AREA SUMMARY:

LOT AREA = 6235 SQ.FT.
ALLOWABLE FAR CALCULATION: 6235 x 0.48 = 2992 SQ.FT
FIRST LEVEL GROSS = 1405.1 SQ.FT.
SECOND LEVEL GROSS = 1373.2 SQ.FT.
BASEMENT VALUE (1373.2 x 50%) = 686.6 SQ.FT.
ATTIC VALUE = 0 SQ.FT
EXISTING GROSS FLOOR AREA = 3464.9 SQ.FT.

PROPOSED ADDITIONAL FLOOR AREA = 385.4 SQ.FT.
RESULTING GROSS FLOOR AREA = 3850.3 SQ.FT.

RESULTING BUILDING COVERAGE = 1790.5 SQ.FT. = 29%

EXISTING OPEN SPACE = 3627 SQ.FT. = 58%
RESULTING OPEN SPACE = 3242 SQ.FT. = 52%

Notes:
1. FLOOR AREAS SHOWN HERE ARE "GROSS" AND INCLUDE HALLWAYS, STAIRS, CLOSETS, AND WALL THICKNESS.

2. THE BASEMENT OF EXISTING AND RESULTING STRUCTURE IS 100% FULL CELLAR. HOWEVER, 125.5' (X) OF THE 167.4' (Y) PERIMETER ARE GREATER THAN 4 FEET ABOVE THE ADJACENT GRADE. THE PROPOSED IMPROVEMENTS INCLUDE RAISING THE ADJACENT GRADE TO LESS THAN 4 FEET THROUGHOUT. THIS ADJUSTMENT WILL ELIMINATE BASEMENT AREA FROM THE GAR CALCULATION.

3. THE ATTIC SPACE HAS WALL HEIGHTS OF 2.3 FEET, ZERO LINEAR FEET OF WALLS GREATER THEN 5 FEET AND 51.4 SQ. FT OF TOTAL FLOOR AREA WITH 7 FEET OF HEIGHT.

PLAN REFERENCES:

1. "SUBDIVISION OF LAND IN WEST NEWTON AND WALTHAM – MASS. OWNED AND DEVELOPED BY D.B. MacCLELLAN INC. JUNE–1926; SCALE 1 IN. = 50 FT. EVERETT M. BROOKS – CIVIL ENGINEER, NEWTONVILLE – MASSACHUSETTS" RECORDED IN MIDDLESEX REGISTRY OF DEEDS, SO. DIST., CAMBRIDGE IN PLAN BOOK 413, PLAN 76.

2. "PLAN OF LAND IN NEWTON, JOSEPH SELWYN, CIVIL ENGINEER; DECEMBER 22, 1951" LAND COURT CASE 23478A; FILED WITH CERTIFICATE 77851, BOOK 503, PAGE 593.

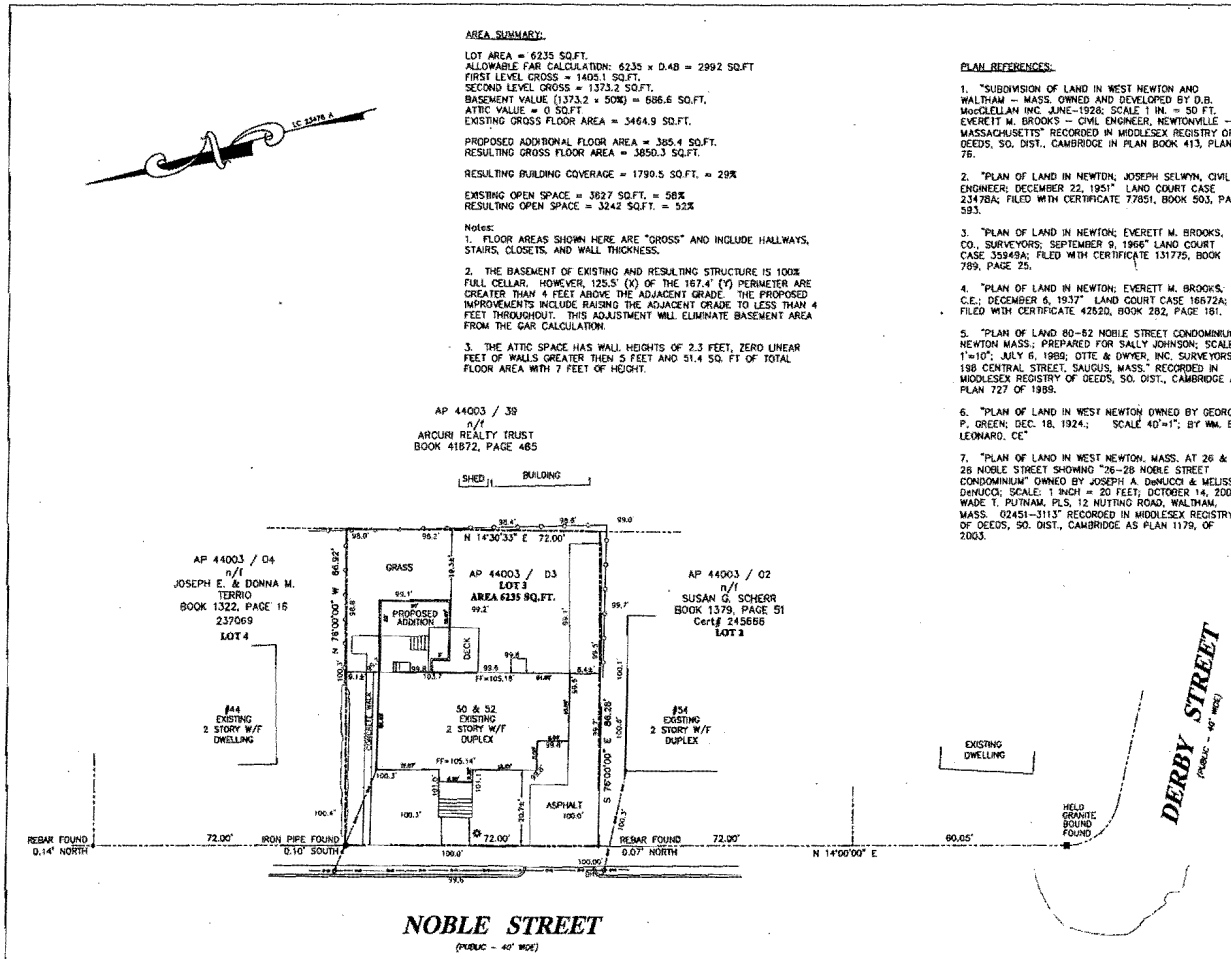
3. "PLAN OF LAND IN NEWTON; EVERETT M. BROOKS, CO., SURVEYORS; SEPTEMBER 9, 1966" LAND COURT CASE 35949A; FILED WITH CERTIFICATE 131775, BOOK 789, PAGE 25.

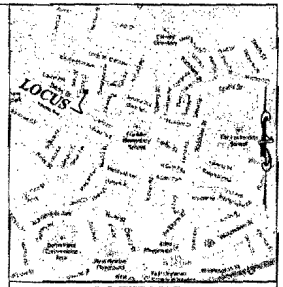
4. "PLAN OF LAND IN NEWTON; EVERETT M. BROOKS, C.E.; DECEMBER 6, 1937" LAND COURT CASE 16672A; FILED WITH CERTIFICATE 42520, BOOK 282, PAGE 181.

5. "PLAN OF LAND 80–82 NOBLE STREET CONDOMINIUM, NEWTON MASS.; PREPARED FOR SALLY JOHNSON; SCALE: 1"=10'; JULY 6, 1989; OTTE & DWYER, INC. SURVEYORS, 188 CENTRAL STREET, SAUGUS, MASS." RECORDED IN MIDDLESEX REGISTRY OF DEEDS, SO. DIST., CAMBRIDGE AS PLAN 727 OF 1989.

6. "PLAN OF LAND IN WEST NEWTON OWNED BY GEORGE P. GREEN; DEC. 18, 1924.; SCALE 40'=1"; BY WM. E. LEONARD, CE"

7. "PLAN OF LAND IN WEST NEWTON, MASS. AT 26 & 28 NOBLE STREET SHOWING "26–28 NOBLE STREET CONDOMINIUM" OWNED BY JOSEPH A. DeNUCCI & MELISSA DeNUCCI; SCALE: 1 INCH = 20 FEET; OCTOBER 14, 2003; WADE T. PUTNAM, PLS, 12 NUTTING ROAD, WALTHAM, MASS. 02451–3113" RECORDED IN MIDDLESEX REGISTRY OF DEEDS, SO. DIST., CAMBRIDGE AS PLAN 1179, OF 2003.





LOCUS MAP

No.	Revision	Date	App.
1	Add First Floor and Spot Grades	11/18	
1	Supplemental GAR Calculations	11/8	
1	Additional Area Calculations	11/5	

Designed By:	Drawn by: CMJ	Checked by: CMJ
Scale: 1"=20'	Date: 11/3/13	

Clients:
GEORGE M. & WALIA K. DUNGAN
NOBLE STREET, WEST NEWTON, MA 02465
617–645–1228

Issued for:
BUILDING AND ZONING REVIEW

Drawing Title:
PLAN SHOWING
PROPOSED ADDITION
50 & 52 NOBLE STREET
WEST NEWTON, MA 02465
AP 44003 / 03
BOOK 21746, PAGE 91
LOT 3, MacCLELLAN SUBDIVISION

TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION ON THIS PLAN IS ACCURATE AND CORRECT.

11/3/2013

BY: _____
REGISTERED PROFESSIONAL LAND SURVEYOR

EXPRESS SURVEYING
CURTIS M. JOHNSON, P.L.S.
401-447-3739 / www.expresssurveying.com
P.O. BOX 4143
ANDOVER, MASSACHUSETTS 01810

LEGEND

	UTILITY POLE
	OVERHEAD WIRES
	EXISTING LOT LINE
	CHAINLINK FENCE
	IRON PIPE FOUND
	REBAR FOUND
	GRANITE BOUND FOUND

ZONE SR-3

AREA	7,000 S.F.
FRONTAGE	70 FEET
FRONT YARD	25 FEET
SIDE YARD	7 FEET 6 IN.
REAR YARD	15 FEET
LOT COVERAGE	30%
OPEN SPACE	50%

NOTES:

1. FIELD WORK FOR THIS SURVEY WAS PERFORMED BY EXPRESS SURVEYING ON FRIDAY, NOVEMBER 1, AND SATURDAY, NOVEMBER 2, 2013 WITH SUPPLEMENTAL GAR MEASUREMENTS PERFORMED ON THURSDAY, NOVEMBER 8. TOPOGRAPHY PERFORMED ON NOVEMBER 16. ELEVATIONS REFER TO AN ASSUMED DATUM.

2. UTILITY INFORMATION SHOWN IS TAKEN FROM FIELD LOCATIONS AND IS NOT FOR CONSTRUCTION PURPOSES. CONTACT WITH DIGSAFE FOR FIELD VERIFICATION OF UTILITIES IS REQUIRED BY LAW PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

GRAPHIC SCALE
20 0 10 20 40
(In feet)

RECEIVED
Newton City Clerk
2014 APR -7 PM 12:23
David A. Olson
Newton, MA 02459