

# 69-71  
ERIE AVENUE

# 73  
ERIE AVENUE

WOOD FENCE  
STOCKADE

# 77  
ERIE AVENUE

S 79°24'36" W 100.00'

2 STORY  
WOOD FRAME  
CARRIAGE  
HOUSE

WOOD RAMP  
~CONC PAD~

BITUMINOUS  
~DRIVEWAY~

LOT AREA =  
13,800 ± S.F.

S 10°35'24" E 138.00'

# 130  
LINCOLN  
STREET

39.2'

# 138  
2.5 STORY  
WOOD FRAME  
BUILDING  
UNIT # 1 &  
UNIT # 2

~PATIO~  
PAVERS

WOOD DECK

WOOD DECK

PORCH

WOOD FENCE  
STOCKADE

AC(2)

WINDOW  
WELL

EM (TYPICAL)

OPEN  
WOOD PORCH

18.5'

N 10°35'24" W 138.00'

# 146  
LINCOLN  
STREET

~CONCRETE WALKWAY~

~GRANITE CURB~

~BITUMINOUS ROADWAY~

N 79°24'36" E 100.00'

**LINCOLN STREET**

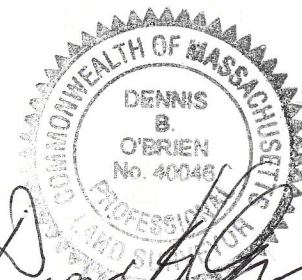
OHW --- U-POLE --- OHW

NOTES:

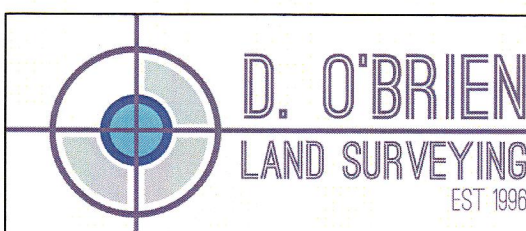
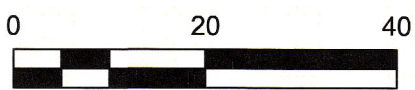
ALL OFFSETS & DIMENSIONS  
TO THE EXISTING STRUCTURE  
ARE TO THE SIDING.

THE WATER & SEWER LINES  
ARE TAKEN FROM THE CITY  
OF NEWTON D.P.W. AND  
ARE APPROXIMATE.

BH=BULKHEAD  
AC=AIR CONDITIONING  
EM=ELECTRIC METER  
OHW=OVERHEAD WIRES  
WB=WALKOUT BASEMENT



*Dennis B. O'Brien*  
Dennis O'Brien P.L.S.



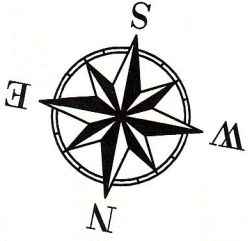
PLAN SHOWING EXISTING CONDITIONS  
138 LINCOLN STREET  
NEWTON, MA MIDDLESEX COUNTY

SCALE: 1:20	DATE: 5/16/2019	REVISED: ---	DRAWN BY: W.M.N.	CHECKED BY: D.O.
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# 69-71  
ERIE AVENUE  
13,000 S.F.

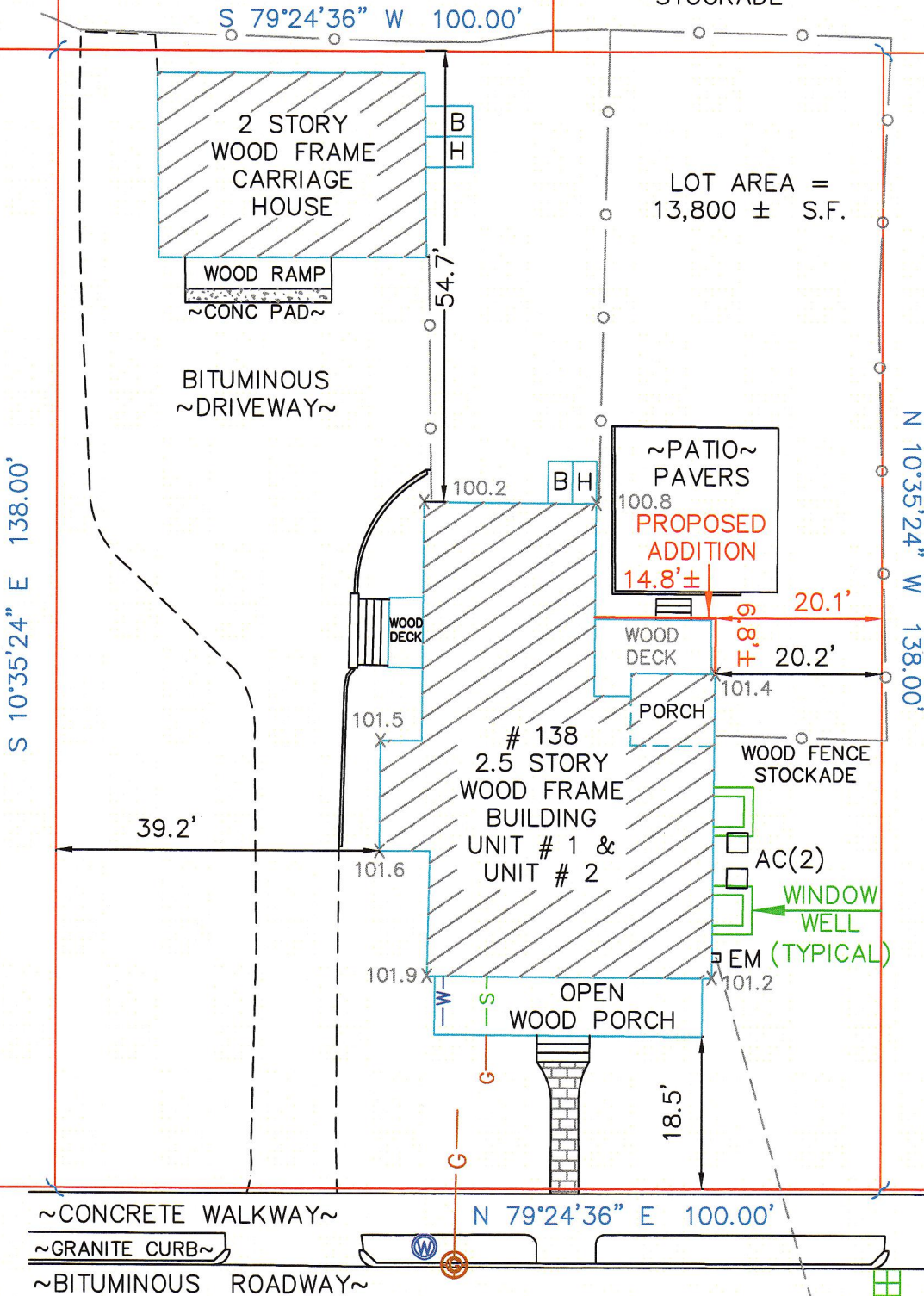
# 73  
ERIE AVENUE  
7,800 S. F.

# 77  
ERIE AVENUE  
9,100 S. F.



# 130  
LINCOLN  
STREET  
6,900 S. F.

# 146  
LINCOLN  
STREET  
13,800 S. F.



**NOTES:**

- ALL OFFSETS & DIMENSIONS TO THE EXISTING STRUCTURE ARE TO THE SIDING.
- ALL OFFSETS & DIMENSIONS TO THE PROPOSED STRUCTURE ARE TO THE FOUNDATION.
- THE WATER & SEWER LINES ARE TAKEN FROM THE CITY OF NEWTON D.P.W. AND ARE APPROXIMATE.
- LOT AREAS FOR THE ABUTTING LOTS ARE TAKEN FROM THE CITY OF NEWTON TAX ASSESSORS DATABASE.
- BH=BULKHEAD  
AC=AIR CONDITIONING  
EM=ELECTRIC METER  
OHW=OVERHEAD WIRES  
WB=WALKOUT BASEMENT

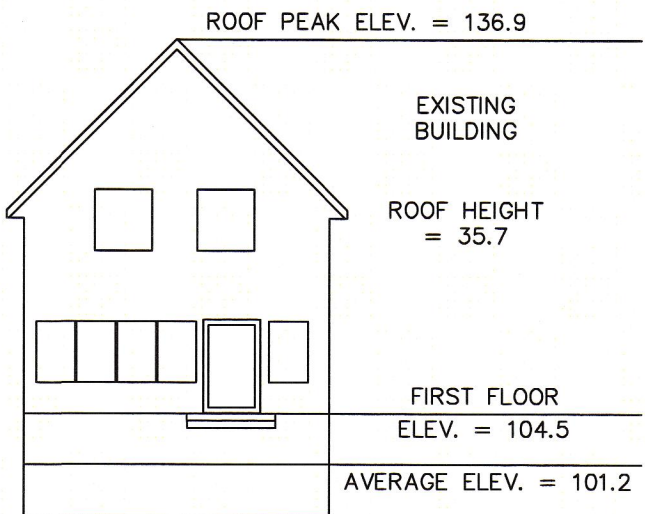
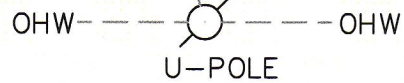
**LINCOLN STREET**

**EXISTING LOT COVERAGE = (19.8%) 2,7347.7 S.F.**  
**EXISTING OPEN SPACE = (56.1%) 7,742.3 S.F.**

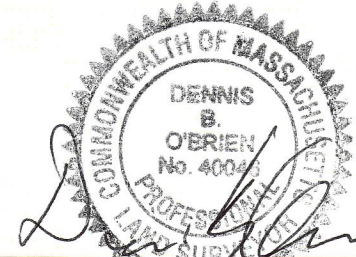
**PROPOSED LOT COVERAGE = (20.5%) 2,840.7 S.F.**  
**PROPOSED OPEN SPACE = (56.0%) 7,735.9 S.F.**

**EXISTING F.A.R. =  $\frac{4,983 \text{ S.F.}}{13,800 \text{ S.F.}} = .36$**

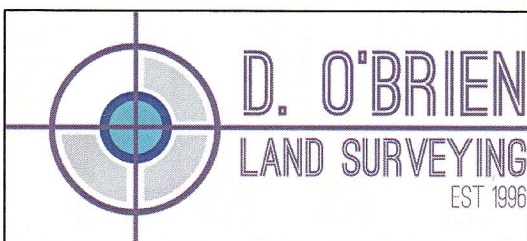
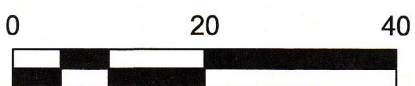
**PROPOSED F.A.R. =  $\frac{5,089 \text{ S.F.}}{13,800 \text{ S.F.}} = .37$**



PETITIONER'S:  
DOUGLAS & HANA GREG



Dennis O'Brien P.L.S.



PLAN SHOWING PROPOSED ADDITION  
138 LINCOLN STREET  
NEWTON, MA MIDDLESEX COUNTY

SCALE: 1: 20	DATE: 5/16/2019	REVISED: ---	DRAWN BY: W.M.N.	CHECKED BY: D.O.
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