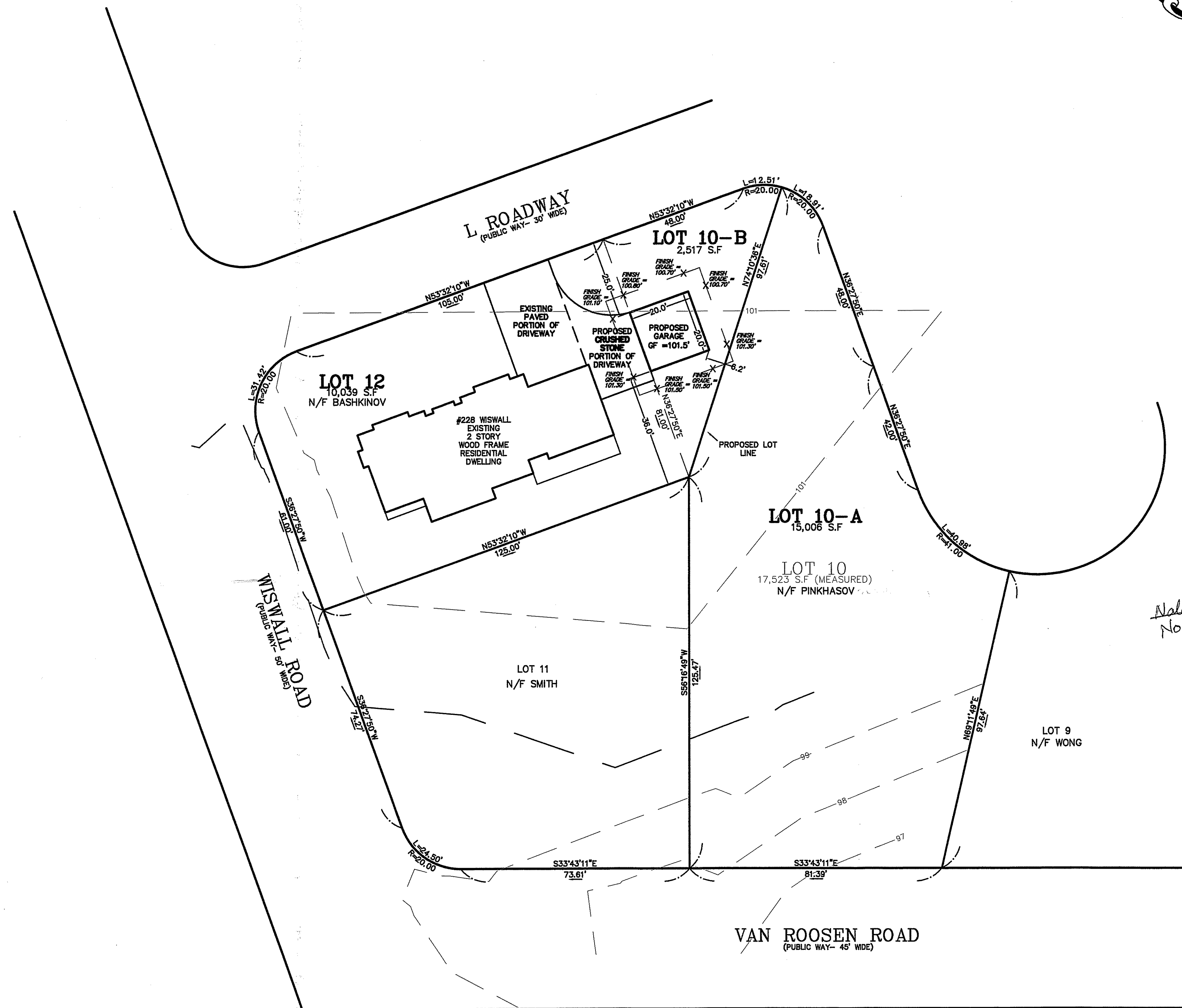


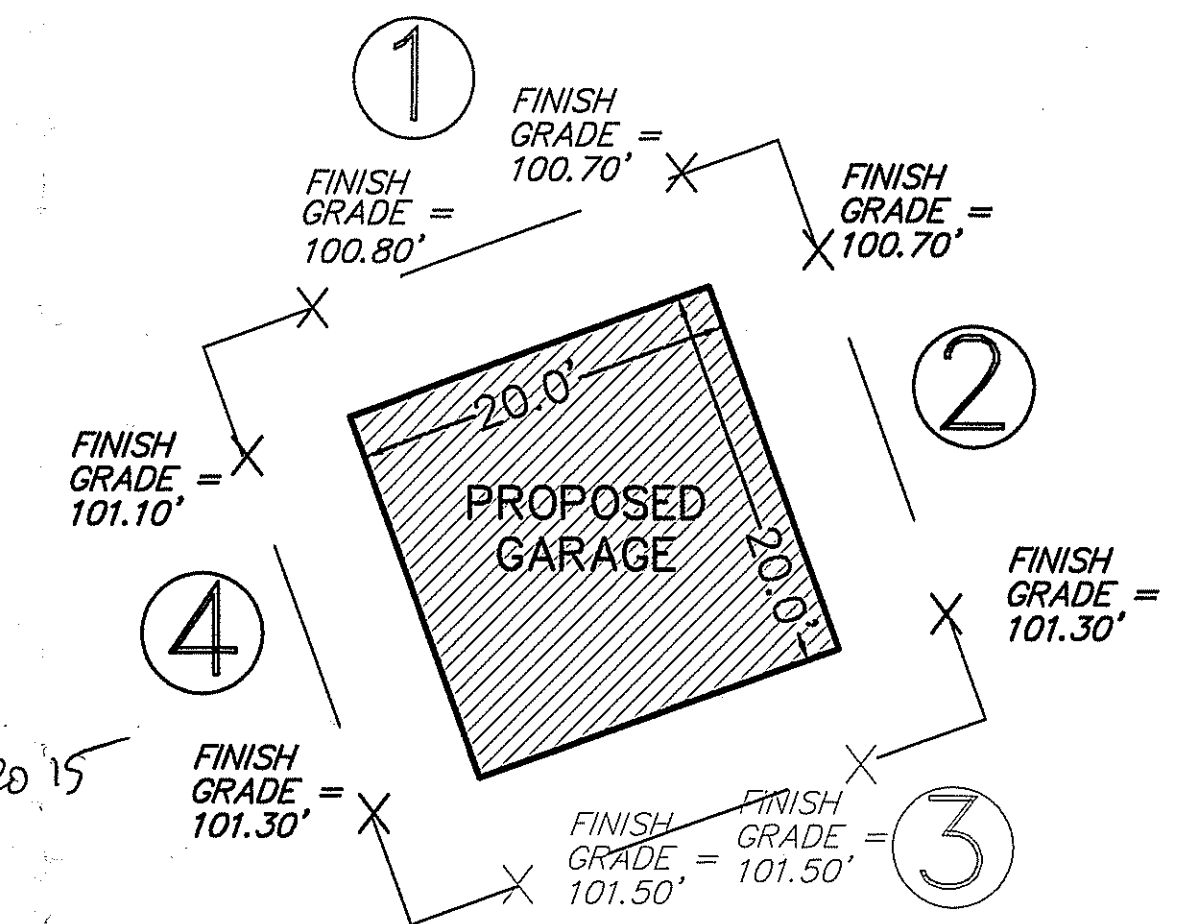
ZONING LEGEND (LOT 10-B LOT 12)

ZONING DISTRICT: SINGLE RESIDENCE 2 (LOT CREATED BEFORE 12/07/1953)			
	REQUIRED	EXISTING	COMPLIANCE
MIN. AREA	10,000 S.F.	12,556 S.F.	YES
MIN. FRONTAGE	80'	257.93'	YES
MIN. YARD FRONT	25'	25.0'	YES
SIDE	5'	6.2'	YES
	15'	36.0'	YES
MAX. LOT COV.	30%	23% ±	YES
MIN. OPEN SPACE	50%	66.6% ±	YES
MAX. BLDG. HEIGHT	22'	15'	YES
MAX. STORIES	1.5	1.5	YES

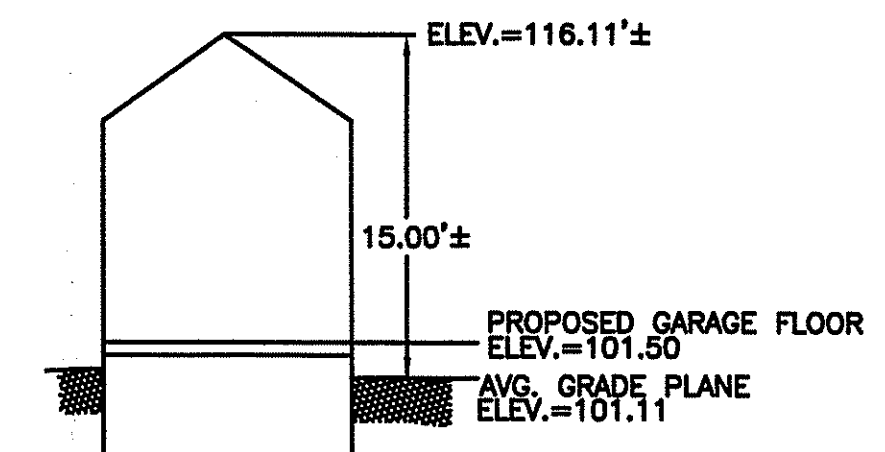
* NOTE ZONING FOR ACCESSORY STRUCTURE
 * NOTE PROPOSED IMPERVIOUS AREA = 400SF
 = 3.18% OF LOT < 4.0% OF LOT
 THEREFORE ENGINEERING APPROVAL NOT REQUIRED



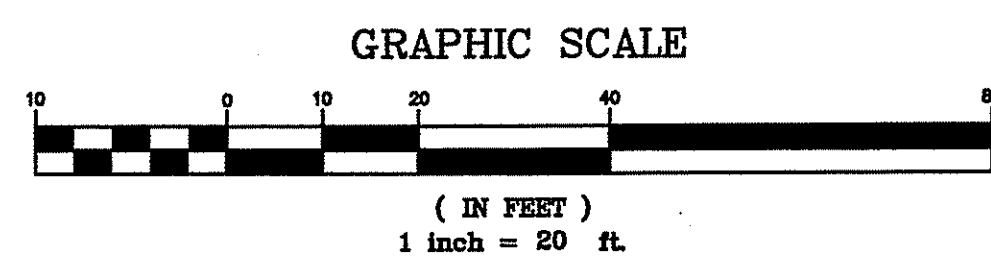
Approved
 City of Newton
 Engineering Div.
Nolansh Date March 6, 2015
 No drainage required.



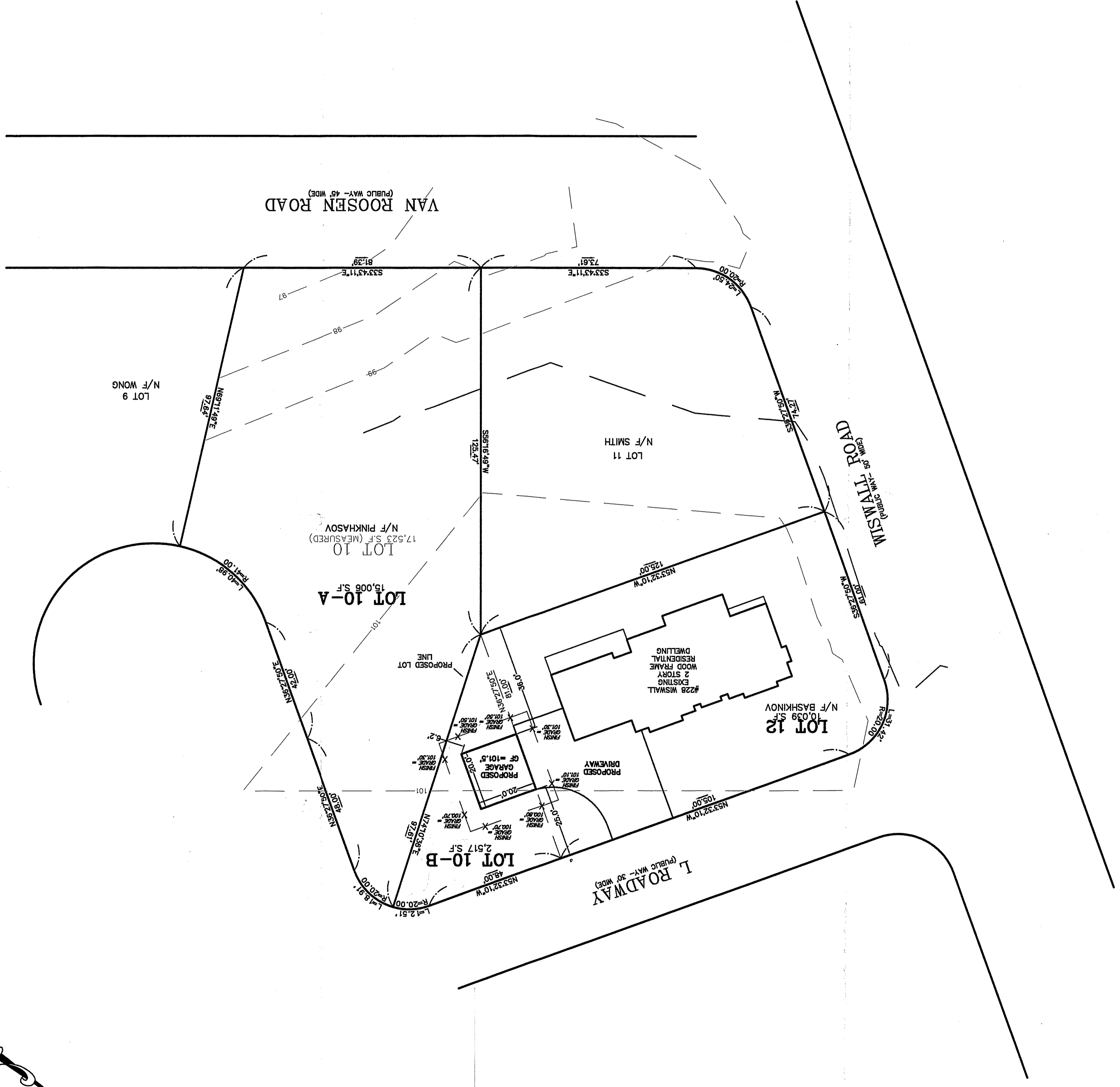
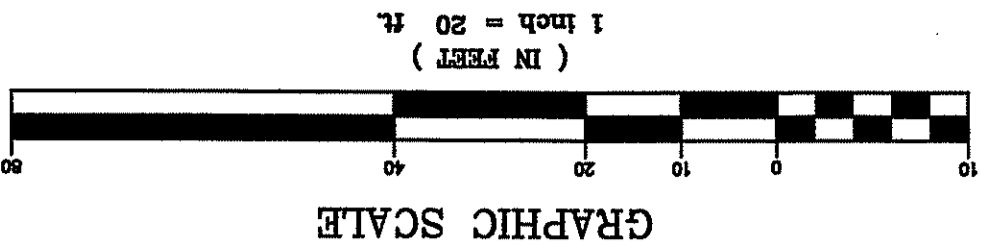
SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1&2	MEANx LENGTH
1	20.0'	100.8'	100.70'	100.75'	2015.0
2	20.0'	100.7'	101.3'	101.0'	2020.0
3	20.0'	101.5'	101.5'	101.5'	2030.0
4	20.0'	101.1'	101.3'	101.2'	2024.0
Σ = 80'					Σ = 8089
SUM OF MEAN X LENGTH / SUM OF LENGTHS = AVERAGE GRADE PLANE = 101.11'					



PROPOSED PROFILE (ACCESSORY STRUCTURE)
 NOT TO SCALE



SCALE 1"=40'			
DATE 09/08/14	REV	DATE	REVISION
SHEET 1	228 WISWALL ROAD NEWTON MASSACHUSETTS		BY <i>Peter Nolan</i>
PLAN NO. 1 OF 1	PROPOSED GARAGE		SHEET NO. 1
CLIENT:			
DRAWN BY EEB	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		



SCALE: 1" = 20'

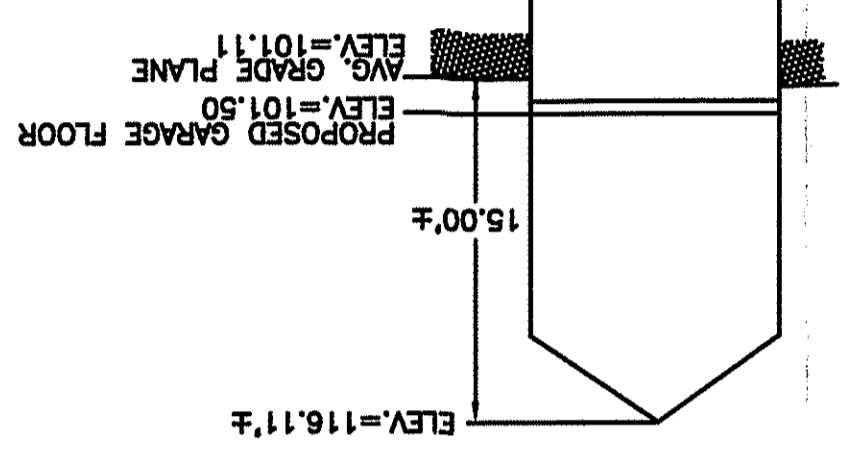
DATE	REV	DATE	BY
09/08/14			

SHEET: 1
PLAN NO. 1
CLIENT: 228 MISWALL ROAD
NEWTON
MASSACHUSETTS

PROPOSED GARAGE

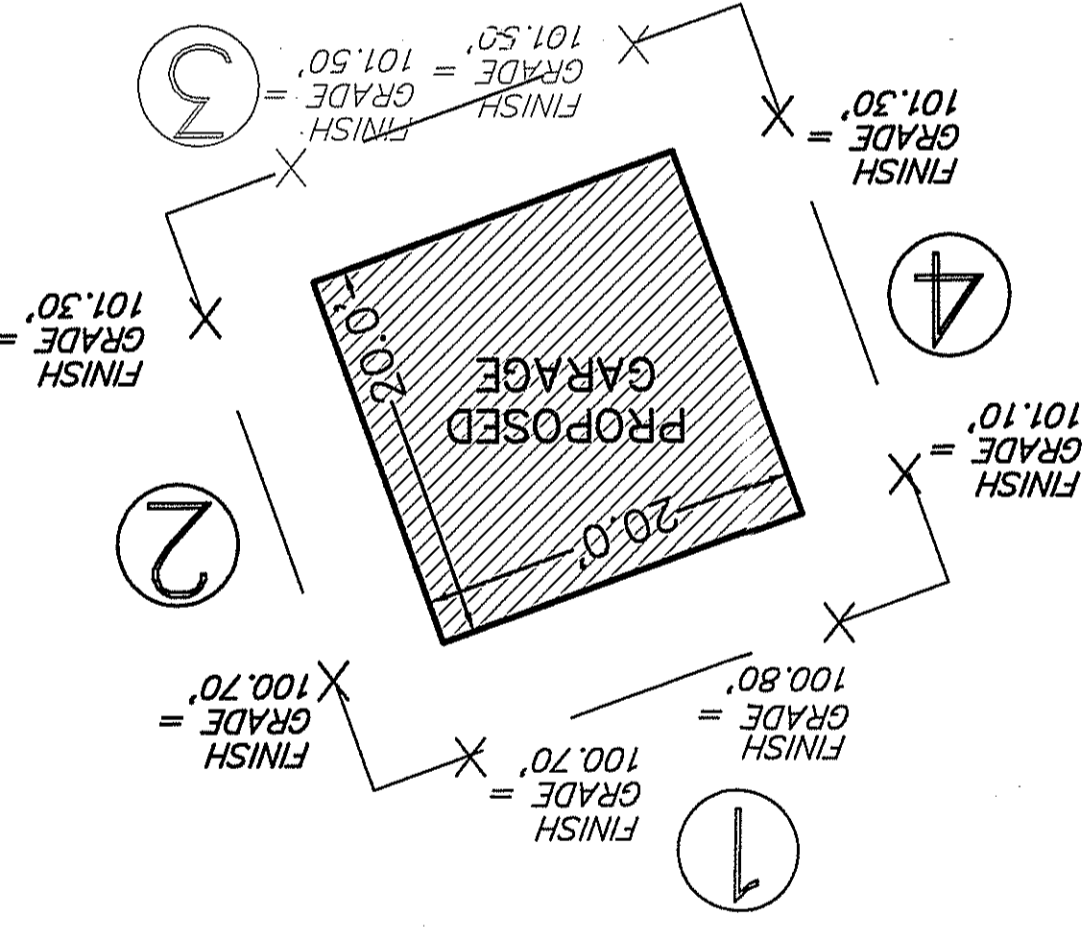
DRAWN BY: EEB
CHKD BY: PJA
APPD BY: PJA
PJA: LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
PETER NOLAN & ASSOCIATES LLC
997 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pndsurveyors.com

PROPOSED PROFILE (ACCESSORY STRUCTURE)
NOT TO SCALE



AVERAGE GRADE PLANE

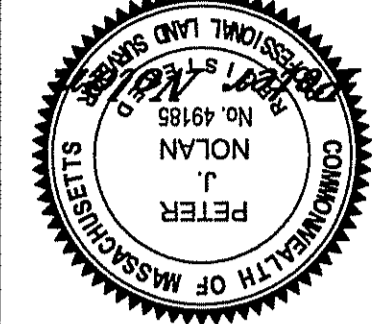
MEANX LENGTH	POINT 1	POINT 2	MEANX LENGTH
2015.0	20.0'	100.8'	100.70'
2020.0	20.0'	101.3'	101.0'
2030.0	20.0'	101.5'	101.5'
2024.0	4.0'	101.1'	101.3'
E = 8099			101.2
SUM OF MEAN X LENGTH / SUM OF LENGTHS = AVERAGE GRADE PLANE = 101.11'			



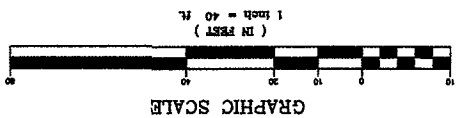
ZONING LEGEND (LOT 10-B LOT 12)
ZONING DISTRICT: SINGLE RESIDENCE 2 (LOT CREATED BEFORE 12/07/1953)

MIN. AREA	REQUIRED	EXISTING	COMPLIANCE
MIN. FRONTAGE	80'	257.93'	YES
MIN. YARD FRONT	25'	25.0'	YES
SIDE REAR	5'	6.2'	YES
MAX. LOT COV.	30%	23% ±	YES
MIN. OPEN SPACE	50%	66.6% ±	YES
MAX. BLDG. HEIGHT	22'	15'	YES
MAX. STORIES	1.5	1.5	YES

* NOTE ZONING FOR ACCESSORY STRUCTURE

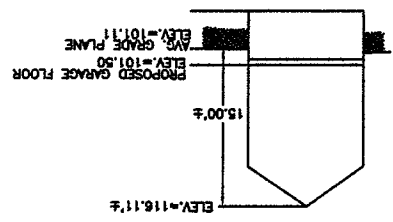


SHEET NO. 1



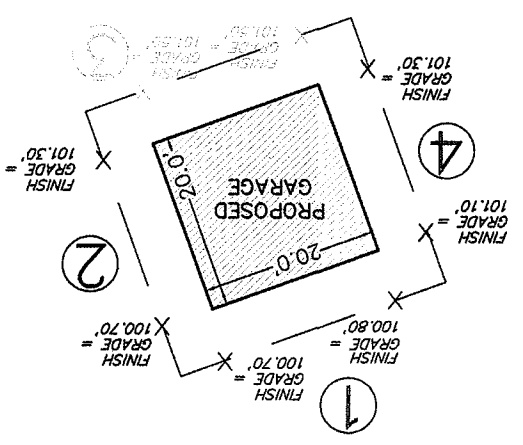
SCALE	1"=40'
DATE	08/06/14
SHEET	1
PLAN NO.	1 OF 1
CLIENT	228 WISWALL ROAD NEWTON MASSACHUSETTS
DRAWN BY	EEB
CHECKED BY	PNM
APP'D BY	PNM
PROJECT	PROPOSED GARAGE
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BROOKTON MA 02133 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnsurveyors.com	

PROPOSED PROFILE (ACCESSORY STRUCTURE)
NOT TO SCALE



AVERAGE GRADE PLANE

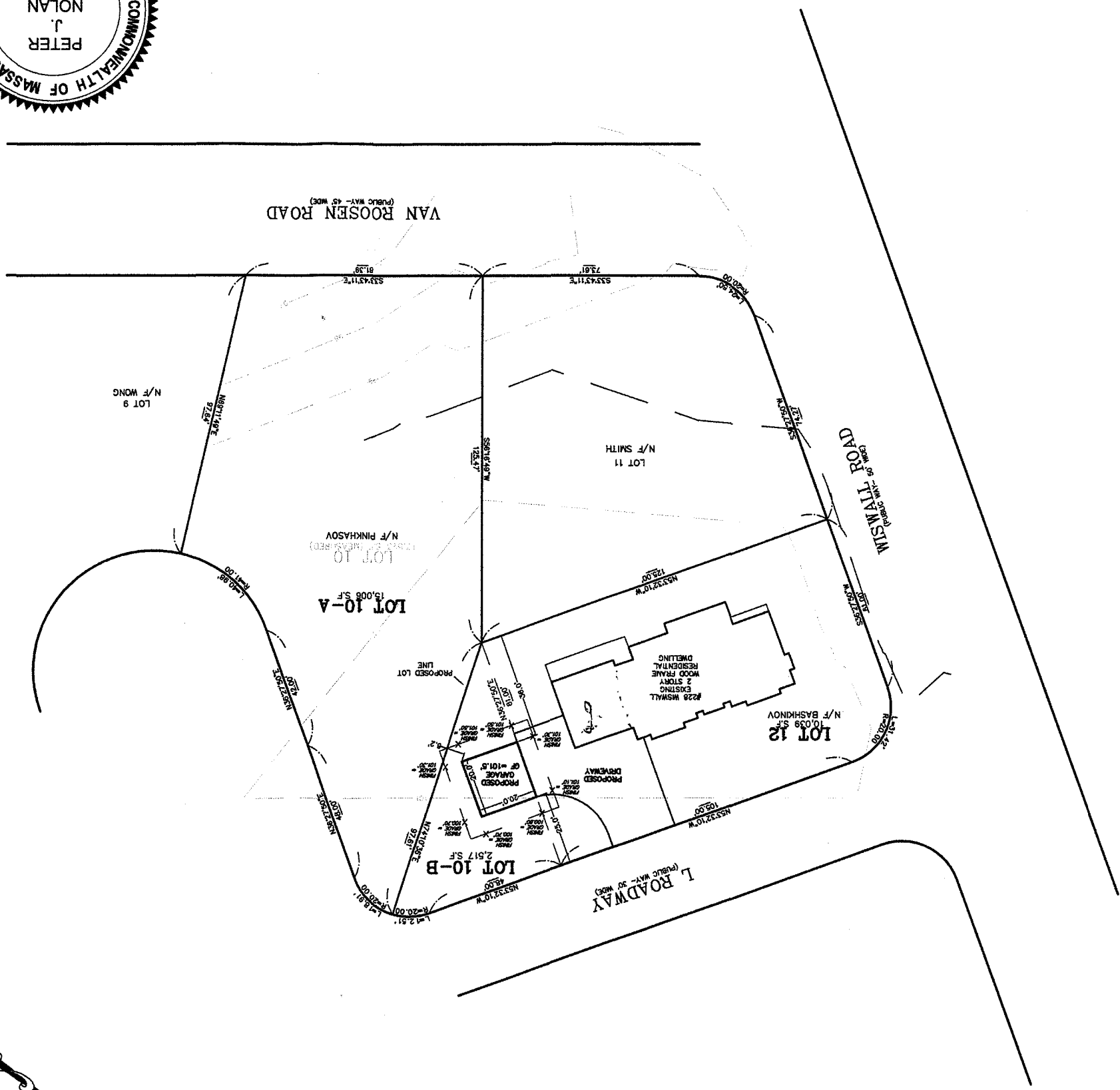
SEGMENT	LENGTH	POINT 1	POINT 2	MEAN LENGTH
1	20.0'	100.7'	100.75'	201.0
2	20.0'	101.5'	101.0'	202.0
3	20.0'	101.5'	101.5'	203.0
4	20.0'	101.5'	101.2'	202.0
SUM OF MEAN X LENGTH / SUM OF LENGTHS = AVERAGE GRADE PLANE = 101.11'				

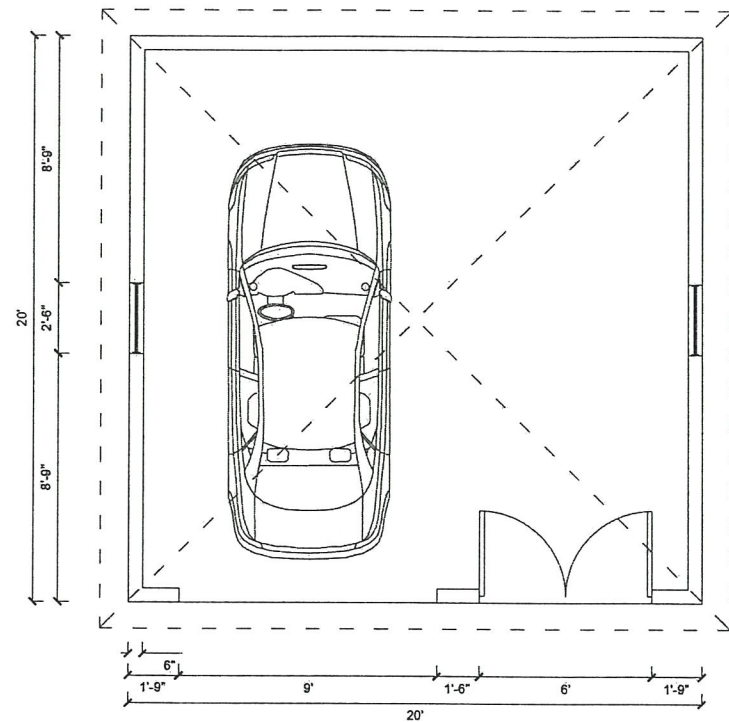


ZONING LEGEND (LOT 10-B LOT 12)
ZONING DISTRICT: SINGLE RESIDENCE 2 (LOT CREATED BEFORE 12/07/1953)

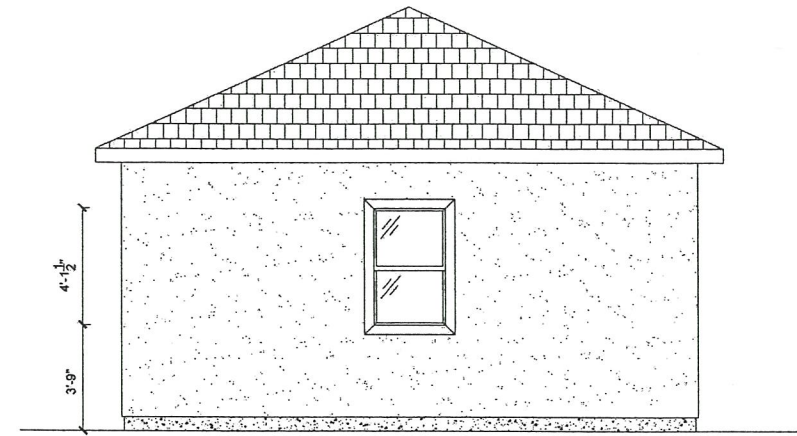
MIN. AREA	REQUIRED	EXISTING	COMPLIANCE
MIN. AREA	10,000 S.F.	12,556 S.F.	YES
MIN. FRONTAGE	80'	257.93'	YES
MIN. YARD FRONT	25'	25.0'	YES
SIDE	5'	6.2'	YES
REAR	15'	36.0'	YES
MAX. LOT COV.	30%	23% ±	YES
MIN. OPEN SPACE	50%	66.6% ±	YES
MAX. BLDG. HEIGHT	22'	15'	YES
MAX. STORIES	1.5	1.5	YES

* NOTE ZONING FOR ACCESSORY STRUCTURE

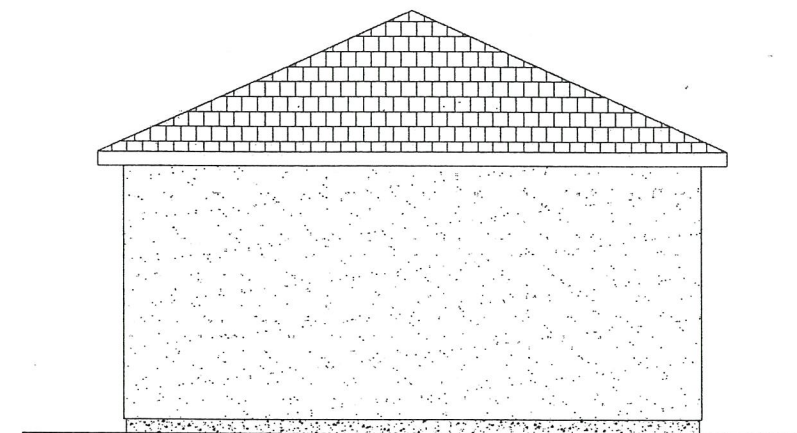




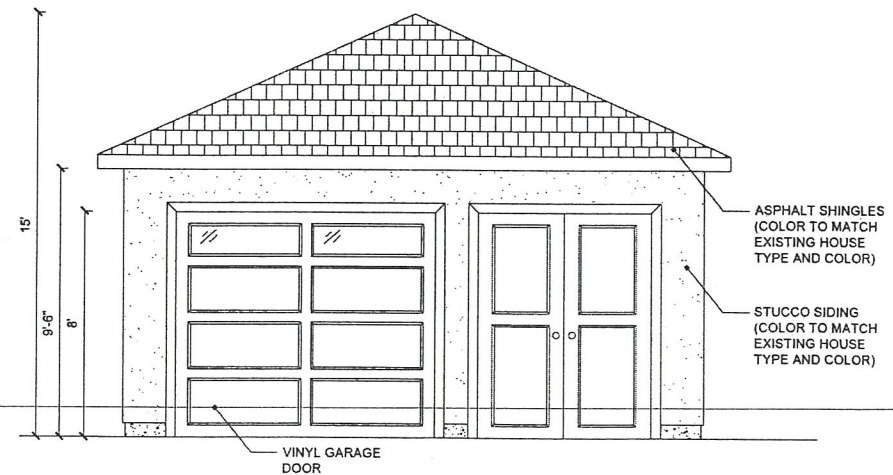
1 GARAGE PLAN
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"

DATE	REVISION

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FLOOR PLAN
ELEVATIONS (OPTION 1)

220 Wiswall Rd., NEWTON,
MASSACHUSETTS

RAV & Assoc., Inc.

21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4" = 1'-0"

APPROVED: R.A.V.	DESIGNED BY: N.B.	DRAWING No.
DATE: 01/15/2015	DRAWN BY: N.B.	A-1
	CHECKED BY: I.M.	

