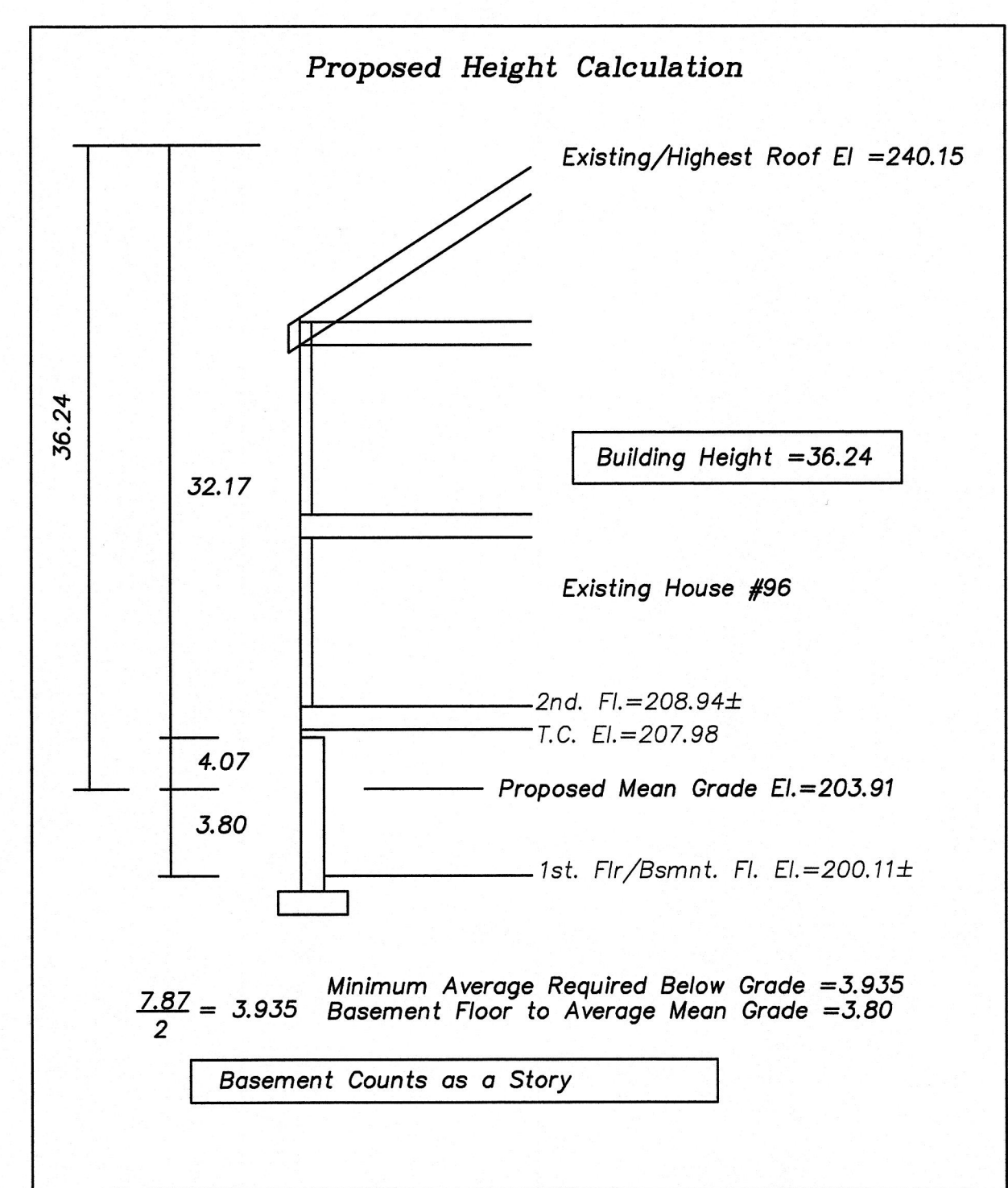
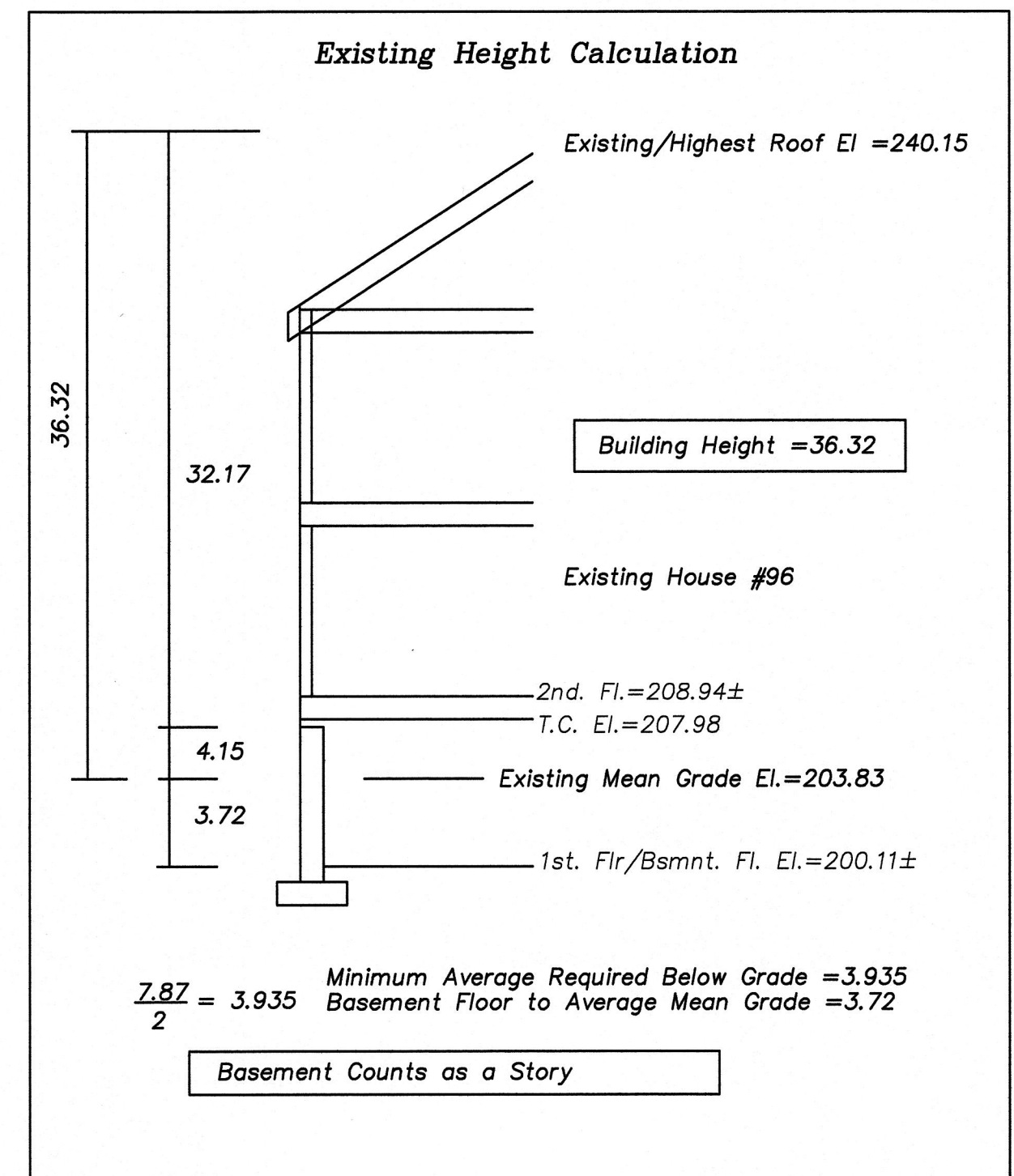
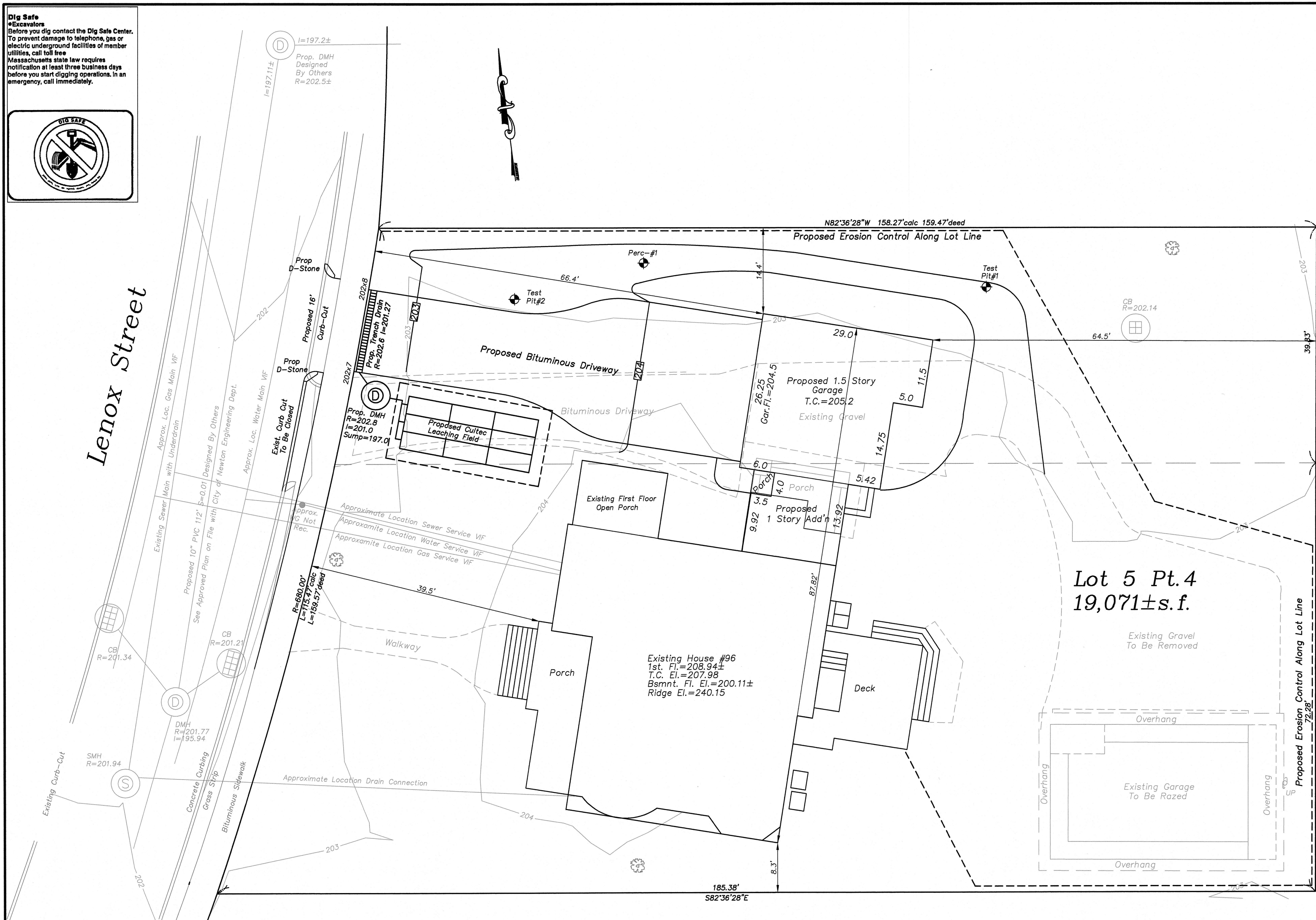


Dig Safe
 Excavators
 Before you dig contact the Dig Safe Center. To prevent damage to telephone, gas or electric underground facilities of member utilities, call toll free
 Massachusetts state law requires notification at least three business days before you start digging operations. In an emergency,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



Lot 5 Pt. 4
 19,071± s.f.

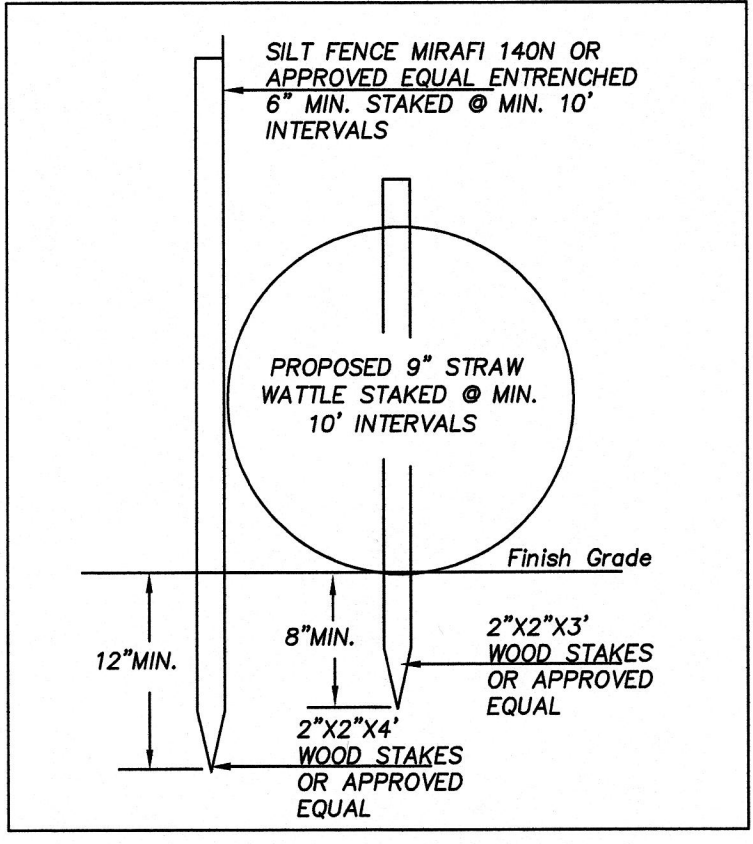
Existing House #96
 1st. Fl. = 208.94±
 T.C. El. = 207.98
 Bsmnt. Fl. El. = 200.11±
 Ridge El. = 240.15

Existing F.A.R.
 Garage = 825 s.f.
 Area above garage 7'± = 0 s.f.
 Basement = 2003 s.f.
 First Floor = 2164 s.f.
 Second Floor = 2180 s.f.
 Attic = 1292 s.f. @ 5'±
 Total = 8464 s.f.
 8464 s.f. / 19,071 s.f. = 0.4438

Proposed F.A.R.
 Basement = 2095 s.f.
 First Floor = 2966 s.f.
 Second Floor = 2790 s.f.
 Attic = 1292 s.f. @ 5'±
 Total = 9143 s.f.
 9143 s.f. / 19,071 s.f. = 0.4794
 Allowed = 5531 s.f. (0.29)

Zoning District SR1 Old
Existing
 Lot Coverage = 18.02% (20% max.)
 Open Space = 63.92% (65% min.)
Proposed
 Lot Coverage = 17.04% (20% max.)
 Open Space = 74.19% (65% min.)

NOTE
 UTILITIES SHOWN WERE COMPILED FROM ACTUAL FIELD LOCATIONS.
 CONTRACTORS NOTES, BEST AVAILABLE INFORMATION AND MAY OR MAY NOT
 BE CORRECT. FIELD VERIFY PRIOR TO ANY EXCAVATION.



STRAW WATTLE & SILT FENCE DETAIL
 N.T.S.

REVISIONS	
DATE	DESCRIPTION
9-25-20	FAR CALCULATION
11-2-20	EXIST. BASEMENT FAR CALCULATION



~Proposed Conditions Site Plan~

96 Lenox Street
 Newton, Massachusetts

Scale: 1"=10' March 16, 2020

VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street, Newton, Ma. 02464

Project: 18043
 Checked By: VTP
 Drawn By: _____

Sheet 1 of 1