

# 46 WEBSTER ST. RESIDENCES

46 Webster St., Newton MA

## SCHEMATIC DESIGN SET

### PROJECT DIRECTORY

**OWNER:**

**PROFESSIONAL DESIGNER:**

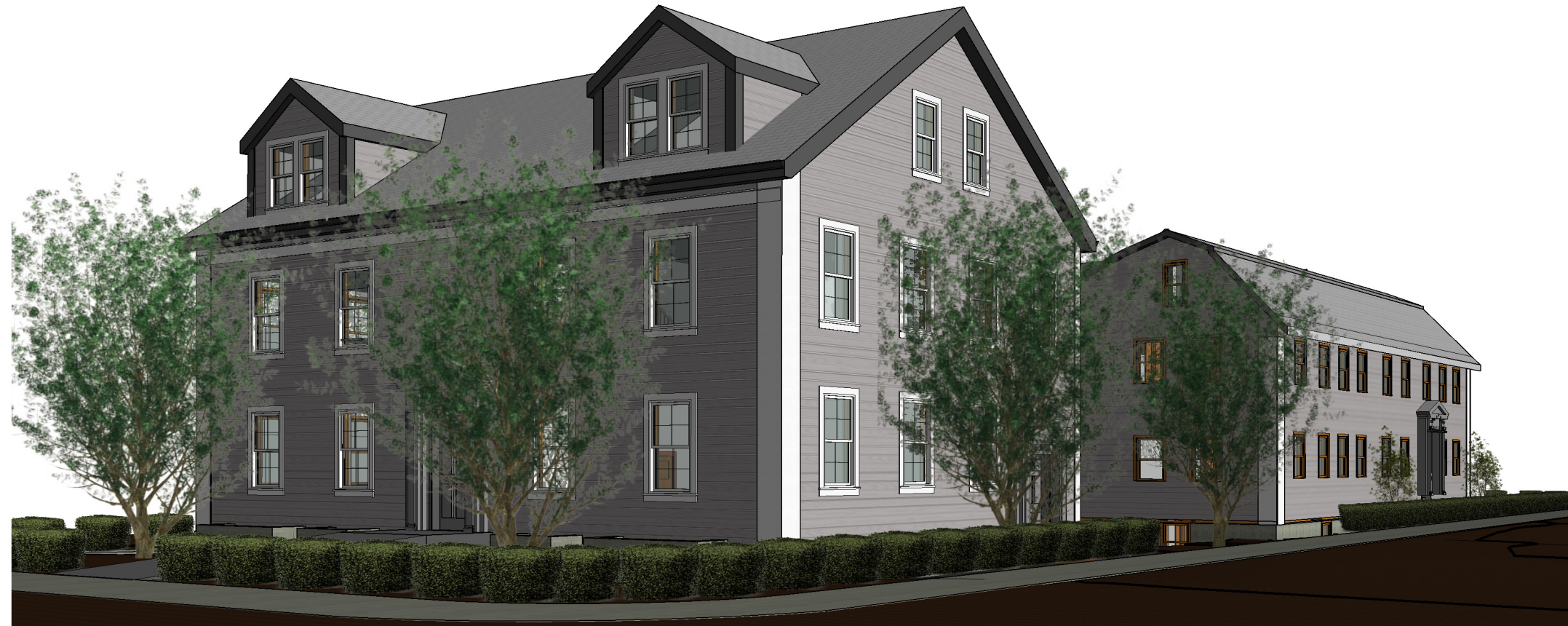
MGD+ LLC

411 LEXINGTON ST,  
NEWTON - MA 02466

**ARCHITECT:**

RON JAREK

487 WATERTOWN ST  
NEWTONVILLE, MA 02460



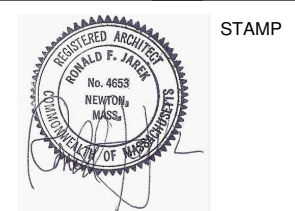
| SHEET LIST   |            |
|--------------|------------|
| Sheet Number | Sheet Name |

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| SD.00 | COVER PAGE        |
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| SD.09 | REAR ELEVATION    |
| SD.10 | RIGHT ELEVATION   |
| SD.11 | 3D-VIEWS          |

**Ronald F. Jarek** ARCHITECT

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46 WEBSTER ST  
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COVER PAGE

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SD.00

Scale

### ZONING ANALYSIS SUMMARY

|                                 |                    |                      |
|---------------------------------|--------------------|----------------------|
| 46 WEBSTER ST, NEWTON MA, 02465 |                    |                      |
| ZONING DISTRICT                 | BU-1               |                      |
| DESCRIPTION                     | EXISTING           | PROPOSED             |
| LOT AREA                        | 14804 SF           | 14804 SF             |
| FAR - GFA                       | 5016 SF / 0.34 (*) | 0.73 / 10811 SF (**) |

(\*) EXISTING BUILDING ON CHERRY ST.

(\*\*) EXISTING BUILDING SF (5016 SF)+ NEW BUILDING SF (5795 SF)

### 46 WEBSTER ST AREA CALCULATION FOR FAR

|           |         |
|-----------|---------|
| BASEMENT  | 908 SF  |
| 1ST FLOOR | 1816 SF |
| 2ND FLOOR | 1790 SF |
| ATTIC     | 1281 SF |
| TOTAL     | 5795 SF |

### GROSS UNITS AREA

| Location | Area |
|----------|------|
|----------|------|

#### COMMON GARAGE

|             |        |
|-------------|--------|
| Basement    | 560 SF |
| First Floor | 560 SF |

#### UNIT 1

|              |         |
|--------------|---------|
| Basement     | 305 SF  |
| First Floor  | 1584 SF |
| Second Floor | 1889 SF |

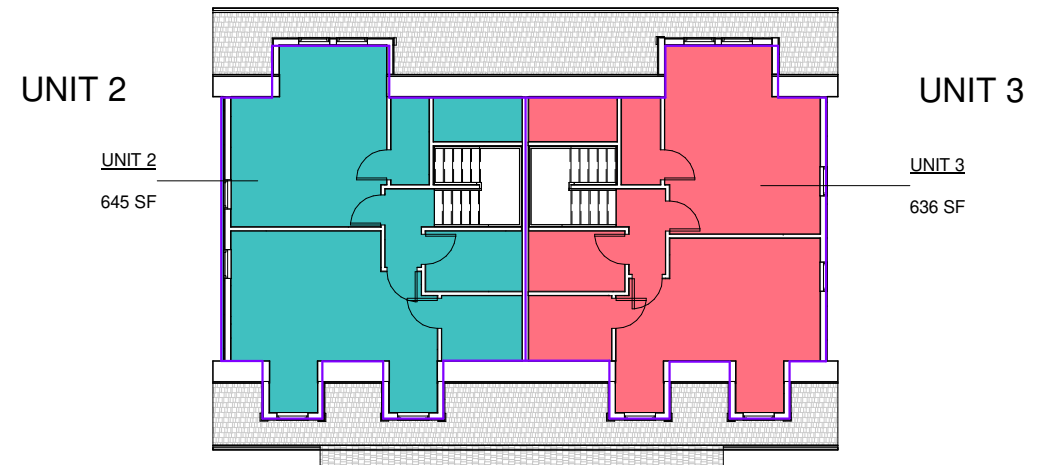
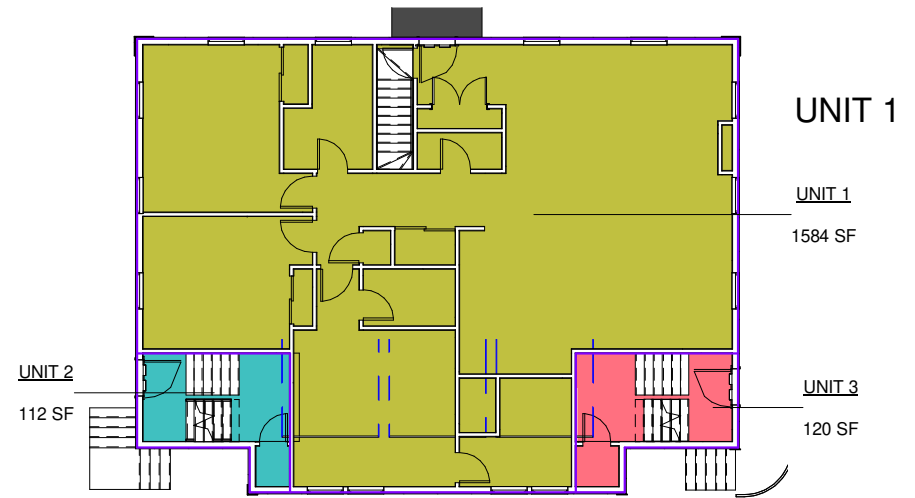
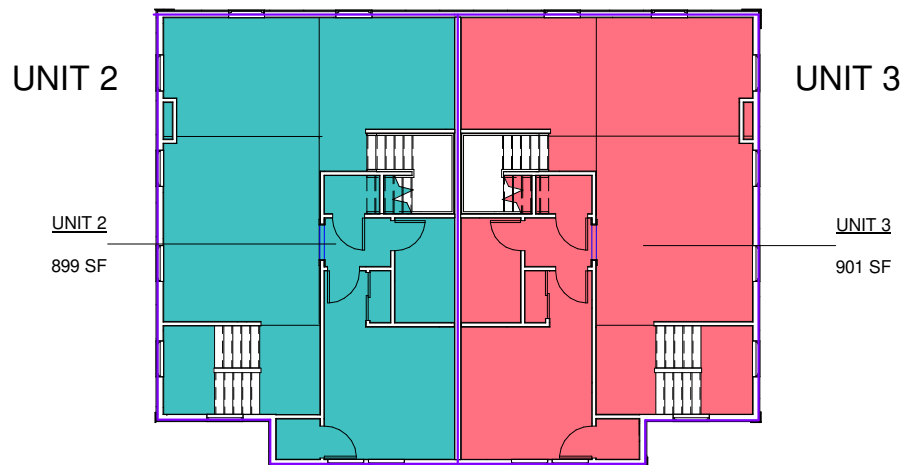
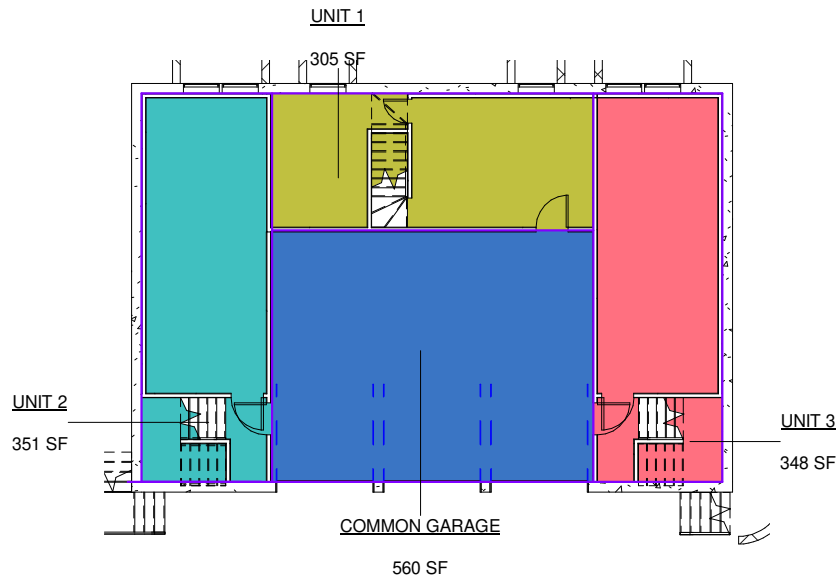
#### UNIT 2

|              |         |
|--------------|---------|
| Attic        | 645 SF  |
| First Floor  | 112 SF  |
| Basement     | 351 SF  |
| Second Floor | 899 SF  |
| TOTAL        | 2007 SF |

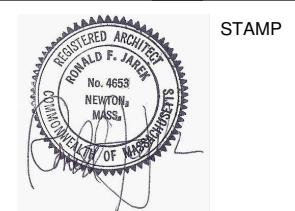
#### UNIT 3

|              |         |
|--------------|---------|
| Second Floor | 901 SF  |
| Attic        | 636 SF  |
| Basement     | 348 SF  |
| First Floor  | 120 SF  |
| TOTAL        | 2005 SF |

GRAND TOTAL 6460 SF



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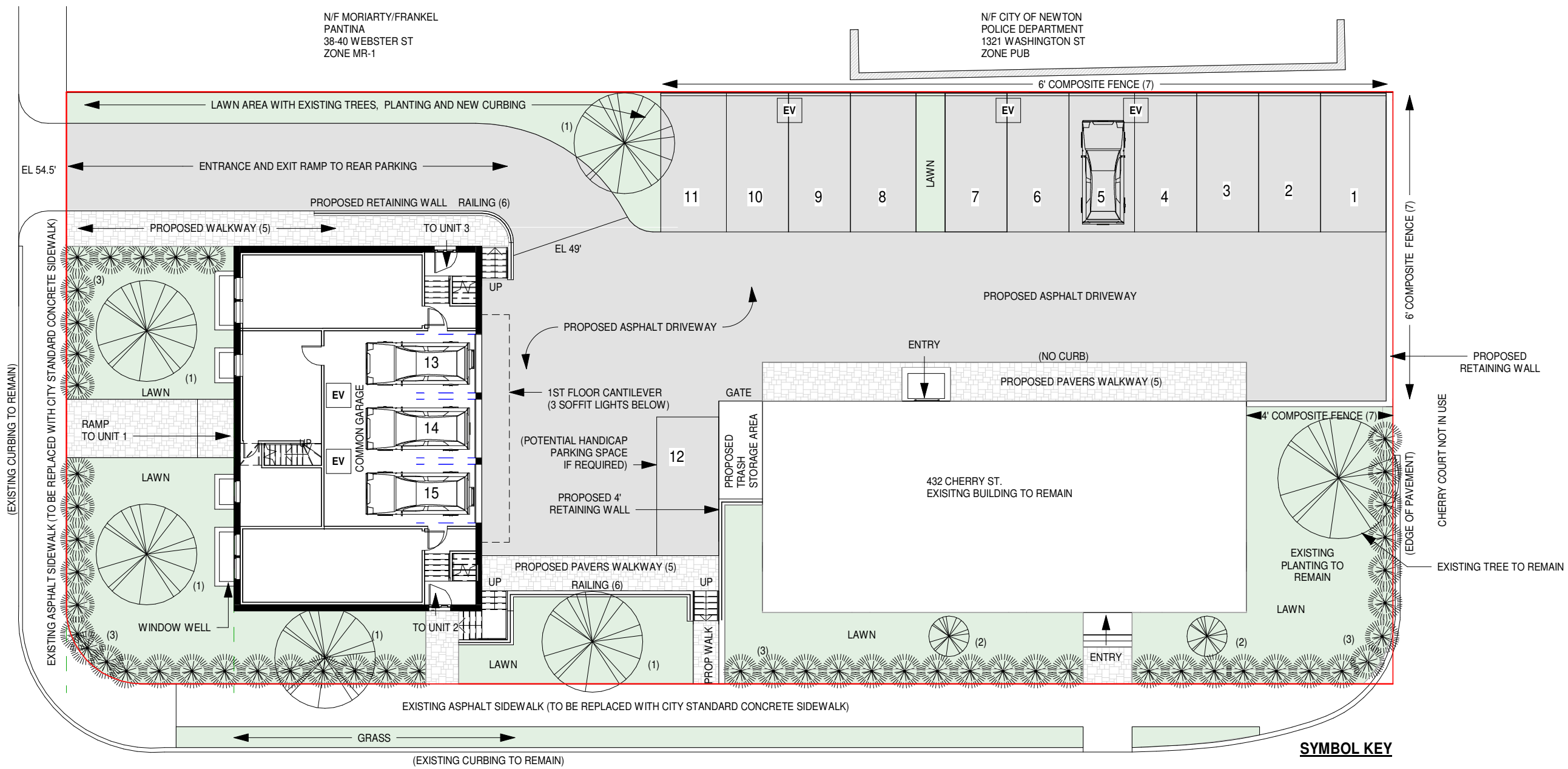
#### ZONING ANALYSIS AND FLOOR AREA CALCULATION

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**SD.01**

Scale As indicated

WEBSTER STREET



1 Site & Landscape Plan  
1/16" = 1'-0"

**SYMBOL KEY**

EV Electric Vehicle Charging Station

**PLANTING IN PROJECT:**

TOTAL EXISTING TREE CALIPER INCHES REMOVED: 74"  
TOTAL PROPOSED TREE CALIPER INCHES ADDED: 30"  
REMAINING 44" CALIPER INCHES WILL BE PAID TO THE FUND

(1) HONEY LOCUST @ 3" CALIPER INCHES  
5 trees = Total caliper inches 15"-

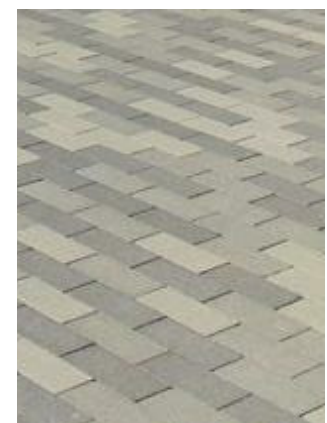
(2) WHITE BIRCH @ 3 STEM x 2 1/2" CALIPER INCHES  
2 trees = Total caliper inches 15"-

(3) - 30" BOXWOOD PROPERTY LINE PERIMETER HEDGE. INDIVIDUAL SHURBS SPACED AT INTERVALS NECESSARY TO FORM AN UNINTERRUPTED PLANTING LINE.



**PAVEMENT IN PROJECT:**

(5) CONCRETE PAVER WALKWAY



**FENCING IN PROJECT:**

(6) 36" OR 42" SIMULATED WROUGHT IRON FENCE



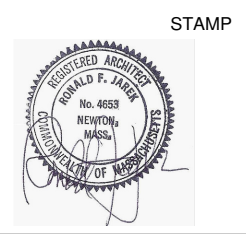
(7) 4' OR 6' COMPOSITE FENCE



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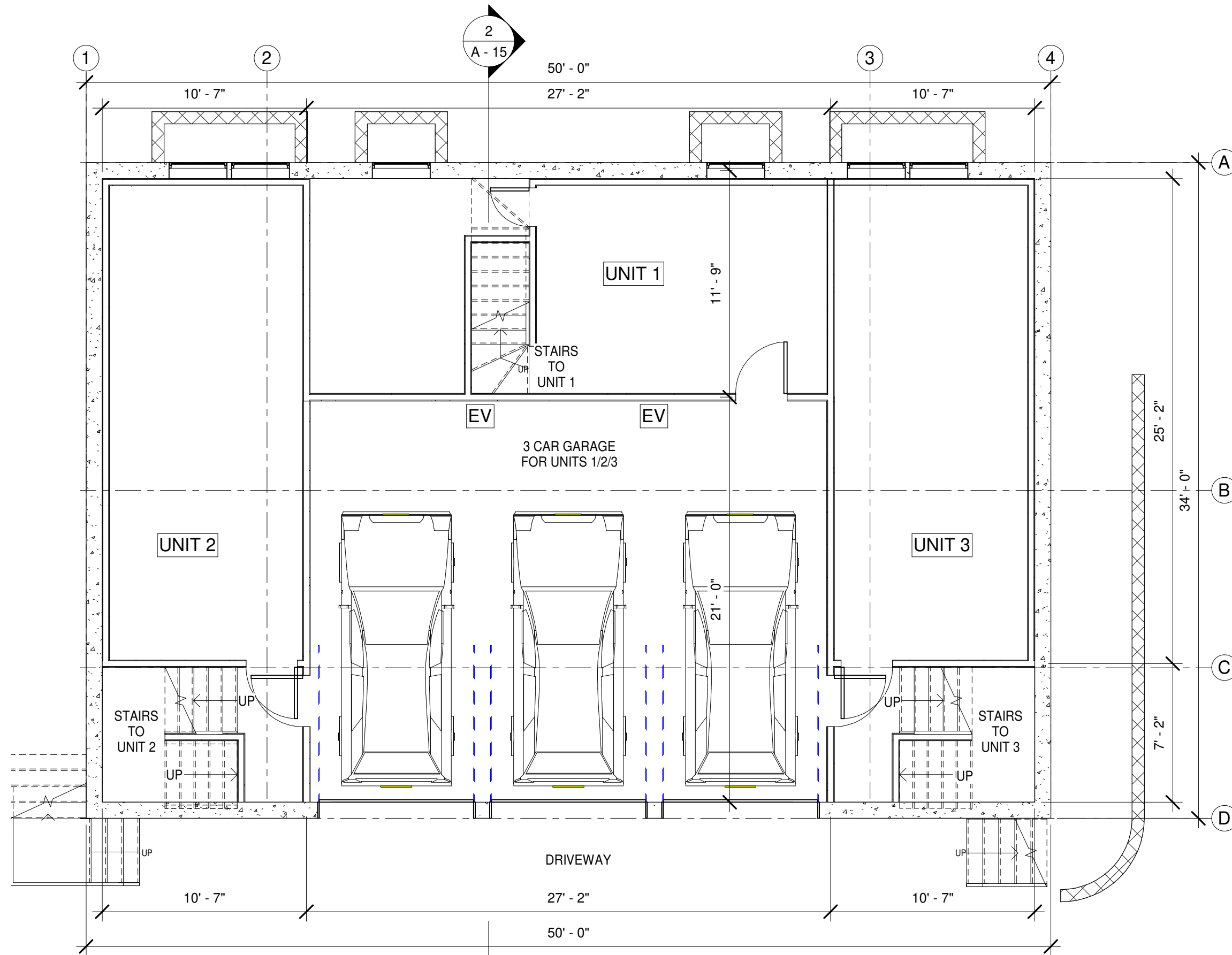
**46 WEBSTER ST. RESIDENCES**

SITE PLAN

|                |          |
|----------------|----------|
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**SD.02**

Scale As indicated

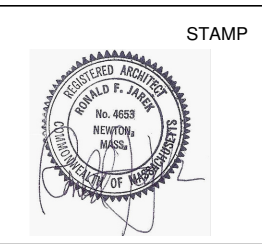


1 1-Basement Plan-Webster.St Building  
3/16" = 1'-0"

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**46 WEBSTER ST. RESIDENCES**

BASEMENT PLAN

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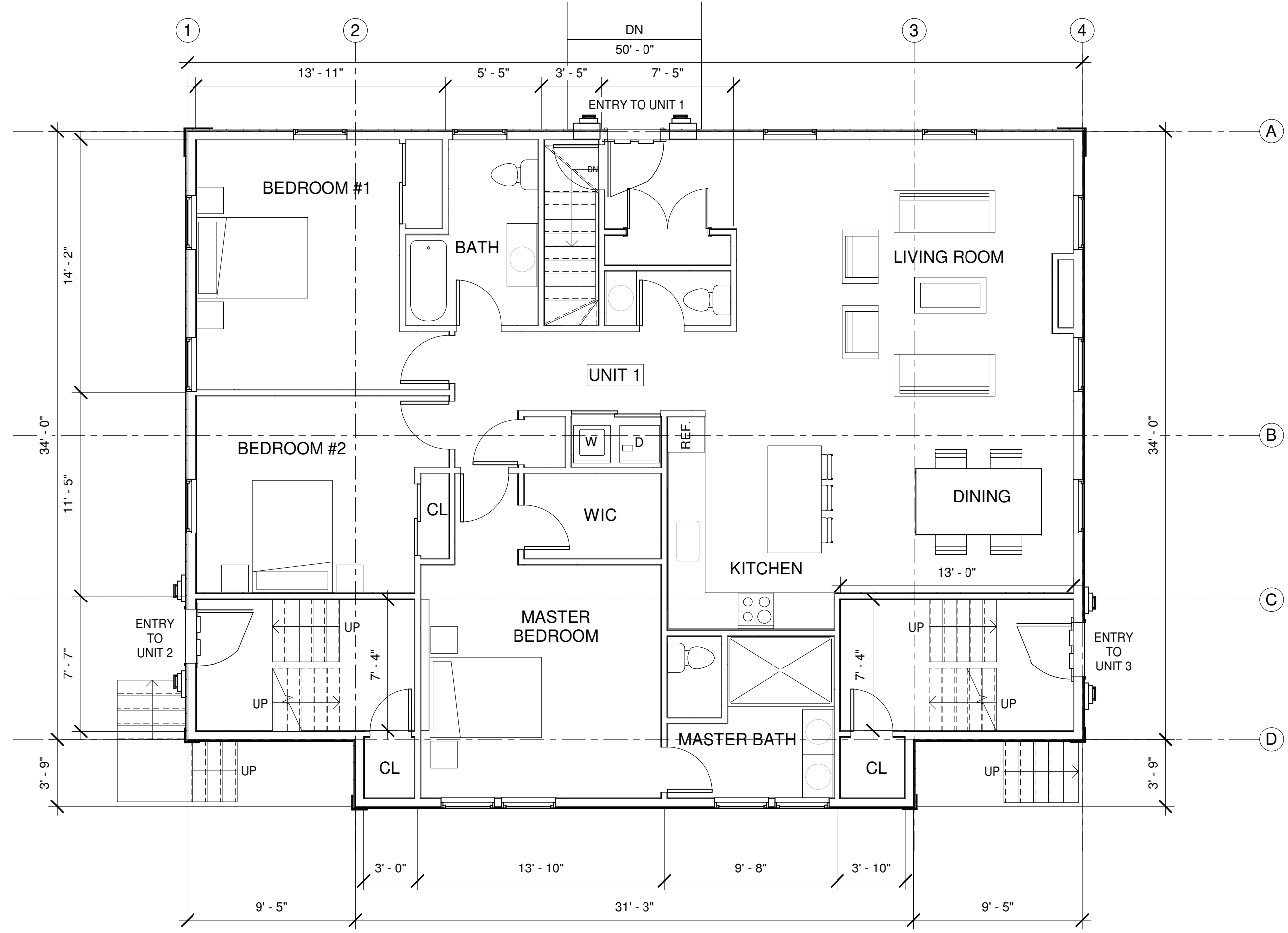
Date 12/07/20

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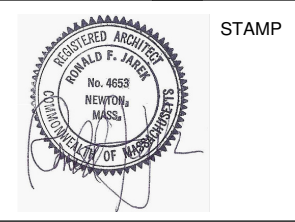
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**SD.03**

Scale 3/16" = 1'-0"



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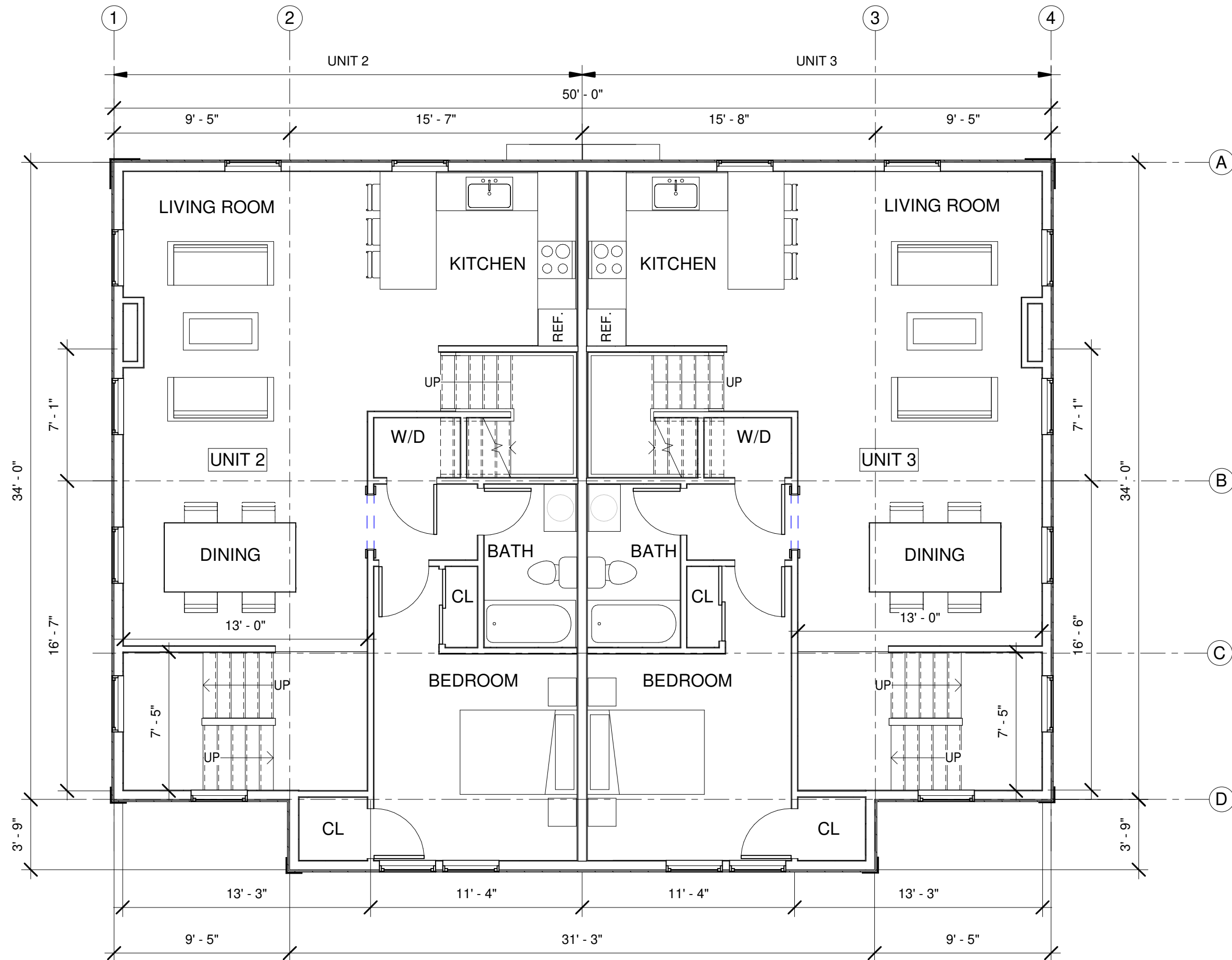
FIRST FLOOR PLAN

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**SD.04**

Scale 3/16" = 1'-0"

1 2-First Floor Plan-Webster.St Building  
 3/16" = 1'-0"

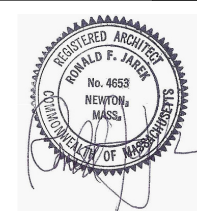


1 3-Second Floor Plan-Webster.St Building  
3/16" = 1'-0"

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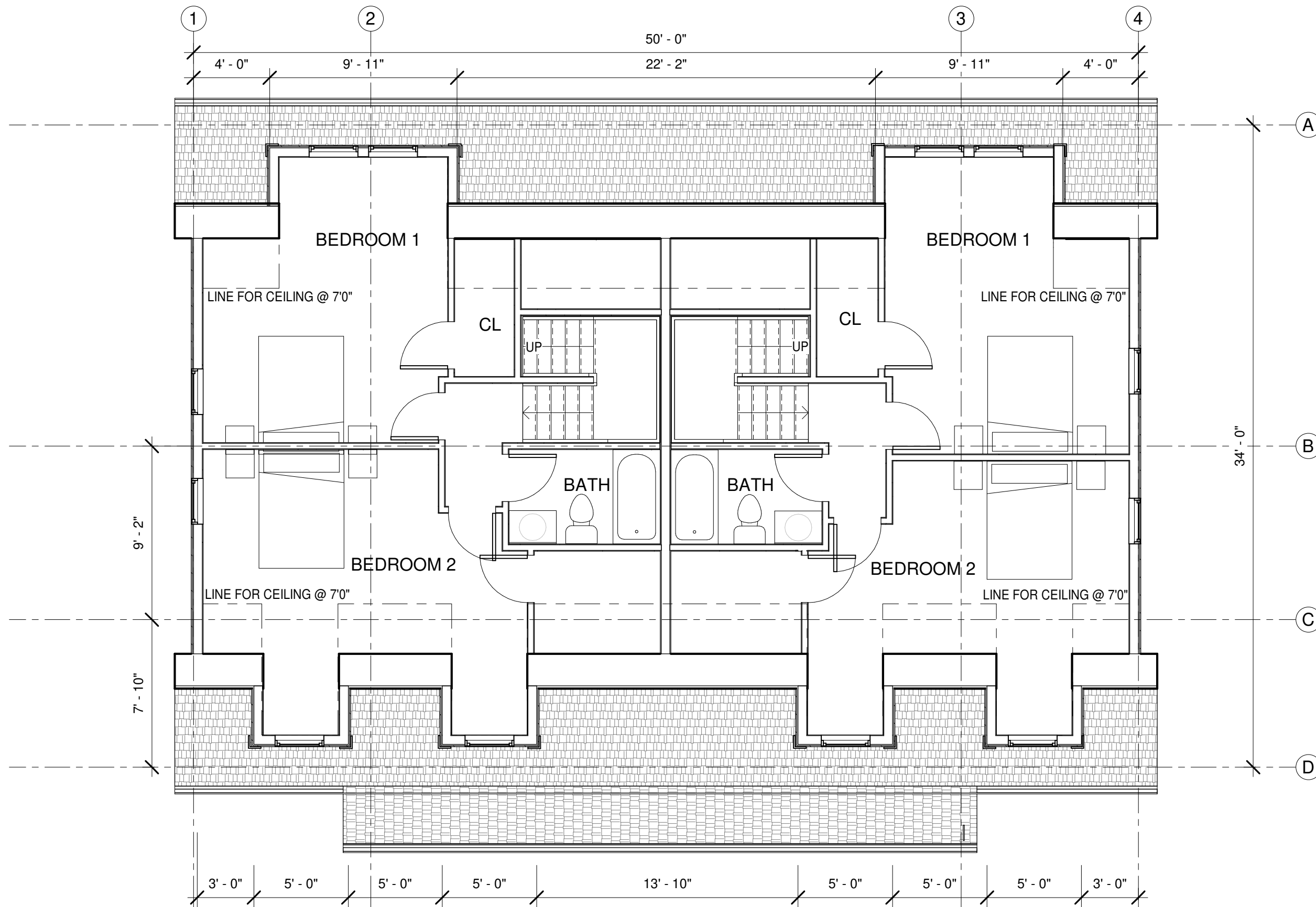
SECOND FLOOR PLAN

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SD.05

Scale 3/16" = 1'-0"

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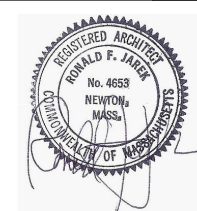


1 4-Attic Floor Plan-Webster.St Building  
 3/16" = 1'-0"

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ATTIC PLAN

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SD.06

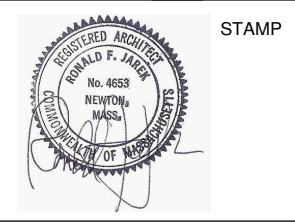
Scale 3/16" = 1'-0"

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1 Webster.St Building-Front of the Webster.St  
3/16" = 1'-0"

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FRONT ELEVATION

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SD.07

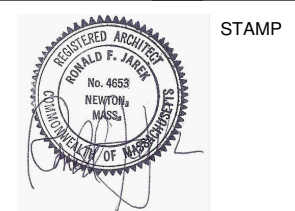
Scale 3/16" = 1'-0"





1 Webster.St Building-Left of the Webster.St  
3/16" = 1'-0"

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 RESIDENCES

LEFT ELEVATION

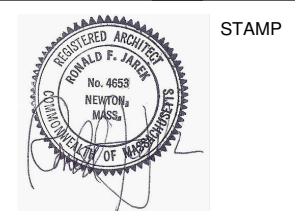
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**SD.08**

Scale 3/16" = 1'-0"



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 RESIDENCES

REAR ELEVATION

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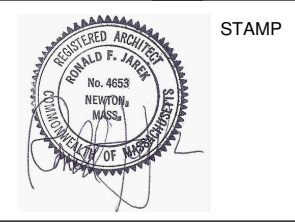
**SD.09**  
 Scale 3/16" = 1'-0"

1 Webster.St Building-Back of the Webster.St  
 3/16" = 1'-0"



1 Webster.St Building-Right of the Webster.St  
3/16" = 1'-0"

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RIGHT ELEVATION

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SD.10

Scale 3/16" = 1'-0"



1 Webster Street View

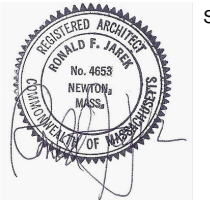


2 Cherry.St + Webster.St

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46 WEBSTER ST RESIDENCES

3D-VIEWS

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SD.11

Scale