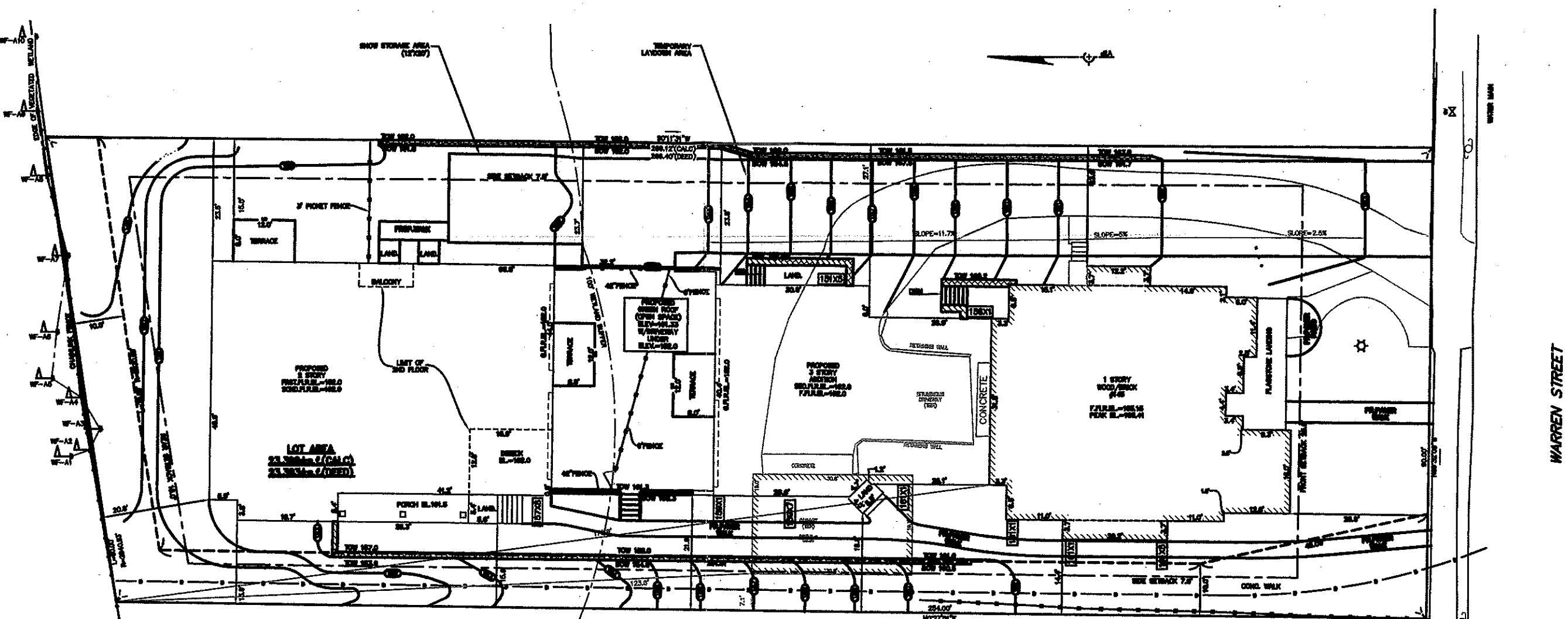


LEGEND

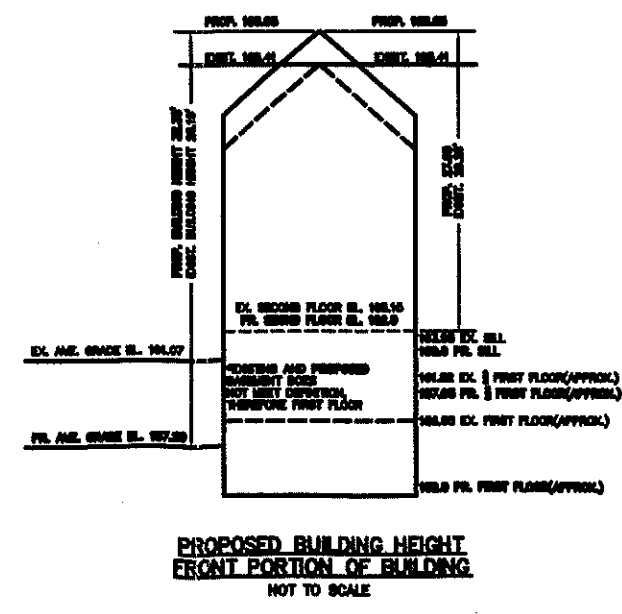
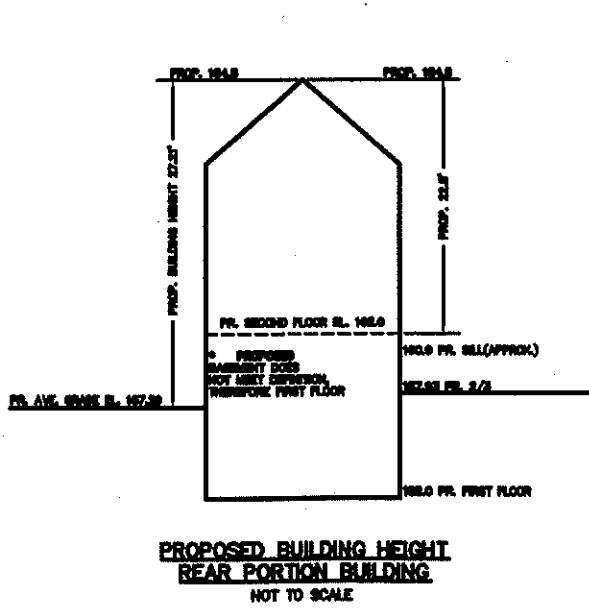
- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKAGE FENCE
- CHUNK FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- SEWER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- GUYON BASH
- UTILITY POLE
- LIGHT POLE
- DECKHOLE WIRE
- CONCRETE WIRE
- HYDRANT



Address: #145 Warren Street, Newton
Length Weighted Mean - One Building
Proposed Conditions Average Grade Calculation

Segment	Length of Segment in Feet	Height of Top Point of Segment	Height of Low Point of Segment	Segment Average	Area
1	11.36	184.67	183.20	183.94	1862.30 Sq. Ft.
2	6.90	184.54	184.27	184.41	1134.39 Sq. Ft.
3	9.30	184.54	184.45	184.50	1529.80 Sq. Ft.
4	18.95	184.02	183.14	183.58	2828.10 Sq. Ft.
5	12.35	183.05	182.24	182.65	2081.88 Sq. Ft.
6	11.00	182.28	181.50	181.88	1780.89 Sq. Ft.
7	20.20	181.50	181.10	181.30	3258.26 Sq. Ft.
8	11.00	181.10	181.00	181.05	1771.65 Sq. Ft.
9	6.50	181.10	181.00	181.05	1048.83 Sq. Ft.
10	25.50	181.10	181.00	181.05	4108.78 Sq. Ft.
11	0.60	181.50	181.00	181.25	98.76 Sq. Ft.
12	26.60	181.00	180.10	180.05	4257.33 Sq. Ft.
13	14.00	180.30	180.20	180.25	2215.50 Sq. Ft.
14	4.00	181.00	180.10	180.55	638.20 Sq. Ft.
15	13.40	180.30	180.00	180.15	2119.21 Sq. Ft.
16	5.80	180.30	180.00	180.15	883.40 Sq. Ft.
17	4.80	181.00	180.00	180.50	765.60 Sq. Ft.
18	5.80	181.50	180.70	181.10	893.70 Sq. Ft.
19	25.30	180.70	180.00	180.35	3680.99 Sq. Ft.
20	1.00	180.00	180.00	180.00	157.00 Sq. Ft.
21	18.70	183.10	182.20	182.65	2854.59 Sq. Ft.
22	45.00	182.00	181.50	181.95	6528.02 Sq. Ft.
23	65.50	182.00	181.00	181.50	10074.75 Sq. Ft.
24	27.40	183.00	182.00	182.50	4178.90 Sq. Ft.
25	4.80	183.50	183.00	183.25	735.60 Sq. Ft.
26	6.20	184.00	183.50	183.75	953.25 Sq. Ft.
27	3.30	183.50	182.00	182.75	504.00 Sq. Ft.
28	15.90	181.60	181.50	181.55	2409.95 Sq. Ft.
29	1.00	181.00	180.00	180.50	157.00 Sq. Ft.
30	3.20	180.00	180.00	180.00	502.40 Sq. Ft.
31	6.00	180.00	180.00	180.00	845.60 Sq. Ft.
32	13.80	180.00	180.00	180.00	2183.85 Sq. Ft.
33	5.00	180.00	180.00	180.00	787.75 Sq. Ft.
34	8.10	180.00	180.00	180.00	1294.01 Sq. Ft.
35	6.50	180.00	180.00	180.00	1014.33 Sq. Ft.
36	1.00	180.00	180.00	180.00	160.20 Sq. Ft.
37	14.10	180.50	180.00	180.25	2259.33 Sq. Ft.
38	12.30	182.50	181.10	181.65	1970.81 Sq. Ft.
39	14.30	182.30	182.30	182.30	2418.27 Sq. Ft.
40	6.00	183.20	182.30	182.75	978.50 Sq. Ft.
Total	511.61				80488.88 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 157.29'



ZONING CHART
 NEWTON, MASSACHUSETTS

REGULATION	SUBMISSION: SPECIAL PERMIT			
	REQUIRED	REQUIRED WITH SPECIAL PERMIT	EXISTING	PROPOSED
LOT AREA	7,000sq. ft.	15,000sq. ft.	23,388sq. ft.	23,388sq. ft.
LOT AREA/PER UNIT	3,500sq. ft./unit	4,000sq. ft./unit	23,388sq. ft.	5,848sq. ft.
LOT FRONTAGE	70.0'	80.0'	80.0'	80.0'
FRONT SETBACK	25.0'	25.0'	25.0'	25.0'
SIDE SETBACK	7.5'	25.0'	14.5'	14.5'
REAR SETBACK	15.0'	25.0'	170.5'	20.5'
BUILDING HEIGHT	35.0'/2.5 STORY	35.0'/3.0 STORY	24.34'	32.38'/3 1/2 STORY
AVERAGE GRADE	-	-	-	157.29
LOT COVERAGE	30.0%/PROHIB.	30.0%	12.8%	38.2%*
OPEN SPACE	50.0%/PROHIB.	50.0%	77.2%	49.8%*
MAX. GROSS FLOOR AREA	9,300.0 SF	9,300.0 SF	-	-

* NON CONFORMING, VARIANCE REQUIRED
 ** SPECIAL PERMIT REQUIRED

COMMONWEALTH OF MASSACHUSETTS
 PROFESSIONAL LAND SURVEYOR
 JOSEPH P. POKER
 No. 39051

ZONING PLAN
 NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS AT
 #145 WARREN STREET

SCALE: 1/4"=10'
 DATE: APRIL 1, 2019
 REVISED: APRIL 15, 2019
 MAY 2, 2019
 JUNE 3, 2019; JUNE 26, 2019
 PROJECT: 217115 JULY 11, 2019

VTP ASSOCIATES INC.
 LAND SURVEYORS - CIVIL ENGINEERS, 132
 ADAMS STREET 3RD FLOOR SUITE 3
 NEWTON, MA 02459
 (617) 338-8271

SHEET 1 OF 4