

ZONING INFORMATION

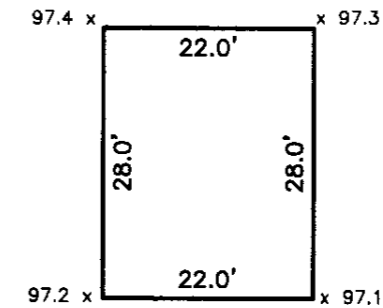
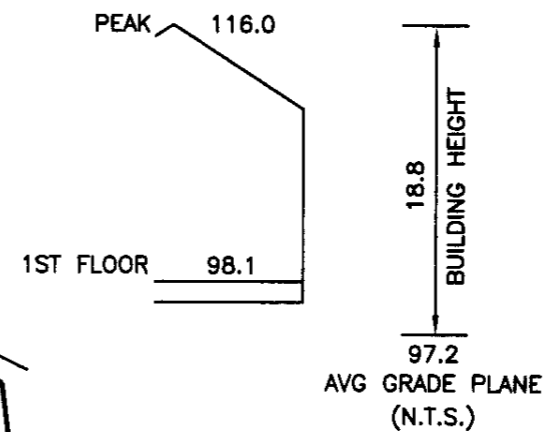
ZONE: SR3
 PLAN DATED: DECEMBER 17, 1866
 DEED REFERENCE: BOOK 19866 PAGE 353

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,050 S.F.	2,776 S.F.	
STRUCTURES	2,050 S.F.	2,776 S.F.	
DRIVE	1,384 S.F. ±	1,614 S.F. ±	
	3,434 S.F. ±	4,390 S.F. ±	
LOT COVERAGE	11.2%	15.2%	(30% MAX.)
OPEN SPACE	81% ±	76% ±	(50% MIN.)

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

INCREASE TO IMPERVIOUS AREA=726 S.F.

BUILDING HEIGHT CALCULATION



AVERAGE GRADE CALCULATION:
 [SEC 1.5.4(F)]

AVG = $\Sigma[L(E1+E2)/2] / P$
 AVG = 9725 / 100 = 97.2

ESTABLISHED 1916



EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS

49 LEXINGTON STREET
 WEST NEWTON, MA 02465

(617) 527-8750
 info@everettbrooks.com



**PLAN OF LAND IN
 NEWTON, MA**

361 WOLCOTT STREET
 PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.

DATE: OCTOBER 5, 2017

DRAWN: GA

CHECK: BB

REVISIONS:

NO.	DESCRIPTION

PROJECT NO. 25378

WOLCOTT STREET