

NOTES

1. VERTICAL DATUM IS NAVD88
2. ALL DIMENSIONS TO STRUCTURES ARE TO SIDING UNLESS OTHERWISE NOTED.
3. THE LOCATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, RECORD PLANS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

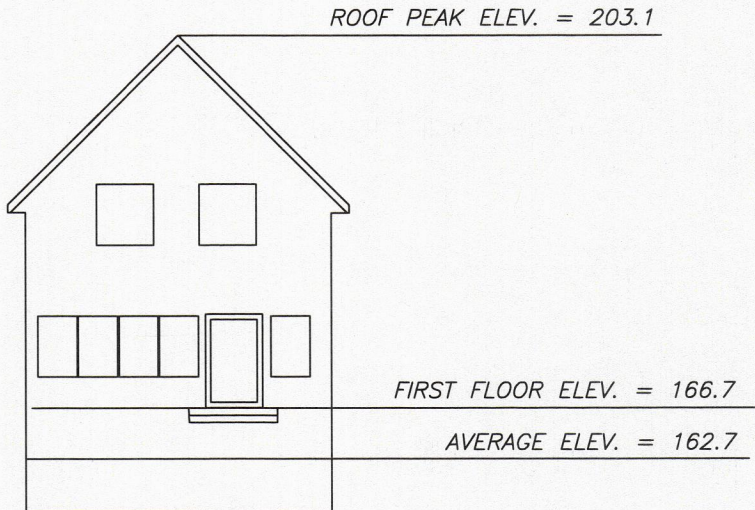
LOT AREA = 11,425

EXISTING LOT COVERAGE: 2,374.29 SQ FT (20.8%)

EXISTING OPEN SPACE: 7,820.8 SQ FT (68.5%)

LEGEND

- PROPERTY LINE
- ABUTTERS
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- O.H.W.
- CONTOUR MAJOR
- CONTOUR MINOR
- FIRE HYDRANT
- ELECTRIC METER
- SEWER MAN HOLE
- UTILITY POLE
- IRON ROD
- IRON PIPE
- STONE BOUND

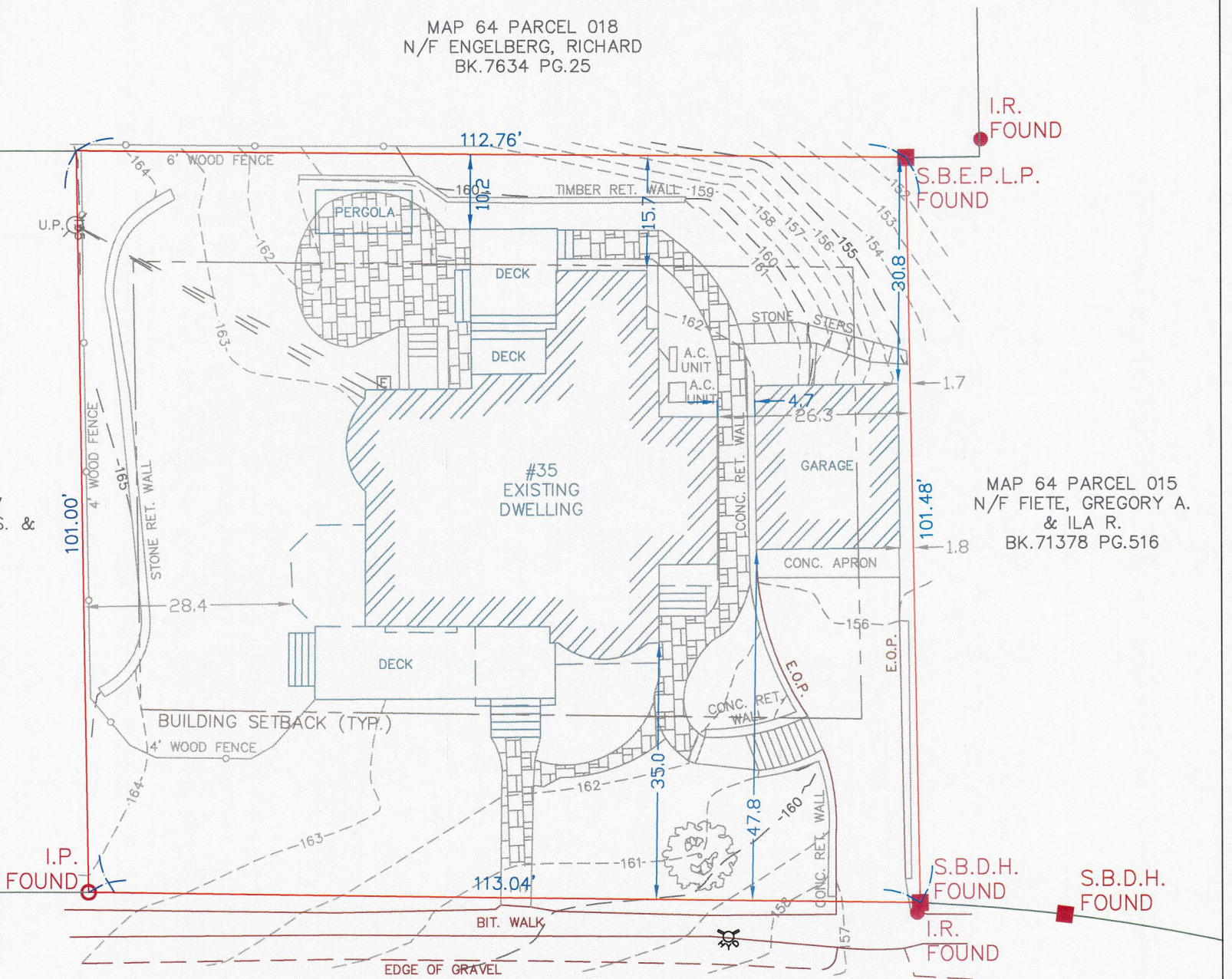


ZONE - SR2
 (BEFORE 12/7/1953)
 MINIMUM AREA = 10,000 SQ FT
 MAX. LOT COVERAGE = 30%
 MIN. OPEN SPACE = 50%
 MINIMUM FRONTAGE = 80'
 FRONT SETBACK = 25'
 SIDE SETBACK = 7.5'
 REAR SETBACK = 15'

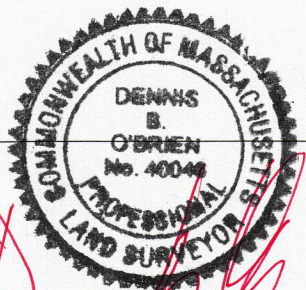
MAP 64 PARCEL 018
 N/F ENGELBERG, RICHARD
 BK.7634 PG.25

MAP 64 PARCEL 017
 N/F NICHOLS, WILLIAM S. &
 JENNIFER M.
 BK.17771 PG.587

MAP 64 PARCEL 015
 N/F FIETE, GREGORY A.
 & ILA R.
 BK.71378 PG.516



BRACEBRIDGE ROAD



Dennis O'Brien P.L.S.

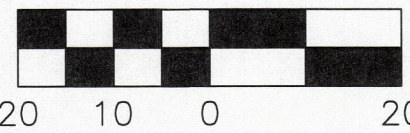
DEED REFERENCE, BK: 26462 PG:064

D. O'BRIEN
 LAND SURVEYING
 480 WEST CENTRAL ST. EST 1996
 FRANKLIN, MA 02038 508-541-0048

EXISTING CONDITIONS PLAN

35 BRACEBRIDGE ROAD
 NEWTON, MA MIDDLESEX COUNTY

SCALE: 1:20'	DATE: 5/02/2022	REVISED: 7/15/2022	DRAWN BY: J.A.A.	CHECKED BY: D.O.
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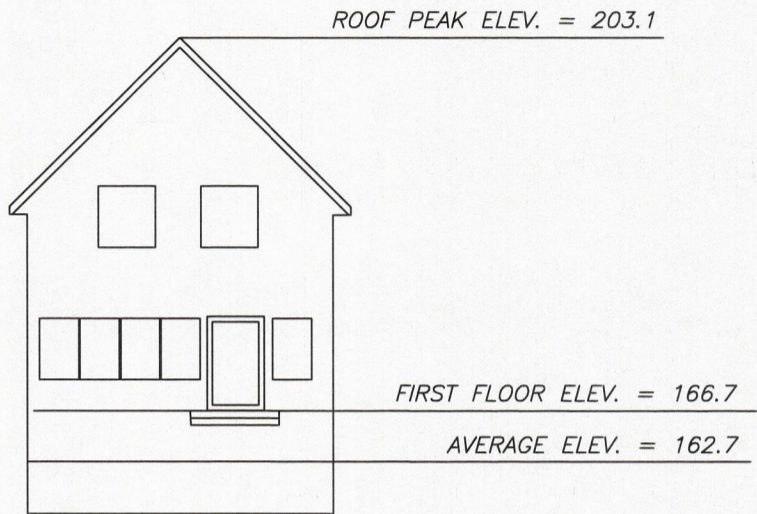
LOT AREA = 11,425

EXISTING LOT COVERAGE: 2,374.29 SQ FT (20.8%)
PROPOSED LOT COVERAGE: 2,600.89 SQ FT (22.8%)

EXISTING OPEN SPACE: 7,820.8 SQ FT (68.5%)
PROPOSED OPEN SPACE: 7,594.2 SQ FT (66.5%)

LEGEND

- PROPERTY LINE
- ABUTTERS
- EDGE OF PAVEMENT
- - - - - EDGE OF GRAVEL
- O.H.W.
- 100—— CONTOUR MAJOR
- - - - -99- - - CONTOUR MINOR
- FIRE HYDRANT
- ELECTRIC METER
- SEWER MAN HOLE
- UTILITY POLE
- IRON ROD
- IRON PIPE
- STONE BOUND

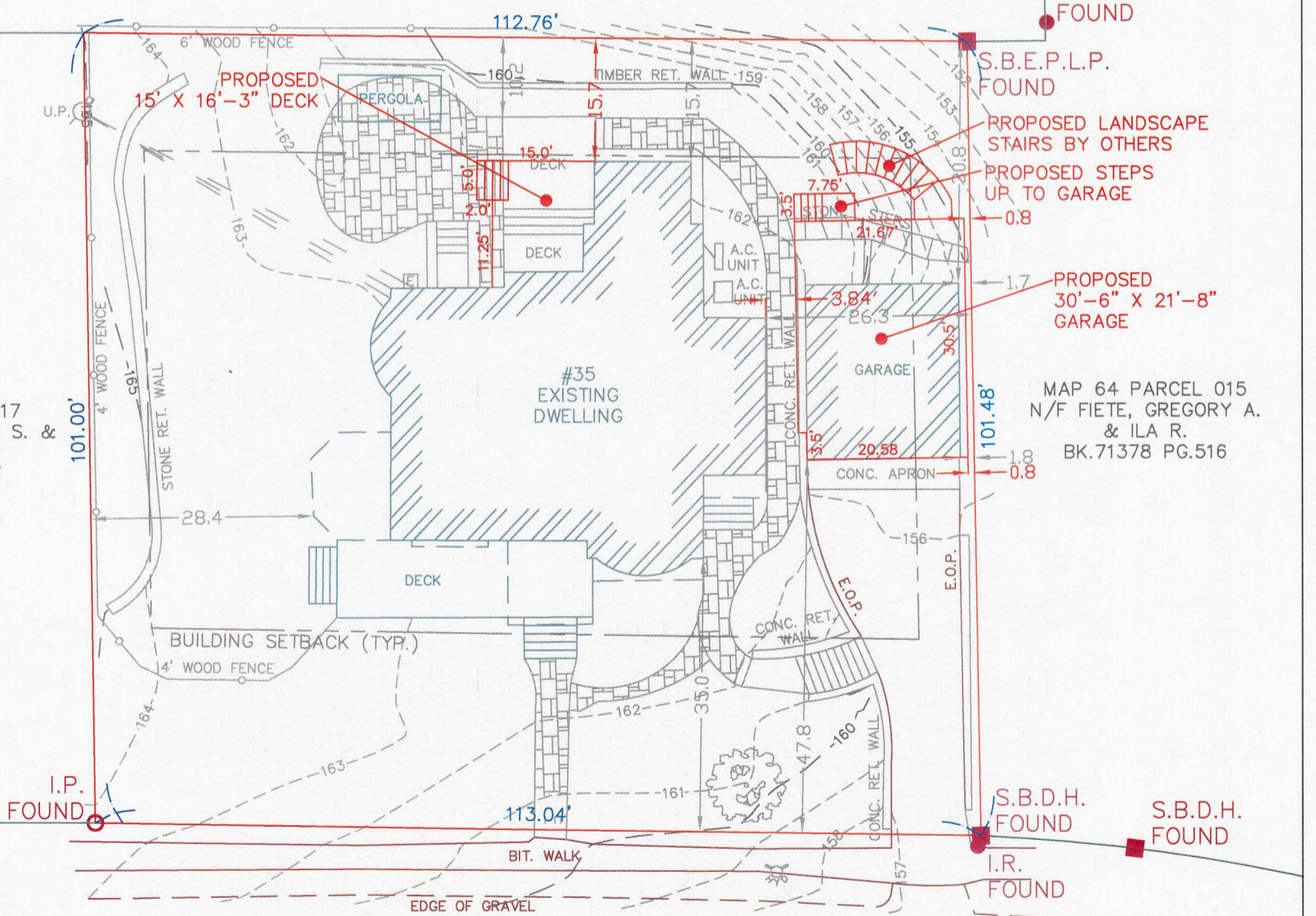


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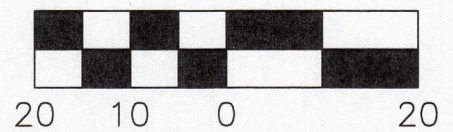
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BRACEBRIDGE ROAD



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 P.L.S.

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 LAND SURVEYING
 EST 1996
 480 WEST CENTRAL ST.
 FRANKLIN, MA 02038 508-541-0048

PROPOSED ADDITION PLAN

35 BRACEBRIDGE ROAD
 NEWTON, MA MIDDLESEX COUNTY

SCALE: 1:20'	DATE: 3/23/2022	REVISED: 7/15/2022	DRAWN BY: J.A.A.	CHECKED BY: D.O.
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