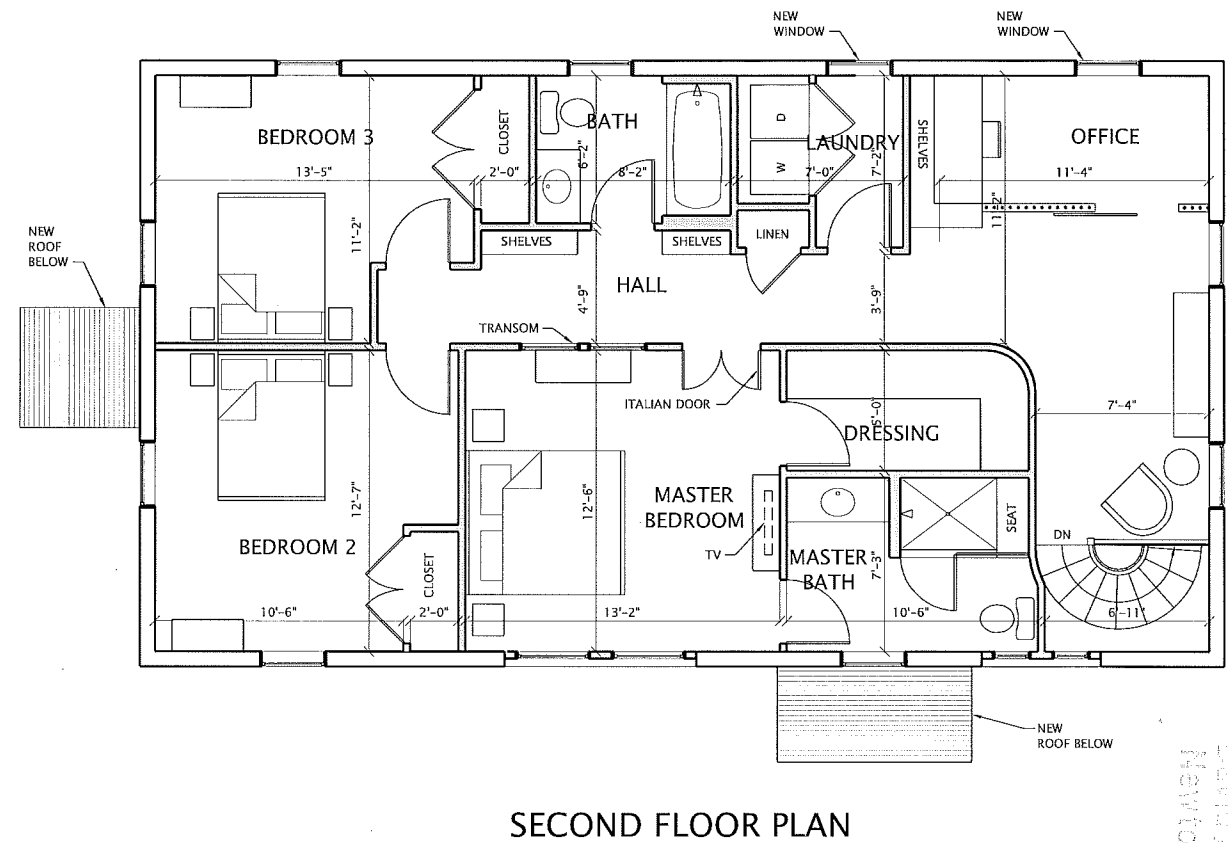
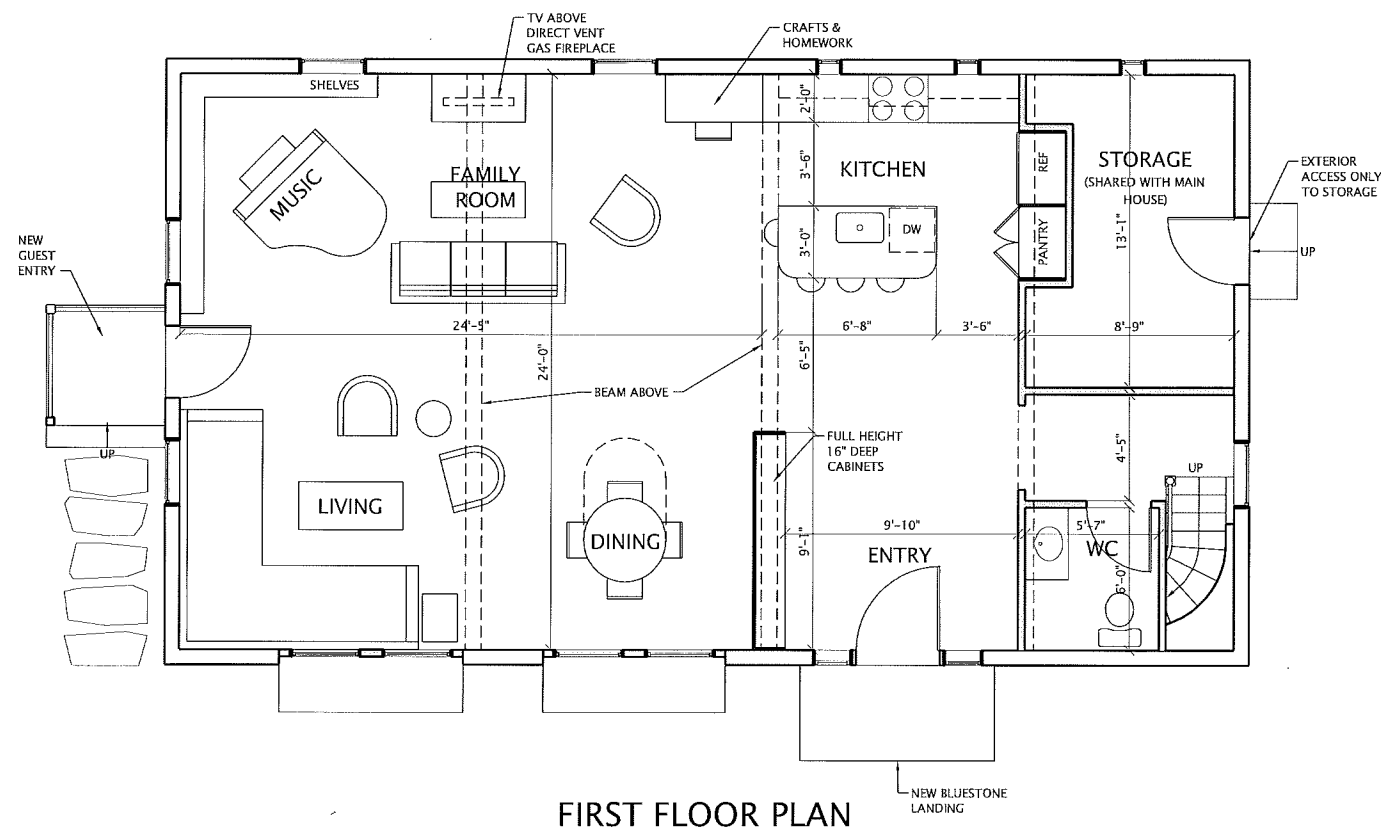
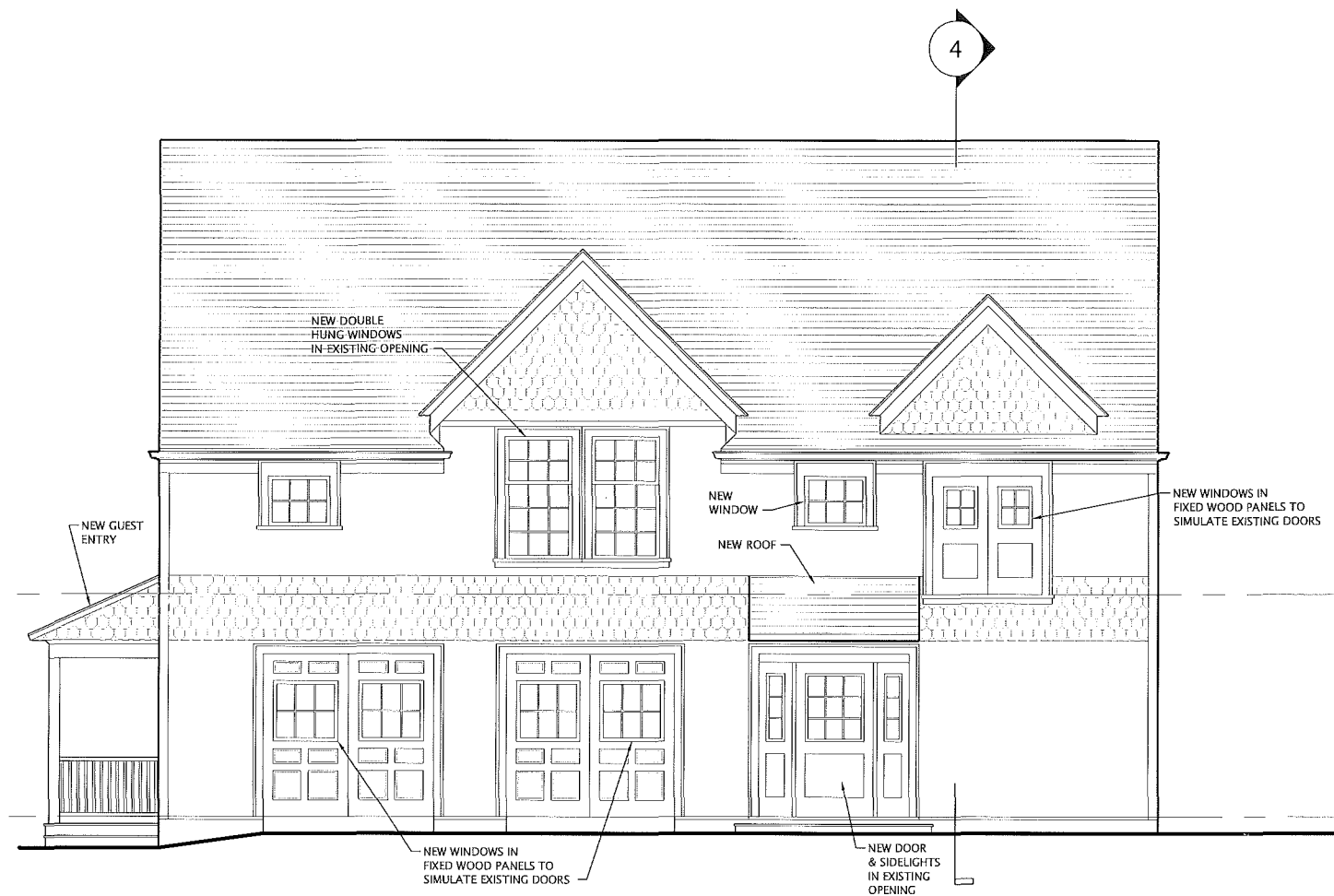
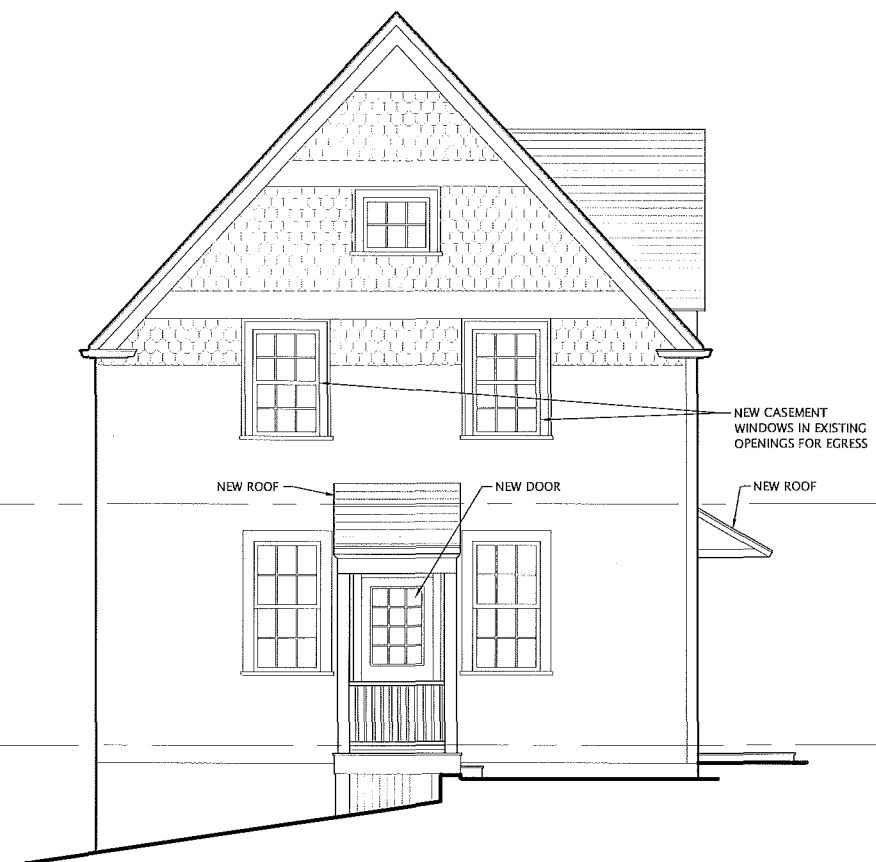


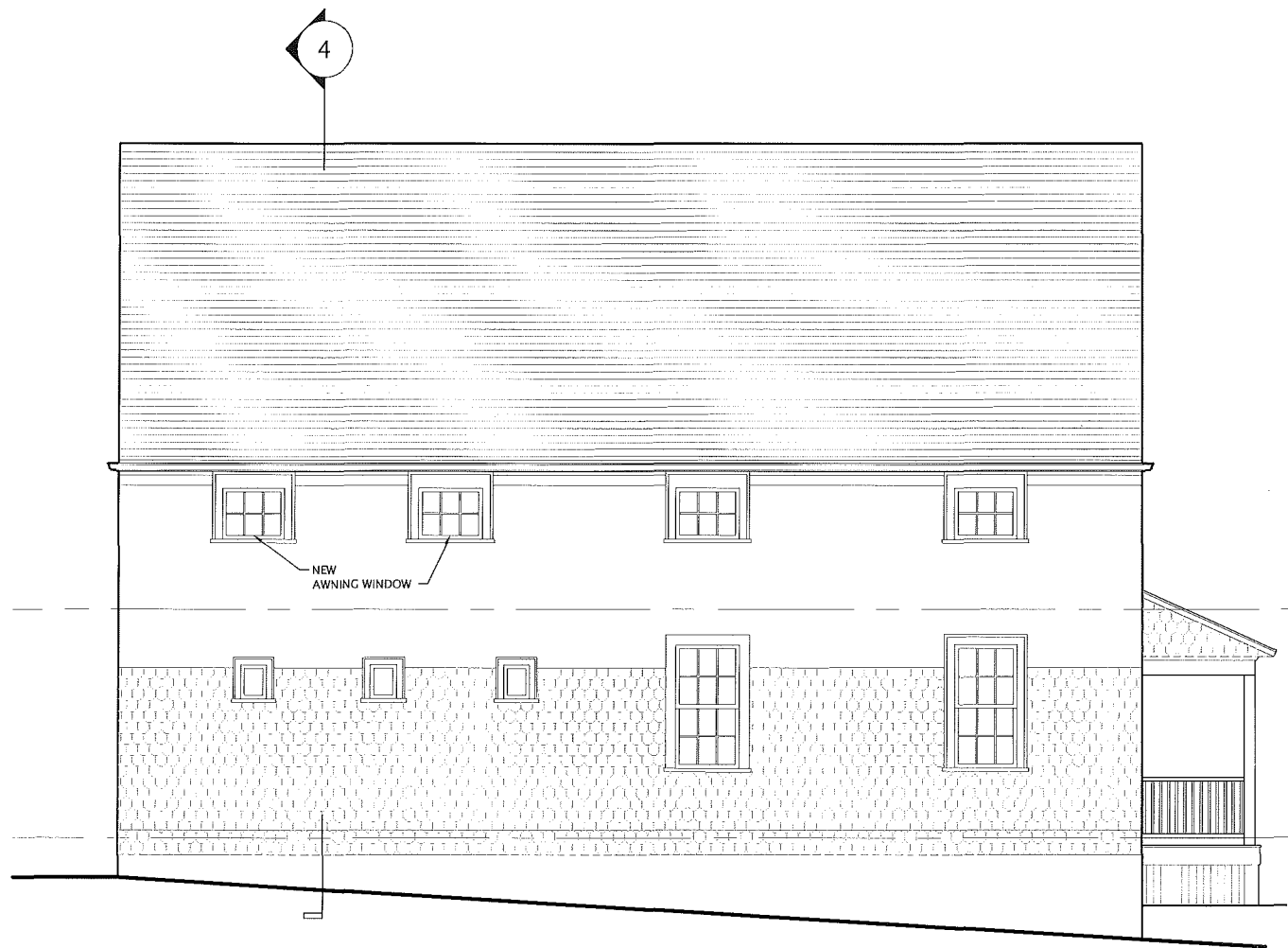


SOUTH ELEVATION

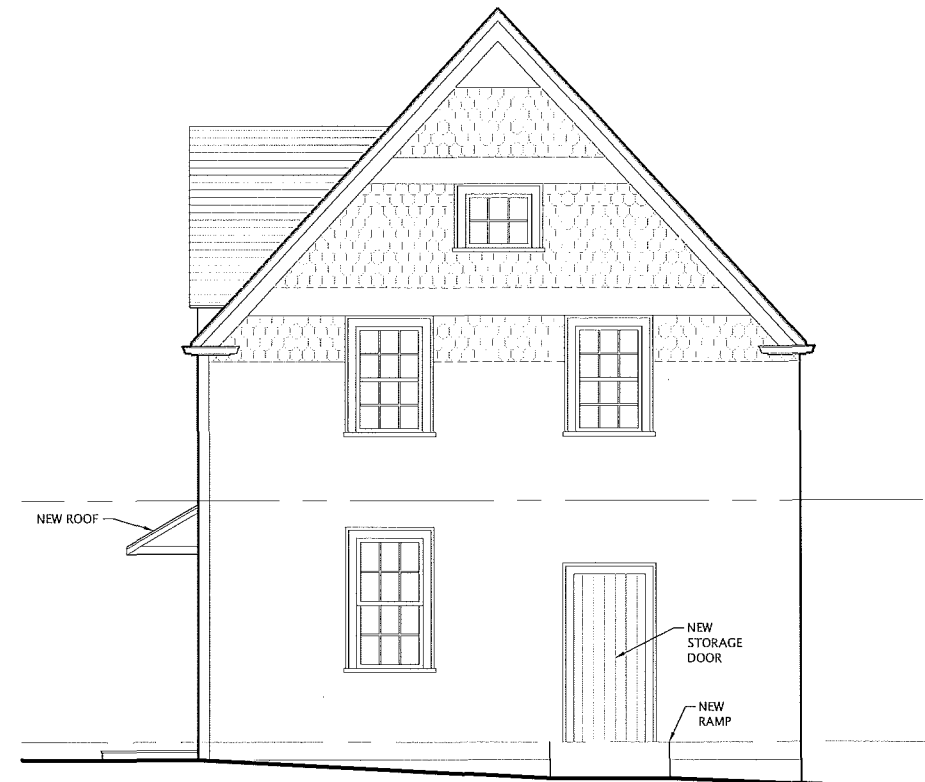


EAST ELEVATION

RECEIVED
NEWTON CITY PLANS
2016 JAN 12 AM 11:20
DANIEL A. O'NEAL, CLAO
NEWTON, MA 02459



NORTH ELEVATION

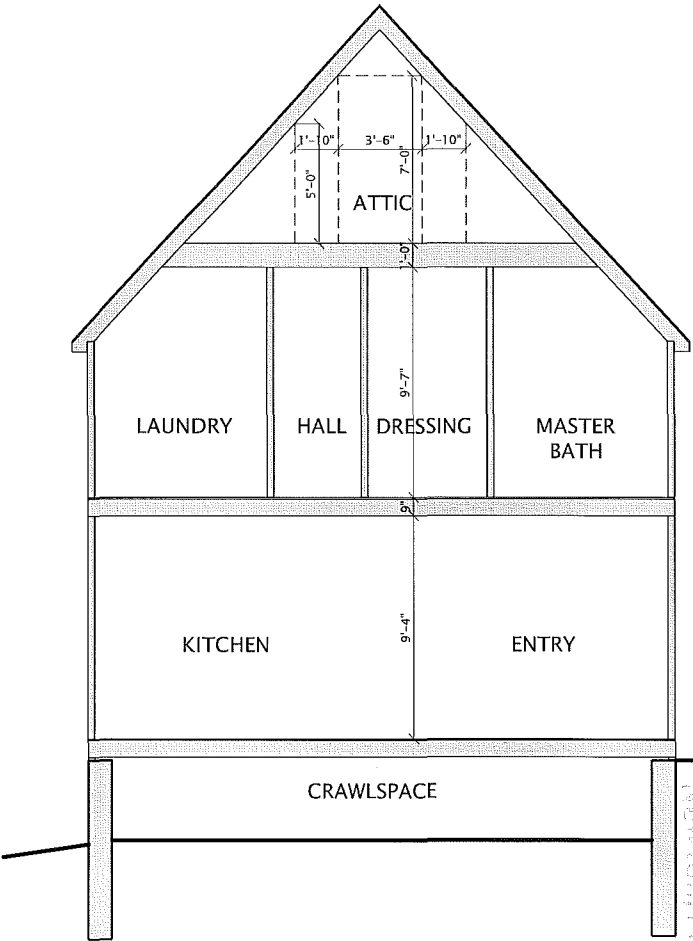


WEST ELEVATION

RECEIVED
Newton City Clerk
2016 JAN 12 AM 11:20
David M. O'Neil, Clerk
Newton, MA 02459

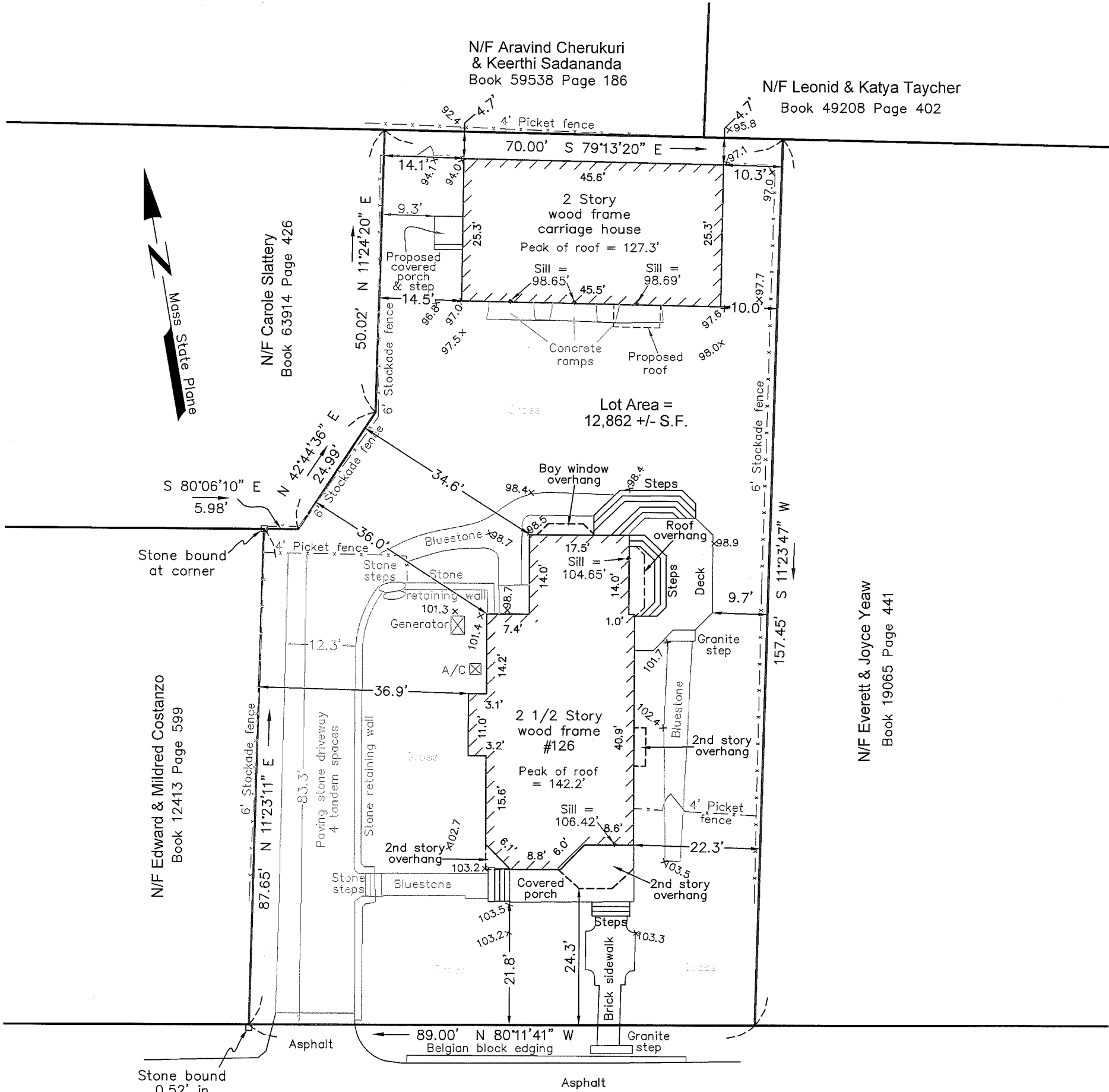


PHOTOS OF EXISTING STRUCTURE



BUILDING SECTION

RECEIVED
NEWTON CITY OF
2016 JAN 12 AM 11:20
DAVID A. CHEN, CDR
NEWTON, MA 02459

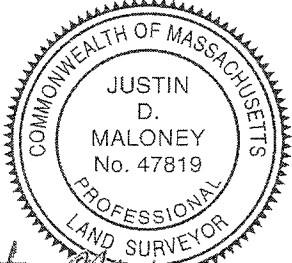


Cornell Street
Variable width – public use

Zoning Calculations			
District: SR-3, lot created before 12/7/1953			
	Required	Existing	Proposed
Lot Area	7,000	12,862	No change
Frontage	70	89.0	No change
Front setback	25 ¹	21.8	No change
Side setback	7.5	9.7	No change
Rear setback	15	67.7	No change
Bld. height, feet	36	41.1	No change
Acc. bld. rear setback	5	4.7	No change
Acc. bld. side setback	5	10.0	9.3
Accessory bld. height	22	31.3	No change
Max. lot coverage	30%	21.7%	22.1%
Min. open space	50%	66.5%	66.3%

1. Standard required setback from dimensional table. Setbacks of adjacent buildings not calculated. See § 30-15 (d).

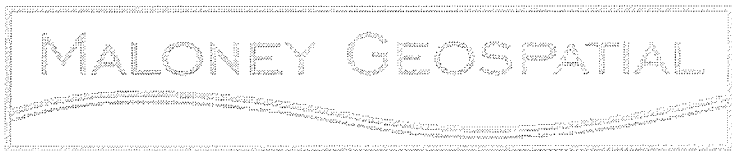
In my professional opinion, I certify to Scott Timmins and the City of Newton that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #20517C0534E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.



PROFESSIONAL LAND SURVEYOR
DATE: 11/20/15

Plan of Land
in
Newton Lower Falls, Massachusetts
Prepared For: Scott Timmins

Scale: 1" = 20' Date: November 20, 2015



7 Walnut Road
Somerville, MA 02145
617-744-9002
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Book 66300 Page 23
Assessors Map 42, Block 32, Lot 72
Zoning District: SR3