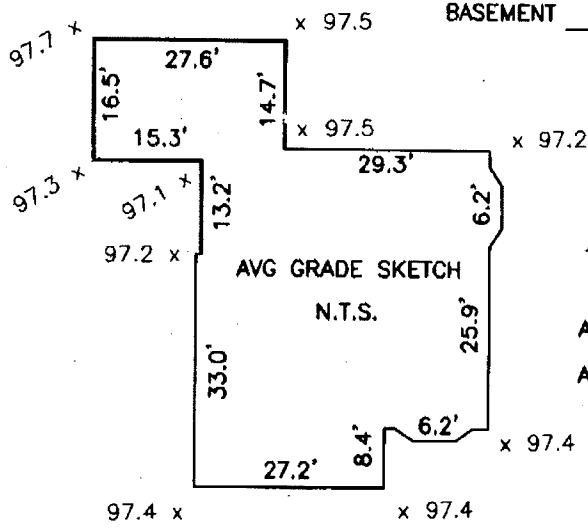
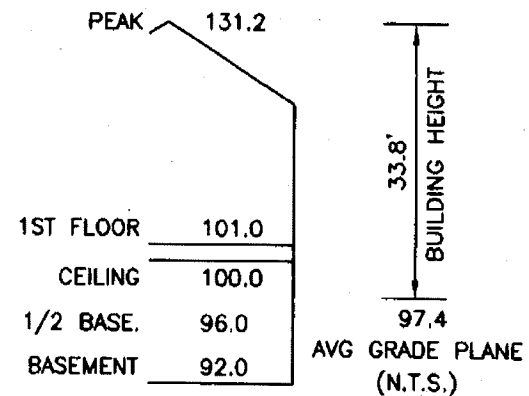


ZONING INFORMATION

ZONE: SR-2
 PLAN DATED: 1896
 DEED REFERENCE: BOOK 16809 PAGE 153

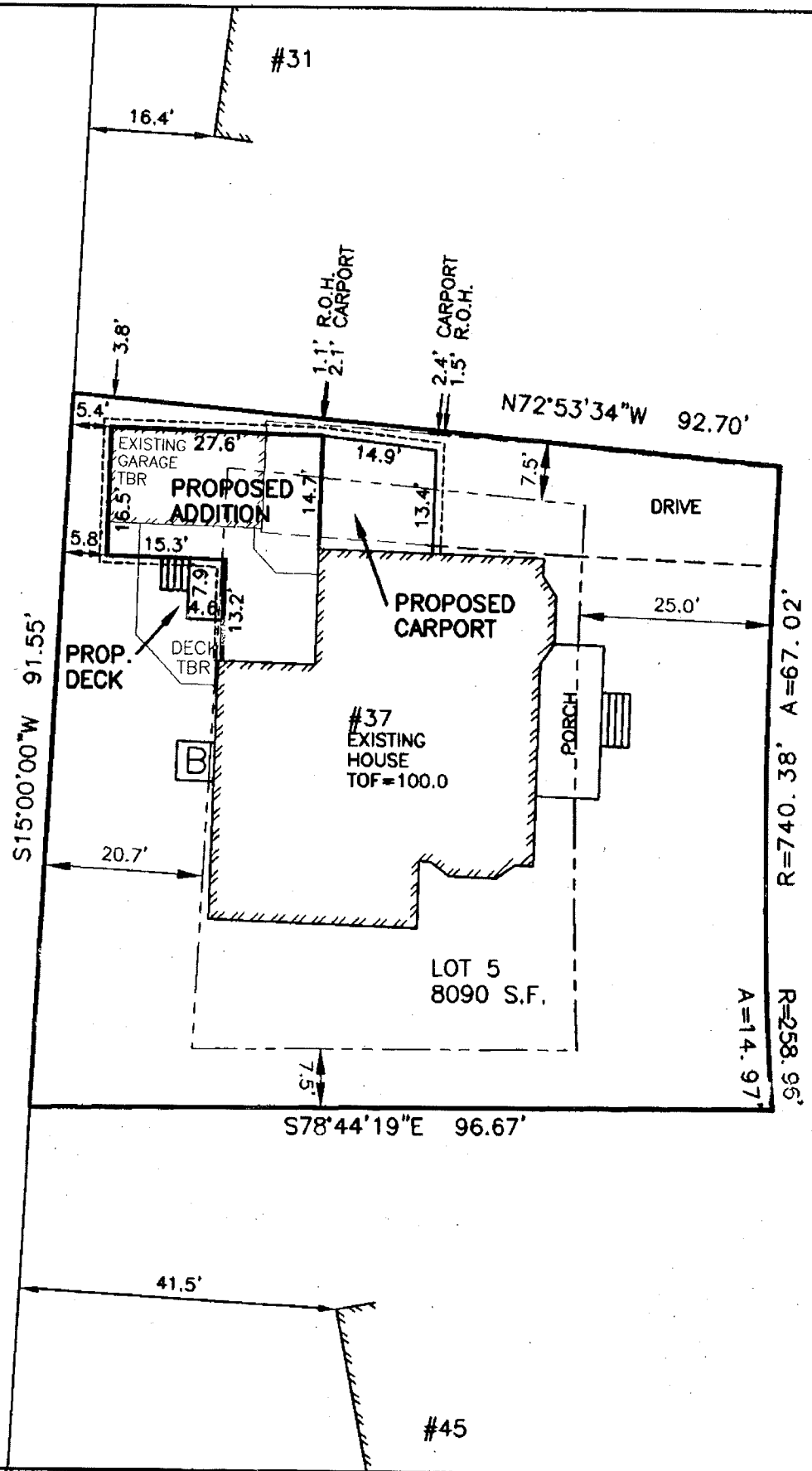
	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,893 S.F.*	2,060 S.F.*	
STRUCTURES	2,543 S.F.	2,783 S.F.	
DRIVE	936 S.F. ±	631 S.F. ±	
	3,479 S.F. ±	3,414 S.F. ±	
LOT COVERAGE	23.4%*	25.5%*	(30% MAX.)
OPEN SPACE	57% ±	58% ±	(50% MIN.)
F.A.R.	0.52	0.59	(.41 MAX.)
BELOW GARAGE	0 S.F.	0 S.F.	
GARAGE	268 S.F.	446 S.F.	
CARPORT	0 S.F.	210 S.F.	
1ST FL	1,525 S.F.	1,695 S.F.	
2ND FL	1,604 S.F.	1,604 S.F.	
ABOVE	788 S.F.	788 S.F.	
TOTAL	4,185 S.F.	4,743 S.F.	

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
 AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.
 *GARAGE NOT INCLUDED IN LOT COVERAGE; SEE 1.5.2.D.2
 AVERAGE SETBACK CALCULATION: $(25.0' + 16.4') / 2 = 20.7'$
 BUILDING HEIGHT CALCULATION



AVERAGE GRADE CALCULATION:
 (ORD Z-90)
 $AVG = \sum[L(E1+E2)/2] / P$
 $AVG = 21762.6 / 223.5 = 97.4$

FRANCIS STREET



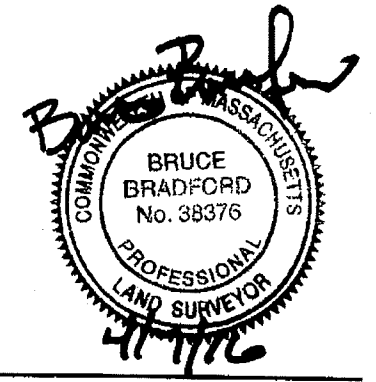
WESTBOURNE ROAD



EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS

49 LEXINGTON STREET
 WEST NEWTON, MA 02465

(617) 527-8750
 (617) 332-1578 FAX
 info@everettbrooks.com



PLAN OF LAND IN
 NEWTON, MA

37 WESTBOURNE ROAD
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
 DATE: FEBRUARY 18, 2014
 DRAWN: JF
 CHECK: BB

REVISIONS:

DATE	DESCRIPTION	BY
4/7/16	ADDED SETBACKS	MF

PROJECT NO. 24304