

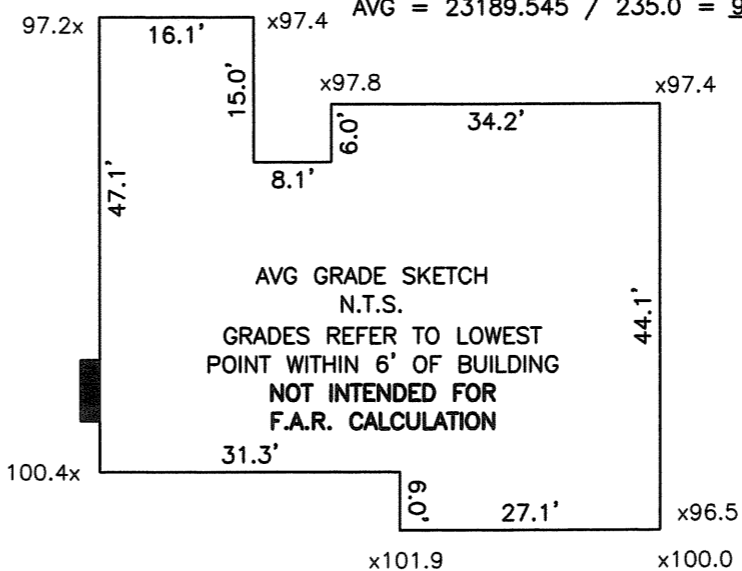
BUILDING HEIGHT CALCULATION

PEAK	123.0
1ST FLOOR	104.8
BASE CEILING	103.8
1/2 BASEMENT	99.8
BASEMENT FL	95.8
APPROX. AVG GRADE PLANE (N.T.S.)	98.7

24.3' BUILDING HEIGHT

AVERAGE GRADE CALCULATION:

[SEC 1.5.4(F)]
 $AVG = \frac{\sum[L(E1+E2)/2]}{P}$
 $AVG = 23189.545 / 235.0 = 98.7$



ZONING INFORMATION

ZONE: SR1
 PLAN DATED: AUGUST 2, 1919
 DEED REFERENCE: BOOK 1322 PAGE 74

	EXISTING	EXISTING	REQUIRED
BUILDINGS	2,542 S.F.	2,542 S.F.	
STRUCTURES	2,964 S.F.	2,964 S.F.	
DRIVE	2,179 S.F. ±	1,715 S.F. ±	
	5,143 S.F. ±	4,679 S.F. ±	
LOT COVERAGE	16.9%	16.9%	(20% MAX.)
OPEN SPACE	66% ±	69% ±	(65% MIN.)

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

ESTABLISHED 1916



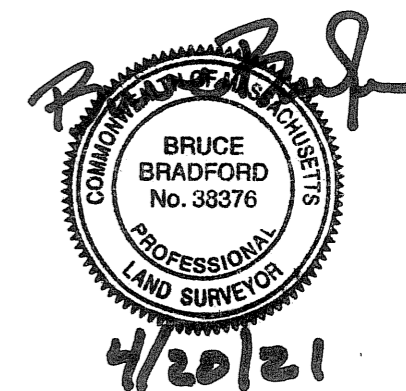
EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
 WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com



**PLAN OF LAND IN
 NEWTON, MA**

540 DUDLEY ROAD
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.

DATE: APRIL 20, 2021

DRAWN: xx

CHECK: BB

REVISIONS:

PROJECT NO. 25391