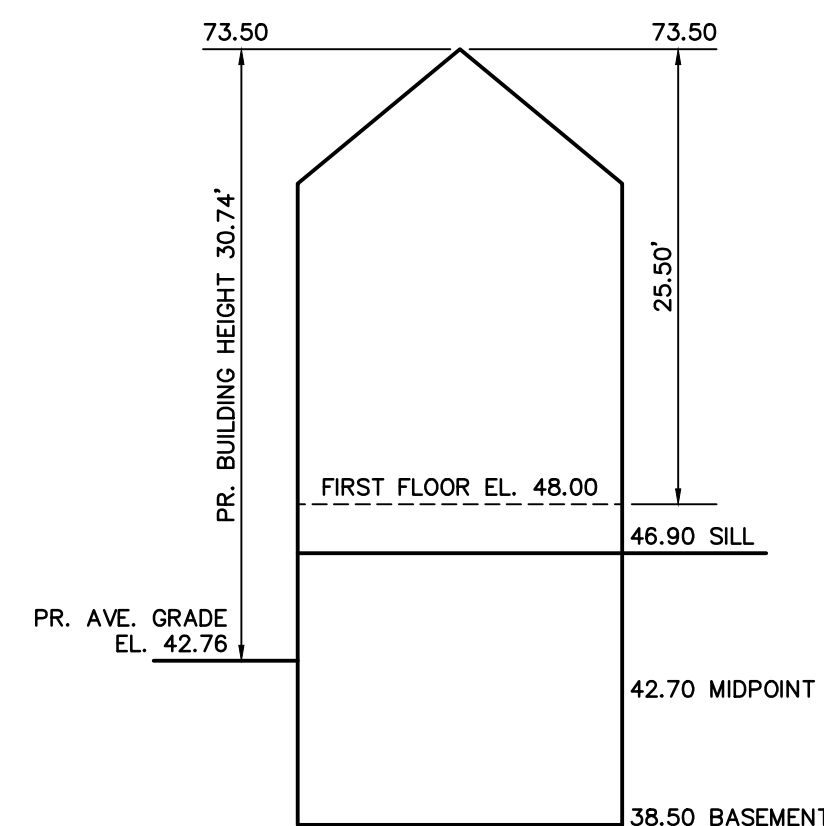


LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
S81°56'34"E
116.23'
- CONTOUR
- 70 -
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- DECIDUOUS TREE
DEC. 22°
- CONIFEROUS TREE
CON. 12°

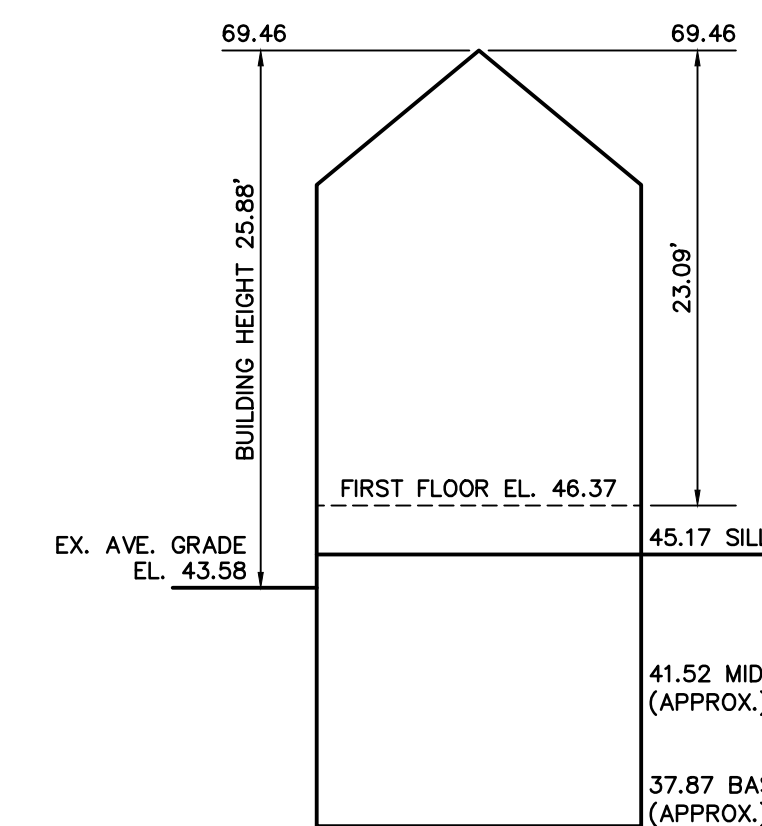


PROPOSED BUILDING HEIGHT
NOT TO SCALE

Address: 264 Peral Street

Length Weighted Mean Proposed Conditions Average Grade Calculation					
A	B	C	D	E	F
Segment	Length Of Segment In Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	2.30	46.00	46.00	46.00	105.80 Sq. Ft.
2	24.30	38.20	38.20	38.20	928.26 Sq. Ft.
3	6.40	38.00	38.00	38.00	243.20 Sq. Ft.
4	26.60	38.20	38.20	38.20	1016.12 Sq. Ft.
5	12.80	38.00	38.00	38.00	486.40 Sq. Ft.
6	25.90	38.20	38.20	38.20	989.38 Sq. Ft.
7	6.40	38.00	38.00	38.00	243.20 Sq. Ft.
8	29.30	43.00	43.00	43.00	1259.90 Sq. Ft.
9	6.25	43.00	43.00	43.00	268.75 Sq. Ft.
10	2.50	46.00	43.00	44.50	111.25 Sq. Ft.
11	98.00	46.00	46.00	46.00	4508.00 Sq. Ft.
12	7.50	46.00	46.00	46.00	345.00 Sq. Ft.
13	29.30	46.00	46.00	46.00	1347.80 Sq. Ft.
14	7.50	46.00	46.00	46.00	345.00 Sq. Ft.
Total	287.05				12274.06 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 42.76'

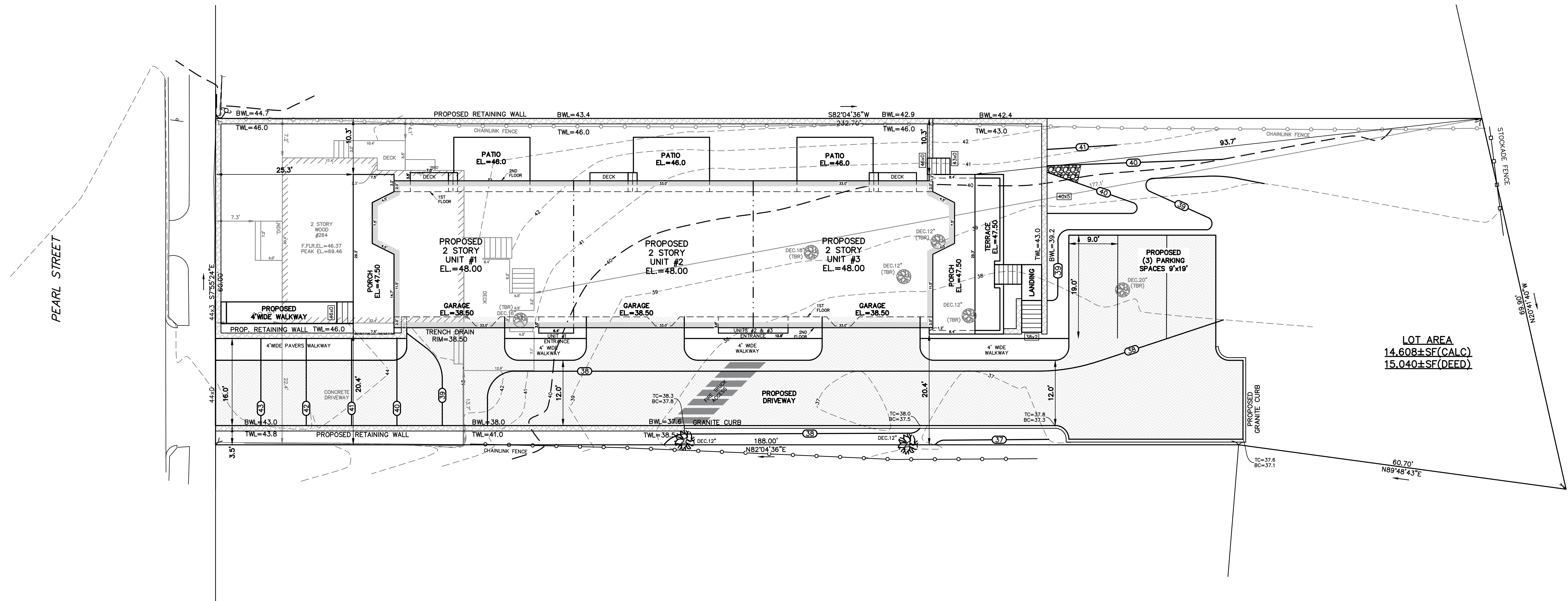


EXISTING BUILDING HEIGHT
NOT TO SCALE

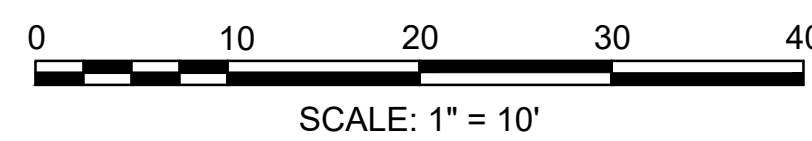
Address: 264 Peral Street

Length Weighted Mean Existing Conditions Average Grade Calculation					
A	B	C	D	E	F
Segment	Length Of Segment In Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	17.44	44.55	44.03	44.29	772.41 Sq. Ft.
2	1.67	44.00	43.94	43.97	73.42 Sq. Ft.
3	14.29	43.94	43.32	43.63	623.42 Sq. Ft.
4	12.33	42.87	42.33	42.60	525.28 Sq. Ft.
5	3.80	42.33	42.17	42.25	160.56 Sq. Ft.
6	11.95	42.17	41.79	41.98	501.67 Sq. Ft.
7	10.62	43.02	42.25	42.64	452.79 Sq. Ft.
8	10.64	43.99	43.02	43.51	462.92 Sq. Ft.
9	12.14	44.16	43.99	44.07	535.06 Sq. Ft.
10	11.50	44.48	44.28	44.38	510.35 Sq. Ft.
11	7.20	44.54	44.48	44.51	320.46 Sq. Ft.
12	11.65	44.55	44.54	44.54	518.90 Sq. Ft.
Total	125.23				5457.23 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 43.58'

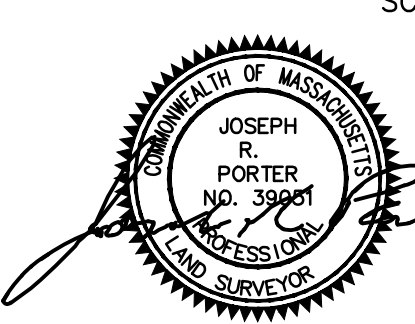


LOT AREA
14,608±SF (CALC)
15,040±SF (DEED)



ZONING CHART				
NEWTON, MASSACHUSETTS				
ZONE: MR-2 (OLD)		SUBMISSION: PROPOSED		
REGULATION	REQUIRED	EXISTING	REQUIRED (SINGLE FAMILY ATTACHED)	PROPOSED
LOT AREA	7,000s.f.	14,608±s.f.	15,000s.f.	N/C
LOT FRONTAGE	70.0'	60.0'	80.0'	N/C*
FRONT SETBACK	25.0'	7.3'	25.0'	25.3'
SIDE SETBACK	7.5'	4.1'	25.0'	10.3'
REAR SETBACK	15.0'	177.1'	25.0'	101.5'
BUILDING HEIGHT	36.0'	25.88'	36.0'	30.74'
AVERAGE GRADE	-	43.58	-	42.76
LOT COVERAGE	30.0%	6.7%	25.0%	21.5%
OPEN SPACE	50.0%	84.5%	50.0%	55.7%

* NON-CONFORMING



ZONING SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS AT
#264 PEARL STREET
SCALE: 1in.=10ft. DATE: JUNE 24, 2019;
REVISED AUGUST 22, 2019
PROJECT: 218199

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS, 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

SHEET 1 OF 1