

**BASEMENT PLAN - EXISTING**

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



PROGRESS NOT FOR CONSTRUCTION

4 JAN 2013

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

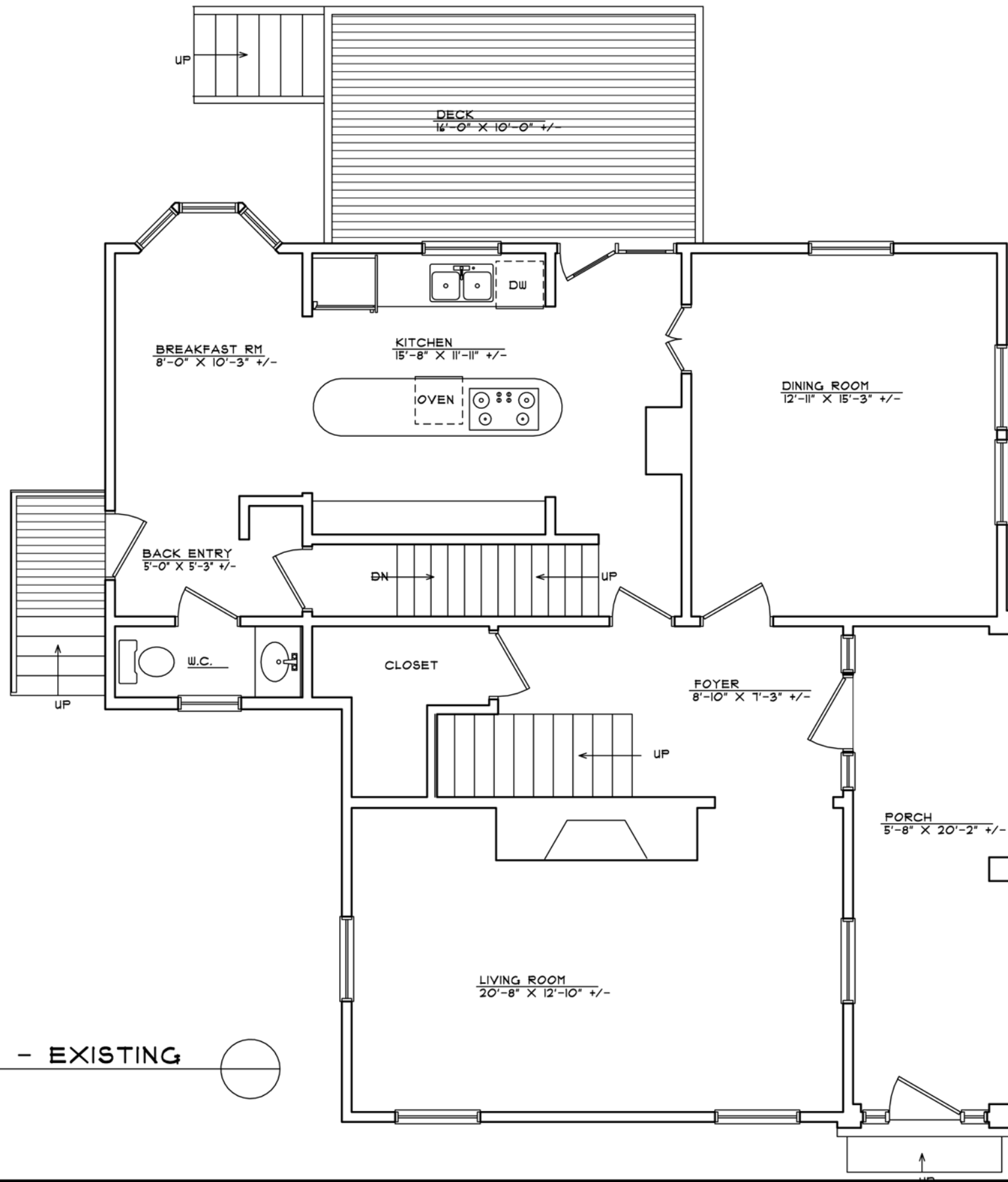
REMODELING TO: 105 NONANTUM STREET  
 NEWTON, MASSACHUSETTS

BASEMENT PLAN - EXISTING

DATE:

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

EX-0



**FIRST FLOOR PLAN - EXISTING**

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



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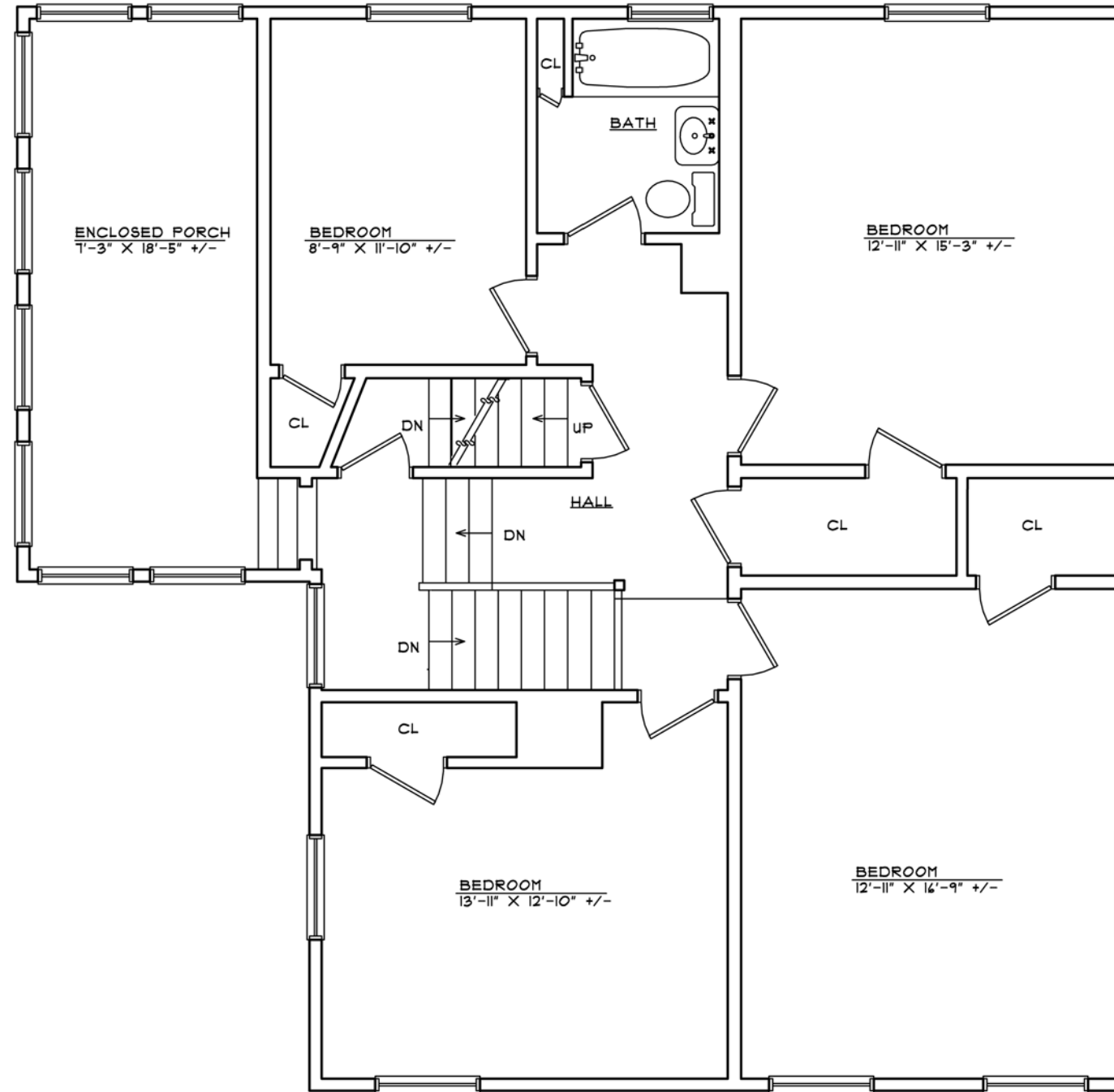
REMODELING TO: 105 NONANTUM STREET  
 NEWTON, MASSACHUSETTS

**FIRST FLOOR PLAN - EXISTING**

DATE:

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

EX-1

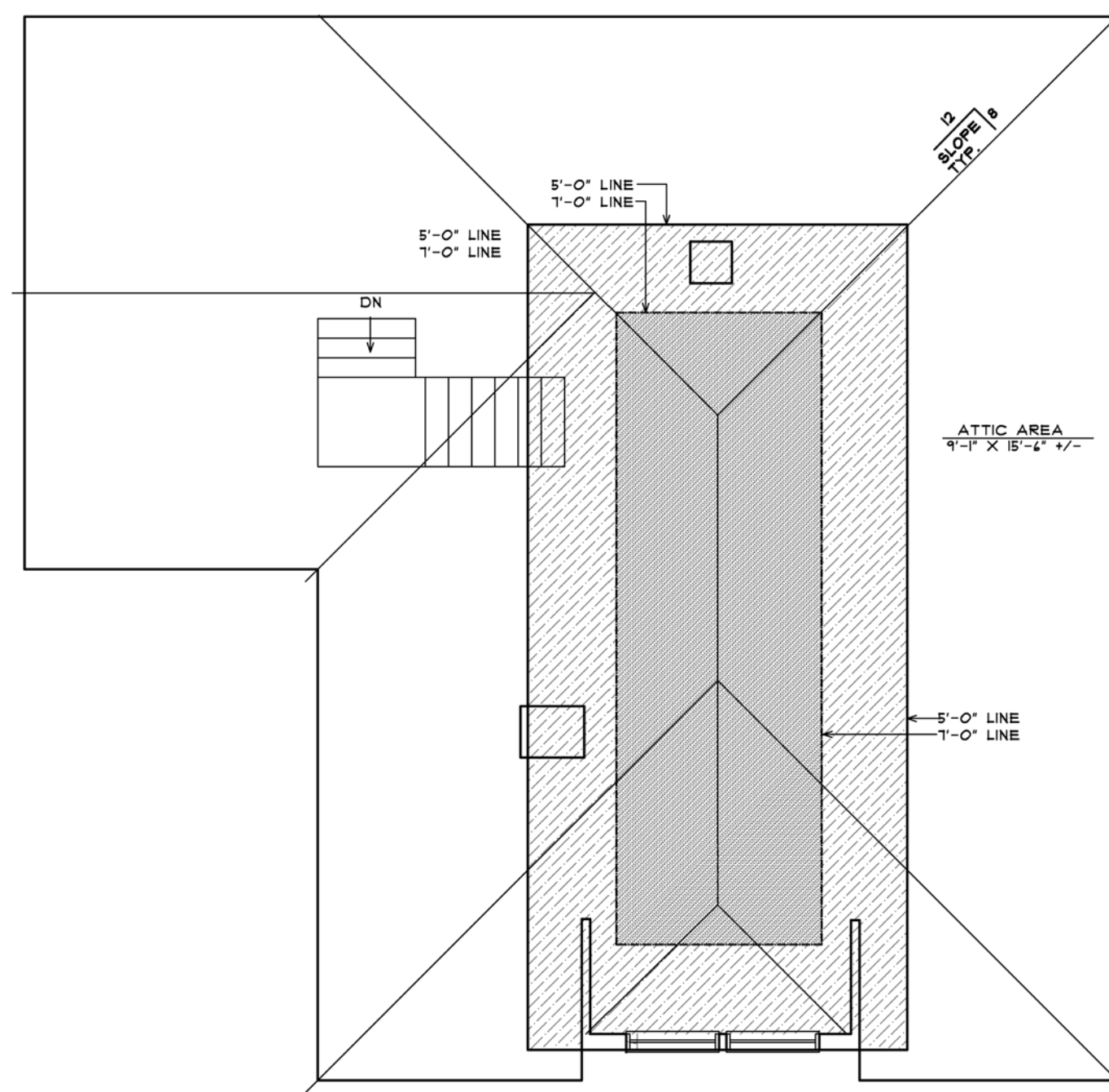


**SECOND FLOOR PLAN - EXISTING**  
 SCALE: 3/16" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

|                   |  |   |   |                    |
|-------------------|--|---|---|--------------------|
| <p>4 JAN 2013</p> | <p><b>MSH ARCHITECTURE ASSOCIATES</b><br/>         ARCHITECTURE INTERIORS RENOVATIONS<br/>         162 CYNTHIA ROAD NEWTON CENTRE, MA<br/>         (617) 964-9812 FAX (617) 964-9884</p> | <p>REMODELING TO: 105 NONANTUM STREET<br/>         NEWTON, MASSACHUSETTS<br/> <b>SECOND FLOOR PLAN - EXISTING</b></p> | <p>DATE:<br/>         SCALE:<br/>         3/16"=1'-0"</p> | <p><b>EX-2</b></p> |
|-------------------|--|---|---|--------------------|



**ATTIC PLAN - EXISTING**

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

AT 5'-0" LINE = 361 SQUARE FEET  
 AT 7'-0" LINE = 151 SQUARE FEET



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REMODELING TO: 105 NONANTUM STREET  
 NEWTON, MASSACHUSETTS

ATTIC PLAN - EXISTING

DATE:

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

EX-3





FRONT ELEVATION - EXISTING  
SCALE: 3/16" = 1'-0"



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REMODELING TO: 105 NONANTUM STREET  
NEWTON, MASSACHUSETTS

FRONT ELEVATION

DATE:

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

EX-4



LEFT ELEVATION - EXISTING  
SCALE: 3/16" = 1'-0"



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REMODELING TO: 105 NONANTUM STREET  
NEWTON, MASSACHUSETTS

LEFT ELEVATION

DATE:

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

EX-5



REAR ELEVATION - EXISTING  
SCALE: 3/16" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

|                   |   |  |   |             |
|-------------------|---|--|---|-------------|
| <p>4 JAN 2013</p> | <p><b>MSH ARCHITECTURE ASSOCIATES</b><br/>ARCHITECTURE INTERIORS RENOVATIONS<br/>162 CYNTHIA ROAD NEWTON CENTRE, MA<br/>(617) 964-9812 FAX (617) 964-9884</p> | <p>REMODELING TO: 105 NONANTUM STREET<br/>NEWTON, MASSACHUSETTS<br/>BACK ELEVATION</p> | <p>DATE:<br/>SCALE:<br/>3/16"=1'-0"</p> | <p>EX-6</p> |
|-------------------|---|--|---|-------------|



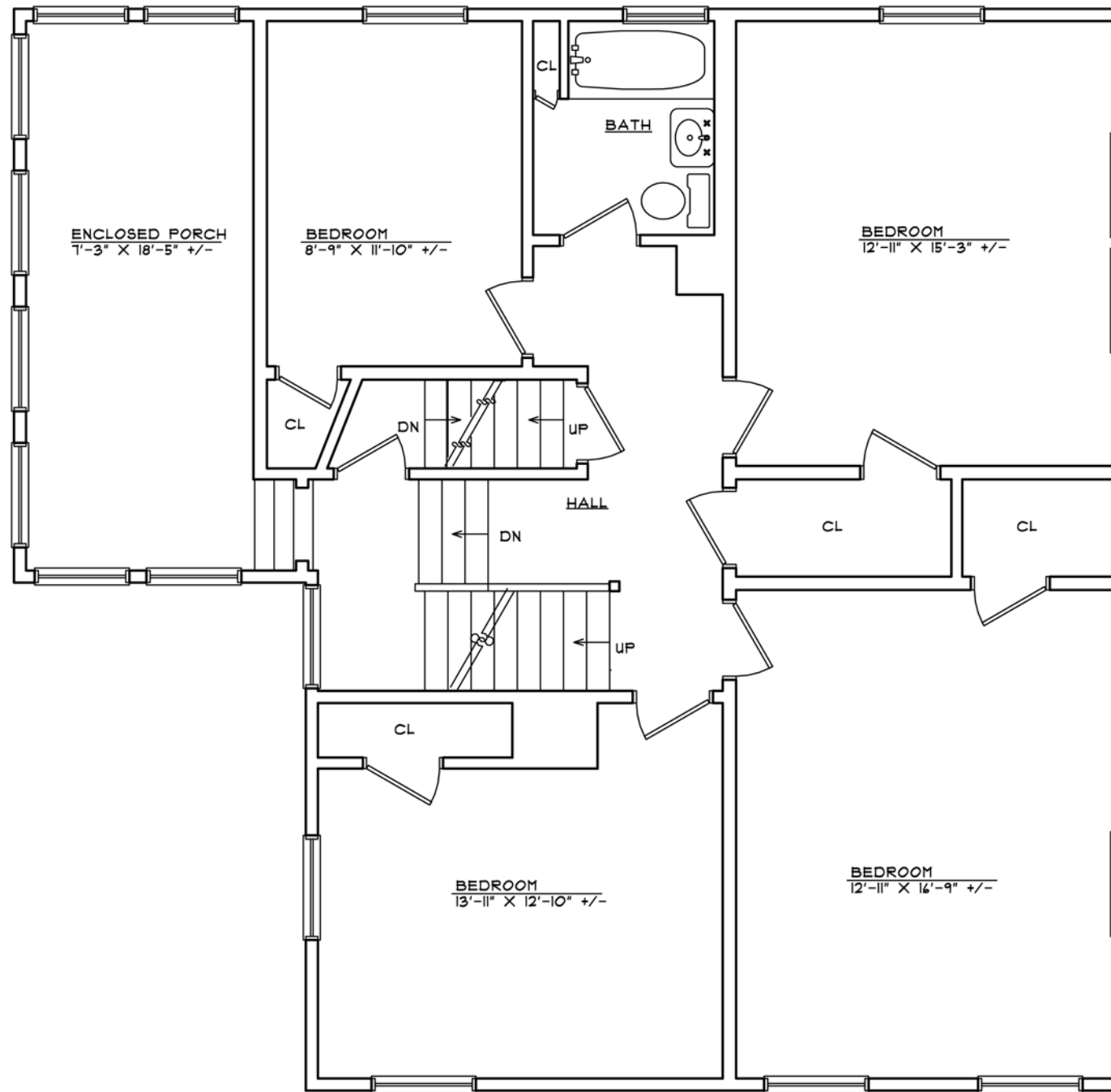


RIGHT ELEVATION - EXISTING  
SCALE: 3/16" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

|                   |  |   |   |   |             |
|-------------------|--|---|---|---|-------------|
| <p>4 JAN 2013</p> |  | <p><b>MSH ARCHITECTURE ASSOCIATES</b><br/>ARCHITECTURE INTERIORS RENOVATIONS<br/>162 CYNTHIA ROAD NEWTON CENTRE, MA<br/>(617) 964-9812 FAX (617) 964-9884</p> | <p>REMODELING TO: 105 NONANTUM STREET<br/>NEWTON, MASSACHUSETTS<br/>RIGHT ELEVATION</p> | <p>DATE:<br/>SCALE:<br/>3/16"=1'-0"</p> | <p>EX-7</p> |
|-------------------|--|---|---|---|-------------|



**SECOND FLOOR PLAN - SCHEME D**

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



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REMODELING TO: 105 NONANTUM STREET  
 NEWTON, MASSACHUSETTS

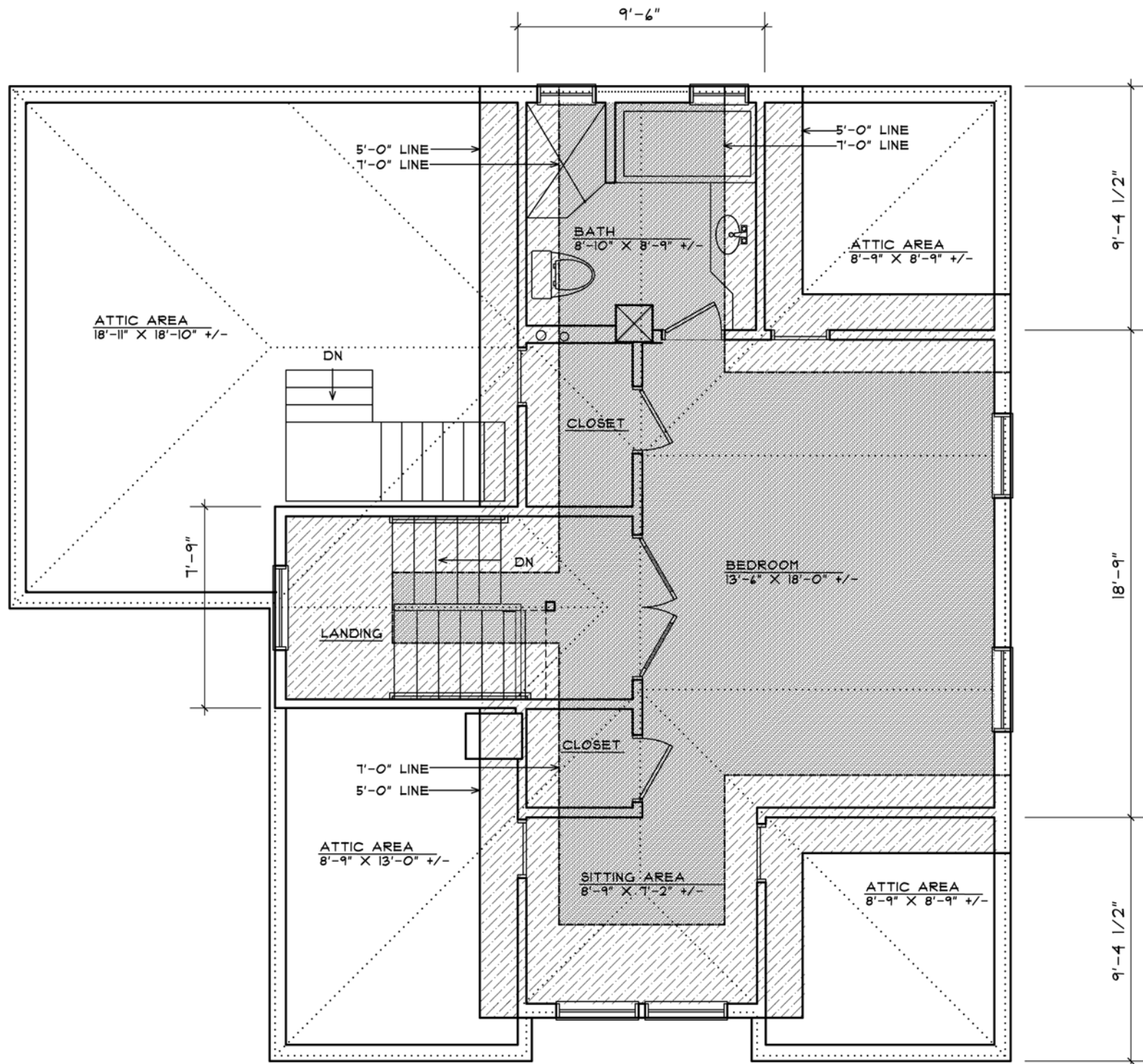
SECOND FLOOR PLAN - SCHEME D

DATE:

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

SK-2D





**ATTIC FLOOR PLAN - SCHEME D**

SCALE: 3/16" = 1'-0"  
 AT 5'-0" LINE = 478 SQUARE FEET  
 AT 7'-0" LINE = 393 SQUARE FEET



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REMODELING TO: 105 NONANTUM STREET  
 NEWTON, MASSACHUSETTS

ATTIC FLOOR PLAN - SCHEME D

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

SK-3D



FRONT ELEVATION - SCHEME D  
SCALE: 3/16" = 1'-0"



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4 JAN 2013

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REMODELING TO: 105 NONANTUM STREET  
NEWTON, MASSACHUSETTS

FRONT ELEVATION - SCHEME D

DATE:

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

SK-4D





LEFT ELEVATION - SCHEME D  
SCALE: 3/16" = 1'-0"



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REMODELING TO: 105 NONANTUM STREET  
NEWTON, MASSACHUSETTS

LEFT ELEVATION - SCHEME D

DATE:

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

SK-5D



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



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REMODELING TO: 105 NONANTUM STREET  
NEWTON, MASSACHUSETTS

REAR ELEVATION - SCHEME D

DATE:

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

SK-6D



RIGHT ELEVATION - SCHEME D  
SCALE: 3/16" = 1'-0"



PROGRESS NOT FOR CONSTRUCTION

4 JAN 2013

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REMODELING TO: 105 NONANTUM STREET  
NEWTON, MASSACHUSETTS

RIGHT ELEVATION - SCHEME D

DATE:

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

SK-7D



ESTABLISHED 1916

**EMB**

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

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

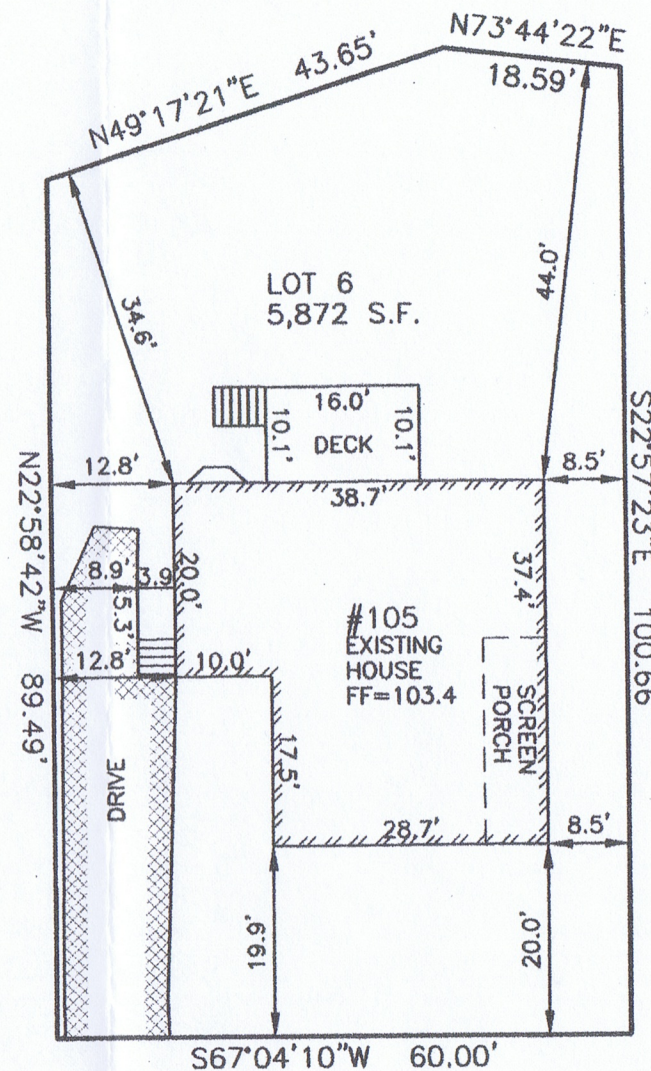
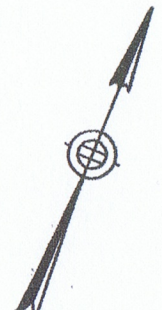
(617) 527-8750  
(617) 332-1578 FAX  
info@everettbrooks.com

**ZONING INFORMATION**

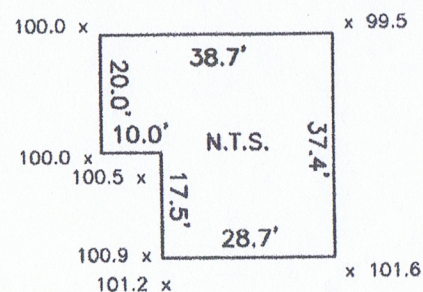
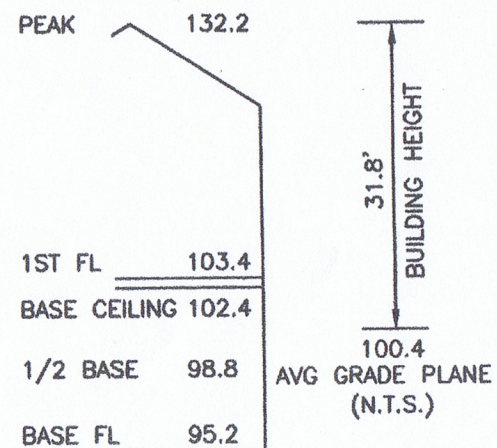
ZONE: SR-2  
PLAN DATED: APRIL 1914  
DEED REFERENCE: BOOK 28786 PAGE 421

|              | EXISTING     | PROPOSED     | REQUIRED    |
|--------------|--------------|--------------|-------------|
| BUILDINGS    | 1,280 S.F.   | 1,280 S.F.   |             |
| STRUCTURES   | 1,462 S.F.   | 1,462 S.F.   |             |
| DRIVE        | 536 S.F. ±   | 536 S.F. ±   |             |
|              | 1,998 S.F. ± | 1,998 S.F. ± |             |
| LOT COVERAGE | 21.8%        | 21.8%        | (30% MAX.)  |
| OPEN SPACE   | 66% ±        | 66% ±        | (50% MIN.)  |
| F.A.R.       | 0.411        | 0.526        | (0.45 MAX.) |
| BELOW        | -- S.F.      | -- S.F.      |             |
| 1ST FL       | 1,139 S.F.   | 1,139 S.F.   |             |
| 2ND FL       | 1,272 S.F.   | 1,272 S.F.   |             |
| ABOVE        | -- S.F.      | 678 S.F.     |             |
| TOTAL        | 2,411 S.F.   | 3,089 S.F.   |             |

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



**BUILDING HEIGHT CALCULATION**

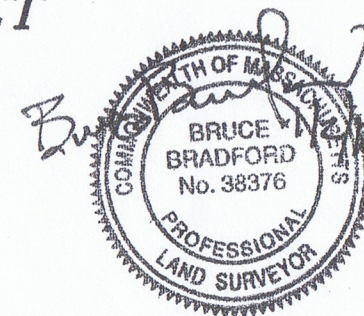


**AVERAGE GRADE CALCULATION:**  
(ORD Z-90)

$$AVG = \frac{\sum[L(E1+E2)/2]}{P}$$

$$AVG = 15,290.7 / 152.3 = 100.4$$

**NONANTUM STREET**



**PLAN OF LAND IN  
NEWTON, MA**

105 NONANTUM STREET  
PROPOSED ATTIC ALTERATION

SCALE: 1 IN. = 20 FT.  
DATE: JANUARY 2, 2012  
DRAWN: JF  
CHECK: BB

REVISIONS:

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |

PROJECT NO. 24097