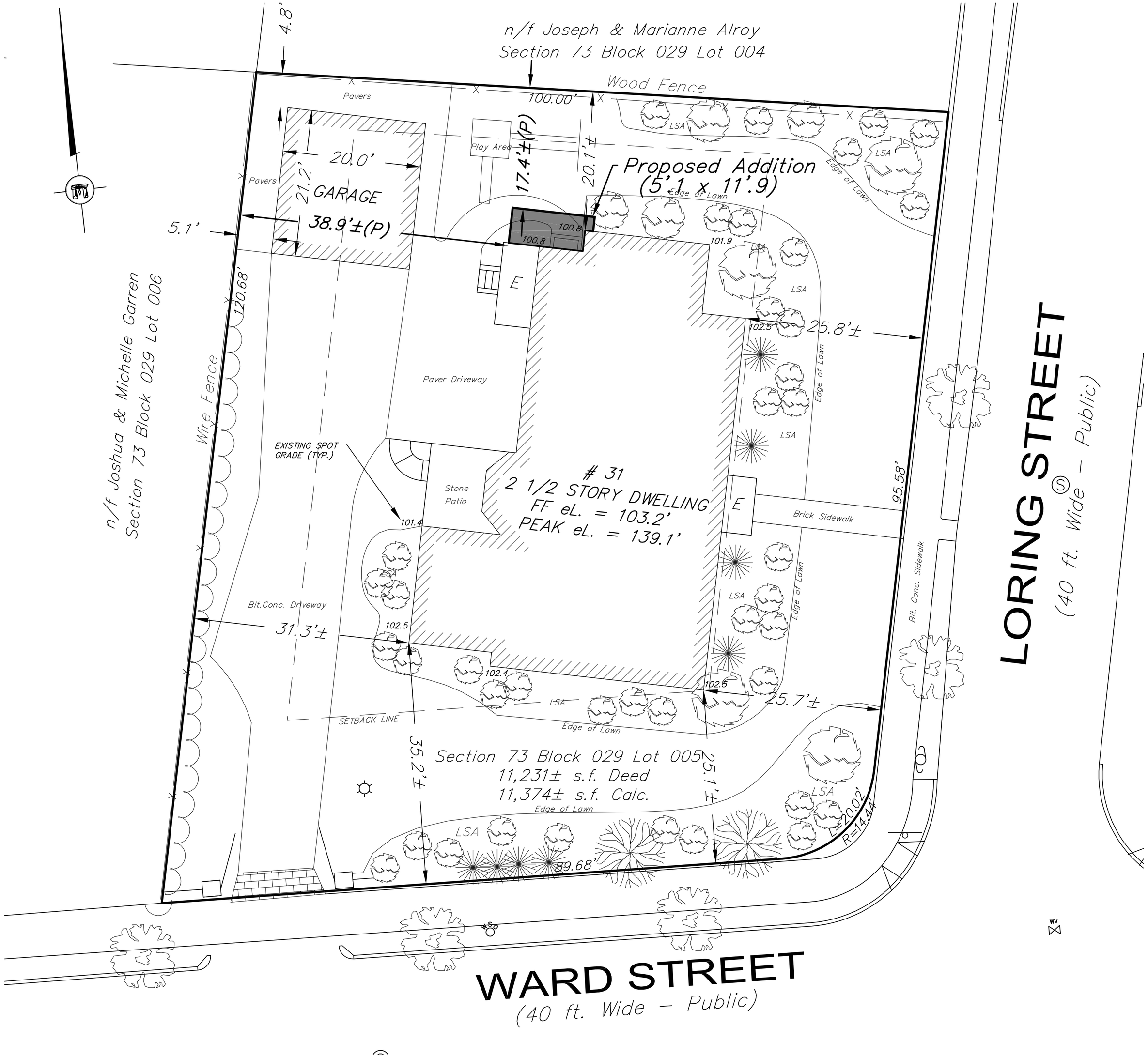

DeCELLE
BURKE
& Associates, Inc.
149 Independence Avenue Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)

GENERAL NOTES:

ZONING: SR 2 - LOT CREATED BEFORE 12/7/53

MINIMUM REQUIREMENTS:
AREA: 10,000 S.F.
FRONT SETBACK: 25'
SIDE SETBACK: 7.5'
REAR SETBACK: 15'
LOT FRONTAGE/WIDTH: 80'
F.A.R.: 0.3; 46% (existing)
BUILDING LOT COVERAGE: 30% (max.)
OPEN SPACE: 50%
AVERAGE GRADE PLANE ELEVATION = 102.0

BUILDING LOT COVERAGE: 23.4% (Proposed)
OPEN SPACE: 63.1% (Proposed)
F.A.R. = 47% (Proposed)

DEED REFERENCE:

Book 41469 Page 602

COMMONWEALTH OF MASSACHUSETTS
LAWRENCE W. DECELLE, JR.
No. 9158
PROFESSIONAL LAND SURVEYOR

PROJECT TITLE & LOCATION:

Plan of LAnd
31 Loring Street
Newton, MA 02246

PLAN TITLE:

Proposed Addition

PREPARED FOR:

Yves Raymond & Celine Gregoire
31 Loring Street
Newton, MA 02446

DATE: May 10, 2011
REVISED: April 17, 2013 - Proposed Addition
REVISED: May 22, 2013 - Average Grade

JOB NUMBER: 11-015 | SHEET 1 OF 1

10 5 0 10 20
SCALE: 1"=10'