

ZONING SUMMARY

DISTRICT: SINGLE RESIDENCE 3

REQUIRED

LOTS CREATED BEFORE 12/7/53

LOT AREA: 7,000 SF
 FRONTAGE: 70'
 SETBACKS: FRONT 25' MIN
 SIDE 7.5' MIN
 REAR 15' MIN
 BUILDING HEIGHT: 36'-2.5 STORIES
 FAR: 0.435
 BLDG LOT COVERAGE: 30% MAX
 USABLE OPEN SPACE: 50% MIN

EXISTING

LOT AREA: 6,657 SF
 FRONTAGE: 87'
 SETBACKS: FRONT 24.74'
 SIDE 10.59'
 REAR 22.5'
 BLDG HEIGHT 142.06-113.93=28.13'
 2 1/2 STORIES
 FAR: 0.29
 LOT COVERAGE: 1,097 S.F. = 16%
 OPEN SPACE: 70%
 IMPERVIOUS: 2,162 S.F.
 AVERAGE GRADE: 113.93'

PROPOSED

SETBACKS: FRONT N.A.
 SIDE 8.06' DECK
 SIDE 17.56' ADDITION
 REAR 22.29' DECK
 REAR 20.75' ADDITION
 BLDG HEIGHT 28.13'
 FAR: .34
 LOT COVERAGE: 1,287 S.F. = 19%
 OPEN SPACE: 68%
 IMPERVIOUS: 2,233 SF
 AVERAGE GRADE: 113.93

BASEMENT DEFINITION

CELLAR FLOOR= 110.48'
 CEILING HEIGHT=6.8'
 AVERAGE BASEMENT ELEVATION=113.88'
 AVERAGE GRADE PLANE=113.93'

EXISTING AVERAGE GRADE PLANE=113.93

LOWEST GRADE WITHIN 6' FROM WALL
 $116.5+116.9/2 \times 32.28 + 116.8+111.6/2 \times 22.34 + 110.48+111.5/2 \times 32.36 + 112.0+115.7/2 \times 22.34 = 12453.35$
 $12453.35/109.32=113.93$

EXISTING BLDG LOT COVERAGE

BLDG AREA, DECKS, PORCHES,
 LANDINGS, STAIRS 1,097 S.F.
 LOT AREA 6,657 S.F. = 16%

PROPOSED BLDG LOT COVERAGE

BLDG AREA, DECKS, PORCHES,
 LANDINGS, STAIRS, PROPOSED ADDITION,
 PROPOSED DECK & STAIRS 1,287 S.F.
 LOT AREA 6,657 S.F. = 19%

EXISTING OPEN SPACE

EXIST BLDG AREA 1,097 S.F.
 DRIVEWAY 859 S.F.
 1,956 S.F.
 $6,657 \text{ S.F.} - 1,956 \text{ S.F.} = 70\%$
 6,657 S.F.

PROPOSED OPEN SPACE

EXIST BLDG AREA 1,097 S.F.
 PROPOSED ADDITION & DECK 190 ADDITIONAL S.F.
 DRIVEWAY 845 S.F.
 2,132 S.F.
 $6,657 \text{ S.F.} - 2,132 \text{ S.F.} = 68\%$
 6,657 S.F.

EXIST FAR

2ND STORY 722 SF
 1ST STORY 833 SF
 BASEMENT 361 SF
 GROSS FLOOR AREA 1,916 SF
 $1,916 \text{ SF} / 6,657 \text{ SF} = 0.29$

PROPOSED FAR

EXIST 2ND STORY 722 SF
 EXIST 1ST STORY 833 SF
 EXIST BASEMENT 361 SF
 PROPOSED 2ND STORY ADDITION 185 SF
 PROPOSED 1ST STORY ADDITION 185 SF
 GROSS FLOOR AREA 2,286 SF
 $2,286 \text{ SF} / 6,657 \text{ SF} = 0.34$

EXIST IMPERVIOUS

BLDG AREA 969 S.F.
 BRICK PATIO 31 S.F.
 WALK 52 S.F.
 DRIVEWAY 912 S.F.
 PATIO 192 S.F.
 AC UNIT 6 S.F.
 2,162 S.F.

PROPOSED IMPERVIOUS

EXISTING BLDG AREA 969 S.F.
 ADDITIONAL PROPOSED BUILDING AREA 102 S.F.
 WALK 52 S.F.
 DRIVEWAY 912 S.F.
 PATIO 192 S.F.
 AC UNIT 6 S.F.
 2,233 S.F.

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 25017C0554E WITH AN EFFECTIVE DATE OF 6/4/10 A PORTION OF THE PROPERTY IS LOCATED WITHIN THE ESTABLISHED 100-YEAR FLOOD HAZARD ZONE WITH A BASE FLOOD ELEVATION OF 112.0

CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. DIGSAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATIONS.

OWNER OF RECORD

JASON & FEI XU CONTARDO
 11 DEDHAM STREET
 NEWTON, MA 02461

PLAN REFERENCE

LOT 19 LAND COURT PLAN 14628-R LAND COURT BOOK 268 PAGE 589
 DATED MAY 6, 1936

DEED REFERENCE

CERTIFICATE OF TITLE 270595
 LAND COURT BOOK 1544 PAGE 143

PROPOSED ADDITION

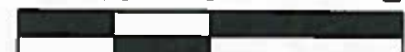
PROPERTY SBL 83010 0018
 11 DEDHAM STREET
 NEWTON, MA
 JASON & FEI XU CONTARDO
 11 DEDHAM STREET
 NEWTON, MA 02461

STEPHEN M. MELESCIUC
 PROFESSIONAL LAND SURVEYOR #39049
 514 GAZEBO CIRCLE
 READING, MA 01867
 (781)844-7108

FEBRUARY 18, 2021

SCALE: 1"=20'

20 10 0 20



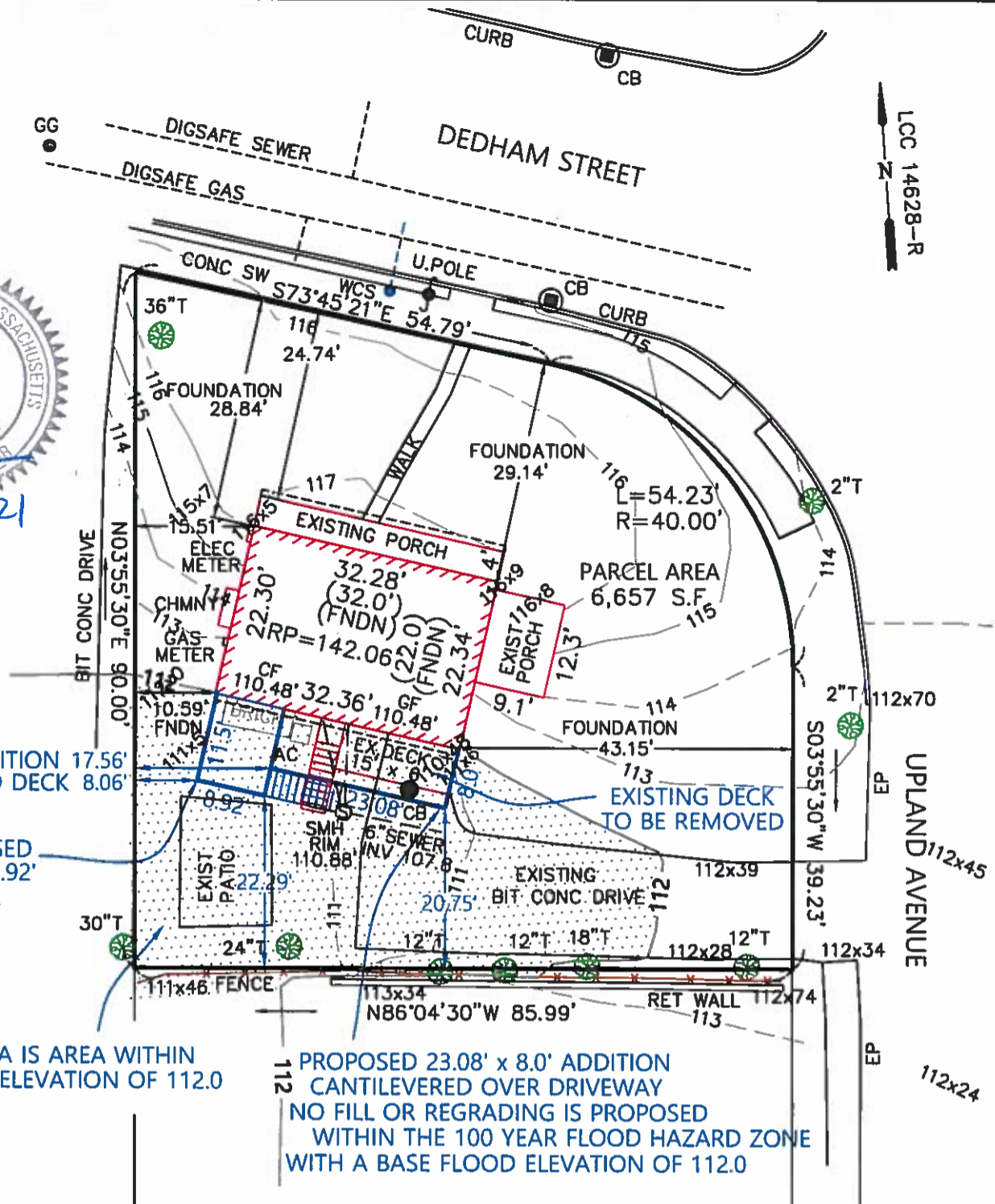
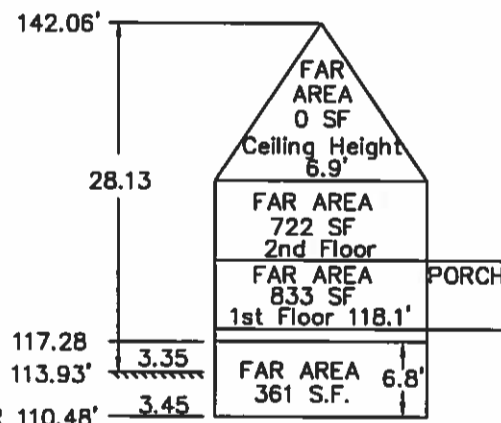
PROPOSED
 11.5' x 8.92'
 DECK

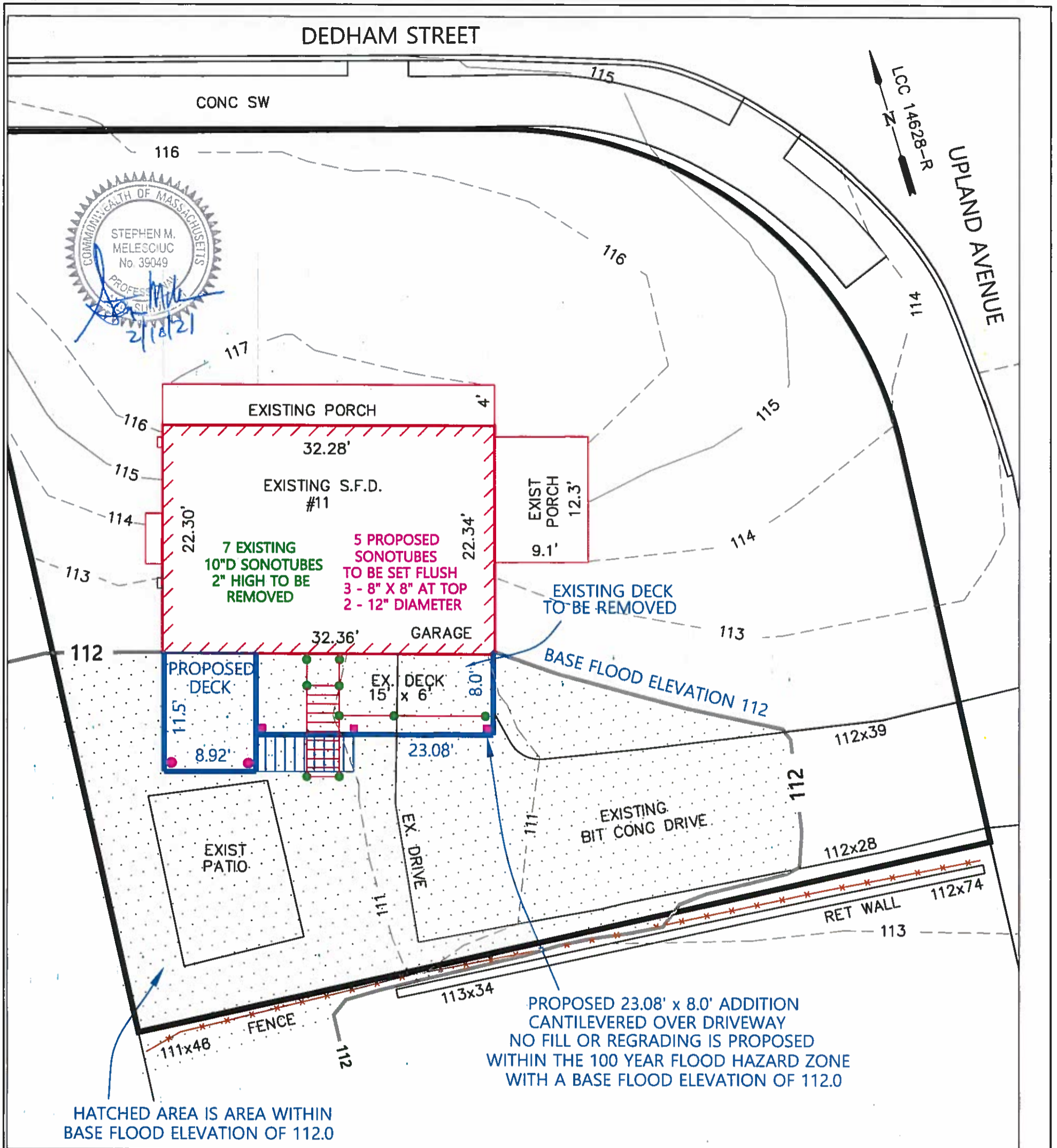
PROPOSED ADDITION 17.56'
 PROPOSED DECK 8.06'

HATCHED AREA IS AREA WITHIN
 BASE FLOOD ELEVATION OF 112.0

PROPOSED 23.08' x 8.0' ADDITION
 CANTILEVERED OVER DRIVEWAY
 NO FILL OR REGRADING IS PROPOSED
 WITHIN THE 100 YEAR FLOOD HAZARD ZONE
 WITH A BASE FLOOD ELEVATION OF 112.0

EXISTING BUILDING HEIGHT





VOLUME OF MATERIAL BEING REMOVED FROM BELOW THE 112 ELEVATION

- 7 - 10" DIA CONCRETE FOOTINGS 2" HIGH
 $7(0.42'^2 \times 3.14)(0.16') = 0.62 \text{ FT}^3$
- 7 TOTAL FEET OF 4" X 4" POSTS
 $7' \times .33' \times .33' = 0.76 \text{ FT}^3$
- 1 STEP 3.14' X .89' X .08' = 0.22 FT^3

TOTAL TO BE REMOVED 1.6 FT^3

VOLUME OF MATERIAL BEING ADDED TO BELOW THE 112 ELEVATION

- 3 - PRECAST SONOTUBE FOOTINGS TO BE SET FLUSH WITH EXISTING GRADE = 0 FT^3
- 3 TOTAL FEET OF 6" X 6" POSTS
 $3' \times .5' \times .5' = 0.75 \text{ FT}^3$
- 2 - 12" CONCRETE SONOTUBE FOOTINGS TO BE SET FLUSH WITH EXISTING GRADE = 0 FT^3
- 1.4 TOTAL FEET OF 4" X 6" POSTS
 $1.4' \times .33' \times .5' = 0.23 \text{ FT}^3$
- 1 STEP 3.50' X .92' X .08' = 0.26 FT^3
- 1 CONCRETE PAD SET BELOW BOTTOM STEP 4' X 3' SET FLUSH WITH EXISTING GRADE' = 0 FT^3

TOTAL TO BE ADDED 1.24 FT^3

PROPERTY SBL 83010 0018
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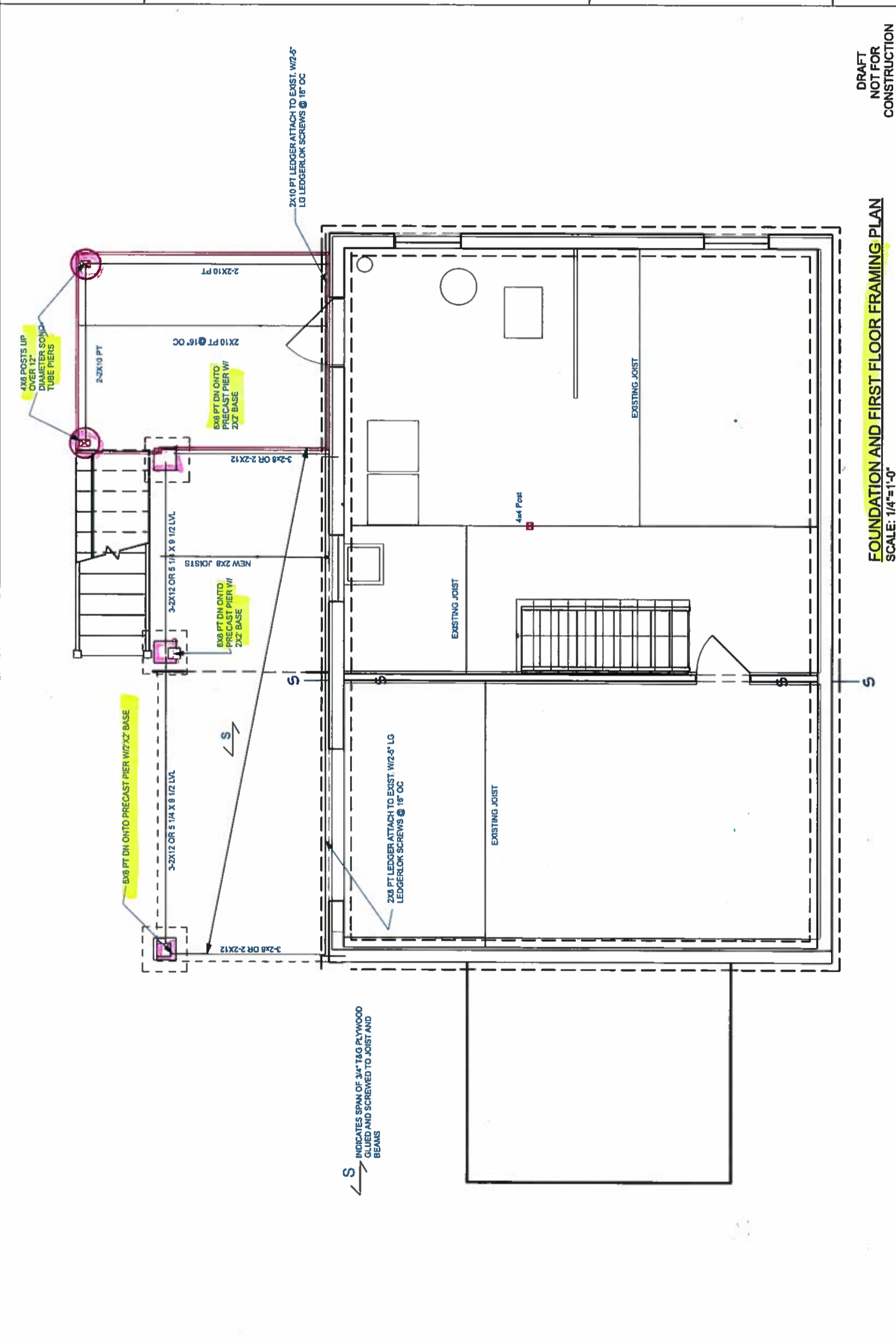
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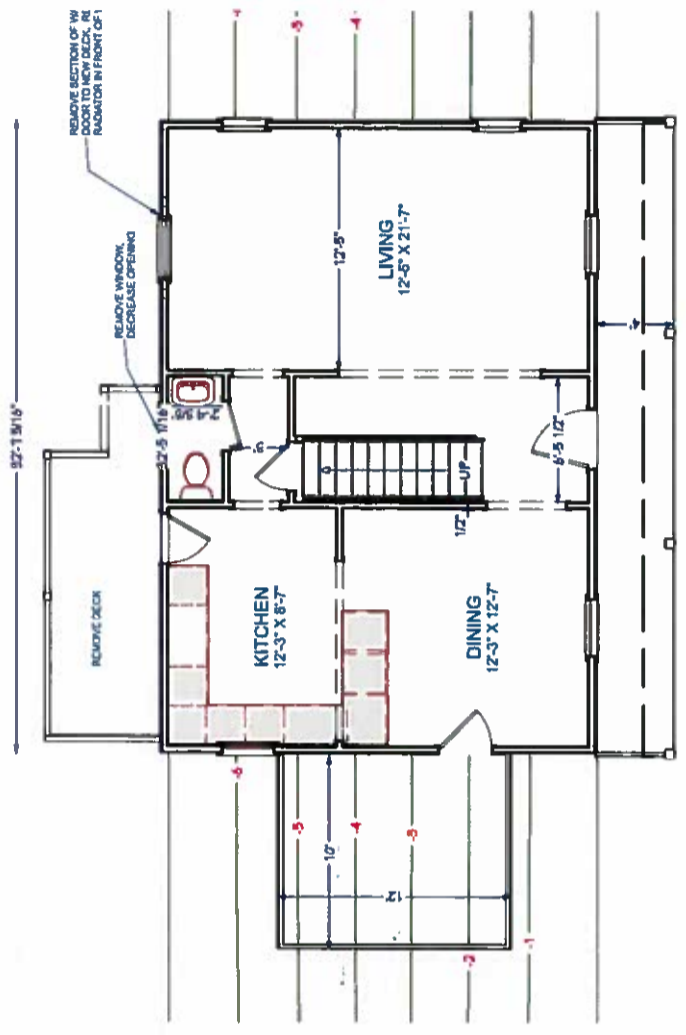


DRAFT
NOT FOR
CONSTRUCTION

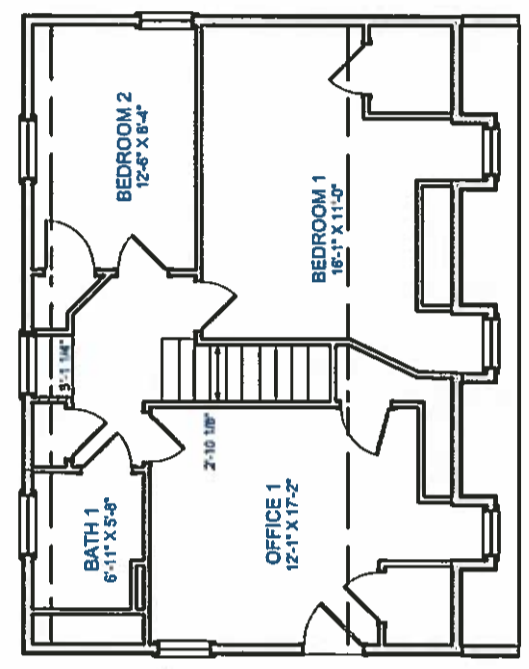
FOUNDATION AND FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



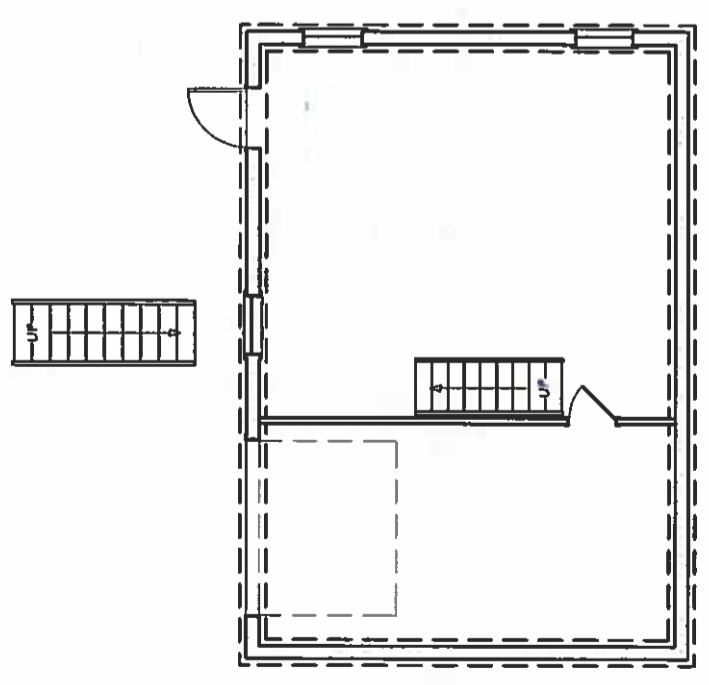
INDICATES SPAN OF 3/4\" T&G PLYWOOD
CLIPS AND SCREWED TO JOIST AND
BEAMS



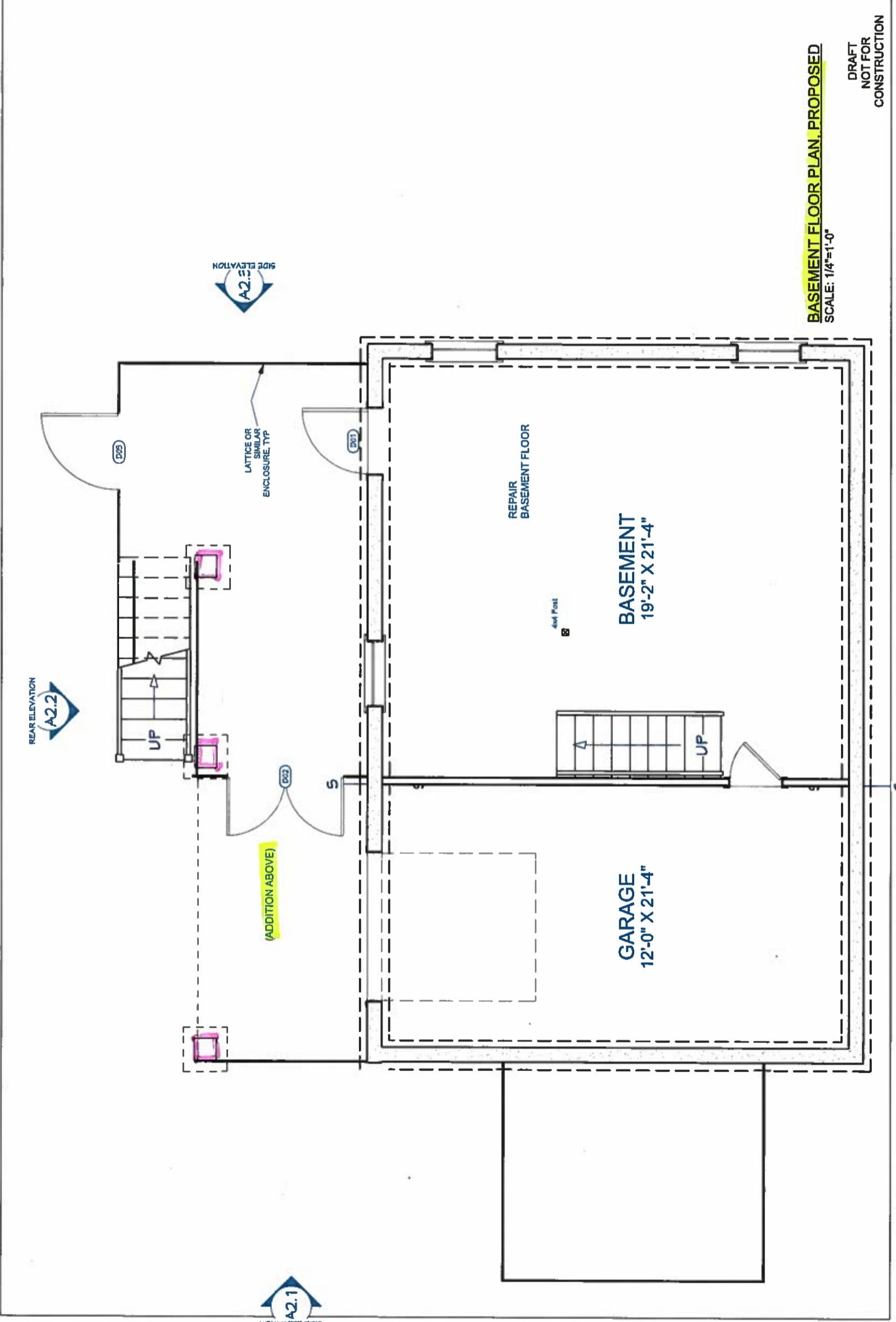
FIRST FLOOR PLAN, EXISTING
SCALE: 1/8"=1'-0"



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

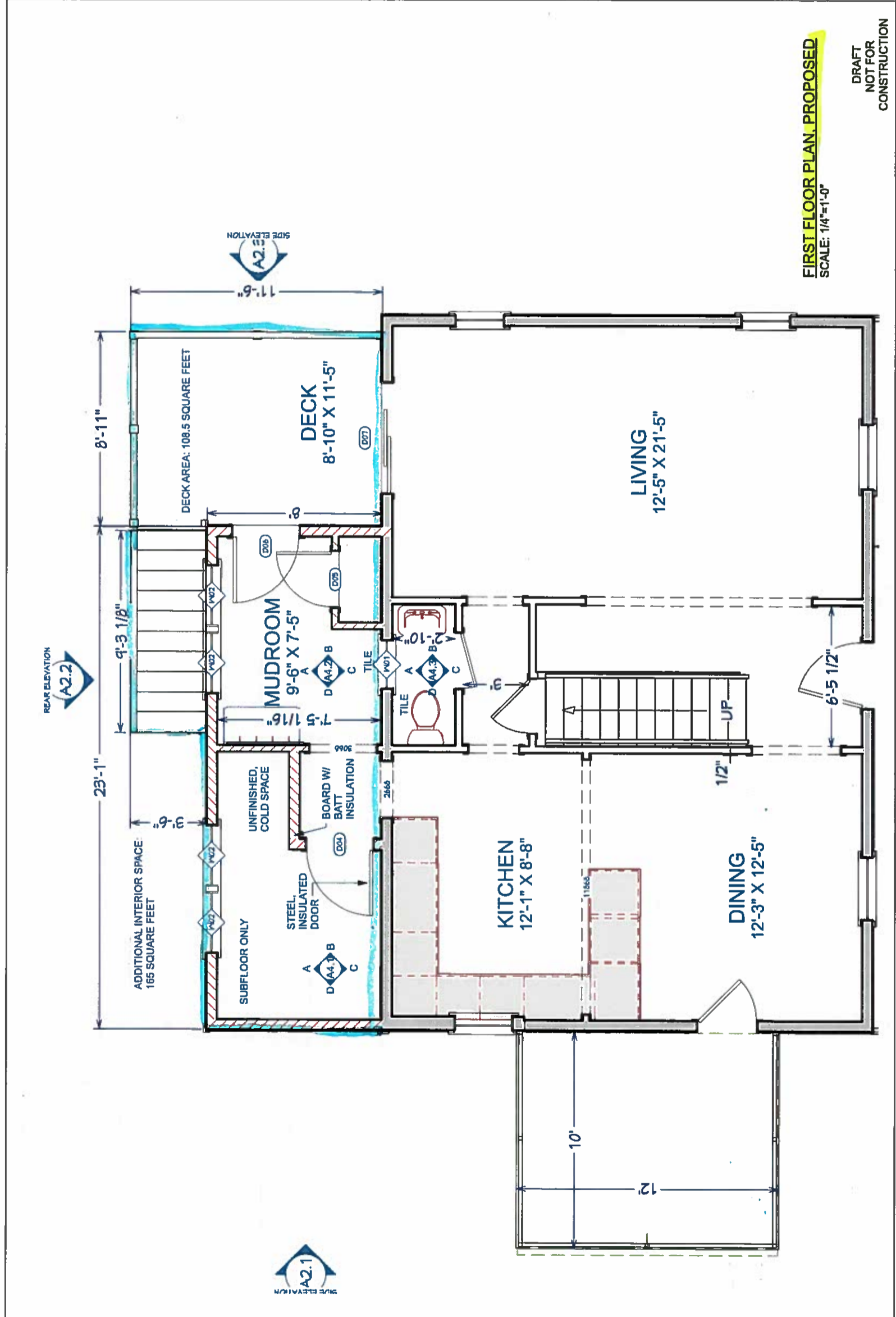


BASEMENT FLOOR PLAN, EXISTING
SCALE: 1/8"=1'-0"

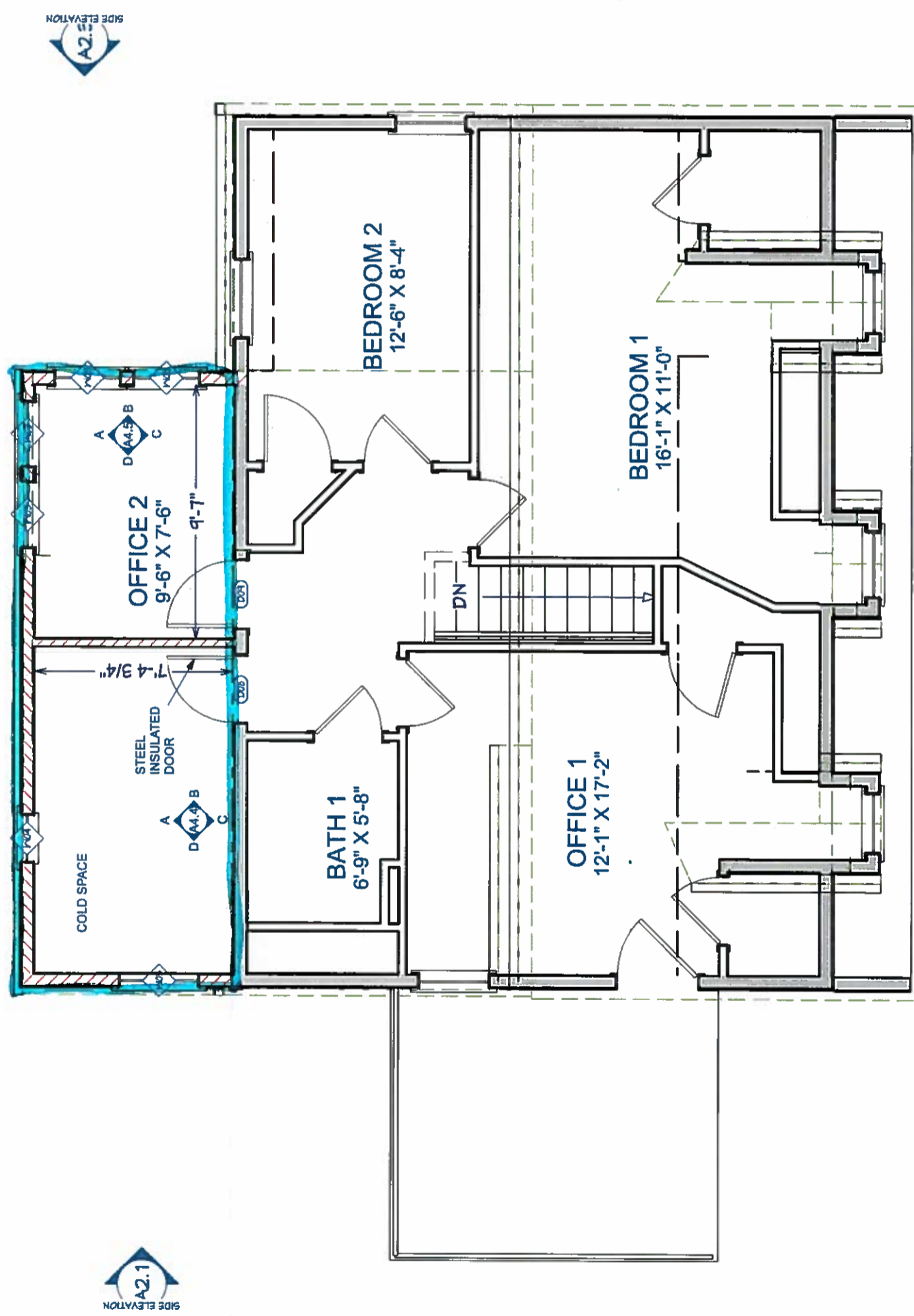


FIRST FLOOR PLAN, PROPOSED
SCALE: 1/4"=1'-0"

DRAFT
NOT FOR
CONSTRUCTION



DRAFT
NOT FOR
CONSTRUCTION



SIDE ELEVATION
A2.1

SIDE ELEVATION
A2.2



Contardo Residence
11 Dedham Street, Newton MA

ELEVATION

2/12/2020

A2.2



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

DRAFT
NOT FOR
CONSTRUCTION

FOUNDATION NOTES: ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH OF 48" BELOW FINISH GRADES.

CONCRETE STRENGTH,
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

CONCRETE EXPANSION ANCHORS SHALL BE SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

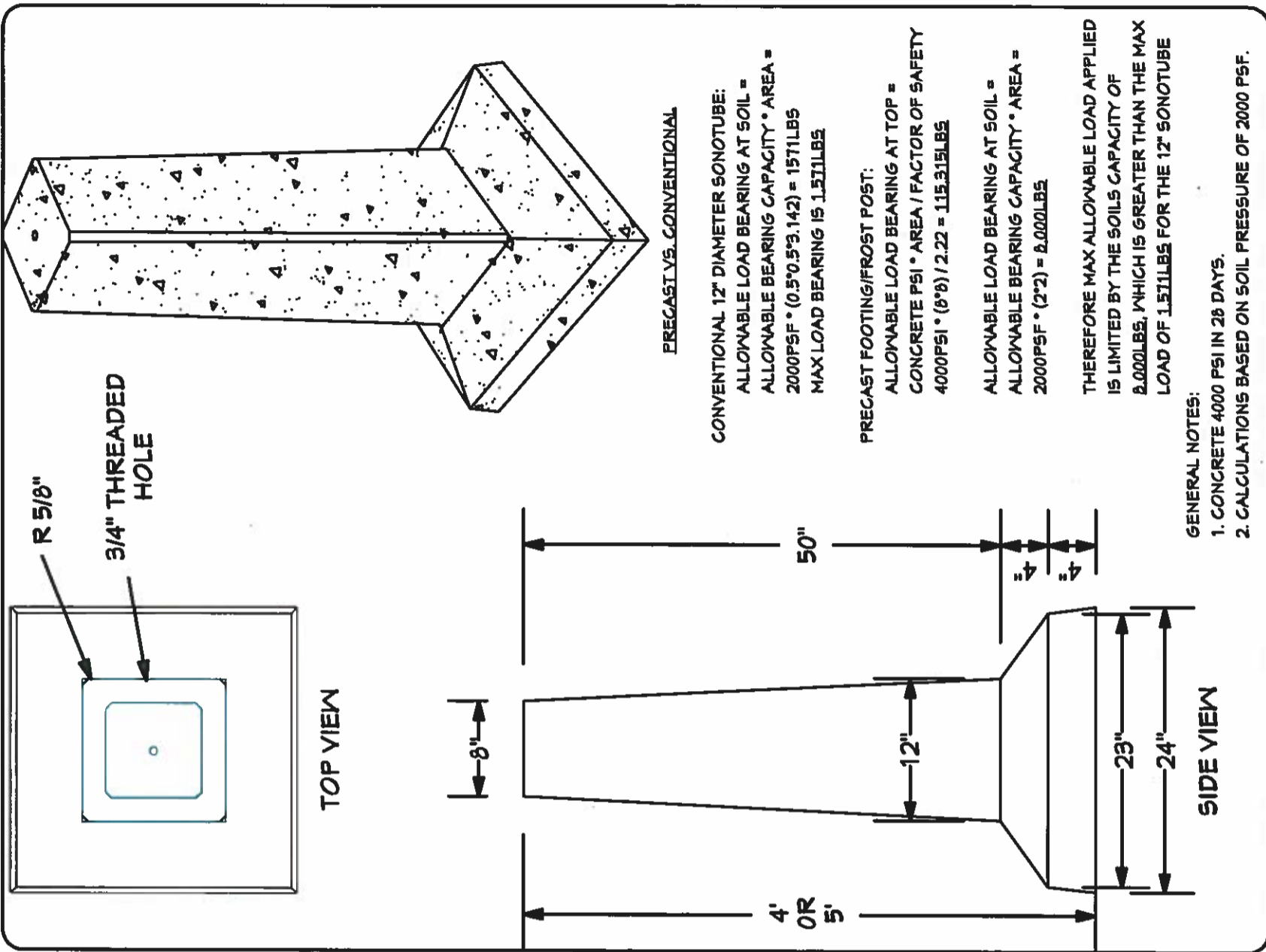
- JOINTS AROUND WINDOW AND DOOR FRAMES
- JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- JOINTS BETWEEN WALL AND FOUNDATION
- JOINTS BETWEEN WALL AND ROOF
- JOINTS BETWEEN WALL PANELS
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

GRADING NOTES:

- 1 CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
- 2 PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- 3 FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
- 4 AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
- 5 PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

SITE WORK (EXCAVATION, TREE REMOVAL, FOUNDATION OR CRAWL SPACE FOOTINGS):

FOOTINGS AND FOUNDATIONS ARE INSTALLED AS PER BUILDING CODE. ANY SHIFTING OR MOVEMENT AFTER INSTALLATION IS A RESULT OF EXISTING LAND CONDITIONS AND WEATHER AND IS NOT THE LIABILITY OF THE CONTRACTOR.



Proposed Sonotube Footing