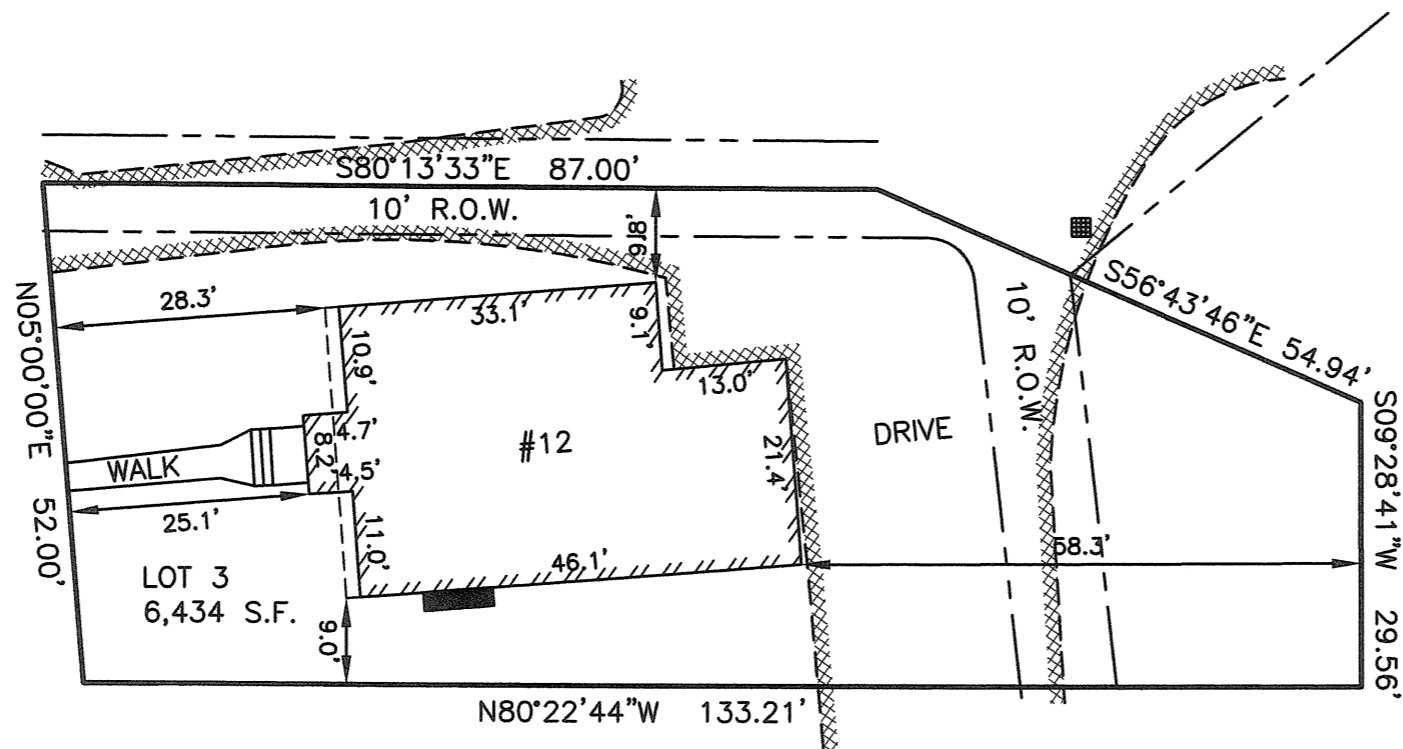




SUMNER STREET



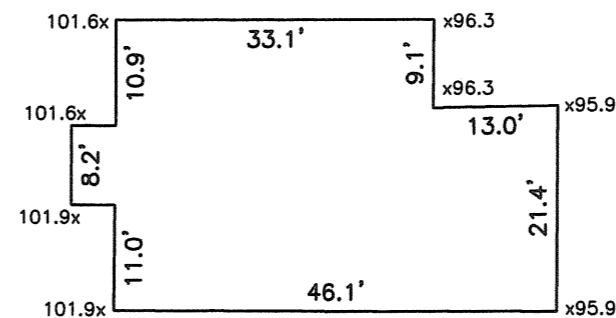
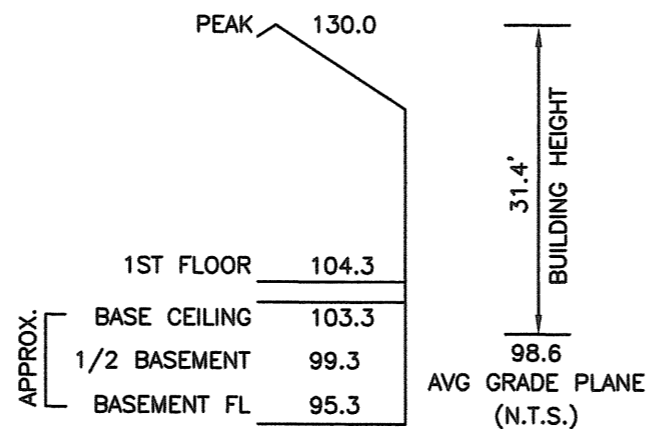
ZONING INFORMATION

ZONE: MR-1
 PLAN DATED: JULY 19, 1940
 DEED REFERENCE: BOOK 71381 PAGE 549

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,347 S.F.	x S.F.	
STRUCTURES	1,347 S.F.	x S.F.	
DRIVE	2,015 S.F. ±	x S.F. ±	
	3,362 S.F. ±	x S.F. ±	
LOT COVERAGE	20.9%	x.x%	(30% MAX.)
OPEN SPACE	47% ±	x% ±	(50% MIN.)

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

BUILDING HEIGHT CALCULATION

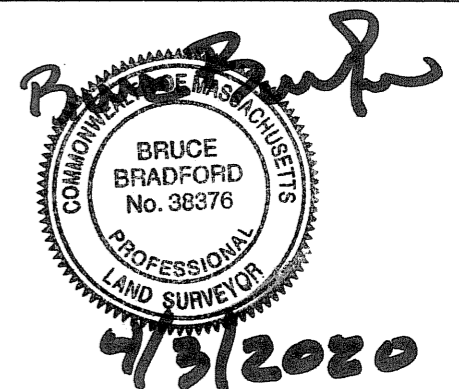


AVERAGE GRADE CALCULATION:
 [SEC 1.5.4(F)]

AVG = $\Sigma[L(E1+E2)/2] / P$
 AVG = 15,075.11 / 152.8 = 98.6

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

(617) 527-8750
 info@everettbrooks.com



THIS SURVEY SHOWS EXISTING CONDITIONS ONLY AND DOES NOT SHOW ANY PROPOSED CONSTRUCTION

PLAN OF LAND IN NEWTON, MA

12 SUMNER STREET
 EXISTING CONDITION

SCALE: 1 IN. = 20 FT.

DATE: APRIL 3, 2020

DRAWN: GAR

CHECK: BB

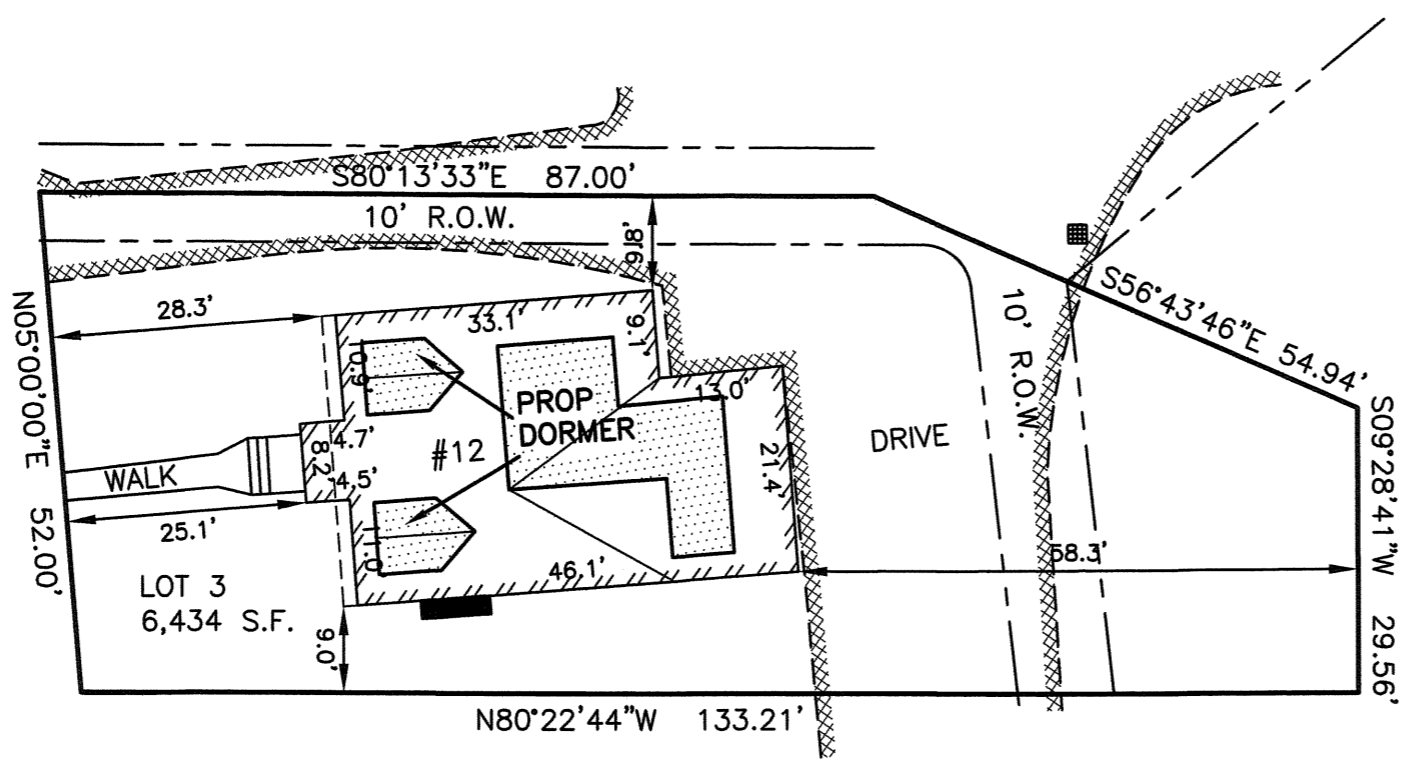
REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO. 26038



SUMNER STREET



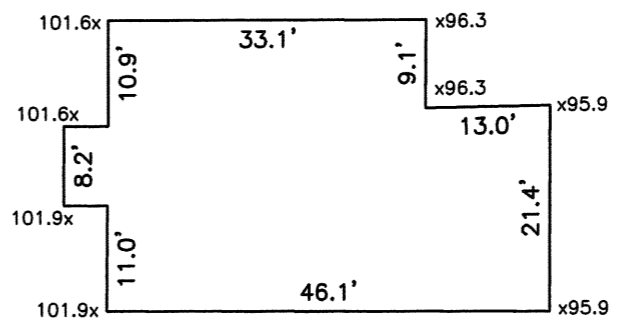
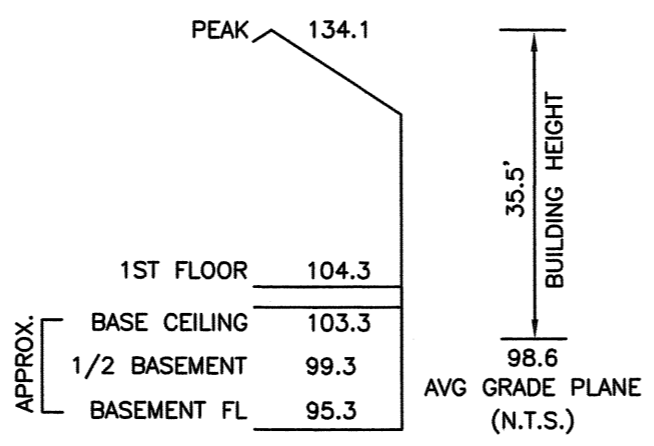
ZONING INFORMATION

ZONE: MR-1
 PLAN DATED: JULY 19, 1940
 DEED REFERENCE: BOOK 71381 PAGE 549

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,347 S.F.	1,347 S.F.	
STRUCTURES	1,347 S.F.	1,347 S.F.	
DRIVE	2,015 S.F. ±	2,015 S.F. ±	
	3,362 S.F. ±	3,362 S.F. ±	
LOT COVERAGE	20.9%	20.9%	(30% MAX.)
OPEN SPACE	47% ±	47% ±	(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)]

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

$$AVG = 15,075.11 / 152.8 = 98.6$$

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**PLAN OF LAND IN
 NEWTON, MA**

12 SUMNER STREET
 PROPOSED DORMERS

SCALE: 1 IN. = 20 FT.
 DATE: SEPTEMBER 15, 2020
 DRAWN: GAR
 CHECK: BB

REVISIONS:

NO.	DESCRIPTION

PROJECT NO. 26038