

EXISTING AVERAGE GRADE =

[192.4+192.3/2]28.6+
(192.3+192.8/2)31.5+
(192.8+195.7/2)28.6+
(195.7+195.8/2)31.5]/ 120.2=193.75

PROPOSED AVERAGE GRADE =

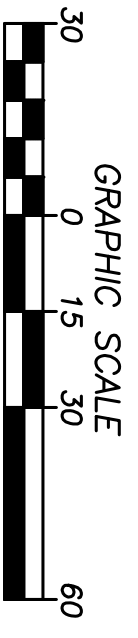
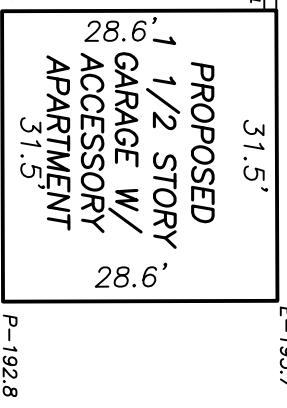
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**ZONING INFORMATION: SINGLE RESIDENCE 2 (SR2)**

REQUIRED	CURRENT	PROPOSED
MINIMUM LOT AREA	10,000 SF	22,637 SF
MINIMUM LOT FRONTAGE	80 FEET	120.00 FEET
MINIMUM FRONT SETBACK	25 FEET	28.1 FEET
MINIMUM SIDE YARD	7.5 FEET	37.5 FEET
MINIMUM REAR YARD	15 FEET	23.5 FEET
MINIMUM BUILDING HEIGHT	35 FEET	NO CHANGE PROPOSED
MAXIMUM BUILDING HEIGHT	2 1/2 STORY	2 1/2 STORY
ACCESSORY STRUCTURE INFORMATION*		
MINIMUM FRONT SETBACK	25 FEET	31.4 FEET
MINIMUM SIDE YARD	7.5 FEET	148.8 FEET
MINIMUM REAR YARD	15 FEET	17.0 FEET
MAXIMUM BUILDING HEIGHT	22 FEET	11.8 FEET
MAXIMUM BUILDING HEIGHT	1 1/2 STORY	19.9 FEET(SEE DETAIL)
MAXIMUM BUILDING COVERAGE	30%	11.6%
MINIMUM OPEN SPACE	50%	78.96%
MINIMUM OPEN SPACE	4000 SF	17,874 SF

\*ACCESSORY STRUCTURE MAY REQUIRE ZBA APPROVAL AS ALL SETBACK REQUIREMENTS ARE NOT MET.

\*\*PROPOSED INCREASED IMPERVIOUS IS 271 SF. WHICH IS 1.2% OF THE PARCEL



REVISSED: MAY 13, 2020  
 REVISED: APRIL 22, 2020  
 REVISED: APRIL 20, 2020

JOB NO. 110-19

**CERTIFIED PLOT PLAN**  
**SHOWING PROPOSED GARAGE ADDITION**  
**FOR ACCESSORY APARTMENT**  
**449 COMMONWEALTH AVENUE**  
**NEWTON, MASS.**

Field Resources, Inc.  
 LAND SURVEYORS

APRIL 8, 2020 SCALE 1"=30'  
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