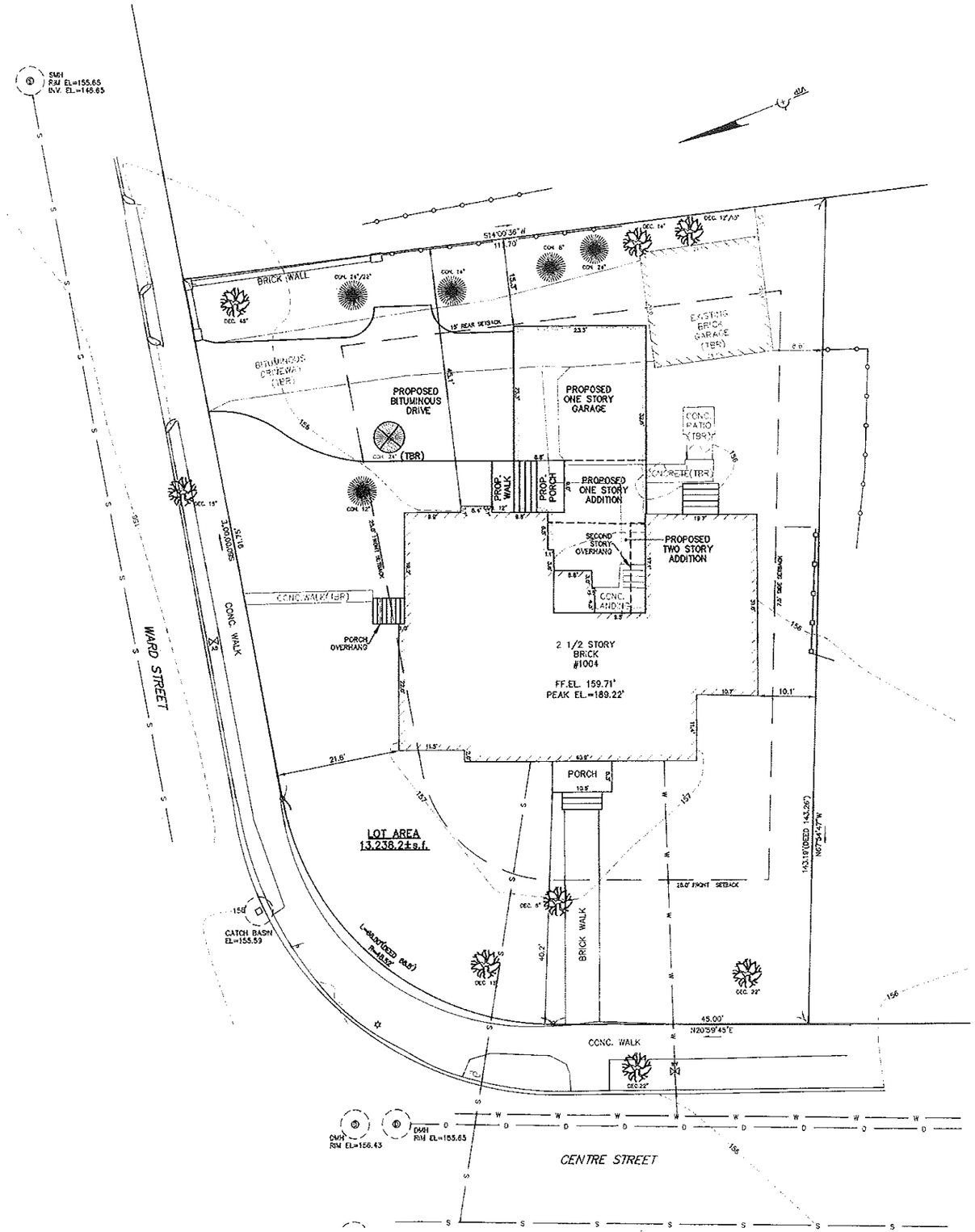
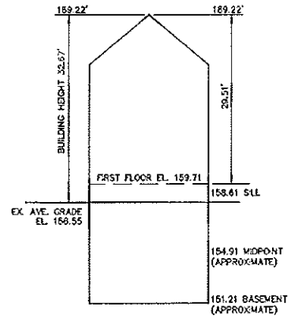
LEGEND

BUILDING
PROPERTY LINE W/ BEARING DISTANCE — S81°56'34"E 115.23'
CONTOUR — 70 —
STOCKADE FENCE
CHAINLINK 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. 32"
CONIFEROUS TREE — CON. 12"





EXISTING BUILDING HEIGHT
NOT TO SCALE

Address: #1004 Centre St

Length Weighted Mean
Existing Average Grade Calculation

A	B	C	D	E	F
Segment	Length Of Segment In Feet	Height of High Point of Segment	Height of Low Point of Segment	Average Segment Height	(=B*E)
1	21.97	157.04	156.33	156.69	3442.37 Sq. Ft.
2	19.30	156.18	156.04	156.11	3012.92 Sq. Ft.
4	25.11	156.04	155.61	155.83	3912.77 Sq. Ft.
5	6.45	156.15	155.69	156.02	1006.30 Sq. Ft.
6	8.60	156.27	155.93	156.10	1030.28 Sq. Ft.
7	9.80	159.64	156.20	157.92	1600.24 Sq. Ft.
8	4.30	159.84	159.64	159.64	686.45 Sq. Ft.
9	12.60	156.18	155.70	155.94	1906.03 Sq. Ft.
10	19.70	156.02	155.72	155.87	3070.64 Sq. Ft.
11	31.60	158.26	155.84	156.65	4931.18 Sq. Ft.
12	10.70	158.84	156.28	158.56	1875.19 Sq. Ft.
13	11.43	157.05	156.45	156.75	1791.65 Sq. Ft.
14	15.10	157.20	157.04	157.12	2372.51 Sq. Ft.
16	5.30	157.18	157.06	157.12	832.74 Sq. Ft.
17	10.60	157.23	157.13	157.18	1650.39 Sq. Ft.
18	5.30	157.23	157.09	157.16	832.65 Sq. Ft.
19	15.34	157.26	157.16	157.21	2411.63 Sq. Ft.
18	11.25	157.19	156.97	157.08	1767.15 Sq. Ft.
Total	242.25				37923.25
		Total Column F / Total Column B = Average Grade			
				Average Grade: 156.55'	

EXISTING IMPERVIOUS AREA: 4475.11s.f.
PROPOSED IMPERVIOUS AREA: 4,858.99s.f.
TOTAL INCREASE IN IMPERVIOUS AREA: 383.88s.f
(13,238.2s.f. x 4%) / 100 = 529.5 s.f.
383.88s.f. < 529.5 s.f (DRAINAGE NOT REQUIRED)

ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-2(OLD)		SUBMISSION:	PROPOSED
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	13,238.2±s.f.	N/C
LOT FRONTAGE	80.0'	203.65'	N/C
FRONT SETBACK	25.0'	40.2'	N/C
SIDE SETBACK	7.5'	10.1'	N/C
REAR SETBACK	15.0'	45.1'	15.3'
BUILDING HEIGHT	36.0'	32.67'	N/C
AVERAGE GRADE	-	156.55	N/C
LOT COVERAGE	30.0%	21.4%	25.6%
OPEN SPACE	50.0%	71.0%	66.1%

SCALE: 1"=10'

TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS
AT #1004 CENTER STREET

SCALE: 1in.=10ft. DATE: OCTOBER 30, 2014

PROJECT: 214205

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271

LEGEND

BUILDING

PROPERTY LINE W/ BEARING DISTANCE — S81°56'34"E 116.23'

CONTOUR — 70

STOCKADE FENCE

CHAINLINK FENCE

SEWER LINE — S

DRAIN LINE — D

WATER LINE — W

GAS LINE — G

GAS VALVE

WATER VALVE

DRAIN MANHOLE

SEWER MANHOLE

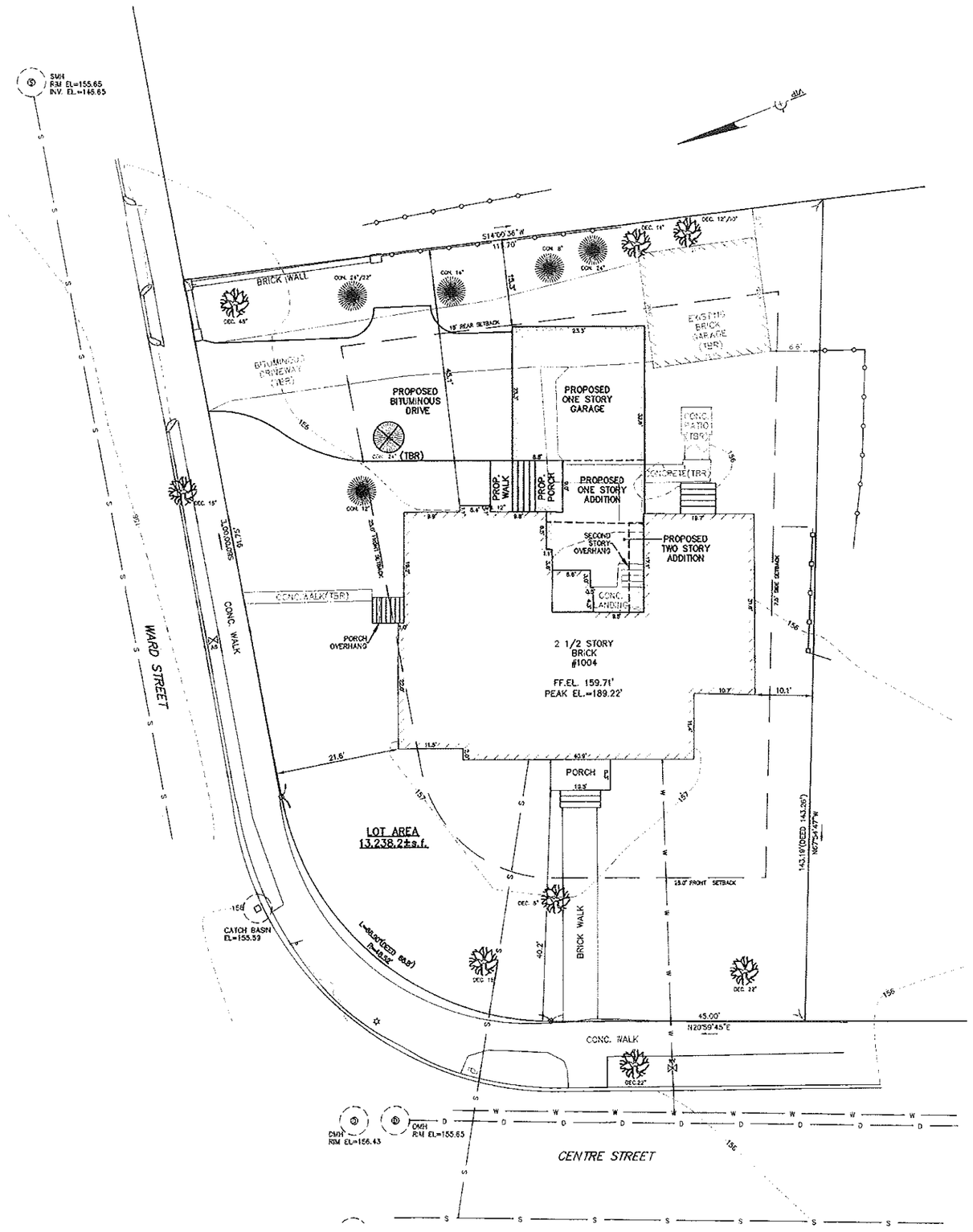
CATCH BASIN

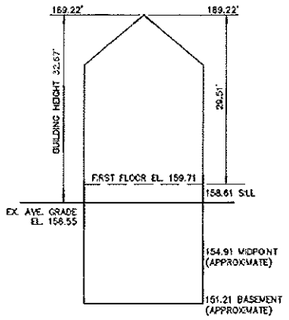
UTILITY POLE

LIGHT POLE

DECIDUOUS TREE — DEC. 22"

CONIFEROUS TREE — CON. 12"





EXISTING BUILDING HEIGHT
NOT TO SCALE

Address: #1004 Centre St

Length Weighted Mean
Existing Average Grade Calculation

A	B	C	D	E	F
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=B x E
1	21.07	157.04	156.33	156.69	3442.37 Sq. Ft.
2	19.30	156.18	156.04	156.11	3012.92 Sq. Ft.
4	23.11	156.04	155.61	155.83	3512.77 Sq. Ft.
5	8.45	156.15	155.83	156.02	1008.50 Sq. Ft.
6	6.60	156.27	155.93	156.10	1030.26 Sq. Ft.
7	9.50	159.64	156.20	157.92	1500.24 Sq. Ft.
8	4.80	159.64	159.64	159.64	688.45 Sq. Ft.
9	12.60	156.18	155.70	155.94	1956.03 Sq. Ft.
10	19.70	156.02	155.72	155.87	3070.64 Sq. Ft.
11	31.69	156.26	155.84	156.05	4931.18 Sq. Ft.
12	10.70	156.84	156.28	156.56	1675.19 Sq. Ft.
13	11.43	157.05	156.45	156.75	1791.65 Sq. Ft.
14	15.10	157.20	157.05	157.12	2372.51 Sq. Ft.
16	5.30	157.18	157.06	157.12	832.74 Sq. Ft.
17	10.50	157.23	157.13	157.18	1650.39 Sq. Ft.
18	5.30	157.23	157.09	157.16	832.95 Sq. Ft.
19	15.34	157.25	157.16	157.21	2411.52 Sq. Ft.
18	11.25	157.19	156.97	157.08	1767.15 Sq. Ft.
Total	242.25				37923.28
		Total Column F / Total Column B = Average Grade			
				Average Grade: 156.55'	

EXISTING IMPERVIOUS AREA: 4475.11s.f.
PROPOSED IMPERVIOUS AREA: 4,858.99s.f.
TOTAL INCREASE IN IMPERVIOUS AREA: 383.88s.f
(13,238.2s.f. x 4%) / 100 = 529.5 s.f.
383.88s.f. < 529.5 s.f (DRAINAGE NOT REQUIRED

ZONING CHART
NEWTON, MASSACHUSETTS

ZONE: SR-2(OLD) — SUBMISSION: PROPOSED

REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	13,238.2±s.f.	N/C
LOT FRONTAGE	80.0'	203.65'	N/C
FRONT SETBACK	25.0'	40.2'	N/C
SIDE SETBACK	7.5'	10.1'	N/C
REAR SETBACK	15.0'	45.1'	15.3'
BUILDING HEIGHT	36.0'	32.67'	N/C
AVERAGE GRADE	–	156.55	N/C
LOT COVERAGE	30.0%	21.4%	25.6%
OPEN SPACE	50.0%	71.0%	66.1%

SCALE: 1"=10'

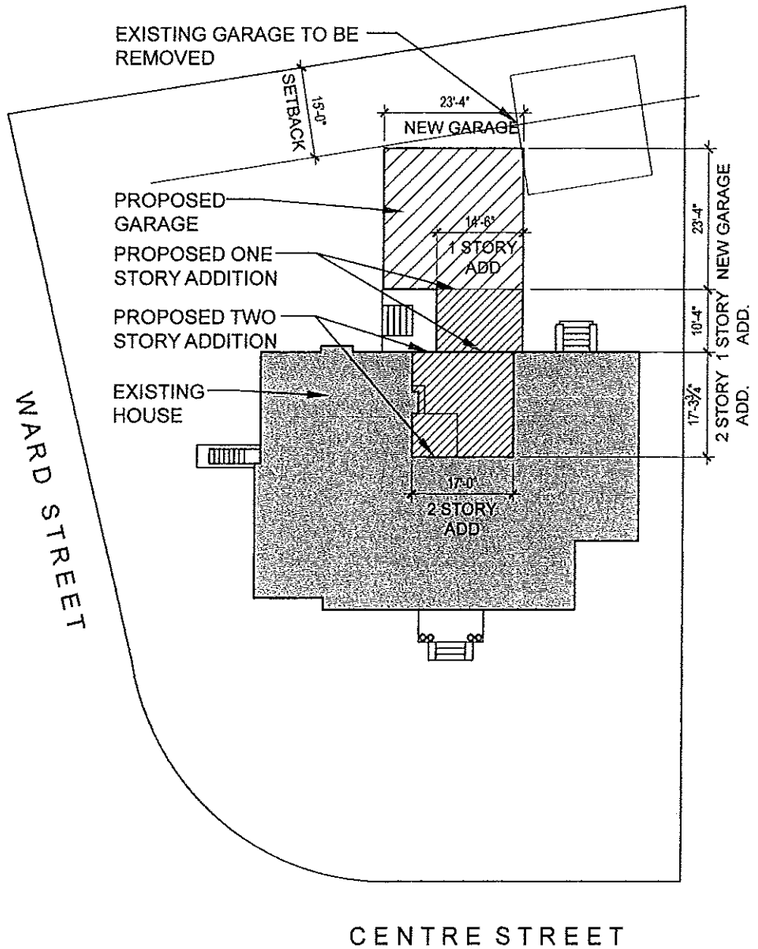
TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS
AT #1004 CENTER STREET

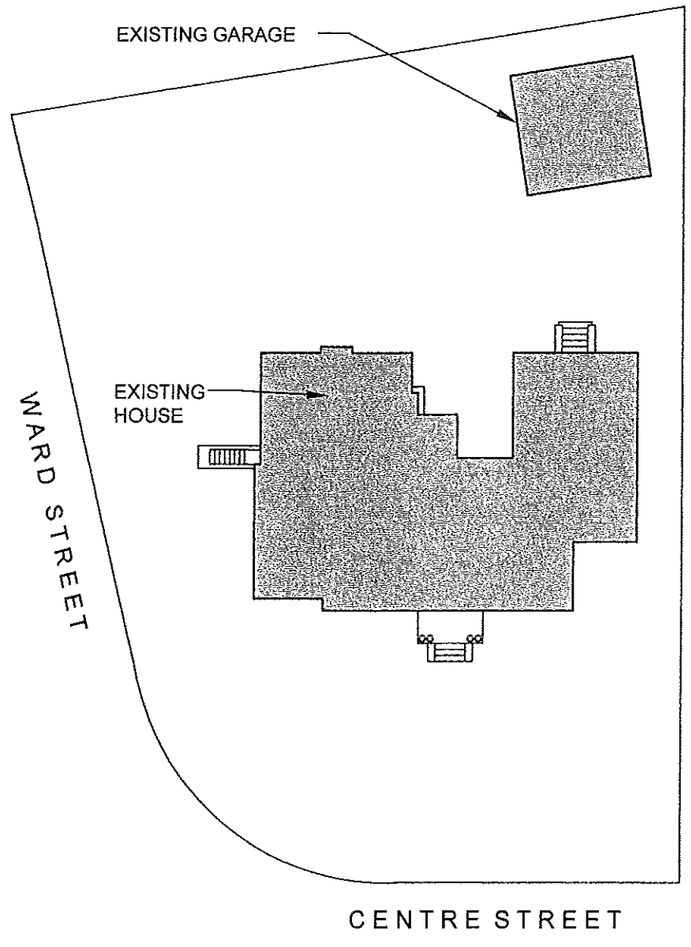
SCALE: 1in.=10ft. DATE: OCTOBER 30, 2014

PROJECT: 214205

VTP ASSOCIATES INC.
LAND SURVEYORS – CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271



2 **SITE PLAN AREA DIAGRAM - PROPOSED**
3/64" = 1'-0"



1 **SITE PLAN AREA DIAGRAM - EXISTING**
3/64" = 1'-0"

North

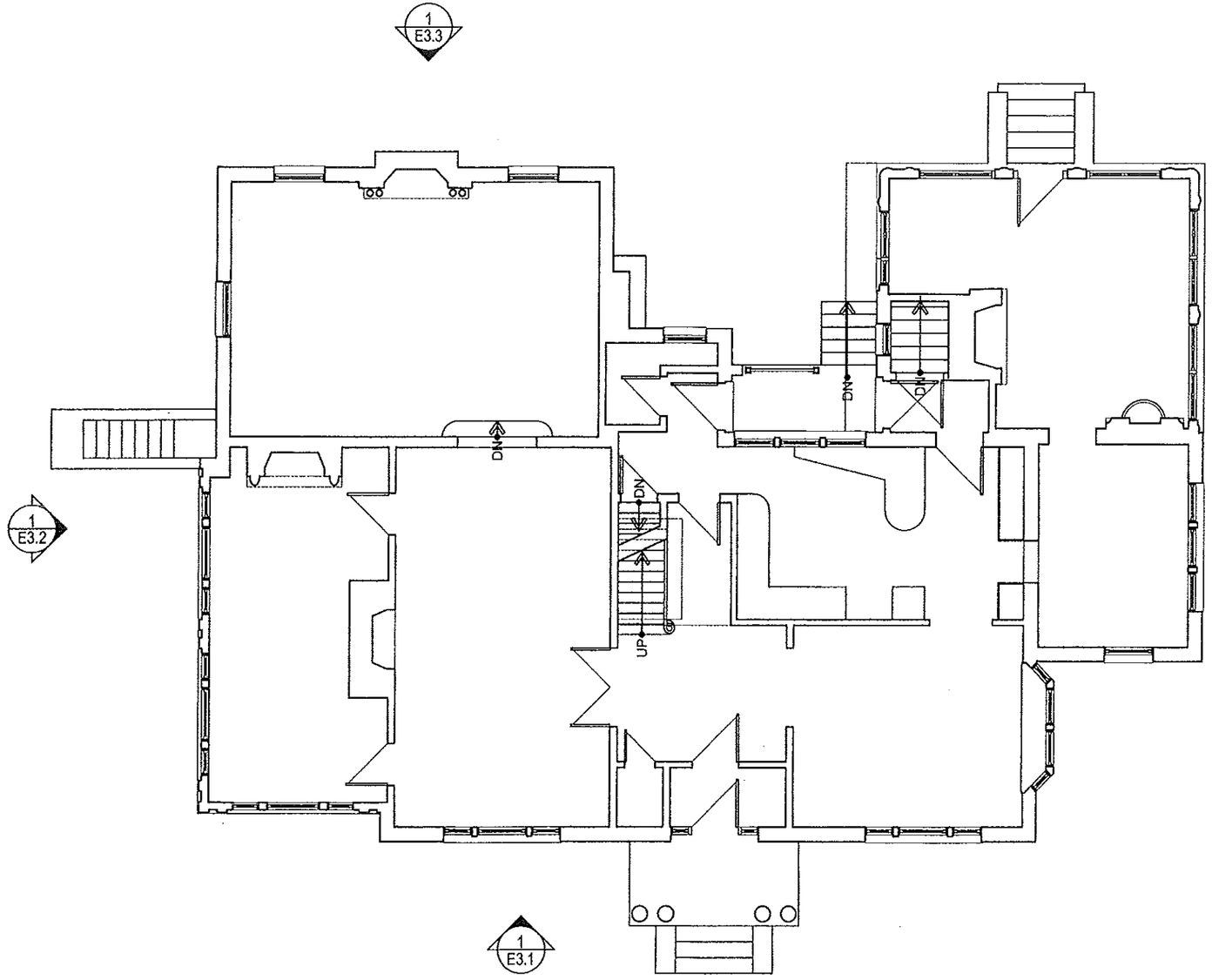
Owner:
JAMES CORSI
1008 CENTRE STREET
NEWTON, MASSACHUSETTS 02428

REVIEW SET

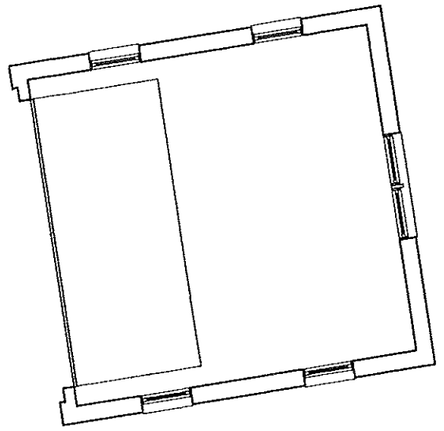
Designer:
kas I kripper architecture studio, inc.
580 HARRISON AVE, SUITE 443 BOSTON, MA 02118

A0.0
Sheet Number

Date: 10.28.14
Scale: 3/64" = 1'-0"
Site Plan



1 **FIRST FLOOR PLAN**
1/8" = 1'-0"



2 **GARAGE FLOOR PLAN**
1/8" = 1'-0"

SQUARE FOOTAGE EXISTING

EXISTING CONDITIONED: 2,352 S.F.
EXISTING GARAGE: 420 S.F.

North

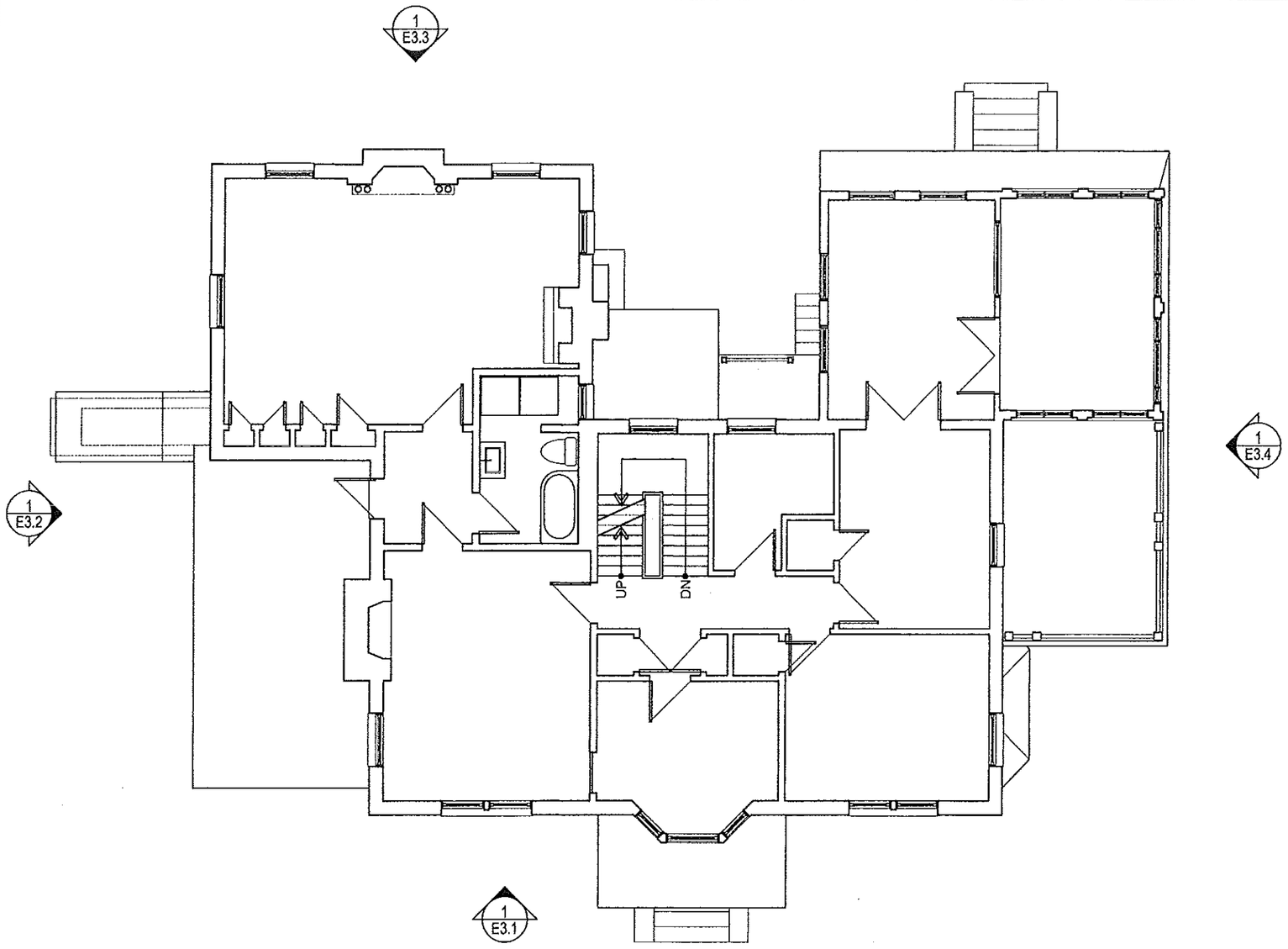
Owner:
JAMES CORSI
1008 CENTRE STREET
NEWTON, MASSACHUSETTS 02428

REVIEW SET

Designer:
kas I kripper architecture studio, inc.
580 HARRISON AVE, SUITE 443 BOSTON, MA 02118

E1.1
Sheet Number

Date: 10.28.14
Scale: 1/8" = 1'-0"
Existing Plan



SQUARE FOOTAGE EXISTING
EXISTING CONDITIONED: 1,897 S.F.

1 SECOND FLOOR PLAN

1/8" = 1'-0"

North

Owner: **JAMES CORSI** 1008 CENTRE STREET NEWTON, MASSACHUSETTS 02428	**REVIEW SET**	Designer: **kas I kripper architecture studio, inc.** 580 HARRISON AVE, SUITE 443 BOSTON, MA 02118	**E1.2** Sheet Number	Date: 10.28.14 Scale: 1/8" = 1'-0" Existing Plan

1 **FRONT ELEVATION**
3/16" = 1'-0"

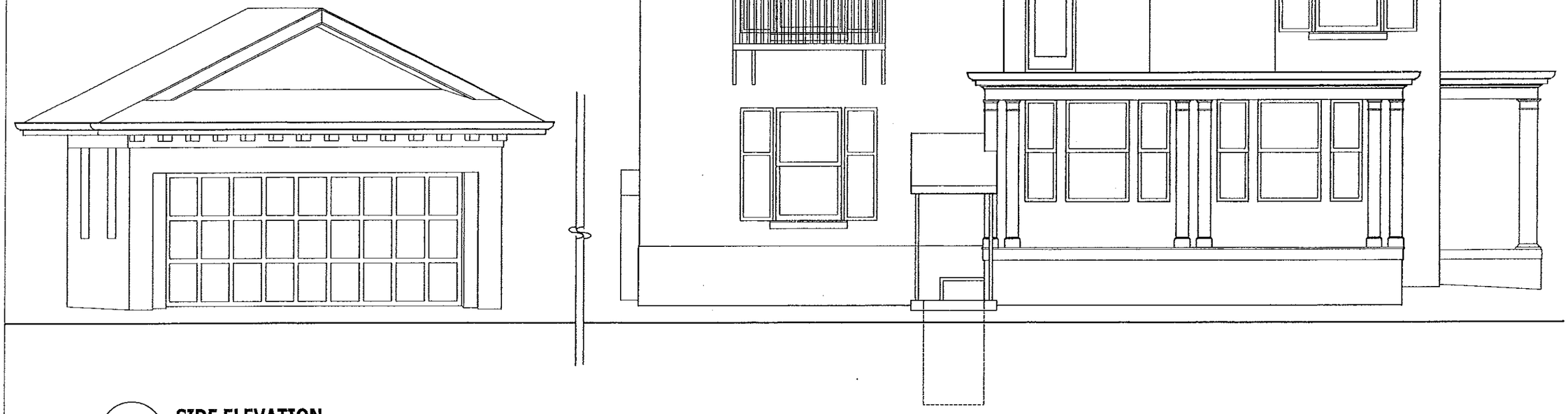
Owner:
JAMES CORSI
1008 CENTRE STREET
NEWTON, MASSACHUSETTS 02428

REVIEW SET

Designer:
kas l kripper architecture studio, inc.
580 HARRISON AVE, SUITE 443 BOSTON, MA 02118

E3.1
Sheet Number

Date: 10.28.14
Scale: 3/16" = 1'-0"
Existing Elevations



1 **SIDE ELEVATION**
3/16" = 1'-0"

Owner:
JAMES CORSI
1008 CENTRE STREET
NEWTON, MASSACHUSETTS 02428

REVIEW SET

Designer:
kas I kripper architecture studio, inc.
580 HARRISON AVE, SUITE 443 BOSTON, MA 02118

E3.2
Sheet Number

Date: 10.28.14
Scale: 3/16" = 1'-0"
Existing Elevations

1 **REAR ELEVATION**
3/16"= 1'-0"

Owner:
JAMES CORSI
1008 CENTRE STREET
NEWTON, MASSACHUSETTS 02428

REVIEW SET

Designer:
kas I kripper architecture studio, inc.
580 HARRISON AVE, SUITE 443 BOSTON, MA 02118

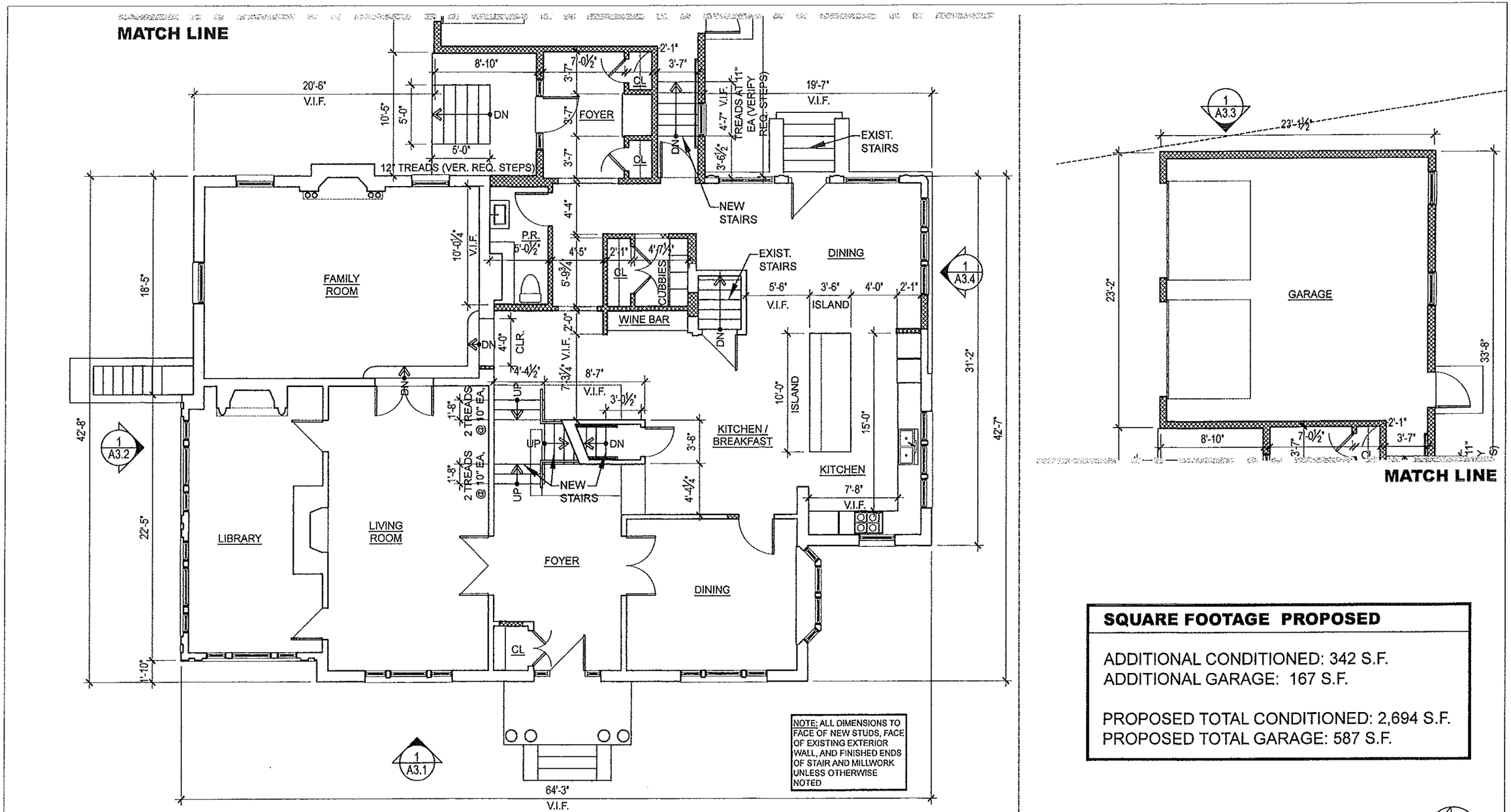
E3.3
Sheet Number

Date: 10.28.14
Scale: 3/16" = 1'-0"
Existing Elevations

1 **SIDE ELEVATION**

3/16" = 1'-0"

Owner: **JAMES CORSI** 1008 CENTRE STREET NEWTON, MASSACHUSETTS 02428	**REVIEW SET**	Designer: **kas I kripper architecture studio, inc.** 580 HARRISON AVE, SUITE 443 BOSTON, MA 02118	**E3.4** Sheet Number	Date: 10.28.14 Scale: 3/16" = 1'-0" Existing Elevations



1 FIRST FLOOR PLAN - PROPOSED

1/8" = 1'-0"

North

SQUARE FOOTAGE PROPOSED

ADDITIONAL CONDITIONED: 342 S.F.
ADDITIONAL GARAGE: 167 S.F.

PROPOSED TOTAL CONDITIONED: 2,694 S.F.
PROPOSED TOTAL GARAGE: 587 S.F.

Owner:

JAMES CORSI
1008 CENTRE STREET
NEWTON, MASSACHUSETTS 02428

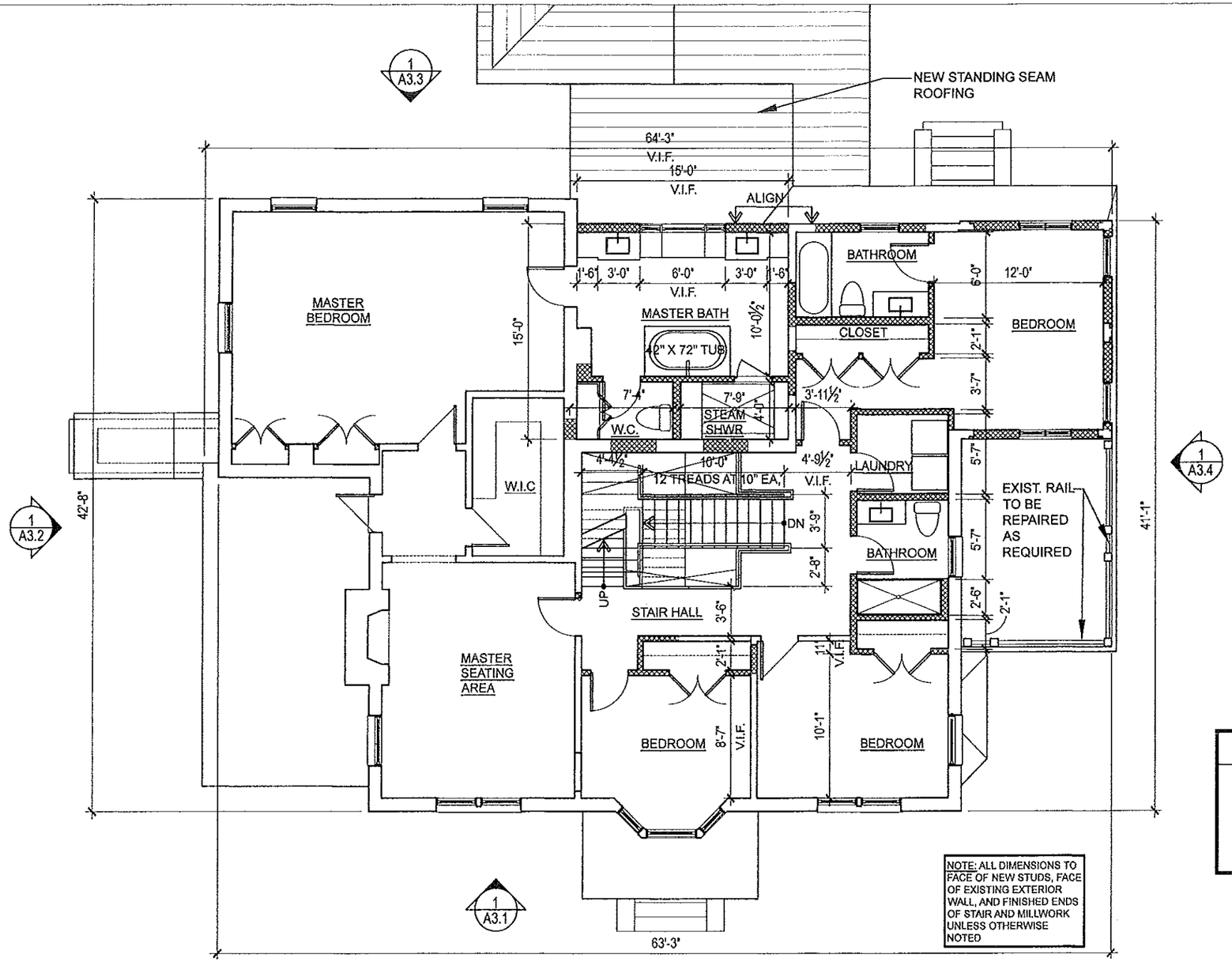
REVIEW SET

Designer:

kas I kripper architecture studio, inc.
580 HARRISON AVE, SUITE 443 BOSTON, MA 02118

A1.1
Sheet Number

Date: 12.02.14
Scale: 1/8" = 1'-0"
Existing Plan



SQUARE FOOTAGE PROPOSED

ADDITIONAL CONDITIONED: 225 S.F.

PROPOSED TOTAL CONDITIONED: 2,122 S.F.

1 SECOND FLOOR PLAN - PROPOSED

1/8" = 1'-0"

North

Owner:

JAMES CORSI
1008 CENTRE STREET
NEWTON, MASSACHUSETTS 02428

REVIEW SET

Designer:

kas I kripper architecture studio, inc.
580 HARRISON AVE, SUITE 443 BOSTON, MA 02118

A1.2
Sheet Number

Date: 12.02.14
Scale: 1/8" = 1'-0"
Proposed Plan

NOTE: ALL NEW WINDOWS TO BE ANDERSON SDL
400 SERIES OR PELLA SIMILAR CONFIGURATIONS

1 **FRONT ELEVATION**
3/16" = 1'-0"

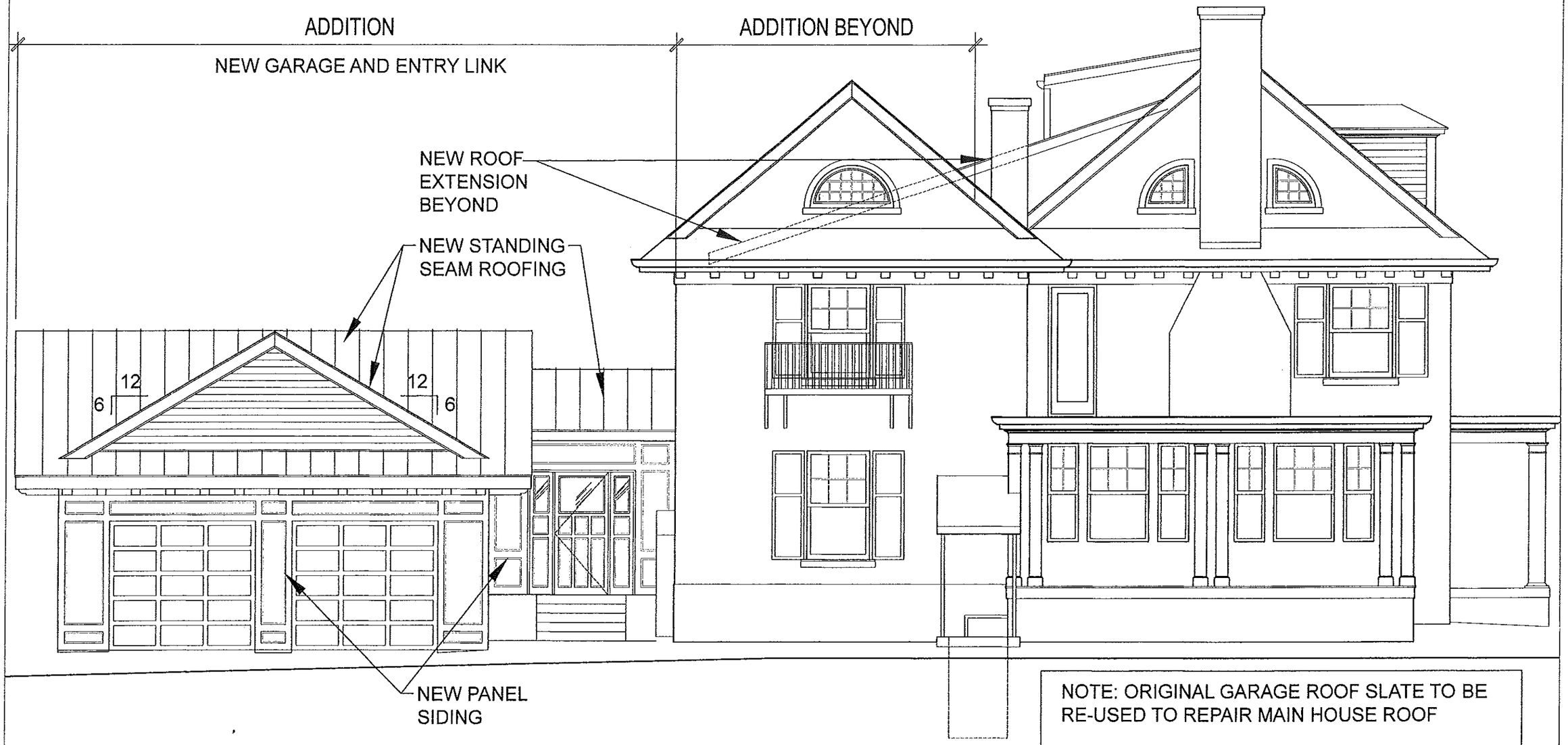
Owner:
JAMES CORSI
1008 CENTRE STREET
NEWTON, MASSACHUSETTS 02428

REVIEW SET

Designer:
kas I kripper architecture studio, inc.
580 HARRISON AVE, SUITE 443 BOSTON, MA 02118

A3.1
Sheet Number

Date: 12.02.14
Scale: 3/16" = 1'-0"
Proposed Elevations



NOTE: ORIGINAL GARAGE ROOF SLATE TO BE RE-USED TO REPAIR MAIN HOUSE ROOF

ALL NEW WINDOWS TO BE ANDERSON SDL 400 SERIES OR PELLA SIMILAR CONFIGURATIONS

1 PROPOSED SIDE ELEVATION
3/16"= 1'-0"

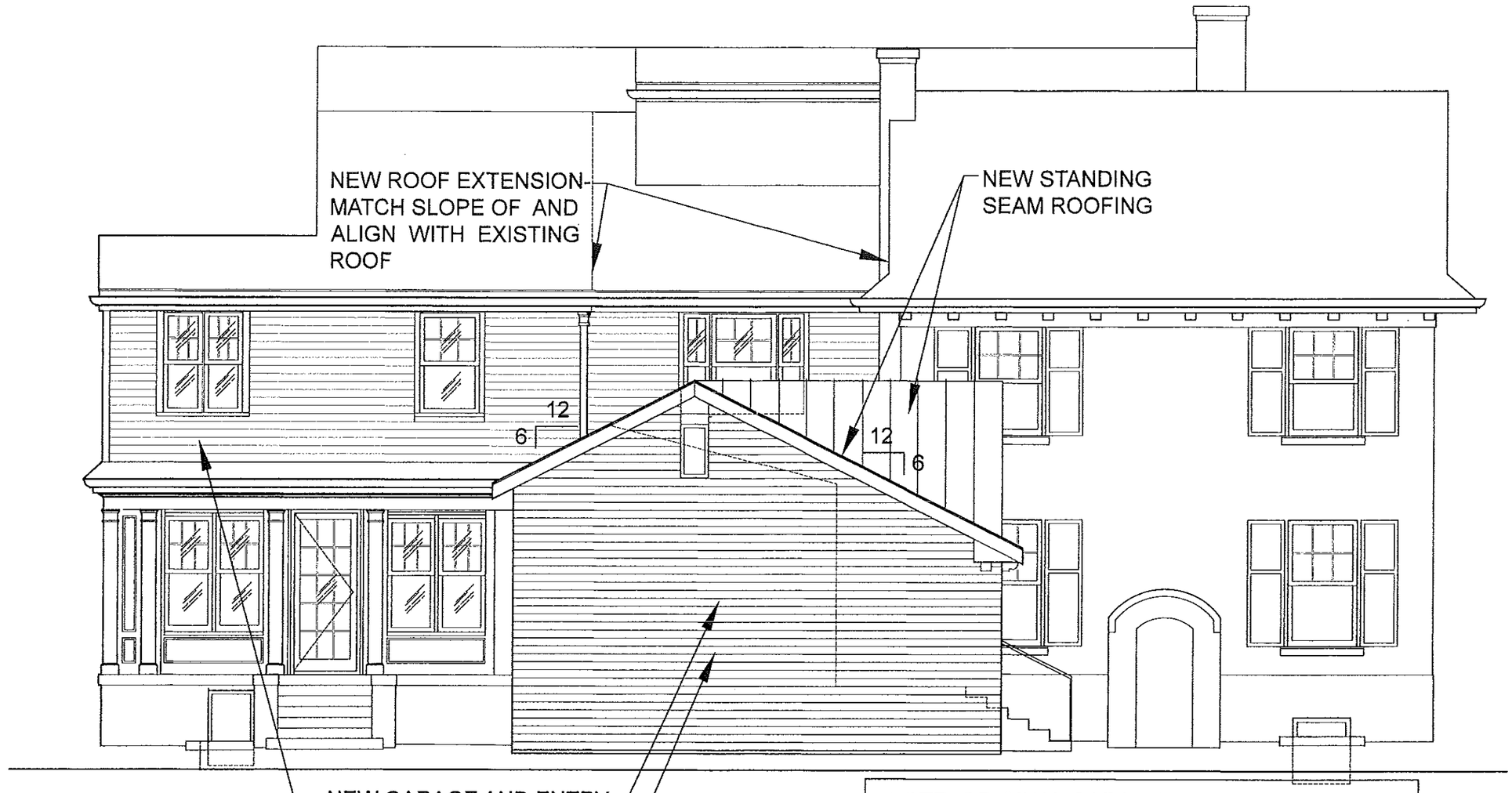
Owner:
JAMES CORSI
1008 CENTRE STREET
NEWTON, MASSACHUSETTS 02428

REVIEW SET

Designer:
kas l kripper architecture studio, inc.
580 HARRISON AVE, SUITE 443 BOSTON, MA 02118

A3.2
Sheet Number

Date: 12.02.14
Scale: 3/16" = 1'-0"
Proposed Elevations



NOTE: ORIGINAL GARAGE ROOF SLATE TO BE RE-USED TO REPAIR MAIN HOUSE ROOF

ALL NEW WINDOWS TO BE ANDERSON SDL 400 SERIES OR PELLA SIMILAR CONFIGURATIONS

1 PROPOSED REAR ELEVATION

3/16"= 1'-0"

Owner:

JAMES CORSI
1008 CENTRE STREET
NEWTON, MASSACHUSETTS 02428

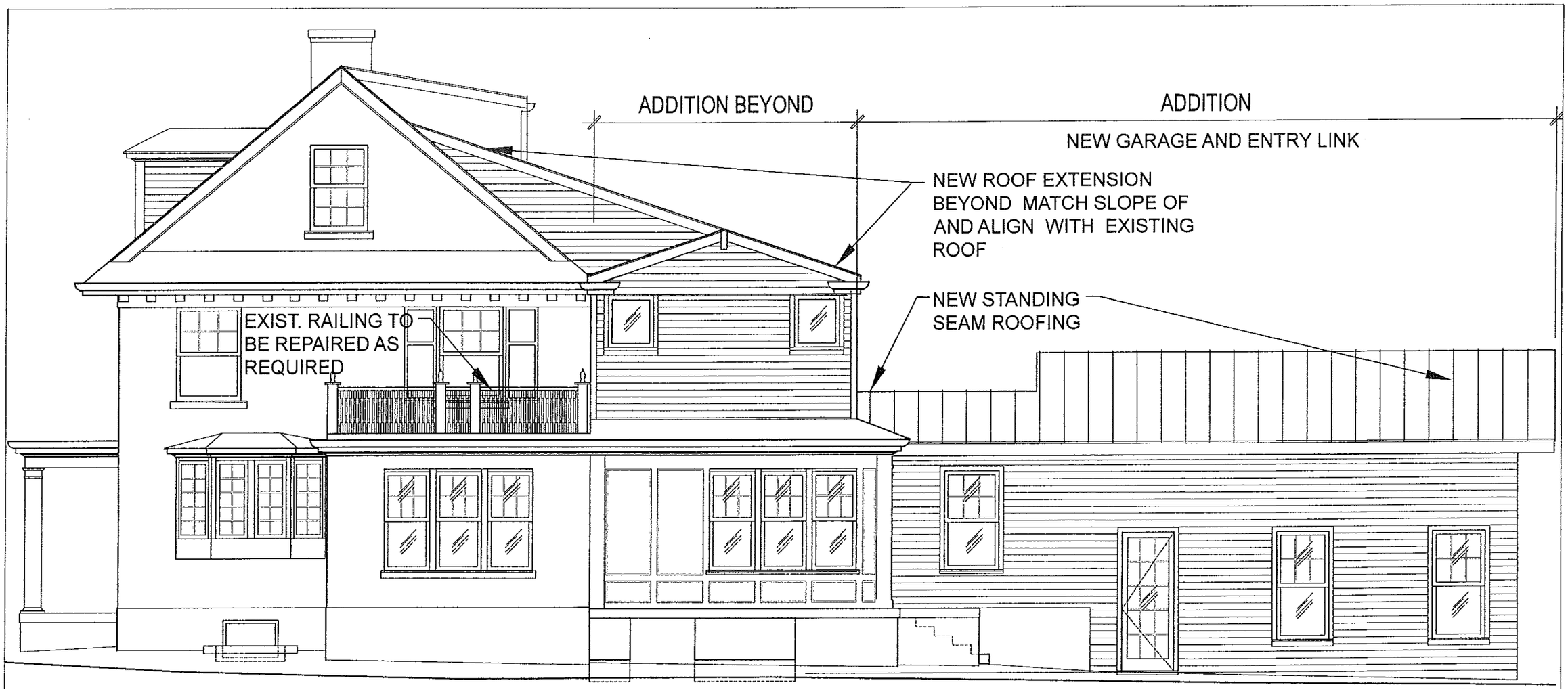
REVIEW SET

Designer:

kas I kripper architecture studio, inc.
580 HARRISON AVE, SUITE 443 BOSTON, MA 02118

A3.3
Sheet Number

Date: 12.02.14
Scale: 3/16" = 1'-0"
Proposed Elevations



NOTE: ORIGINAL GARAGE ROOF SLATE TO BE RE-USED TO REPAIR MAIN HOUSE ROOF

ALL NEW WINDOWS TO BE ANDERSON SDL 400 SERIES OR PELLA SIMILAR CONFIGURATIONS

1 **PROPOSED SIDE ELEVATION**
3/16"= 1'-0"

Owner:
JAMES CORSI
1008 CENTRE STREET
NEWTON, MASSACHUSETTS 02428

REVIEW SET

Designer:
kas I kripper architecture studio, inc.
580 HARRISON AVE, SUITE 443 BOSTON, MA 02118

A3.4
Sheet Number

Date: 10.28.14
Scale: 3/16" = 1'-0"
Proposed Elevations