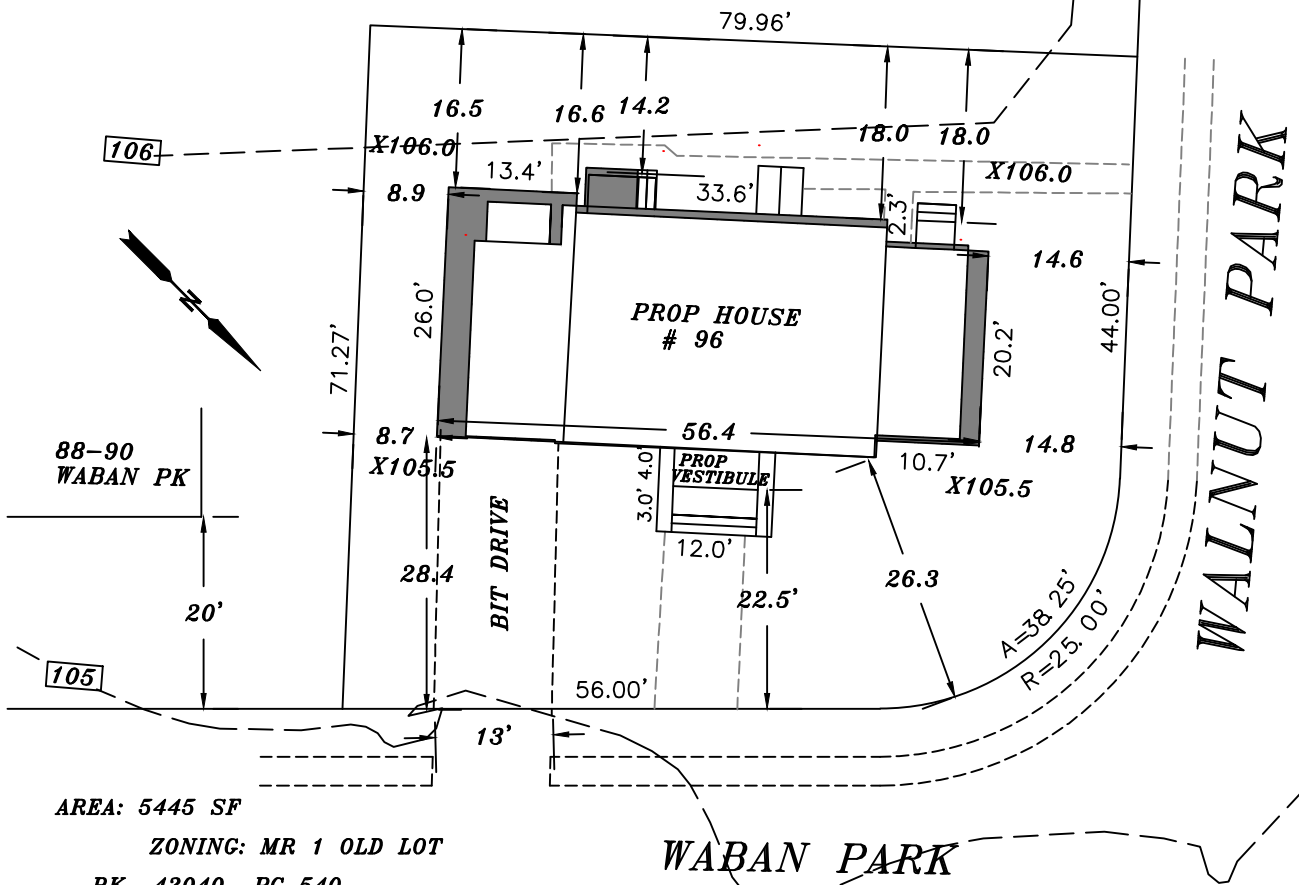


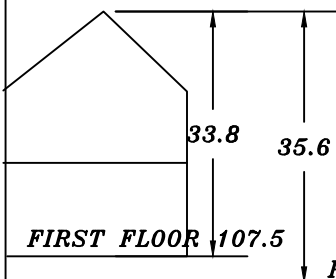
**PROPOSED ADDITION**  
**96 WABAN PARK**  
**NEWTON, MA.**  
**SCALE: 1 IN = 20 FT**  
**JAN 14, 2022    SEPT 15, 2022**  
**FEB 28, 2022**  
**MAR 22, 2022**  
**JUL 30, 2022**  
**AUG 10, 2022**


**PROPOSED ADDITIONS**  
 (SEE ARCHITECT'S PLANS  
 FOR SECOND FLOOR AND  
 ATTIC ADDITIONS)

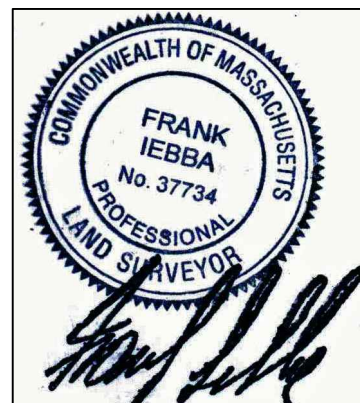


**AREA: 5445 SF**  
**ZONING: MR 1 OLD LOT**  
**BK 42040 PG 540**  
**ALLOWABLE FAR .57 (FROM ARCHITECT)**

**GRADE PLANE:**  $((106)56.4 + (105.7)26 + (105.5)56.4 + 105.7(20.2)) / 159 = 105.7$



**PROP LOT COVER: 24.5 %**  
**PROP OPEN SPACE: 61 %**  
**EXIST LOT COVER: 21.5 %**  
**EXIST OPEN SPACE: 64 %**



**FRONT SETBACK AVG:**  
**15 WALNUT PARK AND 96 WABAN PARK (20+25)/2 = 22.5'**

# 15 WALNUT PARK (GREATER THAN 25' - USE 25')

**ESSEX ENG. & SURVEY**  
**PO BOX 650217**  
**MA. 02465**  
**617-797-7342**  
**FRANK.IEBBA@GMAIL.COM**