

**ZONING INFORMATION**

ZONE: SR2  
 PLAN DATED: APRIL 20, 1921  
 DEED REFERENCE: BOOK 12401 PAGE 521

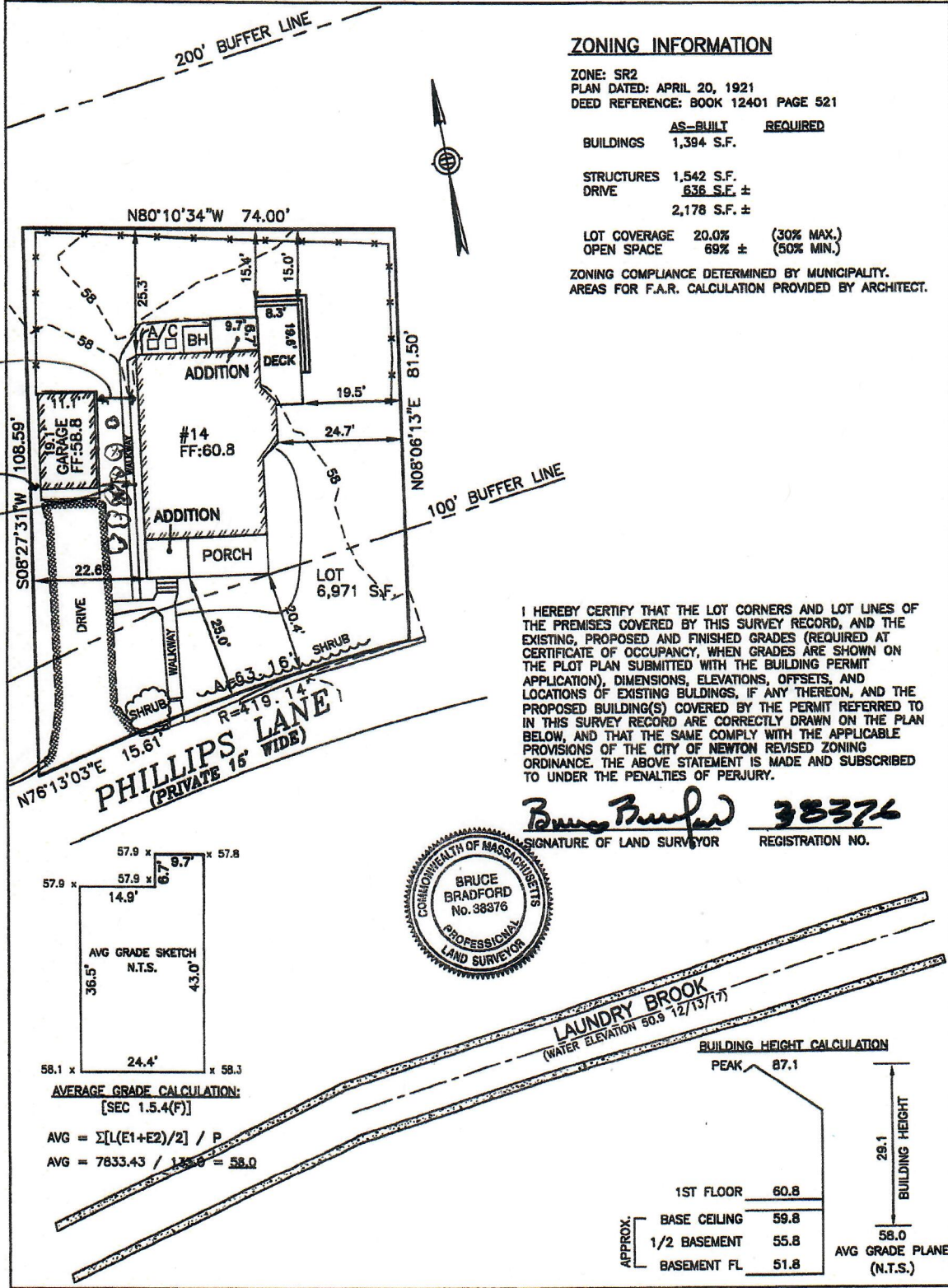
BUILDINGS	AS-BUILT	REQUIRED
	1,394 S.F.	

STRUCTURES	1,542 S.F.
DRIVE	636 S.F. ±
	2,178 S.F. ±

LOT COVERAGE	20.0%	(30% MAX.)
OPEN SPACE	69% ±	(50% MIN.)

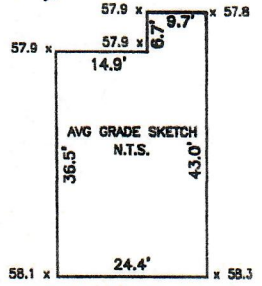
ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
 AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

8'4" →  
 2 feet 4 inches →  
 8'8" →  
 New native shrubs  
 6 plants →  
 legend →



I HEREBY CERTIFY THAT THE LOT CORNERS AND LOT LINES OF THE PREMISES COVERED BY THIS SURVEY RECORD, AND THE EXISTING, PROPOSED AND FINISHED GRADES (REQUIRED AT CERTIFICATE OF OCCUPANCY, WHEN GRADES ARE SHOWN ON THE PLOT PLAN SUBMITTED WITH THE BUILDING PERMIT APPLICATION), DIMENSIONS, ELEVATIONS, OFFSETS, AND LOCATIONS OF EXISTING BUILDINGS, IF ANY THEREON, AND THE PROPOSED BUILDING(S) COVERED BY THE PERMIT REFERRED TO IN THIS SURVEY RECORD ARE CORRECTLY DRAWN ON THE PLAN BELOW, AND THAT THE SAME COMPLY WITH THE APPLICABLE PROVISIONS OF THE CITY OF NEWTON REVISED ZONING ORDINANCE. THE ABOVE STATEMENT IS MADE AND SUBSCRIBED TO UNDER THE PENALTIES OF PERJURY.

*Bruce Bradford* 38376  
 SIGNATURE OF LAND SURVEYOR REGISTRATION NO.



**AVERAGE GRADE CALCULATION:**  
 [SEC 1.5.4(F)]  
 $AVG = \frac{\sum[(E1+E2)/2] \cdot P}{P}$   
 $AVG = 7833.43 / 130 = 58.0$



**BUILDING HEIGHT CALCULATION**

APPROX.	ELEVATION
PEAK	87.1
1ST FLOOR	60.8
BASE CEILING	59.8
1/2 BASEMENT	55.8
BASEMENT FL.	51.8

BUILDING HEIGHT: 29.1  
 AVG GRADE PLANE (N.T.S.): 58.0

ESTABLISHED 1916  
**EMB**  
 EVERETT M. BROOKS CO.  
 SURVEYORS & ENGINEERS  
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 WEST NEWTON, MA 02465  
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**PLAN OF LAND IN  
 NEWTON, MA**  
 14 PHILLIPS LANE  
 AS-BUILT  
 SCALE: 1 IN. = 20 FT.  
 DATE: JUNE 25, 2018  
 DRAWN: GA  
 CHECK: BB  
 PROJECT NO. 25426