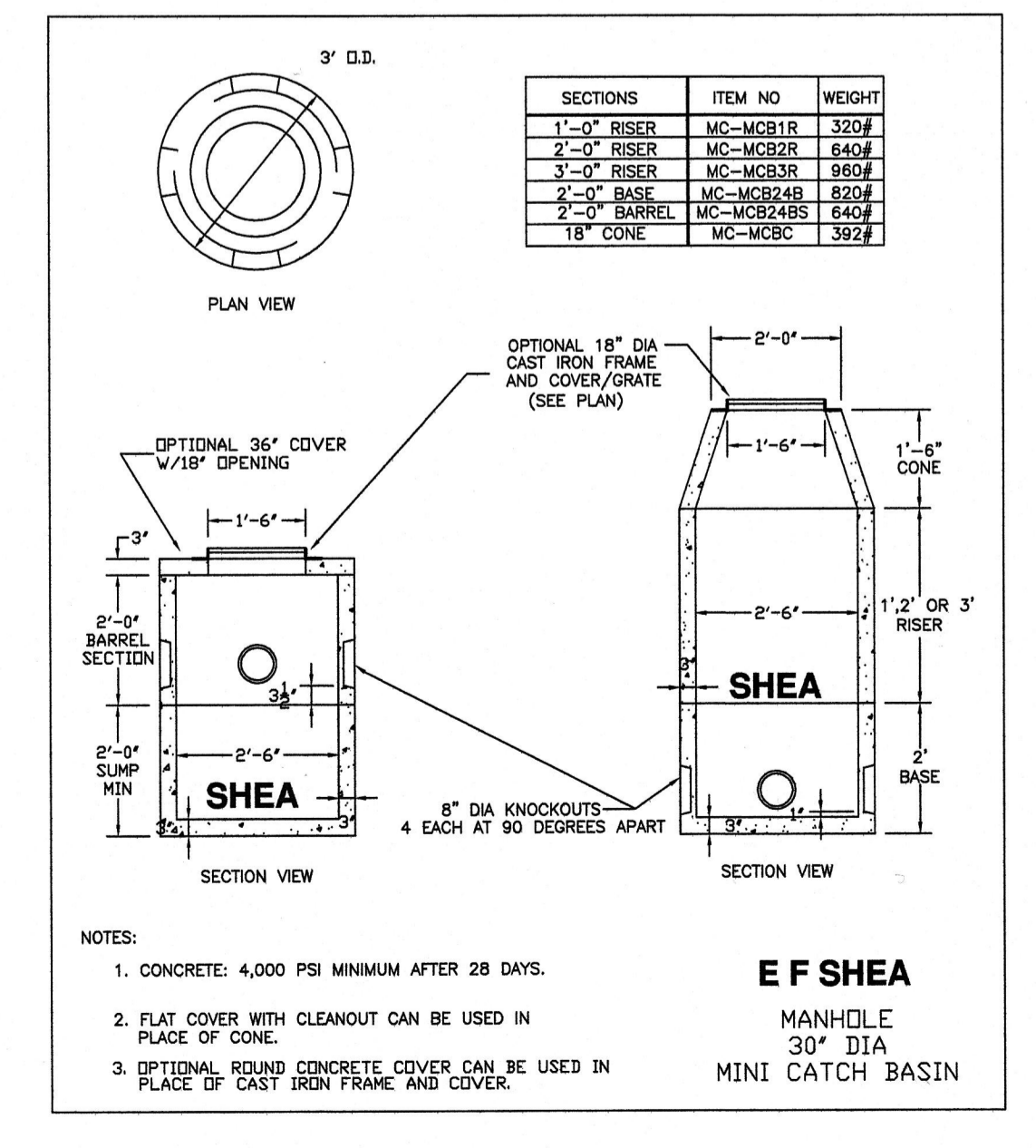
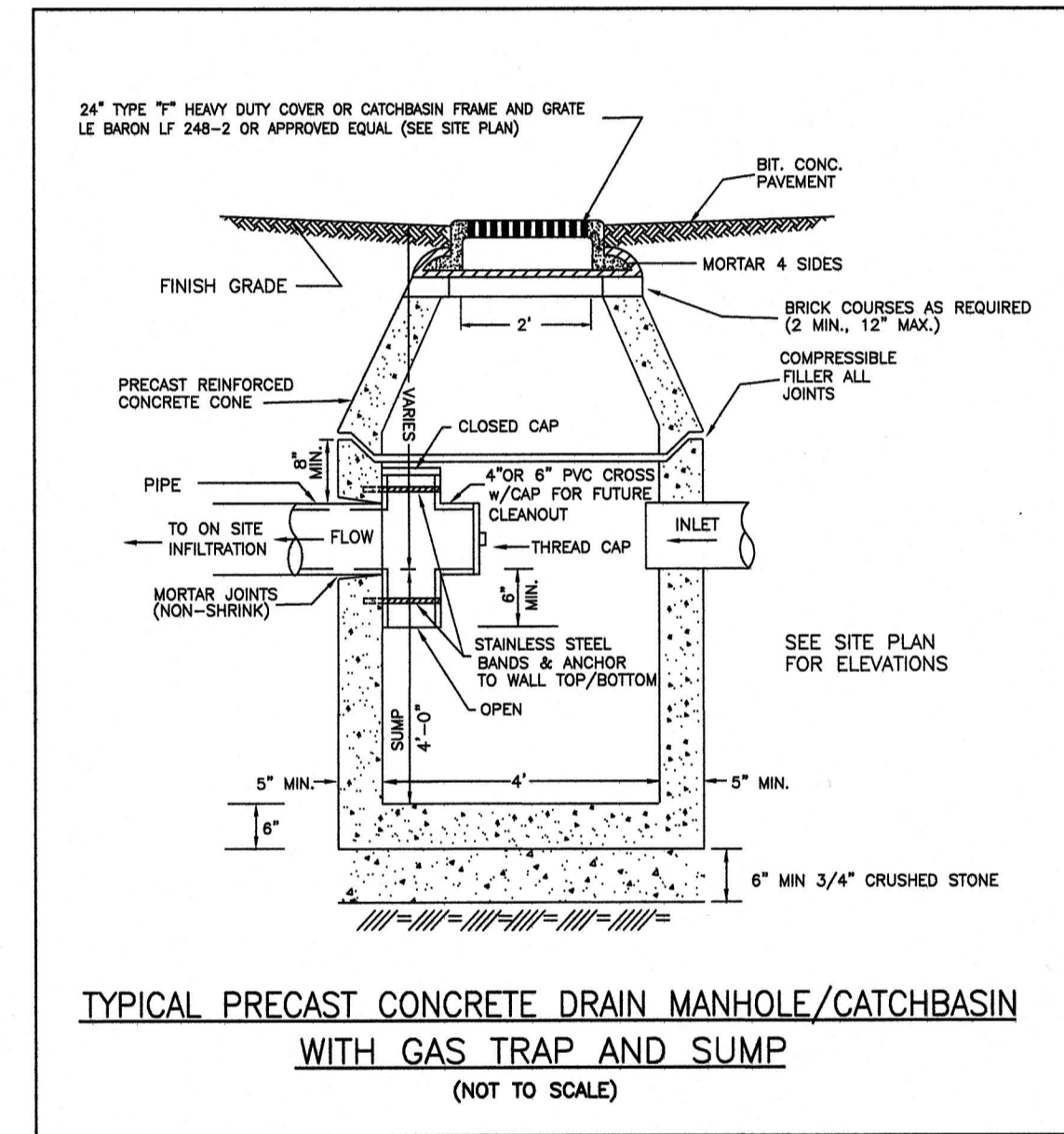
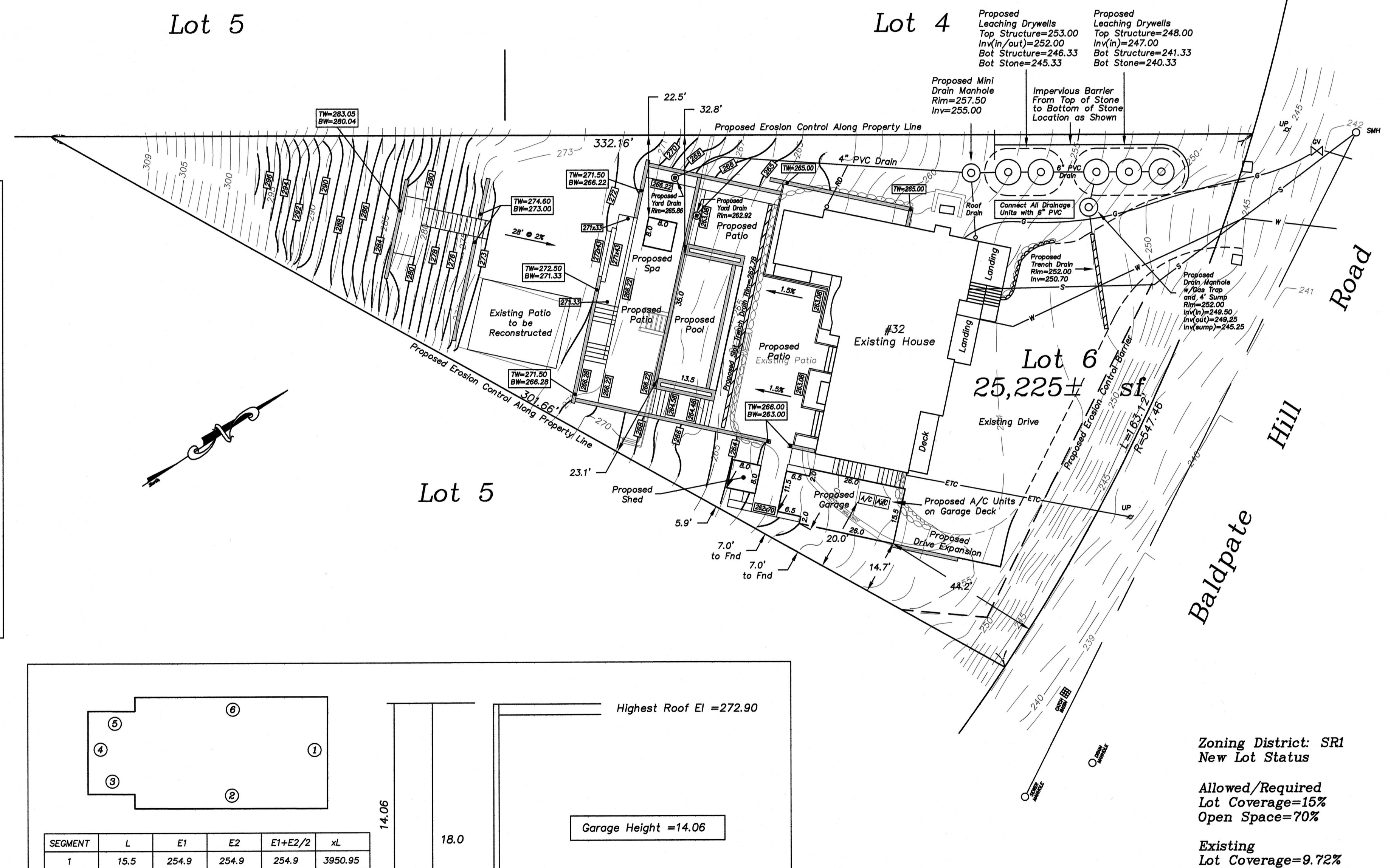


ZONING CHART - 32 Baldpate Hill Road

Zoning District:	SR1	Submission:	Special Permit
REGULATION	Required	Proposed/Existing	
Lot Area	25,000 sf	25,225 sf	
Lot Frontage	140'	163.12'	
Lot Coverage	30%	11.90%	
Open Space	50%	72.98%	
Existing House			
Front Setback	40.0'	50.1'	
Side Setback	20.0'	20.5'	
Rear Setback	25.0'	N/A	
Building Height	36'	29.7'	
Proposed Garage			
Front Setback	40.0'	44.2'	
Side Setback	5.0'	7.0'	
Rear Setback	25.0'	N/A	
Building Height	18.0' (Flat Roof)	14.06	

- Notes:**
- Prior to an occupancy permit being issued, any proposed utilities must be in place and accepted by the Engineering Division. An As-Built Plan should be submitted to the Engineering Department in both digital format and hard copy. The plan should show all utilities and inverts, any easements and final grades.
 - If a certificate of occupancy is requested prior to all site work being completed, the applicant will be required to post a certified bank check in the amount to cover the remaining work. The City Engineer shall determine the value of the uncompleted work.
 - The contractor needs to notify the Engineering Department 48 hours in advance and schedule an appointment to have proposed drainage systems inspected. All utilities must be fully exposed for the inspector. Once the inspector is satisfied, the utilities may be back filled.
 - If applicable, the applicant must apply for a sidewalk crossing permit with DPW.
 - The utilities shown were compiled from field locations and available plans of utility companies and may or may not be correct. Contractor is to contact Dig Safe and all local utility companies as required and field verify locations prior to any excavation.
 - All work shall be done in accordance with "City of Newton Standard Specifications" and "City of Newton Construction Details", copies of which may be obtained at the Engineering Office. All work shall be subject to inspection and approval by the City of Newton Engineering Department.
 - If applicable, the contractor shall provide Police Details for the direction and control of traffic, as required by the city engineer. All roads affected by construction shall remain open to emergency vehicles at all times. Contractor is to coordinate with Police and Fire Department to ensure public safety.
 - An erosion control barrier shall be in place prior to any construction and all materials must be contained on site.
 - The contractor shall be responsible for all proposed grading as shown on plan. Any variations to proposed grading shown and/or any changes to proposed structure may result in non compliance with zoning regulations.
 - If applicable, all roof drains are to be connected to proposed drywells. Roof drains with less than 4' cover to be Sch 80 PVC or ductile iron.
 - All construction activities within the City of Newton right-of-way must fully comply with all City of Newton Construction Specifications as well as 521 CMR 21.00 and 22.00
 - No excavation is allowed within any City right of way between November 15th and April 15th. If an emergency exists or there are extenuating circumstances, Applicant may seek permission for such work from the City DPW Commissioner via City Engineer. If permission is granted, special construction standards will be applied. Applicant or Applicant's representative must contact the City Engineering Department prior to start of work for clarification.
 - As of January 1, 2009, all trench excavation contractors shall comply with M.G.L. Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.
 - Any tree removed from site must comply with City of Newton Tree Ordinance.



Proposed Garage Height Calculation

SEGMENT	L	E1	E2	E1+E2/2	xL
1	15.5	254.9	254.9	254.9	3950.95
2	26.0	254.9	261.0	257.95	6706.70
3	6.5	261.0	262.6	261.8	1701.70
4	11.5	262.6	262.6	262.6	3019.90
5	6.5	262.6	262.6	262.6	1706.90
6	26.0	262.60	254.90	258.75	6727.50
Total	92.0				23813.65

23813.65/92.0 = 258.84
 Proposed Mean Average Grade El.=258.84

Garage Height = 14.06
 Mean Grade El = 258.84
 Garage Fl El = 254.90

Zoning District: SR1
 New Lot Status

Allowed/Required
 Lot Coverage=15%
 Open Space=70%

Existing
 Lot Coverage=9.72%
 Open Space=76.21%

Proposed
 Lot Coverage=11.90%
 Open Space=72.98%

Increase of Impervious
 Surface=4017±sf

REVISIONS	
DATE	DESCRIPTION

32 Baldpate Hill Road, Newton, MA

Section 82 - Block 26 - Lot 1

Proposed Conditions Plan

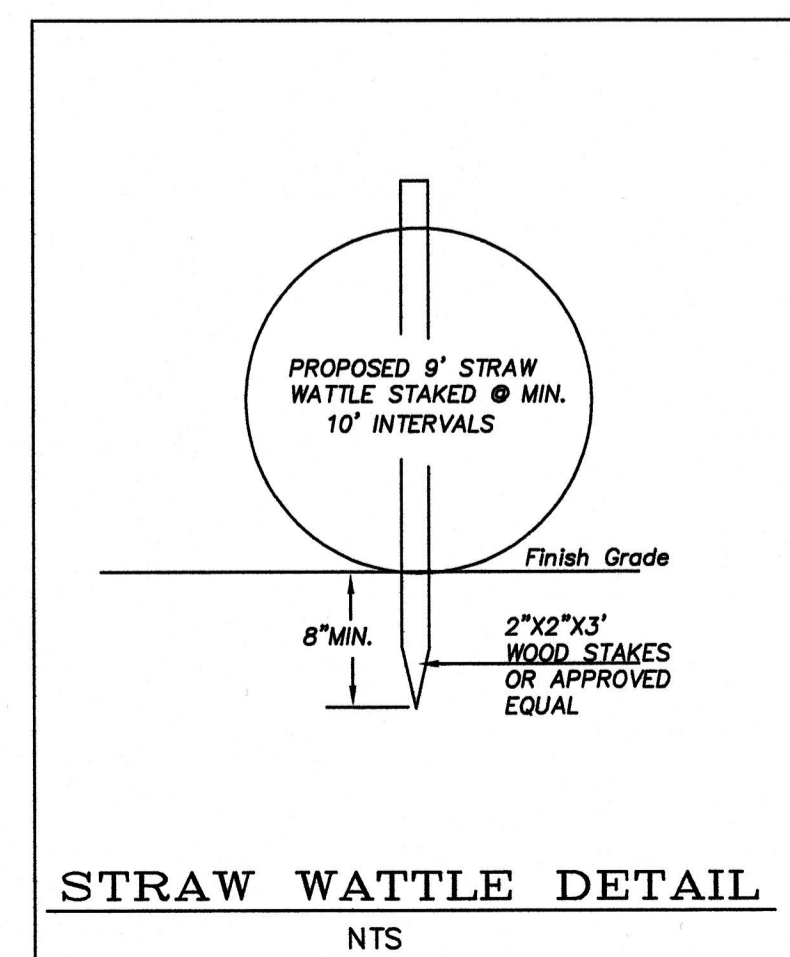
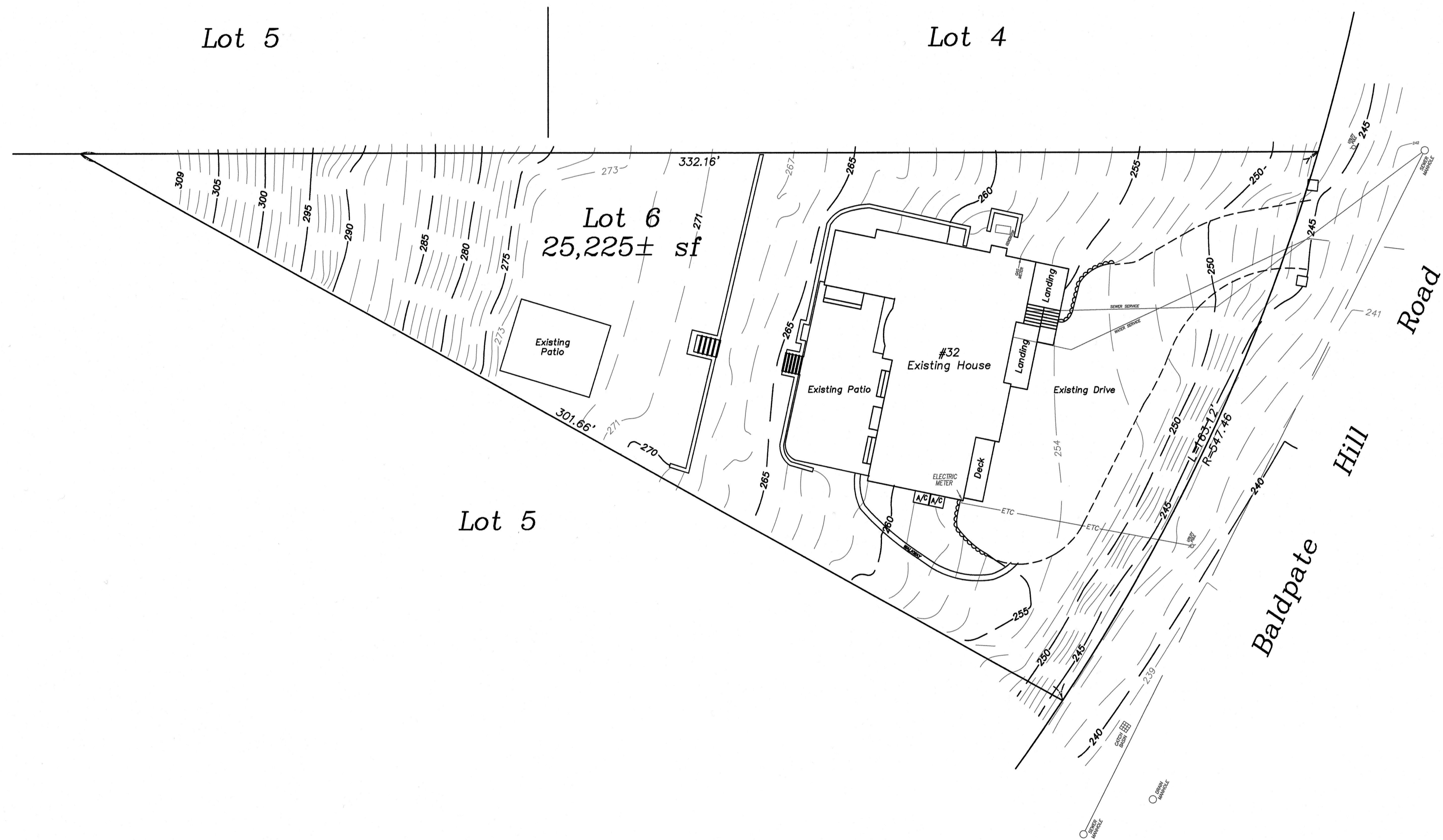
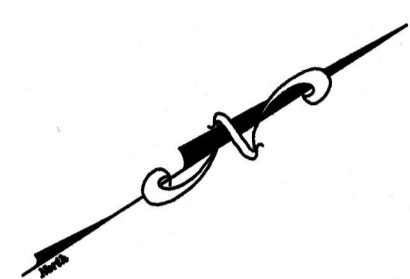
Scale: 1"=20' January 10, 2019

VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 10016
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

Sheet 1 of 3

Dig Safe
 Excavators
 Before you dig contact the Dig Safe Center.
 To prevent damage to telephones, gas or
 electric underground facilities or member
 utilities, call toll free
 Massachusetts state law requires
 notification at least three business days
 before you start digging operations. In an
 emergency, call immediately.

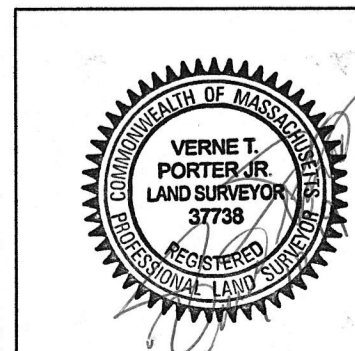


Zoning District: SRI
 New Lot Status

Allowed/Required
 Lot Coverage=15%
 Open Space=70%

Existing
 Lot Coverage=9.72%
 Open Space=76.21%

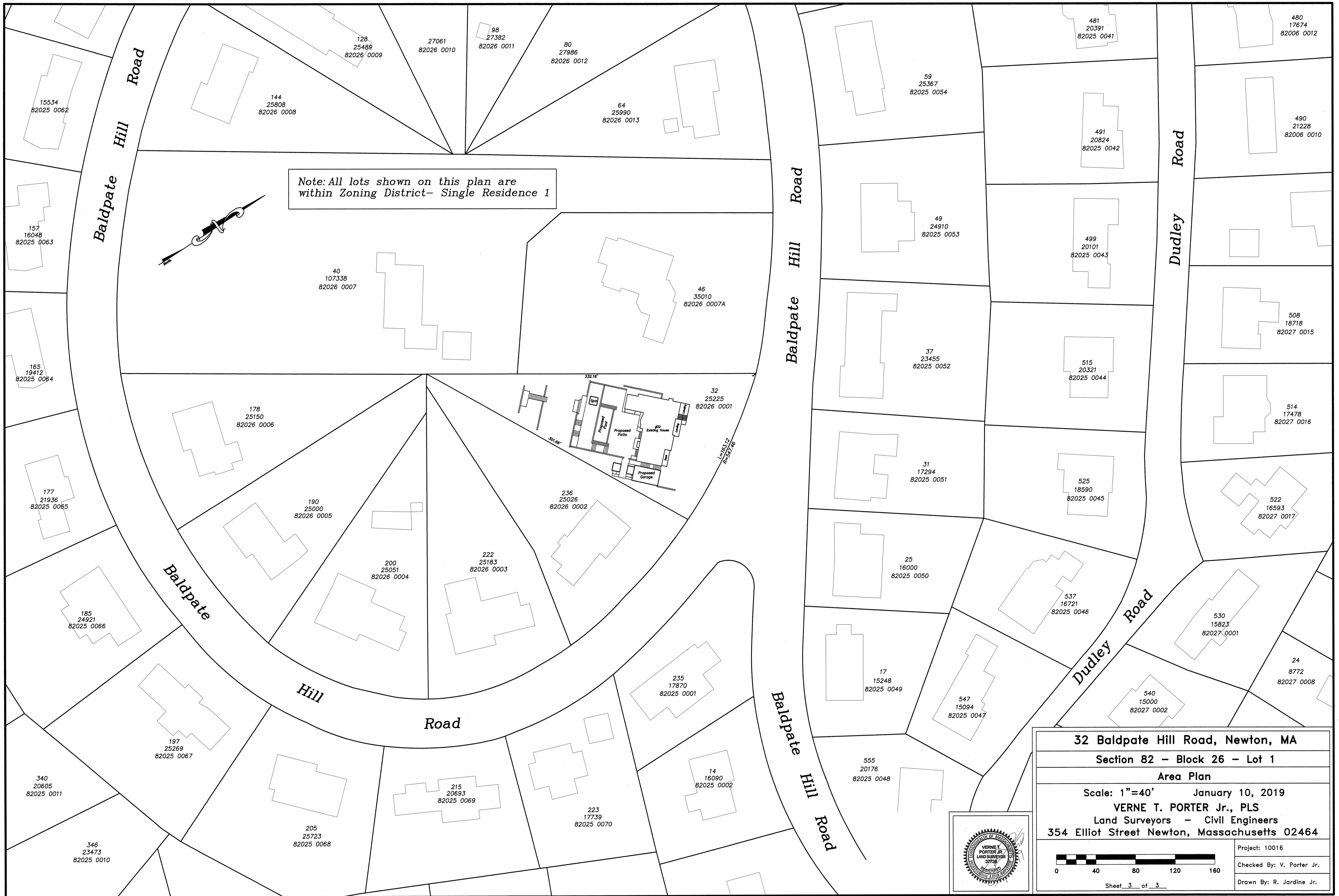
REVISIONS	
DATE	DESCRIPTION



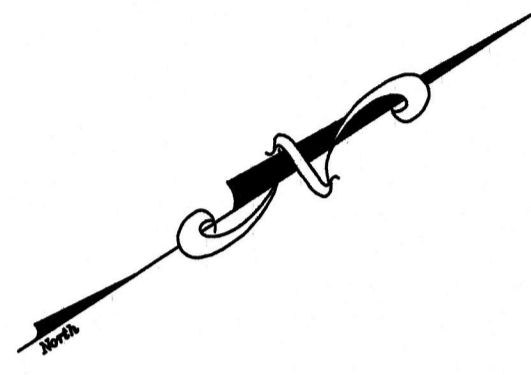
32 Baldpate Hill Road, Newton, MA
 Section 82 - Block 26 - Lot 1
 Existing Conditions Plan
 Scale: 1"=20' January 10, 2019
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
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Project: 10016
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

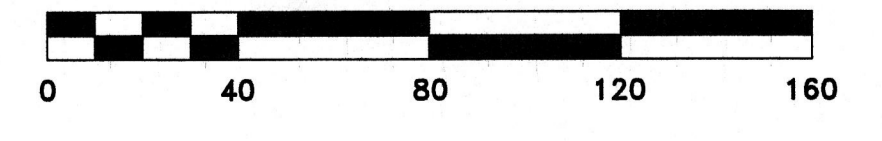
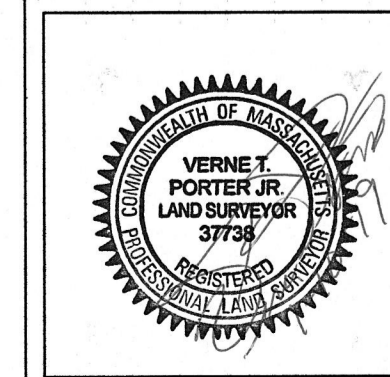
Sheet 2 of 3



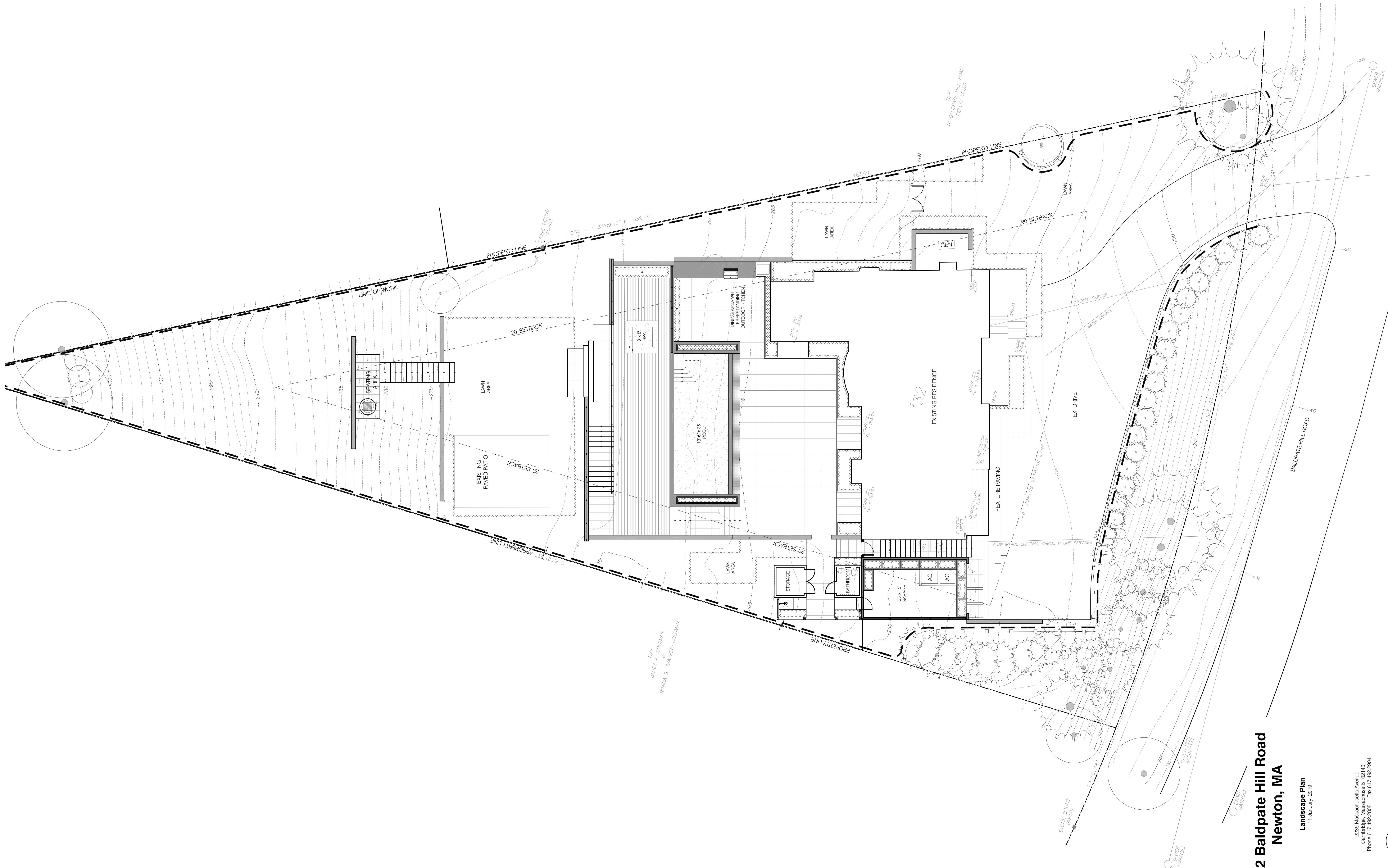
Note: All lots shown on this plan are within Zoning District- Single Residence 1



32 Baldpate Hill Road, Newton, MA	
Section 82 - Block 26 - Lot 1	
Area Plan	
Scale: 1"=40'	January 10, 2019
VERNE T. PORTER Jr., PLS Land Surveyors - Civil Engineers	
354 Elliot Street Newton, Massachusetts 02464	
Project: 10016	
Checked By: V. Porter Jr.	
Drawn By: R. Jardine Jr.	



Sheet 3 of 3

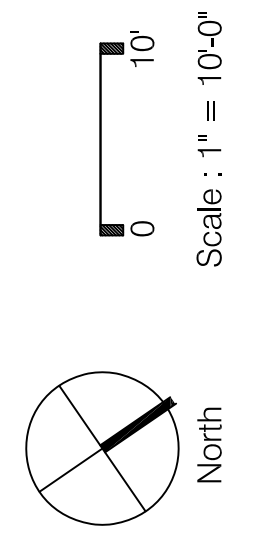


N/F
 JAMES A. COLOMAN
 &
 RONNA S. TRAPPER-GOLDMAN

**32 Baldpate Hill Road
 Newton, MA**

Landscape Plan
 11 January, 2019

2235 Massachusetts Avenue
 Cambridge, Massachusetts 02140
 Phone 617.482.2838 Fax 617.482.2904



32 BALDPATE HILL ROAD Newton, Massachusetts

GENERAL NOTES:

- There is to be no disturbance to the soil/ gravel or any root ball located within 12" of the house foundation.
- Contractor to confirm the actual depth of all planting areas prior to any plant material being secured. Report any ledge or substandard soil conditions to Landscape Architect.
- Contractor to consider the displacement of planting soil from the plant material root balls in the overall planting bed finished grade. Allow enough room in the planting bed elevation to spread the displaced soil and still meet the indicated finished grade including the 2" of mulch.
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Landscape Architecture
2235 Massachusetts Avenue
Cambridge, Massachusetts 02140
Phone 617.492.2808 Fax 617.492.2904

No.	Date	Comment

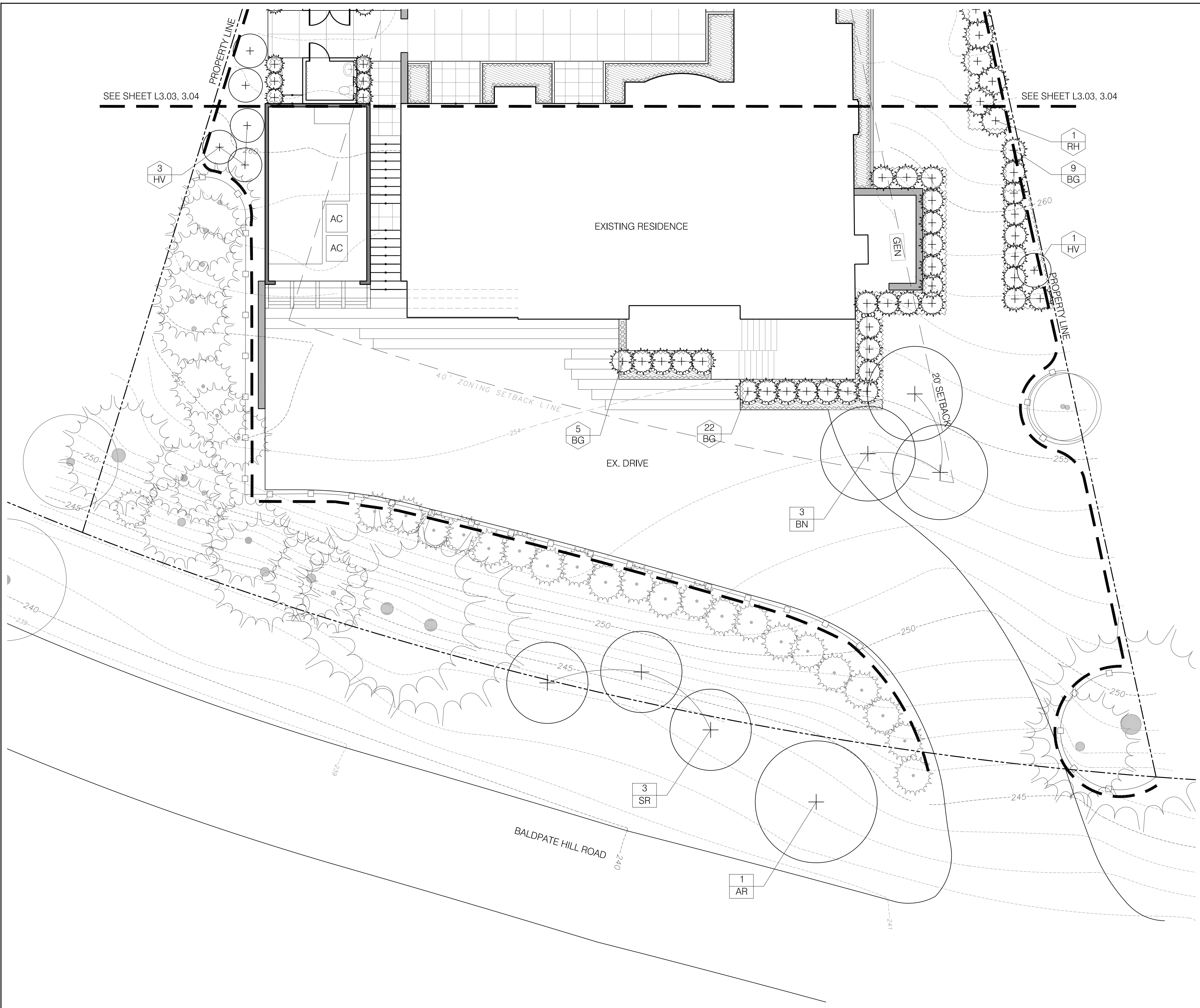
Date: 10.23.2018 Scale: 1/8" = 1'-0"
Project No.: 18004 Drawing by: AH/PC/JS Checked by: TS/GL

PLANTING PLAN - FRONT TREES AND SHRUBS

L3.01

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- TREE TAG (quantity, species symbol)
- SHRUB TAG (quantity, species symbol)
- PERENNIAL TAG (quantity, species symbol)
- COIR FIBER ROLLS HATCH
- PERENNIAL HATCH



TREES:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
1	AR	<i>Acer rubrum</i>	Red Maple	3"-3.5" CAL	B & B	AS SHOWN
3	BN	<i>Betula nigra</i> 'Heritage'	Heritage River Birch - multistemmed	12'-14' HT.	B & B	AS SHOWN
3	SR	<i>Syringa reticulata</i>	Japanese Tree Lilac	3"-3.5" CAL	B & B	AS SHOWN

SHRUBS:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
36	BG	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	24"-30" HT	CONT.	AS SHOWN
4	HV	<i>Hamamelis vernalis</i>	Vernal Witch Hazel	4'-5' HT.	CONT.	AS SHOWN
1	RH	<i>Rhododendron</i> x 'Henry's Red'	Henry's Red Rhododendron	4'-5' HT	B & B	AS SHOWN

- NOTES:**
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32 BALDPATE HILL ROAD

Newton,
Massachusetts

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No.	Date	Comment

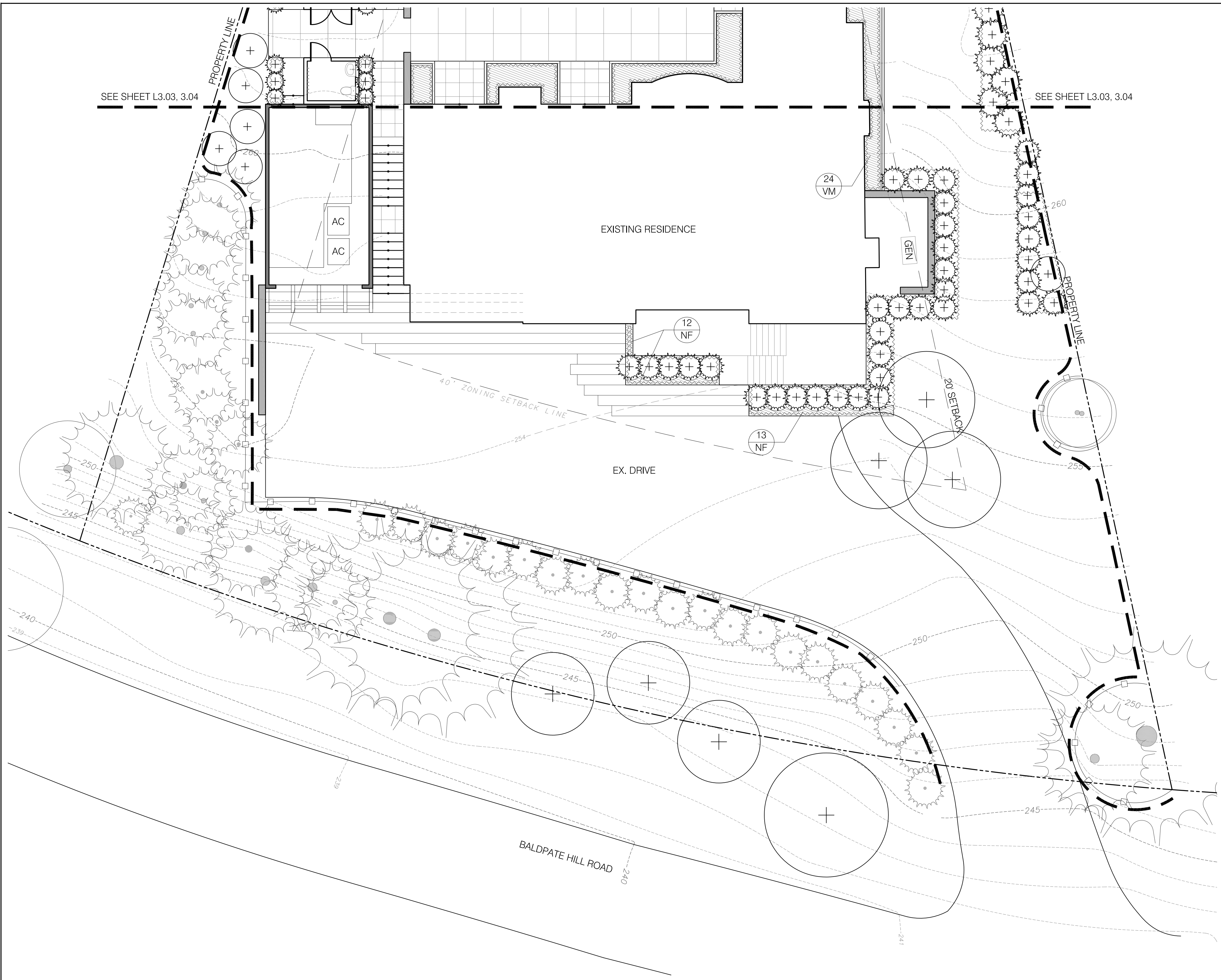
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 Project No.: 18004 Drawing by: AH/PC/JS Checked by: TS/GL

PLANTING PLAN - FRONT PERENNIALS

L3.02

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- TREE TAG
- SHRUB TAG
- PERENNIAL TAG
- COIR FIBER ROLLS HATCH
- PERENNIAL HATCH



PERENNIALS:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
25	NF	<i>Nepeta x faassenii 'Walkers Low'</i>	Catmint	1 GAL.	CONT.	18" O.C.
24	VM	<i>Vinca minor</i>	Periwinkle	FLATS	CONT.	12" O.C.

- NOTES:
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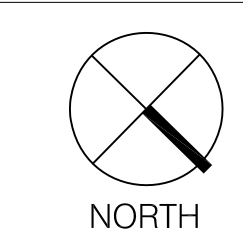
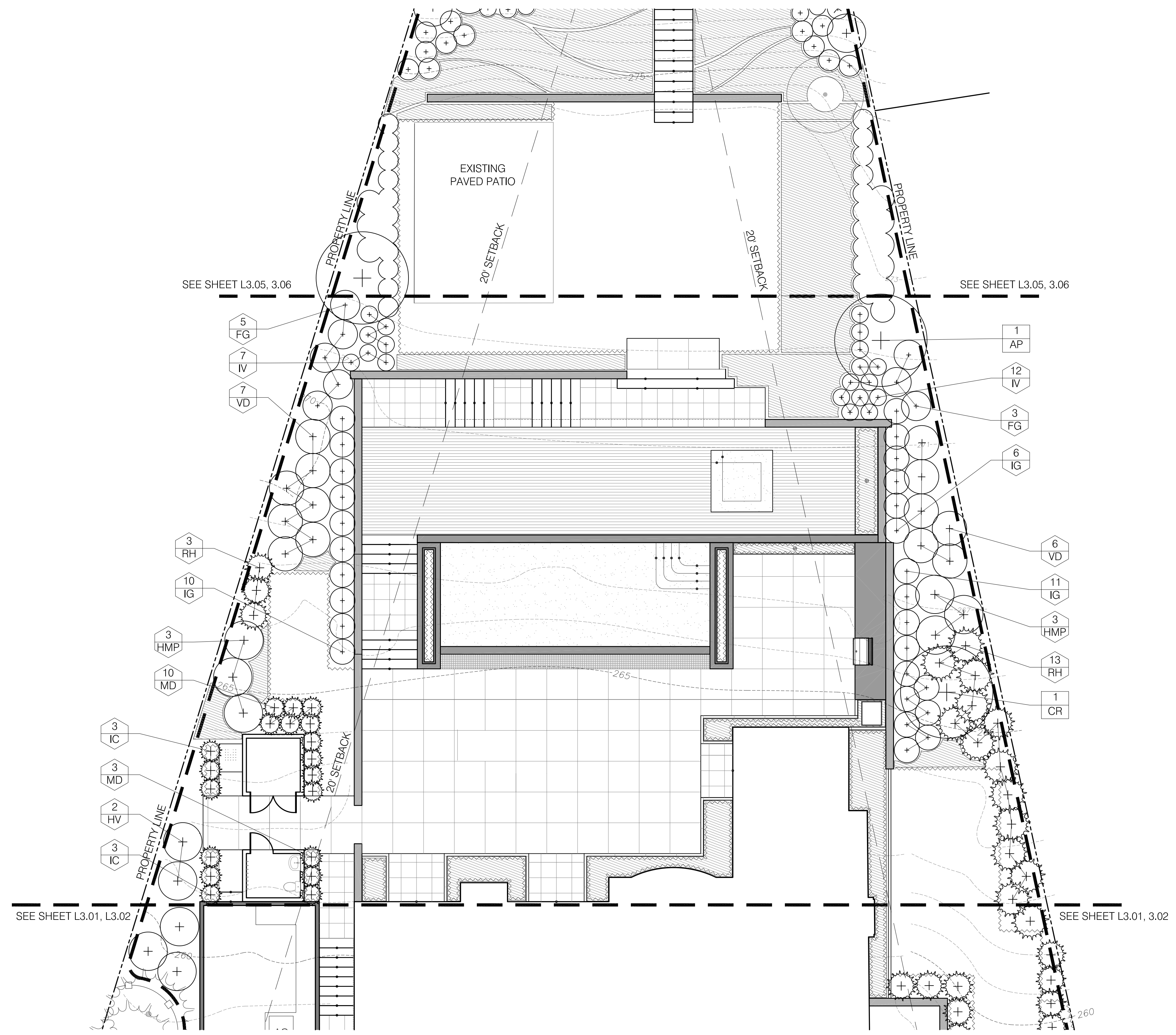
32 BALDPATE HILL ROAD

Newton,
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LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- TREE TAG (quantity, species symbol)
- SHRUB TAG (quantity, species symbol)
- PERENNIAL TAG (quantity, species symbol)
- COIR FIBER ROLLS HATCH
- PERENNIAL HATCH



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Cambridge, Massachusetts 02140
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No.	Date	Comment

Date: 10.23.2018 Scale: 1/8" = 1'-0"
Project No.: 18004 Drawing by: AH/PC/JS Checked by: TS/GL

PLANTING PLAN - POOL TERRACE TREES AND SHRUBS

L3.03

TREES:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
1	AP	<i>Acer palmatum 'Atropurpureum'</i>	Japanese Red Maple - multistemmed	10'-12' HT.	B & B	AS SHOWN
1	CR	<i>Cornus x Ruth Ellen Rutgers Hybrid</i>	'Ruth Ellen' Hybrid Dogwood - multistemmed	10'-12' HT.	B & B	AS SHOWN

SHRUBS:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
8	FG	<i>Fothergilla gardenii</i>	Fothergilla	24"-30" HT	CONT.	AS SHOWN
6	HMP	<i>Hamamelis mollis 'Pallida'</i>	Pallida Chinese Witch Hazel	4'-5' HT.	CONT.	AS SHOWN
2	HV	<i>Hamamelis vernalis</i>	Vernal Witch Hazel	4'-5' HT.	CONT.	AS SHOWN
6	IC	<i>Ilex crenata 'Heller'</i>	Helleri Japanese Holly	3 GAL	CONT.	AS SHOWN
27	IG	<i>Ilex glabra 'Densa'</i>	Compact Inkberry Holly	24"-30" HT	CONT.	AS SHOWN
19	IV	<i>Itea virginica 'Sprich'</i>	Little Henry Sweetspire	18"-24" SPR.	CONT.	AS SHOWN
13	MD	<i>Microbiota decussata</i>	Russian Arborvitae	2 GAL	CONT.	AS SHOWN
13	RH	<i>Rhododendron x 'Henry's Red'</i>	Henry's Red Rhododendron	4'-5' HT	B & B	AS SHOWN
13	VD	<i>Viburnum dentatum 'Blue Muffin'</i>	Blue Muffin Viburnum	4'-5' HT	B & B	AS SHOWN

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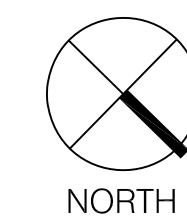
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32 BALDPATE HILL ROAD

Newton,
Massachusetts

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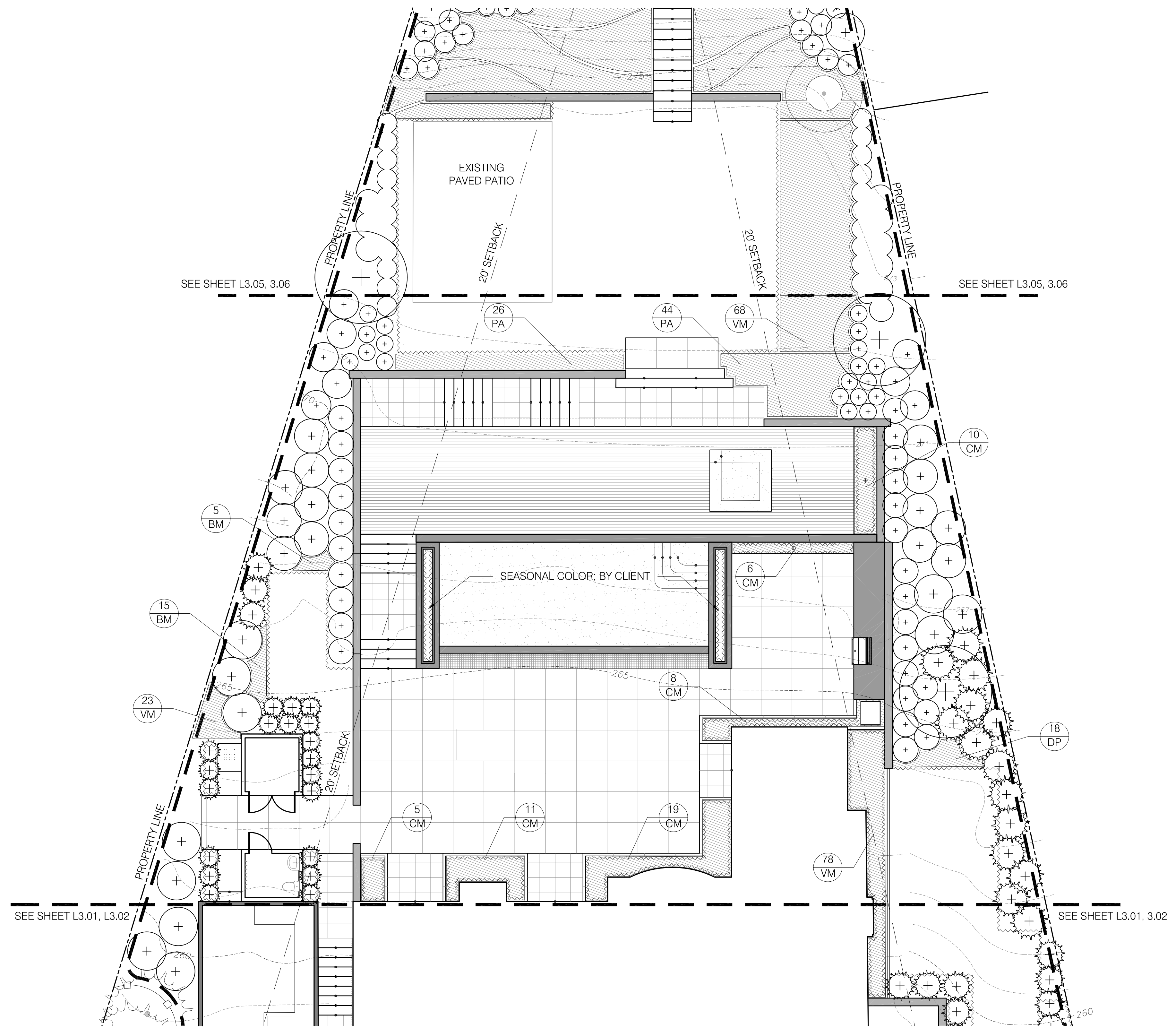
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Project No.: 18004 Drawing by: AH/PC/JS Checked by: TS/GL

PLANTING PLAN - POOL TERRACE PERENNIALS

L3.04

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- TREE TAG (quantity, species symbol)
- SHRUB TAG (quantity, species symbol)
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- PERENNIAL HATCH



PERENNIALS:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
20	BM	<i>Brunera macrophylla</i> 'Jack Frost'	Jack Frost Siberian Bugloss	1 GAL.	CONT.	18" O.C.
59	CM	<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	1 GAL.	CONT.	24" O.C.
18	DP	<i>Dennstaedtia punctilobula</i>	Hay Scented Fern	1 GAL.	CONT.	18" O.C.
70	PA	<i>Pennisetum alopecuroides</i> 'Hamel'	Fountain Grass	1 GAL.	CONT.	18" O.C.
169	VM	<i>Vinca minor</i>	Periwinkle	FLATS	CONT.	12" O.C.

- NOTES:**
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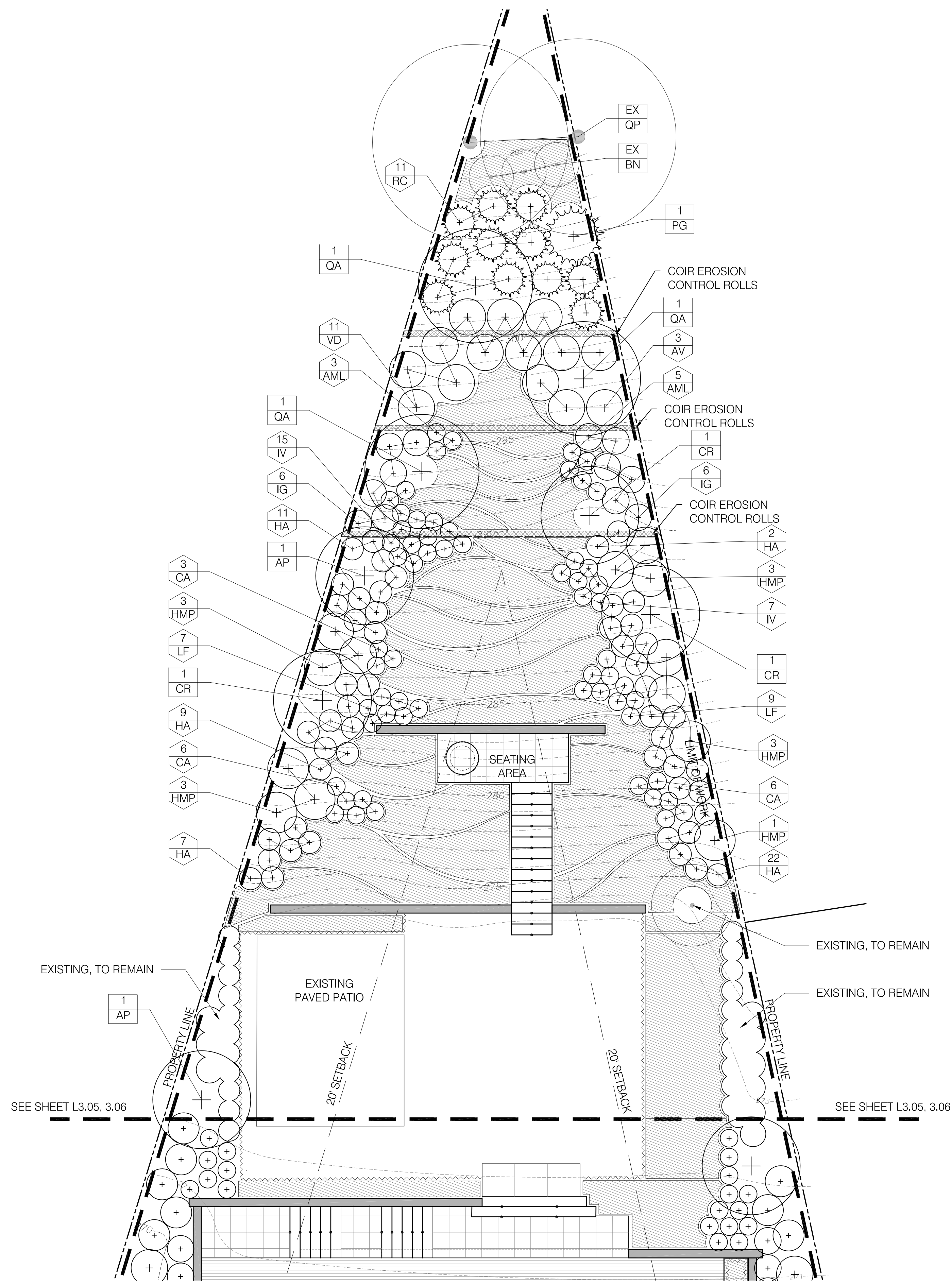
32 BALDPATE HILL ROAD

Newton,
Massachusetts

LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- TREE TAG
- SHRUB TAG
- PERENNIAL TAG
- COIR FIBER ROLLS HATCH
- PERENNIAL HATCH

- GENERAL NOTES:**
- There is to be no disturbance to the soil/ gravel or any root ball located within 12" of the house foundation.
 - Contractor to confirm the actual depth of all planting areas prior to any plant material being secured. Report any ledge or substandard soil conditions to Landscape Architect.
 - Contractor to consider the displacement of planting soil from the plant material root balls in the overall planting bed finished grade. Allow enough room in the planting bed elevation to spread the displaced soil and still meet the indicated finished grade including the 2" of mulch.
 - Any materials accumulated over the root flare of a tree or shrub must be removed completely until the root flare is exposed and all girdling roots removed prior to planting.
 - Contractor shall locate and verify with Landscape Architect all trees, shrubs, perennials, and/or groundcover to remain, be removed, or transplanted. Protect in place existing trees, shrubs, and groundcover to remain.
 - All new planting material shall conform to minimum guidelines established by the American Standard for Nursery Stock published by the American Nurserymen and Landscape Association (ANLA). All new plant material for the project shall be of specimen quality and plant height measured from root flare not bottom of pot or burlap ball.
 - Stake location of all proposed planting for approval by the Landscape Architect prior to the commencement of planting.
 - In the event that quantity discrepancies or material omissions occur between the plant materials list and the drawings, the higher number of plants shall govern. The contractor shall report discrepancies to Landscape Architect.
 - Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower leaf, fruit, color, and culture and must be approved by Landscape Architect.
 - All lawn areas disturbed by construction operations inside and outside the Limit of Work shall be loamed and seeded.
 - No new plant material shall be installed within 4' of the trunk of existing trees nor within 3' of new trees.

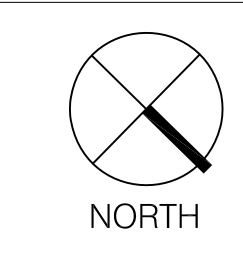


TREES:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
2	AP	<i>Acer palmatum 'Atropurpureum'</i>	Japanese Red Maple - multistemmed	10'-12' HT.	B & B	AS SHOWN
3	CR	<i>Cornus x Ruth Ellen Rutgers Hybrid</i>	'Ruth Ellen' Hybrid Dogwood - multistemmed	10'-12' HT.	B & B	AS SHOWN
1	PG	<i>Picea glauca</i>	White Spruce	8' - 10' HT.	B & B	AS SHOWN
3	QA	<i>Quercus alba</i>	White Oak	3"-3.5" CAL	B & B	AS SHOWN

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
8	AML	<i>Azalea 'Mandarin Lights'</i>	Mandarin Lights Azalea	18"-24" SPR.	CONT.	AS SHOWN
3	AV	<i>Azalea viscosum 'lemon drop'</i>	Swamp Azalea	3'-4' HT	B & B	AS SHOWN
15	CA	<i>Clethra alnifolia 'Hummingbird'</i>	Hummingbird Summersweet	18"-24" SPR.	CONT.	AS SHOWN
51	HA	<i>Hydrangea aborescens 'Annabelle'</i>	Annabelle Hydrangea	3'-3.5' HT.	CONT.	AS SHOWN
13	HMP	<i>Hamamelis mollis 'Pallida'</i>	Pallida Chinese Witch Hazel	4'-5' HT.	CONT.	AS SHOWN
12	IG	<i>Ilex glabra 'Densa'</i>	Compact Inkberry Holly	24"-30" HT	CONT.	AS SHOWN
22	IV	<i>Itea virginica 'Sprich'</i>	Little Henry Sweetspire	18"-24" SPR.	CONT.	AS SHOWN
16	LF	<i>Leucothoe fontanesiana 'Nana'</i>	Compact Drooping Leucothoe	18"-24" SPR.	CONT.	AS SHOWN
11	RC	<i>Rhododendron catawbiense</i>	Catawba Rhododendron	4'-5' HT.	B & B	AS SHOWN
11	VD	<i>Viburnum dentatum 'Blue Muffin'</i>	Blue Muffin Viburnum	4'-5' HT	B & B	AS SHOWN

- NOTES:**
- ALL NEW PLANTING MATERIAL SHALL CONFORM TO MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERYMEN AND LANDSCAPE ASSOCIATION (ANLA). ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY AND PLANT HEIGHT MEASURED FROM ROOT FLARE NOT BOTTOM OF POT OR BURLAP BALL.
 - CONTRACTOR TO DISCUSS AND REVIEW SLOPED PLANTING CONDITIONS FOR ALL TREES AND LARGER PLANT MATERIAL WITH LANDSCAPE ARCHITECT PRIOR TO PLACEMENT



GREGORY LOMBARDI DESIGN, INC.
Landscape Architecture
2235 Massachusetts Avenue
Cambridge, Massachusetts 02140
Phone 617.492.2808 Fax 617.492.2904

No.	Date	Comment

Date: 10.23.2018 Scale: 1/8" = 1'-0" 0 8'

Project No.: 18004 Drawing by: AH/PC/JS Checked by: TS/GL

PLANTING PLAN - SLOPE TREES AND SHRUBS

L3.05

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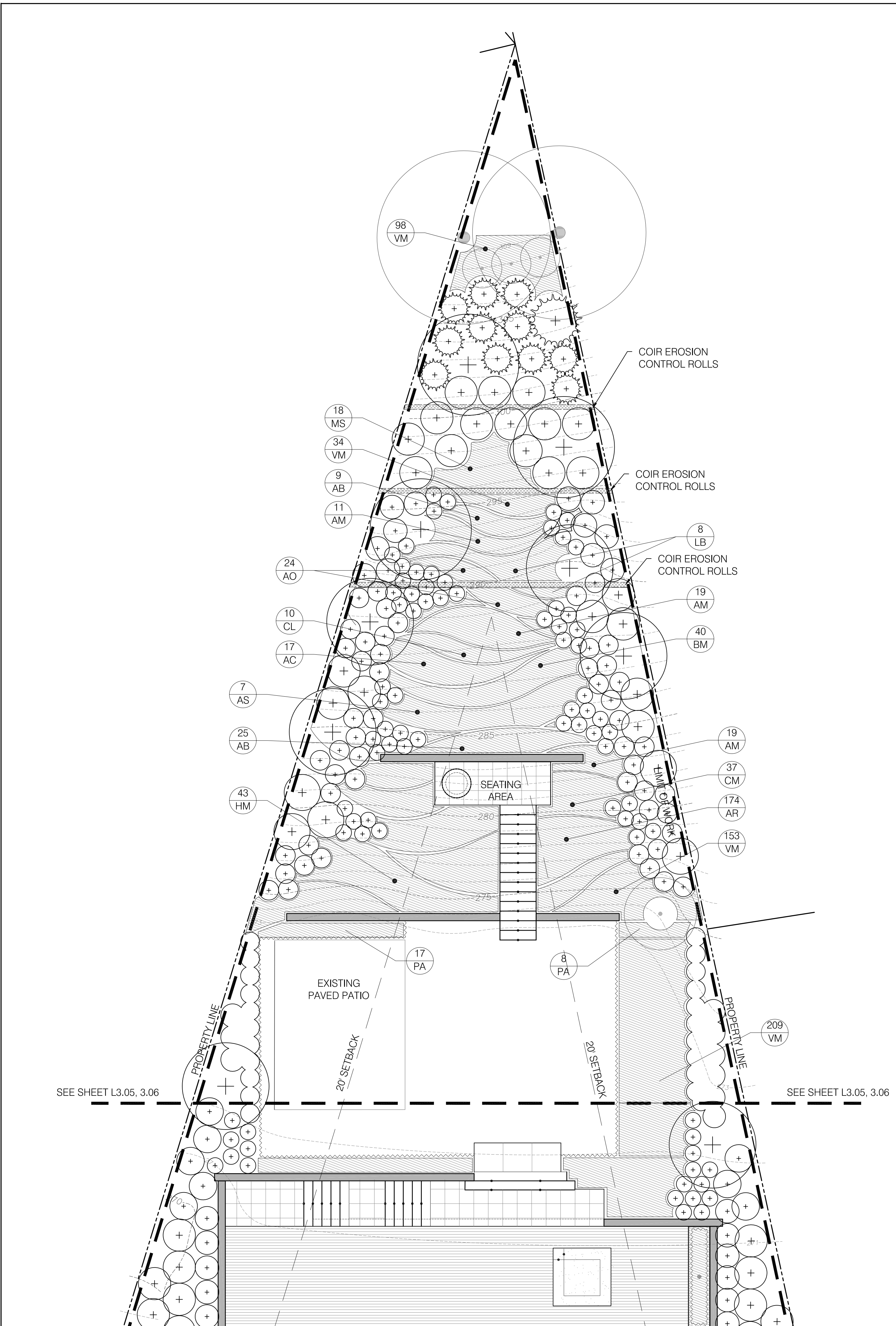
32 BALDPATE HILL ROAD

Newton, Massachusetts

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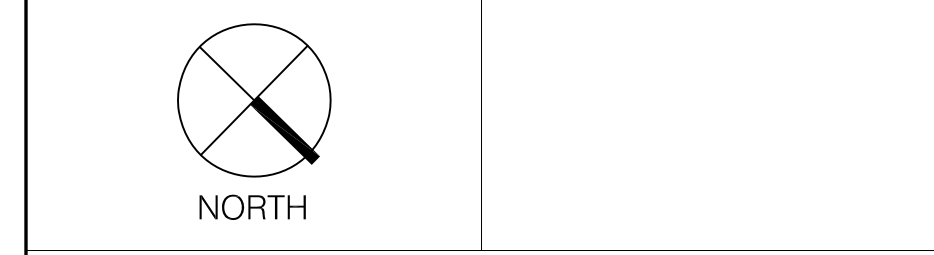
- EXISTING DECIDUOUS TREE TO REMAIN
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- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- TREE TAG (quantity, species symbol)
- SHRUB TAG (quantity, species symbol)
- PERENNIAL TAG (quantity, species symbol)
- COIR FIBER ROLLS HATCH
- PERENNIAL HATCH



PERENNIALS:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
34	AB	<i>Astilbe 'Bridal Veil'</i>	Bridal Veil Astilbe	1 GAL.	CONT.	24" O.C.
17	AC	<i>Astilbe chinensis 'Visions in Pink'</i>	Visions in Pink Astilbe	1 GAL.	CONT.	24" O.C.
49	AM	<i>Amonia hubrichtii</i>	Arkansas Blue Star Flower	1 GAL.	CONT.	24" O.C.
24	AO	<i>Aster oblongifolius 'October Skies'</i>	October Skies Aster	1 GAL.	CONT.	18" O.C.
174	AR	<i>Ajuga reptans 'Chocolate Chip'</i>	Chocolate Chip Bugleweed	4" POT	CONT.	12" O.C.
7	AS	<i>Actaea simplex 'Black Negligee'</i>	Black Negligee Bugbane	1 GAL.	CONT.	48" O.C.
40	BM	<i>Brunnera macrophylla 'Jack Frost'</i>	Jack Frost Siberian Bugloss	1 GAL.	CONT.	18" O.C.
10	CL	<i>Chelone lyonii 'Hot Lips'</i>	Hot Lips Turtlehead	1 GAL.	CONT.	24" O.C.
37	CM	<i>Carex morrowii 'Ice Dance'</i>	Ice Dance Sedge	1 GAL.	CONT.	24" O.C.
43	HM	<i>Hakonechloa macra</i>	Japanese Forest Grass	1 GAL.	CONT.	24" O.C.
8	LB	<i>Ligularia 'Bottle Rocket'</i>	Bottle Rocket Ligularia	1 GAL.	CONT.	36" O.C.
18	MS	<i>Matteuccia struthiopteris</i>	Ostrich Fern	1 GAL.	CONT.	24 O.C.
25	PA	<i>Pennisetum alopecuroides 'Hamel'</i>	Fountain Grass	1 GAL.	CONT.	18" O.C.
494	VM	<i>Vinca minor</i>	Periwinkle	FLATS	CONT.	12" O.C.

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No.	Date	Comment

Date: 10.23.2018 Scale: 1/8" = 1'-0" 0 8'
 Project No.: 18004 Drawing by: AH/PC/JS Checked by: TS/GL

PLANTING PLAN - SLOPE PERENNIALS

L3.06

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LEGEND

- EXISTING WALL
- NEW WALL



FRONT ELEVATION

REVISIONS

NO.	DATE

PROJECT:
WOSK RESIDENCE
32 BALD PATE HILL RD.
NEWTON, MA

SHEET TITLE:
PROPOSED FRONT
ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT #: 218457

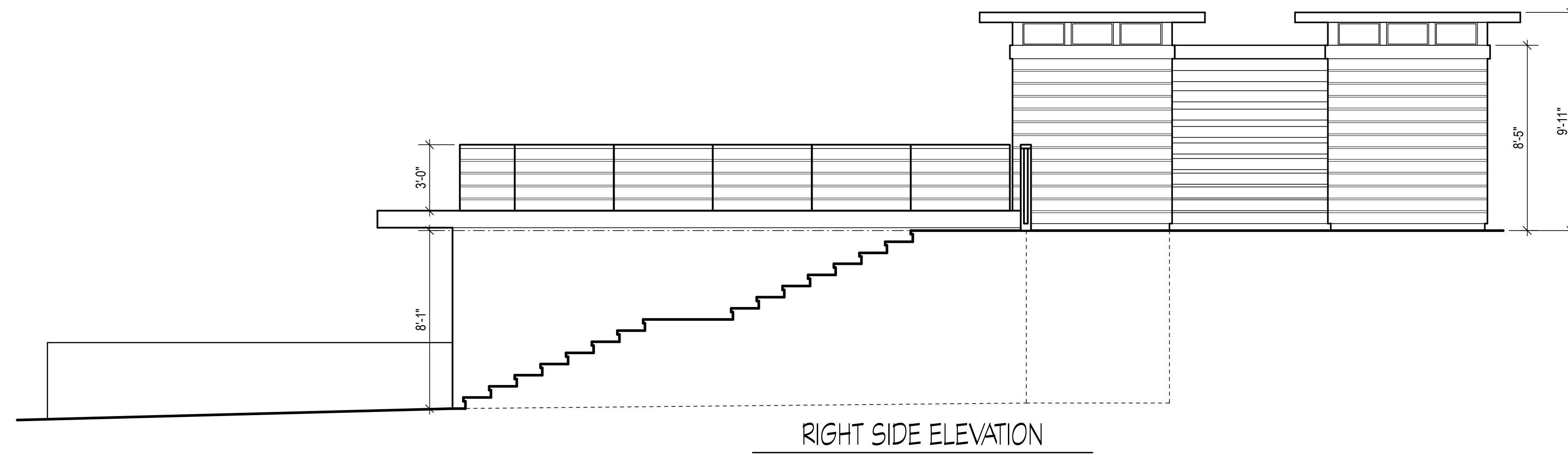
DATE: NOVEMBER 12, 2018

DRAWING #:

A-3

LEGEND

- EXISTING WALL
- NEW WALL



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

REVISIONS

NO.	DATE

PROJECT:
WOSK RESIDENCE
32 BALD PATE HILL RD.
NEWTON, MA

SHEET TITLE:
PROPOSED LEFT & RIGHT
SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"

PROJECT #: 218457

DATE: NOVEMBER 12, 2018

DRAWING #: