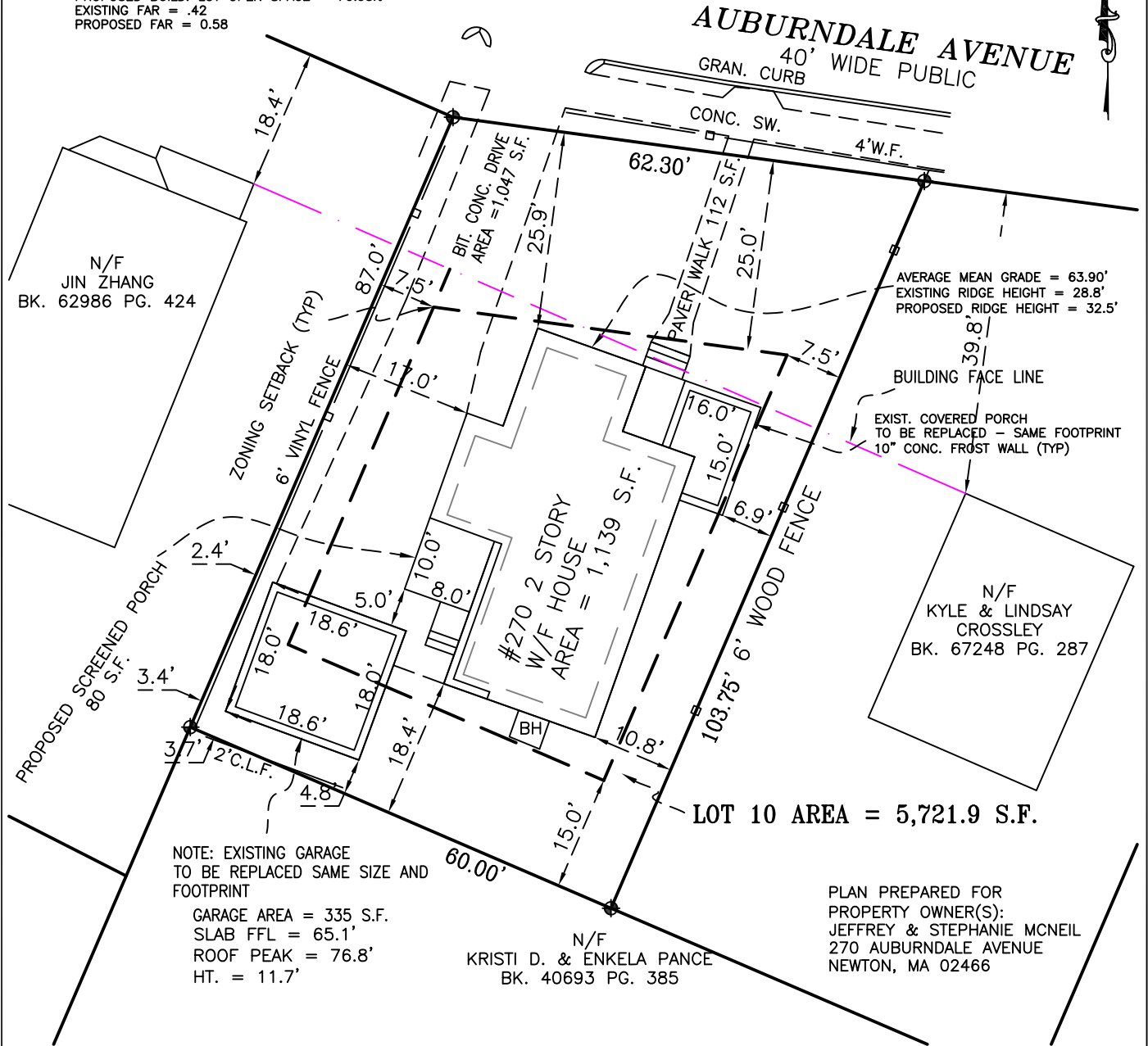


TABLE OF AREAS:  
 MAX. BUILDING LOT COVERAGE - EXISTING:  
 LOT = 5,721.9 S.F.  
 HOUSE = 1,139 S.F.  
 PORCH = 108 S.F.  
 GARAGE = 335 S.F. PROP. 335 S.F.  
 TOTAL BUILDING = 1,582 S.F.  
 EXIST LOT COVERAGE = 1582 / 5721.9 = 27.65%  
 EXISTING OPEN SPACE = 72.35%  
 PROPOSED BULD. LOT COVERAGE 1662 / 5721.9 = 29.05%  
 PROPOSED BULD. LOT OPEN SPACE = 70.95%  
 EXISTING FAR = .42  
 PROPOSED FAR = 0.58

MINIMUM AMOUNT OF OPEN SPACE: REQ: = 50%  
 EXISTING:  
 DRIVEWAY = 1,047 S.F.  
 FRONT WALK = 112 S.F.  
 TOTAL IMP. COV. = 1,159 S.F.  
 TOTAL COV. SPACE = 1582 + 1159 = 2,741  
 2741 / 5721.9 = 47.90%  
 TOTAL OPEN SPACE = 52.1%  
 PROPOSED OPEN SPACE: 1662 + 1159 = 2821 / 5721.9 = 49.3%  
 TOTAL PROPOSED OPEN SPACE = 50.7%



ASSESSORS MAP - MAP 44029 LOT 0013  
 ZONING DISTRICT: SINGLE RES. 3  
 FRONT YARD SETBACK = 25.0'  
 SIDE YARD = 7.5' REAR YARD = 15.0'  
 BUILD HEIGHT = 36' MAX. STORIES = 2.5  
 MAX. BUILDING LOT COVERAGE = 30%  
 MIN. AMOUNT OF OPEN SPACE = 50%  
 FAR = .45

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**PROPOSED**

PLOT PLAN OF LAND IN  
**NEWTON, MASS**

SCALE: 1"=20'

DATE: 09/02/2022

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PLAN 22 OF 1920

RECORDED @ MIDDLESEX COUNTY REGISTRY OF DEEDS