



1114 Beacon Street

November 1, 2018



Aerial View



1114
Beacon



Whole Foods Market

Taqueria

Vinodivino

Mobil

Citizens Bank

Ezra Home Care

Mara Core Conditioning

Swepeco Southwest Petroleum

Class One Orthodontics

Walgreens

Focal Point Opticians

Cardtronics ATM

Chantelle Hair Salon

Western Union

Dumping House

Hillside Rd

Proposed Elevations



FRONT ELEVATION— BEACON STREET FACADE

3/32" = 1'-0"



REAR ELEVATION

3/32" = 1'-0"



LEFT SIDE ELEVATION

3/32" = 1'-0"



RIGHT SIDE ELEVATION

3/32" = 1'-0"

PROGRESS 10/31/18

100 HIGHLAND AVENUE
SUITE 200
NEWTON, MASSACHUSETTS 02459
TEL: 617.552.1000
WWW.NUNES-TRABUCCO.COM

THE BEACON
1114 BEACON STREET
NEWTON, MA

NUNES • TRABUCCO • ARCHITECTS
100 HIGHLAND AVENUE
NEWTON, MASSACHUSETTS 02459
TEL: 617.552.1000

ELEVATIONS

DATE	07/14
BY	NTA
DATE	12/18/17
SCALE	AS NOTED
PROJECT NO.	1713

Renderings



PROGRESS 10/31/18

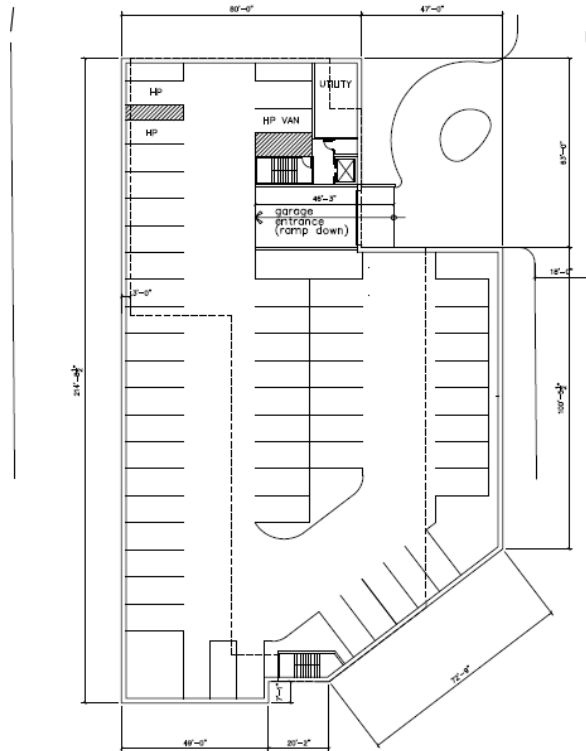
THE BEACON
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NEWTON, MA

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105 Middle Avenue
Newton, Massachusetts 02459
Tel: 617.552.1100

PERSPECTIVES

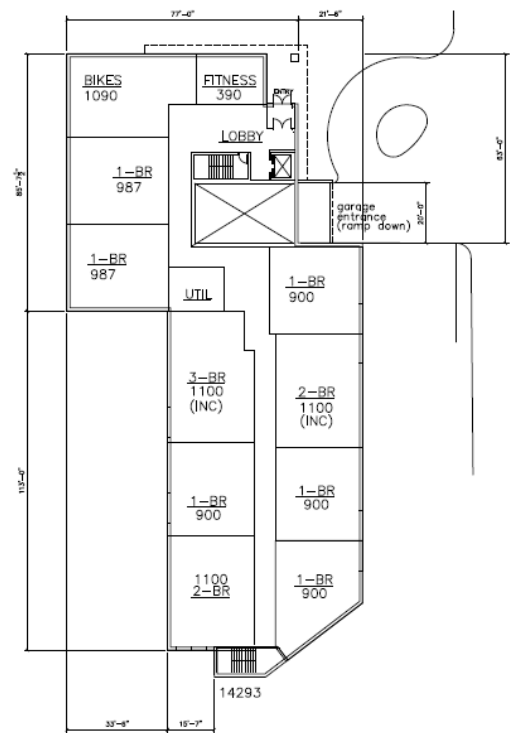
DATE BY	N.T.
REV BY	N.T.
DATE	12/13/17
SCALE	AS SHOWN
PROJECT NO.	1713

Garage / 1st Floor Plans



PARKING LEVEL (below grade)

1/16" = 1'-0"



FIRST FLOOR

1/16" = 1'-0"

PROGRESS 10/31/18

These plans were prepared by the architect under contract with the client. They are not to be used for any other purpose without the written consent of the architect.

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NEWTON, MA

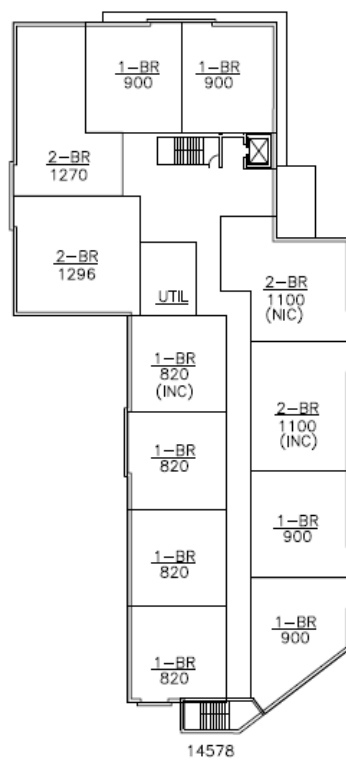
NUNES • TRABUCCO • ARCHITECTS
150 Highland Avenue
Newton, Massachusetts 02462
Tel: 617-552-8200

PRELIMINARY
FLOOR PLANS

DATE	BY
03/20/18	ATA
DATE	BY
03/20/18	ATA
DATE	BY
03/20/18	ATA

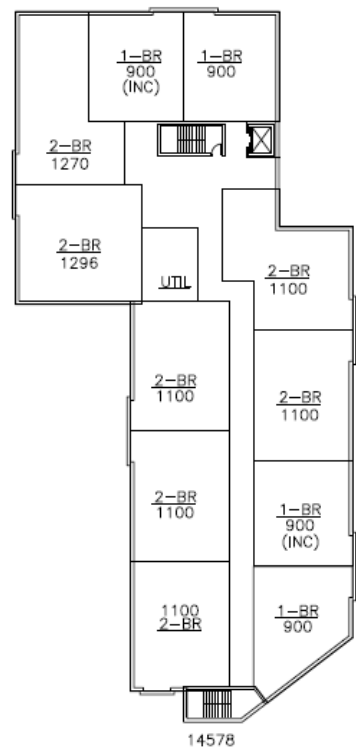
A1

2nd, 3rd, and 4th Floor Plans



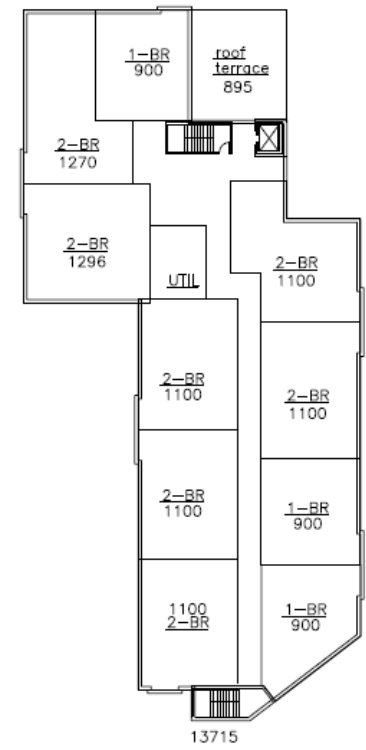
SECOND FLOOR

1/16" = 1'-0"



THIRD FLOOR

1/16" = 1'-0"



FOURTH FLOOR

1/16" = 1'-0"

PROGRESS 10/31/18

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NEWTON, MA

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122 Highland Avenue
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PRELIMINARY
FLOOR PLANS

DATE:	NTA
DESIGN:	NTA
DATE:	05/05/2018
SCALE:	AS NOTED
PROJECT NO.:	0200

A2

Zoning Relief



- residential use at the ground floor (Section 4.4.1.)
- development of over 20,000 square feet (Section 4.1.2.B.1)
- four stories (Sections 4.1.2.B.3 and 4.1.3)
- building height of 48 feet (Section 4.1.3)
- FAR of up to 2.0 (1.10 proposed) (Section 4.1.3)
- reduction of residential parking requirement to 1.25 stalls per unit (Section 5.1.4)
- certain waivers from the requirements of Section 5.1 (Section 5.1.13)

