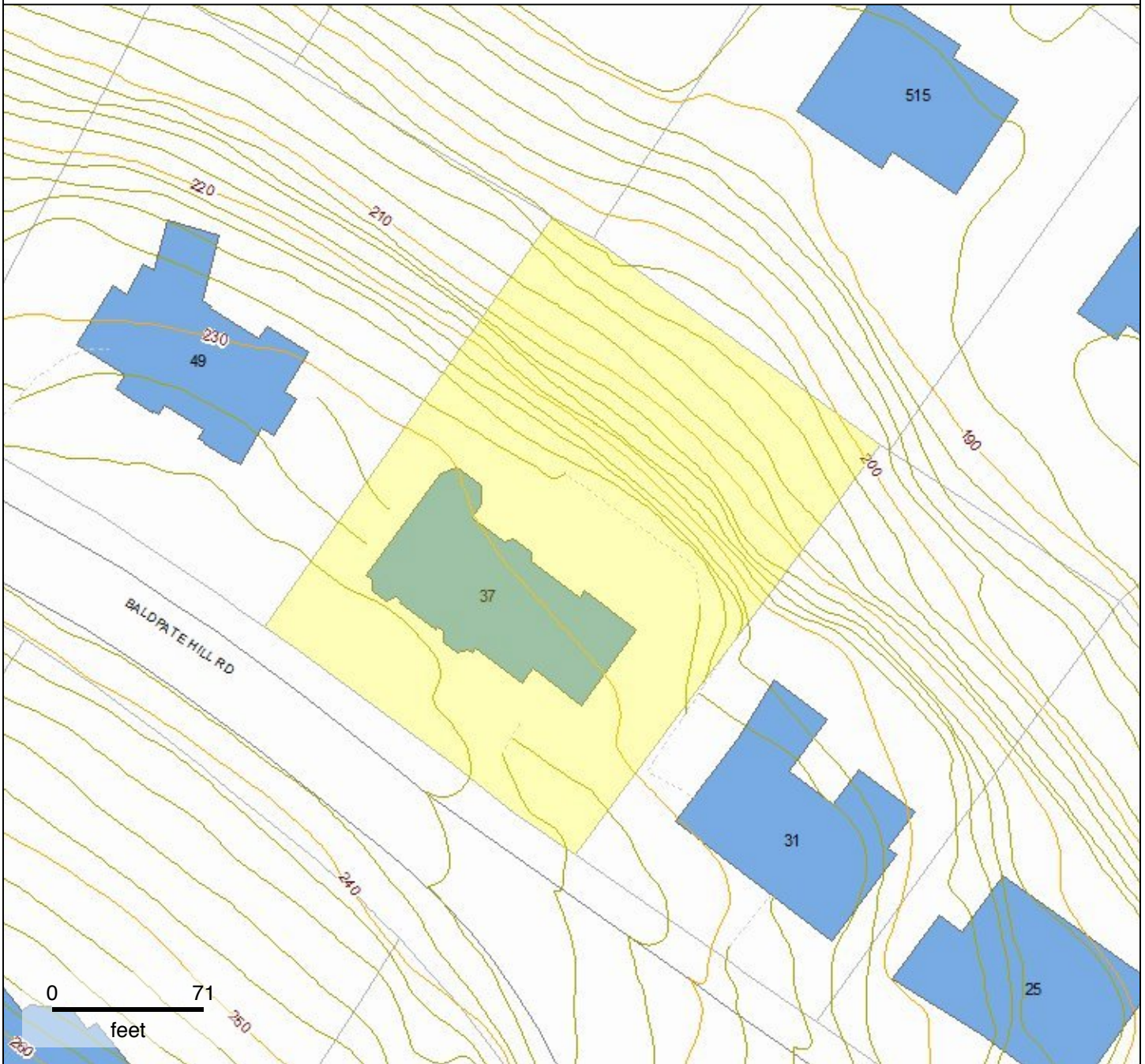
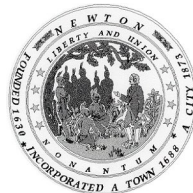


# City of Newton

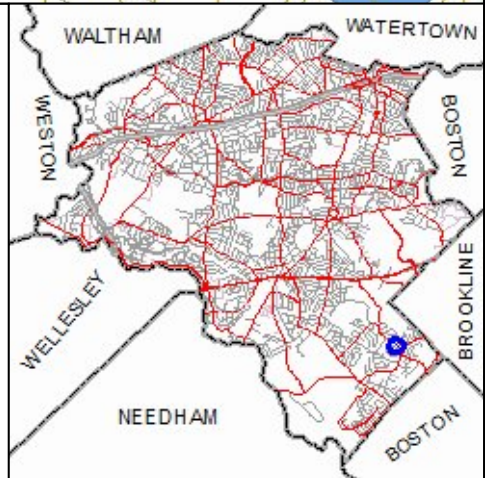


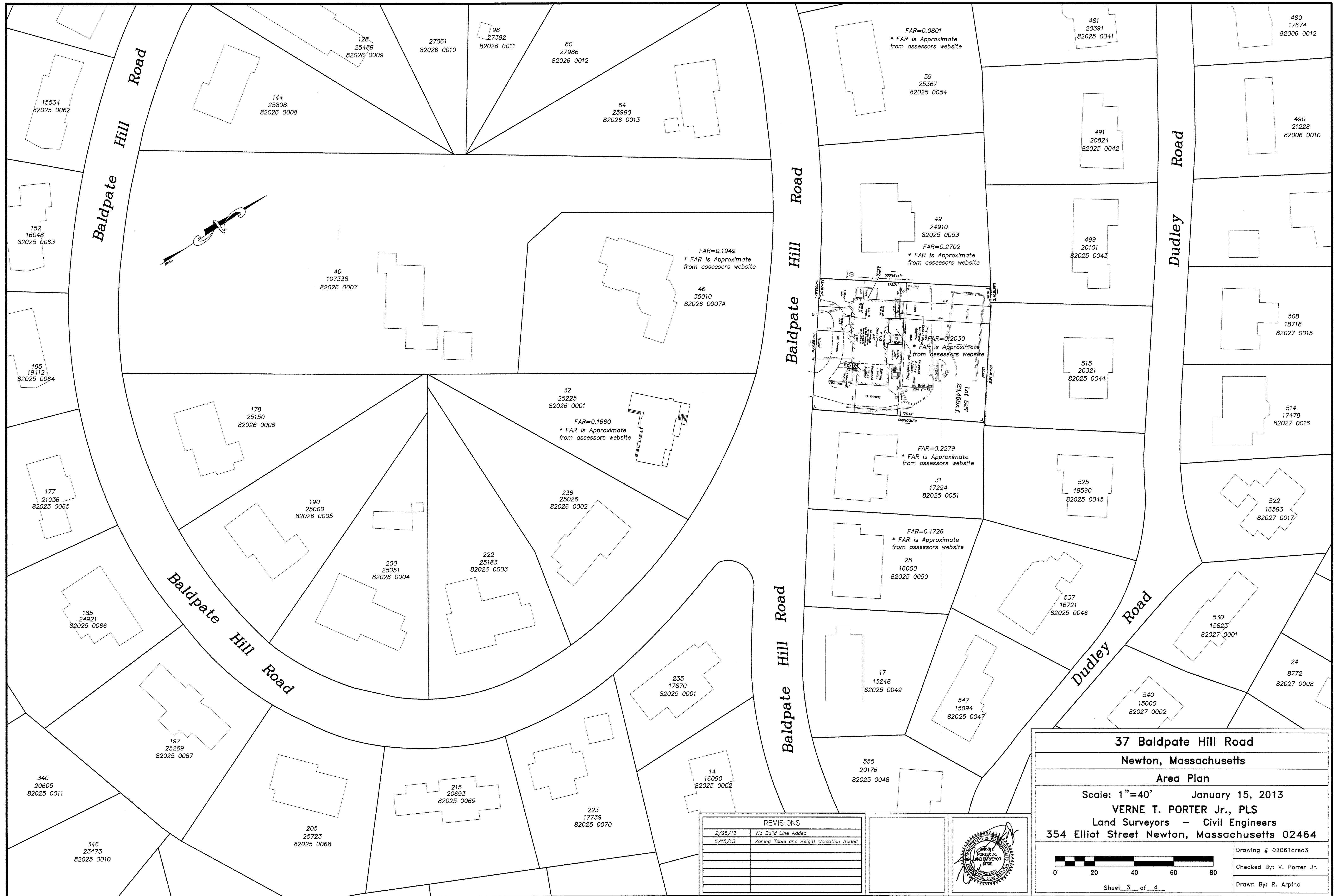
**Property ID:** 82025 0052  
**Address:** 37 BALDPATE HILL RD  
**Owner:** SANDS DAVID TR



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Assessors' Office to confirm boundaries uses at the time of assessment.



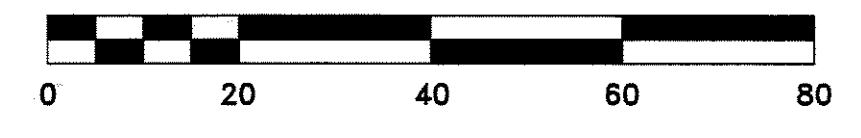
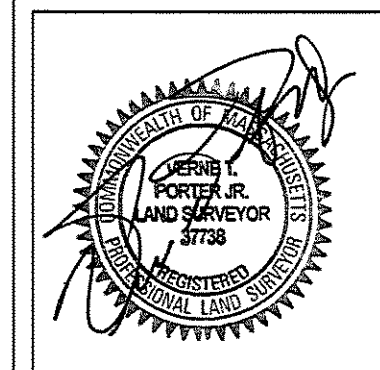


**37 Baldpate Hill Road**  
**Newton, Massachusetts**  
**Area Plan**

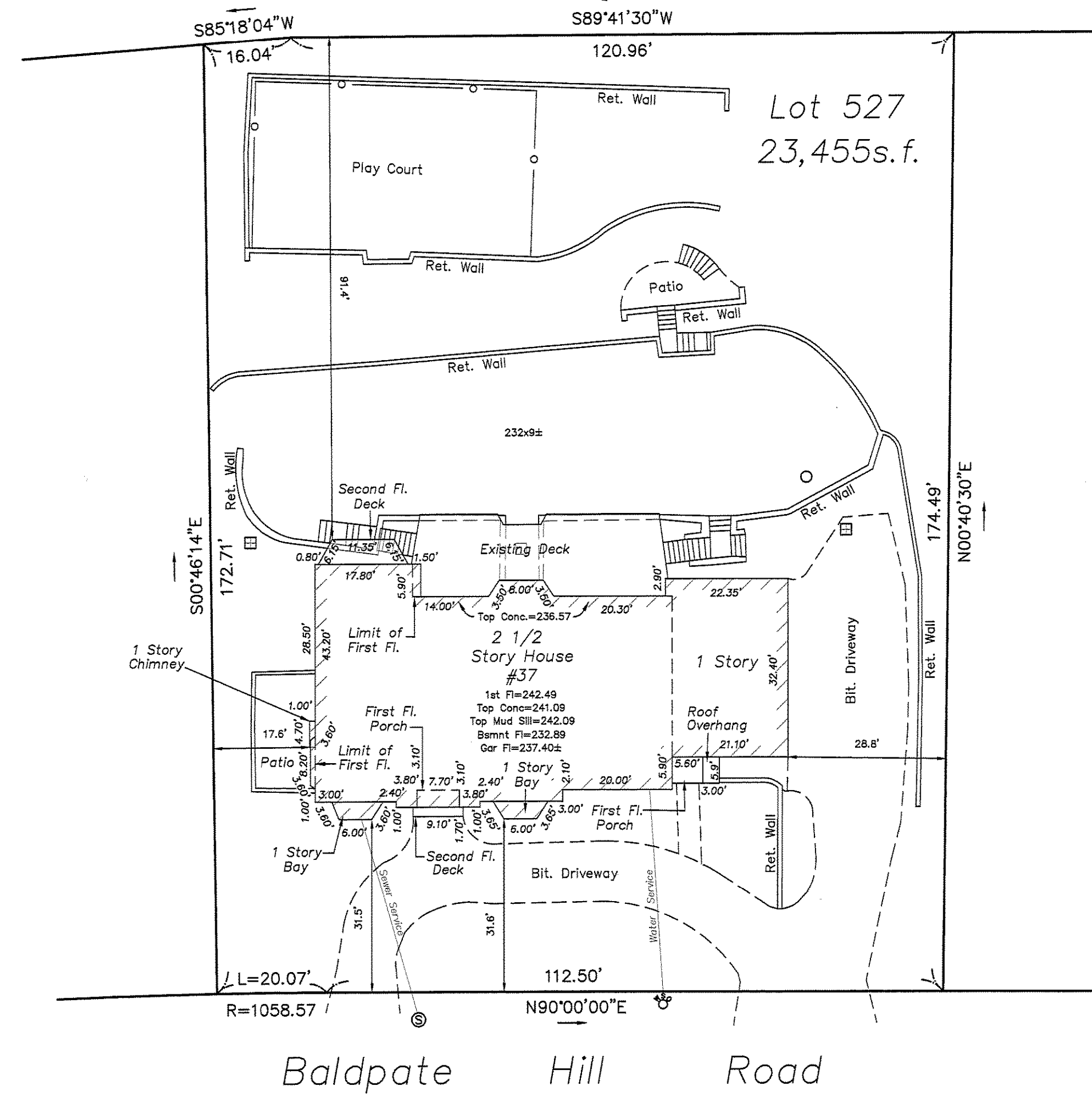
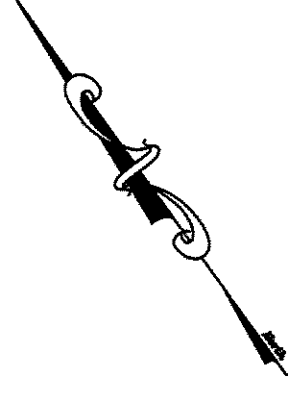
Scale: 1"=40'      January 15, 2013  
**VERNE T. PORTER Jr., PLS**  
 Land Surveyors - Civil Engineers  
 354 Elliot Street Newton, Massachusetts 02464

Drawing # 02061area3  
 Checked By: V. Porter Jr.  
 Drawn By: R. Arpino

REVISIONS	
2/25/13	No Build Line Added
5/15/13	Zoning Table and Height Calculation Added







*Floor Area Ratio Calculation*

Zone District - SR1

Allowable FAR = 0.27  
 Allowable GFA = 6,333 s.f.

*Existing House*

Basement Floor Area = 1,626 s.f.  
 First Floor Area = 3,272 s.f.  
 Second Floor Area = 2,828 s.f.  
 Attic Floor Area = 825 s.f.

Total Gross Floor Area = 8,551 s.f.

8,551 S.F./23,455 S.F. = 0.3645

Existing F.A.R. = 0.3645

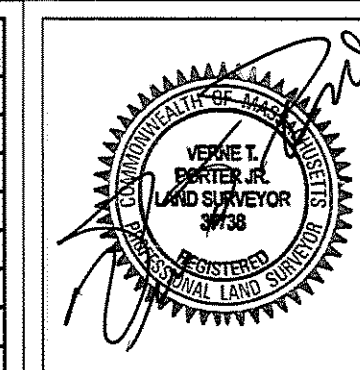
*Existing Coverages:*

Structure = 14.26%  
 Open Space = 71.43%

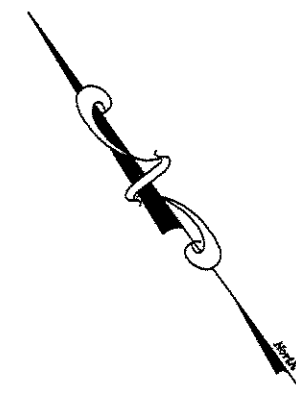
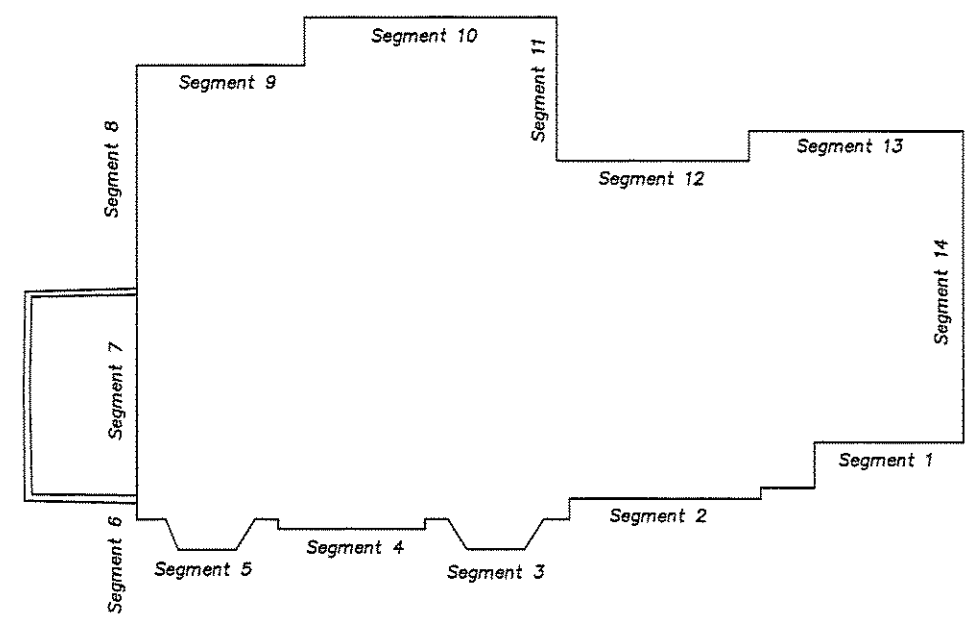
*Note:*

Floor Area Ratio Calculation Prior to October 15, 2011  
 Allowable F.A.R. = 0.25  
 F.A.R. Per Building Permit = 0.2483

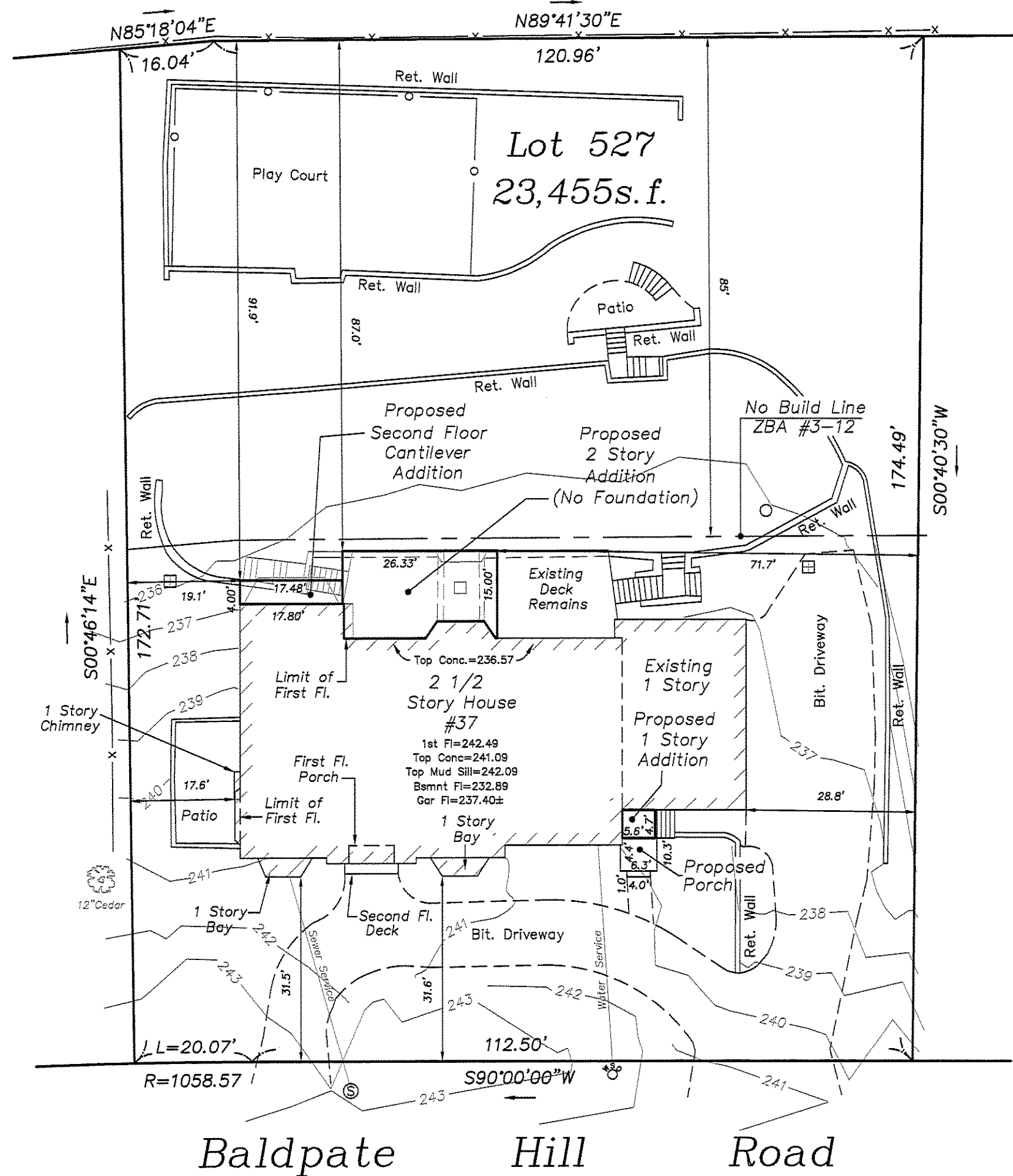
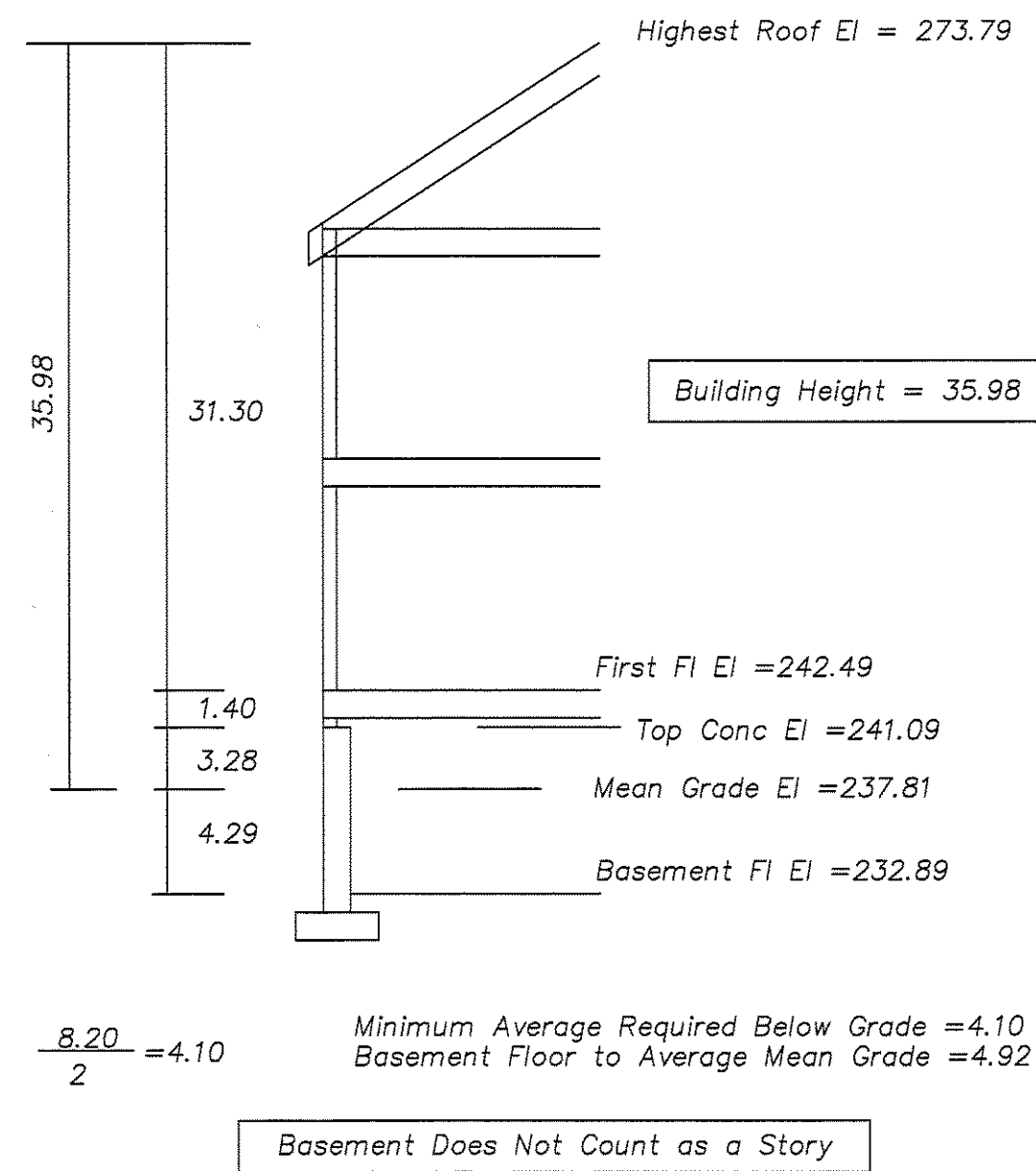
REVISIONS	
2/25/13	No Build Line Added
5/15/13	Zoning Table and Height Calculation Added



<b>Existing Plot Plan</b>	
<b>37 Baldpate Hill Road</b>	
<b>Newton, Massachusetts</b>	
Scale: 1"=20'      January 15, 2013	
<b>VERNE T. PORTER Jr., PLS</b>	
Land Surveyors - Civil Engineers	
<b>354 Elliot Street Newton, MA 02464</b>	
	Drawing # 02061econ2
Sheet 2 of 4	Checked By: V. Porter Jr.
	Drawn By: R. Arpino



SEGMENT	L	E1	E2	E1+E2/2	xL
1	15.50'	237.10	237.10	237.10	3675.05
2	19.96'	241.10	242.30	241.70	4824.33
3	6.00'	242.30	241.50	241.90	1451.40
4	15.30'	241.50	241.60	241.05	3686.08
5	6.00'	241.60	241.00	241.30	1447.80
6	1.65'	241.00	241.00	241.00	397.65
7	22.29'	242.10	242.10	242.10	5396.40
8	23.24'	239.80	236.40	238.10	5533.44
9	17.48'	236.30	236.30	236.30	4130.52
10	26.33'	233.10	233.10	233.10	6137.52
11	15.00'	233.10	236.70	234.90	3523.50
12	20.30'	236.70	236.70	236.70	4805.01
13	22.35'	236.70	236.80	236.75	5291.36
14	32.40'	236.80	237.10	236.95	7677.18
<b>Total</b>	<b>243.80</b>				<b>57,979.22</b>
57,979.22 / 243.80 = 237.81					
Proposed House Mean Average Grade El. = 237.81					



Floor Area Ratio Calculation  
Zone District - SR1 (Old)

Allowable F.A.R. = 0.27  
 Allowable G.F.A. = 6,333 s.f.  
 Old Lot Status Bonus = 0.02 (469 S.F.)  
 Allowable F.A.R. Including Bonus = 0.29  
 Allowable G.F.A. Including Bonus = 6,680 s.f.

Existing House

Basement Floor Area = 1,626 s.f.  
 First Floor Area = 3,272 s.f.  
 Second Floor Area = 2,828 s.f.  
 Attic Floor Area = 825 s.f.

Total Gross Floor Area = 8,551 s.f.

8,551 S.F./23,455 S.F. = 0.3645

Existing F.A.R. = 0.3645

Existing Coverages:

Structure = 14.14%  
 Open Space = 71.64%

Proposed House

Basement Floor Area = 1,820 s.f.  
 First Floor Area = 3,639 s.f.  
 Second Floor Area = 3,279 s.f.  
 Attic Floor Area = 825 s.f.

Total Gross Floor Area = 9,563 s.f.

9,563 S.F./23,455 S.F. = 0.4077

Proposed F.A.R. = 0.4077

Proposed Coverages:

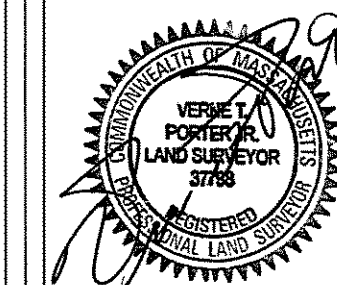
Structure = 16.09%  
 Open Space = 71.43%

Note:

Floor Area Ratio Calculation Prior to October 15, 2011  
 Allowable F.A.R. = 0.25  
 F.A.R. Per Building Permit = 0.2483

Zoning	Required	Existing	Proposed
SR-1 (Old)			
Min. Lot Area	15,000	23,455	—
Setbacks			
Front (Avg)	25'	31.5'	31.5'
Side	12.5'	17.6'	17.6'
Rear	25'	91.4'	87.0'
Lot Coverage	%	%	%
Structure	20%	14.14%	16.09%
Open Space	65%	71.64%	71.43%
FAR	0.29(6680sf)	0.36(8551sf)	0.40(9563sf)

REVISIONS	
2/25/13	No Build Line Added
5/15/13	Zoning Table and Height Calculation Added

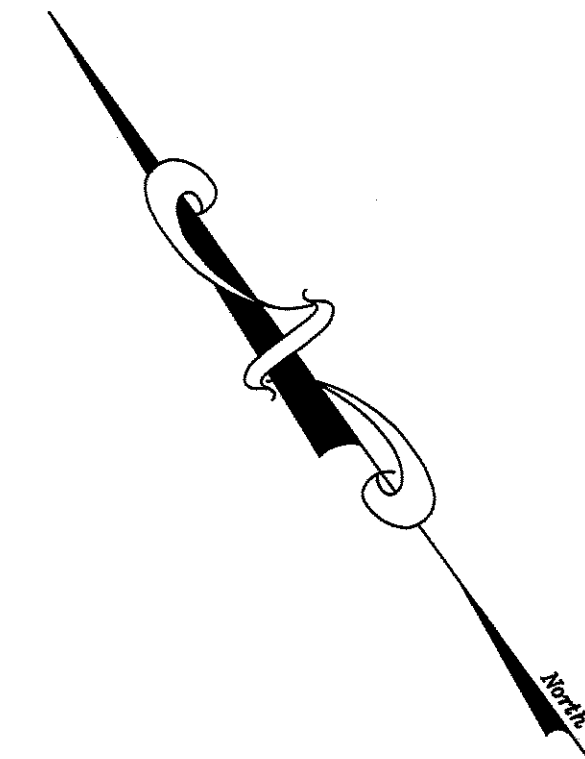
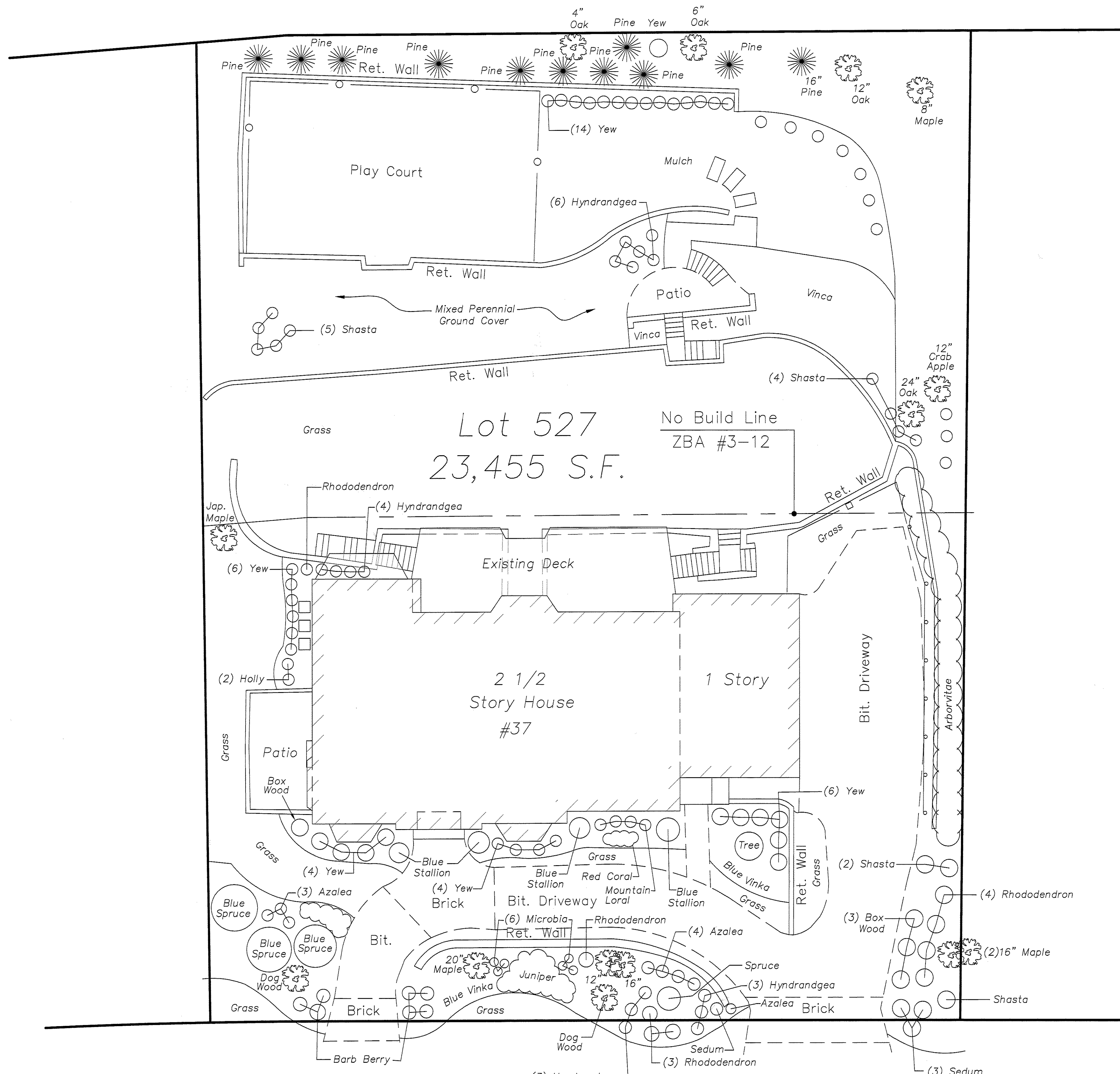


**Proposed Addition Plot Plan**  
**37 Baldpate Hill Road**  
**Newton, Massachusetts**

Scale: 1"=20'      January 15, 2013  
**VERNE T. PORTER Jr., PLS**  
 Land Surveyors - Civil Engineers  
**354 Elliot Street Newton, MA 02464**

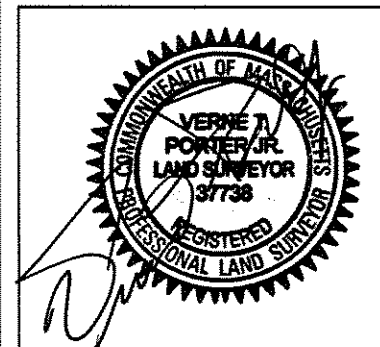
Drawing # 02061pcon3  
 Checked By: V. Porter Jr.  
 Drawn By: R. Arpino

Sheet 1 of 4

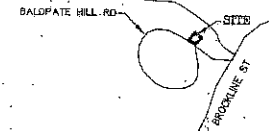


Baldpate Hill Road

REVISIONS	
2/25/13	No Build Line Added
5/15/13	Zoning Table and Height Calculation Added



<b>Landscape Plan</b>	
37 Baldpate Hill Road Newton, Massachusetts	
Scale: 1"=10'      January 15, 2013 VERNE T. PORTER Jr., PLS Land Surveyors - Civil Engineers 354 Elliot Street Newton, MA 02464	
	Drawing # 02061landscape Checked By: V. Porter Jr. Drawn By: R. Arpino
Sheet 4 of 4	

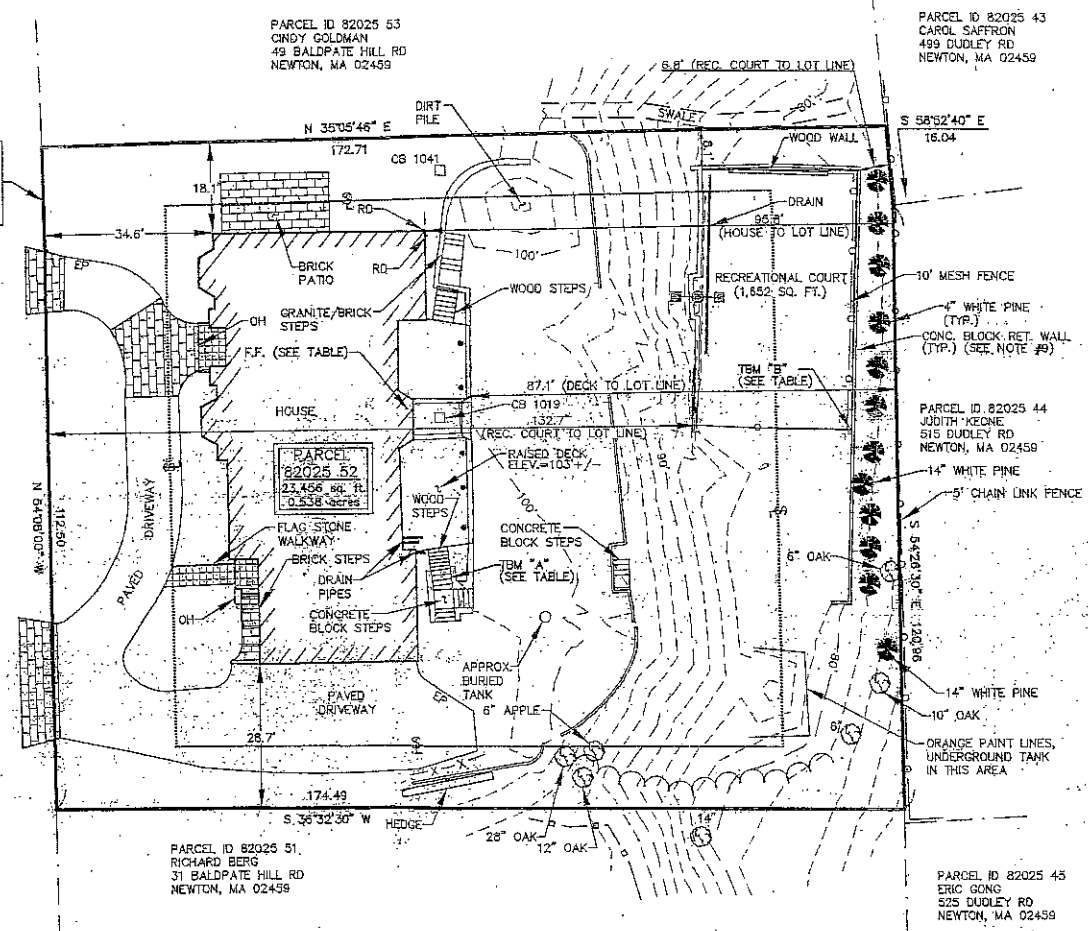


Location Map (n.t.s.)

EL ID 82026 7A  
ALDPATE HILL REALTY TRUST  
ALDPATE HILL RD  
ON, MA 02459

Delta=1'08"11"  
R=1058.57  
T=10.04  
L=20.07  
Cb=45°40'35"W  
C=20.07

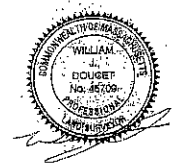
BALDPATE HILL ROAD



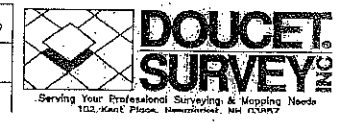
026 1  
K  
HILL RD  
02459

- NOTES:
1. REFERENCES: CITY OF NEWTON, MA; PARCEL ID 82025 52
  2. TOTAL PARCEL AREA: 23,456 SQ. FT. OR 0.538 AC.
  3. OWNER OF RECORD: 37 BALDPATE HILL ROAD NOMINEE TRUST  
KATHLEEN WRIGHT TRUSTEE  
37 BALDPATE HILL ROAD  
NEWTON, MA 02459  
CERTIFICATE NO. 0229379
  4. ZONE: SR1 (LOT CREATED BEFORE 12/07/53)  
DIMENSIONAL REQUIREMENTS (PER CITY WEBSITE):
- |                        | REQUIRED       | EXISTING                                |
|------------------------|----------------|---|
| MIN. LOT AREA          | 18,000 sq. ft. | 23,456 sq. ft.                          |
| MIN. FRONTAGE          | 100' ft.       | 132.87 ft.                              |
| MIN. FRONT SETBACK     | 25' ft.        | 34.6 ft. (HOUSE) 132.7 ft. (REC. COURT) |
| MIN. SIDE SETBACK      | 12.5' ft.      | 18.1 ft. (HOUSE) 2.1 ft. (REC. COURT)   |
| MIN. REAR SETBACK      | 25' ft.        | 95.6 ft. (HOUSE) 6.8 ft. (REC. COURT)   |
| MAX. BUILDING HEIGHT   | 30' ft.        | 28' ft.                                 |
| MAX. BUILDING COVERAGE | 20%            | 15%                                     |
| MIN. OPEN SPACE        | 65%            | 73%                                     |
5. FIELD SURVEY PERFORMED BY P.J.S. & L.P.S. ON 3/09 USING A GEODIMETER  
500' PROJ. TOTAL STATION WITH A TRAVERSE TDS DATA COLLECTOR AND A SOKKIA B2D  
AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  6. FLOOD HAZARD ZONE C; PER COMMUNITY PANEL # 2502080040 DATED 6/04/90.
  7. HORIZONTAL DATUM BASED ON REFERENCE PLAN.
  8. VERTICAL DATUM IS BASED ON ASSUMED ELEVATION OF 100.00' ON BASEMENT TILE.
  9. ALL RETAINING WALLS ON SITE ARE MADE OF PRE-FABRICATED CONCRETE BLOCKS.
- REFERENCE PLAN:  
PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN NEWTON" BY ROWLAND H. BARRIES & CO.  
CIVIL ENGINEERS, NOVEMBER 6, 1954; FILED IN THE OFFICE OF THE LAND COURT IN THE  
MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN NO. 14143-17.

TOPOGRAPHIC PLAN  
OF LAND OF  
37 BALDPATE HILL ROAD TRUST  
LOCATED AT  
37 BALDPATE HILL ROAD  
NEWTON, MASSACHUSETTS

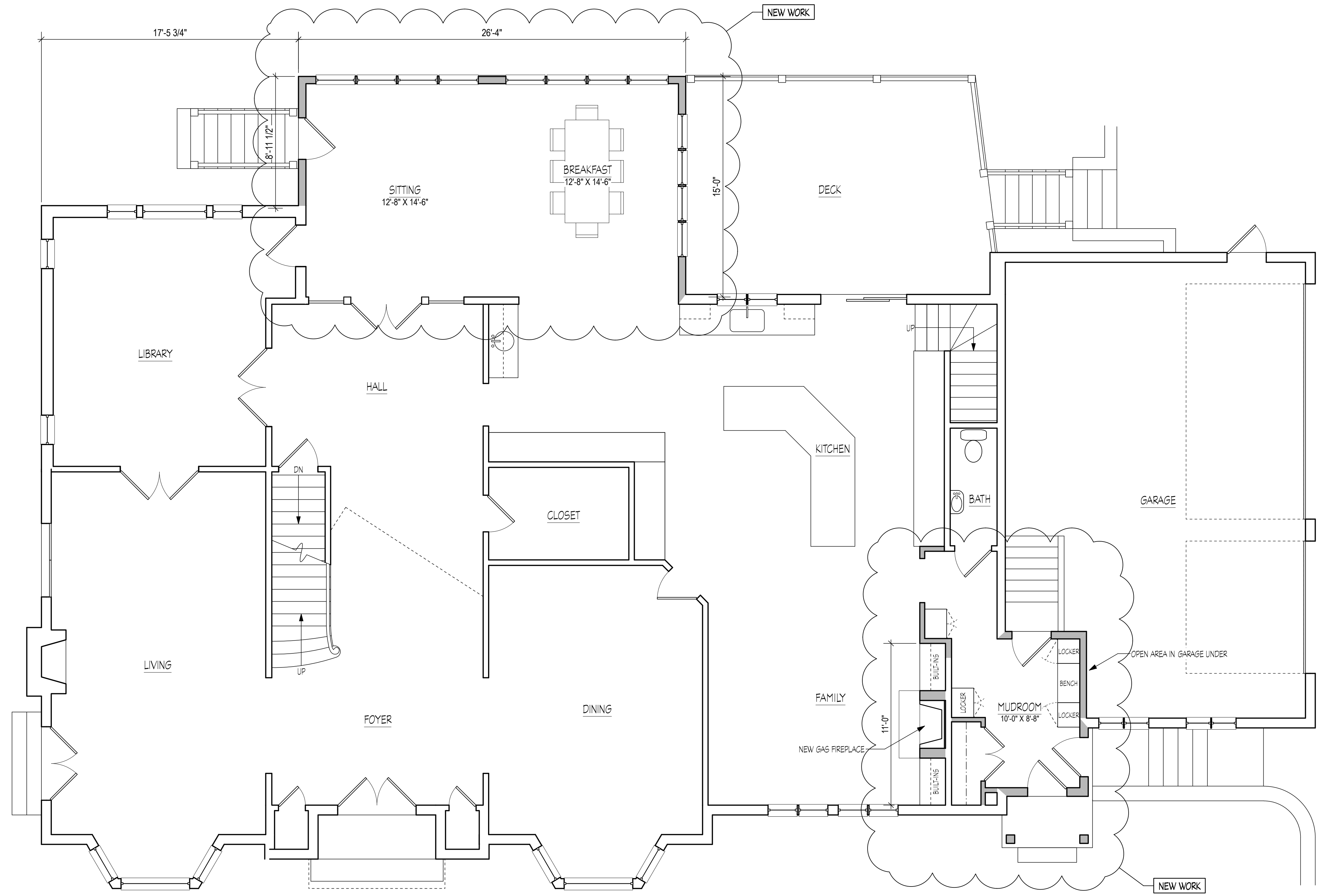


DRAWN BY:	M.W.F.	DATE:	MARCH 20, 2009
CHECKED BY:	J.F.K.	DRAWING NO.:	2776A
JOB NO.:	2776	SHEET:	1 OF 1



**LEGEND**

- EXISTING WALL
- NEW WALL



**REVISIONS**

NO.	DATE

PROJECT: RESIDENCE  
37 BALDPATE HILL RD.  
NEWTON, MA

SHEET TITLE: PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT #: 211276

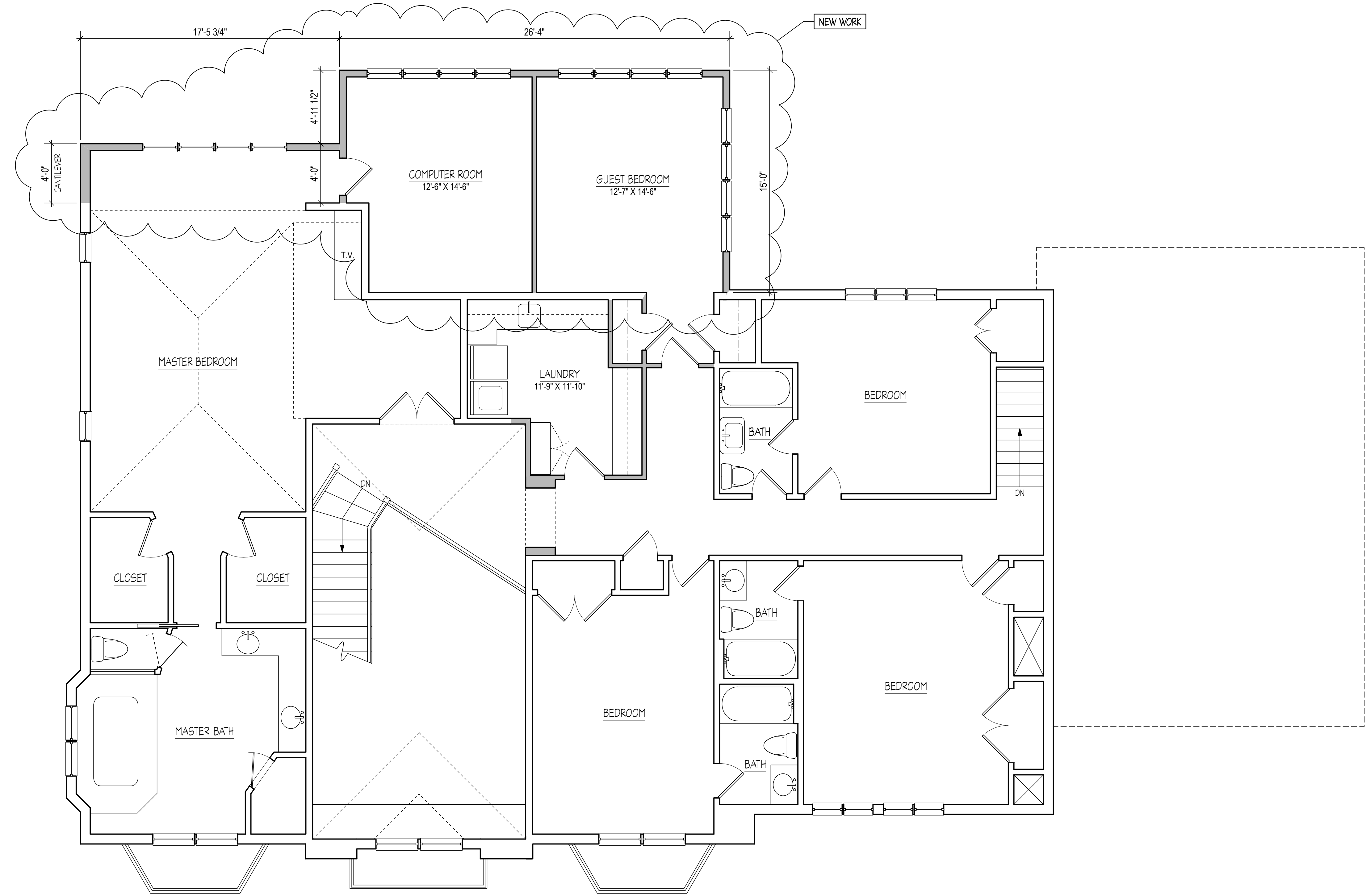
DATE: JANUARY 23, 2013

DRAWING #:

**A-1**

**LEGEND**

- EXISTING WALL
- NEW WALL



**REVISIONS**

NO.	DATE

PROJECT:  
 RESIDENCE  
 37 BALDPATE HILL RD.  
 NEWTON, MA

SHEET TITLE:  
 PROPOSED SECOND  
 FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT #: 211276

DATE: JANUARY 23, 2013

DRAWING #:

**A-2**



**LEGEND**

- EXISTING WALL
- NEW WALL



RIGHT SIDE ELEVATION



FRONT ELEVATION

**REVISIONS**

NO.	DATE

PROJECT:  
RESIDENCE  
37 BALDPATE HILL RD.  
NEWTON, MA

SHEET TITLE:  
PROPOSED FRONT &  
RIGHT SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"

PROJECT #: 211276

DATE: JANUARY 23, 2013

DRAWING #:

**A - 3**

**LEGEND**

- EXISTING WALL
- NEW WALL



**REVISIONS**

NO.	DATE

PROJECT: RESIDENCE  
 37 BALDPATE HILL RD.  
 NEWTON, MA

SHEET TITLE: PROPOSED REAR & LEFT  
 SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"

PROJECT #: 211276

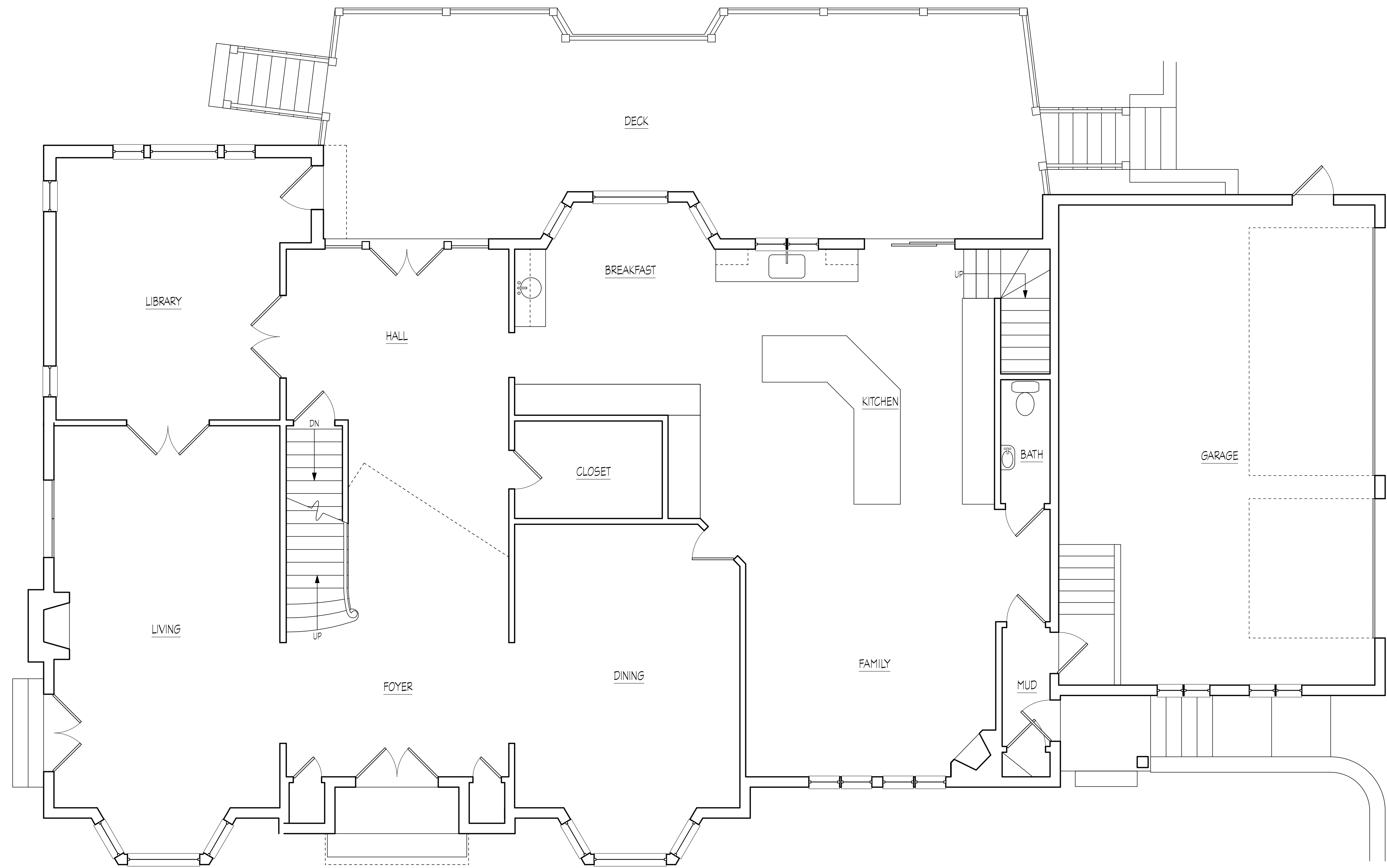
DATE: JANUARY 23, 2013

DRAWING #:

**A - 4**

**LEGEND**

- EXISTING WALL
- NEW WALL



**REVISIONS**

NO.	DATE

PROJECT: RESIDENCE  
 37 BALDPATE HILL RD.  
 NEWTON, MA

SHEET TITLE: EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT #: 211276

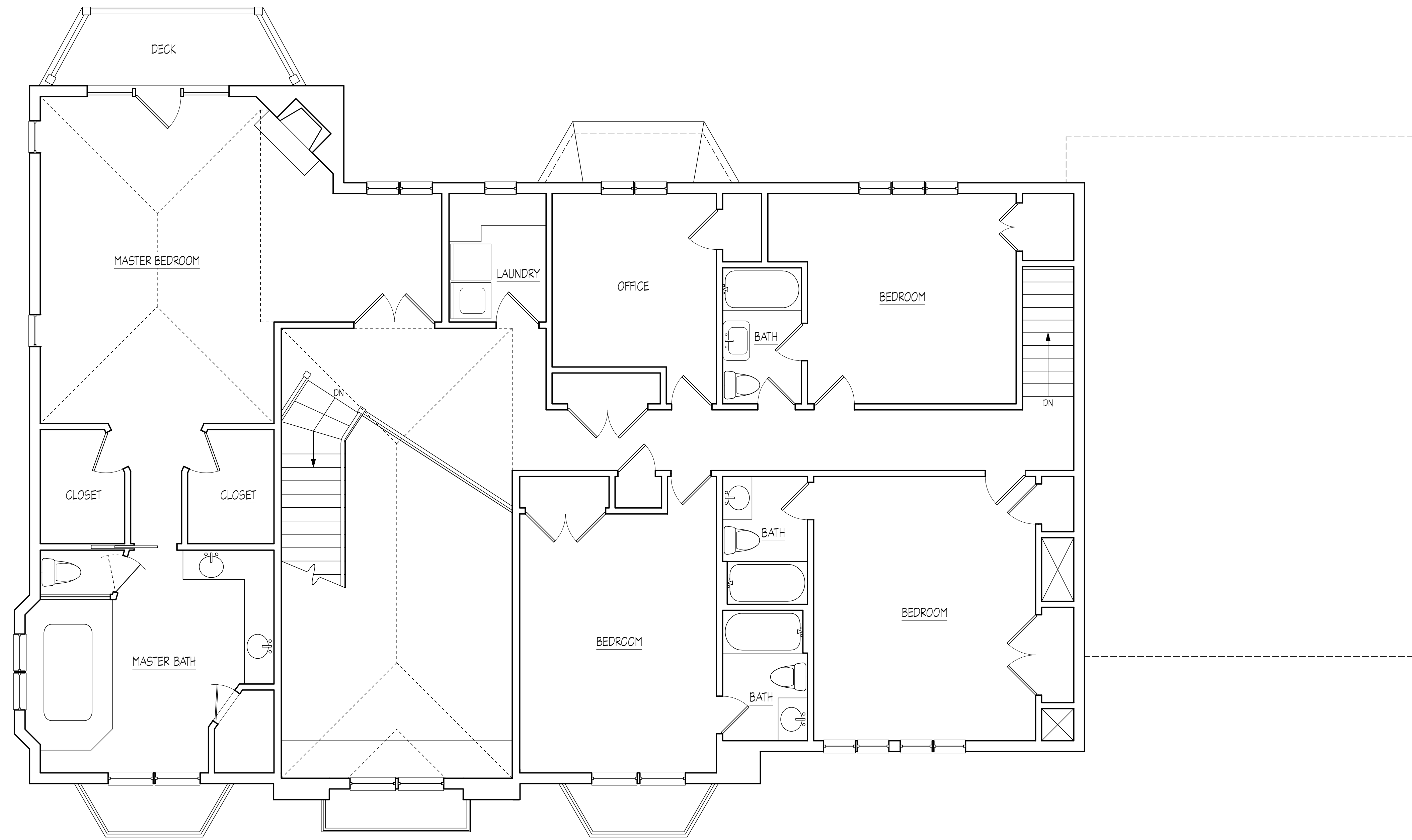
DATE: JANUARY 23, 2013

DRAWING #:

**A-5**

**LEGEND**

- EXISTING WALL
- NEW WALL



**REVISIONS**

NO.	DATE

PROJECT: RESIDENCE  
 37 BALDPATE HILL RD.  
 NEWTON, MA

SHEET TITLE: EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT #: 211276

DATE: JANUARY 23, 2013

DRAWING #:

**A-6**