


**BASEMENT PLAN - EXISTING**  
 SCALE: 1/4" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

21 FEB 2013

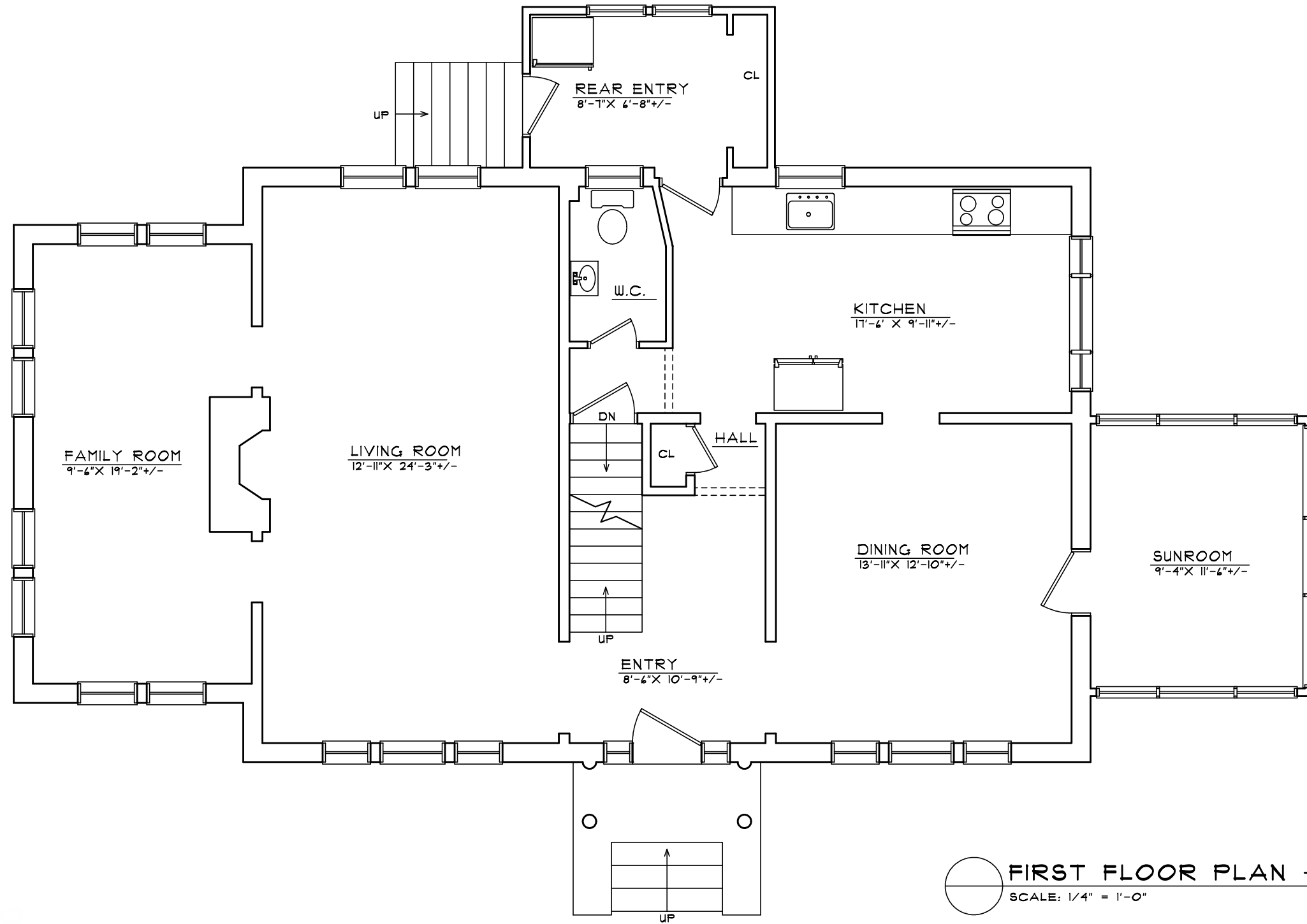
**MSH ARCHITECTURE ASSOCIATES**  
 ARCHITECTURE INTERIORS RENOVATIONS  
 162 CYNTHIA ROAD NEWTON CENTRE, MA  
 (617) 964-9812 FAX (617) 964-9884

REMODELING TO: 12 FELLSMERE ROAD  
 NEWTON, MASSACHUSETTS

BASEMENT PLAN - EXISTING

DATE:  
 SCALE:  
 3/16" = 1'-0"

EX-0



FIRST FLOOR PLAN - EXISTING  
SCALE: 1/4" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

21 FEB 2013

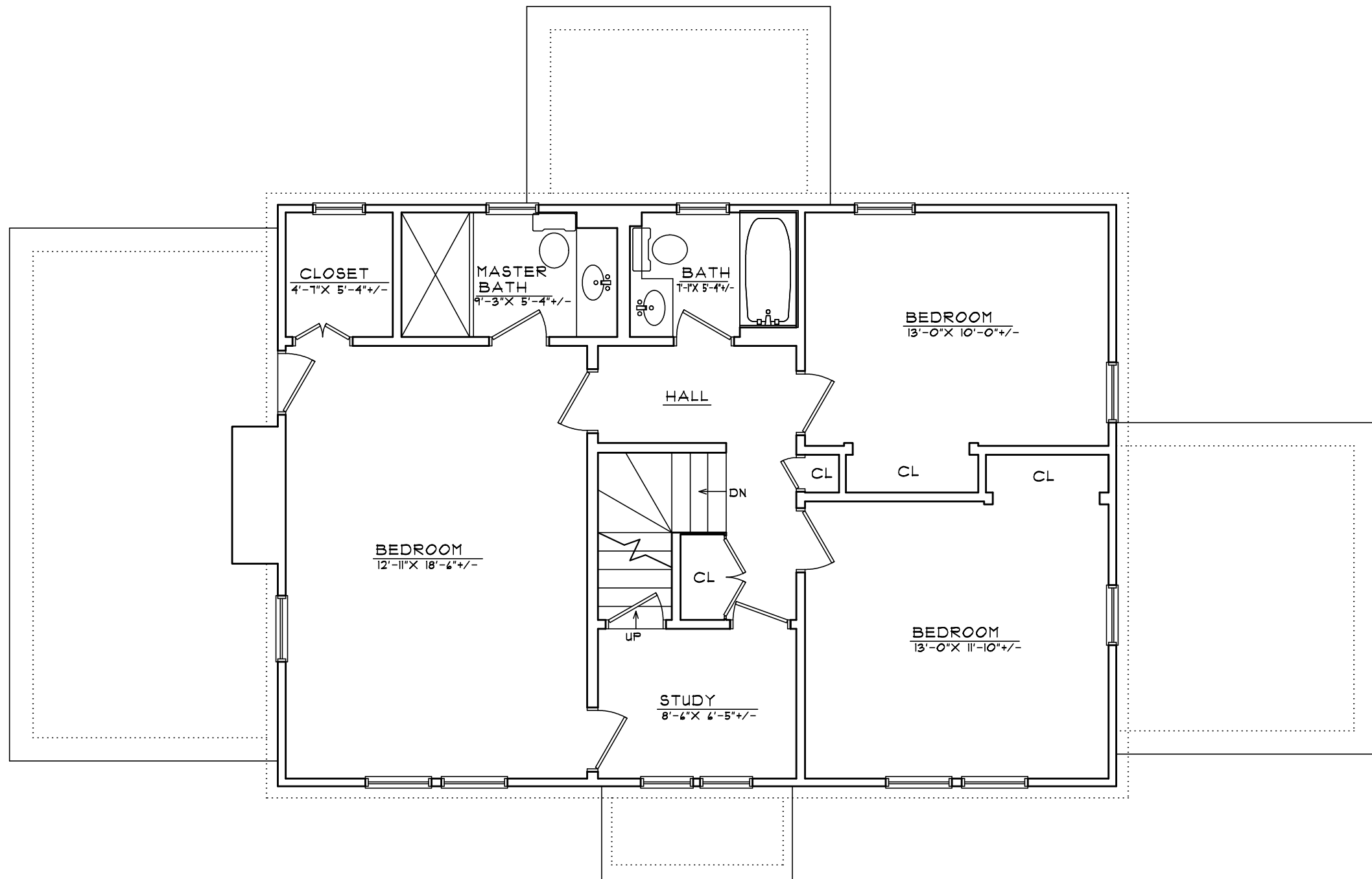
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FIRST FLOOR PLAN - EXISTING

DATE:  
SCALE:  
3/16" = 1'-0"

EX-1




**SECOND FLOOR PLAN - EXISTING**  
 SCALE: 1/4" = 1'-0"



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 NEWTON, MASSACHUSETTS  
**SECOND FLOOR PLAN**

DATE:  
 SCALE:  
 3/16" = 1'-0"

EX-2



FRONT ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



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REMODELING TO: 12 FELLSMERE ROAD  
NEWTON, MASSACHUSETTS

FRONT ELEVATION - EXISTING

DATE:

SCALE:  
3/16" = 1'-0"

EX-3



LEFT ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

21 FEB 2013		<b>MSH ARCHITECTURE ASSOCIATES</b> ARCHITECTURE INTERIORS RENOVATIONS 162 CYNTHIA ROAD NEWTON CENTRE, MA (617) 964-9812 FAX (617) 964-9884	REMODELING TO: 12 FELLSMERE ROAD NEWTON, MASSACHUSETTS LEFT ELEVATION	DATE: SCALE: 3/16" = 1'-0"	EX-4
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REAR ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

21 FEB 2013

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REMODELING TO: 12 FELLSMERE ROAD  
NEWTON, MASSACHUSETTS

REAR ELEVATION

DATE:  
SCALE:  
3/16" = 1'-0"

EX-5



RIGHT ELEVATION - EXISTING  
SCALE: 1/4" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

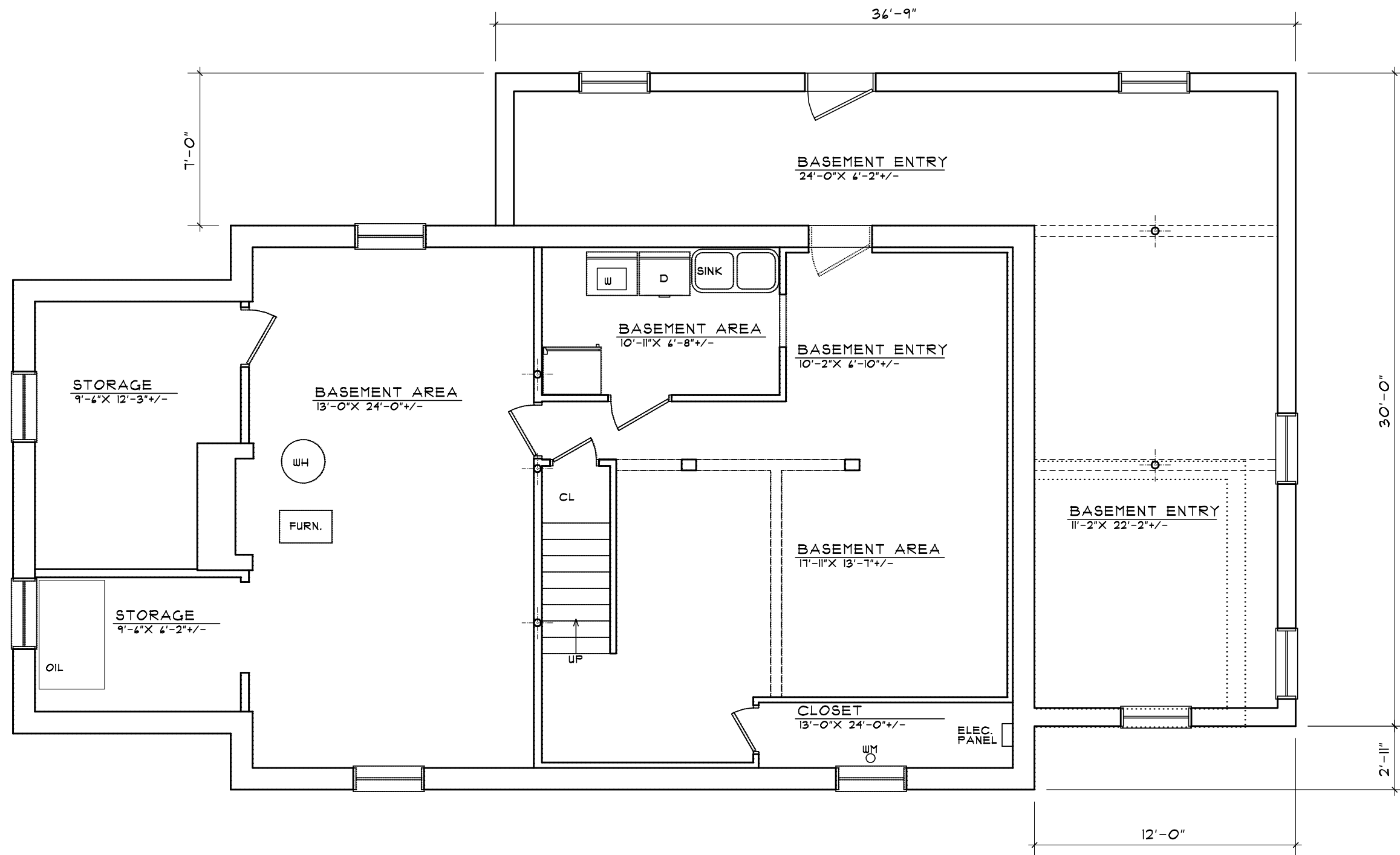
21 FEB 2013

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REMODELING TO: 12 FELLSMERE ROAD  
NEWTON, MASSACHUSETTS  
RIGHT ELEVATION

DATE:  
SCALE:  
3/16" = 1'-0"

EX-6




**BASEMENT PLAN - SCHEME F**  
 SCALE: 1/4" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

21 FEB 2013

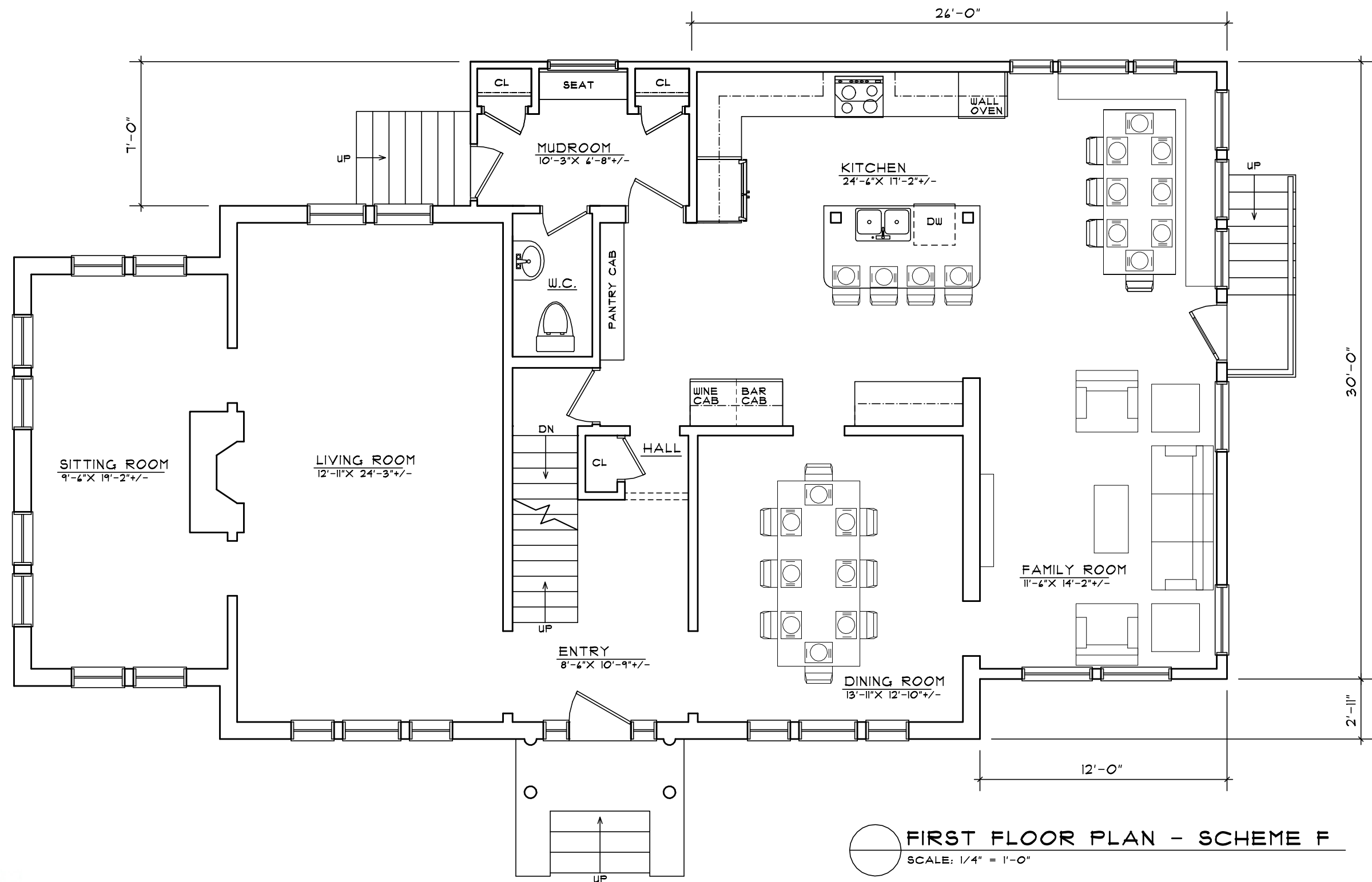
**MSH ARCHITECTURE ASSOCIATES**  
 ARCHITECTURE INTERIORS RENOVATIONS  
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 (617) 964-9812 FAX (617) 964-9884

REMODELING TO: 12 FELLSMERE ROAD  
 NEWTON, MASSACHUSETTS  
**BASEMENT PLAN - SCHEME F**

DATE:  
 SCALE:  
 3/16" = 1'-0"

SK-0F





FIRST FLOOR PLAN - SCHEME F  
 SCALE: 1/4" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

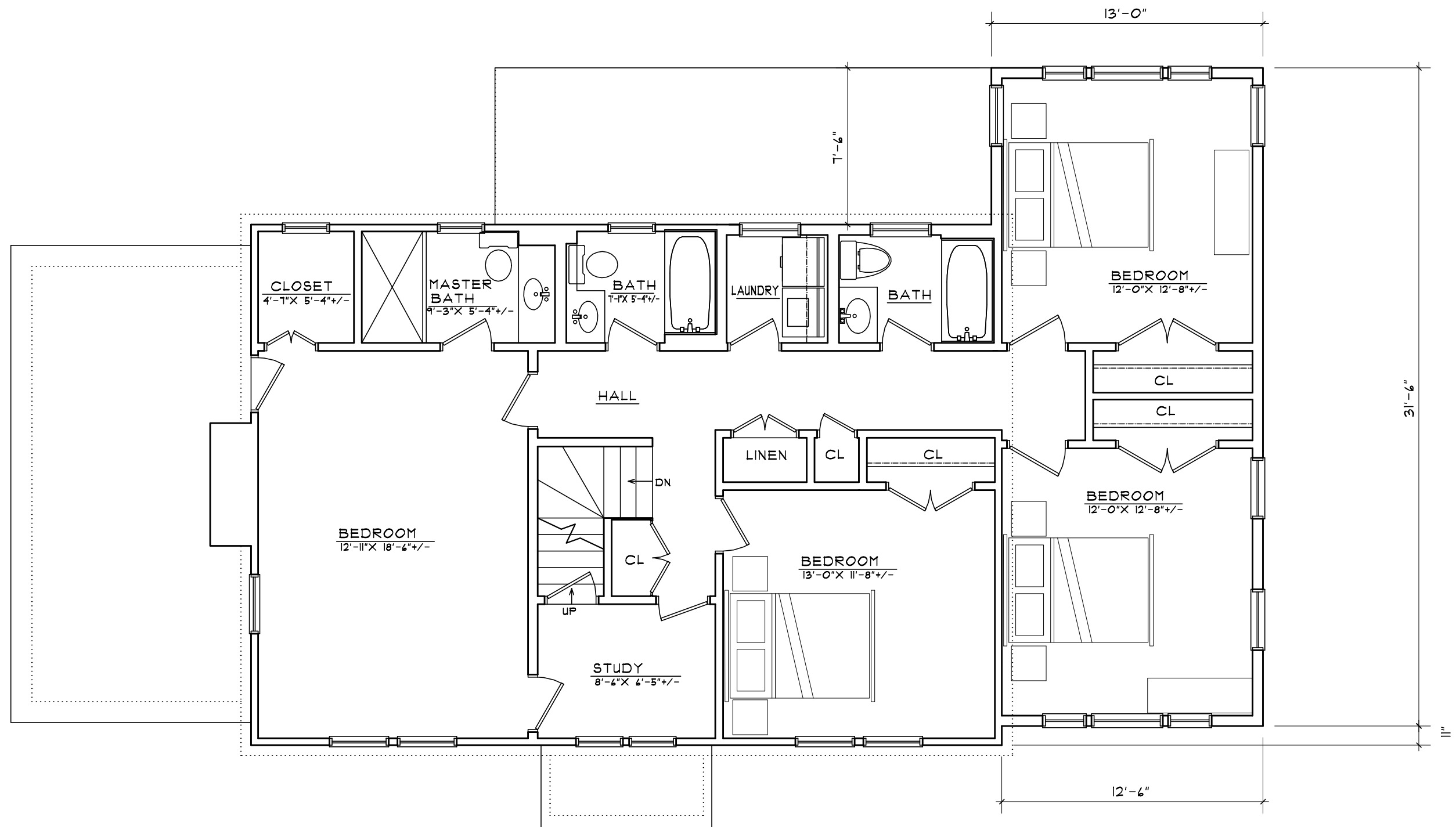
21 FEB 2013

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REMODELING TO: 12 FELLSMERE ROAD  
 NEWTON, MASSACHUSETTS  
 FIRST FLOOR PLAN - SCHEME F

DATE:  
 SCALE:  
 3/16" = 1'-0"

SK-IF



○ SECOND FLOOR PLAN - SCHEME F  
SCALE: 1/4" = 1'-0"



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REMODELING TO: 12 FELLSMERE ROAD  
NEWTON, MASSACHUSETTS

SECOND FLOOR PLAN - SCHEME F

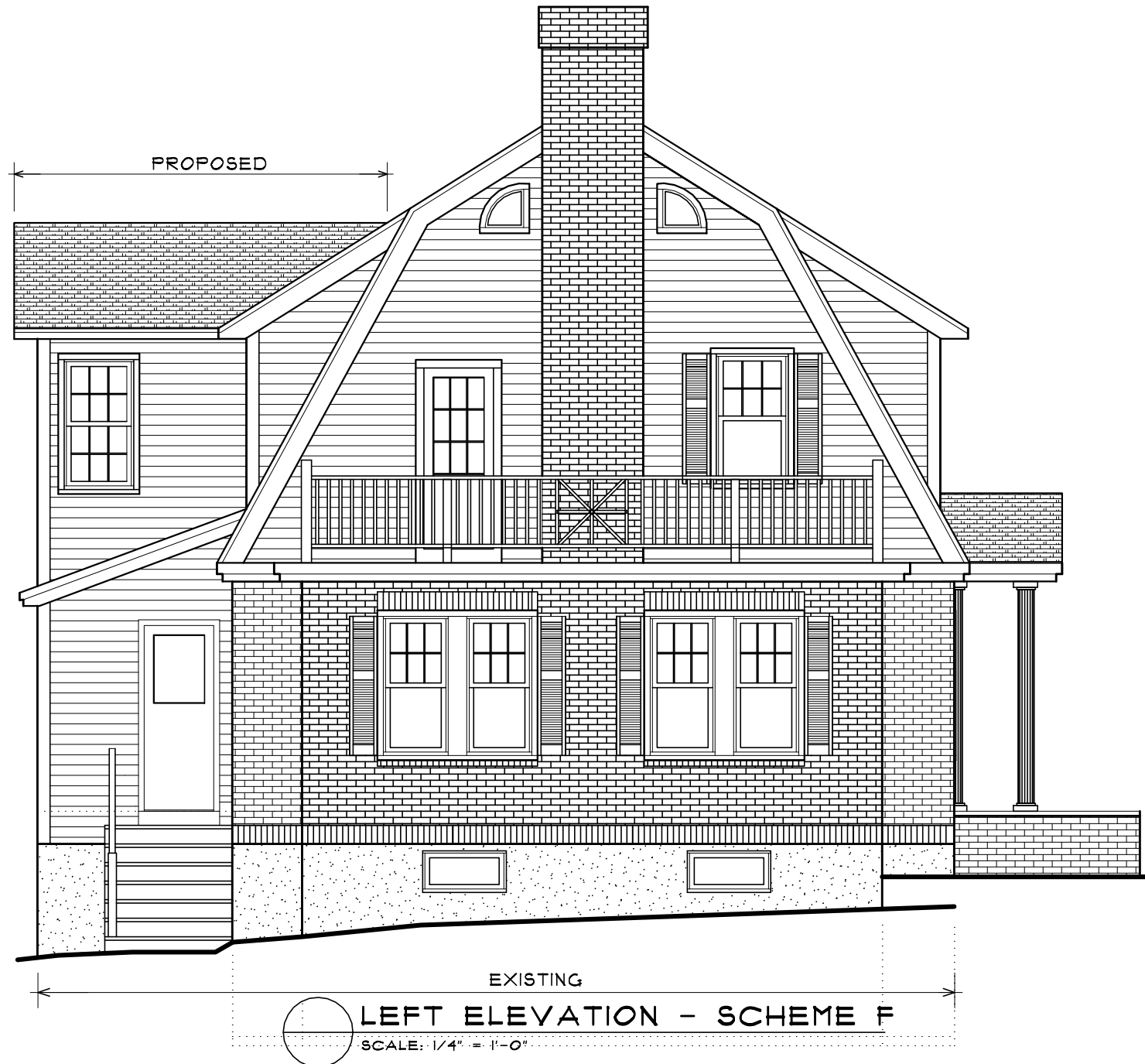
DATE:  
SCALE:  
3/16" = 1'-0"

SK-2F



PROGRESS NOT FOR CONSTRUCTION

21 FEB 2013	<b>MSH ARCHITECTURE ASSOCIATES</b> ARCHITECTURE INTERIORS RENOVATIONS 162 CYNTHIA ROAD NEWTON CENTRE, MA (617) 964-9812 FAX (617) 964-9884	REMODELING TO: 12 FELLSMERE ROAD NEWTON, MASSACHUSETTS FRONT ELEVATION - SCHEME F	DATE: SCALE: 3/16" = 1'-0"	SK-3F
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21 FEB 2013

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REMODELING TO: 12 FELLSMERE ROAD  
 NEWTON, MASSACHUSETTS

LEFT ELEVATION - SCHEME F

DATE:

SCALE:  
 3/16" = 1'-0"

SK-4F



REAR ELEVATION - SCHEME F  
 SCALE: 1/4" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

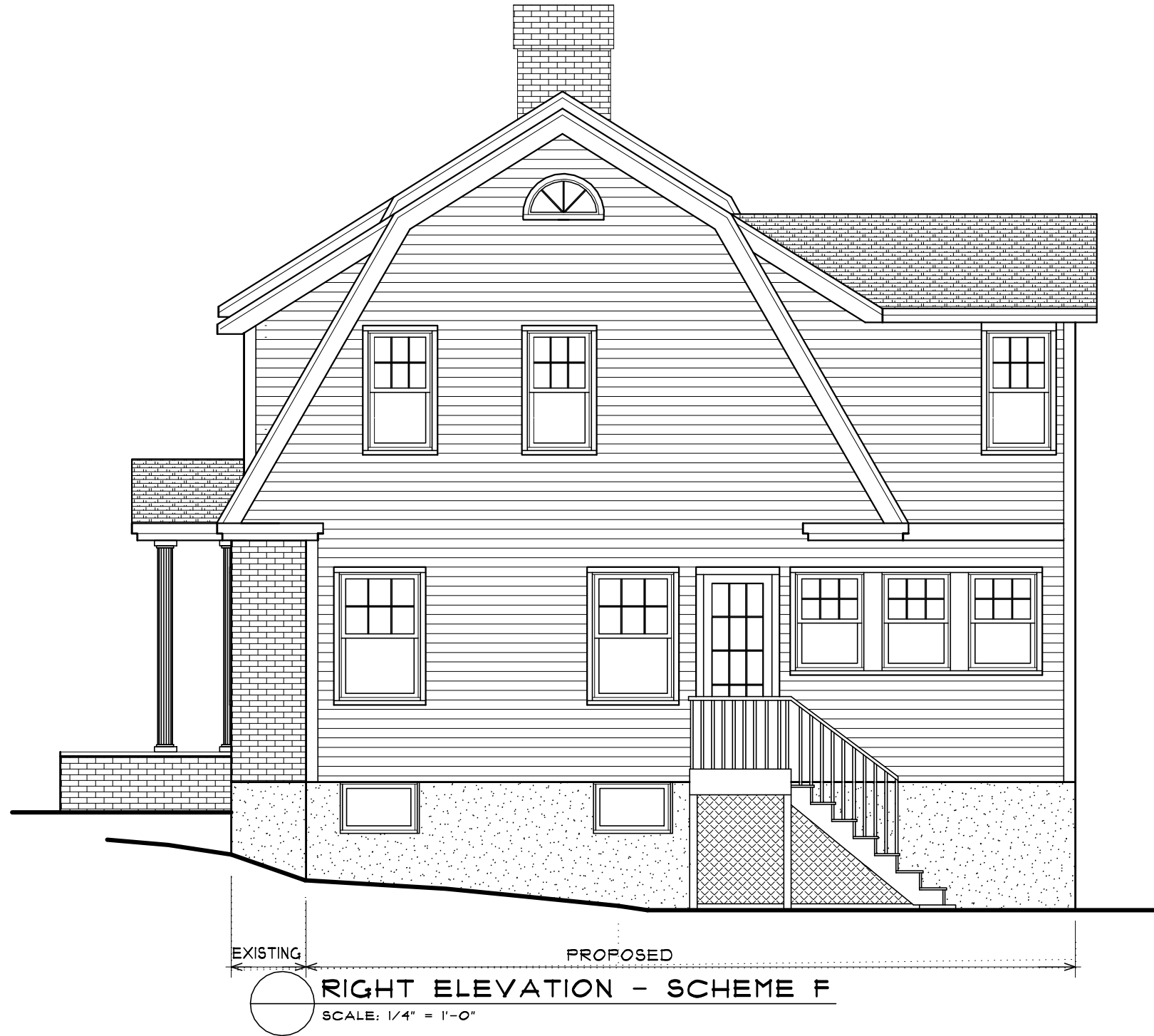
21 FEB 2013

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REMODELING TO: 12 FELLSMERE ROAD  
 NEWTON, MASSACHUSETTS  
 BACK ELEVATION - SCHEME F

DATE:  
 SCALE:  
 3/16" = 1'-0"

SK-5F



PROGRESS NOT FOR CONSTRUCTION

21 FEB 2013

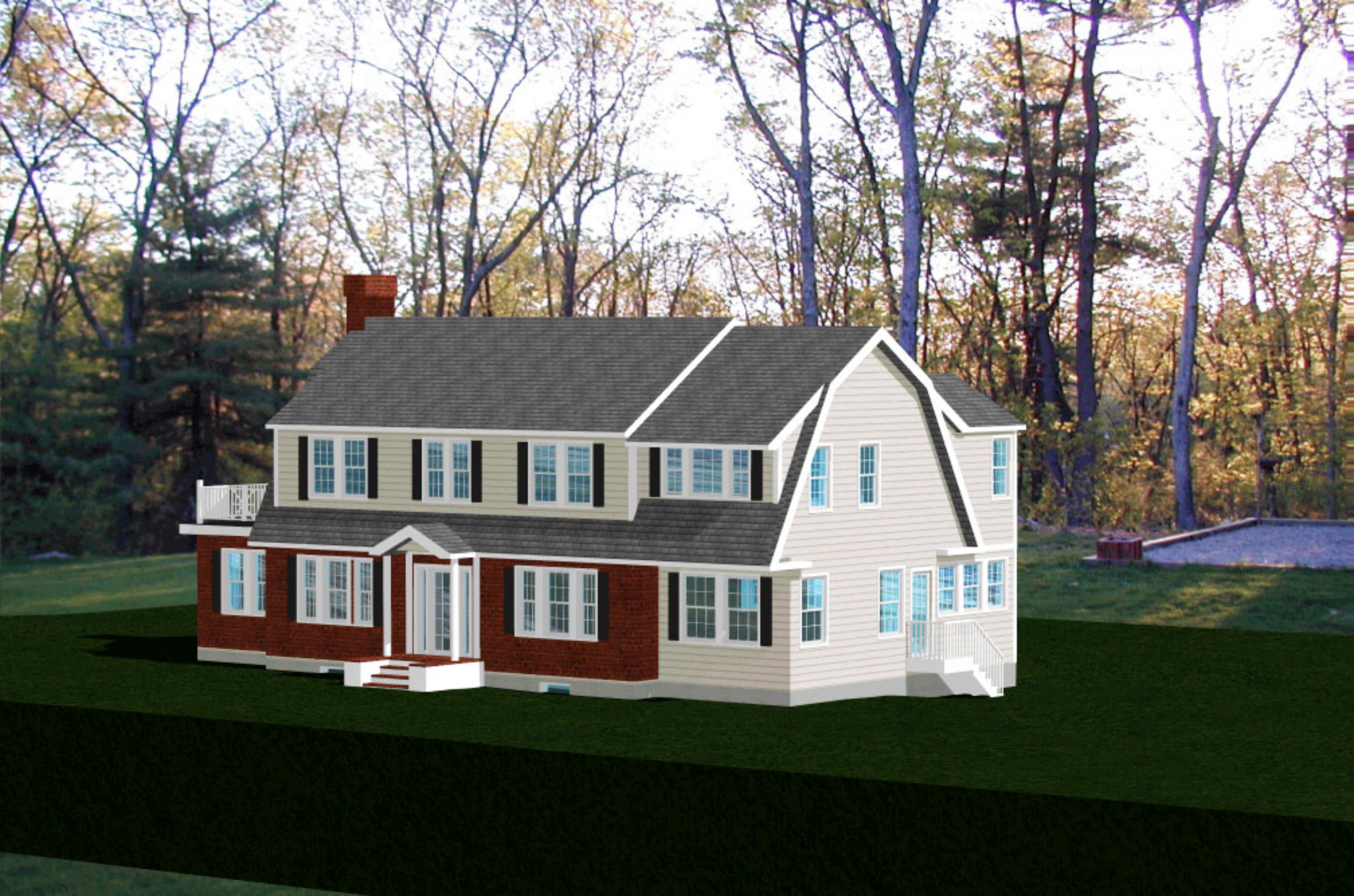
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REMODELING TO: 12 FELLSMERE ROAD  
 NEWTON, MASSACHUSETTS  
 RIGHT ELEVATION - SCHEME F

DATE:  
 SCALE:  
 3/16" = 1'-0"

SK-6F







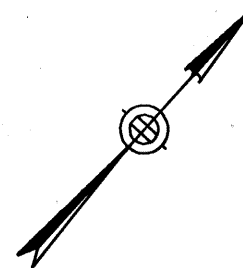
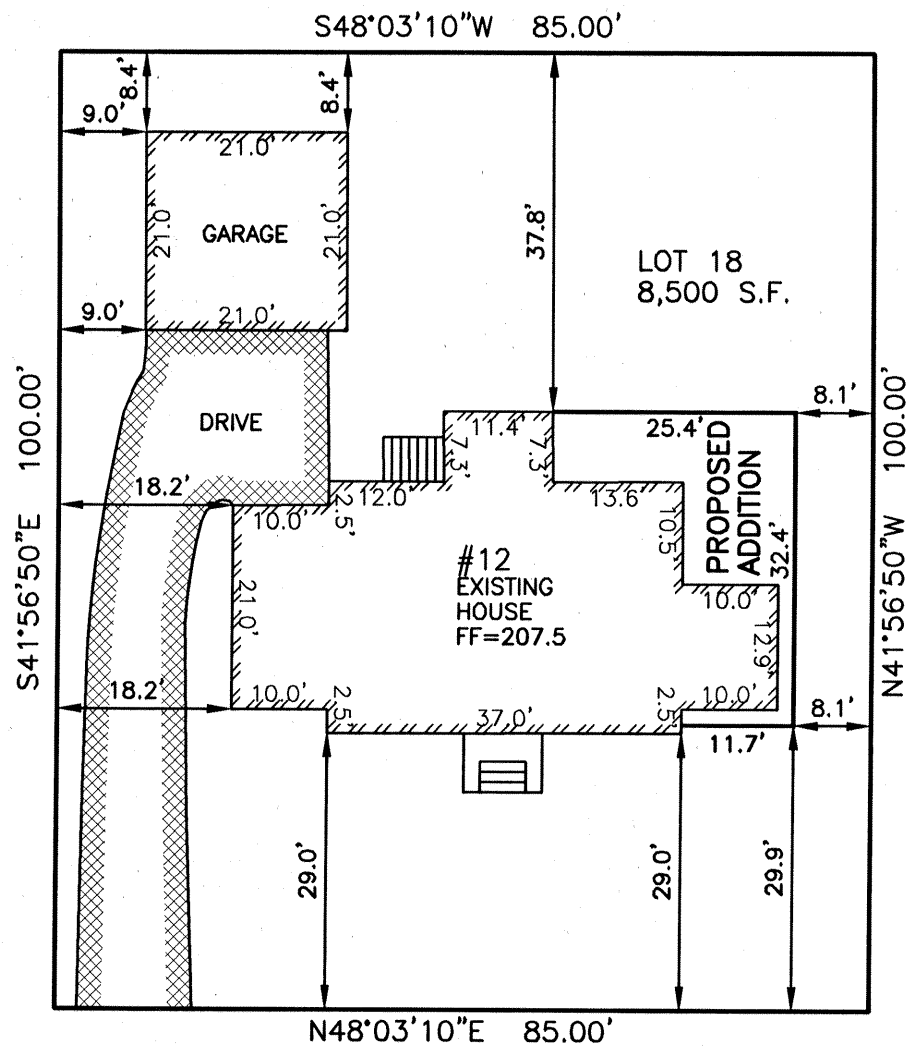
ESTABLISHED 1916

**EMB**

**EVERETT M. BROOKS CO.**  
SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750  
(617) 332-1578 FAX  
info@everettbrooks.com

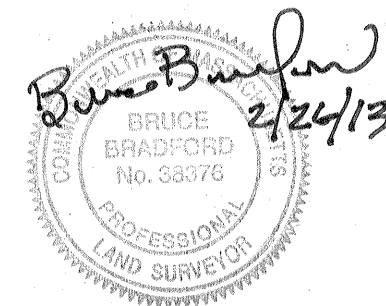


**ZONING INFORMATION**

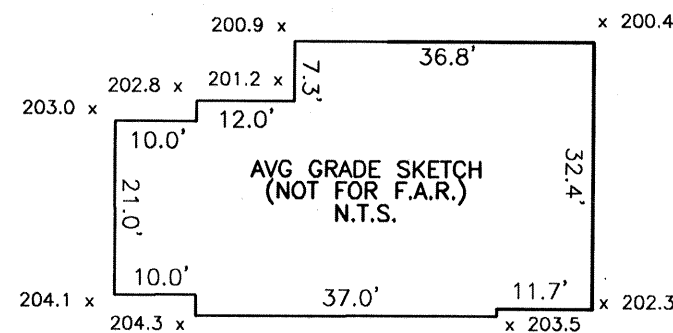
ZONE: SR-2  
PLAN DATED: JANUARY 1926  
DEED REFERENCE: BOOK 54611 PAGE 200

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	1,825 S.F.	2,175 S.F.	
STRUCTURES	1,849 S.F.	2,199 S.F.	
DRIVE	951 S.F. ±	951 S.F. ±	
	2,800 S.F. ±	3,150 S.F. ±	
LOT COVERAGE	21.5%	25.6%	(30% MAX.)
OPEN SPACE	67% ±	63% ±	(50% MIN.)
F.A.R.	.39	.50	(.40 MAX.)
BELOW	642 S.F.	850 S.F.	
GARAGE	441 S.F.	441 S.F.	
1ST FL	1,360 S.F.	1,699 S.F.	
2ND FL	895 S.F.	1,293 S.F.	
ABOVE	0 S.F.	0 S.F.	
TOTAL	3,338 S.F.	4,283 S.F.	

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
AREAS FOR FAR CALCULATION PROVIDED BY ARCHITECT



**FELLSMERE ROAD**

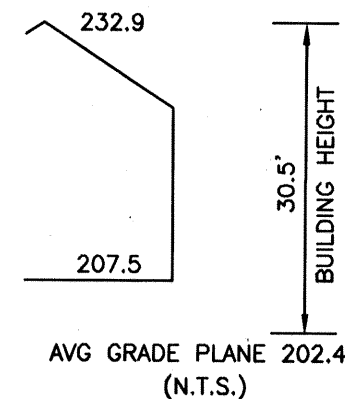


AVERAGE GRADE CALCULATION:  
(ORD Z-90)

$$AVG = \frac{\sum[L(E1+E2)]}{P}$$

$$AVG = 36,063.1 / 178.2 = 202.4$$

**BUILDING HEIGHT CALCULATION**



**PLAN OF LAND IN  
NEWTON, MA**

**12 FELLSMERE ROAD  
PROPOSED ADDITION**

SCALE: 1 IN. = 20 FT.  
DATE: FEBRUARY 26, 2013  
DRAWN: JF  
CHECK: BB

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO. 24105