

Building Permit Information

SBL: 54022 0004
Address: 1114 BEACON ST
Zoning (Preliminary): Business 2
Year Built: 1940
Area (Assessed): 52486 Square Feet
Frontage (Assessor): 158 Feet
Historic Status:
Historic Significance: None

Building Inspector: Bill Case
Plumbing/Gas Inspector: Paul Cammisaro
Electrical Inspector: Brian Richard
Construction Inspector:

Map Sheet: 88 SW

BEACON ST

BEACONWOOD RD



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user is responsible for determining the data's suitability for its intended purpose.

City departments will not approve applications based solely on GIS data. City staff correct errors as they are identified.

Legend

- + Library/Police/Department
- Cemetery/Point of Interest
- ▭ School/Field
- ▭ Hospital
- ▭ Wetland with 100 feet buffer
- ▭ Wetland 100 feet buffer
- ▭ Conservation Restriction
- ▭ River Protection Area
- ▭ Base Elevation
- ▭ Unimproved

Property Location:

1114 BEACON ST

Property ID:

54022 0004

Land Use:

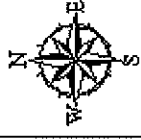
326

Lot Size:

52486 Sq. Ft.

1 inch = Approximately 86 Feet

MAP DATE: August 22, 2018



NEWTON GIS DATA



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Legend

- + Library/Police/Department Locations
- Graded/Vegetated Park
- ▬ Street/Alley
- ▬ Street Lanes
- ▨ Wetland's with jurisdiction in the water
- ▨ Wetland's with jurisdiction in the water
- ▨ Conservation Easements
- ▨ River/Wetland Act
- ▨ State Special District
- ▨ Unincorporated

Property Location:

1114 BEACON ST

Property ID:

54022 0004

Land Use: Lot Size:

326

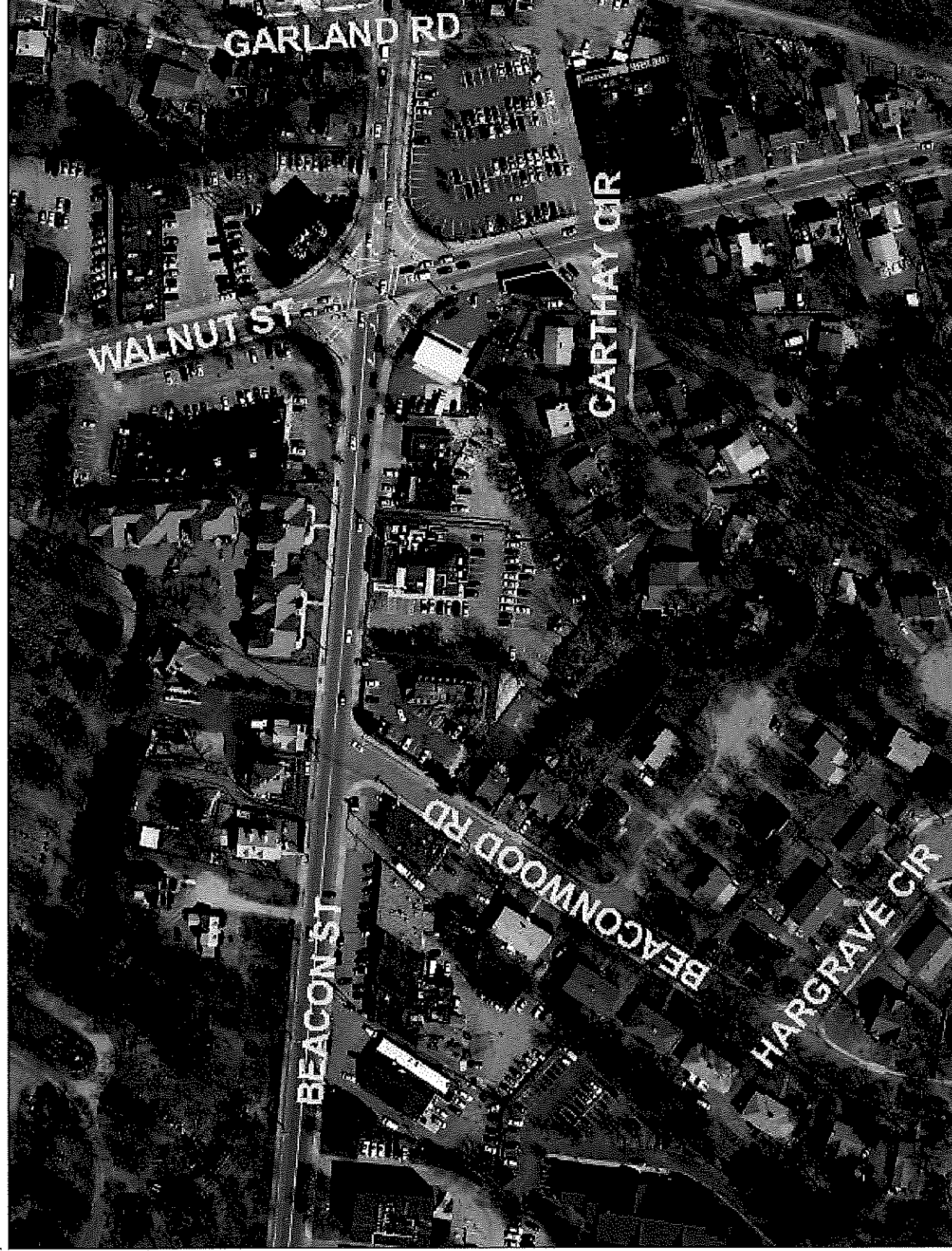
52486 Sq. Ft.



1 inch = Approximately 86 Feet

MAP DATE: August 22, 2018

NEWTON GIS DATA



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Legend

- + Liberty Capital Management Station
- Central Walnut Park
- ▬ Sewer Bed
- ▬ Water Line
- ▬ Wetlands with 100 feet buffer zone
- ▬ Wetland Buffer Zone
- ▬ Conservation Easements
- ▬ River Transition Area
- ▬ Iron Specialization
- ▬ Unimproved

Property Location:
1114 BEACON ST

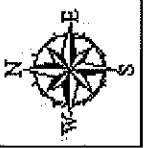
Property ID:
54022 0004

Land Use: **326**

Lot Size:
52486 Sq. Ft.

1 inch = Approximately 173 Feet

MAP DATE: August 22, 2018



PROPERTY INQUIRY TRACKING FORM

DATE OF INQUIRY: 8.22.18

PROPERTY ADDRESS: 1114 Beacon Street

PROPERTY OWNER 1114 Beacon Street LLC APPLICANT _____

APPLICANT'S PHONE/E-MAIL _____

ATTENDANCE (ATTACH SIGN-IN SHEET IF NECESSARY)

CITY STAFF Caira, Cronin, Gleba, Santosuosso, Bernier, Steele, Fricke (NFO)

REPRESENTING PETITIONER Ron Simmons, Ed Nunes, Fred King, Randy Hart, Stephen Buchbinder, Franklin Schwarzer

ZONING DISTRICT BU-2 EXISTING USE Commercial

SUMMARY OF PROPOSAL AND ISSUES IDENTIFIED _____

- special permit to construct a four-story residential structure
- Petitioner has received approval to demolish the existing structure
- Petitioner has appeared before the UBC
- Proposed 42 or 43 units w/ 60 parking stalls
- Project exceeds 80,000 square feet, has an FAR of approximately 1.03
- staff suggested the petitioner redesign the front of the lot to remove ^{surface} parking

HANDOUTS GIVEN/INFORMATION PROVIDED _____

- staff suggested the petitioner speak w/ the other owner of the easement at the eastern boundary
- staff suggested the petitioner explore a first-floor street activation use
- Petition will require Conservation Commission approval

PROPOSED SITE PLAN

"THE BEACON"

1114 BEACON STREET
NEWTON, MASSACHUSETTS 02461

PREPARED FOR:

BODWELL PINES CORP.

220 NORTH MAIN STREET, SUITE 105
NATICK, MASSACHUSETTS 01760

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GENERAL NOTES

1. ZONING REFERENCE: BUSINESS USE 2 (BU2)
2. ASSESSOR'S REFERENCE: AP885W LOT 4
3. PROPERTY LINES AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE FROM THE PLAN ENTITLED "EXISTING CONDITIONS SITE PLAN" BY TILTON AND ASSOCIATES, INC., DATED APRIL 2, 2018.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE FROM THE ABOVE REFERENCED TOPOGRAPHIC PLAN. BEFORE ANY CONSTRUCTION, DEMOLITION OR SITE WORK, THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BY CONTACTING DIG-SAFE AT 811.

LEGEND

- LS PROPOSED LANDSCAPED AREA
- F.F. PROPOSED FIRST FLOOR ELEVATION
- G.F. PROPOSED GARAGE FLOOR ELEVATION
- TYP TYPICAL
- CCB PROPOSED CAPE COD BERM
- VGC PROPOSED VERTICAL GRANITE CURB
- T.W.= PROPOSED TOP OF WALL ELEVATION
- B.W.= PROPOSED BOTTOM OF WALL ELEVATION
- SE0.1 EXTERIOR WALL SEGMENT
- +121.5 PROPOSED SPOT GRADE ELEVATION
- 121- EXISTING CONTOUR

ZONING CHART

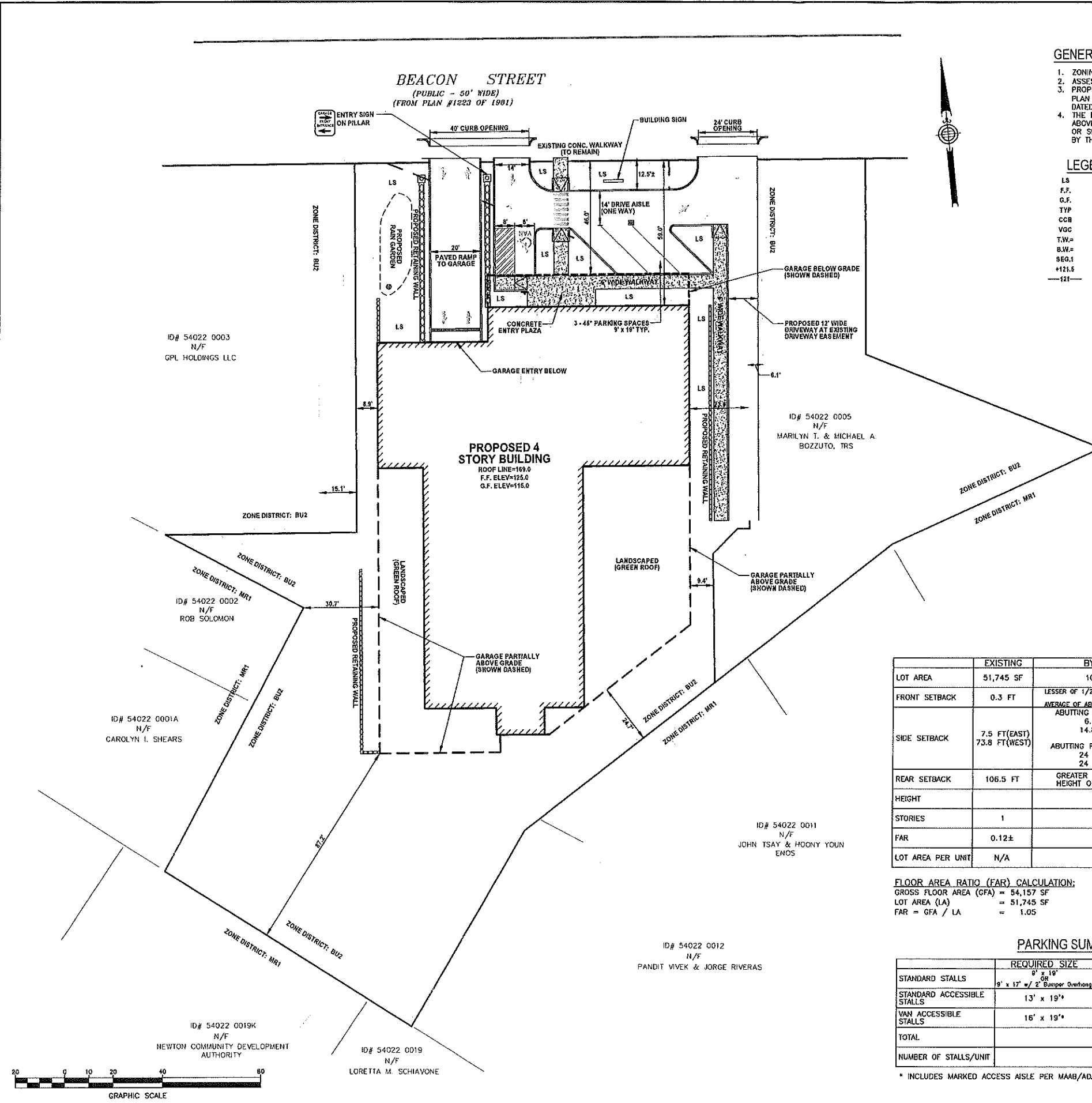
	EXISTING	BY-RIGHT	BY SPECIAL PERMIT	PROPOSED
LOT AREA	51,745 SF	10,000 SF	10,000 SF	51,745 SF
FRONT SETBACK	0.3 FT	LESSER OF 1/2 BUILDING HEIGHT=24.0' OR AVERAGE OF ABUTTERS SETBACK=39.0'	LESSER OF 1/2 BUILDING HEIGHT=24.0' OR AVERAGE OF ABUTTERS SETBACK=39.0'	46.0 FT to Garage (below grade) 59.0 FT to Building (above grade)
SIDE SETBACK	7.5 FT(EAST) 73.8 FT(WEST)	ABUTTING BUSINESS ZONE: 6.1 FT (EAST) 14.8 FT (WEST)	ABUTTING BUSINESS ZONE: 6.1 FT (EAST) 14.8 FT (WEST)	ABUTTING BUSINESS ZONE: 9.4 FT (EAST) 8.9 FT (WEST)
		ABUTTING RESIDENTIAL ZONE: 24 FT (EAST) 24 FT (WEST)	ABUTTING RESIDENTIAL ZONE: 24 FT (EAST) 24 FT (WEST)	ABUTTING RESIDENTIAL ZONE: 24.7 FT (EAST) 30.7 FT (WEST)
REAR SETBACK	106.5 FT	GREATER OF 1/2 BUILDING HEIGHT OR 15 FEET	GREATER OF 1/2 BUILDING HEIGHT OR 15 FEET	24.7 FT
HEIGHT		24 FT	48 FT	47.99 FT (SEE SHEET C-2)
STORIES	1	2	4	4
FAR	0.12±	1.0	2.0	1.05
LOT AREA PER UNIT	N/A	1,200	1,200	1,232

FLOOR AREA RATIO (FAR) CALCULATION:
 GROSS FLOOR AREA (GFA) = 54,157 SF
 LOT AREA (LA) = 51,745 SF
 FAR = GFA / LA = 1.05

PARKING SUMMARY CHART

	REQUIRED SIZE	PROPOSED SIZE	PROVIDED NUMBER
STANDARD STALLS	9' x 19'	9' x 19'	56
STANDARD ACCESSIBLE STALLS	13' x 19'	13' x 19'	3
VAN ACCESSIBLE STALLS	16' x 19'	16' x 19'	1
TOTAL			60
NUMBER OF STALLS/UNIT			1.42

* INCLUDES MARKED ACCESS AISLE PER MAAB/ADA REQUIREMENTS



C:\Cartoon Jobs\1202018\1202018.dwg 12/20/18 Eng. RW-ENG

NO.	APP.	DATE	DESCRIPTION
		AUGUST 16, 2018	

SCALE: 1" = 20'

DRAFTED: KMR	CHECKED: FWK	APPROVED: FWK
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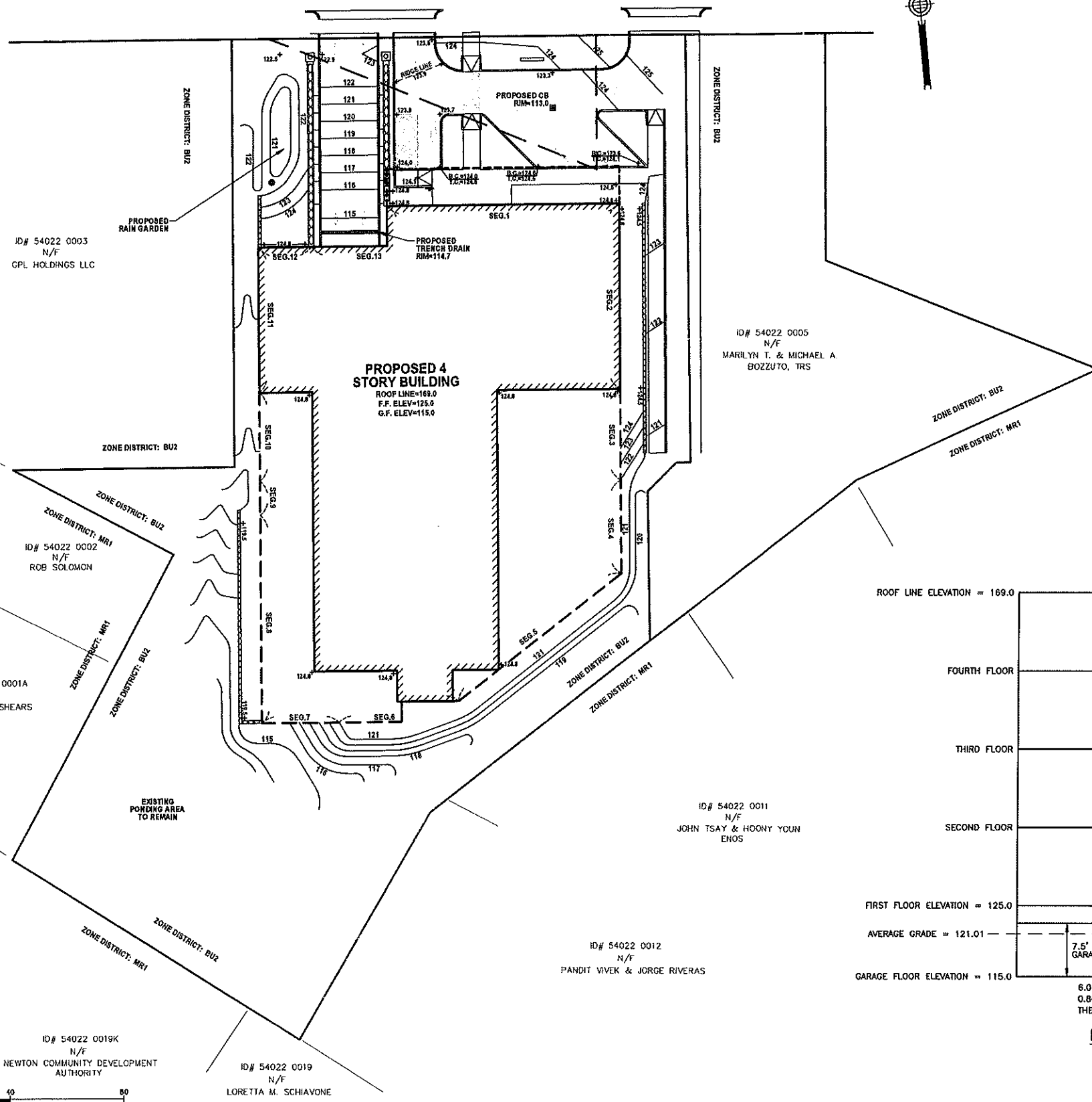
SITE LAYOUT PLAN

SHEET:
1 OF 2

PROJECT NO.:
25266

C-1

BEACON STREET
(PUBLIC - 50' WIDE)
(FROM PLAN #1223 OF 1981)



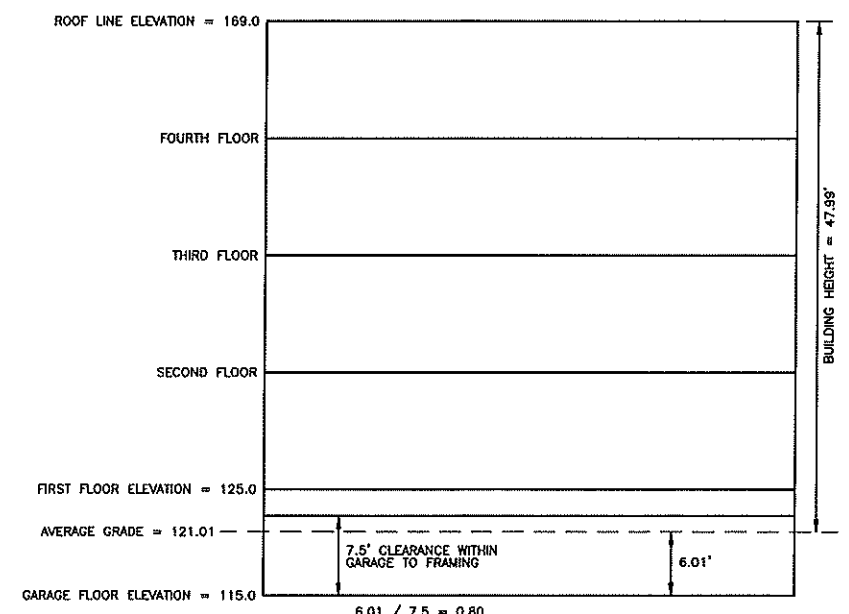
Proposed Conditions Average Grade Calculation

Segment	A	B	C	D	E	F
Segment	Length of Segment	E-1* Elevat Beginning of Segment	E-2* Elevat End of Segment	E = (C+D)/2 Average Segment Height	E = B x E	
1	82.00	124.70	124.70	124.70	10,225.40	
2	65.00	124.50	124.50	124.50	8,092.50	
3	32.00	124.50	121.60	123.05	3,937.60	
4	32.00	121.60	119.50	120.55	3,857.60	
5	73.00	120.50	120.50	120.50	8,796.50	
6	47.00	120.50	120.50	120.50	5,663.50	
7	27.00	120.50	115.00	117.75	3,179.25	
8	73.00	119.50	119.50	119.50	8,723.50	
9	12.00	119.50	118.00	118.75	1,425.00	
10	32.00	118.00	119.20	118.60	3,795.20	
11	51.00	119.20	121.50	120.35	6,137.85	
12	18.00	124.50	124.50	124.50	2,241.00	
13	41.00	114.70	115.40	115.05	4,717.05	
Totals	585.00				70791.95	

* E-1 AND E-2 ARE THE LOWEST ELEVATION WITHIN 6 FEET OF THE FOUNDATION.

Average Grade = 121.01

BUILDING HEIGHT CALCULATION:
ROOF LINE ELEVATION = 169.00
AVERAGE GRADE = 121.01
BUILDING HEIGHT = 47.99 FT



6.01 / 7.5 = 0.80
0.80 > .87
THEREFORE, THE GARAGE QUALIFIES AS A BASEMENT

BUILDING HEIGHT CALCULATION



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PREPARED FOR:

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220 NORTH MAIN STREET, SUITE 105
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C:\Users\jacob\Documents\12018-08-16 to Client (Zoning, Plans) 25266-Site Plan.dwg

NO.	APP.	DATE	DESCRIPTION

DATE: AUGUST 16, 2018

SCALE: 1" = 20'

DRAFTED: KMR CHECKED: FWK APPROVED: FWK

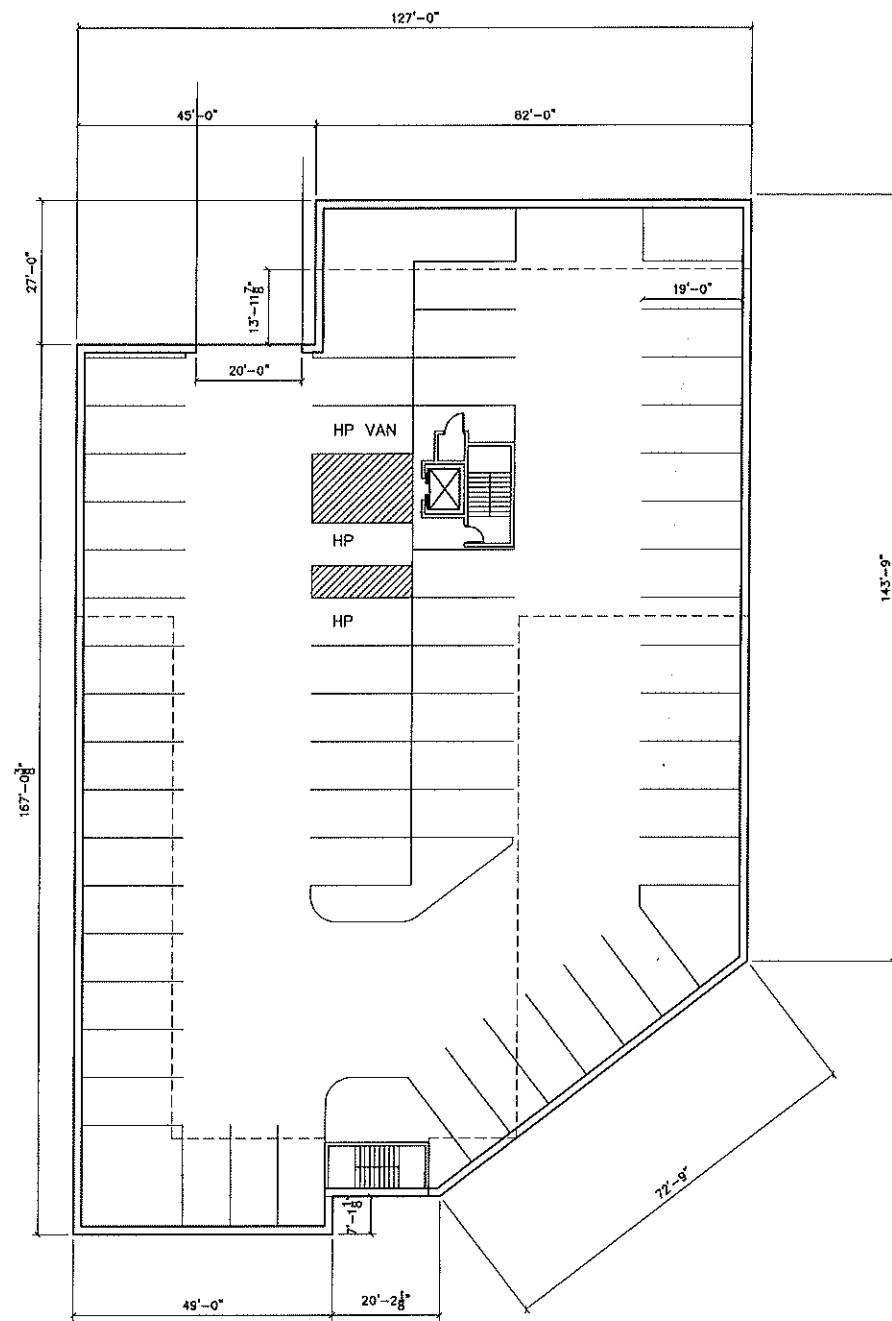
SITE GRADING PLAN

SHEET:
2 OF 2

PROJECT NO.:
25266

C-2

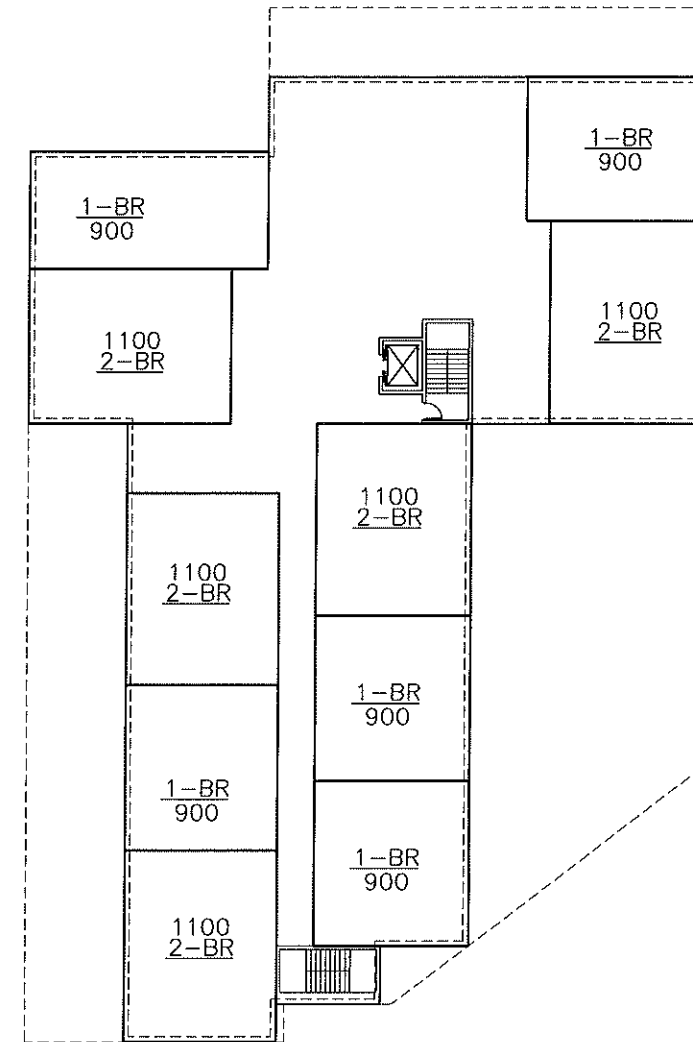
SEE SHEET C-1 FOR NOTES AND LEGEND



21,596 SF

PARKING LEVEL (below grade)

1/16" = 1'-0"



14.210

FIRST FLOOR

1/16" = 1'-0"

PROGRESS REVIEW 08/21/18

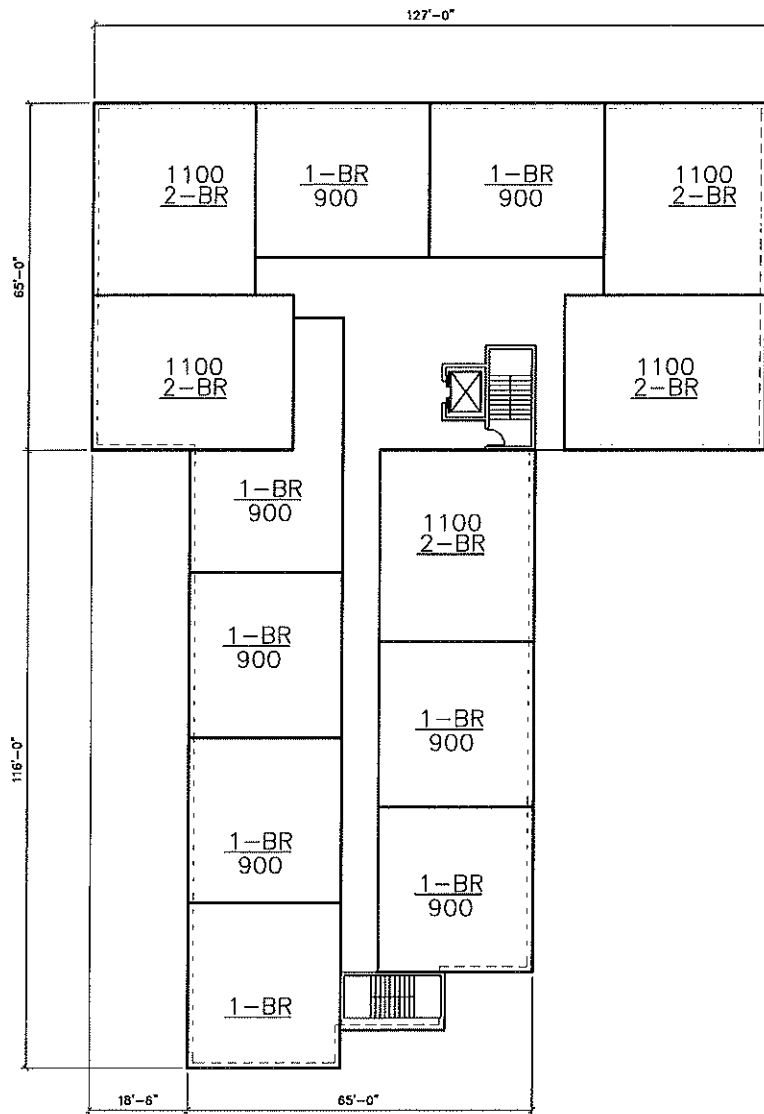
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NEWTON, MA

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PRELIMINARY
PARKING LEVEL
FIRST FLOOR

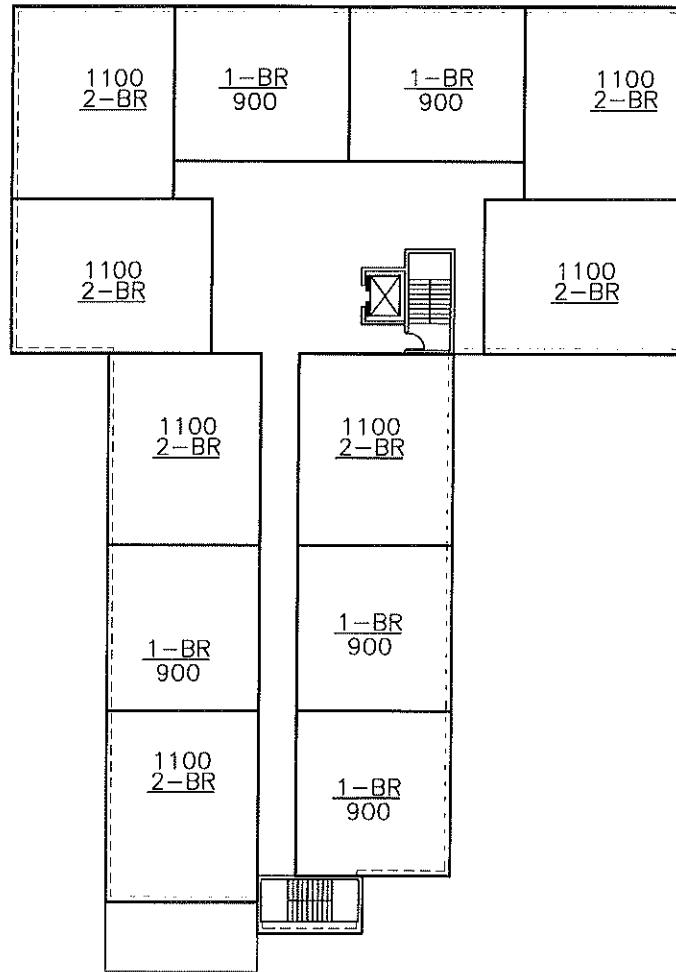
DESIGN BY	NTA
DRAWN BY	NTA
DATE	12/19/17
SCALE	AS NOTED
PROJECT NO.	1713



14,840 GSF

SECOND FLOOR

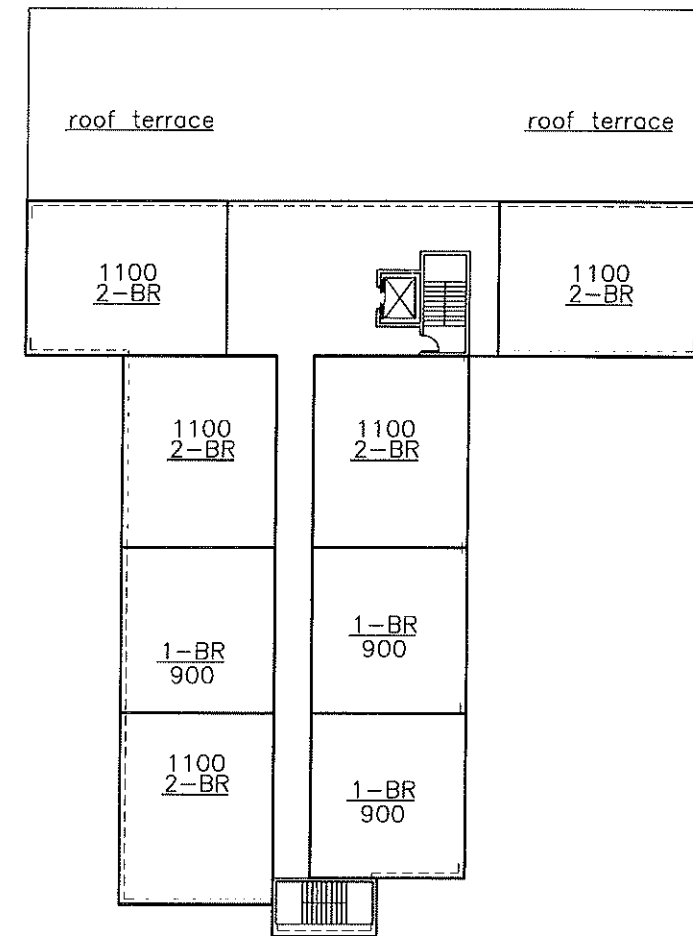
1/16" = 1'-0"



14,840 GSF

THIRD FLOOR

1/16" = 1'-0"



10,267

FOURTH FLOOR

1/16" = 1'-0"

PROGRESS REVIEW 08/21/18

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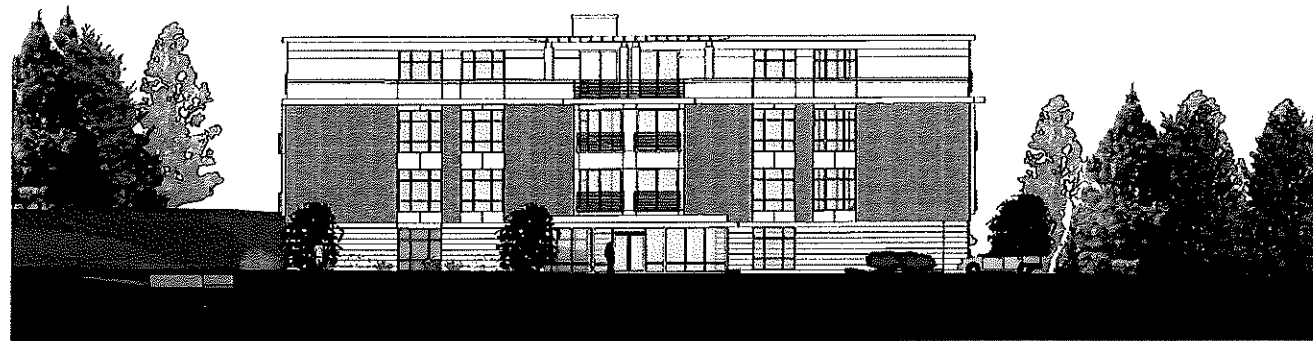
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PRELIMINARY
2ND - 4TH
FLOORS

OWN BY	NTA
CHKD BY	NTA
DATE	12/19/17
SCALE	AS NOTED
PROJECT NO.	1713



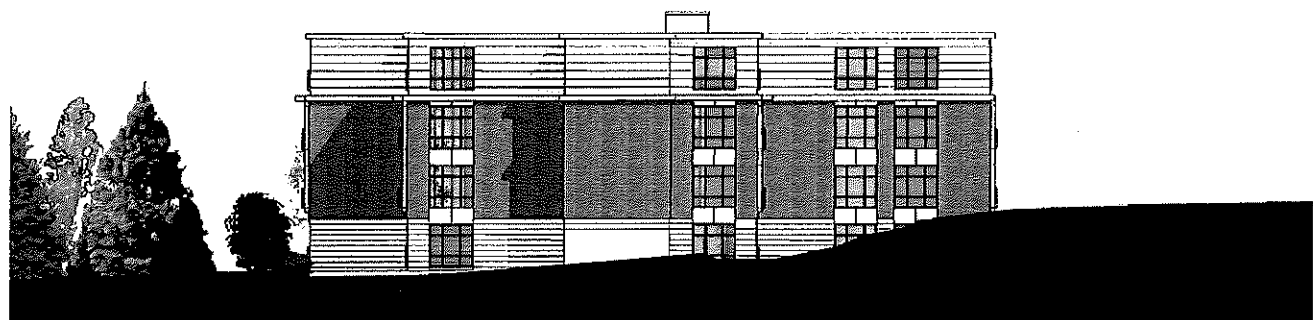
FRONT ELEVATION

1/16" = 1'-0"



LEFT SIDE ELEVATION

1/16" = 1'-0"



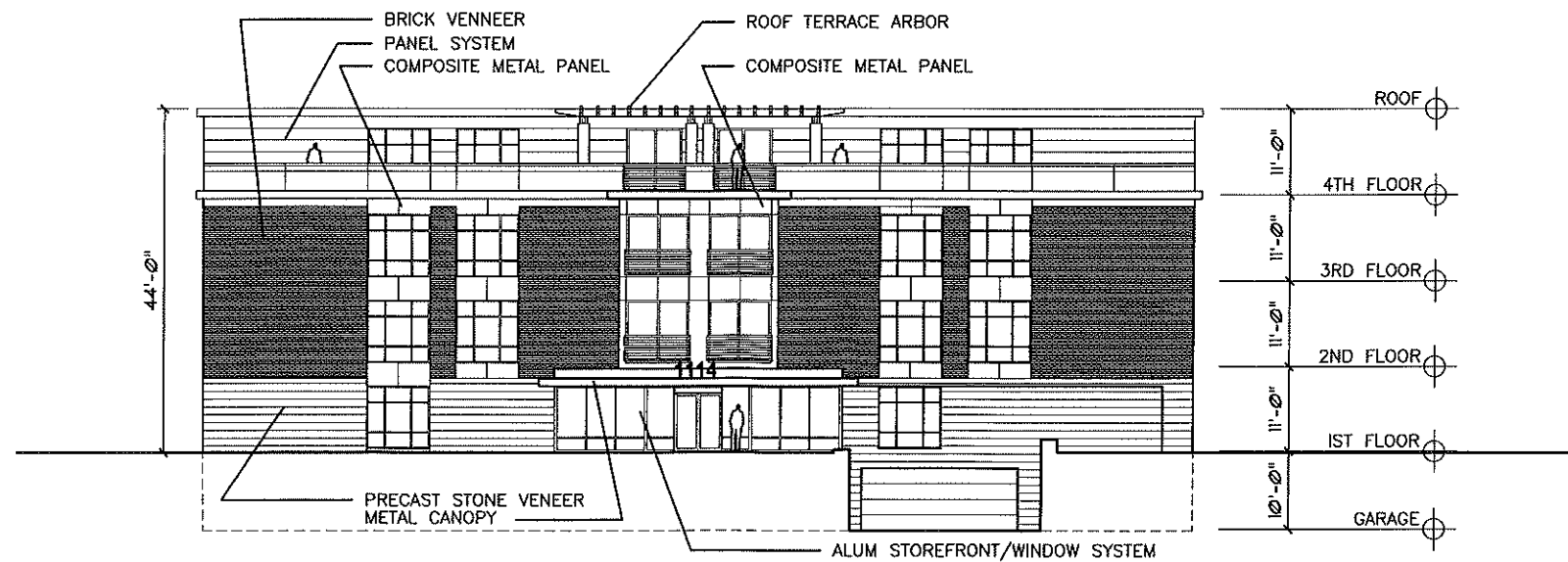
REAR ELEVATION

1/16" = 1'-0"



RIGHT SIDE ELEVATION

1/16" = 1'-0"



PRIMARY FACADE STUDY BEACON STREET

3/32" = 1'-0"

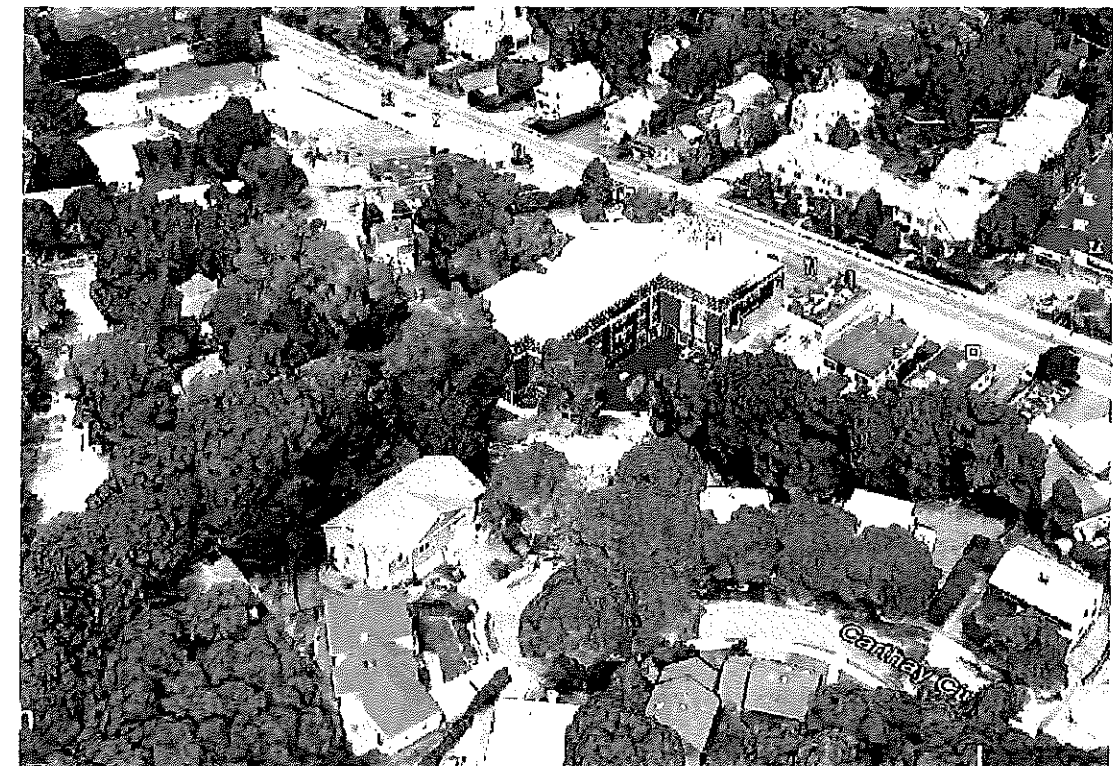
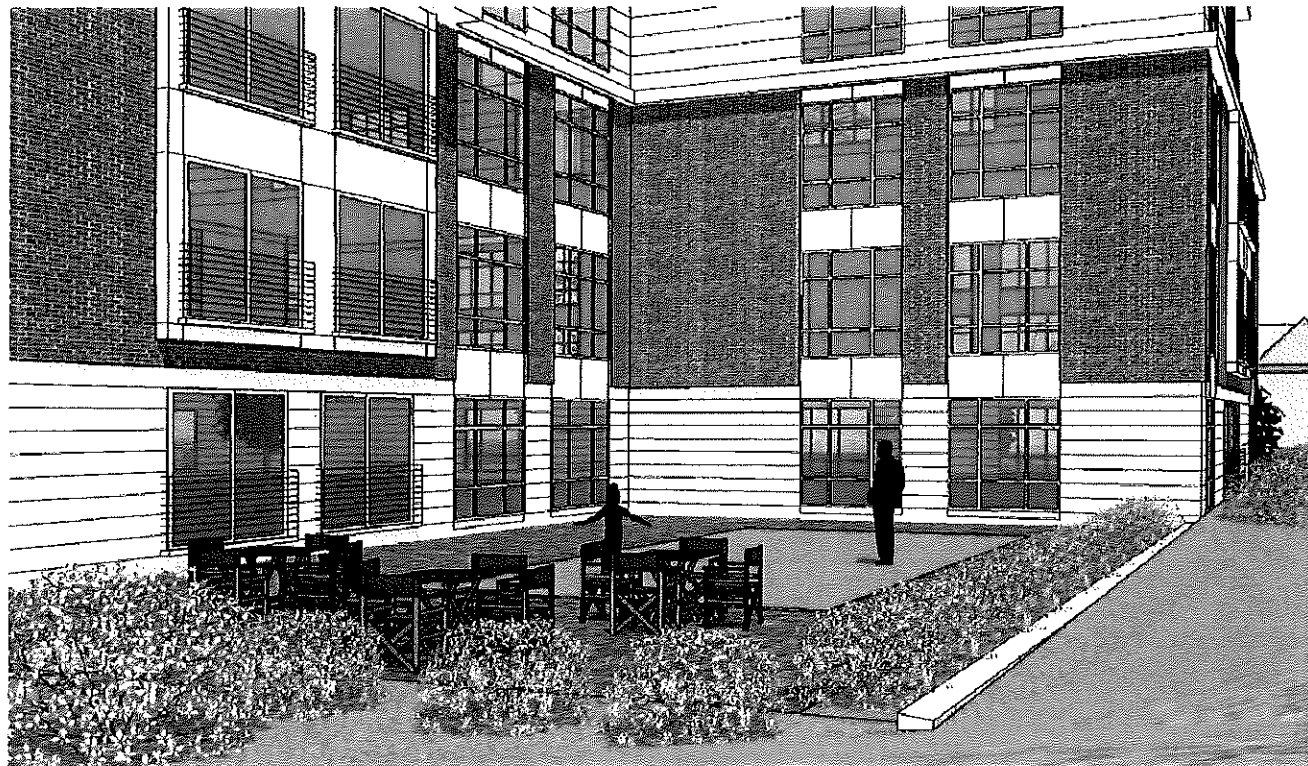
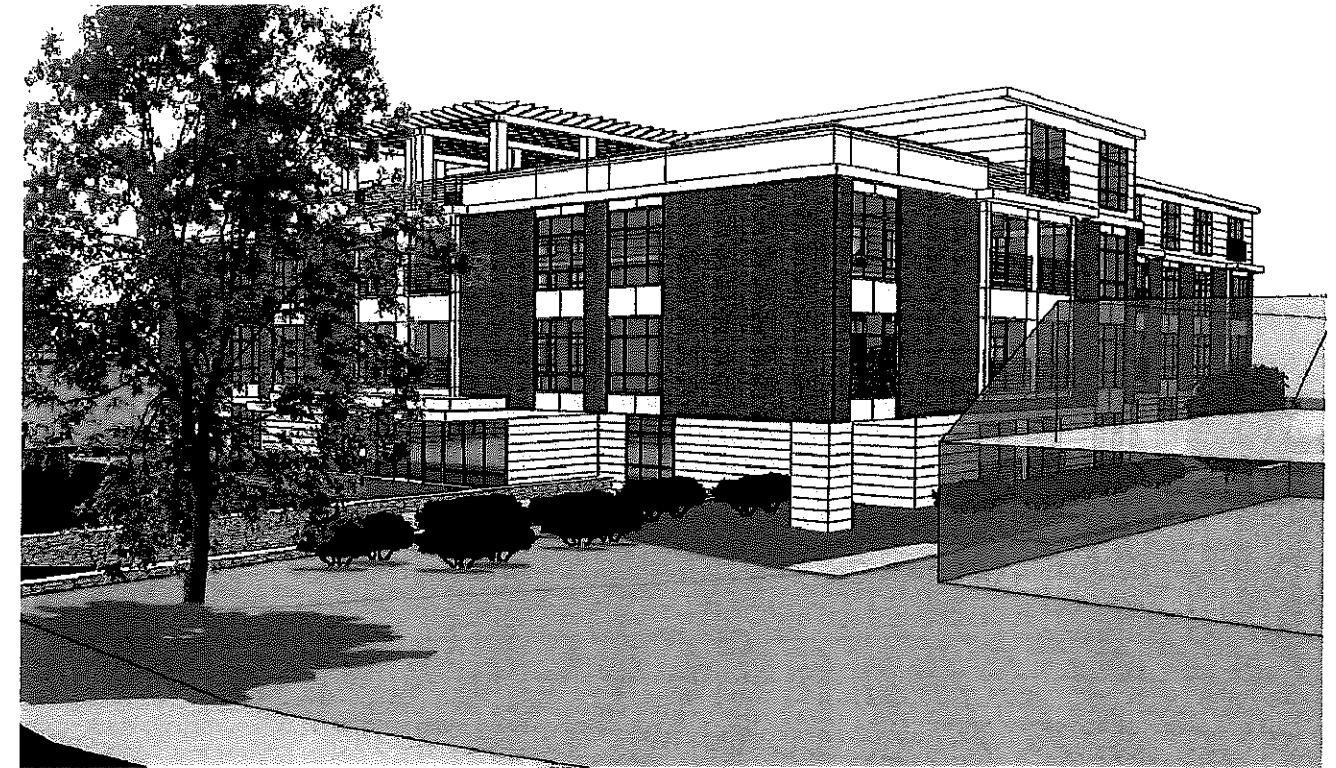
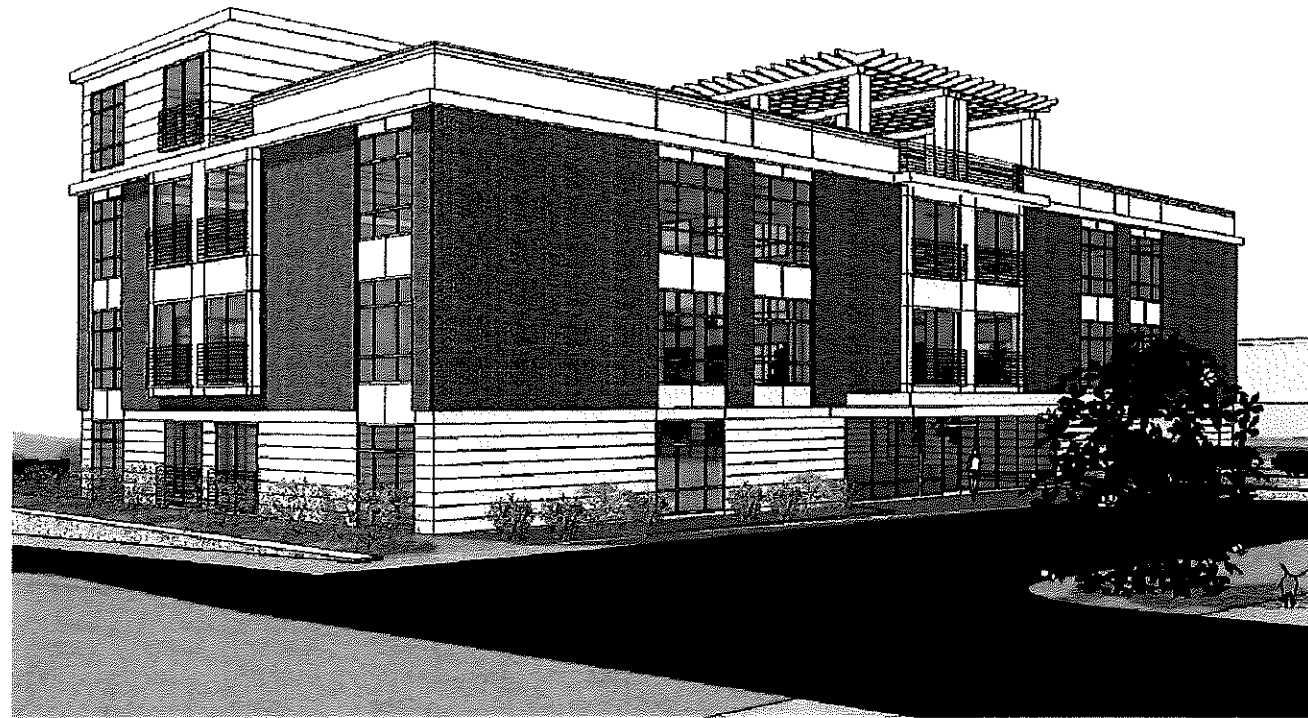
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TITLE	ELEVATIONS	DATE	12/19/17
SCALE	AS NOTED	PROJECT NO.	1713
DRAWN BY	NTA	CHECK BY	NTA
PROJECT NO.	1713		



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TITLE	PERSPECTIVES	DATE	12/19/17
SCALE	AS NOTED	PROJECT NO.	1713
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