



ZONING ANALYSIS TABLE			
EXISTING BUSINESS 1 (BU1) PROPOSED MIXED USE 4 (MU4)			
ZONE CRITERIA (MU-4)	REQUIRED/ALLOWED BY RIGHT	ALLOWED BY SPECIAL PERMIT	PROPOSED
MIN. LOT AREA	10,000 SF	10,000 SF	30,031 SF
MIN. LOT AREA PER UNIT	1,000 SF	LESS THAN 1,000 SF (1)	601 SF (50 UNITS)
MAX. FAR	1.0	2.50 (2)	2.45
MIN. FRONT SETBACK	0 - 10 FT (3)	MORE THAN 10 FT	25.6 FT
MIN. SIDE SETBACK	N/A	0	0.1 FT
MIN. REAR SETBACK	0 (3)	0	N/A (4)
MAX. BUILDING HEIGHT	24 FT	60 FT	59.9'
GROSS FLOOR AREA	0 - 19,999 SF	> 20,000 SF	73,601 SF
BICYCLE PARKING	7 (5)	LESS THAN 7	50
LOADING BAYS	0	0	1
PARKING SPACES	SEE PARKING CALCULATION	SEE PARKING CALCULATION	69
ACCESS: PARKING SPACES	3	LESS THAN 3	4

1314 WASHINGTON STREET
WEST NEWTON, MA

OWNER
MARK DEVELOPMENT
MARK DEVELOPMENT
275 GROVE STREET, SUITE 2-150
NEWTON, MA 02466
617.614.9149

DESIGN ARCHITECT
DAVID M. SCHWARZ ARCHITECTS
DAVID M. SCHWARZ ARCHITECTS
1707 L STREET NW, SUITE 400
WASHINGTON, DC 20036
202.862.0777

CIVIL ENGINEER
BOHLER
BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.480.9900

LANDSCAPE ARCHITECT
HALVORSON
Tighe+Bond STUDIO
HALVORSON | TIGHE & BOND STUDIO
25 KINGSTON STREET
BOSTON, MA 02111-2200
617.536.0380



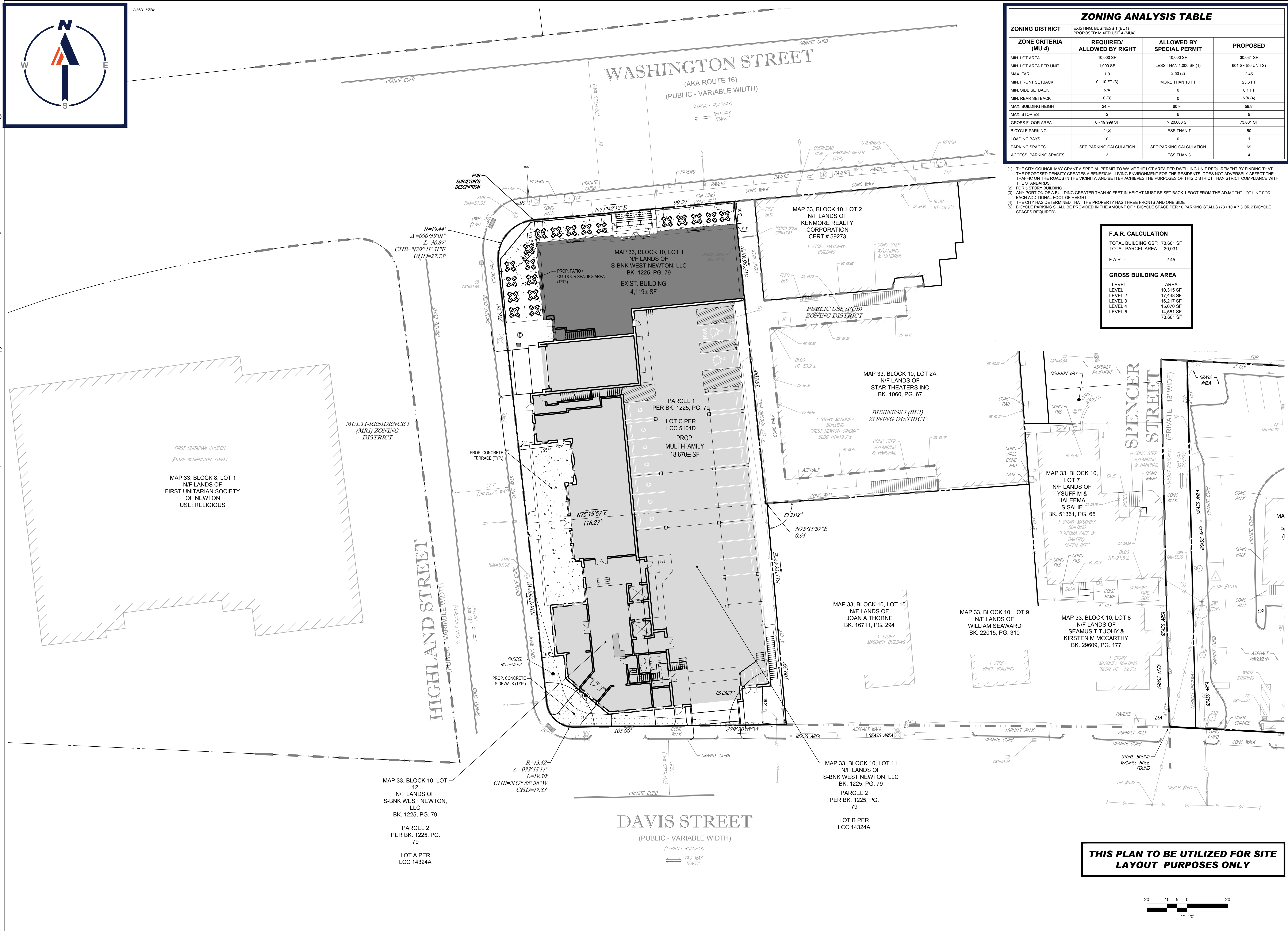
REVISIONS

#	DATE	DESCRIPTION

REVIEW SET
NOT FOR CONSTRUCTION
ISSUED: 05/02/2022

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NO.:
C1

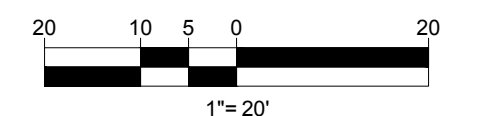


(1) THE CITY COUNCIL MAY GRANT A SPECIAL PERMIT TO WAIVE THE LOT AREA PER DWELLING UNIT REQUIREMENT BY FINDING THAT THE PROPOSED DENSITY CREATES A BENEFICIAL LIVING ENVIRONMENT FOR THE RESIDENTS, DOES NOT ADVERSELY AFFECT THE TRAFFIC ON THE ROADS IN THE VICINITY, AND BETTER ACHIEVES THE PURPOSES OF THIS DISTRICT THAN STRICT COMPLIANCE WITH THE STANDARDS.
(2) FOR 5 STORY BUILDING
(3) ANY PORTION OF A BUILDING GREATER THAN 40 FEET IN HEIGHT MUST BE SET BACK 1 FOOT FROM THE ADJACENT LOT LINE FOR EACH ADDITIONAL FOOT OF HEIGHT
(4) THE CITY HAS DETERMINED THAT THE PROPERTY HAS THREE FRONTS AND ONE SIDE
(5) BICYCLE PARKING SHALL BE PROVIDED IN THE AMOUNT OF 1 BICYCLE SPACE PER 10 PARKING STALLS, (73 / 10 = 7.3 OR 7 BICYCLE SPACES REQUIRED)

F.A.R. CALCULATION	
TOTAL BUILDING GSF:	73,601 SF
TOTAL PARCEL AREA:	30,031
F.A.R. =	2.45

GROSS BUILDING AREA	
LEVEL	AREA
LEVEL 1	10,315 SF
LEVEL 2	17,448 SF
LEVEL 3	16,217 SF
LEVEL 4	15,070 SF
LEVEL 5	14,551 SF
	73,601 SF

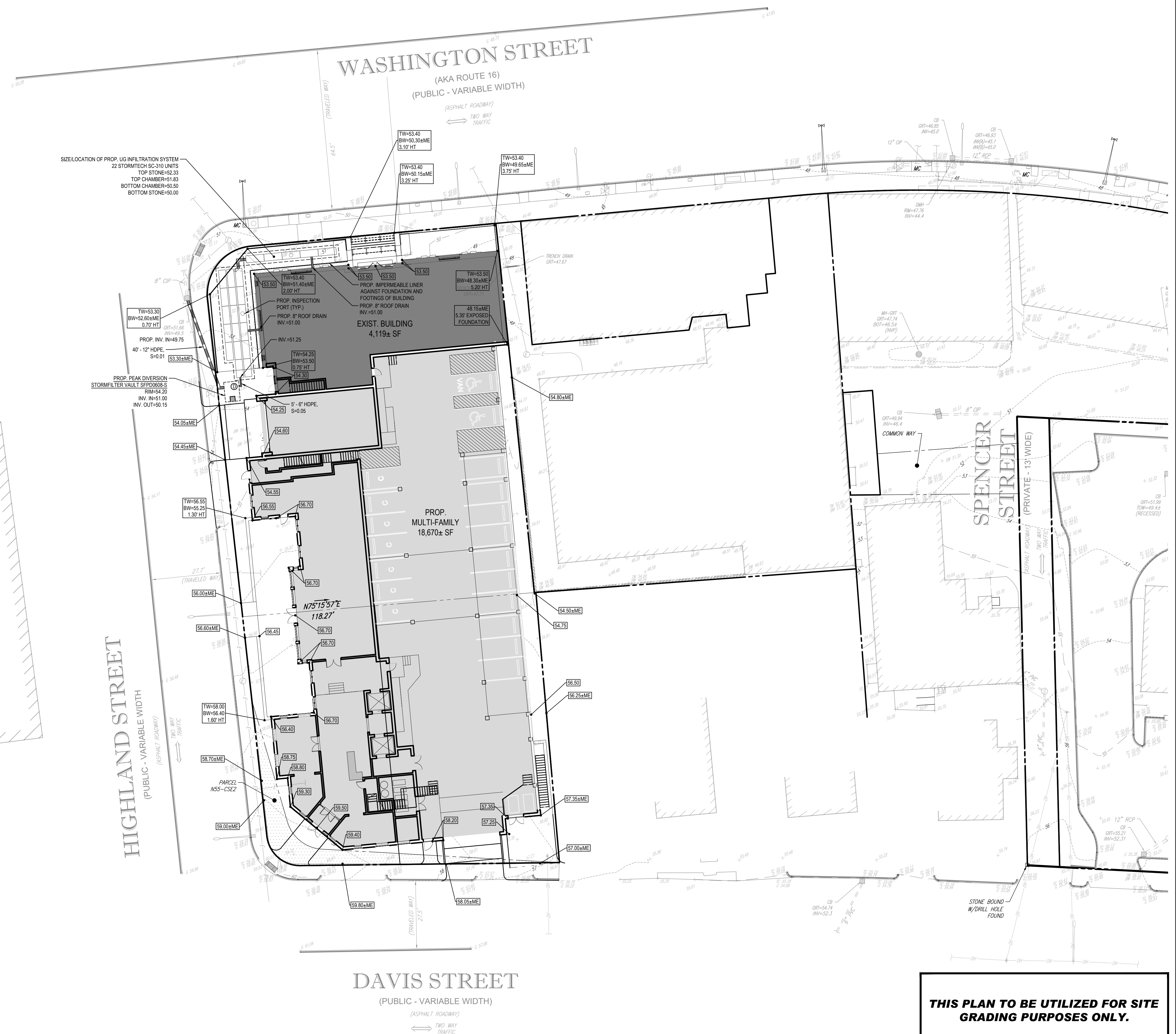
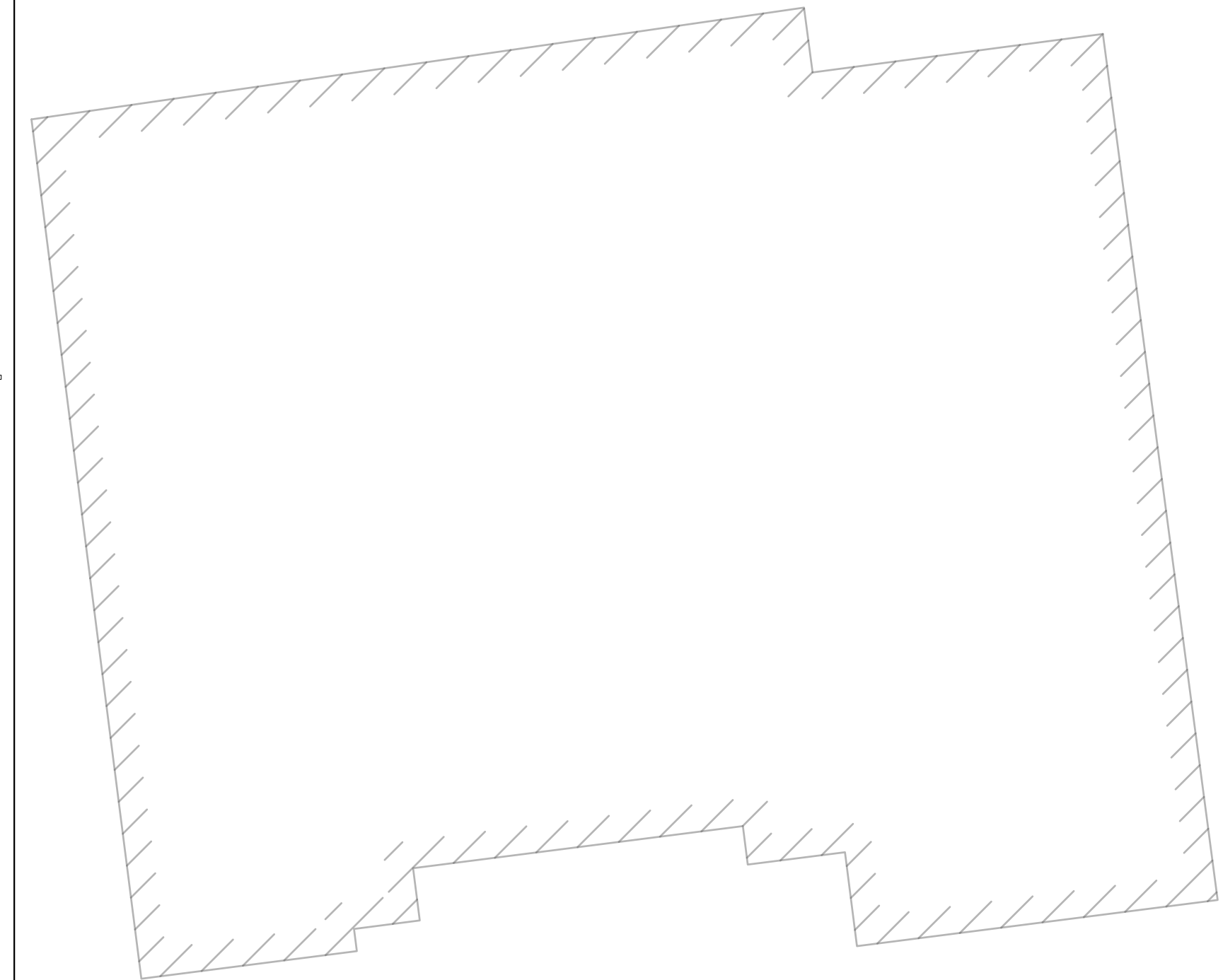
THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY





D

C



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OWNER
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LANDSCAPE ARCHITECT

HALVORSON
Tight & Bond Studio

HALVORSON | TICHE & BOND STUDIO
25 KINGSTON STREET
BOSTON, MA 02111-2200
617.536.0380

PROFESSIONAL SEAL



REVISIONS

#	DATE	DESCRIPTION

REVIEW SET

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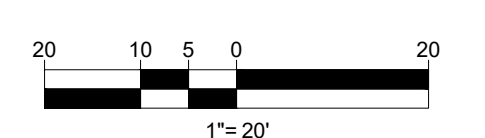
ISSUED: 05/02/2022

SHEET TITLE:
GRADING & DRAINAGE PLAN

SHEET NO.:

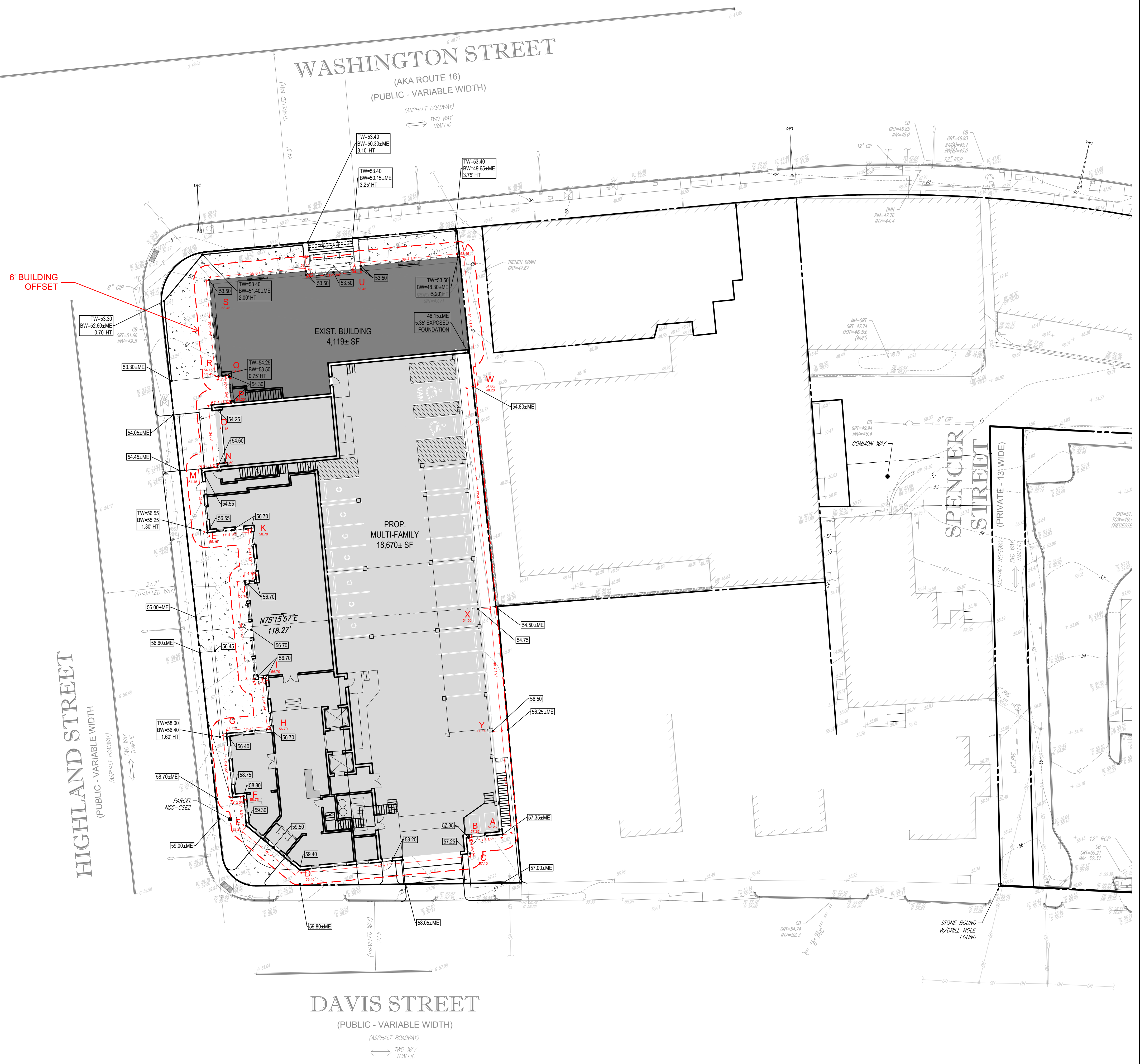
C2

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY.





GRADE PLANE ANALYSIS				
31 & 33 Davis Street and 1314 Washington Street				
Newton, MA				
At Bldg Wall				
Segment	Length (L) (FT)	e1	e2	(e1+e2)/2*L
A-B	13.33	57.25	57.25	763.14
B-C	6.42	57.25	57.15	367.22
C-D	67.58	57.15	59.40	3938.22
D-E	27.25	59.40	59.25	1616.61
E-F	11.75	59.25	58.75	693.25
F-G	29.75	58.75	56.35	1712.11
G-H	17.33	56.35	56.70	979.58
H-I	20.52	56.70	56.70	1163.48
I-J	41.67	56.70	56.70	2362.69
J-K	24.33	56.70	56.70	1379.51
K-L	17.33	56.70	55.15	969.18
L-M	25.33	55.15	54.45	1388.08
M-N	6.25	54.45	54.50	340.47
N-O	24.67	54.50	54.15	1340.20
O-P	7.83	54.15	54.30	424.58
P-Q	11.00	54.30	54.30	597.30
Q-R	4.08	54.30	54.15	221.24
R-S	38.17	53.45	53.45	2040.19
S-T	38.25	53.45	53.45	2044.46
T-U	23.33	53.45	53.45	1246.99
U-V	40.17	53.45	53.45	2147.09
V-W	51.50	53.45	48.20	2617.49
W-X	87.75	54.80	54.50	4795.54
X-Y	48.58	54.50	56.25	2690.12
Y-A	40.92	56.25	57.15	2320.16
TOTAL	725.09			40158.90
AVERAGE GRADE = (e1+e2)/2*L/P		55.38		



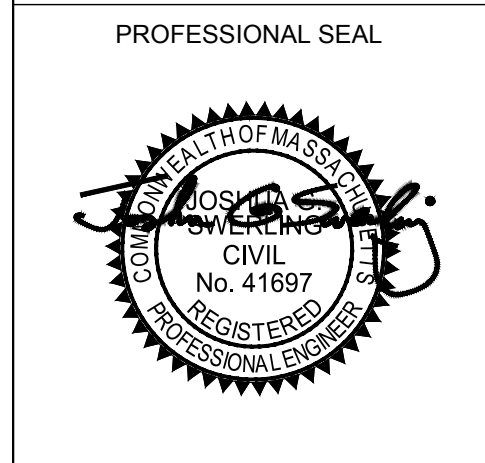
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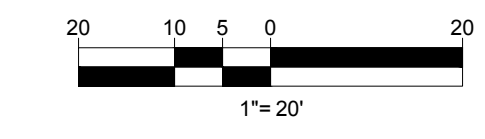
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SHEET TITLE:
AVG. GRADE PLANE EXHIBIT

SHEET NO.:
C3



SURVEYOR'S
METES AND BOUNDS DESCRIPTION
MAP 33, BLOCK 10, LOTS 11, 12
CITY OF NEWTON
MIDDLESEX COUNTY, MASSACHUSETTS

- BEGINNING AT A POINT ON THE SOUTHERLY LINE OF WASHINGTON STREET (AKA ROUTE 16 - PUBLIC - VARIABLE WIDTH) AND FROM SAID POINT OF BEGINNING, RUNNING THENCE;
- ALONG THE SOUTHERLY LINE OF WASHINGTON STREET, NORTH 74 DEGREES - 42 MINUTES - 12 SECONDS EAST, A DISTANCE OF 99.39 FEET TO A POINT, THENCE;
 - SOUTH 15 DEGREES - 56 MINUTES - 48 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT, THENCE;
 - NORTH 75 DEGREES - 15 MINUTES - 57 SECONDS EAST, A DISTANCE OF 0.64 FEET TO A POINT, THENCE;
 - ALONG THE DIVIDING LINE WITH MAP 33, BLOCK 10, LOT 10, SOUTH 14 DEGREES - 58 MINUTES - 47 SECONDS EAST, A DISTANCE OF 109.59 FEET TO A POINT ON THE NORTHERLY LINE OF DAVIS STREET (PUBLIC - VARIABLE WIDTH), THENCE;
 - ALONG SAID NORTHERLY LINE OF DAVIS STREET, SOUTH 79 DEGREES - 20 MINUTES - 01 SECONDS WEST, A DISTANCE OF 105.00 FEET TO A POINT, THENCE;
 - ALONG A TANGENT CURVE AT THE INTERSECTION OF DAVIS STREET AND HIGHLAND STREET (PUBLIC - VARIABLE WIDTH) HAVING A RADIUS OF 13.42 FEET, A CENTRAL ANGLE OF 83 DEGREES - 15 MINUTES - 14 SECONDS, AN ARC LENGTH OF 19.50 FEET, A CHORD BEARING OF NORTH 57 DEGREES - 55 MINUTES - 36 SECONDS WEST, AND A CHORD DISTANCE OF 17.83 FEET, THENCE;
 - ALONG THE EASTERLY LINE OF HIGH STREET, NORTH 16 DEGREES - 17 MINUTES - 59 SECONDS WEST, A DISTANCE OF 218.25 FEET TO A POINT, THENCE;
 - ALONG A TANGENT CURVE AT THE INTERSECTION OF HIGHLAND STREET AND SAID WASHINGTON STREET HAVING A RADIUS OF 19.44 FEET, A CENTRAL ANGLE OF 80 DEGREES - 59 MINUTES - 01 SECONDS, AN ARC LENGTH OF 30.87 FEET, A CHORD BEARING OF NORTH 29 DEGREES - 11 MINUTES - 31 SECONDS EAST, AND A CHORD DISTANCE OF 27.73 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 30.031 SQUARE FEET OR 0.689 ACRES

LEGEND

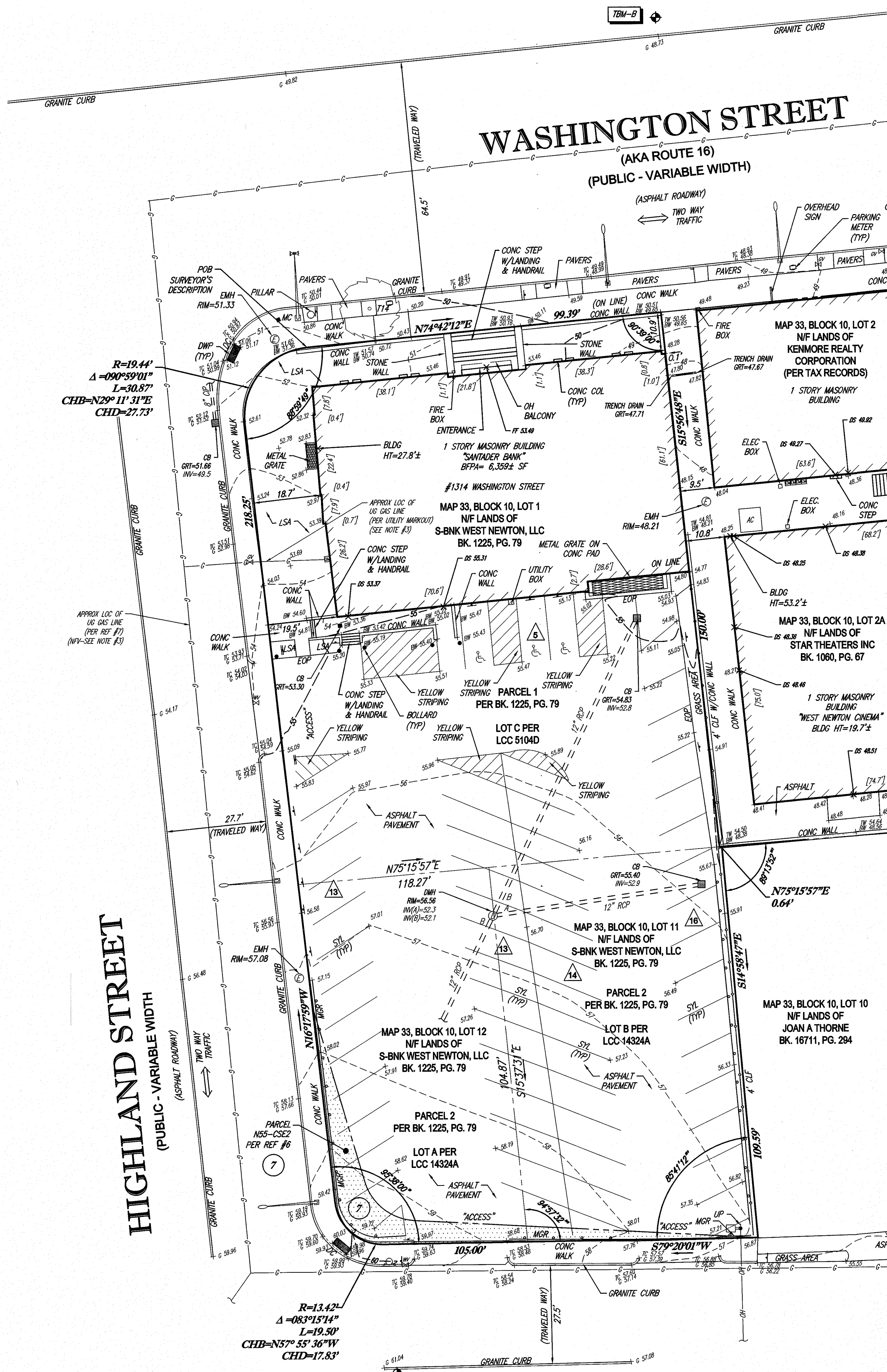
- 124 --- EXISTING CONTOUR
- x 123.45 EXISTING SPOT ELEVATION
- x TC 123.45 EXISTING TOP OF CURB ELEVATION
- x G 122.85 EXISTING GUTTER ELEVATION
- x MW 123.45 EXISTING TOP OF WALL ELEVATION
- x BW 122.85 EXISTING BOTTOM OF WALL ELEVATION
- x FF 123.45 EXISTING FINISHED FLOOR ELEVATION
- x DS 123.45 EXISTING DOOR SILL ELEVATION
- HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- ELECTRIC METER
- APPROX. LOC. UNDERGROUND GAS LINE
- UTILITY POLE
- STREET LIGHT
- TRAFFIC SIGNAL POLE
- AREA LIGHT
- SIGN
- METAL GUIDE RAIL
- PARKING METER
- UG UNDER GROUND
- CLF CHAIN LINK FENCE
- DC DEPRESSED CURB
- EOP EDGE OF PAVEMENT
- MC METAL COVER
- LSA LANDSCAPED AREA
- (TYP) TYPICAL
- DMH DRAINAGE/STORM MANHOLE
- EMH ELECTRIC MANHOLE
- CB CATCH BASIN OR INLET
- T/T TREE & TRUNK SIZE
- PARKING SPACE COUNT
- DWP DETECTABLE WARNING PAD
- S/L SOLID YELLOW LINE
- HT HEIGHT
- BLDG BUILDING
- B/PA BUILDING FOOTPRINT AREA
- RCF REINFORCED CONCRETE PIPE
- INV INVERT ELEVATION
- GRT GRATE ELEVATION

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY MASSACHUSETTS ONE-CALL SYSTEM (1-888-344-7233) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 20173106745

- | UTILITY COMPANY | PHONE NUMBER |
|--|--------------|
| AT&T TRANSMISSION | 800-331-0900 |
| ZAYO | 212-803-6442 |
| COMCAST - PEMBROKE | 800-934-6489 |
| LEVEL 3 COMMUNICATIONS | 877-453-8383 |
| CROWNE CASTLE NO NETWORKS | 781-970-0522 |
| | 800-955-0925 |
| MASSACHUSETTS BAY TRANSPORTATION AUTHORITY | 800-392-8100 |
| LIGHTOWER | 978-264-6000 |
| VERIZON | 800-922-0204 |
| RCN | 800-746-4728 |
| NSTAR ELECTRIC | 800-592-2000 |
| NATIONAL GRID GAS - BOSTON | 800-522-3233 |
| ALGONQUIN GAS / SPECTRA ENERGY | 617-254-4050 |
| SPRINT / NEXTEL | 508-481-0849 |
| WELLSLEY MUNICIPAL LIGHTING PLT | 781-235-7901 |
| ON TARGET LOCATING | 508-429-1022 |

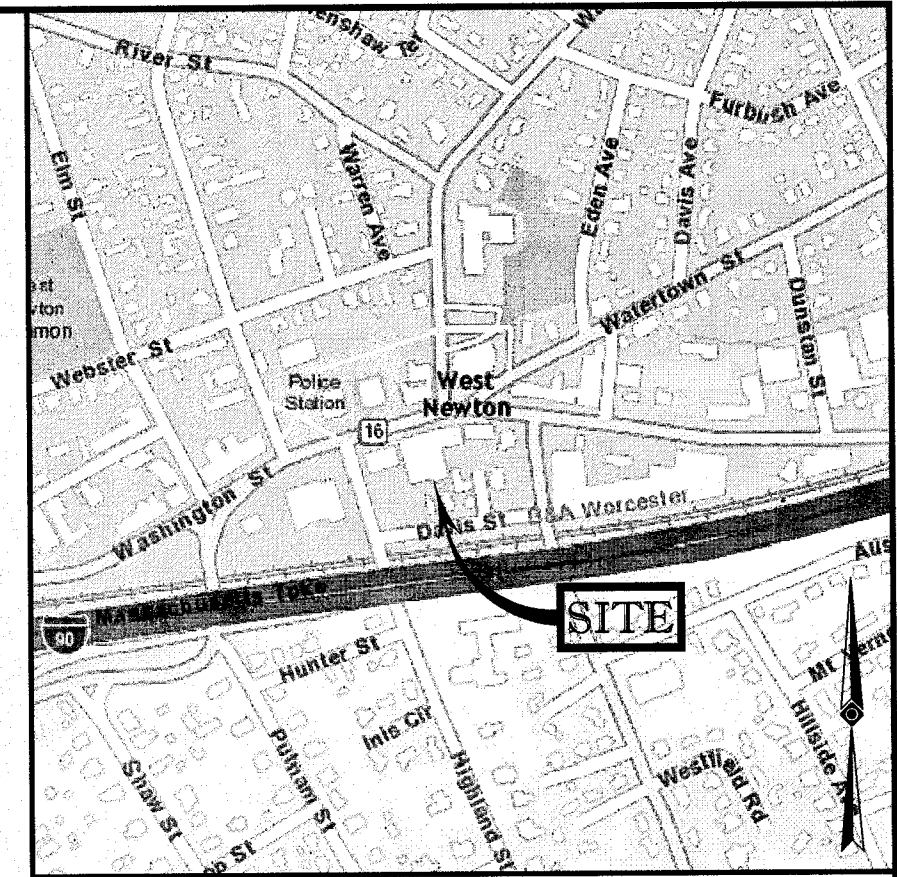
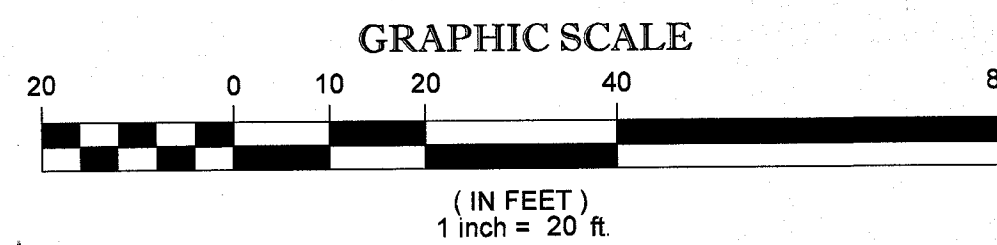


THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



DAVIS STREET
(PUBLIC - VARIABLE WIDTH)

(ASPHALT ROADWAY)
TWO WAY TRAFFIC



LOCUS MAP
©2013 ESRI WORLD STREET MAPS

NOTES:

- PROPERTY KNOWN AS LOTS 11, 12, BLOCK 10 AS SHOWN ON THE CITY OF NEWTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS MAP NO. 33.
- AREA = 30.031 SQUARE FEET OR 0.689 ACRES
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE ANY EXCAVATION IS TO BEGIN. ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A COMMITMENT FILE NO. 1721-0255A, WITH AN EFFECTIVE DATE OF JUNE 28, 2017, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:
GENERAL EXCEPTIONS 1 THRU 5 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
6 THE EXACT ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN THE DESCRIPTION SHEET ANNEXED OR THE PLAN(S) THEREIN REFERRED TO - ACREAGE - SEE NOTE #2
7 TAKING BY THE MASSACHUSETTS TURNPIKE AUTHORITY, FILED WITH SAID REGISTRY DISTRICT AS DOCUMENT NO. 394073, AS AFFECTED BY A CERTIFICATE OF ENTRY, FILED WITH SAID REGISTRY DISTRICT AS DOCUMENT NO. 394085 - AFFECTS PARCEL, SLOPE EASEMENT, AS SHOWN HEREON
8 TERMS AND CONDITIONS OF A NOTICE OF LEASE BY AND BETWEEN S-BNK WEST NEWTON, LLC (LESSOR) AND SOVEREIGN BANK (LESSEE) DATED JUNE 30, 2000 AND FILED AS DOCUMENT NO. 1146117, AS AFFECTED BY CONSENT, SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT DATED AS OF JUNE 30, 2000 BY AND BETWEEN LESSOR, LESSEE AND FIRST SECURITY BANK, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FIELD AS DOCUMENT NO. 1146120 - NOT PLOTTABLE
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN ASPHALT WALK. ELEVATION = 61.17'
TBM-B: MAG NAIL SET IN CONCRETE WALK. ELEVATION = 49.63'
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- PARKING COUNT - REGULAR SPACES = 68
HANDICAPPED SPACES = 3
TOTAL SPACES = 71
- THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT AS EXHIBIT 'A' IS THE SAME AS SHOWN ON THE SURVEY
- SURVEYOR'S DESCRIPTION PREPARED DUE TO NO BEARING SYSTEM ON RECORD PLAN.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF NEWTON, MIDDLESEX COUNTY, MASSACHUSETTS, SHEET #33.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, PANEL 551 OF 856," MAP NUMBER 25017C0551E, EFFECTIVE DATE: JUNE 4, 2010.
- MAP ENTITLED "PLAN OF LAND IN NEWTON," PREPARED BY C.E. HUMPHREY, DATED NOVEMBER 20, 1933, LAND COURT CASE 5104D.
- MAP ENTITLED "PLAN OF LAND IN NEWTON," PREPARED BY E.S. SMILIE, DATED JULY 8, 1930, LAND COURT CASE 14324A.
- MAP ENTITLED "SUBDIVISION OF LAND SHOWN ON PLAN 1437A" PREPARED BY WILLIAM S. CROCKER, DATED APRIL 24, 1946, LAND COURT CASE 1437B.
- MAP ENTITLED "PLAN FOR THE LOCATION OF AN EXPRESS TOLL HIGHWAY KNOWN AS THE BOSTON EXTENSION OF THE MASSACHUSETTS TURNPIKE IN THE CITY OF NEWTON, MIDDLESEX COUNTY AS PREPARED BY THE MASSACHUSETTS TURNPIKE AUTHORITY," DATED JUNE 13, 1969, RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS AS PLAN 964 OF 1983.
- GAS MAPPING PROVIDED BY NATIONAL GRID.

SHEET NO:

C5

THIS SURVEY IS CERTIFIED TO:
MARK DEVELOPMENT, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 20, 2017.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL



GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

1	REVISED PER CLIENT COMMENTS	N/A	A.M.M.	G.L.H.	8-3-17
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	ALTA/NSPS LAND TITLE SURVEY				
7-20-17	MARK DEVELOPMENT, LLC				
FIELD BOOK NO	31 & 33 DAVIS STREET & 1314 WASHINGTON STREET				
17-06MA	LOTS 1, 11, & 12, BLOCK 10, MAP 33				
FIELD BOOK PGS	CITY OF NEWTON, MIDDLESEX COUNTY				
80-83	COMMONWEALTH OF MASSACHUSETTS				
FIELD CREW	CONTROL POINT ASSOCIATES, INC.				
T.M./J.G.	ALBANY, NY 5182175010				
A.M.M.	CHALFONTE, PA 215728000				
REVIEWED:	J.M.R.	APPROVED:	G.L.H.	DATE:	8-1-17
SCALE:	1"=20'				
FILE NO.:	06-170034				
DWG. NO.:	1 OF 1				