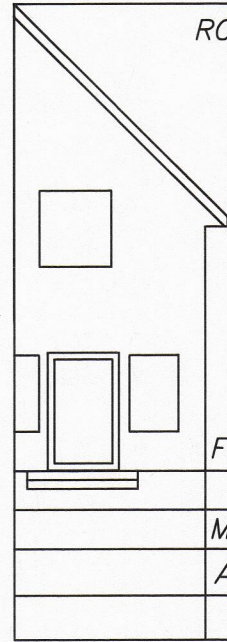




IRON PIN SET 39.35' STONE BOUND FOUND

ROOF PEAK ELEV. = 163.3
ROOF PEAK HEIGHT = 30.7'

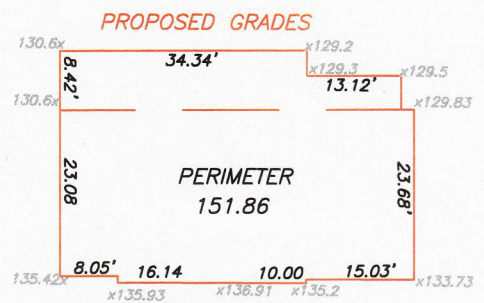


FIRST FLOOR ELEV. = 138.0
CEILING ELEV. = 136.9
MIDPOINT BASEMENT ELEV. = 133.2
AVERAGE GRADE ELEV. = 132.6
BASEMENT ELEV. = 129.5

EXISTING BASEMENT BELOW AVG. GRADE: 42.0%

LOT AREA:
13776 S.F.

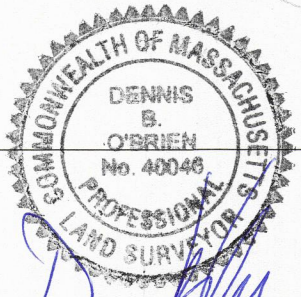
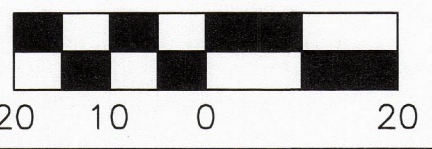
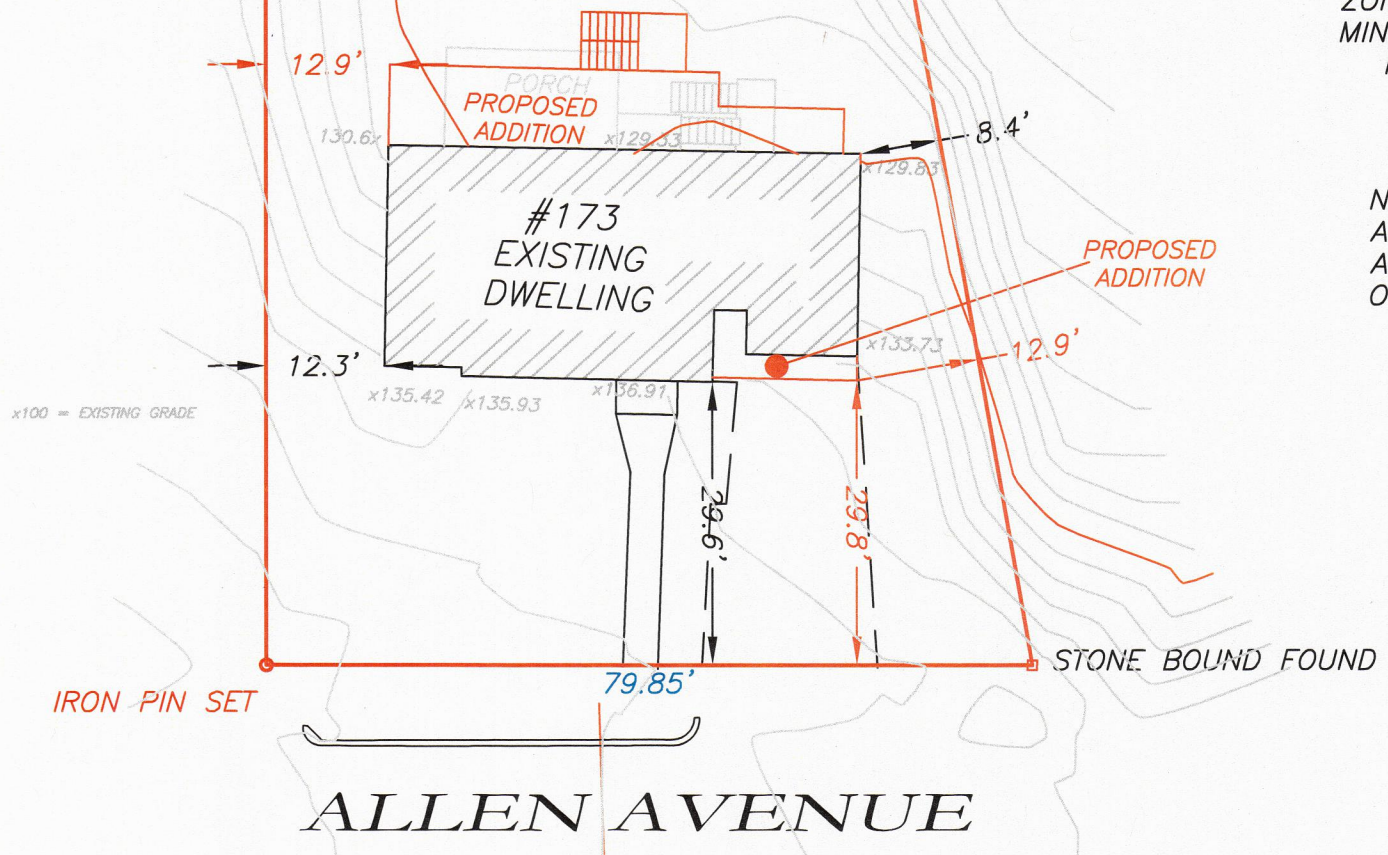
EXISTING LOT COVERAGE: 1,307.0 SQ FT (9.5%)
PROPOSED LOT COVERAGE: 1,518.1 SQ FT (11.0%)
EXISTING OPEN SPACE: 11,944.5 SQ FT (86.7%)
PROPOSED OPEN SPACE: 11,781.9 SQ FT (85.5%)
NET CHANGE OPEN SPACE DECREASE BY 162.6 SQ. FT. (1.2%)



PROPOSED AVERAGE GRADE = 132.96
BASEMENT BELOW PROP. AVG. GRADE = 46.8%

ZONED - SR2(PRE 12/7/1953)
MINIMUM AREA = 10,000 SQ FT
MINIMUM FRONTAGE = 80'
FRONT SETBACK = 25'
SIDE SETBACK = 7.5'
REAR SETBACK = 15'

NOTES:
ALL OFFSETS & DIMENSIONS
ARE TO THE SIDING UNLESS
OTHERWISE NOTED.



Dennis O'Brien P.L.S.

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LAND SURVEYING
EST. 1996
480 WEST CENTRAL ST.
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED ADDITION 173 ALLEN AVENUE NEWTON, MA MIDDLESEX COUNTY				
SCALE: 1:20'	DATE: 6/15/2021	REVISED: 8/30/2021	DRAWN BY: M.F.W.	CHECKED BY: D.O.