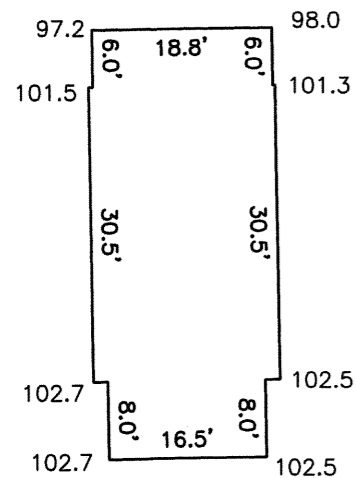


**AVG GRADE SKETCH  
N.T.S.**



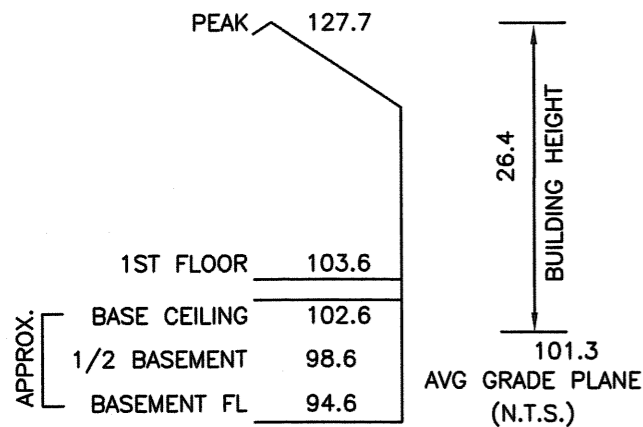
**AVERAGE SETBACK EDGEWOOD ROAD  
(20.0 + 25) / 2 = 22.5'**

**AVERAGE GRADE CALCULATION:  
[SEC 1.5.4(F)]**

AVG =  $\Sigma[L(E1+E2)/2] / P$   
 AVG = 12585.38 / 124.3 = 101.3

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

**BUILDING HEIGHT CALCULATION**

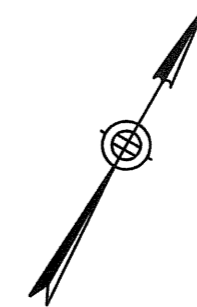
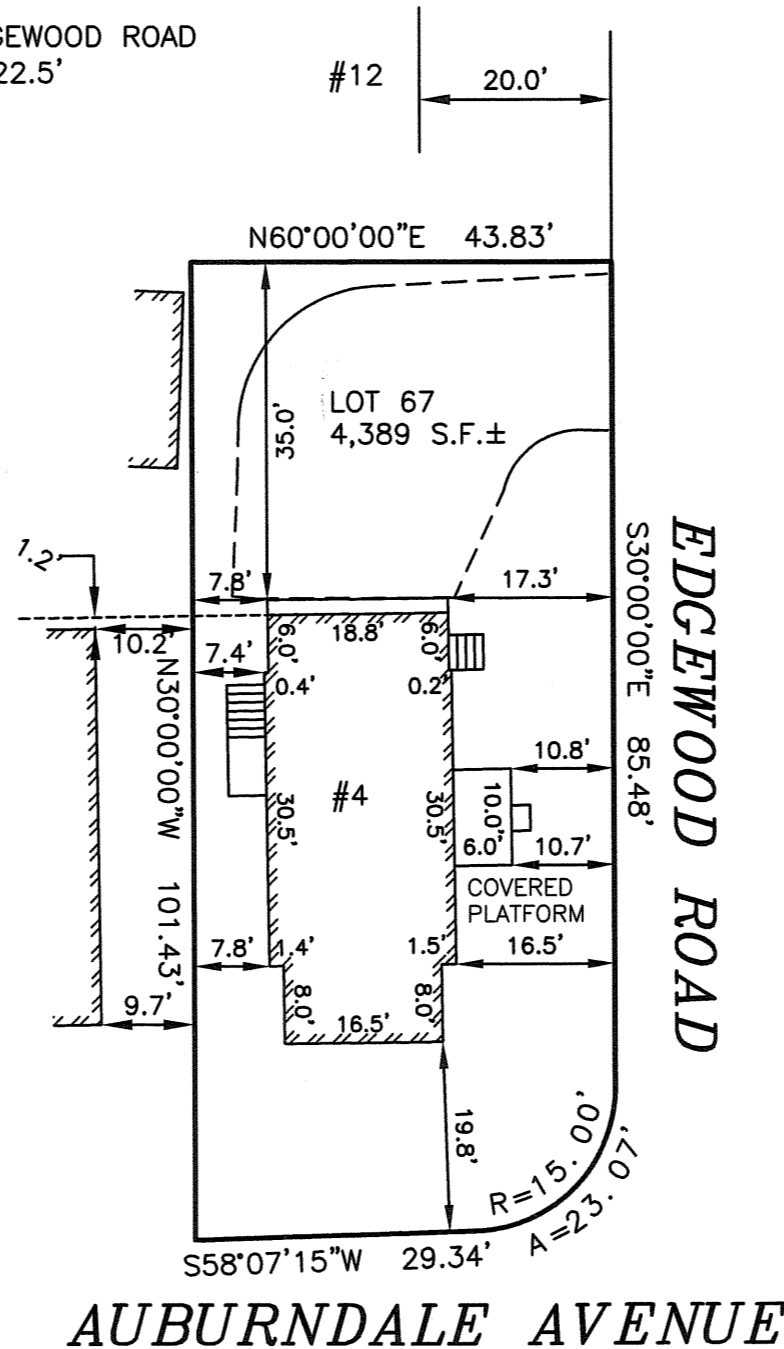


**ZONING INFORMATION**

ZONE: SR3  
 PLAN DATED: OCTOBER 1913  
 DEED REFERENCE: BOOK 68967 PAGE 357

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	928 S.F.	x S.F.	
STRUCTURES	952 S.F.	x S.F.	
DRIVE	1020 S.F. ±	x S.F. ±	
	1972 S.F. ±	x S.F. ±	
LOT COVERAGE	21.1%	x.x%	(30% MAX.)
OPEN SPACE	55% ±	x% ±	(50% 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



THIS SURVEY SHOWS EXISTING  
 CONDITIONS ONLY AND DOES NOT  
 SHOW ANY PROPOSED CONSTRUCTION

**PLAN OF LAND IN  
 NEWTON, MA**

4 EDGEWOOD ROAD  
 EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.

DATE: DECEMBER 9, 2020

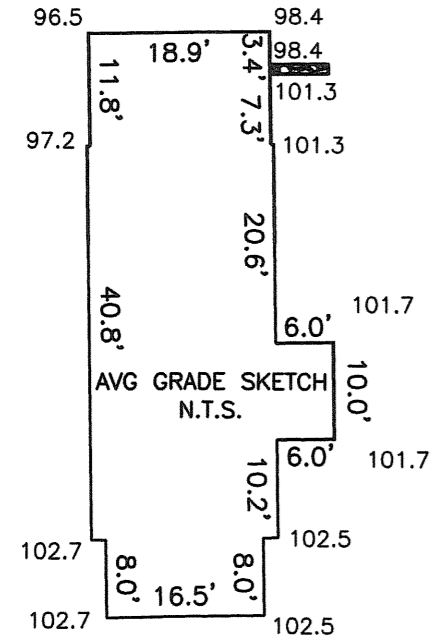
DRAWN: xx

CHECK: BB

**REVISIONS:**

11/18/21	various	

PROJECT NO. 26208



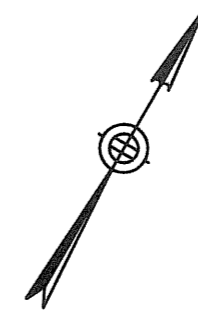
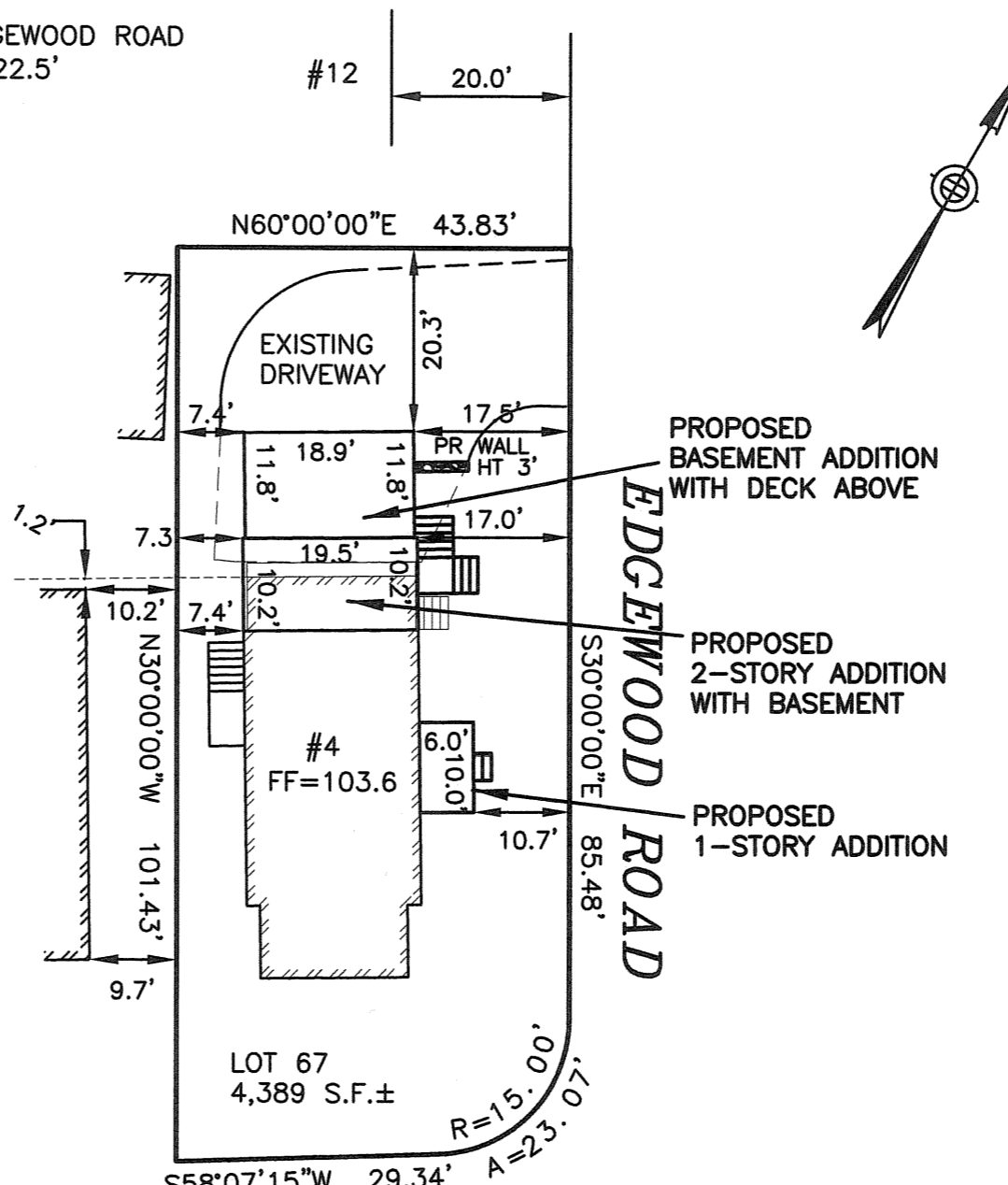
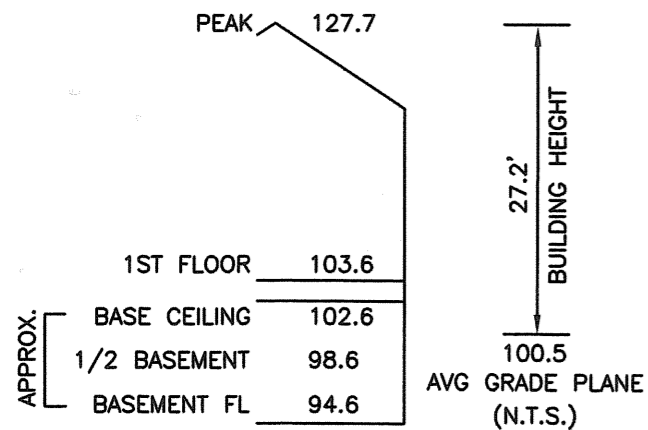
AVERAGE SETBACK EDGEWOOD ROAD  
 $(20.0 + 25) / 2 = 22.5'$

AVERAGE GRADE CALCULATION:  
 [SEC 1.5.4(F)]

AVG =  $\Sigma[L(E1+E2)/2] / P$   
 AVG =  $16840.865 / 167.5 = 100.5$

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

BUILDING HEIGHT CALCULATION



ZONING INFORMATION

ZONE: SR3  
 PLAN DATED: OCTOBER 1913  
 DEED REFERENCE: BOOK 68967 PAGE 357

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	928 S.F.	1208 S.F.	
STRUCTURES	952 S.F.	1248 S.F.	
DRIVE	1020 S.F. ±	670 S.F. ±	
	1972 S.F. ±	1918 S.F. ±	
LOT COVERAGE	21.1%	27.5%	(30% MAX.)
OPEN SPACE	55% ±	56% ±	(50% MIN.)

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

IMPERVIOUS INCREASE CALCULATION  
 $(1208+670)-(928+1020) = -70$  S.F. (NET DECREASE)

ESTABLISHED 1916



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PLAN OF LAND IN  
 NEWTON, MA

4 EDGEWOOD ROAD  
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.

DATE: JANUARY 13, 2022

DRAWN: LNS

CHECK: BB

REVISIONS:


PROJECT NO. 26208