



**MAYER + ASSOCIATES**  
ARCHITECTS

TEL 617 566 7222  
FAX 617 566 1162

1319 BEACON STREET, BROOKLINE, MA 02446



**VOGT RYAN**  
RESIDENCE

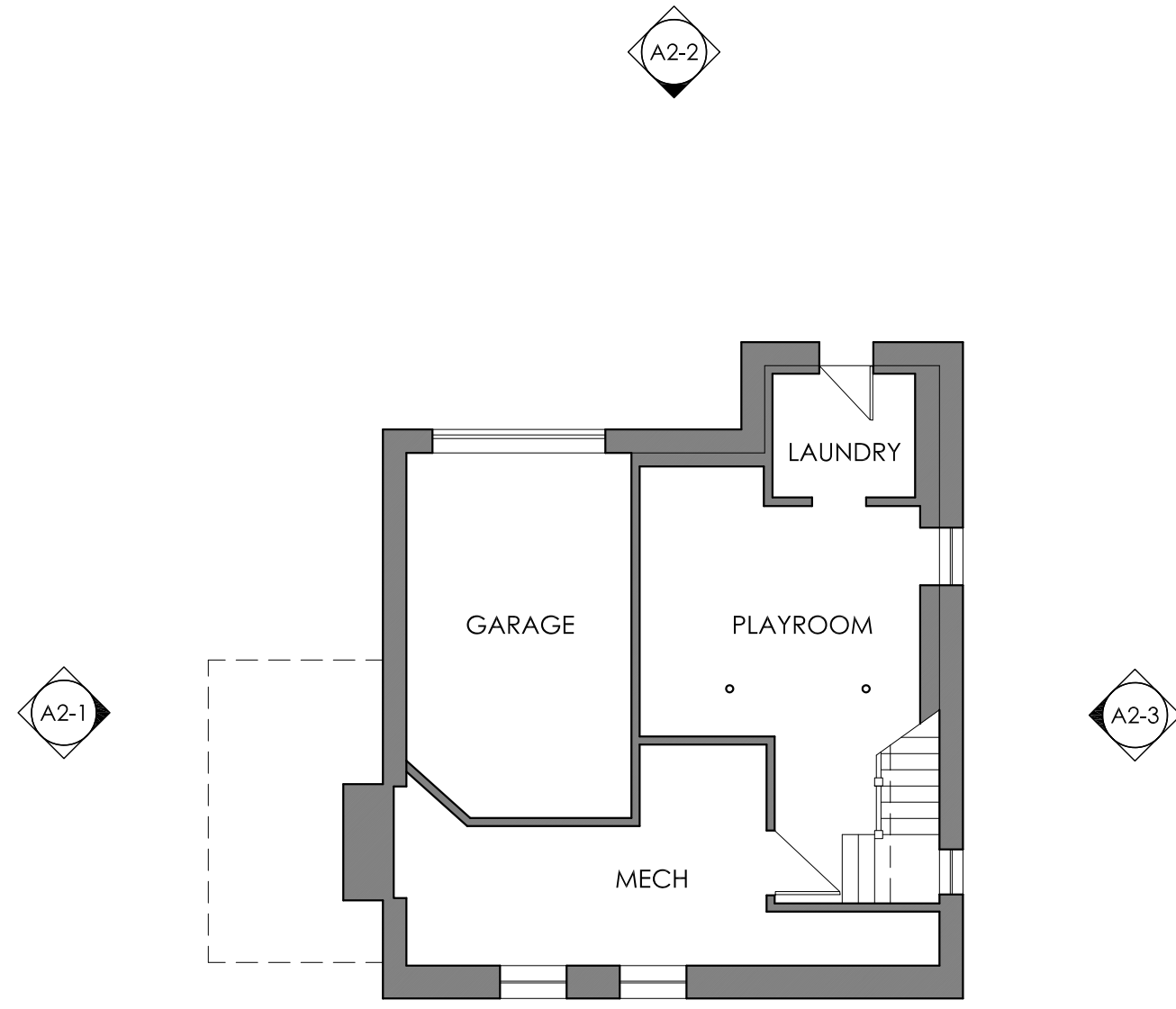
21 LARCHMONT AVENUE  
WABAN, MA 02468

**EXISTING CONDITIONS**

MAY 9, 2014

**BASEMENT PLAN**

SCALE: 1/8" = 1'-0"



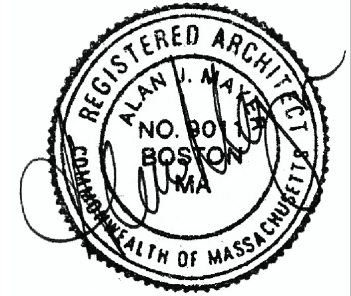
**A1-0**



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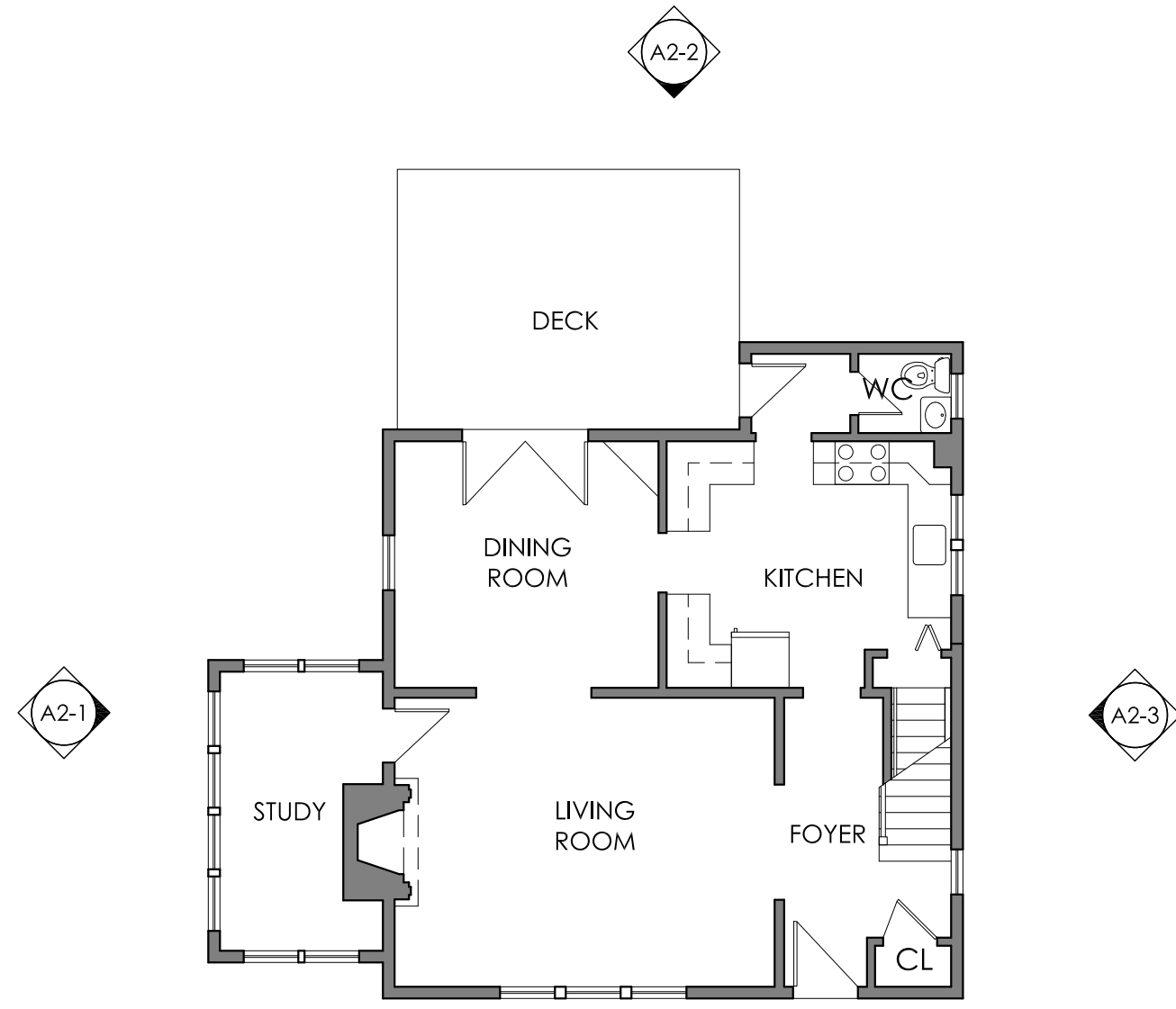
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WABAN, MA 02468



**EXISTING CONDITIONS**

MAY 9, 2014

**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



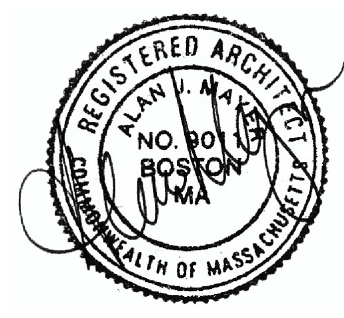
**A1-1**



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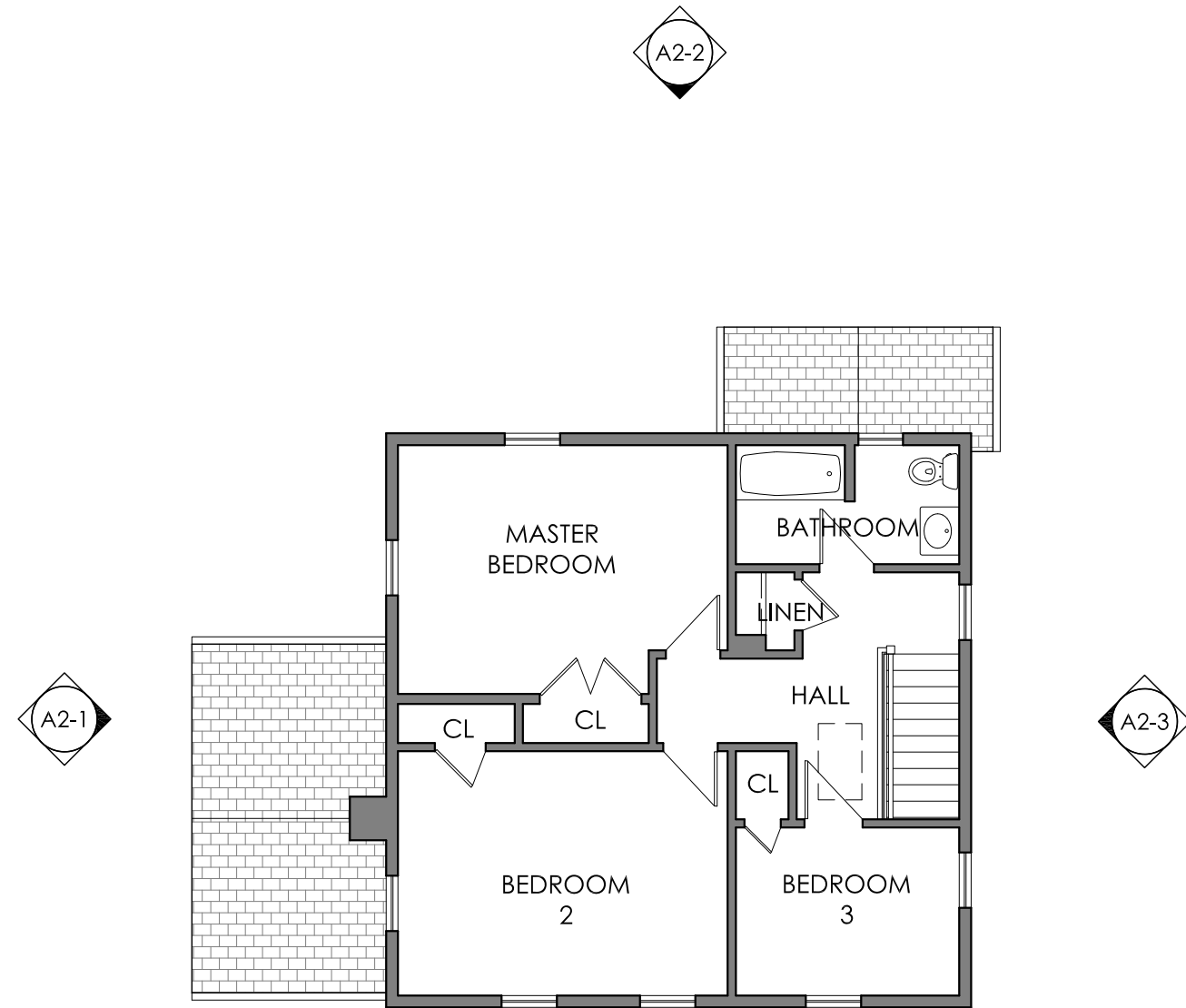
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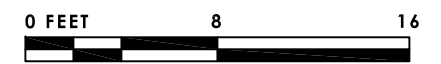


**EXISTING CONDITIONS**

MAY 9, 2014

**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

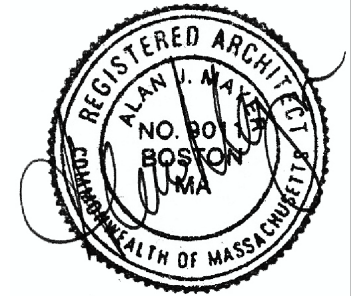


**A1-2**

MAYER + ASSOCIATES  
ARCHITECTS

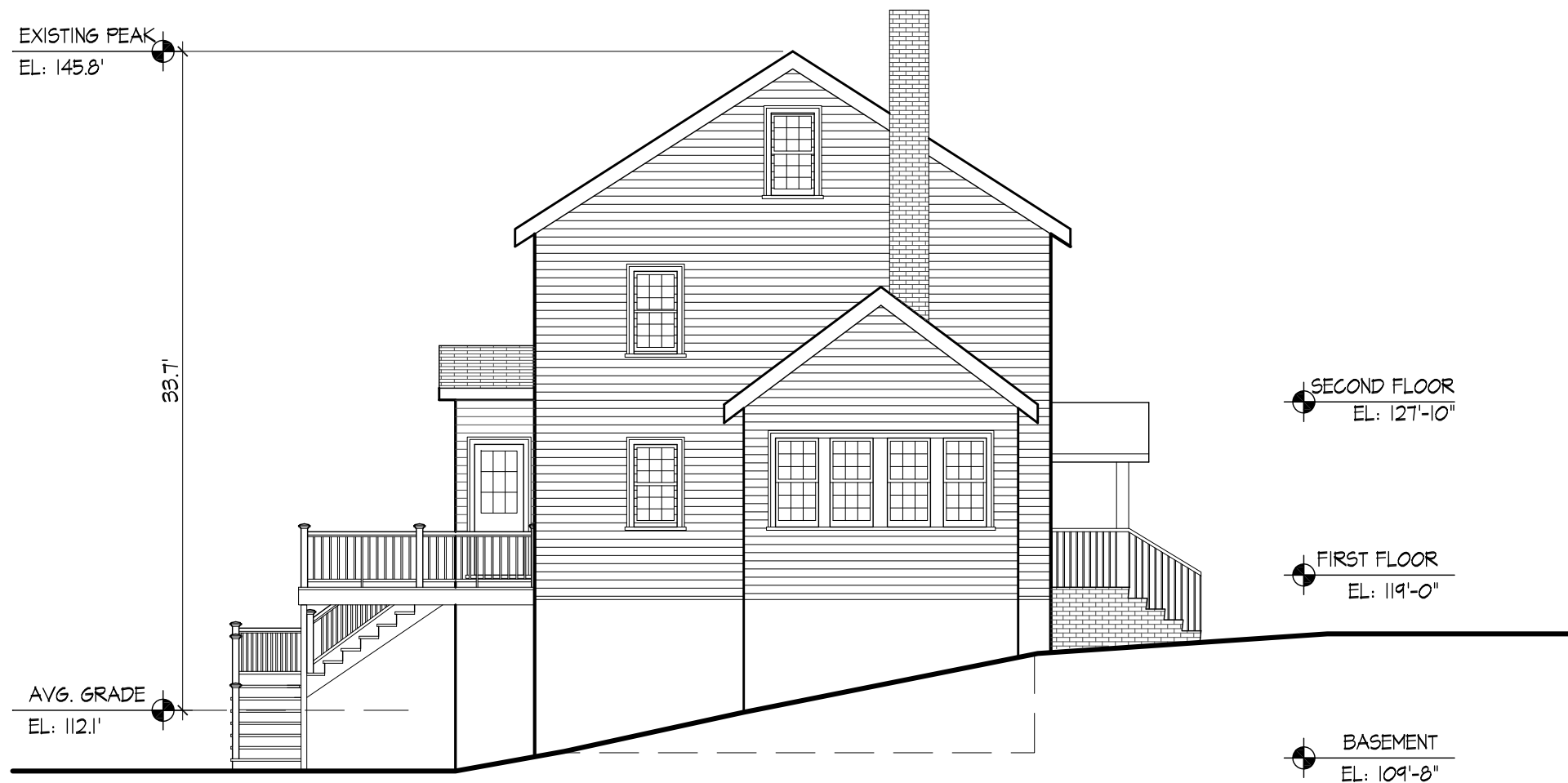
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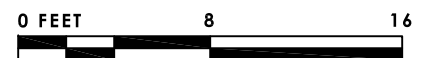


EXISTING CONDITIONS

MAY 9, 2014

EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



**1** SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

A2-1

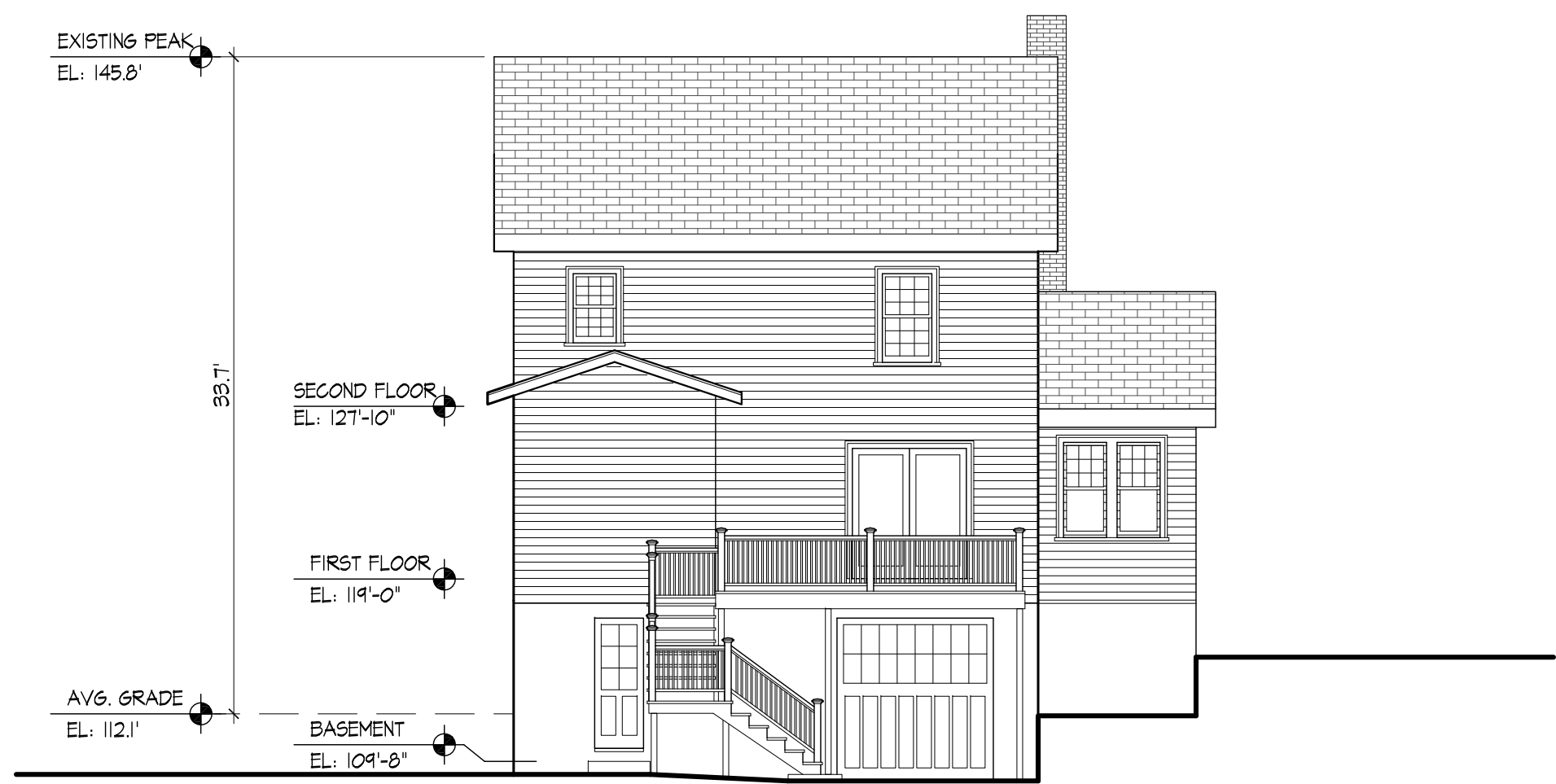
MAYER + ASSOCIATES  
ARCHITECTS

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VOGT RYAN  
RESIDENCE

21 LARCHMONT AVENUE  
WABAN, MA 02468

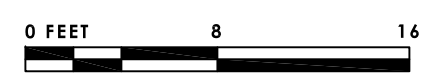


EXISTING CONDITIONS

MAY 9, 2014

EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



**1** REAR ELEVATION  
SCALE: 1/8" = 1'-0"

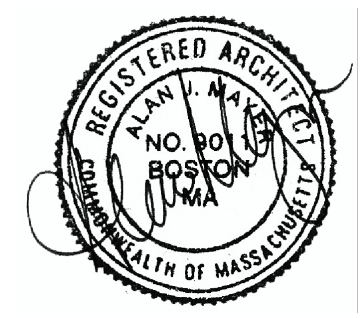
A2-2



MAYER + ASSOCIATES  
ARCHITECTS

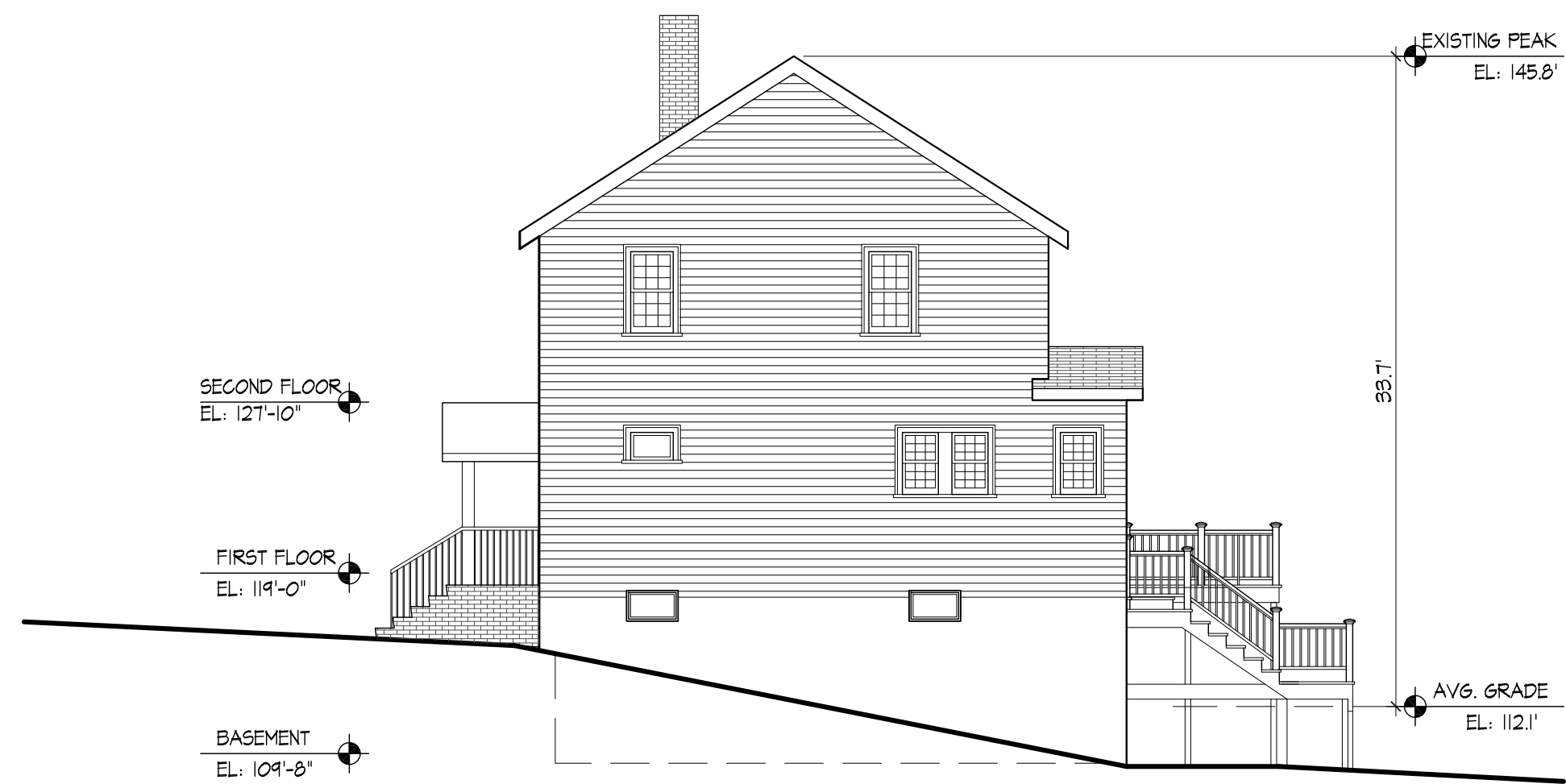
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VOGT RYAN  
RESIDENCE

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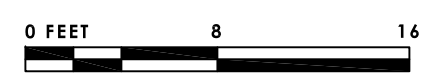


EXISTING CONDITIONS

MAY 9, 2014

EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



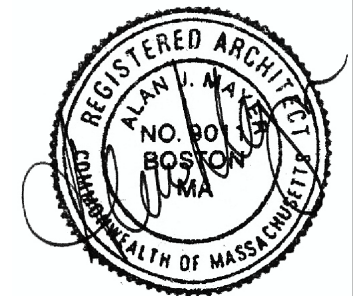
**1** SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

A2-3



**MAYER + ASSOCIATES**  
ARCHITECTS

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**VOGT RYAN**  
RESIDENCE

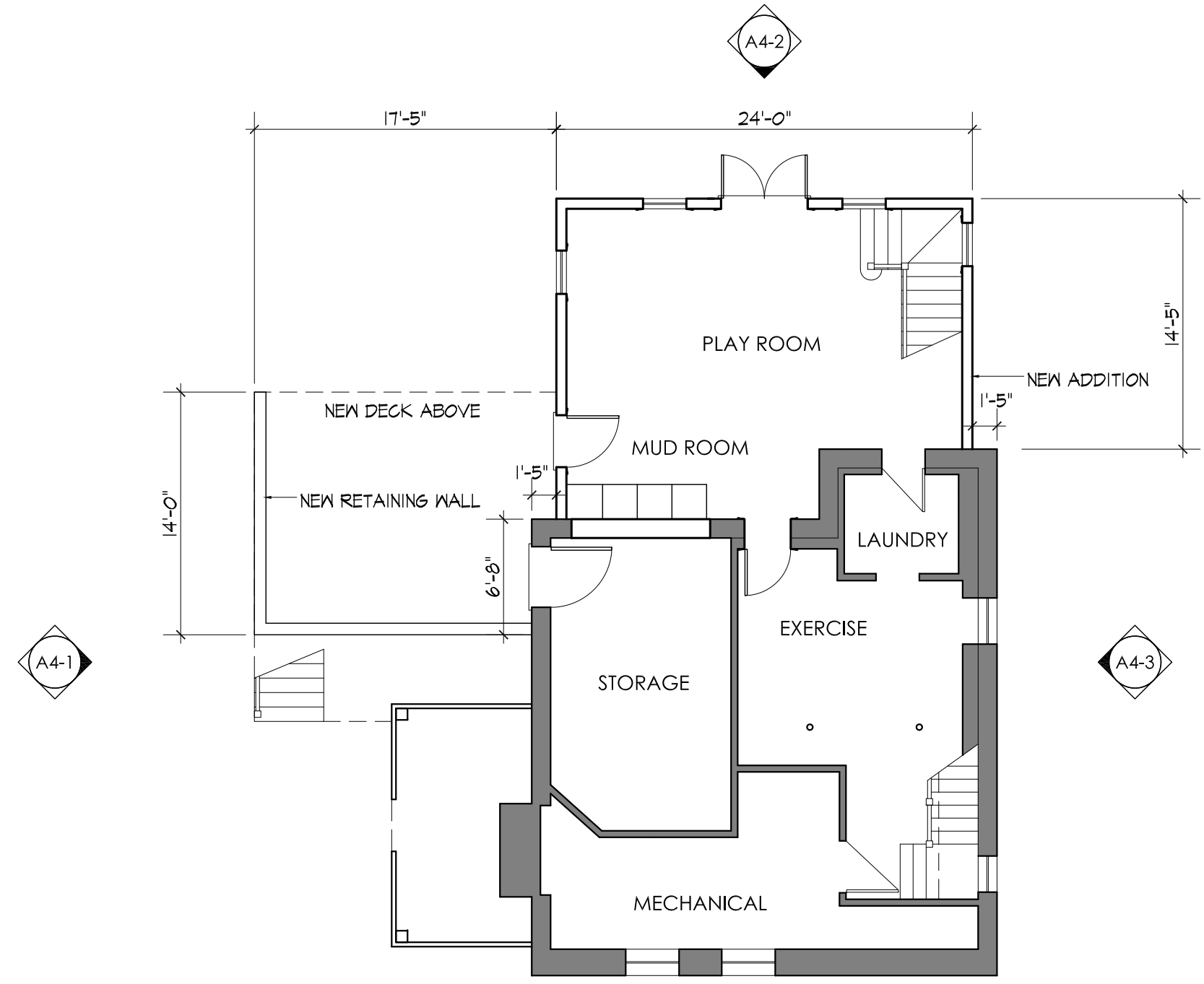
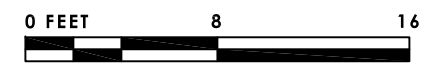
21 LARCHMONT AVENUE  
WABAN, MA 02468

**PROPOSED ADDITION**

MAY 9, 2014

**BASEMENT PLAN**

SCALE: 1/8" = 1'-0"



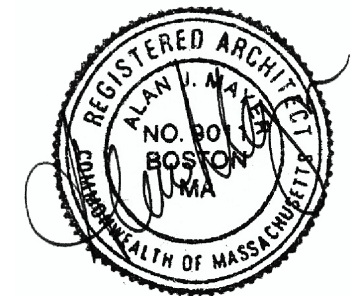
**A3-0**



**MAYER + ASSOCIATES**  
ARCHITECTS

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1319 BEACON STREET, BROOKLINE, MA 02446



**VOGT RYAN**  
RESIDENCE

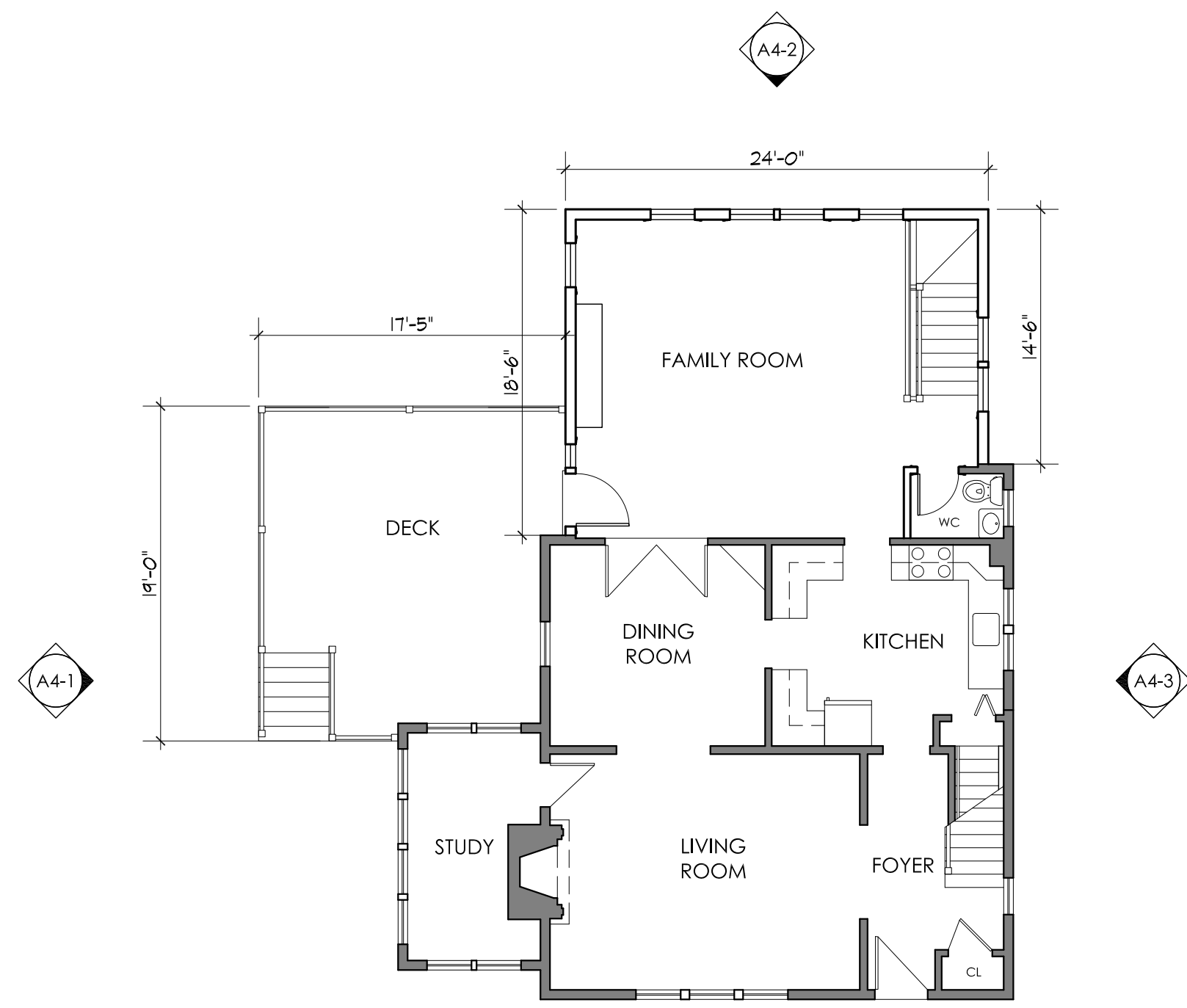
21 LARCHMONT AVENUE  
WABAN, MA 02468

**PROPOSED ADDITION**

MAY 9, 2014

**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**A3-1**

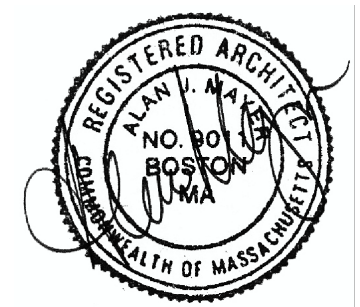




**MAYER + ASSOCIATES**  
ARCHITECTS

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1319 BEACON STREET, BROOKLINE, MA 02446



**VOGT RYAN**  
RESIDENCE

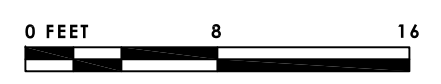
21 LARCHMONT AVENUE  
WABAN, MA 02468

**PROPOSED ADDITION**

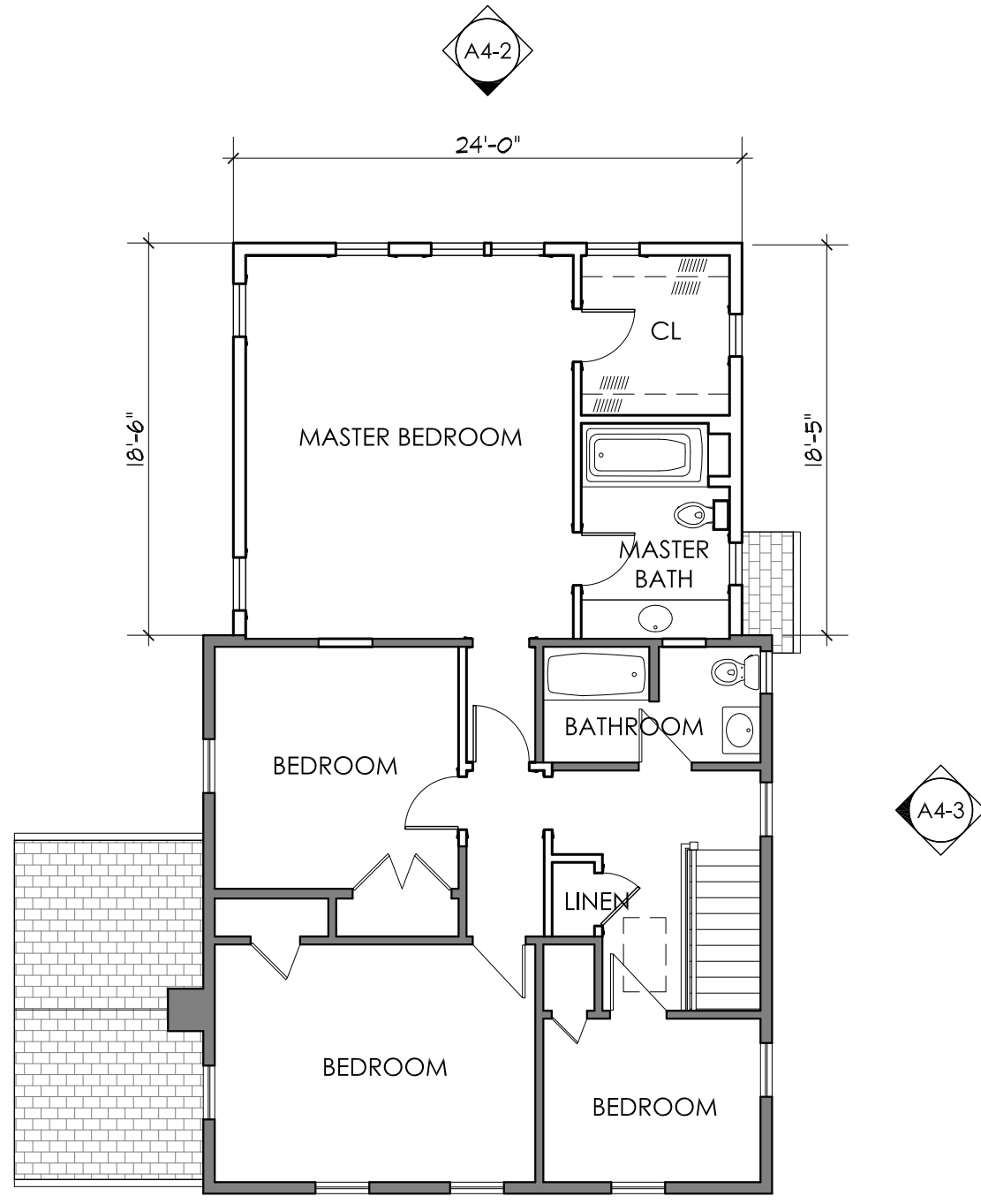
MAY 9, 2014

**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**A3-2**



MAYER + ASSOCIATES  
ARCHITECTS

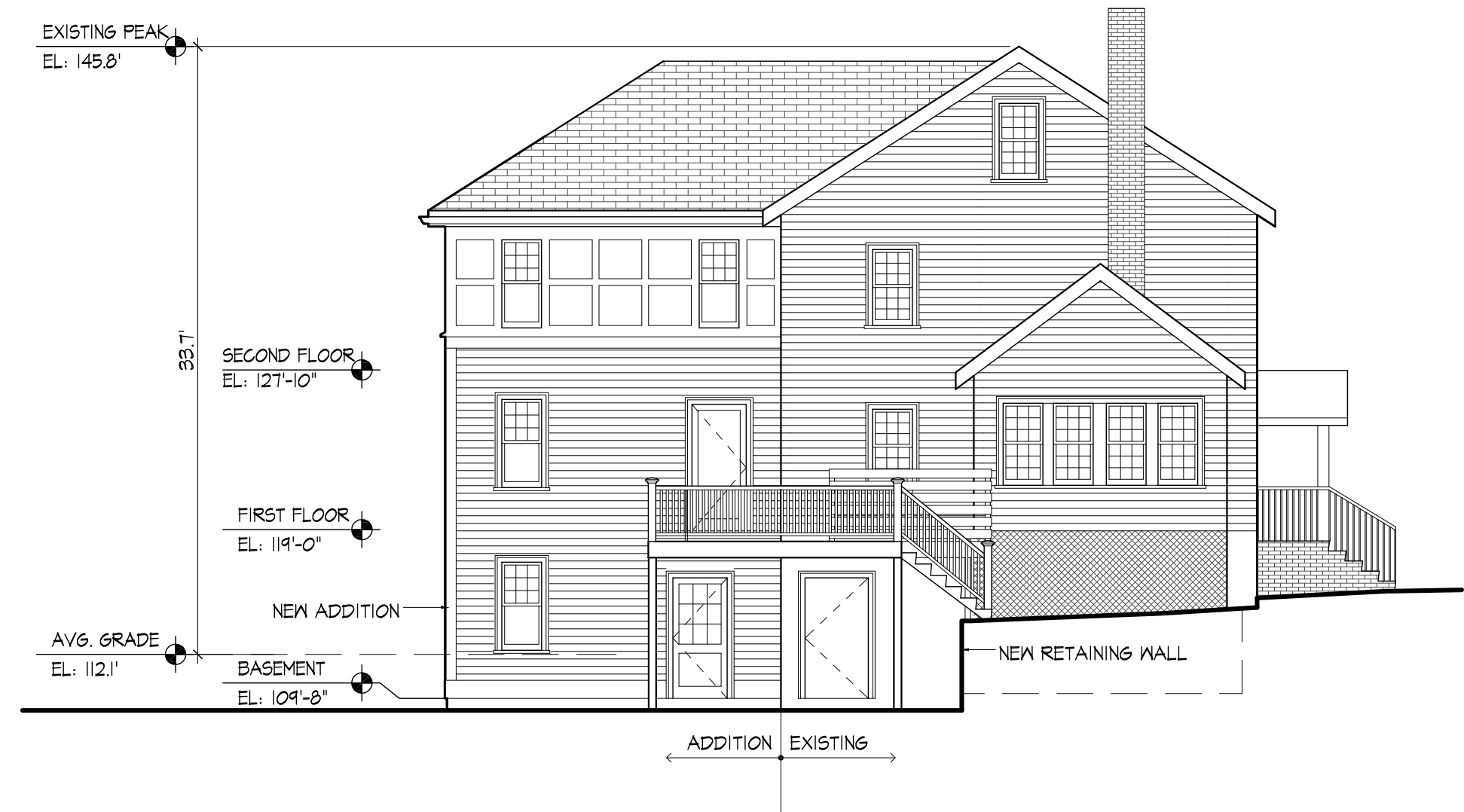
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VOGT RYAN  
RESIDENCE

21 LARCHMONT AVENUE  
WABAN, MA 02468



PROPOSED ADDITION

MAY 9, 2014

EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



**1** SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

**A4-1**

MAYER + ASSOCIATES  
ARCHITECTS

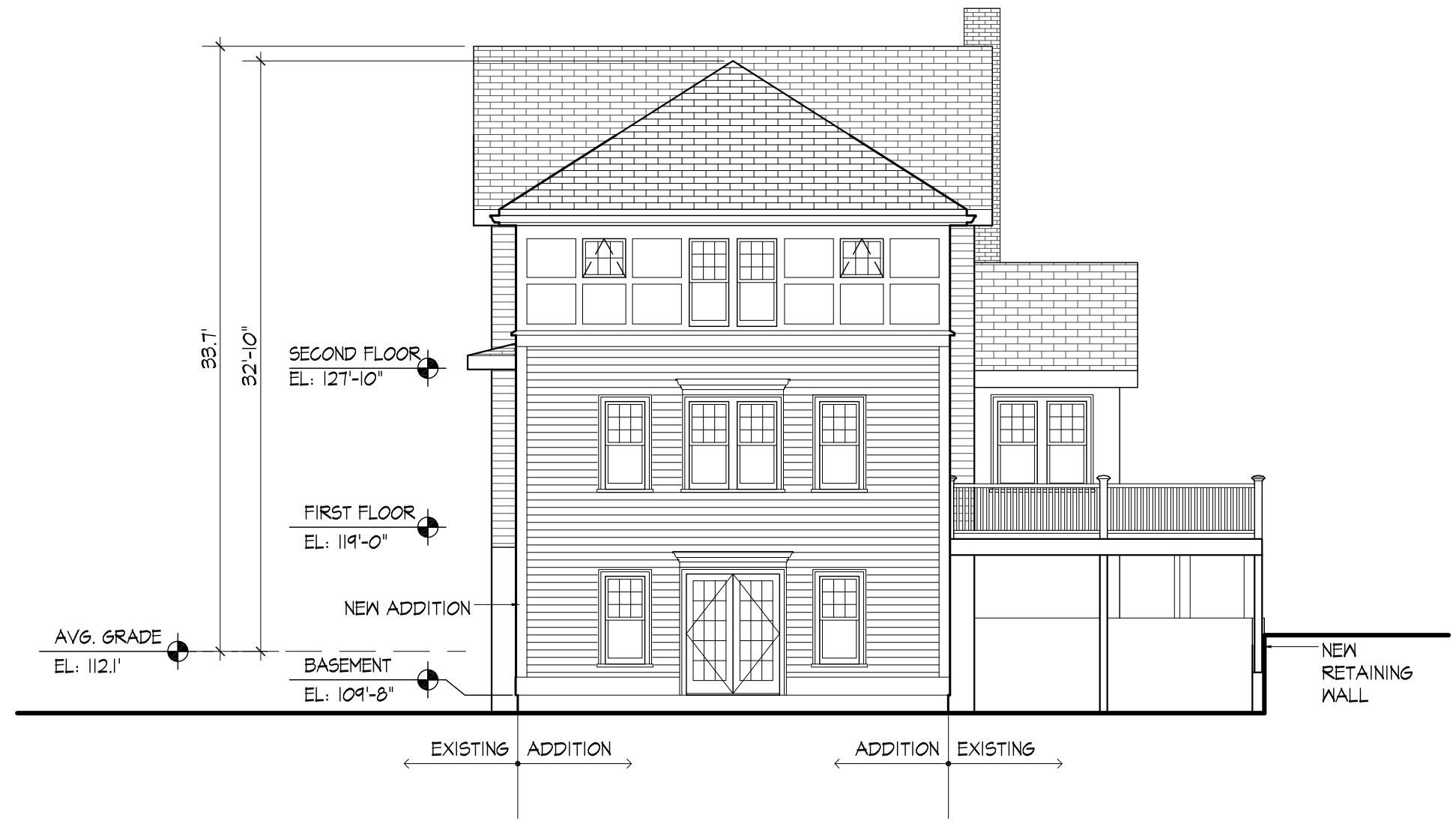
TEL 617 566 7222  
FAX 617 566 1162

1319 BEACON STREET, BROOKLINE, MA 02446



VOGT RYAN  
RESIDENCE

21 LARCHMONT AVENUE  
WABAN, MA 02468

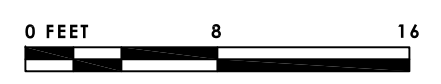


PROPOSED ADDITION

MAY 9, 2014

EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



**1** REAR ELEVATION  
SCALE: 1/8" = 1'-0"

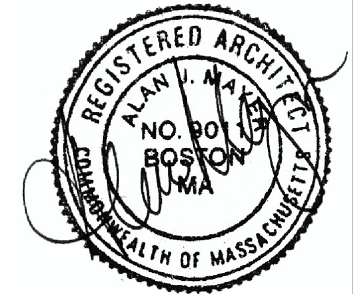
A4-2



MAYER + ASSOCIATES  
ARCHITECTS

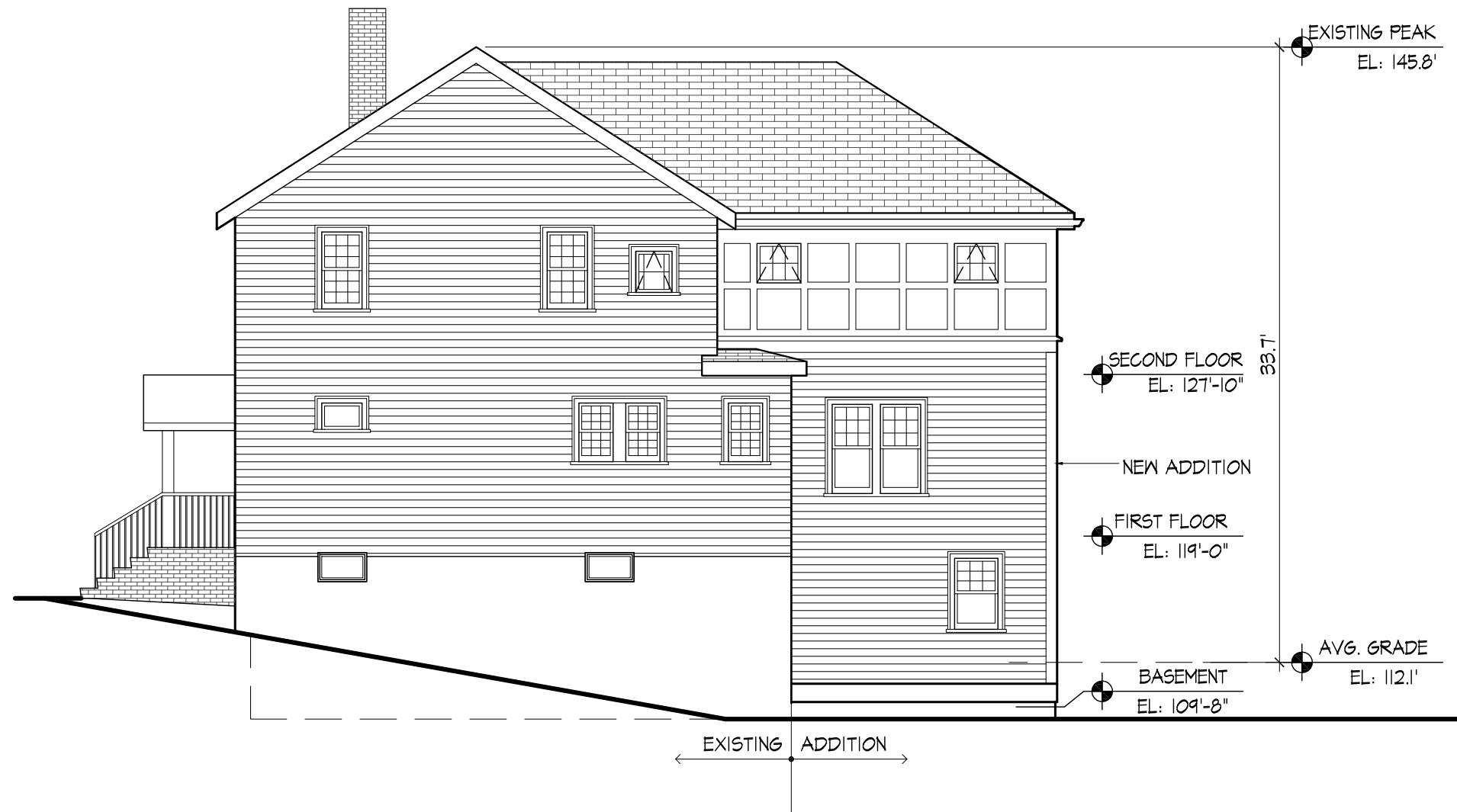
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VOGT RYAN  
RESIDENCE

21 LARCHMONT AVENUE  
WABAN, MA 02468

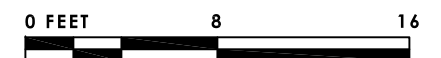


PROPOSED ADDITION

MAY 9, 2014

EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

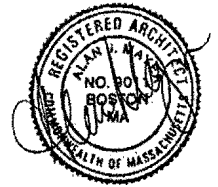


**1** SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

**A4-3**



**MAYER + ASSOCIATES**  
 ARCHITECTS  
 TEL: 617.564.7222  
 FAX: 617.564.1162  
 1319 BEACON STREET, BROOKLINE, MA 02446



**VOGT RYAN**  
 RESIDENCE  
 21 LARCHMONT AVENUE  
 WABAN, MA 02468

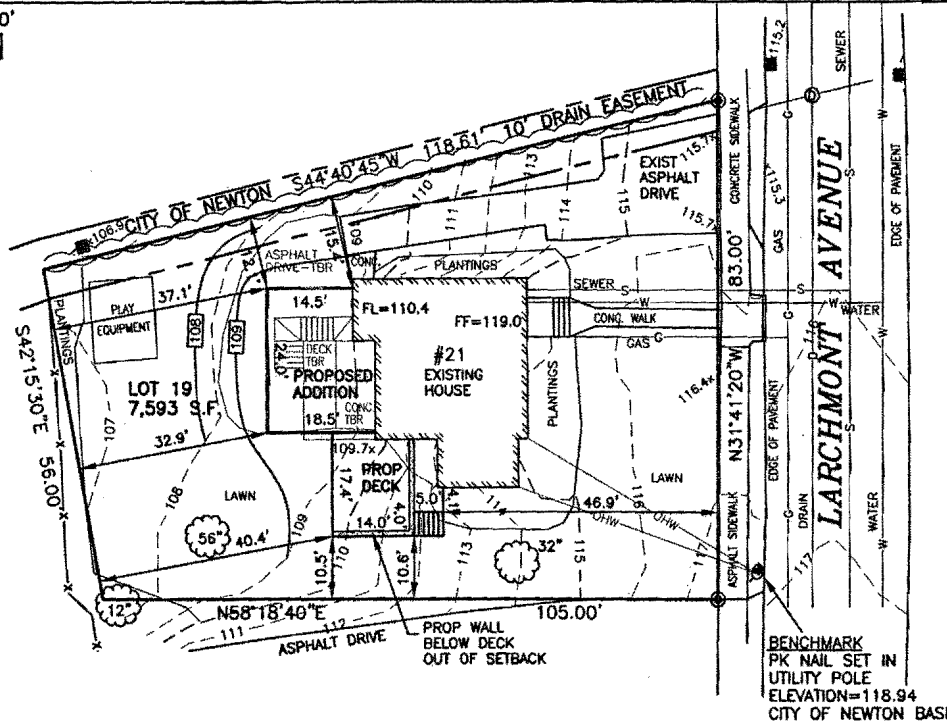
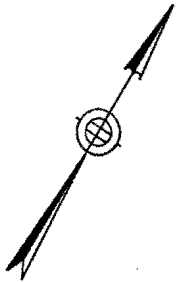
**AREA PLAN**

MAY 9, 2014

SCALE: 1/64" = 1'-0"



**A0-1**



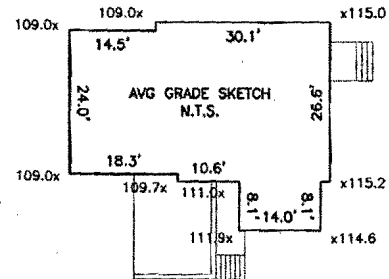
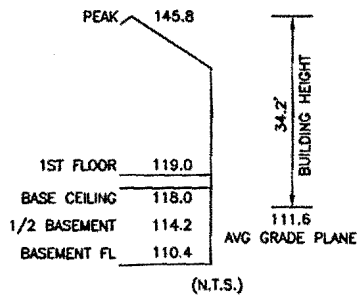
**ZONING INFORMATION**

ZONE: SR-2  
 PLAN DATED: NOVEMBER 14, 1924  
 DEED REFERENCE: BOOK 52780 PAGE 1

	EXISTING	PROPOSED	REQUIRED
BUILDINGS	881 S.F.	1,286 S.F.	
STRUCTURES	1,082 S.F.	1,575 S.F.	
DRIVE	1,223 S.F. ±	683 S.F. ±	
	2,305 S.F. ±	2,238 S.F. ±	
LOT COVERAGE	11.6%	16.9%	(30% MAX.)
OPEN SPACE	70% ±	71% ±	(50% MIN.)
F.A.R.	0.31	0.48	(0.42 MAX.)
BELOW	758 S.F.	1,166 S.F.	
1ST FL	873 S.F.	1,283 S.F.	
2ND FL	716 S.F.	1,163 S.F.	
ABOVE	0 S.F.	0 S.F.	
TOTAL	2,347 S.F.	3,612 S.F.	

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

**BUILDING HEIGHT CALCULATION**



**AVERAGE GRADE CALCULATION:**  
 (ORO Z-80)

$AVG = \Sigma[L(E1+E2)/2] / P$   
 $AVG = 17,219.11 / 154.3 = 111.6$

ESTABLISHED 1916



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

49 LEXINGTON STREET  
 WEST NEWTON, MA 02465

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



**PLAN OF LAND IN  
 NEWTON, MA**

21 LARCHMONT AVENUE  
 PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.

DATE: MAY 6, 2014

DRAWN: ES

CHECK: BB

REVISIONS:


PROJECT NO. 24396