

100.2 x x 99.8 23.9' **ZONING INFORMATION BUILDING HEIGHT CALCULATION** ZONE: SR3 PLAN DATED: NOVEMBER 11, 2008 PEAK ____ 126.7 DEED REFERENCE: BOOK 43188 PAGE 235 **EXISTING PROPOSED** REQUIRED **BUILDINGS** 884 S.F. x S.F. **STRUCTURES** 1,216 S.F. x S.F. 23.9' 729 S.F. ± x S.F. ± 1,945 S.F. ± x S.F. ± 1ST FLOOR 103.6 AVERAGE GRADE CALCULATION: LOT COVERAGE (30% MAX.) (50% MIN.) 11.6% x.x% [SEC 1.5.4(F)] BASE CEILING OPEN SPACE 74% ± 102.6 x% ± 129.6 1/2 BASEMENT AVG = $\Sigma[L(E1+E2)/2] / P$ 98.6 ZONING COMPLIANCE DETERMINED BY MUNICIPALITY. AVG GRADE PLANE AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT. BASEMENT FL 94.6 AVG = 11211.9 / 112.4 = 99.7(N.T.S.)

ESTABLISHED 1916

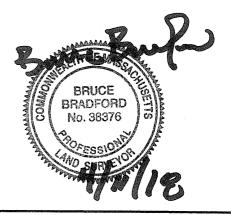
EMIB

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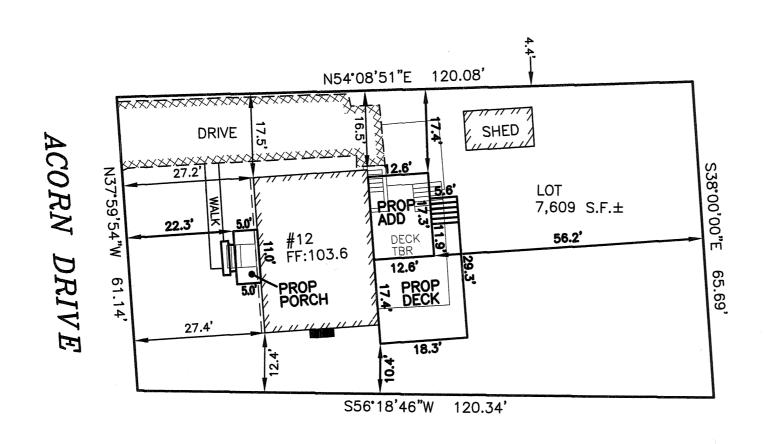


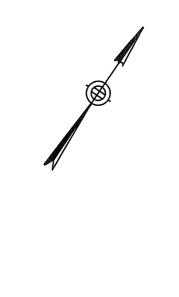
PLAN OF LAND IN NEWTON, MA

12 ACORN DRIVE EXISTING CONDITION

SCALE: 1 IN.= 20 FT.		
DATE: APRIL 5, 2018		
DRAWN: GAR		
CHECK: BB		
REVISIONS:		

PROJECT NO. 25517





ZONING INFORMATION

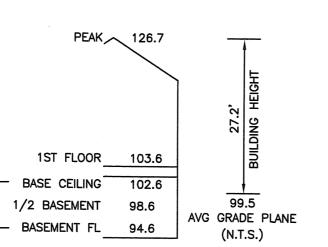
ZONE: SR3 PLAN DATED: NOVEMBER 11, 2008

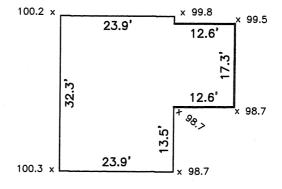
DEED REFERENCE: BOOK 43188 PAGE 235

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BUILDINGS	884 S.F.	1,156 S.F.	
STRUCTURES	1,216 S.F.	1,541 S.F.	
DRIVE	<u>729 S.F.</u> ±	<u>729 S.F.</u> ±	
	1,945 S.F. ±	2,270 S.F. ±	
LOT COVERAGE	11.6%	15.1%	(30% MAX.) (50% MIN.)
OPEN SPACE	74% ±	70% ±	(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 = 13552.2 / 136.1 = 99.5

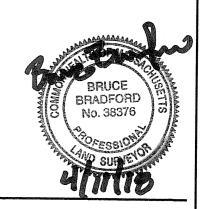
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PLAN OF LAND IN NEWTON, MA

12 ACORN DRIVE PROPOSED ADDITIONS

SCALE: 1 IN.= 20 FT.		
DATE: APRIL 11, 2018		
DRAWN: GAR		
CHECK: BB		
REVISIONS:		

PROJECT NO. 25517

-PROPOSED DECK PROPOSED DECK ADDITION -DEMO DECK -DEMO WALL, MINDOMS, & DOOR KITCHEN LIVING ROOM DINING - DEMO WINDOW ROOM DEMO WINDOW DEMO DOOR-AND WALL AND WALL PROPOSED LANDING PORCH AND STAIRS

MAYER + ASSOCIATES

TEL 617 916 0774 FAX 857 404 0210

1647 BEACON STREET, WABAN, MA 02468

HEINSTEIN RESIDENCE

12 ACORN DRIVE AUBURNDALE, MA 02466

EXISTING CONDITIONS

MAY 14, 2018

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



A1-1

PROPOSED ADDITION DEMO WALL DEMO WINDOW # WINDOW BEDROOM BEDROOM BEDROOM BEDROOM

MAYER + ASSOCIATES

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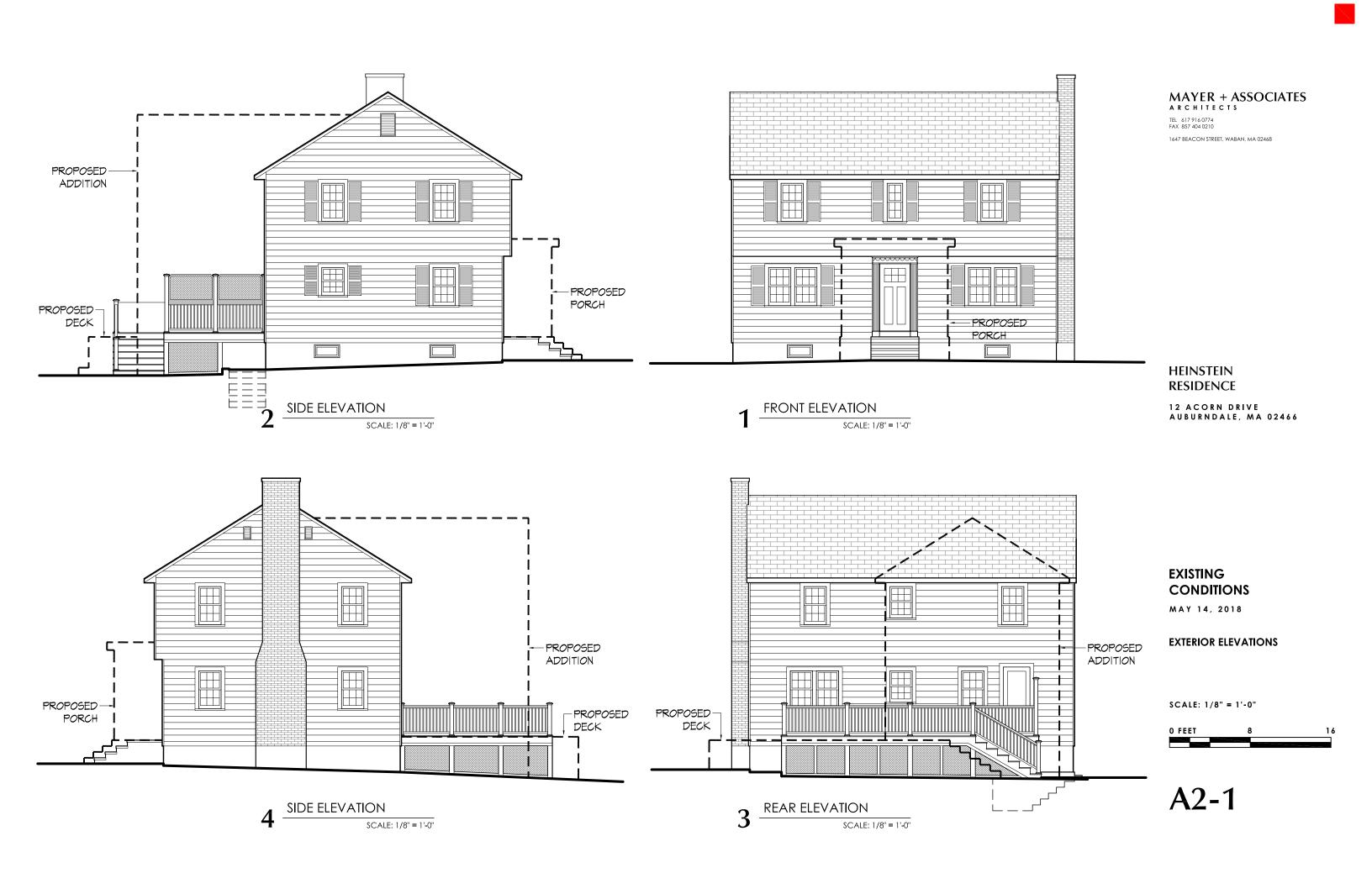
EXISTING CONDITIONS

MAY 14, 2018

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"





29'-4" 5'-5" 1'-6" 17'-3" PROPOSED DECK PROPOSED ADDITION <u>6</u>-0 DECK DINING ROOM 3'-11" **FAMILY** ROOM KITCHEN LIVING ROOM MUDROOM/ PROPOSED PORCH 7'-1" 10'-8" 11'-0" 10'-8"

MAYER + ASSOCIATES

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HEINSTEIN RESIDENCE

12 ACORN DRIVE AUBURNDALE, MA 02466

PROPOSED DESIGN

MAY 14, 2018

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



A3-1

1'-6" 17'-3" PROPOSED ADDITION BEDROOM BEDROOM BEDROOM BEDROOM -PROPOSED PORCH BELOW

MAYER + ASSOCIATES

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PROPOSED DESIGN

MAY 14, 2018

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



