

July 13, 2020

**By Email:** [jlojek@newtonma.gov](mailto:jlojek@newtonma.gov)

John Lojek  
Commissioner  
City of Newton  
Inspectional Services Department  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: 1089 Washington Street / 58 Cross Street Permitting

Dear Mr. Lojek:

Ascend Mass, LLC, applicant of a certain building permit for work at 1089 Washington Street, Newton, has been requested to provide your office the Special Permit Plan Set, as amended through February 6, 2020, and the Building Permit Plan Set, as amended through July 10, 2020, and an outline of the differences between the plans as approved in the Special Permit Plan Set and the plans now in front of your office for approval.

Please note that the elevations (Sheet A300 and A301) provided in the Building Permit Plan Set dated May 19, 2020, and previously submitted to your office, inadvertently refers to the trade name “Boston Supply” rather than “Ascend”. This was merely a placeholder, and has been amended to correctly reflect the name of the applicant. The revised elevations are included in this submission.

A summary of the differences between the Special Permit Plan Set and the Building Permit Plan Set as described as follows:

1. Minor changes and additions of details were added to the **Proposed Site Plan, CS-101**, as listed below:
  - a. Change in direction of vinyl gates opening in the rain garden
  - b. Addition of entrance and exit details for the building
  - c. Addition of loading area details for the building
  - d. Addition of stone armoring in the landscape/buffer zone
  
2. Additional details were provided in the **Details, CD 501-506**, as listed below:
  - a. No change to **Details, CD 501**;
  - b. No change to **Details, CD 502**;
  - c. No change to **Details, CD 503**;
  - d. The following details were added in **Details, CD 504**:
    - i. Addition of Wheelchair Ramp at Side Street Details
    - ii. Addition of ADA Ramp Details

- iii. Addition of Sidewalk Through Driveway with Curb Returns Details
  - e. The following details were added in **Details, CD 505**:
    - i. Addition of Light Pole Details
  - f. No change to **Details, CD 506**.
- 3. Minor changes were added to the **Site Landscape Plan, LP 101**, as stated below:
  - a. Addition of stone armoring in the landscape/buffer zone, see 1.d. above.
- 4. Changes to the Floor Plans and Elevations:

The preliminary **Floor Plan, A01**, and **Elevations, A02**, prepared by BKA / Architects, dated August 2, 2019, included in the Special Permit Plan Set, were not included in the Building Permit Plan Set due to the lack of detail in A01 and A02 for the purposes of obtaining a special permit. Instead, detailed floor plans and elevations were included in the building permit set as **A100-A104** and **A300-A301**.

- a. Changes to the **Floor Plan** can be viewed by comparing A101 of the Building Permit Set and A01 of the Special Permit Set, and are summarized below:
  - i. Removal of the consult room and addition of a security office;
  - ii. Removal of two window counters in the entry lobby;
  - iii. The layout of the point of sale counter has been detailed to reveal the total number of points of sale. Please note there was no capacity limit placed on the number of units within the Special Permit;
  - iv. Change in layout of the fulfillment, cash office, and vault areas;
  - v. Change in dimensions of the training room, manager rooms, and utility rooms; and
  - vi. Removal of wall between kitchenette and break room.
- b. Changes to the **Elevations** can be viewed by comparing A300 and A301 of the Building Permit Plan Set, as revised by BKA / Architects on July 10, 2020, and submitted herewith, and A02 of the Special Permit Plan Set. Please note that the A300 and A301 submitted in the Building Permit Plan Set dated May 19, 2020, incorrectly included “Boston Supply” as a placeholder for signage. Revised elevations correctly reflect the applicant’s name, “Ascend”, and its logo. Changes to the partial elevations as submitted with the special permit and the full set of elevations submitted herewith include:
  - i. Replacement of the translucent glass blocking near the entrance of the store to transparent glass due to the deterioration of the glass block and its lack of environmental resiliency.

5. There are no changes to the **Site Lighting Plan, SL 101.**

Please do not hesitate to reach out for further clarification regarding any of the above.

Sincerely,



Michael P. Ross

[mross@princelobel.com](mailto:mross@princelobel.com)

cc: Deb Finamore, [dfinamore@newtonma.gov](mailto:dfinamore@newtonma.gov)  
Katie Whewell, [kwhewell@newtonma.gov](mailto:kwhewell@newtonma.gov)