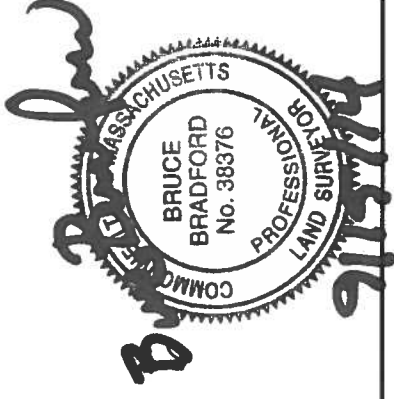


ESTABLISHED 1916



EVERETT M. BROOKS CO.
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 WEST NEWTON, MA 02465
 (617) 527-8750
 (617) 332-1578 FAX
 info@everettbrooks.com



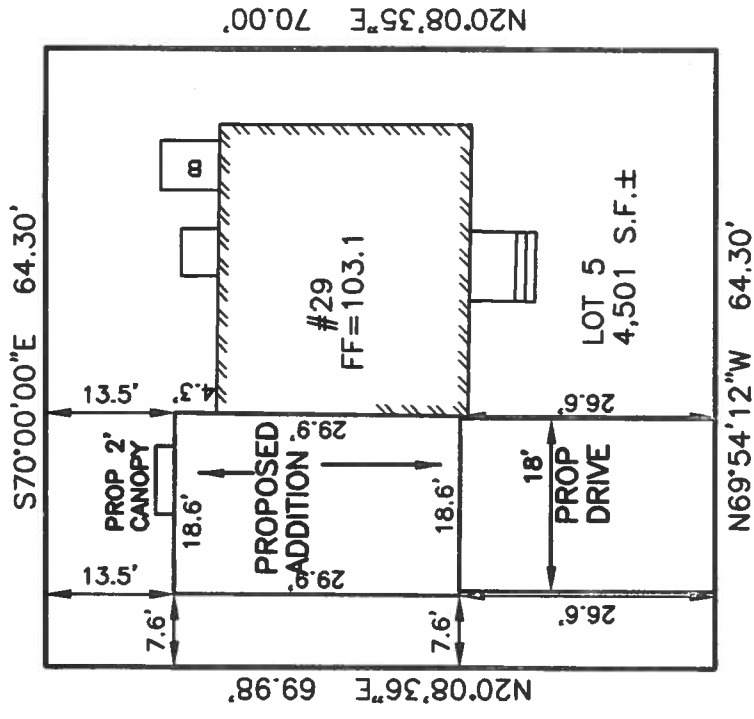
**PLAN OF LAND IN
 NEWTON, MA**

29 WEDGEWOOD ROAD
 PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.
 DATE: SEPTEMBER 15, 2014
 DRAWN: BB
 CHECK: JF

REVISIONS:

PROJECT NO. 23321



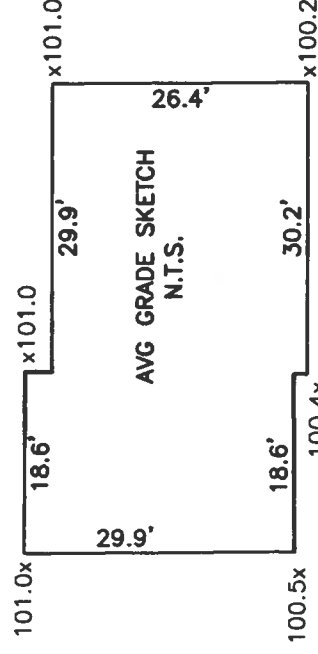
WEDGEWOOD ROAD

ZONING INFORMATION

ZONE: SR-3 OLD LOT
 PLAN DATED: APRIL 19, 1925
 DEED REFERENCE: B0037507 PAGE 451

BUILDINGS	EXISTING	PROPOSED	REQUIRED
STRUCTURES	1217 S.F.	1369 S.F.	
DRIVE	296 S.F. ±	478 S.F. ±	
LOT COVERAGE	1513 S.F. ±	1847 S.F. ±	
OPEN SPACE	26.0% ±	30.0% ±	(30% MAX.) (50% MIN.)
F.A.R.	0.42	0.54	(0.48 MAX.)
GARAGE	213 S.F.	378 S.F.	
1ST FL	931 S.F.	972 S.F.	
2ND FL	762 S.F.	1097 S.F.	
ABOVE	x S.F.	x S.F.	
TOTAL	1906 S.F.	2447 S.F.	

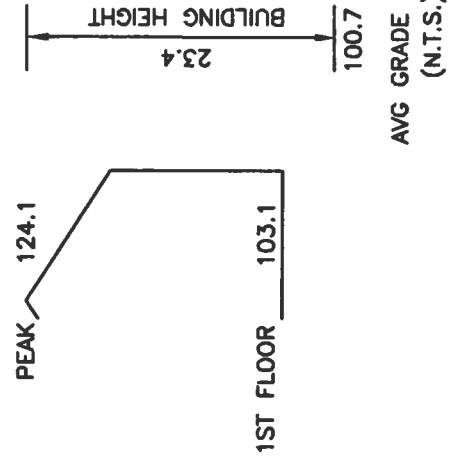
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
 AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.



AVERAGE GRADE CALCULATION:
 (ORD Z-90)

$AVG = \frac{\Sigma[L(E1+E2)/2]}{P}$
 $AVG = 15425.575 / 153.5 = 100.7$

BUILDING HEIGHT CALCULATION



AVG GRADE PLANE
 (N.T.S.)