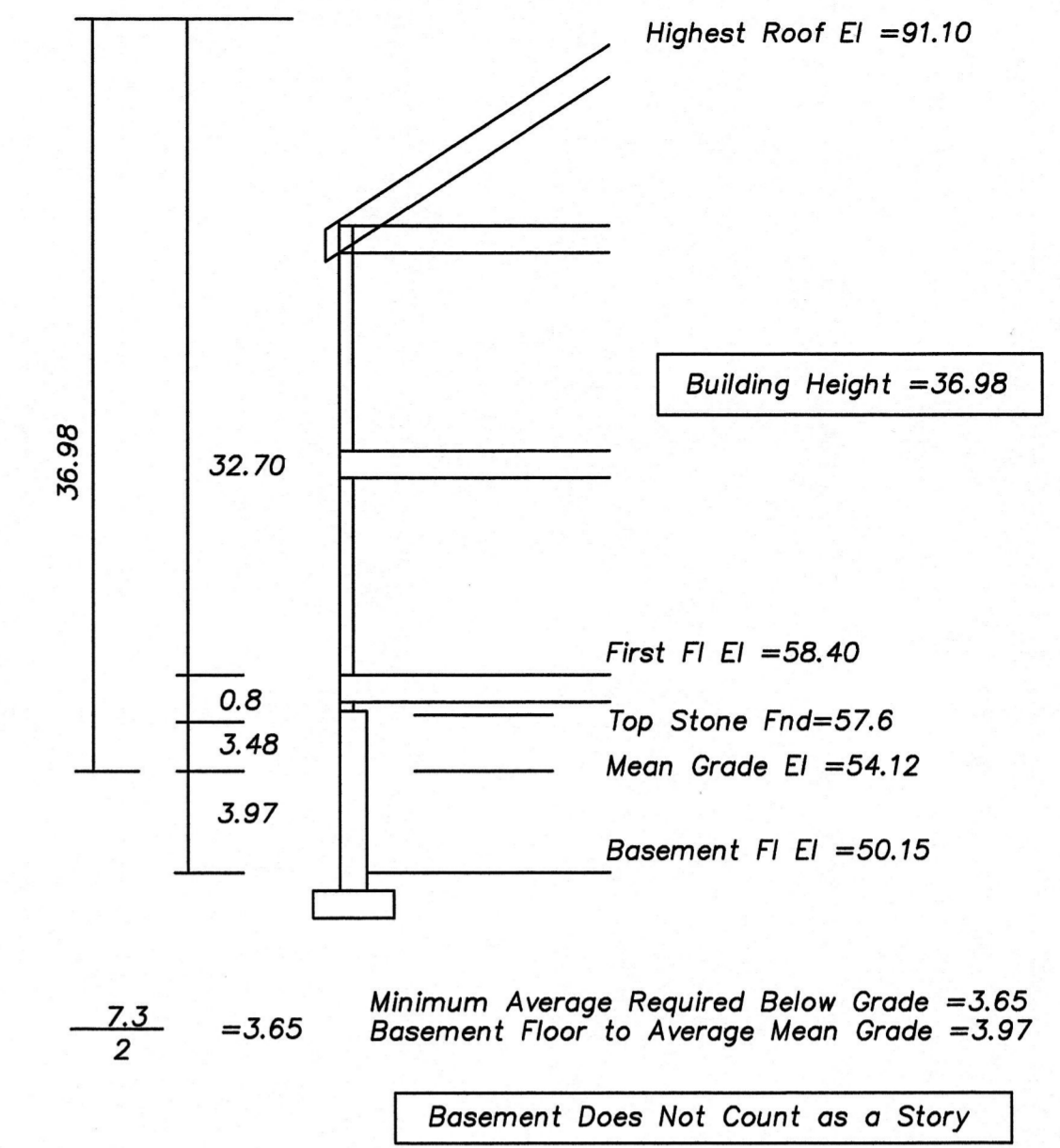
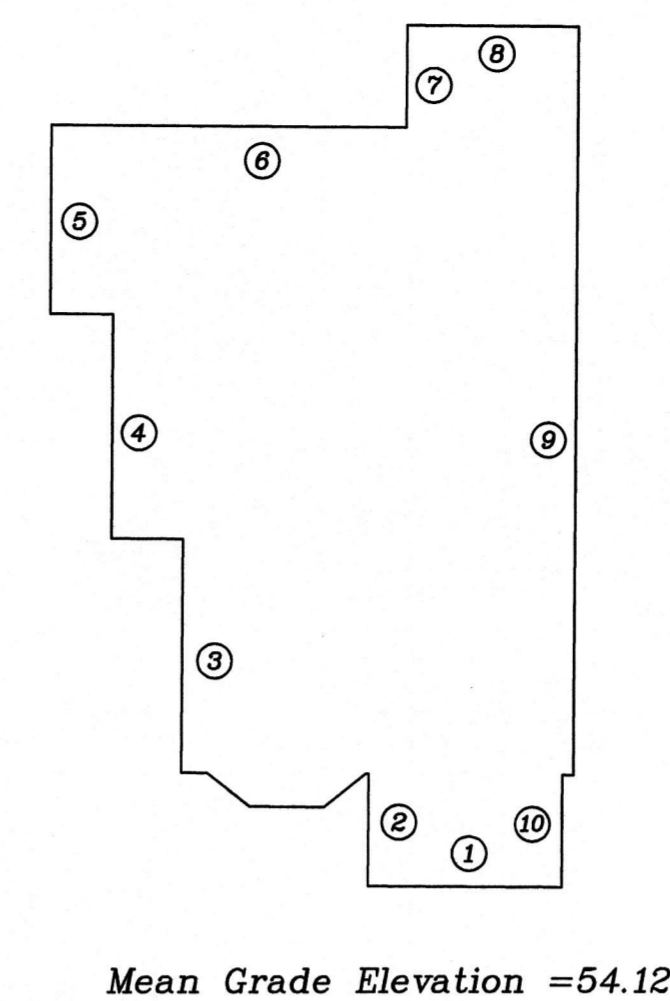
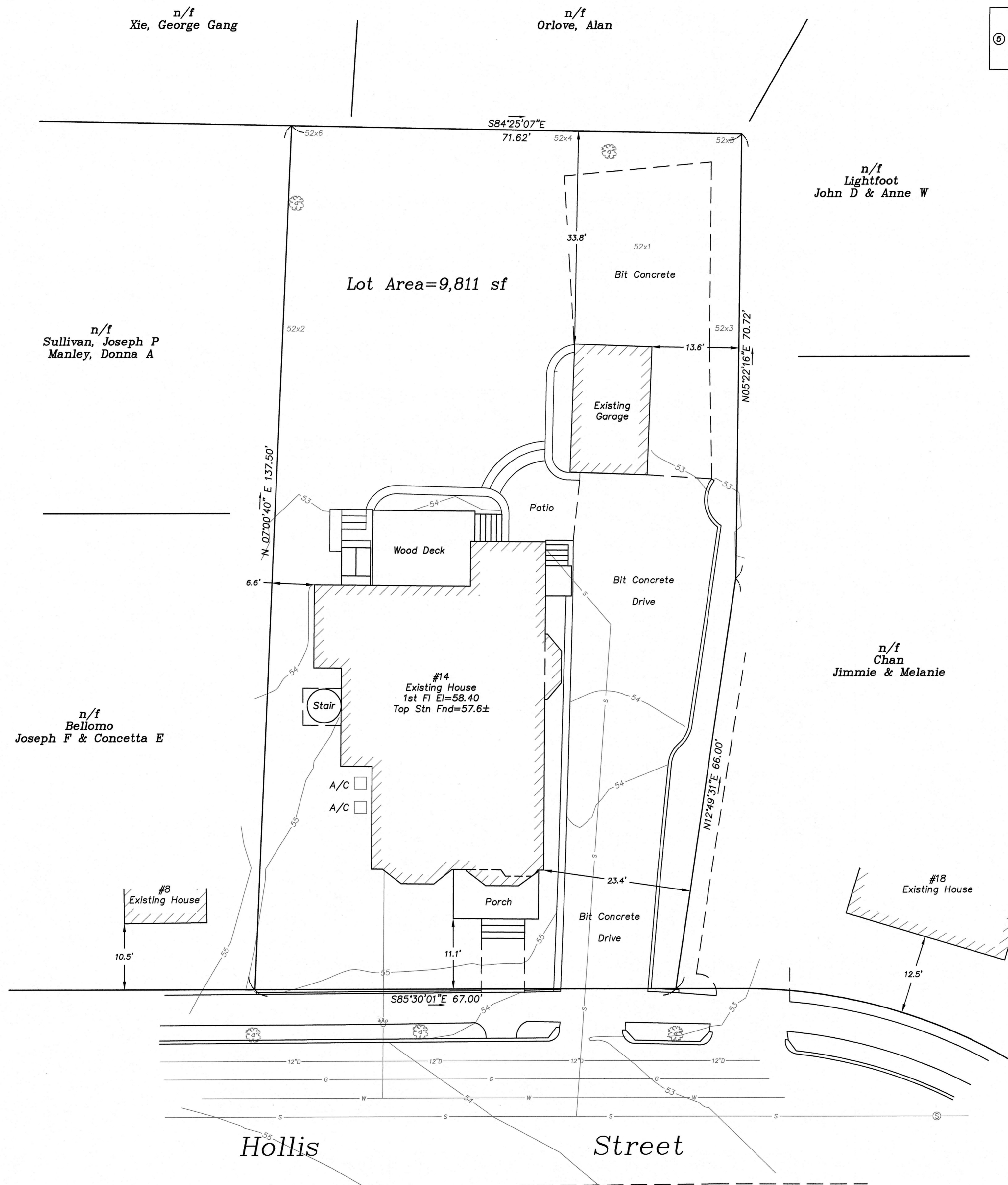


Dig Safe
 Excavators
 Before you dig contact the Dig Safe Center.
 To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free
 Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.



Existing Height Calculation

Zoning District: MR-1
 Old Lot Status
 Deed Reference: Book 37393 Page 373
 Deed Back-Pre 12/7/53:
 Shown as Lot Containing 9,811± sf
 on Deed Dated January 10, 1949
 Recorded Book 7384 Page 179

Allowed/Required
 Lot Coverage=30.0%
 Open Space=50.0%

Existing
 Lot Coverage=16.35%
 Open Space=68.65%

Note: Existing zoning district information and lot status is based on information obtained from the City of Newton on-line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district and lot status to be determined by the City of Newton Inspectional Services Department.

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Field verify all locations prior to any excavation.

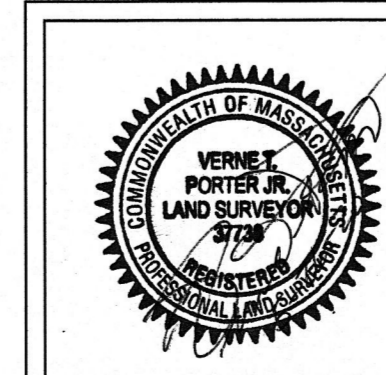
Average Front Setback Calculation (11.5')
 Existing Front Setback #8 Hollis St=10.5'
 Existing Front Setback #18 Hollis St=12.5'
 $10.5 + 12.5 = 23.0 / 2 = 11.5$
 Average Front Setback=11.5'

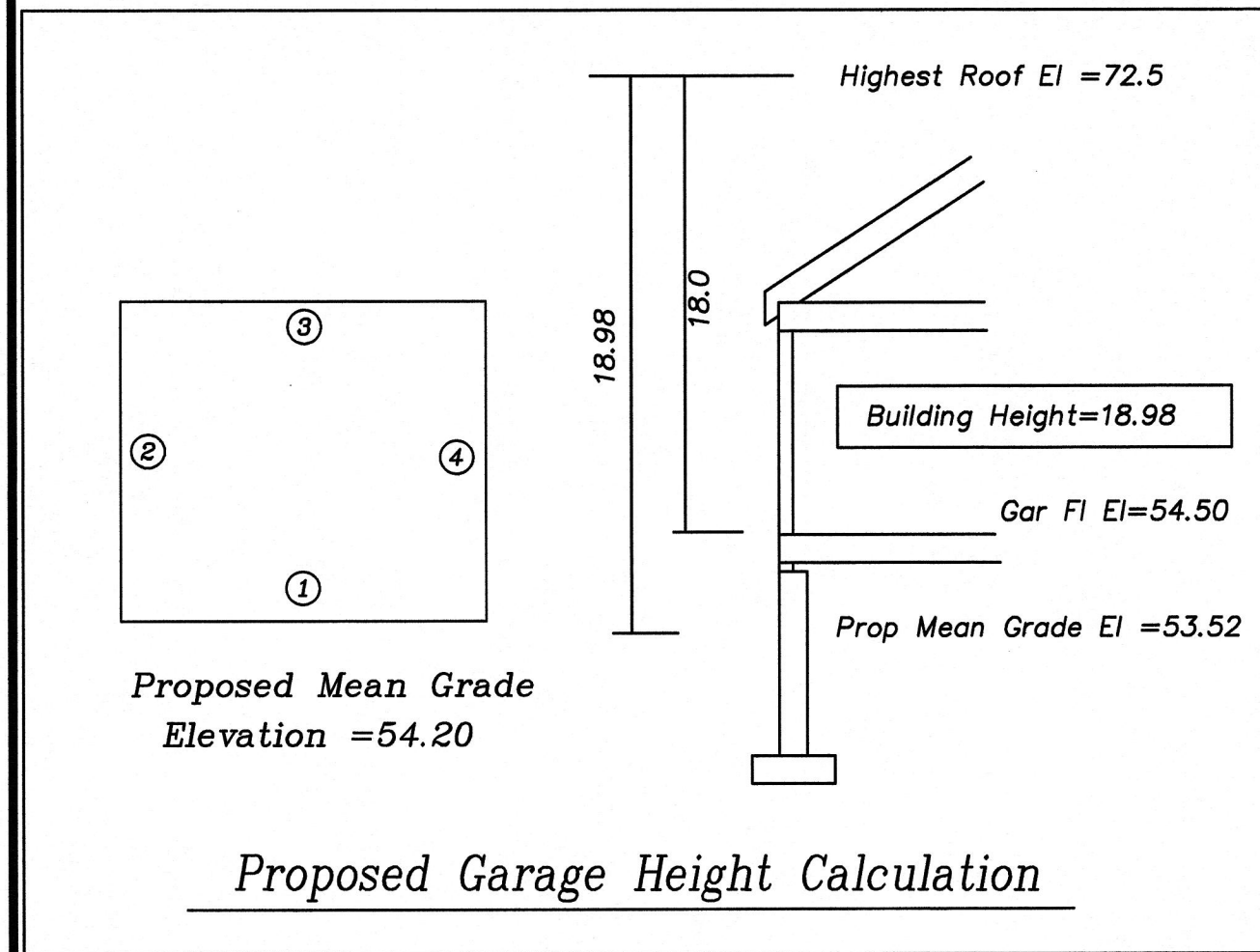
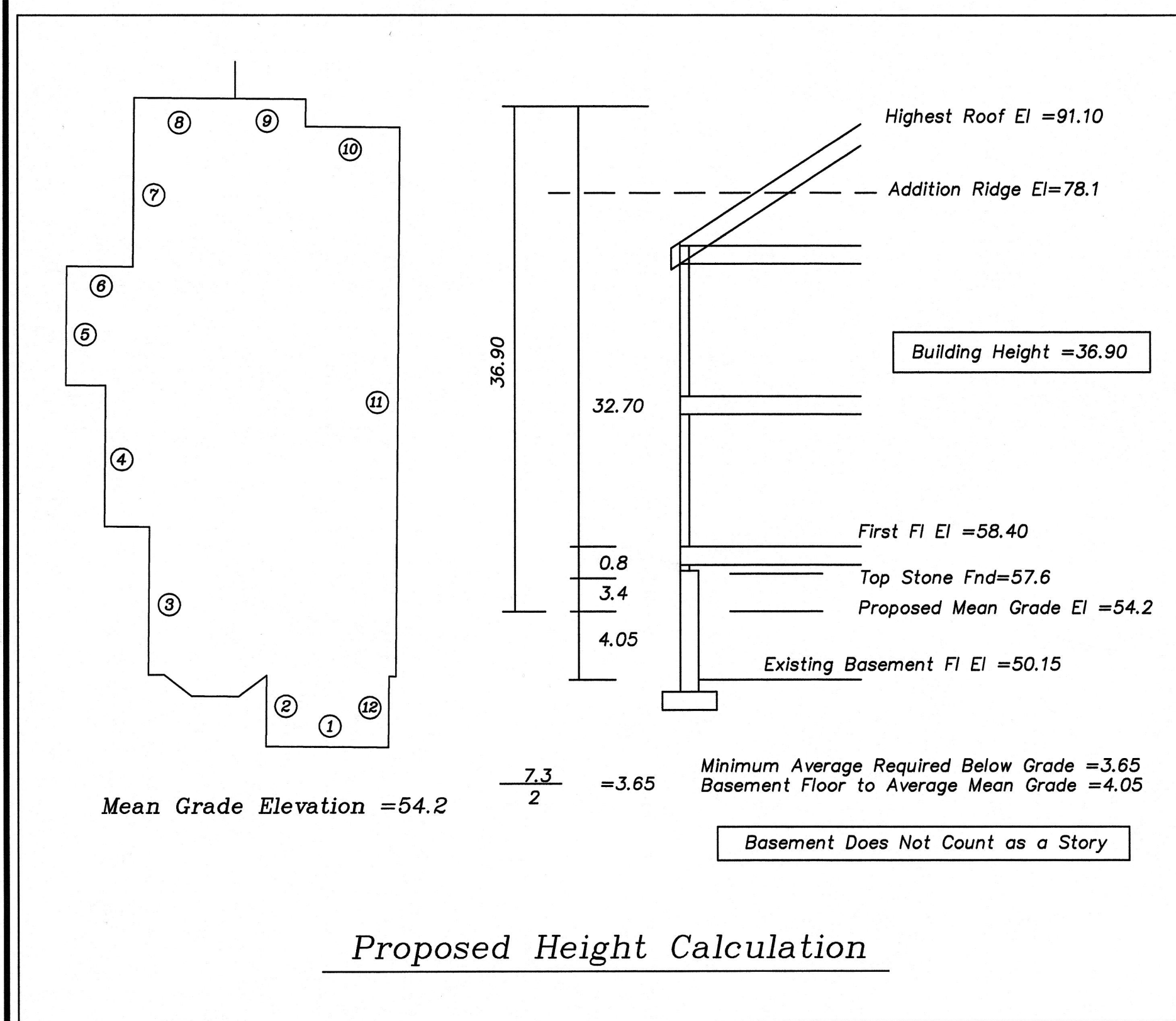
Existing Areas of Impervious Surface=4835± sf

14 Hollis Street, Newton, MA
 Section 72 Block 6 Lot 21
 Existing Conditions Site Plan
 Scale: 1"=10' May 26, 2020
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 20032
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

Sheet 1 of 3





Zoning District: MRI
 Old Lot Status
 Deed Reference: Book 37393 Page 373
 Deed Back-Pre 12/7/53:
 Shown as Lot Containing 9,811± sf
 on Deed Dated January 10, 1949
 Recorded Book 7384 Page 179

Allowed/Required
 Lot Coverage = 30.0%
 Open Space = 50.0%

Existing
 Lot Coverage = 16.35%
 Open Space = 68.65%

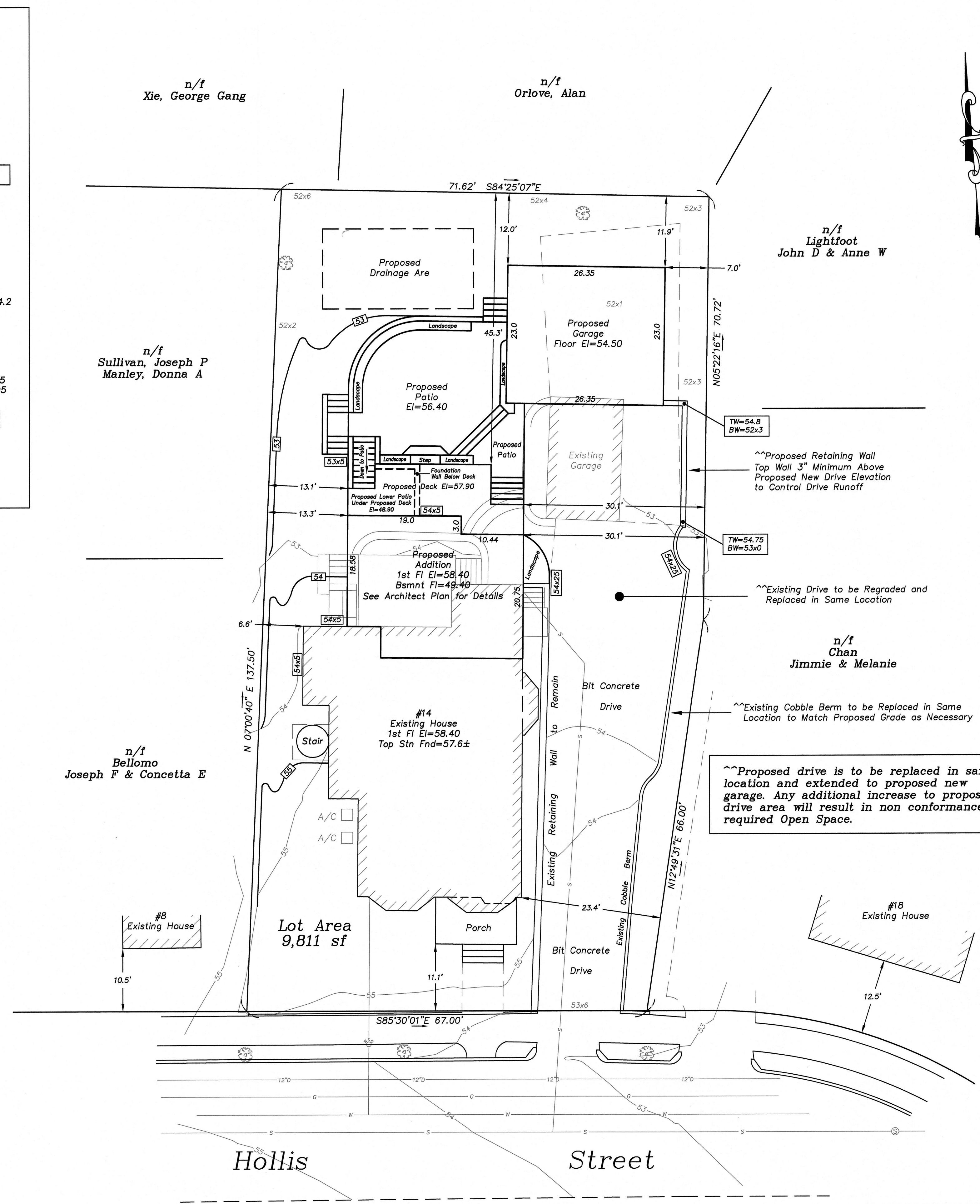
Proposed
 Lot Coverage = 27.56%
 Open Space = 50.14%

Note: Existing zoning district information and lot status is based on information obtained from the City of Newton on-line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district and lot status to be determined by the City of Newton Inspectional Services Department.

Average Front Setback Calculation (11.5')
 Existing Front Setback #8 Hollis St = 10.5'
 Existing Front Setback #18 Hollis St = 12.5'
 $10.5 + 12.5 = 23.0 / 2 = 11.5$
 Average Front Setback = 11.5'

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Field verify all locations prior to any excavation.

Existing Areas of Impervious Surface = 4835±sf
 Proposed Areas of Impervious Surface = 5956±sf
 Increase of Impervious Surface = 1121±sf



Dig Safe
 Excavation
 Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.

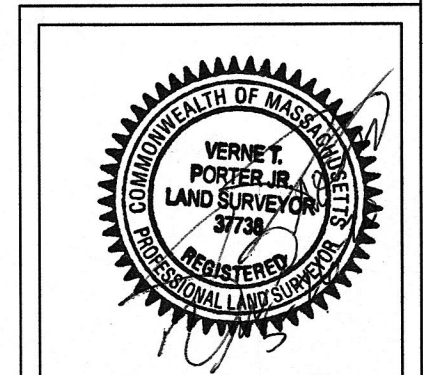
Zoning	Required	w/FAR Bonus	Existing	Proposed
MR-1 Old				
Min. Lot Area	7,000 sf	7,000 sf	9,811 sf	9,811 sf
Lot Coverage	30.0%	30.0%	16.35%	27.56%
Open Space	50.0%	50.0%	68.65%	50.14%
House				
Setbacks				
Front	25'/11.5'Avg	30'/11.5'Avg	11.1'	11.1'
Side	7.5'	10.0'	6.6'	6.6' (13.3' Adth)
Rear	15.0'	15.0'	60.5'	45.3'
Bld Height	35'	22.25'	36.98'	36.90'
Garage				
Setbacks				
Front	*25'/11.5'Avg	*30'/11.5'Avg	81.8'	101.0'
Side	5.0'	5.0'	6.6'	7.0'
Rear	5.0'	5.0'	60.5'	11.9'
Bld Height	22'	22'	N/A	18.98'

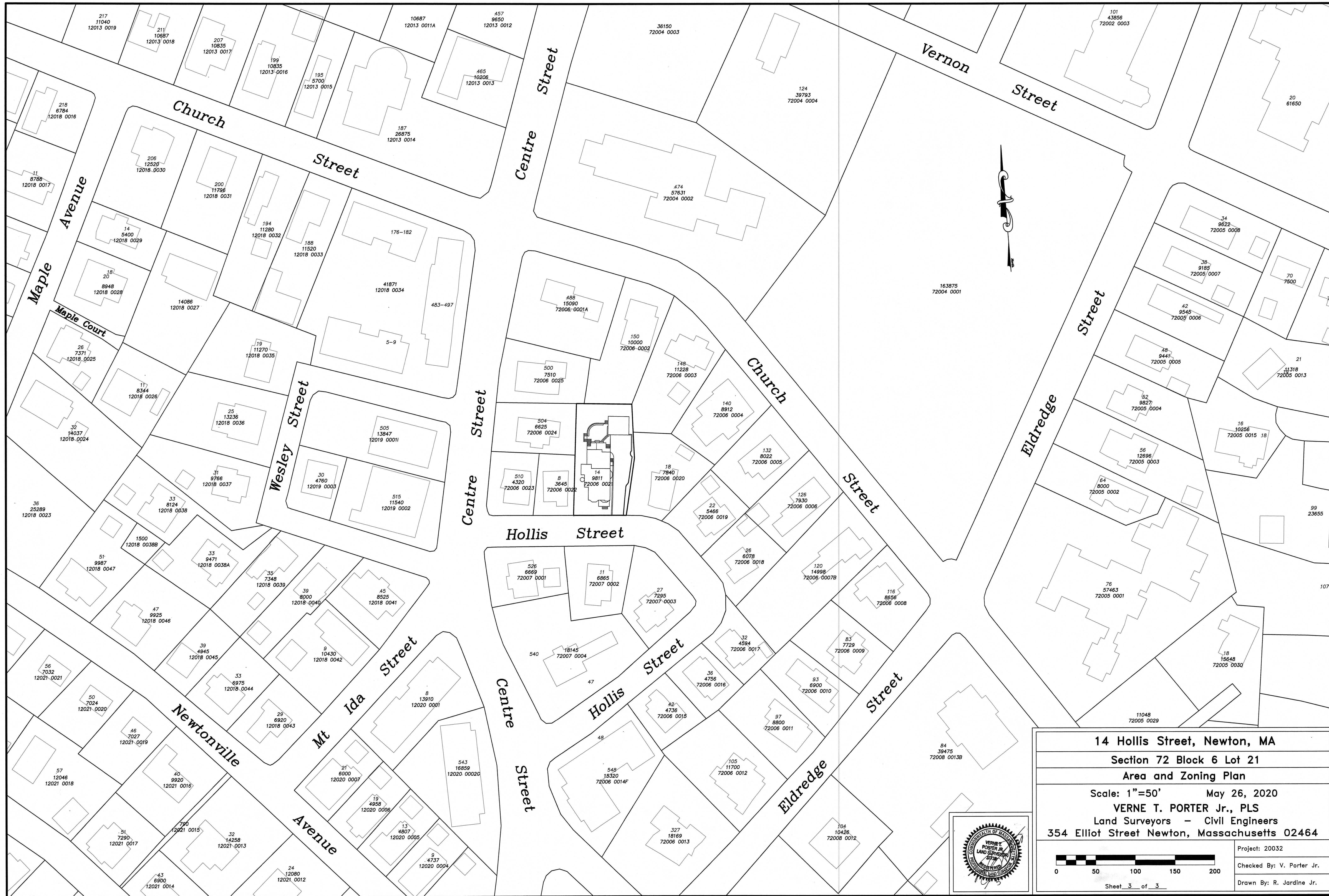
- Notes:
- The utilities shown were compiled from field locations and available plans of utility companies and may or may not be correct. Contractor is to contact Dig Safe and all local utility companies as required prior to any excavation.
 - After approval of the Variance/Special Permit the applicant will need to file updated plans for a building permit. The applicant will also need to notify the Engineer of record to schedule soil testing and the completion of the proposed drainage design and calculations.
 - After review the Engineering Department may require replacement of the existing water and sewer services.
 - An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
 - The contractor shall be responsible for all proposed grading as shown on plan. Any variations to proposed grading shown and/or any changes to proposed structure may result in non compliance with zoning regulations.
 - Any tree removed from site must comply with City of Newton Tree Ordinance.


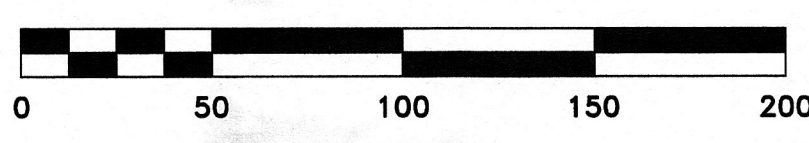
14 Hollis Street, Newton, MA
 Section 72 Block 6 Lot 21
Proposed Addition and Garage Plan
 Scale: 1"=10' May 26, 2020
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 20032
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

Sheet 2 of 3





14 Hollis Street, Newton, MA	
Section 72 Block 6 Lot 21	
Area and Zoning Plan	
Scale: 1"=50'	May 26, 2020
VERNE T. PORTER Jr., PLS Land Surveyors - Civil Engineers	
354 Elliot Street Newton, Massachusetts 02464	
	
	
Sheet 3 of 3	
Project: 20032	Checked By: V. Porter Jr.
Drawn By: R. Jardine Jr.	