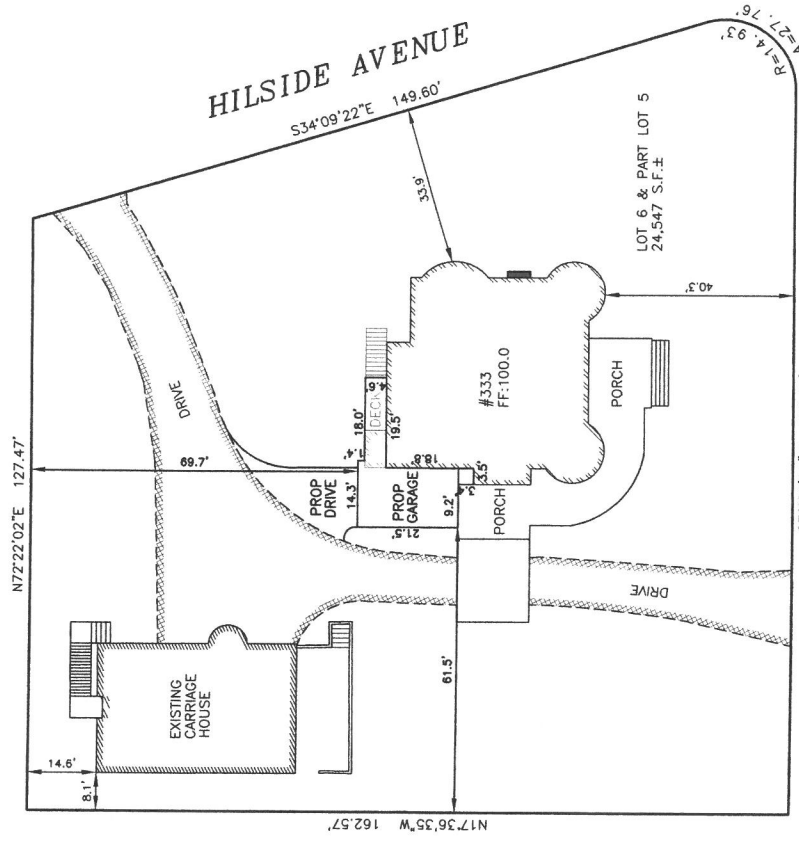


**PLAN OF LAND IN
 NEWTON, MA**
 333 OTIS STREET
 PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.
 DATE: APRIL 8, 2019
 DRAWN: ES/GAR
 CHECK: BB

REVISIONS:

PROJECT NO. 25760



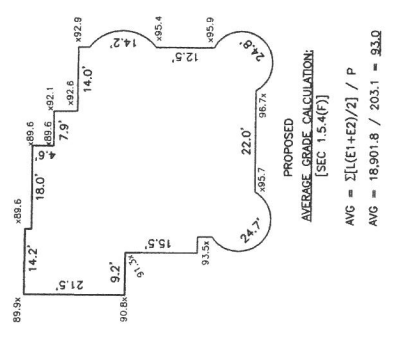
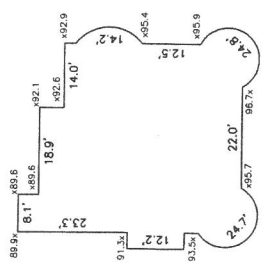
OTIS STREET

ZONING INFORMATION

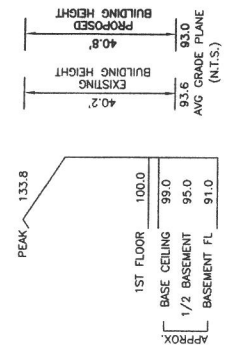
ZONE: SR2
 MAP: 14782, W
 DEED REFERENCE: BOOK 16240 PAGE 407

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	4,134 S.F.	4,463 S.F.	
STRUCTURES	4,234 S.F.	4,514 S.F.	
DRIVE	3,236 S.F. ±	3,491 S.F. ±	
LOT COVERAGE	7,470 S.F. ±	8,005 S.F. ±	
OPEN SPACE	16.8% ±	18.1% ±	(30% MAX.)
	69% ±	67% ±	(50% MIN.)

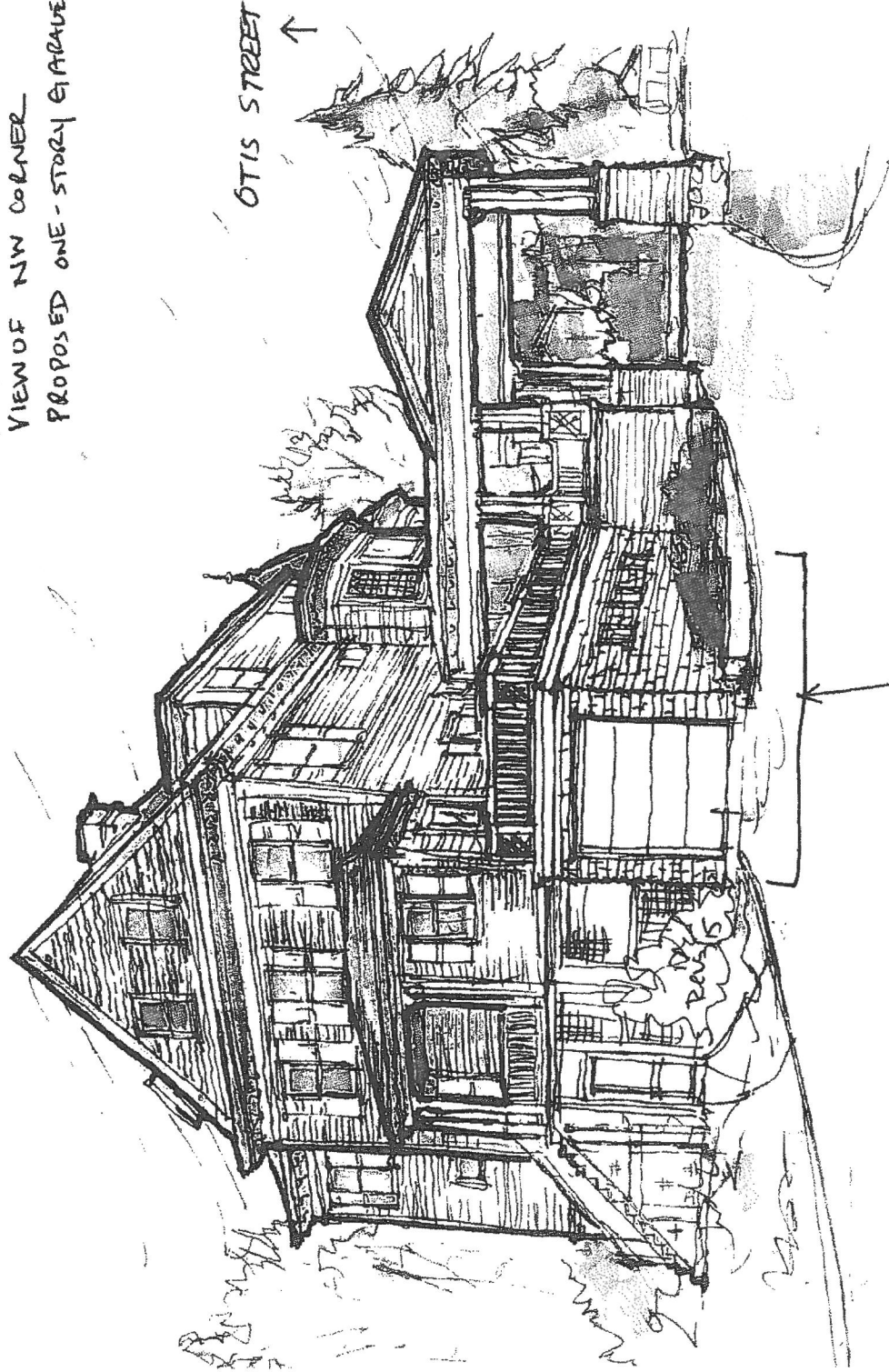
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
 AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.



BUILDING HEIGHT CALCULATION



FOOTE
 333 OTIS ST
 WEST NEWTON
 REAR OF HOUSE
 VIEW OF NW CORNER
 PROPOSED ONE-STORY GARAGE



No.	Description	Date

333 OTIS STREET
 NEWTON MA

VIEW

Project Number: 1827
 Date: 2/26/02-26-19
 Drawn by: DT
 Checked by: DT
 OPTION A
 AS NOTED

HILLSIDE AVE.

Proposed
 New one-car
 Garage

TORREY
ARCHITECTURE
 26 Hilsdale Street
 Boston, MA 02111
 617.227.4877
 www.torreyarchitecture.com

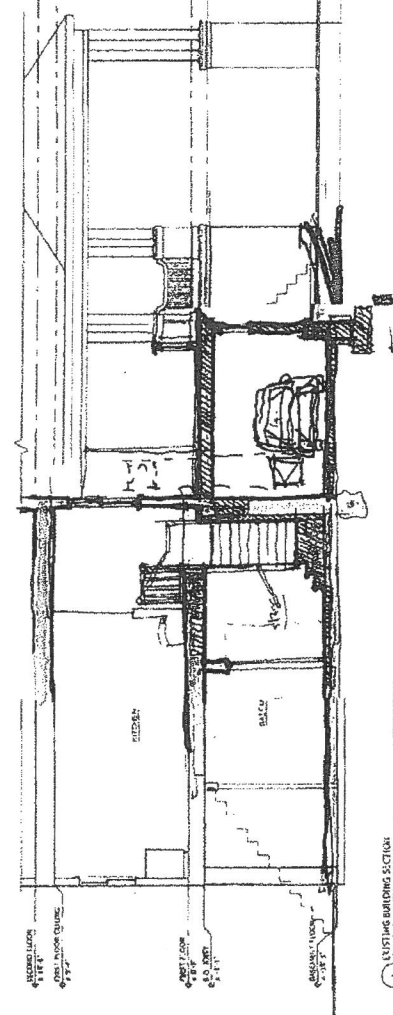
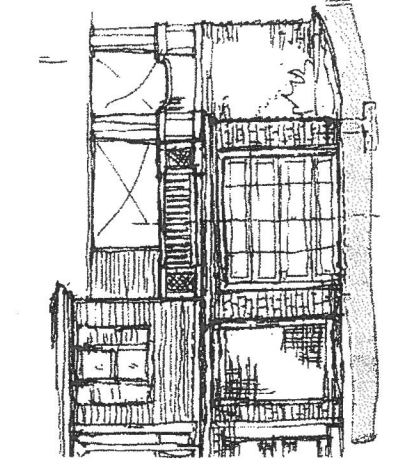
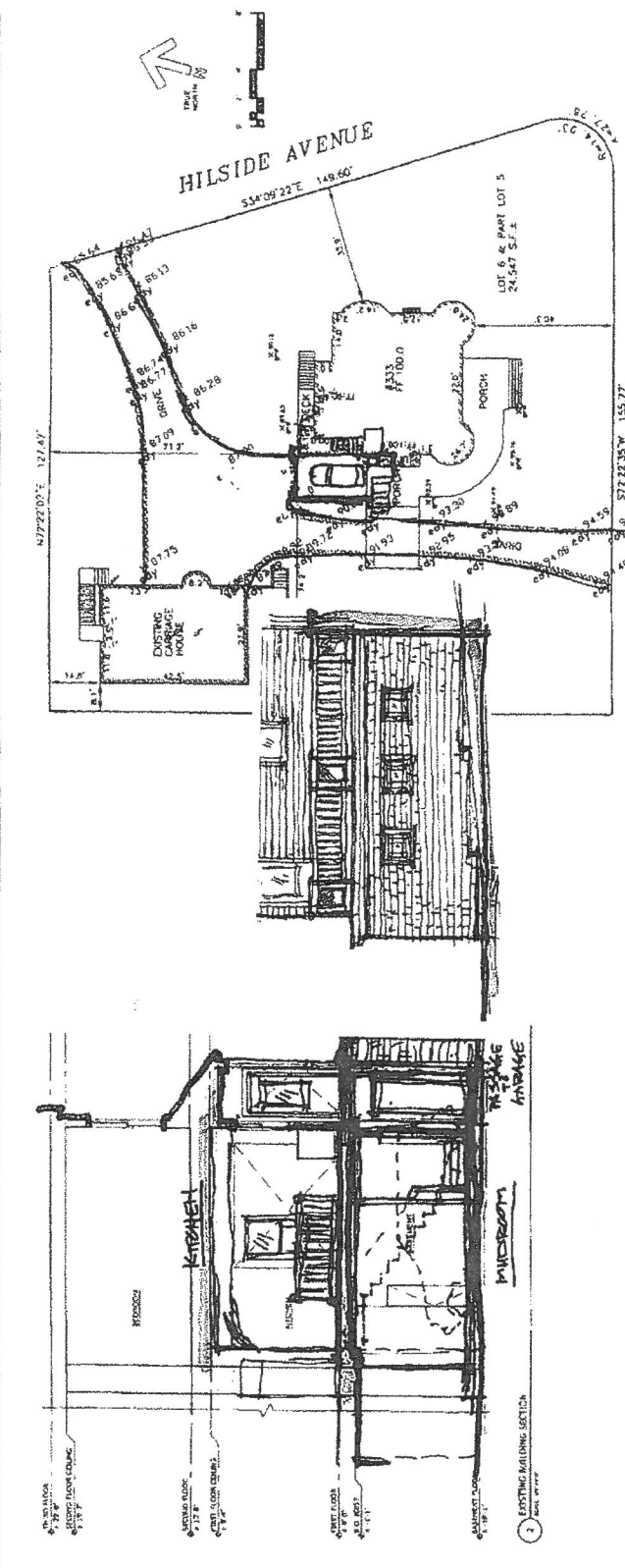
NO.	DATE	DESCRIPTION
	1/5/10	

333 OTIS STREET
 WEST NEWTON, MA

SITE PLAN / SECTIONS

PROJECT NUMBER: 1877
 DATE: 02-21-2018
 SHEET NO.: 18
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]

OPTION A
 AS NOTED FOR 17-22-18, SHEET 1





Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1060
Telefax
(617) 796-1086
TDD/TTY
(617) 796-1089
www.newtonma.gov

John Lojek
Commissioner

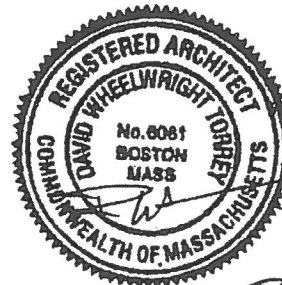
FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 333 OTIS ST.

Zoning District: SR2 Lot Size: 24,547

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
1. First story		1,870
2. Attached garage	EXISTING: 0 / PROPOSED: 379	379 (PROPOSED)
3. Second story		1,867
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		0
5. Certain floor area above the second story ^{1b}		122
6. Enclosed porches ^{2b}		0
7. Mass below first story ^{3b}	EXISTING 1,833 (30%)	1,833
8. Detached garage		1,209
9. Area above detached garages with a ceiling height of 7' or greater		776
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)		0
FAR of Proposed Structure(s)		
A. Total gross floor area (sum of rows 1-9 above)	EXISTING 8,477	8,856 (PROPOSED)
B. Lot size		24,547
C. FAR = A/B	EXISTING 0.35	0.36 (PROPOSED)
Allowed FAR		
Allowable FAR		0.33
Bonus of .02 if eligible ^{4b}		0.02
TOTAL Allowed FAR		0.35



REV.
8/27/19

Otis St 333 West Newton



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Newton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/09/2018
Data updated 11/14/2018