

Covenant Residences At Commonwealth
Newton, MA

Created by: ZYY
Filename: J:\Covenant Residences\GIS\24x36withbuffer.mxd

Geller DeVellis Inc.
Landscape Architecture, Civil Engineering, Site Planning
70 Walnut Street
Wellesley, MA 02481

Site Context and Open Space

6/30/2005

Data Source: "Office of Geographic and Environmental Information (MASSGIS) Commonwealth of Massachusetts Executive Office of Environmental Affairs" photo from 2001

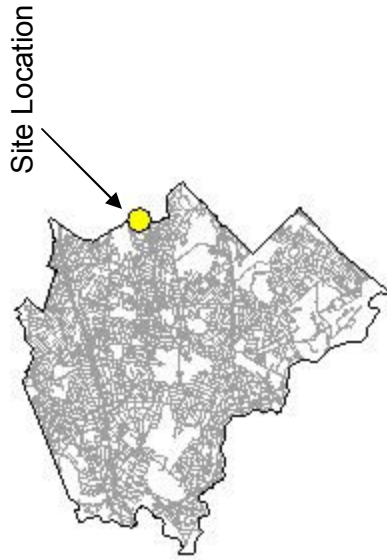


Surrounding Density: Units per Acre

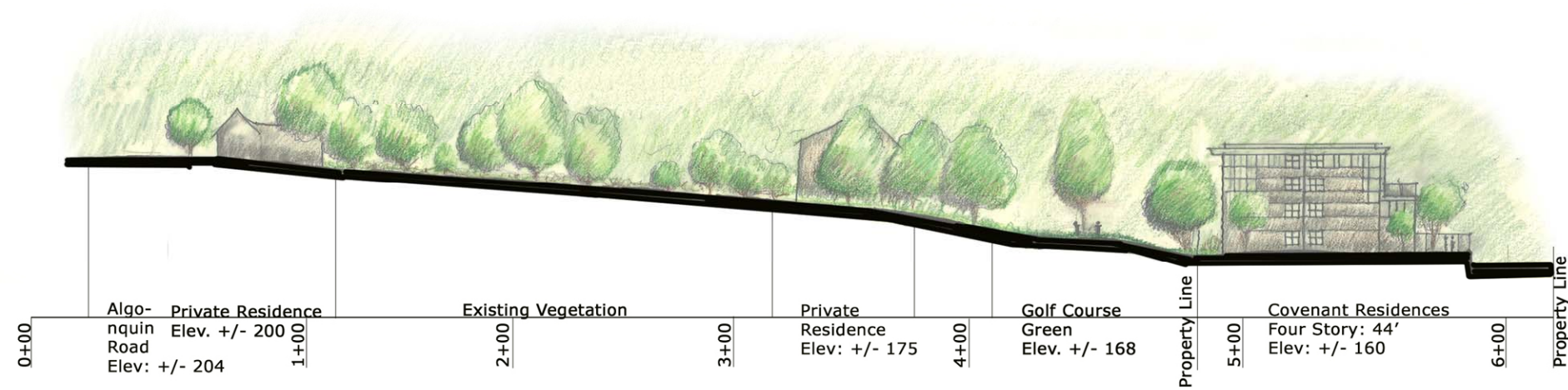
Existing Building					
Address	# Housing Units	Sq. Ft of Parcel	Total Acres	Units / Acre	4X Units / Acre
27 Commonwealth *	12	14,993	0.344	34.86	139.46

* Excludes 1st fl spc-10 garages

Adjacent Properties					
Address	# Housing Units	Sq. Ft of Parcel	Total Acres	Units / Acre	4X Units / Acre
39 Commonwealth	17	16,371	0.376	45.23	180.93
41 Commonwealth	14	13,278	0.305	45.93	



41
39
27



Cross Section
Scale: 1"=30'

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Aerial Photo and Section

11.3.05

Data Source: City of Newton GIS



From Commercial Area: Before



From Commercial Area : After (Visible Portion in Red)



From Commonwealth Avenue: Before



From Commonwealth Avenue: After

PLAN BOOK 2017 PLAN 19



**COVENANT
RESIDENCES**

**NEWTON,
MASSACHUSETTS**

SHESEY ARCHITECTS
14 FRANKLIN STREET
QUINCY, MA 02169
617-776-2910

Geller DeVellis Inc.
Site Planning
Civil Engineering
Landscape Architecture
500 N. 1st St. # 300
70 Walnut Street
Woburn, MA 02407
781.237.4111

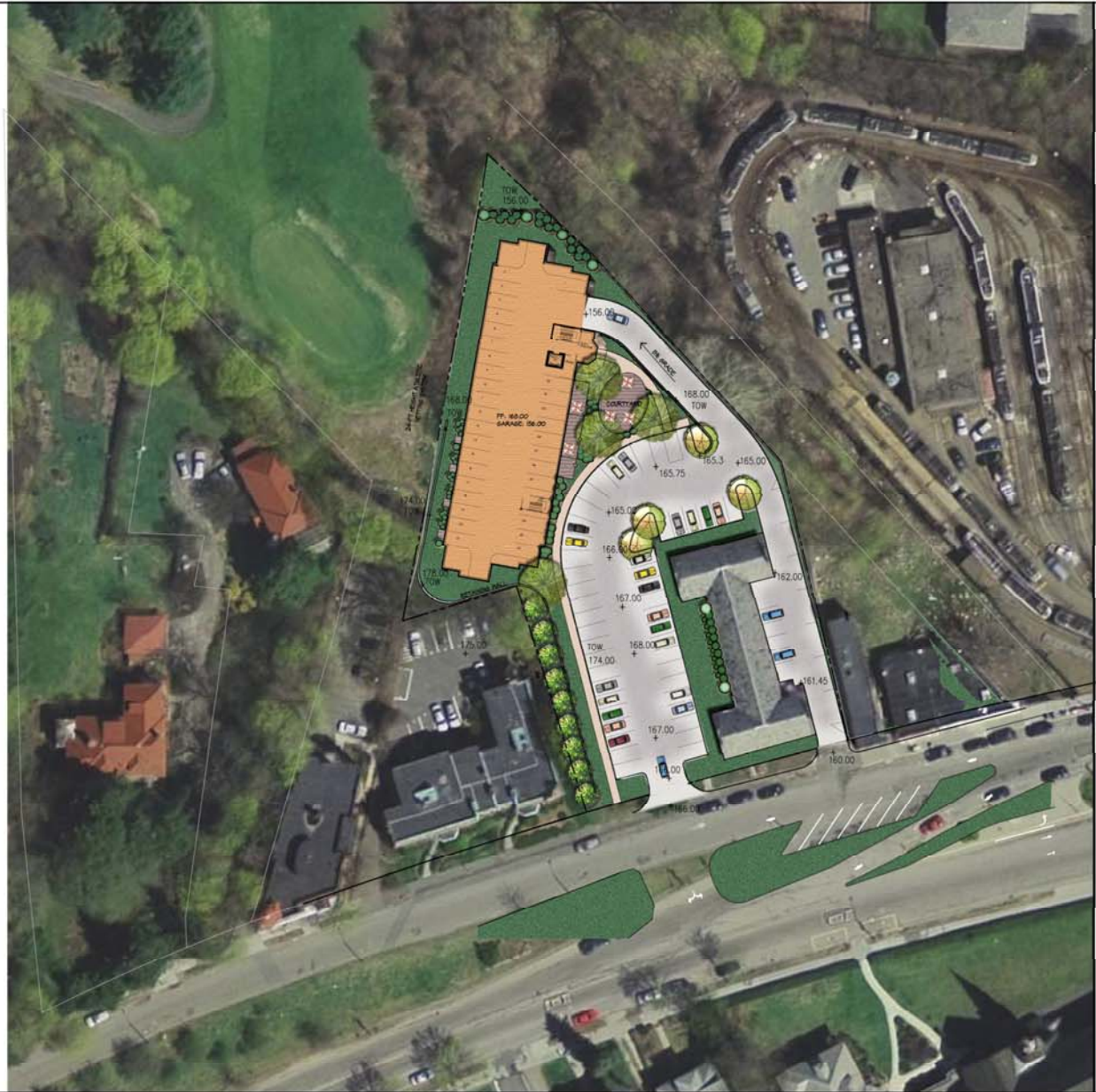
**SITE
PLAN**

SCALE: 1"=30'
JOB: 25044-10
PLD: 25044-SACIC
DRAWN: CRH
CHECKED: SPL
DATE: 05/04/08

A-3



PLAN BOOK 203 PLAN 19



**COVENANT
RESIDENCES**

**NEWTON,
MASSACHUSETTS**

SHESKY ARCHITECTS
14 FRANKLIN STREET
QUINCY, MA 02169
617-770-2010

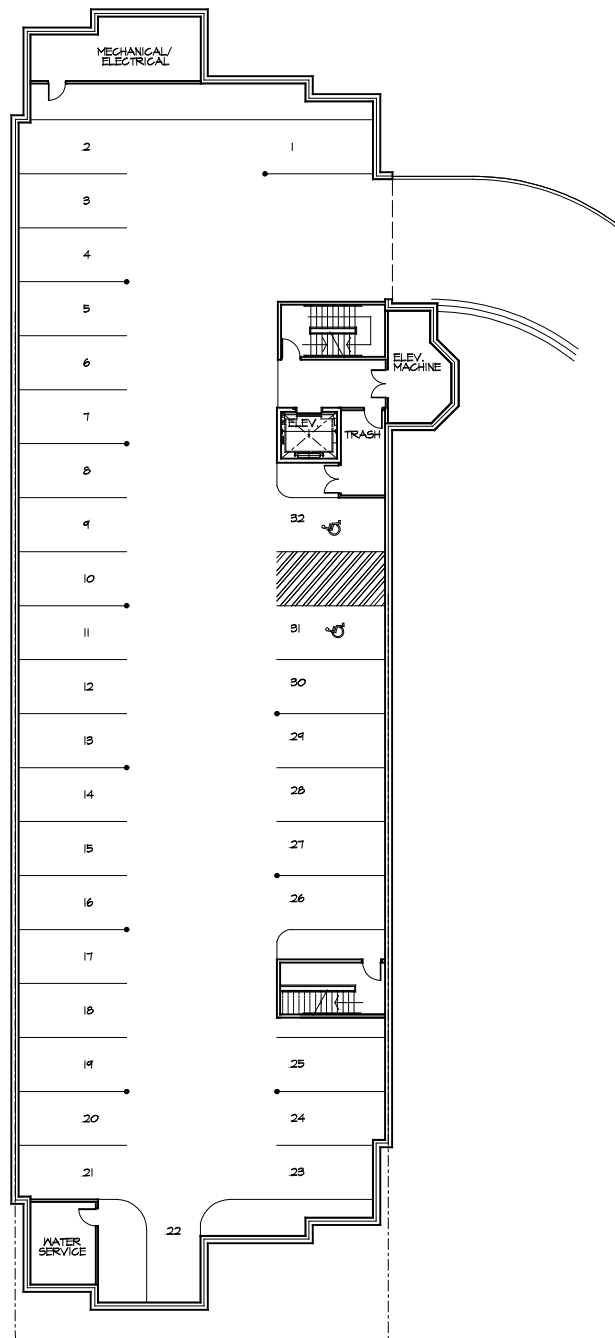
Geller DeVellis Inc.
Site Planning
Civil Engineering
Landscape Architecture
250 Walnut Street
DEVELLIS WENDELEY, MA 02481
781.237.4111

**PARKING
PLAN
Option B**

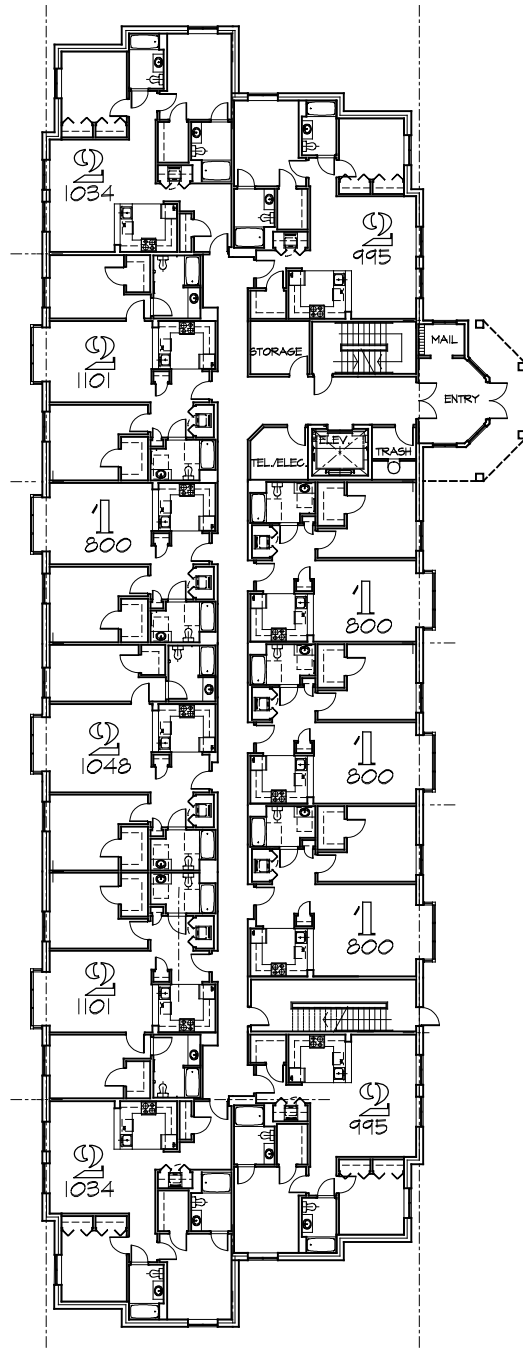
SCALE: 1"=20'
JOB: 25044-H-C
FILE: 25044H-0402
DRAWN: CRH
CHECKED: SHL
DATE: 10-04-09

A-4

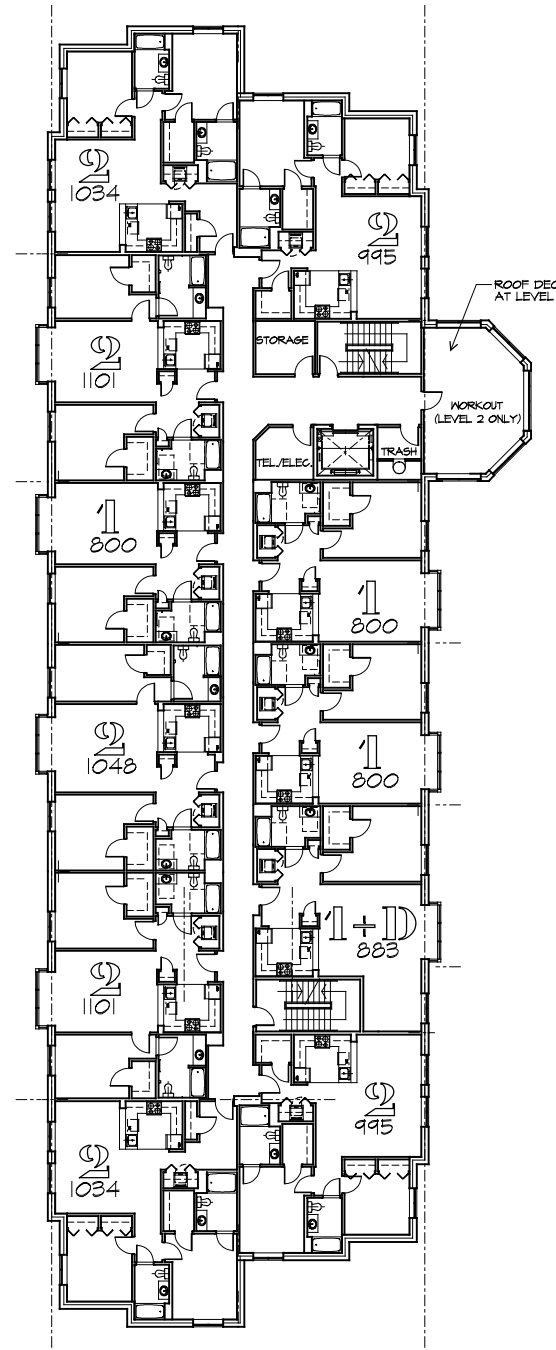




SCHEMATIC GARAGE LEVEL
 1/32" = 1'-0"



SCHEMATIC LEVEL ONE
 1/32" = 1'-0"



SCHEMATIC TYP. LEVEL (2-4)
 1/32" = 1'-0"

SQUARE FOOTAGE SUMMARY

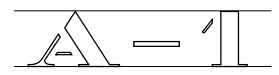
LEVEL	G.S.F.
GARAGE	13,008 (Not Incl. in Efficiency)
LEVELS 1	13,145
LEVELS 2	13,360
LEVELS 3 & 4	12,995 x 2 = 25,990
TOTALS	52,495
APT. TOTAL	42,281
EFFICIENCY = UNIT GROSS/BLDG. GROSS	80.5%

UNIT SUMMARY

LEVEL	2 BED	1 BED
LEVELS 1	7	4
LEVELS 2-4	7	4
TOTALS	28(64%)	16(36%)
	44 TOTAL	

PARKING SUMMARY

LEVEL	SPACES
GARAGE	32





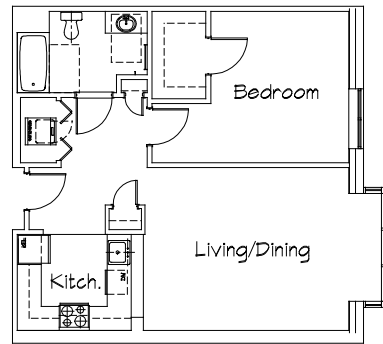
EAST ELEVATION
 1/32" = 1'-0"

NORTH ELEVATION
 1/32" = 1'-0"

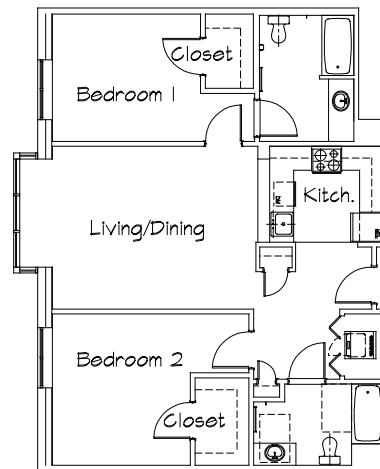


WEST ELEVATION
 1/32" = 1'-0"

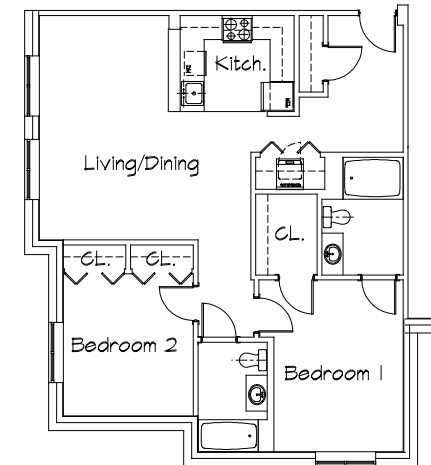
SOUTH ELEVATION
 1/32" = 1'-0"



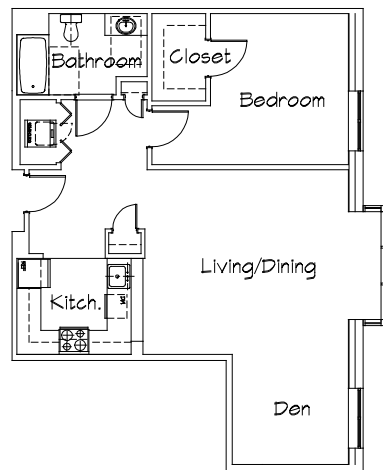
UNIT TYPE 1A 800 SF
 1/16" = 1'-0"



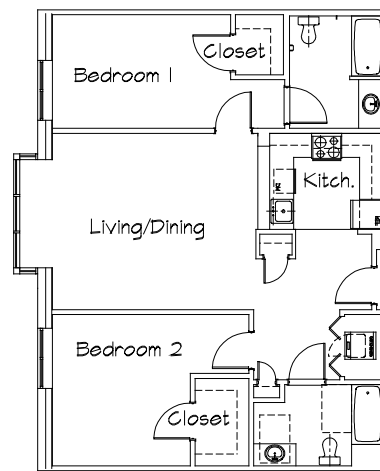
UNIT TYPE 2A 1101 SF
 1/16" = 1'-0"



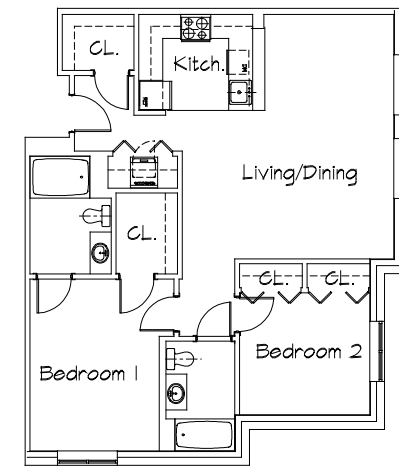
UNIT TYPE 2C 1034 SF
 1/16" = 1'-0"



UNIT TYPE 1B 883 SF
 1/16" = 1'-0"



UNIT TYPE 2B 1048 SF
 1/16" = 1'-0"



UNIT TYPE 2D 995 SF
 1/16" = 1'-0"

Covenant Residences on Commonwealth

Traffic Study Summary – November 2005

Project Location: 27, 29 and 35 Commonwealth Avenue, Newton, Massachusetts
Project Description: 56 units one and two-bedroom condominiums (net addition of 44 units)
Parking -Existing: 45 spaces (10 garage and 35 outdoor)
-Proposed: 89 spaces (33 garage, 46 surface and 10 existing)

Study Conclusion: The proposed project will not significantly impact intersections or transit operations in the study area.

Findings:

- The project will generate approximately 27 new vehicle trips during the morning commuter peak hour and 33 vehicle trips during the afternoon peak commuter hour. This is an increase of less than 2 percent additional traffic at the entrance to Covenant Residences.
- The project vehicle trips will be distributed approximately 40 percent to/from the west (Newton) and 60 percent to/from the east (Boston). Therefore, during the afternoon peak hour there will be approximately 13 new trips on Commonwealth Avenue traveling to/from the west and 20 new trips traveling to/from the east on Commonwealth Avenue.
- The addition of project traffic on the roadway system will not change the operating levels of service at study intersections.
- The site has excellent transit access via the MBTA Green “B” Line within a few minutes’ walking distance.
- Approximately 15 percent of project trips during the peak hours will be made by public transit. This equates to approximately 6 transit trips during the morning and afternoon peak hours. The Green “B” Line and the Boston College station have sufficient capacity to accommodate the additional trips by the project.
- Pedestrian activity associated with the site, Boston College, the MBTA and other destinations will be safely accommodated by existing sidewalks along both sides of Commonwealth Avenue and signalized crosswalks at Fr. Herlihy Drive and at Lake Street.
- The City has identified the need for roadway improvement for this portion of Commonwealth Avenue to address existing roadway issues. The Commonwealth Avenue Corridor Improvements Project has identified a plan for these improvements. B’nai B’rith Housing NE will work with the City to determine the most appropriate traffic flow safety solutions for this portion of Commonwealth Avenue.