ZONING ANALYSIS SUMMARY

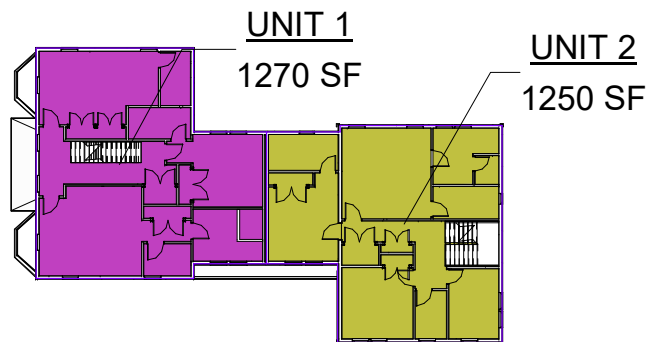| ADDRESS	1092-94 Chestnut St., Newton MA	(OLD LOT - BEFORE 1953)	
ZONING DISTRICT	MR1 - SPECIAL PERMIT		
LOT SIZE	20291 SF		
DESCRIPTION	REQUIRED / ALLOWED	PROPOSED	SUBDIVISION (TYP)
USE	MULTI-RESIDENCE	SINGLE FAMILY (ATTACHED)	(2) 10000 SF LOTS
LOT AREA	10000 SF	20291 SF	10145 SF +10145 SF
FAR - GFA	0.45 / 9131 SF (INC.BONUS)	0.46 / 9339 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	1312 SF	
Second Floor.1	1270 SF	
Attic.1	0 SF	
	2582 SF	
UNIT 2		
00 - Basement.1	0 SF	
First Floor.1	1251 SF	
Second Floor.1	1250 SF	
Attic.1	0 SF	
	2501 SF	
UNIT 3		
00 - Basement.1	0 SF	
First Floor.1	1049 SF	
Second Floor.1	1081 SF	
Attic.1	0 SF	
	2130 SF	
UNIT 4		
00 - Basement.1	0 SF	
First Floor.1	1046 SF	
Second Floor.1	1079 SF	
Attic.1	0 SF	
	2126 SF	
TOTAL GROSS FLOOR AREA	9339 SF	
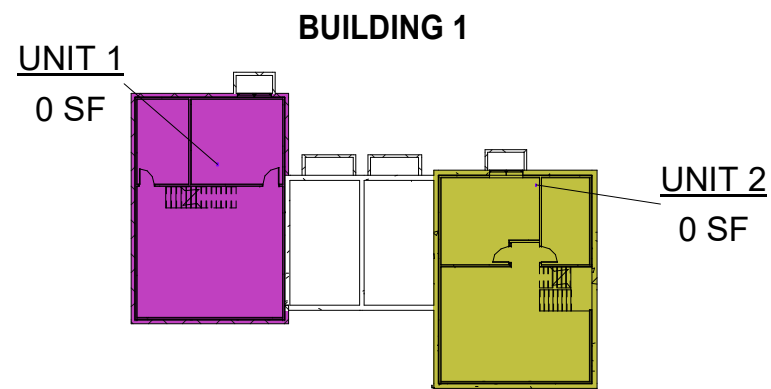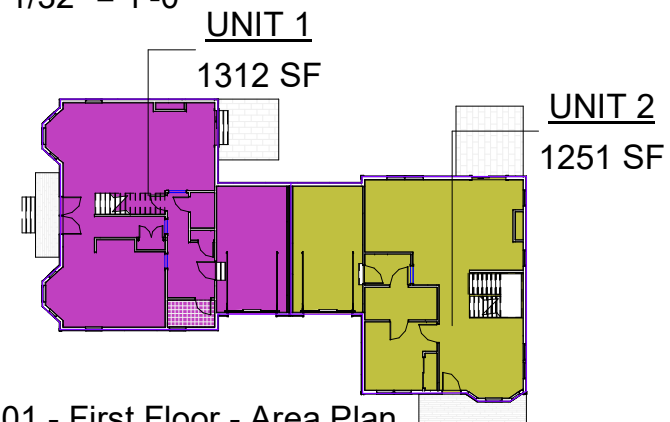
BUILDING 1

UNIT 1 — 0 SF
UNIT 2 — 0 SF
(1) 00 - Basement - Area Plan
1/32" = 1'-0"

UNIT 1 — 1312 SF
UNIT 2 — 1251 SF
(3) 01 - First Floor - Area Plan
1/32" = 1'-0"

UNIT 1 — 1270 SF
UNIT 2 — 1250 SF
(6) 02 - Second Floor - Area Plan
1/32" = 1'-0"

UNIT 1 — 0 SF
UNIT 2 — 0 SF
(7) 03 - Attic - Area Plan
1/32" = 1'-0"
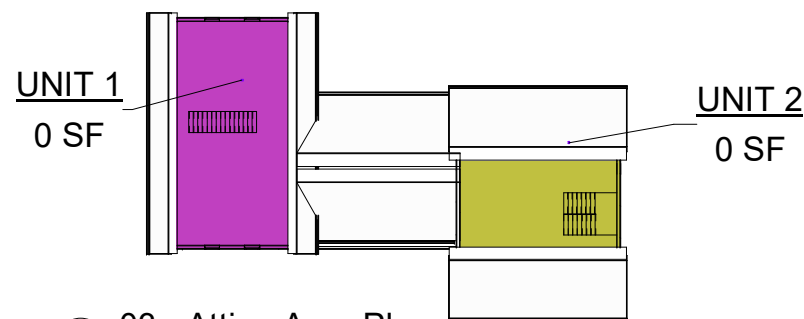
BUILDING 2
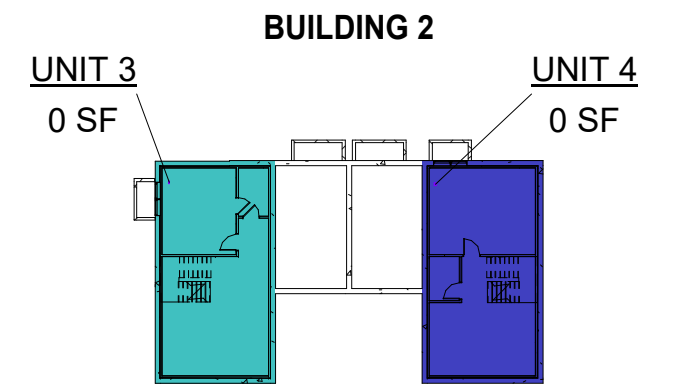
UNIT 3 — 0 SF
UNIT 4 — 0 SF
(2) 00 -Building 2 Basement - Area Plan
1/32" = 1'-0"
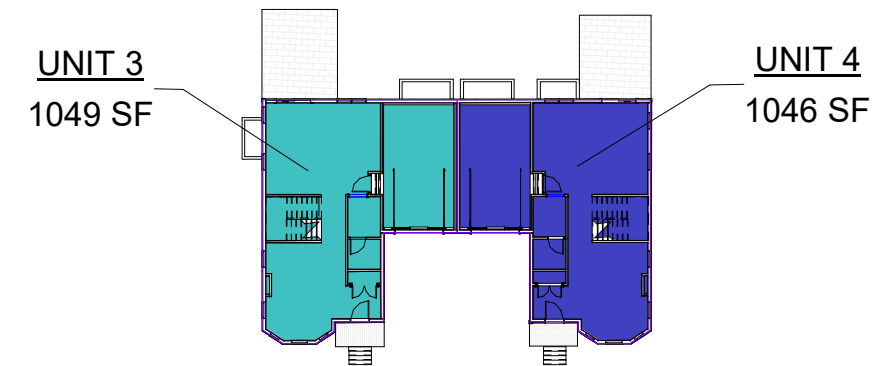
UNIT 3 — 1049 SF
UNIT 4 — 1046 SF
(4) 01 - Building 2 -First Floor - Area Plan
1/32" = 1'-0"
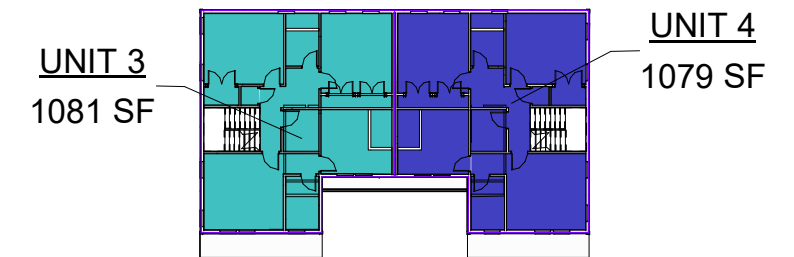
UNIT 3 — 1081 SF
UNIT 4 — 1079 SF
(5) 02 - Building 2 - Second Floor - Area Plan
1/32" = 1'-0"
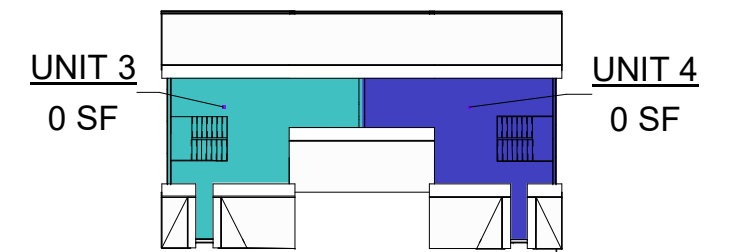
UNIT 3 — 0 SF
UNIT 4 — 0 SF
(8) 03 - Building 2 - Attic - Area Plan
1/32" = 1'-0"

RON F. JAREK ARCHITECT + MGD HABITAT DESIGN
411 Lexington St,Newton - MA 02466 - mgdplus.com - info@mgdplus.com

STAMP — REGISTERED ARCHITECT RONALD F. JAREK No. 4658 NEWTON, MASS. COMMONWEALTH OF MASSACHUSETTS
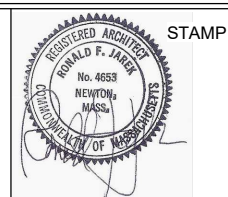
SPECIAL PERMIT SET

1092-1094 CHESTNUT ST RESIDENCES

ZONING AND FAR CALCULATIONS

No.	Description	Date

Project number	20-0630
Date	06-17-2021
Drawn by	SA	Checked by	MGD	Scale	As indicated

SD.01

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