

ESTABLISHED 1916

EMB

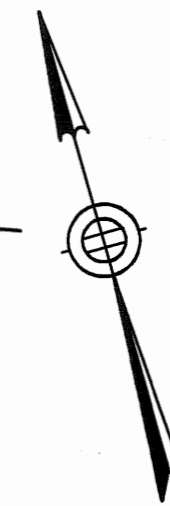
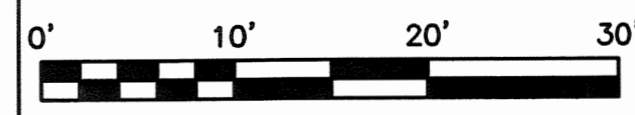
EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

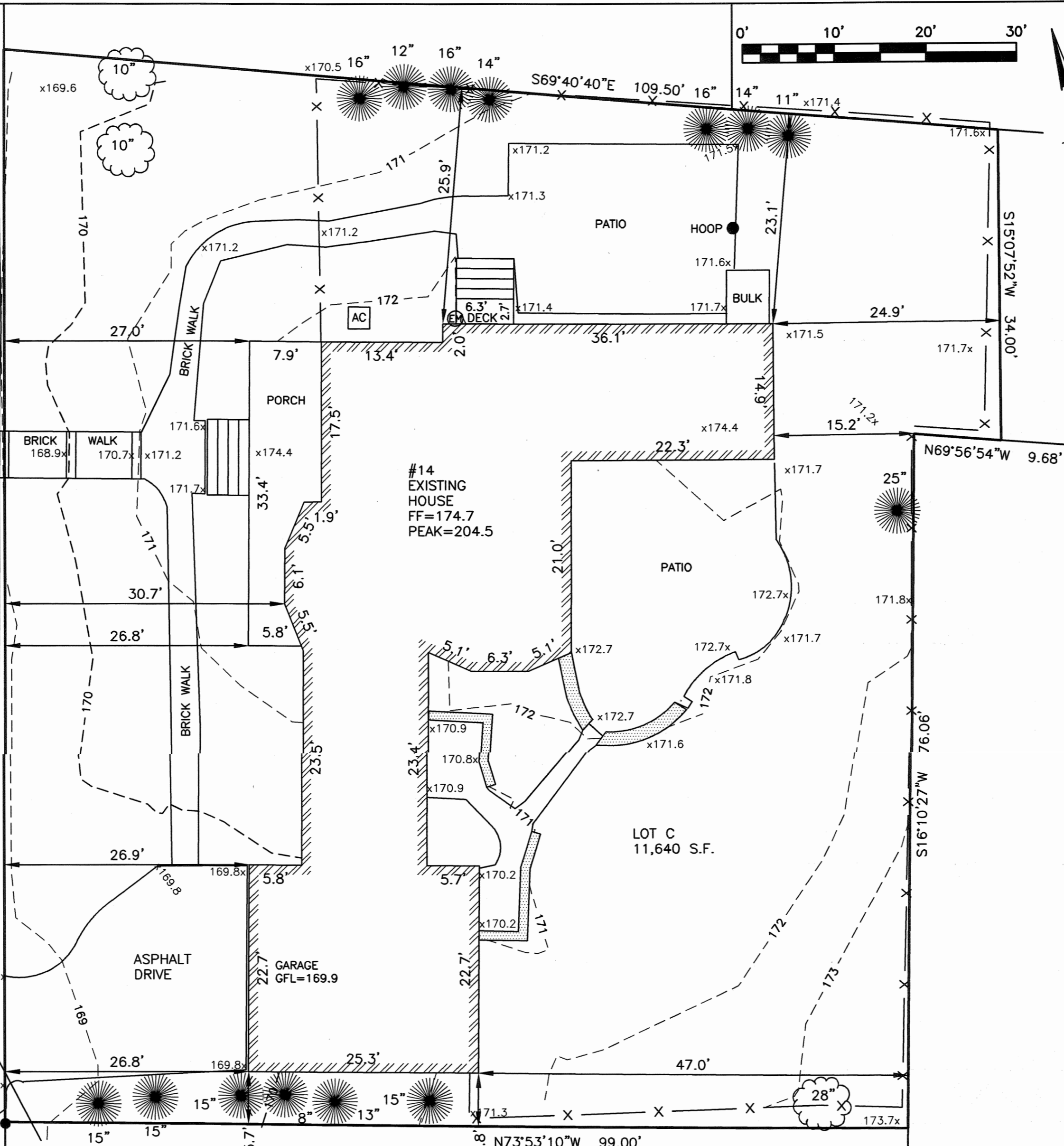
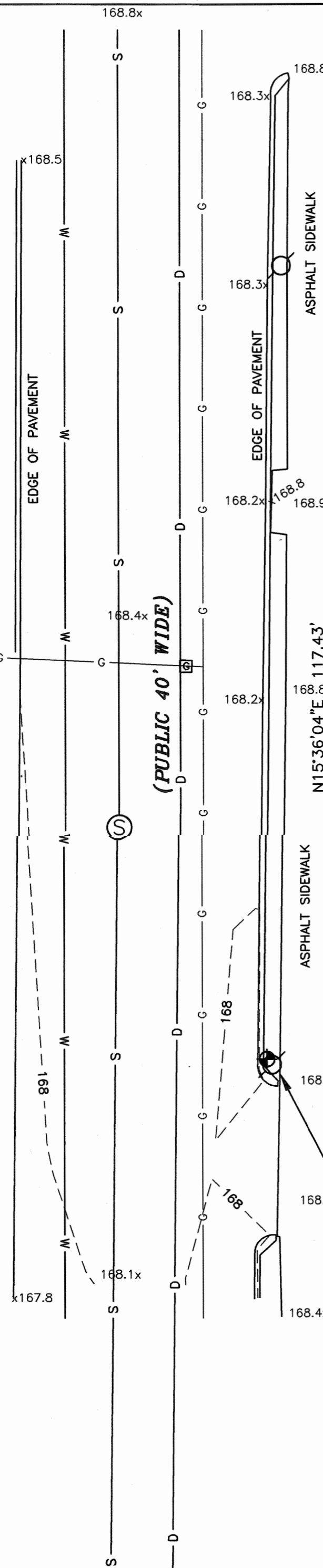
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com



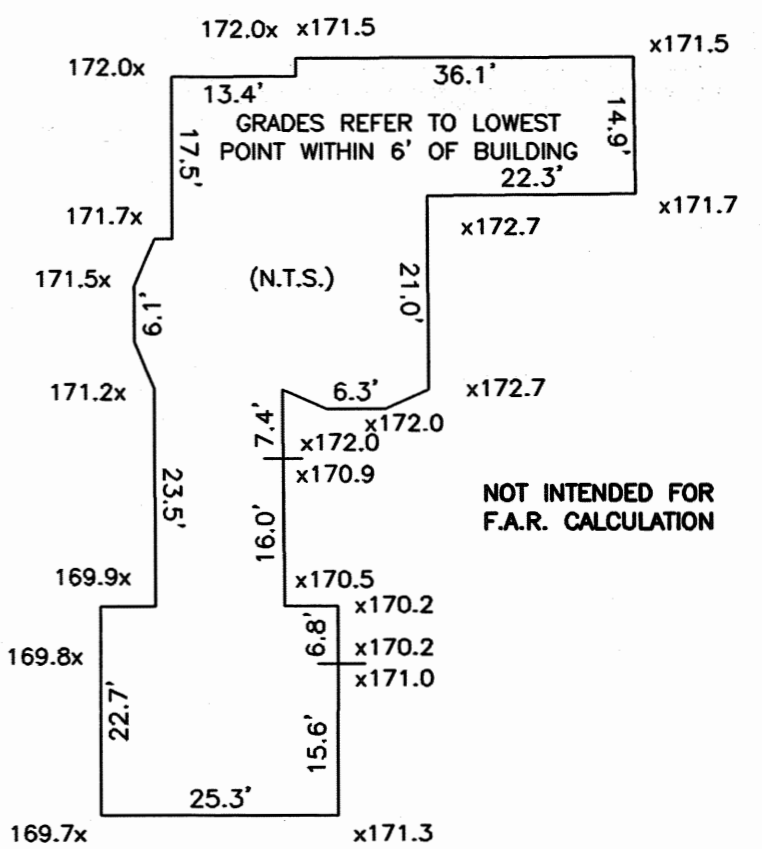
CRYSTAL STREET



#14
EXISTING
HOUSE
FF=174.7
PEAK=204.5

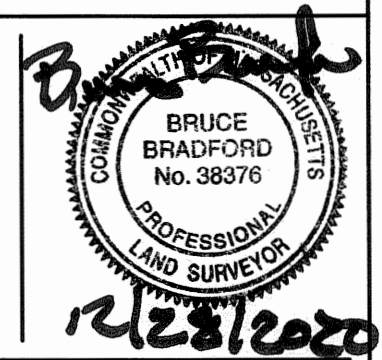
LOT C
11,640 S.F.

BENCHMARK
MAGNETIC PK NAIL
SET IN UTILITY POLE
ELEVATION=169.59
CITY OF NEWTON BASE



AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]
AVG = $\Sigma[L(E1+E2)/2] / P$
AVG = 13,662.88 / 254.0 = 171.3

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



**PLAN OF LAND IN
NEWTON, MA**

14 CRYSTAL STREET
EXISTING CONDITIONS

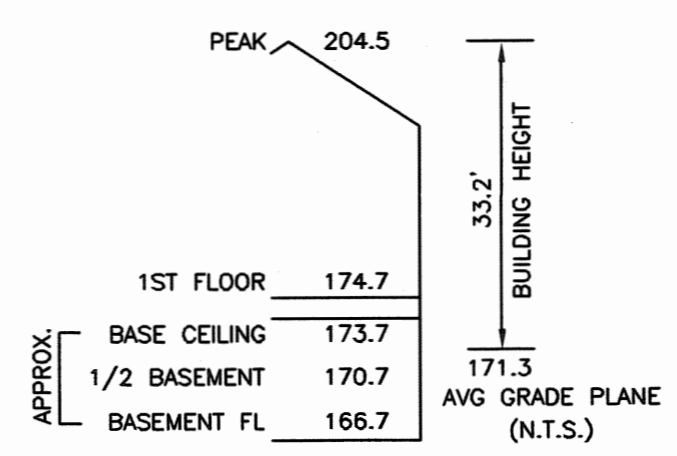
SCALE: 1 IN. = 10 FT.
DATE: 12/28/20
DRAWN: ES
CHECK: BB

REVISIONS:

| | |
|--|--|
| | |
| | |
| | |

PROJECT NO. 26212

BUILDING HEIGHT CALCULATION



ZONING INFORMATION

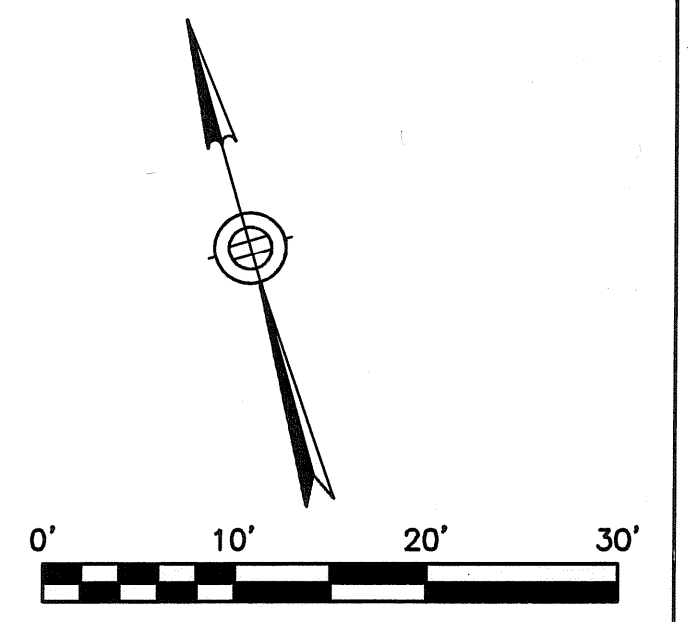
ZONE: SR2
PLAN DATED: NOV. 11, 1884
DEED REFERENCE: BOOK 48995 PAGE 20

| | |
|--------------|--------------|
| BUILDINGS | EXISTING |
| DRIVE | 2,485 S.F. |
| STRUCTURES | 2,502 S.F. |
| LOT COVERAGE | 497 S.F. ± |
| OPEN SPACE | 2,999 S.F. ± |

LOT COVERAGE 21.3% (30% MAX.)
OPEN SPACE 74% ± (50% MIN.)

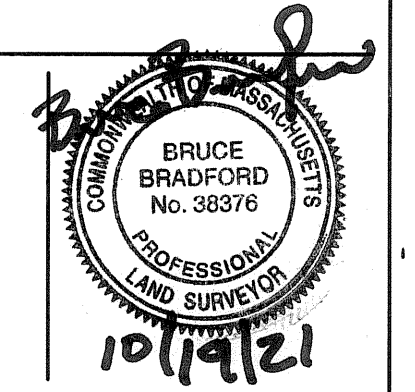
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

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LEGEND

- UTILITY POLE
- WATER GATE
- ⊗ HYDRANT
- ⊕ GAS GATE
- ⊙ SEWER MANHOLE
- ⊖ DRAIN MANHOLE
- ⊞ CATCH BASIN
- TREE
- ⊙ TREE
- ⊙ LIGHT POLE
- ⊙ SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- THH DEEP TEST HOLE
- PTM PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- 71 X SPOT ELEVATION
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- D - DRAIN LINE
- W - WATER LINE
- S - SEWER LINE
- G - GAS LINE
- X - FENCE
- ⊞ STONEWALL
- ⊞ HEDGE
- ⊞ TREE LINE



PLAN OF LAND IN
 NEWTON, MA

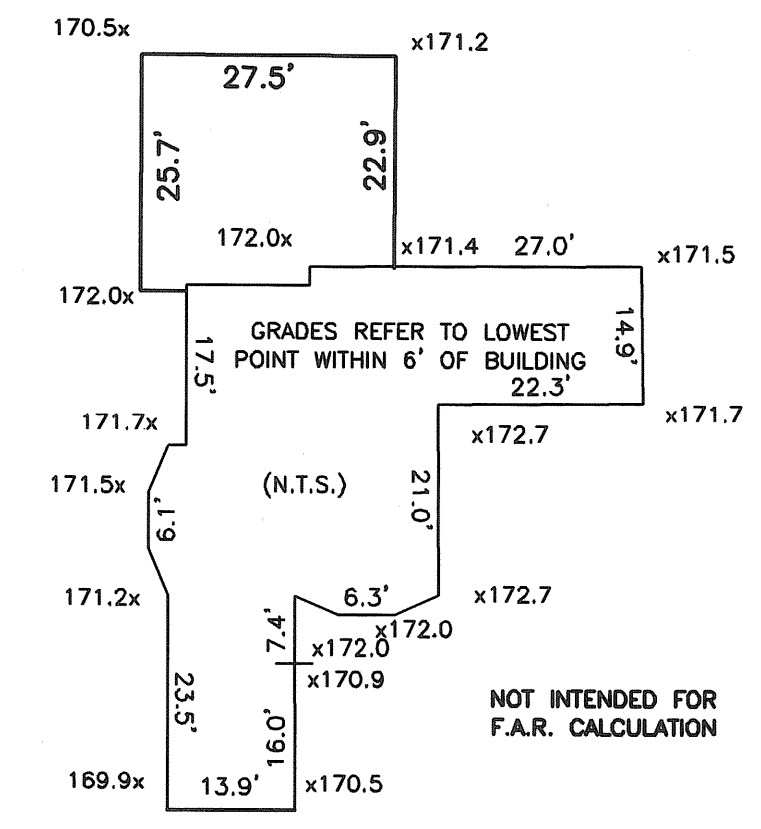
14 CRYSTAL STREET
 PROPOSED ADDITIONS

SCALE: 1 IN. = 20 FT.
 DATE: JUNE 17, 2021
 DRAWN: ER
 CHECK: BB

REVISIONS:

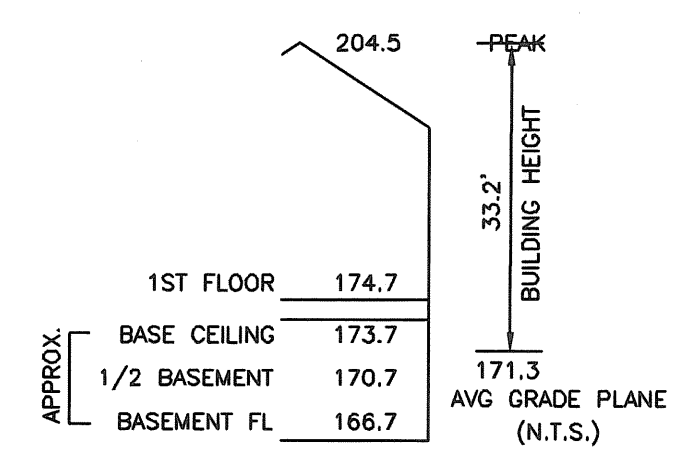
| | |
|----------|-------------|
| 10/19/21 | garage door |
| | |
| | |

PROJECT NO. 26212



AVERAGE GRADE CALCULATION:
 [SEC 1.5.4(F)]
 $AVG = \frac{\sum[(E1+E2)/2] \cdot P}{\sum P}$
 $AVG = 43,662.88 / 254.9 = 171.3$

BUILDING HEIGHT CALCULATION



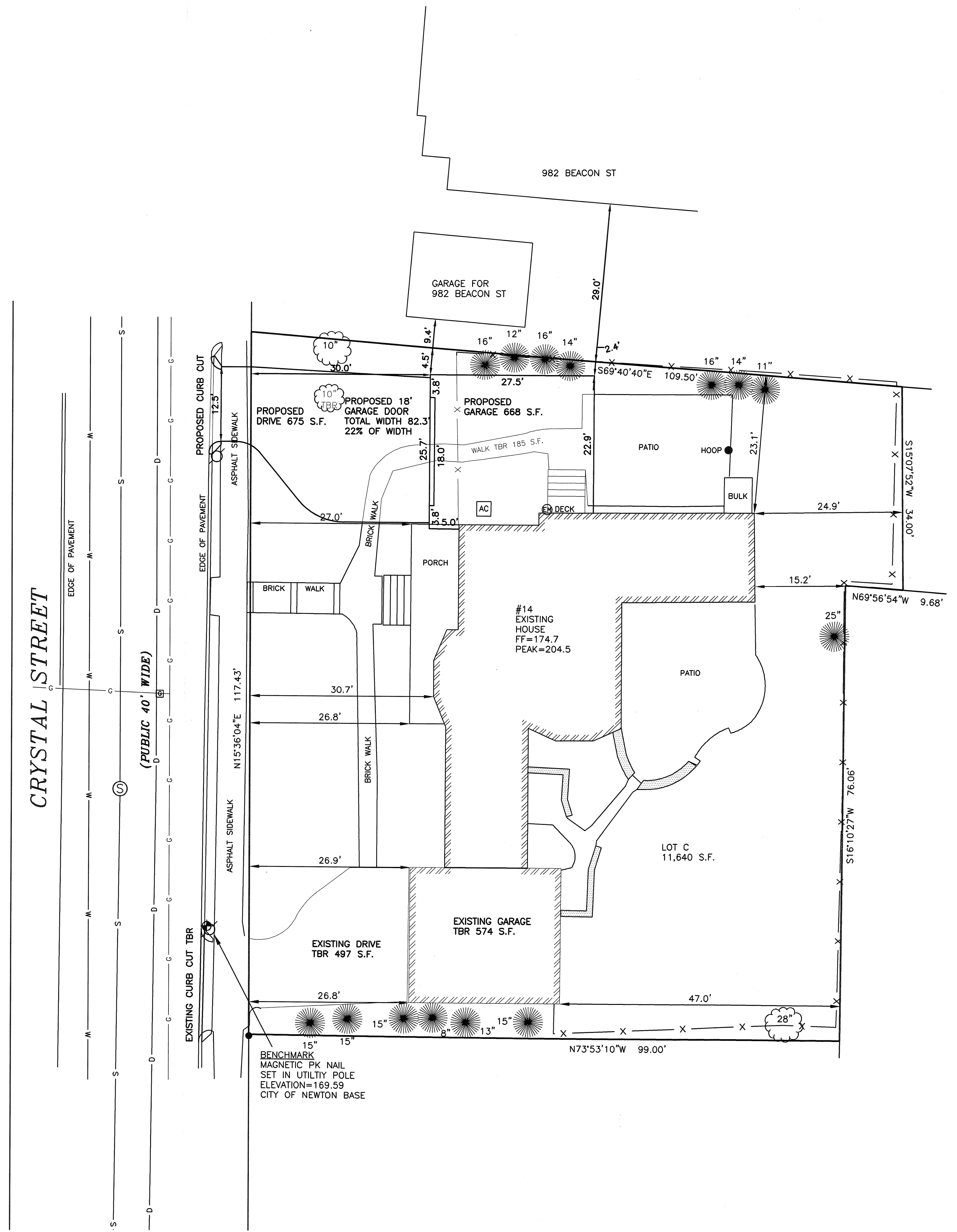
ZONING INFORMATION

ZONE: SR2
 PLAN DATED: NOV. 11, 1884
 DEED REFERENCE: BOOK 48995 PAGE 20

| | EXISTING | PROPOSED |
|--------------|--------------|------------------|
| BUILDINGS | 2,485 S.F. | 2,579 S.F. |
| STRUCTURES | 2,502 S.F. | 2,579 S.F. |
| DRIVE | 497 S.F. ± | 675 S.F. ± |
| | 2,999 S.F. ± | 3,254 S.F. ± |
| LOT COVERAGE | 21.3% | 22.2% (30% MAX.) |
| OPEN SPACE | 74% ± | 72% ± (50% MIN.) |

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

IMPERVIOUS INCREASE CALCULATION
 PROPOSED IMPERVIOUS AREA - EXISTING IMPERVIOUS AREA =
 (688 + 675) - (574 + 497 + 185) = 87 S.F.



BENCHMARK
 MAGNETIC PK NAIL
 SET IN UTILITY POLE
 ELEVATION=169.59
 CITY OF NEWTON BASE