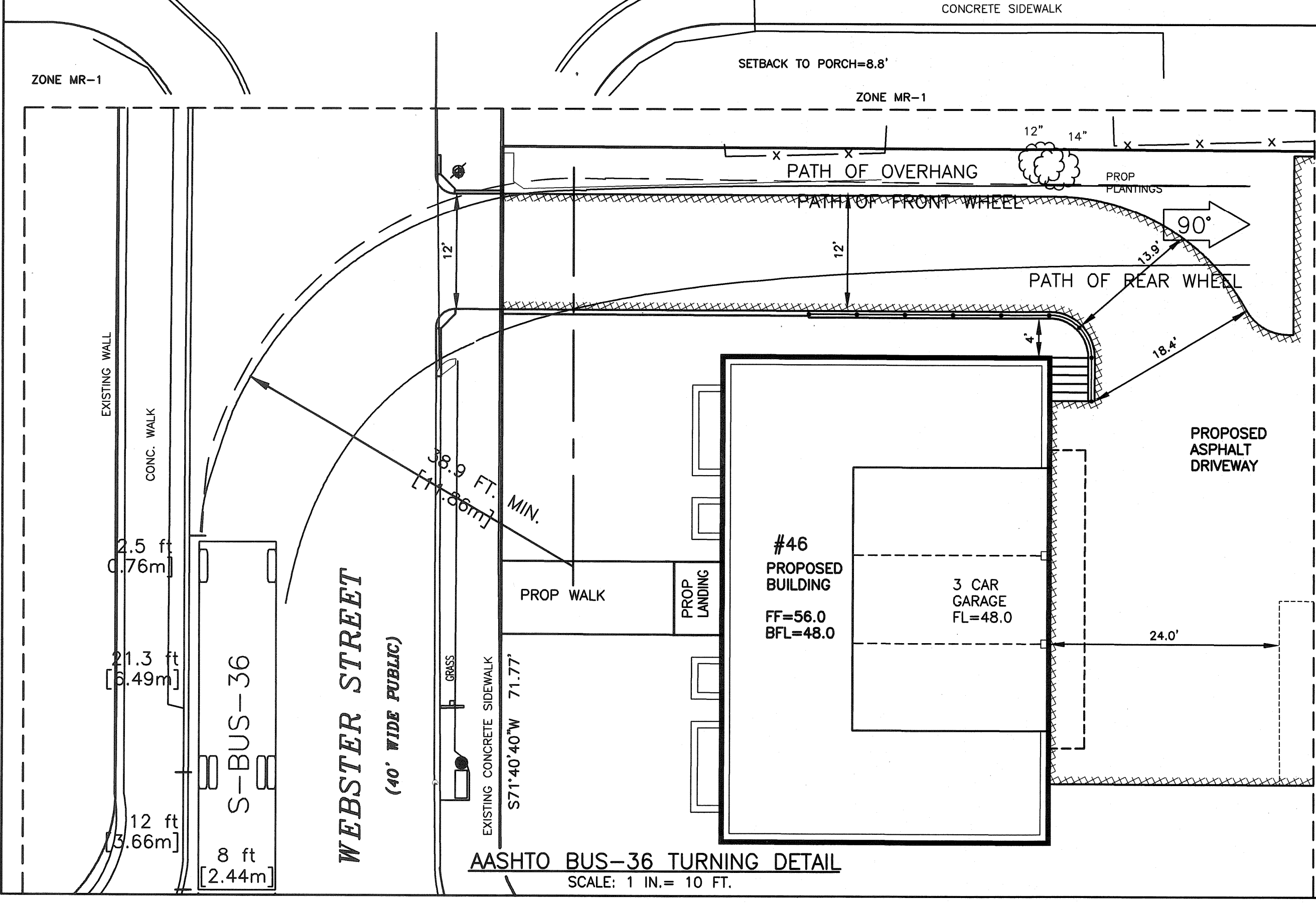
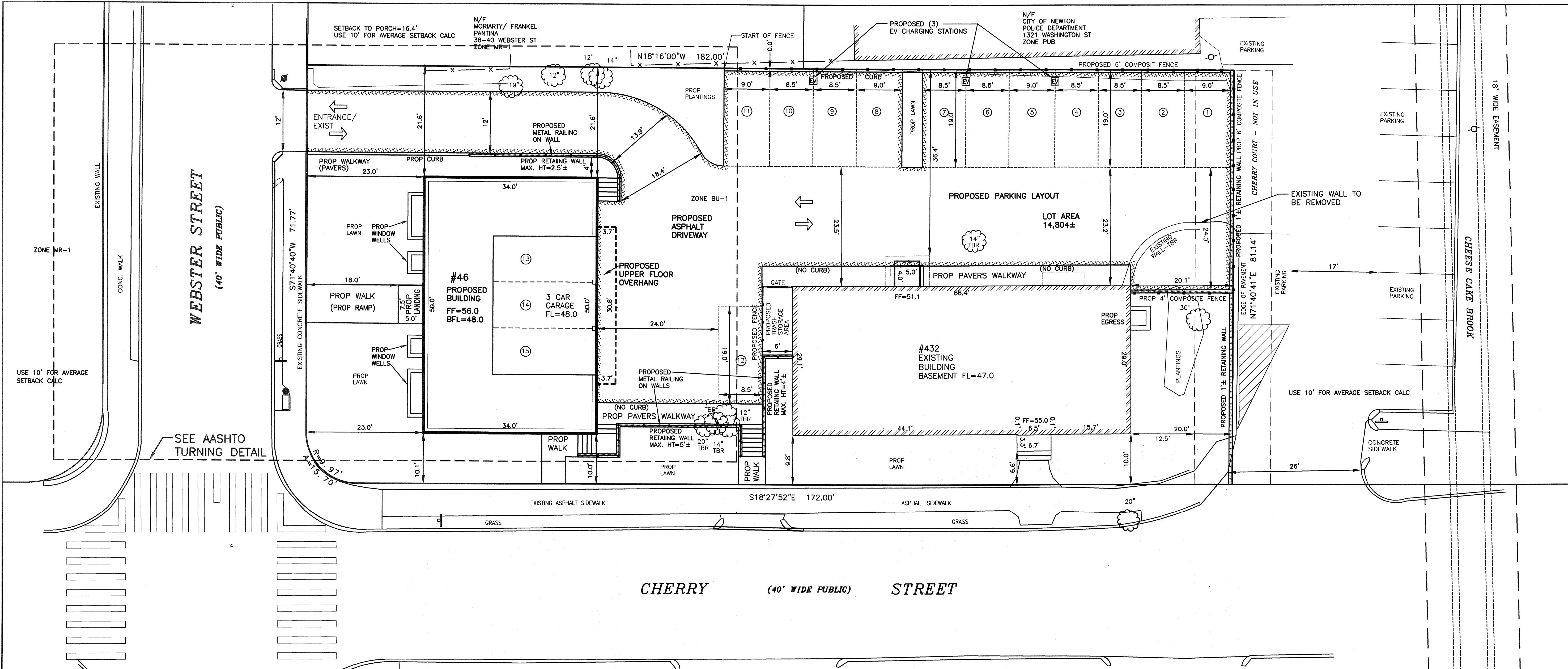
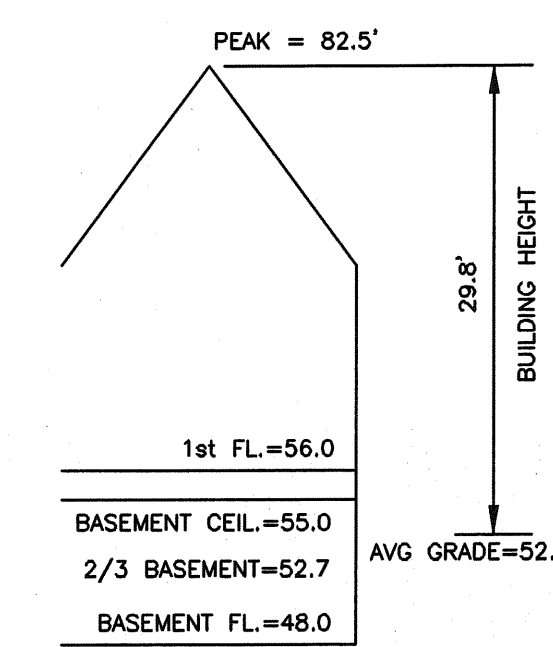


**LEGEND**

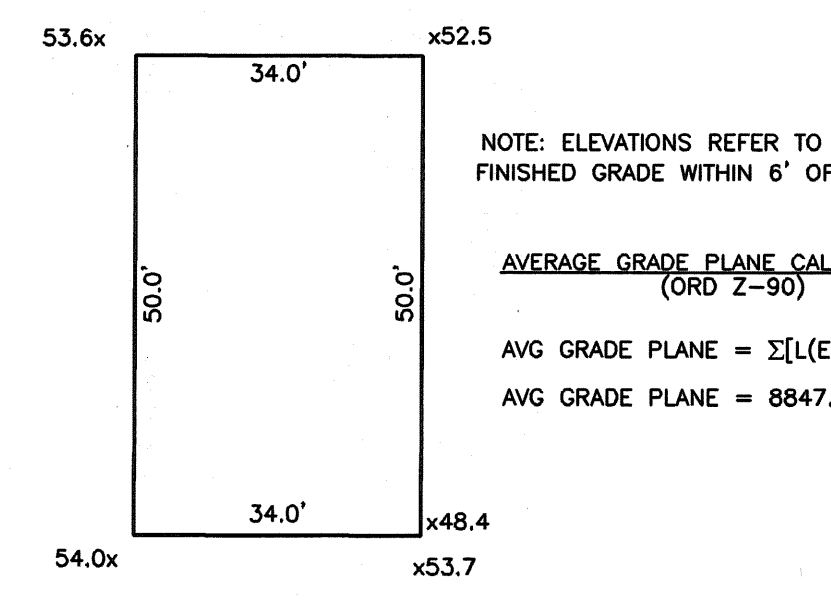
- UTILITY POLE
- ⊙ TRAFFIC SIGNAL
- WATER GATE
- ⊕ HYDRANT
- ⊗ GAS GATE
- ⊞ ELECTRIC HAND HOLE
- ⊙ SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊞ CATCH BASIN
- TREE
- ⊙ LIGHT POLE
- ⊙ SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- TWL TOP OF WALL
- BWL BOTTOM OF WALL
- THH DEEP TEST HOLE
- PT# PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- 71 PROPOSED CONTOUR
- 71- EXISTING CONTOUR
- D DRAIN LINE
- RD ROOF DRAIN
- FD FOUNDATION DRAIN
- W WATER LINE
- S SEWER LINE
- G GAS LINE
- OHW OVERHEAD WIRES
- X FENCE
- ~ TREE LINE



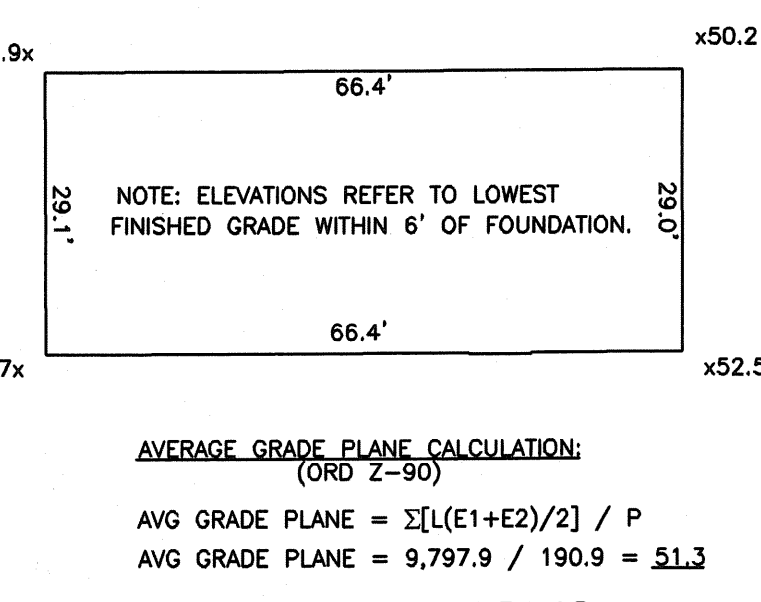
**PROPOSED LAYOUT**  
 SCALE: 1 IN. = 10 FT.



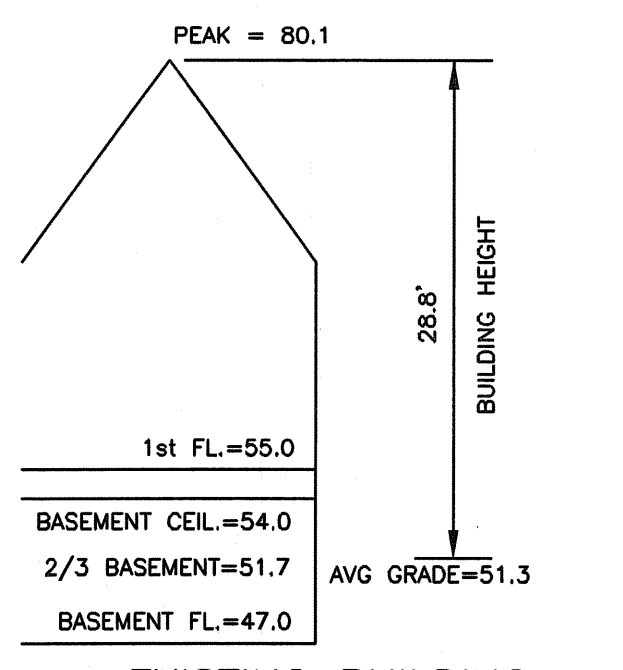
**PROPOSED BUILDING BUILDING HEIGHT DETAIL**  
 N.T.S.



**PROPOSED BUILDING AVERAGE GRADE PLANE DETAIL**  
 N.T.S.



**EXISTING BUILDING AVERAGE GRADE PLANE DETAIL**  
 N.T.S.



**EXISTING BUILDING BUILDING HEIGHT DETAIL**  
 N.T.S.

**ZONING INFORMATION**

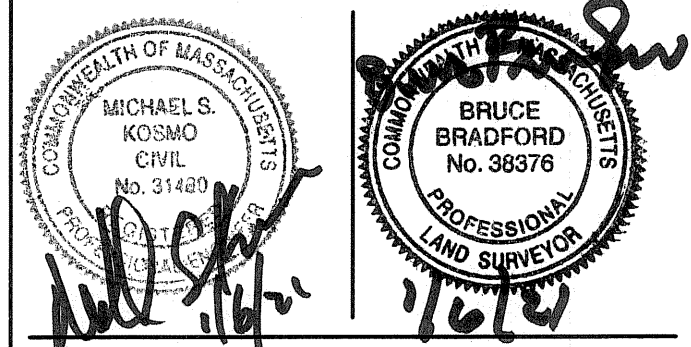
ZONE: BU 1  
 PLAN DATED: DESCRIPTION BY DEED  
 DEED REFERENCE: BOOK 34835 PAGE 240

WEBSTER STREET AVERAGE SETBACK CALC:  
 $(10.0' + 8.8') / 2 = 9.4'$

CHEERY STREET AVERAGE SETBACK CALC:  
 $(10.0' + 10.0') / 2 = 10.0'$

	EXISTING	PROPOSED	PERMITTED/REQUIRED
LOT AREA	14,804 S.F.	14,804 S.F.	10,000 S.F. MIN.
LOT COVERAGE	13.5%	25.4%	-
OPEN SPACE	39% ±	32.5% ±	-
SETBACKS:			
FRONT	9.8'	9.8'	9.4' MIN.
SIDE	20.0'	20.0'	15' MIN.
REAR	36.4'	36.4'	15' MIN.
NO. OF STORIES	3.5	3.5	3 MAX.
HEIGHT	29.5'	29.8'	36' MAX.
BUILDINGS	2,003 S.F.	3,763 S.F.	
STRUCTURES	2,003 S.F.	3,823 S.F.	
DRIVE	2,070 S.F. ±	6,176 S.F. ±	
	9,073 S.F. ±	9,999 S.F. ±	

NOTES:  
 1. SEE ARCHITECTURAL PLANS FOR F.A.R. CALCULATION.  
 2. ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.



**SITE PLAN OF LAND IN NEWTON, MA**

424-432 CHERRY STREET  
 PROPOSED LAYOUT

SCALE: 1 IN. = 10 FT.  
 DATE: APRIL 3, 2018  
 DRAWN: ES  
 CHECK: MSK & BB

REVISIONS:

DATE	DESCRIPTION	BY
4/25/18 TO 1/30/19	VARIOUS REVISIONS	ES
3/5/20	VARIOUS REVISIONS	ES
11/12/20	VARIOUS REVISIONS	ES
11/24/20	VARIOUS REVISIONS	ES
1/6/21	VARIOUS REVISIONS	ES

PROJECT NO. 25450 SHEET 2 OF 4