

449 COMMONWEALTH AVENUE

DETACHED ACCESSORY APARTMENT

449 COMMONWEALTH AVE, NEWTON - MA 02459

SPECIAL PERMIT SET

PROJECT DIRECTORY

OWNER:

RAQUEL OLIVA ALENCAR
449 COMMONWEALTH AVE
NEWTON, MA 02459

PROFESSIONAL DESIGNER:

MGD+ LLC
634 COMMONWEALTH AVE - SUITE 210
NEWTON - MA 02459
DEREK RUBINOFF
82 SPRING ST
WEST ROXBURY - MA 02132

SHEET NUMBER	SHEET NAME
SD.00	COVER PAGE
SD.00-1	EXISTING CONDITIONS - PHOTO
SD.00-2	ZONING SUMMARY AND FAR CALCULATION
SD.00-3	EXISTING CONDITIONS SITE PLAN
SD.01	PROPOSED CONDITIONS PLAN
SD.02	FIRST FLOOR PLAN
SD.03	SECOND FLOOR PLAN
SD.06	ELEVATIONS
SD.07	3D VIEW



MGD+ LLC
DESIGN + CONSULTANTS

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449 COMMONWEALTH AVENUE

COVER PAGE

Project number 19-1209

Date 03/31/2020

Drawn by MGD

Checked by MGD

REVISION	DATE
A	04-27-20

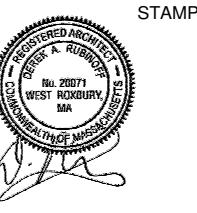
SD.00

Scale



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EXISTING CONDITIONS - PHOTO

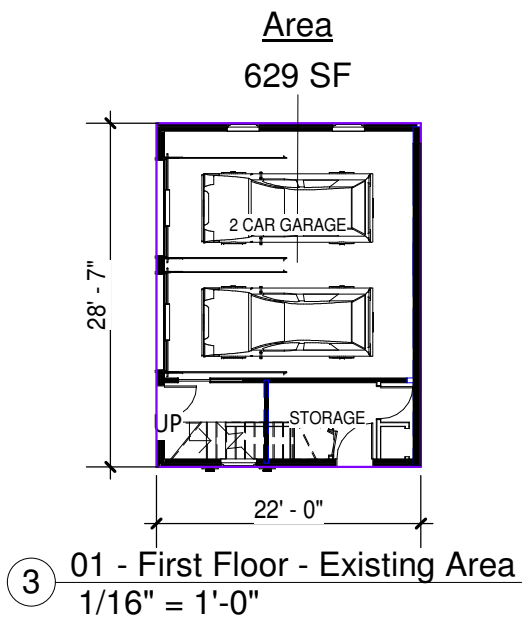
Project number	19-1209
Date	03/31/2020
Drawn by	MGD
Checked by	MGD

REVISION	DATE
A	04-27-20

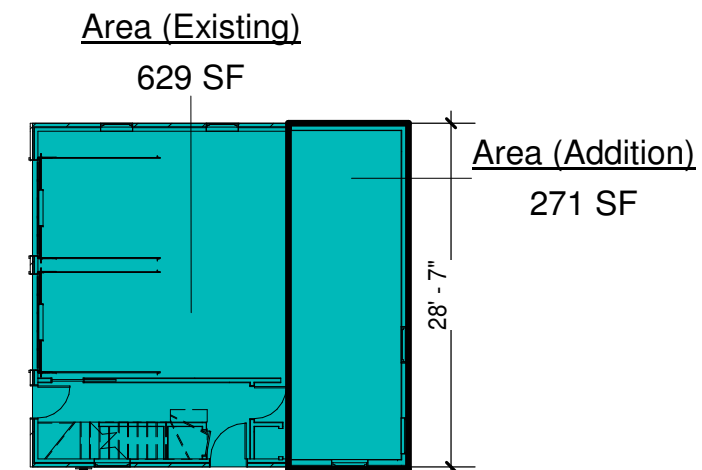
SD.00-1

Scale

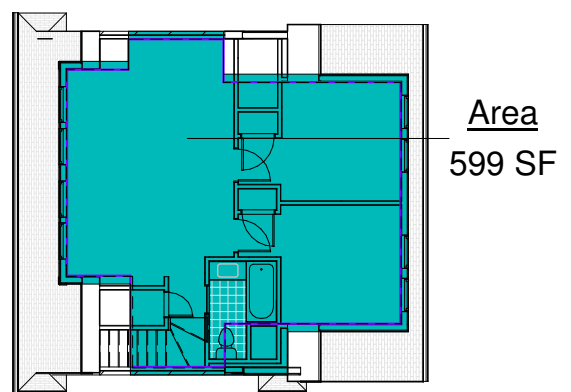
FLOOR AREA CALCULATION



③ 01 - First Floor - Existing Area
1/16" = 1'-0"



① 01 - First Floor - Proposed Area
1/16" = 1'-0"



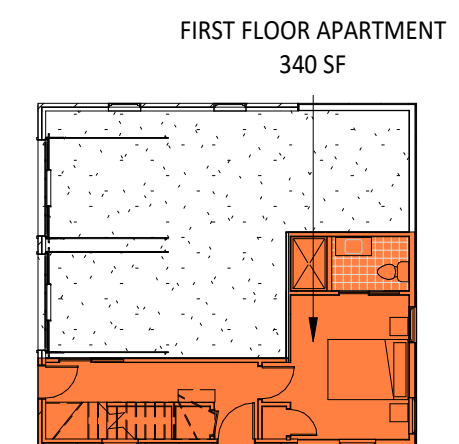
② 02 - Second Floor - Proposed Area
1/16" = 1'-0"

EXISTING FLOOR AREA	
01 - FIRST FLOOR	629 SF
TOTAL EXISTING FLOOR AREA	629 SF

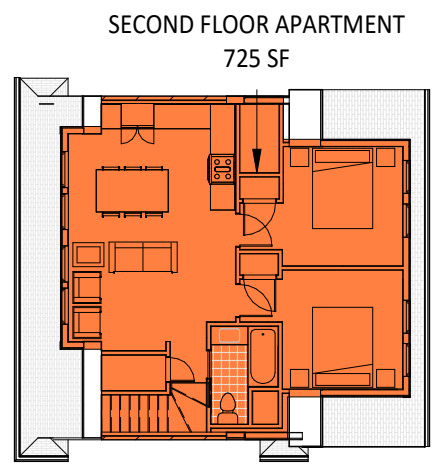
PROPOSED FLOOR AREA	
01 - FIRST FLOOR EXISTING	629 SF
01 - FIRST FLOOR ADDITION	271 SF
02 - SECOND FLOOR	599 SF (**)
TOTAL EXISTING FLOOR AREA	1,499 SF

(*) Historic Carriage Houses and Other Historic Accessory Buildings. Under the following conditions, a Detached Accessory Apartment in an historic accessory building located outside of an historic district, may be allowed by right without requiring a special permit, and only subject to the rules in this subsection E.7.
 (**) Area with a ceiling height of 7 feet or greater = 599sf (less than 2/3 of 900 sf)

ACCESSORY APARTMENT



⑤ 01 - First Floor - Area Plan
1/16" = 1'-0"



⑥ 02 - Second Floor - Area Plan
1/16" = 1'-0"

ACCESSORY APARTMENT	
01 - FIRST FLOOR	340 SF
02 - SECOND FLOOR	725 SF
TOTAL ACCESSORY APARTMENT	1065 SF

ZONING ANALISYS SUMMARY

ZONING DISTRICT SR2

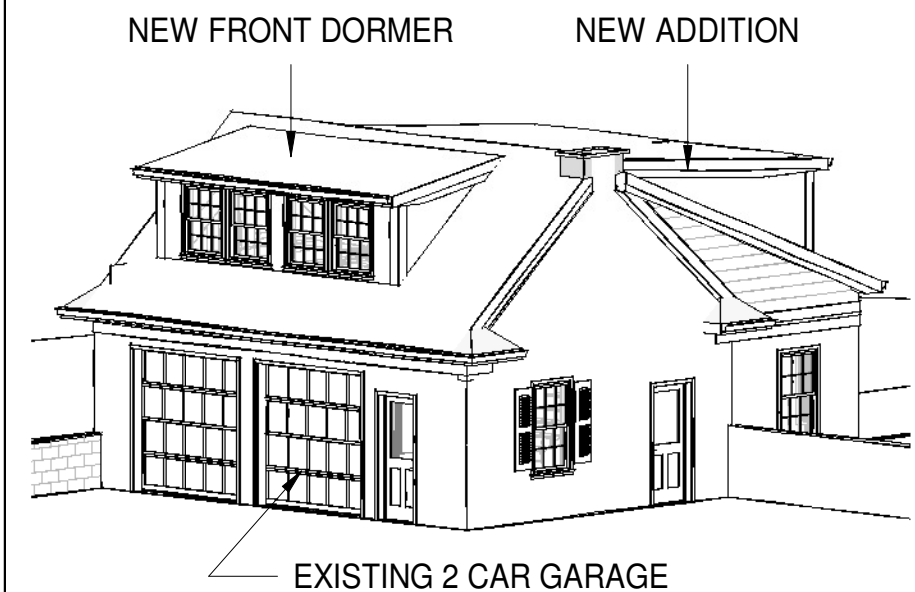
DESCRIPTION	ZONING CODE REF	EXISTING	ALLOWED	PROPOSED
USE	Sec. 3.1	Single Family	Single Family	Single Family
LOT AREA		22637 SF	0 SF	22637 SF
FAR - GFA		3895 SF	0.33 / 7470 SF	0.21 / 4766 SF

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

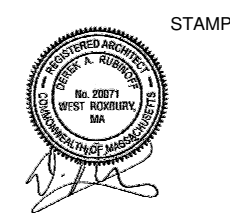
LOCATION PLAN



3D VIEW



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SPECIAL PERMIT SET

449 COMMONWEALTH AVENUE

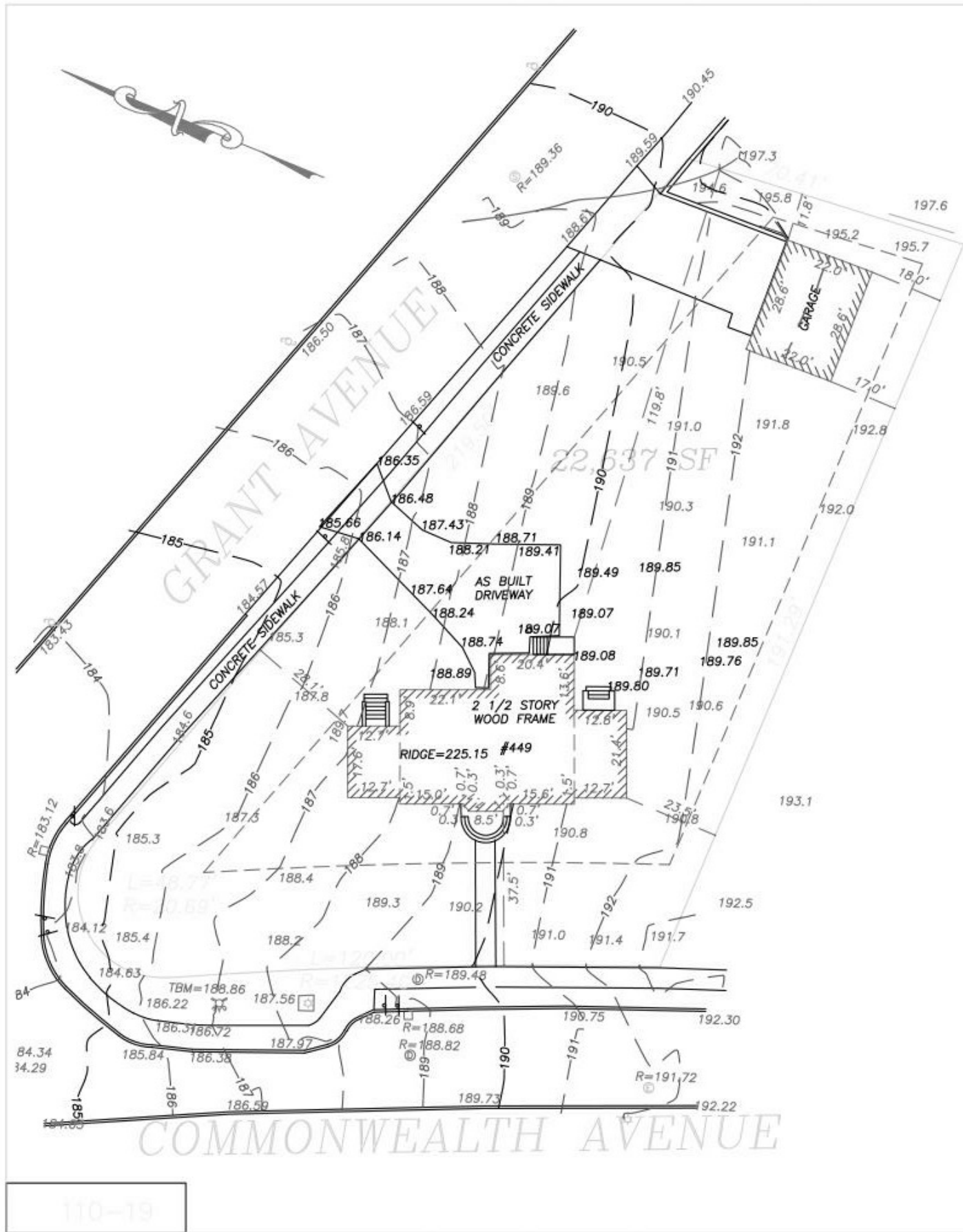
ZONING SUMMARY AND FAR CALCULATION

Project number 19-1209
 Date 03/31/2020
 Drawn by MGD
 Checked by MGD

REVISION	DATE
A	04-27-20

SD.00-2

Scale 1/16" = 1'-0"



ZONING INFORMATION: SINGLE RESIDENCE 2 (SR2)

	REQUIRED	PROPOSED	AS BUILT
MINIMUM LOT AREA	10,000 SF	22,637 SF	22,637 SF
MINIMUM LOT FRONTAGE	80 FEET	120.00 FEET	120.00 FEET
MINIMUM FRONT SETBACK	25 FEET	28.1 FEET	28.1 FEET
MINIMUM SIDE YARD	7.5 FEET	37.5 FEET	37.5 FEET
MINIMUM REAR YARD	15 FEET	119.8 FEET	119.8 FEET
MAXIMUM BUILDING COVERAGE	30%	11.6%	11.6%
MAXIMUM BUILDING HEIGHT	35 FEET	NO CHANGE PROPOSED	NO CHANGE PROPOSED
MAXIMUM BUILDING HEIGHT	2 1/2 STY.	2 1/2 STY.	2 1/2 STY.
MINIMUM OPEN SPACE	50%	78.84%	78.96%
MINIMUM OPEN SPACE	4000 SF	17,847 SF	17,874 SF*

*ACTUAL INCREASED IMPERVIOUS IS 857 SF. WHICH IS 3.79% OF THE PARCEL AND 27 SF LESS THAN PROPOSED

AS BUILT PLAN
SHOWING DRIVEWAY
449 COMMONWEALTH AVENUE
NEWTON, MASS.

Field Resources, Inc.
LAND SURVEYORS

JANUARY 16, 2019 SCALE 1"=30'
P.O. BOX 324 281 CHESTNUT ST.
AUBURN, MA NEEDHAM, MA.
508 832 4332 781 444 5936
fieldresources@hotmail.com



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449
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AVENUE

EXISTING
CONDITIONS SITE
PLAN

Project number 19-1209

Date 03/31/2020

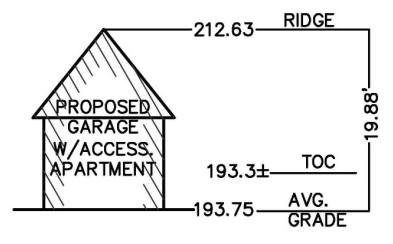
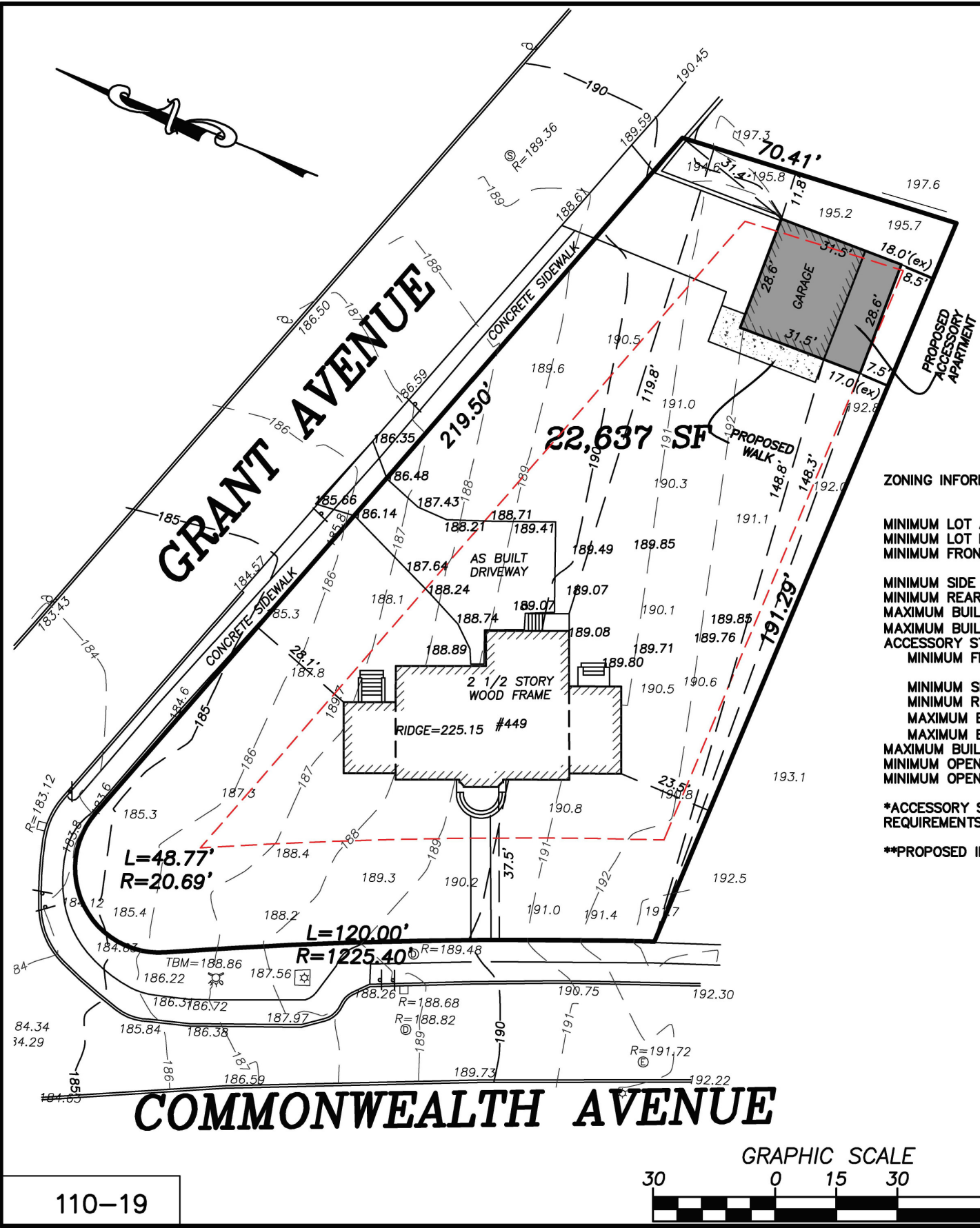
Drawn by MGD

Checked by MGD

REVISION	DATE
A	04-27-20

SD.00-3

Scale



EXISTING AVERAGE GRADE =
 $[(192.4+192.3/2)28.6+$
 $(192.3+192.8/2)31.5+$
 $(192.8+195.7/2)28.6+$
 $(195.7+195.8/2)31.5]/ 120.2=193.75$

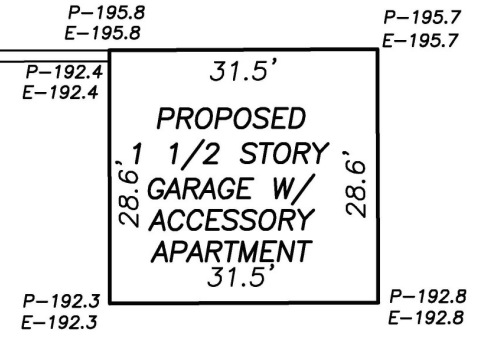
PROPOSED AVERAGE GRADE =
 $[(192.4+192.3/2)28.6+$
 $(192.3+192.8/2)31.5+$
 $(192.8+195.7/2)28.6+$
 $(195.7+195.8/2)31.5]/ 120.2=193.75$

ZONING INFORMATION: SINGLE RESIDENCE 2 (SR2)

	REQUIRED	CURRENT	PROPOSED
MINIMUM LOT AREA	10,000 SF	22,637 SF	22,637 SF
MINIMUM LOT FRONTAGE	80 FEET	120.00 FEET	120.00 FEET
MINIMUM FRONT SETBACK	25 FEET	28.1 FEET	28.1 FEET
MINIMUM SIDE YARD	7.5 FEET	37.5 FEET	37.5 FEET
MINIMUM REAR YARD	15 FEET	119.8 FEET	119.8 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	NO CHANGE PROPOSED	NO CHANGE PROPOSED
MAXIMUM BUILDING HEIGHT	2 1/2 STORY	2 1/2 STORY	2 1/2 STORY
ACCESSORY STRUCTURE INFORMATION*			
MINIMUM FRONT SETBACK	25 FEET	31.4 FEET	31.4 FEET
MINIMUM SIDE YARD	7.5 FEET	148.8 FEET	148.3 FEET
MINIMUM REAR YARD	15 FEET	17.0 FEET	7.5 FEET
MAXIMUM BUILDING HEIGHT	22 FEET	19.9 FEET	19.9 FEET (SEE DETAIL)
MAXIMUM BUILDING HEIGHT	1 1/2 STORY	1 STORY	1 1/2 STORY
MAXIMUM BUILDING COVERAGE	30%	11.6%	12.9%
MINIMUM OPEN SPACE	50%	78.96%	76.67%
MINIMUM OPEN SPACE	4000 SF	17,874 SF	17,355 SF**

*ACCESSORY STRUCTURE MAY REQUIRE ZBA APPROVAL AS ALL SETBACK REQUIREMENTS ARE NOT MET.

**PROPOSED INCREASED IMPERVIOUS IS 519 SF. WHICH IS 2.3% OF THE PARCEL



**CERTIFIED PLOT PLAN
 SHOWING PROPOSED GARAGE ADDITION
 FOR ACCESSORY APARTMENT
 449 COMMONWEALTH AVENUE
 NEWTON, MASS.**

Field Resources, Inc.
 LAND SURVEYORS

APRIL 8, 2020 SCALE 1"=30'
 P.O. BOX 324 281 CHESTNUT ST.
 AUBURN, MA NEEDHAM, MA.
 508 832 4332 781 444 5936
 fieldresources@hotmail.com

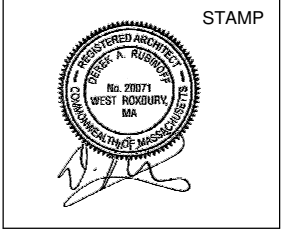


REVISD: APRIL 22, 2020
 REVISD: APRIL 20, 2020

110-19

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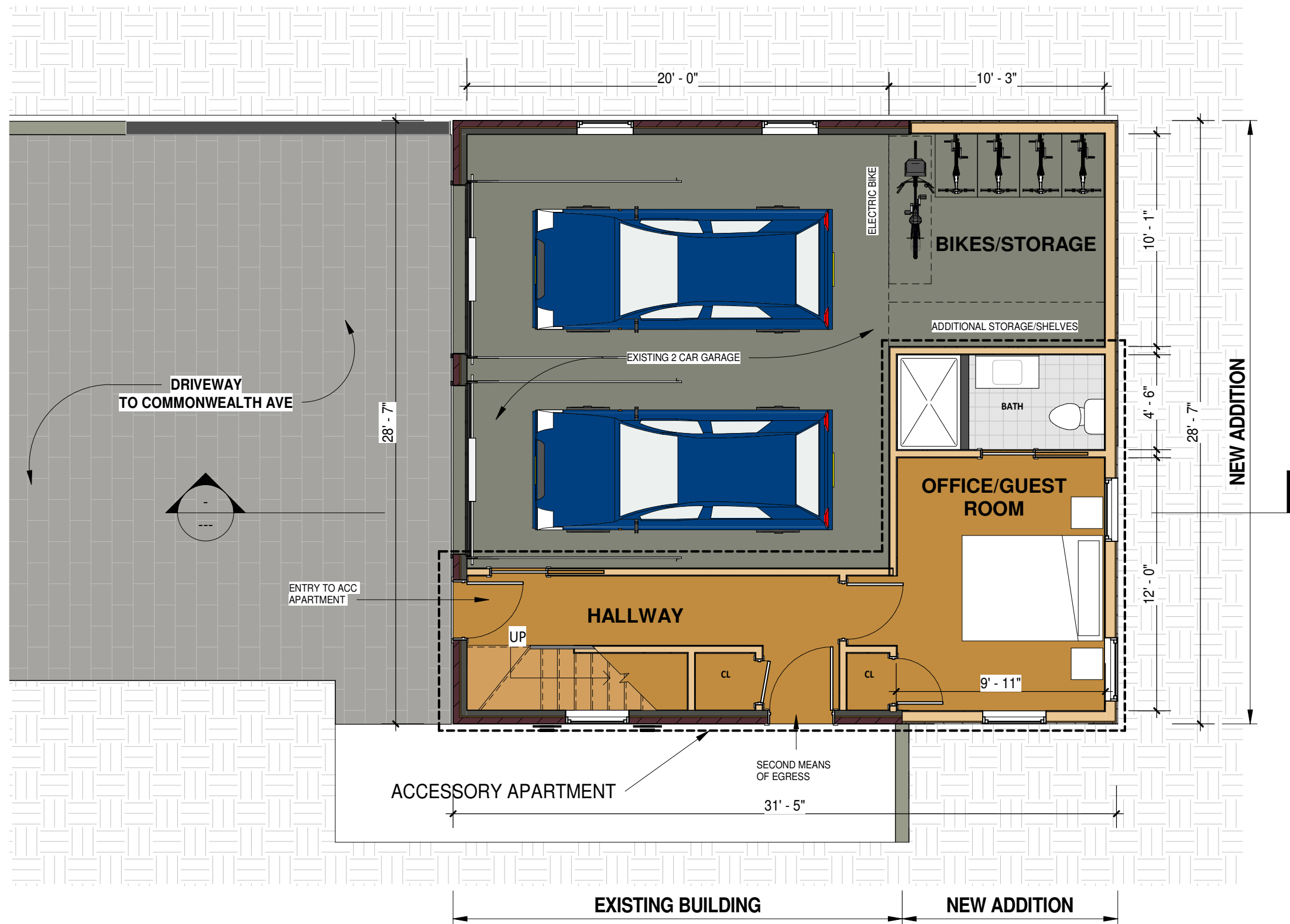
PROPOSED CONDITIONS PLAN

Project number	19-1209
Date	03/31/2020
Drawn by	MGD
Checked by	MGD

REVISION	DATE
A	04-27-20

SD.01

Scale



1 01 - First Floor (3/16)
3/16" = 1'-0"

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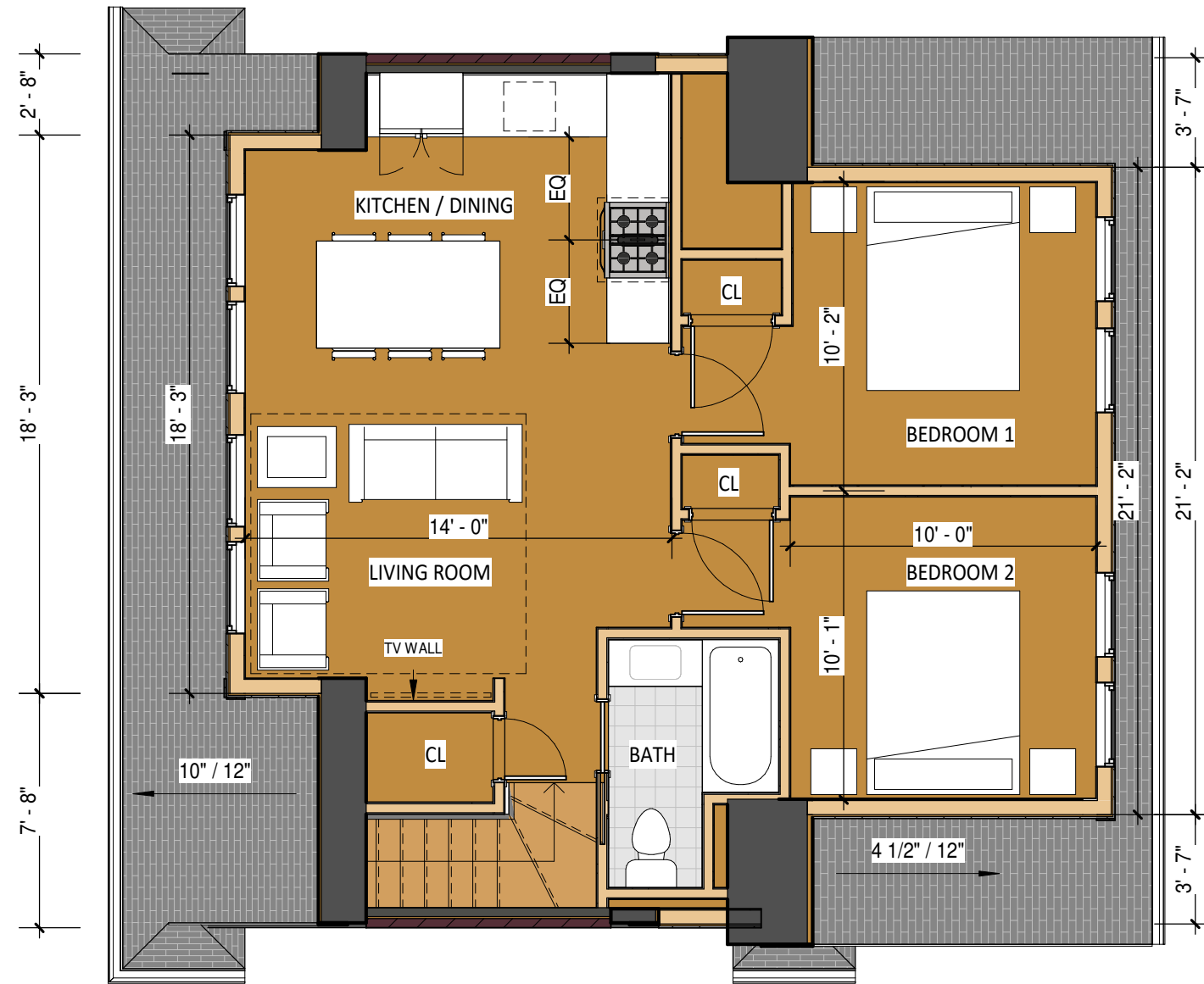
FIRST FLOOR PLAN

Project number	19-1209
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REVISION	DATE
A	04-27-20

SD.02

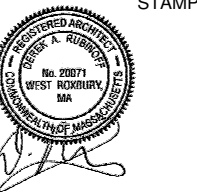
Scale 3/16" = 1'-0"



① 02 - Second Floor (3/16)
3/16" = 1'-0"

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449 COMMONWEALTH AVENUE

SECOND FLOOR PLAN

Project number	19-1209
Date	03/31/2020
Drawn by	MGD
Checked by	MGD

REVISION	DATE
A	04-27-20

SD.03

Scale 3/16" = 1'-0"



T.O. Roof
210' - 9 7/8"

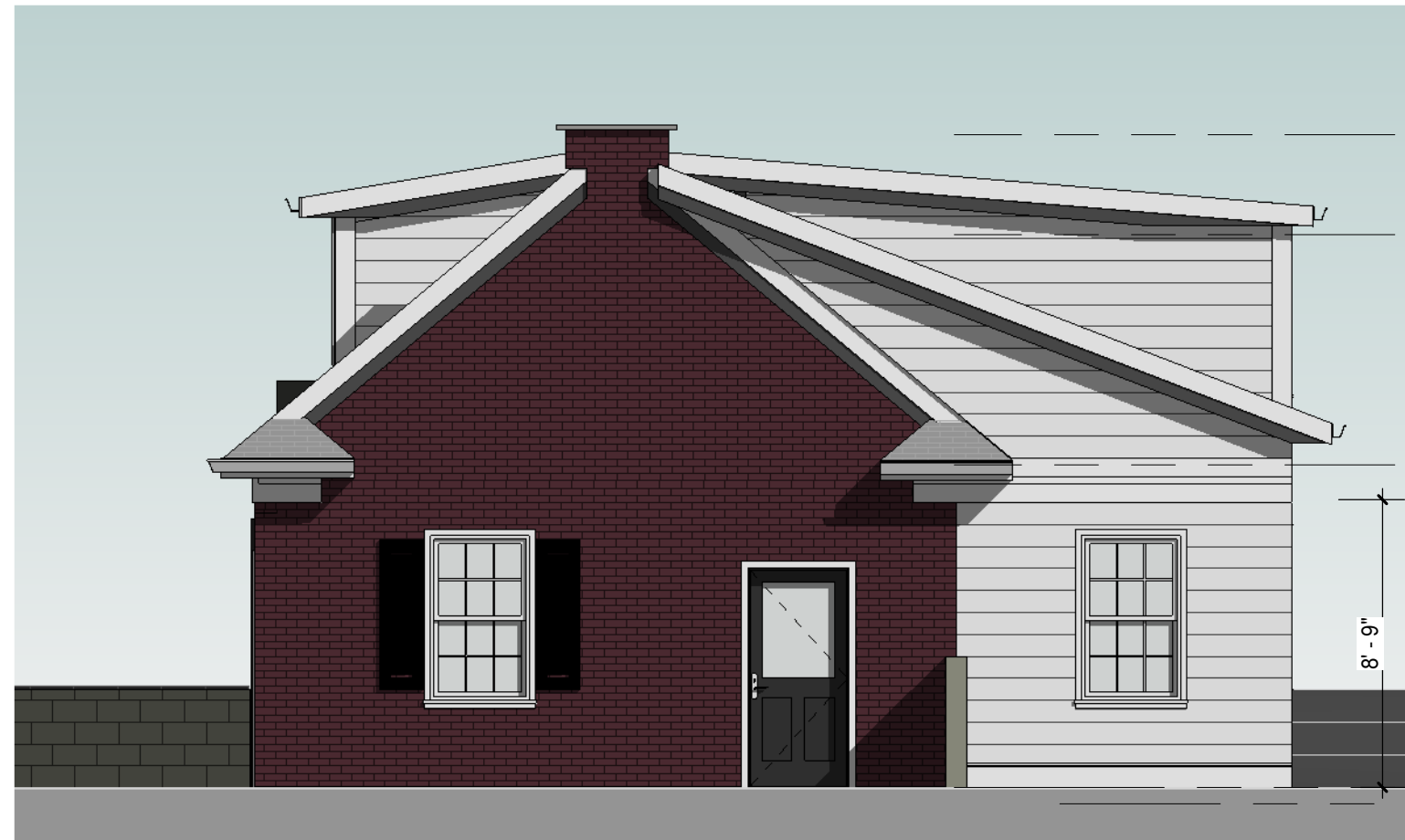
CH @ 7'-0" H
207' - 9 1/2"

02 - N Second Floor
200' - 9 1/2"

01 - First Floor
191' - 0"

Avg. Grade
190' - 6"

② Left Elevation (1/8)
3/16" = 1'-0"



T.O. Roof
210' - 9 7/8"

CH @ 7'-0" H
207' - 9 1/2"

02 - N Second Floor
200' - 9 1/2"

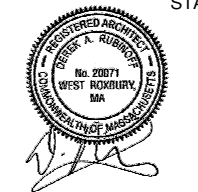
01 - First Floor
191' - 0"

Avg. Grade
190' - 6"

① Front Elevation (1/8)
3/16" = 1'-0"

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449 COMMONWEALTH AVENUE

ELEVATIONS

Project number 19-1209

Date 03/31/2020

Drawn by MGD

Checked by MGD

REVISION	DATE
A	04-27-20

SD.06

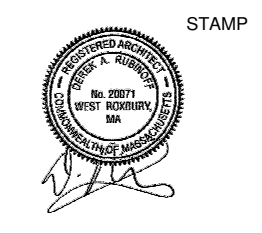
Scale 3/16" = 1'-0"



1 FRONT VIEW FROM GRANT AVE

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449 COMMONWEALTH AVENUE

3D VIEW

Project number	19-1209
Date	03/31/2020
Drawn by	Author
Checked by	Checker

REVISION	DATE
A	04-27-20

SD.07

Scale