

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	61	39.6	2,429.8
4	40.0	38	40.0	1,518.8
5	40.0	18	39.8	703.2
6	39.5	52	39.5	2,056.0
7	39.5	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	3	39.8	135.9
12	40.0	46	39.8	1,822.1
13	39.5	20	39.8	799.8
14	40.0	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	1	40.3	20.1
17B	40.5	25	40.3	988.1
18	40.0	9	40.0	365.2
19	40.0	22	40.0	894.0
20	40.0	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	1	39.0	19.5
24B	40.0	13	40.0	521.2
25	40.0	26	40.0	1,032.0
26	40.0	22	40.0	880.0
27	40.0	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	24	38.8	930.0
32	39.0	67	39.5	2,646.5
33	40.0	16	40.0	653.2
34	40.0	16	40.0	640.0
35	40.0	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	46	40.0	1,853.6
41	40.0	16	40.0	625.2
42	40.0	7	40.0	284.8
43	40.0	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	135	40.2	5,420.3
46	40.0	44	39.8	1,758.1
47	39.5			
TOTAL		1,531		60,542.1
AVERAGE GRADE				39.5

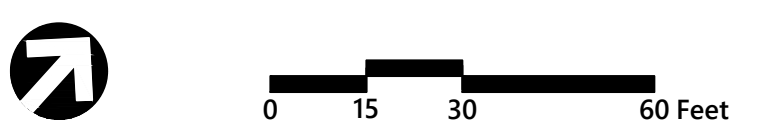


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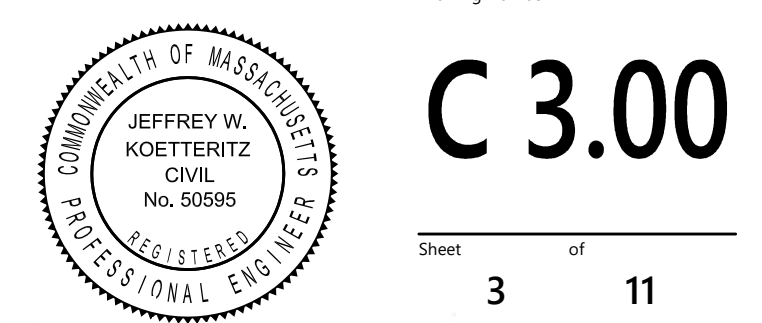


Elderly Housing with Services
Crafts Street & Court Street
Newton, MA

No.	Revision	Date	Aspt.
1	RESPONSE TO PLANNING COMMENTS	07/15/22	
2	REVISED BUILDING GRADES	09/16/22	

Designed by: _____ Checked by: _____
Issued for: _____ Date: _____
Special Permit 04/04/2022

Not Approved for Construction
Drawing Title: **Zoning Assessment Plan**
Drawing Number: _____



C 3.00
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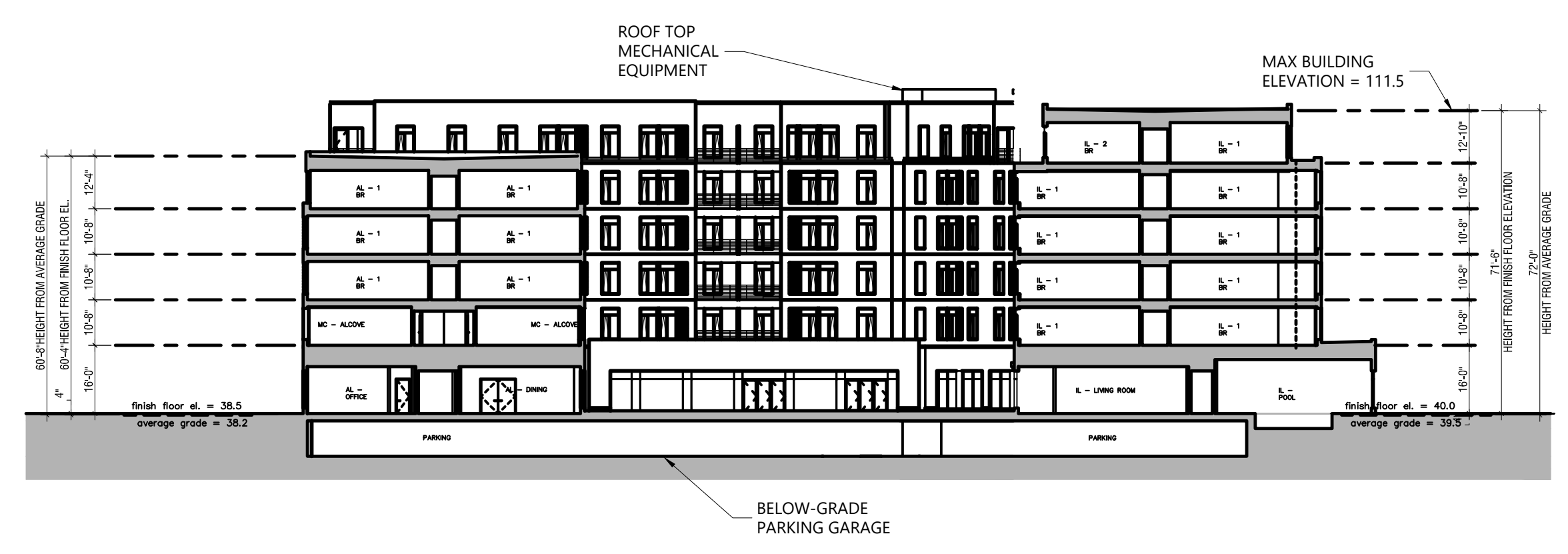
Project Number: 15548.00
Signature: *Jeffrey Koertertz*

Zoning Summary Chart

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

Parking Summary Chart

Description	Spaces Provided
SURFACE SPACES	7
GARAGE SPACES	132
ACCESSIBLE GARAGE SPACES	5
TOTAL SPACES	144



Building Height Detail (Section A-A')
N.T.S. Source: EMA 1/13/2022
*SEE SHEET C-03B FOR AVERAGE GRADE POINT LOCATIONS ALONG PROPOSED BUILDING