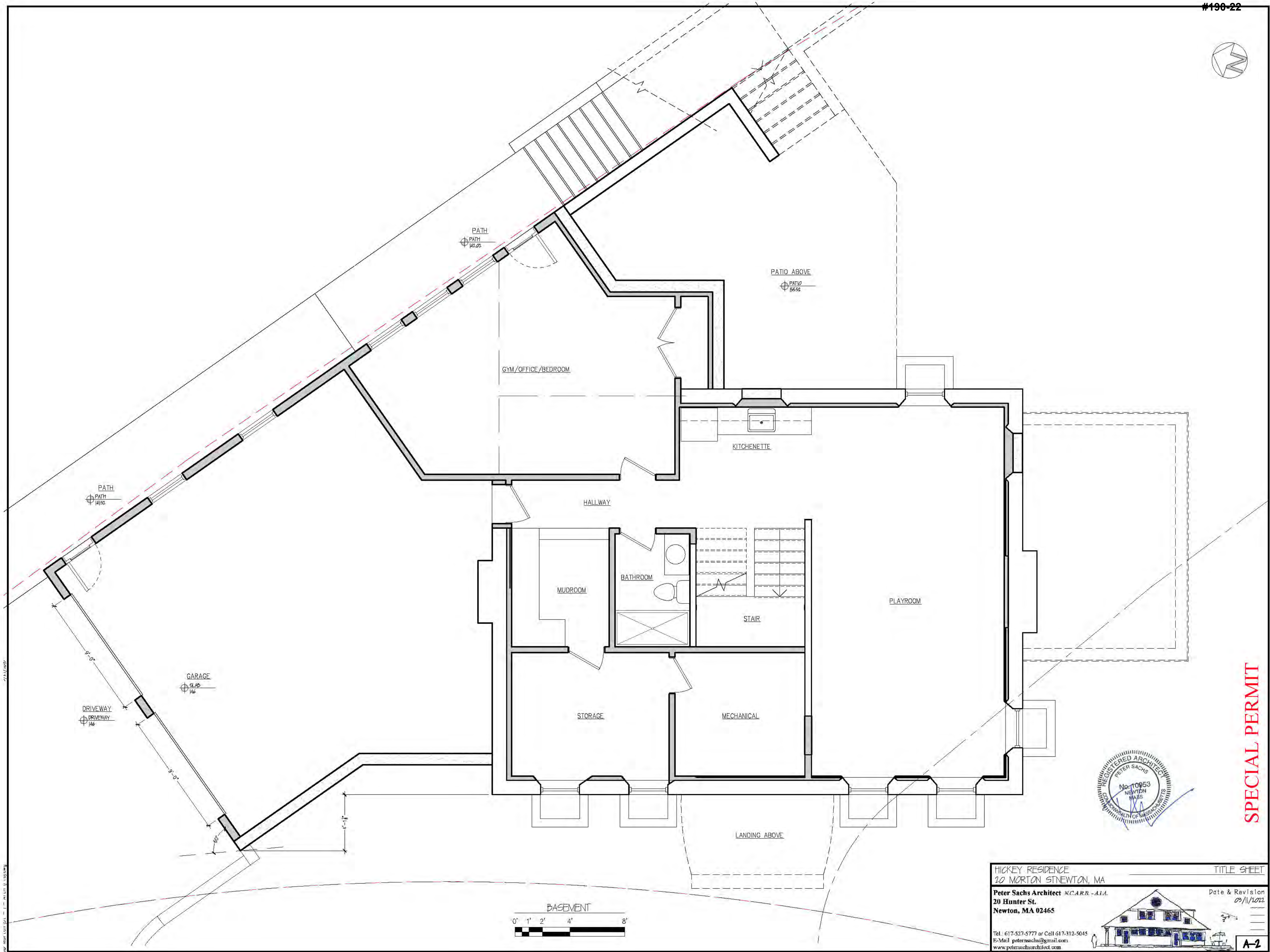
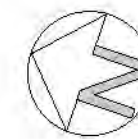
DRAWING LIST	
SHEET NUMBER	DESCRIPTION
ARCHITECTURAL	
A-1	TITLE SHEET
A-2	BASEMENT FLOOR PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	ATTIC FLOOR PLAN
A-6	ROOF PLAN
A-7	MORTON ST ELEVATIONS
A-8	RIGHT ELEVATION
A-9	BACK ELEVATION
A-10	LEFT ELEVATION

F.A.R. CALCULATION (FLOOR AREA RATIO)	
LOT:	15,064 S.F.
ZONE:	SR2 (OLD)
ALLOWABLE FAR:	0.33
MAXIMUM ALLOWABLE S.F.:	4,971 S.F.
EXISTING FAR:	0.25
EXISTING S.F.:	3,714 S.F.
PROPOSED FAR:	0.38
F.A.R. (TOTALS PER FLOOR)	
BASEMENT (INCLUDING GARAGE)	765 S.F.
FIRST FLOOR	1,933 S.F.
SECOND FLOOR	1,933 S.F.
ATTIC	1,024 S.F.
<b>F.A.R. TOTAL</b>	<b>5655 S.F.</b>

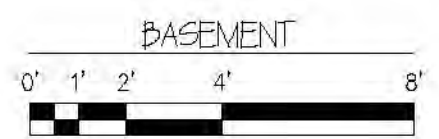
SPECIAL PERMIT



HICKEY RESIDENCE 20 MORTON ST NEWTON, MA	TITLE SHEET
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465	Date & Revision 09/11/2011
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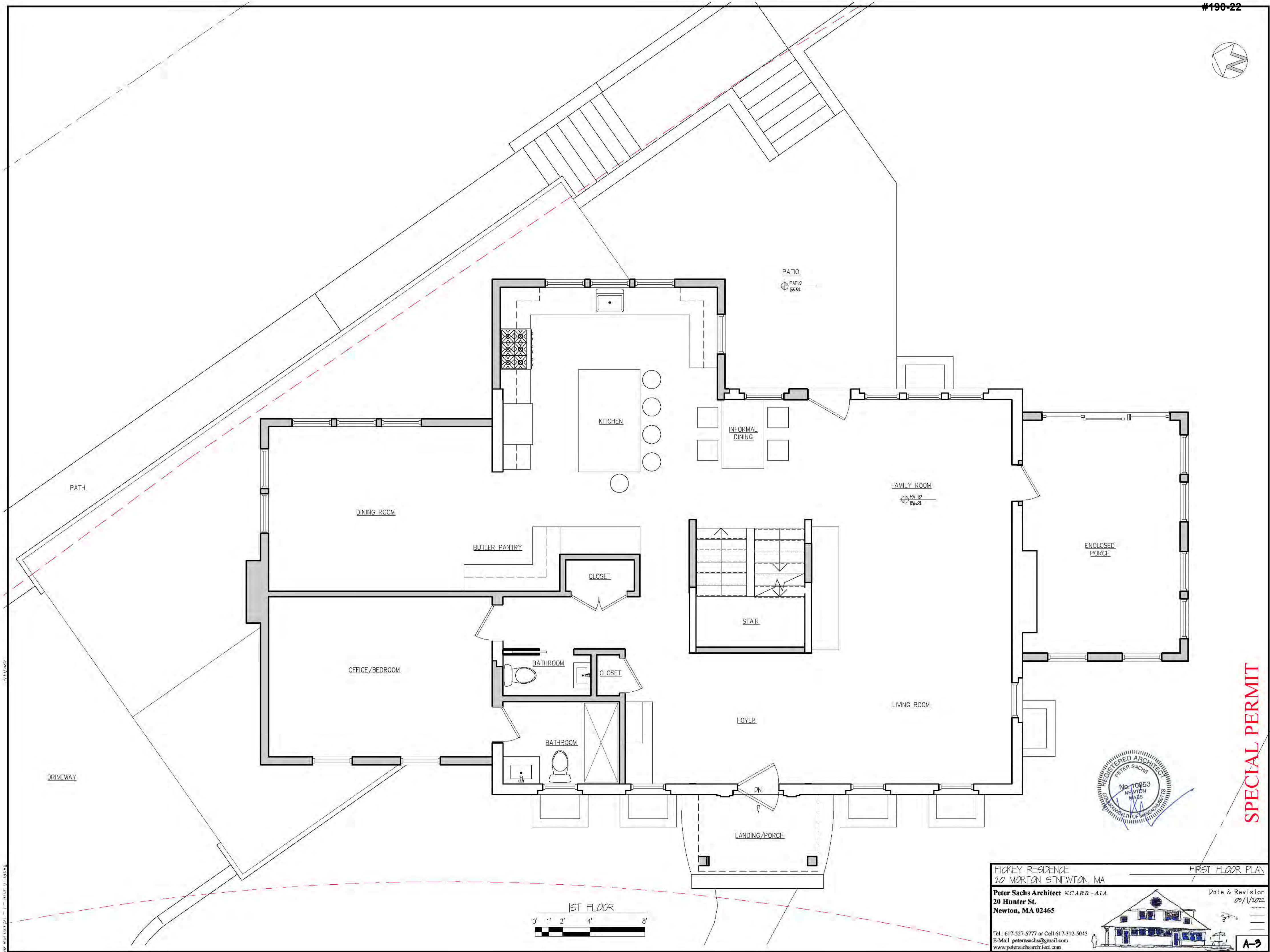
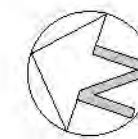
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TITLE SHEET

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**A-2**



PATH

PATIO  
PATIO  
E552

KITCHEN

INFORMAL  
DINING

DINING ROOM

FAMILY ROOM  
PATIO  
E502

ENCLOSED  
PORCH

BUTLER PANTRY

CLOSET

STAIR

OFFICE/BEDROOM

BATHROOM

CLOSET

FOYER

LIVING ROOM

BATHROOM

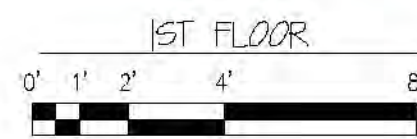
DRIVEWAY

DN

LANDING/PORCH



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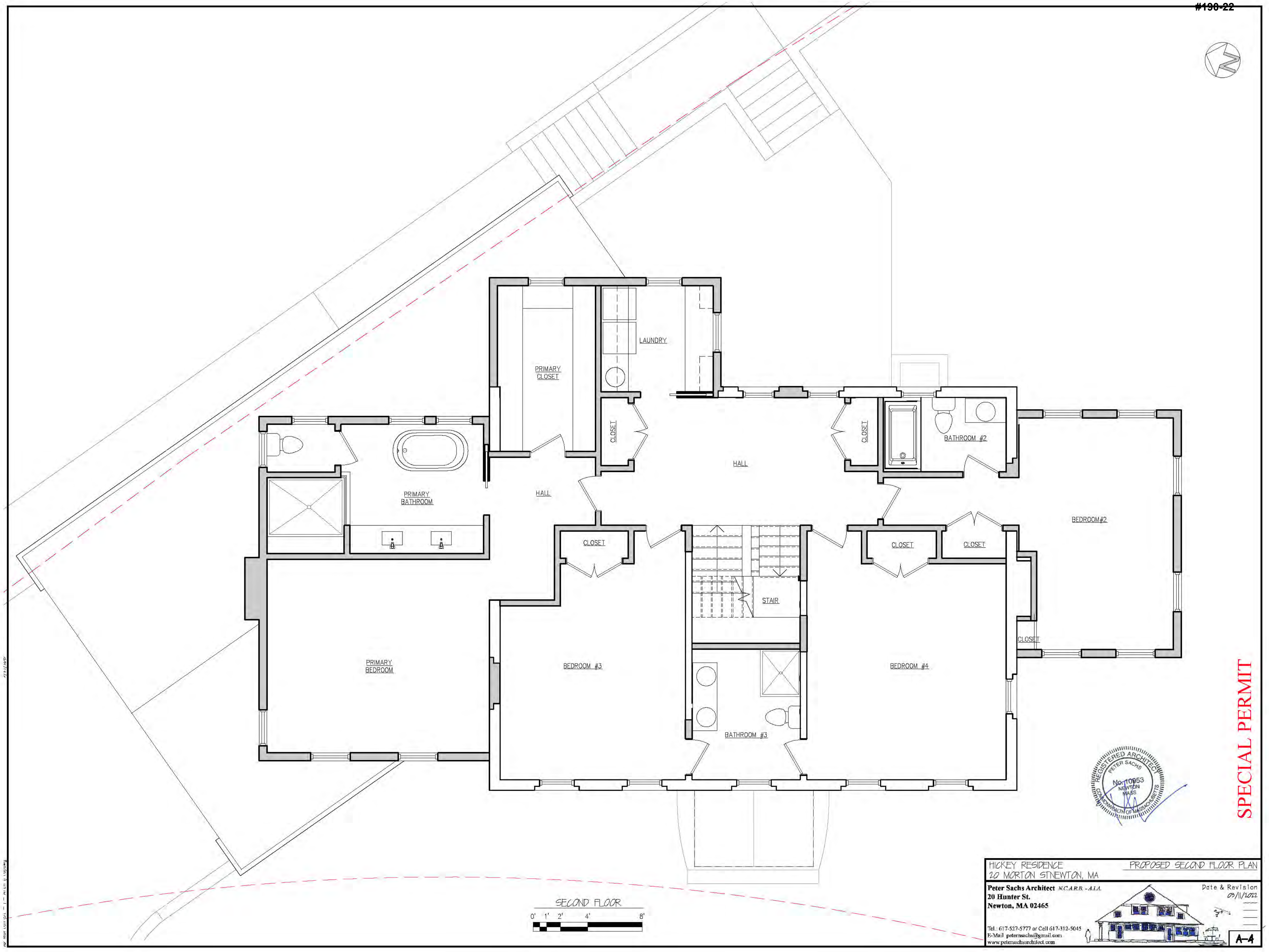
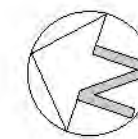
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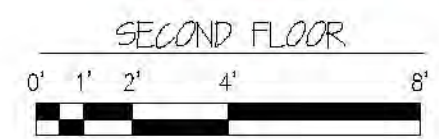
A-3





2/11/2012

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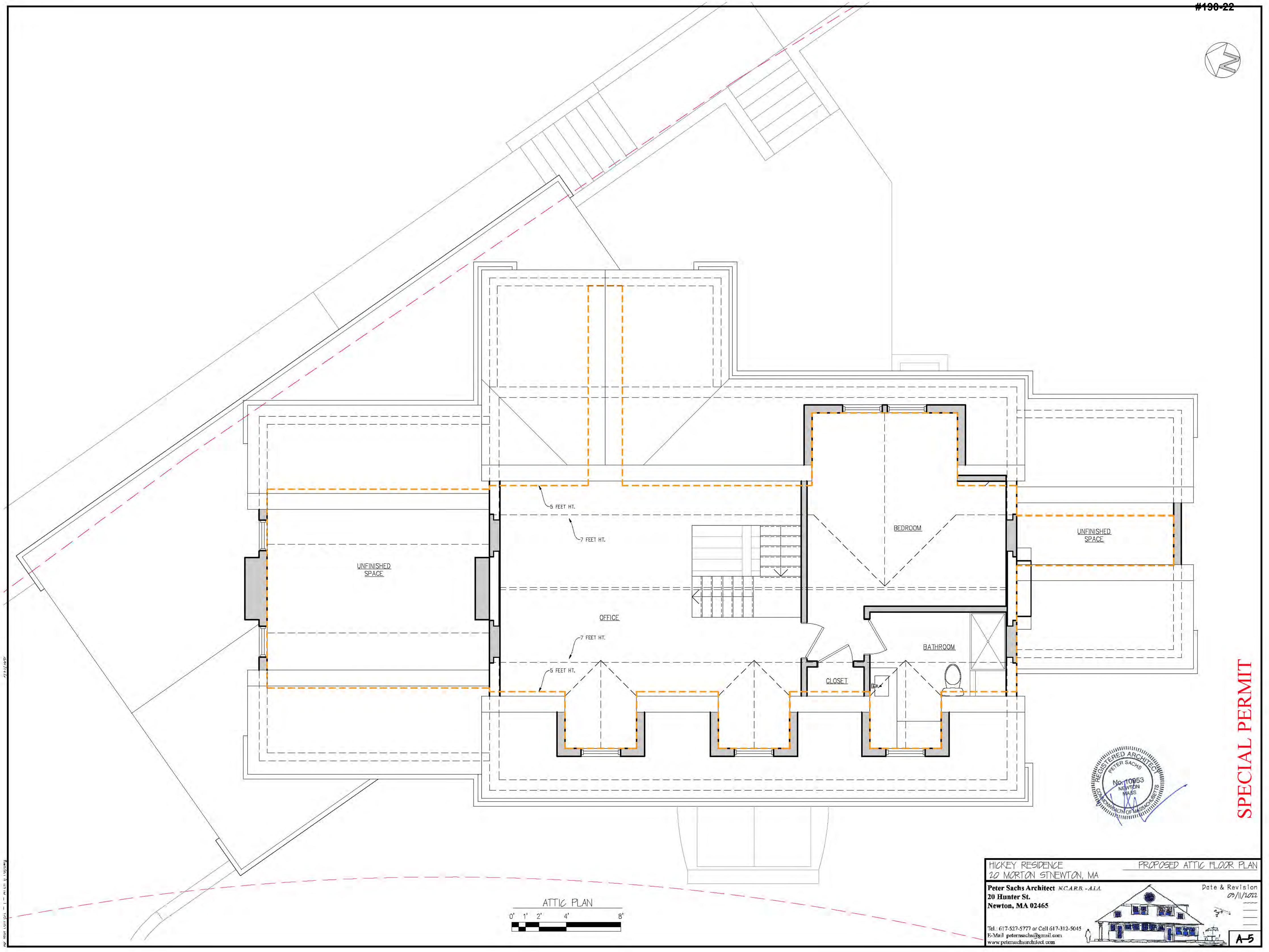
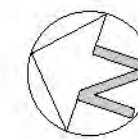
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Newton, MA 02465

PROPOSED SECOND FLOOR PLAN

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A-A



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20 NORTON ST. NEWTON, MA

**Peter Sachs Architect** N.C.A.R.B. - A.I.A.  
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Newton, MA 02465

PROPOSED ATTIC FLOOR PLAN

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09/11/2011

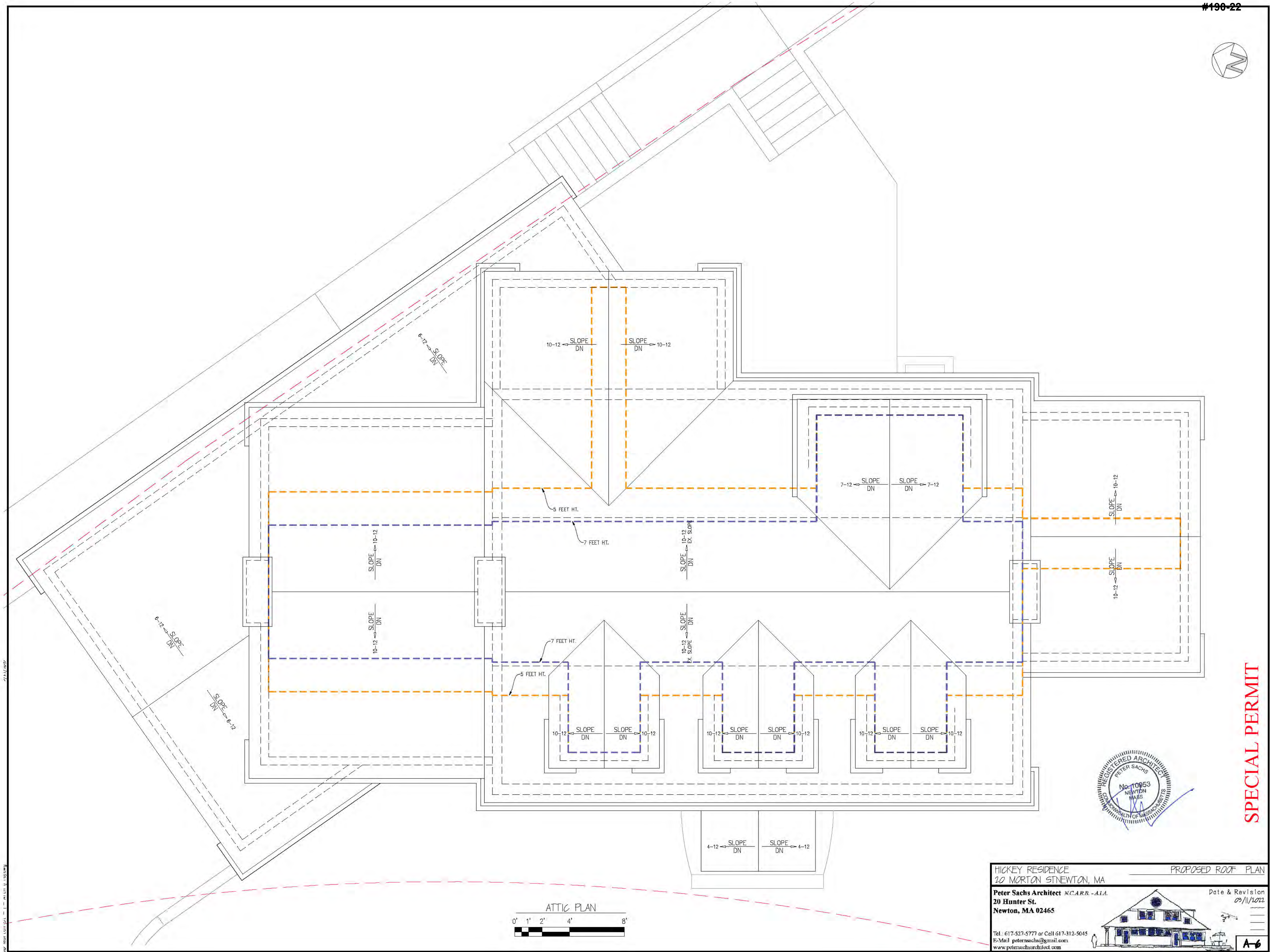
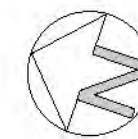
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**A-5**

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PROPOSED ROOF PLAN

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**A-6**

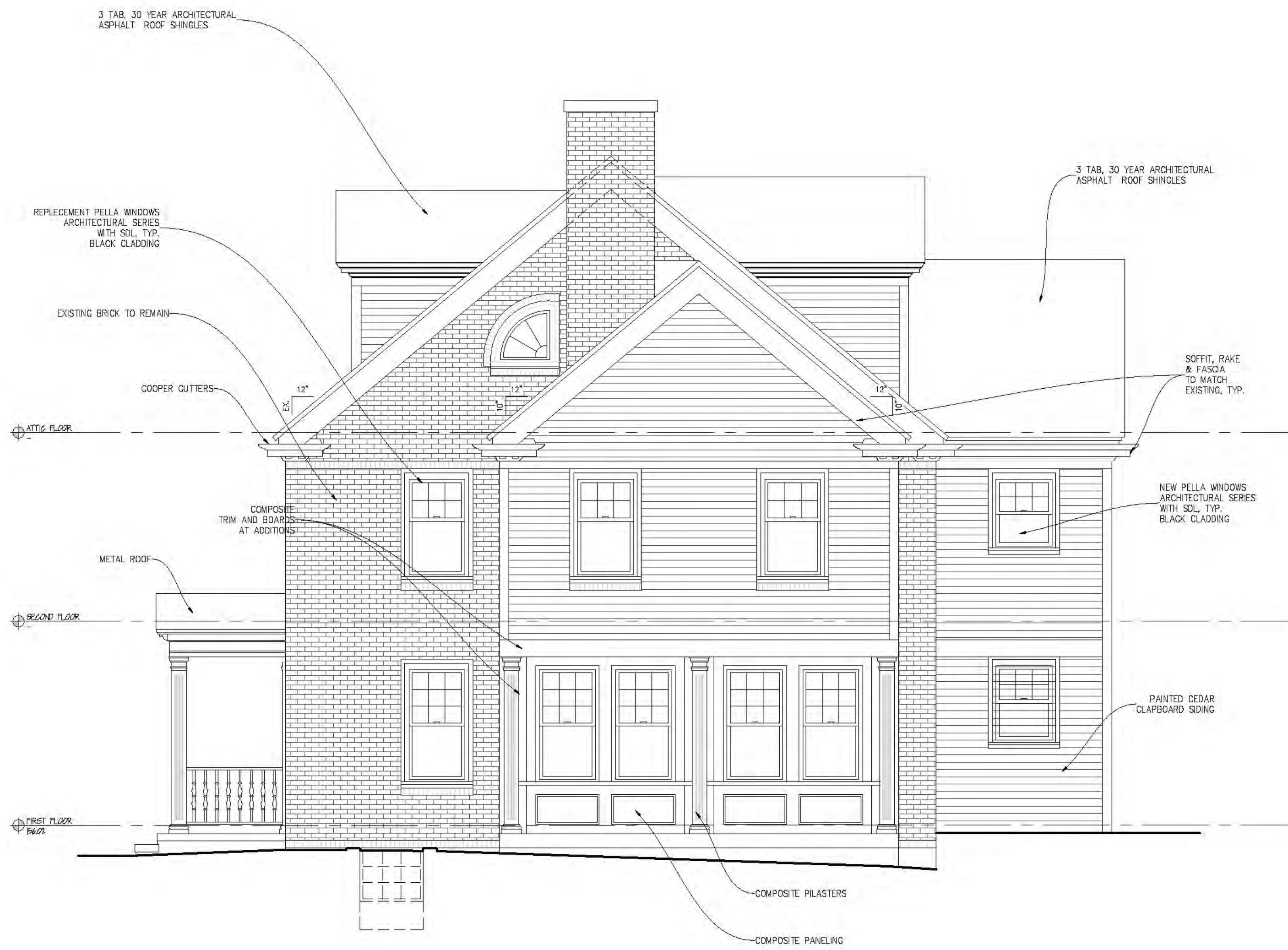


MORTON ST ELEVATION

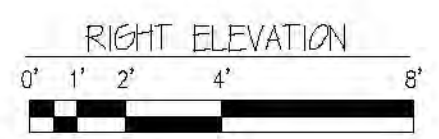



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Mickey Residence 20 Morton St Newton, MA		PROPOSED FRONT ELEVATION	
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 09/11/2011	
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MICKY RESIDENCE 20 MORTON ST. NEWTON, MA		PROPOSED RIGHT ELEVATION
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 09/11/2011
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		A-B



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MICKEY RESIDENCE  
20 MORTON ST. NEWTON, MA

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
20 Hunter St.  
Newton, MA 02465

PROPOSED LEFT ELEVATION

Date & Revision  
09/11/2011

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A-9



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Mickey Residence 20 Norton St. Newton, MA		PROPOSED BACK ELEVATION
Peter Sachs Architect N.C.A.R.B. - A.I.A. 20 Hunter St. Newton, MA 02465		Date & Revision 09/11/2011
Tel.: 617-527-5777 or Cell 617-312-5045 E-Mail: petersachs@gmail.com www.petersachsarchitect.com		A-10