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Street Views from Jackson St.



383-387 Boylston St.  
BUSINESS 1 DISTRICT

Street Views from Boylston St.



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Residential Building @

383-387 Boylston St Newton MA

Aerial view & Street Views

SHEET TITLE:

DATE: 2020/11/11

REVISIONS

No	DATE	DESCRIPTION
18	12/03/2021	Special Permit

SCALE: DRAWN BY: FA

PROJECT No: PN16 CADD FILE: -

DWG No:

**A-1**

# Boylston Street View



387 Boylston St

383 Boylston St



387 Boylston St

Side View 1



Front View (Boylston St)



Rear View (Jackson St)



Side View 2



383 Boylston St

Front View (Boylston St)



East Side View



Rear View (Jackson St)



West Side View

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Boylston Street View

DATE: 2020/11/11

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**A-2**

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# Photos of Neighborhood



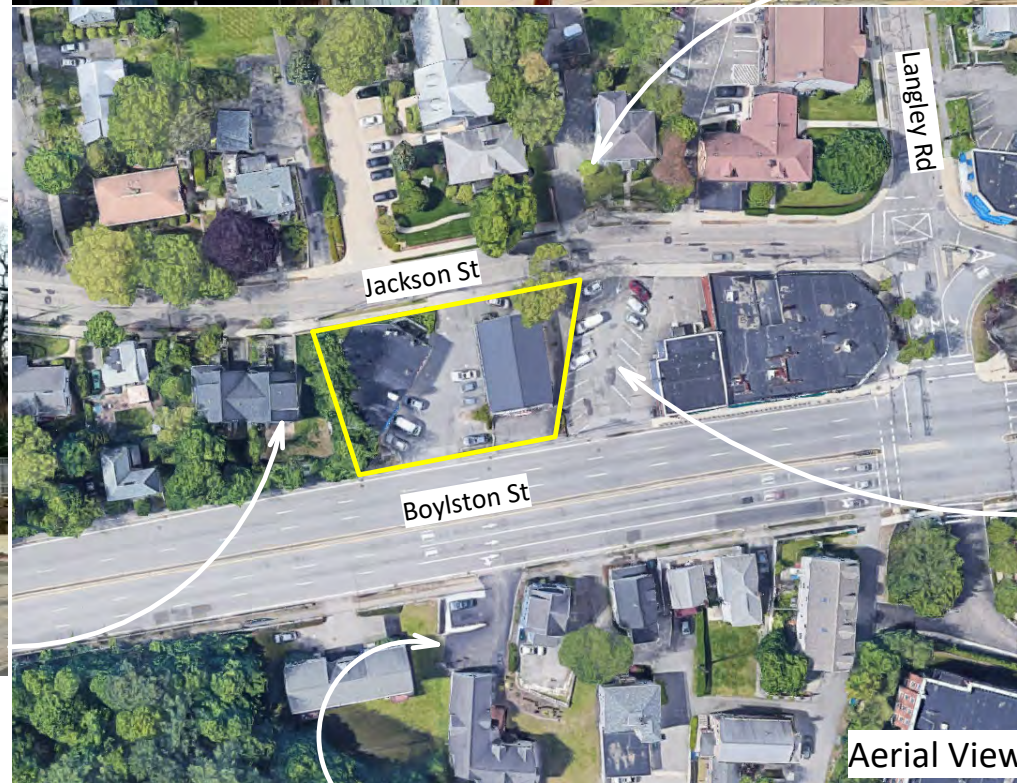
Jackson St



Jackson St across the street neighbors



West Abutter - Townhouses



Aerial View



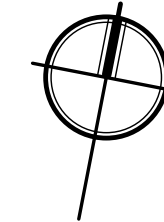
East Abutter - Parking lot



Boylston St across the street neighbors



Boylston St



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Photos of Neighborhood

DATE: 2020/11/11

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**A-3**

# Context

South View



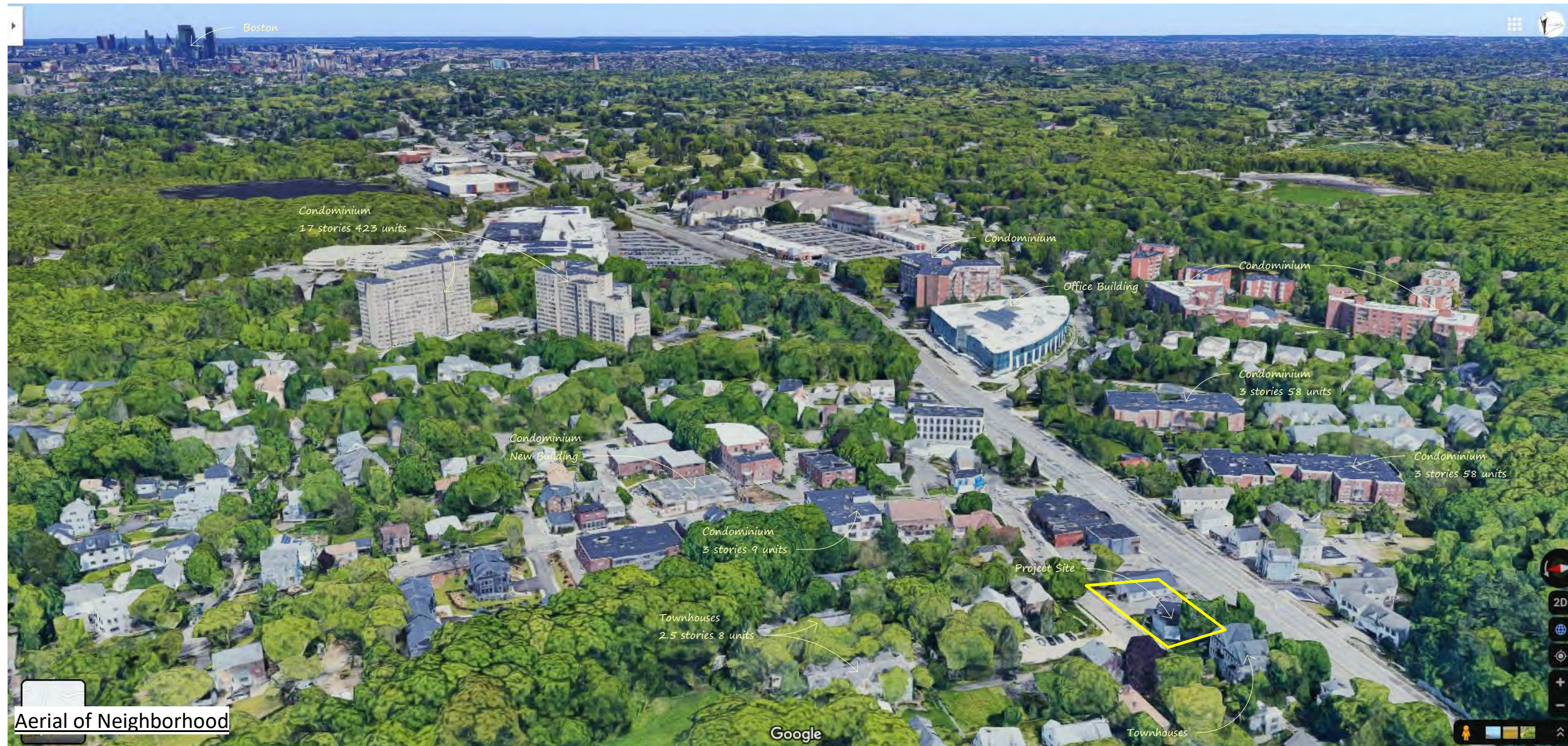
East View



North View



Plan View



Aerial of Neighborhood

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PHOTOS OF NEIGHBORHOOD

DATE: 2020/11/11

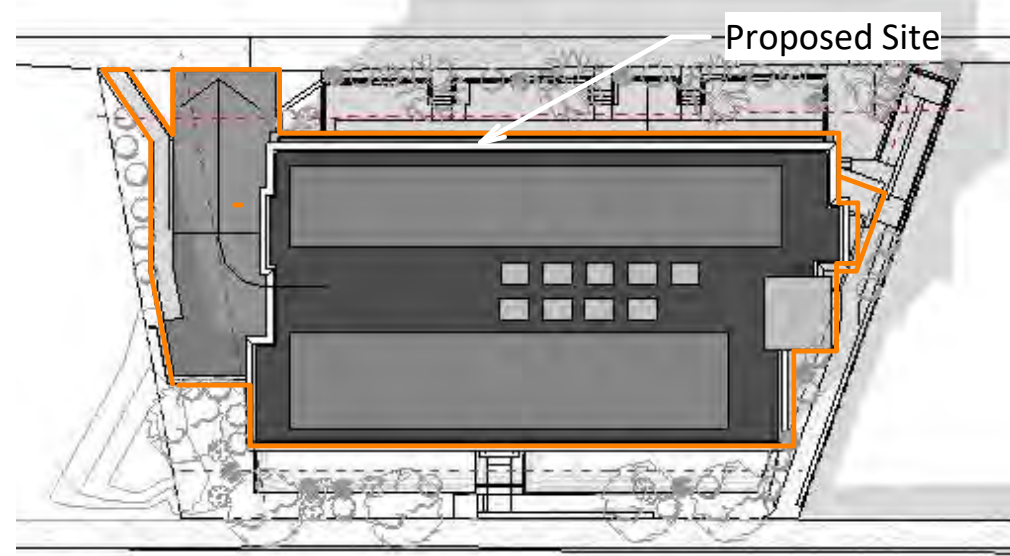
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No	DATE	DESCRIPTION
18	12/03/2021	Special Permit

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PROJECT No: PN16 CADD FILE: -

DWG No:  
**A-4**

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## Context Plan

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SHEET TITLE:  
Context Plan & Figure-Ground

DATE: 2020/11/11

REVISIONS

No	DATE	DESCRIPTION
18	12/03/2021	Special Permit

SCALE: DRAWN BY: FA

PROJECT No: PN16 CADD FILE: -

DWG No:

**A-5**

# Street Elevations



**2** Boylston St Elevation  
Scale : 1/32" = 1'-0"



Aerial of Neighborhood



**1** Jackson St Elevation  
Scale : 1/32" = 1'-0"

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Residential Building @  
383-387 Boylston St Newton MA  
SHEET TITLE:  
Context Jackson & Boylston  
street profile

DATE: 2020/11/11

REVISIONS

No	DATE	DESCRIPTION
18	12/03/2021	Special Permit

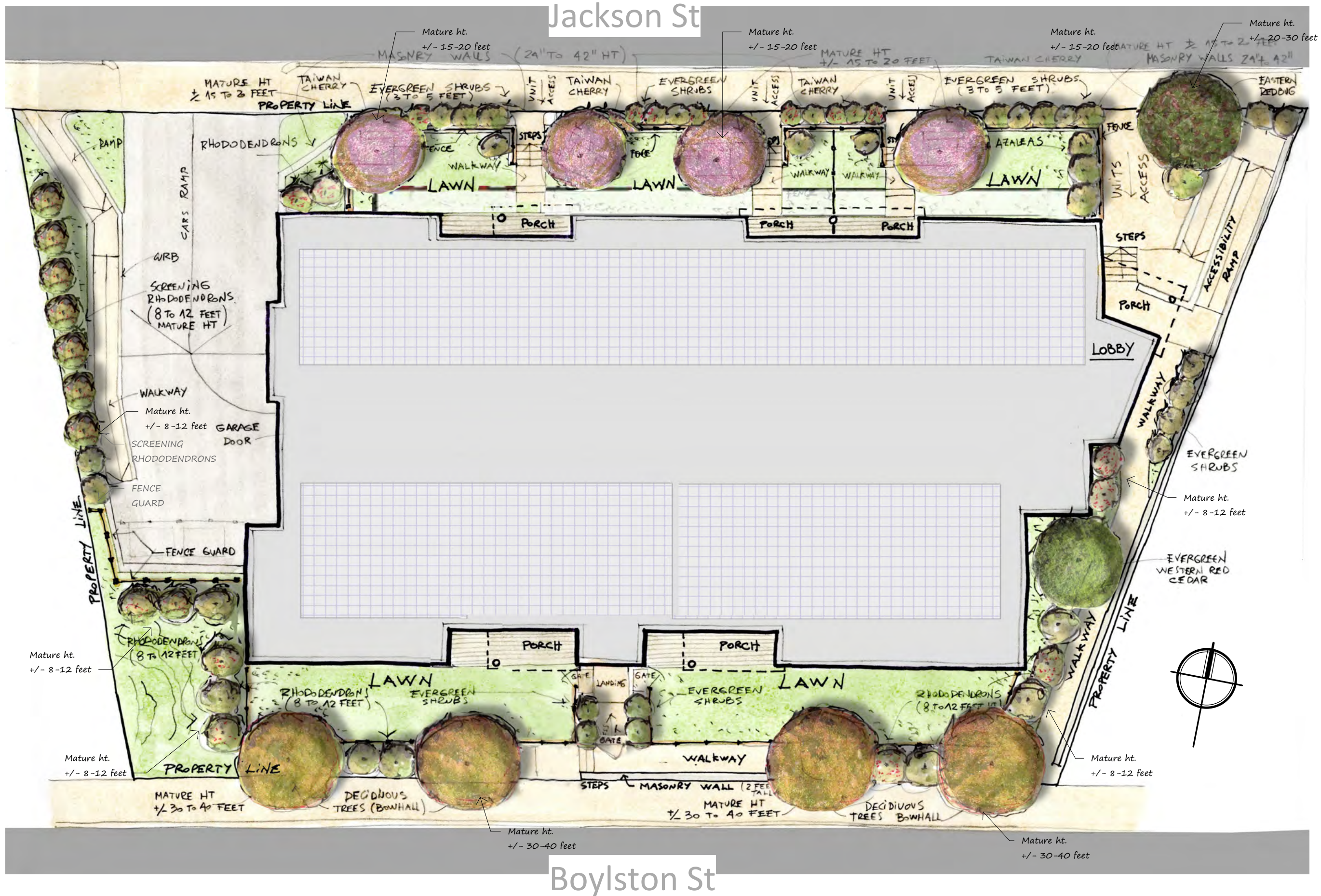
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PROJECT No: PN16 CADD FILE: -

DWG No:  
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Residential Building @

383-387 Boylston St Newton MA

Site Plan / Landscape Plan

DATE: 2020/11/11

REVISIONS

No	DATE	DESCRIPTION
18	12/03/2021	Special Permit

SCALE: DRAWN BY: FA

PROJECT No: PN16 CADD FILE: -

DWG No:

**A-7**

# Project Description

We are proposing a 3-story, 12-unit, residential building complete with below-grade parking on a parcel between Boylston Street and Jackson Street in Thompsonville. The site is at the edge of the existing commercial district at the foot of Langley Road to the East and low-rise residential to the West. Our building will maximize energy efficiency, provide thermal comfort and healthy indoor air quality while minimizing our carbon footprint. The units themselves will be provided in a variety of sizes and types...both flats and duplex, market rate and inclusionary.

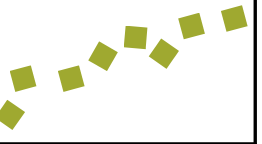
## Sustainable Goals

The project will comply with section 5.13 (Sustainable Development Design) of the Zoning Ordinance. A Green Building Professional Consultant is involved with our compliance with the sustainability goals. The rating system to meet compliance will be LEED Green Building Rating Program. One Electric vehicles charging outlet will be provided every two cars (9 outlets for 18 cars). Solar panels will be installed on the roof of the structure to generate a renewable and clean source of energy for the building. The heating/cooling system and residential domestic water heating will use electric sources of power. (heat pumps, and electric water heaters). The asphalt and impervious surfaces on the lot will be reduced and a drainage system is designed to manage the collection of rain runoff on site. A landscaping design will add trees, shrubs, and bushes to the property. The building envelope will provide insulation to comply with the IECC (International Energy Conservation Code)



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Perspectives

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18	12/03/2021	Special Permit

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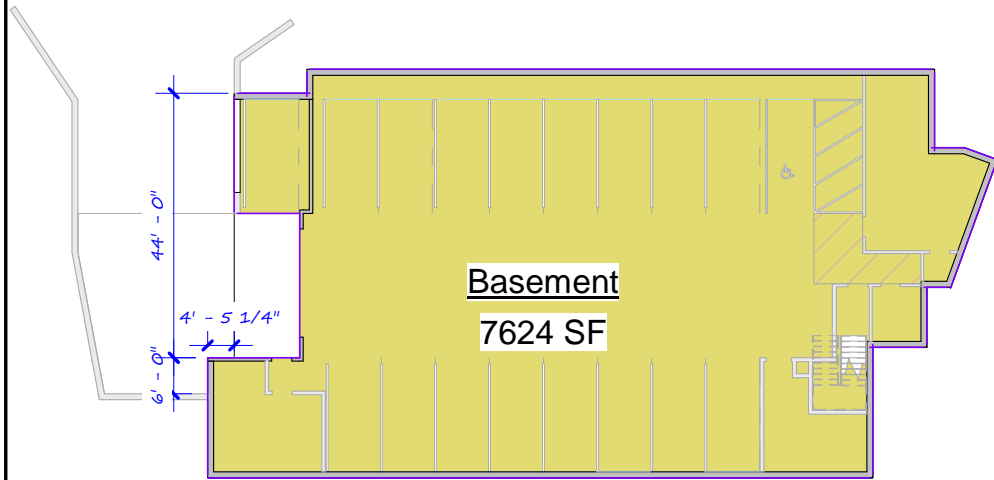
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DWG No:

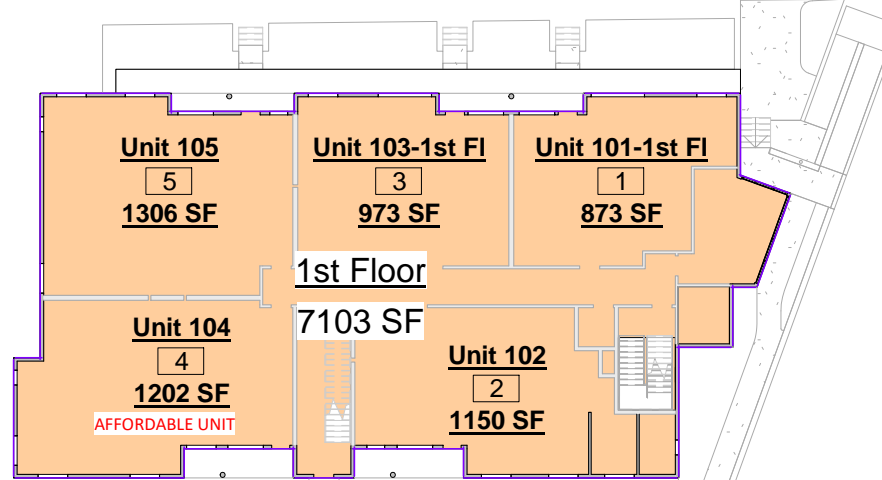
**A-8**



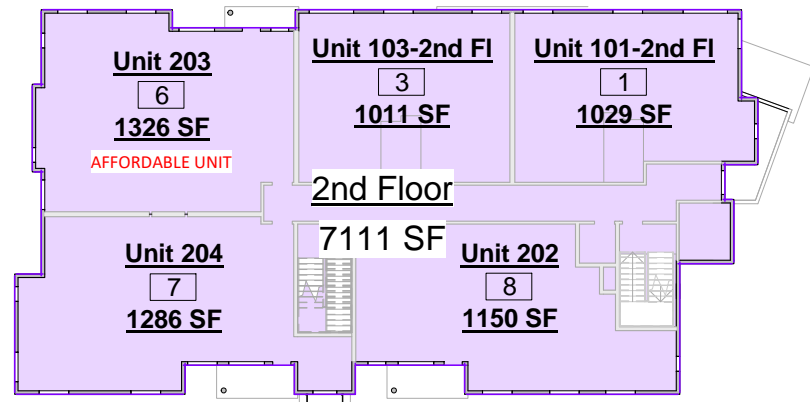
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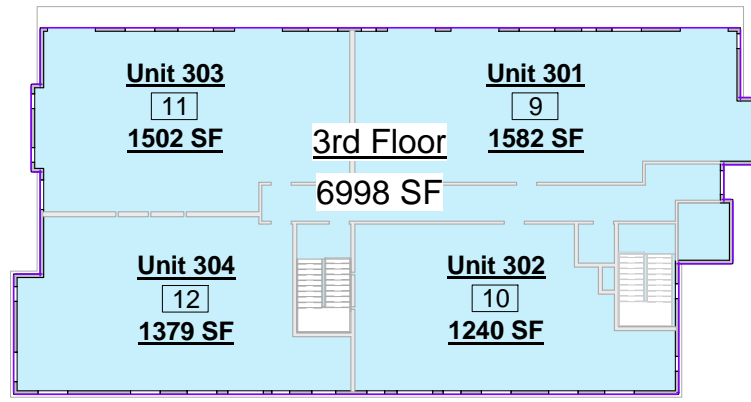
**1** Basement Parking  
Scale : 1/32" = 1'-0"



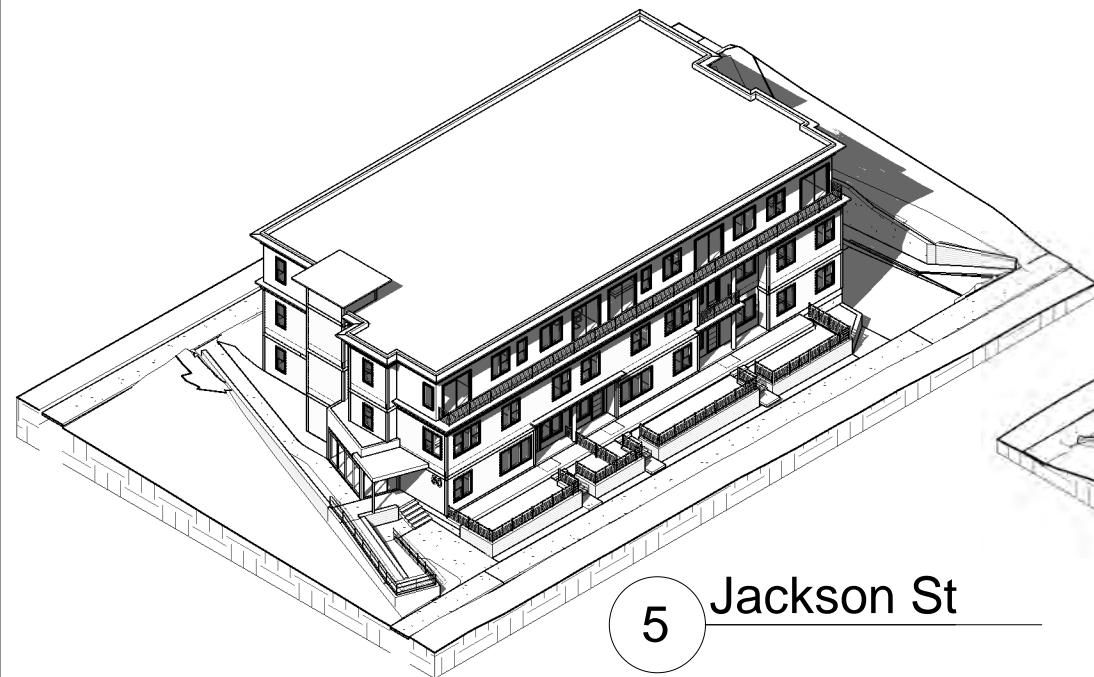
**2** 1st Floor  
Scale : 1/32" = 1'-0"



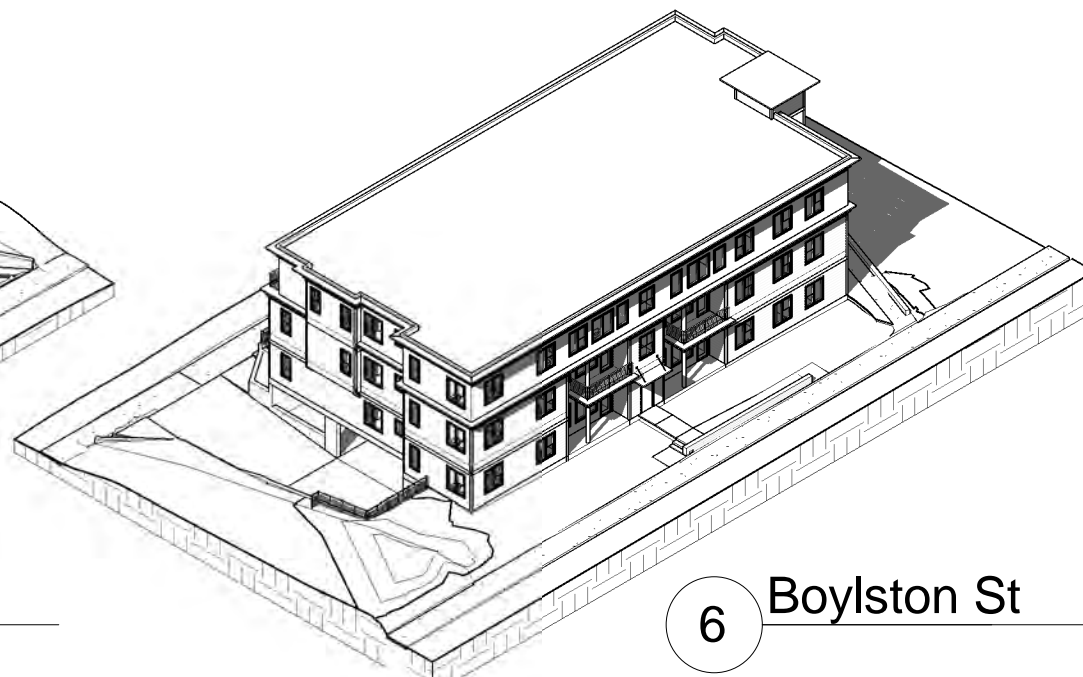
**3** 2nd Floor  
Scale : 1/32" = 1'-0"



**4** 3rd Floor  
Scale : 1/32" = 1'-0"



**5** Jackson St



**6** Boylston St

# FAR

LOT SIZE	14,866 S.F.
FAR ALLOWABLE BY S.P.	1.5
MAXIMUM BUILDING AREA	22,299 S.F.
AREA AS SHOWN	22,279 S.F.

Total building perimeter 1st Floor	406 ft.
Building perimeter above 4ft.	55ft.
Basement Area	7,624 S.F.
Mass below first floor	
55/406=0.14	7,624*0.14 = 1,067 S.F.

Floors	Area S.F.
1st. FL.	+/- 7,103 S.F.
2nd. FL.	+/- 7,111 S.F.
3rd. FL.	+/- 6,998 S.F.
BASEMENT (14%)	+/- 1,067 S.F.
<b>TOTAL</b>	<b>+/- 22,279 S.F.</b>

# Units

Unit	Bedrooms	Stories	Area S.F.
101	3 + office	2	1,902 S.F.
102	2	1	1,150 S.F.
103	3 + office	2	1,984 S.F.
104 affordable	3	1	1,202 S.F.
105	3	1	1,306 S.F.
202	2	1	1,150 S.F.
203 affordable	3	1	1,326 S.F.
204	3 + office/den	1	1,286 S.F.
301	3	1	1,582 S.F.
302	2 + office/den	1	1,240 S.F.
303	3	1	1,502 S.F.
304	3 + office/den	1	1,379 S.F.

TOTAL 17,009 S.F.

### ARCHITECTURAL ACCESS BOARD 521 CMR

- 12 Units Group 1

TOTAL PARKING SPACES	18
PARKING	5 spaces (9'x19')
PARKING	11 spaces (8.5'x19')
Guest PARKING	1 spaces (9'x19')
Accesible car/van + aisle	1 space (16'x19')
Car/Van parking space and aisle 16'x19' (521 CMR & ADA)	

Newton, Massachusetts  
Chapter 30: Zoning Ordinance  
Number of Parking Stalls (5.1.4.)  
Multi-family dwelling  
1.25 per unit (Allowed by Special Permit)  
12 units  
12 x 1.25=15 spaces (minumum)  
Minimum Dimensions 9'x19' (5.1.8\_B-1 & B-2)  
Handicapped stalls (6-25) 1 stall required (5.1.8\_B-3)



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AREAS & 3D Massing

DATE: 2020/11/11

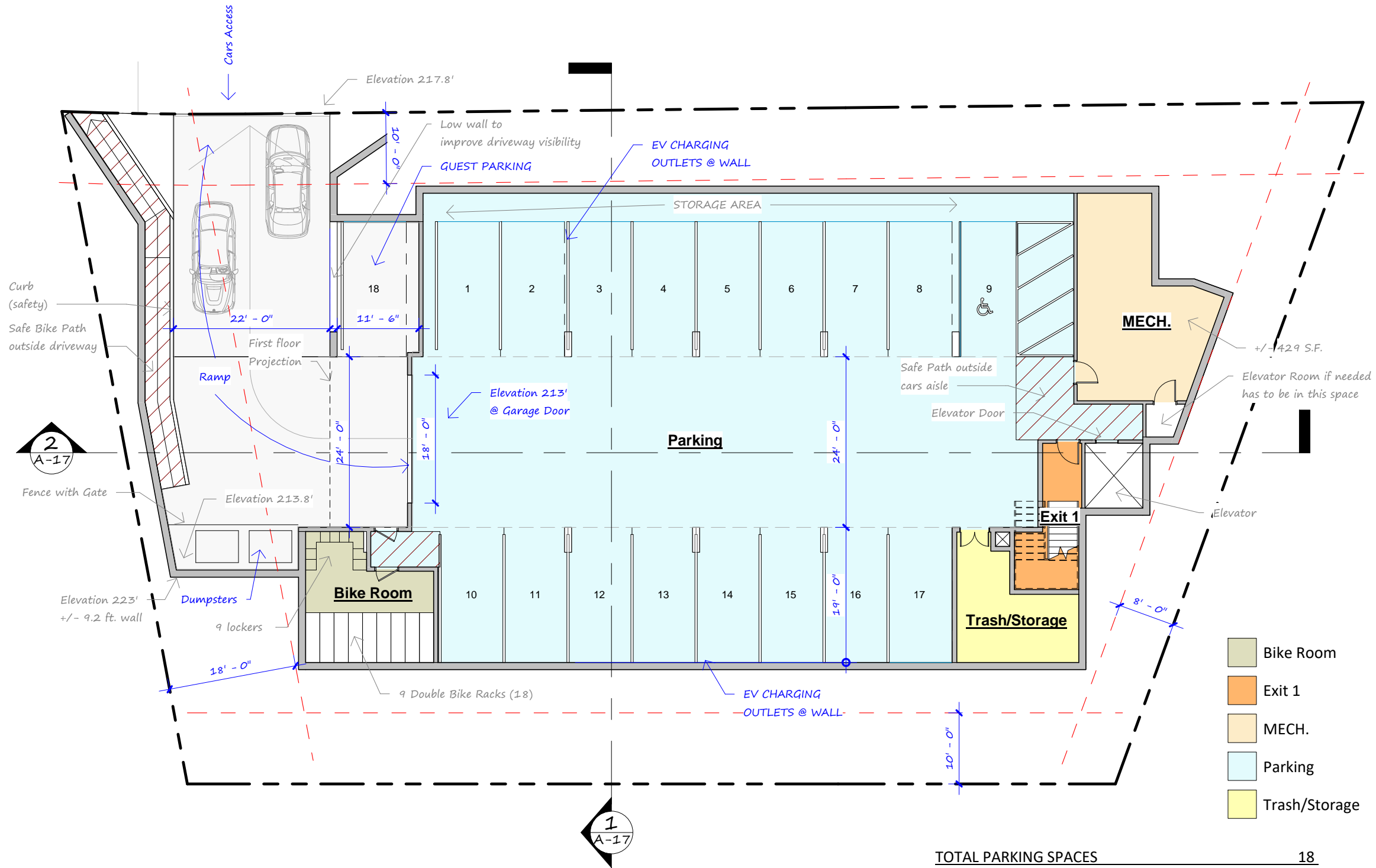
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18	12/03/2021	Special Permit

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PROJECT No: PN16  
CADD FILE: -

DWG No:  
**A-9**

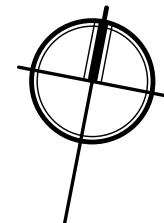
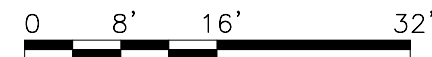
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Jackson St.



- Bike Room
- Exit 1
- MECH.
- Parking
- Trash/Storage

TOTAL PARKING SPACES	18
PARKING (1, 2, 8, 10, 17)	5 spaces (9'x19')
PARKING (3 to 7 & 11 to 16)	11 spaces (8.5'x19')
Guest PARKING (18)	1 spaces (9'x19')
Accessible car/van + aisle (9)	1 space (16'x19')
Car/Van parking space and aisle 16'x19' (521 CMR & ADA)	



**1** Basement Floor  
Scale : 1/16" = 1'-0"

Boylston St.

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Residential Building @

383-387 Boylston St Newton MA

Basement

SHEET TITLE:

DATE: 2020/11/11

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SCALE: 1/16" = 1'-0"

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PROJECT No: PN16

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**A-10**

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Residential Building @  
383-387 Boylston St Newton MA

SHEET TITLE:

First Floor

DATE: 2020/11/11

REVISIONS

No	DATE	DESCRIPTION
18	12/03/2021	Special Permit

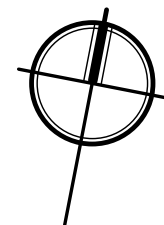
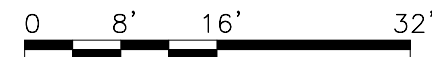
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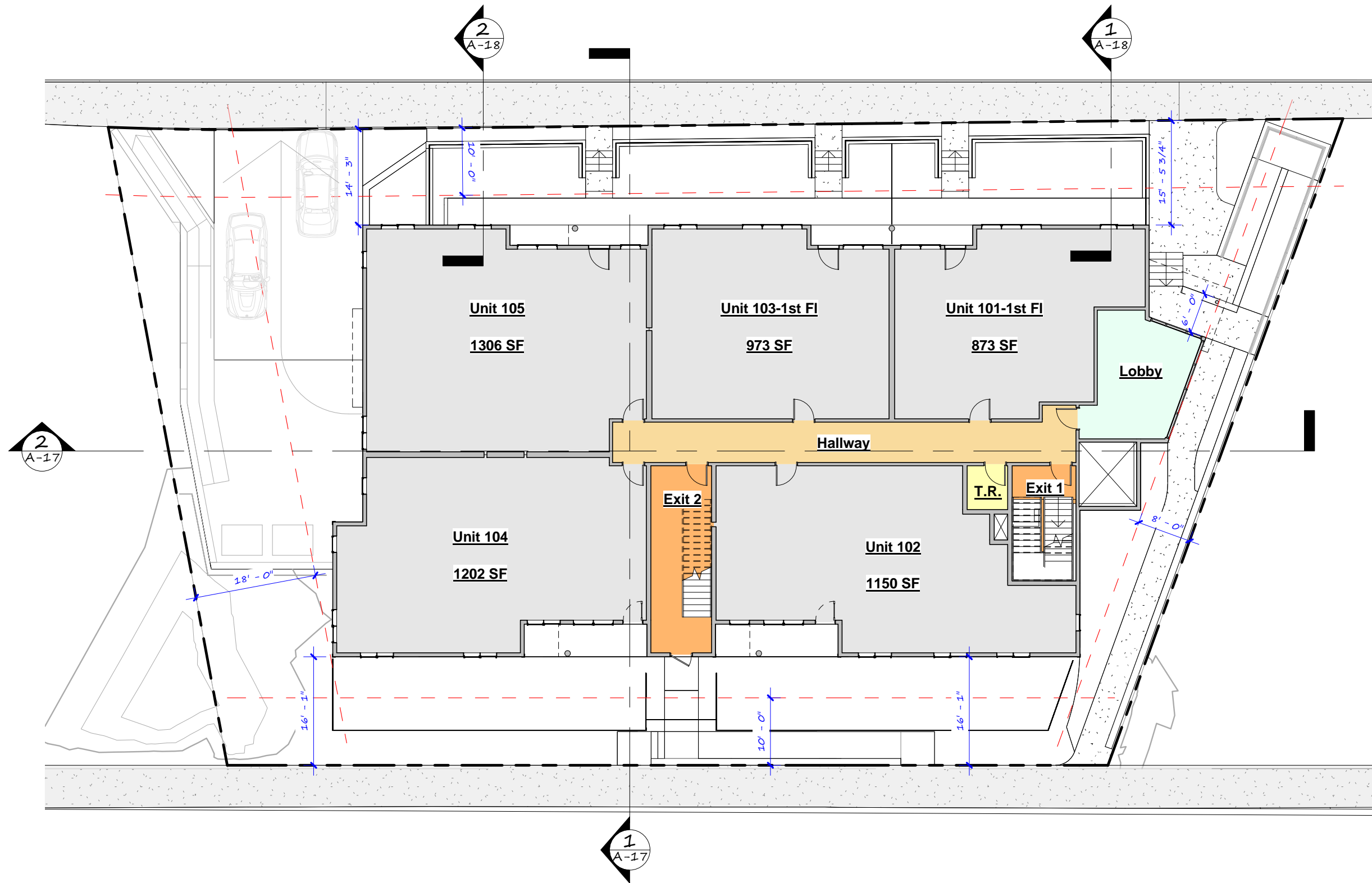
DWG No:

**A-11**

**1** 1st Floor  
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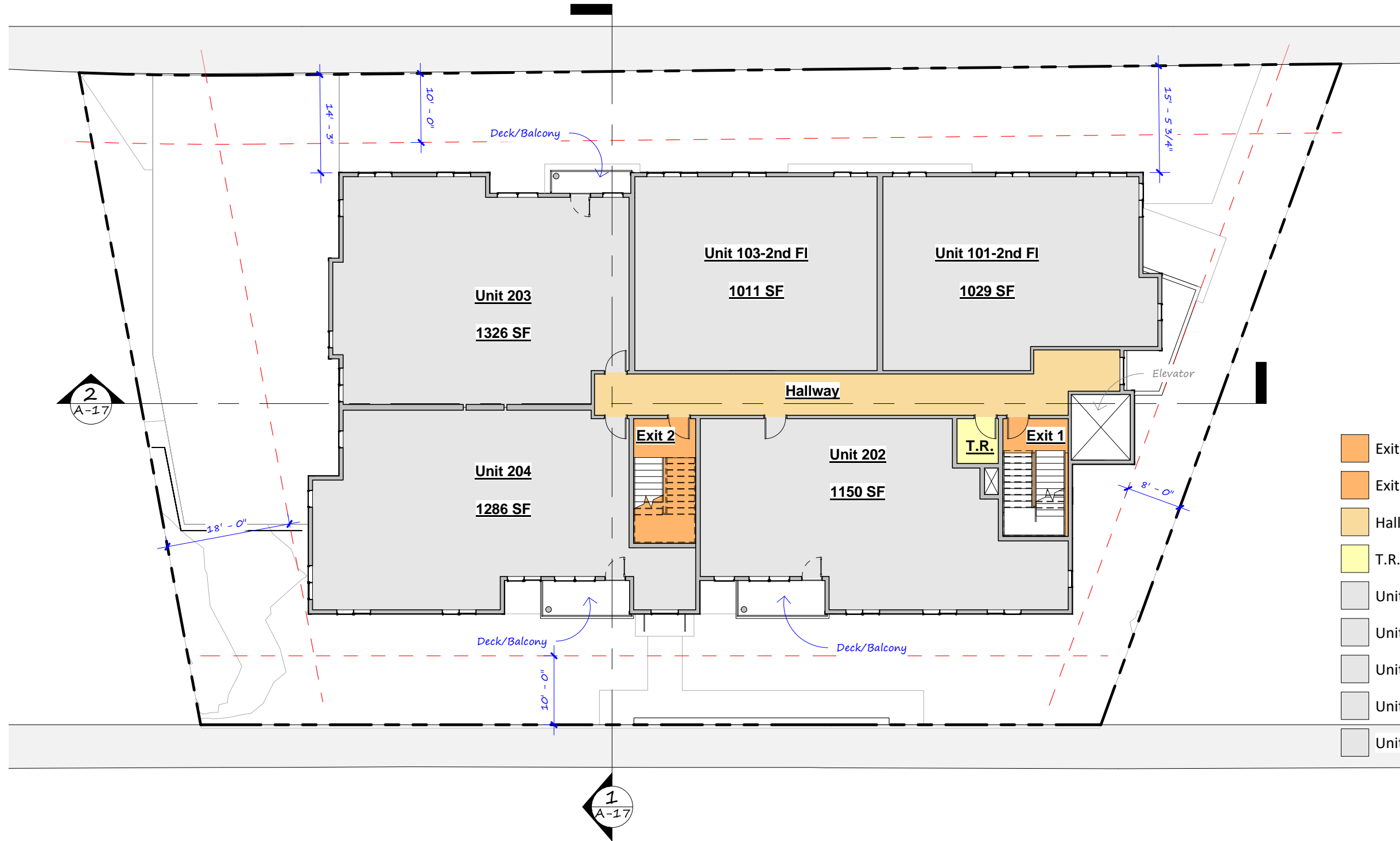


- Exit 1
- Exit 2
- Hallway
- Lobby
- T.R.
- Unit 101-1st Fl
- Unit 102
- Unit 103-1st Fl
- Unit 104
- Unit 105



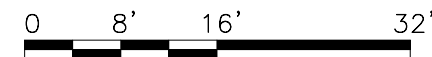
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Jackson St.



- Exit 1
- Exit 2
- Hallway
- T.R.
- Unit 101-2nd Fl
- Unit 103-2nd Fl
- Unit 202
- Unit 203
- Unit 204

**1** 2nd Floor  
Scale : 1/16" = 1'-0"



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Residential Building @  
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SHEET TITLE:

Second Floor

DATE: 2020/11/11

REVISIONS

No	DATE	DESCRIPTION
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PROJECT No: PN16 CADD FILE: -

DWG No:

**A-12**

Boylston St.

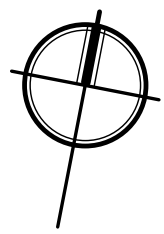
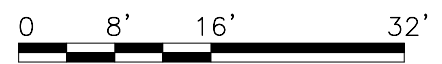
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Jackson St.



- Exit 1
- Exit 2
- Hallway
- T.R.
- Unit 301
- Unit 302
- Unit 303
- Unit 304

**1** 3rd Floor  
Scale : 1/16" = 1'-0"



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Residential Building @

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Third Floor

SHEET TITLE:

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REVISIONS

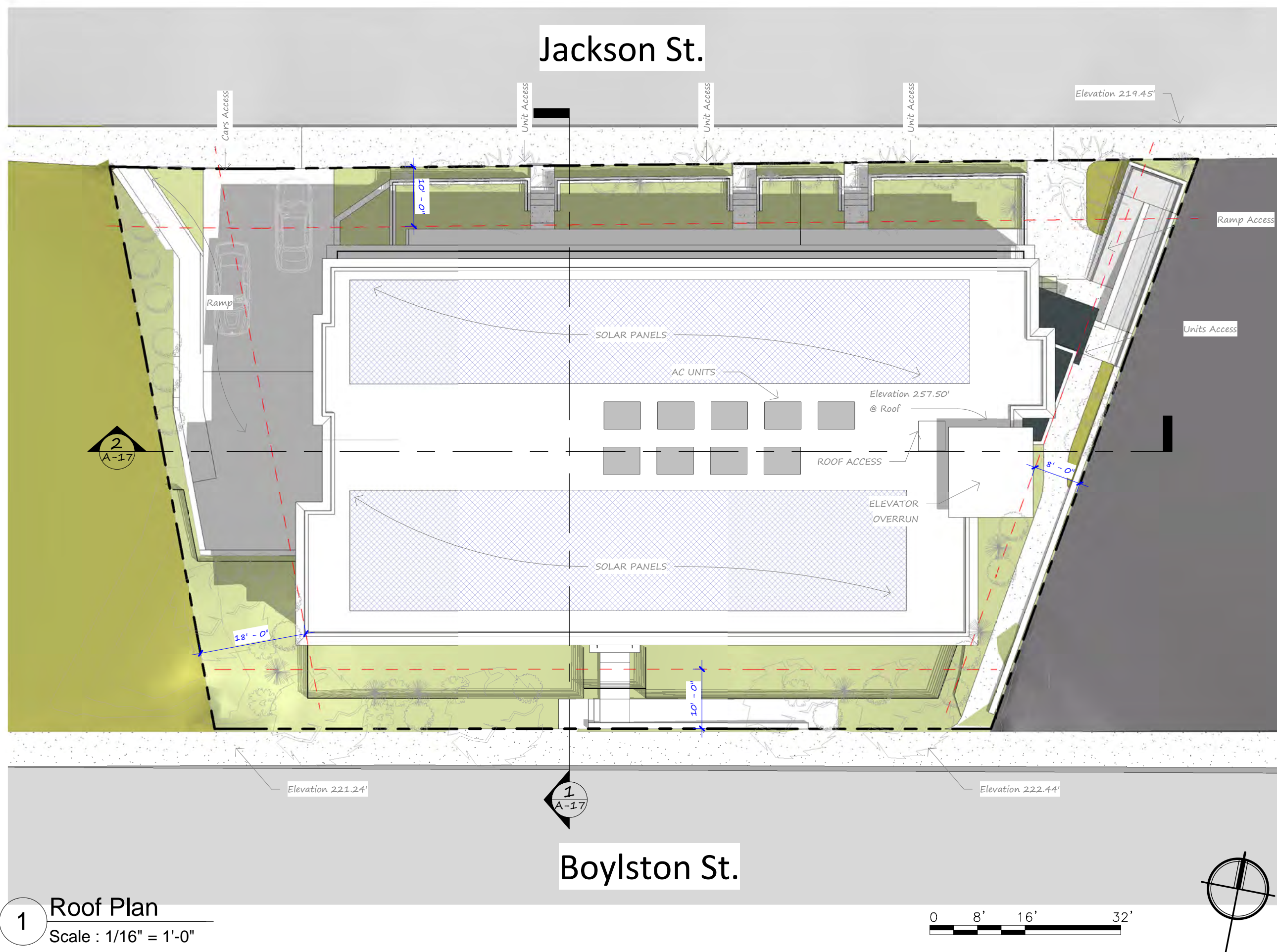
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PROJECT No: PN16 CADD FILE: -

DWG No:  
**A-13**

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**1** Roof Plan  
Scale : 1/16" = 1'-0"

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Residential Building @  
383-387 Boylston St Newton MA  
SHEET TITLE: Roof Plan

DATE: 2020/11/11

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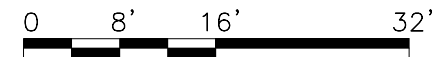


**2 West Elevation**  
Scale : 1/16" = 1'-0"



**1 Boylston St Elevation**  
Scale : 1/16" = 1'-0"

The landscaping features as shown on the building elevations and sections depict the mature sizes of species shown on the Landscape Plan (Illustrative purpose only)



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Residential Building @

383-387 Boylston St Newton MA

Building Elevations

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**A-15**

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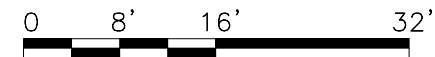


**1 East Elevation**  
Scale : 1/16" = 1'-0"



**2 Jackson St Elevation**  
Scale : 1/16" = 1'-0"

The landscaping features as shown on the building elevations and sections depict the mature sizes of species shown on the Landscape Plan (Illustrative purpose only)



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SHEET TITLE:

Building Elevations

DATE: 2020/11/11

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SCALE: 1/16" = 1'-0"

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**A-16**



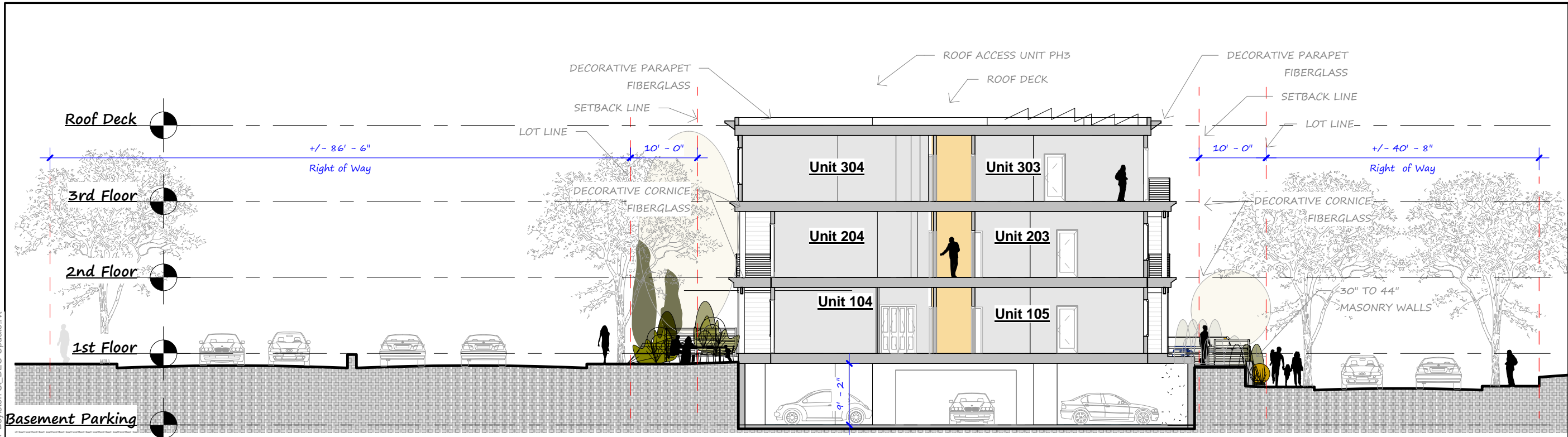
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Residential Building @  
 383-387 Boylston St Newton MA  
 SHEET TITLE:  
 Building & Street Sections

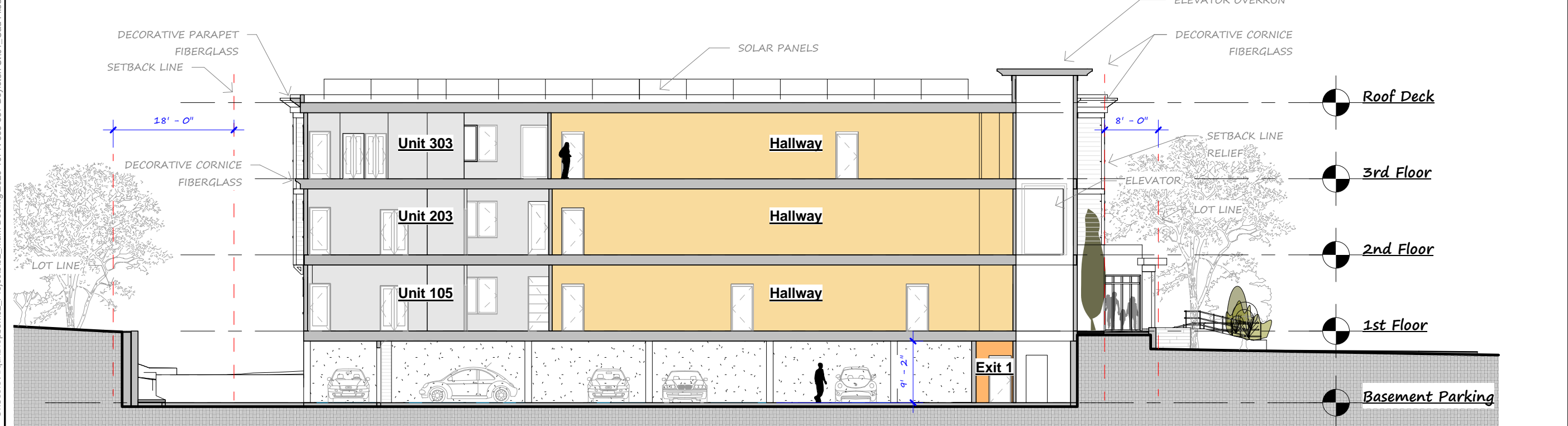
DATE: 2020/11/11

REVISIONS		
No	DATE	DESCRIPTION
18	12/03/2021	Special Permit

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 PROJECT No: PN16 CADD FILE: -  
 DWG No:

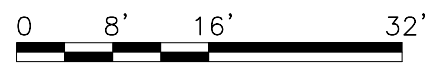


**1 Transversal Section**  
 Scale : 1/16" = 1'-0"



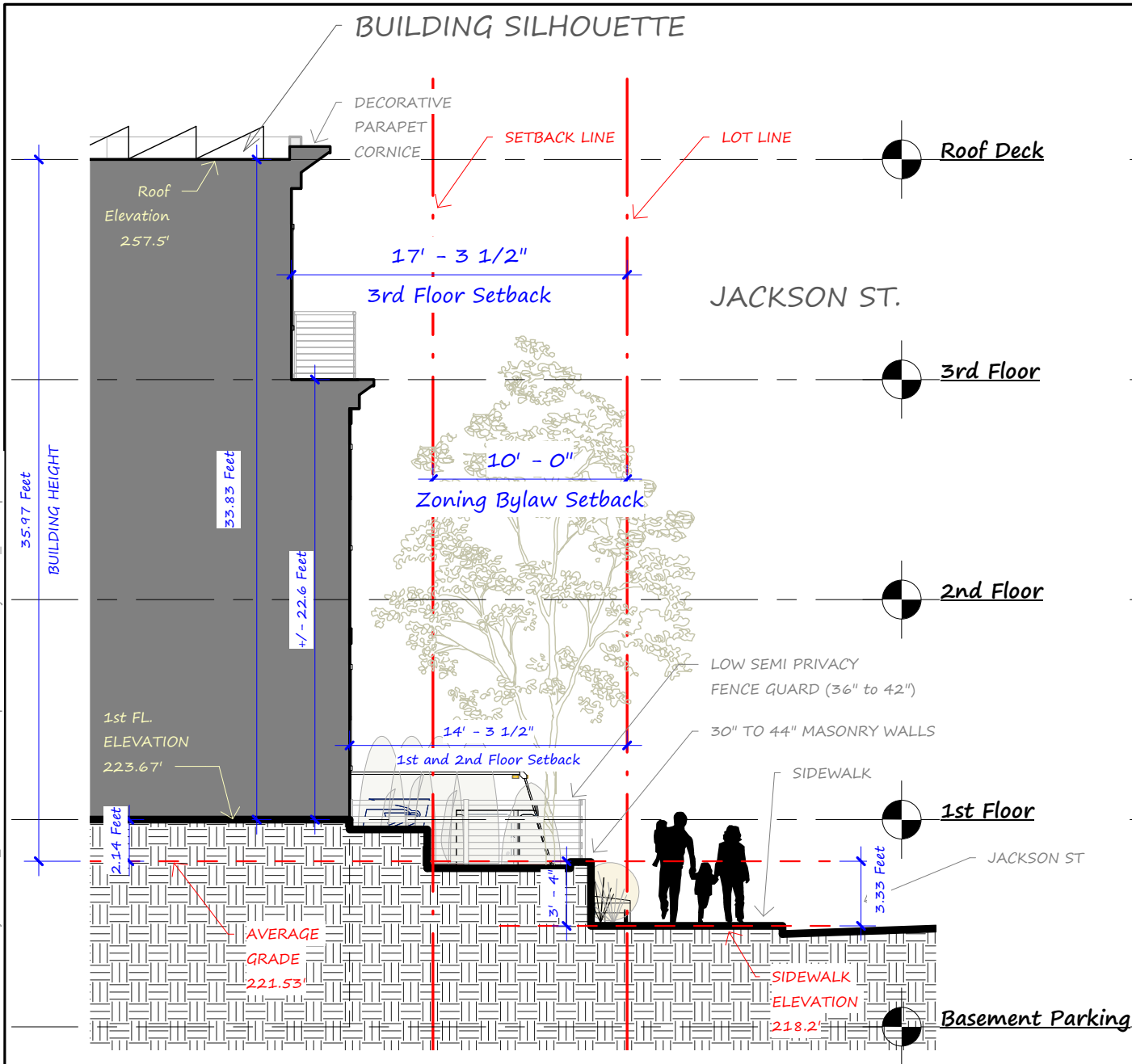
**2 Longitudinal Section**  
 Scale : 1/16" = 1'-0"

The landscaping features as shown on the building elevations and sections depict the mature sizes of species shown on the Landscape Plan (Illustrative purpose only)

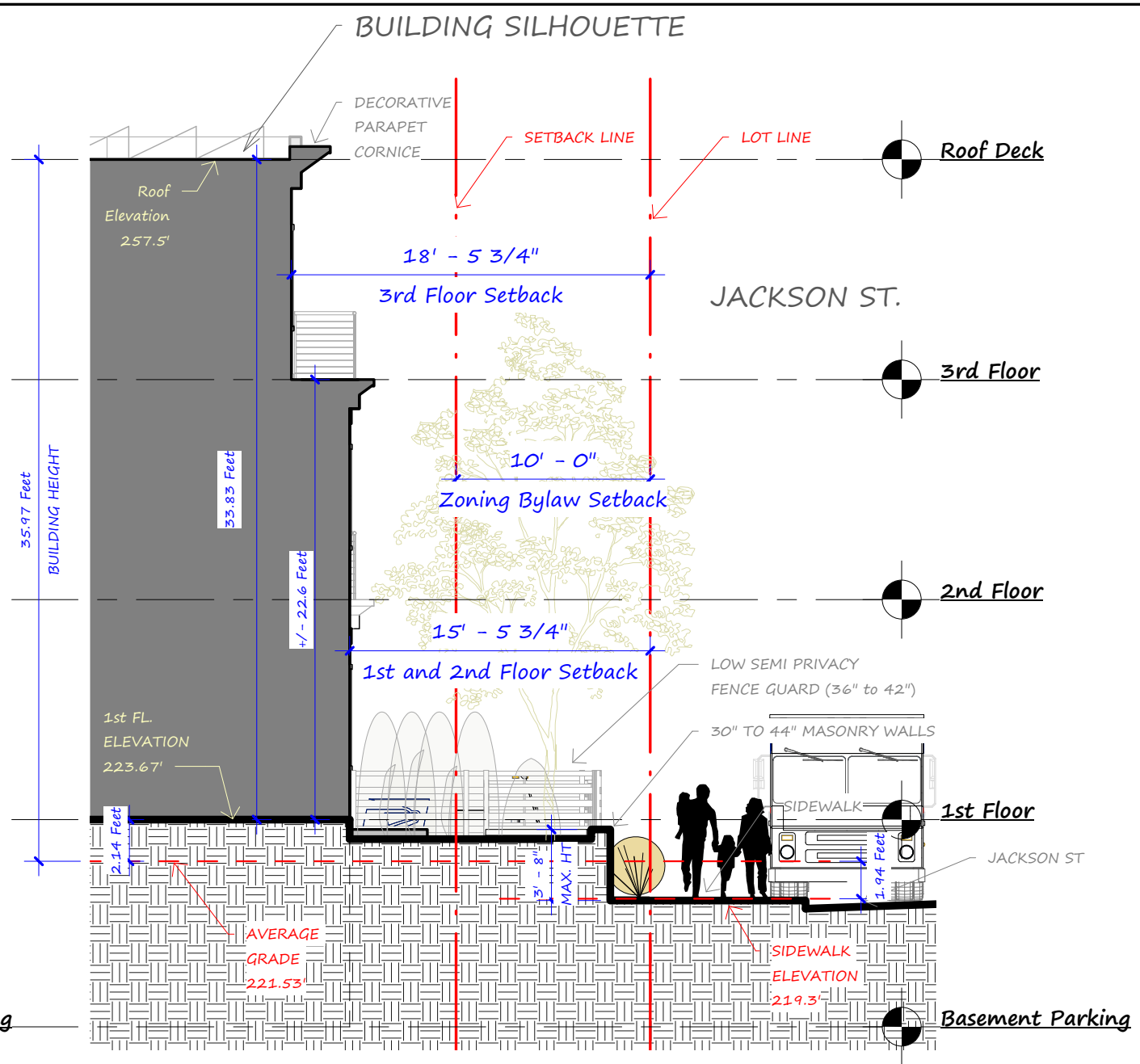


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C:\Users\Arquit\Dropbox\02\_Projects\02\_Mark Dooling\2020-16PN\_383-387\_Boylston St\_DEC-Update.rvt 12/3/2021 3:54:19 PM



2 Jackson St Massing Section West  
Scale : 1/8" = 1'-0"

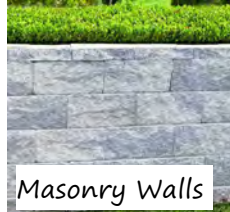


1 Jackson St Massing Section East  
Scale : 1/8" = 1'-0"

**PLANTING AT JACKSON ST SIDE.**

Images as a reference only. Final species, sizes/flower color and fence/wall color T.B.D.

The landscaping features as shown on the building elevations and sections depict the mature sizes of species shown on the Landscape Plan (Illustrative purpose only)



**SPECIAL PERMIT**  
**UPDATE - DEC - 14**

Residential Building @  
383-387 Boylston St Newton MA  
SHEET TITLE  
Building Massing Sections &  
Planting at Jackson St

DATE: 2020/11/11

REVISIONS

No	DATE	DESCRIPTION
18	12/03/2021	Special Permit

SCALE: 1/8" = 1'-0"

DRAWN BY: FA

PROJECT No: PN16 CADD FILE: -

DWG No:

**A-18**