

**ESTABLISHED 1916**  
**EJMB**  
**EVERETT M. BROOKS CO.**  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750  
 (617) 332-1578 FAX  
 info@everettbrooks.com

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

**PLAN OF LAND IN  
 NEWTON, MA**

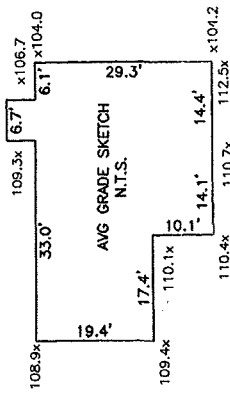
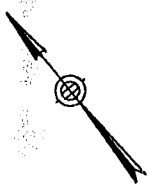
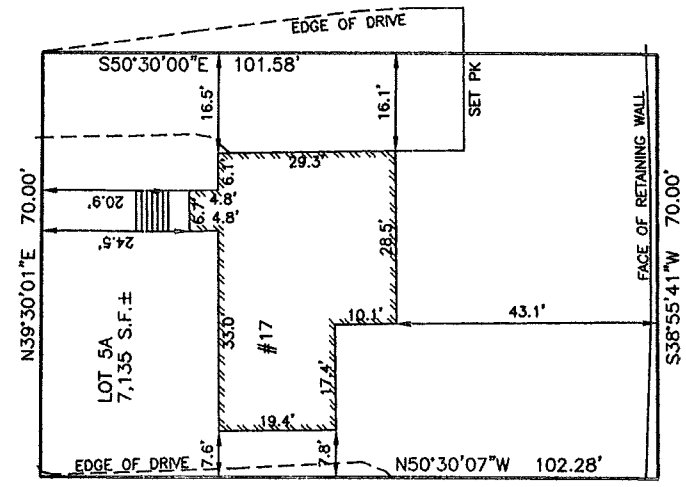
17 EAST BOULEVARD ROAD  
 EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.  
 DATE: AUGUST 17, 2015  
 DRAWN: xx  
 CHECK: BB

REVISIONS:

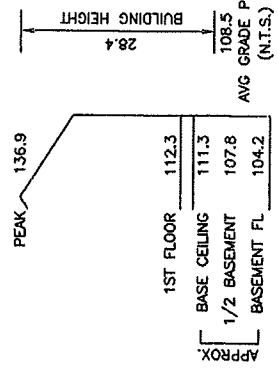

PROJECT NO. 24664

**EAST BOULEVARD ROAD**



AVERAGE GRADE CALCULATION:  
 (ORD Z-90)  
 $AVG = \frac{\Sigma[(E1+E2)/2]}{P}$   
 $AVG = 16331.4 / 150.5 = 108.5$

**BUILDING HEIGHT CALCULATION**

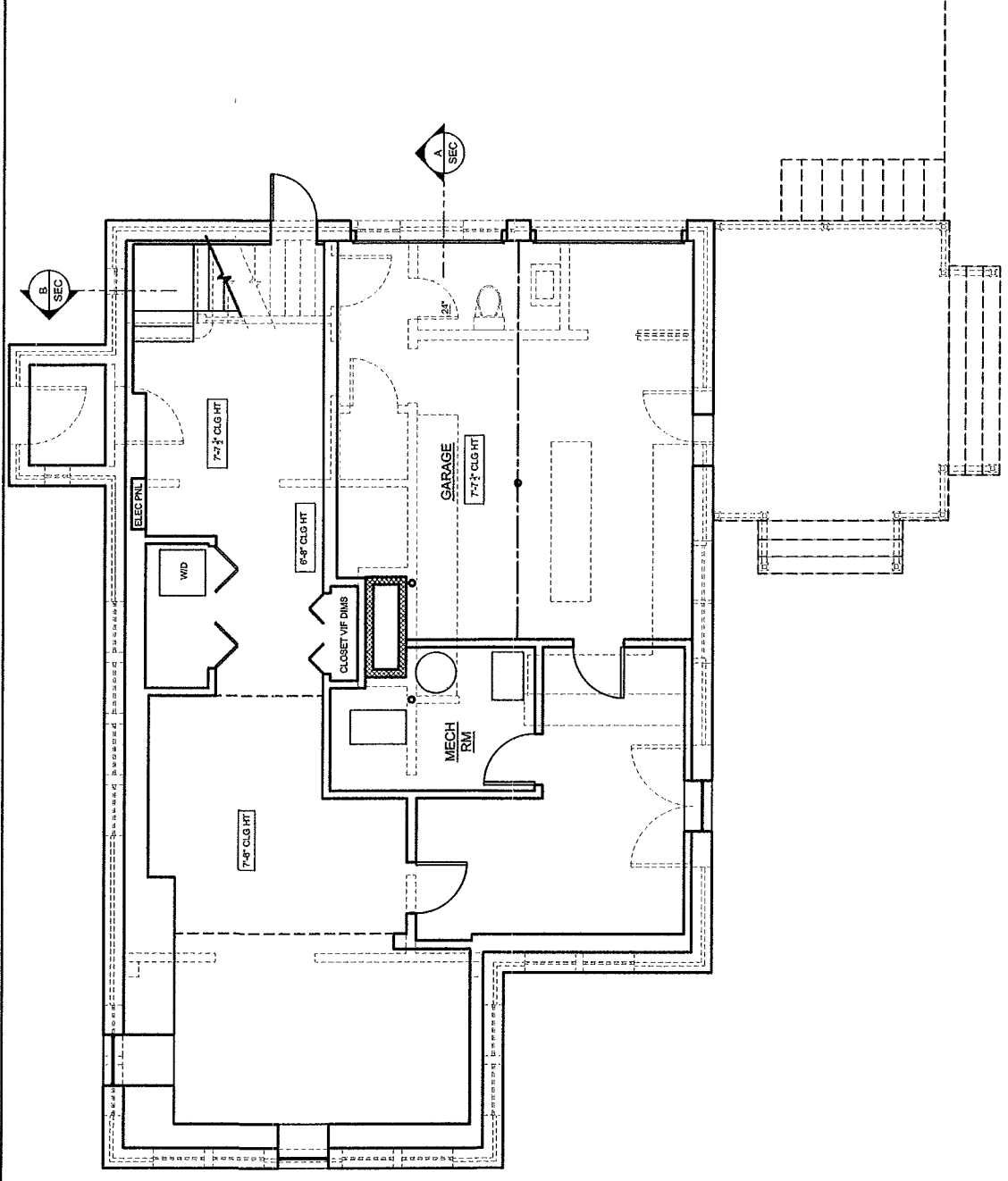


**ZONING INFORMATION**

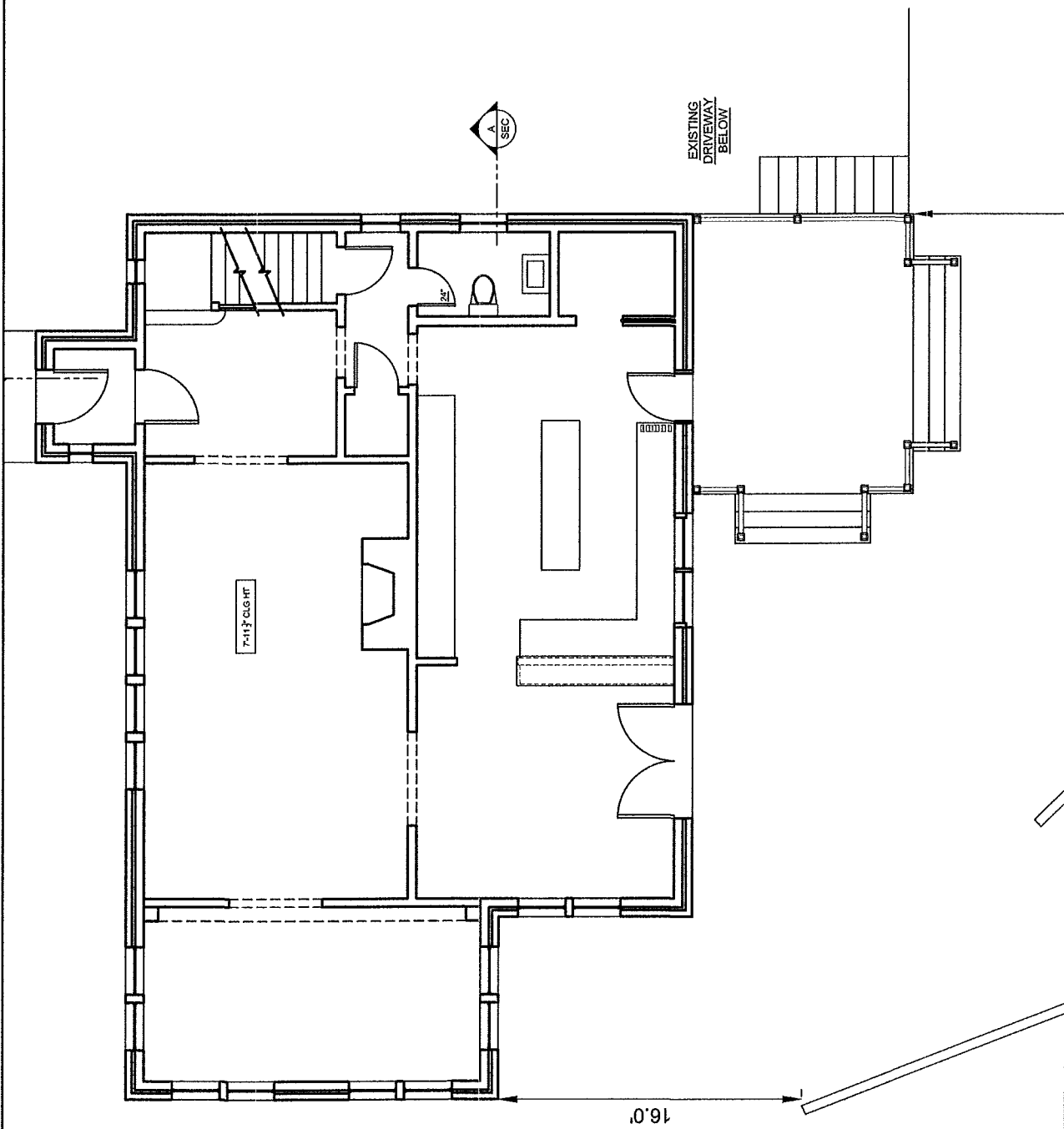
ZONE: SR-2  
 PLAN DATED: JAN 1929  
 DEED REFERENCE: BOOK 1412 PAGE 37

BUILDINGS	EXISTING	PROPOSED	REQUIRED
1208 S.F.	1208 S.F.	x S.F.	
STRUCTURES	1232 S.F.	x S.F.	
DRIVE	1080 S.F. ±	x S.F. ±	
	2292 S.F. ±	x S.F. ±	
LOT COVERAGE	16.9%	x.x%	(30% MAX.)
OPEN SPACE	68% ±	x% ±	(50% MIN.)

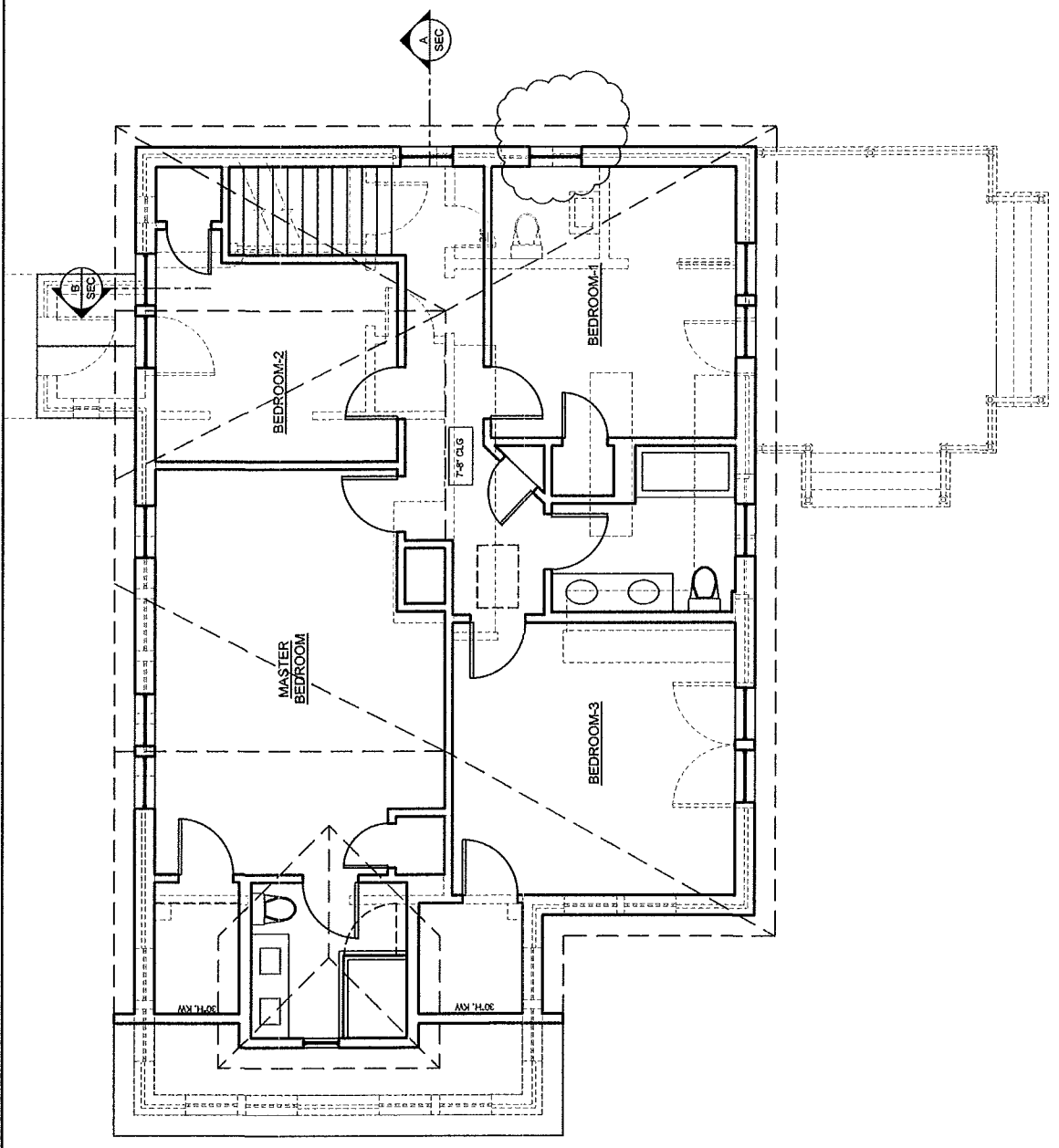
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
 AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.



PROPERTY LINE VIF



PROPERTY LINE VIF



X LEFT  
ELEVATION

SHEET:

DATE:

SCALE:

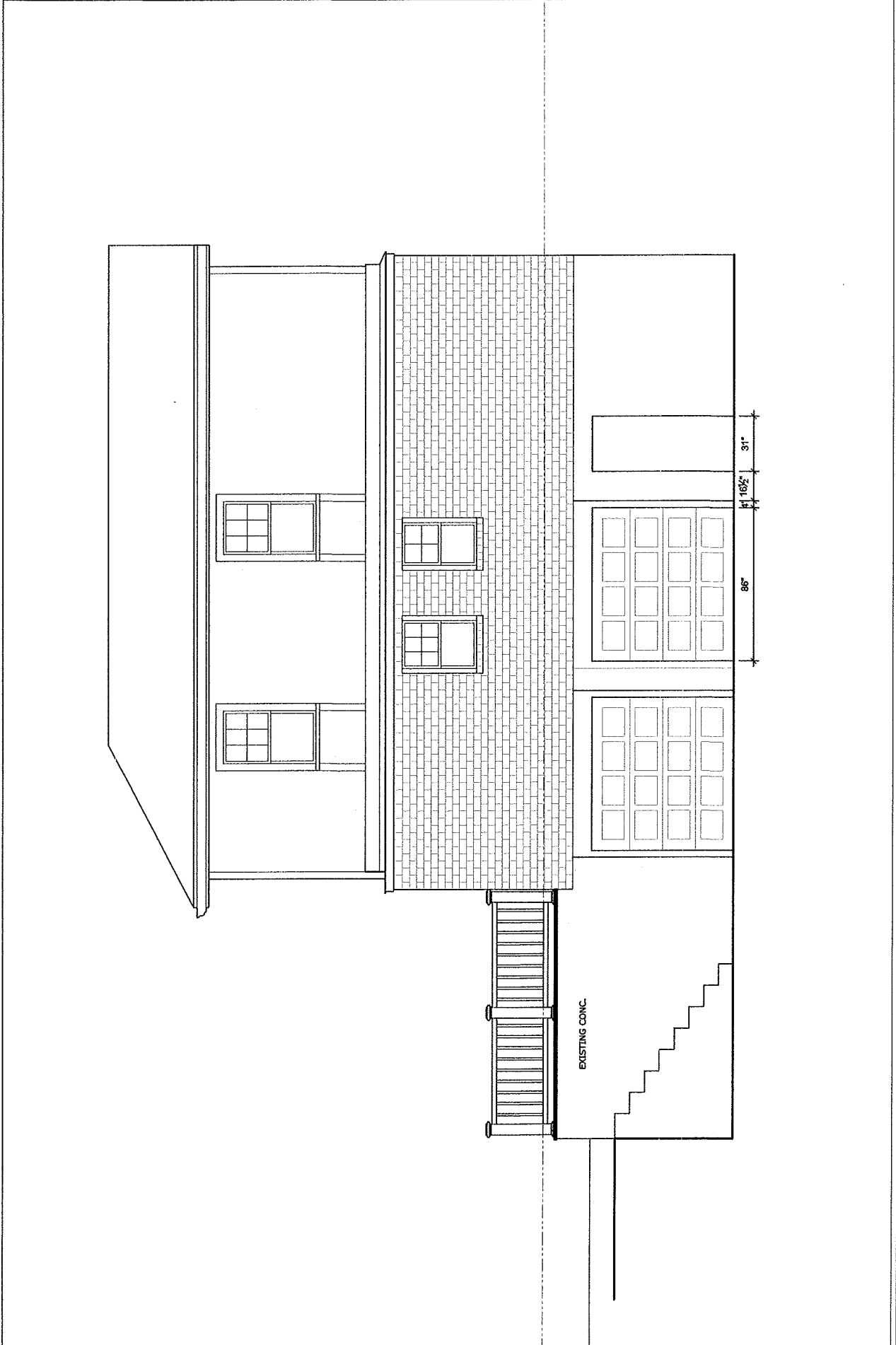
DRAWING TITLE:

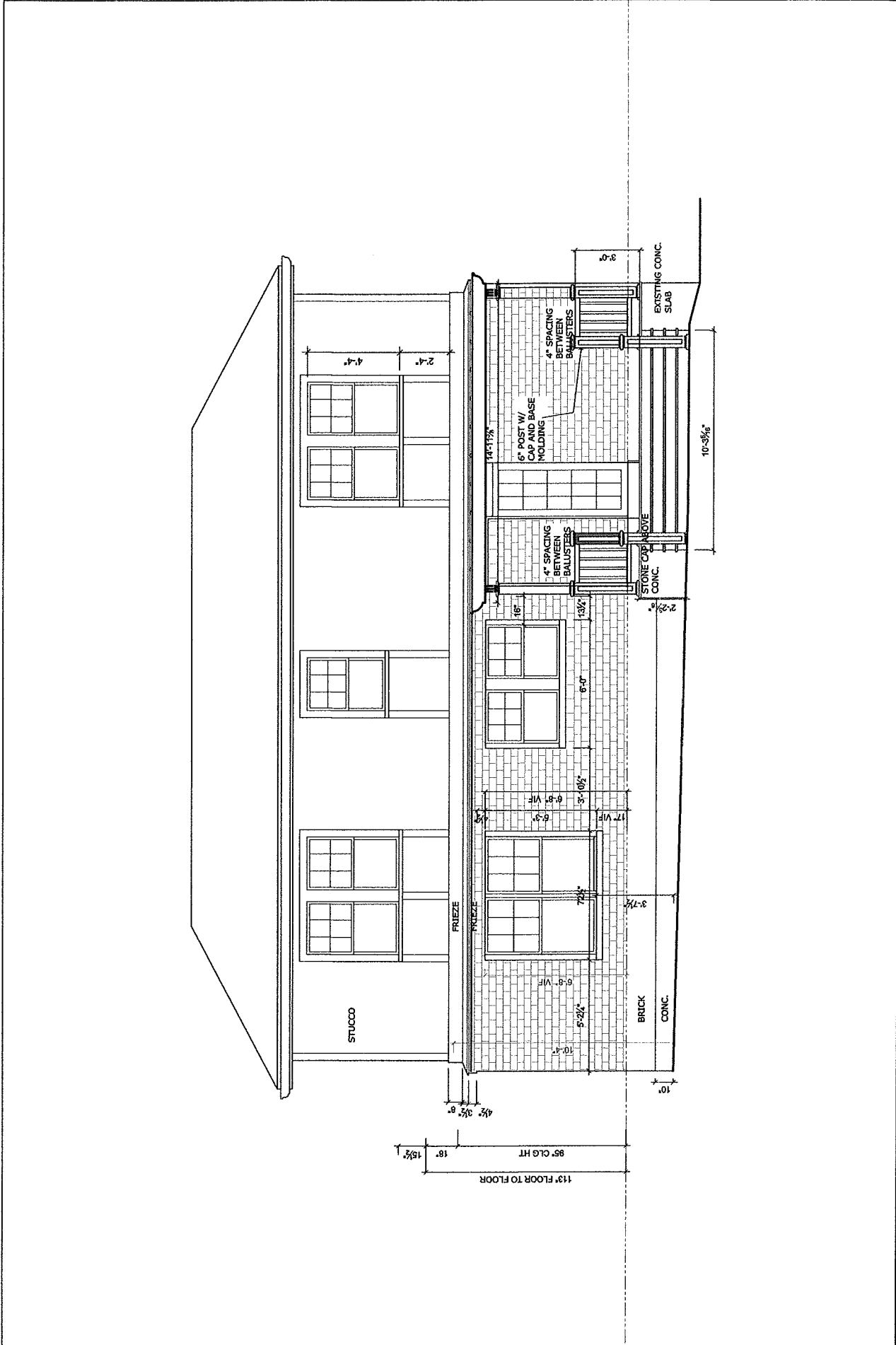
EXISTING  
ELEVATIONS

PROGRESS  
SET

PROJECT:  
KRITZER RESIDENCE  
17 E. BOULEVARD RD, NEWTON, MA 02459

SILVERSTONE + BAKALCHUK  
ARCHITECTS  
69 CORNHILL AVE. ARLINGTON, MA  
781.617.9661 FAX 781.617.9228





113' FLOOR TO FLOOR  
95' CLG HT  
18'  
15 1/2'

10'

4 1/2'  
3 1/2' 8"

STUCCO

BRICK  
CONC.

3'-7 1/2"

6'-8" V.F.

6'-8" V.F.

3'-0"

6'-8" V.F.

6'-0"

13 3/4"

16"

2'-2 1/2"

STONE CONC.  
CONC.

STONE CONC.  
CONC.

14'-1 1/2"

6" POST W/  
TOP AND BASE  
HOLDING

4" SPACING  
BETWEEN  
BALUSTERS

4" SPACING  
BETWEEN  
BALUSTERS

EXISTING CONC.  
SLAB

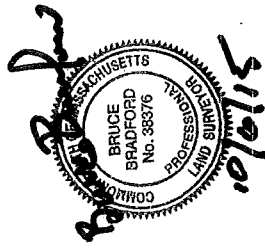
3'-0"

10'-3 3/8"

4'-4"

2'-4"

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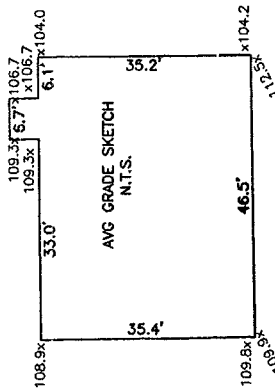
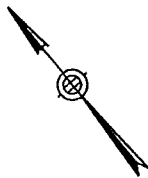
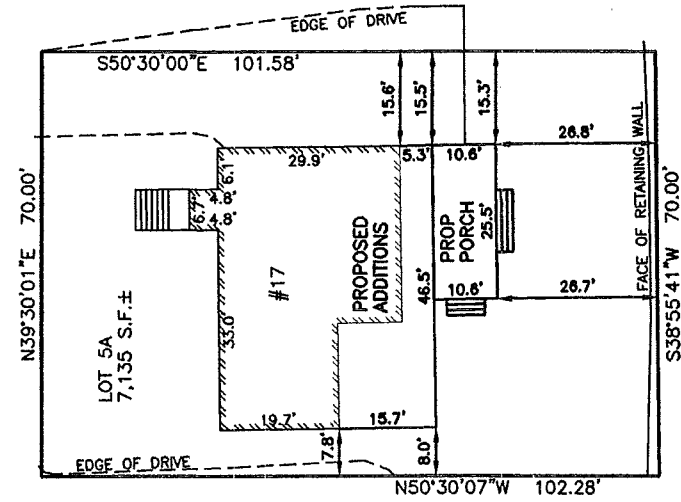


**PLAN OF LAND IN  
 NEWTON, MA  
 17 EAST BOULEVARD ROAD  
 PROPOSED ADDITIONS**

SCALE: 1 IN. = 20 FT.  
 DATE: OCTOBER 6, 2015  
 DRAWN: MF  
 CHECK: BB  
 REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PROJECT NO. 24664

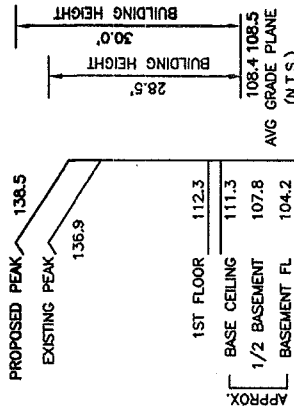
**EAST BOULEVARD ROAD**



AVERAGE GRADE CALCULATION:  
 (ORD Z-90)

$AVG = \frac{\sum(L(E1+E2)/2)}{P}$   
 $AVG = 117672.65 / 162.9 = 108.5$

BUILDING HEIGHT CALCULATION

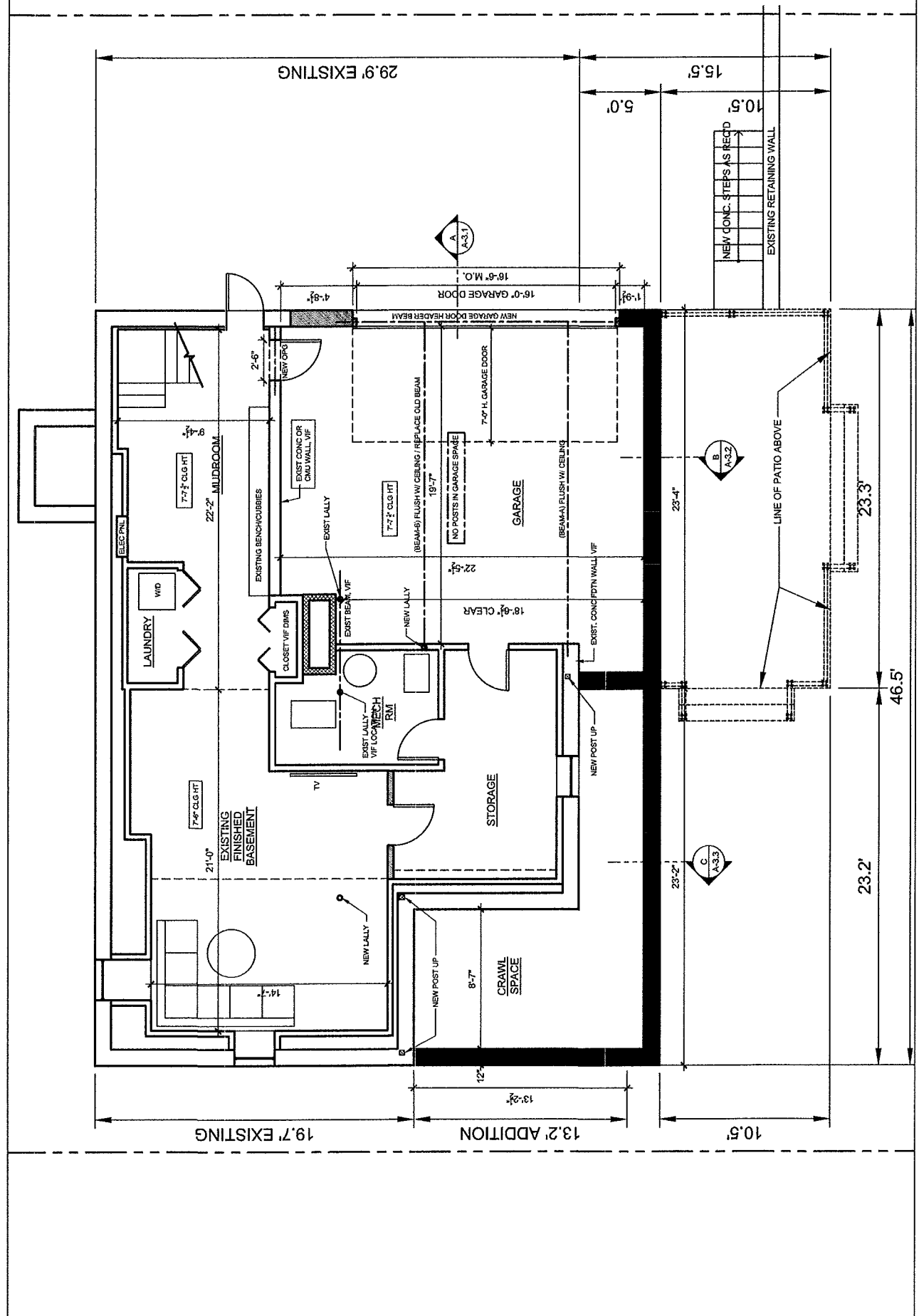


**ZONING INFORMATION**

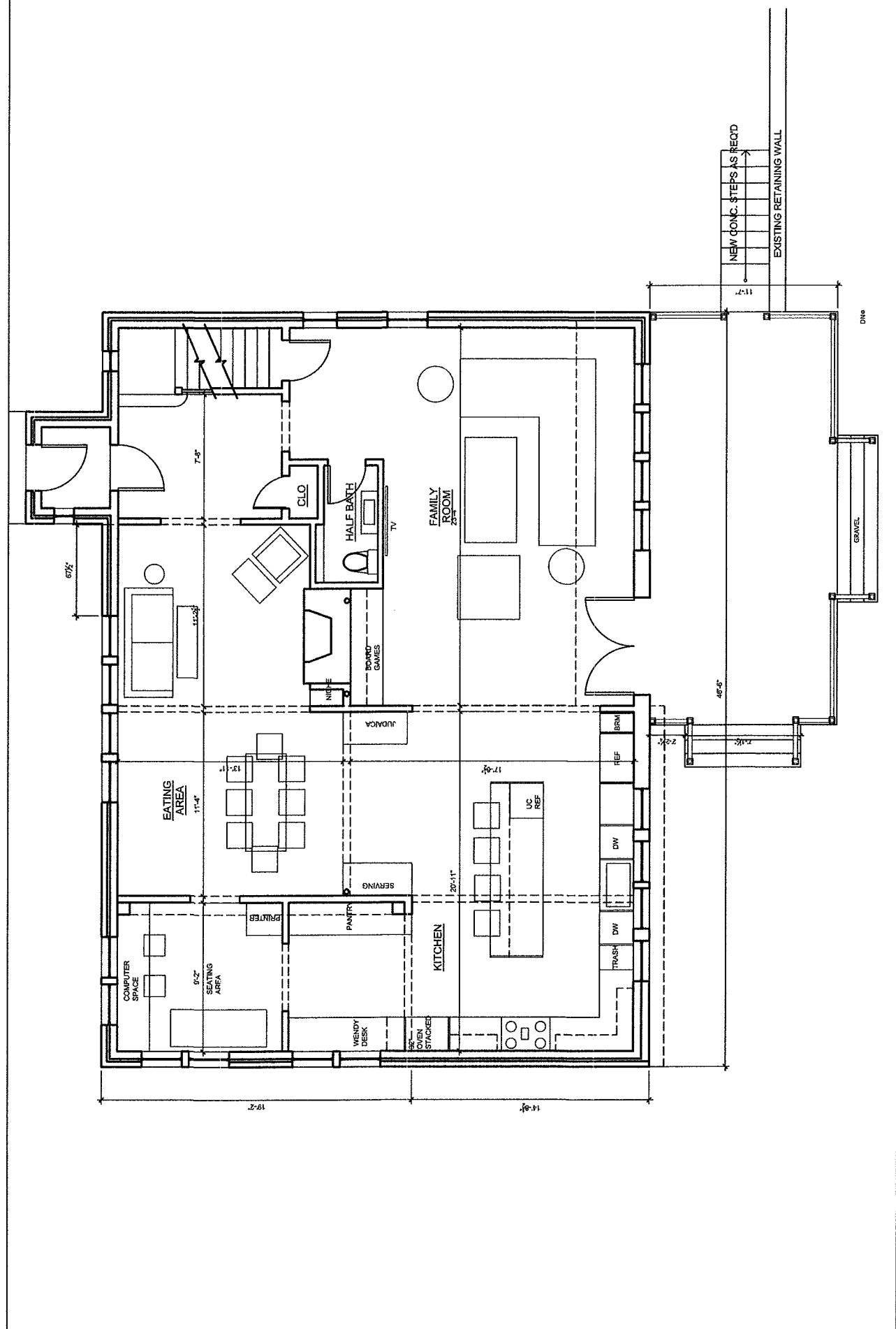
ZONE: SR-2  
 PLAN DATED: JAN 1929  
 DEED REFERENCE: BOOK 1412 PAGE 37

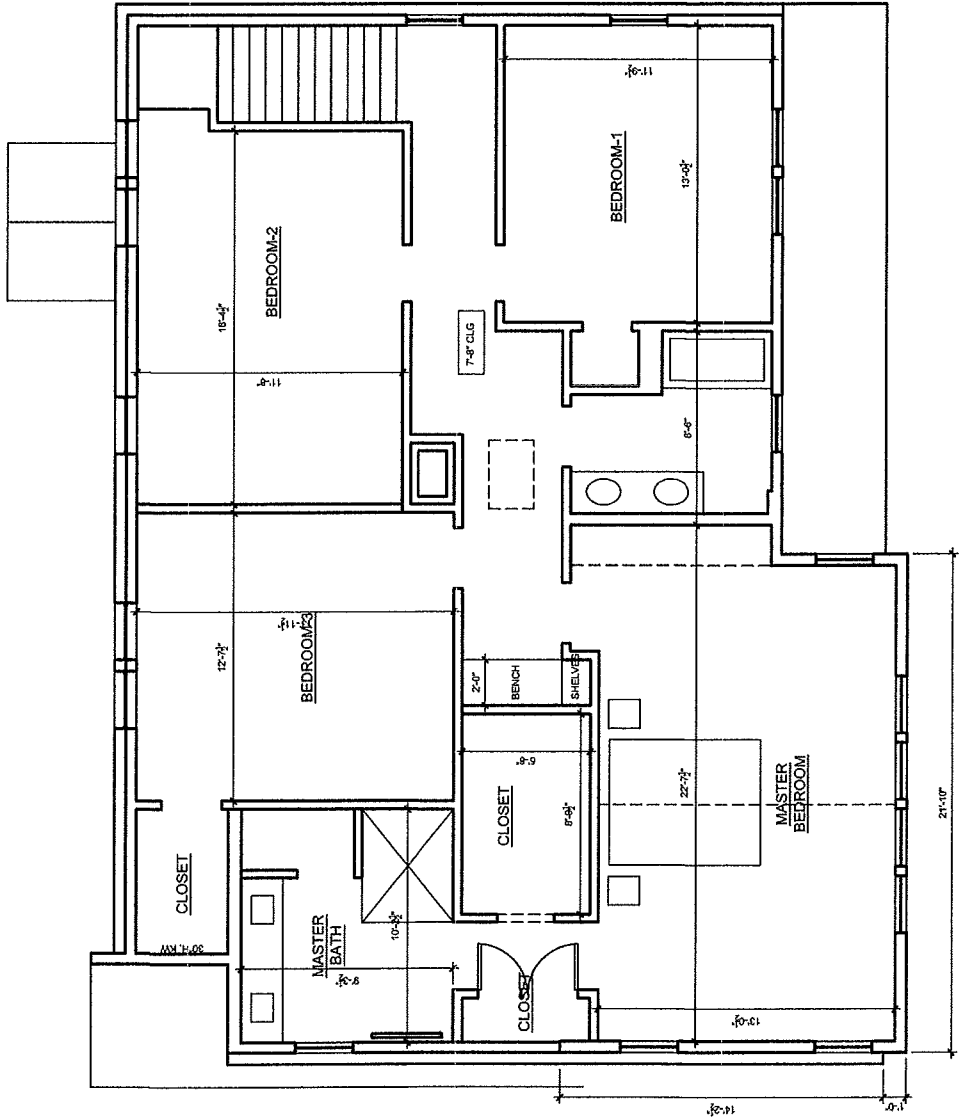
BUILDINGS	EXISTING	PROPOSED	REQUIRED
	1,208 S.F.	1,675 S.F.	
STRUCTURES	1,232 S.F.	1,968 S.F.	
DRIVE	1,080 S.F. ±	1,036 S.F. ±	
	2,292 S.F. ±	3,004 S.F. ±	
LOT COVERAGE	16.9% ±	23.5% ±	(30% MAX.)
OPEN SPACE	68% ±	56% ±	(50% MIN.)

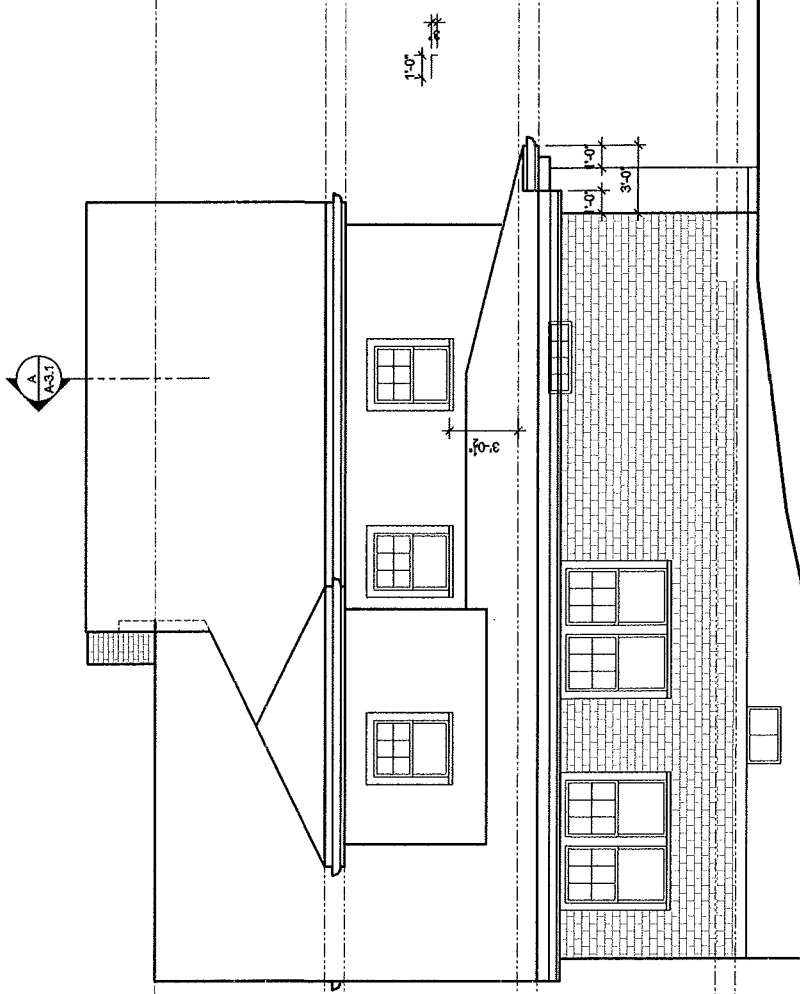
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY  
 AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.











RIGHT ELEVATION



7'-7 1/2" (91 1/2")  
 10"  
 CLG  
 FL-1  
 7'-11" (95")  
 10"  
 CLG  
 FL-2  
 10"  
 CLG  
 7'-8" (92")  
 CLG

1'-0"  
 1'-0"  
 3'-0"





LEFT ELEVATION

