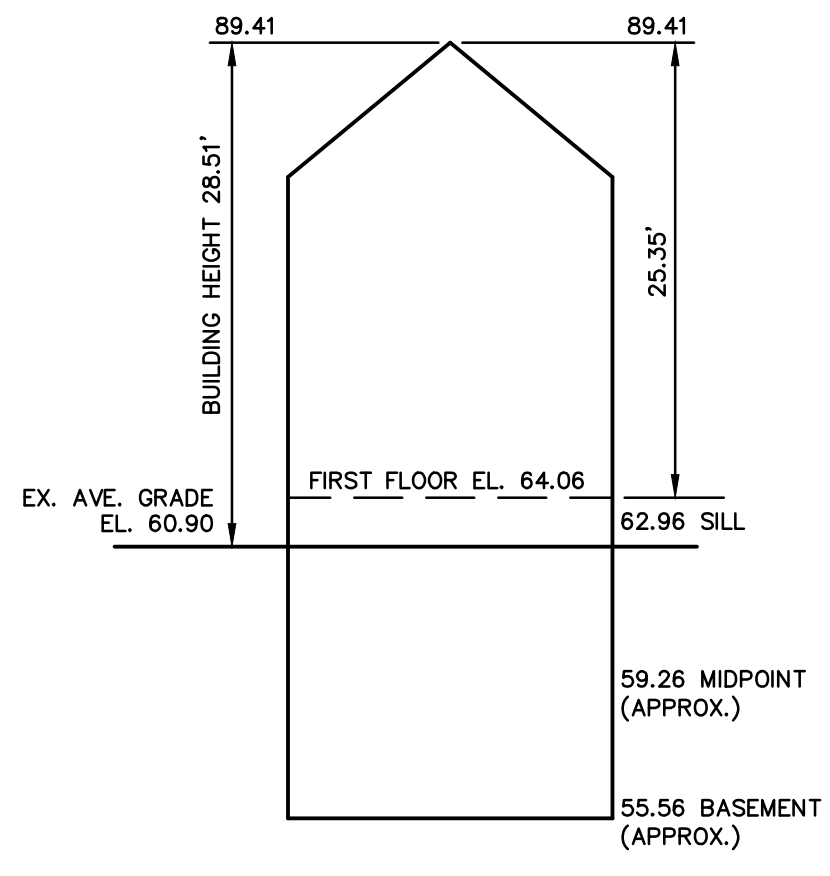


214113p04.dwg (2/2014)

**LEGEND**

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE S81°56'34"E 116.23'
- CONTOUR - 70 -
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE S
- DRAIN LINE D
- WATER LINE W
- GAS LINE G
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22"
- CONIFEROUS TREE CON. 12"



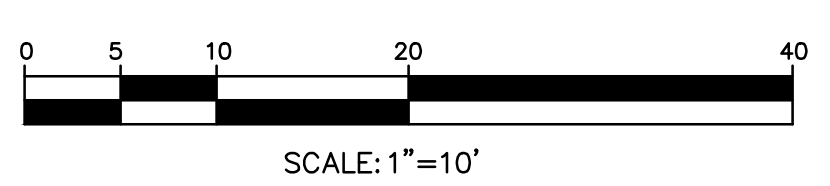
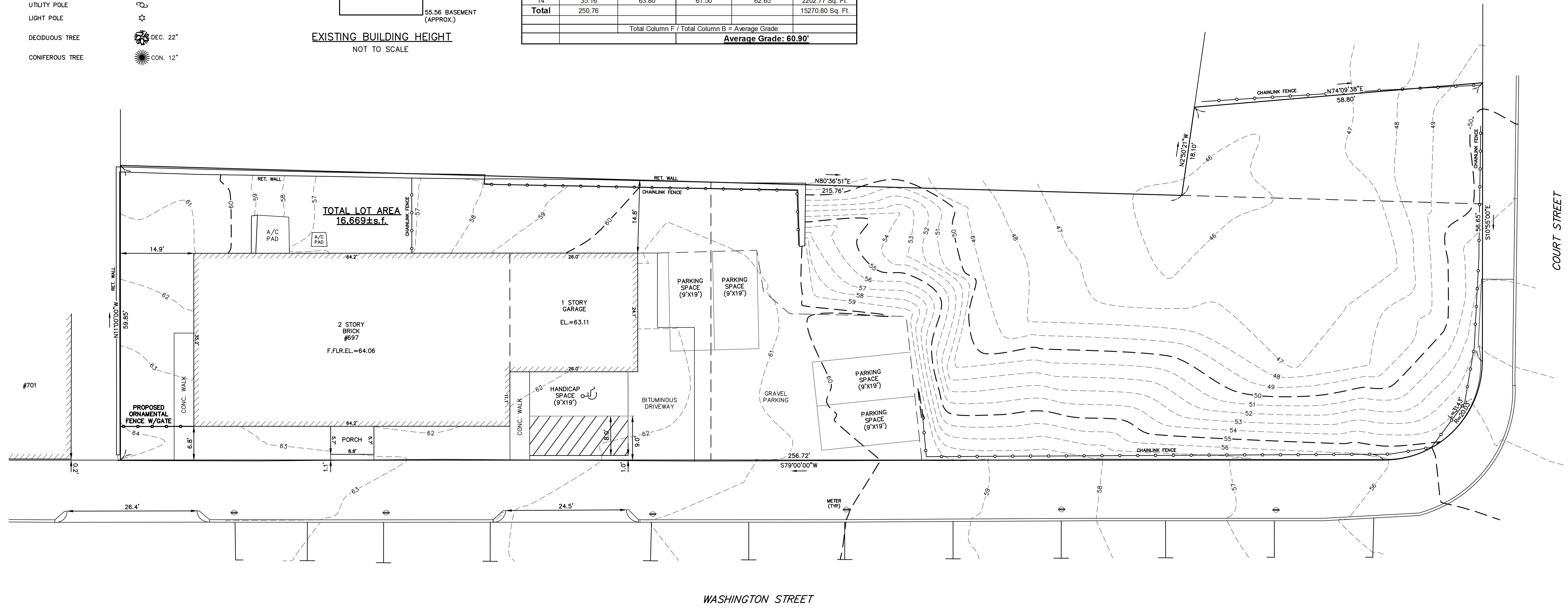
**EXISTING BUILDING HEIGHT**  
NOT TO SCALE

Address: #697 Washington Street

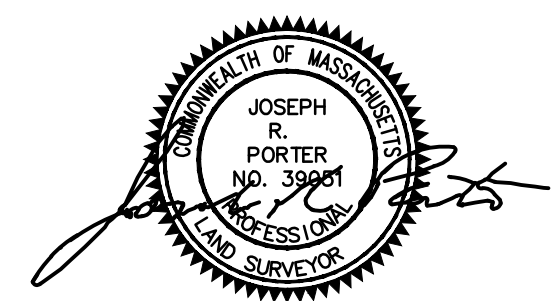
Length Weighted Mean Existing Average Grade Calculation					
A	B	C	D	E	F
Segment	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE
1	9.57	63.70	63.00	63.35	606.26 Sq. Ft.
2	27.03	63.00	62.00	62.50	1689.38 Sq. Ft.
3	17.76	62.00	62.00	62.00	1101.12 Sq. Ft.
4	9.88	62.40	62.00	62.20	614.54 Sq. Ft.
5	3.98	62.40	62.00	62.20	247.56 Sq. Ft.
6	7.07	62.00	61.40	61.70	436.22 Sq. Ft.
7	11.90	62.00	61.40	61.70	734.23 Sq. Ft.
8	14.08	62.70	62.00	62.35	877.89 Sq. Ft.
9	8.76	62.30	62.00	62.15	544.43 Sq. Ft.
10	15.35	62.00	61.30	61.65	946.33 Sq. Ft.
11	44.96	60.50	57.00	58.75	2641.40 Sq. Ft.
12	20.83	57.00	57.00	57.00	1187.31 Sq. Ft.
13	24.43	61.00	57.00	59.00	1441.37 Sq. Ft.
14	35.16	63.80	61.50	62.65	2202.77 Sq. Ft.
<b>Total</b>	250.76				15270.80 Sq. Ft.

Total Column F / Total Column B = Average Grade  
**Average Grade: 60.90'**

ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE: BU-2	SUBMISSION: EXISTING	
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	16,669±s.f.
LOT FRONTAGE	80.0'	344.80'
FRONT SETBACK	Avg. 5.1'	1.1'
SIDE SETBACK	1/2 bldg.ht.	14.9'
REAR SETBACK	0	14.8'
BUILDING HEIGHT	2 story 24'	28.51'



TOPOGRAPHIC SITE PLAN  
NEWTON, MASSACHUSETTS  
SHOWING PROPOSED CONDITIONS AT  
#697 WASHINGTON STREET  
SCALE: 1in.=10ft. DATE: MARCH 28, 2014



PROJECT: 214113  
**VTP ASSOCIATES**  
INC.

LAND SURVEYORS - CIVIL ENGINEERS. 132  
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