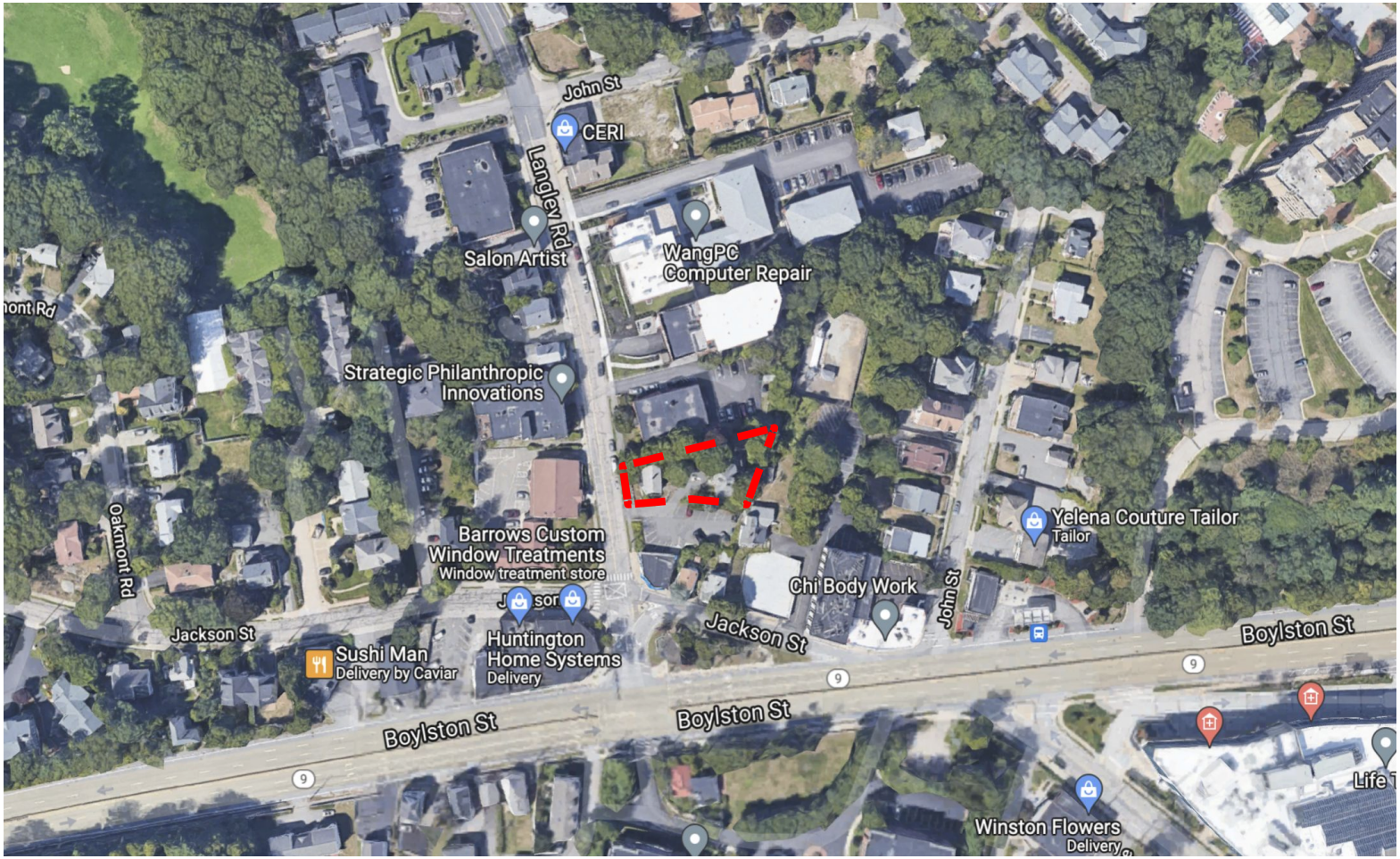

416-418 LANGLEY ROAD, NEWTON, MA
02459

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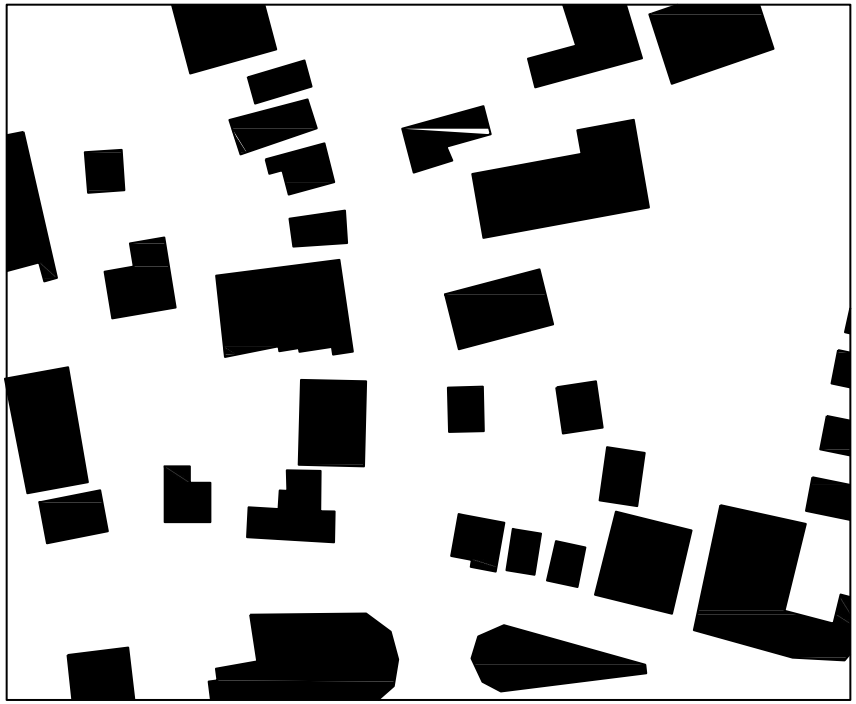

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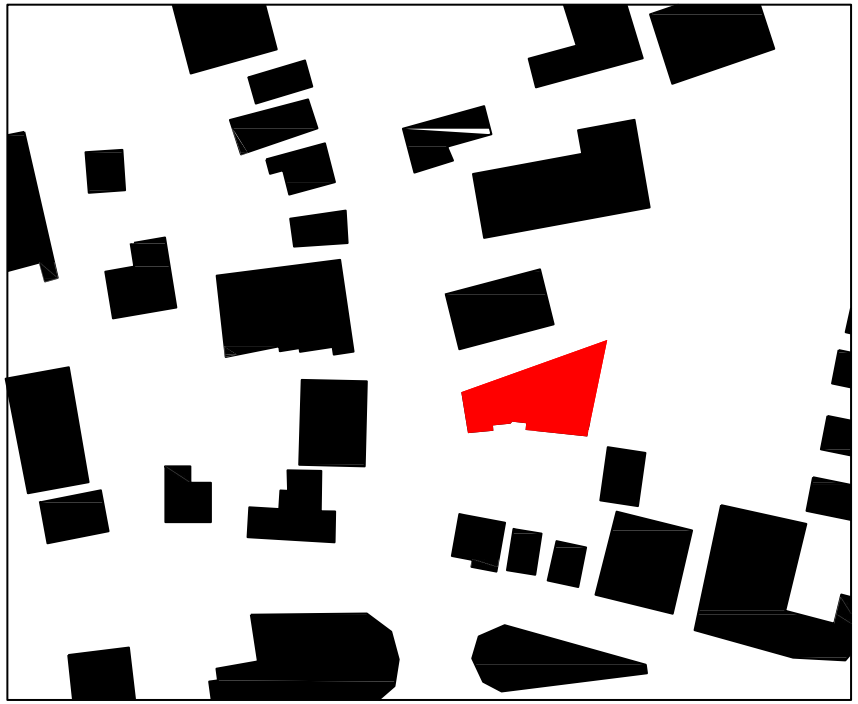

PROPOSED

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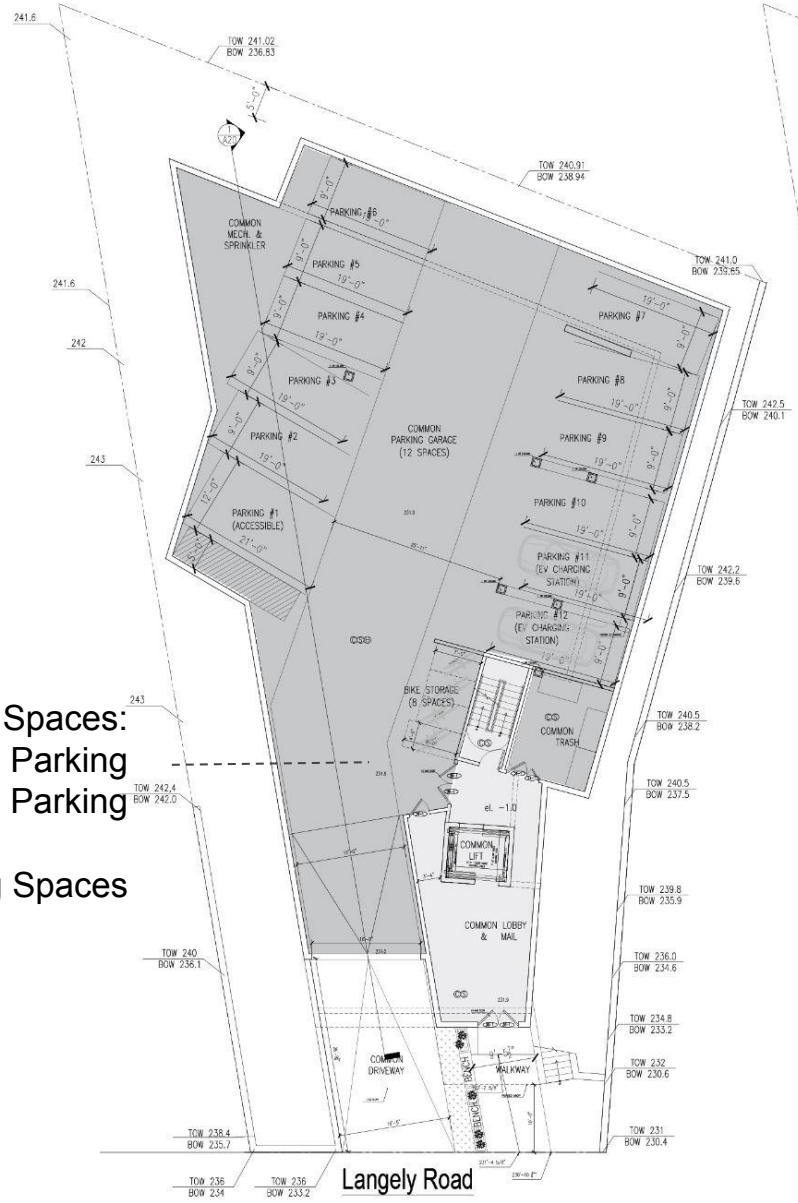
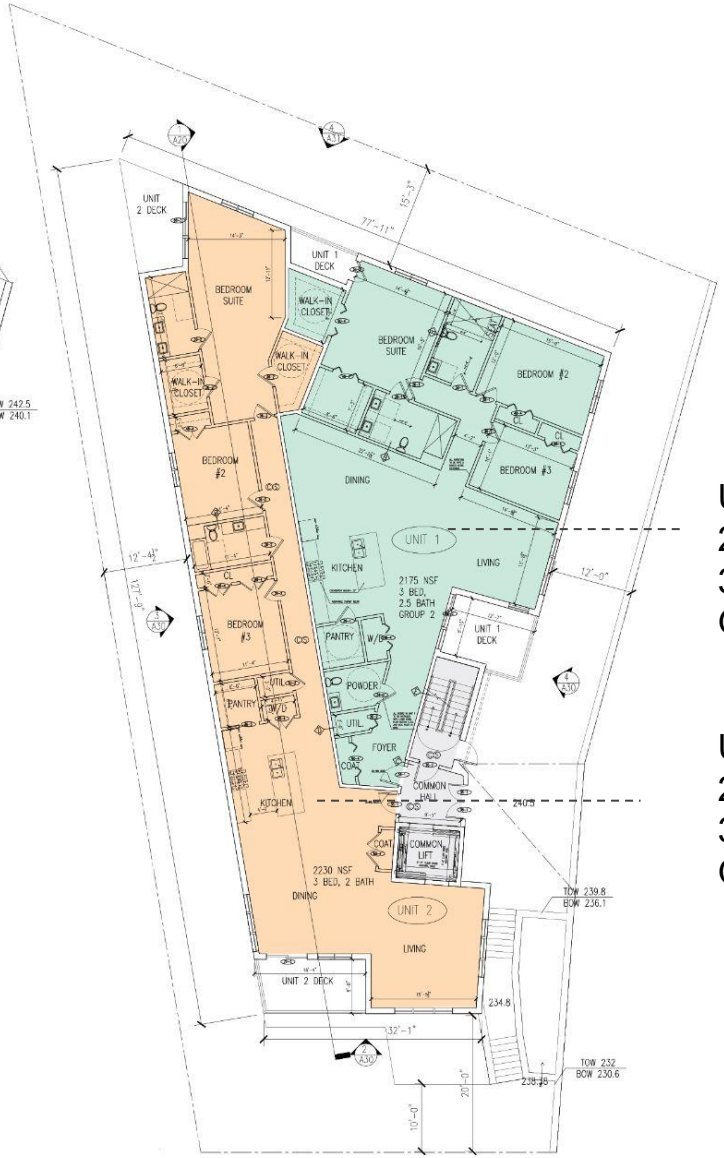
NEIGHBOURHOOD CONTEXTUAL PLAN





12 Parking Spaces:
1 Handicap Parking
2 EV Charging Parking

8 Bike Parking Spaces

Unit 1
2175 Nsf
3 Bed, 2.5 Bath
Group-2

Unit 2
2230 Nsf
3 Bed, 2 Bath
Group-1

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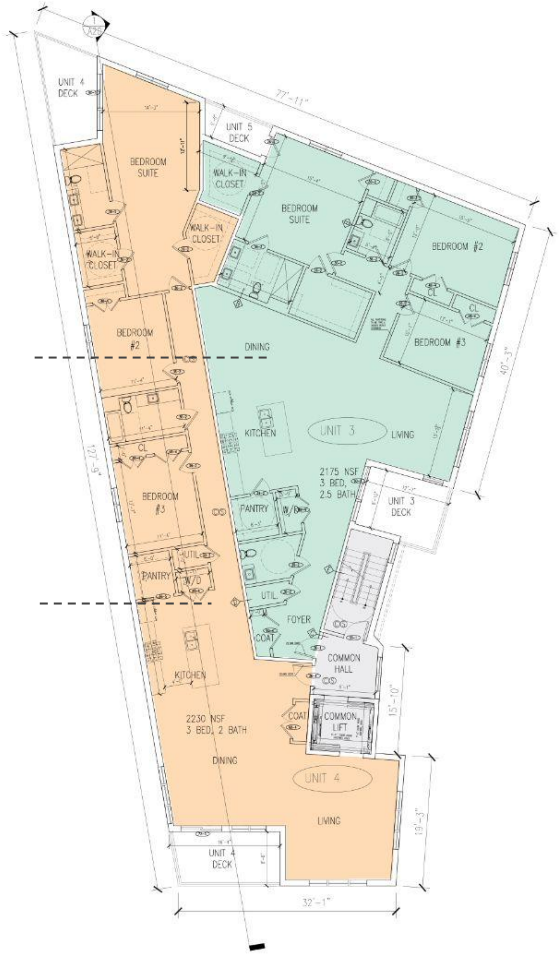
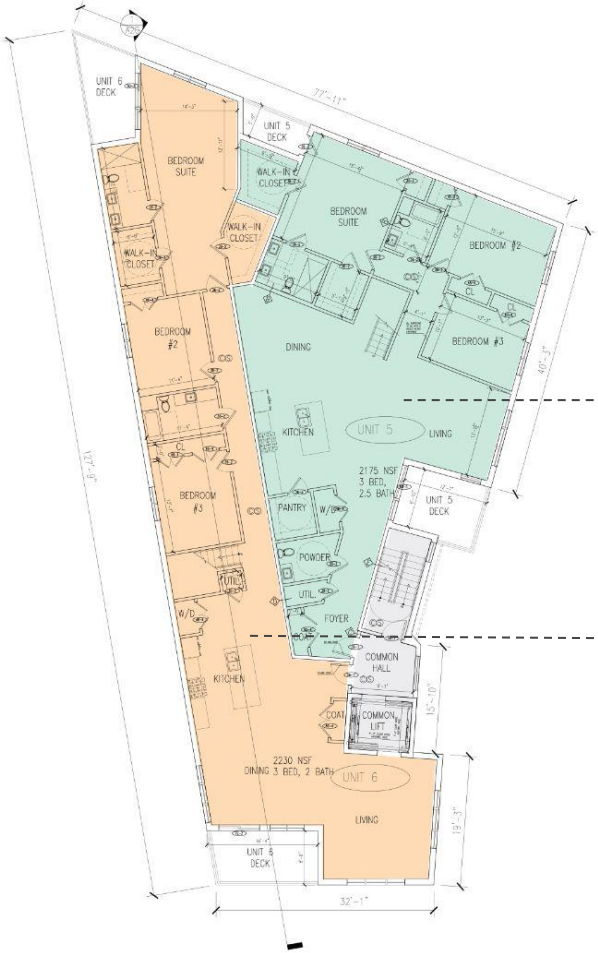
FLOOR PLANS

Unit 3
2175 Nsf
3 Bed, 2.5 Bath
Group-1

Unit 4
2230 Nsf
3 Bed, 2 Bath
Group-1





Unit 5
2175 Nsf
3 Bed, 2.5 Bath
Group-1

Unit 6
2230 Nsf
3 Bed, 2 Bath
Group-1

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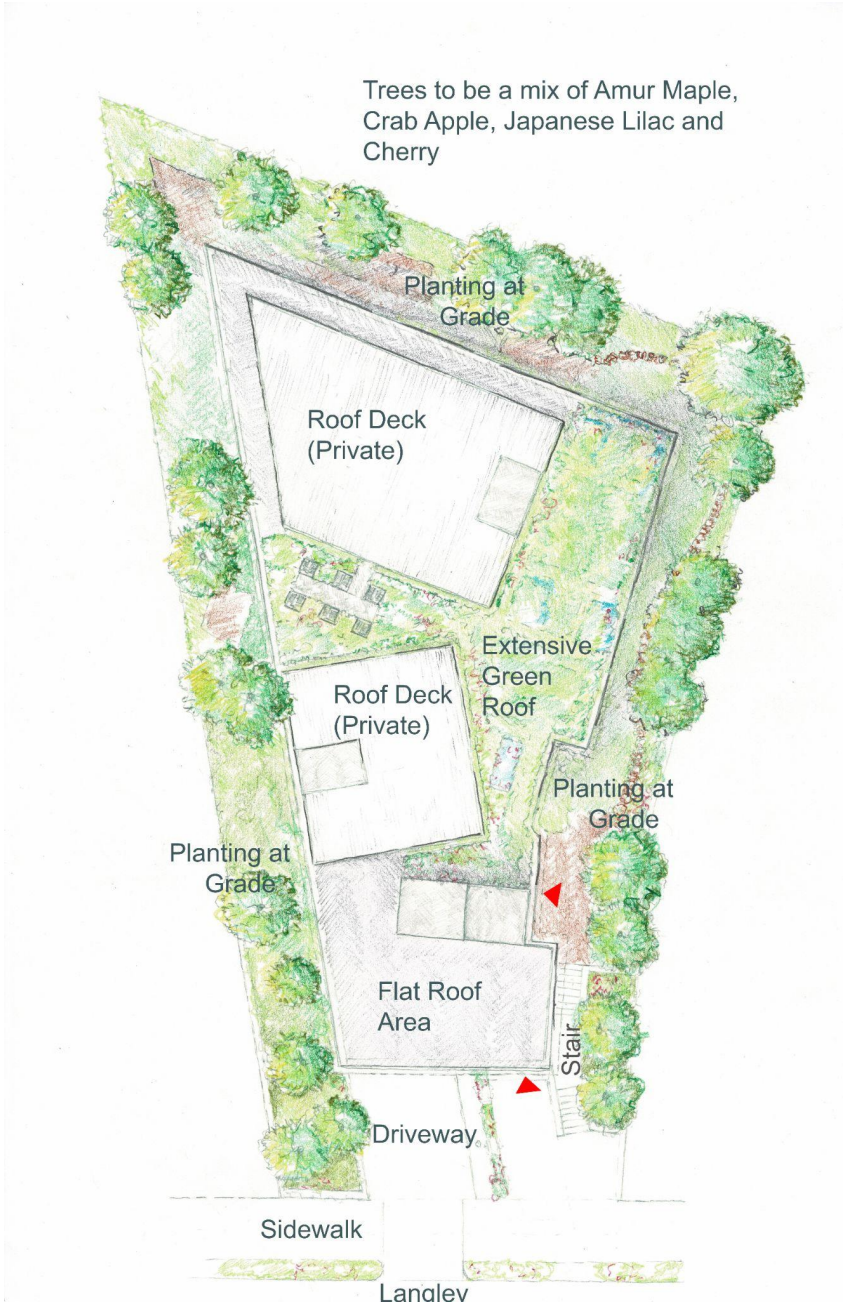
FLOOR PLANS



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LANDSCAPE PLAN

SIDE ELEVATION

SIDE ELEVATION

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BUILDING ELEVATIONS

FRONT ELEVATION

REAR ELEVATION

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BUILDING ELEVATIONS

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MATERIAL SELECTION

416 418 LANGLEY ROAD

ZONING ANALYSIS:	BU-1	PROPOSED	COMMENTS
LOT AREA MIN.	10,000 SF	11,176 SF	EXISTING LOT CONDITION
MIN. LOT WIDTH	-	52'	EXISTING LOT CONDITION
MIN. LOT FRONTAGE	20'	52'	EXISTING LOT CONDITION
MAX. BUILDING HEIGHT (STORIES/HEIGHT)	36'	35'	
MAX. FLOOR AREA RATIO	1.5	1.47	
MIN. FRONT YARD SETBACK	10'	10'	
MIN. SIDE YARD SETBACK	18'	12'	*SPECIAL PERMIT
MIN. REAR YARD SETBACK	18'	15'- 3"	*SPECIAL PERMIT
OPEN SPACE REQUIREMENT	-	1,014 SF	
PARKING REQUIREMENT	2/ UNIT	2/UNIT	

PROPOSED:

- 6 UNITS:
  - 2 UNITS ON EACH LEVEL;
  - ALL 3-BED UNITS
  - ALL UNITS TO BE 2230 AND 2175 SF
  - 1 UNIT, TO BE GROUP 2, 5 UNITS TO BE GROUP 1
  - 12 PARKING SPACES (1 ACCESSIBLE SPACE)
  - 8 BIKE PARKING SPACES

- GROSS FLOOR AREA:
  - GROUND LEVEL = 5,088 SF
  - LEVEL 2-3 = 5,088 SF/LEVEL X 2
    = 10,176 SF
  - TOTAL GROSS AREA = 15,824 SF

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AERIAL OF PROPOSED BUILDING IN NEIGHBOURHOOD

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AERIAL OF PROPOSED BUILDING IN NEIGHBOURHOOD

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AERIAL OF PROPOSED BUILDING IN NEIGHBOURHOOD

Langley Sustainability Strategies:

- Electrical appliances (no gas)
- EV charging stations
- Green roof and roof decks
- Bike storage
- HERS index target – 40
    a. Heat pumps – ducted or ductless
    b. Energy star appliances – in particular washers and dryers
    c. 1” of continuous insulation R20+6Ci
    d. 24” on center member framing
    e. Windows of .27 or lower
    f. Air source heat pumps
    g. Mechanical ventilation: HRV or ERV as opposed to exhaust only
    h. R-50-60 roof insulation
    i. R-30 floor above garage

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FRONT VIEW OF PROPOSED BUILDING

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STREET VIEW OF PROPOSED BUILDING

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STREET VIEW OF PROPOSED BUILDING