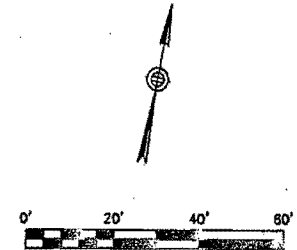


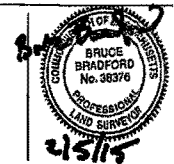


EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8760
(617) 332-1378 FAX
info@everettbrooks.com



THIS SURVEY SHOWS EXISTING
CONDITIONS ONLY AND DOES NOT
SHOW ANY PROPOSED CONSTRUCTION



PLAN OF LAND IN
NEWTON, MA

133 WABAN AVENUE
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.
DATE: FEBRUARY 5, 2015
DRAWN: JP
CHECK: BB

REVISIONS:

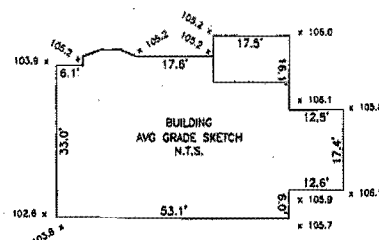
PROJECT NO. 24587

ZONING INFORMATION

ZONE: SR-2
OLO LOT
DEED REFERENCE: BOOK 29685 PAGE 244

	EXISTING	REQUIRED
BUILDINGS	2,914 S.F.	
STRUCTURES	3,360 S.F.	
DRIVE	3,121 S.F. ±	
	6,481 S.F. ±	
LOT COVERAGE	8.8%	(10% MAX.)
OPEN SPACE	90% ±	(50% MIN.)

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
SEE ARCHITECTURAL PLANS FOR F.A.R. CALCULATION.

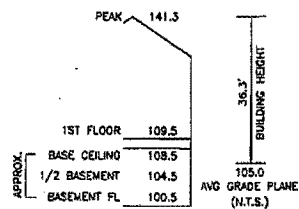


AVERAGE GRADE CALCULATION:
(ORD Z-90)

$$AVG = \frac{\sum[(E1+E2)/2] / P}{P}$$

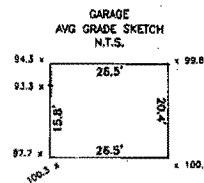
$$AVG = 20152.48 / 191.9 = 105.0$$

BUILDING HEIGHT CALCULATION



WABAN AVENUE

David A. Gibson, C.S.
Newton, MA 02459
2015 MAR -9 PM 6:12
RECEIVED
NEWTON CITY CLERK

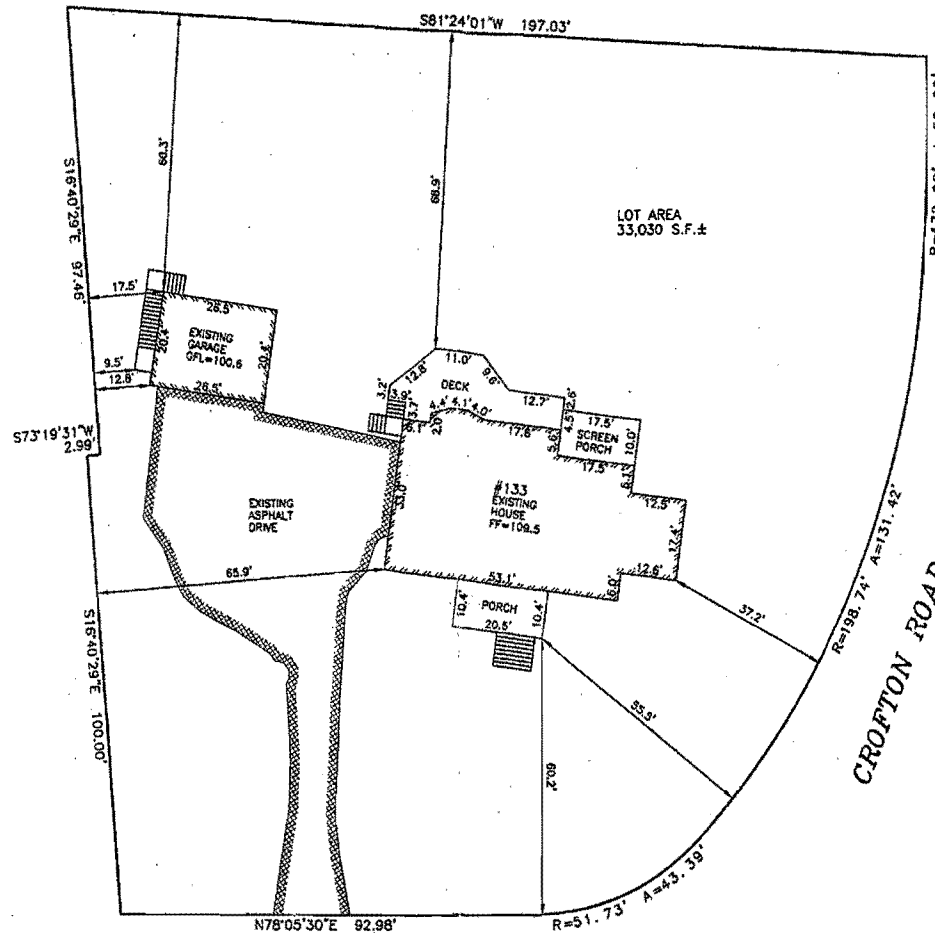
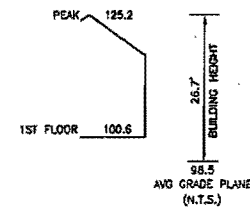


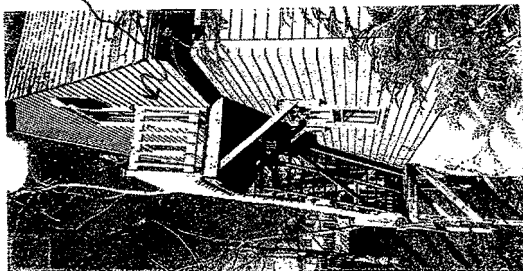
AVERAGE GRADE CALCULATION:
(ORD Z-90)

$$AVG = \frac{\sum[(E1+E2)/2] / P}{P}$$

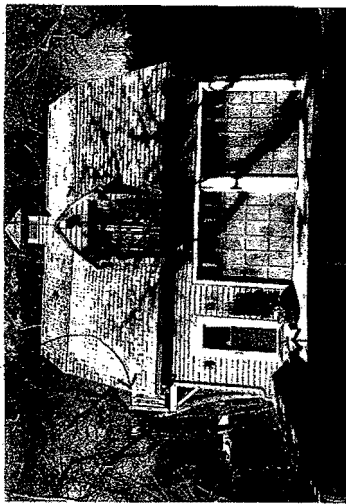
$$AVG = 8786.73 / 89.2 = 98.5$$

GARAGE HEIGHT CALCULATION



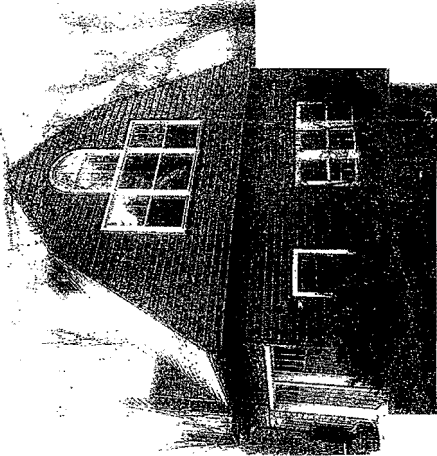


EXTERIOR EXPRESS

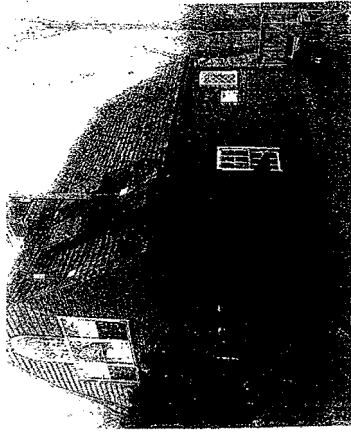


FRONT ENTRY

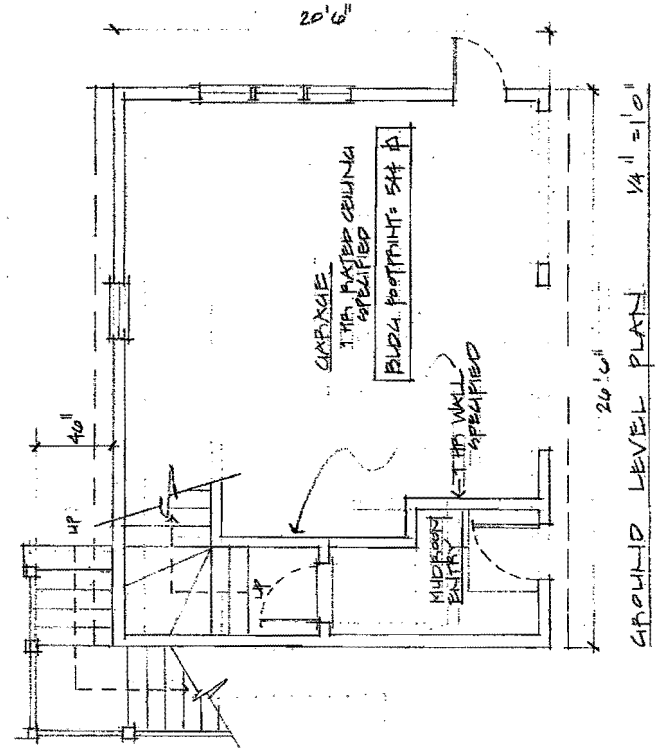
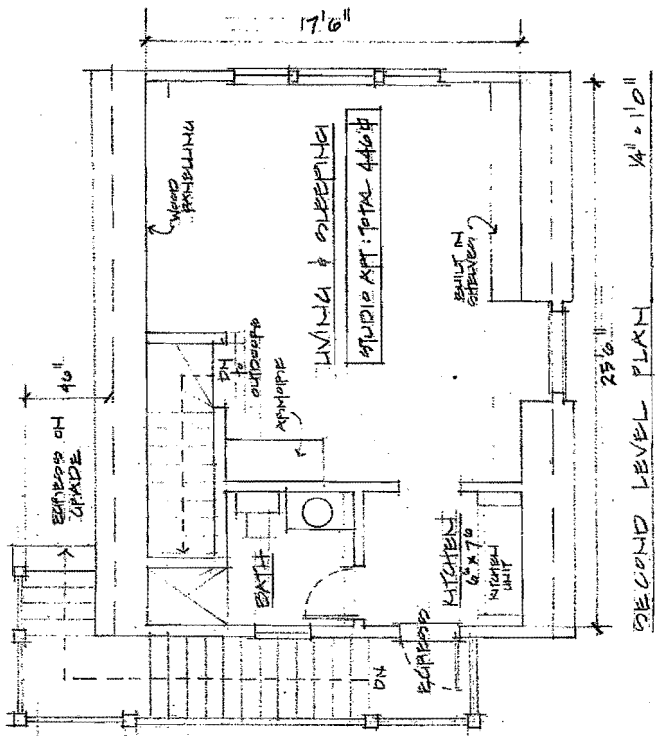
EXTERIOR EXPRESS FRONT ELEVATION



HOUSE SIDE ELEVATION



EXPRESS AT GARAGE ELEVATION



JAVITCH CARRIAGE HOUSE
133 WARREN AVE
WARREN, MA

Date: JAN 23, 2015
Project Number: 15-02
Drawing:

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

PLANS and PHOTOS

DAPHNE PERI - Architect
Residential Design
206 Highland Ave., Newton, MA 02459
617.234.9181 | daphne@daphneperiarchitect.com