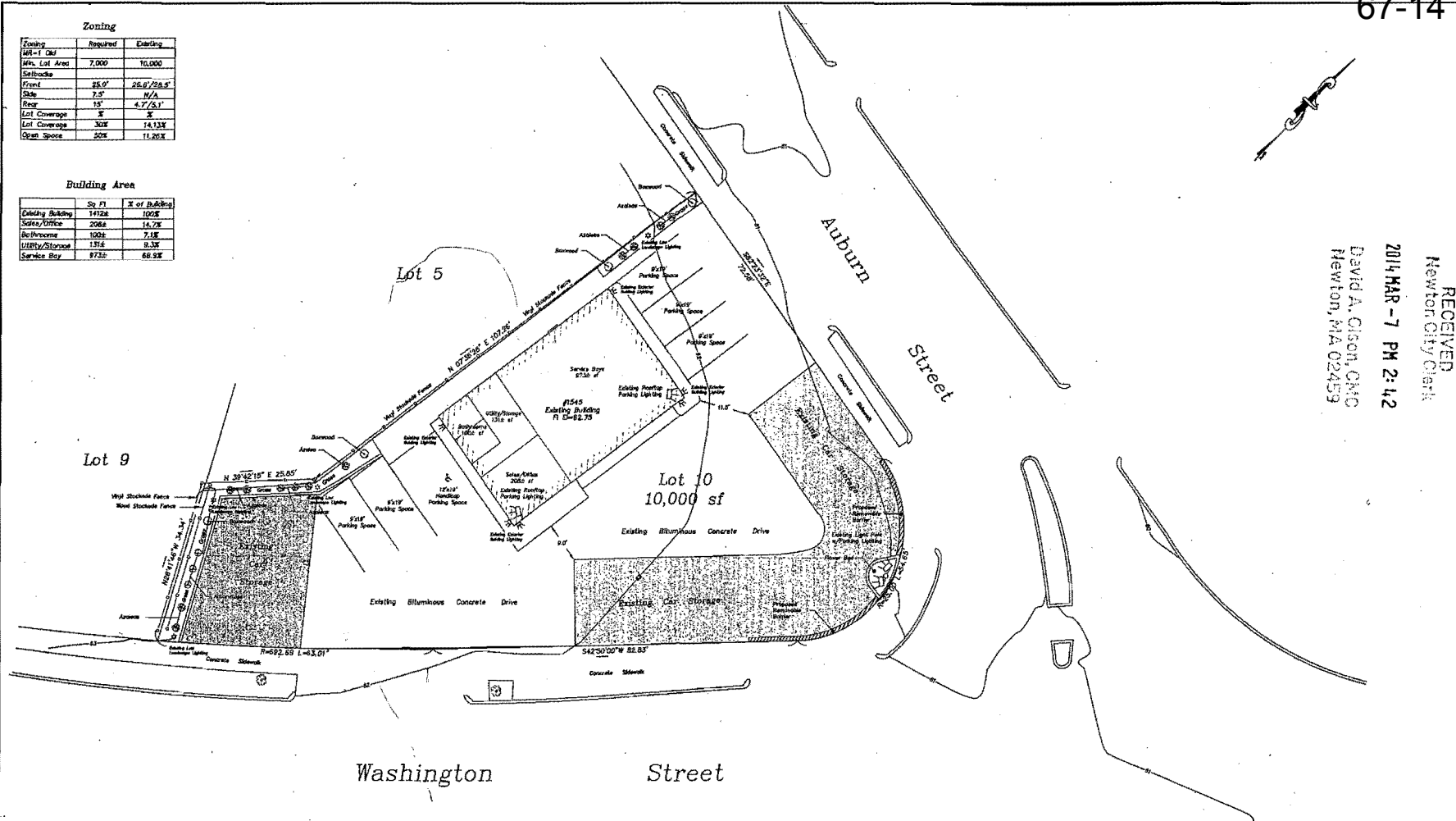


Zoning

| Zoning | Required | Existing |
|---------------|----------|-------------|
| MS-1 C-2 | | |
| Min. Lot Area | 7,000 | 10,000 |
| Setbacks | | |
| Front | 25.0' | 25.67/28.5' |
| Side | 7.5' | N/A |
| Rear | 15' | 4.7/5.1' |
| Lot Coverage | 5% | 5% |
| Lot Coverage | 30% | 14.13% |
| Open Space | 50% | 11.26% |

Building Area

| | Sq Ft | % of Building |
|-------------------|-------|---------------|
| Existing Building | 14728 | 100% |
| Sales Office | 2028 | 14.7% |
| Bedrooms | 1028 | 7.1% |
| Utility/Storage | 1314 | 9.3% |
| Service Bay | 8732 | 66.9% |



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 Newton City Clerk
 2014 MAR - 7 PM 2:42
 David A. Clison, CMO
 Newton, MA 02459

1545 Washington Street
 Newton, Massachusetts

Existing Conditions Plan w/Parking

Scale: 1"=10' February 14, 2014

VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Design By:
 Checked By: V. Porter Jr.
 Drawn By: B. Justice Jr.

Sheet 1 of 1

REVISIONS

| DATE | DESCRIPTION |
|------|-------------|
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