

Spruhan Engineering, P.C.

80 JEWETT ST, (SUITE 1)
NEWTON, MA 02458
Tel: 617-816-0722
Email: espruhan@gmail.com

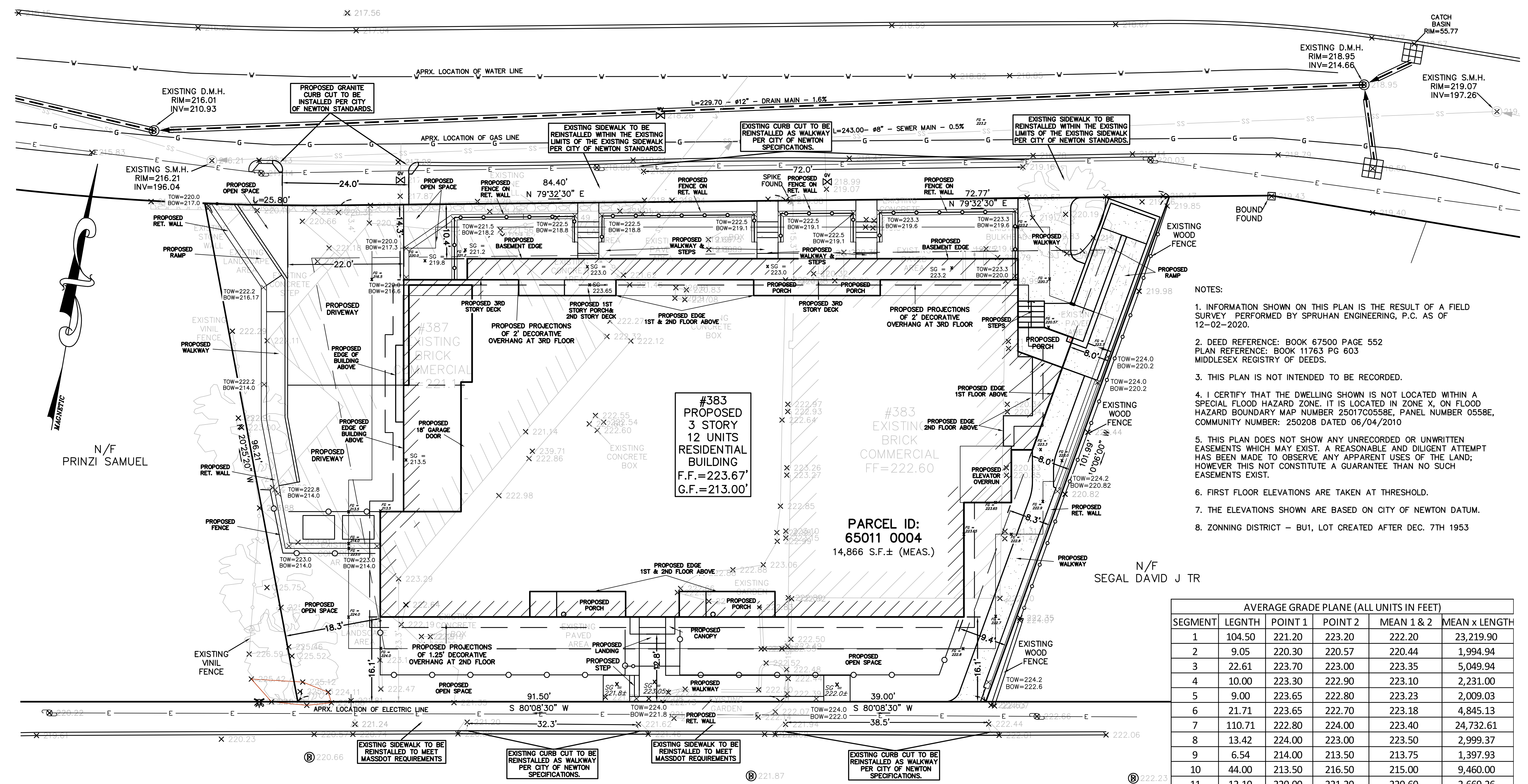
**383-387 BOYLSTON STREET
NEWTON MASSACHUSETTS**

SURVEY PLAN

REVISION BLOCK

| DESCRIPTION | DATE |
|-------------------------------|----------|
| UPDATED PER COMMENTS | 10/17/21 |
| UPDATED PER ARCHITECT REQUEST | 11/3/21 |
| UPDATED PER ARCHITECT REQUEST | 11/10/21 |
| UPDATED PER ARCHITECT REQUEST | 12/10/21 |

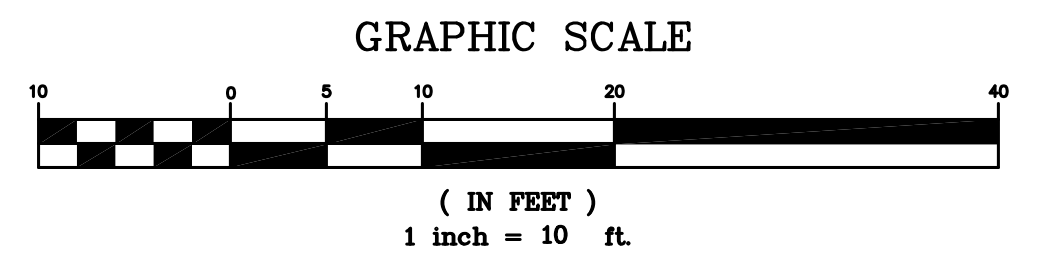
- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 12-02-2020.
 - DEED REFERENCE: BOOK 67500 PAGE 552
PLAN REFERENCE: BOOK 11763 PG 603
MIDDLESEX REGISTRY OF DEEDS.
 - THIS PLAN IS NOT INTENDED TO BE RECORDED.
 - I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0558E, PANEL NUMBER 0558E, COMMUNITY NUMBER: 250208 DATED 06/04/2010
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
 - FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 - THE ELEVATIONS SHOWN ARE BASED ON CITY OF NEWTON DATUM.
 - ZONING DISTRICT - BU1, LOT CREATED AFTER DEC. 7TH 1953



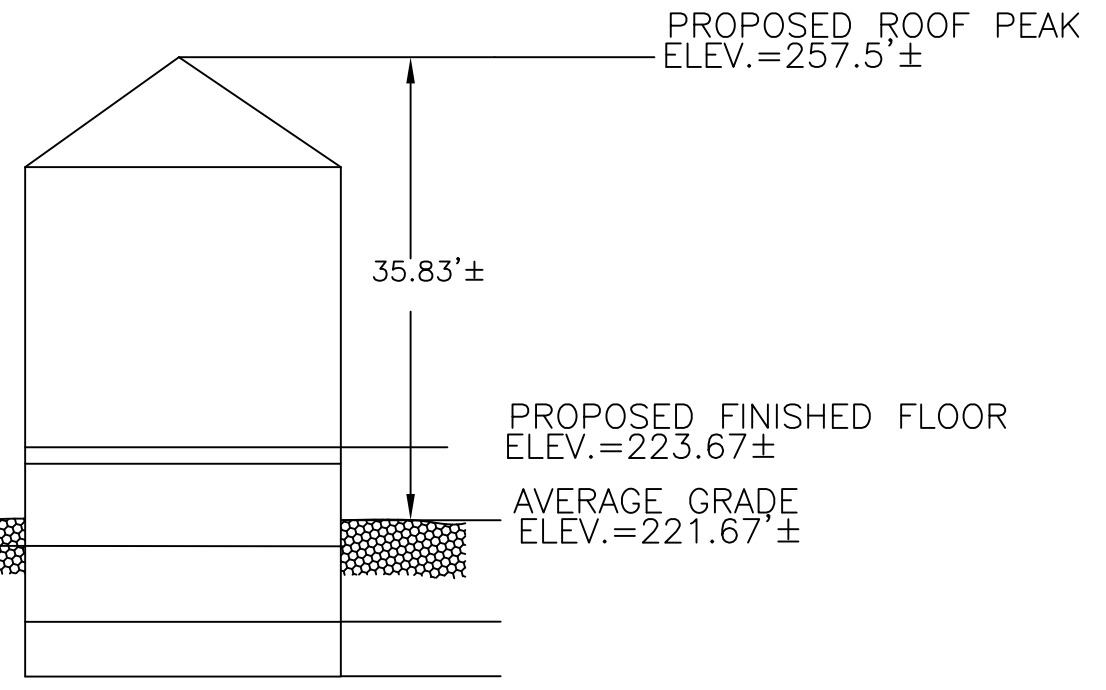
| AVERAGE GRADE PLANE (ALL UNITS IN FEET) | | | | | |
|--|--------|---------|---------|------------|---------------|
| SEGMENT | LEGNTH | POINT 1 | POINT 2 | MEAN 1 & 2 | MEAN x LENGTH |
| 1 | 104.50 | 221.20 | 223.20 | 222.20 | 23,219.90 |
| 2 | 9.05 | 220.30 | 220.57 | 220.44 | 1,994.94 |
| 3 | 22.61 | 223.70 | 223.00 | 223.35 | 5,049.94 |
| 4 | 10.00 | 223.30 | 222.90 | 223.10 | 2,231.00 |
| 5 | 9.00 | 223.65 | 222.80 | 223.23 | 2,009.03 |
| 6 | 21.71 | 223.65 | 222.70 | 223.18 | 4,845.13 |
| 7 | 110.71 | 222.80 | 224.00 | 223.40 | 24,732.61 |
| 8 | 13.42 | 224.00 | 223.00 | 223.50 | 2,999.37 |
| 9 | 6.54 | 214.00 | 213.50 | 213.75 | 1,397.93 |
| 10 | 44.00 | 213.50 | 216.50 | 215.00 | 9,460.00 |
| 11 | 12.10 | 220.00 | 221.20 | 220.60 | 2,669.26 |
| SUM = | 363.64 | | | | 80,609.10 |
| OF MEAN x LENGTH / SUM OF LENGTHS = AVERAGE GRADE PL | | | | | 221.67 |

AVERAGE GRADE CALCULATION

| ZONING LEGEND | | | | |
|--|-----------------|-------------------------|-------------------------|----|
| ZONING DISTRICT: BUSINESS 1 (BU 1) (LOT CREATED AFTER 12/07/1953) | | | | |
| | REQUIRED | EXISTING | PROPOSED | |
| MIN. AREA | 10,000 S.F. | 14,866 S.F.± (MEASURED) | 14,866 S.F.± (MEASURED) | |
| MIN. FRONTAGE | - | - | - | |
| MIN. YARD FRONT | 10' | 3.4' | 10.4' | |
| WEST SIDE | 1/2 BLDG HEIGHT | 2.7' | 18.3' | |
| | EAST SIDE | 1/2 BLDG HEIGHT | 4.2' | 8' |
| | REAR | 1/2 BLDG HEIGHT | - | - |
| MAX. LOT COV. | - | - | 53.2% | |
| MIN. OPEN SPACE | - | - | 37.69% | |
| MAX. BLDG. HEIGHT | 36' | 19.73'± | 35.83'± | |

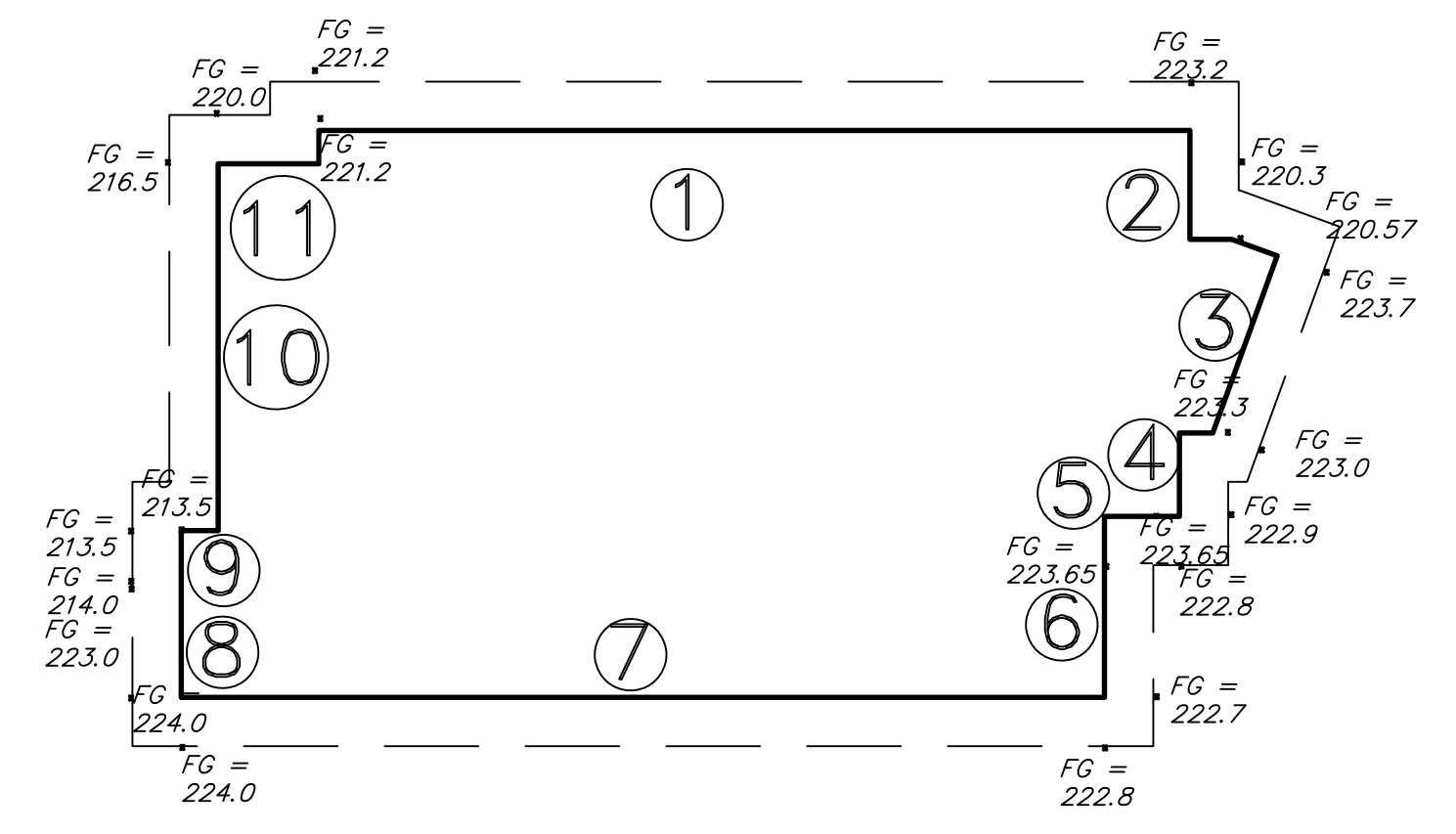


BOYLSTON STREET (PUBLIC WAY)



#383 PROPOSED PROFILE NOT TO SCALE

* MIDPOINT OF BASEMENT ELEVATION LOWER THAN AVERAGE GRADE ELEVATION THEREFORE PROPOSED BASEMENT MEETS DEFINITION OF BASEMENT



AVERAGE GRADE PLANE

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DRAFT

DATE: 3/15/2021
DRAWN BY: D.K.
CHECKED BY: E.S.
APPROVED BY: E.S.

PROPOSED GRADING PLAN

