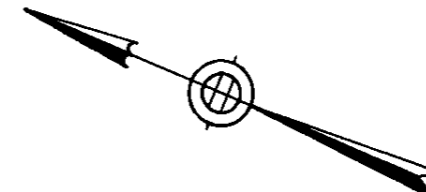


PERKINS STREET

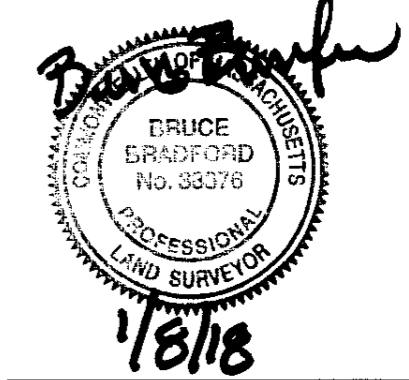
(PUBLIC 45' WIDE)



ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465

 (617) 527-8750
 info@everettbrooks.com

OWNER OF RECORDS:
 THOMAS S DOWNEY &
 LAUREL FARNSWORTH
 73 PERKINS STREET
 NEWTON, MA 02465



PLAN OF LAND IN NEWTON, MA

73 PERKINS STREET
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
 DATE: JANUARY 08, 2018
 DRAWN: MF
 CHECK: BB

 REVISIONS:

 PROJECT NO. 25053

BUILDING HEIGHT CALCULATION

EXISTING PEAK	195.3
PROPOSED PEAK	185.1

1ST FLOOR	155.1
BASE CEILING	154.1
1/2 BASEMENT	150.1
BASEMENT FL	146.1

APPROX. BUILDING HEIGHT EXISTING: 44.5'
 BUILDING HEIGHT PROPOSED: 34.4'
 150.8 AVG GRADE PLANE (N.T.S.)
 150.7

THE TOTAL HOUSE SQUARE FOOTAGE IS, BY FLOOR:

4/ ATTIC	=	333
Garage	=	698.5
3	=	1,320
2	=	1,320
1	=	1,510.5
BASEMENT	=	0
		5,182

FAR=0.28

PROPOSED Enclosed stairs:	202
TOTAL	5,384

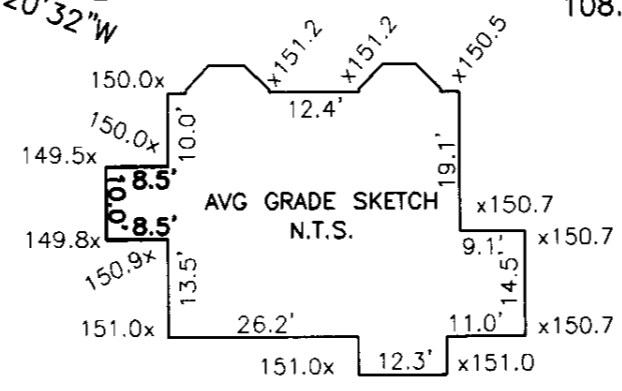
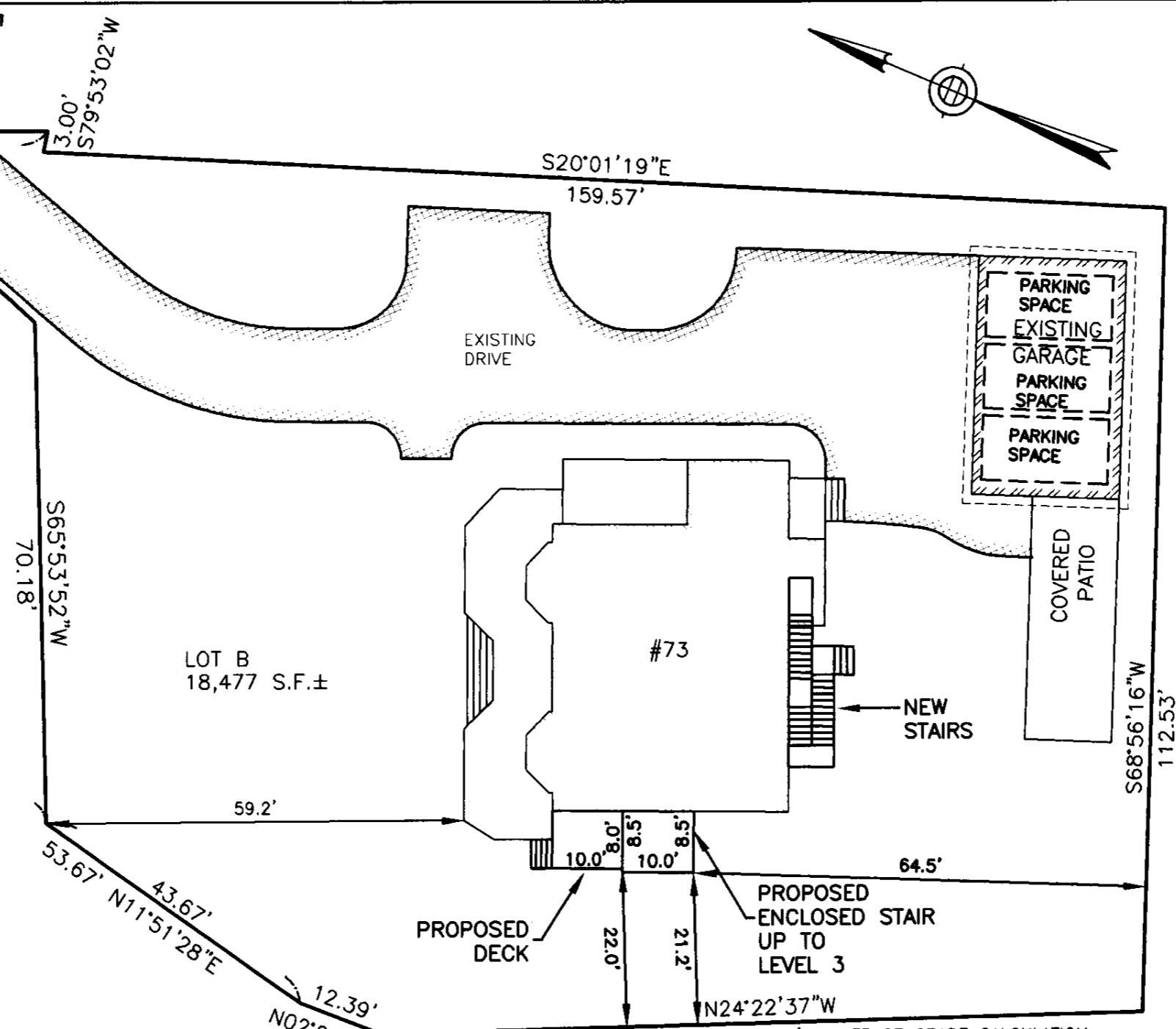
FAR=0.29

ZONING INFORMATION

ZONE: SR2
 PLAN DATED: SEPTEMBER 26, 2011
 DEED REFERENCE: BOOK 60095 PAGE 232

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,904 S.F.	2,989 S.F.	
STRUCTURES	3,629 S.F.	3,786 S.F.	
DRIVE	3,333 S.F. ±	3,333 S.F. ±	
	6,962 S.F. ±	7,119 S.F. ±	
LOT COVERAGE	15.7%	16.2%	(30% MAX.)
OPEN SPACE	62% ±	61% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
 AREAS FOR FAR CALCULATION PROVIDED BY ARCHITECT



AVERAGE GRADE CALCULATION:
 [SEC 1.5.4(F)]

AVG = $\frac{\sum[L(E1+E2)]}{2} / P$

EXISTING
 AVG = 20822.5 / 138.1 = 150.8

PROPOSED
 AVG = 23365.9 / 155.1 = 150.7

GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING
 NOT INTENDED FOR F.A.R. CALCULATION