

SECTION 6

PLANS AND DRAWINGS

Section 6, Narrative description of Design Approach
December 18, 2015

Building massing, style, exterior materials, site layout, relationship of properties, existing development patterns

This project proposes to replace a closed Archdiocese Parish building, which contained paved parking over 60% of the entire site. The Parish building on Beacon St. is being replaced on the south side of the site with a single thirty six unit, four story residential building with covered parking under the building. This building is sited with the front building setback aligned with the setback of the adjacent houses along Short St/ Beacon St.

Three townhouse buildings contain twelve three-bedroom units with interior garages. The townhouses are being placed along Karen Road on the north side of the site at a spacing rhythm similar to the single family houses along the street, although with a reduced setback to accommodate required parking. Access to garage parking is by a single driveway leading to the rear of the townhouses. Surface parking is being reduced from over one hundred ten spaces to fifty parking spaces (other parking required is met by the townhouse garages and covered parking), fully landscaped. The townhouses serve as a visual buffer to any surface parking required. Townhouse front yards have walks leading to covered front entrances.

Multi-unit Residential Building

The multi-unit residential building design reflects the style of larger single family houses in the Newton area. Although the building is four stories, twenty six of the thirty six units are located in the two story height sections of the building. Eight units are located in the center section of the building on the third floor, which is less than fifty percent the area of the first and second floors. Two units, which are on a fourth floor, are carved into the roof area and are not visible along the south side of the site. Reducing the floor area as the building goes up in height reduces the visual impact of a four story building.

The exterior design is influenced by the features of neighboring single family houses in the neighborhood. The building lines are horizontal and are emphasized by covered entrances and porches with railings, wide gables, extended roof overhangs, and horizontal window groupings. The facades are broken up with projecting parts of the building, sometimes in a different material or color. The building detailing is similar to arts and crafts style, with clapboard style siding, shingles, and flat panels with trim and carved brackets which appear to carry the roof overhang.

Townhouses

Townhouses are grouped in three unit, four unit, and five unit combinations to give building diversity while confirming to existing site restrictions. The three story townhouses enclose the third story within the roof to reduce the apparent height of the buildings. Similar to the adjacent single family houses, the townhouses use covered entrances and porches with railings, wide gables, extended roof overhangs, and horizontal window groupings to reduce the visual impact of the buildings. The townhouses use similar materials: clapboard style siding, shingles, and flat panels with trim while extending roof rakes and overhangs.

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Zoning Chart - Site			
Zoning	Required	Existing	Proposed
SR-2 New			
Min. Lot Area	15,000	70,335	70,335
Allowed Lot Coverage	30% (21,100 sf)	10.18% (7160 sf)	41.36% (29,093 sf)
Required Open Space	50% (35,167.5 sf)	35.55% (45,330 sf)	35.53% (45,345 sf)

Footprint Area of Existing Building (Lot Coverage)= 7160 sf or 10.18%
 Footprint Area of Proposed Town House Clusters Combined (Lot Coverage)=14,562 sf or 20.70%
 Footprint Area of Proposed Apartment Building (Lot Coverage)=14,531 sf or 20.66%
 Footprint Area of Proposed Apartment Bldg and TH Clusters Combined (Lot Coverage)=29,093 sf or 41.36%

Footprint Area of Existing Drive and Parking=38,170 sf or 54.26%
 Footprint Area of Proposed Drive and Parking=16,252 sf or 23.09%

Zoning Chart - Town House Clusters			
Zoning	Required	Existing	Proposed
SR-2 New			
Min. Lot Area	15,000	70,335	70,335
Setbacks			
Front	30.0'	51.9'	9.8'
Side	15.0'	11.6'	10.0'
Rear	15.0'	N/A	39.0'

Zoning Chart - Apartment Building			
Zoning	Required	Existing	Proposed
SR-2 New			
Min. Lot Area	15,000	70,335	70,335
Setbacks			
Front	30.0'	51.9'	26.5'
Side	15.0'	11.6'	9.8'
Rear	15.0'	N/A	N/A

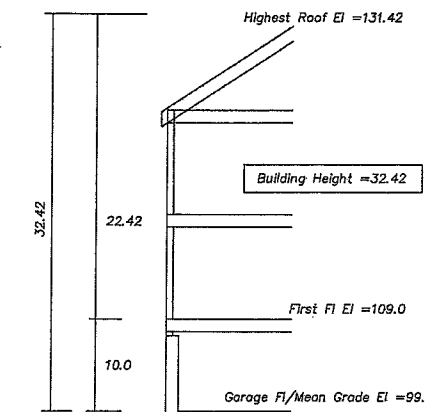
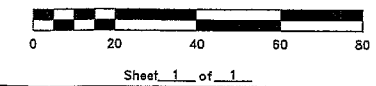
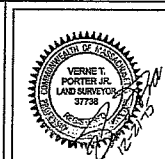
Note: The existing utilities shown are from field locations and available plans of record. Field verify all locations prior to any excavation.

Total Lot Area
 70,335±s.f.

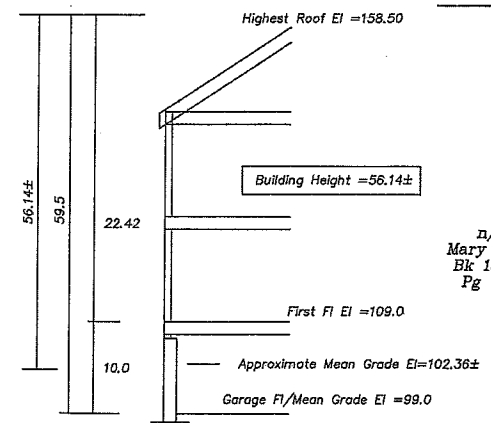
1521 Beacon Street
Newton, Massachusetts
Proposed Building and Utility Locations
Scale: 1"=20' December 18, 2015
VERNE T. PORTER Jr., PLS
Land Surveyors - Civil Engineers
354 Elliot Street, Newton, Massachusetts 02464

Project: 13082
Checked By:
Drawn By: R. Jardine Jr.

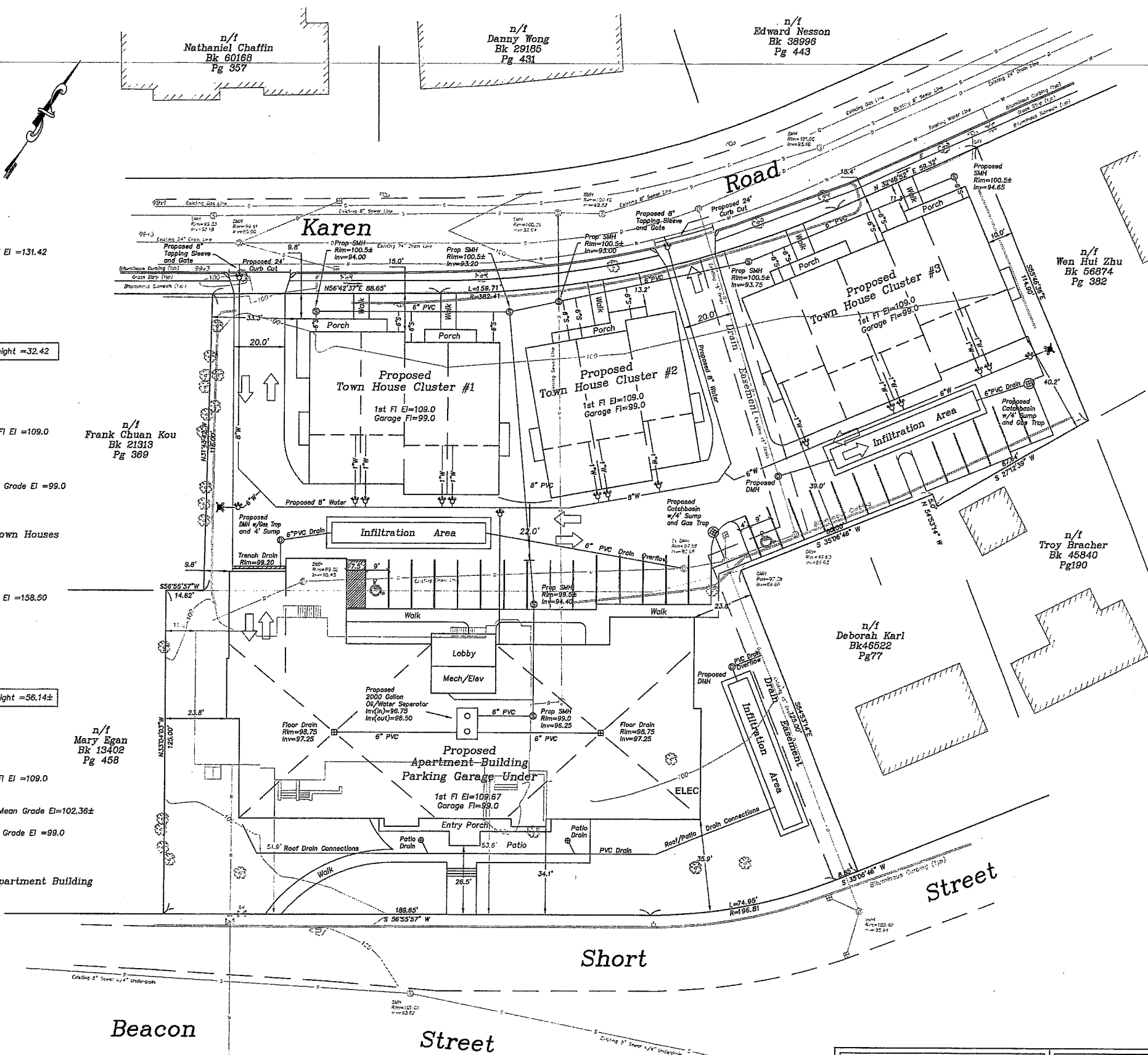
REVISIONS	
DATE	DESCRIPTION



Height Calculation - Proposed Town Houses



Height Calculation - Proposed Apartment Building



LEGEND	
---	PROPERTY LINE
—●—	FENCE LINE
- - - -	OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED
—	ROOF LINE OF NEW BUILDINGS
	CAST-IN-PLACE CONCRETE PAVEMENT
	BITUMINOUS CONCRETE PAVEMENT
	CONCRETE UNIT PAVERS
	CRUSHED STONE

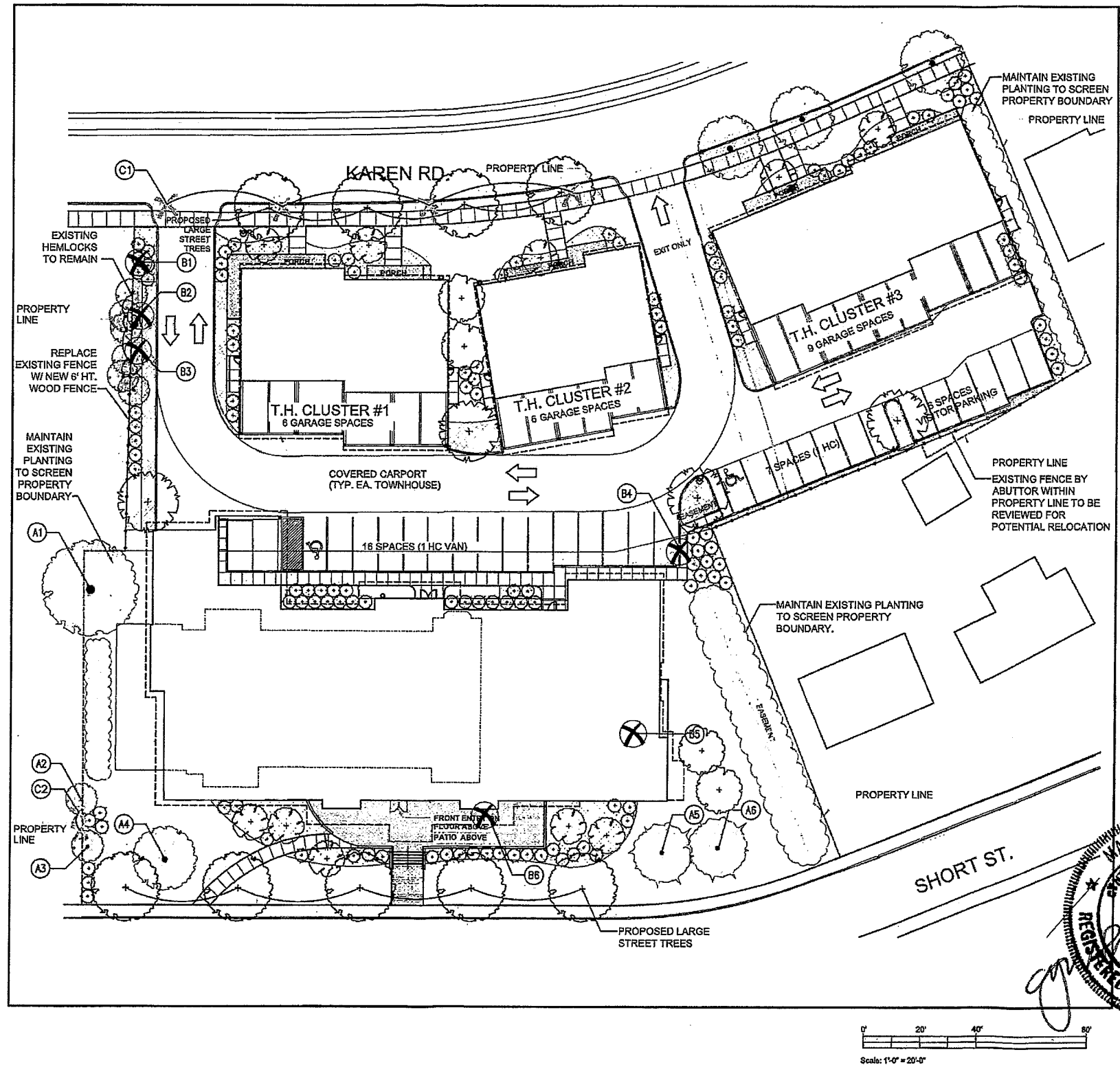
EXISTING TREES TO BE PROTECTED			
SYMBOL	TAG	DESCRIPTION	SIZE (DBH)
	A1	Maple	25"
	A2	Oak	25"
	A3	Oak	30"
	A4	Oak	31"
	A5	White Pine	33"
	A6	White Pine	39"

EXISTING TREES TO BE REMOVED AND REPLACED			
SYMBOL	TAG	DESCRIPTION	SIZE (DBH)
	B1	Maple	17"
	B2	Maple	12"
	B3	Maple	16"
	B4	Deciduous Tree	13"
	B5	Spruce	7"
	B6	Twin Japanese Maple	9-10"
TOTAL DBH QUANTITY TO BE REPLACED			75"

EXISTING TREES TO BE REMOVED WITHOUT REPLACEMENT			
SYMBOL	TAG	QTY	DESCRIPTION
	C1	4	Street Trees - dead and/or declining, as determined by Tree Warden
	C2	2	Hemlocks - dead and/or declining, as determined by Tree Warden

PROPOSED REPLACEMENT TREES			
SYMBOL	QTY	DESCRIPTION	SIZE (DBH)
	9	PROPOSED LARGE STREET TREE 'Shademaster' Honeylocust - Karen Road Princeton American Elm - Short Street	3.5"
	4	PROPOSED PARKING LOT SHADE TREE Autumn Blaze Maple (Acer x freemanii 'Jeffersred')	3.5"
	4	PROPOSED MEDIUM CANOPY TREE 'Chanticleer' Callery Pear, Sargent Cherry	2.5"
	10	PROPOSED ORNAMENTAL TREE Magnolia, Witch Hazel, Japanese Maple	2"
TOTAL DBH QUANTITY OF PROPOSED REPLACEMENT TREES			75.5"

SHRUBS AND GROUNDCOVER PLANTING	
SYMBOL	DESCRIPTION
	EXISTING EVERGREEN HEDGEROW TO REMAIN
	PROPOSED SHRUBS Potential Palette: Fothergilla, Red Twig Dogwood, Oak Leaf Hydrangea, 'Double File' Viburnum, Summersweet, Inkberry, Rhododendron
	PROPOSED GROUNDCOVER & PERENNIAL BED Potential Palette: Siberian Iris, Creeping Lilyturf, 'Gro Low' Sumac, Geranium
	PROPOSED LAWN
	PROPOSED ORNAMENTAL GRASSES (Snow Storage Area)



PCA

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1521 BEACON ST.

1521 BEACON STREET, WABAN MA PCA PROJECT #: 14084.00

REVISIONS:

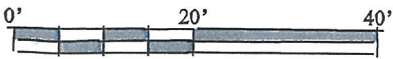
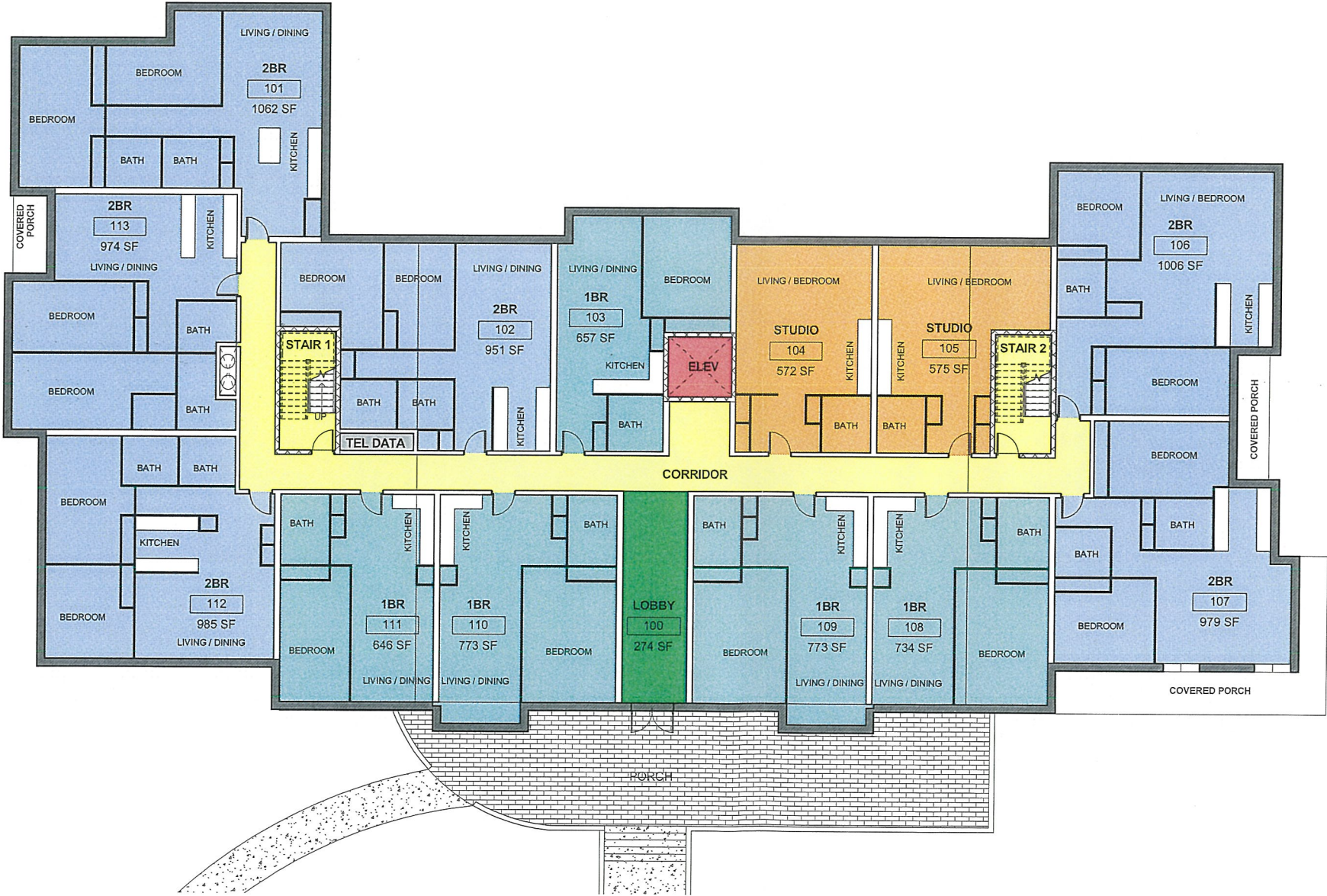
ORIGINAL ISSUE
12/22/15
SCALE: 1" = 20'-0"

TREE
REMOVAL &
PLANTING
PLAN

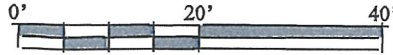
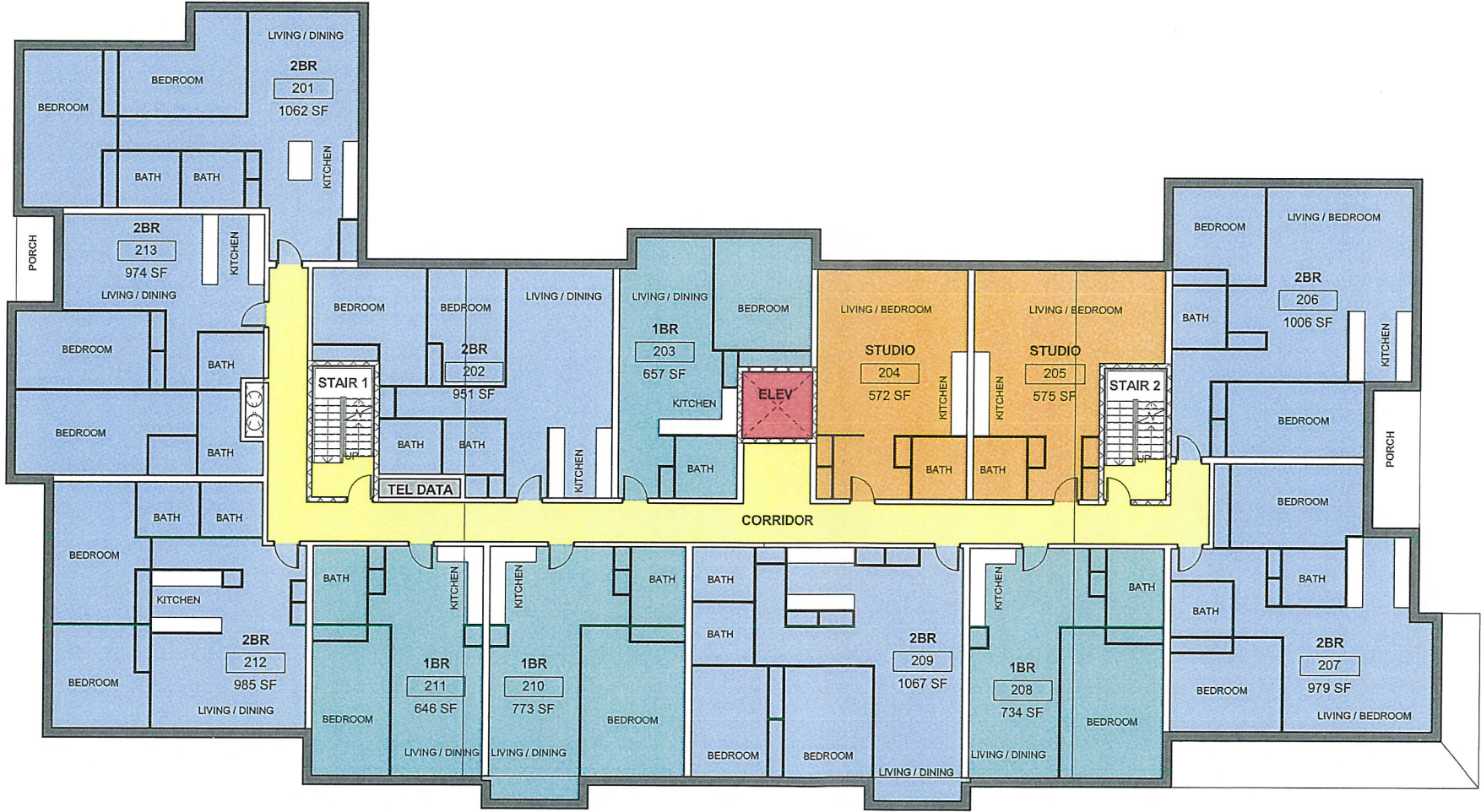
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Apartment Building: First Floor Plan



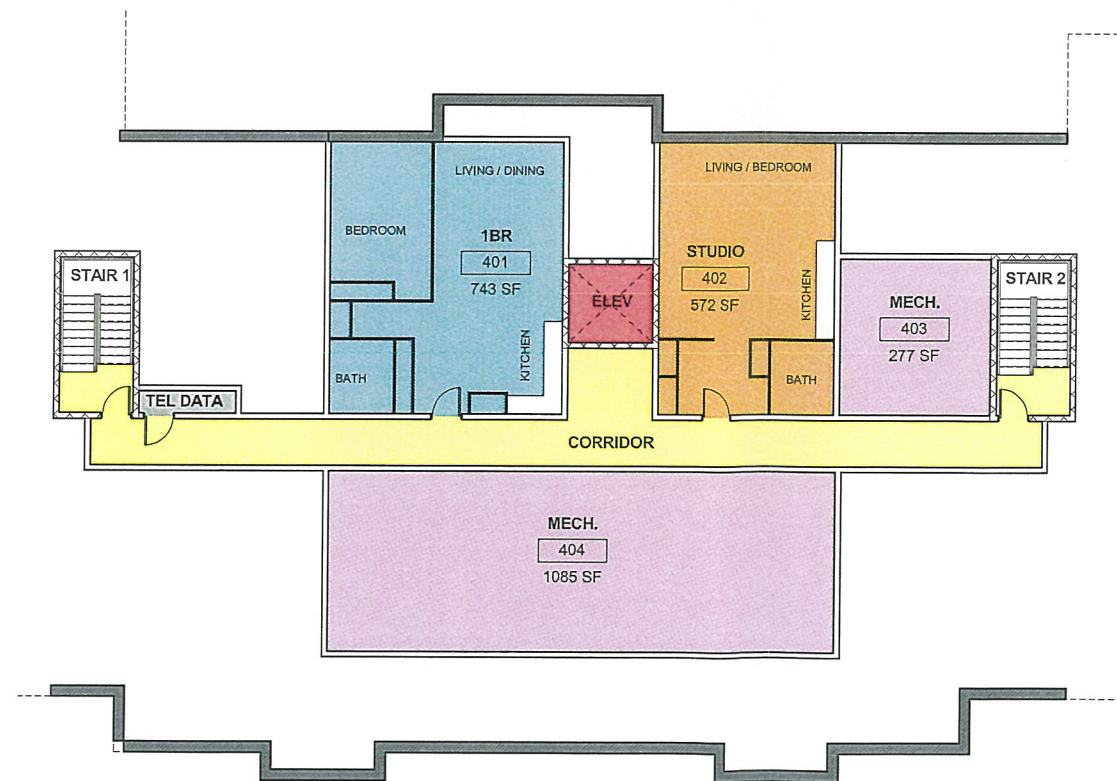
Apartment Building: Second Floor Plan



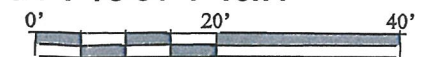
Apartment Building: 3rd & 4th Floor Plan



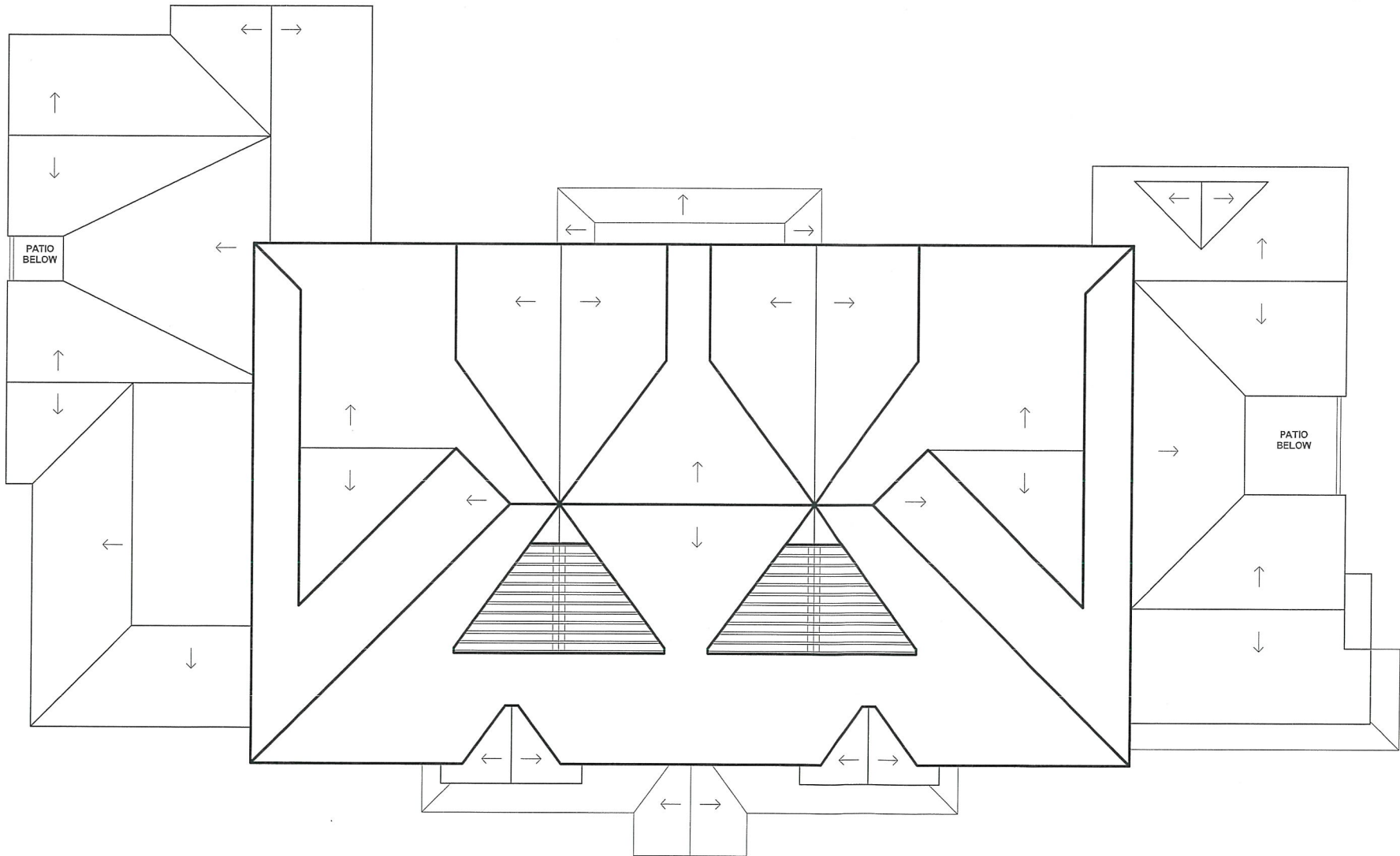
3rd Floor Plan

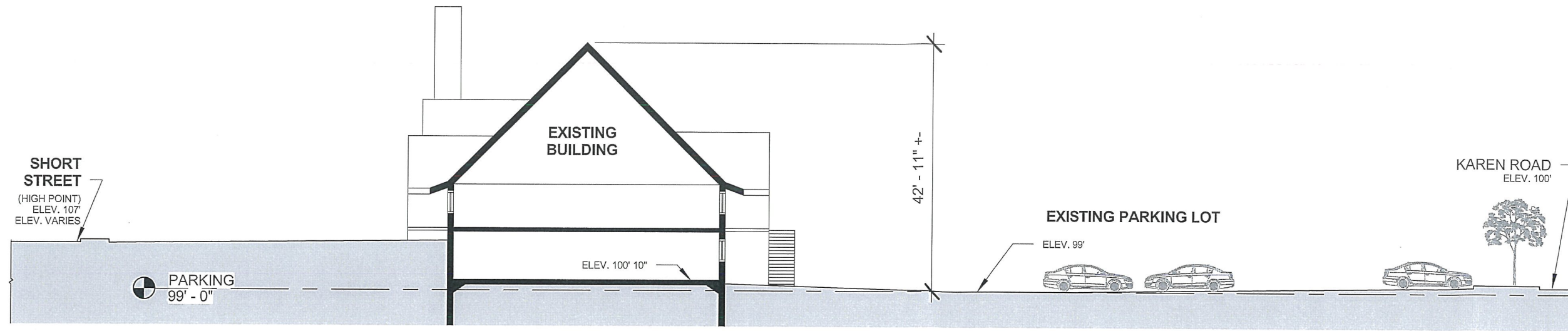


4th Floor Plan

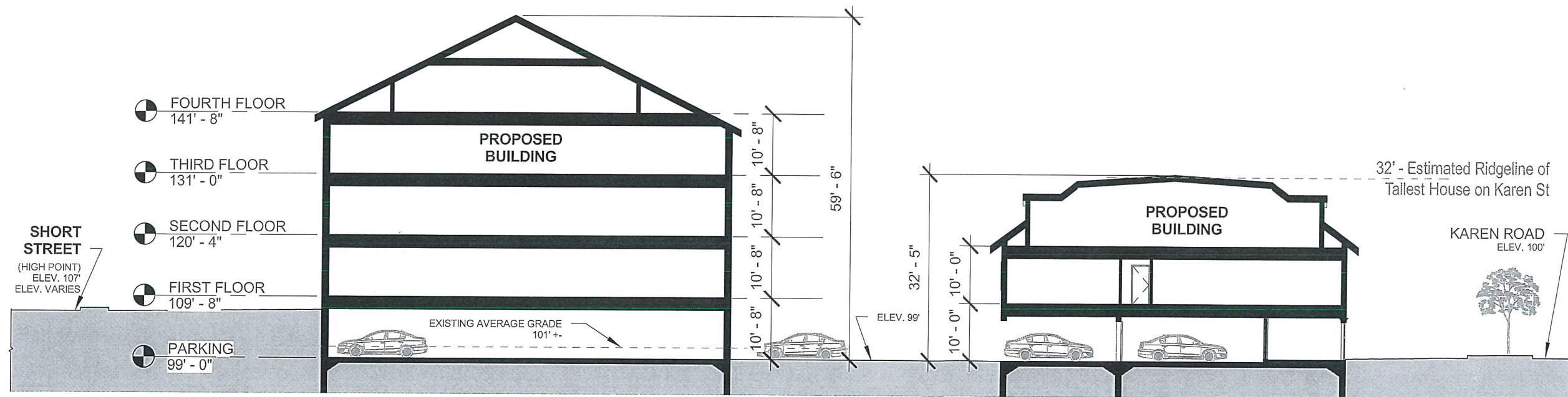


Apartment Building: Roof Plan



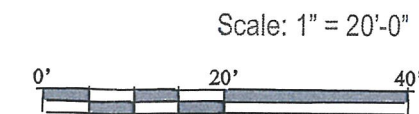


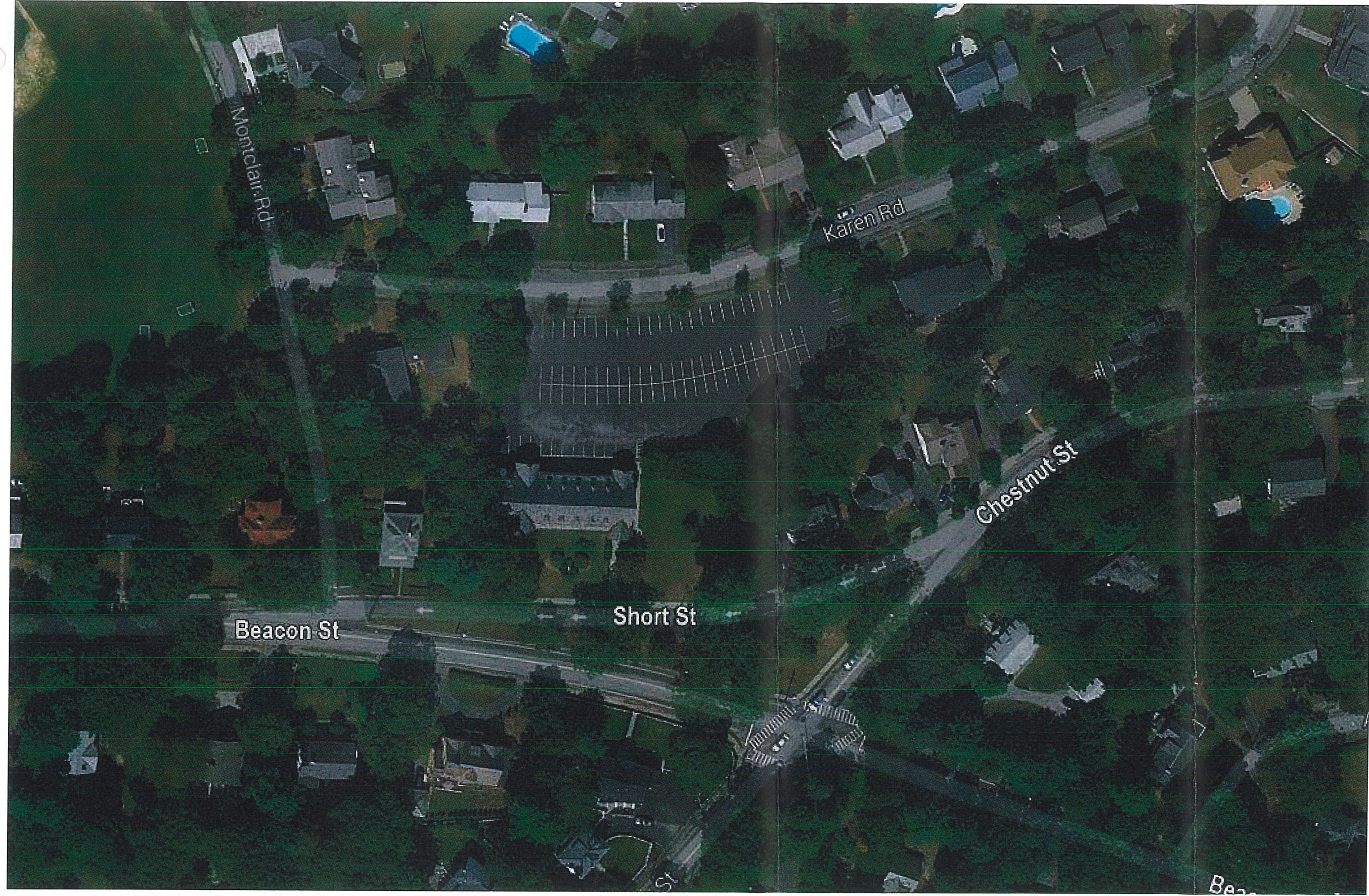
Existing



Proposed

Apartment Building & Townhouses: Section Through Karen Road & Short Street



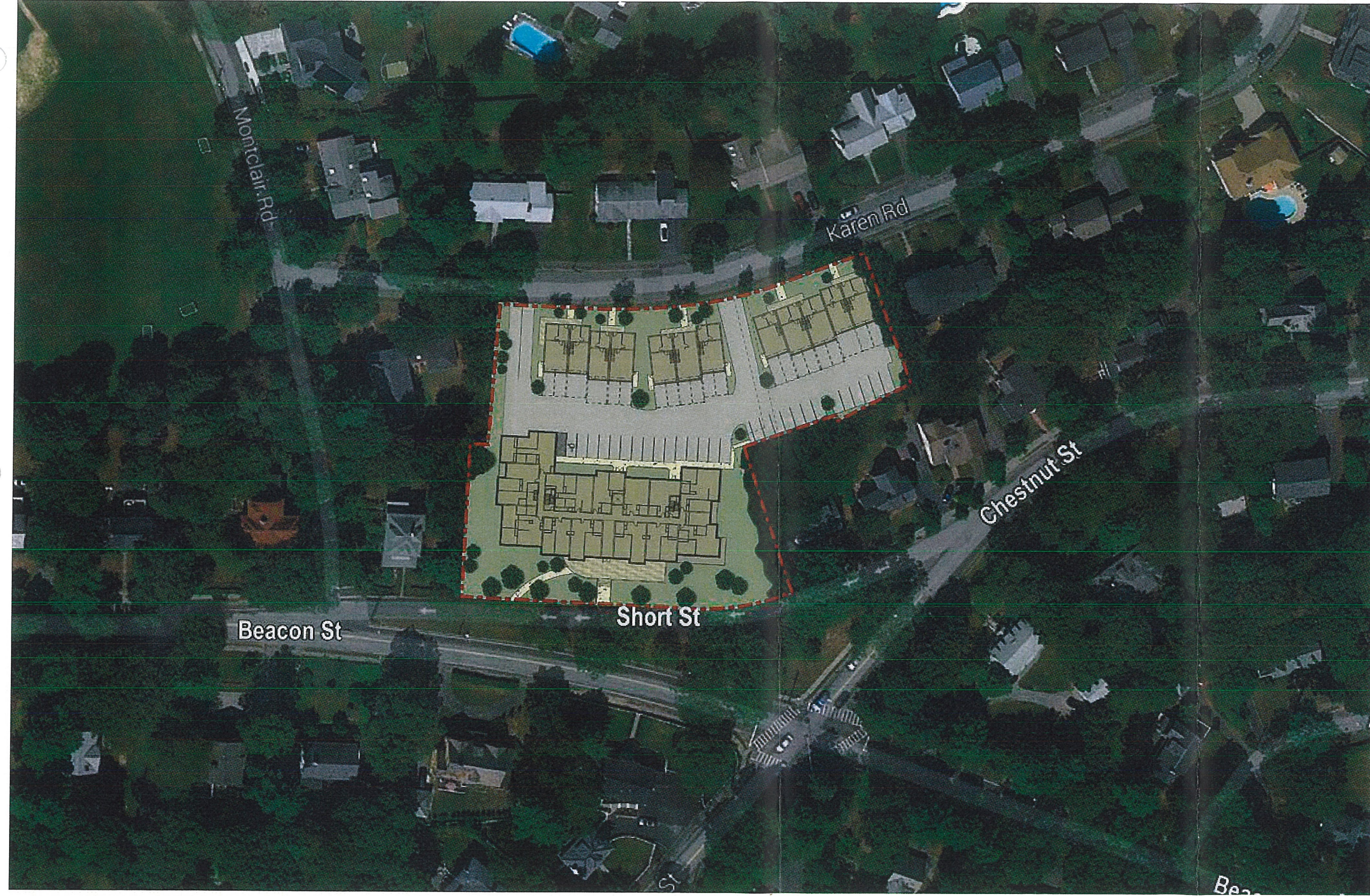


Existing Aerial View

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1521 Beacon Street Waban**

Proposed Design 12/22/2015

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Proposed Aerial View

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APARTMENT BUILDING UNIT MATRIX

FLOOR	STUDIO	1BR	2BR	TOTAL
FIRST	2	5	6	13
SECOND	2	4	7	13
THIRD	2	4	2	8
FOURTH	1	1	0	2
TOTAL	7	14	15	36
% OF TOTAL	19%	39%	42%	100%
AVERAGE AREA (sf)	574	703	997	

PROJECT GROSS FLOOR AREA CALCULATIONS

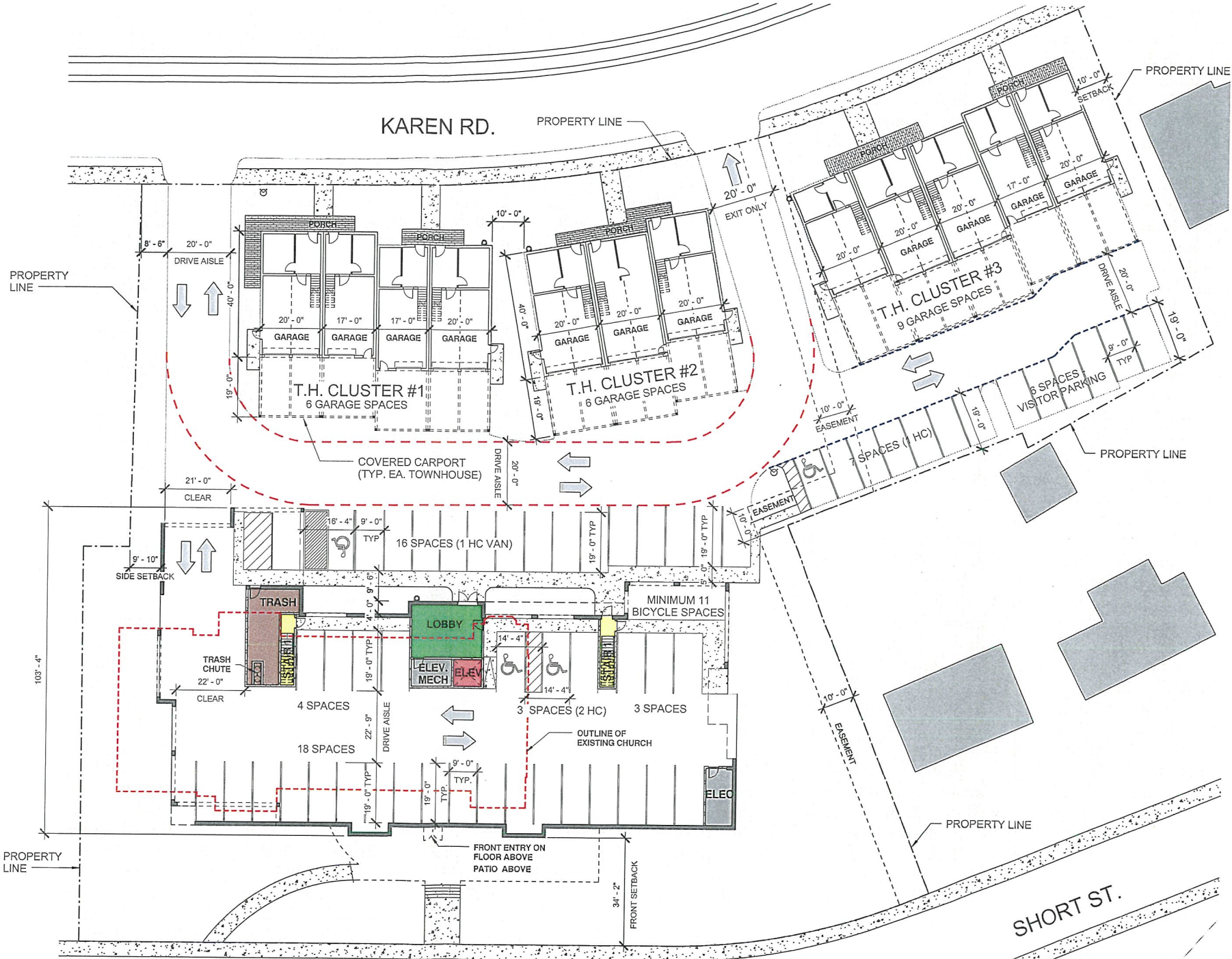
APARTMENT BUILDING GFA (sf)	GFA (sf)	
PARKING LEVEL	13,387	see note 1
FIRST FLOOR	13,501	
SECOND FLOOR	13,501	
THIRD FLOOR	7,696	
FOURTH FLOOR	2,890	
TOTAL APARTMENT GFA	50,975	

TOWNHOUSE GFA (sf)	20' w. UNITS	17' w. UNITS	ALL UNITS	
FIRST FLOOR	800	680		
SECOND FLOOR	1,180	1,003		
THIRD FLOOR	874	743		
TOTAL PER UNIT	2,854	2,426		
# OF T.H. UNITS	9	3	12	
TOTAL TOWNHOUSE GFA	25,686	7,278	32,964	

TOTAL PROJECT GFA	83,939
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- Notes:
- 28 Parking spaces in open acharge at grade, includes lobby, trash room and mech. / elec. Rooms
 - Overall length of all townhouse units = 59'
 - Area includes garage; does NOT include carports (excluded from GFA in Zoning Ordinance)

Site Layout Plan



PARKING COUNT			
APARTMENTS	36 UNITS	51 SPACES	1.4 SPACES / UNIT
TOWNHOUSES	12 UNITS	21 SPACES	1.75 SPACES / UNIT
MARKET AFFORD.	9 UNITS	18 SPACES	2.0 SPACES / UNIT
	3 UNITS	3 SPACES	1.0 SPACES / UNIT
GUEST PARKING	-	6 SPACES	-
TOTAL	48 UNITS	78 SPACES	1.6 SPACES / UNIT
NOTE: EACH TOWNHOUSE WILL HAVE COVERED DRIVEWAYS, WHICH COULD BE AVAILABLE FOR GUESTS. NOT INCLUDED IN PARKING COUNT.			

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Apartment Building: View from Short Street

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Apartment Building: View from Karen Road

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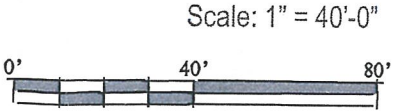


Existing Elevation



Proposed Elevation

Apartment Building: Short Street Streetscape



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Apartment Building: Front Elevation

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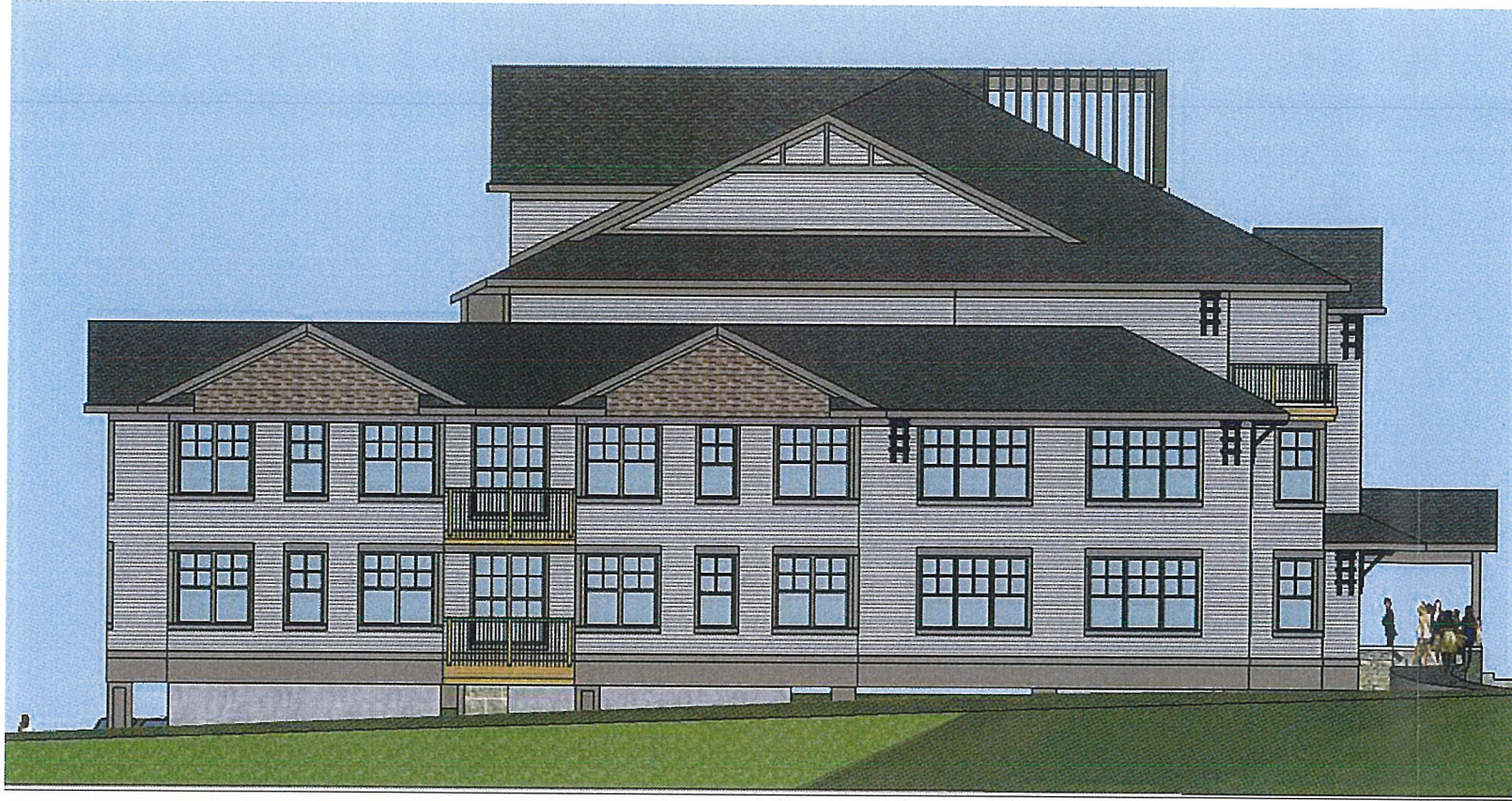


Apartment Building: Rear Elevation

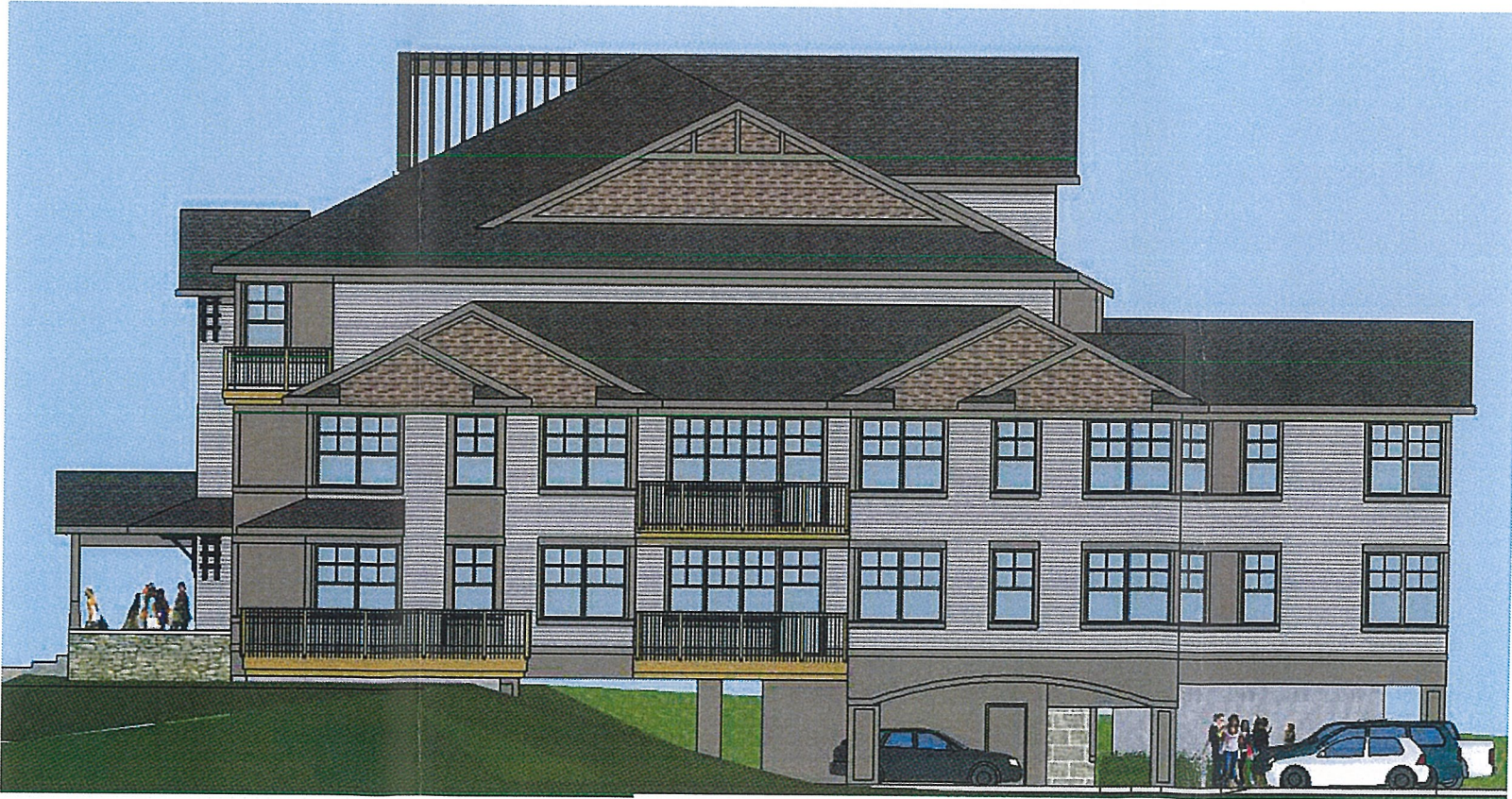
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Southwest Elevation



Northeast Elevation

Apartment Building: Side Elevations

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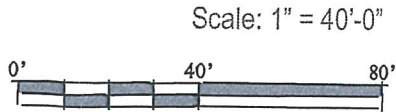


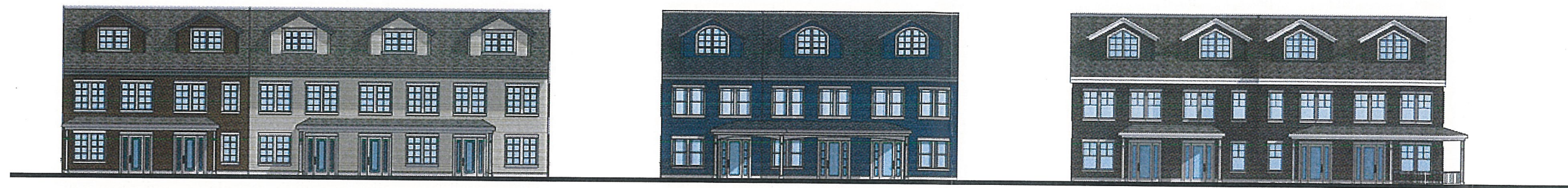
Existing Elevation



Proposed Elevation

Townhouses: Karen Road Streetscape





View from Karen Road



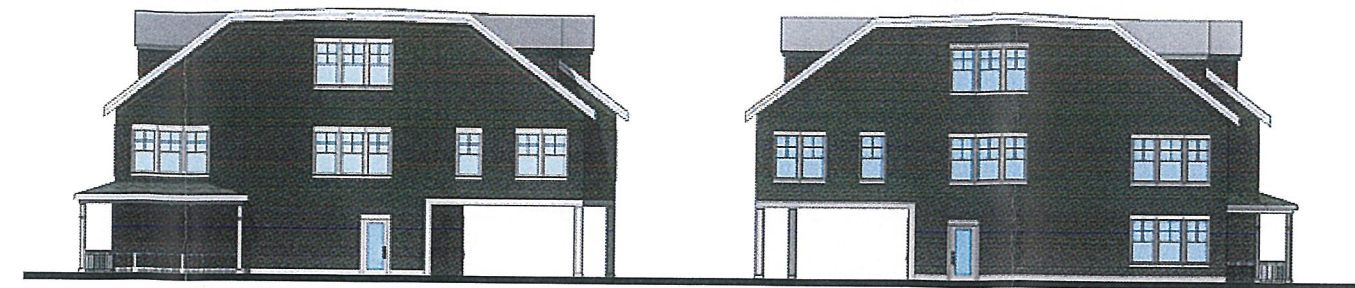
View from Parking Lot

Townhouses: Building Elevations

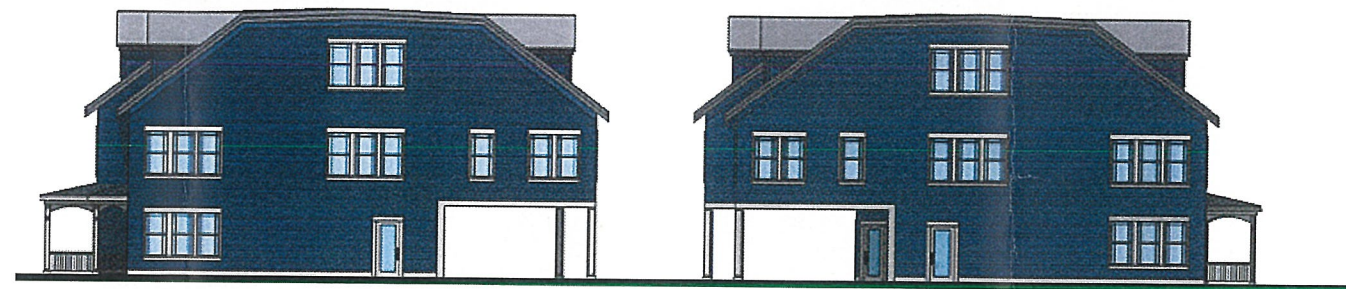
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Proposed Design 12/22/2015

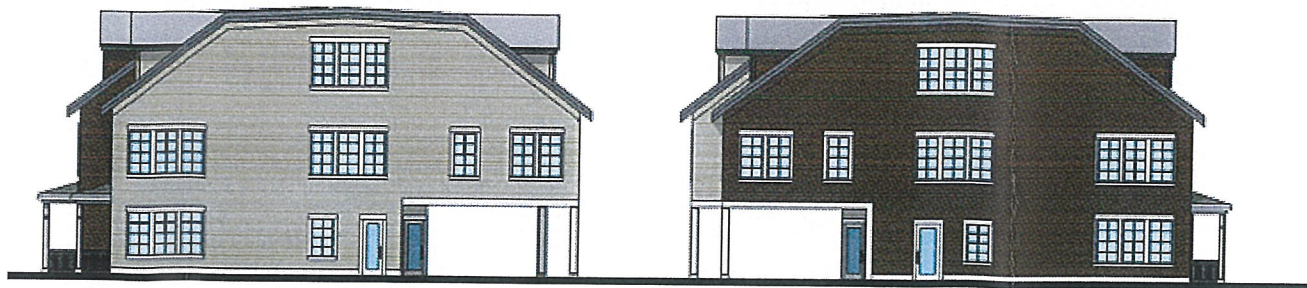
Townhouses: Building Elevations



Cluster 1 Side Elevation

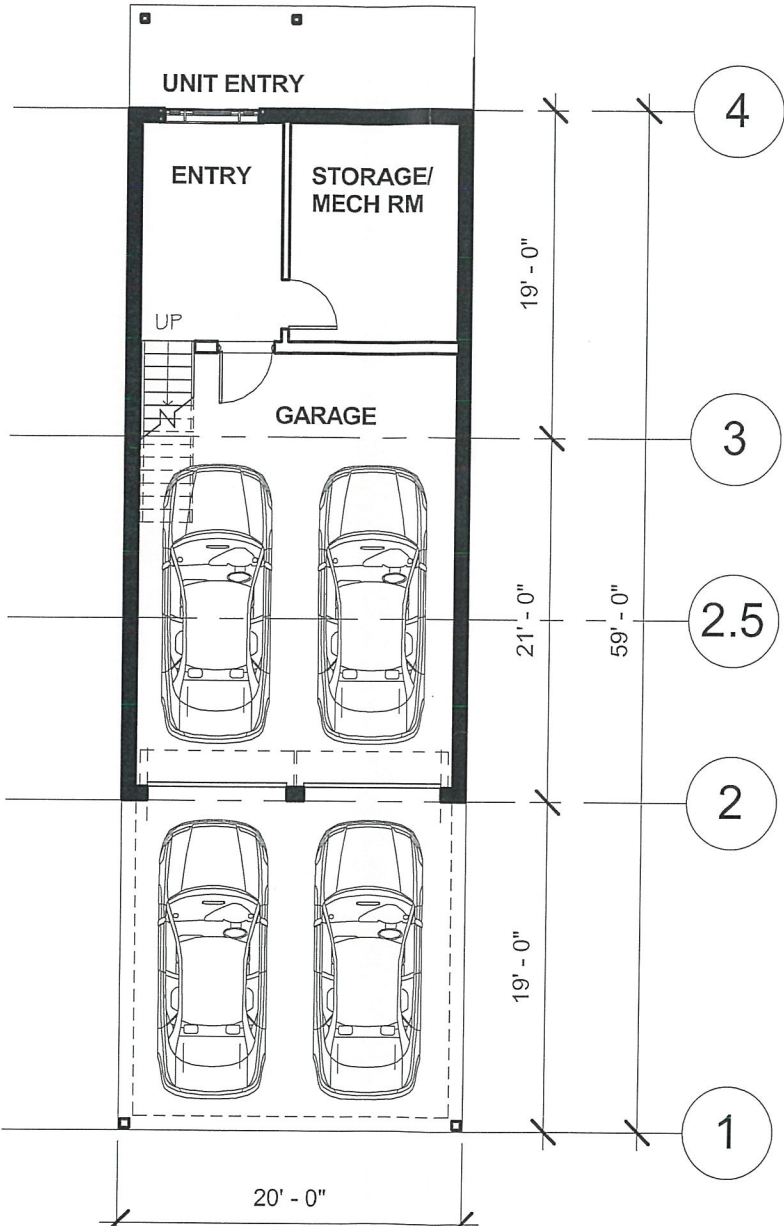
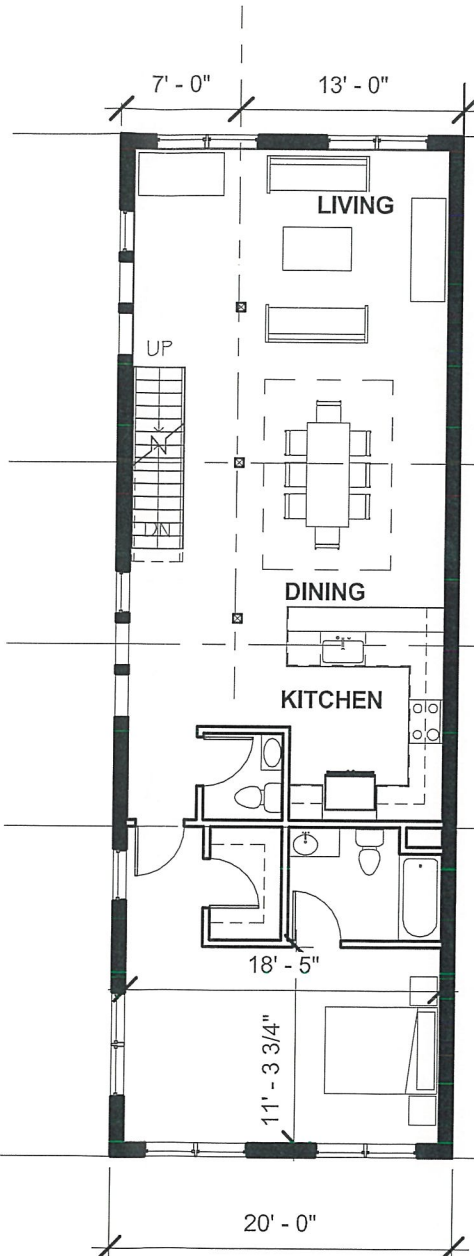
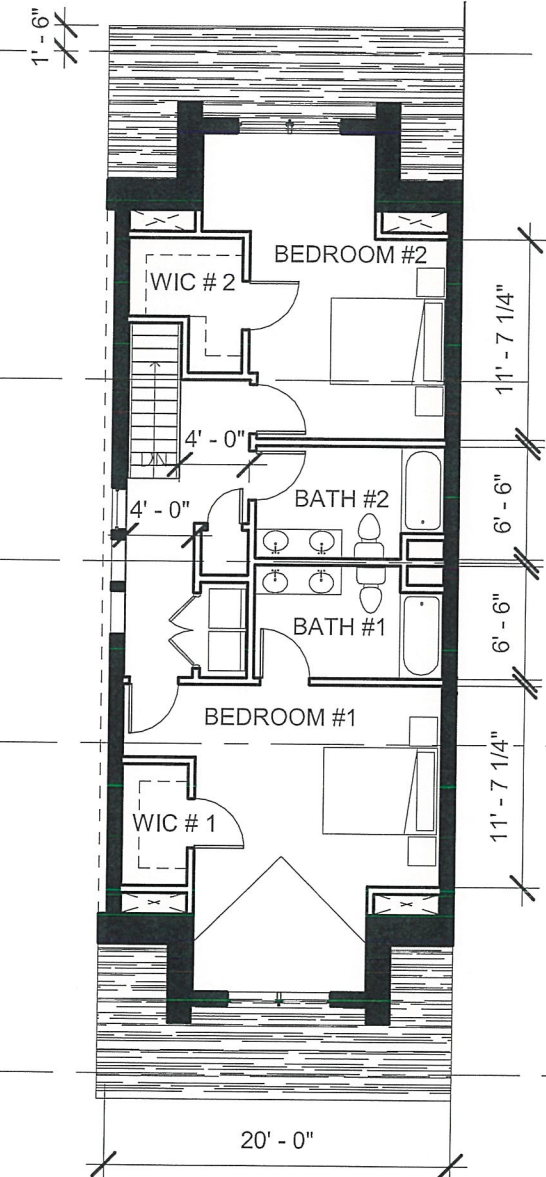
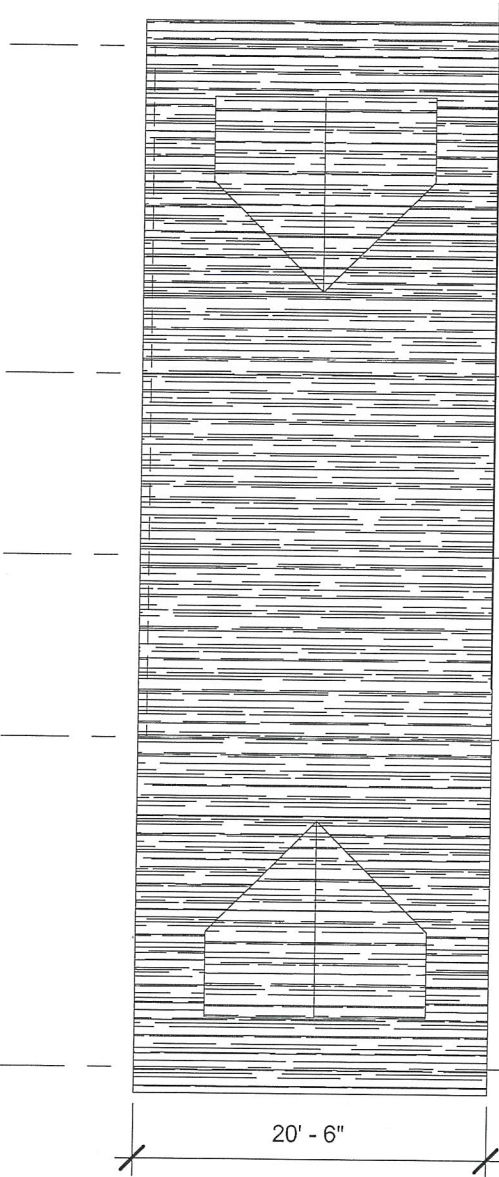


Cluster 2 Side Elevations



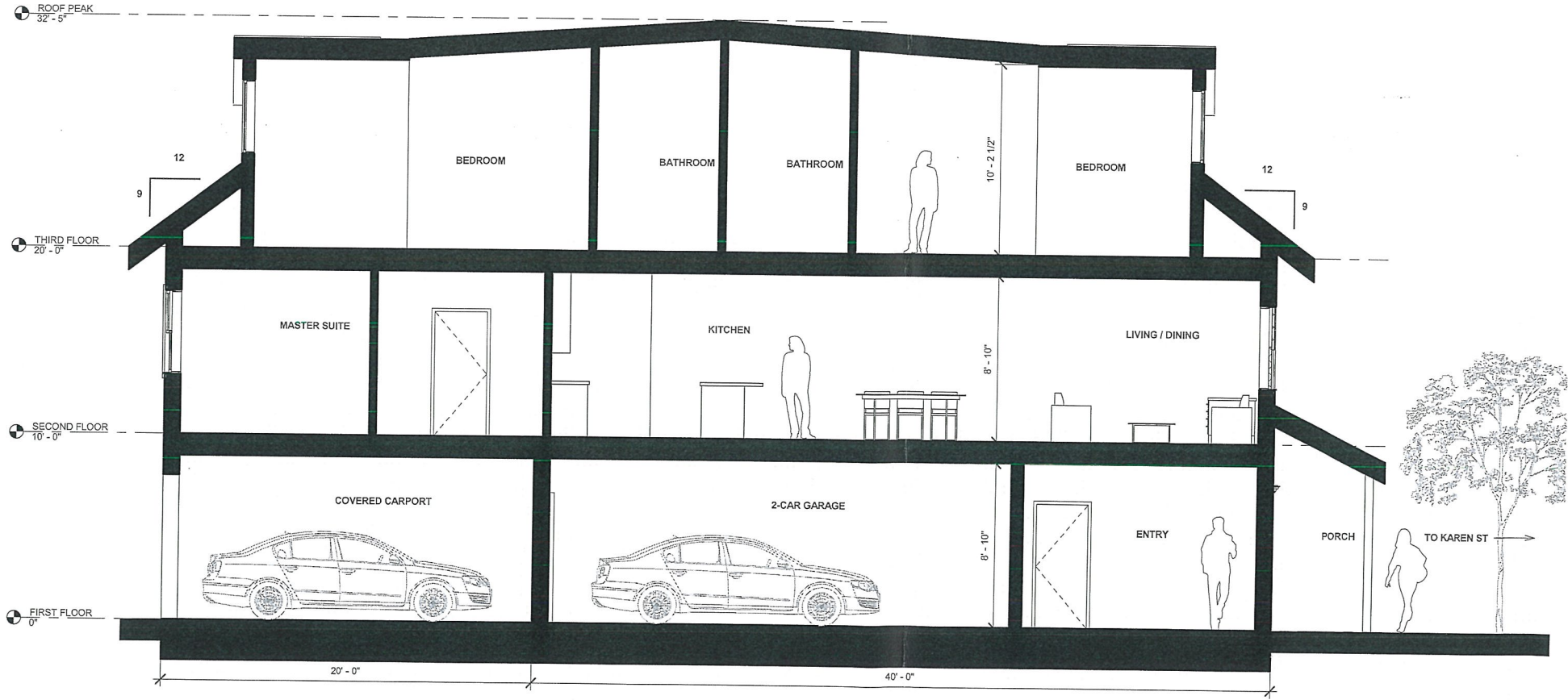
Cluster 3 Side Elevations

Townhouses: Floor Plans



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Townhouses: Section



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