

ESTABLISHED 1916



EVERETT M. BROOKS CO.

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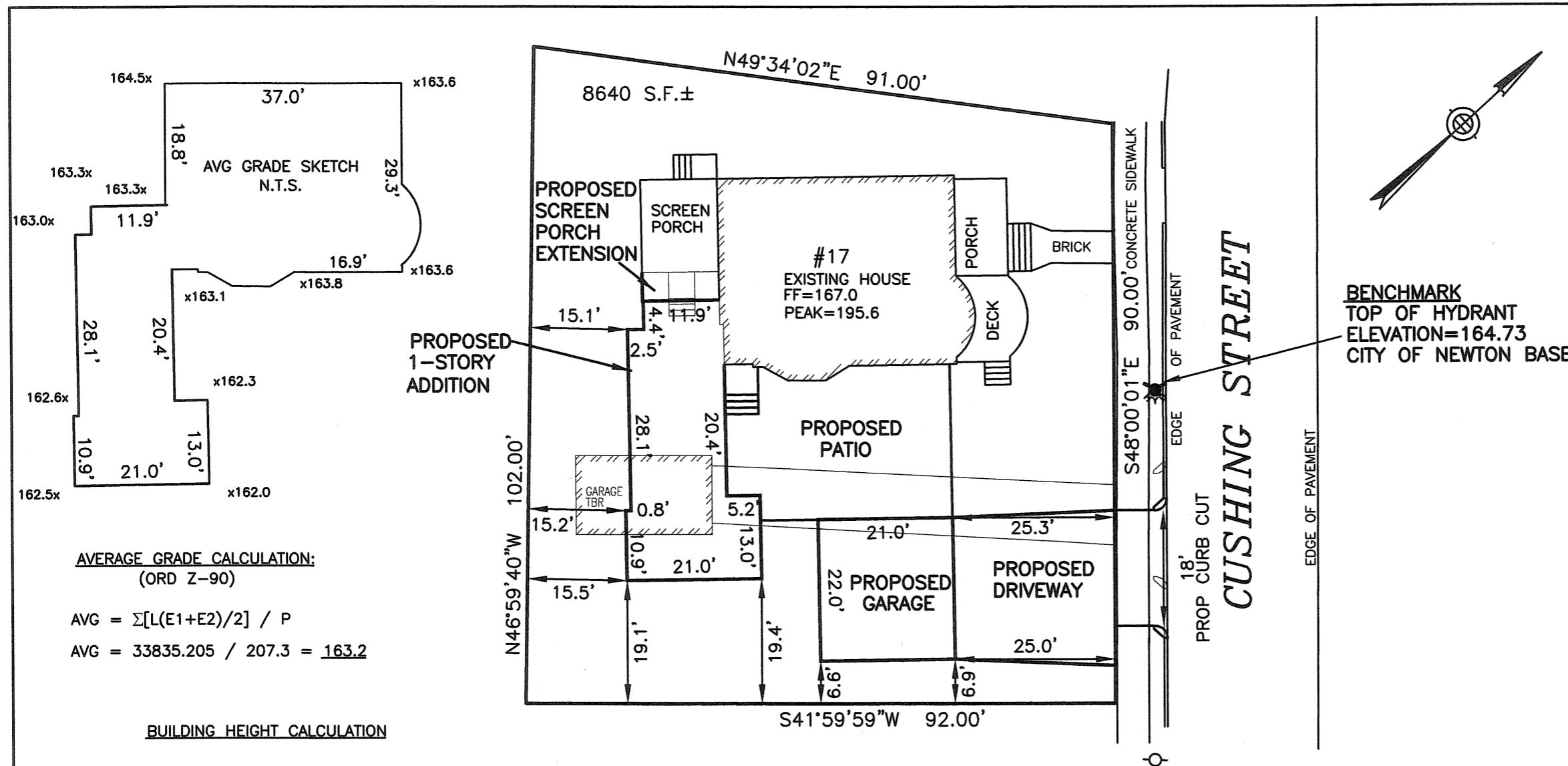


PLAN OF LAND IN
NEWTON, MA

17 CUSHING STREET
PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.		
DATE: DECEMBER 8, 2021		
DRAWN: LNS		
CHECK: BB		
REVISIONS:		
12/13/21	garage location	LNS

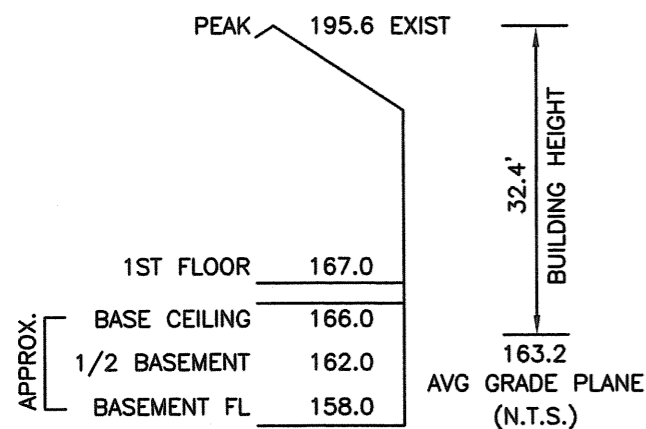
PROJECT NO. 26519



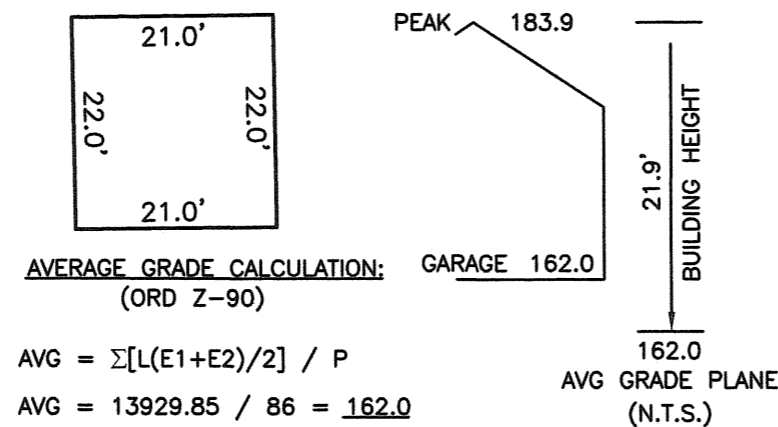
AVERAGE GRADE CALCULATION:
(ORD Z-90)

AVG = $\sum[L(E1+E2)/2] / P$
AVG = 33835.205 / 207.3 = 163.2

BUILDING HEIGHT CALCULATION



GARAGE HEIGHT CALCULATION



ZONING INFORMATION

ZONE: SR2 OLD LOT
PLAN DATED: Dec 4, 1953
DEED REFERENCE: BOOK 51202 PAGE 21

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1681 S.F.	2186 S.F.	
**GARAGE EXCLUDED SEC 1.5.2.D.2			
STRUCTURES	1797 S.F.	2797 S.F.	
DRIVE	572 S.F. ±	580 S.F. ±	
	2369 S.F. ±	3369 S.F. ±	
LOT COVERAGE	19.5%	25.3%	(30% MAX.)
OPEN SPACE	73% ±	61% ±	(50% MIN.)

INCREASE TO IMPERVIOUS AREA =
(2186+462+580+773) - (1681+572) = 1748 S.F.