

# WASHINGTON PLACE

WASHINGTON STREET @ WALNUT STREET, NEWTON, MA  
05/05/2016 SPECIAL PERMIT

PCA PROJECT #: 15063



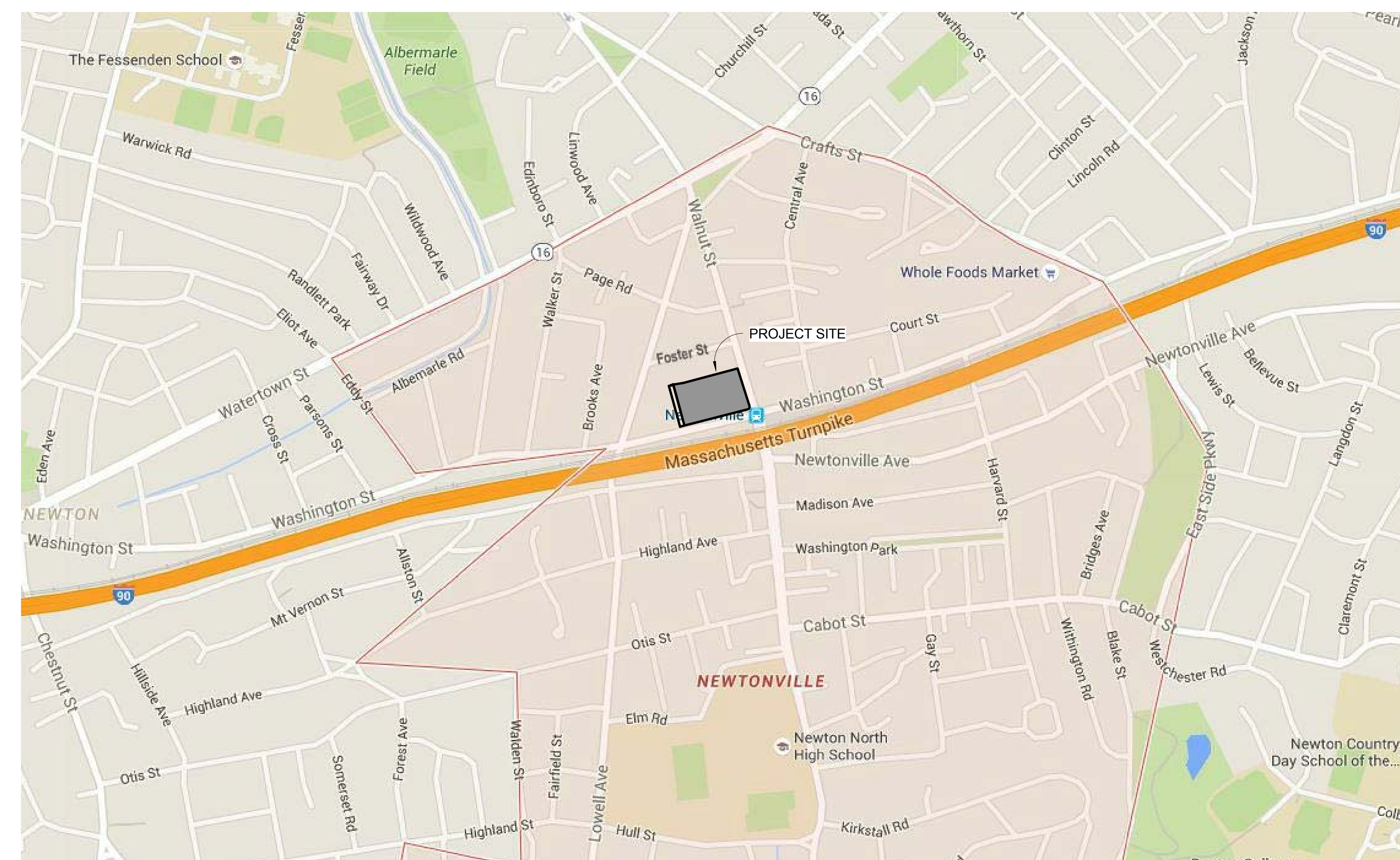
OWNER:  
**MARK NEWTONVILLE, LLC**  
57 RIVER STREET, SUITE 106  
WELLESLEY, MA 02481

ATTORNEY:  
**SCHLESINGER AND BUCHBINDER, LLP**  
ATTORNEYS AT LAW  
1200 WALNUT STREET  
NEWTON, MA 02461  
(617) 965-3500

ARCHITECT:  
**PRELLWITZ CHILINSKI ASSOCIATES, INC.**  
221 HAMPSHIRE STREET  
CAMBRIDGE, MA 02139  
(617) 547-8120

CIVIL ENGINEER:  
**BOHLER ENGINEERING**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
(508) 480-9900

LANDSCAPE ARCHITECT:  
**GROUND INC.**  
6 CARLTON STREET  
SOMERVILLE, MA 02143  
(617) 718-0889



## SITE LOCATION

GROSS FLOOR AREA	
GROUND FLOOR	49,325 SF
SECOND FLOOR	49,950 SF
THIRD FLOOR	48,580 SF
FOURTH FLOOR	48,580 SF
FIFTH FLOOR	41,640 SF
<b>TOTAL GROSS FLOOR AREA</b>	<b>238,075 SF</b>

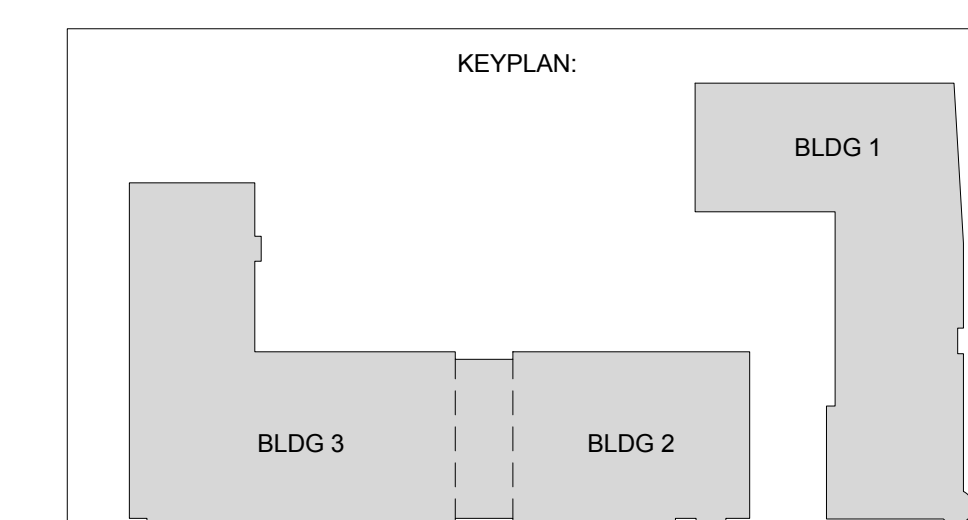
PARKING	
UNDERGROUND PARKING AREA	84,430 SF
SURFACE PARKING SPACES	110
UNDERGROUND PARKING SPACES	236

UNIT MIX				
	STUDIO	1BR	2BR	TOTAL UNITS
BUILDING 1	8	21	37	66
BUILDING 2	5	10	14	29
BUILDING 3	4	49	23	76
<b>TOTAL UNITS</b>	<b>17</b>	<b>80</b>	<b>74</b>	<b>171</b>
<b>UNIT RATIO</b>	<b>10%</b>	<b>47%</b>	<b>43%</b>	<b>100%</b>

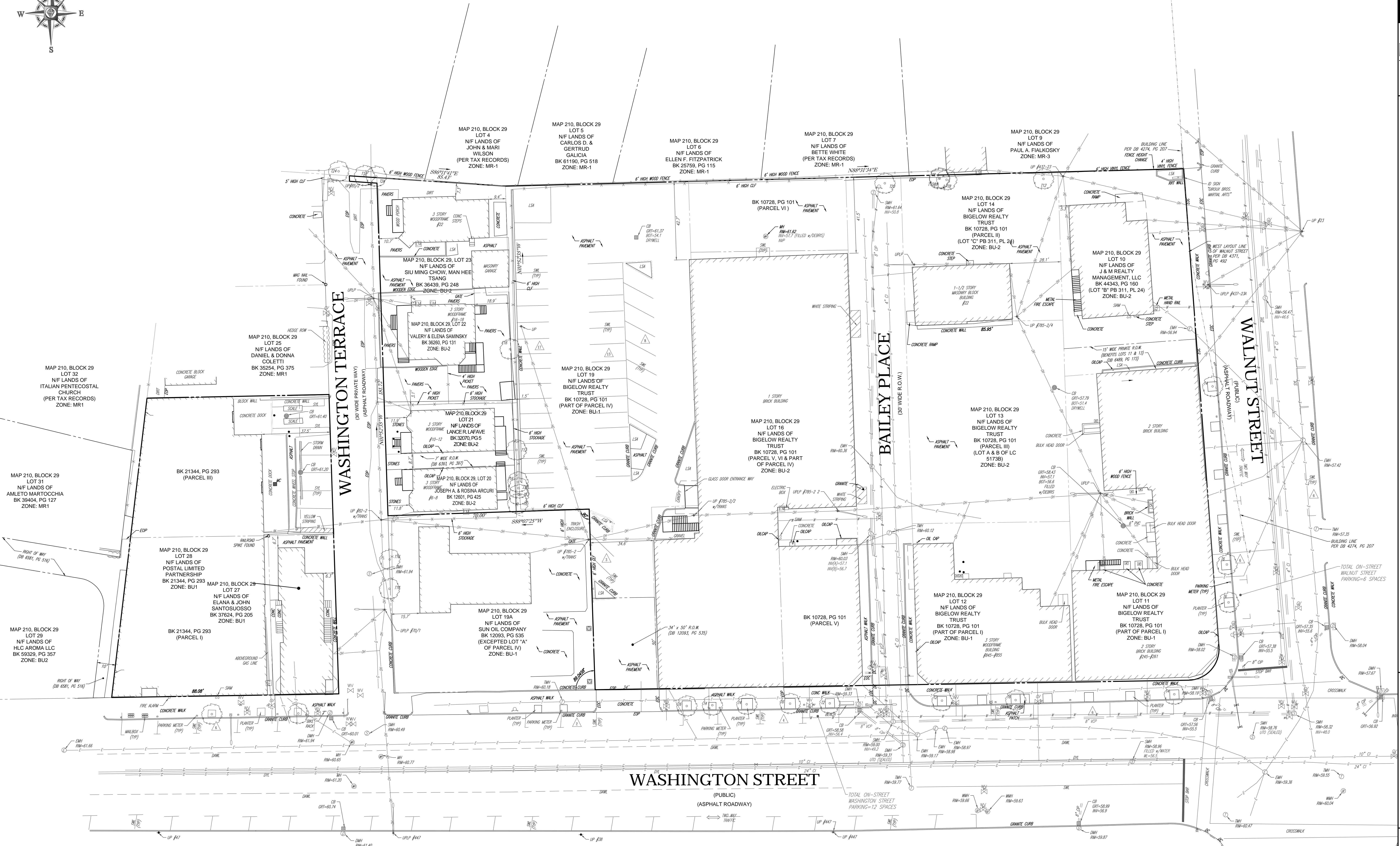
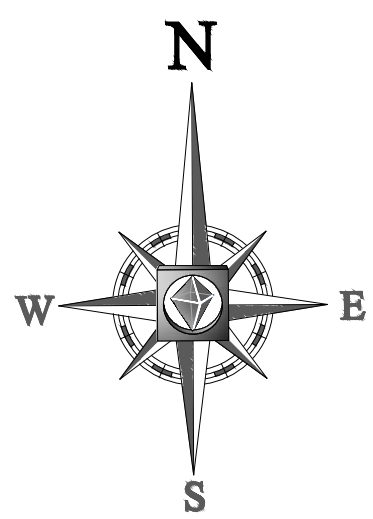
<b>OFFICE/COMMUNITY ROOM</b>	2,030 SF
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DRAWING LIST					
REVISE D •	SHEET NO.	SHEET NAME	ISSUE DATE	CURRENT REVISION	
				NO.	DATE
<b>GENERAL</b>					
	G0.0	COVER	05/05/2016		
<b>CIVIL</b>					
	C1.0	GENERAL NOTES SHEET	05/05/2016		
	C2.0	EXISTING CONDITIONS PLAN	05/05/2016		
	C3.0	AREA PLAN	05/05/2016		
	C3.1	PROPOSED SITE PLAN	05/05/2016		
	C3.2	BENEFICIAL OPEN SPACE PLAN	05/05/2016		
	C3.3	SITE DIRECTIONAL SIGNAGE PLAN	05/05/2016		
	C4.0	GRADING & DRAINAGE PLAN	05/05/2016		
	C5.0	UTILITY PLAN	05/05/2016		
	C6.0	SOIL EROSION & SEDIMENT CONTROL PLAN	05/05/2016		
	C6.1	SOIL EROSION CONTROL NOTES & DETAIL SHEET	05/05/2016		
	C7.0	SITE LIGHTING PHOTOMETRIC PLAN	05/05/2016		
	C8.0	DETAIL SHEET	05/05/2016		
	C8.1	DETAIL SHEET	05/05/2016		
<b>LANDSCAPE</b>					
	L1.0	LANDSCAPE PLAN	05/05/2016		
	L2.0	ENLARGED PLAZA PLAN	05/05/2016		
<b>SITE SIGNAGE</b>					
	G1.10	SIGNAGE ELEVATIONS	05/05/16		
	G1.11	SIGNAGE ELEVATIONS	05/05/16		
<b>ARCHITECTURAL</b>					
	A1.11	UNDERGROUND PARKING PLAN	05/05/2016		
	A1.12	GROUND FLOOR PLAN	05/05/2016		
	A1.13	SECOND FLOOR PLAN	05/05/2016		
	A1.14	THIRD FLOOR PLAN	05/05/2016		
	A1.15	FOURTH FLOOR PLAN	05/05/2016		
	A1.16	FIFTH FLOOR PLAN	05/05/2016		
	A1.17	ROOF PLAN	05/05/2016		
	A2.10	BUILDING ELEVATIONS	05/05/2016		
	A2.11	BUILDING ELEVATIONS	05/05/2016		

COMMERCIAL SPACES	
COMMERCIAL 1	13,075 SF
COMMERCIAL 2	1,250 SF
COMMERCIAL 3	4,905 SF
COMMERCIAL 4	3,890 SF
COMMERCIAL 5	5,095 SF
COMMERCIAL 6	1,280 SF
COMMERCIAL 7	2,415 SF
COMMERCIAL 8	7,835 SF
<b>TOTAL COMMERCIAL AREA</b>	<b>39,745 SF</b>

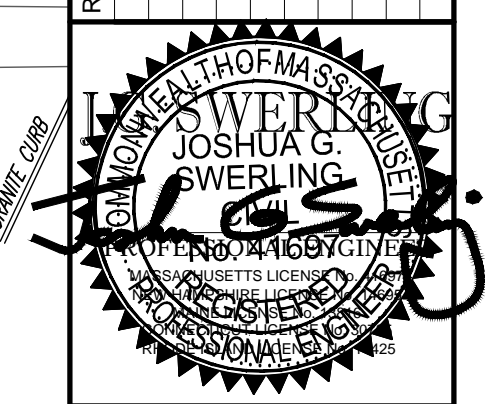






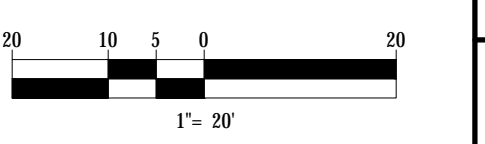
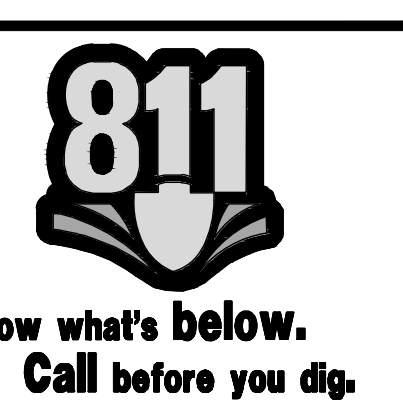
NOTE: 18 EXISTING ON-STREET PARKING SPACES ALONG PROJECT FRONTAGE (WASHINGTON & WALNUT)

PLAN REFERENCE: INFO TAKEN FROM "ALTA/ACSM LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, DATED 12-04-15, REVISED AS OF 3/28/16, SCALE 1"=

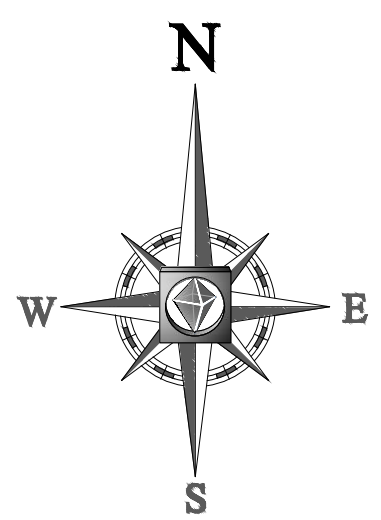


ORIGINAL ISSUE: 05/05/16  
SCALE: AS SHOWN

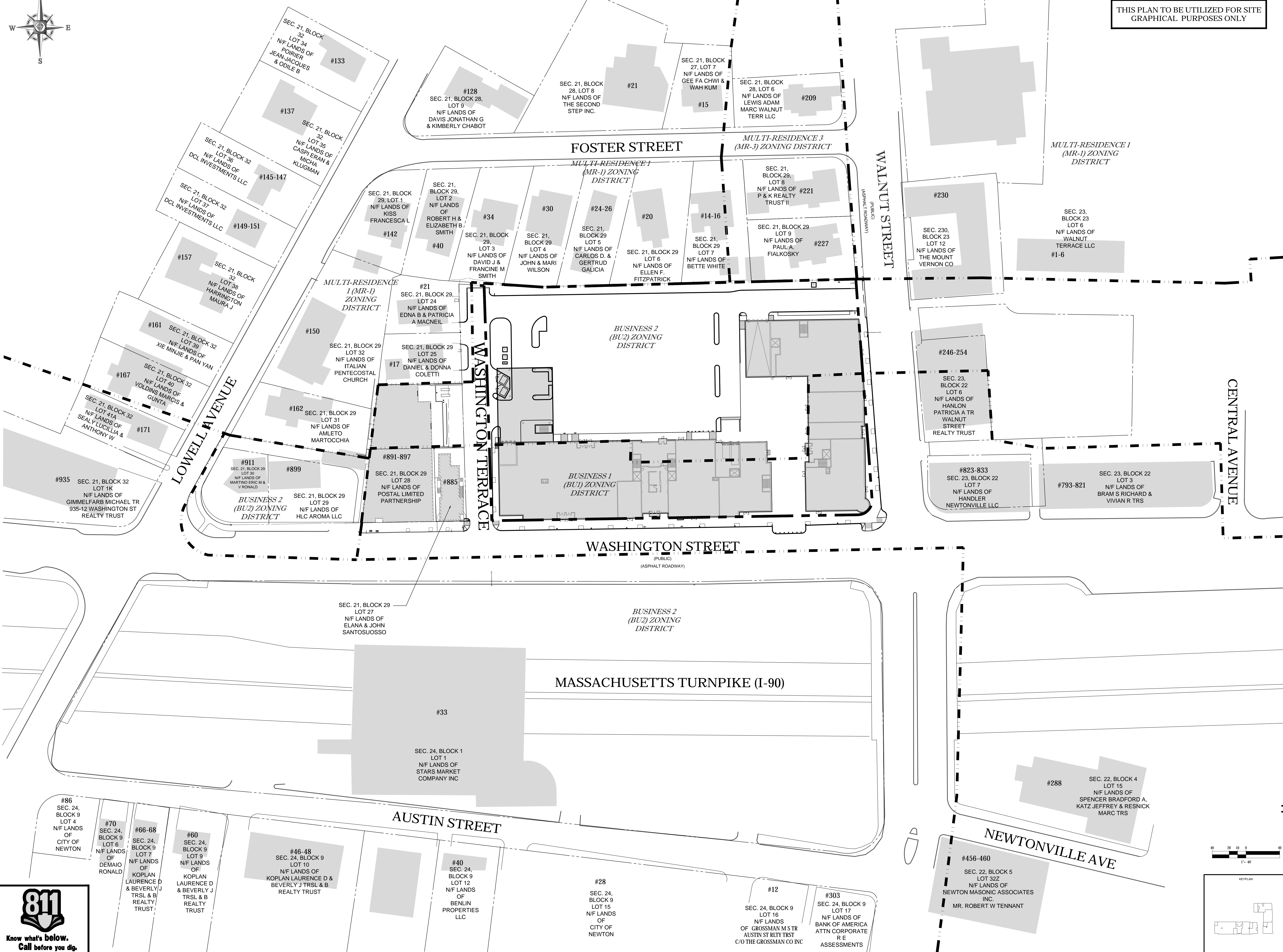
EXISTING CONDITIONS PLAN



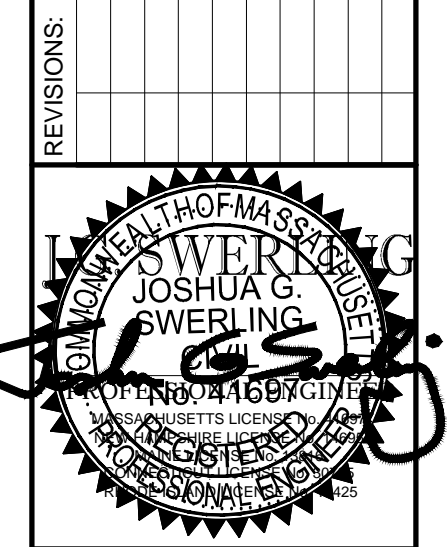
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THIS PLAN TO BE UTILIZED FOR SITE GRAPHICAL PURPOSES ONLY



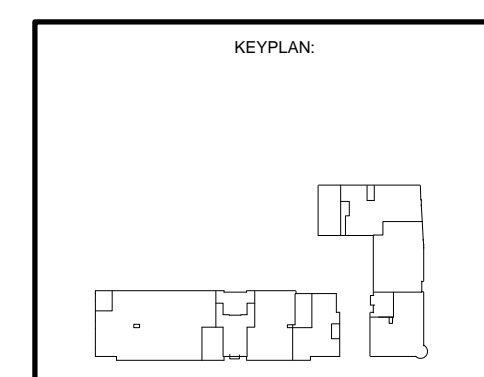
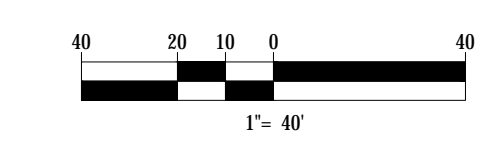
WASHINGTON PLACE WASHINGTON STREET @ WALNUT STREET, NEWTON, MA



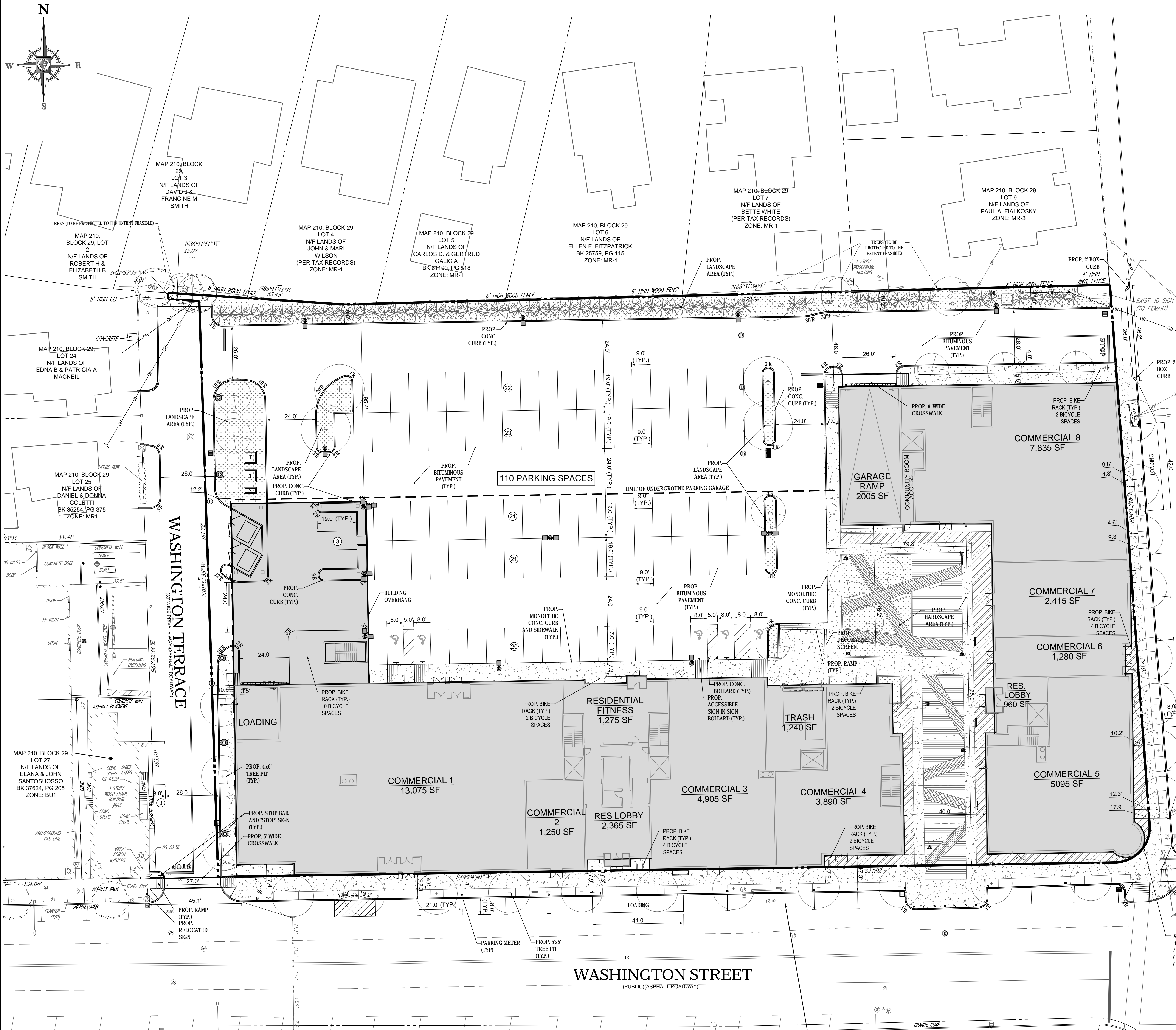
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AREA PLAN

C3.0



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### ZONING ANALYSIS TABLE

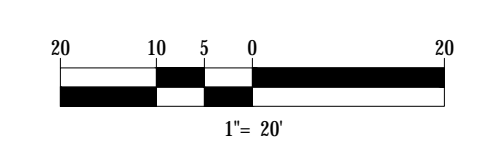
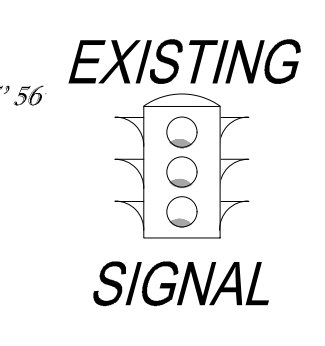
ZONING DISTRICT	EXISTING ZONING: BUSINESS 1 AND BUSINESS 2 PROPOSED ZONING: MIXED USE 4 (MU-4)		
	REQUIRED / ALLOWED BY RIGHT	ALLOWED BY SPECIAL PERMIT	PROPOSED
MINIMUM LOT AREA	10,000 SF	N/A	123,956 SF
MINIMUM LOT AREA PER UNIT	1,000 SF PER UNIT	LESS THAN 1,000 SF PER UNIT	725 SF PER UNIT
MINIMUM LOT FRONTAGE PER STREET	80 FT	N/A	181.72' WASHINGTON TERRACE 324.02' WASHINGTON STREET 201.82' WASHINGTON TERRACE
MAX. F.A.R.	1.5 *	2.5	1.92
MIN. FRONT SETBACK	0 - 10 FT	MORE THAN 10 FT	0 FT
MIN. SIDE SETBACK	N/A	N/A	N/A
MIN. REAR SETBACK	20 FT **	LESS THAN 20 FT	46.0 FT
MAX. BUILDING HEIGHT / # OF STORIES	36 FT / 3 STORIES *	60 FT / 5 STORIES	60 FT / 5 STORIES
MIN. BENEFICIAL OPEN SPACE	5%	N/A	10.7%
GROSS FLOOR AREA	<20,000 SF	≥ 20,000 SF	238,075 SF
PARKING STALLS	SEE PARKING CALCULATION	SEE PARKING CALCULATION	346
ACCESSIBLE PARKING SPACES	9 STALLS	N/A	12 ***
BICYCLE PARKING	30	N/A	30
LOADING BAYS	2	LESS THAN 4	1

NA - NOT APPLICABLE  
 \* WHEN INCLUDING RESIDENTIAL  
 \*\* WHEN ABUTTING A RESIDENTIAL DISTRICT  
 \*\*\* 5 AT GRADE, 7 SUBGRADE

110 PARKING SPACES

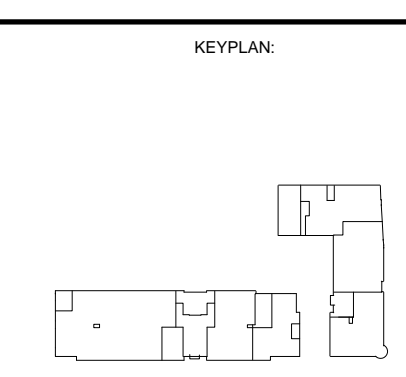
**ON-STREET PARKING SUMMARY**  
 EX. WASHINGTON ST. = 12 SPACES  
 EX. WALNUT ST. = 6 SPACES  
 EX. TOTAL = 18 SPACES

**PROP. WASHINGTON ST. = 14 SPACES**  
**PROP. WALNUT ST. = 6 SPACES**  
**PR. TOTAL = 20 SPACES**



REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

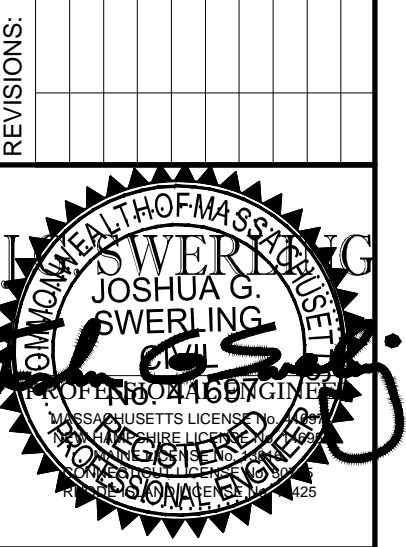


**PCA**  
 PRELLWITZ, CHILINSKI ASSOCIATES  
 Architecture Planning Interiors

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 352 TURNPIKE ROAD  
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 www.BohlerEngineering.com

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 WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

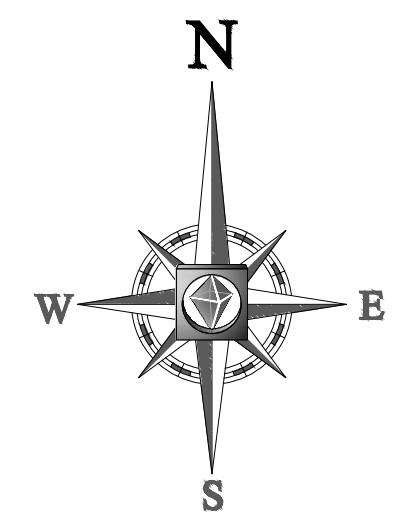


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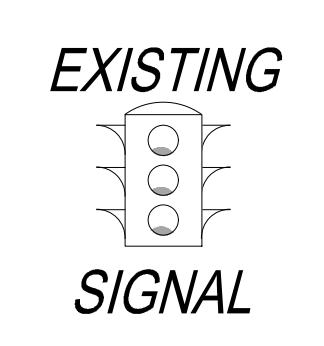
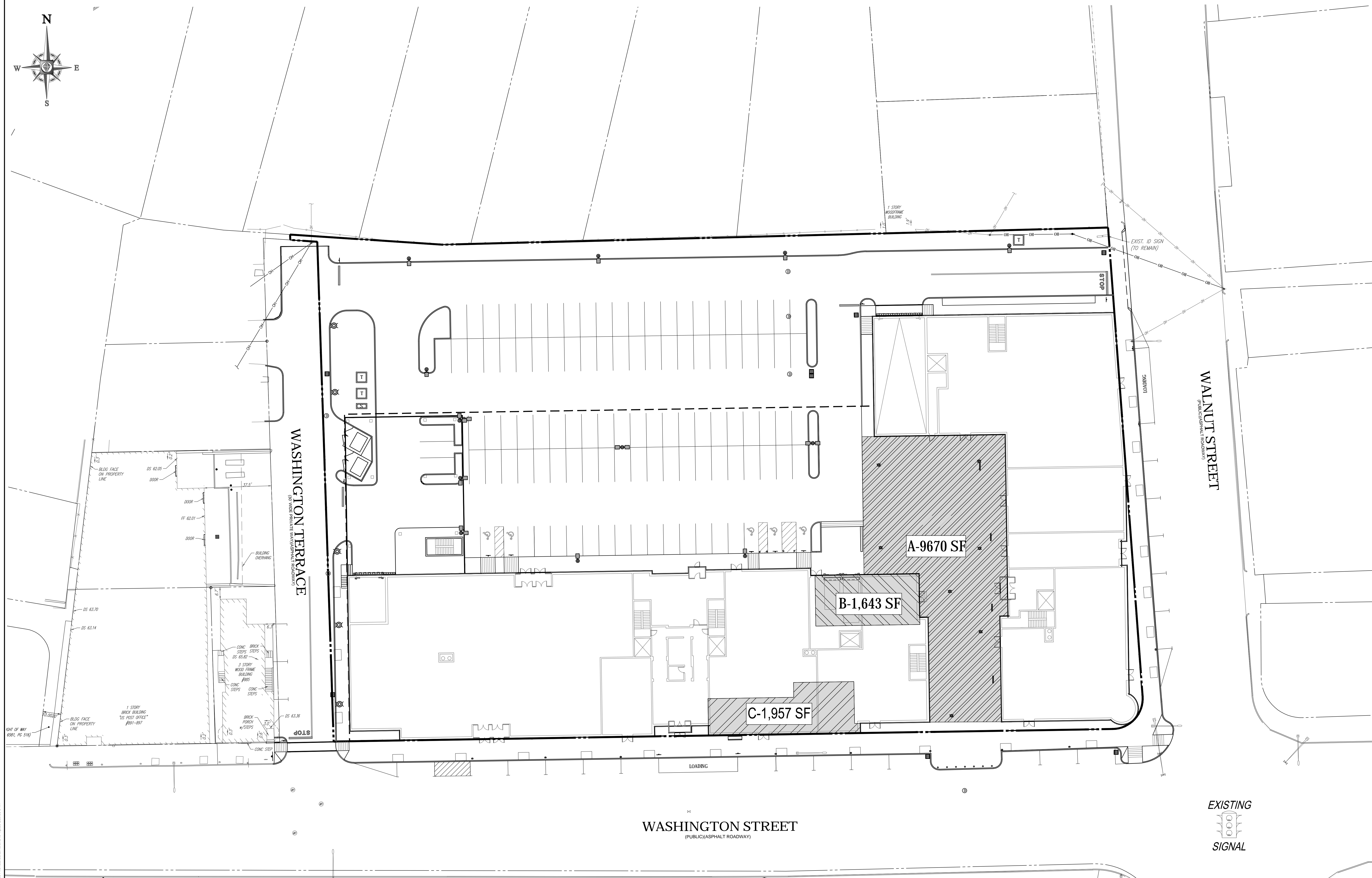
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PROPOSED SITE PLAN

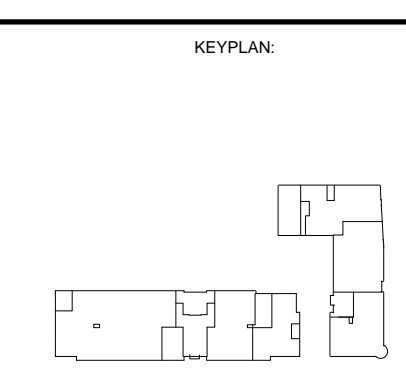
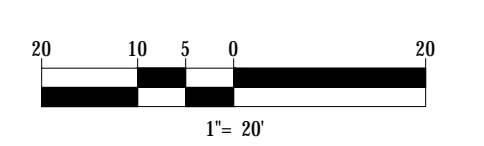
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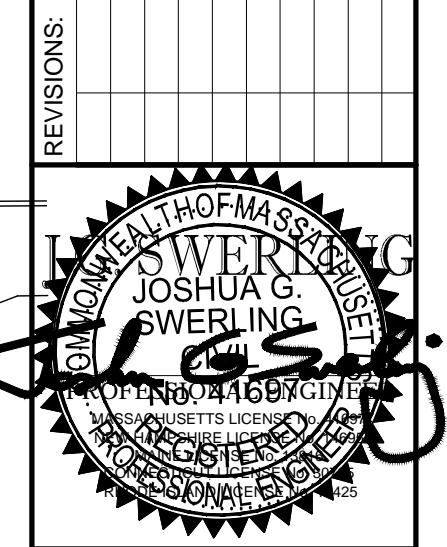
**WASHINGTON PLACE**  
WASHINGTON STREET @ WALNUT STREET, NEWTON, MA



BENEFICIAL OPEN SPACE LEGEND		
	A-9,670 SF	HARDSCAPE
	B-1,643 SF	ROOF DECK
	C-1,957 SF	ROOF DECK
TOTAL 13,270 SF (10.7%)		
NOTE: TOTAL LOT AREA = 123,956 SF		
13,270 / 123,956 = 0.107 OR 10.7%		



THIS PLAN TO BE UTILIZED FOR SITE GRAPHICAL PURPOSES ONLY



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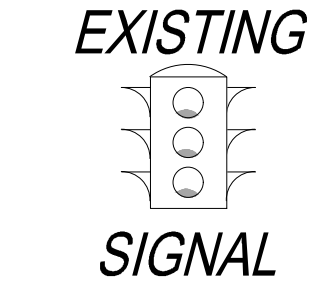
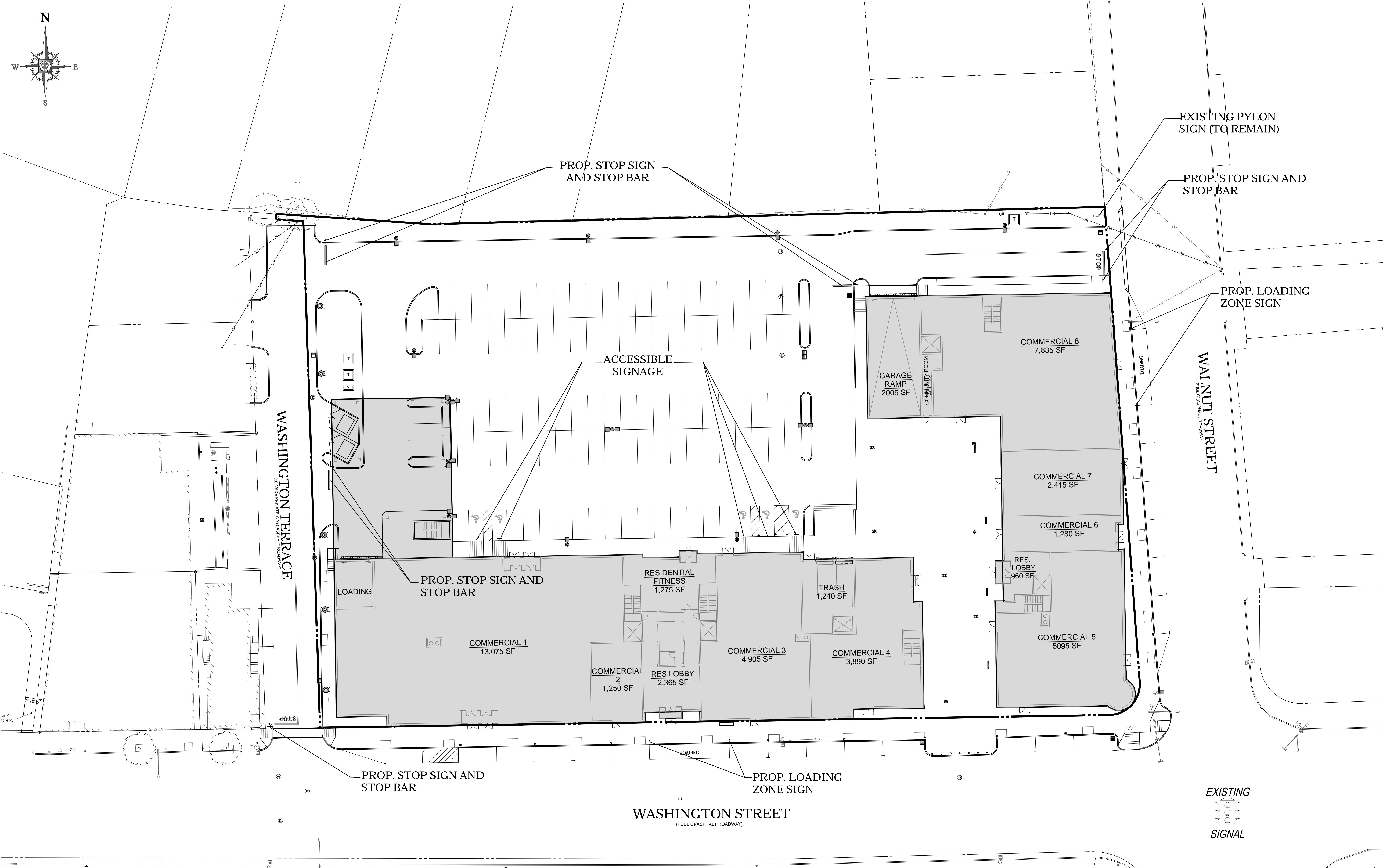
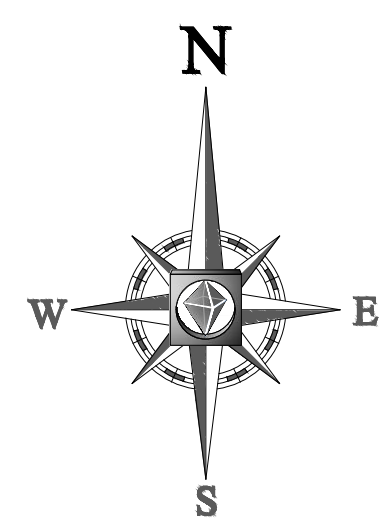
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BENEFICIAL OPEN SPACE PLAN

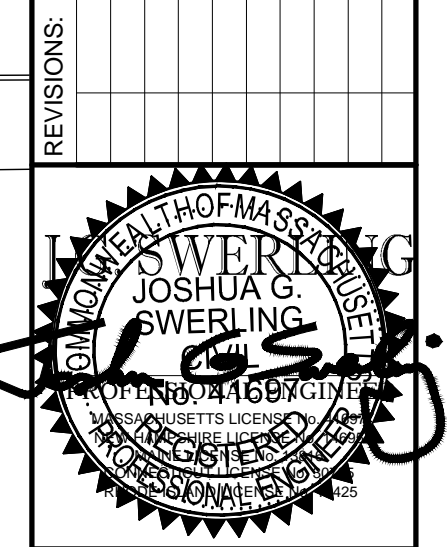
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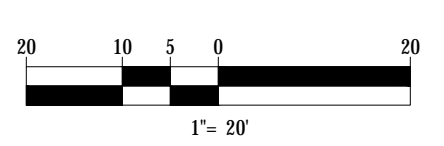
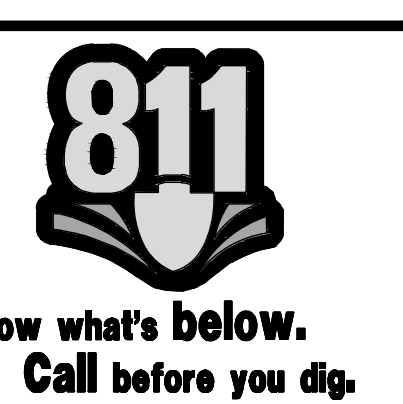
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WASHINGTON STREET @ WALNUT STREET, NEWTON, MA



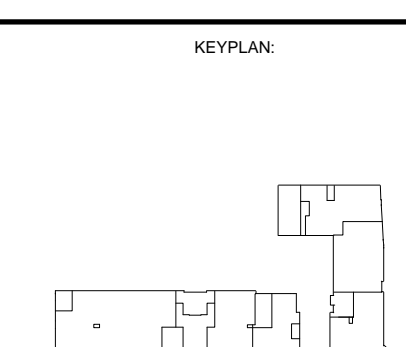
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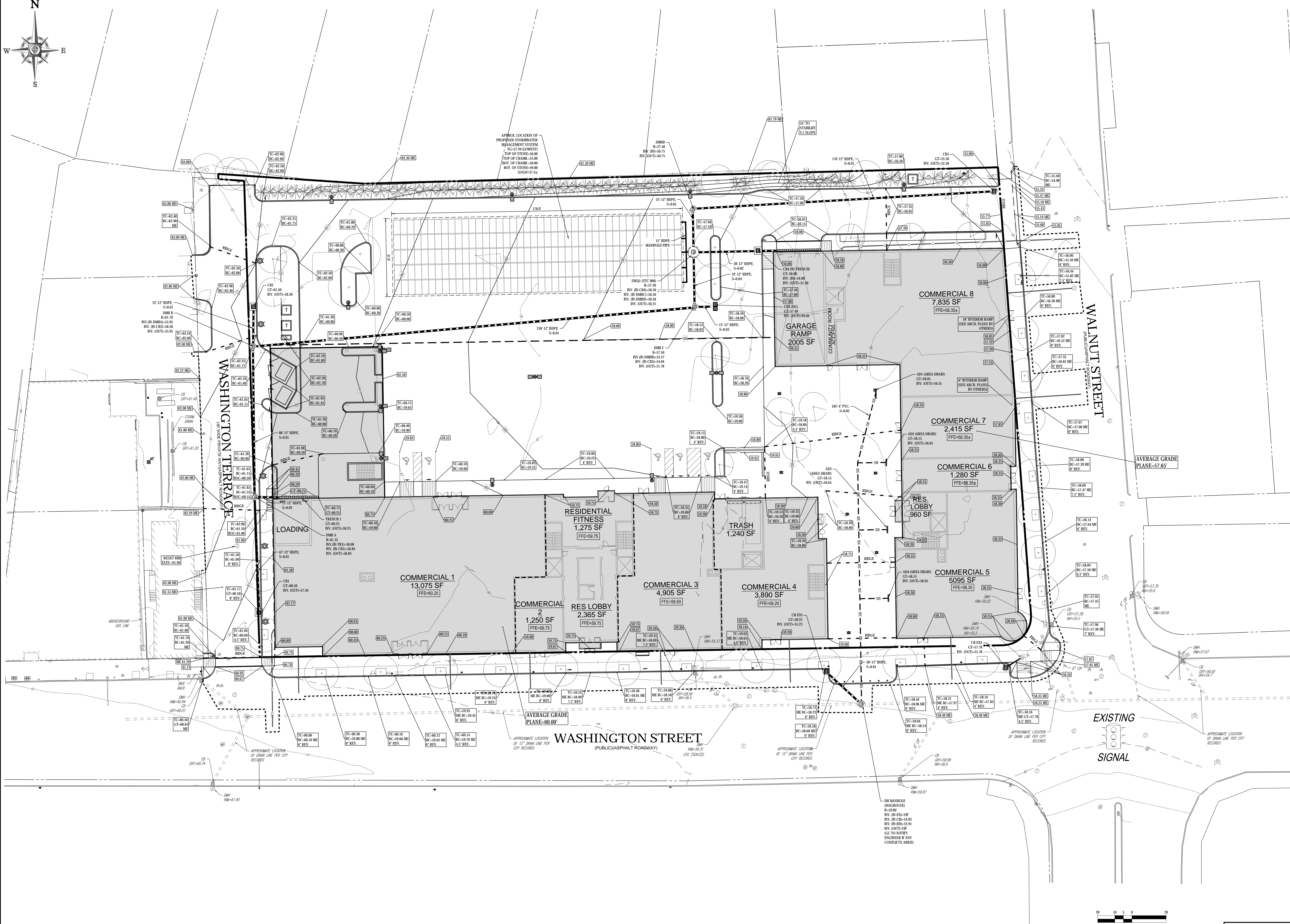
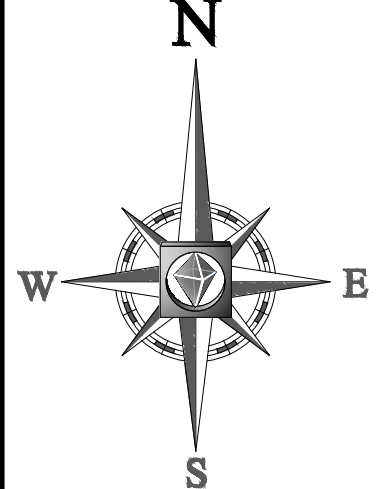
**SITE DIRECTIONAL SIGNAGE PLAN**

C3.3



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY





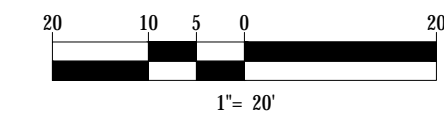
WASHINGTON STREET  
(PUBLIC/ASPHALT ROADWAY)

EXISTING  
SIGNAL

WALNUT STREET

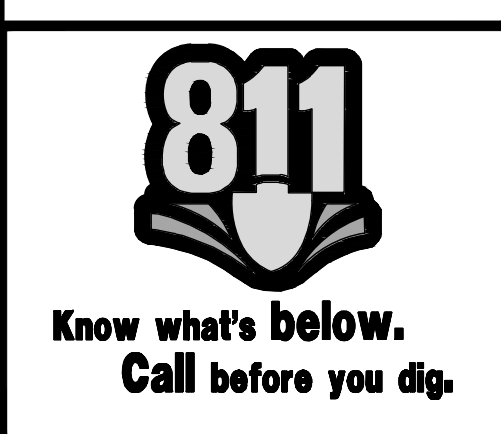
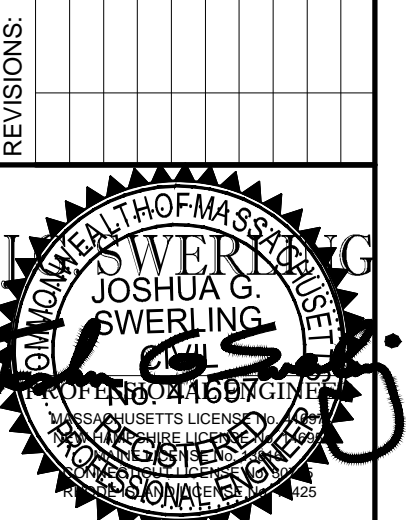
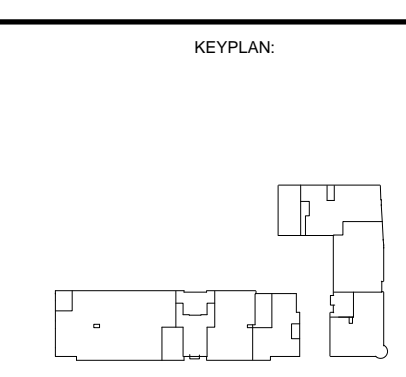
AVERAGE GRADE PLANE-57.65'

AVERAGE GRADE PLANE-60.00'



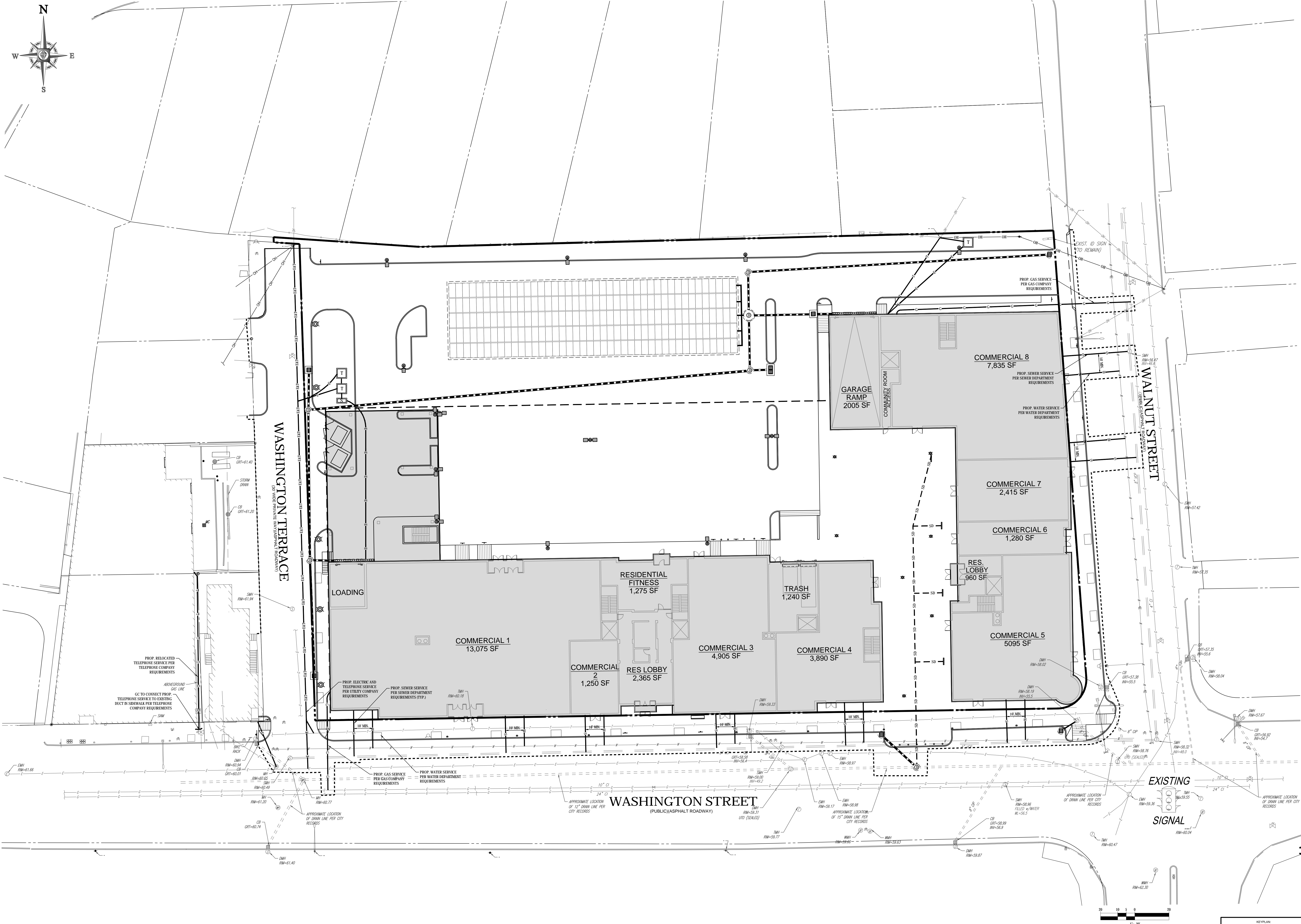
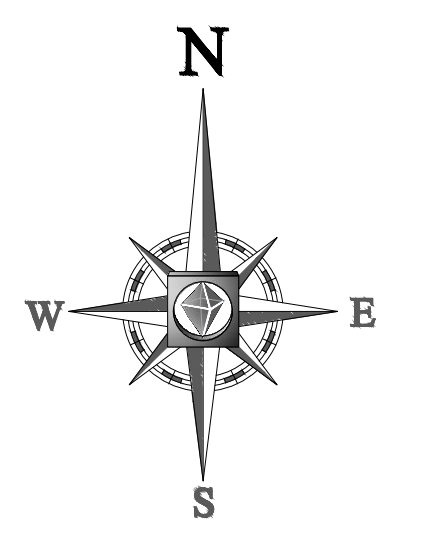
THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

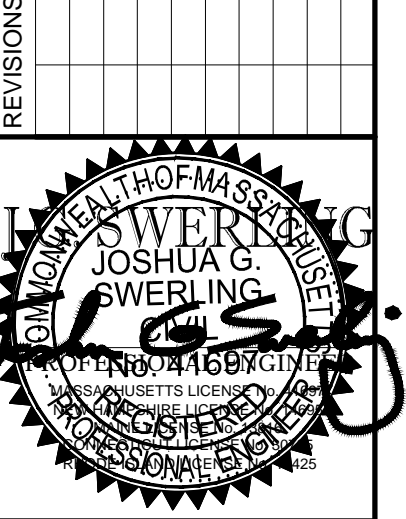


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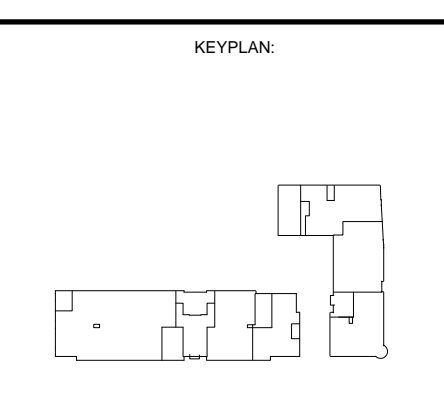
**WASHINGTON PLACE**  
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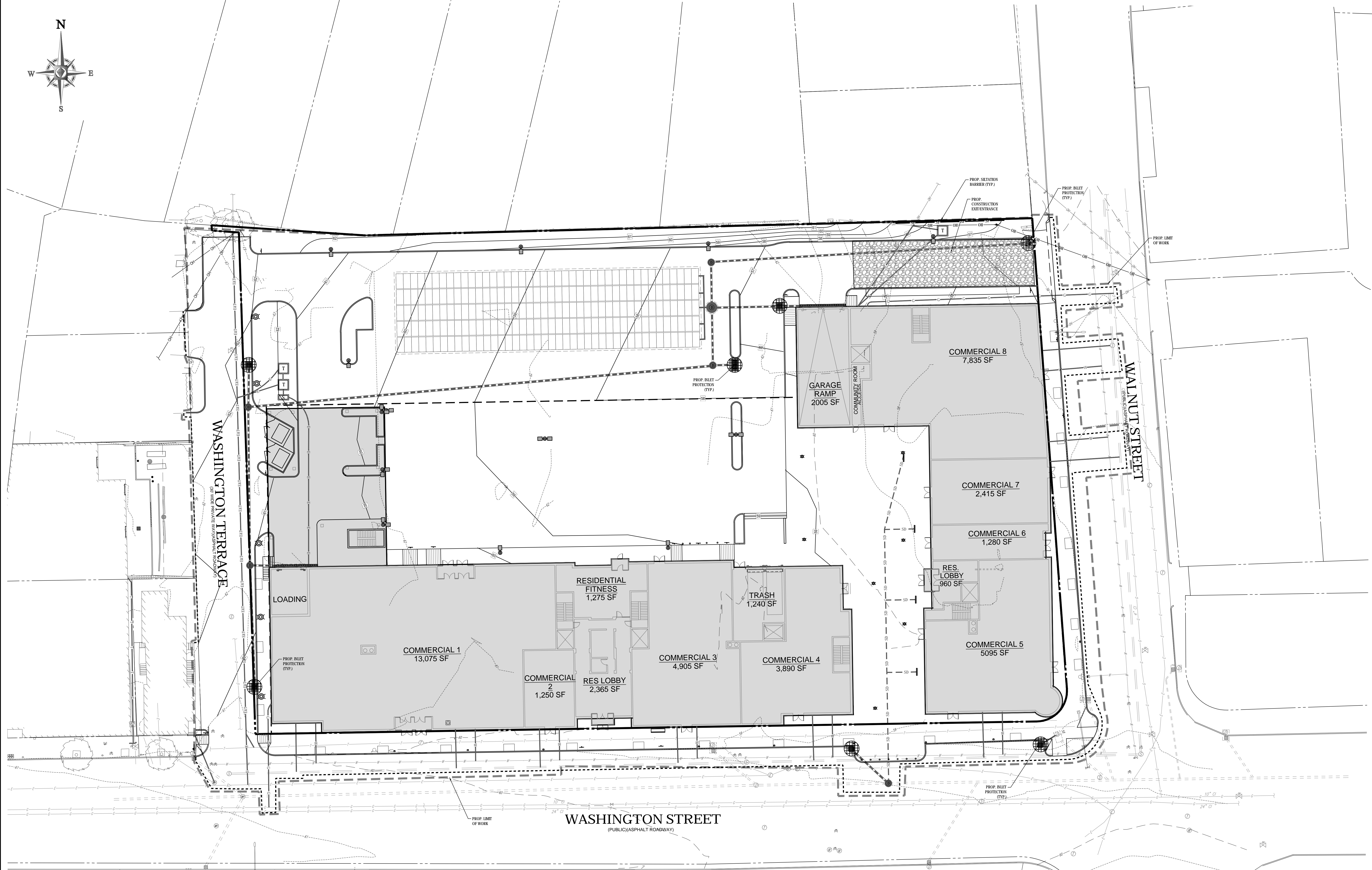
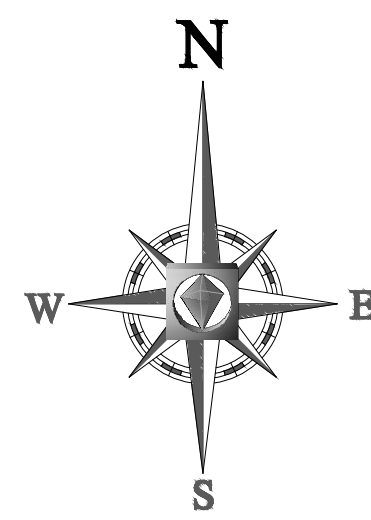


**811**  
Know what's below.  
Call before you dig.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES





**WASHINGTON PLACE**  
WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

REVISIONS:

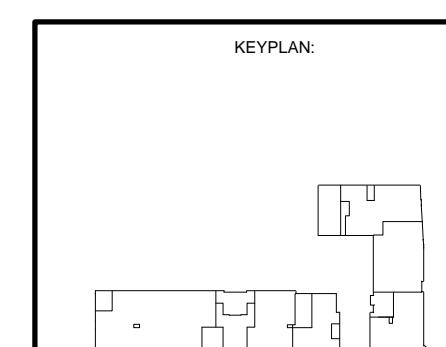


ORIGINAL ISSUE:  
05/05/16

SCALE:  
AS SHOWN

THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS



**SOIL EROSION & SEDIMENT CONTROL PLAN**

**C6.0**

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# EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNVEGETATED 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).
- 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%.
- 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 15.
- 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 UP-SLOPE ARE STABILIZED BY TOP.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- 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.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
  - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
  - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TESTING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 80 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 90% CALCULI PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (18 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING BIRD FESCUE, 3% REDTOP, AND 49% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A MIXTURE OF 49% KENTUCKY BLUE GRASS, 40% CREEPING BIRD FESCUE, AND 1% PERENNIAL RyEGRASS. SEEDING RATE IS 1.8 LB PER 1,000 SF. LAWN QUALITY SOIL MAY BE SUBSTITUTED FOR SEED.
- STRAW MULCH AT THE RATE OF 70-80 LBS PER 1,000 SF. A HYDRO APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED WITH SILT BALES AND/OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WIDTH OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

MULCH LOCATION	MULCH TYPE	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHEARED OR CHOPPED CORNSTALKS STRAW (ANCHORED)*	185-275 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

\* A HYDRO APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON straw MULCH FOR WIND CONTROL.

**MULCH ANCHORING**  
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK) MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (50 LBS/BALE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SEPARATED STRAIGHT WEB. NETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

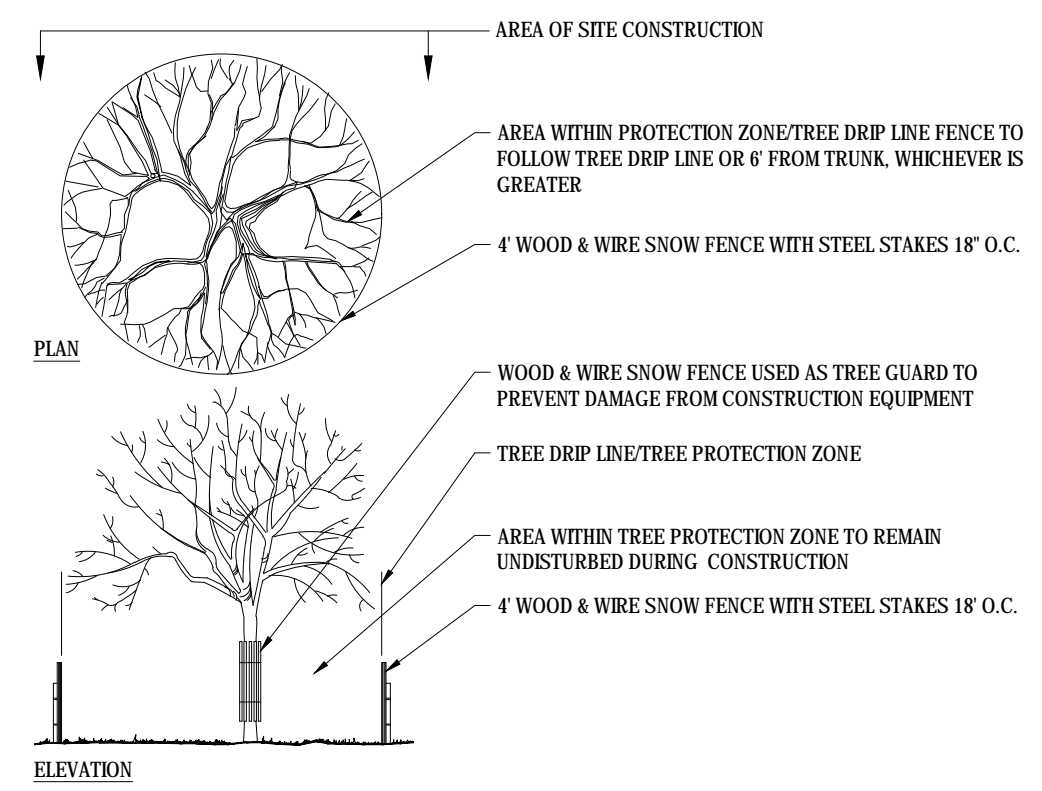
# EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 1 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR snow AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING. MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FIVE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND SMOOTHED, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF straw OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
  - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
  - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
  - 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%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

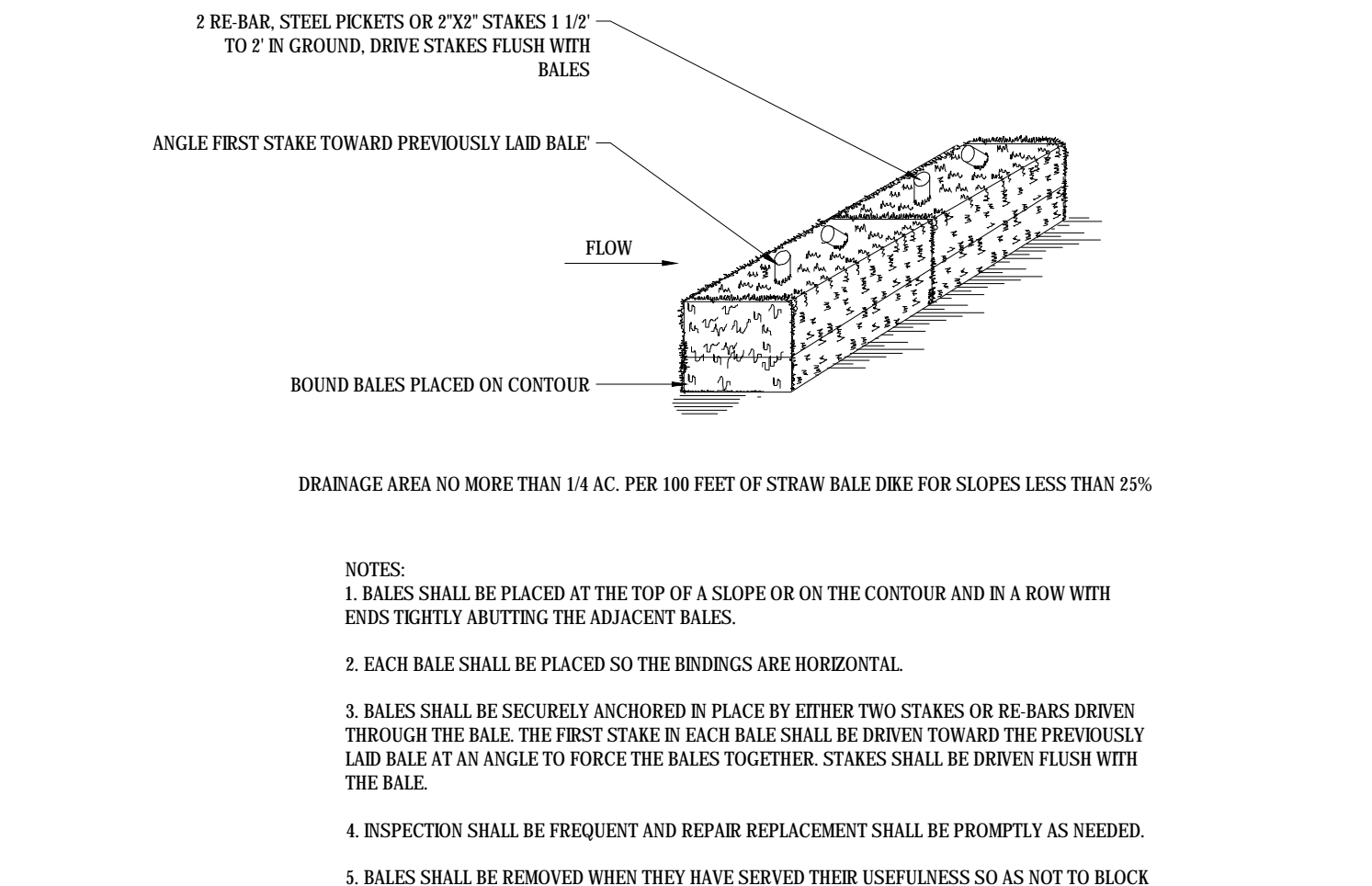
# CONSTRUCTION SEQUENCE

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
  - INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
  - INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
  - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
  - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
  - CLEARING AND GRUBBING
  - INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
  - EARTHWORK AND EXCAVATION/GRADING AS NECESSARY
  - CONSTRUCTION OF UTILITIES
  - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
  - INSTALLATION OF INLET PROTECTION ON ON-SITE UTILITIES (AS SHOWN)
  - CONSTRUCTION OF BUILDINGS
  - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
  - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
  - FINAL GRADING OF ALL SLOPED AREAS
  - PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED REQUIRED.
  - REMOVAL OF THE TEMPORARY SEDIMENT BASINS
  - PAVE PARKING LOT
  - LANDSCAPING PER LANDSCAPING PLAN
  - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

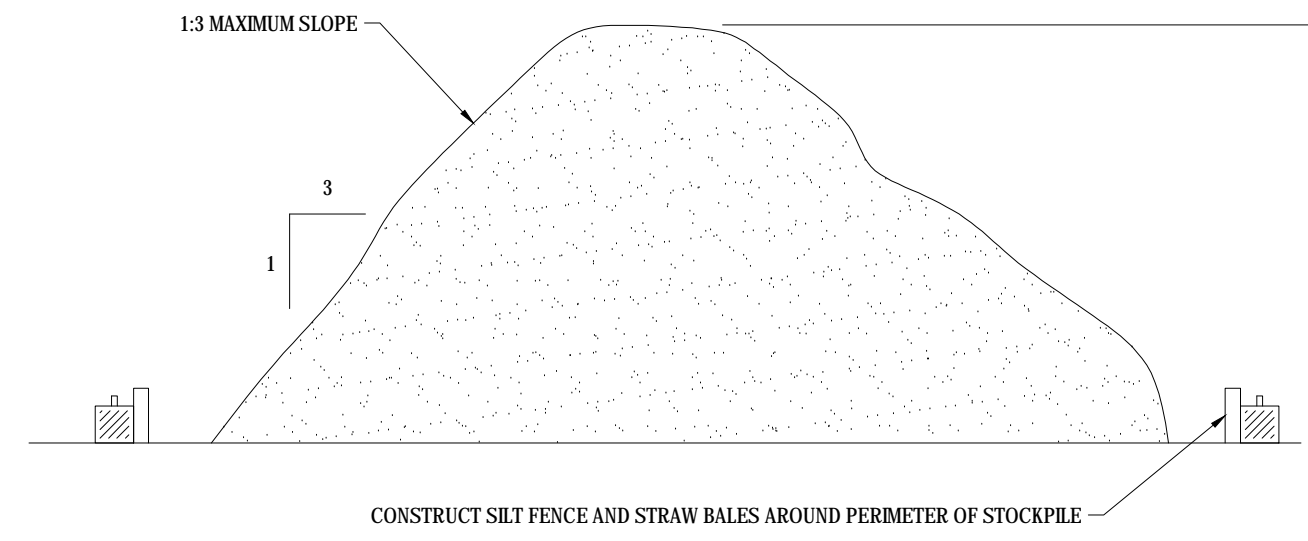
# TREE PROTECTION DURING CONSTRUCTION



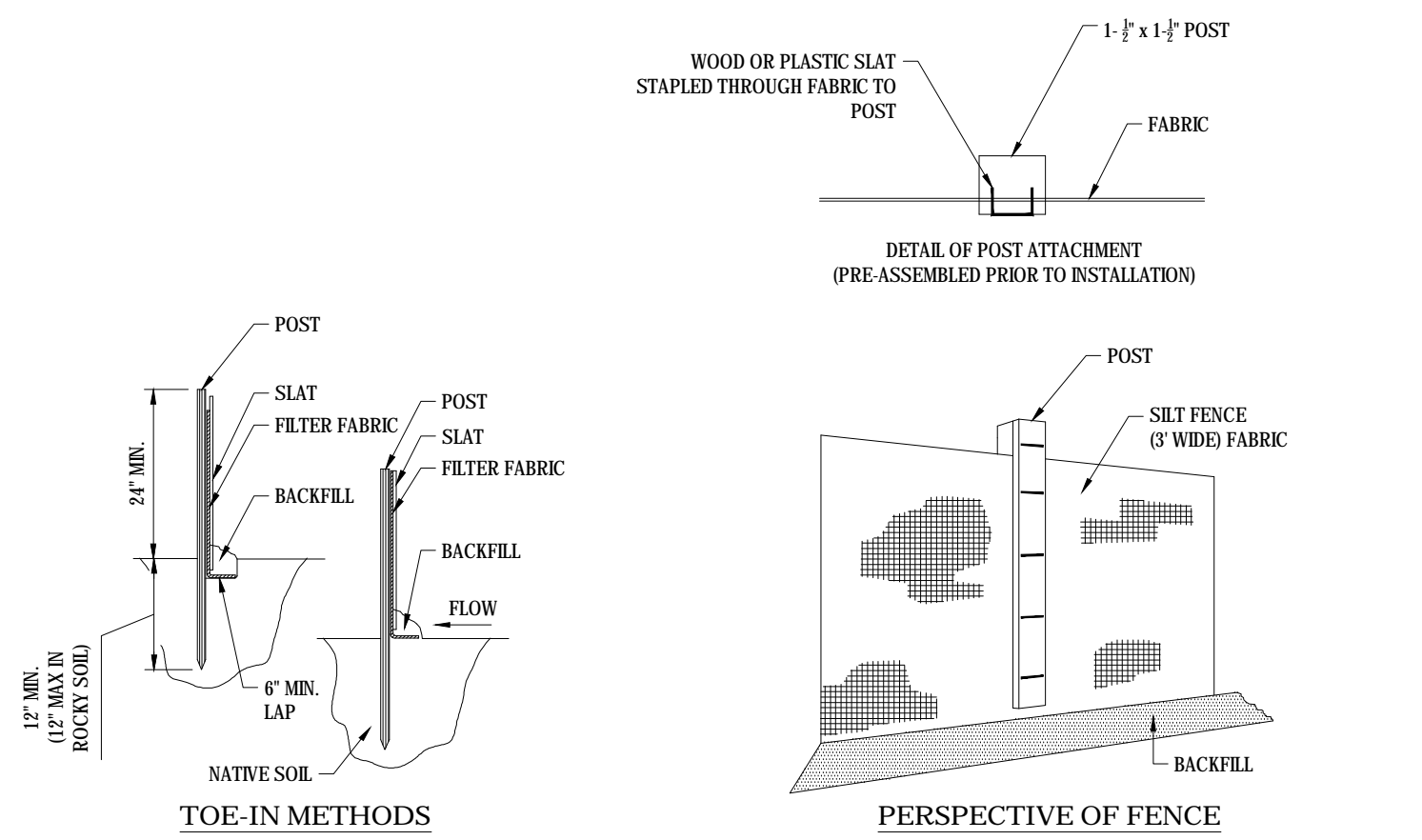
# STRAW BALE DETAIL



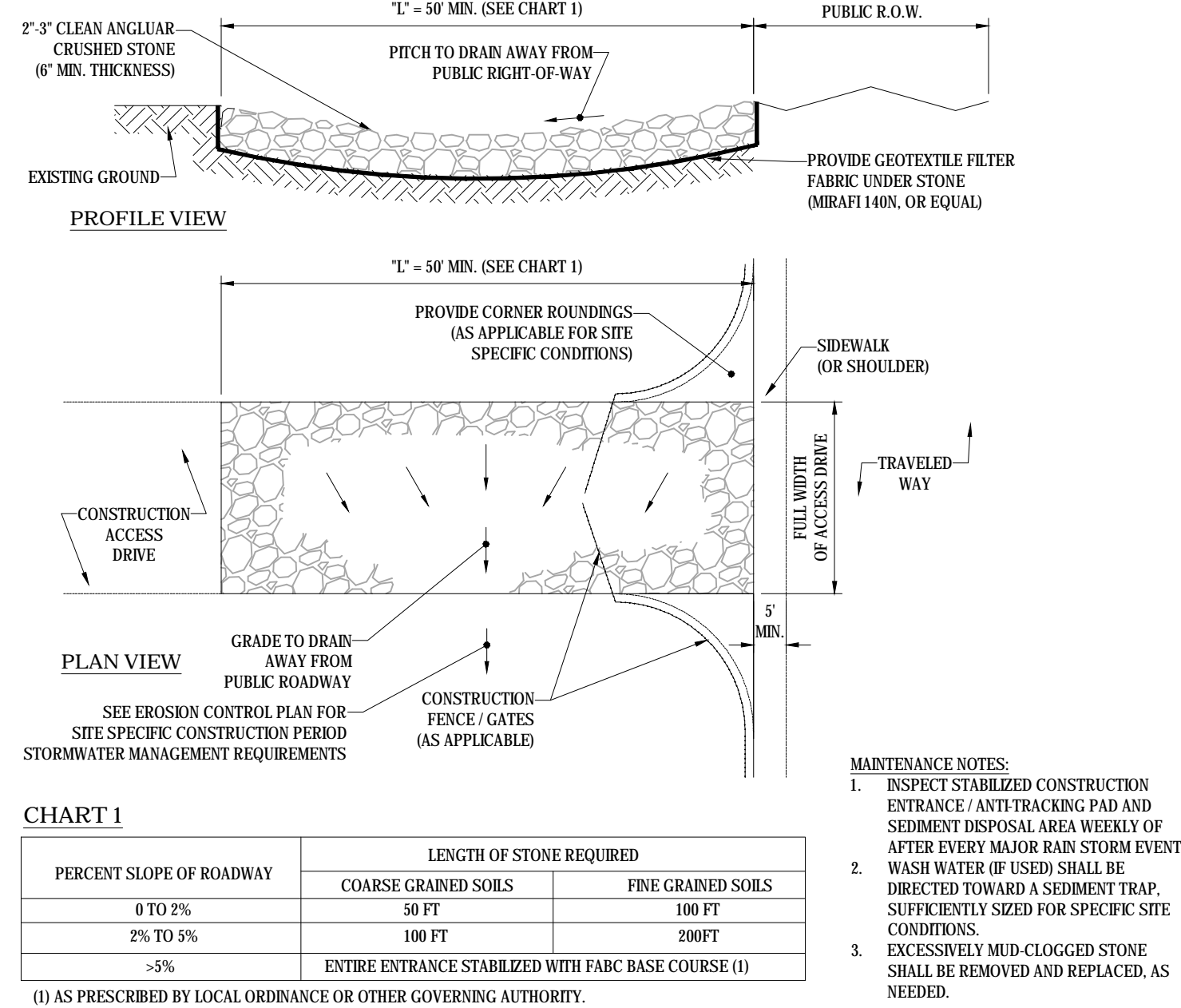
# TEMPORARY STOCKPILE DETAIL



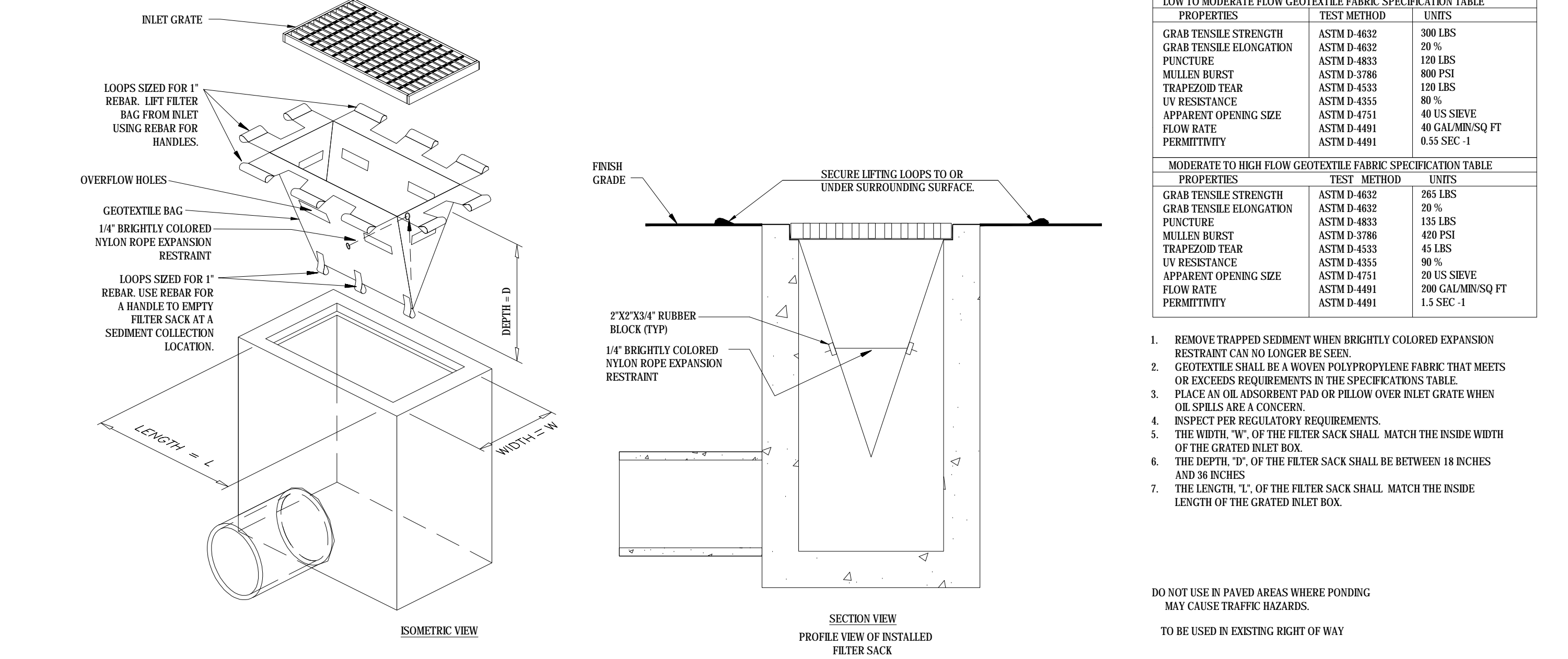
# TYP. SILTATION FENCE DETAIL



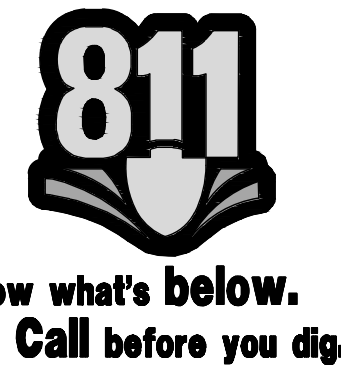
# STABILIZED CONSTRUCTION EXIT



# FILTER SACKS (GRATED INLETS)



DRAWN: J. GARDNER, DATE: 05/05/16, PROJECT: 15063, SHEET: 1 OF 1



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PCA PROJECT #: 15063

**WASHINGTON PLACE**  
WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

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ORIGINAL ISSUE:  
05/05/16  
SCALE: AS SHOWN

SOIL EROSION CONTROL NOTES & DETAILS SHEET

C6.1



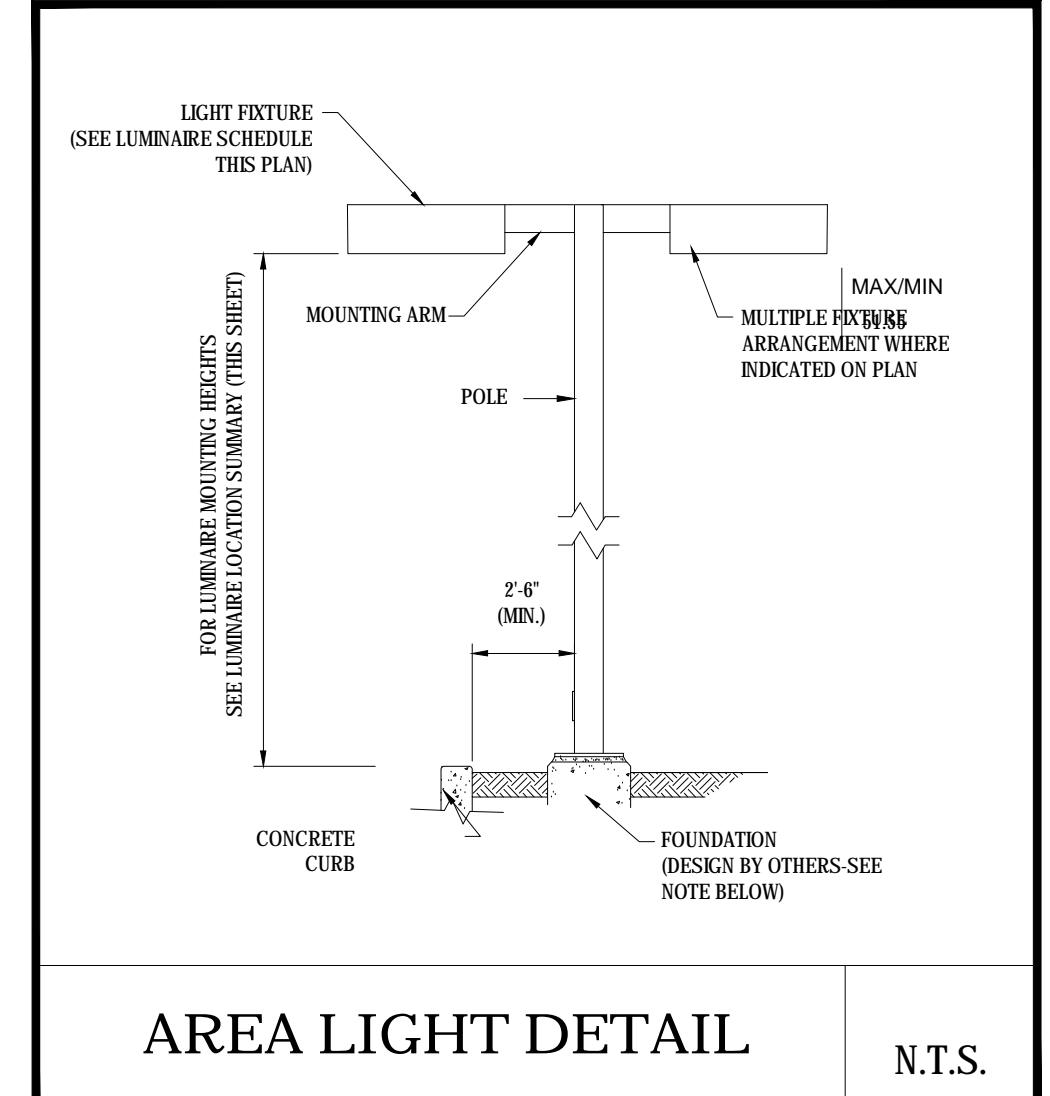
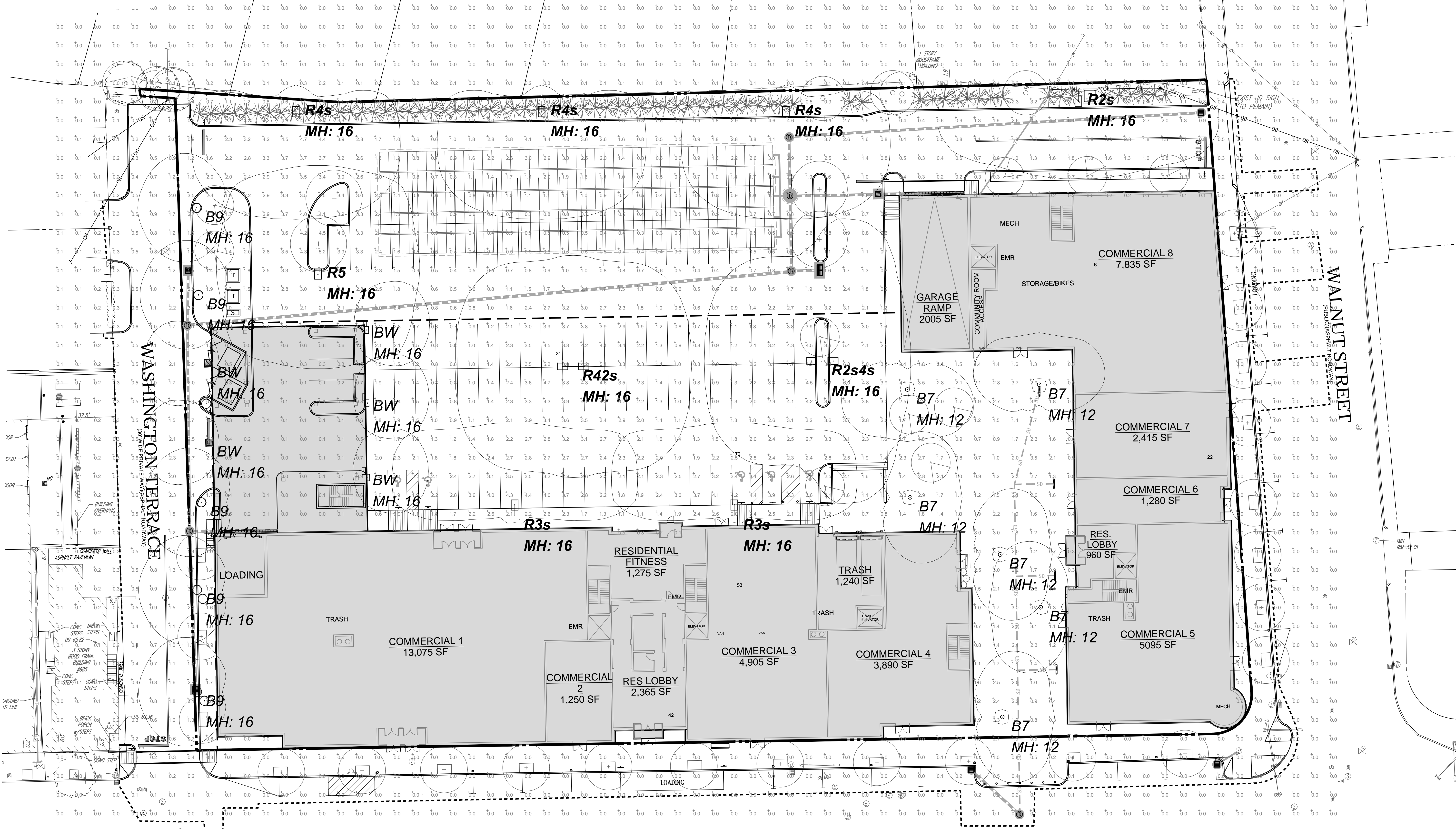
**LIGHTING NOTES:**

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURERS. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.80 FOR ALL LED LUMINAIRES, 0.85 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.70 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDELS.
- THE LUMINAIRE, LAMP AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND REPLACING IF NECESSARY AT LEAST ONCE EVERY 30-60 MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRE, LAMP AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES. UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRE, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATORY AGENCIES. LIGHT POLE SIZES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPEARANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IF LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCES FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, AND ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS EXTENDED BY PUBLISHED STANDARDS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND RESPECT TO THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

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PCA PROJECT #: 15063



NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE. ASIDE FROM THE LIGHT FIXTURES, INCLUDING, BUT NOT LIMITED TO, CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC., AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

**Luminaire Location Summary**

LumNo	Label	X	Y	Z	Orient	Tilt
1	R2s	172.75	175.75	16	270	0
2	R4s	-167.5	171.25	16	270	0
3	R4s	-56.5	171.25	16	270	0
4	R4s	47.75	171.25	16	270	0
5	B9	-203.75	129.5	16	90	0
6	B5	-153	111.5	16	270	0
7	B9	-204.25	88.5	16	90	0
8	BW	-132	76.25	16	0	0
9	BW	-199	59.25	16	180	0
10	R42s	-44	59.25	16	0	0
11	R2s4s	62	59.75	16	0	0
12	B7	101.75	57.5	12	179.772	0
13	BW	-132.25	45	16	0	0
14	B7	145.25	45.25	12	0	0
15	BW	-199	25.5	16	180	0
16	B7	156.25	15.5	12	90	0
17	BW	-132.5	13.25	16	0	0
18	B7	100	11.25	12	270	0
19	B9	-203.75	3.75	16	90	0
20	R2s	-68	-5.75	16	90	0
21	R2s	25.75	-5.75	16	90	0
22	B7	129	-16.5	12	270	0
23	B9	-203.75	-37.5	16	90	0
24	B7	154	-46.5	12	90	0
25	B9	-203.75	-81	16	90	0
26	B7	132.75	-87	12	270	0

WASHINGTON STREET  
(PUBLIC) ASPHALT ROADWAY

PLAN INFORMATION TAKEN FROM  
PLAN ENTITLED "NEWTONVILLE  
SPEC. PERMIT" PREPARED BY:  
OMNI-LITE, INC., DATED 05/02/16

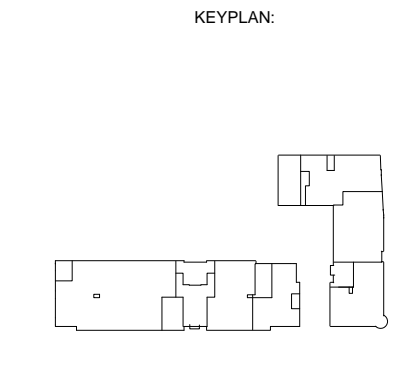
**Outdoor Luminaire Schedule**

Symbol	Qty	Label	Description	Arrangement	Arm	Lum. Lumens	LLF	Filename
+	3	R4s	RZR-IV-80LED-NW-S25-HS	SINGLE	1.5	10023	0.900	RZR-4S-80PLED-NW-S25.ies
+	1	R2s	RZR-II-80LED-NW-S25-HS	SINGLE	1.5	9632	0.900	RZR-2S-80PLED-NW-S25.ies
+	2	R3s	RZR-III-80LED-NW-S25-HS	SINGLE	1.5	8662	0.900	RZR-3S-80PLED-NW-S25.ies
+	1	R42s	RZR-IV-80LED-NW-S25-HS	BACK-BACK	1.5	10023	0.900	RZR-4S-80PLED-NW-S25.ies
+	1	R2s4s	RZR-II-HS-RZR-IV-HS(80LED-NW-S25)	GROUP	N.A.	N.A.	0.900	N.A.
+	1	R5	RZR-PLD-VSQ-80LED-S25m-A-NW	SINGLE	1.5	15166	0.900	RZR-5-80PLED-NW-S25.IES
+	5	BW	22 386 Bega	SINGLE	0	1870	0.900	22386.IES
+	7	B7	77176 Bega	SINGLE	0	3148	0.900	77176.ies
+	5	B9	99407 Bega	SINGLE	0	2909	0.900	99407.ies

**Calculation Summary**

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.95	6.8	0.0	N.A.	N.A.

THIS PLAN TO BE UTILIZED FOR  
LIGHTING PURPOSES ONLY



SITE  
LIGHTING  
PHOTOMETRICS  
PLAN

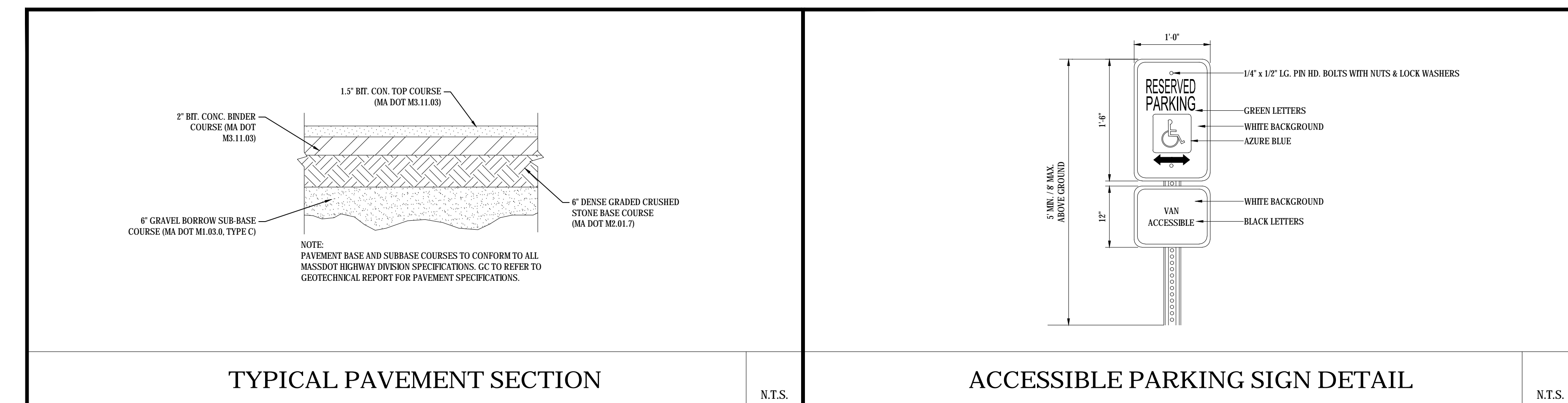
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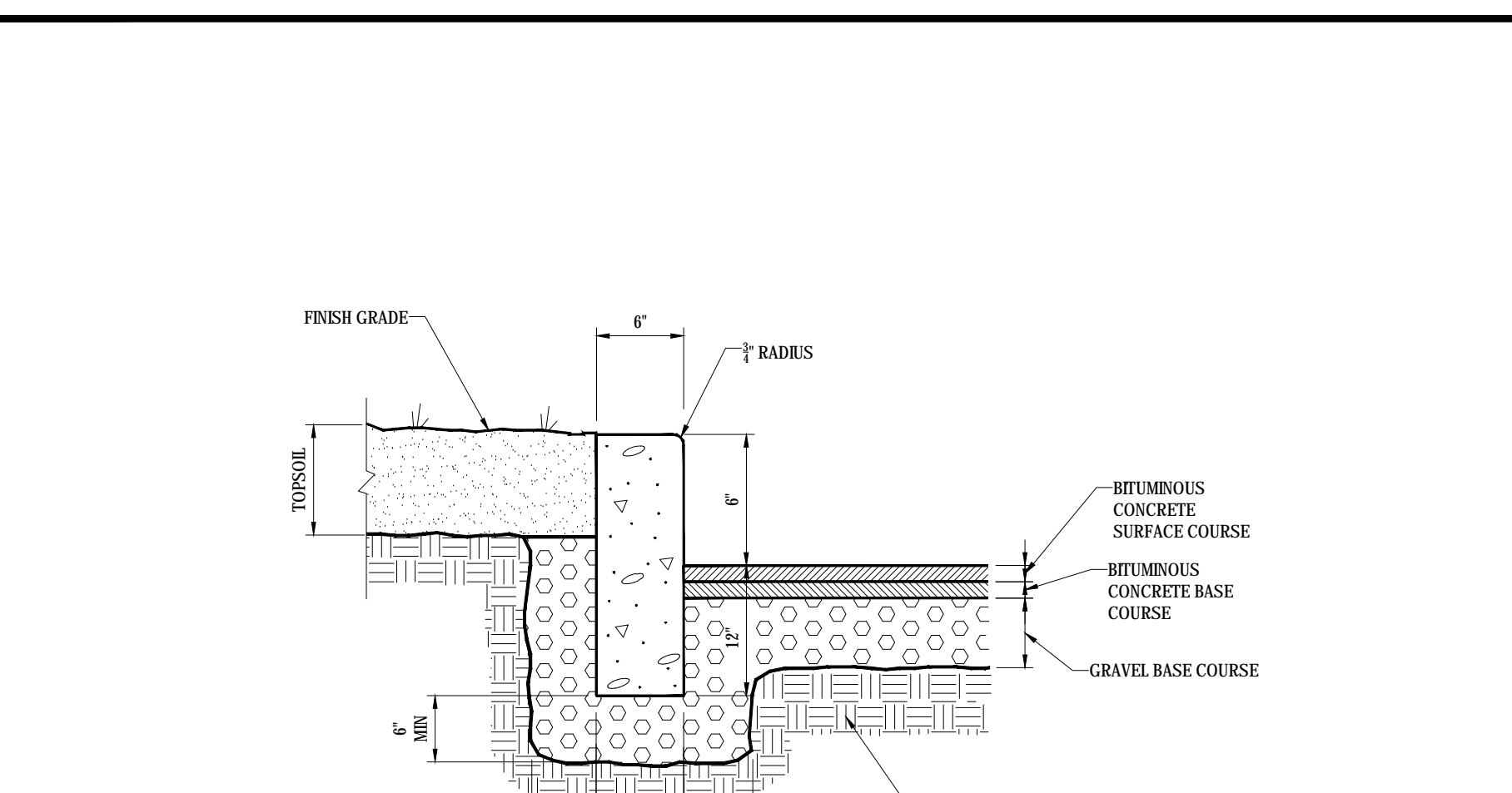
ORIGINAL ISSUE:  
05/05/16  
SCALE: AS SHOWN

REVISIONS:

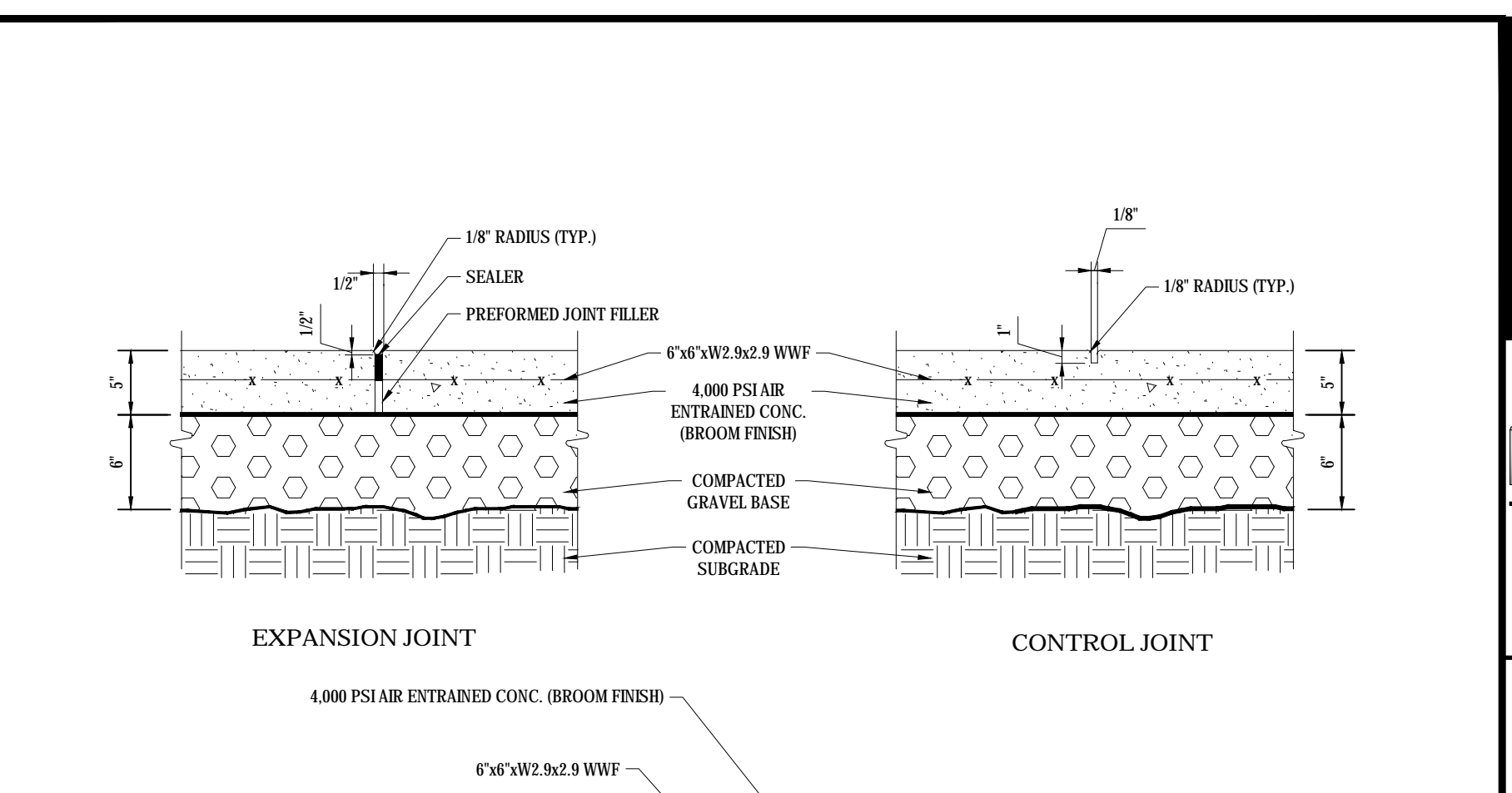
NO.	DATE	DESCRIPTION



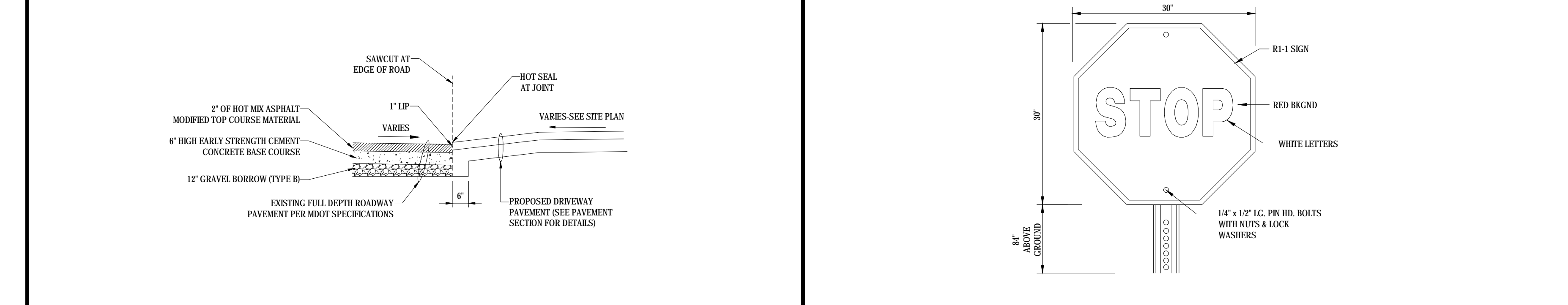
TYPICAL PAVEMENT SECTION N.T.S. ACCESSIBLE PARKING SIGN DETAIL N.T.S.



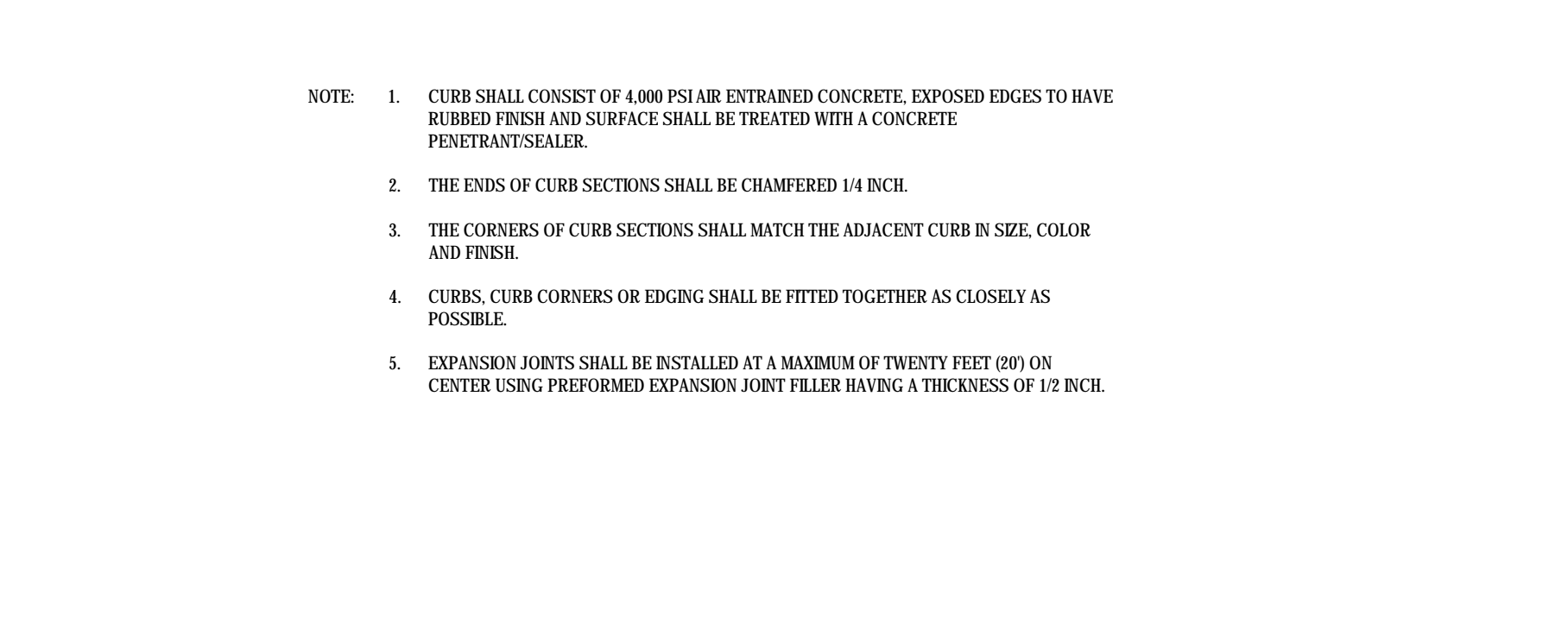
PRECAST CONCRETE CURB DETAIL N.T.S.



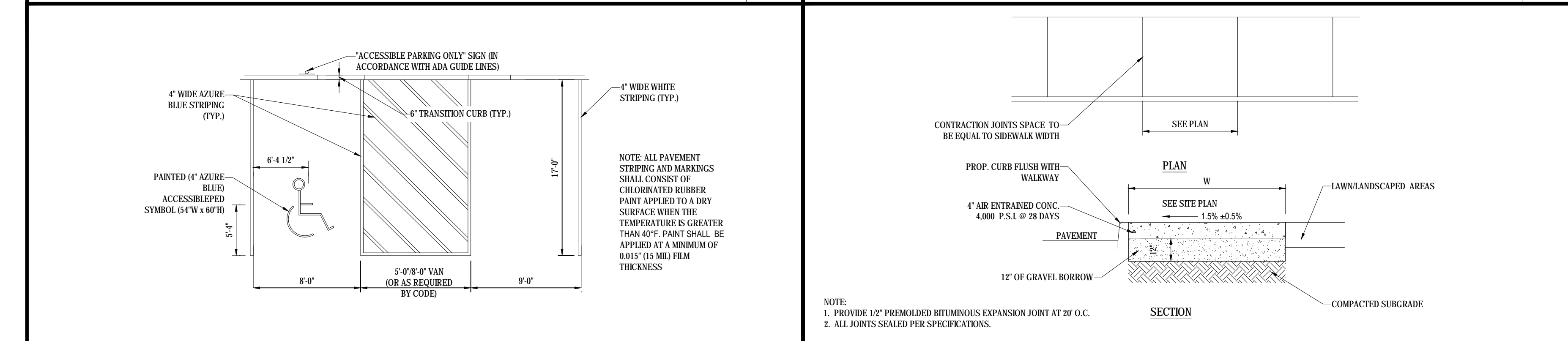
EXPANSION JOINT CONTROL JOINT N.T.S.



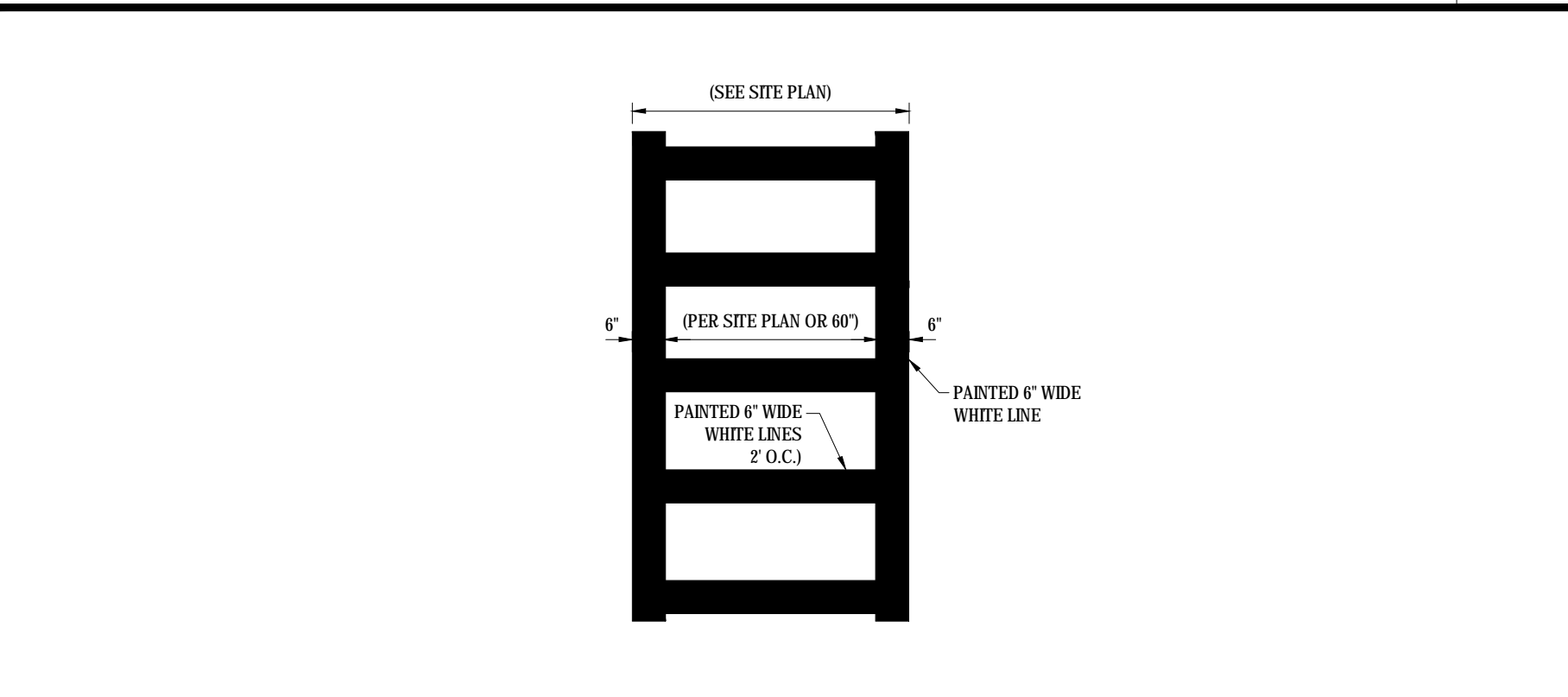
DRIVEWAY CONSTRUCTION DETAIL N.T.S. 'STOP' SIGN N.T.S.



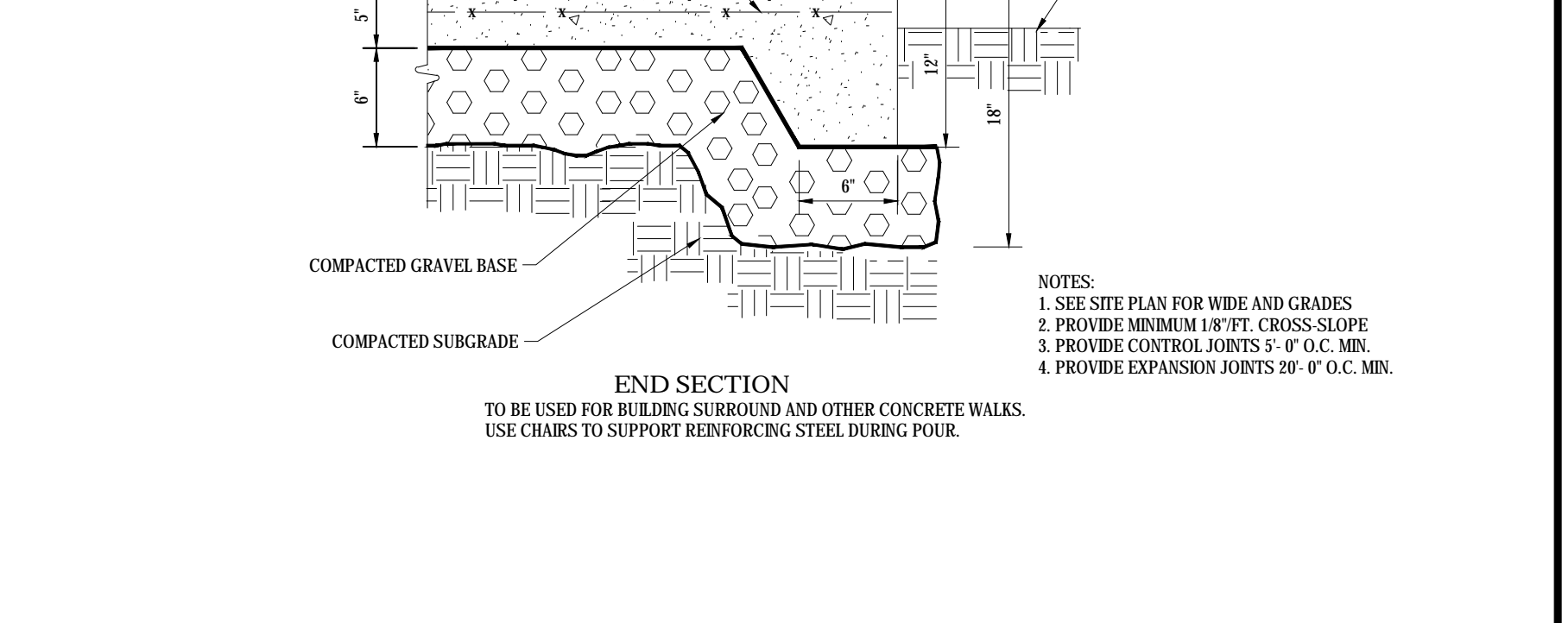
MONOLITHIC CONC. SIDEWALK DETAILS N.T.S.



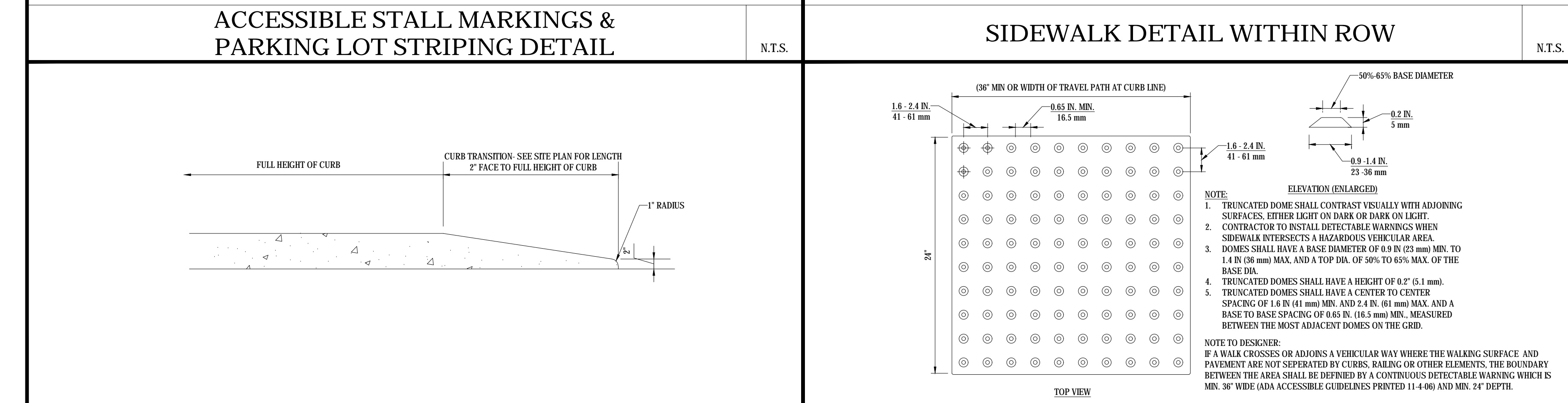
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL N.T.S. SIDEWALK DETAIL WITHIN ROW N.T.S.



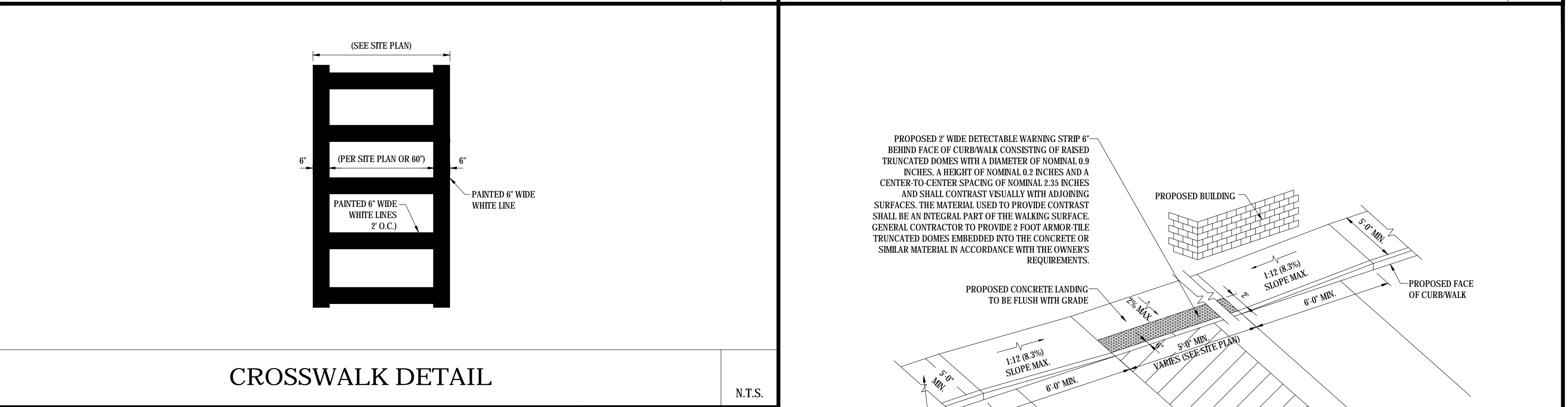
CROSSWALK DETAIL N.T.S.



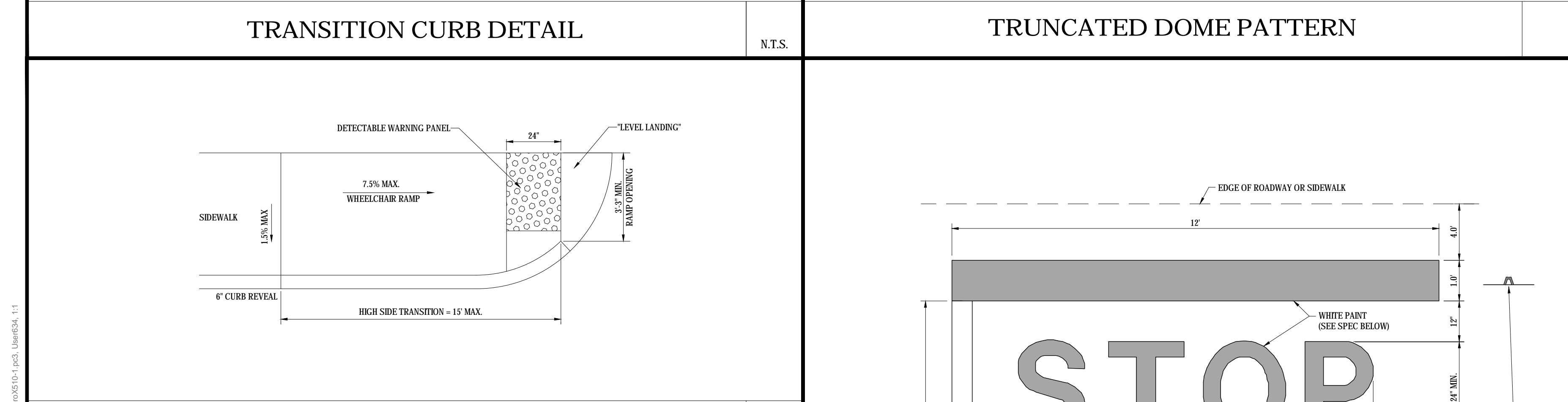
SLOPED WALK DETAIL N.T.S.



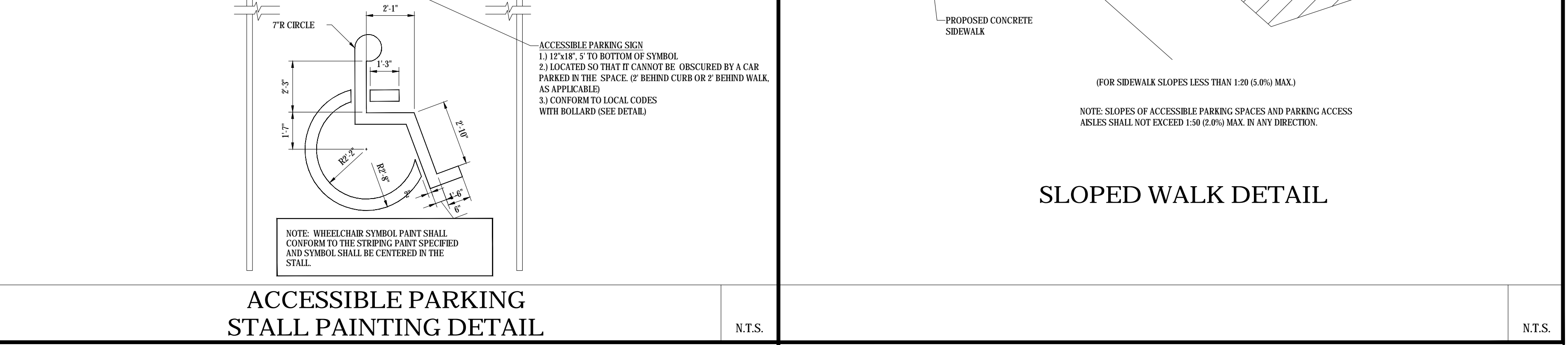
TRANSITION CURB DETAIL N.T.S. TRUNCATED DOME PATTERN N.T.S.



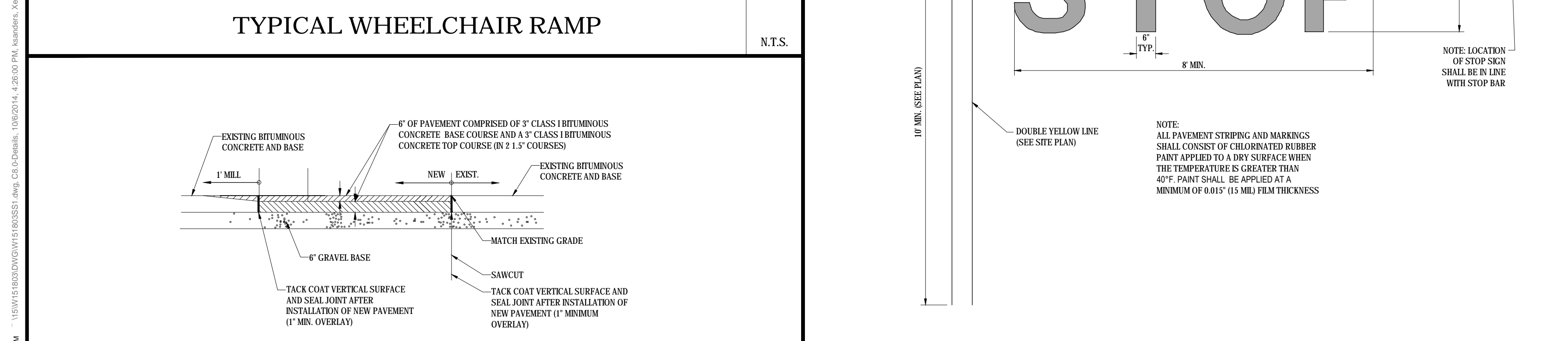
ACCESSIBLE PARKING STALL PAINTING DETAIL N.T.S.



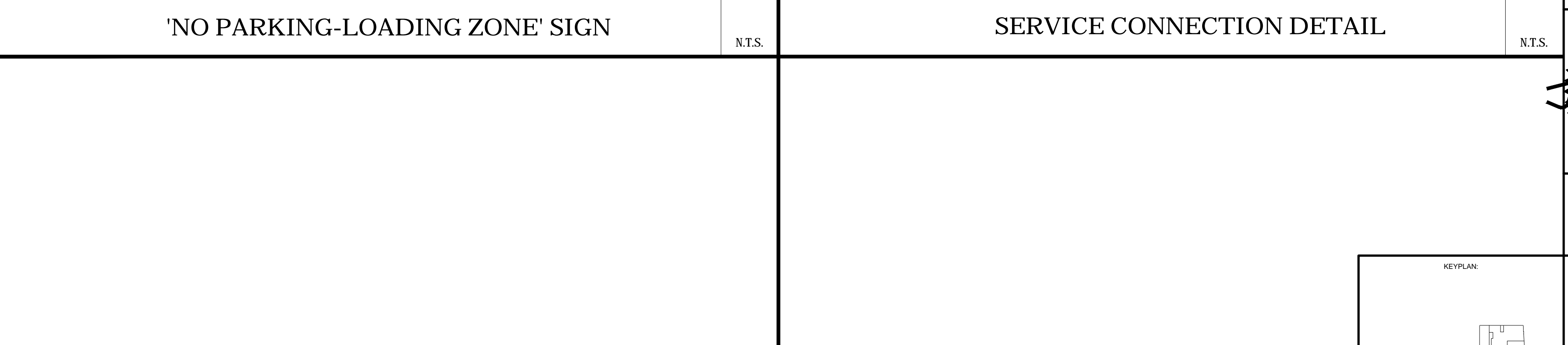
TYPICAL WHEELCHAIR RAMP N.T.S. 'NO PARKING-LOADING ZONE' SIGN N.T.S.



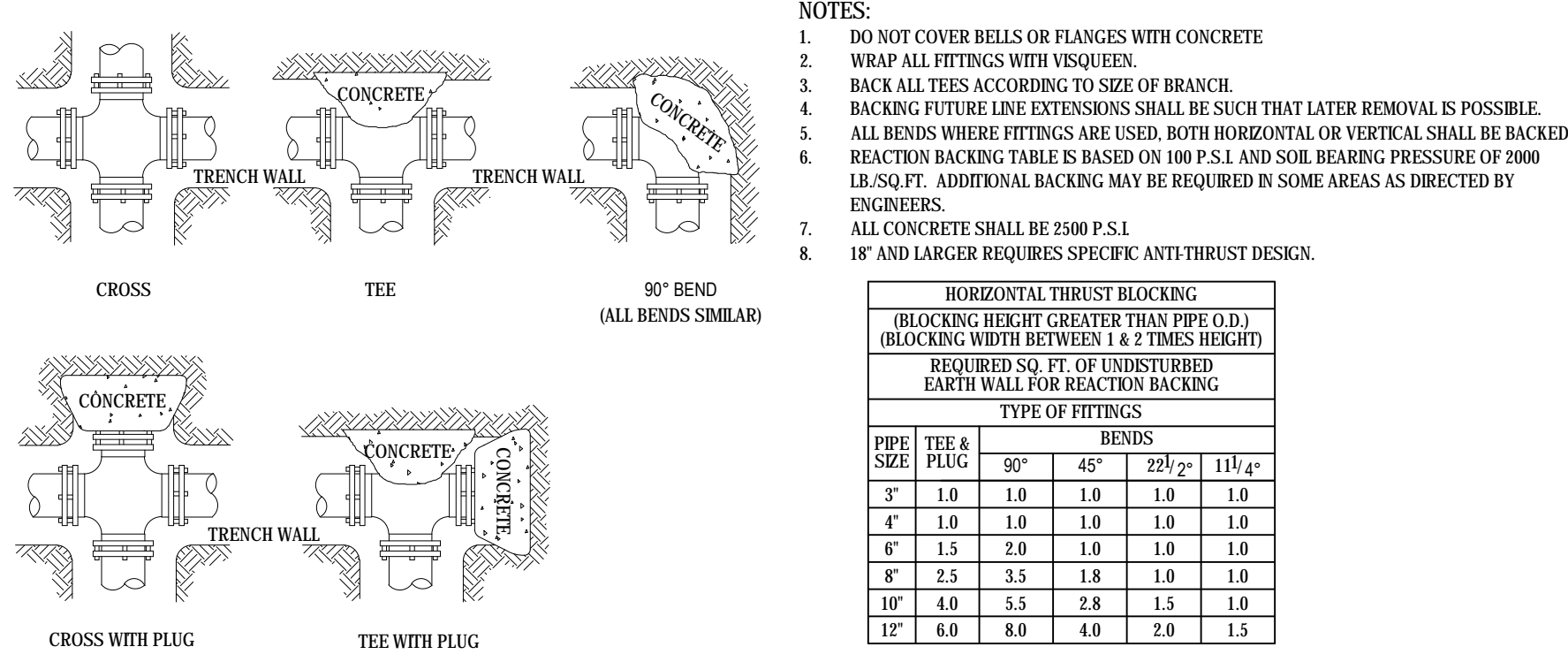
SERVICE CONNECTION DETAIL N.T.S.



ROADWAY PATCHING DETAIL N.T.S.



'STOP' BAR DETAIL N.T.S.



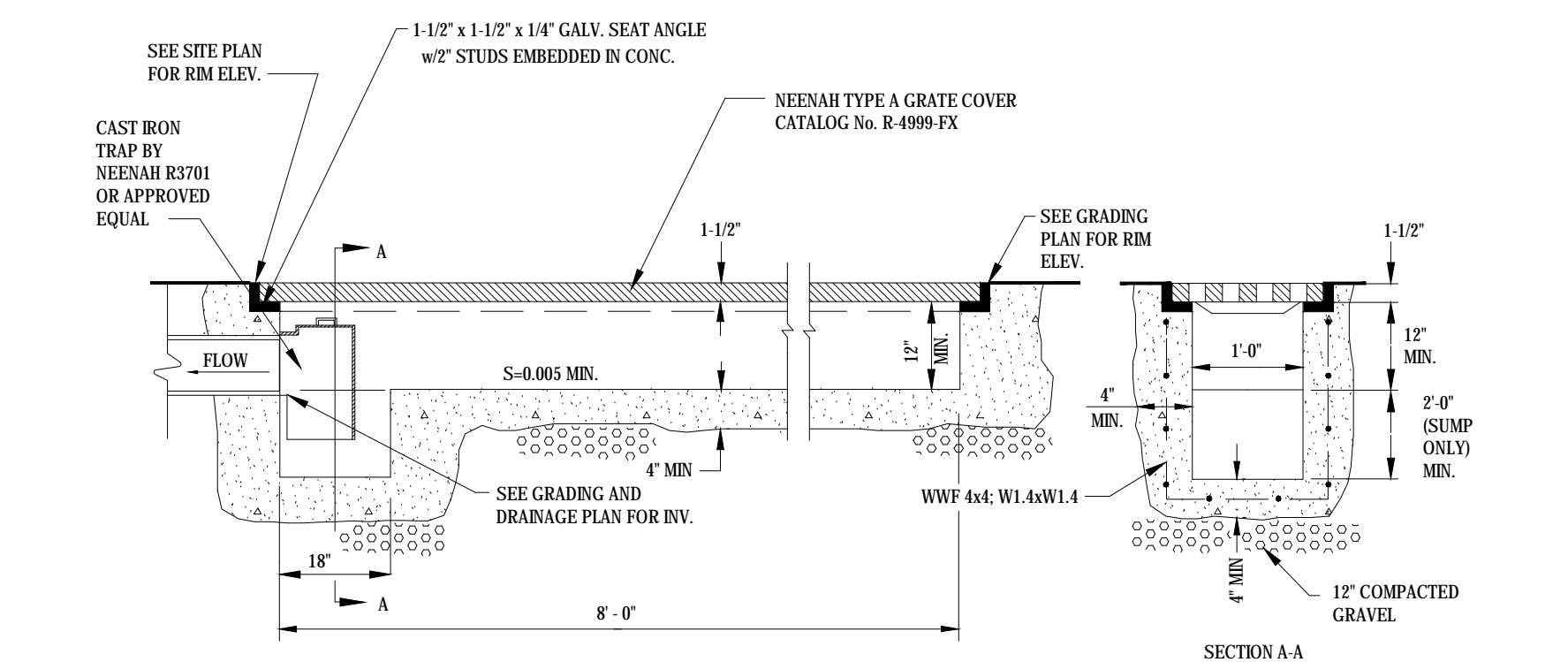
**NOTES:**

- DO NOT COVER BELLS OR FLANGES WITH CONCRETE
- WRAP ALL FITTINGS WITH VSQUEEN.
- BACK ALL TEES ACCORDING TO SIZE OF BRANCH
- BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
- ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
- REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 LB./SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
- ALL CONCRETE SHALL BE 2500 P.S.I.
- 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

TYPE OF FITTINGS		REQUIRED NO. FT. OF UNDISTURBED EARTH WALL FOR REACTION BACKING				
PIPE SIZE	TEE A	TEE B	90°	45°	22 1/2°	11 1/4°
2"	1.0	1.0	1.0	1.0	1.0	1.0
4"	1.0	1.0	1.0	1.0	1.0	1.0
6"	1.5	2.0	1.0	1.0	1.0	1.0
8"	2.5	3.5	1.0	1.0	1.0	1.0
10"	4.0	5.5	2.0	1.5	1.0	1.0
12"	6.0	8.0	4.0	2.0	1.5	1.5

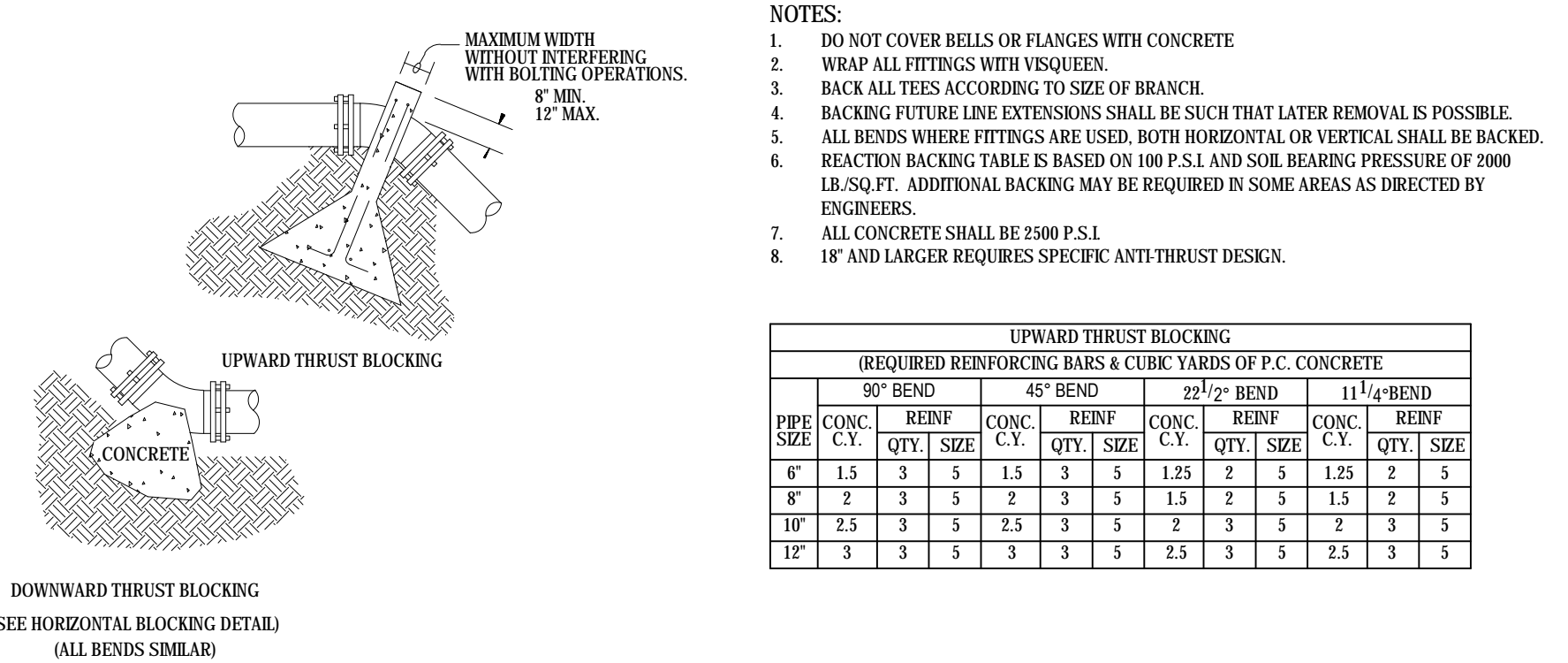
### HORIZONTAL THRUST BLOCKING

N.T.S.



### TRENCH DRAIN DETAIL

N.T.S.



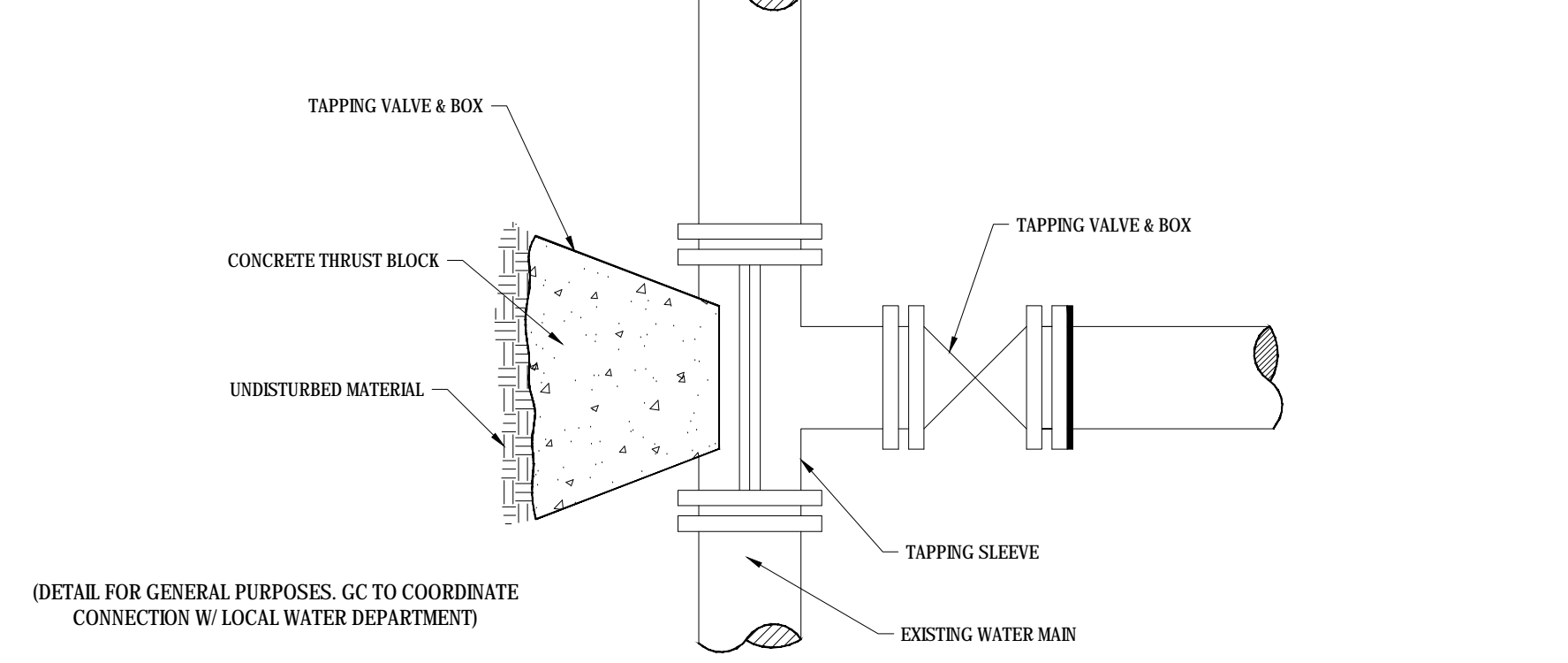
**NOTES:**

- DO NOT COVER BELLS OR FLANGES WITH CONCRETE
- WRAP ALL FITTINGS WITH VSQUEEN.
- BACK ALL TEES ACCORDING TO SIZE OF BRANCH
- BACKING FUTURE LINE EXTENSIONS SHALL BE SUCH THAT LATER REMOVAL IS POSSIBLE.
- ALL BENDS WHERE FITTINGS ARE USED, BOTH HORIZONTAL OR VERTICAL SHALL BE BACKED.
- REACTION BACKING TABLE IS BASED ON 100 P.S.I. AND SOIL BEARING PRESSURE OF 2000 LB./SQ. FT. ADDITIONAL BACKING MAY BE REQUIRED IN SOME AREAS AS DIRECTED BY ENGINEERS.
- ALL CONCRETE SHALL BE 2500 P.S.I.
- 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN.

UPWARD THRUST BLOCKING		REQUIRED REINFORCING BARS & CURB VARIUS OF P.C. CONCRETE				
PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND	11 1/4° BEND	11 1/4° BEND
2"	1.0	1.0	1.0	1.0	1.0	1.0
4"	1.0	1.0	1.0	1.0	1.0	1.0
6"	1.5	2.0	1.0	1.0	1.0	1.0
8"	2.5	3.5	1.0	1.0	1.0	1.0
10"	4.0	5.5	2.0	1.5	1.0	1.0
12"	6.0	8.0	4.0	2.0	1.5	1.5

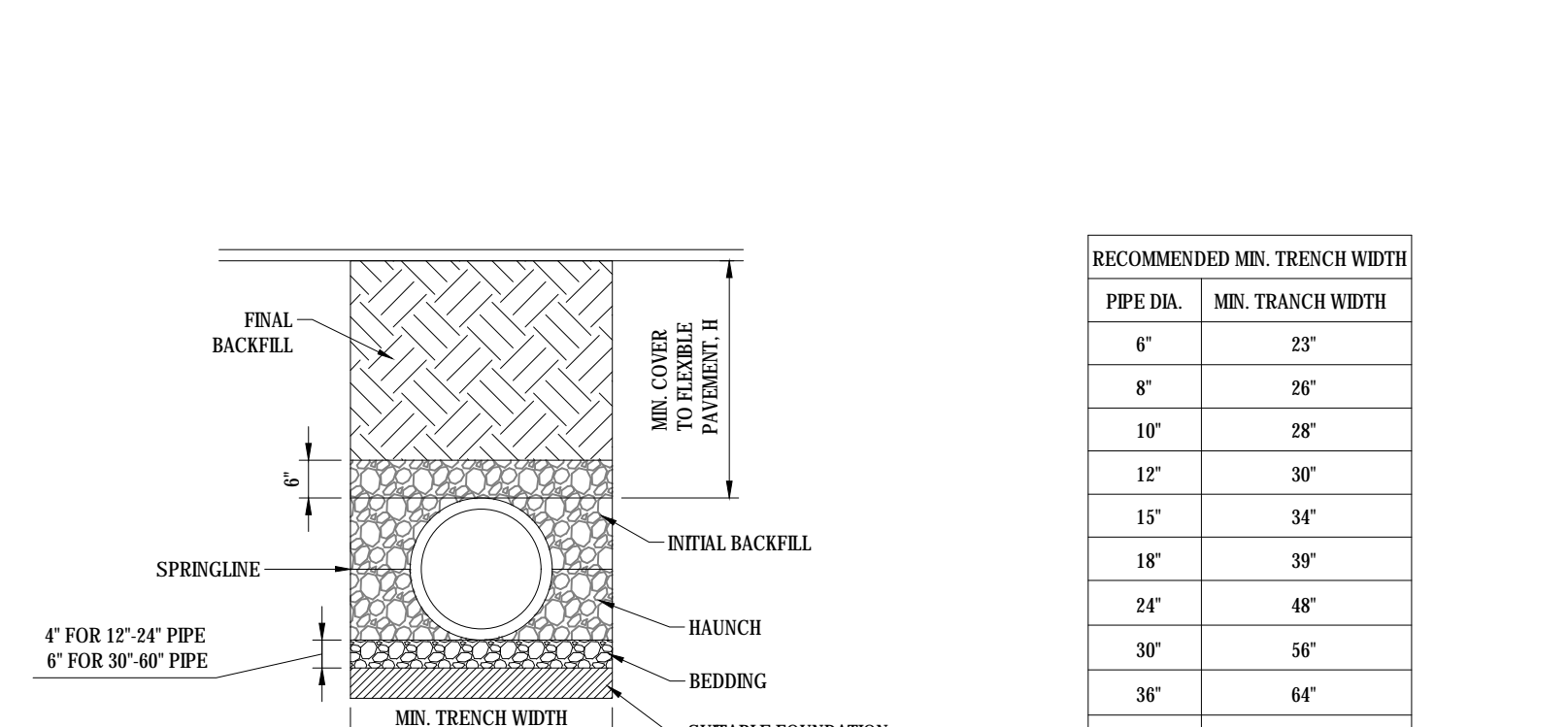
### VERTICAL THRUST BLOCKING

N.T.S.



### TAPPING SLEEVE & GATE VALVE DETAIL

N.T.S.



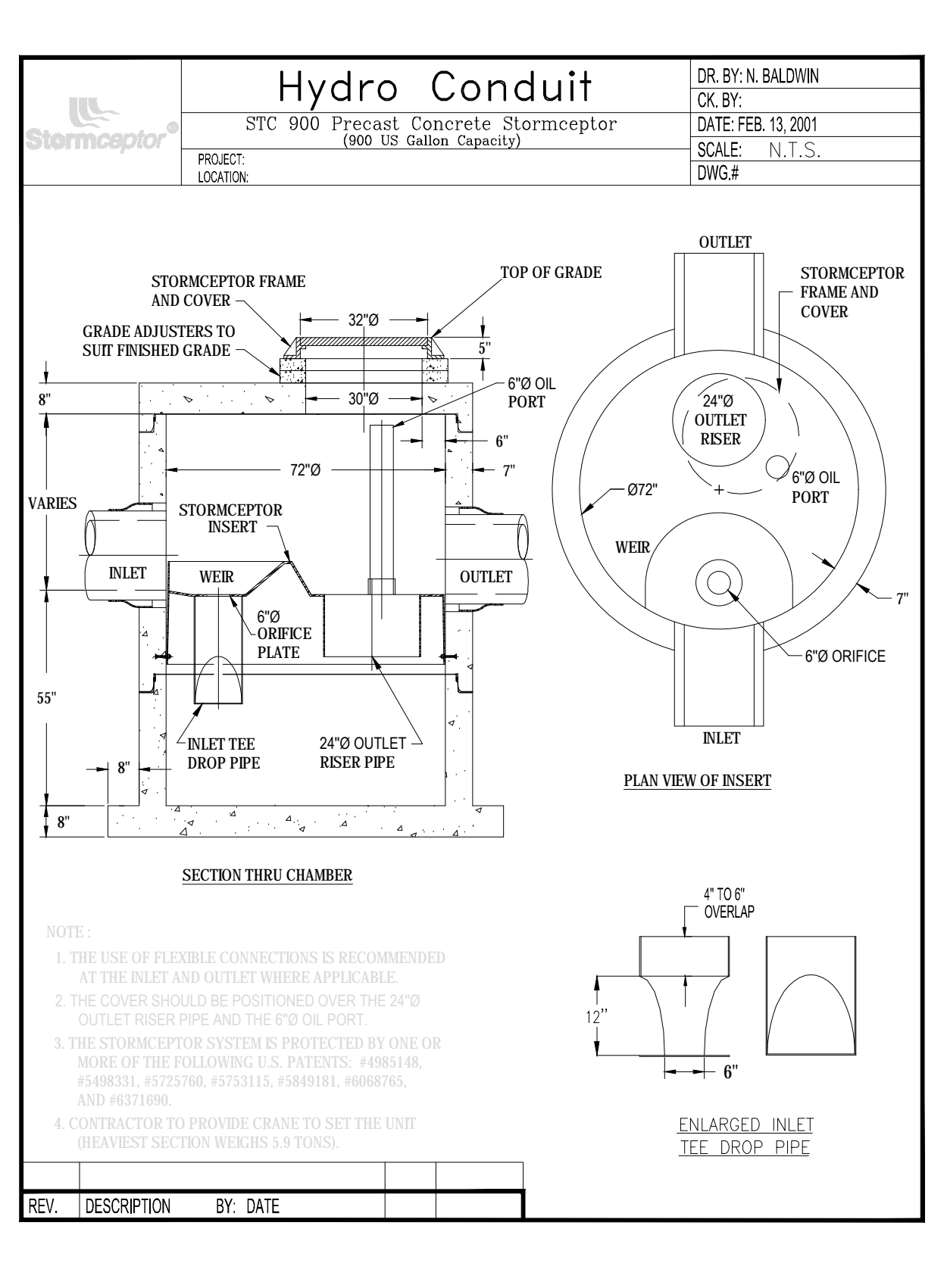
### HDPE STORM DRAINAGE TRENCH

N.T.S.

- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
  - MISERS SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
  - FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
  - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I OR II OR III BY THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4" (100mm-600mm); 6" (150mm) FOR 6" (150mm-900mm); 8" (200mm) FOR 8" (200mm-1200mm).
  - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I OR II OR III BY THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
  - MINIMUM COVER: MINIMUM COVER, H. IN NON TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATING, FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H. IS 12" UP TO 48" DIAMETER PIPE AND 18" OF COVER FOR 60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

### STORMCEPTOR STC900 DETAIL

N.T.S.



### STORMCEPTOR STC900 DETAIL

N.T.S.

**ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 A-1, A-2, A-3, A-3 OR AASHTO M437 3, 3S7, 4, 4E7, 5, 5E, 6, 6E, 7, 7E, 8, 8E, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL, AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M437 3, 4	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M437 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>1,2</sup>

**PLEASE NOTE:**

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE"
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

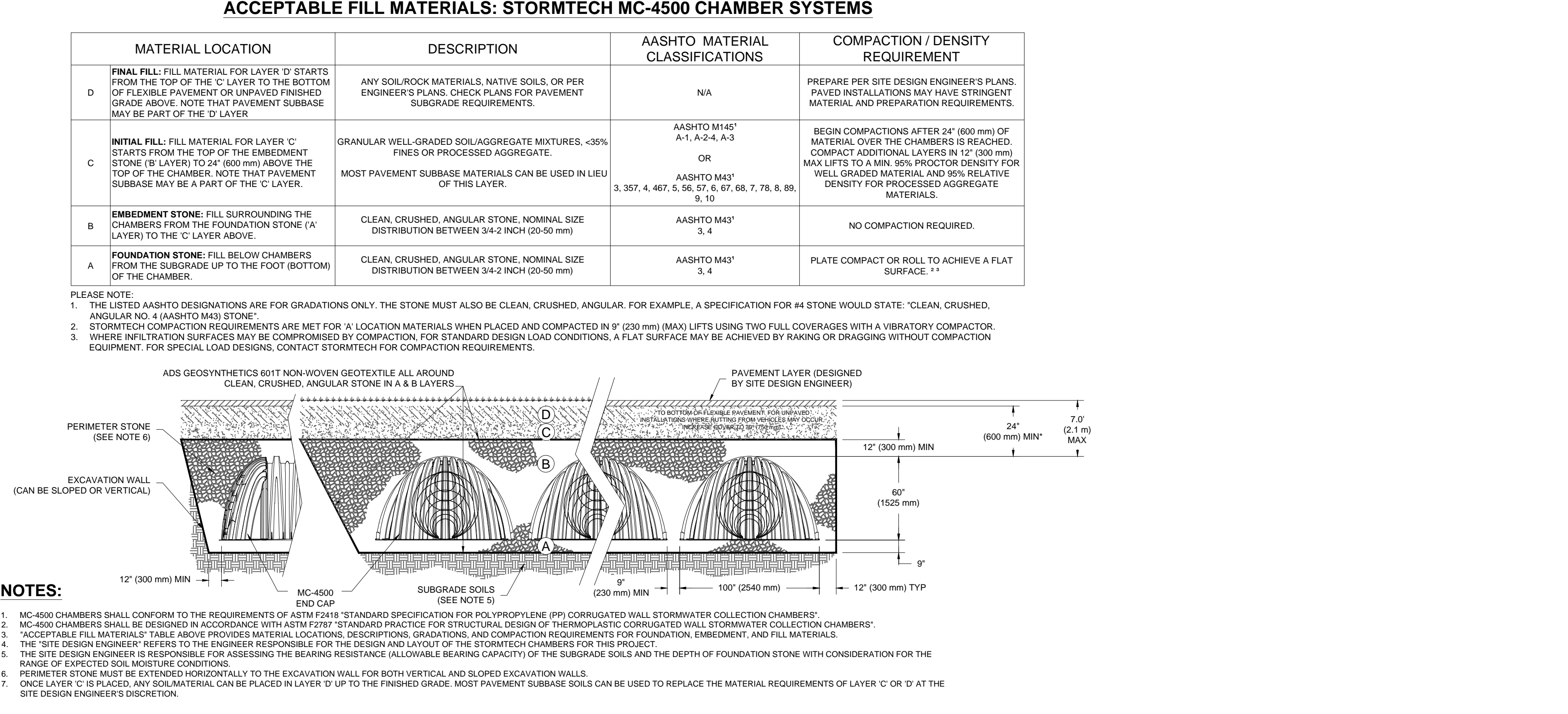
**ACCEPTABLE FILL MATERIALS TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.**

**THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.**

**THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.**

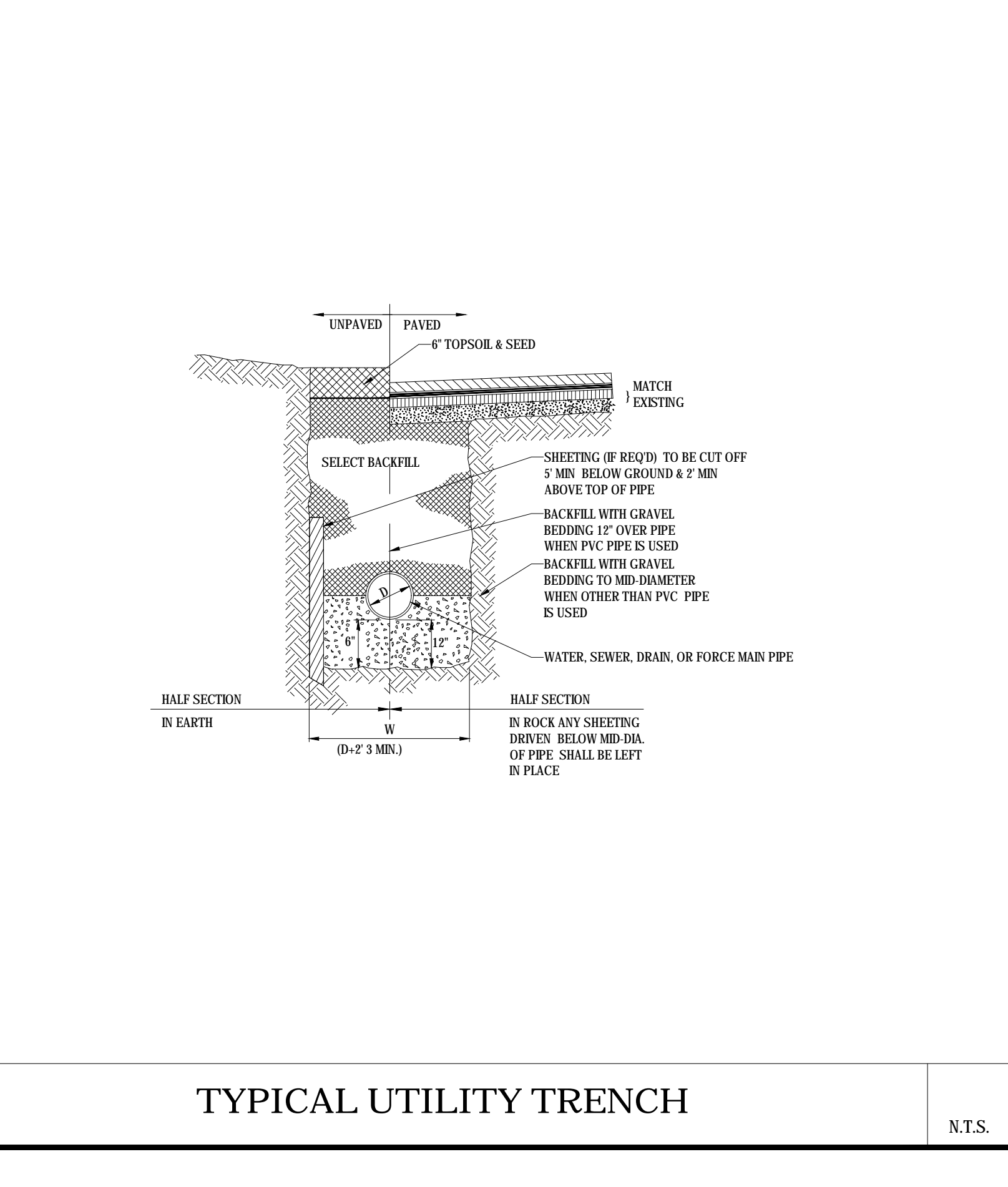
**PERMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.**

**ONCE LAYER 'C' IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.**



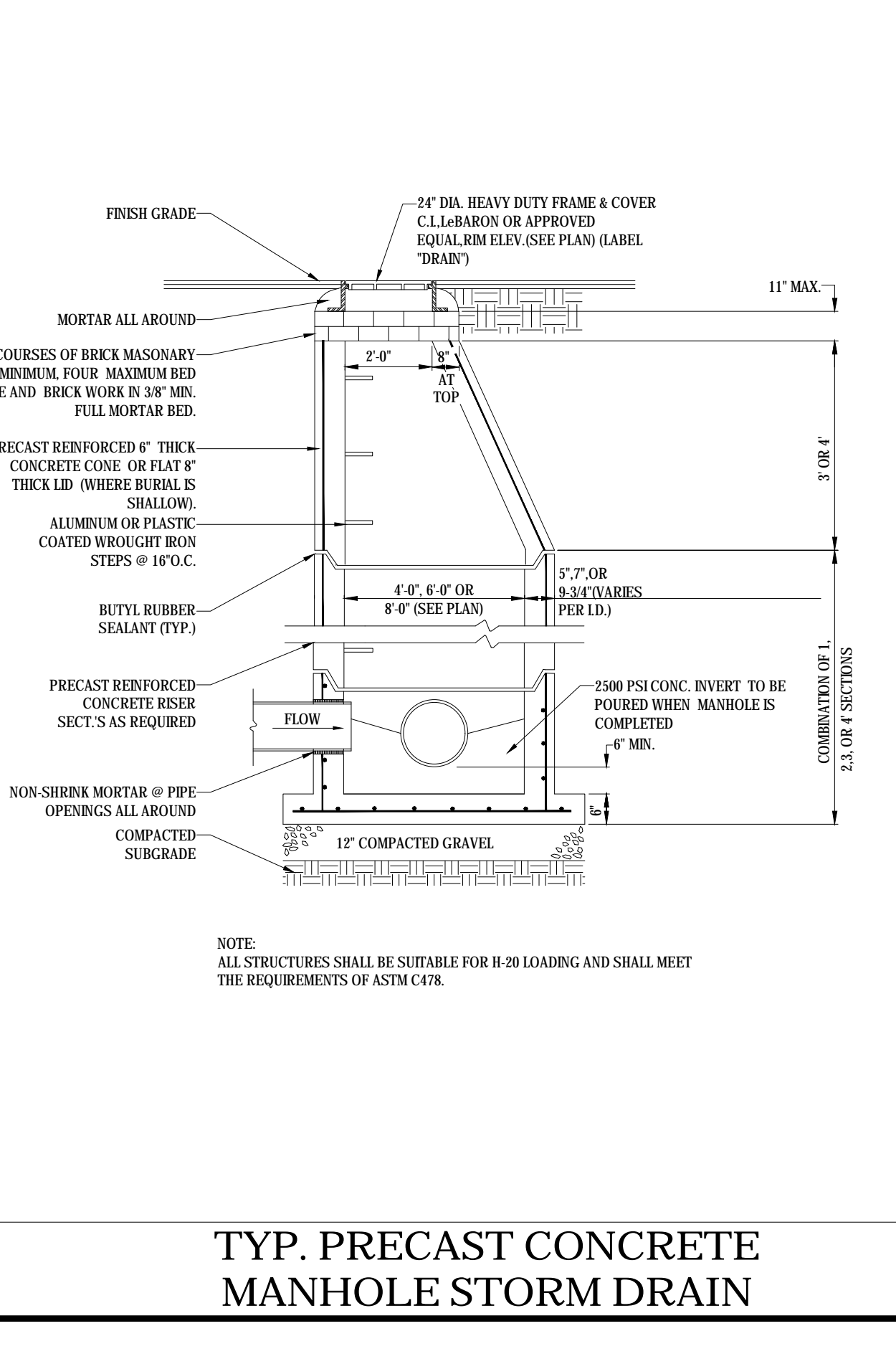
### STORMTECH M4500 SERIES

N.T.S.



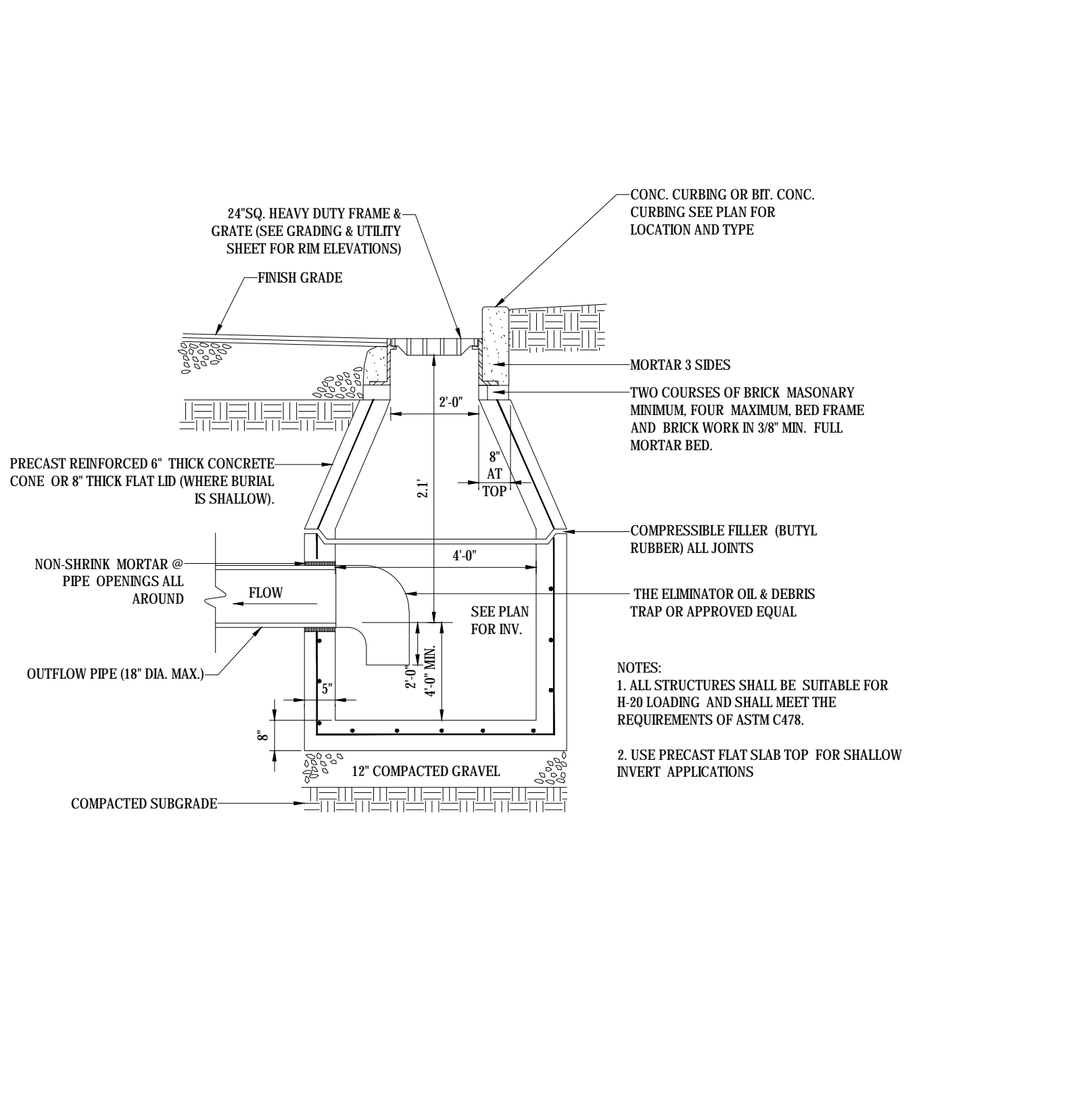
### TYPICAL UTILITY TRENCH

N.T.S.



### TYP. PRECAST CONCRETE MANHOLE STORM DRAIN

N.T.S.



### PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL

N.T.S.

**PCA**  
PRELLWITZ, CHLUBSKI ASSOCIATES  
Architecture Planning Interiors

**BOHLER ENGINEERING**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9800  
Fax: (508) 480-9800  
www.BohlerEngineering.com

PCA PROJECT #: 15063

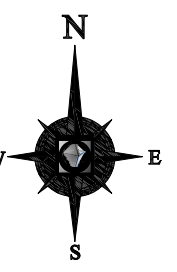
**WASHINGTON PLACE**  
WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

**PROFESSIONAL SEAL**  
JOSHUA G. SWEENEY  
REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 11639  
STATE OF MASSACHUSETTS

ORIGINAL ISSUE: 05/05/16  
SCALE: AS SHOWN

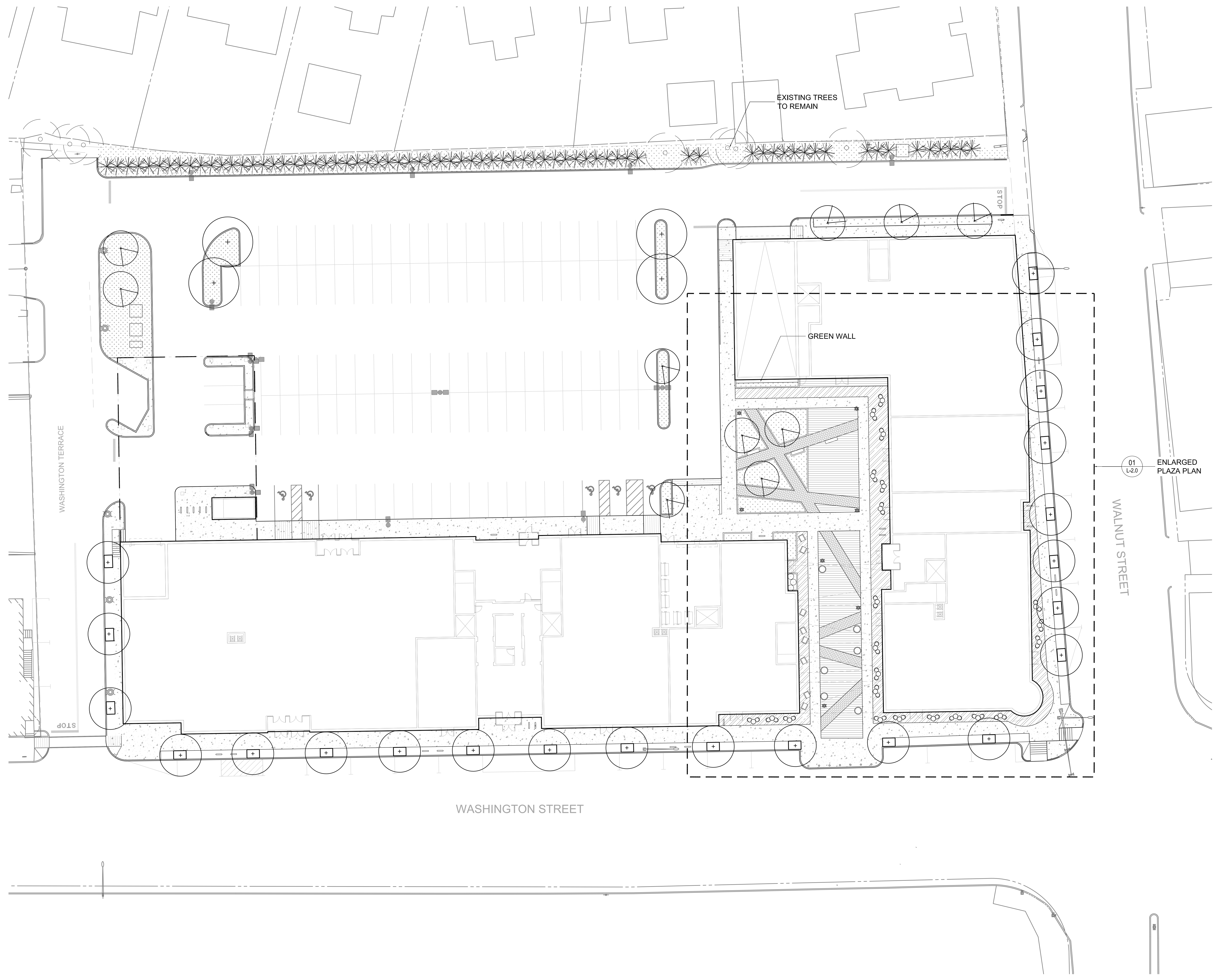
DETAIL SHEET

C8.1

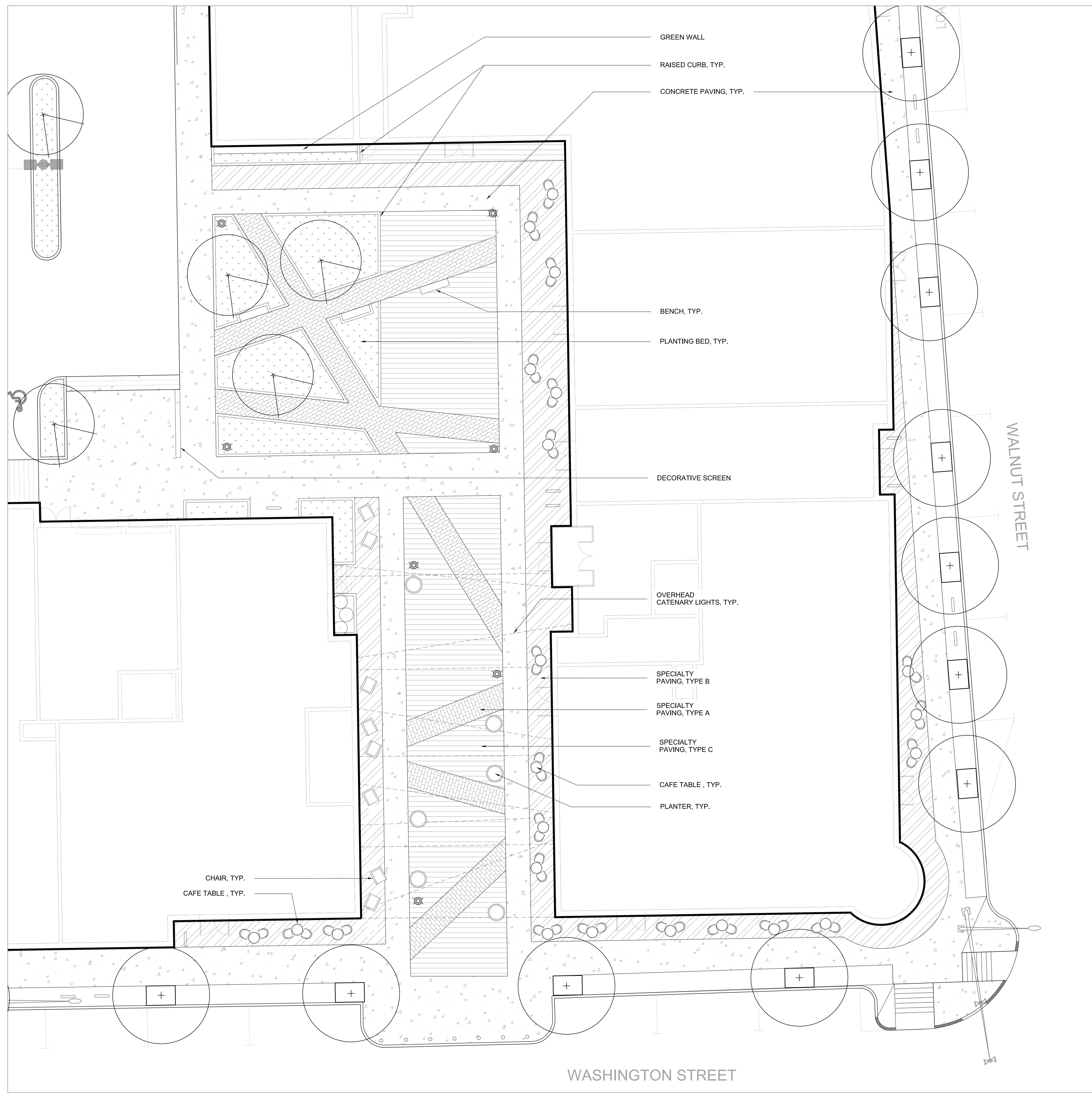
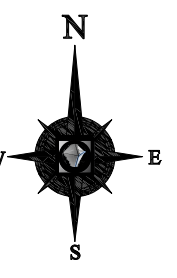


**PLANT LEGEND**

TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
CANOPY SHADE TREES	+	<i>Ulmus americana "Princeton"</i>	American Elm	4-4 1/2" CAL.
		<i>Betula nigra</i>	River Birch	3" Min.
		<i>Quercus macrocarpa</i>	Bur Oak	4-4 1/2" CAL.
		<i>Quercus alba</i>	White Oak	4-4 1/2" CAL.
UNDERSTORY TREES	△	<i>Cornus florida</i>	Flowering Dogwood	10'-12' High
		<i>Magnolia virginiana</i>	Sweetbay Magnolia	10'-12' High
EVERGREEN TREES	★	<i>Thuja (standishii x plicata)</i>	Green Giant	10' High
SMALL SHRUBS	○	<i>Fothergilla gardenii</i>	Fothergilla	3 GAL.
		<i>Rosa virginica</i>	Sweetspire	3 GAL.
PERENNIALS	□	<i>Aquilegia canadensis</i>	Wild Columbine	1 GAL.
		<i>Asclepias incarnata</i>	Swamp Milkweed	1 GAL.
		<i>Carex glauca</i>	Blue Sedge	1 GAL.
		<i>Carex stricta</i>	Tussock Sedge	1 GAL.
		<i>Chamaede cinnamomea</i>	Cinnamon Fern	1 GAL.
		<i>Phlox divaricata</i>	Phlox	1 GAL.
GROUNDCOVERS AND VINES	□	<i>Rudbeckia spp.</i>	Rudbeckia	1 GAL.
		<i>Vinca minor</i>	Creeping Myrtle	4"
		<i>Parthenocissus quinquefolia</i>	Virginia Creeper	4"
		<i>Rosa setigera</i>	Climbing Rose	3 GAL.
		<i>Hydrangea anomala</i>	Climbing Hydrangea	5 GAL.



**01** Landscape Plan  
SCALE: 1" = 20'-0"



GREEN WALL  
RAISED CURB, TYP.  
CONCRETE PAVING, TYP.

BENCH, TYP.  
PLANTING BED, TYP.

DECORATIVE SCREEN

OVERHEAD CATENARY LIGHTS, TYP.

SPECIALTY PAVING, TYPE B

SPECIALTY PAVING, TYPE A

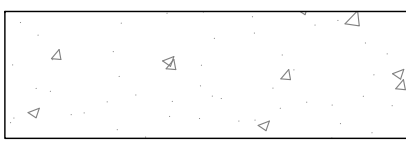
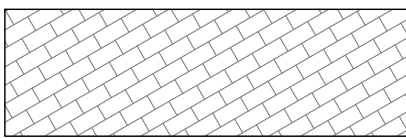

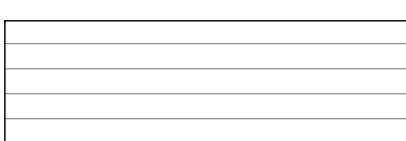
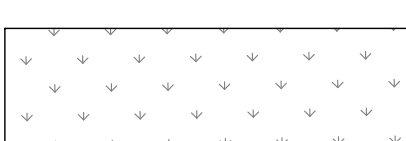



SPECIALTY PAVING, TYPE C

CAFE TABLE, TYP.

PLANTER, TYP.

CHAIR, TYP.  
CAFE TABLE, TYP.

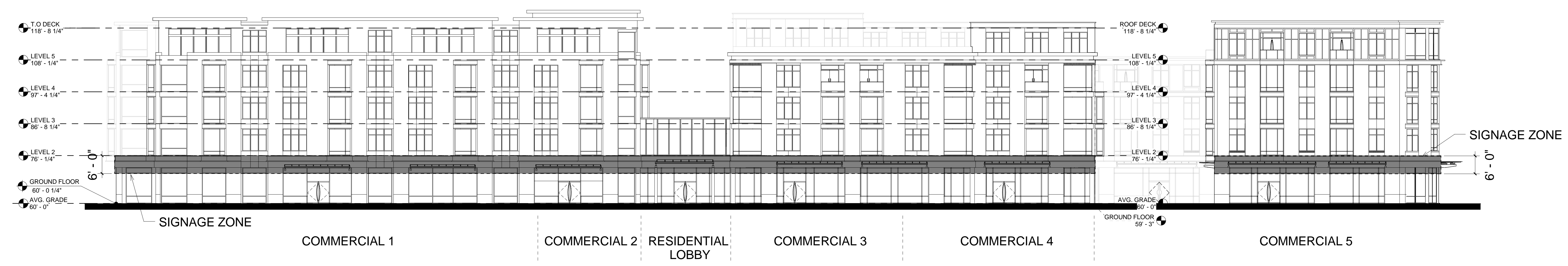
**MATERIALS LEGEND**

-  CONCRETE PAVING
-  SPECIALTY PAVING, TYPE A
-  SPECIALTY PAVING, TYPE B
-  SPECIALTY PAVING, TYPE C
-  PLANTING BED, TYPE
-  PLANTER
-  TABLE
-  CATENARY LIGHTS

NOTE: SEE L1.0 FOR PLANT LEGEND

**01** Enlarged Plaza Plan  
SCALE: 1/8" = 1'-0"





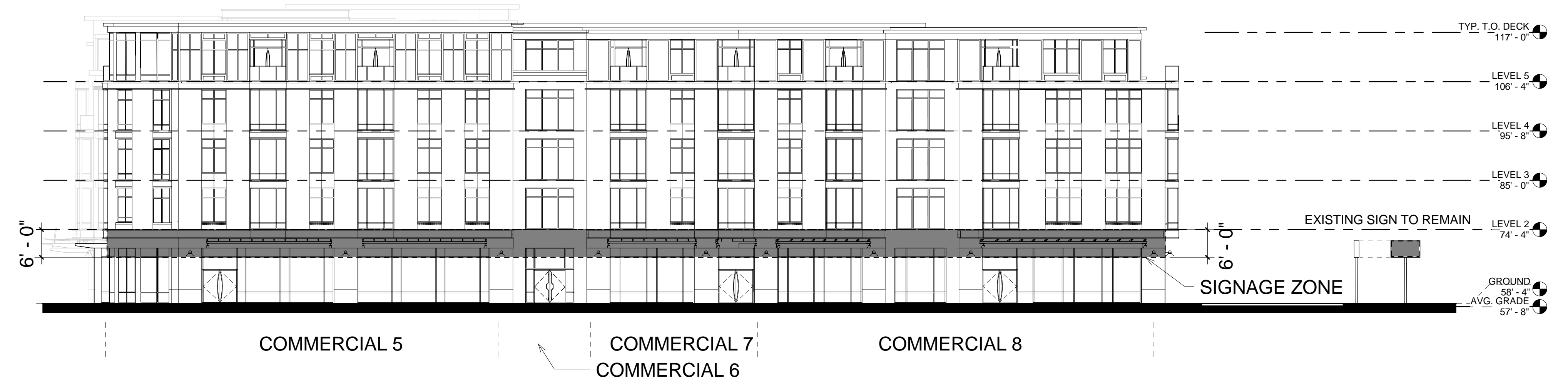
**1 SOUTH ELEVATION - WASHINGTON STREET - SIGNAGE**  
1/16" = 1'-0"



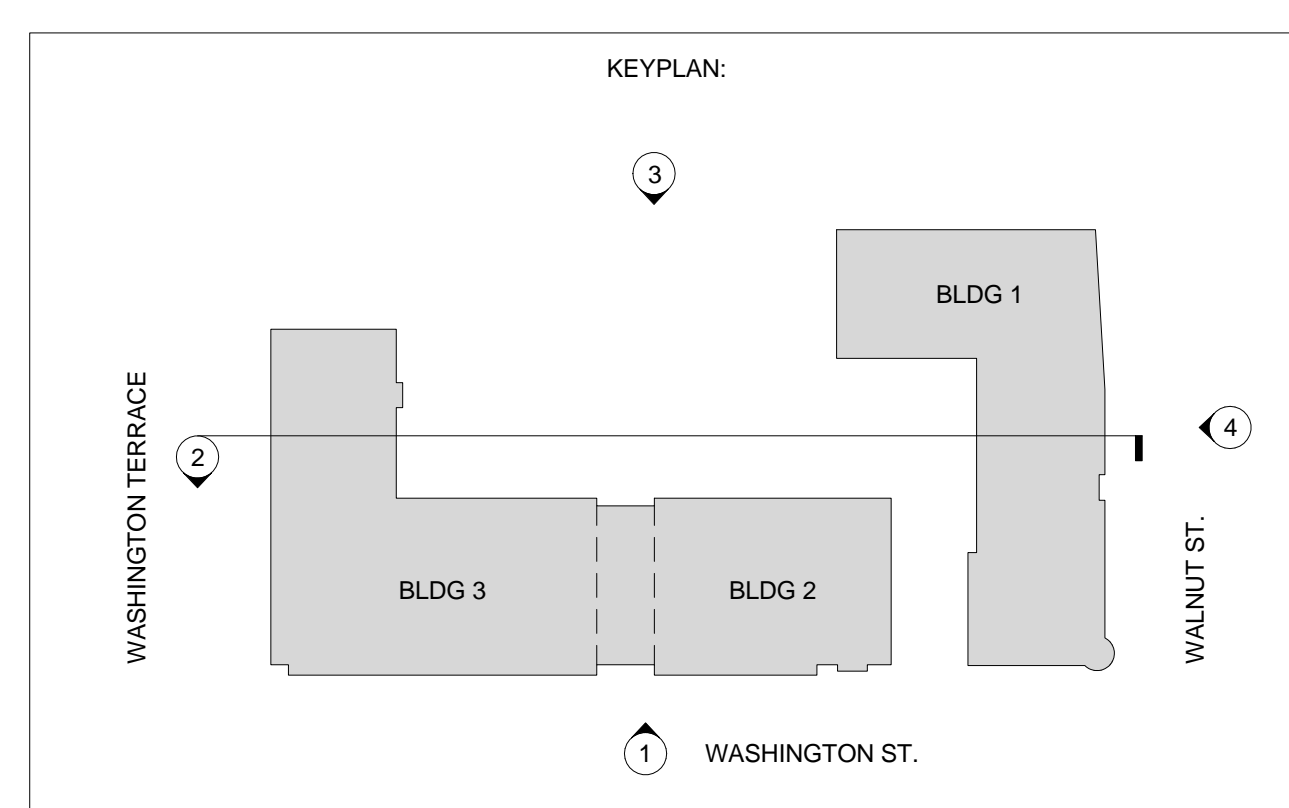
**2 NORTH ELEVATION/ SECTION - SIGNAGE**  
1/16" = 1'-0"



**3 NORTH ELEVATION - SIGNAGE**  
1/16" = 1'-0"

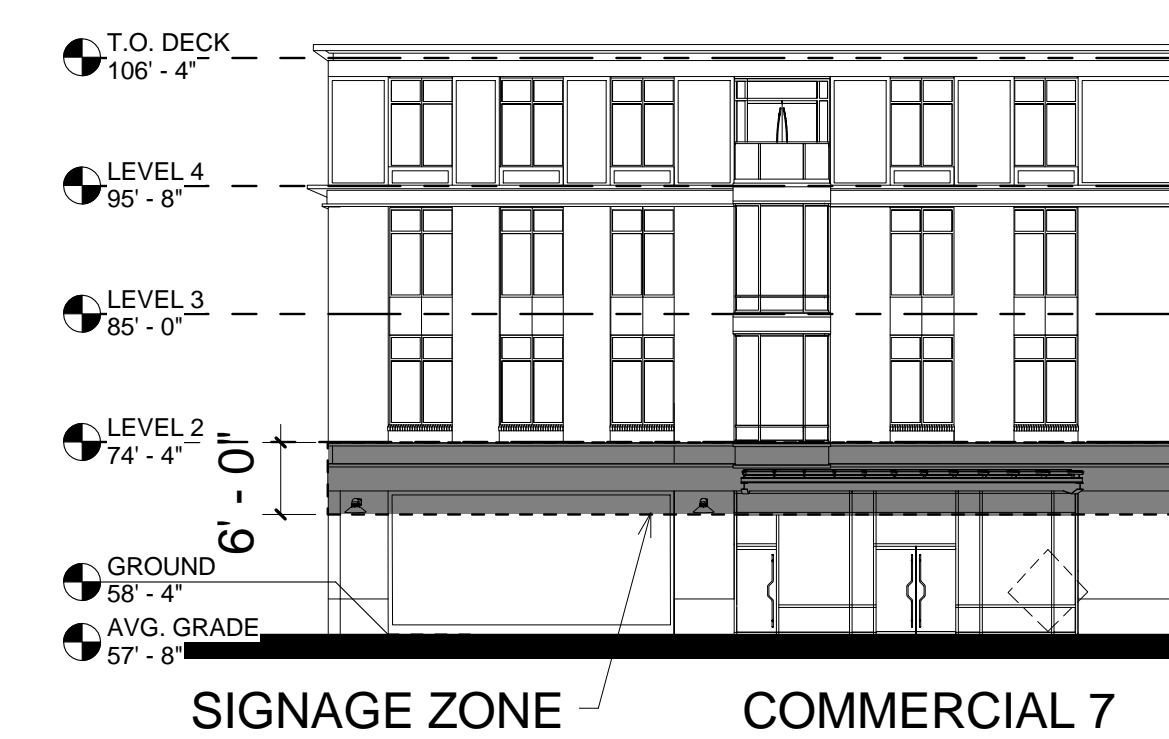


**4 EAST ELEVATION - WALNUT STREET - SIGNAGE**  
1/16" = 1'-0"

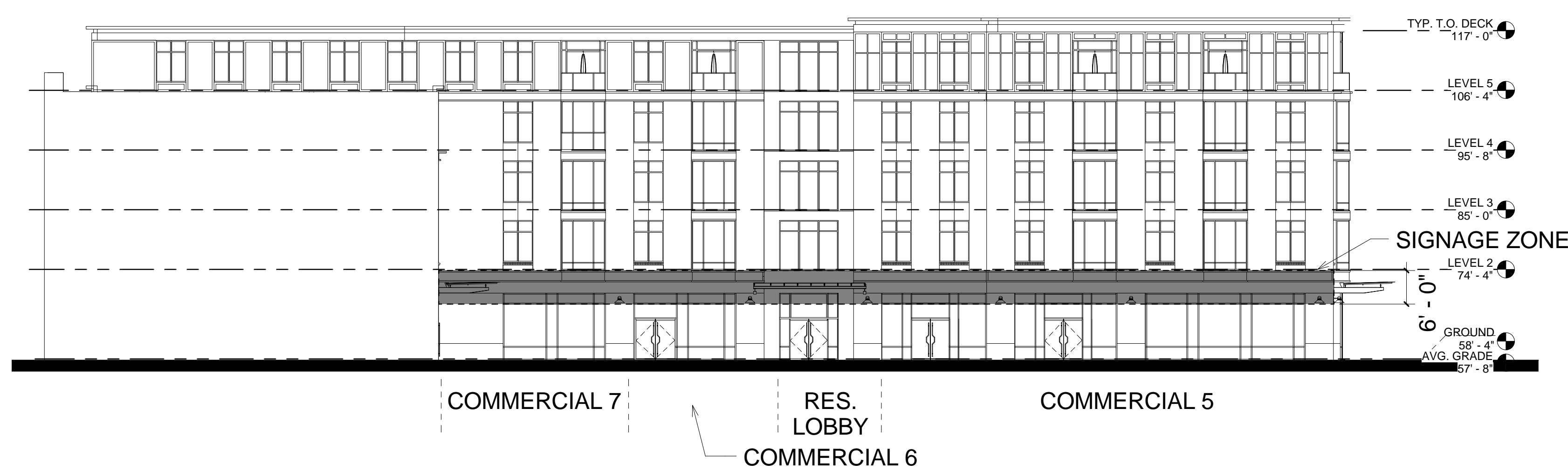




1 WEST ELEVATION - WASHINGTON TERRACE - SIGNAGE  
1/16" = 1'-0"



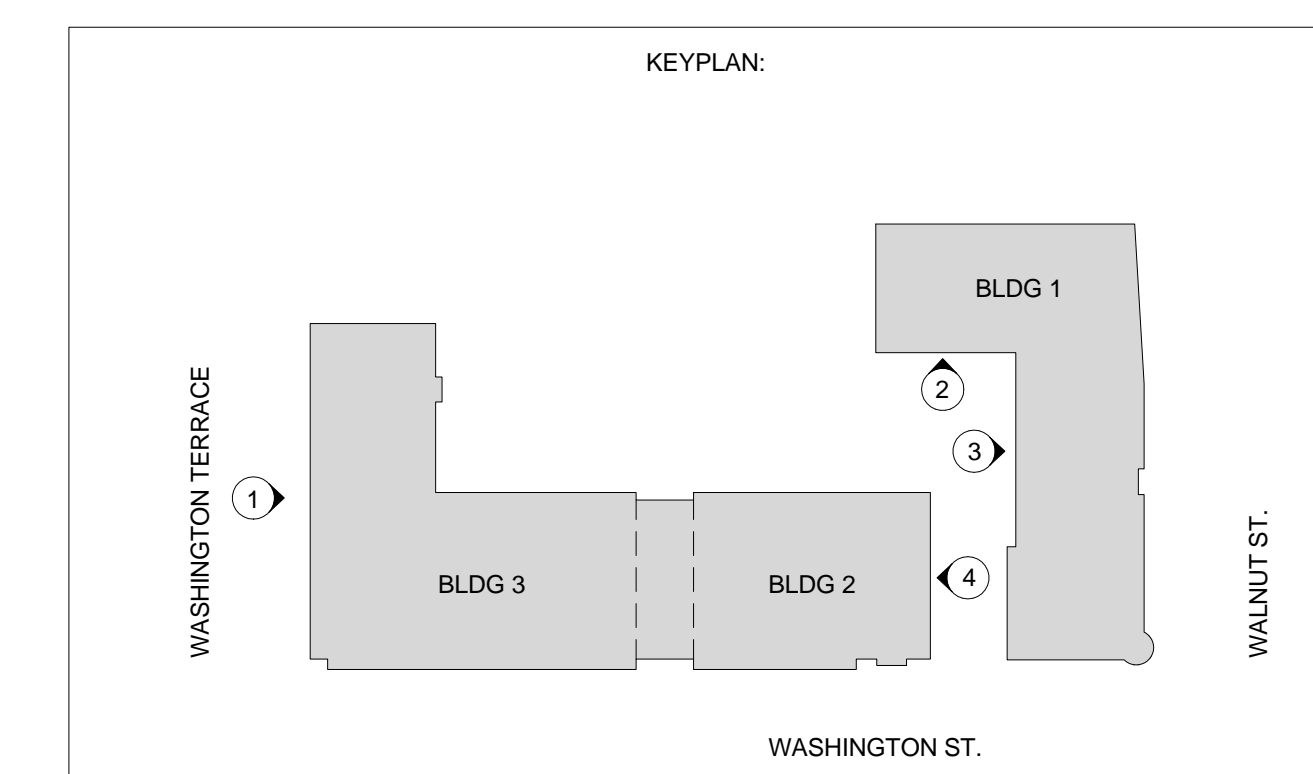
2 COURTYARD ELEVATION 1 - SIGNAGE  
1/16" = 1'-0"

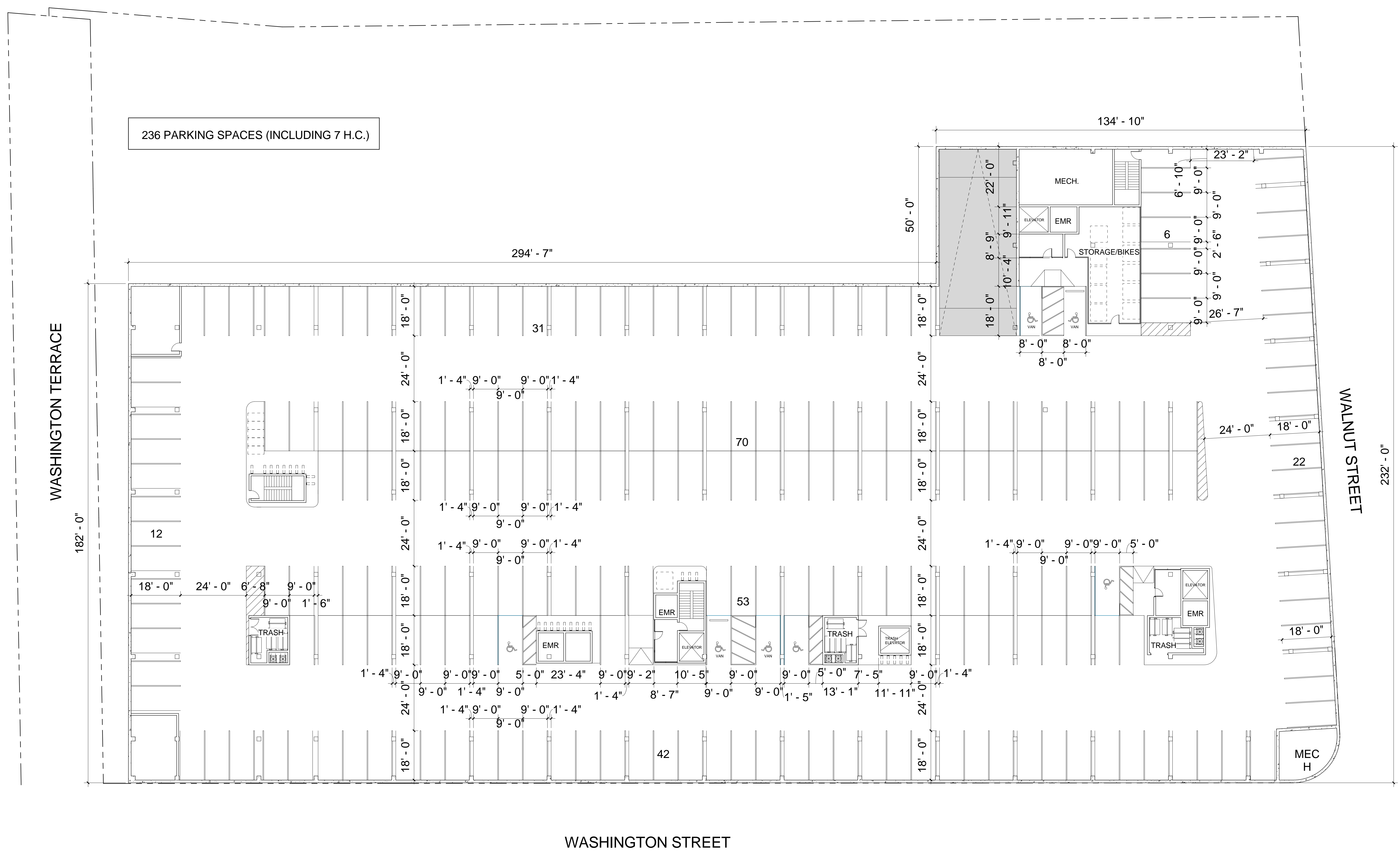


3 COURTYARD ELEVATION 2 - SIGNAGE  
1/16" = 1'-0"



4 COURTYARD ELEVATION 3 - SIGNAGE  
1/16" = 1'-0"





**1 UNDERGROUND PARKING PLAN**  
1/16" = 1'-0"

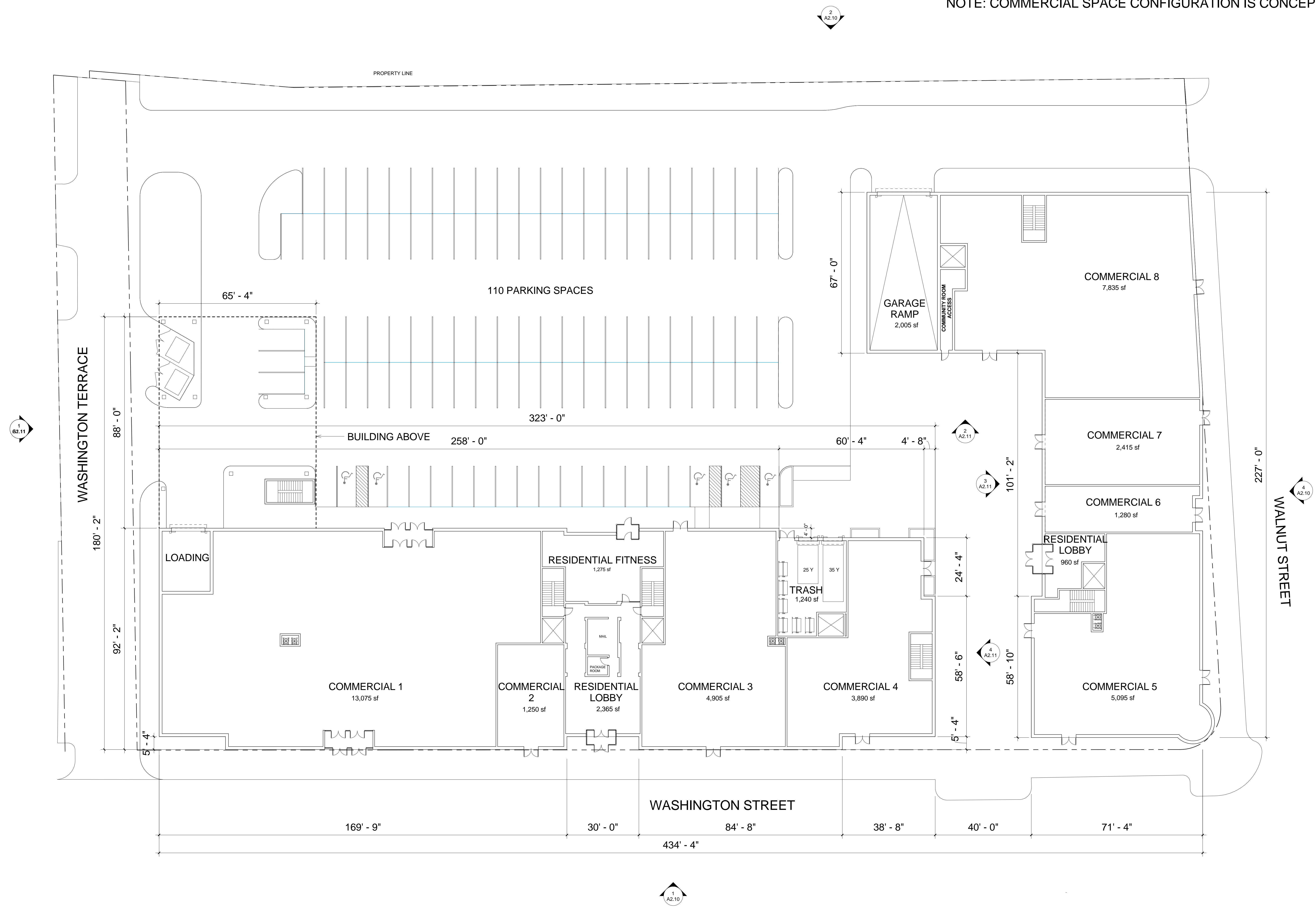
**WASHINGTON PLACE**  
WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

REVISIONS


ORIGINAL ISSUE  
ORIGINAL SHEET ISSUE  
05/05/2016  
SCALE: 1/16" = 1'-0"

**UNDERGROUND  
PARKING  
PLAN**

NOTE: COMMERCIAL SPACE CONFIGURATION IS CONCEPTUAL



**1** GROUND FLOOR PLAN  
1/16" = 1'-0"

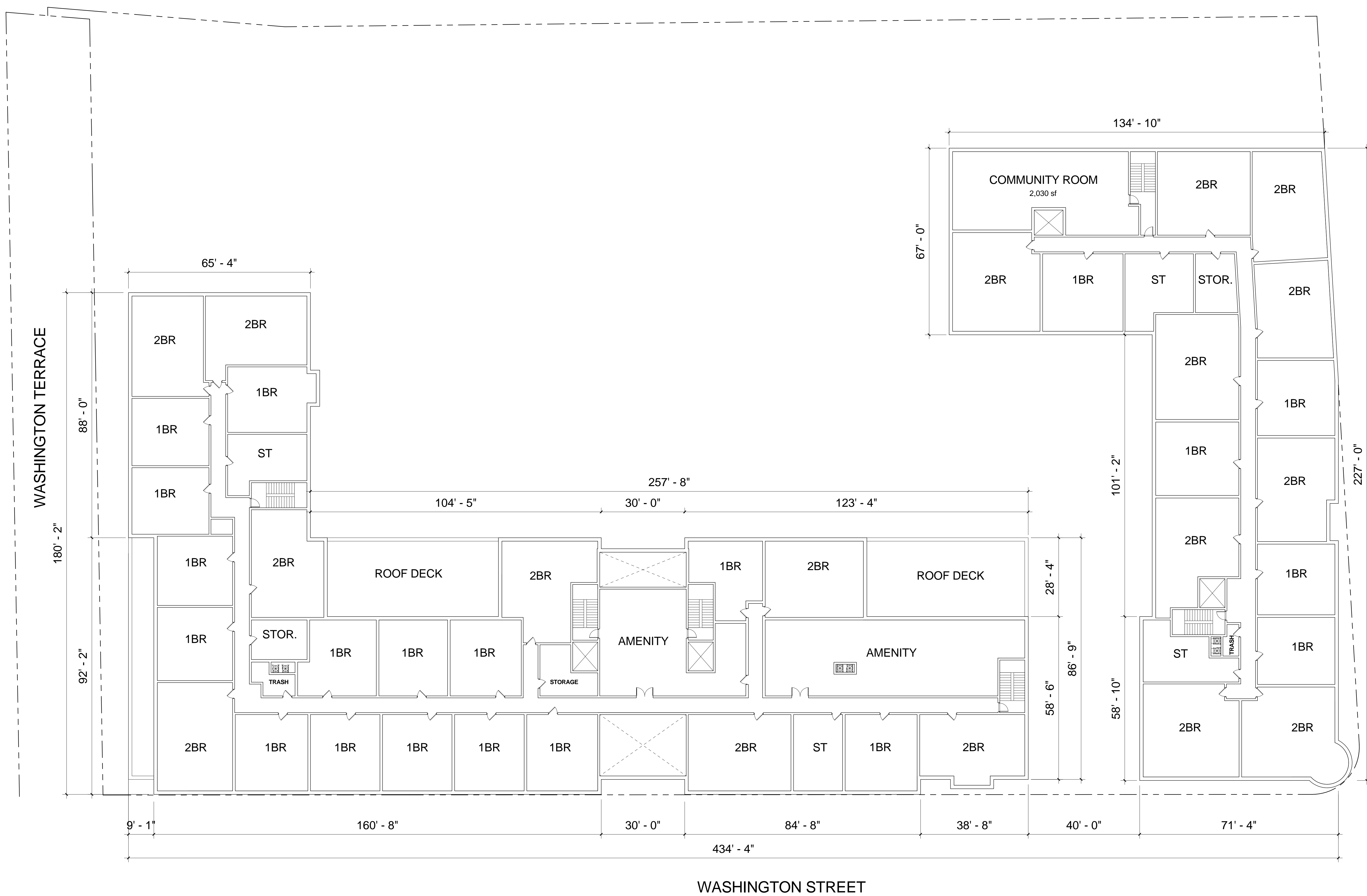
**WASHINGTON PLACE**  
WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE:  
05/05/2016  
SCALE: 1/16" = 1'-0"

GROUND FLOOR PLAN

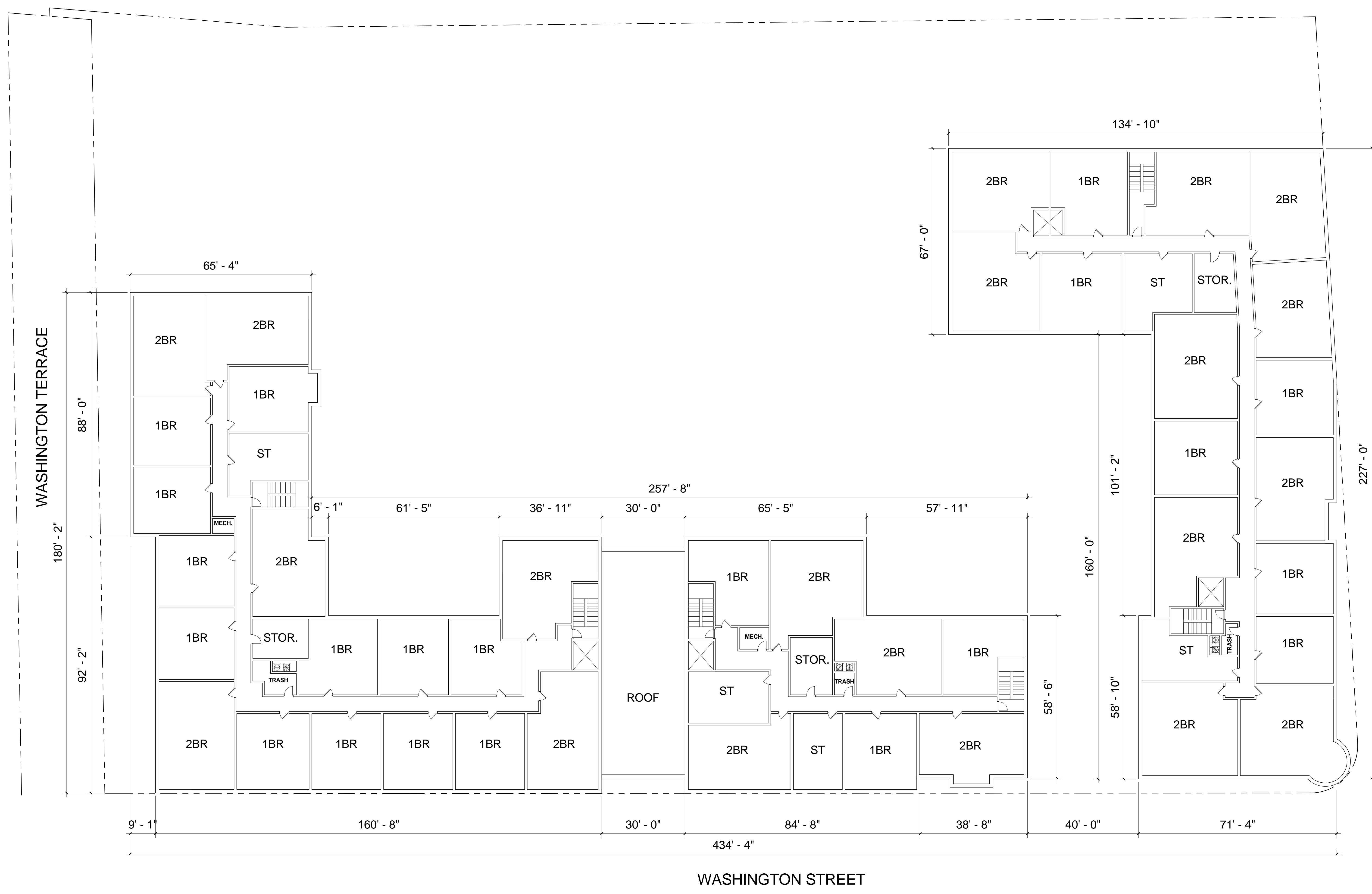


**1 SECOND FLOOR PLAN**  
1/16" = 1'-0"

REVISIONS:


ORIGINAL ISSUE:  
05/05/2016  
SCALE: 1/16" = 1'-0"

**SECOND FLOOR PLAN**



**1 THIRD FLOOR PLAN**  
1/16" = 1'-0"

REVISIONS

NO.	DESCRIPTION

ORIGINAL ISSUE:  
05/05/2016  
SCALE: 1/16" = 1'-0"

THIRD FLOOR PLAN

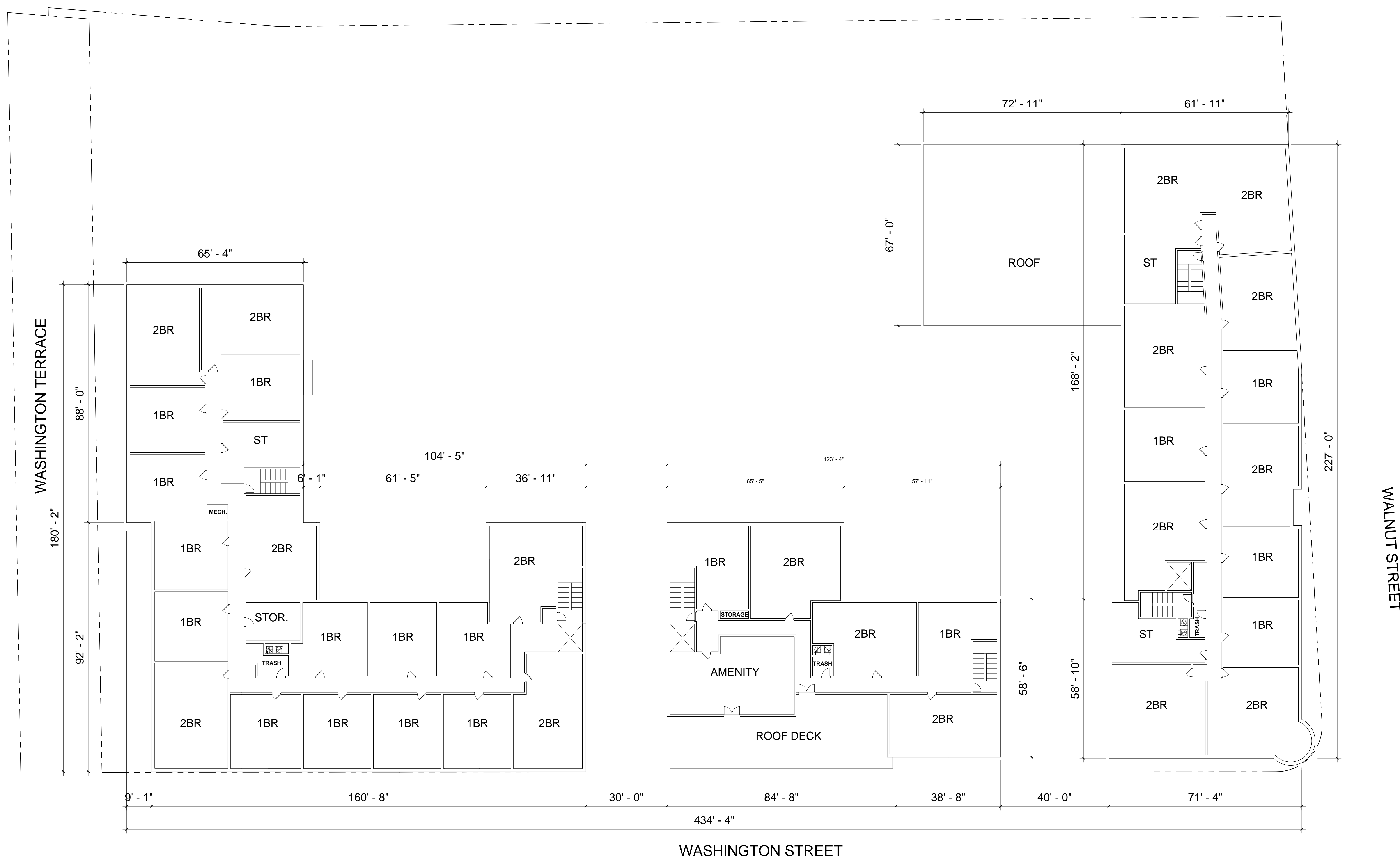


**1 FOURTH FLOOR PLAN**  
1/16" = 1'-0"

REVISIONS


ORIGINAL ISSUE:  
05/05/2016  
SCALE: 1/16" = 1'-0"

**FOURTH FLOOR PLAN**



**1 FIFTH FLOOR PLAN**  
1/16" = 1'-0"

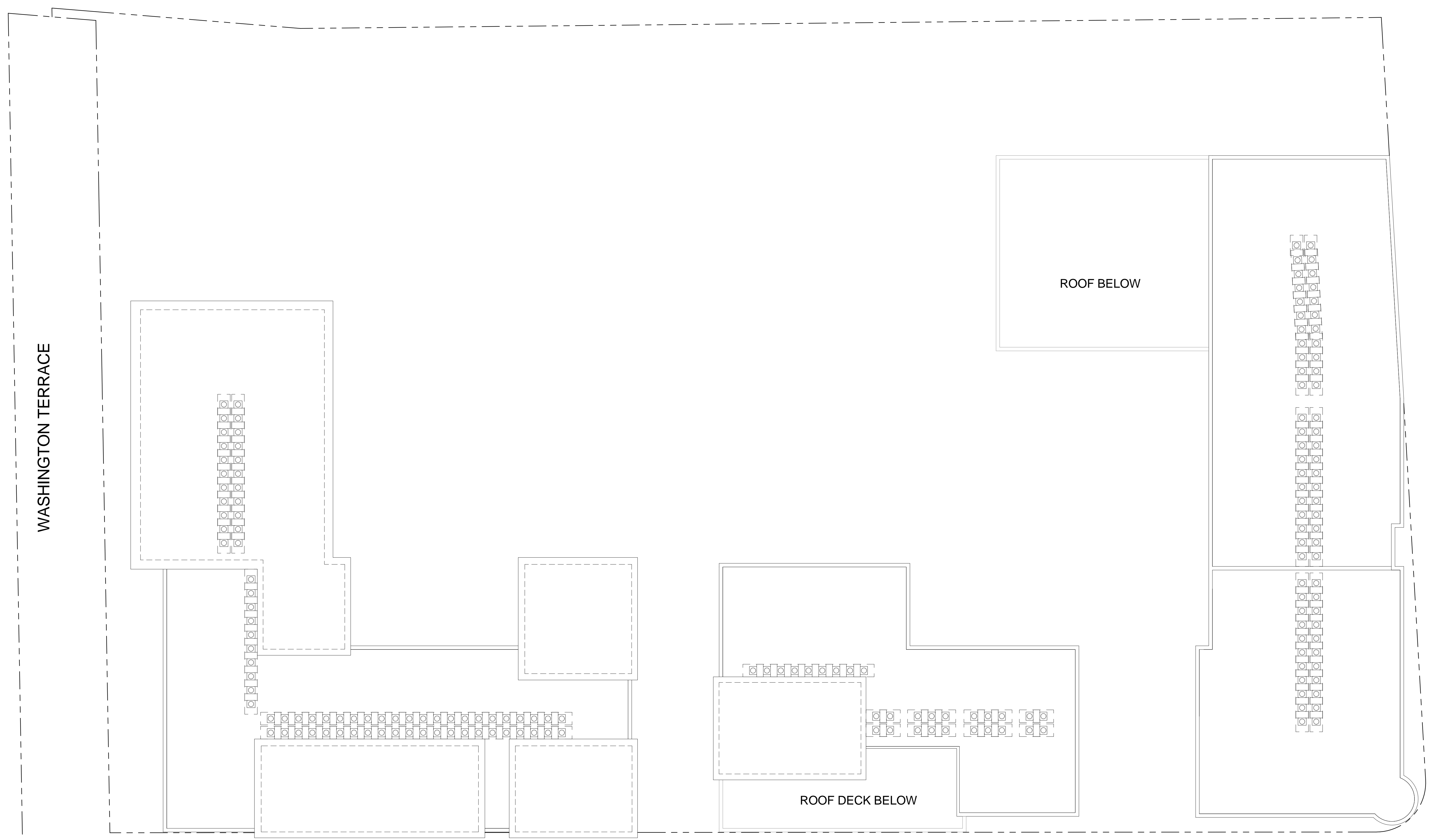
REVISIONS

NO.	DATE	DESCRIPTION

ORIGINAL ISSUE:  
05/05/2016  
SCALE: 1/16" = 1'-0"

FIFTH FLOOR PLAN





**1 ROOF PLAN**  
1/16" = 1'-0"

 ROOFTOP CONDENSING UNIT

REVISIONS:


ORIGINAL ISSUE  
ORIGINAL SHEET ISSUE  
05/05/2016  
SCALE: 1/16" = 1'-0"

ROOF PLAN



1 SOUTH ELEVATION - WASHINGTON STREET  
1/16" = 1'-0"



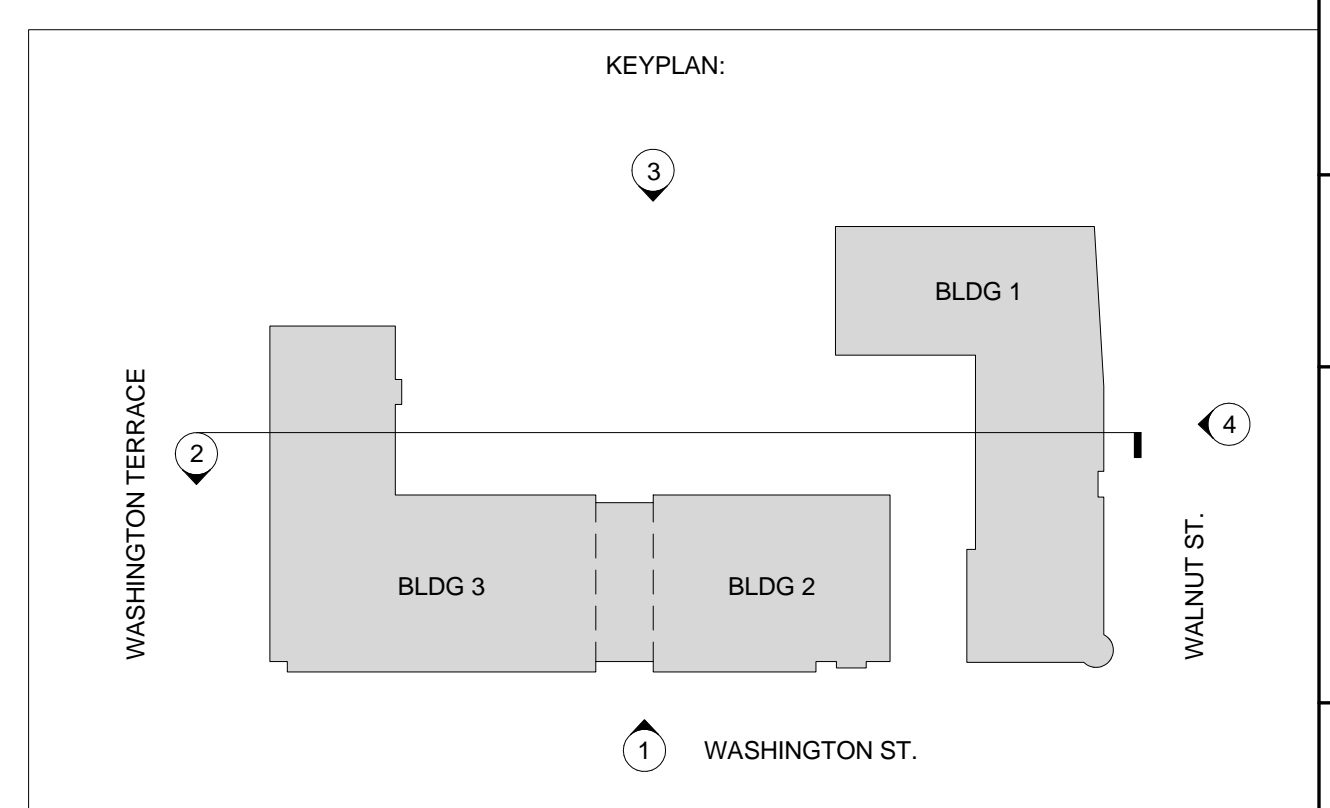
2 NORTH ELEVATION/ SECTION  
1/16" = 1'-0"



3 NORTH ELEVATION  
1/16" = 1'-0"



4 EAST ELEVATION - WALNUT STREET  
1/16" = 1'-0"



**WASHINGTON PLACE**  
WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

REVISIONS:

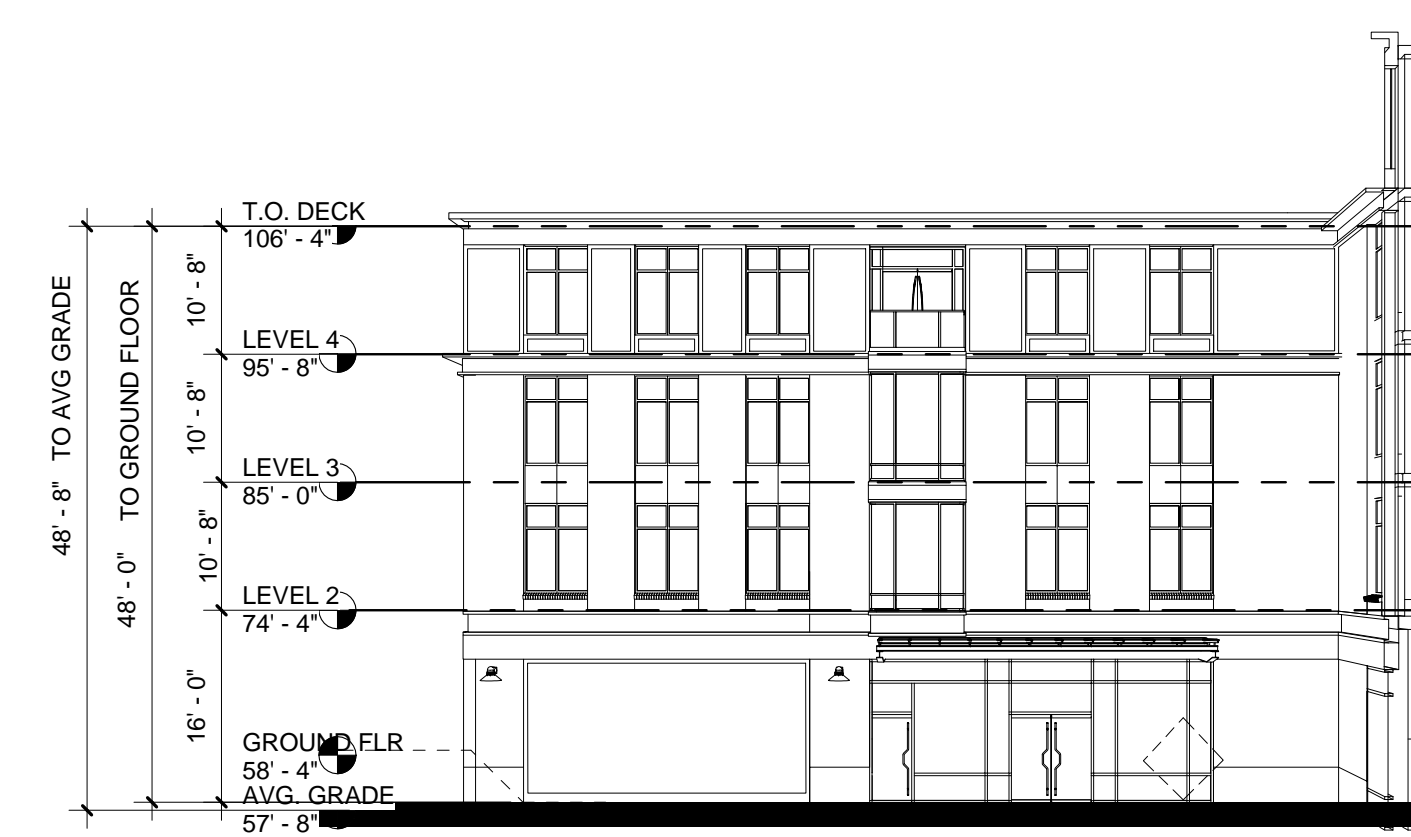
ORIGINAL ISSUE  
ORIGINAL SHEET ISSUE  
05/05/2016  
SCALE: As indicated

**BUILDING ELEVATIONS**

**A2.10**  
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1 WEST ELEVATION - WASHINGTON TERRACE  
1/16" = 1'-0"



2 COURTYARD ELEVATION 1  
1/16" = 1'-0"



3 COURTYARD ELEVATION 2  
1/16" = 1'-0"



4 COURTYARD ELEVATION 3  
1/16" = 1'-0"

