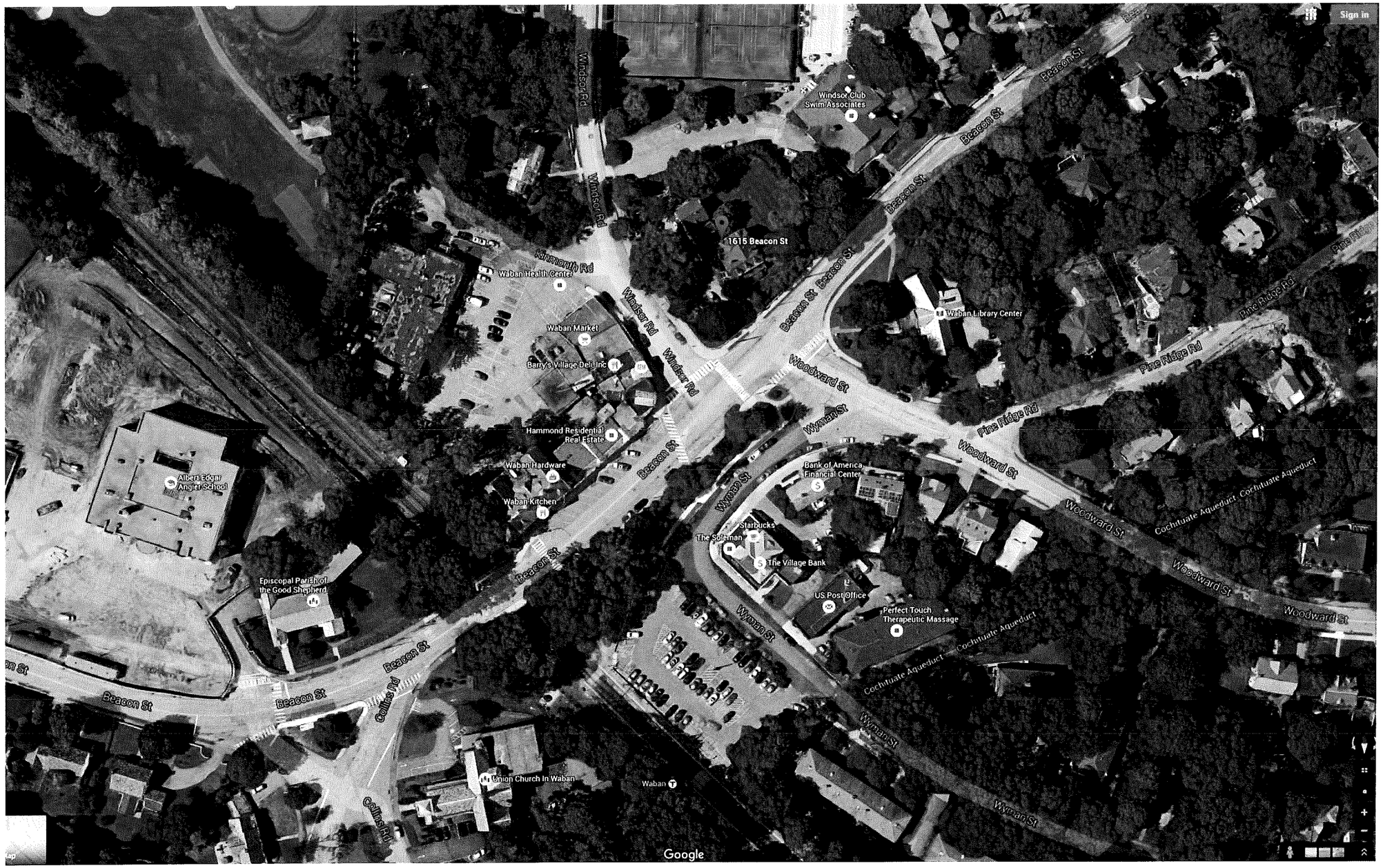
WABAN DEVELOPMENT

1615 BEACON STREET, NEWTON MA

DESIGN DEVELOPMENT

MARCH 02, 2016

EMBARC STUDIO
ARCHITECTURE + DESIGN



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AERIAL MAP
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

1.1

MARCH 02, 2016

Beacon

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AERIAL PHOTO
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

1.2

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VIEW FROM CORNER OF BEACON AND WINDSOR

WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

1.3

MARCH 02, 2016

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VIEW FROM WINDSOR ST.
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

1.4

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VIEW ALONG BEACON ST.
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

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1.5

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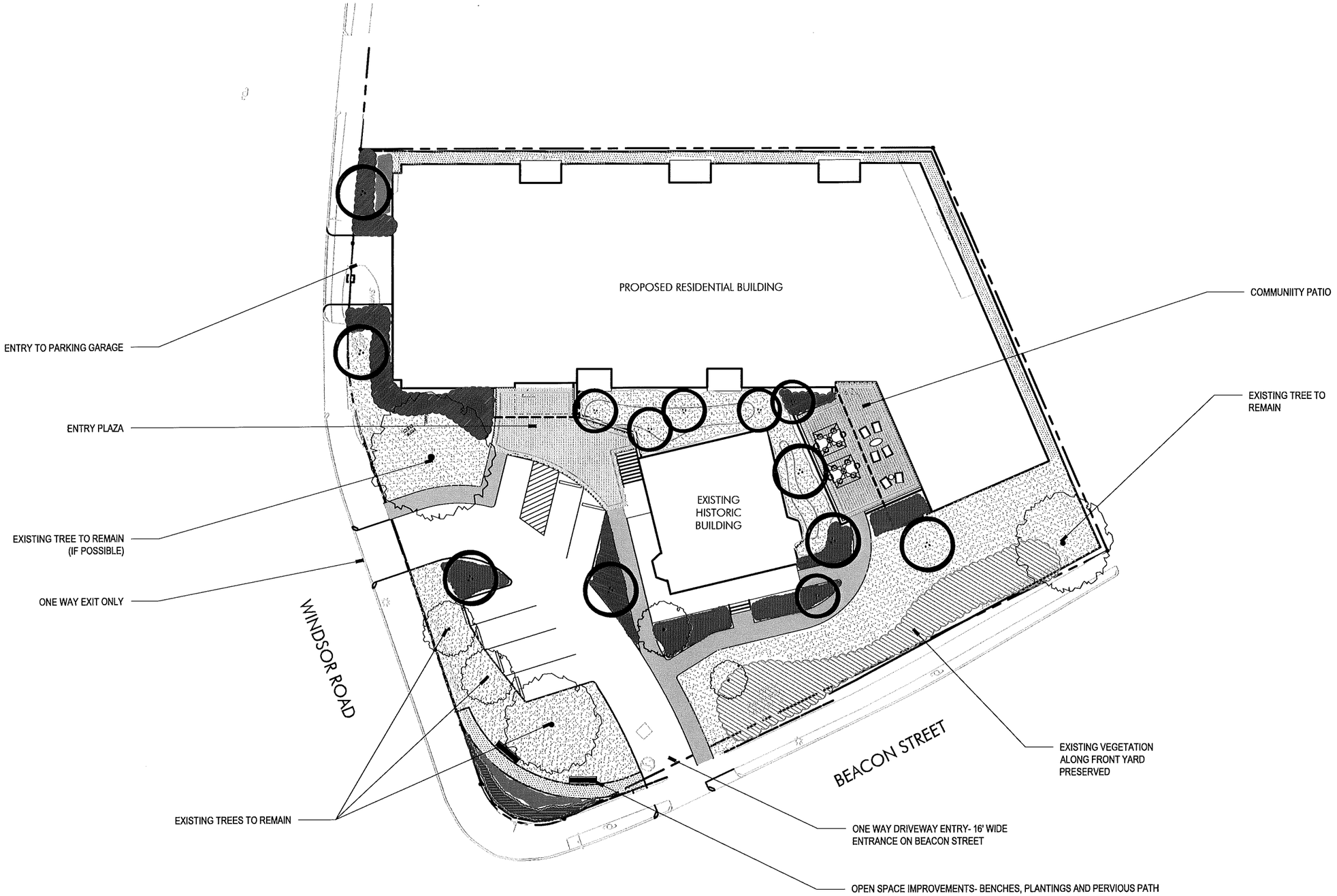

NORTH 0 7.5' 15' 30'
1"=30'

offshoots
PRODUCTIVE LANDSCAPES

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LANDSCAPE PLAN
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

L

MARCH 2, 2016

N

Plan No. 484 of 1983

S43°19'30"E 128.00

5.1'±

5.1'±

15311/563
SHELDON PECK
[PLAN NO. 484 OF 1983]
PROPERTY SBL: 53032 0007
#1615 BEACON STREET

S44°02'59"W 175.91

N70°13'33"E 166.00

BEACON STREET

WINDSOR ROAD

PROPOSED INFILTRATION

2 STORY VINYL #1615

2 STORY ALUMINUM

BUS=45
AASHTO 2011 (US)

NOTE: DATUM BOSTON CITY BASE

LEGEND (EXISTING)

EXISTING CONTOUR	
EXISTING 5' INTERVAL CONTOUR	
VERTICAL GRANITE CURB	VGC
EDGE PAVEMENT	
POST & RAIL FENCE	
STOCKADE FENCE	
PAINTED ELECTRIC	
PAINTED TELEPHONE	
PAINTED GAS	
ROOF DRAIN UNDERGROUND	∘RDU
ROOF DRAIN ABOVE GROUND	∘RD
IRRIGATION CONTROL VALVE	
WATER GATE	
WATER SHUTOFF	
FIRE HYDRANT	
UTILITY POLE	
LIGHT POLE	
CATCH BASIN	
DRAIN MANHOLE	
SEWER MANHOLE	
TELEPHONE MANHOLE	
MISC MANHOLE	
MISC SHUTOFF	
WHEEL CHAIR RAMP	WCR
SIGN	
EXISTING SPOT GRADE	× 143.87
EXISTING TREE	∘ 10"T

LEGEND OF TREE TYPES

T –	UNKNOWN
E –	ELM
RM –	RED MAPLE
M –	MAPLE
H –	HEMLOCK
A –	APPLE
MAG –	MAGNOLIA
C –	CEDAR

Prepared For:

Owner / Applicant
1615 Beacon Street, LLC
PO Box 920757
Needham, MA 02492

Prepared By:

Hayes Engineering, Inc.
603 Salem Street
Wakefield, MA 01880
Ph: 781.246.2800
Fax: 781.246.7596
www.hayeseng.com

Design By: WRB
Drawn By: EBL
Checked By: WRB
Project File: NEW–0036
Comp. No: NEW24

- ☐ Issued For Permit
- ☒ Issued For Review
- ☐ Issued For Bid
- ☐ Issued For Construction
- ☐ Not For Construction

No.	Revision	Date
1		
2		
3		
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5		
6		
7		
8		
9		
10		

Scale: 1"=10' (0' 5' 10' 20')

Date: February 5, 2016

Drawing Title:

SITE PLAN
#1615 BEACON STREET
NEWTON, MASS.

Seal:

Drawing No.:

SP

SHEET 1 OF 1

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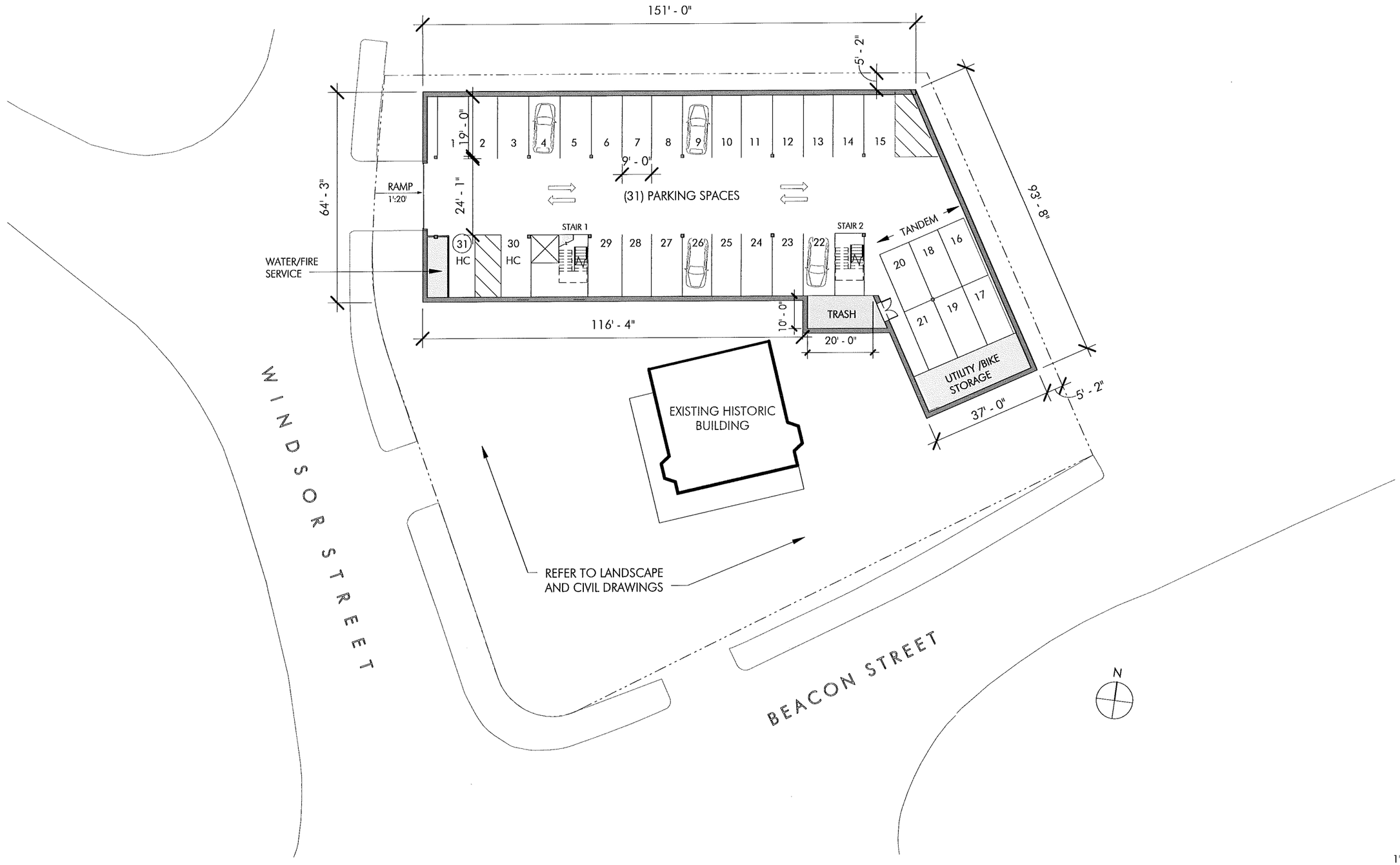

1" = 30'-0"

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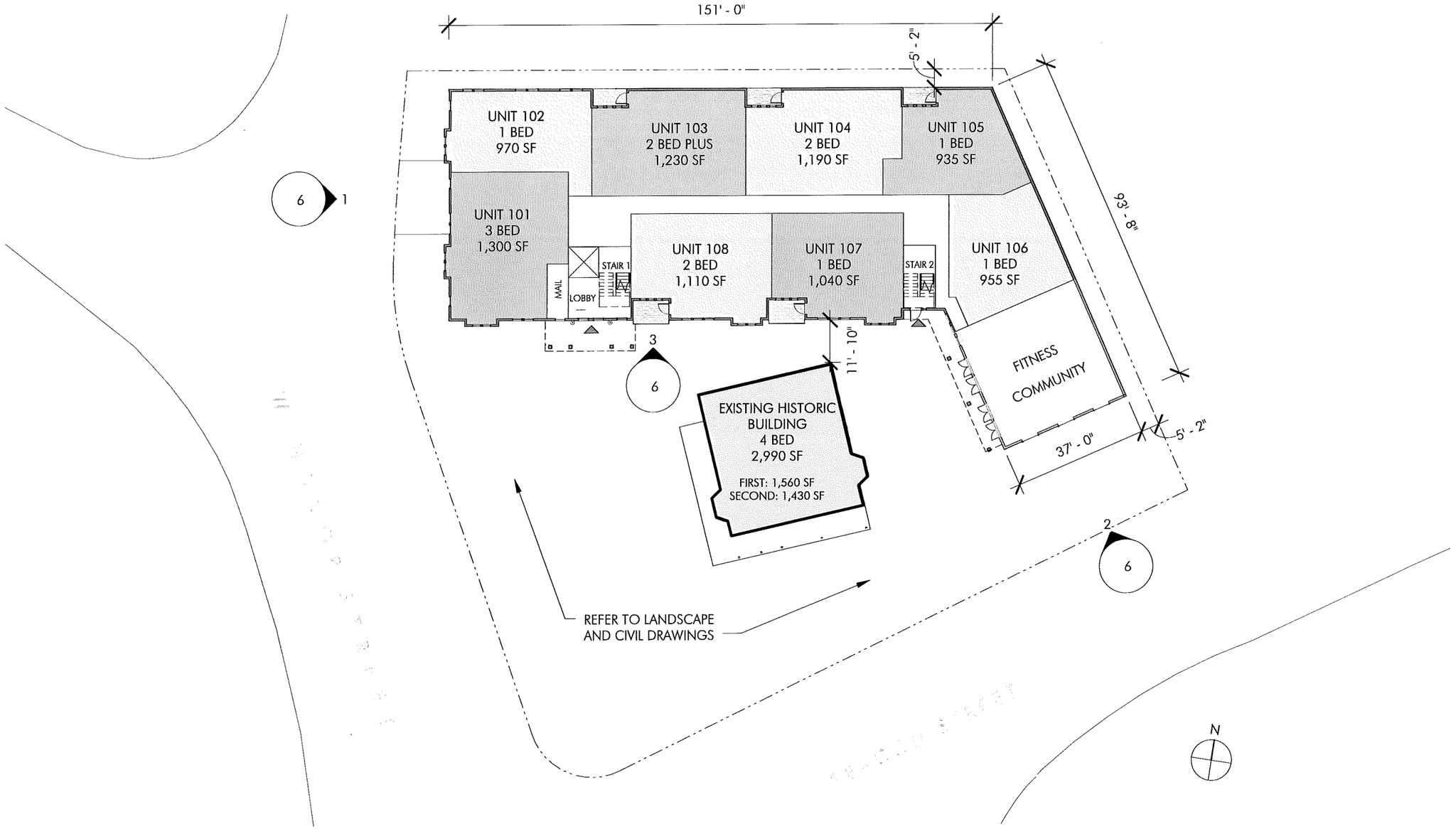
PARKING PLAN
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

4

MARCH 02, 2016



1" = 30'-0"

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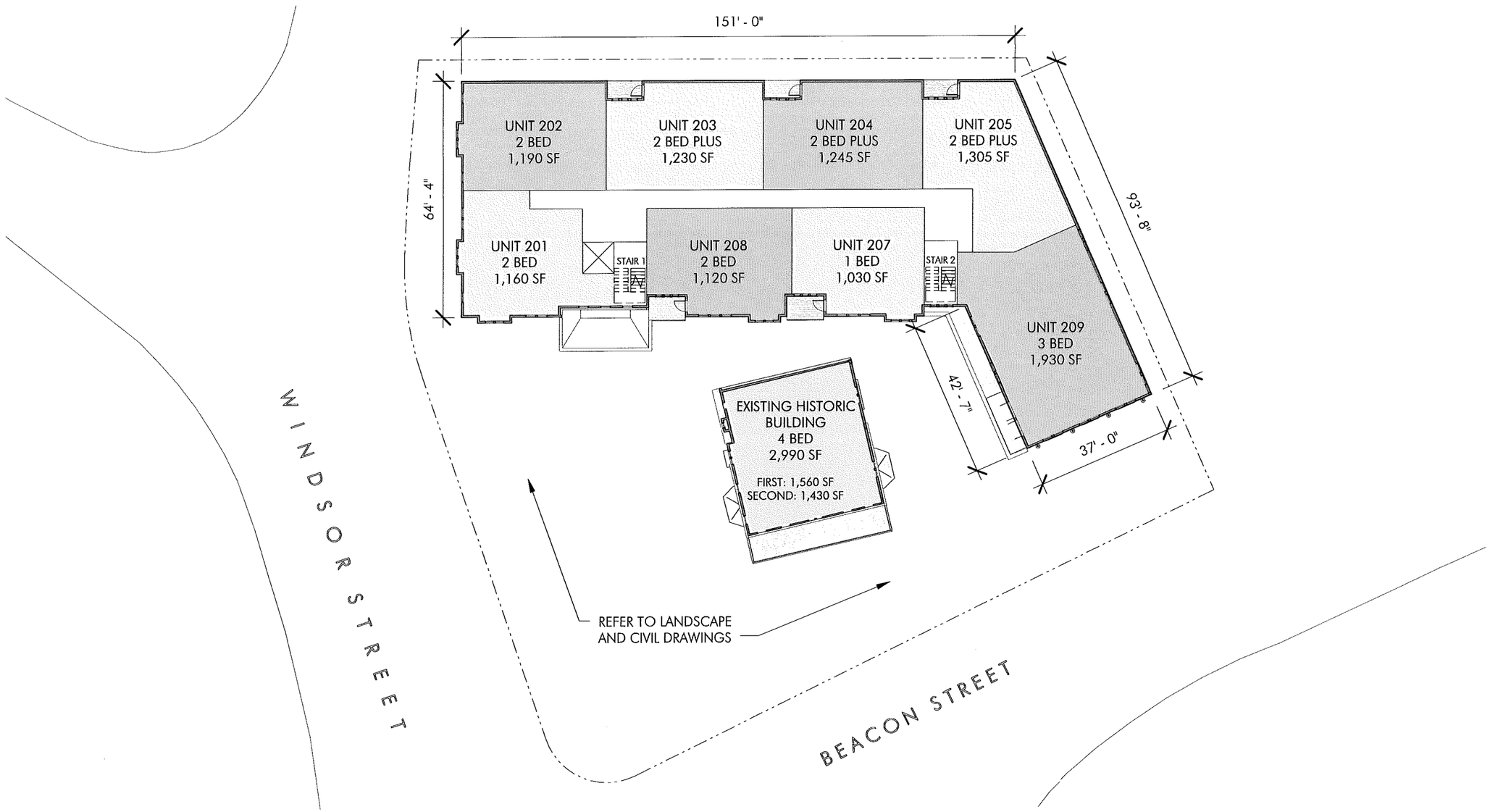
FIRST LEVEL
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

4.1

MARCH 02, 2016



1" = 30'-0"

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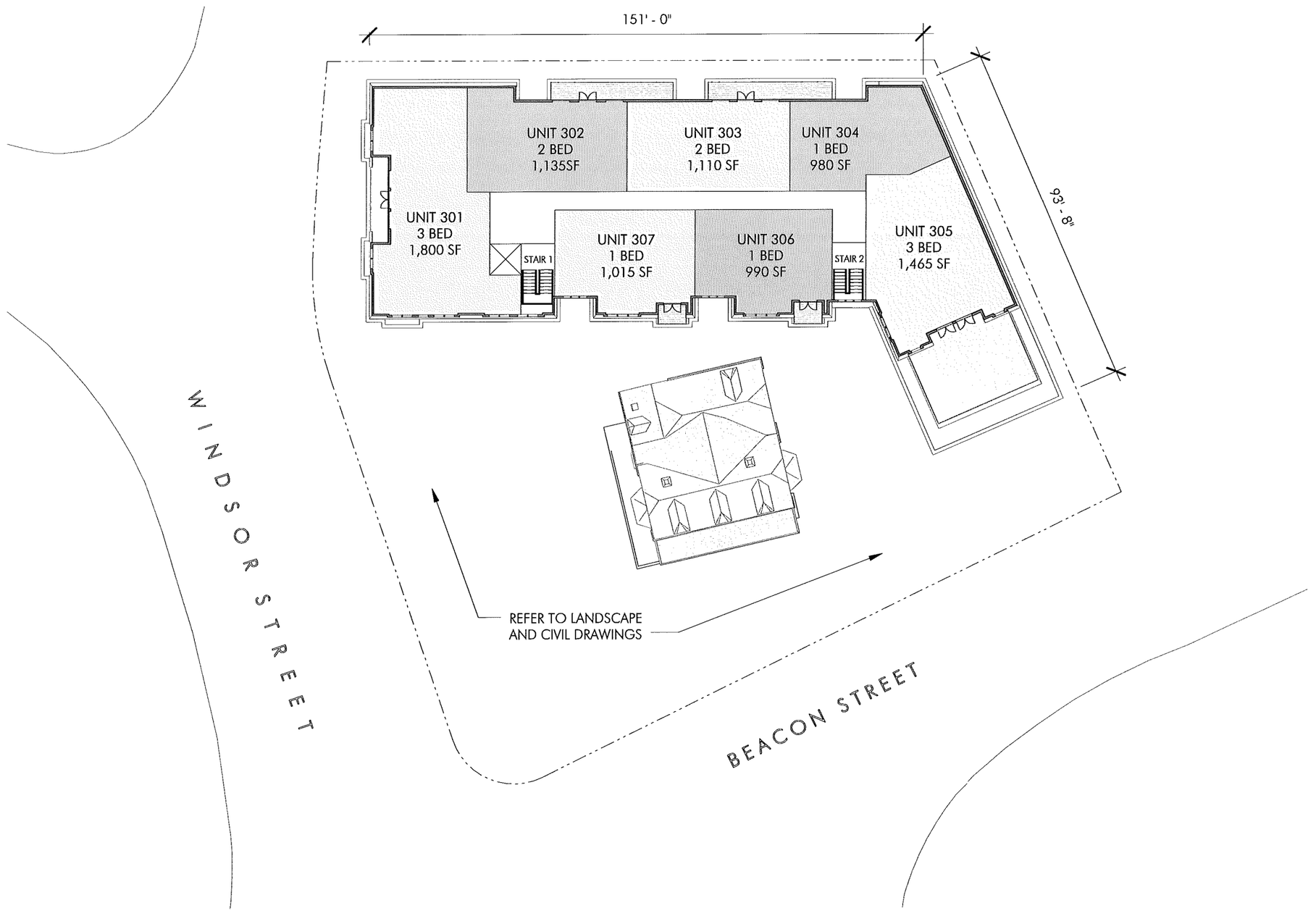
SECOND LEVEL UNIT LAYOUT
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

4.2

MARCH 02, 2016 |



1" = 30'-0"

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THIRD LEVEL UNIT LAYOUT
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

4.3

MARCH 02, 2016

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VIEW FROM BEACON AND WINDSOR
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

MARCH 02, 2016

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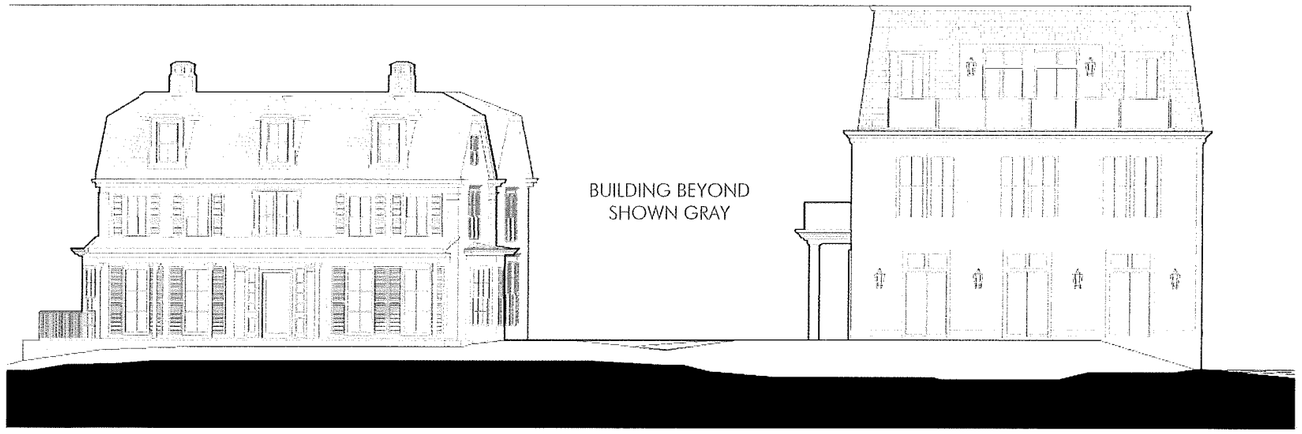
VIEW FROM BEACON
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

5.2

MARCH 02, 2016

1 WINDSOR STREET ELEVATION
1/16" = 1'-0"



2 BEACON STREET ELEVATION - HISTORIC HOUSE
1/16" = 1'-0"

3 BEACON STREET ELEVATION
1/16" = 1'-0"

1/16" = 1'-0"

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EXTERIOR ELEVATIONS
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

MARCH 02, 2016

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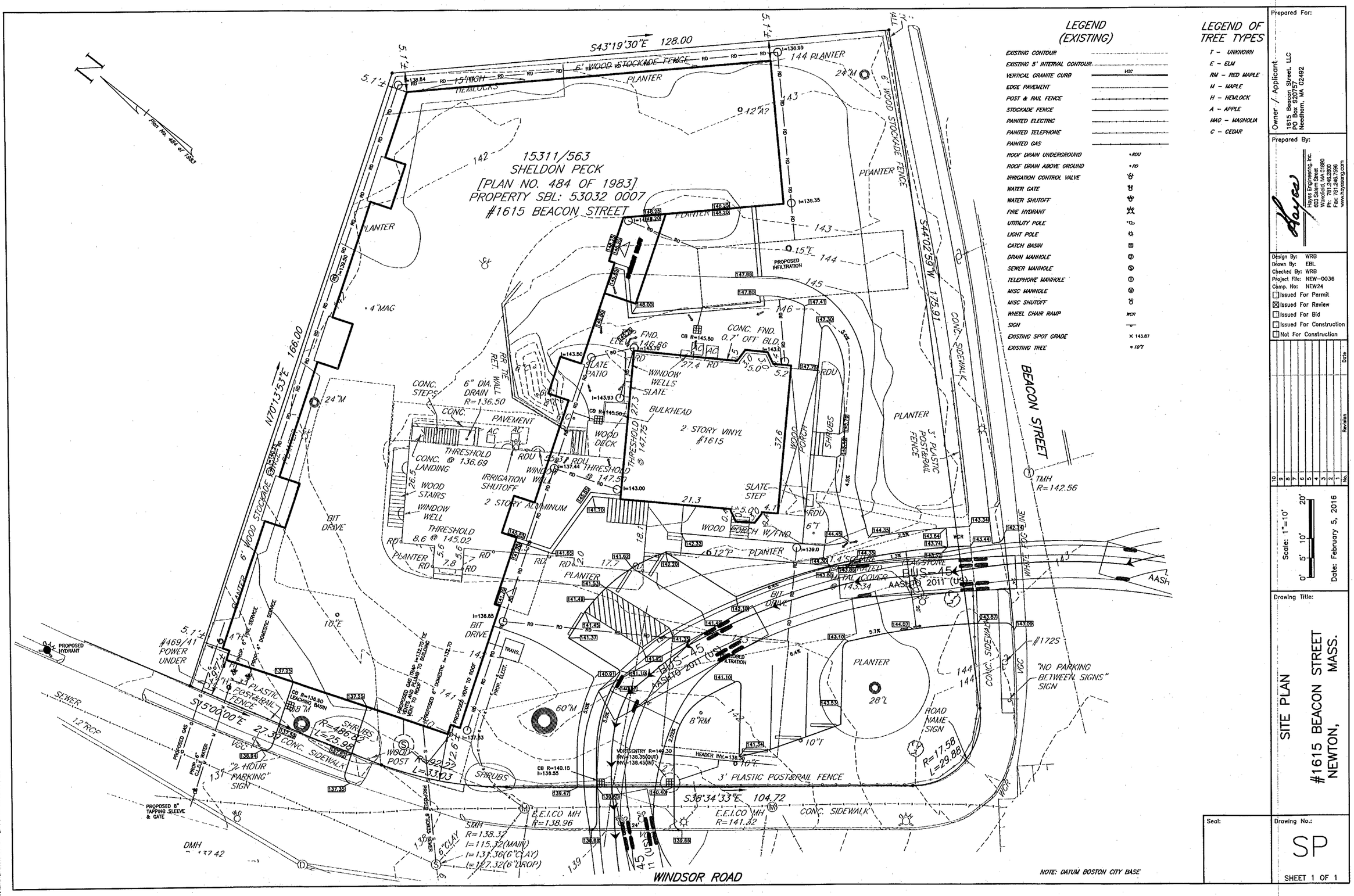
HEIGHT DIAGRAM
WABAN DEVELOPMENT
1615 BEACON STREET, NEWTON MA

7



LEGEND (EXISTING)

- EXISTING CONTOUR
- EXISTING 5' INTERVAL CONTOUR
- VERTICAL GRANITE CURB (VGC)
- EDGE PAVEMENT
- POST & RAIL FENCE
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- ROOF DRAIN UNDERGROUND (•RDU)
- ROOF DRAIN ABOVE GROUND (•RD)
- IRRIGATION CONTROL VALVE
- WATER GATE
- WATER SHUTOFF
- FIRE HYDRANT
- UTILITY POLE
- LIGHT POLE
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- MISC MANHOLE
- MISC SHUTOFF
- WHEEL CHAIR RAMP (WCR)
- SIGN
- EXISTING SPOT GRADE (× 143.87)
- EXISTING TREE (• 10"T)

LEGEND OF TREE TYPES

- T – UNKNOWN
- E – ELM
- RM – RED MAPLE
- M – MAPLE
- H – HEMLOCK
- A – APPLE
- MAG – MAGNOLIA
- C – CEDAR

Prepared For:

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Prepared By:

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Fax: 781.246.7596
www.hayesengr.com

Design By: WRB
Drawn By: EBL
Checked By: WRB
Project File: NEW-0036
Comp. No: NEW24

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- [x] Issued For Review
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