## Average Grade Calculation

POINT*	ELEVATION	DISTANCE (FT) BETWEEN POINTS	AVERAGE GRADE	WEIGHTED AVERAGE
1	39.5	44	39.3	1,729.4
2	39.0	31	39.1	1,229.7
3	39.3			
4	40.0	61	39.6	2,429.8
5	40.0	38	40.0	1,518.8
6	39.5	18	39.8	703.2
7	39.5	52	39.5	2,056.0
		46	39.0	1,794.0
8	38.5	48	38.5	1,845.7
9	38.5	50	39.0	1,942.2
10	39.5	30	39.5	1,185.0
11	39.5			
12	40.0	3	39.8	135.9
13	39.5	46	39.8	1,822.1
14	40.0	20	39.8	799.8
		28	40.3	1,119.0
15	40.5	8	40.5	303.8
16A	40.5	1	40.3	20.1
16B	40.0	35	40.0	1,392.4
17A	40.0			
17B	40.5	1	40.3	20.1
18	40.0	25	40.3	988.1
19	40.0	9	40.0	365.2
20	40.0	22	40.0	894.0
		16	39.3	609.2
21	38.5	23	38.5	891.7
22	38.5	19	38.3	716.8
23	38.0	62	38.0	2,355.6
24A	38.0			
24B	40.0	1	39.0	19.5
25	40.0	13	40.0	521.2
26	40.0	26	40.0	1,032.0
27	40.0	22	40.0	880.0
		25	40.0	1,000.0
28	40.0	42	39.3	1,648.5
29	38.5	30	38.5	1,155.0
30	38.5	14	38.5	539.0
31	38.5			
32	39.0	24	38.8	930.0
33	40.0	67	39.5	2,646.5
34	40.0	16	40.0	653.2
35	40.0	16	40.0	640.0
		68	39.8	2,705.8
36	39.5	14	39.8	560.9
37	40.0	24	40.0	960.4
38	40.0	42	39.8	1,670.3
39	39.5	52	39.8	2,074.2
40	40.0			
41	40.0	46	40.0	1,853.6
42	40.0	16	40.0	625.2
43	40.0	7	40.0	284.8
		30	39.9	1,207.8
44	39.8	22	39.8	868.4
45A	39.8	1	40.1	20.0
45B	40.3		40.2	5,420.3
46	40.0	135		
47	39.5	44	39.8	1,758.1



101 Walnut Street PO Box 9151 Watertown, MA 02471 617.924.1770

## ELKUS | MANFREDI ARCHITECTS

[address] 25 DRYDOCK AVENUE BOSTON MASSACHUSETTS 02210 [tel] **617.426.1300** 





## **Elderly Housing** with Services

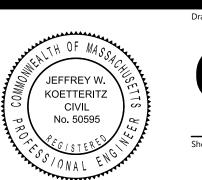
Crafts Street & Court Street Newton, MA

		Terision.	Date	/ tpp ru.
	1	RESPONSE TO PLANNING COMMENTS	07/15/22	
	2	REVISED BUILDING GRADES	09/16/22	
_				



04/04/2022 **Special Permit** 

Not Approved for Construction



**Parking Summary Chart** 

Zoning Summary Chart					
Zoning District(S):	Proposed: Business-4 (BU4)				
Overlay District(S):	None				
Zoning Regulation Requirements	Required/Allowed <sup>1</sup>	Provided			
MINIMUM LOT AREA <sup>2</sup>	30,000 SF	115,744 SF			
MINIMUM LOT AREA PER UNIT <sup>3</sup>	400 SF	626 SF			
FRONT YARD SETBACK <sup>4</sup>	10 Feet	12 Feet			
NORTH SIDE YARD SETBACK <sup>5</sup>	15 Feet	32 Feet			
SOUTH SIDE YARD SETBACK 5	27.5 Feet	30 Feet			
REAR YARD SETBACK <sup>6</sup>	36 Feet	42 Feet			
MAXIMUM BUILDING HEIGHT $^7$	72 Feet	72 Feet			
MAXIMUM FLOOR AREA RATIO	2.50	1.86			
DADVING CETDACV	5 Foot	23 Feet			

<sup>1</sup>ZONING REGULATION REQUIREMENTS AS SPECIFIED IN NEWTON CITY ORDINANCES, VOLUME II, CHAPTER 30: ZONING ORDINANCE, DATED DECEMBER 31, 2017 AND UPDATED THROUGH FEBRUARY 28, 2020.

PER SECTION 4.1.3 MINIMUM LOT AREA SHALL BE 30,000 SF, BASED ON A 6-STORY BUILDING.

PER SECTION 6.2.10B MINIMUM LOT AREA SHALL BE 400 SQUARE FEET PER (185) DWELLING UNIT FOR ELDER HOUSING WITH SERVICES.

A REQUIRED FRONT YARD SETBACK CALCULATED IN ACCORDANCE WITH SECTION 4.1.3, AVERAGE SETBACK PER SECTION 1.5.3.

REQUIRED SIDE YARD SETBACK CALCULATED IN ACCORDANCE WITH SECTION 4.1.3, EQUAL TO ABUTTING SIDE YARD SETBACK, ADJACENT TO "MAN" AND "BU2" ZONES.

 $^6$  required rear yard setback calculated in accordance with section 4.1.3, half of overall building height.

<sup>7</sup> REQUIRED BUILDING HEIGHT FOR A 6-STORY BUILDING PER SECTION 4.1.3.

Spaces Description Provided SURFACE SPACES GARAGE SPACES ACCESSIBLE GARAGE SPACES TOTAL SPACES

		ROOF TOP MECHANICAL EQUIPMENT			MAX BUI ELEVATIC	LDING DN = 111.5
* <b>* * *</b>				IL - 2 BR	IL – 1 BR	12-10"
12.4.	AL - 1 AL - 1			L – 1	IL – 1 BR	10-8" EVATION
60-8"HEIGHT FROM AVERAGE GRADE 60-4"HEIGHT FROM FINISH FLOOR EL. 10-8" 10-8" 10-8"	AL - 1 BR BR			L - 1	IL – 1 BR	10-8" 10-8" 10-8" 10-8" 10-8" 71-6" 71-6" 72-0"
ROM AVER	AL - 1		<del></del>	L - 1	IL – 1 BR	10-8"   10-8"
P'HEIGHT F	MC - ALCOVE MC - ALCOVE		<u> </u>	L - 1 9R	IL – 1 BR	10-8"
finish floor el. = 38.5	AL.— OFFICE			IL — LIVING ROOM	IL - POOL	inish floor el. = 40.0
average grade = 38.2	PARKING			PARKING		average grade = 39.5 -
		BELOW-0 PARKING	GRADE G GARAGE			

**Building Height Detail (Section A-A')** N.T.S. Source: EMA

\*SEE SHEET C-03B FOR AVERAGE GRADE POINT LOCATIONS ALONG PROPOSED BUILDING

1/13/2022