Attic Renovation

136-138 Eastbourne Road, MA

LEGEND

ZONING REVIEW

September 11th, 2015

DRIVEWAY

FRONT (WEST ELEVATION)

NEIGHBOR'S DRIVEWAY (SOUTH)

NEIGHBOR'S DRIVEWAY (FROM REAR)

REAR YARD (LOOKING SOUTH-WEST)

REAR VIEW (LOOKING WEST)

ATTIC CONVERSION
EXISTING CONDITIONS PHOTOS
136-138 Eastbourne Road, Newton, MA

G1
091115

ATTIC CONVERSION
AERIAL VIEWS
136-138 Eastbourne Road, Newton, MA

G2
091115

E

F

G

H

I

J

ATTIC CONVERSION
NEIGHBORHOOD CONTEXT PHOTOS
136-138 Eastbourne Road, Newton, MA

G3
091115
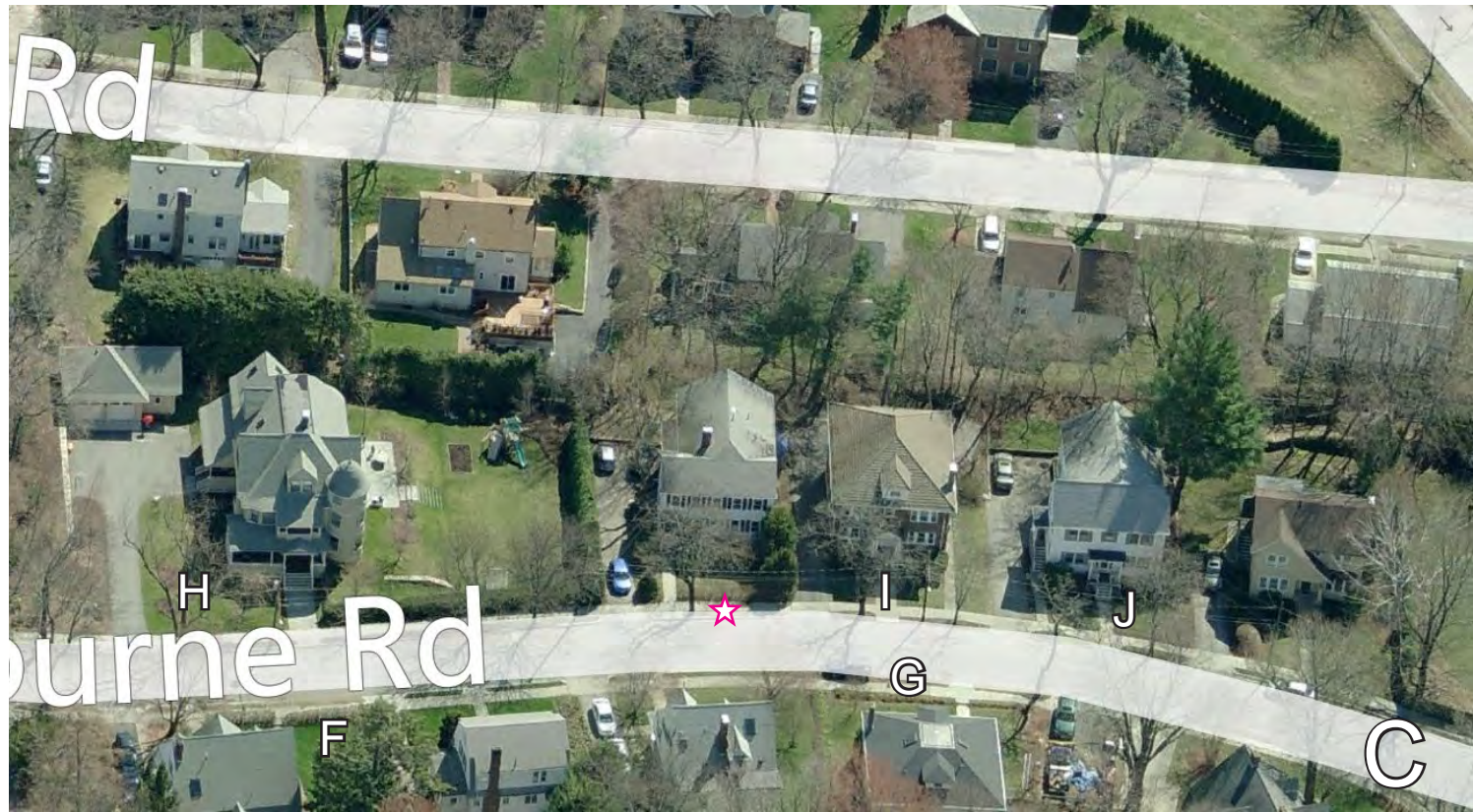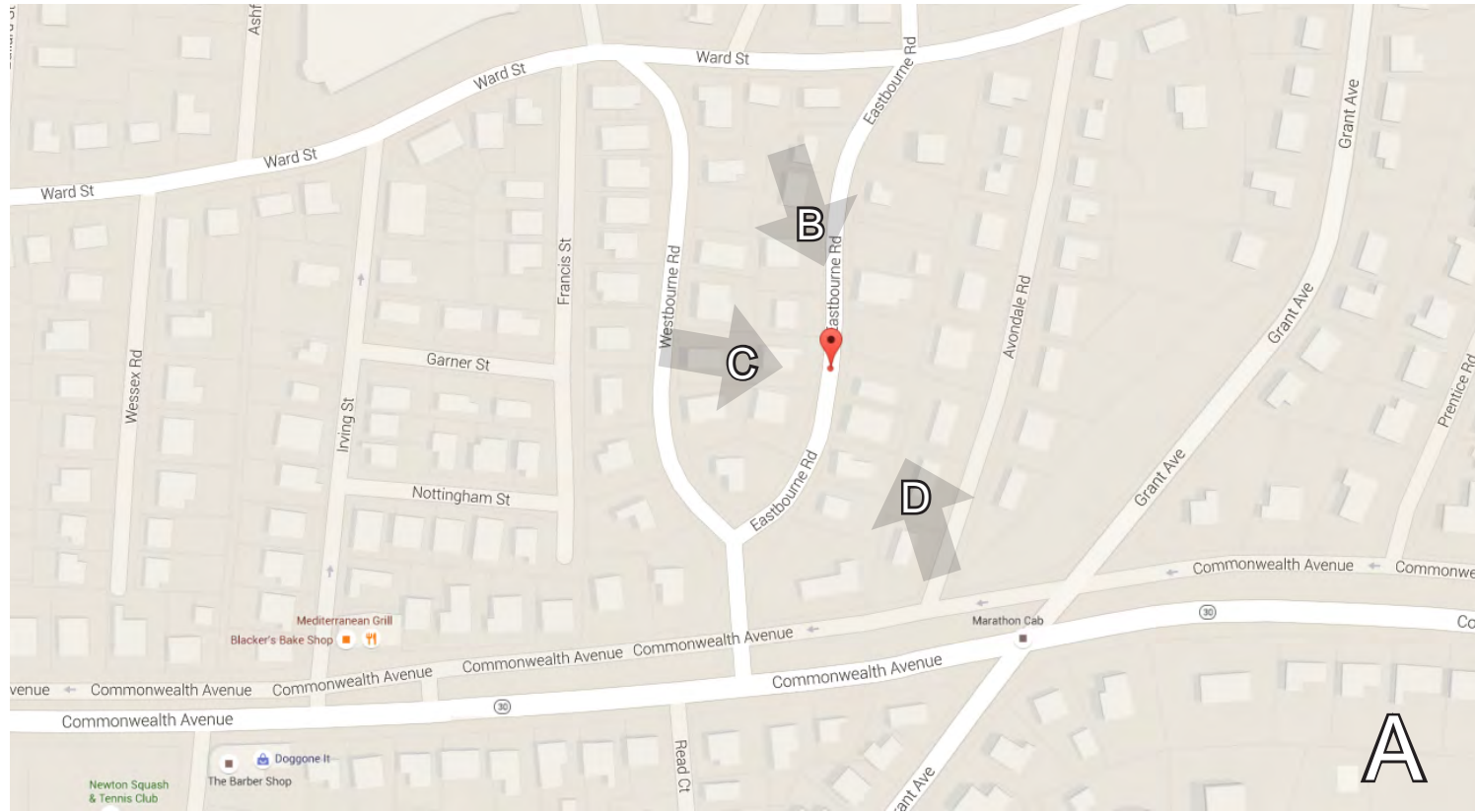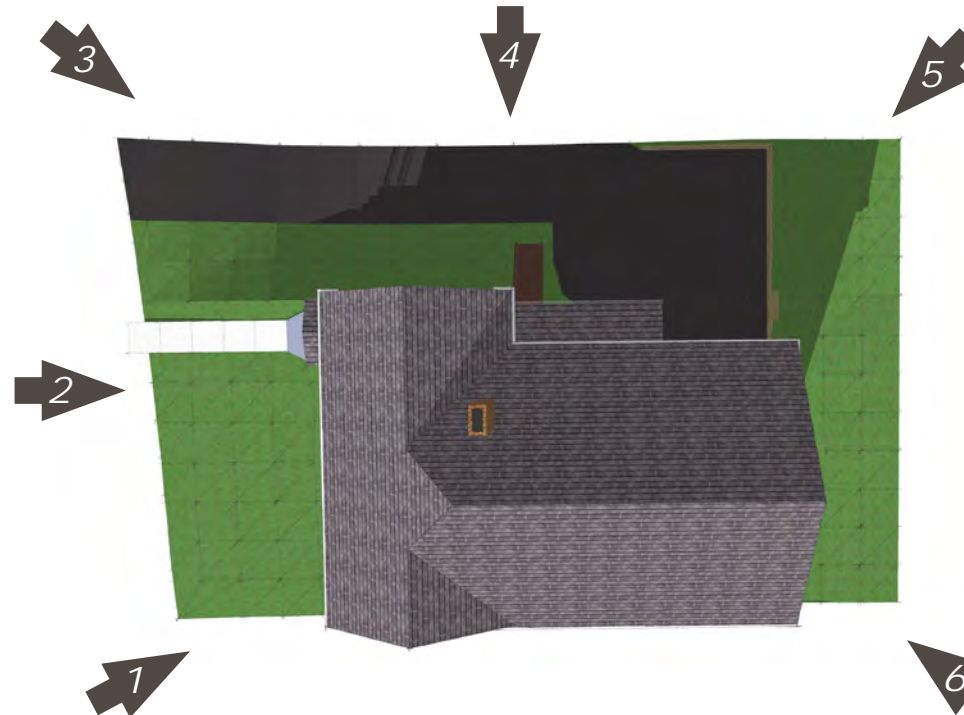
EXISTING ELEVATIONS (136-138)

X0

091115

BASEMENT PLAN

34.3

13'-8" | 16'-4"

EXCLUSIVE USE
STORAGE
UNIT #136

EXCLUSIVE USE
STORAGE
UNIT #138

16'-1"

F

F

23'-6"

29'-6"

W

18.4

6.0

W   C

12'-4"

GAS METERS

COMMON
RECEPTACLE
STORAGE

43.5

COMMON
HALL

9'-0"

COMMON LAUNDRY
ROOM

ELEC. PANEL

UP

30.1

EXCLUSIVE USE PARKING
UNIT #138

8'-3"

16'-6"

EXCLUSIVE USE PARKING
UNIT #136

28.3
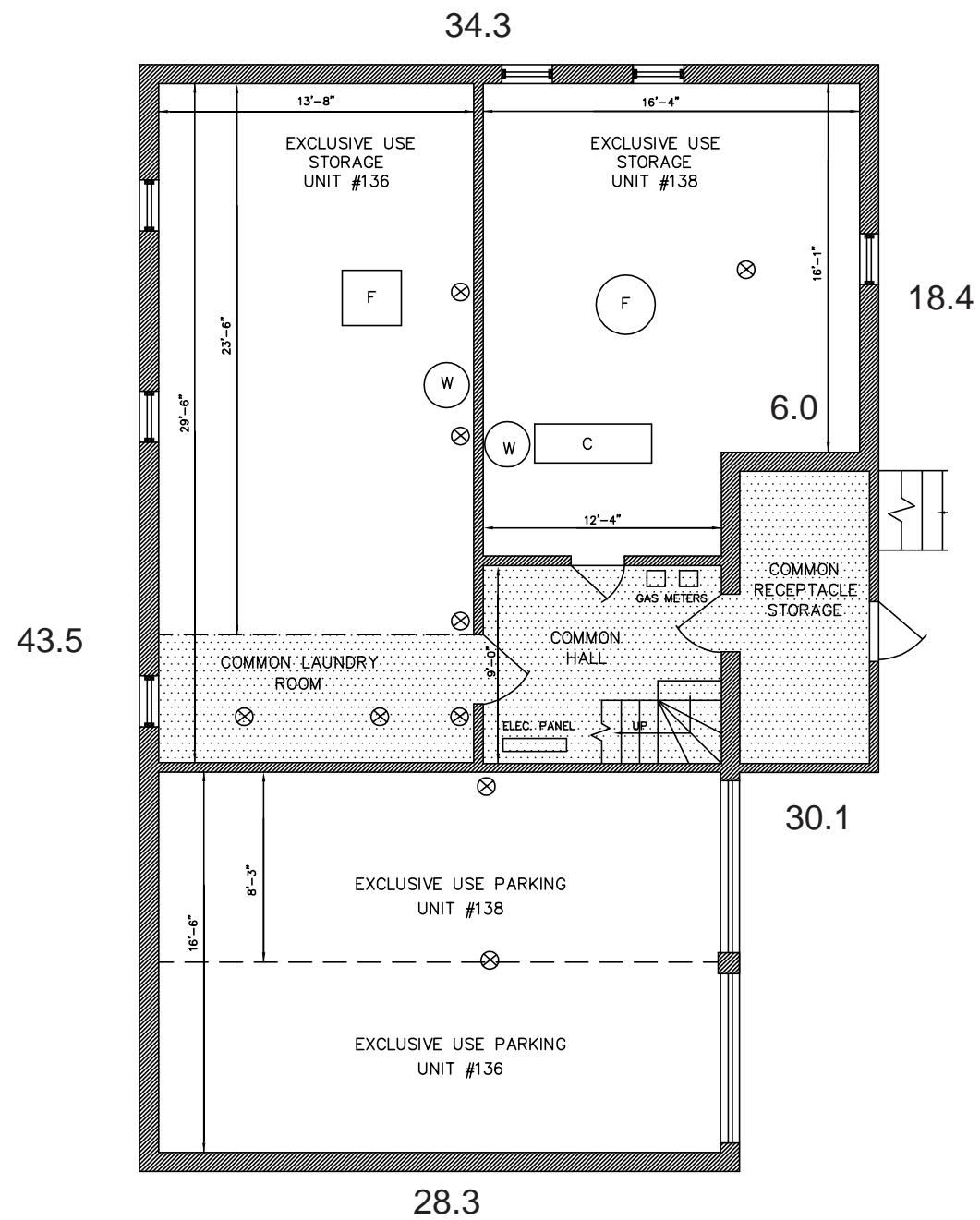
BASEMENT PLAN
SCALE: +/- 1/8" = 1'-0"

Total Area: 1483/2 = 742 SF

FIRST FLOOR PLAN

34.3

13'-6" | 13'-6"

5'-6"

COMMON
HALL

DINING ROOM

13'-0"

15'-6"

LIVING ROOM

PART OF
UNIT 136
34 S.F.

18.4

CLOSET

UP

11'-9"

CHINA
CLOSET

BREAKFAST NOOK

5'-4"

FIREPLACE

6.0

CLOSET

EXCLUSIVE USE
PORCH
UNIT #138

11'-9"

BEDROOM

11'-0"

43.5

10'-3"

KITCHEN

CLOSET

13'-6"

CLOSET

DN. UP

30.1

LINEN
CLOSET

138
1213 S.F.

COMMON
HALL

9'-6"

5'-6"

BATHROOM

HALL

13'-6" | 13'-6"

11'-8"

BEDROOM

CLOSET

MASTER
BEDROOM

13'-7"

CLOSET

28.3
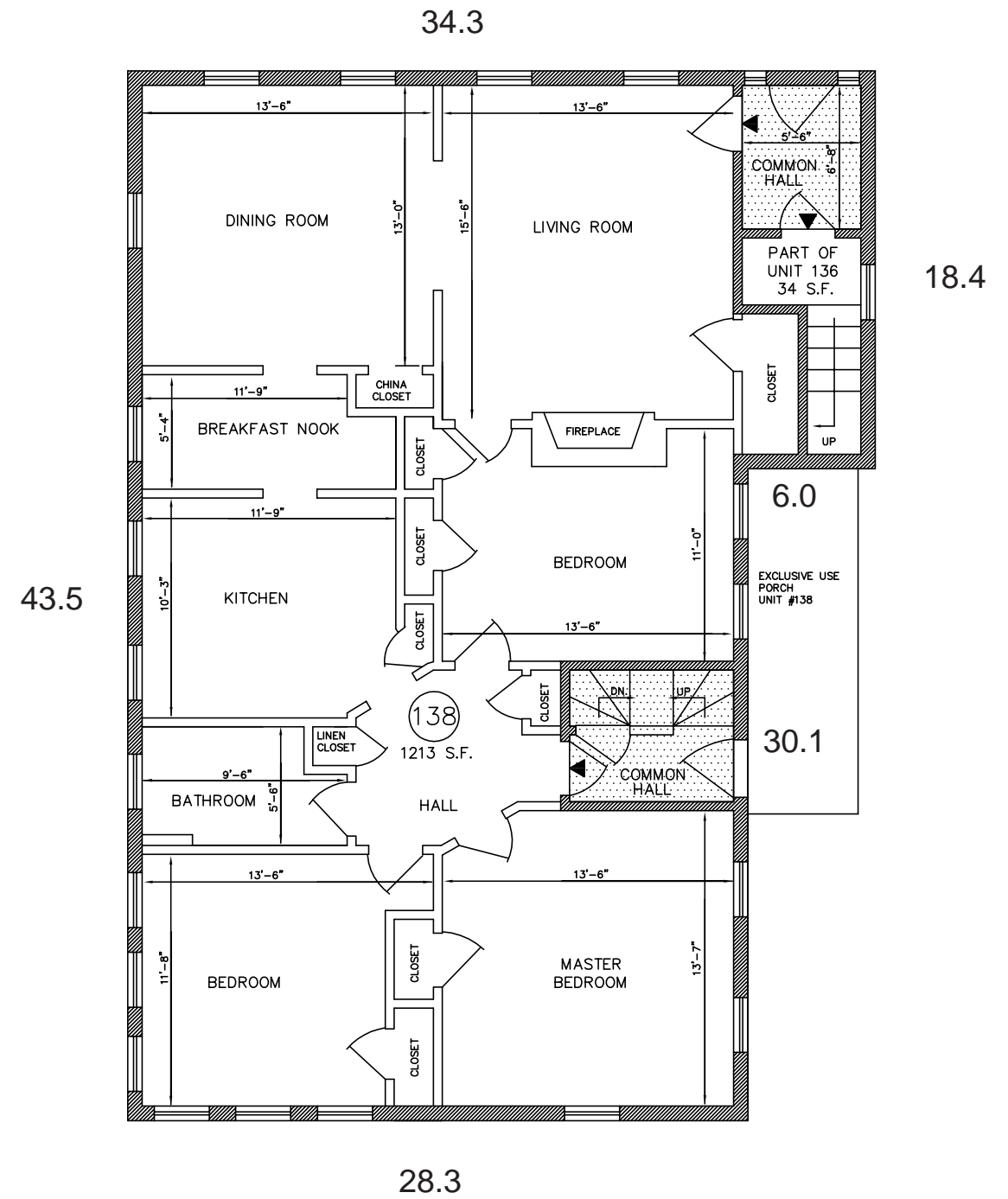
FIRST FLOOR PLAN
SCALE: +/- 1/8" = 1'-0"

Total Area: 1483 SF

ATTIC CONVERSION
BASEMENT PLAN (136-138)
136-138 Eastbourne Road, Newton, MA

X1
091115

SECOND FLOOR PLAN (136)

34.3

13'-6"
13'-6"
5'-6"

DINING ROOM
13'-0"
15'-6"
LIVING ROOM
HALL
10'-0"

18.4

CHINA CLOSET
11'-9"
5'-4"
BREAKFAST NOOK
CLOSET
FIREPLACE
DN.

6.0

11'-9"
CLOSET
BEDROOM
11'-0"

10'-3"
KITCHEN
CLOSET
13'-6"

EXCLUSIVE USE BALCONY UNIT #136

43.5

CLOSET
DN.

30.1

LINEN CLOSET
136
1270 S.F.
COMMON HALL

9'-6"
5'-6"
BATHROOM
HALL

13'-6"
13'-6"

11'-8"
BEDROOM
CLOSET
MASTER BEDROOM
13'-7"

CLOSET

28.3

SECOND FLOOR PLAN (136)
SCALE: +/- 1/8" = 1'-0"

Total Area: 1483 SF

ATTIC PLAN

34.3

11.5'

18.4

5.8'

6.0

35.4'

43.5

39.3'

30.1

206 SF

452 SF

28.3

AREA UNDER 7'-0" PLANE
AREA UNDER 5'-0" PLANE

206 SF < 452 SF (50%)

ATTIC PLAN
SCALE: +/- 1/8" = 1'-0"

Total Area: 0 SF

NOTE:
UNIT PLAN TAKEN FROM EXISTING CONDO DOCUMENTS.
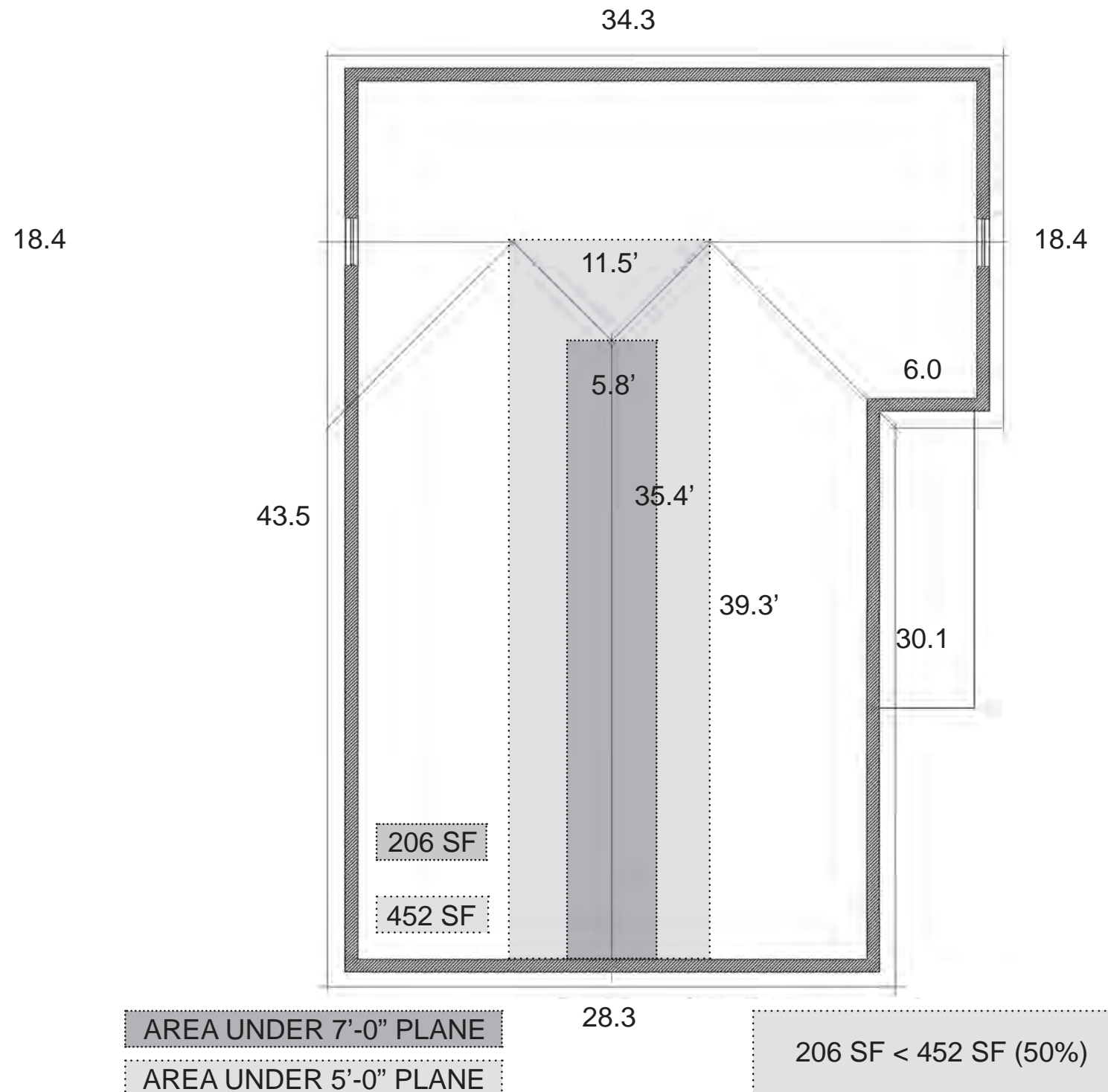ALL INFORMATION IS FOR REFERENCE ONLY

ATTIC CONVERSION
EXISTING PLANS
136-138 Eastbourne Road, Newton, MA

X2
091115

11'-6"

5'-10"

7'-0"

5'-0"

8'-0"

8'-0"

32'-10" ABOVE AVERAGE GRADE PLANE

AREA UNDER 5'-0" PLANE: 452 SF
AREA UNDER 7'-0" PLANE: 206 SF
AREA WHERE 7'-0" IS 50%: 0 SF

NOTE: SEE X2 FOR PLAN DIAGRAM

EXISTING SECTION

X3

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AREA CALCULATIONS:

FOUNDATION:
48.5' X 28.3' + 18.4' X 6.0'
1372.55 + 110.4 = 1482.95

NEWTON ZONING
Existing Non-Conforming FAR
136-138 Eastbourne Road (lot created before 12/7/53)

ZONE:	SR2
LOT SIZE:	5949
FRONTAGE:	80' (req.), 61. 5' (actual)
FRONT SETBACK:	25' 26.3' (actual)
REAR SETBACK:	15 20.5' (actual)
SIDE SETBACK:	7.5 9.6' (actual)
SIDE SETBACK:	7.5 16.3' (actual)
MAX COVERAGE:	30% = 1784.7sf (5949sf x 30%)
MIN OPEN SPACE:	50% 2974.5sf (5949sf x 50%)
MAX BLDG HEIGHT:	36' (max), +/-28' (from avg. grade plane)

FAR:	.46 - [.000015 X (5949 - 5000)] = .45
FAR MAX:	.45 x 5949sf = 2678
EXISTING FAR:	.62 = (3708sf / 5952sf)
PROP. FAR:	.71 = (5192sf / 2677sf)

AREA BREAKDOWN

Basement	742sf (1483/2) - unfinished
Condo 1:	1483sf
Condo 2:	1483sf
Area above:	0sf (existing) 524sf (proposed)
Garage:	(included in basement area)

TOTAL AREA (EXIST.) 3708sf
TOTAL AREA (PROP.) 4232sf

BUILDING LOT COVERAGE
Exist. House: 1483 sf
Exist. enc. Prch: none
Accessory: none

TOTAL COVERAGE   24.9% (1483 sf / 5952 sf)

OPEN SPACE REQUIREMENT

Exist. House:	1483 sf
Exist. side porch:	100 sf
Exist. entry porch:	40 sf
Exist. driveway	1000 sf
TOTAL	2956 sf

OPEN SPACE: 5952 sf - 2956 sf = 2996 sf open
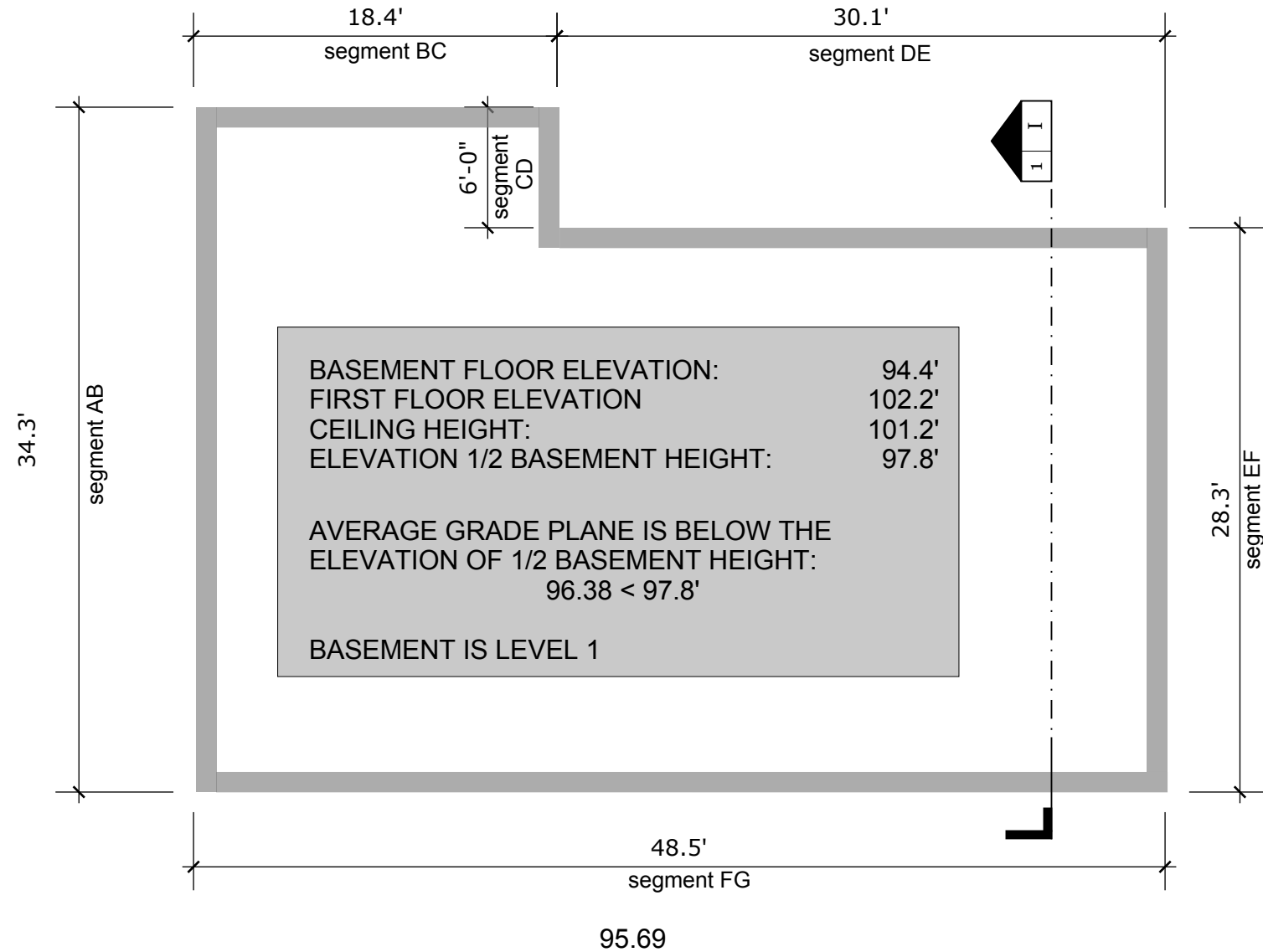5949 sf / 2996 sf = 50.3%
50.3% > 50%

AVERAGE GRADE PLANE:

segment AB = (98.8 + 98.9) / 2 x 34.3' = 3400.4
segment BC = (98.7 + 97.0) / 2 x 18.4' = 1800.4
segment CD = (97.0 + 94.9) / 2 x 6.0' = 575.7
segment DE = (94.9 + 94.3) / 2 x 30.1' = 2847.5
segment EF = (94.3 + 94.5) / 2 x 28.3' = 2671.5
segment FG = (94.5 + 97.7) / 2 x 48.5' = 4665.7

P = (34.3')+(18'.4)+(6.0')+(30'.1)+(28.3')+(48.5') = 165.6'

$$\left\{ \frac{(e1 + e2) / 2 \times L}{P} \right.$$

$$\frac{15961.2}{165.6'}$$

Average Grade Plane = 96.38'

BASEMENT FLOOR ELEVATION: 94.4'
FIRST FLOOR ELEVATION   102.2'
CEILING HEIGHT: 101.2'
ELEVATION 1/2 BASEMENT HEIGHT: 97.8'

AVERAGE GRADE PLANE IS BELOW THE
ELEVATION OF 1/2 BASEMENT HEIGHT:
            96.38 < 97.8'

BASEMENT IS LEVEL 1

18.4' segment BC
30.1' segment DE
6'-0" segment CD
34.3' segment AB
28.3' segment EF
48.5' segment FG

95.69

NOTE: ALL CALCULTIONS ARE BASED ON SURVEY INFORMATION PROVIDEd ON SUBSEQUENT PAGES SEE Z2, Z3, Z4 FOR FURTHER INFORMATION
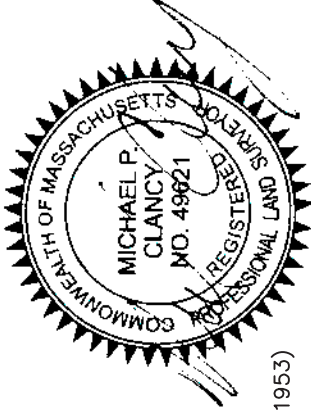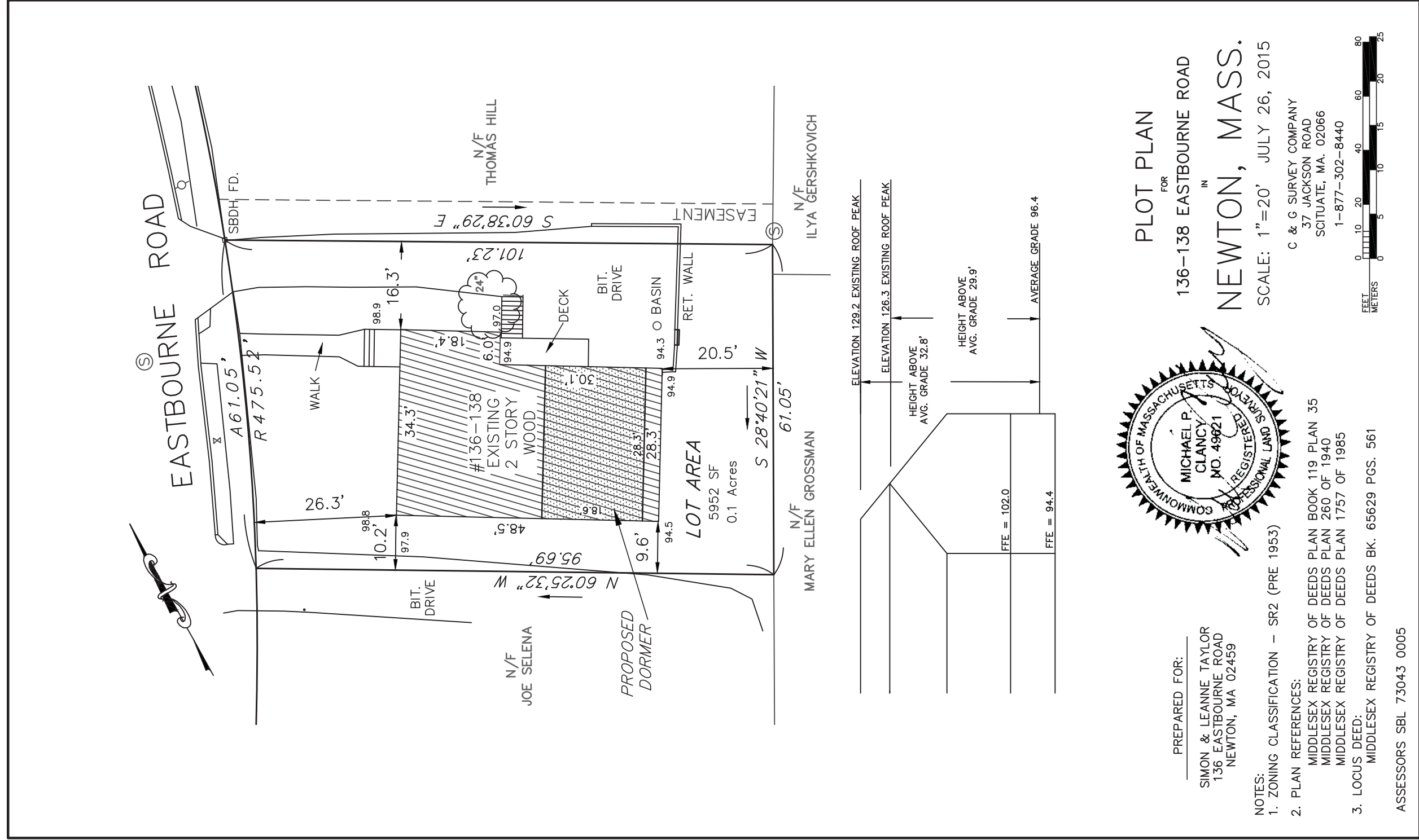
ZONING PLAN
+/- SCALE: 1/8" = 1'-0"

Z1

091115

EASTBOURNE ROAD

A 61.05'
R 475.52'

S 60°38'29" E
101.23'

N/F
THOMAS HILL

N/F
ILYA GERSHKOVICH

EASEMENT

SBDH. FD.

16.3'

98.9
24"
97.0

DECK

BIT. DRIVE

O BASIN

RET. WALL

94.3

20.5'

94.9

WALK

34.3'

#136-138
EXISTING
2 STORY
WOOD

18.4'
6.0'
94.9

30.1'

28.3'
28.3'

LOT AREA
5952 SF
0.1 Acres

S 28°40'21" W
61.05'

26.3'

98.8
10.2'
97.9

48.5'

18.6'
94.5

9.6'
94.9

N 60°25'32" W
95.69'

BIT. DRIVE

PROPOSED DORMER

N/F
MARY ELLEN GROSSMAN

N/F
JOE SELENA

ELEVATION 129.2 EXISTING ROOF PEAK

ELEVATION 126.3 EXISTING ROOF PEAK

HEIGHT ABOVE
AVG. GRADE 29.9'

HEIGHT ABOVE
AVG. GRADE 32.8'

AVERAGE GRADE 96.4
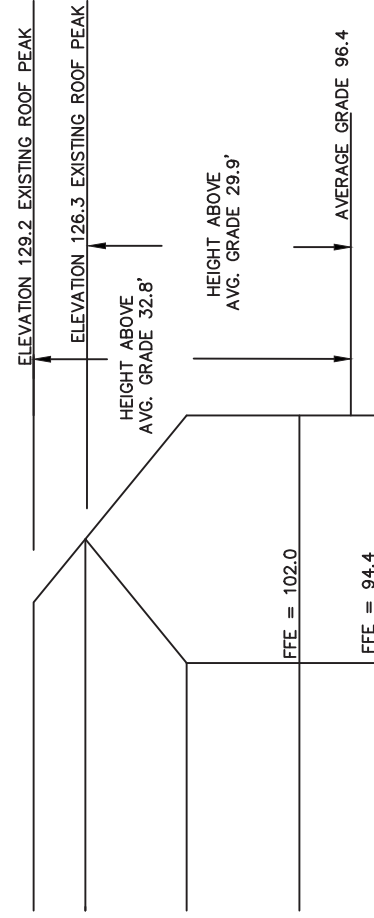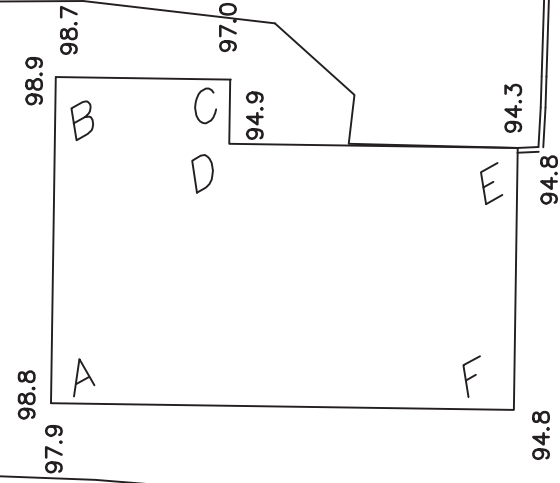
FFE = 102.0

FFE = 94.4

PLOT PLAN
FOR
136-138 EASTBOURNE ROAD
IN
NEWTON, MASS.

SCALE: 1"=20' JULY 26, 2015

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

FEET
METERS

0 10 20 40 60 80
0   5   10   15   20   25

COMMONWEALTH OF MASSACHUSETTS
MICHAEL P. CLANCY
NO. 49021
REGISTERED
PROFESSIONAL LAND SURVEYOR

PREPARED FOR:
SIMON & LEANNE TAYLOR
136 EASTBOURNE ROAD
NEWTON, MA 02459

NOTES:
1. ZONING CLASSIFICATION - SR2 (PRE 1953)

2. PLAN REFERENCES:
MIDDLESEX REGISTRY OF DEEDS PLAN BOOK 119 PLAN 35
MIDDLESEX REGISTRY OF DEEDS PLAN 260 OF 1940
MIDDLESEX REGISTRY OF DEEDS PLAN 1757 OF 1985

3. LOCUS DEED:
MIDDLESEX REGISTRY OF DEEDS BK. 65629 PGS. 561

ASSESSORS SBL 73043 0005

Z2
091115

SITE SURVEY
136-138 Eastbourne Road, Newton, MA

EASTBOURNE ROAD

5952.3 Sq. Feet
0.1 Acres

98.7
98.9
98.8

B
C   94.9
D

97.0

94.3
E
94.8

A
98.8
97.9

F

94.8

ELEVATION 129.2 EXISTING ROOF PEAK

ELEVATION 126.3 EXISTING ROOF PEAK

HEIGHT ABOVE
AVG. GRADE 32.8'

HEIGHT ABOVE
AVG. GRADE 29.9'

AVERAGE GRADE 96.4

FFE = 102.0

FFE = 94.4

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PLOT PLAN
FOR
136–138 EASTBOURNE ROAD
IN
NEWTON, MASS.

SCALE: 1"=20'   JULY 26, 2015

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

FEET
METERS
0   10   20   40   60   80
0   5   10   15   20   25

Z3
091115

AVERAGE GRADE PLANE
136-138 Eastbourne Road, Newton, MA

PLOT PLAN
FOR
136-138 EASTBOURNE ROAD
IN
NEWTON, MASS.
SCALE: 1"=20' JULY 26, 2015

C & G SURVEY COMPANY
37 JACKSON ROAD
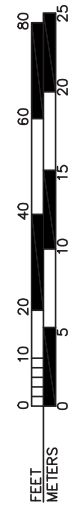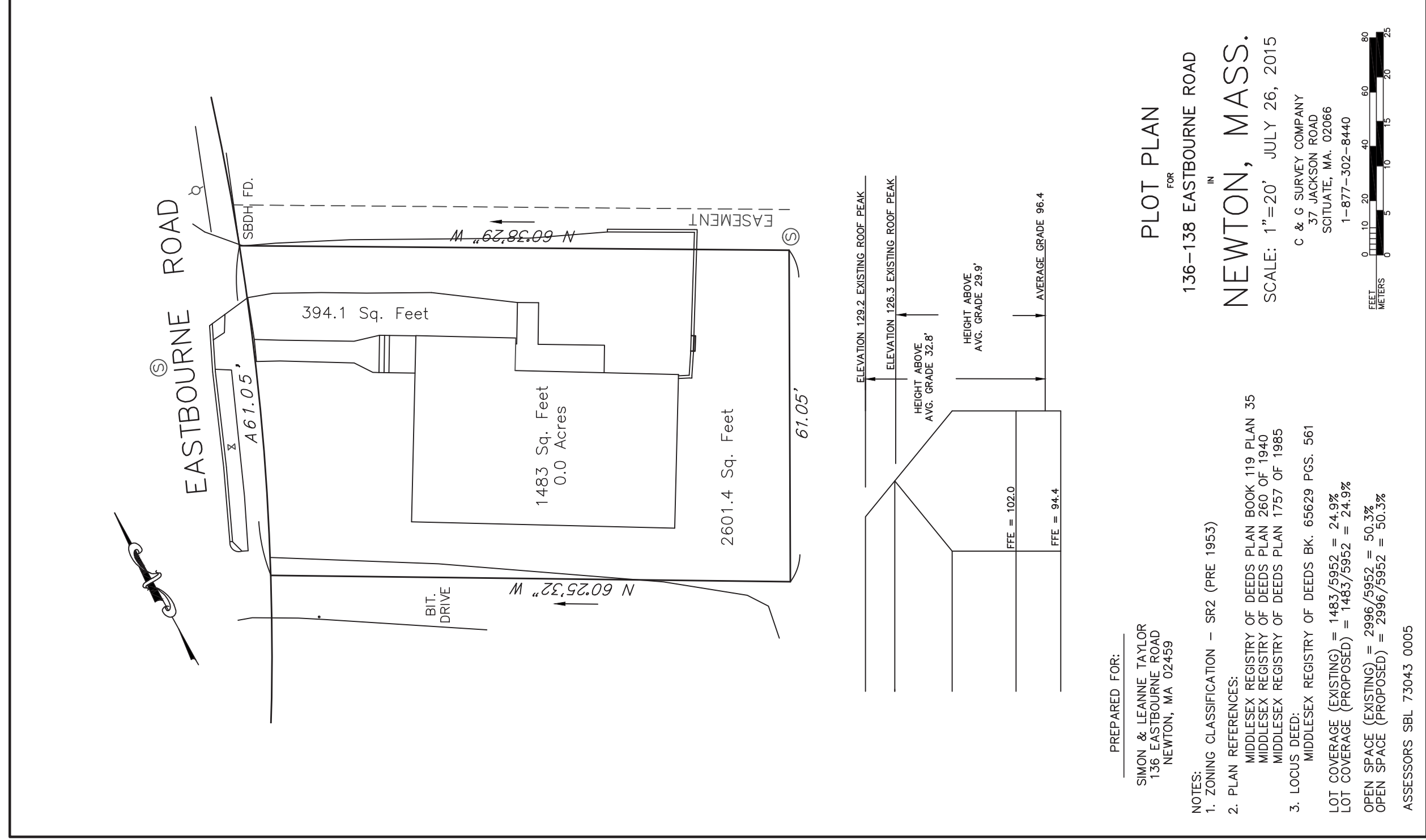SCITUATE, MA. 02066
1-877-302-8440

EASTBOURNE ROAD

SBDH. FD.

EASEMENT

N 60°38'29" W

394.1 Sq. Feet

1483 Sq. Feet
0.0 Acres

2601.4 Sq. Feet

A 61.05'

61.05'

BIT. DRIVE

N 60°25'32" W

ELEVATION 129.2 EXISTING ROOF PEAK

ELEVATION 126.3 EXISTING ROOF PEAK

HEIGHT ABOVE
AVG. GRADE 32.8'

HEIGHT ABOVE
AVG. GRADE 29.9'

AVERAGE GRADE 96.4

FFE = 102.0

FFE = 94.4

PREPARED FOR:

SIMON & LEANNE TAYLOR
136 EASTBOURNE ROAD
NEWTON, MA 02459

NOTES:
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   MIDDLESEX REGISTRY OF DEEDS PLAN 1757 OF 1985
3. LOCUS DEED:
   MIDDLESEX REGISTRY OF DEEDS BK. 65629 PGS. 561

LOT COVERAGE (EXISTING) = 1483/5952 = 24.9%
LOT COVERAGE (PROPOSED) = 1483/5952 = 24.9%

OPEN SPACE (EXISTING) = 2996/5952 = 50.3%
OPEN SPACE (PROPOSED) = 2996/5952 = 50.3%

ASSESSORS SBL 73043 0005

FEET
METERS

Z4
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OPEN SPACE DIAGRAM
136-138 Eastbourne Road, Newton, MA

AERIAL VIEW

A0

091115

NOTE: NEW DORMERS ON THIS ELEVATION ARE NO MORE THAN 1/2 THE LENGTH OF THE WALL BELOW AND MIN. 3'-0" FROM EDGE OF EXISTING ROOF

SCHEME A - View from street

A1

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NOTE: NEW DORMERS ARE NOT VISIBLE FROM SIDEWALK IN FRONT OF HOUSE

SCHEME A - View from sidewalk

A1a

091115

NOTE: NEW DORMER IS 3'-0" MORE THAN 1/2 THE LENGTH OF THE WALL BELOW AND MIN. AND 3'-0" FROM EDGE OF EXISTING ROOF

SCHEME A - View from street

A2

091115

NOTE: NEW DORMER IS 3'-0" MORE THAN 1/2 THE LENGTH OF THE WALL BELOW AND MIN. AND 3'-0" FROM EDGE OF EXISTING ROOF

SCHEME A - View from the north

A3

091115

NOTE: NEW DORMER ON NORTH ELEVATION IS 3'-0" MORE THAN 1/2 THE LENGTH OF THE WALL BELOW, LESS THAN 50% ON THE SOUTH ELEVATION AND AND MIN. AND 3'-0" FROM EDGE OF EXISTING ROOF, TYP.

SCHEME A - View from rear

A4

091115

NOTE: NEW DORMER ON NORTH ELEVATION IS 3'-0" MORE THAN 1/2 THE LENGTH OF THE WALL BELOW, LESS THAN 50% ON THE
SOUTH ELEVATION AND AND MIN. AND 3'-0" FROM EDGE OF EXISTING ROOF, TYP.

SCHEME A - View from rear

A5

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NEW
DORMER

5'

CONDO 2
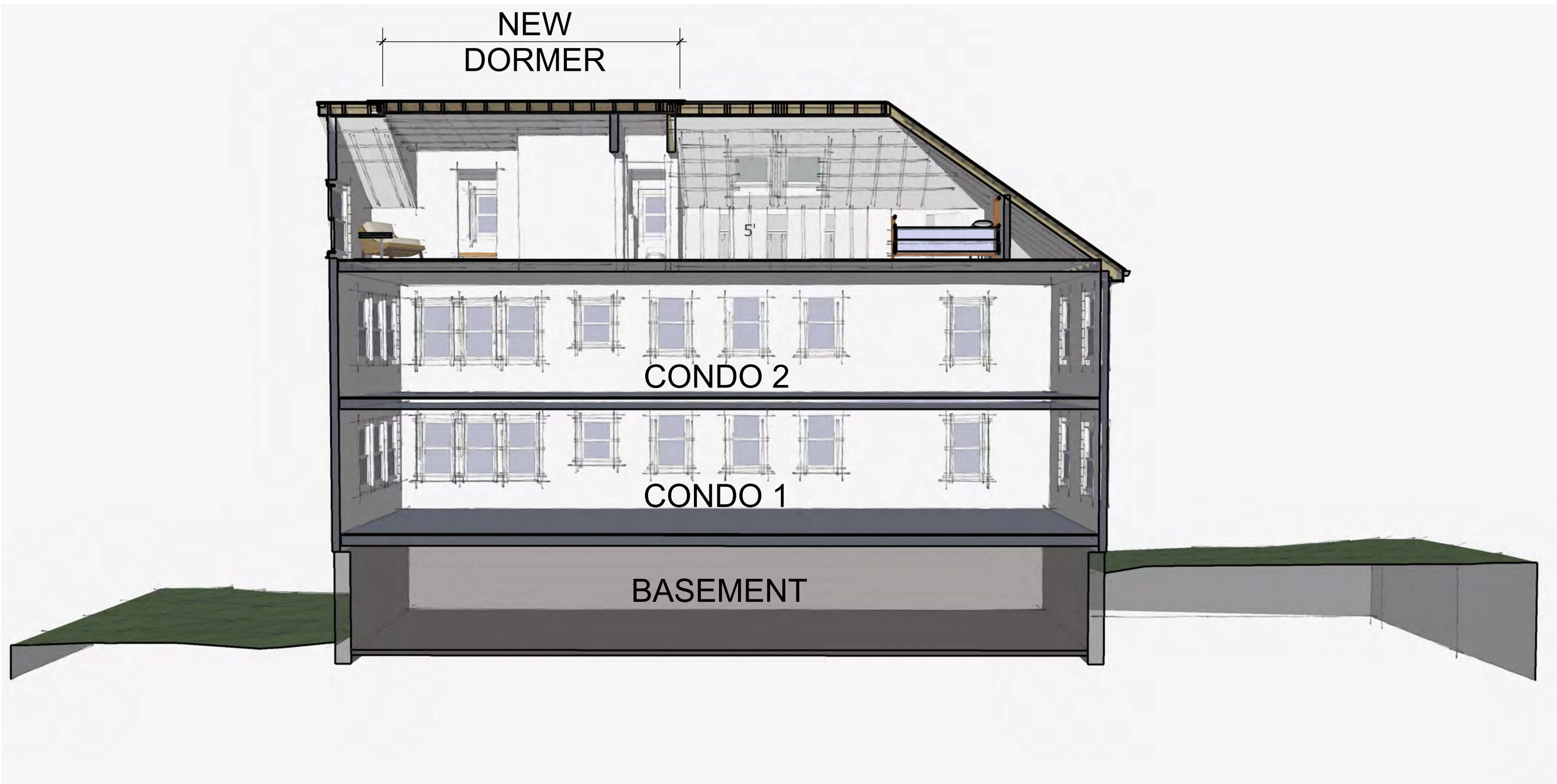
CONDO 1

BASEMENT

SCHEME A - Longitudinal Section

A6

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CONDO 2 - DORMERS

CONDO 2

CONDO 1
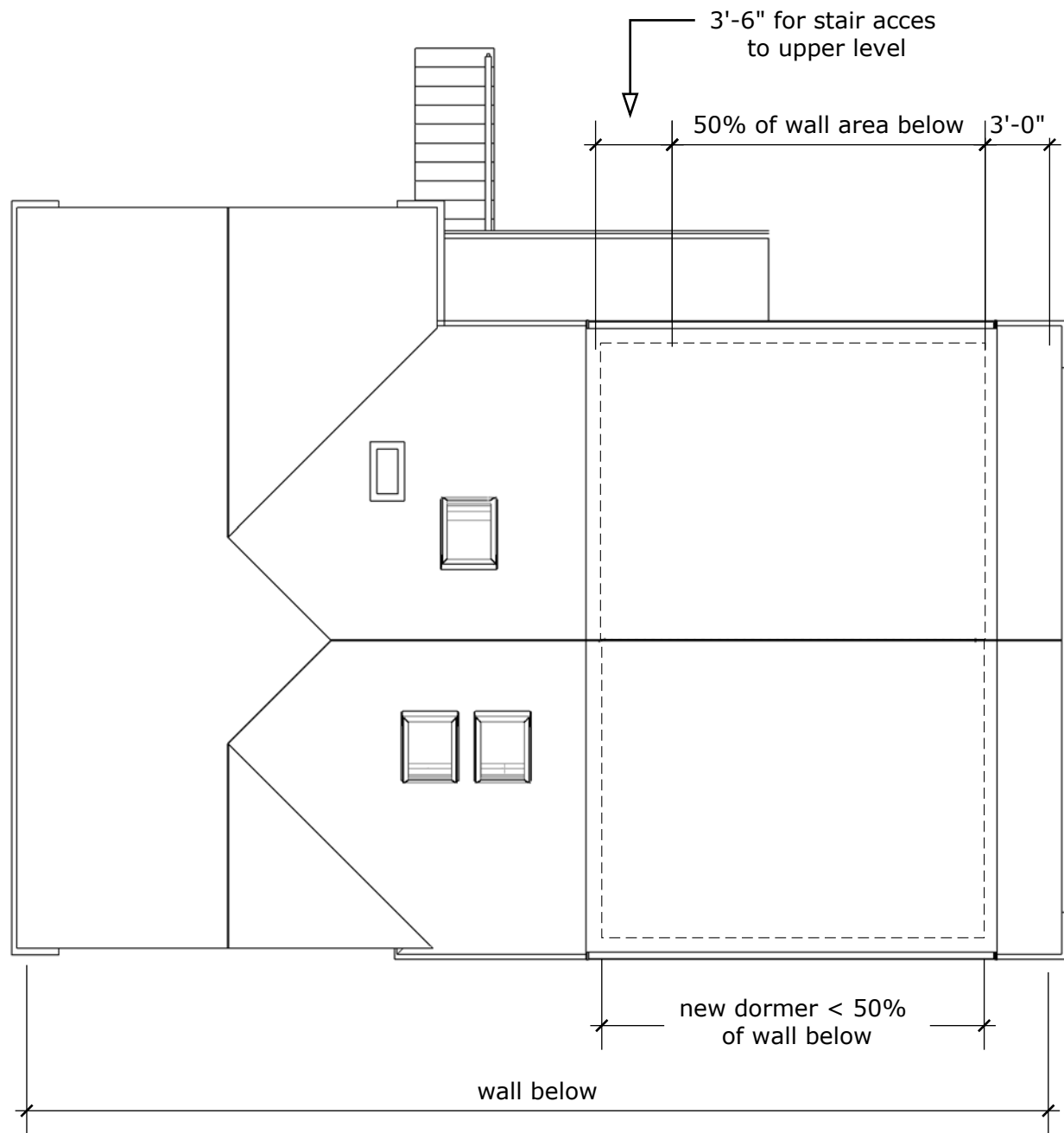
BASEMENT

SCHEME A - Traverse Section through Master Suite
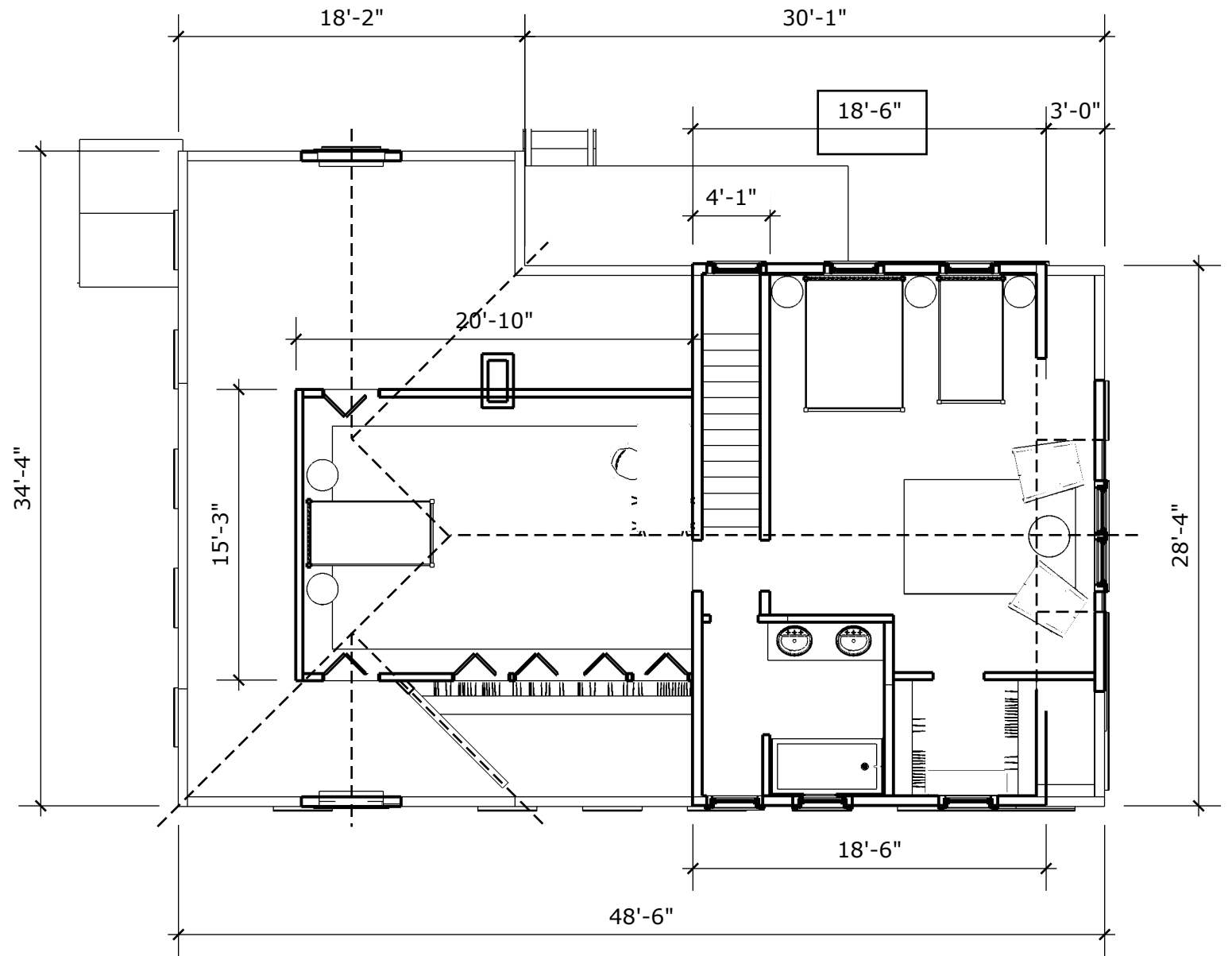
A7

091115

SCHEME A - FLOOR PLAN

+/- 1/4" = 1'-0"

A8

091115

ROOF PLAN
1/8" = 1'-0"

Annotations on Roof Plan:
- 3'-6" for stair acces to upper level
- 50% of wall area below
- 3'-0"
- new dormer < 50% of wall below
- wall below

UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

Annotations on Upper Level Floor Plan:
- 18'-2"
- 30'-1"
- 18'-6"
- 3'-0"
- 4'-1"
- 20'-10"
- 34'-4"
- 15'-3"
- 28'-4"
- 18'-6"
- 48'-6"

ZONING RELIEF:

DORMER SLIGHTLY MORE THAN 50% OFFACE BELOW ON NORTH ELEVATION FOR NEW STAIR

EXTRA STORY (existing grade makes basement "level one")

FAR

A9
091115