

DIMENSIONAL REGULATIONS			
DIMENSIONAL REGULATIONS	ALLOWABLE	EXISTING	PROPOSED
FLOOR AREA RATIO MAXIMUM	0.27 (+.02 = 0.29)*1	0.41*	0.41*
BUILDING HEIGHT MAXIMUM FEET	36'0" Max.	31'3"	31'3"
LOT COVERAGE W/ DETACHED GARAGE	20% Max.	18.2%	20%
LOT COVERAGE W/O GARAGE *1	20% Max.	14%	15%
LOT FRONTAGE	140'0" Min.	263'4 3/4"	263'4 3/4"
MINIMUM FRONT YARD	25'0"	25'9"	25'9"
MINIMUM SIDE YARD*	12'6"	14'5"	12'6"
MINIMUM REAR YARD	25'0"	(4'0") N/A	N/A

* NOTE: AN FAR BONUS OF 0.02 IS AVAILABLE ON OLD LOTS CREATED BEFORE DECEMBER 7,1953

* NOTE: PROPOSED FAR ≤ AS EXISTING NONCONFORMING FAR

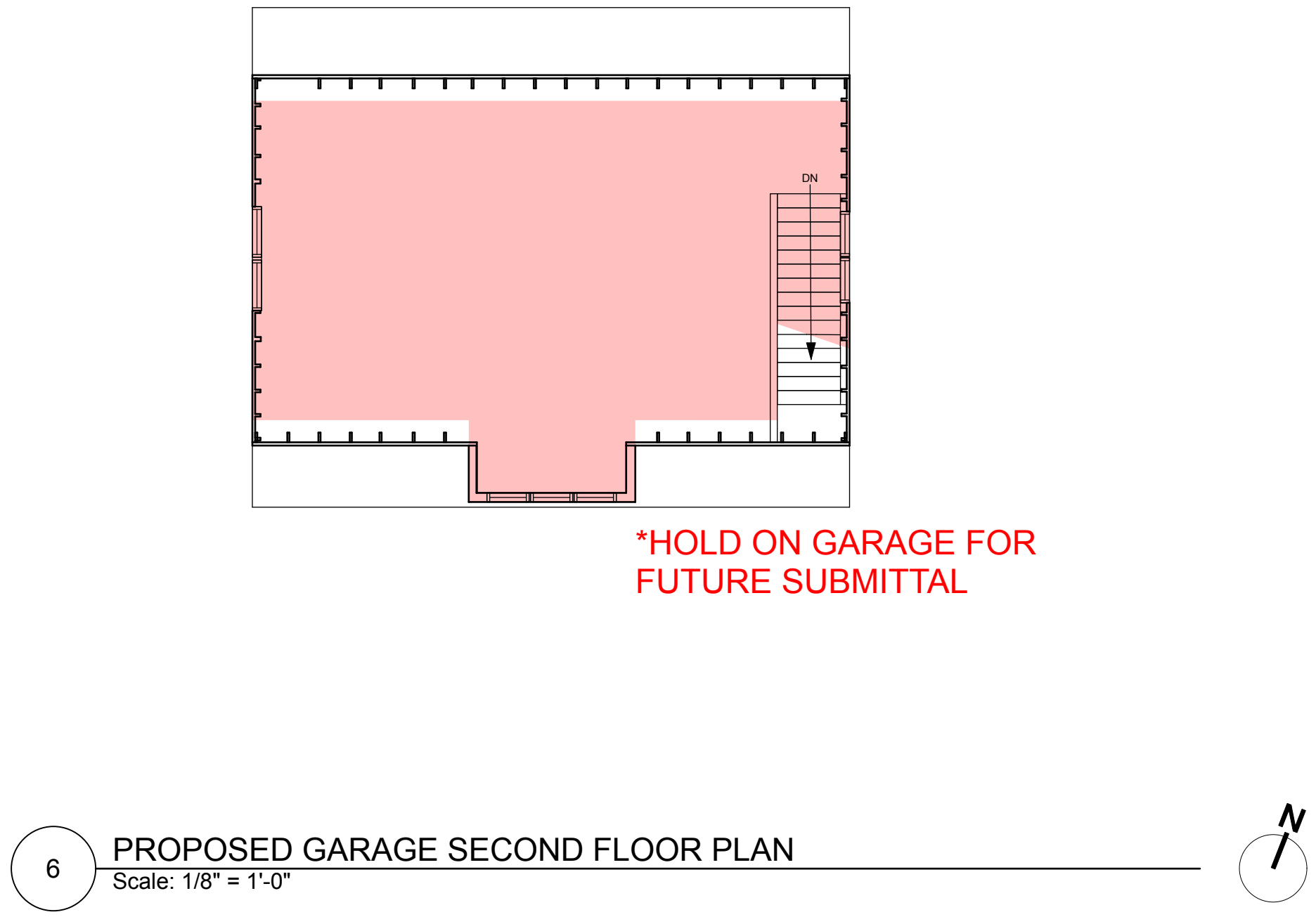
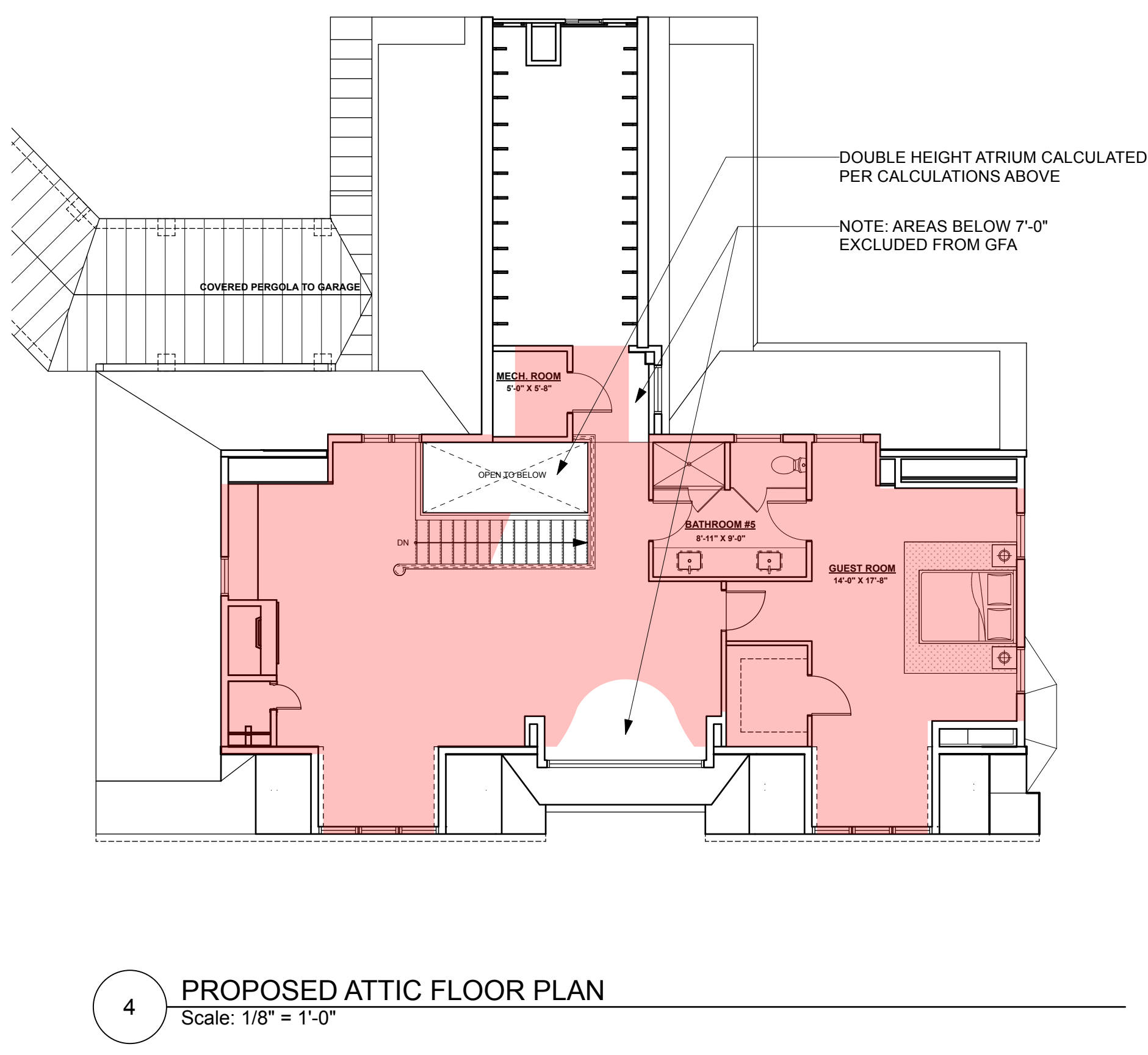
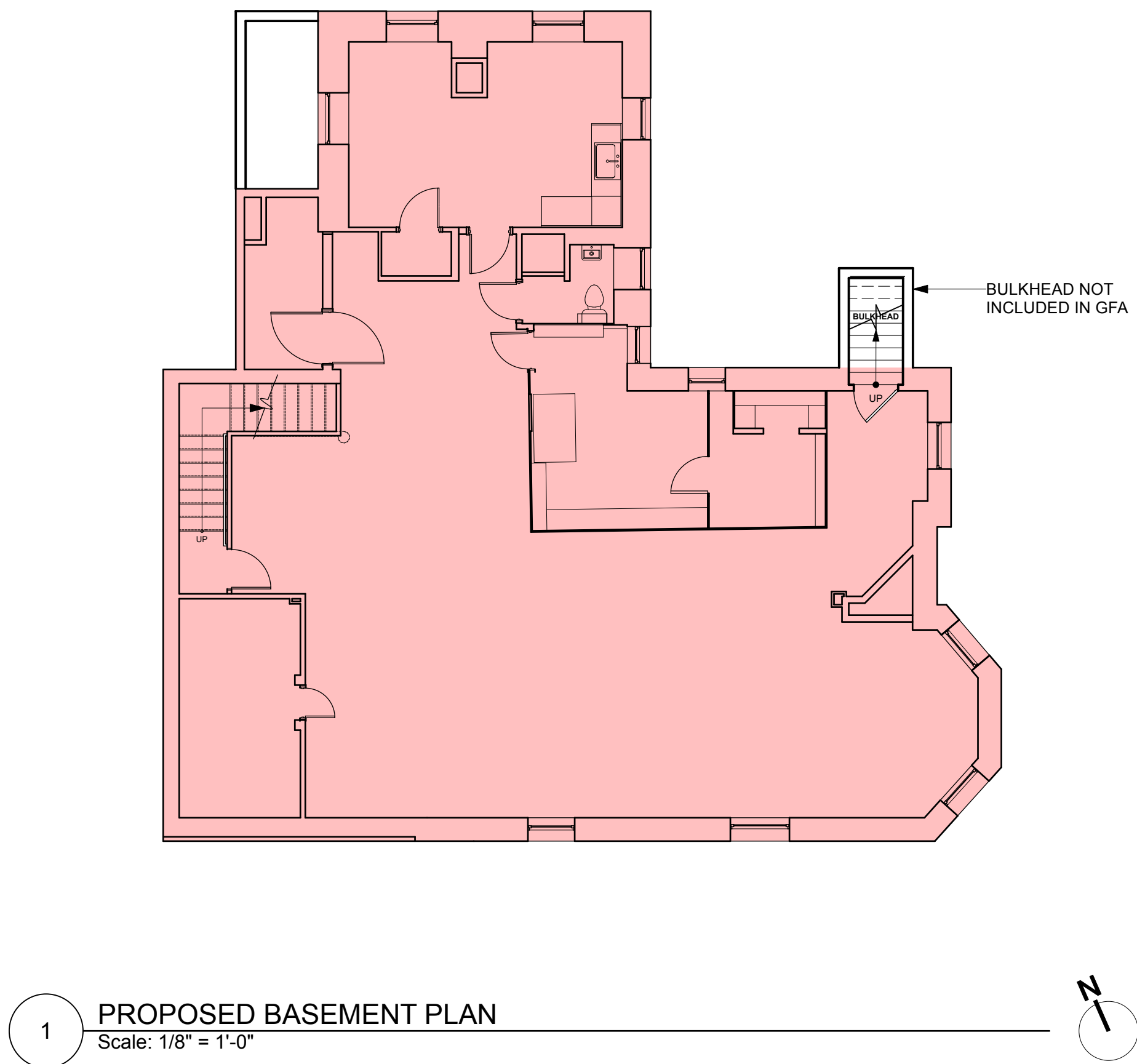
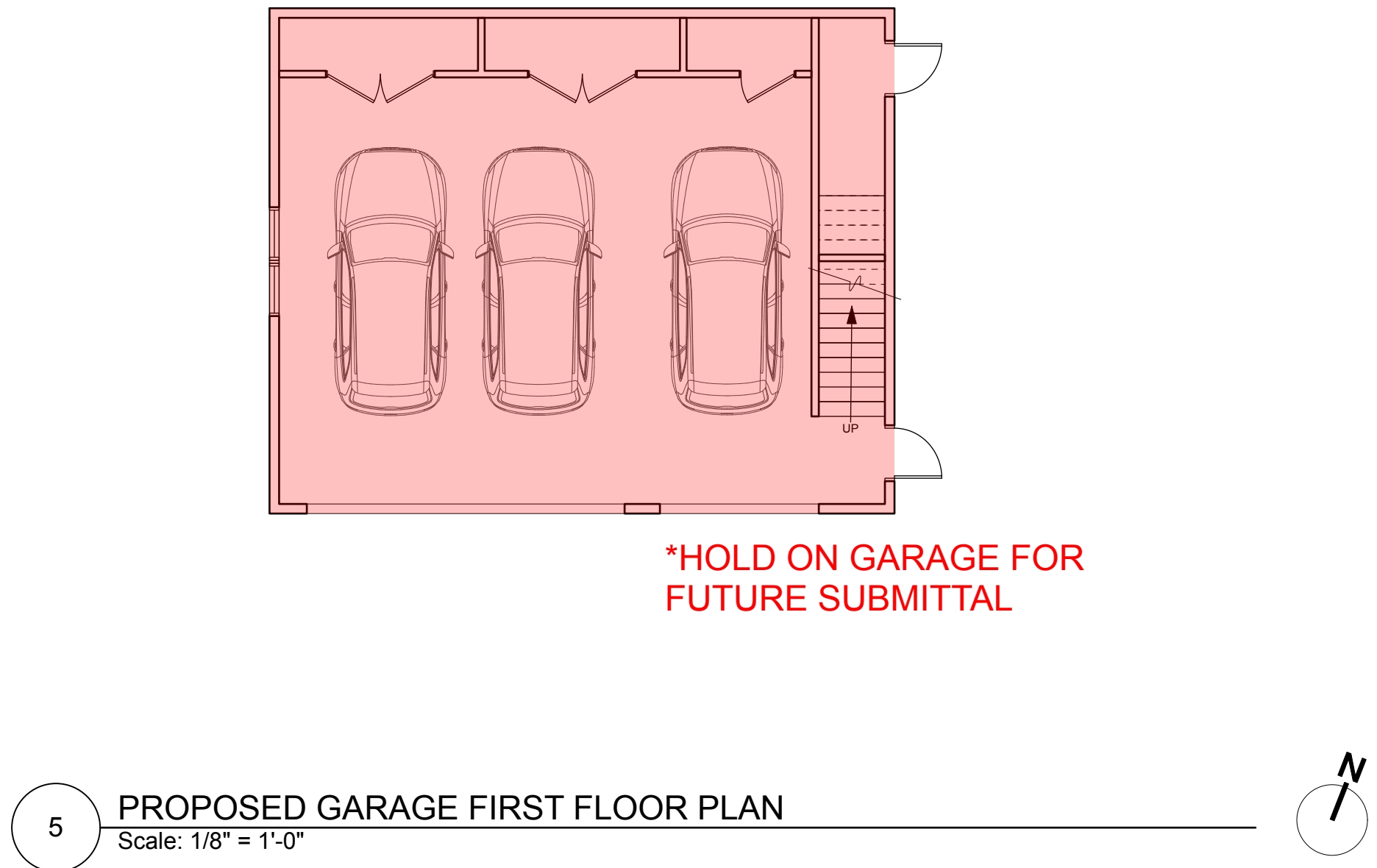
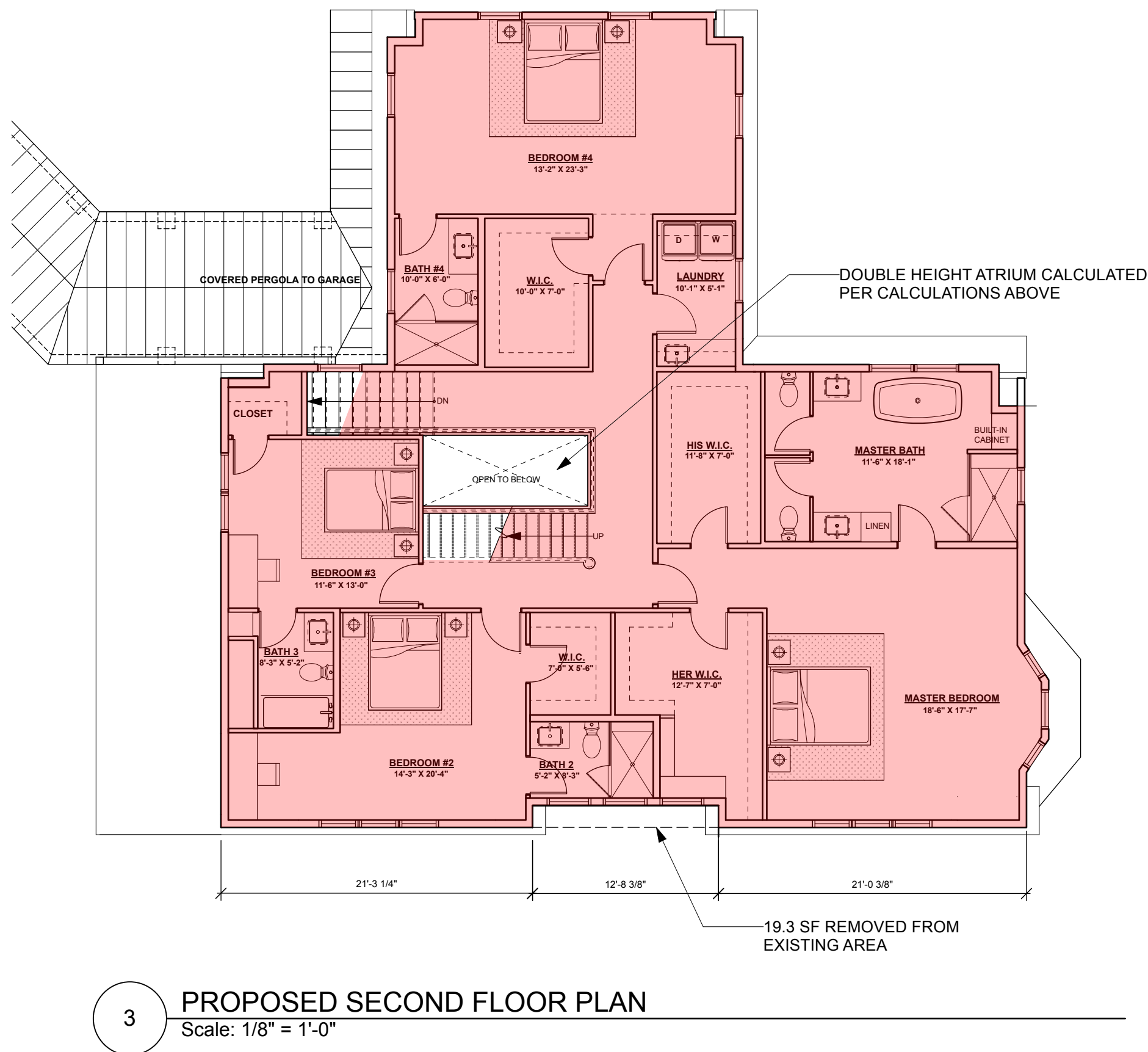
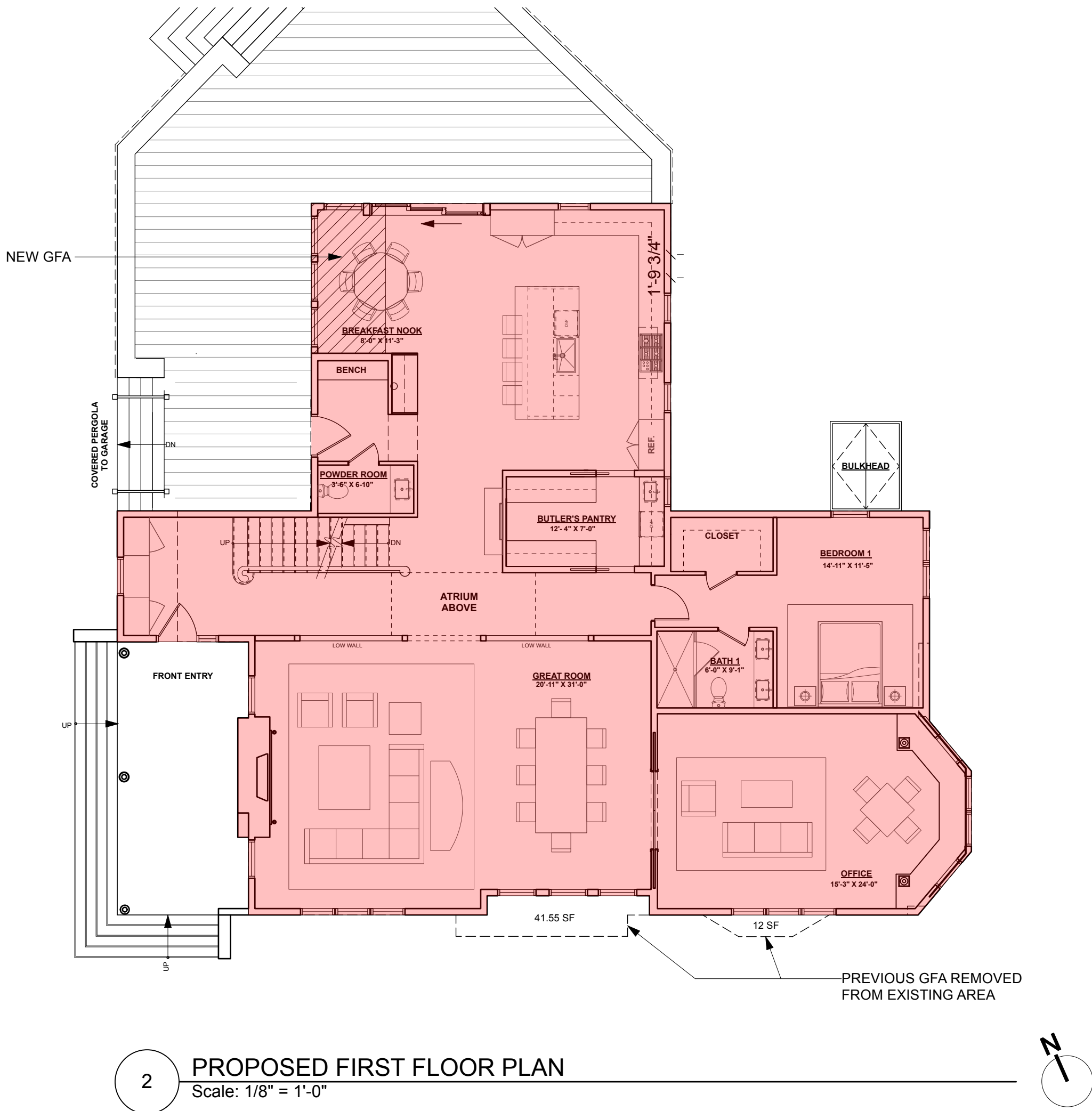
*1 NOTE: BASED ON CHIEF ZONING CODE OFFICIAL REVIEW, DWELLING BUILT BEFORE DECEMBER 27,1922, DETACHED ACCESSORY BUILDING USING AS GARAGE CAN BE EXEMPTED FROM THE LOT COVERAGE CALCULATION.

ZONING OVERVIEW	
ZONING OVERVIEW	
LAND USE	SINGLE RESIDENCE 1 (SR3)
PROPOSED USE	SINGLE FAMILY
LOT AREA	± 21,392 SF

SQUARE FOOTAGE		
	EXISTING	PROPOSED
GROSS FLOOR AREA	8,807 SF	8,807 SF
SQUARE FOOTAGE BREAKDOWN		
	EXISTING	PROPOSED
FIRST FLOOR AREA	2,395 SF + 32SF (atrium)*= 2427sf	2,430 +143SF (atrium)*= 2,573sf
SECOND FLOOR AREA	2,285 SF	2,211 SF
ATTIC AREA	1,212 SF	1,126 SF
BASEMENT AREA	2,356 SF (2356SF X 0.5 = 1,178SF)*1	2,374 SF (2,374SF X 0.5 = 1,187SF)*1
DETACHED GARAGE	1,008 SF	1,008 SF
DETACHED GARAGE SECOND FLOOR	697 SF	697 SF
SHED AREA	510 SF (NOT INCLUDED)	NOT APPLICABLE

* NOTE: ATRIA, OPEN WELLS AND OTHER VERTICAL OPEN SPACES ARE CALCULATED BY MUTIPLYING THE FLOOR LEVEL AREA OF SUCH SPACE BY A FACTOR EQUAL TO THE AVERAGE HEIGHT IN FEET DIVIDED BY 10. (PROPOSED CALCULATION: 26.5'/10 X 54SF=143SF)

*1 NOTE: (SECTION1.5.5.) FOR PURPOSES OF CALCULATING GROSS FLOOR AREA, ANY CELLAR, CRAWL SPACE, BASEMENT OR OTHER ENCLOSED AREA LYING DIRECTLY BELOW A FIRST STORY IN A RESIDENTIAL STRUCTURE SHALL BE CALCULATED AT 50% OF THE FLOOR AREA OF MASS BELOW THE FIRST STORY.



156 HIGHLAND ST
WEST NEWTON, MA 02465

ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE CITY OF NEWTON AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF NEWTON AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:
PERMIT / REVIEW

SOUSA design
Architects

81 Boylston Street, 2nd Floor
Boston, MA 02116
617 - 879 - 9100
www.sousadesign.com



Job #: 202466

Drawn by: Ckd by:

Date: 3.11.2025

Revisions

0	REVIEW ONLY	2.11.25
1	DEMO CLARIFICATION	3.11.25
2	GARAGE AREA REVISION	4.15.25
3	SF CLARIFICATION	4.29.25

ZONING
SUMMARY

SP-121