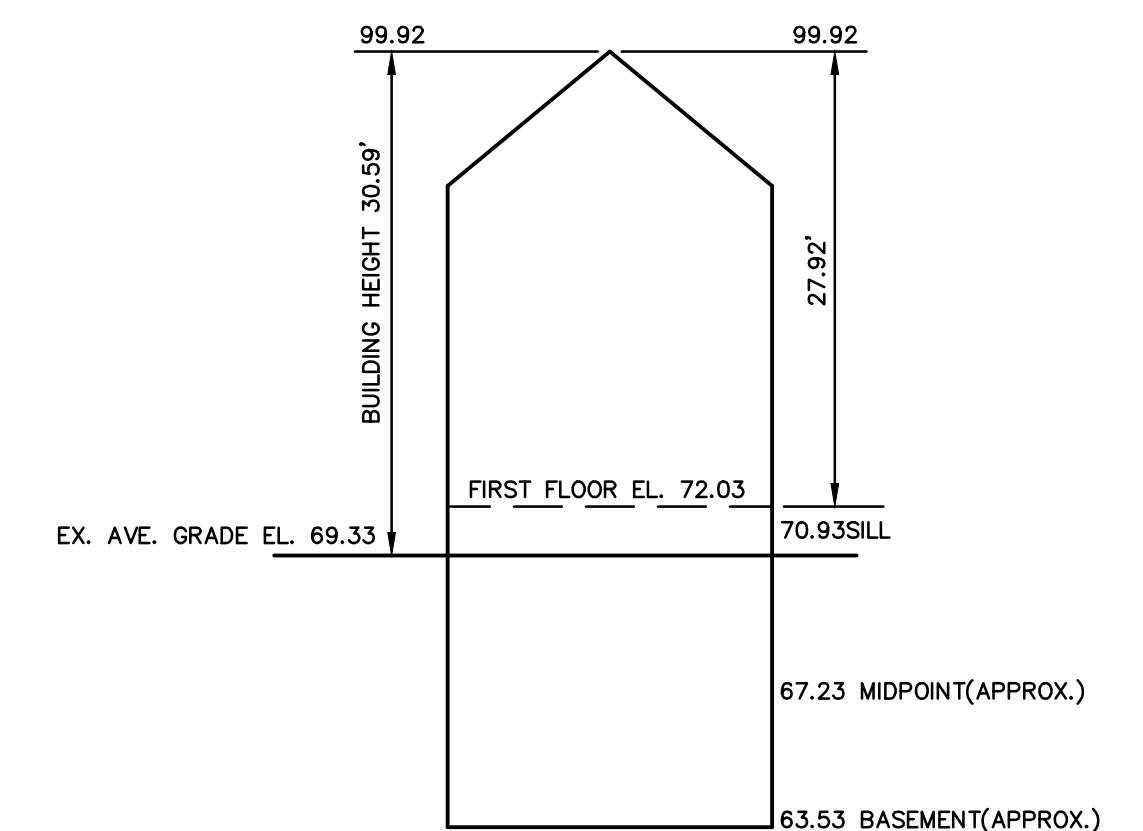
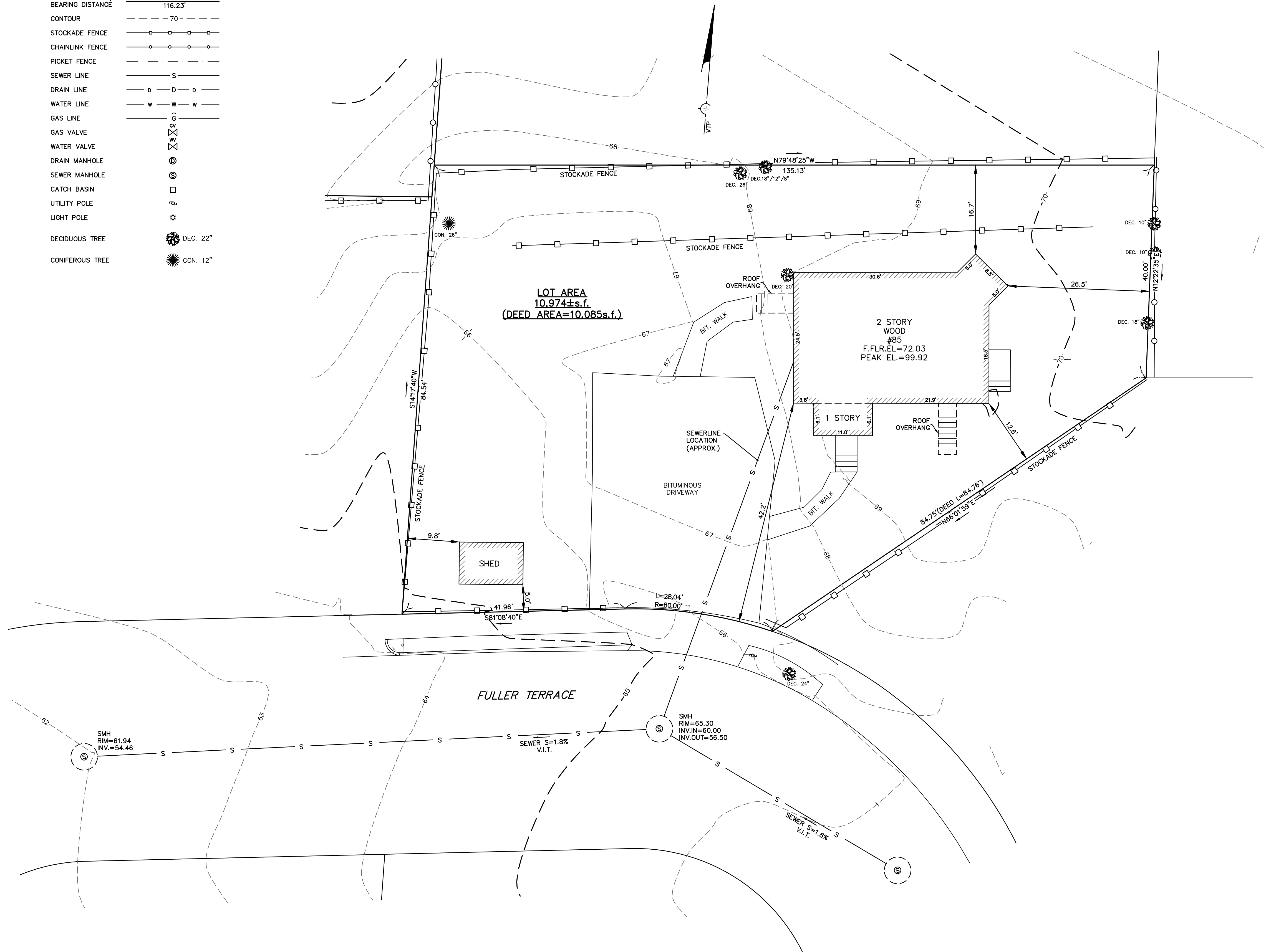


216179.dwg (2/2016)

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	
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"



EXISTING BUILDING HEIGHT
NOT TO SCALE

Address:#85 FULLER TERRACE					
Length Weighted Mean Existing 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	24.50	69.21	67.41	68.31	1673.60 Sq. Ft.
2	30.55	69.71	69.21	69.46	2122.00 Sq. Ft.
3	8.40	70.00	69.56	69.78	586.15 Sq. Ft.
4	18.50	70.22	69.80	70.01	1295.19 Sq. Ft.
5	21.86	70.22	69.48	69.85	1526.92 Sq. Ft.
6	6.11	69.48	69.34	69.41	424.10 Sq. Ft.
7	11.02	69.34	68.55	68.95	759.77 Sq. Ft.
8	6.07	69.00	68.55	68.78	417.46 Sq. Ft.
Total	127.01				8805.19 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 69.33'					

ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE: SR-3 (OLD)	REQUIRED	EXISTING
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	10,974±s.f.
LOT FRONTAGE	70.0'	70.0'
FRONT SETBACK	25.0'	42.2'
SIDE SETBACK	7.5'	12.6'
REAR SETBACK	15.0'	16.7'
BUILDING HEIGHT	36.0'	30.59'
AVERAGE GRADE	-	69.33
LOT COVERAGE	30.0%	10.4%
OPEN SPACE	50.0%	76.2%

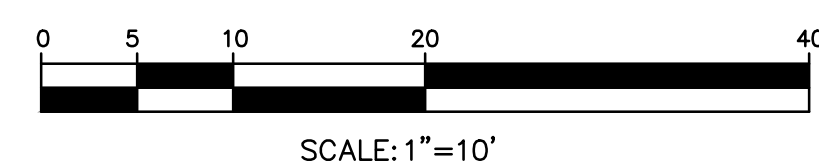
TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#85 FULLER TERRACE

SCALE: 1in.=10ft. DATE: SEPTEMBER 27, 2016

PROJECT: 216179



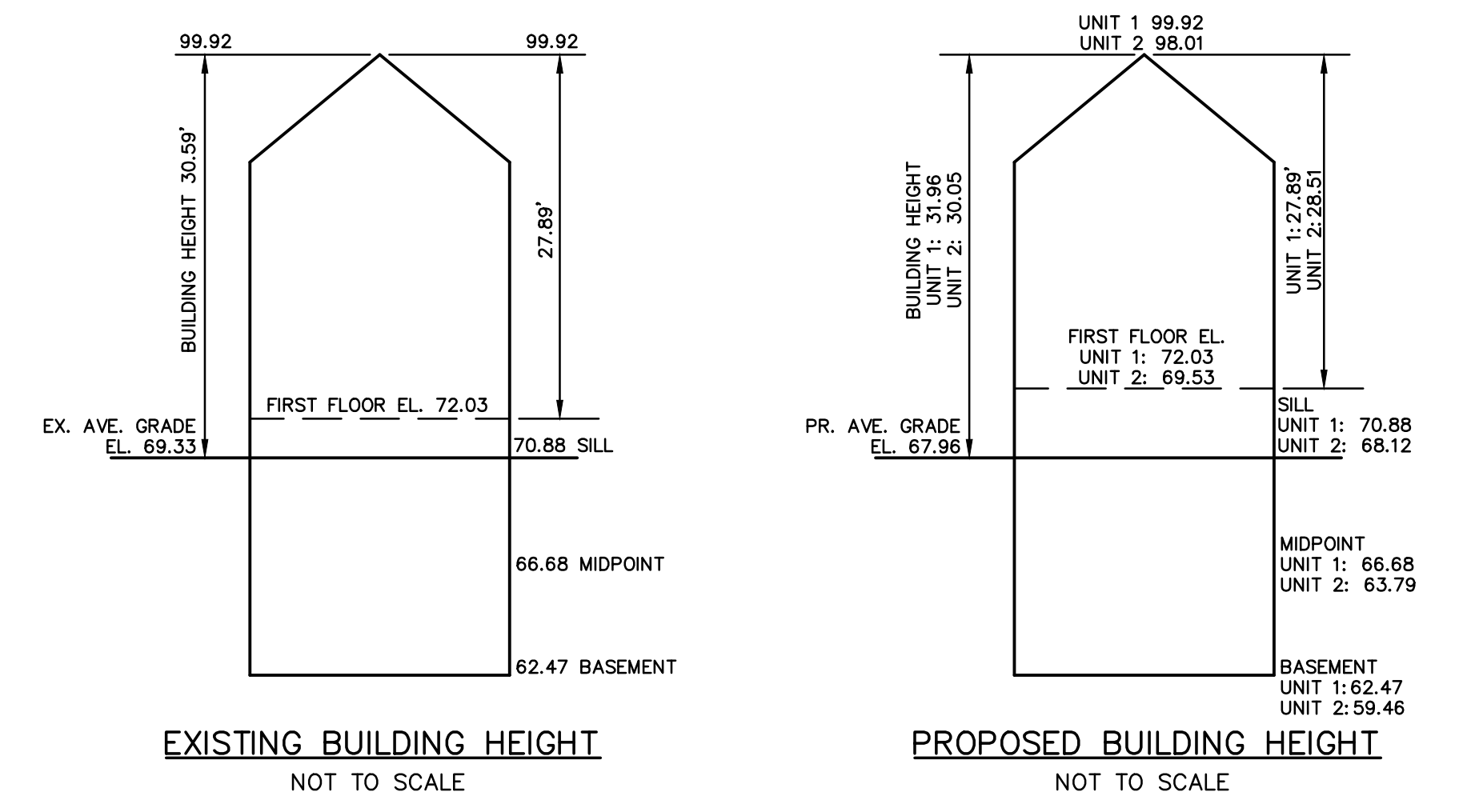
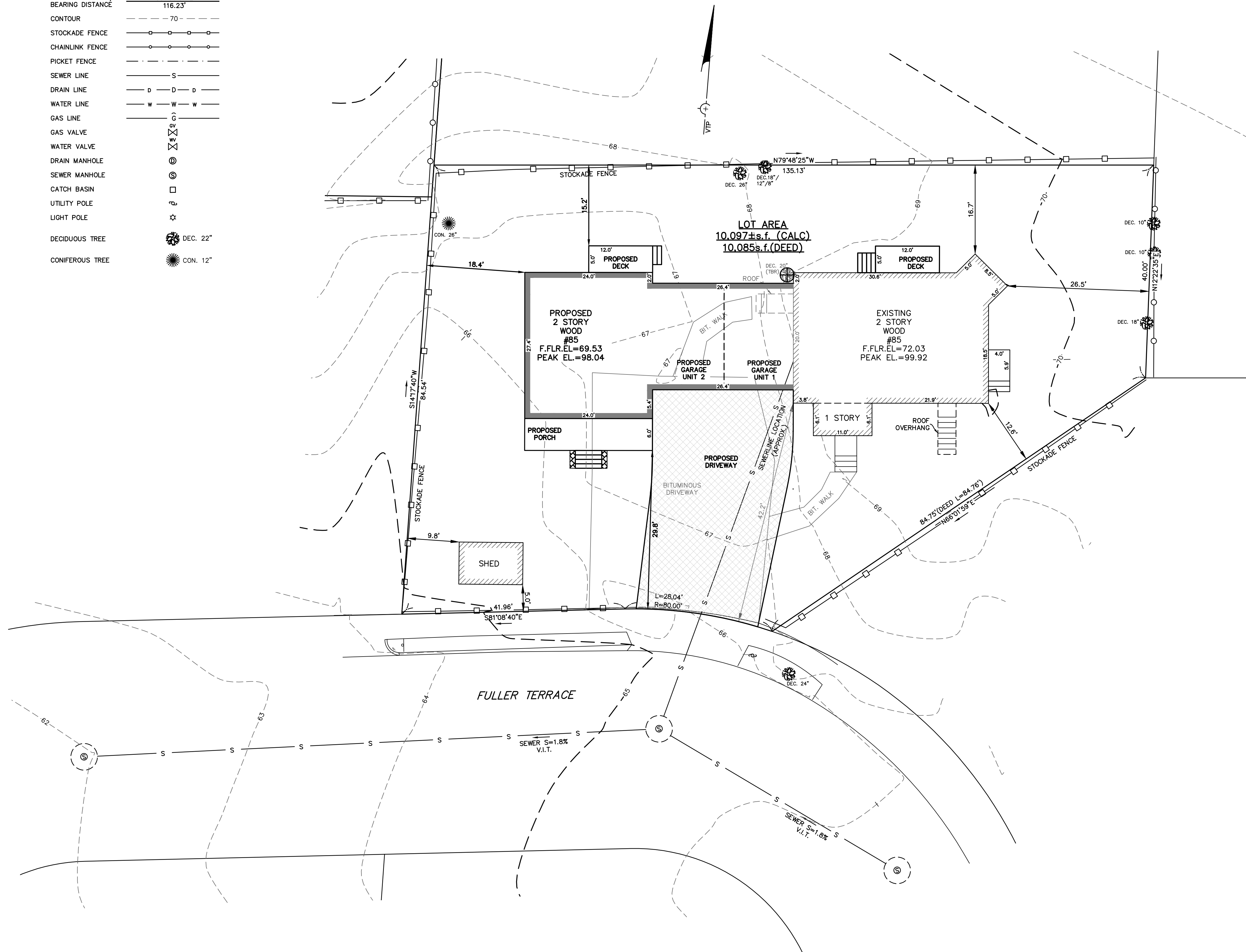
LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271



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(2.2016)

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
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22"
- CONIFEROUS TREE CON. 12"



Address: #85 Fuller Terrace

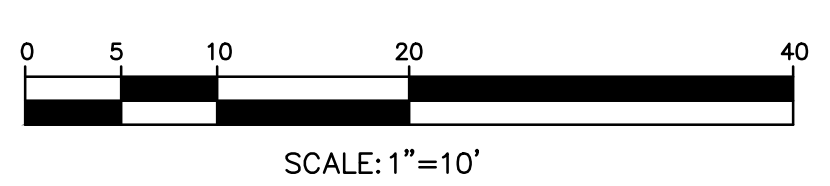
Length Weighted Mean
Proposed Average Grade Calculation

A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	24.00	67.26	65.62	66.44	1594.56 Sq. Ft.
2	11.40	67.18	67.01	67.10	764.88 Sq. Ft.
3	26.40	68.19	67.01	67.60	1784.64 Sq. Ft.
4	6.10	67.98	67.76	67.87	414.01 Sq. Ft.
5	11.00	69.18	68.49	68.84	757.19 Sq. Ft.
6	6.10	69.47	69.33	69.40	423.34 Sq. Ft.
7	12.40	69.65	69.33	69.49	861.68 Sq. Ft.
8	6.10	69.95	69.74	69.85	426.05 Sq. Ft.
9	18.50	69.93	69.81	69.87	1292.60 Sq. Ft.
10	8.50	69.76	69.57	69.67	592.15 Sq. Ft.
11	30.60	69.38	68.60	68.99	2111.09 Sq. Ft.
12	26.40	68.67	66.78	67.73	1787.94 Sq. Ft.
13	24.00	66.81	66.80	66.81	1603.32 Sq. Ft.
14	27.70	66.61	66.48	66.55	1843.30 Sq. Ft.
Total	239.2				16256.74 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 67.96'

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	ZONE: SR-3 (OLD)		SUBMISSION: EXISTING	
	REQUIRED	EXISTING	EXISTING	PROPOSED
LOT AREA	10,000s.f.	10,097±s.f.		N/C
LOT FRONTAGE	70.0'	70.0'		N/C
FRONT SETBACK	25.0'	42.2'		29.8'
SIDE SETBACK	7.5'	12.6'		18.4'
REAR SETBACK	15.0'	16.7'		15.2'
BUILDING HEIGHT	36.0'	30.59'	UNIT 1: 31.96'	UNIT 2: 30.05'
AVERAGE GRADE	-	69.33		67.96
LOT COVERAGE	30.0%	11.3%		24.2%
OPEN SPACE	50.0%	74.2%		63.8%



ZONING PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS
AT #85 FULLER TERRACE

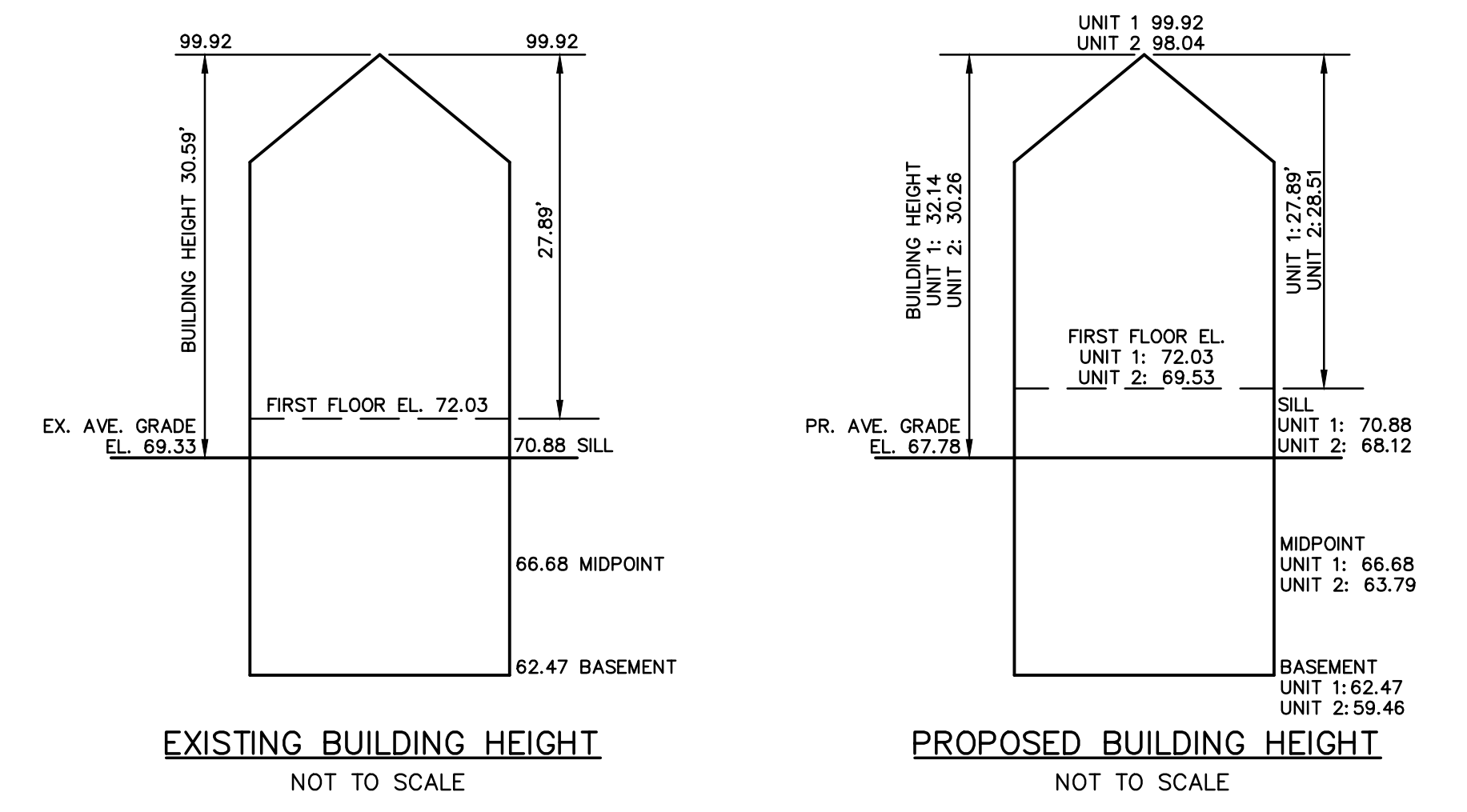
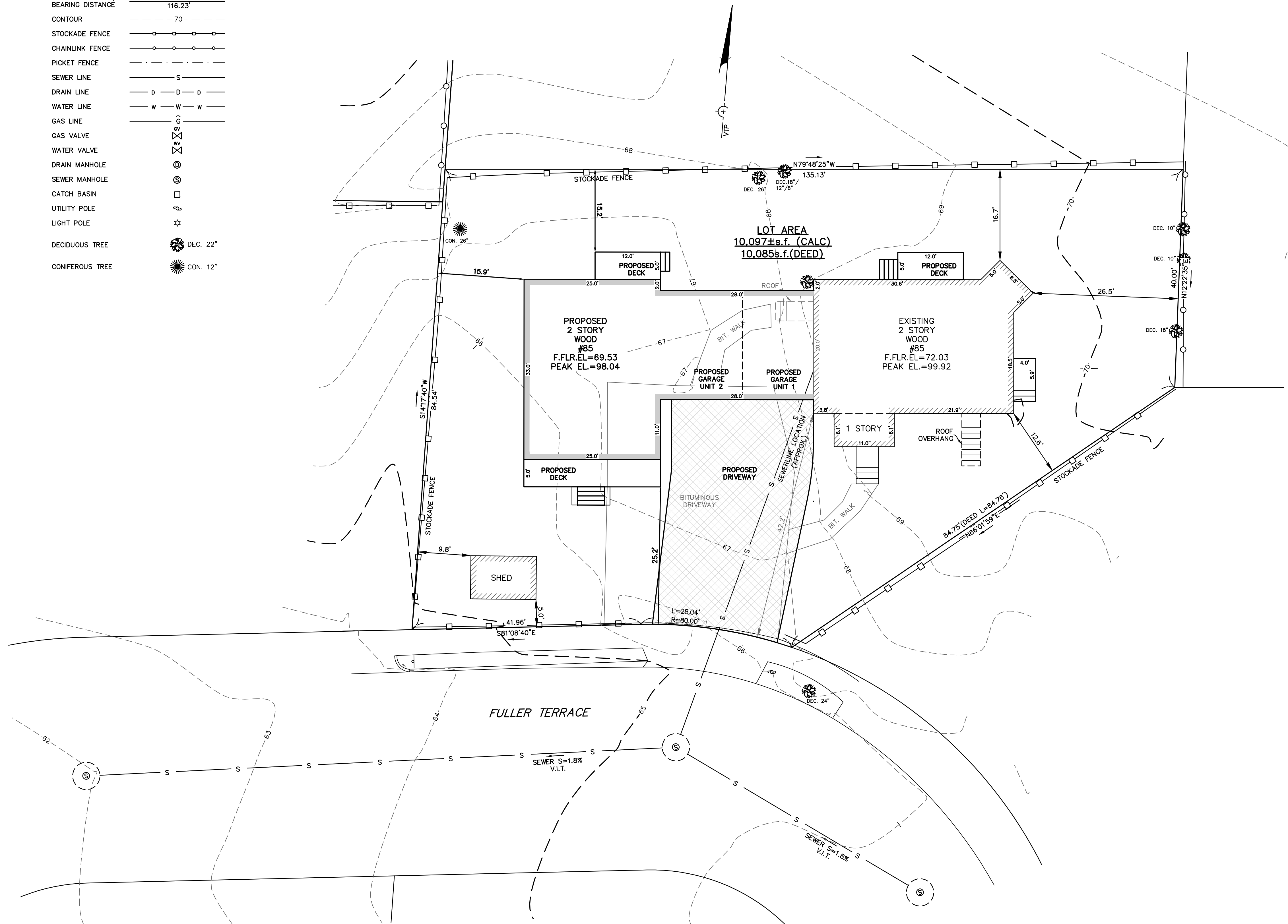
SCALE: 1in.=10ft. DATE: NOVEMBER 21, 2016
REVISED: NOVEMBER 29, 2016
DECEMBER 15, 2016

PROJECT: 216179
VTP
ASSOCIATES
INC.
LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

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(2.2016)

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	
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"



Address: #85 Fuller Terrace

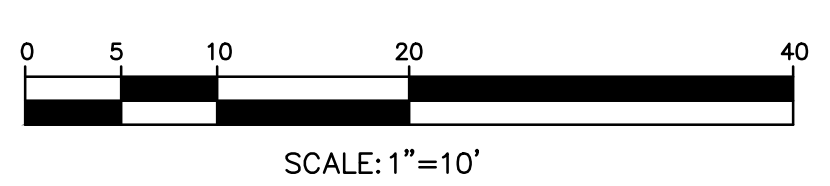
Length Weighted Mean
Proposed Average Grade Calculation

A Segment	B Length Of Segment in Feet	C Height of High Point of Segment	D Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	25.00	67.24	65.58	66.41	1660.25 Sq. Ft.
2	16.00	67.24	67.04	67.14	1074.24 Sq. Ft.
3	28.00	66.19	67.04	67.62	1893.22 Sq. Ft.
4	6.10	67.98	67.76	67.87	414.01 Sq. Ft.
5	11.00	69.18	68.49	68.84	757.19 Sq. Ft.
6	6.10	69.47	69.33	69.40	423.34 Sq. Ft.
7	12.40	69.65	69.33	69.49	861.68 Sq. Ft.
8	6.10	69.95	69.74	69.85	426.05 Sq. Ft.
9	18.50	69.93	69.81	69.87	1292.60 Sq. Ft.
10	8.50	69.76	69.57	69.67	592.15 Sq. Ft.
11	30.60	68.38	68.60	68.99	2111.09 Sq. Ft.
12	28.00	68.67	66.71	67.69	1895.32 Sq. Ft.
13	25.00	66.74	66.49	66.62	1665.38 Sq. Ft.
14	38.00	66.51	65.47	65.99	2507.62 Sq. Ft.
Total	259.3				17574.13 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 67.78'

ZONING CHART
NEWTON, MASSACHUSETTS

REGULATION	SUBMISSION: EXISTING		
	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	10,097±s.f.	N/C
LOT FRONTAGE	70.0'	70.0'	N/C
FRONT SETBACK	25.0'	42.2'	23.2'
SIDE SETBACK	7.5'	12.6'	15.9'
REAR SETBACK	15.0'	16.7'	15.2'
BUILDING HEIGHT	36.0'	30.59'	UNIT 1: 32.14' UNIT 2: 30.26'
AVERAGE GRADE	-	69.33	67.78
LOT COVERAGE	30.0%	11.3%	26.0%
OPEN SPACE	50.0%	74.2%	62.0%



ZONING PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITIONS
AT #85 FULLER TERRACE

SCALE: 1in.=10ft. DATE: NOVEMBER 21, 2016
REVISED: NOVEMBER 29, 2016

PROJECT: 216179
VTP
ASSOCIATES
INC.
LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

DRAWN BY: SK
CHECKED: SK
DECEMBER 5, 2016

CONTRACTOR
HOUSE CRAFT LLC
WALTHAM, MA

PROJECT TYPE
ADDITION
RESIDENTIAL

PROJECT LOCATION
85 FULLER TERRACE
NEWTON, MA

ISSUED FOR ZONING
REVIEW

Design by Sami LLC
 Structure | Architecture
 Design | Residential
 Commercial
 New Home Construction
 Additions

Sami E. Kassib, P.E.
 617-460-1041 Office
 508-660-8495 Fax
 www.designbysami.com

38 Old Town Road
 Waltham, MA 02451




FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

DRAWN BY: SK
CHECKED: SK
DECEMBER 5, 2016

CONTRACTOR
HOUSE CRAFT LLC
WALTHAM, MA

PROJECT TYPE
ADDITION
RESIDENTIAL

PROJECT LOCATION
85 FULLER TERRACE
NEWTON, MA

ISSUED FOR ZONING
REVIEW



Design by Sami LLC
Structure | Architecture
Design | Residential
Commercial
New Home Construction
Address
38 Oak Farm Road
Wolpole, MA 02081

Sami E. Kassis, P. E.
617-460-1041 Office
508-660-8409 Fax
www.designbysami.com



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DRAWN BY: SK
CHECKED: SK
DECEMBER 5, 2016

CONTRACTOR
HOUSE CRAFT LLC
WALTHAM, MA

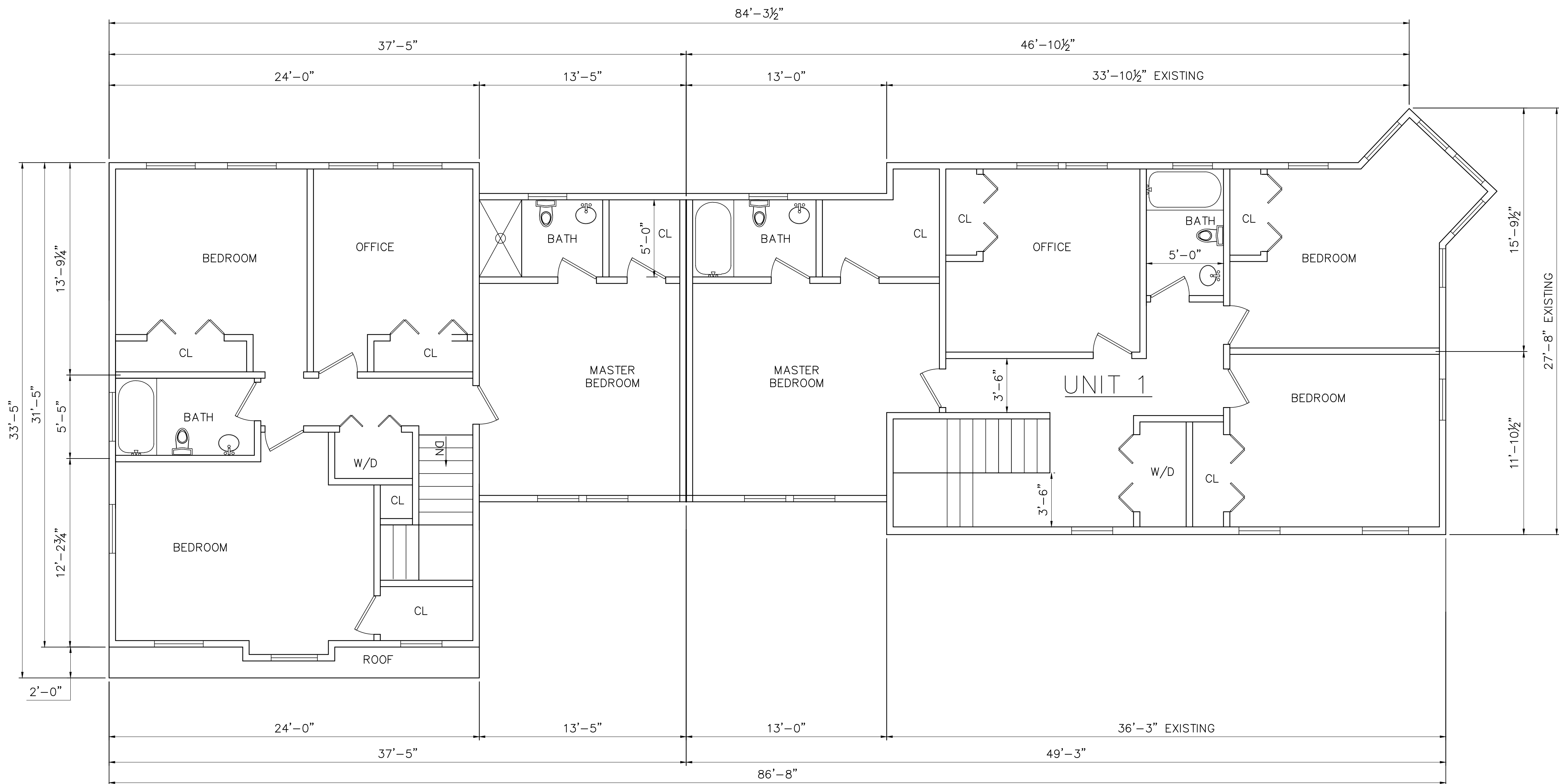
PROJECT TYPE
ADDITION
RESIDENTIAL

PROJECT LOCATION
85 FULLER TERRACE
NEWTON, MA

ISSUED FOR ZONING
REVIEW



Design by Sami LLC
Structure | Architecture
Design | Residential
Commercial
New Home Construction
Address
38 Old Town Road
Wolpole, MA 02081
617-460-1041 Office
508-660-8409 Fax
www.designbysami.com



SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DRAWN BY: SK
 CHECKED: SK
 DECEMBER 5, 2016

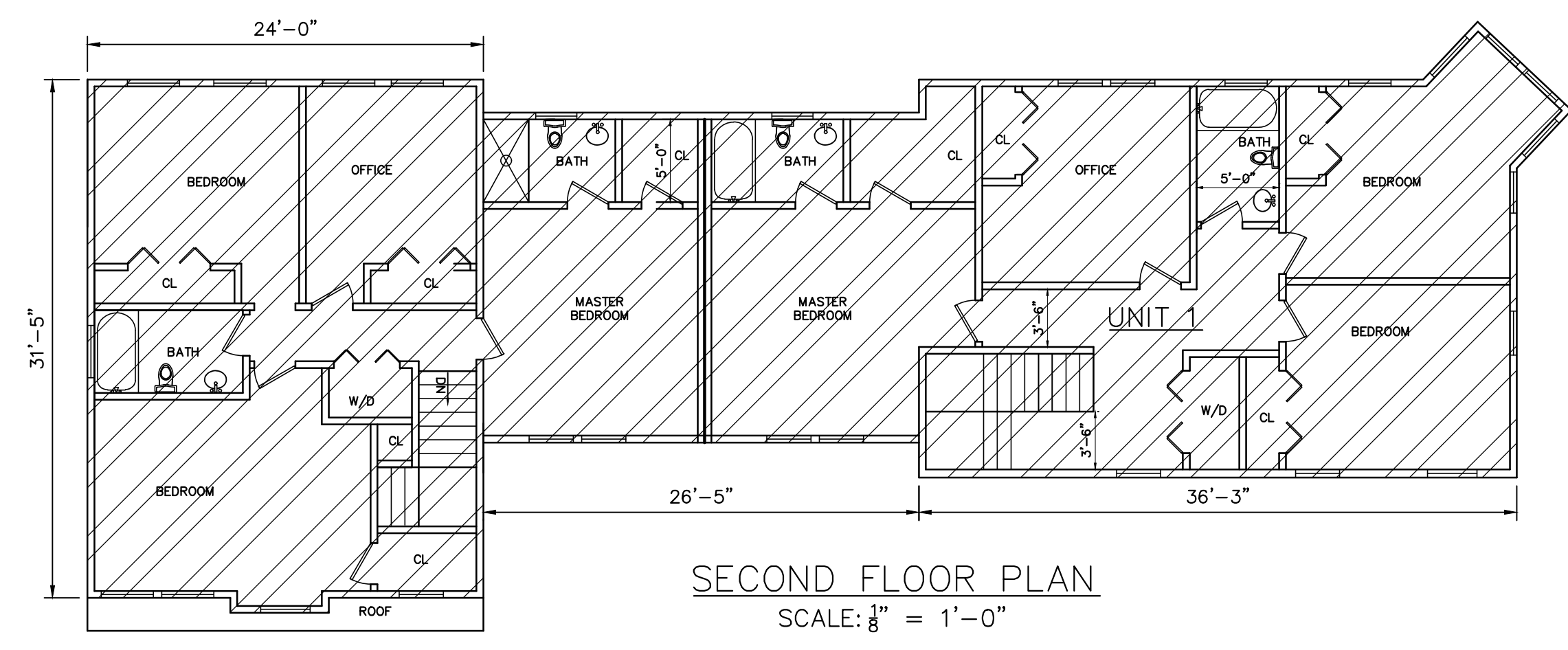
CONTRACTOR
 HOUSE CRAFT LLC
 WALTHAM, MA

PROJECT TYPE
 ADDITION
 RESIDENTIAL

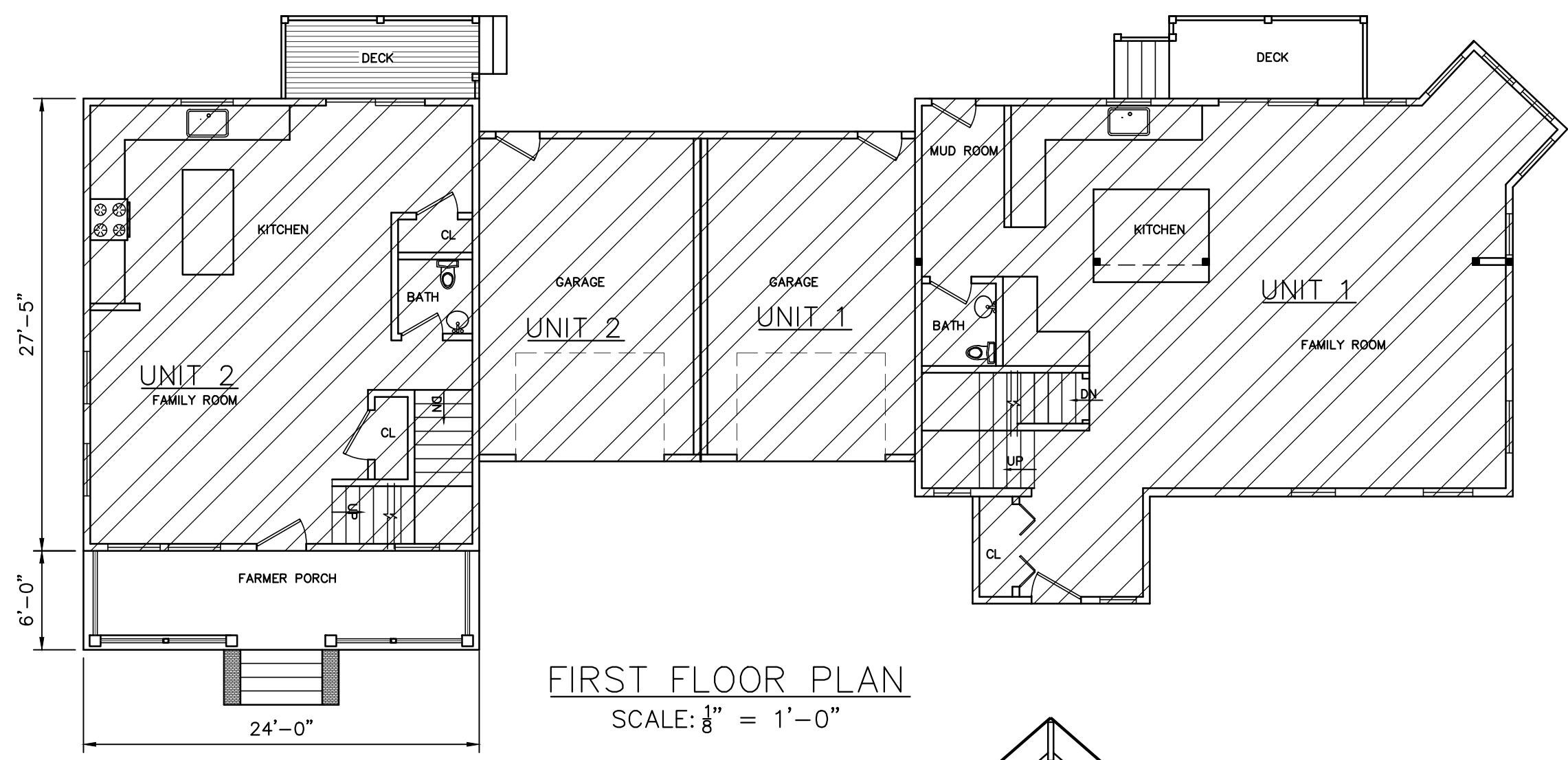
PROJECT LOCATION
 85 FULLER TERRACE
 NEWTON, MA

ISSUED FOR ZONING
 REVIEW

Design by Sami LLC
 Structure | Architecture
 Design | Residential
 Commercial
 New Home Construction
 Address
 38 Old Town Road
 Woburn, MA 02091
 617-460-1041 Office
 508-660-8409 Fax
 www.designbysami.com



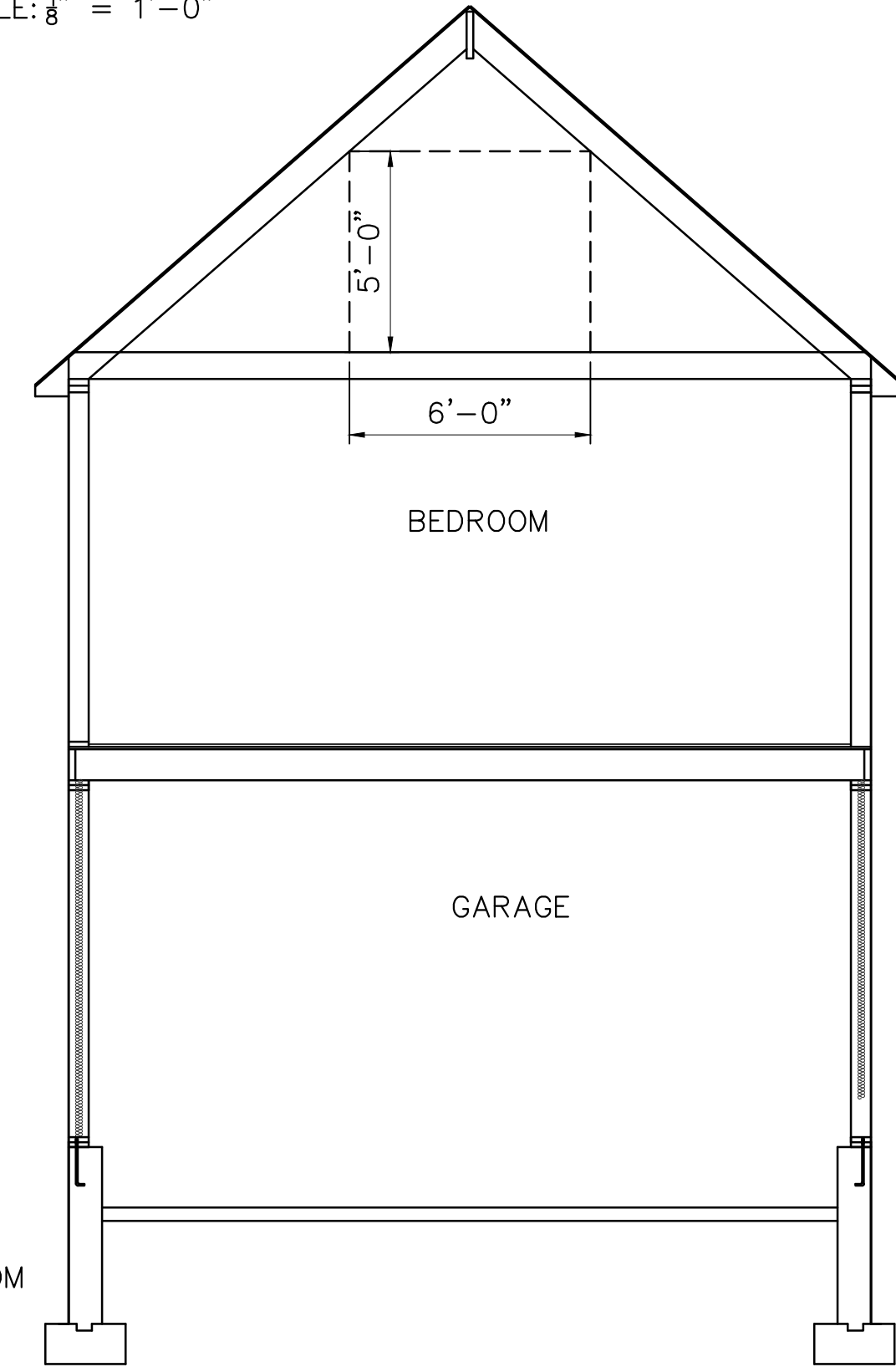
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



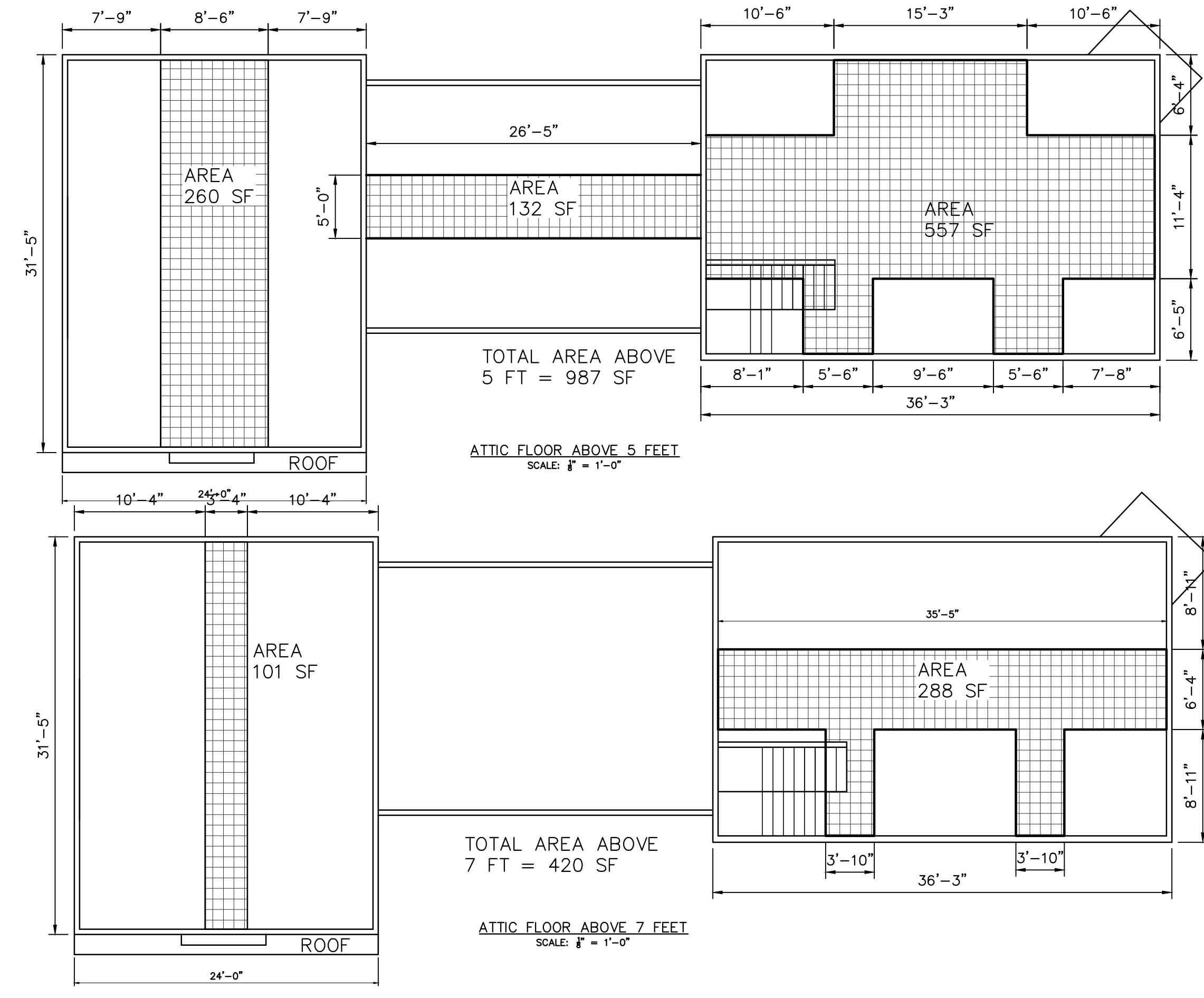
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

	UNIT 1	UNIT 2
FIRST FLOOR	966 SF	658 SF
SECOND FLOOR	1157 SF	1027 SF
ATTIC	0 SF	0 SF
BASEMENT	0 SF	0 SF
TOTAL	2123 SF	1685 SF
TOTAL LIVING SPACE	3808 SF	
GARAGES	260 SF	268 SF
TOTAL GARGES + LIVING	4336 SF	
LOT AREA	10085 SF	
FAR	0.430	

NOTE:
THE EXPOSED WALL BELOW THE FIRST STORY MEASURED FROM PROPOSED GRADE TO THE TOP OF THE SUB-FLOOR IS LESS THAN 4 FT. THEREFORE BASEMENT AREA IS NOT COUNTED TOWARD FAR.



SECTION GARAGE
SCALE: 1/4" = 1'-0"



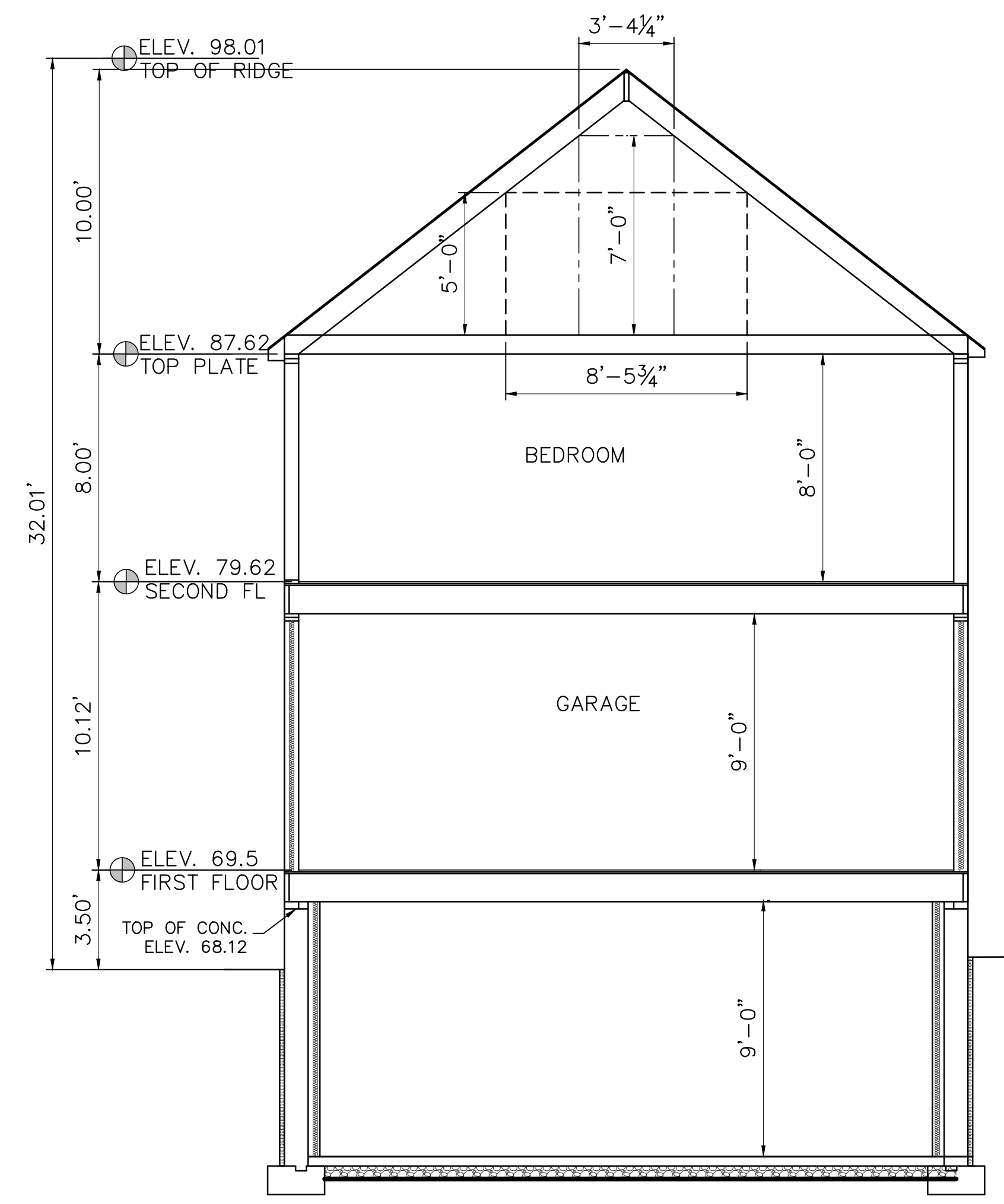
TOTAL AREA ABOVE 5 FT = 987 SF

ATTIC FLOOR ABOVE 5 FEET
SCALE: 1/8" = 1'-0"

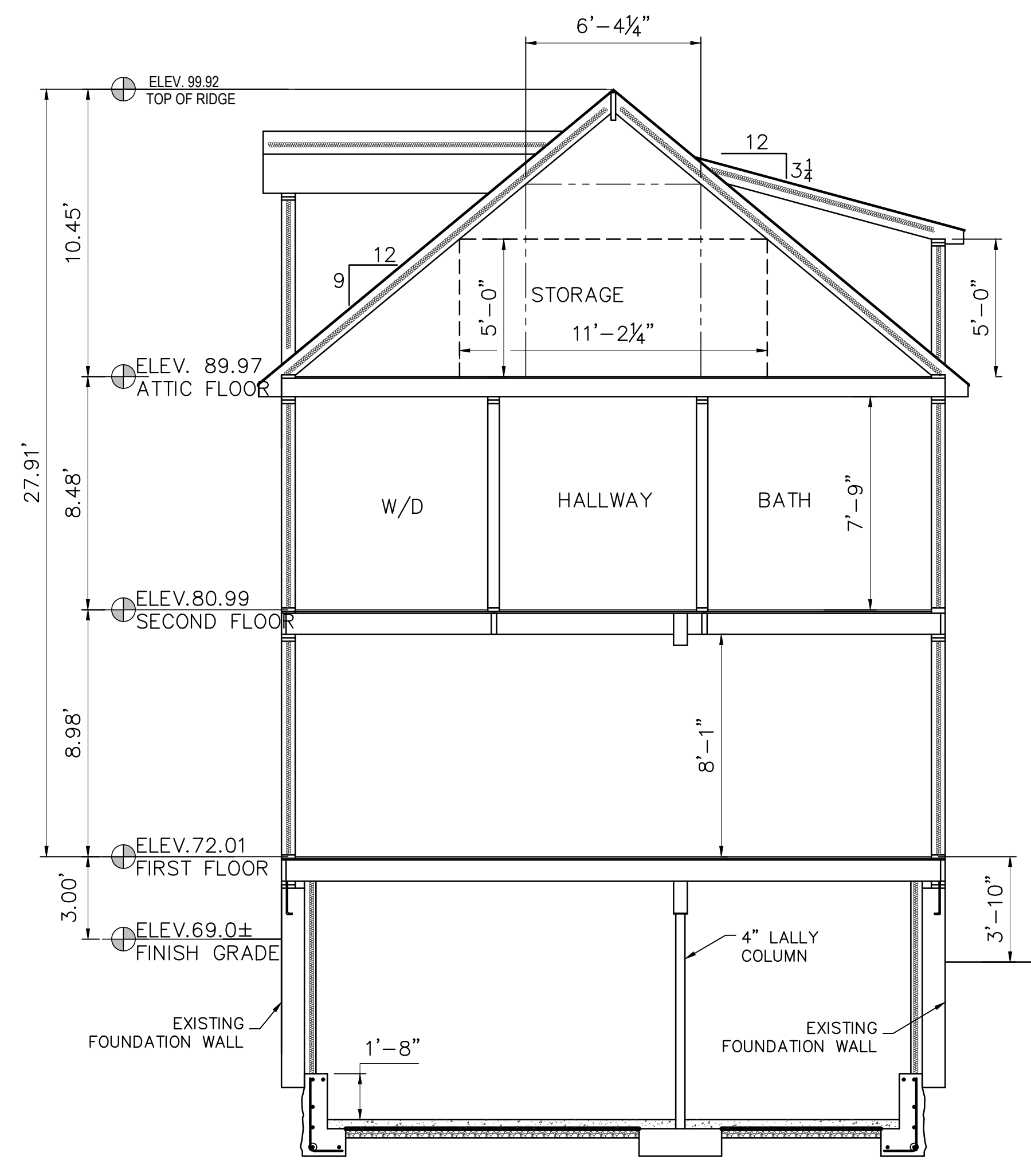
TOTAL AREA ABOVE 7 FT = 420 SF

ATTIC FLOOR ABOVE 7 FEET
SCALE: 1/8" = 1'-0"

ATTIC AREA 5 FT AND HIGHER	940 SF
ATTIC AREA 7 FEET AND HIGHER	389 SF
RATIO	41.38%
LESS THAN 50%	
ATTIC AREA IS NOT COUNTED TOWARD FAR	



SECTION AT ADDITION
SCALE: 1/4" = 1'-0"



TYPICAL SECTION AT EXISTING
SCALE: 1/4" = 1'-0"

DRAWN BY: SK
CHECKED: SK
DECEMBER 5, 2016

CONTRACTOR
HOUSE CRAFT LLC
WALTHAM, MA

PROJECT TYPE
ADDITION
RESIDENTIAL

PROJECT LOCATION
85 FULLER TERRACE
NEWTON, MA

ISSUED FOR ZONING REVIEW

Design by Sami LLC
Structure | Architecture
Design | Residential
Commercial
New Home Construction
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Wolpole, MA 02081