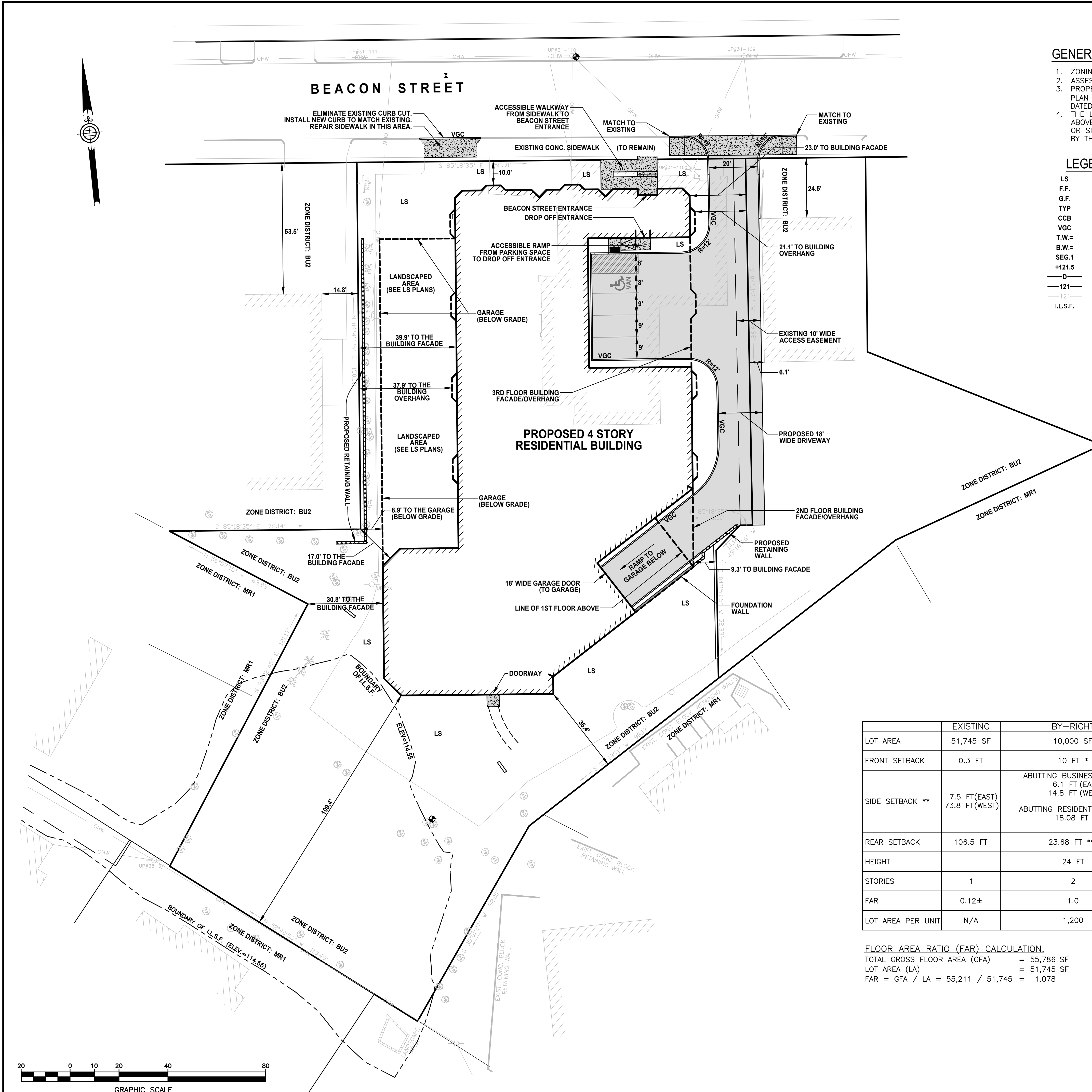


GENERAL NOTES

1. ZONING REFERENCE: BUSINESS USE 2 (BU2)
2. ASSESSOR'S REFERENCE: AP88SW LOT 4
3. PROPERTY LINES AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE FROM THE PLAN ENTITLED "EXISTING CONDITIONS SITE PLAN" BY TILTON AND ASSOCIATES, INC., DATED JUNE 14, 2018.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE FROM THE ABOVE REFERENCED TOPOGRAPHIC PLAN. BEFORE ANY CONSTRUCTION, DEMOLITION OR SITE WORK, THE LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BY CONTACTING DIG-SAFE AT 811.

LEGEND

- LS PROPOSED LANDSCAPED AREA
- F.F. PROPOSED FIRST FLOOR ELEVATION
- G.F. PROPOSED GARAGE FLOOR ELEVATION
- TYP TYPICAL
- CCB PROPOSED CAPE COD BERM
- VGC PROPOSED VERTICAL GRANITE CURB
- T.W.= PROPOSED TOP OF WALL ELEVATION
- B.W.= PROPOSED BOTTOM OF WALL ELEVATION
- SEG.1 EXTERIOR WALL SEGMENT
- +121.5 PROPOSED SPOT GRADE ELEVATION
- D- PROPOSED DRAIN LINE
- 121- PROPOSED CONTOUR
- 121- EXISTING CONTOUR
- IL.S.F. ISOLATED LAND SUBJECT TO FLOODING



ZONING CHART

	EXISTING	BY-RIGHT	BY SPECIAL PERMIT	PROPOSED
LOT AREA	51,745 SF	10,000 SF	10,000 SF	51,745 SF
FRONT SETBACK	0.3 FT	10 FT *	10 FT *	AT 1ST FLOOR FACADE: 10.0 FT
SIDE SETBACK **	7.5 FT (EAST) 73.8 FT (WEST)	ABUTTING BUSINESS ZONE: 6.1 FT (EAST) 14.8 FT (WEST)	ABUTTING BUSINESS ZONE: 6.1 FT (EAST) 14.8 FT (WEST)	ABUTTING BUSINESS ZONE: 9.3 FT (EAST) 17.0 FT (WEST)
REAR SETBACK	106.5 FT	23.68 FT ***	23.68 FT ***	36.4 FT
HEIGHT		24 FT	48 FT	47.17 FT (SEE SHEET C-2)
STORIES	1	2	4	4
FAR	0.12±	1.0	2.0	1.078
LOT AREA PER UNIT	N/A	1,200	1,200	34 UNITS - 1,521.9

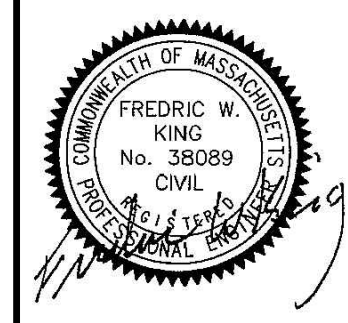
FLOOR AREA RATIO (FAR) CALCULATION:
 TOTAL GROSS FLOOR AREA (GFA) = 55,786 SF
 LOT AREA (LA) = 51,745 SF
 FAR = GFA / LA = 55,211 / 51,745 = 1.078

* PURSUANT TO SECTION 4.1.3 OF THE NEWTON ZONING ORDINANCE, THE FRONT SETBACK IS THE LESSER OF THE AVERAGE OF THE BUILDINGS ON THE NEAREST LOT ON EITHER SIDE OR 1/2 THE BUILDING HEIGHT. IN A BU-2 ZONE, WHEN THE BUILDINGS ON THE ABUTTING LOTS ARE SET BACK MORE THAN 10 FEET, THE AVERAGE IS COUNTED AS 10 FEET.

** THERE ARE TWO SIDE SETBACK STANDARDS FOR THIS PROPERTY AS IT ABUTS BOTH THE BU-2 AND MR-1 ZONING DISTRICTS. PURSUANT TO SECTION 4.1.3 OF THE NEWTON ZONING ORDINANCE, THE SIDE SETBACK IS THE LESSER OF 1/2 THE BUILDING HEIGHT OR EQUAL TO THE ABUTTING SIDE YARD SETBACK WHERE THE PROPERTY ABUTS A BUSINESS ZONE. IT IS THE GREATER OF 1/2 THE BUILDING HEIGHT OR 15 FEET WHERE IT ABUTS A RESIDENTIAL ZONE.

*** GREATER OF 1/2 THE BUILDING HEIGHT OR 15 FEET.

PREPARED FOR:
**BODWELL
PINES CORP.**
220 NORTH MAIN STREET, SUITE 105
NATICK, MASSACHUSETTS 01760



NO.	APP.	DATE	DESCRIPTION
1	FWK	2-11-21	UPDATED BUILDING & SITE

DATE: **NOVEMBER 5, 2020**

SCALE: **1" = 20'**

DESIGN:	DRAFTED:	CHECKED:
KMR	KMR	FWK

PROJECT TITLE:

THE BEACON
114 BEACON STREET
NEWTON, MASSACHUSETTS 02461

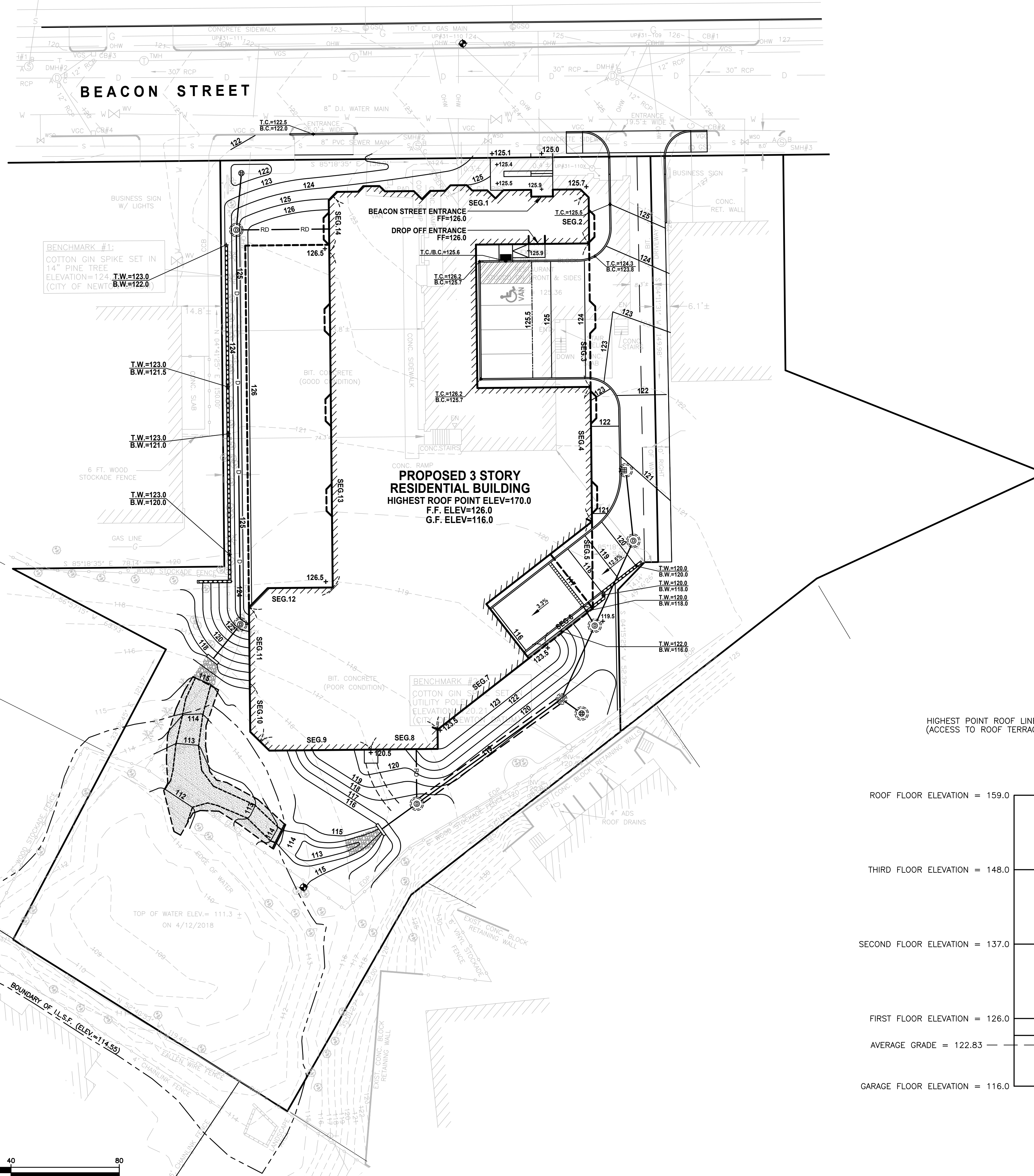
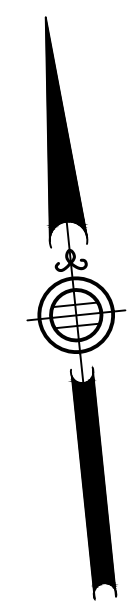
SHEET TITLE:

**PROPOSED SITE
LAYOUT PLAN**

SHEET:	1 OF 2
PROJECT NO.:	25266

C-1

G:\Corporation Jobs\25266\Correspondence\To Client\2021-02-11_Zoning Plan\25266_Site Plan.dwg



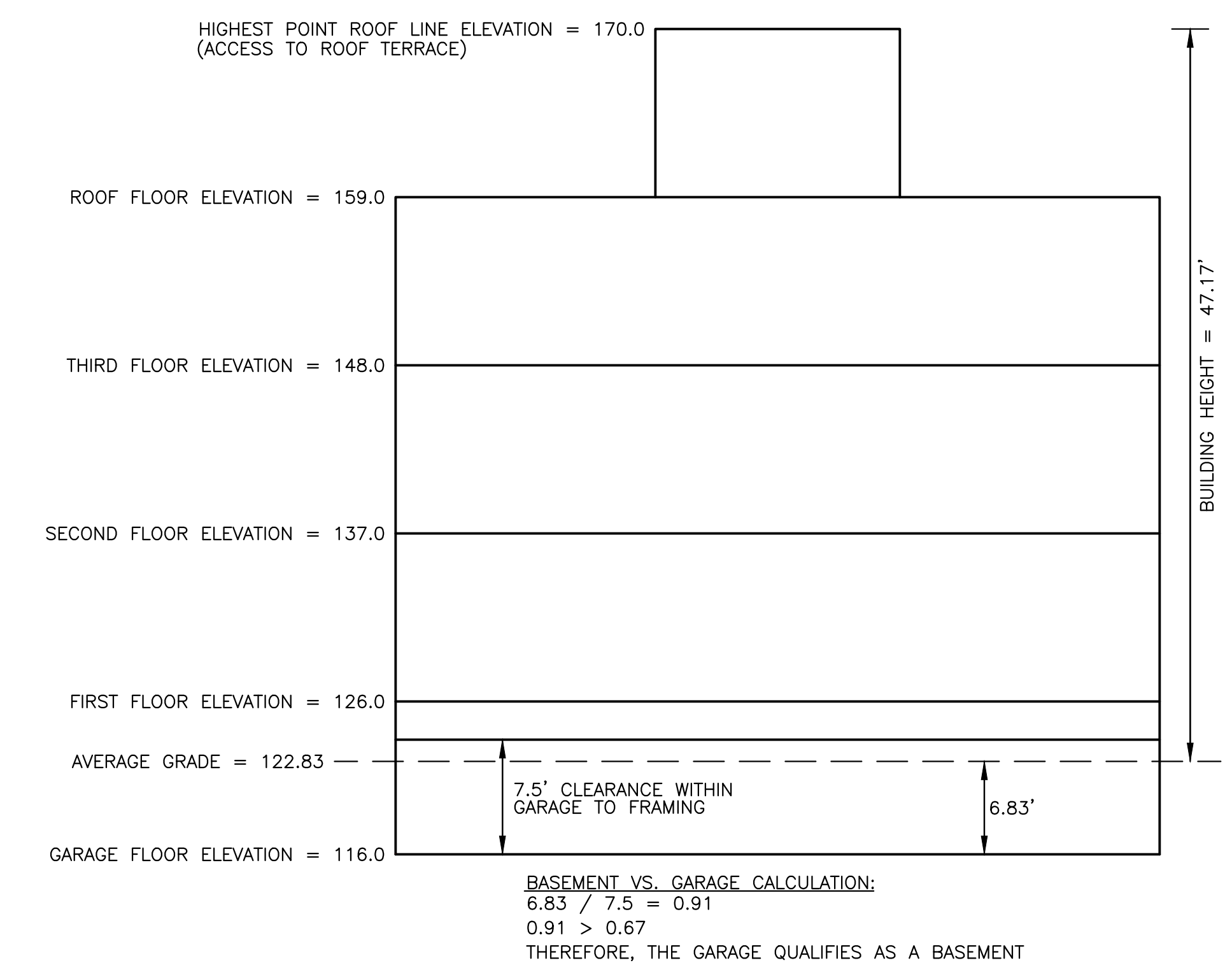
Proposed Conditions Average Grade Calculation

Segment	A	B	C	D	E	F
	Length of Segment	Elev at Beginning of Segment	E-1* Elev at End of Segment	E-2* Elev at End of Segment	$E = (C+D) / 2$ Average Segment Height	$F = B \times E$
1	96.00	123.50	123.50	124.50	124.50	11,952.00
2	19.00	125.50	125.50	124.50	125.00	2,375.00
3	53.00	124.50	124.50	123.00	123.75	6,558.75
4	49.00	123.00	123.00	120.00	121.50	5,953.50
5	35.00	120.00	120.00	117.50	118.75	4,156.25
6	23.00	119.50	119.50	123.10	121.30	2,789.90
7	52.00	123.10	123.10	123.10	123.10	6,401.20
8	32.00	123.10	123.10	120.00	121.55	3,889.60
9	43.00	120.00	120.00	114.30	117.15	5,037.45
10	24.00	114.30	114.30	116.00	115.15	2,763.60
11	28.00	116.00	116.00	122.80	119.40	3,343.20
12	34.00	122.80	122.80	126.40	124.60	4,236.40
13	124.00	126.40	126.40	126.40	126.40	15,673.60
14	19.00	126.40	126.40	123.50	124.95	2,374.05
Totals	631.00					77504.50

* E-1 AND E-2 ARE THE LOWEST ELEVATION WITHIN 6 FEET OF THE FOUNDATION.

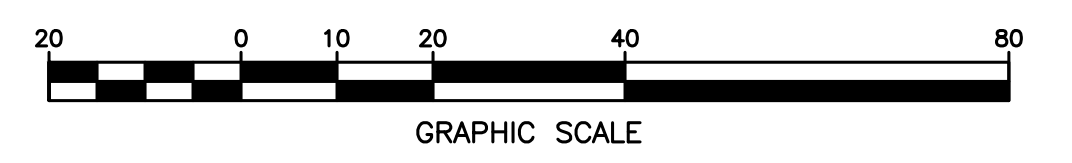
Average Grade = 122.83

BUILDING HEIGHT CALCULATION:
ROOF LINE ELEVATION = 170.00
AVERAGE GRADE = 122.83
BUILDING HEIGHT = 47.17 FT



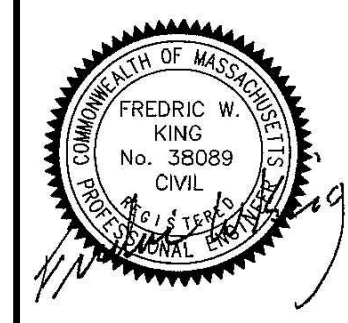
BASEMENT VS. GARAGE CALCULATION:
 $6.83 / 7.5 = 0.91$
 $0.91 > 0.67$
THEREFORE, THE GARAGE QUALIFIES AS A BASEMENT

BUILDING HEIGHT CALCULATION



SEE SHEET C-1 FOR NOTES AND LEGEND

PREPARED FOR:
**BODWELL
PINES CORP.**
220 NORTH MAIN STREET, SUITE 105
NATICK, MASSACHUSETTS 01760



1	FWK	2-11-21	UPDATED BUILDING & SITE
NO.	APP	DATE	DESCRIPTION

DATE: **NOVEMBER 5, 2020**

SCALE: **1" = 20'**

DESIGN:	DRAFTED:	CHECKED:
KMR	KMR	FWK

PROJECT TITLE:

THE BEACON

1114 BEACON STREET
NEWTON, MASSACHUSETTS 02461

SHEET TITLE:

**PROPOSED SITE
GRADING PLAN**

SHEET:	C-2
2 OF 2	
PROJECT NO.:	25266