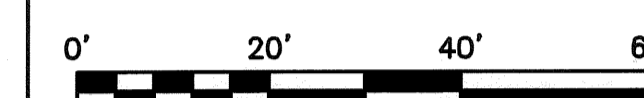
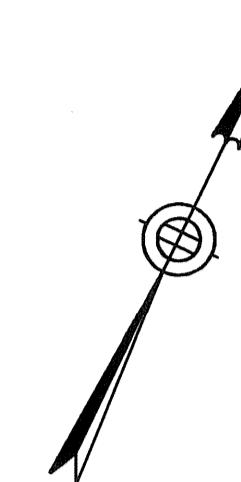




EVERETT M. BROOKS CO.  
SURVEYORS & ENGINEERS

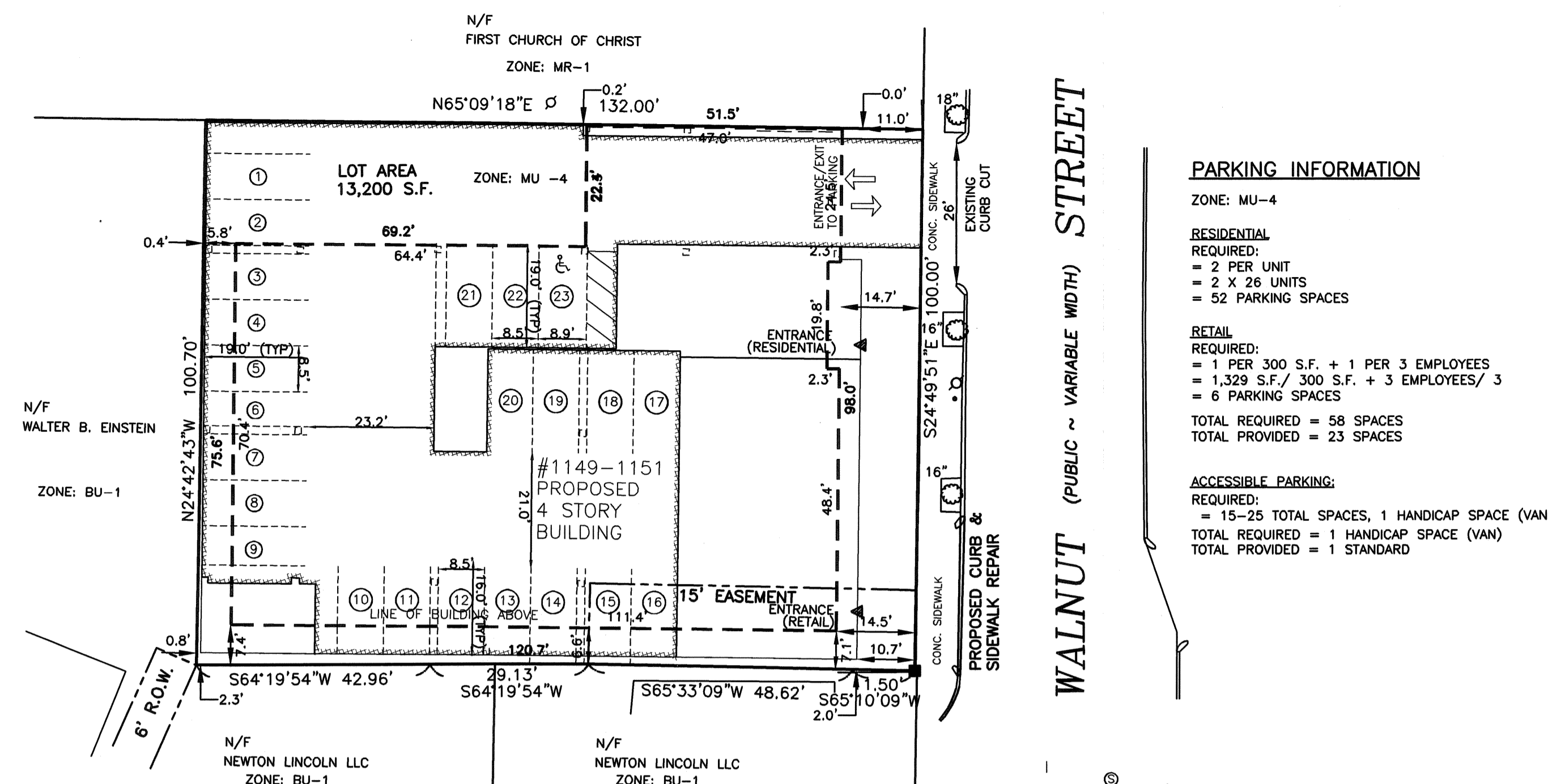
49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750  
info@everettbrooks.com



**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
- DEEP TEST HOLE
- PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- [71] PROPOSED CONTOUR
- - - - - EXISTING CONTOUR
- D - - - DRAIN LINE
- FD - - - FOUNDATION DRAIN
- W - - - WATER LINE
- S - - - SEWER LINE
- G - - - GAS LINE
- OHW - - - OVERHEAD WIRES
- X - - - FENCE
- [---] STONEWALL
- [---] HEDGE
- [---] TREE LINE



**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

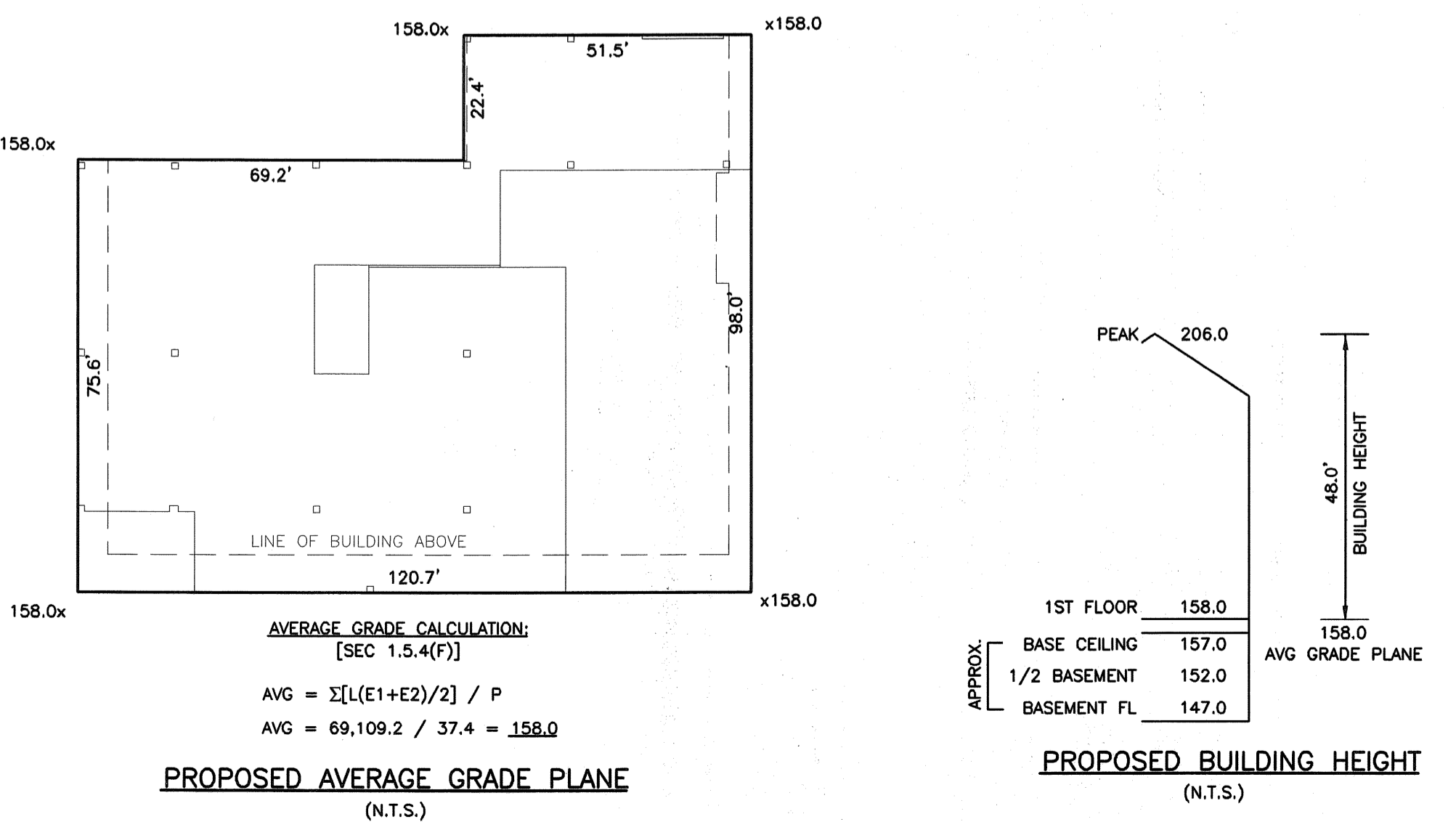
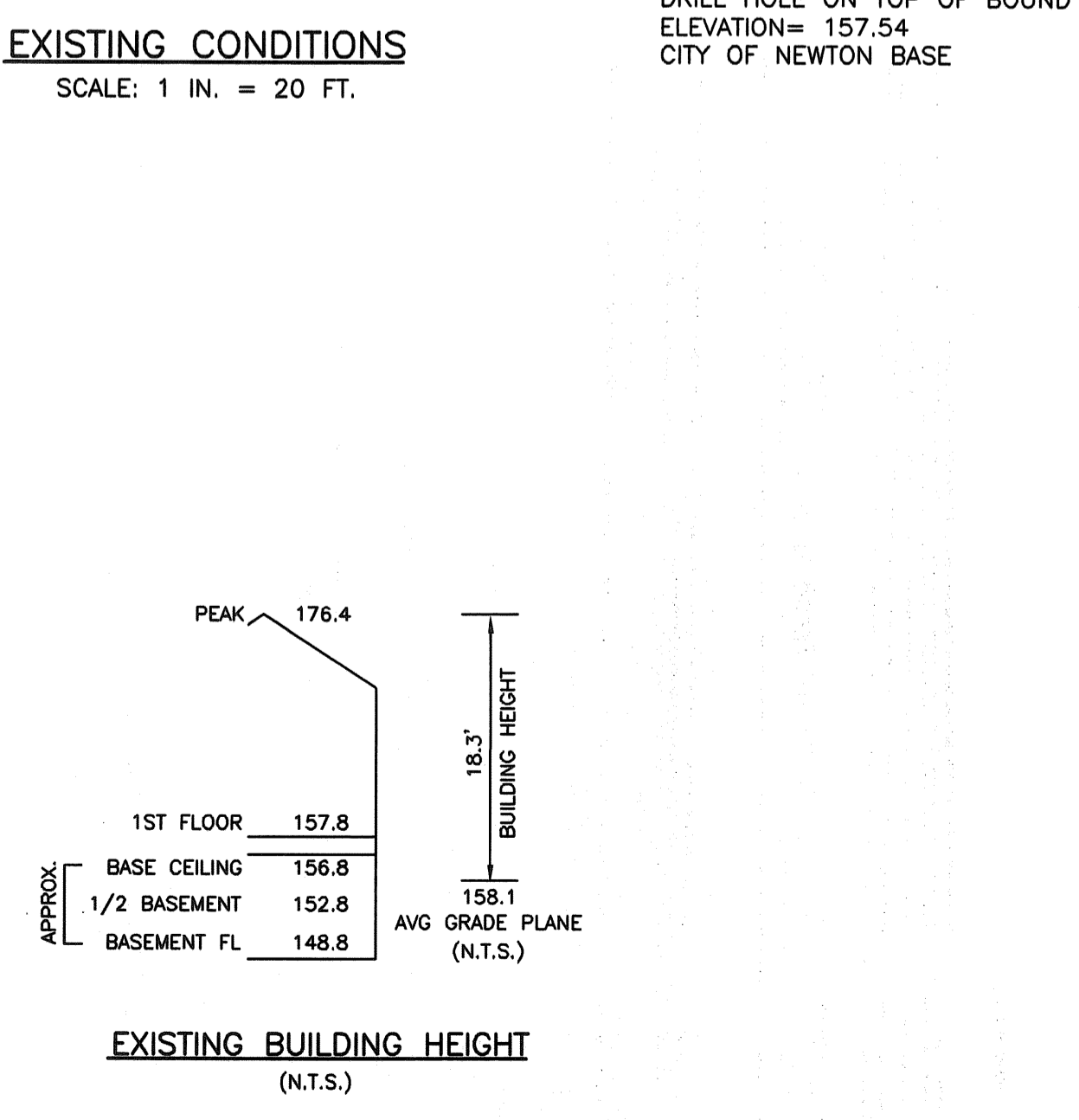
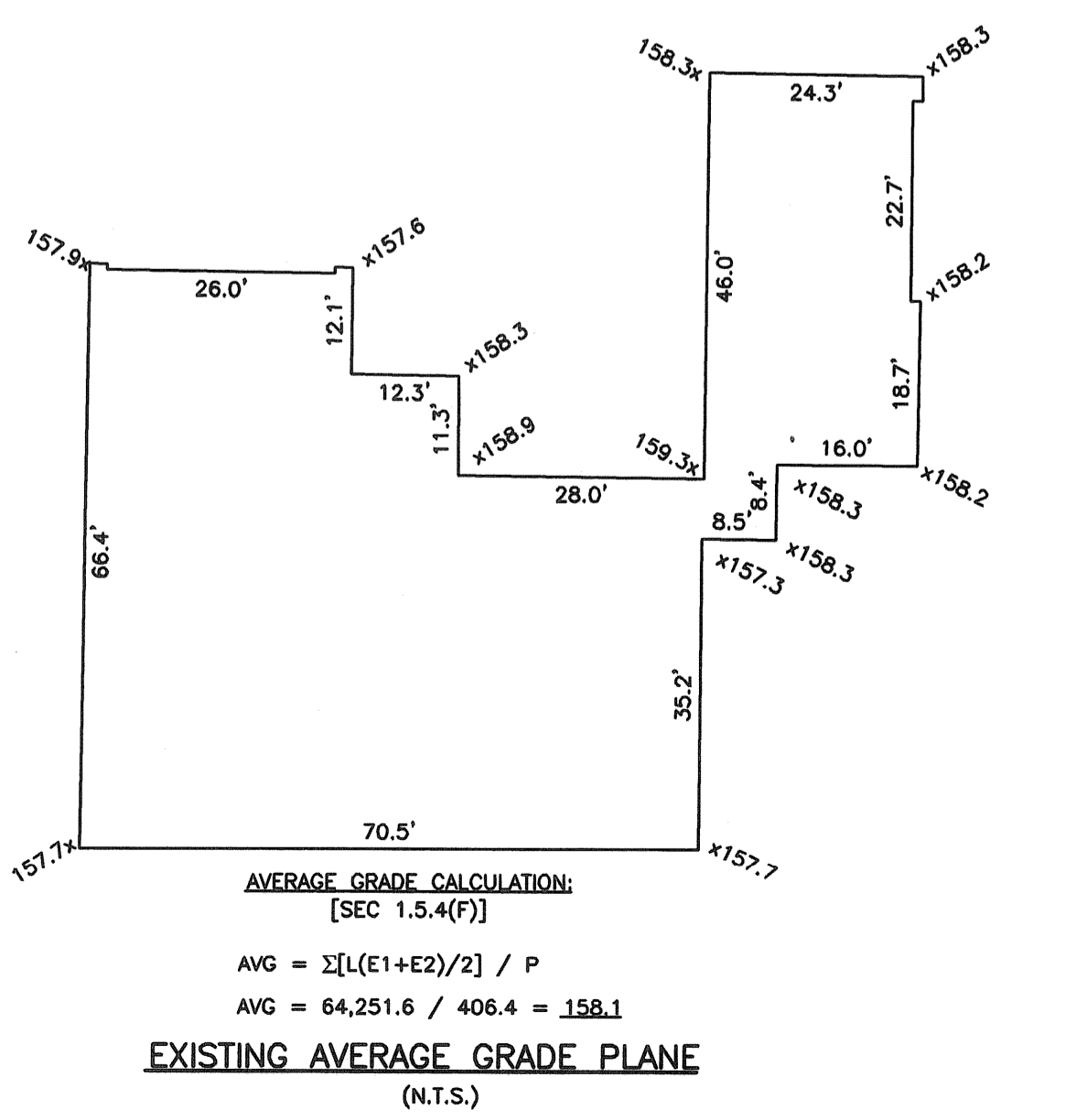
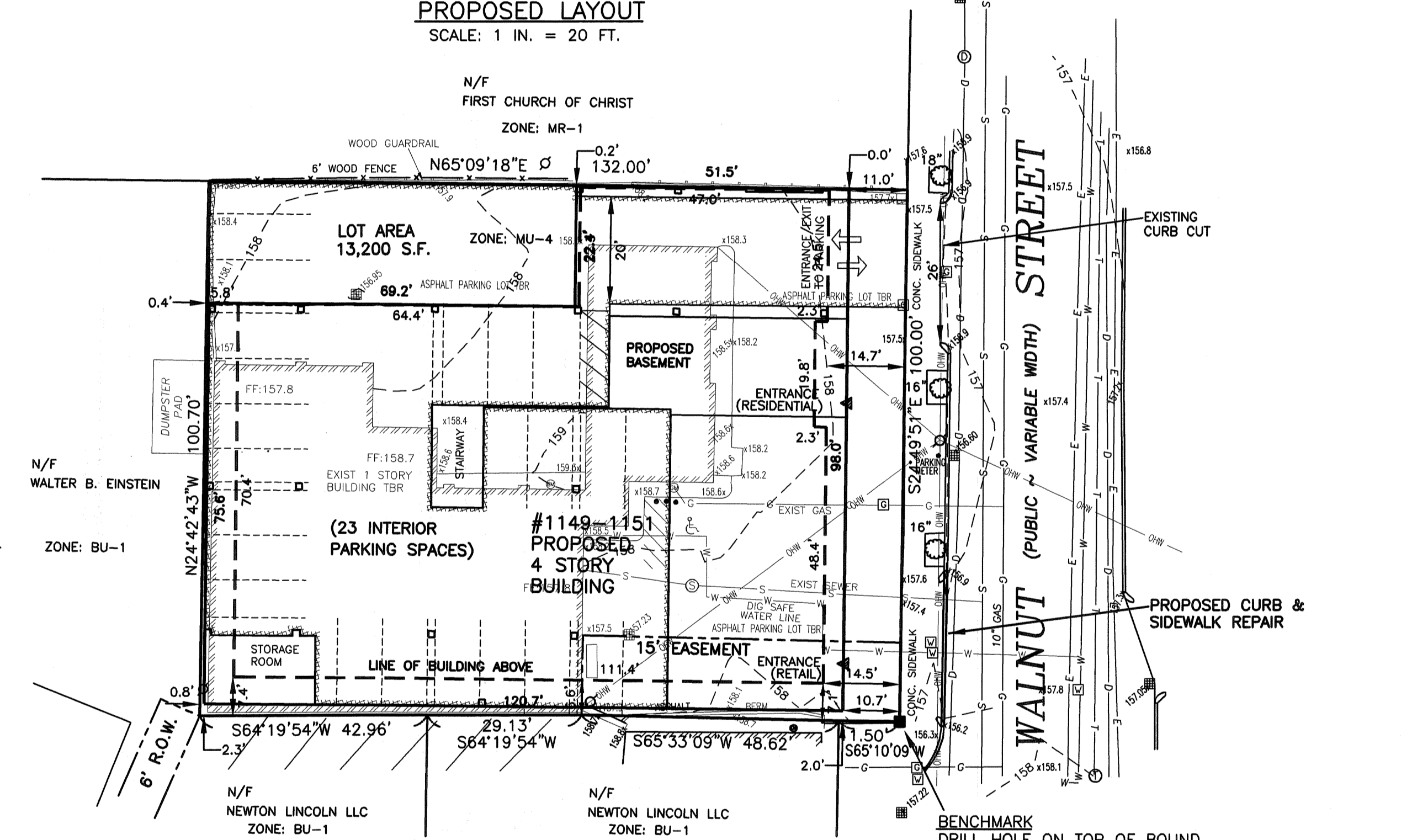
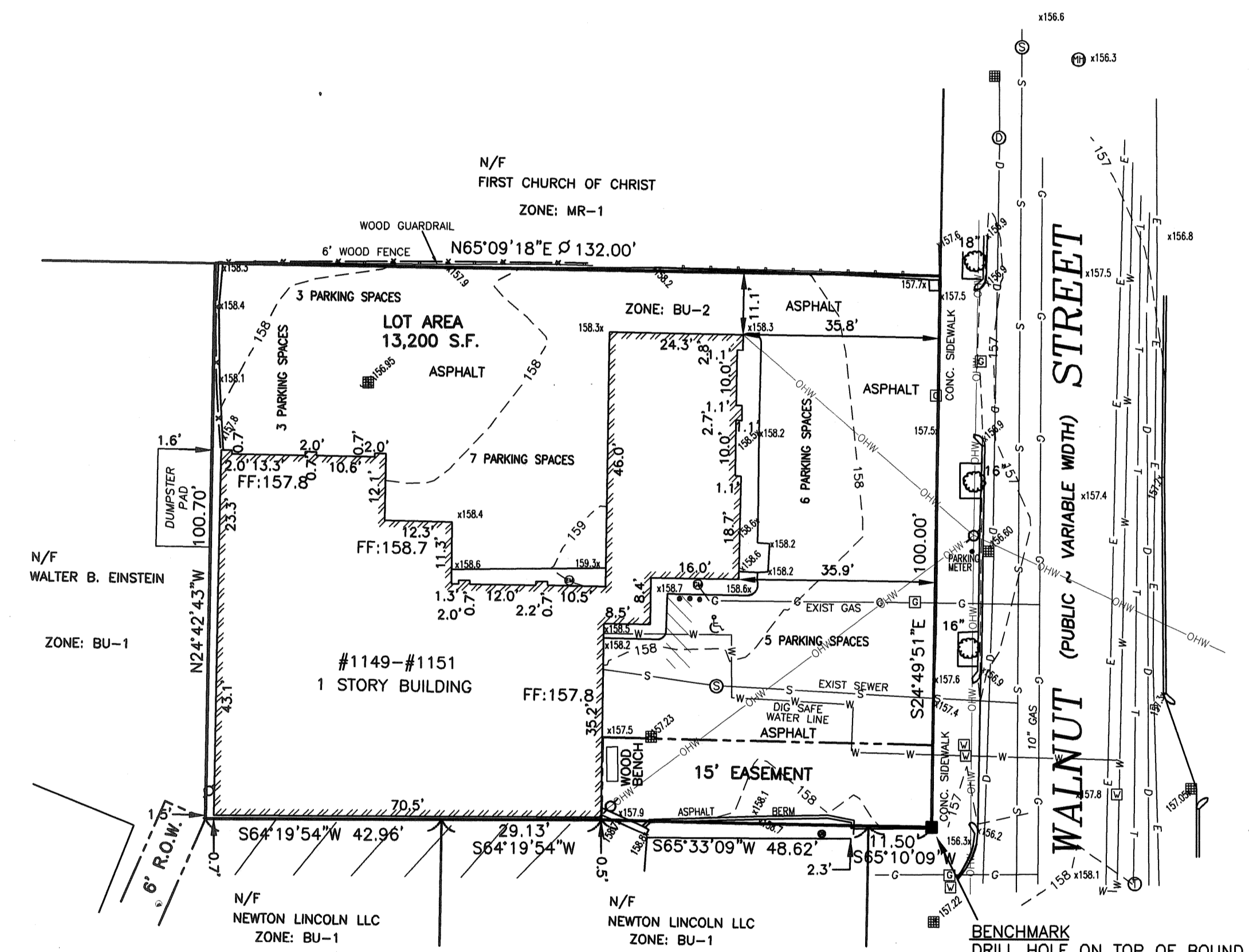
TOTAL REQUIRED = 58 SPACES  
TOTAL PROVIDED = 23 SPACES

**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.-SOCIAL 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.

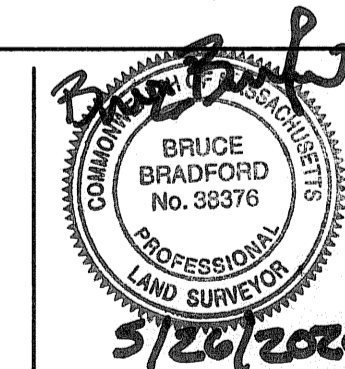
**PLAN OF LAND IN  
NEWTON, MA**  
1149-1151 WALNUT STREET  
PROPOSED CONDITIONS

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 REVISION	

PROJECT NO. 26018





1149-1151 Walnut Street

Newton, MA | July 31, 2020 | 19100 | © The Architectural Team, Inc.

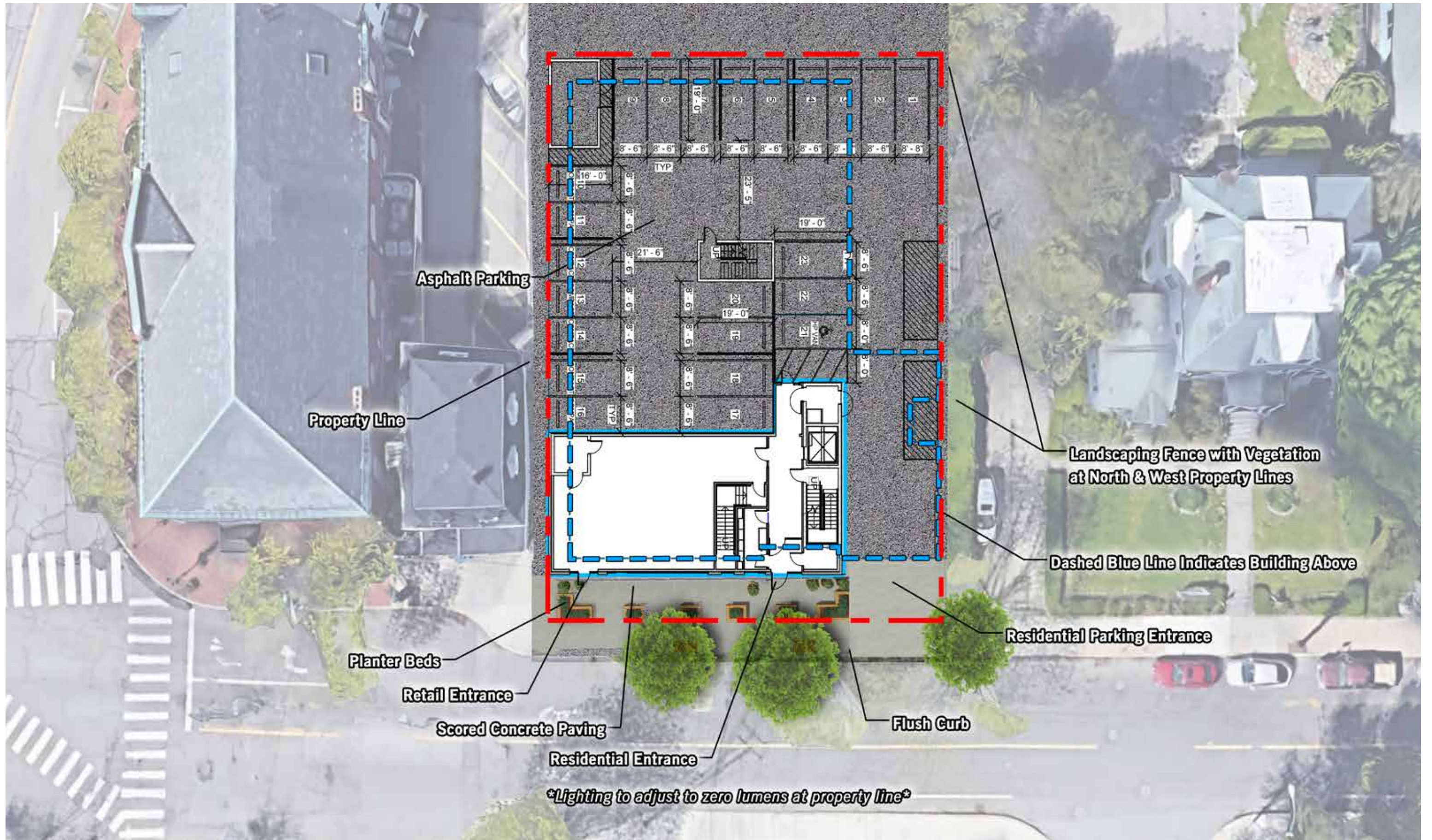
Site Plan

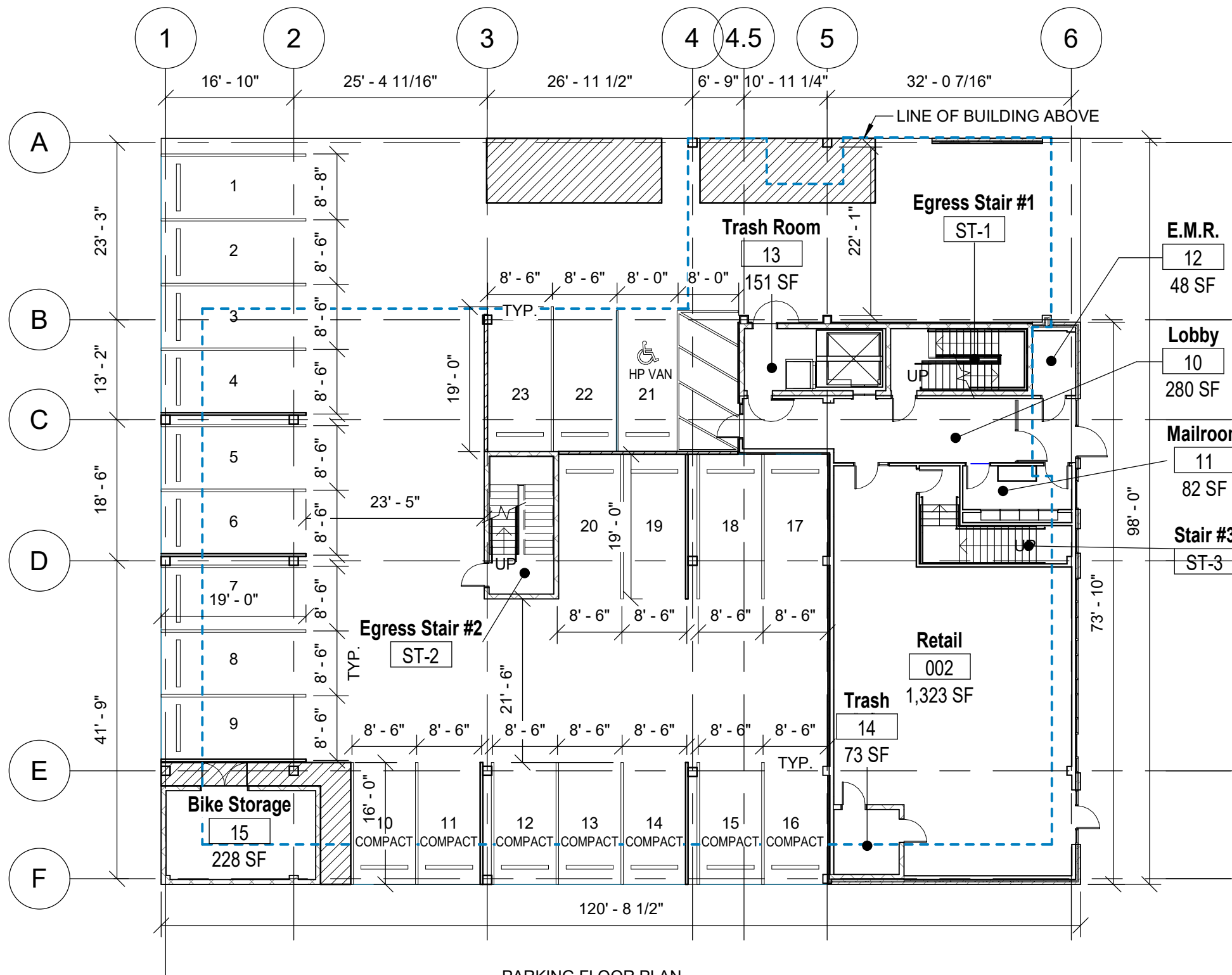


1149-1151 Walnut Street

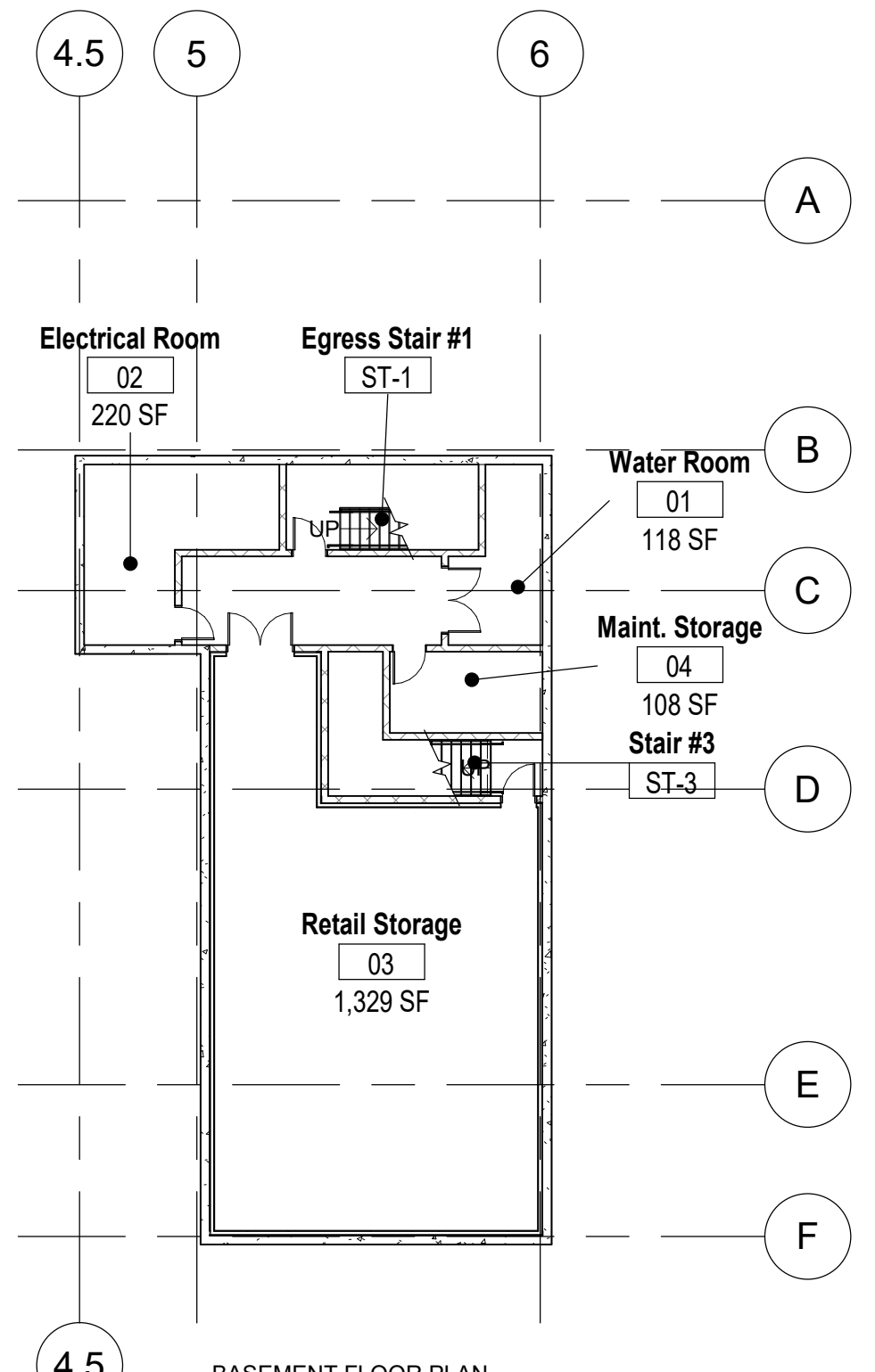
Newton, MA | July 31, 2020 | 19100 | © The Architectural Team, Inc.

Existing Walnut Street Elevation



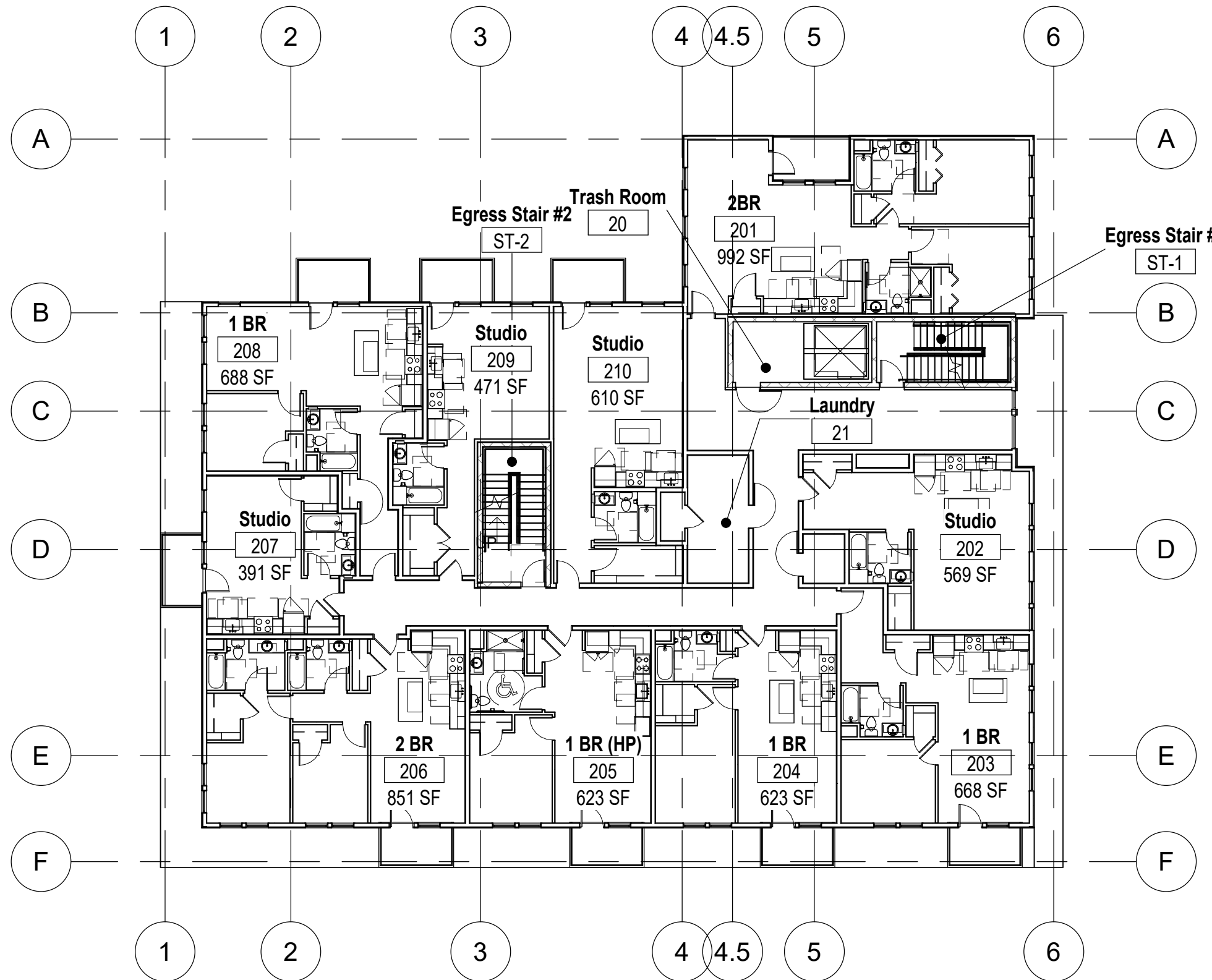


PARKING FLOOR PLAN

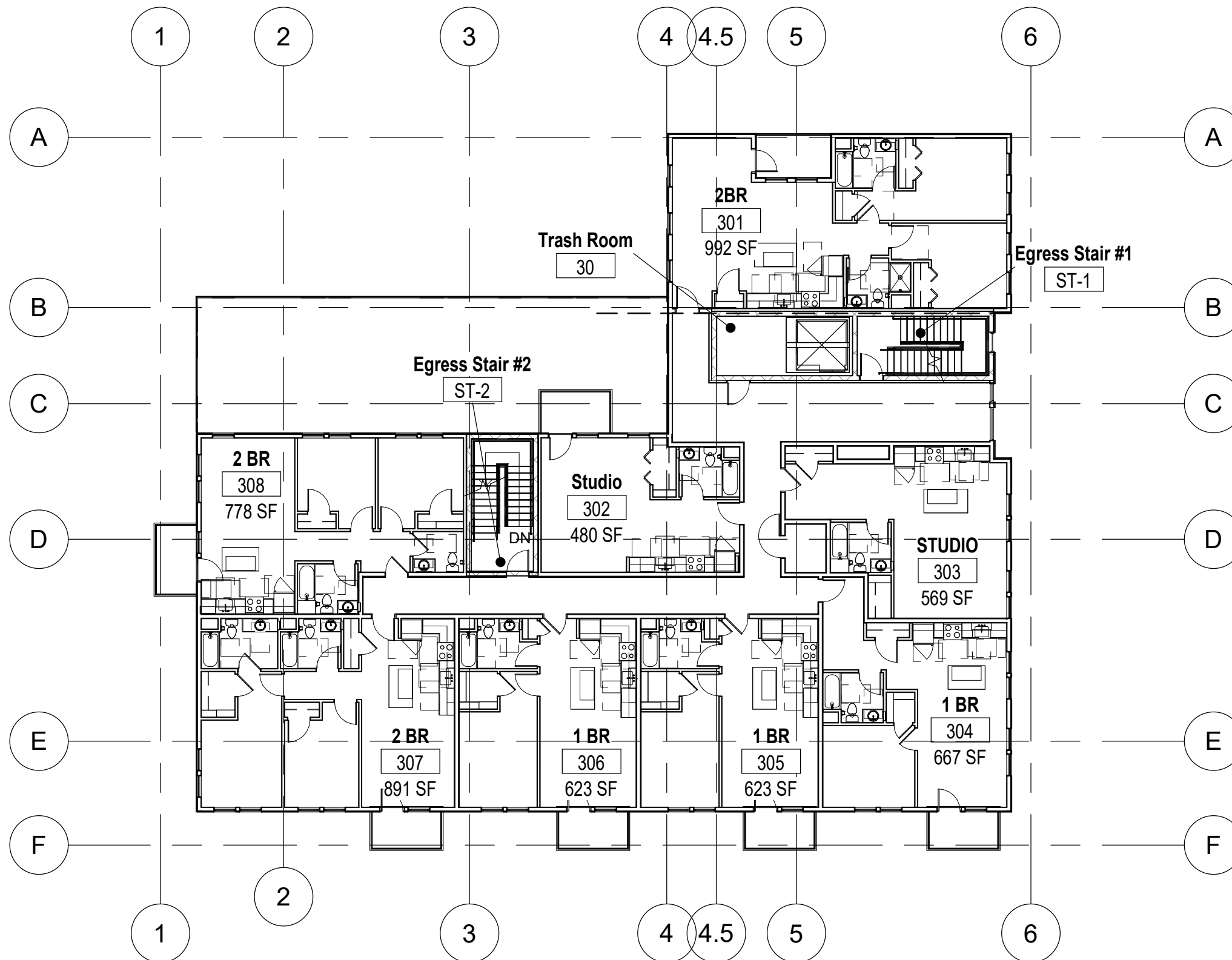


BASEMENT FLOOR PLAN

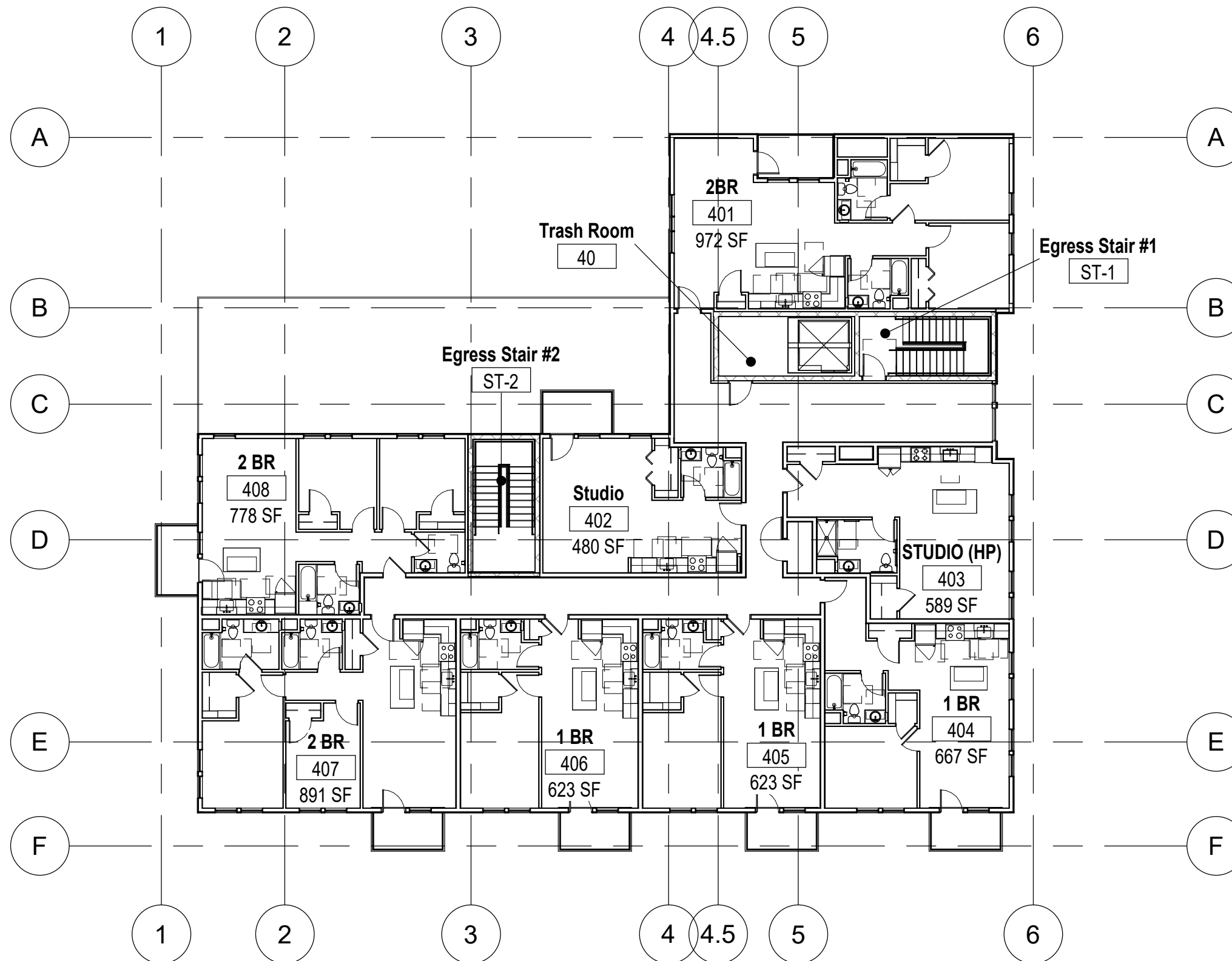
First Floor:	2,629 GSF
Second Floor:	8,716 GSF
Third Floor:	7,517 GSF
Fourth Floor:	7,517 GSF
<b>Total:</b>	<b>26,379 GSF</b>



Second Floor: 8,716 GSF



Third Floor: 7,517 GSF







East Elevation



North Elevation



West Elevation



South Elevation



Walnut Street Elevation



East Elevation



South Elevation



North Elevation



West Elevation



1149-1151 Walnut Street

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Rendered Perspective from Walnut Street



1149-1151 Walnut Street

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Rendered Perspective from Walnut Street