

AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

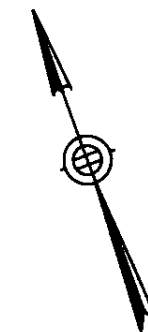
AVG = $\Sigma[L(E1+E2)/2] / P$

EXISTING

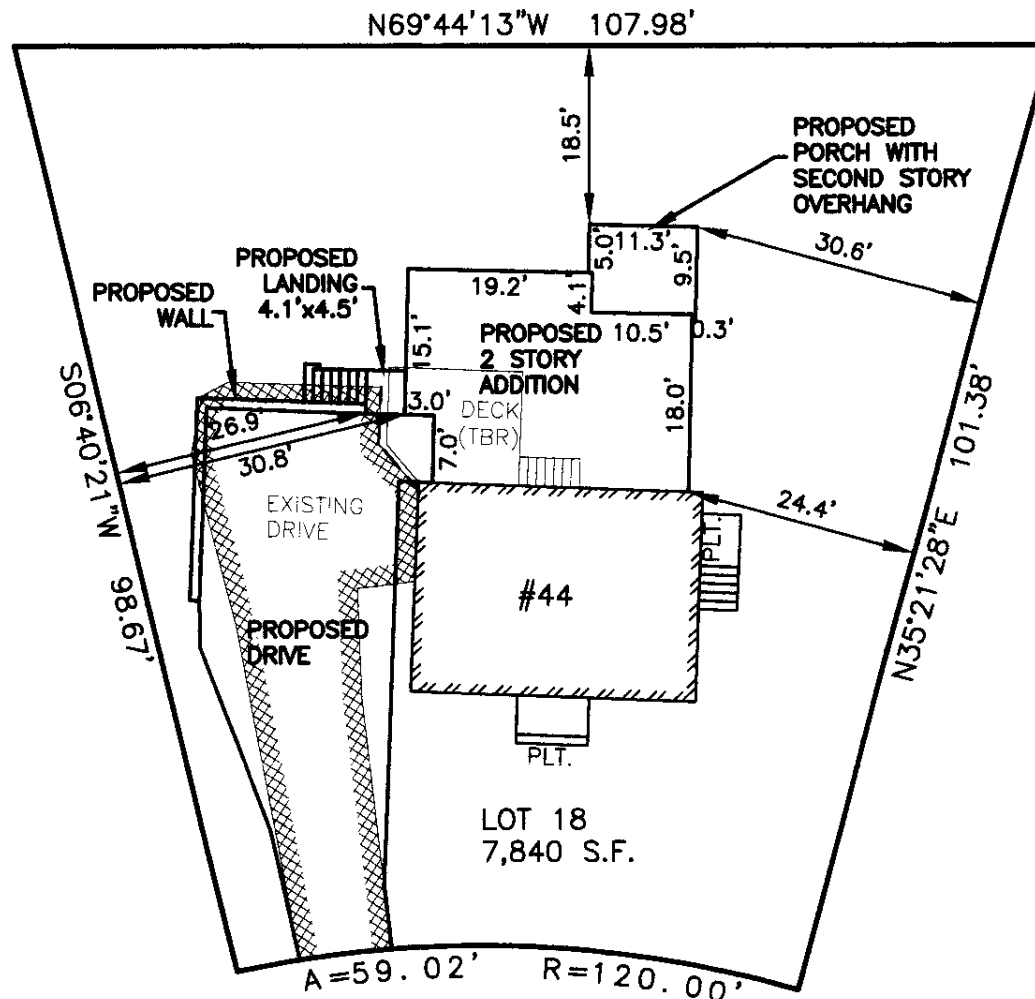
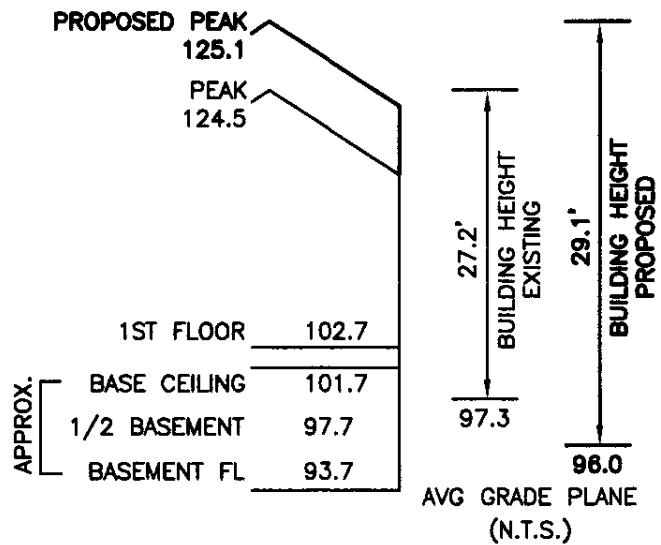
AVG = $10010.15 / 102.8 = 97.3$

PROPOSED

AVG = $13283.57 / 138.3 = 96.0$



BUILDING HEIGHT CALCULATION



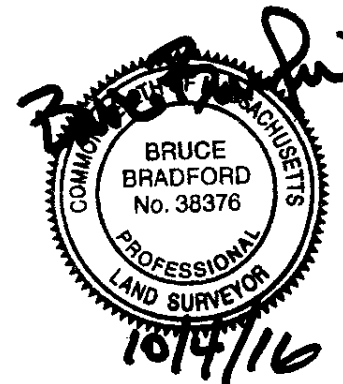
OAKMONT ROAD

ZONING INFORMATION

ZONE: SR3
PLAN DATED: NOVEMBER 25, 1939
DEED REFERENCE: BOOK 32598 PAGE 389

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	645 S.F.	1,344 S.F.	
STRUCTURES	855 S.F.	1,415 S.F.	
DRIVE	855 S.F. ±	959 S.F. ±	
	1,710 S.F. ±	2,374 S.F. ±	
LOT COVERAGE	8.2%	17.1%	(30% MAX.)
OPEN SPACE	78% ±	70% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.



ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com

**PLAN OF LAND IN
NEWTON, MA**

44 OAKMONT ROAD
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.

DATE: JUNE 15, 2016

DRAWN: MF

CHECK: BB

REVISIONS:

9/29/16	VARIOUS REVISIONS	MF
10/3/16	VARIOUS REVISIONS	MF
10/4/16	VARIOUS REVISIONS	MF

PROJECT NO. 24963



MAYER + ASSOCIATES
ARCHITECTS

TEL 617 916 0774
FAX 857 404 0210

1647 BEACON STREET, WABAN, MA 02468

VOLPI
RESIDENCE

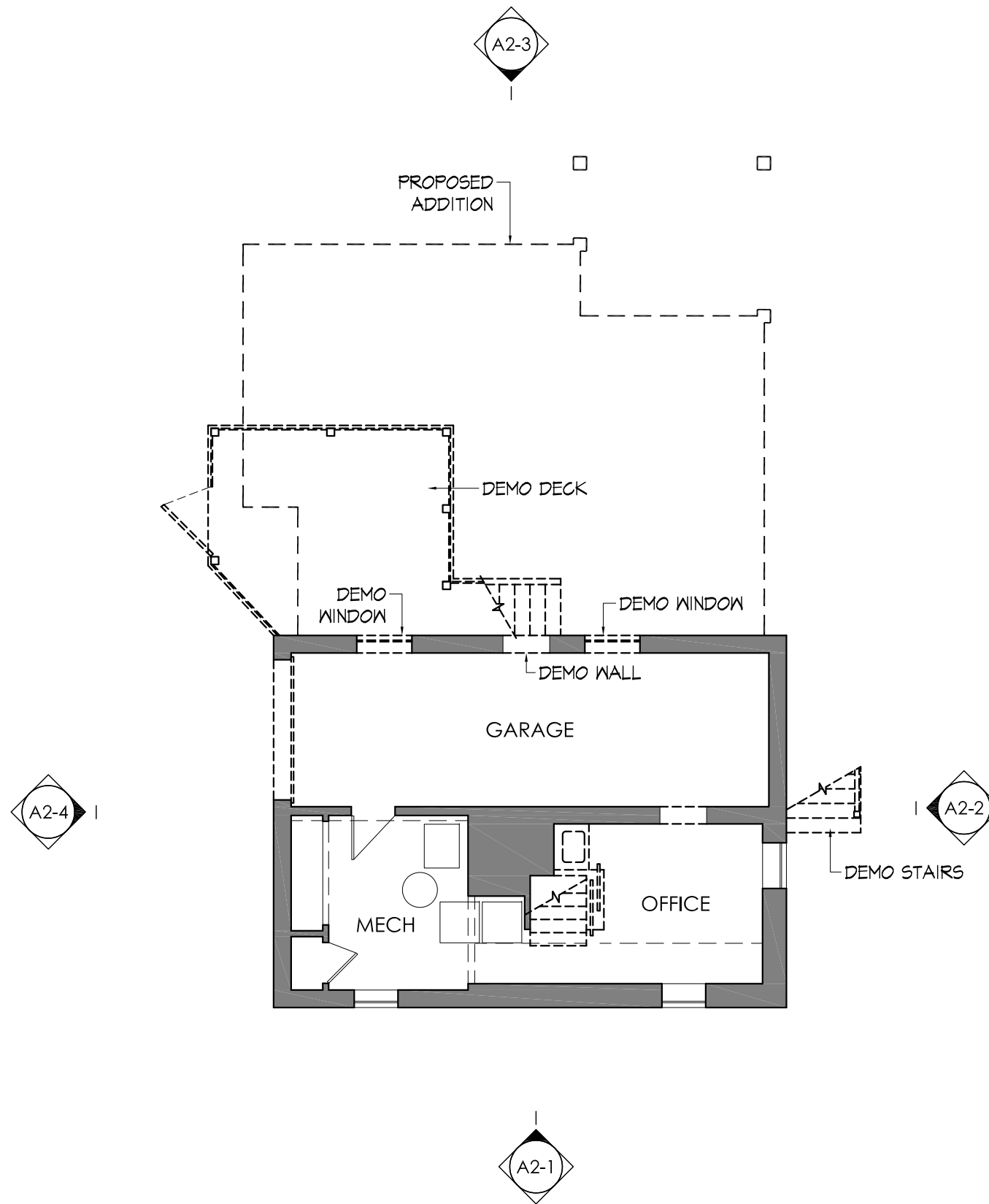
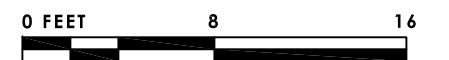
44 OAKMONT ROAD
NEWTON, MA 02459

EXISTING
CONDITIONS

OCTOBER 3, 2016

BASEMENT
PLAN

SCALE: 1/8" = 1'-0"



A1-0



MAYER + ASSOCIATES
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VOLPI
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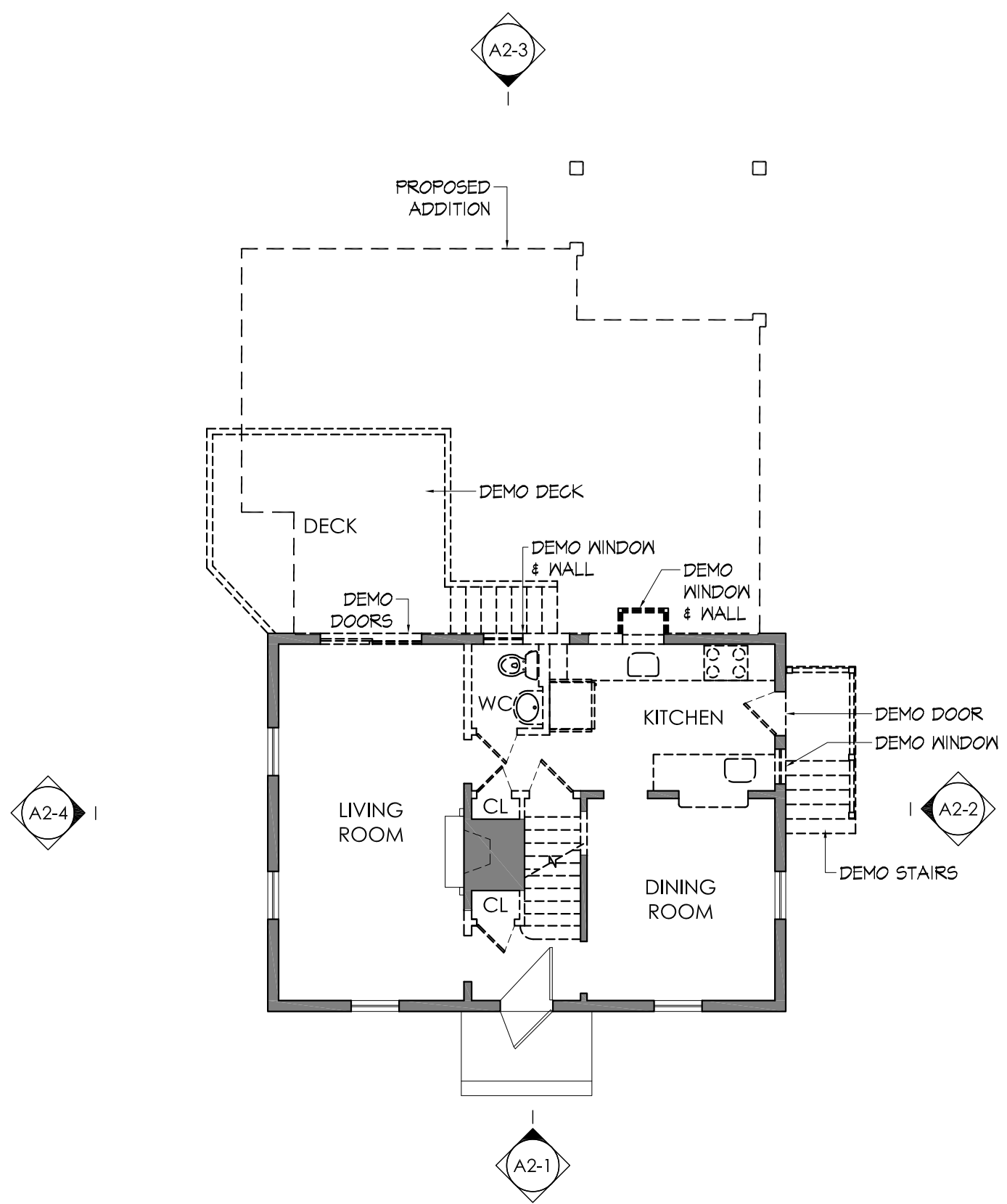
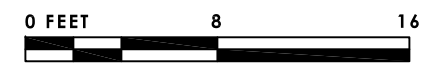
44 OAKMONT ROAD
NEWTON, MA 02459

EXISTING
CONDITIONS

OCTOBER 3, 2016

FIRST FLOOR
PLAN

SCALE: 1/8" = 1'-0"



A1-1



MAYER + ASSOCIATES
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VOLPI
RESIDENCE

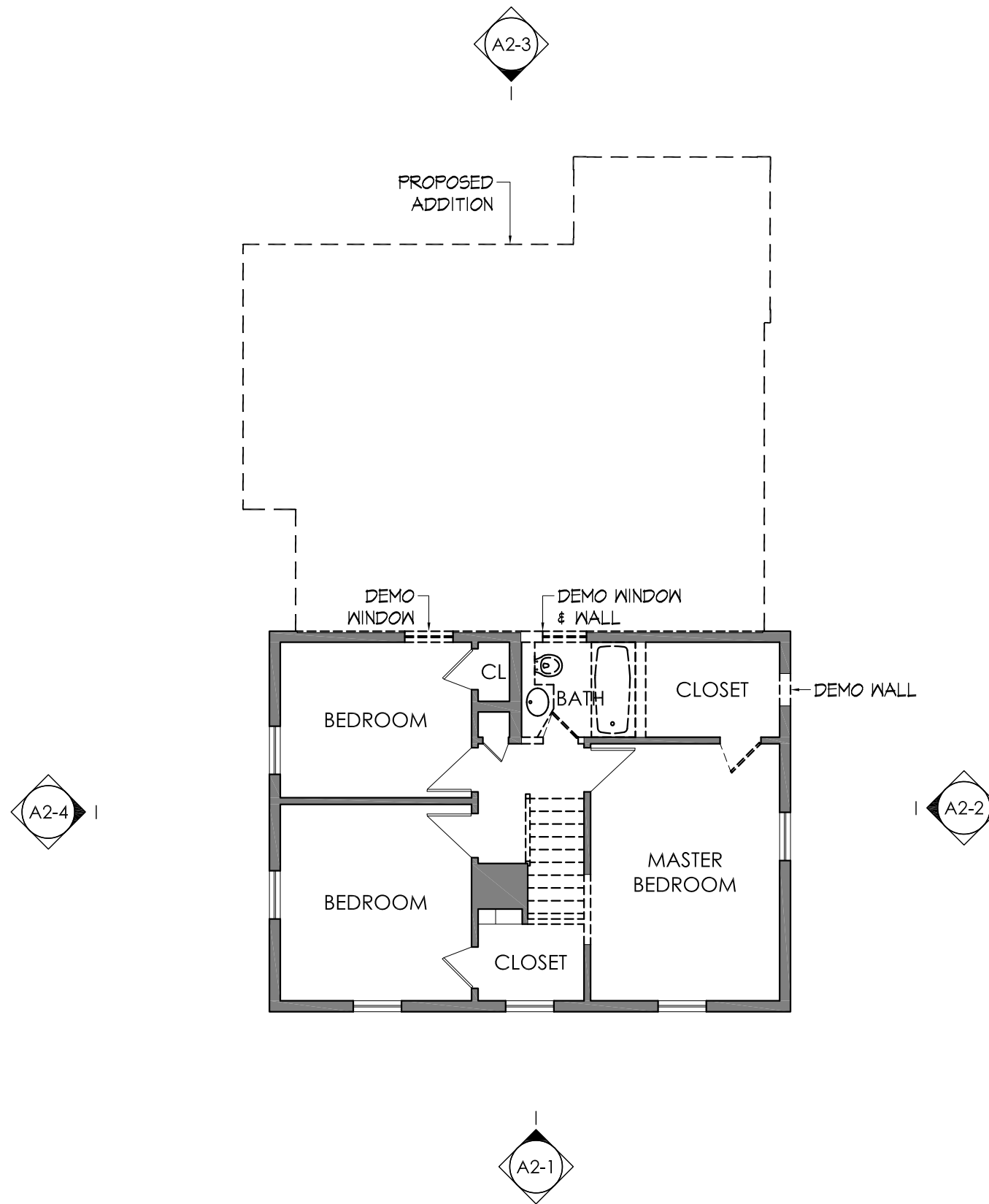
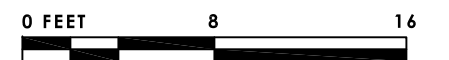
44 OAKMONT ROAD
NEWTON, MA 02459

EXISTING
CONDITIONS

OCTOBER 3, 2016

SECOND FLOOR
PLAN

SCALE: 1/8" = 1'-0"



A1-2



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VOLPI
RESIDENCE

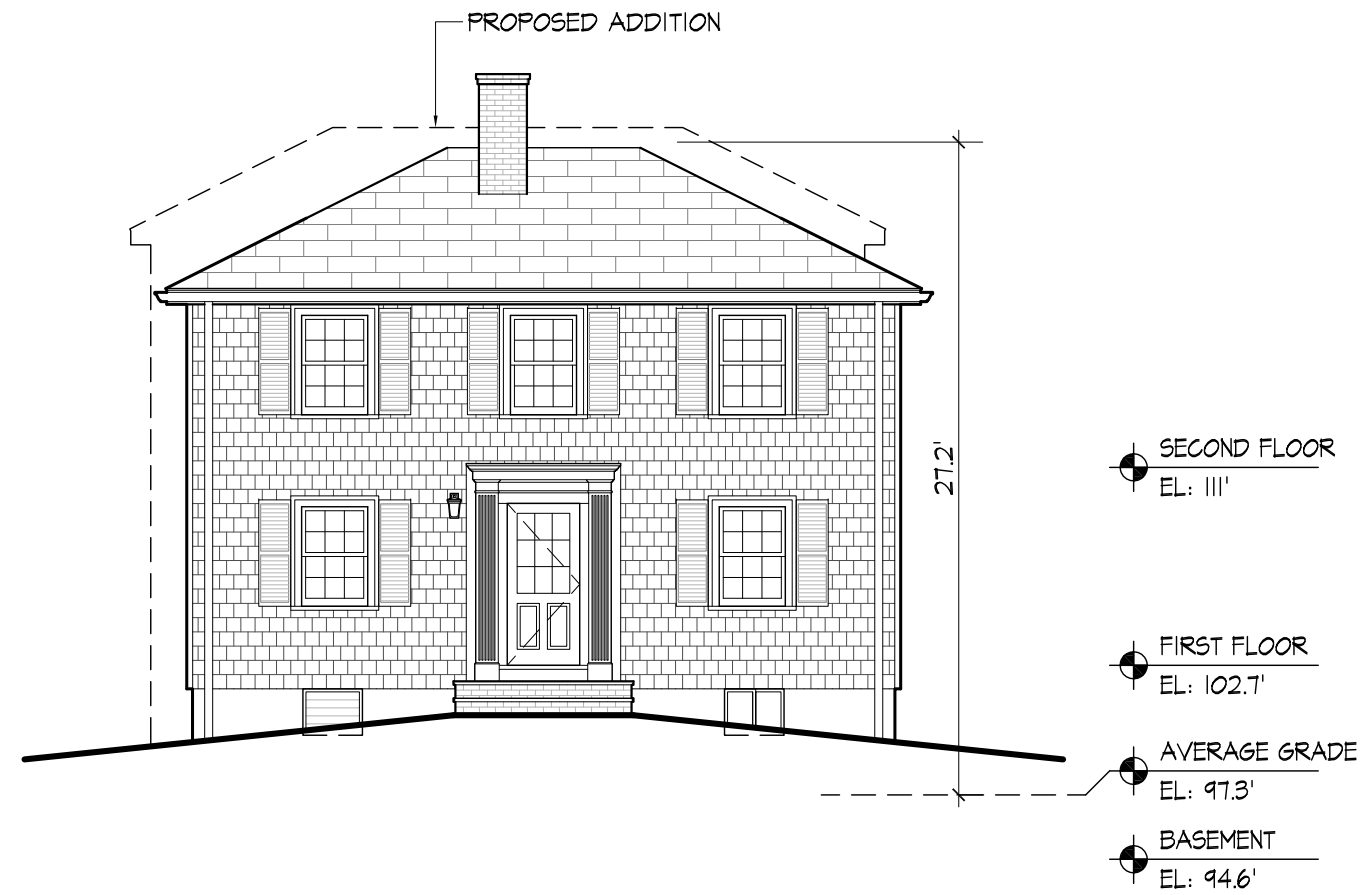
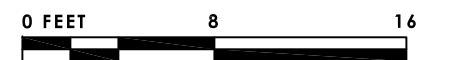
44 OAKMONT ROAD
NEWTON, MA 02459

EXISTING
CONDITIONS

OCTOBER 3, 2016

EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

A2-1



MAYER + ASSOCIATES
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VOLPI
RESIDENCE

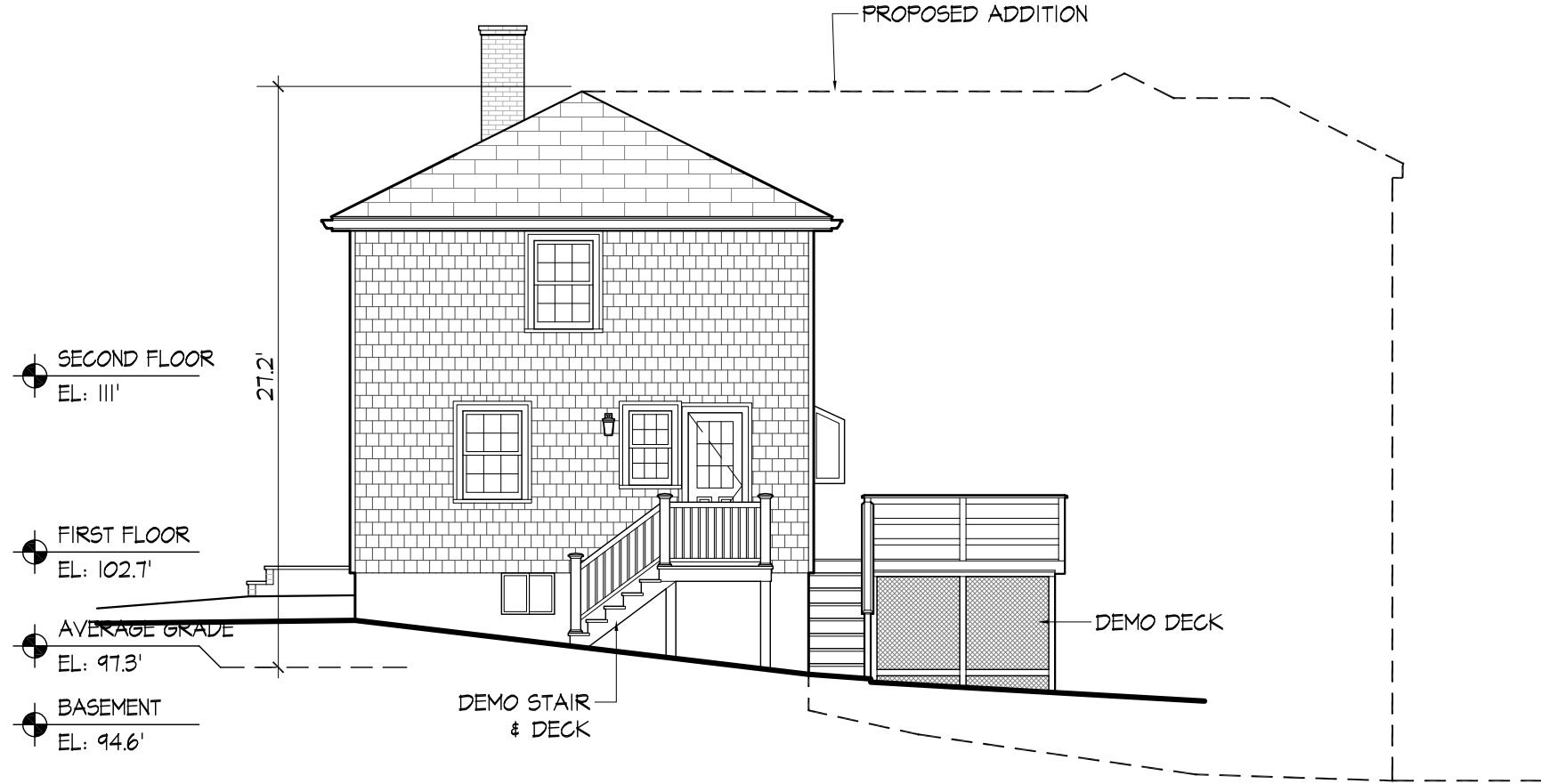
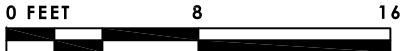
44 OAKMONT ROAD
NEWTON, MA 02459

EXISTING
CONDITIONS

OCTOBER 3, 2016

EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A2-2



MAYER + ASSOCIATES
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VOLPI
RESIDENCE

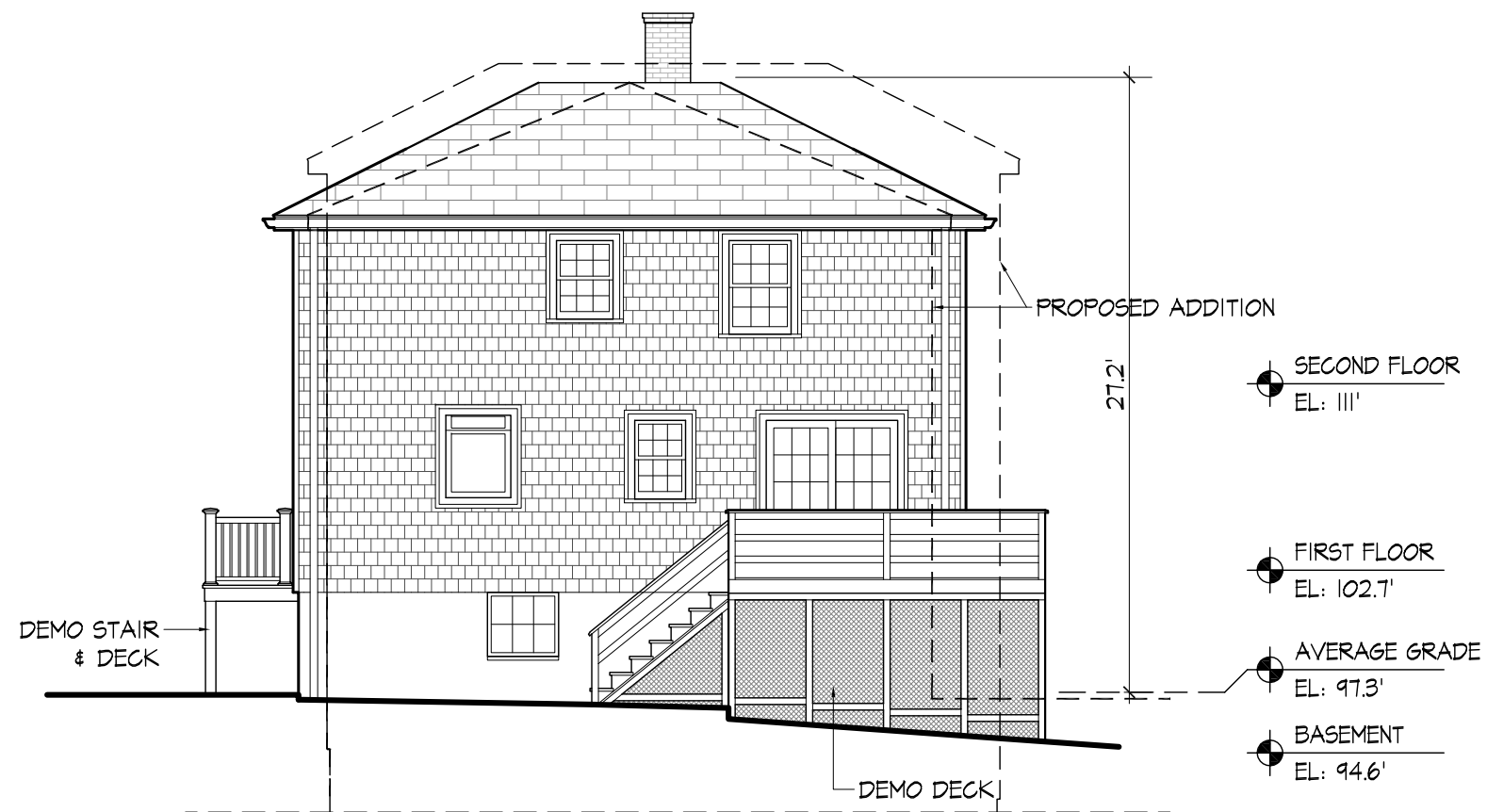
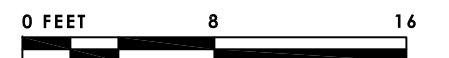
44 OAKMONT ROAD
NEWTON, MA 02459

EXISTING
CONDITIONS

OCTOBER 3, 2016

EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

A2-3



MAYER + ASSOCIATES
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VOLPI
RESIDENCE

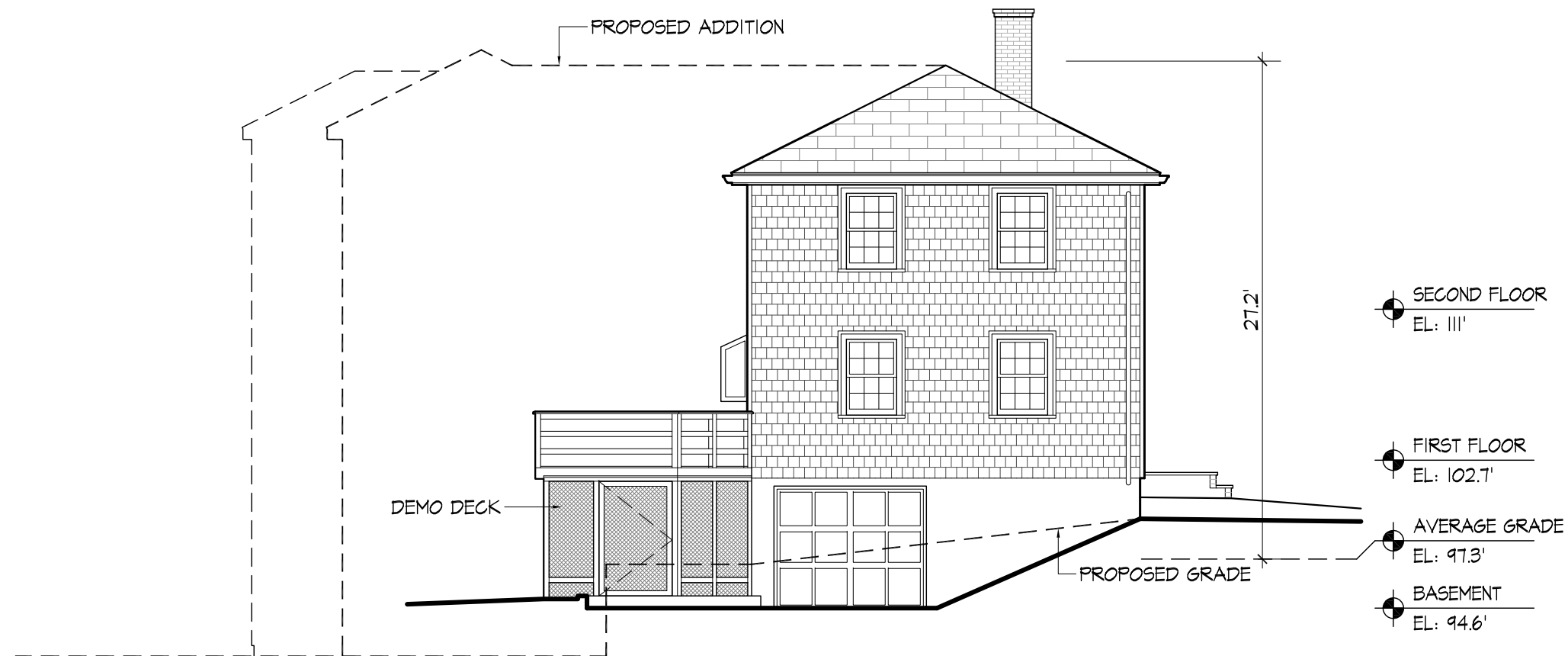
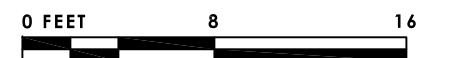
44 OAKMONT ROAD
NEWTON, MA 02459

EXISTING
CONDITIONS

OCTOBER 3, 2016

EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A2-4



MAYER + ASSOCIATES
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VOLPI
RESIDENCE

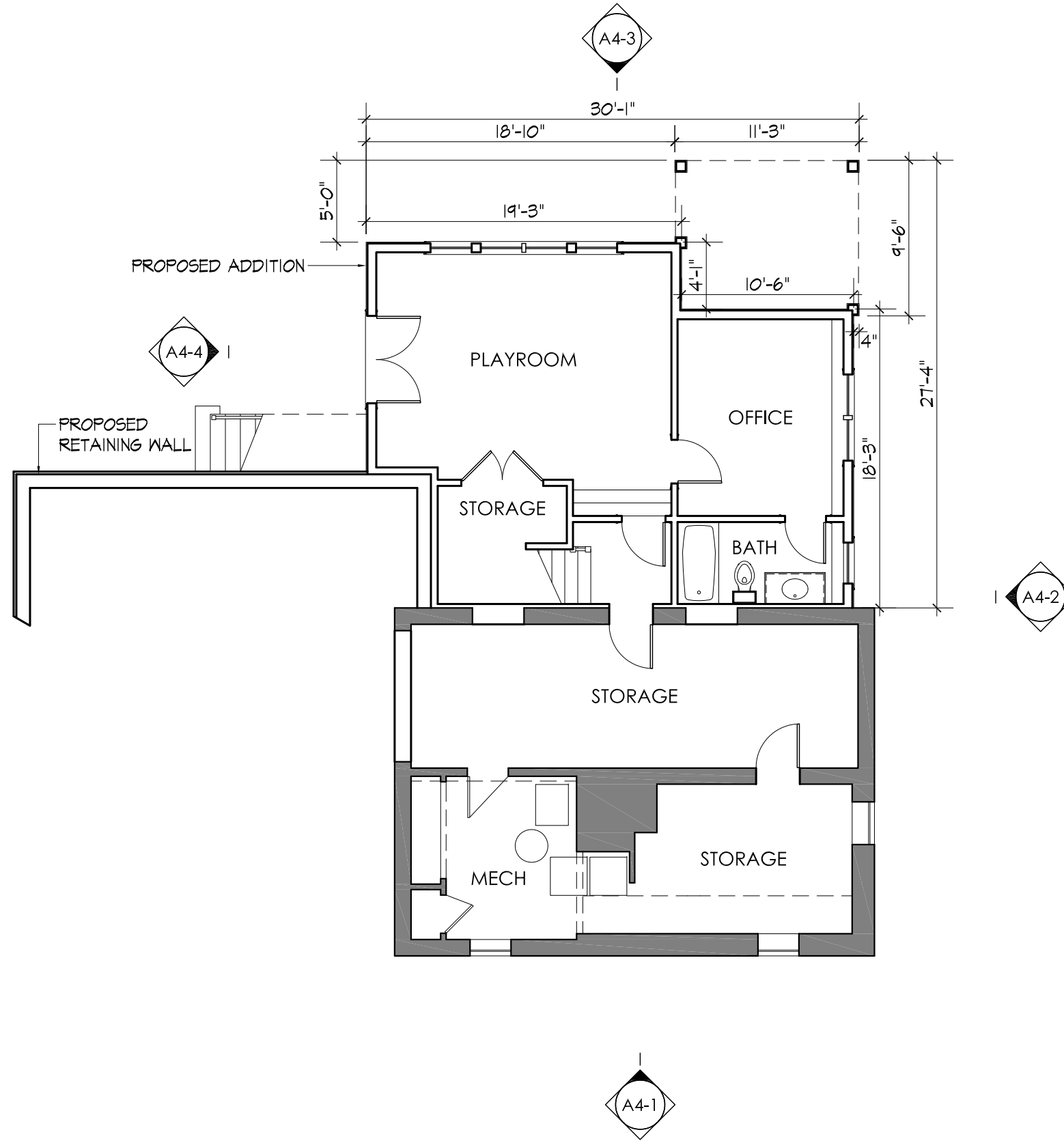
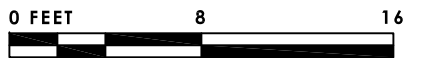
44 OAKMONT ROAD
NEWTON, MA 02459

PROPOSED
ADDITIONS

OCTOBER 3, 2016

BASEMENT
PLAN

SCALE: 1/8" = 1'-0"



A3-0



MAYER + ASSOCIATES
ARCHITECTS

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VOLPI
RESIDENCE

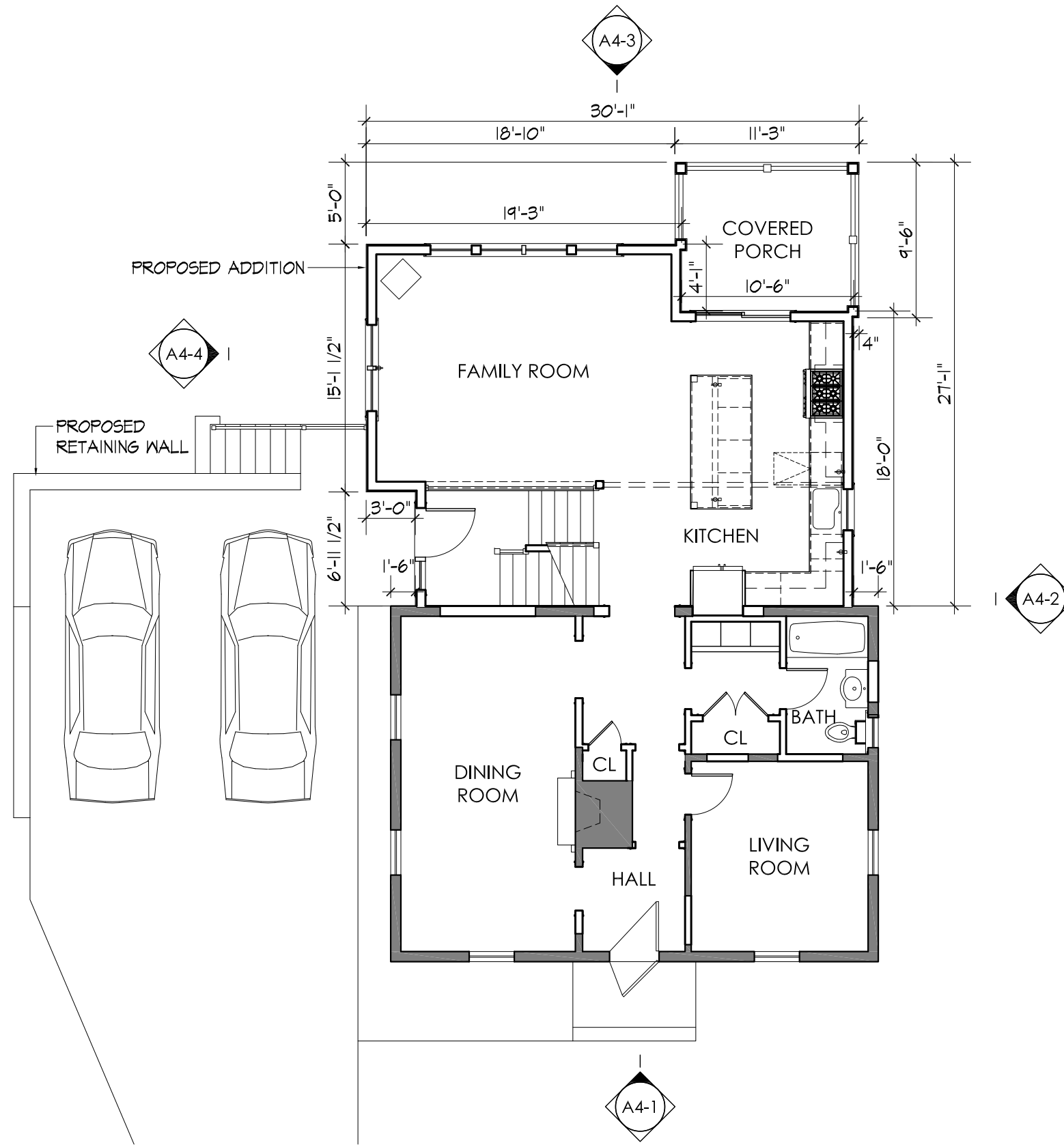
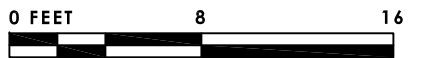
44 OAKMONT ROAD
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PROPOSED
ADDITIONS

OCTOBER 3, 2016

FIRST FLOOR
PLAN

SCALE: 1/8" = 1'-0"



A3-1



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PROPOSED
ADDITIONS

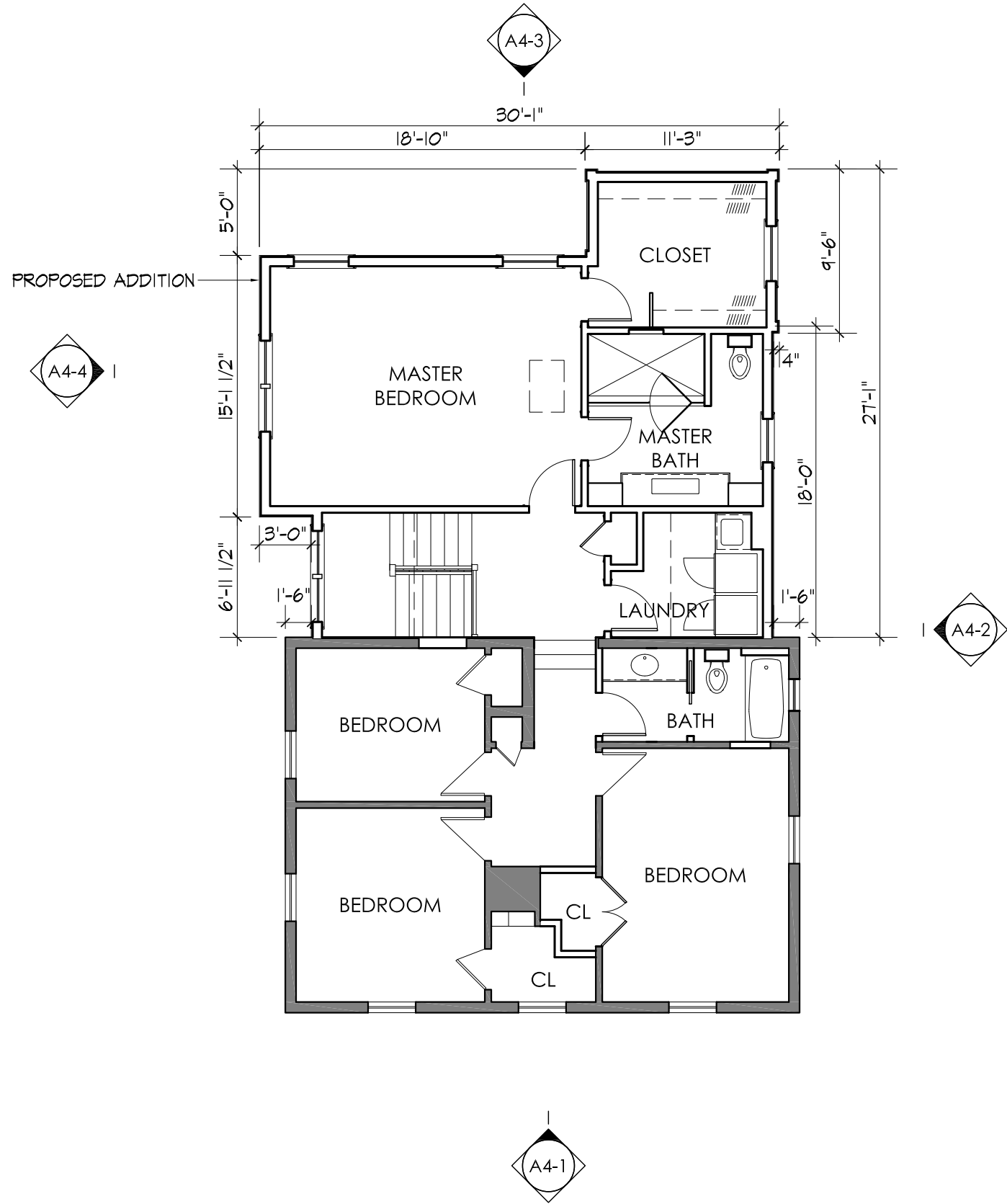
OCTOBER 3, 2016

SECOND FLOOR
PLAN

SCALE: 1/8" = 1'-0"



A3-2





MAYER + ASSOCIATES
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VOLPI
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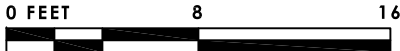
44 OAKMONT ROAD
NEWTON, MA 02459

PROPOSED
ADDITIONS

OCTOBER 3, 2016

EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

A4-1



MAYER + ASSOCIATES
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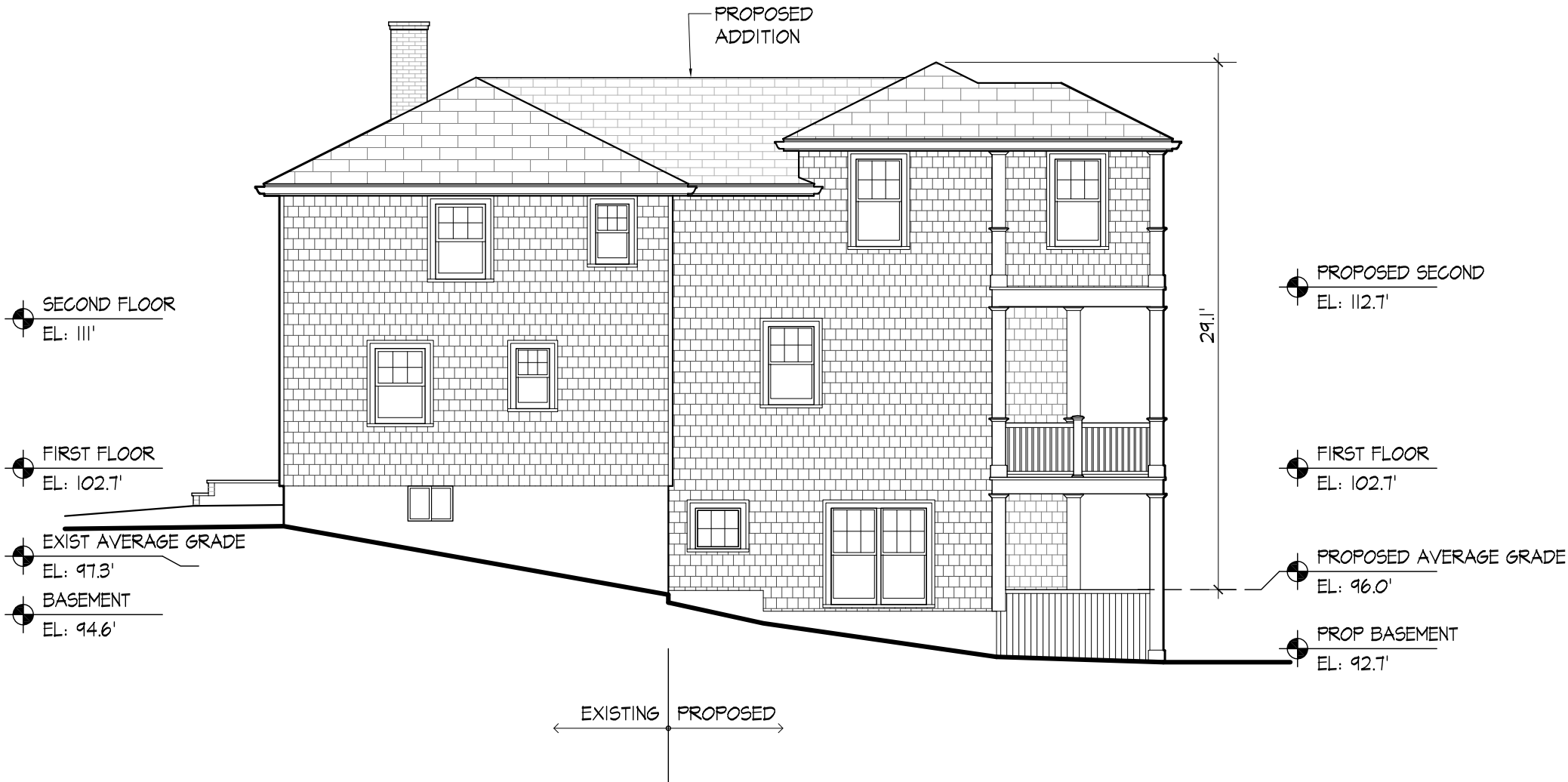
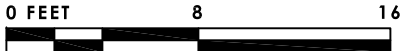
44 OAKMONT ROAD
NEWTON, MA 02459

PROPOSED
ADDITIONS

OCTOBER 3, 2016

EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



MAYER + ASSOCIATES
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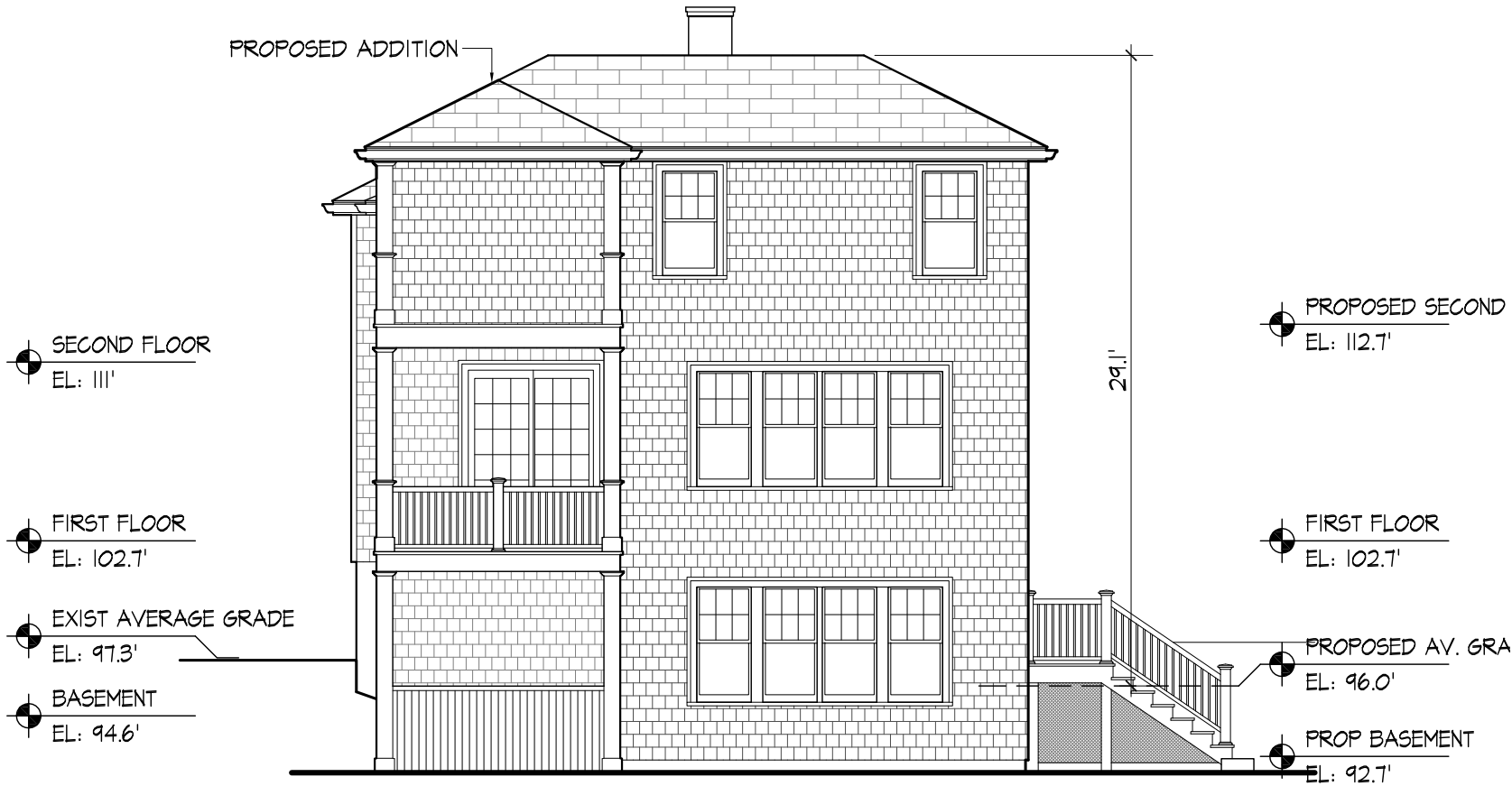
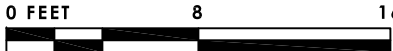
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PROPOSED
ADDITIONS

OCTOBER 3, 2016

EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

A4-3



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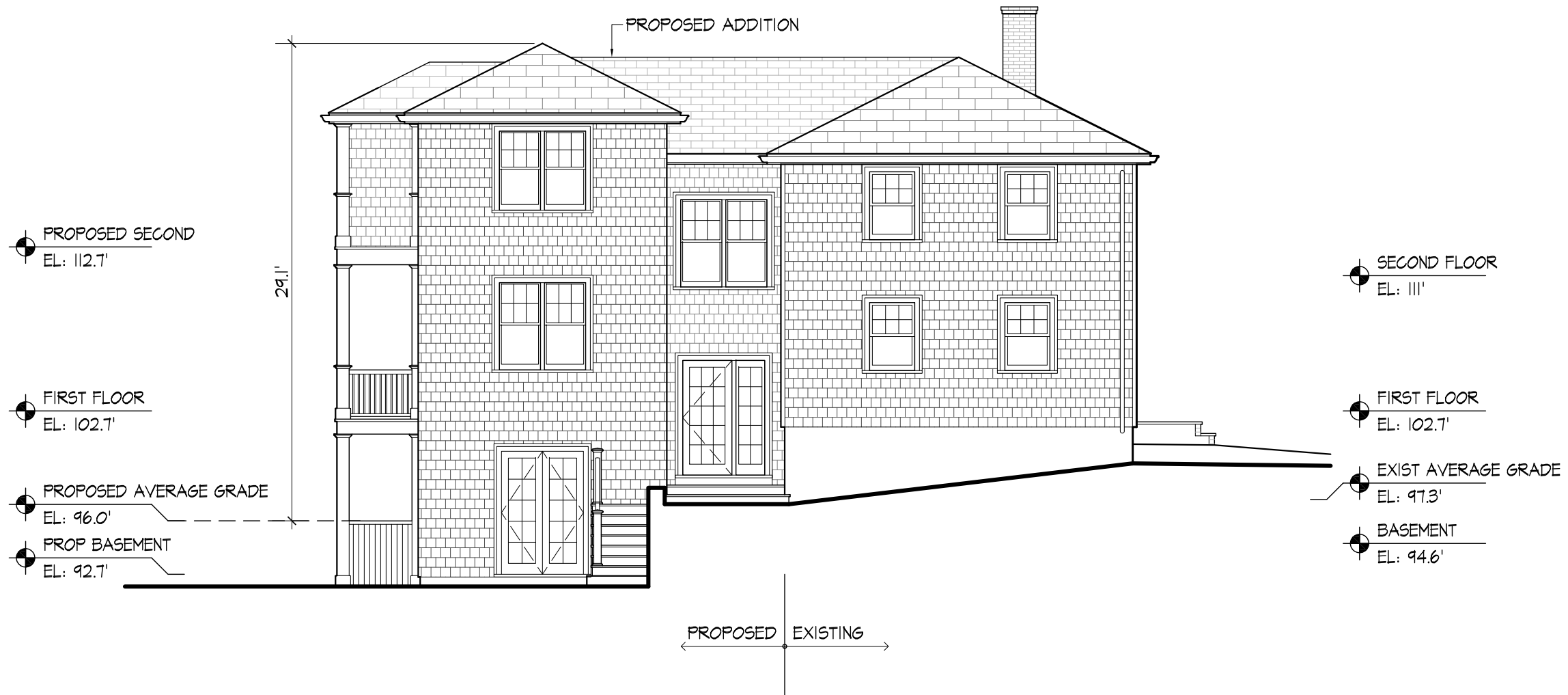
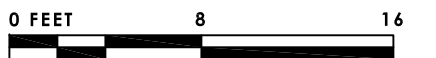
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PROPOSED
ADDITIONS

OCTOBER 3, 2016

EXTERIOR
ELEVATIONS

SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION

SCALE: 1/8" = 1'-0"

A4-4