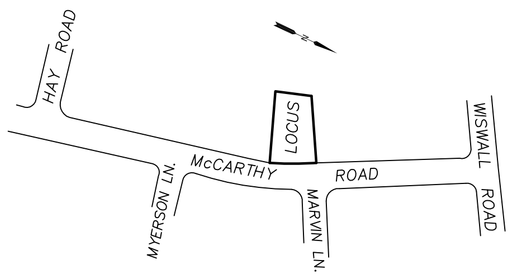
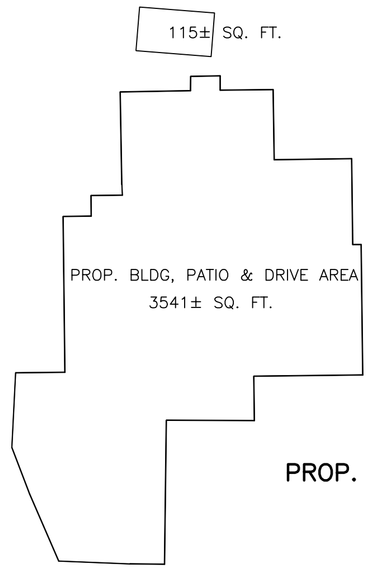
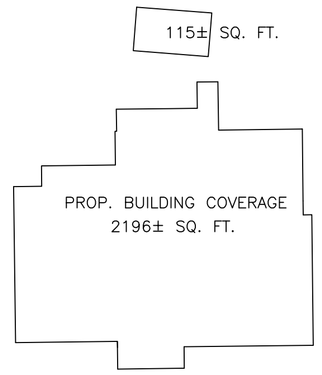


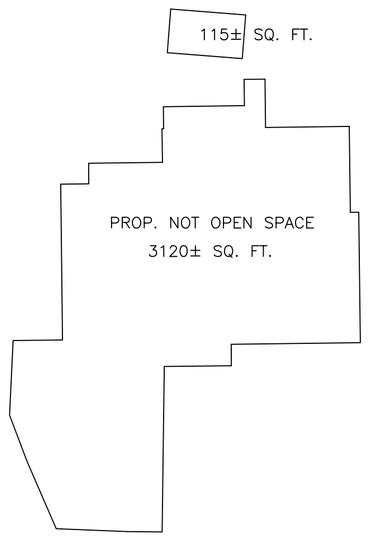
LOCUS PLAN

SCALE: 1"=200'±



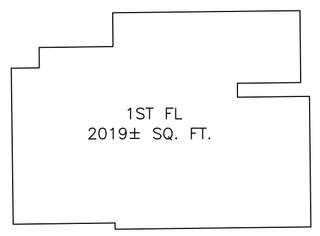


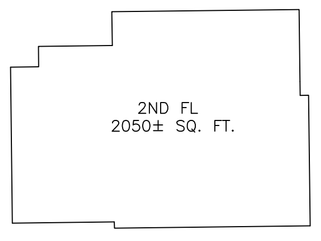
PROP. LOT COVERAGE = (2196+115) / 10033 = 23.03%



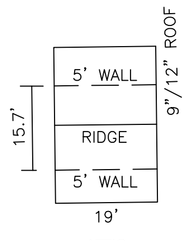
IMPERVIOUS AREA = 3541+115=3656± SQ. FT.

PROP. OPEN SPACE = (10033 – 3120 –115) / 10033 = 67.76%





PROP. FAR = (2019 + 2050 + 298.3 + 985.5) / 10033 = 0.53

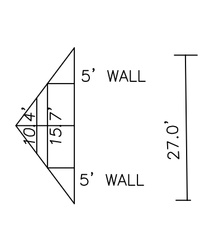


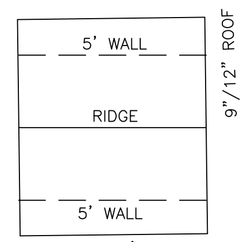
ATTIC

15.7 X 19.0 = 298 SQ. FT.@ 5FT

10.4 X 19.0 = 197.6 SQ. FT.@ 7FT

198 / 986 = 66% OF REQUIRED FLOOR AREA



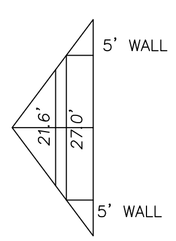


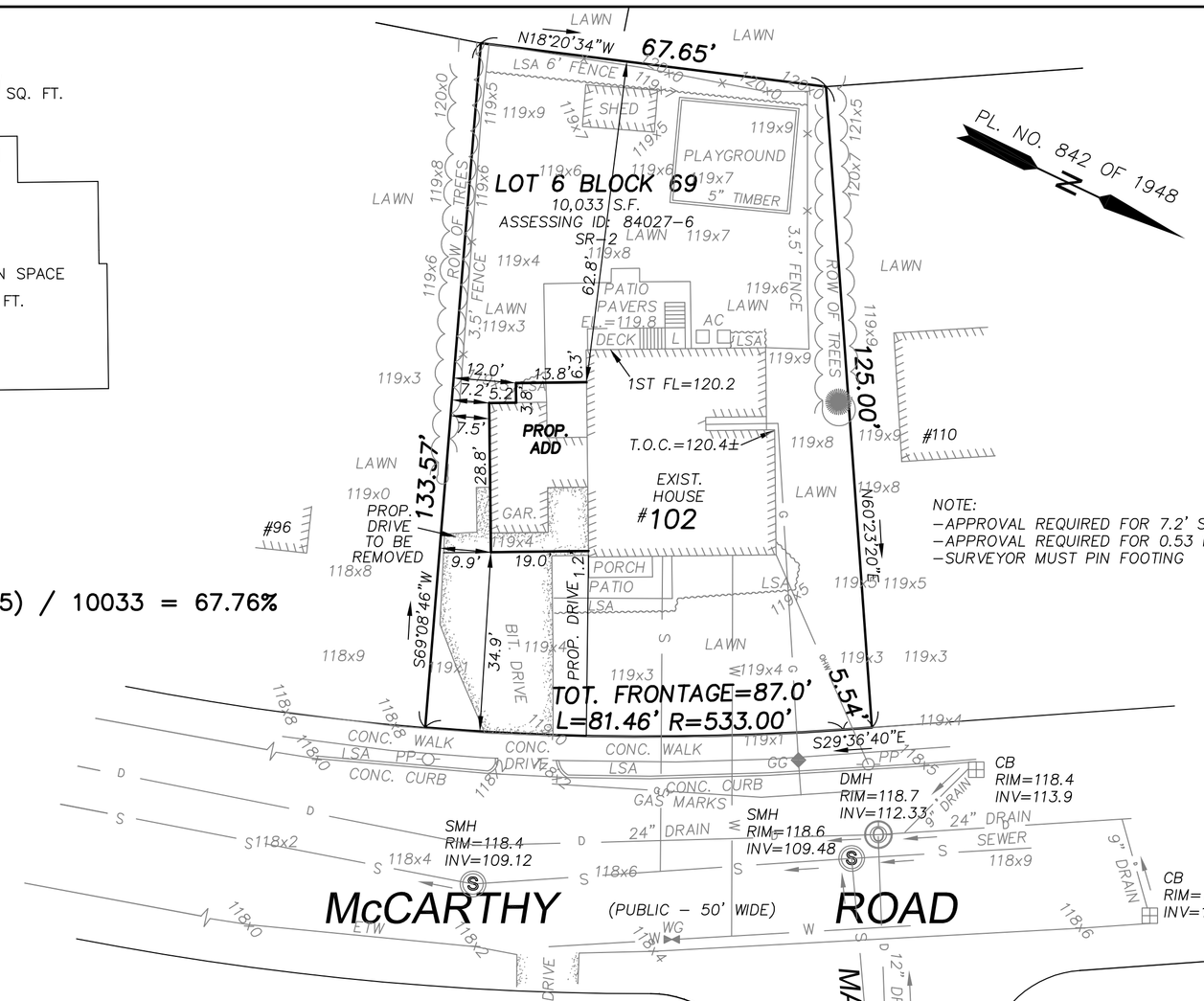
ATTIC

27.0 X 36.5 = 986 SQ. FT.@ 5FT

21.6 X 36.5 = 788 SQ. FT.@ 7FT

788 / 986 = 80% OF REQUIRED FLOOR AREA





NOTE:
–APPROVAL REQUIRED FOR 7.2' SETBACK
–APPROVAL REQUIRED FOR 0.53 FAR
–SURVEYOR MUST PIN FOOTING

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

COMMONWEALTH OF MASSACHUSETTS
ELLIOTT J. PATURZO
NO. 34633
PROFESSIONAL
LAND SURVEYOR

PROPOSED CONDITIONS

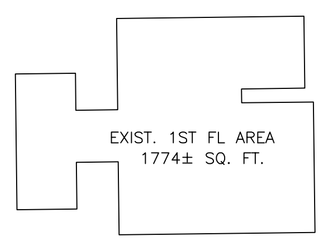
0 10 20 30 40 60

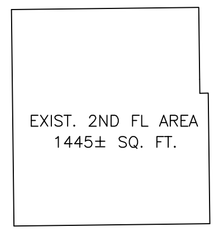
GRAPHIC SCALE
1"=20'

JOB #5915
DATE: 6/9/2014
REV.

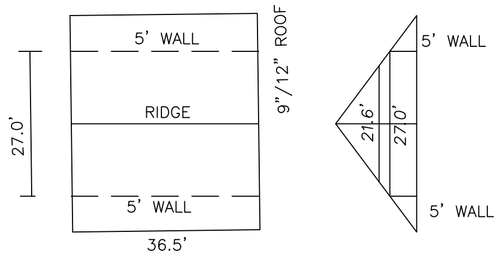
CHENEY ENGINEERING CO., INC.
4 WALPOLE STREET
DOVER, MA 02030
TEL. 508-785-2100

EXISTING & PROPOSED CONDITIONS PLAN
#102 McCARTHY ROAD
NEWTON, MASSACHUSETTS
MIDDLESEX COUNTY
AS PREPARED FOR
HARVEY REMODELING





EXIST. FAR = (1774 + 1445 + 985.5) / 10033 = 0.42



ATTIC

27.0 X 36.5 = 986 SQ. FT.@ 5FT

21.6 X 36.5 = 788 SQ. FT.@ 7FT

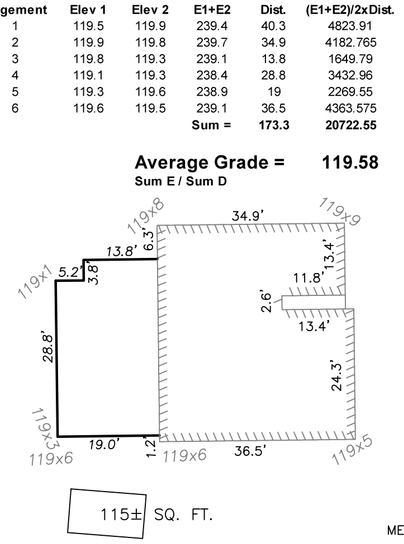
788 / 986 = 80% OF REQUIRED FLOOR AREA

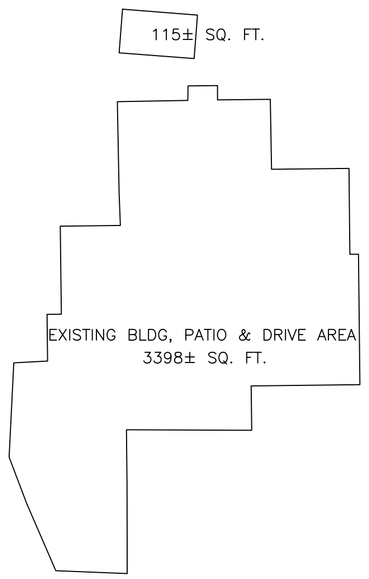
EXISTING ROOF SHOWN 9"/12" ON PLAN BY "HARVEY DESIGN REMODELING"

AVERAGE HEIGHT CALCULATIONS FOR:
102 McCARTHY RD, NEWTON

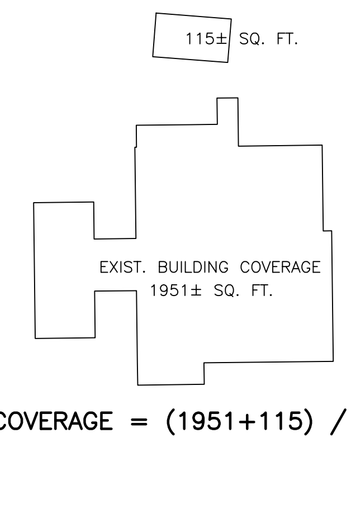
Segement	Elev 1	Elev 2	E1+E2	Dist.	(E1+E2)/2xDist.
1	119.5	119.9	239.4	40.3	4823.91
2	119.9	119.8	239.7	34.9	4182.765
3	119.8	119.3	239.1	13.8	1649.79
4	119.1	119.3	238.4	28.8	3432.96
5	119.3	119.6	238.9	19	2269.55
6	119.6	119.5	239.1	36.5	4363.575
			Sum =	173.3	20722.55

Average Grade = 119.58
Sum E / Sum D

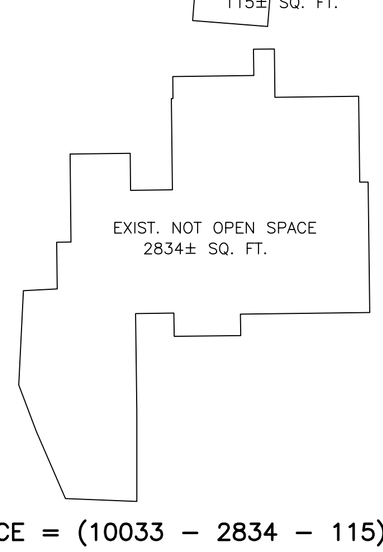




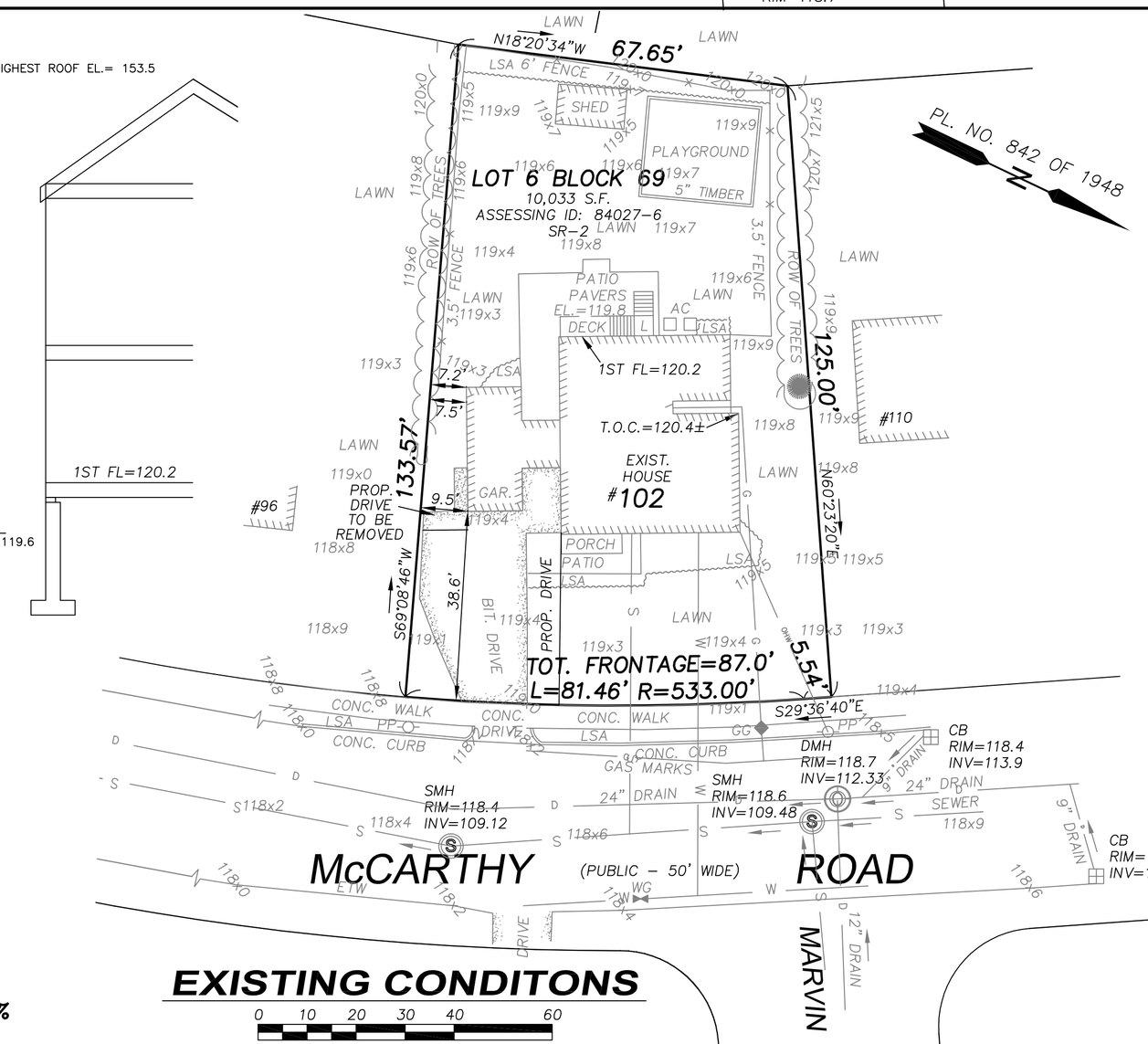
IMPERVIOUS AREA = 3398+115=3513± SQ. FT.



EXIST. LOT COVERAGE = (1951+115) / 10033 = 20.59%



EXIST. OPEN SPACE = (10033 – 2834 – 115) / 10033 = 70.61%



EXISTING CONDITONS

0 10 20 30 40 60

GRAPHIC SCALE
1"=20'