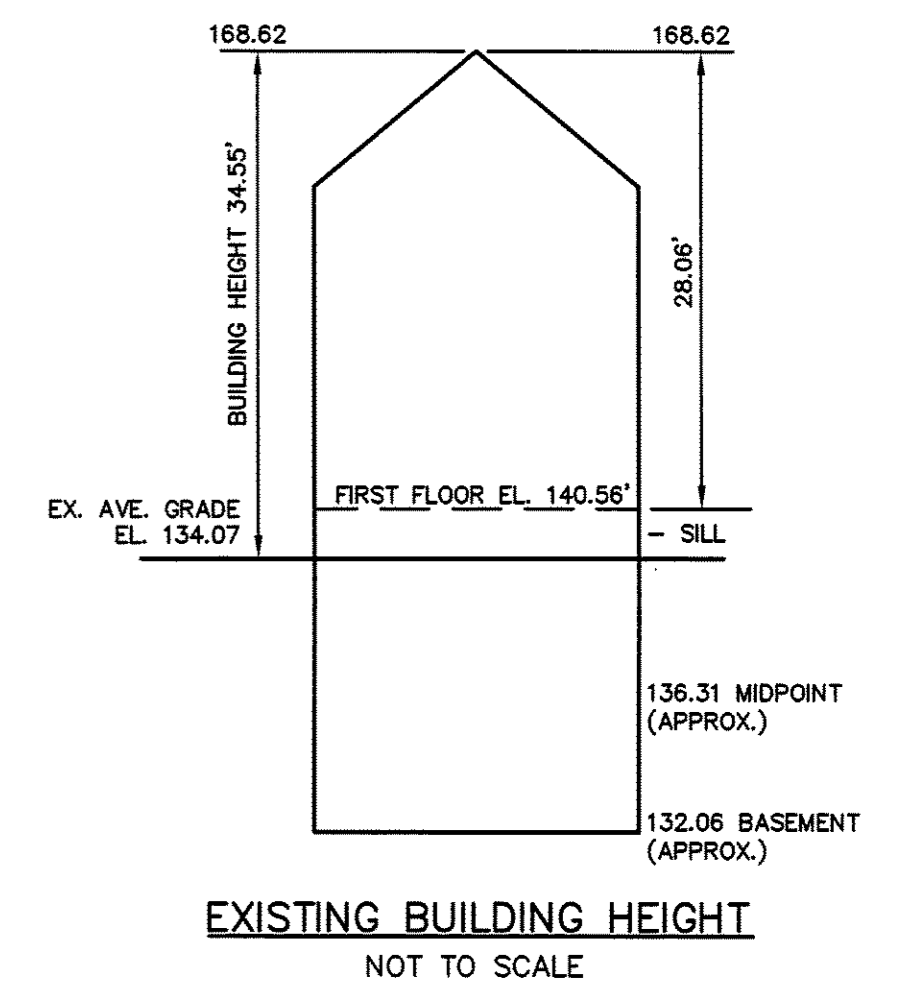
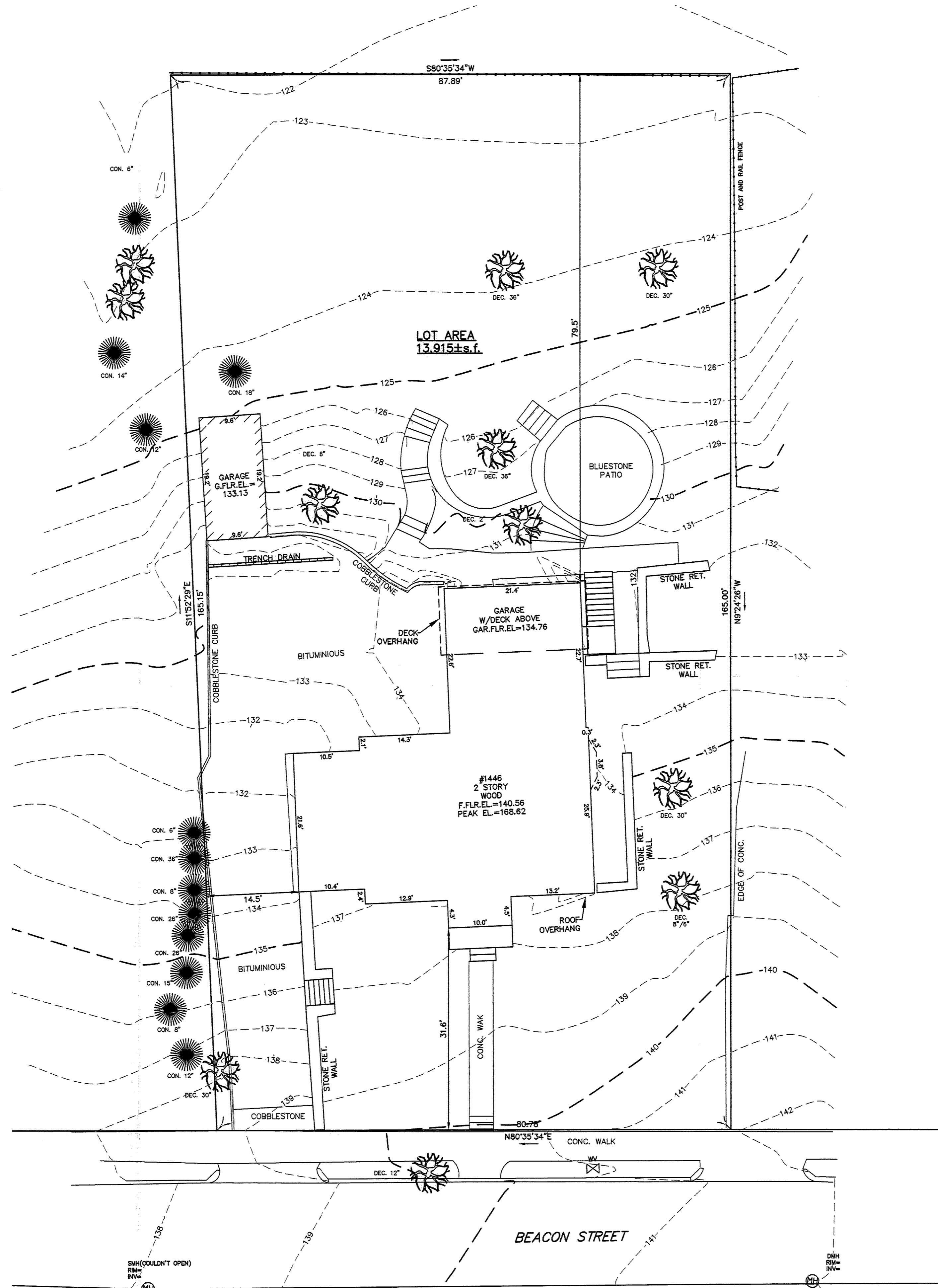


21414903.dwg
(2/20/14)

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- 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
- CONIFEROUS TREE



EXISTING BUILDING HEIGHT
NOT TO SCALE

Address: #1446 Beacon St, Newton

Length Weighted Mean Existing Conditions Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment in Feet	Height of Segment	Height of Low Point	E=(C+D)/2 Segment Average Height	F=BxE
1	12.92	137.31	136.84	137.13	1771.66 Sq. Ft.
2	10.42	137.10	133.84	135.47	1411.80 Sq. Ft.
3	21.65	133.69	131.36	132.53	2869.17 Sq. Ft.
4	10.47	133.19	131.46	132.33	1385.44 Sq. Ft.
5	14.30	134.65	133.36	134.01	1916.27 Sq. Ft.
6	22.62	134.64	134.28	134.46	3041.49 Sq. Ft.
7	21.95	131.63	130.82	131.18	2879.29 Sq. Ft.
8	11.50	133.09	124.29	128.69	1479.94 Sq. Ft.
9	9.70	133.70	132.50	133.10	1291.07 Sq. Ft.
10	16.10	137.61	134.08	135.85	2187.10 Sq. Ft.
11	13.16	137.90	137.25	137.58	1810.49 Sq. Ft.
12	10.54	139.32	138.26	138.79	1462.85 Sq. Ft.
Total	175.33				23506.35 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 134.07'					

ZONING CHART

NEWTON, MASSACHUSETTS

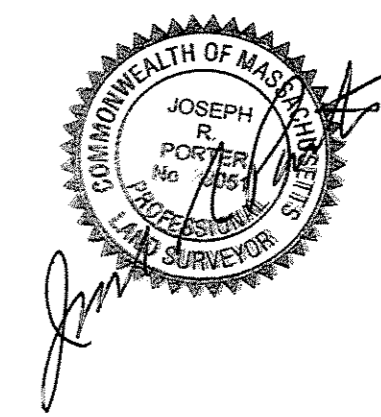
ZONE: SR-2	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	13,915s.f.
LOT FRONTAGE	80.0'	80.78'
FRONT SETBACK	25.0'	31.6'
SIDE SETBACK	7.5'	14.5'
REAR SETBACK	15.0'	79.5'
BUILDING HEIGHT	35.0'	34.55'
AVERAGE GRADE	-	134.07
LOT COVERAGE	30.0%	13.7%
OPEN SPACE	50%	72.7%

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING EXISTING CONDITIONS AT
#1446 BEACON STREET

SCALE: 1in.=10ft. DATE: JULY 2, 2014

PROJECT: 214149



VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS, 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
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