

GENERAL NOTES:

ALL CONSTRUCTION TO COMPLY WITH ALL CURRENT / RELEVANT REGULATORY CODE REQUIREMENTS

CONTRACTOR TO VERIFY ALL FIELD DIMENSIONS AND IF EXISTING CONDITIONS REFLECT SIGNIFICANT NON-CONFORMANCE TO DRAWINGS, CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY

DIMENSIONS ARE TO BE USED AND NO DRAWINGS ARE TO BE SCALED FOR CONSTRUCTION

Monday, February 7, 2022

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ESTABLISHED 1916
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 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465
 (617) 527-8750
 info@everettbrooks.com



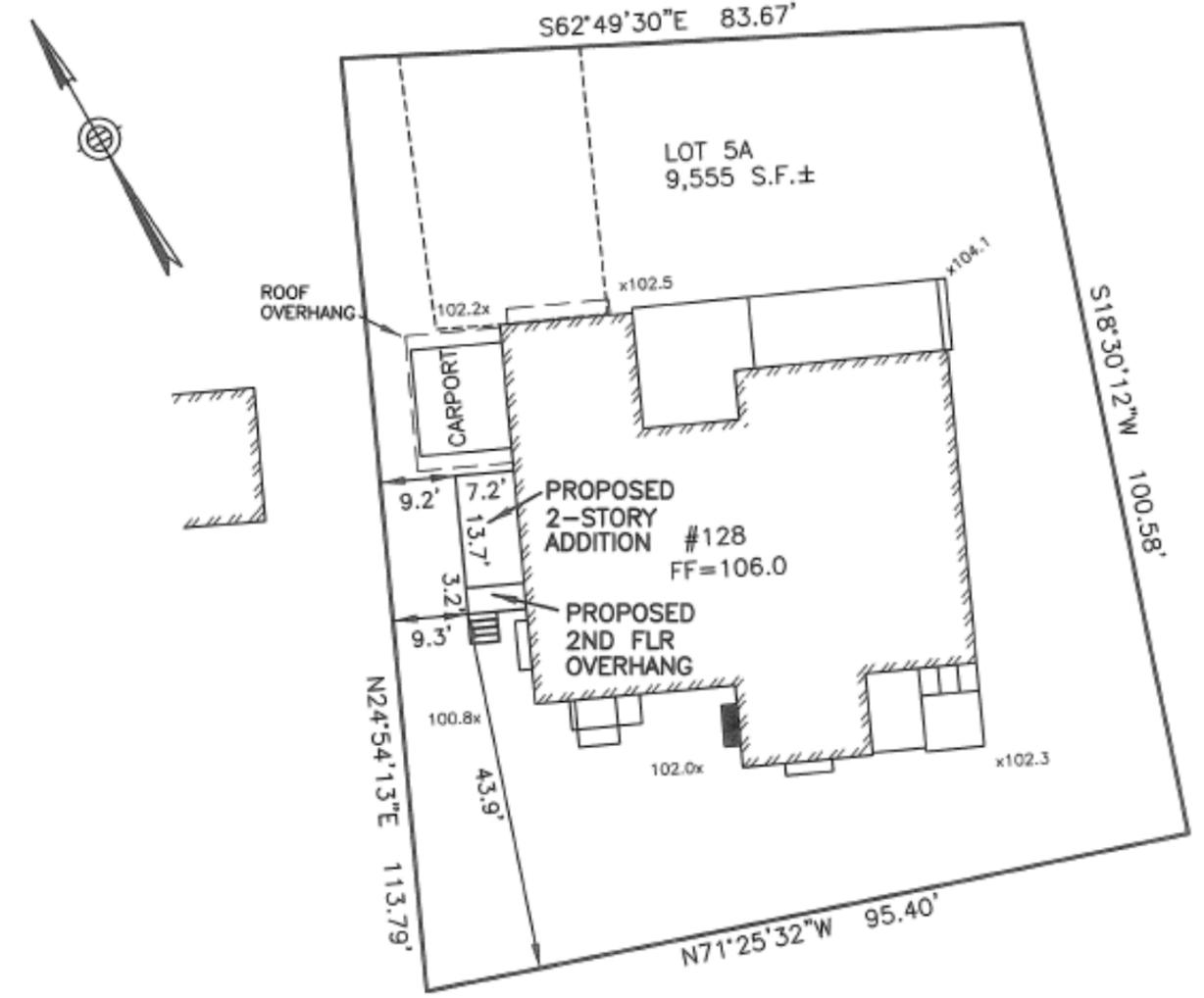
PLAN OF LAND IN
 NEWTON, MA
 128 GIBBS STREET
 PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.
 DATE: JANUARY 25, 2022
 DRAWN: LNS
 CHECK: BB

REVISIONS:

PROJECT NO. 26527

GIBBS STREET



ZONING INFORMATION

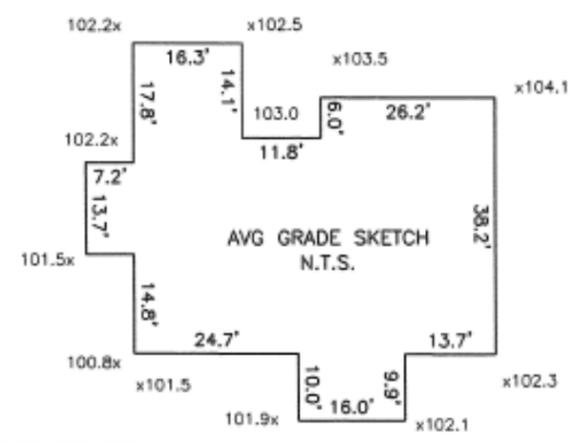
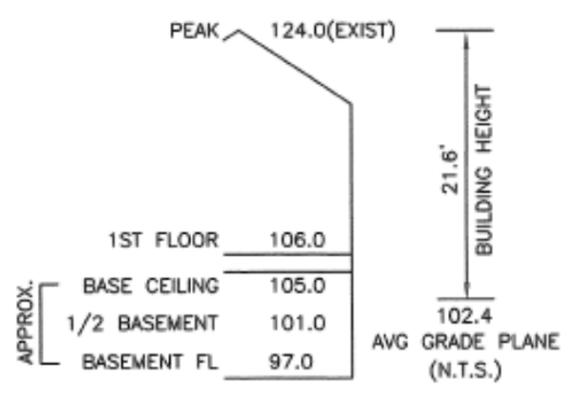
ZONE: SR-2
 PLAN DATED: MARCH 5, 1980
 DEED REFERENCE: BOOK 74264 PAGE 28

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,673 S.F.	2,794 S.F.	
STRUCTURES	2,975 S.F.	3,096 S.F.	
DRIVE	718 S.F. ±	718 S.F. ±	
	3,693 S.F. ±	3,814 S.F. ±	
LOT COVERAGE	27.9%	29.2%	(20% MAX.)
OPEN SPACE	61% ±	60% ±	(65% MIN.)

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

INCREASE TO IMPERVIOUS AREA = 121 S.F.

BUILDING HEIGHT CALCULATION



AVERAGE GRADE CALCULATION:
 [SEC 1.5.4(F)]
 $AVG = \frac{\sum[L(E1+E2)]}{2} / P$
 $AVG = 25365.865 / 247.6 = 102.4$
 GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING
 NOT INTENDED FOR F.A.R. CALCULATION

Survey



GIBBS STREET



Site Plan

Property	
Property SBL	61028 0005A
Address	128 GIBBS ST
Tax Bill Number	2228315
Land Use	1010
Land Use Description	SINGLE FAMILY
Lot Size	9,555 sq ft
Zoning	SR2
Map ID	090NE
ID	61028 0005A

Proposed Accessory
Apartment size 833.7 sq ft

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Net new redevelopment area of 124 square feet does not trigger minimum 500 SF requirement for minor Stormwater Management permit.

Chapter 246 Stormwater Management

§ 246-6:

C. Storm Water Management Permit Thresholds. A Storm Water Management Permit shall be required for any of the following, except for an activity exempt per § 246-6:

(1) Minor Stormwater Permit.

(a) Any residential alteration, disturbance, development or redevelopment of 500 square feet to 2,000 square feet, except for construction of a new dwelling.

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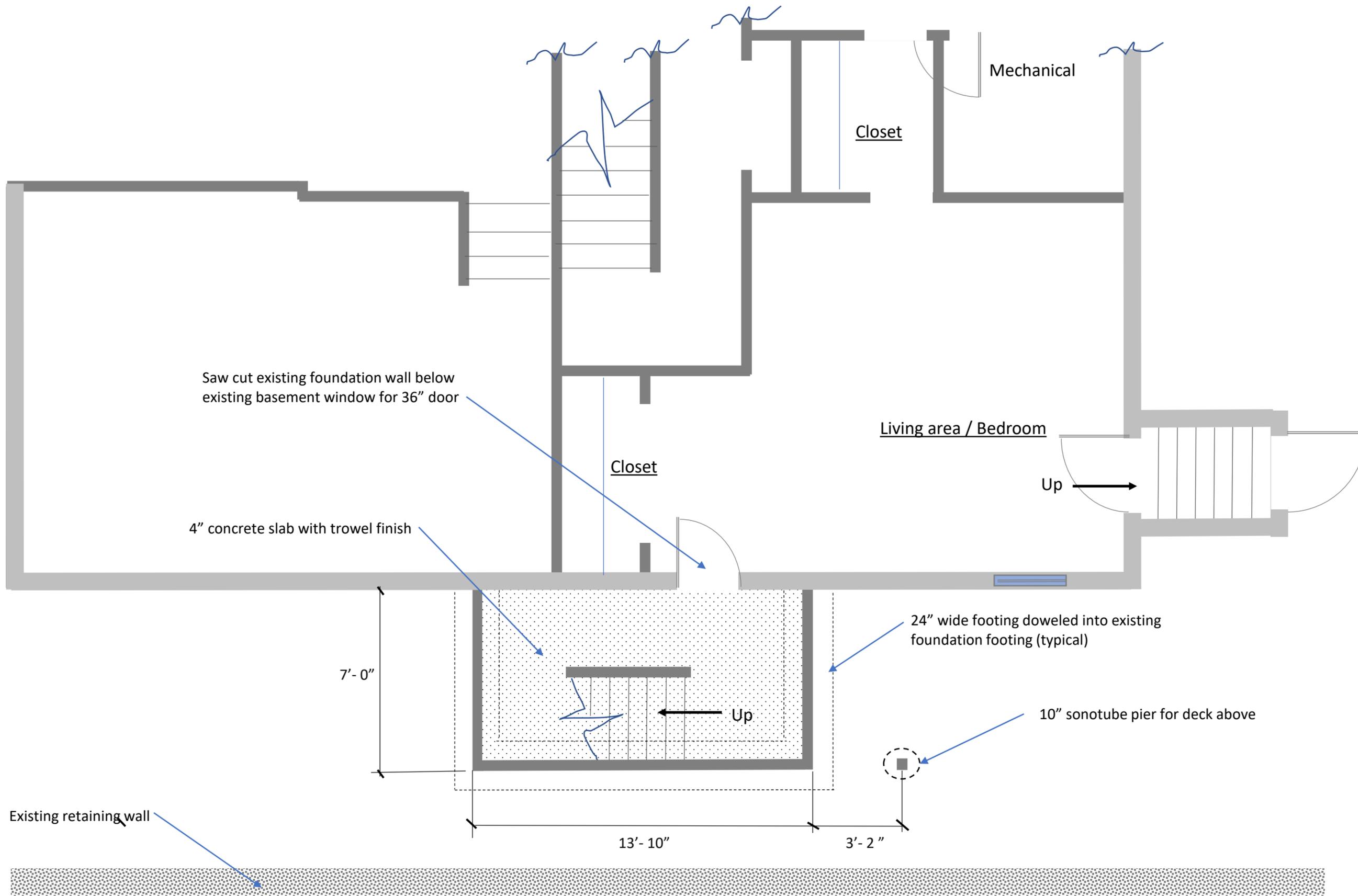
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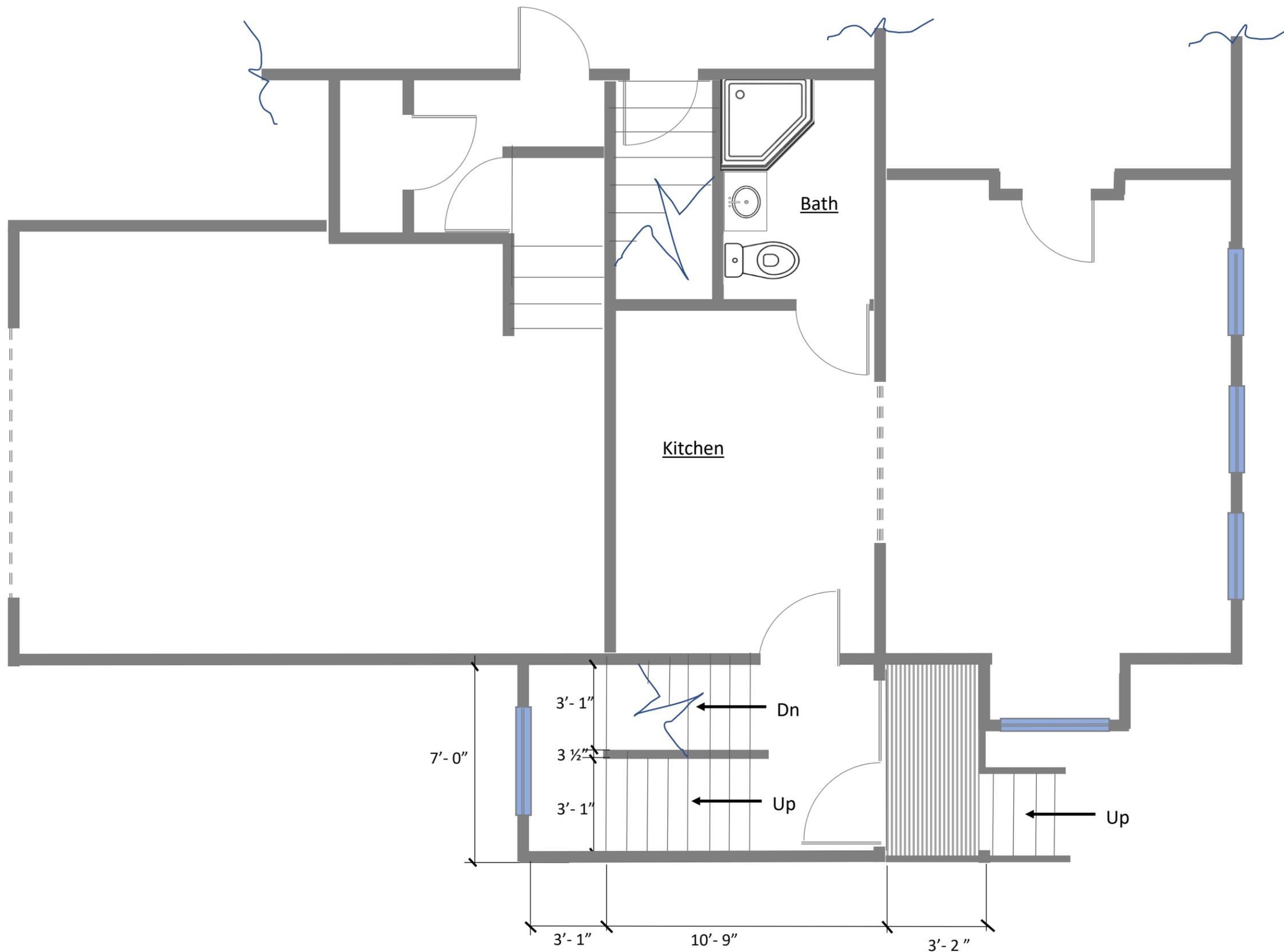
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Basement Plan



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First Floor Plan

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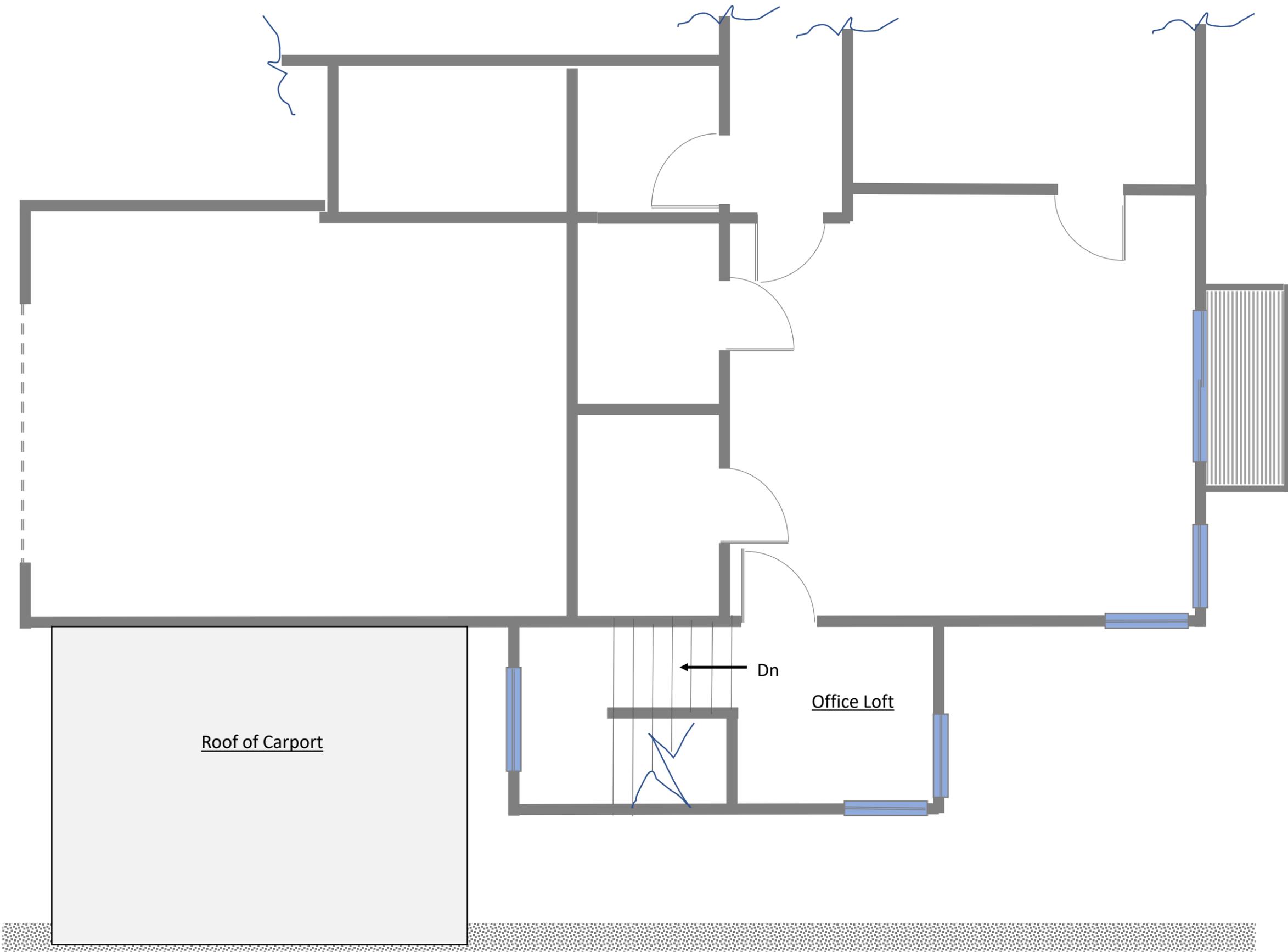
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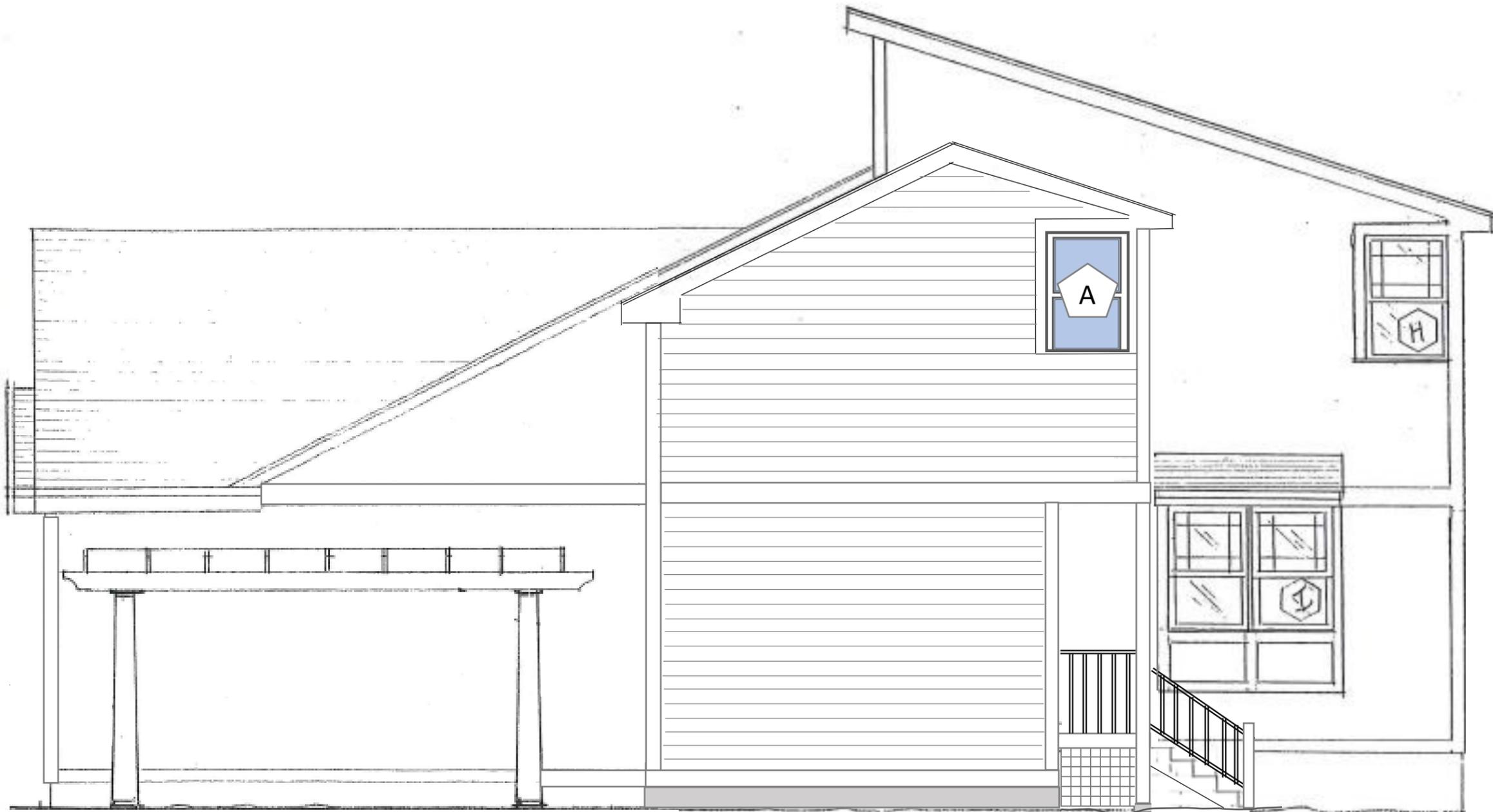
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Second Floor Plan



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West Elevation



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North Elevation

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South Elevation



Door & Window Schedule

Ref #	Elevation	Floor	Letter	Unit	Type	Mfg.	Mfg. #	R. O. Height	R. O. Width	Wall	Comments
1	West	2	A	Double Hung	Clad Designer	Pella	2947	48"	37"	2x6	Reuse existing windows
2	North	1	B	Transom	Clad 400 Series	Andersen	FWT 50110	21"	59"	2x6	
3	North	2	B	Transom	Clad 400 Series	Andersen	FWT 50110	21"	59"	2x6	
4	South	2	A	Double Hung	Clad Designer	Pella	2947	48"	37"	2x6	Reuse existing windows
5	South	1	D	French Door	Clad Designer	Pella	7281	80 1/2"	72"	2x6	
6	North	2	C	Skylight	Fixed	Velux		46 1/2"	22 1/2"	2x10	

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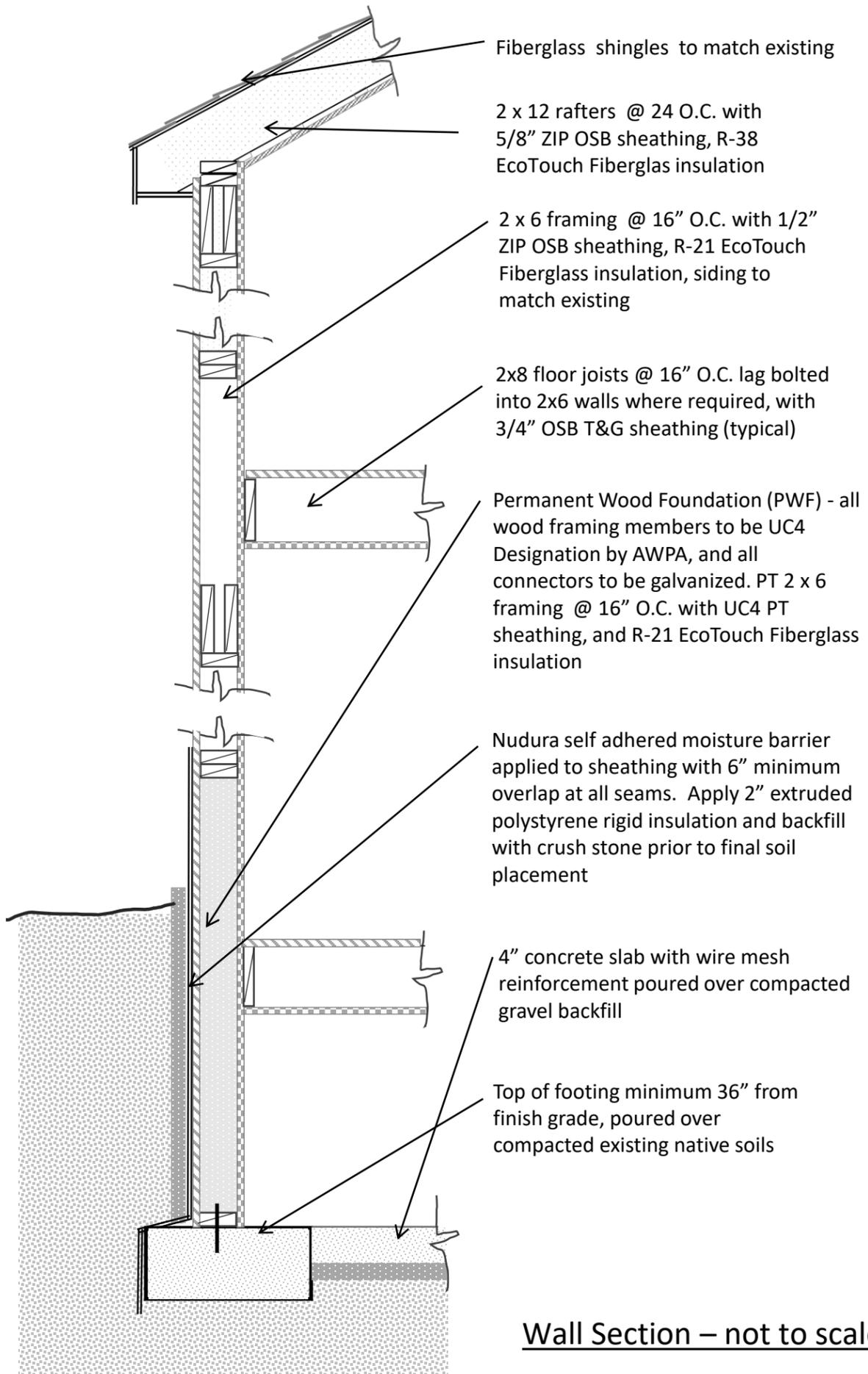
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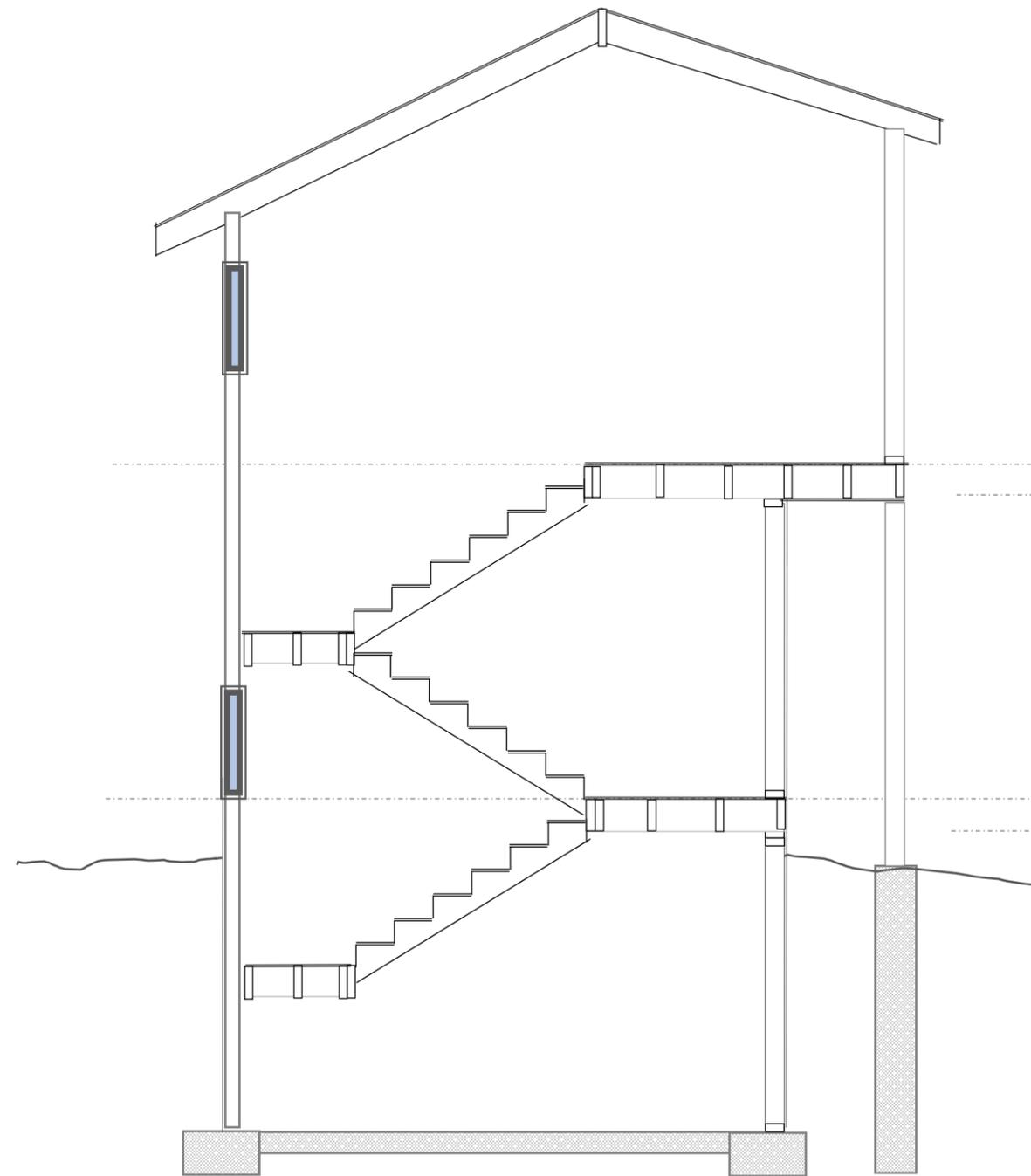
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Wall Section – not to scale



Section (from west)