



ILLUSTRATIVE FRONT ELEVATION - VIEW FROM CHESTNUT STREET

339 CHESTNUT STREET, NEEDHAM, MA 02492

PROJECT TEAM

OWNER / BUILDER

NEEDHAM ENTERPRISES, LLC
105 CHESTNUT STREET
NEEDHAM MA 02492
E : NEEDHAMENTERPRISES105@GMAIL.COM

SURVEYOR

FIELD RESOURCES
281 CHESTNUT STREET
NEEDHAM, MA 0249201760
T: 781.444.5936
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ARCHITECT

SCOTT MELCHING ARCHITECT LLC
116 ARCH STREET
NEEDHAM MA 02492
E : SCOTT@SCOTTMELCHINGARCHITECT.COM
W : WWW.SCOTTMELCHINGARCHITECT.COM

STRUCTURAL ENGINEER

PROJECT INFORMATION

APPLICABLE CODES:

- C.1 MASSACHUSETTS STATE BUILDING CODE 780 10TH EDITION
- C.2 MASSACHUSETTS STATE ELECTRICAL CODE 524 CMR 12:00
- C.3 MASSACHUSETTS STATE COMPREHENSIVE FIRE SAFETY CODE 527 CMR 1.00 (NFPA 2021)
- C.4 MASSACHUSETTS STATE UNIFORM PLUMBING CODE 248 CMR 10:00
- C.5 MASSACHUSETTS STATE FUEL GAS CODE 248 CMR 4:00
- C.6 IECC 2018 W/ MASSACHUSETTS AMENDMENTS
- C.7 MASSACHUSETTS ACCESS BOARD 521 CMR

PROJECT SUMMARY

PROPOSED 3-STORY 6 UNIT MULTI-FAMILY RESIDENTIAL STRUCTURE WITH FULL HEIGHT BASEMENT. BASEMENT TO BE POURED-IN-PLACE CONCRETE WITH WOOD FRAMED CONSTRUCTION ABOVE. BUILDING TO BE FULLY SPRINKLERED AND ALL ELECTRIC, I.E. NO FOSSIL FUELS. OFF-STREET PARKING IS PROVIDED ALONG THE ENTRY DRIVE AISLE. 6 DEDICATED RESIDENTIAL PARKING SPOTS ARE TO BE PROVIDED ALONG WITH TWO VISITOR PARKING SPACES. ONE PARKING SPOT WILL BE VAN ACCESSIBLE. 2 UNITS WILL BE DESIGNATED AFFORDABLE, PART OF INCLUSIONARY HOUSING PROGRAM.

ADDRESS : 339 CHESTNUT STREET, NEEDHAM MA 02492
ZONING DISTRICT : CHESTNUT STREET BUSINESS (CSB)
ZONING SUBDISTRICT (OVERLAY) : LOWER CHESTNUT STREET OVERLAY DISTRICT (LC)
EXISTING USE : COMMERCIAL / RESIDENTIAL
PROPOSED USE : MULTI-FAMILY RESIDENTIAL
LOT AREA : +/- 6,200 SF

FLOOR AREA CALCULATION

FLOOR	SQUARE FOOTAGE (SF)	USE
LEVEL 03	2,102 SF	2 DWELLING UNITS & LAUNDRY ROOM
LEVEL 02	2,102 SF	2 DWELLING UNITS & LAUNDRY ROOM
LEVEL 01	2,021 SF	LOBBY, 2 DWELLING UNITS & LAUNDRY ROOM
LEVEL 00 (BASEMENT)	2,021SF	BOILER ROOM, ELECTRICAL ROOM & BUILDING STORAGE
TOTAL	8,246 SF (GROSS FLOOR AREA)	
FLOOR AREA RATIO	1.33 (8,246 SF / 6,200 SF)	

INCLUSIONARY HOUSING SUMMARY

2 AFFORDABLE UNITS / 6 TOTAL UNITS = 33% AFFORDABLE UNITS

AFFORDABLE UNITS TO A MIX OF FIXED AND FLOATING. ALL UNITS TO HAVE THE SAME LEVEL OF INTERIOR FINISH.
UNIT 1A TO BE A FIXED AFFORDABLE UNIT, UNIT 3B TO BE A FLOATING AFFORDABLE UNIT.

SEE UNIT SUMMARY FOR THE PROPOSED UNIT LOCATIONS & SIZES.

DWELLING UNIT INFORMATION

FLOOR	DESCRIPTION	GROSS SQUARE FOOTAGE (SF)	USE
LEVEL 01	UNIT 1-A	596 SF	1 BEDROOM / 1 BATH (ACCESSIBLE & AFFORDABLE)
	UNIT 1-B	900 SF	2 BEDROOM / 2 BATH (ACCESSIBLE)
LEVEL 02	UNIT 2-A	986 SF	2 BEDROOM / 2 BATH
	UNIT 2-B	900 SF	2 BEDROOM / 2 BATH
LEVEL 03	UNIT 3-A	986 SF	2 BEDROOM / 2 BATH
	UNIT 3-B	900 SF	2 BEDROOM / 2 BATH (AFFORDABLE)

6 TOTAL DWELLING UNITS

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REVISIONS | SUBMISSIONS DATE

ZBA SUBMISSION - REVISION 2025 04-16
ZBA SUBMISSION - REVISION 2025 02-27
ZBA SUBMISSION 2025 02-07
LOCAL INITIATIVE PROJECT SUBMISSION 2024 11-05
SELECT BOARD MEETING 2024 10-14

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DRAWING TITLE:

TITLE PAGE, RENDERING,
DWG LIST & BUILDING DEPT NOTES

SHEET NUMBER :

T - 1

1 OF 6

SCALE :

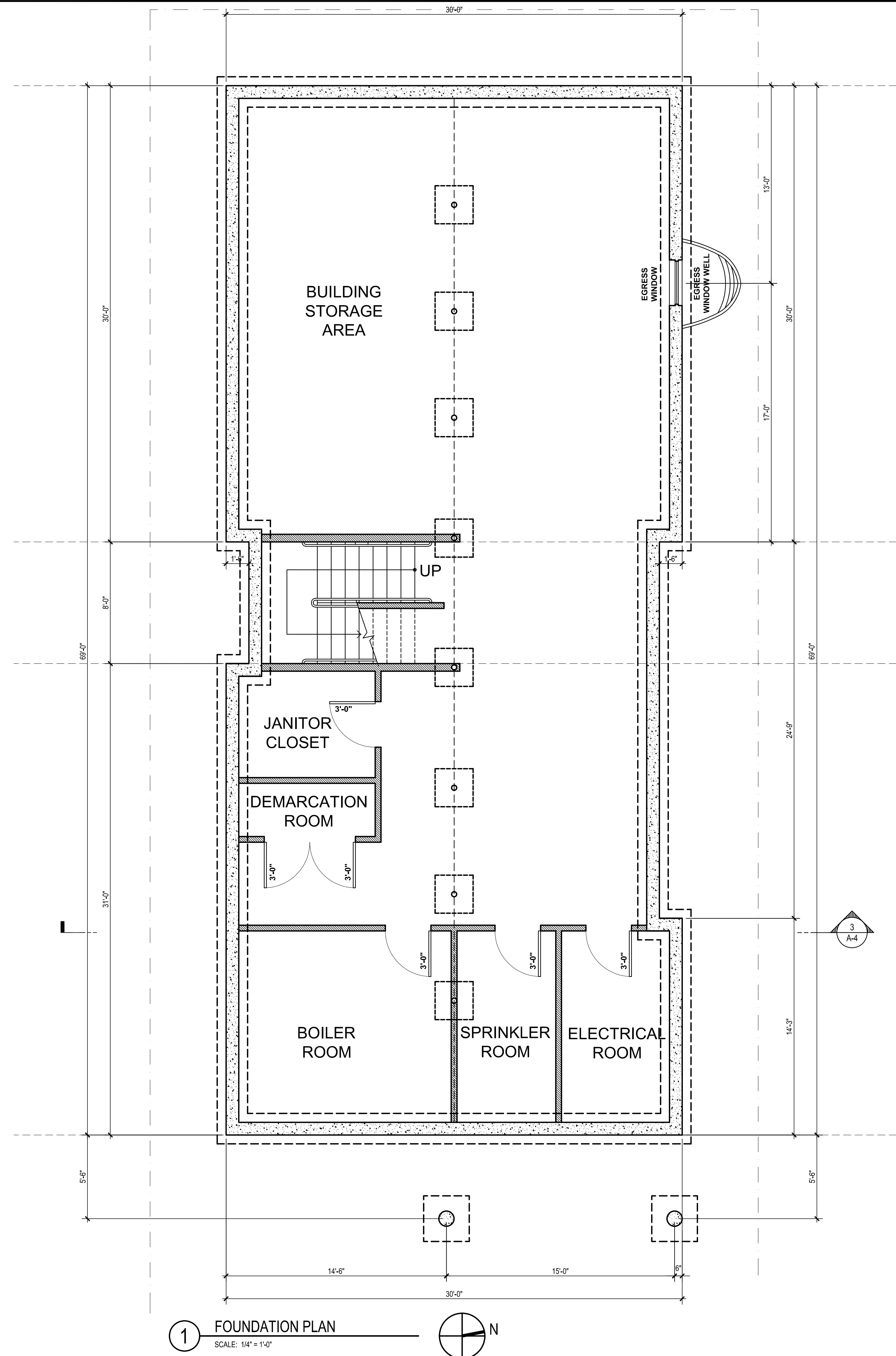
DATE : 2025 04 - 16

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ISSUED FOR OWNER REVIEW	2024 10-03
ISSUED FOR OWNER REVIEW	2024 05-23

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DRAWING TITLE:
GROUND FLOOR &
SECOND FLOOR PLANS

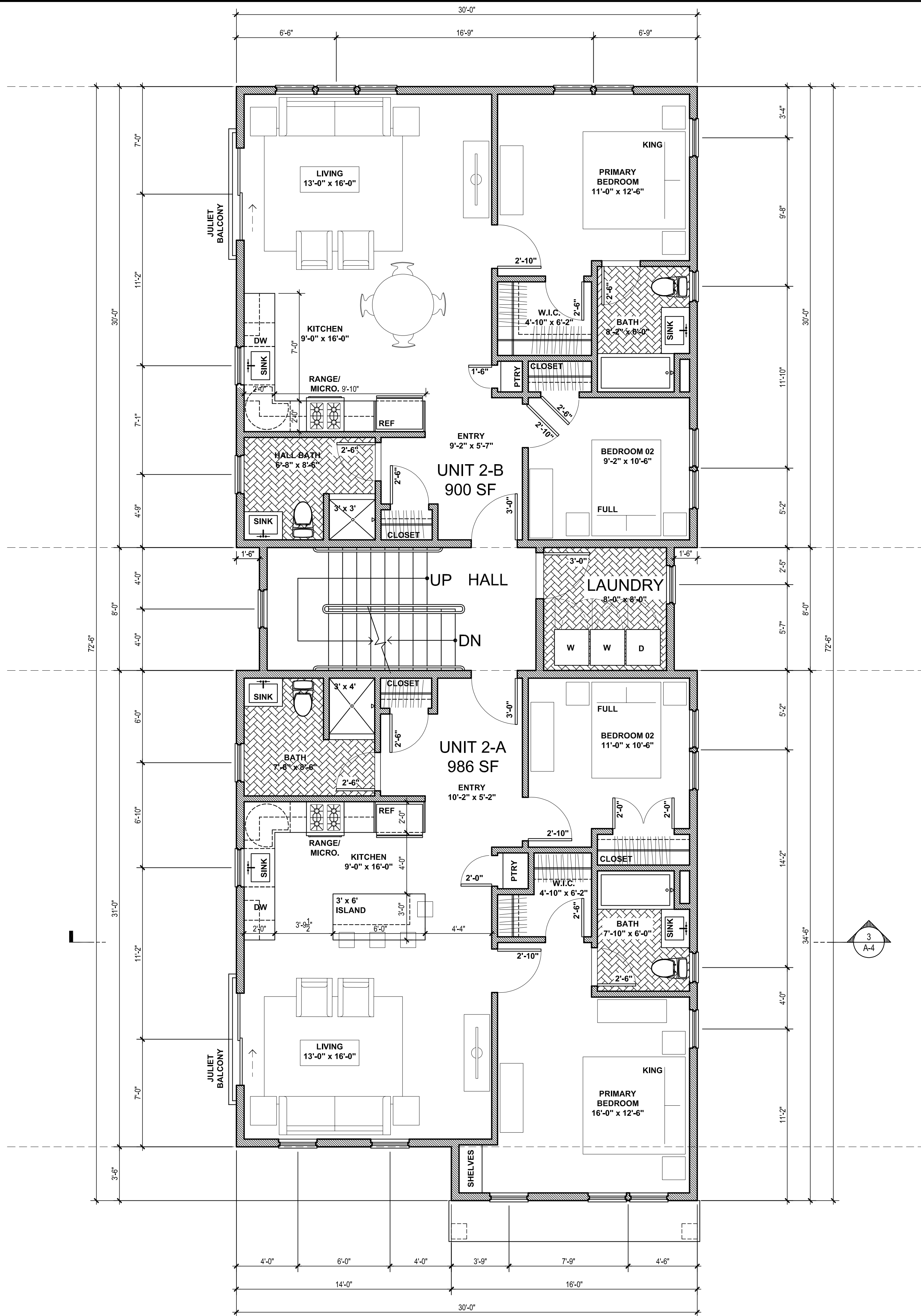
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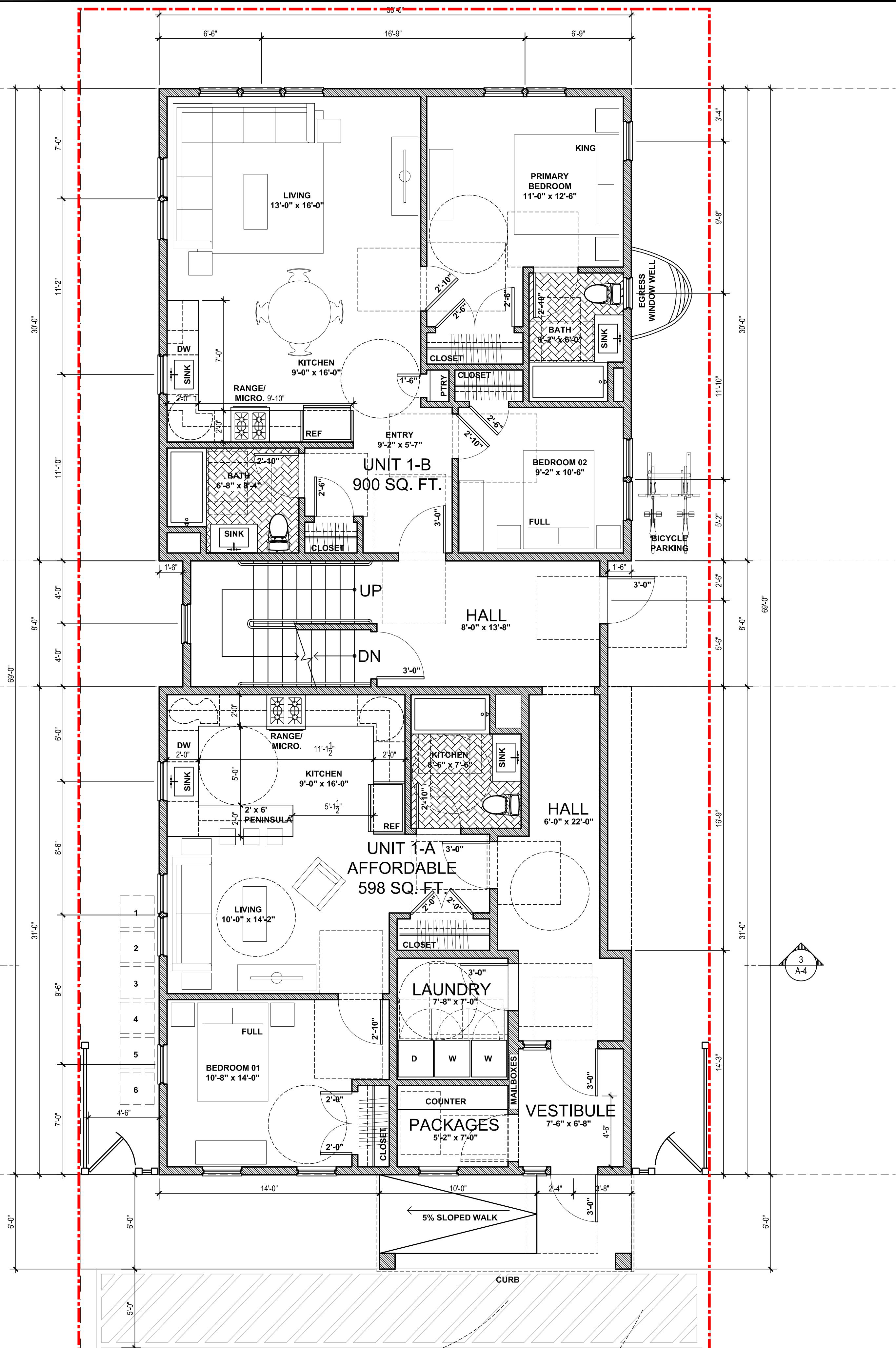
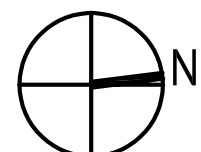
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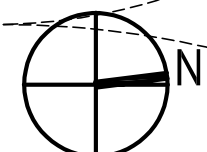
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② SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



① FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



339

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DRAWING TITLE:
THIRD FLOOR PLAN &
ROOF PLAN

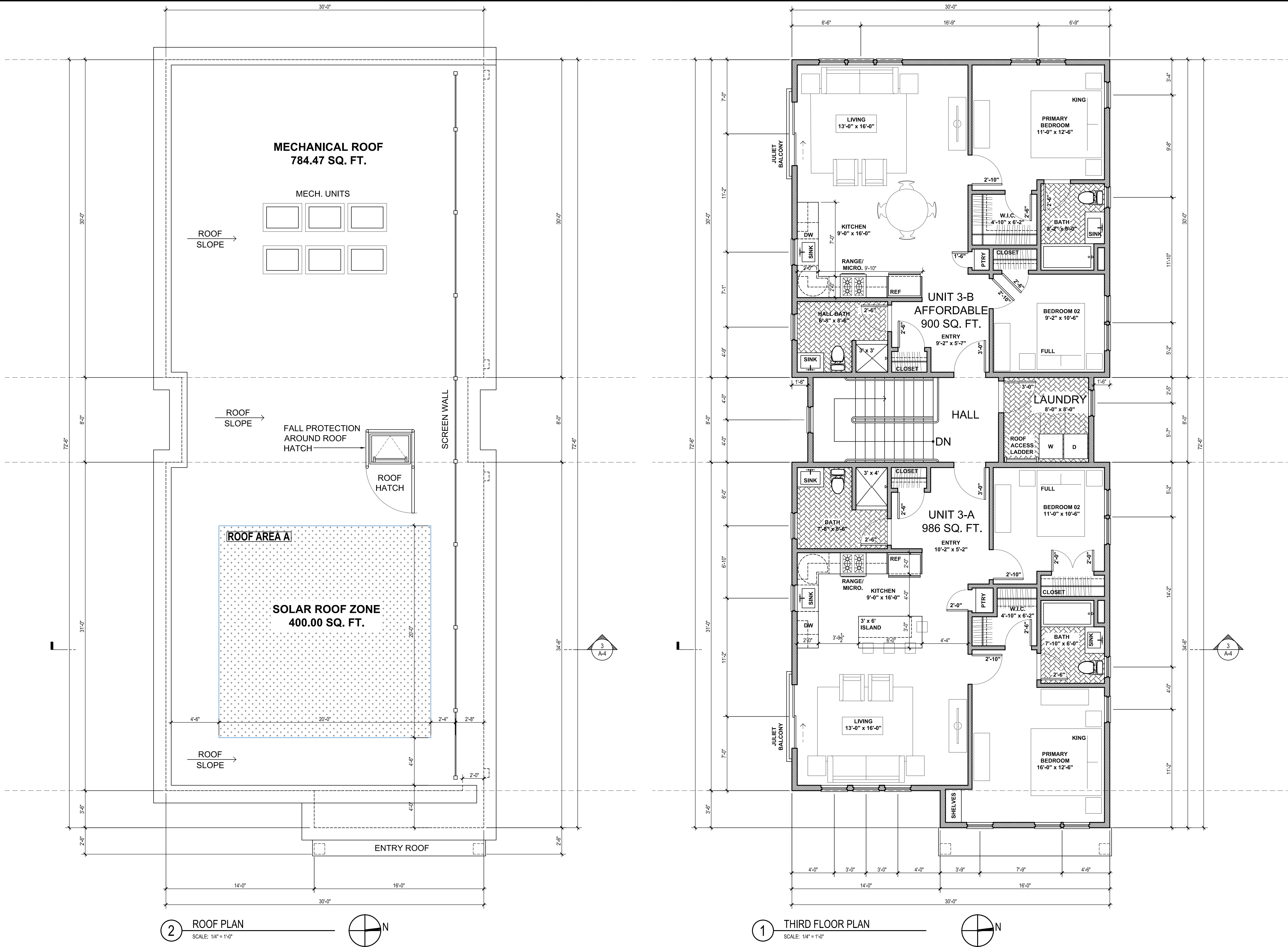
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DRAWING TITLE:
EXTERIOR ELEVATIONS FRONT &
RIGHT, & BUILDING SECTION

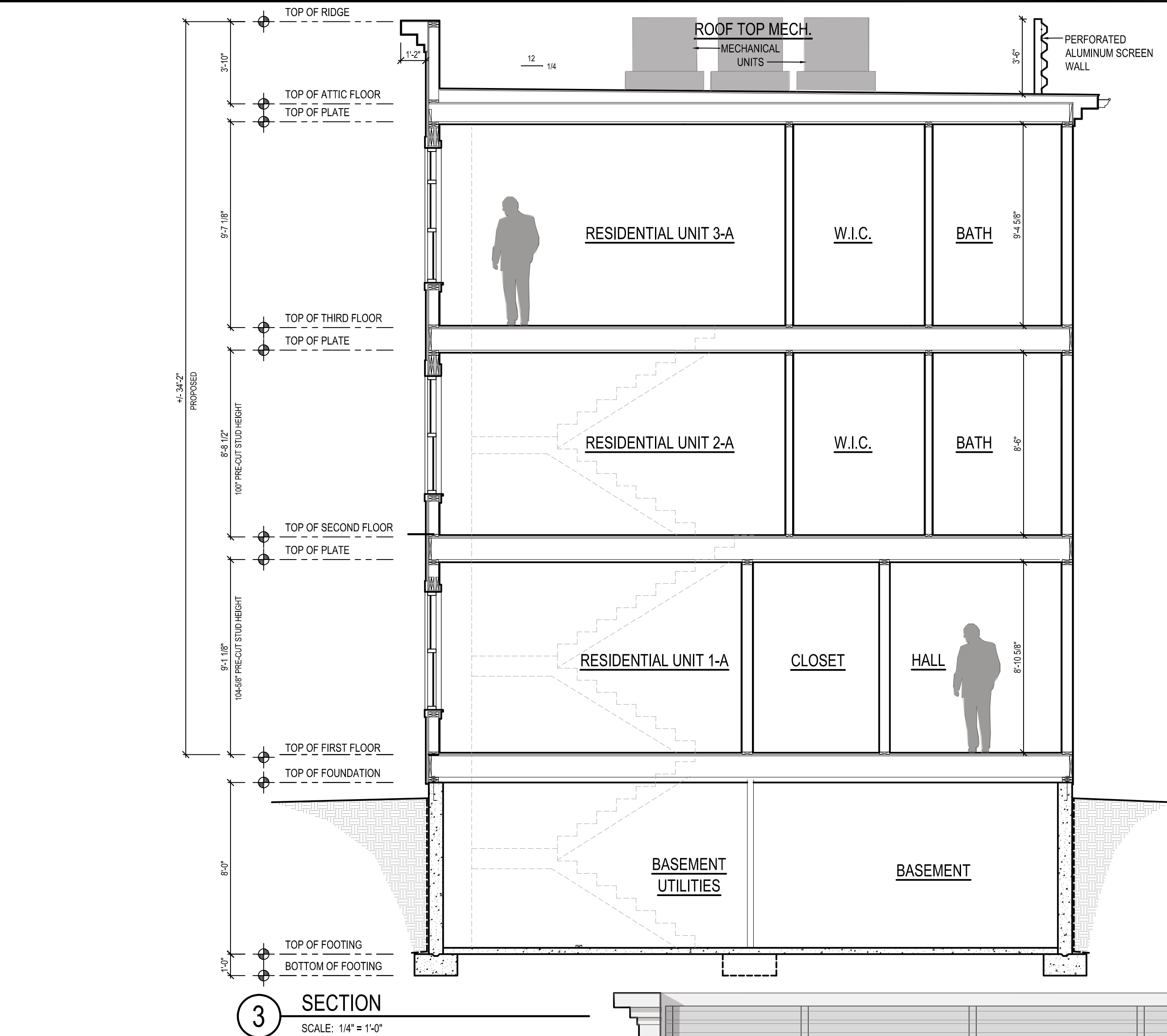
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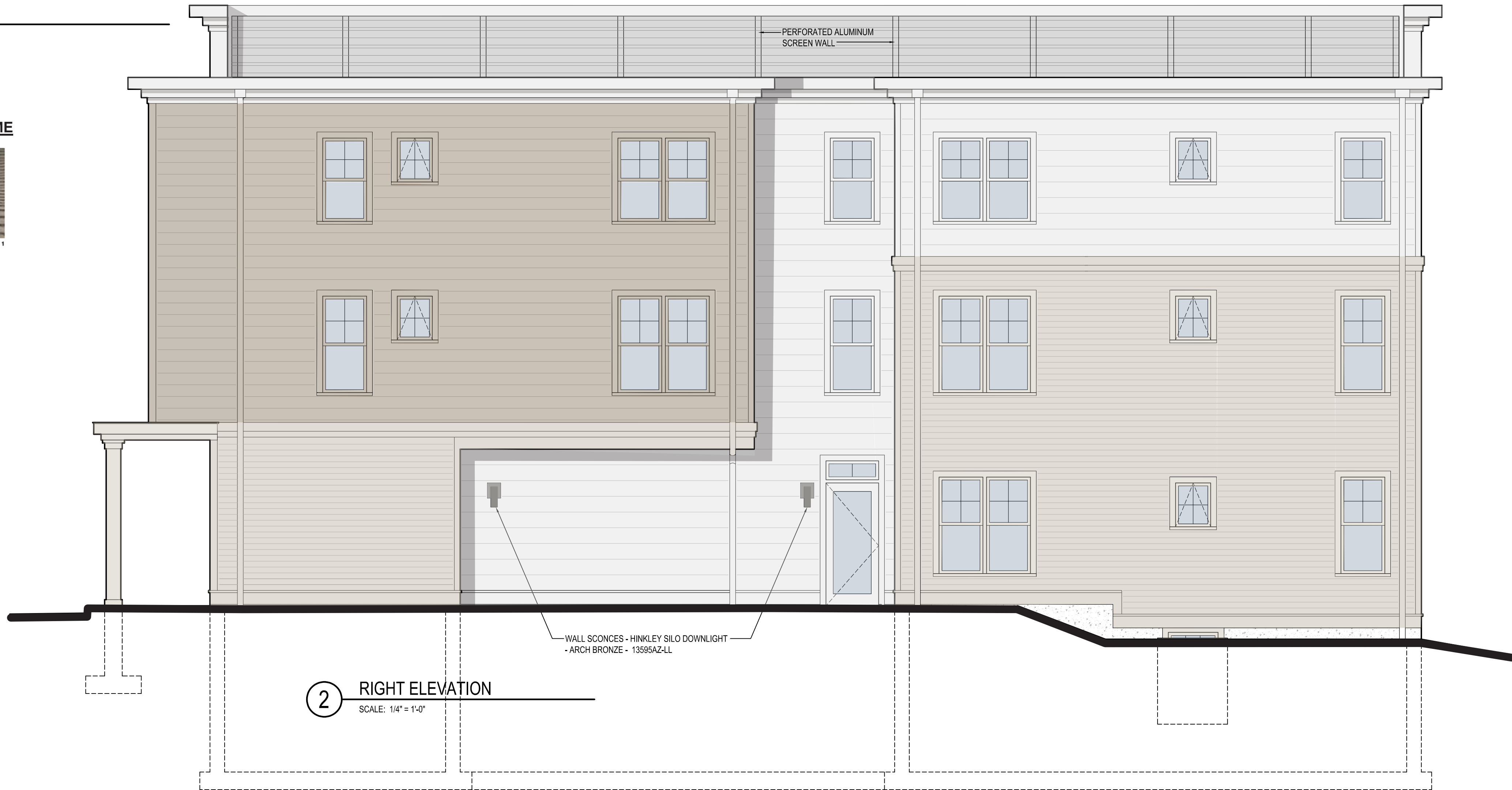
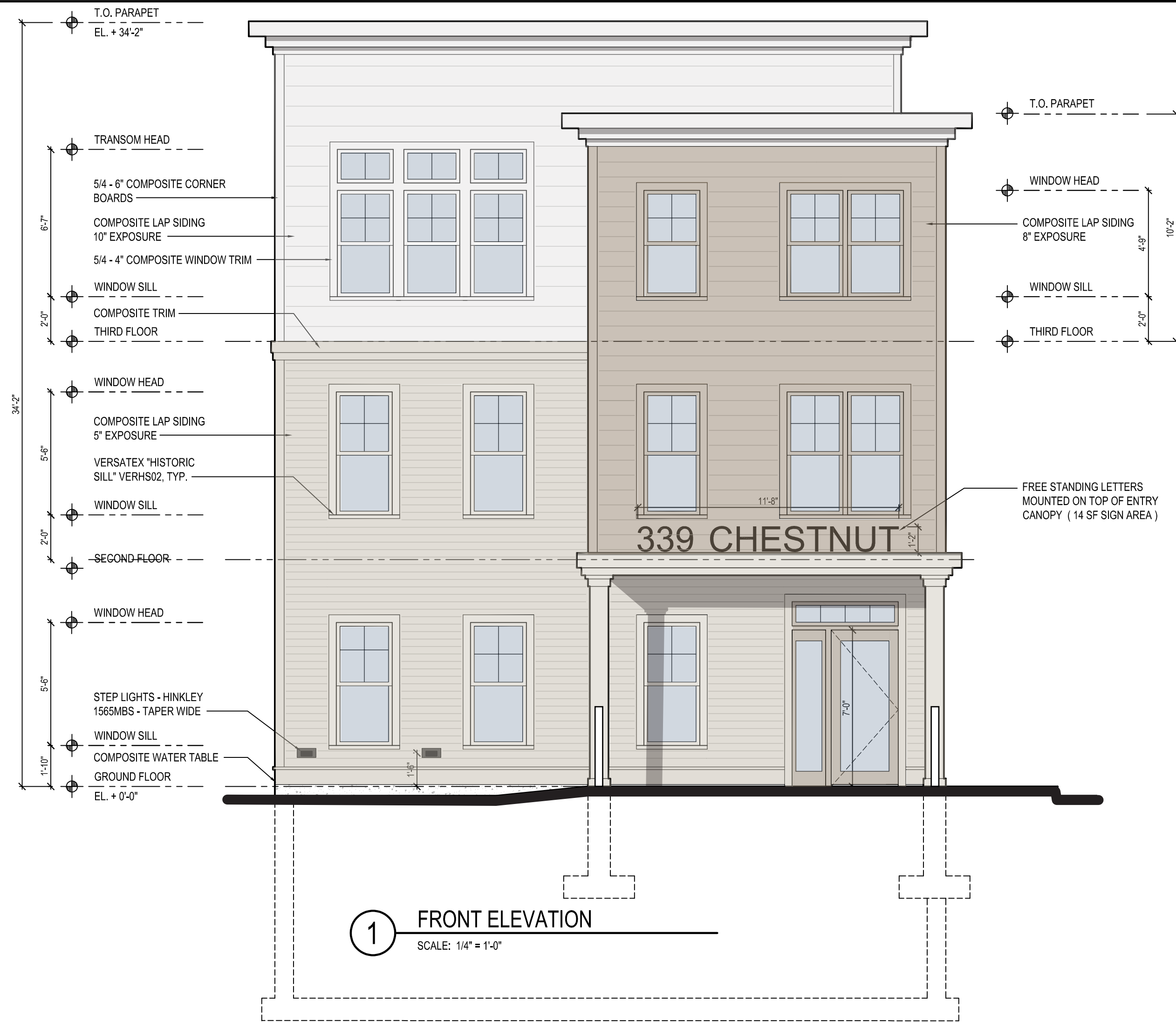
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HARDIE PLANK LAP SIDING COLOR SCHEME



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DRAWING TITLE:
EXTERIOR ELEVATIONS
REAR & LEFT

SHEET NUMBER :

A - 5

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1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

HARDIE PLANK LAP SIDING COLOR SCHEME



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"