
**APPLICATION
For a
REQUEST FOR DEMOLITION REVIEW**

**UNION TWIST, INC.
630 Worcester Road
Framingham, MA 01702**

**c/o Michael P. Ross, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110**

Applicant

Property Location:

**1158 Beacon Street
Newton, MA 02461**

Prepared by: Michael P. Ross, Esq.
Prince Lobel Tye LLP
One International Place, Suite 3700
Boston, MA 02110
Telephone: (617) 456-8149
Facsimile: (617) 456-8100

May __, 2021

TABLE OF CONTENTS

**APPLICATION TO THE CITY OF NEWTON
DEPARTMENT OF PLANNING & DEVELOPMENT
For an
REQUEST FOR DEMOLITION REVIEW**

Property Location:

**1158 Beacon Street
Newton, MA 02461**

Request for Demolition Review Application Form and General Permit Application Form	Tab 1
Proof of Ownership	Tab 2
Photographs of the Affected Structure	Tab 3
Assessor's Map	Tab 4
Survey	Tab 5
Proposed Elevations and Plans	Tab 6

1



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1086
www.newtonma.gov

Barney Heath
Director

REQUEST FOR DEMOLITION REVIEW

DATE RECEIVED: _____

PROJECT #: _____

PROJECT ADDRESS: _____

PROJECT INFORMATION

TYPE OF DEMOLITION: PARTIAL ** TOTAL

(** "Partial" demolition of a structure is the alteration or removal of over 50% of any single exterior wall surface or roof structure. Each is calculated by square footage.)

STRUCTURE TO BE DEMOLISHED (Check all that apply):

HOUSE GARAGE SHED NON-RESIDENTIAL BUILDING OTHER

IF OTHER, PLEASE DESCRIBE: _____

WHAT YEAR WAS THE STRUCTURE BUILT: _____

IS THE STRUCTURE LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES? YES NO

DESCRIPTION OF THE DEMOLITION REQUEST BELOW (Briefly describe the project):

IF KNOWN, BRIEFLY DESCRIBE THE KNOWN HISTORY OF THE PROPERTY:

THE REVIEW APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION

REQUIRED DOCUMENTATION:

- _____ PROOF OF OWNERSHIP OF RECORD
- _____ PHOTOGRAPHS OF THE AFFECTED STRUCTURE FROM THE FRONT, REAR, AND SIDES AND STREET
- _____ ASSESSOR'S MAP SHOWING PROPERTY LOCATION
- _____ BUILDING ELEVATION PLANS 11" X 17" OR SMALLER (**FOR PARTIAL DEMOLITIONS ONLY**).

SUGGESTED DOCUMENTS:

- _____ BUILDING ELEVATION PLANS OR SKETCHES 11" X 17" OR SMALLER
- _____ BUILDING PRODUCT/MATERIAL INFORMATION
- _____ SITE PLAN
- _____ PHOTOS OF NEIGHBORHOOD

APPLICATION AUTHORIZATION

PROPERTY OWNER: _____
(Print name) (Signature name) (Date)

(All plans **MUST** be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will **NOT** be accepted. Please review the reverse of this form for additional information.)



City of Newton, Massachusetts
 Department of Planning and Development
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
 (617) 796-1120
 Telefax
 (617) 796-1086
 www.newtonma.gov

Ruthanne Fuller
 Mayor

Barney Heath
 Director

GENERAL PERMIT APPLICATION

PROJECT #: _____ **ZONING DISTRICT:** BU2 **DATE RECEIVED:** _____

PROJECT DESCRIPTION:

To demolish the one-story building and construct a new one-story building with an appurtenant parking area for a proposed Marijuana Retailer. See plans attached.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 1158 Beacon Street, Newton, MA **CITY/ZIP:** Newton/ 02461

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 088SW 54022 0049A

PROPERTY OWNER INFORMATION

NAME: Gerald A. Baratz Revocable Living Trust **PHONE:** 954-522-2200 **ALT. PHONE:** 954-745-1169

MAILING ADDRESS: c/o William S. Kramer, Counsel **E-MAIL ADDRESS:** william.kramer@brinkleymorgan.com

100 Southeast 3rd Ave, 23rd Flr, Fort Lauderdale, FL 33394

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X *Barbara Baratz*
 (Property Owner Signature)

3/16/21
 (Date)

X _____
 (Property Owner Signature)

 (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: Michael Ross, Esq., Attorney for Applicant **PHONE:** 617-456-8149 **ALT. PHONE:** 617-699-2839

MAILING ADDRESS: 1 Int'l Place #3700, Boston, MA **E-MAIL ADDRESS:** mross@princelobel.com

X *[Signature]*
 (Applicant/Agent Signature)

3/16/2021
 (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

----- OFFICE USE ONLY BELOW THIS LINE -----

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/>	Zoning Review Application	<input type="checkbox"/>	Comprehensive Permit
<input type="checkbox"/>	Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Historic Preservation Review
<input type="checkbox"/>	Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
<input type="checkbox"/>	Fence Appeal	<input type="checkbox"/>	Other, describe _____

Comments: _____

**PERMIT INTAKE INITIALS
 AND DATE STAMP**

NOTE: This form MUST accompany all other Department of Planning and Development applications.

To Be Completed By Applicant

2

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 49263
Document Type : DEED
Recorded Date : April 02, 2020
Recorded Time : 09:56:26 AM

Recorded Book and Page : 74402 / 303
Number of Pages(including cover sheet) : 4
Receipt Number : 2444804
Recording Fee (including excise) : \$155.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 04/02/2020 09:56 AM
Ctrl# Doc# 00049263
Fee: \$.00 Cons: \$1.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

I, BARBARA BARATZ, individually, as a single woman, my late husband, GERALD A. BARATZ, having died on March 4, 2019, of 2120 NW 60th Circle, Boca Raton, Florida,

for consideration of One Dollar (\$1.00),

hereby grant to BARBARA H. BARATZ, as Trustee of the GERALD A. BARATZ REVOCABLE LIVING TRUST dated January 25, 2013, as amended, said trust having an address of 2120 NW 60th Circle, Boca Raton, Florida, see Trustee's Certificate pursuant to M.G.L. c. 184, § 35 recorded herewith,

with *QUITCLAIM COVENANTS*,

the land in Newton, County of Middlesex, Commonwealth of Massachusetts more particular described as follows:

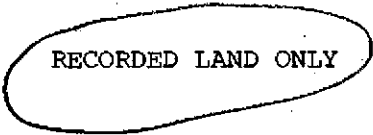
PARCEL ONE: the land in said Newton, Middlesex County, Massachusetts, with the buildings thereon on the Southerly side of Beacon Street, and being bounded as follows:

- NORTHERLY by the Southerly line of Beacon Street, 74.83 feet;
- SOUTHEASTERLY by land formerly of Sidney Sargent et al, now of John W. Hoar et al, 225.46 feet; and
- NORTHWESTERLY by registered land shown as Lot B on the plan hereinafter referred to, 225.12 feet.

Said parcel contains 14,892 square feet of land as shown on a Plan of Land in Newton, Mass., dated June 1, 1964 made by Everett M. Brooks Co., Civil Engineers, said plan recorded in Book 10564, Page 349.

Subject to a building line established by the City of Newton on June 27, 1956 duly recorded with Middlesex South District Registry of Deeds.

TR 15 147.83



Property Address: 1158-1160 Beacon Street, Newton, Massachusetts

PARCEL TWO: a certain parcel of land with the buildings thereon, situated in Newton, Middlesex County, Commonwealth of Massachusetts, being bounded and described as follows:

- | | |
|---------------|---|
| NORTHERLY | by the Southerly line of Beacon Street, twenty-five and 17/100 (25.17) feet; |
| SOUTHEASTERLY | by the parcel of land containing 14,892 square feet of land as shown on the plan hereinafter referred to, two hundred twenty-five and 12/100 (225.12) feet; |
| SOUTHWESTERLY | by Lot numbered 9 as shown on said plan, twenty-five and 91/100 (25.91) feet; and |
| NORTHWESTERLY | by land now or formerly of Timothy C. Sullivan as shown on said plan, two hundred twenty-five and 46/100 (225.46) feet. |

Said parcel contains 5,108 square feet of land and is shown as Lot numbered 8 on a Subdivision plan of land in Newton, Mass., dated June 1, 1964, made by Everett M. Brooks Co., Civil Engineers, filed with South Registry District of Middlesex County (Land Court Plan 341W).

Said parcel is subject to a building line established by the City of Newton on June 27, 1956, and noted as Document Number 307929 on Certificate of Title No. 88254, Registration Book 471, Page 104.

For my title see Certificate of Title No. 11484 duly registered with Middlesex County Registry District.

Subject also to a notice of lease between Norman Uminsky et al, Trustees and Marc Rosenthal, d/b/a, recorded with said Deeds, Book 14913, Page 219.

For my title reference see deed dated August 2, 1983 from Norman Uminsky and Ethel Uminsky to myself and my late husband, GERALD A. BARATZ, recorded with Middlesex South District Registry of Deeds at Book 1547, Page 83 and filed with the Middlesex South District Division of the Land Court on Certificate of Title Number 168567.

My late husband, GERALD A. BARATZ died on March 4, 2019. See the Death Certificate of GERALD A. BARATZ recorded herewith.

WITNESS my hand and seal this 24 day of January, 2020.

Barbara Baratz
Barbara Baratz

COMMONWEALTH/STATE OF FLORIDA

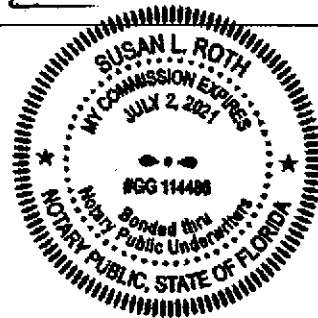
COUNTY OF Palm Beach

On January 24, 2020, before me, the undersigned Notary Public, personally appeared the above-named **BARBARA BARATZ**, proved to me by satisfactory evidence of identification, being (check whichever applies):

- driver's license or other state or federal governmental document bearing a photographic image,
- oath or affirmation of a credible witness known to me who knows the above signatory, or
- my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her, as her free act and deed, voluntarily for its stated purpose.

Susan L Roth
Notary Public - Signature

My commission expires:



61438.0/785456.2

3



View of the proposed structure to be demolished from the north side [front of building/street view]



View of the proposed structure to be demolished from the north side [front of building]



View of the proposed structure to be demolished from the north side [front of building]



View of the proposed structure to be demolished from the north/east side [front and side of building]



View of the proposed structure to be demolished from the west side [side of building]



View of the proposed structure to be demolished from the west side [side of building]

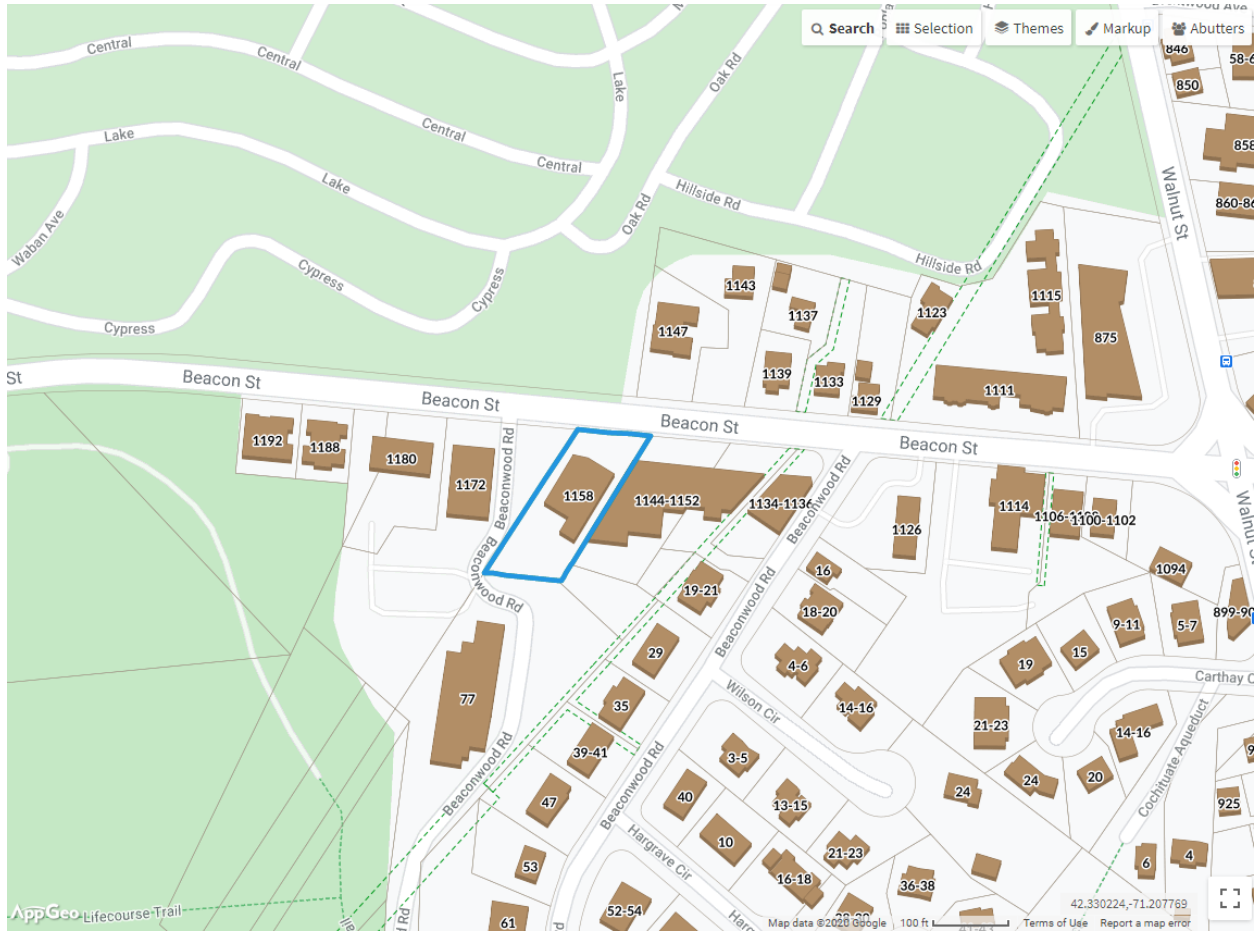


View of the proposed structure to be demolished from the south side [rear of building]

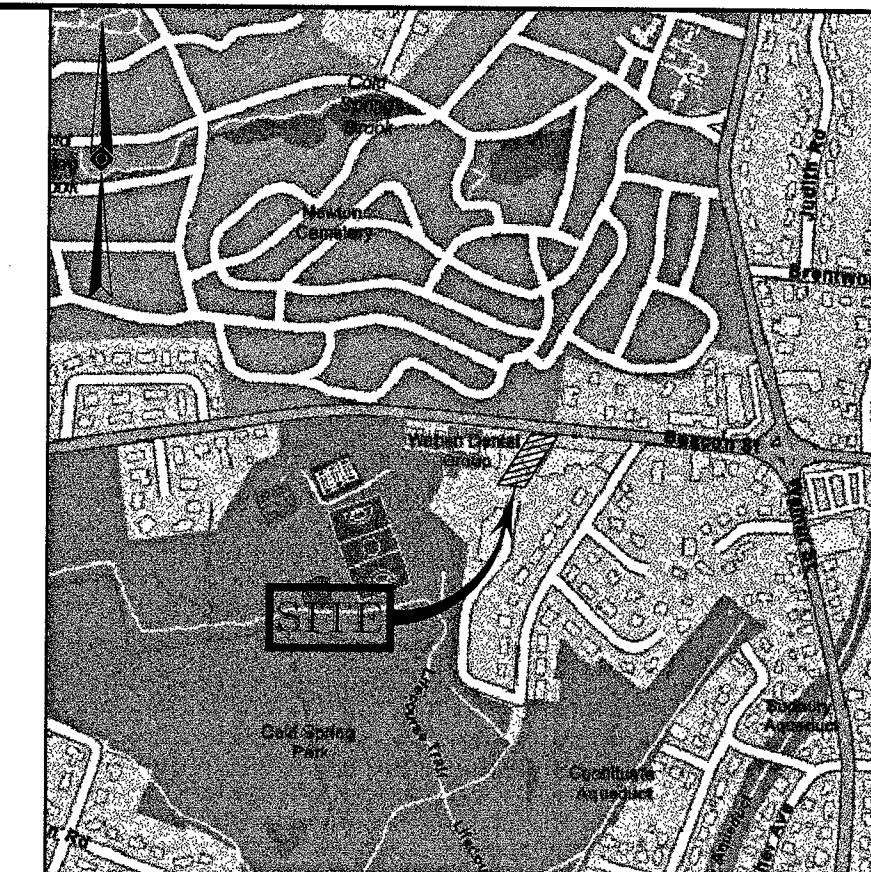


View of the proposed structure to be demolished from the south side [rear of building]

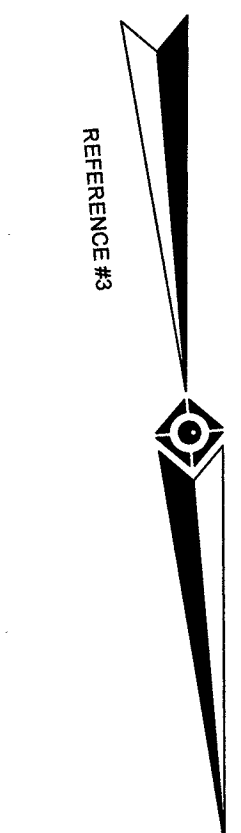
4



5

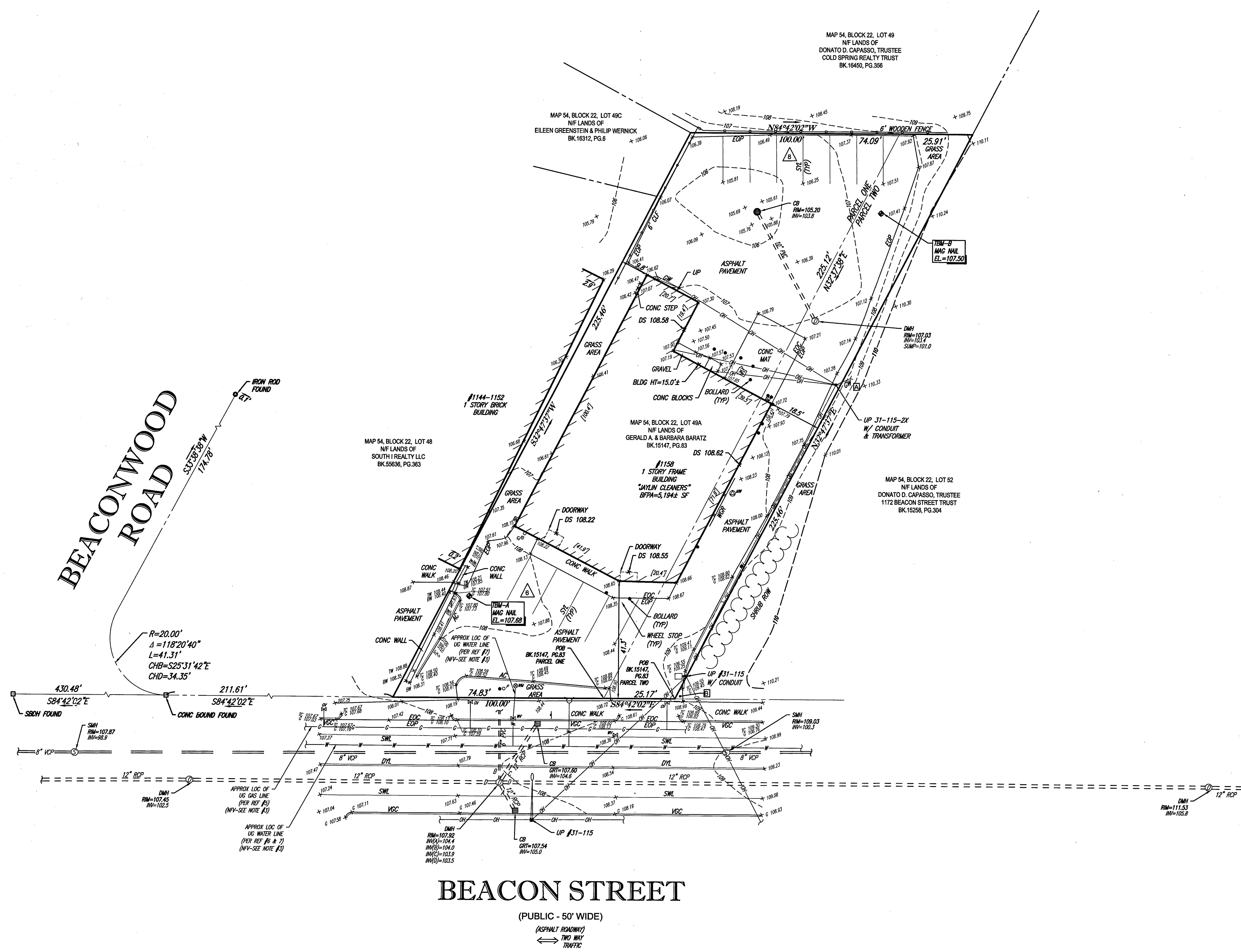


LOCUS MAP
© 2019 ESRI WORLD STREET MAPS
NOT TO SCALE



LEGEND

---	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXISTING TOP OF CURB ELEVATION
X G 123.45	EXISTING GUTTER ELEVATION
X TW 123.45	EXISTING TOP OF WALL ELEVATION
X BW 123.45	EXISTING BOTTOM OF WALL ELEVATION
X DS 123.45	EXISTING DOOR SILL ELEVATION
HY	HYDRANT
WV	WATER VALVE
WM	WATER METER
GV	GAS VALVE
GM	GAS METER
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
GW	GUY WIRE
C/O	CLEAN OUT
SIGN	SIGN
AC	AIR CONDITIONING UNIT
BOLLARD	BOLLARD
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
CB	CATCH BASIN OR INLET
PS	PARKING SPACE COUNT
UG	UNDER GROUND
CLF	CHAIN LINK FENCE
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
(TYP)	TYPICAL
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
DYL	DOUBLE YELLOW LINE
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
HT	HEIGHT
BLDG	BUILDING
BFFA	BUILDING FOOTPRINT AREA
SBFH	STONE BOUND W/DRILL HOLE
LO	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
INV	INVERT ELEVATION
GR	GRATE ELEVATION
AC	ASPHALT CURB
VGC	VERTICAL GRANITE CURB
WGR	WOODEN GUIDE RAIL



- NOTES:**
- PROPERTY KNOWN AS LOT 49A, BLOCK 22 AS SHOWN ON THE CITY OF CITY OF NEWTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 54.
 - AREA = 20,000 SQUARE FEET OR 0.459 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IS ASPHALT PAVEMENT AT ELEVATION 107.68.
TBM-B: MAG NAIL SET IS ASPHALT PAVEMENT AT ELEVATION 107.50.
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF CITY OF NEWTON, MIDDLESEX COUNTY, MASSACHUSETTS, MAP 54.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS, PANEL 854 OF 656," MAP NUMBER 25017C0954E, EFFECTIVE DATE: JUNE 4, 2010.
 - MAP ENTITLED "PLAN OF LAND IN NEWTON, MASS.," PREPARED BY EVERETT M. BROOKS CO., DATED JUNE 1, 1964, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 758 OF 1964.
 - MAP ENTITLED "PLAN OF LAND IN NEWTON, MASS.," PREPARED BY WILLIAM J. FORD, JR., DATED JUNE 7, 1956, RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 999 OF 1956.
 - UNDERGROUND GAS FACILITY MAPPING PROVIDED BY NATIONAL GRID.
 - UNDERGROUND WATER FACILITY MAPPING PROVIDED BY THE CITY OF NEWTON DEPARTMENT OF PUBLIC WORKS.
 - WATER TIE CARDS PROVIDED BY THE CITY OF NEWTON DEPARTMENT OF PUBLIC WORKS.
 - MAP ENTITLED "SUBDIVISION PLAN OF LAND IN NEWTON," PREPARED BY APEX ASSOCIATES, DATED DECEMBER 20, 1982, LAND COURT CASE 9256D.

TABLE OF APPARENT ENCROACHMENTS

☒	GUY WIRE CROSSES ONTO LOT 52 FOR WHICH NO EASEMENT OF RECORD WAS FOUND
☒	ASPHALT PAVEMENT CROSSES ONTO LOT 52 FOR WHICH NO EASEMENT OF RECORD WAS FOUND

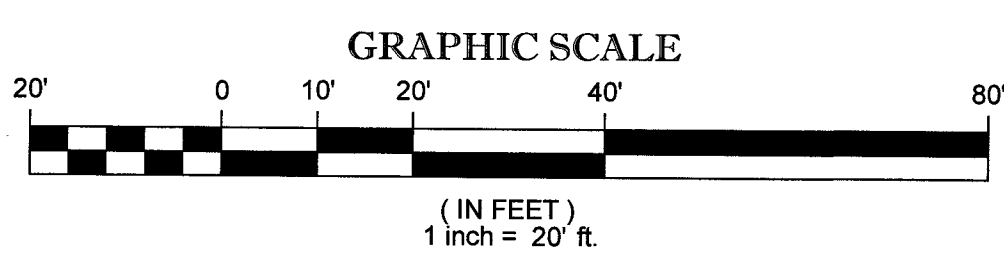
NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED
THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER: 20191307163

UTILITY COMPANY	PHONE NUMBER
AT&T TRANSMISSION	800-331-0500
VERIZON	800-922-0204
COMCAST - FEMBOCKE	800-834-6489
LIGHTOWER	855-923-4237
RCN	800-746-4726
EVERSOURCE - ELECTRIC	800-592-2000
NATIONAL GRID GAS - BOSTON	800-233-6325
WELLESLEY MUNICIPAL LIGHTING PLANT	781-235-7600



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

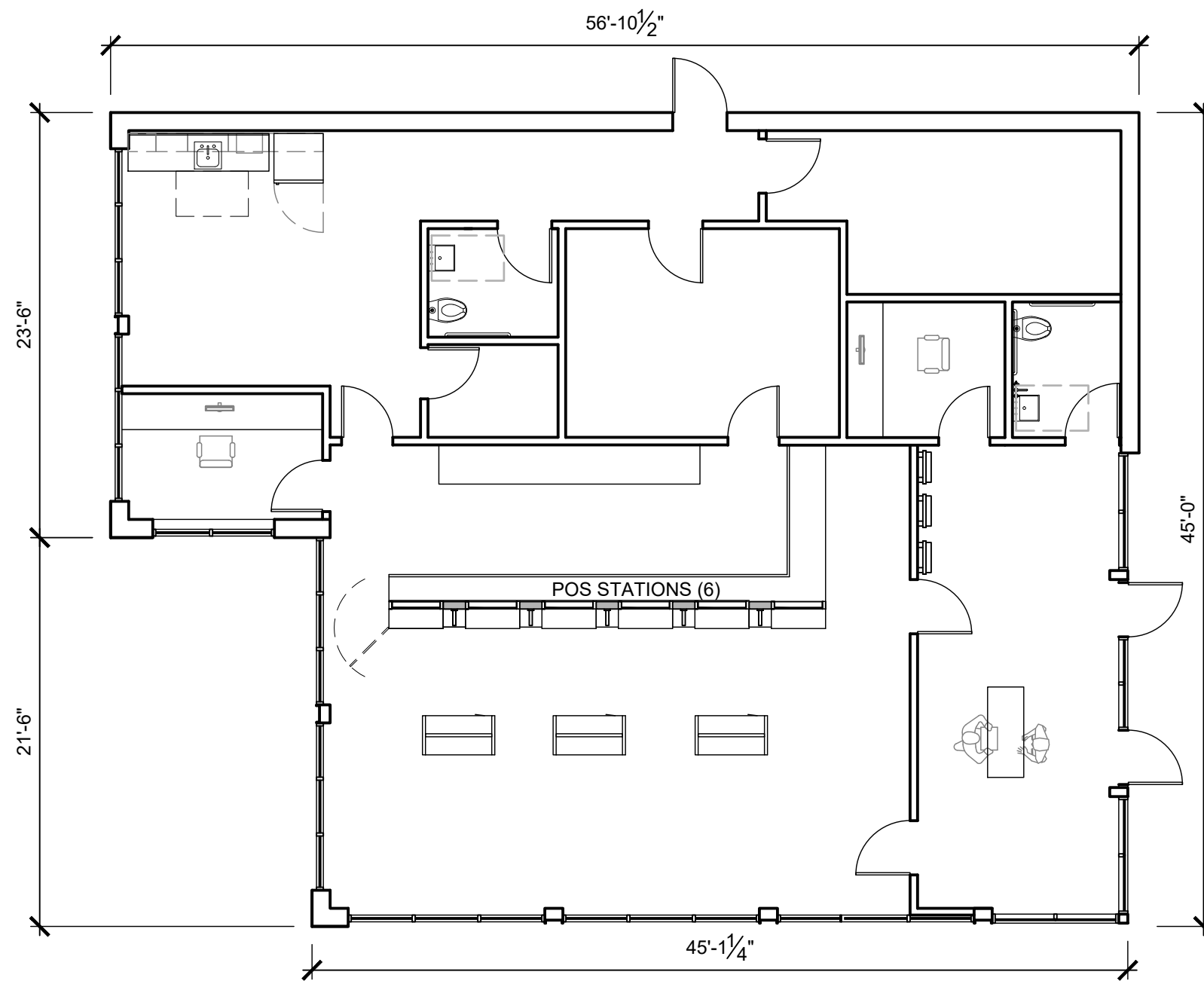
NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



FIELD DATE	3-27-19	BOUNDARY & TOPOGRAPHIC SURVEY FUSS & O'NEILL, INC. 1158 BEACON STREET LOT 49A, BLOCK 22, MAP 54 CITY OF NEWTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS			
FIELD BOOK NO.	19-03MA				
FIELD BOOK PG.	34-35				
FIELD CREW	T.M.				
DRAWN:	A.D./A.M.	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 • 508.948.3003 FAX WARREN, NJ 908688099			
REVIEWED:	S.P.P.				
APPROVED:	G.L.H.				
DATE	4-1-19				
SCALE	1" = 20'	FILE NO.	06-190021	DWG. NO.	1 OF 1

6



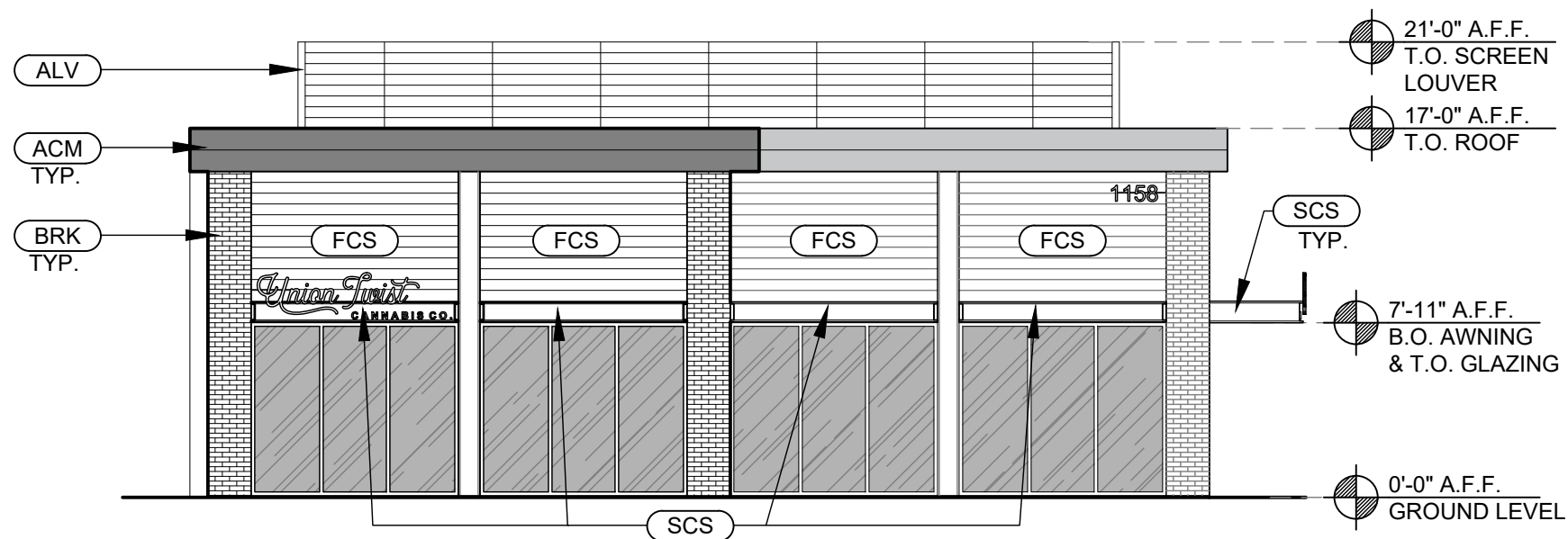
FIRST FLOOR PLAN





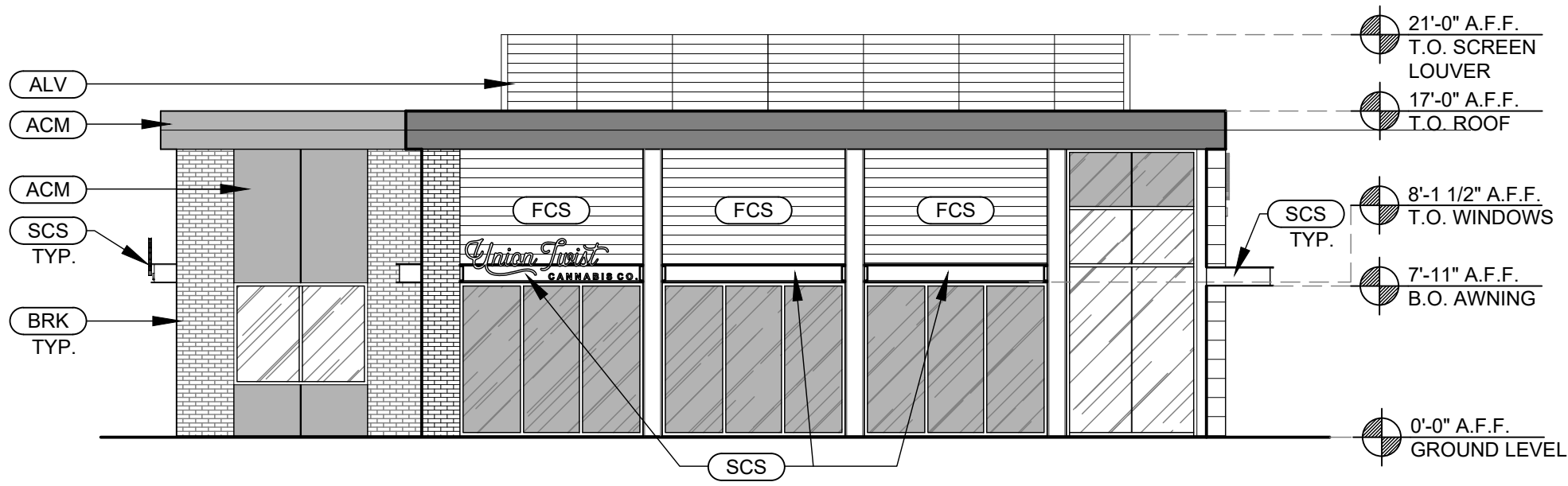
EXTERIOR ELEVATION
BACK / ENTRANCE VIEW

FINISH SPECIFICATIONS			
TAG		MATERIAL	REMARKS
STOREFRONT			
ACM		ALUMINUM COMPOSITE MATERIAL	
BRK		BRICK	
FCS		FIBER CEMENT SIDING	
SCS		STEAL CANOPY SYSTEM	
GSF		GLASS STOREFRONT	
ALV		ARCHITECTURAL LOUVER SCREEN	



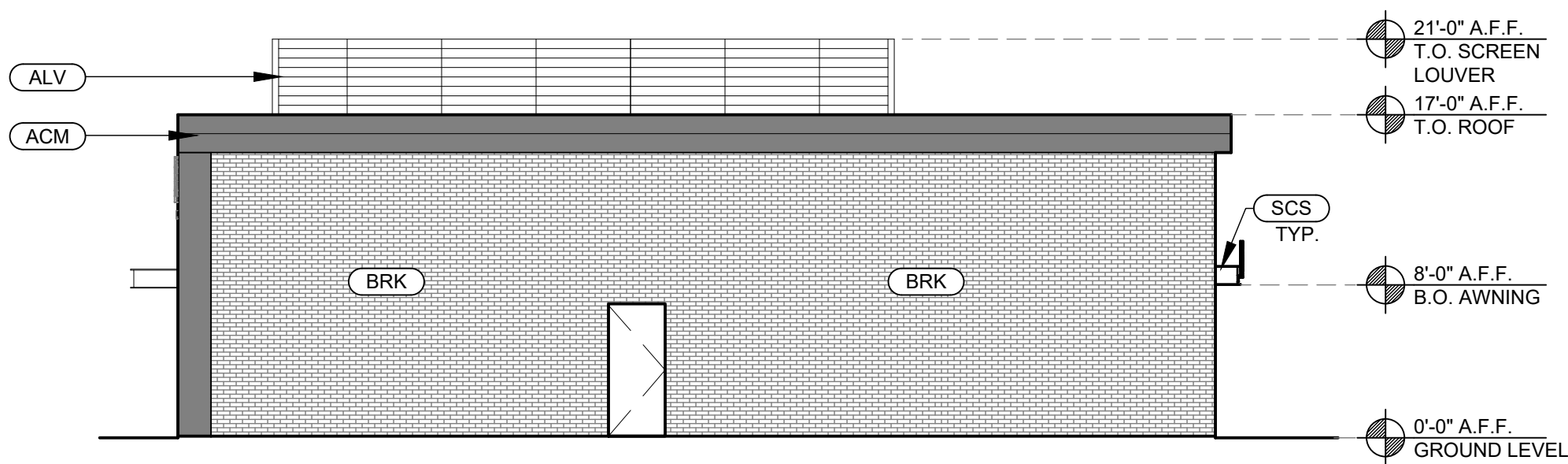
EXTERIOR ELEVATION
FRONT / STREET VIEW





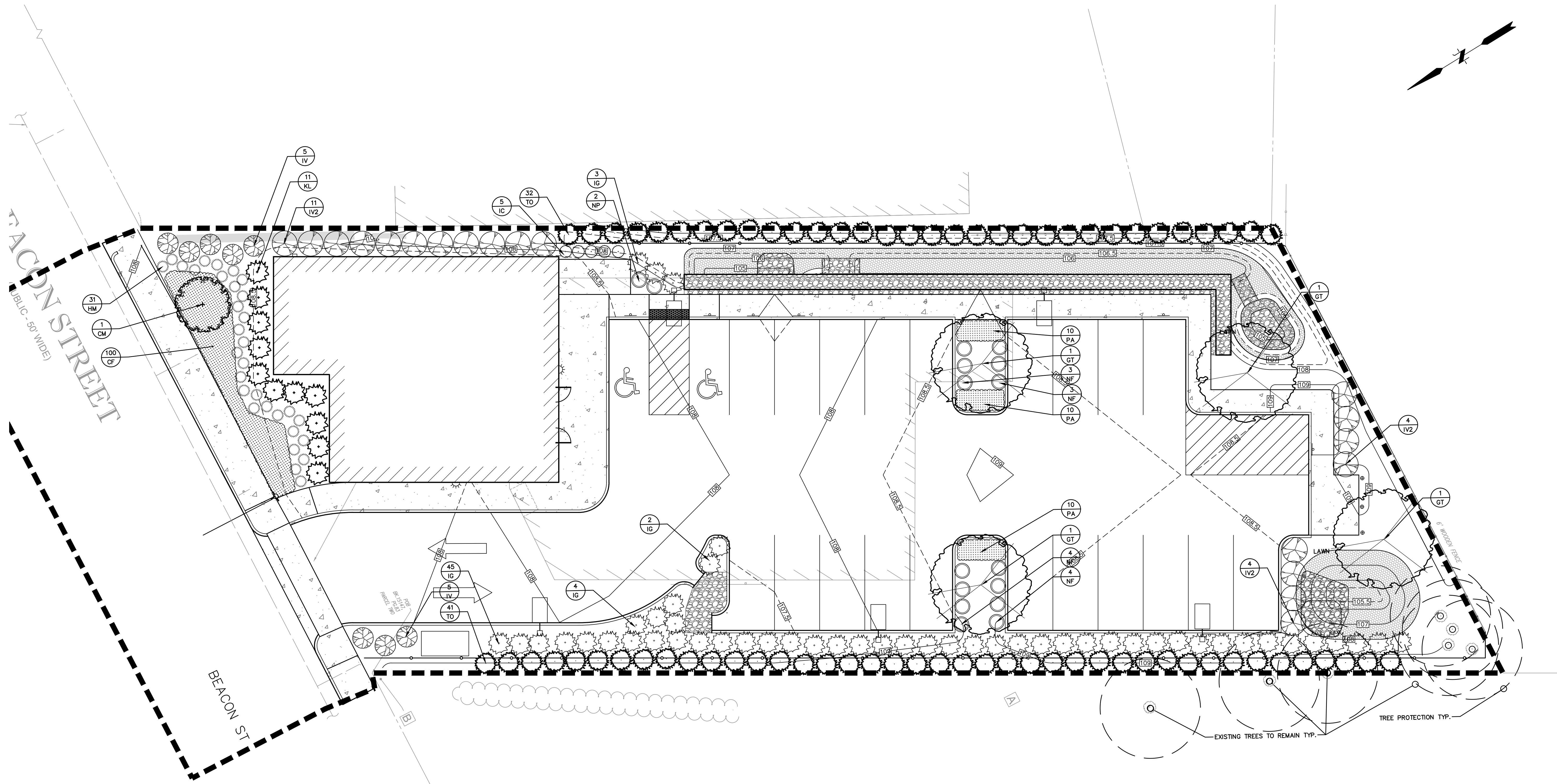
EXTERIOR ELEVATION
SIDE / DRIVEWAY VIEW

FINISH SPECIFICATIONS			
TAG		MATERIAL	REMARKS
STOREFRONT			
ACM		ALUMINUM COMPOSITE MATERIAL	
BRK		BRICK	
FCS		FIBER CEMENT SIDING	
SCS		STEAL CANOPY SYSTEM	
GSF		GLASS STOREFRONT	
ALV		ARCHITECTURAL LOUVER SCREEN	

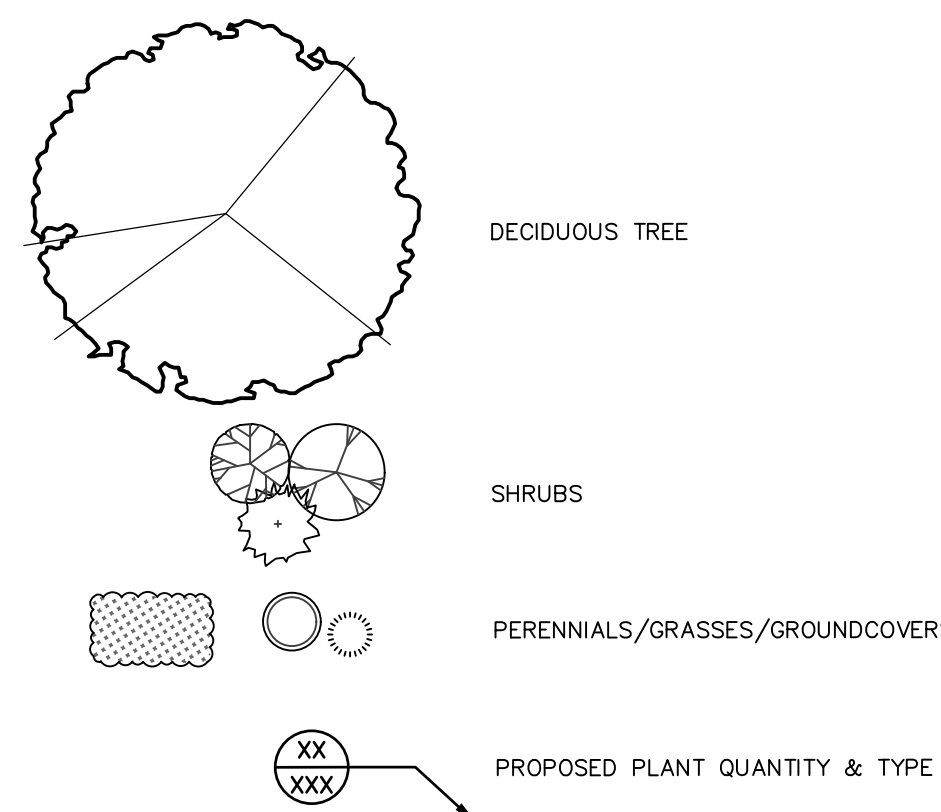


EXTERIOR ELEVATION
SIDE VIEW





LEGEND



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
CM	CORNUS MAS 'GOLDEN GLORY'	GOLDEN GLORY CORNELIAN CHERRY	1	1.5"-2" CAL.
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS SHADEMASTER'	SHADEMASTER' THORNLESS HONEYLOCUST	4	3"-3.5" CAL.
TO	THUJA OCCIDENTALIS 'SMARAGO'	AMERICAN ARBORVITAE	73	3' - 4' HT.
SHRUBS				
IC	ILEX CRENATA 'SKY PENCIL'	'SKY PENCIL' HOLLY	5	3 GAL.
IG	ILEX GLABRA 'GEM BOX'	'GEM BOX' INKBERRY	54	3 GAL.
IV	ILEX VERTICILLATA 'BERRY POPPINS'	'BERRY POPPINS' WINTERBERRY HOLLY	13	3 GAL.
IV2	ILEX VERTICILLATA 'MR POPPINS'	'MR. POPPINS' WINTERBERRY HOLLY	19	3 GAL.
KL	KALMIA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	11	3 GAL.
PERENNIALS/GRASSES/GROUNDCOVERS				
CF	CAREX FLACCA 'BLUE ZINGER'	'BLUE ZINGER' SEDGE	100	1 QT.
HM	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	31	1 GAL.
NF	NEPETA FAASSENII 'CAT'S MEOW'	'CAT'S MEOW' CATMINT	16	1 GAL.
PA	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	30	1 GAL.
SEED MIX				
	NEW ENGLAND WILDFLOWER MIX NEW ENGLAND WETLAND PLANTS, INC. TEL. #1.548.8000 (OR APPROVED EQUAL)			950 S.F.

PLANTING NOTES:

- ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO A.A.N. STANDARDS
- SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT LIST. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER NUMBER SHALL APPLY.
- ALL PLANTS SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE LOCATED ON SITE FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT. ANY INSTALLATIONS WHICH WERE NOT APPROVED BY THE LANDSCAPE ARCHITECT AND WHICH ARE SUBSEQUENTLY REQUESTED TO BE MOVED WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- PRECISE LOCATION OF ITEMS NOT DIMENSIONED ON THE PLAN ARE TO BE FIELD STAKED AND SHALL BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE PREVIOUS NOTE.
- ALL SHRUB MASSINGS AND TREE PITS SHALL BE MULCHED TO A DEPTH OF 3" WITH MULCH.
- TREES SHALL NOT BE STAKED UNLESS OTHERWISE NOTED.
- BE RESPONSIBLE FOR ANY DAMAGED VEGETATION AND REPLACE OR REPAIR ANY DAMAGED MATERIAL.
- THE CONTRACTOR SHALL CONTACT 'DIG-SAFE' AT 811 PRIOR TO CONSTRUCTION.
- ALL SHRUB AND GROUNDCOVER PLANTING AREAS SHALL HAVE CONTINUOUS BEDS OF TOPSOIL 12" DEEP. ALL SOD AND HYDROSEED AREAS SHALL HAVE A MINIMUM TOPSOIL BED OF 6".
- BE RESPONSIBLE FOR LOCATING ALL UTILITIES IN THE FIELD. WHERE PLANT MATERIAL MAY INTERFERE WITH UTILITIES, NOTIFY THE LANDSCAPE ARCHITECT TO COORDINATE THEIR INSTALLATION.
- FOR PLANTING SOIL MIX, SEE SPECIFICATIONS OR PLANTING DETAILS.
- ALL EXISTING RILL, GULLY OR CHANNEL EROSION SHALL BE FILLED WITH APPROPRIATE BACKFILL MATERIAL, FINE RAKED, SCARIFIED AND STABILIZED WITH APPROPRIATE VEGETATIVE MATERIAL AND / OR APPROPRIATE SEDIMENTATION AND EROSION CONTROL MEASURES.
- ADJUSTMENTS IN THE LOCATION OF THE PROPOSED PLANT MATERIAL AS A RESULT OF EXISTING VEGETATION TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- BE RESPONSIBLE FOR ALL MAINTENANCE REPAIR AND REPLACEMENT OF PLANT MATERIAL, AS REQUIRED, FOR THE DURATION OF THE PROJECT AND SUBSEQUENT WARRANTY PERIOD.
- PLANTINGS INSTALLED IN THE DRY SUMMER MONTHS AND / OR LAWN SEEDED OUT OF SPRING OR FALL PERIODS, IF ALLOWED BY OWNER, WILL REQUIRE AGGRESSIVE IRRIGATION PROGRAMS AT NO ADDITIONAL COST, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- UPON COMPLETION OF PLANTING, REMOVE FROM SITE ALL EXCESS SOIL, MULCH, AND MATERIALS AND DEBRIS RESULTING FROM WORK OPERATIONS. CLEAN UP SHOULD BE COMPLETED AT THE END OF EACH WORKING DAY. RESTORE TO ORIGINAL CONDITIONS ALL DAMAGED PAVEMENTS, PLANTING AREAS, STRUCTURES AND LAWN AREAS RESULTING FROM LANDSCAPING OPERATIONS.
- SURVEY, LOCATE, AND PROTECT ALL TREES WITHIN AREAS SHOWN AS "EXISTING VEGETATION TO REMAIN" WITHIN THE DEVELOPMENT ENVELOPE FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CLEARING OPERATIONS.
- RESEED ALL DISTURBED AREAS.

DRAFT

SCALE: HORIZ.: 1" = 10'
 VERT.: 1" = 10'
 DATUM: HORIZ.:
 VERT.:
 GRAPHIC SCALE

FUSS & O'NEILL
 108 MYRTLE STREET, SUITE 502
 GAITHERSBURG, MD 20878
 www.fussandoneill.com

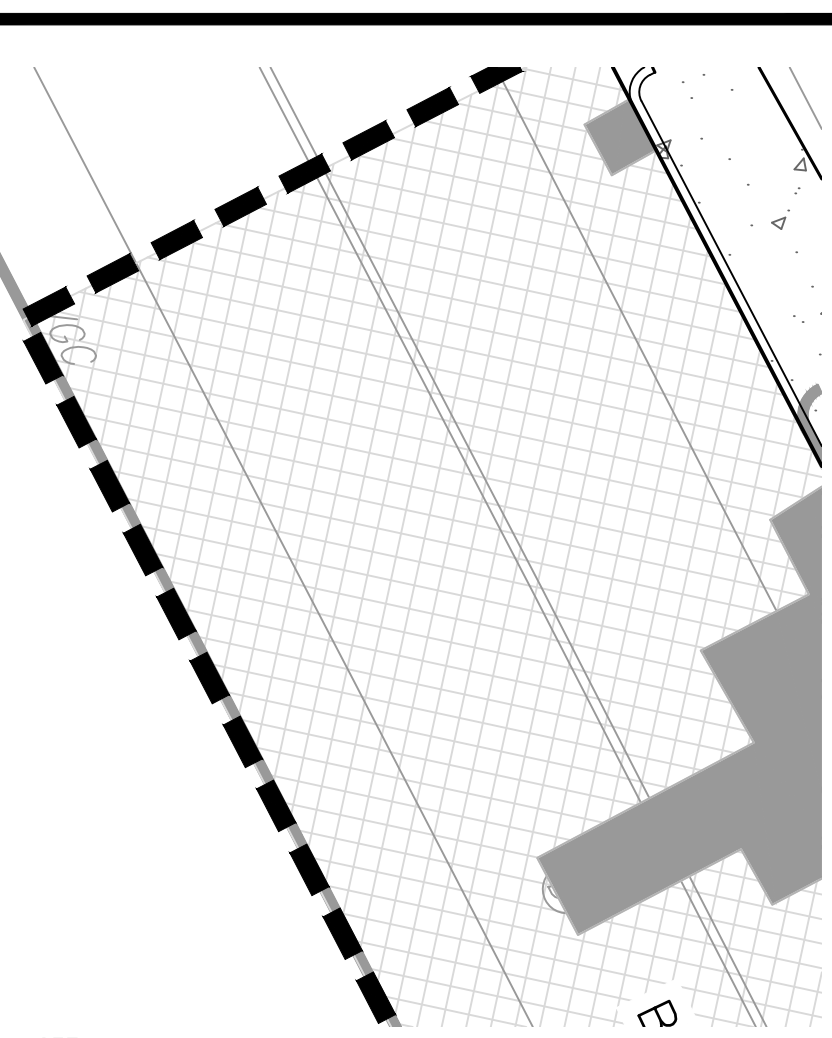
UNION TWIST, INC.
 LANDSCAPE PLAN
 1158 BEACON STREET
 NEWTON, MASSACHUSETTS

PROJ. No.: 20190241.A30
 DATE: 04/16/2021

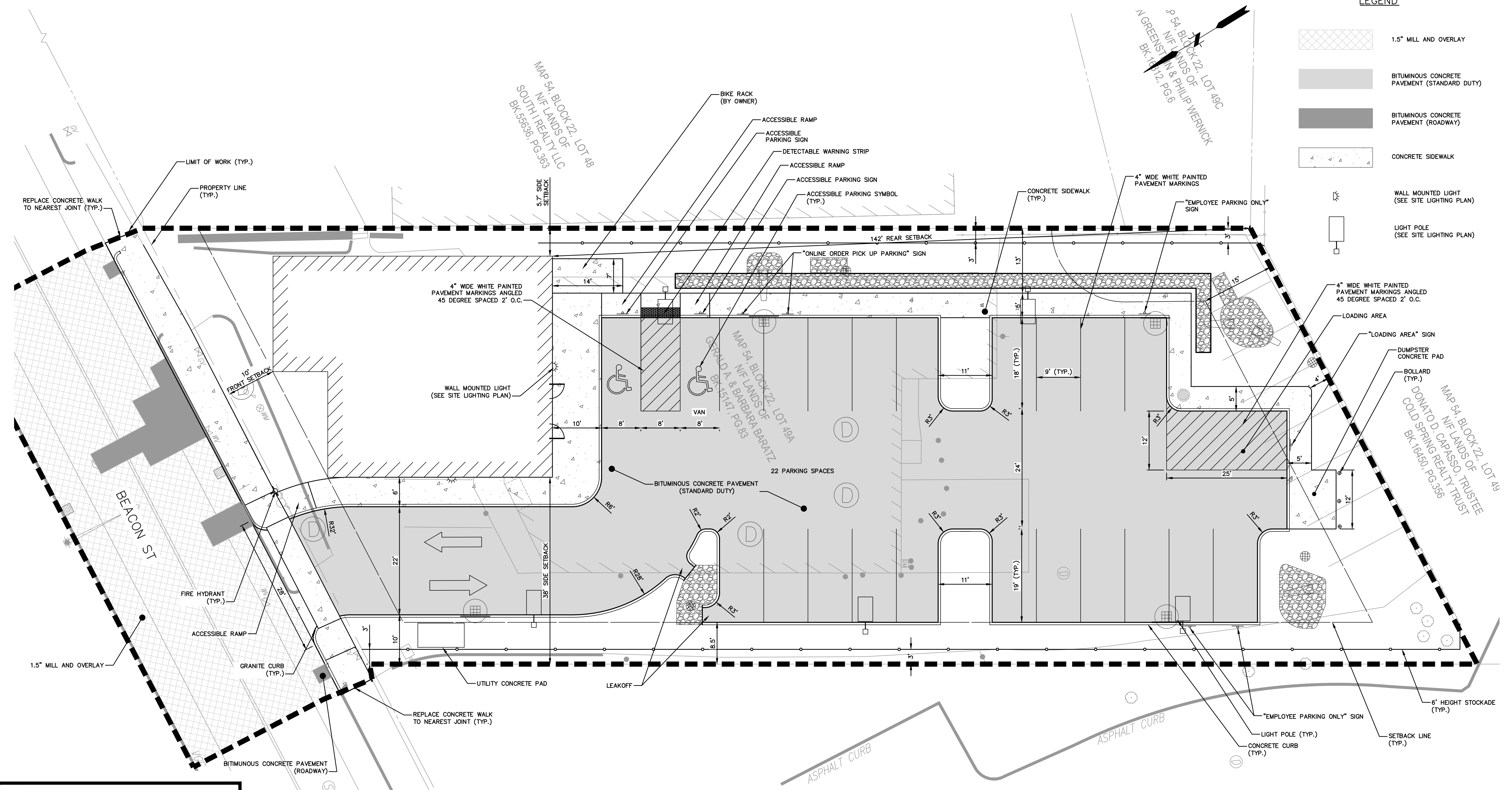
LP-101

No.	DESCRIPTION	DATE	DESIGNER/REVIEWER

File Path: J:\DWG\2019\20190241A30\Civil\Plan20190241A30_STP01.dwg Layout: CS-101 Plotted: Fri, April 16, 2021 - 1:32 PM User: jvaldez
 Plotter: DWG TO PDF.PC3 CTB File: FOSTB
 LAYER STATE:



INSET A
 SCALE: 1" = 40'



LEGEND

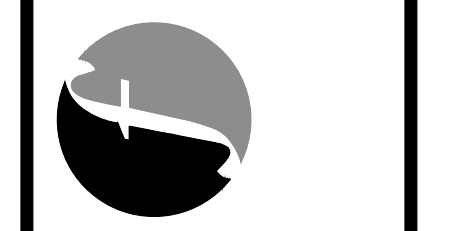
- 1.5" MILL AND OVERLAY
- BITUMINOUS CONCRETE PAVEMENT (STANDARD DUTY)
- BITUMINOUS CONCRETE PAVEMENT (ROADWAY)
- CONCRETE SIDEWALK
- WALL MOUNTED LIGHT (SEE SITE LIGHTING PLAN)
- LIGHT POLE (SEE SITE LIGHTING PLAN)

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

DRAFT

SCALE: HORIZ.: 1" = 10'
 VERT.: 1" = 10'
 DATUM: NAVD83
 HORIZ.: NAVD83
 VERT.: NAVD83
 GRAPHIC SCALE: 0 5 10

FUSS & O'NEILL
 108 MYRTLE STREET, SUITE 502
 NEWTON, MA 02459
 617.285.4675
 www.fandob.com



UNION TWIST, INC.
 SITE LAYOUT PLAN
 1158 BEACON STREET
 MASSACHUSETTS
 NEWTON

ZONING TABLE			
BU2 DISTRICT - 2 STORIES OR LESS			
DIMENSIONAL STANDARD	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	20,000 SF	20,000 SF
FRONT SETBACK	10 FT ¹	41.3 FT	10 FT
SIDE SETBACK	8.5 FT (WEST) ² - 0.0 FT (EAST) ²	9.8 FT	38 FT (WEST) - 5.7 FT (EAST)
REAR SETBACK	15 FT ³	52 FT	142 FT
MAX. BUILDING HEIGHT	24 FT	13 FT	17 FT
FLOOR AREA RATIO (MAX)	1.00	0.26	0.12
INTERIOR LANDSCAPE AREA	438 SF (5%)	0 SF	606 SF (6.9%)

- PER SECTION 1.5.3(A) OF THE CITY OF NEWTON ZONING BYLAWS, NO BUILDING NEEDS TO BE SET BACK MORE THAN THE AVERAGE OF THE SETBACKS OF THE BUILDINGS ON THE NEAREST LOT ON EITHER SIDE. A VACANT LOT OR A LOT WHERE BUILDING IS SET BACK MORE THAN 10 FEET IS COUNTED AS THOUGH OCCUPIED BY A BUILDING SET BACK 10 FEET. ABUTTING PROPERTIES FRONT SETBACKS WERE ESTIMATED TO OBTAIN AVERAGE (12.8+10)/2 = 11.4 FT. SINCE 11.4 FT IS MORE THAN 10FT, 10FT FRONT SETBACK IS REQUIRED.
- FOR WEST SIDE SETBACK 8.5 FT IS REQUIRED BASED ON 1/2 BUILDING HEIGHT (BUILDING HEIGHT 17 FT) (17/2 = 8.5 FT) . FOR EAST SIDE SETBACK 0 FT IS REQUIRED BASED ON ABUTTING SIDE SETBACK (0 FT), GREATER OF 1/2 A BUILDING HEIGHT OR 15 FT WHEN ABUTTING A RESIDENTIAL DISTRICT.
- GREATER OF 1/2 BUILDING HEIGHT (BUILDING HEIGHT 17 FT) (17/2 = 8.5 FT) OR 15 FEET WHEN ABUTTING A RESIDENTIAL LOT OR PUBLIC USE. 0 FT WHEN NOT ABUTTING A RESIDENTIAL OR PUBLIC USE DISTRICT. SITE IS ABUTTING A RESIDENTIAL PROPERTY THEREFORE 15 FEET REAR SETBACK IS REQUIRED BASED ON 1/2 BUILDING HEIGHT.

PARKING REQUIREMENTS				
USE	STANDARD	REQUIRED	EXISTING	PROPOSED
RETAIL STORE ¹	1 SPACE/300SF + 1 SPACE/3 EMPLOYEES ²	12	10	22

- 2,290 SF OF RETAIL SPACE.
- MAXIMUM OF 12 EMPLOYEES AT ANY GIVEN TIME.

PROJ. No.: 20190241.A30
 DATE: 04/16/2021

CS-101