

ESTABLISHED 1916

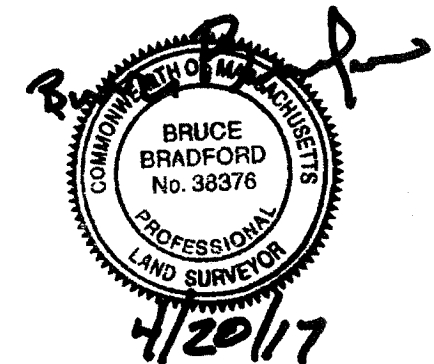
EMB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

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

TBR = TO BE REMOVED



PLAN OF LAND IN
NEWTON, MA

208 HOMER STREET
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.

DATE: APRIL 20, 2017

DRAWN: GA

CHECK: BB

REVISIONS:

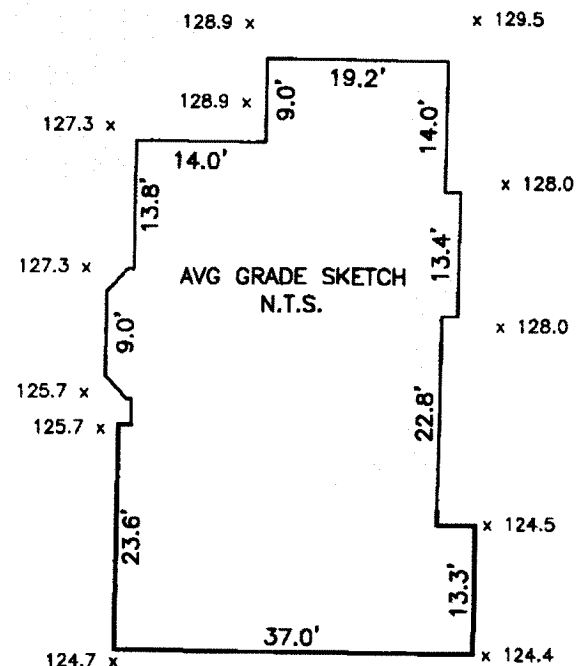
PROJECT NO. 25138

ZONING INFORMATION

ZONE: SR2
PLAN DATED: JANUARY 1896
DEED REFERENCE: BOOK 54609 PAGE 24

	EXISTING	PROPOSED	REQUIRED
BUILDINGS*	1,596 S.F.	2,285 S.F.	
*EXCLUDES GARAGE PER SECTION 1.5.2.D.2			
STRUCTURES	2,240 S.F.	2,697 S.F.	
DRIVE	503 S.F. ±	905 S.F. ±	
	2,743 S.F. ±	3,602 S.F. ±	
LOT COVERAGE	19.2%	27.8%	(30% MAX.)
OPEN SPACE	67% ±	56% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
SEE ARCHITECT'S DOCUMENTS FOR FAR CALCULATION

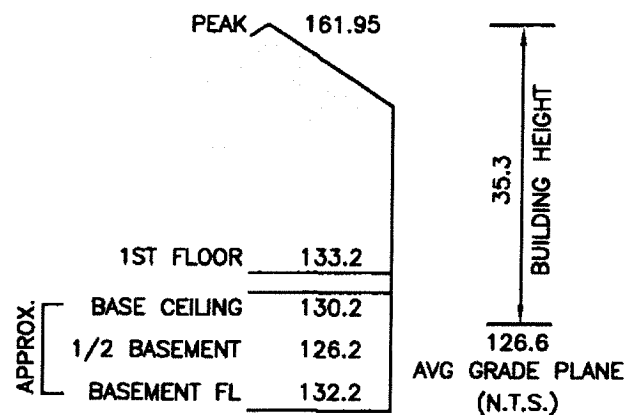


AVERAGE GRADE CALCULATION:
(ORD Z-90)

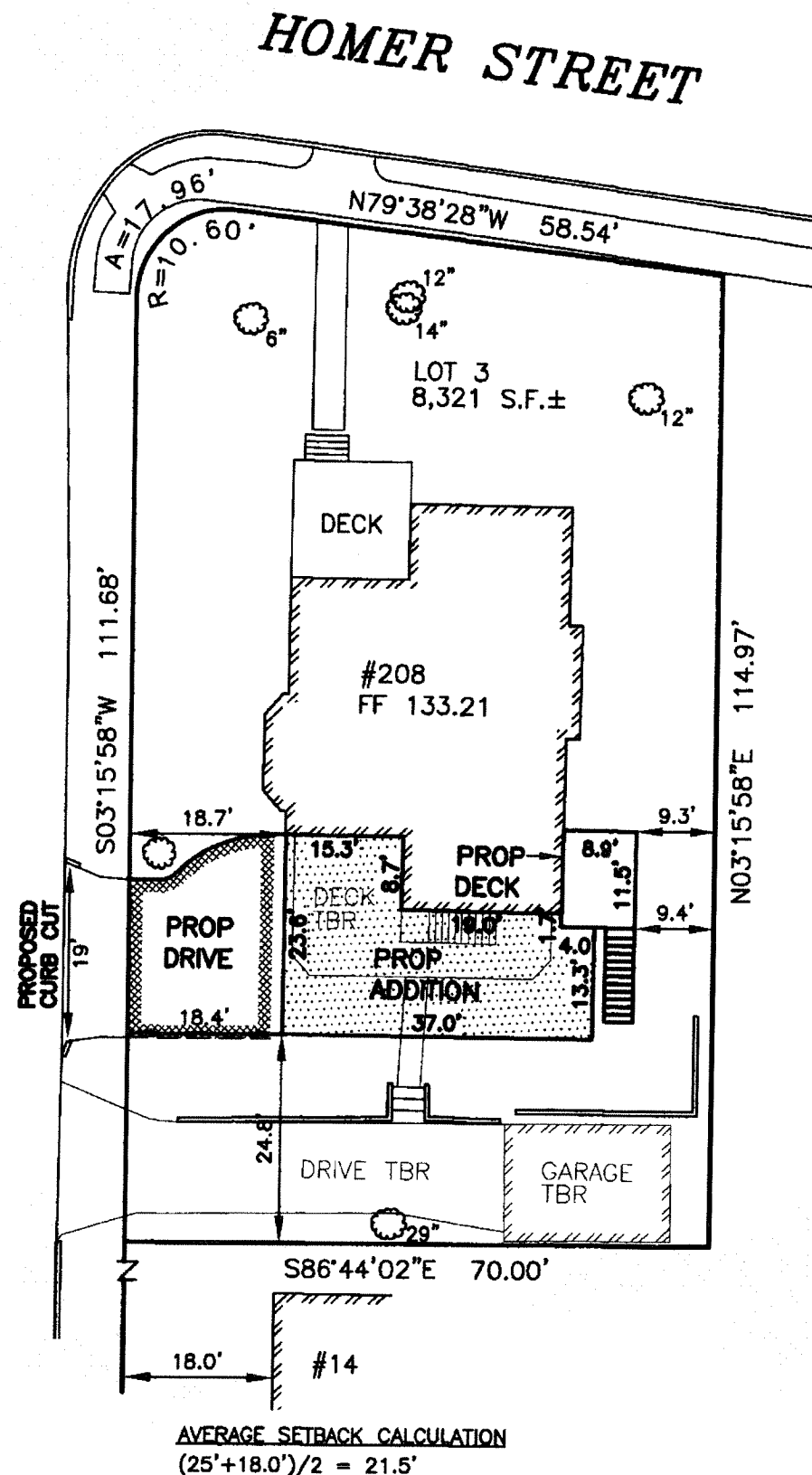
$$AVG = \frac{\sum[L(E1+E2)]}{2} / P$$

$$AVG = 24006.06 / 189.6 = 126.6$$

BUILDING HEIGHT CALCULATION



TARLETON ROAD



AVERAGE SETBACK CALCULATION
(25'+18.0')/2 = 21.5'

ZONING INFORMATION

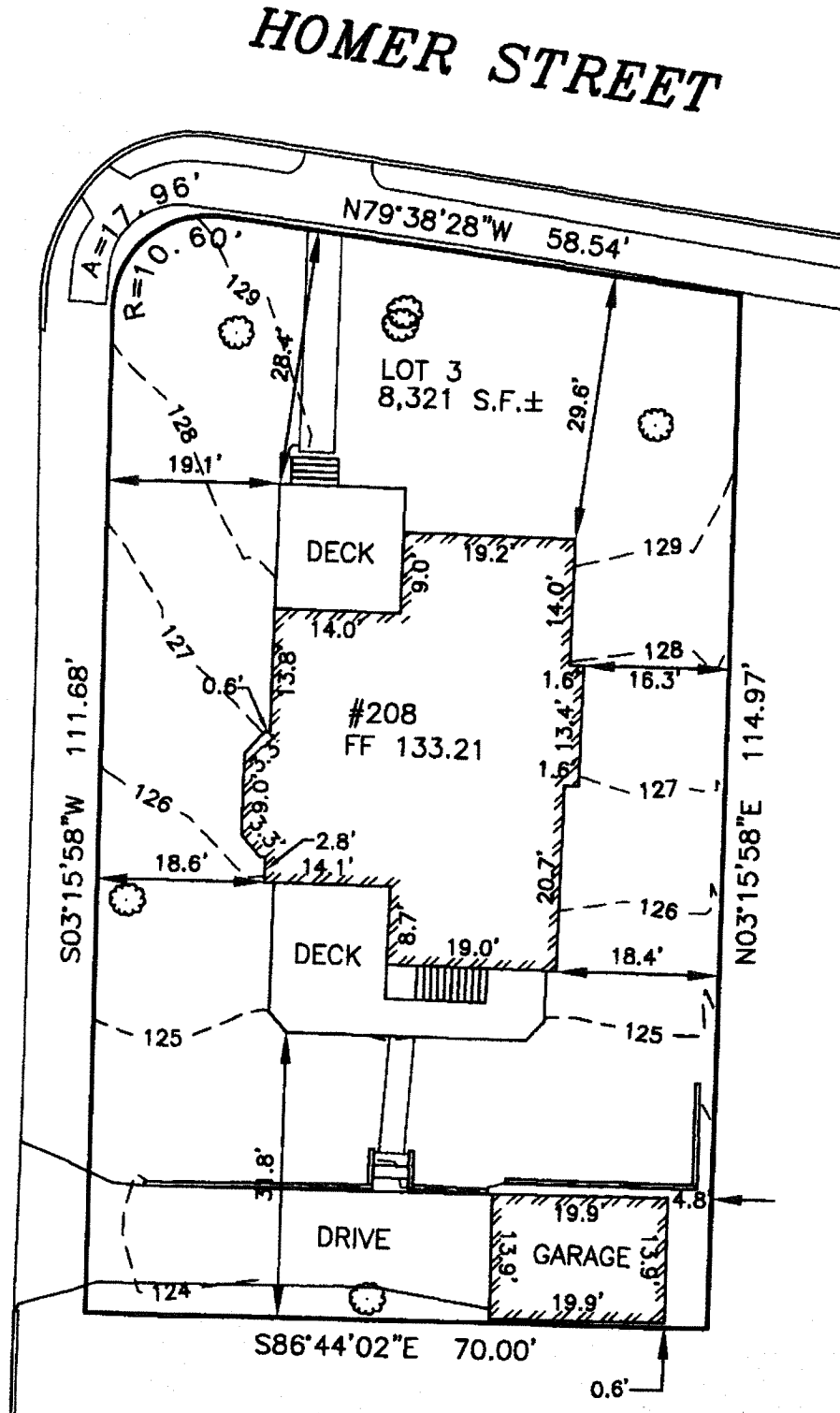
ZONE: SR2
 PLAN DATED: JANUARY 1896
 DEED REFERENCE: BOOK 54609 PAGE 24

	EXISTING	PROPOSED	REQUIRED
BUILDINGS*	1,596 S.F.	x S.F.	
*EXCLUDES GARAGE PER SECTION 1.5.2.D.2			
STRUCTURES	2,240 S.F.	x S.F.	
DRIVE	503 S.F. ±	x S.F. ±	
	2,743 S.F. ±	x S.F. ±	
LOT COVERAGE	19.2%	x.x%	(xx% MAX.)
OPEN SPACE	67% ±	x% ±	(xx% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
 SEE ARCHITECT'S DOCUMENTS FOR FAR CALCULATION

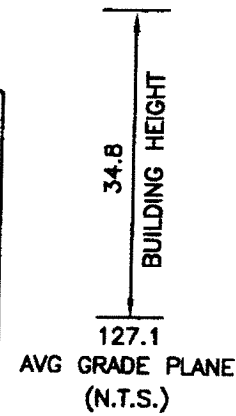


TARLETON ROAD



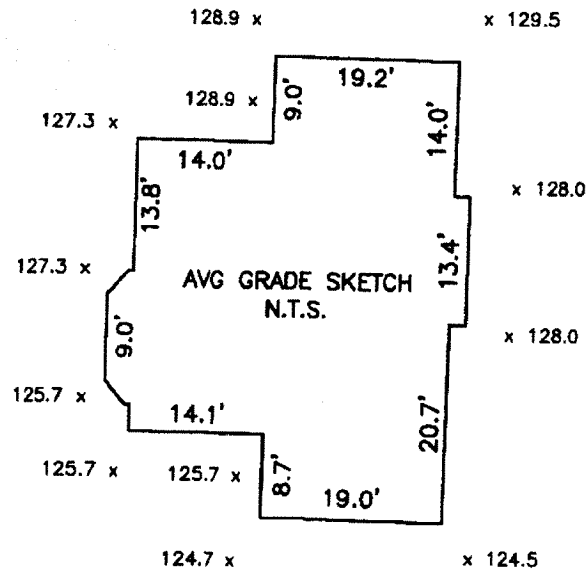
BUILDING HEIGHT CALCULATION

PEAK 161.95



APPROX.

1ST FLOOR	133.2
BASE CEILING	130.2
1/2 BASEMENT	126.2
BASEMENT FL	132.2

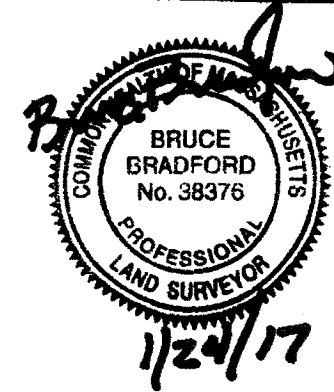


AVERAGE GRADE CALCULATION:
 (ORD Z-90)

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

$$AVG = 19689.4 / 154.9 = 127.1$$

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

PLAN OF LAND IN NEWTON, MA

208 HOMER STREET
 EXISTING CONDITION

SCALE: 1 IN. = 20 FT.

DATE: JANUARY 24, 2017

DRAWN: GA

CHECK: BB

REVISIONS:

PROJECT NO. 25138