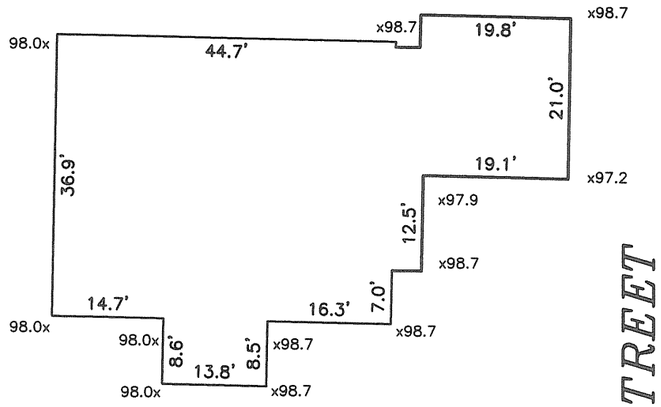
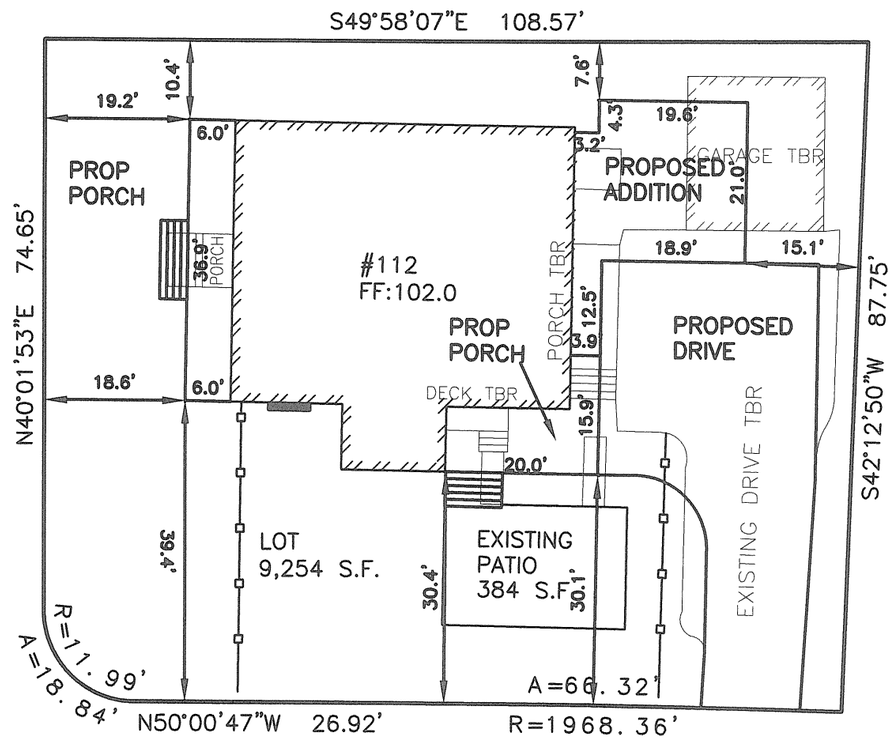


AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

AVG = Σ[L(E1+E2)/2] / P

AVG = 20429.82/208.2 = 98.2

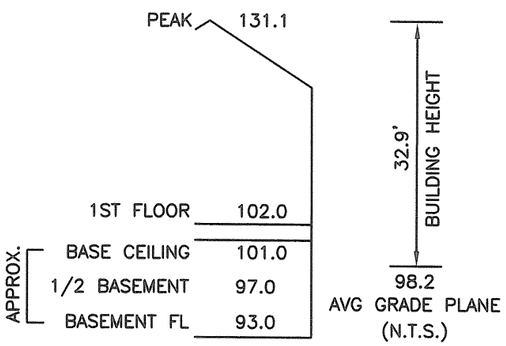
AVERAGE SETBACK CALCULATION
GRASSMERE STREET
(#102 + #124)/2 =
(19.6 +22.2)/2 = 20.9'



GRASMERE STREET

MERTON STREET

BUILDING HEIGHT CALCULATION



ZONING INFORMATION

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

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,264 S.F.	2,705 S.F.	
STRUCTURES	2,288 S.F.	2,705 S.F.	
DRIVE	1,338 S.F. ±	1,235 S.F. ±	
	3,626 S.F. ±	3,940 S.F. ±	
LOT COVERAGE	24.4%	29.2%	(30% MAX.)
OPEN SPACE	60% ±	57% ±	(50% MIN.)

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

IMPERVIOUS INCREASE CALCULATION
(PROP ADD + PROP PORCHES + PROP DRIVE) –(GARAGE TBR + PORCHES TBR + DRIVE TBR) =
(518 + 420 +1235) – (364 + 126 + 1338) = 345 S.F.
ALLOWED = 9254 * 0.04 = 370 SF

EXISTING IMPERVIOUS AREA INCLUDING EXISTING PATIO 4065 S.F.
EXISTING IMPERVIOUS AREA EXCLUDING EXISTING PATIO 3681 S.F.
PROPOSED IMPERVIOUS AREA INCLUDING EXISTING PATIO 4410 S.F.
PROPOSED IMPERVIOUS AREA EXLCLUDING EXISTING PATIO 4026 S.F.

EXISTING PATIO CONSTRUCTED AUGUST 2015

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

(617) 527-8750
info@everettbrooks.com

COMMONWEALTH OF MASSACHUSETTS
BRUCE BRADFORD
No. 38376
PROFESSIONAL LAND SURVEYOR
3/4/2020

PLAN OF LAND IN NEWTON, MA

112 GRASMERE STREET
PROPOSED ADDITION

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

REVISIONS:

3/4/20	impervious areas	

PROJECT NO. 25830