

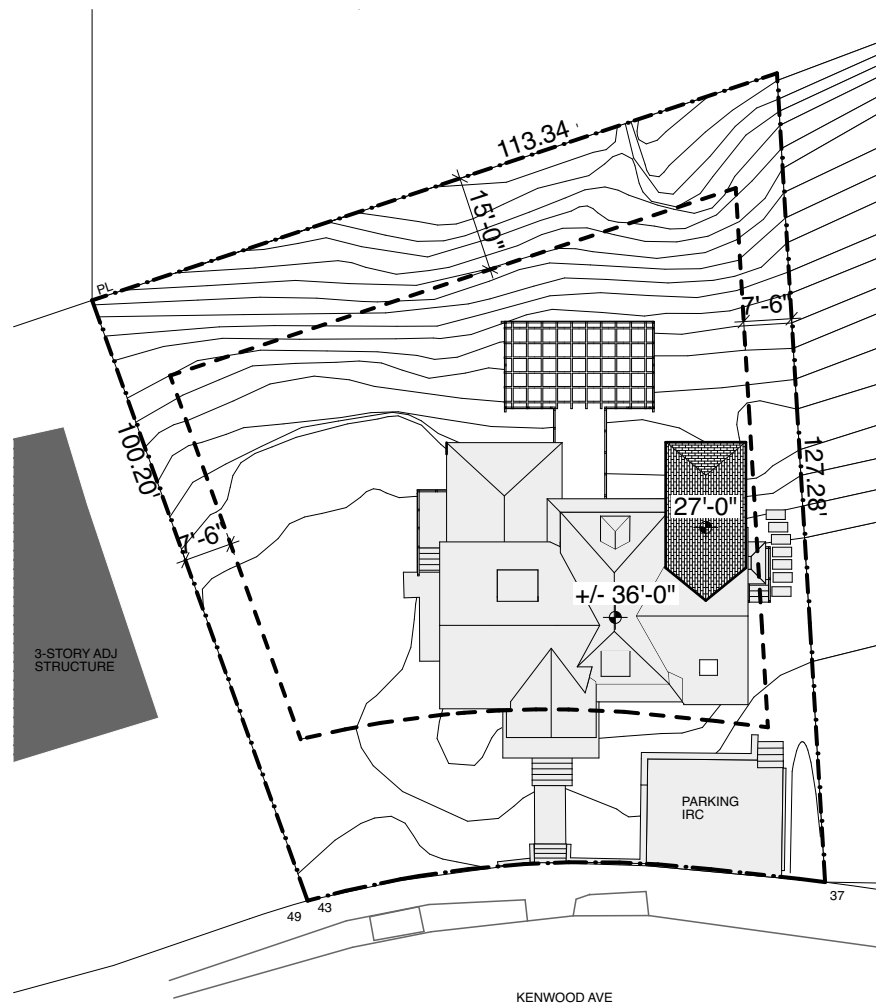
# FISHMAN RESIDENCE

## 43 KENWOOD AVE, NEWTON, MA 02459

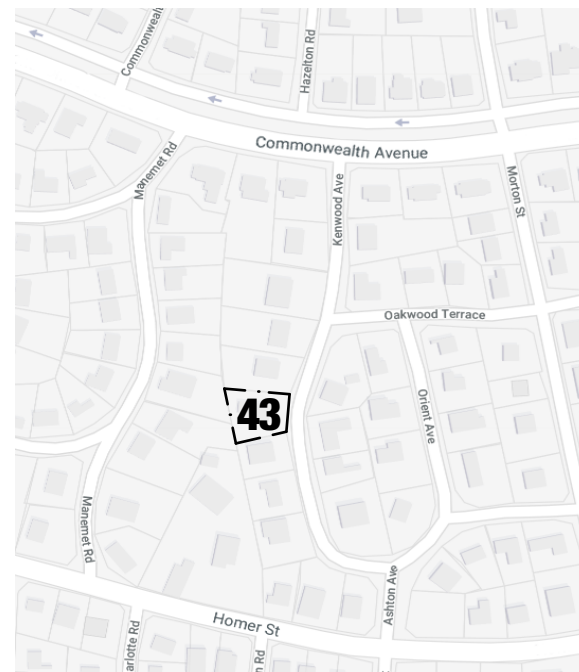
### SINGLE FAMILY ALTERATION

## ZONING SUBMISSION 9/28/18

<b>GENERAL</b>	
G000	TITLE SHEET
<b>ARCHITECTURAL</b>	
A203	SECOND FLOOR PLAN
A301	WEST ELEVATION
A302	SOUTH ELEVATION
A303	EAST ELEVATION
A304	NORTH ELEVATION



**4 SITE ZONING PLAN**  
SCALE: 1" = 30'



**1 LOCATION MAP**  
NOT TO SCALE



**SCOPE OF WORK:**

-INTERIOR IMPROVEMENTS TO PRIVATE HOME CONSISTING OF NON LOAD BEARING DEMOLITION AND RECONFIGURATION OF SPACE ON 1ST, 2ND AND 3RD FLRS.  
-3RD FLR REAR ADDITION WITHIN EXISTING BUILDING FOOTPRINT.

**LOCATION**

NEWTON, MASSACHUSETTS  
**PROPERTY** 43 KENWOOD AVE  
**ZONING DISTRICT** SR-2

**GOVERNING CODE:**

ORDINANCES OF THE CITY OF NEWTON  
CHAPTER 30: ZONING ORDINANCE (11/1/2015)

**SEE C101 FOR LOT INFORMATION**

CURRENT USE: SINGLE FAMILY RESIDENCE  
PROPOSED USE: NO CHANGE

LOT SIZE: 10,667 SF

**FAR CALCULATION**

	EXISTING	NEW
LVL B	1,654/2SF	1,654/2SF(NO CHANGE)
LVL 1	1,654SF	1,654SF(NO CHANGE)
LVL 2	1,332SF	1,493SF
LVL 3	705SF	705SF(NO CHANGE)
ALLOWABLE FAR	.37	.44
EXISTING FAR	.42	
PROPOSED FAR	.44	

**SIDE YARD**

EXISTING / REQUIRED: 7'-6"  
PROPOSED: 7'-6" (NO CHANGE)

**REAR YARD**

EXISTING / REQUIRED: 15'-0"  
PROPOSED: 15'-0" (NO CHANGE)

**FRONT SETBACK**

EXISTING / REQUIRED: 25'-0"  
PROPOSED: 25'-0" (NO CHANGE)

**LOT COVERAGE**

REQUIRED: 30%  
EXISTING 1,654 SF (16%)  
PROPOSED 1,654 SF (16%)(NO CHANGE)

**OPEN SPACE**

REQUIRED: 50%  
EXISTING: 9,013 SF (84%)  
PROPOSED: 9,013 SF (84%)(NO CHANGE)

**ALLOWABLE MAX HEIGHT: 36' -0"**

EXISTING MAX HEIGHT: +/- 36'-0" NO PROPOSED CHANGE  
PROPOSED ADDITION HEIGHT: +/- 27'-0" LESS THAN EXIST'G PEAK

**NUMBER OF STORIES:**

ALLOWABLE: 2.5  
EXISTING: 3.5  
PROPOSED 3.5

SPECIAL PERMIT REQUIRED FOR FAR (INCREASE TO EXISTING NON CONFORMING)  
SPECIAL PERMIT REQUIRED FOR NUMBER OF STORIES (EXISTING NON CONFORMING)  
VARIANCE REQUIRED FOR BUILDING HEIGHT (EXISTING NON CONFORMING)

CLIENT

**FISHMAN RESIDENCE**

**DR.S MARK & MARTHA F.**

**43 KENWOOD AVE**  
**NEWTOWN MA 02459**

PROJECT NAME

**BUILDING ADDITION**

ISSUANCE

**ZONING SUBMISSION**  
**09.28.18**

ARCHITECT

**stanev potts architects**

1103 Spruce Street Philadelphia PA 19107  
v 215-625-3590 f 215-625-3591

DRAWING TITLE

**TITLE SHEET**

REVISION

**SPECIAL PERMIT APP 09.28.18**

SCALE

**SEE DRAWING**

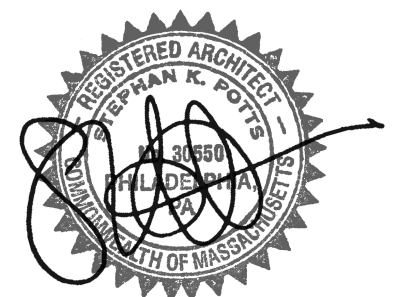
PROJECT NO.

**1708**

DATE

SHEET NUMBER

**G000**



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**SECOND FLOOR PLAN**

REVISION

**SPECIAL PERMIT APP 09.28.18**

SCALE

**SEE DRAWING**

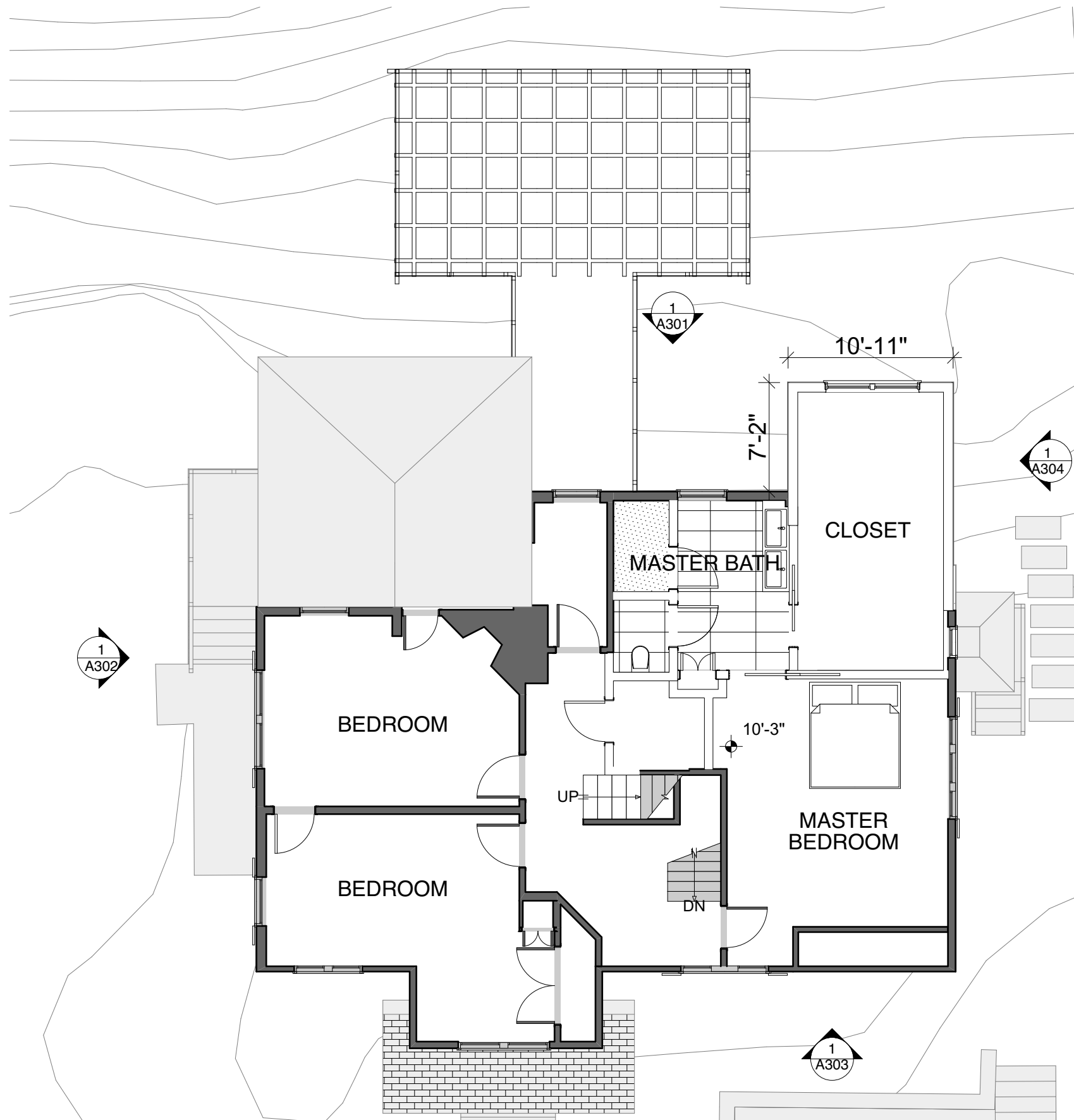
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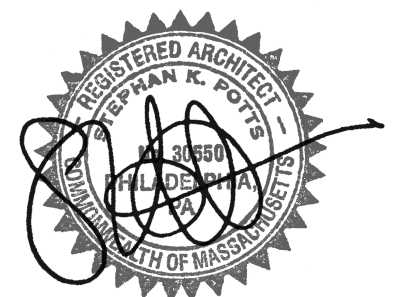
**A203**



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



EXISTING  
NEW



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ISSUANCE

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ARCHITECT

### stanev potts architects

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DRAWING TITLE

## WEST ELEVATION

REVISION

SPECIAL PERMIT APP 09.28.18

SCALE

SEE DRAWING

PROJECT NO.

1708

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SHEET NUMBER

# A301



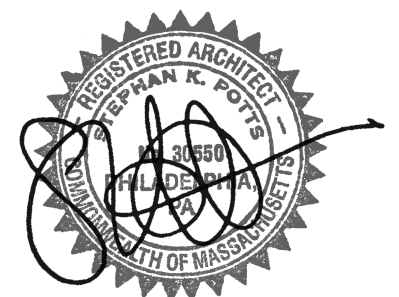
NB: ALL EXTERIOR MATERIALS AND FINISHES TO MATCH EXISTING, TYP.

- ROOF: ASPHALT SHINGLES- ARCHITECTURAL GRADE. DARK GRAY
- SIDING: WOOD CLAPBOARD & SHINGLES
- WINDOWS: WHITE VINYL TO MATCH EXISTING
- TRIM: PTD. WOOD
- DOWNSPOUTS: WHITE ALUMINUM.

# 1 WEST ELEVATION ZONING

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

EXIST'G DECK(NO CHANGE)



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**SOUTH ELEVATION**

REVISION

**SPECIAL PERMIT APP 09.28.18**

SCALE

**SEE DRAWING**

PROJECT NO.

**1708**

DATE

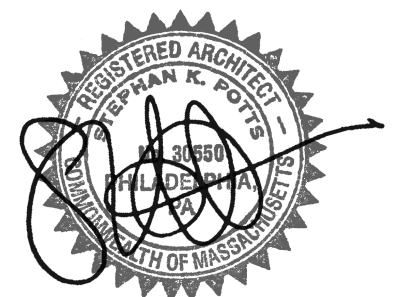
SHEET NUMBER

**A302**



SEE A301 FOR MATERIAL INFO

**1 SOUTH ELEVATION ZONING**  
SCALE: 1/8" = 1'-0"



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ISSUANCE

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09.28.18**

ARCHITECT

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DRAWING TITLE

**EAST ELEVATION**

REVISION

**SPECIAL PERMIT APP 09.28.18**

SCALE

**SEE DRAWING**

PROJECT NO.

**1708**

DATE

SHEET NUMBER

**A303**

APPROX EXIST'G PEAK  
+/- 36'-0"

ADDITION ON  
OPPOSITE  
ELEVATION

PEAK @ ADDITION  
27'-0"

THIRD FLOOR

SECOND FLOOR

MAIN FLOOR

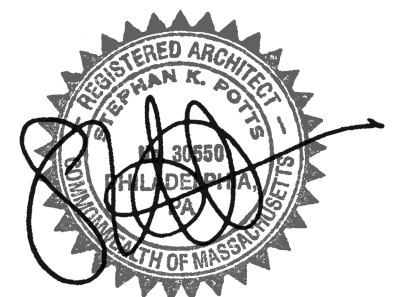
AVG GRADE  
0'-0"

BASEMENT



SEE A301 FOR MATERIAL INFO

**1 EAST ELEVATION ZONING**  
SCALE: 1/8" = 1'-0"



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ARCHITECT

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DRAWING TITLE

**NORTH ELEVATION**

REVISION

**SPECIAL PERMIT APP 09.28.18**

SCALE

**SEE DRAWING**

PROJECT NO.

**1708**

DATE

SHEET NUMBER

**A304**

APPROX EXIST'G PEAK  
+/- 36'-0"

PEAK @ ADDITION  
27'-0"

THIRD FLOOR

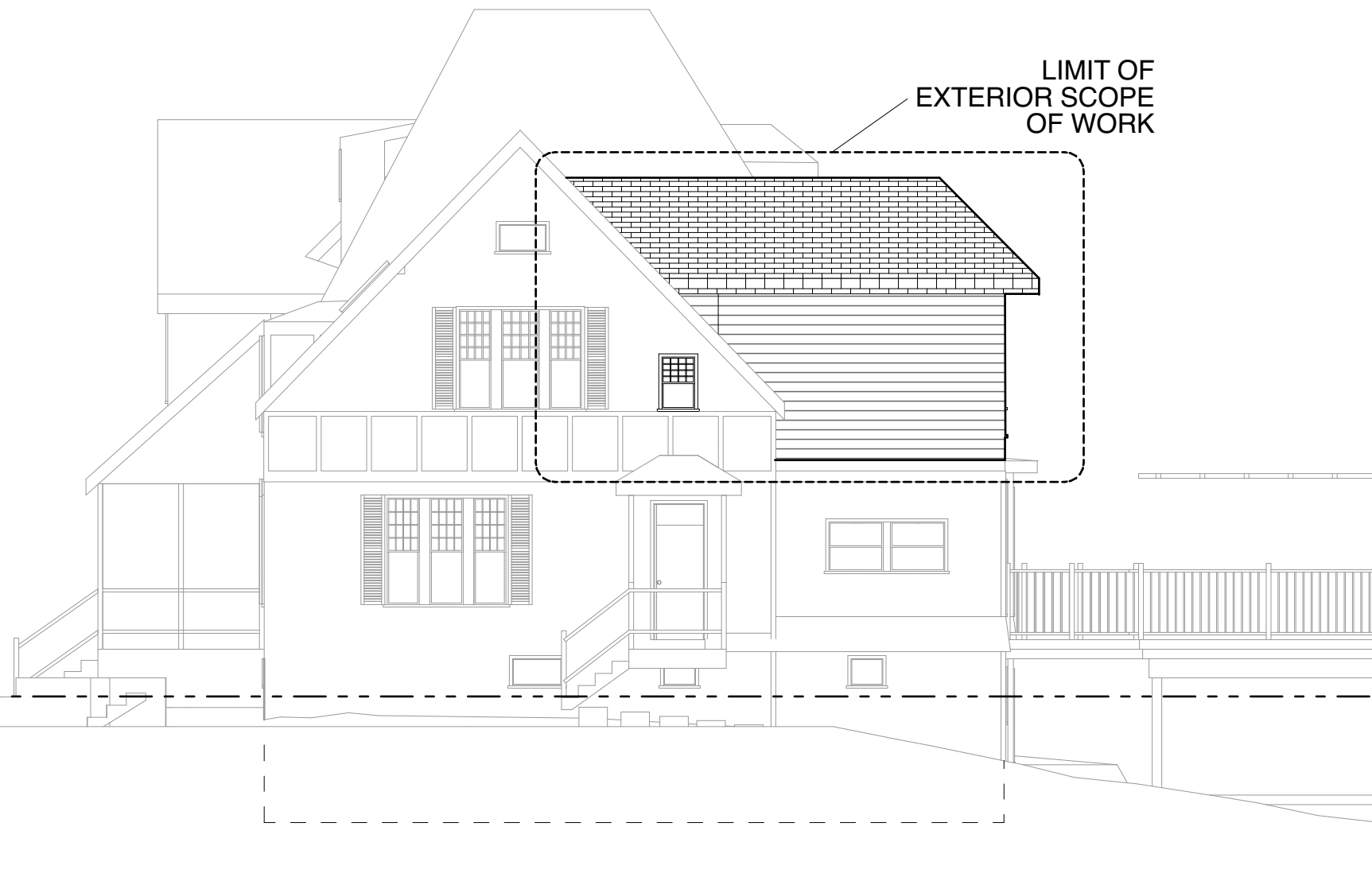
SECOND FLOOR

MAIN FLOOR

AVG GRADE  
0'-0"

BASEMENT

LIMIT OF  
EXTERIOR SCOPE  
OF WORK



SEE A301 FOR MATERIAL INFO

**1 NORTH ELEVATION ZONING**  
SCALE: 1/8" = 1'-0"

