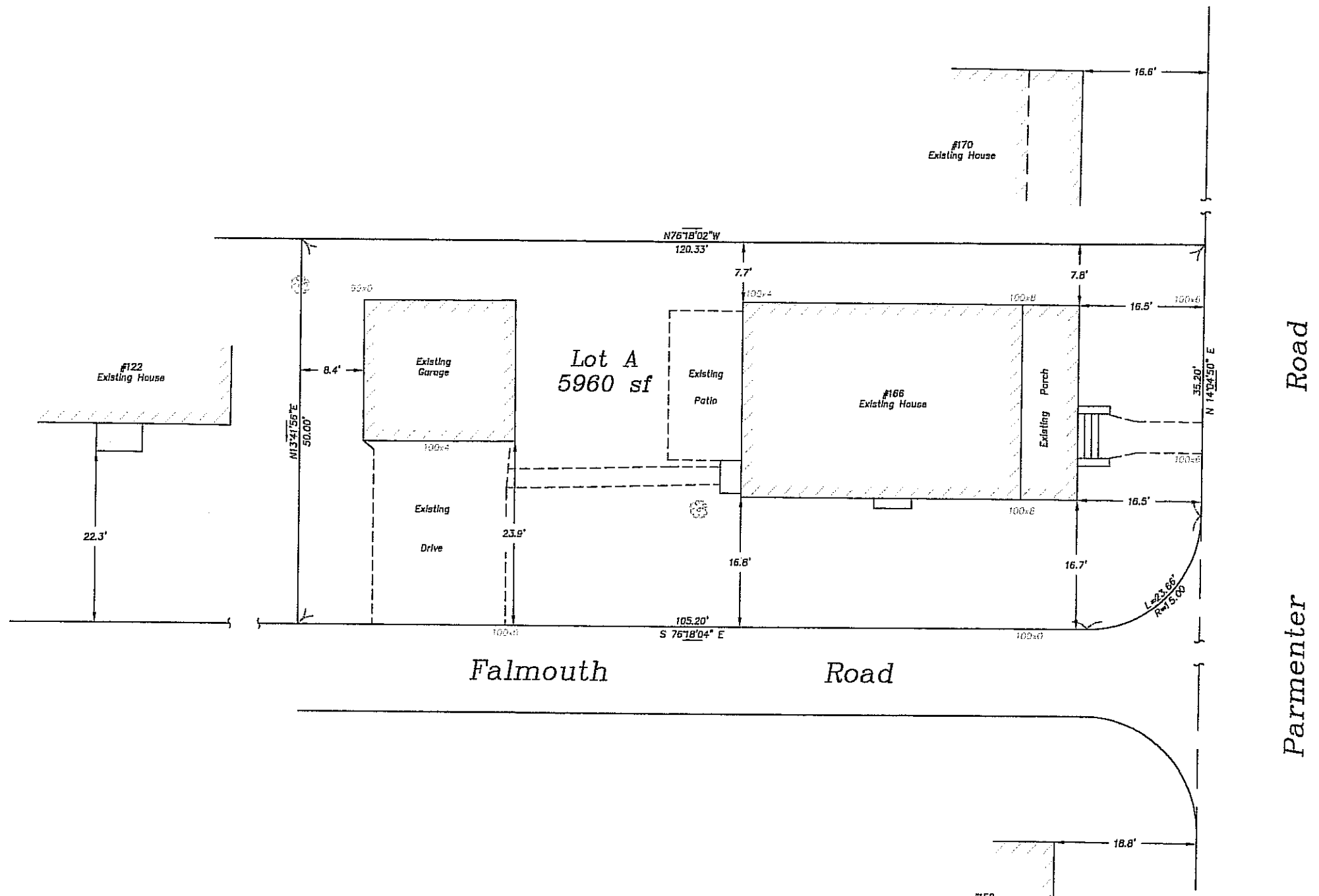


Note: All lots shown are in SR-3 Zoning District

166 Parmenter Road	
Newton, Massachusetts	
Area Plan	
Scale: 1"=40'	September 10, 2015
VERNE T. PORTER Jr., PLS Land Surveyors - Civil Engineers 354 Elliot Street Newton, Massachusetts 02464	
Sheet 3 of 3	
Project: 15019	
Checked By: V. Porter Jr.	
Drawn By: R. Jardine Jr.	





Average Setback Calculation
/Required Front Setback

Parmenter Road=17.7'
16.6'+18.8'(35.4')/2=17.7'

Falmouth Road=23.65'
25.0'(Required)+22.3'(47.3)/2=23.65'

Zoning District: SR3
Old Lot Status

Existing
Lot Coverage=25.52%
Open Space=67.31%



166 Parmenter Road	
Newton, Massachusetts	
Existing House Location	
Scale: 1"=10'	June 16, 2015
VERNE T. PORTER Jr., PLS Land Surveyors - Civil Engineers 354 Elliot Street Newton, Massachusetts 02464	
Sheet 2 of 3	
Project: 15019	
Checked By: V. Porter Jr.	
Drawn By: R. Jardine Jr.	



Zoning District: SR3
Old Lot Status

Existing
Lot Coverage=25.52%
Open Space=67.31%

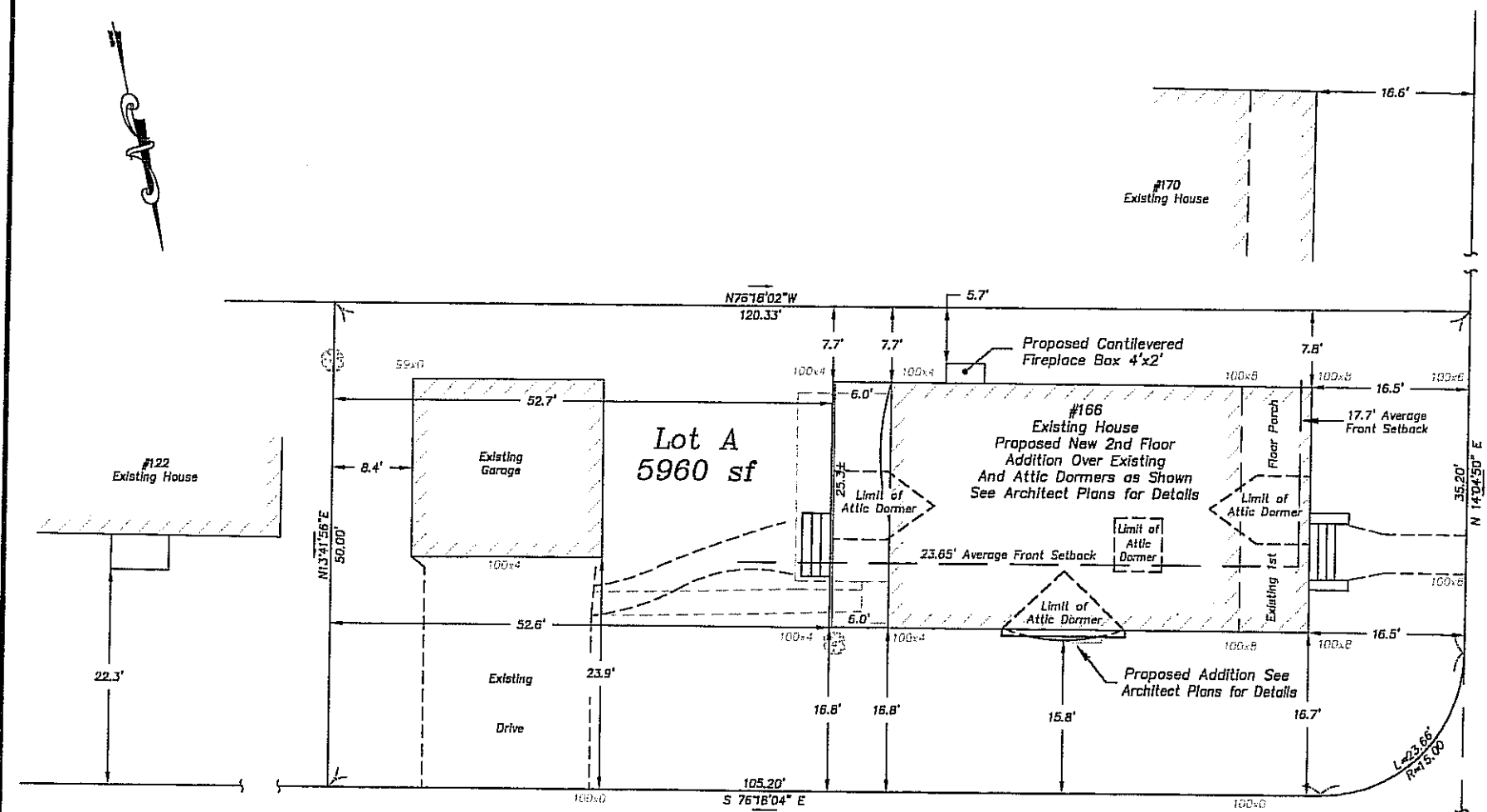
Proposed
Lot Coverage=27.99%
Open Space=64.84%

There is a decrease of 51± sf in impervious surface

Average Setback Calculation / Required Front Setback

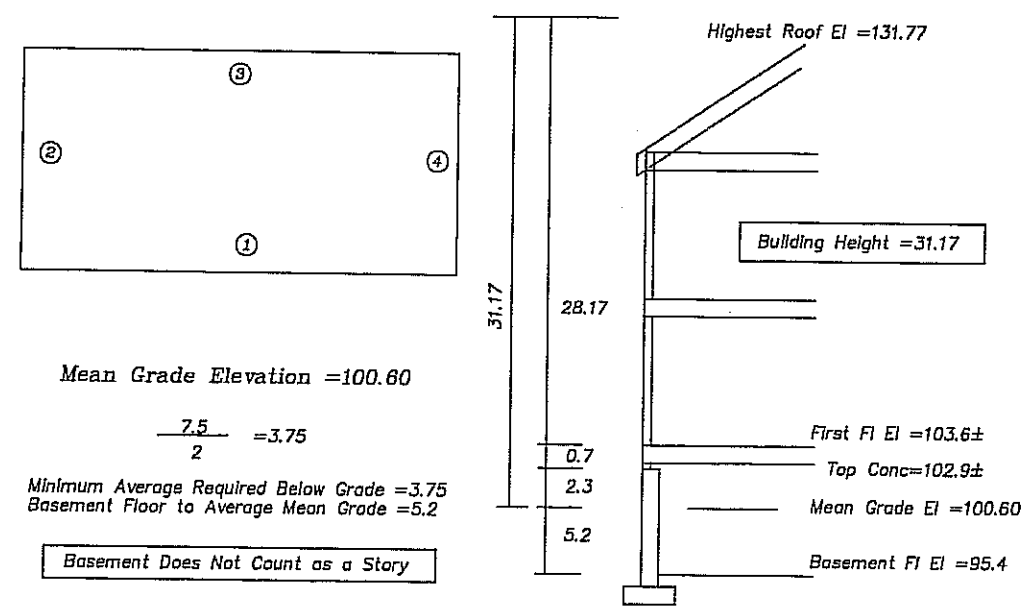
Parmenter Road=17.7'
 $16.6' + 18.8'(35.4') / 2 = 17.7'$

Falmouth Road=23.65'
 $25.0'(Required) + 22.3'(47.3) / 2 = 23.65'$



Parmenter Road

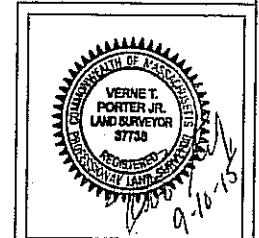
Falmouth Road



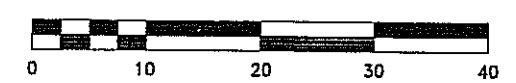
Mean Grade Elevation = 100.60
 $\frac{7.5}{2} = 3.75$
Minimum Average Required Below Grade = 3.75
Basement Floor to Average Mean Grade = 5.2

Basement Does Not Count as a Story

Proposed Height Calculation



166 Parmenter Road
Newton, Massachusetts
Proposed Addition Plan
Scale: 1"=10' September 10, 2015
VERNE T. PORTER Jr., PLS
Land Surveyors - Civil Engineers
354 Elliot Street Newton, Massachusetts 02464



Project: 15019
Checked By: V. Porter Jr.
Drawn By: R. Jardine Jr.