

ZONING - DIMENSIONAL REGULATIONS - MASTERPLAN

ITEM	REQUIRED	EXISTING	PROPOSED	COMMENTS
DISTRICT: SR-1				
LOT AREA	15,000SF	267,786SF	NO CHANGE	
LOT AREA PER UNIT	25,000SF	267,786SF	NO CHANGE	
LOT FRONTAGE	100'	N/A	NO CHANGE	
F.A.R.	.26	.028	.072	
HEIGHT (SLOPED FLAT)	36';30'	15'	34.5'	
HEIGHT STORIES	2.5	1	2	
FRONT YARD	25'	N/A	NO CHANGE	
SIDE YARD	12.5'	42'	20.2'	
REAR YARD	25'	195.7'	52.1'	
PARKING	2	2	10	
LOT COVERAGE	20%	2%	10%	
OPEN SPACE (MIN)	65%	95%	71%	
BUILDING FACTOR (MAX)	30			

FLOOR AREA RATIO - PROPOSED

AREA	NAME	Property Area	F.A.R.
338 SF	BREEZEWAY	267,786 SF	0.001
	GARAGE		
6,203 SF	GARAGE FL 1	267,786 SF	0.023
6,203 SF	GARAGE LOFT	267,786 SF	0.023
	MAIN HOUSE		
3,210 SF	MAIN HOUSE FL 1	267,786 SF	0.012
2,693 SF	MAIN HOUSE FL 2	267,786 SF	0.010
	SOLARIUM		
716 SF	SOLARIUM	267,786 SF	0.003
19,963 SF		267,786 SF	0.072

FLOOR AREA RATIO - EXISTING

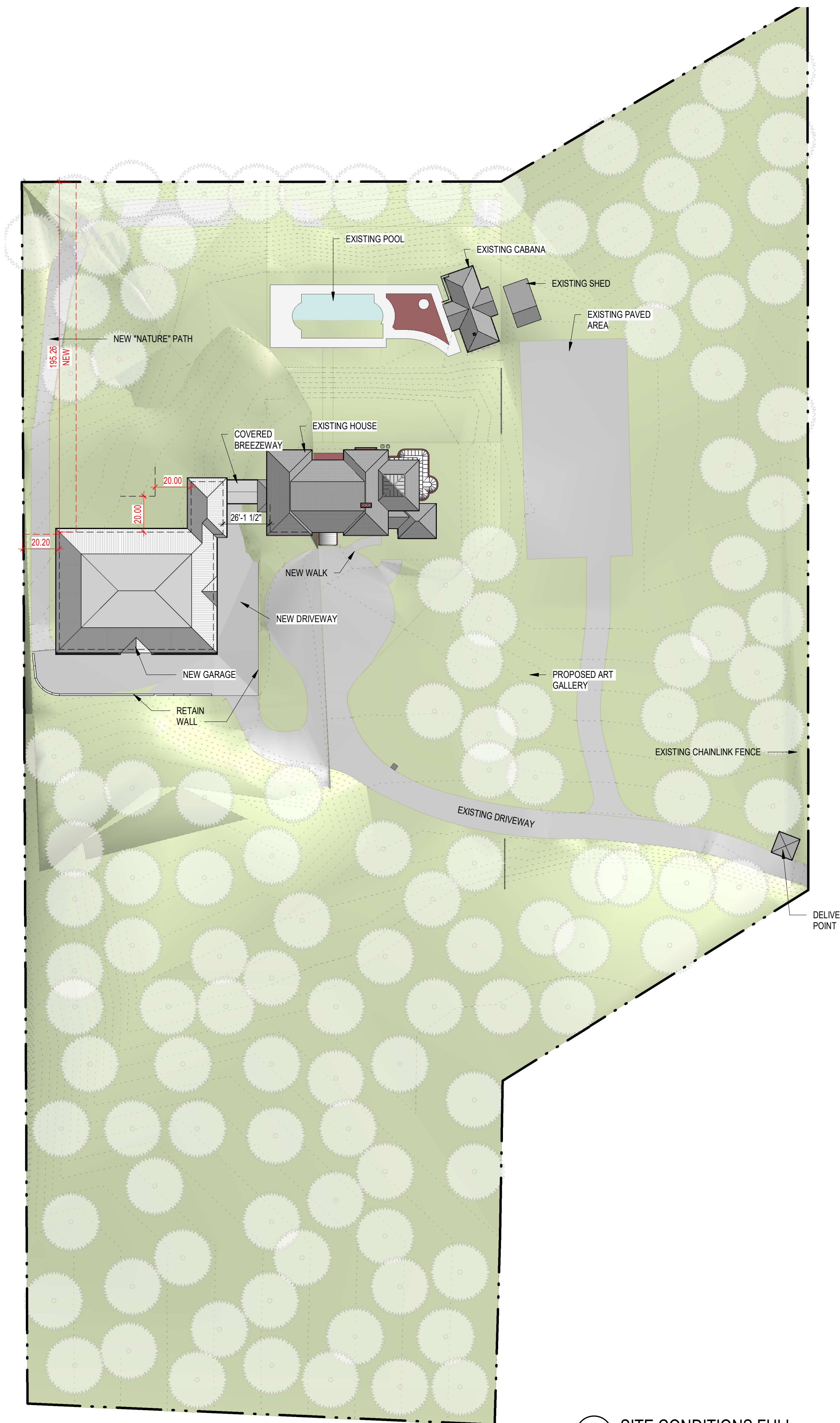
AREA	NAME	Property Area	F.A.R.
	GARAGE		
857 SF	GARAGE	267,786 SF	0.003
	MAIN HOUSE		
3,210 SF	MH FIRST FLOOR	267,786 SF	0.012
2,693 SF	MH SECOND FLOOR	267,786 SF	0.010
	SOLARIUM		
716 SF	SOLARIUM	267,786 SF	0.003
7,476 SF		267,786 SF	0.028

DETACHED ACCESSORY BUILDINGS

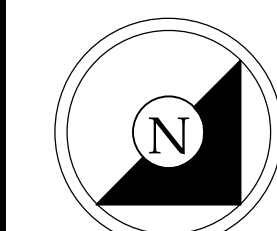
826 SF	CABANA
252 SF	SHED
100 SF	DELIVERY POINT (PROPOSED)
1,178 SF	



2 3D View



1 SITE CONDITIONS FULL
1" = 40'-0"

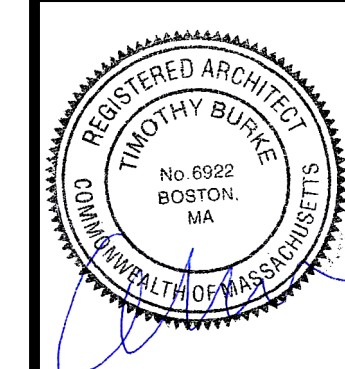


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REV.	DATE	DESCRIPTION
08/24/2021		

DESIGN DEVELOPMENT



SITE PLAN

244 Dudley Road, Newton
Massachusetts

A0.1

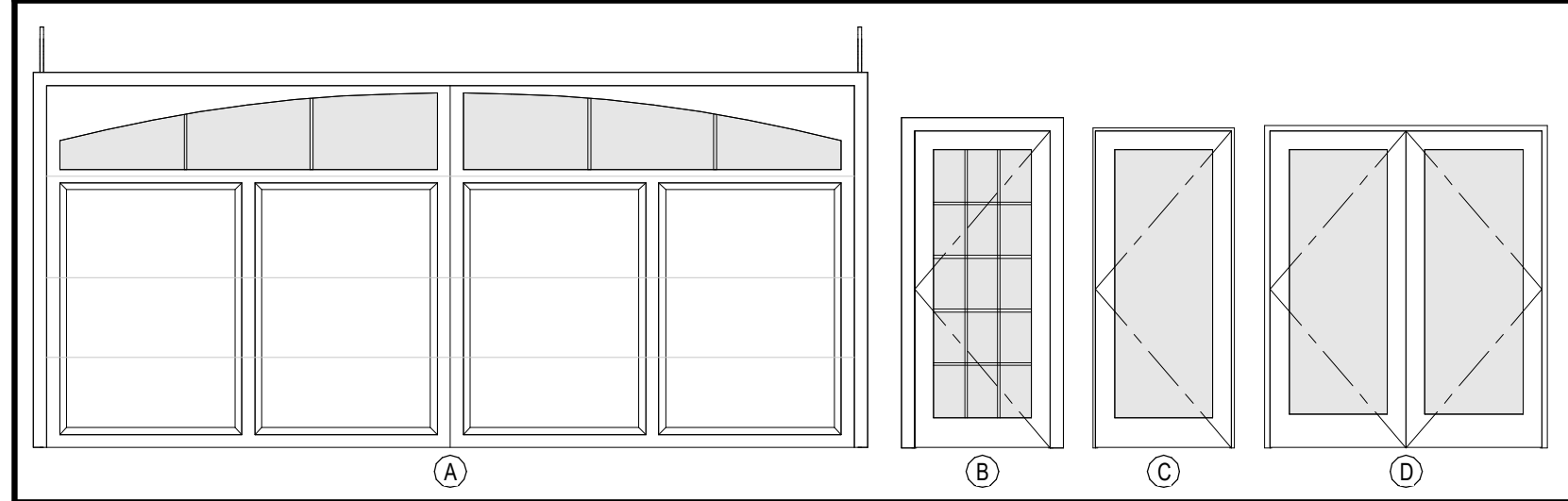
DOOR SCHEDULE

MARK	DOOR TYPE	SIZE			PANEL TYPE	ELEV.	DESCRIPTION	COMMENTS
		WIDTH	HEIGHT	THICKNESS				
G. SLAB								
100	Overhead - Carriage	17'-10"	8'-0"	2"		A	Garage Door	
101	Overhead - Carriage	17'-10"	8'-0"	2"		A	Garage Door	
102	Overhead - Carriage	17'-10"	8'-0"	2"		A	Garage Door	
103	Overhead - Carriage	17'-10"	8'-0"	2"		A	Garage Door	
104	Overhead - Carriage	17'-10"	8'-0"	2"		A	Garage Door	
105	Double	6'-0"	7'-0"	1 3/4"	Framed Glass Panel	D	Exterior Door	
106	Single	3'-0"	6'-8"	1 3/4"	Flush Panel	C	Interior Door	
107	Single	3'-0"	6'-8"	1 3/4"	Flush Panel	B	Interior Door	
108	Single	3'-0"	6'-8"	1 3/4"	Flush Panel	C	Interior Door	
109	Single	3'-0"	6'-8"	1 3/4"	Flush Panel	C	Interior Door	
110	Single	3'-0"	6'-8"	1 3/4"	Flush Panel	C	Interior Door	
G. LOFT								
111	Single	3'-0"	6'-8"	1 3/4"	Flush Panel	B	Interior Door	

WINDOW SCHEDULE

TYPE MARK	WINDOW TYPE	SIZE		ROUGH OPENING		MANUFACTURER	MODEL	DESCRIPTION
		WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT			
T	Casement	2'-9"	4'-6"	2'-9 1/2"	4'-6 1/2"			
U	Casement	3'-0"	6'-0"	3'-0 1/2"	6'-0 1/2"			
W	Fixed	3'-0"	2'-0"	3'-0 1/2"	2'-0 1/2"	Andersen Windows	WPW 10310	

DOOR TYPE LEGEND



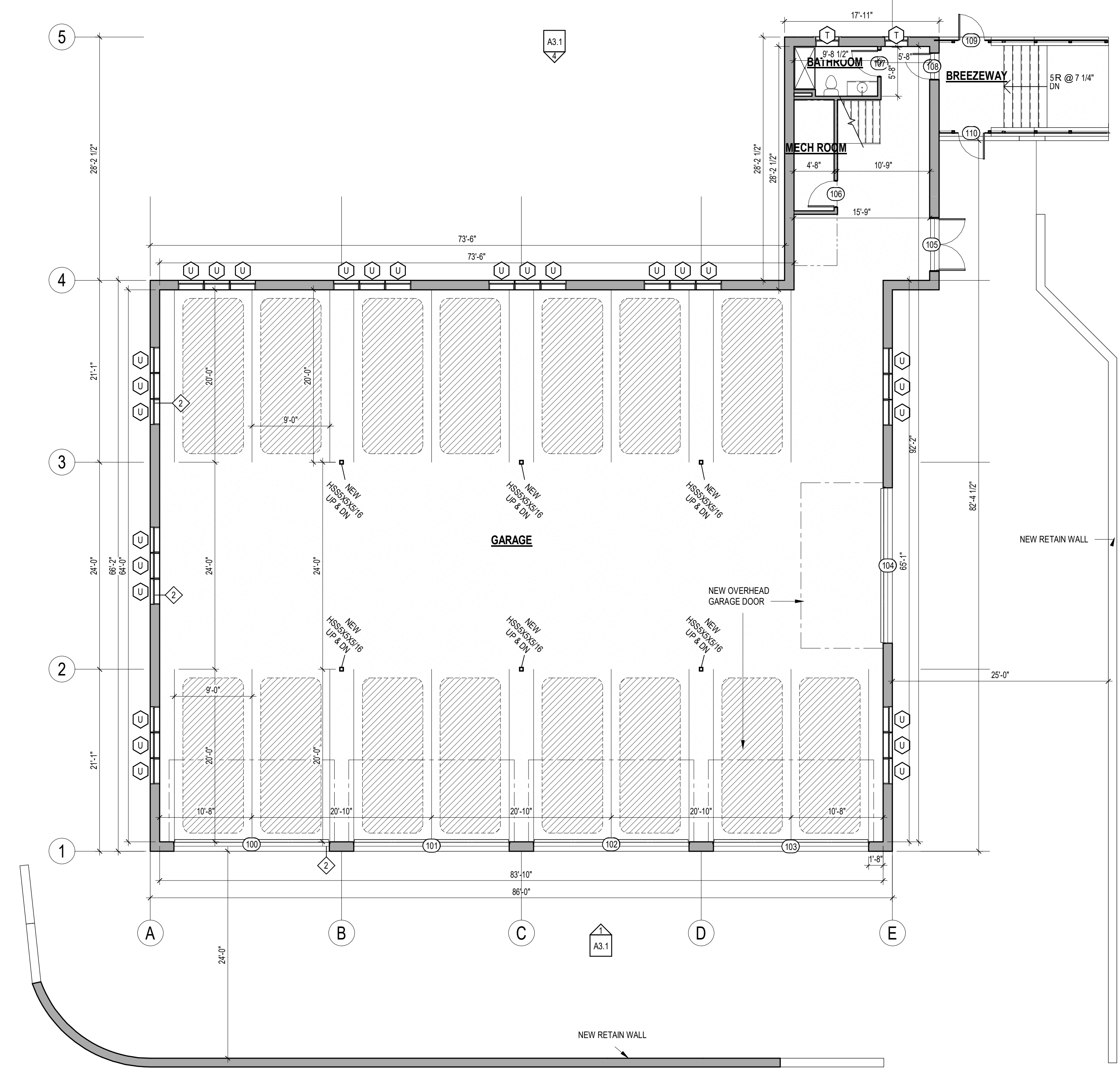
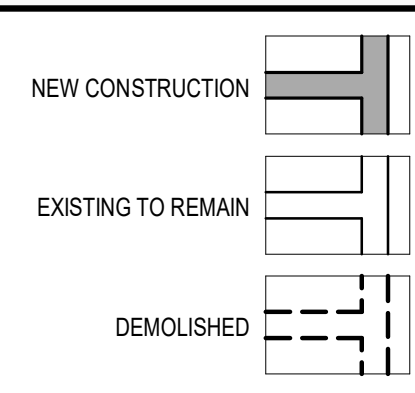
NOTES - WINDOW

- NEW WINDOWS TO BE MARVIN INTEGRITY WINDOWS, UNLESS NOTED OTHERWISE
- EXISTING WINDOWS TO REMAIN TO BE REPAIRED AND REFINISHED, UNLESS NOTED OTHERWISE
- TAPE AND SEAL ALL JOINTS AND SEAMS AT R.O. AND FIELD-MULLED UNITS. FLASH ACCORDING TO MANUFACTURERS SPECIFICATIONS TO MAINTAIN WARRANTY. ALL ABOVE WEATHER-PROOFING TO BE COORDINATED WITH WALL ENCLOSURE SYSTEM.
- VERIFY ALL MODEL NUMBERS AND DIMENSIONS WITH MANUFACTURER
- SEE EXTERIOR ELEVATIONS FOR WINDOW HEAD HEIGHTS
- PROVIDE 1/2 SCREENS AT ALL OPERABLE UNITS, UNLESS NOTED OTHERWISE
- PROVIDE PERMANENT DIVIDED LIGHT GRILLES WITH DARK INTERIOR SPACERS. SEE EXTERIOR ELEVATIONS FOR LOCATIONS AND PATTERNS. MUNTIN SIZE TO MATCH EXISTING WINDOWS

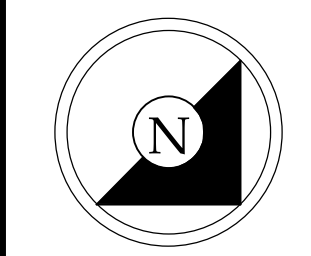
NOTES - DOOR

- NEW EXTERIOR DOORS TO BE MARVIN INTEGRITY DOORS, UNLESS NOTED OTHERWISE
- NEW INTERIOR DOORS TO BE SOLID CORE, STAIN GRADE, UNLESS OTHERWISE NOTED
- EXISTING DOORS TO REMAIN TO BE REPAIRED AND REFINISHED, UNLESS OTHERWISE NOTED
- TAPE AND SEAL ALL JOINTS AND SEAMS AT R.O. AND FIELD-MULLED UNITS. FLASH ACCORDING TO MANUFACTURERS SPECIFICATIONS TO MAINTAIN WARRANTY. ALL ABOVE WEATHER-PROOFING TO BE COORDINATED WITH WALL ENCLOSURE SYSTEM. (ABOVE FOR EXTERIOR DOORS ONLY)
- VERIFY ALL MODEL NUMBERS AND DIMENSIONS WITH MANUFACTURER
- PROVIDE SCREEN DOORS AT ALL SINGLE SWING EXTERIOR UNITS, UNLESS OTHERWISE NOTED

CONDITIONS LEGEND



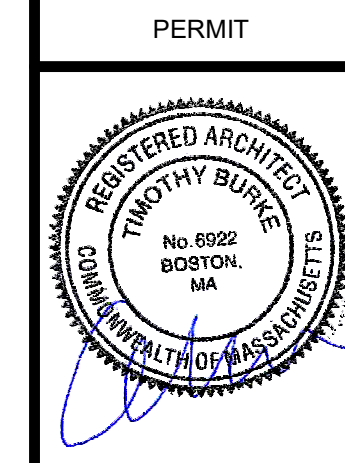
3 GARAGE FLOOR
1/8" = 1'-0"



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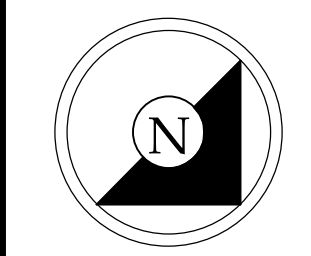
DATE	REV.	DESCRIPTION
06/10/2021		



GARAGE PLANS

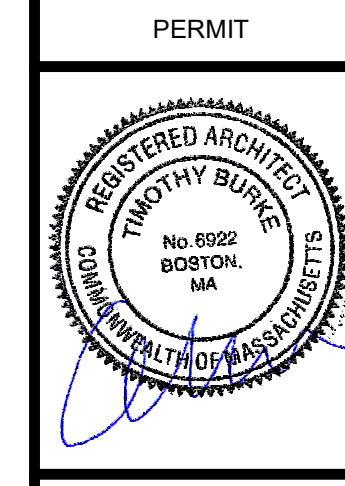
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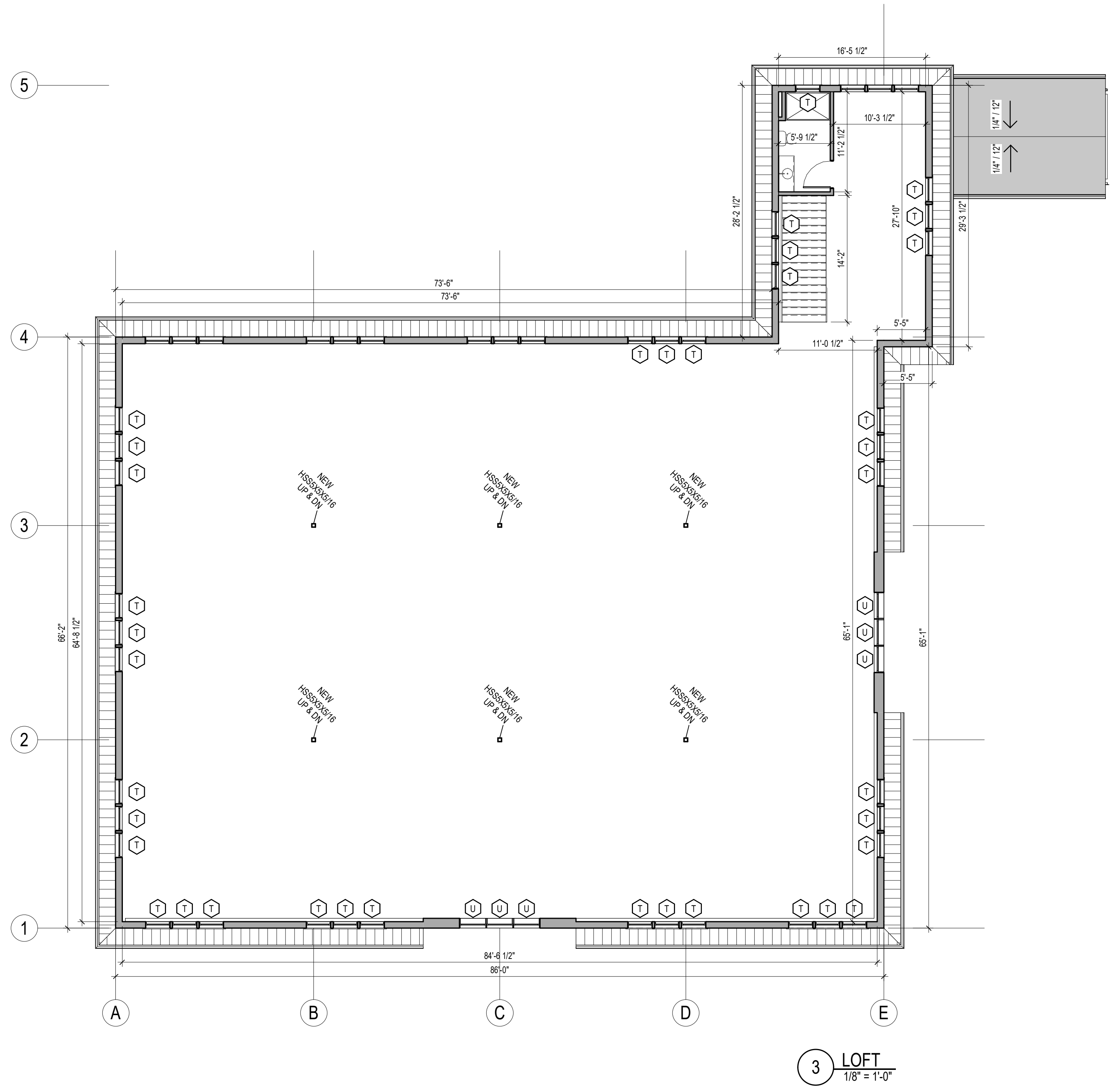
REV.	DATE	DESCRIPTION



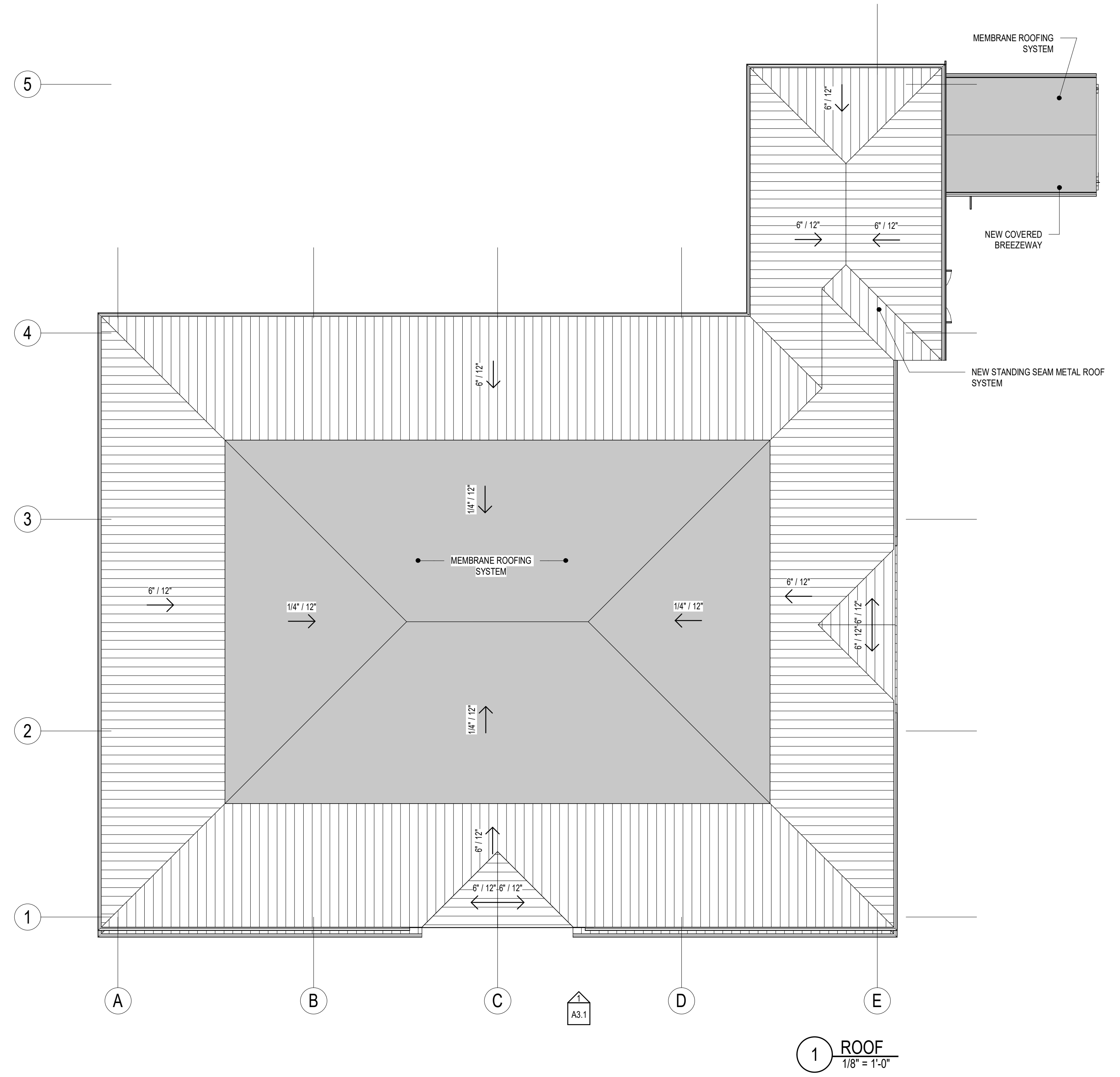
GARAGE PLANS

244 Dudley Road, Newton
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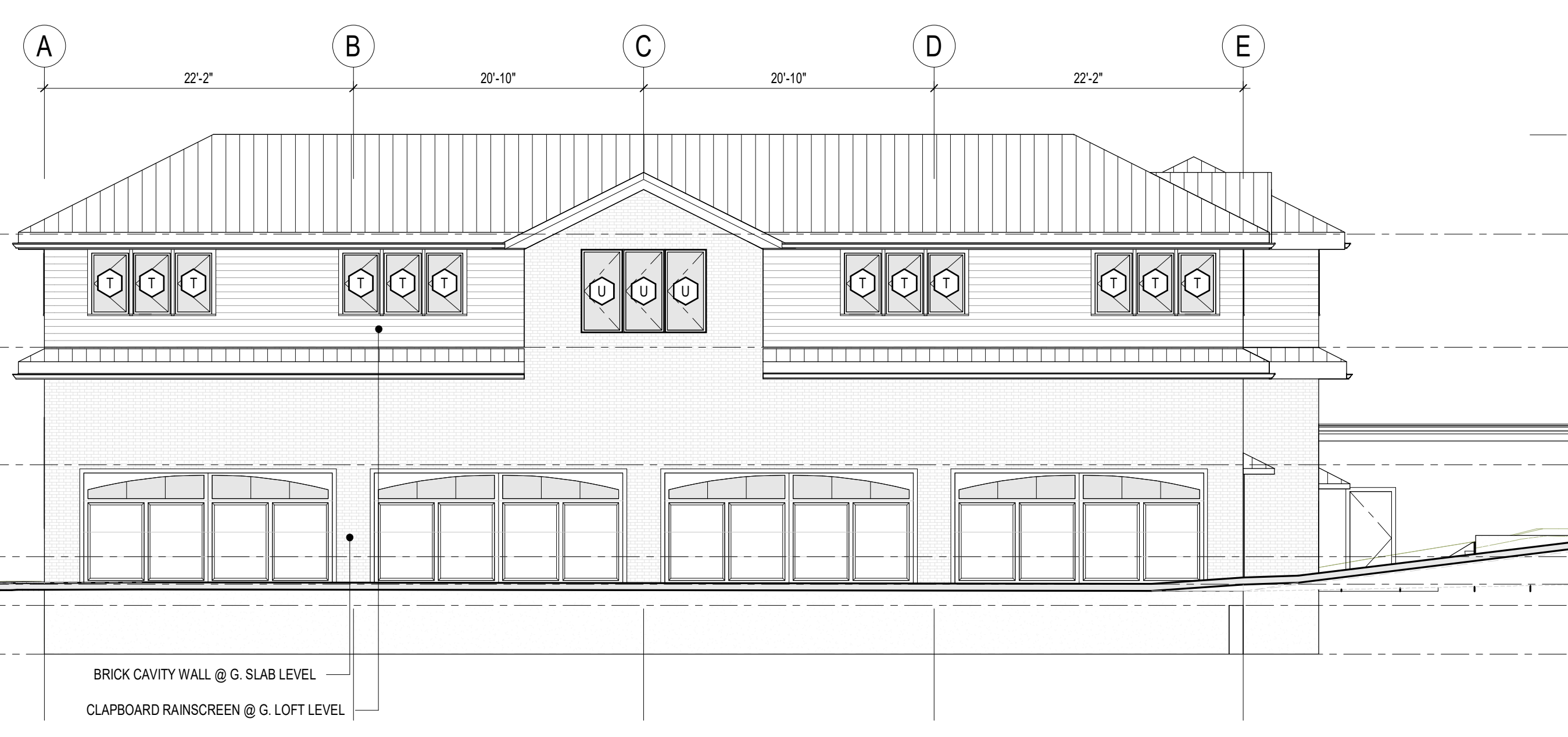
3 LOFT
1/8" = 1'-0"



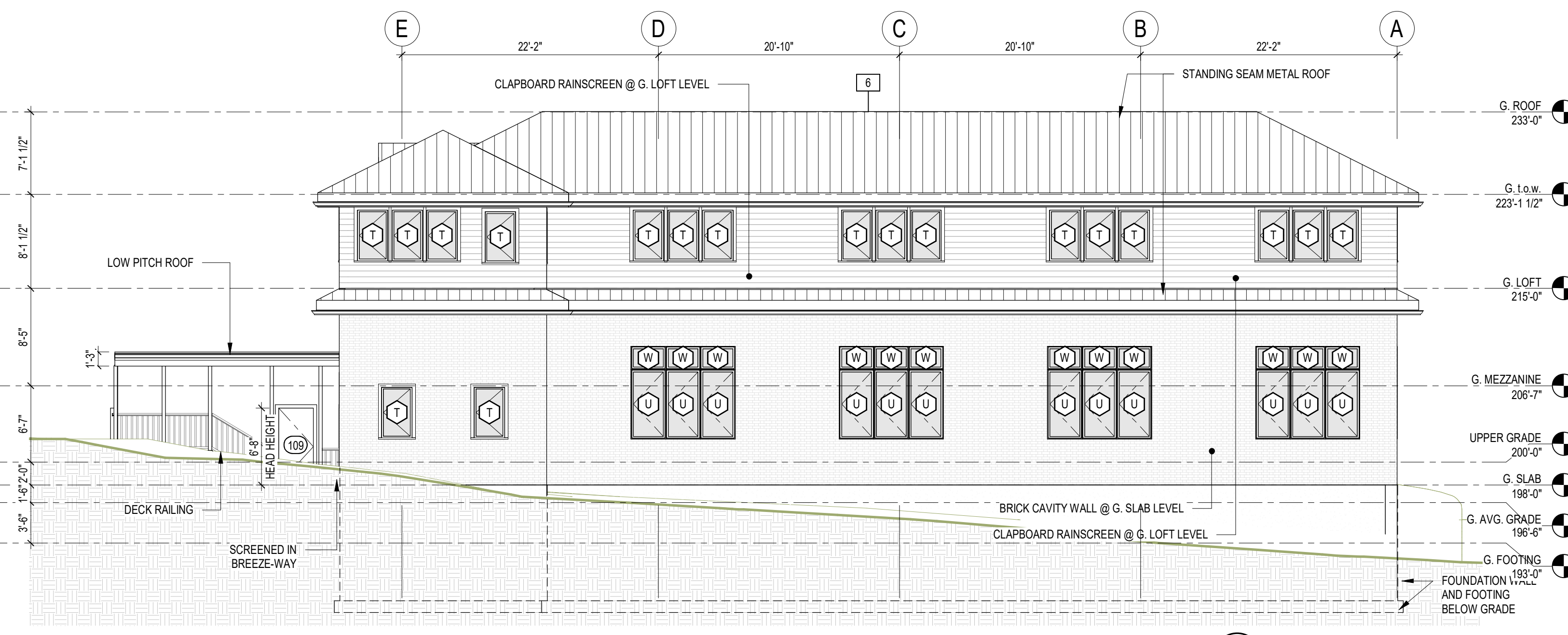
1 ROOF
1/8" = 1'-0"

CONDITIONS LEGEND

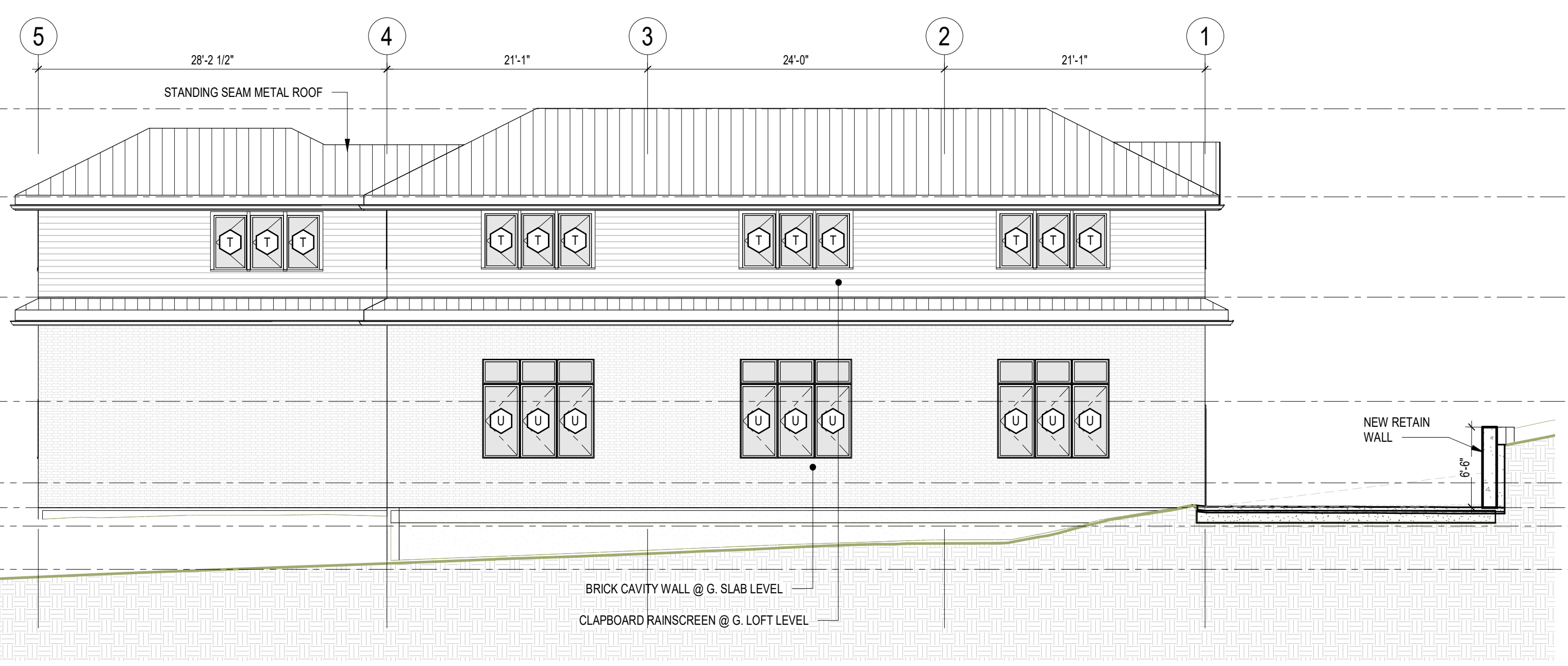
NEW CONSTRUCTION	
EXISTING TO REMAIN	
DEMOLISHED	



1 **NORTHEAST ELEV.**
1/8" = 1'-0"



4 **SOUTHWEST ELEV.**
1/8" = 1'-0"



3 **SOUTHEAST ELEV.**
1/8" = 1'-0"

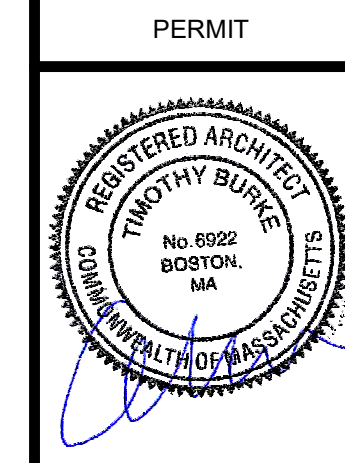


2 **NORTHWEST ELEV.**
1/8" = 1'-0"

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REV.	DATE	DESCRIPTION



GARAGE ELEVATIONS

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