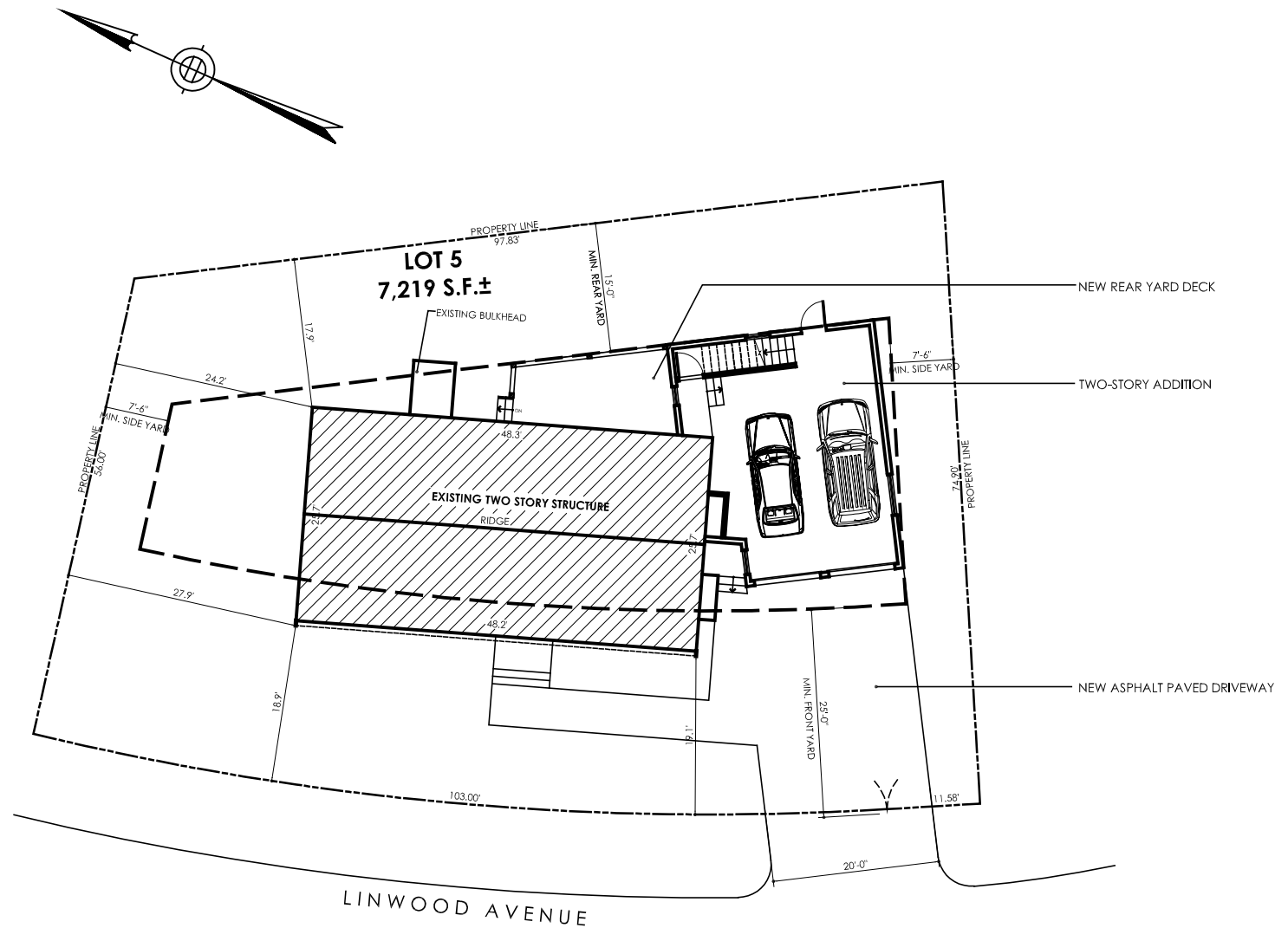


ZONING CONSTRAINTS

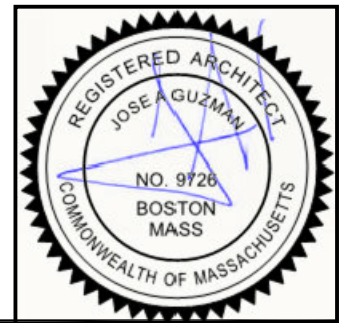
Lots created before December 7, 1953 (referred to as "Old Lots After 12/7/1953") use constraints/criteria shown in the excerpted table below:

| Zoning Constraint | Required | Existing Conformance (Yes or No) |
|---|--|---|
| Min. Lot Area: | 7,000 SF | Yes 7,219 SF Existing |
| Lot Area per Dwelling Unit: | 3,500 SF | Yes 2 x 3,500 = 7,000 Min. Lot Area |
| Max. Lot Coverage: | 30% | Yes 7,219 SF x .3 = 2,165.7 SF Max. Existing Lot Coverage = ±1,224 SF (16.9%) 2,165.7 - 1,224 = 941.7 SF. Add'l As-of-Right |
| Min. Open Space | 50% | Yes (7,219 SF / 2 = 3,609.5 SF req'd.) 7,219 SF - (1,224 + 941.7) = 5,053.3 SF |
| Max. Build Factor | 20 | Not Applicable |
| Min. Frontage: | 70 Feet | Yes (114.58 Feet Existing) |
| Min. Front Yard Setback: | 25 Feet | No (19'-6" Existing) "Pre-Existing Non-Conforming" Note: Finding by the ZBA may be required. |
| Min. Side Yard Setback: | 7.5 Feet | Yes As noted previously herein (Buildable Area of Lot) |
| Min. Rear Yard Setback | 15 Feet | Yes (±17'-0" Existing) |
| Max. Height | 36 Feet | Yes (T.B.D.) |
| Max. Stories | 2.5 | Yes (2 Story Existing) |
| Max Stories by Special Permit | 3 | If Req'd. |
| Max. Floor Area Ratio: (The gross floor area of all buildings on the lot divided by the total lot area.) | Lots 6,800 to 7,294 SF = Max. F.A.R. 0.53 | 7,219 SF x 0.53 = 3,826.34 SF Max Gross Building Area 7,219 SF x .02 = 144 Allowed = 3,970 GSF Proposed = 4,623 GSF |
| Min. Parking Stalls / D.U. (1 & 2 Fam.) Allowed by Special Permit: | 2 Stalls / D.U. = 4 1.5 Stalls / D.U. = 2.5 | 2 Existing 2 Proposed |



1 ARCHITECTURAL SITE PLAN
SP
0 5 10 20 FT.

NOTE: LOCATION OF EXISTING TWO STRUCTURE AND PROPERTY LINE MEETS AND BOUNDS TAKEN FROM PLAN OF LAND IN NEWTON, MA PREPARED BY EMB (EVERETT M. BROOKS CO.) SURVEYORS & ENGINEERS. WE HAVE NOT CONFIRMED INFORMATION SHOWN ON SURVEY PLAN IS ACCURATE AND CORRECT.

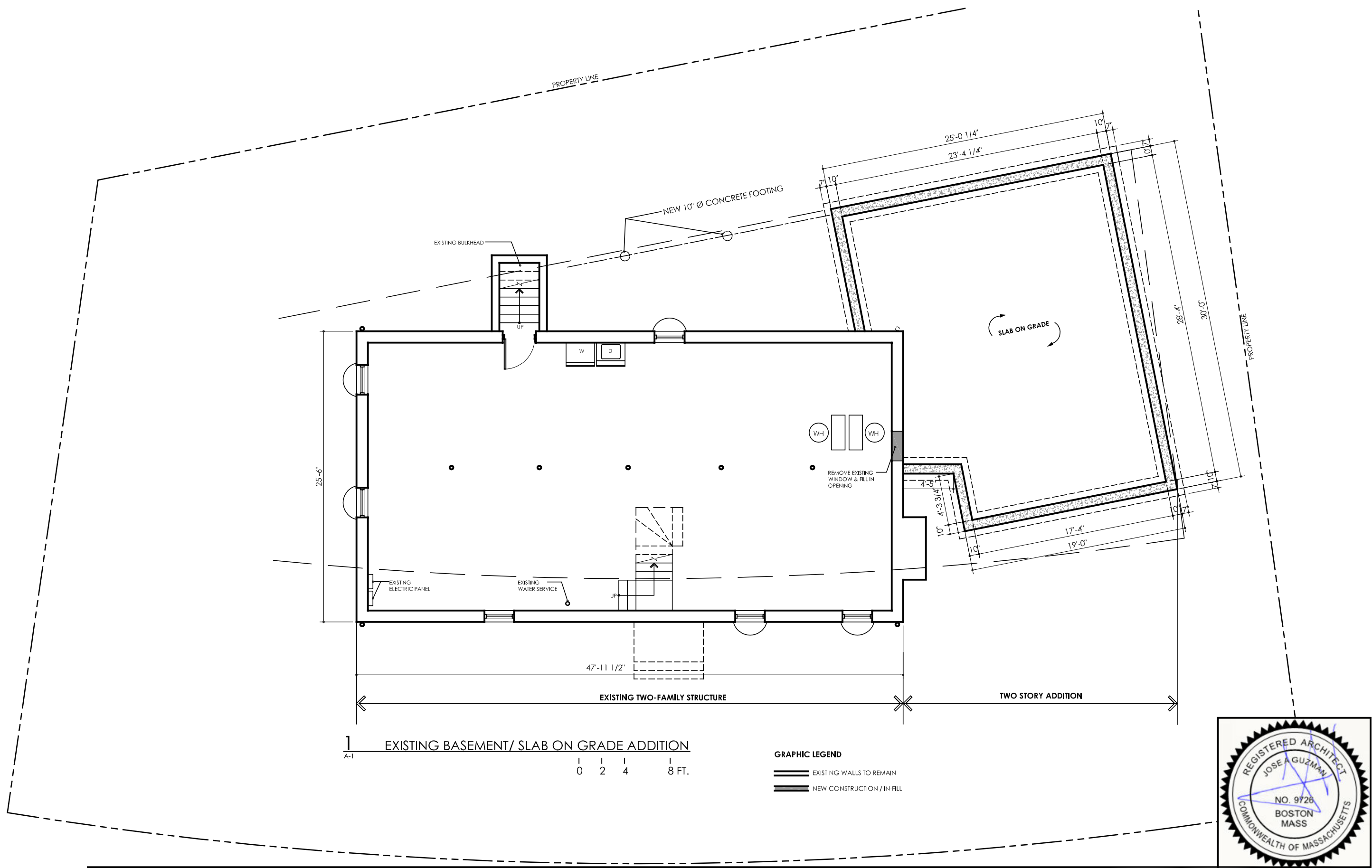


Two Story Residential Addition

370 Linwood Avenue, Newtownville, MA 02460

Client: Lauren Nichols & Matt Haag
370 Linwood Ave.
Newtownville, MA 02460

Architect: guzman-prufer, Inc.
5 Powderhouse Lane
Sherborn, MA 01770

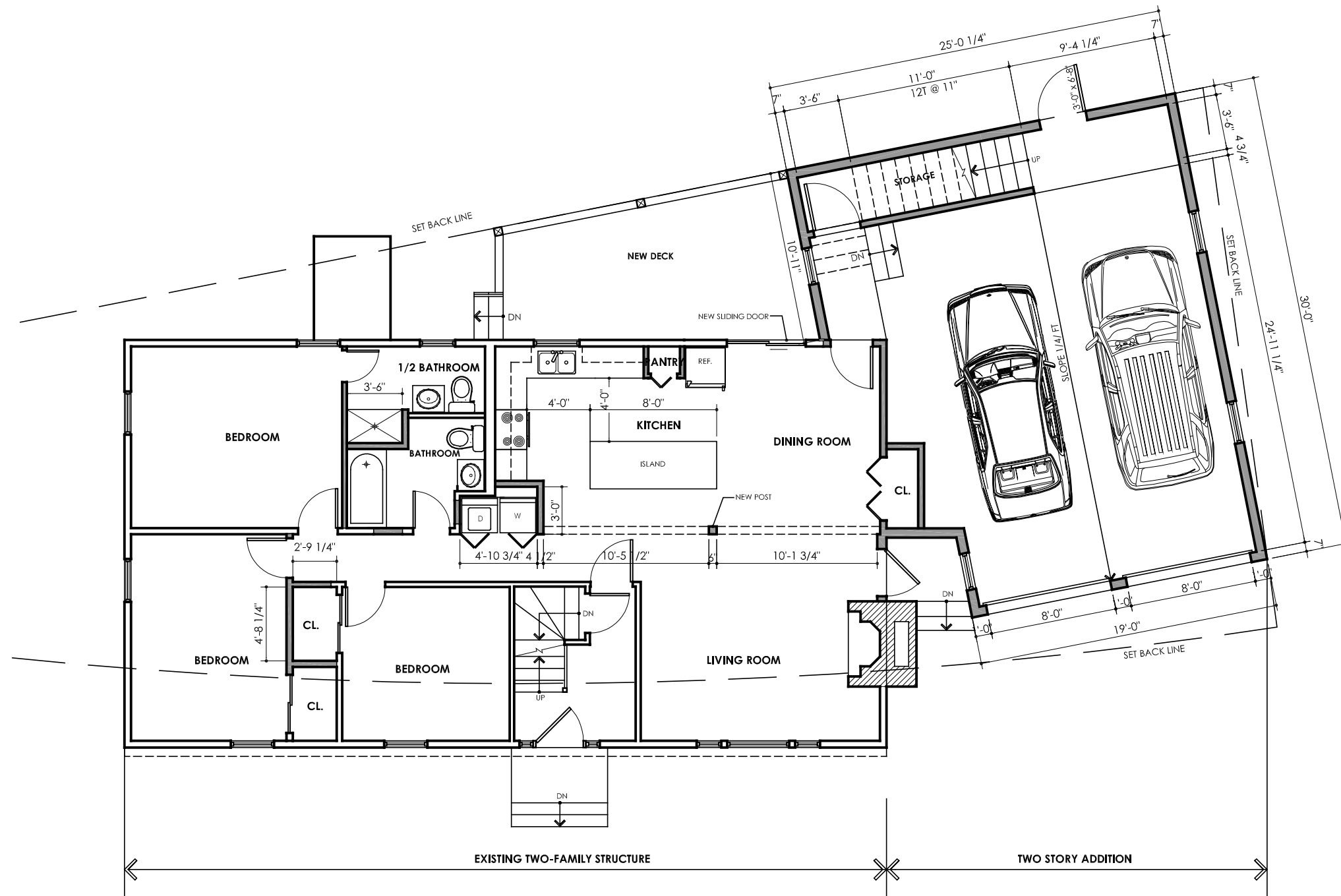


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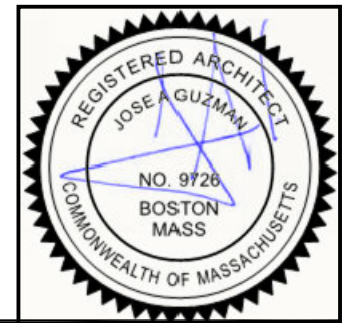
Architect: **guzman-prufer, Inc.**
5 Powderhouse Lane
Sherborn, MA 01770



1
A-2
FIRST FLOOR PLAN
ADDITION 679 G.S.F.
EXISTING HOUSE 1,240 G.S.F.

GRAPHIC LEGEND
 ——— EXISTING WALLS TO REMAIN
 ——— NEW CONSTRUCTION / IN-FILL

1 0 2 4 8 FT.

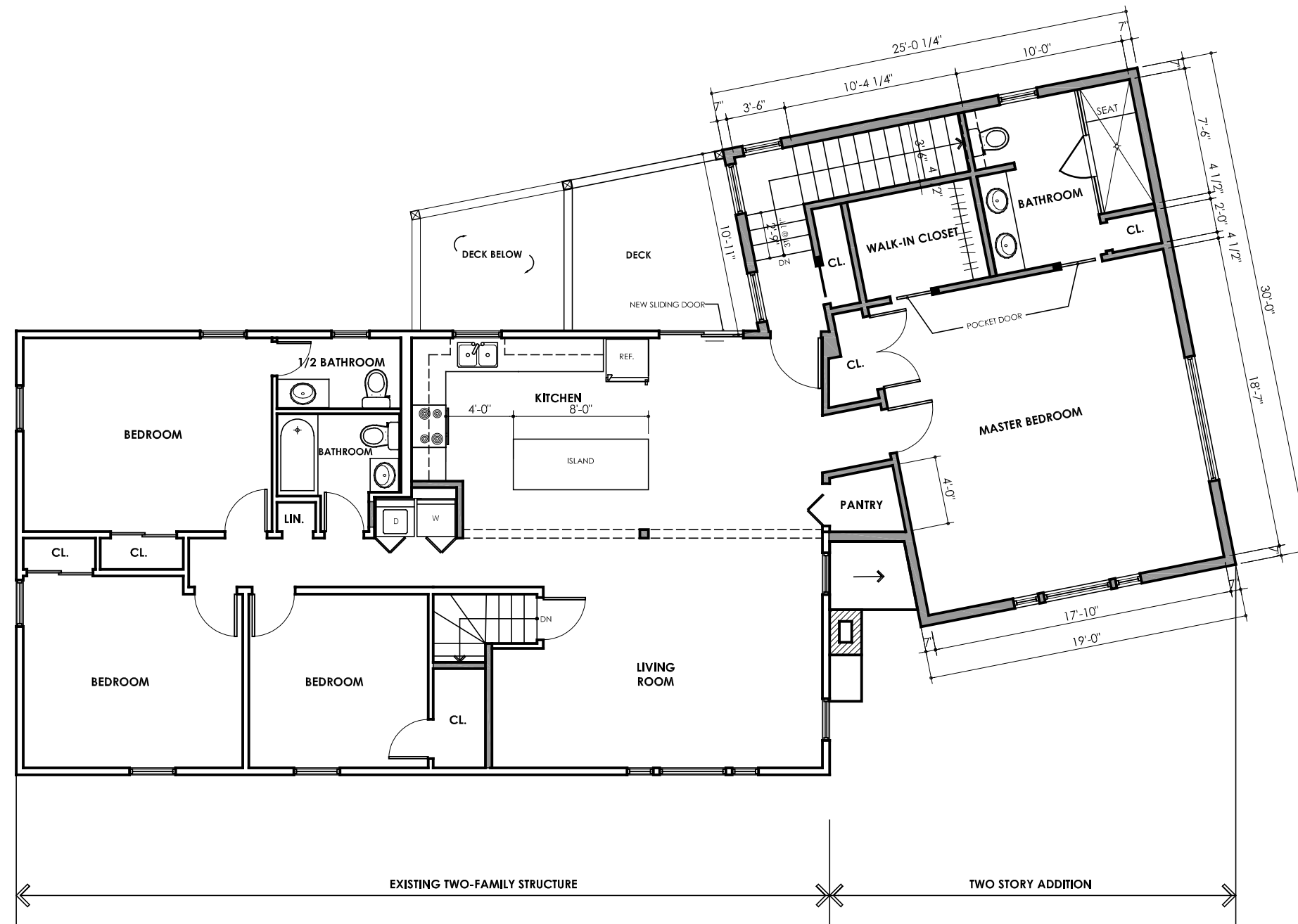


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 370 Linwood Ave.
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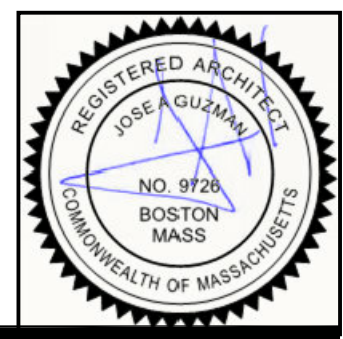
1
A-3
SECOND FLOOR PLAN
ADDITION 680 G.S.F.
EXISTING HOUSE 1,266 G.S.F.

0 2 4 8 FT.

GRAPHIC LEGEND

— EXISTING WALLS TO REMAIN

— NEW CONSTRUCTION / IN-FILL

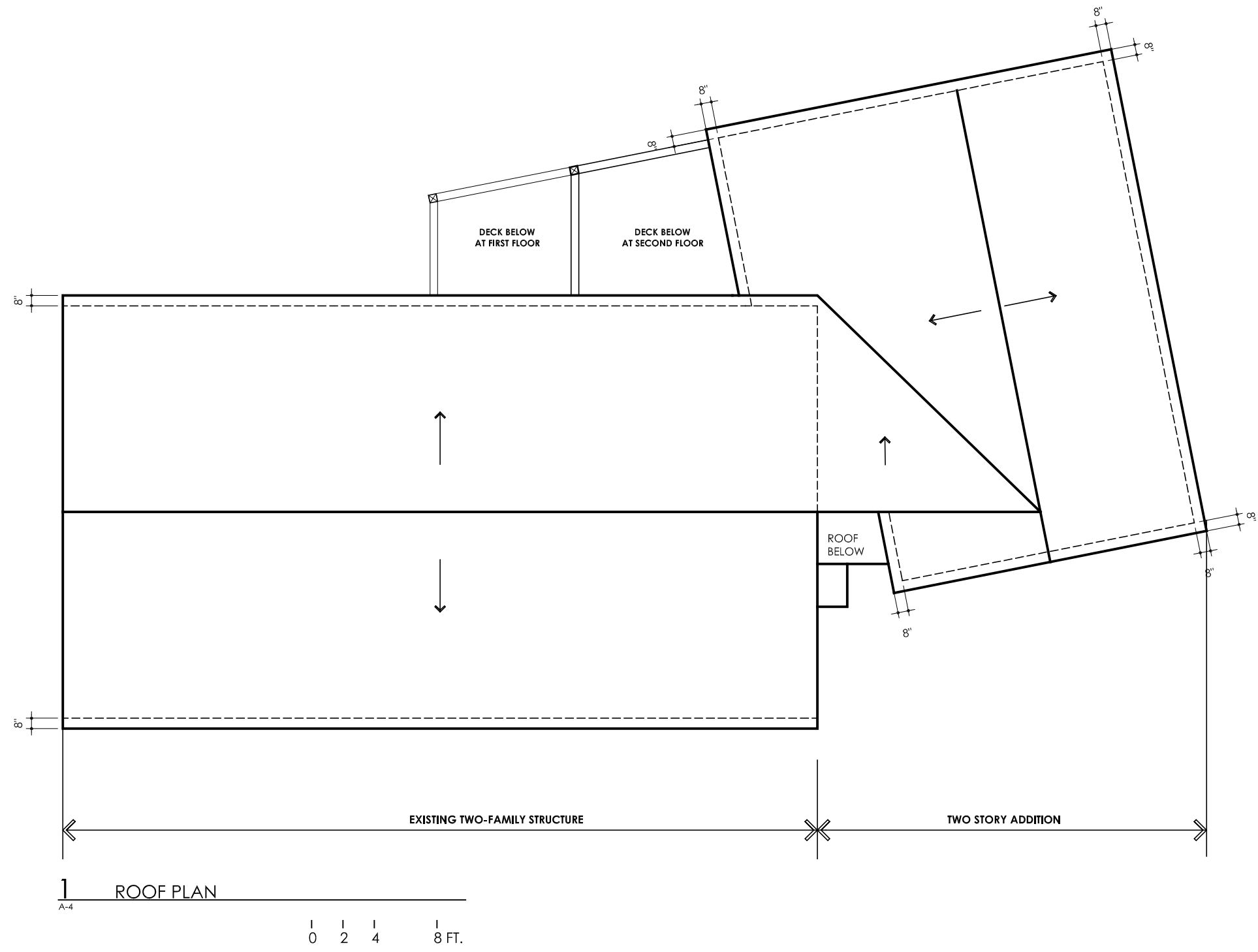


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Two Story Residential Addition

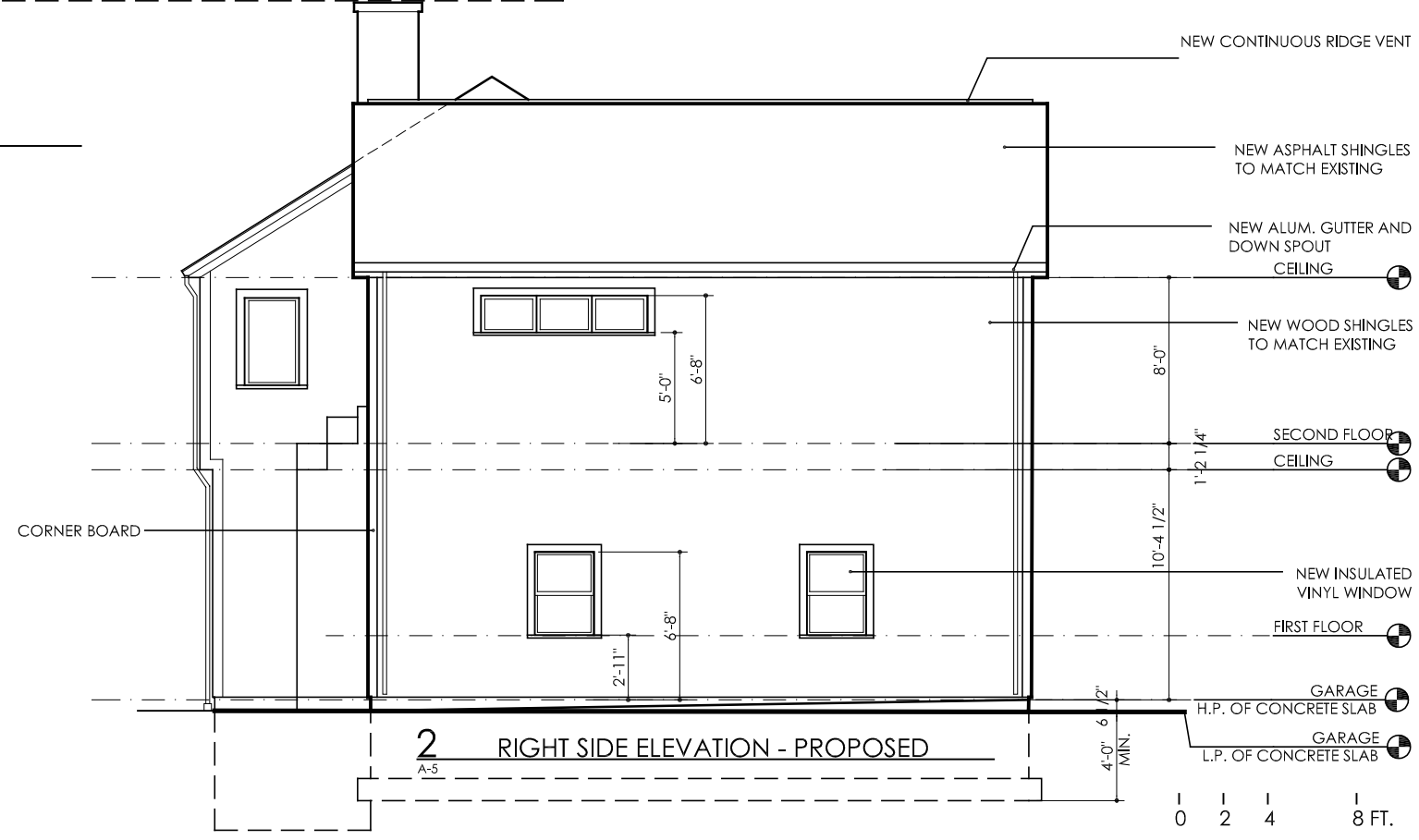
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Client: Lauren Nichols & Matt Haag
 370 Linwood Ave.
 Newtownville, MA 02460

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 5 Powderhouse Lane
 Sherborn, MA 01770



1 FRONT ELEVATION - PROPOSED
A-5



2 RIGHT SIDE ELEVATION - PROPOSED
A-5

0 2 4 8 FT.

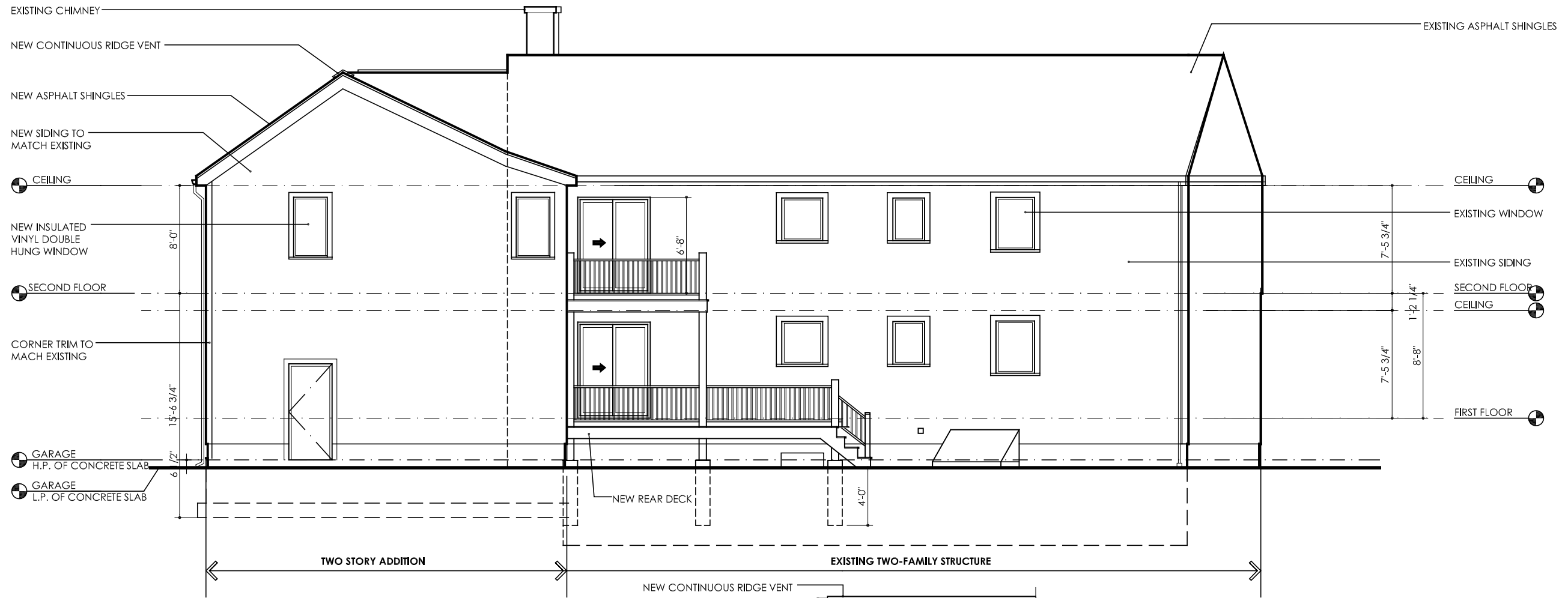


Two Story Residential Addition

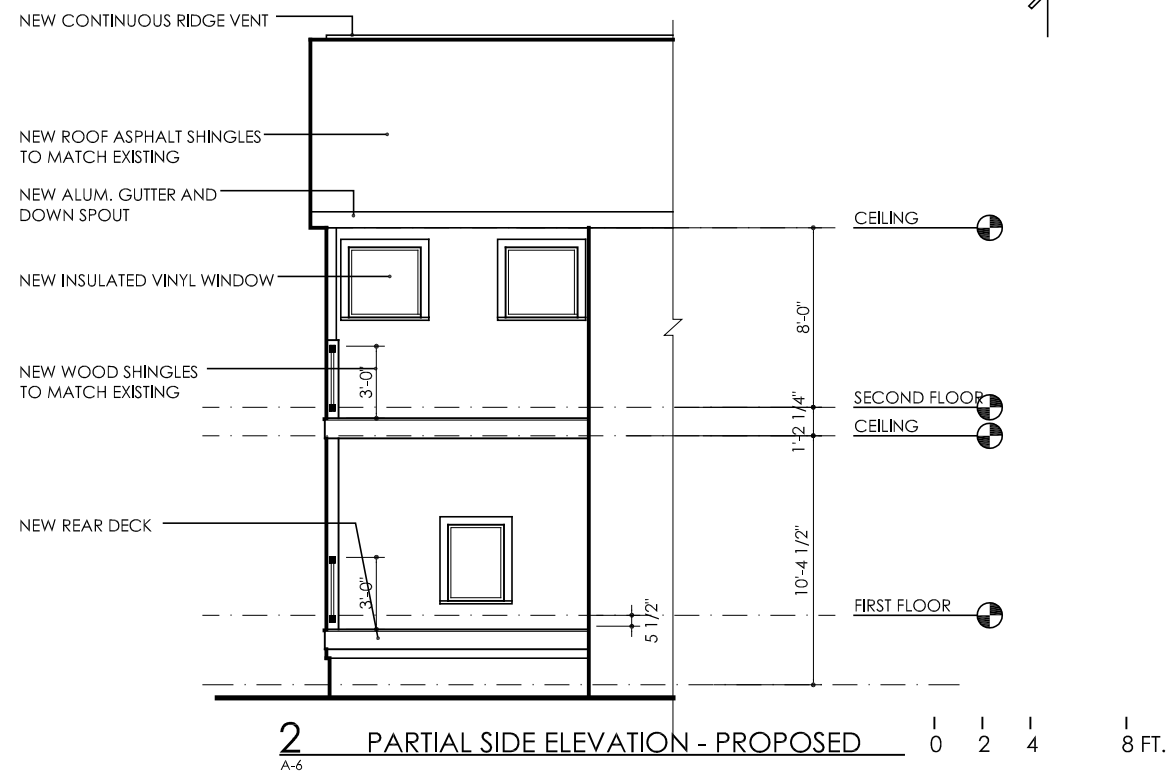
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Newtownville, MA 02460

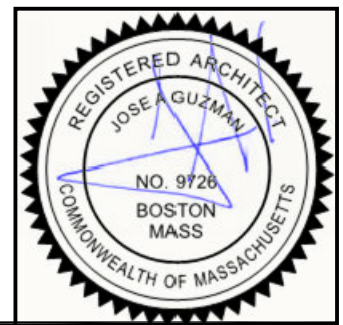
Architect: **guzman-prufer, Inc.**
5 Powderhouse Lane
Sherborn, MA 01770



1 REAR ELEVATION - PROPOSED
A-6



2 PARTIAL SIDE ELEVATION - PROPOSED
A-6 0 1/2 1 1/4 1/8 FT.

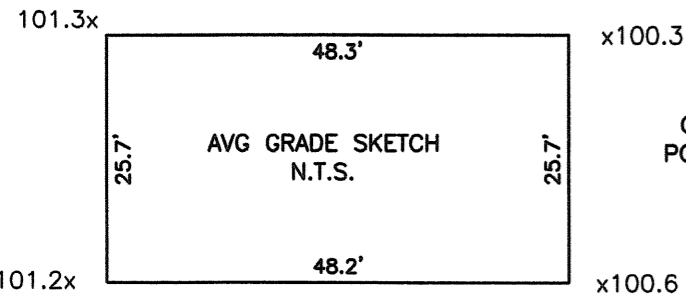


Two Story Residential Addition

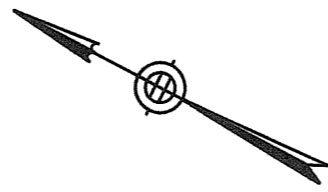
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GRADES REFER TO LOWEST POINT WITHIN 6' OF BUILDING NOT INTENDED FOR F.A.R. CALCULATION

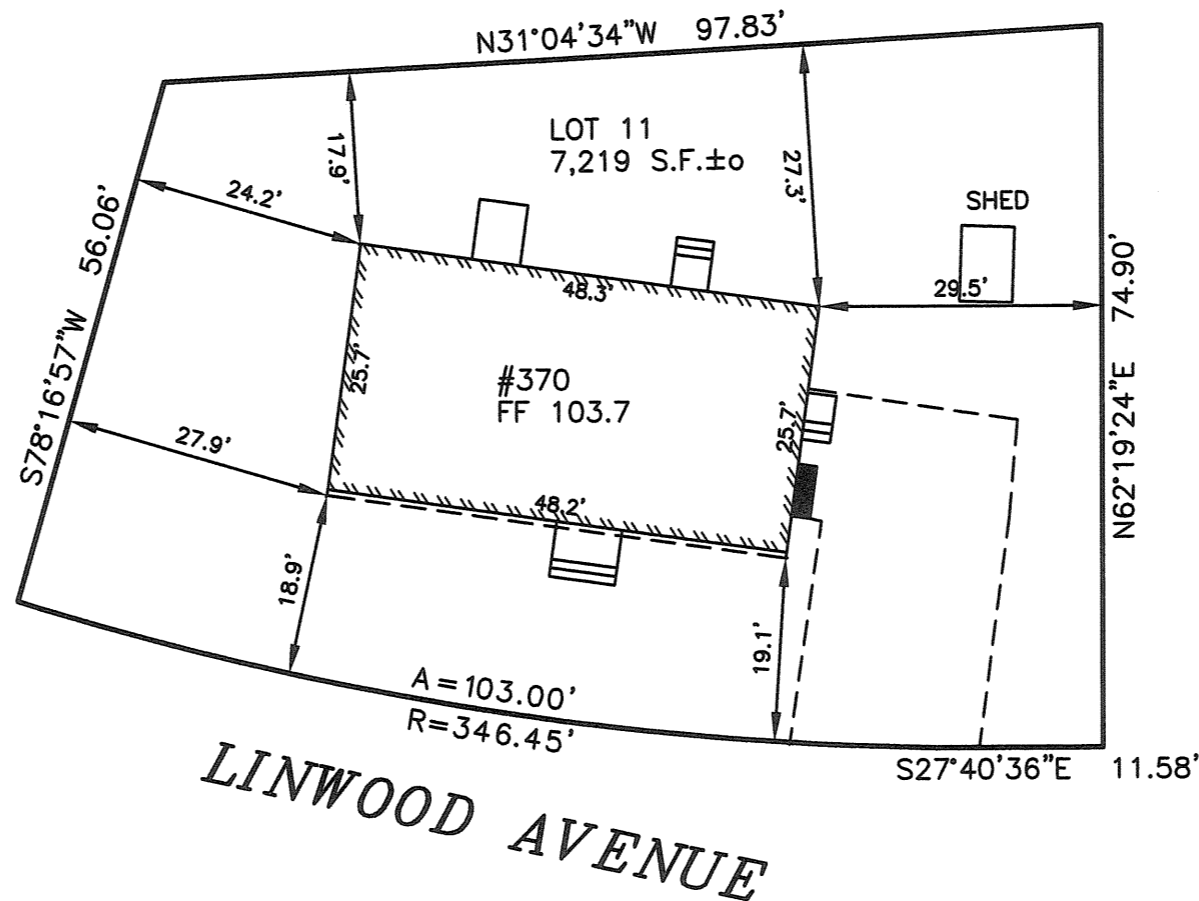
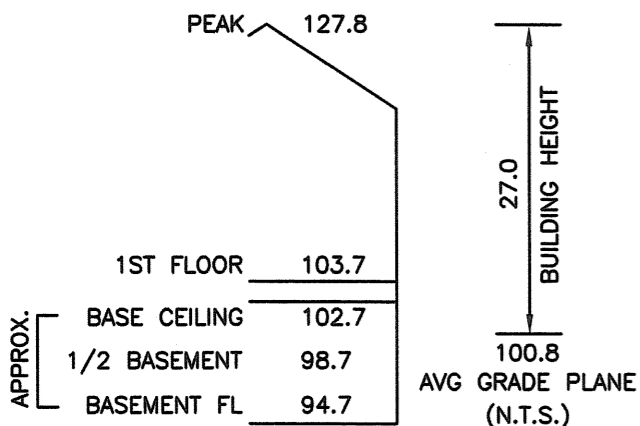


AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

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

$$AVG = 147.9 / 14915.675 = 100.8$$

BUILDING HEIGHT CALCULATION



ZONING INFORMATION

ZONE: MR-1
PLAN DATED: APR 11, 1888
DEED REFERENCE: BOOK 71429 PAGE 591

| | EXISTING | PROPOSED | REQUIRED |
|--------------|-------------|----------|------------|
| BUILDINGS | 1313 S.F. | x S.F. | |
| STRUCTURES | 1395 S.F. | x S.F. | |
| DRIVE | 2100 S.F. ± | x S.F. ± | |
| | 705 S.F. ± | x S.F. ± | |
| LOT COVERAGE | 18.2% | x.x% | (30% MAX.) |
| OPEN SPACE | 71% ± | x% ± | (50% MIN.) |

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

ESTABLISHED 1916



EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com



THIS SURVEY SHOWS EXISTING CONDITIONS ONLY AND DOES NOT SHOW ANY PROPOSED CONSTRUCTION

**PLAN OF LAND IN
NEWTON, MA**

370 LINWOOD AVENUE
EXISTING CONDITIONS

SCALE: 1 IN. = 20 FT.
DATE: OCTOBER 29, 2018
DRAWN: xx
CHECK: BB

REVISIONS:

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

PROJECT NO. 25706

ESTABLISHED 1916



EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com

PLAN OF LAND IN
NEWTON, MA

370 LINWOOD AVENUE
PROPOSED ADDITION

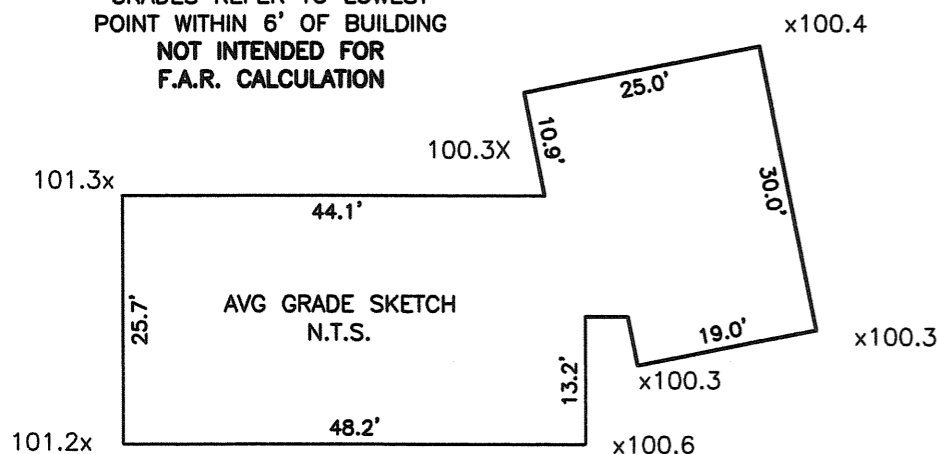
SCALE: 1 IN. = 20 FT.
DATE: OCTOBER 30, 2018
DRAWN: xx
CHECK: BB

REVISIONS:

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

PROJECT NO. 25706

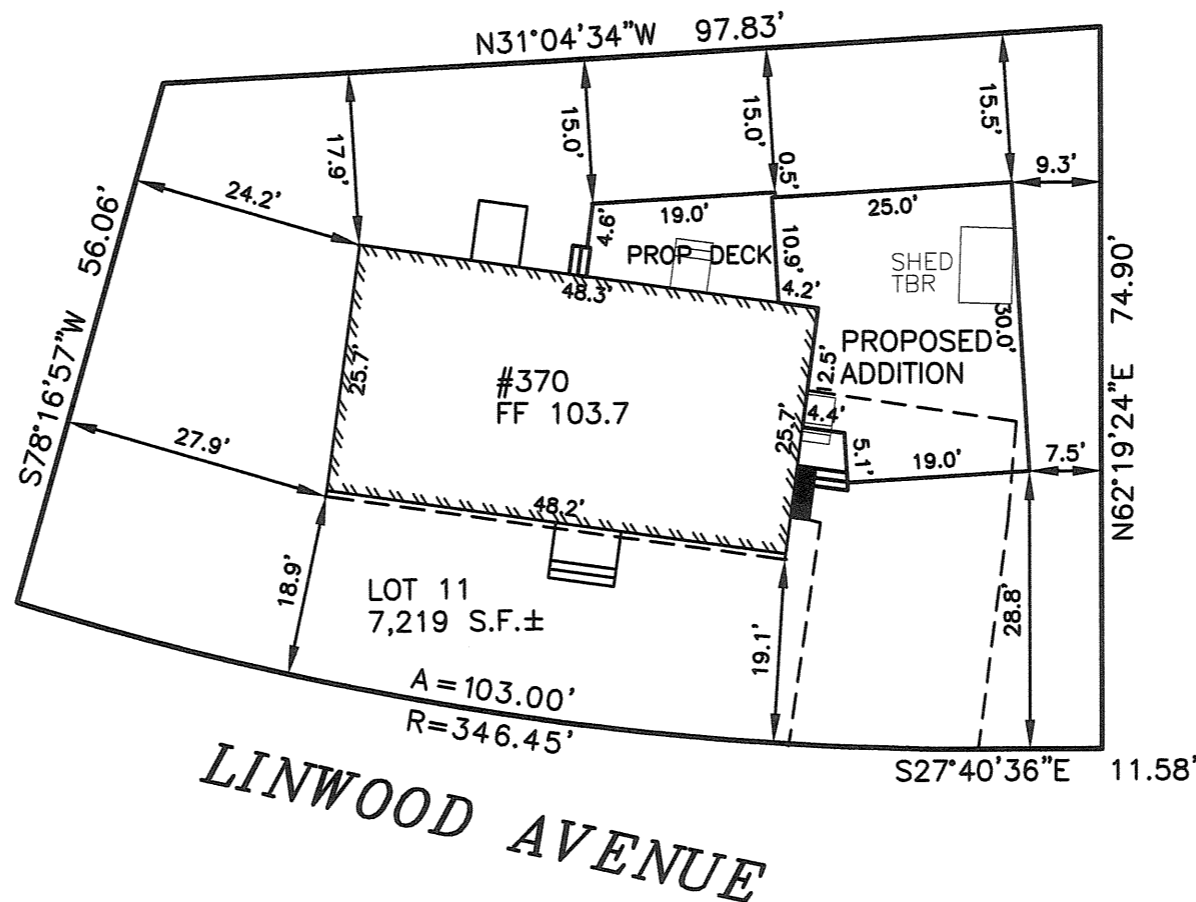
GRADES REFER TO LOWEST
POINT WITHIN 6' OF BUILDING
NOT INTENDED FOR
F.A.R. CALCULATION



AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

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

$$AVG = 2172.455 / 216.1 = 100.5$$



LINWOOD AVENUE

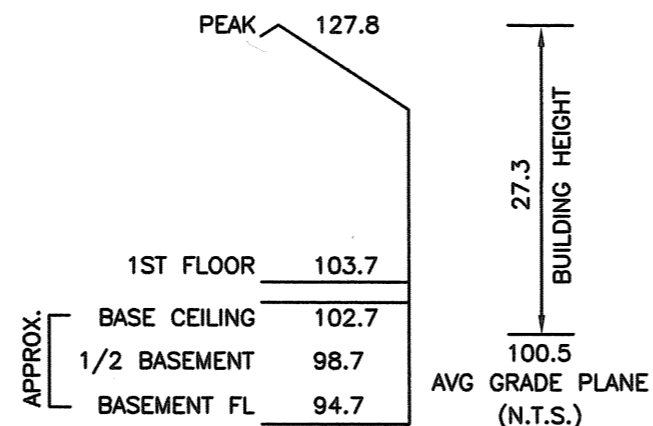
ZONING INFORMATION

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| | EXISTING | PROPOSED | REQUIRED |
|--------------|-------------|-----------|------------|
| BUILDINGS | 1313 S.F. | 1940 S.F. | |
| STRUCTURES | 1395 S.F. | 2179 S.F. | |
| DRIVE | 2100 S.F. ± | x S.F. ± | |
| | 705 S.F. ± | x S.F. ± | |
| LOT COVERAGE | 18.2% | 26.9% | (30% MAX.) |
| OPEN SPACE | 71% ± | x% ± | (50% MIN.) |

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

BUILDING HEIGHT CALCULATION



IMPERVIOUS INCREASE 535 S.F. ±