



Spruhan
Engineering, P.C.

80 JEWETT ST. (SUITE 1)
NEWTON, MA 02458

Tel: 617-816-0722
Email: espruhan@gmail.com

349 DEDHAM STREET
NEWTON
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

DESCRIPTION	DATE

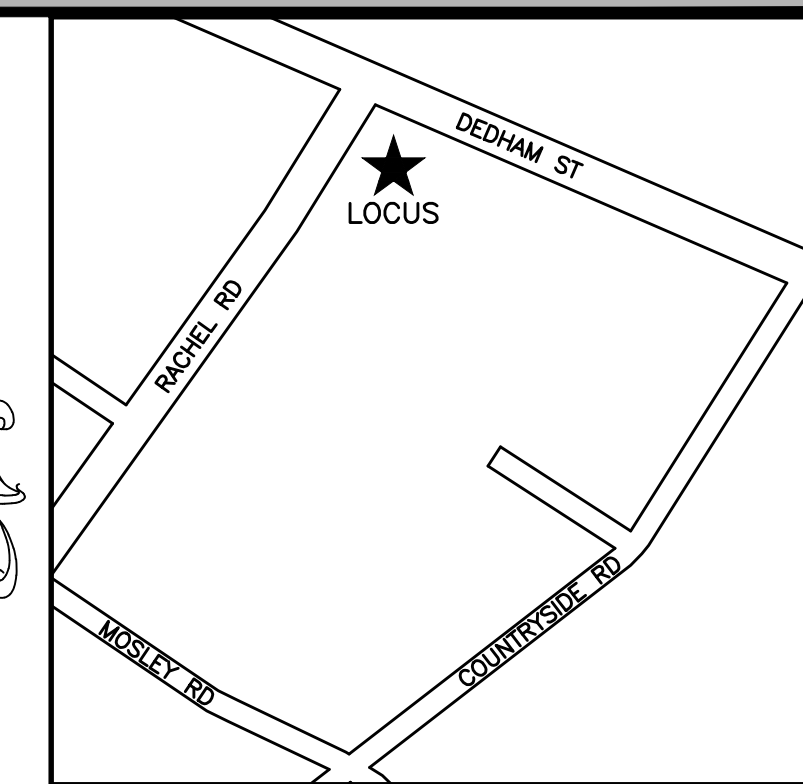
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DATE: 4/5/2019
DRAWN BY: M.G.C.
CHECKED BY: E.S.
APPROVED BY: E.S.

PLOT PLAN
OF LAND

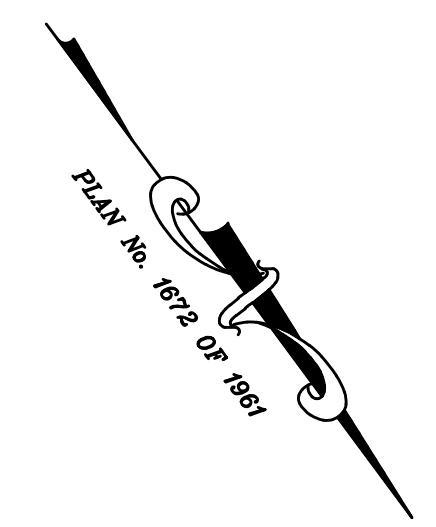
SHEET 1 OF 2



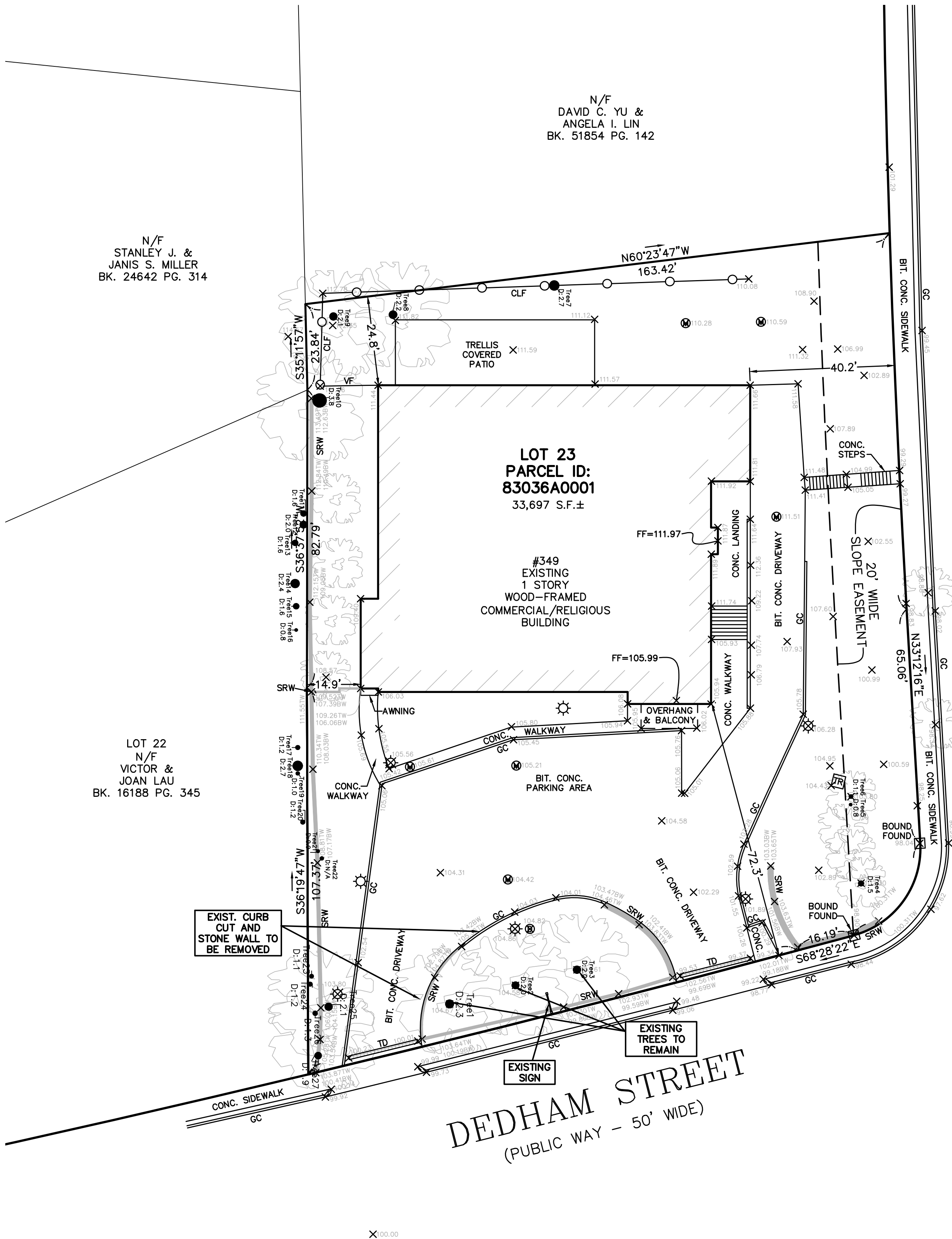
LOCUS MAP
(NOT TO SCALE)

EXISTING LEGEND

	BOUND
	TREE
	DRAIN MANHOLE
	LIGHT POLE
	TRANSFORMER
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	FENCE
	CHAIN-LINK FENCE
	GRANITE CURB
	STONE RETAINING WALL
	TRENCH DRAIN
	VINYL FENCE



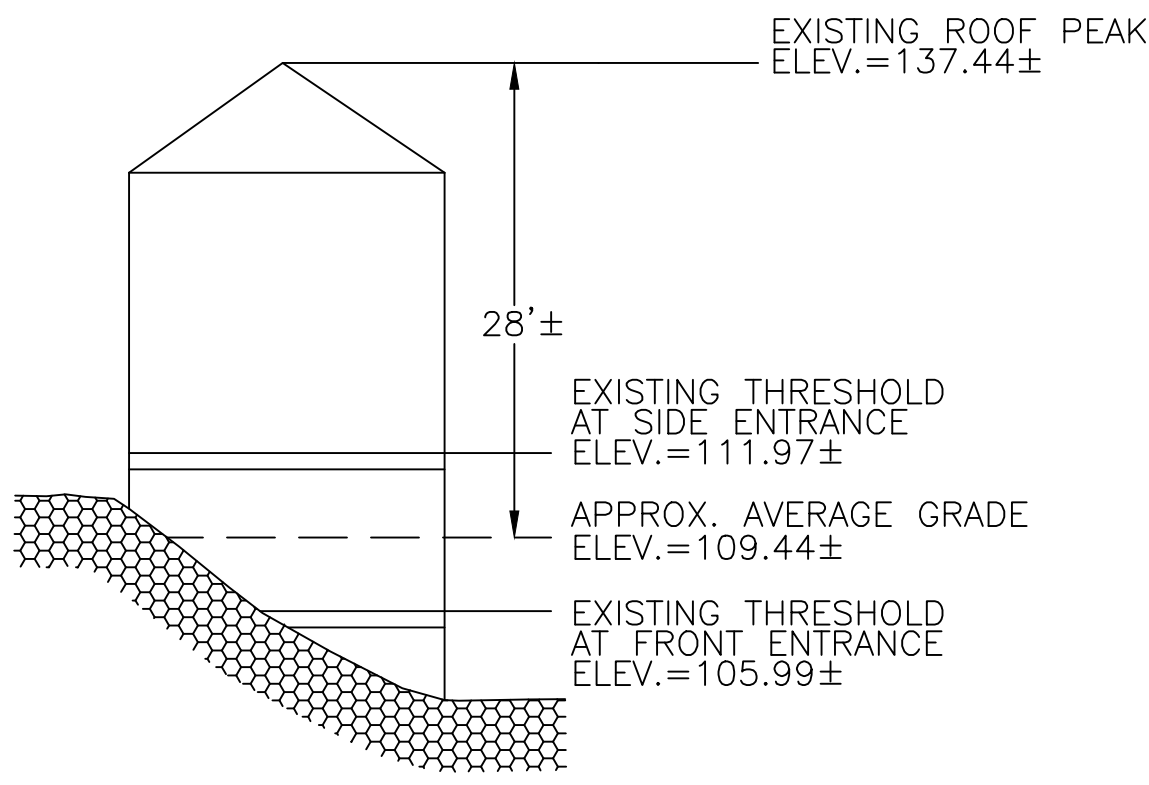
RACHEL ROAD
(PUBLIC WAY - 45' WIDE)



DEDHAM STREET
(PUBLIC WAY - 50' WIDE)

NOTES:

- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 4/12/2019.
- DEED REFERENCE: BOOK 44657, PAGE 526
PLAN REFERENCE 1: PLAN NO. 1672 OF 1961
PLAN REFERENCE 2: PLAN NO. 110 OF 1964
PLAN REFERENCE 3: PLAN NO. 417 OF 1964
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS.
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0526E, IN COMMUNITY NUMBER: 250208, DATED 6/4/2010.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
- NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
- THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.



EXISTING PROFILE
NOT TO SCALE

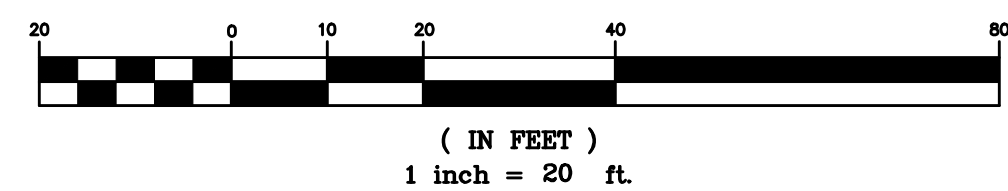
ZONING LEGEND

ZONING DISTRICT: SINGLE-RESIDENCE 1 (LOT CREATED AFTER 12/07/1953)		
	REQUIRED	EXISTING
MIN. AREA	25,000 S.F.	33,697± S.F.
MIN. FRONTAGE	140'	190.54'
MIN. YARD FRONT	40'	72.3'
SIDE	20'	14.9' (LEFT)
REAR	25'	24.8'
MAX. LOT COV.	30%	29.2%
MIN. OPEN SPACE	50%	45%
MAX. BLDG. HEIGHT	36'	28'±

IMPERMEABLE
AREA CALCULATION

	EXISTING
BUILDING	8,379.92 SF
DRIVEWAY	8,053.72 SF
PATIO	1003.254 SF
CONC. WALKWAY + BALCONY	1283.7 SF
CONCRETE STEPS	95.843 SF
STAIRCASE	-
CRUSHED STONE (PERMEABLE)	-
TOTAL (IMPERMEABLE)	18,816.43

GRAPHIC SCALE



N/F
STANLEY J. &
JANIS S. MILLER
BK. 24642 PG. 314

LOT 22
N/F
VICTOR &
JOAN LAU
BK. 16188 PG. 345

N/F
DAVID C. YU &
ANGELA I. LIN
BK. 51854 PG. 142

LOT 23
PARCEL ID:
83036A0001
33,697 S.F.±

#349
EXISTING
1 STORY
WOOD-FRAMED
COMMERCIAL/RELIGIOUS
BUILDING

ZONING LEGEND

ZONING DISTRICT: SINGLE-RESIDENCE 1
(LOT CREATED AFTER 12/07/1953)

	REQUIRED	PROPOSED
MIN. AREA	25,000 S.F.	33,697± S.F.
MIN. FRONTAGE	140'	190.54'
MIN. YARD FRONT	40'	72.4'
SIDE	20'	15.4' (LEFT)
	REAR	25'
MAX. LOT COV.	30%	29.1%
MIN. OPEN SPACE	50%	42.90%
MAX. BLDG. HEIGHT	36'	28.87±

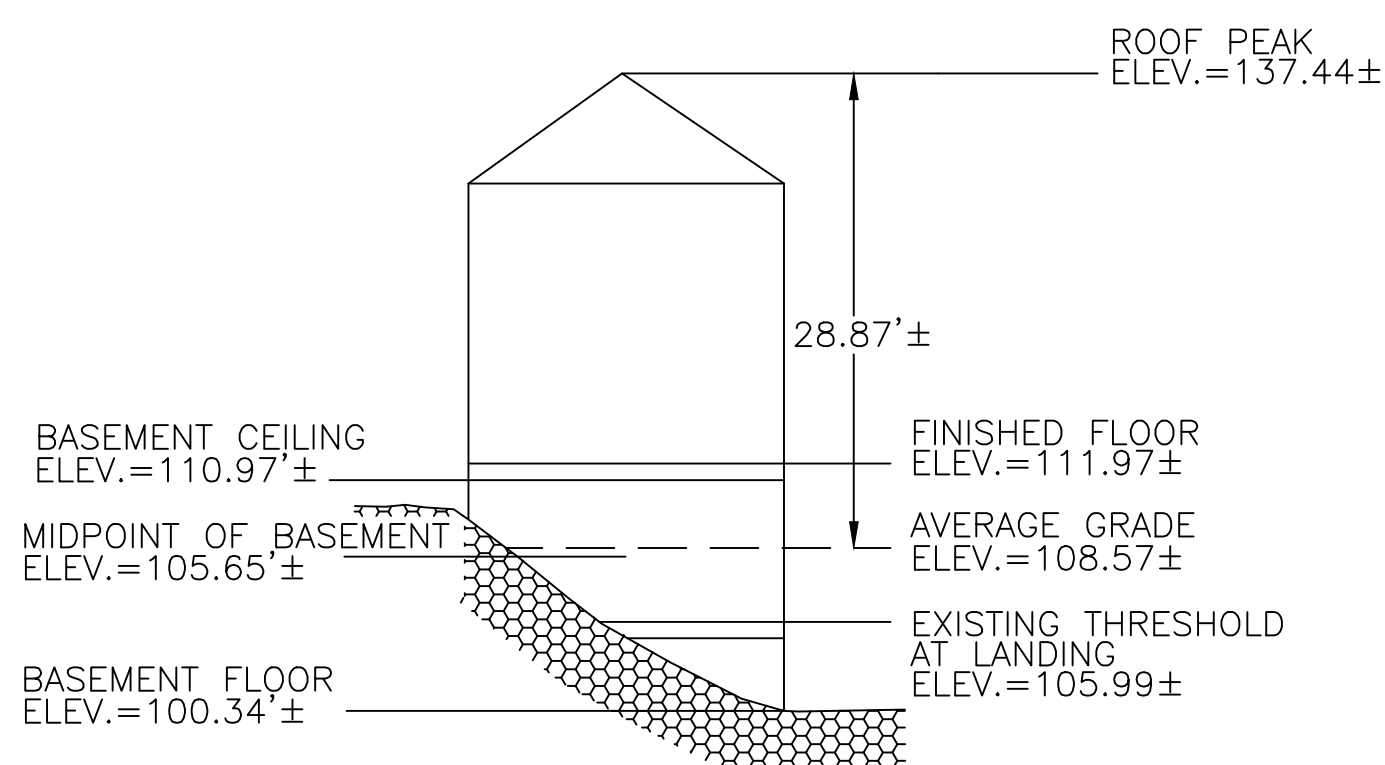
MASS BELOW 1st STORY CALCULATION:

DISTANCE AROUND FOUNDATION WALL WITH DIMENSION OF 4' OR GREATER BETWEEN FIRST FLOOR AND PROPOSED GRADE = 156.0'

TOTAL BASEMENT PERIMETER = 396.20±

TOTAL BASEMENT AREA = 8331.71 S.F.±

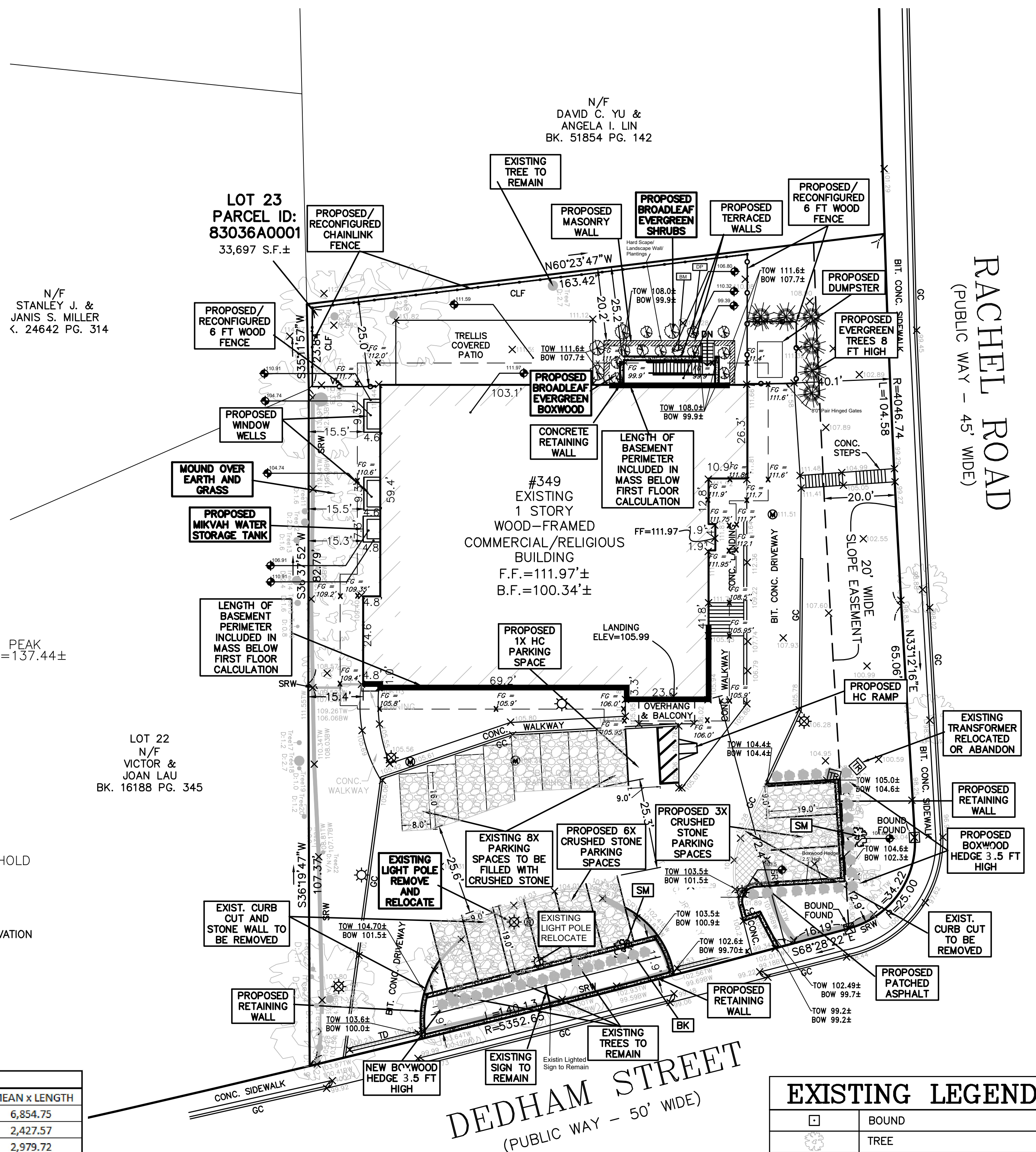
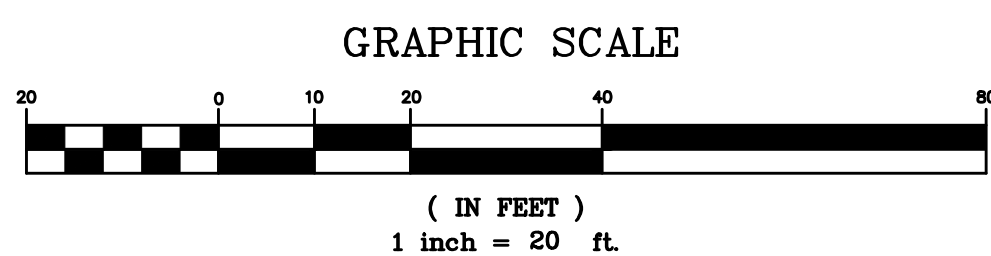
SQUARE FEET AREA OF BASEMENT TO BE INCLUDED IN FAR CALCULATION = $(156.0/396.20) \times 8,331.71 = 3,280.53$ SQUARE FEET = 39.37% OF BASEMENT AREA



* MIDPOINT OF BASEMENT ELEVATION IS LOWER THAN AVERAGE GRADE ELEVATION THEREFORE PROPOSED BASEMENT MEETS THE DEFINITION OF BASEMENT

PROPOSED PROFILE
NOT TO SCALE

AVERAGE GRADE PLANE (ALL UNITS IN FEET)					
SEGMENT	LENGTH	POINT 1	POINT 2	MEAN 1 & 2	MEAN x LENGTH
1	61.34	112.00	111.50	111.75	6,854.75
2	24.30	99.90	99.90	99.90	2,427.57
3	26.70	111.60	111.60	111.60	2,979.72
4	22.16	111.86	112.10	111.98	2,481.48
5	16.35	111.95	108.50	110.23	1,802.18
6	9.53	108.50	105.95	107.23	1,021.85
7	17.61	105.95	105.90	105.93	1,865.34
8	23.17	106.00	105.95	105.98	2,455.44
9	34.62	106.00	105.90	105.95	3,667.99
10	34.62	105.90	105.80	105.85	3,664.53
11	24.95	109.40	109.20	109.30	2,727.04
12	29.66	109.35	110.60	109.98	3,261.86
13	29.66	110.60	111.70	111.15	3,296.71
SUM =	354.67				38,506.44
SUM OF MEAN x LENGTH/ SUM OF LENGTHS = AVERAGE GRADE PLANE =					108.57



IMPERMEABLE AREA CALCULATION

	EXISTING	PROPOSED
BUILDING	8,379.92 SF	8,379.92 SF
DRIVEWAY	8,053.72 SF	8,053.72 SF
PATIO	1003.254 SF	1003.25 SF
CONC. WALKWAY + BALCONY	1283.7 SF	1283.7 SF
CONCRETE STEPS	95.843 SF	95.84 SF
STAIRCASE	-	320.98 SF
CRUSHED STONE (PERMEABLE)	-	1217.82 SF
TOTAL (IMPERMEABLE)	18,816.43	17,919.6

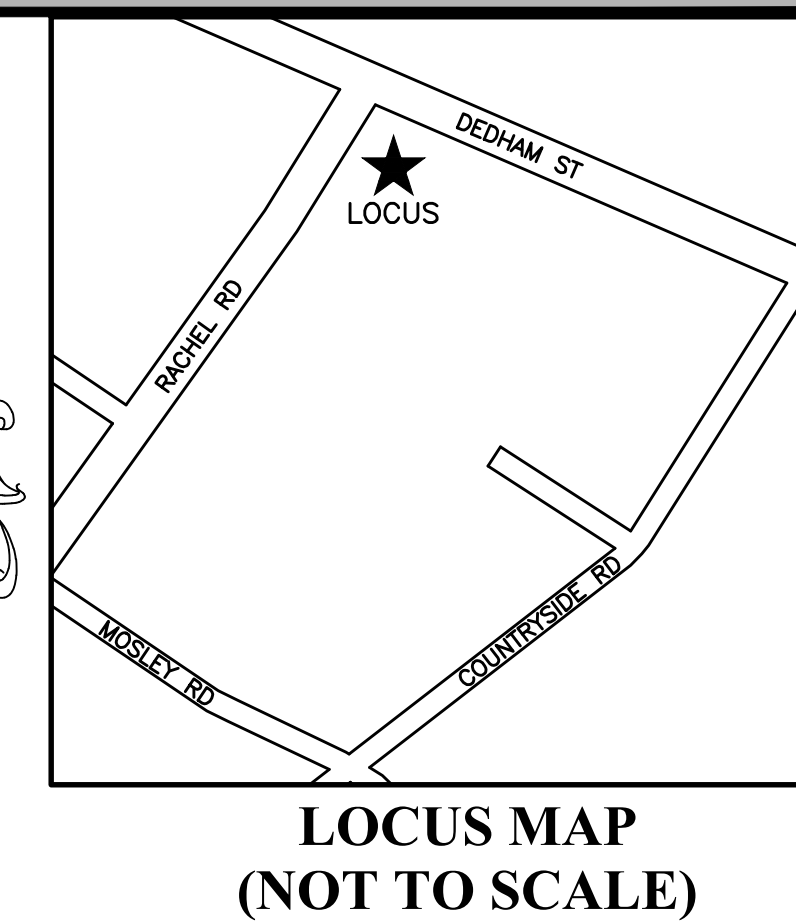
PROPOSED IMPERVIOUS AREA-EXISTING IMPERVIOUS AREA = 760.89 SF

ADDITIONAL IMPERVIOUS AREA IS (320.98 SF) LESS THAN 400 SF. THEREFORE, NO NEED FOR DRAINAGE SYSTEM.

EXISTING LEGEND

	BOUND
	TREE
	DRAIN MANHOLE
	LIGHT POLE
	TRANSFORMER
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	FENCE
	CHAIN-LINK FENCE
	GRANITE CURB
	STONE RETAINING WALL
	TRENCH DRAIN
	VINYL FENCE

- NOTES:
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349 DEDHAM STREET
NEWTON
MASSACHUSETTS

PROPOSED PLAN

REVISION BLOCK

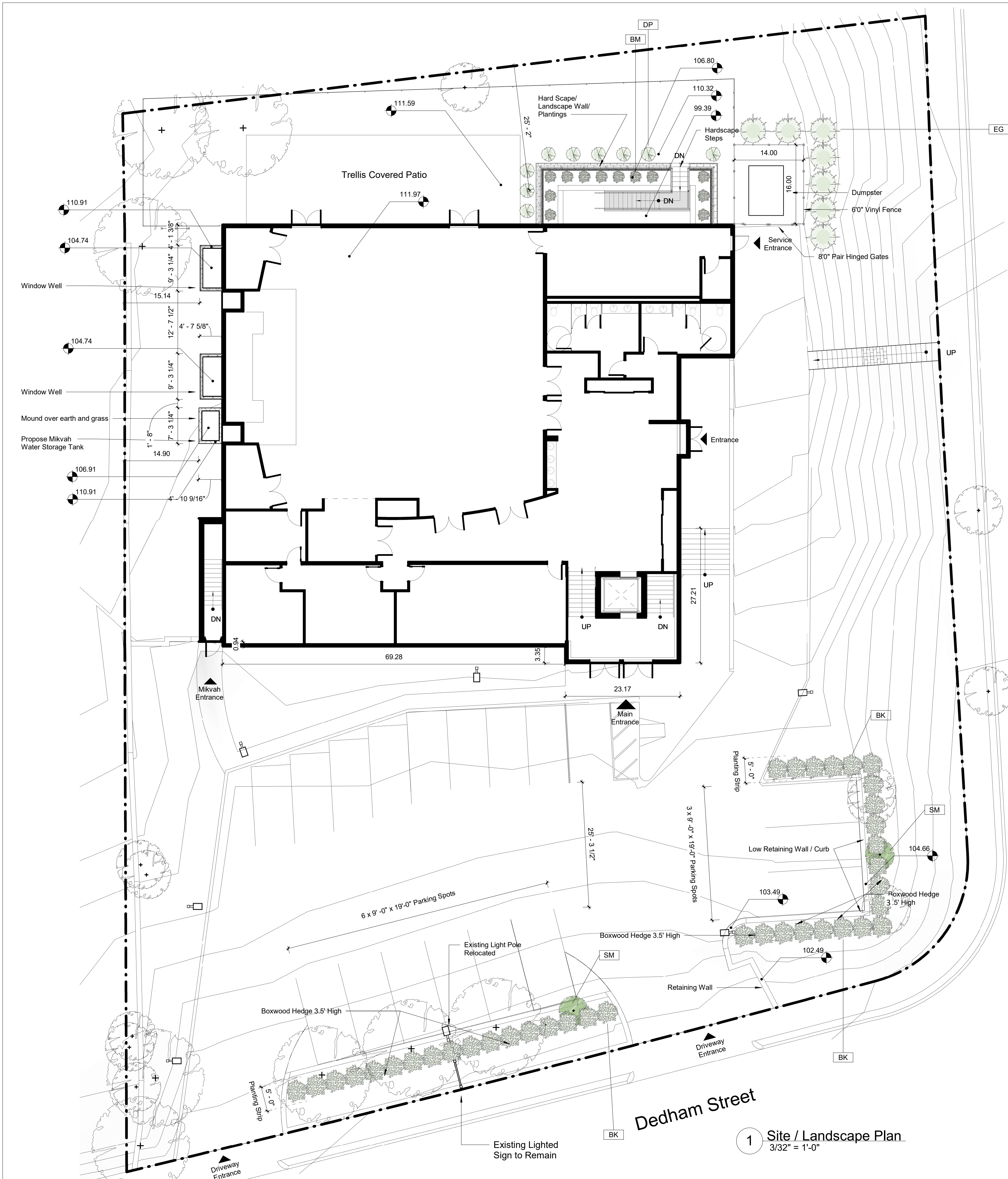
DESCRIPTION	DATE

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DATE: 06/17/2019
DRAWN BY: A.U.
CHECKED BY: E.S.
APPROVED BY: E.S.

PROPOSED PLOT PLAN



Legend

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN SHRUB
- PROPOSED BROADLEAF EVERGREEN SHRUB
- PROPOSED BROADLEAF EVERGREEN BOXWOOD
- EXISTING CHAINLINK FENCE
- PROPOSED VINYL FENCE
- EXISTING LIGHT POLE

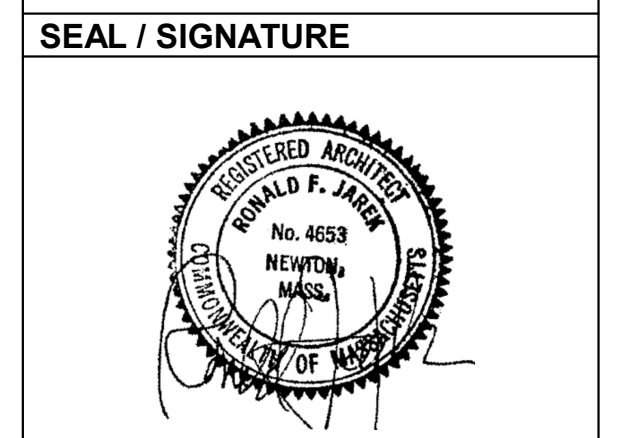
Planting Schedule

Type Mark	Count	Scientific Name	Common Name	Mature Height	Specified Installed Height	Type Comments
BK	38	Buxus Koreana	Green Velvet	2' - 0" to 5' - 0"	3' - 6"	Winter hardy, grows very slowly and retains its globe form with dense foliage
BM	12	Buxus microphylla var. koreana 'Winter Gem'	Korean Littleleaf Boxwood	5' - 0"H to 5' - 0"W	2' - 0"	Retains good green color in winter, low hedges, and strong geometric pattern.
DP	9	Nerium oleander 'Dwarf Pink'	Dwarf Pink Oleander	8' - 0"H and 5' - 0"W	3' - 0"	Pink flowering shrub
EG	7	Thuja 'Emerald Green'	Emerald Green Arborvitae	10' - 0"H and 5' - 0"W	6' - 0"	Upright growing arborvitae with a pyramidal form that can be used as a single specimen or in mass to form a privacy hedge.
SM	2	Acer Saccharum	Sugar Maple	40'0" - 80'-0"	12' - 0"	Sugar Maple

- ### Plant Notes
- PROTECTION OF EXISTING VEGETATION:** Trees and other vegetation designated to remain shall be protected throughout the duration of the construction period with bright orange plastic fence placed in a circle 10'-0" away from trunk. Any damages resulting from the Contractor's operations or neglect shall be repaired or replaced by the Contractor. No equipment or materials shall be stored or stockpiled within the drip line of the trees. If, in order to perform excavation work, it becomes necessary to cut a tree's roots, such roots must be cleanly cut by a Certified Arborist. Tree protection must remain in place throughout construction until final acceptance by Owner.
 - CLEARING AND GRUBBING:** Verify all items to be removed and to remain before commencing any demolition work. Do not conduct any clearing without full knowledge of existing conditions to be preserved. Tree and shrub removal include the cutting and grubbing of all stumps, roots and root clusters that have a diameter of 1 inch or larger to a depth of at least 2 feet below finish grade elevations. The Contractor is responsible for complying with local and state rules and regulations pertaining to the off-site disposal of all soil, trees, shrubs, stumps, vegetative, and extraneous debris produced by removal and construction operations. Maintain existing grade at trees to remain.
 - CUT AND FILL:** During grading operations, stockpile existing loam to be used for proposed lawn and plant bed areas. Any existing or introduced fill shall be well-graded, natural, inorganic soil, free of debris, stones larger than 4", & all materials subject to decomposition including roots & limbs. It shall also be free of highly plastic clays. Fill shall be placed in 6" horizontal layers, and compacted before adding the next layer. Never place wet or frozen fill. Compact the top 18" of fill/soil in lawn and plant bed areas to 80% density.
 - PLANT BED PLANTING MIX:** Planting soil mix shall consist of onsite loam supplemented with loam from off-site sources, if required. Contractor shall have on and off site samples tested at either a state or recognized commercial laboratory. The soil test shall determine the soil texture, pH, magnesium, phosphorus, potassium, soluble salts, total calcium, nitrogen, and percent organic matter. Soil test results shall include laboratory recommendations for soil amendments to correct deficiencies and accomplish planting objectives. The pH for soil for lawn areas shall be between 6.0-7.0, and contain more than 3% organic matter. The soil for plant bed areas shall be based on the specific plant requirements but shall be within the pH range of 5.5-6.5, and contain between 5%-15% organic matter. Planting soil shall be fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, reasonably free of lumps, stones, plants, roots, & other foreign matter. Planting mix and subsoil in all plant beds shall freely drain.
 - PLANT MATERIALS:** The Contractor shall adjust quantities of plant materials & their layout to fit actual site conditions. All plant material shall conform to the sizing & grading standards of the latest edition of The American Standard For Nursery Stock, published by the American Nursery & Landscape Association. The Contractor shall provide stock true to botanical name, and legibly labeled. Plants shall be delivered free of defects, diseases, & all forms of insect infestation.
 - WARRANTY:** The Contractor shall provide a 1 year warranty on all plant materials.
 - PLANTING:** The subgrade for all plant beds and lawn areas shall be loosened by dicing or rototilling to a depth of three inches (3") to permit bonding of loam to the subsoil. Place all trees, shrubs, & individual herbs and perennials for approval by the Owner's representative prior to planting. The Landscape Architect reserves the right to adjust the spacing and placement of the plants according to actual site conditions. The Contractor shall remove all artificial burlap and twine, if used, at time of installation. The Contractor shall cut all wire baskets, if used, down to a maximum of 6" from the bottom of each root ball. The width of the holes dug for shrubs & trees shall be 2 1/2 times the diameter of the root ball. It is more important that the hole for plants be wide rather than deep. All shrubs & trees shall bear the same relationship to the final grade as to the original grade before planting. Remove all nursery mulch to determine correct root flare. After removing the plant from its container, rough up the sides of the root ball to loosen soil and encourage roots to spread into hole. Place plant in hole and back fill 6" deep with loam. Water thoroughly. After water has soaked into backfilled loam, resume filling the remainder of the hole in 6" lifts. Form a saucer around the outside edge of the plant, and fill with water again.
 - MULCHING:** The Contractor shall spread a 2-3" deep of dark aged mulch in all plant beds & throughout the planting area. Keep mulch away from the base of all trunks to prevent rotting of the bark.
 - WATERING:** The Contractor is responsible for watering all plant materials while on site until acceptance of project by Owner. The following watering schedule depends on rain frequency: Water plants every day for the first week, every other day for the second week, & two-three times a week for the third and fourth weeks. After the fourth week water once a week if less than 1" of rain falls during the week. The Contractor shall apply 10-20 gallons of water per application on trees greater than 2" caliper.

1 Site / Landscape Plan
3/32" = 1'-0"

Use of these drawings constitutes an agreement not to hold Yovel Inc liable for problems which may arise before, during or after construction. The owner, general contractor and subcontractors must ensure that the information contained in these drawings, and the work completed, meet all applicable codes and regulations



PROJECT:
Jewish Creative Pre-School
 349 Dedham Street
 Newton, MA 02459

BMC

REVISIONS:

No.	Date	Description

SUBMISSIONS:

Date	Issued For:

SCALE As indicated
 DATE ISSUED 04/30/19
 PROJECT NO 5001
 ARCHITECT Ron Jarek
 DESIGNED BY Uri Natanel

Site-Landscape Plan