

28 AUSTIN STREET

28 Austin Street
Newtonville, MA



PROJECT TEAM

OWNER
Austin Street Partners LLC
 c/o Oaktree, 53 Sherman Street
 Cambridge, MA 02140
 617-491-9100

ARCHITECT
ADD Inc now with Stantec
 311 Summer Street
 Boston, MA 02210
 617-234-3100

CIVIL ENGINEER
Nitsch Engineering
 2 Center Plaza, Suite 430
 Boston, MA 02108
 617-338-0063

LANDSCAPE ARCHITECT
ground landscape
 6 Carlton Street
 Somerville, MA 02143
 617-718-0889

DRAWING LIST

SHEET NO.	SHEET NAME
-	SURVEY
C.00	SITE PLAN
L 1.01	LANDSCAPE PLAN 1-20 SCALE
L 1.1	LANDSCAPE PLAN 1-8 SCALE
A-100	BASEMENT LEVEL PRIVATE PARKING
A-101	GROUND LEVEL PUBLIC PARKING
A-102	SECOND LEVEL
A-103	THIRD LEVEL
A-104	FOURTH LEVEL AMENITY SPACE
A-105	ROOF PLAN
A-110	ELEVATIONS AUSTIN STREET (NORTH) GARDEN (WEST)
A-111	ELEVATIONS PARKING LOT (SOUTH) PHILLIP BRAM WAY (EAST)

RESIDENTIAL UNIT MIX AND DISTRIBUTION

Floor	1 Bedroom	1 Bedroom + Den	2 Bedrooms	Total
2	11	1	12	24
3	11	2	12	25
4	7	1	11	19
Total	29	4	35	68
	43%	6%	51%	100%
Middle Income	22	3	26	51
Workforce	3	0	4	7
Moderate Income	4	1	5	10

AREAS

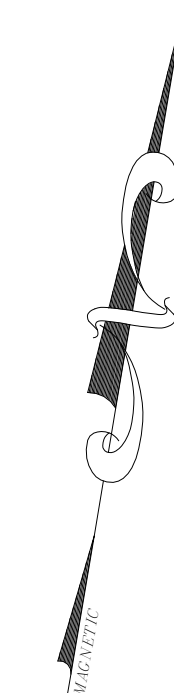
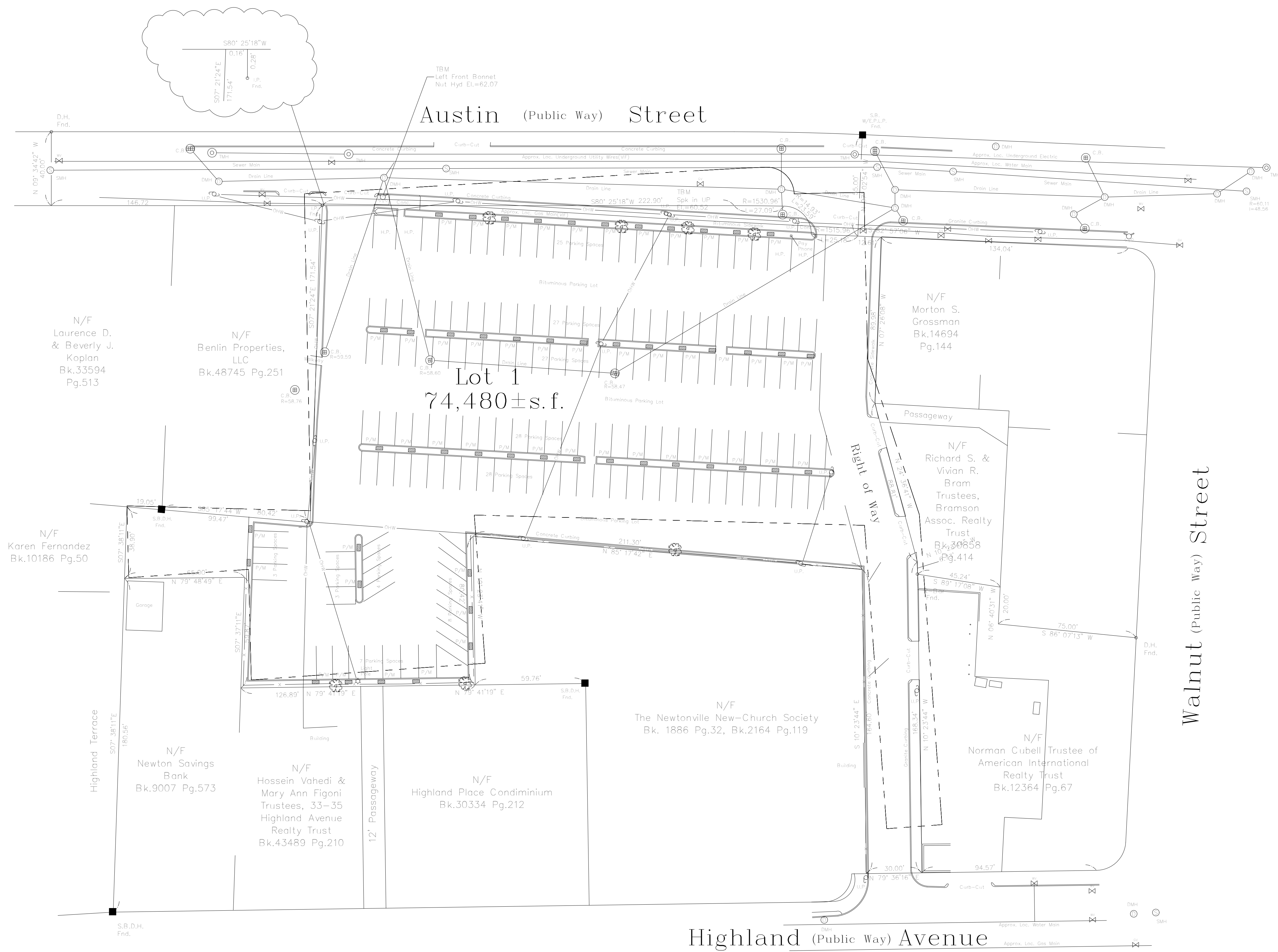
LOT SIZE	74,800 SF
PROPOSED GROSS AREAS:	
LEVEL	GFA
4	21,119 SF
3	26,388 SF
2	26,382 SF
1	8,750 SF
TOTAL	82,639 SF
FAR	1.15

218420323

SPECIAL PERMIT APPLICATION

May 12, 2015

NOTE
 UTILITIES SHOWN WERE COMPILED FROM
 ACTUAL FIELD LOCATIONS, CONTRACTORS
 NOTES, BEST AVAILABLE INFORMATION
 AND MAY OR MAY NOT BE CORRECT.
 FIELD VERIFY PRIOR TO ANY EXCAVATION.



Highland (Public Way) Avenue

Walnut (Public Way) Street

Austin (Public Way) Street

Lot 1
 74,480 ± s.f.

~Existing Conditions Site Plan~
 Austin Street
 Newton, Massachusetts
 Scale: 1"=30' October 22, 2012
 VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street, Newton, Ma. 02464

Design By:
 Checked By:
 Drawn By:

0 30 60 90 120
 Sheet 1 of 1

Austin (Public Way) Street

LEGEND & ABBREVIATIONS:

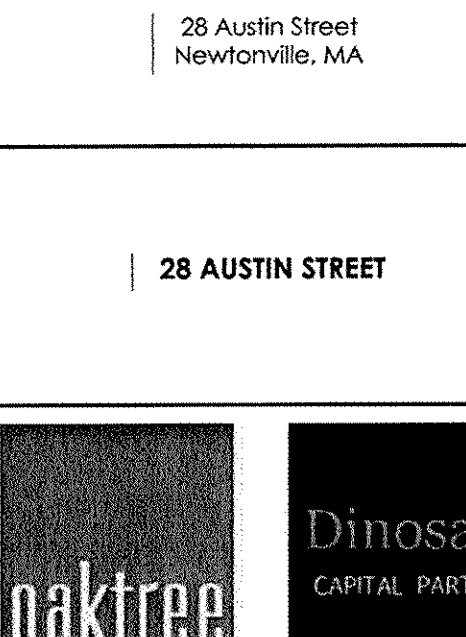
	PR. NUMBER OF PARKING SPACES
	PROPERTY LINE
	PROPOSED BUILDING ABOVE GRADE
	PROPOSED BUILDING BELOW GRADE
	PROPOSED RAISED ROAD AREA
TYP.	TYPICAL

GROUND LEVEL PARKING LEGEND AND COUNT

SYMBOL	# OF SPACES	SIZE (WIDTH x LENGTH)
S	4	8'-6" x 17'-0"
NS	41	8'-6" x 19'-0"
NSO	51	8'-6" x 17'-0" (W/ 2' OVERHANG)
C	4	8'-0" x 19'-0"
NC	3	8'-0" x 17'-0"
NCO	20	8'-0" x 17'-0" (W/ 2' OVERHANG)
ACCESSIBLE	4	8'-0" x 19'-0"
TOTAL	127	

ZONING TABLE: MIXED USE 4 DISTRICT:

	EXISTING	REQUIRED	PROPOSED
MINIMUM LOT AREA	74,800 sf	10,000 sf	74,800 sf
LOT AREA PER DWELLING UNIT	N/A	1,000 sf	1,095 sf
LOT FRONTAGE	±300'	80'	±300'
MAX # STORIES	N/A	3	4
BUILDING HEIGHT	0	36'	48'
FLOOR AREA RATIO	0	1.50	1.15
BENEFICIAL OPEN SPACE	0	5%	5%
FRONT SETBACK	5' (PARKING)	0 - 10'	9' (PARKING) 8' (BUILDING)
SIDE SETBACK	4' (PARKING)	0 - 20'	6' (PARKING) 10' (BUILDING)
REAR SETBACK	4' (PARKING)	20'	5' (PARKING) 45' (BUILDING)
TRANSPARENCY	N/A	ENTRANCE EVERY 50'. 60% CLEAR WINDOWS.	COMPLIES



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ISSUANCES

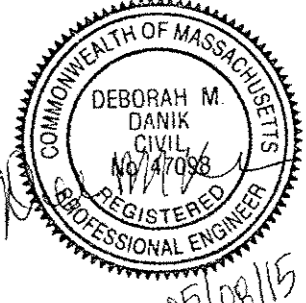
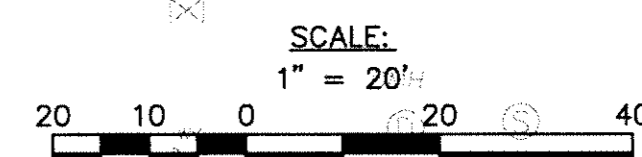
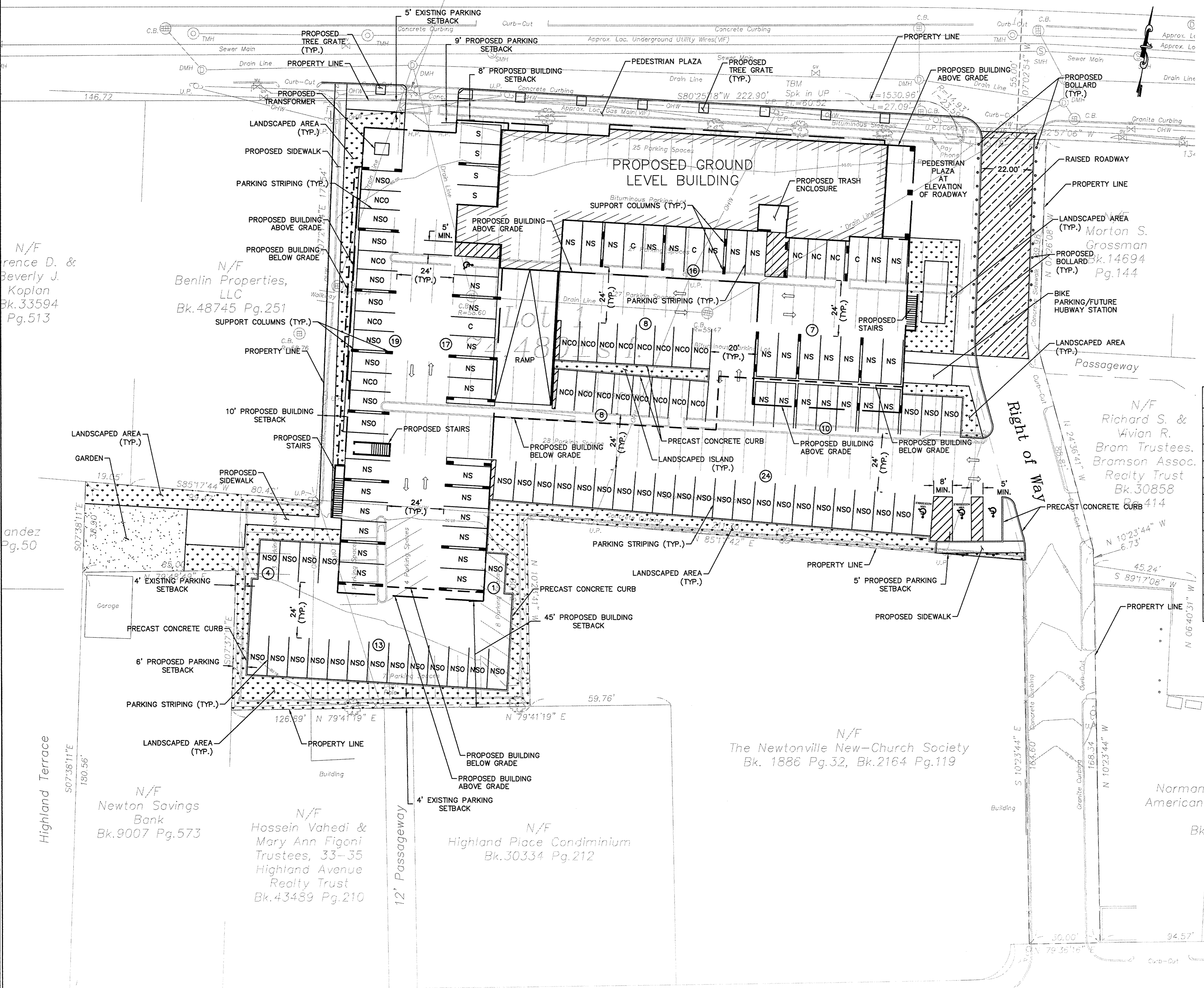
No.	Description	Date
1	Special Permit	05/12/2015

Checked By: DMD

SITE PLAN

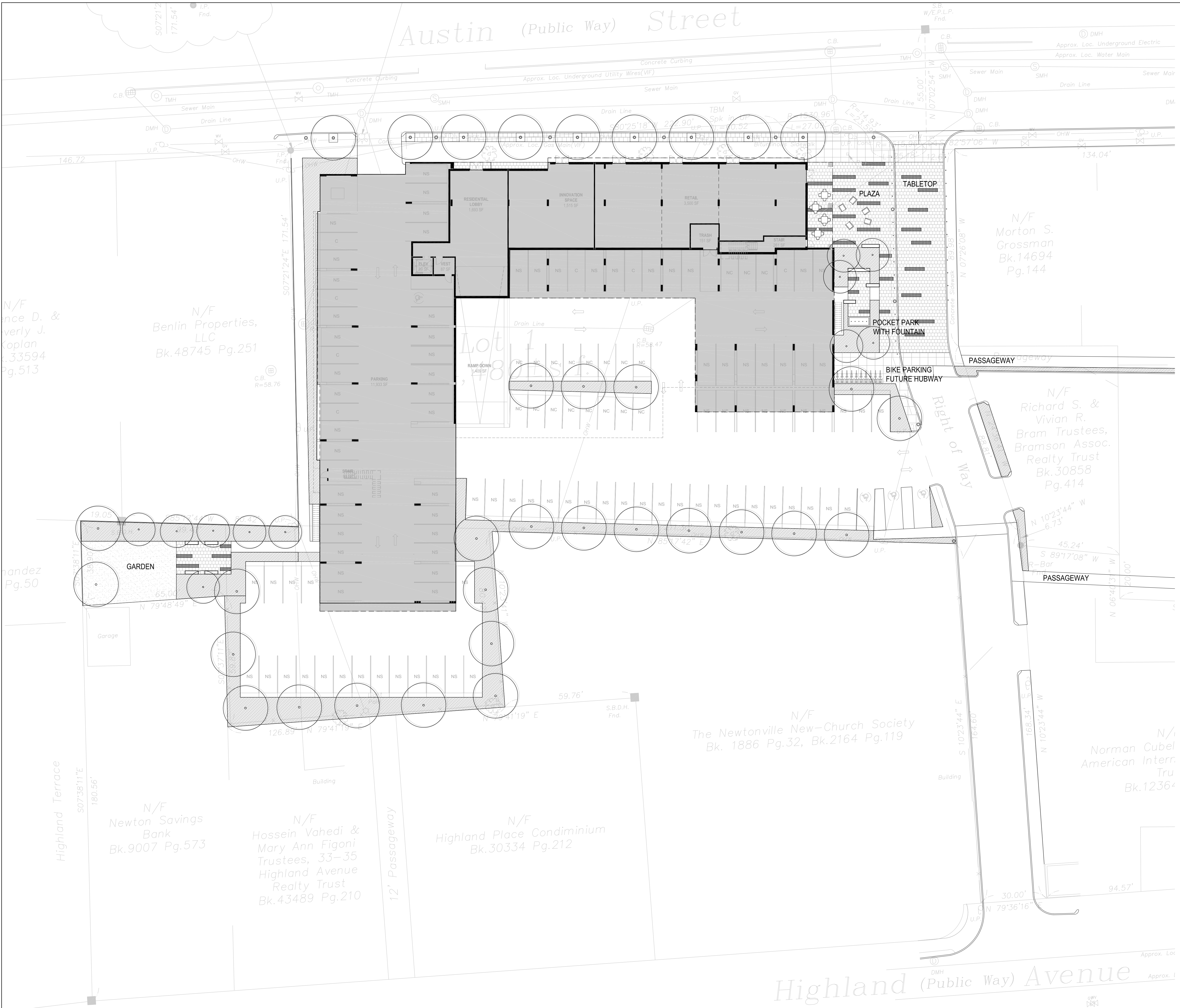
Drawing Scale: 1" = 20'
Job No. 218420323

C.00



05/08/15

Highland (Public Way) Avenue



28 Austin Street
Newtonville, MA

28 AUSTIN STREET



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ISSUANCES

No.	Description	Date
1	Special Permit	05/12/2015

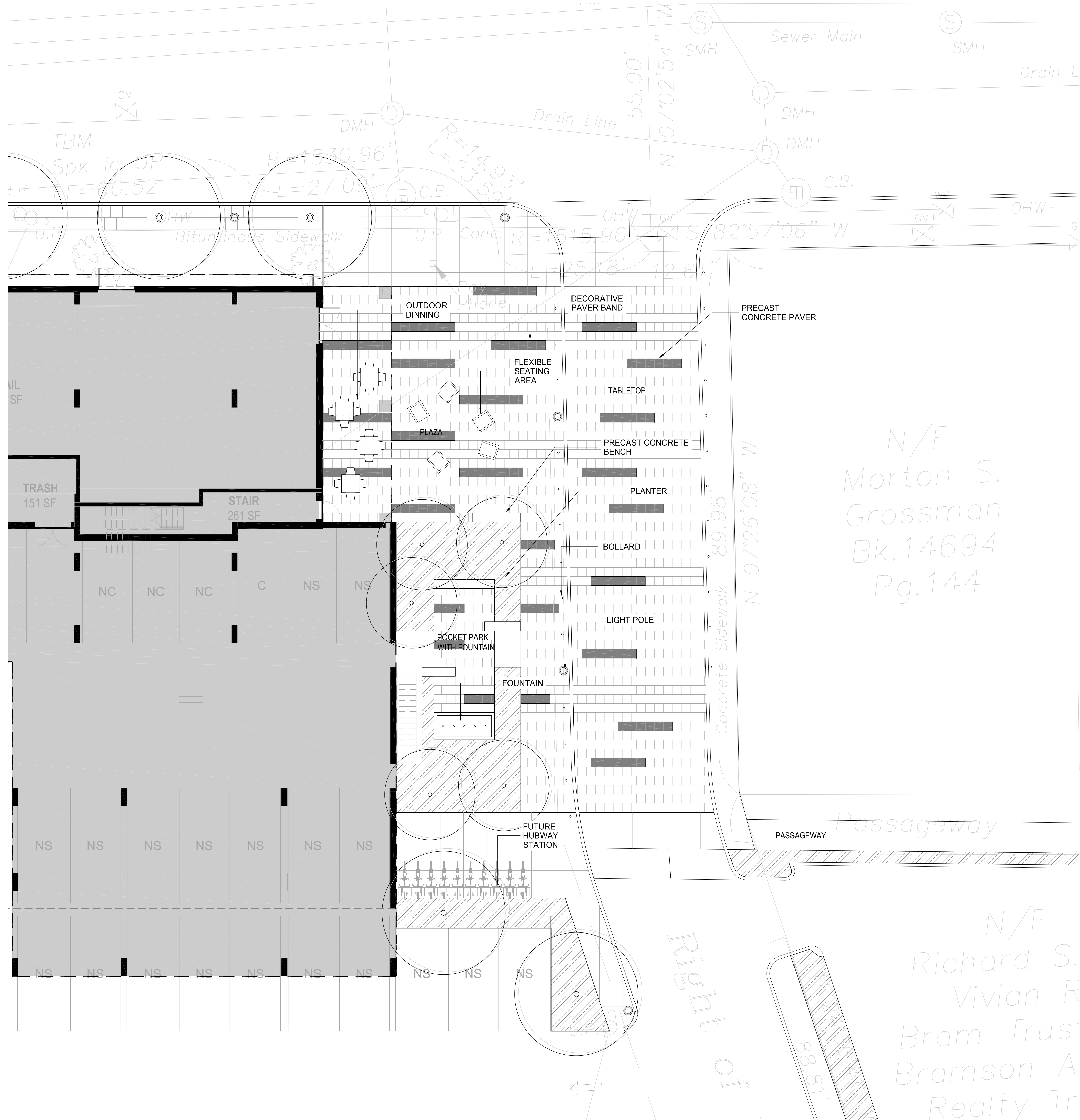
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LANDSCAPE PLAN

Drawing Scale: 1"=20'

Job No. 218420323

L-1.01



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ISSUANCES

No.	Description	Date
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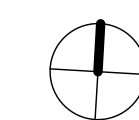
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LANDSCAPE PLAN

Drawing Scale: 1/8"=1'-0"

Job No. 218420323

L-1.11



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ISSUANCES

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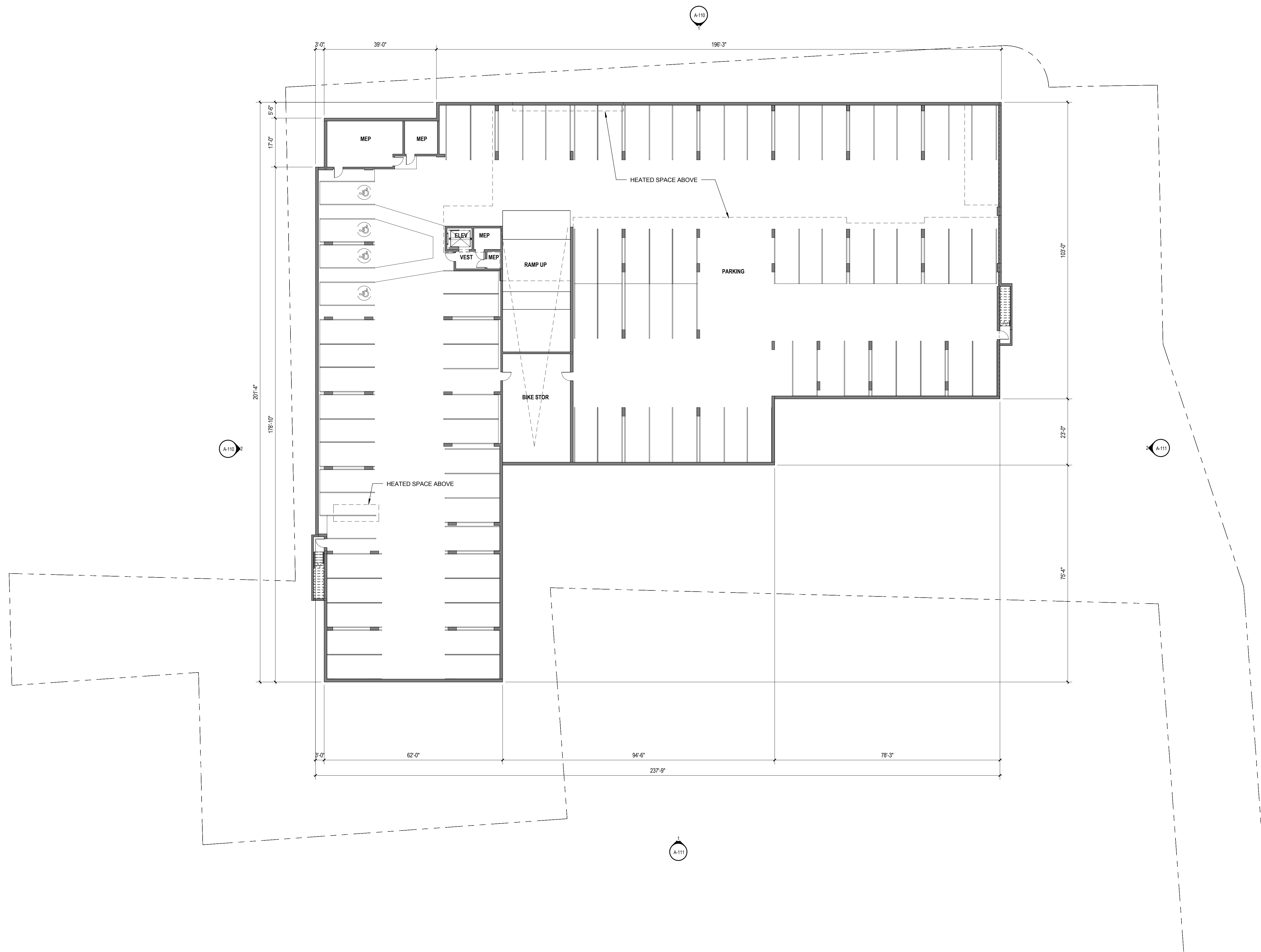
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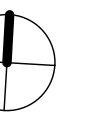
**BASEMENT LEVEL
PRIVATE PARKING**

Drawing Scale: 1/16" = 1'-0"

Job No. 218420323

A-100





ISSUANCES

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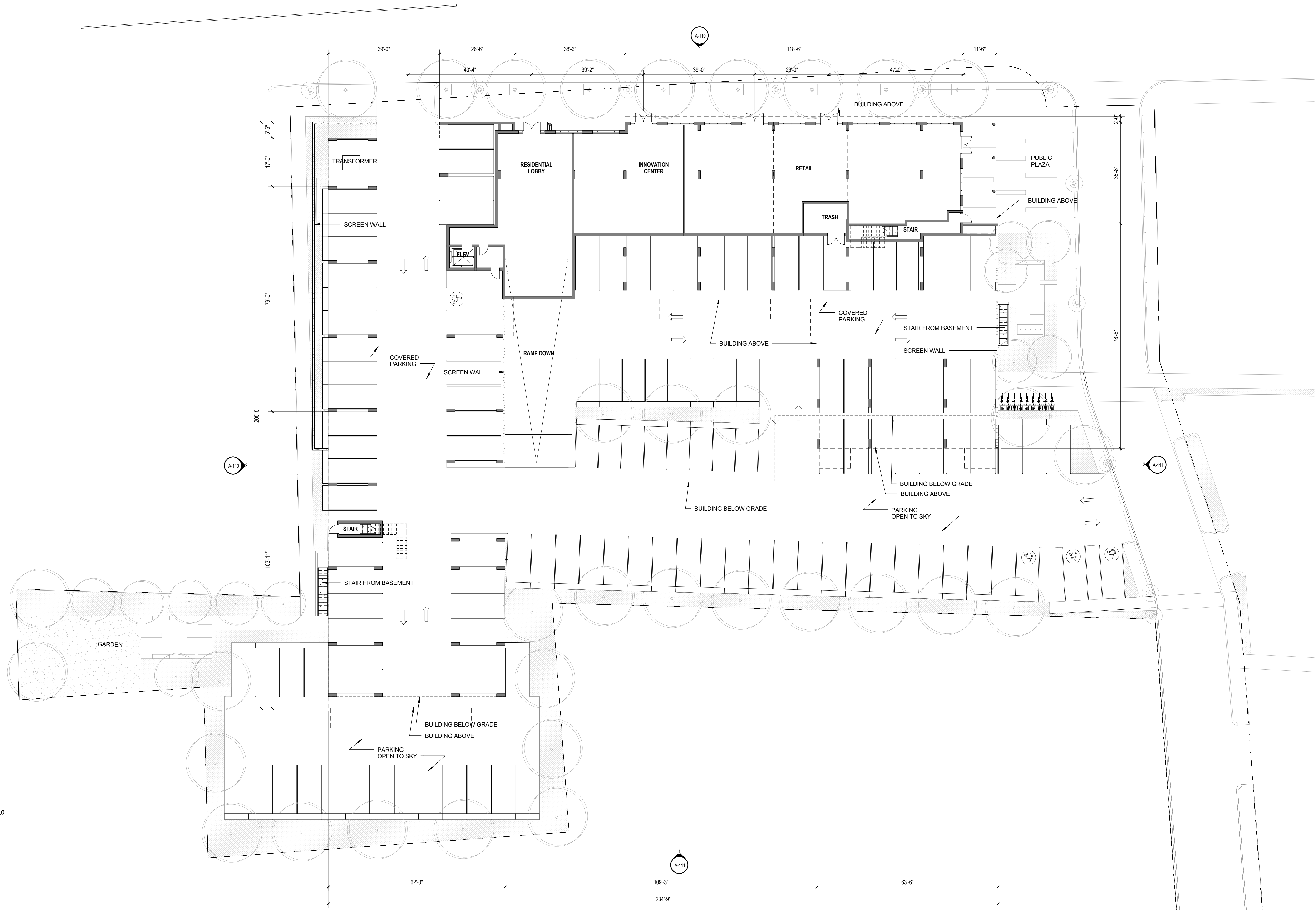
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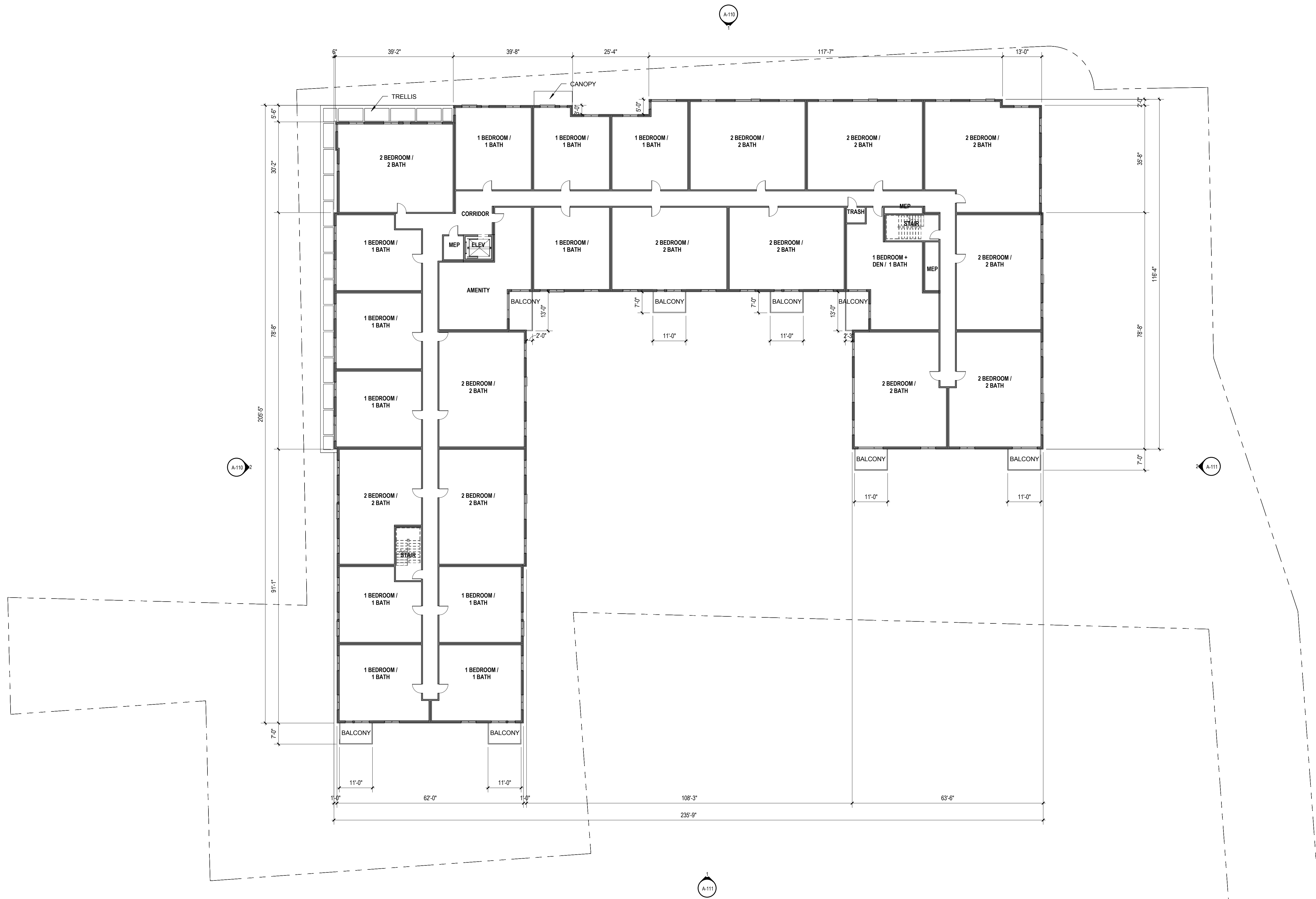
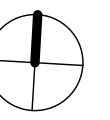
GROUND LEVEL
PUBLIC PARKING

Drawing Scale: 1/16" = 1'-0"

Job No. 218420323

A-101





ISSUANCES

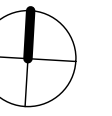
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SECOND LEVEL

Drawing Scale: 1/16" = 1'-0"
Job No. 218420323

A-102



ISSUANCES

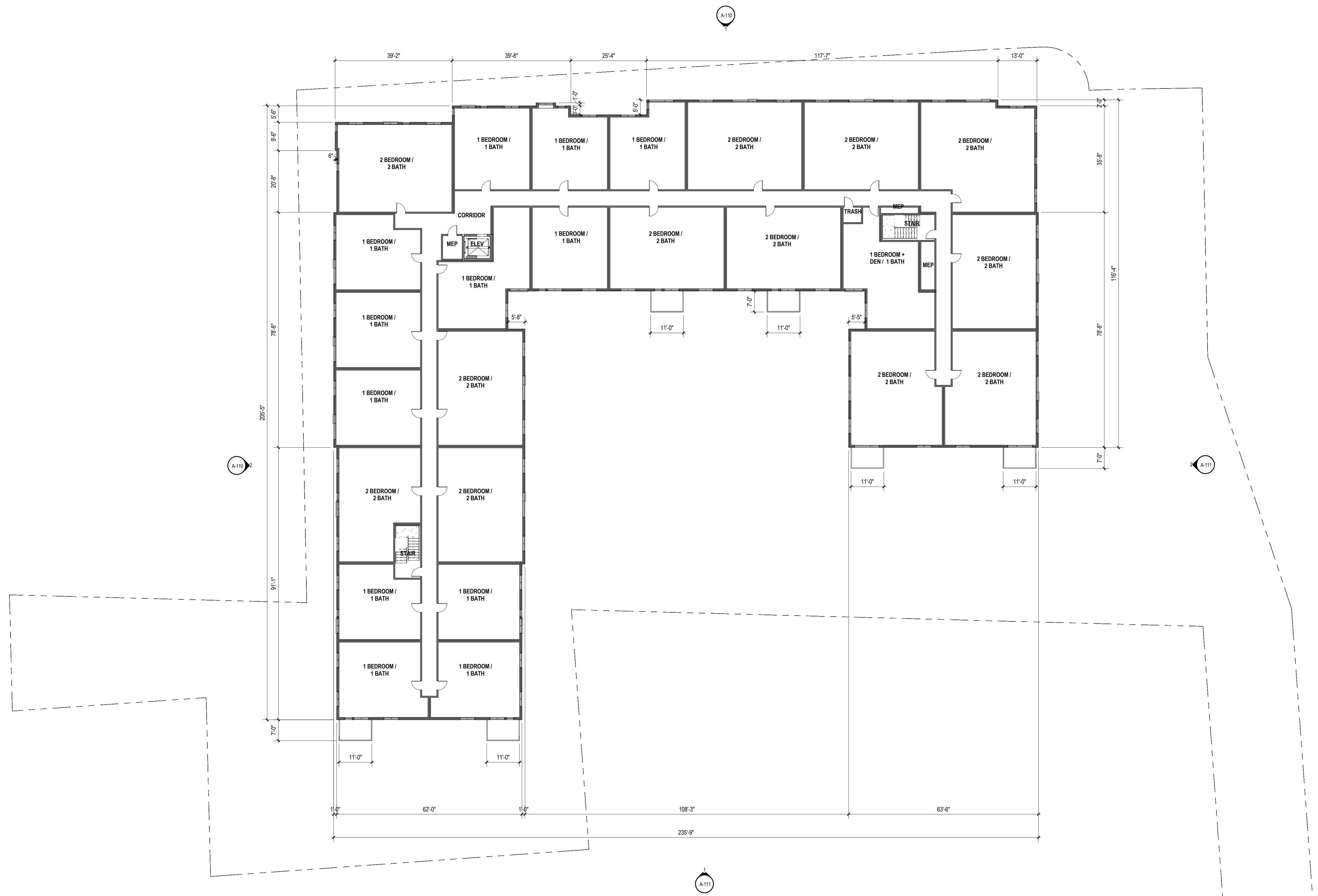
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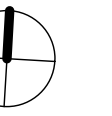
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THIRD LEVEL

Drawing Scale: 1/16" = 1'-0"
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A-103





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ISSUANCES

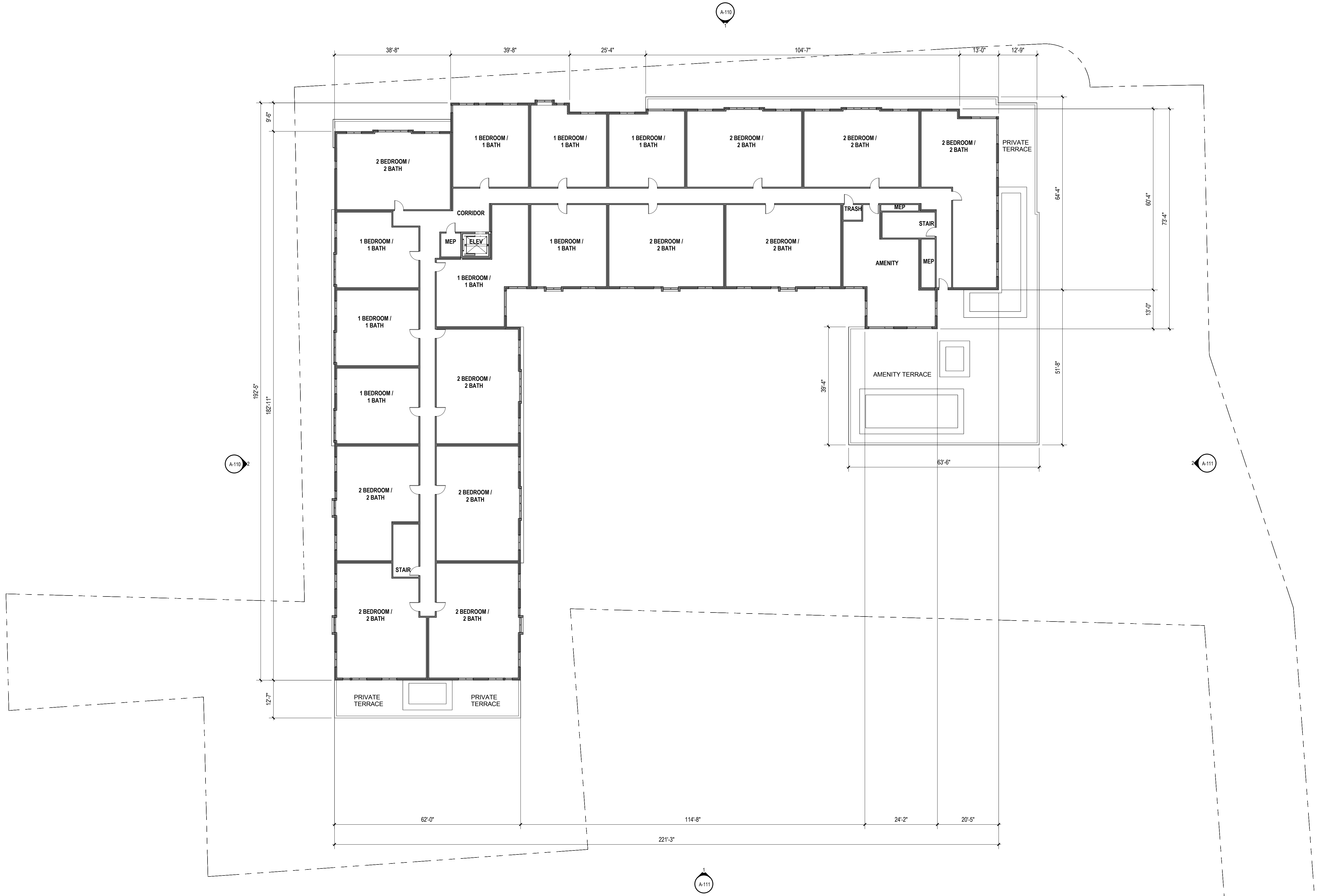
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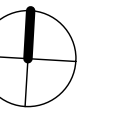
FOURTH LEVEL
AMENITY SPACE

Drawing Scale: 1/16" = 1'-0"

Job No. 218420323



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ISSUANCES

No.	Description	Date

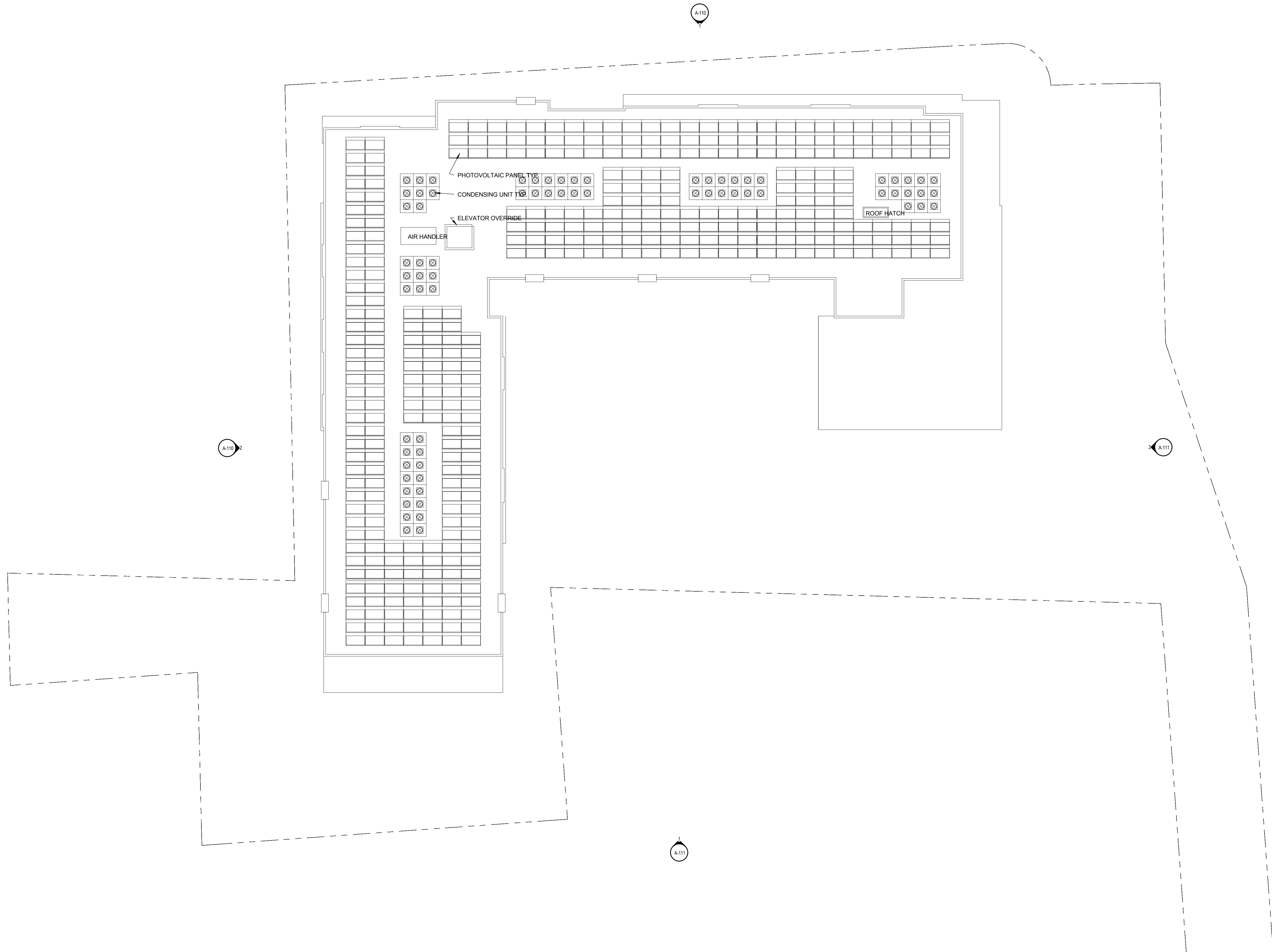
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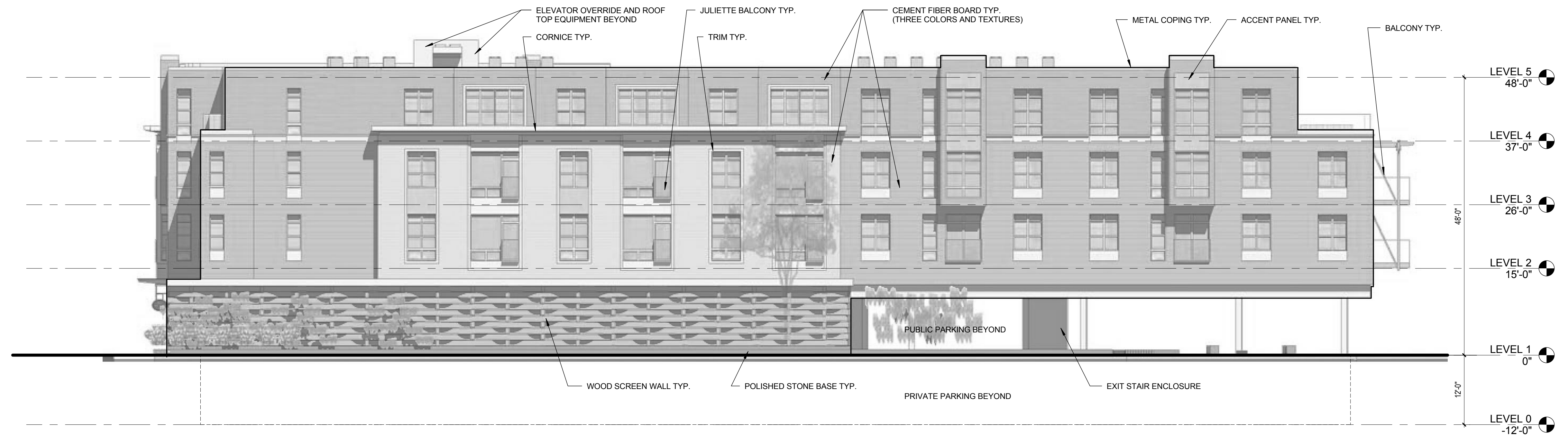
ROOF PLAN

Drawing Scale: 1/16" = 1'-0"

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A-105





2 GARDEN ELEVATION (WEST)
3/32" = 1'-0"



1 AUSTIN STREET ELEVATION (NORTH)
3/32" = 1'-0"

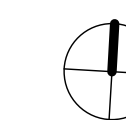
ISSUANCES

No.	Description	Date

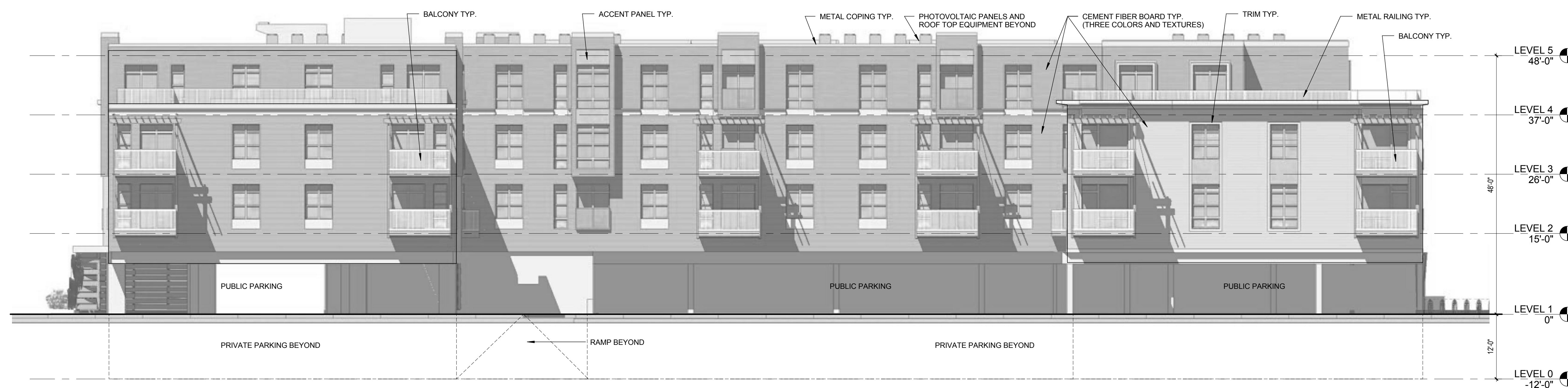
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ELEVATIONS
AUSTIN STREET
(NORTH)
GARDEN
(WEST)

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2 PHILLIP BRAM WAY ELEVATION (EAST)
3/32" = 1'-0"



1 PARKING LOT ELEVATION (SOUTH)
3/32" = 1'-0"

ISSUANCES

No.	Description	Date

Checked By: _____ Checker

ELEVATIONS
PARKING LOT
(SOUTH)
PHILLIP BRAM WAY
(EAST)

Drawing Scale: As indicated

Job No. 218420323