

# MELROSE RESIDENCES

219 Melrose Street, Newton MA 02466

## SPECIAL PERMIT SET

### PROJECT DIRECTORY

#### OWNER:

JON FOX  
EVAN TOBASKY

#### PROFESSIONAL DESIGNER:

MGD+ LLC  
411 LEXINGTON ST  
NEWTON - MA 02466


#### ARCHITECT:

RON JAREK  
487 WATERTOWN ST  
NEWTONVILLE, MA 02460

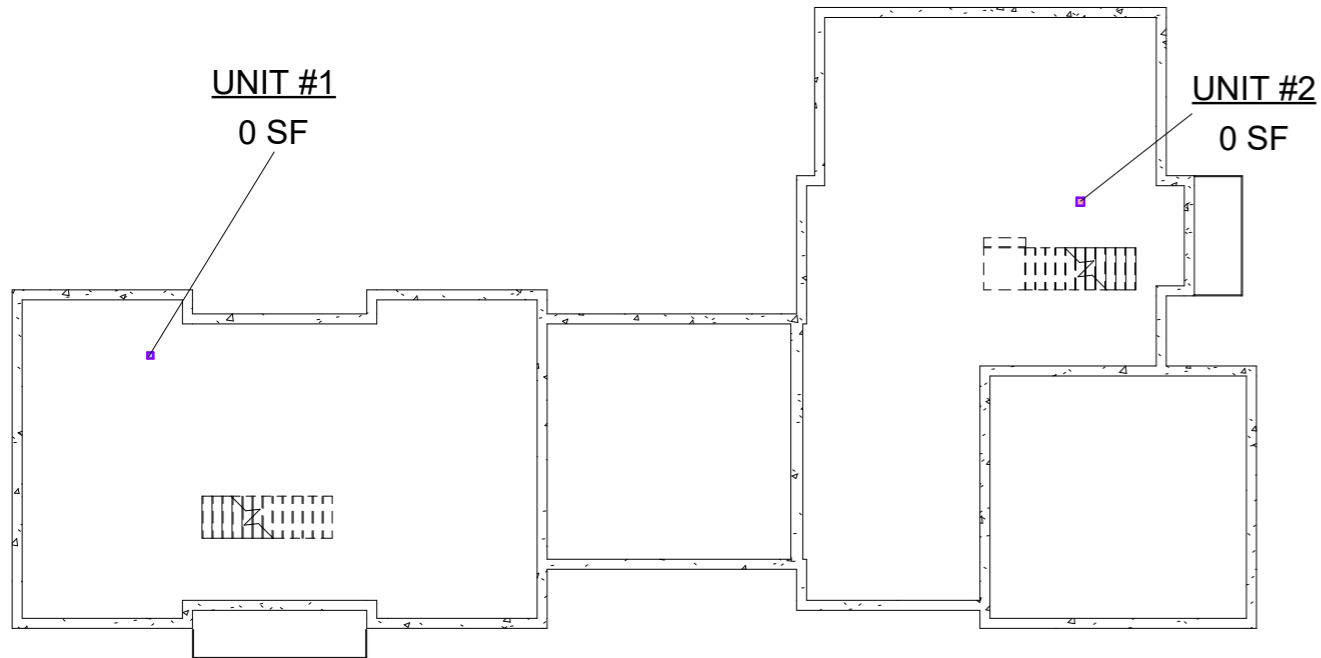
SHEET LIST	
SHEET NUMBER	SHEET NAME
SP.00	COVER PAGE
SP.01	ZONING & FAR ANALYSIS
SP.02	ARCHITECTURAL SITE PLAN
SP.04	FIRST FLOOR PLAN
SP.05	SECOND FLOOR PLAN
SP.06	ATTIC PLAN
SP.07	ROOF PLAN
SP.08	FRONT ELEVATION - UNIT 1
SP.09	FRONT ELEVATION - UNIT 2

ZONING ANALYSIS SUMMARY				
ADDRESS	219 MELROSE STREET			
ZONING DISTRICT	SR-3 (OLD)			
LOT SIZE	16976 SF			
DESCRIPTION	CODE REFERENCE	REQUIRED / ALLOWED	EXISTING	PROPOSED
USE		SINGLE FAMILY	TWO FAMILY	TWO FAMILY
LOT AREA		10000 SF	16976 SF	16976 SF
GFA / FAR		6790 SF / 0.40	SEE ENG. DRAWINGS	6749 SF / 0.40
BUILDING HEIGHT		36.0'	SEE ENG. DRAWINGS	30.2'
MIN. USABLE OPEN SPACE		50%	SEE ENG. DRAWINGS	SEE ENG. DRAWINGS
MAX. LOT COVERAGE		30%	SEE ENG. DRAWINGS	SEE ENG. DRAWINGS
SETBACKS				
FRONT		25.0'	SEE ENG. DRAWINGS	SEE ENG. DRAWINGS
SIDE		7.5' / 7.5'	SEE ENG. DRAWINGS	SEE ENG. DRAWINGS
REAR		15.0'	SEE ENG. DRAWINGS	SEE ENG. DRAWINGS

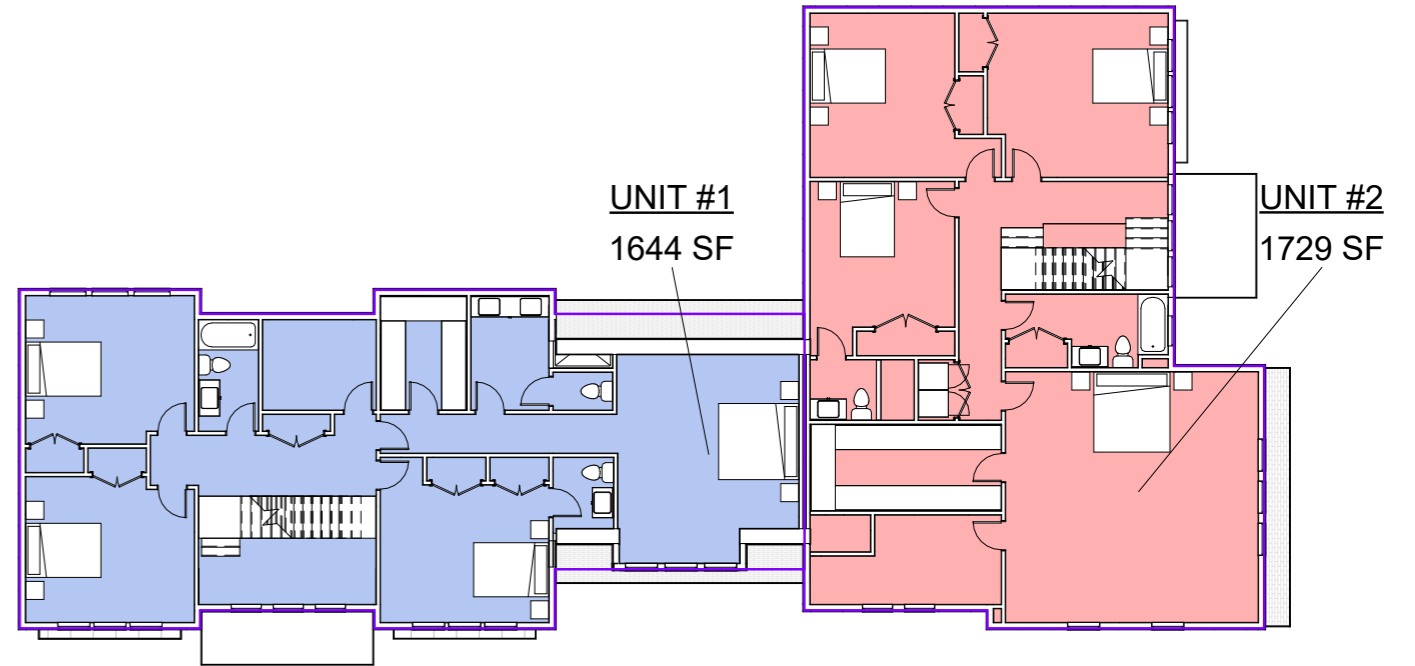
MARKETABLE FLOOR AREA		
LEVEL	AREA (SF)	NOTES:
UNIT #1		
00 - Basement	0 SF	NO F.A.R. PER NEWTON CH. 30
01 - First Floor	446 SF	Garage Area
01 - First Floor	1198 SF	
02 - Second Floor	1644 SF	
03 - Attic	0 SF	NO F.A.R. PER NEWTON CH. 30
	3289 SF	
UNIT #2		
00 - Basement	0 SF	NO F.A.R. PER NEWTON CH. 30
01 - First Floor	495 SF	Garage Area
01 - First Floor	1237 SF	
02 - Second Floor	1729 SF	
03 - Attic	0 SF	NO F.A.R. PER NEWTON CH. 30
	3462 SF	
TOTAL FLOOR AREA	6750 SF	

	411 Lexington St, Newton - MA 02466 mgdplus.com info@mgdplus.com	STAMP SCHEMATIC DESIGN IN PROGRESS  <b>MELROSE RESIDENCES</b>	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		
No.	Description	Date						

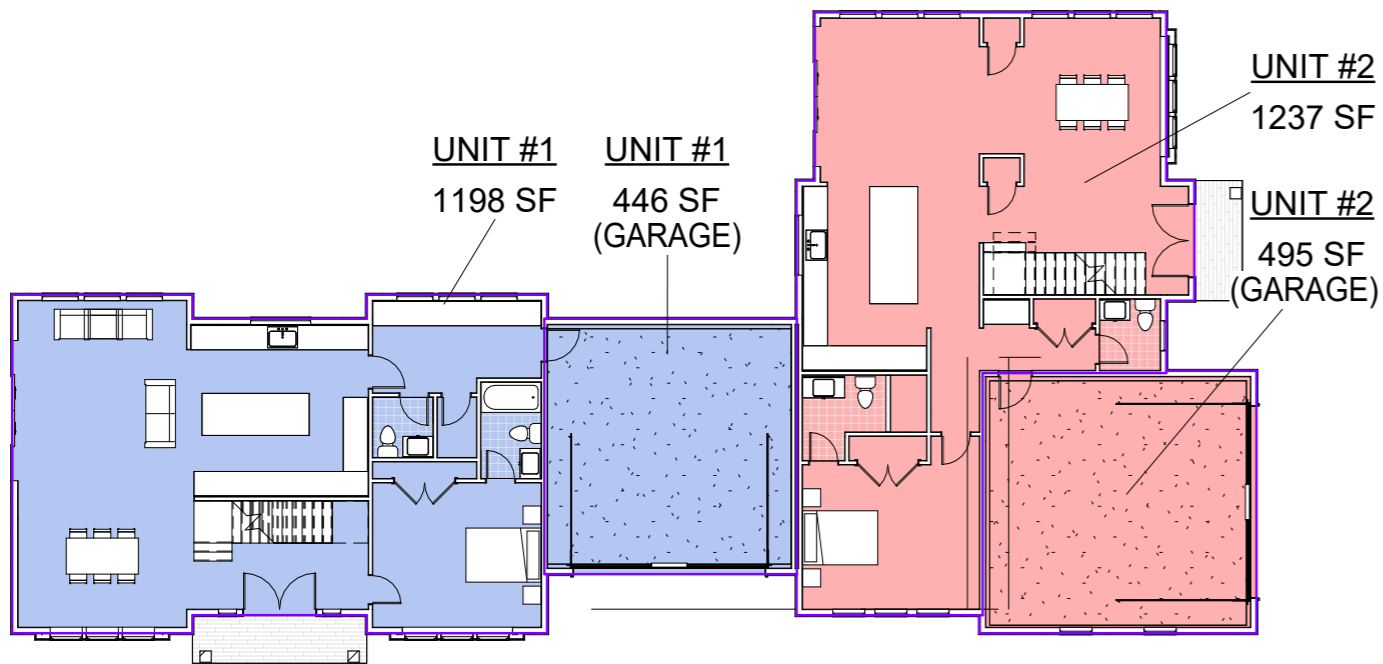
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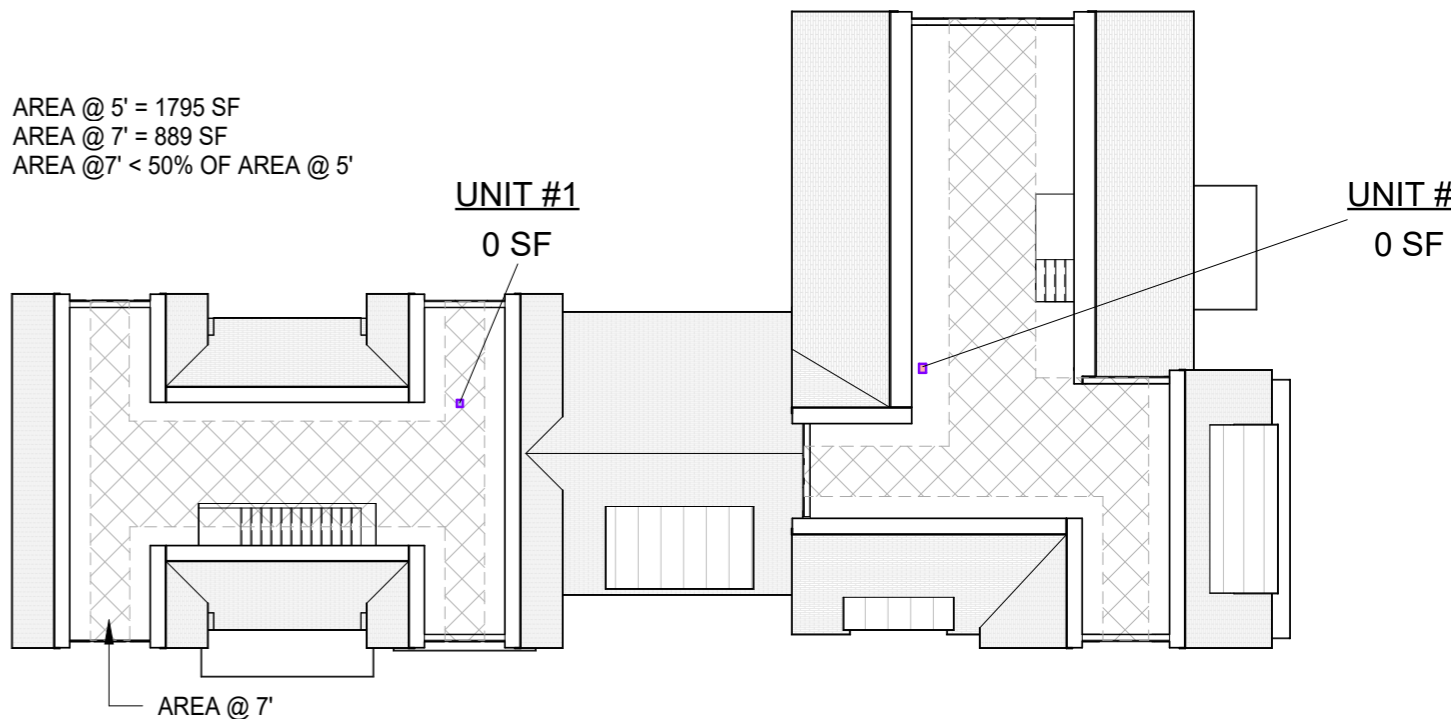
① 00 - Basement - Marketable Area Plan  
1/16" = 1'-0"



③ 02 - Second Floor - Marketable Area Plan  
1/16" = 1'-0"



② 01 - First Floor - Marketable Area Plan  
1/16" = 1'-0"



④ 03 - Attic - Marketable Area Plan  
1/16" = 1'-0"



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SCHEMATIC DESIGN IN PROGRESS

MELROSE RESIDENCES

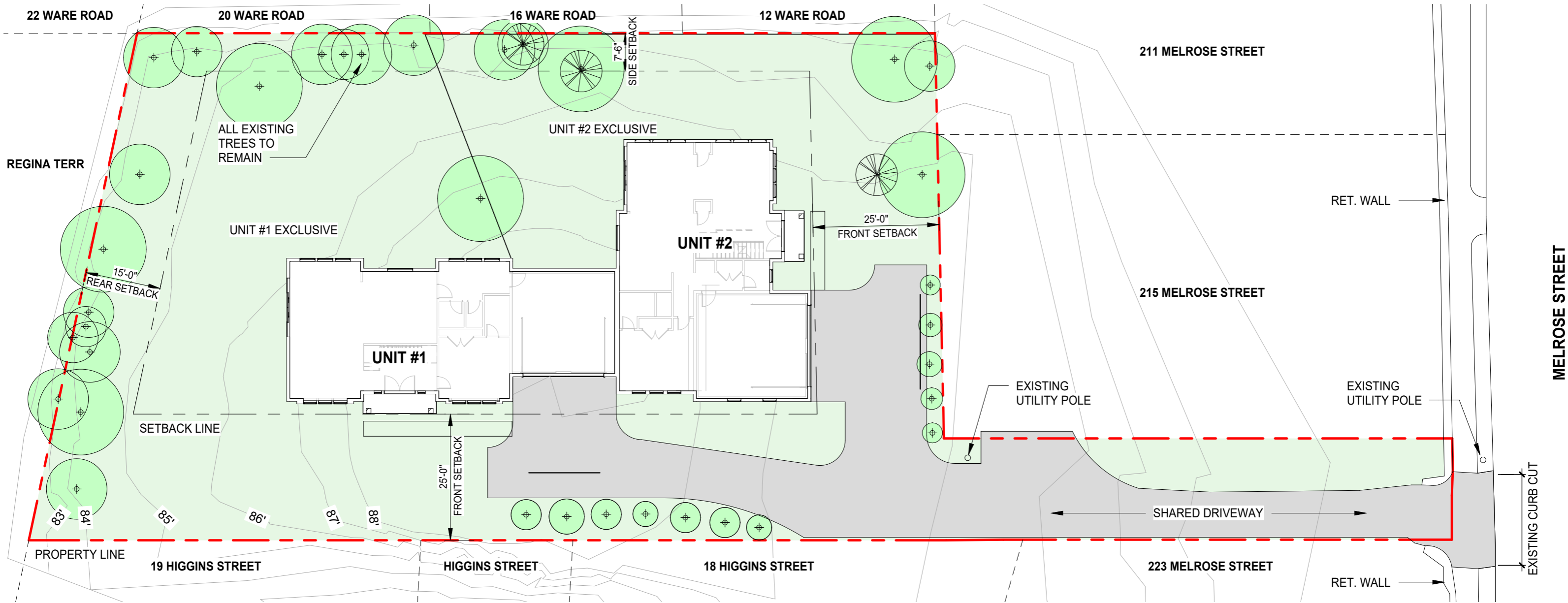
ZONING & FAR ANALYSIS

No.	Description	Date

Project number	22-031
Date	9/28/2022
Drawn by	BAC
Checked by	MGD

SP.01

Scale 1/16" = 1'-0"



1 01 - Site Plan  
1 : 225



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SCHEMATIC DESIGN IN PROGRESS

MELROSE RESIDENCES

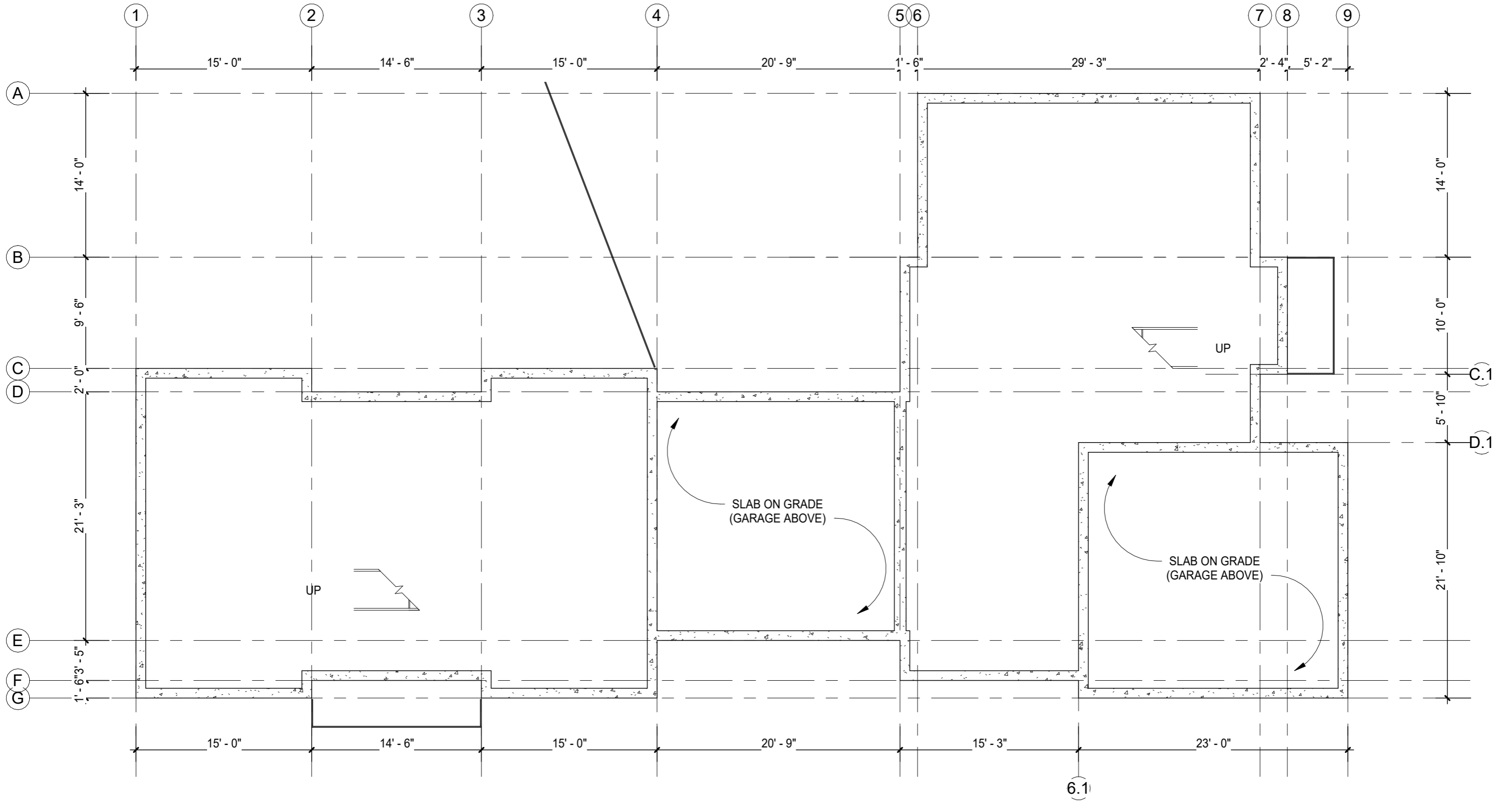
ARCHITECTURAL SITE PLAN

No.	Description	Date

Project number	22-031
Date	9/28/2022
Drawn by	BAC
Checked by	MGD

SP.02

Scale 1 : 225



1 00 - Basement (1/8)  
 1/8" = 1'-0"



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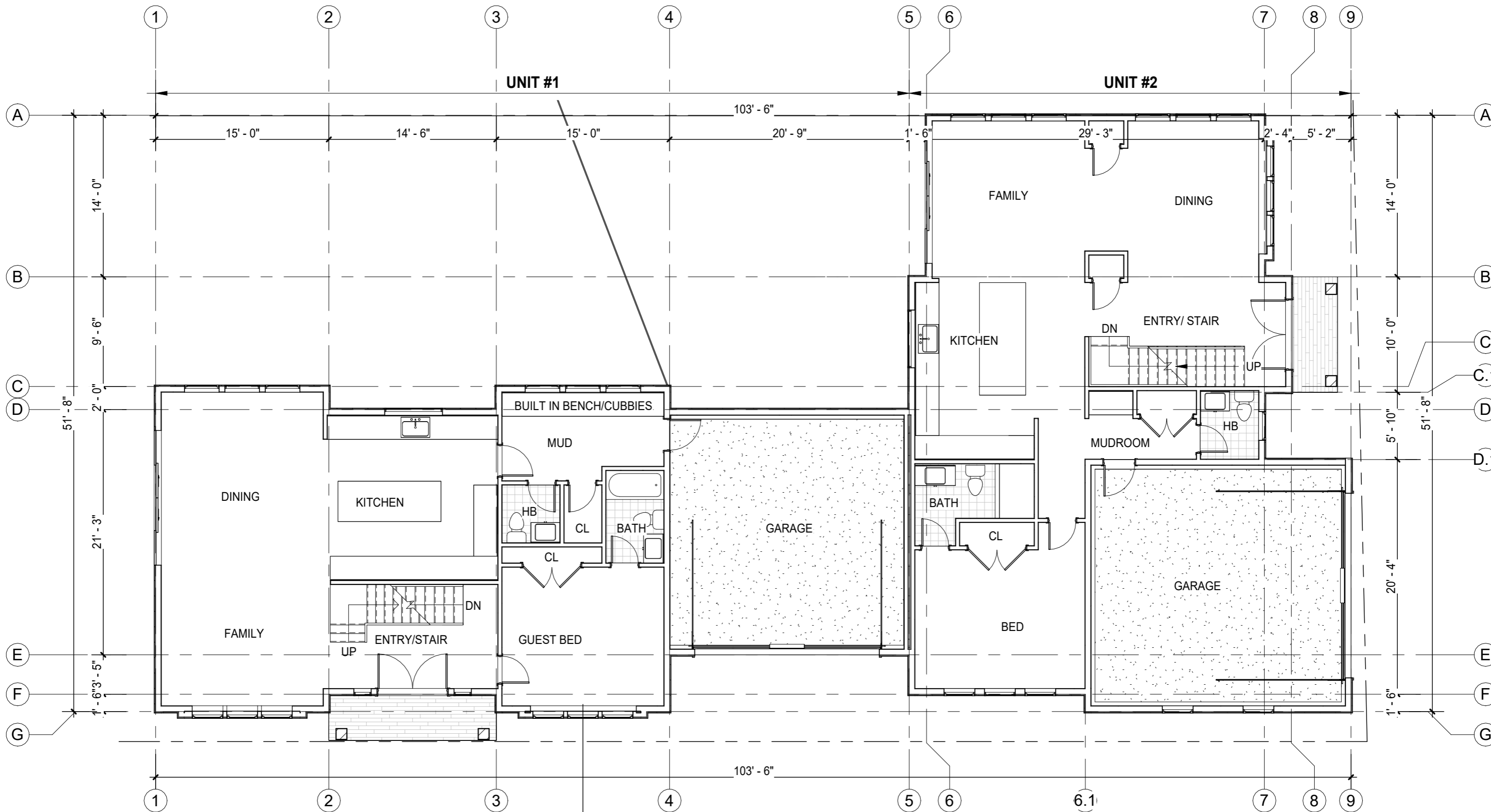
BASEMENT FLOOR PLAN

No.	Description	Date

Project number	22-031
Date	9/28/2022
Drawn by	BAC
Checked by	MGD

SP.03

Scale 1/8" = 1'-0"



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



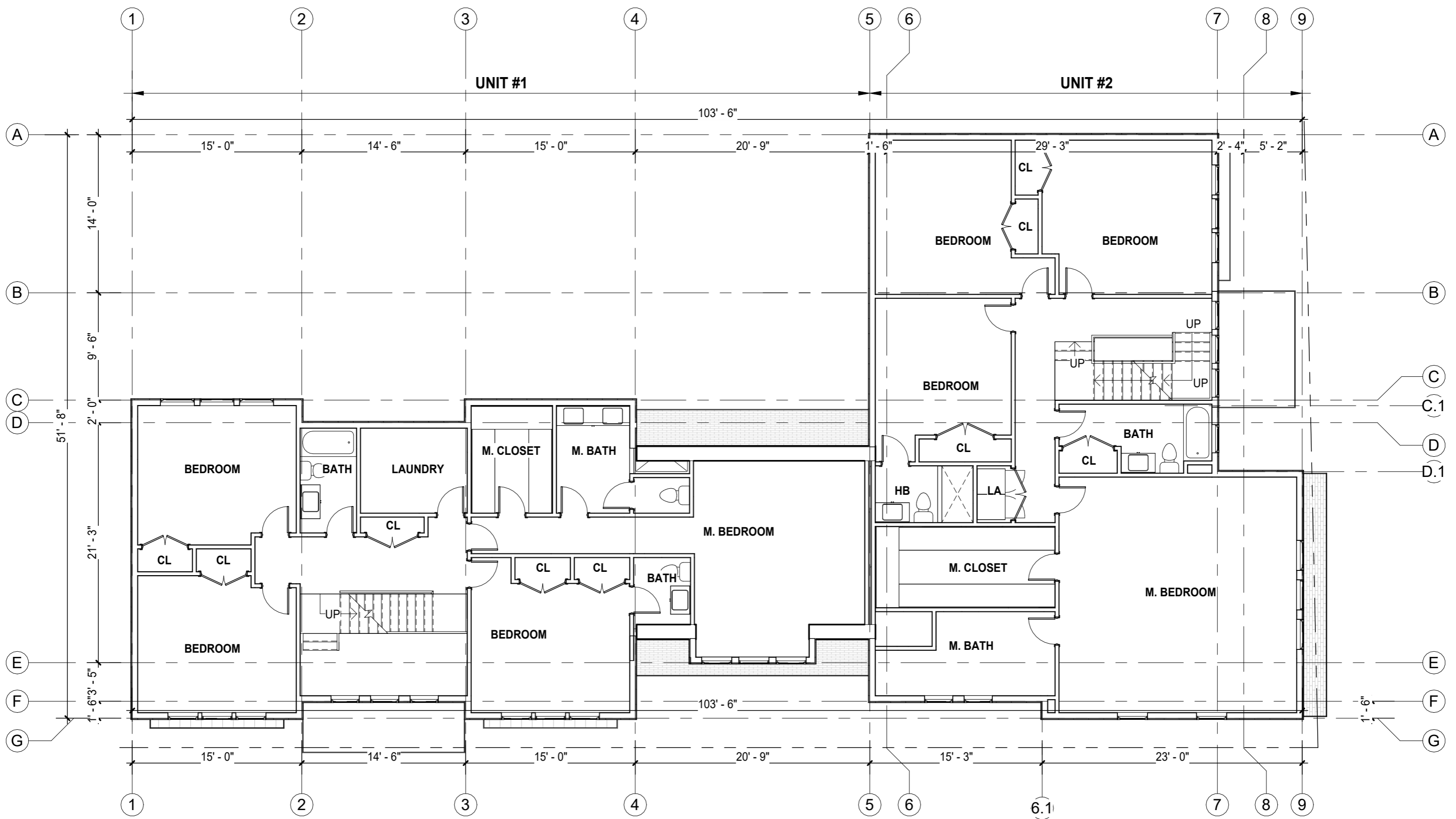
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No.	Description	Date

FIRST FLOOR PLAN		SP.04			
Project number	22-031				
Date	9/28/2022				
Drawn by	BAC	Checked by	MGD	Scale	1/8" = 1'-0"

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



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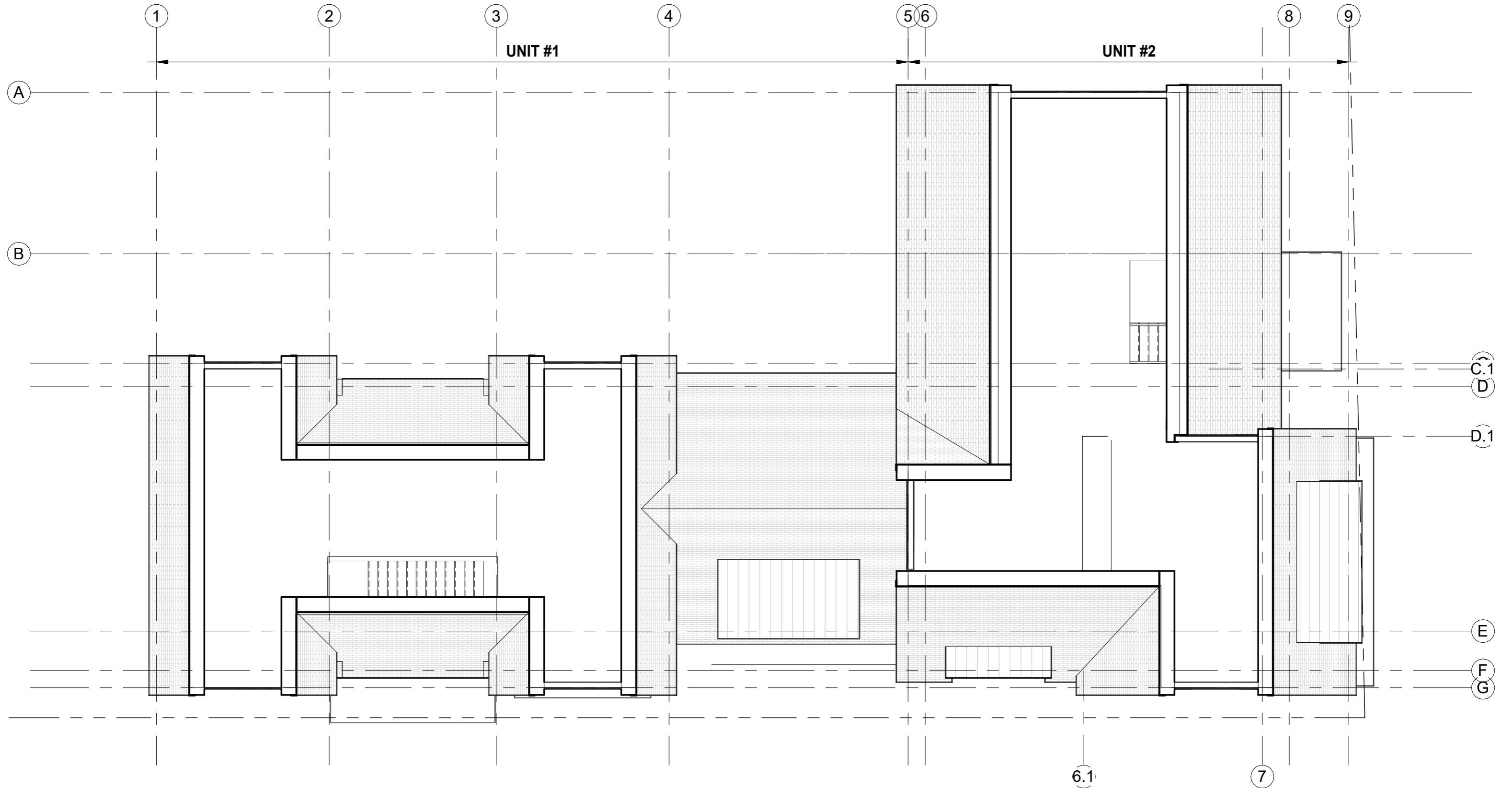
No.	Description	Date

SECOND FLOOR PLAN

Project number 22-031  
Date 9/28/2022  
Drawn by BAC Checked by MGD

SP.05

Scale 1/8" = 1'-0"



1 03 - Attic (1/8)  
1/8" = 1'-0"



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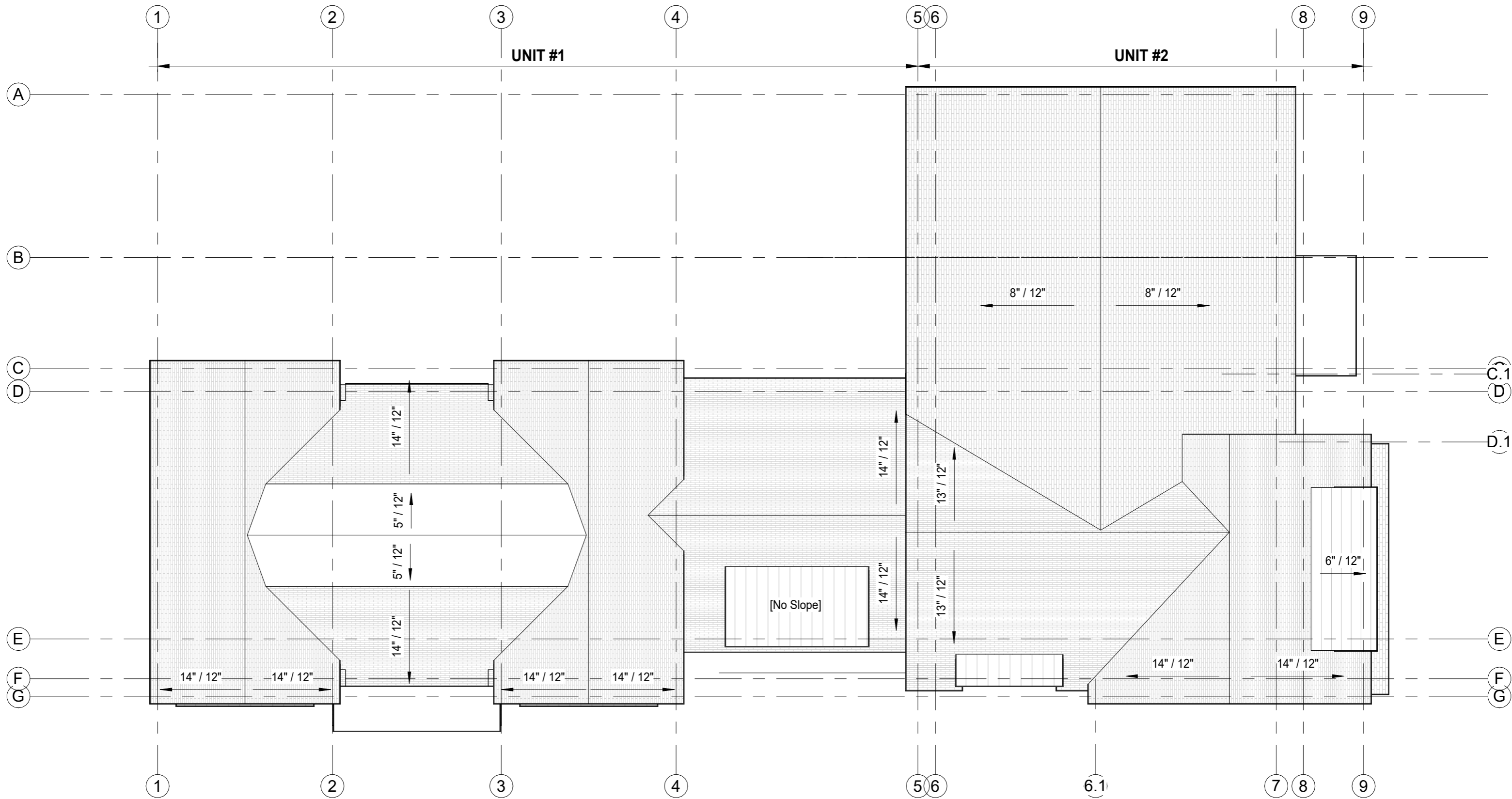
ATTIC PLAN

No.	Description	Date

Project number	22-031
Date	9/28/2022
Drawn by	BAC
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SP.06

Scale 1/8" = 1'-0"



1 05 - Roof (1/8)  
1/8" = 1'-0"



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ROOF PLAN

Project number	22-031
Date	9/28/2022
Drawn by	BAC
Checked by	MGD

SP.07

Scale 1/8" = 1'-0"

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T.O. Roof  
121' - 4 3/4"

03 - Attic  
110' - 8 3/8"

02 - Second Floor  
101' - 2 1/2"

01 - First Floor  
91' - 2 1/2"  
Avg. Grade  
88' - 7 7/8"



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



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No.	Description	Date

FRONT ELEVATION - UNIT 1

Project number	22-031
Date	9/28/2022
Drawn by	BAC
Checked by	MGD

SP.08

Scale 1/8" = 1'-0"



1 Right Elevation (1/8)  
1/8" = 1'-0"



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STAMP	SCHEMATIC DESIGN IN PROGRESS			FRONT ELEVATION - UNIT 2			
	MELROSE RESIDENCES			No.	Description	Date	Project number 22-031
						Date 9/28/2022	
						Drawn by BAC Checked by MGD	Scale 1/8" = 1'-0"