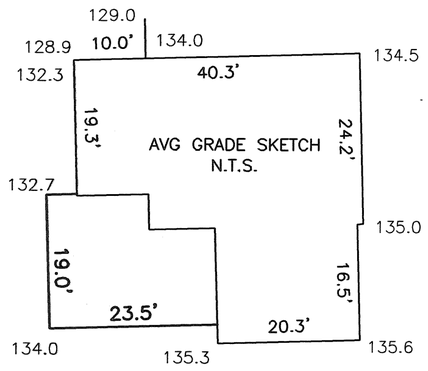


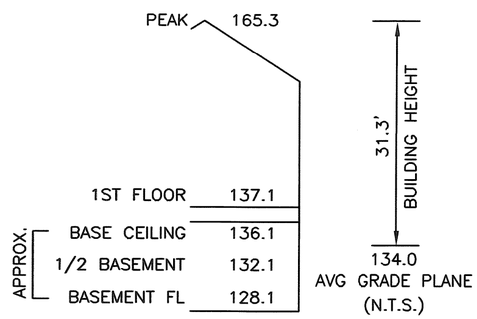
AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

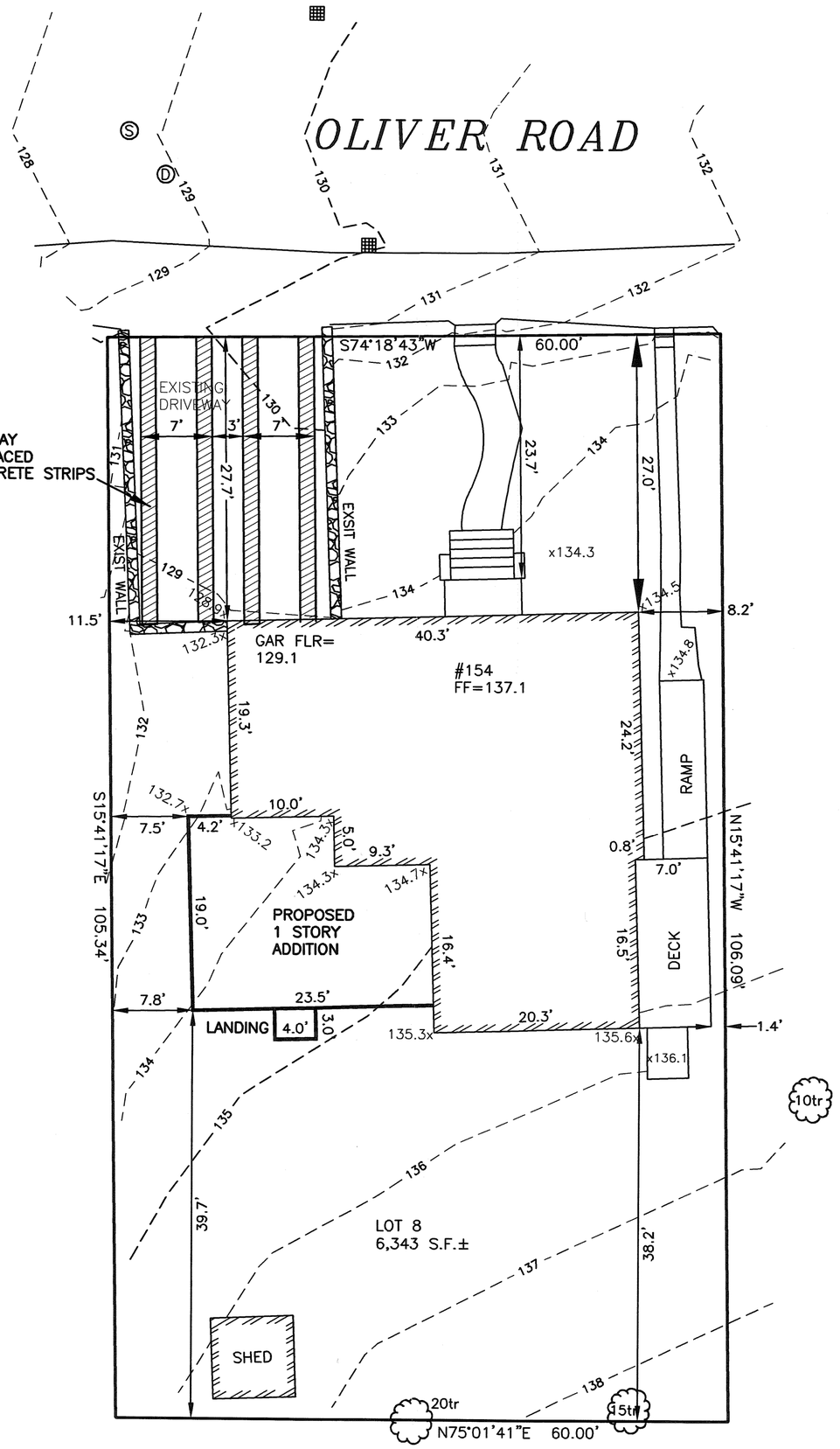
AVG = Σ[L(E1+E2)/2] / P

AVG = 21868.91 / 163.2 = 134.0

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

BUILDING HEIGHT CALCULATION





EXISTING ASPHALT DRIVEWAY TO BE REMOVED & REPLACED WITH (4) 18" WIDE CONCRETE STRIPS WITH LAWN BETWEEN

ZONING INFORMATION

ZONE: SR2
PLAN DATED: JULY 1926
DEED REFERENCE: BOOK 23563 PAGE 538

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1288 S.F.	1683 S.F.	
STRUCTURES	1403 S.F.	1810 S.F.	
DRIVE	520 S.F. ±	170 S.F. ±	
	1923 S.F. ±	1980 S.F. ±	
LOT COVERAGE	20.3%	26.5%	(30% MAX.)
OPEN SPACE	70% ±	69% ±	(50% MIN.)

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

IMPERVIOUS INCREASE CALCULATION
PROPOSED ADDITION + PROPOSED STRIPS – EXISTING DRIVE =
407 + 170 – 520 = 57 S.F.

ALLOWABLE
4% OF LOT AREA = .04 x 6343 = 254 S.F.

ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com

0 10 20 30

BRUCE BRADFORD No. 38376 COMMONWEALTH OF MASSACHUSETTS PROFESSIONAL LAND SURVEYOR
2/7/22

PLAN OF LAND IN NEWTON, MA

154 OLIVER ROAD
PROPOSED ADDITION

SCALE: 1 IN.= 10 FT.
DATE: NOVEMBER 18, 2021
DRAWN: xx
CHECK: BB

REVISIONS:

12/20/21	drive/impervious	LNS
2/7/22	topo/scale	LNS

PROJECT NO. 26468