

# Dunkin Development

940 Boylston Street  
Newton, Massachusetts

**OWNER:**

MILDRED McMULLEN  
169 DICKERMAN ROAD  
NEWTON, MA 02461  
617-527-5400

**APPLICANT:**

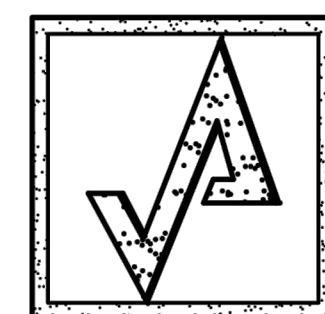
DUNKIN c/o ALEX DIPIETRO  
940 BOYLSTON STREET  
NEWTON, MA  
617-549-9633

**CIVIL ENGINEER:**



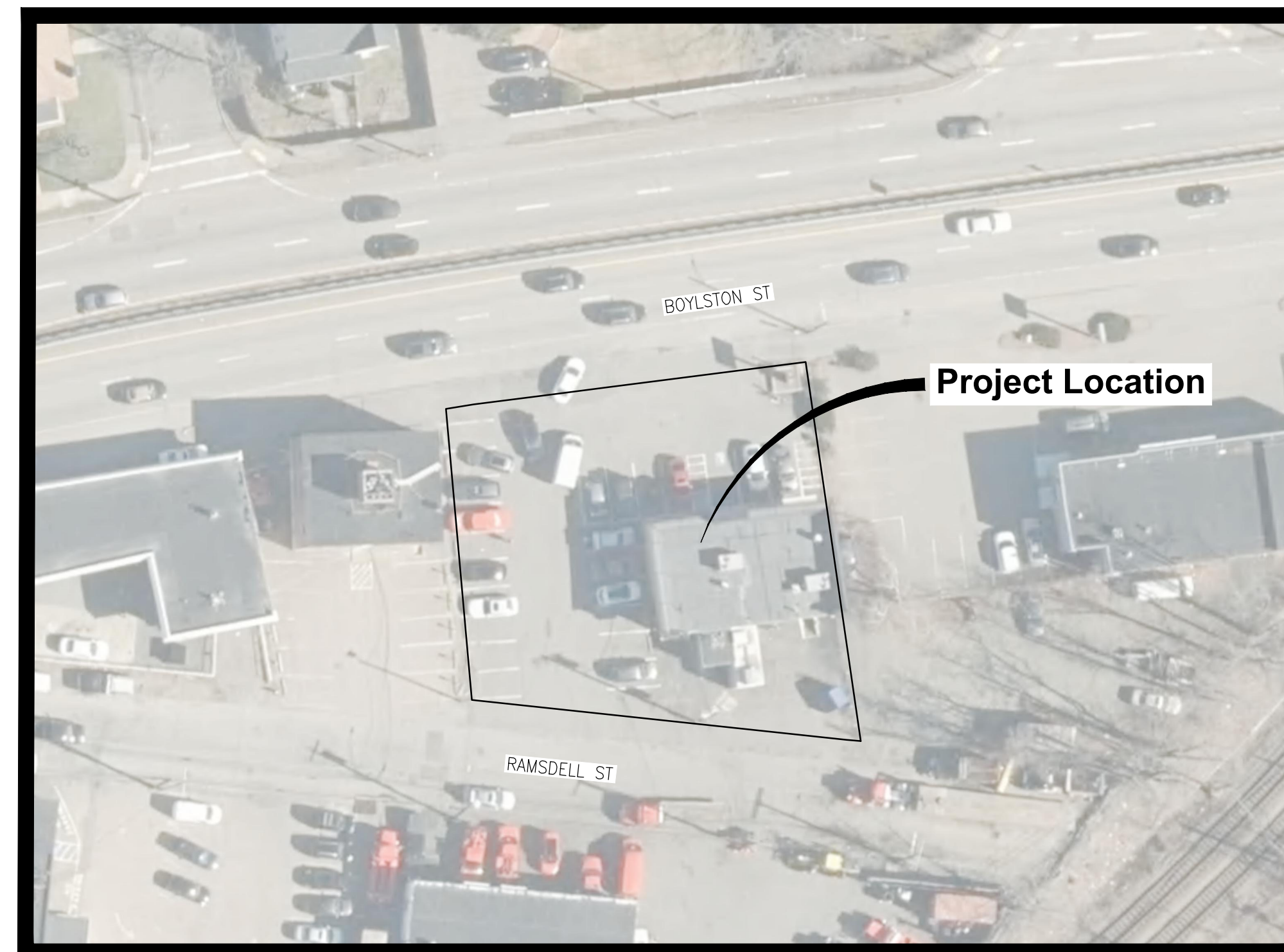
PARE CORPORATION  
ENGINEERS - SCIENTISTS - PLANNERS  
8 BLACKSTONE VALLEY PLACE  
LINCOLN, RI 02865  
401-334-4100

**ARCHITECT:**



AHARONIAN  
& ASSOCIATES INC.  
ARCHITECTS

310 George Washington Highway  
Suite 100  
Smithfield, Rhode Island  
0 2 9 1 7  
T 4 0 1 - 2 3 2 - 5 0 1 0  
F 4 0 1 - 2 3 2 - 5 0 8 0  
WWW.ARCH-ENG.COM

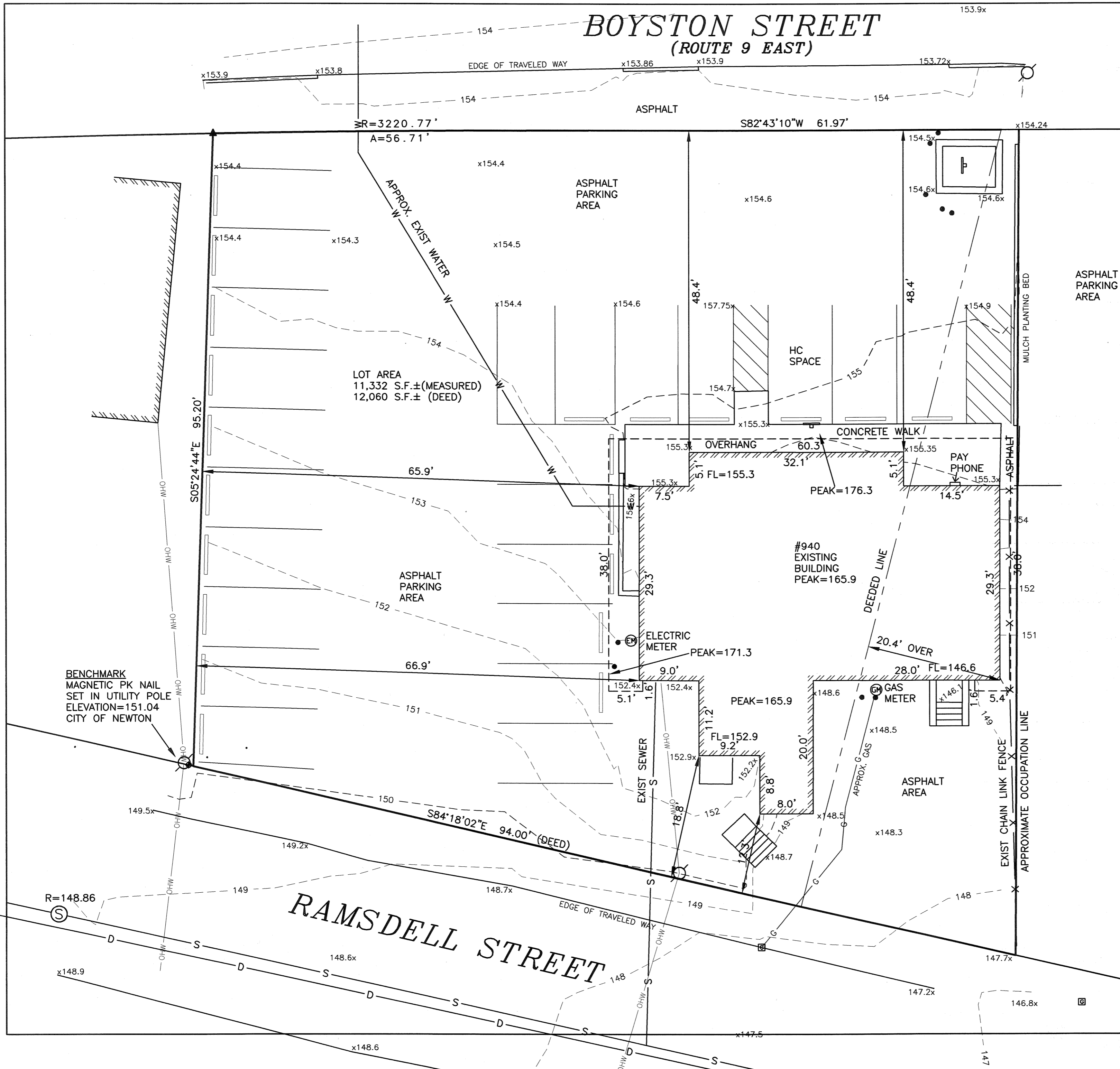


Scale : N.T.S.

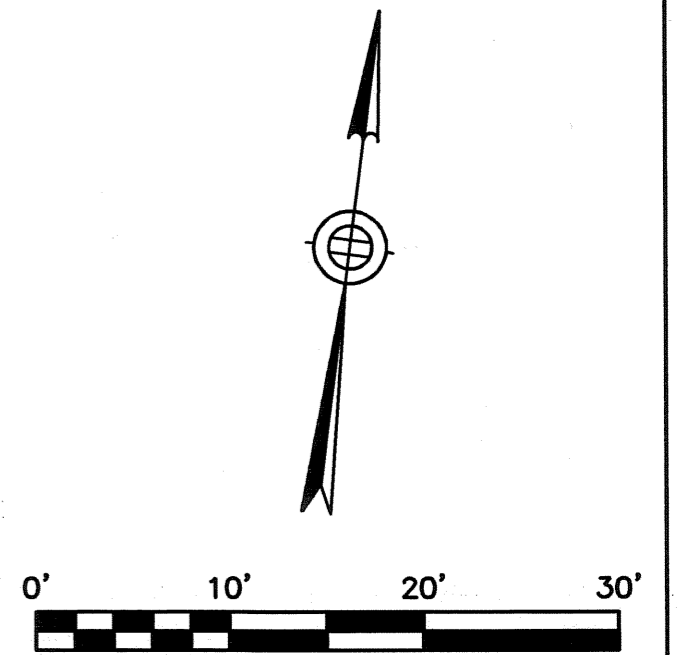
**INDEX OF DRAWINGS**

SHEET No.	DRAWING No.	DESCRIPTION
1	-	COVER SHEET
2	-	EXISTING CONDITIONS
3	C1.0	CONCEPT PLAN
4	K1.1	PROPOSED FLOOR PLAN
5	A3.1	PROPOSED EXTERIOR ELEVATIONS
6	A3.2	PROPOSED EXTERIOR ELEVATIONS
7-8	-	PHOTOMETRIC PLAN

**SPECIAL PERMIT REVIEW**  
May 25, 2021



ESTABLISHED 1916  
**EMB**  
 EVERETT M. BROOKS CO.  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750  
 info@everettbrooks.com



**ZONING INFORMATION**  
 ZONE: BU2  
 DESCRIPTION BY DEED  
 DEED REFERENCE: BOOK 14474 PAGE 469

	EXISTING
BUILDINGS	x S.F.
STRUCTURES	x S.F.
DRIVE	x S.F. ±
	x S.F. ±
LOT COVERAGE	x,x%
OPEN SPACE	x% ±

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
 AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.



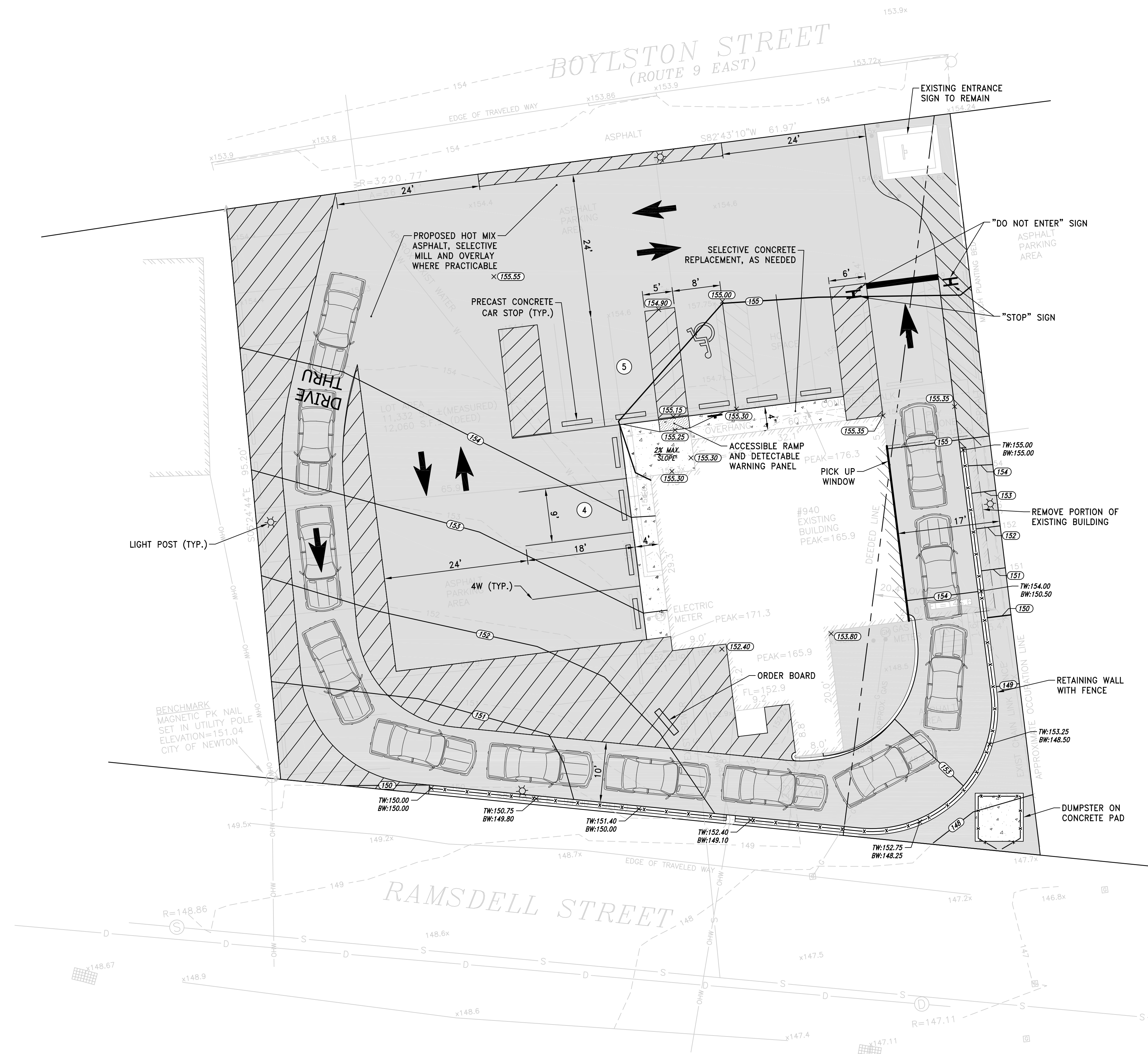
**PLAN OF LAND IN  
 NEWTON, MA**  
 940 BOYLSTON STREET  
 EXISTING CONDITIONS

SCALE: 1 IN. = 10 FT.  
 DATE: 12/10/20  
 DRAWN: ES  
 CHECK: BB

REVISIONS:


PROJECT NO. 26188





**ZONING TABLE**

EXISTING ZONE: BUSINESS - BU2			
TOTAL LOT AREA S/B/L 51026 0003 = 12,060 SF ± (0.28 ACRES)			
BUILDING AREA EXISTING: RESTAURANT 2,040 SF ±			
PROPOSED: RESTAURANT WITH DRIVE IN 1,625 SF ±			
	REQUIRED	EXISTING	PROVIDED
BUILDING SETBACK			
FRONT SETBACK	20 FT*	48 FT	48 FT
SIDE SETBACK	5 FT**	3 FT ±	17 FT ±
REAR SETBACK	0 FT	12 FT	12 FT
MAX. BUILDING HEIGHT	24 FT	21 FT	21 FT
MAX. FLOOR AREA RATIO	1.00	0.31	0.27
MIN. LOT AREA	10,000 SF	12,060 SF ±	12,060 SF ±

\*FRONT SETBACK IS THE AVERAGE OF THE SETBACKS OF BUILDINGS ON THE ADJACENT PARCELS.  
 950 BOYLSTON = 0 FT ±  
 926 BOYLSTON = 40 FT ±

\*\*SIDE SETBACK IS 1/2 BUILDING HEIGHT OR EQUAL TO ABUTTING SIDE YARD SETBACK. ABUTTING SIDE YARD SETBACK 950 BOYLSTON = 5 FT ±

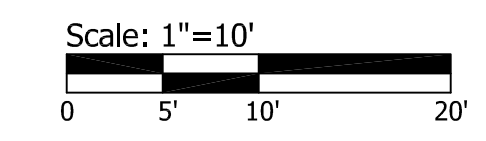
\*\*\*THERE ARE NO MAXIMUM LOT COVERAGE AND OPEN SPACE REQUIREMENTS FOR BU-2 ZONES

**PARKING SUMMARY**

	REQUIRED	EXISTING	PROVIDED
STANDARD SPACES (9'x18')	1	21	8
ACCESSIBLE SPACES**	1	2	1
TOTAL SPACES	2	23	9

RESTAURANT: 1 SPACE PER 3 SEATS AND 1 SPACE PER 3 EMPLOYEES  
 1 SPACE/3 SEATS \* 0 SEATS = 0 SPACES  
 1 SPACE/3 EMPLOYEES \* 5 EMPLOYEES (MAX SHIFT) = 2 SPACES  
 TOTAL REQUIRED = 2 SPACES

\* ADA REQUIREMENT FOR PARKING LOT 1 TO 25 TOTAL SPACES = 1 SPACES



REVISIONS:


PROJECT NO.:  
 DATE: MAY 25, 2021  
 SCALE: 1"=10'  
 DESIGNED BY: EL  
 CHECKED BY: DLP  
 DRAWN BY: AKL  
 APPROVED BY: VAH  
 DRAWING TITLE:

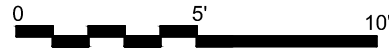
CONCEPT PLAN

DRAWING NO.:  
**C1.0**  
 SHEET NO. OF

▭ = VIDEO DISPLAY UNIT

□ = PRINTER

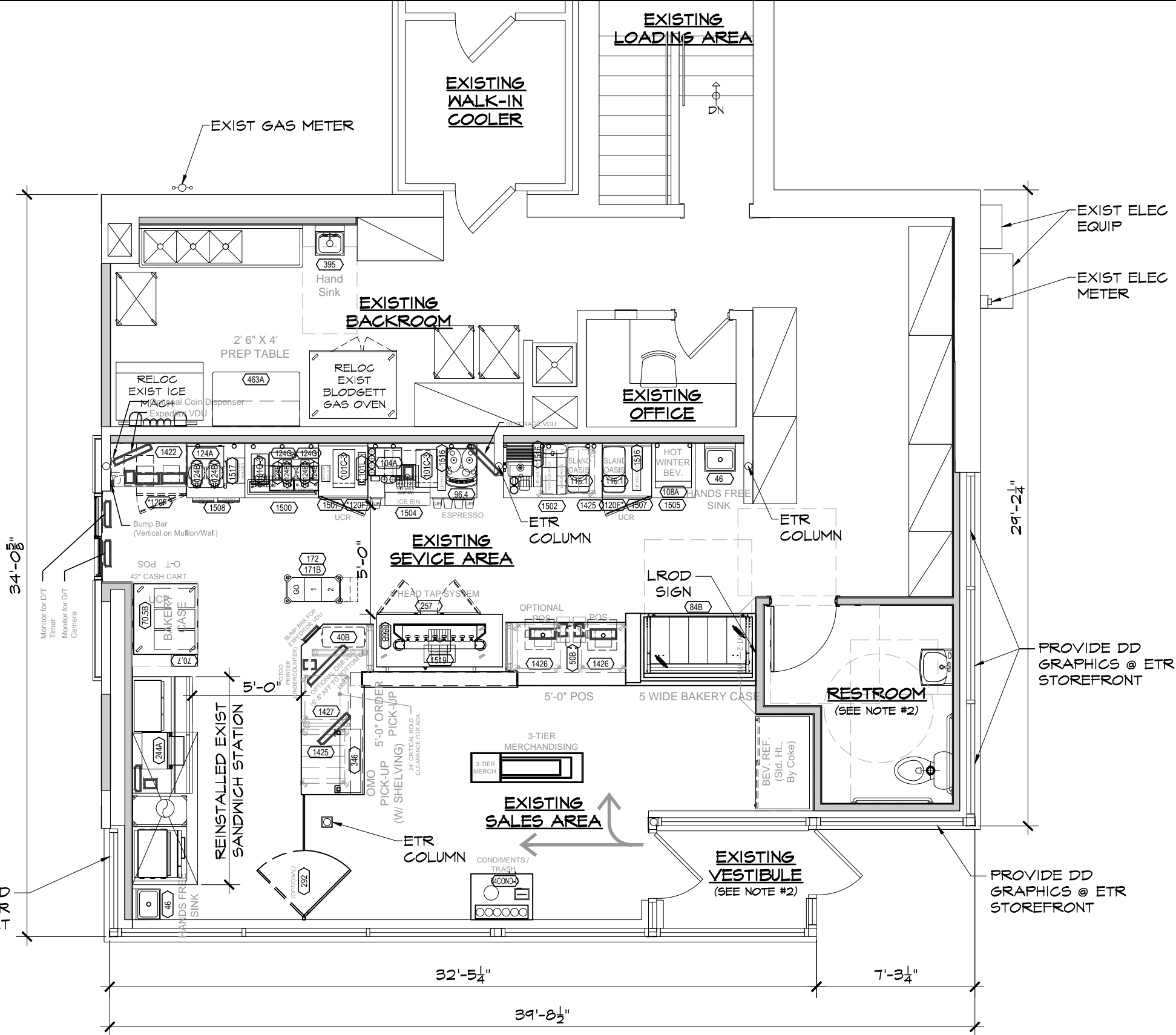
1453± SF (Building)  
182± SF (Retail)  
1271± SF (Non-Retail)  
172± SF (Exterior Walk-In Box)  
0 SEATS



NOTE:  
FEE AND FIELD TEAM TO DETERMINE IF EXISTING BACK ROOM EQUIPMENT AND COLD/DRY STORAGE CAPACITIES CONFORM TO CURRENT STANDARDS. ENSURE ADEQUATE ICE MACHINE CAPACITY FOR NEXT GEN MENU REQUIREMENTS.

NOTES:

- FRANCHISEE'S ARCHITECT SHALL ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
- FRANCHISEE'S ARCHITECT TO VERIFY COMPLIANCE WITH APPLICABLE ADA AND CODE REQUIREMENTS FOR RESTROOM(S) AND ENTRANCE(S).
- WINDOW(S) TO BE IN-FILLED, TINTED, OR BLOCKED OUT WITH APPROVED DBI WINDOW GRAPHICS.
- UNSIGHTLY UTILITIES:  
TO ENHANCE THE D/T EXPERIENCE PLAN ACCORDINGLY TO EITHER REMOVE OR SCREEN WHEN POSSIBLE.
- DEFAULT WATER FILTRATION SYSTEM SHOWN. ARCHITECT TO HAVE WATER TESTED TO VERIFY ACTUAL SYSTEM REQUIRED. BOOSTER PUMP CAN BE ELIMINATED IF INCOMING WATER PRESSURE TO THE BUILDING IS 65PSI OR HIGHER.
- DEFAULT EQUIPMENT FOOTPRINT SHOWN. ARCHITECT TO COORDINATE WITH FRANCHISEE TO DETERMINE ACTUAL EQUIPMENT REQUIRED.



AHARONIAN & ASSOCIATES INC. ARCHITECTS

310 George Washington Highway  
Suite 100  
Smithfield, Rhode Island  
0 2 9 1 7  
T 401-232-5010  
F 401-232-5080  
WWW.ARCH-ENG.COM

REVISIONS		
NUMBER	REMARKS	DATE
1	FEE COMMENTS	10/14/20
2	DD UPDATES	3/24/21

FOR REVIEW

PROJECT TITLE  
  
  
 PC# 300259

940 BOYLSTON STREET  
NEWTON, MA 02461  
MIDDLESEX COUNTY

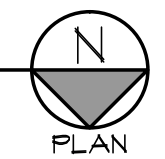
DRAWING TITLE  
PROPOSED FLOOR PLAN

DATE OCT 14, 2020	PROJ NO 20086
DRAWN BY OR	CHECKED BY ECM

DRAWING NUMBER  
K1.1

©AHARONIAN & ASSOCIATES INC 2020

PROPOSED FLOOR PLAN  
SCALE: 3/16" = 1'-0"

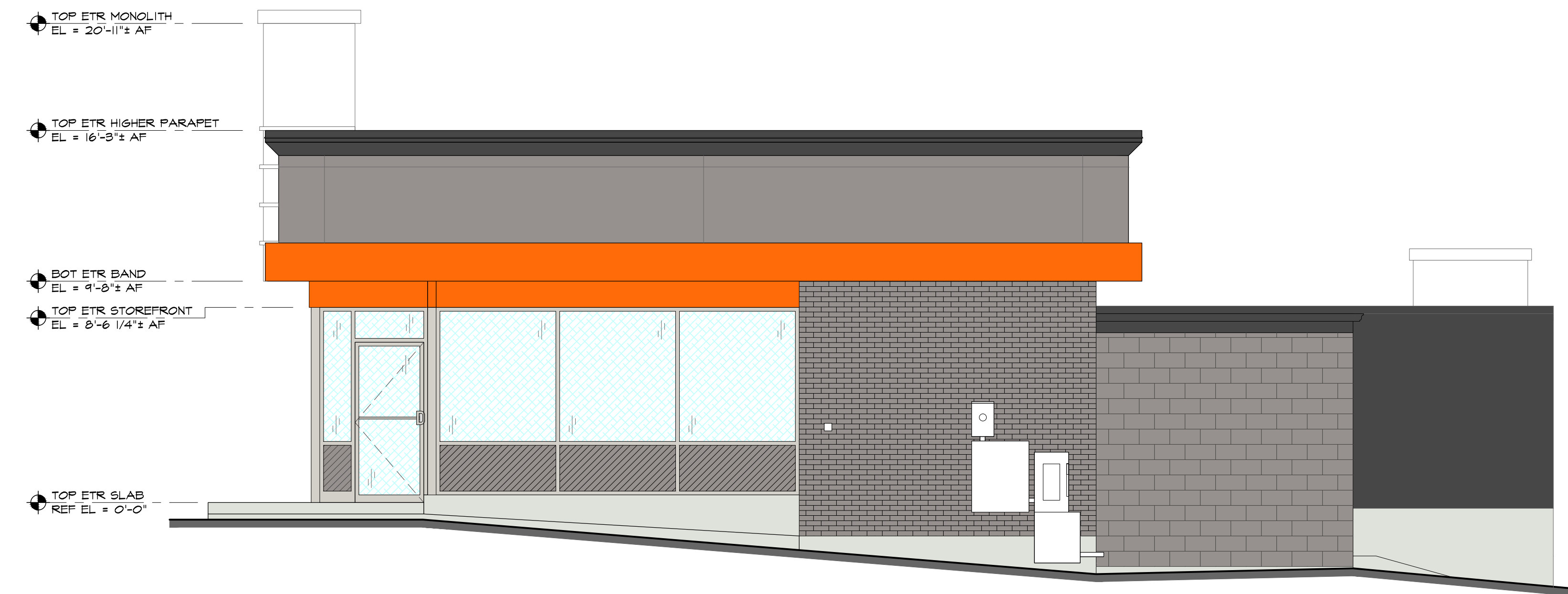




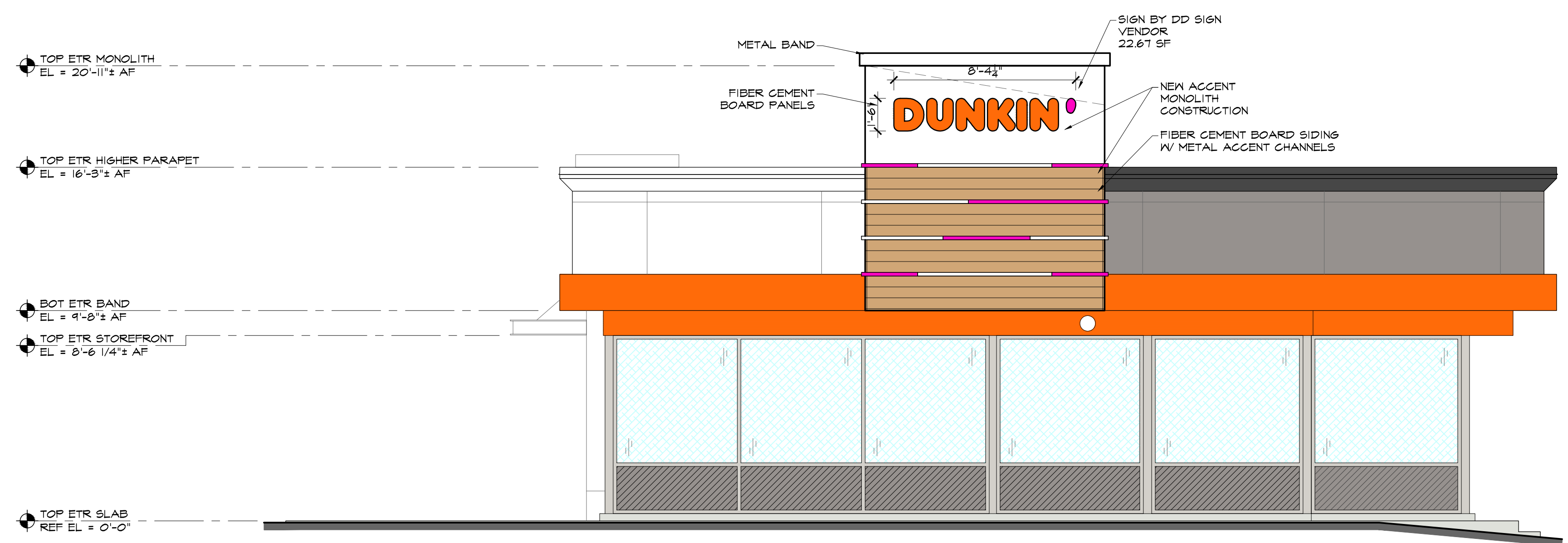
ALL ETR FINISHES TO BE PAINTED AS SHOWN - UNO

**COLOR LEGEND**

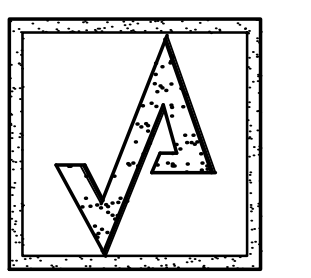
■	-01 "GRAY"
■	-02 "CHARCOAL"
■	-03 "WOOD"
■	-04 "WHITE"
■	-12 "DUNKIN' PINK"
■	-15 "DUNKIN' ORANGE"



2 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



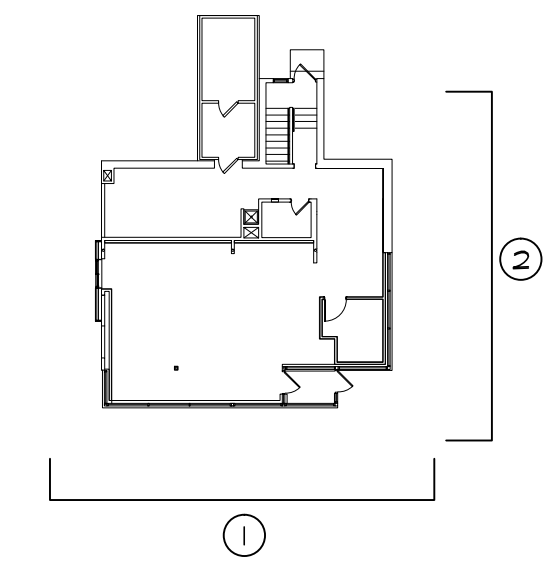
AHARONIAN & ASSOCIATES INC. ARCHITECTS

310 George Washington Highway  
Suite 100  
Smithfield, Rhode Island  
0 2 9 1 7

T 401-232-5010  
F 401-232-5080  
WWW.ARCH-ENG.COM

DISCLAIMER

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.



KEYPLAN

REVISIONS

△ NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE  
**DUNKIN' BRANDS**  
 [eatdrinkthink]  
 PC# 300259

940 BOYLSTON STREET  
 NEWTON, MA 02461  
 Middlesex County

DRAWING TITLE  
**PROPOSED EXTERIOR ELEVATIONS**

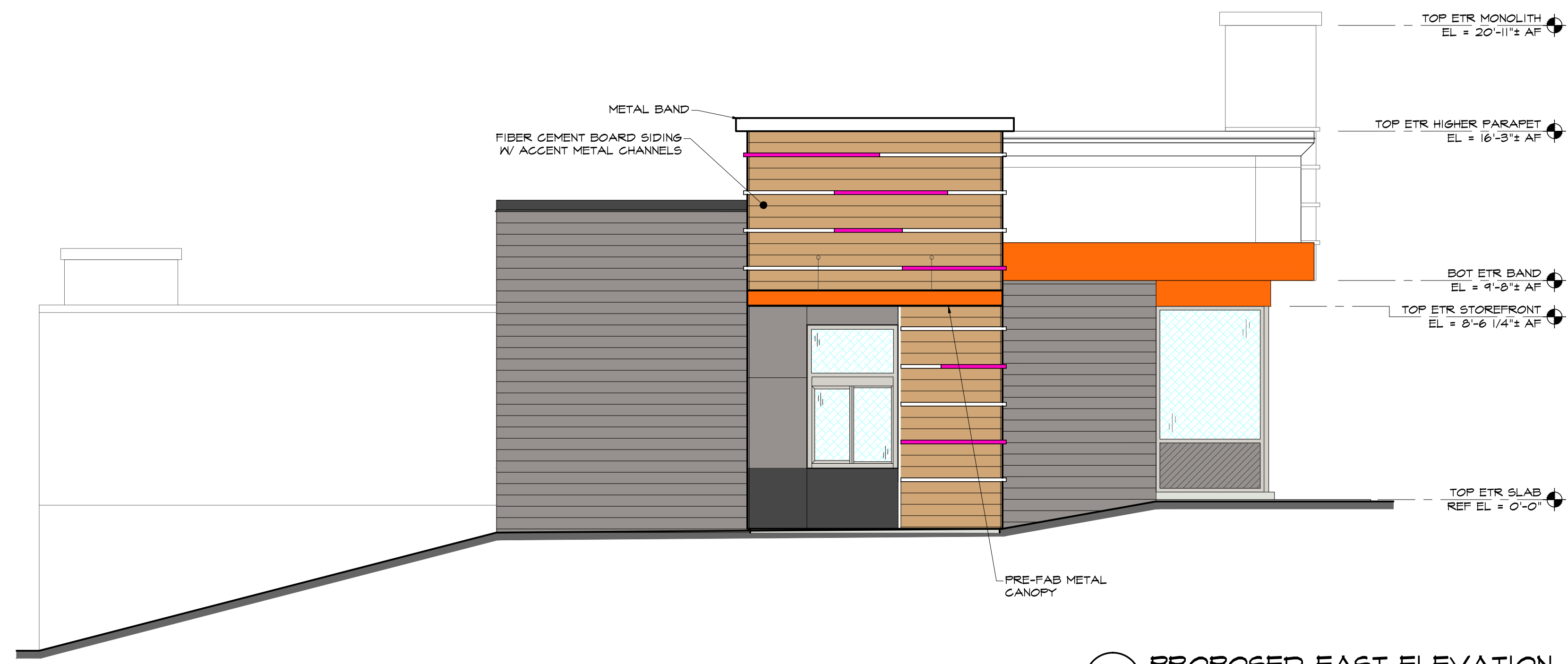
DATE OCT 14, 2020	PROJ NO 20086
DRAWN BY OR	CHECKED BY ECM

DRAWING NUMBER  
**A3.1**

ALL ETR FINISHES TO BE PAINTED AS SHOWN - UNO

**COLOR LEGEND**

■	-01 "GRAY"
■	-02 "CHARCOAL"
■	-03 "WOOD"
■	-04 "WHITE"
■	-12 "DUNKIN' PINK"
■	-13 "DUNKIN' ORANGE"



**2 PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

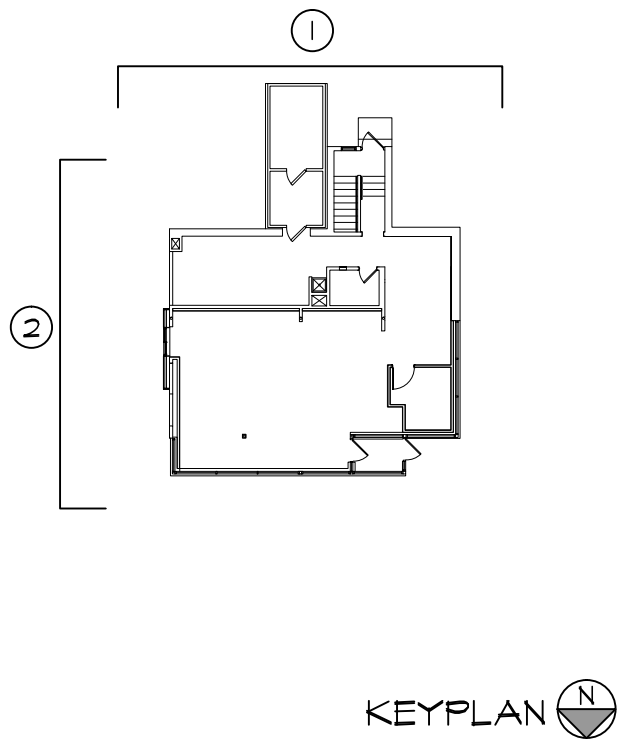
**AHARONIAN & ASSOCIATES INC.**  
ARCHITECTS

310 George Washington Highway  
Suite 100  
Smithfield, Rhode Island  
0 2 9 1 7

T 401-232-5010  
F 401-232-5080  
WWW.ARCH-ENG.COM

**DISCLAIMER**

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.



**REVISIONS**

△ NUMBER	REMARKS	DATE

**FOR REVIEW**

PROJECT TITLE

[eatdrinkthink]  
PC# 300259

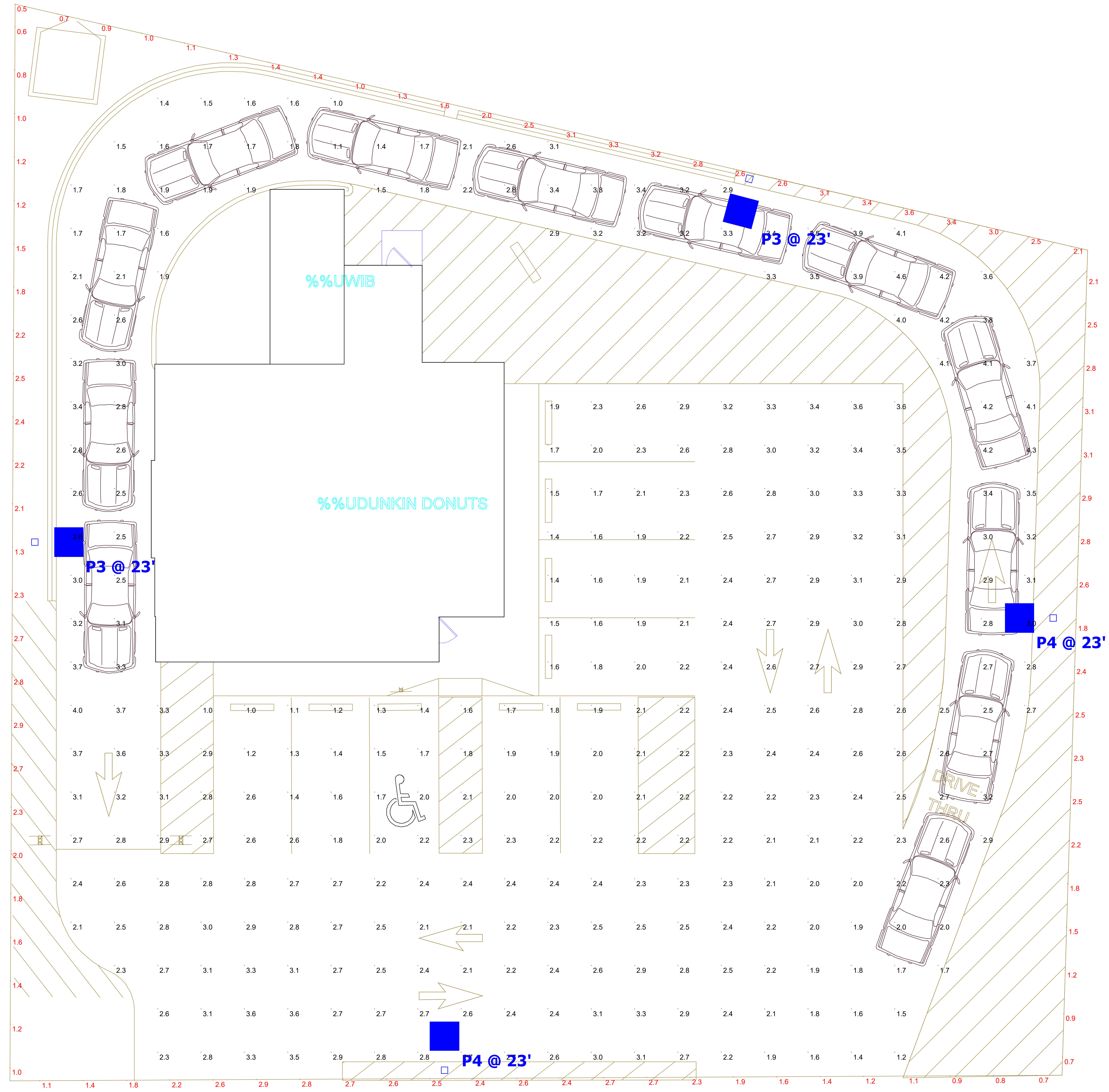
940 BOYLSTON STREET  
NEWTON, MA 02461  
Middlesex County

DRAWING TITLE  
**PROPOSED EXTERIOR ELEVATIONS**

DATE OCT 14, 2020	PROJ NO 20086
DRAWN BY OR	CHECKED BY ECM

DRAWING NUMBER  
**A3.2**





%%UBOYLSTON STREET (ROUTE 9)

Elan View  
Scale - 1" = 4ft



**Schedule**

Symbol	Label	Quantity	Manufacturer	Catalog Number
	<b>P4</b>	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C25-D-UNV-T4-BZ-HSS
	<b>P3</b>	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C25-D-UNV-T3-BZ-HSS

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	<b>+</b>	2.5 fc	4.6 fc	1.0 fc	4.6:1	2.5:1
Property Line	<b>+</b>	2.0 fc	3.6 fc	0.5 fc	7.2:1	4.0:1

Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103  
 (800)325-0693  
 www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 20' pole & 3' base  
 Light level calculated on the ground