

120 NORWOOD AVE RESIDENCES

120 NORWOOD AVE, NEWTON

SCHEMATIC DESIGN SET

PROJECT DIRECTORY

OWNER:

SEAN LEARY

PROFESSIONAL DESIGNER:

MGD+ LLC
411 LEXINGTON ST
NEWTON - MA 02466

ARCHITECT:

RON JAREK
487 WATERTOWN ST
NEWTONVILLE, MA 02460



SHEET NUMBER	SHEET NAME
SP.01	COVER PAGE
SP.02	ZONING
SP.03	TYPICAL FLOOR PLANS - FIRST & SECOND
SP.04	TYPICAL FLOOR PLANS - THIRD & ROOF
SP.05	FRONT ELEVATION
SP.06	REAR ELEVATION
SP.07	LEFT ELEVATION
SP.08	RIGHT ELEVATION
SP.09	CONCEPT SITE PLAN
SP.10	BUILDING SECTION
SP.11	RENDERING



411 Lexington St
Newton - MA 02466
mgdplus.com
info@mgdplus.com

RONALD F. JAREK
ARCHITECT

STAMP

SCHEMATIC DESIGN IN PROGRESS

120 NORWOOD AVE
RESIDENCES

No.	Description	Date
1	REVISION 1	8/1/22

COVER PAGE

Project number	19-0510
Date	8/15/19
Drawn by	TCO
Checked by	MGD

SP.01

Scale

ZONING ANALYSIS SUMMARY		
ADDRESS	120 Norwood Ave	
ZONING DISTRICT	MR-1	
LOT SIZE	24295 SF	
DESCRIPTION	REQUIRED / ALLOWED	PROPOSED
USE		
LOT AREA	15000 SF	24295 SF
FAR - GFA	0.00 / 0 SF	0.50 / 12032 SF
BUILDING HEIGHT	36' - 0" (3 STORIES) (*)	33' - 5" (3 STORIES) (* / **)
MIN. USABLE OPEN SPACE	50%	
MAX. LOT COVERAGE	25%	4,486 SF (18.5%)
SETBACKS		
FRONT	25' - 0"	COMPLIES
SIDE	25' - 0"	COMPLIES
REAR	25' - 0"	COMPLIES

(*) - 3 STORIES ALLOWED BY SPECIAL PERMIT
 (**) - ASSUMED AVERAGE GRADE

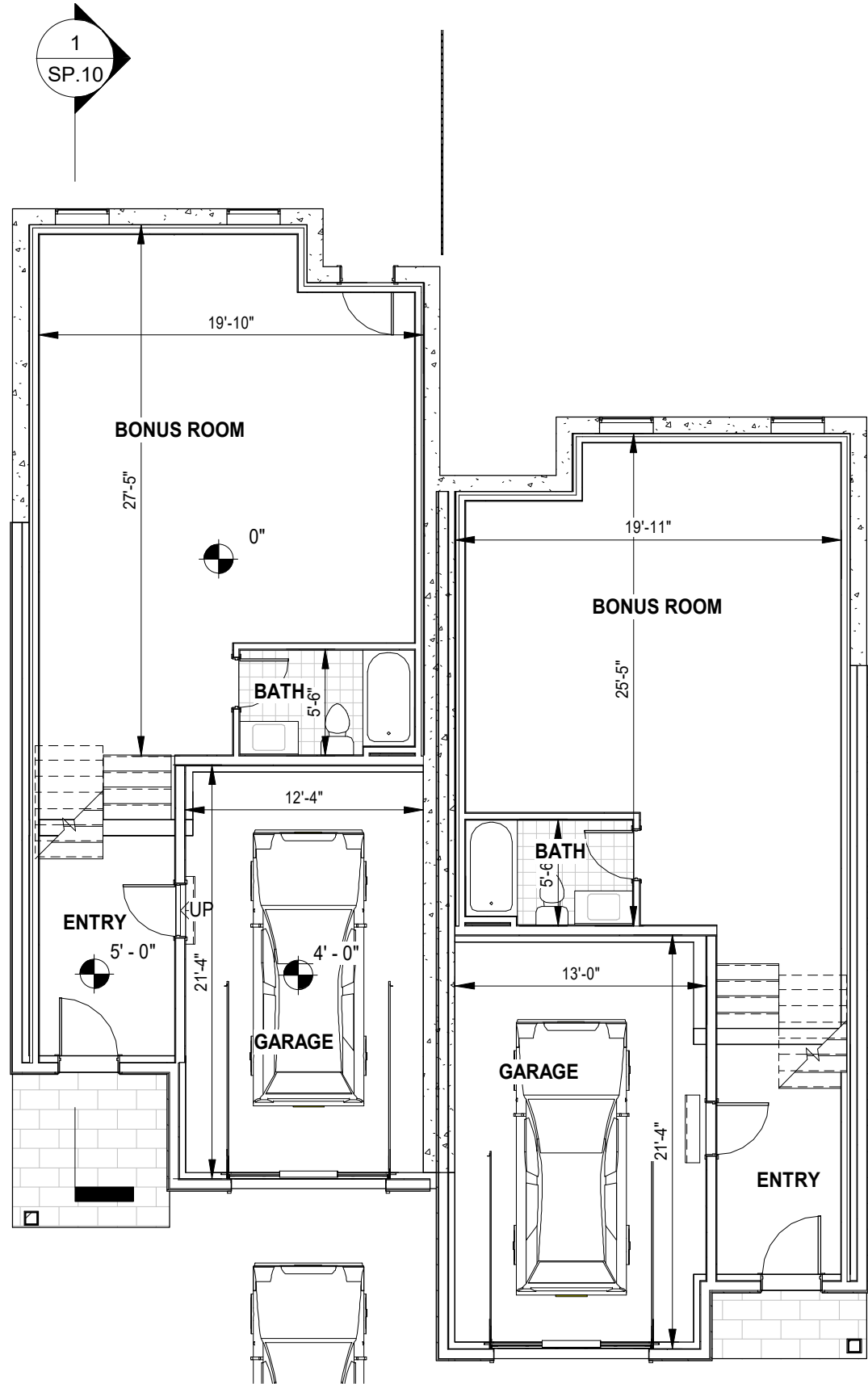
Area Schedule (Feasibility Study - Option 3)		
LEVEL	AREA (SF)	NOTES:
00 - Basement	253 SF	Garage
00 - Basement	674 SF	(First floor by zoning)
01 - First Floor	1048 SF	(Second Floor by zoning)
02 - Second Floor	1034 SF	(Third Floor by zoning)
TOTAL FLOOR AREA	3008 SF	FAR (PER UNIT)



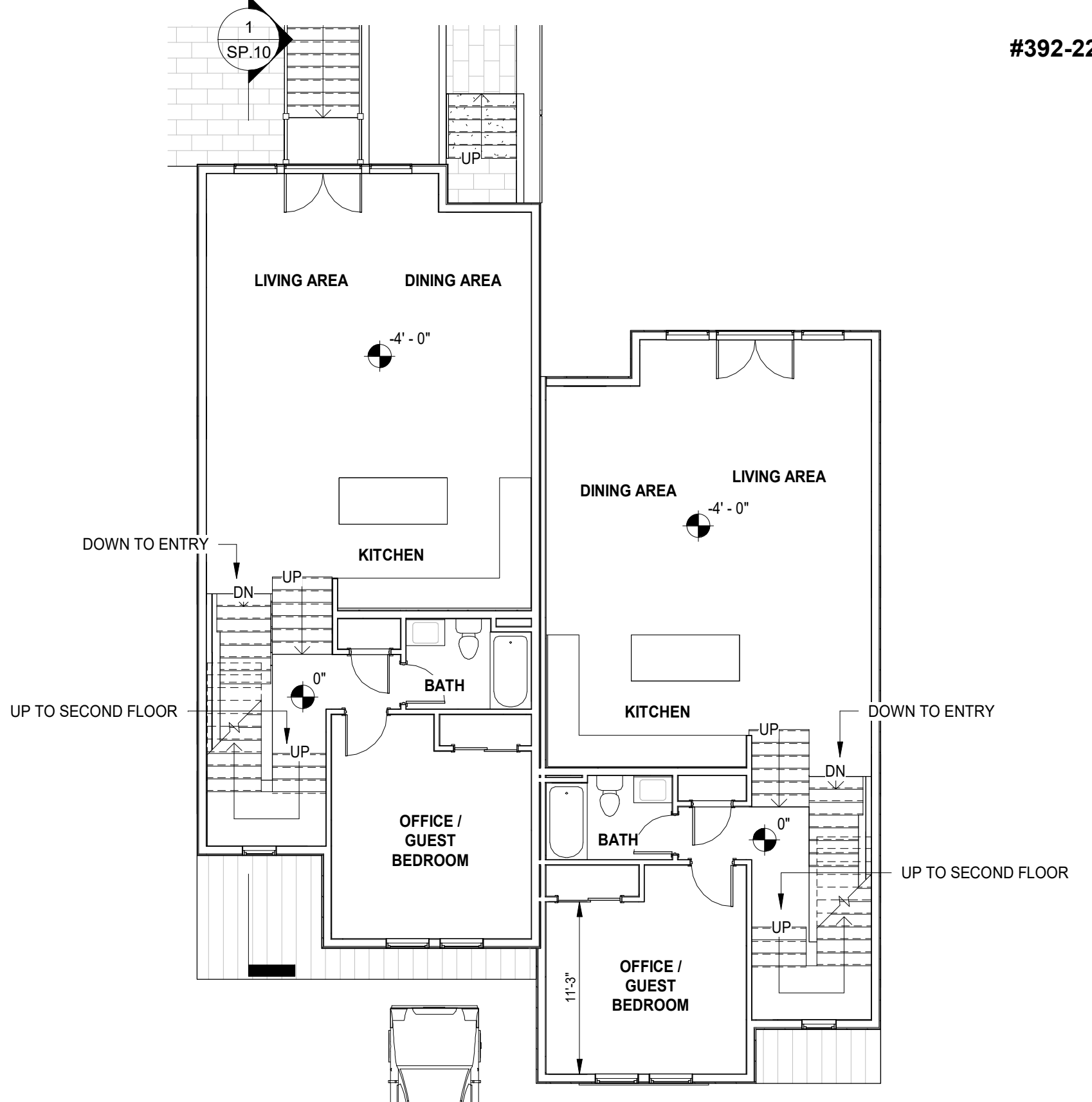
411 Lexington St
 Newton - MA 02466
 mgdplus.com
 info@mgdplus.com

RONALD F. JAREK
 ARCHITECT

STAMP	SCHEMATIC DESIGN IN PROGRESS			ZONING															
	120 NORWOOD AVE RESIDENCES			<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISION 1</td> <td>8/1/22</td> </tr> </tbody> </table>	No.	Description	Date	1	REVISION 1	8/1/22	<table border="1"> <tr> <td>Project number</td> <td>19-0510</td> </tr> <tr> <td>Date</td> <td>8/15/19</td> </tr> <tr> <td>Drawn by</td> <td>TCO</td> </tr> <tr> <td>Checked by</td> <td>MGD</td> </tr> </table>	Project number	19-0510	Date	8/15/19	Drawn by	TCO	Checked by	MGD
No.	Description	Date																	
1	REVISION 1	8/1/22																	
Project number	19-0510																		
Date	8/15/19																		
Drawn by	TCO																		
Checked by	MGD																		



① 00 - First Floor - Option 4
1/8" = 1'-0"



② 01 - Second Floor - Option 4
1/8" = 1'-0"

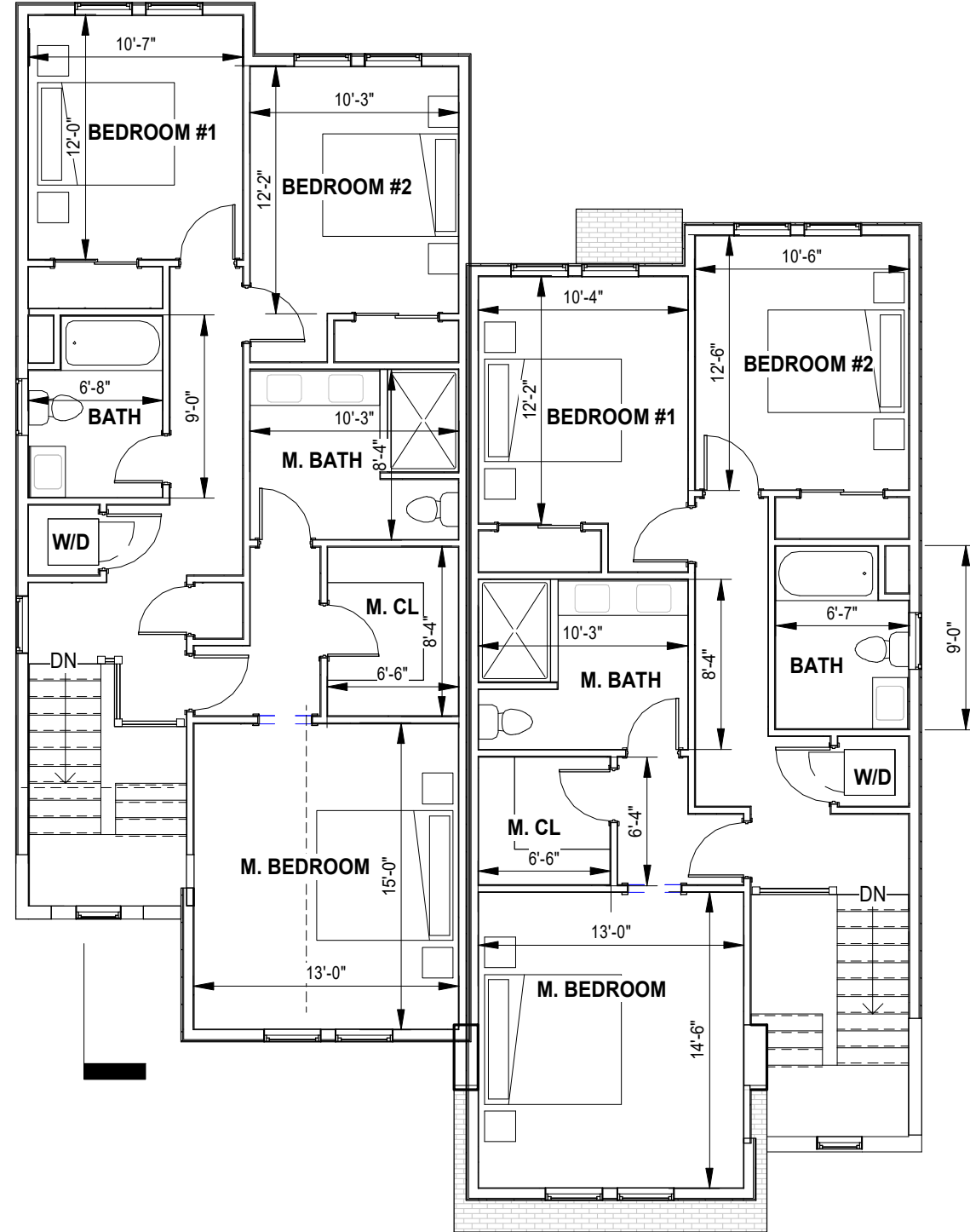
411 Lexington St
Newton - MA 02466
mgdplus.com
info@mgdplus.com

RONALD F. JAREK
ARCHITECT

STAMP	SCHEMATIC DESIGN IN PROGRESS		
	120 NORWOOD AVE RESIDENCES	No.	Description
		1	REVISION 1
		Date	8/1/22

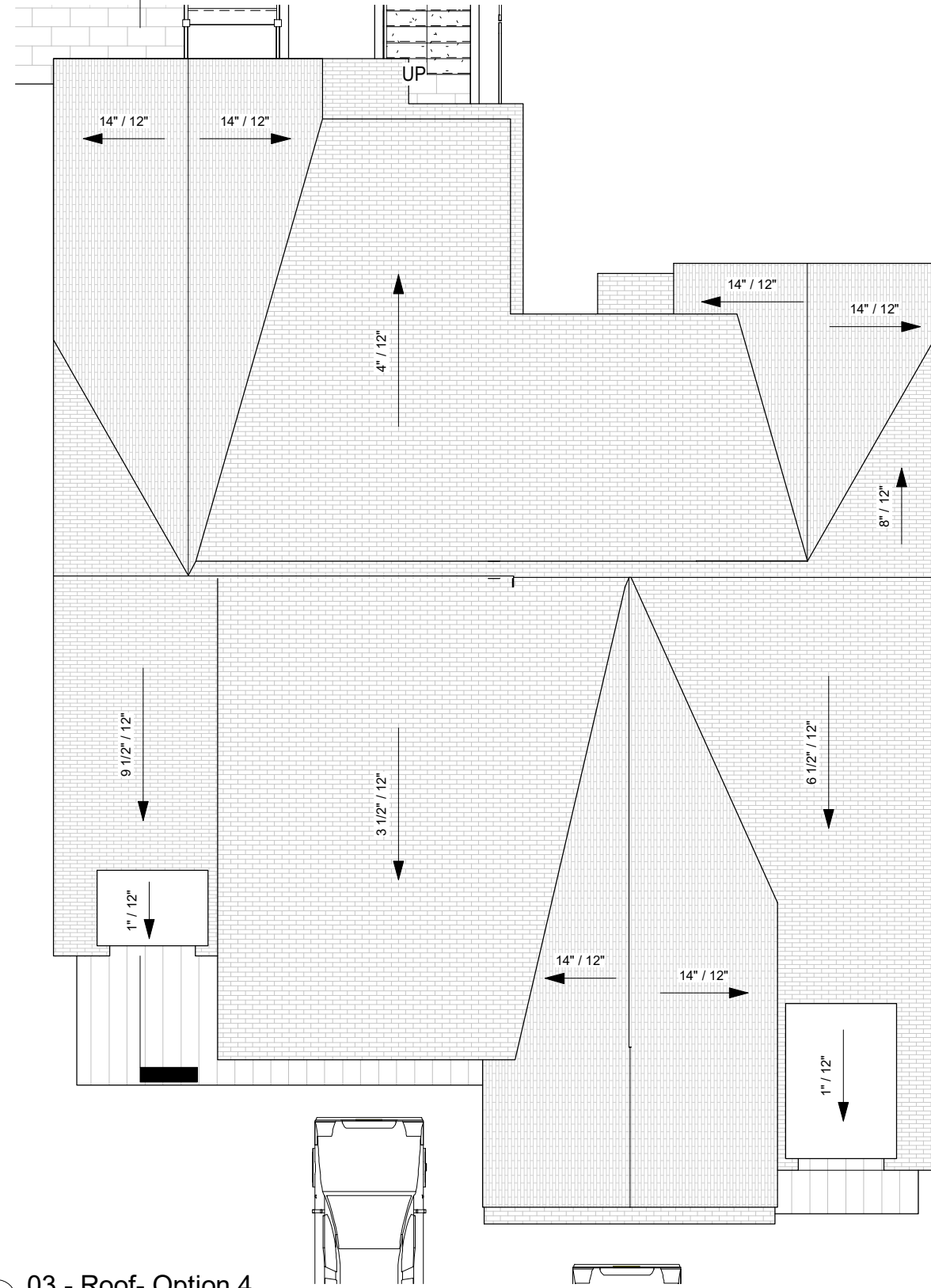
TYPICAL FLOOR PLANS - FIRST & SECOND			
Project number	19-0510	SP.03	
Date	8/15/19		
Drawn by	TCO		
Checked by	MGD	Scale	1/8" = 1'-0"

1
SP.10



1 02 - Third Floor - Option 4
1/8" = 1'-0"

1
SP.10



2 03 - Roof- Option 4
1/8" = 1'-0"

411 Lexington St
Newton - MA 02466
mgdplus.com
info@mgdplus.com

RONALD F. JAREK
ARCHITECT

STAMP	SCHEMATIC DESIGN IN PROGRESS	TYPICAL FLOOR PLANS - THIRD & ROOF		
120 NORWOOD AVE RESIDENCES	No. 1	Description REVISION 1	Date 8/1/22	Project number 19-0510
				Date 8/15/19
				Drawn by TCO Checked by MGD
				Scale 1/8" = 1'-0"
				SP.04



① Front Elevation - FS
1/8" = 1'-0"



411 Lexington St
Newton - MA 02466
mgdplus.com
info@mgdplus.com

RONALD F. JAREK
ARCHITECT

STAMP

SCHEMATIC DESIGN IN PROGRESS

120 NORWOOD AVE
RESIDENCES

No.	Description	Date
1	REVISION 1	8/1/22

FRONT ELEVATION

Project number	19-0510
Date	8/15/19
Drawn by	TCO
Checked by	MGD

SP.05

Scale 1/8" = 1'-0"



① Rear Elevation - FS
1/8" = 1'-0"

STAMP

SCHEMATIC DESIGN IN PROGRESS

120 NORWOOD AVE
RESIDENCES

No.	Description	Date
1	REVISION 1	8/1/22

REAR ELEVATION

Project number	19-0510
Date	8/15/19
Drawn by	TCO
Checked by	MGD

SP.06

Scale 1/8" = 1'-0"



① Left Elevation - FS
1/8" = 1'-0"

STAMP

SCHEMATIC DESIGN IN PROGRESS

120 NORWOOD AVE
RESIDENCES

No.	Description	Date
1	REVISION 1	8/1/22

LEFT ELEVATION

Project number	19-0510
Date	8/15/19
Drawn by	TCO
Checked by	MGD

SP.07

Scale 1/8" = 1'-0"



① Right Elevation - FS
1/8" = 1'-0"

STAMP

SCHEMATIC DESIGN IN PROGRESS

120 NORWOOD AVE
RESIDENCES

No.	Description	Date
1	REVISION 1	8/1/22

RIGHT ELEVATION

Project number	19-0510
Date	8/15/19
Drawn by	TCO
Checked by	MGD

SP.08

Scale 1/8" = 1'-0"

8/1/2022 4:14:25 PM

Scale 1" = 20'-0"	Checked by MGD	Drawn by TCO	Date 8/1/22	No.	1
					REVISION 1
SP.09	Project number 19-0510	CONCEPT SITE PLAN			

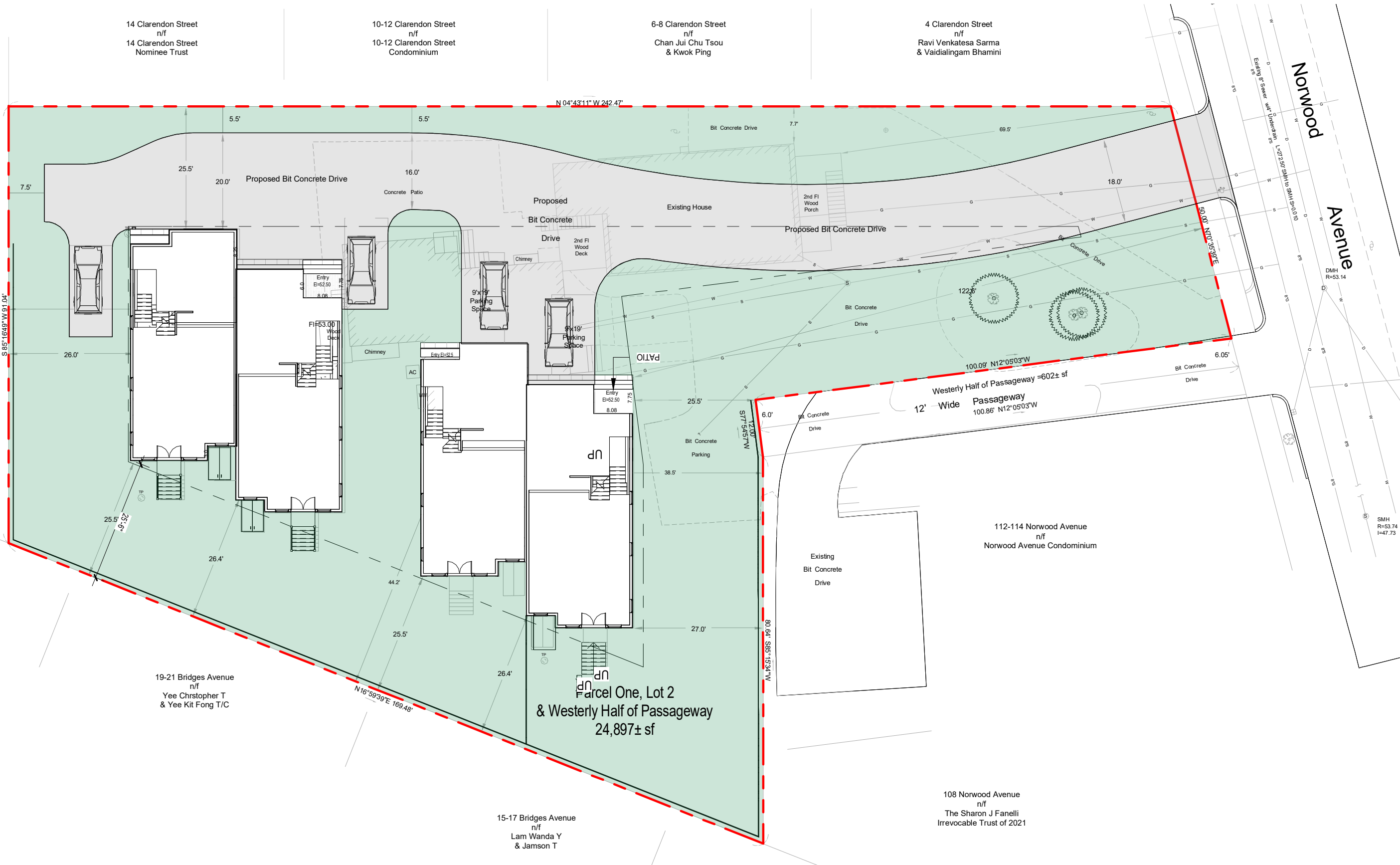
120 NORWOOD AVE
RESIDENCES

SCHMATIC DESIGN IN PROGRESS

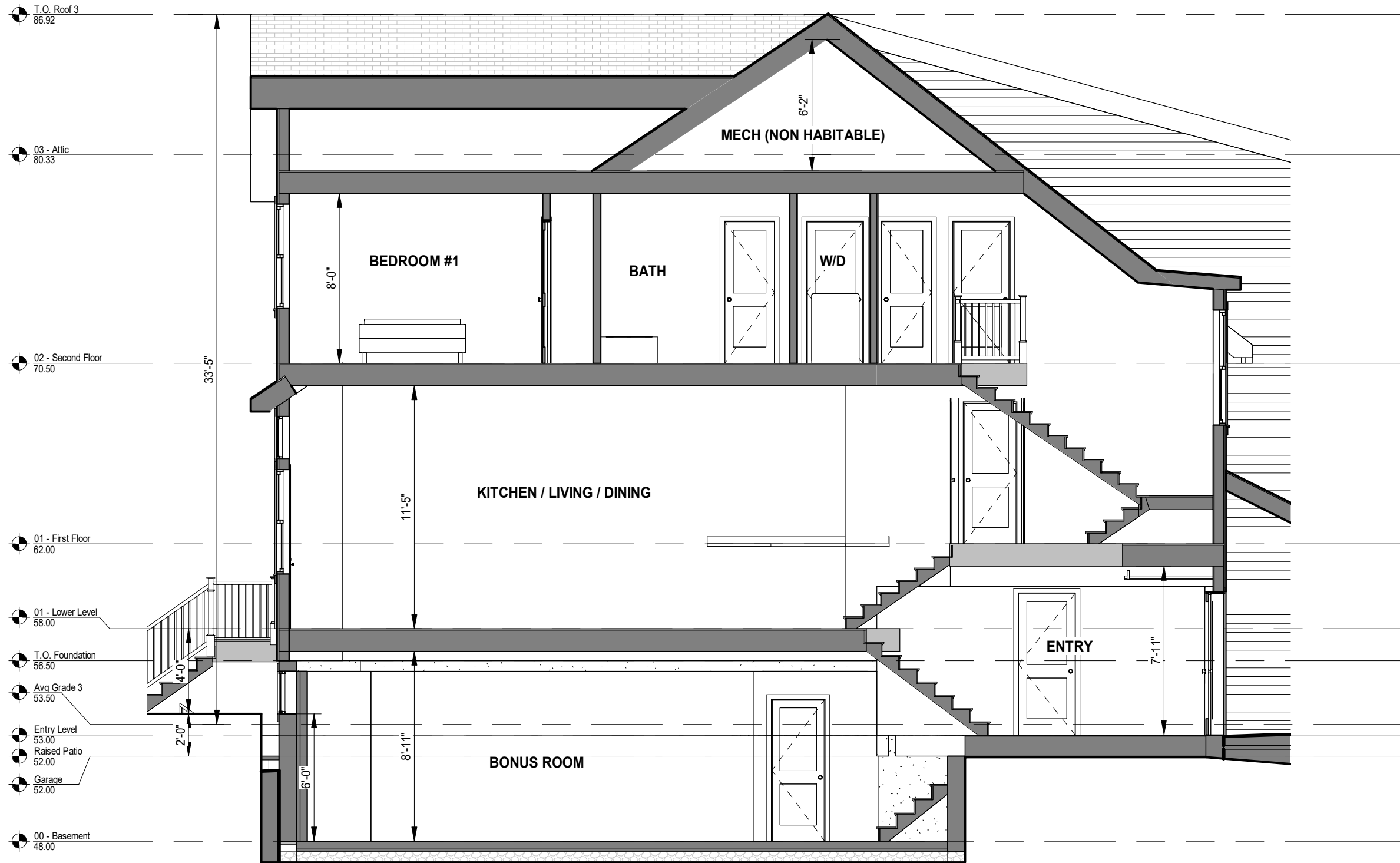
STAMP

RONALD F. JAREK
ARCHITECT

411 Lexington St
Newton - MA 02466
mgdplus.com
info@mgdplus.com



DATE	REVISIONS DESCRIPTION



① Building Section
3/16" = 1'-0"



411 Lexington St
Newton - MA 02466
mgdplus.com
info@mgdplus.com

RONALD F. JAREK
ARCHITECT

STAMP

SCHEMATIC DESIGN IN PROGRESS

120 NORWOOD AVE
RESIDENCES

No.	Description	Date
1	REVISION 1	8/1/22

BUILDING SECTION

Project number	19-0510
Date	8/15/19
Drawn by	TCO
Checked by	MGD

SP.10

Scale 3/16" = 1'-0"



411 Lexington St
 Newton - MA 02466
 mgdplus.com
 info@mgdplus.com

RONALD F. JAREK
 ARCHITECT

STAMP

SCHEMATIC DESIGN IN PROGRESS

120 NORWOOD AVE
 RESIDENCES

No.	Description	Date
1	REVISION 1	8/1/22

RENDERING

Project number	19-0510
Date	8/15/19
Drawn by	TCO
Checked by	MGD

SP.11

Scale