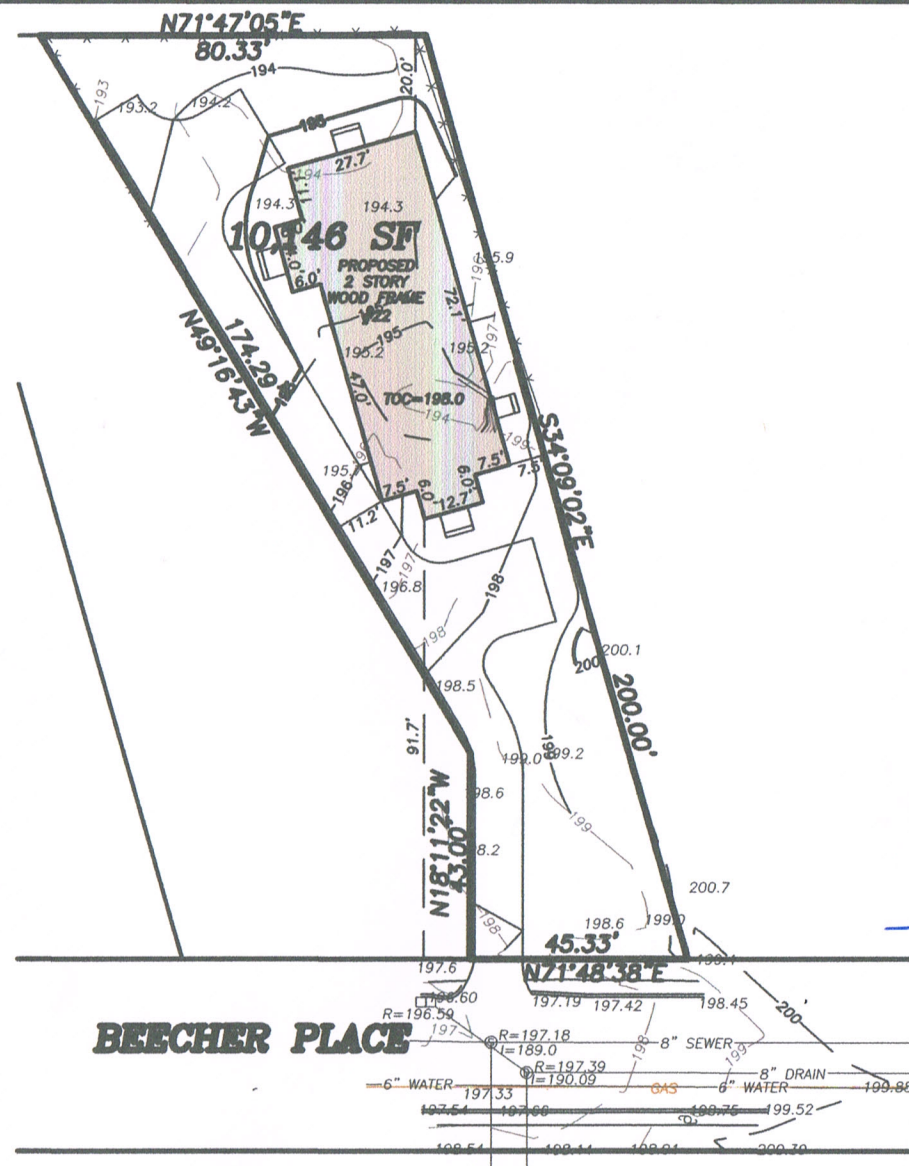


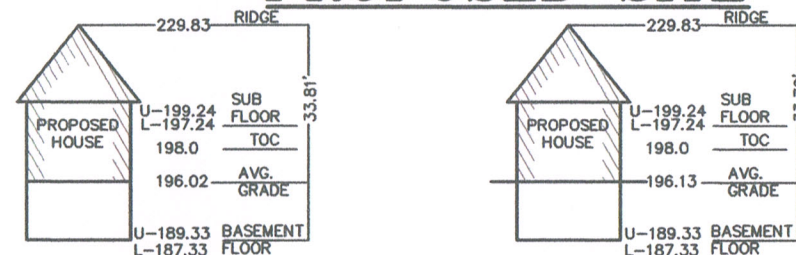
EXISTING SITE



PROPOSED SITE

ZONING INFORMATION: MULTI RESIDENCE 1 (MR1)

	REQUIRED	ACTUAL	PROPOSED
MINIMUM LOT AREA	7,000 SF	10,146 SF	10,146 SF
MINIMUM LOT FRONTAGE	70 FEET	45.33 FEET	45.33 FEET
MINIMUM FRONT SETBACK	25 FEET	44.3 FEET	91.7 FEET
MINIMUM SIDE YARD	7.5 FEET	2.1 FEET	7.5 FEET
MINIMUM REAR YARD	15 FEET	71.8 FEET	20.0 FEET
MAXIMUM BUILDING COVERAGE	30%	17.0%	21.2%
MAXIMUM BUILDING HEIGHT	36 FEET		33.81' (SEE DETAIL)
MAXIMUM BUILDING HEIGHT	2 1/2 STY.	2 STY.	2 1/2 STY
MINIMUM OPEN SPACE	50%	65.8%	50.7%
MINIMUM OPEN SPACE	4000 SF	6,671 SF	5,141 SF
MAXIMUM FAR	0.48		

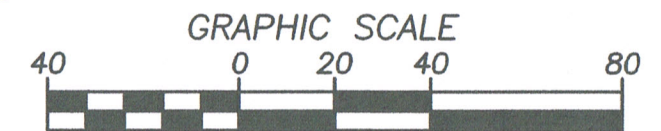
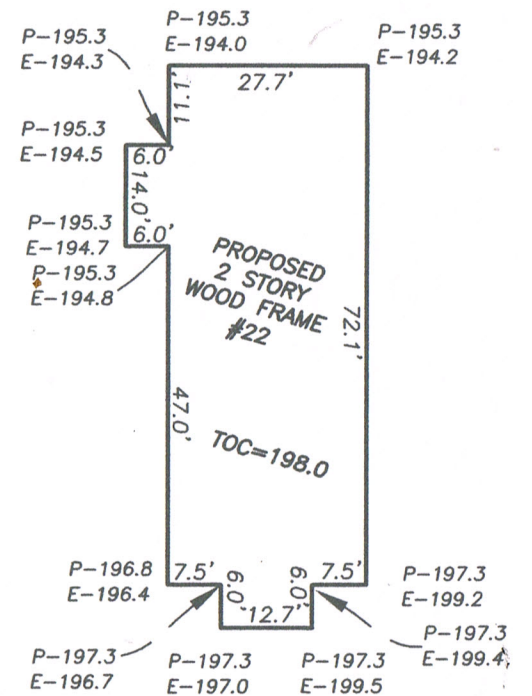
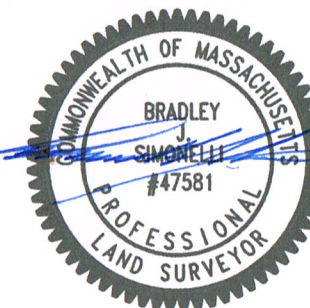


EXISTING AVERAGE GRADE =
 [(197.0+196.7/2)6.0+
 (196.7+196.4/2)7.5+
 (196.4+194.8/2)47.0+
 (194.8+194.7/2)6.0+
 (194.7+194.5/2)14.0+
 (194.5+194.3/2)6.0+
 (194.3+194.0/2)11.1+
 (194.0+194.2/2)27.7+
 (194.2+199.2/2)72.1+
 (199.2+199.4/2)7.5+
 (199.4+199.4/2)6.0+
 (199.4+197.0/2)12.7]/ 223.6=196.02

199.24 (SUBFLOOR) - 196.02 (AVG. GRADE) = 3.22'

PROPOSED AVERAGE GRADE =
 [(197.3+197.3/2)6.0+
 (197.3+196.8/2)7.5+
 (196.8+195.3/2)47.0+
 (195.3+195.3/2)6.0+
 (195.3+195.3/2)14.0+
 (195.3+195.3/2)6.0+
 (195.3+195.3/2)11.1+
 (195.3+195.3/2)27.7+
 (195.3+197.3/2)72.1+
 (197.3+197.3/2)7.5+
 (197.3+197.3/2)6.0+
 (197.3+197.3/2)12.7]/ 223.6=196.13

199.24 (SUBFLOOR) - 196.13 (AVG. GRADE) = 3.11'



**CERTIFIED PLOT PLAN
 SHOWING EXISTING AND PROPOSED
 22 BEECHER PLACE
 NEWTON, MASS.**

Field Resources, Inc.
 LAND SURVEYORS

OCTOBER 20, 2017 SCALE 1"=40'
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