

ESTABLISHED 1916

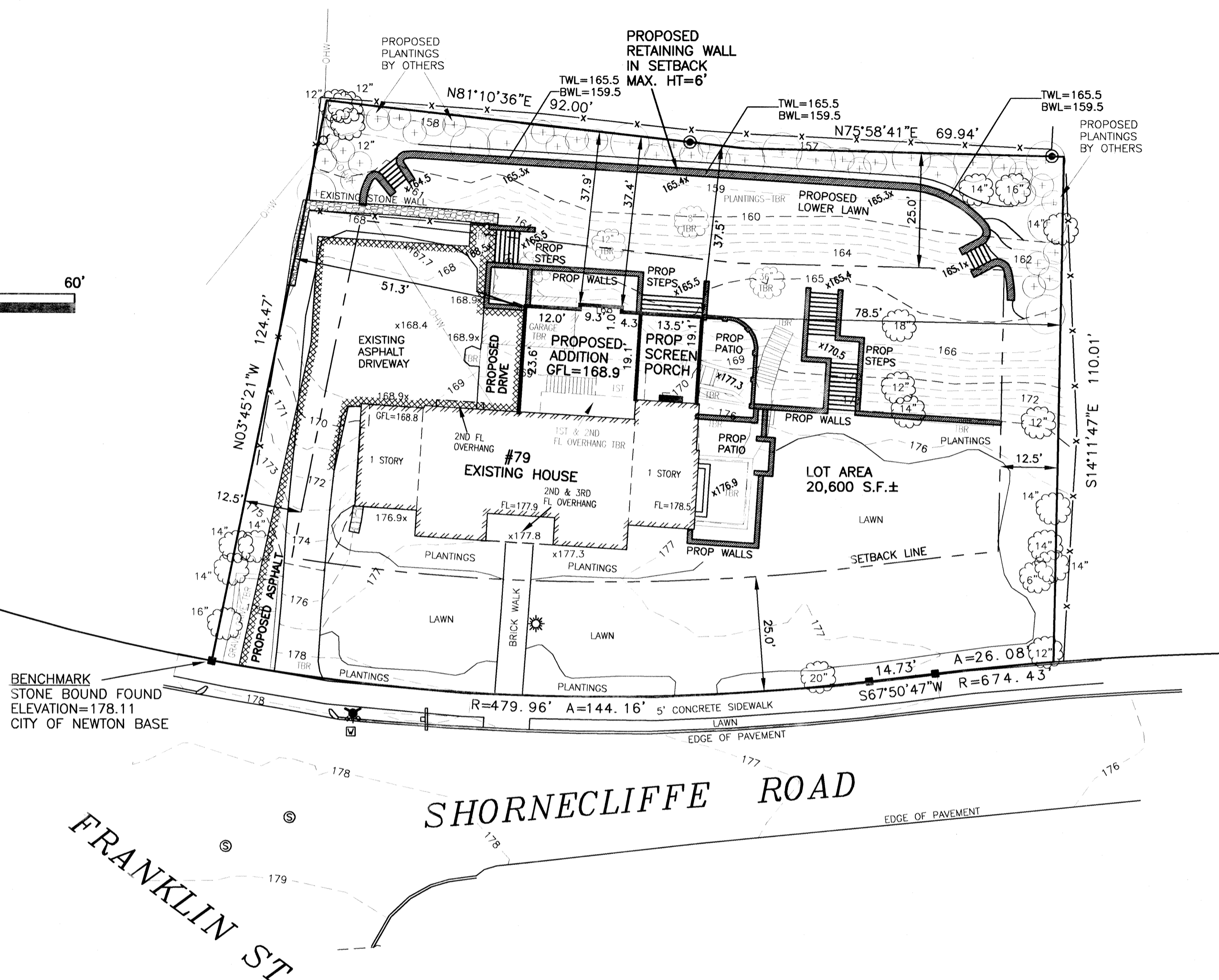
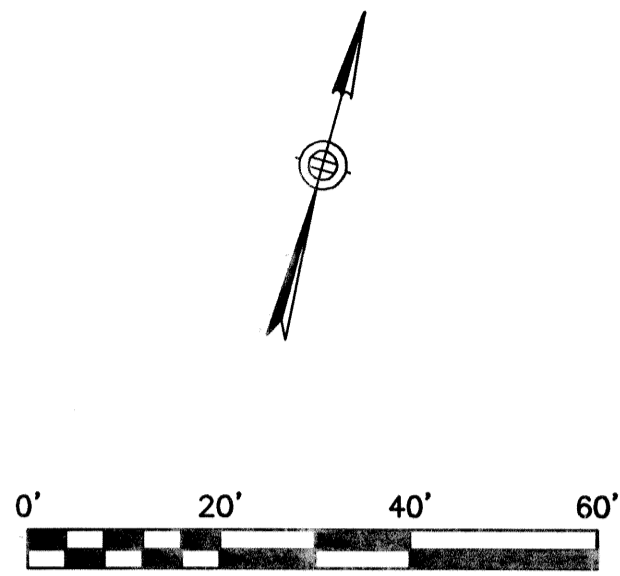
EMB

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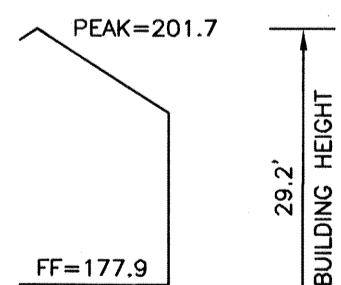


BENCHMARK
STONE BOUND FOUND
ELEVATION=178.11
CITY OF NEWTON BASE

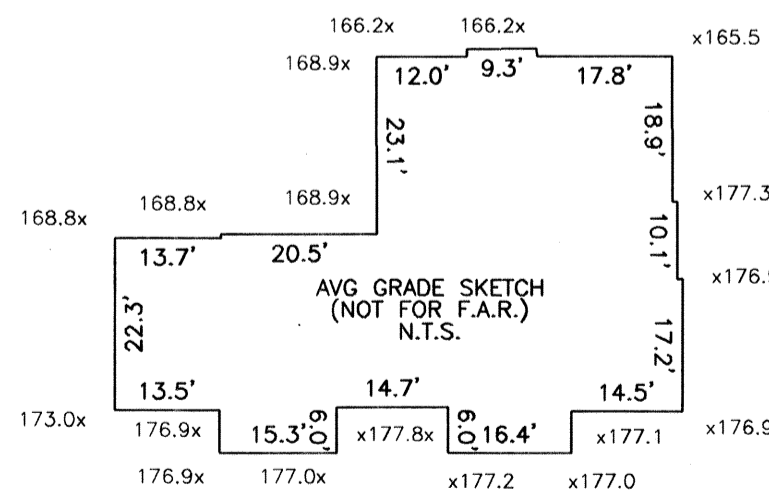
FRANKLIN ST

SHORNECLIFFE ROAD

BUILDING HEIGHT CALCULATION--ADDITION



AVG GRADE PLANE 172.5
(N.T.S.)



AVVERAGE GRADE CALCULATION:
(ORD Z-90)

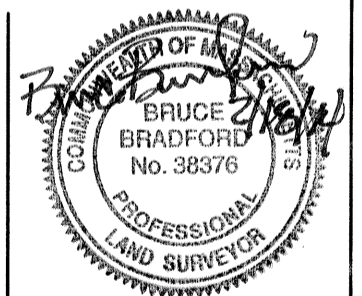
$$AVG = \frac{\sum[L(E1+E2)]}{2} / P$$
$$AVG = 43,442.27 / 251.8 = 172.5$$

ZONING INFORMATION

ZONE: SR-1 OLD LOT
DEED REFERENCE: BOOK 40632 PAGE 226
SECTION 72 BLOCK 31 LOT 24

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,413 S.F.	2,871 S.F.	
STRUCTURES	2,413 S.F.	2,871 S.F.	
DRIVE	2,070 S.F.	2,270 S.F. ±	
	4,483 S.F.	5,141 S.F. ±	
LOT COVERAGE	11.7%	13.9%	20% MAX.)
OPEN SPACE	78% ±	75% ±	65% MIN.)

SEE ARCHITECTS PLANS FOR FAR CALCULATIONS
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.



**PLAN OF LAND IN
NEWTON, MA**

79 SHORNECLIFFE ROAD
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
DATE: OCTOBER 17, 2013
DRAWN: ES
CHECK: BB

REVISIONS:		
2/18/14	VARIOUS REVISIONS	ES

PROJECT NO. 24226