

F.A.R. CALCULATIONS (BASED ON SIDING)  
 LOT = 17,528±S.F. x .33 = 5,784±S.F.

EXISTING HOUSE:  
 BASEMENT = 0sf  
 FIRST FLOOR = 1,180sf  
 SECOND FLOOR = 1,186sf  
 ATTIC FLOOR (SEE ARCHITECT PLANS) = 746sf  
 TOTAL FAR EXISTING = 3,112sf

PROPOSED ADDITION:  
 BASEMENT = 0sf  
 GARAGE /1ST FLOOR = 1,654sf  
 SECOND FLOOR = 1,420sf  
 ATTIC = 0sf  
 TOTAL FAR PROPOSED = 3,074sf

TOTAL HOUSE = 6,186sf > 5,784sf  
 OVER BY 402sf  
 FAR = 6,186sf OR .353 CALL .35

TO BE VERIFIED FROM THE ARCHITECT AND IN THE FIELD

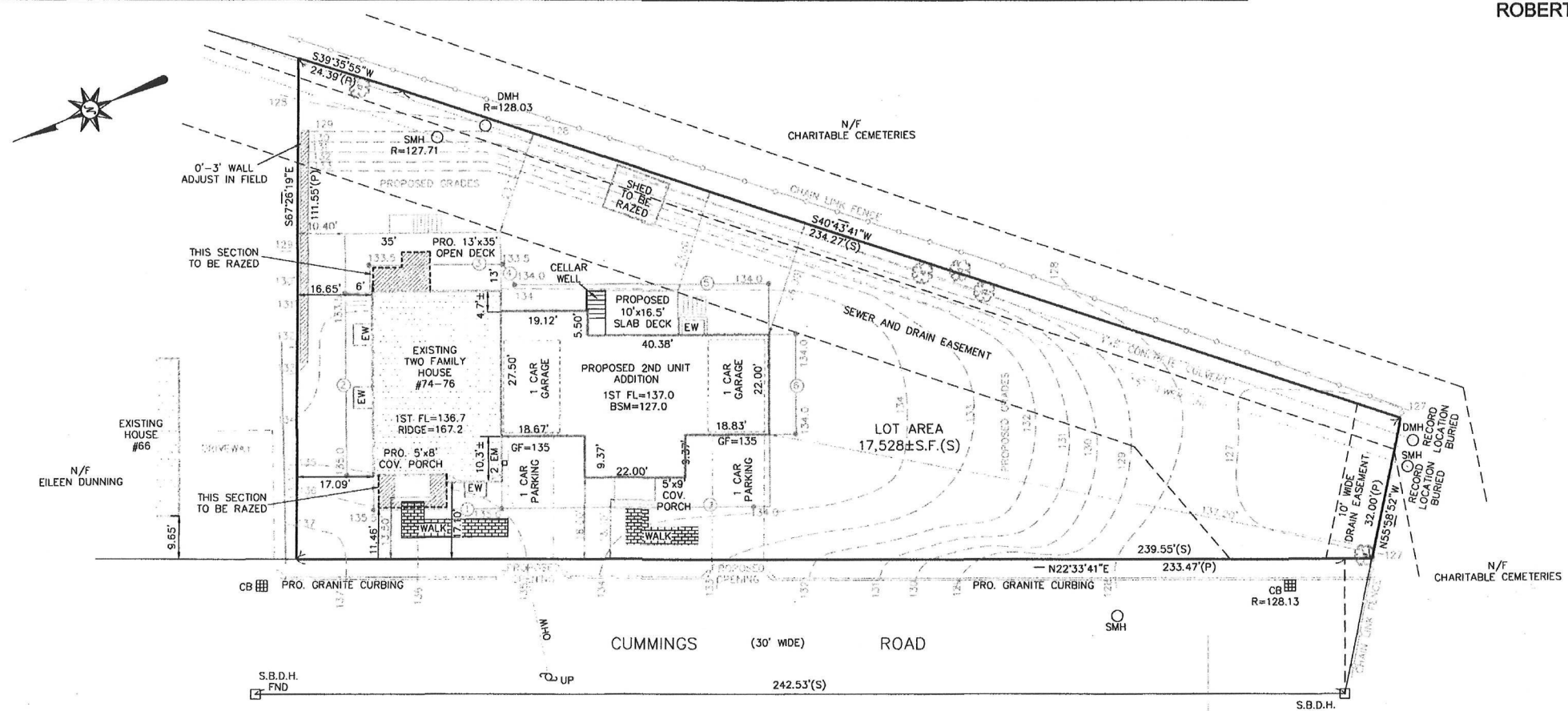
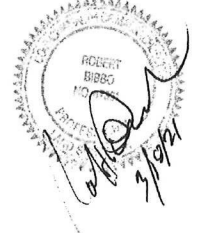
# PLAN OF LAND

## NEWTON, MASSACHUSETTS

### SHOWING EXISTING HOUSE AND PROPOSED 2ND UNIT ADDITION

#### #74-76 CUMMINGS ROAD

DATE: SEPTEMBER 23, 2020 SCALE: 1" = 20'  
 PREPARED BY:  
**BIBBO BROTHERS & ASSOCIATES**  
 SURVEYING, ENGINEERING  
 & CONSTRUCTION CONSULTING  
 10 HAMMER STREET, WALTHAM, MA 02453  
 TEL: 781-891-0417 - bibbobrothers@comcast.net  
 RALPH J. BIBBO, JR., MANAGER, OWNER  
 ROBERT J. BIBBO, P.L.S., OWNER

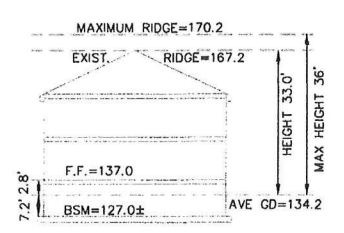


PROPOSED FINISHED AVERAGE GRADE PLANE  
 $\frac{[(e1+e2)/2] \times L}{P}$

- $(135.0 + 135.5)/2 \times 28.60 = 3,868.15$
- $(135.0 + 133.5)/2 \times 40.80 = 5,477.40$
- $(133.5 + 133.5)/2 \times 28.60 = 3,818.10$
- $(133.5 + 134.0)/2 \times 5.00 = 668.75$
- $(134.0 + 134.0)/2 \times 59.50 = 7,973.00$
- $(134.0 + 134.0)/2 \times 22.00 = 2,948.00$
- $(134.0 + 135.0)/2 \times 59.50 = 8,002.75$

TOTAL P=244.00 = 32,756.15

$32,756.15 / 244.00 = 134.24$   
 AVERAGE GRADE = 134.0  
 $134.2 + 36 = 170.2$  MAX. RIDGE = 170.2



PROPERTY LOCATED IN SR2 ZONE

	REQUIRED	PROPOSED
AREA	= 15,000sf	= 17,528sf(S)
FRONTAGE	= 100ft	= 239.55ft(S)
FRONT	= 30.0ft (19.83ft)	= 13.00ft
SIDE	= 15ft	= 10.40ft, 137.20ft
REAR	= 15.0ft	= 23.00ft
F.A.R.	= .33	= .35
HEIGHT	= 36ft	= 33.2ft
STORIES	= 2.5	= 2.5
LOT COV.	= 20%	= 16.7%
OPEN SPACE	= 65%	= 79.0%

COVERAGE:  
 HOUSE, ADDITION & COV. PORCHES = 2,920±SF OR 16.7%  
 PAVEMENT / WALKS = 700±SF OR 4.0%  
 OPEN SPACE = 13,908±SF OR 79.3%

FRONT YARD AVERAGE SETBACK  
 $9.65 + 30.00 = 39.65/2 = 19.83'$

\* = DEFICIENCIES

REQUESTED FEES:  
 1. MAINTENANCE OF A TWO FAMILY OR A SINGLE FAMILY ZONE  
 2. FRONT YARD 19.83' TO 13.00'  
 3. SIDE YARD 15.00' TO 10.40'  
 4. F.A.R. 23 (REQUIRED) TO 35 (PROPOSED)

RECORD OWNER:  
 ARONE BROS LLC

DEED REFERENCE:  
 BOOK 73522 PAGE 455

PLAN REFERENCE:  
 PLAN #1474 OF 1985

THE PROPERTY SHOWN ON THIS PLAN IS IN FLOOD ZONE "X" AND IS NOT IN A 100 YEAR FLOOD PLAIN AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, PANEL #25017C0554E DATED JULY 4, 2010.

- LEGEND:
- P = PLAN
  - S = SURVEY
  - SMH = SEWER MANHOLE
  - DMH = DRAIN MANHOLE
  - SBDH = STONE BOUND DRILL HOLE
  - R = RIM
  - UP = UTILITY POLE
  - OHW = OVERHEAD WIRES
  - FL = FLOOR
  - GF = GARAGE FLOOR
  - EW = EGRESS WELL
  - CB = CATCH BASIN
  - COV. = COVERED
  - PRO. = PROPOSED
  - FF = FIRST FLOOR
  - BSM = BASEMENT
  - EM = ELECTRIC METER