

# MECHANIC ST RESIDENCE

10 MECHANIC ST, NEWTON, MA

PROJECT DIRECTORY

**OWNER:**  
CATHY WESALOWSKI

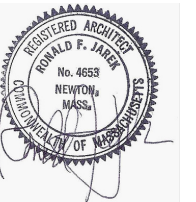
**PROFESSIONAL DESIGNER:**  
MGD+ LLC  
634 COMMONWEALTH AVE - SUITE 210  
NEWTON - MA 02459

**ARCHITECT:**  
RON JAREK  
487 WATERTOWN ST  
NEWTONVILLE, MA 02460

RONALD F. JAREK ARCHITECT  
487 WATERTOWN ST - NEWTONVILLE - MA 02460 - (617) 818-4540 - Fax (617) 965-0653

MGD+ LLC  
DESIGN + CONSULTANTS  
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SPECIAL  
PERMIT SET

MECHANIC ST  
RESIDENCES

COVER PAGE

Project number 19-0312

Date 11-11-20

Drawn by MGD

Checked by RJ

SD.00

Scale



SHEET NUMBER	SHEET NAME
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SD.00.2	EXISTING CONDITIONS
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SD.04	SECOND LEVEL PLAN
SD.05	THIRD LEVEL PLAN
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SD.07	RIGHT ELEVATION
SD.08	REAR ELEVATION
SD.09	LEFT ELEVATION
SD.10	3D RENDERING

# ZONING ANALYSIS

ZONING: MR2

## EXISTING

EXISTING LOT SIZE: 5,000 SF  
 ALLOWED FAR= 0.58  
 TOTAL GROSS FLOOR AREA= 4,571 SF  
 EXISTING FAR=0.91

## PROPOSED

LOT SIZE: 9,964 SF  
 ALLOWED FAR= 0.55 (INCLUDING 0.02 BONUS)  
 TOTAL GROSS FLOOR AREA = 7,018 SF  
 PROPOSED FAR W/OUT GARAGE = 0.63 (6,321 SF)  
 PROPOSED FAR W/ GARAGE = 0.70 (7,018 SF)

EXISTING= NONCONFORMING 3-UNIT BUILDING  
 PROPOSED= 3-UNIT BUILDING

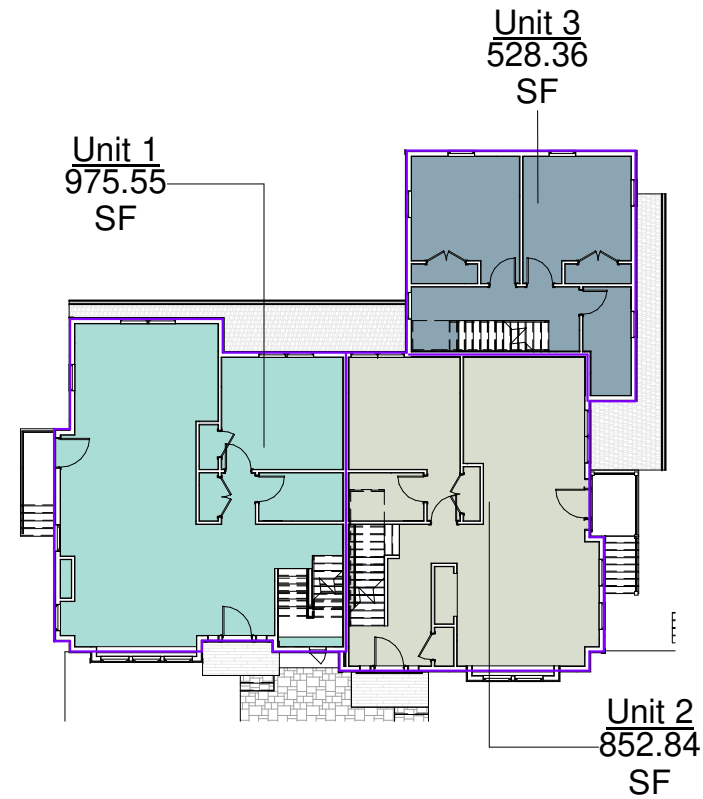
PARKING =2 CARS PER UNIT  
 (UNDER-BUILDING GARAGE < 700 SF)

MAXIMUM ALLOWED LOT COVERAGE  
 SEE ENGINEERING PLANS

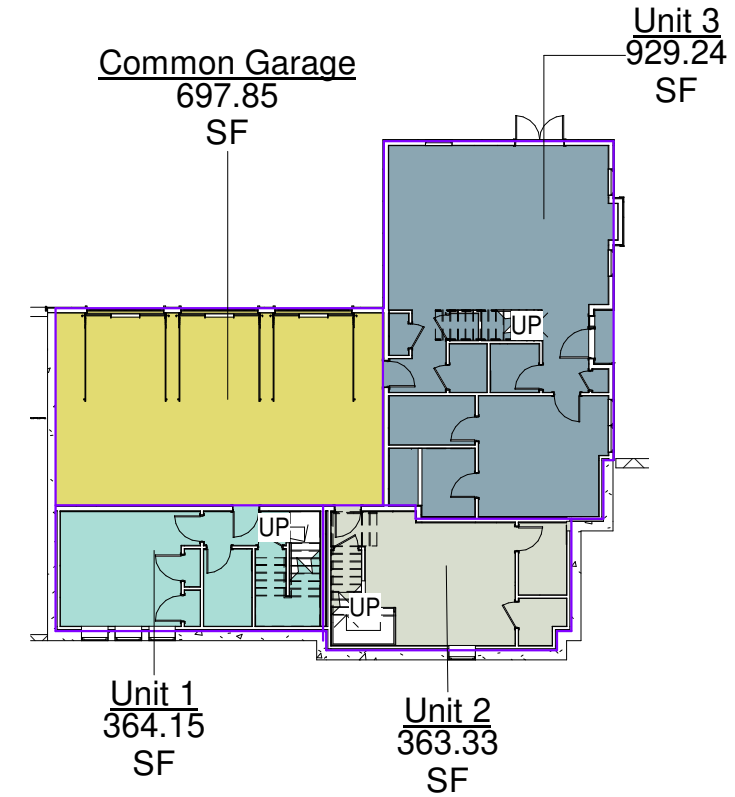
PROPOSED LOT COVERAGE  
 SEE ENGINEERING PLANS

MINIMUM ALLOWED OPEN SPACE  
 SEE ENGINEERING PLANS

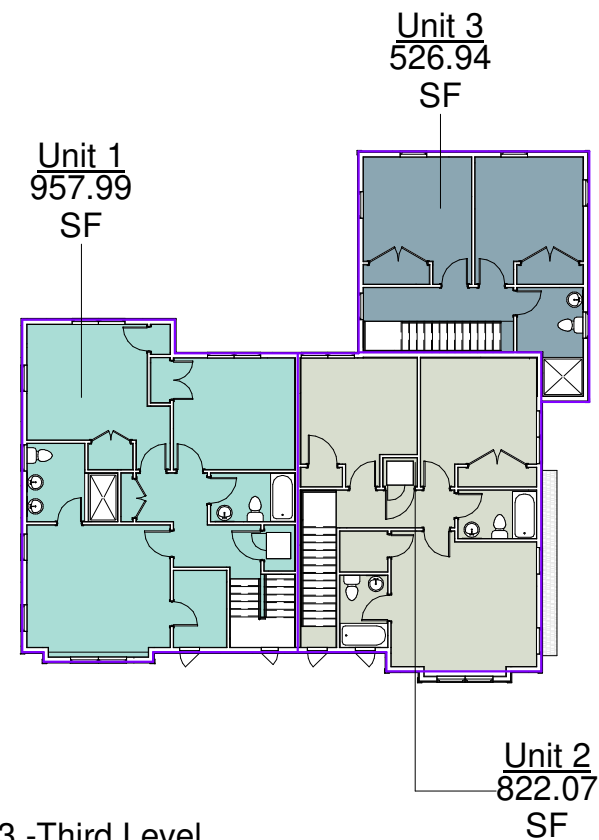
PROPOSED MINIMUM OPEN SPACE  
 SEE ENGINEERING PLANS



② 02 - Second Level  
 1" = 20'-0"



① 01 - First Level  
 1" = 20'-0"



③ 03 - Third Level  
 1" = 20'-0"

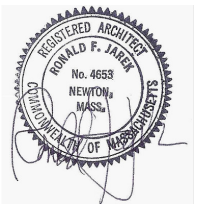
UNITS GROSS FLOOR AREA			
Name	Level	Area	Comments
Unit 1	02 - Second Level	975.55 SF	
Unit 1	01 - First Level	364.15 SF	
Unit 1	03 -Third Level	957.99 SF	
<b>Unit 1</b>		<b>2297.70 SF</b>	
Unit 2	03 -Third Level	822.07 SF	
Unit 2	02 - Second Level	852.84 SF	
Unit 2	01 - First Level	363.33 SF	
<b>Unit 2</b>		<b>2038.25 SF</b>	
Unit 3	02 - Second Level	528.36 SF	
Unit 3	01 - First Level	929.24 SF	
Unit 3	03 -Third Level	526.94 SF	
<b>Unit 3</b>		<b>1984.54 SF</b>	
<b>Grand Total</b>		<b>6320.48 SF</b>	

GARAGE GROSS FLOOR AREA			
Name	Level	Area	Comments
Common Garage	01 - First Level	697.85 SF	
<b>Common Garage</b>		<b>697.85 SF</b>	

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**MGD+ LLC**  
 DESIGN + CONSULTANTS  
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**SPECIAL PERMIT SET**

**MECHANIC ST RESIDENCES**

ZONING ANALYSIS

Project number 19-0312

Date 11-11-20

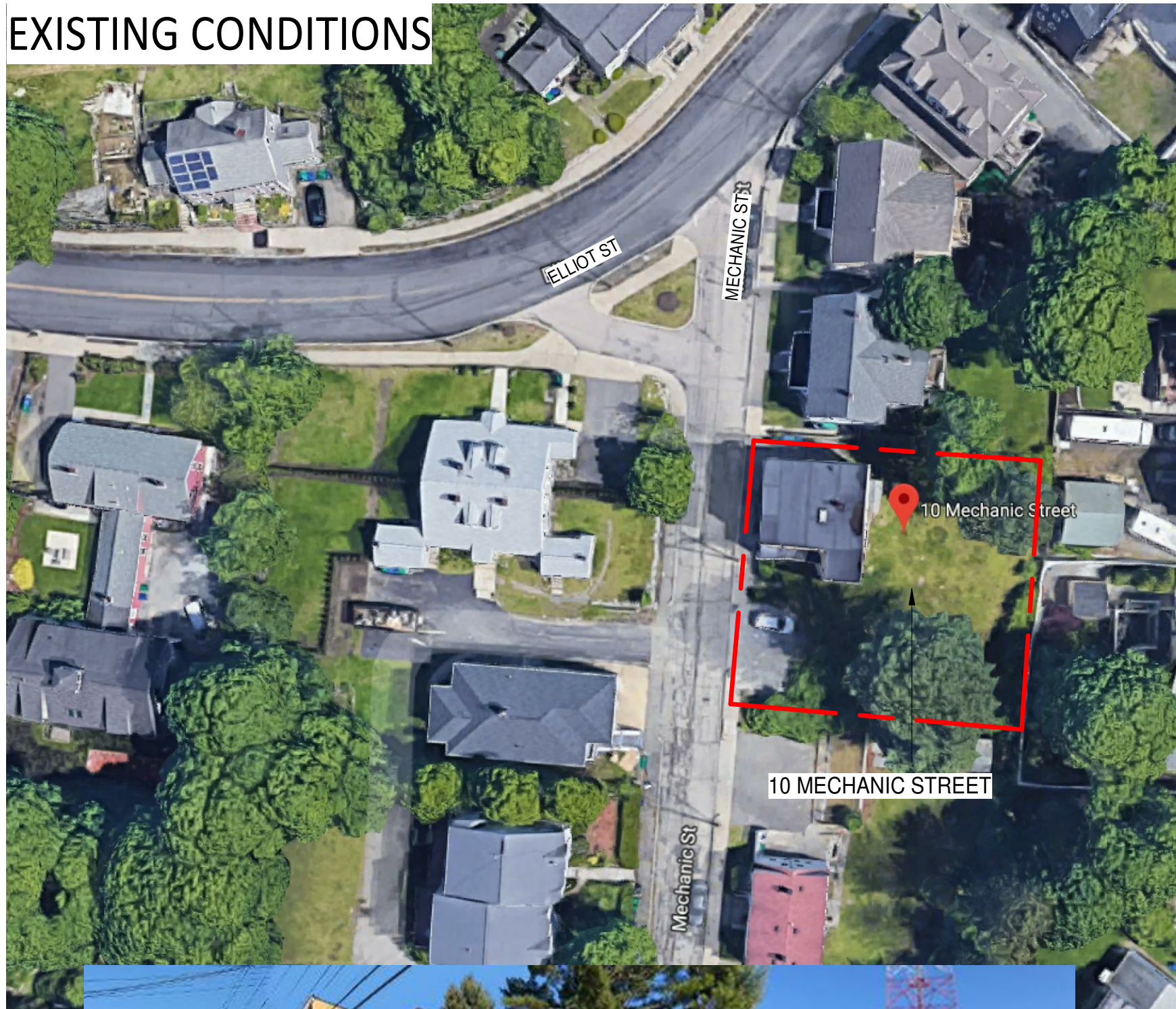
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Checked by RJ

**SD.00.1**

Scale As indicated

# EXISTING CONDITIONS



VIEW FROM ELLIOT ST



VIEW FROM 22 MECHANIC ST

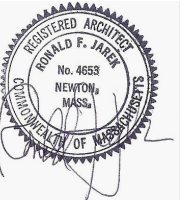


SITE FRONTAGE ON MECHANIC ST

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**MECHANIC ST RESIDENCES**

EXISTING CONDITIONS

Project number 19-0312

Date 11-11-20

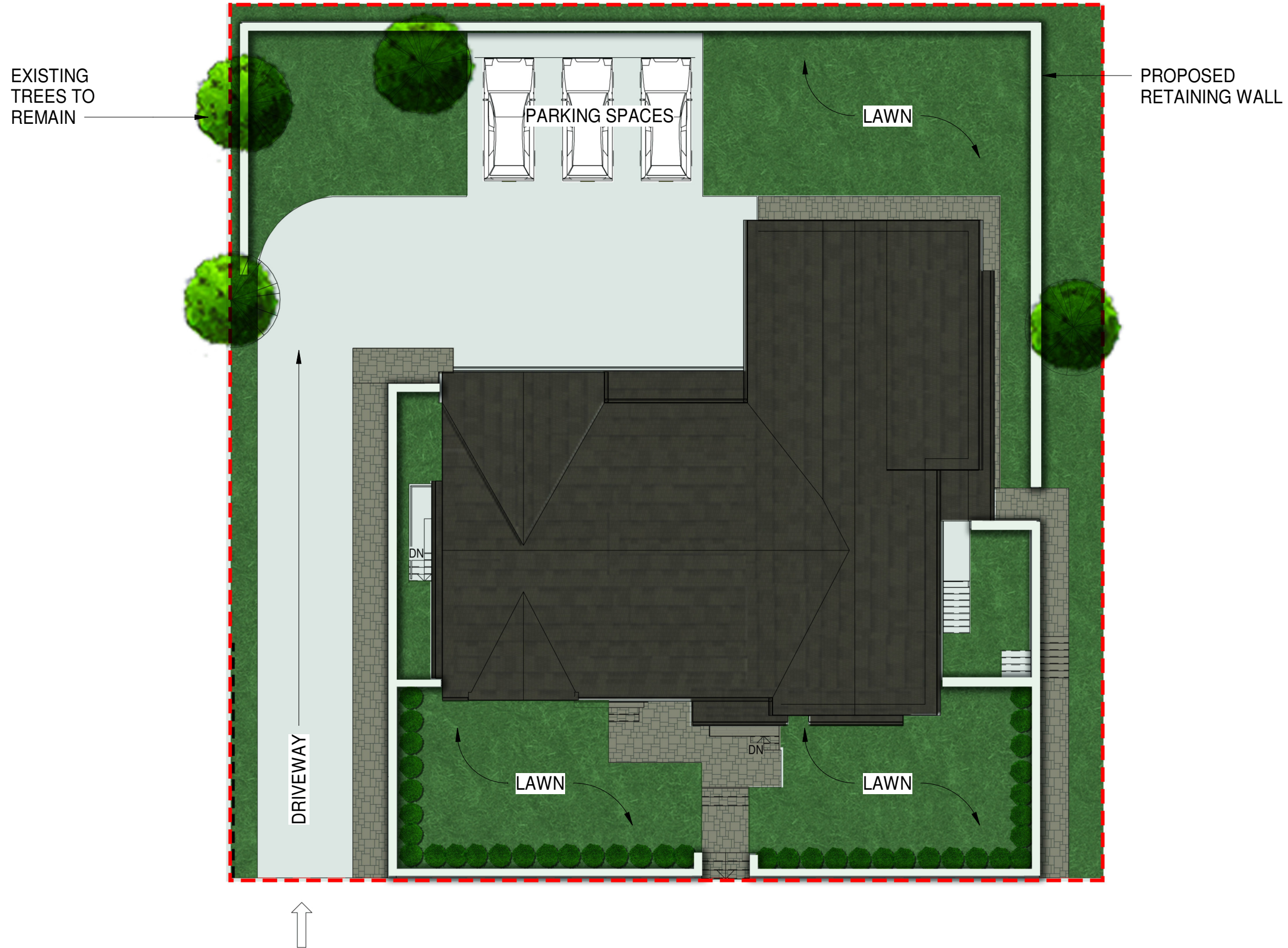
Drawn by Author

Checked by Checker

**SD.00.2**

Scale

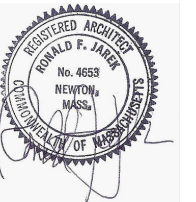
# SITE PLAN



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**SPECIAL PERMIT SET**

**MECHANIC ST RESIDENCES**

SITE PLAN

Project number 19-0312

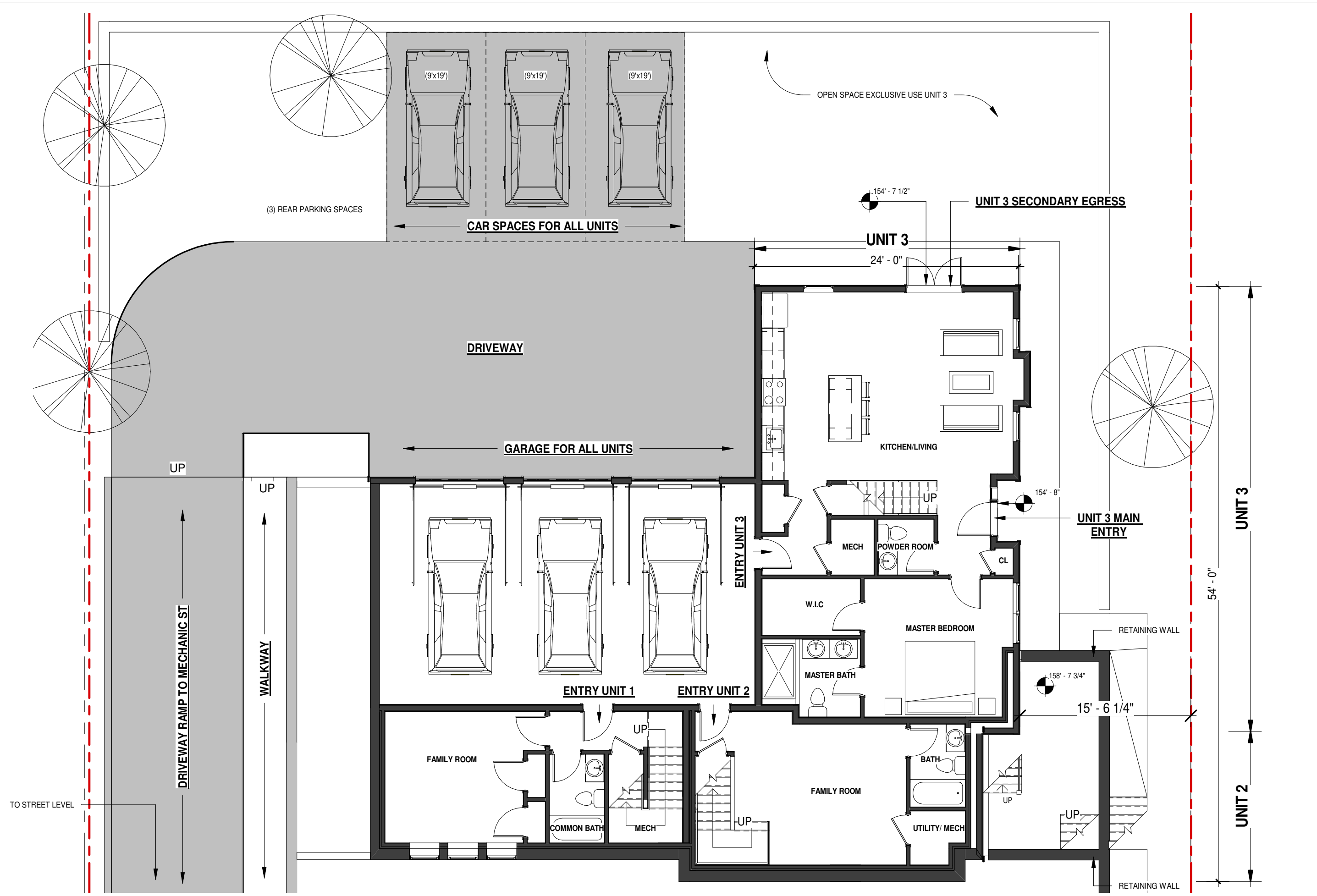
Date 11-11-20

Drawn by MGD

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**SD.02**

Scale



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**SPECIAL PERMIT SET**

**MECHANIC ST RESIDENCES**

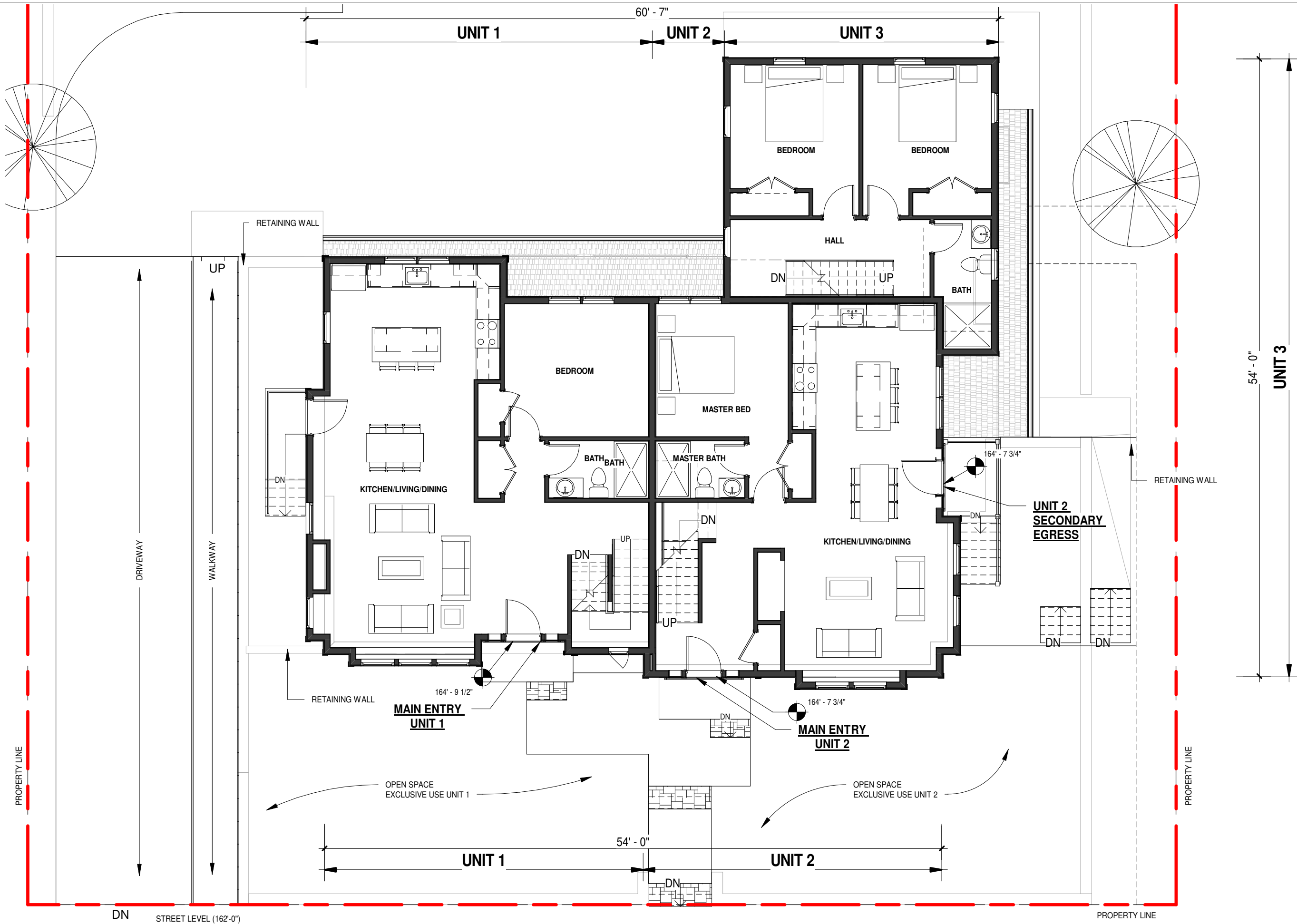
FIRST LEVEL PLAN

Project number 19-0312  
 Date 11-11-20  
 Drawn by MGD  
 Checked by RJ

**SD.03**

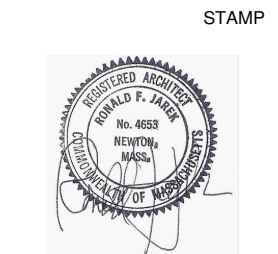
Scale 1/8" = 1'-0"

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



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**SPECIAL PERMIT SET**

**MECHANIC ST RESIDENCES**

**SECOND LEVEL PLAN**

Project number	19-0312
Date	11-11-20
Drawn by	MGD
Checked by	RJ

**SD.04**

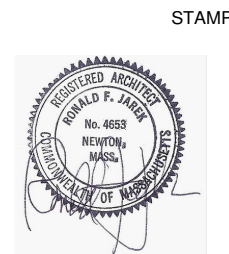
Scale 1/8" = 1'-0"

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



① 03 - Third Level (1/8)  
1/8" = 1'-0"

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**SPECIAL PERMIT SET**

**MECHANIC ST RESIDENCES**

THIRD LEVEL PLAN

Project number	19-0312
Date	11-11-20
Drawn by	MGD
Checked by	RJ

**SD.05**

Scale 1/8" = 1'-0"

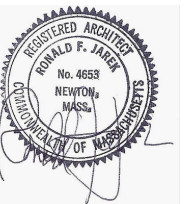


1 Front Elevation 1/8"  
1/8" = 1'-0"

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**SPECIAL PERMIT SET**

**MECHANIC ST RESIDENCES**

FRONT ELEVATION

Project number 19-0312

Date 11-11-20

Drawn by MGD

Checked by RJ

**SD.06**

Scale 1/8" = 1'-0"





② Right Elevation 1/8"  
1/8" = 1'-0"

05 - Roof  
192' - 1 5/8"

03 - Attic  
183' - 2 5/8"

03 - Third Level  
174' - 9 1/2"

02 - Second Level  
164' - 7 3/4"

STREET LEVEL  
162' - 0"

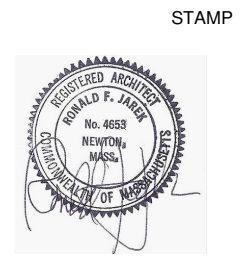
01 - First Level  
154' - 6"

UNIT 2 SECONDARY EGRESS

UNIT 3 PRIMARY EGRESS

**RONALD F. JAREK ARCHITECT**  
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DESIGN + CONSULTANTS  
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**SPECIAL PERMIT SET**

**MECHANIC ST RESIDENCES**

RIGHT ELEVATION

Project number 19-0312

Date 11-11-20

Drawn by MGD

Checked by RJ

**SD.07**

Scale 1/8" = 1'-0"



162' - 0"  
158' - 7 3/4"  
154' - 6"

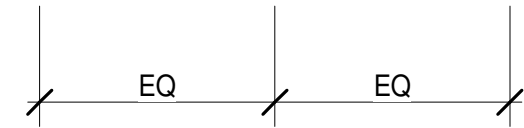
162' - 0"  
162' - 0"  
154' - 6"  
154' - 6"

RETAINING WALL  
WALKWAY  
DRIVEWAY  
PLANTING

- 05 - Roof  
192' - 1 5/8"
- 03 - Attic  
183' - 2 5/8"
- 03 - Third Level  
174' - 9 1/2"
- 02 - Second Level  
164' - 7 3/4"
- STREET LEVEL  
162' - 0"
- 01 - First Level  
154' - 6"

**UNIT 3 SECONDARY EGRESS**

**GARAGES FOR ALL UNITS**

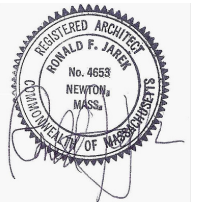


① Rear Elevation 1/8"  
1/8" = 1'-0"

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**SPECIAL PERMIT SET**

**MECHANIC ST RESIDENCES**

REAR ELEVATION

Project number	19-0312
Date	11-11-20
Drawn by	Author
Checked by	Checker

**SD.08**

Scale 1/8" = 1'-0"



05 - Roof  
192' - 1 5/8"

03 - Attic  
183' - 2 5/8"

03 - Third Level  
174' - 9 1/2"

02 - Second Level  
164' - 7 3/4"

STREET LEVEL  
162' - 0"

01 - First Level  
154' - 6"

UNIT 1 SECONDARY EGRESS

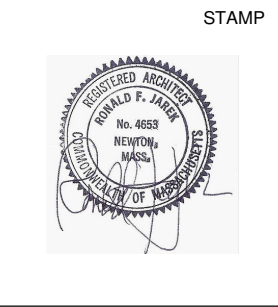
1 1/2" / 12"

154' - 6"

① Left Elevation 1/8"  
1/8" = 1'-0"

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SPECIAL PERMIT SET

MECHANIC ST RESIDENCES

LEFT ELEVATION

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SD.09

Scale 1/8" = 1'-0"

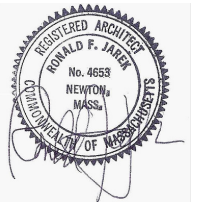
# 3D RENDERING



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**SPECIAL PERMIT SET**

**MECHANIC ST RESIDENCES**

3D RENDERING

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**SD.10**

Scale