

# RESIDENCES AT FOUR CORNERS

956 WALNUT ST, NEWTON - MA 02459

## PROJECT DIRECTORY

### OWNER:

956 Walnut St., LLC  
PO Box 610341  
Newton, MA 02461

### PROFESSIONAL DESIGNER:

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

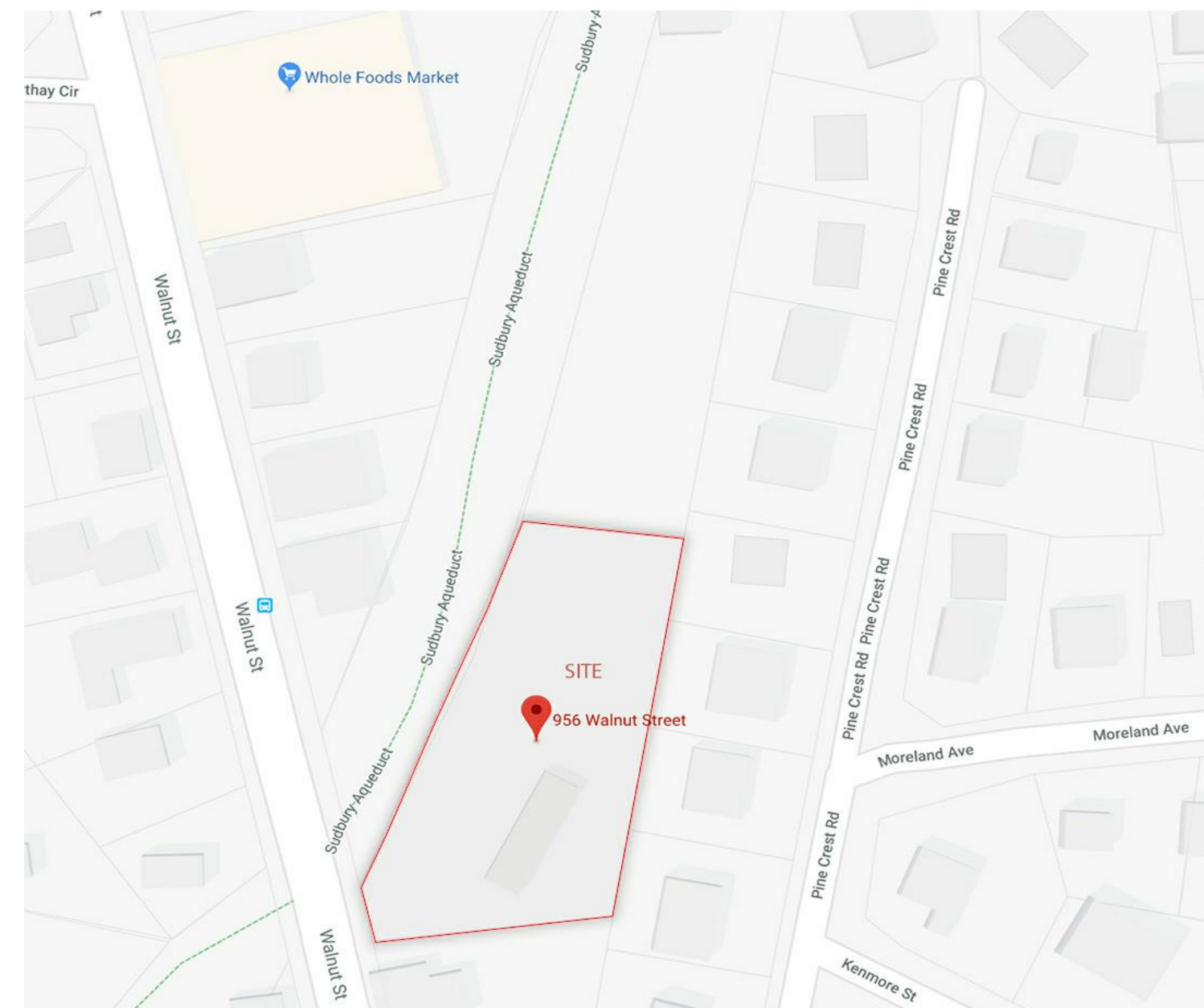
### ARCHITECT:

DEREK RUBINOFF  
82 SPRING ST  
WEST ROXBURY - MA 02132



SHEET LIST	
SHEET NUMBER	SHEET NAME
SP-A0.0	COVER PAGE
SP-A0.2	ZONING ANALYSIS & UNIT TYPES
SP-A1.1	SITE PLAN
SP-A1.01	LANDSCAPE PLAN
SP-A1.2	BASEMENT FL PLAN
SP-A2.1	ELEVATIONS
SP-A2.2	VEHICLE RADIUS STUDY

## LOCATION MAP



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DESIGN + CONSULTANTS

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No.	Description	Date
A	Cover Page	04/03/2019

**RESIDENCES  
AT FOUR  
CORNERS**

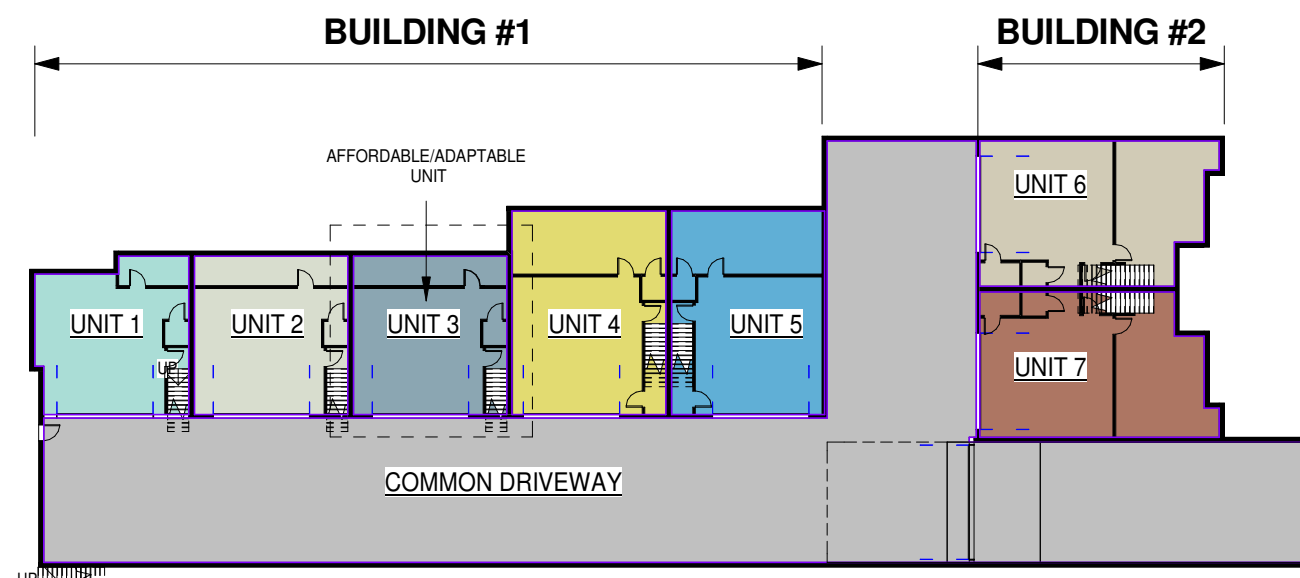
COVER PAGE

Project number 18-0612  
Date 04/03/2019  
Drawn by MT  
Checked by MGD

**SP-A0.0**

Scale

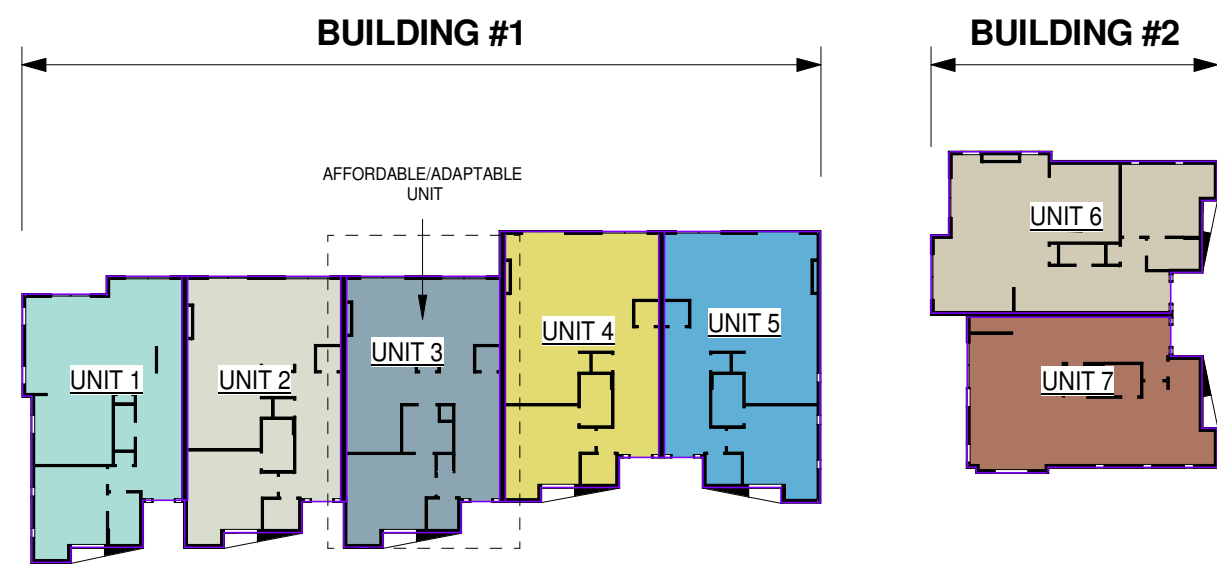
# UNIT TYPE FLOOR AREAS



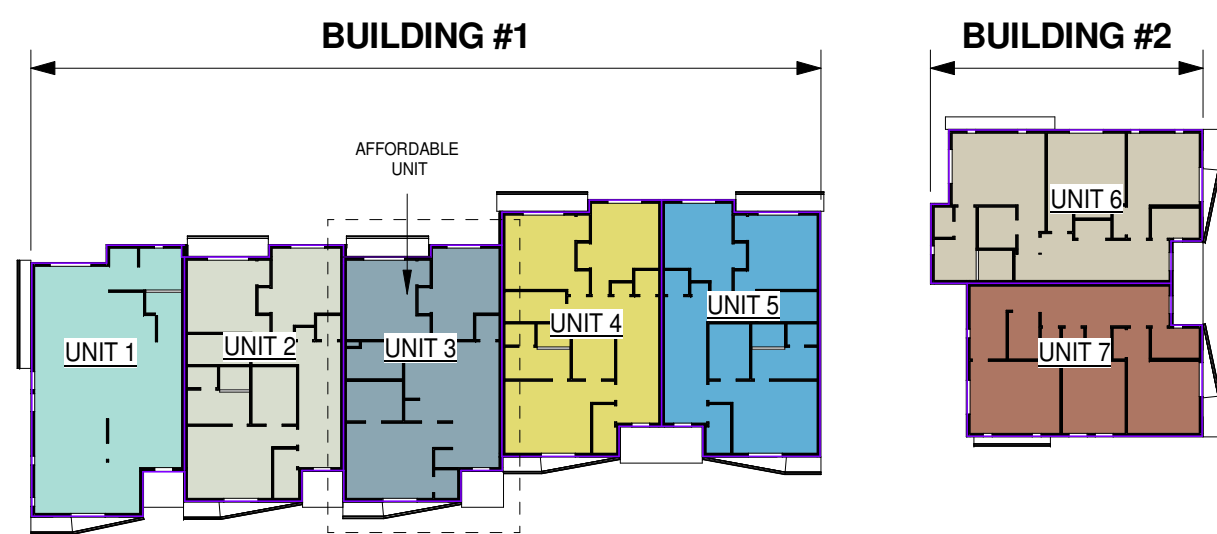
## AREA LEGEND

- COMMON DRIVEWAY
- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6
- UNIT 7

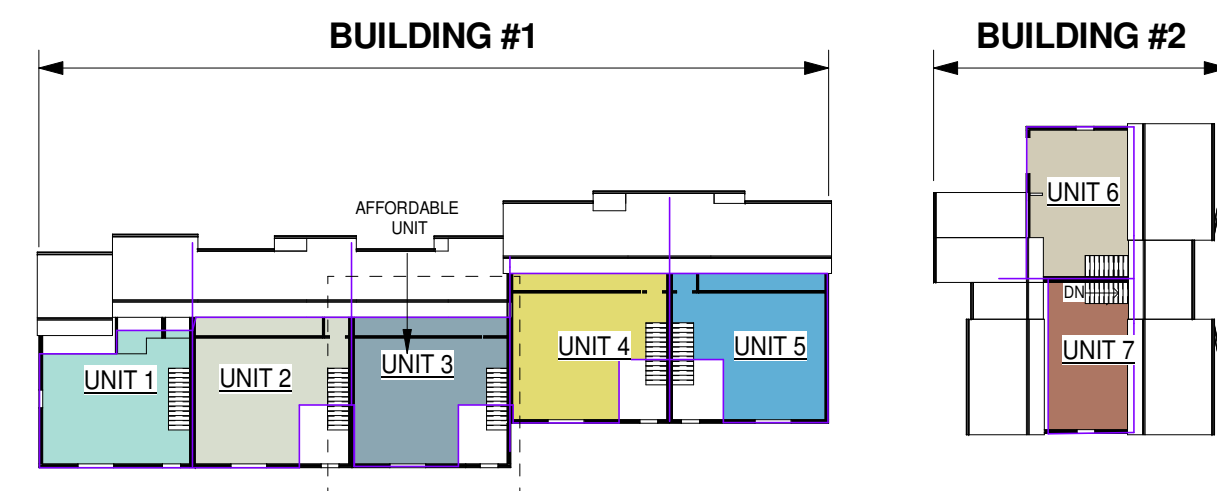
① 00 - T.O. Basement Slab  
1/32" = 1'-0"



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



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



④ 03 - Third Floor Level  
1/32" = 1'-0"

## GROSS FLOOR AREA CALCULATION

LEVEL	PROPOSED AREA (SF)	NOTES:
<b>UNIT 1</b>		
First Floor	1080 SF	
Second Floor	1060 SF	
Third Floor	530 SF	
	2670 SF	
<b>UNIT 2</b>		
First Floor	1070 SF	
Second Floor	1070 SF	
Third Floor	570 SF	
	2710 SF	
<b>UNIT 3</b>		
First Floor	1070 SF	
Second Floor	1060 SF	
Third Floor	560 SF	
	2700 SF	
<b>UNIT 4</b>		
First Floor	1070 SF	
Second Floor	1070 SF	
Third Floor	570 SF	
	2710 SF	
<b>UNIT 5</b>		
First Floor	1090 SF	
Second Floor	1060 SF	
Third Floor	560 SF	
	2710 SF	
<b>UNIT 6</b>		
First Floor	1110 SF	
Second Floor	1080 SF	
Third Floor	450 SF	
	2640 SF	
<b>UNIT 7</b>		
First Floor	970 SF	
Second Floor	960 SF	
Third Floor	370 SF	
	2300 SF	
<b>TOTAL GROSS FLOOR AREA</b>	<b>18460 SF</b>	

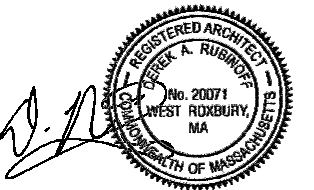
## ZONING BY-LAW SUMMARY

<b>ADDRESS</b>	956 WALNUT ST, NEWTON - MA 02459			
<b>ZONING DISTRICT</b>	MR1			
<b>LOT SIZE</b>	32274 SF			
<b>DESCRIPTION</b>	<b>CODE REFERENCE</b>	<b>REQUIRED / ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
<b>USE</b>	Sec. 2.3	TWO-FAMILY BY RIGHT MULTI-FAMILY BY SPECIAL PERMIT	TWO FAMILY DETACHED	MULTI-FAMILY
<b>LOT AREA</b>	Sec 3.2.4	15000 SF	32274 SF	32274 SF
<b>FAR - GFA</b>	-	0.00 / 0 SF	0 SF	0.57 / 18460 SF
<b>STORIES</b>		2 1/2 - 3 STOREY BY SPECIAL PERMIT		2 1/2 - 3 STORY
<b>BUILDING HEIGHT</b>		36' - 0"	0' - 0"	34' - 8"
<b>MIN. OPEN SPACE - LANDSCAPED</b>		50%		54%
<b>MAX. LOT COVERAGE</b>		25%		24%
<b>SETBACKS</b>				
<b>FRONT</b>		10' - 0"	0' - 0"	10' - 0"
<b>SIDE</b>		25' - 0"	0' - 0" / 0' - 0"	21' - 9" / 41' - 5"
<b>REAR</b>		25' - 0"	0' - 0"	25' - 5" / 40' - 4"

**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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A	Updated Zoning	04/03/2019

**RESIDENCES  
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ZONING ANALYSIS &  
UNIT TYPES

Project number	18-0612
Date	04/03/2019
Drawn by	MT
Checked by	MGD

**SP-A0.2**

Scale 1/32" = 1'-0"

**PLANTING PROPOSAL**

- 1 - HONEY LOCUST
- 2 - OYAMA MAGNOLIA
- 3 - ATLAS CEDAR
- 4 - WHITE BIRCH
- 5 - WESTERN ARBORVITAE
- 6 - STELLA D'ORO DAYLILY'S
- 7 - BOXWOOD
- 8 - LITTLE PRINCESS SPIREA



1 10- Landscape Plan  
1" = 20'-0"

**PAVEMENT PROPOSAL**

- A - SANDSTONE
- B - GRASSCRETE
- C - COBBLESTONE
- D - ASPHALT

\* The grasscrete used should be designed to accommodate emergency and service vehicles. Turfstone Grid Pavers by Ideal Concrete Block Co. or similar would be a good example.



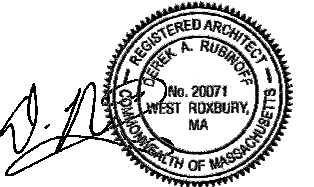
**PLANTING SCHEDULE**

COMMON NAME	QTY.	+/- SIZE
<b>TREES</b>		
THORNLESS HONEY LOCUST	4	3"-3 1/2" cal
OYAMA MAGNOLIA	2	3"-3 1/2" cal
ATLAS CEDAR	4	2 1/2" cal
WHITE BIRCH	2	3@2 1/2" cal
EMERALD GREEN ARBORVITAE	60	9-10' ht
<b>SHRUBS</b>		
BOXWOOD	50	18-24' ht
LITTLE PRINCESS SPIREA	45	18-24' ht
<b>GROUNDCOVER &amp; PERENNIALS</b>		
SETACEUM 'RUBRUM'	1 gallon pot	
STELLA D'ORO DAYLILY'S	1 gallon pot	

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No.	Description	Date
A	Updated Landscape	04/03/2019

**RESIDENCES AT FOUR CORNERS**

LANDSCAPE PLAN

Project number	18-0612
Date	04/03/2019
Drawn by	MT
Checked by	MGD

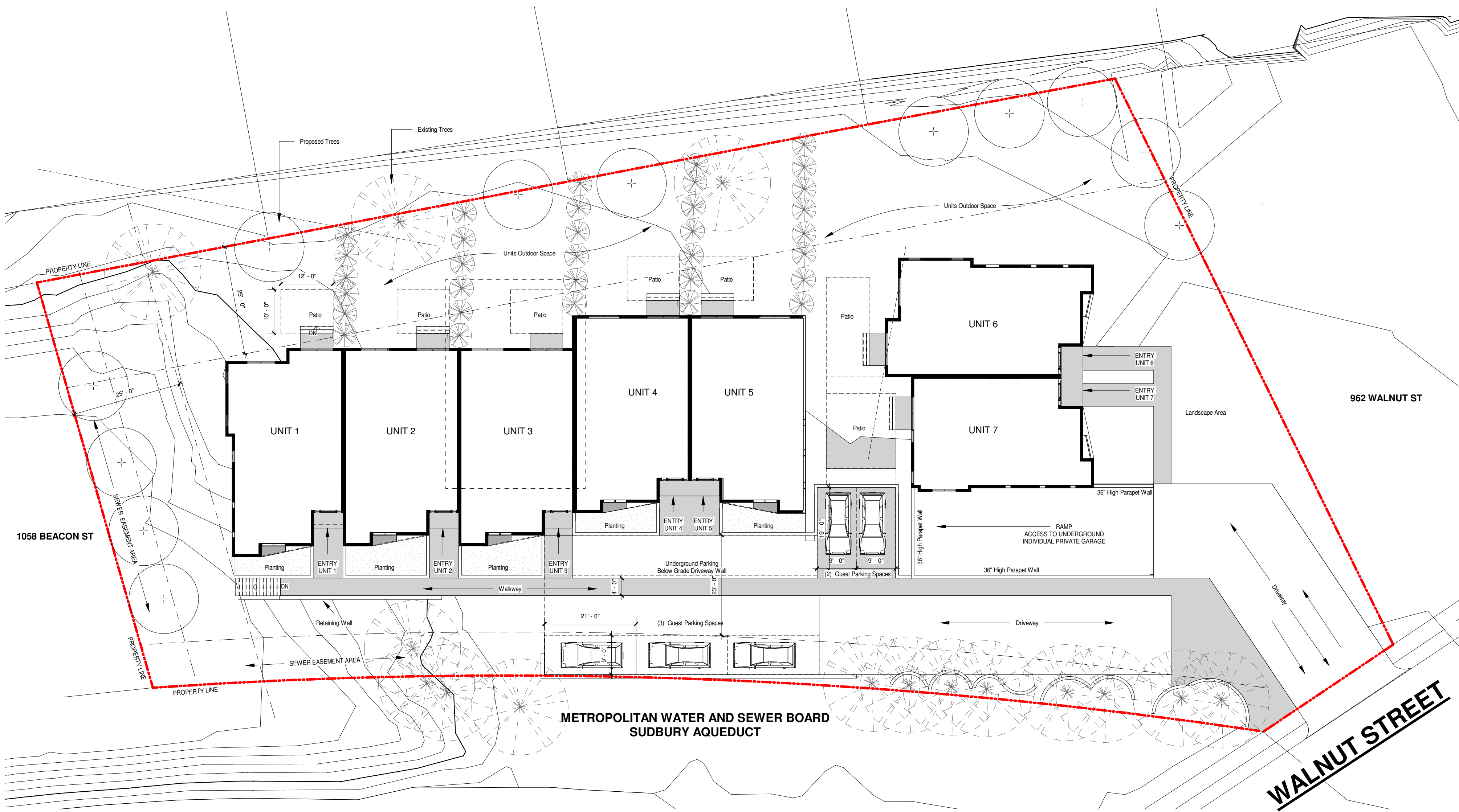
**SP-A1.01**

Scale 1" = 20'-0"

NOTE:  
THE EXACT NUMBER OF EXISTING TREES TO BE REMOVED OR REPLACED IS PENDING BASED ON THE TREE WARDEN'S ASSESSMENT.

NUMBER OF EXISTING TREES PRESEVED: 15  
TOTAL CALIPER PRESEVED: 320" CAL

POTENTIAL NUMBER OF PROPOSED TREES TO BE PLANTED: 12 (excluding arborvitae)

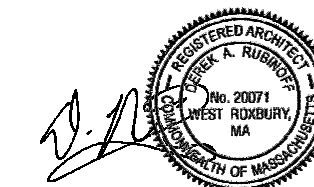


① 10- Site Plan - First Floor Level  
1/16" = 1'-0"

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No.	Description	Date
A	Updated Site Plan	04/03/2019

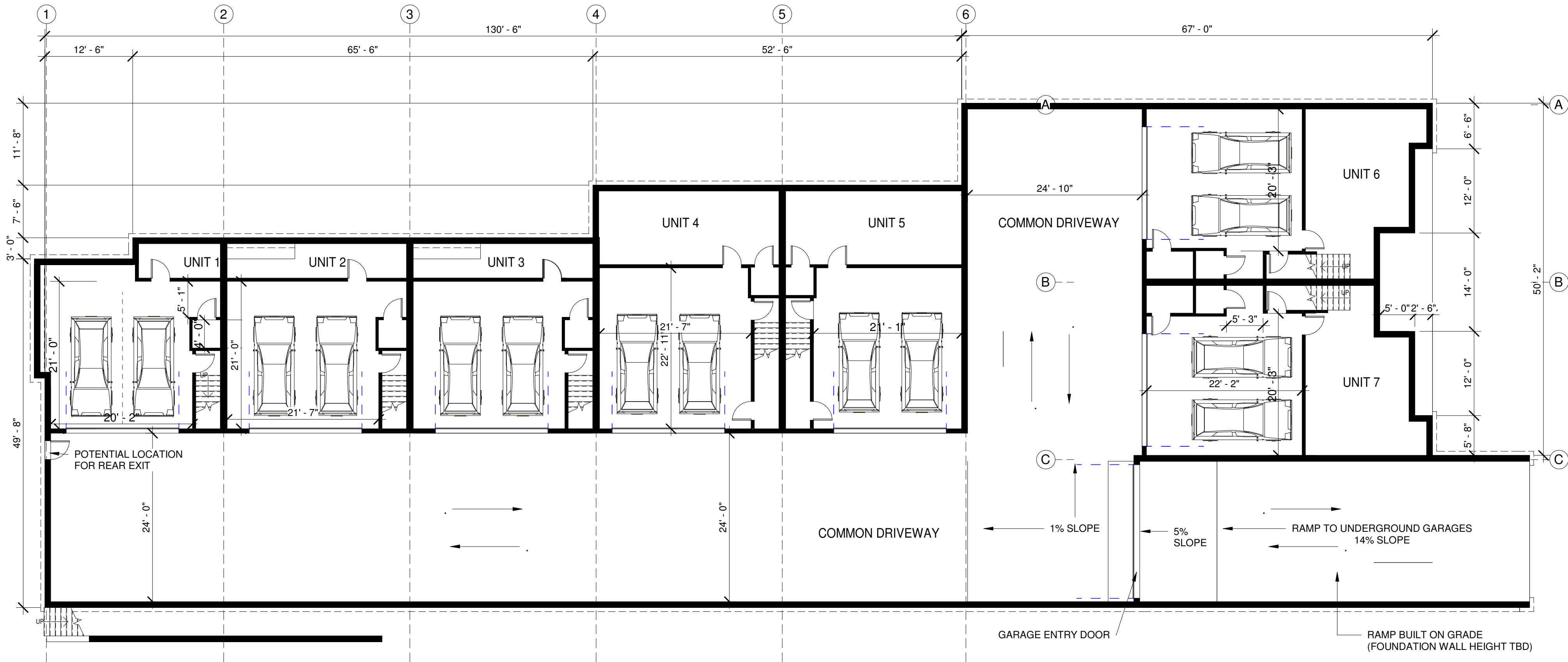
**RESIDENCES  
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SITE PLAN

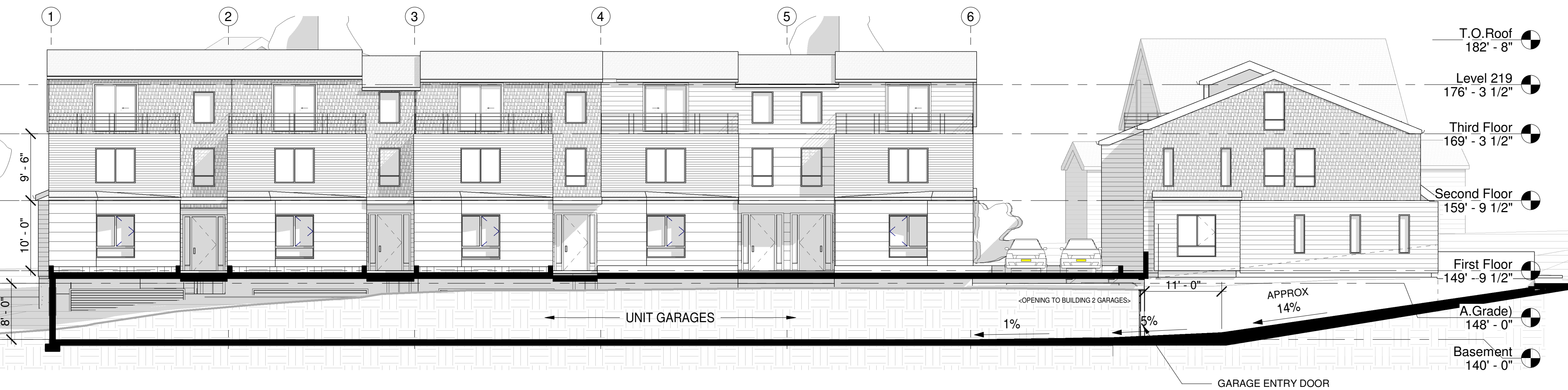
Project number	18-0612
Date	04/03/2019
Drawn by	MGD
Checked by	DR

**SP-A1.1**

Scale 1/16" = 1'-0"



① 00 - Basement - Building 1 & 2  
3/32" = 1'-0"

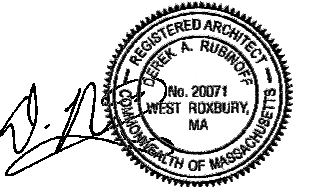


② Section 1 - Basement Building 1  
3/32" = 1'-0"

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A	Updated Basement	04/03/2019

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**BASEMENT FL PLAN**

Project number 18-0612  
Date 04/03/2019  
Drawn by MT  
Checked by MGD

**SP-A1.2**

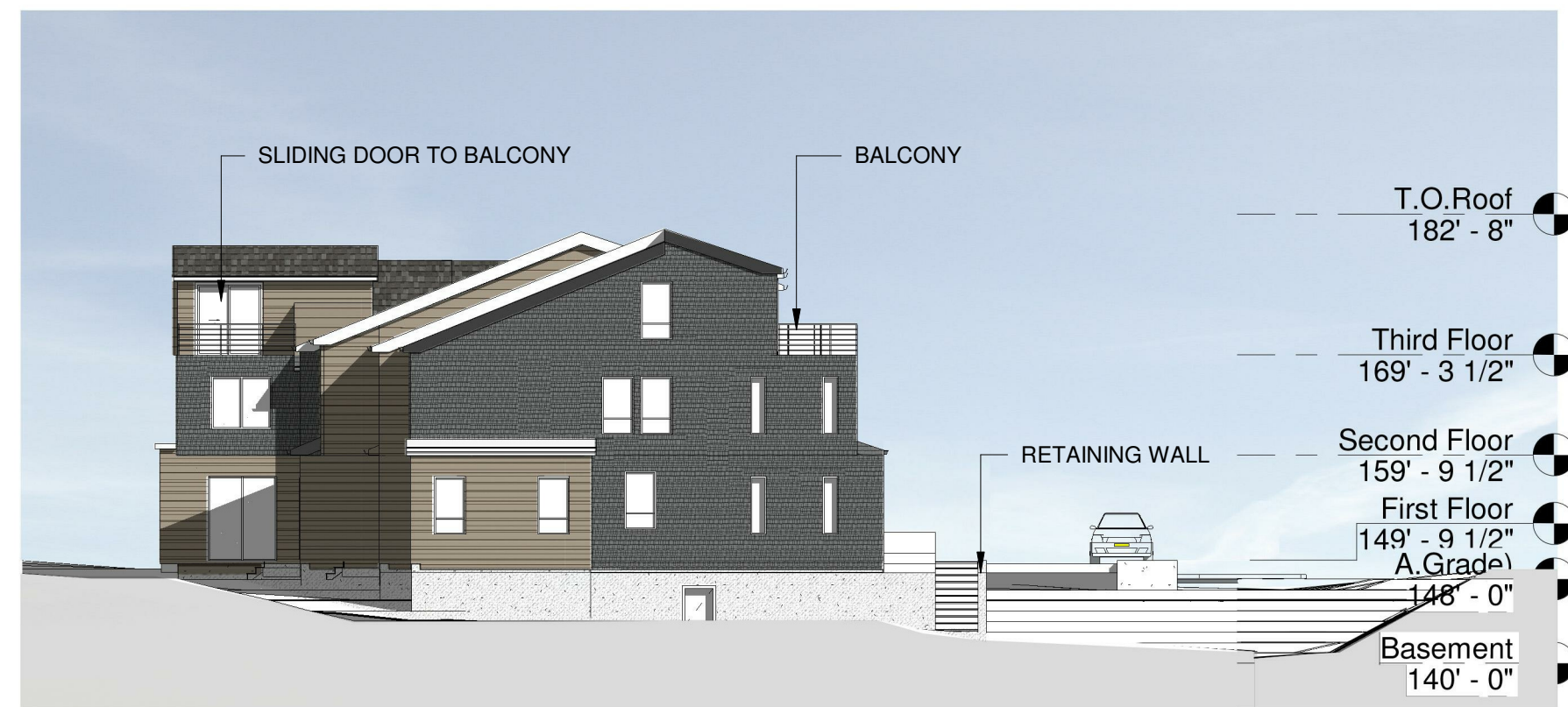
Scale 3/32" = 1'-0"



① Front Elevation - Building 1&2  
1/16" = 1'-0"



④ Right Elevation - Building 1&2  
1/16" = 1'-0"



② Left Elevation - Building 1&2  
1/16" = 1'-0"



③ Rear Elevation - Building 1&2  
1/16" = 1'-0"

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No.	Description	Date
A	Updated Elevations	04/03/2019

**RESIDENCES  
AT FOUR  
CORNERS**

ELEVATIONS

Project number	18-0612
Date	04/03/2019
Drawn by	MT
Checked by	MGD

**SP-A2.1**

Scale