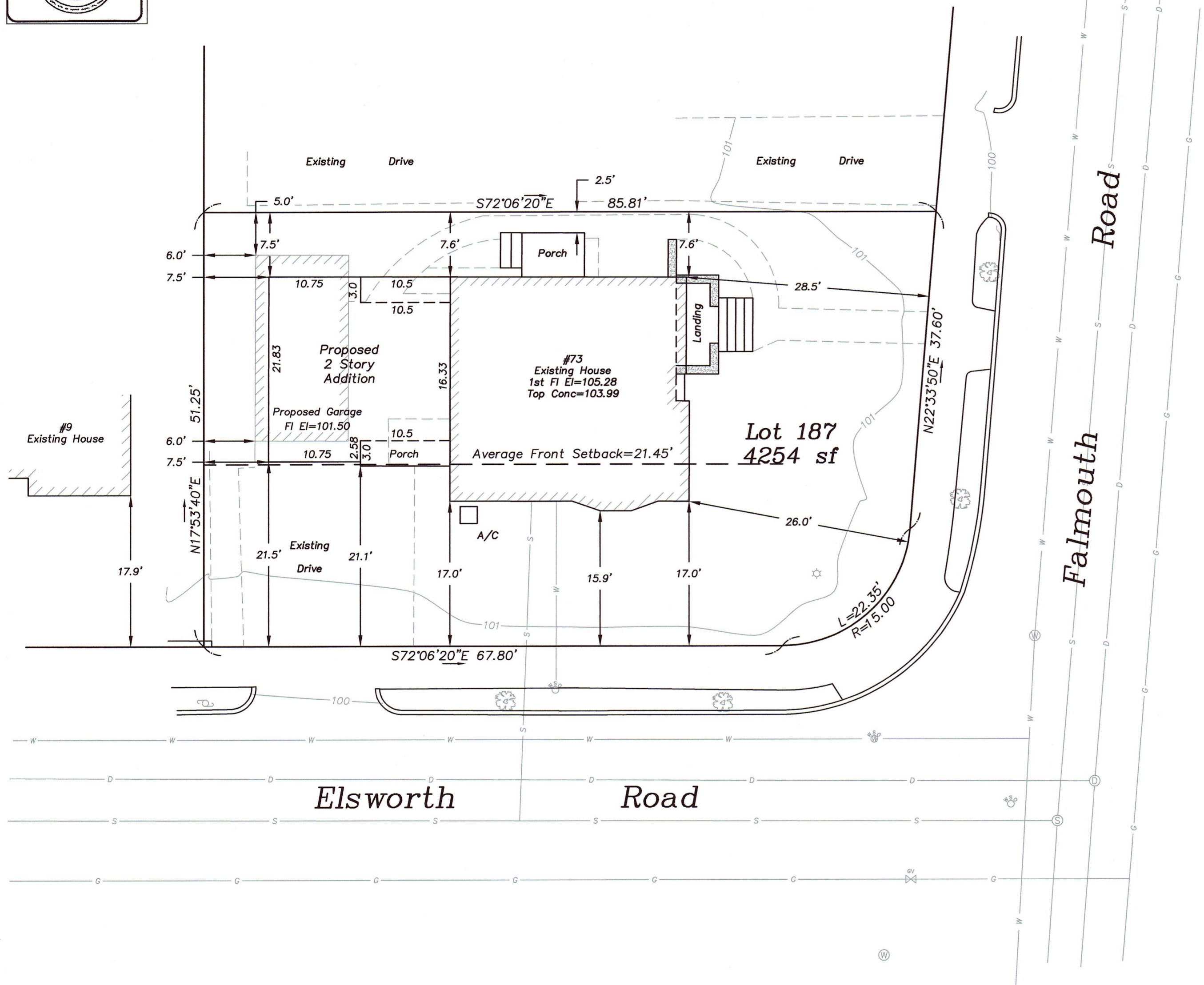
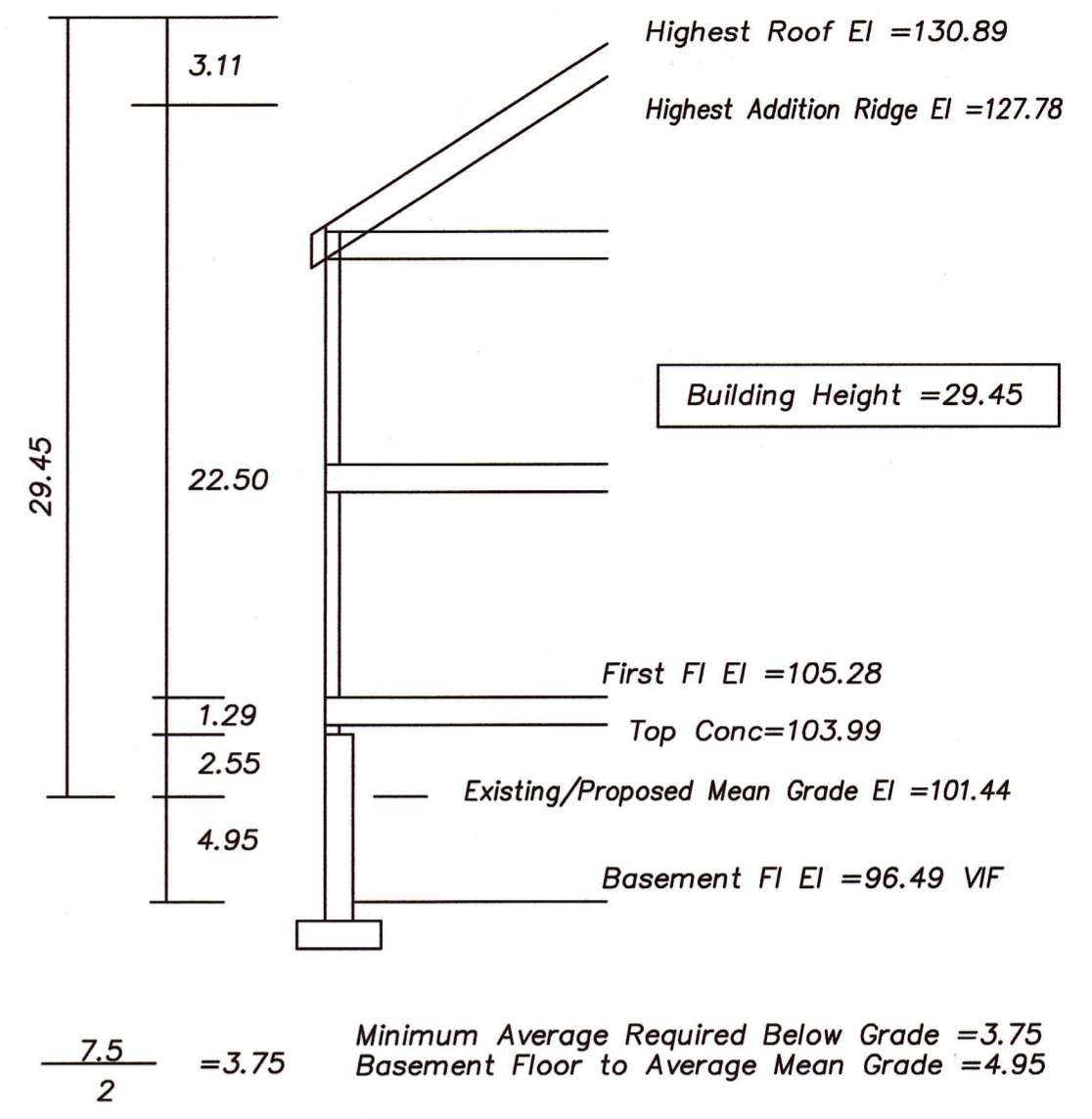


**Dig Safe**  
 •Excavators  
 Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.



**Average Front Setback Calculation**  
 Elsworth Rd Average Front Setback=21.45'  
 Required Front Setback=25.0'  
 Existing House #9 Elsworth Rd=17.9'  
 $25.0' + 17.9' = 42.9' / 2 = 21.45'$   
 Falmouth Rd Required Front Setback=25.0'

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Field verify all locations prior to any excavation.



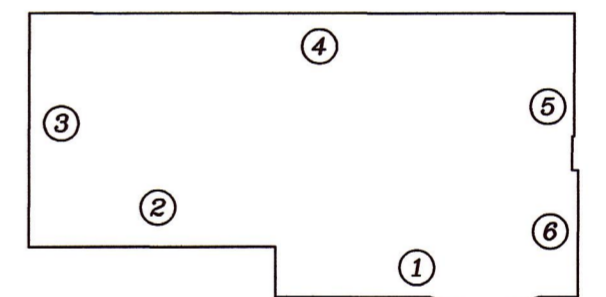
Zoning District: SR3  
 Old Lot Status

Allowed/Required  
 Lot Coverage=30%  
 Open Space=50%

Existing  
 Lot Coverage=24.01%  
 Open Space=62.62%

Proposed  
 Lot Coverage=30.20%  
 Open Space=57.86%

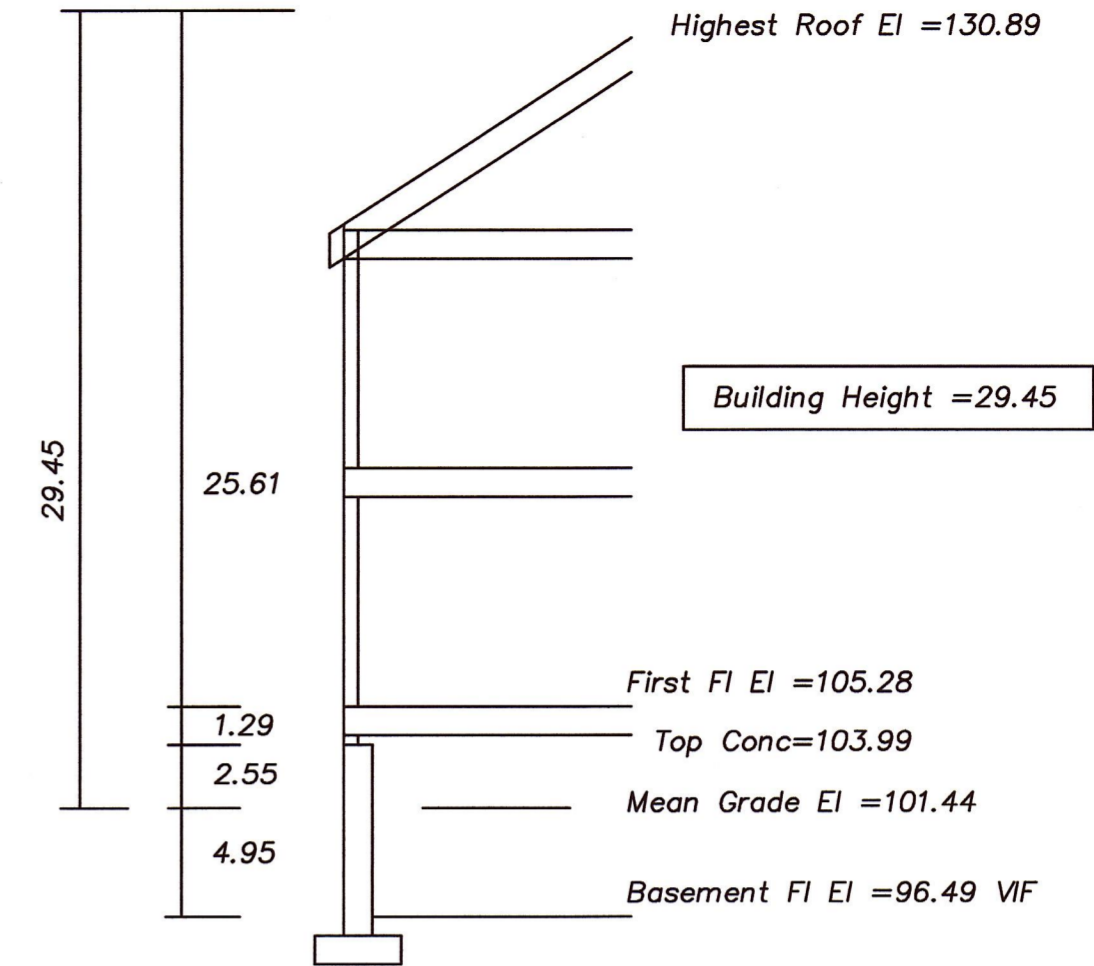
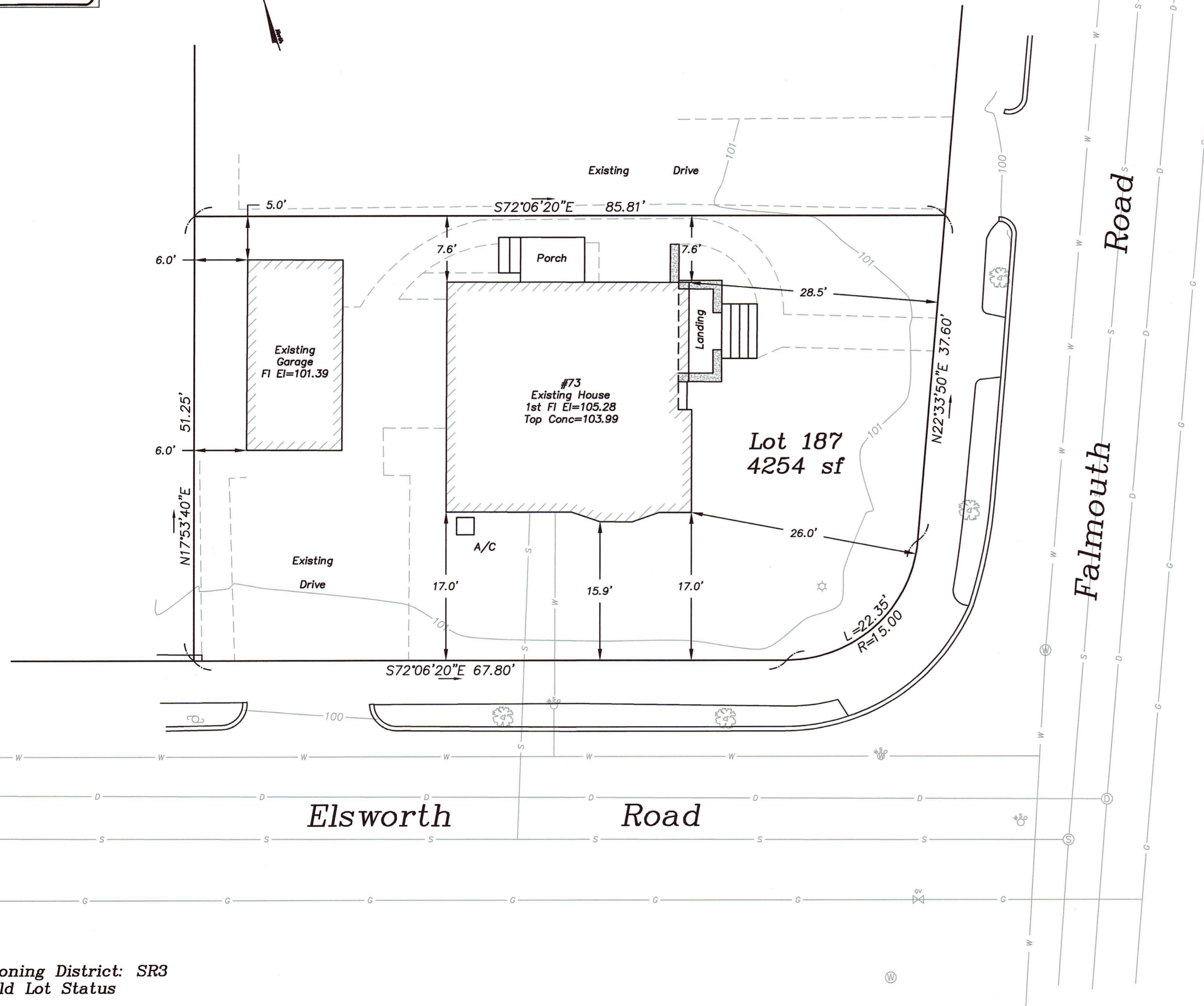
**Proposed Height Calculation**



Mean Grade Elevation = 101.44

<b>73 Falmouth Road, Newton, MA</b>	
<b>Section 34 - Block - 46 - Lot 8</b>	
<b>Proposed Addition Location</b>	
Scale: 1"=10'	August 13, 2019
<b>VERNE T. PORTER Jr., PLS</b> Land Surveyors - Civil Engineers	
354 Elliot Street Newton, Massachusetts 02464	
Sheet 1 of 3	
Project: 18047	
Checked By: V. Porter Jr.	
Drawn By: R. Jardine Jr.	

**Dig Safe**  
 Excavators  
 Before you dig contact the Dig Safe Center.  
 To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free  
 Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency, call immediately.



$\frac{7.5}{2} = 3.75$  Minimum Average Required Below Grade = 3.75  
 Basement Floor to Average Mean Grade = 4.95

Basement Does Not Count as a Story

Existing Height Calculation

Zoning District: SR3  
 Old Lot Status

Allowed/Required  
 Lot Coverage=30%  
 Open Space=50%

Existing  
 Lot Coverage=24.01%  
 Open Space=62.62%

Allowed FAR=0.48% (2042 sf)

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Field verify all locations prior to any excavation.



73 Falmouth Road, Newton, MA

Section 34 - Block 46 - Lot 8

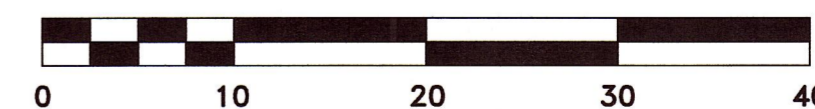
Existing Conditions Site Plan

Scale: 1"=10' August 13, 2019

VERNE T. PORTER Jr., PLS

Land Surveyors - Civil Engineers

354 Elliot Street Newton, Massachusetts 02464



Sheet 2 of 3

Project: 18047

Checked By: V. Porter Jr.

Drawn By: R. Jardine Jr.

Note: All Lots Shown on This Plan are in Zoning District Single Residence 3

Waltham  
Newton

Cambria Road

City Line  
Road

Parmenter Road

Dana Road

Elsworth Road

Falmouth Road

Falmouth Road

Russell Road

Russell Road

Russell Road

Russell Road

Russell Road

Cherry Street

Cherry Street

Sylvester Road

Farmington Road

Barbara Road

73 Falmouth Road, Newton, MA

Section 34 Block 46 Lot 8

Area Plan

Scale: 1"=60' August 13, 2019

VERNE T. PORTER Jr., PLS

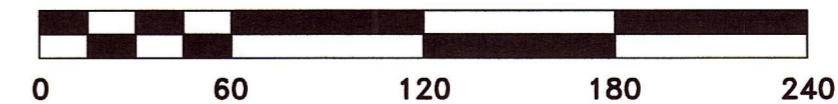
Land Surveyors - Civil Engineers

354 Elliot Street Newton, Massachusetts 02464

Project: 18047

Checked By: V. Porter Jr.

Drawn By: R. Jardine Jr.



Sheet 3 of 3

