

15-17 JEWETT PL RESIDENCES

15-17 JEWETT PLACE, NEWTON

SCHEMATIC DESIGN SET

PROJECT DIRECTORY

OWNER:

CIVICO DEVELOPMENT

PROFESSIONAL DESIGNER:

MGD+ LLC
411 LEXINGTON ST
NEWTON - MA 02466

ARCHITECT:

RON JAREK
487 WATERTOWN ST
NEWTONVILLE, MA 02460



318-23



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Rev	Date

15-17 JEWETT
PL
RESIDENCES

COVER PAGE

Project number 23-007

Date 5/15/2023

Drawn by TCO

Checked by MGD

SD.00

Scale

SHEET LIST

SHEET NUMBER	SHEET NAME
SD.00	COVER PAGE
SD.01	ZONING & FAR ANALYSIS
SD.02	ARCHITECTURAL SITE PLAN
SD.02A	AREA PLANS
SD.03	BASEMENT FLOOR PLAN
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ZONING ANALYSIS SUMMARY				
ADDRESS	15-17 JEWETT PL			
ZONING DISTRICT	MR2			
LOT SIZE	13306 SF			
DESCRIPTION	CODE REFERENCE	REQUIRED / ALLOWED	EXISTING	PROPOSED
USE		Single Family Attached		Single Family Attached
LOT AREA	3.2.4	15000 SF (4,000 / UNIT)	13306 SF	13306 SF
FAR - GFA	3.2.4	0.46 / 6121 SF	0 SF	0.43 / 5729 SF
BUILDING HEIGHT		36' - 0" (30' FLAT ROOF)	0"	0"
MIN. USABLE OPEN SPACE		50%		
MAX. LOT COVERAGE		25% (3,326 SF)	23.9% (3,175 SF)	
SETBACKS				
FRONT		25' - 0"	0"	25' - 0"
SIDE		25' - 0"	0" / 0"	25' - 0"
REAR		25' - 0"	0"	15' - 0" (*SPECIAL PERMIT RELIEF REQUIRED*)

NOTES:
 1. SEE PLAN DIAGRAMS FOR FLOOR BY FLOOR AREA CALCULATIONS, INCLUSIONS AND EXCLUSIONS. THE PROVIDED DIAGRAMS CAN BE REFERENCED TO THE FLOOR PLANS.

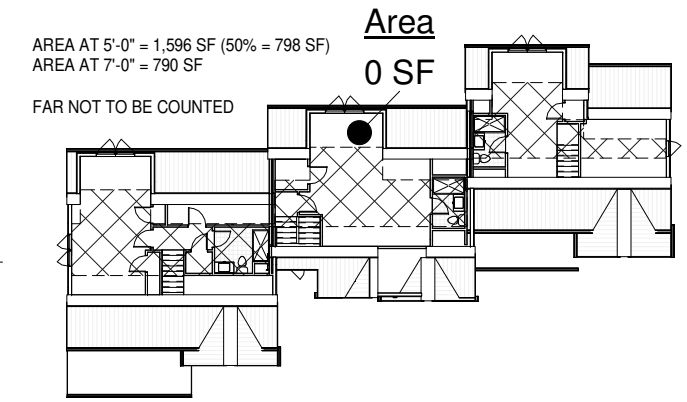
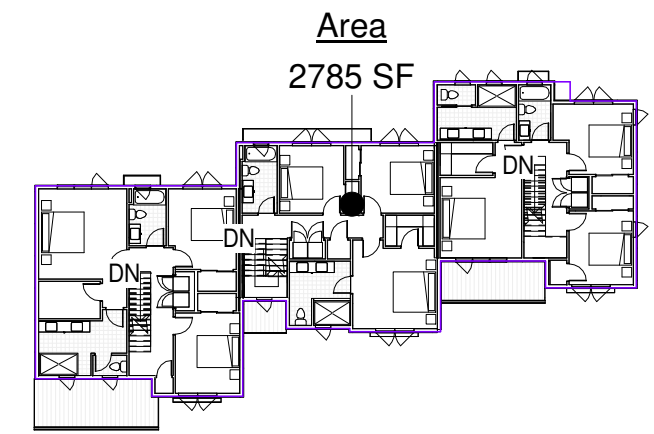
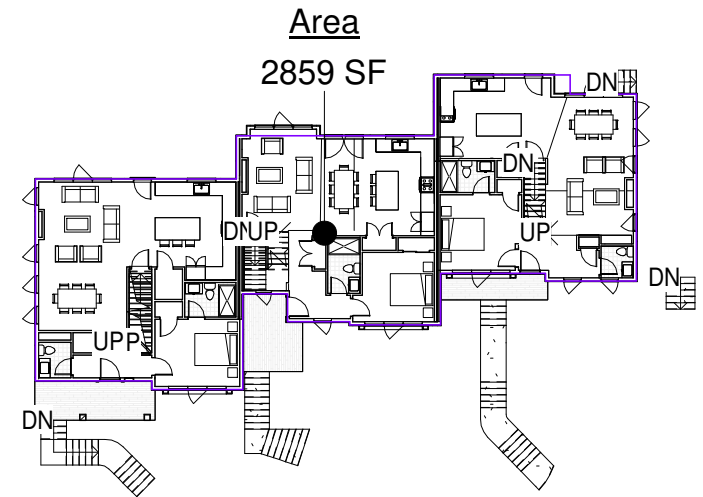
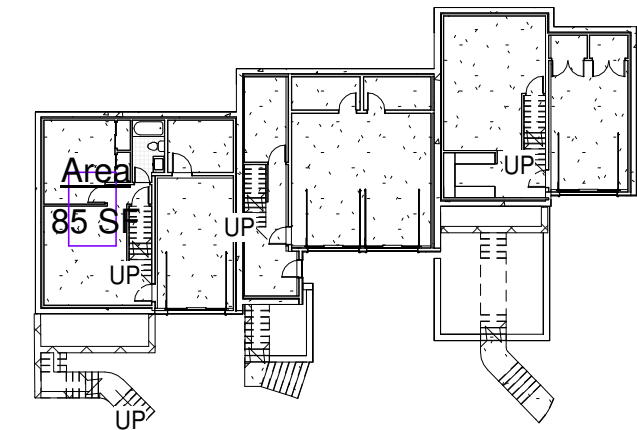
Floor Area Ratio (FAR)		
LEVEL	AREA (SF)	NOTES:
00 - Basement	85 SF	Mass Below Grade (TBC based on final grade)
01 - First Floor	2859 SF	
02 - Second Floor	2785 SF	
03 - Attic	0 SF	No FAR in attic (area at 5' > 50% area at 7')
TOTAL FLOOR AREA	5729 SF	

④ 00 - Basement
1" = 30'-0"

① 01 - First Floor
1" = 30'-0"

② 02 - Second Floor
1" = 30'-0"

③ 03 - Attic
1" = 30'-0"



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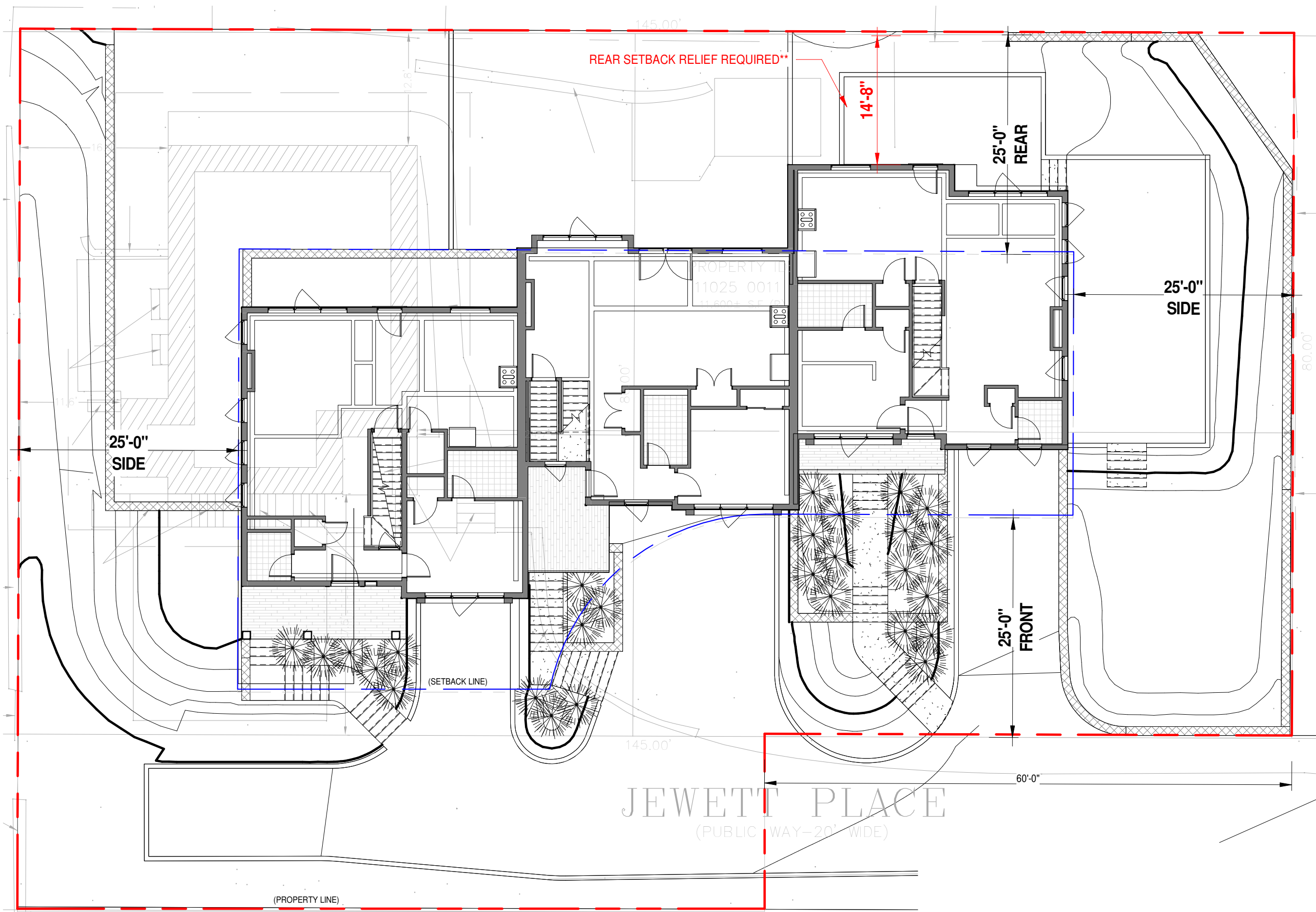
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ZONING & FAR ANALYSIS

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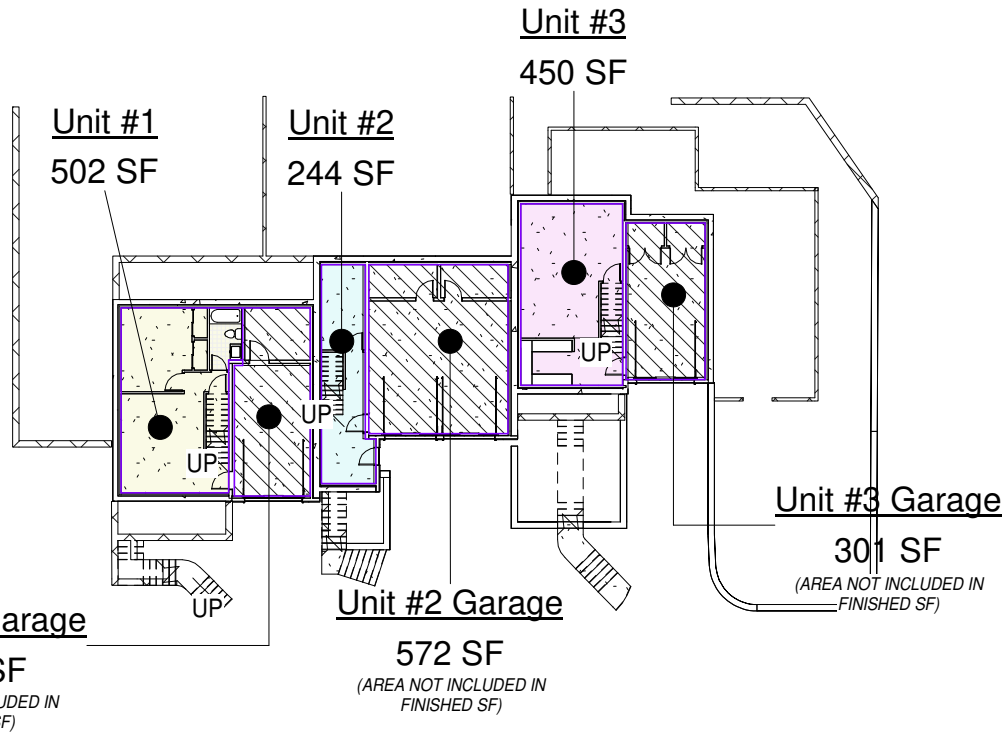
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Scale 1" = 30'-0"

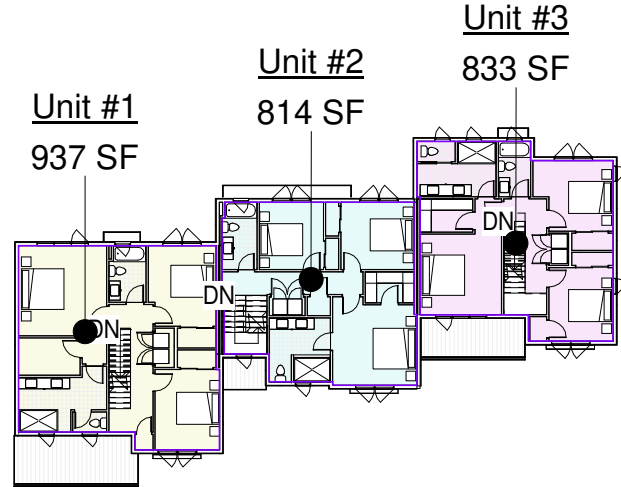


1 01 - Architectural Site Plan
3/32" = 1'-0"

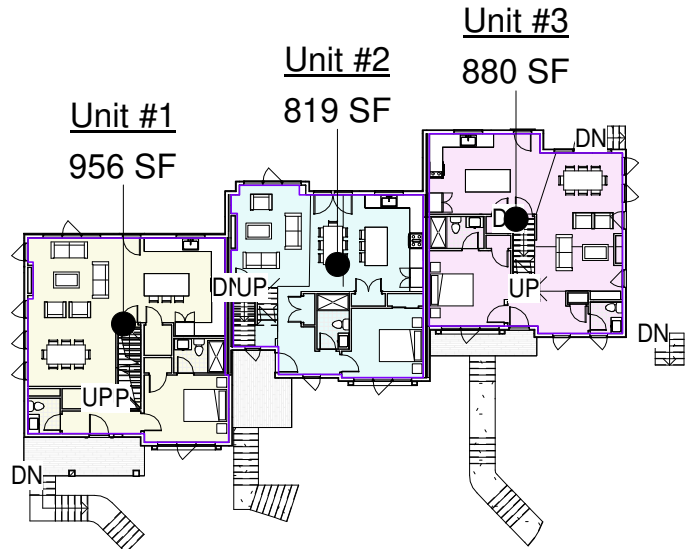
 GARAGE AREAS (NOT INCLUDED IN FINISHED SQUARE FOOTAGE)



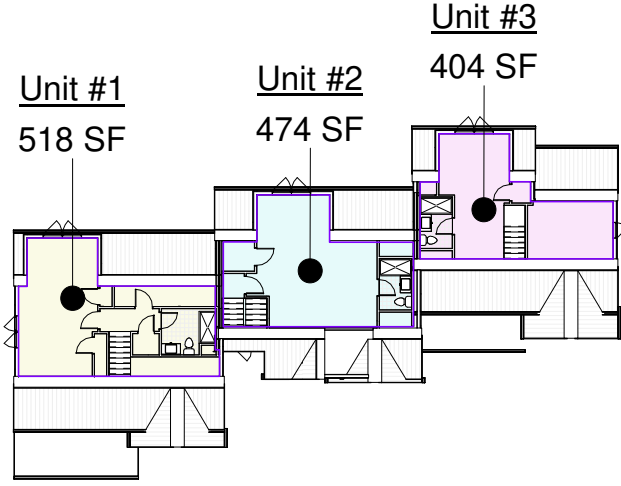
① 00 - Basement - Marketable Area Plan
1" = 30'-0"



③ 02 - Second Floor - Marketable Area Plan
1" = 30'-0"



② 01 - First Floor - Marketable Area Plan
1" = 30'-0"




④ 03 - Attic - Marketable Area Plan
1" = 30'-0"

MARKETABLE FLOOR AREA		
LEVEL	AREA (SF)	NOTES:
Unit #1		
00 - Basement	502 SF	NOT INCLUDED IN FAR** (SEE ZONING SHEET)
01 - First Floor	956 SF	
02 - Second Floor	937 SF	
03 - Attic	518 SF	NOT INCLUDED IN FAR** (SEE ZONING SHEET)
	2913 SF	
Unit #2		
01 - First Floor	819 SF	NOT INCLUDED IN FAR** (SEE ZONING SHEET)
00 - Basement	244 SF	
02 - Second Floor	814 SF	
03 - Attic	474 SF	NOT INCLUDED IN FAR** (SEE ZONING SHEET)
	2352 SF	
Unit #3		
00 - Basement	450 SF	NOT INCLUDED IN FAR** (SEE ZONING SHEET)
01 - First Floor	880 SF	
02 - Second Floor	833 SF	
03 - Attic	404 SF	NOT INCLUDED IN FAR** (SEE ZONING SHEET)
	2567 SF	

(NOTE - FINISHED AREA DOES NOT INCLUDE BASEMENT GARAGE SPACE - SEE AREA PLAN)

AREA LEGEND

-  Unit #1
-  Unit #2
-  Unit #3



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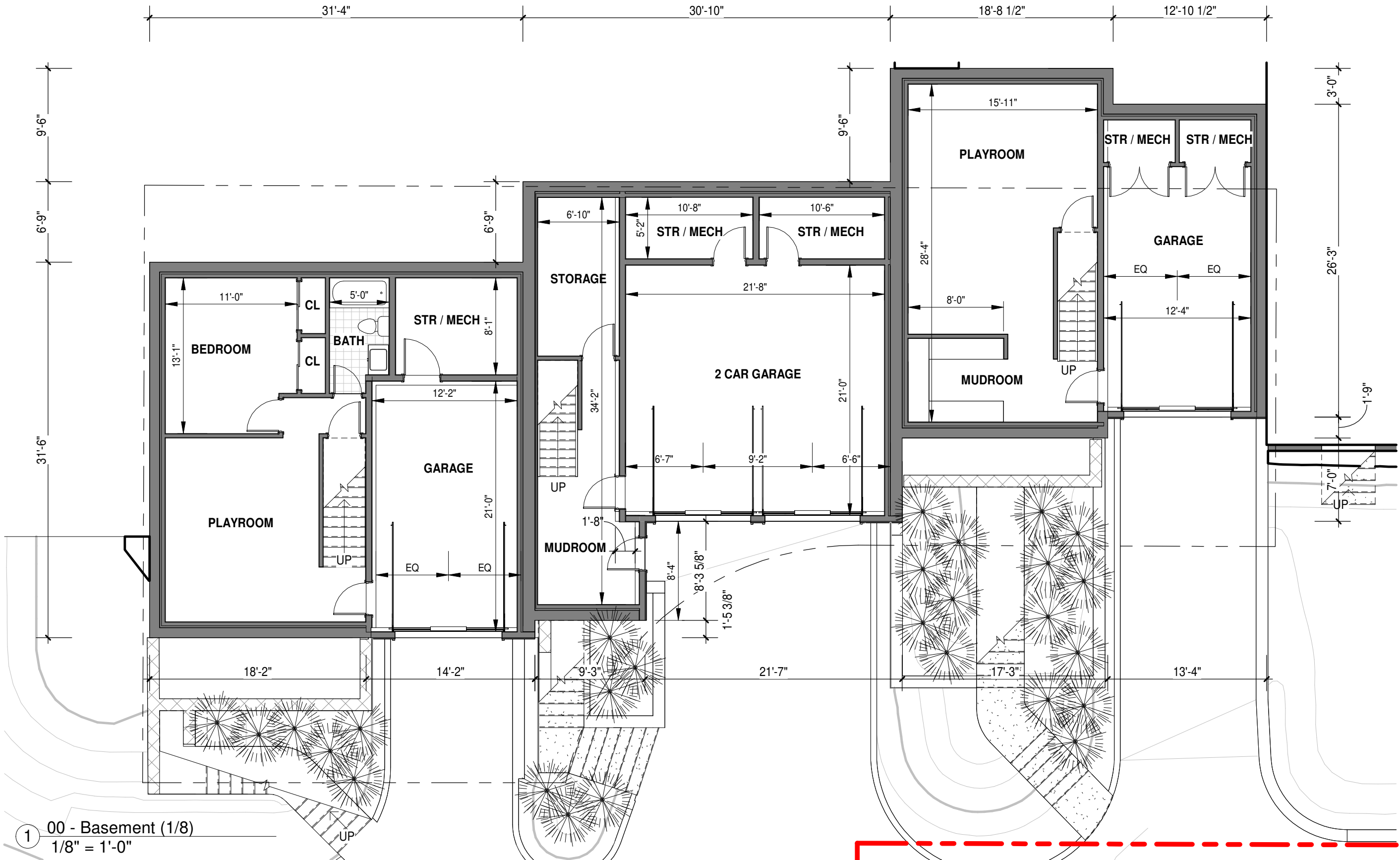
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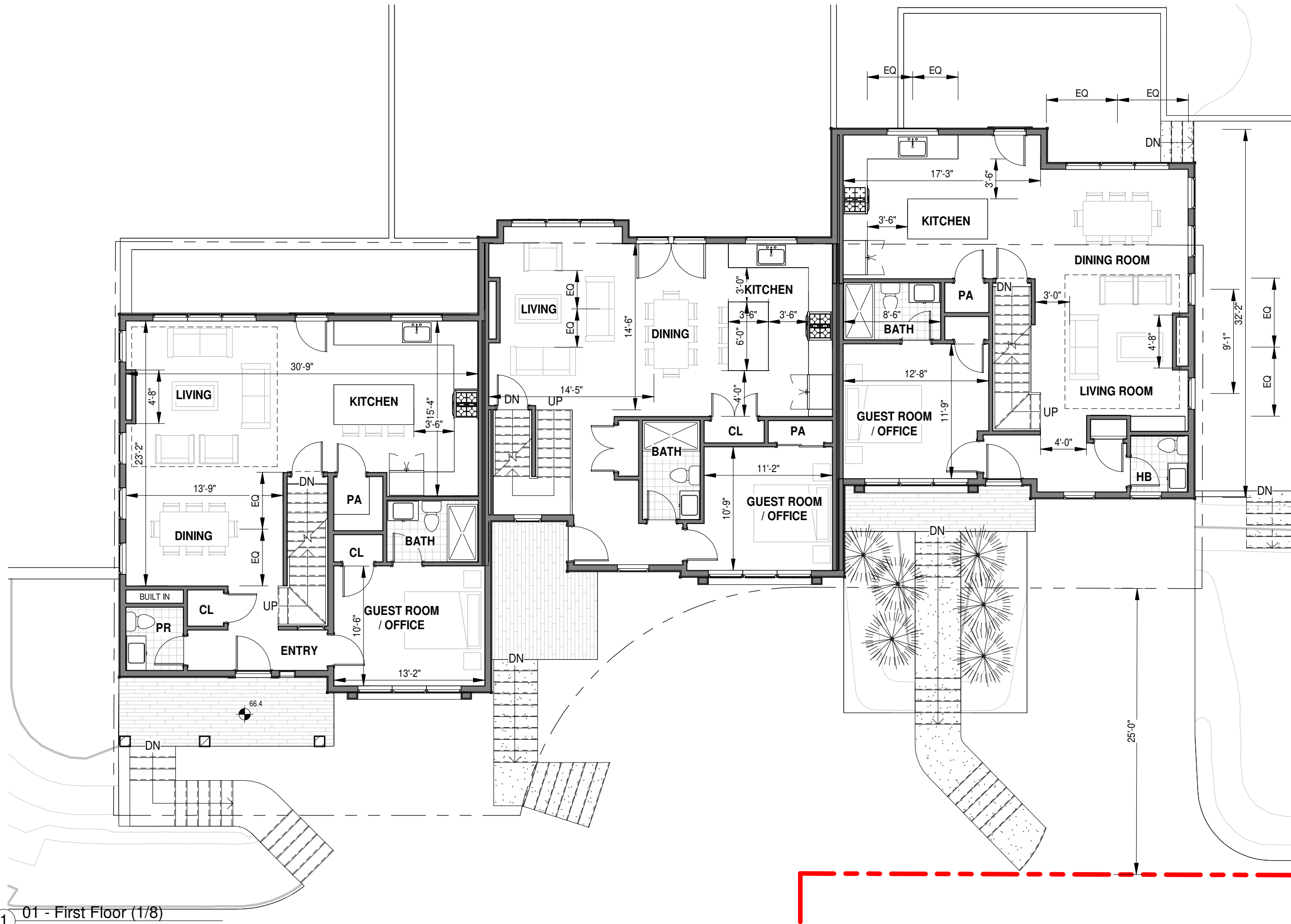
AREA PLANS		
No.	Description	Date

Project number 23-007
Date 5/15/2023
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Scale 1" = 30'-0"

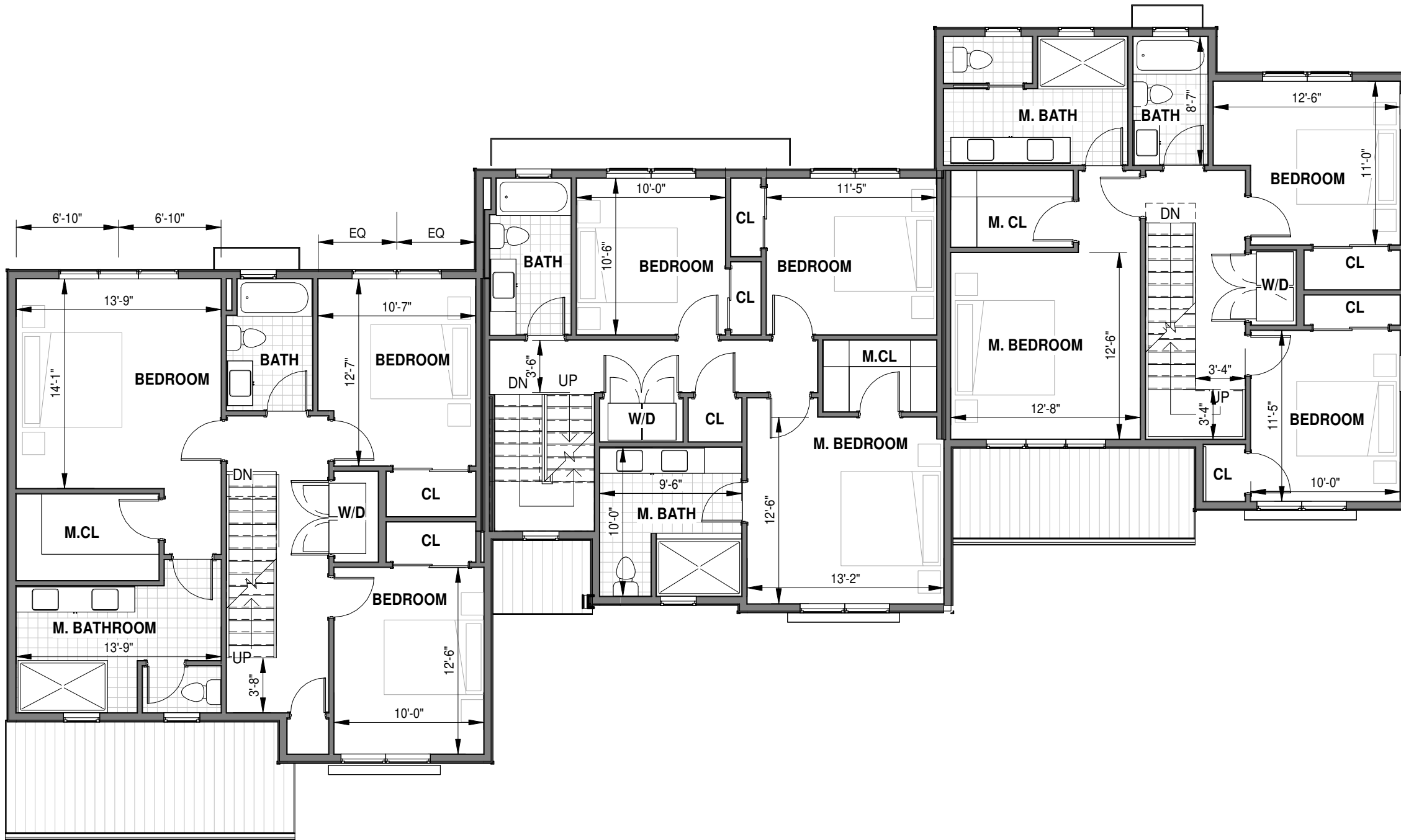
SD.02A

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1 01 - First Floor (1/8)
1/8" = 1'-0"



1 02 - Second Floor (1/8)
1/8" = 1'-0"

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SECOND FLOOR
PLAN

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Scale 1/8" = 1'-0"

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ATTIC PLAN

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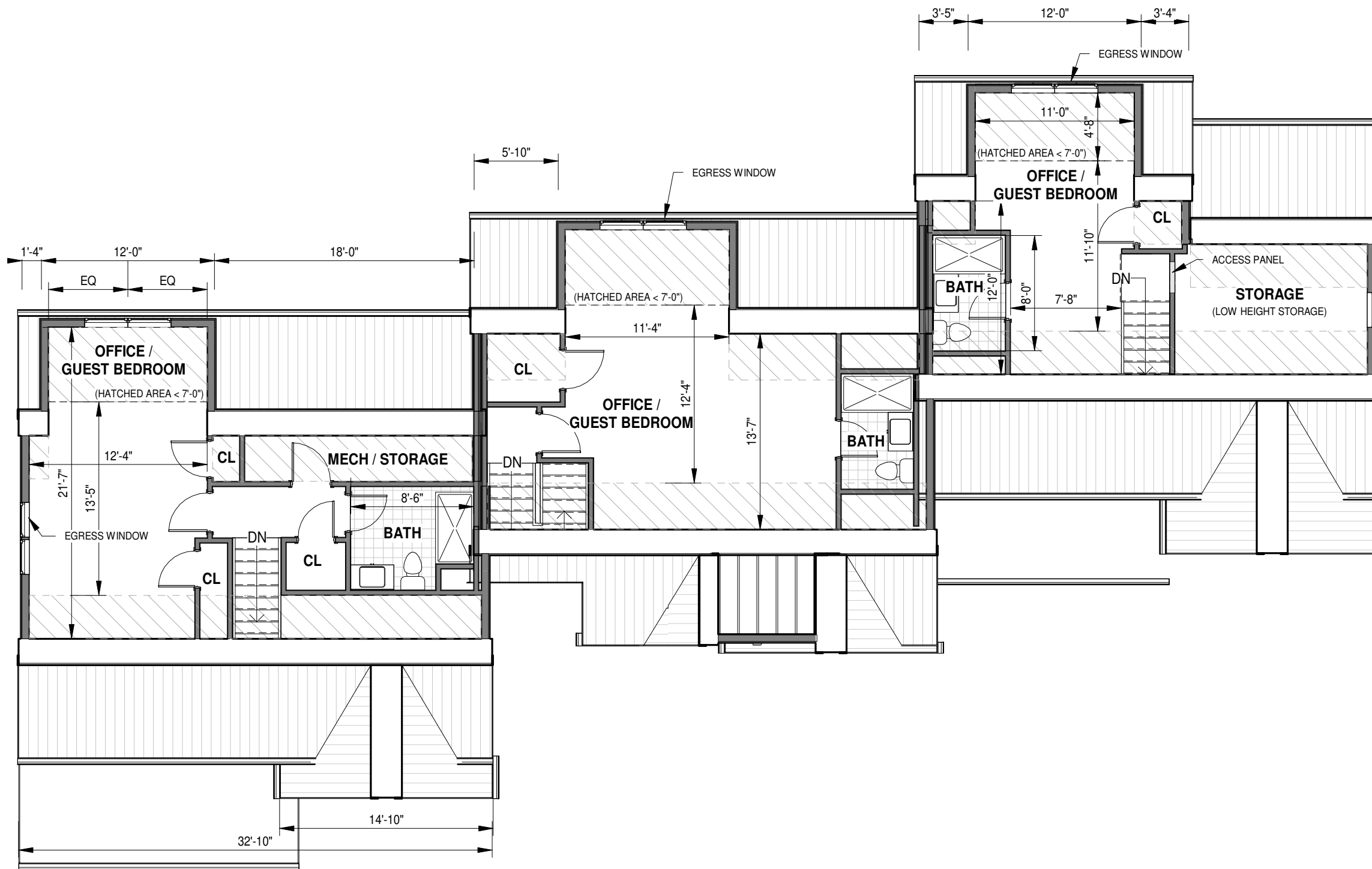
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SD.06

Scale 1/8" = 1'-0"



1 03 - Attic (1/8)
1/8" = 1'-0"

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ROOF PLAN

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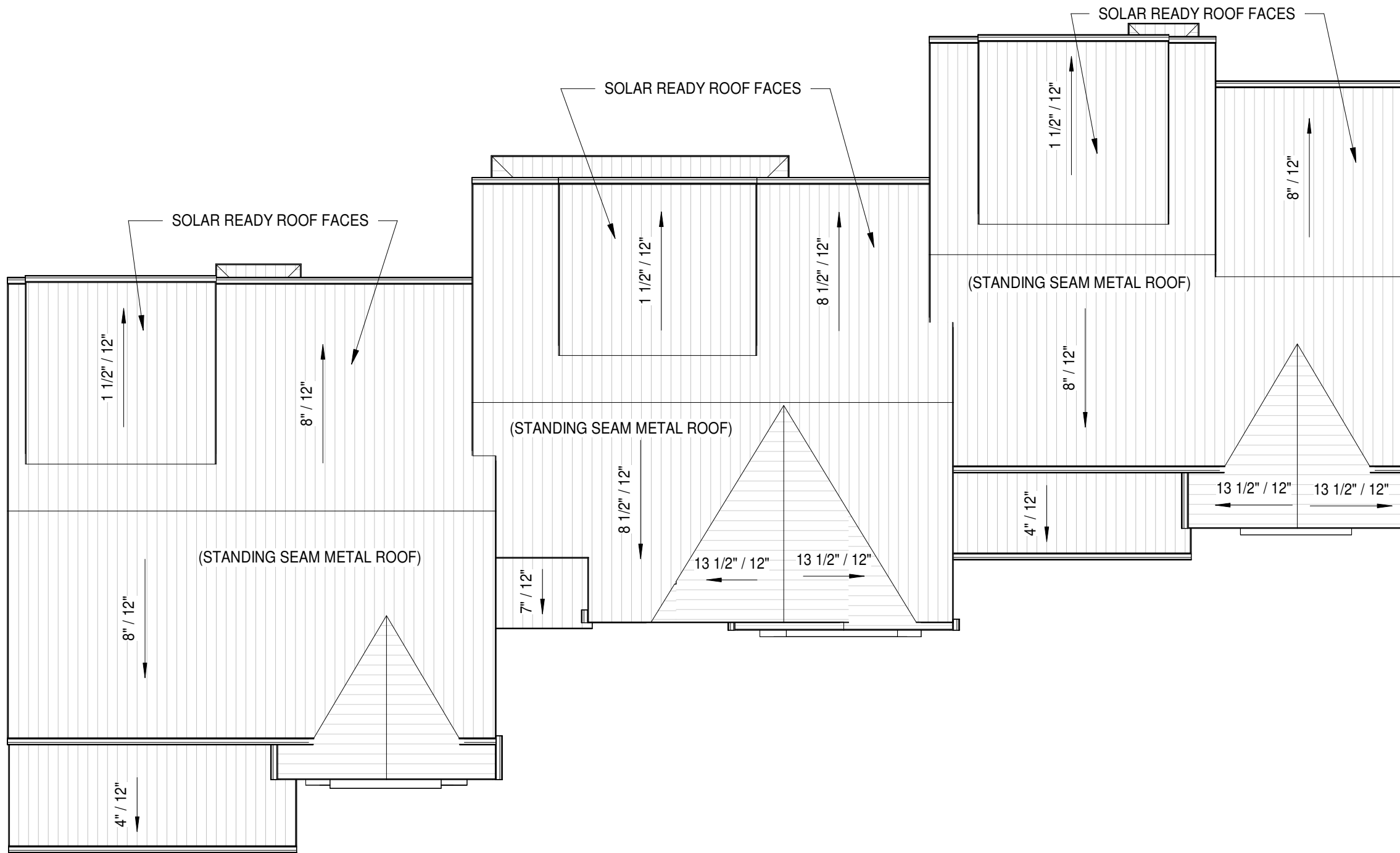
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SD.07

Scale 1/8" = 1'-0"



1 05 - Roof (1/8)
1/8" = 1'-0"



1 Front Elevation (1/8)
1/8" = 1'-0"



1 Left Elevation (1/8)
1/8" = 1'-0"

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ELEVATION

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SD.10

Scale 1/8" = 1'-0"



① Rear Elevation (1/8)
1/8" = 1'-0"

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ELEVATIONS

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SD.11

Scale 1/8" = 1'-0"



1 Right Elevation (1/8)
1/8" = 1'-0"