

NEWTON ZONING ORDINANCE SUMMARY



ADDRESS: 70 WALKER STREET

EXISTING CONDITIONS

LOT AREA: 21,962 SF
 ZONING DISTRICT: MR1 ZONE - OLD LOT BEFORE 12/07/1953
 EXISTING USE: RESIDENTIAL - MULTI FAMILY DWELLING
 FLOOR AREA RATIO: 0.41
 MAX ALLOWED GROSS FLOOR AREA: 9,002 SF

SETBACK REQUIREMENTS - MR1 (OLD)

FRONT: 25' - 0"
 SIDE: 7' - 6" / 25' - 0"
 REAR: 15' - 0" / 25' - 0"

LOT COVERAGE - MR1 (OLD)

MAX ALLOWED LOT COVERAGE: 30%
 30% OF 21,962 SF = 6,589 SF

OPEN SPACE - MR1 (OLD)

REQUIRED OPEN SPACE: 50% OF LOT AREA
 50% OF 21,962 SF = 10,981 SF

MAX ALLOWED BUILDING HEIGHT: 36' - 0"

EXISTING BUILDING HEIGHT: 38' - 8"

PROPOSED ZONING ORDINANCE PARAMETERS

PROPOSED USE: MULTI FAMILY DWELLING
 PROPOSED F.A.R.: 0.57
 PROPOSED GROSS FLOOR AREA: 12,574 SF

PROPOSED SETBACKS

FRONT: 25' - 1"
 SIDE: 10' - 8" / 11' - 2"
 REAR: 25' - 6"

LOT COVERAGE

PROPOSED LOT COVERAGE: 28.2%
 5,971 SF < 6,589 SF

OPEN SPACE

PROPOSED OPEN SPACE: 53.5% OF LOT AREA
 13,035 > 10,981

EXISTING BUILDING HEIGHT: 38' - 8"

PROPOSED BUILDING HEIGHT: 38' - 8"

UNIT INFORMATION:

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	TOTAL
1ST FL	1305 SF	1256 SF	1489 SF	1489 SF	5,539 SF
2ND FL	1342 SF	1219 SF	1391SF	1391SF	5,343 SF
3RD FL	890 SF	802 SF	N/A	N/A	1,692 SF
TOTAL	3,537 SF	3,277 SF	2,880 SF	2,880 SF	12,574 SF

70 WALKER ST. - NEWTON , MA

TWO BUILDINGS, FOUR TOWNHOMES

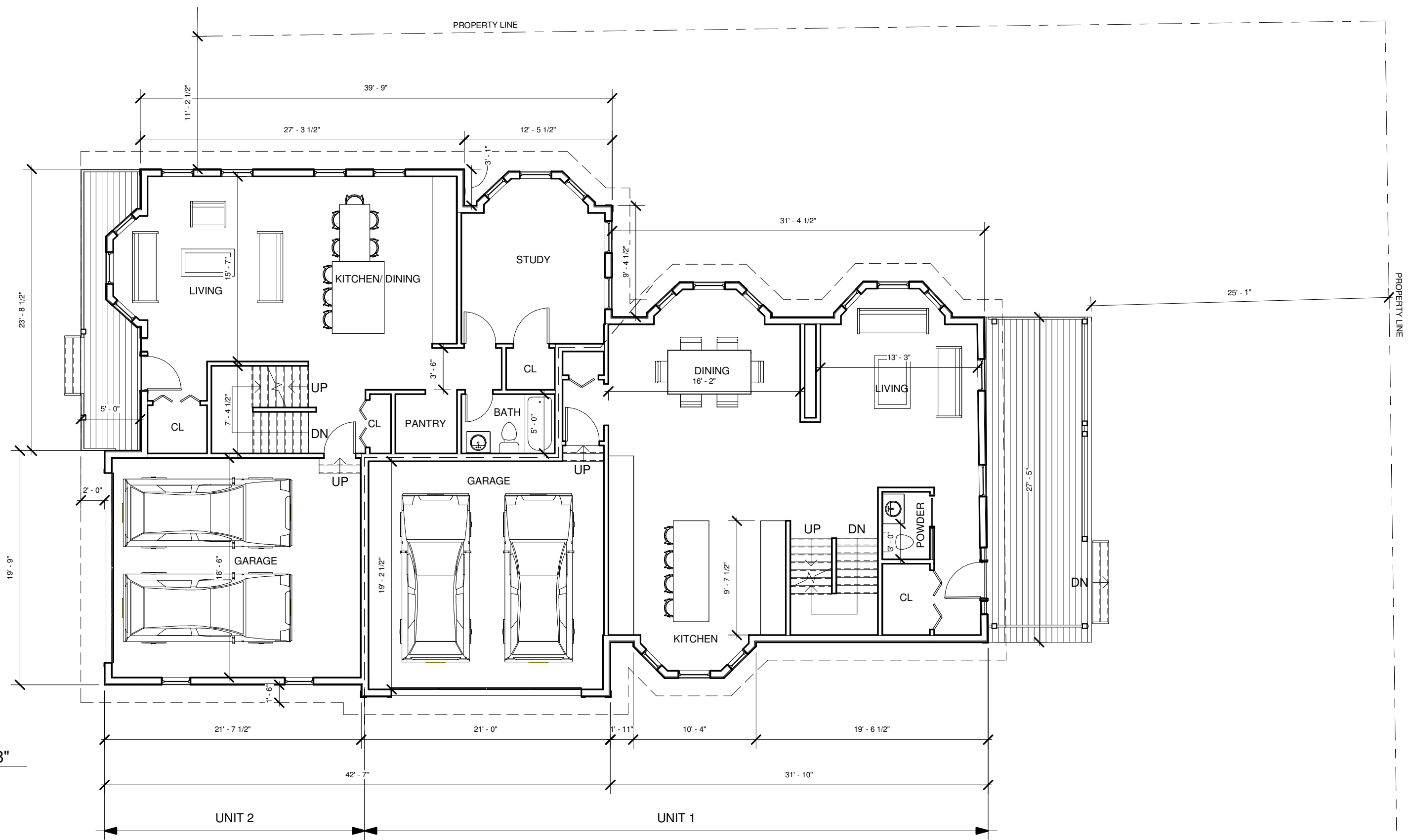


70 WALKER ST
 UNITS 1 & 2

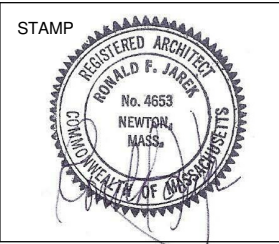
COVER SHEET

09/06/19





1 Level 1 - 1/8"
1/8" = 1'-0"



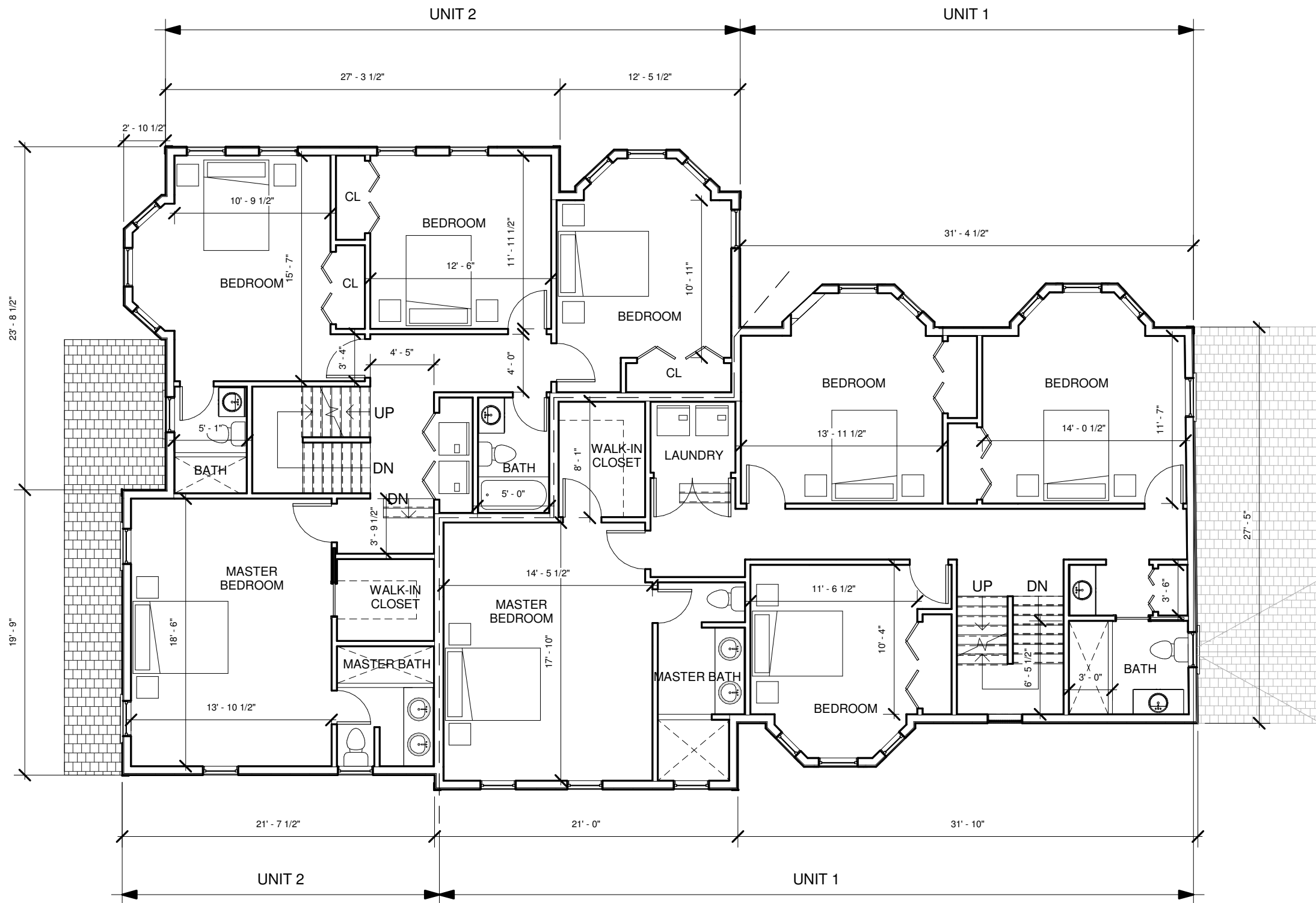
70 WALKER ST
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET
UNITS 1 & 2

Revision No.	Description	Date

FIRST FLOOR

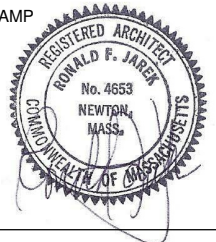
Project number	18 - 1101	A - 1.01
Date	09/06/19	
Drawn by	PK	
Checked by	LD	
Scale		1/8" = 1'-0"



1 Level 2 - 1/8"
1/8" = 1'-0"



STAMP



70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 1 & 2

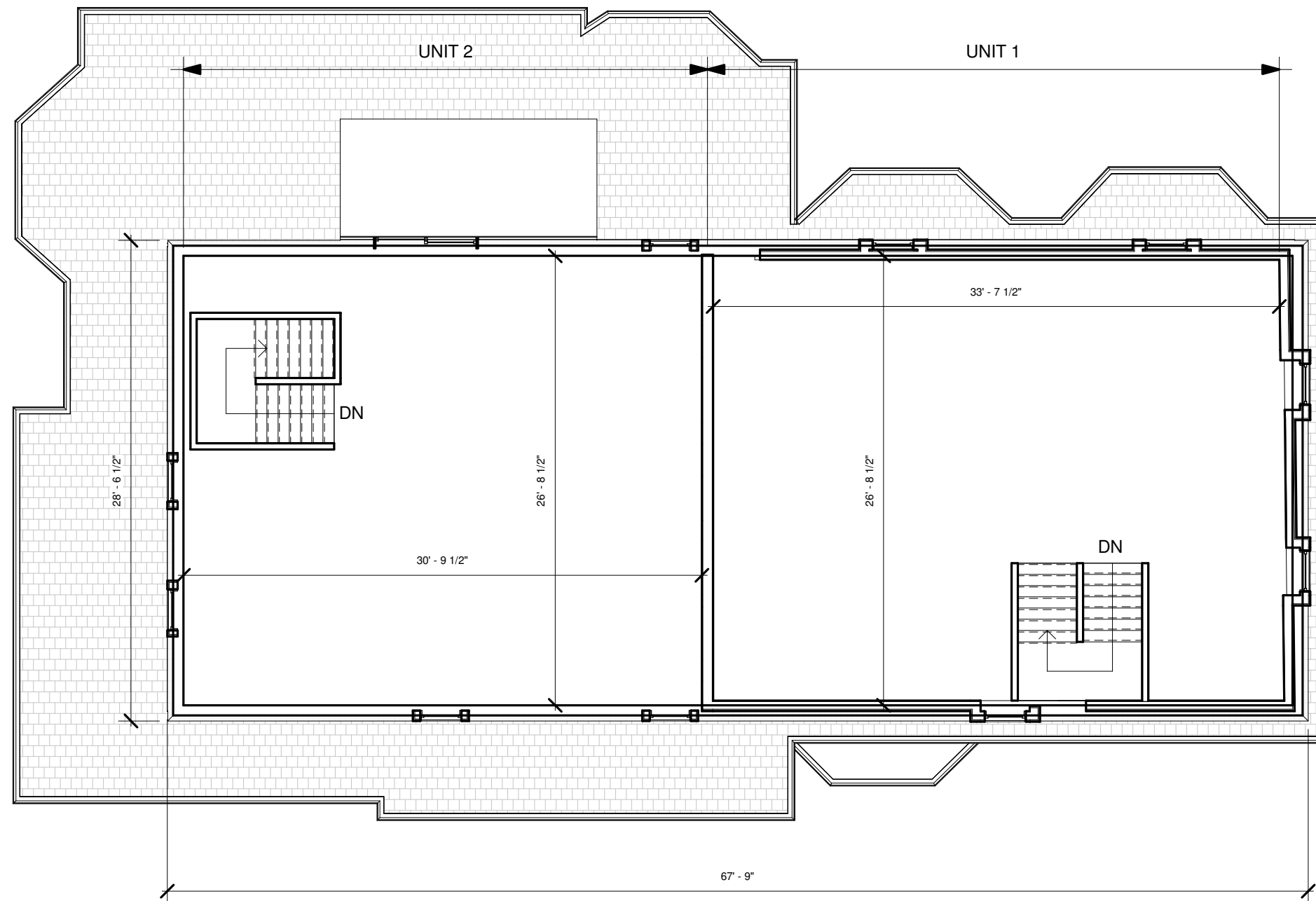
Revision No.	Description	Date

SECOND FLOOR

Project number	18 - 1101
Date	09/06/19
Drawn by	PK
Checked by	LD

A - 1.02

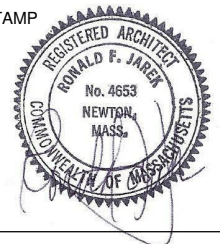
Scale 1/8" = 1'-0"



① Level 3 - 1/8"
1/8" = 1'-0"



STAMP



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70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 1 & 2

Revision No.	Description	Date

THIRD FLOOR

Project number	18 - 1101
Date	09/06/19
Drawn by	PK
Checked by	LD

A - 1.03

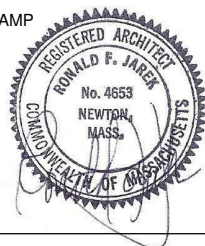
Scale 1/8" = 1'-0"



① Front Elevation
3/16" = 1'-0"



STAMP



70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 1 & 2

Revision No.	Description	Date

FRONT ELEVATION

Project number	18 - 1101
Date	09/06/19
Drawn by	PK
Checked by	LD

A - 2.00

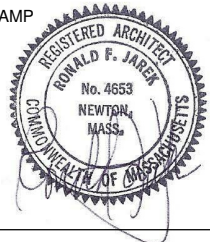
Scale 3/16" = 1'-0"



1 Left Elevation
1/8" = 1'-0"



STAMP



70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 1 & 2

Revision No.	Description	Date

LEFT ELEVATION

Project number	18 - 1101
Date	09/06/19
Drawn by	PK
Checked by	LD

A - 2.01

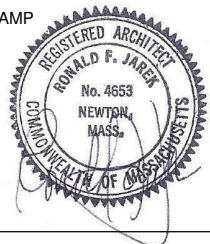
Scale 1/8" = 1'-0"



1 Rear Elevation
3/16" = 1'-0"



STAMP



70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 1 & 2

Revision No.	Description	Date

REAR ELEVATION

Project number	18 - 1101
Date	09/06/19
Drawn by	PK
Checked by	LD

A - 2.02

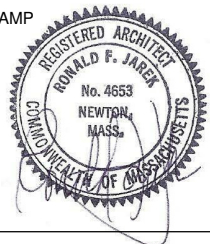
Scale 3/16" = 1'-0"



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1/8" = 1'-0"



STAMP



70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 1 & 2

Revision No.	Description	Date

RIGHT ELEVATION

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Scale 1/8" = 1'-0"

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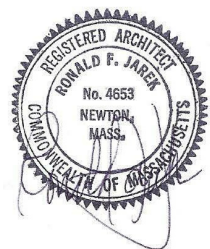
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70 WALKER ST. - NEWTON , MA

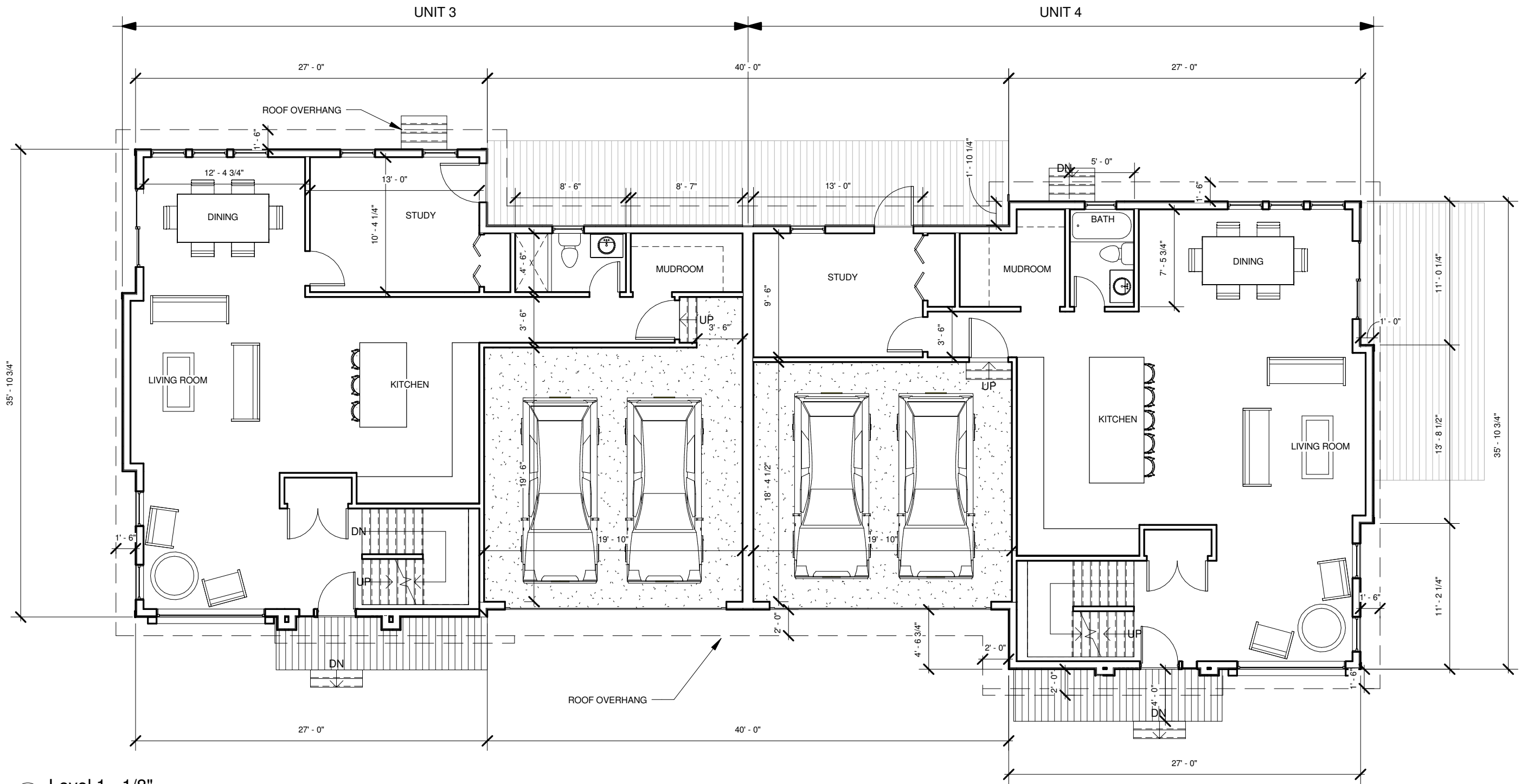
TWO BUILDINGS, FOUR TOWNHOMES



70 WALKER ST
UNITS 3 & 4

COVER SHEET
 09/06/19

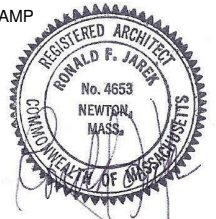




1 Level 1 - 1/8"
 1/8" = 1'-0"



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70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 3 & 4

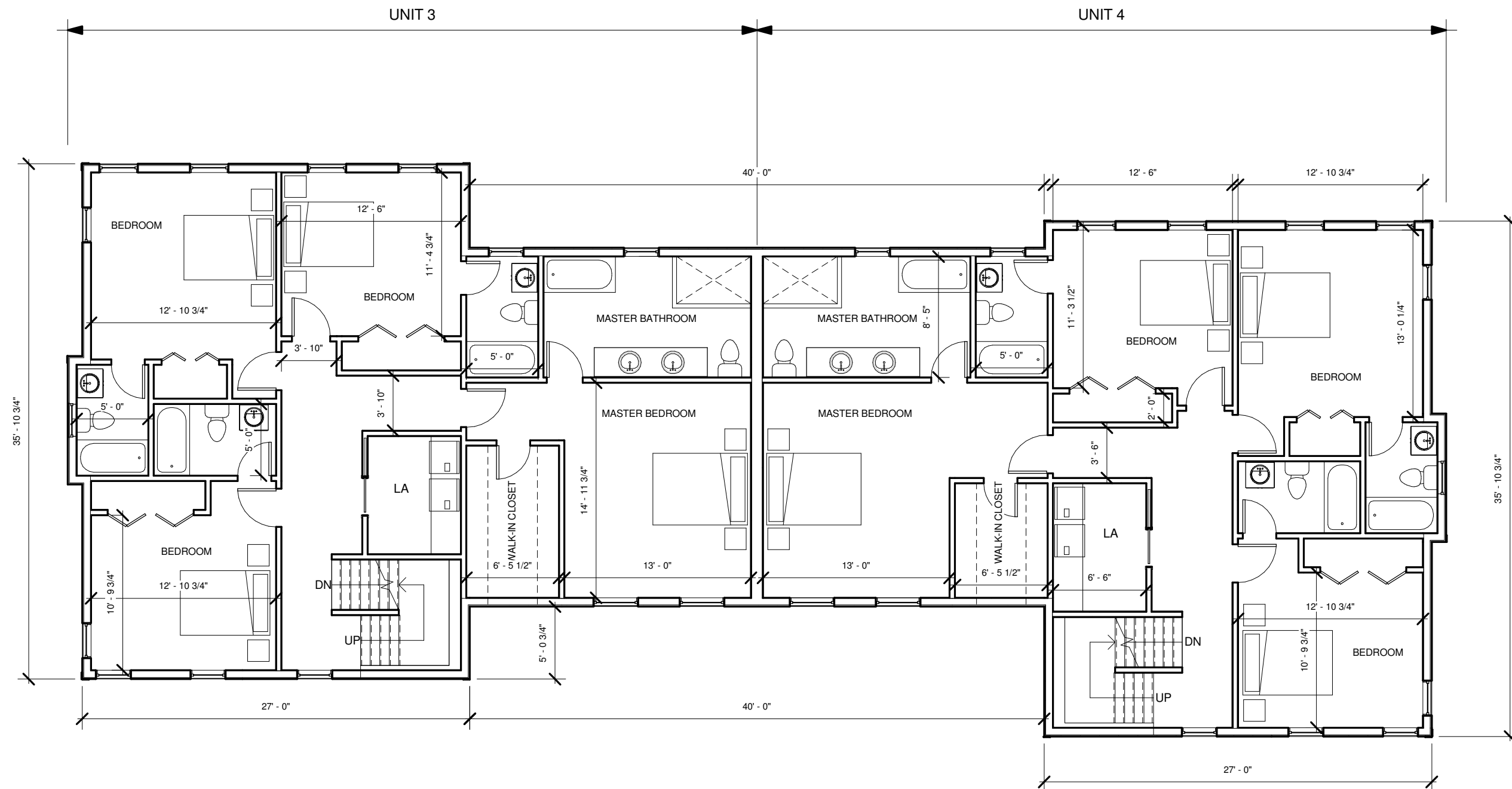
Revision No.	Description	Date

FIRST FLOOR

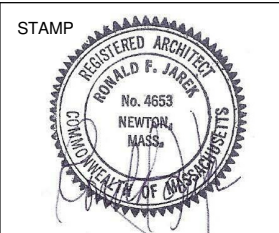
Project number	18 - 1101
Date	09/06/19
Drawn by	PK
Checked by	LD

A - 1.01

Scale 1/8" = 1'-0"



1 Level 2 - 1/8"
1/8" = 1'-0"



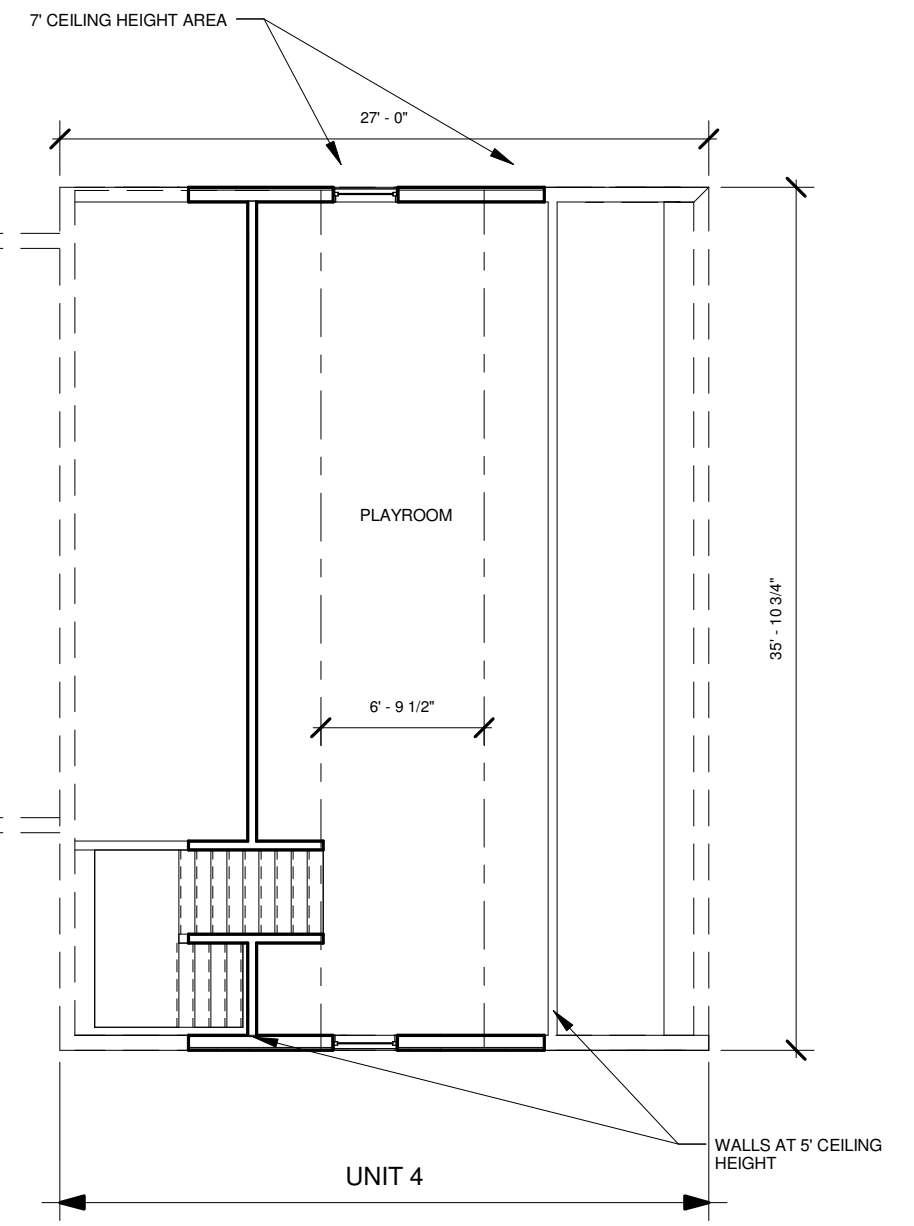
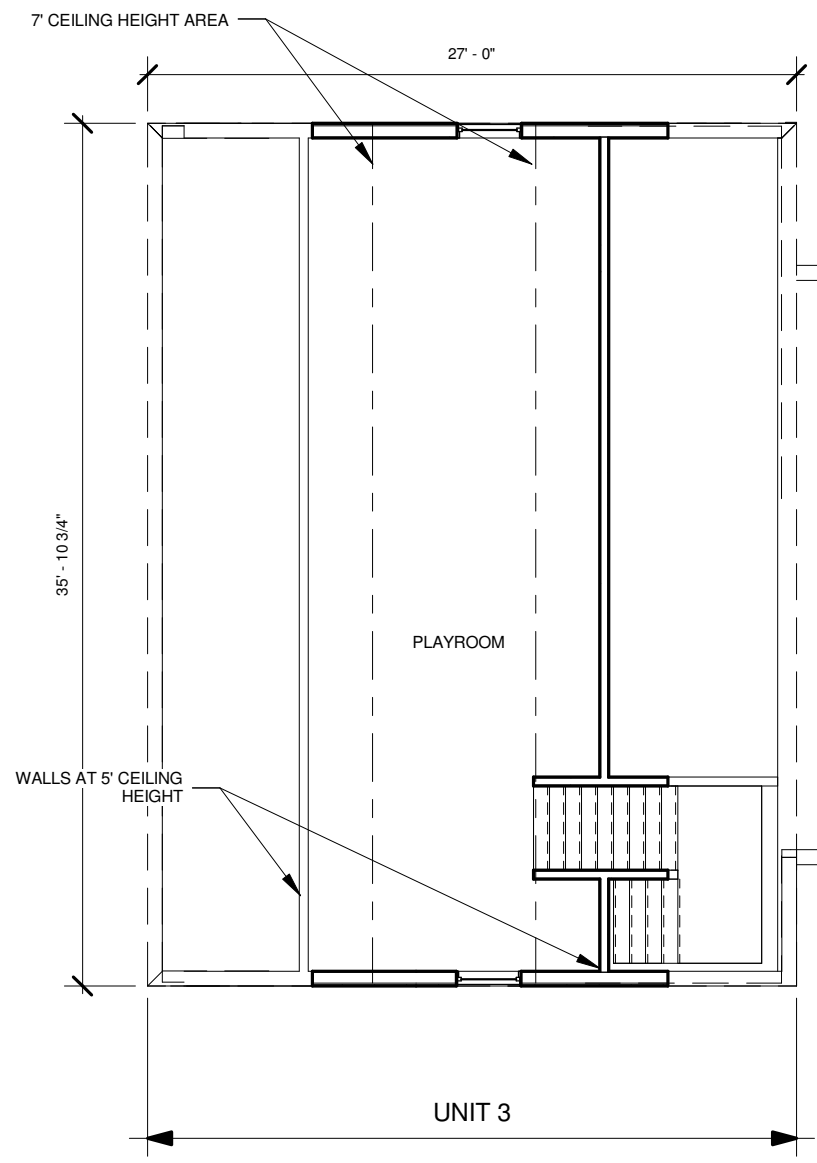
70 WALKER ST
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET
UNITS 3 & 4

Revision No.	Description	Date

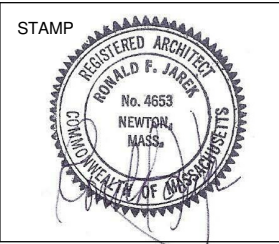
SECOND FLOOR

Project number	18 - 1101	A - 1.02
Date	09/06/19	
Drawn by	PK	
Checked by	LD	
Scale		1/8" = 1'-0"



**3RD FLOOR AREA OF 420 S.F. (PER UNIT) EXEMPT FROM F.A.R. TOTAL

1 Level 3 - 1/8"
1/8" = 1'-0"



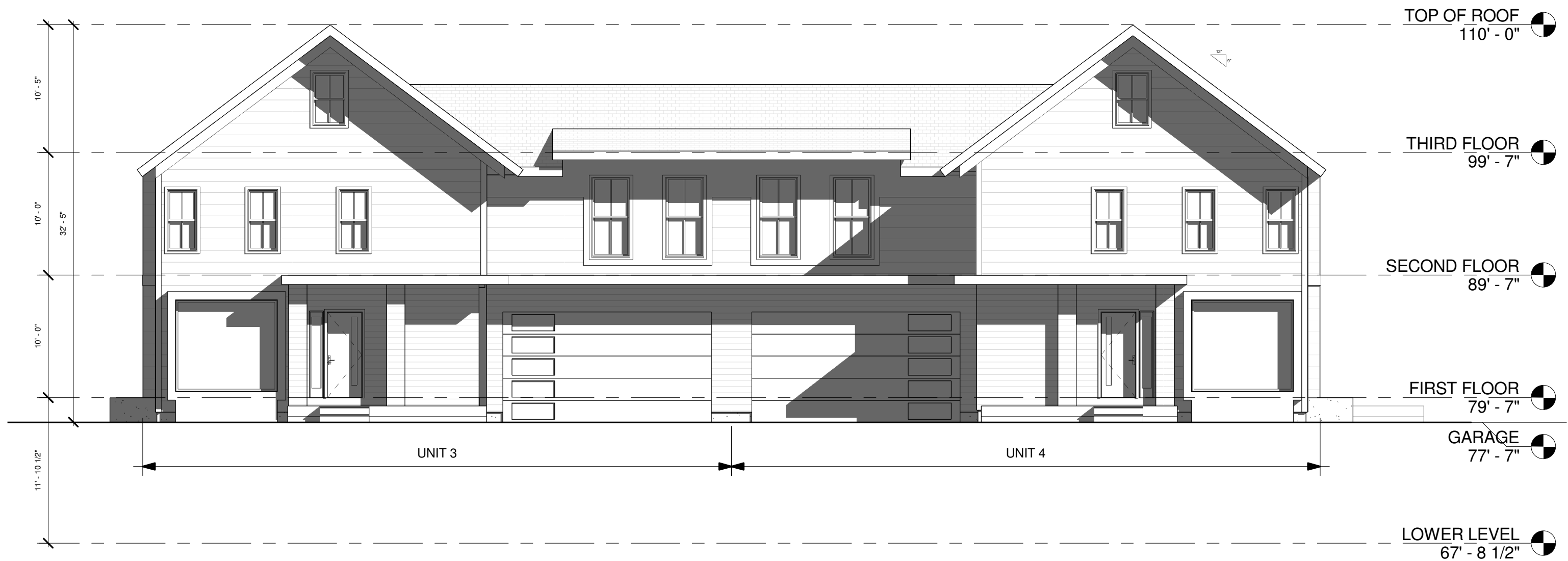
70 WALKER ST
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DESIGN DRAWING SET
UNITS 3 & 4

Revision No.	Description	Date

THIRD FLOOR

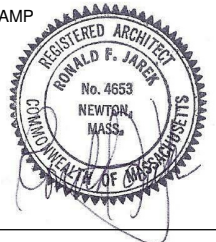
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1 Front Elevation
1/8" = 1'-0"



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DESIGN DRAWING SET UNITS 3 & 4

Revision No.	Description	Date

FRONT ELEVATION

Project number	18 - 1101
Date	09/06/19
Drawn by	PK
Checked by	LD

A - 2.00

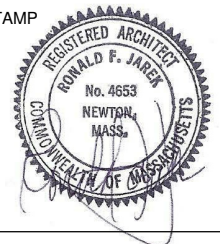
Scale 1/8" = 1'-0"



① Left Elevation - 1/8"
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DESIGN DRAWING SET UNITS 3 & 4

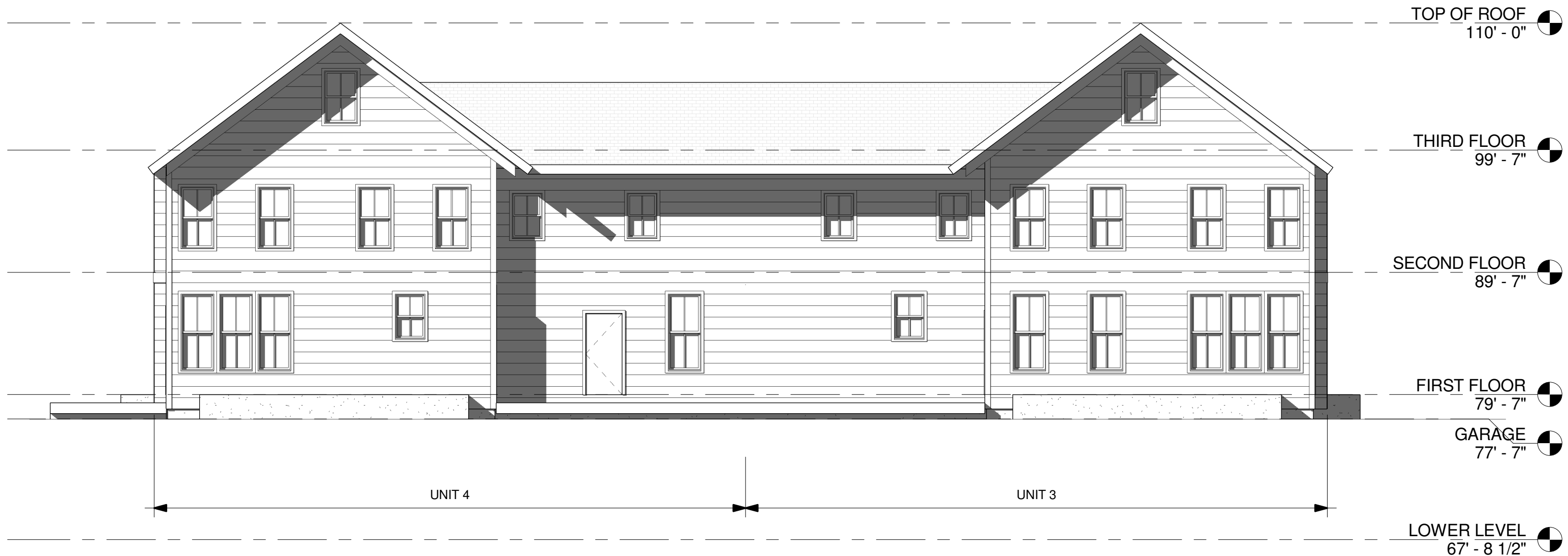
Revision No.	Description	Date

LEFT ELEVATION

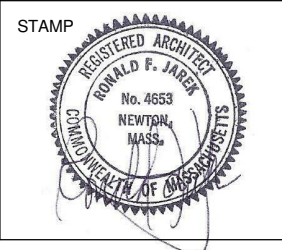
Project number	18 - 1101
Date	09/06/19
Drawn by	PK
Checked by	LD

A - 2.01

Scale 1/8" = 1'-0"



1 Rear Elevation - 1/8"
1/8" = 1'-0"

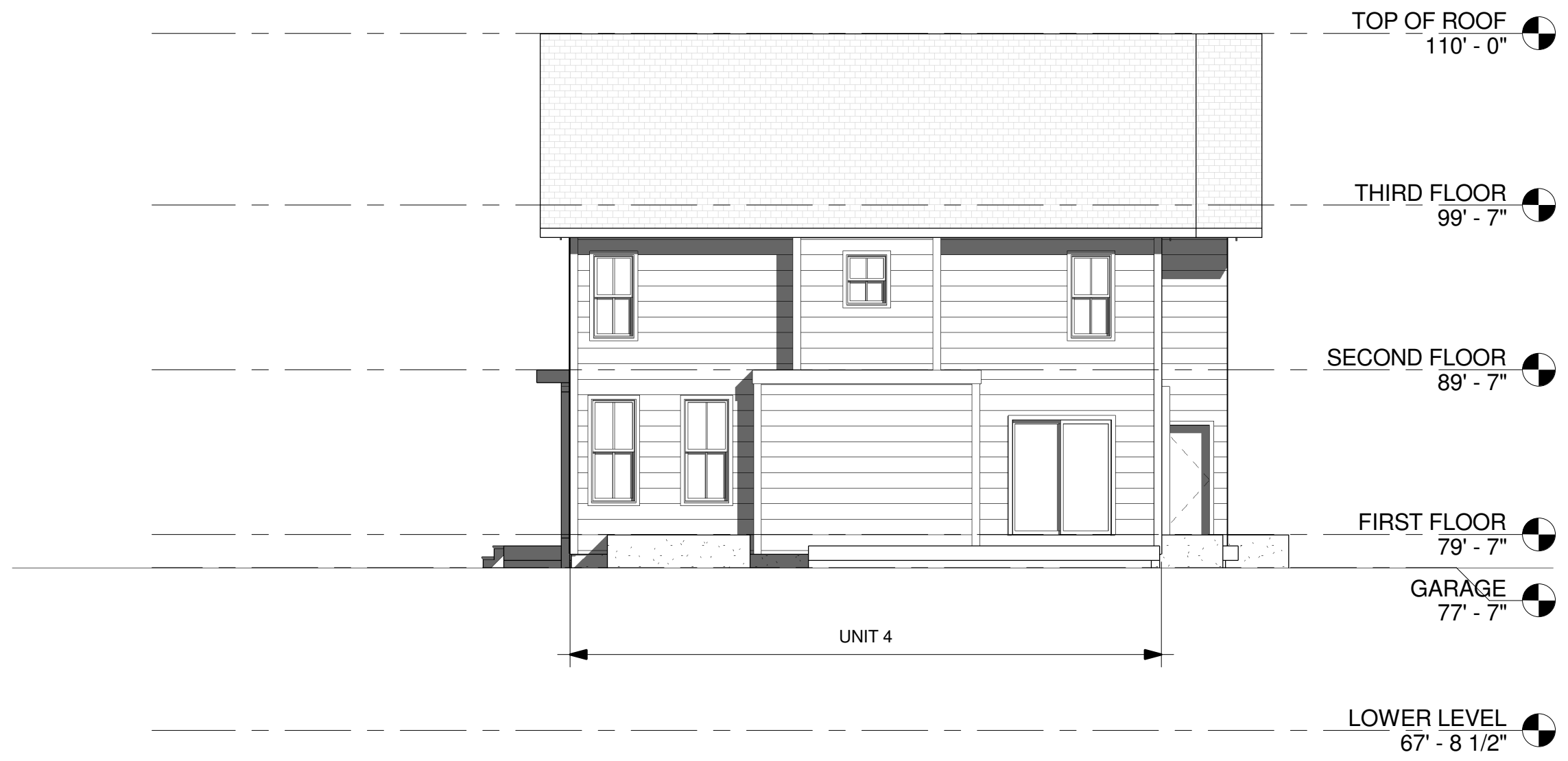


70 WALKER ST
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET
UNITS 3 & 4

Revision No.	Description	Date

REAR ELEVATION		A - 2.02
Project number	18 - 1101	
Date	09/06/19	
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1 Right Elevation
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DESIGN DRAWING SET UNITS 3 & 4

Revision No.	Description	Date

RIGHT ELEVATION

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