

ESTABLISHED 1916

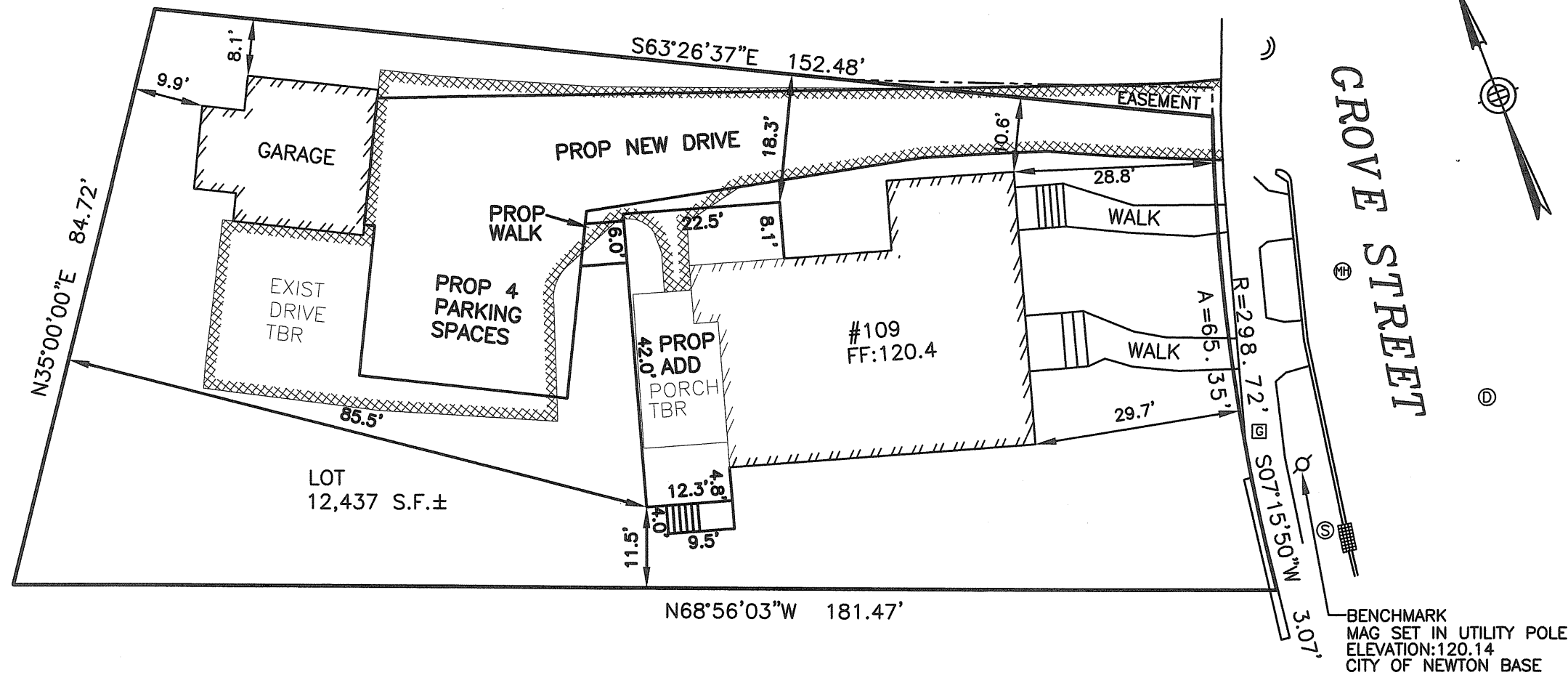
EMB

EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com



ZONING INFORMATION

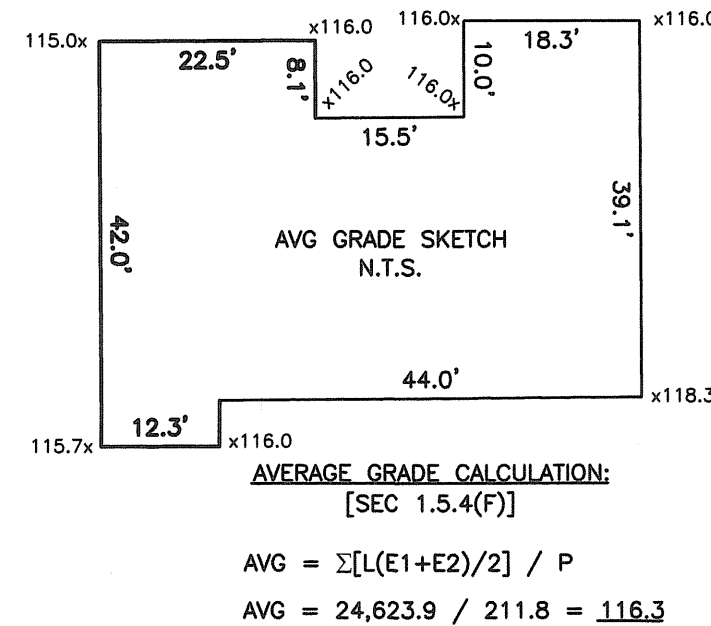
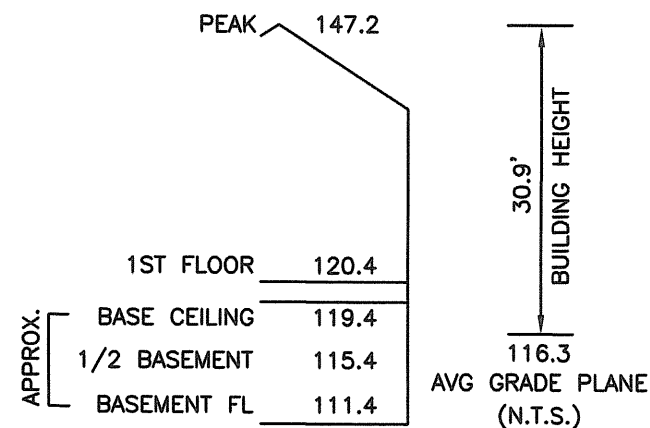
ZONE: SR-3
PLAN DATED: OCTOBER 19, 1925
DEED REFERENCE: BOOK 52554 PAGE 372

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,204 S.F.	2,529 S.F.	
STRUCTURES	2,204 S.F.	2,529 S.F.	
DRIVE	3,031 S.F. ±	2,219 S.F. ±	
	5,235 S.F. ±	4,748 S.F. ±	
LOT COVERAGE	17.7%	20.3%	(30% MAX.)
OPEN SPACE	57% ±	61% ±	(50% MIN.)

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

IMPERVIOUS CALCULATION
PROP ADD + PROP DRIVE - BLDG TBR - DRIVE TBR
599 S.F. + 2,219 - 275 S.F. - 3,031 S.F. = -488 S.F. NET DECREASE

BUILDING HEIGHT CALCULATION



**PLAN OF LAND IN
NEWTON, MA**

109 GROVE STREET
PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.
DATE: FEBRUARY 13, 2020
DRAWN: GAR
CHECK: BB

REVISIONS:

PROJECT NO. 25737

ESTABLISHED 1916

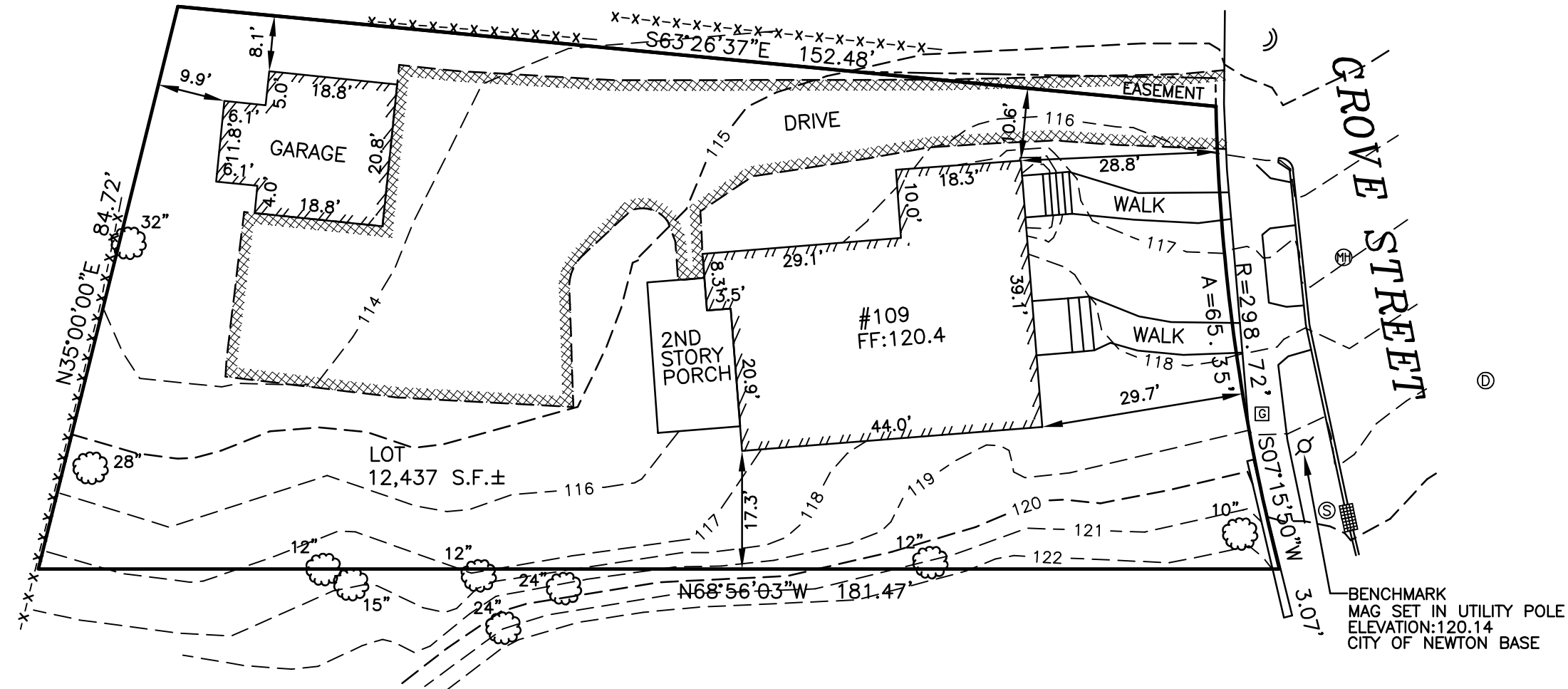


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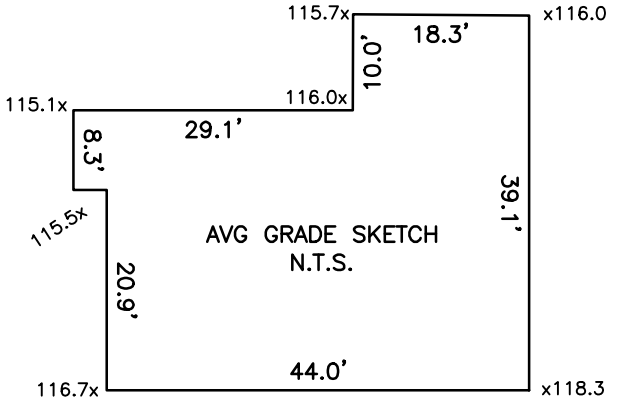
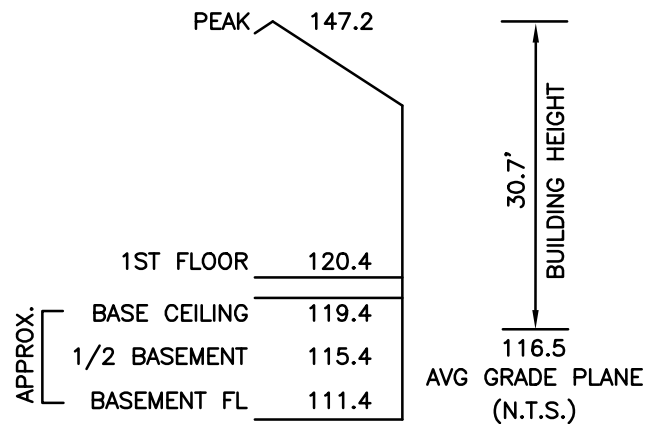
ZONING INFORMATION

ZONE: SR-3
PLAN DATED: OCTOBER 19, 1925
DEED REFERENCE: BOOK 52554 PAGE 372

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,204 S.F.	x S.F.	
STRUCTURES	2,204 S.F.	x S.F.	
DRIVE	3,031 S.F. ±	x S.F. ±	
	5,235 S.F. ±	x S.F. ±	
LOT COVERAGE	17.7%	x.x%	(30% MAX.)
OPEN SPACE	57% ±	x% ±	(50% MIN.)

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

BUILDING HEIGHT CALCULATION



AVERAGE GRADE CALCULATION:

[SEC 1.5.4(F)]
 $AVG = \frac{\sum[L(E1+E2)/2]}{P}$
 $AVG = 19,775.1 / 169.7 = 116.5$

**PLAN OF LAND IN
NEWTON, MA**

109 GROVE STREET
EXISTING CONDITION

SCALE: 1 IN. = 20 FT.
DATE: FEBRUARY 7, 2019
DRAWN: GAR
CHECK: BB

REVISIONS:

PROJECT NO. 25737