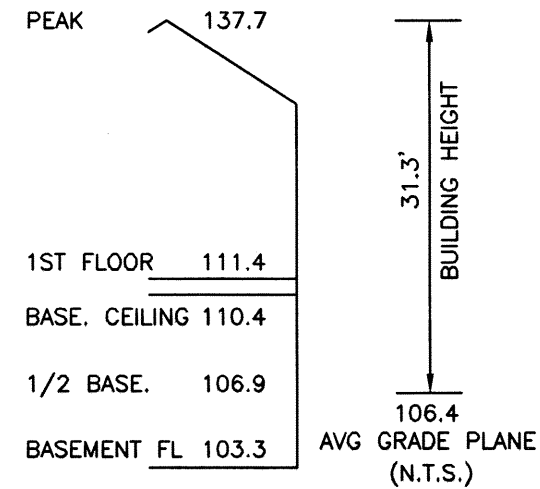


AVERAGE GRADE CALCULATION:  
(ORD Z-90)

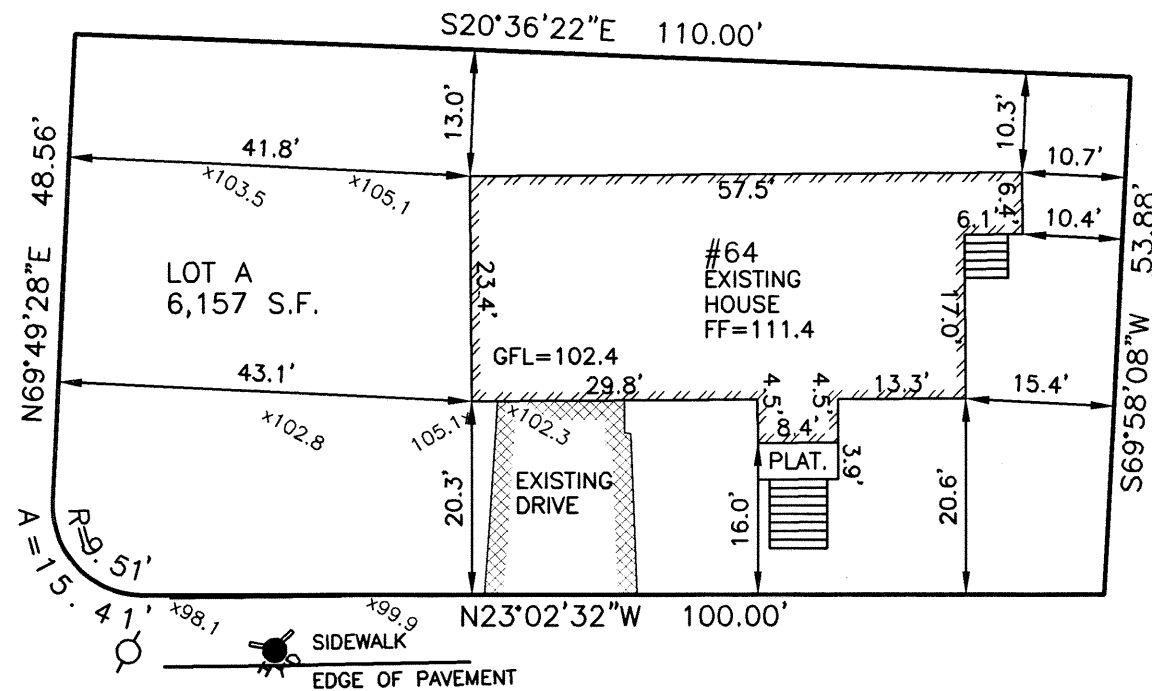
$$AVG = \frac{\sum[L(E1+E2)/2]}{P}$$

$$AVG = 16,946.44 / 159.2 = 106.4$$

BUILDING HEIGHT CALCULATION



WINTHROP STREET



PERKINS STREET

ZONING INFORMATION

ZONE: SR-2  
PLAN DATED: APRIL 9, 1928  
DEED REFERENCE: BOOK 59717 PAGE 129

	EXISTING	REQUIRED
BUILDINGS	1,280 S.F.	
STRUCTURES	1,312 S.F.	
DRIVE	300 S.F. ±	
	1,612 S.F. ±	
LOT COVERAGE	20.8%	(30% MAX.)
OPEN SPACE	74% ±	(50% MIN.)
<u>F.A.R.</u>	.53	(.44 MAX.)
GROUND FL	1,204 S.F.	
1ST FL	1,280 S.F.	
2ND FL	788 S.F.	
ABOVE	0 S.F.	
TOTAL	3,272 S.F.	

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.

ESTABLISHED 1916

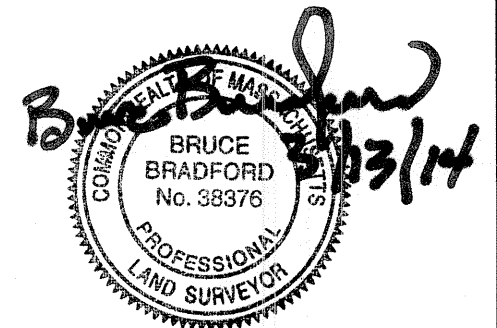
**EMB**

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

64 PERKINS STREET  
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.

DATE: MARCH 13, 2014

DRAWN: JF

CHECK: BB

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO. 24348

ESTABLISHED 1916

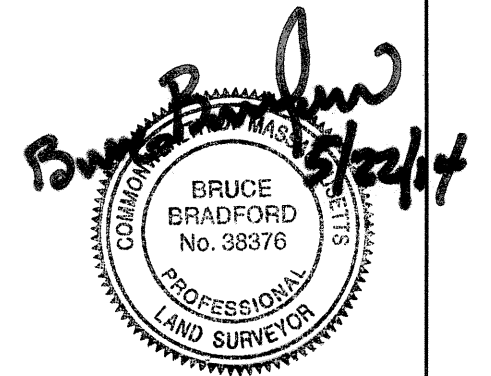


EVERETT M. BROOKS CO.

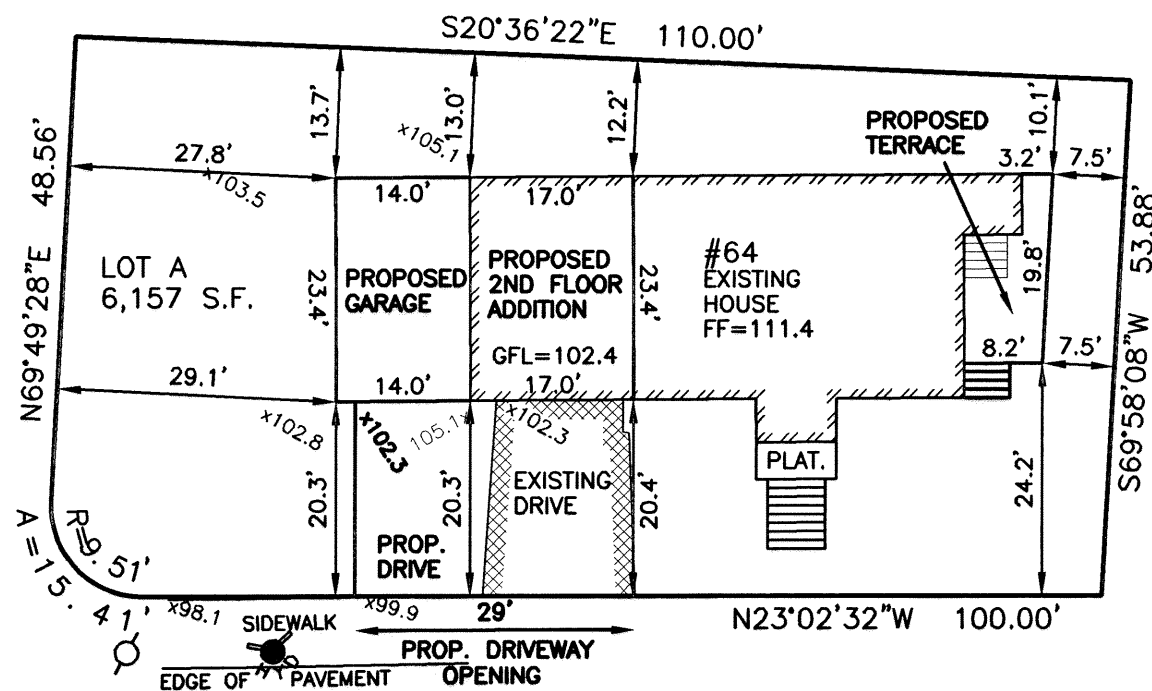
SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

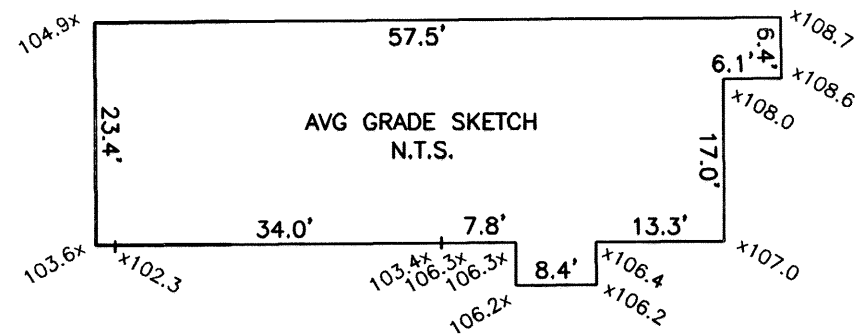
(617) 527-8750  
(617) 332-1578 FAX  
info@everettbrooks.com



WINTHROP STREET



PERKINS STREET



PROPOSED AVERAGE GRADE CALCULATION:

(ORD Z-90)

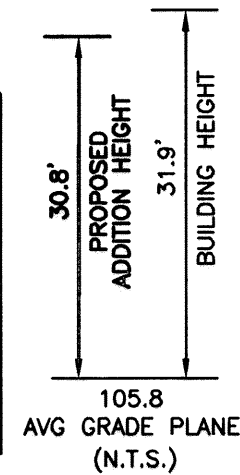
$$AVG = \frac{\sum[L(E1+E2)/2]}{P}$$

$$AVG = 18,401.17 / 173.9 = 105.8$$

BUILDING HEIGHT CALCULATION

EXIST. PEAK 137.7  
PEAK OF ADDITION 136.6

1ST FLOOR	111.4
BASE. CEILING	110.4
1/2 BASE.	106.9
BASEMENT FL	103.3



ZONING INFORMATION

ZONE: SR-2  
PLAN DATED: APRIL 9, 1928  
DEED REFERENCE: BOOK 59717 PAGE 129

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,280 S.F.	1,607 S.F.	
STRUCTURES	1,312 S.F.	1,640 S.F.	
DRIVE	300 S.F. ±	584 S.F. ±	
	1,612 S.F. ±	2,224 S.F. ±	
LOT COVERAGE	20.8%	26.1%	(30% MAX.)
OPEN SPACE	74% ±	64% ±	(50% MIN.)
F.A.R.	.53	.65	(.44 MAX.)
GROUND FL	1,204 S.F.	1,530 S.F.	
1ST FL	1,280 S.F.	1,280 S.F.	
2ND FL	788 S.F.	1,188 S.F.	
ABOVE	0 S.F.	0 S.F.	
TOTAL	3,272 S.F.	3,998 S.F.	

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

IMPERVIOUS AREA:  
PROPOSED INCREASE IN IMPERVIOUS AREA = 705 S.F.

PLAN OF LAND IN  
NEWTON, MA

64 PERKINS STREET  
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.

DATE: MARCH 22, 2014

DRAWN: JF

CHECK: BB

REVISIONS:

PROJECT NO. 24348

















