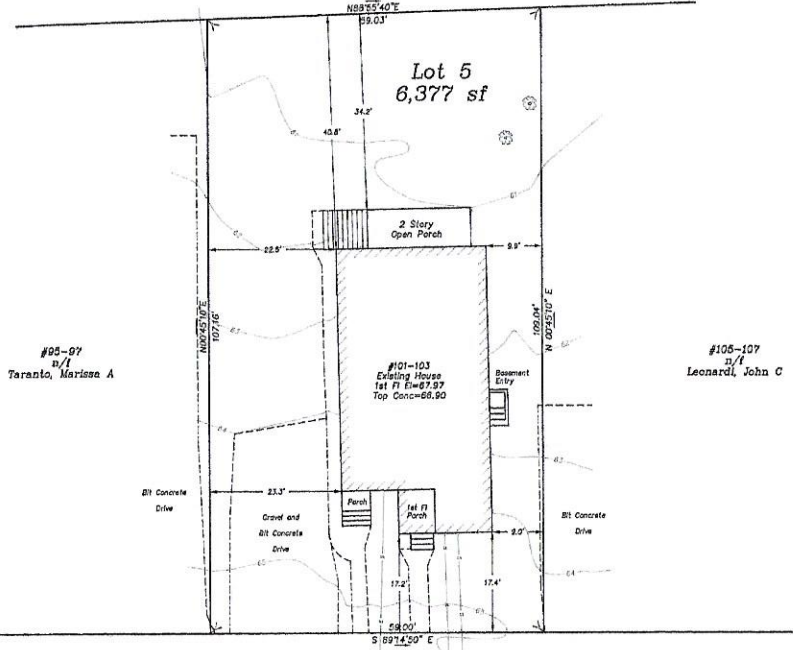


Map Note:
 The project shown is subject to the City of Newton's
 Zoning Ordinance and the Massachusetts State
 Building Code. The project is subject to the
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Walham Street
 n/w
 Fassenden School

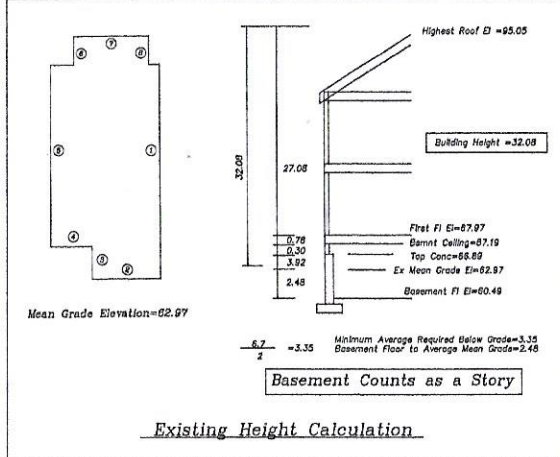


#95-97
 d/w
 Taranto, Marissa A

#101-103
 Existing House
 1st Fl Elevation=67.97
 Top Conc=66.90

#105-107
 d/w
 Leonard, John C

Warwick Road



Zoning District: SR-3
 Old Lot Status

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

Existing
 Lot Coverage = 22.70%
 Open Space = 67.11%

Allowed FAR = 0.48 (3061 sf)
 Existing FAR = 0.666 (3806 sf)

Existing FAR Calculation
 Lower Level = 1196 sf
 Main Floor = 1196 sf
 Top Floor = 1234 sf
 Attic = 0
 Total = 3626 sf

Zoning Notes:

- Existing Basement (Lower Level) counts as a story. See Existing Height Calculation.
- 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.

REVISIONS	
DATE	DESCRIPTION



101-103 Warwick Road
 Newton, Massachusetts
 Existing Conditions Site Plan
 Scale: 1"=10' February 20, 2020
 VERNE T. PORTER JR., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464
 Project: 20011
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.
 Sheet 1 of 1

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.



Zoning	Required	Existing	Proposed
SR-3 Old			
Min. Lot Area	7,000 sf	6,377 sf	
Setbacks			
Front	25.0'	17.2'	17.2' (No Change)
Side	7.5'	9.0'	9.0' (No Change)
Rear	15.0'	34.2'	17.8'
	%	%	%
Lot Coverage	30.0%	22.70%	28.45%
Open Space	50.0%	67.11%	58.00%
Floor Area Ratio	0.48/**0.50	0.565	0.72
Bld Height	35'	32.08	32.47
Stories	2.5	3	3

**Existing Lot was created prior to December 7, 1953.
 Therefore, an additional FAR Bonus of 0.02 is allowed.

Zoning District: SR-3
 Old Lot Status

Allowed/Required
 Lot Coverage=90.0%
 Open Space=50.0%

Existing
 Lot Coverage=22.70%
 Open Space=67.11%

Proposed
 Lot Coverage=28.45%
 Open Space=58.00%

Allowed FAR=0.48 (3061 sf)
 **Allowed FAR w/Bonus=0.50 (3188.5)

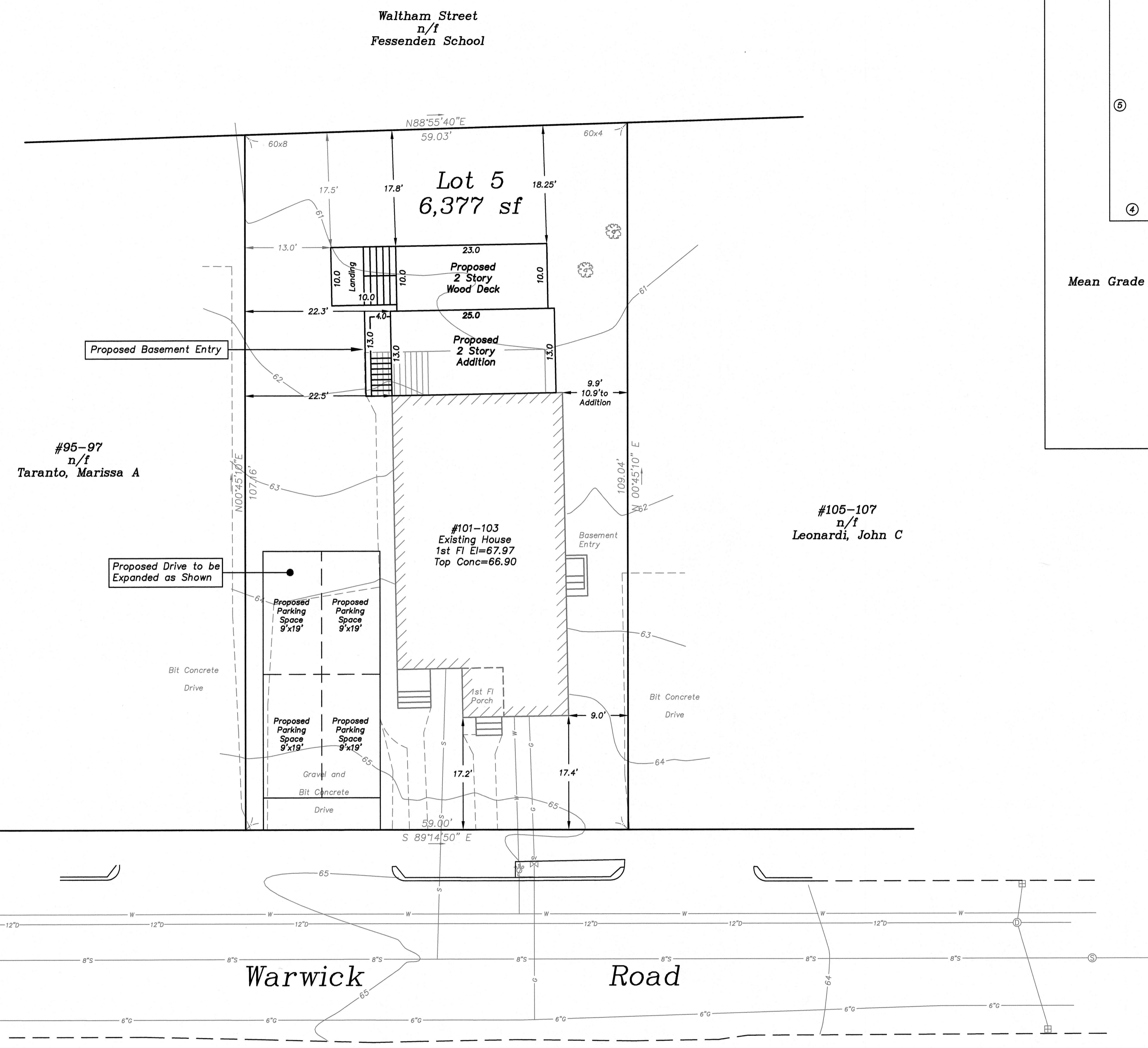
Existing FAR=0.565 (3606 sf)
 Proposed FAR=0.720 (4596 sf)

Existing FAR Calculation
 Lower Level=1186 sf
 Main Floor=1186 sf
 Top Floor=1234 sf
 Attic=0
 Total=3606 sf

Proposed FAR Calculation
 Lower Level=1516 sf
 Main Floor=1516 sf
 Top Floor=1564 sf
 Attic=0
 Total=4596 sf

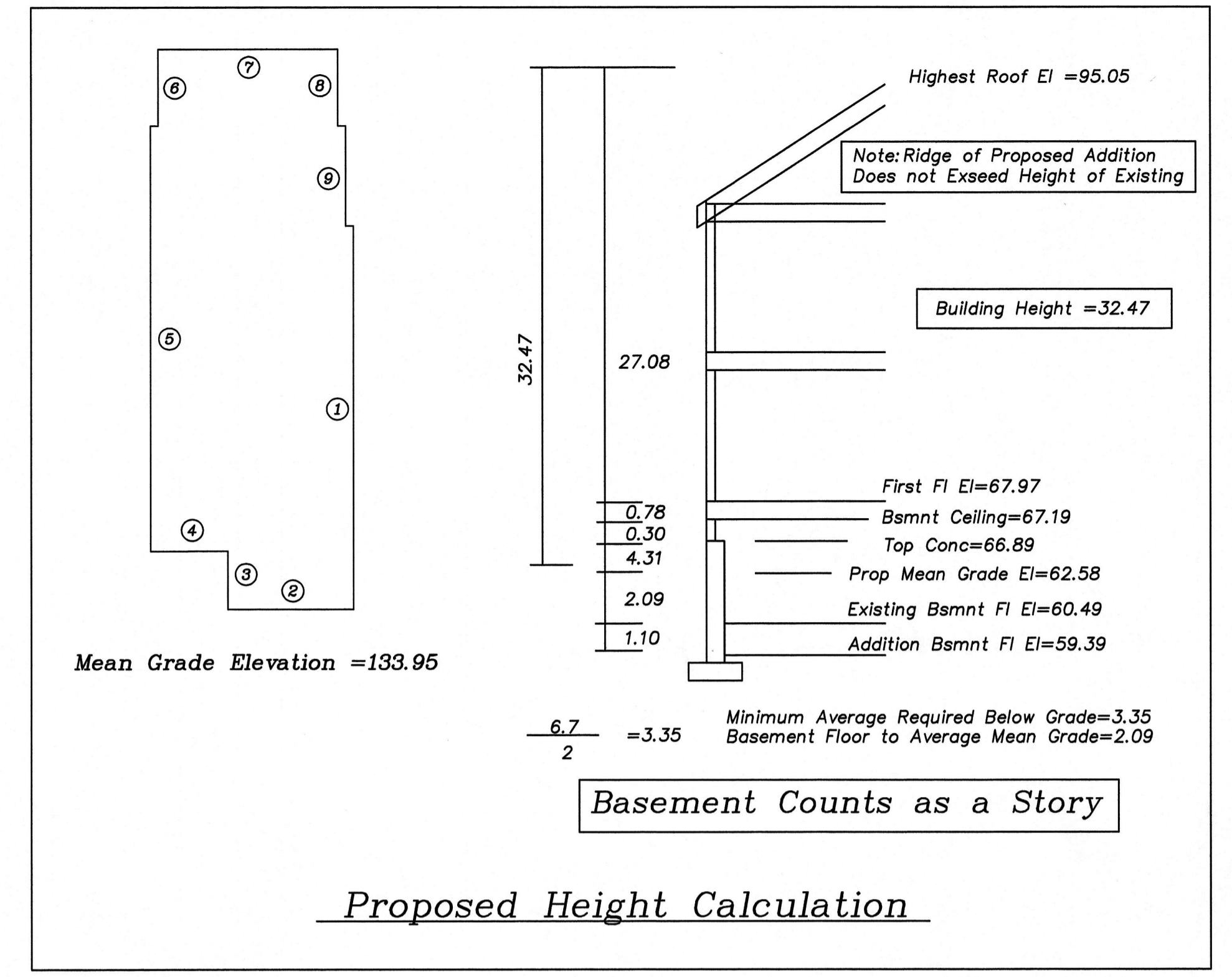
Zoning Notes:
 1. Existing Basement (Lower Level) counts as a story.
 See Existing Height Calculation.

2. 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.

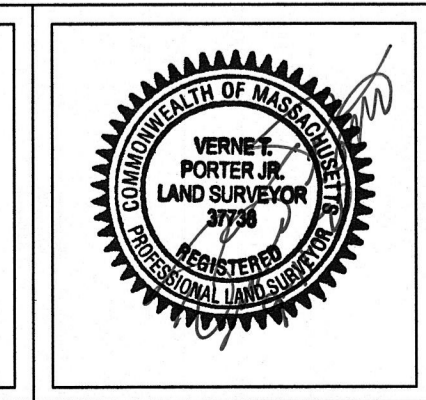


Increase of Impervious Surface=680± sf

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.



REVISIONS	
DATE	DESCRIPTION

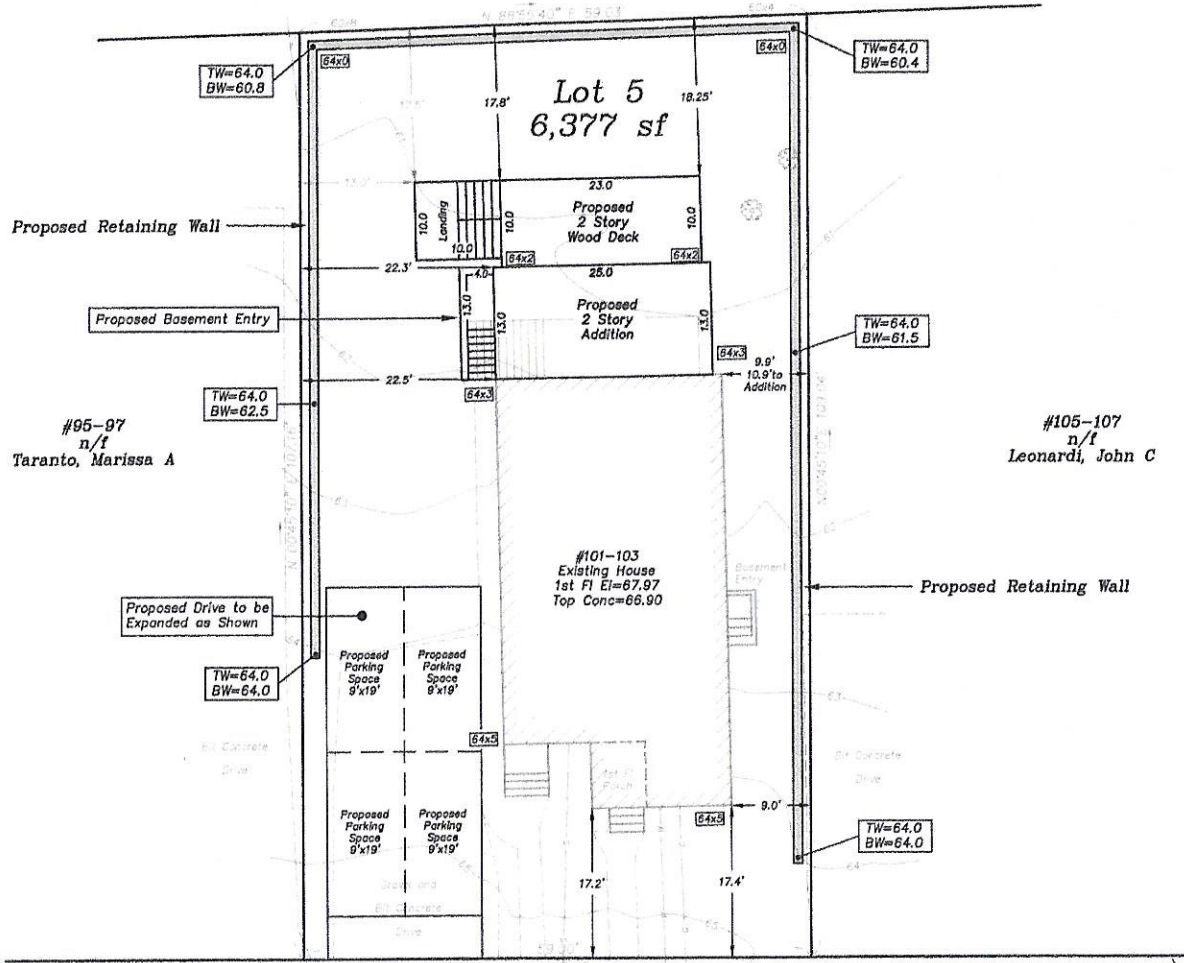


101-103 Warwick Road
 Newton, Massachusetts
 Proposed Conditions Site Plan
 Scale: 1"=10' September 11, 2020
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 20011
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

Sheet 2 of 2

n/f
Fessenden School



#95-97
n/f
Taranto, Marissa A

#105-107
n/f
Leonardi, John C

#101-103
Existing House
1st Fl. El.=67.97
Top Conc.=66.90

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

Warwick Road

101-103 Warwick Road	
Newton, Massachusetts	
Proposed Conditions Grading Plan	
Scale: 1"=10'	June 14, 2020
VERNE T. PORTER Jr., PLS Land Surveyors - Civil Engineers	
354 Elliot Street Newton, Massachusetts 02464	
Sheet 1 of 1	
Project: 20011	Checked By: V. Porter Jr.
Drawn By: R. Jardine Jr.	

