

**Issues**

Number	Date	Description

**Revisions**

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Checked by: LPG  
Drawn by: VTP

**Nathaniel Allen House**  
35 Webster Street  
Newton, MA 02465

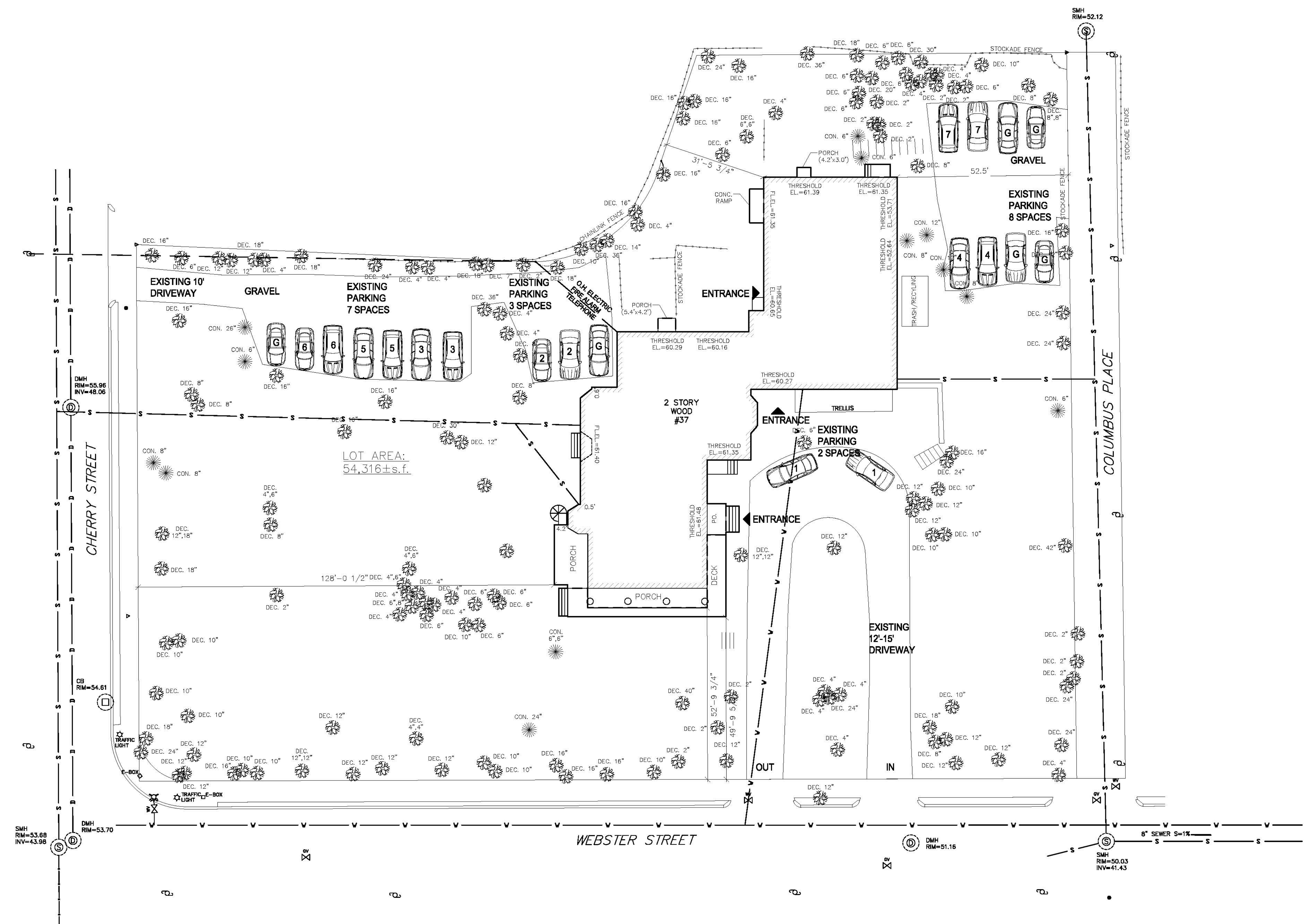
EXISTING LANDSCAPING PLAN

**1** EXISTING LANDSCAPING PLAN- 19 PARKING SPACES (UNLINED)  
SCALE: 1/16" = 1'-0"  
NOTE: 14 SPACES REQ'D FOR (7) EXISTING APARTMENTS





**DESIGNS**  
 Architecture · Interior Design  
 231 Sutton Street, Suite 1B  
 North Andover, MA 01845  
 978.688.3828



LOT AREA:  
 54,316±s.f.

**1 EXISTING SITE UTILITY PLAN**  
 SCALE: 1/16" = 1'-0"

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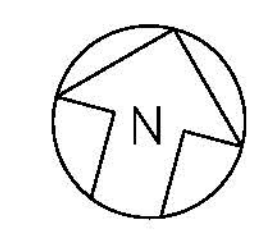
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**Nathaniel Allen House**  
 35 Webster Street  
 Newton, MA 02465

EXISTING SITE  
 UTILITY PLAN

Drawing Scale:  
 1/16" = 1'-0"  
 Project Number:  
 13001  
 Date Issued:  
 11/15/13



**EX-UTIL**



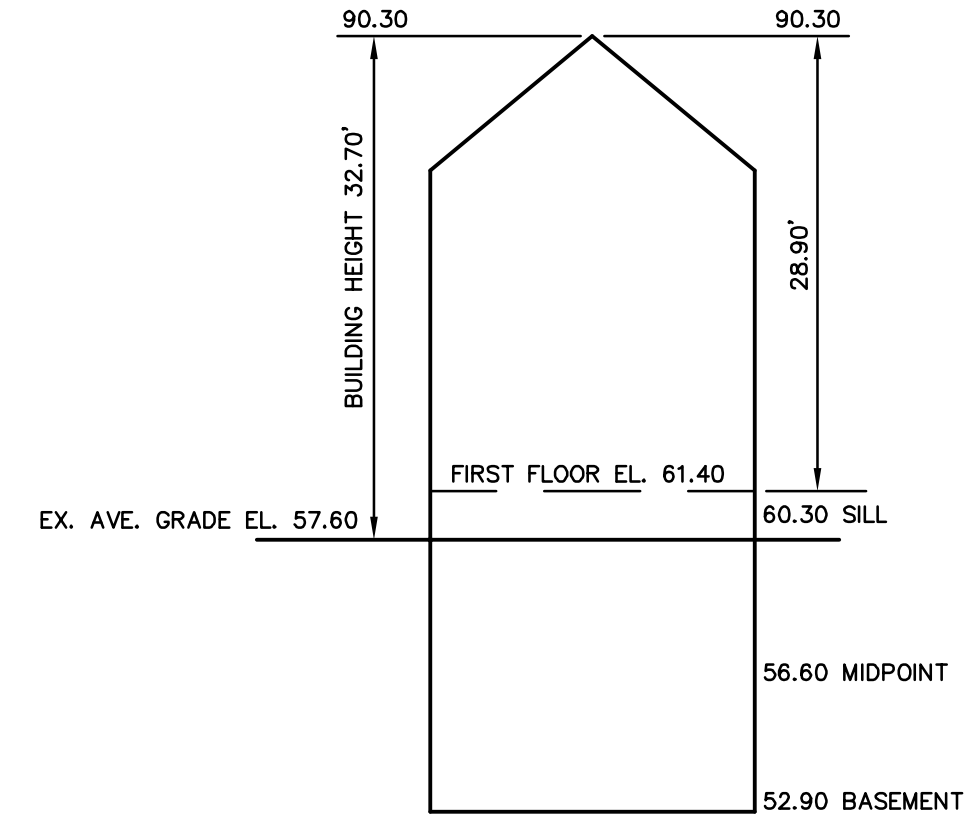
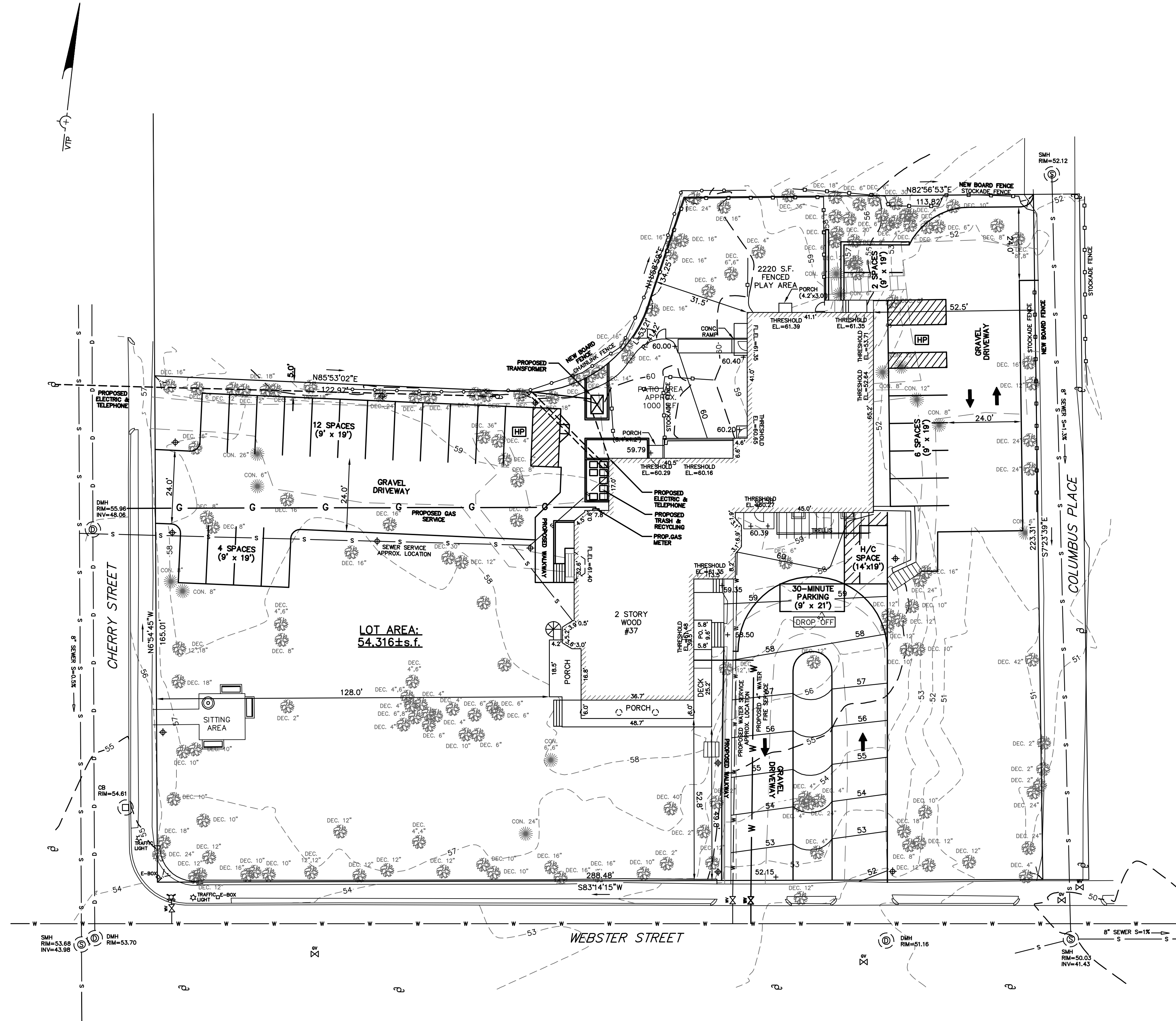




2122497.dwg (2/2013)

**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"



EXISTING BUILDING HEIGHT  
NOT TO SCALE

Address: #35 Webster Street

**Length Weighted Mean Existing Average Grade Calculation**

Segment	Length of Segment in Feet	Height of High Point	Height of Low Point	Average Segment Height	Area
1	38.72	58.30	58.00	58.15	2135.27 Sq. Ft.
2	39.50	58.30	58.10	58.20	2289.90 Sq. Ft.
3	13.50	58.30	58.30	58.30	787.05 Sq. Ft.
4	8.20	58.80	58.30	58.55	480.11 Sq. Ft.
5	9.65	59.00	58.40	58.70	566.46 Sq. Ft.
6	16.97	59.00	59.00	59.00	1001.23 Sq. Ft.
7	18.38	59.00	58.80	58.75	1079.83 Sq. Ft.
8	12.48	52.40	52.00	52.20	651.46 Sq. Ft.
9	34.13	52.00	52.00	52.00	1774.76 Sq. Ft.
10	13.58	52.00	52.00	52.30	710.23 Sq. Ft.
11	16.93	58.00	54.00	56.00	948.08 Sq. Ft.
12	14.14	58.00	58.00	58.50	827.19 Sq. Ft.
13	10.03	59.70	59.00	59.35	596.28 Sq. Ft.
14	12.91	59.70	59.00	59.35	706.21 Sq. Ft.
15	21.07	59.00	59.00	59.00	1243.13 Sq. Ft.
16	7.02	59.50	59.00	59.25	415.94 Sq. Ft.
17	6.38	59.40	59.30	59.35	378.95 Sq. Ft.
18	40.50	59.40	59.20	59.30	2401.65 Sq. Ft.
19	6.24	59.20	59.00	59.10	388.78 Sq. Ft.
20	10.78	59.00	58.80	58.90	633.76 Sq. Ft.
21	32.60	58.70	58.80	58.65	1911.99 Sq. Ft.
22	16.77	58.40	58.00	58.20	976.01 Sq. Ft.
<b>Total</b>	<b>388.46</b>				<b>22961.97 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 57.60'**

**ZONING CHART**

NEWTON, MASSACHUSETTS

ZONE: MR-1 (OLD) SUBMISSION: PROPOSED

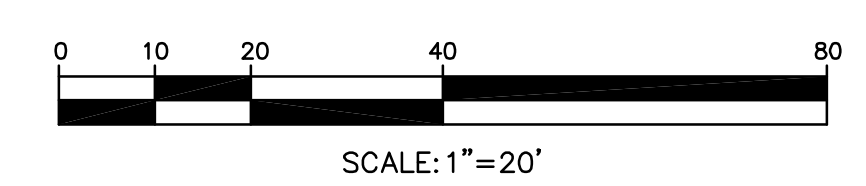
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000s.f.	54,316±s.f.	N/C
LOT FRONTAGE	70.0'	453.49'	N/C
FRONT SETBACK	25.0'	49.8'	N/C
SIDE SETBACK	7.5'	52.5'	N/C
REAR SETBACK	15.0'	31.5'	N/C
BUILDING HEIGHT	36.0'	32.70'	N/C
AVERAGE GRADE	-	57.60'	N/C
LOT COVERAGE	30.0%	12.3%	12.3%
OPEN SPACE	50.0%	71.8%	60.2%

TOPOGRAPHIC SITE PLAN  
NEWTON, MASSACHUSETTS

SHOWING PROPOSED PARKING AT  
#35 WEBSTER STREET  
SCALE: 1in.=20ft. DATE: APRIL 5, 2013  
REVISED: MAY 14, 2013; MAY 21, 2013, OCTOBER 23, 2013  
PROJECT: 212224

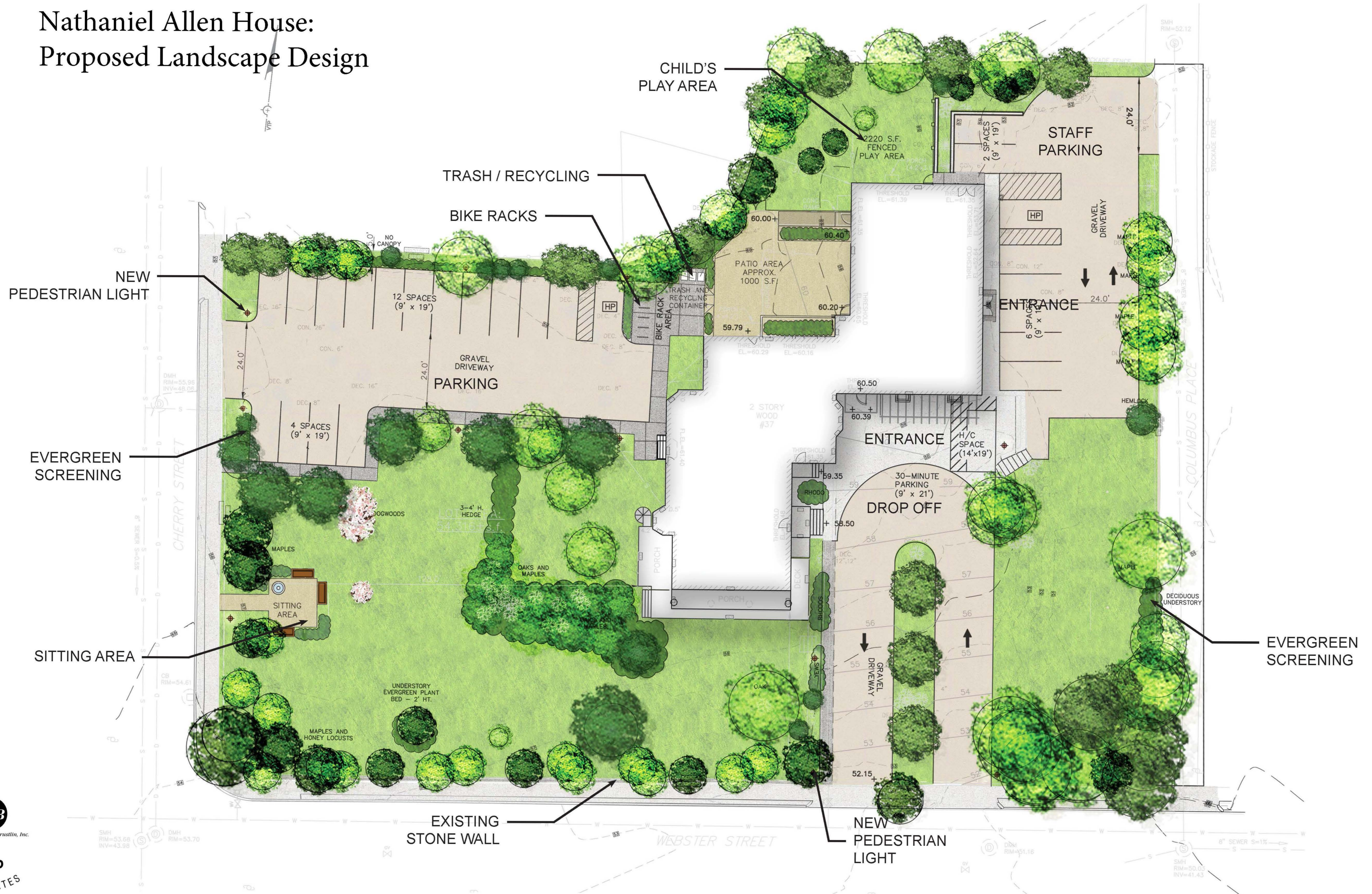


LAND SURVEYORS - CIVIL ENGINEERS. 132  
ADAMS STREET 2ND FLOOR SUITE 3  
NEWTON, MA 02458  
(617) 332-8271





# Nathaniel Allen House: Proposed Landscape Design



ILLUSTRATIVE PLAN