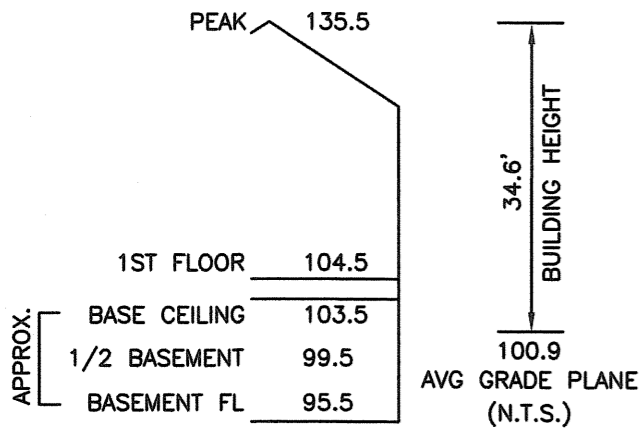


AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

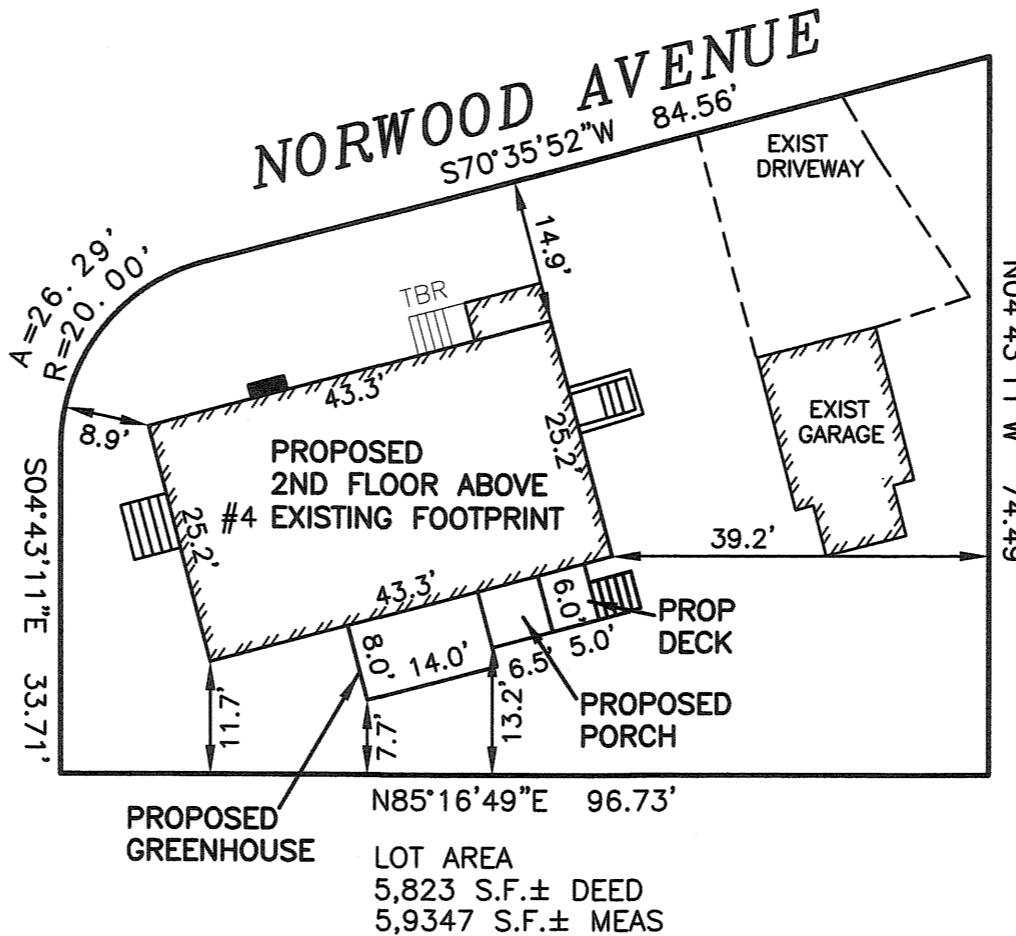
GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING
NOT INTENDED FOR F.A.R. CALCULATION

AVG = $\Sigma[L(E1+E2)/2] / P$
AVG = $14243.435 / 141.1 = 100.9$

BUILDING HEIGHT CALCULATION



CLARENDON STREET



AVERAGE SETBACK CALCULATION

CLARENDON STREET FRONTAGE
 $(\#6 + 25') / 2 =$
 $(15.7 + 25) / 2 = 20.4'$

NORWOOD AVENUE FRONTAGE
 $(\#5 \text{ CLARENDON} + \#120 \text{ NORWOOD}) / 2 =$
 $(>25' + > 25') / 2 = 25'$

IMPERVIOUS INCREASE CALCULATION
 PROPOSED IMPERVIOUS AREA - EXISTING IMPERVIOUS AREA =
 1,990 S.F. - 1,839 S.F. = 151 S.F.

ZONING INFORMATION

ZONE: MR-1
 PLAN DATED: DECEMBER 10, 1952
 DEED REFERENCE: BOOK 1521 PAGE 11

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1379 S.F.	1530 S.F.	
STRUCTURES	1389 S.F.	1560 S.F.	
DRIVE	460 S.F. ±	460 S.F. ±	
	1849 S.F. ±	2020 S.F. ±	
LOT COVERAGE	23.7%	26.3%	(30% MAX.)
OPEN SPACE	68% ±	65% ±	(50% MIN.)

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

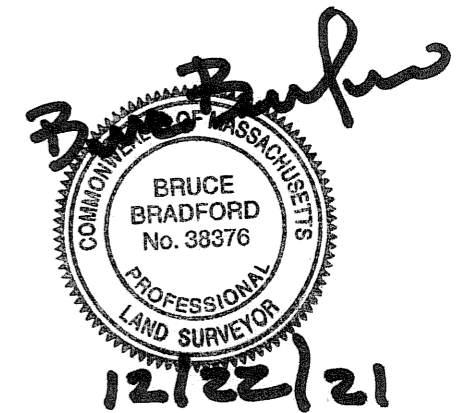
ESTABLISHED 1916

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**

4 CLARENDON STREET
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.

DATE: NOVEMBER 17, 2021

DRAWN: LNS

CHECK: BB

REVISIONS:

DATE	DESCRIPTION
12/22/21	various

PROJECT NO. 26204