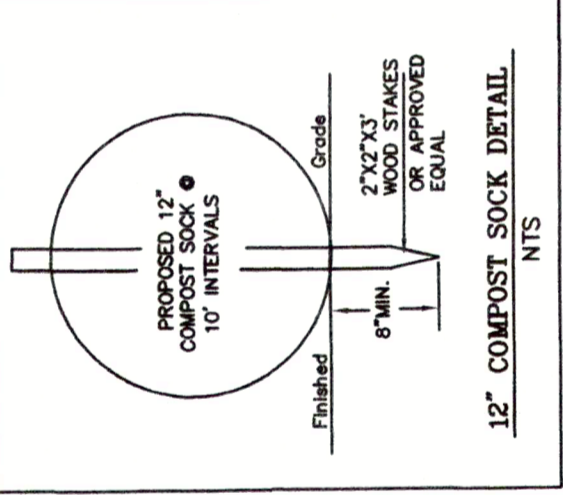
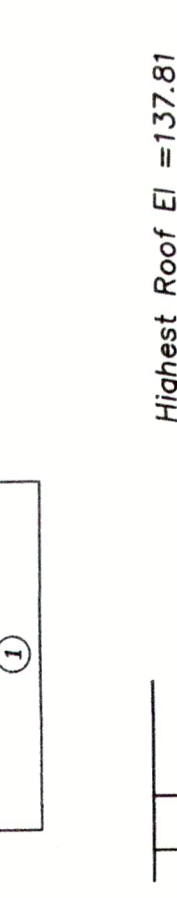


**Dig Safe**  
 Excavation  
 Before you dig, contact the Dig Safe Center. To protect underground utilities, call toll free 1-800-485-5844. Massachusetts state law requires that you call before you start digging operations. In an emergency, call immediately.



Impervious Surfaces	
EXISTING	
House/Deck	728 sf
Drive/Walk/Patio	609 sf
Total:	1337 sf
PROPOSED	
House/Deck/Addition	893 sf
Drive/Walk/Patio	609 sf
Total:	1502 sf
There is an increase of impervious surface contributing to runoff of 165sf	

Mean Grade Elevation = 110.23



Building Height = 27.58
First Fl El = 113.55
Top Stn Fnd = 112.6±
Mean Grade El = 110.23
Basement Fl El = 105.1(VF)
$\frac{7.5}{2} = 3.75$
Minimum Average Required Below Grade = 3.75
Basement Floor to Average Mean Grade = 5.13
Basement Does Not Count as a Story

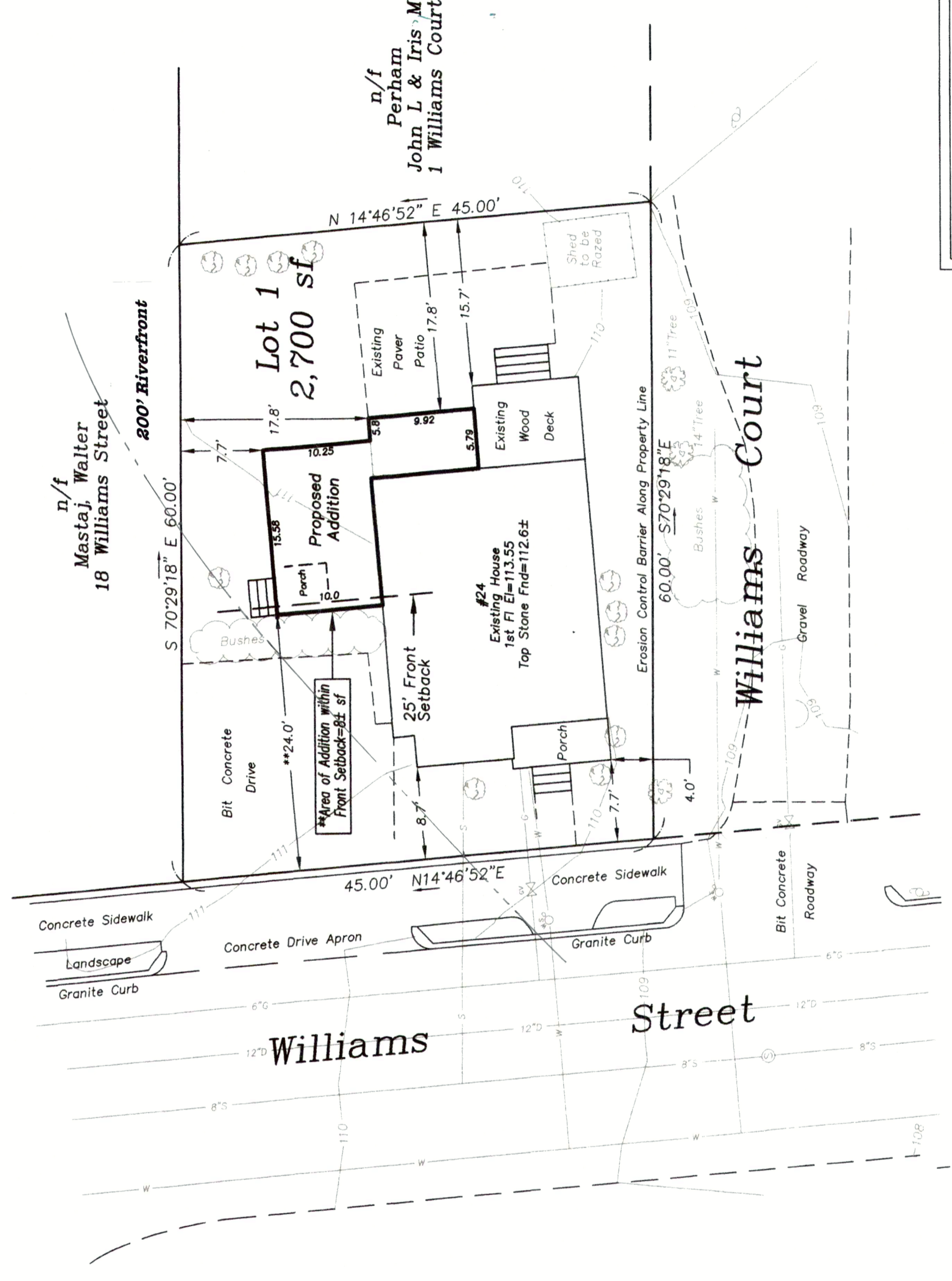
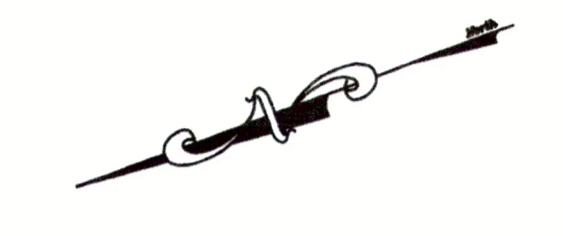
**Existing/Proposed Height Calculation**  
 NTS

Zoning District: MR1  
 Old Lot Status  
 Allowed/Required  
 Lot Coverage = 30.0%  
 Open Space = 50.0%

Existing  
 Lot Coverage = 24.96%  
 Open Space = 56.70%  
 Proposed  
 Lot Coverage = 29.37%  
 Open Space = 53.25%

Note: Existing zoning district information and lot status is based on information obtained from the City of Newton on-line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district and lot status to be determined by the City of Newton Inspectional Services Department.

\*\*See City of Newton Zoning Ordinance Ch.30 Sec. 7.8.2.B.1.2.1. De Minimis Relief within the Front Setback of up to 75 sf. - Proposed Addition Area within the Front Setback = 8± sf.



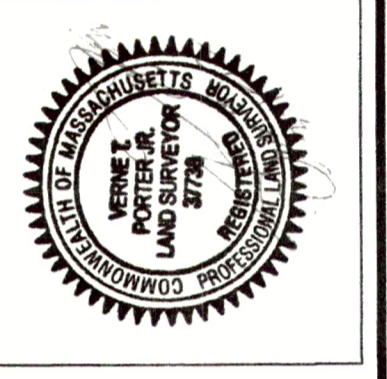
- Notes:**
- The utilities shown are from field locations and available plans of utility companies and may or may not be correct. Contractor is to contact Dig Safe, all local utility companies and field verify all locations as required prior to any excavation.
  - An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
  - The contractor shall be responsible for all proposed grading as shown on plan. Any variations to proposed grading shown and/or any changes to proposed structure may result in non compliance with zoning regulations.
  - 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
  - No excavation is allowed within any City right of way between November 15th and April 15th. If an emergency exists or there are extenuating circumstances, Applicant may seek permission for such work from the City DPW Commissioner via City Engineer. If permission is granted, special construction standards will be applied. Applicant or Applicant's representative must contact the City Engineering Department prior to start of work for clarification.
  - As of January 1, 2009, all trench excavation contractors shall comply with M.G.L. 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.
  - Any tree removed from site must comply with City of Newton Tree Ordinance.
  - Per City of Newton Ordinance No. B-42, Council Item #251-19, Building Sewer, Water Service Pipe and Sidewalk/Curb Replacement Ordinance. The applicant may be 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. Replacement of services and curbing is to be determined by the Engineering Division Construction Inspector, based on the material and manner of construction of the existing sidewalk and curb, or that the existing sidewalk and curb has the ability to be re-set or reused without replacement.

**24 Williams Street**  
 Newton, Massachusetts  
 Proposed Addition Location

Scale: 1"=10' March 1, 2022  
 VERNE T. PORTER JR., PLS  
 Land Surveyors - Civil Engineers  
 354 Elliot Street Newton, Massachusetts 02464

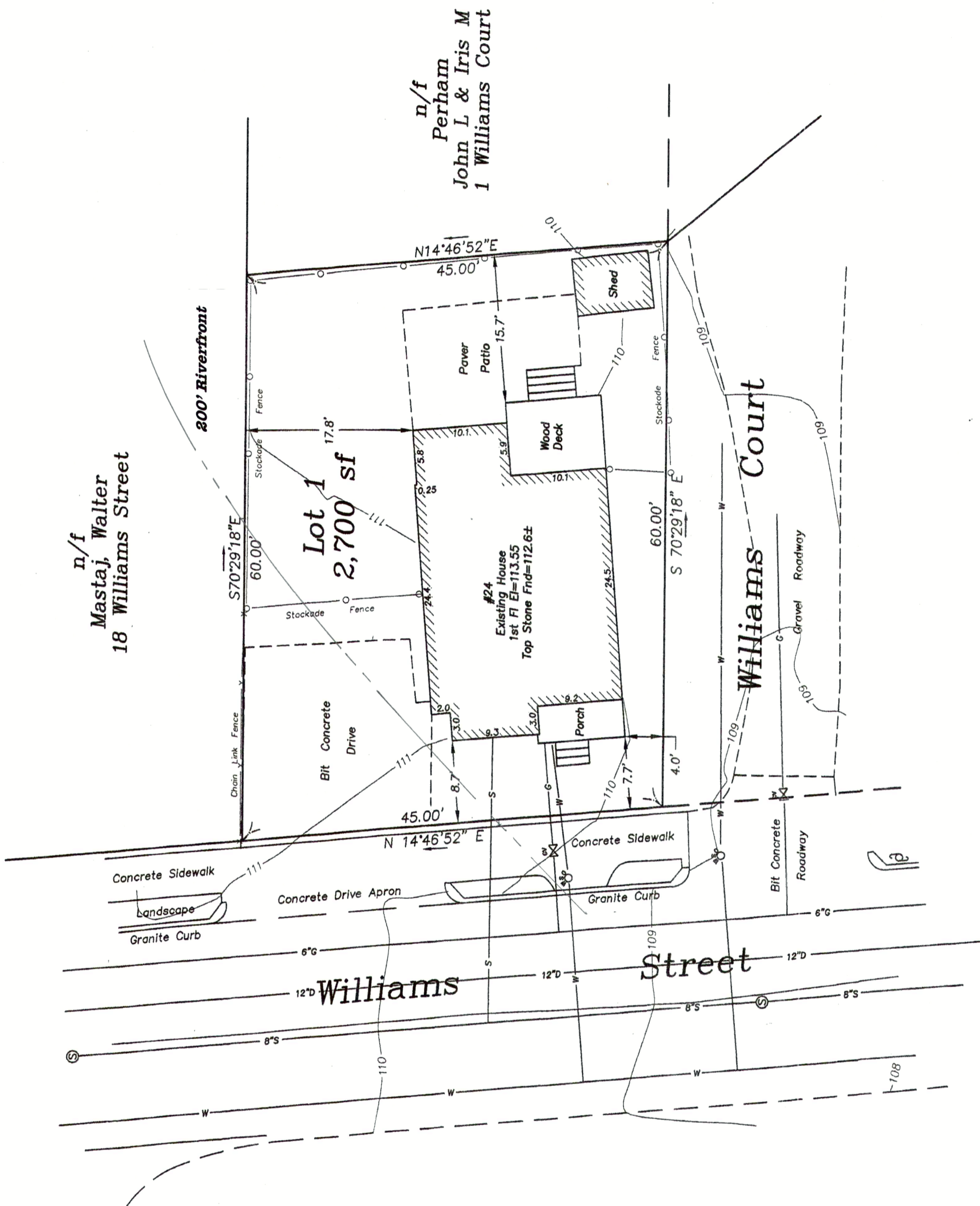
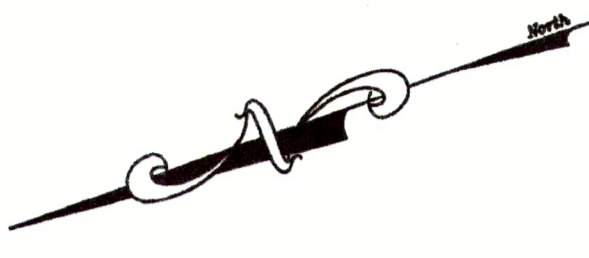
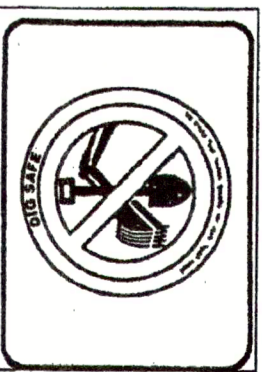
Project: 21030  
 Checked By: V. Porter Jr.  
 Drawn By: R. Jardine Jr.

Sheet 1 of 1



REVISIONS	
DATE	DESCRIPTION

**Dig Safe**  
 Before you dig, contact the Dig Safe Center. Dig Safe is a free service that provides information on the location of underground utilities. Call toll free 1-800-485-5859. Massachusetts state law requires notification at least three business days before excavation. In an emergency, call immediately.



n/f  
 Mastaj, Walter  
 18 Williams Street

200' Riverfront

Lot 1  
 2,700 sf

n/f  
 Perham  
 John L & Iris M  
 1 Williams Court

Williams Court

Williams Street

Zoning District: MRI  
 Old Lot Status  
 Allowed/Required  
 Lot Coverage=30.0%  
 Open Space=50.0%  
 Existing  
 Lot Coverage=24.96%  
 Open Space=56.70%

Note: Existing zoning district information and lot status is based on information obtained from the City of Newton on-line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district and lot status to be determined by the City of Newton Inspectional Services Department.

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Contact Dig Safe and field verify all locations and elevations prior to any excavation.

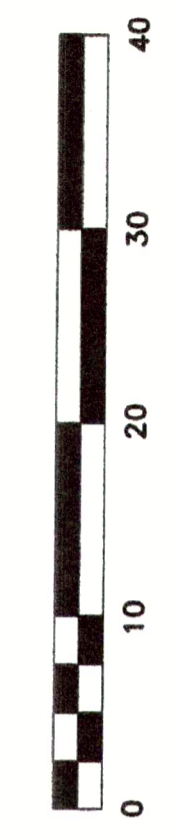
24 Williams Street  
 Newton, Massachusetts

Existing Conditions Site Plan

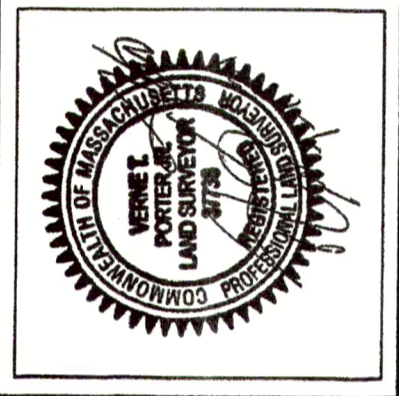
Scale: 1"=10'

VERNE T. PORTER JR., PLS

Land Surveyors - Civil Engineers  
 354 Elliot Street Newton, Massachusetts 02464



Project: 21030  
 Checked By: V. Porter Jr.  
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Sheet 1 of 1