

ESTABLISHED 1916



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PLAN OF LAND IN  
NEWTON, MA

28 BREWSTER ROAD  
PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.

DATE: MARCH 23, 2020

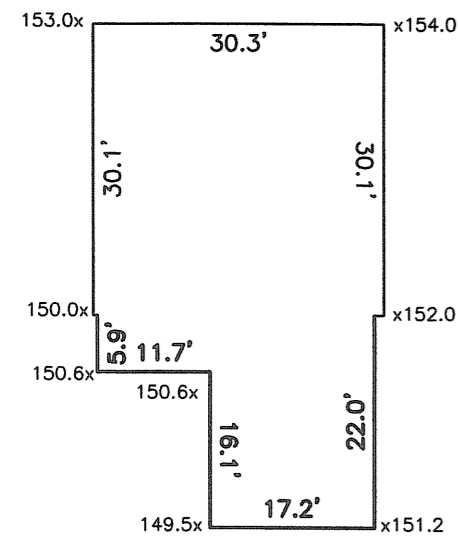
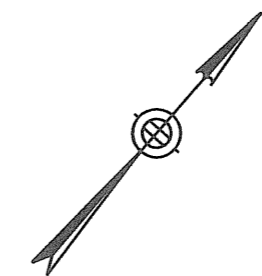
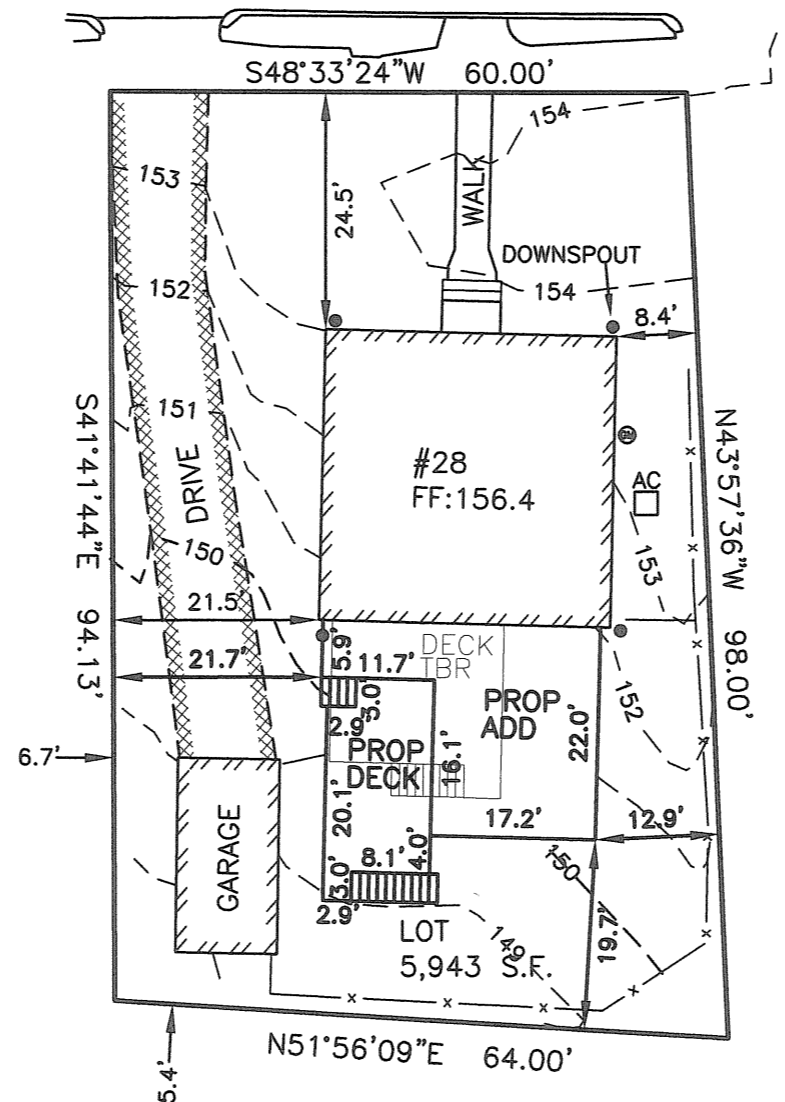
DRAWN: GAR

CHECK: BB

REVISIONS:


PROJECT NO. 25974

BREWSTER ROAD

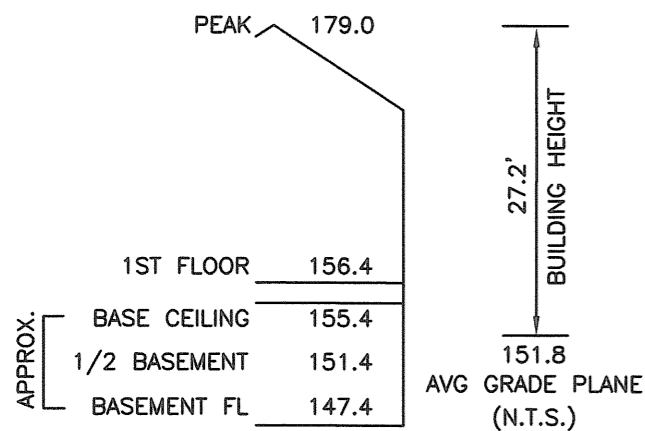


AVERAGE GRADE CALCULATION:  
[SEC 1.5.4(F)]

$$AVG = \frac{\sum[L(E1+E2)/2]}{P}$$

$$AVG = 20,242.16 / 133.3 = 151.8$$

BUILDING HEIGHT CALCULATION



ZONING INFORMATION

ZONE: SR-2  
PLAN DATED: MARCH 3, 1913  
DEED REFERENCE: BOOK 71816 PAGE 525

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,126 S.F.	1,573 S.F.	
STRUCTURES	1,400 S.F.	1,796 S.F.	
DRIVE	659 S.F. ±	659 S.F. ±	
	2,059 S.F. ±	2,455 S.F. ±	
LOT COVERAGE	18.9%	26.4%	(30% MAX.)
OPEN SPACE	65% ±	58% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

IMPERVIOUS INCREASE CALCULATION

$$\text{PROPOSED IMPERVIOUS AREA} - \text{EXISTING IMPERVIOUS AREA} = (2339 \text{ S.F.}) - (1892 \text{ S.F.}) = 447 \text{ S.F.}$$

ALLOWABLE

$$4\% \text{ OF LOT AREA} = .04 \times 5,943 = 238 \text{ S.F.}$$