

ESTABLISHED 1916

EMB

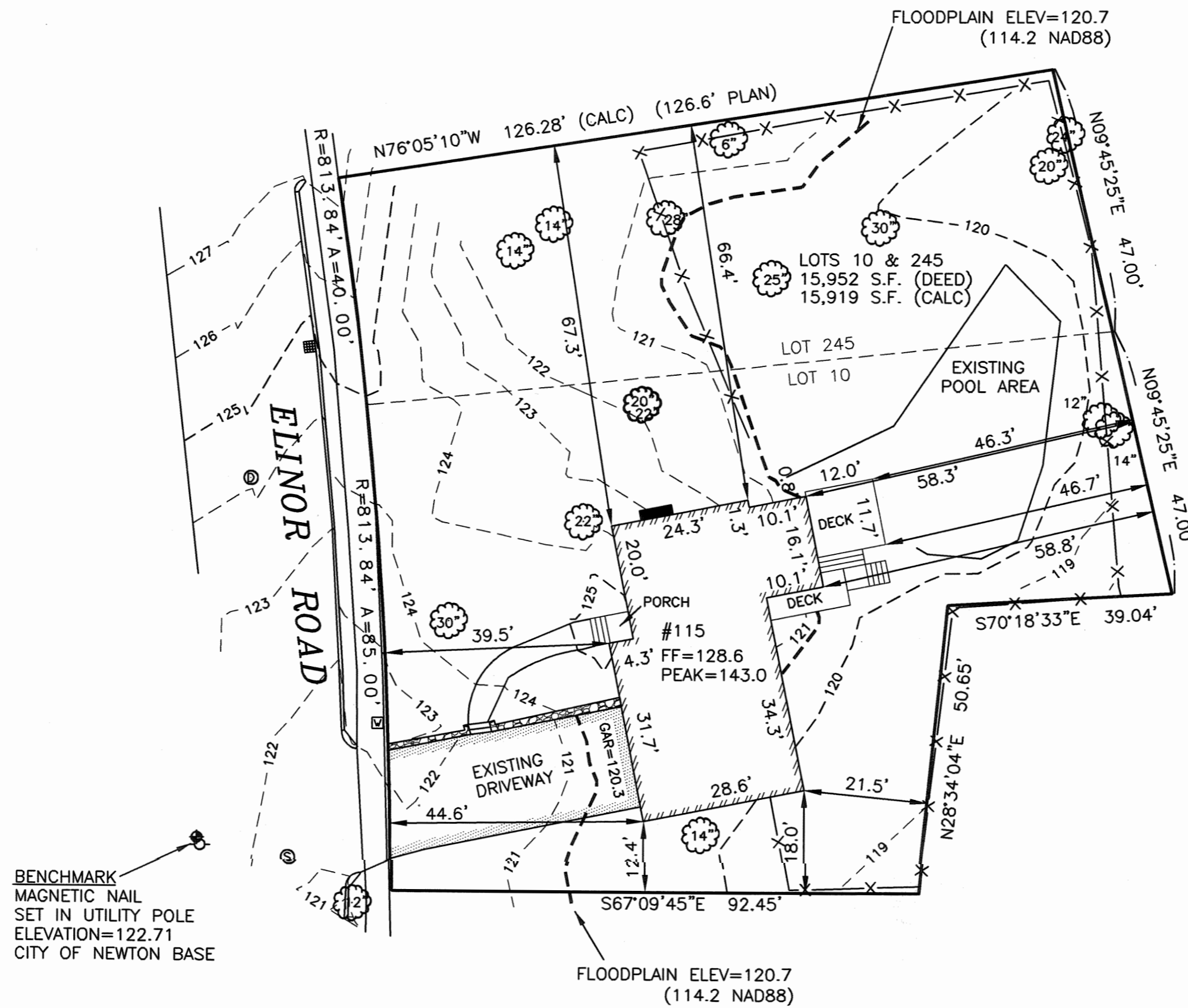
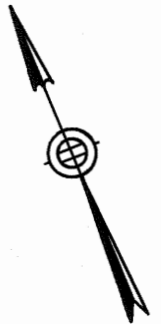
EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com



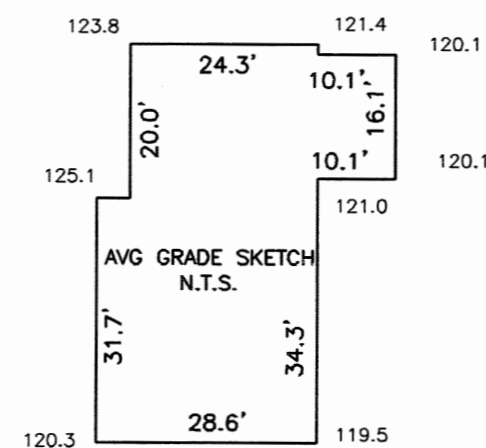
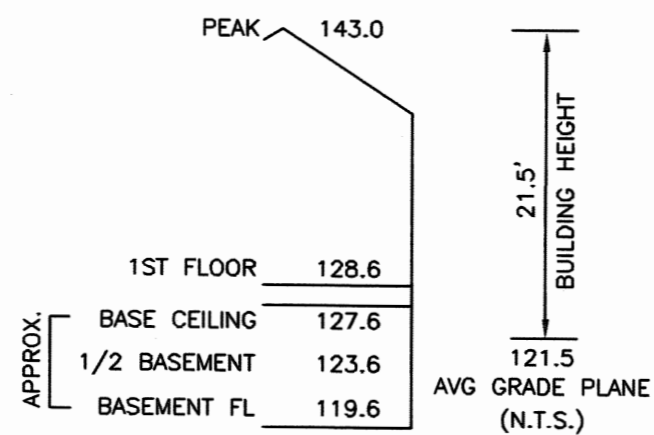
BENCHMARK
MAGNETIC NAIL
SET IN UTILITY POLE
ELEVATION=122.71
CITY OF NEWTON BASE

ZONING INFORMATION

ZONE: SR3
PLAN DATED: SEPT 1949 & DEC 1915
DEED REFERENCE: BOOK 76762 PAGE 137

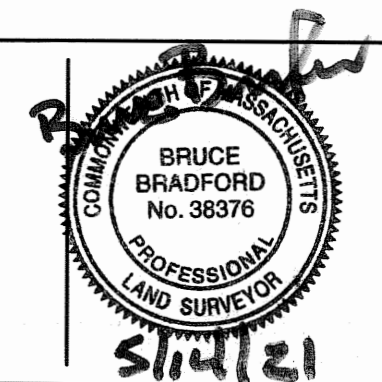
	EXISTING	REQUIRED
BUILDINGS	1,575 S.F.	
STRUCTURES	1,828 S.F.	
DRIVE	780 S.F. ±	
	2,610 S.F. ±	
LOT COVERAGE	9.9%	(30% MAX.)
OPEN SPACE	84% ±	(50% MIN.)

BUILDING HEIGHT CALCULATION



AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

AVG = $\Sigma[L(E1+E2)] / P$
 AVG = $21282.2 / 175.2 = 121.5$
 GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING
 NOT INTENDED FOR F.A.R. CALCULATION



**PLAN OF LAND IN
NEWTON, MA**

115 ELINOR ROAD
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.
DATE: MAY 14, 2021
DRAWN: LNS
CHECK: BB

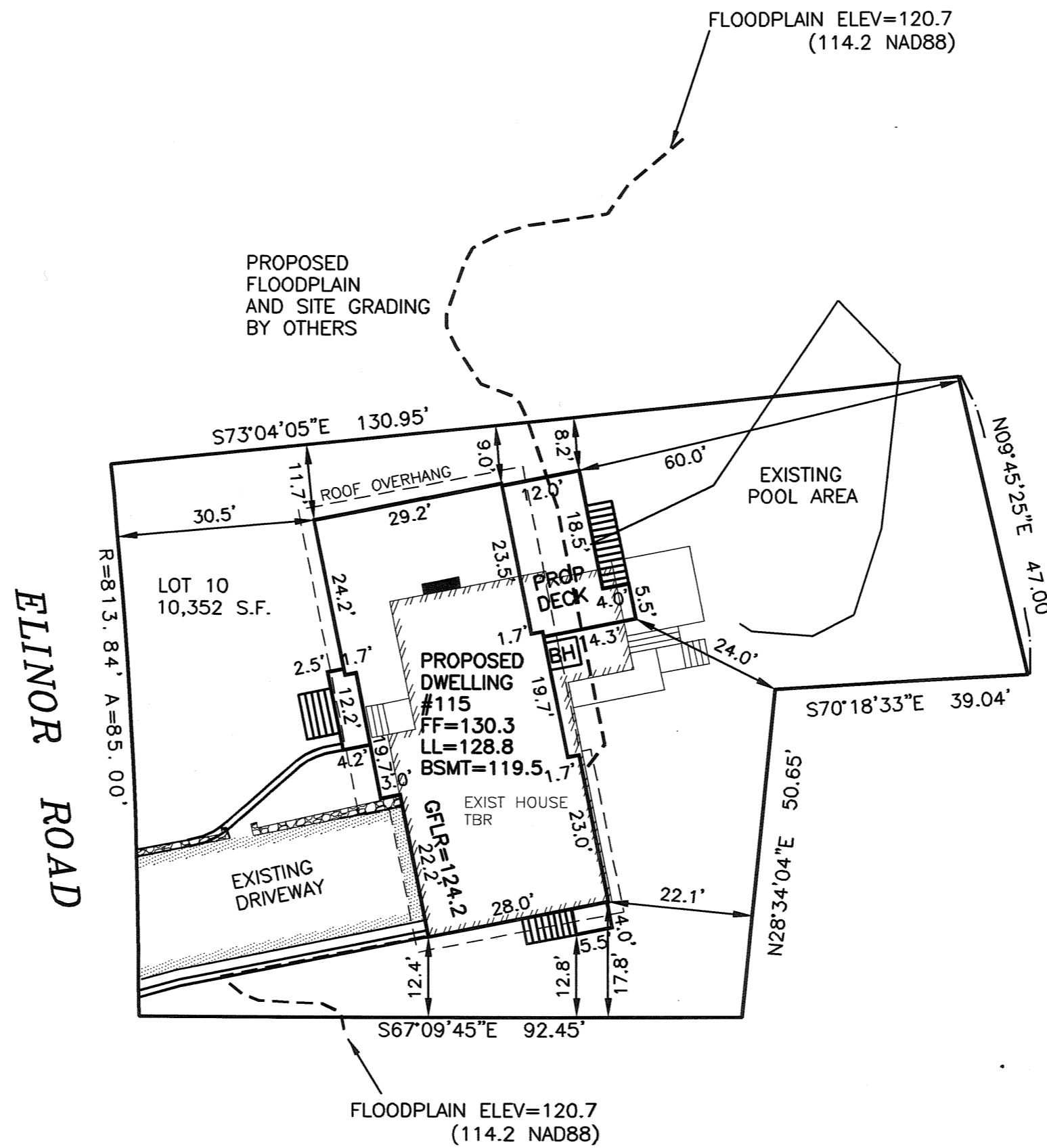
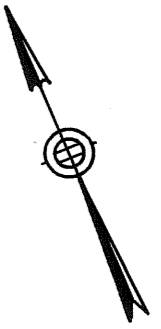
REVISIONS:

PROJECT NO. 26325



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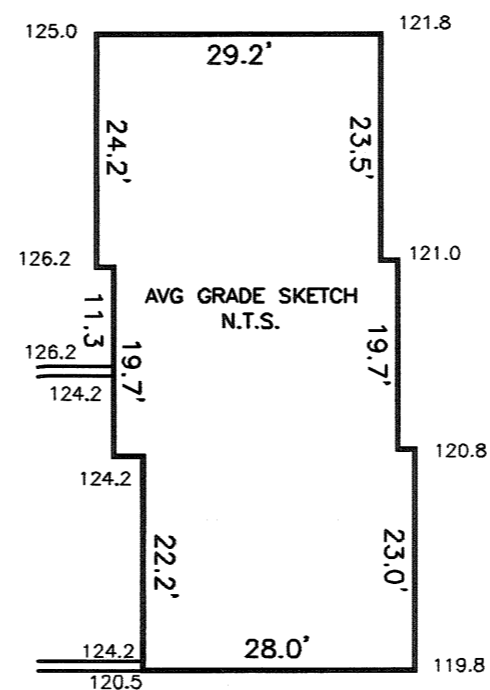
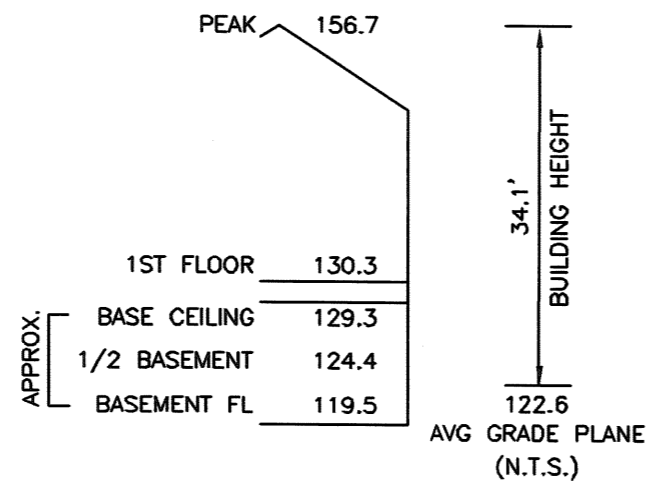
BENCHMARK
 MAGNETIC NAIL
 SET IN UTILITY POLE
 ELEVATION=122.71
 CITY OF NEWTON BASE

ZONING INFORMATION

ZONE: SR3
 PLAN DATED: SEPT 1949 & DEC 1915
 DEED REFERENCE: BOOK 76762 PAGE 137

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,575 S.F.	1,986 S.F.	
STRUCTURES	1,828 S.F.	2,312 S.F.	
DRIVE	780 S.F. ±	970 S.F. ±	
	2,610 S.F. ±	3,282 S.F. ±	
LOT COVERAGE	15.2%	19.2%	(30% MAX.)
OPEN SPACE	75% ±	68% ±	(50% MIN.)

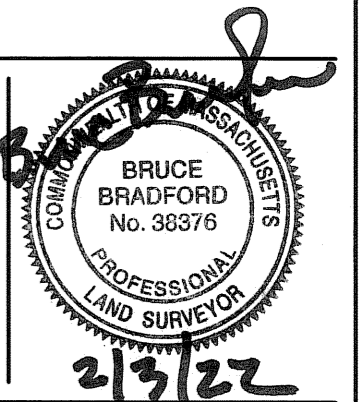
BUILDING HEIGHT CALCULATION



AVERAGE GRADE CALCULATION:
 [SEC 1.5.4(F)]

$AVG = \Sigma[(E1+E2)/2] / P$
 $AVG = 23235.11 / 189.5 = 122.6$

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



**PLAN OF LAND IN
 NEWTON, MA**

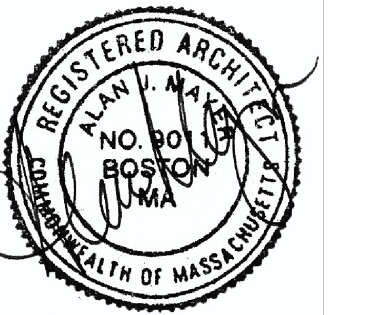
115 ELINOR ROAD
 PROPOSED DWELLING

SCALE: 1 IN. = 20 FT.
 DATE: NOVEMBER 3, 2021
 DRAWN: LNS
 CHECK: BB

REVISIONS:

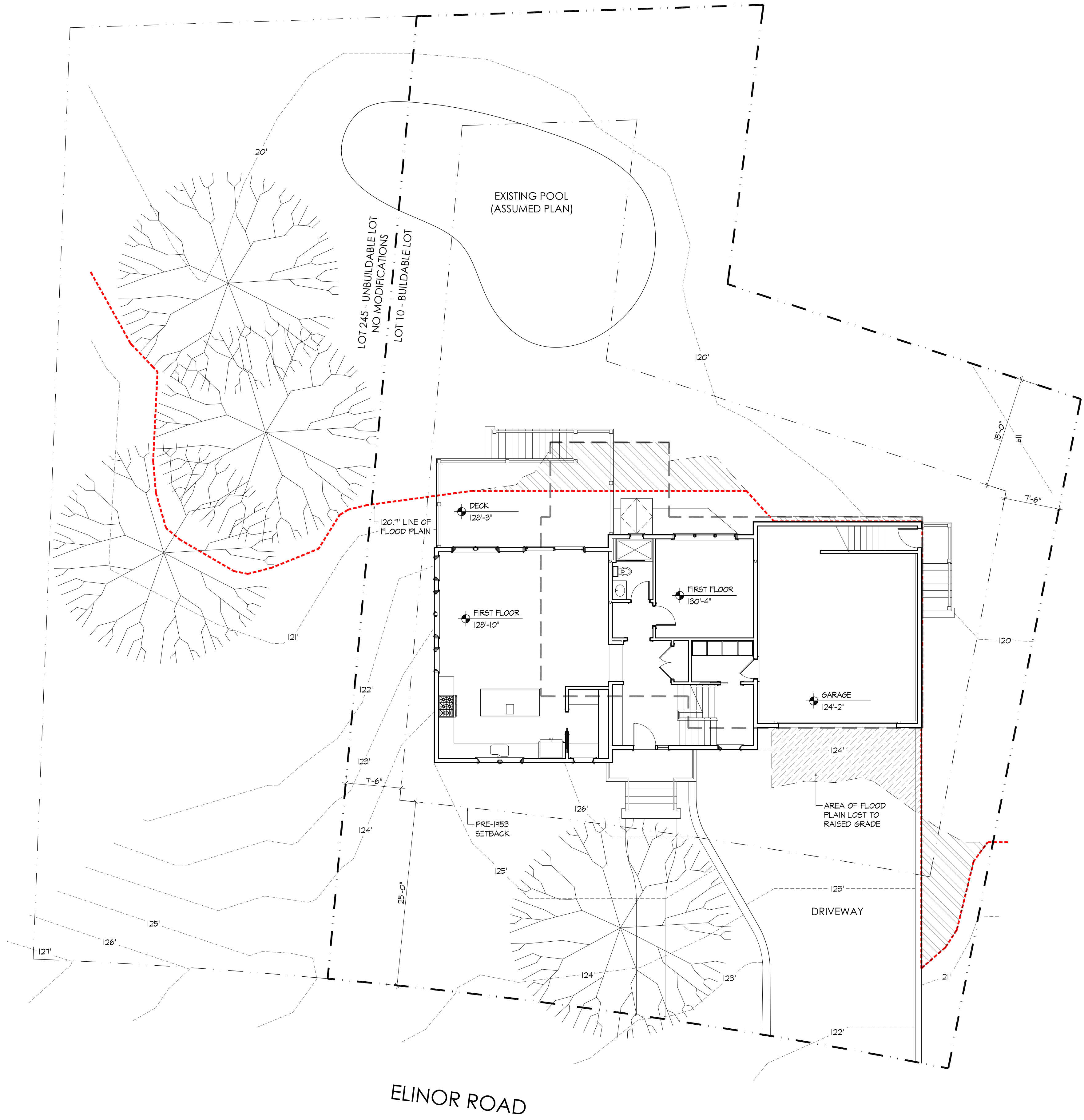
DATE	DESCRIPTION	BY
12/9/21	floor elevations	LNS
2/3/22	various	LNS

PROJECT NO. 26325



MAYER + ASSOCIATES
ARCHITECTS
TEL: 617.916.0774
FAX: 857.404.0210
1647 BEACON STREET, WABAN, MA 02468

LAMUDA
RESIDENCE
115 ELINOR ROAD
NEWTON, MA 02461



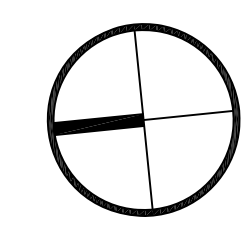
- KEY:
- PROPERTY LINE
 - LINE OF FLOODPLAIN
 - LINE OF EXISTING BUILDING
 - FLOOD PLAIN AREA LOST
 - FLOOD PLAIN AREA GAINED
 - PROPOSED CONTOURS
 - EXISTING TREE

PROPOSED DESIGN

MARCH 18, 2022
REVISED
.....
.....
.....

SITE PLAN

SCALE: 1/8" = 1'-0"





MAYER + ASSOCIATES
ARCHITECTS
TEL 617 916 0774
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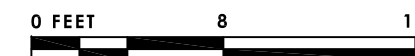
LAMUDA
RESIDENCE

115 ELINOR ROAD
NEWTON, MA 02416

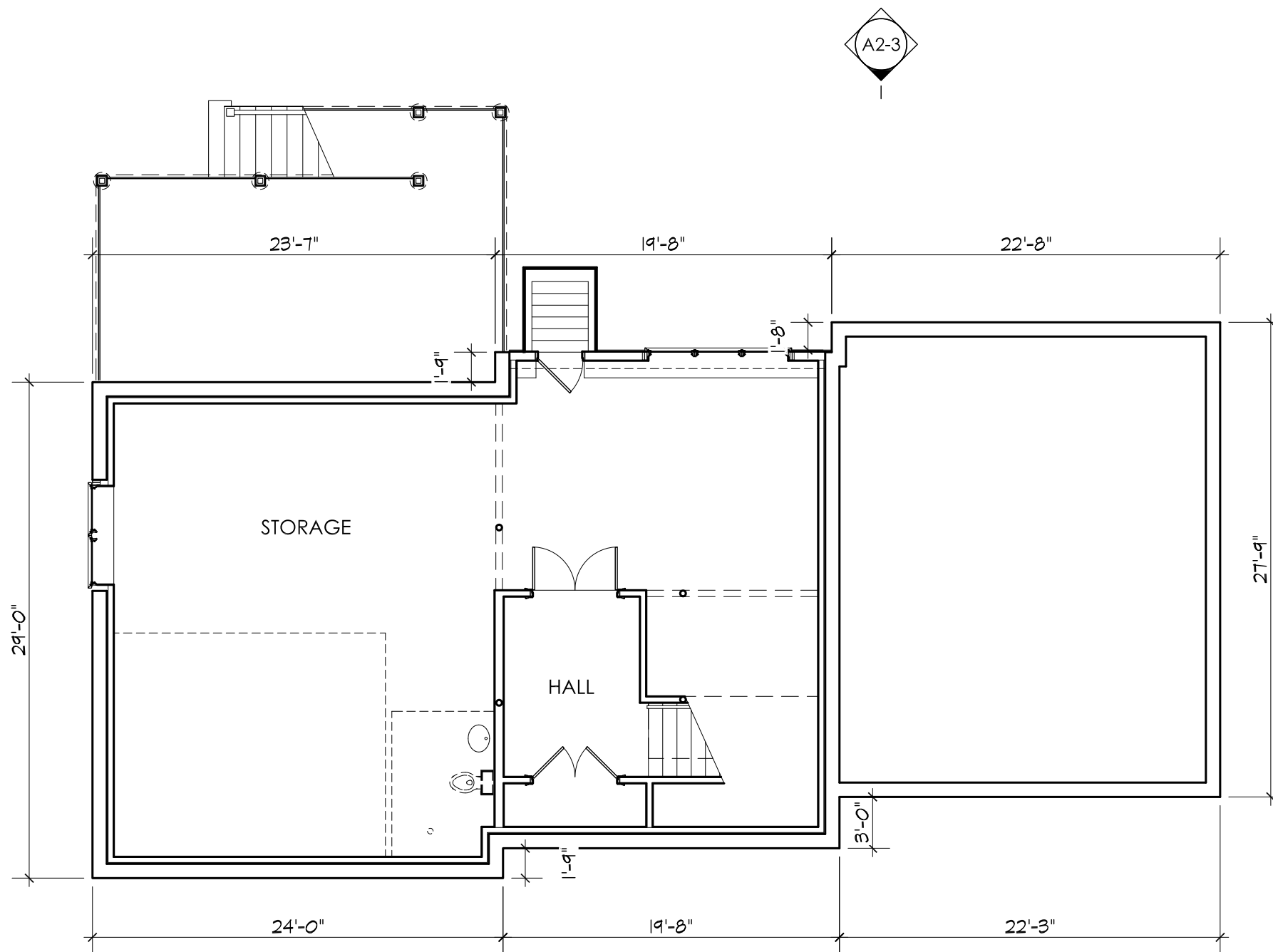
PROPOSED DESIGN
MARCH 18, 2022

PROPOSED
BASEMENT PLAN

SCALE: 1/8" = 1'-0"



A1-0



A2-3

A2-4

A2-2

A2-1



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TEL 617 916 0774
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**LAMUDA
RESIDENCE**

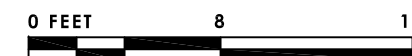
115 ELINOR ROAD
NEWTON, MA 02416

PROPOSED DESIGN

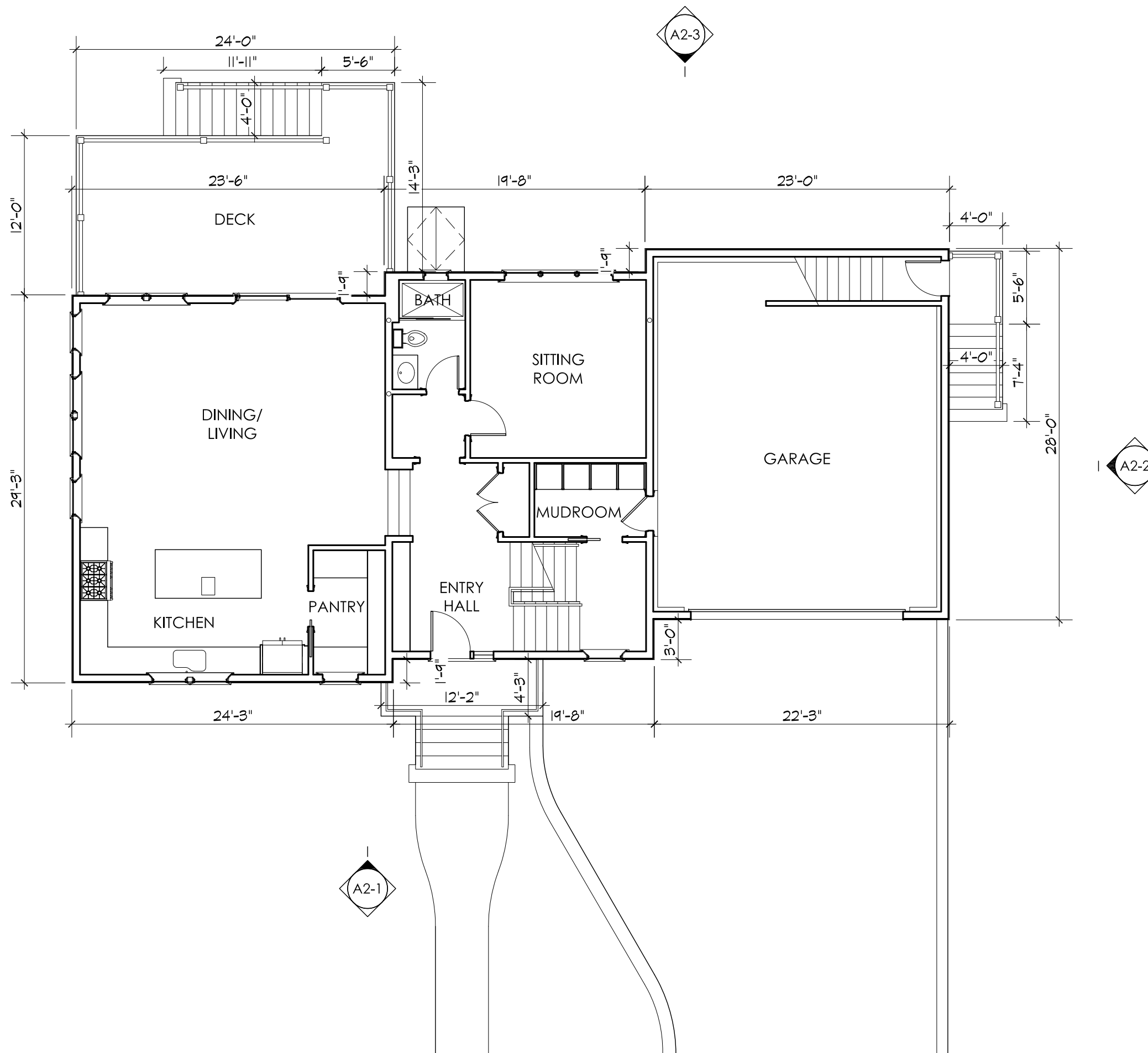
MARCH 18, 2022

**PROPOSED
FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



A1-1





MAYER + ASSOCIATES
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 TEL 617 916 0774
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 1647 BEACON STREET, WABAN, MA 02468

**LAMUDA
 RESIDENCE**

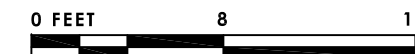
115 ELINOR ROAD
 NEWTON, MA 02416

PROPOSED DESIGN

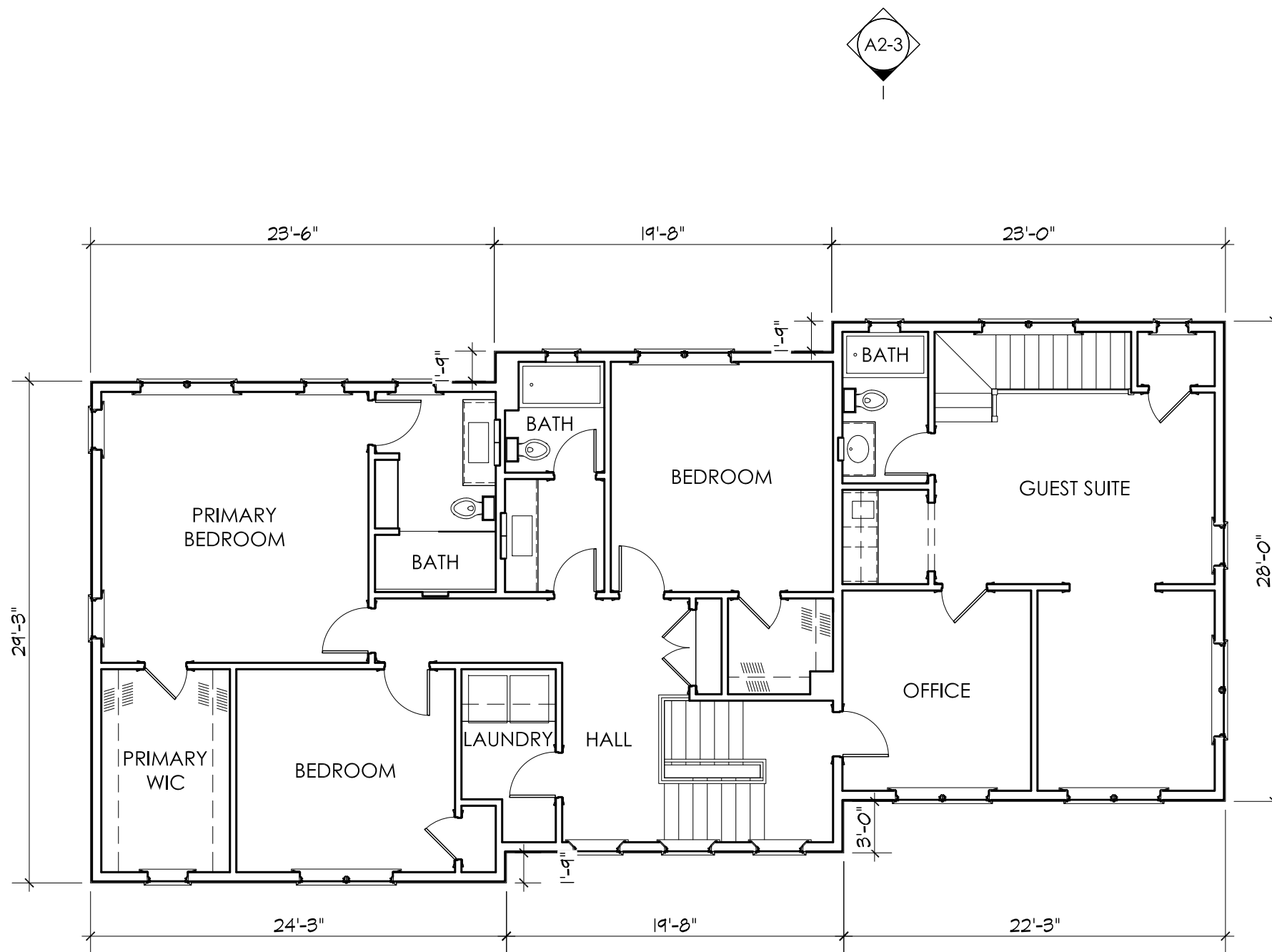
MARCH 18, 2022

**PROPOSED
 SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"



A1-2





MAYER + ASSOCIATES
ARCHITECTS

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1647 BEACON STREET, WABAN, MA 02468

LAMUDA
RESIDENCE

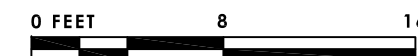
115 ELINOR ROAD
NEWTON, MA 02416

PROPOSED DESIGN

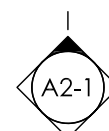
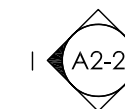
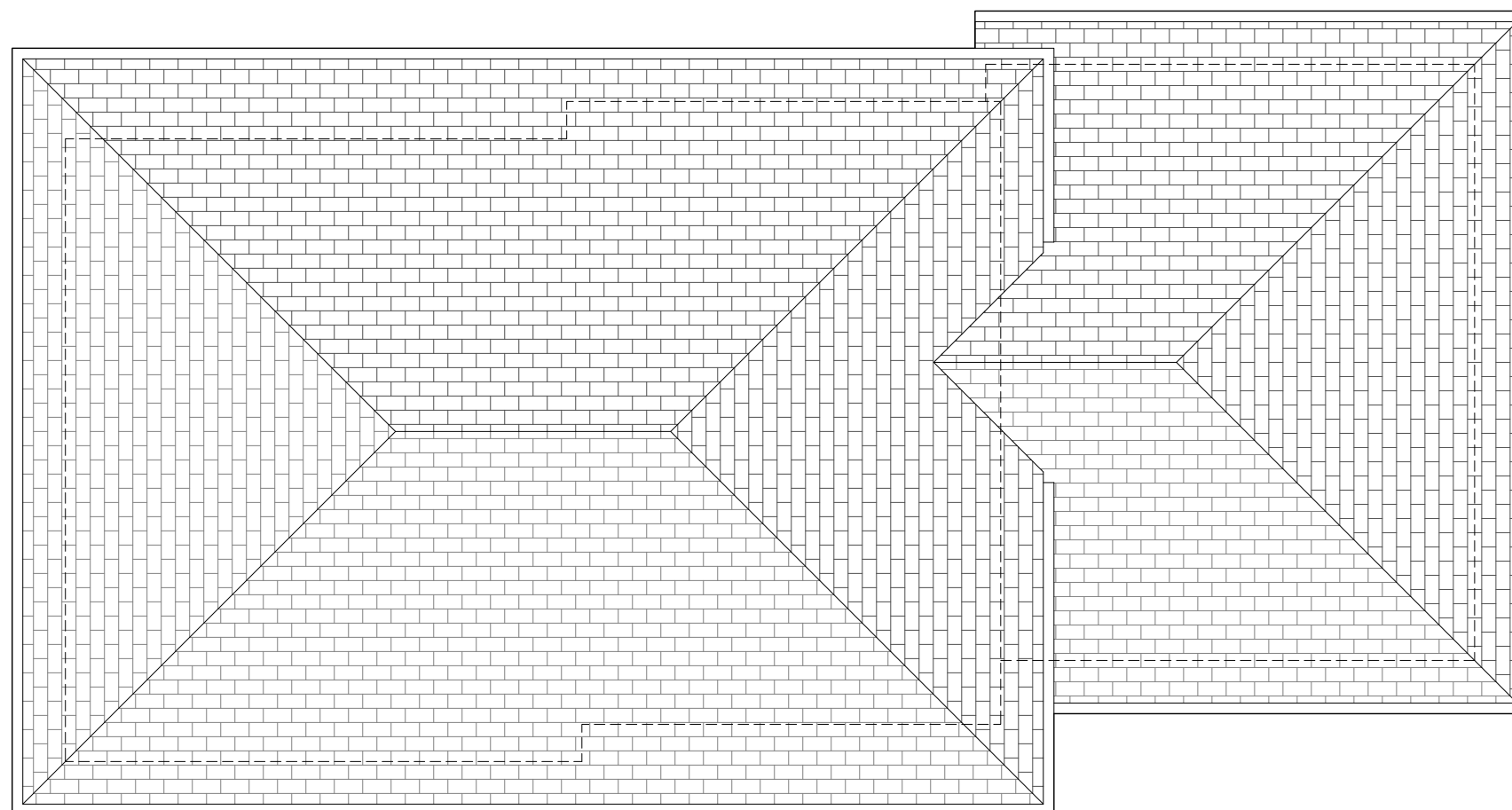
MARCH 18, 2022

PROPOSED
ROOF PLAN

SCALE: 1/8" = 1'-0"



A1-3





MAYER + ASSOCIATES
ARCHITECTS

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**LAMUDA
RESIDENCE**

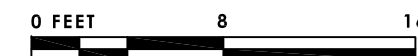
115 ELINOR ROAD
NEWTON, MA 02416

PROPOSED DESIGN

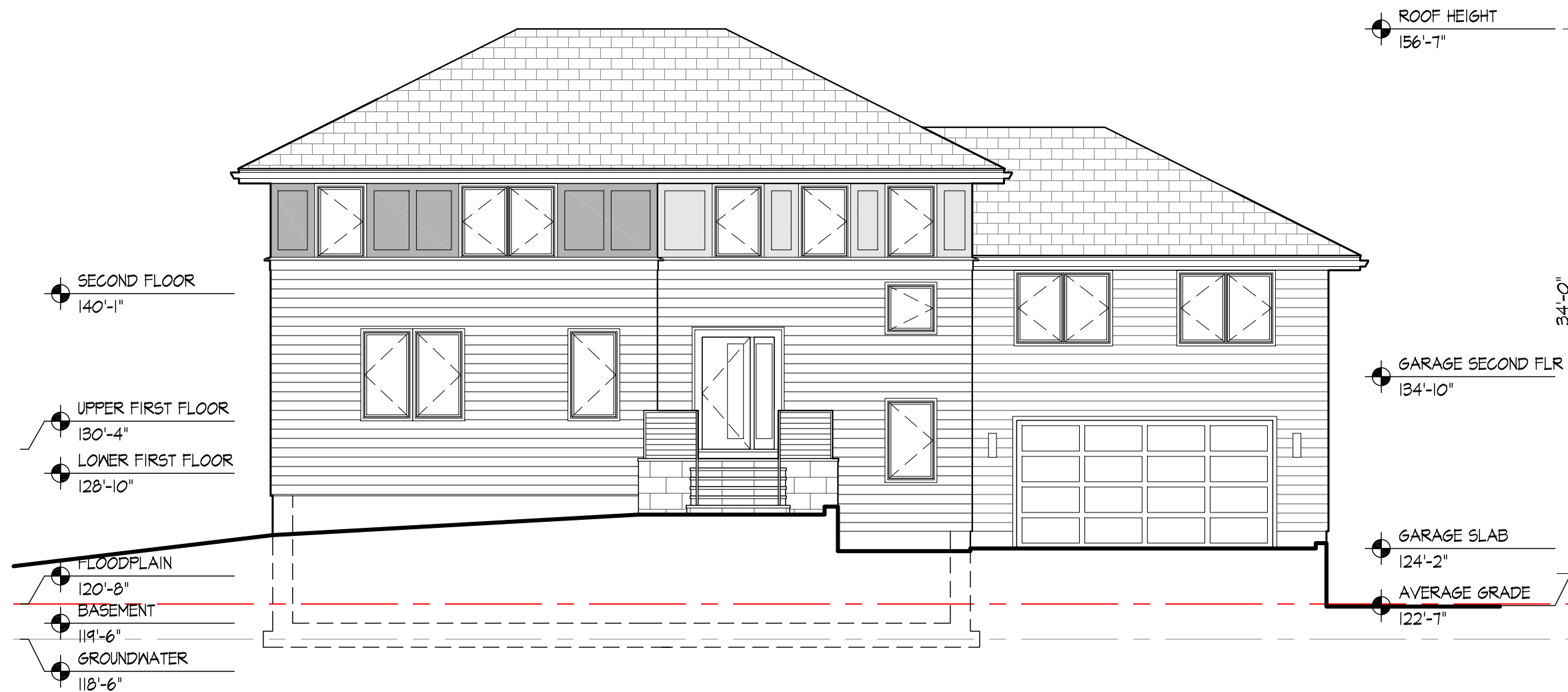
MARCH 18, 2022

**PROPOSED
FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



A2-1





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LAMUDA
RESIDENCE

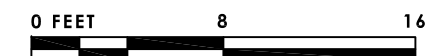
115 ELINOR ROAD
NEWTON, MA 02416

PROPOSED DESIGN

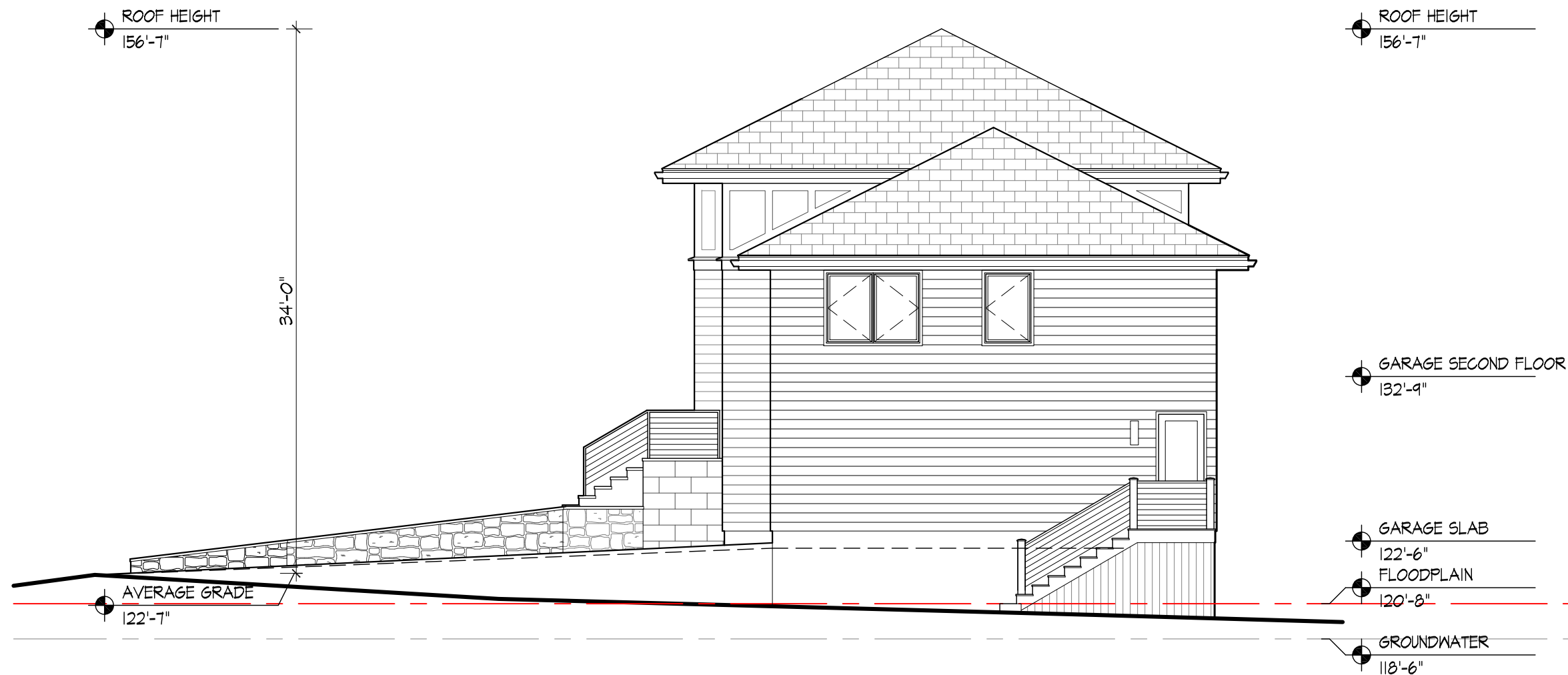
MARCH 18, 2022

PROPOSED
SIDE ELEVATION

SCALE: 1/8" = 1'-0"



A2-2





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**LAMUDA
RESIDENCE**

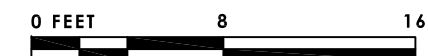
115 ELINOR ROAD
NEWTON, MA 02416

PROPOSED DESIGN

MARCH 18, 2022

**PROPOSED
REAR ELEVATION**

SCALE: 1/8" = 1'-0"



A2-3





MAYER + ASSOCIATES
ARCHITECTS

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1647 BEACON STREET, WABAN, MA 02468

**LAMUDA
RESIDENCE**

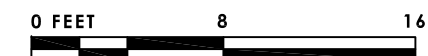
115 ELINOR ROAD
NEWTON, MA 02416

PROPOSED DESIGN

MARCH 18, 2022

**PROPOSED
REAR ELEVATION**

SCALE: 1/8" = 1'-0"



A2-4

