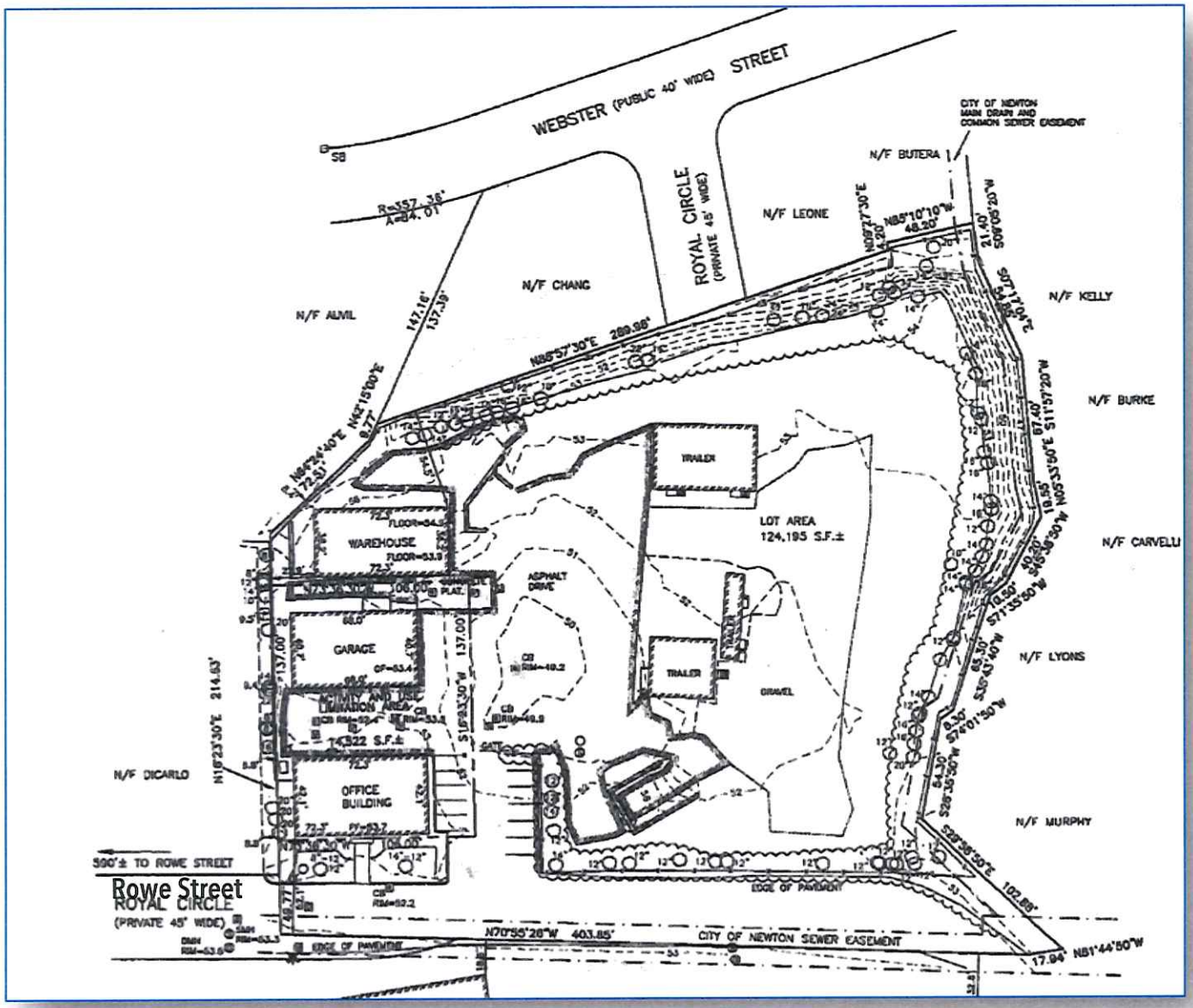
4. **Site Information:** Please provide the following:
    a. site plan showing topography, existing building and proposed building footprints and paved areas for the Project, lot lines, existing and proposed roads and streets, wetlands and buffer zones, flood zones if any, or any other environmental constraints.
    b. drawings showing exterior elevations of the proposed buildings;
    c. the percentages of the lot that will be occupied, respectively, by buildings, by parking and other paved vehicular areas, and by open areas;
    d. approximate number of parking spaces;
    e. ratio of parking spaces to housing units;
    f. any environmental site assessments that have been performed;
    g. narrative description by the project architect describing the site and the project's approach to the massing of the building(s), the project's relationship to adjacent properties, and the proposed exterior building materials; this narrative must be supplemented by supporting visual information, such as the aerial geographical information available from Mass GIS, which provides visual evidence about the massing of existing structures surrounding the subject parcel;
    h. a tabular analysis by the project architect of the existing zoning requirements and the waivers from existing zoning to be requested of the local zoning authority.

Roughly rectangular, flat site with 400′ of frontage on Rowe Street and access to Webster Street via Royal Circle…

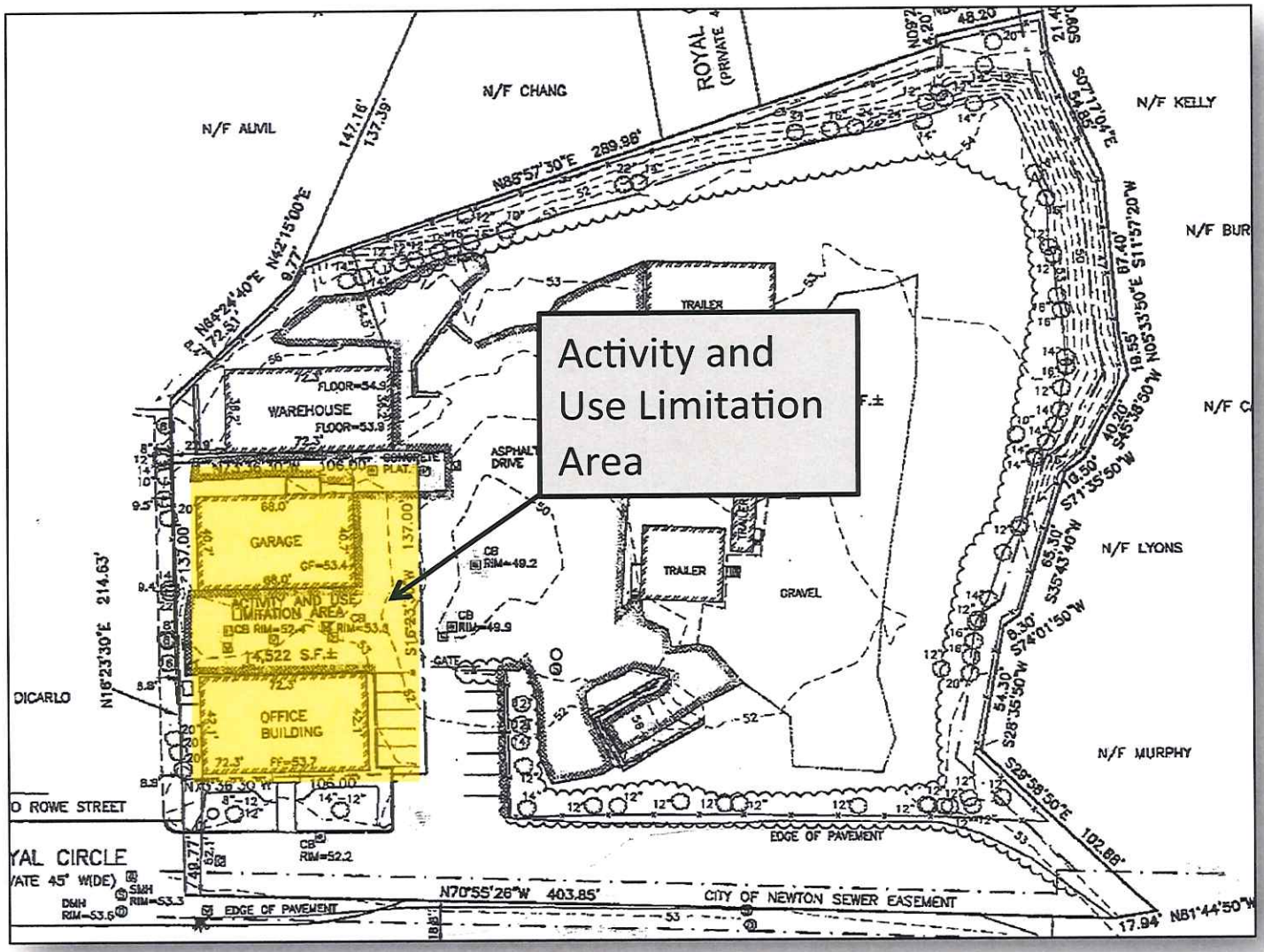


70 Rowe Street, for the past 50 years, has functioned as a noisy and dusty construction yard…

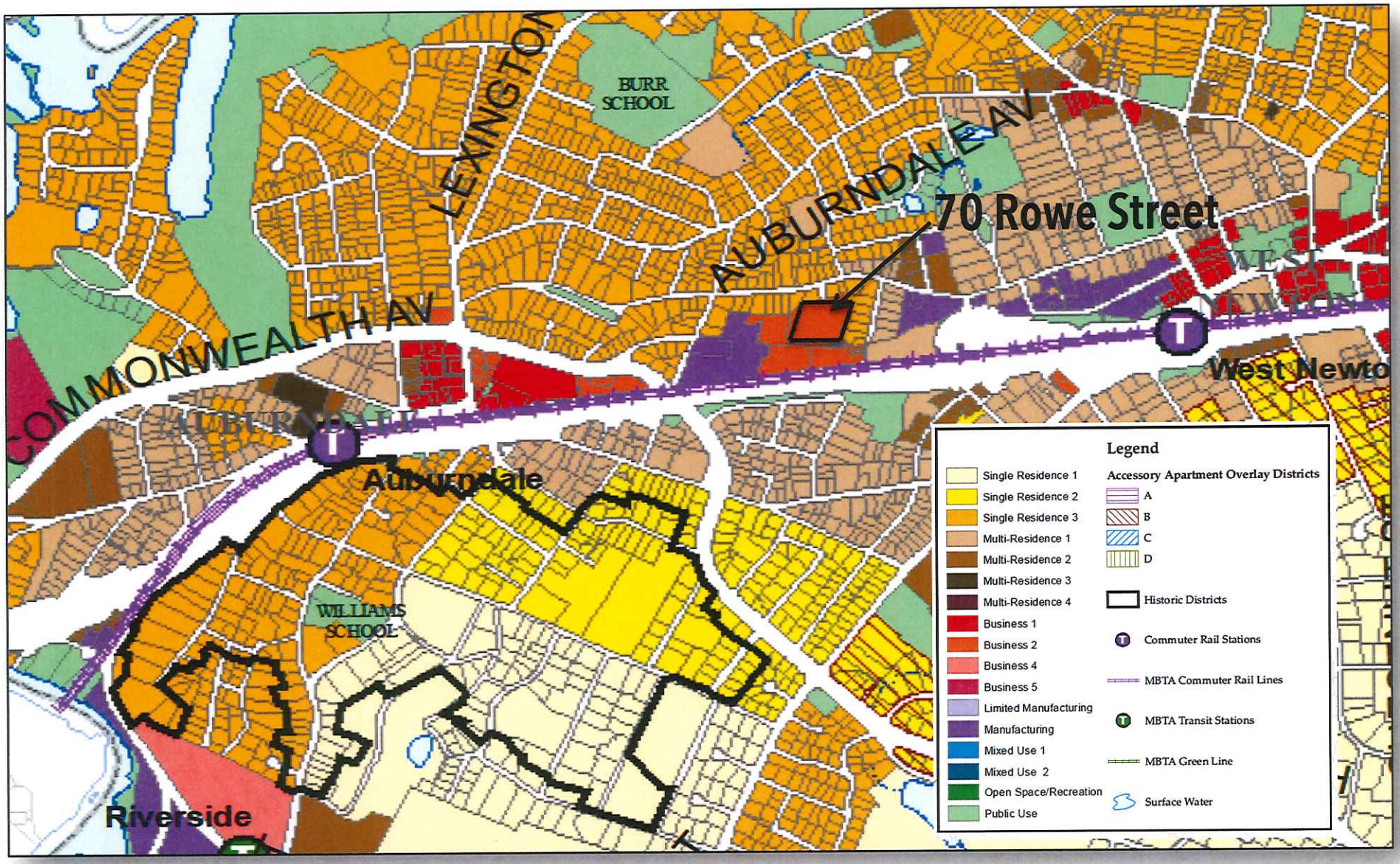
With many Richard White Sons' employees, vehicles, heavy equipment and supplies…

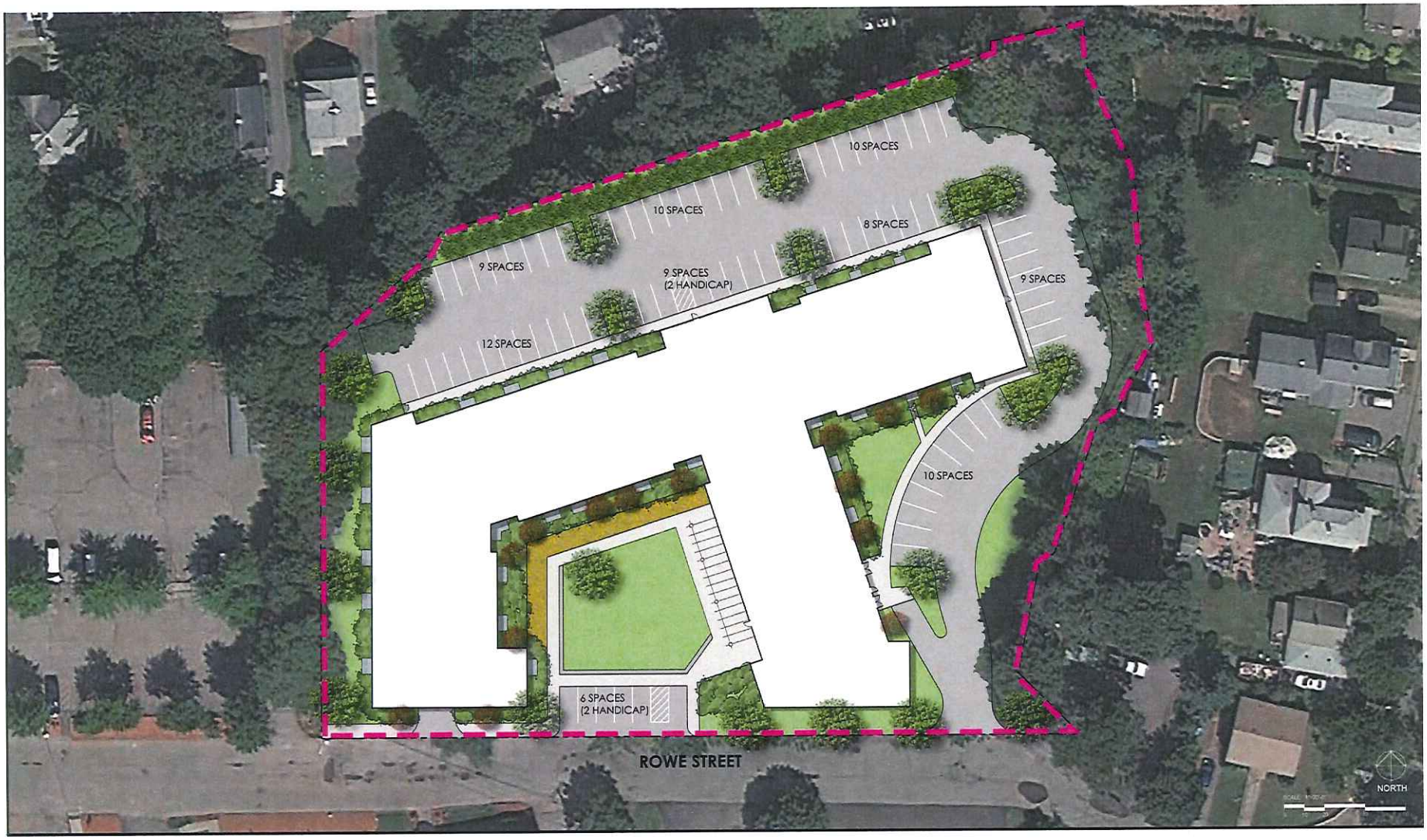
Today, the site is shuttered but has mature trees at its boundaries with residential neighbors …

Unfortunately, it is also a brownfield site with pollution that must be cleaned up from underground gas tanks…



70 Rowe Street is located within a Business 2 zoning district …





ICON ARCHITECTURE

70 Rowe Street

Newton, MA

Dinosaur Capital Partners

Site Plan

June 26, 2014

ICON ARCHITECTURE

70 Rowe Street

Newton, MA

Dinosaur Capital Partners

Courtyard View

June 26, 2014

South / Rowe Street Elevation
Scale 1/32" = 1'-0"

East / Side Elevation
Scale 1/32" = 1'-0"

North / Back Elevation
Scale 1/32" = 1'-0"

West / Side Elevation
Scale 1/32" = 1'-0"

ICON ARCHITECTURE

70 Rowe Street

Newton, MA

Dinosaur Capital Partners

Elevations

June 26, 2014

70 Rowe Street

Dinosaur Capital Partners

Newton, MA

Lot Coverage

Lot Coverage Summary			
Total Lot Area		124,195	100%
Building Footprint		35,000	28%
Open Space		37,000	30%
Surface Parking Areas	(88 spaces)	37,195	30%
Private Street Easement		15,000	12%