

1092-1094 CHESTNUT ST RESIDENCES

1092-1094 Chestnut St, Newton MA 02464

SPECIAL PERMIT SET

PROJECT DIRECTORY

OWNER:

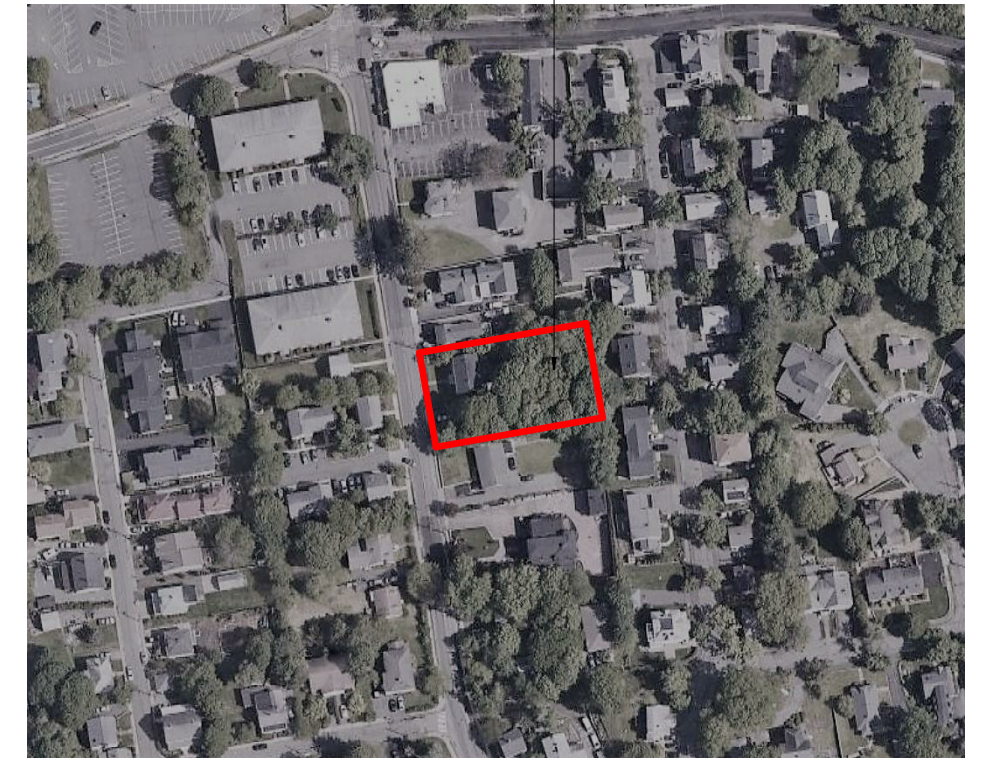
1092-1094 CHESTNUT STREET REALTY TRUST
1092 CHESTNUT ST.
NEWTON / 02464

PROFESSIONAL DESIGNER:

MGD+ LLC
411 LEXINGTON ST.
NEWTON - MA 02466

ARCHITECT:


RON JAREK
487 WATERTOWN ST
NEWTONVILLE, MA 02460



1092-1094 Chestnut St.,
Newton MA

SHEET NUMBER	SHEET NAME
SD.00	COVER PAGE
SD.01	ZONING AND FAR CALCULATIONS
SD.02	EXISTING CONDITIONS
SD.03	LANDSCAPE PLAN
SD.04	SITE PLAN
SD.06	BUILDING 1 FRONT ELEVATION
SD.07	BUILDING 1 RIGHT ELEVATION

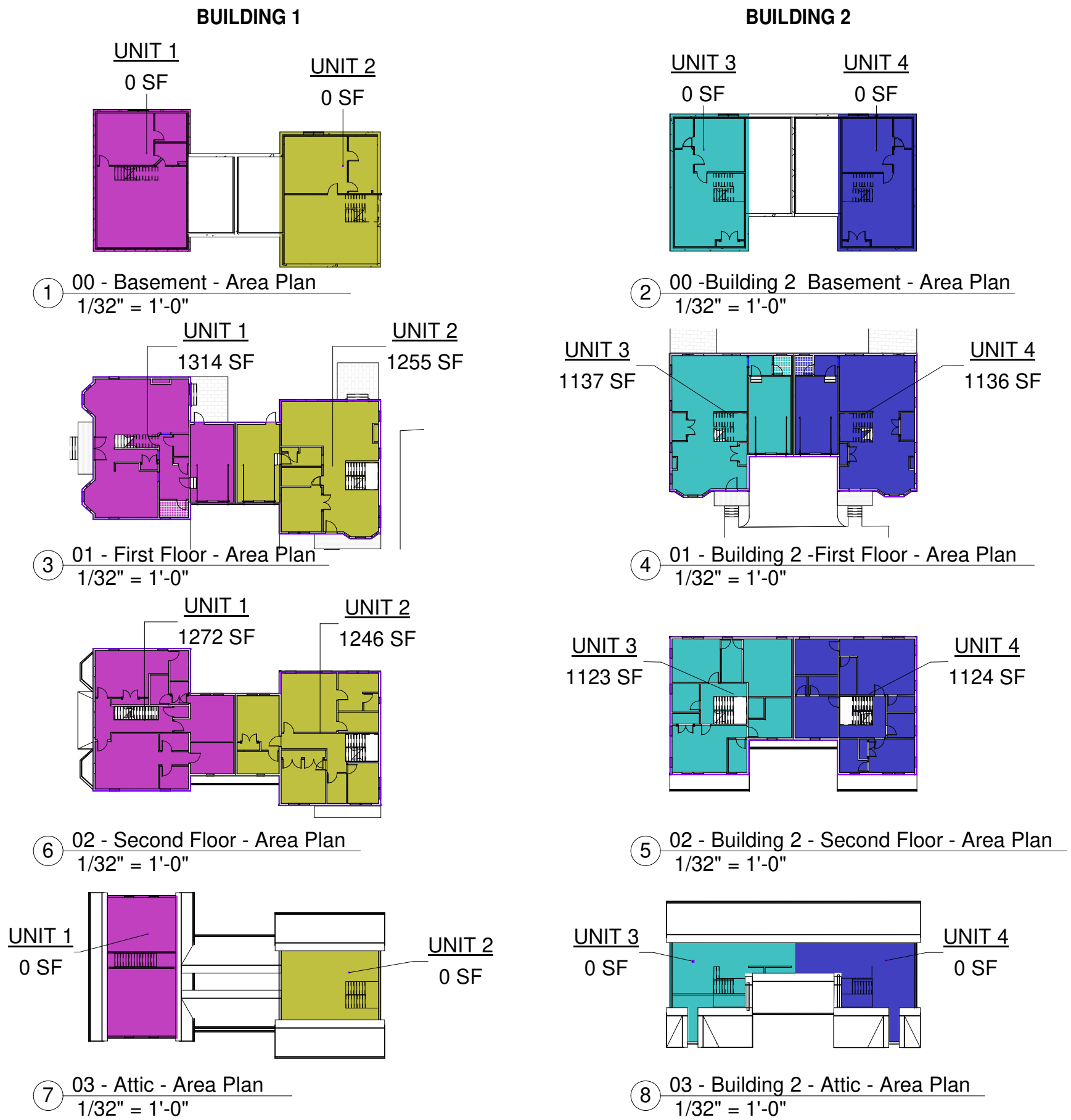
SHEET NUMBER	SHEET NAME
SD.08	BUILDING 1 LEFT + REAR ELEVATIONS
SD.09	BUILDING 2 FRONT ELEVATION
SD.10	BUILDING 2 RIGHT+LEFT+REAR ELEVATIONS
SD.11	BUILDING 1 FIRST FLOOR PLAN
SD.12	BUILDING 2 FIRST FLOOR PLAN
SD.13	RENDERING

RON F. JAREK ARCHITECT  <small>411 Lexington St, Newton - MA 02466 - mgdplus.com - info@mgdplus.com</small>	STAMP SCHEMATIC DESIGN IN PROGRESS 1092-1094 CHESTNUT ST RESIDENCES				COVER PAGE										
		<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> </tbody> </table>	No.	Description	Date				<table border="1"> <tr> <td>Project number</td> <td>20-0630</td> </tr> <tr> <td>Date</td> <td>12-03-2020</td> </tr> <tr> <td>Drawn by SA</td> <td>Checked by MGD</td> </tr> </table>	Project number	20-0630	Date	12-03-2020	Drawn by SA	Checked by MGD
No.	Description	Date													
Project number	20-0630														
Date	12-03-2020														
Drawn by SA	Checked by MGD														

ZONING ANALYSIS SUMMARY			
ADDRESS	1092-94 Chestnut St., Newton MA (OLD LOT - BEFORE 1953)		
ZONING DISTRICT	MR1 - SPECIAL PERMIT		
LOT SIZE	20291 SF		
DESCRIPTION	REQUIRED / ALLOWED	PROPOSED	SUBDIVISION (TYP)
USE	MULTI-RESIDENCE	SINGLE FAMILY (ATTACHED)	(2) 10000 SF LOTS
LOT AREA	10000 SF	20291 SF	10145 SF + 10145 SF
FAR - GFA	0.45 / 9131 SF (INC.BONUS)	0.47 / 9607 SF	0.48 / 4869 SF X (2) = 9739
BUILDING HEIGHT	36' - 0"	← SEE CIVIL ENG. DWGS. →	
MIN. U. OPEN SPACE	50%	← SEE CIVIL ENG. DWGS. →	
MAX. LOT COVERAGE	25%* (SP)	← SEE CIVIL ENG. DWGS. →	
SETBACKS	(SP) / (MIN. BY RIGHT)		
FRONT	25' - 0* / 25'	← SEE CIVIL ENG. DWGS. →	
SIDE	25' - 0* / 7.5'	← SEE CIVIL ENG. DWGS. →	
REAR	25' - 0* / 15'	← SEE CIVIL ENG. DWGS. →	

* REQUIRED BY SPECIAL PERMIT (SP)

FAR - GFA		
LEVEL	AREA (SF)	NOTES:
UNIT 1		
00 - Basement.1	0 SF	
First Floor.1	1314 SF	
Second Floor.1	1272 SF	
Attic.1	0 SF	
	2586 SF	
UNIT 2		
00 - Basement.1	0 SF	
First Floor.1	1255 SF	
Second Floor.1	1246 SF	
Attic.1	0 SF	
	2500 SF	
UNIT 3		
00 - Basement.1	0 SF	
First Floor.1	1137 SF	
Second Floor.1	1123 SF	
Attic.1	0 SF	
	2260 SF	
UNIT 4		
00 - Basement.1	0 SF	
First Floor.1	1136 SF	
Second Floor.1	1124 SF	
Attic.1	0 SF	
	2260 SF	
TOTAL GROSS FLOOR AREA	9607 SF	



RON F. JAREK
ARCHITECT

MGD
HABITAT DESIGN

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SCHEMATIC DESIGN IN PROGRESS

1092-1094 CHESTNUT ST
RESIDENCES

No.	Description	Date

ZONING AND FAR CALCULATIONS

Project number	20-0630	SD.01			
Date	12-03-2020				
Drawn by	SA	Checked by	MGD	Scale	As indicated

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1. EXISTING BUILDING FRONT ELEVATION



2. VIEW FROM CHESTNUT STREET



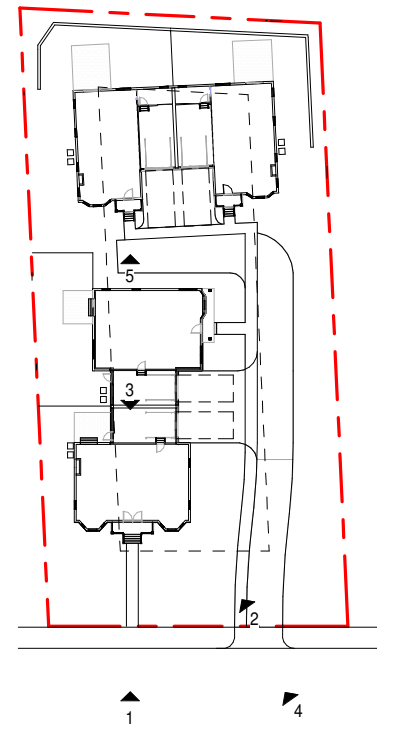
3. VIEW AT REAR OF EXISTING BUILDING



4. VIEW FROM CHESTNUT STREET



5. VIEW FROM REAR OF EXISTING BUILDING



1 Site Plan Key
1/64" = 1'-0"

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SCHEMATIC DESIGN IN PROGRESS

1092-1094 CHESTNUT ST
RESIDENCES

EXISTING CONDITIONS

No.	Description	Date

Project number	20-0630
Date	12-03-2020
Drawn by	SA
Checked by	MGD

SD.02

Scale 1/64" = 1'-0"



LANDSCAPE PLAN - NTS

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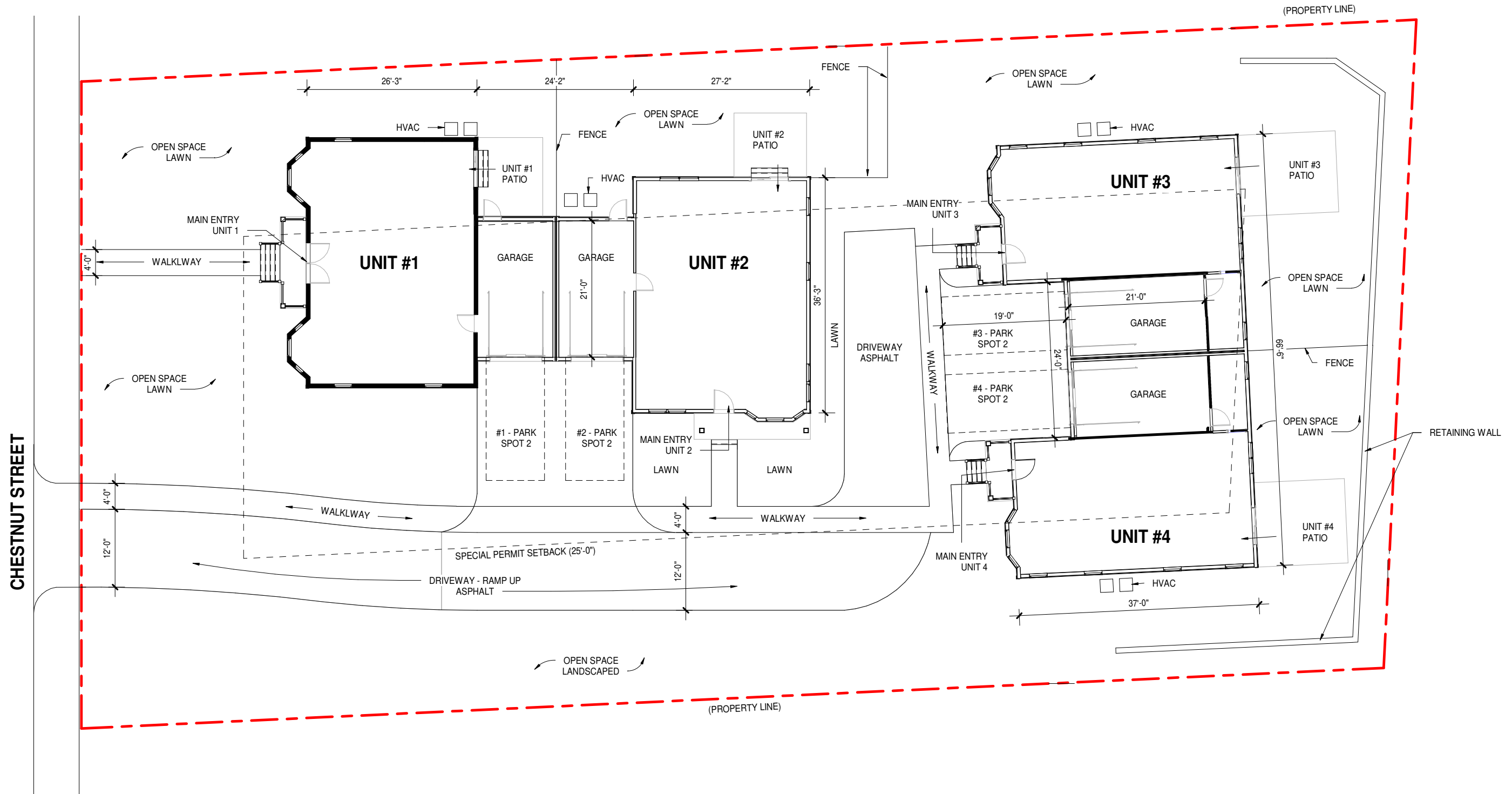
No.	Description	Date

LANDSCAPE PLAN

Project number	20-0630
Date	12-03-2020
Drawn by	SA
Checked by	MGD

SD.03

Scale



1 Proposed Site Plan
 1/16" = 1'-0"

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SCHEMATIC DESIGN IN PROGRESS

1092-1094 CHESTNUT ST
 RESIDENCES

No.	Description	Date

SITE PLAN

Project number	20-0630	SD.04
Date	12-03-2020	
Drawn by SA	Checked by MGD	

Scale 1/16" = 1'-0"

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T.O. Roof -1
151' - 8 5/8"

Attic.1
138' - 6"

Second Floor.1
129' - 0"

First Floor.1
119' - 1 1/2"

Unit 1 Avg. Grade
116' - 1 1/2"

35' - 7"
EXISTING MAX. BUILDING HEIGHT



ARCHITECTURAL SHINGLES

CLAPBOARD SIDIING

CORNER BOARD

WINDOW
(2/2 simulated divided lites with integral black muntin bar between panes and grid on inside and outside of glass surfaces)

1X4" WINDOW TRIM

WOOD RAILING

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

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SCHEMATIC DESIGN IN PROGRESS

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RESIDENCES

BUILDING 1 FRONT ELEVATION

No.	Description	Date

Project number	20-0630
Date	12-03-2020
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Checked by	MGD

SD.06

Scale 1/8" = 1'-0"

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② Right Elevation Building 1
1/8" = 1'-0"

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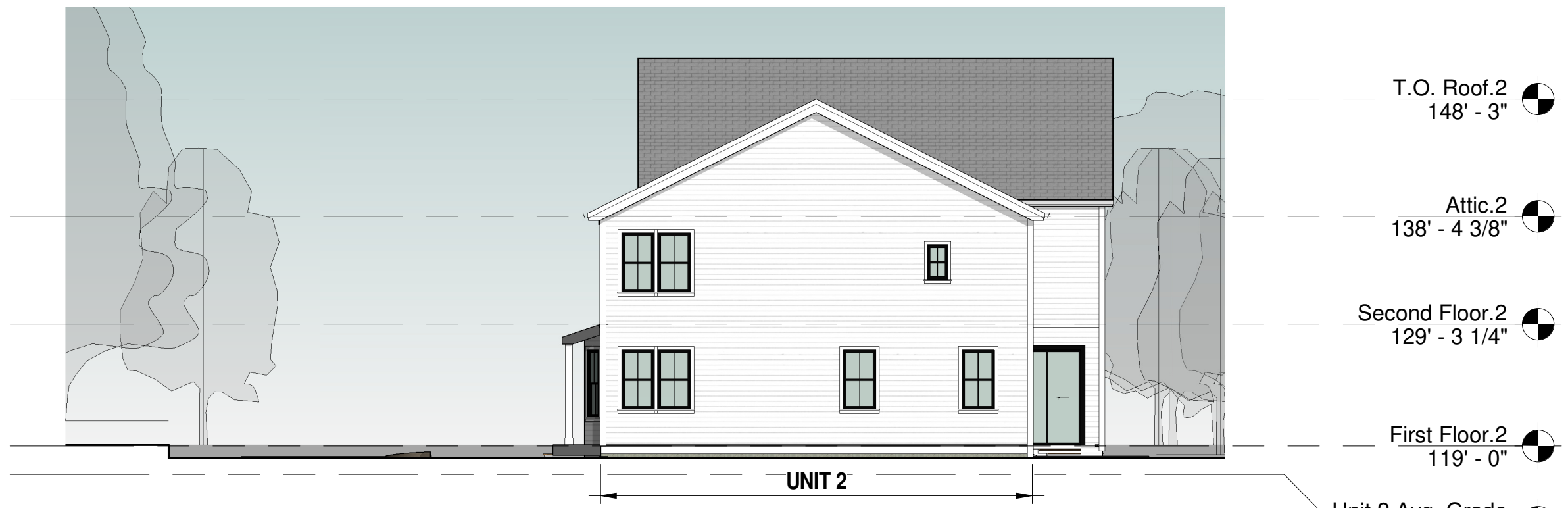
STAMP	SCHEMATIC DESIGN IN PROGRESS
	1092-1094 CHESTNUT ST RESIDENCES

No.	Description	Date

BUILDING 1 RIGHT ELEVATION					
Project number	20-0630	SD.07			
Date	12-03-2020				
Drawn by	SA	Checked by	MGD	Scale	1/8" = 1'-0"



① Left Elevation Building 1
3/32" = 1'-0"



② Rear Elevation Building 1
3/32" = 1'-0"

No.	Description	Date

T.O. Roof.3
151' - 0"

Attic.3
140' - 10 3/8"

Second Floor.3
131' - 9 1/4"

First Floor.3
121' - 0"

Unit 3+4 Avg. Grade
119' - 3 3/4"

31'-8"
MAX. BUILDING HEIGHT



ARCHITECTURAL SHINGLES

CLAPBOARD SIDING

CORNER BOARD

WINDOW
(2/2 simulated divided lites with integral black muntin bar between panes and grid on inside and outside of glass surfaces)

1X4" WINDOW TRIM

WOOD RAILING

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

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SCHEMATIC DESIGN IN PROGRESS

1092-1094 CHESTNUT ST
RESIDENCES

BUILDING 2 FRONT ELEVATION

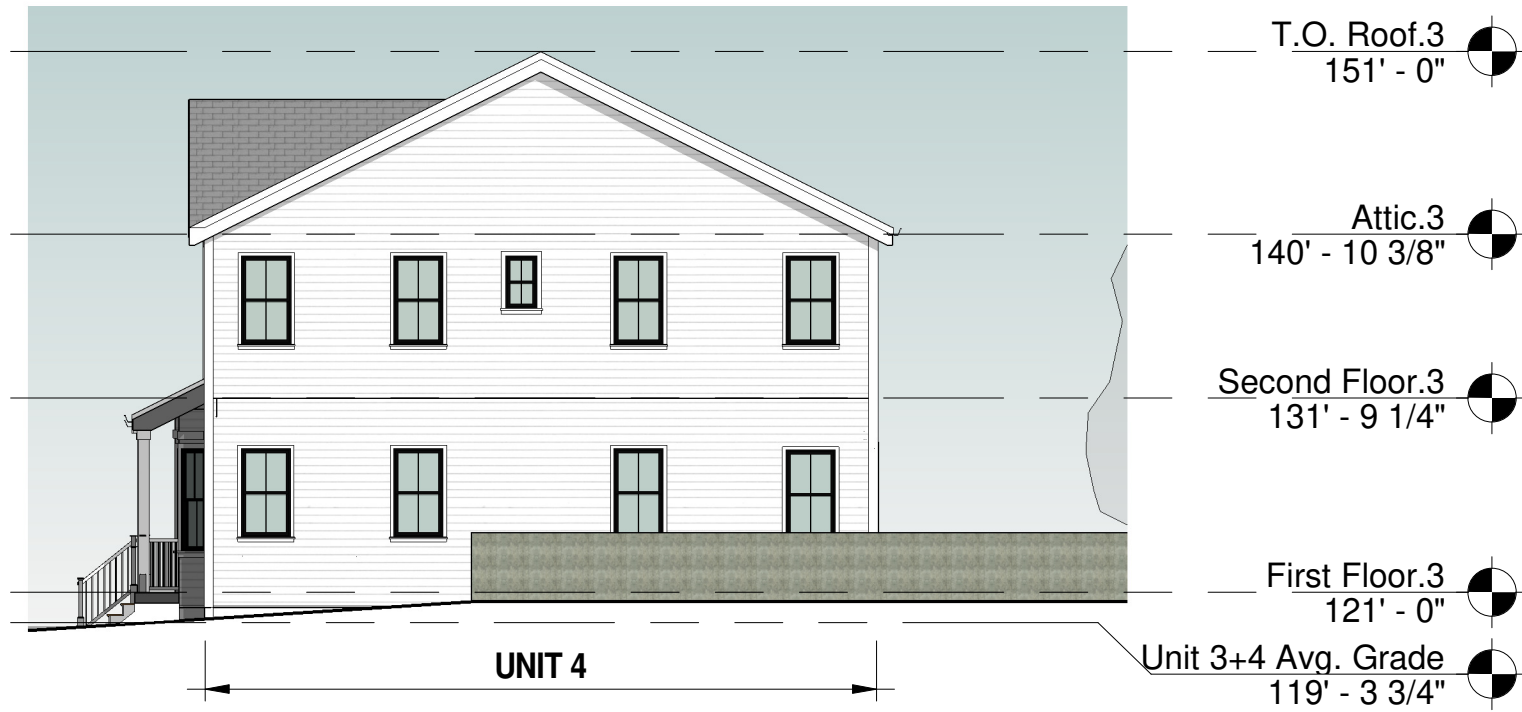
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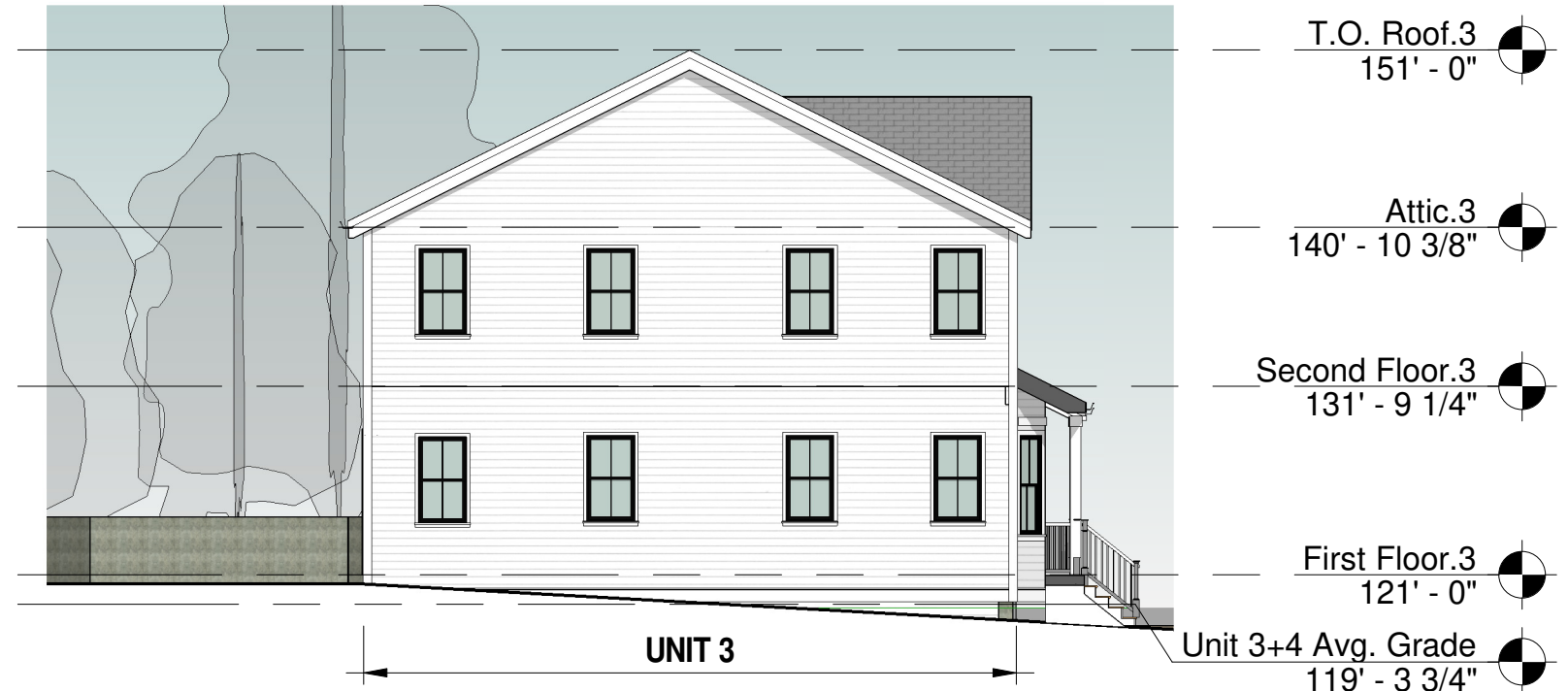
SD.09

Scale 1/8" = 1'-0"

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① Right Elevation Building 2
3/32" = 1'-0"



② Left Elevation Building 2
3/32" = 1'-0"



③ Rear Elevation Building 2
3/32" = 1'-0"

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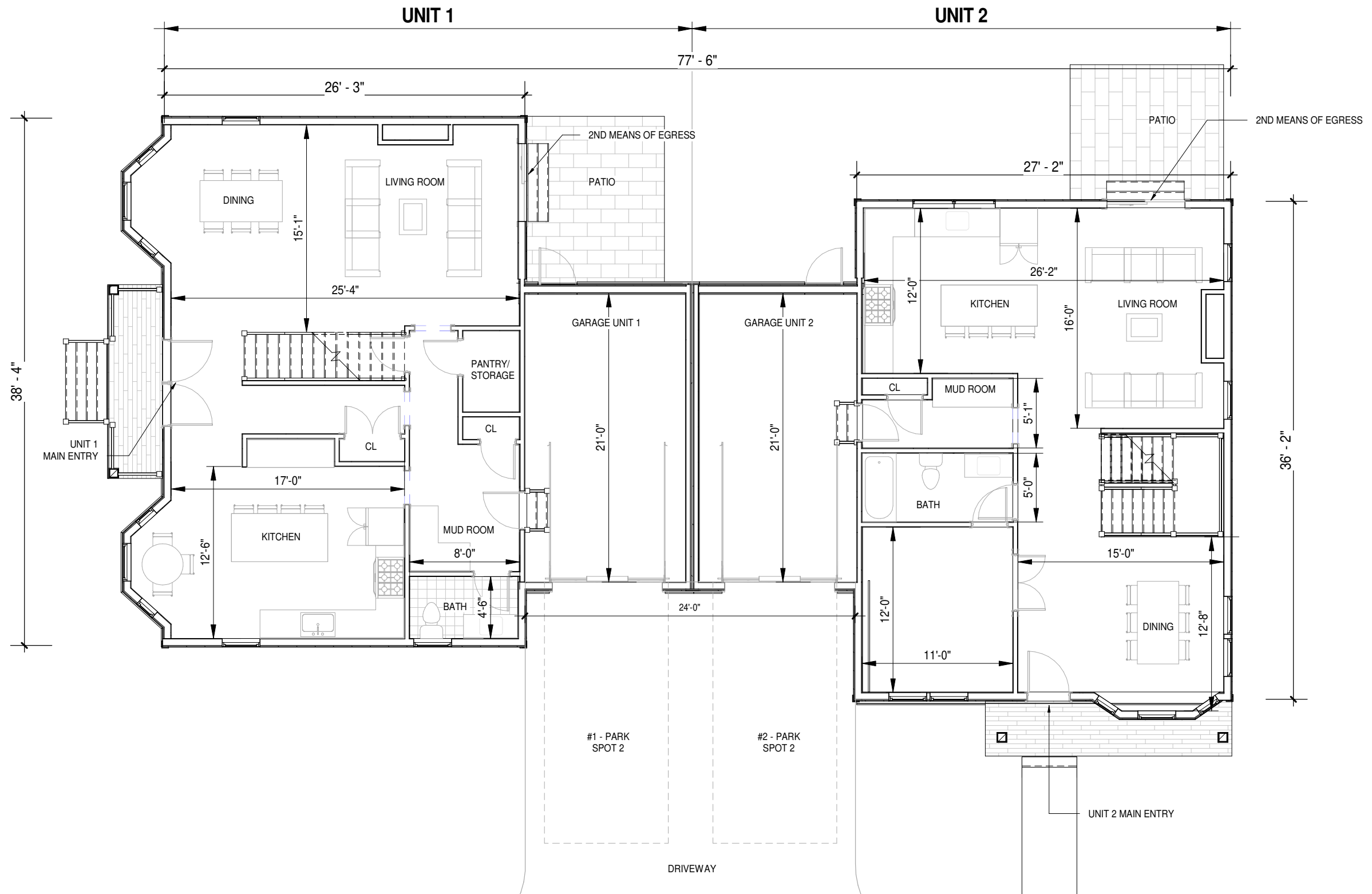
SCHEMATIC DESIGN IN PROGRESS

1092-1094 CHESTNUT ST
RESIDENCES

No.	Description	Date

BUILDING 2 RIGHT+LEFT+REAR ELEVATIONS

Project number	20-0630	SD.10			
Date	12-03-2020				
Drawn by	SA	Checked by	MGD	Scale	3/32" = 1'-0"

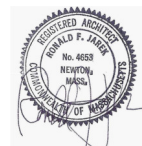


1 Building 1 First Floor
 1/8" = 1'-0"

RONALD JAREK, Architect

MGD+ LLC
 DESIGN + CONSULTANTS

634 COMMONWEALTH AVE, SUITE 210,
 NEWTON - MA 02459
 (857) 322-5MGD (5643)
 info@mgdplus.com



1092-1094 CHESTNUT ST RESIDENCES

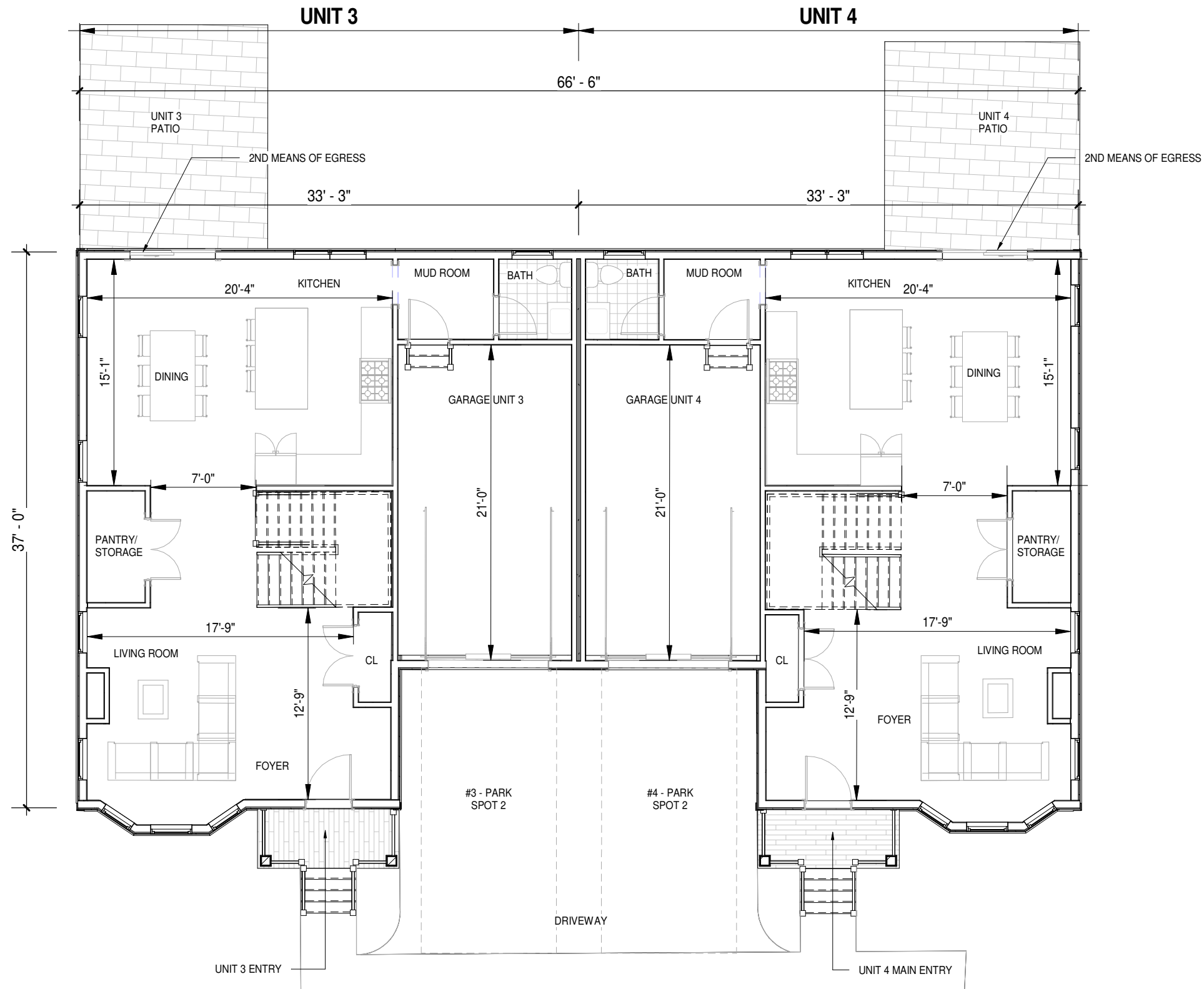
No.	Description	Date

BUILDING 1 FIRST FLOOR PLAN

Project number	20-0630
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Drawn by	SA
Checked by	MGD

SD.11

Scale 1/8" = 1'-0"



① Building 2 First Floor
1/8" = 1'-0"

RONALD JAREK, Architect MGD+ LLC DESIGN + CONSULTANTS 634 COMMONWEALTH AVE, SUITE 210, NEWTON - MA 02459 (857) 322-5MGD (5643) info@mgdplus.com		1092-1094 CHESTNUT ST RESIDENCES	BUILDING 2 FIRST FLOOR PLAN																			
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SCHEMATIC DESIGN IN PROGRESS

**1092-1094 CHESTNUT ST
RESIDENCES**

RENDERING

No.	Description	Date

Project number	20-0630
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Drawn by	Author
Checked by	Checker

SD.13

Scale

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