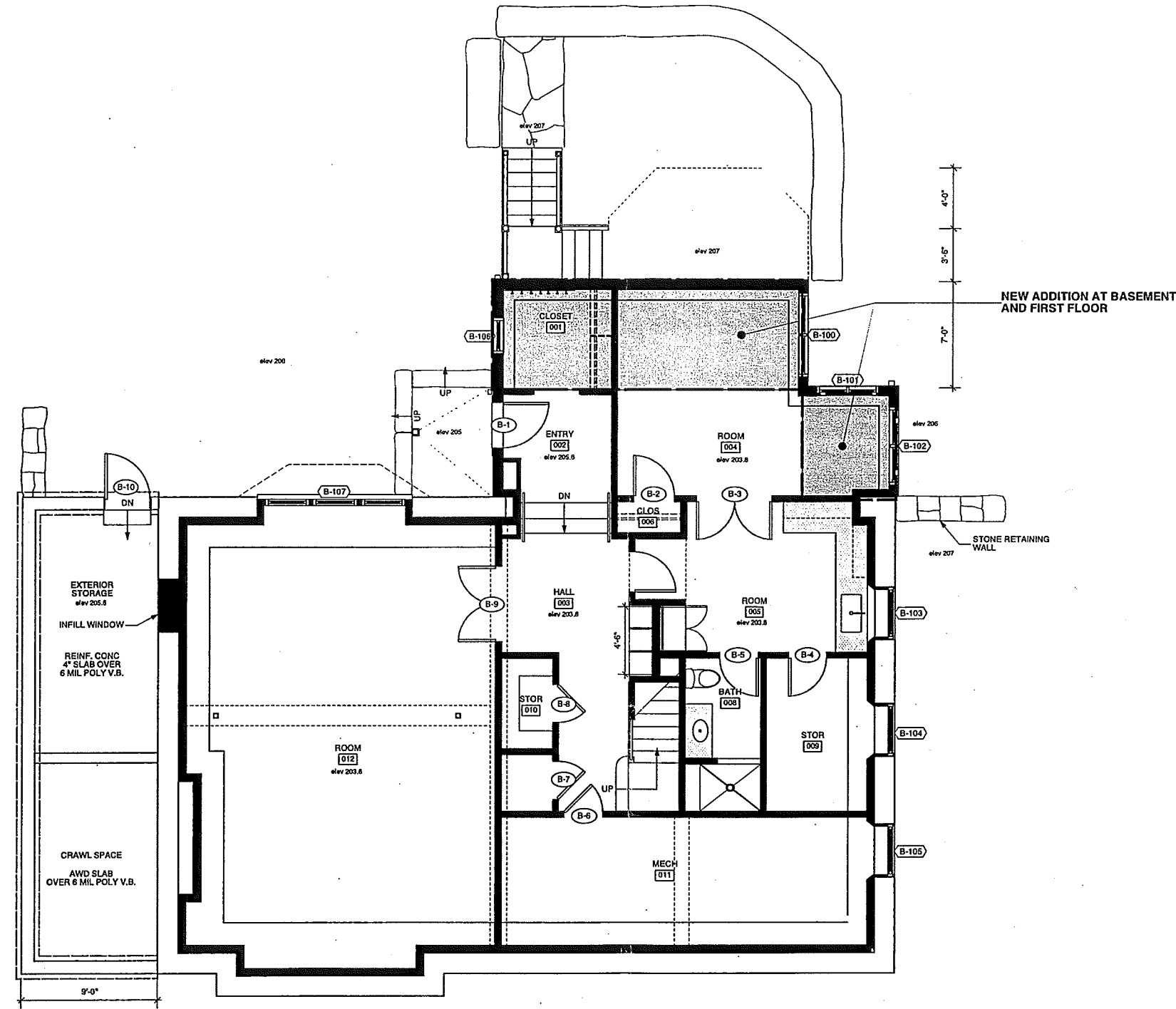


RECEIVED
 Newton City Clerk

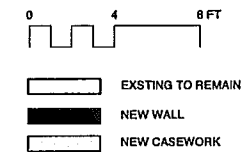
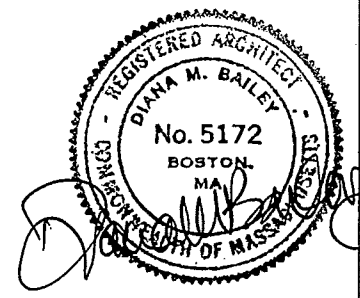
2016 MAR -3 PM 1:41

David A. Olson, CMC
 Newton, MA 02459

DIANA BAILEY
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 200 BEETHOVEN AVENUE
 NEWTON MASSACHUSETTS
 0 2 4 8
 DIANA@BAILEYARCHITECTURE.COM
 P: 617 332 5657
 EDB_ARCH@VERIZON.NET



1 BASEMENT PROPOSED PLAN
 Scale: 1/4" = 1'-0"

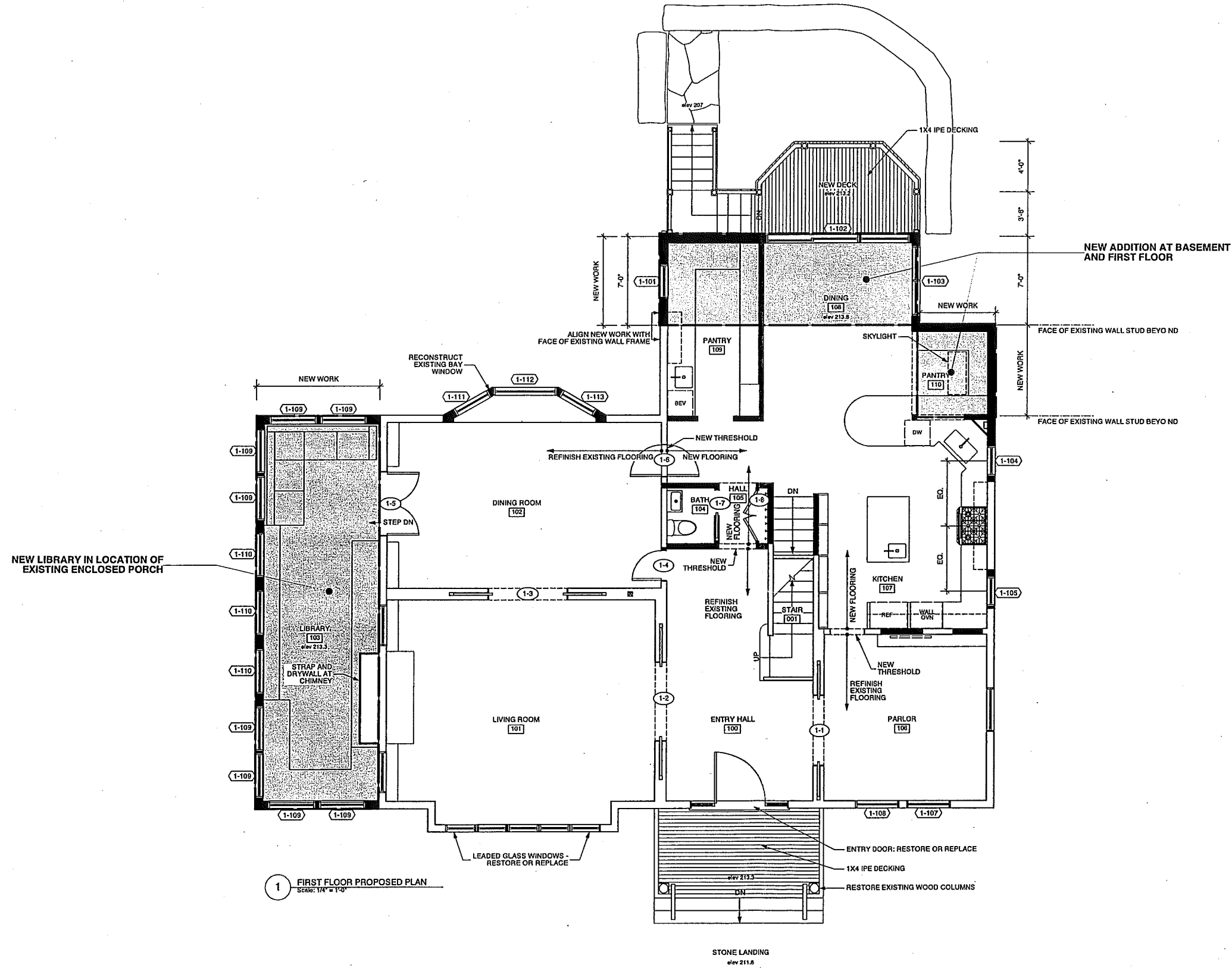


Proposed Renovations
Battinelli / Zheng-Yi Residence
 413 Hammond St, Chestnut Hill, MA 02467

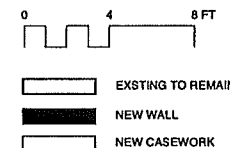
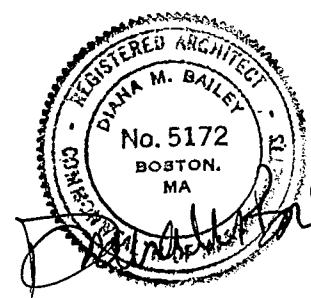
A1.0
 BASEMENT
 PROPOSED PLANS

Scale	
Project number	
Date	2.8.16
Revisions	

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



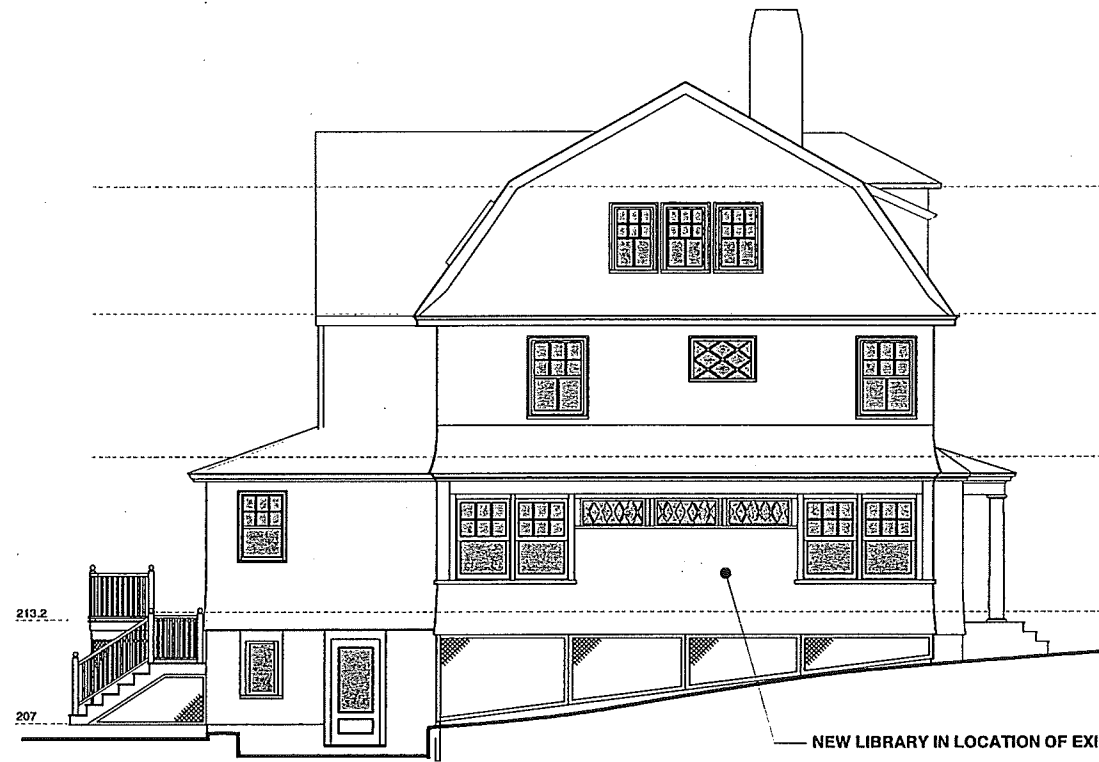
DIANA BAILEY
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Proposed Renovations
Battinelli / Zheng-Yi Residence
413 Hammond St, Chestnut Hill, MA 02467

A1.1
FIRST FLOOR
PROPOSED PLANS

Scale	
Project number	
Date	2.6.16
Revisions	

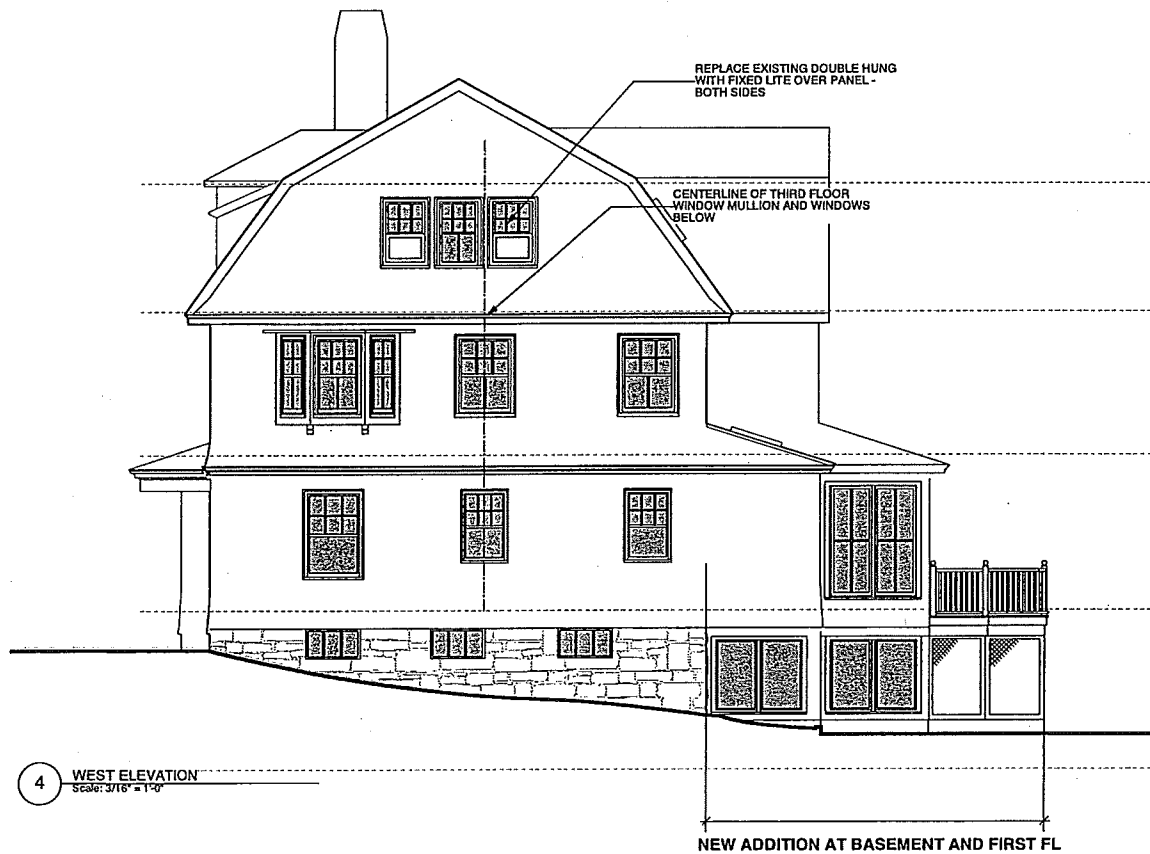
DIANA BAILEY
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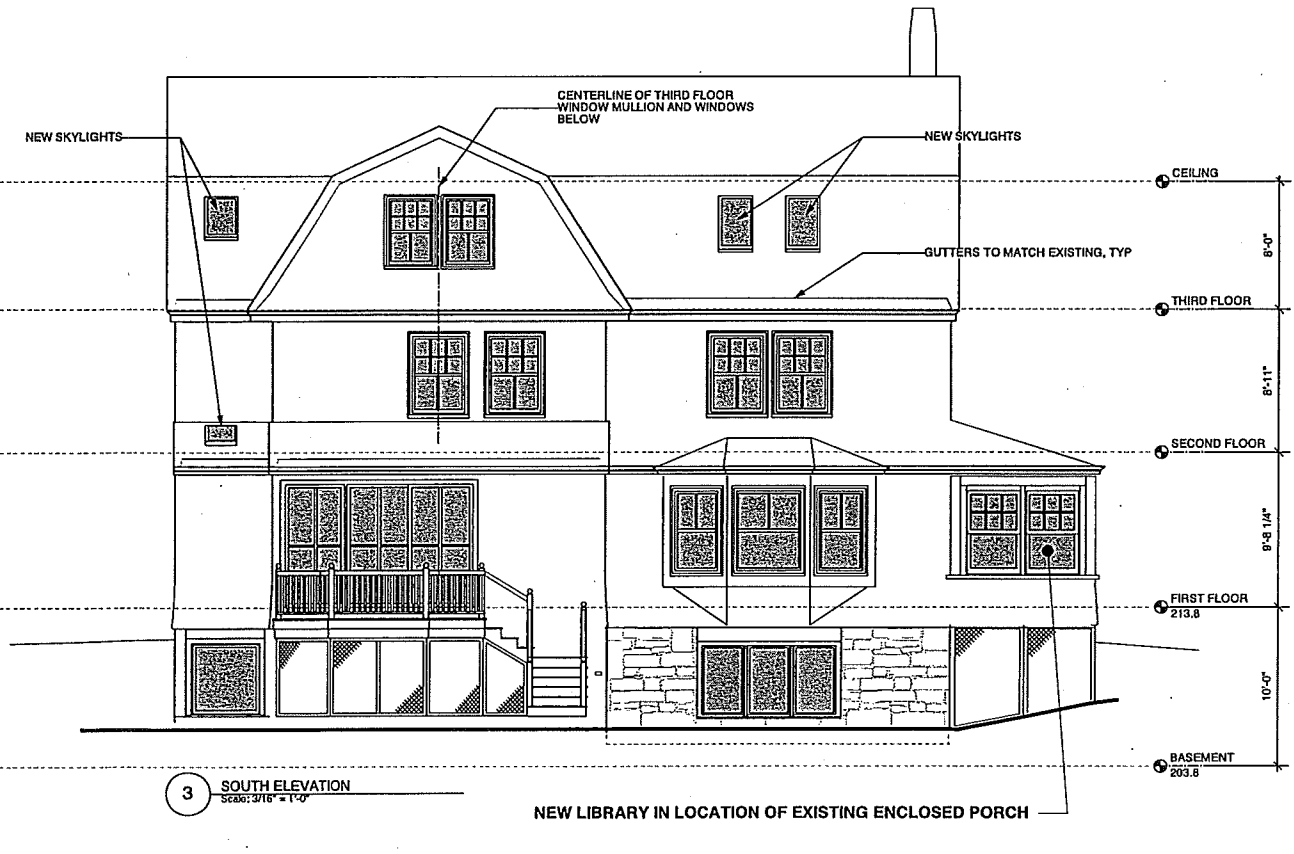
2 EAST ELEVATION
Scale: 3/16" = 1'-0"



1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



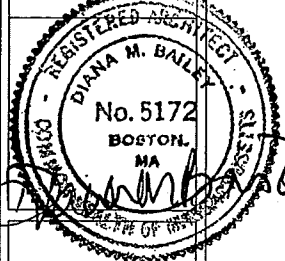
4 WEST ELEVATION
Scale: 3/16" = 1'-0"



3 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

DIANA BAILEY
ARCHITECTURE
200 BEETHOVEN AVENUE
NEWTON MASSACHUSETTS
0 2 4 6 6
P: 6 1 7 3 3 2 5 6 6 7
D: 6 1 7 3 3 2 5 6 6 7
E: DB_ARCH@VERIZON.NET

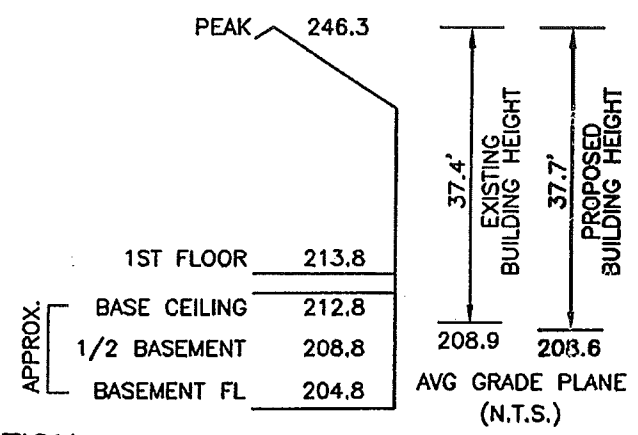
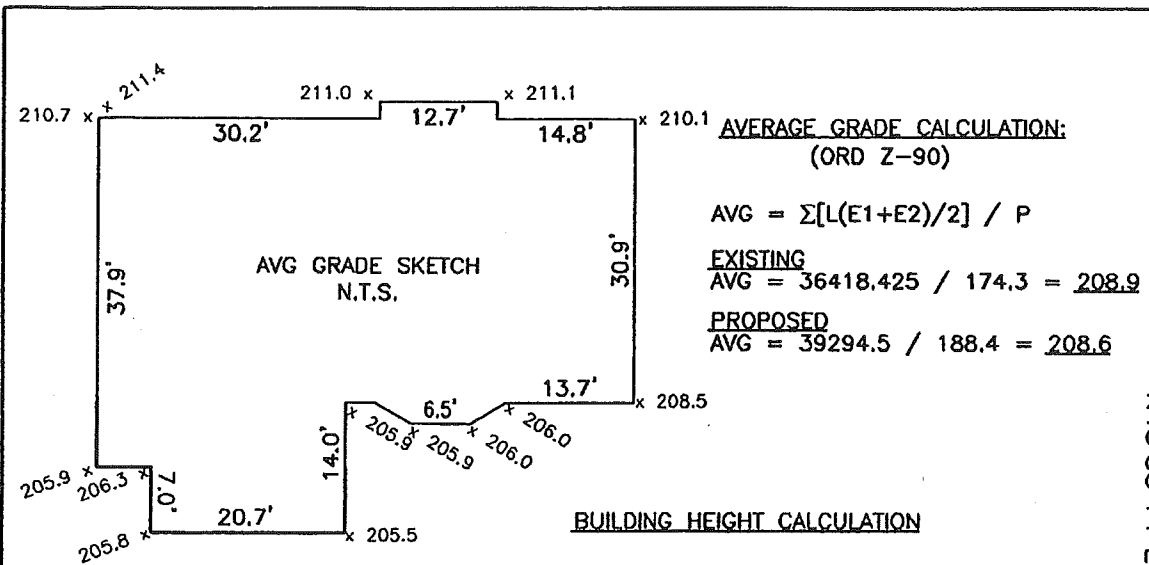
Proposed Renovations
Battinelli / Zheng-Yi Residence
213 Hammond St, Chestnut Hill, MA 02467



A3.0
PROPOSED ELEVATIONS

Scale	
Project number	
Date	2.8.16
Revisions	

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ARCHITECTURE
200 BEETHOVEN AVENUE
NEWTON MASSACHUSETTS
0 2 4 6 6
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E: DB_ARCH@VERIZON.NET

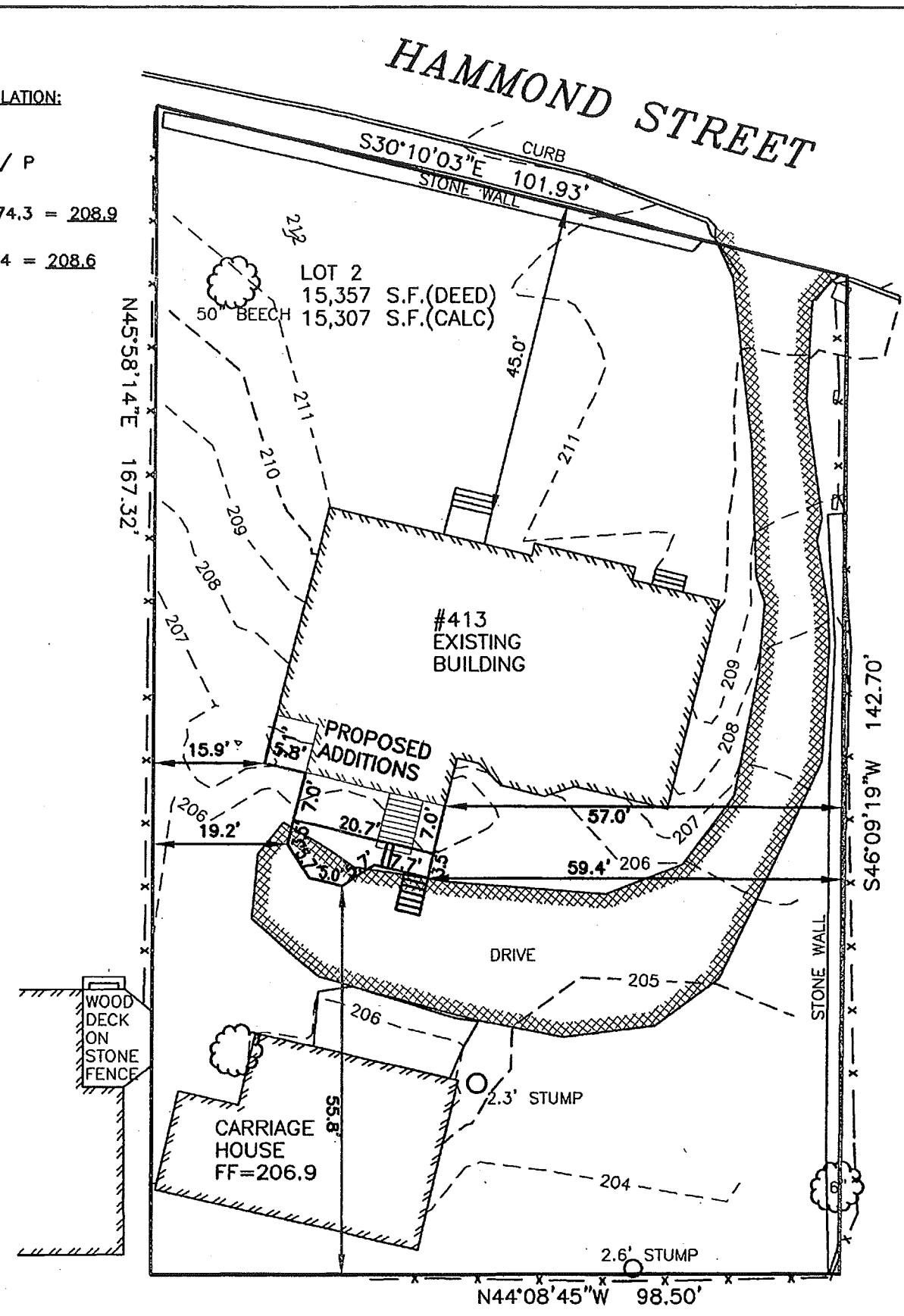


ZONING INFORMATION

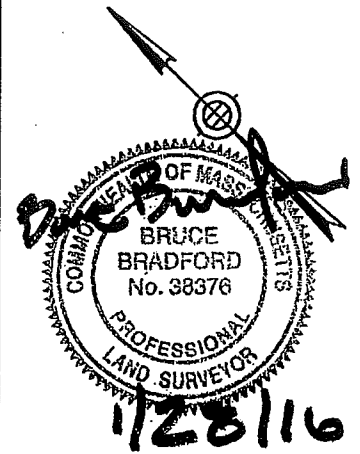
ZONE: SR1
 PLAN DATED: NOVEMBER 17, 1897
 DEED REFERENCE: BOOK 65942 PAGE 310

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,857 S.F.	3,043 S.F.	
STRUCTURES	2,882 S.F.	3,174 S.F.	
DRIVE	2,190 S.F. ±	2,121 S.F. ±	
	5,072 S.F. ±	5,295 S.F. ±	
LOT COVERAGE	18.6%	19.9.x%	(20% MAX.)
OPEN SPACE	67% ±	65% ±	(65% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
 SEE ARCHITECTURAL DRAWINGS FOR F.A.R. CALCULATION.



ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
 (617) 332-1578 FAX
 info@everettbrooks.com



**PLAN OF LAND IN
 NEWTON, MA**
 413 HAMMOND STREET
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
 DATE: JANUARY 28, 2016
 DRAWN: MF
 CHECK: BB

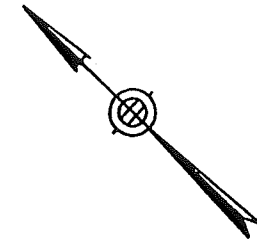
REVISIONS:

PROJECT NO. 24763



EVERETT M. BROOKS CO.
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(617) 527-8750
(617) 332-1578 FAX
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THIS SURVEY SHOWS EXISTING
CONDITIONS ONLY AND DOES NOT
SHOW ANY PROPOSED CONSTRUCTION

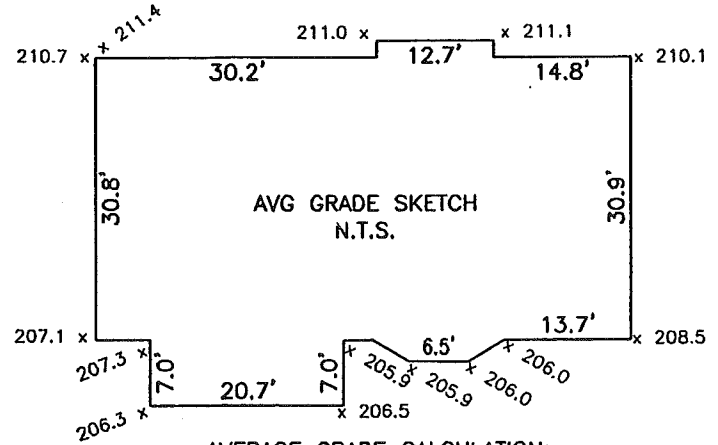
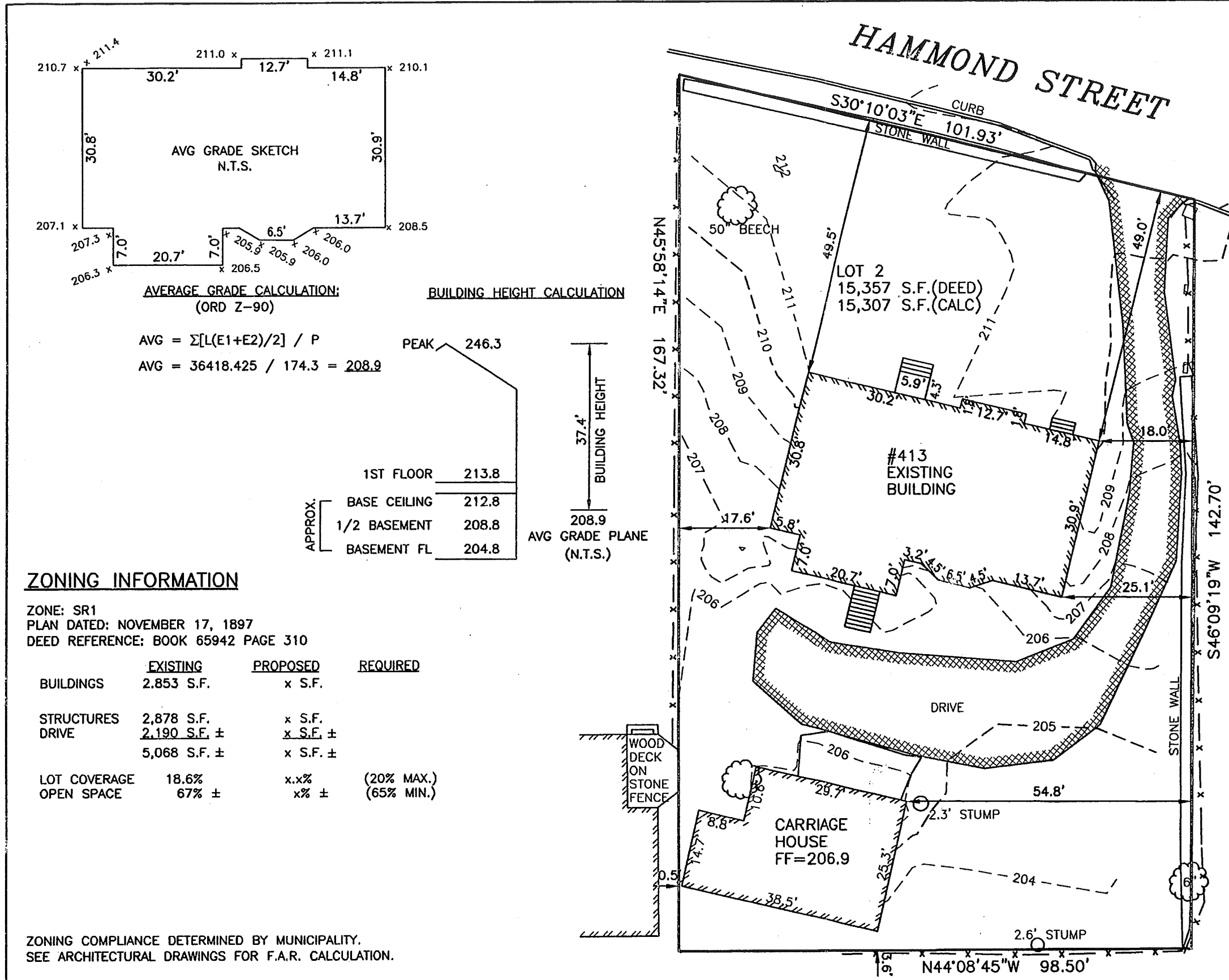
PLAN OF LAND IN NEWTON, MA

413 HAMMOND STREET
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.
DATE: OCTOBER 26, 2015
DRAWN: MF
CHECK: BB

REVISIONS:

PROJECT NO. 24763



AVERAGE GRADE CALCULATION:
(ORD Z-90)

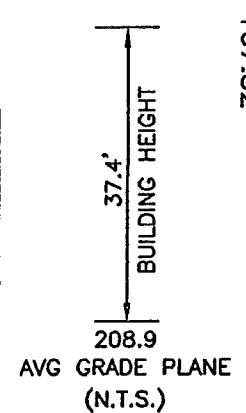
$$AVG = \frac{\sum[L(E1+E2)/2]}{P}$$

$$AVG = 36418.425 / 174.3 = 208.9$$

BUILDING HEIGHT CALCULATION

PEAK	246.3
1ST FLOOR	213.8
BASE CEILING	212.8
1/2 BASEMENT	208.8
BASEMENT FL	204.8

APPROX. BUILDING HEIGHT



ZONING INFORMATION

ZONE: SR1
PLAN DATED: NOVEMBER 17, 1897
DEED REFERENCE: BOOK 65942 PAGE 310

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,853 S.F.	x S.F.	
STRUCTURES	2,878 S.F.	x S.F.	
DRIVE	2,190 S.F. ±	x S.F. ±	
	5,068 S.F. ±	x S.F. ±	
LOT COVERAGE	18.6%	x.x%	(20% MAX.)
OPEN SPACE	67% ±	x% ±	(65% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
SEE ARCHITECTURAL DRAWINGS FOR F.A.R. CALCULATION.