



37 Elm Street

Meet the Team

DREAM CASA

Luis Diazgranados, Principal

Dream Casa is an agency that offers unique architectural and design solutions to residential and commercial properties in Boston metro area and surrounding suburbs as investment opportunities. We are a one-stop service agency which takes care of finding the right place to invest in. We oversee architectural alterations and refurbishment. Our philosophy is that of a private concierge service. We take charge of all the hassle and time consuming tasks (chasing real estate agents, properties, solicitors, contractors, suppliers and retailers) and return to our investors with a deal.

Established in 2010, DREAM CASA evolved from ARCO llc design + build to focus on private investment opportunities, providing our investors the best financial deal in real estate property acquisition, real estate design and re-development transactions, arraying from land development for new construction to re-habilitation & re-development of real estate existing assets.

The architectural design that is part of our service is studied not only to maximize the potential of the property but also to enhance the asset value.



ARCO design+build

ARCO, llc is a design build firm focused on architecturally driven projects and devoted to high quality craftsmanship, all with the environment in mind. The firm is dedicated to offering clients the best of both worlds: in house architectural design and innovative construction processes.

Established in 2004 by international designer and construction supervisor Luis Diazgranados, ARCO has completed numerous projects ranging from kitchen and bath remodels to new construction homes. In order to insure that sustainability remains a focus the firm is comprised of not only construction focused personnel, but also sustainable designers with training in both the US Green Building Council's LEED program and Passive House US.

ARCO strives to build strong relationships with clients, all by bringing them beautiful spaces by using sustainable construction practices, principles, and techniques.

51 Mt Alvernia Rd, Chestnut Hill, MA 02467

p| 617 304 6567
w| www.arcolc.com



REEVES DESIGN ASSOCIATES

Lawrence Z. Reeves, Principal

Reeves Design Associates specializes in working very closely with clients to transform their unique situations and structures into exciting, cohesive concepts and solutions. The firm derives much about its design style and solutions from the unique contextual cues of each project. The owner's tastes, lifestyle and budget, the building's history and style, the character of the site and its surrounding environment, and countless other factors are considered in order to maximize the potential of every project. Founded in 1990 by National award-winning architect, Lawrence Z. Reeves, AIA, Reeves Design Associates has a history of excellence and recognition in traditional wood frame design and custom residential architecture. With a broad range of experience in historic restoration, adaptive reuse, single and multi-family communities, single family homes, renovations and additions, the firm has also developed a special niche in creating exceptional and unique custom homes, kitchens, baths, renovations, and additions.

79 Highland Street • Marlborough, MA 01752

508-460-0144 (office & fax) • www.reevesarchitects.com

Terrance P. Morris, Esquire

Terry has been active in zoning and development matters for more than thirty-five years in both the public and the private sectors. As Vice President/General Counsel for development firms and more recently in his private practice, he has been responsible for: coordinating the preparation of architectural and engineering documents for each project; overseeing public review and approval process for special permit projects; interactions with corporate counsel and municipal departments, including Inspectional Services, Engineering, Planning and Public Works; and evaluation of the zoning and land use aspects of prospective projects. Terry has successfully directed numerous multi-family developments in Newton, Brookline, Watertown, Somerville and Cambridge through the approval process. As a private developer from 1983 to 1988, he coordinated permit approvals for, and oversaw the construction of, the adaptive reuse of varied commercial and institutional sites for residential development in Newton. In addition to his private sector work, Terry served on the Newton Board of Alderman from 1973 to 1983. As chairman of its Land Use Committee, he reviewed all projects that required either zone changes or special permits. As Executive Director of the Cambridge Rent Control Board from 1990-1996, he was responsible for the administration of 12,000 rent-controlled units, including the review of rent increases pertaining to capital improvements on all such properties.

R.O. 1973

§ 24-6

NEWTON CODE

- (10) Private garage with provision for more than three (3) automobiles.
- (11) Chapel situated on the grounds of and operated in connection with a cemetery.
- (12) Radio or television transmission station.
- (13) Nonprofit institutions or organizations organized and operated for welfare and philanthropic purposes and serving the general public of the city.
- (14) Such accessory purposes as are proper and usual with the preceding uses and are not injurious to a residential neighborhood.

(e) In private residence, residence D and residence E districts, the board of aldermen may give permission, in accordance with the procedures in sections 24-24 and 24-29 for the construction of attached dwellings subject to the following conditions:

- (1) Each attached dwelling shall be occupied by not more than one family.
- (2) No row of attached dwellings shall consist of less than four (4) nor more than eight (8) such units.
- (3) Each attached dwelling shall be a minimum of twenty (20) feet wide, measured between party walls.
- (4) There shall be provided for each attached dwelling, in the aggregate, a minimum of thirty-five hundred (3,500) square feet of land area, and there shall be provided for each attached dwelling, in the aggregate, a minimum of twenty-five (25) feet of lot width. The word "lot" as used herein shall have the same meaning as the word "lot" in section 24-13, and lot width shall be measured in accordance with said section.
- (5) The ratio of the gross floor area of all buildings in a single development to the total land area of the single development shall not exceed 0.75.
- (6) Not less than thirty (30) per cent of the land area in the single development shall be free from structures,

1656

ZONING

§ 24-6

streets, parking area, drives, walkways or other constructed approaches or service areas and shall be attractively landscaped and maintained.

- (7) The minimum setback line applicable to attached dwellings shall be twenty-five (25) feet.
- (8) A twenty (20) foot side yard shall be required at the side lot line at the end of each row of attached dwellings, and no building shall be closer to any other building in the single development than twenty-five (25) feet.
- (9) No attached dwelling shall be constructed nearer than twenty-five (25) feet to any rear lot line.
- (10) Inner courts shall not be permitted in attached dwelling developments. No outer court shall have a width less than one and one-half (1½) times the average height of the surrounding walls nor a depth greater than its own width.
- (11) Parking space shall be provided on the premises on a basis of one and one-half (1½) parking spaces for each attached dwelling unit. No parking space shall be located within the required setback distances from a street and from the side and rear yard lines.

(f) In residence D and residence E districts, the board of aldermen may give permission, in accordance with the provisions of section 24-29 for the construction, alteration, enlargement, extension or reconstruction of buildings, and for the use of buildings, structures or land for a funeral home; provided, that no portion of the lot or tract of land upon which said funeral home is located shall be further than five hundred (500) feet from a business or manufacturing district and subject to the following conditions:

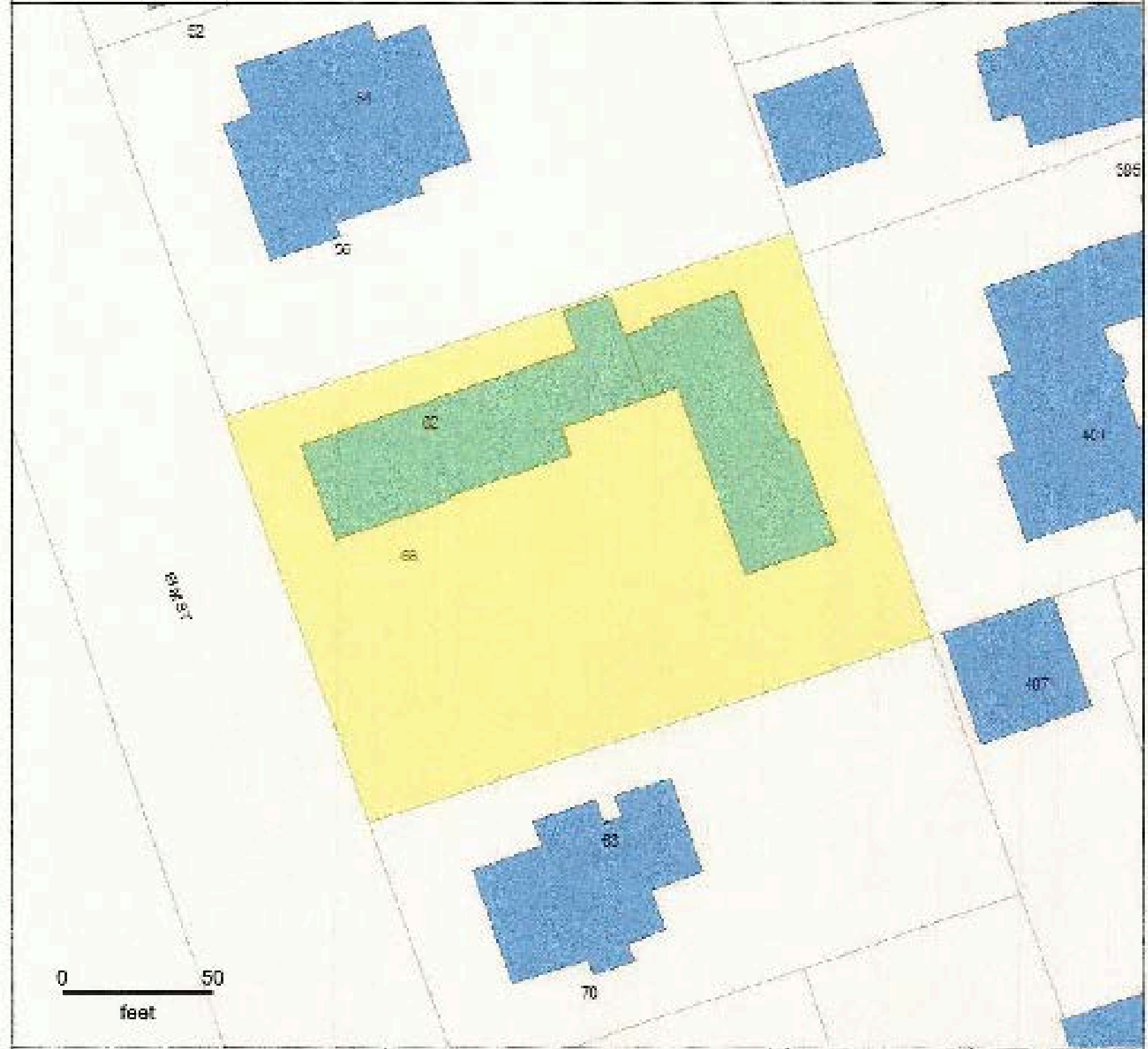
- (1) The proprietor, manager or a person in responsible charge shall maintain a permanent residence therein.
- (2) The lot or tract shall have a minimum area of twenty-four thousand (24,000) square feet if located in a residence D district, and twenty thousand (20,000)

Supp. No. 1

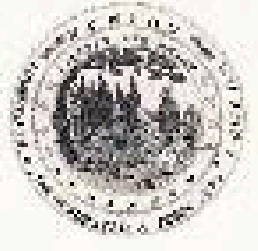
1657

2/11/2012

City of Newton

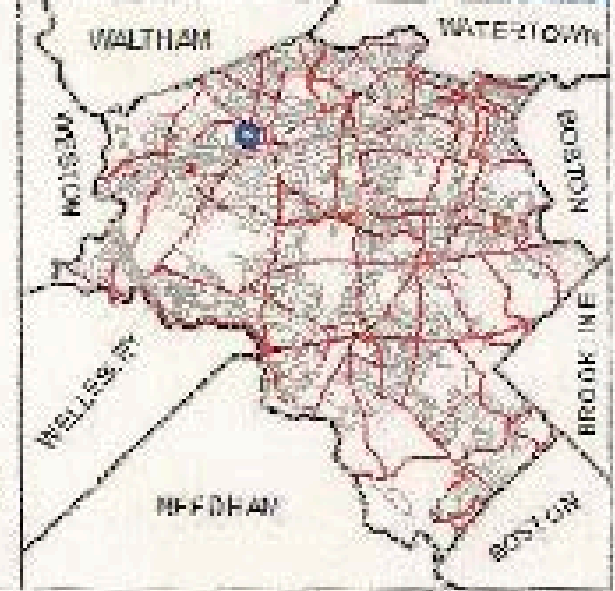


Property ID: 33024 0004
Address: 62-98 ELM ST
Owner: GRANT RICHARD J TR



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Assessor's Office to confirm boundaries used at the time of assessment.

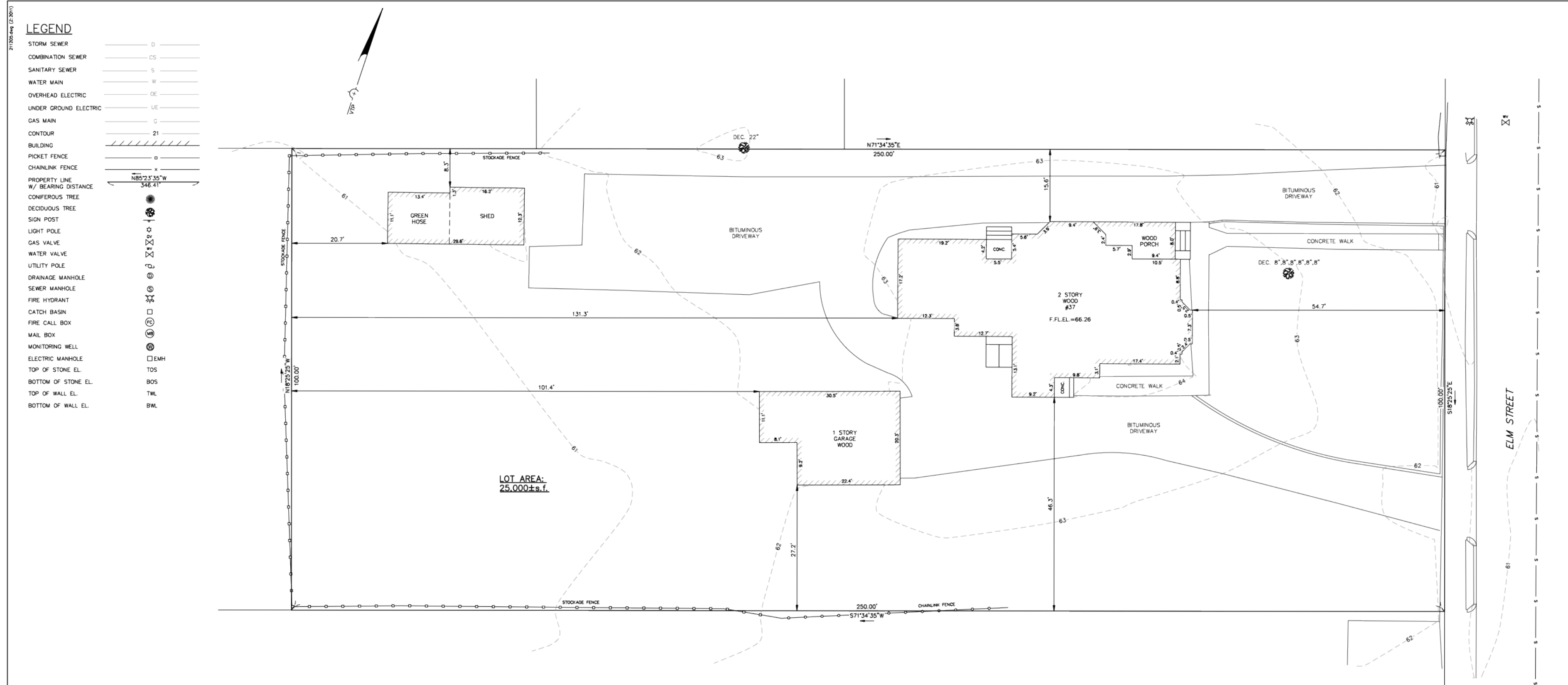


Historic Preservation By Special Permit

Attached Dwelling Projects (Partial)

| Address | Ward | # of Units | Configuration | Lot Size | Lot area /Unit | Year |
|-----------------------|----------|------------|--------------------|---------------|----------------|-----------------|
| 888-898 Watertown St | 3 | 6 | 6 L-shape | 40,988 | 6,831 | 1979 |
| 390-398 Cherry Street | 3 | 7 | 7 -Linear | 38,134 | 5,448 | 1980 |
| 15-29 Prospect St | 3 | 8 | 5+4 3-bldgs | 35,021 | 4,378 | 1989 |
| 249-251 Watertown St | 1 | 9 | 5+3 2-bldgs | 54,193 | 6,021 | 2002 |
| 238-40 Nevada St | 2 | 5 | 2+3 2-bldgs | 31,232 | 6,246 | 2002 |
| 91-95 Central St | 4 | 3 | 3 - Linear | 18,750 | 6,250 | 2005 |
| 94-98 Crescent St | 3 | 3 | 3 - Linear | 20,616 | 6,872 | 2007 |
| 87-89 Waban St | 1 | 4 | 2+2 L-shape | 20,000 | 5,000 | 2012 |
| 37 Elm St | 3 | 4 | 2+2 2-bldgs | 25,000 | 6,250 | Proposed |

Existing Conditions



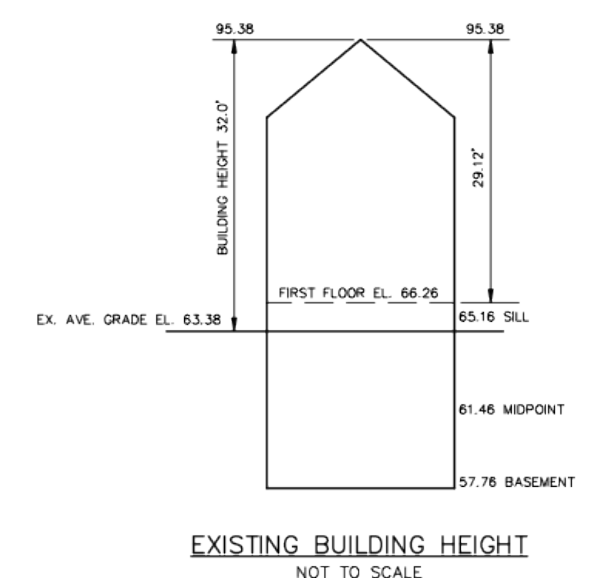
LOT AREA:
25,000±s.f.

Address: #37 Elm Street

Length Weighted Mean Existing Average Grade Calculation

| Segment | Length of Segment in Feet | Height of High Point | Height of Low Point | E=(C+D)/2 | F=BE |
|--------------|---------------------------|----------------------|---------------------|-----------|------------------------|
| 1 | 7.52 | 63.73 | 63.65 | 63.69 | 489.21 Sq. Ft. |
| 2 | 8.50 | 63.53 | 63.35 | 63.46 | 558.45 Sq. Ft. |
| 3 | 10.48 | 63.40 | 63.30 | 63.35 | 664.54 Sq. Ft. |
| 4 | 9.38 | 63.22 | 63.20 | 63.21 | 592.91 Sq. Ft. |
| 5 | 19.15 | 63.29 | 63.12 | 63.21 | 1210.38 Sq. Ft. |
| 6 | 17.12 | 63.03 | 62.84 | 62.94 | 1077.43 Sq. Ft. |
| 7 | 12.30 | 63.30 | 62.93 | 63.12 | 778.31 Sq. Ft. |
| 8 | 12.58 | 63.50 | 63.32 | 63.41 | 796.43 Sq. Ft. |
| 9 | 13.10 | 63.42 | 63.39 | 63.41 | 830.61 Sq. Ft. |
| 10 | 9.20 | 63.58 | 63.45 | 63.52 | 584.36 Sq. Ft. |
| 11 | 9.63 | 63.71 | 63.64 | 63.68 | 625.83 Sq. Ft. |
| 12 | 17.40 | 64.06 | 63.68 | 63.87 | 1111.94 Sq. Ft. |
| Total | 148.65 | | | | 9204.93 Sq. Ft. |

Total Column F / Total Column B = Average Grade:
Average Grade: 63.38'



ZONING CHART

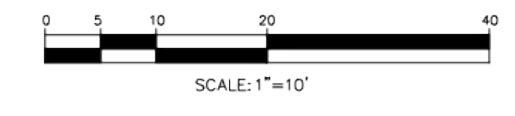
NEWTON, MASSACHUSETTS

| REGULATION | REQUIRED | EXISTING |
|------------------|----------------------|-------------|
| ZONE: MR-1 (OLD) | SUBMISSION: EXISTING | |
| LOT AREA | 7,000±s.f. | 25,000±s.f. |
| LOT FRONTAGE | 70.0' | 100.0' |
| FRONT SETBACK | 25.0' | 54.7' |
| SIDE SETBACK | 7.5' | 15.6' |
| REAR SETBACK | 15.0' | 131.3' |
| BUILDING HEIGHT | 36.0' | 32.0' |
| AVERAGE GRADE | - | 63.38 |
| LOT COVERAGE | 30.0% | 10.2% |
| OPEN SPACE | 50.0% | 69.6% |

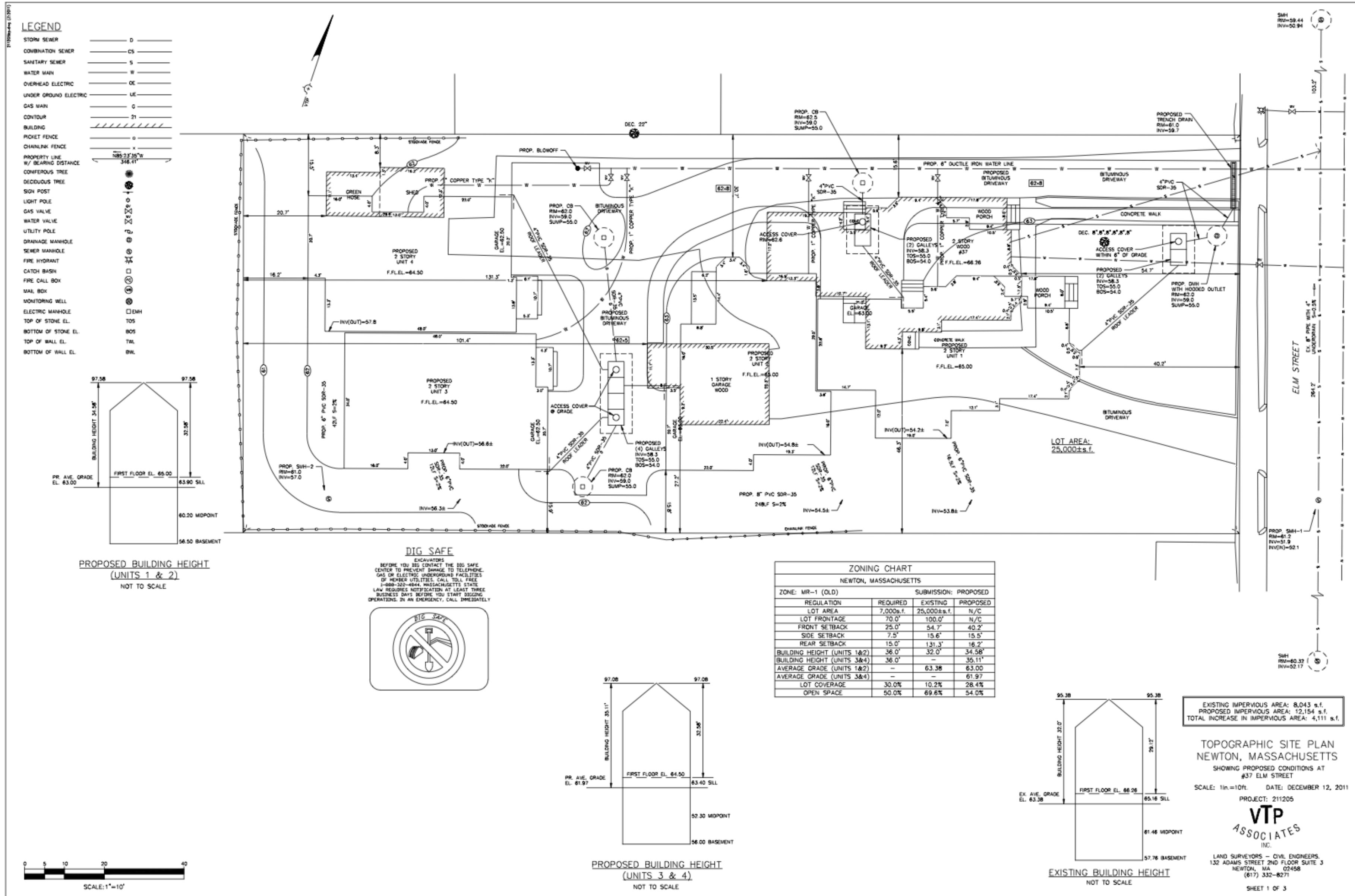
TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING EXISTING CONDITIONS AT
#37 ELM STREET

SCALE: 1in.=10ft. DATE: NOVEMBER 7, 2011
PROJECT: 211205

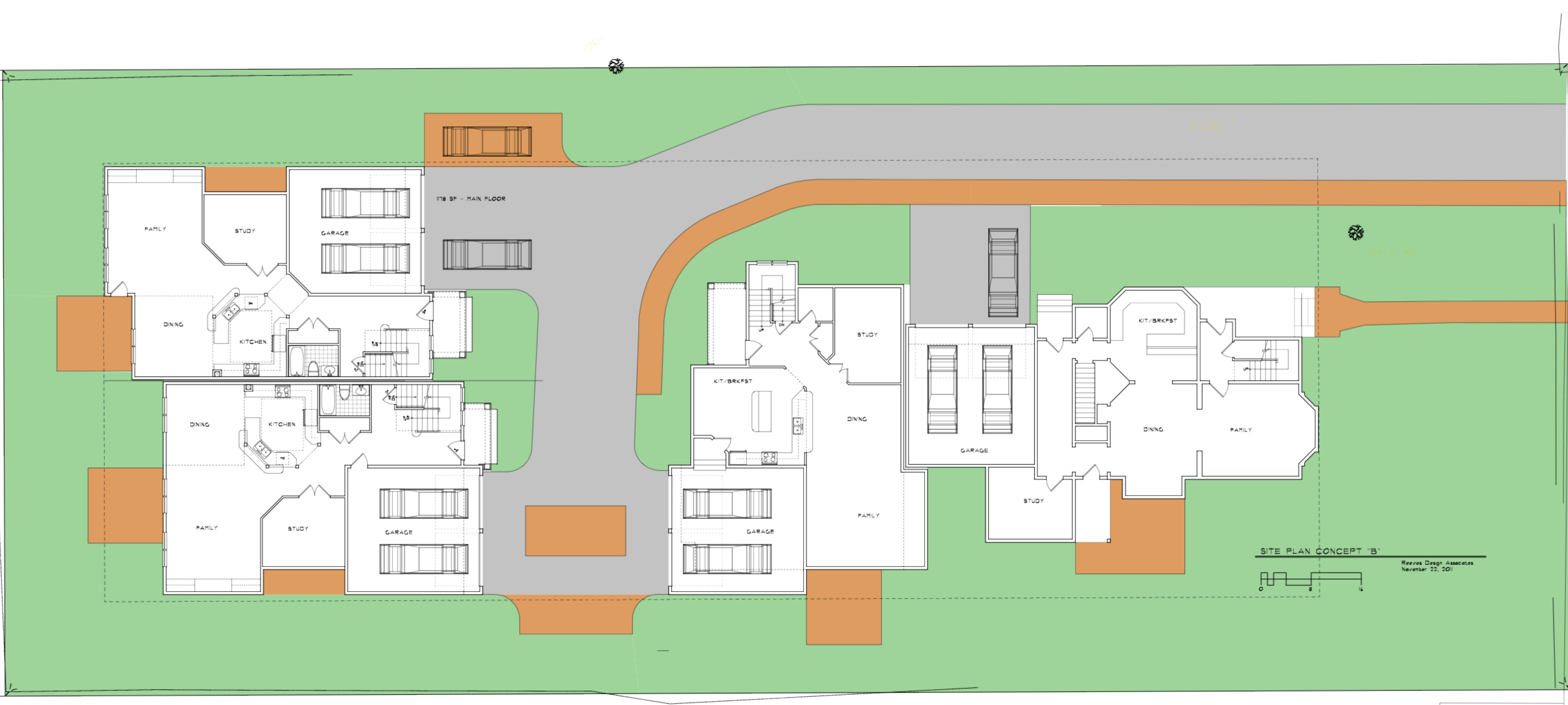
VTP ASSOCIATES
INC.
LAND SURVEYORS - CIVIL ENGINEERS.
132 ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271



Proposed Surveyors Plan



Proposed Site Schematic Design



ELM STREET

Existing Conditions



View From Street



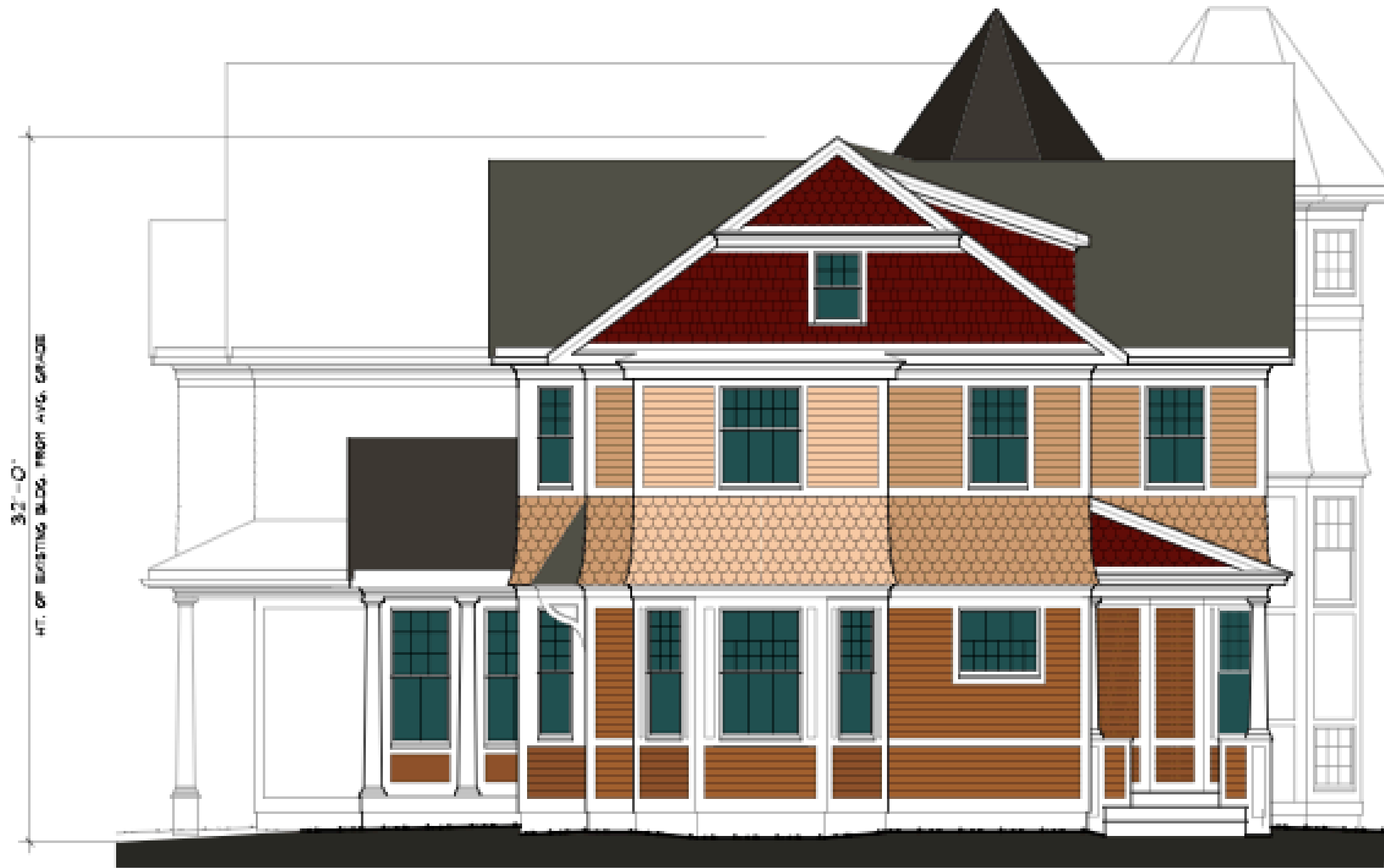
View From Street



Left Side of Existing House



Rear of Existing House



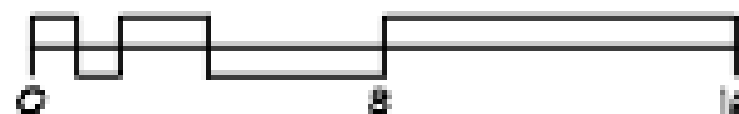
FRONT (EAST) ELEVATION OF FRONT BUILDING

ELM STREET RESIDENCES - DESIGN CONCEPT

DT-ARCO, LLC - PROJECT DEVELOPERS

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REEVES DESIGN ASSOCIATES - ARCHITECT

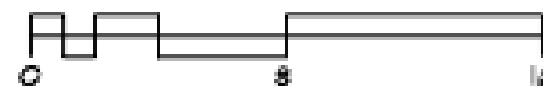




RIGHT SIDE (NORTH) ELEVATION OF FRONT BUILDING

THE RESIDENCES AT 37 ELM STREET, NEWTON, MA

DT-ARCO, LLC - PROJECT DEVELOPERS 1/21/2012 ALL RIGHTS RESERVED REEVES DESIGN ASSOCIATES - ARCHITECT





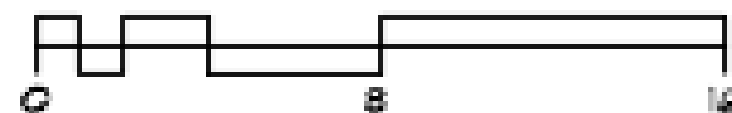
REAR (WEST) ELEVATION OF FRONT BUILDING

ELM STREET RESIDENCES - DESIGN CONCEPT

DT-ARCO, LLC - PROJECT DEVELOPERS

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REEVES DESIGN ASSOCIATES - ARCHITECT

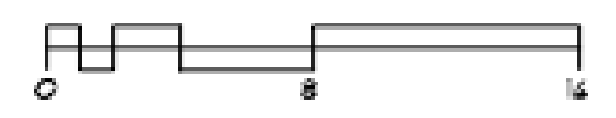


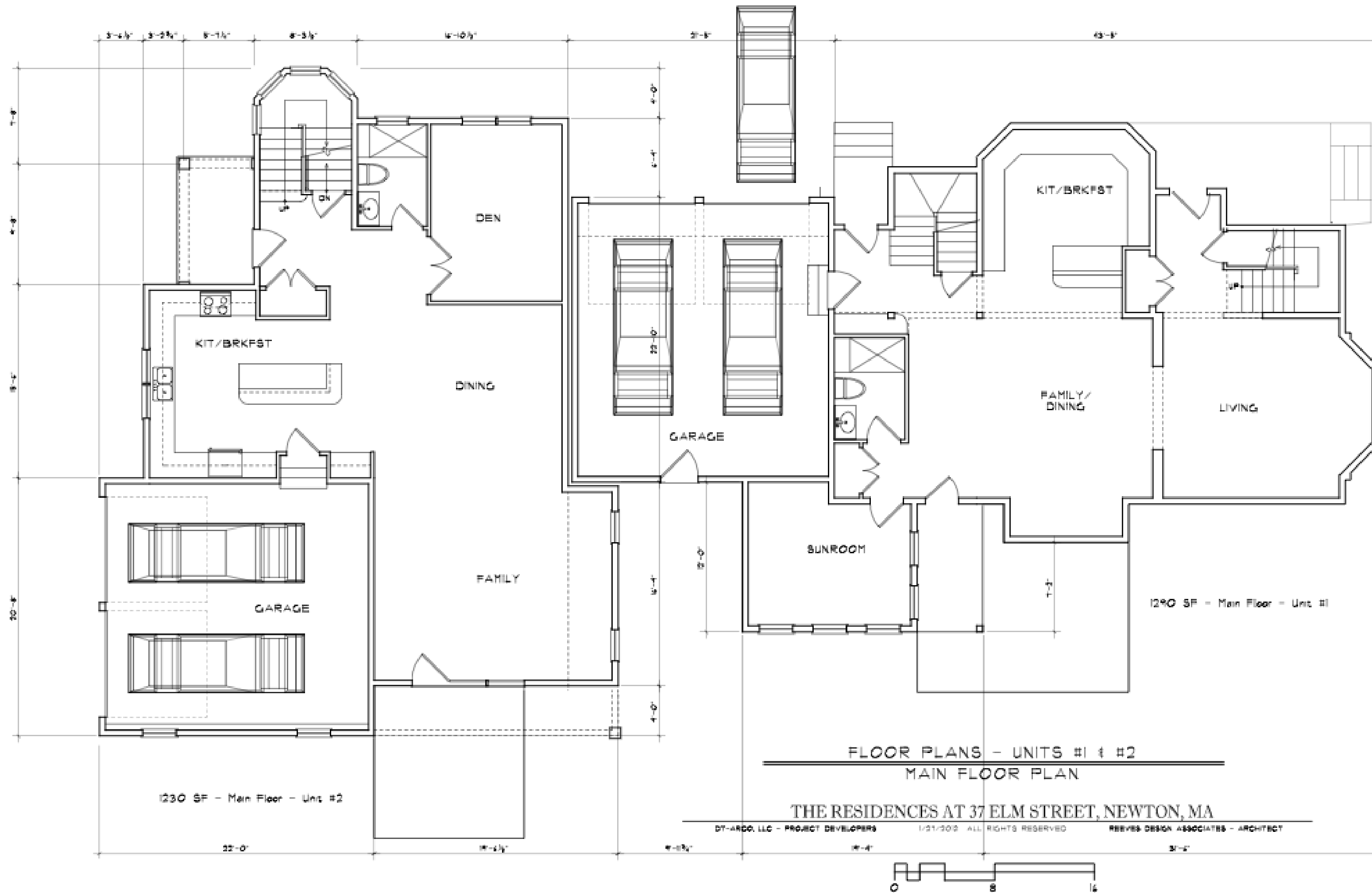


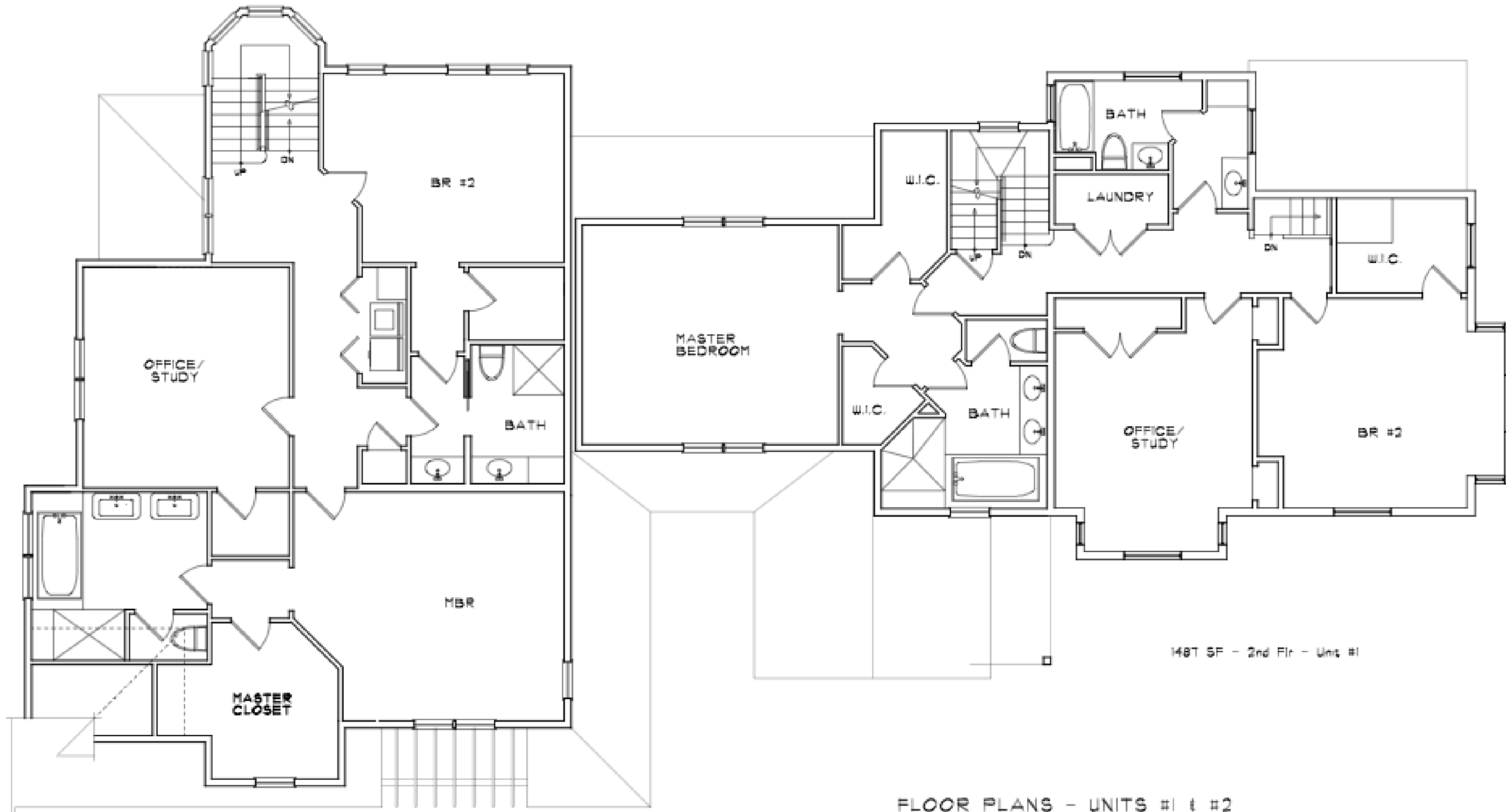
LEFT SIDE (SOUTH) ELEVATION OF FRONT BUILDING

THE RESIDENCES AT 37 ELM STREET, NEWTON, MA

DT-ARCO, LLC - PROJECT DEVELOPERS 02/19/201 ALL RIGHTS RESERVED REEVES DESIGN ASSOCIATES - ARCHITECT







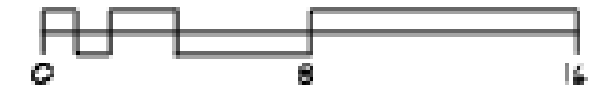
1511 SF - 2ND FLR - UNIT #2

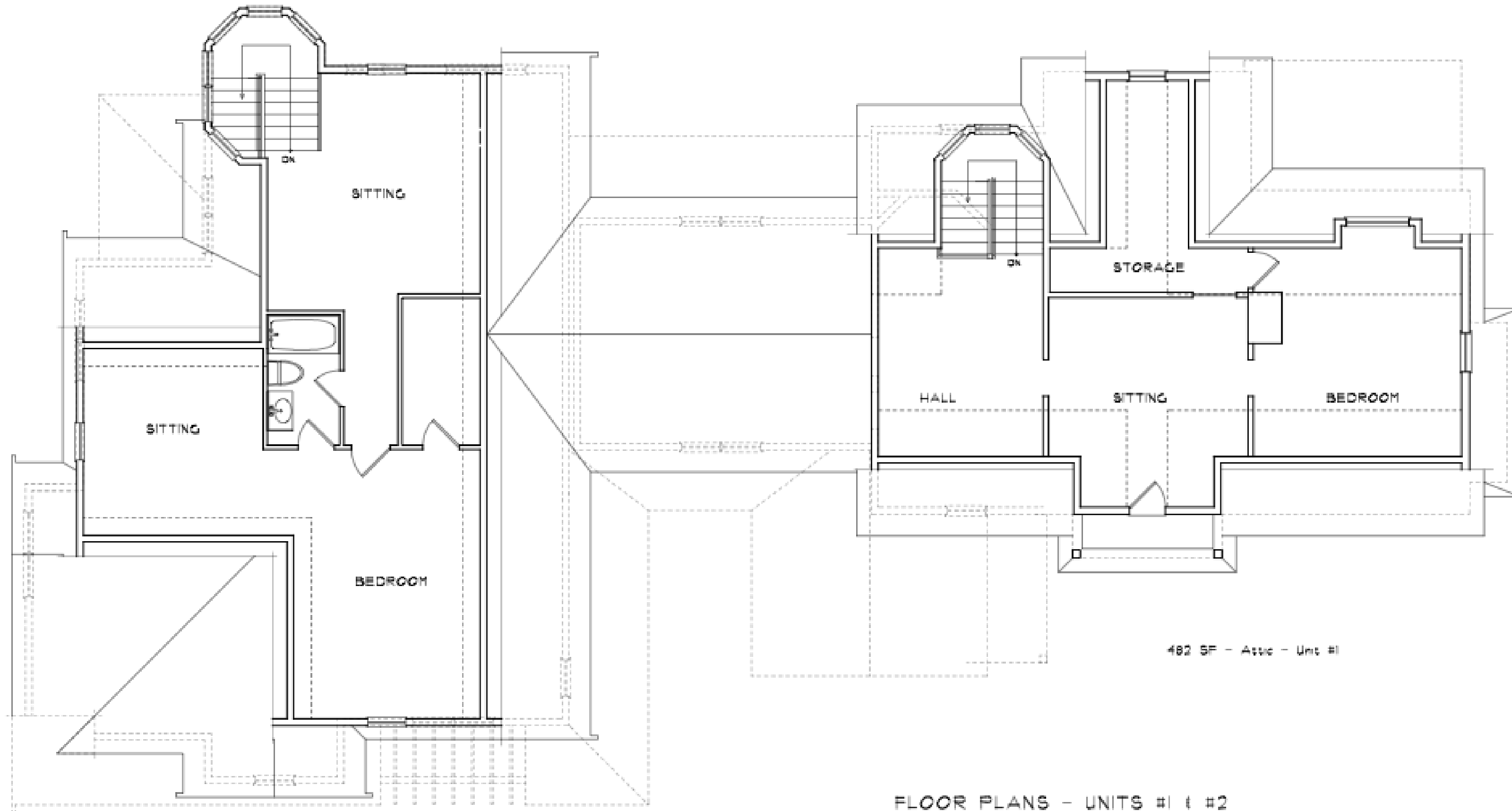
1487 SF - 2nd Flr - Unit #1

FLOOR PLANS - UNITS #1 & #2
UPPER FLOOR PLAN

THE RESIDENCES AT 37 ELM STREET, NEWTON, MA

DT-ARCO, LLC - PROJECT DEVELOPERS 1/21/2025 - ALL RIGHTS RESERVED REEVES DESIGN ASSOCIATES - ARCHITECT





744 SF - Attic - Unit #2

482 SF - Attic - Unit #1

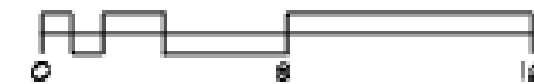
FLOOR PLANS - UNITS #1 & #2
ATTIC FLOOR PLAN

THE RESIDENCES AT 37 ELM STREET, NEWTON, MA

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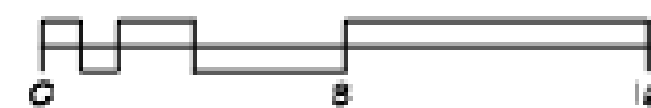


THE RESIDENCES AT 37 ELM STREET, NEWTON, MA

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LEFT SIDE (SOUTH) ELEVATION REAR BUILDING
(NORTH ELEVATION IS MIRROR IMAGE)

THE RESIDENCES AT 37 ELM STREET, NEWTON, MA

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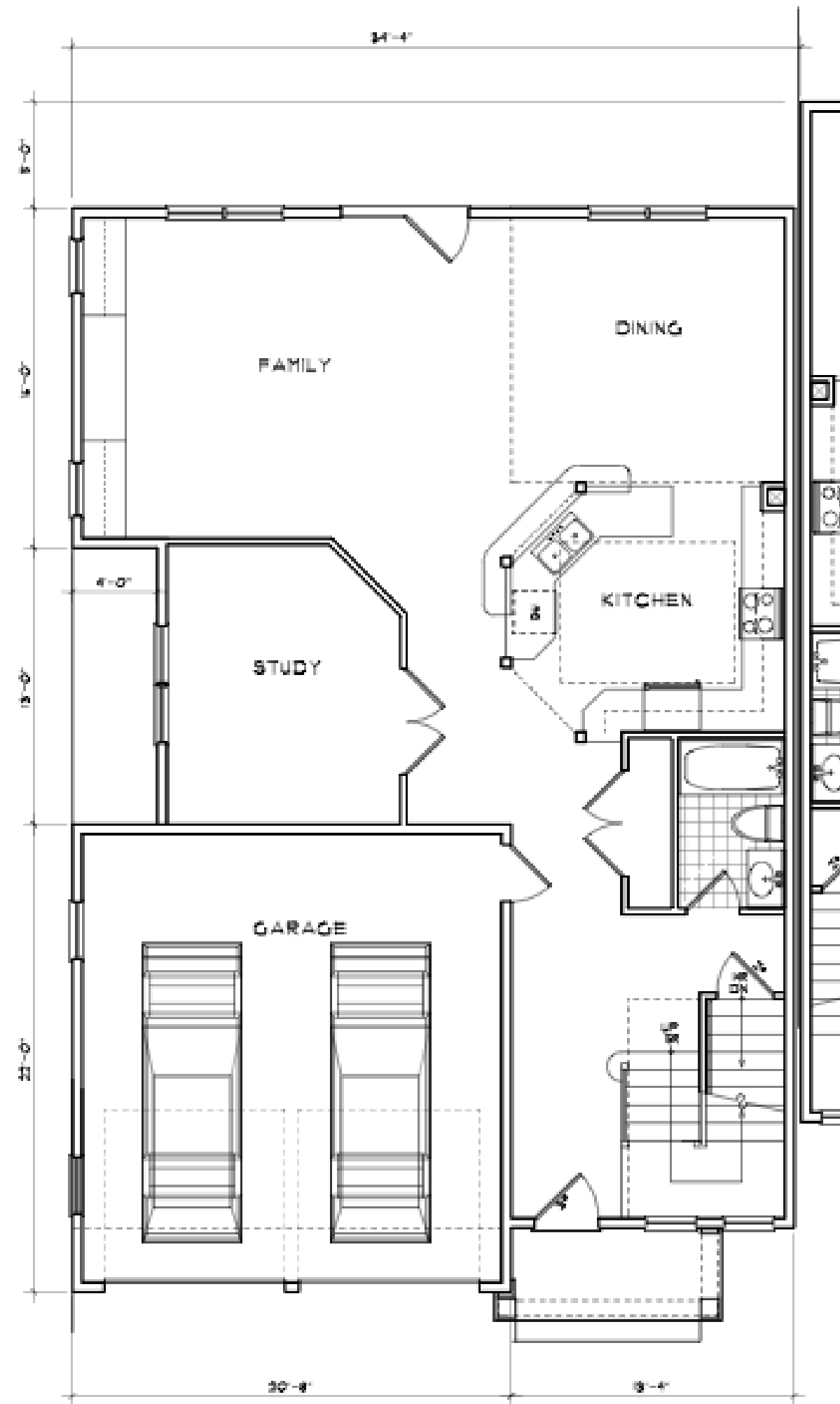
REAR (WEST) ELEVATION - REAR BUILDING

THE RESIDENCES AT 37 ELM STREET, NEWTON, MA

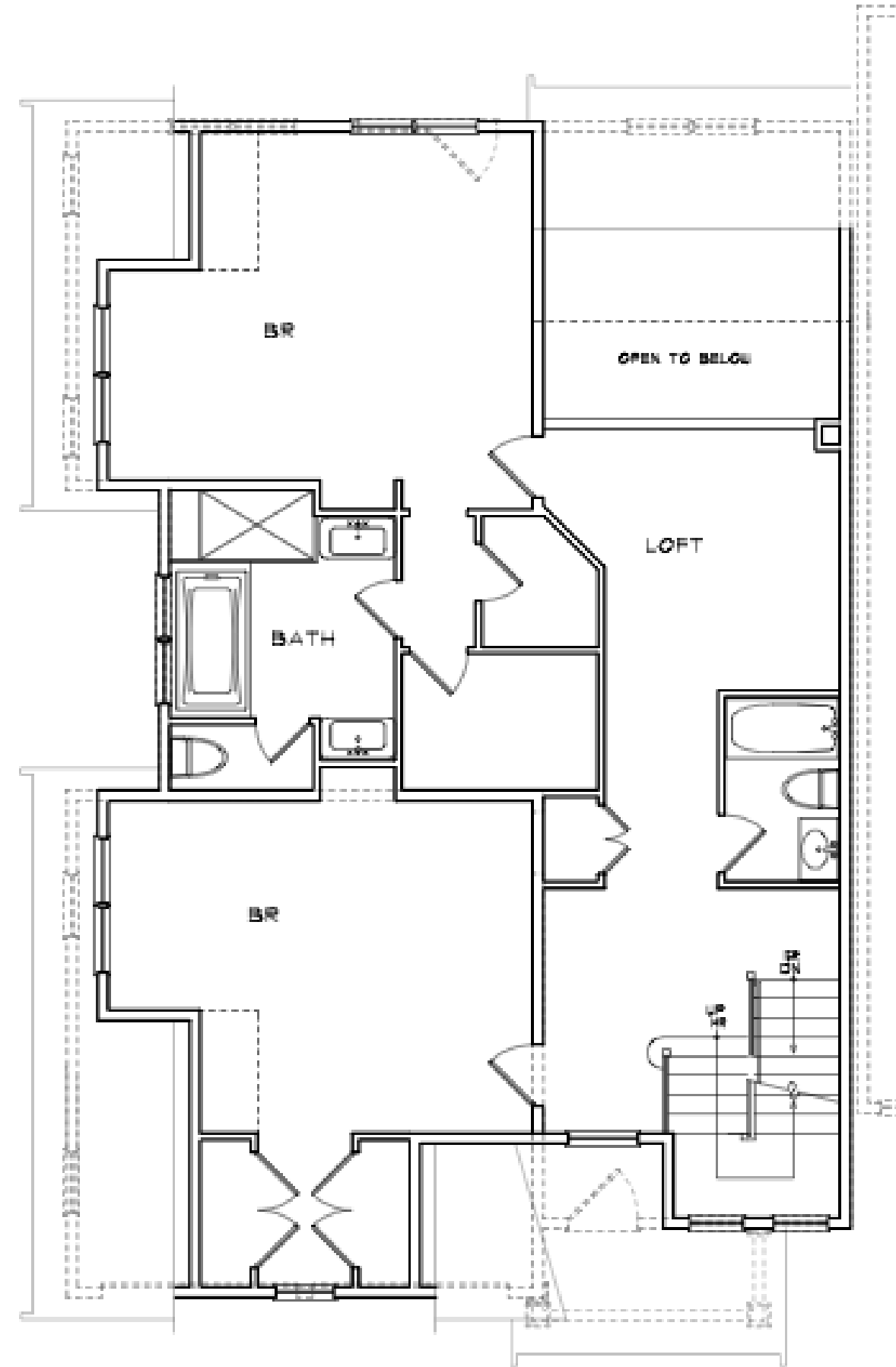
DT-ARCO, LLC - PROJECT DEVELOPERS

12/22/2021 - ALL RIGHTS RESERVED

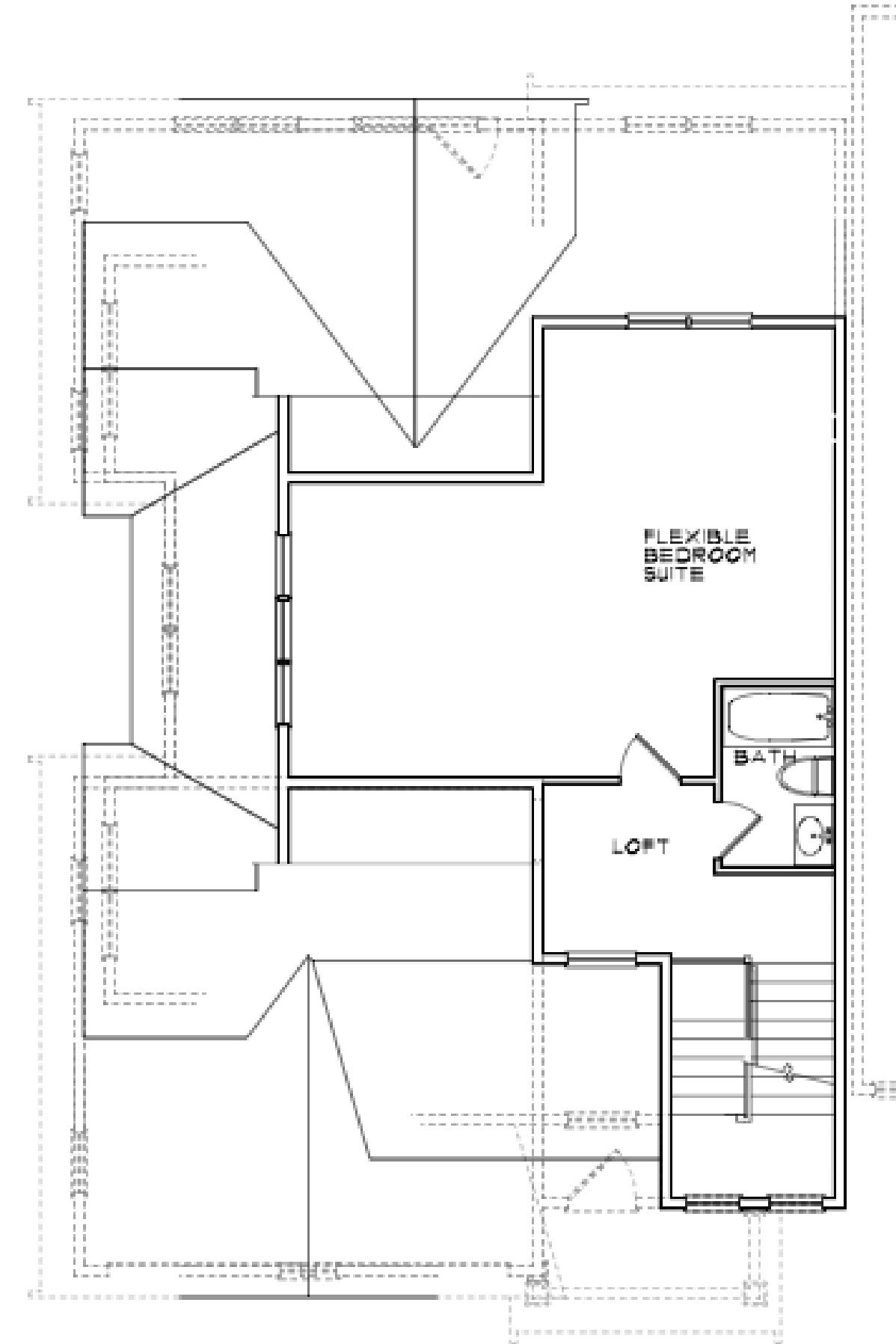
REEVES DESIGN ASSOCIATES - ARCHITECT



FLOOR PLANS - UNITS #3 & #4 1208 SF - Main Floor
MAIN FLOOR PLAN



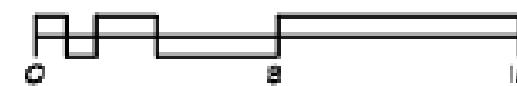
FLOOR PLANS - UNITS #3 & #4 1285 SF - 2nd Flr
UPPER FLOOR PLAN



FLOOR PLANS - UNITS #3 & #4 431 SF - ATTIC
ATTIC FLOOR PLAN

THE RESIDENCES AT 37 ELM STREET, NEWTON, MA

DT-ARCO, LLC - PROJECT DEVELOPERS 12/13/2011 ALL RIGHTS RESERVED REEVES DESIGN ASSOCIATES - ARCHITECT



Architect's Precedent Case No.1

#27 & #31 Ripley Ave.
Newton Center, Massachusetts

Client: Emerald Development
Watertown, Massachusetts

Project: An additional building lot was created from an existing highly sloped site containing an original Victorian carriage house. The 3000 sq ft, 3 Bedroom, 3 Bath Carriage House was fully renovated and enhanced by additions sympathetic to its historic significance. A new 4500 sq ft, 4 Bedroom, 4 Bath "Shingle-Style" residence, respectful of the adjacent Carriage House, was then created for the site.

Features: Tight and highly sloped site conditions required careful planning of the new home to create beautifully detailed spaces with strong links to outdoor living areas. Existing Carriage-house reconfigured to include many unique and contemporary features. New garage was cut in under the existing house, and a new front porch and entry were added. Project was reviewed extensively and approved by local Historical Commission.



Main House Before Renovation



Main House after Renovation



New House

Architect's Precedent Case No.2

#55, #57/59, & #61 Prescott St.

Newton, Massachusetts

Client: Emerald Development
Watertown, Massachusetts

Project: Complete Renovations and Major Additions to 2 existing Victorian homes. Also includes creation of "Rear-lot Sub-division" and design of new 2700 sq ft Duplex Residences, keeping in the Victorian character of the adjacent homes. Design and planning was closely reviewed by active neighborhood association.

Features: Main house (#55) was fully gutted to studs on all four levels. Garage/Office was added, and highly detailed interiors were designed to reflect Victorian period of the home, while creating a thoroughly modern 4800 sq ft home. Second existing 4200 sq ft home (#61) was fully renovated, and spaces reconfigured to bring the home up to current lifestyle needs. New Duplex Units (#57/59) were created with a design to suggest a large, single-family home, and to reflect the neighboring Victorian homes.



Main House



Rear Duplex (as seen from street)



Rear Duplex

Architect's Precedent Case No.3

Hillside/Mt. Vernon Residences West Newton, Massachusetts

Client: Emerald Development
Watertown, Massachusetts

Project: This new, 4500 sq ft, 5 Bedroom, 4 Bath Shingle-style estate home was created to integrate into an established historic neighborhood. The original 1870 Victorian home on the site was lifted, relocated on the site, and fully renovated to its original splendor. Project underwent extensive neighborhood and Historic Commission reviews.

Features: Working with a challenging sloped site, the home was designed in the Victorian Shingle Style with unique details and features, inside and out, reflecting the spirit of the surrounding historic, Victorian-era homes.

