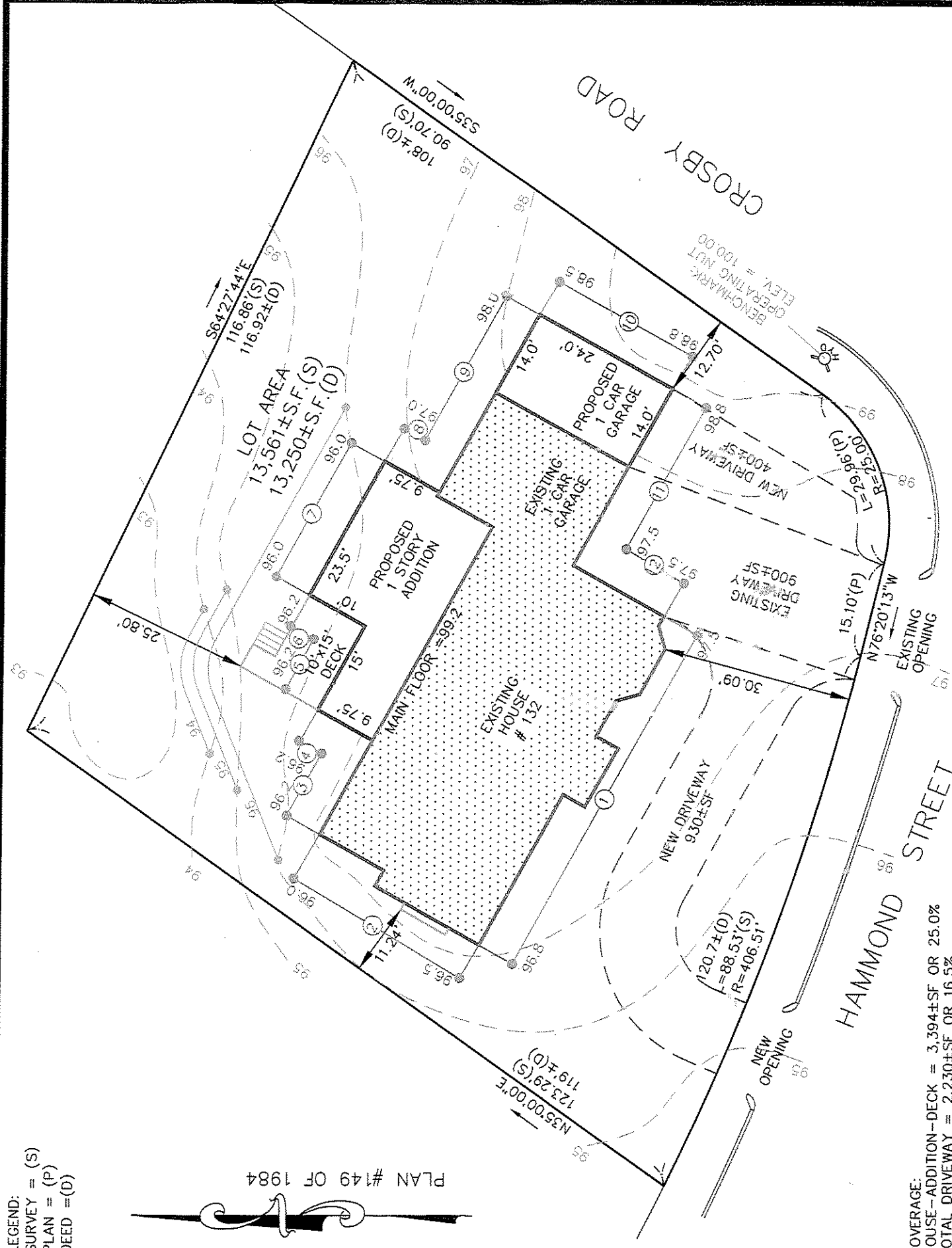


LEGEND:
 SURVEY = (S)
 PLAN = (P)
 DEED = (D)

PLAN #149 OF 1984



COVERAGE:
 HOUSE-ADDITION-DECK = 3,394±SF OR 25.0%
 TOTAL DRIVEWAY = 2,230±SF OR 16.5%
 OPEN SPACE = 7,937±S OR 58.5%

LOTS CREATED BEFORE 12/07/53
 SR2 ZONE

REQUIRED	PROPOSED
AREA = 10,000sf	= 13,561sf
FRONTAGE = 80ft	= 103.63ft
SIDE = 25ft	= 30.09ft 12.70ft
REAR = 7.5ft	= 11.24ft
HEIGHT = 15.0ft	= 25.80ft
F.A.R. = .34 (4,610sf)	= .45 (6,080sf)
STORIES = 36ft	= 30.4ft
LOT COV. = 2.5	= 2.5
OPEN SPACE = 30%	= 25.0%
	= 58.5%

F.A.R. CALCULATIONS EXISTING
 BASEMENT FLOOR CALCULATION
 NO EXPOSED WALL MORE THAN 4' IN HEIGHT
 BASEMENT = 0

FAR
 BASEMENT = 0 SF
 FIRST FLOOR = 2,275±SF
 SECOND FLOOR = 1,970±SF
 AREA OVER 2ND FL = 660±SF

TOTAL EXISTING = 4,905±SF OR .36

PROPOSED FINISHED AVERAGE GRADE PLANE
 $\left\{ \frac{[e_1+e_2]}{2xL} \right\}$

1. (97.5 + 96.8)/2 x 58.9 = 5722.13
2. (96.5 + 96.0)/2 x 30.4 = 2926.00
3. (96.2 + 96.2)/2 x 17.0 = 1635.40
4. (96.2 + 96.2)/2 x 9.75 = 937.95
5. (96.2 + 96.2)/2 x 15.0 = 1443.00
6. (96.2 + 96.2)/2 x 10.0 = 962.00
7. (96.0 + 96.0)/2 x 23.5 = 2256.00
8. (97.0 + 97.0)/2 x 9.75 = 945.75
9. (97.0 + 98.0)/2 x 32.0 = 3120.00
10. (98.5 + 98.8)/2 x 24.0 = 2367.60
11. (98.8 + 97.5)/2 x 31.7 = 3111.35
12. (97.5 + 97.5)/2 x 16.5 = 1608.75

TOTAL = 27035.93

27035.93 / 278.5 = 97.07

AVERAGE GRADE = 97.1

97.1 + 36 = 133.1

MAXIMUM RIDGE = 133.1

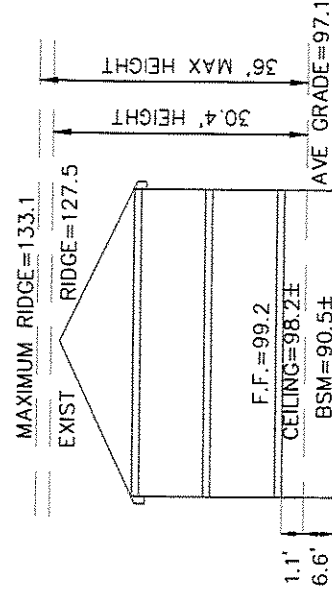
DEED REFERENCE:
 BOOK 38138 PAGE 198
 PLAN REFERENCE:
 PLAN BOOK 273 PLAN 49
 PLAN BOOK 103 PLAN 33
 PLAN BOOK 319 PLAN 49
 PLAN #149 OF 1984
 FILE #1269 OF 1929
 END OF REC'D BK 4810
 LAYOUT OF MANET RD 1923
 (CITY OF NEWTON)

F.A.R. CALCULATIONS PROPOSED
 BASEMENT FLOOR CALCULATION
 NO EXPOSED WALL MORE THAN 4' IN HEIGHT
 BASEMENT = 0

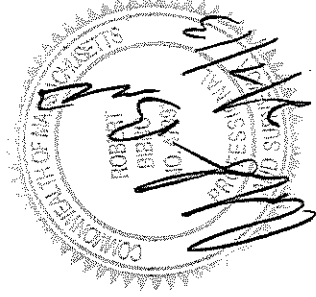
FAR
 BASEMENT = 0 SF
 FIRST FLOOR = 3,218±SF
 SECOND FLOOR = 2,202±SF
 AREA OVER 2ND FL = 660±SF

TOTAL PROPOSED = 6,080±SF OR .45

ARCHITECT TO VERIFY NEW FLOOR AREA



EXISTING HEIGHT = 30.4'



THE PROPERTY AREA AND DIMENSIONS SHOWN ON THIS PLAN ARE A COMPOSITE OF DEEDS OF RECORD, PLANS OF RECORD AND FIELD SURVEY

THE HOUSE SHOWN ON THIS PLAN IS IN FLOOD ZONE "X" AREA OF MINIMAL FLOODING AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP PANEL # 25017C0558E DATED JUNE 04, 2010.

I HEREBY CERTIFY THAT THE HOUSE SHOWN ON THIS PLAN WAS LOCATED IN THE FIELD ON DEC 11, 2012.

PLAN OF LAND NEWTON MA SHOWING HOUSE AND ADDITIONS # 132 HAMMOND STREET

Date: 2/07/13 Scale: 1" = 20'

PREPARED BY:

**BIBBO BROTHERS
 AND ASSOCIATES**

SURVEYING, ENGINEERING,
 CONSTRUCTION CONSULTING

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 781-891-0417

RALPH BIBBO JR. - MANAGER - OWNER
 ROBERT BIBBO - P.L.S. - OWNER