

ESTABLISHED 1916



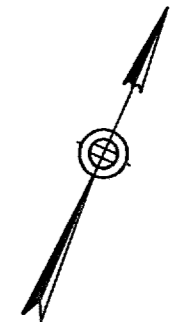
EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

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THIS SURVEY SHOWS EXISTING CONDITIONS ONLY AND DOES NOT SHOW ANY PROPOSED CONSTRUCTION

PLAN OF LAND IN  
NEWTON, MA

9-11 BRIDGE STREET  
EXISTING CONDITIONS

SCALE: 1 IN = 20 FT

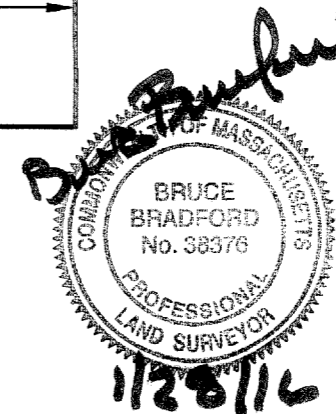
DATE: January 28, 2016

DRAWN: MF

CHECK: BB

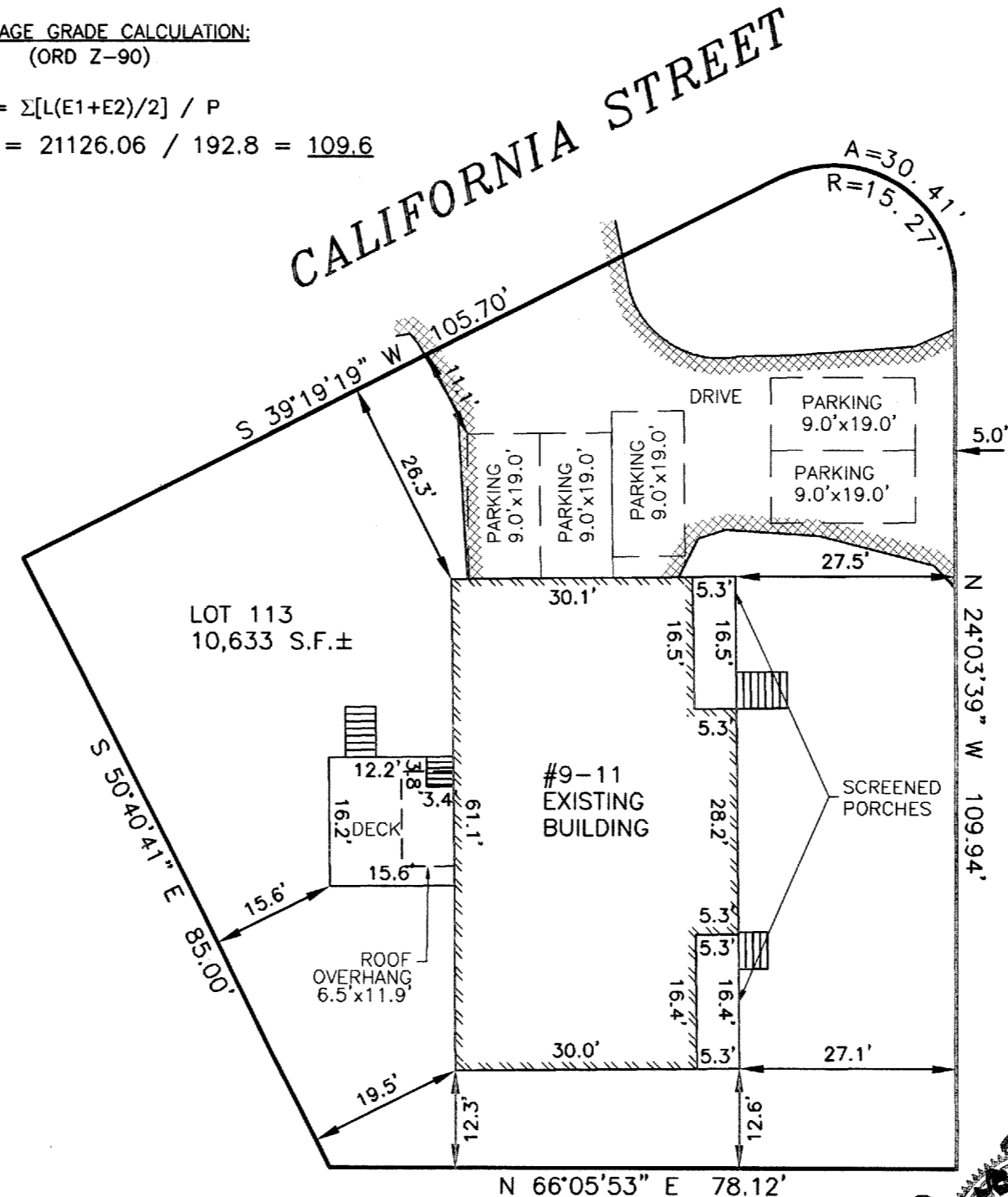
REVISIONS:


PROJECT NO. 24858



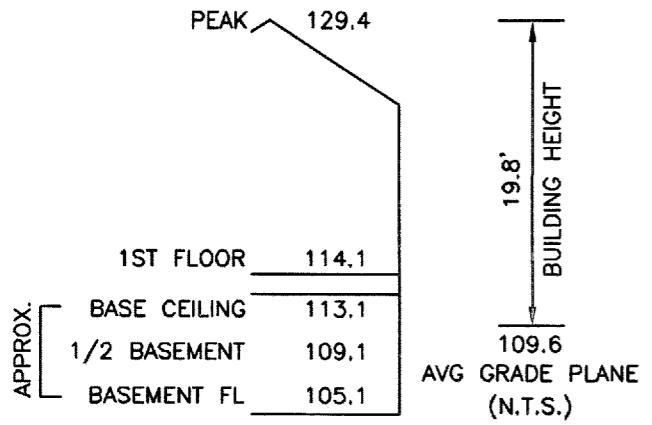
CALIFORNIA STREET

BRIDGE STREET



AVERAGE GRADE CALCULATION:  
(ORD Z-90)  
AVG =  $\Sigma[L(E1+E2)/2] / P$   
AVG = 21126.06 / 192.8 = 109.6

BUILDING HEIGHT CALCULATION



ZONING INFORMATION

ZONE: MR1  
PLAN DATED: DESCRIPTION BY DEED  
DEED REFERENCE: BOOK 1475 PAGE 22

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,237 S.F.	x S.F.	
STRUCTURES	2,405 S.F.	x S.F.	
DRIVE	1,779 S.F. ±	x S.F. ±	
	4,184 S.F. ±	x S.F. ±	
LOT COVERAGE	21.0%	x.x%	(30% MAX.)
OPEN SPACE	61% ±	x% ±	(50% MIN.)
F.A.R.	.29	.xx	(.48 MAX.)
BELOW	931 S.F.	x S.F.	
1ST FL	2,159 S.F.	x S.F.	
2ND FL	x S.F.	x S.F.	
ABOVE	x S.F.	x S.F.	
TOTAL	3,090 S.F.	x S.F.	

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.