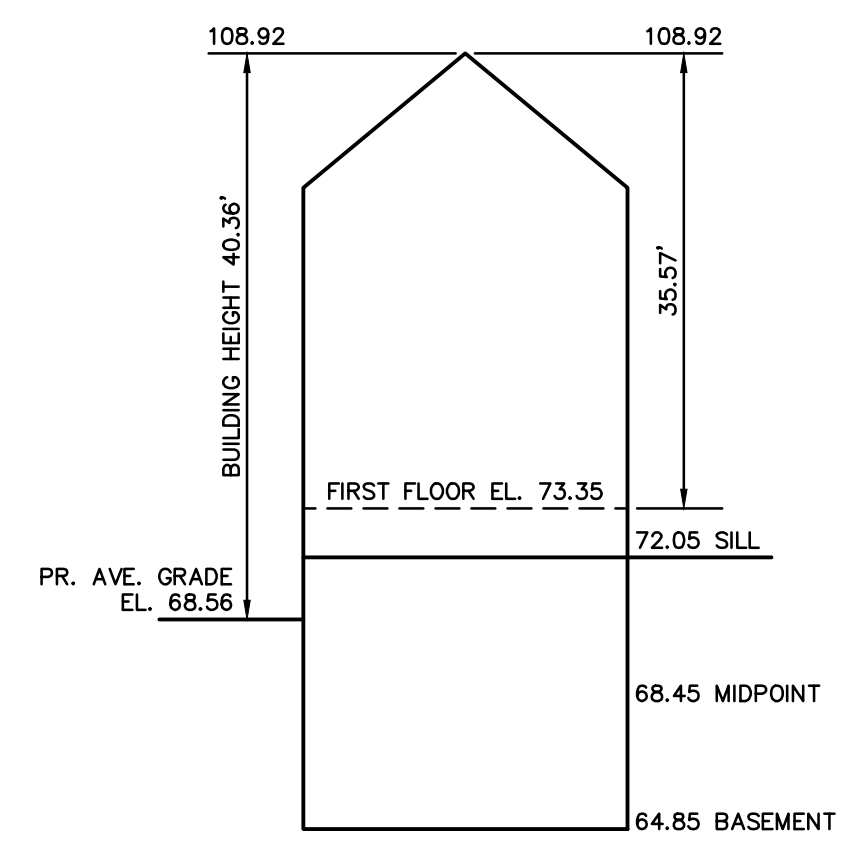
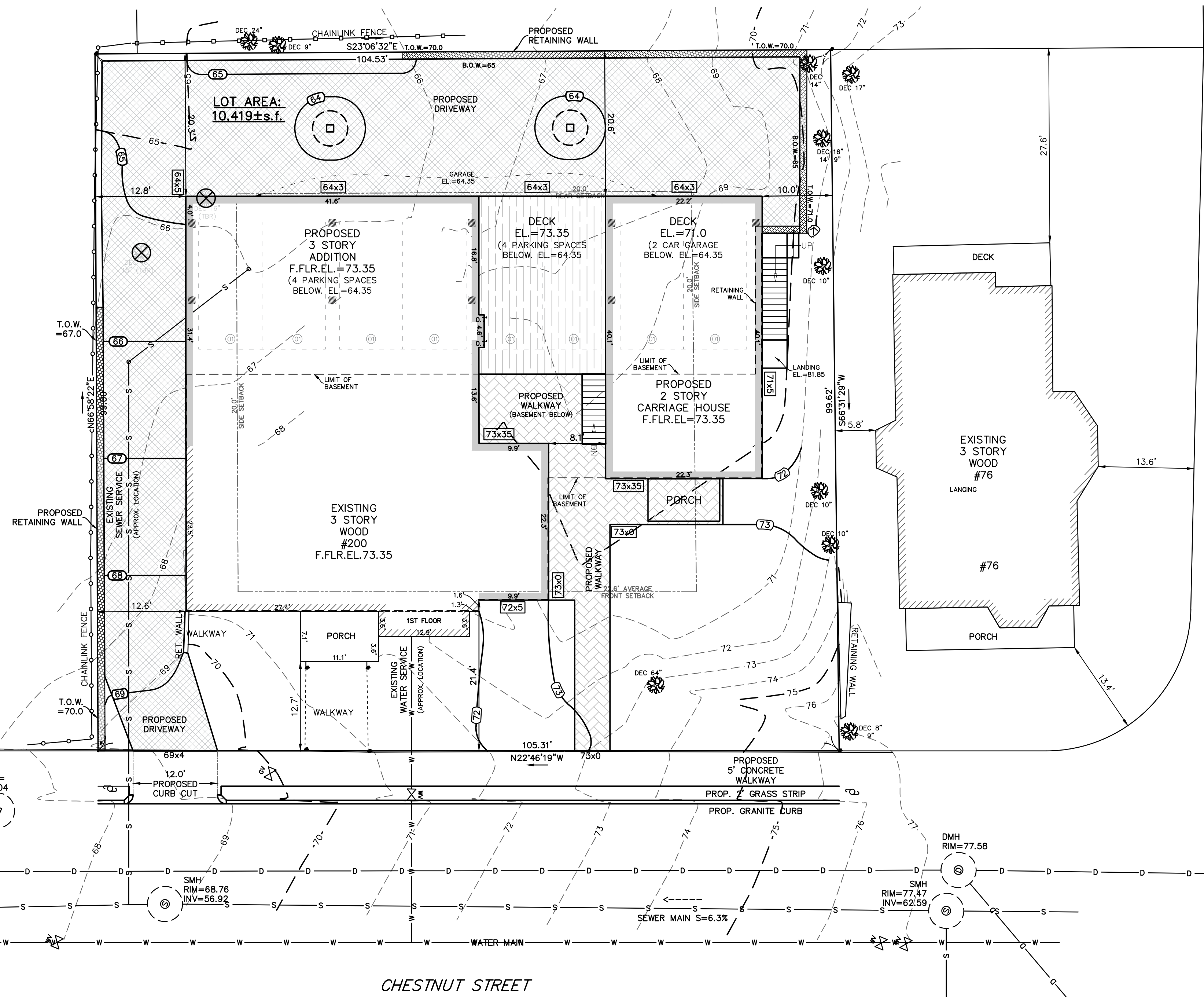


220112_bp2.dwg (2-2020)

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'
FIRE HYDRANT	

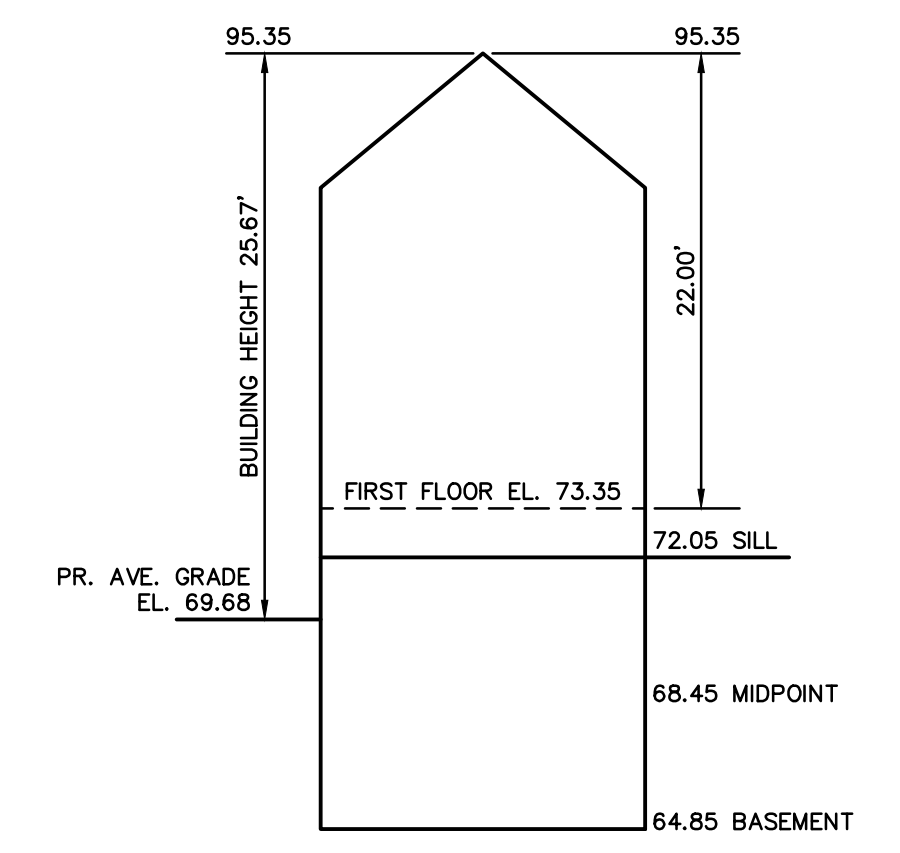


PROPOSED BUILDING HEIGHT MAIN BUILDING
NOT TO SCALE

Length Weighted Mean Proposed Conditions Average Grade Calculation

Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	16.25	71.70	71.06	71.38	1159.93 Sq. Ft.
2	7.10	71.48	70.74	71.11	504.88 Sq. Ft.
3	11.10	71.48	70.91	71.20	790.26 Sq. Ft.
4	12.90	72.00	71.74	71.87	927.12 Sq. Ft.
5	9.90	73.00	72.00	72.50	717.75 Sq. Ft.
6	22.30	73.35	73.30	73.33	1635.15 Sq. Ft.
7	9.90	73.35	73.35	73.35	726.17 Sq. Ft.
8	13.40	73.35	73.30	73.33	982.56 Sq. Ft.
9	21.70	64.35	64.35	64.35	1396.40 Sq. Ft.
10	41.60	64.30	64.30	64.30	2674.88 Sq. Ft.
10	58.95	68.40	64.50	66.45	3917.23 Sq. Ft.
Total	225.10				15432.31 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 68.56'



PROPOSED BUILDING HEIGHT CARRIAGE HOUSE
NOT TO SCALE

Length Weighted Mean Proposed Conditions Average Grade Calculation

Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	6.00	73.30	73.30	73.30	439.80 Sq. Ft.
2	6.00	73.30	73.30	73.30	439.80 Sq. Ft.
3	10.20	72.70	72.70	72.70	741.54 Sq. Ft.
4	6.00	70.37	70.07	70.07	420.42 Sq. Ft.
5	6.00	70.26	70.07	70.17	420.99 Sq. Ft.
6	40.10	72.80	71.00	71.90	2883.19 Sq. Ft.
7	22.20	64.30	64.30	64.30	1427.46 Sq. Ft.
8	21.70	64.35	64.35	64.35	1396.40 Sq. Ft.
8	18.42	73.30	73.30	73.30	1350.19 Sq. Ft.
Total	136.62				9519.78 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 69.68'

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	10,419±s.f.	N/C
LOT FRONTAGE	80.0'	105.31'	N/C
FRONT SETBACK	AVERAGE **	12.7' *	N/C
SIDE SETBACK	1/2 BLDH HT OR 15' ***	12.6' *	9.9'
REAR SETBACK	1/2 BLDH HT OR 15' ***	22.3'	20.3'
BUILDING HEIGHT MAIN BUILDING	24'/2 STORY	39.99' *	40.36' *
AVERAGE GRADE MAIN BUILDING	36'/3 STORIES	68.93	68.56
BUILDING HEIGHT CARRIAGE HOUSE	24'/2 STORY	-	25.67'
AVERAGE GRADE CARRIAGE HOUSE	36'/3 STORIES	-	69.68

*DOES NOT MEET REQUIREMENTS
** AVERAGE FRONT SETBACK: (20.2'+25.0')/2=22.6'
*** 1/2 BUILDING HEIGHT = 39.99'/2=19.99'

ZONING PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS
AT #68 CHESTNUT STREET
SCALE: 1in.=10ft. DATE: MAY 27, 2020



PROJECT: 220112
VTP ASSOCIATES
INC.

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