

57 Adams Avenue

LEGEND

BUILDING	
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	70
STOCKADE FENCE	
CHAINLINK FENCE	
PICKET FENCE	
SEWER LINE	S
DRAIN LINE	D
WATER LINE	W
GAS LINE	G
GAS VALVE	
WATER VALVE	
DRAIN MANHOLE	
SEWER MANHOLE	
CATCH BASIN	
UTILITY POLE	
LIGHT POLE	
DECIDUOUS TREE	DEC. 22"
CONIFEROUS TREE	CON. 12"

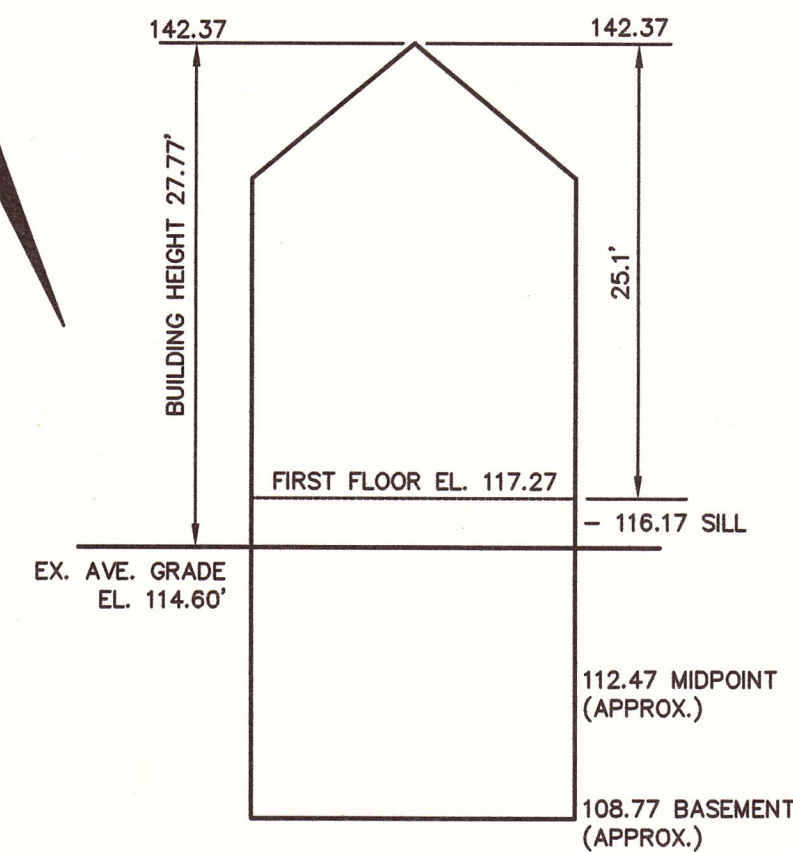
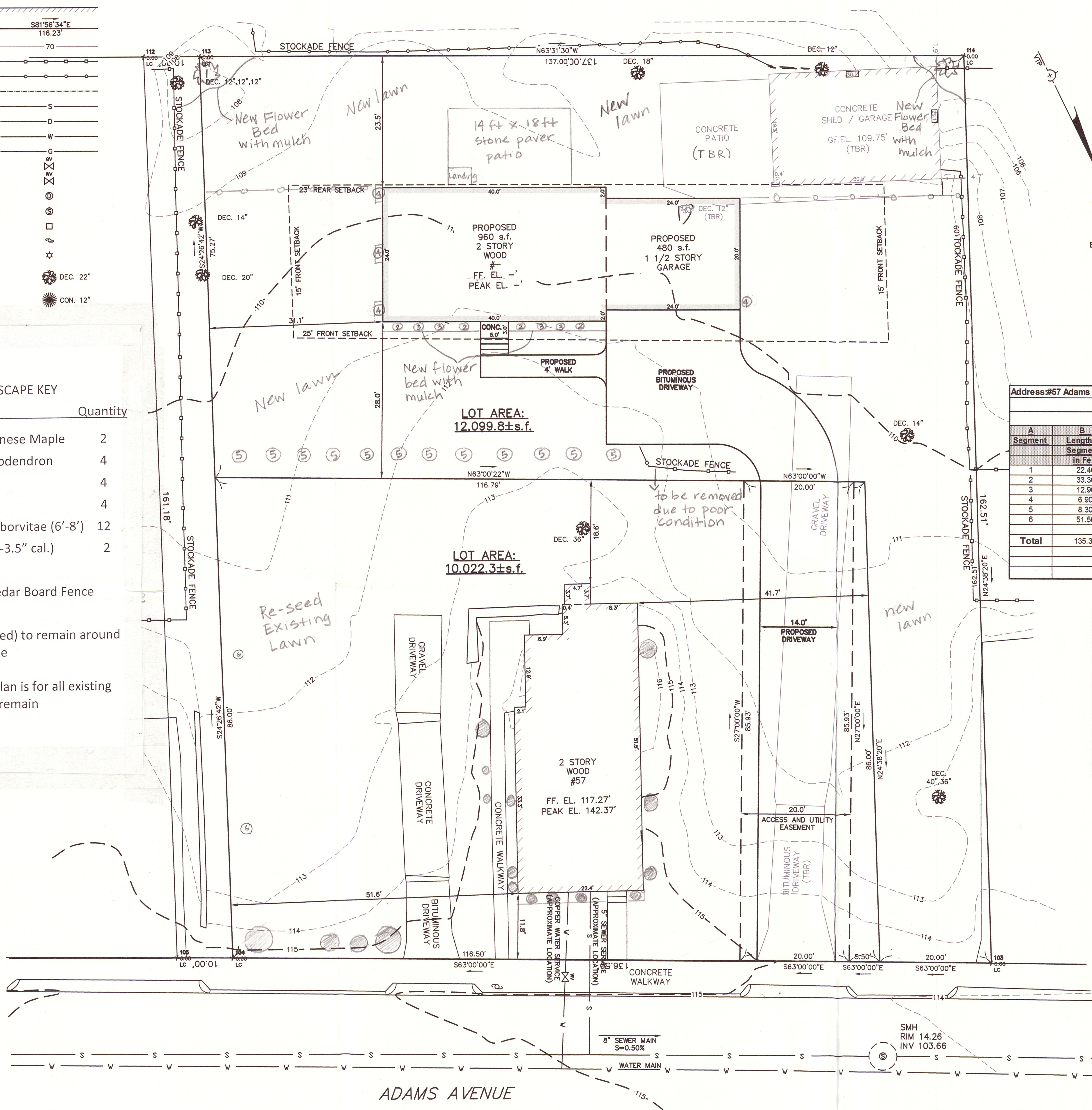
LANDSCAPE KEY

Type	Quantity
1 Dwarf Japanese Maple	2
2 PGM Rhododendron	4
3 Azalea	4
4 Hydrangea	4
5 Emerald Arborvitae (6'-8')	12
6 Red oak (3-3.5" cal.)	2

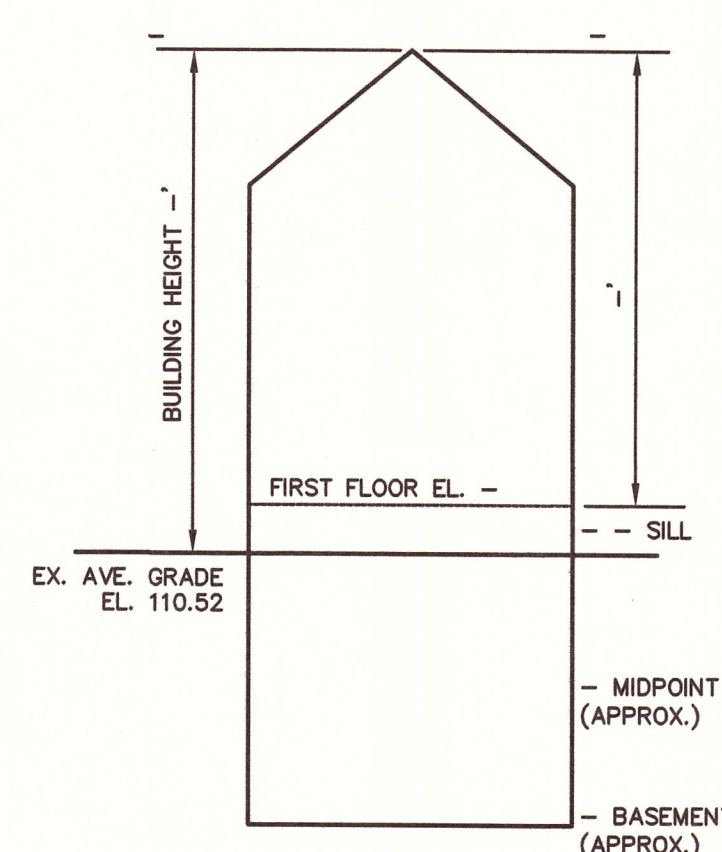
o-----o 6' Cedar Board Fence

● Shrubs (shaded) to remain around Existing house

Note: Current plan is for all existing Trees to remain



EXISTING BUILDING HEIGHT
NOT TO SCALE



PROPOSED BUILDING HEIGHT
NOT TO SCALE

Address: #57 Adams Avenue - Newton, MA					
Length Weighted Mean					
Existing Average Grade Calculation					
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	22.40	115.71	115.70	115.71	2591.79 Sq. Ft.
2	33.30	115.41	115.20	115.31	3839.66 Sq. Ft.
3	12.90	115.38	115.22	115.30	1487.37 Sq. Ft.
4	6.90	113.67	113.23	113.45	782.81 Sq. Ft.
5	8.30	112.86	112.42	112.64	934.91 Sq. Ft.
6	51.50	114.96	112.94	113.95	5888.43 Sq. Ft.
Total	135.30				15504.96 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 114.60'					

Address: #57 (back lot) Adams Avenue - Newton, MA					
Length Weighted Mean					
Proposed Average Grade Calculation					
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	40.00	112.00	111.50	111.75	4470.00 Sq. Ft.
2	24.00	111.50	110.00	110.75	2658.00 Sq. Ft.
3	40.00	110.30	110.00	110.15	4406.00 Sq. Ft.
4	24.00	110.00	109.50	109.75	2634.00 Sq. Ft.
5	20.00	110.00	109.50	109.75	2195.00 Sq. Ft.
6	24.00	110.50	110.00	110.25	2646.00 Sq. Ft.
Total	172.00				19009.00 Sq. Ft.
Total Column F / Total Column B = Average Grade					
Average Grade: 110.52'					

FRONT LOT

ZONING CHART

NEWTON, MASSACHUSETTS

ZONE: SR-3 (NEW)		SUBMISSION: PROPOSED	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	22,122±s.f.	10,022.3±s.f.
LOT FRONTAGE	80.0'	136.50'	116.50'
FRONT SETBACK	30.0'	11.8'	11.8'
SIDE SETBACK	10.0'	51.6'	41.7'
REAR SETBACK	15.0'	94.4'	18.5'
LOT COVERAGE	30.0%	7.7%	10.95%
OPEN SPACE	50.0%	85.3%	72.13%
BUILDING HEIGHT	36.0'	27.77'	27.77'
AVERAGE GRADE	N/A	114.60	114.60

BACK LOT

ZONING CHART

NEWTON, MASSACHUSETTS

ZONE: SR-3 (NEW)		SUBMISSION: PROPOSED	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	12,099.8±s.f.	
LOT FRONTAGE	80.0'	116.79'	
FRONT SETBACK	25.0'	28.0'	
SIDE SETBACK	15.0'	51.6'	
REAR SETBACK	23.0'	94.4'	
LOT COVERAGE	30.0%	11.9%	
OPEN SPACE	50.0%	81.2%	
BUILDING HEIGHT	36.0'	-	
AVERAGE GRADE	N/A	110.52	

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED LANDSCAPE PLAN AT
#57 ADAMS AVENUE

SCALE: 1 in. = 10ft. DATE: OCTOBER 13, 2016

VTP
ASSOCIATES
INC.

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