

BERKOWITZ / PERMAN  
RESIDENCE

37 FERNCROFT ROAD  
NEWTON, MA

BERKOWITZ / PERMAN RESIDENCE  
37 FERNCROFT ROAD NEWTON MA

TITLE SHEET

Peter Sachs Architect N.C.A.R.B. - A.I.A.  
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date & revisions  
3/7/14  
3/14/14

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213223.mxdwg (2/2013)

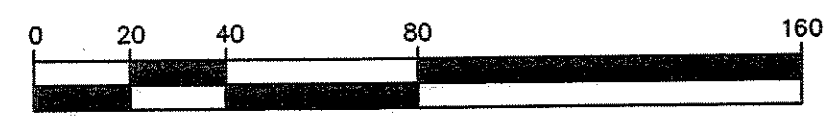


SECTION: 53    BLOCK: 7    LOTS: 15  
 ZONING DISTRICT: SR-2

AREA PLAN  
 NEWTON, MASSACHUSETTS  
 AT  
 37 FERNCROFT ROAD  
 SCALE: 1in.=40ft.    DATE: MARCH 13, 2014  
 PROJECT: 213223

**VTP**  
 ASSOCIATES  
 INC.

LAND SURVEYORS - CIVIL ENGINEERS.  
 #132 ADAMS STREET 2ND FLOOR SUITE 3  
 NEWTON, MA 02458



SCALE: 1" = 40'

**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	DEC. 22"
CONIFEROUS TREE	CON. 12"

NOTE:  
BASEMENT DOES NOT MEET CITY OF NEWTON DEFINITION,  
THEREFORE IS A FIRST FLOOR.

**EXISTING F.A.R. CALCULATION**

LOT AREA: 12,659  
 ZONE: SR-2  
 MAX. F.A.R. = 0.35  
 MAX. GROSS FLOOR AREA = 4,430.6s.f.

HOUSE  
 1ST FLOOR = 1,655.15s.f.  
 2ND FLOOR = 2,059.83s.f.  
 3RD FLOOR = 1,520.08s.f.

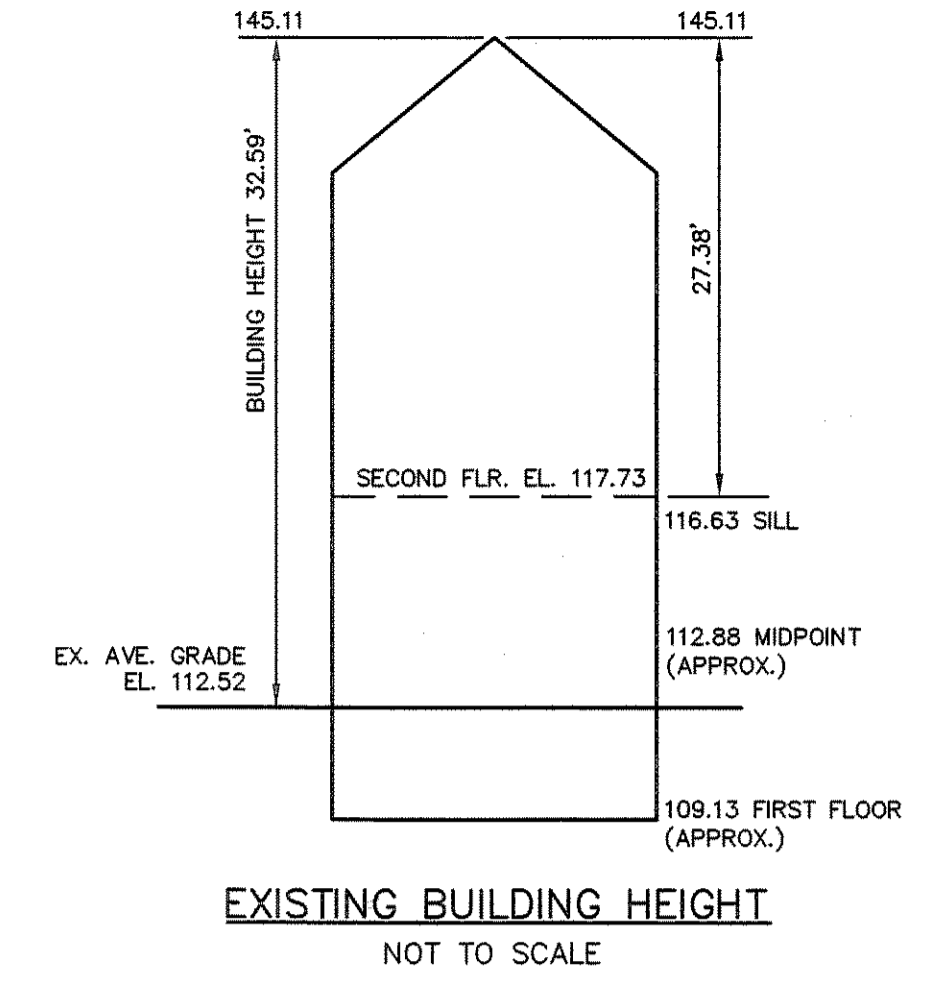
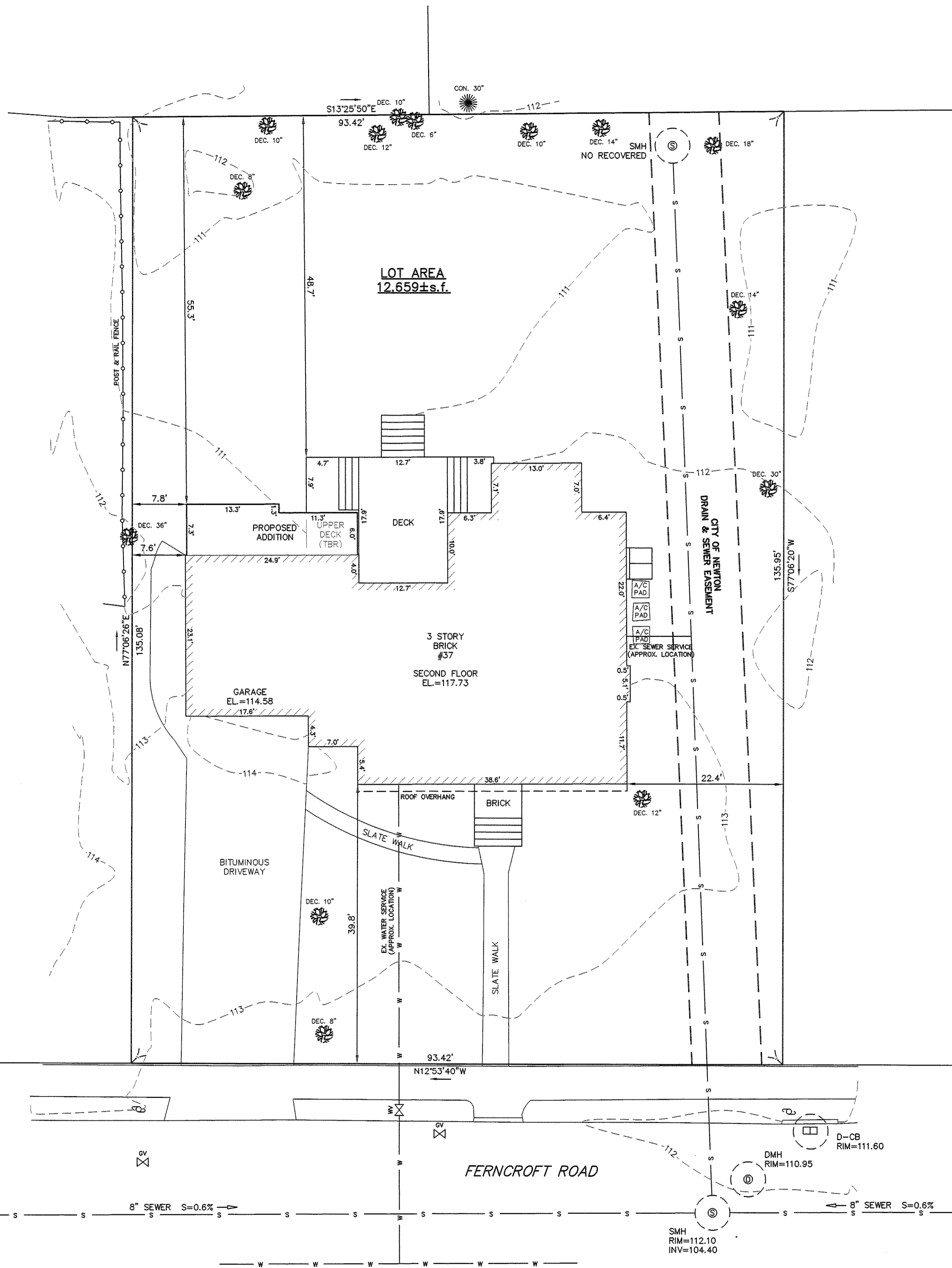
TOTAL AREA = 5,235.06s.f.  
 F.A.R. = 5,235.06s.f. / 12,659s.f. = **0.413**

**PROPOSED F.A.R. CALCULATION**

LOT AREA: 12,659  
 ZONE: SR-2  
 MAX. F.A.R. = 0.35  
 MAX. GROSS FLOOR AREA = 4,430.6s.f.

HOUSE  
 1ST FLOOR = 1,826.19s.f.  
 2ND FLOOR = 2,059.83s.f.  
 3RD FLOOR = 1,520.08s.f.

TOTAL AREA = 5,406.1s.f.  
 F.A.R. = 5,406.1s.f. / 12,659s.f. = **0.427**



Address: #37 Ferncroft Rd

**Length Weighted Mean**

**Existing Average Grade Calculation**

Segment	A	B	C	D	E	F
	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	17.56	113.70	113.70	113.70	113.70	1996.57 Sq. Ft.
2	7.05	113.90	113.90	113.90	113.90	803.00 Sq. Ft.
3	38.64	113.60	113.60	113.60	113.60	4389.50 Sq. Ft.
4	11.67	113.40	113.10	113.25	113.25	1321.63 Sq. Ft.
5	21.97	112.80	112.20	112.50	112.50	2471.63 Sq. Ft.
6	6.39	112.30	112.10	112.20	112.20	716.96 Sq. Ft.
7	12.55	111.80	111.10	111.45	111.45	1443.28 Sq. Ft.
8	7.05	112.10	112.00	112.05	112.05	789.95 Sq. Ft.
9	6.30	112.10	112.00	112.05	112.05	705.92 Sq. Ft.
10	9.97	112.20	112.00	112.10	112.10	1117.64 Sq. Ft.
11	12.72	112.10	111.10	111.60	111.60	1419.55 Sq. Ft.
12	10.64	111.00	111.00	111.00	111.00	1181.04 Sq. Ft.
13	14.25	111.50	111.00	111.25	111.25	1585.31 Sq. Ft.
14	7.52	112.00	112.00	112.00	112.00	842.24 Sq. Ft.
15	15.53	112.60	112.00	112.30	112.30	1744.02 Sq. Ft.
<b>Total</b>	<b>200.21</b>					<b>22528.23 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 112.52'**

EXISTING IMPERVIOUS AREA: 3,257.08s.f.  
 PROPOSED IMPERVIOUS AREA: 3,420.12s.f.  
 TOTAL INCREASE IN IMPERVIOUS AREA: 171.04s.f.  
 (12,659s.f. x 4%) / 100 = 506.4s.f.  
 171.04s.f. < 506.4s.f. (DRAINAGE NOT REQUIRED)

**ZONING CHART**

NEWTON, MASSACHUSETTS

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	12,659±s.f.	N/C
LOT FRONTAGE	80.0'	93.42'	N/C
FRONT SETBACK	25.0'	39.8'	N/C
SIDE SETBACK	7.5'	7.6'	N/C
REAR SETBACK	15.0'	48.7'	N/C
BUILDING HEIGHT	36.0'	32.59'	N/C
AVERAGE GRADE	-	112.52	-
LOT COVERAGE	30.0%	16.3%	17.7%
OPEN SPACE	50.0%	73.9%	72.6%

**TOPOGRAPHIC SITE PLAN**  
 NEWTON, MASSACHUSETTS  
 SHOWING PROPOSED CONDITIONS  
 AT #37 FERNCROFT ROAD

SCALE: 1in.=10ft. DATE: MARCH 12, 2014

PROJECT: 213223

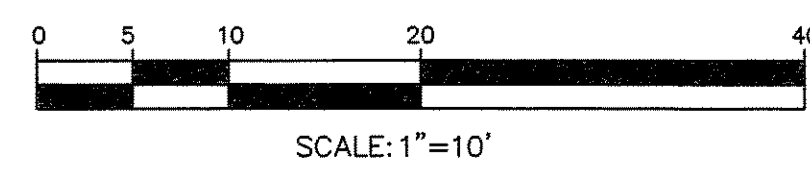
**VTP**  
 ASSOCIATES  
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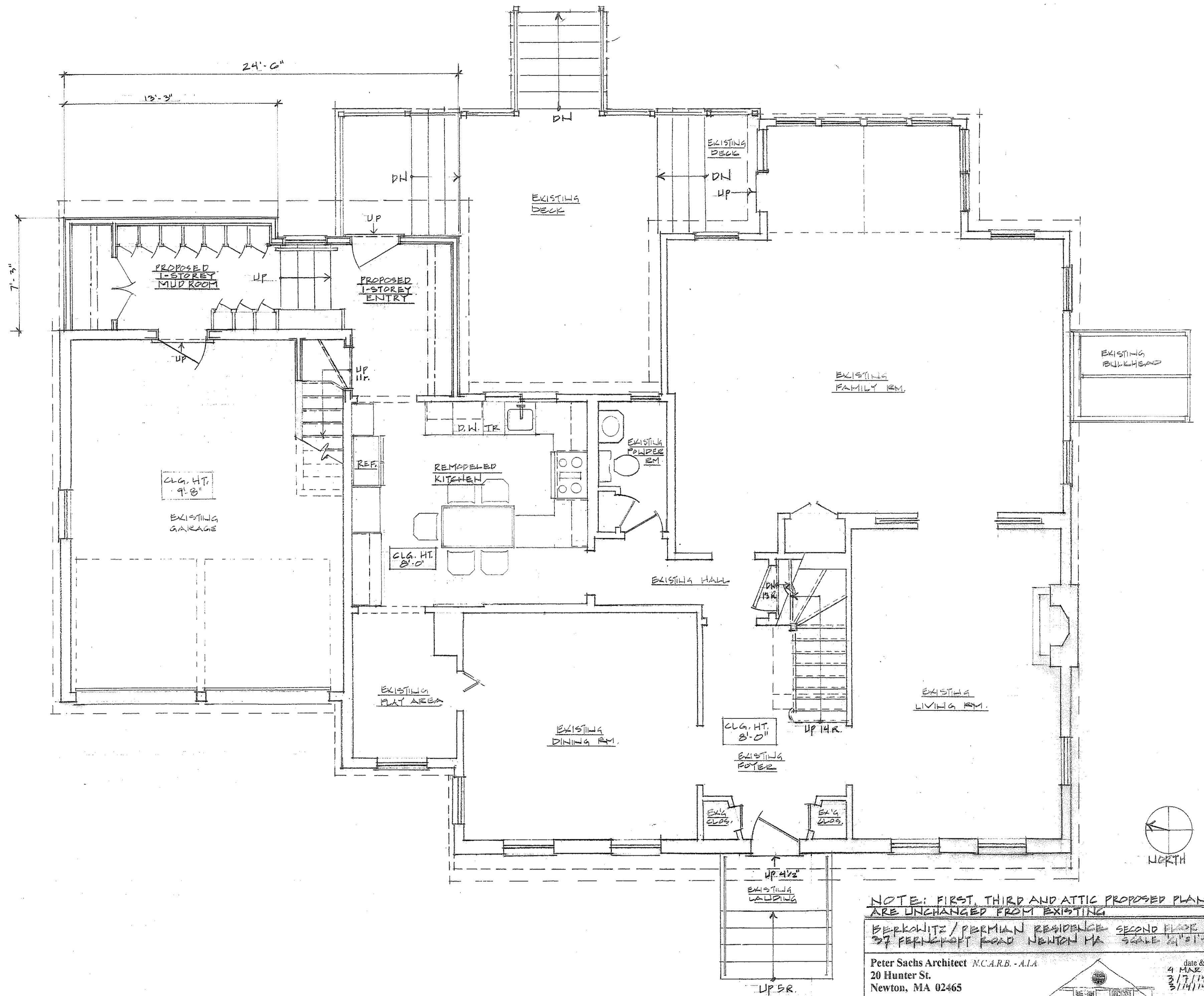
LAND SURVEYORS - CIVIL ENGINEERS, 132  
 ADAMS STREET 2ND FLOOR SUITE 3  
 NEWTON, MA 02458  
 (617) 332-8271

SHEET 1 OF 1

SMH  
 RIM=113.50  
 INV=105.60

SMH  
 RIM=112.10  
 INV=104.40





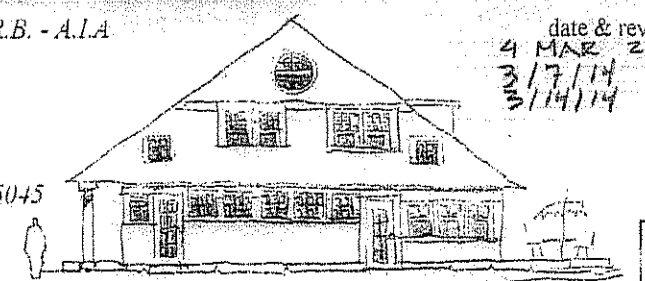
**NOTE: FIRST, THIRD AND ATTIC PROPOSED PLANS ARE UNCHANGED FROM EXISTING**

**BERKOWITZ/PERMAN RESIDENCE SECOND FLOOR PLAN**  
 27 FERNHOF ROAD NEWTON MA SCALE 1/8"=1'-0"

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date & revisions  
 9 MAR 2014  
 3/7/14  
 3/14/14

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**NOTE: FRONT ELEVATION UNCHANGED FROM EXISTING**

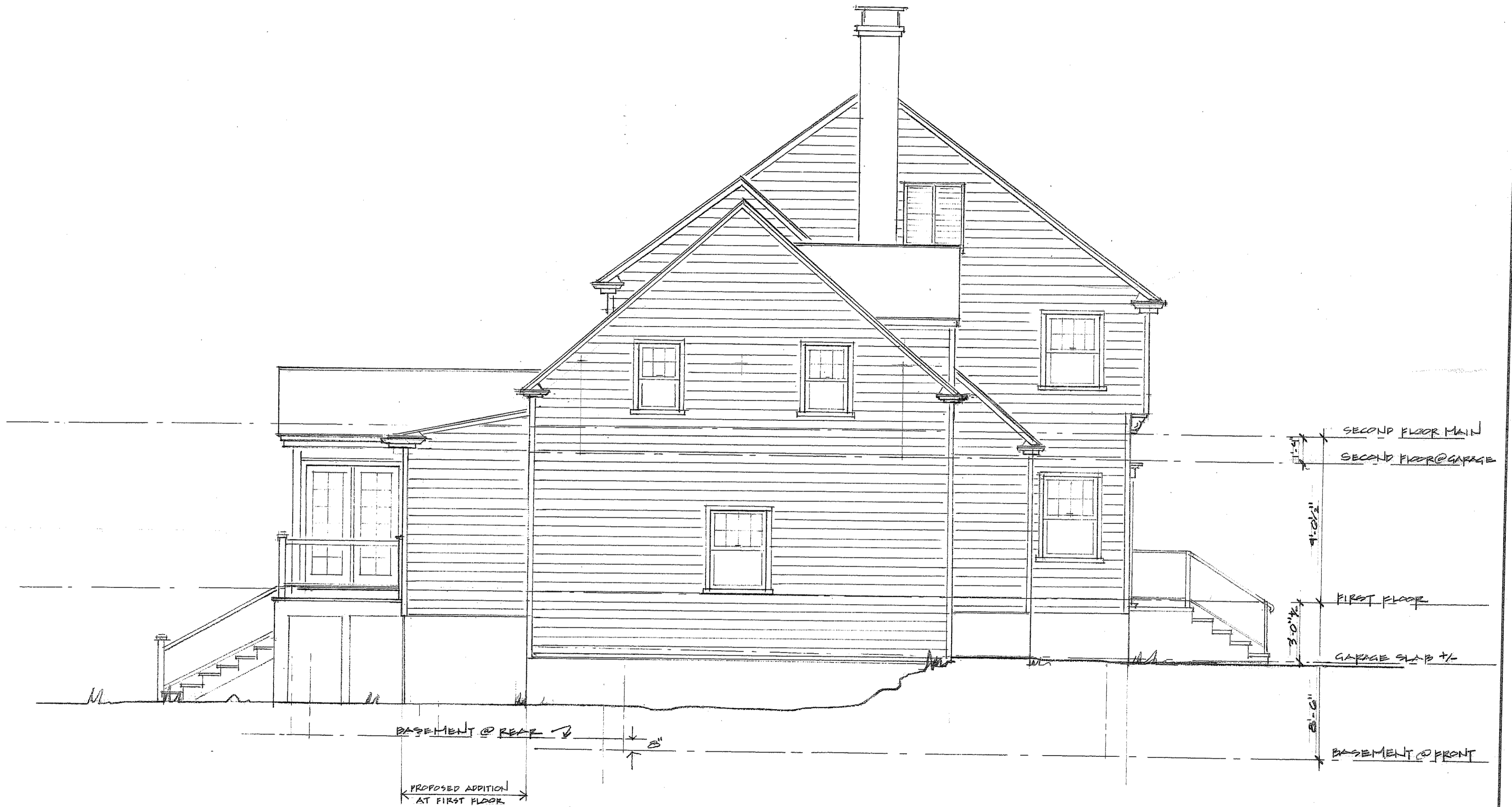
**BERKOWITZ/PERMAN RESIDENCE REAR ELEVATION**  
**37 FERTLOFT ROAD NEWTON MA SCALE 1/4" = 1'-0"**

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 20 Hunter St.  
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date & revisions  
 4 MAR 2014  
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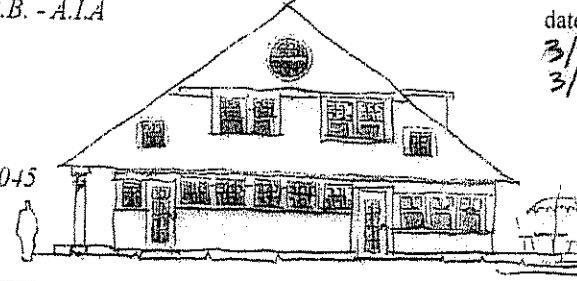


PERKOWITZ/PERMIAN RESIDENCE DRIVE SIDE ELEVATION  
 37 FERNCREST ROAD NEWTON MA SCALE 1/4" = 1'-0"

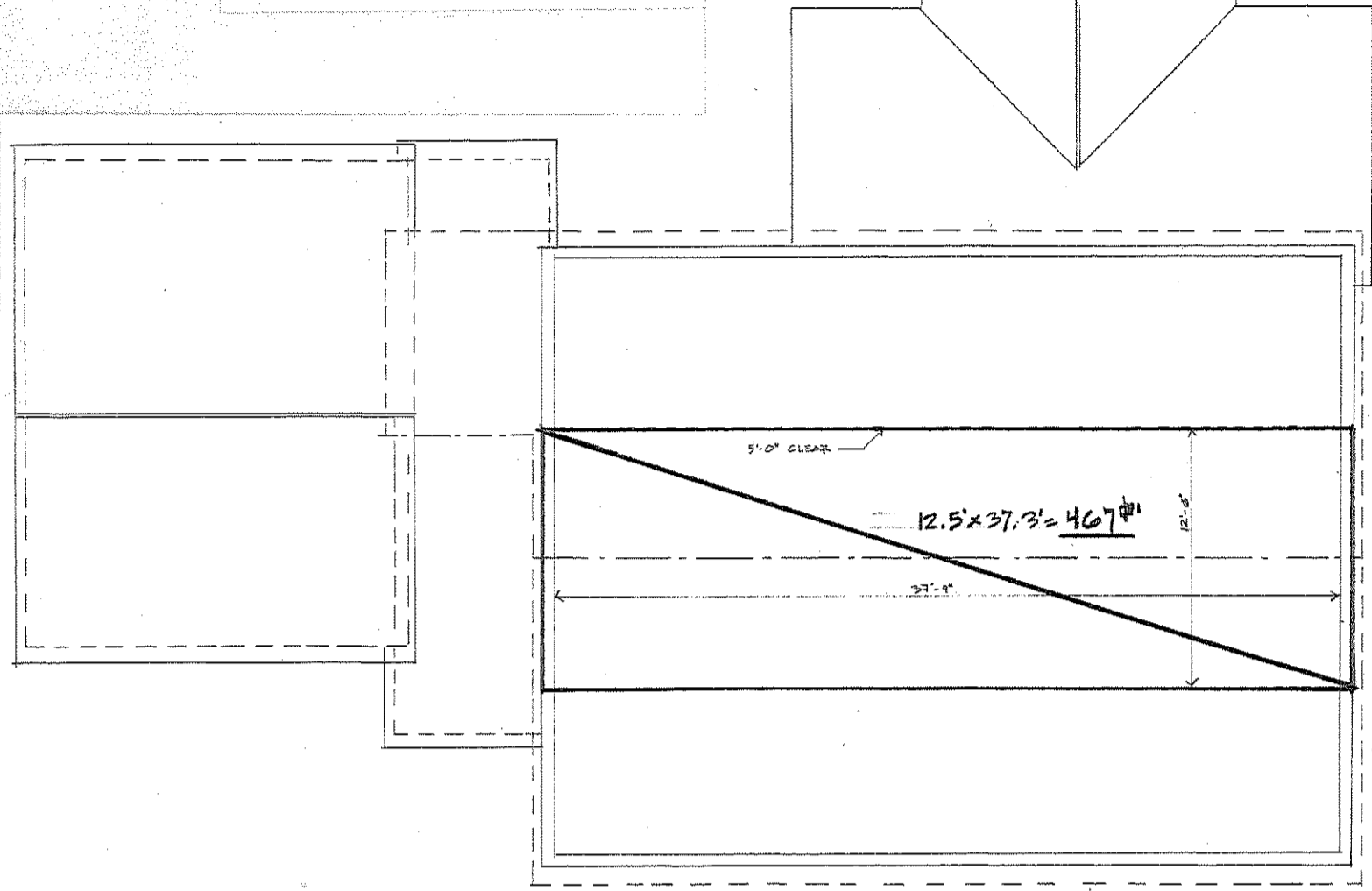
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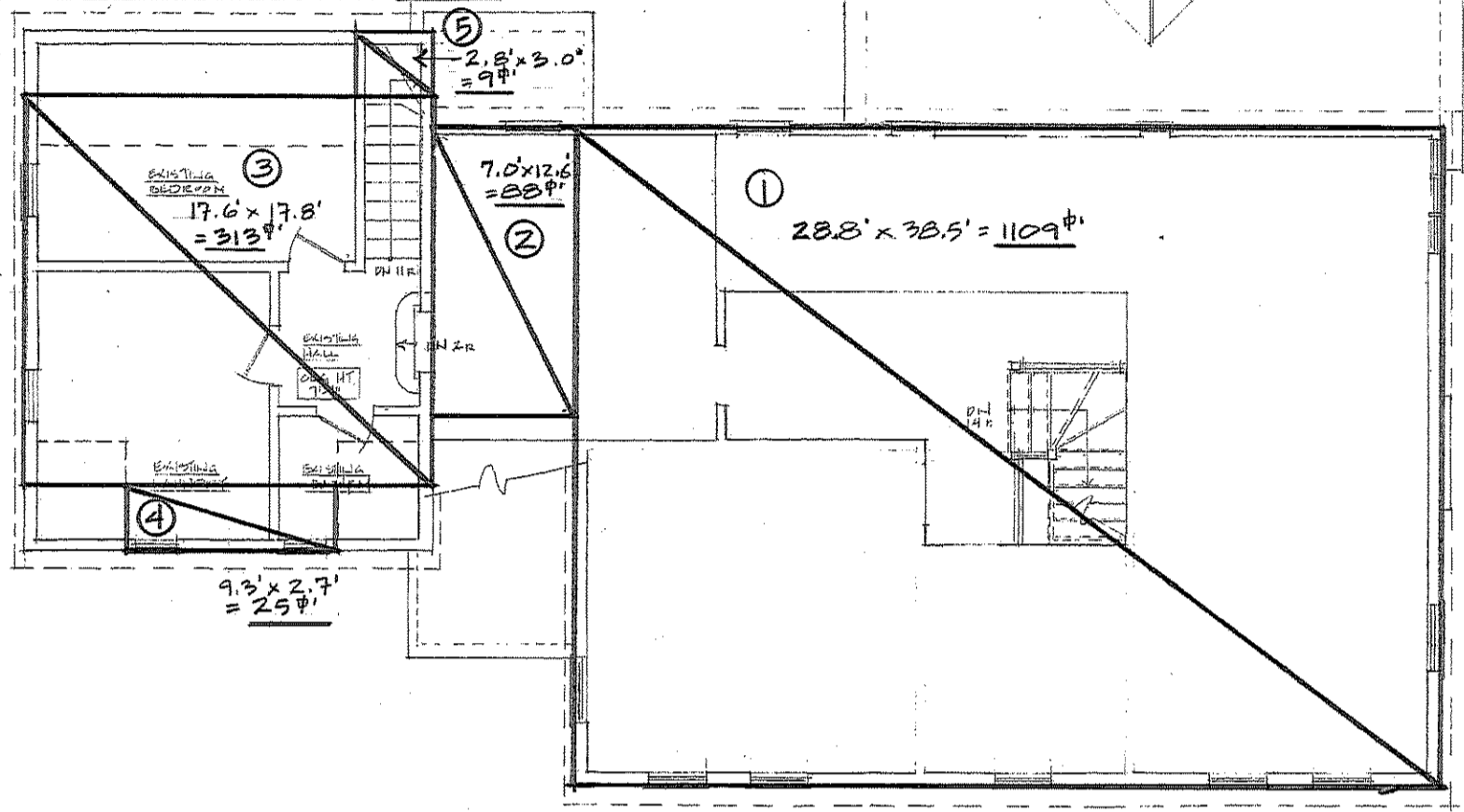
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ATTIC FLOOR AREA  
 TOTAL EXIST'G ① 467 SQ.FT.  
 PROPOSED UNCHANGED  
 FROM EXISTING



THIRD FLOOR AREA  
 EXISTING ① 1,109  
 ② 88  
 ③ 313  
 ④ 25  
 ⑤ 9  
 TOTAL EXIST'G 1544 SQ.FT.  
 PROPOSED UNCHANGED  
 FROM EXISTING



Lot size 12,659 s.f.  
 SR- 2  
 Allowable FAR .35 or 4,431 s.f.

Existing		*FAR without using basement
1 <sup>st</sup> floor	2057	4068/12,660 = .32
2 <sup>nd</sup> Floor	1544	
Attic	467	
Basement	1621 counts as 1 <sup>st</sup> floor	

Total existing 5689 s.f.

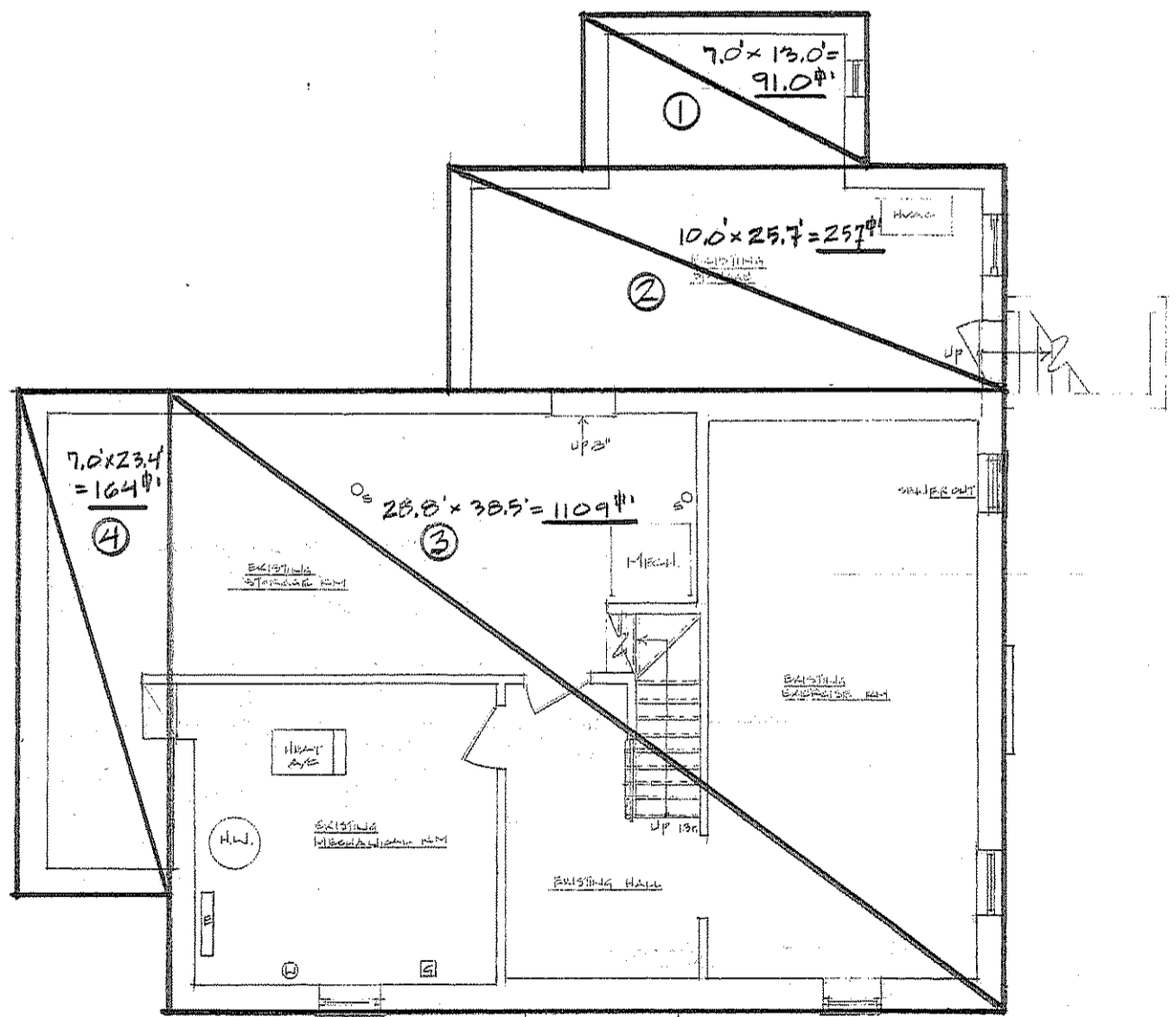
5689/12,659 = .44 existing FAR

Proposed 1 <sup>st</sup> floor (existing including garage)	2057
Proposed new mudroom	170
Proposed 2 <sup>nd</sup> floor (existing)	1544
Attic (existing)	467
Basement (existing)	1621

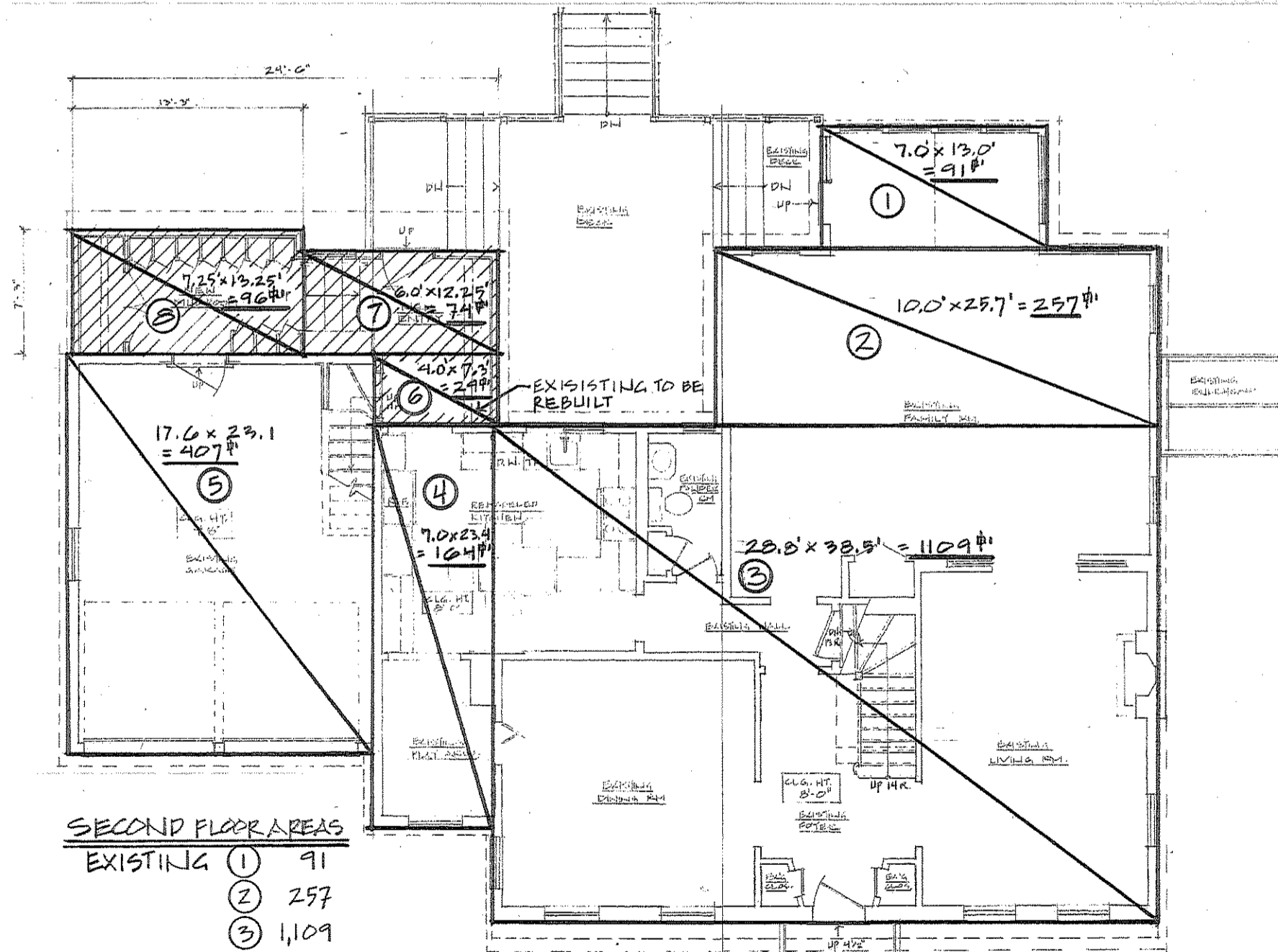
Total proposed 5859 s.f.

5859/12,659 (lot) = .46 proposed FAR

\*FAR without using basement  
 4238/12,660 = .33



FIRST FLOOR AREA  
 EXISTING ① 91  
 ② 257  
 ③ 1,109  
 ④ 164  
 TOTAL EXIST'G 1,621 SQ. FT.  
 PROPOSED UNCHANGED  
 FROM EXISTING



SECOND FLOOR AREAS  
 EXISTING ① 91  
 ② 257  
 ③ 1,109  
 ④ 164  
 ⑤ 407  
 ⑥ 29  
 TOTAL EXIST'G 2057 SQ. FT.  
 PROPOSED ⑦ 74  
 ⑧ 96  
 TOTAL PROP'D 170 SQ. FT.  
 EXIST'G + PROPOSED: 2,227 SQ. FT.

BERKOWITZ / PERMAN RESIDENCE  
 37 FERNCROFT RD NEWTON, MA

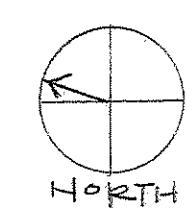
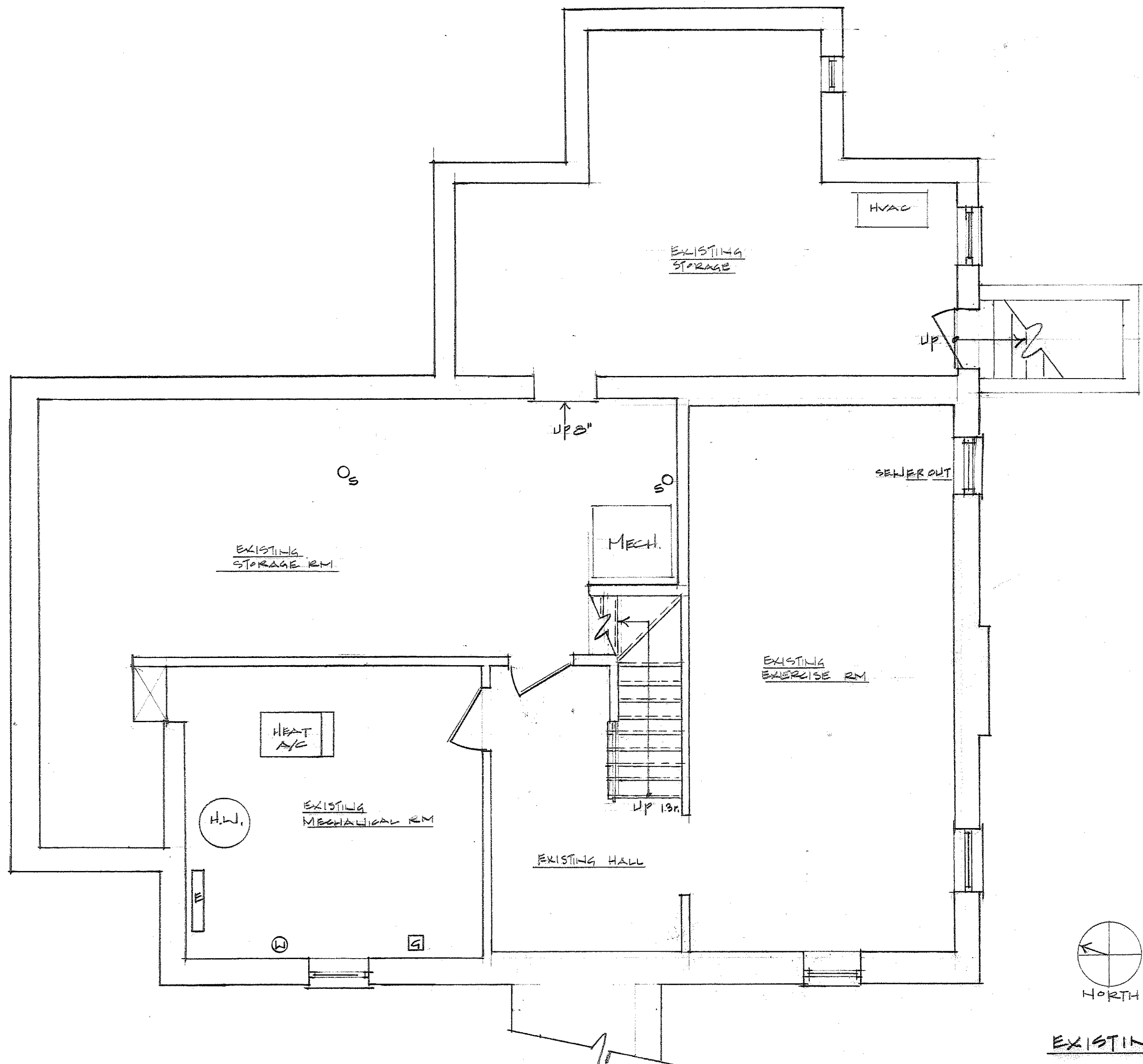
F.A.R. CALCULATIONS

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EXISTING

**BERKOWITZ / PERLMAN RESIDENCE FIRST FLOOR PLAN**  
 37 FERNCREST ROAD NELTON MA SCALE 1/4" = 1'-0"

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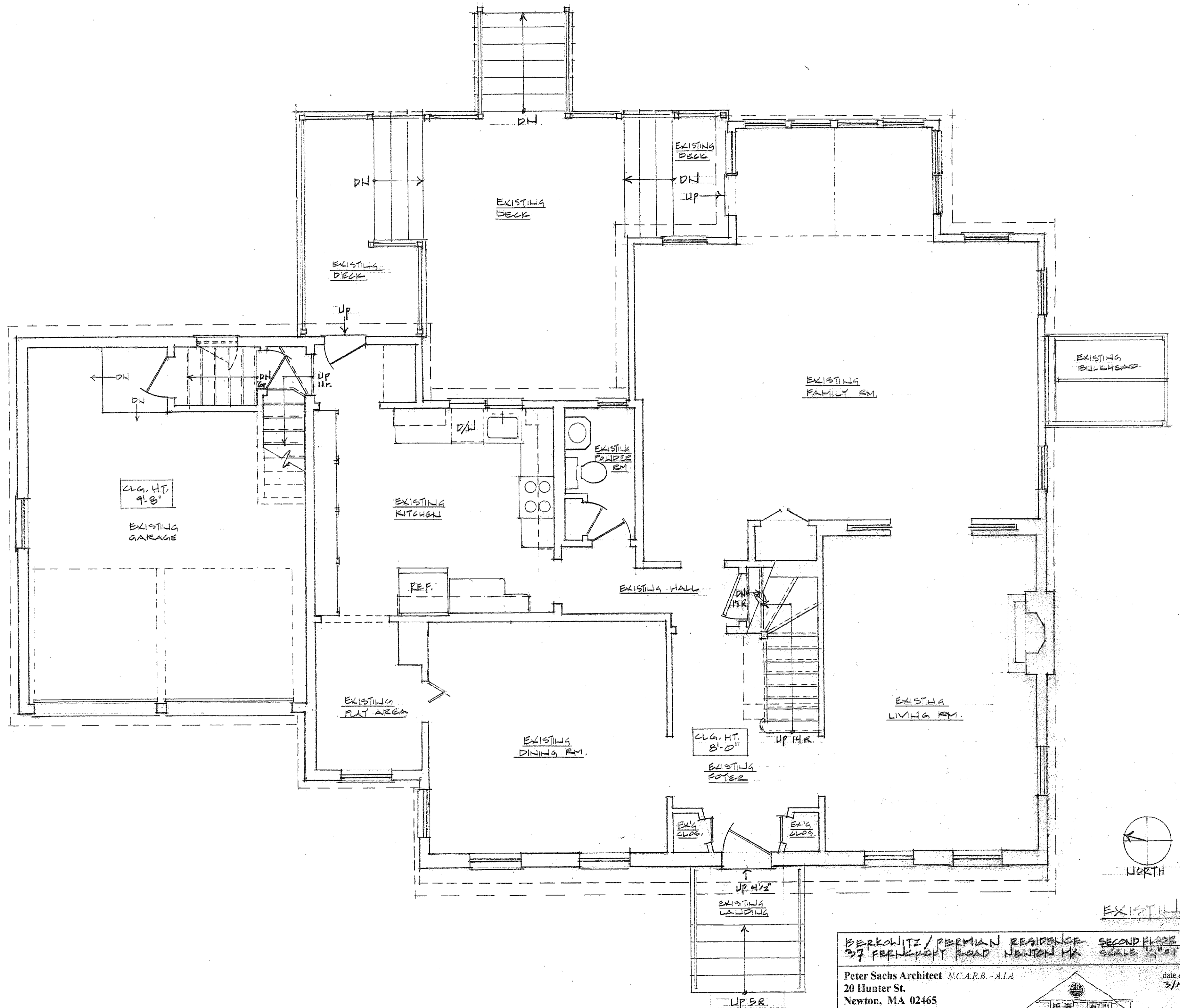
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EX-1





BERKOWITZ / PERMIAN RESIDENCE SECOND FLOOR PLAN  
 97 FERNPORT ROAD NEWTON MA SCALE 1/4" = 1'-0"

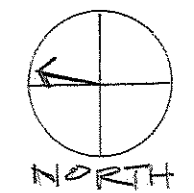
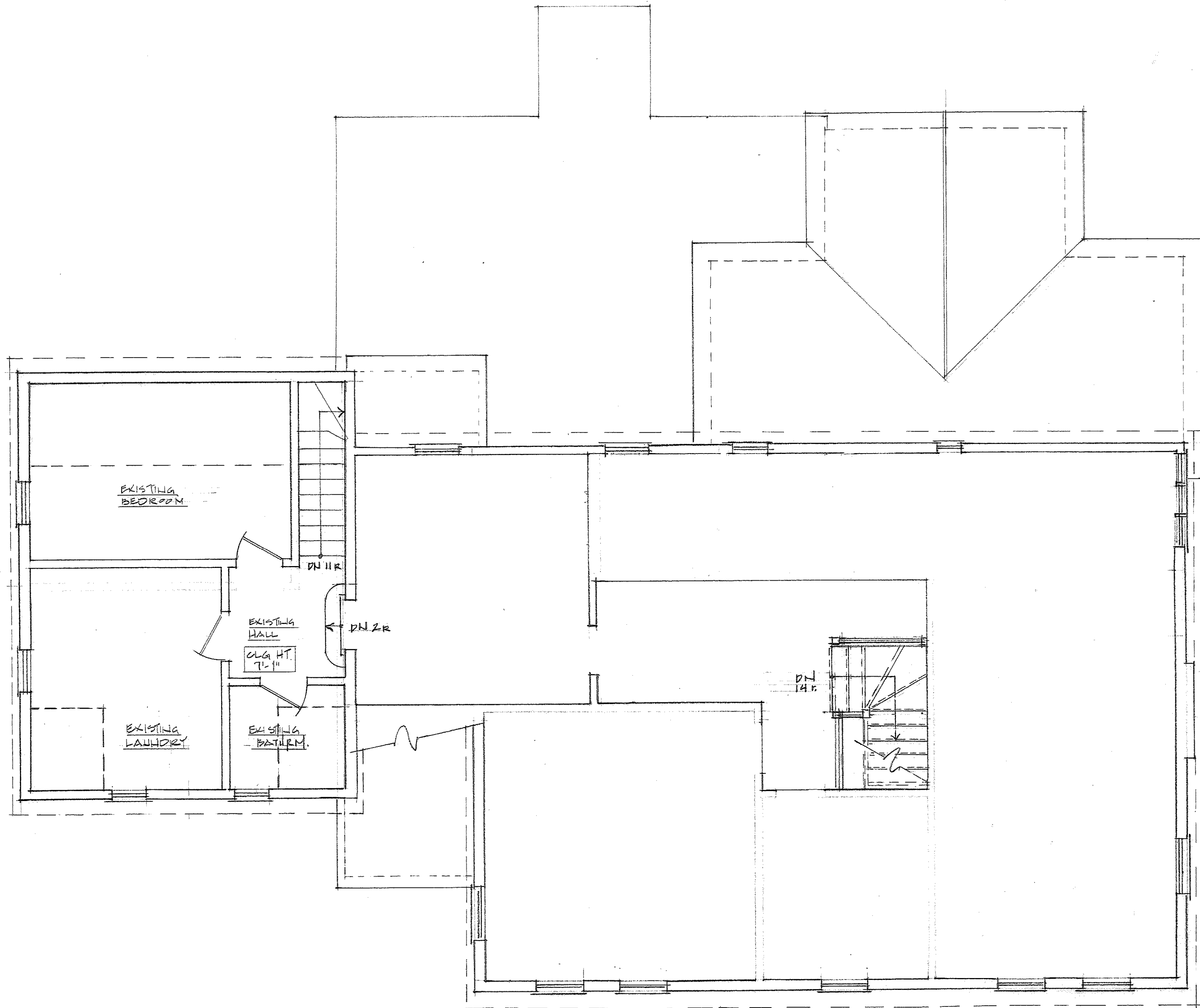
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EX-2



EXISTING -  
PARTIAL

BERKOWITZ / PERMAN RESIDENCE THIRD FLOOR PLAN  
37 PERKROFT ROAD NEWTON MA SCALE 1/4" = 1'-0"

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EX-3




EXISTING

BERKOWITZ/PERMAN RESIDENCE FRONT ELEVATION  
 32 PENCROFT ROAD NEWTON MA SCALE 1/4" = 1'-0"

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EX-4



BERKOWITZ/PERMAN RESIDENCE DRIVE SIDE ELEVATION  
 37 FERNCROFT ROAD NEWTON MA SCALE 1/4"=1'-0"

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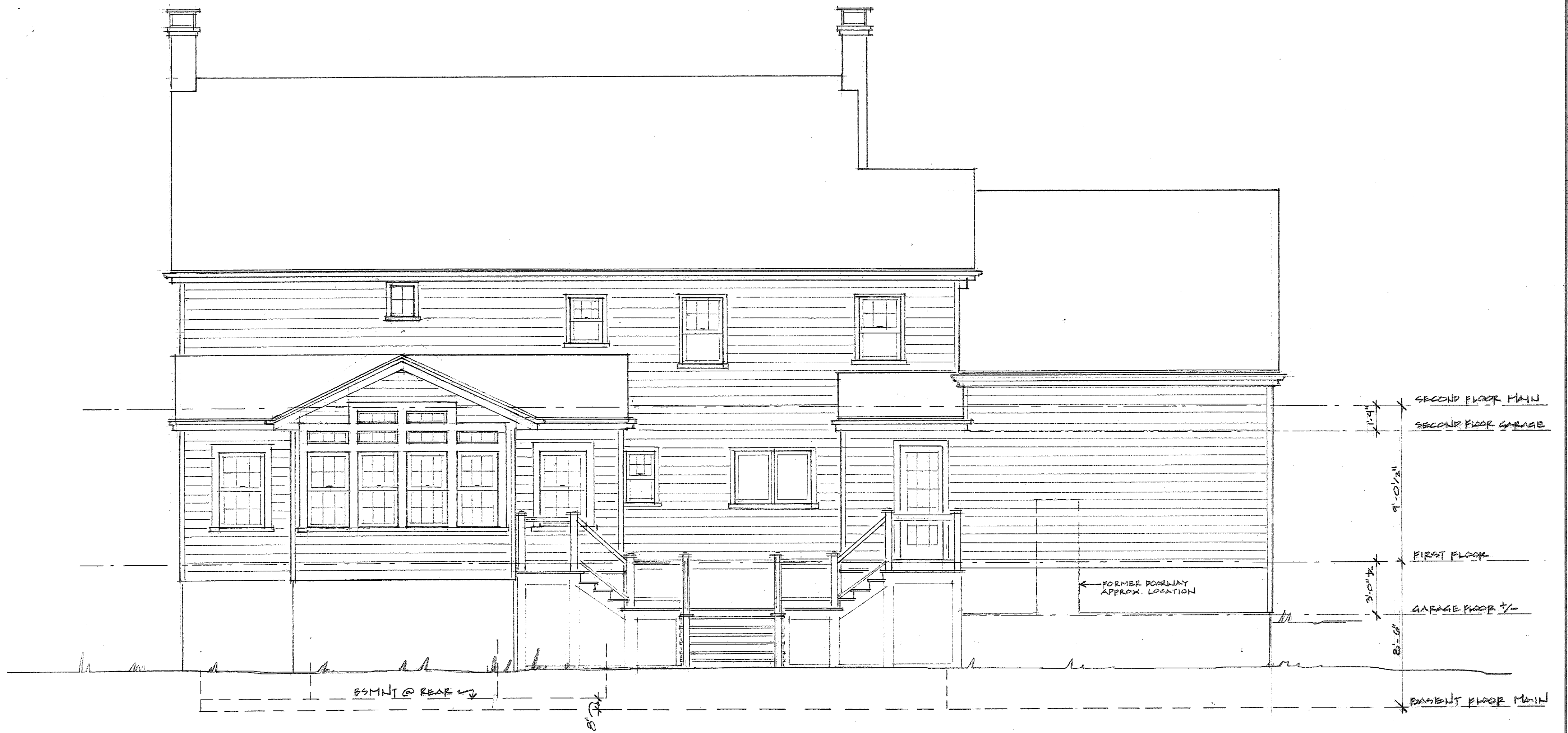
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EX-5





EXISTING

BERKOWITZ/PERMAN RESIDENCE 37 PERLECROFT ROAD NEWTON MA		REAR ELEVATION SCALE 1/4" = 1'-0"
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		EX-6