

# SHAMROCK ST - GARAGE EXTENSION

17 SHAMROCK STREET, NEWTON, MA 02458

## PERMIT SET

### PROJECT DIRECTORY

**OWNER:**

CLIFF JEWETT  
17 SHAMROCK STREET  
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 LIST

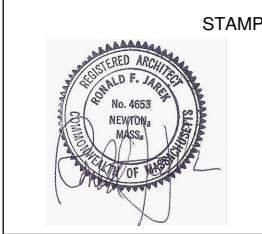
SHEET NUMBER	SHEET NAME
A0.00	COVER PAGE
A0.01	ZONING & CODE SUMMARY
A0.02	EXISTING CONDITIONS
A1.01	FIRST FLOOR & SITE PLAN
A1.02	SECOND FLOOR & ROOF PLANS
A2.01	ELEVATIONS
A2.02	SECTIONS & CONSTRUCTION DETAILS
A4.01	3D VIEWS

Ronald F. Jarek  
ARCHITECT

487 Watertown Street - Newtonville MA, 02460 - (617) 818-4540 - Fax (617) 965-0653

MGD+ LLC  
[DESIGN + CONSULTANTS]

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## PERMIT SET

No.	Date
1	6/2/20

### SHAMROCK STREET RESIDENCE

COVER PAGE

Project number 19-0510

Date 8/15/19

Drawn by TCO

Checked by RJ

# A0.00

Scale

# F.A.R. CALCULATIONS

Proposed Gross Floor Area		
Name	Area	Comments
EXISTING GARAGE	882 SF	
FIRST FLOOR ADDITION	369 SF	
SECOND FLOOR ADDITION	696 SF	< (2/3)*(822+369)=834 SF
Grand total: 3	1948 SF	

(\*) 1.5.5.D - Gross floor area shall exclude basements that are not habitable, space for parking of motor vehicles and mechanical equipment space.

(\*\*) 1.5.5.B.1.a.c - Gross floor area shall include any floor area above the second story, whether finished or unfinished, that has a minimum ceiling height of 7 feet on at least 50 percent of its required floor area;

## ZONING ANALYSIS SUMMARY

ZONING DISTRICT	BU1			
DESCRIPTION	ZONING CODE REF	EXISTING	ALLOWED	PROPOSED
USE		TWO FAMILY	TWO FAMILY	TWO FAMILY
LOT AREA		7972 SF	1200 SF	7972 SF
FAR - GFA		2155 SF	1.00 / 7972 SF	0.40 / 3220 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.

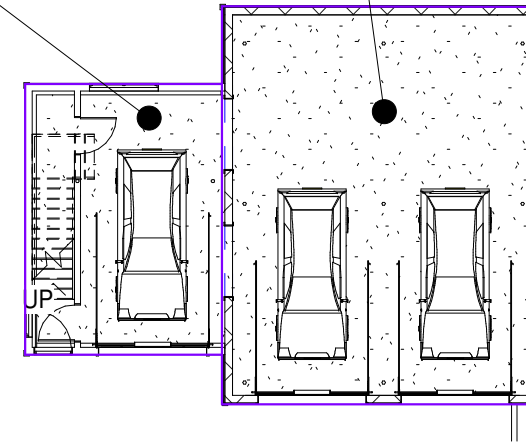
**NOTE:** THE PRESENT GARAGE IS AN ACCESSORY USE BUILDING, AND THE ADDITION IS AN EXTENSION OF THIS ACCESSORY USE.

**FIRST FLOOR ADDITION**  
369 SF

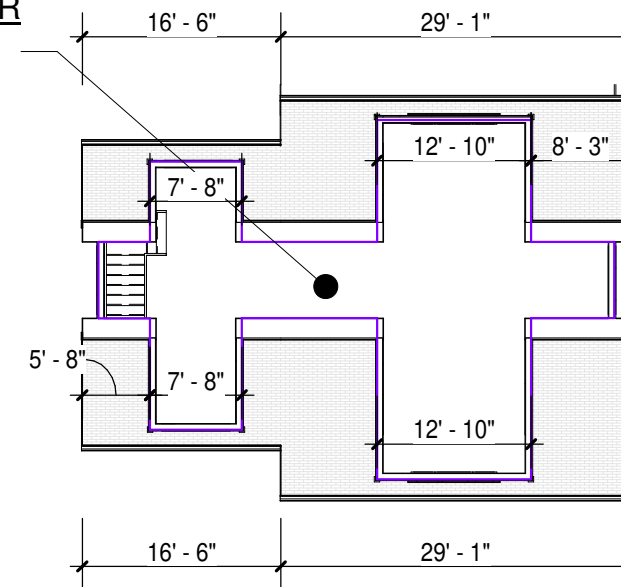
**EXISTING GARAGE**  
882 SF

$$(882+369) * 2/3 = 834 \text{ SF}$$

$$696 \text{ SF} < 834 \text{ SF (OK)}$$



**SECOND FLOOR ADDITION**  
696 SF

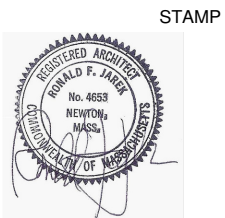


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## SHAMROCK STREET RESIDENCE

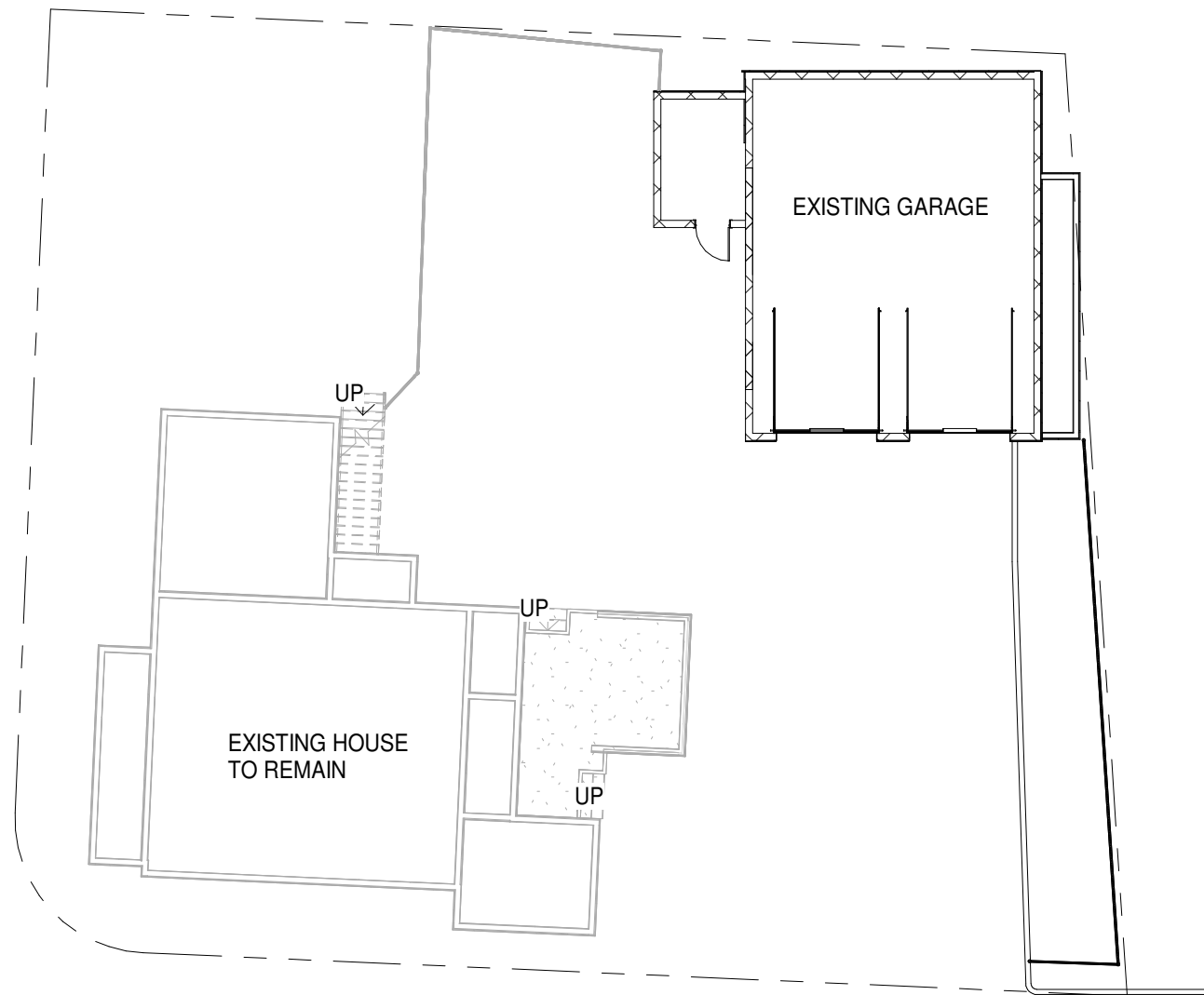
### ZONING & CODE SUMMARY

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

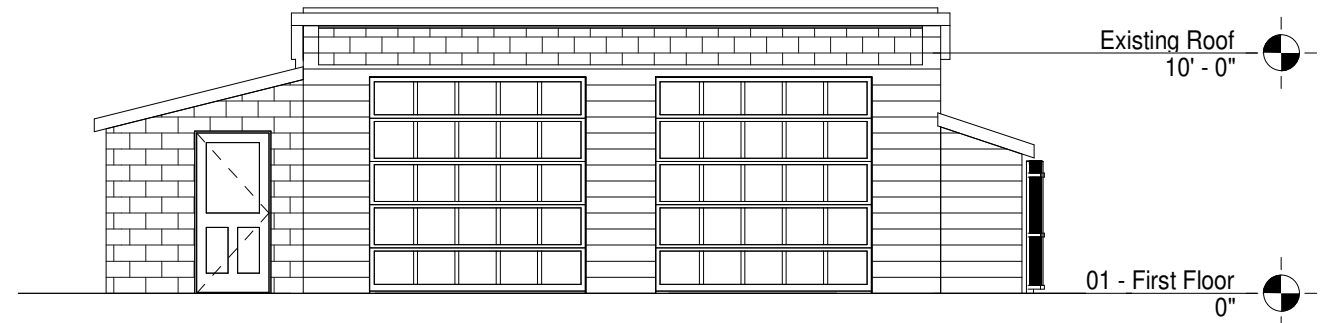
**A0.01**

Scale 1/16" = 1'-0"

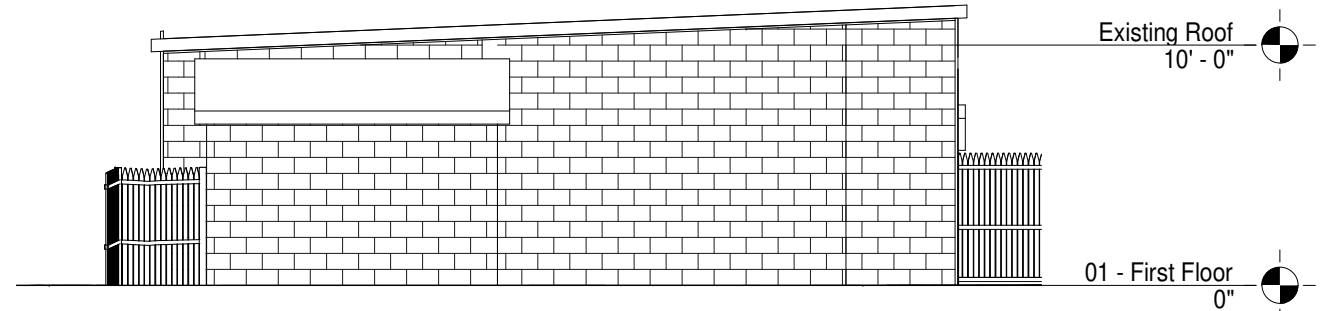
① 01 - First Floor - Existing  
1/16" = 1'-0"



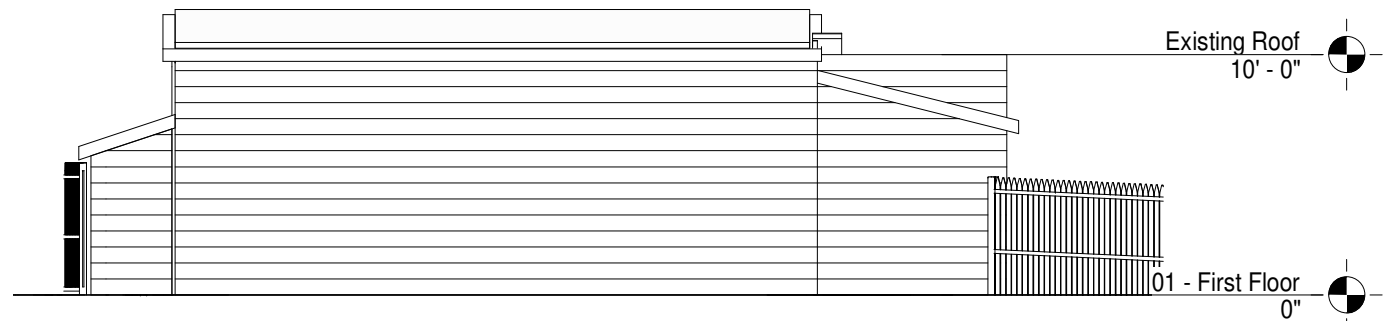
② Front Elevation - Existing  
1/8" = 1'-0"



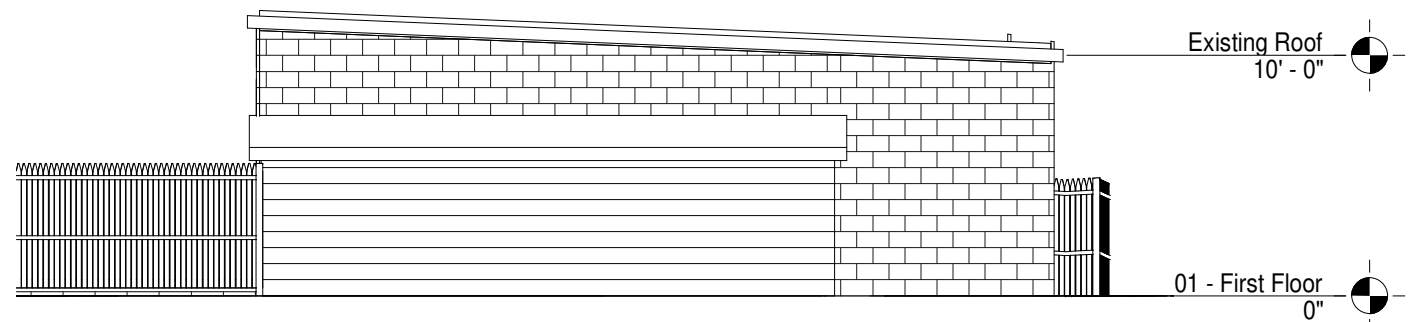
③ Left Elevation - Existing  
1/8" = 1'-0"



④ Rear Elevation - Existing  
1/8" = 1'-0"



⑤ Right Elevation - Existing  
1/8" = 1'-0"

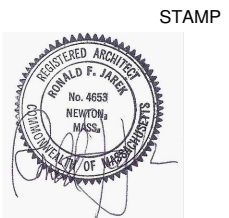


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**SHAMROCK STREET RESIDENCE**

EXISTING CONDITIONS

Project number 19-0510

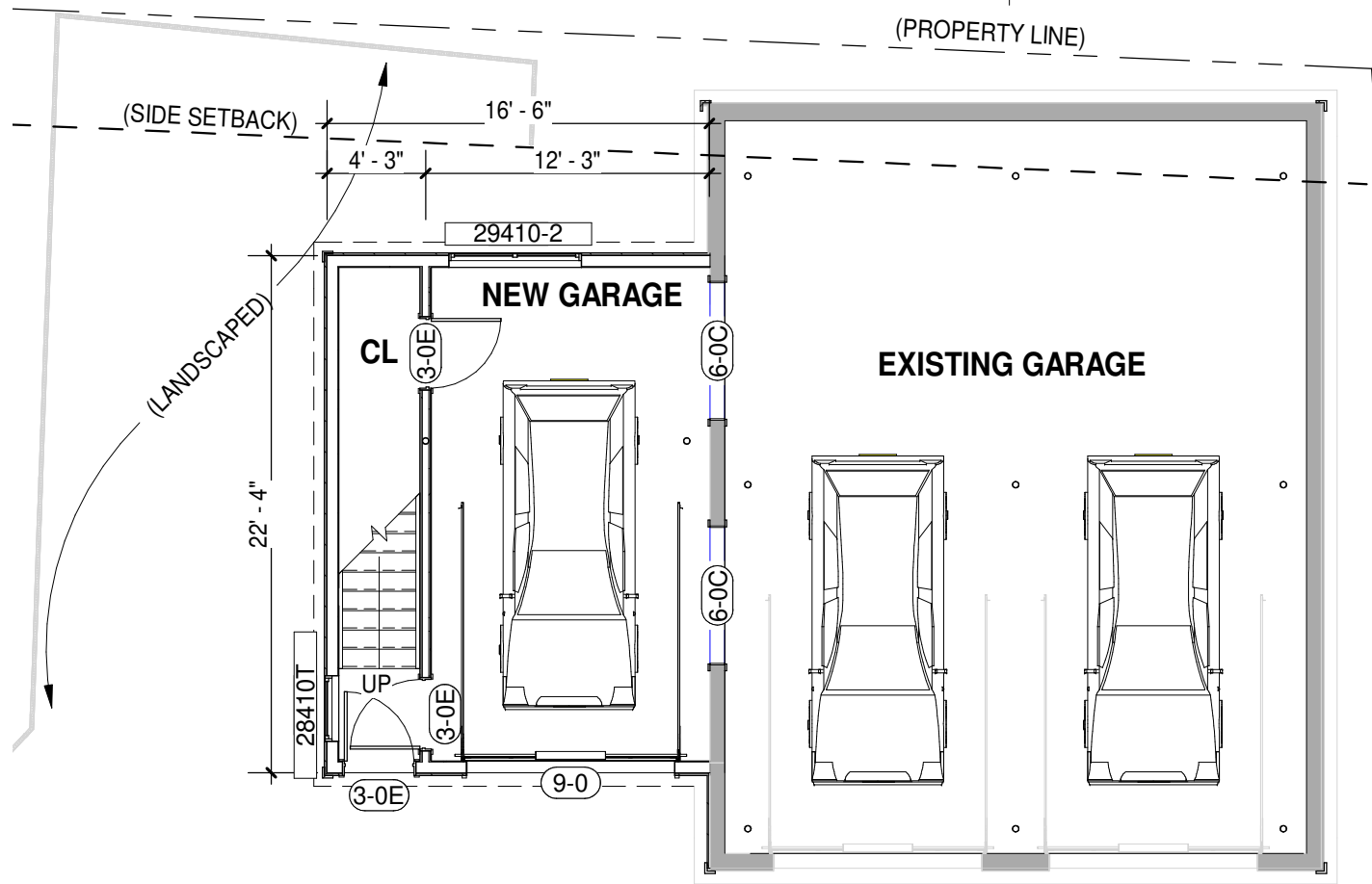
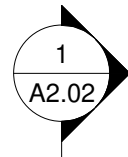
Date 8/15/19

Drawn by TCO

Checked by RJ

**A0.02**

Scale As indicated

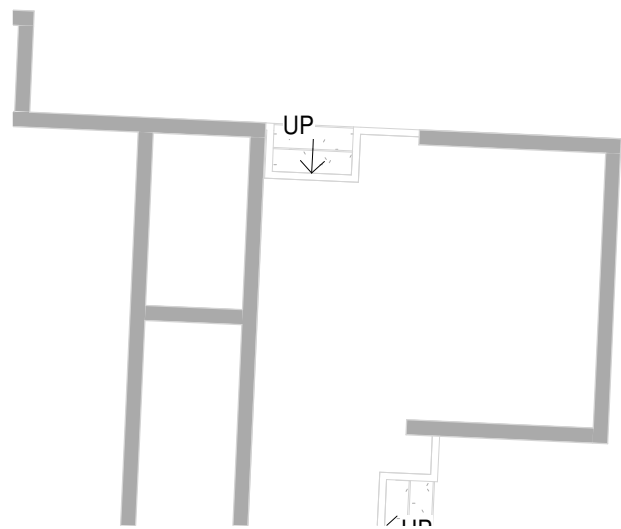


WINDOW SCHEDULE							
#	WIDTH	HEIGHT	WINDOW TYPE	QTY	(E)	(T)	DESCRIPTION

20-2846-20	82"	57"	(3) Double Hung	1			Harvey Classic
20-28310-20	82"	41"	(3) Double Hung	1			Harvey Classic
3624	37"	24"	Fixed	1			Door Transom
18210-2	68 1/2"	18"	(2) Fixed	1			Harvey Classic
28410	34"	61"	Double Hung	1		X	Harvey Classic
29210-2	69"	37"	(2) Double Hung	3			Harvey Classic
29410-2	69"	61"	(2) Double Hung	1			Harvey Classic

DOOR SCHEDULE					
#	WIDTH	HEIGHT	DOOR TYPE	COUNT	DESCRIPTION

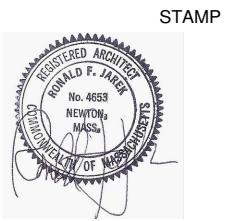
3-0E	36"	80"	Ext - SC - Entry Door	3	
6-0C	72"	80"	Cased Opening	2	Lintel Installed Above
9-0	108"	108"	Garage Overhead Door	1	



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

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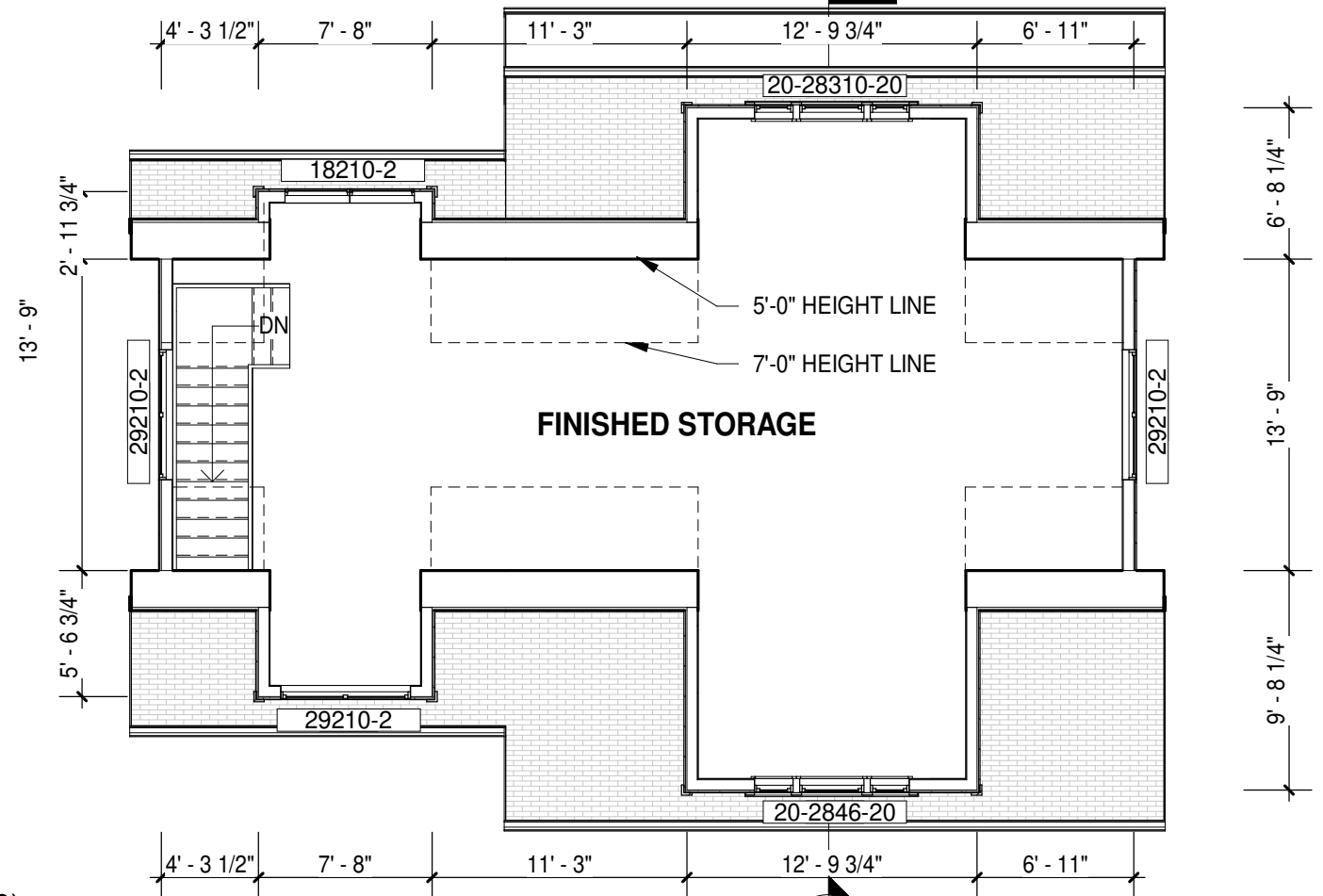
**SHAMROCK STREET RESIDENCE**

FIRST FLOOR & SITE PLAN

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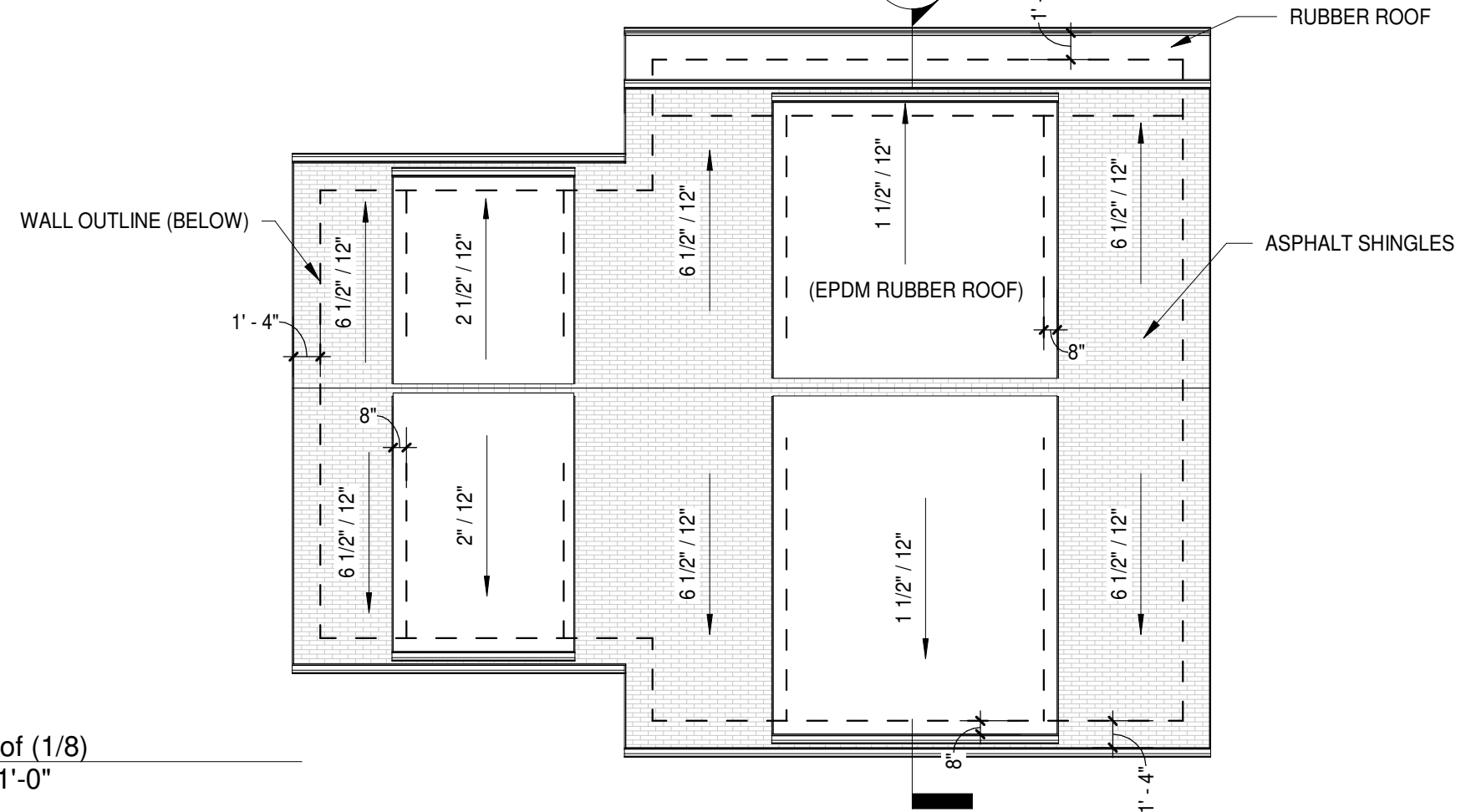
**A1.01**

Scale 1/8" = 1'-0"



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

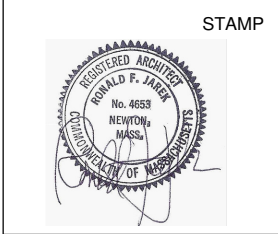
1  
A2.02



2 05 - Roof (1/8)  
1/8" = 1'-0"

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ARCHITECT

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634 Commonwealth Ave, S 210 - Newton - MA 02459 - P: (857) 399-5320 - info@mgdplus.com



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**SHAMROCK STREET RESIDENCE**

SECOND FLOOR & ROOF PLANS

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Drawn by	TCO
Checked by	RJ

**A1.02**

Scale 1/8" = 1'-0"

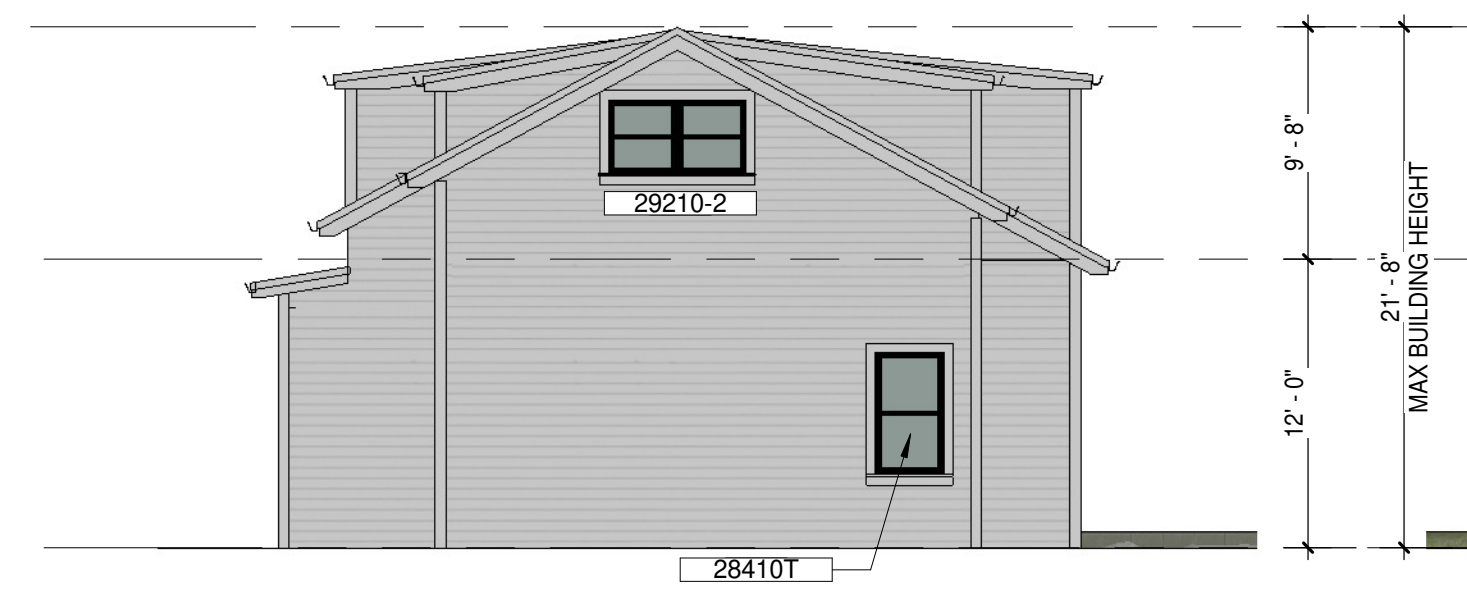




1 Front Elevation  
1/8" = 1'-0"



3 Rear Elevation  
1/8" = 1'-0"



2 Left Elevation  
1/8" = 1'-0"



4 Right Elevation  
1/8" = 1'-0"

**MCD+ LLC**  
DESIGN + CONSULTANTS

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STAMP

**SCHEMATIC DESIGN**  
6/2/2020 11:27:36 AM

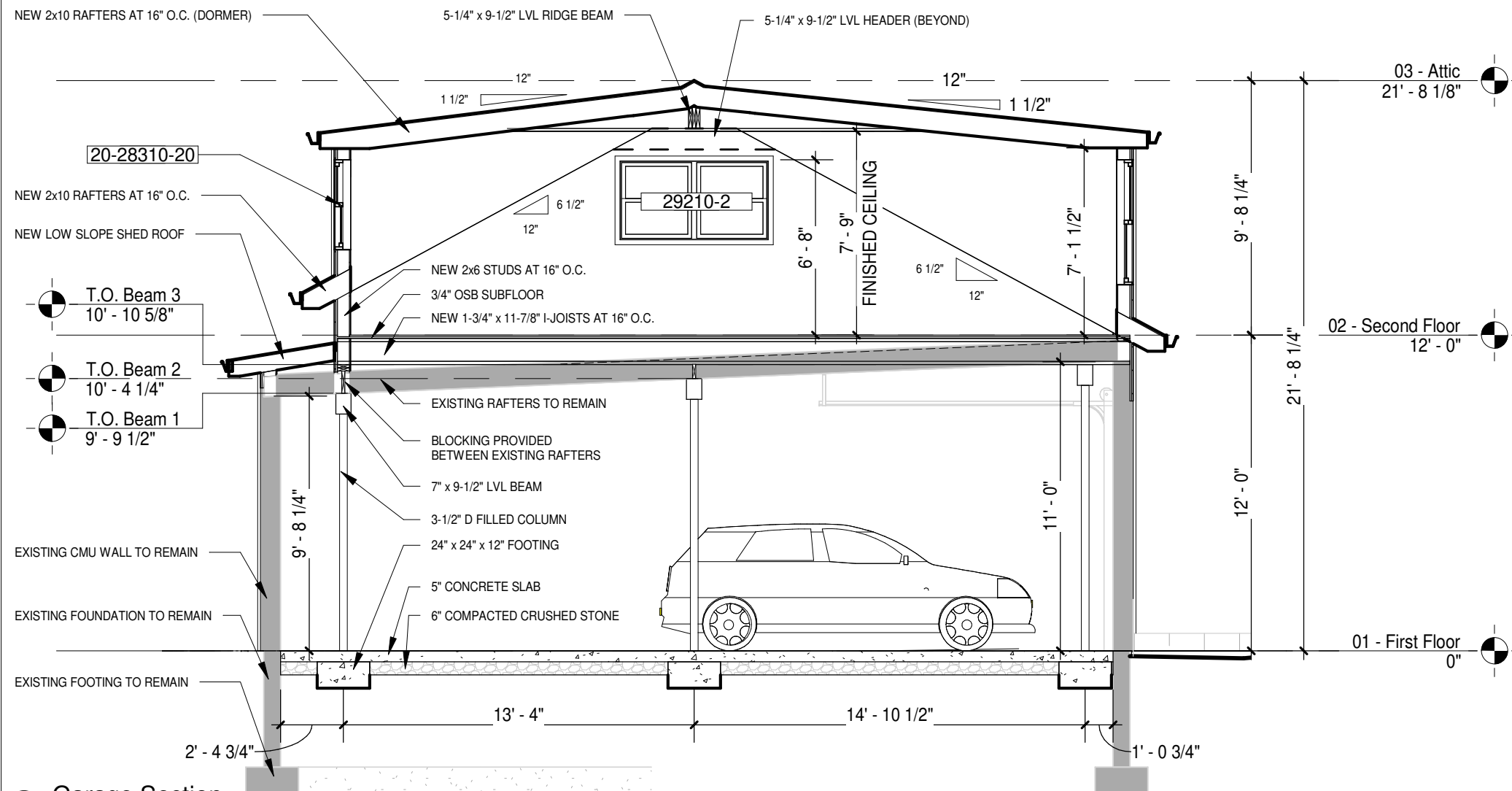
**SHAMROCK  
ST GARAGE**

ELEVATIONS

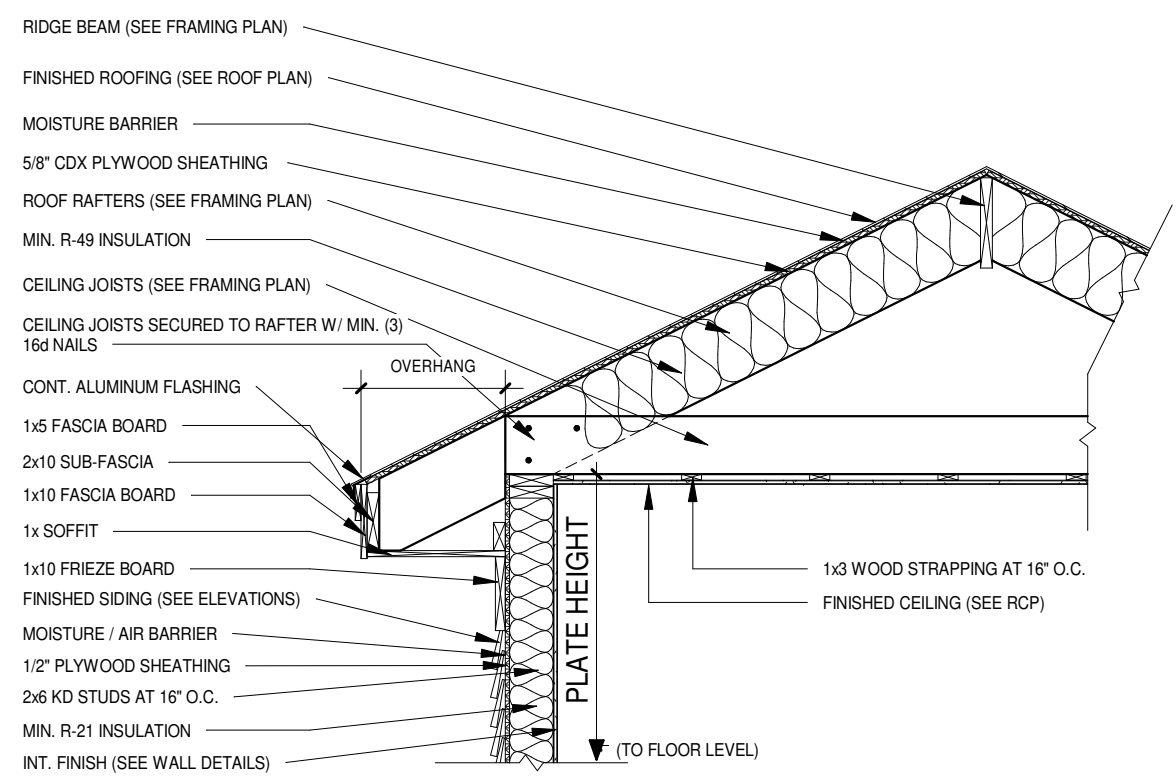
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**A2.01**

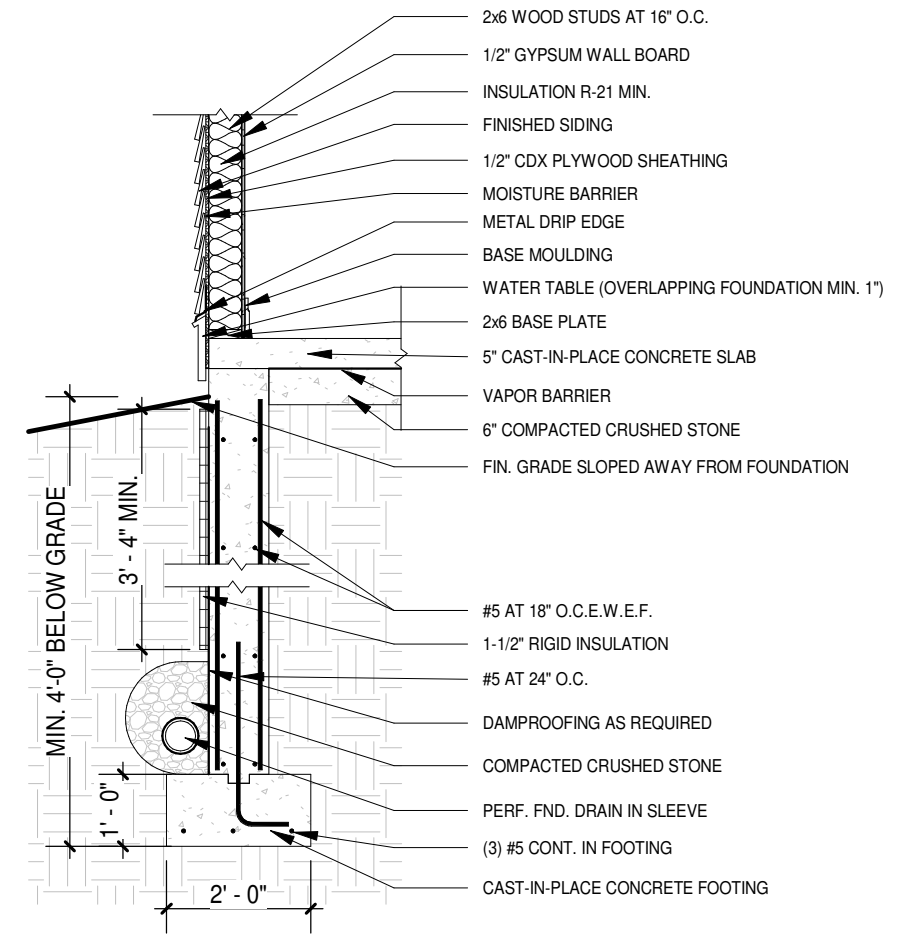
Scale 1/8" = 1'-0"



1 Garage Section  
3/16" = 1'-0"



3 Typical Exterior Wall / Roof (Hot Roof) Detail  
1/2" = 1'-0"



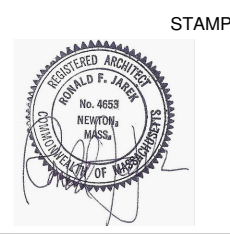
2 Typical Exterior Wall Detail With Frost Wall  
3/8" = 1'-0"

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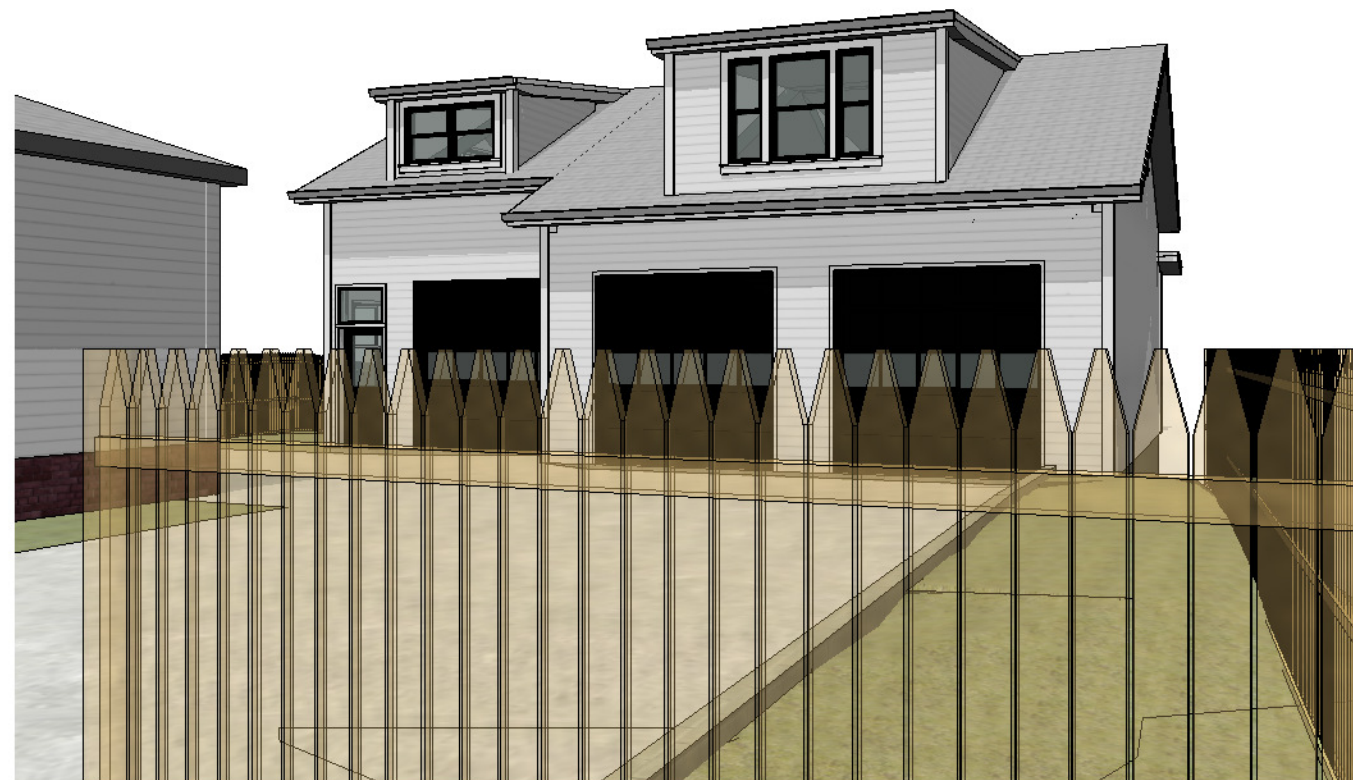
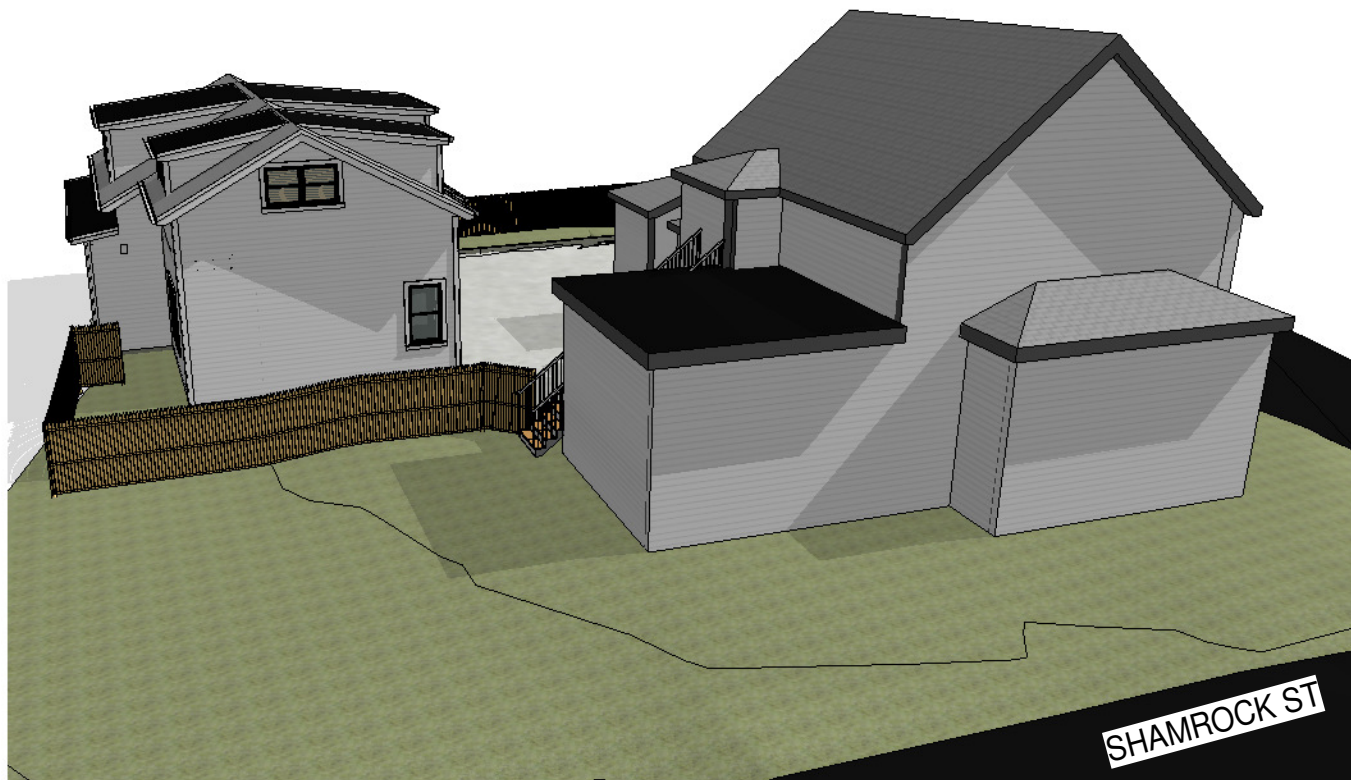
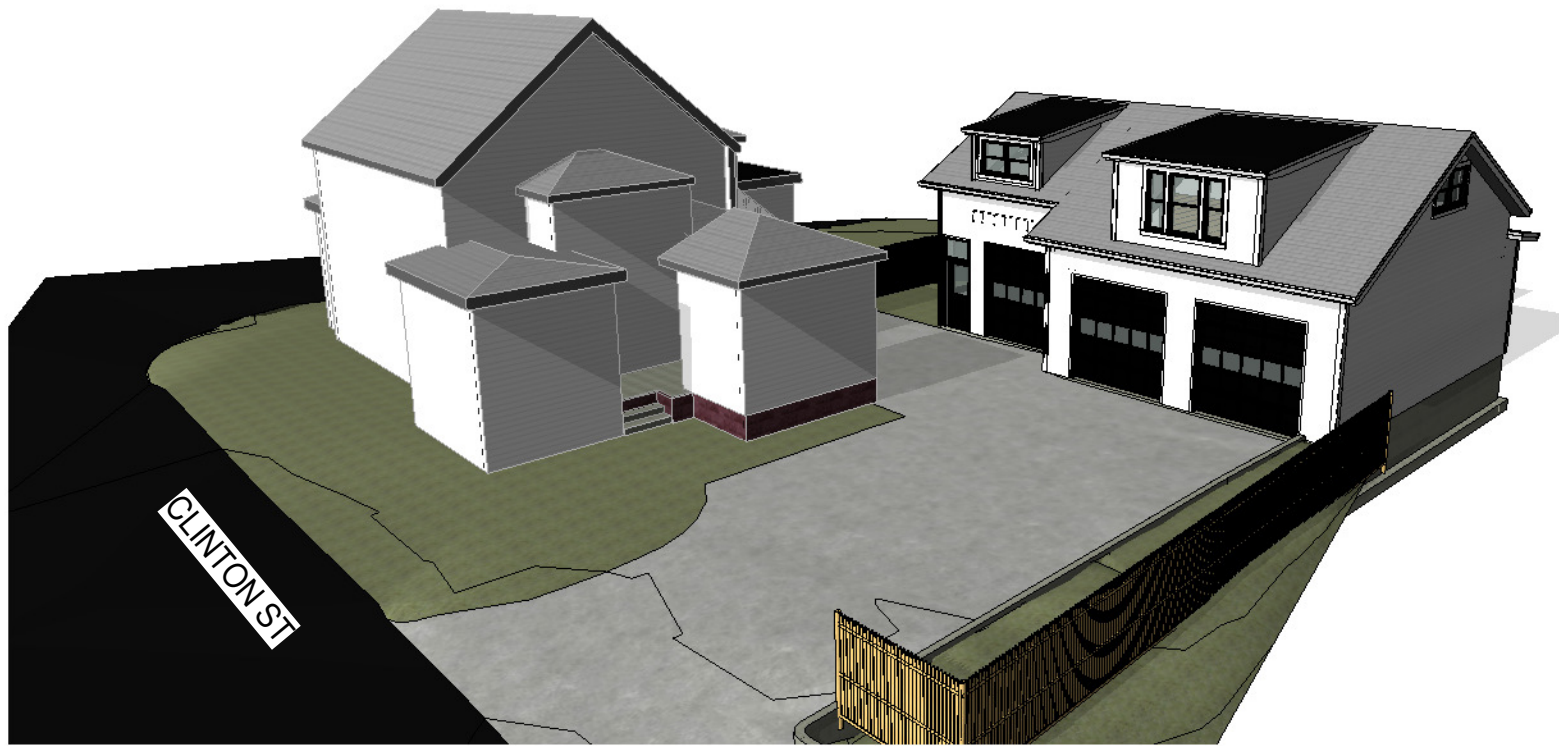
SECTIONS & CONSTRUCTION DETAILS

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A2.02

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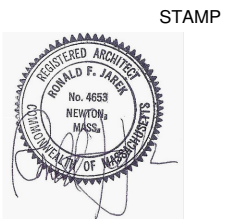


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**SHAMROCK STREET RESIDENCE**

3D VIEWS

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Checked by	RJ

**A4.01**

Scale



