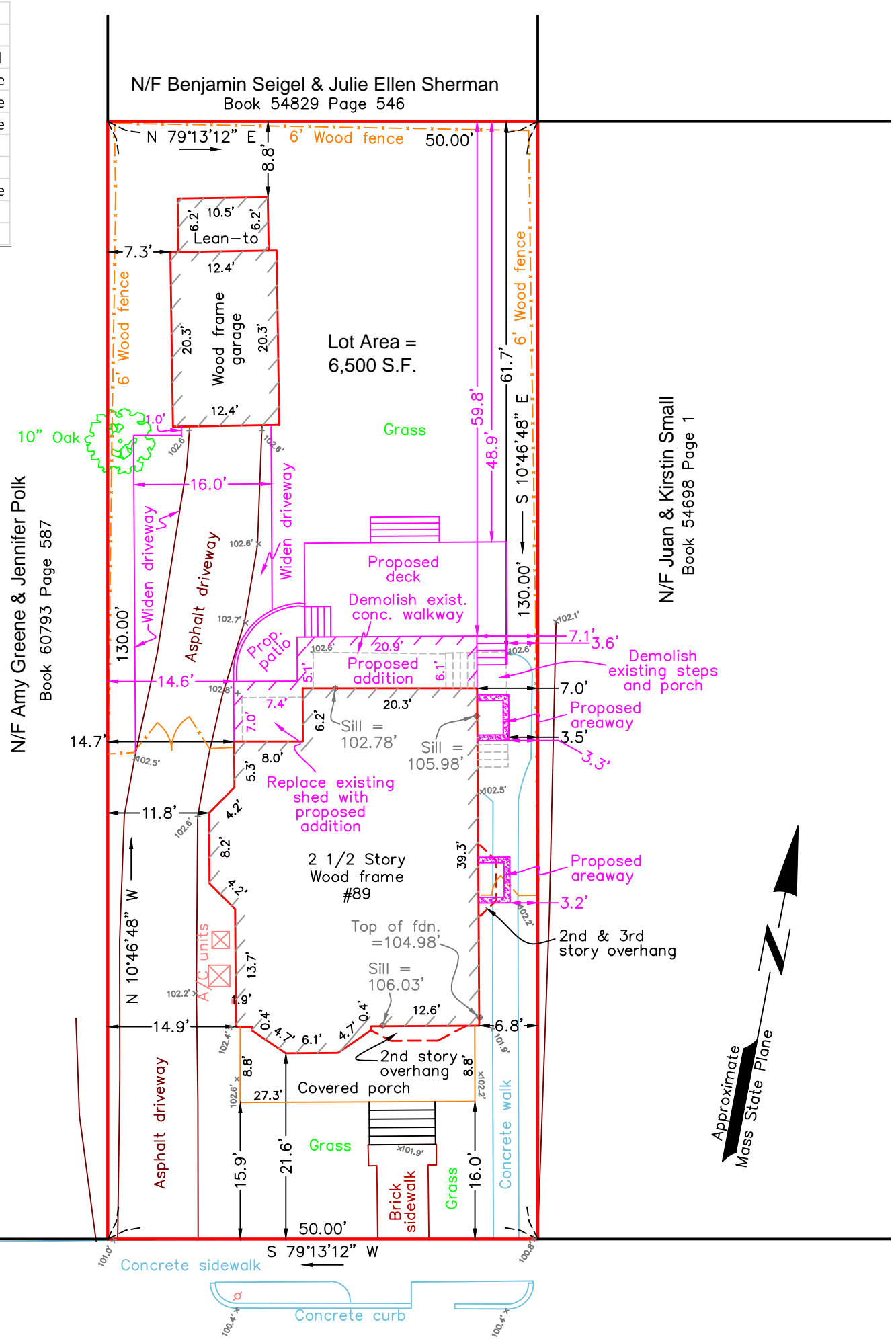


Zoning Calculations			
District: SR-2, lot created before 12/7/1953			
	Required	Existing	Proposed
Lot Area	10,000	6,500	No change
Frontage	80	50.0	No change
Front setback	25	15.9	No change
Side setback	7.5	3.5	3.6
Rear setback	15	61.7	48.9
Bld. height	36	37.80	No change
Max. lot coverage	30%	26.4%	28.5%
Min. open space	50%	60.0%	51.6%



Erie Avenue

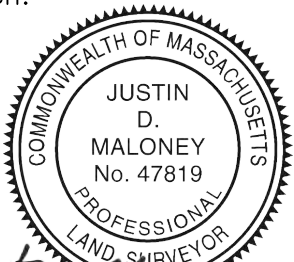
Public Use - 40' Wide

- Legend**
- Proposed changes
 - - - Feature to be demolished
 - Existing building
 - x29.3' Existing spot elevation



Sheet 1 of 2

In my professional opinion, I certify to Tira Khan, Daniel Winston and the City of Newton that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0554E Dated: June 4, 2010 and that the location of the building is as shown hereon.



PROFESSIONAL LAND SURVEYOR

DATE: 11/10/14

Proposed Plan of Land

in

Newton, Massachusetts

Prepared For: Tira Khan & Daniel Winston

Scale: 1" = 15'

Date: September 23, 2014



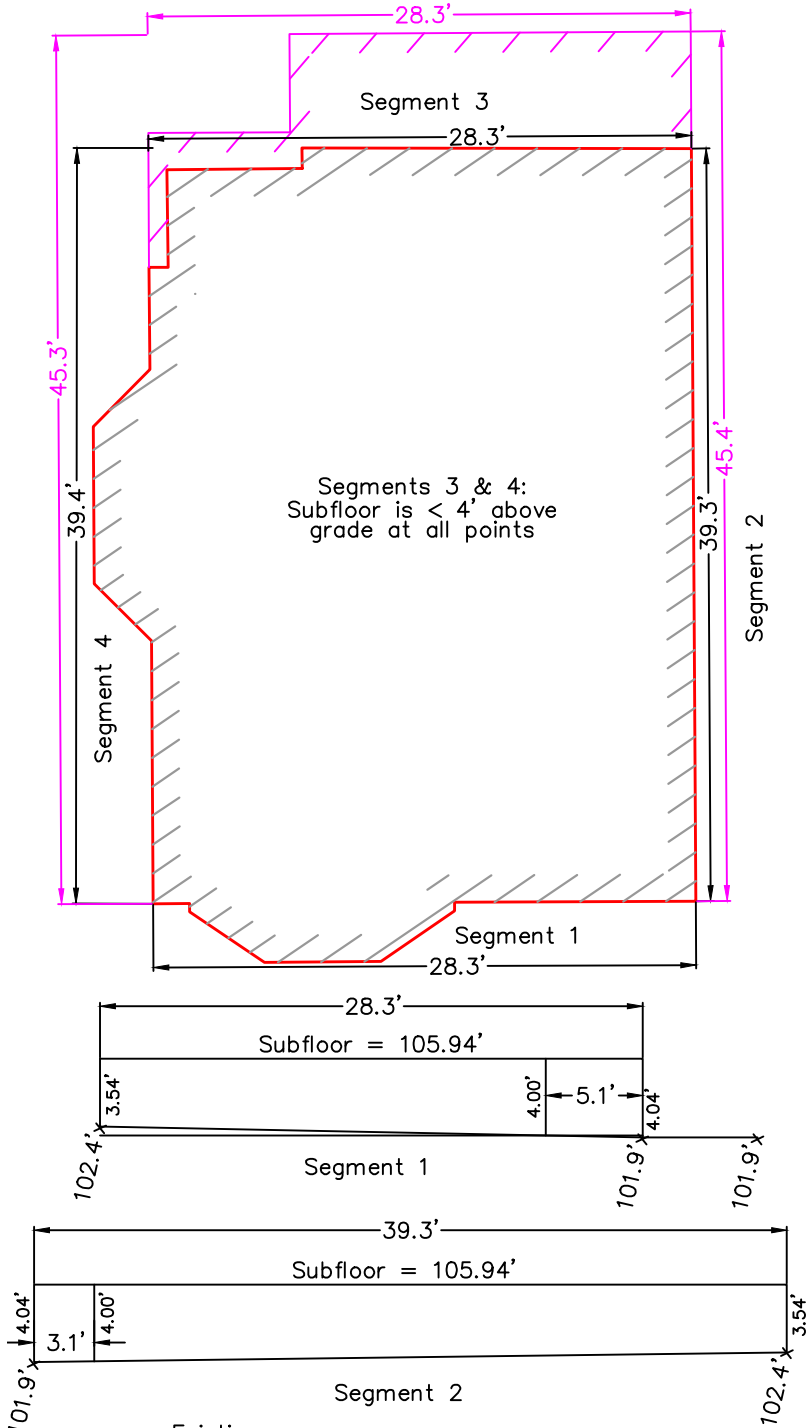
7 Walnut Road
Somerville, MA 02145

617-744-9002
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 43191 Pg 405
Part of Lot 15 shown on Plan Book 31, Plan 31
Assessors Map 52, Block 42, Lot 20
Zoning District: Single Residence 2

Basement gross floor area diagram

Scale: 1" = 10'



Existing

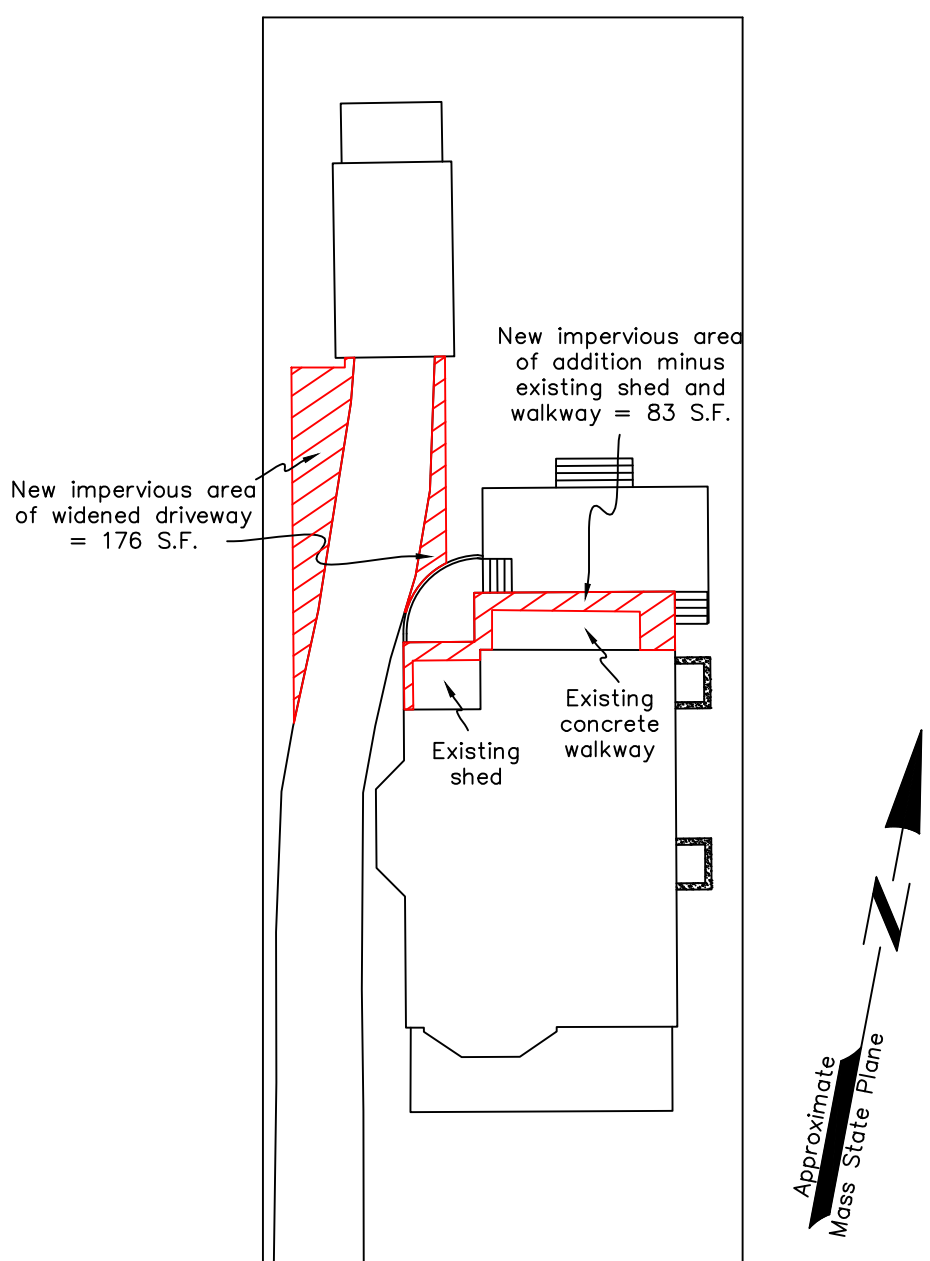
$X = 5.1 + 3.1 = 8.2$
 $Y = 28.3 + 39.3 + 28.3 + 39.4 = 135.3$
 $X/Y = .061$

Proposed

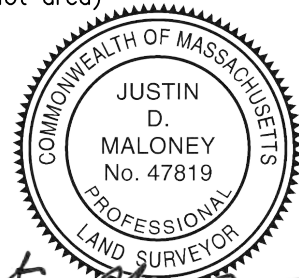
$X = 5.1 + 3.1 = 8.2$
 $Y = 28.3 + 45.4 + 28.3 + 45.3 = 147.3$
 $X/Y = .056$

Added impervious area diagram

Scale: 1" = 20'



Total increase in impervious area = 259 S.F.
 (< 4.0% of lot area)

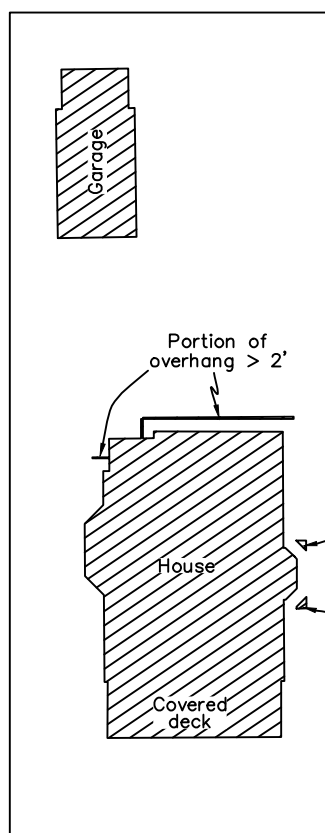


PROFESSIONAL LAND SURVEYOR

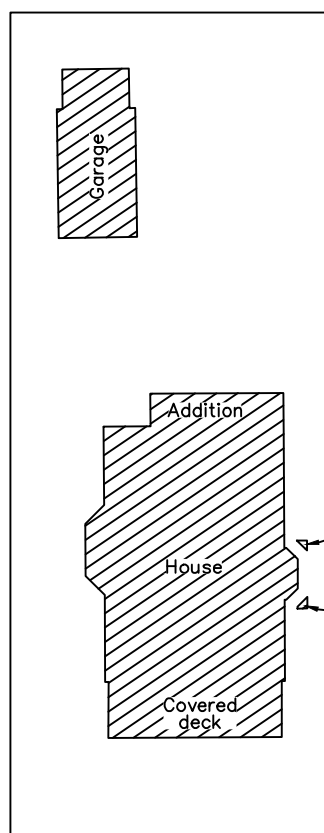
DATE: 11/10/14

Lot coverage and open space diagrams

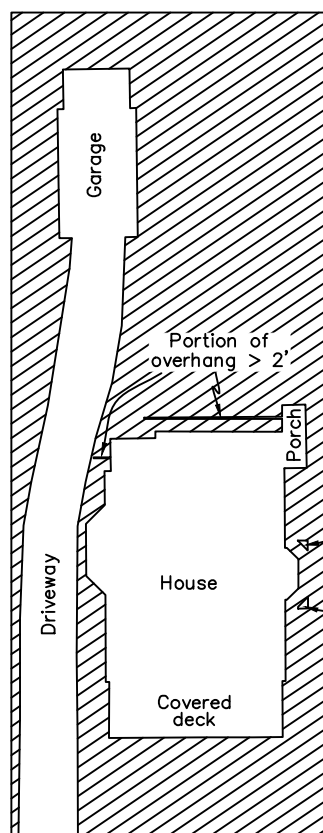
Scale: 1" = 30'



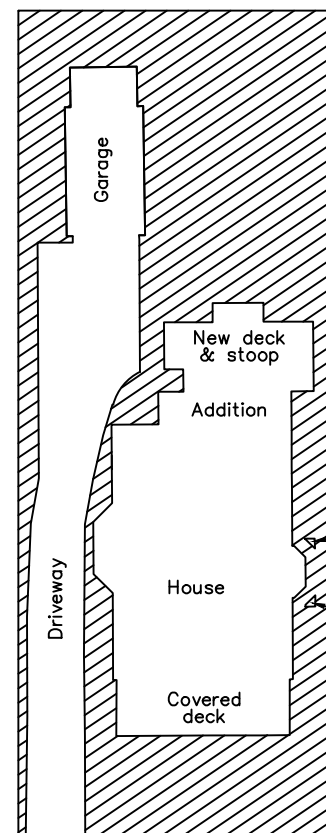
Existing lot coverage
1,713 S.F. 26.4%



Proposed lot coverage
1,851 S.F. 28.5%



Existing open space
3,903 S.F. 60.0%



Proposed open space
3,353 S.F. 51.6%

Diagrams to Accompany Proposed Plan of Land

in

Newton, Massachusetts

Prepared For: Tira Khan & Daniel Winston

Scale: As noted

Date: September 23, 2014



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Somerville, MA 02145

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