

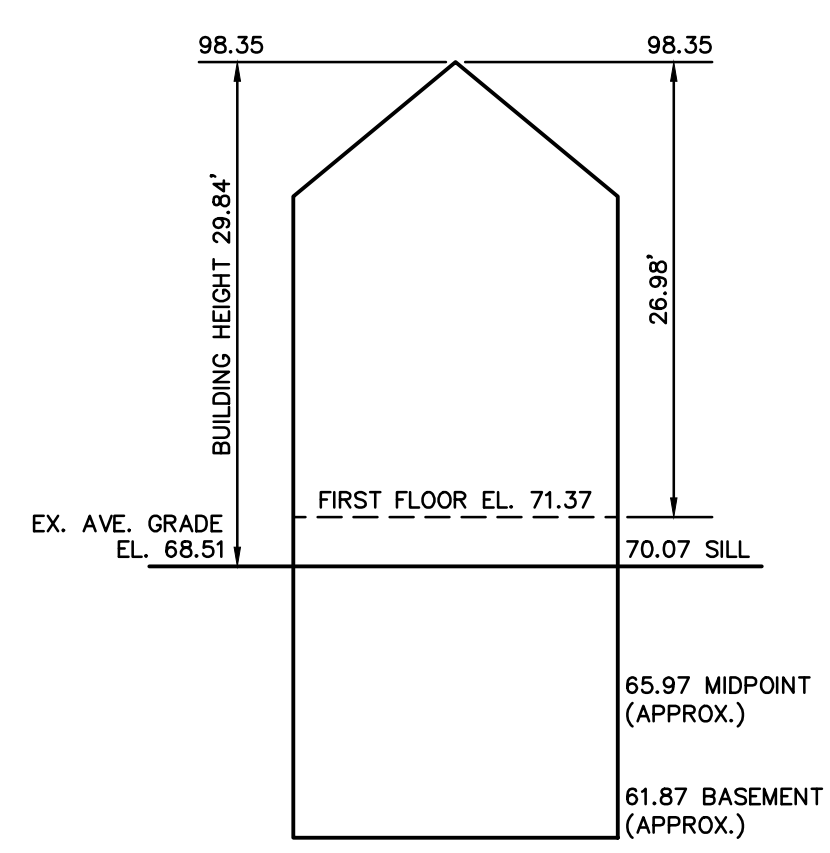
220133ec2.dwg (2-2020)

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22'
- CONIFEROUS TREE CON. 12'
- FIRE HYDRANT

ZONING CHART (96 WALKER ST)		
NEWTON, MASSACHUSETTS		
REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	10,371±s.f.
LOT FRONTAGE	70.0'	65.0'*
FRONT SETBACK	15.0'	30.1'
SIDE SETBACK	7.5'	8.5'
REAR SETBACK	15.0'	96.3'
BUILDING HEIGHT	36.0'	29.84'
AVERAGE GRADE	-	68.51
LOT COVERAGE	30.0%	14.8%
OPEN SPACE	50.0%	73.3%

*DOES NOT MEET REQUIREMENTS

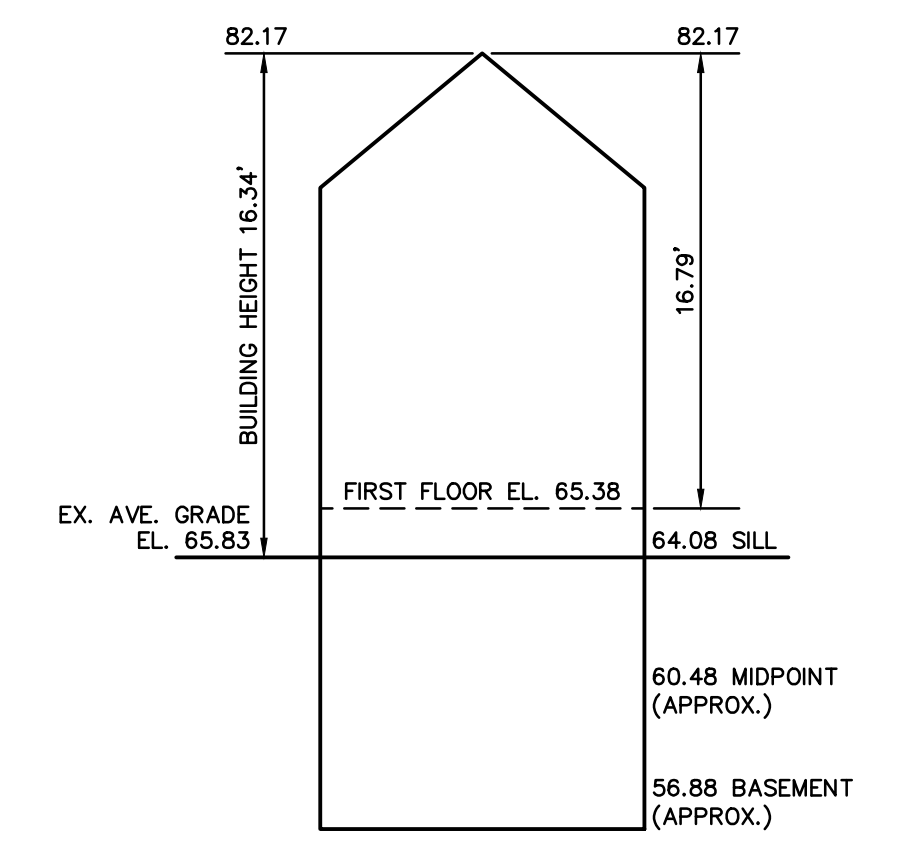


EXISTING BUILDING HEIGHT
NOT TO SCALE

Address: #96 Walker Street, Newton

Length Weighted Mean Existing Average Grade Calculation					
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	10.83	68.92	68.91	68.92	746.35 Sq. Ft.
2	11.65	69.04	68.72	68.88	802.45 Sq. Ft.
3	18.30	69.02	68.92	68.97	1262.15 Sq. Ft.
4	6.90	68.86	68.69	68.78	474.55 Sq. Ft.
5	20.62	68.51	68.34	68.43	1410.92 Sq. Ft.
6	6.90	68.33	68.31	68.32	471.41 Sq. Ft.
7	47.52	68.34	68.05	68.20	3240.63 Sq. Ft.
8	9.65	68.31	67.93	68.12	657.36 Sq. Ft.
9	11.46	68.06	68.43	68.55	785.53 Sq. Ft.
10	7.02	68.90	68.73	68.82	483.08 Sq. Ft.
Total	150.85				10334.42 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 68.51'



EXISTING BUILDING HEIGHT
NOT TO SCALE

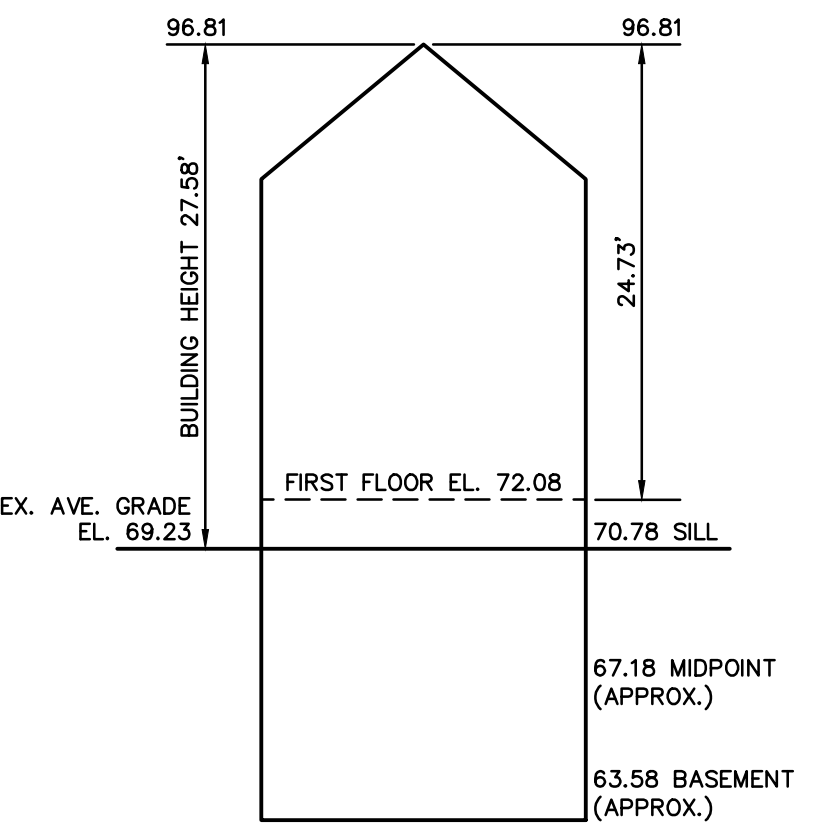
Address: #967-969 Washington Street, Newton

Length Weighted Mean Existing Average Grade Calculation					
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	23.44	65.28	64.66	64.97	1522.92 Sq. Ft.
2	8.04	65.47	65.28	65.37	525.60 Sq. Ft.
3	21.37	66.01	65.66	65.84	1406.89 Sq. Ft.
4	42.82	66.99	66.01	66.50	2847.53 Sq. Ft.
5	48.03	67.16	66.99	67.08	3221.71 Sq. Ft.
6	40.09	67.16	65.47	66.32	2658.57 Sq. Ft.
7	6.00	65.27	65.26	65.27	391.61 Sq. Ft.
8	6.64	65.39	65.26	65.32	433.75 Sq. Ft.
9	11.29	65.33	65.21	65.27	736.90 Sq. Ft.
10	10.98	65.17	65.08	65.12	715.05 Sq. Ft.
11	11.12	64.94	64.87	64.90	721.73 Sq. Ft.
12	13.07	65.01	64.75	64.88	847.98 Sq. Ft.
13	7.58	65.18	64.92	65.05	493.07 Sq. Ft.
14	27.46	64.59	64.54	64.56	1772.89 Sq. Ft.
Total	277.93				18296.19 Sq. Ft.

Total Column F / Total Column B = Average Grade
Average Grade: 65.83'

ZONING CHART (967-979 WASHINGTON ST)		
NEWTON, MASSACHUSETTS		
REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	13,313±s.f.
LOT FRONTAGE	70.0'	159.23'
FRONT SETBACK	15.0'	1.8'*
SIDE SETBACK	7.5'	21.2'
REAR SETBACK	15.0'	31.2'
BUILDING HEIGHT	36.0'	16.34'
AVERAGE GRADE	-	65.83
LOT COVERAGE	30.0%	32.5%*
OPEN SPACE	50.0%	18.9%*

*DOES NOT MEET REQUIREMENTS



EXISTING BUILDING HEIGHT
NOT TO SCALE

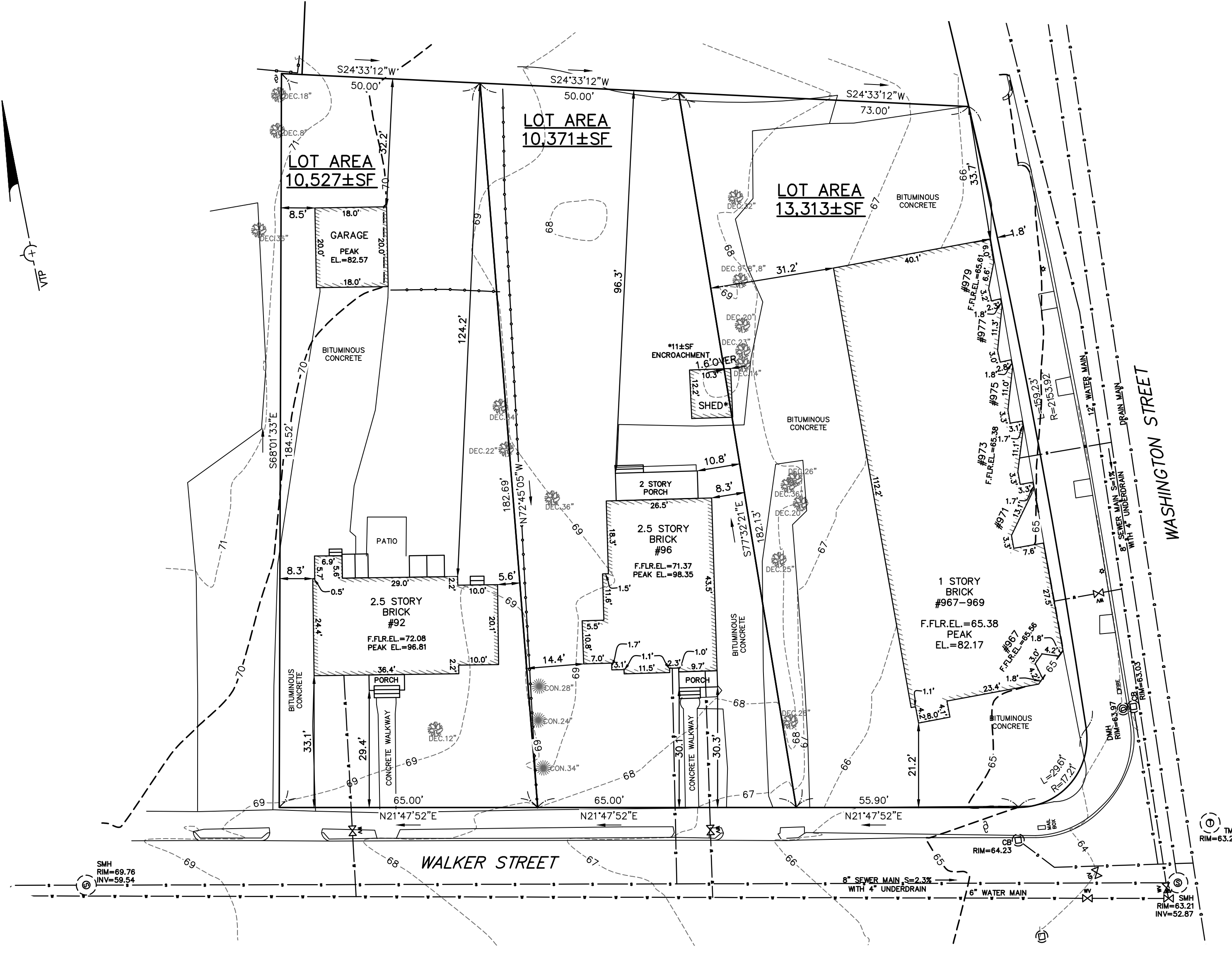
Address: #92 Walker Street, Newton

Length Weighted Mean Existing Average Grade Calculation					
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	24.39	69.73	69.49	69.61	1697.79 Sq. Ft.
2	6.93	69.76	69.60	69.68	482.88 Sq. Ft.
3	6.52	69.62	69.48	69.55	453.47 Sq. Ft.
4	10.38	69.48	69.38	69.43	720.68 Sq. Ft.
5	8.80	69.38	69.19	69.29	609.71 Sq. Ft.
6	3.30	69.19	69.11	69.15	228.20 Sq. Ft.
7	10.02	69.16	69.11	69.14	692.73 Sq. Ft.
8	20.08	69.12	68.21	68.67	1378.79 Sq. Ft.
9	10.01	69.23	68.21	68.72	687.89 Sq. Ft.
10	13.70	69.18	69.18	69.18	947.77 Sq. Ft.
11	8.90	69.20	69.16	69.18	615.70 Sq. Ft.
12	13.80	69.55	69.20	69.38	957.38 Sq. Ft.
Total	136.83				9472.98 Sq. Ft.

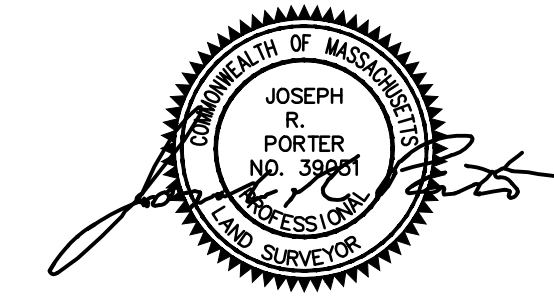
Total Column F / Total Column B = Average Grade
Average Grade: 69.23'

ZONING CHART (92 WALKER ST)		
NEWTON, MASSACHUSETTS		
REGULATION	REQUIRED	EXISTING
LOT AREA	7,000s.f.	10,527±s.f.
LOT FRONTAGE	70.0'	65.0'*
FRONT SETBACK	15.0'	29.4'
SIDE SETBACK	7.5'	5.6'*
REAR SETBACK	15.0'	124.2'
BUILDING HEIGHT	36.0'	27.58'
AVERAGE GRADE	-	69.23
LOT COVERAGE	30.0%	14.4%
OPEN SPACE	50.0%	69.2%

*DOES NOT MEET REQUIREMENTS



TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#967-979 WASHINGTON STREET AND #92 & #96 WALKER STREET
SCALE: 1in.=20ft. DATE: JUNE 29, 2020
REVISED: SEPTEMBER 29, 2020
PROJECT: 220133



VTP ASSOCIATES INC.

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