

# NEWTON ZONING ORDINANCE SUMMARY

ADDRESS: 70 WALKER STREET

EXISTING CONDITIONS

LOT AREA: 21,962 SF  
 ZONING DISTRICT: MR1 ZONE - OLD LOT BEFORE 12/07/1953  
 EXISTING USE: RESIDENTIAL - MULTI FAMILY DWELLING  
 FLOOR AREA RATIO: 0.43  
 MAX ALLOWED GROSS FLOOR AREA: 9,002 SF

SETBACK REQUIREMENTS - MR1 (OLD)

FRONT: 25' - 0"  
 SIDE: 7' - 6" / 25' - 0"  
 REAR: 15' - 0" / 25' - 0"

LOT COVERAGE - MR1 (OLD)

MAX ALLOWED LOT COVERAGE: 30%  
 30% OF 21,962 SF = 6,589 SF

OPEN SPACE - MR1 (OLD)

REQUIRED OPEN SPACE: 50% OF LOT AREA  
 50% OF 21,962 SF = 10,981 SF

MAX ALLOWED BUILDING HEIGHT: 36' - 0"

EXISTING BUILDING HEIGHT: 38' - 8"

PROPOSED ZONING ORDINANCE PARAMETERS

PROPOSED USE: MULTI FAMILY DWELLING  
 PROPOSED F.A.R.: 0.45  
 PROPOSED GROSS FLOOR AREA: 9,990 SF

PROPOSED SETBACKS\*

FRONT: 25' - 1"  
 SIDE: 20' - 0"  
 REAR: 25' - 8"

LOT COVERAGE

PROPOSED LOT COVERAGE: 24.32%  
 5,341 SF < 6,589 SF

OPEN SPACE

PROPOSED OPEN SPACE: 58% OF LOT AREA  
 12,738 SF > 10,981

EXISTING BUILDING HEIGHT: 38' - 8"

PROPOSED BUILDING HEIGHT: UNIT 1: 38' - 2"  
 UNIT 2: 24' - 4"

UNIT INFORMATION:

\*REFER TO VTP CIVIL PLAN



	UNIT 1	UNIT 2	UNIT 3	UNIT 4	TOTAL
1ST FL	1284 SF	1076 SF	1222 SF	1222 SF	4,804 SF
2ND FL	1309 SF	1050 SF	1142 SF	1142 SF	4,643 SF
3RD FL	543 SF	N/A	N/A	N/A	543 SF
TOTAL	3,136 SF	2,126 SF	2,364 SF	2,364 SF	9,990 SF

## 70 WALKER ST. - NEWTON , MA

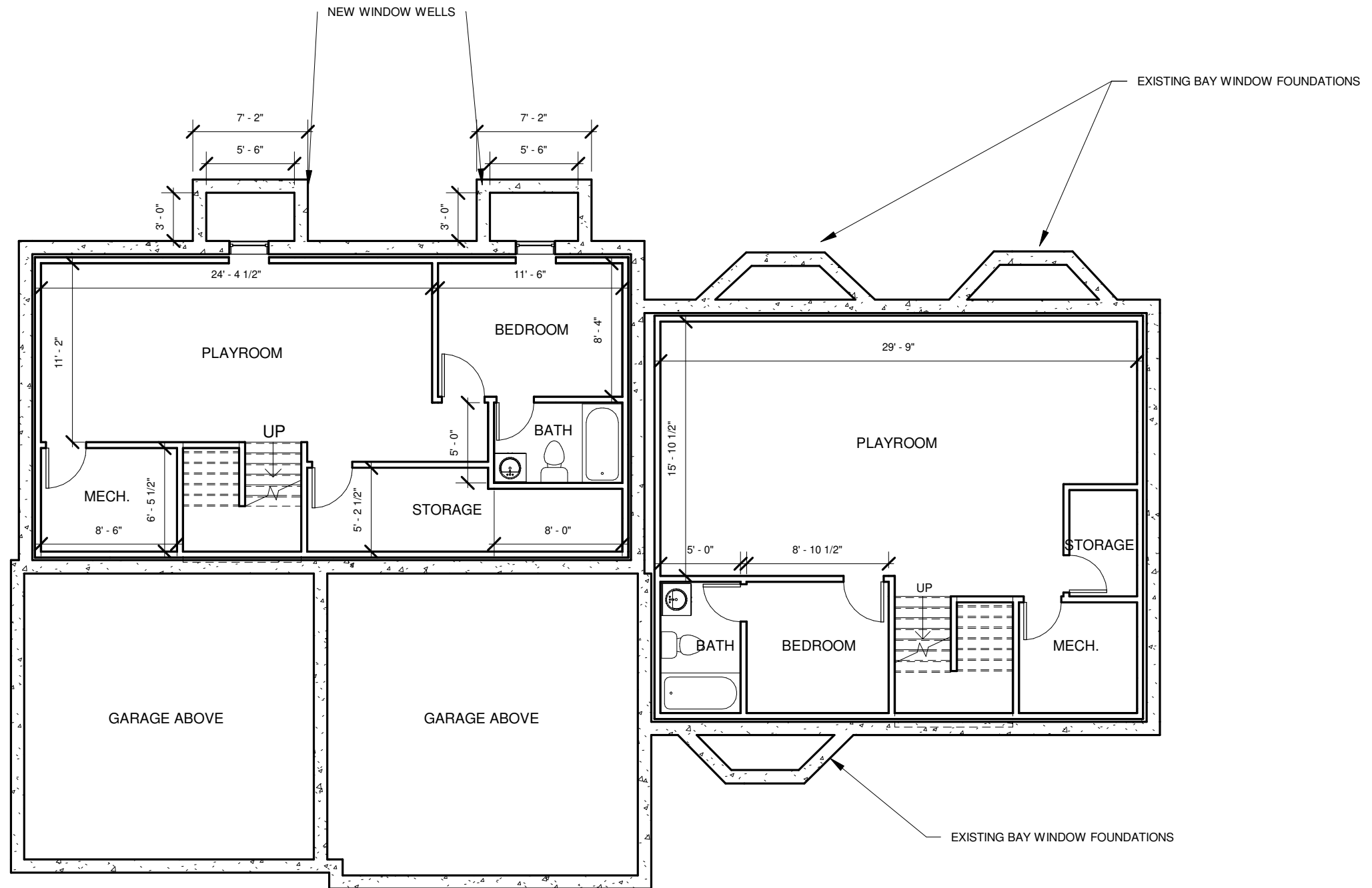
TWO BUILDINGS, FOUR TOWNHOMES



**70 WALKER ST**  
**UNITS 1 & 2**

**COVER SHEET**  
**05-15-20**





1 Lower Level - 1/8"  
 1/8" = 1'-0"

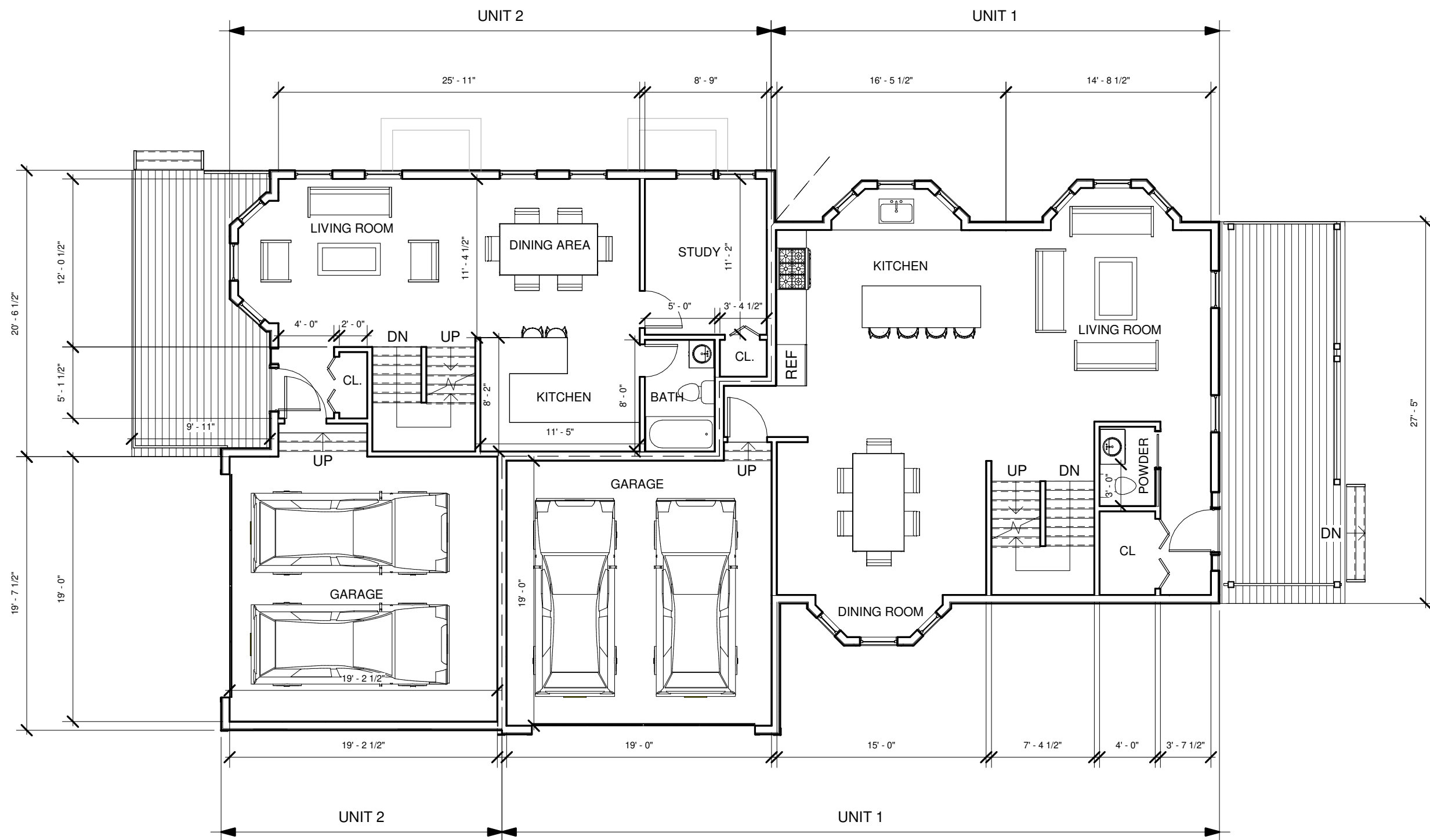
**70 WALKER ST**  
 70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET  
**UNITS 1 & 2**

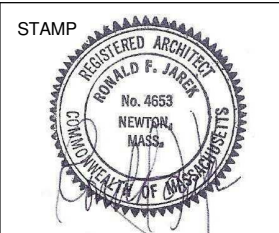
Revision No.	Description	Date

**LOWER LEVEL**

Project number	18 - 1101	<b>A - 1.00</b> Scale 1/8" = 1'-0"
Date	05-15-20	
Drawn by	PK/JG	
Checked by	LD	



1 Level 1 - 1/8"  
1/8" = 1'-0"



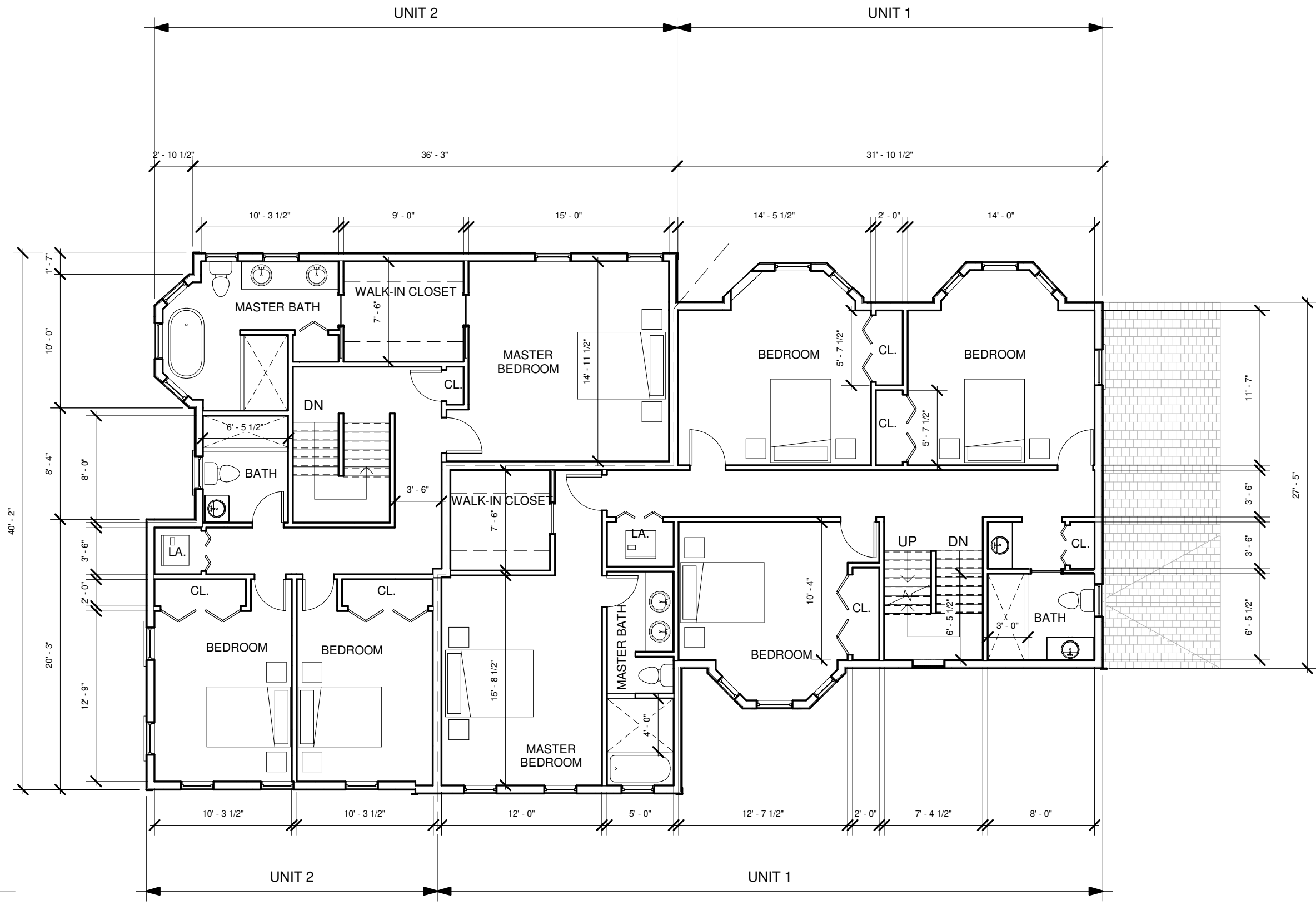
**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

**DESIGN DRAWING SET  
UNITS 1 & 2**

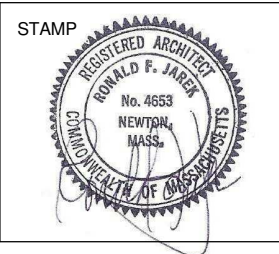
Revision No.	Description	Date

**FIRST FLOOR**

Project number	18 - 1101	<b>A - 1.01</b>
Date	05-15-20	
Drawn by	PK/JG	
Checked by	LD	
Scale		1/8" = 1'-0"



1 Level 2 - 1/8"  
1/8" = 1'-0"



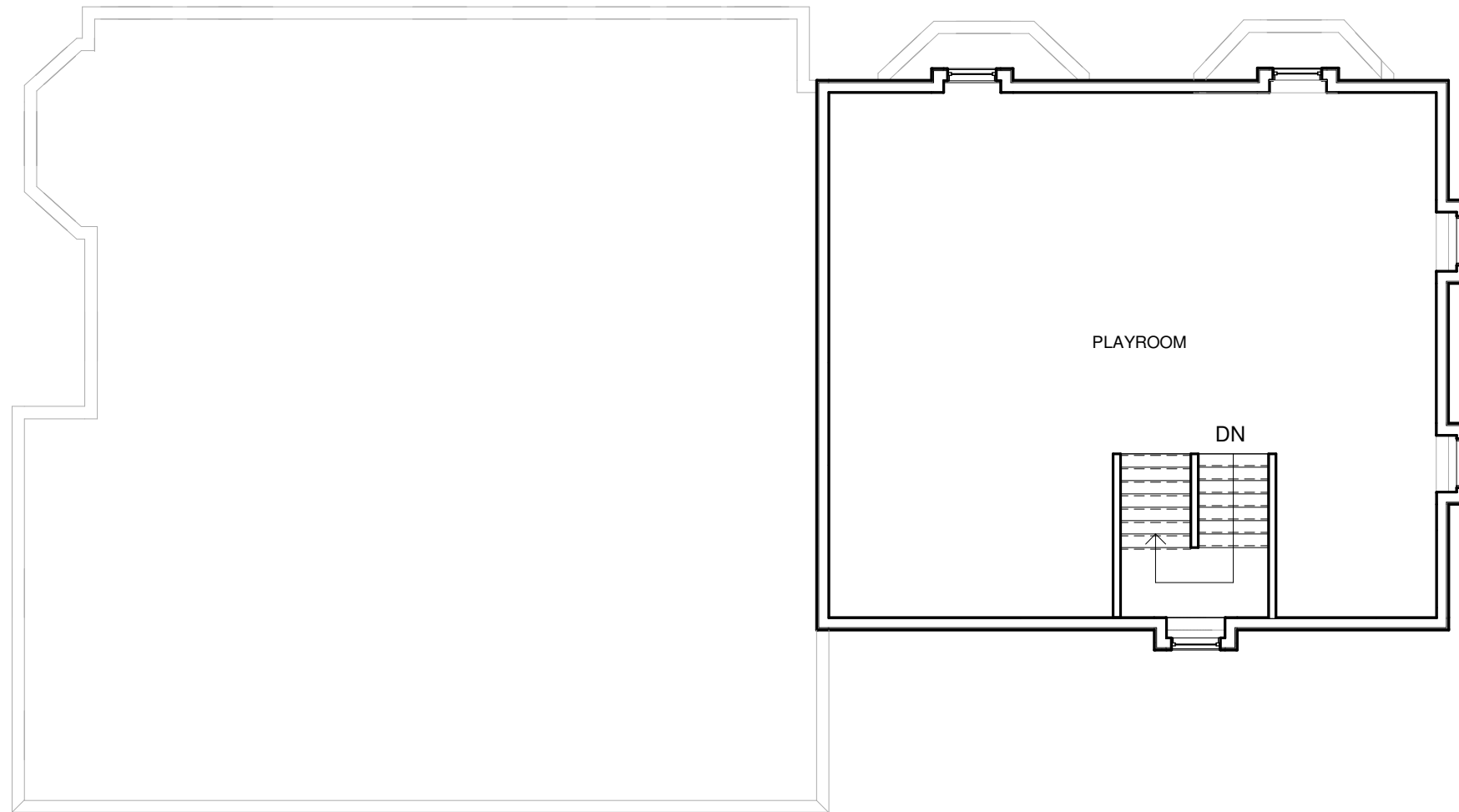
**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET  
**UNITS 1 & 2**

Revision No.	Description	Date

**SECOND FLOOR**

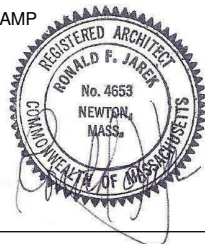
Project number	18 - 1101	<b>A - 1.02</b>
Date	05-15-20	
Drawn by	PK/JG	
Checked by	LD	
Scale		1/8" = 1'-0"



① Level 3 - 1/8"  
1/8" = 1'-0"



STAMP



# 70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

## DESIGN DRAWING SET UNITS 1 & 2

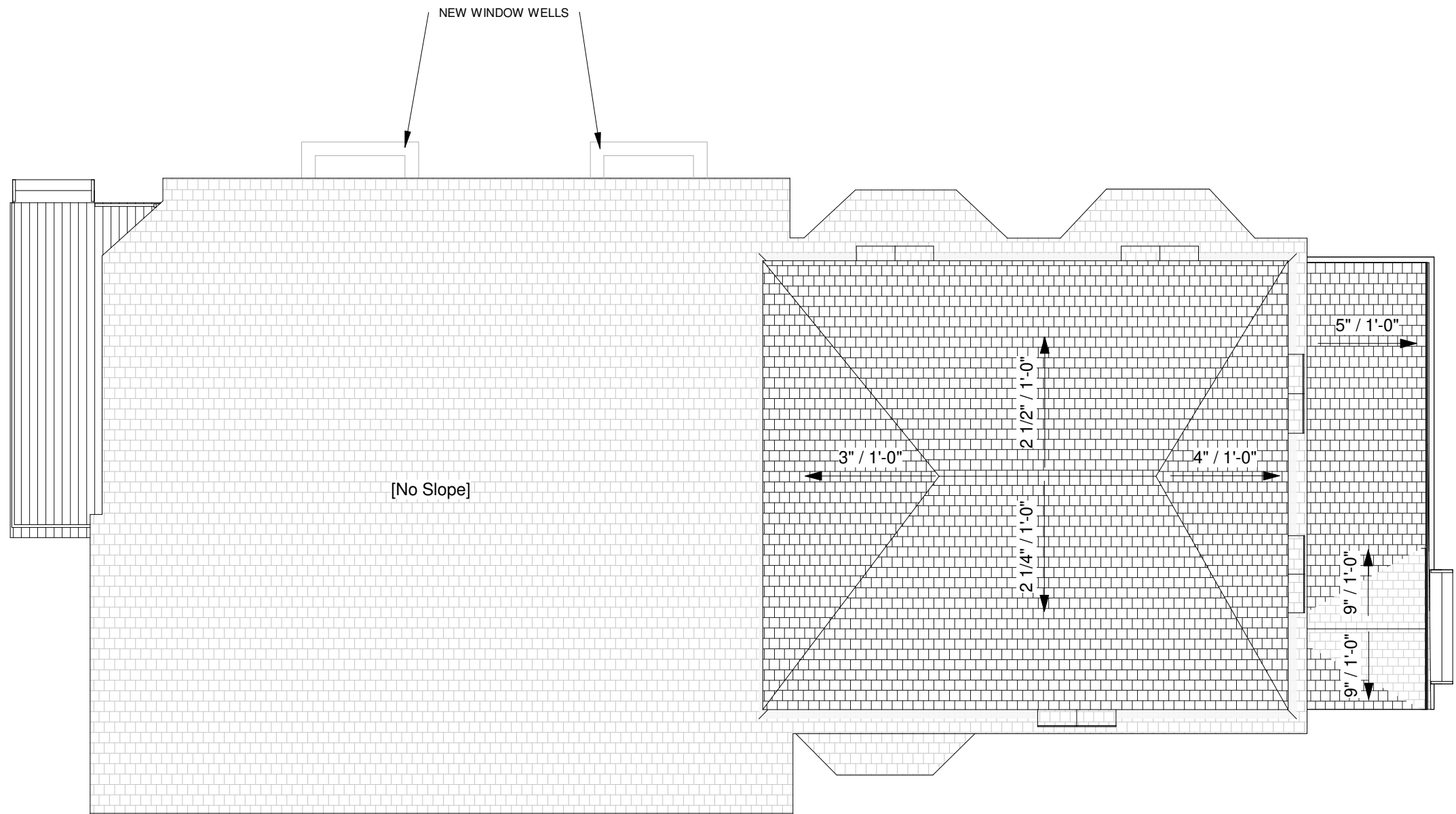
Revision No.	Description	Date

## ATTIC LEVEL

Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

# A - 1.03

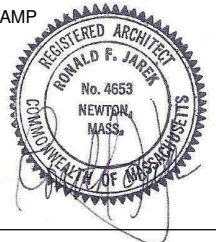
Scale 1/8" = 1'-0"



1 Roof Plan - 1/8"  
1/8" = 1'-0"



STAMP



# 70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

## DESIGN DRAWING SET UNITS 1 & 2

Revision No.	Description	Date

## ROOF PLAN

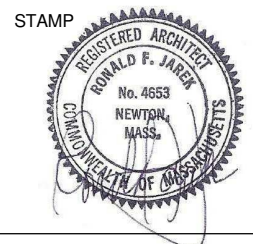
Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

**A - 1.04**

Scale 1/8" = 1'-0"



1 Front Elevation  
3/16" = 1'-0"



**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

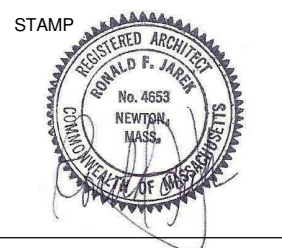
DESIGN DRAWING SET UNITS 1 & 2		
Revision No.	Description	Date

FRONT ELEVATION		A - 2.00
Project number	18 - 1101	
Date	05-15-20	
Drawn by	PK/JG	
Checked by	LD	
Scale 3/16" = 1'-0"		





1 Left Elevation  
1/8" = 1'-0"



**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET  
**UNITS 1 & 2**

Revision No.	Description	Date

**LEFT ELEVATION**

Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

**A - 2.01**

Scale 1/8" = 1'-0"

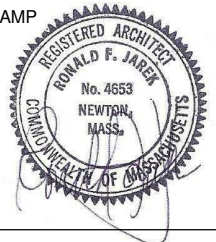




1 Rear Elevation  
3/16" = 1'-0"



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# 70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

## DESIGN DRAWING SET UNITS 1 & 2

Revision No.	Description	Date

## REAR ELEVATION

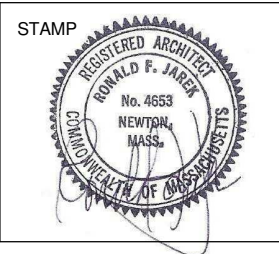
Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

**A - 2.02**

Scale 3/16" = 1'-0"



1 Right Elevation  
1/8" = 1'-0"



**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET  
**UNITS 1 & 2**

Revision No.	Description	Date

RIGHT ELEVATION		A - 2.03
Project number	18 - 1101	
Date	05-15-20	
Drawn by	PK/JG	
Checked by	LD	
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PROPOSED BUILDING HEIGHT: UNIT 3: 31' - 9"  
 UNIT 4: 31' - 9"

## UNIT INFORMATION:

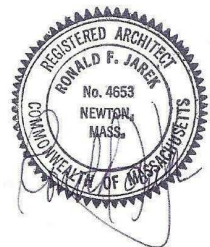
\*REFER TO VTP CIVIL PLAN

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# 70 WALKER ST. - NEWTON , MA

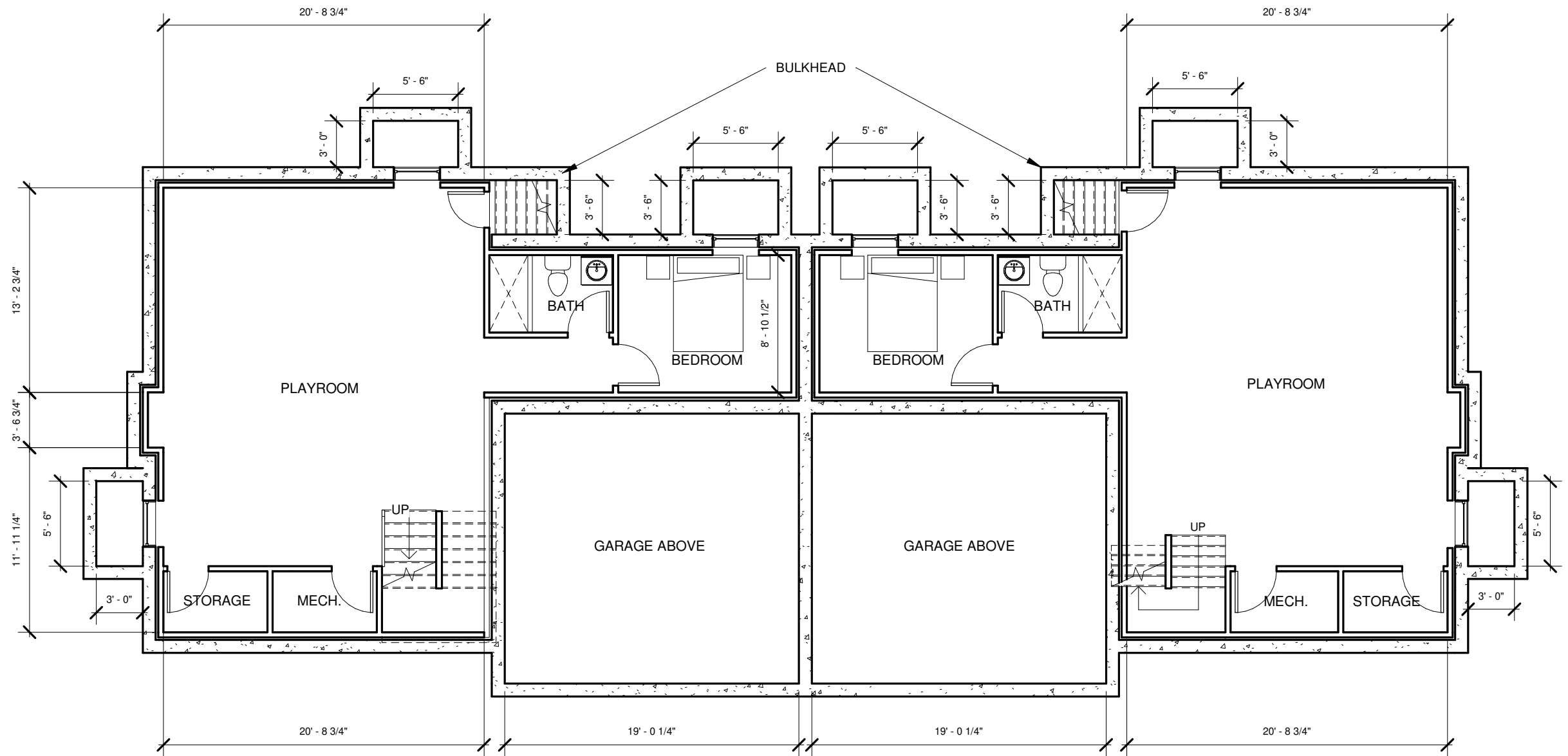
TWO BUILDINGS, FOUR TOWNHOMES



**70 WALKER ST**  
**UNITS 3 & 4**

**COVER SHEET**  
**05-15-20**

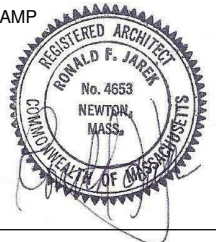




1 Lower Level - 1/8"  
1/8" = 1'-0"



STAMP



**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET  
**UNITS 3 & 4**

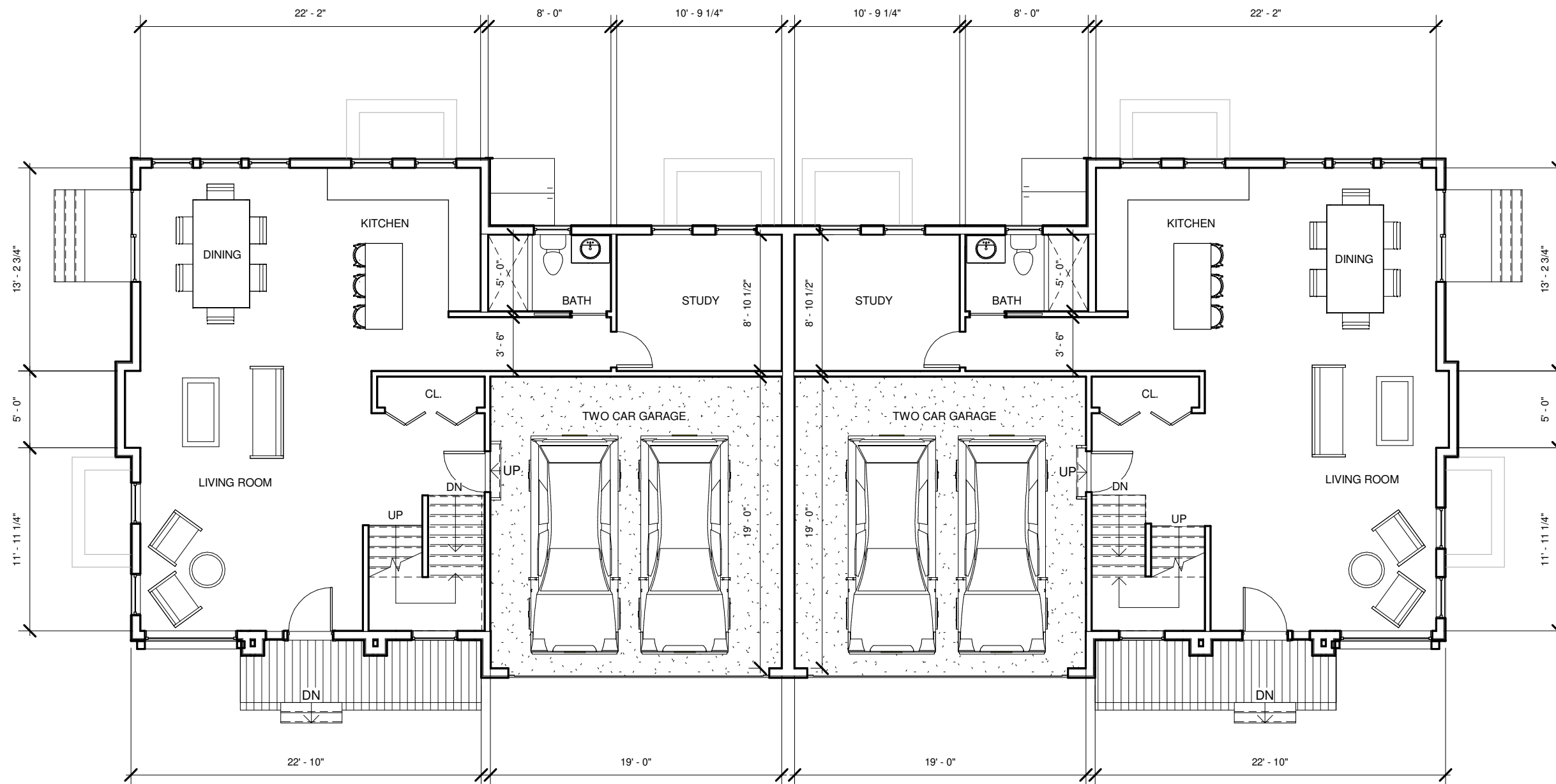
Revision No.	Description	Date

**LOWER LEVEL**

Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

**A - 1.00**

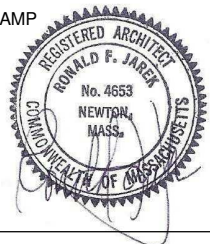
Scale 1/8" = 1'-0"



1 Level 1 - 1/8"  
1/8" = 1'-0"



STAMP



# 70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

## DESIGN DRAWING SET UNITS 3 & 4

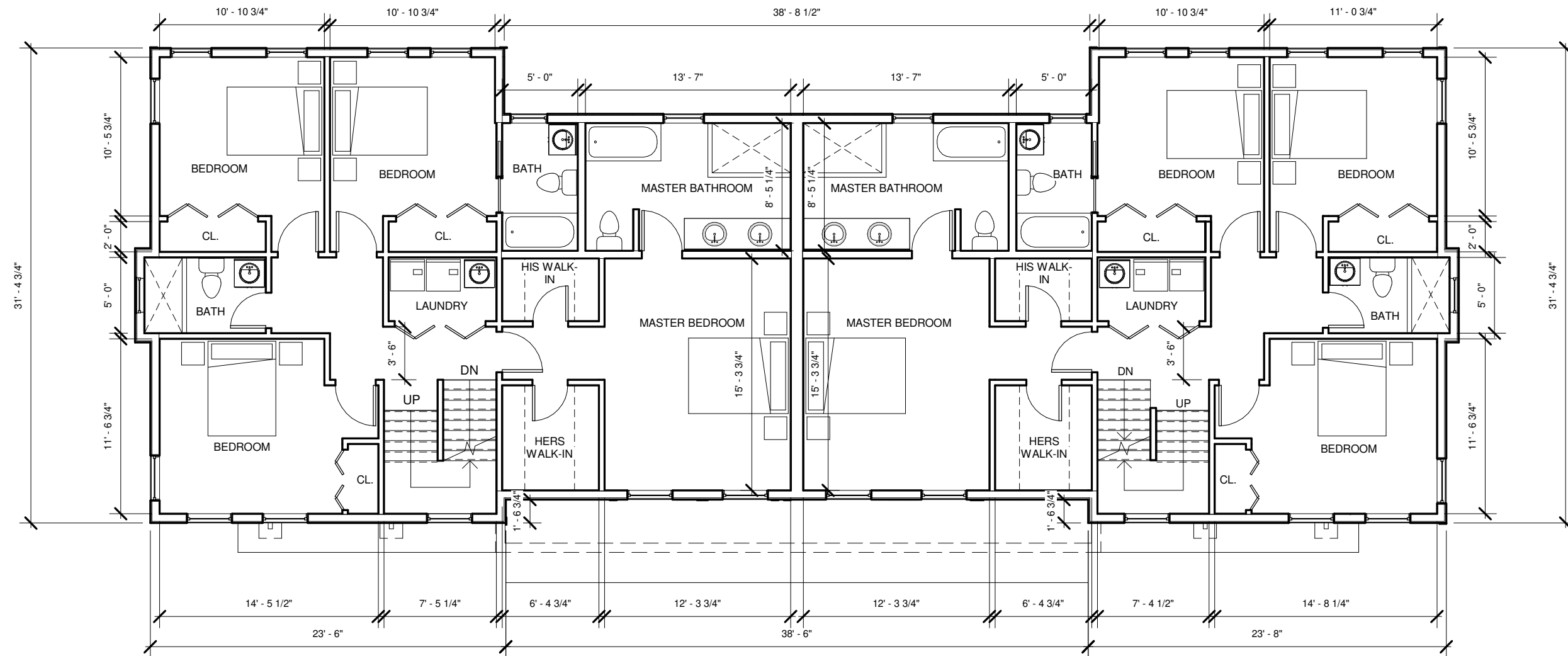
Revision No.	Description	Date

## FIRST FLOOR

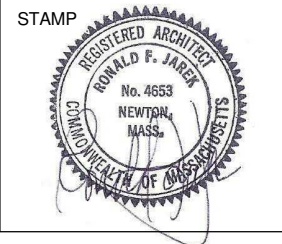
Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

# A - 1.01

Scale 1/8" = 1'-0"



1 Level 2 - 1/8"  
1/8" = 1'-0"



**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET  
**UNITS 3 & 4**

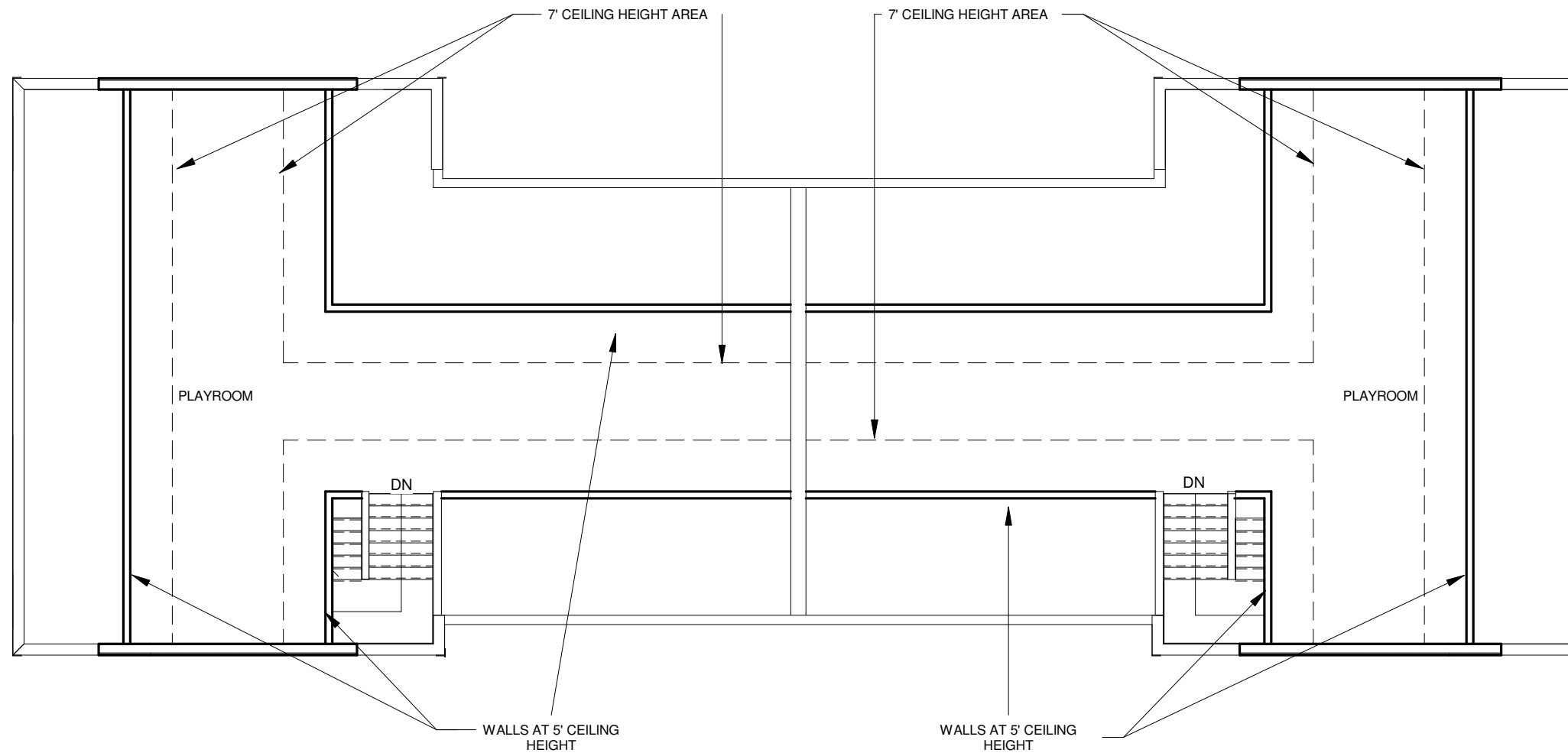
Revision No.	Description	Date

**SECOND FLOOR**

Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

**A - 1.02**

Scale 1/8" = 1'-0"



\*\*3RD FLOOR AREA OF 240 S.F. (PER UNIT) EXEMPT FROM F.A.R. TOTAL

5'-0" CEILING HEIGHT - 610 S.F. (per unit)

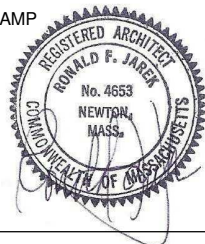
7'-0" CEILING HEIGHT - 300 S.F. (per unit)

300 S.F. / 610 S.F. = .49 (.49% < .50% = EXEMPT FROM F.A.R.)

1 Level 3 - 1/8"  
1/8" = 1'-0"



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**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET  
**UNITS 3 & 4**

Revision No.	Description	Date

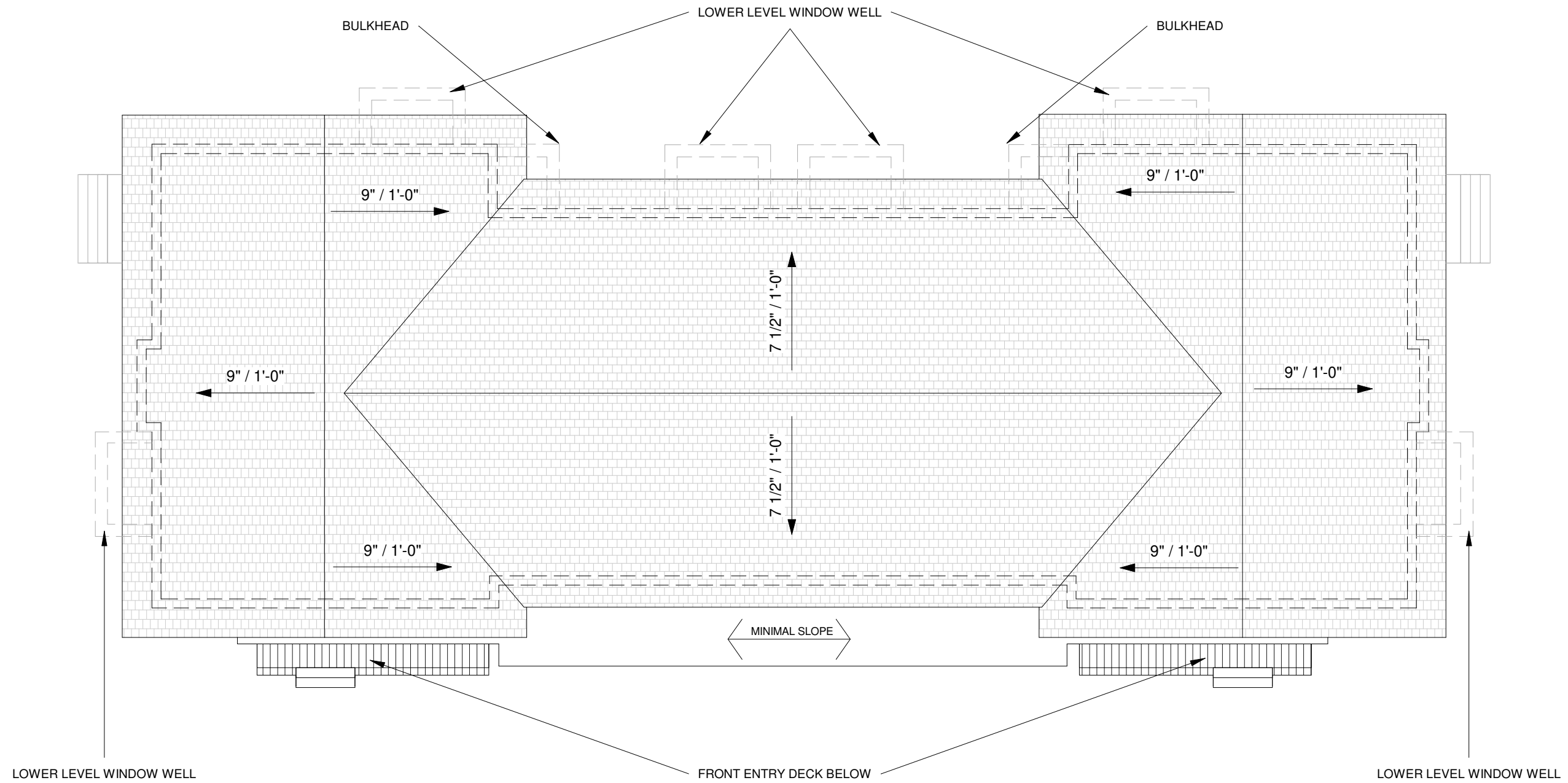
**ATTIC LEVEL**

Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

**A - 1.03**

Scale 1/8" = 1'-0"

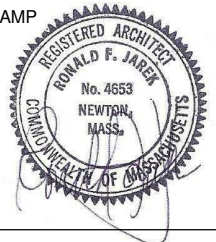




1 Roof Plan - 1/8"  
1/8" = 1'-0"



STAMP



**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET  
**UNITS 3 & 4**

Revision No.	Description	Date

**ROOF PLAN**

Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

**A - 1.04**

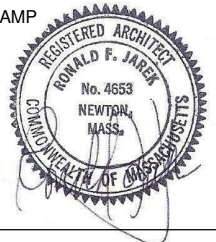
Scale 1/8" = 1'-0"



1 Front Elevation  
1/8" = 1'-0"



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**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET  
**UNITS 3 & 4**

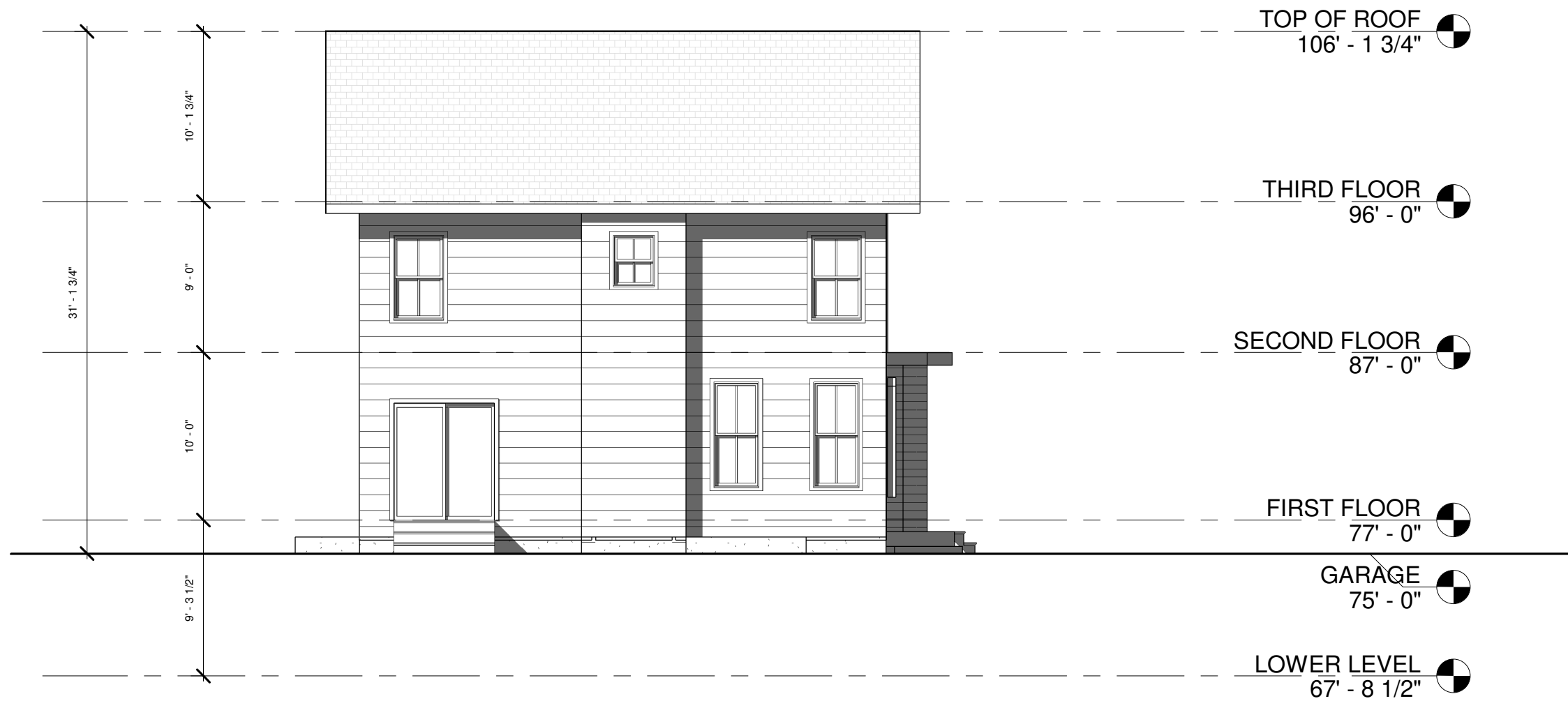
Revision No.	Description	Date

**FRONT ELEVATION**

Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

**A - 2.00**

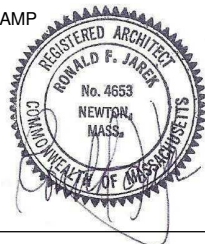
Scale 1/8" = 1'-0"



① Left Elevation - 1/8"  
1/8" = 1'-0"



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# 70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

## DESIGN DRAWING SET UNITS 3 & 4

Revision No.	Description	Date

## LEFT ELEVATION

Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

# A - 2.01

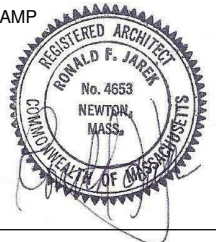
Scale 1/8" = 1'-0"



1 Rear Elevation - 1/8"  
1/8" = 1'-0"



STAMP



**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET  
**UNITS 3 & 4**

Revision No.	Description	Date

**REAR ELEVATION**

Project number	18 - 1101
Date	05-15-20
Drawn by	PK/JG
Checked by	LD

**A - 2.02**

Scale 1/8" = 1'-0"



1 Right Elevation  
1/8" = 1'-0"

**70 WALKER ST**  
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET  
**UNITS 3 & 4**

Revision No.	Description	Date

RIGHT ELEVATION		A - 2.03
Project number	18 - 1101	
Date	05-15-20	
Drawn by	PK/JG	
Checked by	LD	
Scale 1/8" = 1'-0"		