

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.: 0.51
 PROPOSED GROSS FLOOR AREA: 11,336 SF

PROPOSED SETBACKS

FRONT: 25' - 1"
 SIDE: 13'-10"
 REAR: 29' - 5"

LOT COVERAGE

PROPOSED LOT COVERAGE: 24.9%
 5,469 SF < 6,589 SF

OPEN SPACE

PROPOSED OPEN SPACE: 58.3% OF LOT AREA
 12,962 SF > 10,981

EXISTING BUILDING HEIGHT: 38' - 8"

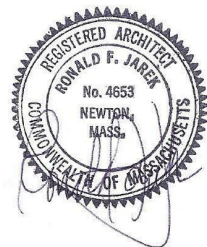
PROPOSED BUILDING HEIGHT: 38' - 8"

UNIT INFORMATION:

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	TOTAL
1ST FL	1274 SF	1111 SF	1278 SF	1266 SF	4,929 SF
2ND FL	1318 SF	1057 SF	1197 SF	1185 SF	4,759 SF
3RD FL	792 SF	858 SF	N/A	N/A	1,650 SF
TOTAL	3,384 SF	3,026 SF	2,475 SF	2,451 SF	11,336 SF

70 WALKER ST. - NEWTON , MA

TWO BUILDINGS, FOUR TOWNHOMES

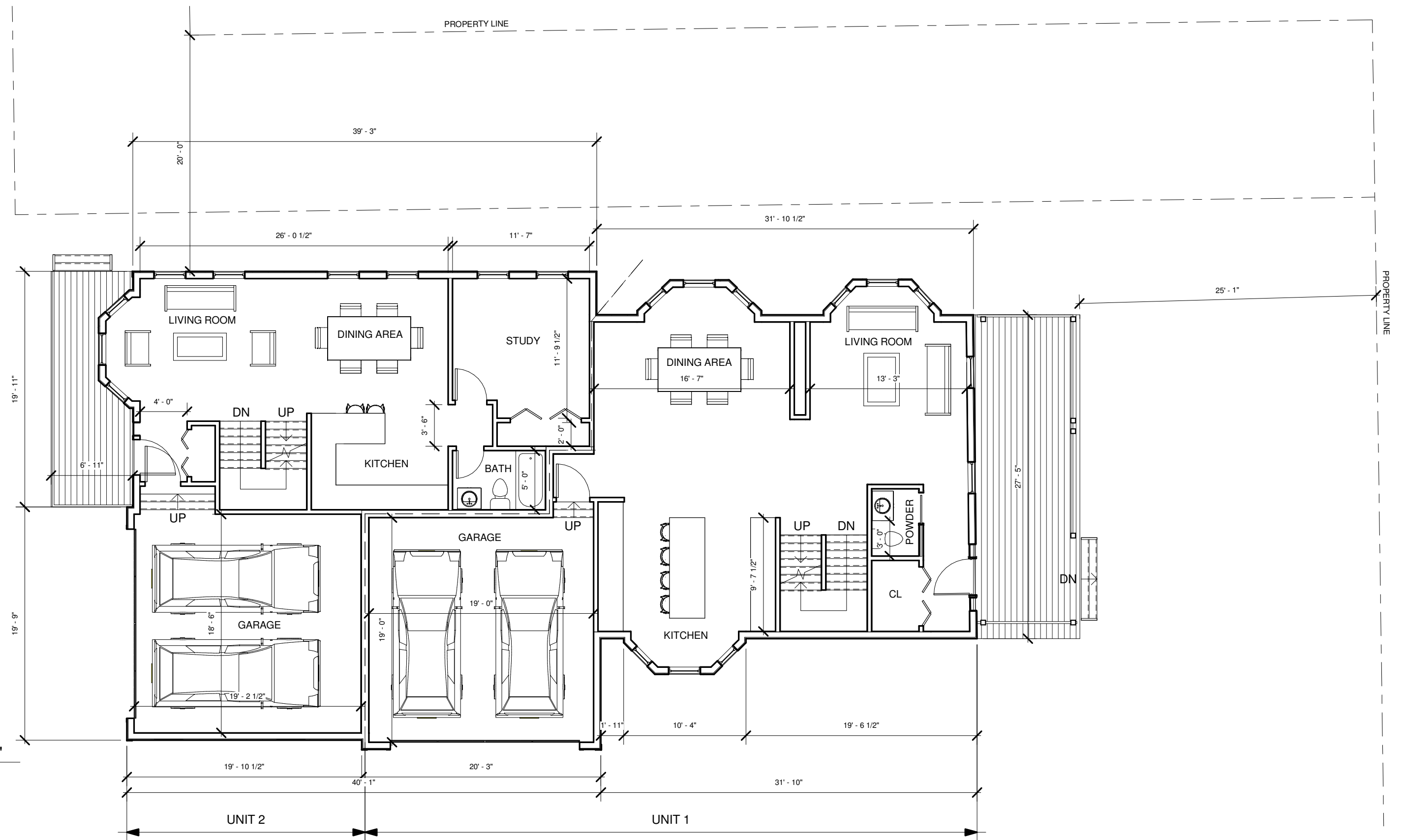


70 WALKER ST
UNITS 1 & 2

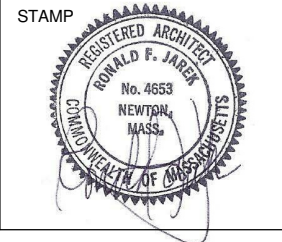
COVER SHEET

11/22/19





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



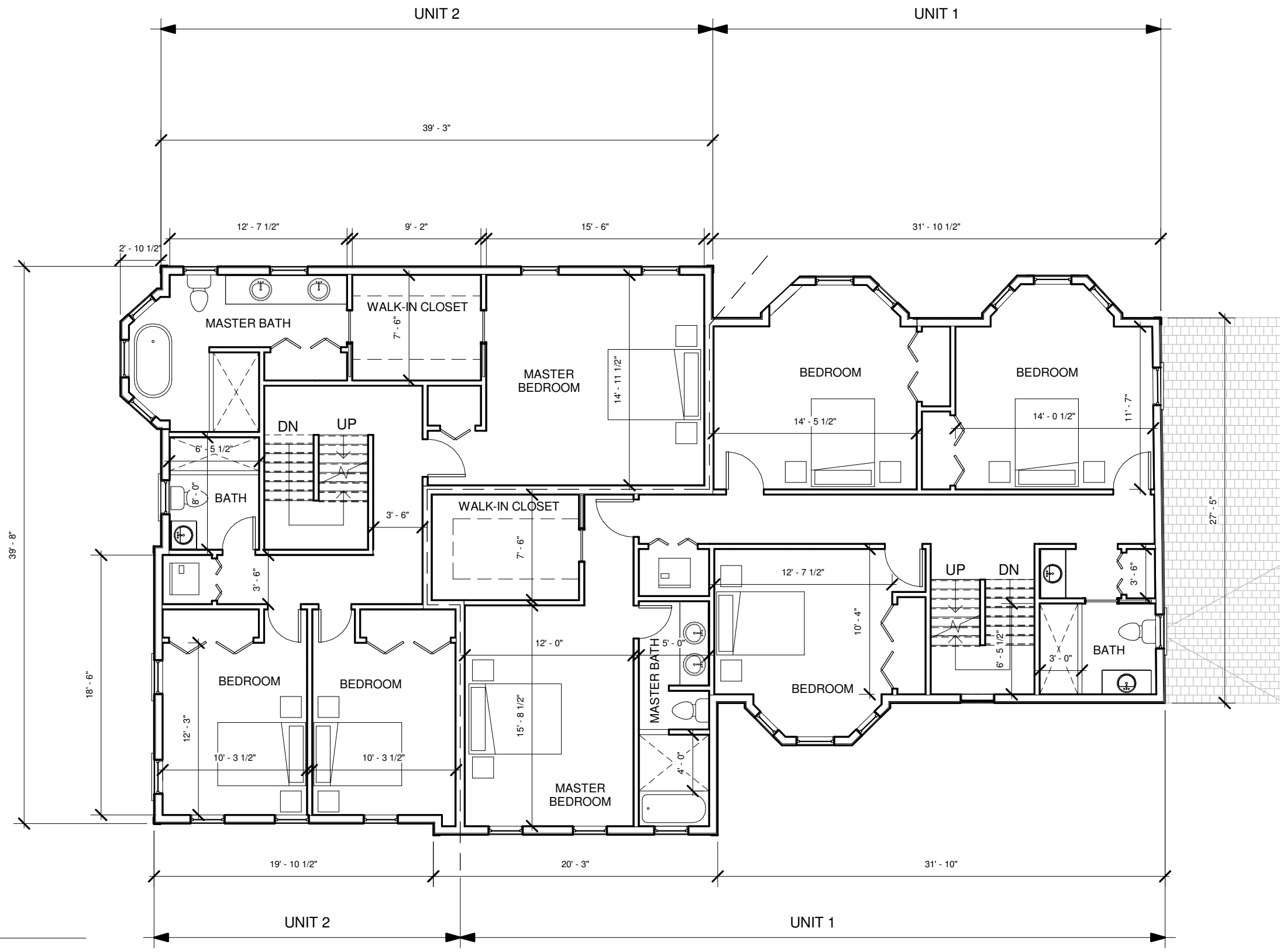
70 WALKER ST
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET
UNITS 1 & 2

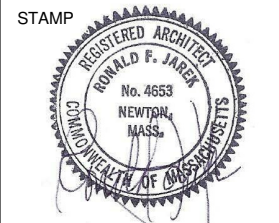
Revision No.	Description	Date

FIRST FLOOR

Project number	18 - 1101	A - 1.01
Date	11/22/19	
Drawn by	PK	
Checked by	LD	
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 1 & 2

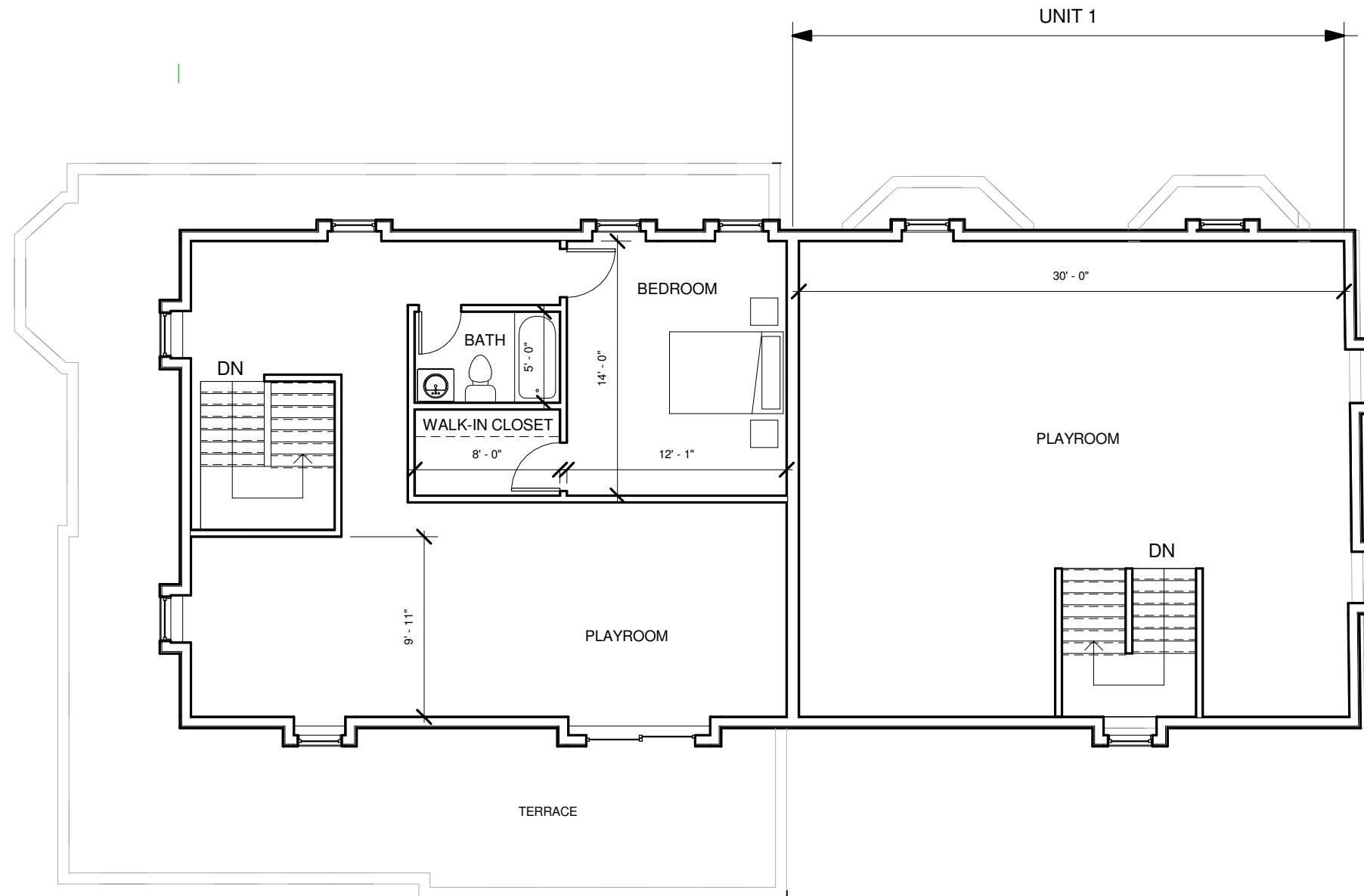
Revision No.	Description	Date

SECOND FLOOR

Project number	18 - 1101
Date	11/22/19
Drawn by	PK
Checked by	LD

A - 1.02

Scale 1/8" = 1'-0"



① Level 3 - 1/8"
1/8" = 1'-0"



STAMP



70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 1 & 2

Revision No.	Description	Date

THIRD FLOOR

Project number	18 - 1101
Date	11/22/19
Drawn by	PK
Checked by	LD

A - 1.03

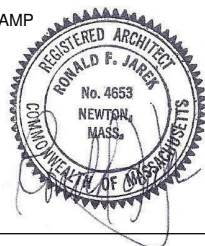
Scale 1/8" = 1'-0"



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	11/22/19
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	11/22/19
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	11/22/19
Drawn by	PK
Checked by	LD

A - 2.02

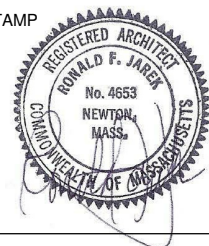
Scale 3/16" = 1'-0"



1 Right 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

RIGHT ELEVATION

Project number	18 - 1101
Date	11/22/19
Drawn by	PK
Checked by	LD

A - 2.03

Scale 1/8" = 1'-0"

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.: 0.51
 PROPOSED GROSS FLOOR AREA: 11,336 SF

PROPOSED SETBACKS

FRONT: 25' - 1"
 SIDE: 13'-10"
 REAR: 29' - 5"

LOT COVERAGE
 PROPOSED LOT COVERAGE: 24.9%
 5,469 SF < 6,589 SF

OPEN SPACE
 PROPOSED OPEN SPACE: 58.3% OF LOT AREA
 12,962 SF > 10,981

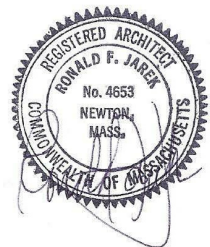
EXISTING BUILDING HEIGHT: 38' - 8"
 PROPOSED BUILDING HEIGHT: 38' - 8"

UNIT INFORMATION:

	UNIT 1	UNIT 2	UNIT 3	UNIT 4	TOTAL
1ST FL	1274 SF	1111 SF	1278 SF	1266 SF	4,929 SF
2ND FL	1318 SF	1057 SF	1197 SF	1185 SF	4,759 SF
3RD FL	792 SF	858 SF	N/A	N/A	1,650 SF
TOTAL	3,384 SF	3,026 SF	2,475 SF	2,451 SF	11,336 SF

70 WALKER ST. - NEWTON , MA

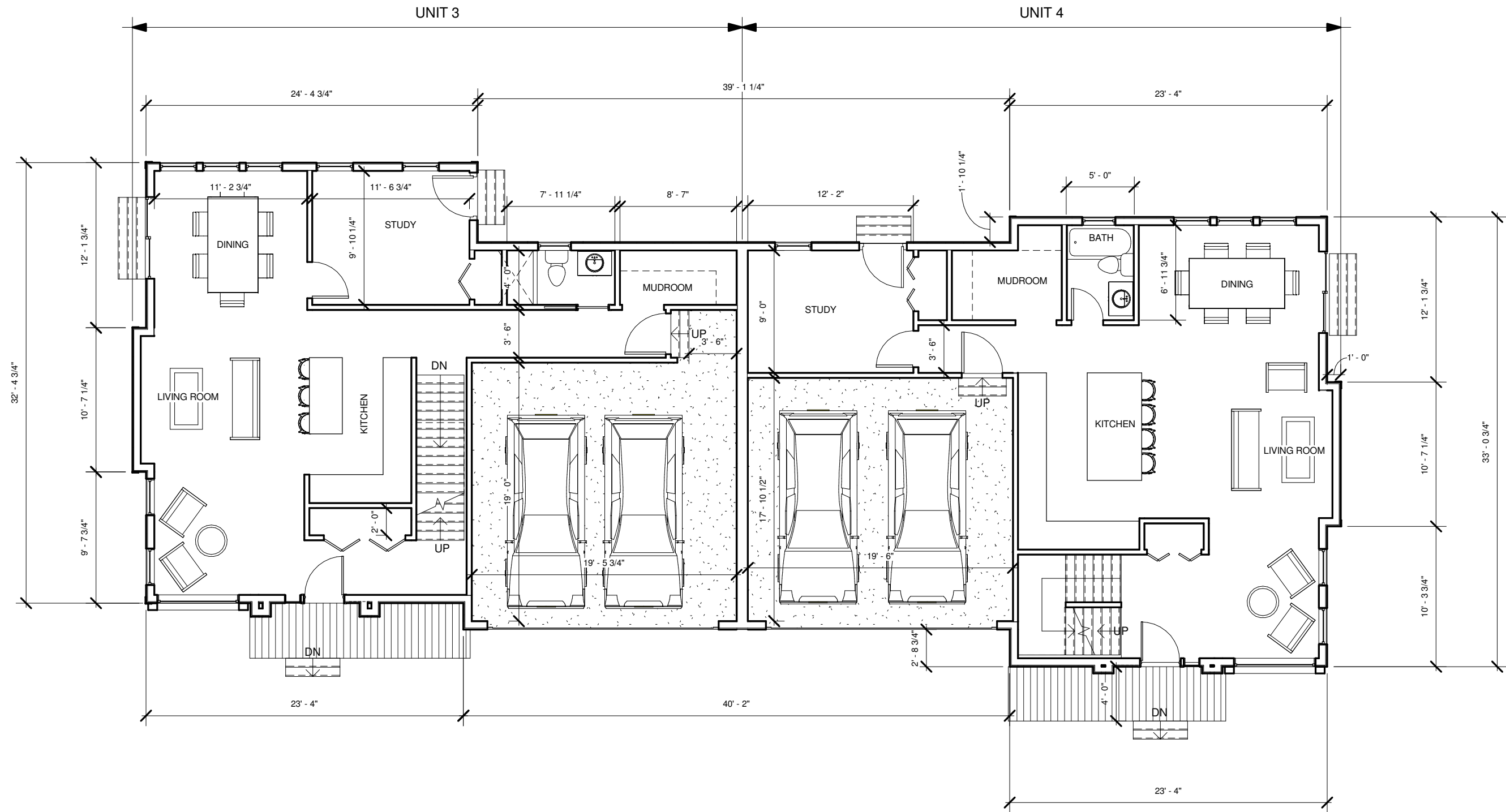
TWO BUILDINGS, FOUR TOWNHOMES



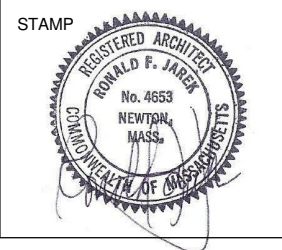
70 WALKER ST
UNITS 3 & 4

COVER SHEET
 11/22/19





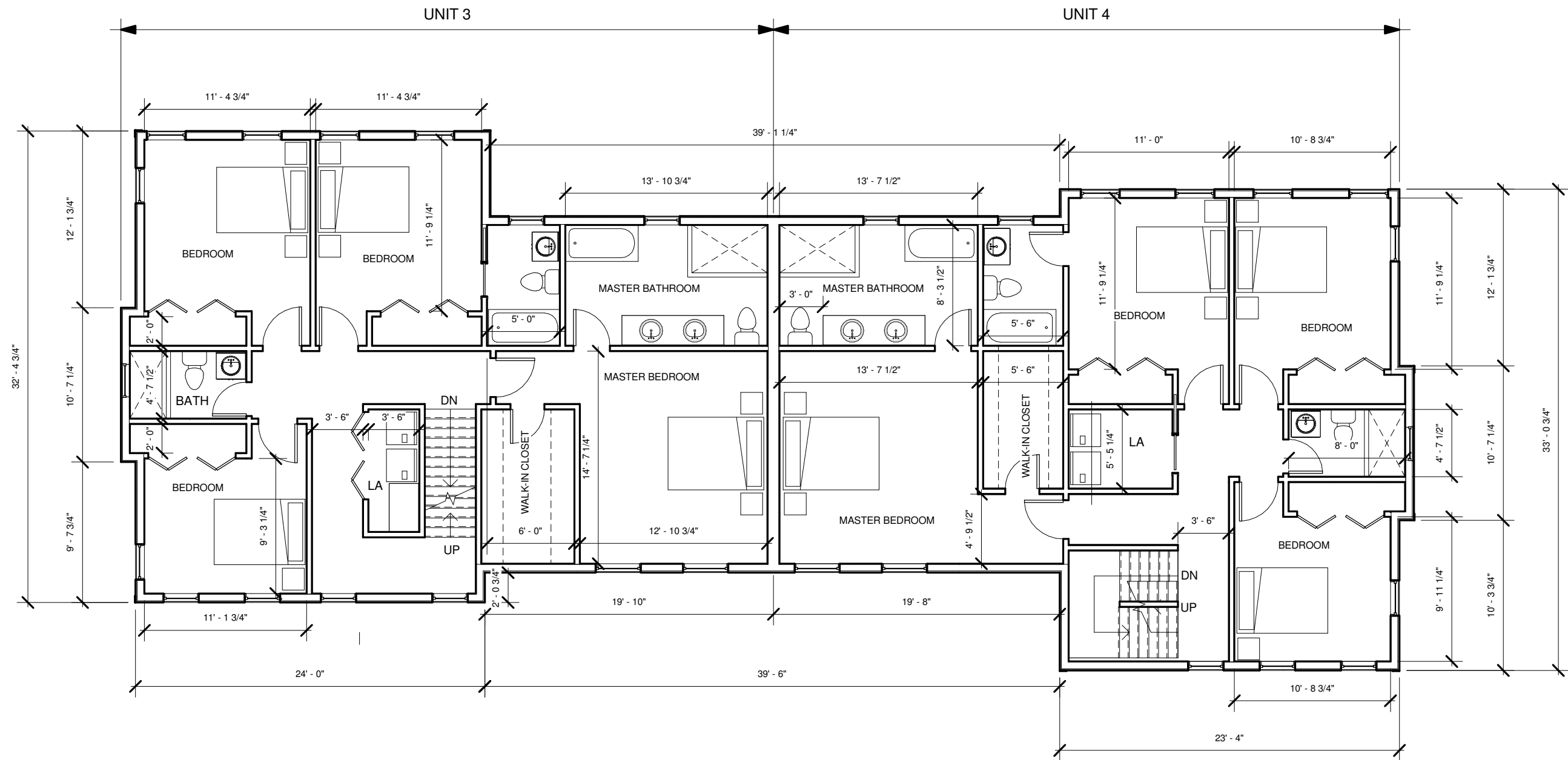
1 Level 1 - 1/8"
1/8" = 1'-0"



70 WALKER ST
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 3 & 4		
Revision No.	Description	Date

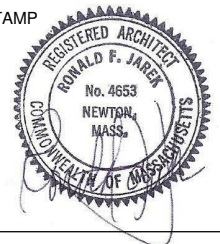
FIRST FLOOR		A - 1.01
Project number	18 - 1101	
Date	11/22/19	
Drawn by	PK	
Checked by	LD	
Scale 1/8" = 1'-0"		



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



STAMP



70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 3 & 4

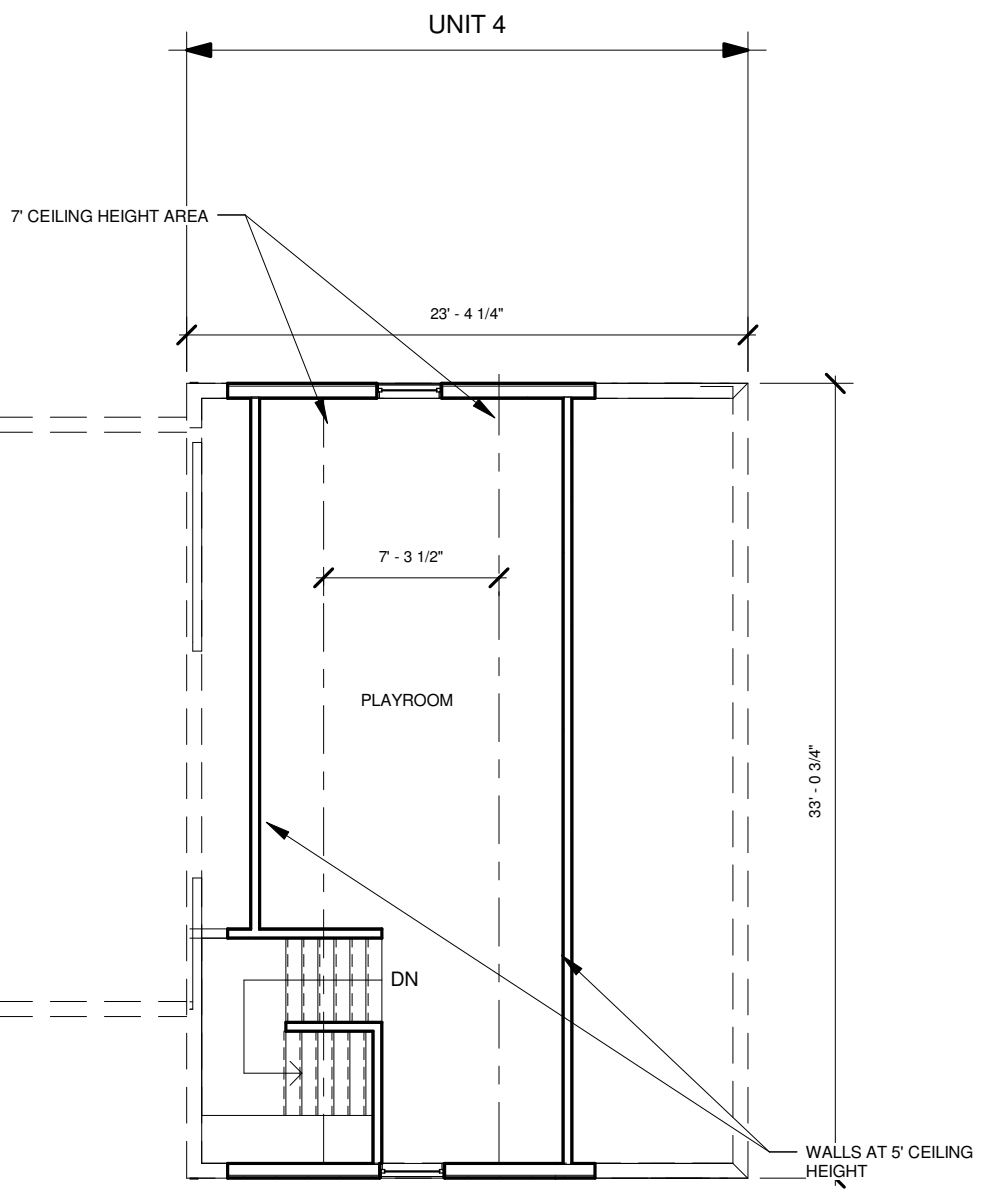
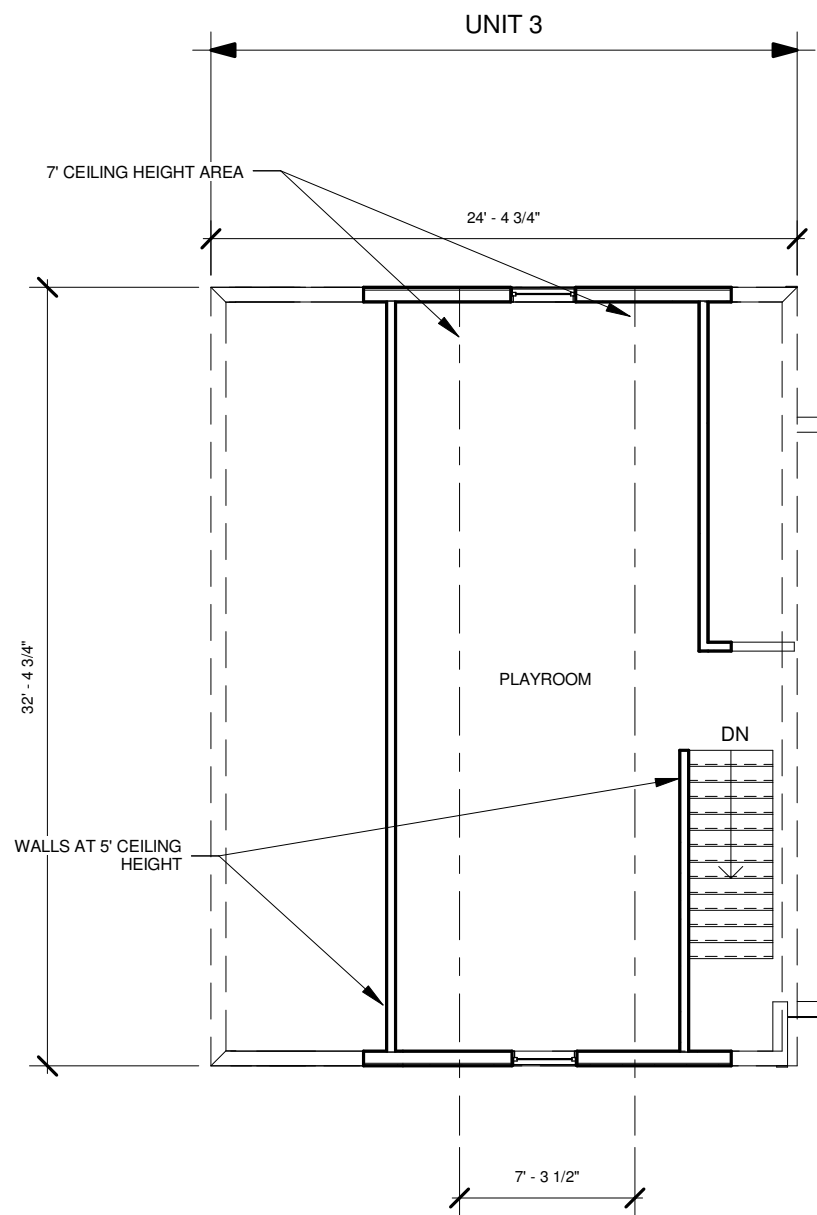
Revision No.	Description	Date

SECOND FLOOR

Project number 18 - 1101
Date 11/22/19
Drawn by PK
Checked by LD

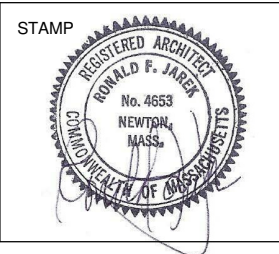
A - 1.02

Scale 1/8" = 1'-0"



**3RD FLOOR AREA OF 250 S.F. (PER UNIT) EXEMPT FROM F.A.R. TOTAL

1 Level 3 - 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

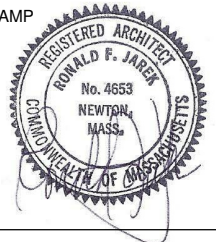
THIRD FLOOR		A - 1.03
Project number	18 - 1101	
Date	11/22/19	
Drawn by	PK	
Checked by	LD	
Scale 1/8" = 1'-0"		



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



STAMP



70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 3 & 4

Revision No.	Description	Date

FRONT ELEVATION

Project number	18 - 1101
Date	11/22/19
Drawn by	PK
Checked by	LD

A - 2.00

Scale 1/8" = 1'-0"



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



STAMP



70 WALKER ST

70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET UNITS 3 & 4

Revision No.	Description	Date

LEFT ELEVATION

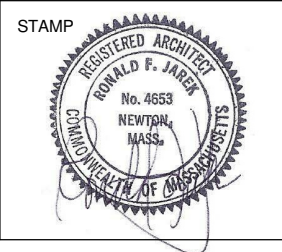
Project number	18 - 1101
Date	11/22/19
Drawn by	PK
Checked by	LD

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

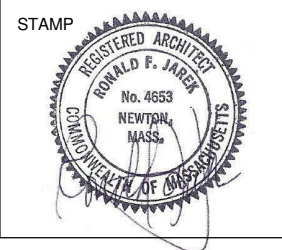
DESIGN DRAWING SET
UNITS 3 & 4

Revision No.	Description	Date

REAR ELEVATION		A - 2.02
Project number	18 - 1101	
Date	11/22/19	
Drawn by	PK	
Checked by	LD	
Scale 1/8" = 1'-0"		



① Right Elevation
1/8" = 1'-0"



70 WALKER ST
70 WALKER ST - NEWTON, MA 02460

DESIGN DRAWING SET
UNITS 3 & 4

Revision No.	Description	Date

RIGHT ELEVATION

Project number	18 - 1101
Date	11/22/19
Drawn by	PK
Checked by	LD

A - 2.03

Scale 1/8" = 1'-0"