

# 22-26 BEECHER TERRACE

## NEWTON, MASSACHUSETTS

### 3/26/2013



**HAROUT KELIAN**  
ARCHITECT

154 BEECH ST. #3  
BELMONT, MA 02478  
TEL : 617-932-9270  
FAX: 617-934-2472  
EMAIL: HAROUT@VERIZON.NET

**TIBA INVESTMENTS LLC**  
DEVELOPER / GENERAL CONTRACTOR

152 BELLEVUE ST.  
WATERTOWN, MA 02472  
TEL: 617-923-8422  
FAX: 617-924-6024

#### ZONING CRITERIA - NEWTON, MA

MR1 - SPECIAL PERMIT REQUIREMENTS

| CRITERION                  | AS ZONED       | PROPOSED            | RELIEF REQUESTED           |
|----------------------------|----------------|---------------------|----------------------------|
| 1) MIN. REQUIRED LOT AREA: | 15,000 S.F.    | 32,836              | NONE                       |
| 2) MIN. LOT AREA PER UNIT: | 4,000 S.F.     | 6,567               | "                          |
| 3) MIN. FRONTAGE:          | 80 FEET        | 136 FEET            | "                          |
| 4) SETBACK                 | FRONT: 25 FEET | 25 FEET             | "                          |
| 5)                         | SIDE: 25 FEET  | 25 FEET             | UNIT 1 RETAINING WALL > 4' |
| 6)                         | REAR: 25 FEET  | 25 FEET             | NONE                       |
| 7) MAX. BUILDING HEIGHT:   | 36.00 FEET     | BLDG 1 = 31.94 FEET | "                          |
|                            |                | BLDG 2 = 30.47 FEET | "                          |
|                            |                | BLDG 3 = 31.94 FEET | "                          |
|                            |                | BLDG 4 = 28.27 FEET | "                          |
|                            |                | BLDG 5 = 31.39 FEET | "                          |
| 8) MAX. STORIES:           | 2.5            | 2.5                 | "                          |
| 9) MAX. BLDG LOT COVERAGE: | 25.0%          | 24.9%               | "                          |
| 10) MIN. OPEN SPACE        | 50.0%          | 59.4%               | "                          |

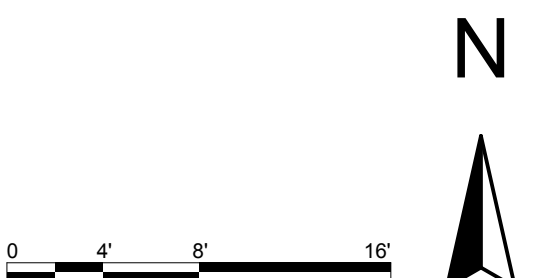
#### LIFE SAFETY

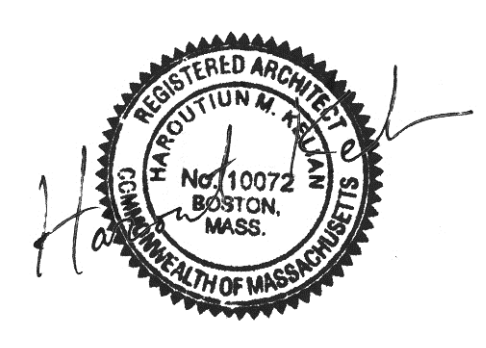
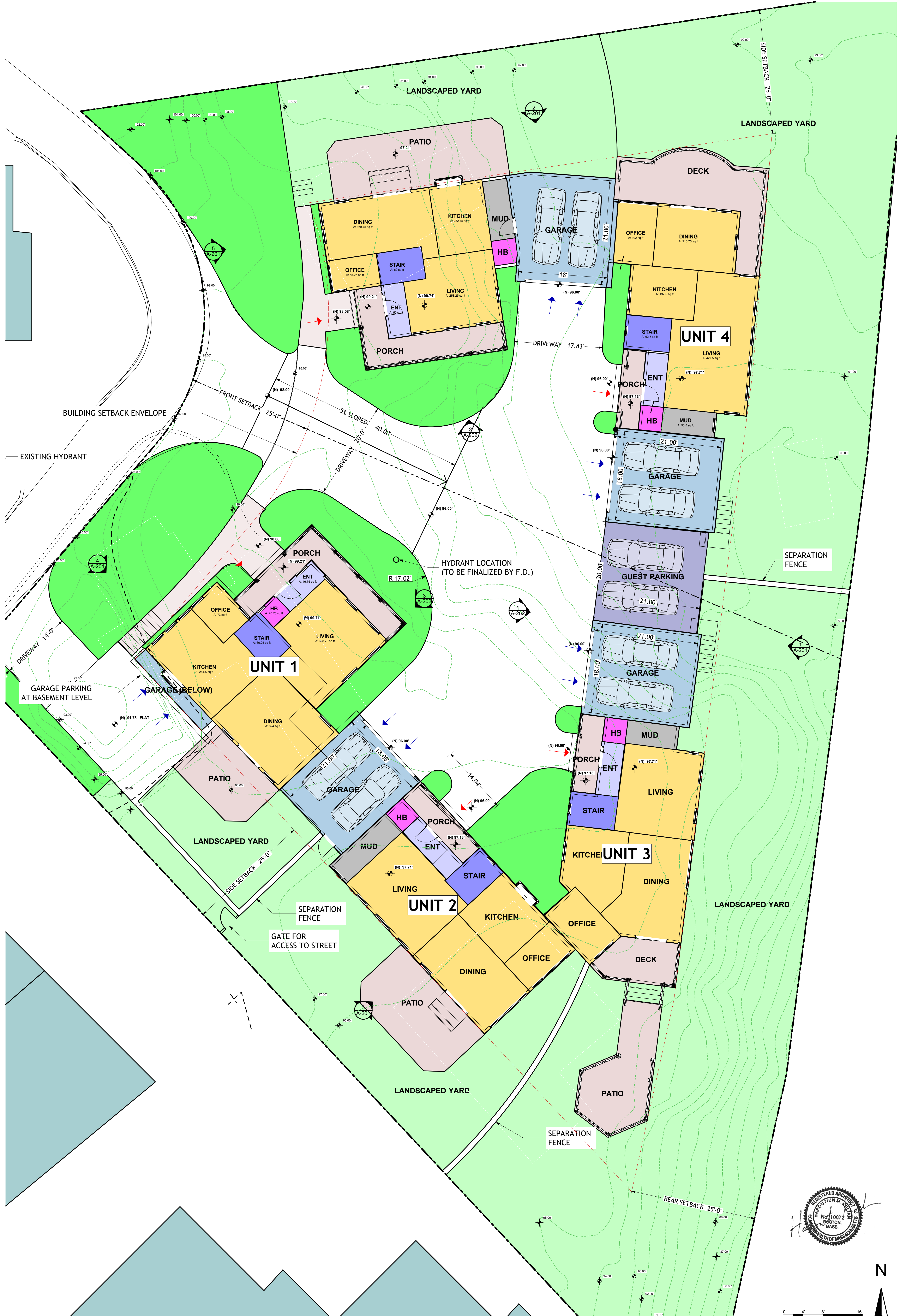
A) AUTOMATIC SPRINKLER SYSTEM FOR ALL BUILDINGS SHALL BE PROVIDED

| OPEN SPACE    |                 |               |  |
|---------------|-----------------|---------------|--|
| UNIT #        | NAME            | MEASURED AREA | COMMENT  |
| <b>COMMON</b> |                 |               |  |
|               | GREEN SPACE     | 4,335         |  |
|               |                 | 4,335 sq ft   |  |
| <b>UNIT 1</b> |                 |               |  |
|               | LANDSCAPED YARD | 453           |  |
|               | PATIO           | 217           |  |
|               |                 | 670 sq ft     |  |
| <b>UNIT 2</b> |                 |               |  |
|               | LANDSCAPED YARD | 2,026         |  |
|               | PATIO           | 337           |  |
|               |                 | 2,363 sq ft   |  |
| <b>UNIT 3</b> |                 |               |  |
|               | LANDSCAPED YARD | 6,061         |  |
|               | PATIO           | 290           |  |
|               |                 | 6,351 sq ft   |  |
| <b>UNIT 4</b> |                 |               |  |
|               | LANDSCAPED YARD | 4,037         |  |
|               |                 | 4,037 sq ft   |  |
| <b>UNIT 5</b> |                 |               |  |
|               | LANDSCAPED YARD | 1,410         | REQUIRED MIN. 16,418 S.F. OF 32,836 S.F. = 50.0% |
|               | PATIO           | 337           | PROPOSED 19,503 S.F. = 59.4%                     |
|               |                 | 1,747 sq ft   |  |
|               |                 | 19,503 sq ft  |  |

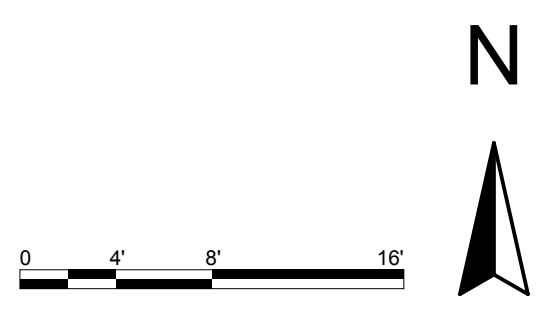
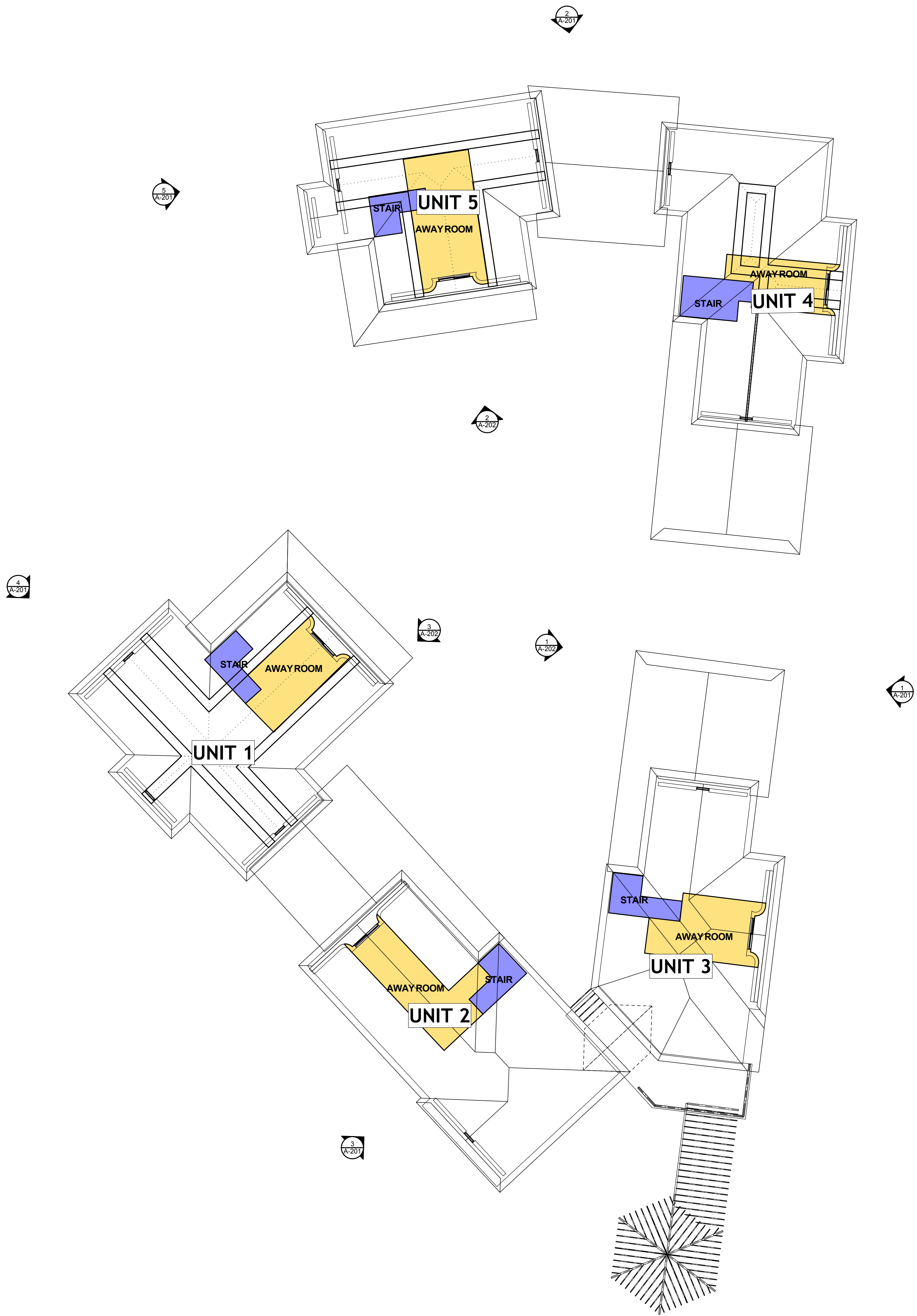
| ARCHITECTURAL PROGRAM ( UNITS AREAS ) |           |               |                  |
|---------------------------------------|-----------|---------------|------------------|
| UNIT #                                | STORY     | MEASURED AREA | COMMENT          |
| <b>COMMON</b>                         |           |               |                  |
|                                       | 1st FLOOR | 423           |                  |
|                                       |           | 423 sq ft     |                  |
| <b>UNIT 1</b>                         |           |               |                  |
|                                       | BASEMENT  | 408           |                  |
|                                       | 1st FLOOR | 1,184         |                  |
|                                       | 2nd FLOOR | 1,123         |                  |
|                                       | 3rd FLOOR | 187           | 3-BEDROOM UNIT   |
|                                       |           | 2,902 sq ft   |                  |
| <b>UNIT 2</b>                         |           |               |                  |
|                                       | BASEMENT  | 67            |                  |
|                                       | 1st FLOOR | 1,459         |                  |
|                                       | 2nd FLOOR | 975           |                  |
|                                       | 3rd FLOOR | 230           | 3-BEDROOM UNIT   |
|                                       |           | 2,731 sq ft   |                  |
| <b>UNIT 3</b>                         |           |               |                  |
|                                       | BASEMENT  | 156           |                  |
|                                       | 1st FLOOR | 1,476         |                  |
|                                       | 2nd FLOOR | 1,001         |                  |
|                                       | 3rd FLOOR | 210           | 3-BEDROOM UNIT   |
|                                       |           | 2,843 sq ft   |                  |
| <b>UNIT 4</b>                         |           |               |                  |
|                                       | BASEMENT  | 723           |                  |
|                                       | 1st FLOOR | 1,485         |                  |
|                                       | 2nd FLOOR | 1,036         |                  |
|                                       | 3rd FLOOR | 187           | 4-BEDROOM UNIT   |
|                                       |           | 3,431 sq ft   |                  |
| <b>UNIT 5</b>                         |           |               |                  |
|                                       | BASEMENT  | 60            |                  |
|                                       | 1st FLOOR | 1,379         |                  |
|                                       | 2nd FLOOR | 913           |                  |
|                                       | 3rd FLOOR | 44            |                  |
|                                       | 3rd FLOOR | 209           | 2-BEDROOM + UNIT |
|                                       |           | 2,605 sq ft   |                  |
|                                       |           | 14,935 sq ft  |                  |

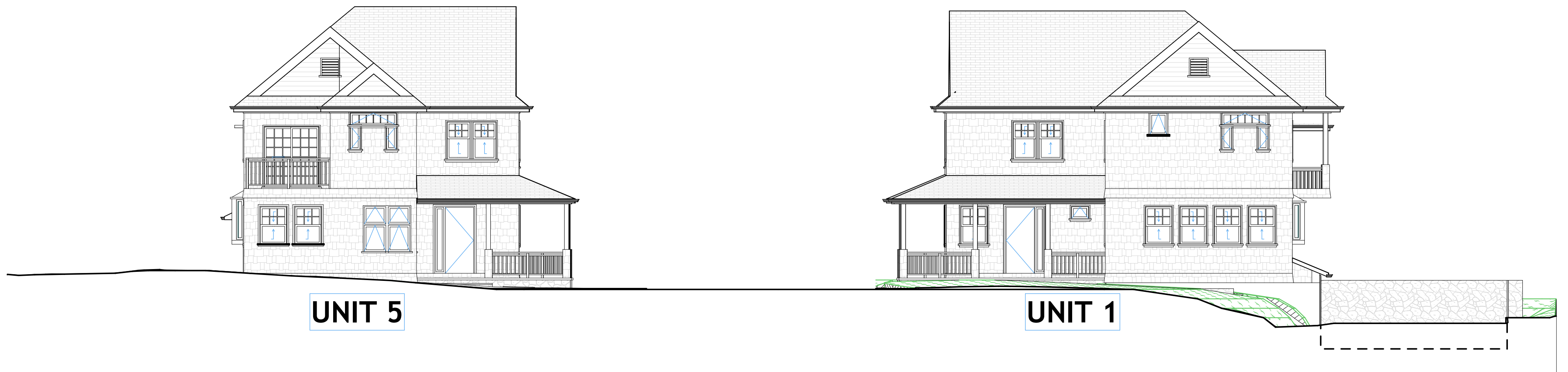
| LOT COVERAGE  |               |              |  |
|---------------|---------------|--------------|--|
| UNIT #        | MEASURED AREA | LOT COVERAGE | COMMENT  |
| <b>UNIT 1</b> |               |              |  |
|               | 1,406         |              |  |
| <b>UNIT 2</b> |               |              |  |
|               | 1,548         |              |  |
| <b>UNIT 3</b> |               |              |  |
|               | 1,691         |              |  |
| <b>UNIT 4</b> |               |              |  |
|               | 1,936         |              |  |
| <b>UNIT 5</b> |               |              |  |
|               | 1,599         |              | MUST BE LESS THAN 8209 FOR 25.0%. PROPOSED = 24.9% |
|               | 8,180 sq ft   |              |  |







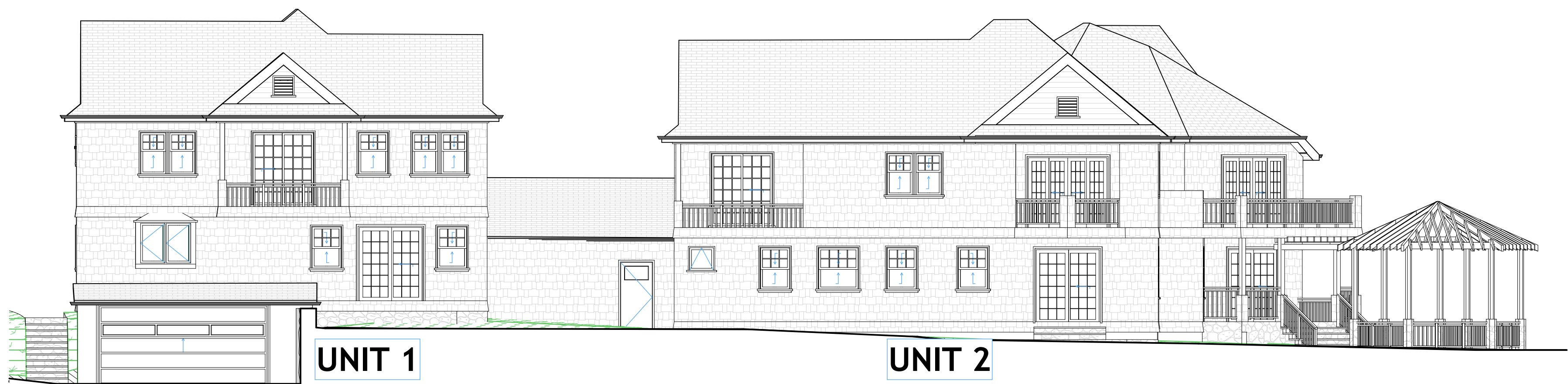




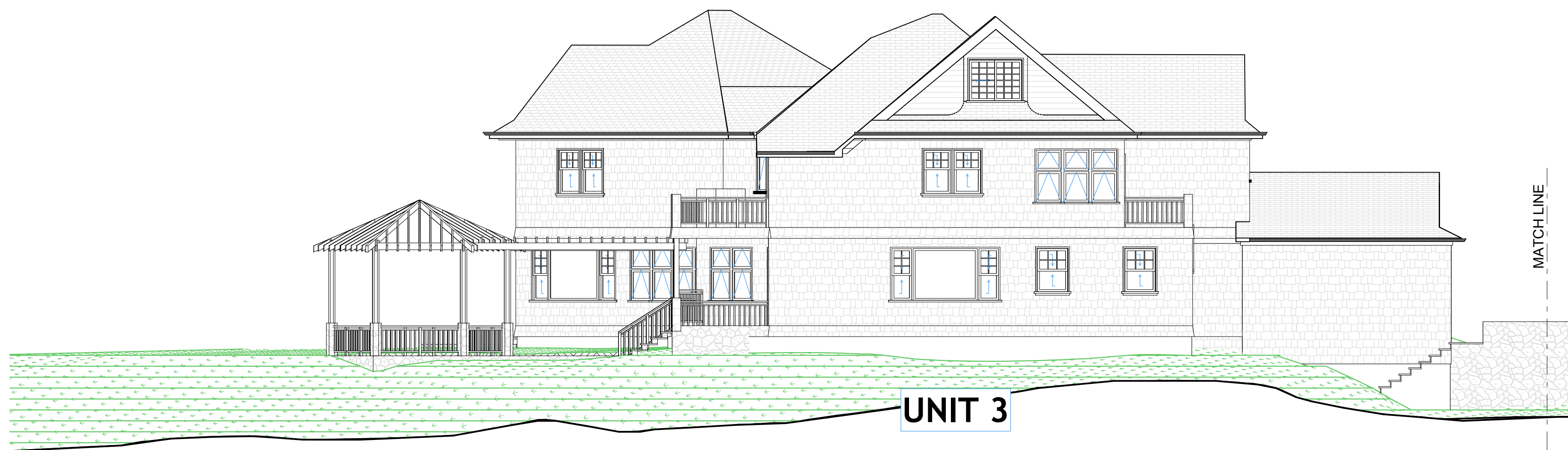
A-201 WEST ELEVATION (FRONT) 1/8" = 1'-0"



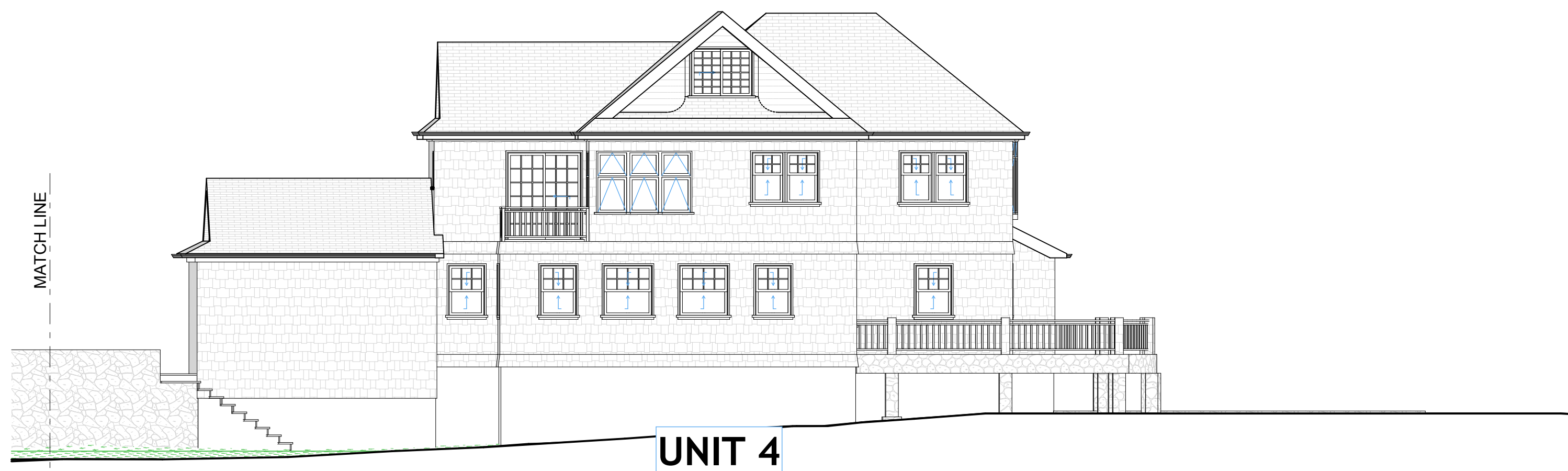
A-201 NORTH ELEVATION (SIDE) 1/8" = 1'-0"



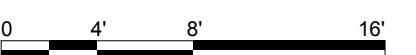
A-201 SOUTH ELEVATION (SIDE) 1/8" = 1'-0"

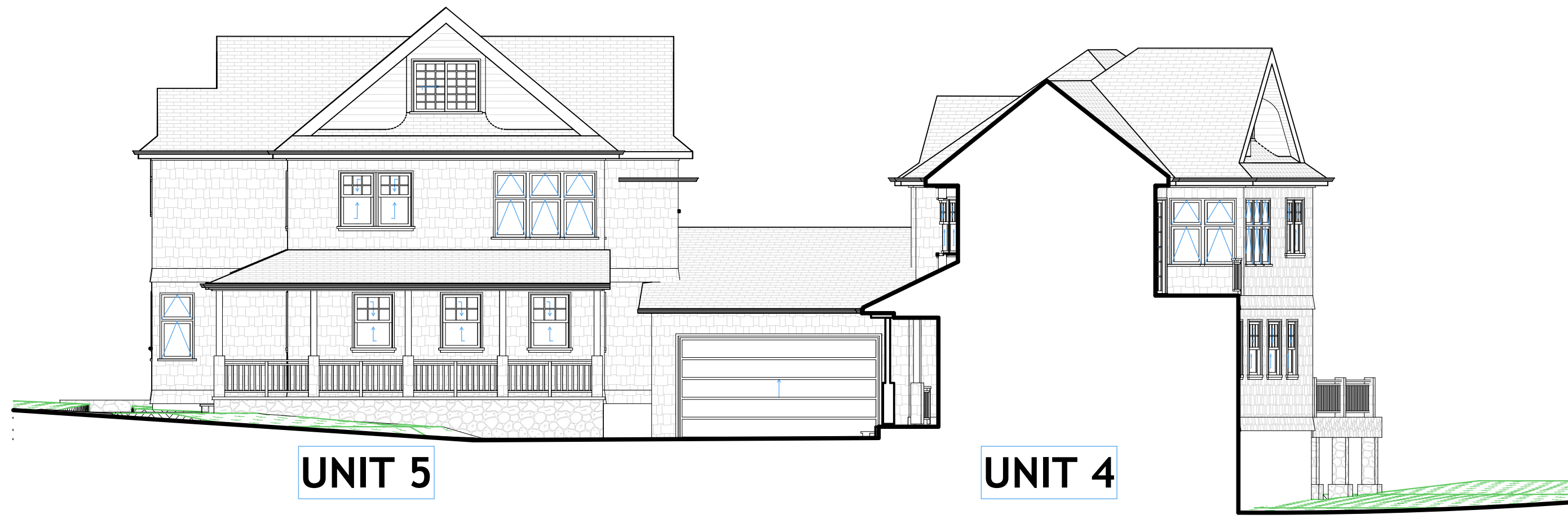


A-201 EAST ELEVATION (REAR) 1/8" = 1'-0"



A-201 EAST ELEVATION (REAR) 1/8" = 1'-0"

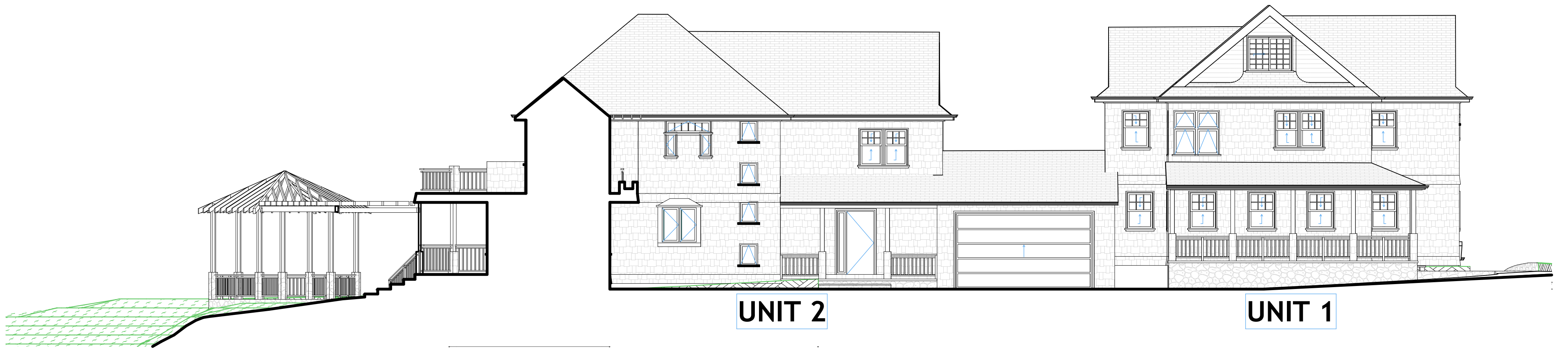




A-202

SOUTH ELEVATION (COURT INTERIOR)

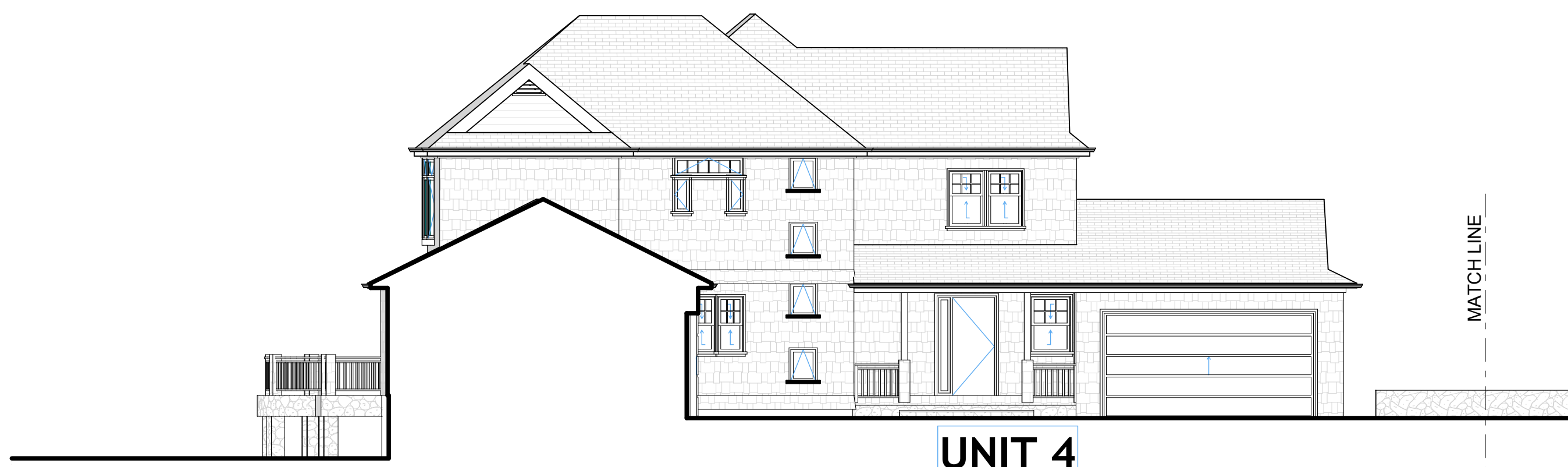
1/8" = 1'-0"



A-202

NORTH ELEVATION (COURT INTERIOR)

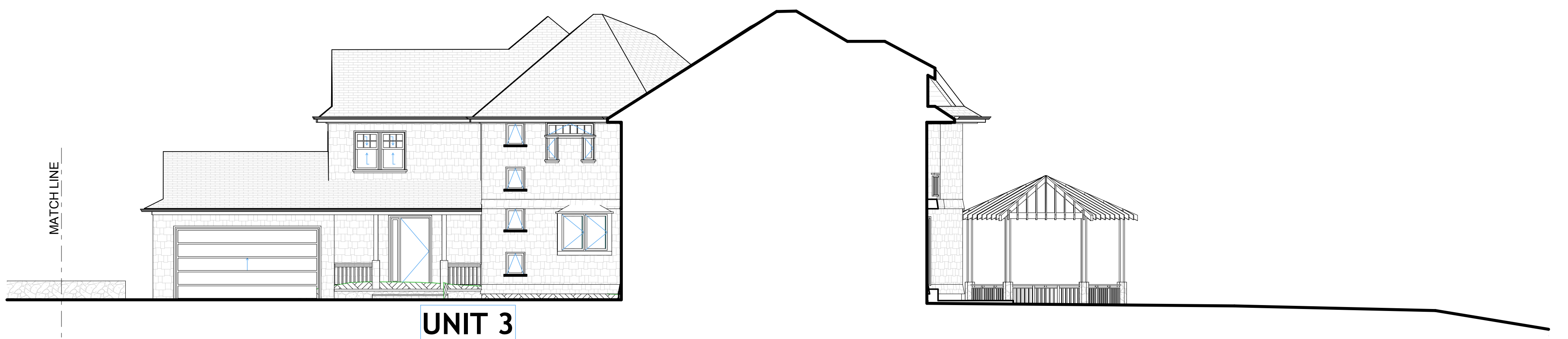
1/8" = 1'-0"



A-202

WEST ELEVATION (COURT INTERIOR)

1/8" = 1'-0"



A-202

WEST ELEVATION (COURT INTERIOR)

1/8" = 1'-0"



**HAROUT KELIAN**  
ARCHITECT

154 BEECH ST. #3  
BELMONT, MA 02478  
TEL : 617-932-9270  
FAX: 617-934-2472  
EMAIL: HAROUT@VERIZON.NET

**TIBA INVESTMENTS LLC**  
DEVELOPER / GENERAL CONTRACTOR

152 BELLEVUE ST.  
WATERTOWN, MA 02472  
TEL: 617-923-8422  
FAX: 617-924-6024

**22-26 BEECHER TERRACE**  
NEWTON, MASSACHUSETTS

**ELEVATIONS**

**A-202**

3/26/2013