

Note: Installation of sprinkler system in existing building required per City of Newton Fire Department

Zoning	Required	Existing	Proposed
MR-1 New Lot			
Min. Lot Area	10,000	16,700	16,700
Setbacks			
Front	30'	26.0'*	26.0'*
Side	10'	11.3'	11.3'
Rear	15'	42.2'	42.2'
Lot Coverage			
	30%	18.31%	17.08%
Open Space			
	50%	32.91%	50.69%
FAR			
	0.46(7682sf)	0.392(6543sf)	0.392(6543sf)
Stories			
	2.5	3*	3*
Height			
	36	30.9	30.9

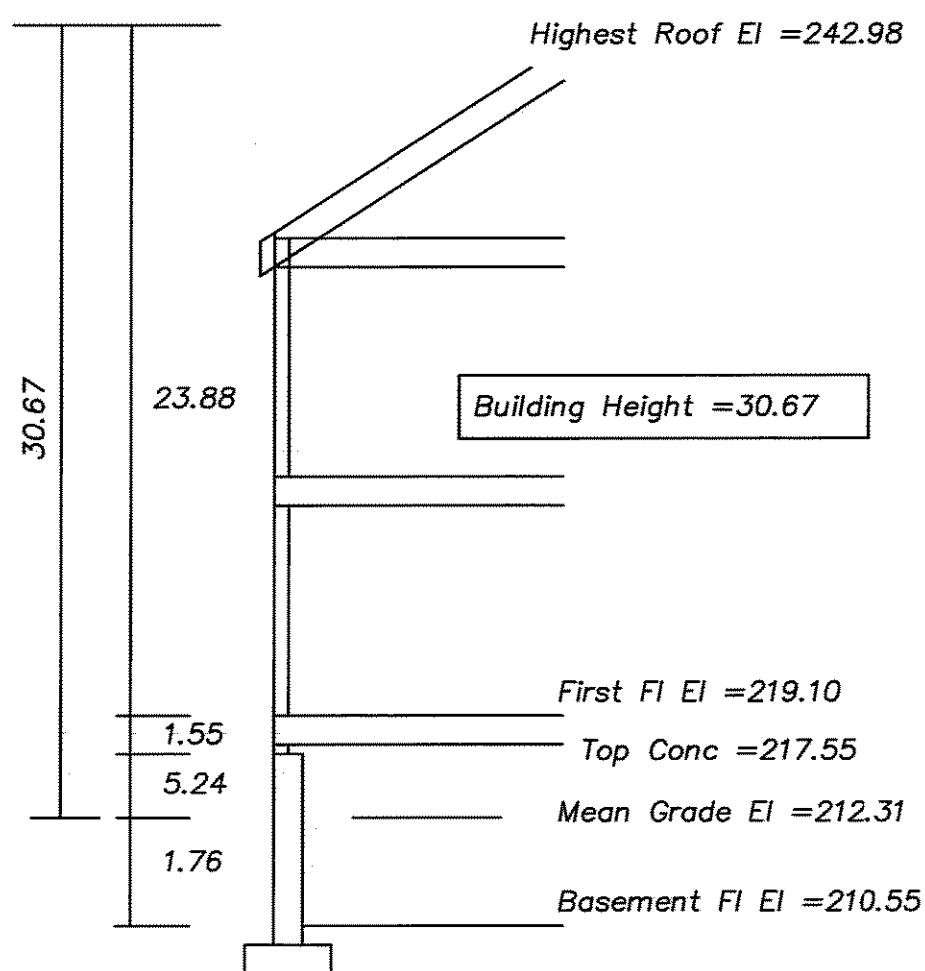
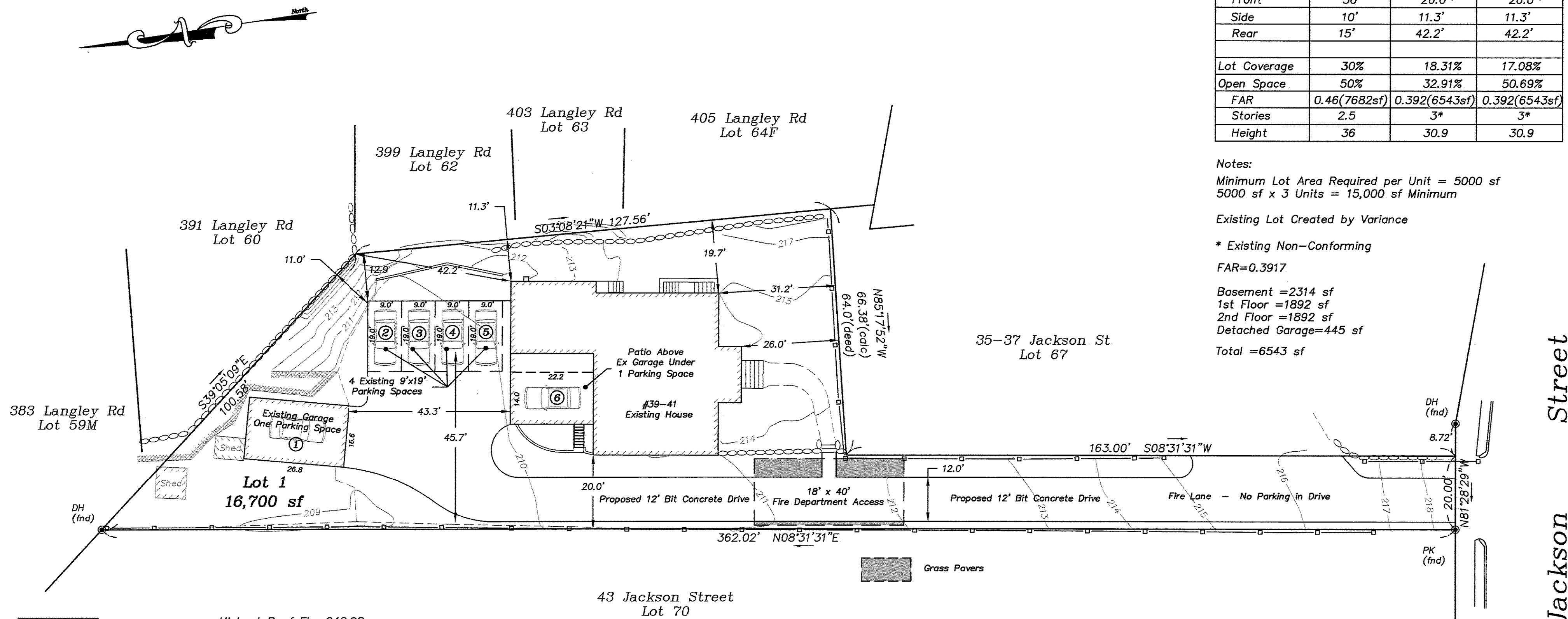
Notes:  
Minimum Lot Area Required per Unit = 5000 sf  
5000 sf x 3 Units = 15,000 sf Minimum

Existing Lot Created by Variance

\* Existing Non-Conforming

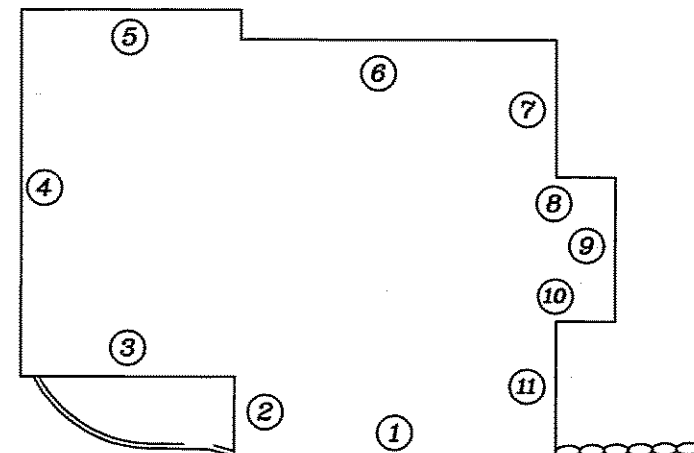
FAR=0.3917

Basement = 2314 sf  
1st Floor = 1892 sf  
2nd Floor = 1892 sf  
Detached Garage = 445 sf  
Total = 6543 sf



SEGMENT	L	E1	E2	E1+E2/2	xL
1	33.4	210.9	210.6	210.75	7039.05
2	8.2	210.6	211.0	210.8	1728.56
3	22.2	211.0	213.6	212.3	4675.32
4	38.5	210.0	210.0	210.0	8085.0
5	22.8	211.0	213.6	212.3	4840.44
6	32.8	213.6	215.0	214.3	7029.04
7	14.4	214.9	215.1	215.0	3096.0
8	6.1	215.1	215.1	215.1	1312.11
9	15.1	214.8	214.4	214.6	3240.46
10	6.1	214.2	214.2	214.2	1306.62
11	14.1	214.2	213.8	214.0	3017.4
Total	213.7				45370.45

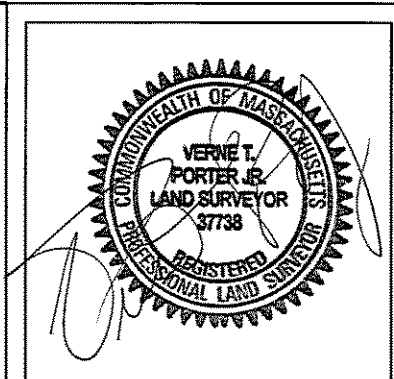
$45370.45/213.7=212.31$   
 Average Mean Grade El.=212.31



$\frac{7.0}{2} = 3.5$  Minimum Average Required Below Grade = 3.5  
Basement Floor to Average Mean Grade = 1.76

Basement Does Count as a Story

REVISIONS	
DATE	DESCRIPTION
1-9-12	ECON SHEET/AVERAGE GRADE
2-7-12	EXISTING PARKING SPACES
2-22-12	ZONING TABLE
4-11-12	PARKING



### 39-41 Jackson Street

#### Newton, Massachusetts

#### Proposed Conditions Plan

Scale: 1"=20'      December 13, 2011

**VERNE T. PORTER Jr., PLS**  
Land Surveyors - Civil Engineers  
354 Elliot Street Newton, Massachusetts 02464

0      20      40      60      80

Design By:

Checked By: V. Porter Jr.

Drawn By: R. Jardine Jr.

Sheet 1 of 3