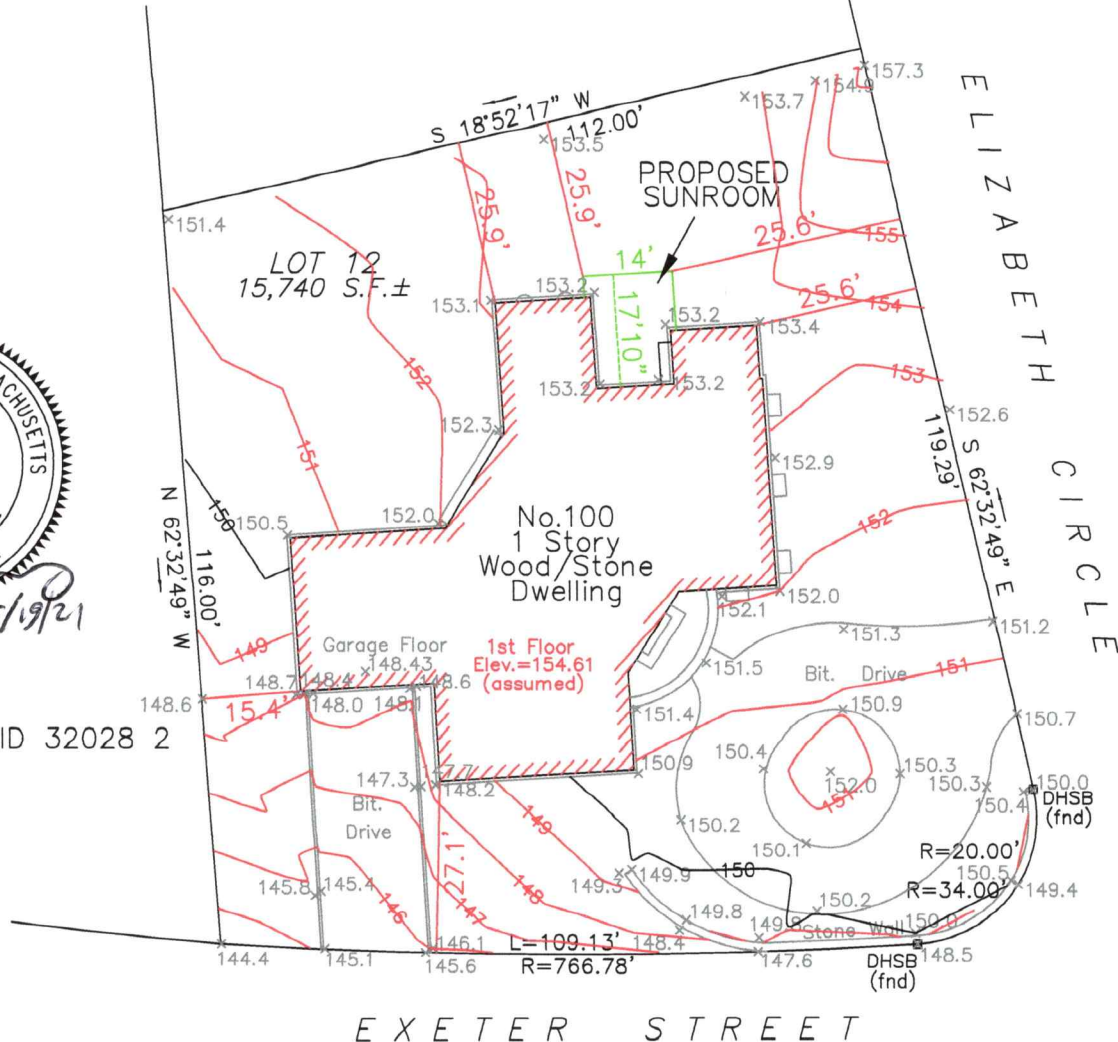


Assessor's ID 32028 27

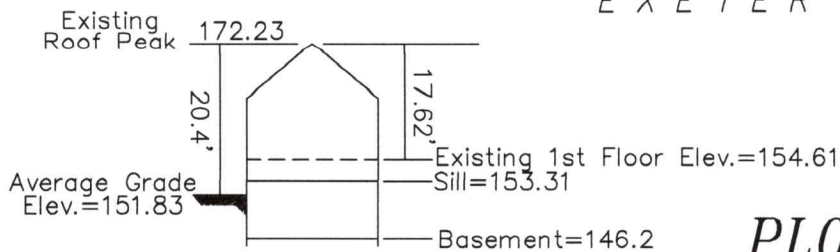


6/19/21



Assessor's ID 32028 2

EXETER STREET



Average Grade around entire Dwelling=151.61'

Zoning District: SR1
Deed Reference: Book 63701, Page 236
Assessor's ID 32028 1

Existing Lot Coverage = 20.9% ±
Proposed Lot Coverage = 22.4% ±
Existing Open Space = 64.6% ±
Proposed Space = 63.1% ±

Existing Floor to Area Ratio (FAR)= .315
Proposed Floor to Area Ratio (FAR)= .33

PLOT PLAN OF LAND NEWTON, MA.

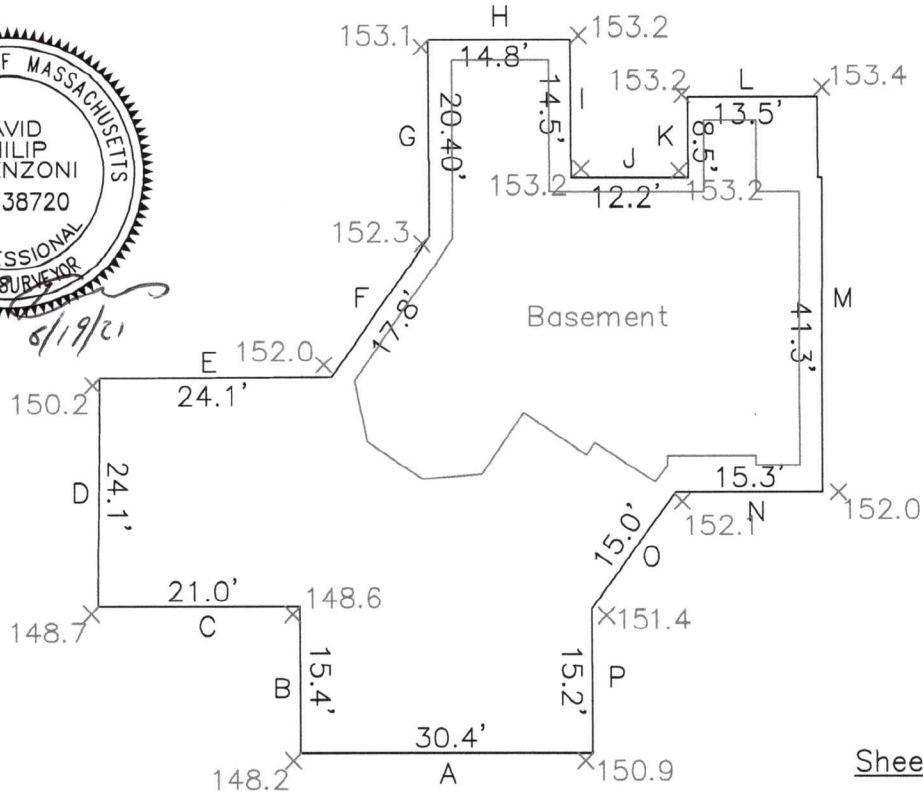
PREPARED FOR:

PEI-LI HUANG
100 EXETER STREET

SCALE: 1"=30'

DATE: OCTOBER 10, 2020
Revised: DECEMBER 7, 2020
Revised: JUNE 4, 2021
Revised: JUNE 14, 2021
Revised: JUNE 19, 2021

DAVID P. TERENZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

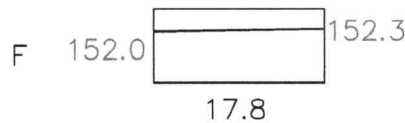


Sheet 1 of 2

$$154.4 - 152.0 = 2.4$$

$$154.4 - 152.3 = 2.1$$

$$(2.4 + 2.1) / 2 \times 17.8 = 40.05$$



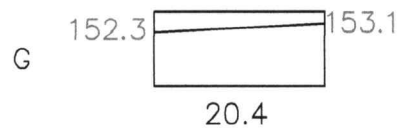
Basement Ceiling—154.4'(typical)

Basement Floor—146.6'(typical)

$$154.4 - 152.3 = 2.1$$

$$154.4 - 153.1 = 1.3$$

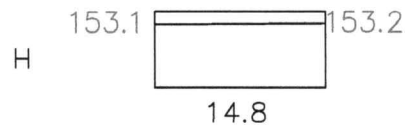
$$(2.1 + 1.3) / 2 \times 20.4 = 34.68$$



$$154.4 - 153.1 = 1.3$$

$$154.4 - 153.2 = 1.2$$

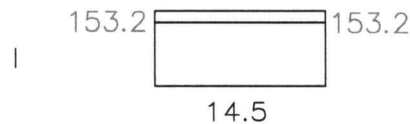
$$(1.3 + 1.2) / 2 \times 14.8 = 18.5$$



$$154.4 - 153.2 = 1.2$$

$$154.4 - 153.2 = 1.2$$

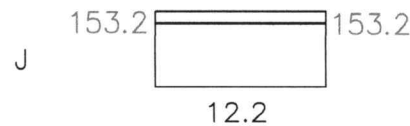
$$(1.2 + 1.2) / 2 \times 14.5 = 17.4$$



$$154.4 - 153.2 = 1.2$$

$$154.4 - 153.2 = 1.2$$

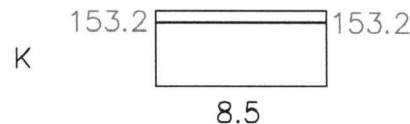
$$(1.2 + 1.2) / 2 \times 12.2 = 14.64$$

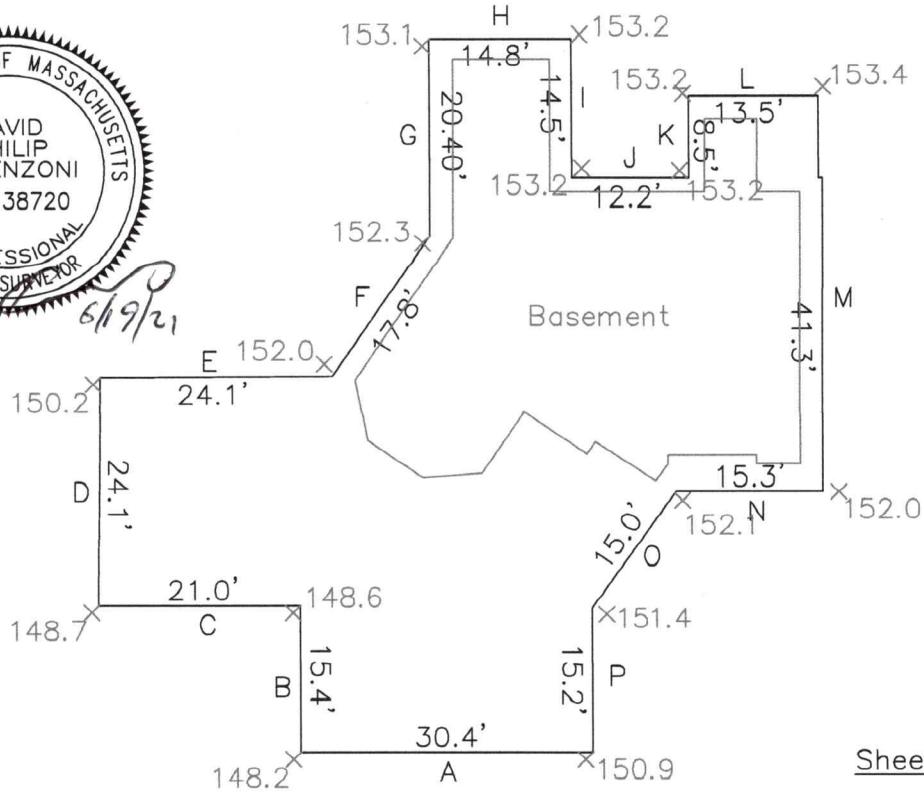


$$154.4 - 153.2 = 1.2$$

$$154.4 - 153.2 = 1.2$$

$$(1.2 + 1.2) / 2 \times 8.5 = 10.2$$





Sheet 2 of 2

$\frac{154.4 - 153.2 = 1.2}{154.4 - 153.4 = 1.0}$ $(1.2 + 1.0) / 2 \times 13.5 = 14.85$	L 	153.2 153.4 Basement Ceiling—154.4'(typical) Basement Floor—146.6'(typical)
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$\frac{154.4 - 153.4 = 1.0}{154.4 - 152.0 = 2.4}$ $(1.0 + 2.4) / 2 \times 41.3 = 70.21$	M 	153.2 152.0 Basement Ceiling—154.4'(typical) Basement Floor—146.6'(typical)
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$\frac{154.4 - 152.0 = 2.4}{154.4 - 152.1 = 2.3}$ $(2.4 + 2.3) / 2 \times 15.3 = 35.96$	N 	152.0 152.1 Basement Ceiling—154.4'(typical) Basement Floor—146.6'(typical)
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$40.05 + 34.68 + 18.5 + 17.4 + 14.64 + 10.2 +$
 $14.85 + 70.21 + 35.96 = 256.49$
 $(7.8 \times 17.8) + (7.8 \times 20.4) + (7.8 \times 14.8) + (7.8 \times 14.5) + (7.8 \times 12.2) +$
 $(7.8 \times 8.5) + (7.8 \times 13.5) + (7.8 \times 41.3) + 7.8 \times 15.3 = 1,234.8$
 $138.84 + 159.12 + 115.44 + 113.1 + 95.16 +$
 $66.3 + 105.36 + 322.14 + 119.34 = 1,234.8$
 $\frac{256.49}{1234.8} = 20.77\%$ of Foundation is above Grade
 (79.23% of Foundation is below Grade)