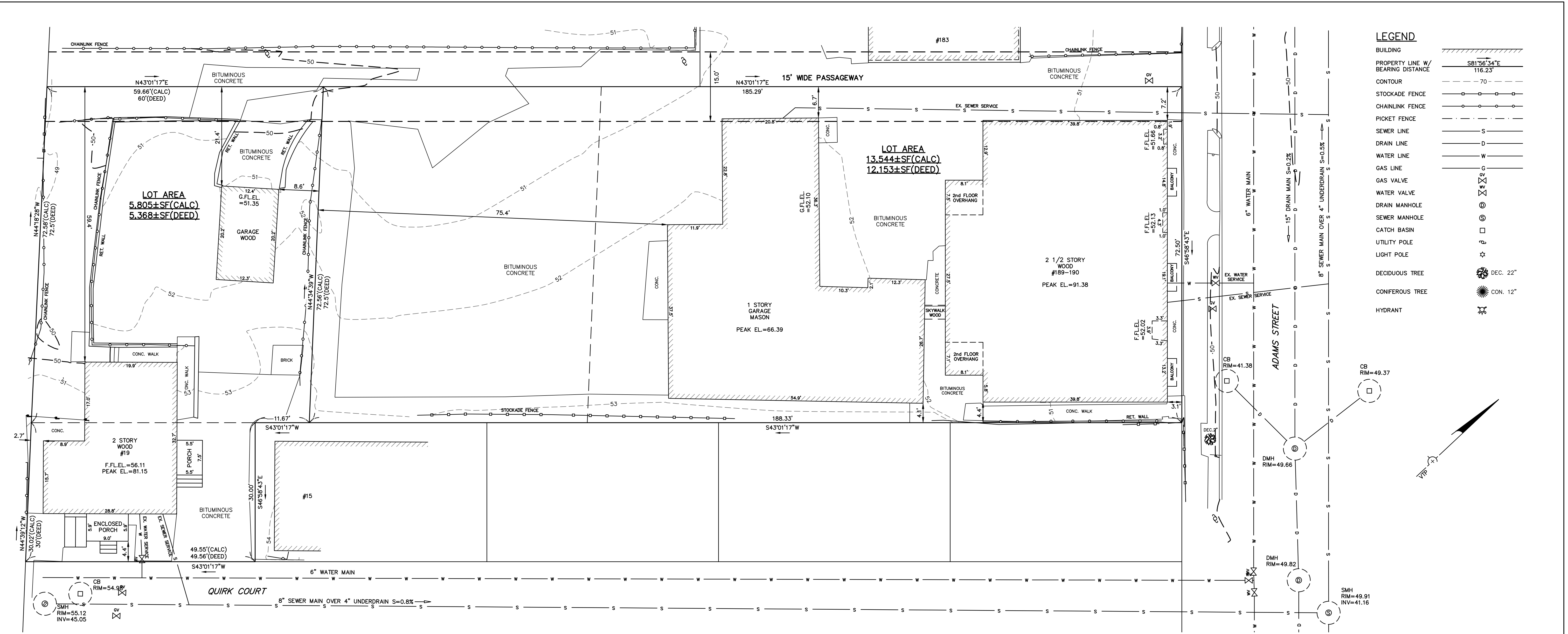
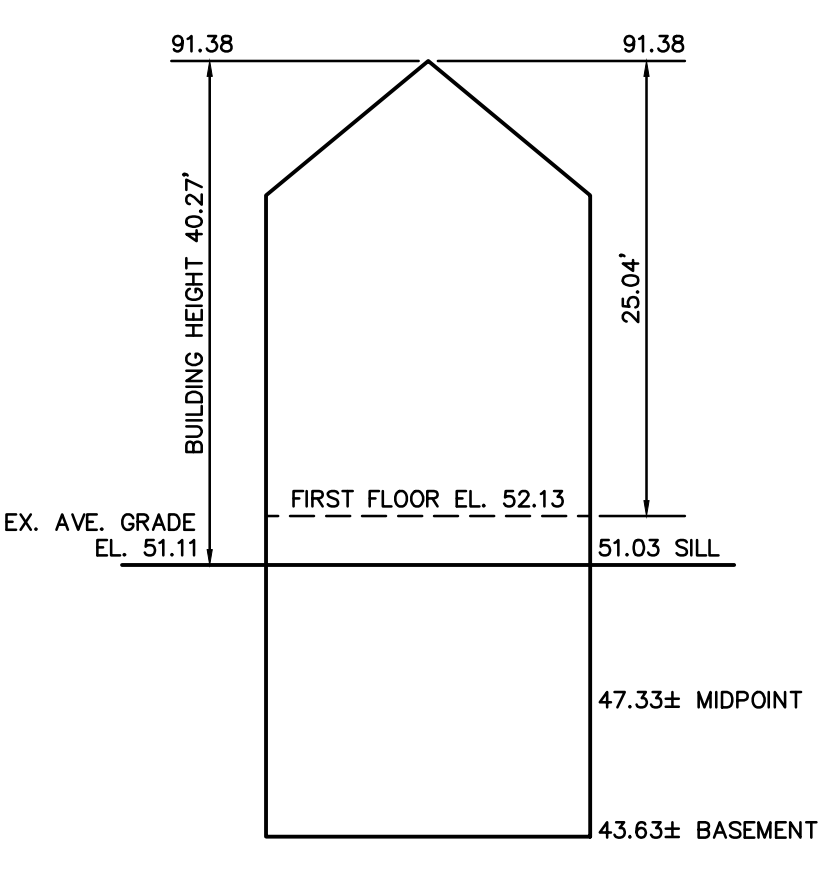
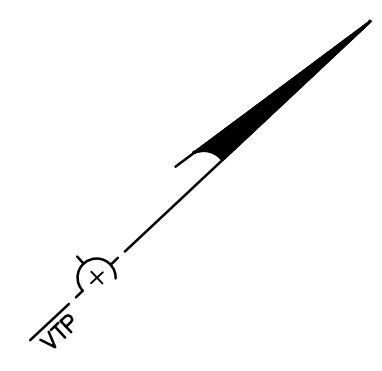


218100_top.dwg (2-2018)



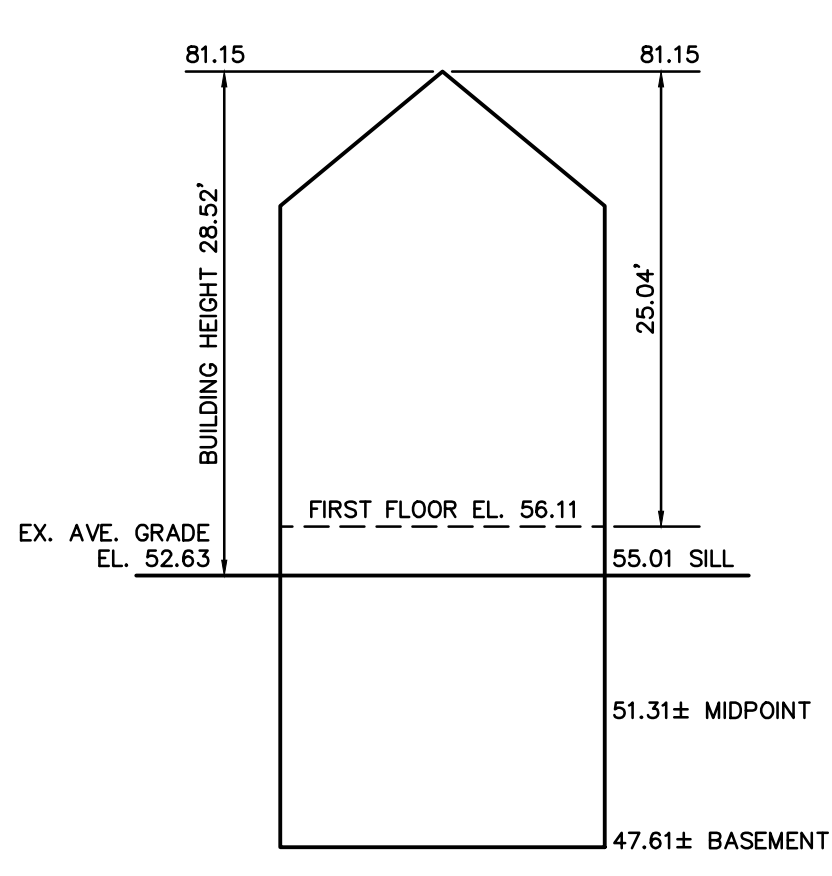
LEGEND	
BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	70'
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	
DRAIN LINE	
WATER LINE	
GAS LINE	
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
HYDRANT	



(#189-193)
EXISTING BUILDING HEIGHT
NOT TO SCALE

Address: #189-193 Adams Street Newton, MA

Length Weighted Mean Existing Average Grade Calculation						
A	B	C	D	E	F	
Segment	Length Of Segment	Height of High Point	Height of Low Point	F=(C+D)/2	F=BxE	
	in Feet	of Segment	of Segment	Segment Height		
1	8.12	51.60	51.40	51.50	418.18	Sq. Ft.
2	12.90	51.60	51.40	51.50	664.35	Sq. Ft.
3	14.06	51.40	51.00	51.20	719.87	Sq. Ft.
4	25.74	51.00	50.30	50.65	1303.73	Sq. Ft.
5	1.25	50.30	50.20	50.25	62.81	Sq. Ft.
6	59.52	50.80	50.60	50.70	3017.66	Sq. Ft.
7	18.95	51.00	50.40	50.70	960.77	Sq. Ft.
8	20.86	51.30	51.00	51.15	1066.99	Sq. Ft.
9	20.37	51.90	51.50	51.70	1053.13	Sq. Ft.
10	8.12	51.90	51.80	51.85	421.02	Sq. Ft.
11	27.50	51.80	51.60	51.70	1421.75	Sq. Ft.
Total	217.39				11110.26	Sq. Ft.
Total Column F / Total Column B = Average Grade						Average Grade: 51.11'



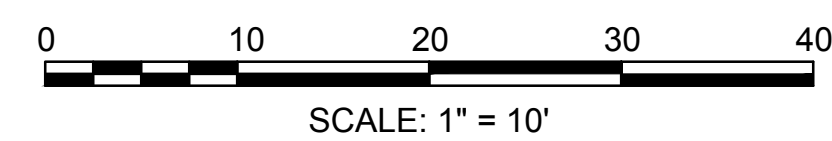
(#19)
EXISTING BUILDING HEIGHT
NOT TO SCALE

Address: #19 Quirk Court Newton, MA

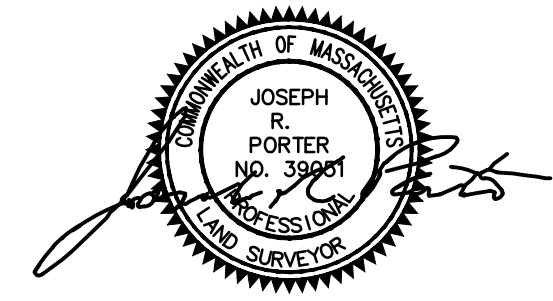
Length Weighted Mean Existing Average Grade Calculation						
A	B	C	D	E	F	
Segment	Length Of Segment	Height of High Point	Height of Low Point	F=(C+D)/2	F=BxE	
	in Feet	of Segment	of Segment	Segment Height		
1	9.36	53.70	53.30	53.50	500.76	Sq. Ft.
2	9.03	53.60	53.60	53.60	484.01	Sq. Ft.
3	10.45	53.80	53.70	53.75	561.89	Sq. Ft.
4	8.43	53.80	53.70	53.75	453.11	Sq. Ft.
5	7.50	53.70	53.50	53.60	402.00	Sq. Ft.
6	4.37	53.50	53.40	53.45	233.58	Sq. Ft.
7	6.44	53.60	53.00	53.30	343.25	Sq. Ft.
8	5.99	53.00	52.40	52.70	315.67	Sq. Ft.
9	12.76	51.80	51.50	51.65	659.05	Sq. Ft.
10	1.75	51.50	49.90	50.70	88.73	Sq. Ft.
11	5.42	49.90	49.90	49.90	270.46	Sq. Ft.
12	12.51	51.90	49.90	50.90	636.78	Sq. Ft.
13	9.90	51.80	51.70	51.75	480.58	Sq. Ft.
14	15.70	53.10	53.00	53.05	832.89	Sq. Ft.
Total	118.61				6242.53	Sq. Ft.
Total Column F / Total Column B = Average Grade						Average Grade: 52.63'

ZONING CHART		
#19 QUIRK COURT		
NEWTON, MASSACHUSETTS		
ZONE: BU-2	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
Lot Area (min.)	10,000s.f.	5,805s.f.
Lot Area Per Unit (min.)	1,200s.f.	N/A
Front Setback (min.) 2 or 3 stories 4 Stories	Average Lesser of 1/2 bldg ht or Average	4.4'
Side Setback	1/2 bldg ht or equal to abutting side yard setback	2.7'
Rear Setback (min.)	Greater of 1/2 bldg ht or 15'	59.4'
Building Height (max.) 3 stories 4 Stories	36' 48'	28.52'
Average Grade	-	52.63
Lot Coverage	none	N/A
Open Space	none	N/A

ZONING CHART		
#189-193 ADAMS STREET		
NEWTON, MASSACHUSETTS		
ZONE: BU-2	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
Lot Area (min.)	10,000s.f.	13,544s.f.
Lot Area Per Unit (min.)	1,200s.f.	N/A
Front Setback (min.) 2 or 3 stories 4 Stories	Average Lesser of 1/2 bldg ht or Average	3.1'
Side Setback	1/2 bldg ht or equal to abutting side yard setback	4.1'
Rear Setback (min.)	Greater of 1/2 bldg ht or 15'	75.4'
Building Height (max.) 3 stories 4 Stories	36' 48'	40.27'
Average Grade	-	51.11
Lot Coverage	none	N/A
Open Space	none	N/A



TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#189-193 ADAMS STREET & 19 QUIRK COURT
SCALE: 1in.=10ft. DATE: FEBRUARY 7, 2018
PROJECT: 218100



VTP
ASSOCIATES
INC.

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