



EXISTING

PROPOSED

LOT COVER 9.5 % (1815 SF) LOT COVER 11.2 % (2143 SF)

OPEN SPACE 85 % (2845 S) OPEN SPACE 83 % (3313 SF)

GRADE PLANE: 97.6 = (97.5(36.2)+94.1(24.3)+94.8(1.7)+96(10.2)+98.2(42.8)+100.4(37.6))/162.8

TOP OF WALL 101.0

BASEMENT 93.5

FAR: BASEMENT = 4.1/7.5(100)=54.7 % BELOW GRADE (MIDPOINT 93.5+101)/2=97.2)

FLOOR 1 1805

FLOOR 2 1735

BASEMENT 900

ATTIC 800

GARAGE 410

5650/19099 = .296

6300 ALLOWABLE(.33)

REFERENCE BOOK 25532 PAGE 376

PROPOSED ADDITION
288 MILL STREET
NEWTON, MA.
SCALE: 1 IN = 30 FT
NOV 18, 2020
FEB 16, 2021
APR 3, 2021

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