

Exhibit A

STREET: 411 Waverley Oaks Road

LOT NO:

DATE	OWNER	PROPOSED WORK	AMOUNT	PLAN NO.
9.15.49	Peirce Bros.	2-3500 gal. underground storage tanks & pump approved by the Board of Appeals.		
5.7.54	"	Addition for storage	per \$197 \$500	
10.7.54	Slotnick Co.	Temporary storage warehouse	per \$470 \$1000	
11.7.61	Peirce Bros.	Storage bldg.	per \$564 \$500	
5.16.62	"	Footing for oil tanks	per \$213 \$2000	
7.18.63	"	New oil storage & boiler room	per \$369 \$12,000	gray file Dr. 21 Pl. 2
9.9.63	"	SI & R2 in tank building Install cat walk around tanks	per \$500 \$1500	
4.12.72	Duffy Associates	Site preparation	per \$85 DR. 411 - Plan #34	
10/10/72	"	Extension of 90 DAYS (To 1/9/73)		
1/5/73	"	"	(To APRIL 5/73)	
4/4/73	"	"	(To JULY 5/73)	
6/6/73	CANCELLED PERMIT #85 (ISSUED IN ERROR)			
6/6/73	ISSUED SITE PERMIT SUGGEST TO CANTON PLANNING BOARD MAY 17, 1973			
6.26.73	Duffy Bros	to erect buildings A B C D Per #258 \$1,920,000. Plan Dr. 41 for COMM. & LIGHT MFG. (EXTENSIONS ATTACHED TO Bldg. Permit Application)		Plan #34

PENAL FOR REMOVING THIS CARD

FEE PAID \$ 50.00

CITY OF WALTHAM



No. 258

Waltham, Mass., June 26 1973

PERMIT TO BUILD

THIS MAY CERTIFY THAT

has permission to erect — after —

to be

every

can. ~~REVISION~~ provided that the person

the terms of the application therefor on file in the
ing to the Inspection, Alteration and Construction

THIS PERMIT IS FOR BLOKS.

ON PLAN HOMER K. DOOGT

NOT

WIRES

Walter S. O'Hanrahan

Building Inspector.

To occupy Street or Sidewalk apply at office of Street Department, City Hall

No Concrete Shall Be Poured When Temperature is Below 30° F.

Forms Shall Remain In Place 72 Hours After Pouring.

This Card Must Be Displayed in a Conspicuous Place on the Premises
and Not Torn Down or Removed

No Lathing To Be Done Until Permit Is Passed by Building Inspector

F	
RF	

PLUMBING	HEATING
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LATHING	FINISH
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Ventilating	Air Conditioning
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258 Building
298 EMERSON CONSTRUCTION, INC.

CITY OF WALTHAM
BUILDING DEPARTMENT



Certificate of Use and Occupancy

Zone

This is to certify that: DUFFY BROS. CONST. INC.
541 Pleasant Street, Watertown
Date August 27, 1975
COMMERCIAL

This building located at No. 411 Waverly Oaks Road

Waltham, Massachusetts

and erected under permit No. 258 - Bldg. B, Sec. 2, dated June 26, 1973
upper level
of this office,
has been erected in accordance with the requirements of the Massachusetts State Building Code, as amended, and
of the Zoning Ordinance of the City of Waltham as it applies to buildings in the above Zoning District, and may
be used for such purposes as are permitted therein.

Anthony J. Deane
Inspector of Buildings



CALCULATION SUMMARY

JOB NO./LOCATION: 1244.31 Waltham, Massachusetts
CLIENT/PROJECT: Duffy Properties 411 Waverly Oaks Road Building A
SUBJECT/TITLE: Floor Area Ratio Calculation (FAR)
OBJECTIVE OF CALCULATION: To determine the existing FAR and the impact of two proposed façade improvements of 60 & 150 square feet on the FAR
CALCULATION METHOD(S): FAR = Gross Floor Area / Lot Area
ASSUMPTIONS: <u>Per City of Waltham Zoning Definitions:</u> 2.318. FLOOR AREA, GROSS — The total area of all floors of a building, excluding all parking areas and all parking structures and the traditional roof appurtenances such as mechanical or utility rooms providing services to the building itself, flagpoles, chimneys and similar structures, but including cellars, except that portion used for parking, basements, except that portion used for parking and mezzanines to the inside face of exterior walls thereof, and including partitions, stairwells, corridors and fully enclosed porches with permanent roofs. 2.321. FLOOR AREA RATIO (FAR) — The ratio between the gross floor area, as defined by this chapter, of all buildings and structures on a particular lot or parcel and the total land area of that lot and/or parcel. Where a City boundary line divides a lot, the "FAR" shall be the ratio between that portion of the gross floor area which is located within the boundaries of the City of Waltham and that portion of the total land area which is located within the City of Waltham.
SOURCES OF DATA/EQUATIONS: City of Waltham Official Website- Zoning By-laws. Existing FAR 103,426 SF X 2 for 2 Stories= 206,852 SF 206,852 GFA / 317,228 SF lot area = 0.6520 FAR PHASE 2 (60 S.F. façade expansion) 206,852 SF + 60 SF = 206,912 SF GFA 206,912 GFA / 317,228 SF lot area = 0.6523 FAR PHASE 3 (150 S.F. future façade expansion) 206,912 SF + 150 SF = 207,062 GFA 207,062 GFA / 317,228 SF lot area = 0.6527 FAR



REV	CALC. BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
0	REH	4/14/20	KCC	4/14/20	KCC	4/14/20

KCC/124431CS001

