

LOT AREA: 12,025 S.F.±
 LOT COVERAGE: (BUILDINGS/LOT AREA)
 EXISTING: 2,030 S.F.±(16.9%)
 PROPOSED: 2,360 S.F.±(19.6%)
 OPEN SPACE: (AREA EXCLUSIVE OF BUILDINGS,WALKS, PATIO AND DRIVEWAY)
 EXISTING: 7,185 S.F.±(59.8%)
 PROPOSED: 6,500 S.F.±(54.1%)
 BUILDING HEIGHT: (SEE CALCULATION BELOW)
 MAIN HOUSE: EXISTING 29.5' PROPOSED ADDITION 27.4'
 GARAGE: EXISTING 21.8' PROPOSED 21.8'

BUILDING HEIGHT CALCULATIONS

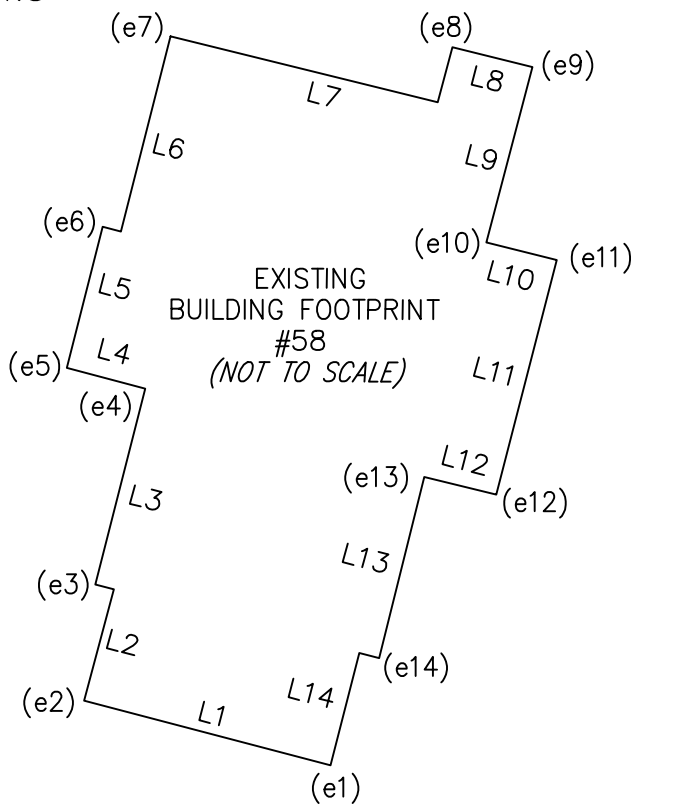
Grade Plane Average
 Newton City Ordinances, Volume II
 Chapter 30: Zoning Ordinance
 Article 1, Section 1.5.4 F
 $\sum = \frac{(e1 + e2) \times L}{P}$ (e): building cor. elev. L: length of building segment P: building perimeter

MAIN HOUSE:

EXISTING BUILDING (GRADE PLANE AVERAGE)

EX.GRADE: e1=111.2 e2=111.4 e3=110.3 e4=112.3 e5=112.1 e6=110.7 e7=110.7 e8=112.5 e9=112.6 e10=112.7 e11=112.7 e12=112.4 e13=112.4 e14=112.0
 EX.GRADE: e2=111.4 e3=110.3 e4=112.3 e5=112.1 e6=110.7 e7=110.7 e8=112.5 e9=112.6 e10=112.7 e11=112.7 e12=112.4 e13=112.4 e14=112.0 e15=111.2
 BLDG.DIM.: L1=21.2 L2=9.7 L3=16.9 L4=6.8 L5=12.1 L6=16.8 L7=23.5 L8=6.9 L9=15.1 L10=6.1 L11=20.2 L12=6.1 L13=15.6 L14=9.8
 (e1+e2)/2: (111.3) (110.85) (111.3) (112.2) (111.4) (110.7) (111.6) (112.55) (112.65) (112.7) (112.55) (112.4) (112.2) (111.6)
 * x L: 2,359.6 1,075.2 1,861.0 763.0 1,348.0 1,859.8 2,622.6 776.6 1,701.0 687.5 2,273.5 685.6 1,750.3 1,093.7
 $\sum = \frac{20,877.4}{186.8} = 111.8$

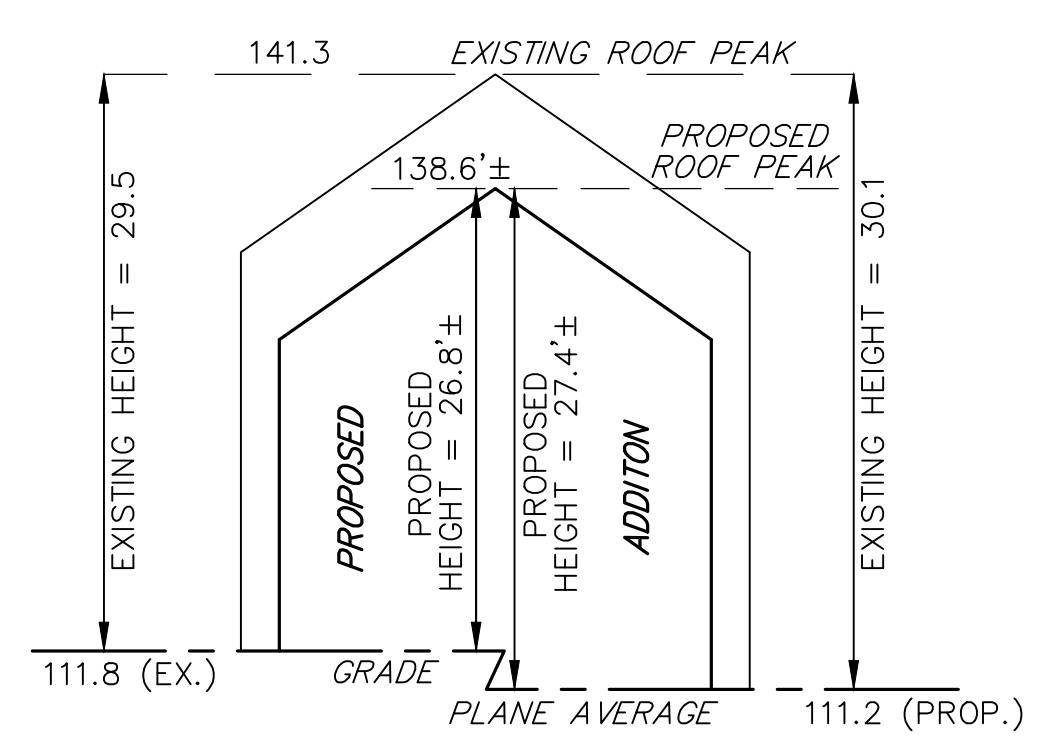
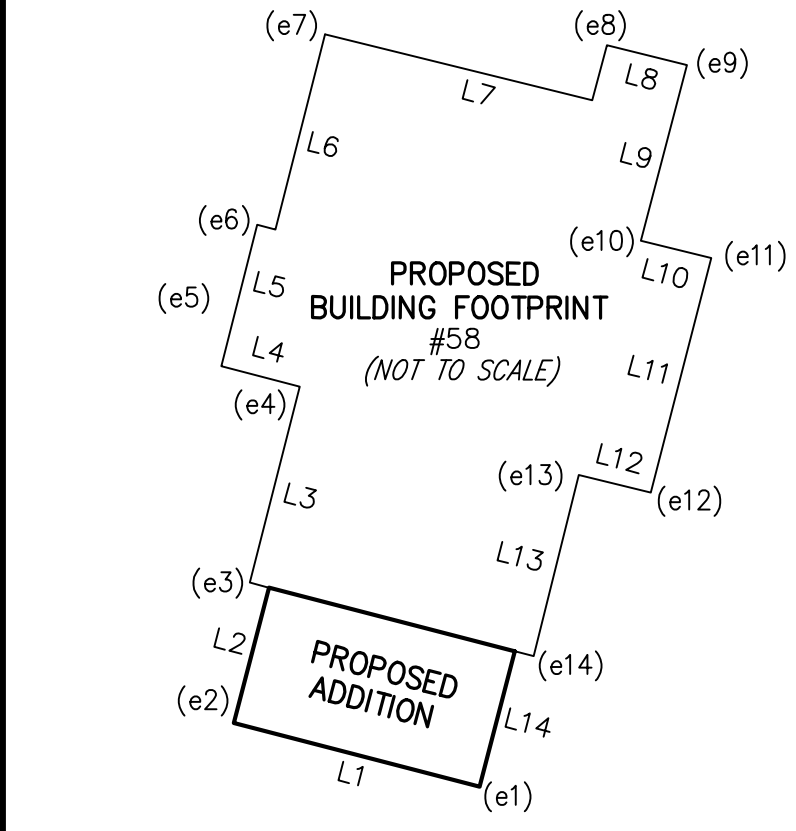
Building Height:
 MAIN BUILDING = 141.3 (ROOF PEAK ELEV.) = 111.8 (GRADE PLANE AVE.) = 29.5 EXISTING



PROPOSED BUILDING (GRADE PLANE AVERAGE)

PROP.GRADE: e1=111.0 e2=108.0 e3=110.0 e4=110.6 e5=110.6 e6=111.0 e7=110.4 e8=112.5 e9=112.6 e10=112.7 e11=112.7 e12=112.4 e13=112.3 e14=112.0
 PROP.GRADE: e2=108.0 e3=110.0 e4=110.6 e5=110.6 e6=111.0 e7=110.4 e8=112.5 e9=112.6 e10=112.7 e11=112.7 e12=112.4 e13=112.3 e14=112.0 e15=111.0
 BLDG.DIM.: L1=21.2 L2=11.7 L3=16.9 L4=6.8 L5=12.1 L6=16.8 L7=23.5 L8=6.9 L9=15.1 L10=6.1 L11=20.2 L12=6.1 L13=15.6 L14=11.7
 (e1+e2)/2: (109.5) (109.0) (109.5) (110.6) (110.6) (110.7) (111.5) (112.55) (112.65) (112.7) (112.55) (112.3) (112.15) (111.5)
 * x L: 2,321.4 1,275.3 1,864.1 752.1 1,340.7 1,859.8 2,620.3 776.6 1,701.0 687.5 2,273.5 685.3 1,749.5 1,304.6
 $\sum = \frac{21,211.7}{190.7} = 111.2$

Building Height:
 PROPOSED BUILDING: 141.3 (EXIST. ROOF PEAK ELEV.) 138.6± (PROPOSED ADDITION ROOF ELEV.) = 111.2 (GRADE PLANE AVE.) = 30.1 PROPOSED

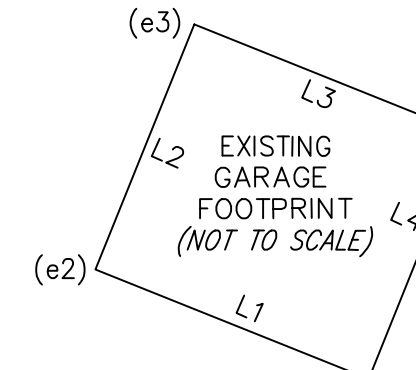


BUILDING HEIGHT DETAIL
NOT TO SCALE

GARAGE:

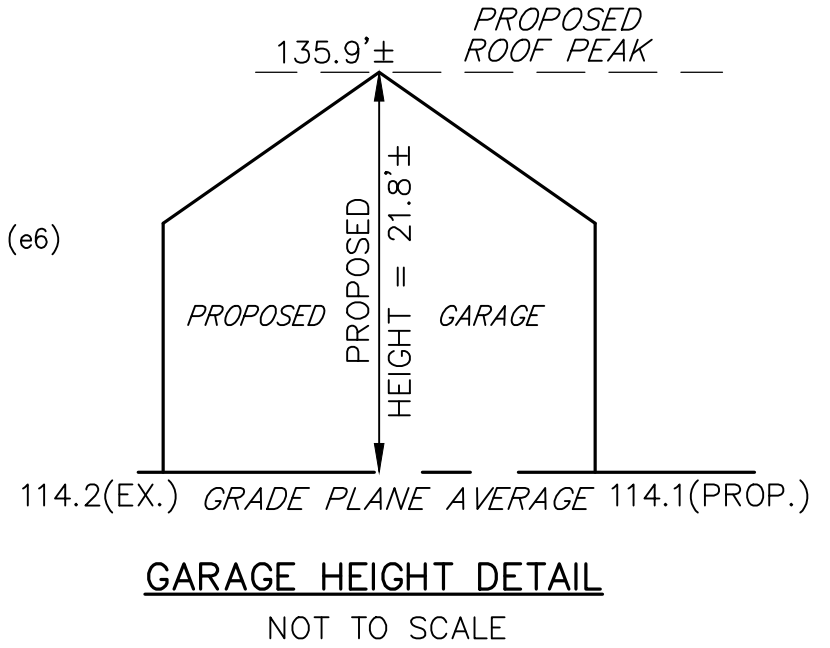
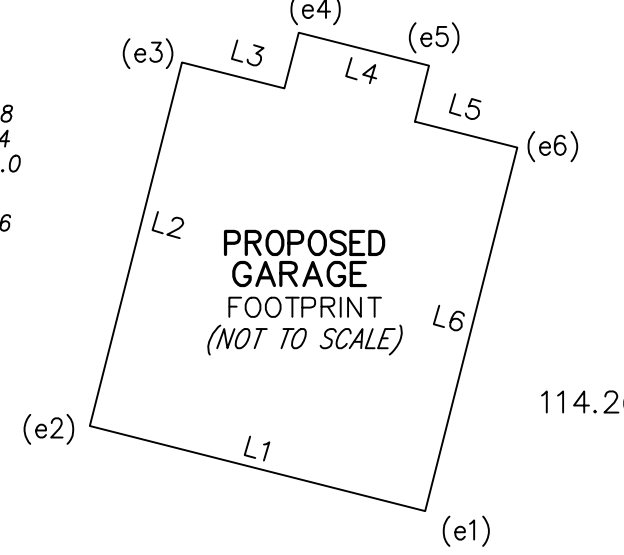
EXISTING GARAGE (GRADE PLANE AVERAGE)

EX.GRADE: e1=115.6 e2=112.6 e3=112.5 e4=116.2
 EX.GRADE: e2=112.6 e3=112.5 e4=116.2 e1=115.6
 EX.BLDG.DIM.: L1=20.4 L2=18.3 L3=20.4 L4=18.3
 (e1+e2)/2: (114.1) (112.55) (114.35) (115.9)
 * x L: 2,327.6 2,059.7 2,332.7 2,121.0
 $\sum = \frac{8,841.0}{77.4} = 114.2$

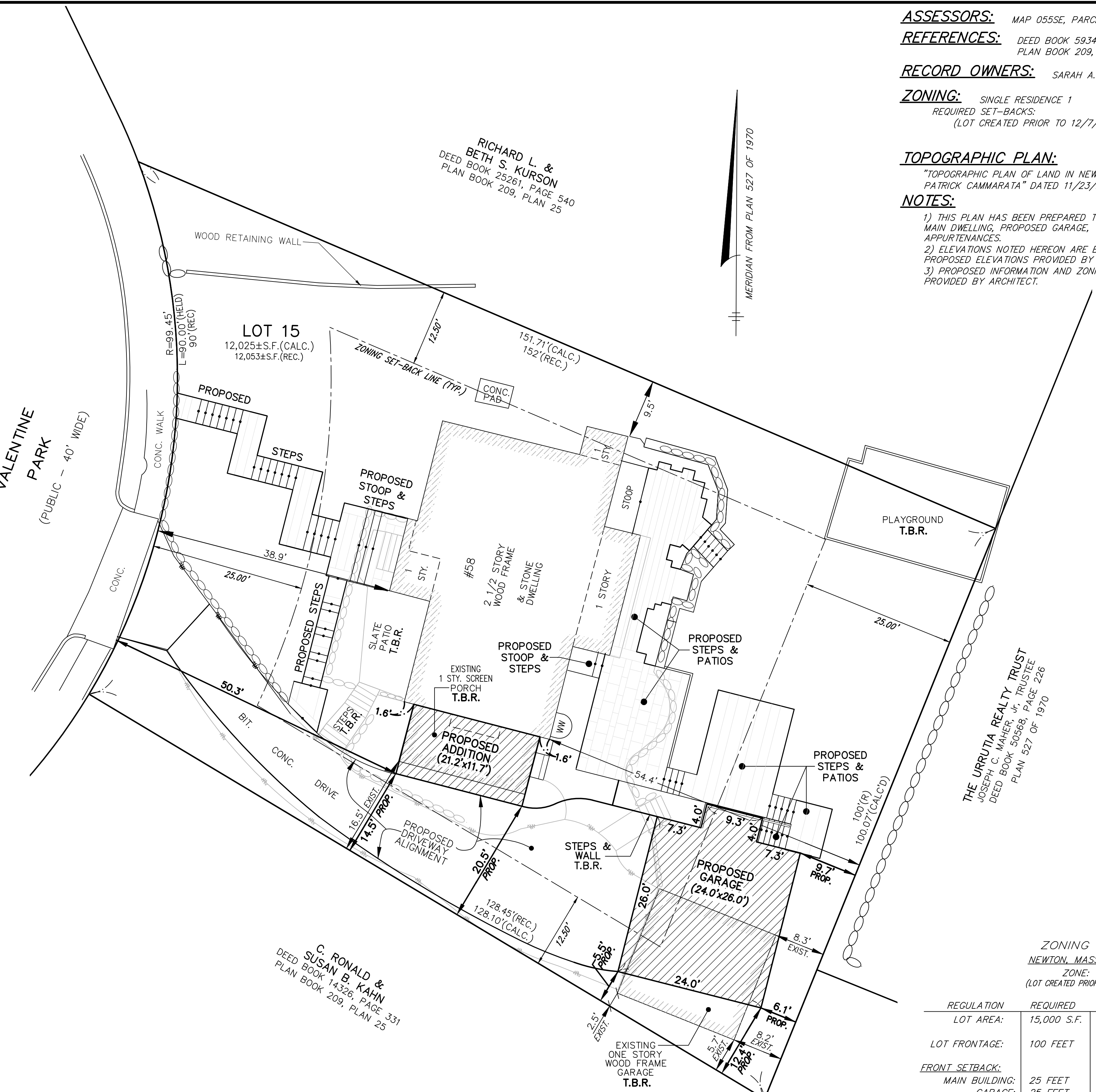


PROPOSED GARAGE (GRADE PLANE AVERAGE)

PROP.GRADE: e1=116.4 e2=111.4 e3=111.4 e4=113.0 e5=117.0 e6=116.8
 PROP.GRADE: e2=111.4 e3=111.4 e4=113.0 e5=117.0 e6=116.8 e1=116.4
 PROP.BLDG.DIM.: L1=24.0 L2=26.0 L3=7.33 L4=9.33 L5=7.33 L6=26.0
 (e1+e2)/2: (113.9) (111.4) (112.2) (115.0) (116.9) (116.6)
 * x L: 2,733.6 2,896.4 822.4 1,073.0 856.9 3,031.6
 $\sum = \frac{11,413.9}{100.0} = 114.1$



GARAGE HEIGHT DETAIL
NOT TO SCALE



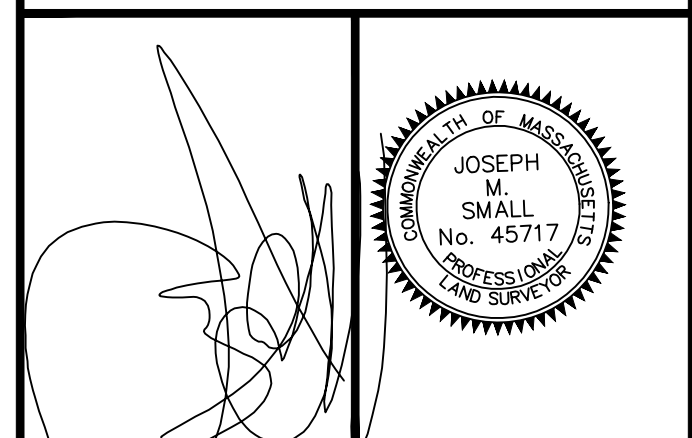
ASSESSORS: MAP 055SE, PARCEL 32040 0004
REFERENCES: DEED BOOK 59346, PAGE 64
 PLAN BOOK 209, PLAN 25
RECORD OWNERS: SARAH A. & PATRICK CAMMARATA
ZONING: SINGLE RESIDENCE 1
 REQUIRED SET-BACKS: (LOT CREATED PRIOR TO 12/7/1953) FRONT: 25'
 SIDE: 12.5' REAR: 25'
TOPOGRAPHIC PLAN:
 "TOPOGRAPHIC PLAN OF LAND IN NEWTON, MA; PREPARED FOR SARAH & PATRICK CAMMARATA" DATED 11/23/2020 BY HANCOCK ASSOCIATES.
NOTES:

- THIS PLAN HAS BEEN PREPARED TO SHOW A PROPOSED ADDITION TO THE MAIN DWELLING, PROPOSED GARAGE, WALKS, PATIOS, WALLS AND APPURTENANCES.
- ELEVATIONS NOTED HEREON ARE BASED ON AN ASSUMED DATUM. PROPOSED ELEVATIONS PROVIDED BY ARCHITECT.
- PROPOSED INFORMATION AND ZONING REQUIREMENTS SHOWN HEREON PROVIDED BY ARCHITECT.

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 VALENTINE
 PARK
 Newton, Massachusetts 02465

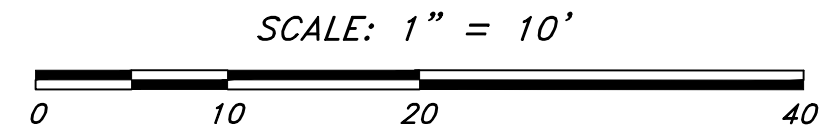
PREPARED FOR:
SARAH & PATRICK CAMMARATA
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ZONING CHART
NEWTON, MASSACHUSETTS
ZONE: SR-1
(LOT CREATED PRIOR TO 12/7/1953)

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA:	15,000 S.F.	12,025±S.F. EXISTING NON-COMFORMING	12,025±S.F.
LOT FRONTAGE:	100 FEET	90 FEET EXISTING NON-COMFORMING	90 FEET
FRONT SETBACK:			
MAIN BUILDING:	25 FEET	38.9 FEET	38.9 FEET
GARAGE:	25 FEET	+38.9 FEET	+38.9 FEET
SIDE SETBACK:			
MAIN BUILDING:	12.5 FEET	9.5 FEET (N'y LINE) EXISTING NON-COMFORMING 16.5 FEET (S'y LINE)	14.5 FEET
GARAGE:	5 FEET	2.5 FEET	5.5 FEET
REAR SETBACK:			
MAIN BUILDING:	25 FEET	54.4 FEET	54.4 FEET
GARAGE:	5 FEET	8.2 FEET	6.1 FEET
BUILDING HEIGHT:			
MAIN BUILDING:			
SLOPED ROOF (MAX. STORIES (MAX.))	36 FEET 2.5	29.5 FEET 2.5	30.1 FEET 2.5
GARAGE:			
SLOPED ROOF (MAX. STORIES (MAX.))	22 FEET 1.5	- 22 FEET 1.0	21.8 FEET 1.5
AVERAGE GRADE:			
MAIN BUILDING:	-	111.8 FEET	111.2 FEET
GARAGE:	-	114.2 FEET	114.1 FEET
LOT COVERAGE(MAX.):	20%	16.9%	19.6%
USABLE OPEN SPACE(MIN.):	65%	59.8% (non-conforming)	54.1% (non-conforming)



PROJECT NO.: 18083
 DWG: 18083PP2.dwg
 LAYOUT: PLOT PLAN
 SHEET: 1 OF 1