

NEW MIXED-USE BUILDING

61 NEW DRIFTWAY, SCITUATE MA



DESIGN REVIEW SET

FLOOR PLANS

DATE: JUNE, 2022
SCALE: 3/16" = 1'-0"
FILE: 2104

A101



- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- OFFICE/RETAIL SPACE

TOTAL BUILDING AREA
36,045 SQ. FT

25 RESIDENTIAL UNITS
17 ONE BEDROOM UNITS
6 TWO BEDROOM UNITS
2 THREE BEDROOM UNITS

4200 SF COMMERCIAL

1ST FL. AREA : 9985 SQ. FT.
2ND FL. AREA : 10,200 SQ. FT.
3RD FL. AREA : 9550 SQ. FT.
4TH FL. AREA : 4630 SQ. FT.
PENTHOUSE AREA : 1680 SQ. FT.

1 FIRST FLOOR PLAN
3/16" = 1'-0"

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- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

1 2ND FLOOR
3/16" = 1'-0"



1 BEDROOM UNIT
 2 BEDROOM UNIT

① 3RD FLOOR
 3/16" = 1'-0"

AXIOM ARCHITECTS
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 2048 WASHINGTON STREET
 HANOVER, MASSACHUSETTS 02339
 (781) 871-2101 (781) 871-7509

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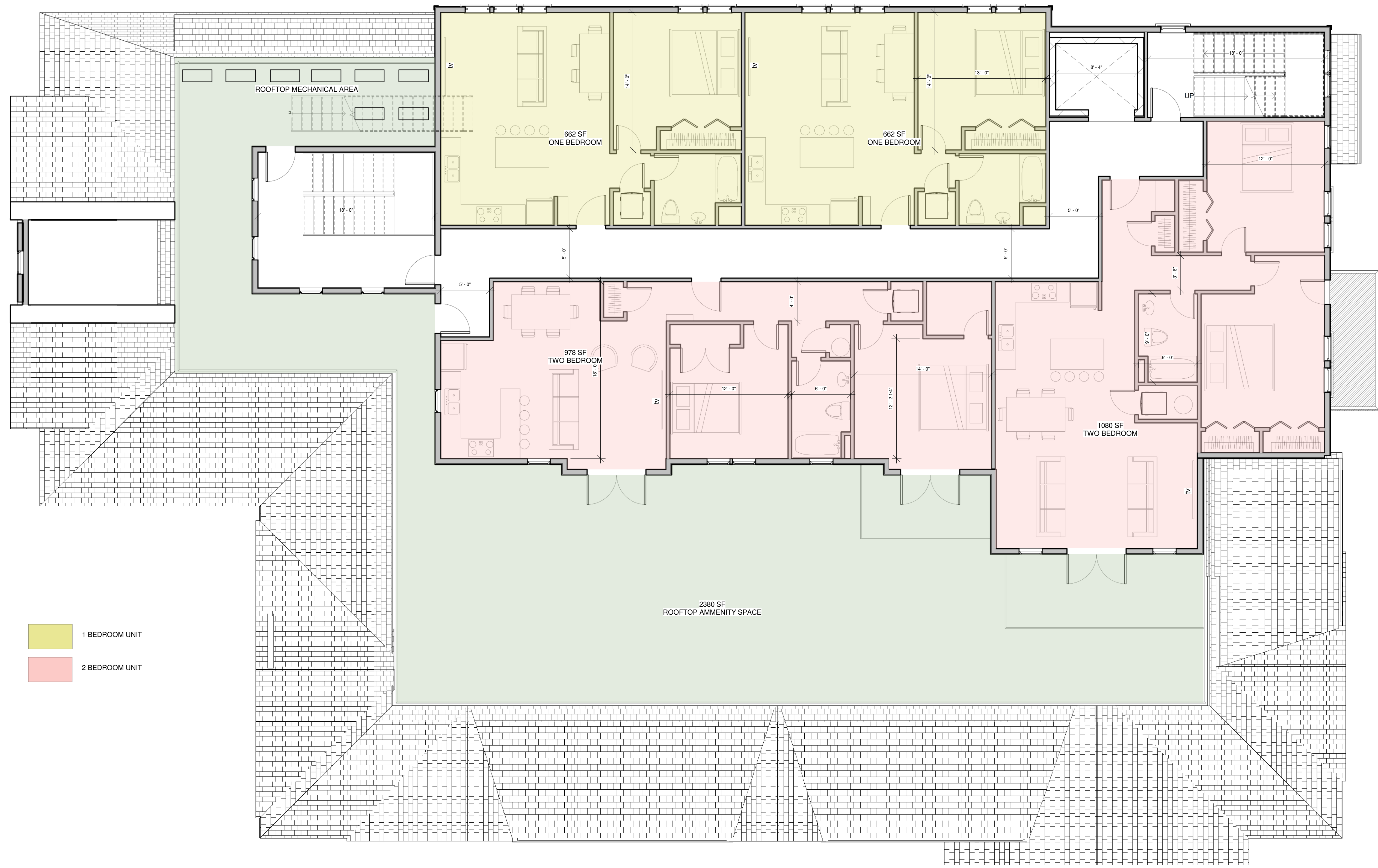


DESIGN REVIEW
SET

FLOOR PLANS

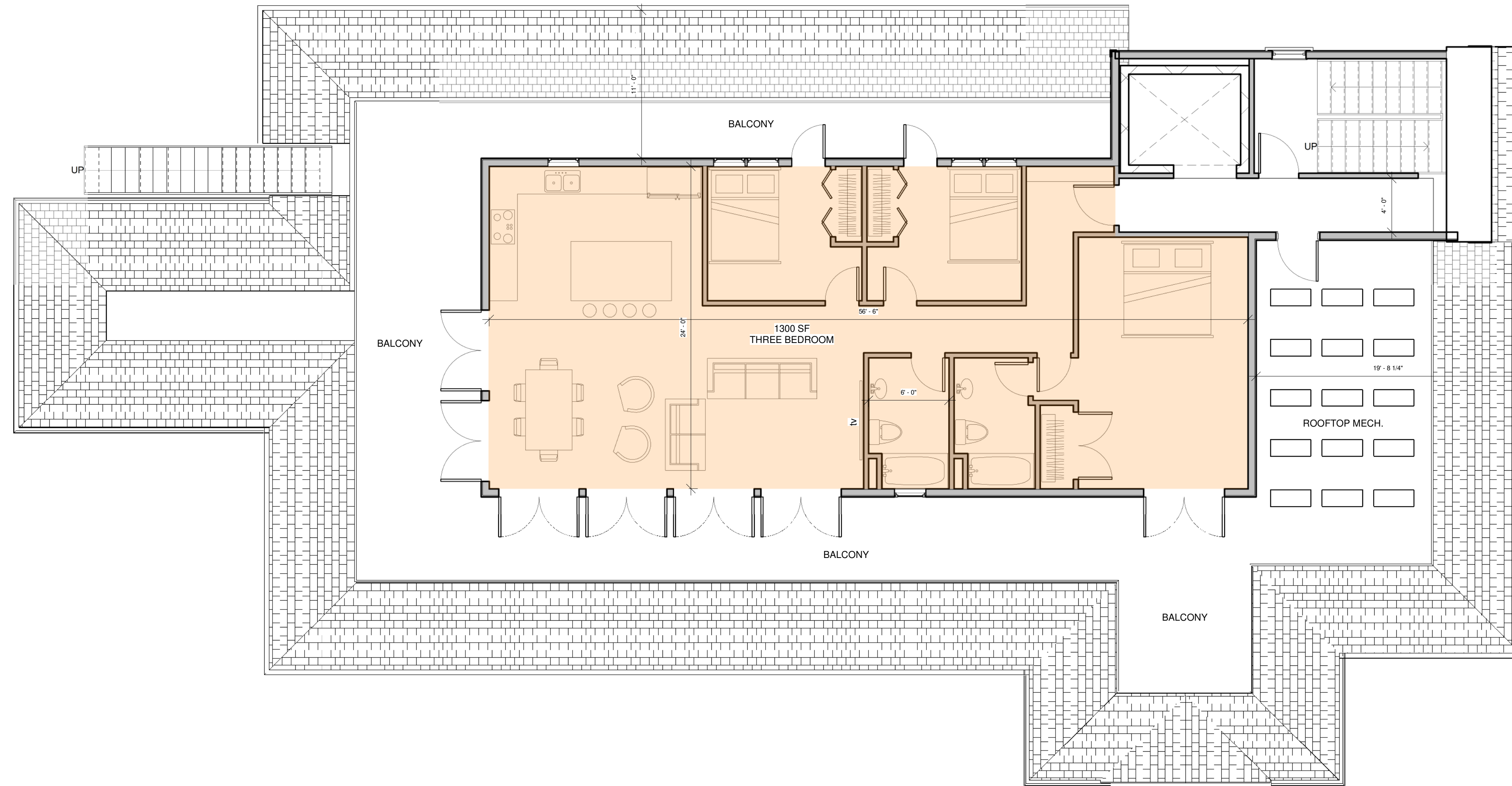
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A104



- 1 BEDROOM UNIT
- 2 BEDROOM UNIT

① 4TH FLOOR
3/16" = 1'-0"



① PENTHOUSE
3/16" = 1'-0"

AXIOM ARCHITECTS

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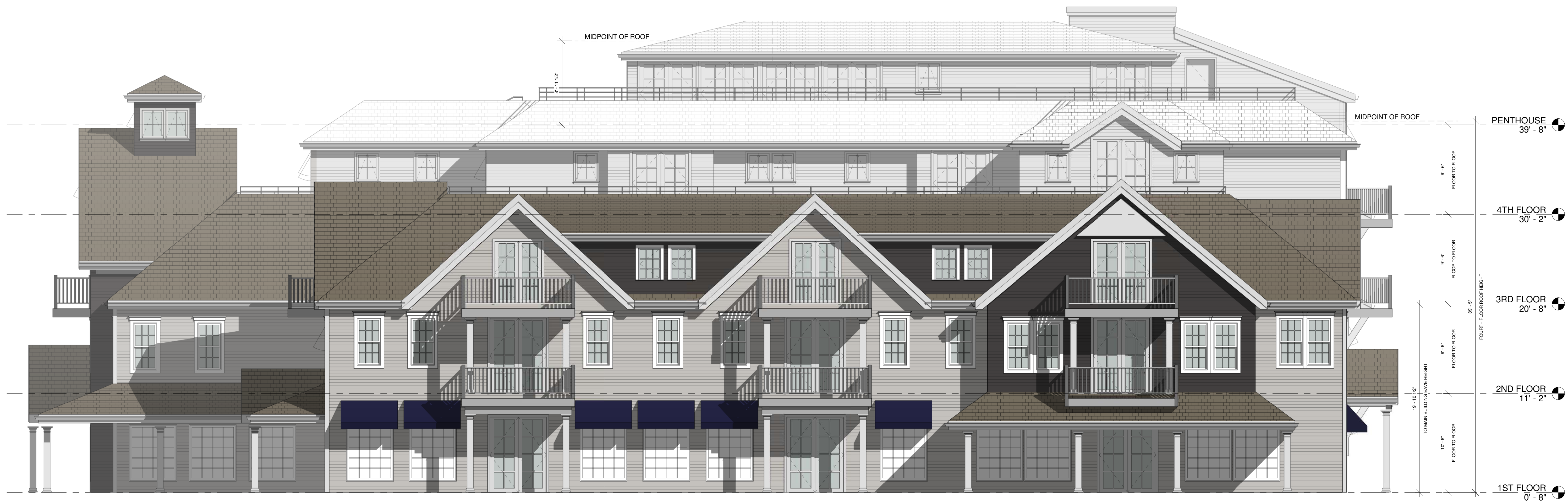


DESIGN REVIEW SET

BUILDING ELEVATIONS

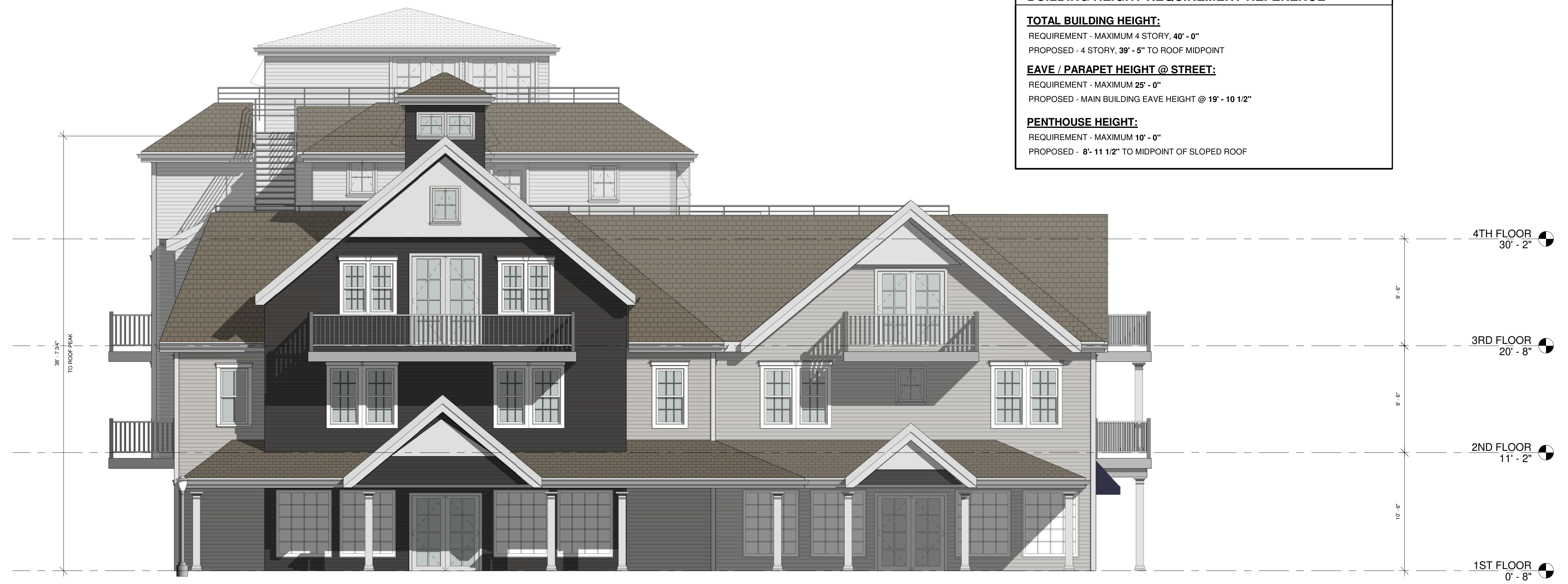
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① FRONT ELEVATION (DRIFTWAY)
3/16" = 1'-0"

BUILDING HEIGHT REQUIREMENT REFERENCE	
TOTAL BUILDING HEIGHT:	
REQUIREMENT - MAXIMUM 4 STORY, 40' - 0"	
PROPOSED - 4 STORY, 39' - 5" TO ROOF MIDPOINT	
EAVE / PARAPET HEIGHT @ STREET:	
REQUIREMENT - MAXIMUM 25' - 0"	
PROPOSED - MAIN BUILDING EAVE HEIGHT @ 19' - 10 1/2"	
PENTHOUSE HEIGHT:	
REQUIREMENT - MAXIMUM 10' - 0"	
PROPOSED - 8' - 11 1/2" TO MIDPOINT OF SLOPED ROOF	



② FRONT ELEVATION (NEW DRIFTWAY)
3/16" = 1'-0"

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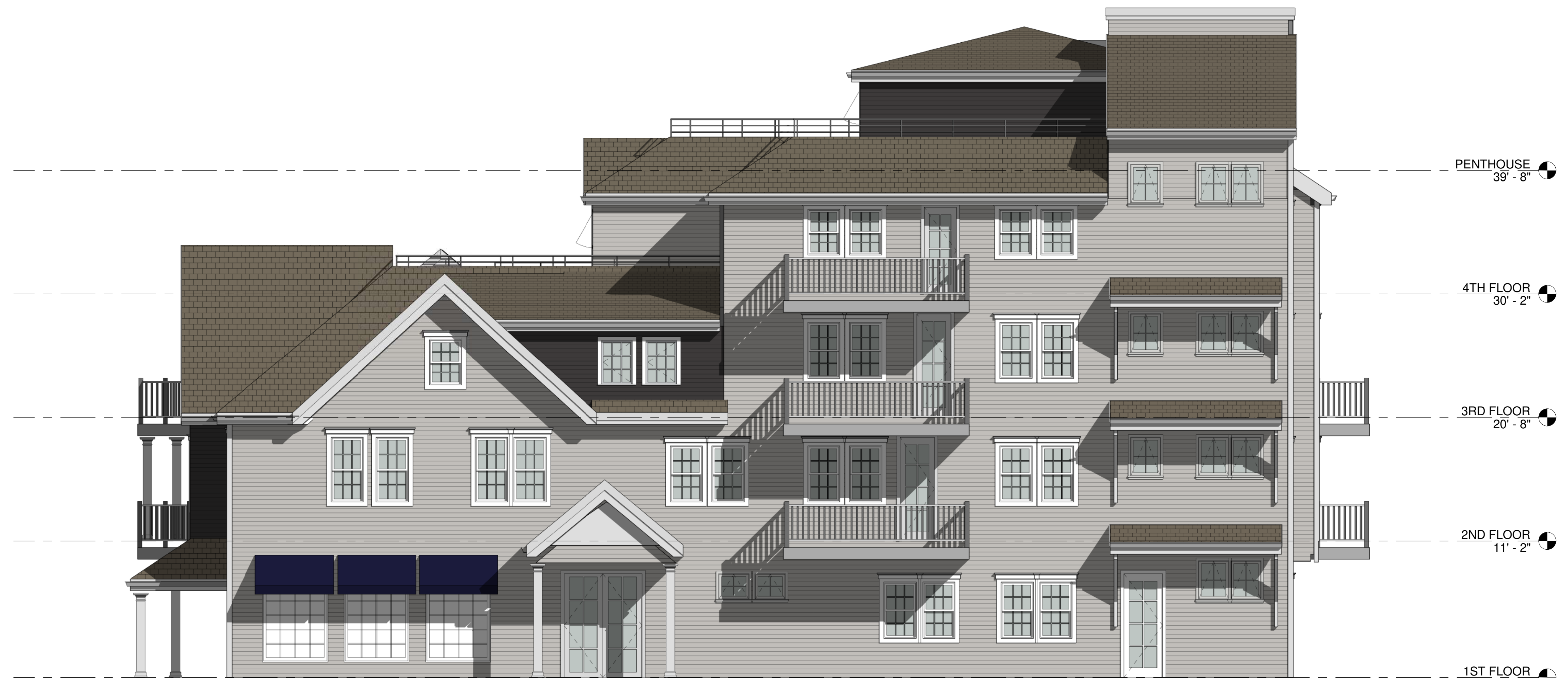
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② SOUTH ELEVATION
3/16" = 1'-0"

POTENTIAL WALL MOUNT CONDENSER LOCATIONS

POTENTIAL WALL MOUNT CONDENSER LOCATIONS



① EAST ELEVATION (STREET VIEW)
3/16" = 1'-0"