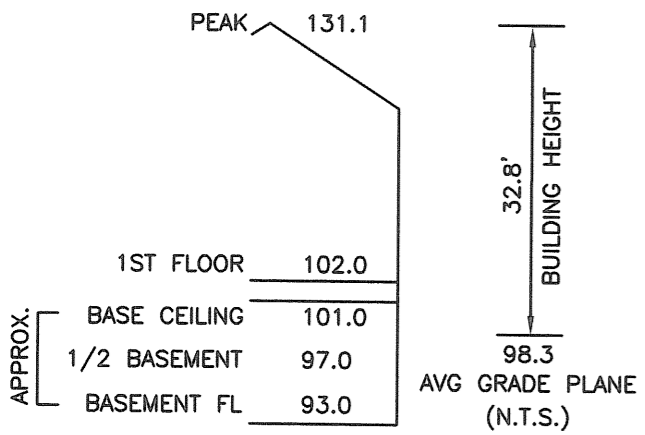


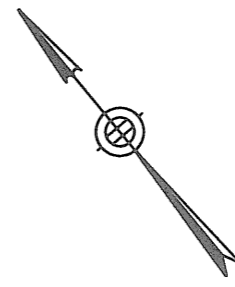
AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

AVG = $\sum[L(E1+E2)/2] / P$
 AVG = $17782.2 / 180.8 = 98.3$

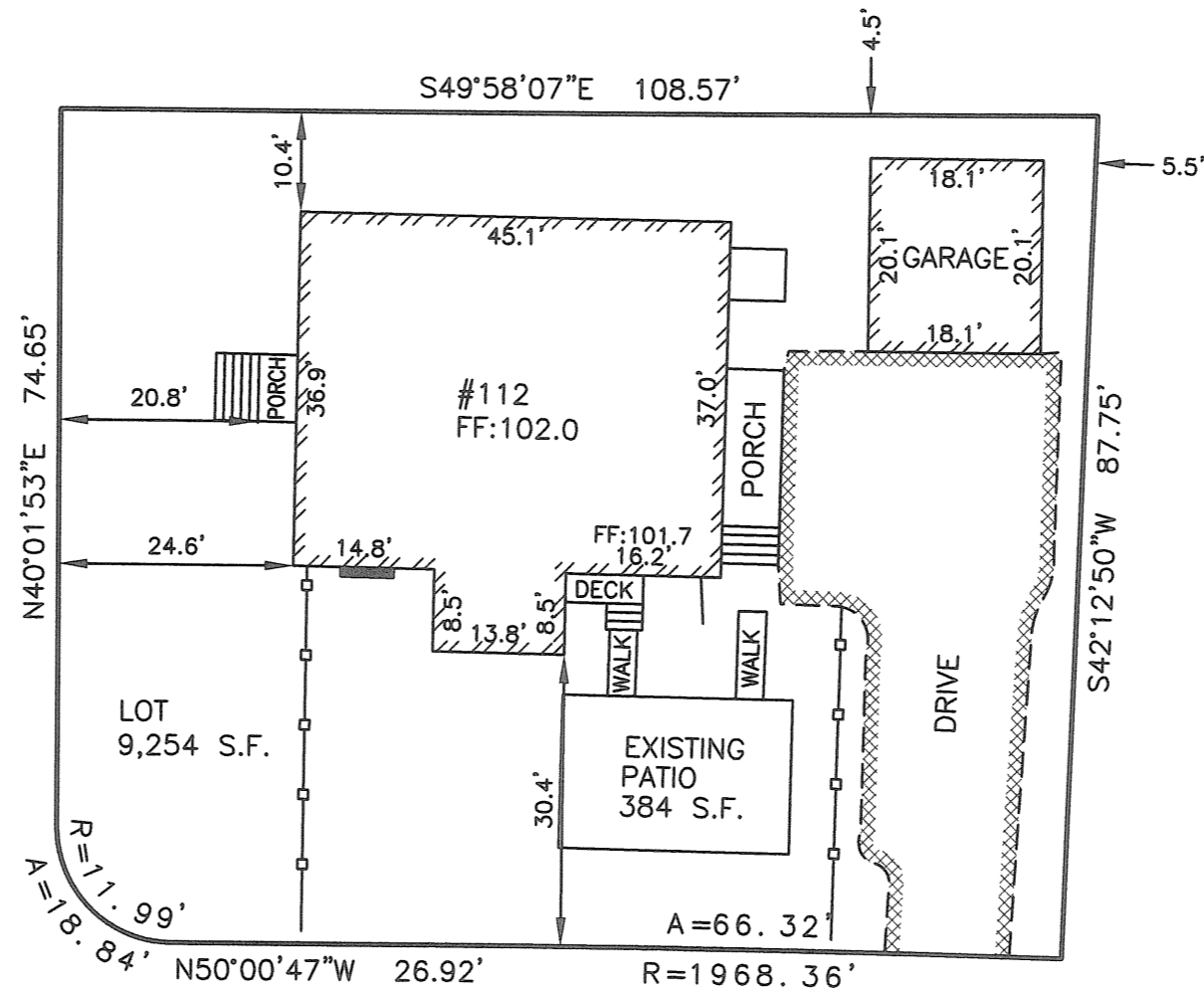
BUILDING HEIGHT CALCULATION



AVERAGE SETBACK CALCULATION
 $(\#102 + \#124)/2 =$
 $(19.6 + 22.2)/2 = 20.9'$



GRASMERE STREET



GRASMERE STREET

ZONING INFORMATION

ZONE: SR-3
 PLAN DATED: DECEMBER 12, 2014
 DEED REFERENCE: BOOK 84684 PAGE 224

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
BUILDINGS	2,264 S.F.	x S.F.	
STRUCTURES	2,288 S.F.	x S.F.	
DRIVE	1,338 S.F. ±	x S.F. ±	
	3,626 S.F. ±	x S.F. ±	
LOT COVERAGE	24.4%	x.x%	(30% MAX.)
OPEN SPACE	60% ±	x% ±	(50% MIN.)

EXISTING IMPERVIOUS AREA INCLUDING EXISTING PATIO 4065 S.F.
 EXISTING IMPERVIOUS AREA EXCLUDING EXISTING PATIO 3681 S.F.

EXISTIN PATIO CONSTRUCTED AUGUST 2015

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

ESTABLISHED 1916
EMB
 EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465

 (617) 527-8750
 info@everettbrooks.com



**PLAN OF LAND IN
 NEWTON, MA**
 112 GRASMERE STREET
 EXISTING CONDITION

SCALE: 1 IN. = 20 FT.
 DATE: MARCH 3, 2020
 DRAWN: GAR
 CHECK: BB

REVISIONS:

DATE	DESCRIPTION
8/15/19	various
3/03/20	various
3/04/20	patio area

PROJECT NO. 25830