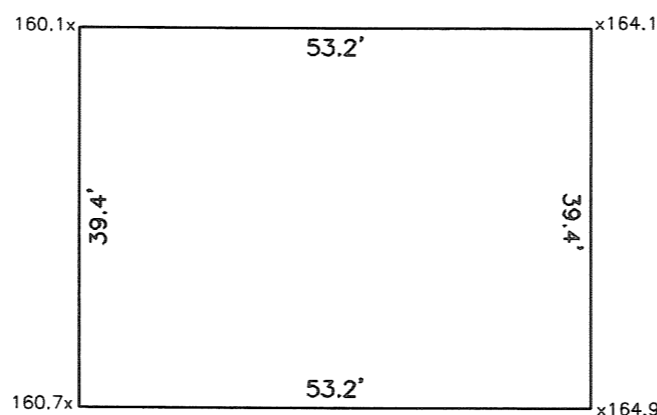
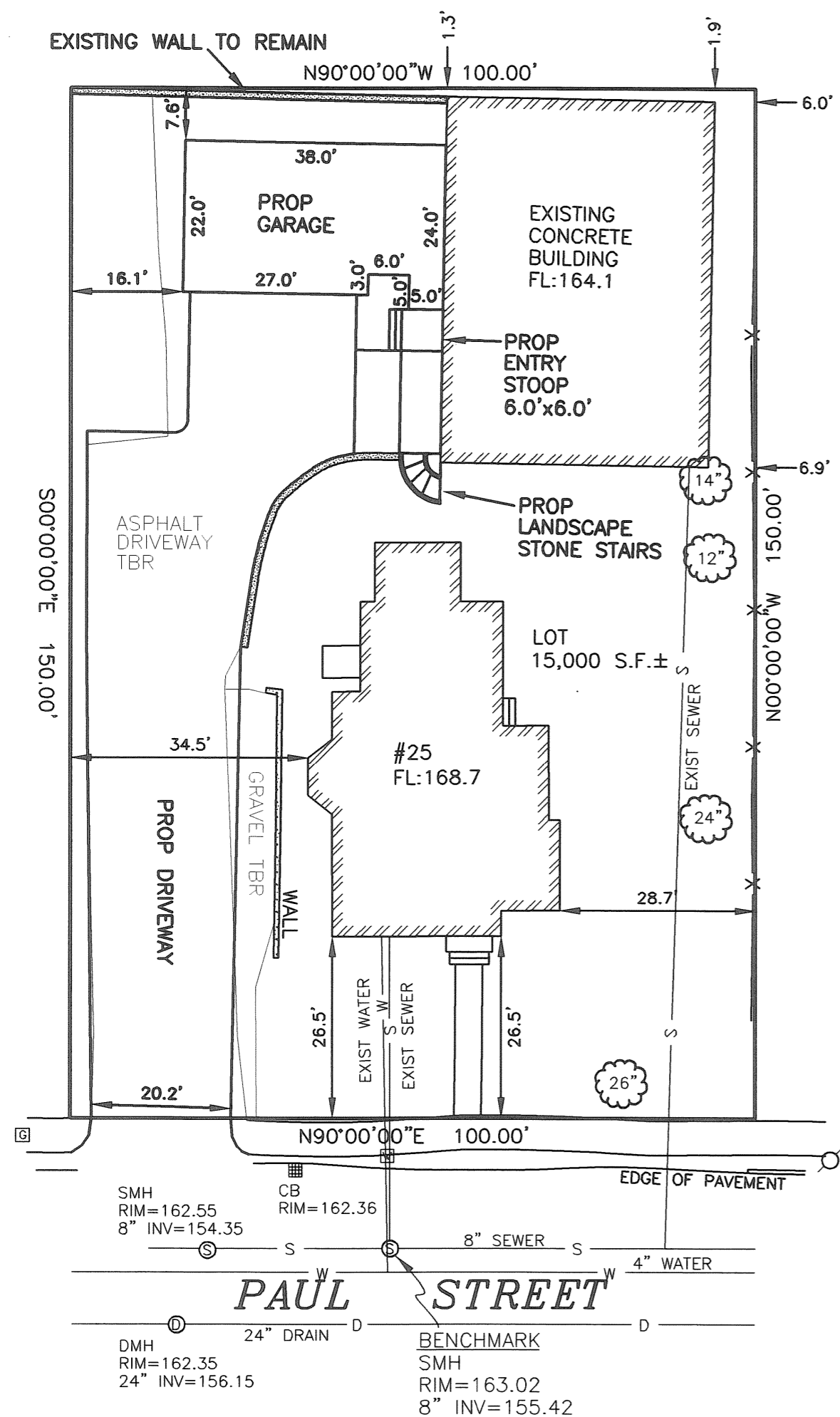




**M.B.T.A.**



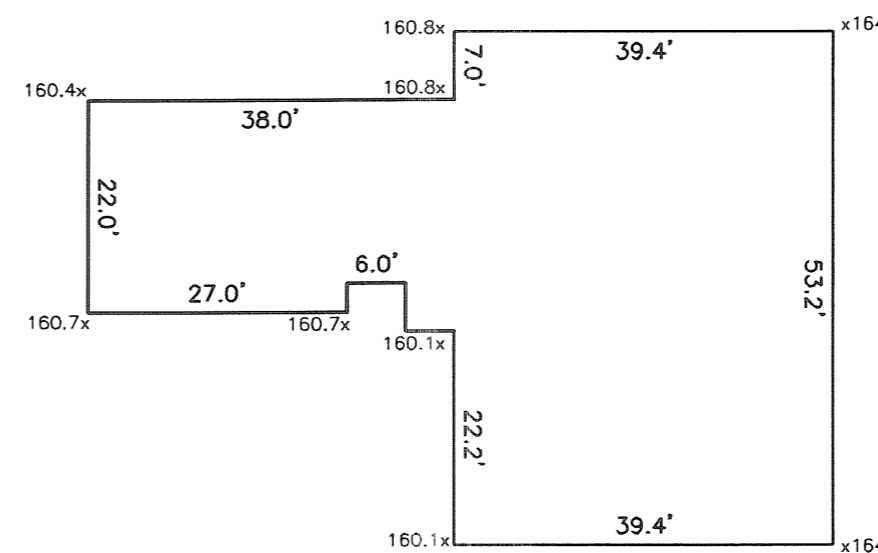
**AVERAGE GRADE CALCULATION:**  
 [SEC 1.5.4(F)]

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

$$AVG = 36,522.0 / 234.7 = 155.6$$

**EXISTING CONCRETE BUILDING HEIGHT**

PEAK	177.6
1ST FLOOR	164.2
BASE CEILING	163.2
1/2 BASEMENT	159.2
BASEMENT FL	155.2
APPROX. AVG GRADE PLANE (N.T.S.)	162.4
BUILDING HEIGHT	15.2



**AVERAGE GRADE CALCULATION:**  
 [SEC 1.5.4(F)]

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

$$AVG = 41,133 / 254.2 = 161.8$$

**PROPOSED CONCRETE BUILDING HEIGHT**

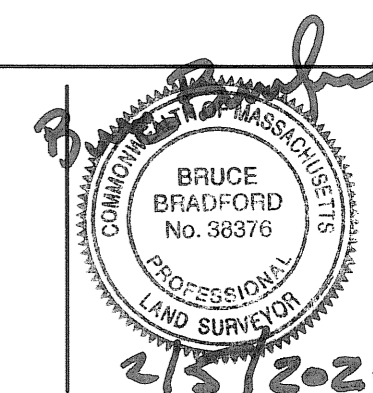
PEAK	177.6
1ST FLOOR	164.2
BASE CEILING	163.2
1/2 BASEMENT	159.2
BASEMENT FL	155.2
APPROX. AVG GRADE PLANE (N.T.S.)	161.8
BUILDING HEIGHT	15.8

**ZONING INFORMATION**

ZONE: MR2  
 PLAN DATED: JUNE 27, 1913  
 DEED REFERENCE: BOOK 12904 PAGE 568

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	3,622 S.F.	4,478 S.F.	
STRUCTURES	3,622 S.F.	4,478 S.F.	
DRIVE	4,232 S.F. ±	2,800 S.F.	
	7,854 S.F. ±	7,278 S.F.	
LOT COVERAGE	24.1%	29.8%	(30% MAX.)
OPEN SPACE	47% ±	51% ±	(50% MIN.)

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



**PLAN OF LAND IN  
 NEWTON, MA**

**25 PAUL STREET  
 PROPOSED ADDITION**

SCALE: 1 IN. = 20 FT.  
 DATE: FEBRUARY 5, 2020  
 DRAWN: GAR  
 CHECK: BB

REVISIONS:


PROJECT NO. 25768