

ESTABLISHED 1916

EMB

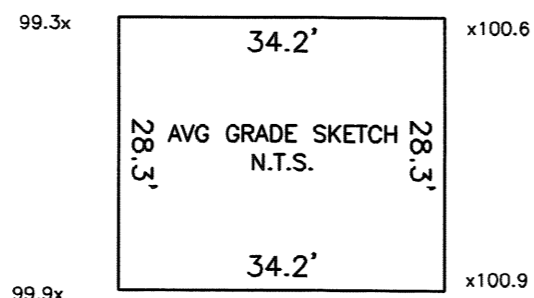
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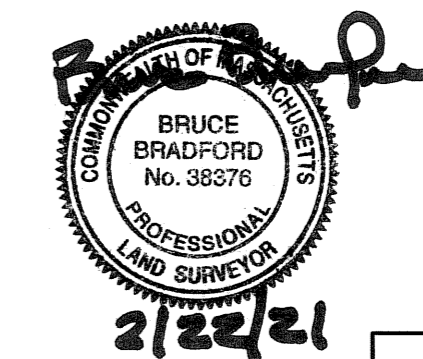
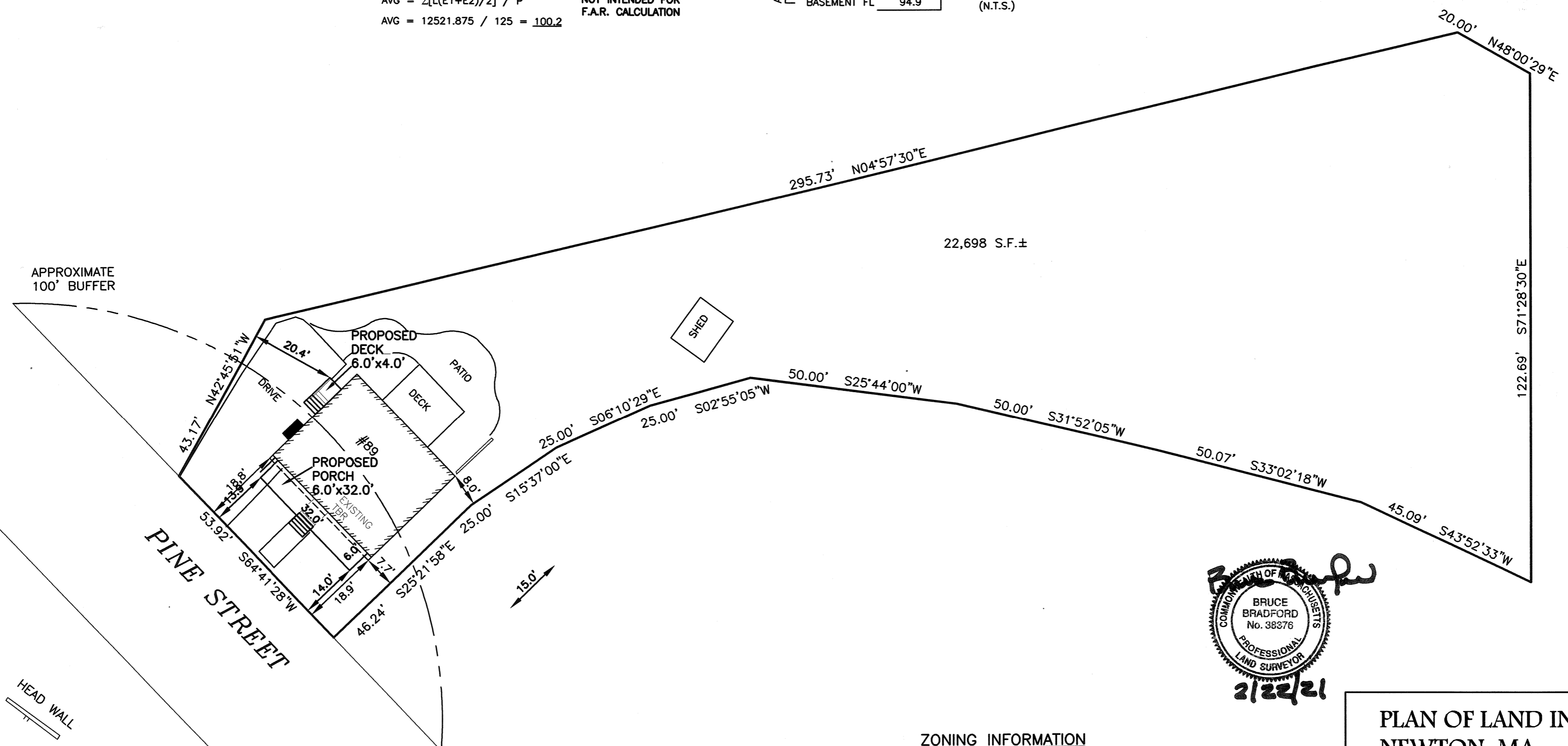
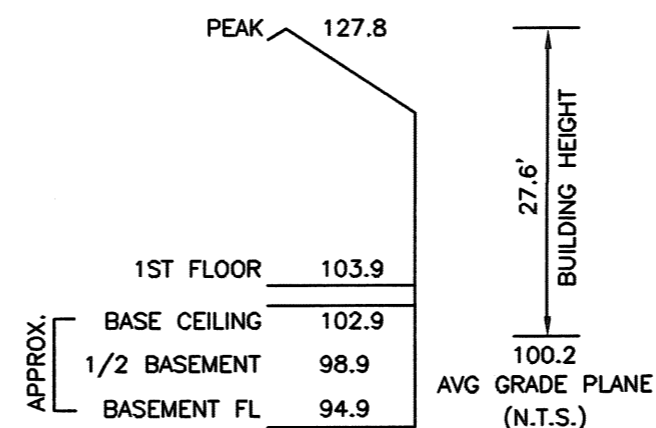
AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

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

$$AVG = 12521.875 / 125 = 100.2$$

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.	1283 S.F.	
STRUCTURES	1346 S.F.	1521 S.F.	
DRIVE	905 S.F. ±	905 S.F. ±	
	2251 S.F. ±	2426 S.F. ±	
LOT COVERAGE	4.9%	5.7%	(30% MAX.)
OPEN SPACE	90% ±	89.5% ±	(50% MIN.)

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

IMPERVIOUS INCREASE 127 S.F.

**PLAN OF LAND IN
NEWTON, MA**

**89 PINE STREET
PROPOSED ADDITIONS**

SCALE: 1 IN. = 20 FT.

DATE: AUGUST 31, 2020

DRAWN: ES

CHECK: BB

REVISIONS:

11/5/20 OPEN SPACE CALCULATION

2/22/21 REVISE PORCH DIMENSIONS

PROJECT NO. 26109