

## 1. Basement 4 Windows

These windows were purchased and installed by the concrete vendor. We can propose the as-built to the commission. These are not visible from a public view and a body of water and are not significant detriment to the district, as they can never be seen.





### 3. Windows at Garage Gable side.

Garage had total of 6 windows. Currently the garage as 3 windows. I did not think it was beneficial to have so many windows as proposed last year in the garage therefore I decided to eliminate 3 windows that are not visible from a public way. Each window costs \$1,500 and having 6 windows in the garage is not financially feasible. These are not visible from a public view and a body of water and are not significant detriment to the district, as they can never be seen.





#### 4. Space between the window molding and freeze board

The original house before it collapse had a 5/4x10 freeze board, we were approved for a 5/4x8 freeze therefore this creates that space between. The house in-front of mine (960 Chestnut St) has the same exact configuration, I don't believe that this detail effects the historic district since there are plenty of other houses that match this detail. The house in-front of my house has the exact look which is not significant detriment to the district, as both house look the same.



**5. More space light fixture and top of garage door.**

We can re-submit with as-built drawing (see photo Below). This design is not significant detriment to the district as they are Inches away from the proposed approved drawings. (See below)



**Plans approved 10-2019**  
**Renovate main house block, build new rear addition and attached garage, change front porch**

NOTES	
1.	W/100%: See 10/2019, 2020/2021/22/23/24/25/26/27
2.	DOORS: All New, All Windows with original 8'6\"
3.	ROOF: Asphalt/Flt, 1/2\"
4.	CEILING: All Major Interiors, Paint 1 (10/2019/21/22)
5.	COLORS: Varnish/White (19)
6.	W/100%: 10'0\"
7.	100%: New, OK
8.	2021/22: New/White, 10/2019/21/22/23/24/25/26/27/28
9.	DOORS: 100%: Paint 10/2019/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100
10.	100%: 10/2019/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100
11.	100%: 10/2019/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

10-25-2019  
*Roger*

**6. South Gable end elevation view.**

This is caused by the existing conditions in the field. The original additions of the house had an entrance at the basement at this location as well as stairs that brought you up on the elevation. All materials used are the same as they were approved at other locations such as door, trim, light fixture, siding. These are not visible from a public view and a body of water and are not significant detriment to the district, as they can never be seen.

November 3, 2019

City of Newton  
Inspectional Services Department  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459  
Attn: John Lojek, Commissioner

**FLOOR AREA RATIO AFFIDAVIT**  
959 Chestnut Street  
Newton, Massachusetts

I hereby certify that I, Richard A. Volkin, a Commonwealth of Massachusetts Registered Professional Engineer, Number 22282, reviewed the structural design for the single family residence (MR-1) at 959 Chestnut Street, Newton, Massachusetts.

I hereby certify that my staff made an examination of the proposed structure and site. The Floor Area Ratio (FAR) as proposed upon completion and FAR requirements defined in the plans and specifications for the City of Newton are as follows.

**FLOOR AREA RATIO IN THE PLANS AND SPECIFICATIONS**

Zoning District Newton, MA – MR-1

Existing Lot 10,314 SF

FAR (Floor Area Ratio)  $0.48 \times 10,314 = 4,950.7$  SF

First Floor = 1,974 SF

Attached Garage = 510 SF

Basement not included in FAR due to designed retaining walls < 4 FT

Second Floor = 2,307 SF

Total FAR = 4,791 SF < 4,950.7 SF

November 3, 2019

Date

  
Signature





## **7. 1<sup>st</sup> Floor higher relatively to the garage floor.**

Garage floor is always lower than the first floor. We have 2 steps that lead into the 1<sup>st</sup> floor from the garage. This condition is very standard since garage floor is prone to water, 1<sup>st</sup> floor is required to be higher. I am not sure how this affects the historic district appearance; also this was the reason why we had to install a drainage system for the entire house required my ISD. This is an interior condition and does not affect exterior in any way.

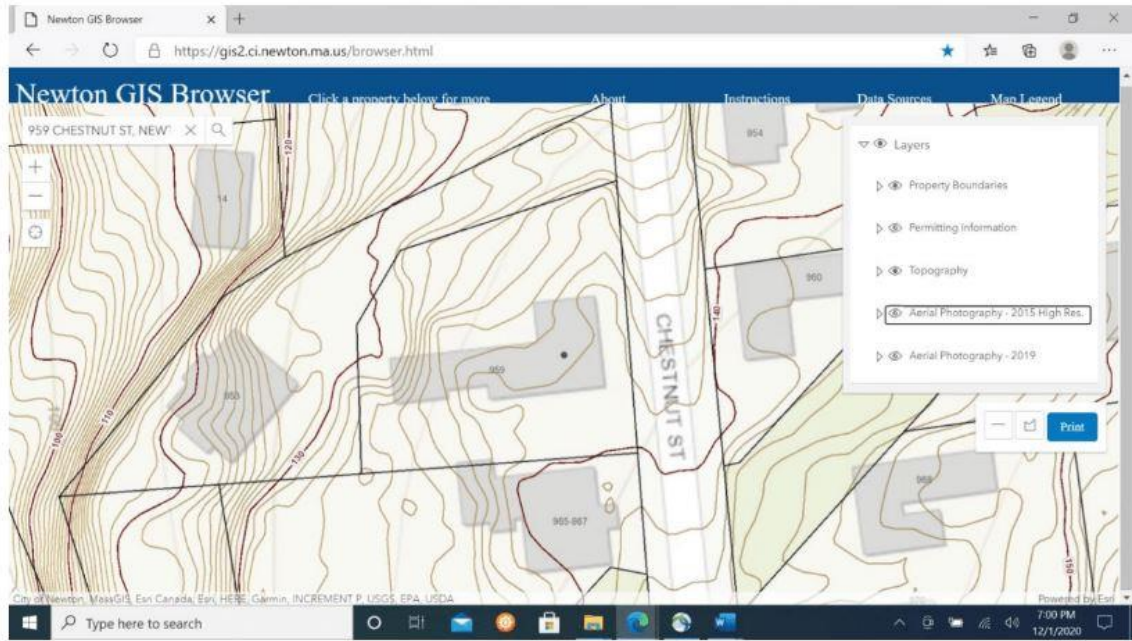
## **8. Grade Changes.**

This was existing condition in the field. The old house had the same grade with the back leading to basement door. At the location, that we have installed the basement windows there was a deck that stood up 3ft-4ft higher than the ground grade. Therefore, the grade has not changed relatively to the original grade at this location. These are not visible from a public view and a body of water and are not significant detriment to the district, as they can never be seen.

## **9. House height**

The proposed elevation that was submitted with the original package at ISD should reflect the same house height elevation as the as-built. My understanding is that you have hired a surveyor who should confirm that the elevation grade of the house peak should be the same as what our engineer/surveyor submitted to ISD. This request is outside the requirement by the City Ordinances and state of Mass. There is no need to re-measure your surveyor's measurement. I am not required by any law to hire a surveyor for this request.

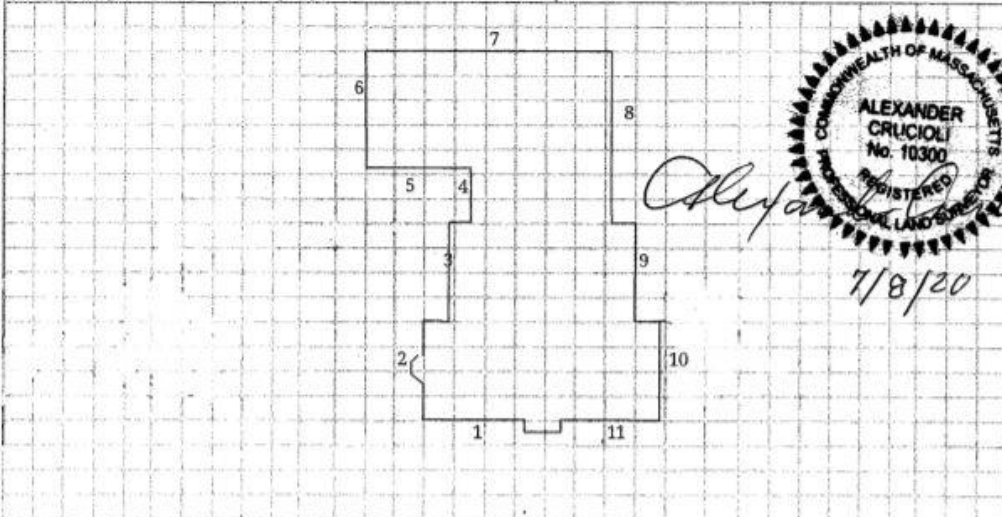






57 Winthrop Rd, Chelsea, MA  
 Phone: 617-884-2718

TITLE: 959 Chestnut St Newton MA, 02464  
 DATE: 12/10/2019



	Length	e1	e2	p	Ave. Grade Plane	Formula
Segment 1	14.50	140.55	140.55	146.00	8.28	$((e1 + e2) / 2) * L / P$
Segment 2	17.00	140.55	140.33	146.00	9.71	$((e1 + e2) / 2) * L / P$
Segment 3	21.00	140.33	139.25	146.00	11.93	$((e1 + e2) / 2) * L / P$
Segment 4	12.00	139.25	139.50	146.00	6.80	$((e1 + e2) / 2) * L / P$
Segment 5	25.50	139.50	138.80	146.00	14.42	$((e1 + e2) / 2) * L / P$
Segment 6	24.00	138.90	137.25	146.00	13.47	$((e1 + e2) / 2) * L / P$
Segment 7	44.50	137.25	135.25	146.00	24.65	$((e1 + e2) / 2) * L / P$
Segment 8	36.00	135.25	137.50	146.00	19.96	$((e1 + e2) / 2) * L / P$
Segment 9	21.00	137.50	139.33	146.00	11.82	$((e1 + e2) / 2) * L / P$
Segment 10	17.00	139.33	140.55	146.00	9.67	$((e1 + e2) / 2) * L / P$
Segment 11	14.50	140.55	140.55	146.00	8.28	$((e1 + e2) / 2) * L / P$
Ave. Grade Plane					138.99	

- Proposed Top of Concrete EL = 141.05'
- Proposed Basement Finish EL = 133.05'
- Proposed Garage Floor EL = 139.10'
- Back of Sidewalk EL = 140.33'
- Proposed Roof Peak EL = 164.47'
- Proposed Building Height = 25.48' (164.47 - 138.99 = 25.48)
- Proposed Underside Ceil. Juxt EL = 141.05'
- Proposed Average Grade Plane EL = 138.99'