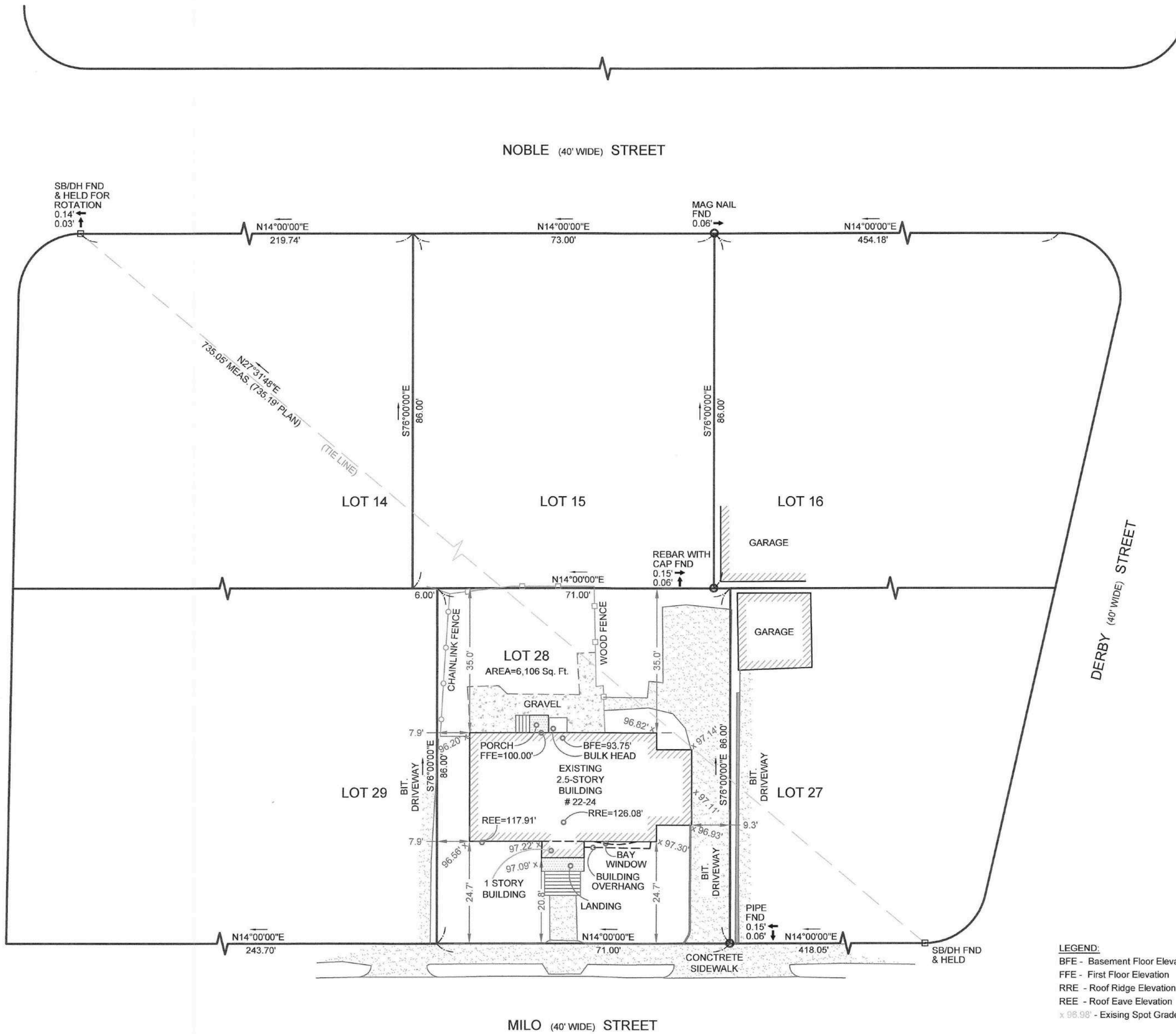


LC Plan 35949-A

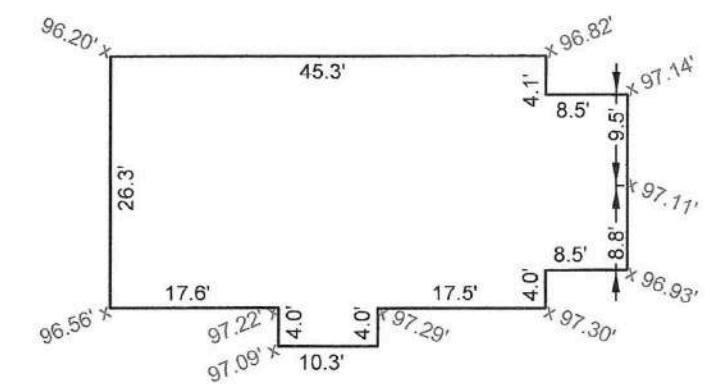
WASHINGTON (40' WIDE) AVENUE



**NOTES:**

- \* Registered Owner: Carla Ferrari-Sacco, Audre Cerra & Carol Ann Shea
- \* Parcel ID: 44004 0004
- \* Deed Ref.: Book 16482, Page 332
- \* Plan Ref.: Plan Book 413 Plan 76  
Plan No. 434 of 2011  
Book 789 Page 181  
Book 282 Page 181  
LC Plan 35949-A  
LC Plan 16672-A
- \* Zoning: SR3
- \* Elevations are shown in reference to assumed datum.

**AVERAGE GRADE CALCULATIONS**



$$17.6 + 4.0 + 14.3 + 17.5 + 12.5 + 8.8 + 9.5 + 12.6 + 45.3 + 26.3 = 168.40'$$

AVERAGE GRADE =

$$\frac{[(96.56 + 97.22) / 2 \times 17.6 + (97.22 + 97.09) / 2 \times 4.0 + (97.09 + 97.29) / 2 \times 14.3 + (97.29 + 97.30) / 2 \times 17.5 + (97.30 + 96.93) / 2 \times 12.5 + (96.93 + 97.11) / 2 \times 8.8 + (97.11 + 97.14) / 2 \times 9.5 + (97.14 + 96.82) / 2 \times 12.6 + (96.82 + 96.20) / 2 \times 45.3 + (96.20 + 96.56) / 2 \times 26.3] / 168.40 = 96.83'$$

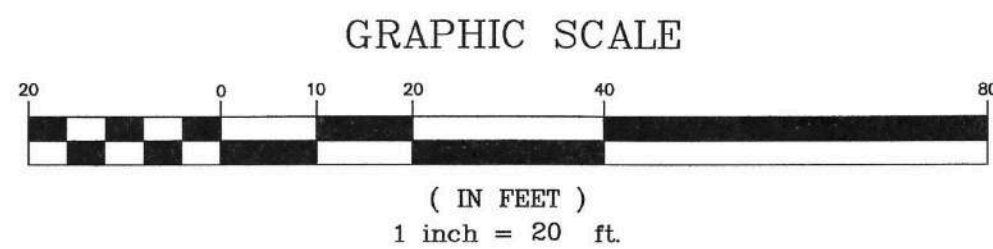
**ZONING CHART**

Zoning District: SR3		Lot Created Before 12/7/1953	
REGULATION	REQUIRED	EXISTING	
Lot Area	min. 7,000 S.F.	6,106 S.F.	
Lot Frontage	min. 70'	71.0'	
Front Setback	min. 25'	24.7'	
Side Setback	min. 7.5'	7.9'; 9.3'	
Rear Setback	min. 15'	35.0'	
Building Height	max. 36'	29.3'	
Average Grade	n/a	96.8'	
Lot Coverage	max. 30%	22.7% (1,387 S.F.)	
Open Space	min. 50%	77.3% (4,719 S.F.)	

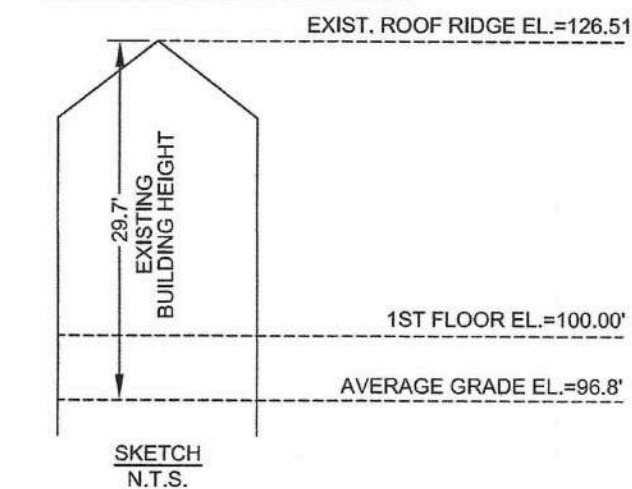
- LEGEND:**
- BFE - Basement Floor Elevation
  - FFE - First Floor Elevation
  - RRE - Roof Ridge Elevation
  - REE - Roof Eave Elevation
  - x 96.98' - Existing Spot Grade

Neil J. Murphy  
Professional Land Surveyor  
Lic. #17460

MILO (40' WIDE) STREET



**BUILDING HEIGHT CALCULATIONS:**



**Plot Plan**  
22-24 MILO STREET  
CONDOMINIUM  
NEWTON, MA 02465

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Date: May 26, 2021