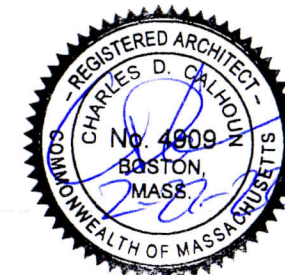


113 GROVE ST REMODELING & ADDITION

113 GROVE STREET

NEWTON, MASS

LIST OF DRAWINGS : A-1 AS BUILT FLOOR PLANS
A-2 AS BUILT EXTERIOR ELEVATIONS
A-3 NEW DESIGN FLOOR PLANS
A-4 NEW DESIGN ELEVATIONS



113 GROVE ST REMODELING & ADDITION		
SCALE	DATE 6D 2-20-22	DRAWING NO.
	REVISED	A-
TITLE		
TITLE SHEET		
C.D. CALHOUN		
ASSOCIATES INCORPORATED		
51 SACHEM DRIVE SAGAMORE BEACH, MASS. 02532 508 - 833 - 3706		



A.B. LEFT ELEVATION

ATTIC FLOOR

SECOND FLOOR

FIRST FLOOR



A.B. FRONT ELEVATION



A.B. RIGHT ELEVATION

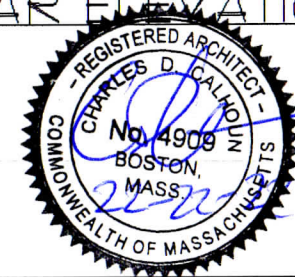
ATTIC FLOOR

SECOND FLOOR

FIRST FLOOR



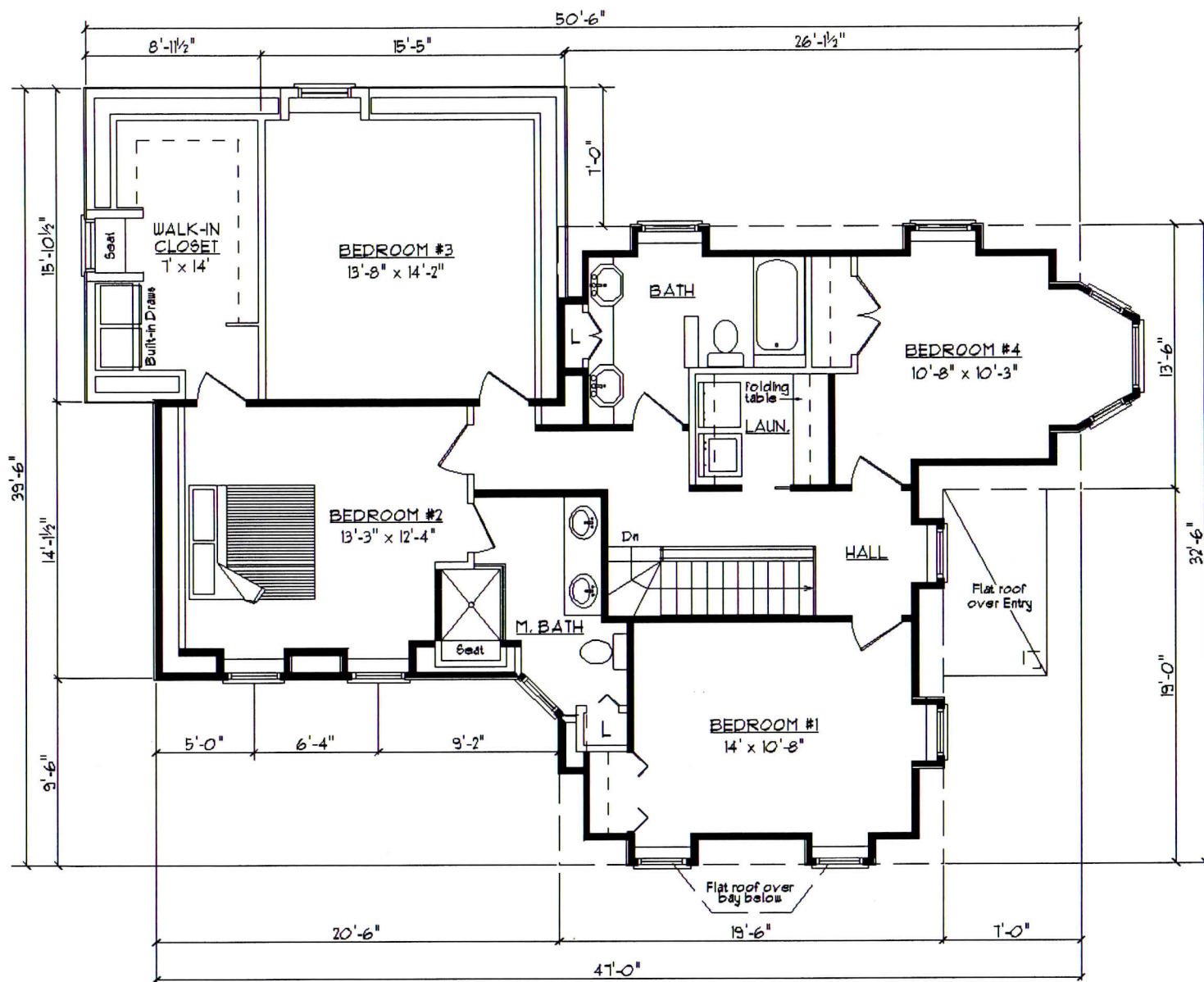
A.B. REAR ELEVATION



REMODEL & ADDITON TO 113 GROVE STREET

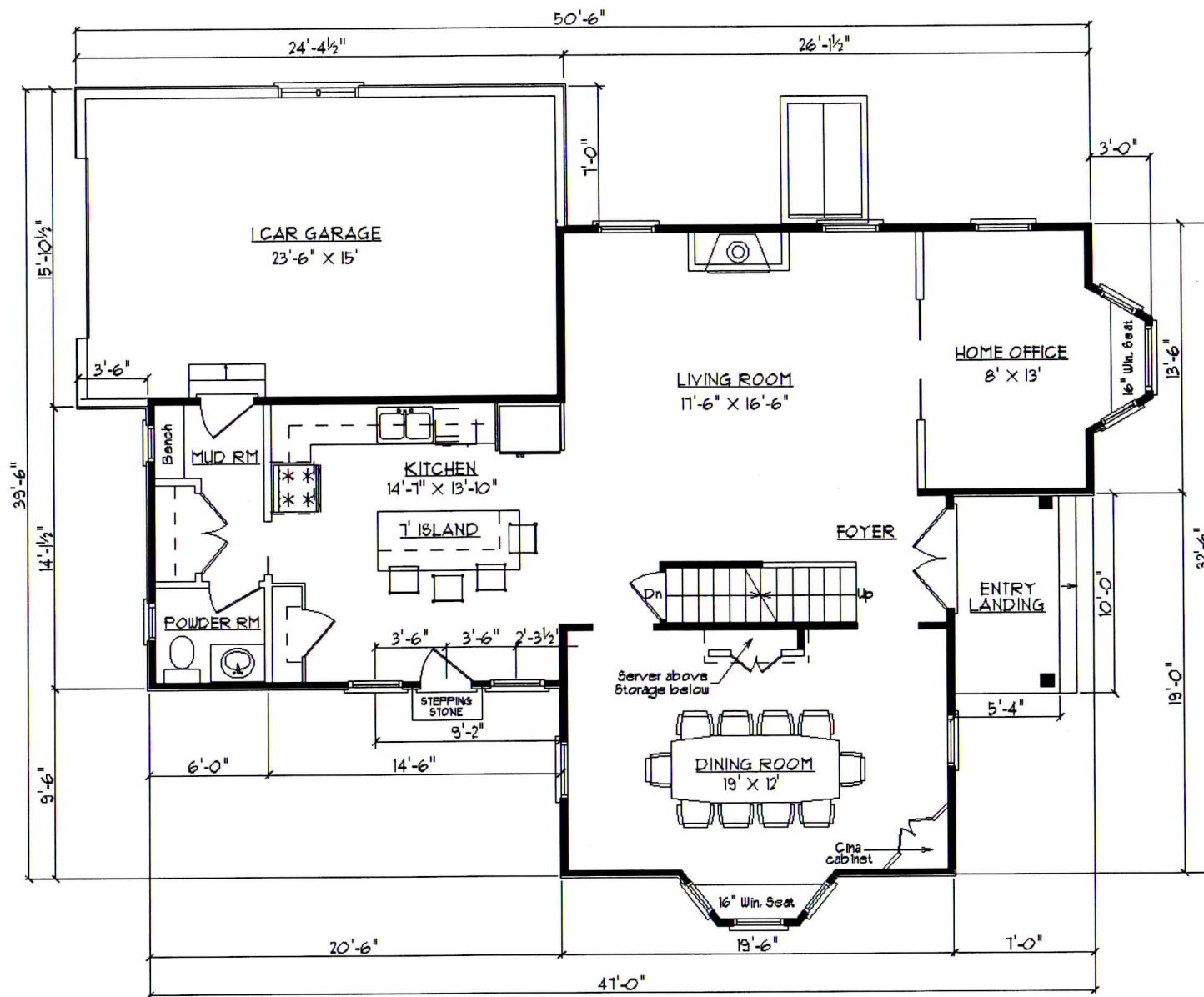
SCALE 1/8" = 1'-0" DATE 2-14-22 DRAWING NO. A-2

TITLE AS BUILT ELEVATIONS
 C.D. CALHOUN
 ASSOCIATES INCORPORATED
 51 SACHEM DRIVE SAGAMORE BEACH, MASS. 02532 508-833-3106



NEW DESIGN SECOND FLOOR PLAN

Total living area = 1271 SF [Exist. 889 SF + 388 SF]

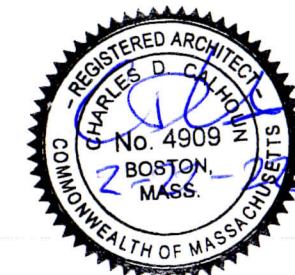


NEW DESIGN FIRST FLOOR PLAN

Total area = 1,459 SF [Exist. 1,071 SF + 388 SF [Garage]

LEGEND:

WALLS SHOWN AS SOLID ARE EXISTING
 WALLS SHOWN AS HOLLOW ARE NEW



REMODEL & ADDITON TO 113 GROVE STREET		
SCALE	DATE	DRAWING NO.
1/8" = 1'-0"	SD 2-14-22	A-3
TITLE		
NEW DESIGN FLOOR PLANS		
C.D. CALHOUN		
ASSOCIATES INCORPORATED		
51 SACHEM DRIVE SAGAMORE BEACH, MASS. 02532 508-833-3706		



NEW LEFT ELEVATION



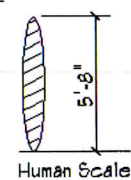
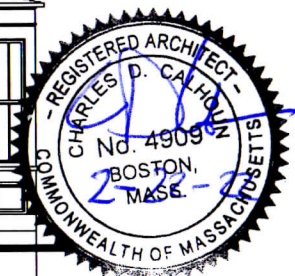
NEW FRONT ELEVATION



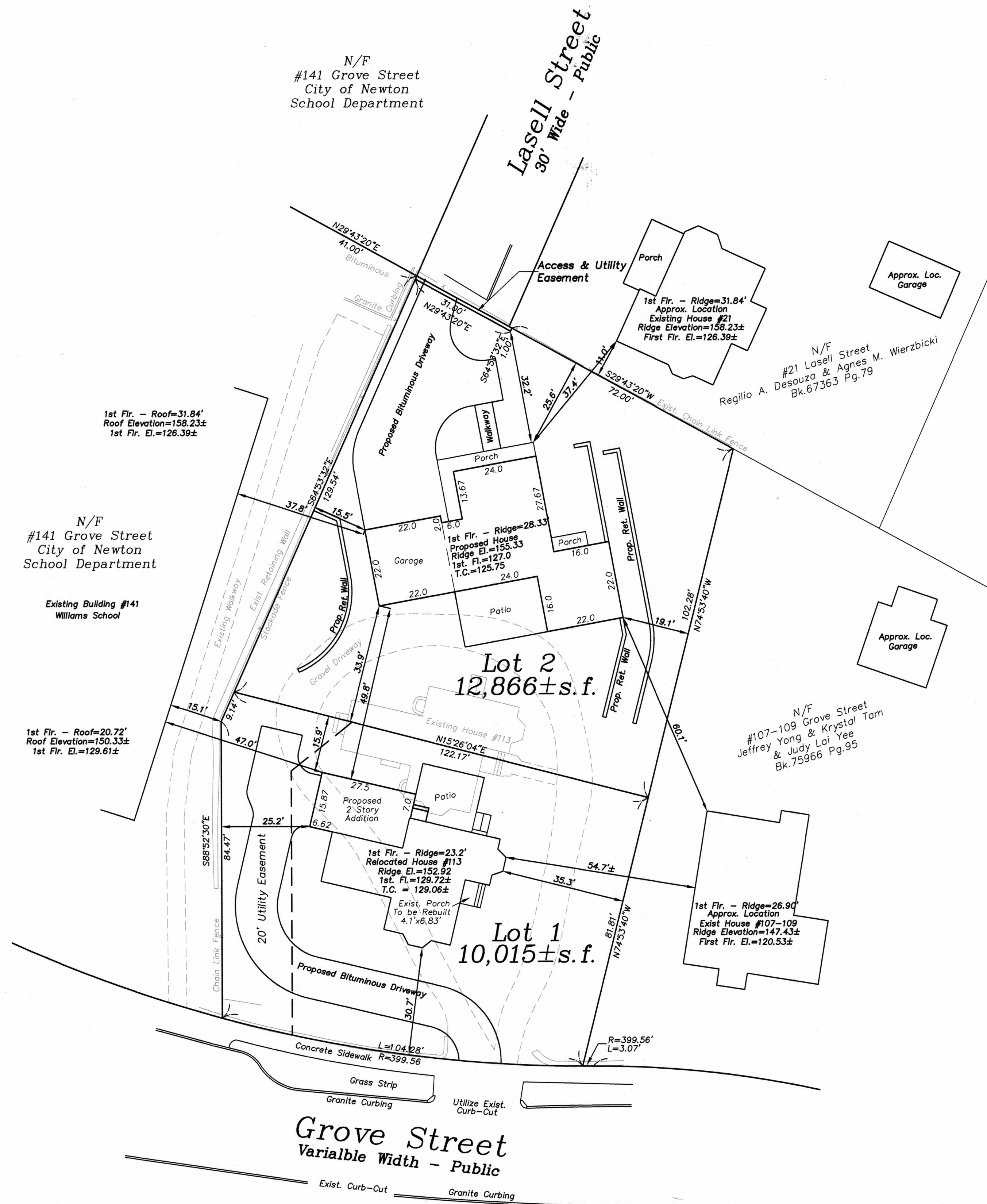
NEW RIGHT ELEVATION



NEW REAR ELEVATION



REMODEL & ADDITON TO 113 GROVE STREET		
SCALE 1/8" = 1'-0"	DATE 2-14-22	DRAWING NO. A-4
TITLE NEW ELEVATIONS		
C.D. CALHOUN ASSOCIATES INCORPORATED		
51 SACHEM DRIVE 9AGAMORE BEACH, MASS. 02532 508 - 833 - 3106		



Dig Safe
 Excavators
 Before you dig contact the Dig Safe Center.
 To prevent damage to telephones, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.



ZONING CHART				
113 Grove Street, Newton, Massachusetts				
ZONE: SR-3 New				
REGULATION	REQUIRED	Front Lot 1	Rear Lot 2	
LOT AREA	10,000SF	12,000SF	10,015S.F.	12,866S.F.
LOT FRONTAGE	80'	80'	104.28'	122.17'
FRONT SETBACK	30'	30'	30.7'	33.9'
SIDE SETBACK	10.0'	15.0'	25.2'/35.3'	15.5'/19.1'
REAR SETBACK	15.0'	23.0'	15.9'	25.6'
BUILDING HEIGHT	36.0'	36.0'	26.0'+/-	32.0'+/-
LOT COVERAGE	30%	25%	15.23%	16.60%
OPEN SPACE	50%	50%	68.20%	71.24%
FAR Existing			0.20	0
FAR Proposed			0.26	0.23
FAR Allowed	0.41	0.24		

~Zoning Plan~
 113 Grove Street
 Newton, Massachusetts
 Scale: 1"=20' July 22, 2022
 VERNE T. PORTER Jr, PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street, Newton, Ma. 02464

<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>10-14-22</td> <td>ABBUTING BUILDING HEIGHTS, ELEVATIONS</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS		DATE	DESCRIPTION	10-14-22	ABBUTING BUILDING HEIGHTS, ELEVATIONS									
REVISIONS															
DATE	DESCRIPTION														
10-14-22	ABBUTING BUILDING HEIGHTS, ELEVATIONS														

Sheet 2 of 7

Job #21043
Design By:GNB
Checked By:VTP
Drawn By:GNB

**DIMENSIONAL CRITERIA:
SETBACKS, LOT COVERAGE, OPEN SPACE BUILDING HEIGHT, FAR**

SETBACKS

- Lot 1 front setback - 31 feet (30 feet required)
- RIGHT (north) side setback - 35.3 feet (10 feet required)
- LEFT (south) side setback - 25.2 (10 feet required)
- REAR (west) setback - 15.4 feet (15 feet required)

- Lot 2 front setback - 33.9 feet (30 feet required)
- Left (south) side setback- 15.5 feet (15 feet required)
- Right (north) side setback - 19.1 feet (15 feet required)

LOT COVERAGE

- LOT 1: Lot Coverage - 15.23%, below the maximum 20.0% allowed
- LOT 2 Lot Coverage - 16.6%, well below the maximum 25% allowed

OPEN SPACE

- LOT1 Open Space - 71.2%, well above the required 50%.
- LOT 2 Open Space - 68.2%, well above the required 50%.

FAR

- LOT 1 has a floor area ratio (FAR) of 0.26, well below the max 0.41 allowed by right.
- LOT 2: has a floor area ratio (FAR) of 0.23, below the maximum 0.24 allowed for a single family detached dwelling on a rear lot in an SR3 zone.
- In aggregate the two dwellings contain 5,579 sq. ft. of floor area. On the existing undivided 23,063 SF lot this would represent a combined FAR of 0.24, less than the maximum 0.37 allowed for a single-family dwelling on a lot that size in a SR3 district.

BUILDING HEIGHT

- LOT 1: 29.98 feet, below the maximum 36 feet allowed
- LOT 2: 32 feet, below the maximum 36 feet allowed.

City Council shall also consider the following additional criteria:

- whether the proposed buildings or structures exceed the respective average height of abutting residential buildings (§7.3.4.B.1)
- **SCALE OF PROPOSED BUILDINGS** in relation to adjacent residential buildings and character of the neighborhood (§7.3.4.B.2)
- **TOPOGRAPHIC DIFFERENTIALS**, if any, between proposed buildings or structures (§7.3.4.B.3)
- proposed **LANDSCAPE SCREENING** (§7.3.4.B.4)
- **ADEQUACY OF VEHICULAR ACCESS**, including, but not limited to fire and other public safety equipment, (§7.3.4.B.5)
- **HISTORIC OR CONSERVATION PUBLIC BENEFIT** is advanced by the proposed development (§7.3.4.B.6)
- **SITING OF THE BUILDINGS WITH REFERENCE TO ABUTTING RESIDENTIAL BUILDINGS** (§7.3.4.B.8);
- **IMPACT OF PROPOSED LIGHTING ON THE ABUTTING PROPERTIES** (§7.3.4.B.9)