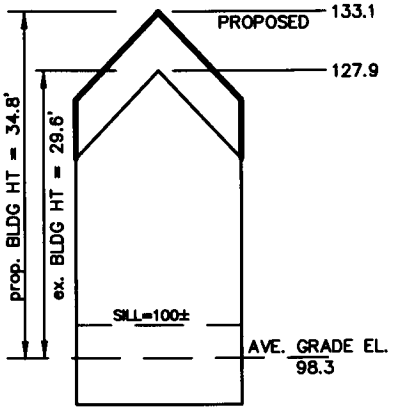
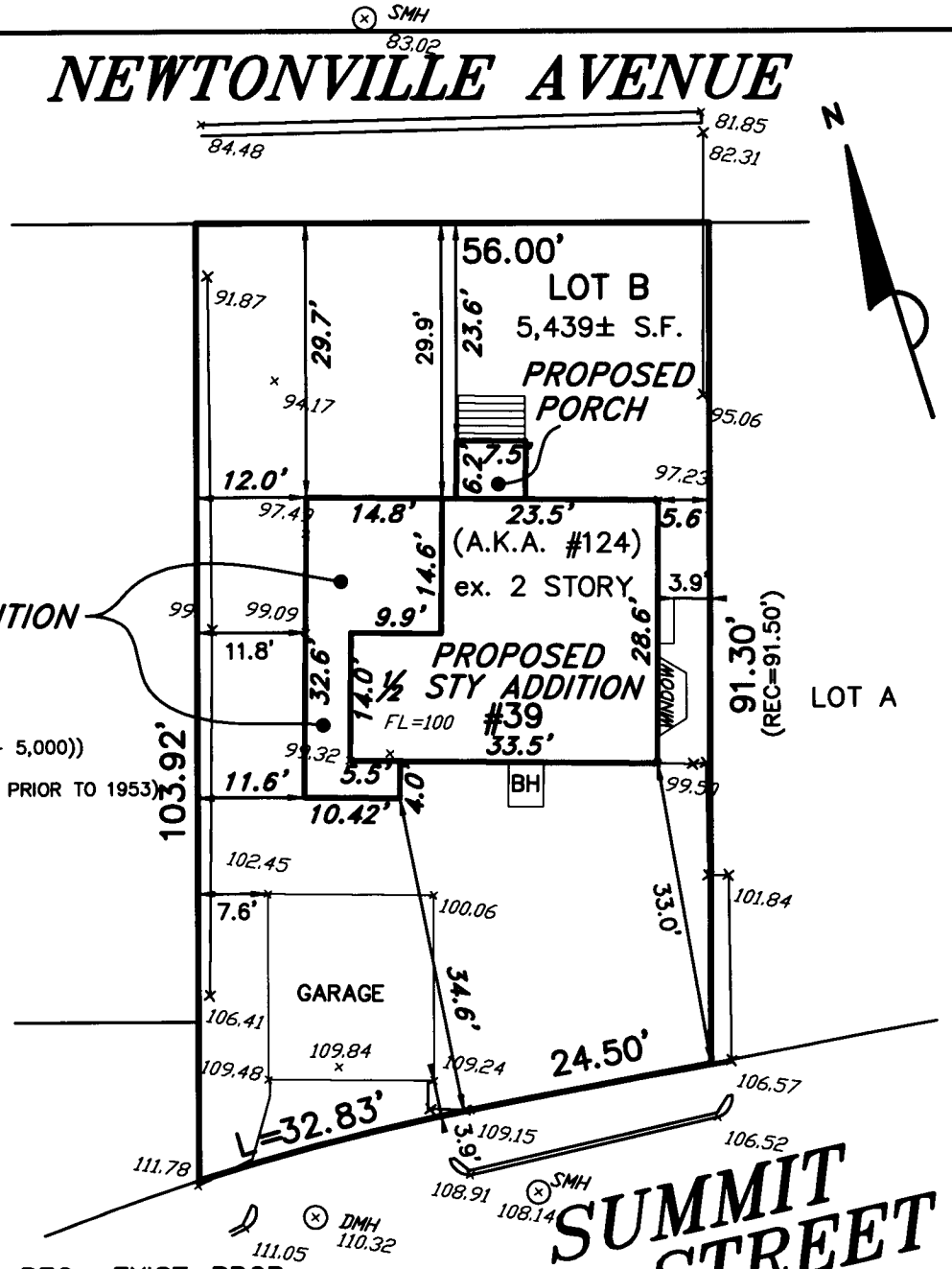
AVERAGE GRADE CALCULATION
(97.49x42.38)+(97.23x32.14)+(99.5x33.54)+
(100x41.2)+(98.3x30.0)+(95.6x30.5)
PERIMETER=137.61 AVERAGE GRADE=98.3



BUILDING HEIGHT
NOT TO SCALE



F.A.R. INFORMATION *

LOT AREA: 5,439 S.F.
ZONE: SR-2
FAR FOR LOT: 0.46 – (0.000015 (5,439 – 5,000))
= 0.453 + 0.02 = 0.4734 MAX
(0.02 ADDITIONAL ALLOWABLE DUE TO LOT PRIOR TO 1953)

EXISTING S.F. AREAS BY FLOOR:
1st FLOOR = 973
2nd FLOOR = 768
GARAGE = 365
TOTAL EXISTING FAR = 2,106 S.F.

PROPOSED S.F. AREAS BY FLOOR:
1st FLOOR 1140
2nd FLOOR = 1056
ATTIC (5' AND ABOVE) = 605
GARAGE = 365
TOTAL PROPOSED FAR AREA = 3,166 S.F.

FAR FOR EXISTING: 2106/5439 = 0.387

FAR FOR PROPOSED: 3166/5439 = 0.583

*PER ARCHITECT

ZONING DISTRICT: SR-2

	REQ.	EXIST.	PROP.
FRONT S/B (SUMMIT):	25'	33.0'	34.6'
FRONT S/B (NEWTONVILLE):	25'	23.5'	23.6'
SIDE SETBACK	7.5'	3.9'	11.6'
MAX. LOT COVERAGE:	30%	28.7%	29.1%
MIN. OPEN SPACE:	50%	69.1%	68.7%

NOTE: THIS LOT WAS CREATED MAY 10, 1900.

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

COMMONWEALTH OF MASSACHUSETTS
SCOTT C. LYNCH
NO. 51636
PROFESSIONAL LAND SURVEYOR

Scott Lynch 3/19/18

SCOTT LYNCH, PLS DATE

OWNER: VANESSA LIPSCHITZ
DEED BOOK 58113 PAGE 407

PROPOSED PLOT PLAN
#39 SUMMIT STREET
IN
NEWTON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' DATE: 2/26/2018

0 20 40 60 ft

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
5454PP1.DWG