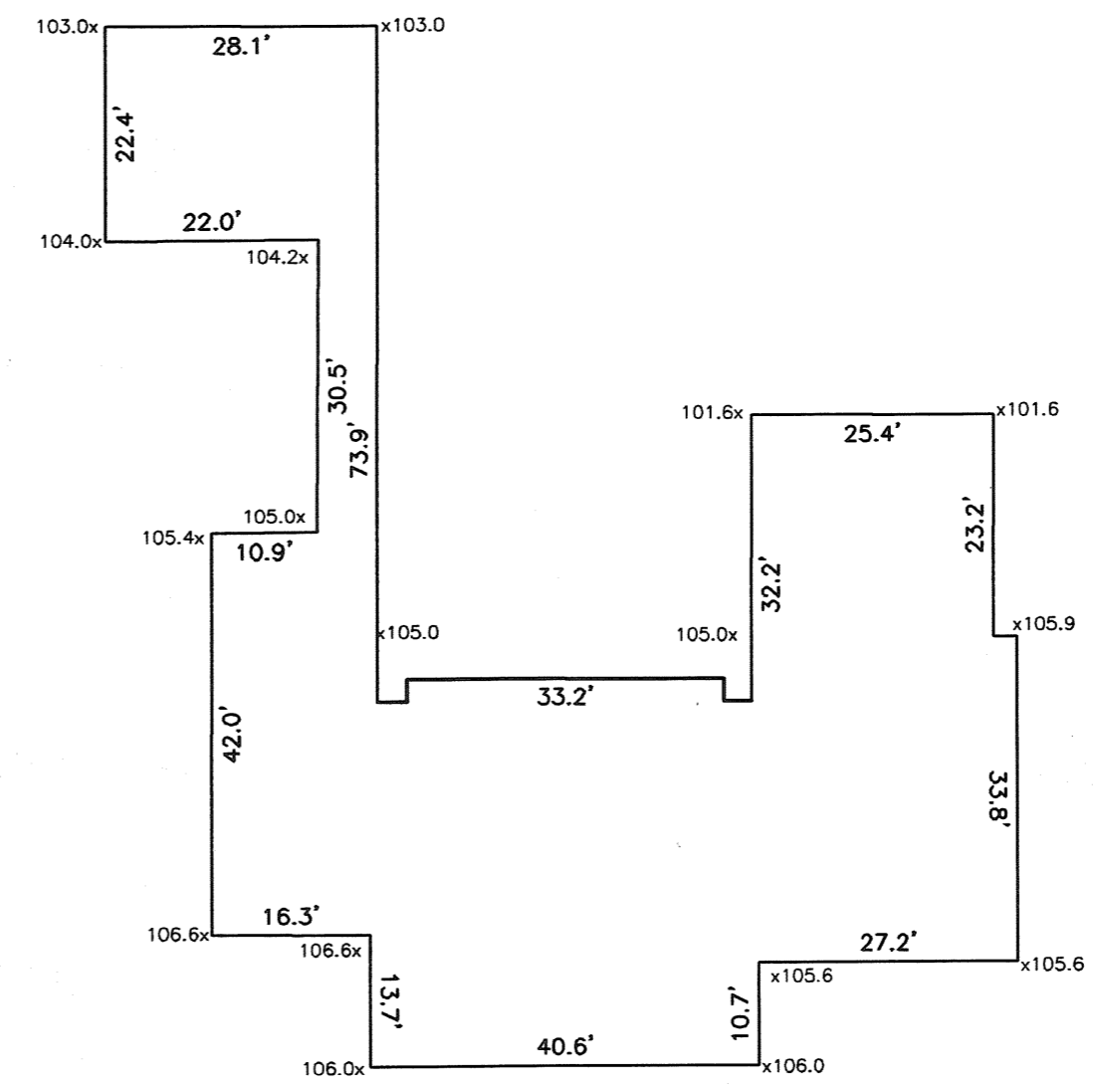
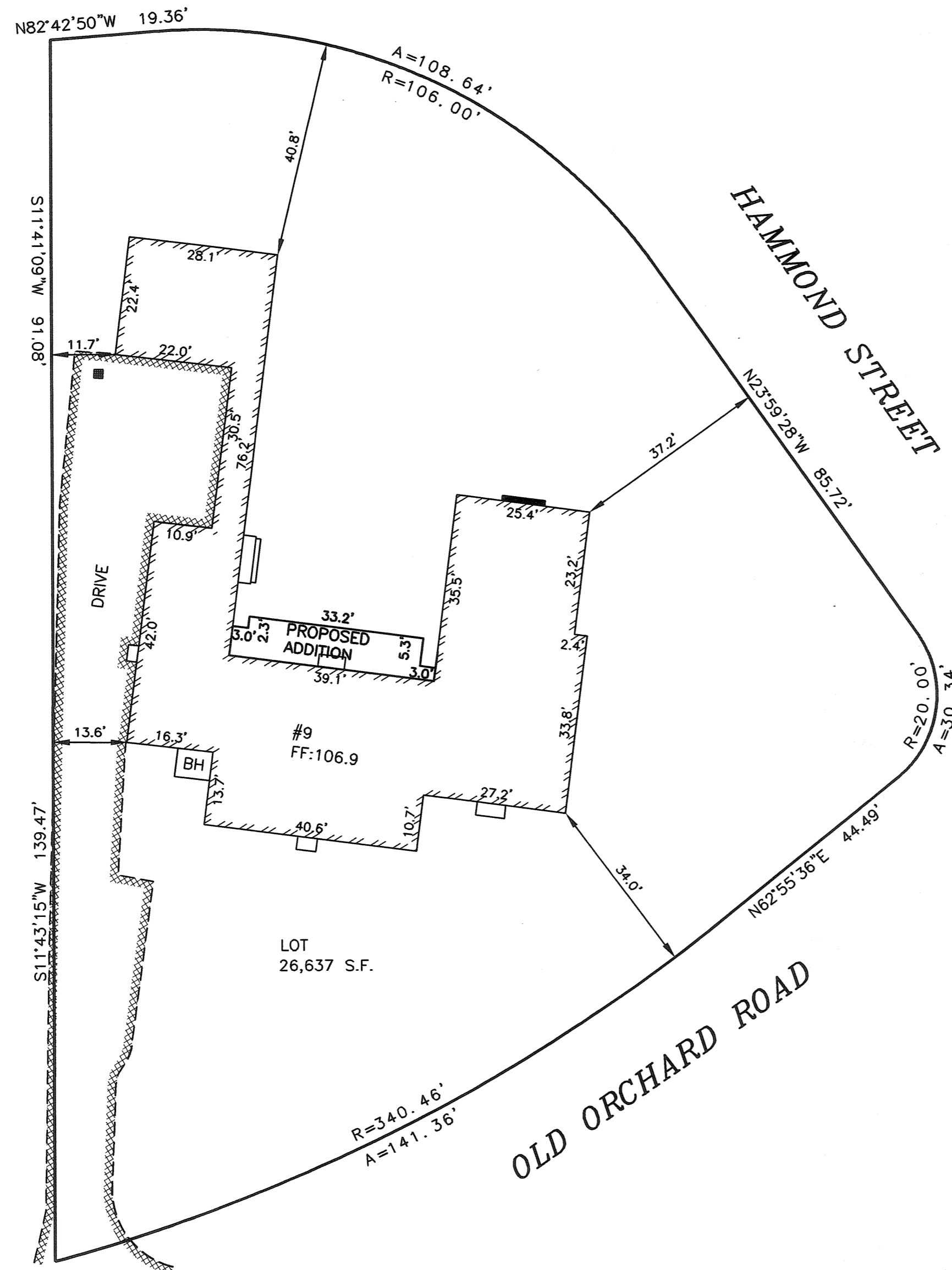


BEACON STREET

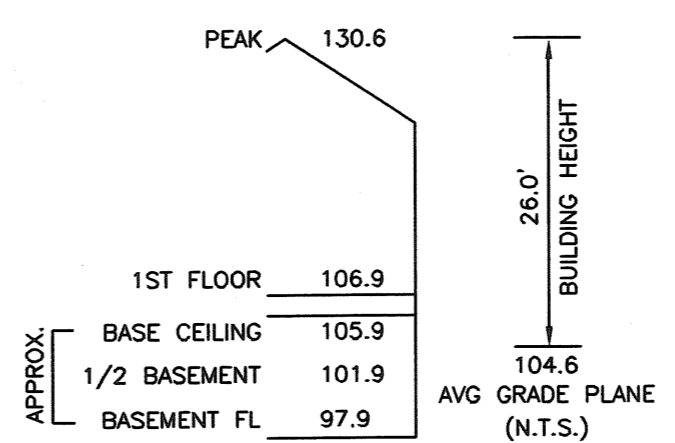


AVERAGE GRADE CALCULATION:  
[SEC 1.5.4(F)]

AVG =  $\Sigma[L(E1+E2)/2] / P$

AVG = 50853.6 / 486.1 = 104.6

BUILDING HEIGHT CALCULATION



ZONING INFORMATION

ZONE: SR-1  
PLAN DATED: AUGUST 28, 1975  
DEED REFERENCE: BOOK 47656 PAGE 530

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	4,351 S.F.	4,635 S.F.	
STRUCTURES	4,372 S.F.	4,656 S.F.	
DRIVE	2,847 S.F. ±	2,847 S.F. ±	
	7,219 S.F. ±	7,503 S.F. ±	
LOT COVERAGE	16.3%	17.4%	(20% MAX.)
OPEN SPACE	73% ±	72% ±	(65% MIN.)

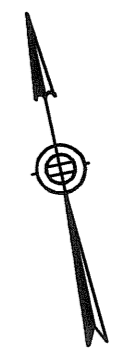
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

ESTABLISHED 1916

**EMB**

EVERETT M. BROOKS CO.  
SURVEYORS & ENGINEERS  
49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750  
info@everettbrooks.com



PLAN OF LAND IN  
NEWTON, MA

9 OLD ORCHARD ROAD  
PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.  
DATE: OCTOBER 16, 2020  
DRAWN: GAR  
CHECK: BB

REVISIONS:

10/27/20	revised addition	

PROJECT NO. 25999