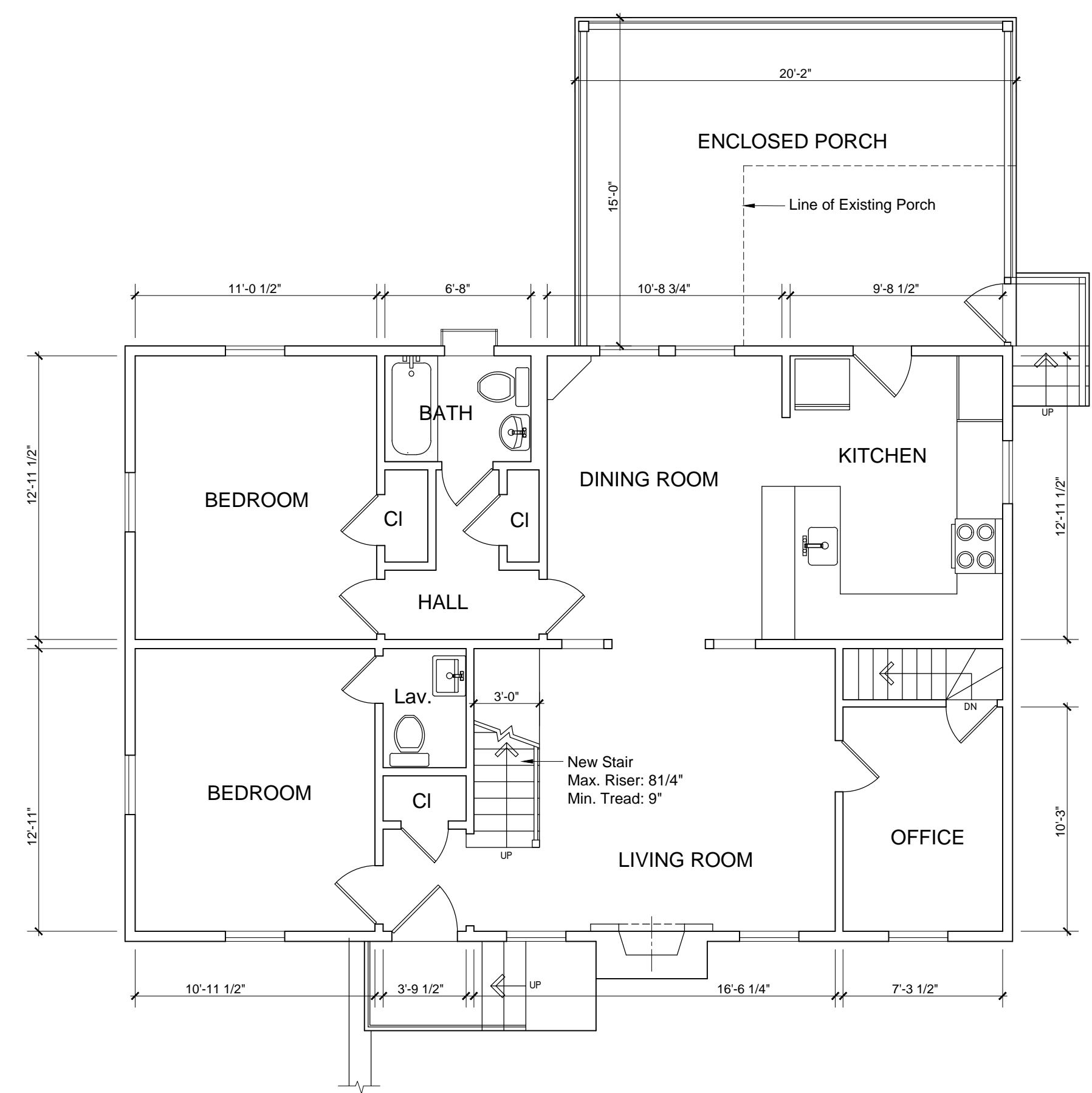
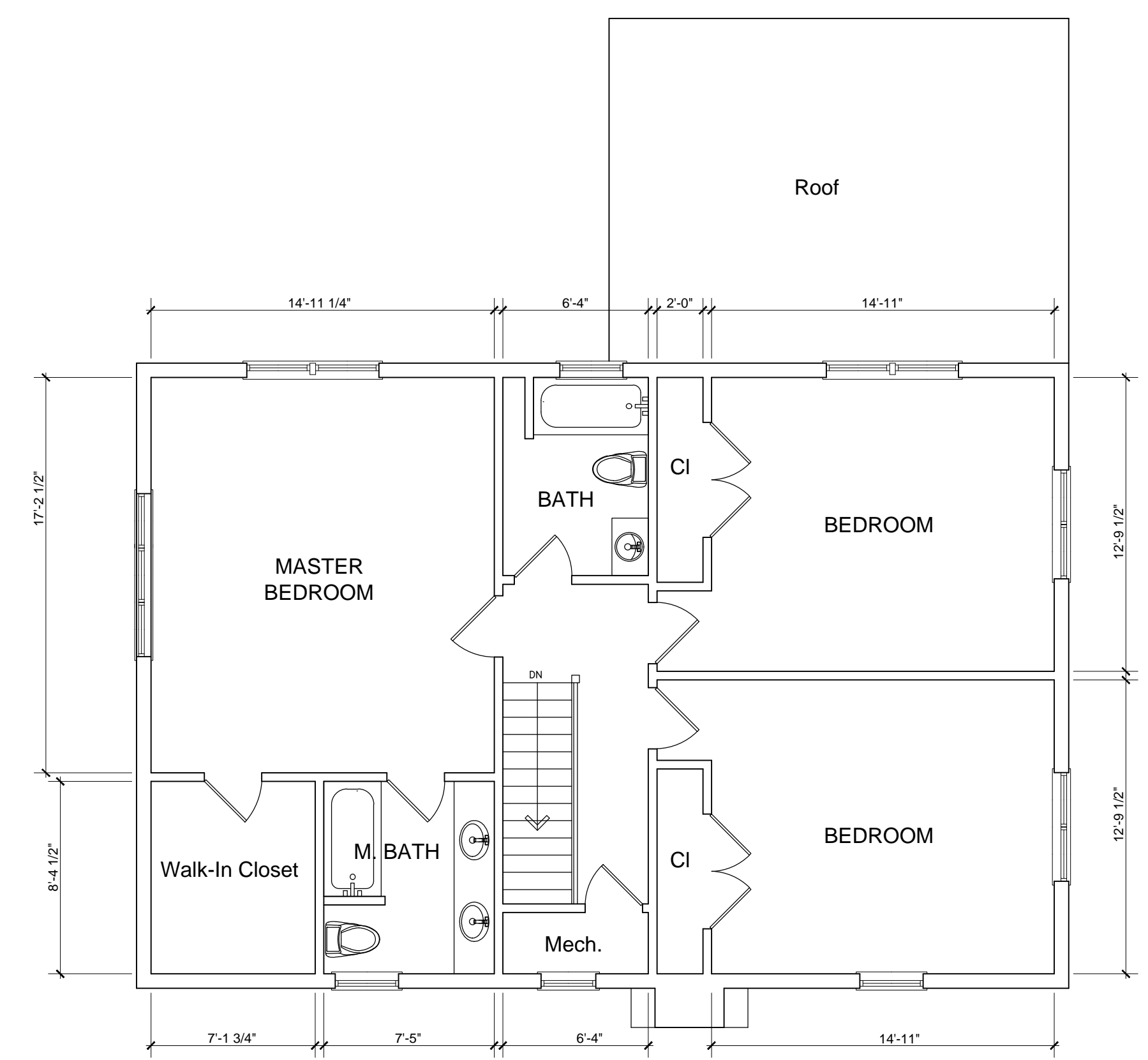


| No. | Description | Date |
|-----|-------------------|-----------|
| 1 | Plans Review | 19 Jul 16 |
| 2 | Elevations Review | 25 Jul 16 |
| 3 | Elevations Review | 27 Jul 16 |
| | | |
| | | |
| | | |
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| | | |

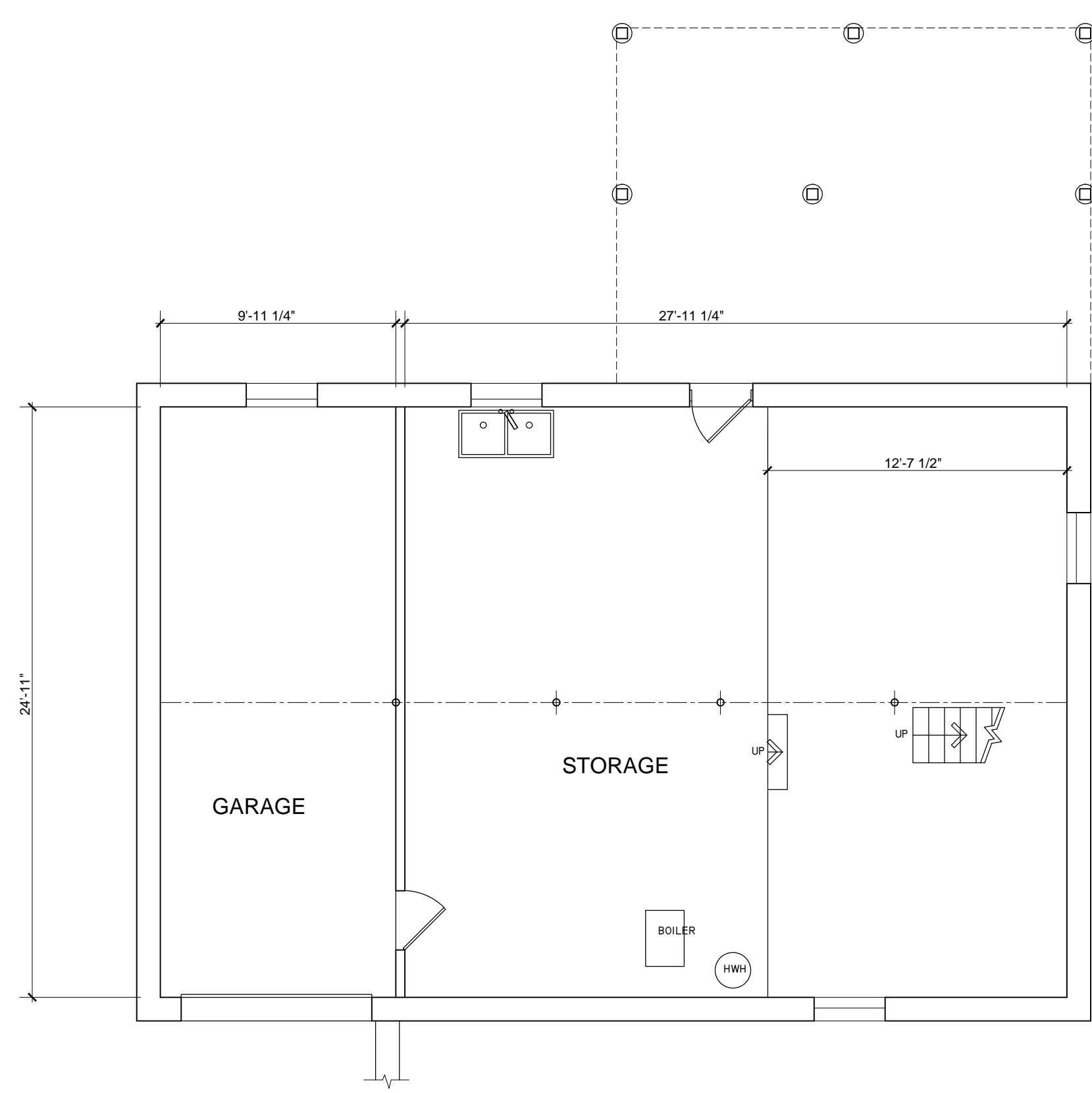
Notes



1 Existing / Proposed First Floor Plan Scale: 3/16" = 1'-0"



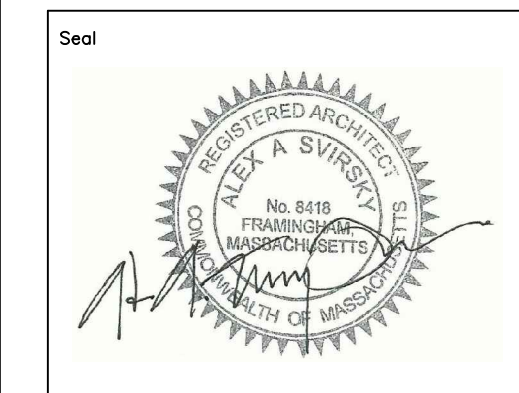
2 Proposed Second Floor Plan Scale: 3/16" = 1'-0"



3 Existing / Proposed Basement Plan Scale: 3/16" = 1'-0"

Project Name and Address
Private Residences
 84 Roundwood Road, Newton, MA

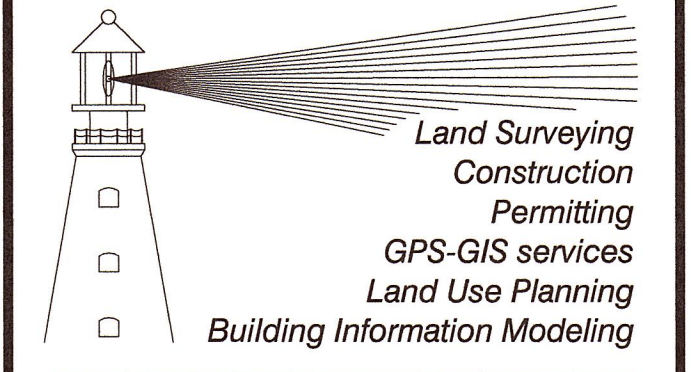
Drawing Name
 Existing / Proposed Floor Plans



architex team, inc.
 ARCHITECTURE DESIGN PLANNING
 36 Highgate Rd., Framingham, MA 01701
 Tel. (617) 277-7917
 Fax. (617) 277-8621
 architex@alexnet.com

Scale As Noted
 Date 27 July 2016
 Project 1611

Sheet
A 1.1



BEARING SYSTEM BASED UPON
PLAN #302 of 1939

PLAN REFERENCES
PLAN #302 of 1939

DEED REFERENCE
DEED BK 64624 PAGE 244

ZONING TABLE
ZONING DISTRICT: SR3 (SINGLE RESIDENCE 3)

DIMENSIONAL REGULATIONS
(LOT CREATED APRIL, 1939)

| | REQUIRED | EXISTING | PROPOSED |
|--------------------------------------|-----------|------------------------|----------|
| MIN. LOT FRONTAGE: | 70 FEET | 75 FEET | |
| MIN. LOT AREA: | 7000 S.F. | 12,150 S.F. | |
| LOT COVERAGE: | 30% (max) | 9.8% | 9.8% |
| OPEN SPACE: | 50% (max) | 14.3% | 14.3% |
| FLOOR AREA RATIO: (see worksheet) | 0.40 | 0.21 | 0.30 |
| AVERAGE GRADE PLANE: | | 211.87 (see worksheet) | |
| ROOF PEAK ELEVATION: | | 235.00 (from survey) | |
| BUILDING HEIGHT: | 36 FEET | 23.13 | tbd |

MIN. SETBACK REGULATIONS

| | |
|-------------|----------|
| FRONT YARD: | 25 FEET |
| SIDE YARD: | 7.5 FEET |
| REAR YARD: | 15 FEET |

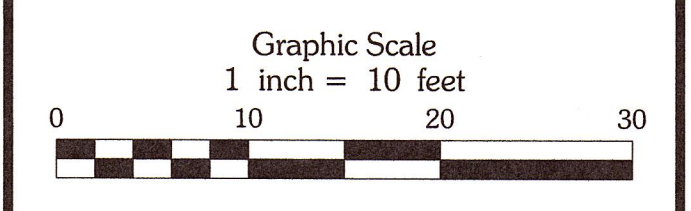
| Rev. | Date | Description | By |
|------|------|-------------|----|
| 0 | | As Shown | RR |



Project Location
**84 Roundwood Road
Newton, MA
(Middlesex County)**

Prepared For
**Richard Bliss
84 Roundwood Road
Newton, MA**

Drawing Title
**Topographic
Worksheet**



| | | |
|--------------|------------|----------------|
| Drawn by: | MJC | Drawing Number |
| Calc'd by: | MJC | |
| Reviewed by: | RWR | 1 of 1 |
| Approved by: | RWR | |
| Project No: | 2015-000 | |
| Date: | 07-14-2016 | |

