Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1060
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(617) 796-1086
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(617) 796-1089
www.newtonma.gov

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 961 Walnut Street

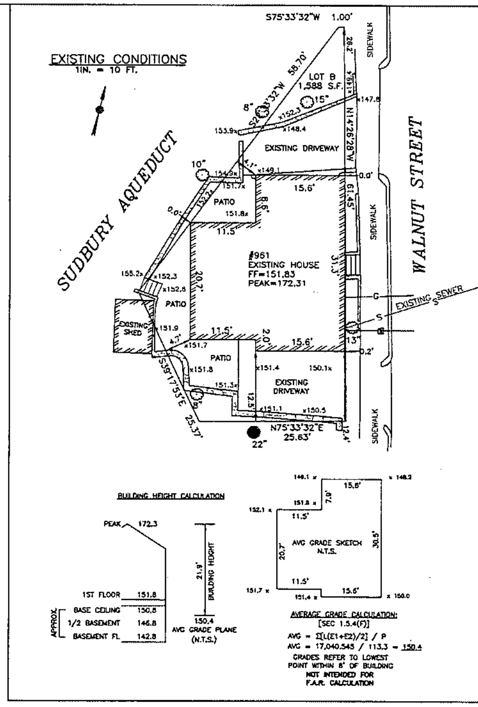
FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	**PROPOSED**
1. First story	726	712
2. Attached garage	0	0
3. Second story	726	813
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		0
5. Certain floor area above the second story[1b]	292	384
6. Enclosed porches[2b]	0	0
7. Mass below first story[3b]	0	0
8. Detached garage	0	0
9. Area above detached garages with a ceiling height of 7' or greater	0	0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A. Total gross floor area (sum of rows 1-9 above)	1,744	1,909
B. Lot size	1,588	1,588
C. FAR = A/B	1.1	1.2
Allowed FAR		
Allowable FAR	.58	.58
Bonus of .02 if eligible[4b]	0	0
TOTAL Allowed FAR	.58	.58

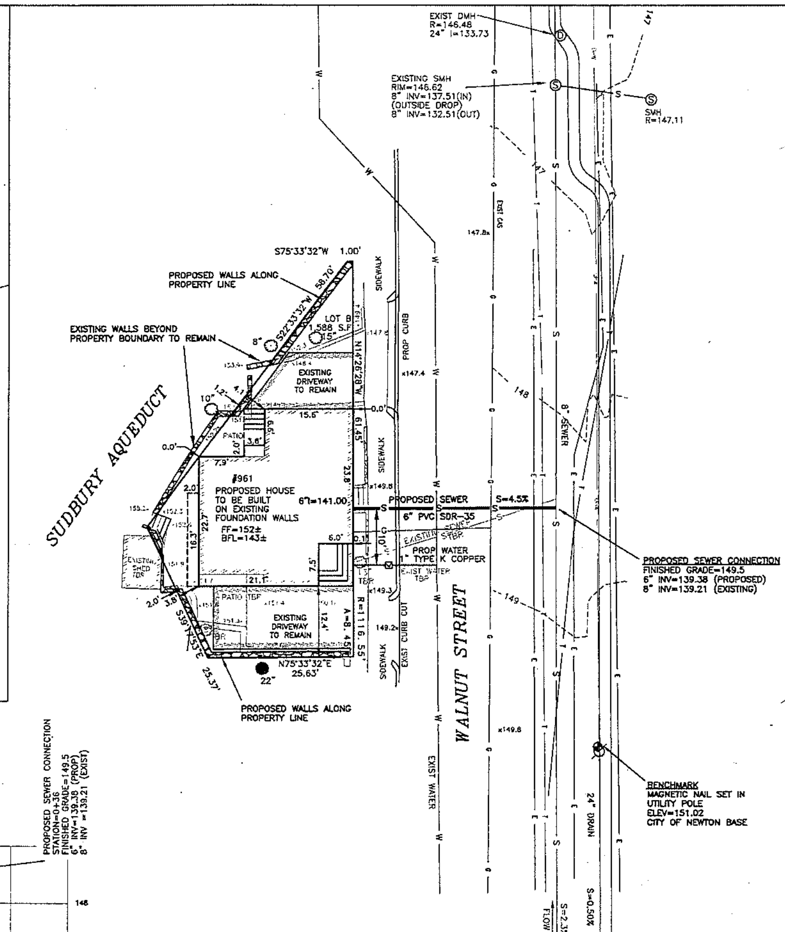
REGISTERED ARCHITECT
MICHAEL J. FULLER
No. 7997
NEWTON, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

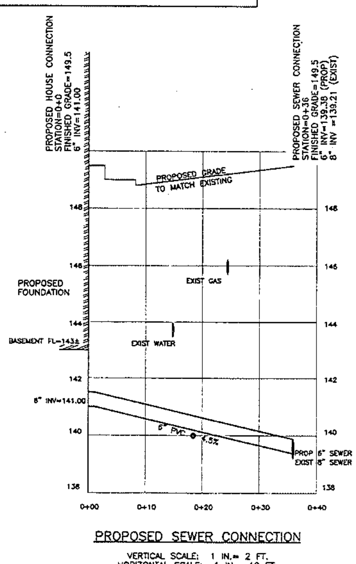
GENERAL NOTES:

1. ELEVATIONS REFER TO CITY OF NEWTON BASE. BENCHMARK: MAGNETIC NAIL SET IN UTILITY POLE ON WALNUT STREET, ELEVATION=151.02.
2. THE LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
3. MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-SAFE AT 811 OR 1-888-DIG-SAFE (1-888-344-7233) IN ORDER TO COMPLY WITH STATE LAW.
4. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS, LATEST EDITION, PREPARED AND ISSUED BY THE NEWTON ENGINEERING DEPARTMENT. COPIES MAY BE OBTAINED AT THE OFFICE OF THE CITY ENGINEER.
5. NO WORK WITHIN ANY CITY OF NEWTON RIGHT-OF-WAY IS ALLOWED BETWEEN NOVEMBER 15TH AND APRIL 15TH. IF AN EMERGENCY EXISTS OR THERE ARE EXTENUATING CIRCUMSTANCES, THE APPLICANT MAY REQUEST PERMISSION FORM THE CITY ENGINEER, OR DESIGNEE FOR SUCH WORK.
6. ALL CONSTRUCTION ACTIVITIES WITHIN THE CITY OF NEWTON RIGHT-OF-WAY MUST FULLY COMPLY WITH ALL CITY OF NEWTON CONSTRUCTION SPECIFICATIONS AS WELL AS 521 CMR 21.00 AND 22.00.
7. ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
8. NO EXCAVATION SHALL BE MADE BY THE CONTRACTOR IN ANY PUBLIC WAY OR UTILITY EASEMENT UNLESS AT LEAST FORTY-EIGHT (48) HOURS, EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS, BEFORE THE PROPOSED EXCAVATION IS TO BE MADE, HE HAS SUBMITTED BY WRITTEN NOTICE OF THE PROPOSED EXCAVATION TO THE FOLLOWING:
   A. SUCH PUBLIC UTILITY COMPANIES AS SUPPLY GAS, ELECTRICITY AND TELEPHONE SERVE IN THE CITY.
   B. SUCH PRIVATE COMPANIES AS PROVIDE CABLE TELEVISION SERVICE IN THE CITY.
   C. CITY OF NEWTON WATER & SEWER DEPARTMENT.
   SUCH NOTICE SHALL SET FORTH THE STREET NAME AND A REASONABLY ACCURATE DESCRIPTION OF THE LOCATION OF THE EXCAVATION.
9. THE CONTRACTOR SHALL PROVIDE CITY OF NEWTON POLICE OFFICERS FOR THE DIRECTION AND CONTROL OF TRAFFIC, AS REQUIRED BY THE CITY ENGINEER.
10. NO WORK SHALL BE PREFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF NEWTON PUBLIC WORKS DEPARTMENT.
11. ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED TO THE SAME DEPTH OF THE EXISTING PAVEMENT (BINDER & TOP), OR AS DIRECTED BY THE ENGINEERING SITE INSPECTOR, LAID HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
12. WITH THE EXCEPTION OF THE GAS UTILITY SERVICES, ALL UTILITY TRENCHES WITHIN ANY CITY OF NEWTON RIGHT-OF-WAY WILL BE BACKFILLED WITH TYPE IE (EXCAVATABLE) CONTROLLED DENSITY FILL, AS SPECIFIED BY THE CITY OF NEWTON ENGINEERING SPECIFICATIONS.
13. WARNING SIGNS SHALL CONFORM TO PAGE 12 OF THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.
14. THE APPLICANT WILL HAVE TO APPLY FOR A STREET OPENING AND UTILITIES CONNECTION PERMITS AS WELL AS A SIDEWALK CROSSING PERMIT WITH THE DPW.
15. ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
16. IN CASES WHERE LEDGE OR BOULDERS ARE ENCOUNTERED, EVERETT M. BROOKS CO, INC. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF ROCK ENCOUNTERED.
17. IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITIES, SHALL BE NOTIFIED IN WRITING BEFORE CONSTRUCTION.
18. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 48 HOURS IN ADVANCE AND SCHEDULE AN APPOINTMENT TO HAVE THE DRAINAGE SYSTEM, WATER & SEWER SERVICES INSPECTED. THE SYSTEM & UTILITIES MUST BE FULLY EXPOSED FOR THE INSPECTOR. ONCE THE INSPECTOR IS SATISFIED, THE SYSTEM & UTILITIES MAY THEN BE BACKFILLED.
19. PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, AN AS-BUILT PLANS SHOULD BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND HARD COPY. THE PLAN SHOULD SHOW ALL UTILITIES AND DRAINAGE (INCLUDING SWING-TIES), EASEMENTS AND FINAL GRADING.
20. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER FOR INSPECTIONS OR AS-BUILT LOCATIONS. EVERETT M. BROOKS CO, INC. WILL NOT PROVIDE AS-BUILT CERTIFICATIONS TO UNINSPECTED BACKFILLED UTILITIES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED PRIOR TO INSPECTIONS.
21. APPROVAL OF THIS PLAN BY THE CITY OF NEWTON ENGINEERING DIVISION IMPLIES THAT THE PLAN MEETS THE MINIMAL DESIGN STANDARDS OF THE CITY OF NEWTON. HOWEVER, THE ENGINEERING DIVISION MAKES NO REPRESENTATIONS AND ASSUMES NO RESPONSIBILITY FOR THE DESIGN(S) IN TERMS OF SUITABILITY FOR THE PARTICULAR SITE CONDITIONS OR OF THE FUNCTIONALITY OR PERFORMANCE OF ANY ITEMS CONSTRUCTED IN ACCORDANCE WITH THE DESIGN(S).
    THE CITY OF NEWTON ASSUMES NO LIABILITIES FOR DESIGN ASSUMPTIONS, ERRORS OR OMISSIONS BY THE ENGINEER OF RECORD.
22. PROPOSED SEWER PIPE SHALL BE 6" PVC SDR 35
23. PROPOSED DOMESTIC WATER SERVICE SHALL BE 1" TYPE K COPPER.
24. THE NEW SEWER SERVICE AND/OR STRUCTURES SHALL BE PRESSURE TESTED OR VIDEOTAPED AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE ENGINEERING INSPECTOR FROM THE CITY OF NEWTON. ALL SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH CITY OF NEWTON SPECIFICATIONS. THE SEWER SERVICE WILL NOT BE ACCEPTED UNTIL ONE OF THE TWO METHODS STATED ABOVE IS COMPLETED. ALL TESTING MUST BE WITNESSED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION.
25. THE EXISTING WATER & SEWER SERVICES SHALL BE CUT AND CAPPED AT THE MAIN AND COMPLETELY REMOVED FROM THE SITE AND PROPERLY BACKFILLED. THE ENGINEERING DIVISION MUST INSPECT THE WORK; FAILURE TO HAVE THIS WORK INSPECTED MAY RESULT IN THE DELAY OF ISSUANCE OF THE UTILITY CONNECTION PERMIT.
26. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE GROUND APRIL 15, 2021.
27. ALL PROPOSED WALLS BY OTHERS.
28. CONSTRUCTION FENCING AND SILT FENCING SHALL BE PLACED AROUND THE ENTIRE SITE, AS REQUIRED.
29. THE ENGINEER OF RECORD IS RESPONSIBLE FOR ON-SITE INSPECTION(S) OF ALL SUBSURFACE STRUCTURES. THIS INCLUDES BUT IS NOT LIMITED TO DRAINAGE, ALL UTILITIES (INCLUDING SEWER PIPE SLOPE), ROOF LEADER COLLECTION SYSTEM, TRENCH DRAINS, MANHOLES, ETC. ENGINEER OF RECORD MUST ALSO CONDUCT 'BOTTOM OF HOLE' INSPECTION(S) PRIOR TO SUBSURFACE DRAINAGE SYSTEM(S) BEING INSTALLED.
30. PRIOR TO THE ENGINEERING DIVISION RECOMMENDING THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT PLAN MUST BE SUBMITTED. THE AS-BUILT PLAN MUST SHOW TIES FROM FIXED POINTS (FOUNDATION CORNERS) TO ALL SUBSURFACE COMPONENTS, A TABLE OF INVERT ELEVATIONS; BOTH PROPOSED AND ACTUAL, AS WELL AS FINAL GRADING. THE AS-BUILT PLAN MUST BE STAMPED, SIGNED, AND DATED BY THE ENGINEER OF RECORD. THE FOLLOWING STATEMENT MUST BE ON ALL AS-BUILT PLANS SUBMITTED TO THE ENGINEERING DIVISION: "I CERTIFY THAT THE CONSTRUCTION AS INDICATED WAS INSPECTED PRIOR TO BACKFILL AND THAT ALL WORK CONFORMS WITH THE APPROVED PLAN".
31. PER CITY OF NEWTON ORDINANCE NO.B-42, COUNCIL ITEM #251-19, BUILDING SEWER, WATER SERVICE PIPE AND SIDEWALK/CURB REPLACEMENT ORDINANCE, THE APPLICANT IS REQUIRED TO INSTALL/REPLACE SIDEWALK AND CURB ALONG THE ENTIRE FRONTAGE. THIS SHALL INCLUDE APPROPRIATE TRANSITION TO ADJOINING CURBING AND WALKWAYS, INCLUDING ACCESSIBLE CURB CUTS AND OTHER ACCESS AS REQUIRED. THE ENGINEERING CONSTRUCTION INSPECTOR MAKES A DETERMINATION, BASED ON THE MATERIAL AND MANNER OF CONSTRUCTION OF THE EXISTING SIDEWALK AND CURB, THAT THE EXISTING SIDEWALK AND CURB HAS THE ABILITY TO BE RE-SET OR REUSED WITHOUT REPLACEMENT.

EXISTING CONDITIONS
1IN. = 10 FT.

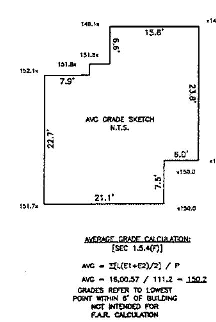




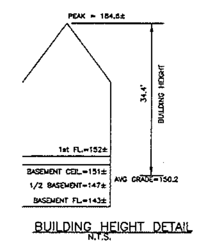


PROPOSED SEWER CONNECTION

VERTICAL SCALE: 1 IN.= 2 FT.
HORIZONTAL SCALE: 1 IN.= 10 FT.



AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]
AVG = Σ[L(E1+E2)/2] / P
AVG = 16,00.57 / 111.2 = 150.2
GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING NOT INTENDED FOR F.A.R. CALCULATION



BUILDING HEIGHT DETAIL
N.T.S.

ZONING INFORMATION

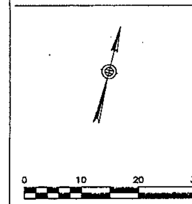
ZONE: MR1
PLAN DATED: OCTOBER 24, 1932
DEED REFERENCE: BOOK 77114 PAGE 351

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	723 S.F.	813 S.F.	
STRUCTURES	723 S.F.	813 S.F.	
DRIVE	374 S.F. ±	422 S.F. ±	
	1,097 S.F. ±	1,235 S.F. ±	
LOT COVERAGE	46.4%	51.2%	(30% MAX.)
OPEN SPACE	31% ±	22% ±	(50% MIN.)

INCREASE TO IMPERVIOUS AREA = 10 S.F.

NOTES
1. AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT
2. ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.

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



LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- TREE
- LIGHT POLE
- SIGN
- TBR — TO BE REMOVED
- TBA — TO BE ABANDONED
- TH#1 — DEEP TEST HOLE
- PT#1 — PERCOLATION TEST
- 71.4 X — SPOT ELEVATION
- —71— PROPOSED CONTOUR
- —71— EXISTING CONTOUR
- —D— DRAIN LINE
- —RD— ROOF DRAIN
- —FD— FOUNDATION DRAIN
- —W— WATER LINE
- —S— SEWER LINE
- —G— GAS LINE
- —OHW— OVERHEAD WIRES
- —X— FENCE
- STONEWALL
- HEDGE
- TREE LINE

MICHAEL S. KOSMO CIVIL No. 31400 — COMMONWEALTH OF MASSACHUSETTS

BRUCE BRADFORD No. 38378 PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF MASSACHUSETTS

9/2/21

SITE PLAN OF LAND IN NEWTON, MA

961 WALNUT STREET

SCALE: 1 IN.= 10 FT.
DATE: JUNE 4, 2021
DRAWN: LNS
CHECK: MSK & BB

REVISIONS:

9/2/21	BLDG,WALLS,DRIVE	LNS

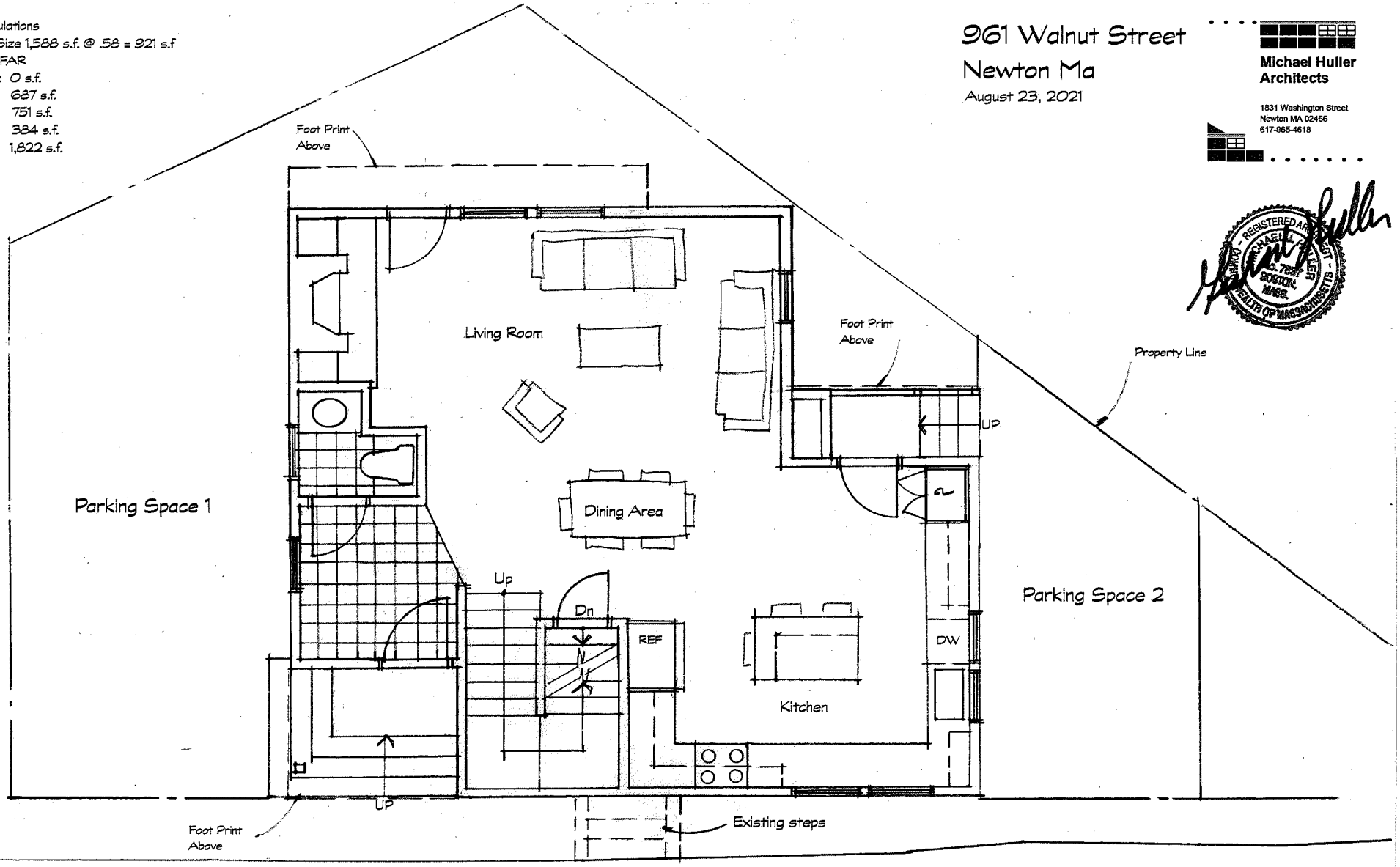
PROJECT NO. 26299 SHEET 1 OF 1

#23-22

FAR Calculations
MR1-Lot Size 1,588 s.f. @ .58 = 921 s.f
Proposed FAR
Basement: 0 s.f.
1st Floor: 687 s.f.
2nd Floor: 751 s.f.
Attic: 384 s.f.
Total: 1,822 s.f.

961 Walnut Street
Newton Ma
August 23, 2021

Michael Huller Architects
1831 Washington Street
Newton MA 02466
617-965-4618



First Floor Plan
1/4"=1'-0"

Note: Existing foundation to remain

#23-22

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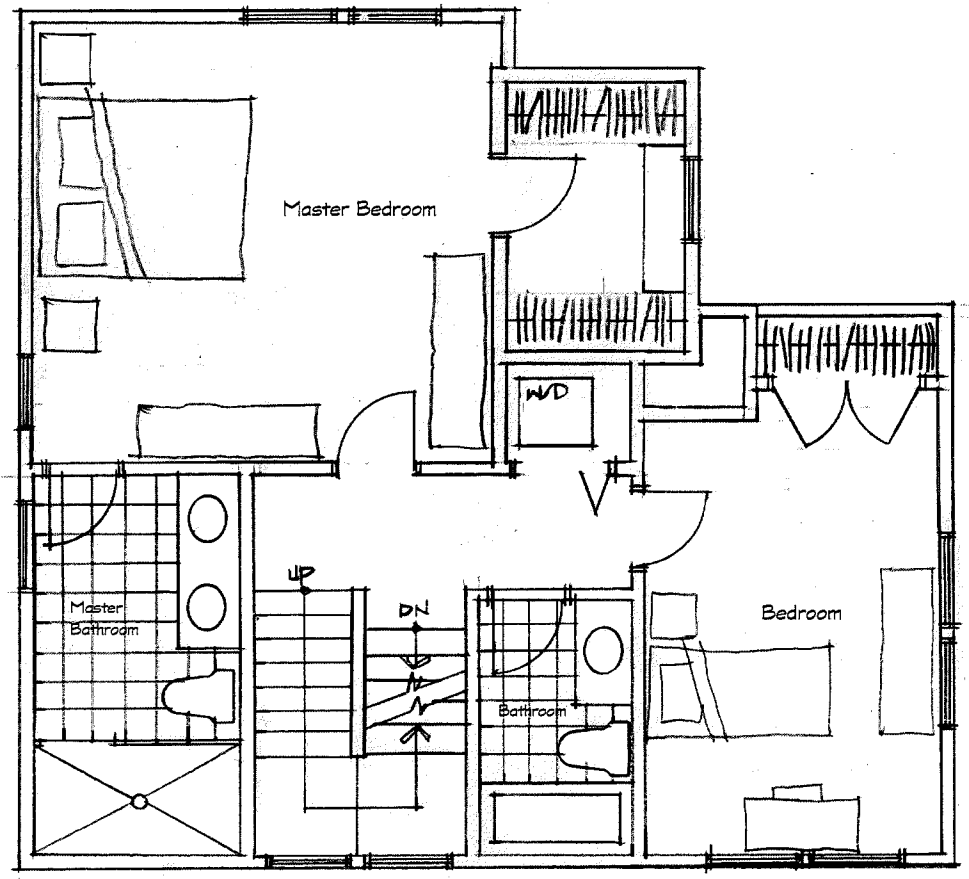

Second Floor Plan
1/4"=1-0"

#23-22

Half Story Calculations
Foot Print Below: 751 s.f. @ .66% = 496 s.f.
Half Story: 310 s.f. @ 7' or greater
310 s.f. / 710 s.f. + .41%

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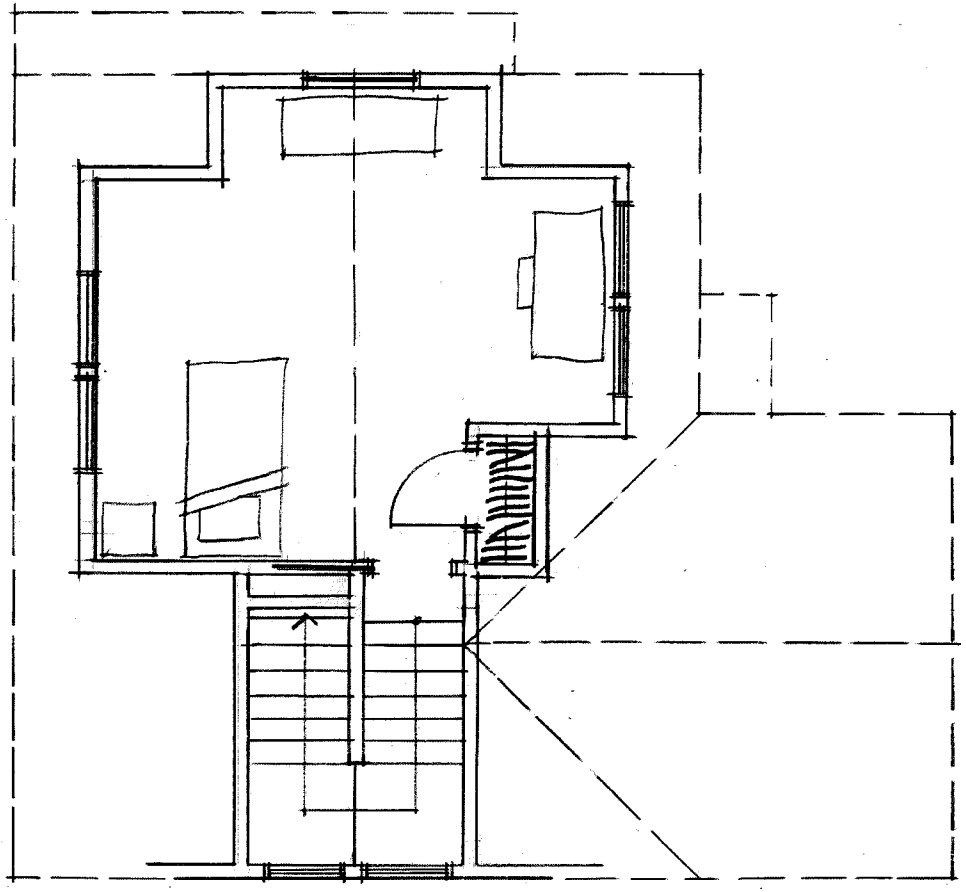

Attic Floor Plan
1/4"=1-0"

#23-22

Materials:
Roof: Architectural Grade Shingles
Gutter and Downspouts: Aluminum
Siding: Vinyl Clapboards
Trim and Casings: Solid PVC Boards
Windows: PVC with grilles
between lights

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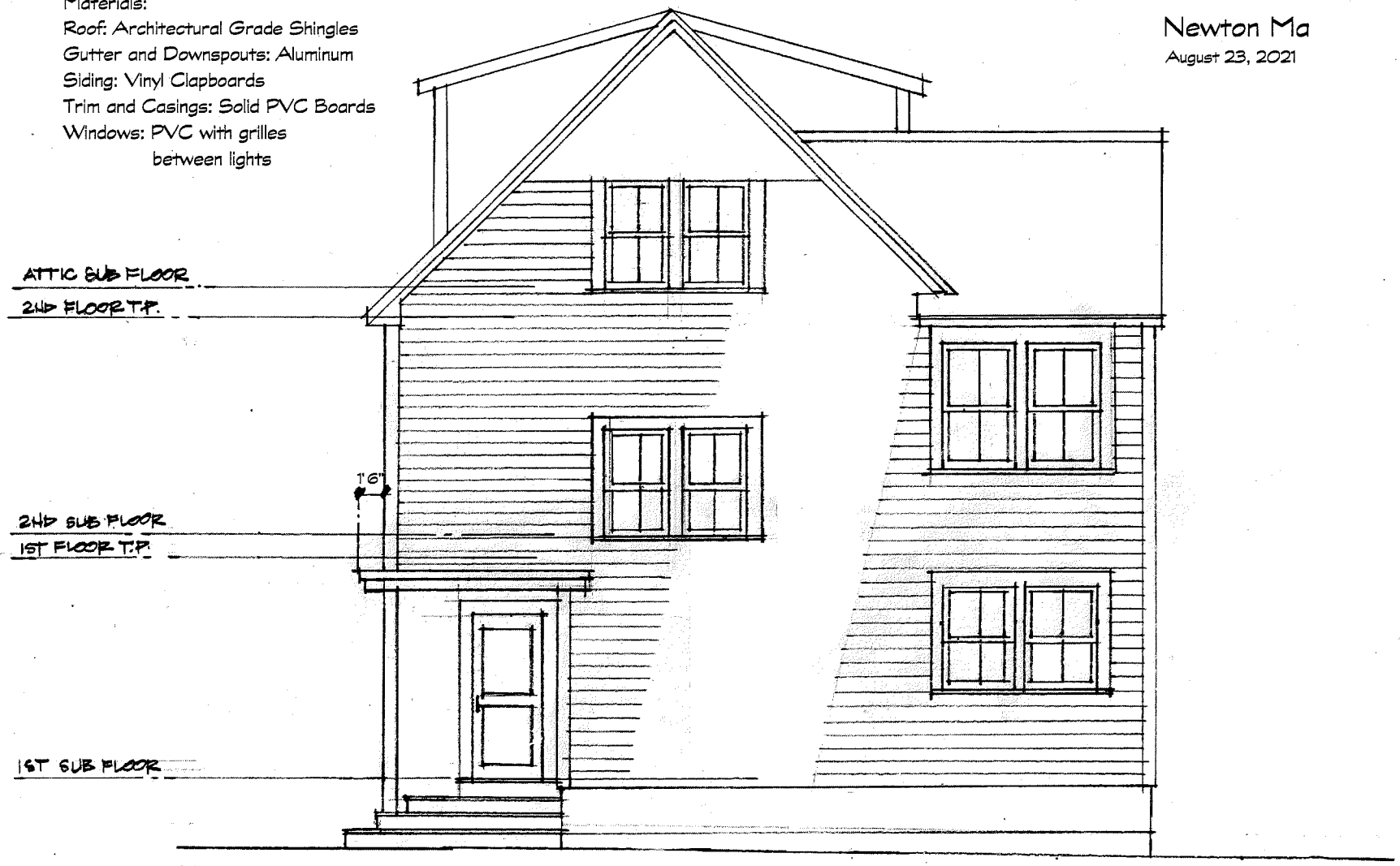

Front Elevation
1/4"=1'-0"

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Newton MA 02466
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#23-22

961 Walnut Street
Newton Ma
May 21, 2021

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Right Elevation
1/4"=1'-0"

#23-22

961 Walnut Street
Newton Ma
May 21, 2021

Michael Huller
Architects

1631 Washington Street
Newton MA 02466
617-965-4618

Rear Elevation
1/4"=1'-0"

#23-22

961 Walnut Street

Newton Ma

May 21, 2021

Michael Huller Architects

1831 Washington Street
Newton MA 02466
617-965-4618

Left Elevation
1/4"=1'-0"

#23-22