

**PLAN OF LAND IN
 NEWTON, MA**

**21 ALBEMARLE ROAD
 PROPOSED DRIVEWAY**

SCALE: 1 IN. = 10 FT.
 DATE: MARCH 3, 2022
 DRAWN: LNS
 CHECK: BB

REVISIONS:

| | | |
|--------|---------|--|
| 5/9/22 | various | |
| | | |
| | | |

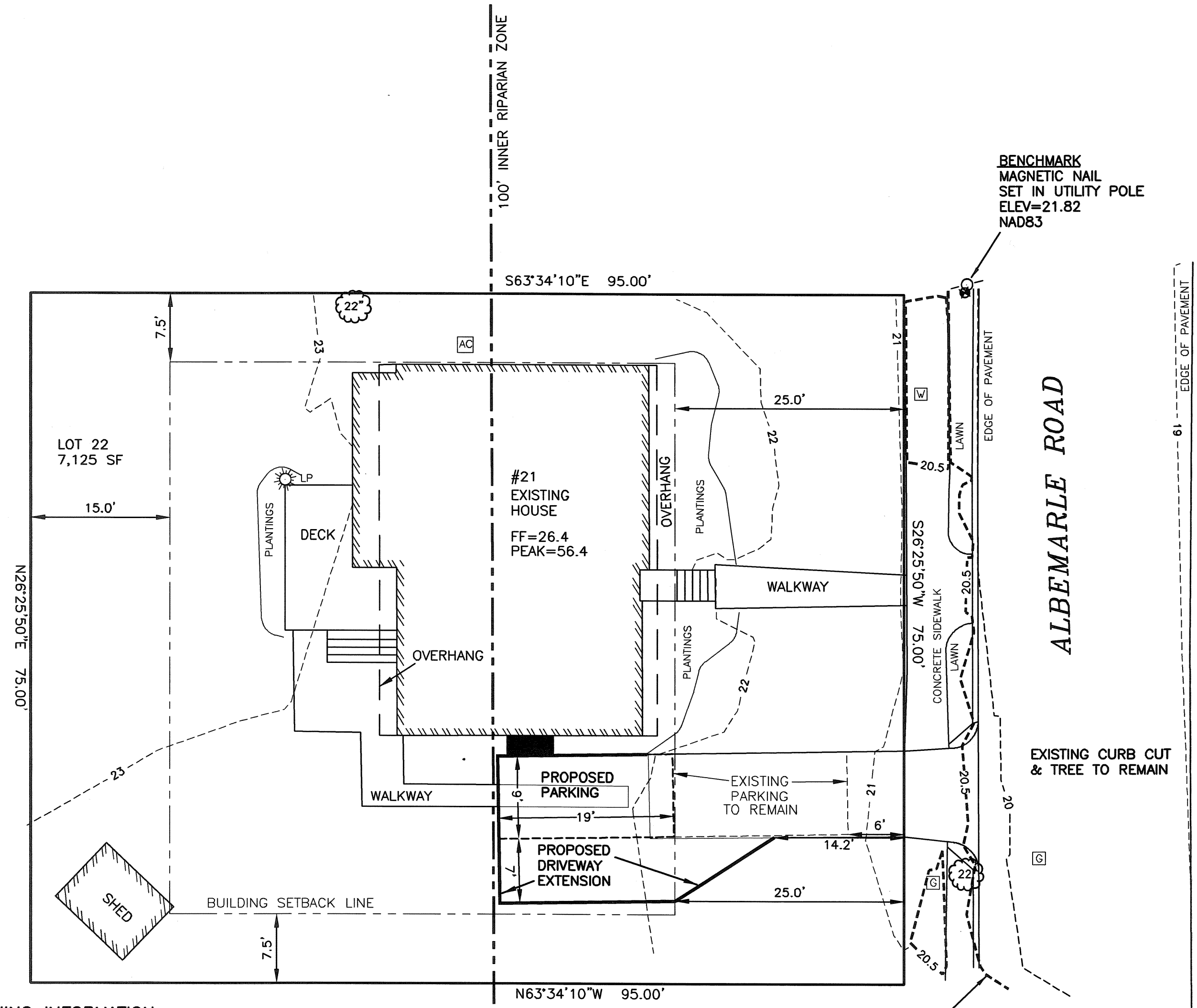
PROJECT NO. 26301

WLF-MAHW-2



WETLAND RESOURCE AREA FLAGGING

WLF-MAHW-1



ZONING INFORMATION

ZONE: SR3
 PLAN DATED: SEPTEMBER 28, 1953
 DEED REFERENCE: BOOK 1567 PAGE 172

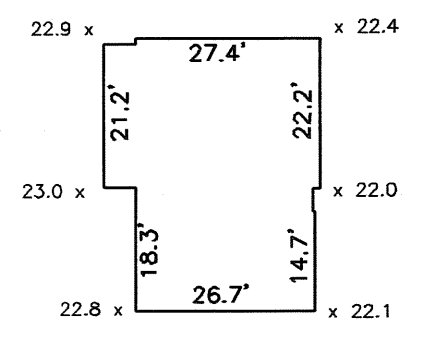
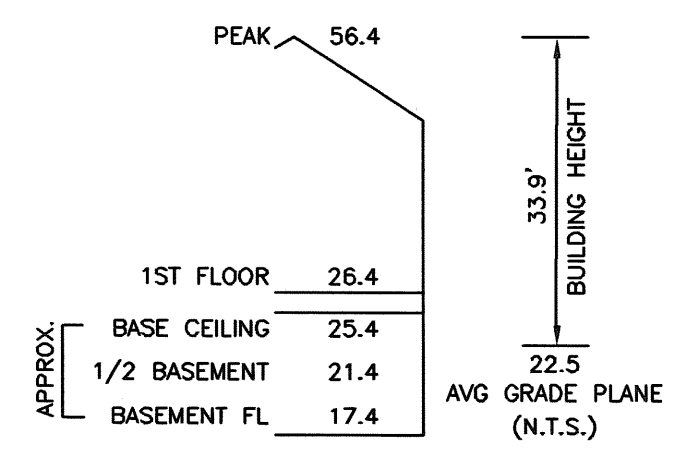
| BUILDINGS | EXISTING | PROPOSED | REQUIRED |
|--------------|--------------|--------------|------------|
| BUILDINGS | 1,359 S.F. | 1,359 S.F. | |
| STRUCTURES | 1,503 S.F. | 1,503 S.F. | |
| DRIVE | 260 S.F. ± | 570 S.F. ± | |
| | 1,760 S.F. ± | 2,073 S.F. ± | |
| LOT COVERAGE | 19.1% | 19.1% | (30% MAX.) |
| OPEN SPACE | 75% ± | 71% ± | (50% MIN.) |

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

IMPERVIOUS INCREASE CALCULATION:
 PROP (BLDGS+DRIVE+WALKS) - EXIST (BLDGS+DRIVE+WALKS) =
 (1359+570+229)-(1359+260+262) = 277 S.F.

MAX ALLOWABLE = .04 x 7,125 = 285 S.F.

BUILDING HEIGHT CALCULATION



AVG GRADE SKETCH
 N.T.S.
 AVERAGE GRADE CALCULATION:
 [SEC 1.5.4(F)]
 $AVG = \frac{\sum[L(E1+E2)/2]}{P}$
 $AVG = 2,942.6 / 130.5 = 22.5$
 GRADES REFER TO LOWEST
 POINT WITHIN 6' OF BUILDING
 NOT INTENDED FOR
 F.A.R. CALCULATION

FLOODPLAIN ELEV 20.5