

Proposed Addition
Not to Scale

Grade Plane Calculation

$$\frac{79.5 + 82.8}{2} (35.0) = 2,842.0$$

$$\frac{82.8 + 83.0}{2} (36.5) = 3,025.9$$

$$\frac{83.0 + 82.9}{2} (10.3) = 854.4$$

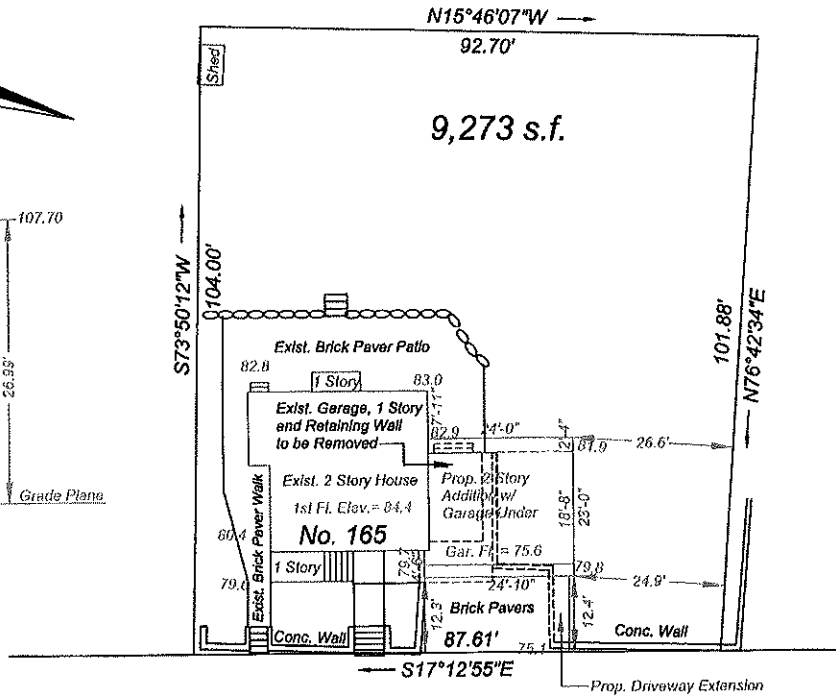
$$\frac{82.9 + 81.9}{2} (24) = 1,977.6$$

$$\frac{81.9 + 79.8}{2} (20.7) = 1,673.6$$

$$\frac{75.6 + 75.6}{2} (24.8) = 1,874.9$$

$$\frac{79.7 + 79.6}{2} (35.1) = 2,795.7$$

$$15,044.1 : 186.4 = 80.71$$



Harvard (Public - 40' Wide) Street

1st Floor 1,239 s.f.	(450 s.f. Addition + 789 s.f. Existing)
2nd Floor 1,251 s.f.	(506 s.f. Addition + 745 s.f. Existing)
Attic Floor 58 s.f.	(0 s.f. Addition + 58 s.f. Existing)
Basement 761 s.f.	(499 s.f. Addition + 262 s.f. Existing)
Total Floor Area 3,309 s.f.	3,309 divided by 9,273 s.f. Lot Size = 0.357

The Maximum Allowable FAR (MR-1 Zone) = 0.53 - [0.00017(9,273 - 7,000)] = 0.491

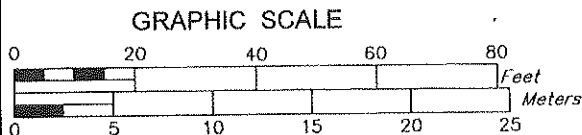
Total Basement Floor Area: 789 s.f.
Perimeter Length where the first floor is more than 4'-0" above the exterior grade: 40.8'
Total perimeter of foundation: 123.0'

$$\frac{40.8}{123.0} (789) = 261.7 \text{ s.f.}$$

NOTE: The net increase in Impervious Area for this project is 369 s.f.

Zone: MR-1 (Old Lot)
Proposed Lot Coverage: 15.0%
Proposed Open Space: 81.7%

Deed: Book 43, 162, Page 67
Plan: Plan Book 20A, Plan 33



To obtain meters, multiply feet by 0.3048



Wade Putnam

Plan of Land

IN Newton, Massachusetts

AT 165 Harvard Street

Owned by: Diego Tebaldi & Nina Tebaldi

Scale: 1 inch = 20.00 feet

August 8, 2012

Wade T. Putnam

Professional Land Surveyor

12 Nutting Road

Waltham, Mass. 02451-3113

Phone (617) 924-7877

Email: rah55@comcast.net