

ESTABLISHED 1916

**EMB**

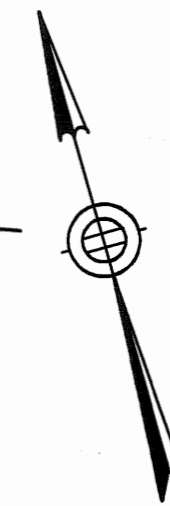
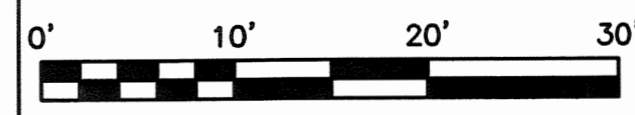
**EVERETT M. BROOKS CO.**

SURVEYORS & ENGINEERS

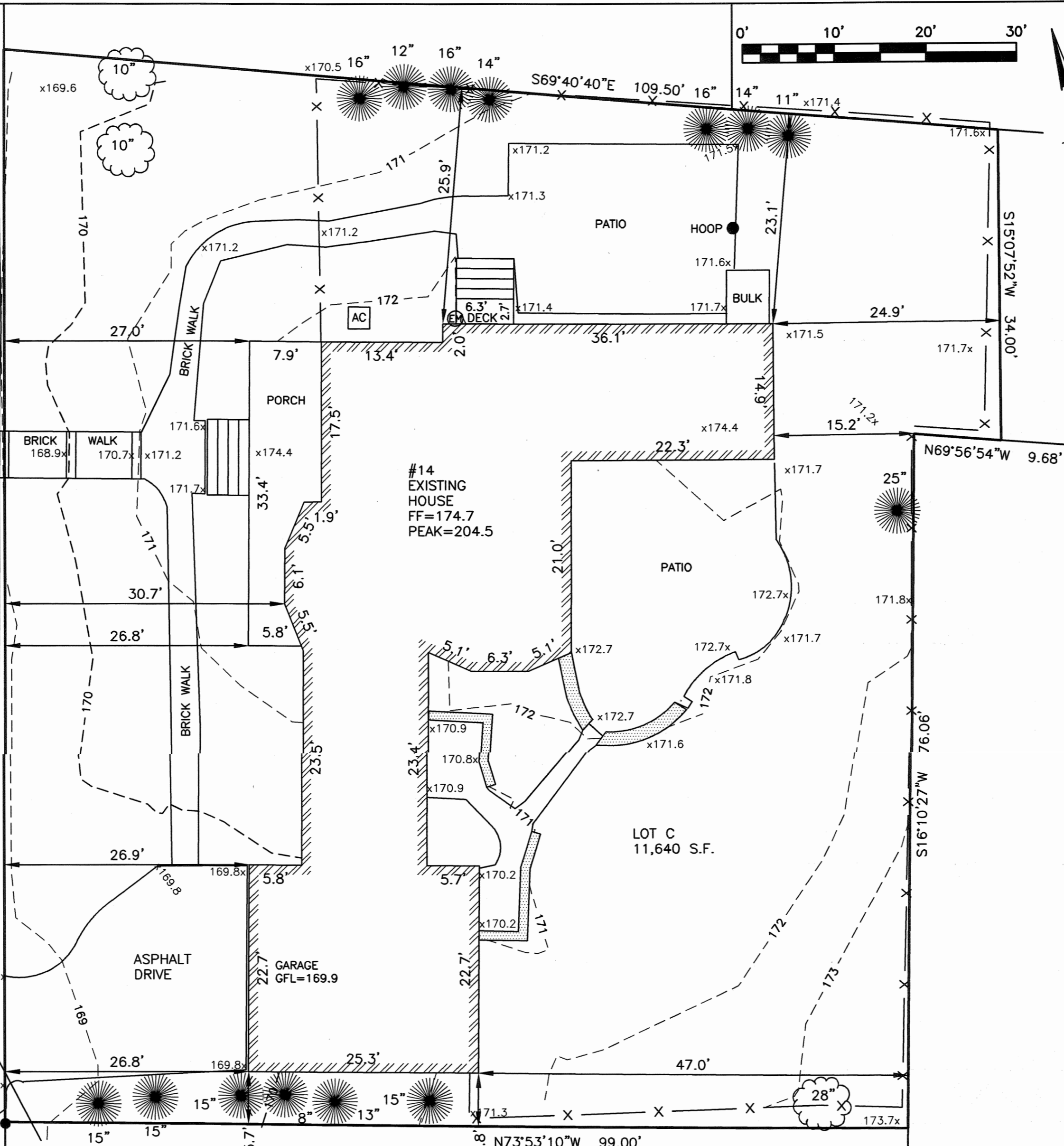
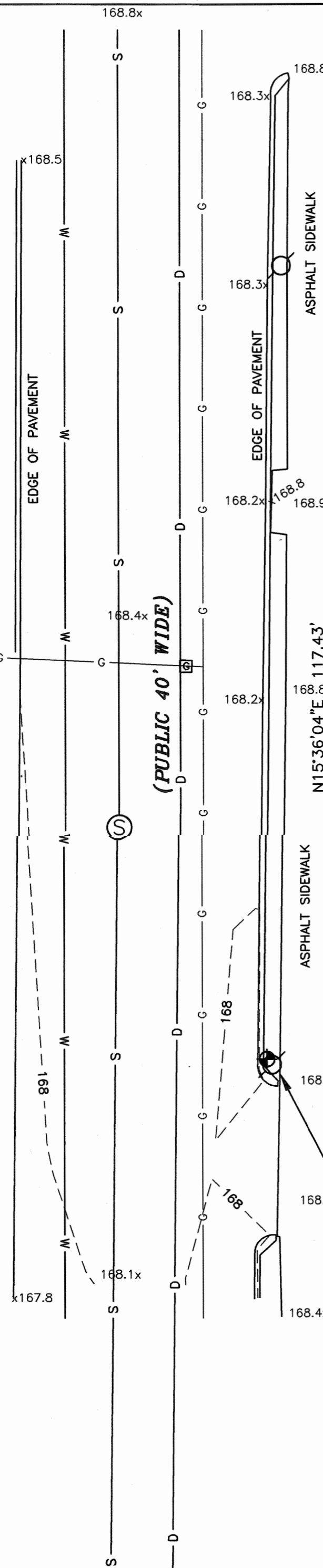
49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com



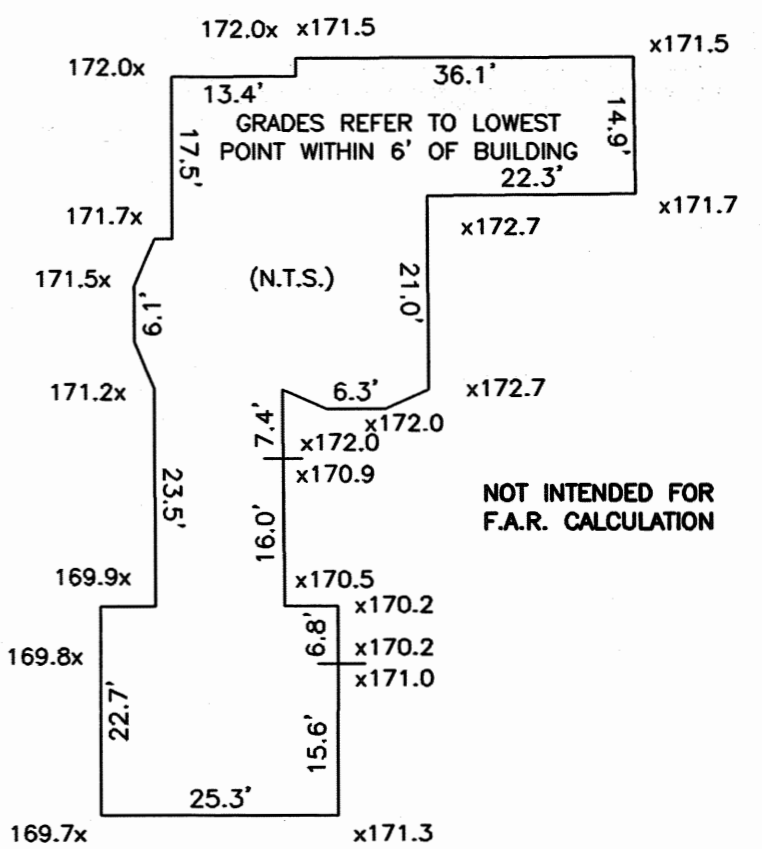
**CRYSTAL STREET**



#14  
EXISTING  
HOUSE  
FF=174.7  
PEAK=204.5

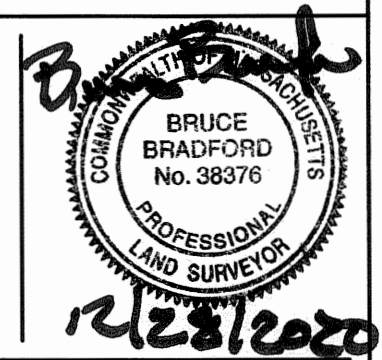
LOT C  
11,640 S.F.

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



AVERAGE GRADE CALCULATION:  
[SEC 1.5.4(F)]  
AVG =  $\sum[L(E1+E2)/2] / P$   
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**

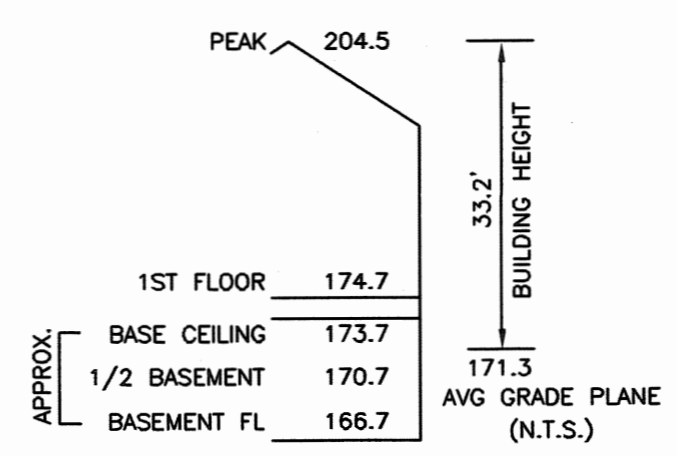
14 CRYSTAL STREET  
EXISTING CONDITIONS

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

REVISIONS:


PROJECT NO. 26212

**BUILDING HEIGHT CALCULATION**



**ZONING INFORMATION**

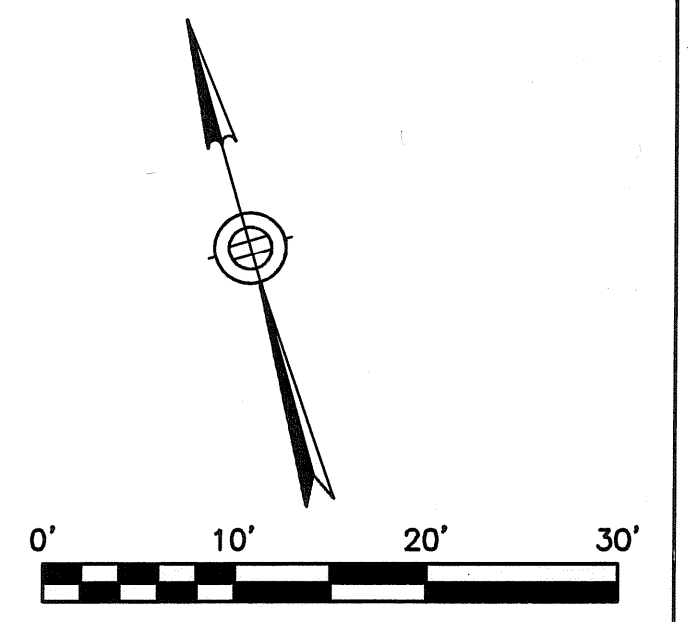
ZONE: SR2  
PLAN DATED: NOV. 11, 1884  
DEED REFERENCE: BOOK 48995 PAGE 20

BUILDINGS	EXISTING
DRIVE	2,485 S.F.
STRUCTURES	2,502 S.F.
DRIVE	497 S.F. ±
	2,999 S.F. ±

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

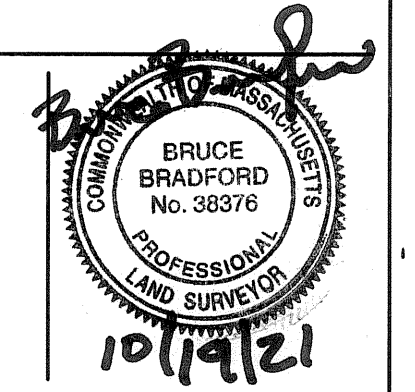
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

ESTABLISHED 1916  
**EMB**  
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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
- PTH 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

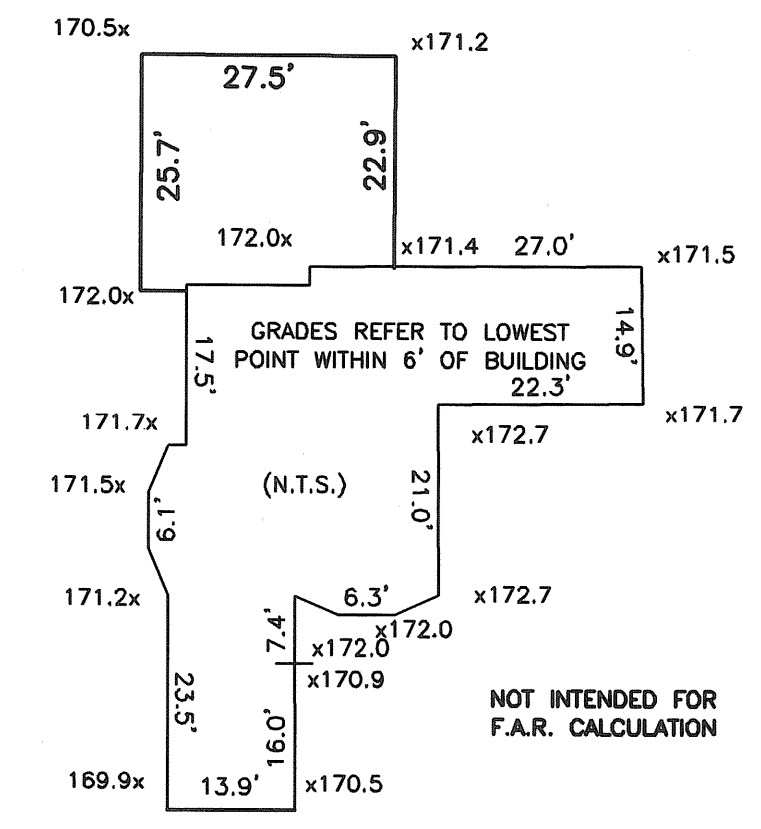
14 CRYSTAL STREET  
 PROPOSED ADDITIONS

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

REVISIONS:

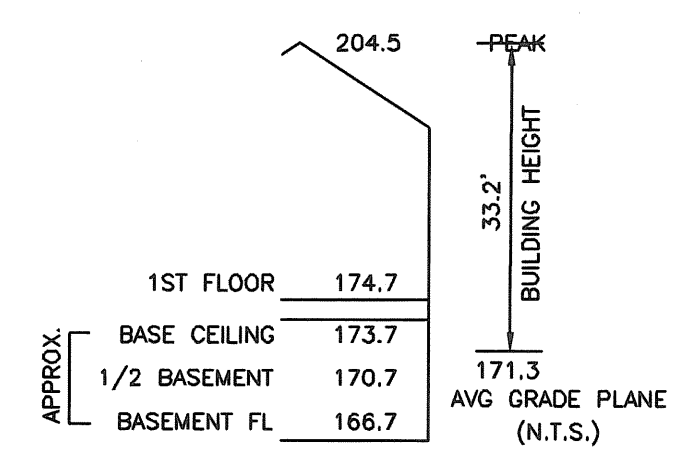
10/19/21	garage door

PROJECT NO. 26212



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

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.

