

ESTABLISHED 1916

EMB

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SURVEYORS & ENGINEERS

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PRELIMINARY PLAN

**PLAN OF LAND IN
NEWTON, MA**

229 BELLEVUE STREET
PROPOSED GARAGE & DRIVE

SCALE: 1 IN. = 20 FT.

DATE: JANUARY 28, 2021

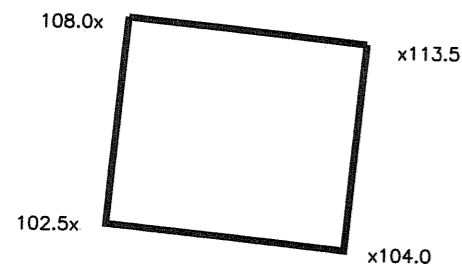
DRAWN: GAR/ ES

CHECK: BB

REVISIONS:

PROJECT NO. 23687

N/F
CHO/ LEE

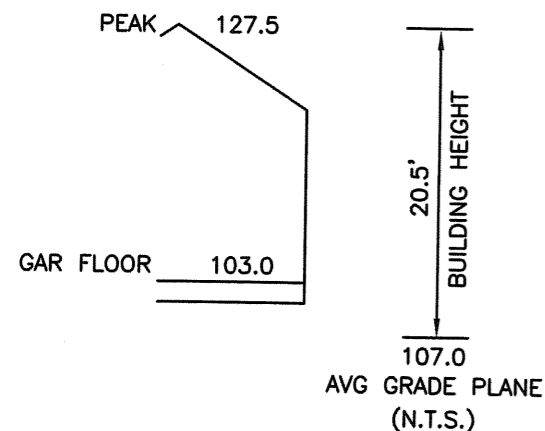


AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

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

$$AVG = 9951 / 93 = 107.0$$

BUILDING HEIGHT CALCULATION

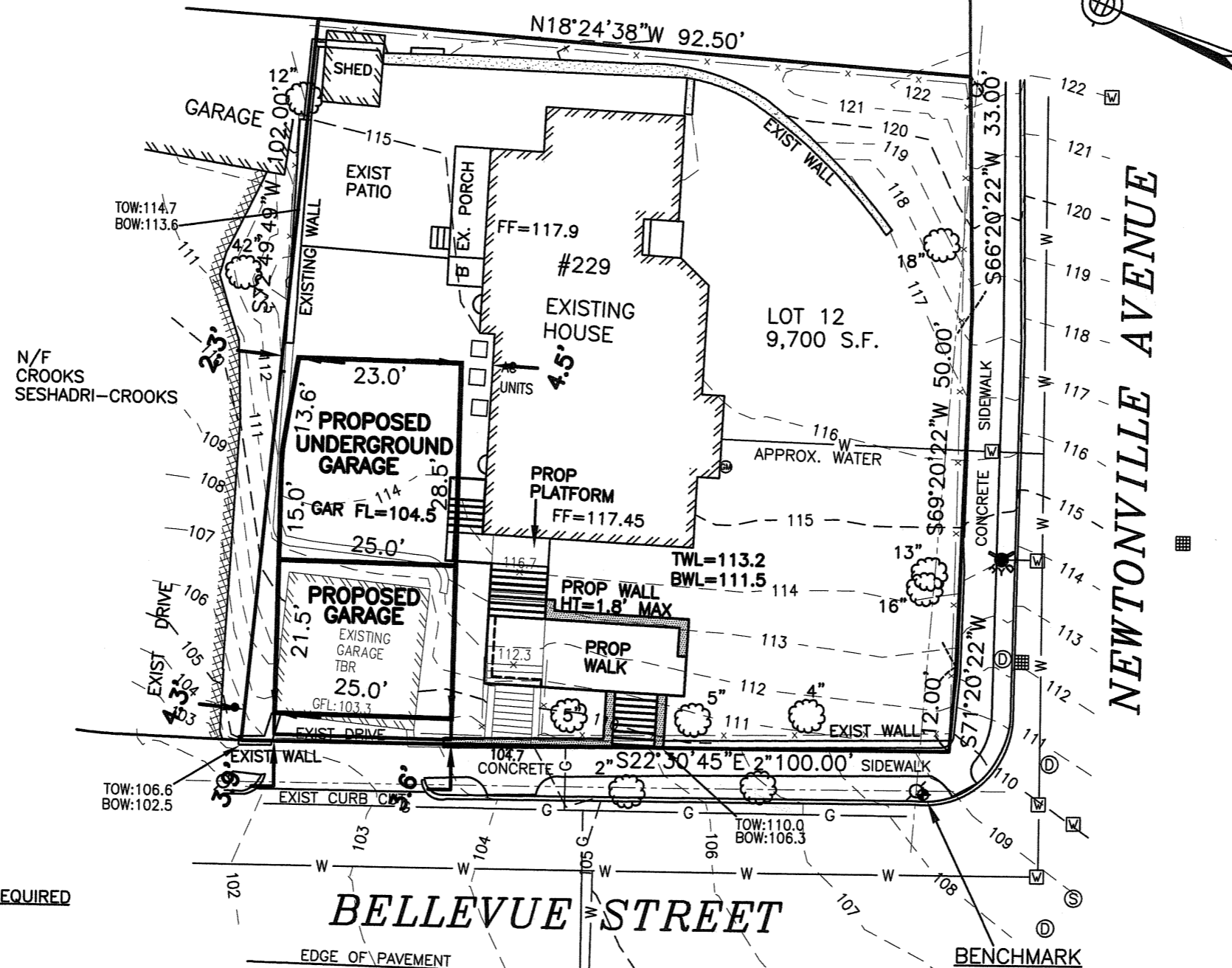


ZONING INFORMATION

ZONE: MR-1
PLAN DATED: OCTOBER 1, 1872
DEED REFERENCE: BOOK 46524 PAGE 314

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	2,232 S.F.	2,641 S.F.	
STRUCTURES	2,270 S.F.	2,699 S.F.	
DRIVE	60 S.F. ±	582 S.F. ±	
	2,330 S.F. ±	3,281 S.F. ±	
LOT COVERAGE	23.1%	27.2%	(30% MAX.)
OPEN SPACE	76% ±	66% ±	(50% MIN.)

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



BENCHMARK
MAGNETIC NAIL
SET IN UTILITY POLE
ELEVATION=110.14
CITY OF NEWTON BASE