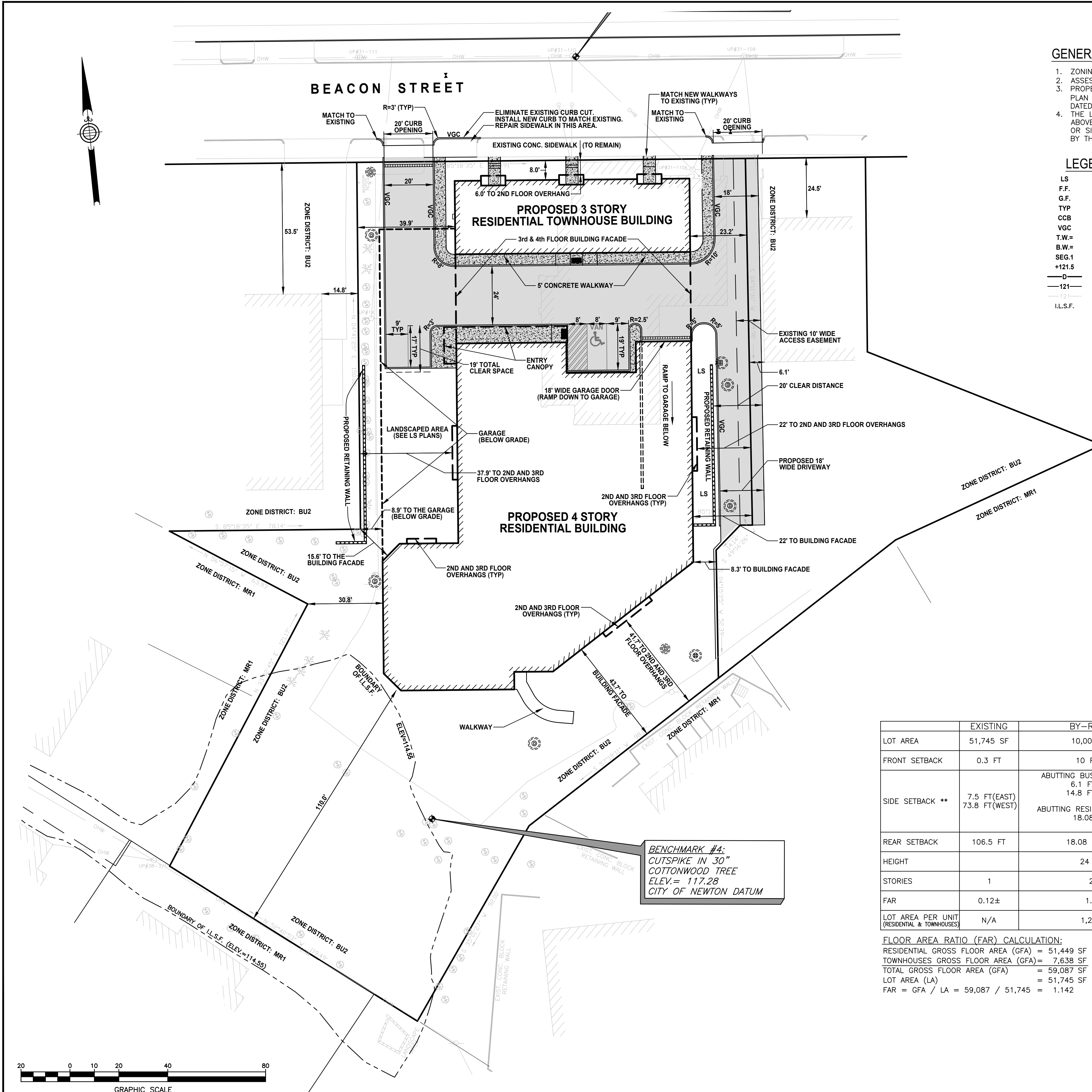


GENERAL NOTES

- ZONING REFERENCE: BUSINESS USE 2 (BU2)
- ASSESSOR'S REFERENCE: AP88SW LOT 4
- PROPERTY LINES AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE FROM THE PLAN ENTITLED "EXISTING CONDITIONS SITE PLAN" BY TILTON AND ASSOCIATES, INC., DATED JUNE 14, 2018.
- 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
- SEG.1 EXTERIOR WALL SEGMENT
- +121.5 PROPOSED SPOT GRADE ELEVATION
- D- PROPOSED DRAIN LINE
- 121- PROPOSED CONTOUR
- 121- EXISTING CONTOUR
- IL.S.F. ISOLATED LAND SUBJECT TO FLOODING



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	10 FT *	10 FT *	AT 1ST FLOOR FACADE: 8.0 FT AT 2ND FLOOR OVERHANG: 6.0 FT
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: 8.3 FT (EAST) 15.6 FT (WEST)
REAR SETBACK	106.5 FT	18.08 FT ***	18.08 FT ***	43.7 FT
HEIGHT		24 FT	48 FT	46.15 FT (SEE SHEET C-2)
STORIES	1	2	4	4
FAR	0.12±	1.0	2.0	1.142
LOT AREA PER UNIT (RESIDENTIAL & TOWNHOUSES)	N/A	1,200	1,200	27 UNITS - 1,916.5

FLOOR AREA RATIO (FAR) CALCULATION:
 RESIDENTIAL GROSS FLOOR AREA (GFA) = 51,449 SF
 TOWNHOUSES GROSS FLOOR AREA (GFA) = 7,638 SF
 TOTAL GROSS FLOOR AREA (GFA) = 59,087 SF
 LOT AREA (LA) = 51,745 SF
 FAR = GFA / LA = 59,087 / 51,745 = 1.142

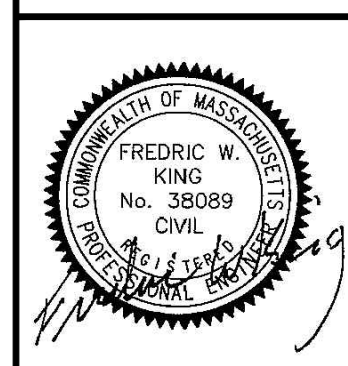
* PURSUANT TO SECTION 4.1.3 OF THE NEWTON ZONING ORDINANCE, THE FRONT SETBACK IS THE LESSER OF THE AVERAGE OF THE BUILDINGS ON THE NEAREST LOT ON EITHER SIDE OR 1/2 THE BUILDING HEIGHT. IN A BU-2 ZONE, WHEN THE BUILDINGS ON THE ABUTTING LOTS ARE SET BACK MORE THAN 10 FEET, THE AVERAGE IS COUNTED AS 10 FEET.

** THERE ARE TWO SIDE SETBACK STANDARDS FOR THIS PROPERTY AS IT ABUTS BOTH THE BU-2 AND MR-1 ZONING DISTRICTS. PURSUANT TO SECTION 4.1.3 OF THE NEWTON ZONING ORDINANCE, THE SIDE SETBACK IS THE LESSER OF 1/2 THE BUILDING HEIGHT OR EQUAL TO THE ABUTTING SIDE YARD SETBACK WHERE THE PROPERTY ABUTS A BUSINESS ZONE. IT IS THE GREATER OF 1/2 THE BUILDING HEIGHT OR 15 FEET WHERE IT ABUTS A RESIDENTIAL ZONE.

*** GREATER OF 1/2 THE BUILDING HEIGHT OR 15 FEET.

PREPARED FOR:

1114 Beacon Street LLC



NO. APP. DATE DESCRIPTION

DATE: **OCTOBER 30, 2019**

SCALE: **1" = 20'**

DRAFTED: **KMR** CHECKED: **FWK** APPROVED: **FWK**

PROJECT TITLE:

THE BEACON

**1114 BEACON STREET
NEWTON, MASSACHUSETTS 02461**

SHEET TITLE:

**PROPOSED SITE
LAYOUT PLAN**

SHEET:

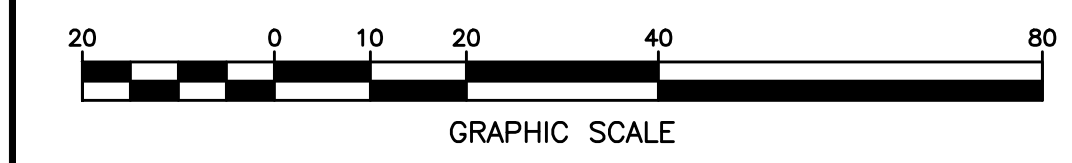
1 OF 3

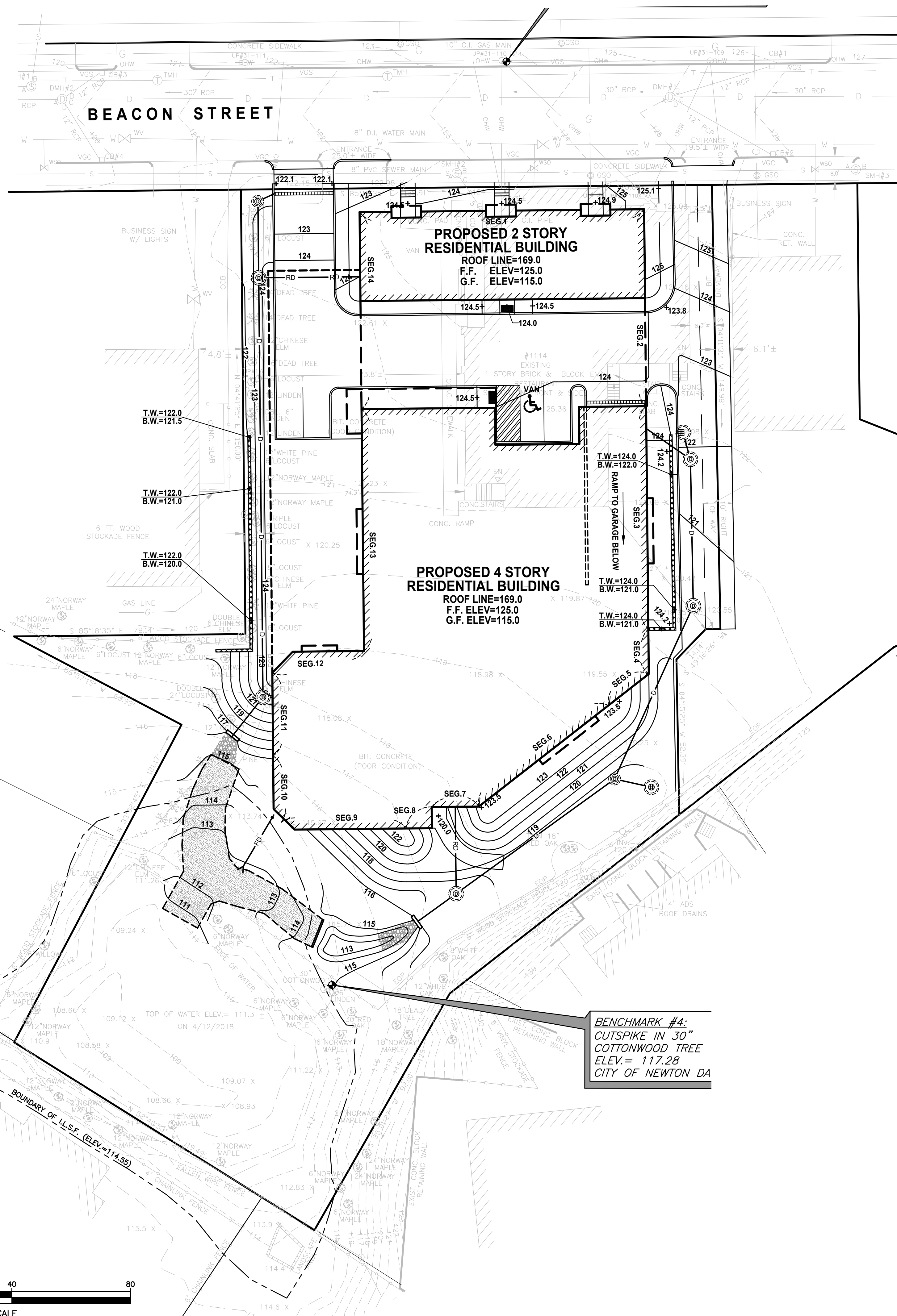
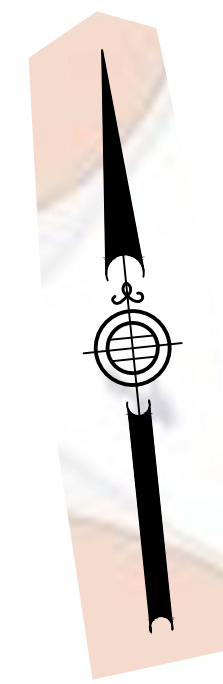
PROJECT NO.:

25266

C-1

G:\Carbon Jobs\25266\Correspondence\To Client\2019-10-30 to Client (Zoning Plan)\25266-Site Plan.dwg





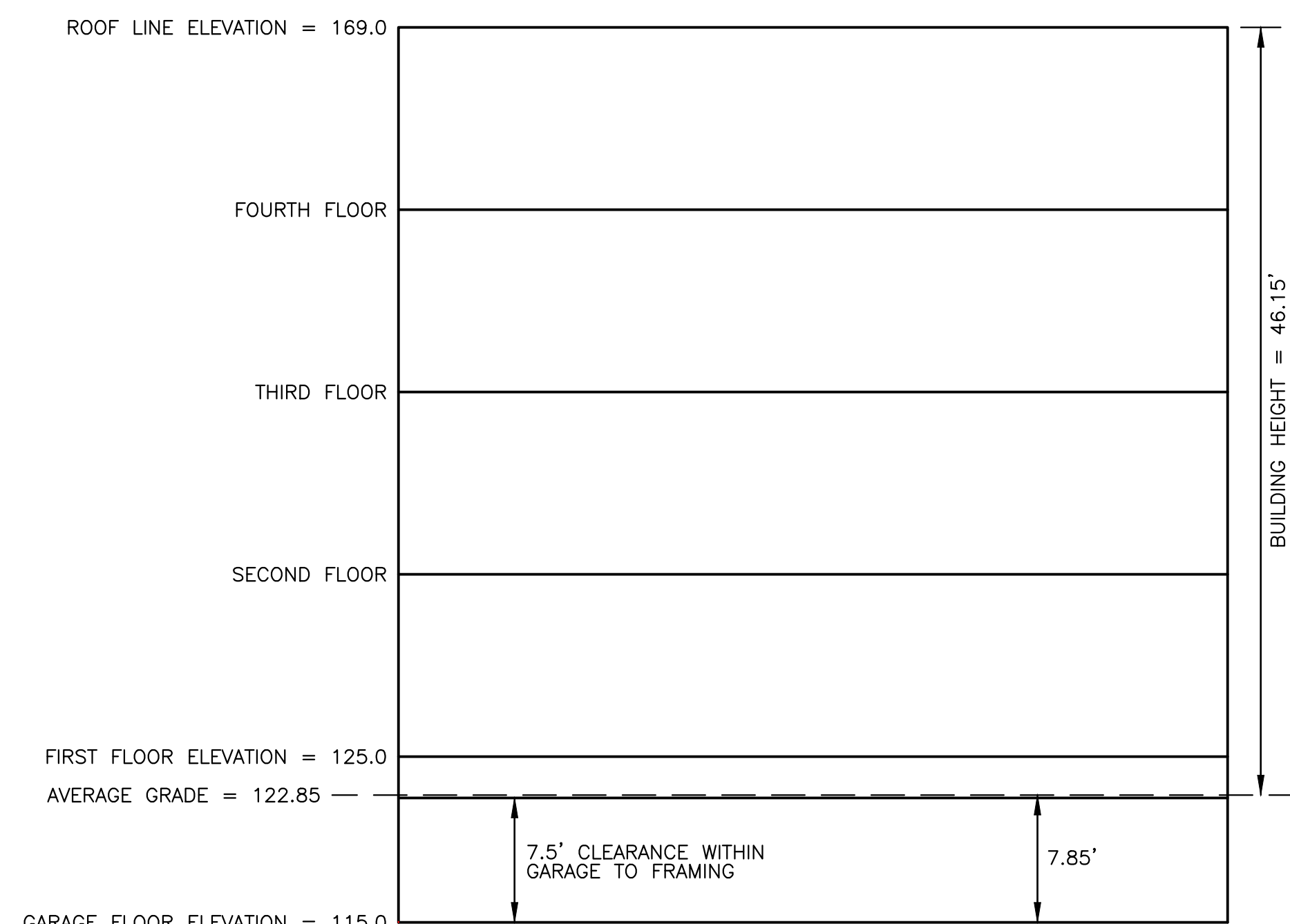
Proposed Conditions Average Grade Calculation

A	B	C	D	E	F
Segment	Length of Segment	E-1* Elev at Beginning of Segment	E-2* Elev at End of Segment	E = (C+D) / 2 Average Segment Height	F = B x E
1	96.00	122.80	125.10	123.95	11,899.20
2	66.50	125.10	124.00	124.55	8,282.58
3	75.50	124.00	124.20	124.10	9,369.55
4	15.00	121.00	119.80	120.40	1,806.00
5	17.50	119.80	123.10	121.45	2,125.38
6	55.50	123.10	123.10	123.10	6,832.05
7	16.00	123.10	120.00	121.55	1,944.80
8	16.00	120.00	122.00	121.00	1,936.00
9	43.00	122.00	114.30	118.15	5,080.45
10	23.50	114.30	116.00	115.15	2,706.03
11	28.00	116.00	122.80	119.40	3,343.20
12	34.00	122.80	125.00	123.90	4,212.60
13	82.00	125.00	124.80	124.90	10,241.80
14	66.50	124.80	122.80	123.80	8,232.70
Totals	635.00				78012.33

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

Average Grade = 122.85

BUILDING HEIGHT CALCULATION:
ROOF LINE ELEVATION = 169.00
AVERAGE GRADE = 122.85
BUILDING HEIGHT = 46.15 FT

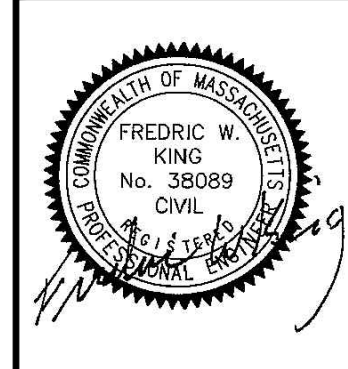


BASEMENT VS. GARAGE CALCULATION:
 $7.85 / 7.5 = 1.05$
 $1.05 > .67$
THEREFORE, THE GARAGE QUALIFIES AS A BASEMENT

BUILDING HEIGHT CALCULATION

PREPARED FOR:

1114 Beacon Street LLC



NO. APP. DATE DESCRIPTION

DATE: **OCTOBER 30, 2019**

SCALE: **1" = 20'**

DRAFTED: **KMR** CHECKED: **FWK** APPROVED: **FWK**

PROJECT TITLE:

THE BEACON

**1114 BEACON STREET
NEWTON, MASSACHUSETTS 02461**

SHEET TITLE:

**PROPOSED SITE
GRADING PLAN**

SHEET:

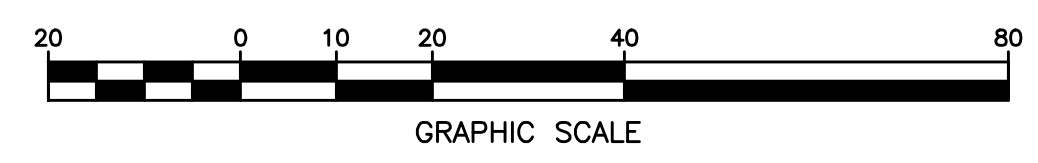
2 OF 3

PROJECT NO.:

25266

C-2

G:\Corban Jobs\25266\Correspondence\To Client\2019-10-30 to Client (Zoning Plan)\25266-Site Plan.dwg

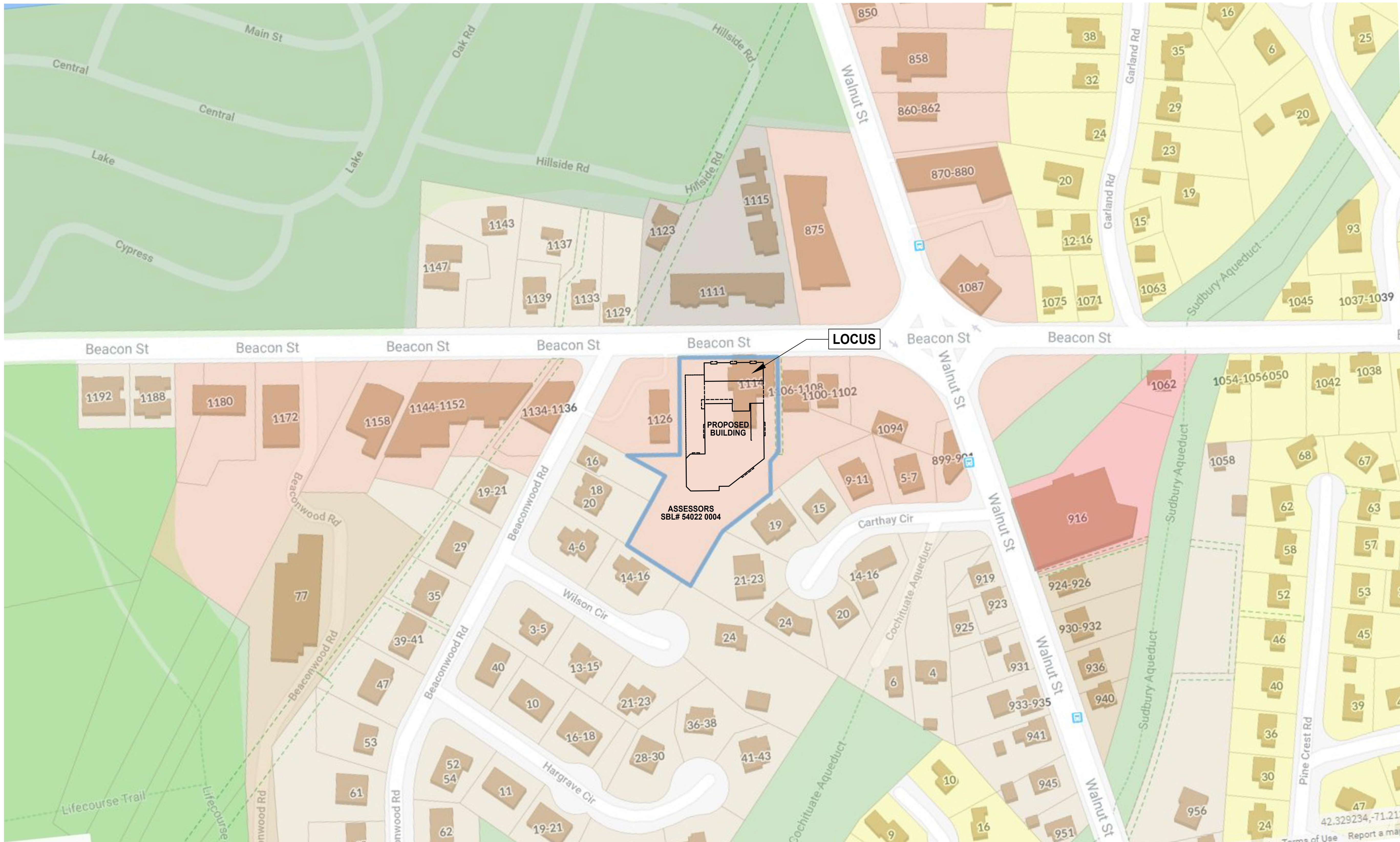


SEE SHEET C-1 FOR NOTES AND LEGEND

Map Theme Legends

Zoning

- Single Residence 1
- Single Residence 2
- Single Residence 3
- Multi Residence 1
- Multi Residence 2
- Multi Residence 3
- Multi Residence 4
- Business 1
- Business 2
- Business 4
- Business 5
- Limited Manufacturing
- Manufacturing
- Mixed Use 1
- Mixed Use 2
- Mixed Use 3
- Mixed Use 4
- Open Space/Recreation
- Public Use



PREPARED FOR:

1114 Beacon Street LLC

NO.	APP.	DATE	DESCRIPTION

DATE: **OCTOBER 30, 2019**

SCALE: **1" = 80'**

DRAFTED:	CHECKED:	APPROVED:
KMR	FWK	FWK

PROJECT TITLE:

THE BEACON

**1114 BEACON STREET
NEWTON, MASSACHUSETTS 02461**

SHEET TITLE:

AREA PLAN

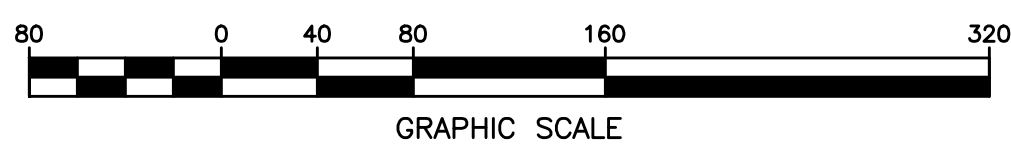
SHEET:

3 OF 3

PROJECT NO.:

25266

C-3



G:\Corporation Jobs\25266\Correspondence\To Client\Zoning Plans\25266-Site Plan.dwg