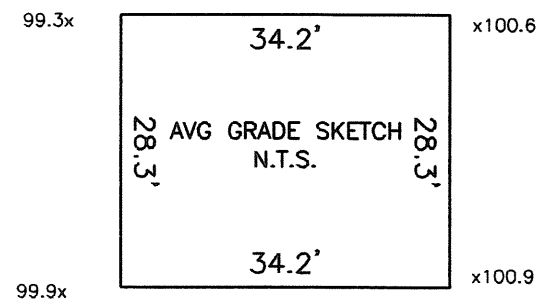


ESTABLISHED 1916

**EMB**

SURVEYORS & ENGINEERS  
49 LEXINGTON STREET  
WEST NEWTON, MA 02459  
**EVERETT M. BROOKS CO.**

(617) 527-8750  
info@everettbrooks.com

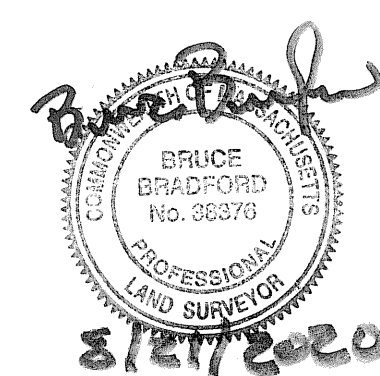
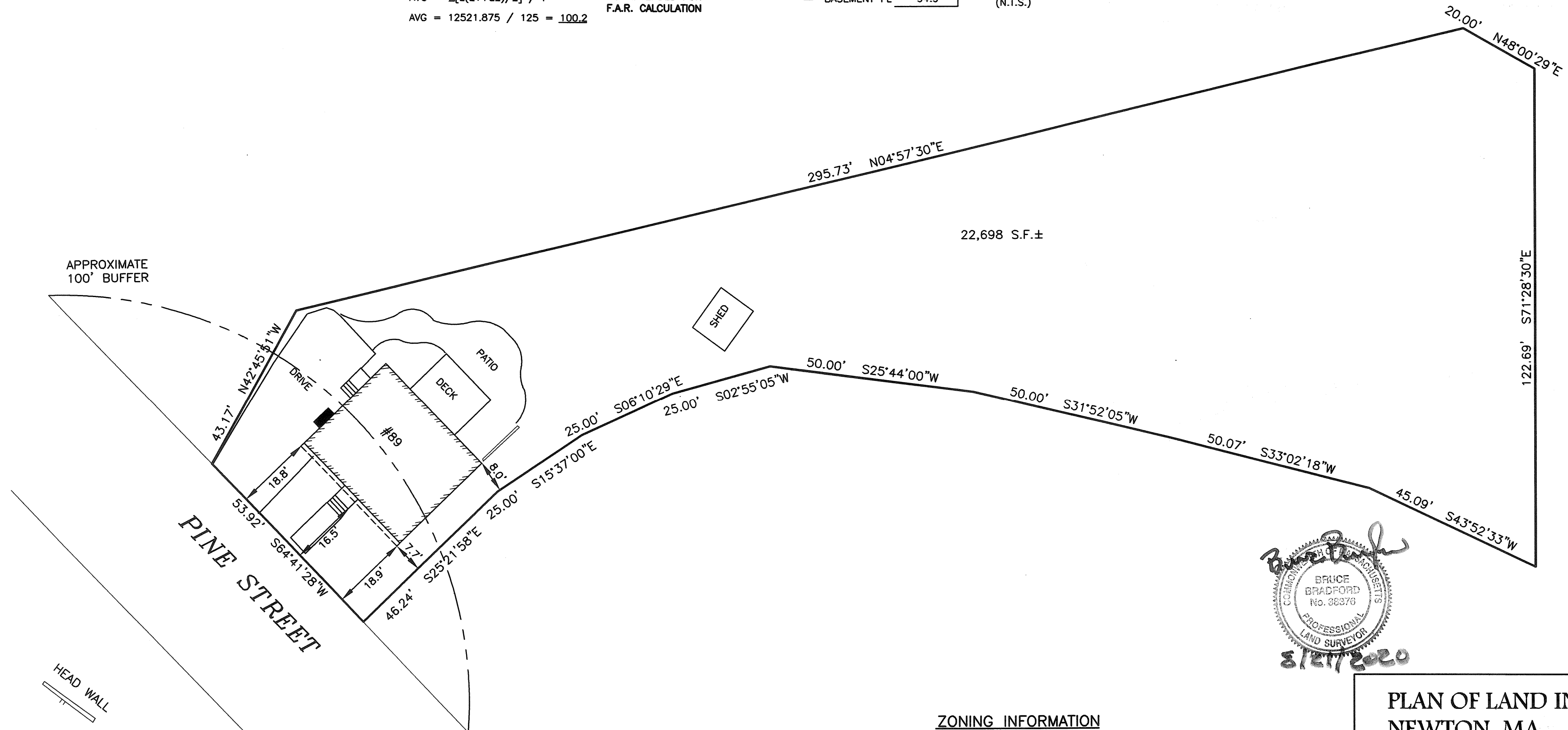
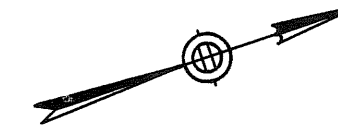
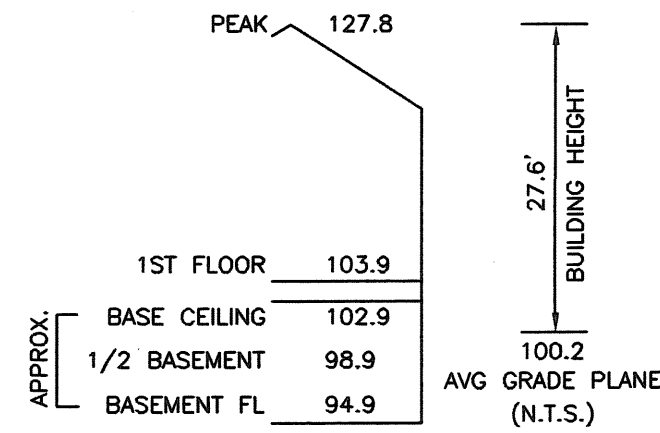


**AVERAGE GRADE CALCULATION:**  
[SEC 1.5.4(F)]

$AVG = \frac{\sum[L(E1+E2)]}{2} / P$   
 $AVG = 12521.875 / 125 = 100.2$

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

**BUILDING HEIGHT CALCULATION**



**ZONING INFORMATION**

ZONE: SR3  
PLAN DATED: JANUARY 15, 1976  
DEED REFERENCE: BOOK 1120 PAGE 72

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1123 S.F.	x S.F.	
STRUCTURES	1346 S.F.	x S.F.	
DRIVE	905 S.F. ±	x S.F. ±	
	2251 S.F. ±	x S.F. ±	
LOT COVERAGE	4.9%	x.x%	(30% MAX.)
OPEN SPACE	90% ±	x% ±	(50% MIN.)

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

**PLAN OF LAND IN  
NEWTON, MA**

89 PINE STREET  
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.  
DATE: AUGUST 21, 2020  
DRAWN: ES  
CHECK: BB

REVISIONS:


PROJECT NO. 26109