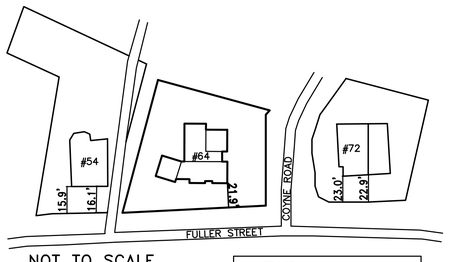
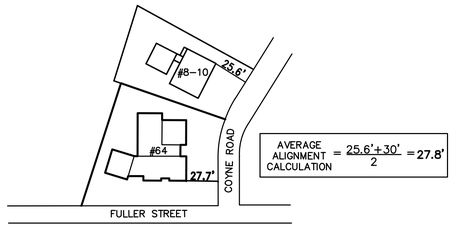


NOT TO SCALE

AVERAGE ALIGNMENT CALCULATION $= \frac{15.9' + 22.9'}{2} = 19.4'$



NOT TO SCALE

AVERAGE ALIGNMENT CALCULATION $= \frac{25.6' + 30'}{2} = 27.8'$

ZONING LEGEND

ZONING DISTRICT: MULTI-RESIDENCE 1
(LOT CREATED BEFORE 12/07/1953)

	REQUIRED	EXISTING-1	EXISTING-2
MIN. AREA	10,000 S.F	9,670 S.F.± (MEASURED)	9,670 S.F.± (MEASURED)
MIN. FRONTAGE	80'	69.00'	69.00'
MIN. YARD FRONT	*30' **	21.6' / 27.8'	28.2'
SIDE	10' **	10.3'	11.6'
REAR	15' **	41.3'	21.6'
MAX. LOT COV.	30%	29.8%	29.8%
MIN. OPEN SPACE	50%	57.8%	57.8%
MAX. BLDG. HEIGHT	36'	33.92'±	33.02'±

* SEE AVERAGE ALIGNMENT CALCULATIONS
* FAR BONUS TAKEN

SURVEY NOTES

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 7/2/2020.
2. DEED REFERENCE: BOOK 28496, PAGE 413
TAKING: BOOK 8652, PAGE 414
PLAN REFERENCE 1: END OF BOOK 4737
PLAN REFERENCE 2: PLAN No. 1374 OF 1953
PLAN REFERENCE 3: PLAN NO. 1450 OF 1987
PLAN REFERENCE 4: PLAN NO. 1607 OF 1988
PLAN REFERENCE 5: PLAN NO. 898 OF 1990
PLAN REFERENCE 6: PLAN NO. 389 OF 2001
PLAN REFERENCE 7: PLAN NO. 776 OF 2015
PLAN REFERENCE 8: PLAN NO. 386 OF 2018
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

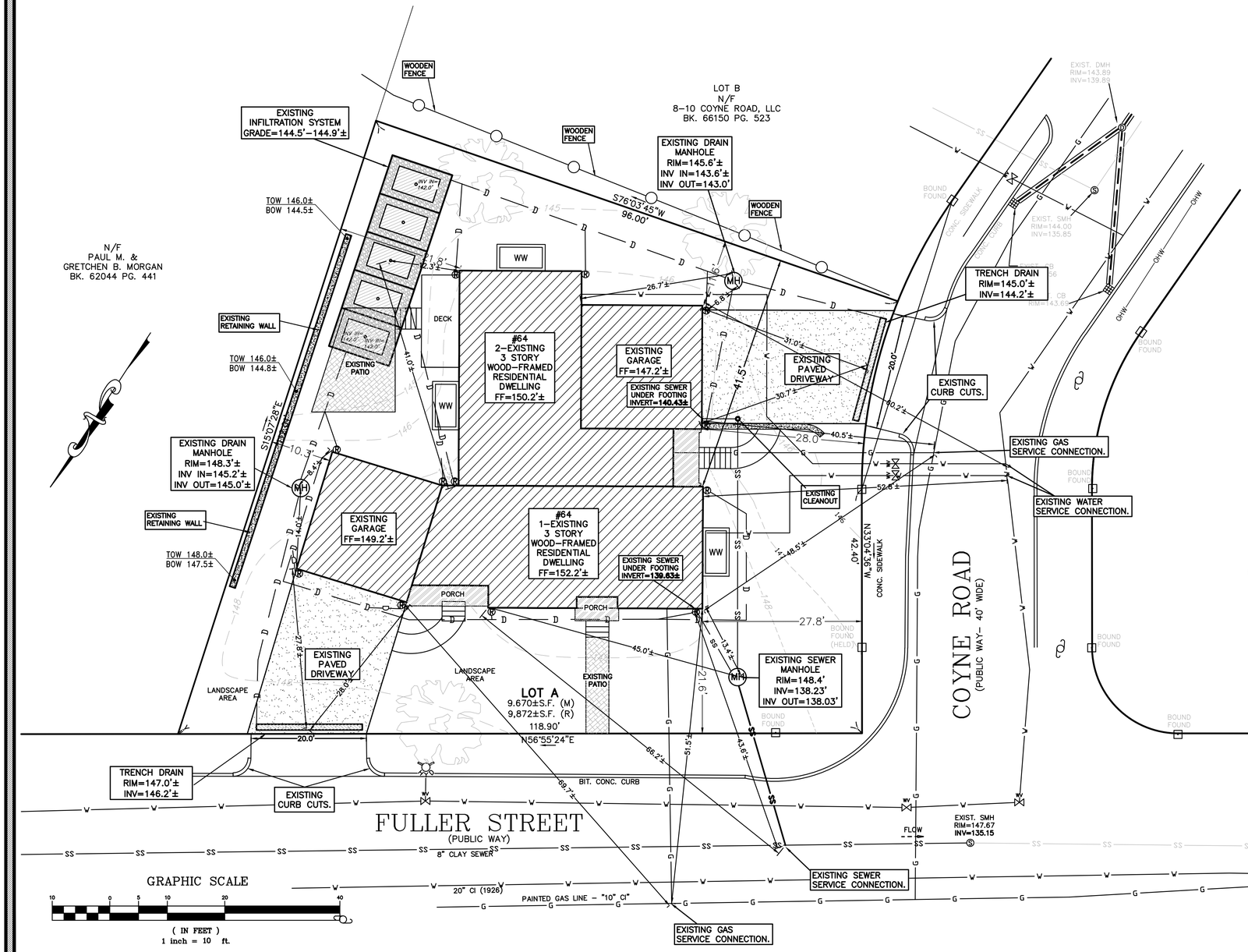
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0553E, PANEL NUMBER 0553E, COMMUNITY NUMBER: 250208, DATED 6/4/2010.

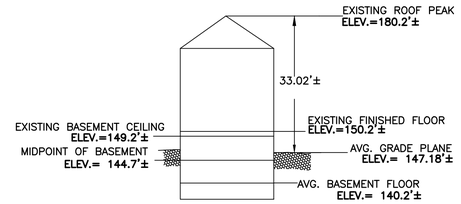
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENT WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

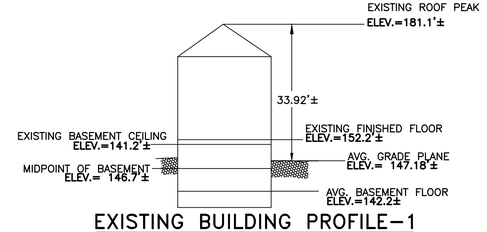
8. THE ELEVATIONS SHOWN ARE ON BOSTON CITY BASE.





EXISTING BUILDING PROFILE-2
NOT TO SCALE

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



EXISTING BUILDING PROFILE-1
NOT TO SCALE

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

PETER NOLAN & ASSOCIATES, LLC
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64 FULLER STREET, NEWTON, MASSACHUSETTS

REVISION BLOCK

DESCRIPTION	DATE

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D

FINAL AS BUILT PLAN

SCALE:	N/A
DATE:	07/2/20
DRAWN BY:	H.F.
CHECKED BY:	ES
APPROVED BY:	PN

SHEET: 1