

120 NORWOOD AVENUE RESIDENCES

A COLLABORATIVE COLLECTION OF WORKS

DESIGNERS: MGD+

ARCHITECT: RON F. JAREK

LAND SURVEYOR: VERNE PORTER

LAND USE ATTORNEY: TERRY P MORRIS

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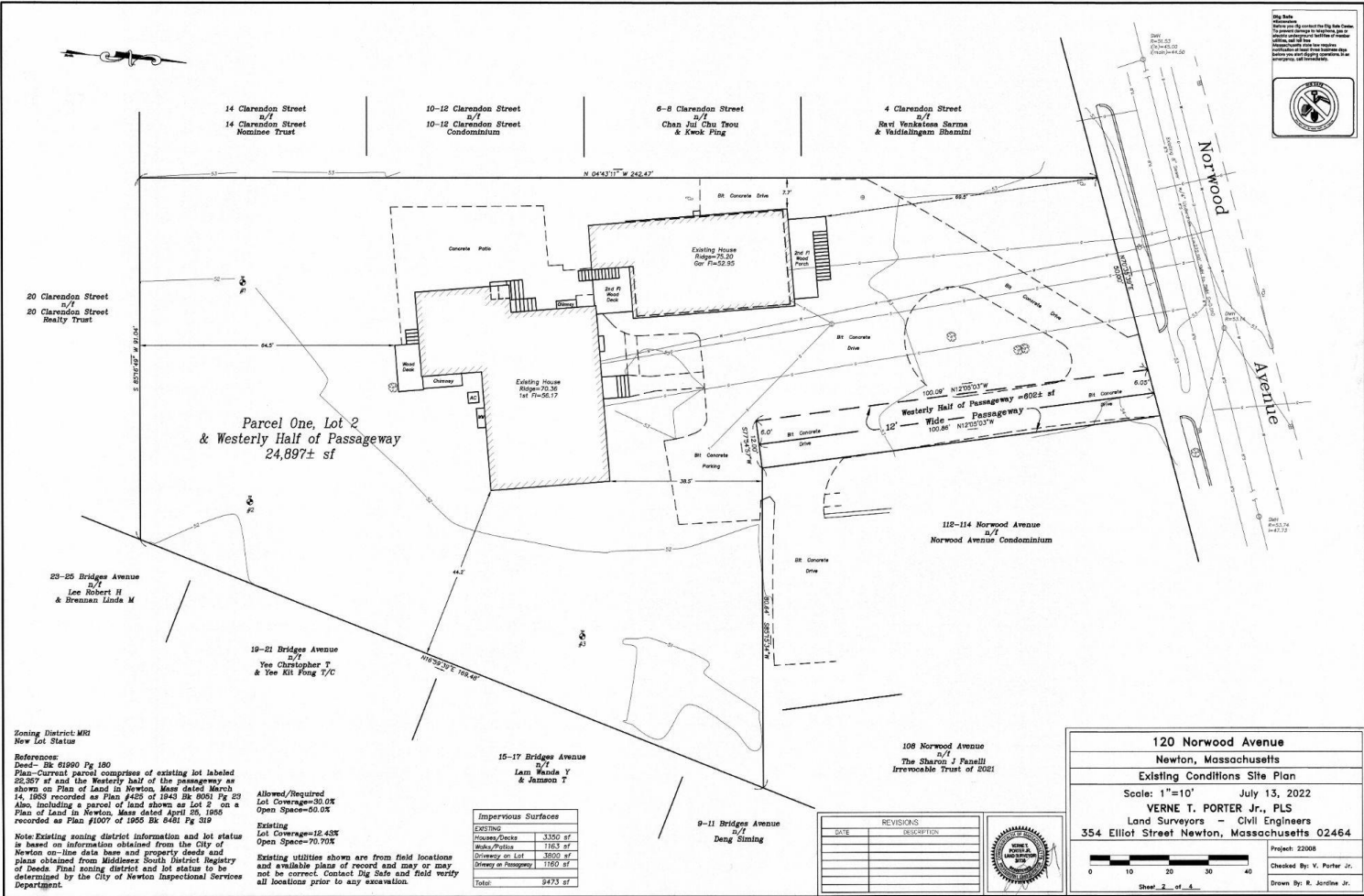
EXISTING SITE CONDITIONS



EXISTING NEIGHBORHOOD



EXISTING CONDITIONS SURVEY



Zoning District: M1H
New Lot Status

References:
 Deed - BK 61990 Pg 180
 Plan-Curved parcel comprises of existing lot labeled 22,387 ± sf and the Westerly half of the passageway as shown on Plan of Land in Newton, Mass dated March 14, 1905 recorded as Plan #425 of 1943 BK 8091 Pg 23 Also including a parcel of land shown as Lot 2, on a Plan of Land in Newton, Mass dated April 28, 1988 recorded as Plan #1007 of 1985 BK 6461 Pg 219

Note Existing zoning district information and lot status is based on information obtained from the City of Newton on-line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district and lot status to be determined by the City of Newton Inspection Services Department.

Allowed/Required
 Lot Coverage=30.0%
 Open Space=50.0%
 Existing
 Lot Coverage=12.43%
 Open Space=70.70%

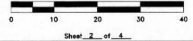
Existing utilities shown are from field locations and available plans of record and may or may not be correct. Contact Dig Safes and field verify all locations prior to any excavation.

Impervious Surfaces	
EXISTING	3,350 sf
Roofs/Decks	3,350 sf
Walkways/Patios	1,163 sf
Driveways on Lot	3,600 sf
Driveway on Passageway	1,160 sf
Total:	9,473 sf

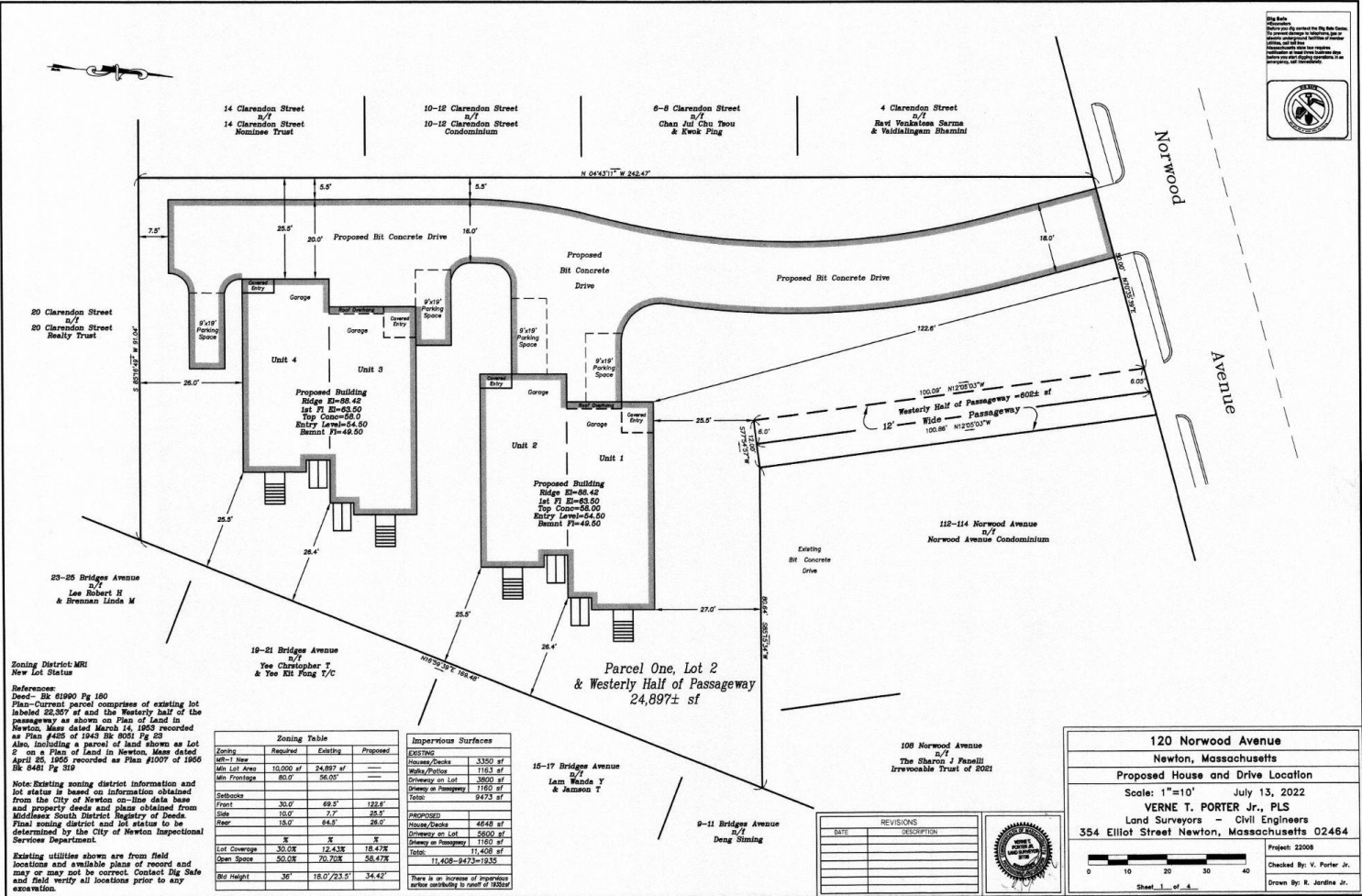
REVISIONS	
DATE	DESCRIPTION



120 Norwood Avenue	
Newton, Massachusetts	
Existing Conditions Site Plan	
Scale: 1"=10'	July 13, 2022
VERNE T. PORTER, JR., PLS Land Surveyors - Civil Engineers	
354 Elliot Street Newton, Massachusetts 02464	
Project: 22008	Checked By: V. Porter, Jr.
Drawn By: R. Jordine Jr.	



PROPOSED SITE CONDITIONS



Zoning District: M-1
New Lot Status

References:
 Deed - BK #1990 Pg 180
 Plan - Current parcel comprises of existing lot labeled 22,307 sf and the Westery half of the passageway as shown on Plan of Land in Newton, Mass dated March 14, 1993 recorded as Plan #425 of 1943 BK 8001 Pg 23
 Also, including a parcel of land shown as lot 2 on a Plan of Land in Newton, Mass dated April 20, 1990 recorded as Plan #1007 of 1960 BK 8461 Pg 210

Note: Existing zoning information and lot status is based on information obtained from the City of Newton on-line data base and property deeds and plans obtained from Middlesex South District Registry of Deeds. Final zoning district and lot status to be determined by the City of Newton Inspectional Services Department.

Existing utilities shown are from field locations and available plans of record and may or may not be correct. Contact Dig Date and field verify all locations prior to any excavation.

Zoning Table		
Zoning	Required	Proposed
M-1 - New	10,000 sf	24,897 sf
Min Lot Area	80.0'	56.65'
Min Frontage	30.0'	49.5'
Setbacks	10.0'	7.7'
Front	15.0'	64.5'
Rear		28.0'
	%	%
Lot Coverage	30.0%	12.43%
Open Space	50.0%	70.20%
But Height	36'	18.0'/23.5'
		34.42'

Imperious Surfaces	
EXISTING	
House/Decks	3350 sf
Signs/Drives	1163 sf
Driveway on Lot	3900 sf
Driveway on Passageway	1760 sf
Totals	6273 sf
PROPOSED	
House/Decks	4248 sf
Driveway on Lot	2600 sf
Driveway on Passageway	1160 sf
Totals	11,408 sf
	11,408 - 6273 = 5135
There is an increase of imperious surface area totaling 5,135 sf.	

REVISIONS	
DATE	DESCRIPTION



120 Norwood Avenue
 Newton, Massachusetts
Proposed House and Drive Location

Scale: 1"=10' July 13, 2022
VERNE T. PORTER JR., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project 22008
 Checked By: V. Porter Jr.
 Drawn By: R. Jordine Jr.

Sheet 1 of 4



City of Newton, Massachusetts
 Department of Inspectional Services
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
 (617) 796-1060

FAR WORKSHEET

Ruthanne Fuller
 Mayor

John Lojek
 Commissioner

FLOOR AREA RATIO WORKSHEET
 For Residential Single and Two Family Structures

Property address: 120 Norwood Avenue



FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story		2696
2. Attached garage		1012
3. Second story		4192
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		-
5. Certain floor area above the second story		4136
6. Enclosed porches ^{2b}		-
7. Mass below first story ^{2b}		-
8. Detached garage		-
9. Area above detached garages with a ceiling height of 7' or greater		-
1 Other detached accessory buildings (1 detached building up to 0. 120 sq. ft. is exempt)		-
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)		12036
B Lot size		24897
C FAR = A/B		.48
Allowed FAR		
Allowable FAR		NA
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR		

120 NORWOOD AVE RESIDENCES

120 NORWOOD AVE, NEWTON

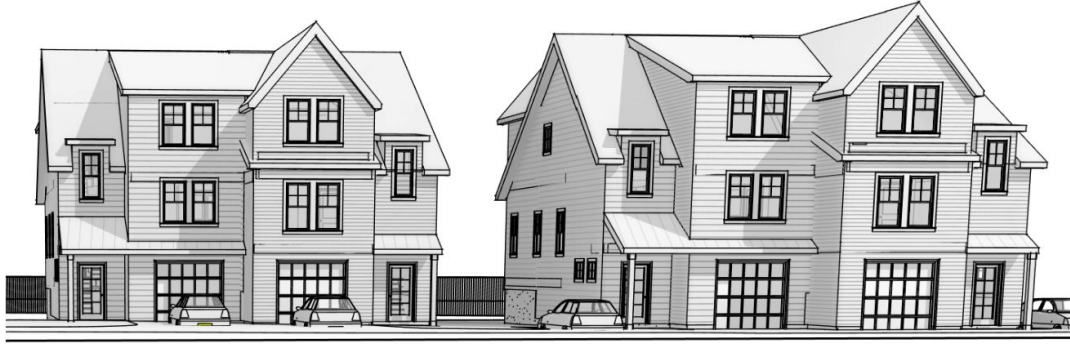
SCHEMATIC DESIGN SET

PROJECT DIRECTORY

OWNER:
SEAN LEARY

PROFESSIONAL DESIGNER:
MGD+ LLC
411 LEXINGTON ST
NEWTON - MA 02466

ARCHITECT:
RON JAREK
487 WATERTOWN ST
NEWTONVILLE, MA 02460



ARCHITECTURAL PLANS

ZONING ANALYSIS SUMMARY		
ADDRESS	120 Norwood Ave	
ZONING DISTRICT	MR-1	
LOT SIZE	24295 SF	
DESCRIPTION	REQUIRED / ALLOWED	PROPOSED
USE		
LOT AREA	15000 SF	24295 SF
FAR - GFA	0.00 / 0 SF	0.50 / 12032 SF
BUILDING HEIGHT	36' - 0" (3 STORIES) (*)	33' - 5" (3 STORIES) (* / **)
MIN. USABLE OPEN SPACE	50%	
MAX. LOT COVERAGE	25%	4,486 SF (18.5%)
SETBACKS		
FRONT	25' - 0"	COMPLIES
SIDE	25' - 0"	COMPLIES
REAR	25' - 0"	COMPLIES

(*) - 3 STORIES ALLOWED BY SPECIAL PERMIT
(**) - ASSUMED AVERAGE GRADE

SHEET NUMBER	SHEET NAME
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SP.01	COVER PAGE
SP.02	ZONING
SP.03	TYPICAL FLOOR PLANS - FIRST & SECOND
SP.04	TYPICAL FLOOR PLANS - THIRD & ROOF
SP.05	FRONT ELEVATION
SP.06	REAR ELEVATION
SP.07	LEFT ELEVATION
SP.08	RIGHT ELEVATION
SP.09	CONCEPT SITE PLAN
SP.10	BUILDING SECTION
SP.11	RENDERING

Area Schedule (Feasibility Study - Option 3)

LEVEL	AREA (SF)	NOTES:
00 - Basement	253 SF	Garage
00 - Basement	674 SF	(First floor by zoning)
01 - First Floor	1048 SF	(Second Floor by zoning)
02 - Second Floor	1034 SF	(Third Floor by zoning)
	3008 SF	
TOTAL FLOOR AREA	3008 SF	FAR (PER UNIT)

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SCHEMATIC DESIGN IN PROGRESS

120 NORWOOD AVE
RESIDENCES

No.	Description	Date
1	REVISION 1	8/1/22

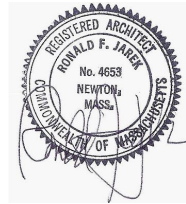
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Project number	22-004
Date	9/15/22
Drawn by	TCO
Checked by	MGD

SP.01

Scale

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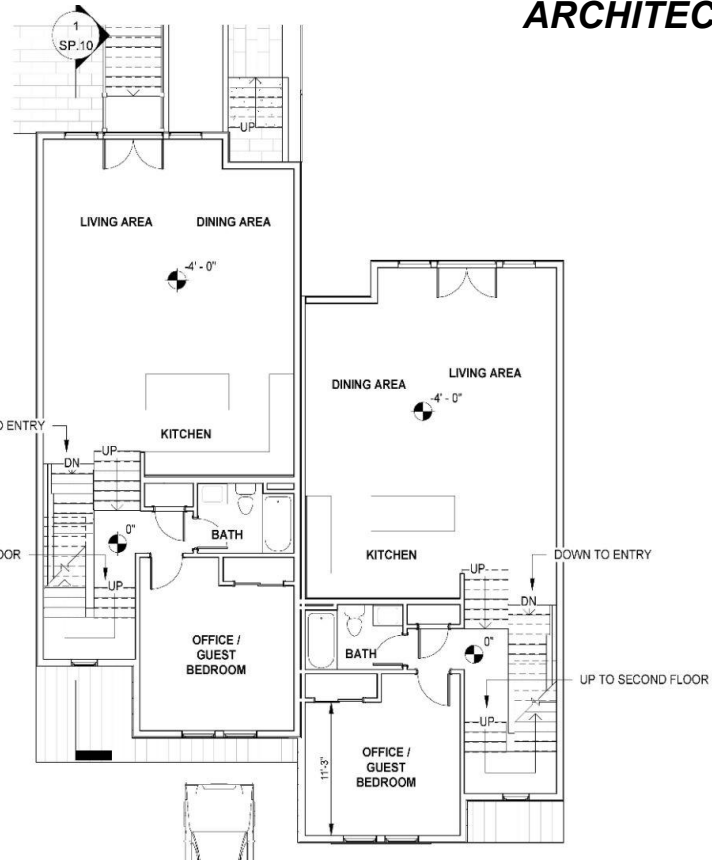
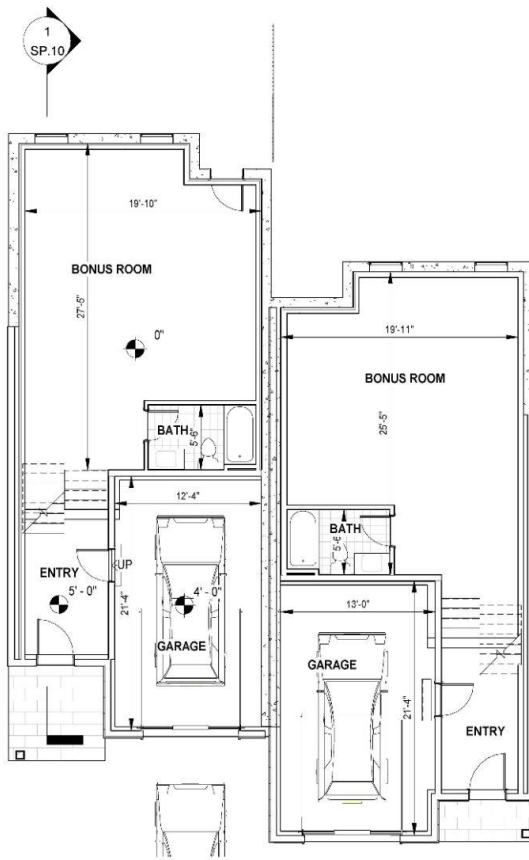


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RONALD F. JAREK
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ARCHITECTURAL PLANS

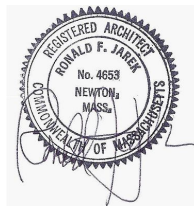


① 00 - First Floor - Option 4
1/8" = 1'-0"

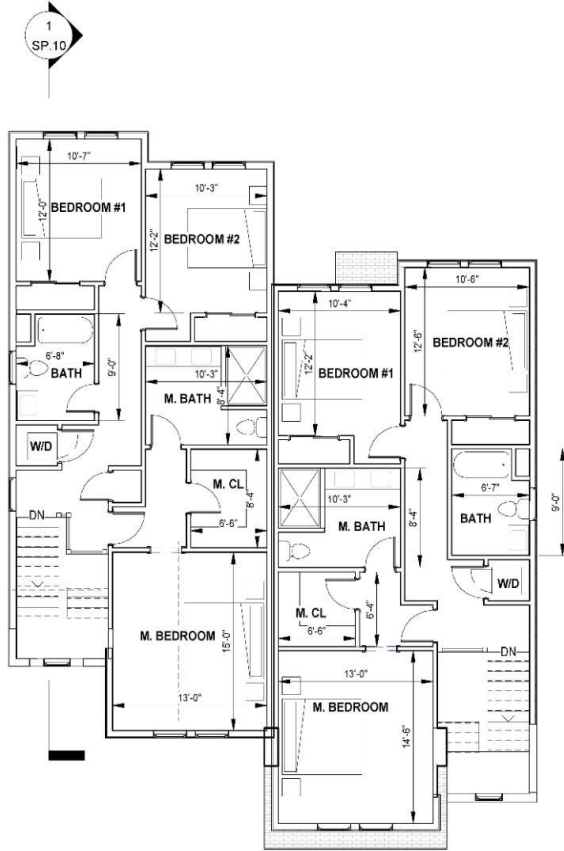
② 01 - Second Floor - Option 4
1/8" = 1'-0"

	4-1 Lexington St Newton - MA 02466 mgd@mgd.com info@mgd.com	RONALD F. JAREK ARCHITECT	STAMP SCHEMATIC DESIGN IN PROGRESS	TYPICAL FLOOR PLANS - FIRST & SECOND		
			120 NORWOOD AVE RESIDENCES	No. 1 Description REVISION 1 Date 8/1/22	Project number 19-0510 Date 8/15/19 Drawn by TCO Checked by MGD	No. 4653 NEWTON, MASS. COMMONWEALTH OF MASSACHUSETTS

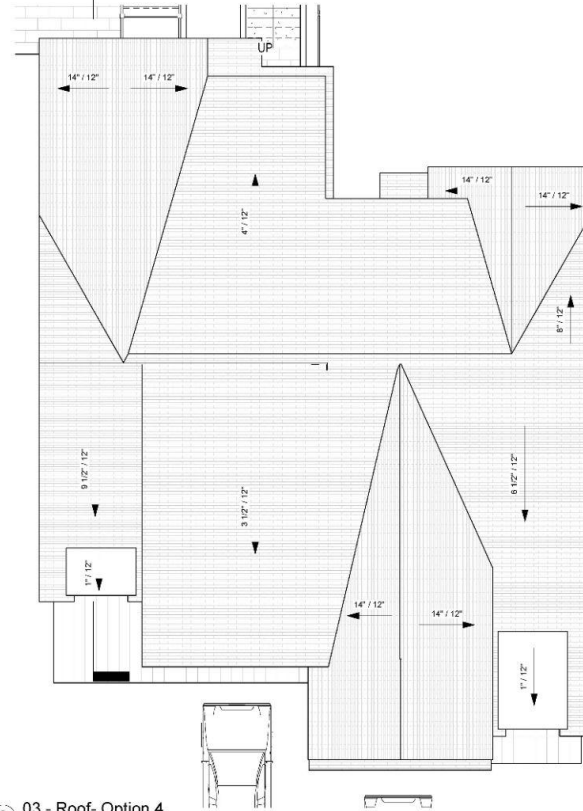
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ARCHITECTURAL PLANS



① 02 - Third Floor - Option 4
1/8" = 1'-0"



② 03 - Roof - Option 4
1/8" = 1'-0"



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120 NORWOOD AVE
RESIDENCES

No.
1

Description
REVISION 1

Date
8/1/22

TYPICAL FLOOR PLANS - THIRD & ROOF

Project number 19-0510

Date 8/15/19

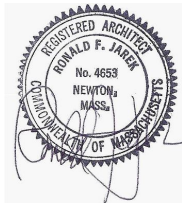
Drawn by TCO

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SP.04

Scale 1/8" = 1'-0"

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ARCHITECTURAL PLANS - FRONT & REAR ELEVATIONS

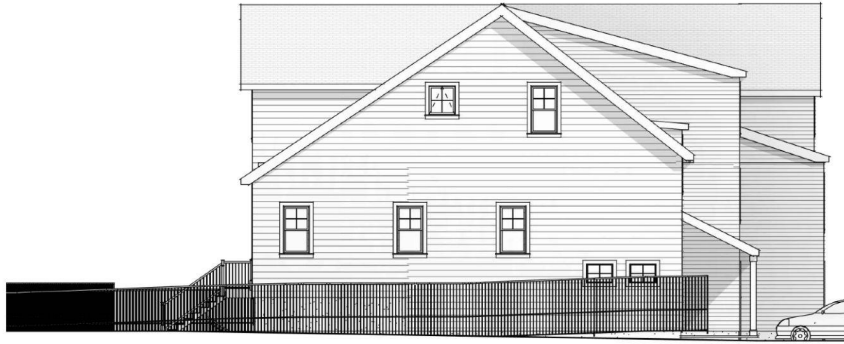


① Front Elevation - FS
1/8" = 1'-0"



① Rear Elevation - FS
1/8" = 1'-0"

ARCHITECTURAL PLANS - SIDE ELEVATIONS

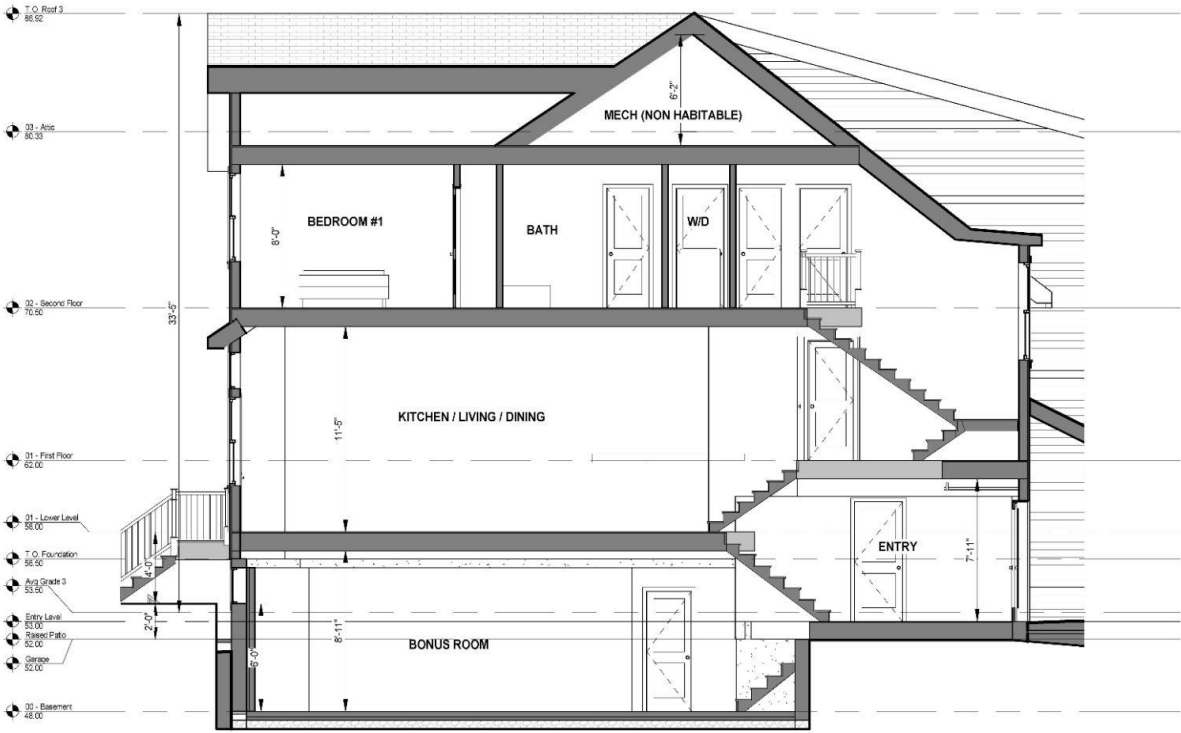


① Left Elevation - FS
1/8" = 1'-0"



① Right Elevation - FS
1/8" = 1'-0"

ARCHITECTURAL PLANS - SECTION



1 Building Section
3/16" = 1'-0"



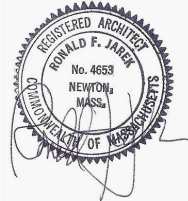
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STAMP	SCHEMATIC DESIGN IN PROGRESS	
	120 NORWOOD AVE RESIDENCES	
No.	Description	Date
1	REVISION 1	8/1/22

BUILDING SECTION		
Project number	19-0510	SP.10
Date	8/15/19	
Drawn by	TCO	Scale 3/16" = 1'-0"
Checked by	MGD	

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ARCHITECTURAL RENDERING



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SCHEMATIC DESIGN IN PROGRESS

120 NORWOOD AVE
 RESIDENCES

No.
 1

Description
 REVISION 1

Date
 8/1/22

RENDERING

Project number

Date

Drawn by TCO

19-0510

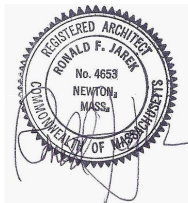
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LANDSCAPE PLAN

NOT TO SCALE



AF	ABIES FRASERI	COMMON NAME: FRASIER FIR MATURE SIZE: 30-40' H x 20-30' W IN STALL SIZE: 7-8" QUANTITY: 2	APPEARANCE:
TMG	TAXUS MEDIA "GREENWAVE"	COMMON NAME: GREENWAVE SPREADING YEW MATURE SIZE: 3-4' H x 6-8' W IN STALL SIZE: 3-3.5" QUANTITY: 7	APPEARANCE:
LP	SPIRAEA JAPONICA "LITTLE PRINCESS"	COMMON NAME: LITTLE PRINCESS DWARF SPIREA MATURE SIZE: 2-3' H x 3-5' W IN STALL SIZE: #5 QUANTITY: 10	APPEARANCE:
SJ	STYRAX JAPONICUS "MARLEY'S PINK PARASOL"	COMMON NAME: MARLEY'S PINK JAPANESE SNOWBELL MATURE SIZE: 8-10' H x 4-5' W IN STALL SIZE: 2-2.5" CALIPER QUANTITY: 3	APPEARANCE:
ARB	THUJA ARBORVITAE "EMERALD GREEN"	COMMON NAME: EMERALD GREEN ARBORVITAE MATURE SIZE: 10-15' H x 2-3' W IN STALL SIZE: 1-2" W QUANTITY: 14	APPEARANCE:
PGC	PICEA GLAUCA "CONICA"	COMMON NAME: DWARF ALBERTA SPRUCE MATURE SIZE: 8' H x 5-6' W IN STALL SIZE: #10 QUANTITY: 9	APPEARANCE:
DBS	PICEA PUNGENS F. GLAUICA "BLUE SPRUCE"	COMMON NAME: DWARF BLUE SPRUCE MATURE SIZE: 10' H x 7-9' W IN STALL SIZE: QUANTITY: 22	APPEARANCE:
EX	EXISTING TREES	ALL TREES LOCATED ON SITE T.B.C. BY G.C.	



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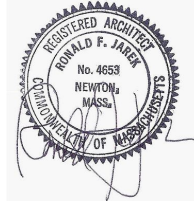
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SCHMATIC DESIGN IN PROGRESS
120 NORWOOD AVE
RESIDENCES

No.	Description	Date

LANDSCAPE PLAN	
Project number	22-004
Date	9/15/22
Drawn by	BAC
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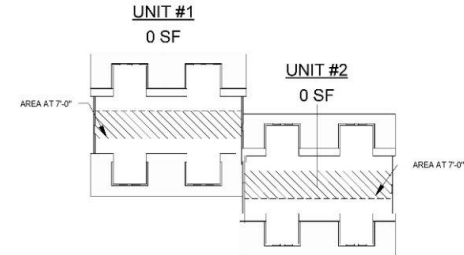
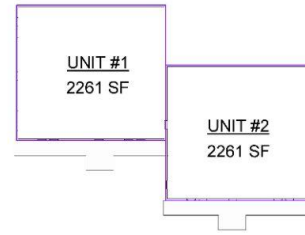
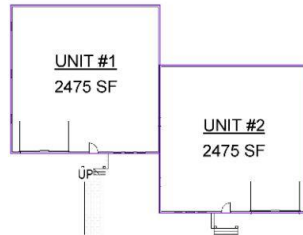
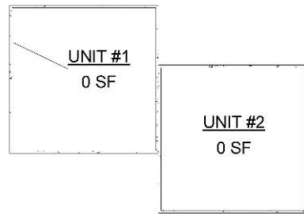
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BY RIGHT OPTION - ZONING

ZONING ANALYSIS SUMMARY				
ADDRESS		120 NORWOOD AVE		
ZONING DISTRICT	MR-1			
LOT SIZE	24295 SF			
DESCRIPTION	CODE REFERENCE	REQUIRED / ALLOWED	EXISTING	PROPOSED
USE		Two family	Two Family	Two Family
LOT AREA		24295 SF	24295 SF	24295 SF
GFA / FAR		9475 SF / 0.39	0 SF /	9473 SF / 0.39
BUILDING HEIGHT		36.0'	28.8'	35.5'
MIN. USABLE OPEN SPACE		50%	75%	57.1% (13,863 SF)
MAX. LOT COVERAGE		30%	13.6%	20.4% (4,900 SF)
SETBACKS				
FRONT		30.0'	28.1'	COMPLIES
SIDE		10.0' / 10.0'	14.7' / 14.7'	COMPLIES
REAR		15.0'	11.6'	COMPLIES

FLOOR AREA (FAR)		
LEVEL	AREA (SF)	NOTES:
00 - Basement	0 SF	Not Included in FAR
01 - First Floor	2475 SF	
02 - Second Floor	2261 SF	
03 - Attic	0 SF	Area @ 5ft > 50% Area @ 7ft (Not included in FAR)
	4736 SF	
00 - Basement	0 SF	Not Included in FAR
01 - First Floor	2475 SF	
02 - Second Floor	2261 SF	
03 - Attic	0 SF	Area @ 5ft > 50% Area @ 7ft (Not included in FAR)
	4736 SF	
TOTAL FLOOR AREA	9473 SF	

MARKETABLE FLOOR AREA		
LEVEL	AREA (SF)	NOTES:
00 - Basement	1794 SF	Not Included in FAR (Assuming 25% of basement unfinished)
01 - First Floor	2475 SF	
02 - Second Floor	2261 SF	
03 - Attic	1477 SF	Not Included in FAR (Area taken from 5'-0" ceiling height)
	8007 SF	
00 - Basement	1794 SF	Not Included in FAR (Assuming 25% of basement unfinished)
01 - First Floor	2475 SF	
02 - Second Floor	2261 SF	
03 - Attic	1477 SF	Not Included in FAR (Area taken from 5'-0" ceiling height)
	8007 SF	
TOTAL FLOOR AREA	16015 SF	



** NOTE - MEETS DEFINITION OF A BASEMENT, NO FAR INCLUDED PER NEWTON CHAPTER 30

① 00 - Basement
1/32" = 1'-0"

② 01 - First Floor
1/32" = 1'-0"

③ 02 - Second Floor
1/32" = 1'-0"

④ 03 - Attic
1/32" = 1'-0"

AREA AT 5'-0" > 50% OF AREA AT 7'-0" (NO FAR INCLUDED - PER NEWTON CHAPTER 30)



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SCHEMATIC DESIGN IN PROGRESS

120 NORWOOD AVE
RESIDENCES

No.	Description	Date
1		

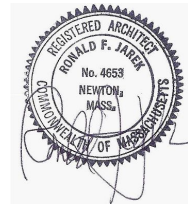
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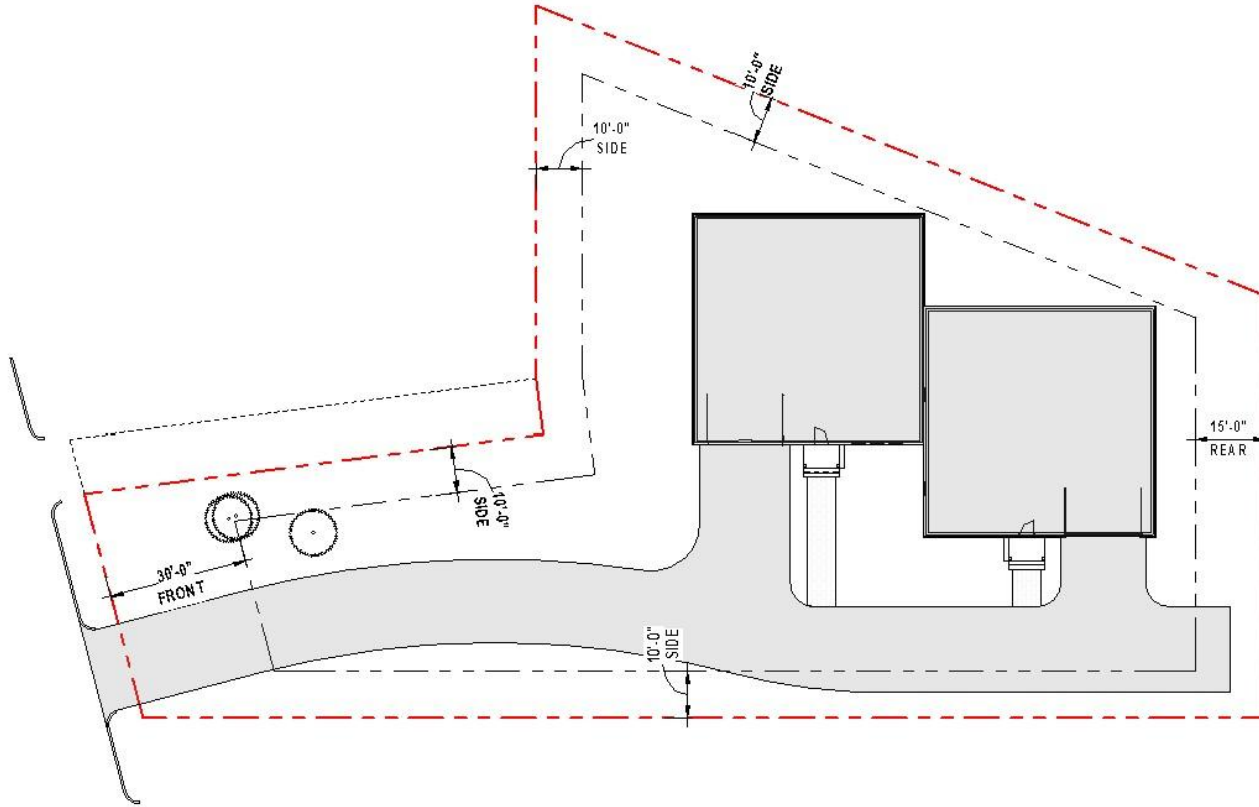
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Date	8/15/19
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SP.02

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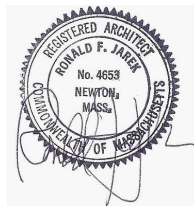
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SCHEMATIC DESIGN IN PROGRESS		
120 NORWOOD AVE RESIDENCES		
No.	Description	Date
1		

CONCEPT SITE PLAN		
Project number	16-0510	
Date	8/15/19	
Drawn by	TCO	Checked by
	MGD	
Scale	1" = 20'-0"	

SP.09

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① Front Elevation - FS
1/8" = 1'-0"



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120 NORWOOD AVE
RESIDENCES

No.	Description	Date
1		

FRONT ELEVATION

Project number 19-0510
Date 8/15/19
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Scale 1/8" = 1'-0"

SP.05

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