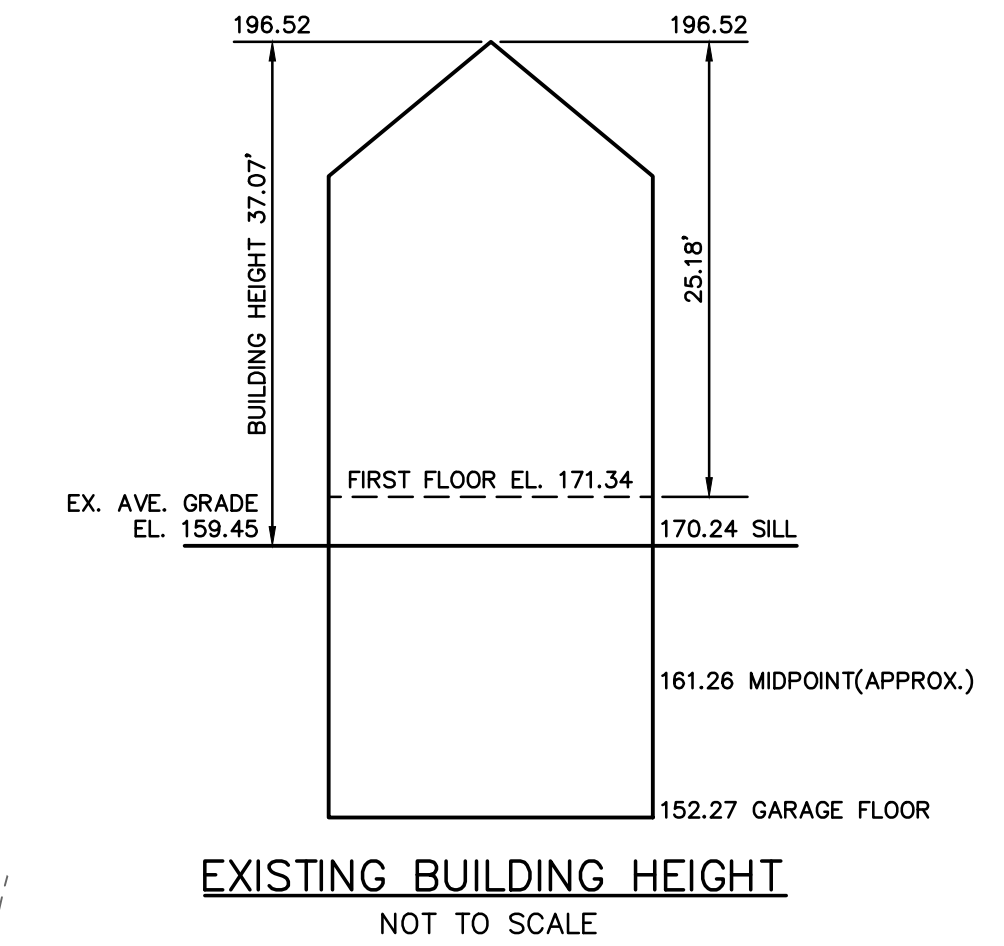


219107_1992.dwg (2-2017)



LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- HYDRANT

EXISTING PARKING SPACES			
	EXTERIOR	LEVEL 1	LEVEL 2
REGULAR	28	24	26
HANDICAP		2	2
SUB-TOTAL	28	26	28
TOTAL	82		
PROPOSED PARKING SPACES			
	EXTERIOR	LEVEL 1	LEVEL 2
REGULAR	31	24	23
HANDICAP		2	2
TOTAL	31	26	25
TOTAL	82		

Address: #1400 Centre Street, Newton

Length Weighted Mean Existing Conditions Average Grade Calculation

A	B	C	D	E	F
Segment	Length of Segment	Height of High Point	Height of Low Point	Segment Height	F _W B/E
1	48.00	170.29	168.38	169.34	7789.41 Sq. Ft.
2	30.30	171.35	170.89	171.12	3475.74 Sq. Ft.
3	31.70	170.60	168.66	169.59	2344.30 Sq. Ft.
4	7.72	167.27	163.75	165.51	1277.74 Sq. Ft.
5	33.62	161.85	162.41	157.14	6302.38 Sq. Ft.
6	8.70	161.80	162.69	157.28	1368.29 Sq. Ft.
7	28.27	152.74	152.11	152.43	4309.05 Sq. Ft.
8	18.18	152.30	152.00	152.15	2763.04 Sq. Ft.
9	28.10	152.75	152.23	152.49	4284.97 Sq. Ft.
10	7.90	152.52	152.24	152.38	1203.80 Sq. Ft.
11	9.90	152.24	152.17	152.21	1446.91 Sq. Ft.
12	44.10	153.44	152.22	152.83	6739.80 Sq. Ft.
13	6.50	154.59	153.33	153.96	1462.62 Sq. Ft.
14	5.90	154.59	153.24	153.92	608.10 Sq. Ft.
15	17.70	155.35	154.59	154.97	2742.97 Sq. Ft.
16	12.40	155.85	155.35	155.60	1929.44 Sq. Ft.
17	7.40	155.94	155.00	155.47	1150.88 Sq. Ft.
18	28.40	156.04	155.94	155.99	4487.04 Sq. Ft.
19	88.20	163.45	168.49	165.97	13876.61 Sq. Ft.
20	21.00	164.91	163.11	164.01	3444.21 Sq. Ft.
21	12.50	168.16	164.91	166.54	2091.69 Sq. Ft.
Total	485.07				77345.13 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 159.45'

ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: MR-3 (OLD) SUBMISSION: BUILDING PERMIT

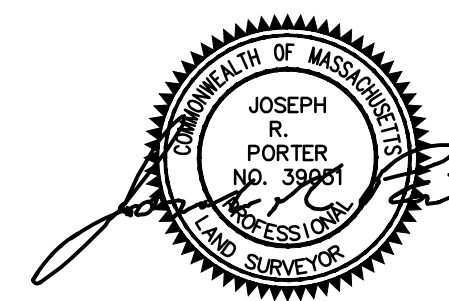
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,000s.f.	30,023s.f.	N/C
LOT FRONTAGE	70.0'	190.69'	N/C
FRONT SETBACK	15.0'	10.2' *	N/C
SIDE SETBACK	7.5'	45.7'	N/C
REAR SETBACK	15.0'	N/A	N/A
BUILDING HEIGHT	36.0'	37.07' *	N/C
AVERAGE GRADE		159.45	N/C
LOT COVERAGE	30.0%	44.3% *	44.7%
OPEN SPACE	50.0%	22.5% *	22.1%

* NON CONFORMING

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
#1400 CENTRE STREET/#77 PAUL STREET

SCALE: 1in.=10ft. DATE: JUNE 28, 2019

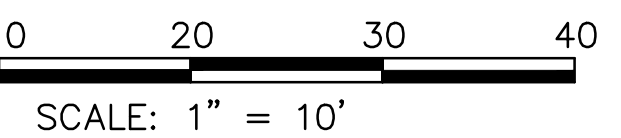


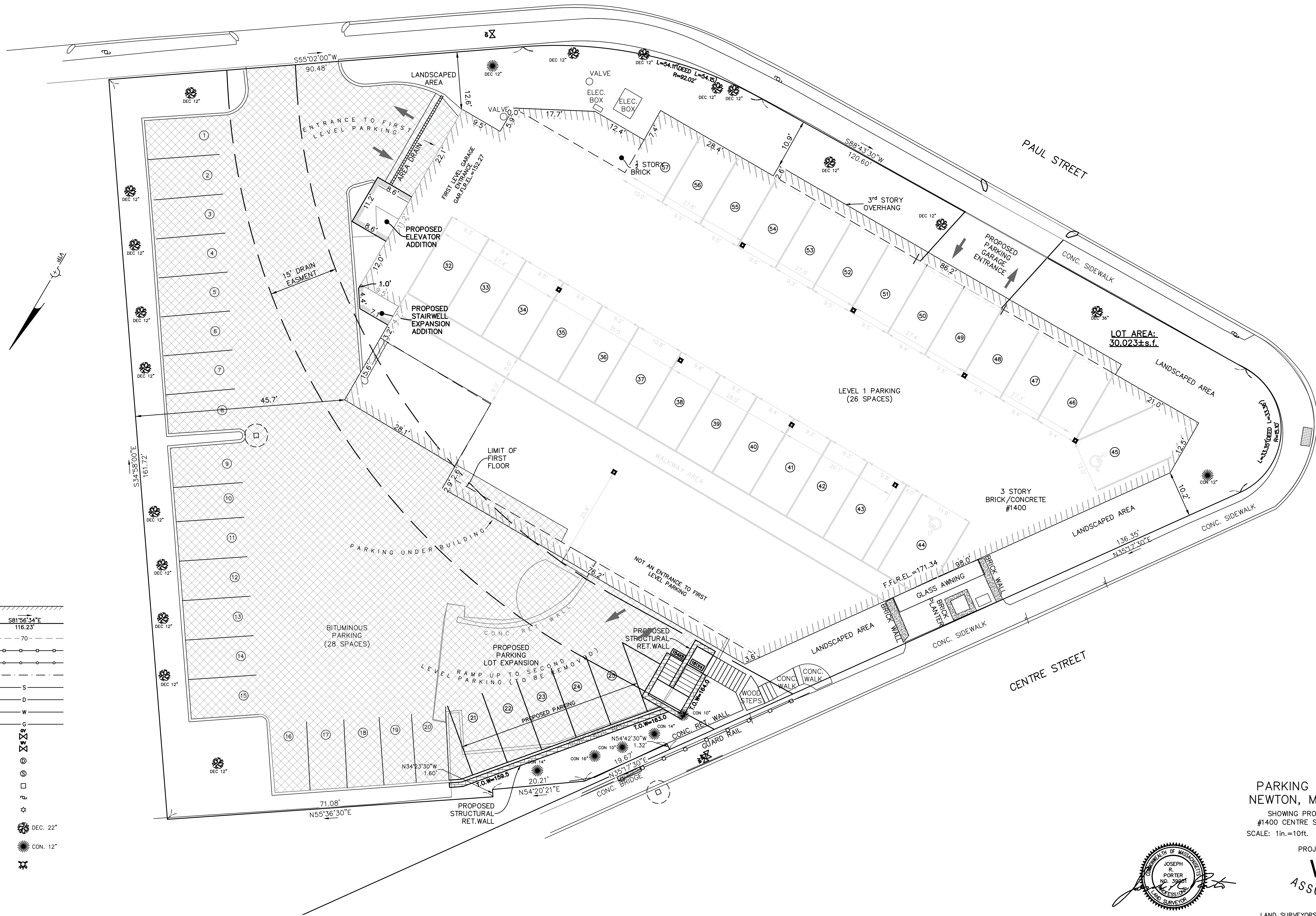
PROJECT: 219107

VTP
ASSOCIATES
INC.

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

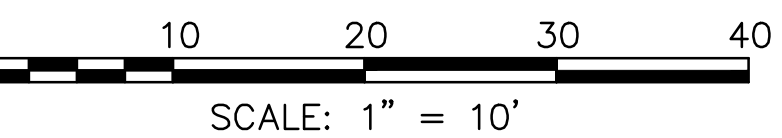
© 2017 VTP ASSOCIATES, INC.



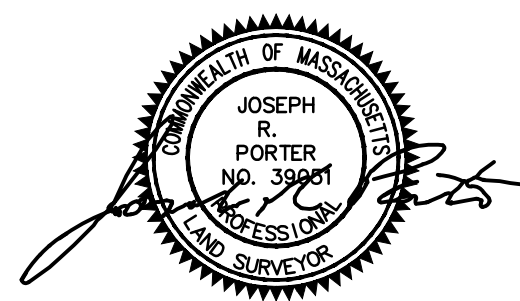


LEGEND

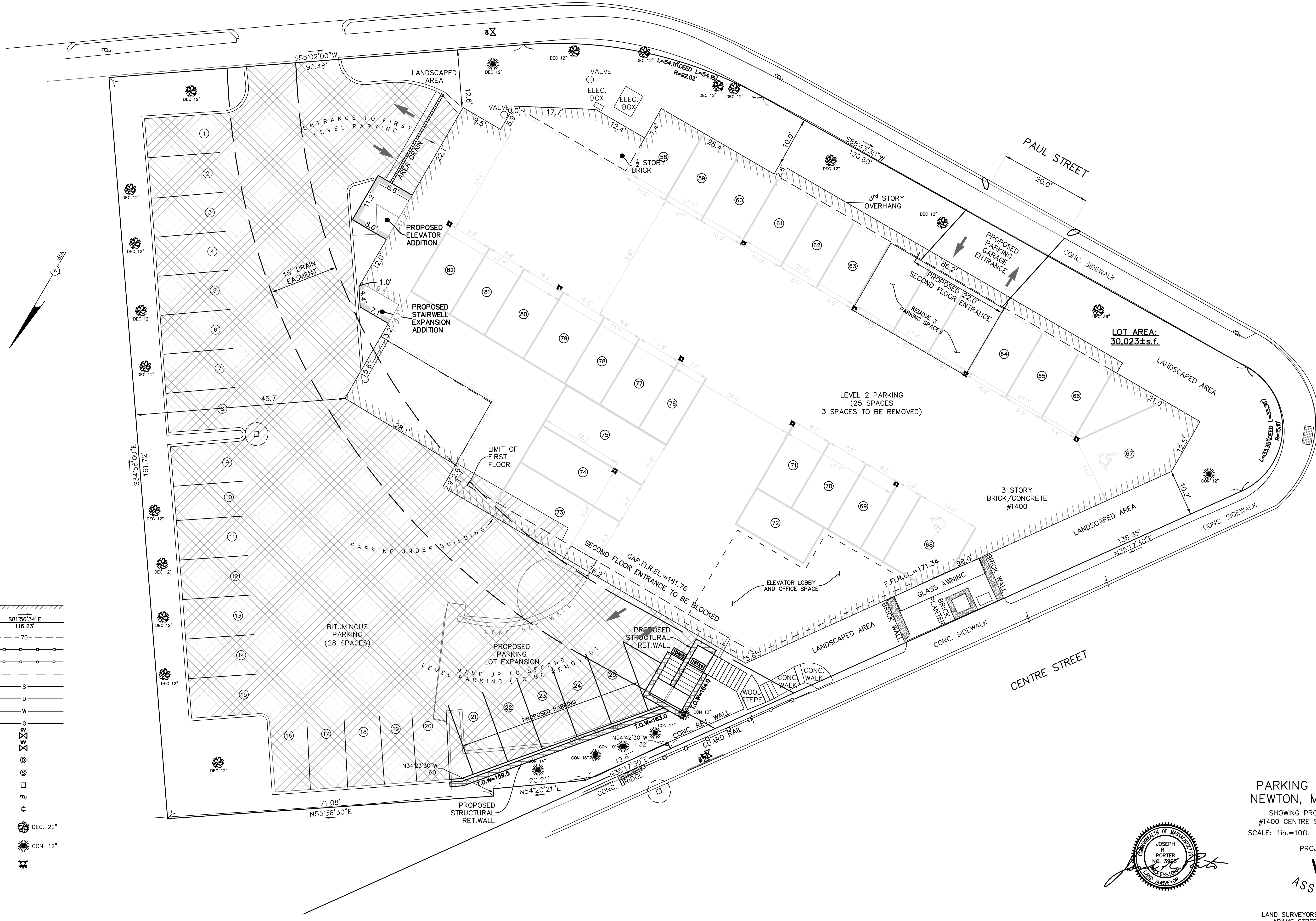
- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE S81°56'34"E 116.23'
- CONTOUR -70-
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE S
- DRAIN LINE D
- WATER LINE W
- GAS LINE G
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22"
- CONIFEROUS TREE CON. 12"
- HYDRANT



PARKING PLAN-LEVEL 1
NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS AT
 #1400 CENTRE STREET/#77 PAUL STREET
 SCALE: 1in.=10ft. DATE: JUNE 28, 2019

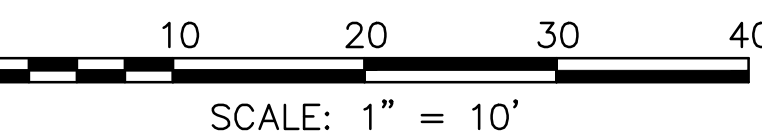


PROJECT: 219107
VTP ASSOCIATES
 INC.
 LAND SURVEYORS - CIVIL ENGINEERS, 132
 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458
 (617) 332-8271
 SHEET 2 OF 3

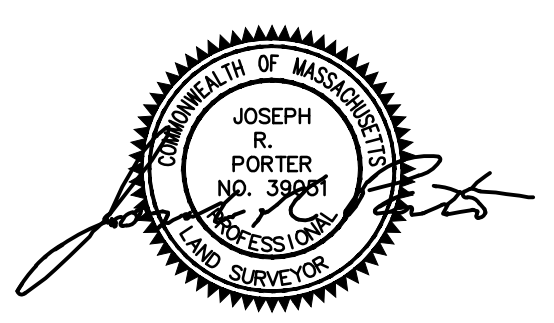


LEGEND

BUILDING	[Symbol]
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	-70-
STOCKADE FENCE	[Symbol]
CHAINLINK FENCE	[Symbol]
PICKET FENCE	[Symbol]
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	[Symbol]
WATER VALVE	[Symbol]
DRAIN MANHOLE	[Symbol]
SEWER MANHOLE	[Symbol]
CATCH BASIN	[Symbol]
UTILITY POLE	[Symbol]
LIGHT POLE	[Symbol]
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"
HYDRANT	[Symbol]



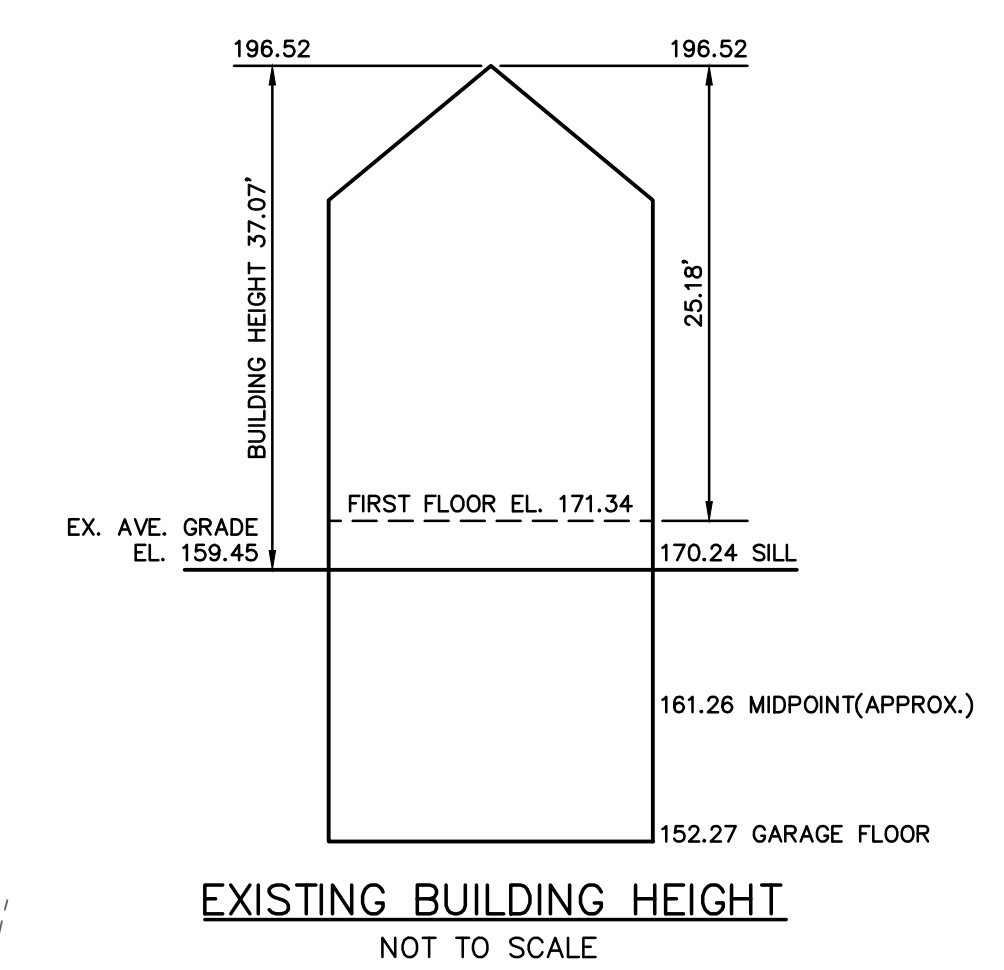
PARKING PLAN-LEVEL 2
NEWTON, MASSACHUSETTS
 SHOWING PROPOSED CONDITIONS AT
 #1400 CENTRE STREET/#77 PAUL STREET
 SCALE: 1in.=10ft. DATE: JUNE 28, 2019



PROJECT: 219107
VTP
 ASSOCIATES
 INC.

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

219107_mcs.dwg (2-2017)



LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- HYDRANT

EXISTING PARKING SPACES

	EXTERIOR	LEVEL 1	LEVEL 2
REGULAR	28	24	26
HANDICAP		2	2
SUB-TOTAL	28	26	28
TOTAL		82	

Address: #1400 Centre Street, Newton

Length Weighted Mean Existing Conditions Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment	Height of High Point of Segment	Height of Low Point of Segment	Segment Height Average	F _{ave} B/E
1	48.00	170.29	168.38	169.34	7789.41 Sq. Ft.
2	30.30	171.35	170.89	171.12	3475.74 Sq. Ft.
3	31.70	170.80	168.66	169.69	2344.30 Sq. Ft.
4	7.72	167.27	163.75	165.51	1277.74 Sq. Ft.
5	33.62	161.85	152.41	157.14	6302.38 Sq. Ft.
6	8.70	161.80	152.69	157.25	1368.29 Sq. Ft.
7	28.27	152.74	152.11	152.43	4309.05 Sq. Ft.
8	18.18	152.30	152.00	152.15	2763.04 Sq. Ft.
9	28.10	152.75	152.23	152.49	4284.97 Sq. Ft.
10	7.90	152.52	152.24	152.38	1203.80 Sq. Ft.
11	9.90	152.24	152.17	152.21	1445.91 Sq. Ft.
12	44.10	153.44	152.22	152.83	6739.80 Sq. Ft.
13	6.50	154.59	153.33	153.96	1462.62 Sq. Ft.
14	5.90	154.59	153.24	153.92	608.10 Sq. Ft.
15	17.70	155.35	154.59	154.97	2742.97 Sq. Ft.
16	12.40	155.85	155.35	155.60	1929.44 Sq. Ft.
17	7.40	155.94	155.00	155.47	1150.48 Sq. Ft.
18	28.40	156.04	155.94	155.99	4487.04 Sq. Ft.
19	88.20	163.45	158.49	160.97	13876.61 Sq. Ft.
20	21.00	164.91	163.11	164.01	3444.21 Sq. Ft.
21	12.50	168.16	164.91	166.54	2091.69 Sq. Ft.
Total	485.07				77345.13 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 159.45'

ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: MR-3 (OLD) SUBMISSION: EXISTING

REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	30,023±s.f.
LOT FRONTAGE	70.0'	190.69'
FRONT SETBACK	15.0'	10.2'
SIDE SETBACK	7.5'	45.7'
REAR SETBACK	15.0'	N/A
BUILDING HEIGHT	36.0'	37.07'
AVERAGE GRADE	-	159.45
LOT COVERAGE	30.0%	44.3%
OPEN SPACE	50.0%	22.5%

* NON CONFORMING

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING EXISTING CONDITIONS AT
#1400 CENTRE STREET/#77 PAUL STREET

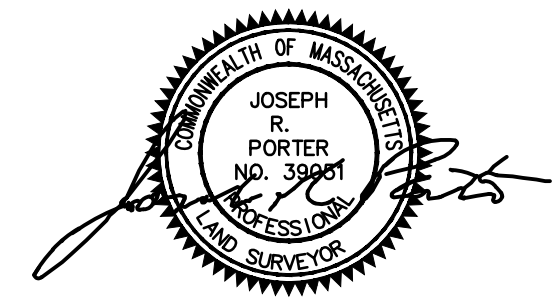
SCALE: 1in.=10ft. DATE: APRIL 26, 2019

PROJECT: 219107

VTP ASSOCIATES INC.

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

SHEET 1 OF 1



© 2017 VTP ASSOCIATES, INC.

