

**NOTES:**

ALL OFFSETS & DIMENSIONS TO THE EXISTING STRUCTURE ARE TO THE SIDING.  
 ALL OFFSETS & DIMENSIONS TO THE PROPOSED STRUCTURE ARE TO THE FOUNDATION.  
 CB=CATCHBASIN  
 WG=WATER GATE  
 EM=ELECTRIC METER  
 OHW=OVERHEAD WIRES

# 44 BILLINGS PARK

**LEGEND:**

- = IRON ROD - FOUND
- = STONE BOUND WITH DRILL HOLE - FOUND

**NOTE "A":**

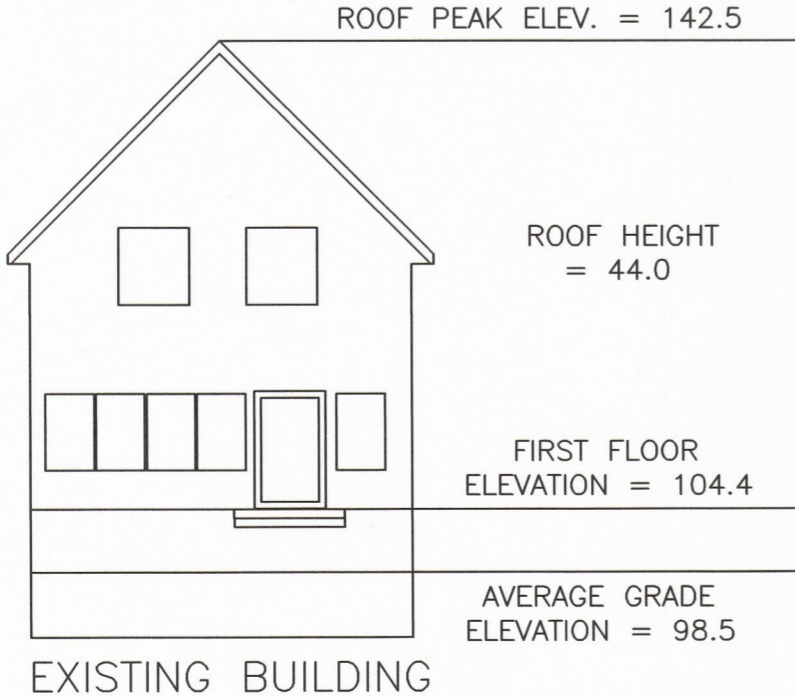
THE EXISTING GARAGE IS TO BE REMOVED AND REPLACED WITH A NEW ENLARGED GARAGE.

LOT AREA = 8,288 S.F.

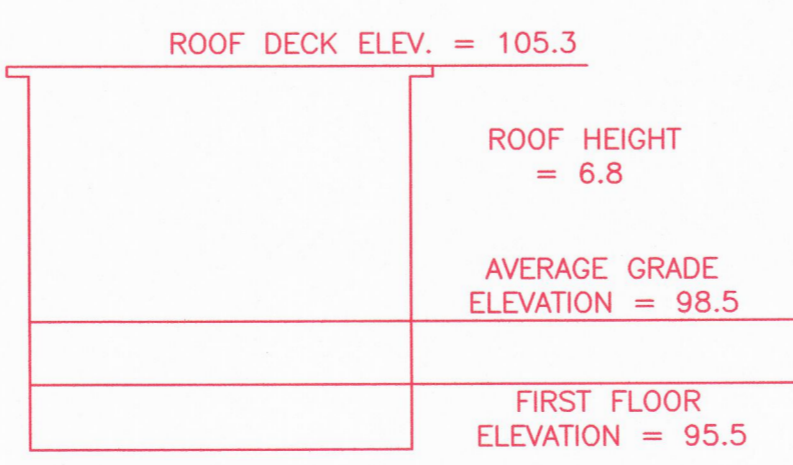
CITY OF NEWTON ZONING DIMENSIONAL REGULATIONS  
 ZONE: SINGLE RESIDENCE 2

LOT AREA: 15,000 S.F.  
 LOT FRONTAGE: 80'  
 FRONT YARD SETBACK: 25'  
 SIDE YARD SETBACK: 7.5'  
 REAR YARD SETBACK: 15'  
 MAX. LOT COVERAGE: 30%  
 MAX. OPEN SPACE: 50%

**BILLINGS PARK**



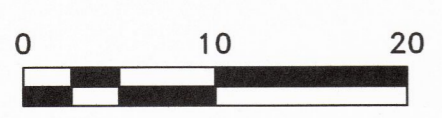
EXISTING BUILDING



PROPOSED GARAGE/ ADDITION

EXISTING LOT COVERAGE = (23.8%) 1,977.1 S.F.  
 EXISTING OPEN SPACE = (65.1%) 5,397.4 S.F.  
 PROPOSED LOT COVERAGE = (25.6%) 2,127.6 S.F.  
 PROPOSED OPEN SPACE = (61.2%) 5,069.5 S.F.

LOT AREA = 8,288 S.F.



Professional seal and signature of Dennis O'Brien, P.L.S.

D. O'BRIEN LAND SURVEYING  
 31 HAYWARD STREET UNIT 3-G, EST. 1996  
 FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED GARAGE/ ADDITION 48 BILLINGS PARK NEWTON, MA MIDDLESEX COUNTY				
SCALE: 1:10	DATE: 8/17/2018	REVISED: 10/9/2018	DRAWN BY: W.M.N.	CHECKED BY: D.O.