PERMIT SITE PLAN

FOR

1149-1151 WALNUT STREET

RESIDENTIAL DEVELOPMENT

GENERAL NOTES:

1. LOCATIONS AND ELEVATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE REFERENCED PLAN AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. HANCOCK ASSOCIATES ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY DEPARTMENT SHALL BE NOTIFIED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHALL BE VERIFIED IN THE FIELD. CALL THE DIG-SAFE CALL CENTER, (888)344-7233, 72 HOURS (3 WORKING DAYS) PRIOR TO EXCAVATION.
2. ELEVATIONS REFER TO NEWTON CITY BASE. REFER TO REFERENCED SURVEY PREPARED BY EVERETT M. BROOKS CO. SURVEYORS FOR BENCHMARK INFORMATION.
3. ALL DISTURBANCES WITHIN THE PUBLIC WAY SHALL CONFORM TO CITY OF NEWTON STANDARDS.
4. IF EXISTING ABANDONED UTILITY LINES ARE ENCOUNTERED THEY SHALL BE CUT AND CAPPED.
5. ANY CONSTRUCTION DEWATERING SHALL EMPLOY MEASURES TO FILTER OUT SEDIMENT PRIOR TO ITS DISCHARGE AND SHALL CONFORM WITH CITY OF NEWTON REQUIREMENTS. CONTRACTOR TO SUBMIT A SKETCH OF THESE TO THE ENGINEER FOR APPROVAL.
6. CONSTRUCTION ACCESS DRIVES SHALL HAVE CRUSHED STONE TO MINIMIZE MUD FROM BEING TRACKED ONTO THE ROADWAYS. MUD TRACKED ONTO ROADWAYS SHALL BE SWEPT CLEAN.
7. CONTRACTOR TO EMPLOY MEASURES TO CONTROL DUST DURING CONSTRUCTION.
8. REMOVE ALL EXISTING BITUMINOUS CONCRETE AND CEMENT CONCRETE FROM WITHIN THE LIMITS OF WORK. UNLESS OTHERWISE NOTED, ALL ITEMS WITHIN THE LIMITS OF WORK ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
9. ALL ACCESSIBLE AREAS MUST COMPLY WITH MASSACHUSETTS ACCESS BOARD (MAAB) REGULATIONS.
10. RIM ELEVATIONS OF DRAINAGE AND SANITARY SEWER MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH. ADJUST ALL OTHER RIM ELEVATIONS OF EXISTING MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN LIMITS OF SITE WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENT CONTROLS. COMPOST FILTER TUBE AND CATCH BASIN SILT SACKS SHALL BE INSTALLED PER PROJECT PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SEDIMENT CONTROLS UNTIL THE COMPLETION OF THE PROJECT, AT WHICH TIME THE SEDIMENT CONTROLS ARE TO BE REMOVED.
12. THE CONTRACTOR SHALL GIVE FORTY EIGHT (48) HOUR NOTICE TO PERTINENT CITY DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
13. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM AND OTHER PRIVATE UTILITIES BY THE RESPECTIVE UTILITY COMPANIES, AS REQUIRED.
14. ALL DRAIN PIPES SHALL BE SOLID HIGH DENSITY POLYETHELENE UNLESS NOTED OTHERWISE.
15. CONTRACTOR TO INSTALL ALL NECESSARY CONDUIT, WIRES AND HAND HOLES FOR NEW SITE LIGHTING.
16. A CLOSED CIRCUIT TELEVISION(CCTV) INSPECTION SHALL BE PERFORMED AND WITNESSED BY THE ENGINEERING DIVISION FOR PRE & POST CONSTRUCTION FROM THE CONNECTION POINT OF THE MANHOLE ON WALNUT STREET TOWARDS THE DOWNSTREAM MANHOLE OR OUTFALL.
17. ONCE THE BUILDING PERMIT IS APPROVED, ENGINEERING WILL REQUIRE AN ON-SITE PRECONSTRUCTION MEETING TO REVIEW SCHEDULING AND SILTATION CONTROL.
18. BEFORE REQUESTING A CERTIFICATE OF OCCUPANCY, AN AS-BUILT PLAN SHALL BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL AND PAPER FORMAT. THE PLAN SHALL SHOW ALL UTILITIES AND FINAL GRADES. ANY EASEMENTS AND IMPROVEMENTS AND LIMITS OF RESTORATION. THE PLAN SHALL INCLUDE PROFILES OF THE VARIOUS NEW UTILITIES INCLUDING BUT NOT LIMITED TO RIM & INVERT ELEVATIONS (CITY OF NEWTON DATUM), SLOPES OF PIPES, PIPE MATERIALS, AND SWING TIES FROM PERMANENT BUILDING CORNERS. THE AS-BUILT SHALL BE STAMPED BY BOTH A MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR. ONCE THE AS BUILT PLAN IS RECEIVED THE ENGINEERING DIVISION SHALL PERFORM A FINAL SITE INSPECTION AND THEN MAKE A DETERMINATION TO ISSUE A CERTIFICATE OF OCCUPANCY
19. ALL SITE WORK INCLUDING TRENCH RESTORATION, SIDEWALK, CURB, APRON AND LOAM BORDER (WHERE APPLICABLE) SHALL BE COMPLETED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
20. THE CONTRACTOR OF RECORD SHALL CONTACT THE NEWTON POLICE DEPARTMENT 48-HOURS IN ADVANCED AND ARRANGE FOR POLICE DETAIL TO HELP RESIDENTS AND COMMUTERS NAVIGATE AROUND THE CONSTRUCTION ZONE.
21. ALL TREE REMOVAL SHALL COMPLY WITH THE CITY'S TREE ORDINANCE.
22. IF ANY CHANGES FROM THE FINAL APPROVED DESIGN PLAN THAT ARE REQUIRED DUE TO UNFORESEEN SITE CONDITIONS, THE CONTRACTOR OF RECORD SHALL CONTACT THE DESIGN ENGINEER OF RECORD AND SUBMIT REVISED DESIGN AND STAMPED FULL SCALE PLANS FOR REVIEW AND APPROVAL PRIOR TO CONTINUING WITH CONSTRUCTION.

PLAN REFERENCE:

1. EXISTING CONDITIONS TAKEN FROM A DIGITAL FILE RECEIVED VIA EMAIL ON SEPTEMBER 11, 2020 NAMED "26018EMAIL20200416.DWG" OF A PLAN TITLED "PLAN OF LAND IN NEWTON, MA, 1149-1151 WALNUT STREET". PLAN DATED APRIL 16, 2020 AND LAST REVISED ON MAY 26, 2020. PLAN WAS PREPARED BY EVERETT M. BROOKS CO.
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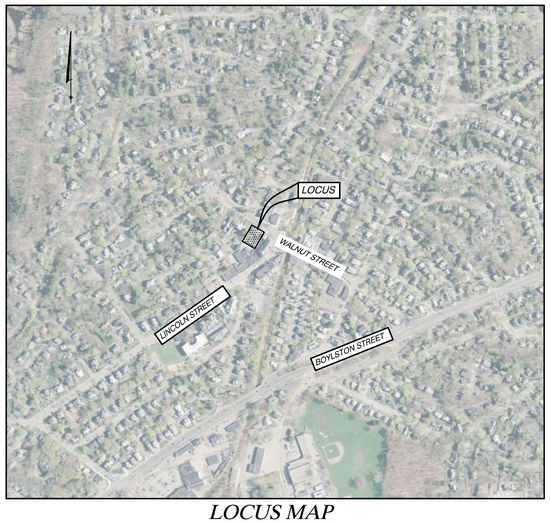

LOCUS MAP
SCALE: 1" = 500'

ZONING DIMENSIONAL TABLE

ZONE: BU-2
DEED REFERENCE: BOOK 73412 PAGE 421
AVERAGE FRONT SETBACK = (10.0' + 3.2') / 2 = 6.6'

	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 S.F.	13,200 S.F.	13,200 S.F.
LOT COVERAGE	N/A	37.5%	77.9%
OPEN SPACE	N/A	4.3%	8.7%
FRONT SETBACK	GREATER OF 15' or ½ BLDG HT.* or AVERAGE – (6.6')	35.9'	10.7'
SIDE SETBACK	2.3'	0.5'	0.0'
REAR SETBACK	0'	1.5'	0.4'
BUILDING HEIGHT	48' MAX	18.3	48.0'
FLOOR AREA RATIO	1.00 (MAX.)	0.37	2.0
NO. OF STORIES	2 STORIES MAX. –PERMITTED 4 STORIES MAX. –SPECIAL PERMIT	1	4
PARKING REQUIREMENTS			
ZONE MU-4			
RESIDENTIAL PARKING SPACES	2 PER UNIT X 26 UNITS (52)	N/A	22+1 ADA
RETAIL PARKING SPACES	1 PER 300 S.F. + 1 PER 3 EMPLOYEES (6)	N/A	--
ACCESSIBLE PARKING	1 SPACE (VAN)	N/A	1 SPACE (VAN)
TOTAL PARKING	58 SPACES	15 SPACES	23 SPACES

ZONING COMPLIANCE DETERMINED BY THE CITY OF NEWTON
AREAS FOR PROPOSED F.A.R. CALCULATION PROVIDED BY ARCHITECT

SHEET INDEX

APPLICANT
TALANIAN REALTY CO
137 NEWBURY STREET
BOSTON, MA 02116

CIVIL ENGINEER
H. W. MOORE ASSOCIATES
121 EAST BERKELEY ST.
BOSTON, MA 02118

OWNER
TALANIAN REALTY CO
137 NEWBURY STREET
BOSTON, MA 02116

SURVEYOR
EVERETT M. BROOKS CO.
49 LEXINGTON STREET
WEST NEWTON, MA 02465

LEGEND

- —152— CONTOUR
- 152.5 HALF FOOT CONTOUR
- ×154.75 SPOT GRADE
- VERTICAL GRANITE CURB
- 12"D DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- YARD DRAIN
- 6"S SEWER LINE
- SEWER MANHOLE
- 8"W WATER LINE
- FIRE HYDRANT
- GATE VALVE & TEE
- CONCRETE WALK
- RETAINING WALL
- G GAS SERVICE
- E ELECTRIC SERVICE
- SIGN
- (6) NUMBER OF PROPOSED PARKING SPACES

DRAWN BY: DW		DESIGNED BY: AD
CHECKED BY: FK		APPROVED BY: AD

REVISIONS

ISSUE	DATE	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
ANTHONY DONATO
CIVIL
No. 40706
REGISTERED PROFESSIONAL ENGINEER

DATE: 10/12/2020

SCALE: N/A

SHEET C-1

1149-1151
WALNUT STREET

NEWTON, MASSACHUSETTS

COVER SHEET

H.W. Moore
ASSOCIATES
CIVIL ENGINEERING | LAND PLANNING
A DIVISION OF HANCOCK SURVEY ASSOCIATES
121 E. Berkeley Street, 4th Floor, Boston, MA 02118
tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

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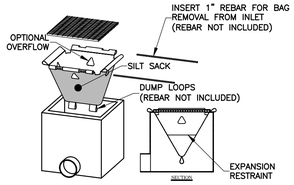
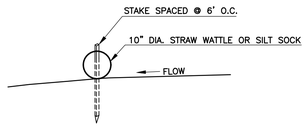


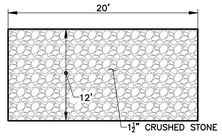
SILK SACK DETAIL

(NOT TO SCALE)



STRAW WATTLES

(NOT TO SCALE)



CONSTRUCTION ACCESS CRUSHED STONE APRON

(NOT TO SCALE)

EROSION & SEDIMENT CONTROL NOTES

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
4. INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
7. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
8. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.

CONSTRUCTION NOTES

A. SELECTED GENERAL CONTRACTOR (GC) MUST ADVISE ALL SUB-CONTRACTORS OF PROPOSED PARKING LOCATIONS, STABILIZED CONSTRUCTION ENTRANCE, AND STAGING LOCATIONS.

B. GC MUST PROVIDE THE CITY OF NEWTON THE NAME AND CONTACT INFORMATION OF A 24 HOUR EMERGENCY CONTACT AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION

C. CONTACT DIG-SAFE 72 HOURS PRIOR TO ANY EARTHWORK.

D. GIVEN THE SEASONAL HIGH-WATER ELEVATIONS DETERMINED FOR THE SITE, DE-WATERING IS NOT ANTICIPATED. SHOULD ANY DE-WATERING BE REQUIRED, SC TO INCORPORATE THE USE OF DE-WATERING BAGS OR OTHER ACCEPTABLE MEANS TO DE-WATER. DIRECT DISCHARGE TO CATCH BASIN STRUCTURES IS FORBIDDEN.

E. REFUELING OF MACHINERY OVER CATCH BASINS IS FORBIDDEN. GC TO HAVE AN EMERGENCY SPILL KIT ONSITE AT ALL TIMES. IMMEDIATELY REPORT ANY FUEL SPILLS TO THE NEWTON FIRE DEPARTMENT.

F. CONTRACTOR TO USE WATER AS A MEANS FOR DUST CONTROL AS NECESSARY DURING CONSTRUCTION.

G. ALL EQUIPMENT MUST BE SECURED OVERNIGHT.

H. GC/SC MUST REVIEW LONG & SHORT TERM OPERATION MANUAL BEFORE START OF CONSTRUCTION. A COPY OF WHICH MUST BE KEPT ONSITE AT ALL TIMES. CONTACT ENGINEER OF RECORD FOR COPIES OR QUESTIONS.

I. THE NEWTON ENGINEERING DIVISION MUST INSPECT ALL UTILITY CUT AND CAPS AT THE SITE PRIOR TO BACKFILLING.

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

-SITE MOBILIZATION

-INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)

-INSTALLATION OF EROSION CONTROL BARRIER (STRAW WATTLES AND SILT FENCE) (AS SHOWN)

-INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)

-PROTECT TREES TO REMAIN WITH 2'x 4'x 8' STUDS WRAPPED AROUND TREE

-EARTHWORK OF VACANT LOT - ANTICIPATED TIME: 2 TO 3 WEEKS

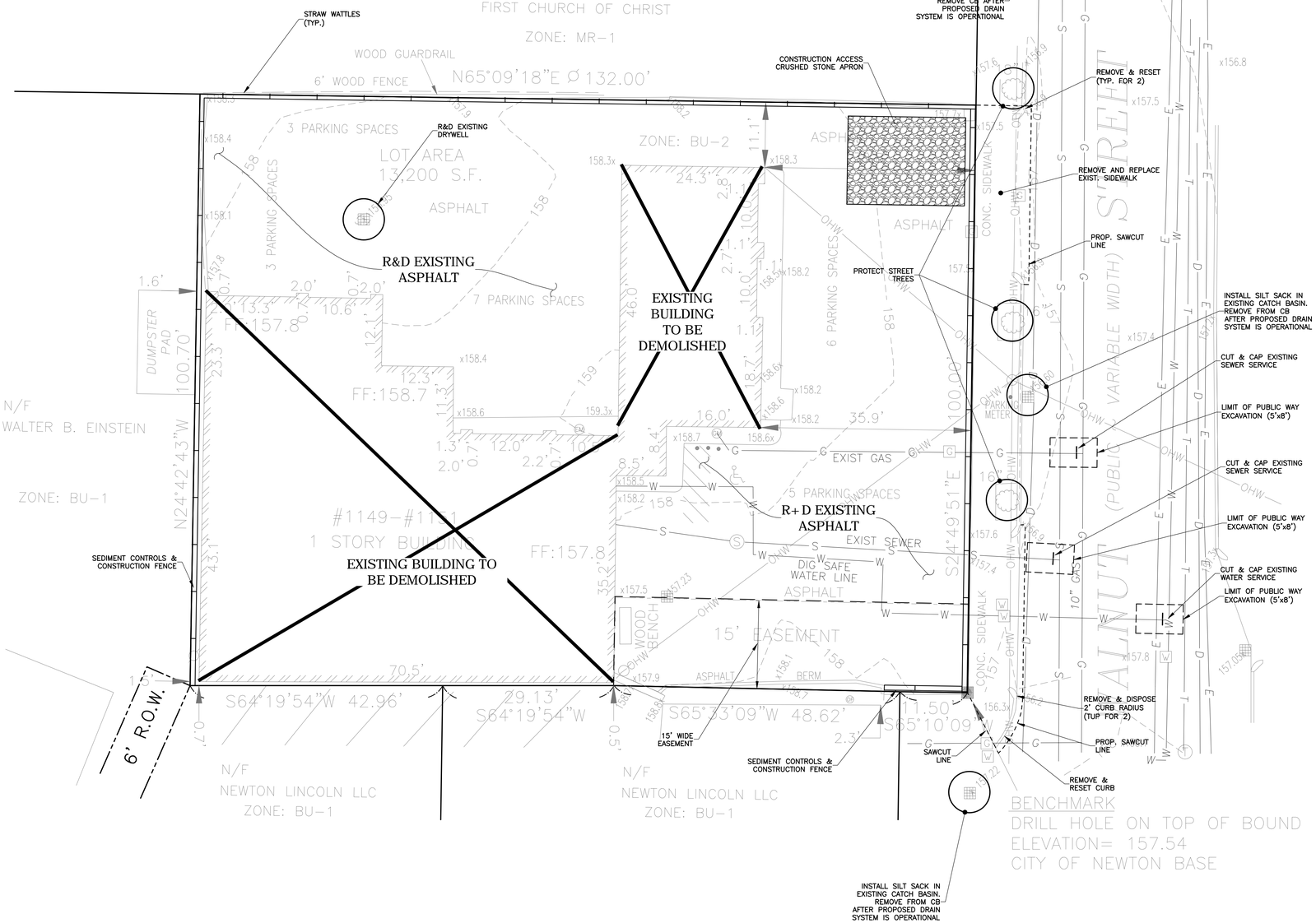
-CONSTRUCTION OF UTILITIES/STORMWATER FEATURES - ANTICIPATED TIME: 2 TO 3 WEEKS

-PAVE PARKING LOT TO BINDER - ANTICIPATED TIME: 1 WEEK

- INSTALL GRANITE CURBING AND CONSTRUCT OFFSITE SIDEWALKS AND ADA RAMPS - ANTICIPATED TIME: 3 TO 4 WEEKS

-FINAL TOP COURSE PAVING AND BERMS - ANTICIPATED TIME: 1 WEEK

-REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.



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DRAWN BY: DW	DESIGNED BY: AD
CHECKED BY: FK	APPROVED BY: AD

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HORIZONTAL GRAPHIC SCALE IN FEET

REVISIONS

ISSUE	DATE	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS — ANTHONY DONATO — CIVIL — No. 40705 — REGISTERED PROFESSIONAL ENGINEER

DATE: 10/12/2020

SCALE: 1" = 10'

SHEET C-2

1149-1151 WALNUT STREET

NEWTON, MASSACHUSETTS

SITE PREPARATION & DEMOLITION PLAN

H.W. Moore ASSOCIATES
CIVIL ENGINEERING | LAND PLANNING
A DIVISION OF HANCOCK SURVEY ASSOCIATES
121 E. Berkeley Street, 4th Floor, Boston, MA 02118
tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

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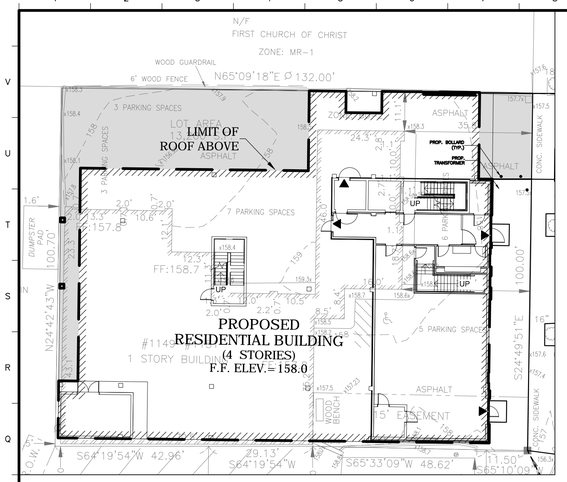

2ND FLOOR PLAN
SCALE: 1"=20'

LEGEND

- CONTOUR
- HALF FOOT CONTOUR
- SPOT GRADE
- VERTICAL GRANITE CURB
- DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- YARD DRAIN
- SEWER LINE
- SEWER MANHOLE
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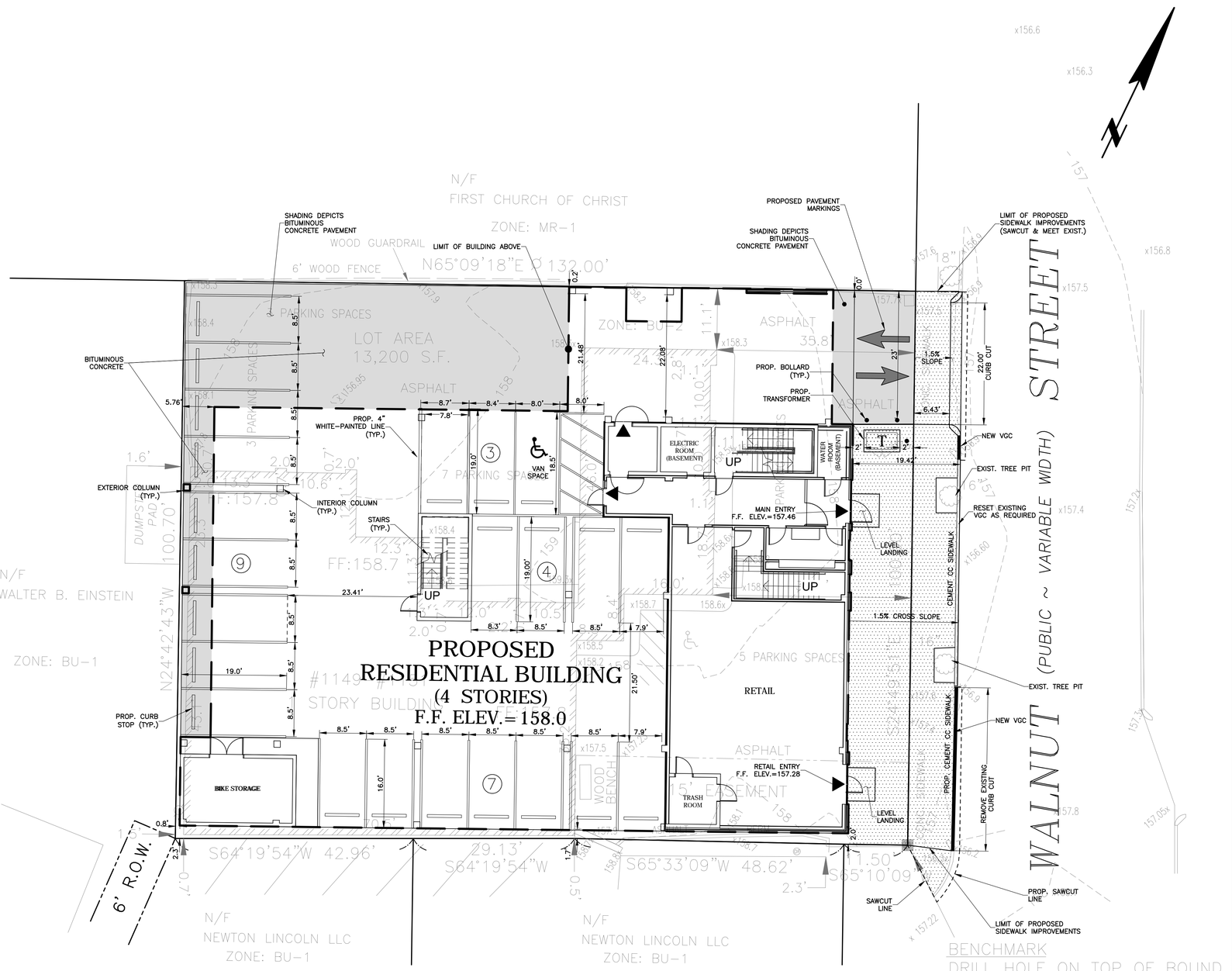

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DRAWN BY: DW | DESIGNED BY: AD
CHECKED BY: FK | APPROVED BY: AD

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HORIZONTAL GRAPHIC SCALE IN FEET

REVISIONS

ISSUE	DATE	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
ANTHONY DONATO
CIVIL
No. 40705
REGISTERED
PROFESSIONAL ENGINEER

DATE: 10/12/2020
SCALE: 1" = 10'
SHEET C-3

1149-1151
WALNUT STREET
NEWTON, MASSACHUSETTS

LAYOUT PLAN

H.W. Moore
ASSOCIATES
CIVIL ENGINEERING | LAND PLANNING
A DIVISION OF HANCOCK SURVEY ASSOCIATES
121 E. Berkeley Street, 4th Floor, Boston, MA 02118
tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

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UTILITY NOTES:

1. EXISTING WATER AND SEWER SERVICES TO BUILDING(S) SHALL CUT AND CAPPED AT THE RESPECTIVE MAINS AND COMPLETELY REMOVED FROM THE MAIN(S) AND ITS ENTIRE LENGTH AND PROPERLY BACKFILLED. THE NEWTON ENGINEERING DIVISION MUST INSPECT AND APPROVE THIS WORK .

2. ALL NEW SEWER SERVICE(S) SHALL BE PRESSURE TESTED IN ACCORDANCE TO THE CITY CONSTRUCTION SPECIFICATIONS & STANDARDS AND INSPECTED VIA CLOSED CIRCUIT TELEVISION CCTV INSPECTION AFTER INSTALLATION IS COMPLETED. A COPY OF THE VIDEO INSPECTION AND WRITTEN REPORT SHALL BE SUBMITTED TO THE CITY ENGINEER OR HIS REPRESENTATIVE.

3. ALL SANITARY SEWER MANHOLE(S) SHALL BE VACUUM TESTED IN ACCORDANCE TO THE CITY'S CONSTRUCTION STANDARDS & SPECIFICATIONS, THE SEWER SERVICE AND MANHOLE WILL NOT BE ACCEPTED UNTIL THE MANHOLE(S) PASS THE TESTING REQUIREMENTS. ALL TESTING MUST BE WITNESSED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION.

4. FIRE FLOW TESTING IS REQUIRED FOR THE PROPOSED FIRE SUPPRESSION SYSTEM. THE APPLICANT MUST COORDINATE THE FIRE FLOW TEST WITH BOTH THE NEWTON FIRE DEPARTMENT AND THE UTILITIES DIVISION, REPRESENTATIVE OF EACH DEPARTMENT SHALL WITNESS THE TESTING.

5. ALL TRENCH EXCAVATION SHALL COMPLY WITH MASSACHUSETTS GENERAL LAW CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, AND OSHA STANDARDS TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES OR EXCAVATIONS. TRENCH EXCAVATION PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.

6. THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR CONTACTING THE ENGINEERING DIVISION AND SCHEDULING AN APPOINTMENT 48-HOURS PRIOR TO THE DATE WHEN THE UTILITIES WILL BE MADE AVAILABLE FOR AN INSPECTION OF WATER SERVICES, SEWER SERVICES AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IN QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW, BACKFILLING SHALL ONLY TAKE PLACE WHEN THE CITY ENGINEER'S INSPECTOR HAS GIVEN THEIR APPROVAL.

7. IF ANY CHANGES FROM THE FINAL APPROVED DESIGN PLAN THAT ARE REQUIRED DUE TO UNFORESEEN SITE CONDITIONS, THE CONTRACTOR OF RECORD SHALL CONTACT THE DESIGN ENGINEER OF RECORD AND SUBMIT REVISED DESIGN AND STAMPED FULL SCALE PLANS FOR REVIEW AND APPROVAL PRIOR TO CONTINUING WITH CONSTRUCTION.

8. WITH THE EXCEPTION OF NATURAL GAS SERVICE(S), ALL UTILITY TRENCHES WITHIN THE RIGHT OF WAY SHALL BE BACKFILLED WITH CONTROL DENSITY FILL (CDF) EXCAVATABLE TYPE I-E UP TO WITHIN 18- INCHES OF THE ASPHALT BINDER LEVEL, AFTER WHICH DENSE GRADE GRAVEL COMPACTED TO 95 % PROCTOR TESTING SHALL BE PLACED OVER THE CDF. DETAILS OF THIS REQUIREMENT IS THE ENGINEERING DIVISION WEBSITE "STANDARD CONSTRUCTION DETAILS".

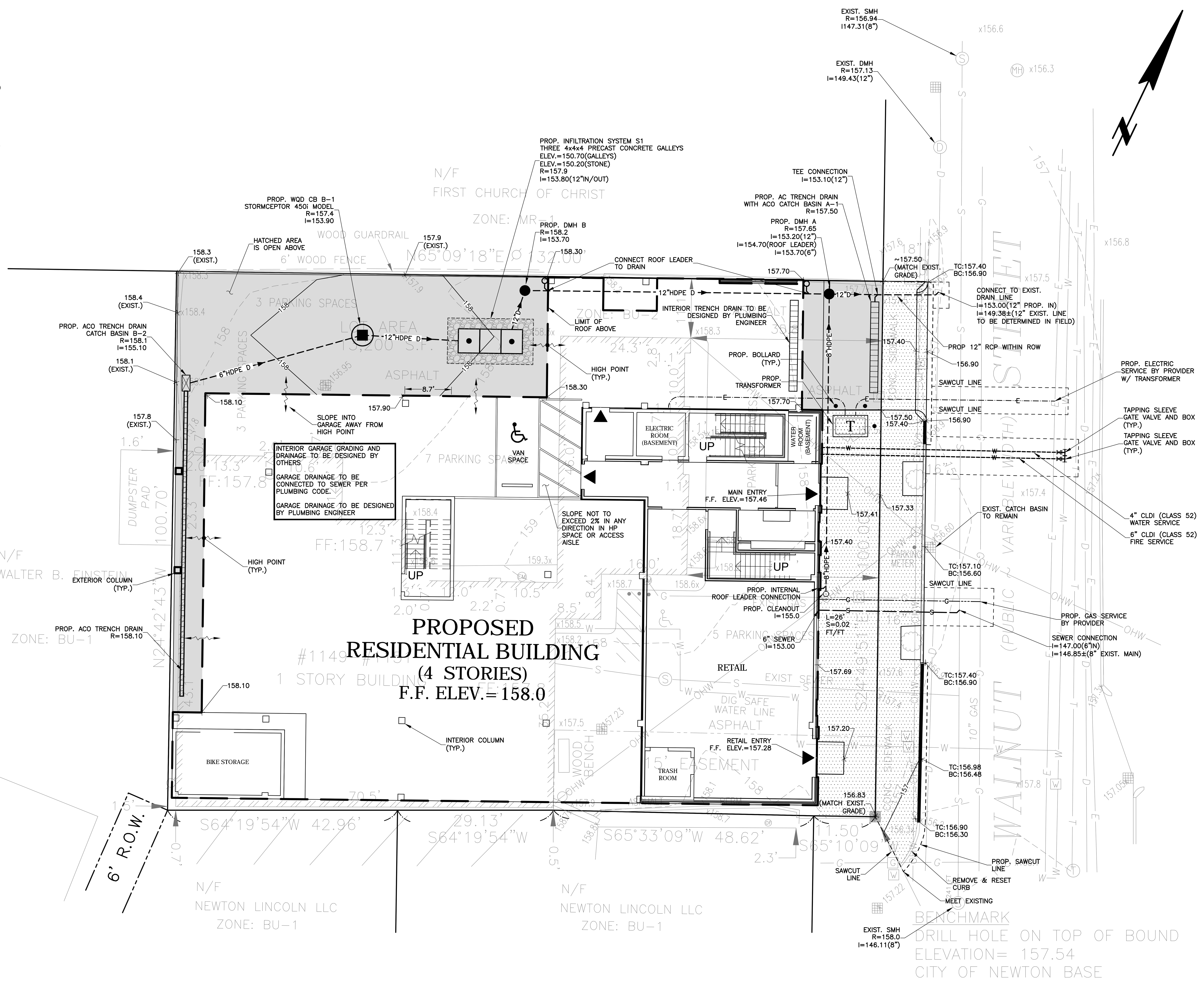
9. ALL WATER SERVICES SHALL BE CHLORINATED, AND PRESSURE TESTED IN ACCORDANCE TO THE AWWA AND THE CITY CONSTRUCTION STANDARDS & SPECIFICATIONS PRIOR TO COMING ONLINE. THESE TESTS MUST BE WITNESSED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION.

10. ALL DRAINAGE PIPE ONSITE TO BE HIGH DENSITY POLYETHYLENE (HDPE), DRAINAGE PIPE WITHIN RIGHT OF WAY TO BE RCP.

10. ALL SEWER PIPE ONSITE TO BE SDR 35 PVC PIPE.

LEGEND

- CONTOUR
- HALF FOOT CONTOUR
- SPOT GRADE
- VERTICAL GRANITE CURB
- DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- YARD DRAIN
- SEWER LINE
- SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- GATE VALVE & TEE
- CONCRETE WALK
- RETAINING WALL
- GAS SERVICE
- ELECTRIC SERVICE
- SIGN
- NUMBER OF PROPOSED PARKING SPACES



DRAWN BY: DW | DESIGNED BY: AD
CHECKED BY: FK | APPROVED BY: AD

HORIZONTAL GRAPHIC SCALE IN FEET

REVISIONS

ISSUE	DATE	DESCRIPTION

DATE: 10/12/2020

SCALE: 1" = 10'

SHEET C-4

ANTHONY DONATO CIVIL No. 40705

1149-1151 WALNUT STREET

NEWTON, MASSACHUSETTS

GRADING AND UTILITY PLAN

H.W. Moore ASSOCIATES
CIVIL ENGINEERING | LAND PLANNING
A DIVISION OF HANCOCK SURVEY ASSOCIATES
121 E. Berkeley Street, 4th Floor, Boston, MA 02118
tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

PLAN REFERENCE:

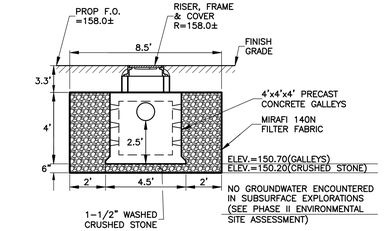
1. EXISTING CONDITIONS TAKEN FROM A DIGITAL FILE RECEIVED VIA EMAIL ON SEPTEMBER 11, 2020 NAMED "26018EMAIL20200416.DWG" OF A PLAN TITLED "PLAN OF LAND IN NEWTON, MA, 1149-1151 WALNUT STREET". PLAN DATED APRIL 16, 2020 AND LAST REVISED ON MAY 26, 2020. PLAN WAS PREPARED BY EVERETT M. BROOKS CO.

2. PROPOSED BUILDING TAKEN FROM A DIGITAL FILE RECEIVED VIA EMAIL ON SEPTEMBER 11, 2020 NAMED "BASEMENT AND PARKING PLAN.DWG". PLAN WAS PREPARED BY THE ARCHITECTURAL PLAN INC. OF CHELSEA, MA.

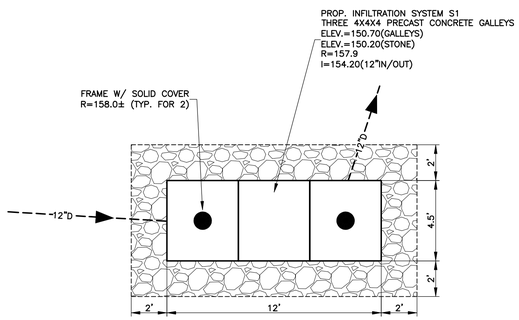
3. EXISTING SEWER AND DRAIN LINE INFORMATION TAKEN FROM TWON RECORD PLANS TITLED "PLAN AND PROFILE FOR WALNUT STREET SEWER," DATED JULY 1896, AND "PLAN AND PROFILE OF DRAIN IN WALNUT STREET," DATED JULY 1892.

File Name: \\han-sbosdc01\CAD-2\Civil 3D Projects\24064 - Talanian Realty - Newton\DWG\24064-S1.dwg Saved 10/13/2020 10:59 AM Plotted: Oct 13, 2020 10:59:am
Tab: C-4 Grading and Utility Plan Plot Style: 1050C.ctb Plotted By: Anthony Donato

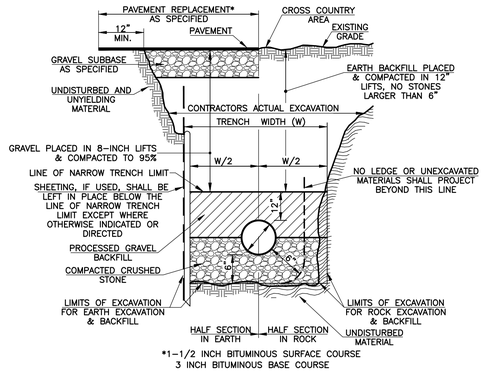
24064-S1.dwg Saved: 10/13/2020 10:59 AM Plotted: Oct 13, 2020 10:59:am



INFILTRATION GALLEYS
TYPICAL SECTION
NOT TO SCALE



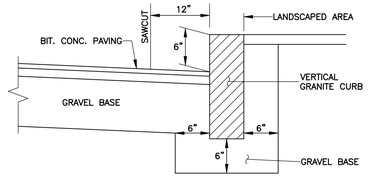
INFILTRATION GALLEYS
TYPICAL SECTION
SCALE: 1"=4'



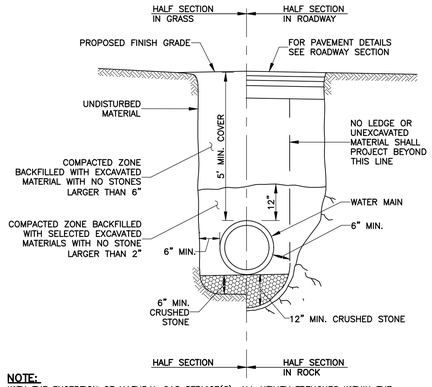
*1-1/2 INCH BITUMINOUS SURFACE COURSE
3 INCH BITUMINOUS BASE COURSE

NOTE:
WITH THE EXCEPTION OF NATURAL GAS SERVICE(S), ALL UTILITY TRENCHES WITHIN THE RIGHT OF WAY SHALL BE BACKFILLED WITH CONTROL DENSITY FILL (CDF) EXCAVATABLE TYPE I-E UP TO WITHIN 18- INCHES OF THE ASPHALT BINDER LEVEL, AFTER WHICH DENSE GRADE GRAVEL COMPACTED TO 95 % PROCTOR TESTING SHALL BE PLACED OVER THE CDF. DETAILS OF THIS REQUIREMENT IS THE ENGINEERING DIVISION WEBSITE STANDARD CONSTRUCTION DETAILS.

TYPICAL TRENCH DETAIL
FOR SEWER
(NOT TO SCALE)

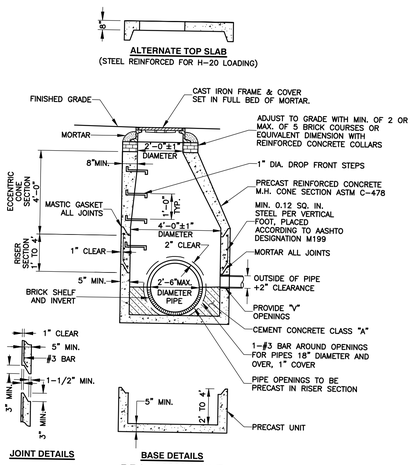


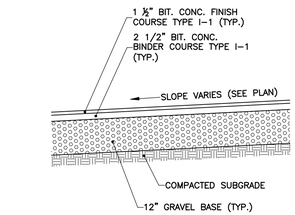
VERTICAL GRANITE CURB
(NOT TO SCALE)



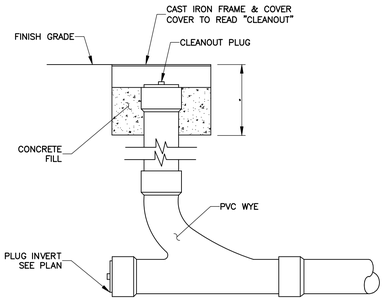
NOTE:
WITH THE EXCEPTION OF NATURAL GAS SERVICE(S), ALL UTILITY TRENCHES WITHIN THE RIGHT OF WAY SHALL BE BACKFILLED WITH CONTROL DENSITY FILL (CDF) EXCAVATABLE TYPE I-E UP TO WITHIN 18- INCHES OF THE ASPHALT BINDER LEVEL, AFTER WHICH DENSE GRADE GRAVEL COMPACTED TO 95 % PROCTOR TESTING SHALL BE PLACED OVER THE CDF. DETAILS OF THIS REQUIREMENT IS THE ENGINEERING DIVISION WEBSITE STANDARD CONSTRUCTION DETAILS.

TYPICAL TRENCH DETAIL FOR WATER PIPE
(NOT TO SCALE)

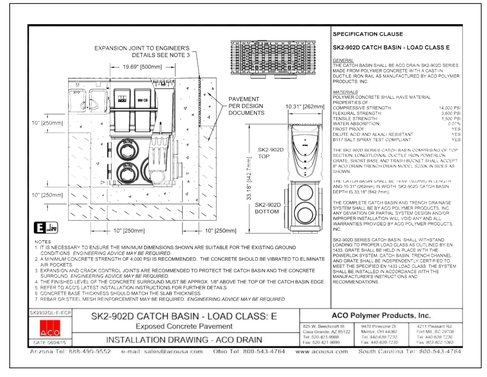


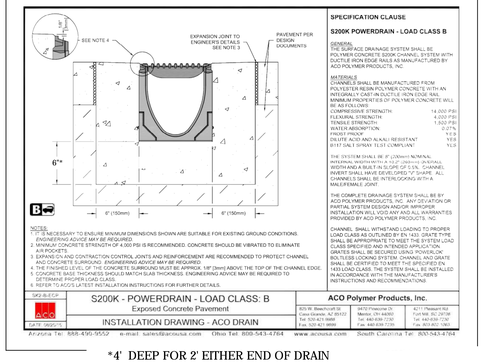


PARKING PAVEMENT SECTION
(NOT TO SCALE)



DRAIN CLEANOUT
(NOT TO SCALE)





*4' DEEP FOR 2' EITHER END OF DRAIN
ACO TRENCH DRAIN
(NOT TO SCALE)

DRAWN BY: DW	DESIGNED BY: AD
CHECKED BY: FK	APPROVED BY: AD

REVISIONS

ISSUE	DATE	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
ANTHONY DONATO
CIVIL
No. 40705
REGISTERED PROFESSIONAL ENGINEER

DATE: 10/12/2020

SCALE: AS NOTED

SHEET C-5

1149-1151
WALNUT STREET

NEWTON, MASSACHUSETTS

DETAILS

H.W. Moore
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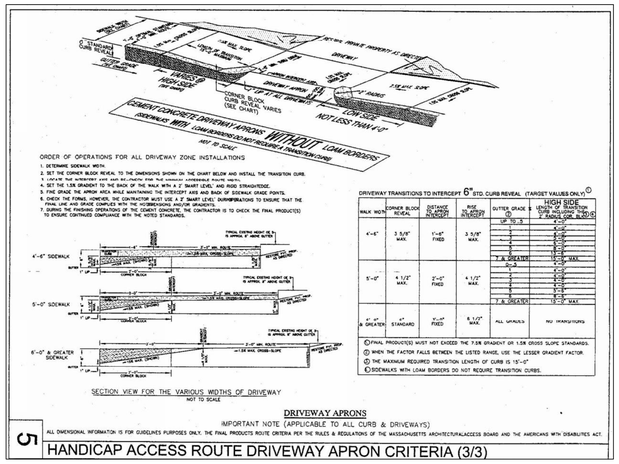
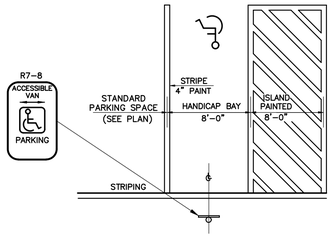
24064-S1.dwg Saved: 10/13/2020 9:42 AM Plotted: Oct 13, 2020 9:50:am

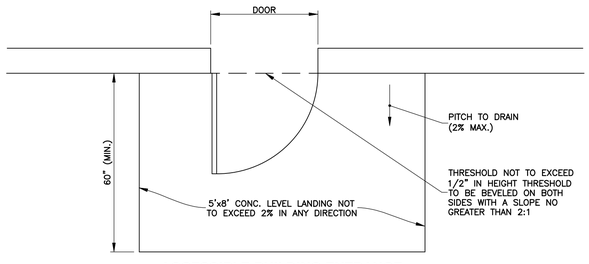




NOTE : R7-8 SIGNS SHALL BE MOUNTED AT A HEIGHT OF NO LESS THAN 5 FEET AND NOT MORE THAN 8 FEET TO THE TOP OF THE SIGN. BELOW DOUBLE ARROW AT BOTTOM.

ADA REQUIREMENTS:
1. WALKS SHALL NOT EXCEED 5% SLOPE.
2. WALKS CROSS SLOPE SHALL NOT EXCEED 2%.
3. SLOPE AT HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.

LAYOUT PLAN
TYPICAL HANDICAP PARKING
(NOT TO SCALE)



ACCESSIBLE BUILDING ENTRANCE
NOT TO SCALE

ACCESSIBILITY NOTES
GENERAL NOTES:

1. SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

2. IT IS ESSENTIAL THAT CONTRACTORS BE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. THESE NOTES AND DETAILS ARE INTENDED TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE TIME WHEN THEY ARE BIDDING THE PROJECT. IF SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY, BEFORE MOVING FORWARD WITH THE WORK.

3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CIVIL ENGINEER IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY H.W. MOORE ASSOCIATES OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).

4. AAB REGULATIONS DO NOT ALLOW ANY TOLERANCE ON SLOPE REQUIREMENTS AND THE MAXIMUM SLOPES LISTED BELOW CAN NOT BE EXCEEDED.

5. IT IS RECOMMENDED THAT THE CONTRACTOR USE A 2-FOOT DIGITAL LEVEL TO VERIFY SLOPES PRIOR TO PLACING THE FINSHED SURFACE. IT IS FURTHER RECOMMENDED THAT FORMS BE CHECKED PRIOR TO PLACING CONCRETE OR ASPHALT.

6. THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT SLOPE AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, CURBING, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.

ACCESSIBLE ROUTE NOTES:

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS OR SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY THEY SERVE.

2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

3. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.

4. TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE).

5. SLOPES OF THE MANEUVERING CLEARANCE AT DOORS ON ACCESSIBLE ROUTES CANNOT EXCEED 2% IN ANY DIRECTION FOR A DEPTH OF SIXTY (60) INCHES FROM THE FACE OF THE DOOR.

WALKWAYS:

1. WIDTH OF WALKWAYS SHALL NOT BE LESS THAN 48 INCHES, EXCLUDING CURB STONES.

2. WALKWAYS SHALL PROVIDE A MINIMUM OF 36 INCHES CLEAR, UNOBSTRUCTED PATH OF TRAVEL PAST ALL OBSTRUCTIONS. (I.E. UTILITY POLES, SIGNS, FIRE HYDRANTS, ETC.)

3. WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.

4. AT THE INTERSECTION OF TWO SIDEWALKS, THERE SHALL BE A LEVEL LANDING WITH NO SLOPE GREATER THAN 2% IN ANY DIRECTION.

5. ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS CONSIDERED A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB CUT RAMPS.

6. ACCESSIBLE ROUTE SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

7. IF CATCH BASINS OR OTHER GRATINGS ARE LOCATED WITHIN A ACCESSIBLE ROUTE, THEN AN ADA GRATE SHALL BE USED WITH SPACES NO GREATER THAN ½ INCH WIDE IN THE DIRECTION OF TRAVEL.

RAMPS:

1. ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% SHALL BE CONSIDERED A RAMP OR A CURB CUT RAMP.

2. THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.

3. THE CLEAR WIDTH OF A RAMP SHALL BE 48 INCHES MINIMUM AS MEASURED BETWEEN THE HANDRAILS.

4. THE MAXIMUM RISE FOR ANY RAMP RUN SHALL BE 30 INCHES.

5. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE LANDING CLEAR LENGTH SHALL BE SIXTY (60) INCHES LONG MINIMUM. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF SIXTY(60) INCHES BY SIXTY (60) INCHES MINIMUM.

6. EDGE PROTECTION COMPLYING WITH AAB REQUIREMENTS SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND ON EACH SIDE OF RAMP LANDINGS.

7. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 521 CMR FIGURES 26d AND 26e SHALL BE COMPLIED WITH.

8. HANDRAILS COMPLYING WITH 521 CMR 24.5 MUST BE PROVIDED ALONG BOTH SIDES OF RAMP.

CURB CUT RAMPS:

1. CURB CUT RAMPS ARE REQUIRED AT THE CORNER OF EACH INTERSECTION AND WHERE A PEDESTRIAN PATH OF TRAVEL CROSSES A ROAD, DRIVEWAY OR OTHER VEHICULAR WAY.

2. THE MAXIMUM RUNNING SLOPE OF A CURB CUT RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.

3. CURB CUT RAMPS MAY EXTEND UP TO 15 FEET IN LENGTH.

4. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB CUT RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB CUT RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.

5. THE MINIMUM CLEAR WIDTH OF A CURB CUT RAMP SHALL BE 36 INCHES, EXCLUSIVE OF FLARED SIDES, IF PROVIDED.

6. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB CUT RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE 48 INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB CUT RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.

ACCESSIBILITY NOTES (CONT.)
CURB CUT RAMPS (CONT.):

7. IF A CURB CUT RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES.

8. WHERE PROVIDED, CURB CUT RAMP FLARES SHALL NOT EXCEED 10%. IF THE CLEAR LENGTH OF THE LANDING IS LESS THAN FORTY-EIGHT (48) INCHES THAN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 8.33%.

9. CURB CUT RAMPS AND THE FLARED SIDES OF CURB CUT RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES. CURBS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

10. CURB CUT RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

11. CURB CUT RAMPS SHALL HAVE A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING PANEL COMPLYING WITH ADA, EXTENDING THE FULL WIDTH OF THE RAMP. REFER TO DETECTABLE WARNING DETAILS AND NOTES FOR PLACEMENT.

12. WHERE PROVIDED, STOP LINES SHALL BE LOCATED IN ADVANCE OF CURB CUT RAMP.

13. WHERE PROVIDED, DRAINAGE INLETS SHALL BE LOCATED UPSTREAM OF CURB RAMPS AND NOT IN THE RAMP AREA.

14. CURB CUT RAMP TYPE AND LOCATION ARE SHOWN ON PLAN.

ACCESSIBLE PARKING SPACES:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTES OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.

2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE AT LEAST 8 FEET WIDE. WHERE PARKING SPACES AND ACCESS AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS SHALL BE MADE FROM CENTERLINE OF THE MARKINGS.

3. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH PROVISIONS FOR ACCESSIBLE ROUTES.

4. TWO (2) ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE.

5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACE THEY SERVE.

6. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.

7. SURFACES OF PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

8. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ANY DIRECTIONS.

9. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.

10. PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 8 FEET 2 INCHES (8'-2") MINIMUM. SIGNS SHALL BE PROVIDED AT ENTRANCES TO PARKING FACILITIES INFORMING DRIVERS OF CLEARANCES AND THE LOCATION OF VAN ACCESSIBLE PARKING SPACES.

11. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. EACH ACCESS AISLE SHALL BE CLEARLY MARKED BY MEANS OF DIAGONAL STRIPES. SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5 FEET TO THE BOTTOM OF THE SIGN AND 8 FEET TO THE TOP OF THE SIGN AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED WITH BOLLARD PROTECTION.

12. ACCESSIBLE PARKING SPACE, ACCESS AISLE STRIPING, AND INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED BLUE.

PASSENGER LOADING ZONES:

1. PASSENGER LOADING ZONES SHALL PROVIDE VEHICULAR PULL-UP SPACE 8 FEET WIDE MINIMUM AND 20 FEET LONG MINIMUM.

2. PASSENGER LOADING ZONES SHALL PROVIDE A CLEARLY MARKED ACCESS AISLE THAT IS 5 FEET WIDE MINIMUM AND EXTENDS THE FULL LENGTH OF THE VEHICLE PULL-UP SPACE THEY SERVE.

3. ACCESS AISLE SHALL ADJOIN AN ACCESSIBLE ROUTE AND NOT OVERLAP THE VEHICULAR WAY.

4. VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ANY DIRECTION. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE VEHICLE PULL-UP SPACE THEY SERVE.

5. SURFACES OF VEHICLE PULL-UP SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT.

6. VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER LOADING ZONE, AND FROM THE PASSENGER LOADING ZONE TO A VEHICULAR EXIT SERVING THEM, SHALL PROVIDE A VERTICAL CLEARANCE OF 8 FEET 2 INCHES (8'-2")MINIMUM.

BUILDING ENTRANCES:

1. ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.

2. THE APPROACH TO AN ACCESSIBLE ENTRANCE SHALL BE A PAVED WALK OR RAMP WITH A SLIP RESISTANT SURFACE, UNINTERRUPTED BY STEPS.

3. THE EXTERIOR LANDING AT THE ENTRANCE DOOR SHALL HAVE A LEVEL LANDING MEASURING AT LEAST 5 FEET BY 5 FEET AND SHALL NOT SLOPE MORE THAN 2% IN ANY DIRECTION.

4. THE LEVEL LANDING SHALL EXTEND A MINIMUM OF 18 INCHES WIDER THAN THE LATCH ON THE PULL SIDE OF THE DOOR.

SIGNAGE:

1. SIGNS TO CONFORM WITH AAB RULES & REGULATIONS.

2. NON-ACCESSIBLE BUILDING ENTRANCES TO HAVE SIGNAGE DIRECTING PEOPLE TO THE NEAREST ENTRANCE. DIRECTIONAL SIGNAGE SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

CROSS WALKS:

1. CROSS WALKS ARE PART OF THE ACCESSIBLE ROUTE.

2. CROSS WALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.

DRAWN BY: DW	DESIGNED BY: AD
CHECKED BY: FK	APPROVED BY: AD

REVISIONS

ISSUE	DATE	DESCRIPTION

COMMONWEALTH OF MASSACHUSETTS
ANTHONY DONATO
CIVIL
No. 40706
REGISTERED PROFESSIONAL ENGINEER

DATE: 10/12/2020

SCALE: AS NOTED

SHEET C-6

1149-1151
WALNUT STREET

NEWTON, MASSACHUSETTS

DETAILS

H.W. Moore ASSOCIATES
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File Name: O:\Cad 3D Projects\24064 - Talunian Realty - Newton\DWG\24064-S1.dwg Saved: 10/13/2020 9:42 AM Plotted: Oct 13, 2020 9:50:32am
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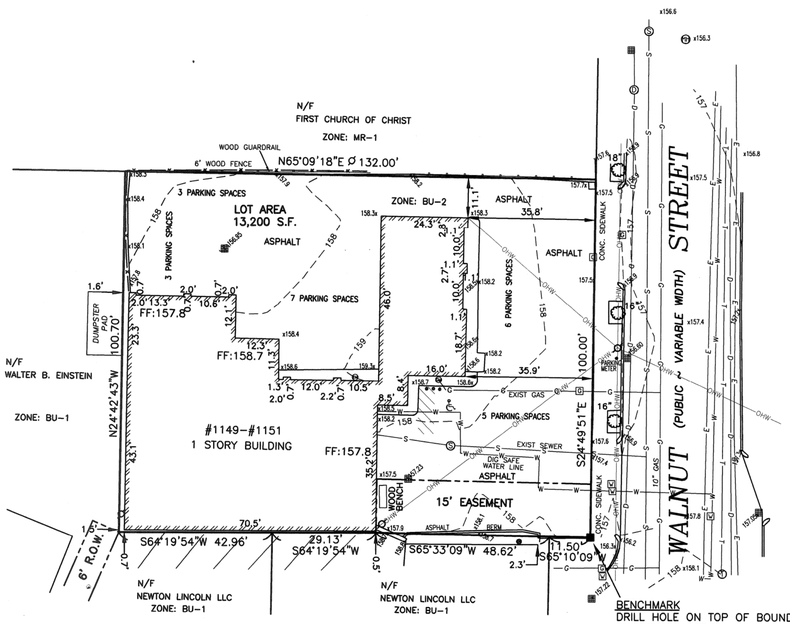
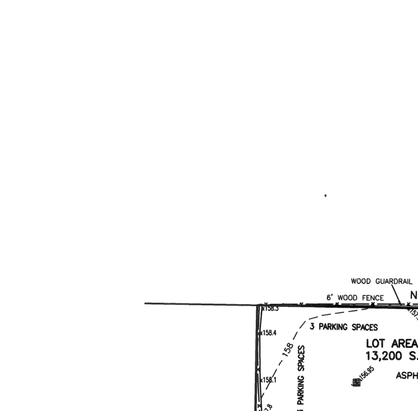
24064-S1.dwg Saved: 10/13/2020 9:42 AM Plotted: Oct 13, 2020 9:50:32am



BENCHMARK
DRILL HOLE ON TOP OF BOUND
ELEVATION= 157.54
CITY OF NEWTON BASE

EXISTING CONDITIONS
SCALE: 1 IN. = 20 FT.

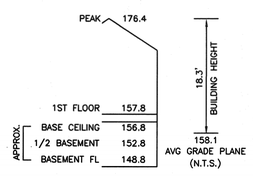


AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

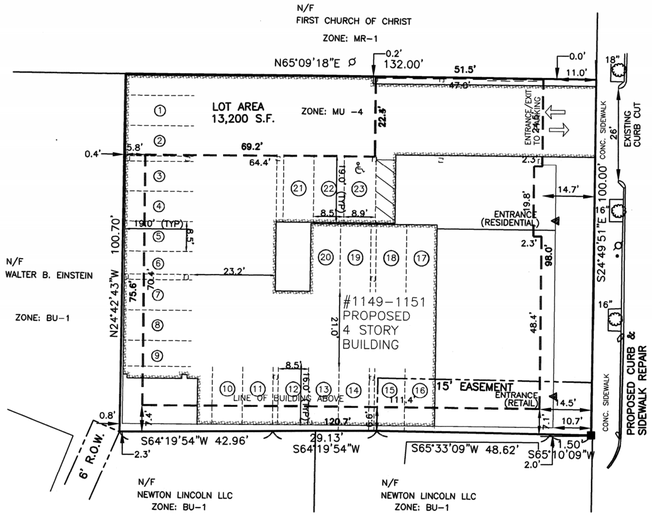
AVG = Σ[L(E1+E2)/2] / P

AVG = 64,251.6 / 406.4 = 158.1

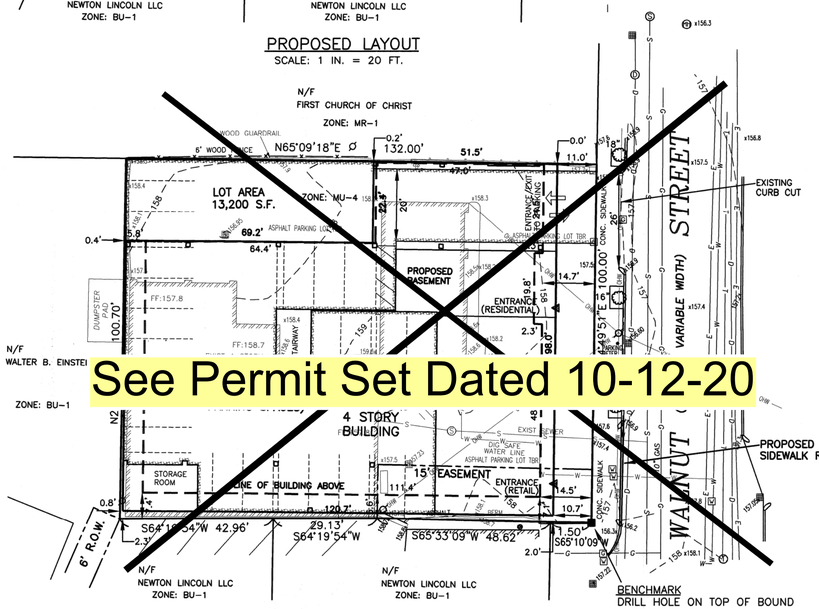
EXISTING AVERAGE GRADE PLANE
(N.T.S.)



EXISTING BUILDING HEIGHT
(N.T.S.)

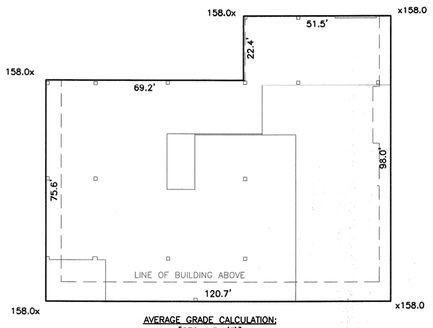


PROPOSED LAYOUT
SCALE: 1 IN. = 20 FT.



BENCHMARK
DRILL HOLE ON TOP OF BOUND
ELEVATION= 157.54
CITY OF NEWTON BASE

PROPOSED CONDITIONS
SCALE: 1 IN. = 20 FT.

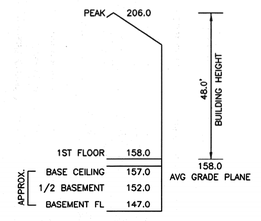


AVERAGE GRADE CALCULATION:
[SEC 1.5.4(F)]

AVG = Σ[L(E1+E2)/2] / P

AVG = 69,109.2 / 37.4 = 158.0

PROPOSED AVERAGE GRADE PLANE
(N.T.S.)



PROPOSED BUILDING HEIGHT
(N.T.S.)

PARKING INFORMATION

ZONE: MU-4

RESIDENTIAL
REQUIRED:
= 2 PER UNIT
= 2 X 26 UNITS
= 52 PARKING SPACES

RETAIL
REQUIRED:
= 1 PER 300 S.F. + 1 PER 3 EMPLOYEES
= 1,329 S.F./ 300 S.F. + 3 EMPLOYEES/ 3
= 6 PARKING SPACES

TOTAL REQUIRED = 58 SPACES
TOTAL PROVIDED = 23 SPACES

ACCESSIBLE PARKING:
REQUIRED:
= 15-25 TOTAL SPACES, 1 HANDICAP SPACE (VAN)
TOTAL REQUIRED = 1 HANDICAP SPACE (VAN)
TOTAL PROVIDED = 1 STANDARD

ZONING INFORMATION

ZONE: MU-4
DEED REFERENCE: BOOK 73412 PAGE 421
AVERAGE FRONT SETBACK = (10.0' + 3.2') / 2 = 6.6'

	EXISTING	PROPOSED	REQUIRED
LOT AREA	13,200 S.F.	13,200 S.F.	10,000 S.F. MIN.
LOT AREA/ UNIT	N/A	507 S.F.	1,000 S.F./ UNIT MIN.
LOT COVERAGE	37.5%	77.9%	N/A
OPEN SPACE	4.3%	8.7%	N/A
SETBACKS			
FRONT	35.9'	10.7'	SEE SEC. 4.2.5
SIDE	0.5'	0.0' / 2.0'	20' / 8'
REAR	1.5'	0.4'	0' MIN.
HEIGHT	18.3'	48.0'	
NO. OF STORIES	1	4	2 STORES MAX.-PERMITTED 4 STORES MAX.-SECIAL PERMIT
BUILDINGS	4,947 S.F.	10,169 S.F.	
STRUCTURES	4,947 S.F.	10,169 S.F.	
DRIVE	7,678 S.F. ±	1,770 S.F. ±	
	12,635 S.F. ±	±	

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.
AREAS FOR F.A.R. CALCULATION PROVIDED BY ARCHITECT.

EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
info@everettbrooks.com

0' 20' 40' 60'

LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- TREE
- LIGHT POLE
- SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- THI#1 DEEP TEST HOLE
- PT#1 PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- —71— PROPOSED CONTOUR
- --71-- EXISTING CONTOUR
- —D— DRAIN LINE
- —RD— ROOF DRAIN
- —FD— FOUNDATION DRAIN
- —W— WATER LINE
- —S— SEWER LINE
- —G— GAS LINE
- —OHW— OVERHEAD WIRES
- —X— FENCE
- STONEWALL
- HEDGE
- TREE LINE

BRUCE BRADFORD
No. 38376
COMMONWEALTH OF MASSACHUSETTS
PROFESSIONAL LAND SURVEYOR
5/26/2020

PLAN OF LAND IN NEWTON, MA

1149-1151 WALNUT STREET
PROPOSED CONDITIONS

SCALE: 1 IN.= 20 FT.
DATE: APRIL 16, 2020
DRAWN: GAR/ ES
CHECK: MSK & BB

REVISIONS:
5/13/20 BUILDING AREA
5/26/20 BUILDING revison

PROJECT NO. 26018

1149-1151 Walnut Street

Site Plan

C. ALANIAN REALTY CO., INC.

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1149-1151 Walnut Street

Newton, MA [September 30, 2020] 19190 |

Existing Walnut Street Elevation

C. ALANIAN REALTY CO., INC.

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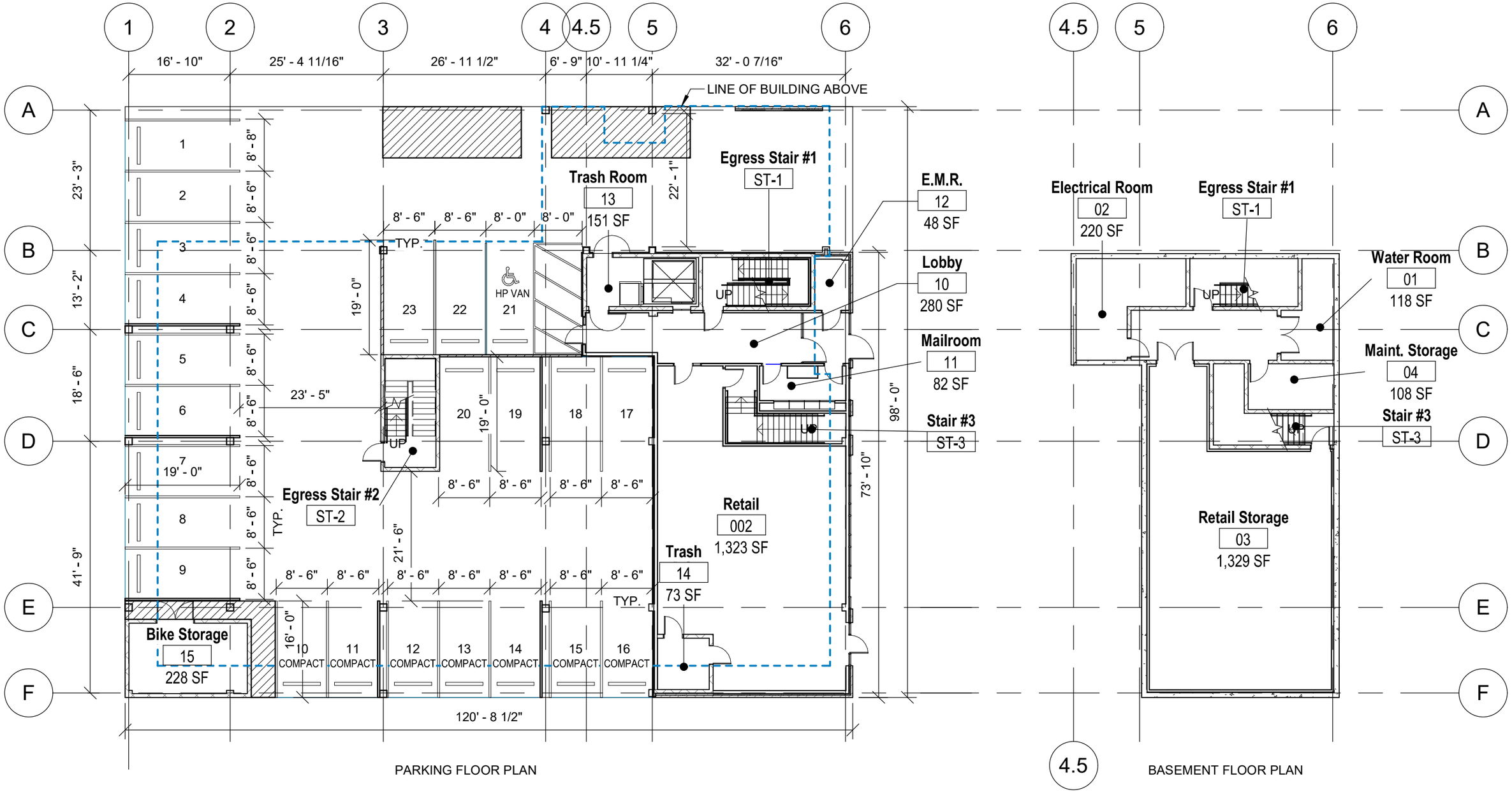

PARKING FLOOR PLAN

BASEMENT FLOOR PLAN

First Floor:	2,629 GSF
Second Floor:	8,716 GSF
Third Floor:	7,517 GSF
Fourth Floor:	7,517 GSF
Total:	26,379 GSF

1149-1151 Walnut Street

Newton, MA |October 13, 2020| 19100 |

Parking and Basement Plan

Scale: 1/16" = 1'-0"

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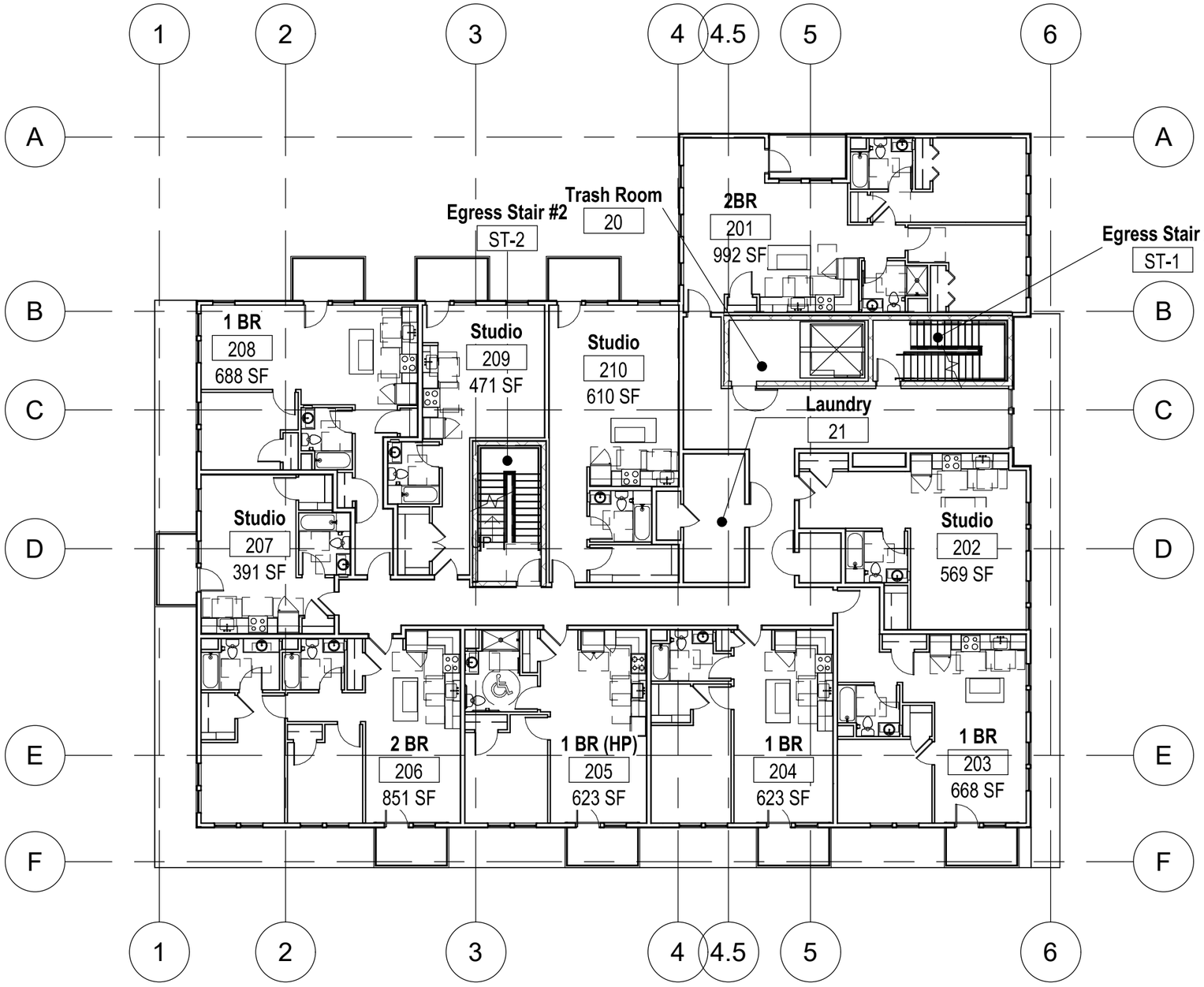

Second Floor: 8,716 GSF

1149-1151 Walnut Street

Newton, MA |October 13, 2020| 19100 |

Second Floor Plan

Scale: 1/16" = 1'-0"

C. ALANIAN REALTY CO., INC.

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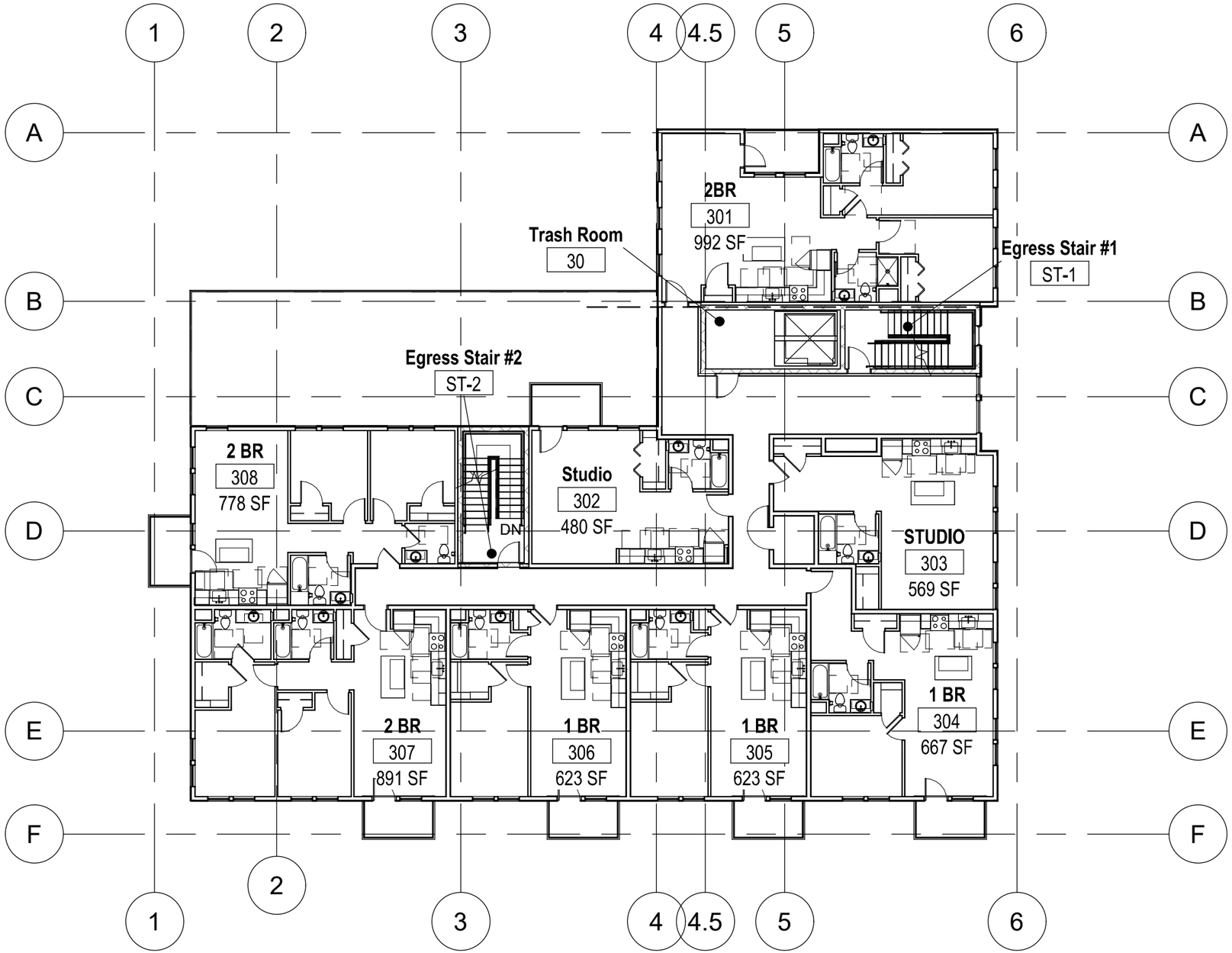

Third Floor: 7,517 GSF

Third Floor Plan

Scale: 1/16" = 1'-0"

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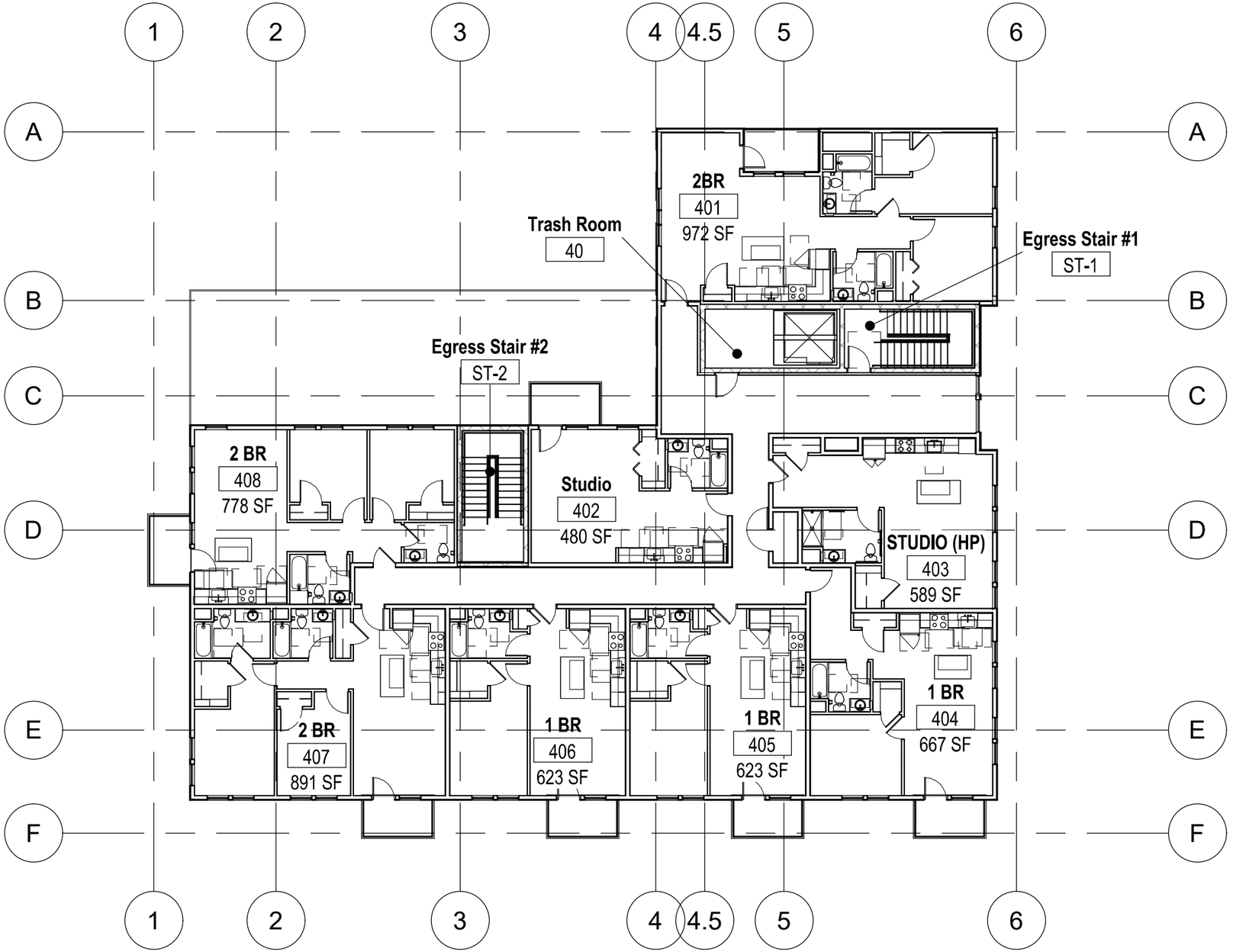

Fourth Floor Plan

Scale: 1/16" = 1'-0"

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East Elevation

North Elevation

West Elevation

South Elevation

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Building Elevations

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Walnut Street Elevation

East Elevation

1149-1151 Walnut Street

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Building Elevations

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1149-1151 Walnut Street

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Rendered Perspective from Walnut Street

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1149-1151 Walnut Street

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Rendered Perspective from Rear Parking Lot

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