

Rec'd by Newton CPC
20 December 2017

Jackson Road/Haywood House Project Elevations & Floor Plans





Baker Wohl
ARCHITECTS

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HAYWOOD HOUSE
JACKSON ROAD, NEWTON, MA
PERSPECTIVE RENDERING

12/15/2017

2

NEWTON HOUSING
AUTHORITY
82 LINCOLN STREET,
NEWTON HIGHLANDS, MA
02461



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3

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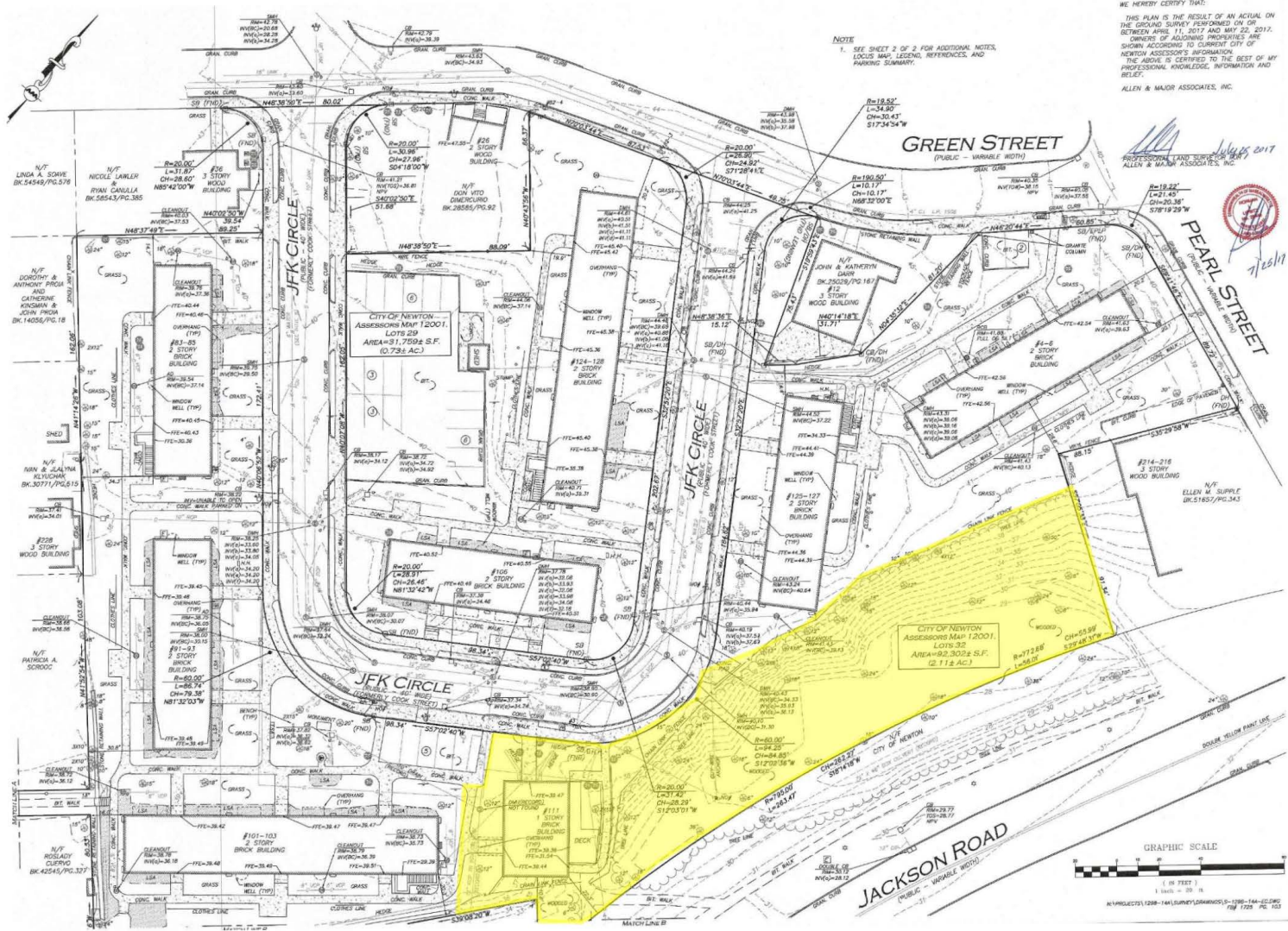
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HAYWOOD HOUSE
KENNEDY CIRCLE, NEWTON, MA
PERSPECTIVE RENDERING

12/15/2017

1

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NOTE
1. SEE SHEET 2 OF 2 FOR ADDITIONAL NOTES, LOCUS MAP, LEGEND, REFERENCES, AND PARKING SUMMARY.

WE HEREBY CERTIFY THAT:
THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN APRIL 11, 2017 AND MAY 22, 2017. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY OF NEWTON ASSESSORS INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.
ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR
ALLEN & MAJOR ASSOCIATES, INC.
7/25/17

LAND USAGE TABLE - MULTI-RESIDENCE 2 (MR2)*

ITEM	REQUIRED/ALLOWED	PROPOSED
LOT AREA (S.F.)	10,000 S.F.	26,336± S.F. (0.60± ACRES)
LOT AREA PER UNIT (S.F.)	3,000 S.F. (MIN.)	479 S.F.
LOT COVERAGE	30% (MAX.)	48.6%
LOT FRONTAGE (FEET)	80' (MIN.)	146.8±
FRONT YARD SETBACK (FEET)	25' (MIN.) ⁽¹⁾	9.4±
SIDE YARD SETBACK (FEET)	7.5' (MIN.)	35.6±
REAR YARD SETBACK (FEET)	15' (MIN.)	6.1±
USABLE OPEN SPACE	50% (MIN.)	26.8%
BUILDING HEIGHT: SLOPED ROOF (FEET)	36' (MAX.)	N/A
BUILDING HEIGHT: FLAT ROOF (FEET)	30' (MAX.)	N/A
BUILDING HEIGHT (STORIES)	3 STORIES (MAX.)	4 STORIES
FLOOR AREA RATIO	0.38	2.13

*PER SECTION 3.2.6 MULTI-FAMILY DWELLING OF THE NEWTON ZONING ORDINANCE.

LAND USAGE NOTES:
1. SEE NEWTON ZONING ORDINANCE SECTION 1.5.3 FOR SETBACK AVERAGING REQUIREMENT.

OFF-STREET PARKING SUMMARY

USE: MULTI-FAMILY DWELLING (SECTION 5.1.4)
2 PARKING SPACES PER DWELLING UNIT⁽¹⁾
(55 UNITS) X (0.5 SPACES PER UNIT) = 28

SITE TOTAL OFF-STREET PARKING REQUIREMENT = 28

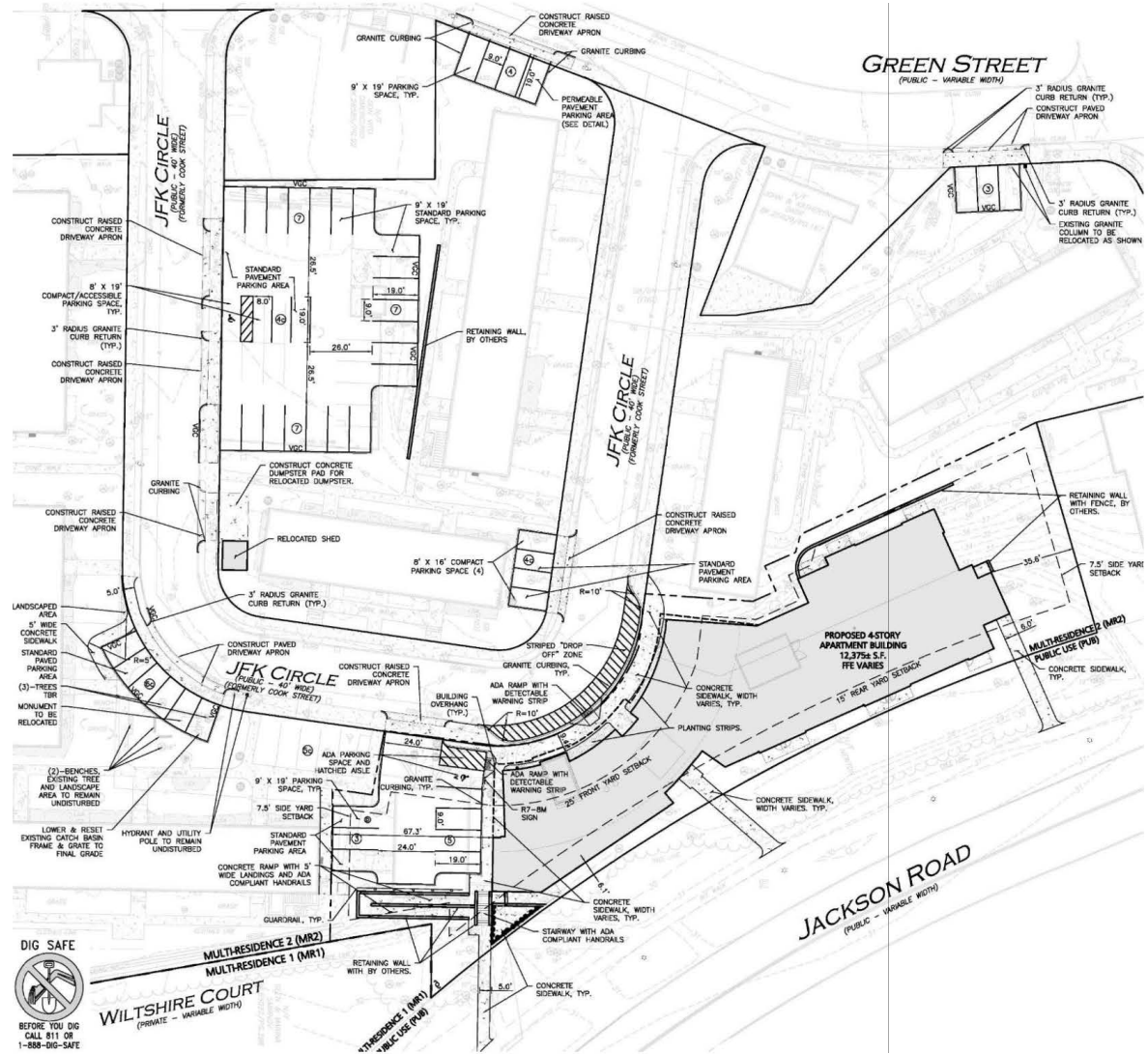
EXISTING: 25 STANDARD SPACES, INCLUDING 4 COMPACT & 1 HANDICAPPED STALL

REQUIRED: 25 + 28 = 53 STALLS (INCLUDING EXISTING PARKING), OF WHICH 3 TOTAL PARKING STALLS SHALL BE ACCESSIBLE (MINIMUM OF 1 ACCESSIBLE STALLS SHALL BE VAN ACCESSIBLE)

PROVIDED: 3 TOTAL ACCESSIBLE PARKING STALLS, 1 VAN ACCESSIBLE SPACES

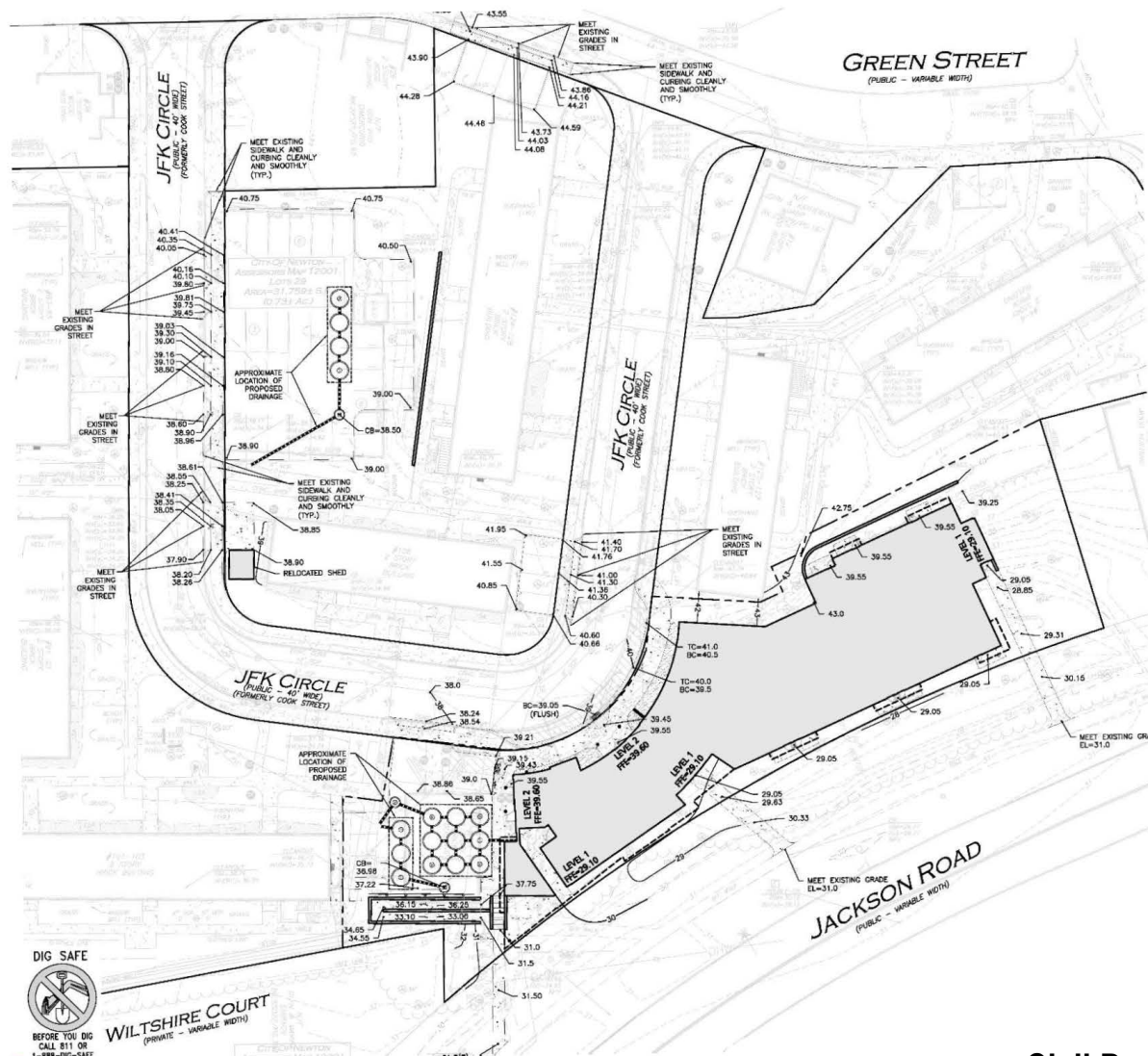
EXISTING PARKING	PROPOSED STANDARD (9' x 19')	PROPOSED COMPACT (8' x 16')	PROPOSED ACCESSIBLE (9'x19')	TOTAL PROVIDED (EXISTING AND PROPOSED)	TOTAL REQUIRED
25 ⁽²⁾	15	13	2	55	53

- PARKING NOTES:
- ALLOWED BY SPECIAL PERMIT - 1.25 PER UNIT, EXCEPT MULTI-FAMILY HOUSING FOR LOW-INCOME OR ELDERLY PERSONS BUILDING UNDER STATE OR FEDERAL HOUSING PROGRAMS: 1 PER 2 UNITS IN A LOW INCOME UNIT PLUS 1 PER 4 ELDERLY UNITS.
 - NEWTON ZONING ORDINANCE SECTION 5.1.8
 - NO PARKING STALL SHALL BE LOCATED WITHIN ANY REQUIRED SETBACK DISTANCES FROM A STREET AND SIDE LOT LINES, AND SHALL, IN ANY CASE BE SET BACK A MINIMUM OF 5 FEET FROM THE STREET.
 - NO OUTDOOR PARKING SHALL BE LOCATED WITHIN 5 FEET OF A BUILDING OR STRUCTURE CONTAINING DWELLING UNITS.
 - TOTAL EXISTING PARKING INCLUDES 5 COMPACT STALLS AND ONE HANDICAPPED STALL.



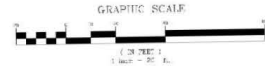
Civil Layout Plan

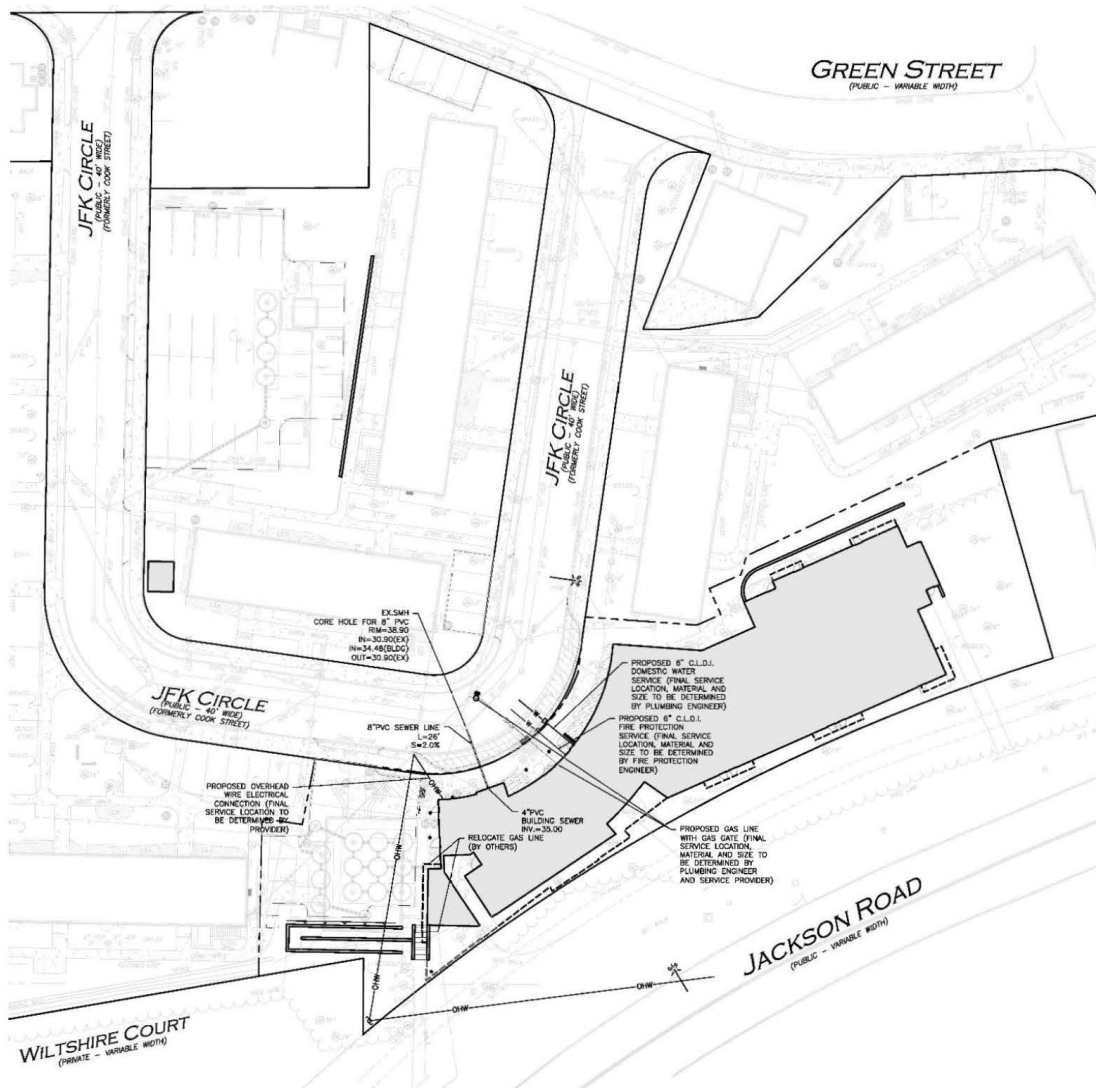




LEGEND	
DRIVE WHOLE	⊙
COCH-BASEN	⊙
CATCH BASIN	⊙
CATCH BASIN WITH SUMP	⊙
MANHOLE	⊙
MANHOLE WITH SUMP	⊙
DRIVE WELL	⊙
OWNER LINE	---

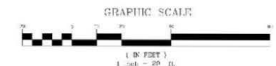
- NOTES:**
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 2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 3. THE CONTRACTOR SHALL CONTACT "TERRACE" AND THE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES. DISAPPEAR: 1-888-344-7233

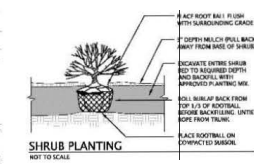
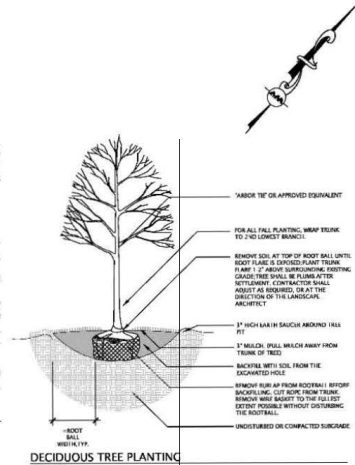
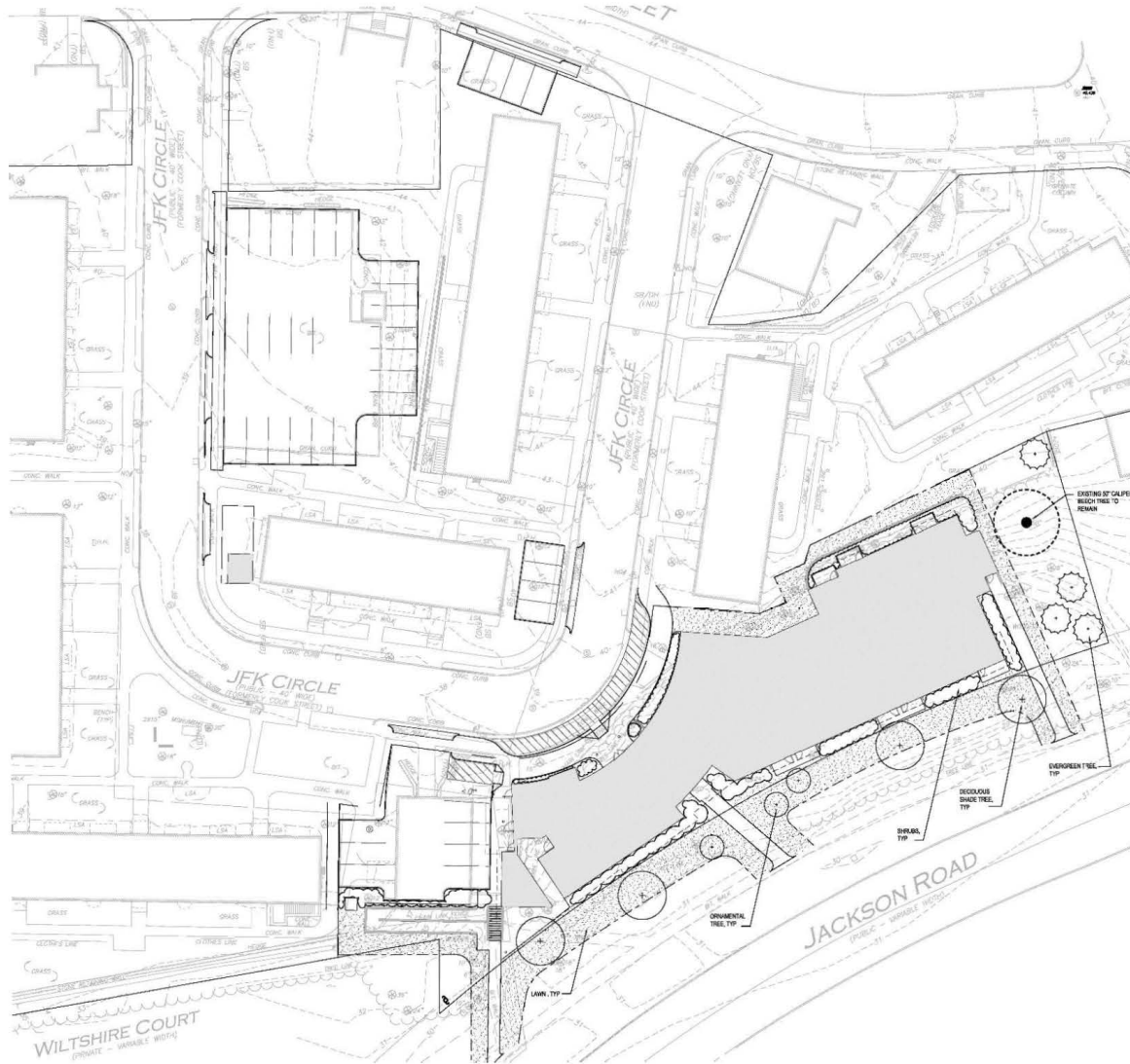




LEGEND:	
STAKE MARK	○
SEWER CH. (E.A.O.U.)	○
SEWER VENT	○
SEWER IN	○
LOADING - 110' (E.A.O.U.)	—
WATER L.I.C.	—
WATER L.I.C. DOMESTIC	—
WATER L.I.C. - 8"	—
WATER VALVE	—
HYDRANT	—
GAS VALVE	—
GAS LINE	—
GRASS - 8"	—
WATER S.I.C. REDUCED	—
LOW OF SURF	—
SEA CL. 100'	—

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 3. THE CONTRACTOR SHALL CONTACT "GASSAFE" AND THE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES. GASSAFE: 1-888-344-7233
 4. THE SITE GAS LAYOUT SHOWN HEREON IS DIAGNOSTIC AND SHOWN FOR COORDINATION PURPOSES ONLY. THE CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE GAS PROVIDER TO DETERMINE THE EXACT CONFIGURATION OF THE IMPROVEMENTS.

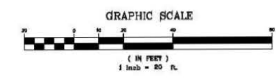


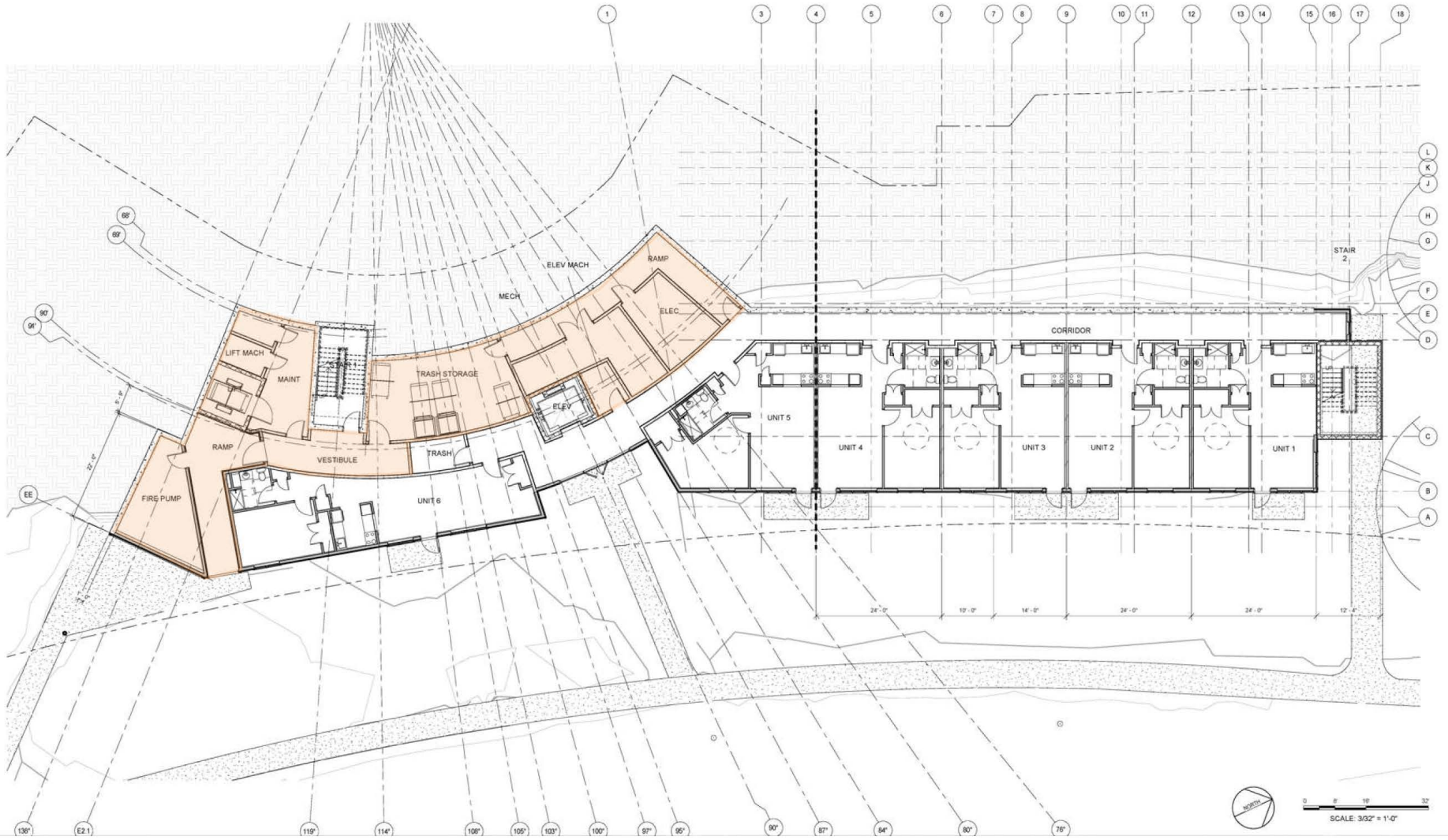


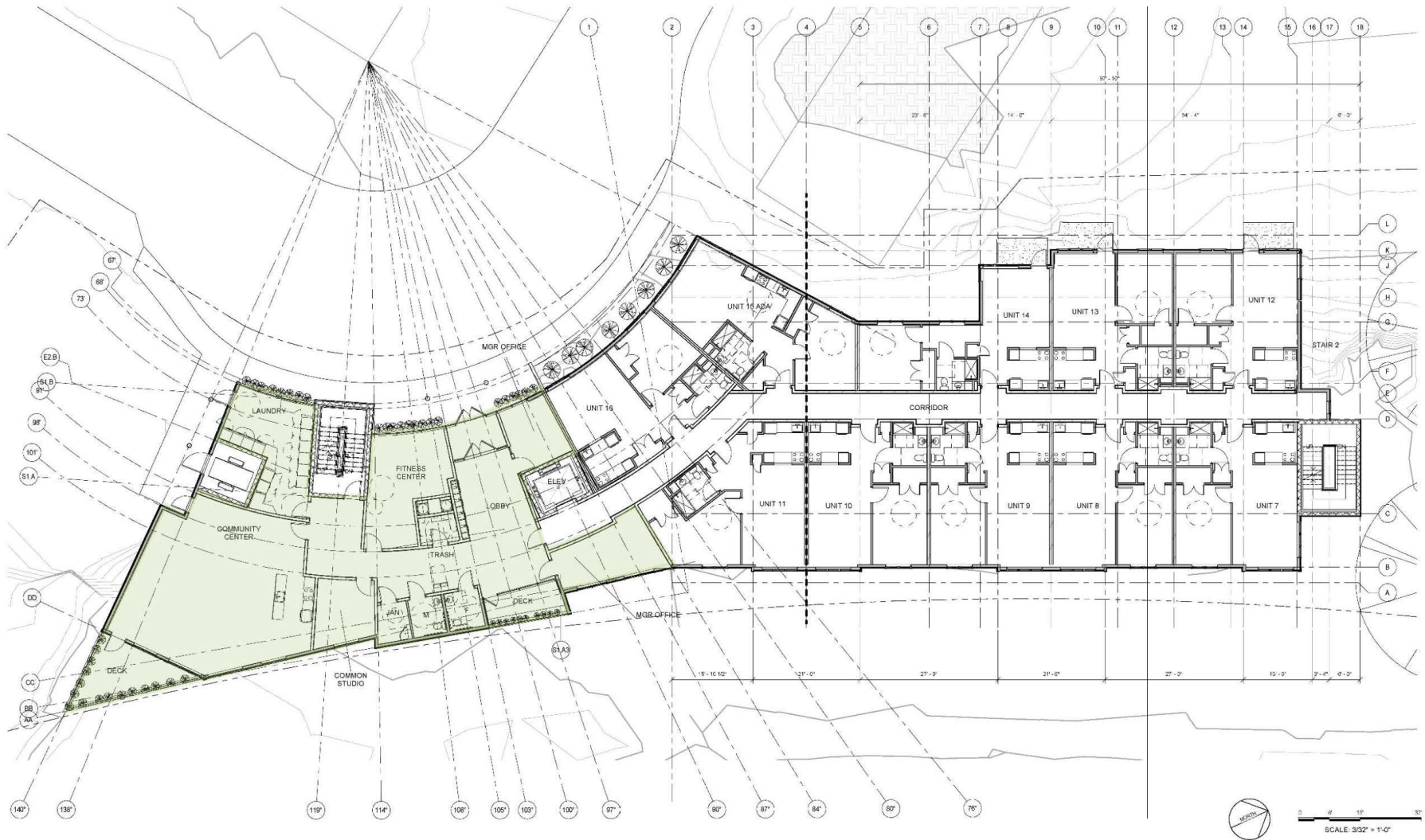
LEGEND

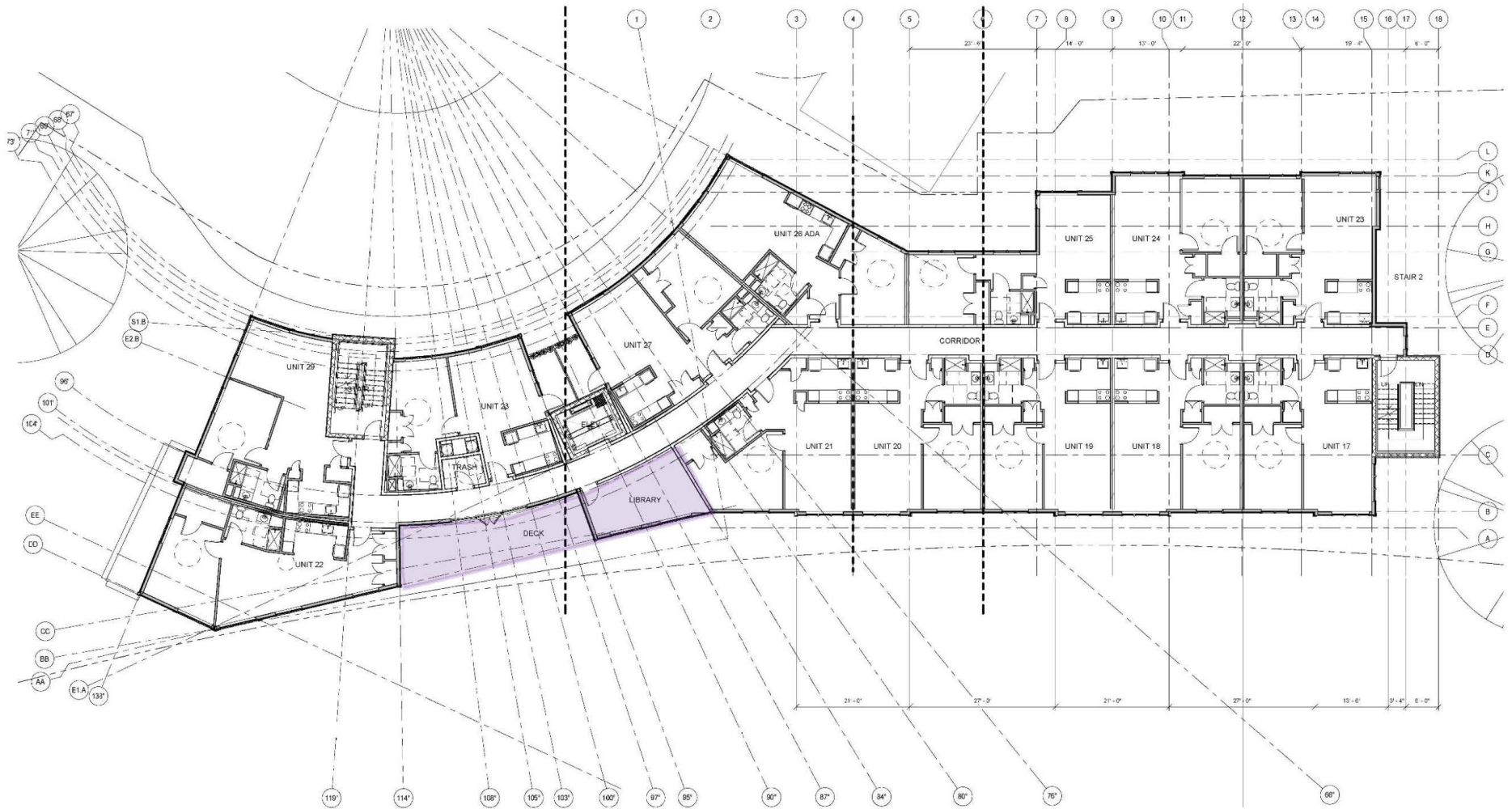
SYMBOL	DESCRIPTION
(Circle with a cross)	DECIDUOUS SHADE TREE @ 3-4' CALIPER
(Circle with a dot)	DECIDUOUS ORNAMENTAL TREE @ 2-2' CALIPER
(Circle with a star)	EVERGREEN TREE @ 8-12' HEIGHT
(Hatched square)	SHRUBS: 1 SHRUB PER 10 SF 20% EVERGREEN @ 2:1 F 80% DECIDUOUS @ 2:1 F
(Dotted square)	LAWN

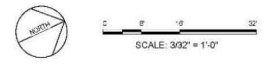
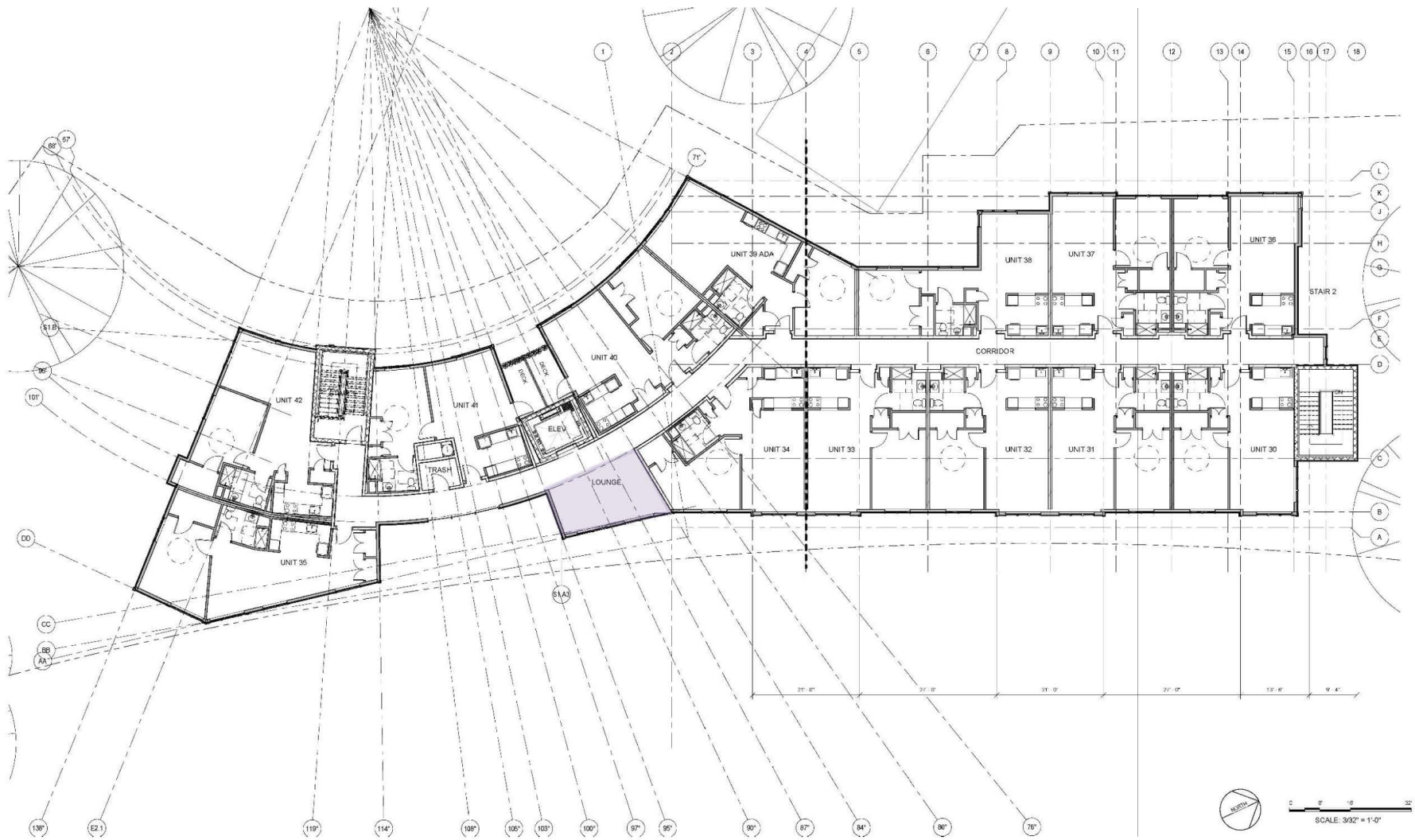
NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED.











Level 3

