

WINCHESTER RD RESIDENCES

27 Winchester Rd, Newton - MA 02458

SPECIAL PERMIT SET

PROJECT DIRECTORY

OWNER:
ANDREA & CRAIG FORSYTHE
171 CABOT ST
NEWTON - MA 02458

PROFESSIONAL DESIGNER:
MGD+ LLC
634 COMMONWEALTH AVE - SUITE 210
NEWTON - MA 02459

ARCHITECT:
RON JAREK
487 WATERTOWN ST
NEWTONVILLE, MA 02460

SHEET NUMBER	SHEET NAME
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SD.02	EXISTING BUILDING
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RONALD JAREK, Architect

MGD+ LLC
DESIGN + CONSULTANTS

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WINCHESTER ROAD RESIDENCES

No.	Description	Date
A	LANDSCAPE REVISION COMPLETED	07-31-2020
B	SECOND AND ATTIC PLAN LAYOUT ADDED	10-20-2020

COVER PAGE

Project number	19-0510
Date	05-15-2020
Drawn by	MGD
Checked by	RJ

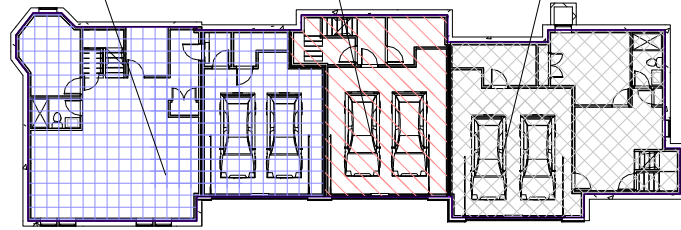
SD.00

Scale

UNIT #1
277 SF

UNIT #2
277 SF

UNIT #3
277 SF

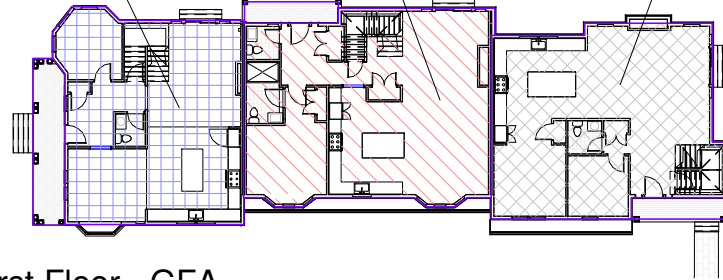


① 00 - Basement - GFA
1/32" = 1'-0"

UNIT #1
1042 SF

UNIT #2
1282 SF

UNIT #3
1143 SF

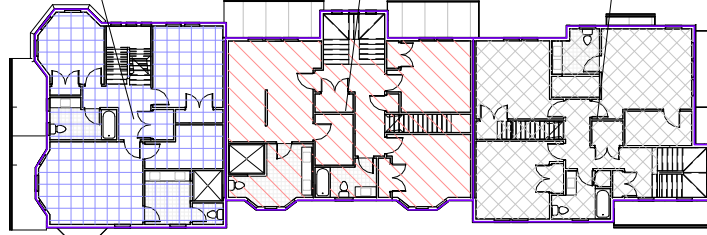


② 01 - First Floor - GFA
1/32" = 1'-0"

UNIT #1
1057 SF

UNIT #2
1184 SF

UNIT #3
1143 SF

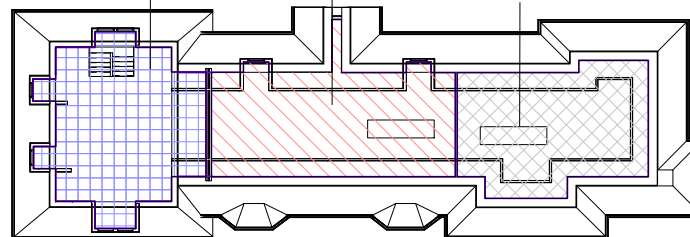


③ 02 - Second Floor - GFA
1/32" = 1'-0"

UNIT #1
528 SF

UNIT #2
0 SF

UNIT #3
0 SF



④ 03 - Attic - GFA
1/32" = 1'-0"

PROPOSED GROSS FLOOR AREA

LEVEL	AREA (SF)
UNIT #1	
00 - Basement	277 SF
01 - First Floor	1042 SF
02 - Second Floor	1057 SF
03 - Attic	528 SF
	2904 SF
UNIT #2	
00 - Basement	277 SF
01 - First Floor	1282 SF
02 - Second Floor	1184 SF
03 - Attic	0 SF
	2744 SF
UNIT #3	
00 - Basement	277 SF
01 - First Floor	1143 SF
02 - Second Floor	1143 SF
03 - Attic	0 SF
	2563 SF
TOTAL GROSS FLOOR AREA	8211 SF



LOCATION MAP

ZONING ANALYSIS SUMMARY

ZONING DISTRICT MR1				
DESCRIPTION	ZONING CODE REF	EXISTING	ALLOWED	PROPOSED
USE		Single Family	Two Family	Three Family-Attached
LOT AREA		15833 SF	7000 SF	15833 SF
FAR - GFA		0 SF	0.49 / 7758 SF	0.518/8211 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.

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ZONING ANALYSIS

No.	Description	Date	ZONING ANALYSIS	
	Project number	19-0510	SD.01	
	Date	05-15-2020		
	Drawn by	MGD		
			Scale	1/32" = 1'-0"



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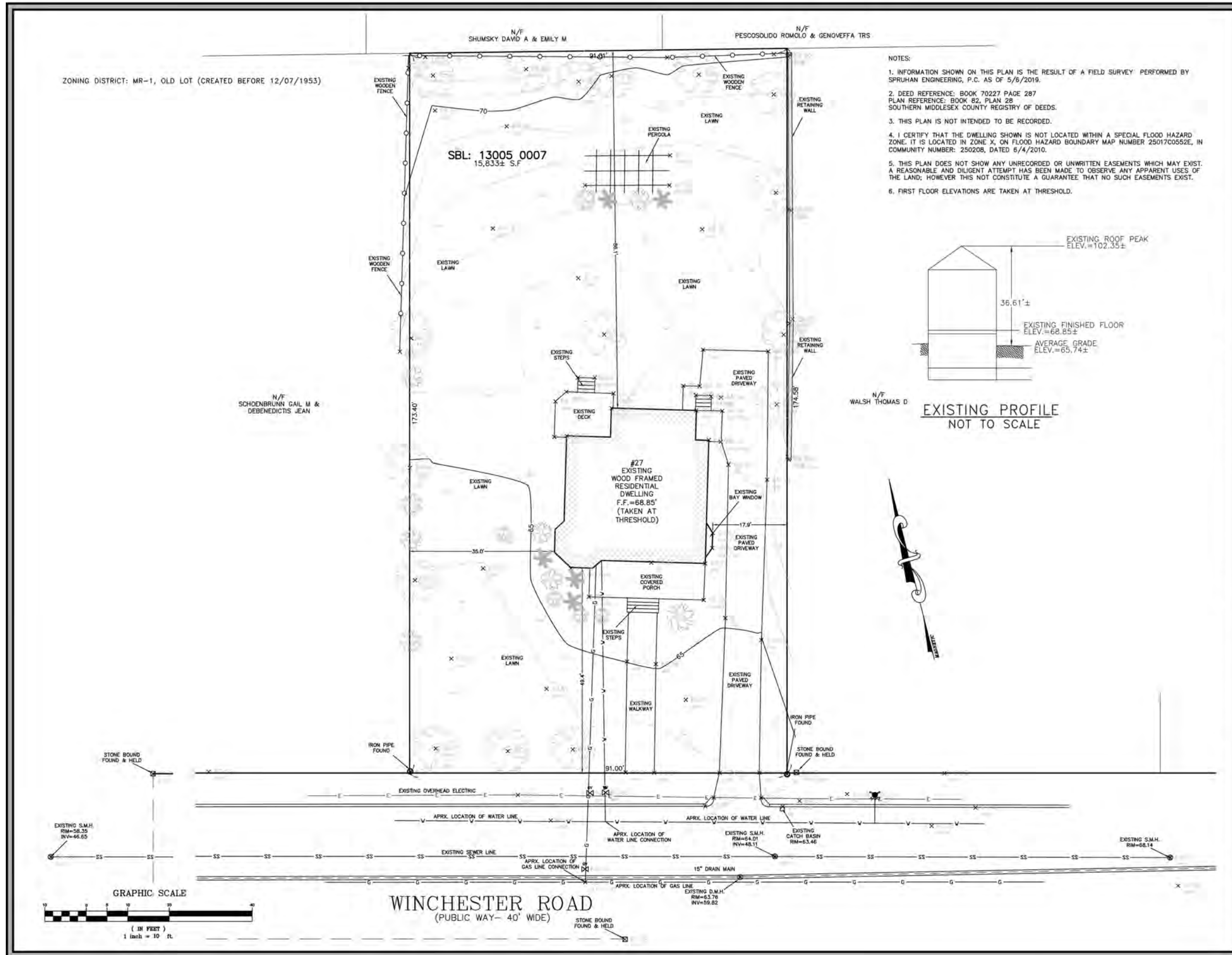
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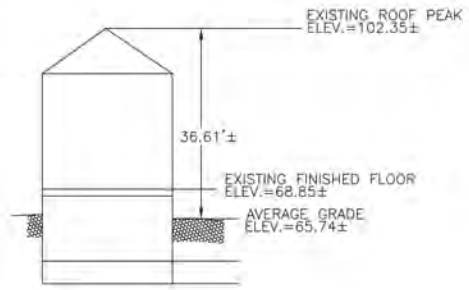
WINCHESTER ROAD RESIDENCES

EXISTING BUILDING		
No.	Description	Date

Project number	19-0510	SD.02
Date	05-15-2020	
Drawn by	MGD	Checked by RJ
		Scale



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 5/6/2019.
 2. DEED REFERENCE: BOOK 70227 PAGE 287
PLAN REFERENCE: BOOK 82, PLAN 28
SOUTHERN MIDDLESEX COUNTY REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 250170052E, IN COMMUNITY NUMBER: 250208, DATED 6/4/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.



EXISTING PROFILE
NOT TO SCALE



Spruhan Engineering, P.C.
80 JEWETT ST, SUITE 11
NEWTON, MA 02459
Tel: 617-914-0722
E: info@spruhan.com

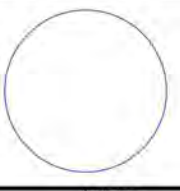
27 WINCHESTER ROAD
NEWTON MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.



DATE:	5/6/19
DRAWN BY:	K.K.
CHECKED BY:	E.S.
APPROVED BY:	E.S.

EXISTING CONDITIONS

SHEET 1 OF 1

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WINCHESTER ROAD RESIDENCES		
No.	Description	Date

EXISTING CONDITIONS PLAN			
Project number	19-0510	SD.03	Scale
Date	05-15-2020		
Drawn by	MGD	Checked by	RJ



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WINCHESTER ROAD RESIDENCES

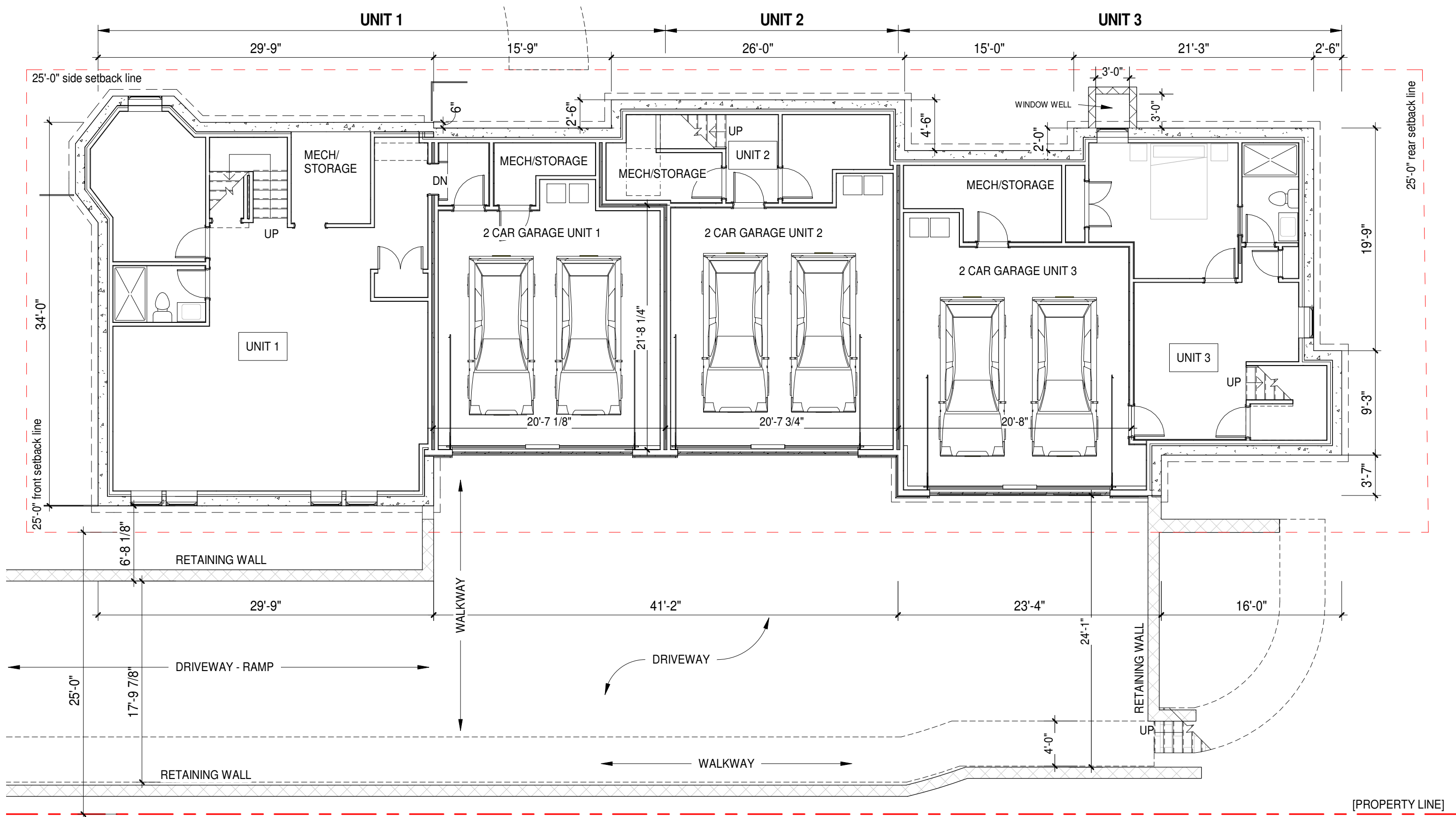
No.	Description	Date

LANDSCAPE PLAN

Project number	19-0510
Date	05-15-2020
Drawn by	MGD
Checked by	RJ

SD.05

Scale



1 00 - Basement - 1/8"
1/8" = 1'-0"

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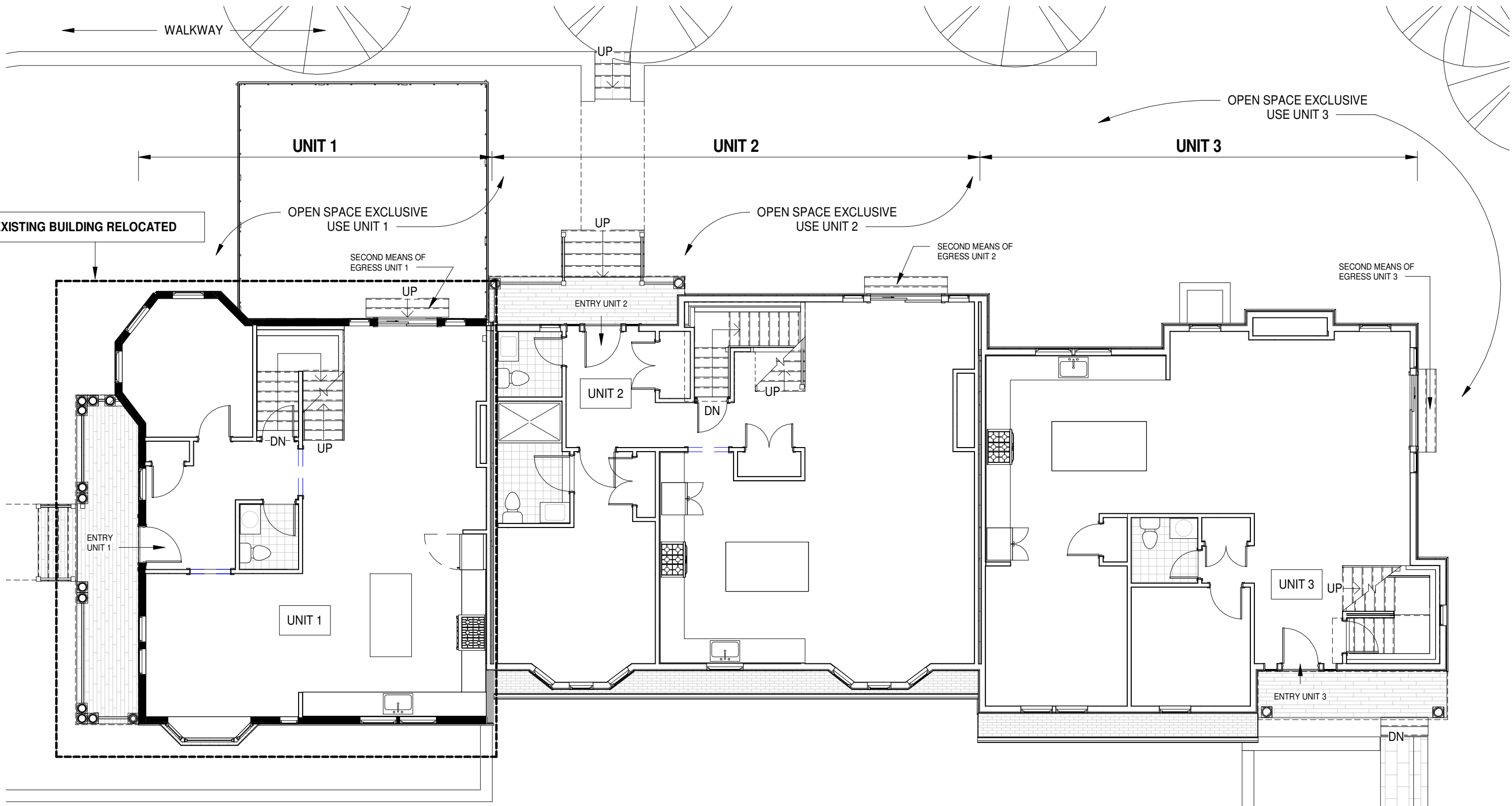
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WINCHESTER ROAD RESIDENCES

No.	Description	Date

BASEMENT FLOOR PLAN		
Project number	19-0510	SD.07
Date	05-15-2020	
Drawn by	MGD	
Checked by	RJ	Scale 1/8" = 1'-0"



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

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WINCHESTER ROAD RESIDENCES

No.	Description	Date

FIRST FLOOR PLAN		
Project number	19-0510	SD.08
Date	05-15-2020	
Drawn by	MGD	
Scale		1/8" = 1'-0"



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

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WINCHESTER ROAD RESIDENCES	
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No.	Description	Date

FRONT ELEVATION		
Project number	19-0510	SD.09
Date	05-15-2020	
Drawn by	MGD	
Scale		1/8" = 1'-0"



T.O. Roof - Existing
102.63'

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

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WINCHESTER ROAD RESIDENCES

No.	Description	Date

LEFT ELEVATION		
Project number	19-0510	SD.10
Date	05-15-2020	
Drawn by	MGD	Checked by RJ
Scale		1/8" = 1'-0"

5/17/2020 7:27:37 PM




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

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No.	Description	Date									

5/17/2020 7:29:45 PM



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

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			<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date							<table border="1"> <tr> <td>Project number</td> <td>19-0510</td> </tr> <tr> <td>Date</td> <td>05-15-2020</td> </tr> <tr> <td>Drawn by</td> <td>MGD</td> </tr> <tr> <td>Checked by</td> <td>RJ</td> </tr> </table>	Project number	19-0510	Date	05-15-2020	Drawn by	MGD
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WINCHESTER ROAD RESIDENCES

No.	Description	Date

PERSPECTIVE VIEW-1

Project number	19-0510
Date	05-15-2020
Drawn by	MGD
Checked by	RJ

SD.13

Scale

PERSPECTIVE VIEW FROM LEFT SIDE



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WINCHESTER ROAD RESIDENCES

No.	Description	Date

PERSPECTIVE VIEW -2

Project number	19-0510
Date	05-15-2020
Drawn by	MGD
Checked by	RJ

SD.14

Scale

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1 VIEW FROM WINCHESTER ROAD



2 VIEW FROM WINCHESTER ROAD - RAMP SIDE

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WINCHESTER ROAD RESIDENCES

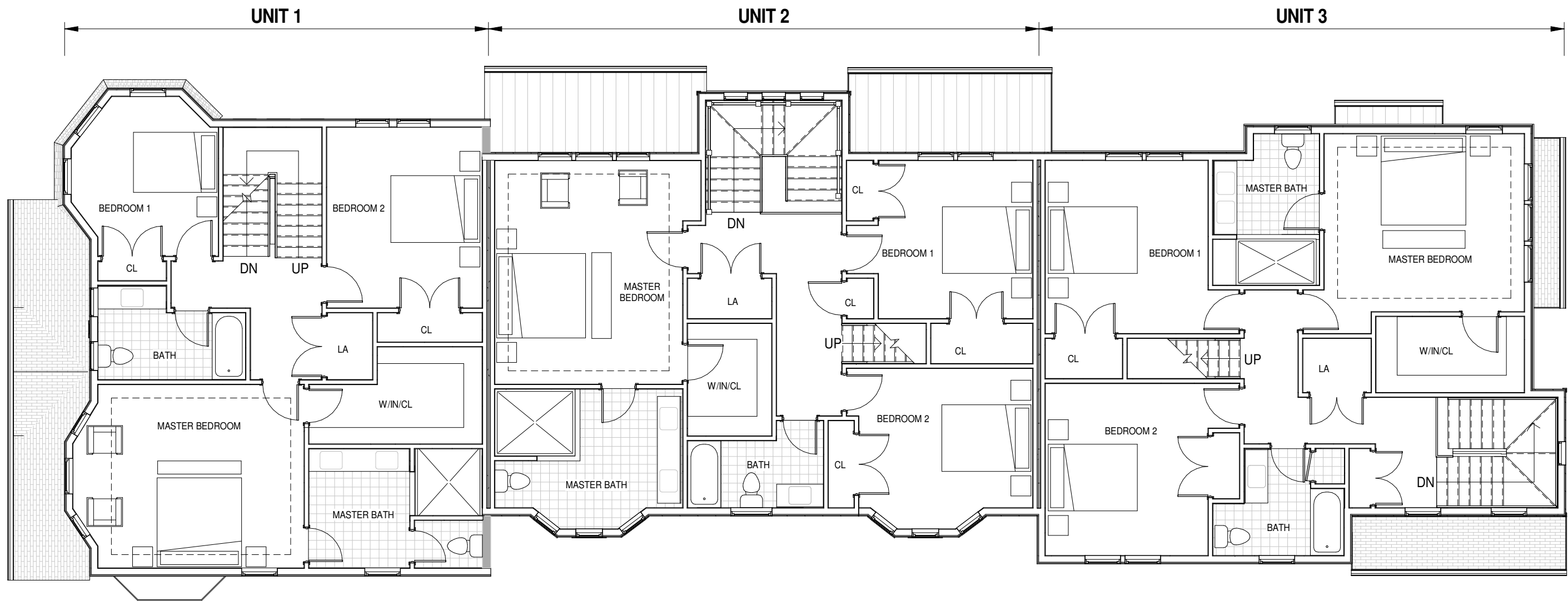
No.	Description	Date

3D VIEWS

Project number	19-0510
Date	05-15-2020
Drawn by	MGD
Checked by	RJ

SD.15

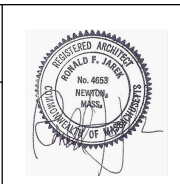
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1 02 - Second Floor (1/8)
1/8" = 1'-0"

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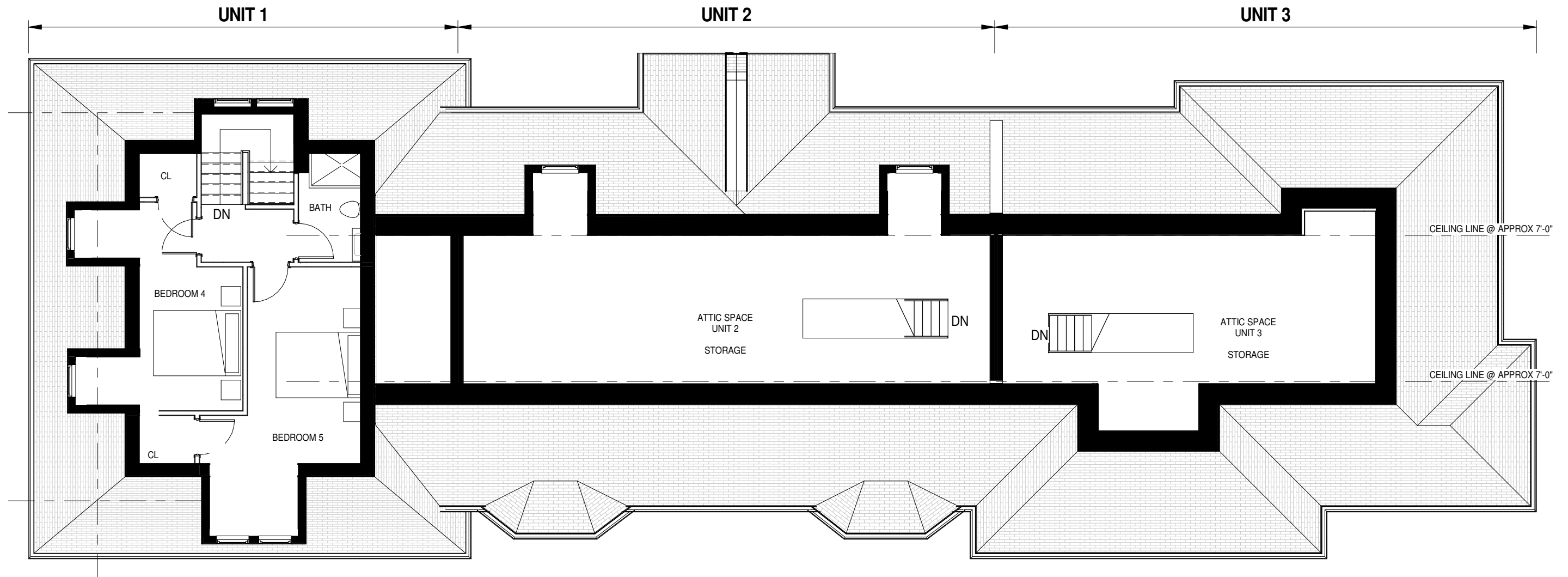
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WINCHESTER ROAD RESIDENCES

No.	Description	Date
A	LANDSCAPE REVISION COMPLETED	07-31-2020
B	SECOND AND ATTIC PLAN LAYOUT ADDED	10-20-2020

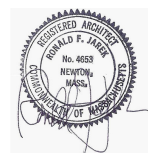
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Project number	19-0510	SD.16
Date	05-15-2020	
Drawn by	Author	Checked by
Checker	Checker	Scale
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1 03 - Attic (1/8)
1/8" = 1'-0"

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B	SECOND AND ATTIC PLAN LAYOUT ADDED	10-20-2020

ATTIC LEVEL		
Project number	19-0510	SD.17
Date	05-15-2020	
Drawn by	Author	Checked by
Checker	Checker	Scale
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10/20/2020 2:07:31 PM