

ESTABLISHED 1916

**EMB**

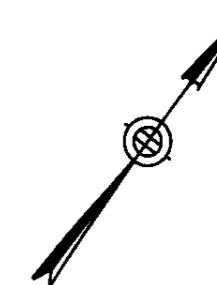
**EVERETT M. BROOKS CO.**

SURVEYORS & ENGINEERS

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**PLAN OF LAND IN  
NEWTON, MA**

168 ALLERTON ROAD  
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.

DATE: JUNE 14, 2017

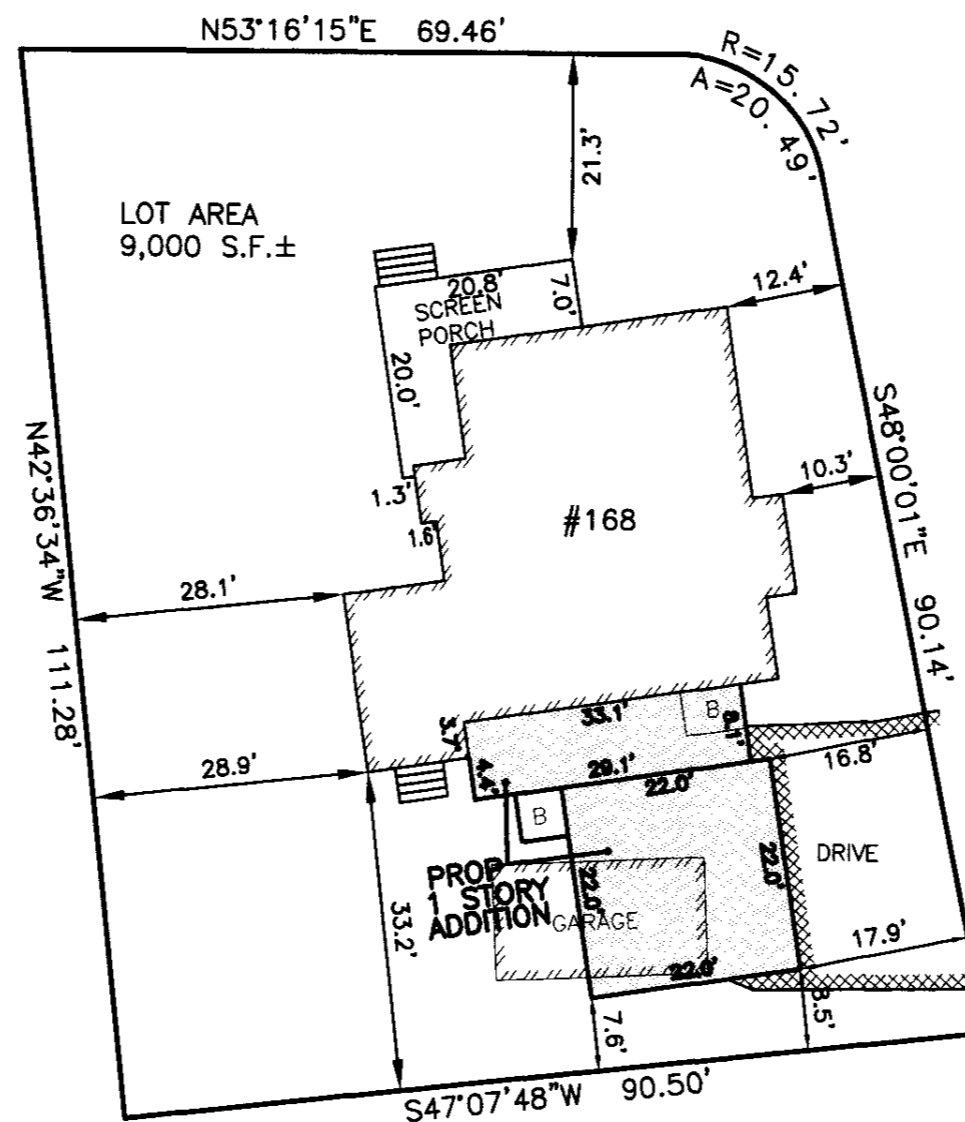
DRAWN: MF

CHECK: BB

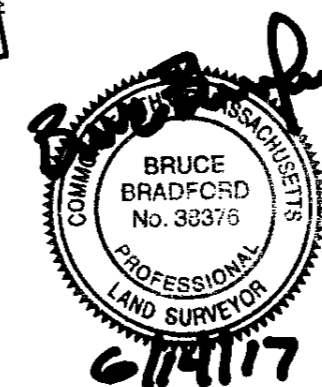
REVISIONS:

PROJECT NO. 24971

**ALLERTON ROAD**



**CUSHING STREET**

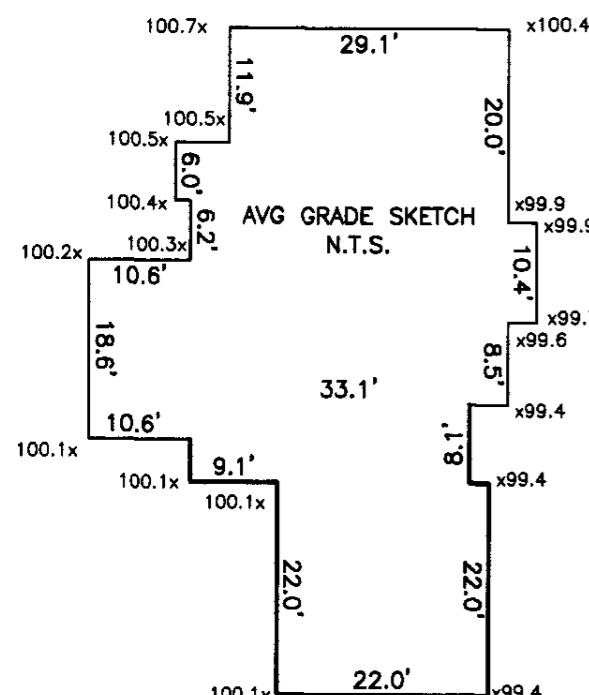


**AVERAGE GRADE CALCULATION:**  
[SEC 1.5.4(F)]

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

$$AVG = 21520.7 / 215.1 = 100.4$$

**AVG GRADE SKETCH**  
N.T.S.



**BUILDING HEIGHT CALCULATION**

PEAK 139.5

BUILDING HEIGHT  
39.5'

AVG GRADE PLANE  
(N.T.S.)  
100.0

APPROX.	1ST FLOOR	104.7
	BASE CEILING	103.7
	1/2 BASEMENT	99.7
	BASEMENT FL	95.7

**ZONING INFORMATION**

ZONE: SR2  
PLAN DATED: MAY 5, 1909  
DEED REFERENCE: BOOK60132 PAGE 452

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,973 S.F.	2,429 S.F.	
STRUCTURES	1,973 S.F.	2,429 S.F.	
DRIVE	706 S.F. ±	506 S.F. ±	
	2,679 S.F. ±	2,935 S.F. ±	
LOT COVERAGE	21.9%	26.9%	(30% MAX.)
OPEN SPACE	70% ±	67% ±	(50% MIN.)

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