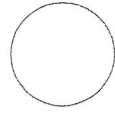


- A-1 FOUNDATION & FIRST FLOOR PLAN
- A-2 SECOND FLOOR AND ROOF PLAN
- A-3 ELEVATIONS
- A-4 FIRST AND SECOND FLOOR FRAMING PLANS
- A-5 ROOF FRAMING PLAN & SECTIONS
- A-6 BSMT & FIRST FLOOR TEL & ELECT PLANS
- A-7 2ND FLOOR TEL & ELECT PLAN

138 ARNOLD ROAD NEWTON, MA



Franchi Management
182 West Central Street
Natick, MA

AMD DESIGNS
48 Miriam Road
Waltham, Ma. 02451
Tel. 781-647-9421

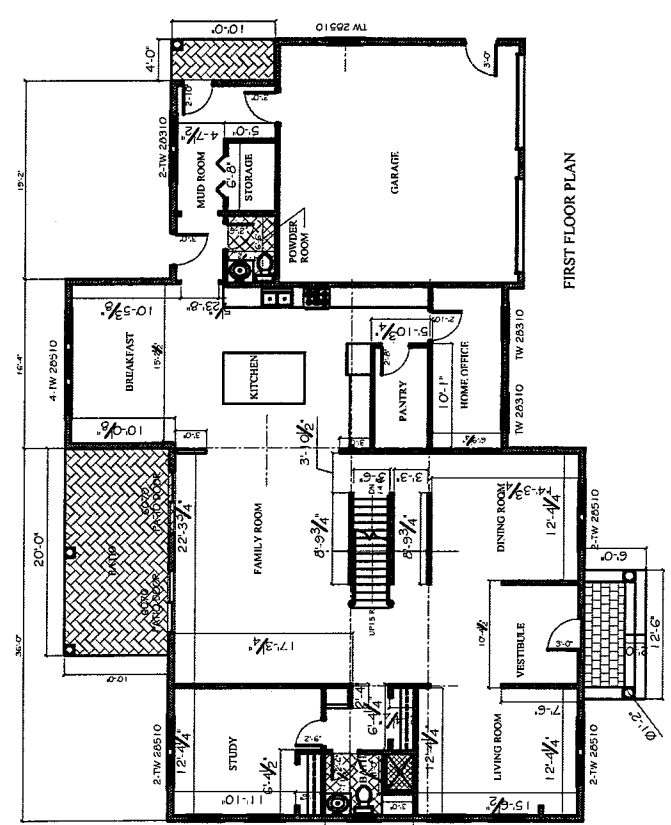
Andrew M. DeFrancesco
Architect Emeritus

PROJECT
138 ARNOLD ROAD
NEWTON, MA

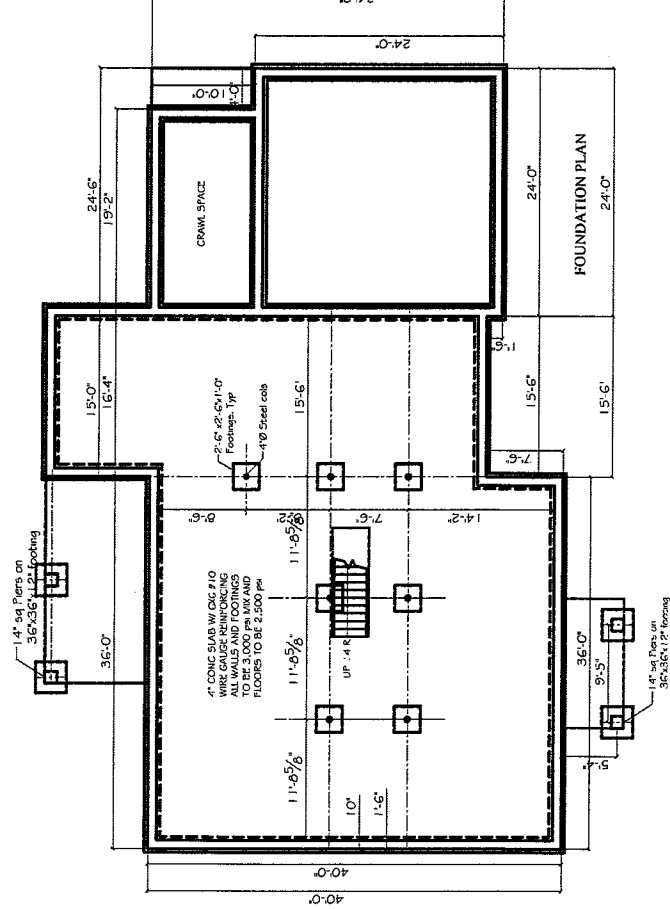
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ELEVATIONS

NO.	DATE	REVISIONS	BY

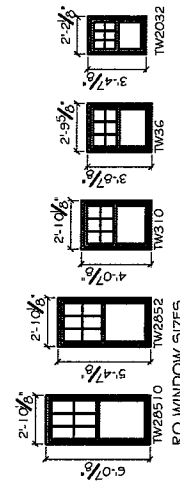
DATE	NOV 15, 16	DRAWING NO.	T-1
SCALE	1/8" = 1'-0"	PROJECT NO.	08.13.16
DRAWN BY	AMD	CHECKED	



FIRST FLOOR PLAN



FOUNDATION PLAN



RO WINDOW SIZES
WINDOWS TO BE ANDERSEN 6/1 TILT-WASH
TRIM TO BE PRIMED PINE OR PVC MATERIAL

ALLOWABLE FAR 5032.5 sf
AREA OF RESIDENCE:
FIRST FL 2319.00 sf
SECOND FL 2047.00 sf
GARAGE 576.00 sf
TOTAL sf 4942sf

NO	DATE	REVISIONS	BY

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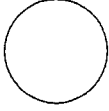
PROJECT
138 ARNOLD ROAD
NEWTON, MA

DRAWING TITLE
FOUNDATION &
FIRST FLOOR PLAN

DATE	NOV. 15, 16	DRAWING NO.	A-1
SCALE	1/8" = 1'-0"	PROJECT NO.	
DRAWN BY	AMD	CHECKED	
DATE	08.13.16	PROJECT NO.	

NO.	DATE	REVISIONS	BY

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Natick, MA



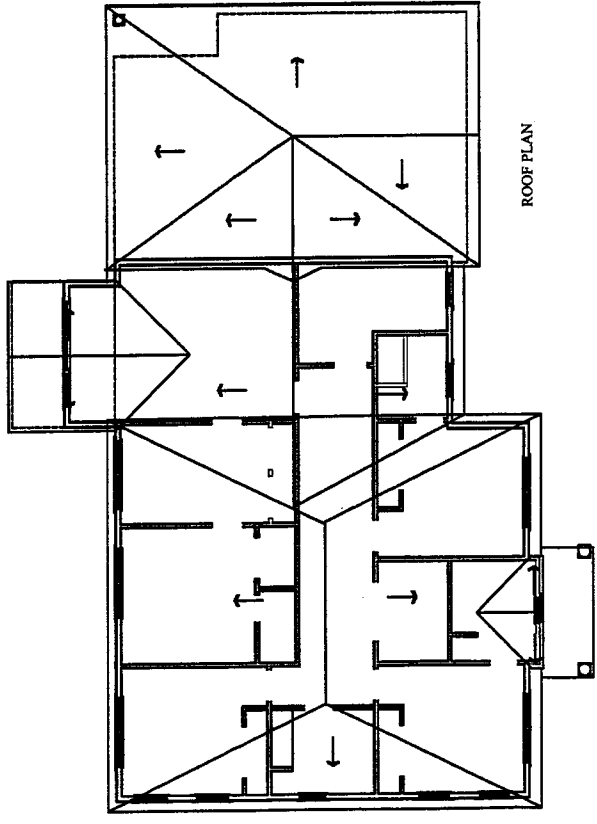
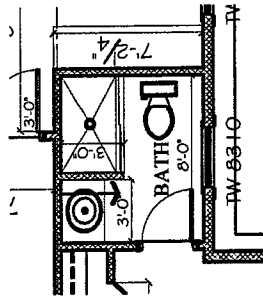
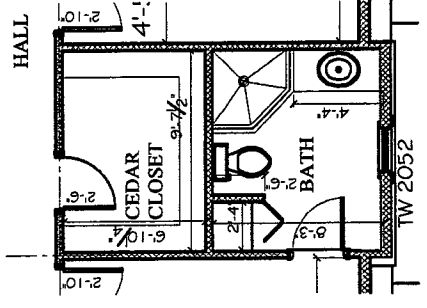
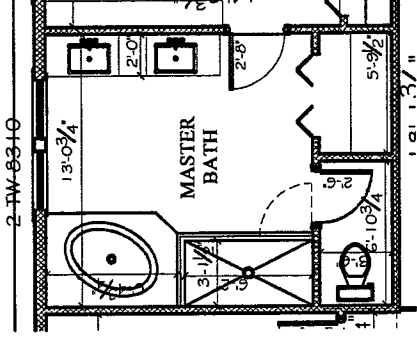
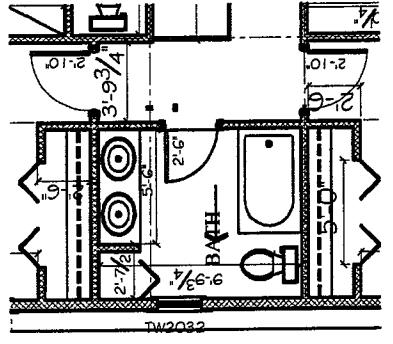
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Architect Emeritus

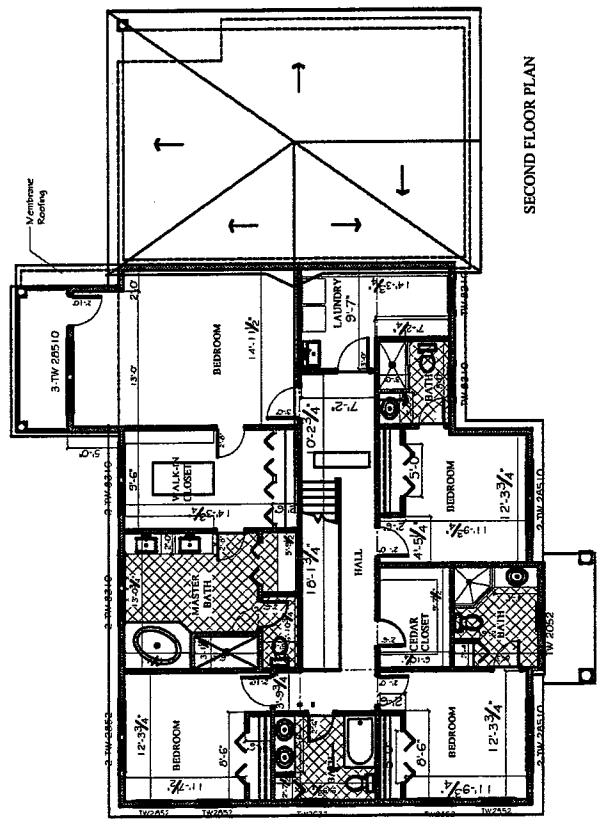
PROJECT
138 ARNOLD ROAD
NEWTON, MA

DRAWING TITLE
SECOND FLOOR &
ROOF PLAN

DATE	NOV. 15, 1991	DRAWING NO.	A-2
SCALE	1/8" = 1'-0"	PROJECT NO.	
DRAWN	AMD	CHECKED	
		DATE	08.13.16



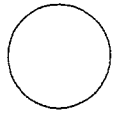
ROOF PLAN



SECOND FLOOR PLAN

NO	DATE	REVISIONS	BY
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Franchi Management
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Natick, MA

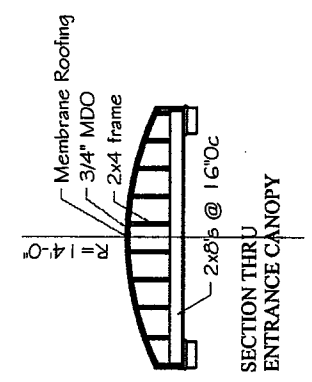
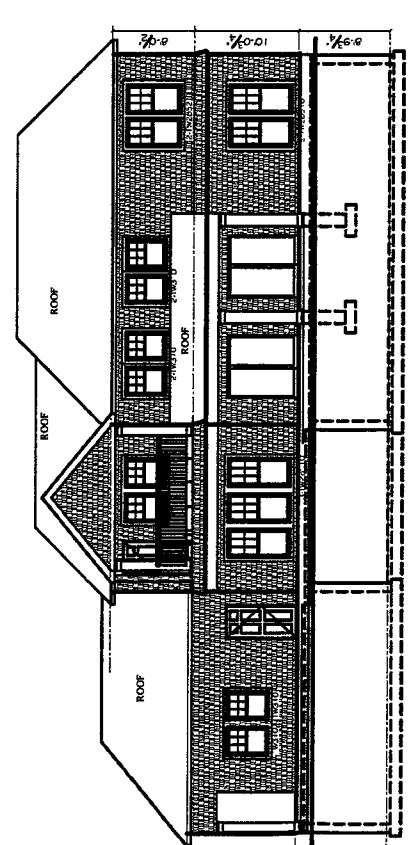
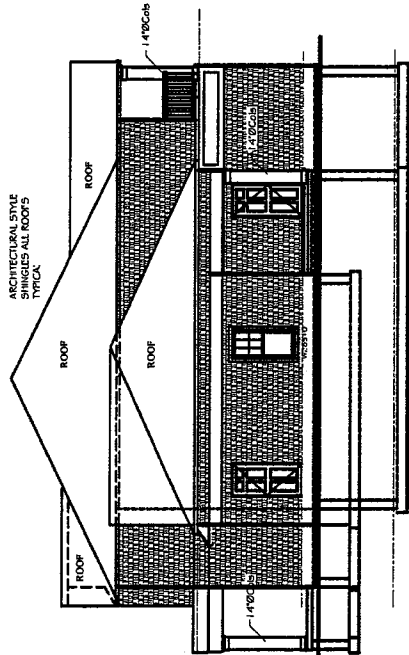
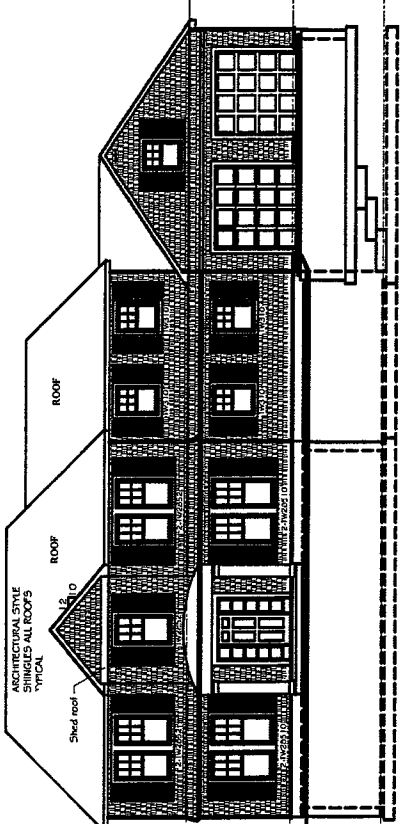
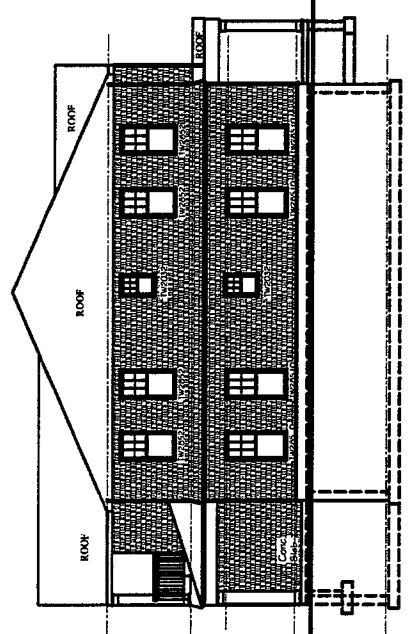


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Tel. 781-667-9421

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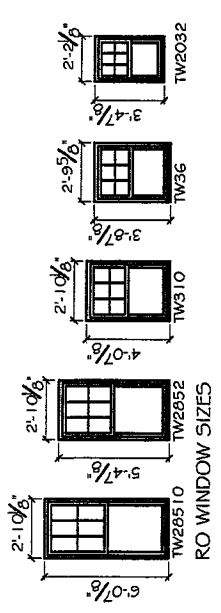
PROJECT
138 ARNOLD ROAD
NEWTON, MA

DRAWING TITLE	
ELEVATIONS	
DATE	NOV. 16, 1996
DRAWING NO.	A-3
SCALE	1/8" = 1'-0"
DRAWN BY	AMD
CHECKED	
PROJECT NO.	
DATE	08.13.16



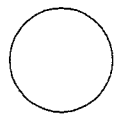
SECTION THRU
ENTRANCE CANOPY

NOTE:
ALL ROOFS SHALL BE
ARCHITECTURAL GRADE
ASPHALT TILES
ALL EXTERIOR WALLS
TO BE WOOD CEDAR
SHINGLES



NO.	DATE	REVISIONS	BY
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Franchi Management
182 West Central Street
Natick, MA



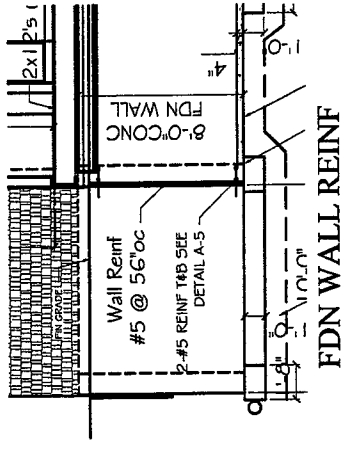
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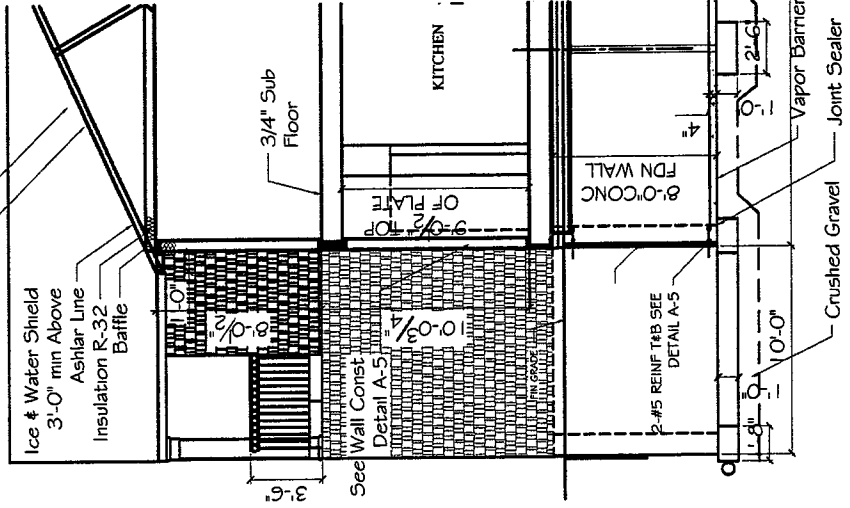
PROJECT
138 ARNOLD ROAD
NEWTON, MA

DRAWING TITLE
**FIRST & SECOND
FRAMING PLANS**

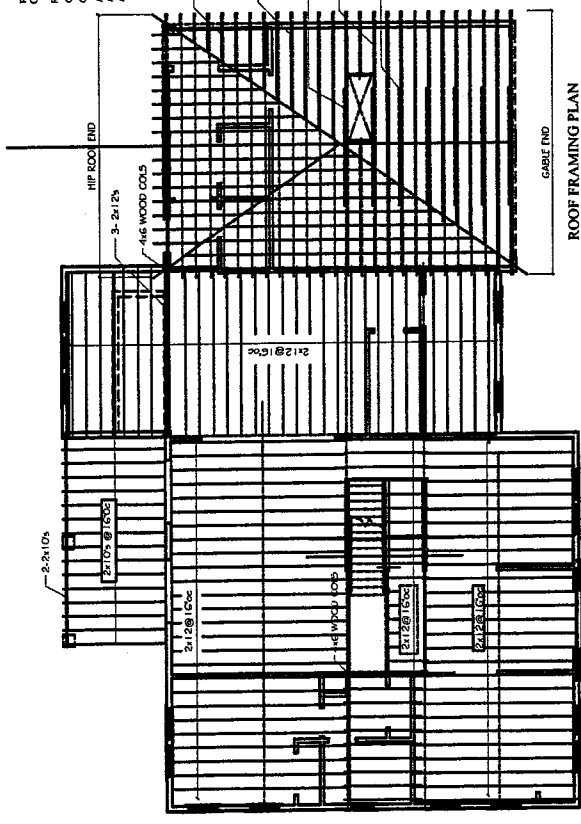
DATE	NOV. 16, 16	DRAWING NO.	A-4
SCALE	1/8" = 1'-0"	PROJECT NO.	
DRAWN BY	AMD	CHECKED BY	
DATE			08.13.16



Asphalt Shingles
All Roofs typical
TRUSS TYPE A
(By National Lumber)

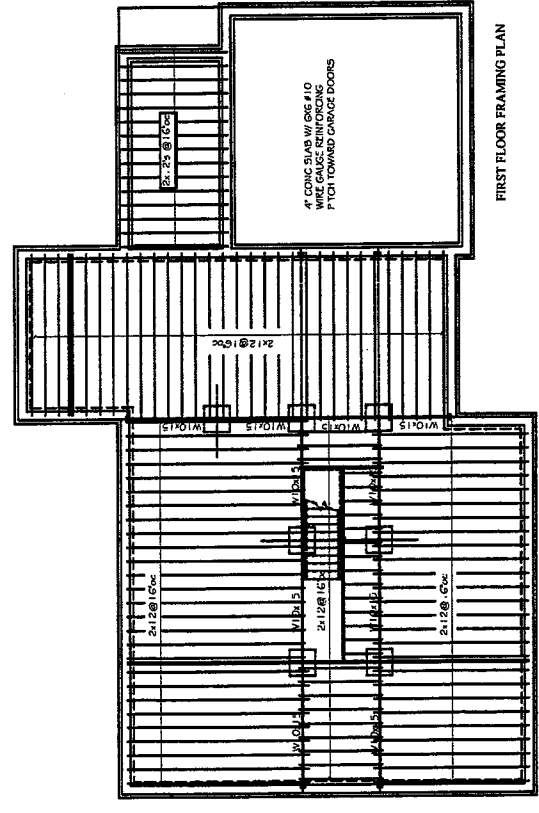


ROOF FRAMING OVER GARAGE
RAFTERS: 2x12 @ 16" OC
CEILING JOISTS: 2x11 @ 16" OC BK
COLLAR TIES: 2x4 @ 35" OC
ALL FRAMING LUMBER SHALL BE: SOUTHERN PINE
1 GRADE SOUTHERN PINE



SECOND FLOOR FRAMING PLAN

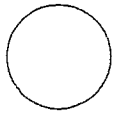
ROOF FRAMING PLAN



FIRST FLOOR FRAMING PLAN

NO.	DATE	REVISIONS	BY

Franchi Management
 182 West Central Street
 Natick, MA

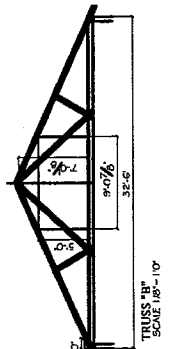
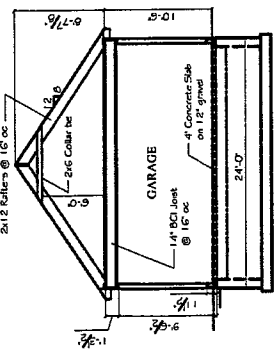
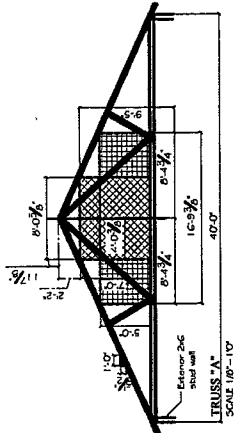
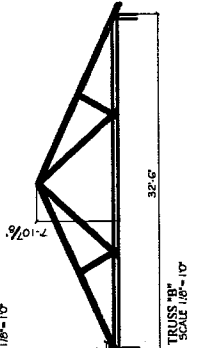
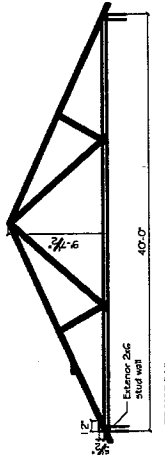
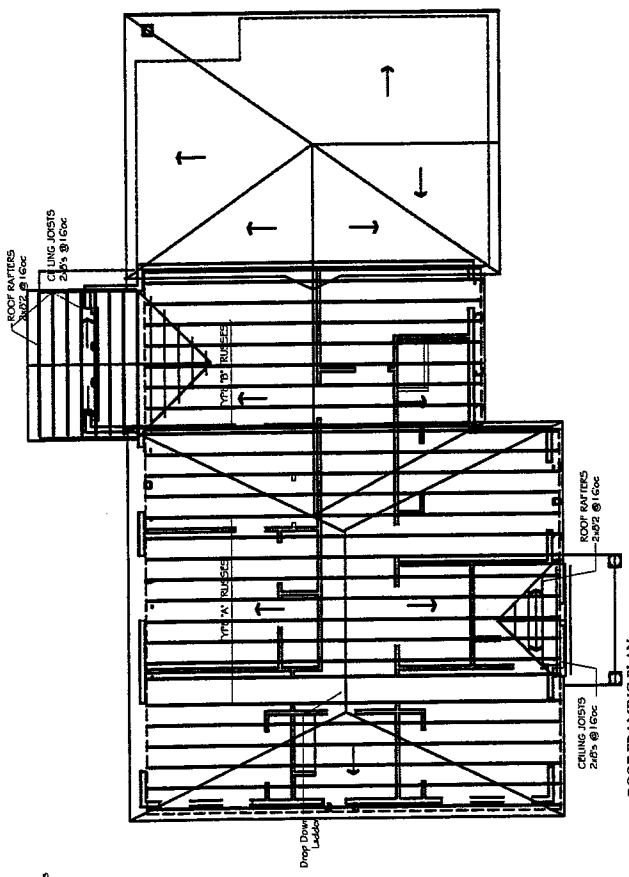
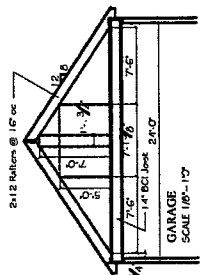
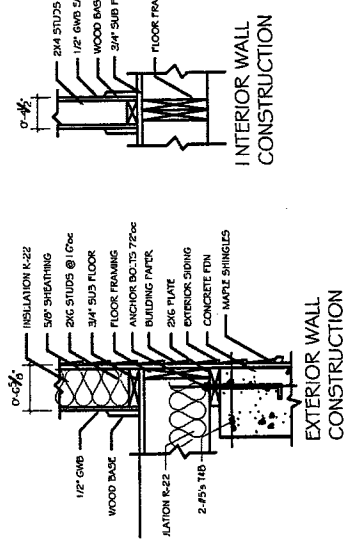
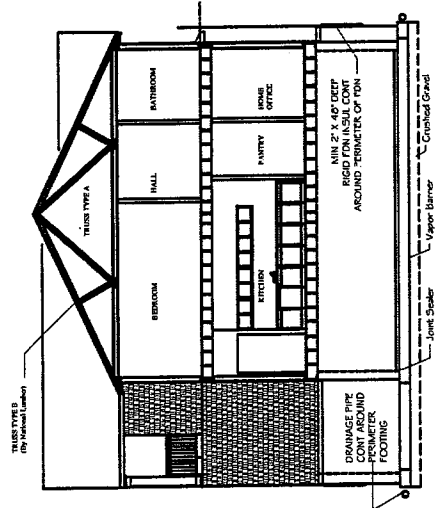


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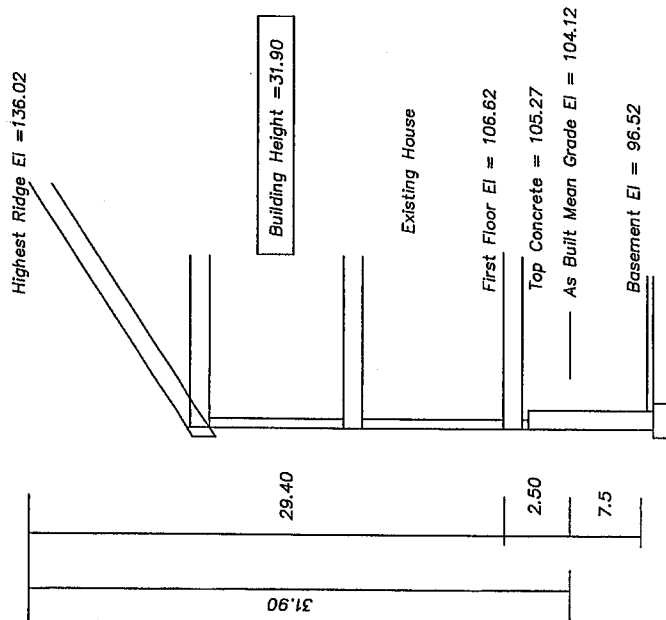
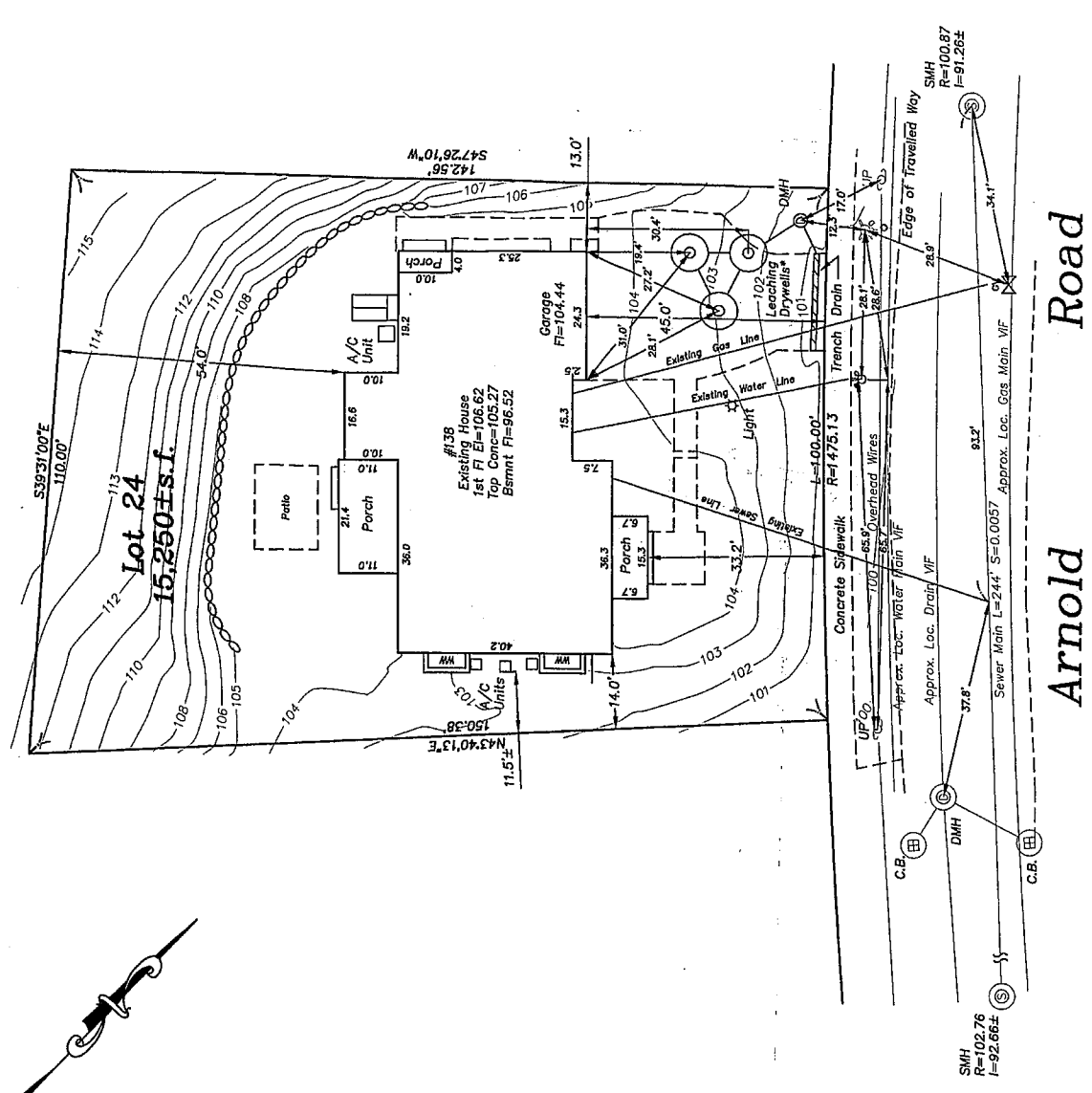
Andrew M. DeFrancesco
 Architect Emeritus

PROJECT
 138 ARNOLD ROAD
 NEWTON, MA

DRAWING TITLE		DRAWING NO.	
ROOF FRAMING PLAN & SECTIONS		A-5	
DATE	NOV. 16, 1988	PROJECT NO.	08.13.16
SCALE	1/4" = 1'-0"	DATE	
DESIGNED BY	AMD	CHECKED BY	



FAR DATA



Minimum Average Required Below Grade = 4.5
 Basement Floor to Average Mean Grade = 7.5

Basement Does Not Count as a Story

AS BUILT HEIGHT CALCULATION

Zoning District; SR-2
 Old Lot Status

Allowed/Required
 Lot Coverage=30%
 Open Space=50%

As Built
 Lot Coverage=21.72%
 Open Space=70.40%

Allowed FAR=0.33 (5033 sf)
 As Built FAR=0.348 (5316 sf)
 Basement=0
 1st Floor=2937
 Attic=0
 Area above garage
 5.0' or greater=295
 Total FAR=5316

Arnold Road

**Existing utilities shown are from field locations, contractors notes and available plans of record and may or may not be correct. Field verify all locations prior to any excavation.

138 Arnold Road	
Newton, Massachusetts	
As Built Site Plan	
Scale: 1"=20'	February 28, 2018
VERNE T. PORTER JR., PLS Land Surveyors - Civil Engineers 354 Elliot Street Newton, Massachusetts 02464	
Project: 16007	
Checked By: V. Porter Jr.	
Drawn By: R. Jardine Jr.	



Sheet 1 of 1