



SHORT STREET FACADES - OPTION 1
REVISED 08-26-16

Drawing
SK-3

PROJECT: 1621 BEACON ST. - TOWNHOUSES
TITLE: VIEW OF SHORT ST. FACADES - OPTION 1
SCALE:
DATE: 08/26/16

PROJECT NO.: 14064.00
BULLETIN NO.:

PCA
PRELLWITZ / CHILINSKI ASSOCIATES, INC.
221 Hampshire Street, Cambridge MA, 02139
T 617-547-8120 F 617-661-4886



SHORT STREET FACADES - OPTION 2
REVISED 08-26-16

Drawing
SK-3

PROJECT: 1621 BEACON ST. - TOWNHOUSES
TITLE: VIEW OF SHORT ST. FACADES - OPTION 2
SCALE: PROJECT NO.: 14064.00
DATE: 08/26/16 BULLETIN NO.:

Drawing

SK-4.1

PROJECT: 1621 BEACON ST. - TOWNHOUSES

TITLE: ELEVATIONS

SCALE: PROJECT NO.: 14064.00

DATE: 08/26/16 BULLETIN NO.:

PRELLWITZ / CHILINSKI ASSOCIATES, INC.
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PCA

REVISED 08-26-16



Front Elevation



Rear Elevation



Typical Left Side Elevation



Typical Right Side Elevation



Middle Building Right Side Elevation



Middle Building Left Side Elevation

REVISED 08-26-16

Drawing

SK-4.2

PROJECT: 1621 BEACON ST. - TOWNHOUSES

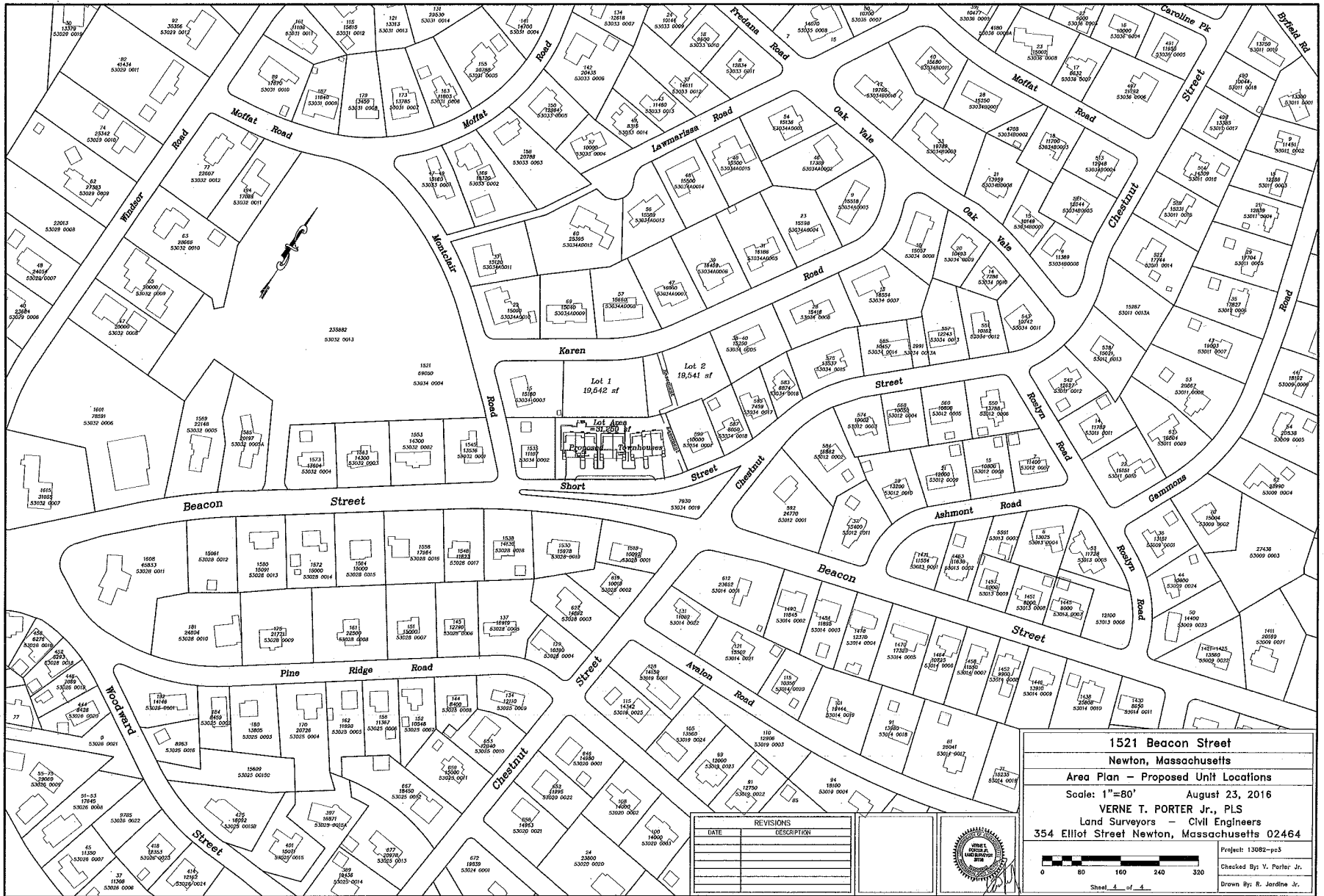
TITLE: ELEVATIONS

SCALE: PROJECT NO.: 14064.00

DATE: 08/26/16 BULLETIN NO.:

PCA

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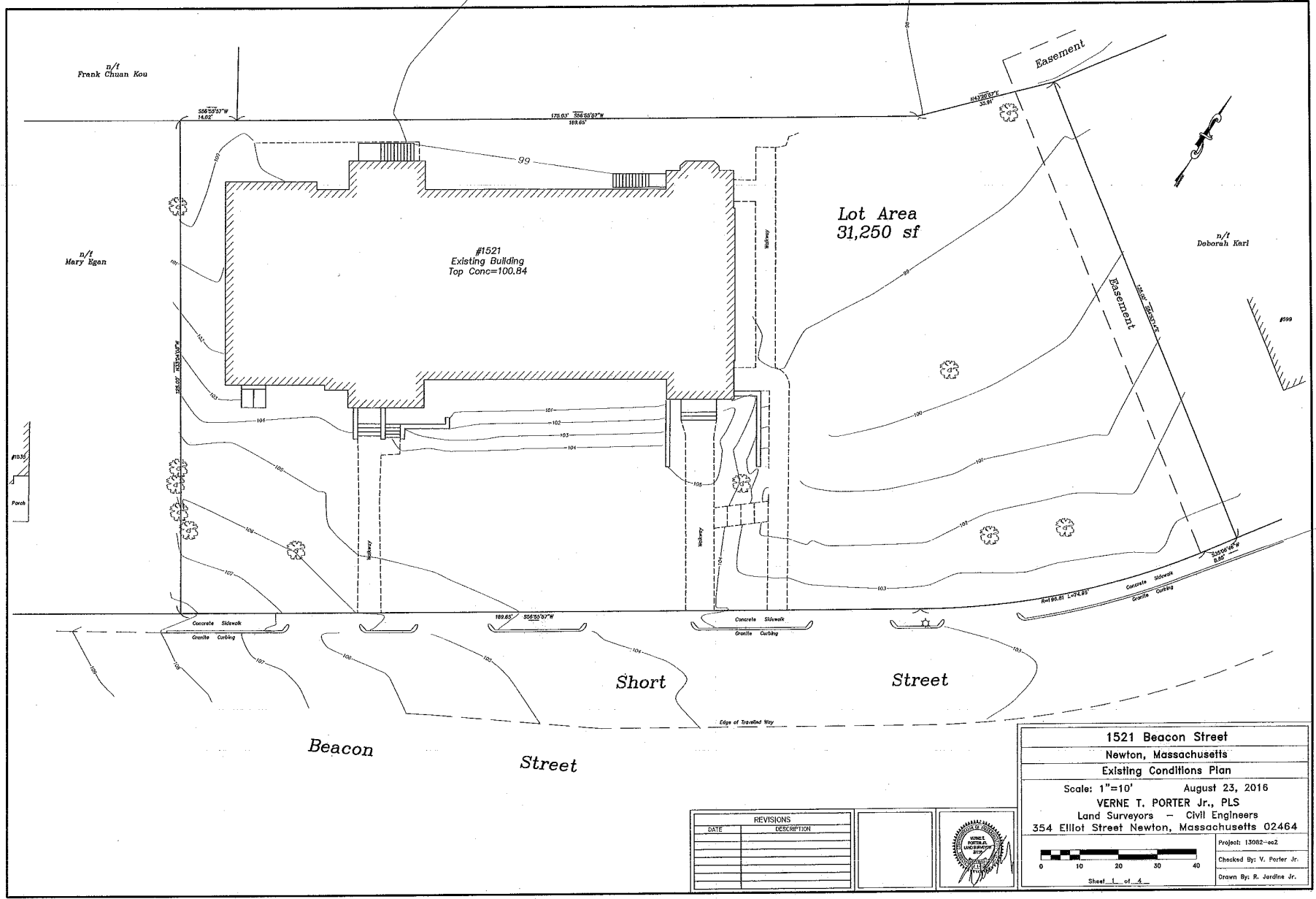
1521 Beacon Street
Newton, Massachusetts
Area Plan - Proposed Unit Locations
 Scale: 1"=80' August 23, 2016
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
354 Elliot Street Newton, Massachusetts 02464

Project: 13082-pp3
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.

Sheet 4 of 4

REVISIONS	
DATE	DESCRIPTION





n/i
Frank Chuan Kou

n/i
Mary Egan

#1521
Existing Building
Top Conc=100.84

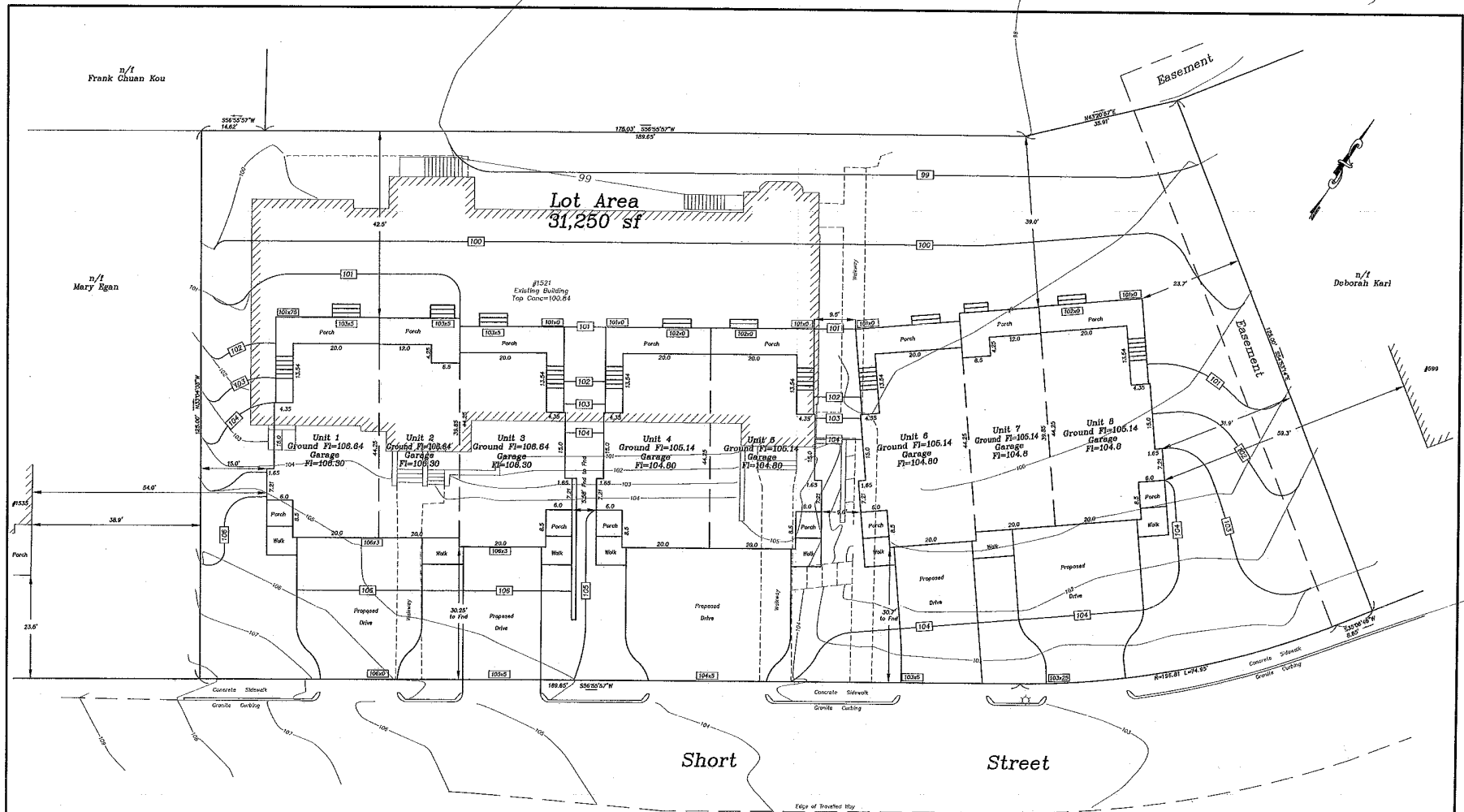
Lot Area
31,250 sf

n/i
Deborah Karl

1521 Beacon Street	
Newton, Massachusetts	
Existing Conditions Plan	
Scale: 1"=10'	August 23, 2016
VERNE T. PORTER Jr., PLS Land Surveyors - CIVIL Engineers 354 Elliot Street Newton, Massachusetts 02464	
Sheet 1 of 4	
Project: 13002-ee2	
Checked By: V. Porter Jr.	
Drawn By: R. Jardine Jr.	

REVISIONS	
DATE	DESCRIPTION





Zoning	Required	Existing	Proposed
SR-2 Old			
Min. Lot Area	10,000 sf	31,250 sf	31,250 sf
Setbacks			
Front	25.0'	51.8'	30.25'
Side	7.5'	11.4'	15.25'
Rear	15.0'	10.4'	42.5'
	2'	2'	2'
Lot Coverage	30%	22.81%	25.65%
Open Space	50%	71.64%	57.24%
Max Height	36'	39.3'	38.4'

REVISIONS	
DATE	DESCRIPTION

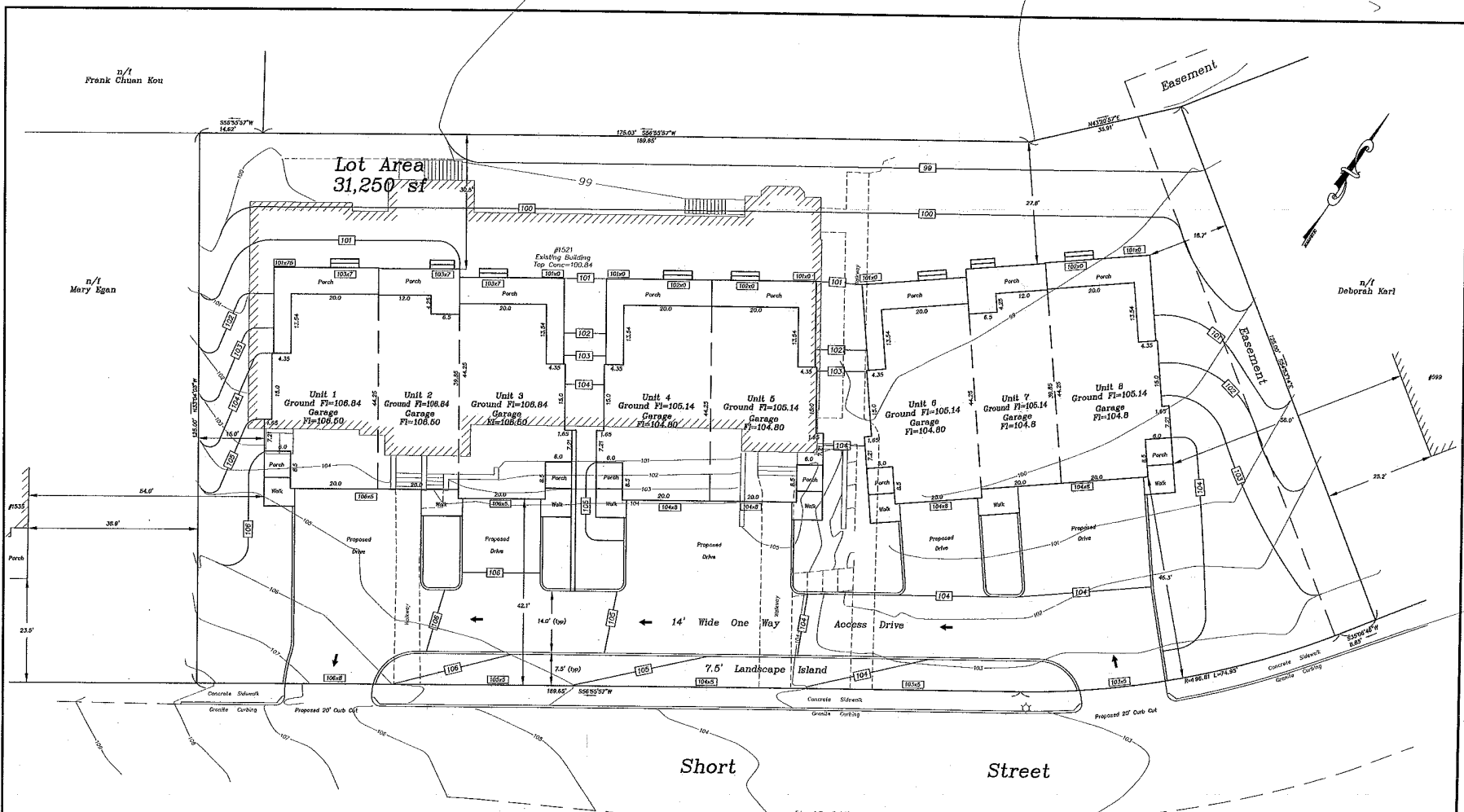


1521 Beacon Street
 Newton, Massachusetts
Proposed Layout Plan - Option A

Scale: 1"=10' August 23, 2016
VERNE T. PORTER JR., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464

Project: 13082-pe3b
 Checked By: V. Porter Jr.
 Drawn By: R. Jordine Jr.

Sheet 2 of 4



Zoning	Required	Existing	Proposed
Site-2 Ord			
Min. Lot Area	10,000 sf	31,250 sf	31,250 sf
Front Setbacks			
Front	25.0'	51.8'	42.1'
Side	7.5'	11.4'	15.0'
Rear	15.0'	10.4'	22.8'
%	%	%	%
Lot Coverage	30%	22.91%	29.87%
Open Space	50%	71.64%	80.72%
Max Height	35'	35.3'	35.87%

REVISIONS	
DATE	DESCRIPTION



1521 Beacon Street
Newton, Massachusetts
Proposed Layout Plan - Option B
 Scale: 1"=10' August 23, 2016
VERNE T. PORTER Jr., PLS
 Land Surveyors - Civil Engineers
 354 Elliot Street Newton, Massachusetts 02464
 Project: 13082-p04
 Checked By: V. Porter Jr.
 Drawn By: R. Jardine Jr.
 Sheet 3 of 4