

# WASHINGTON PLACE

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

PCA PROJECT #: 15063



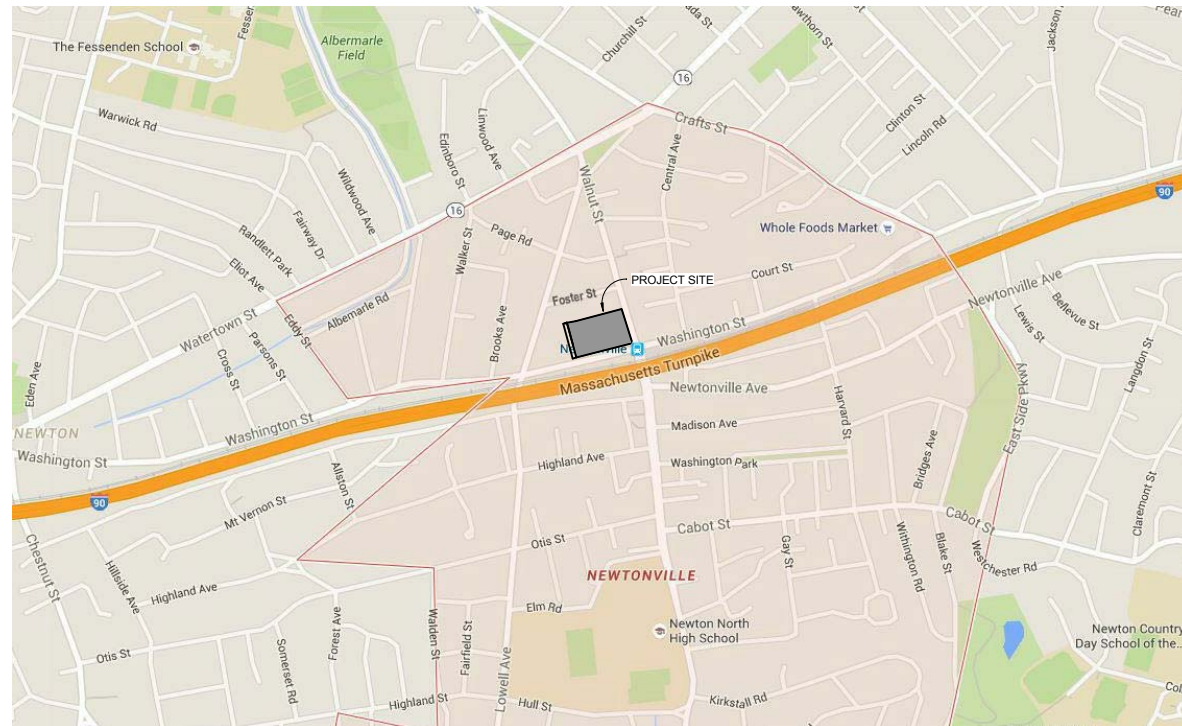
OWNER:  
**MARK NEWTONVILLE, LLC**  
57 RIVER STREET, SUITE 106  
WELLESLEY, MA 02481

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>

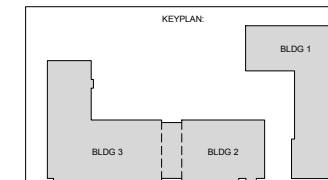
PARKING	
UNDERGROUND PARKING AREA	84,430 SF
SURFACE PARKING SPACES	110
UNDERGROUND PARKING SPACES	236

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.	DESCRIPTION	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>



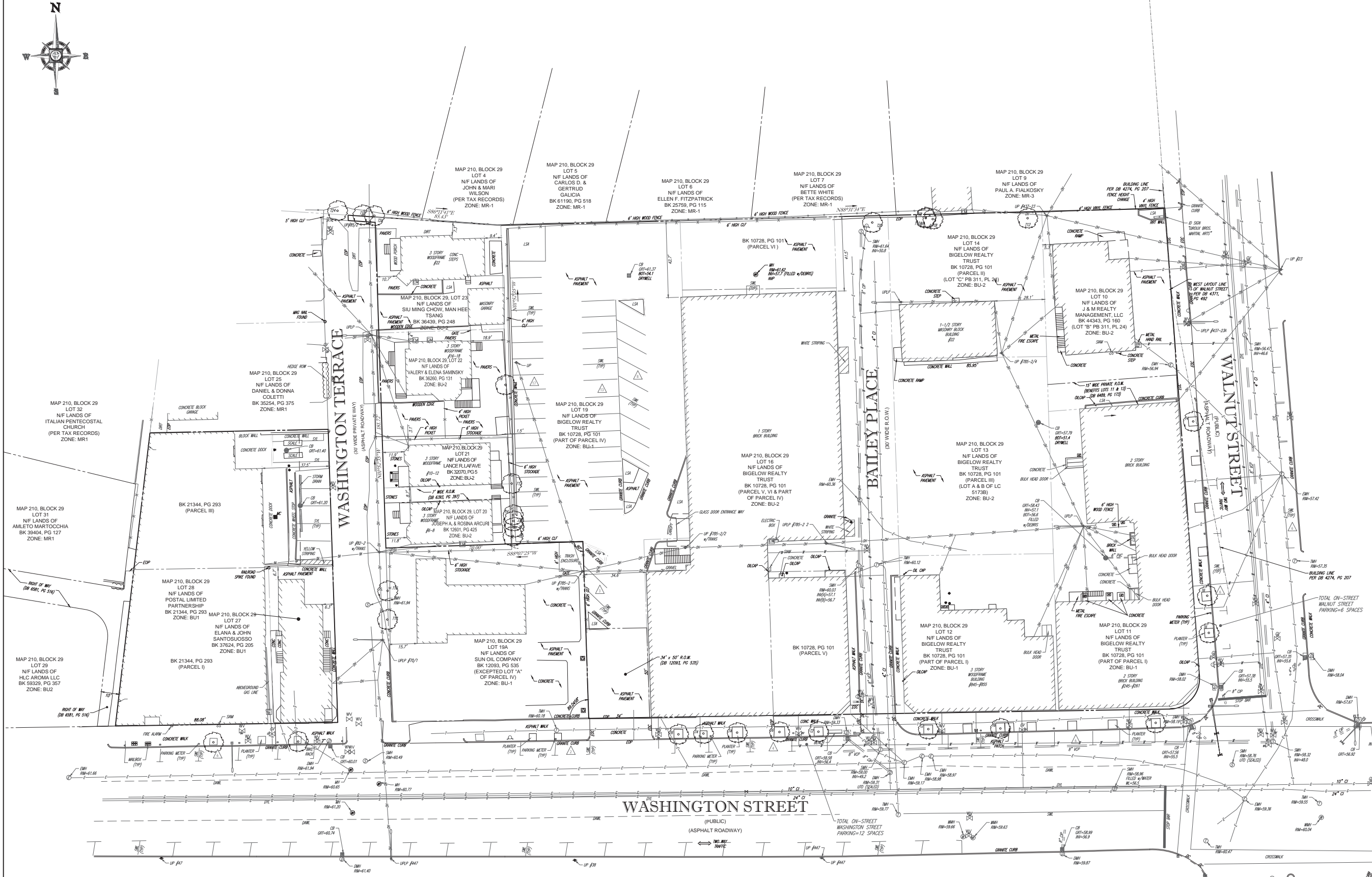
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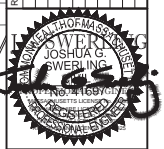
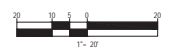


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NOTE: 18 EXISTING ON-STREET PARKING SPACES ALONG PROJECT FRONTAGE (WASHINGTON & WALNUT)

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"=



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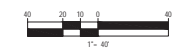
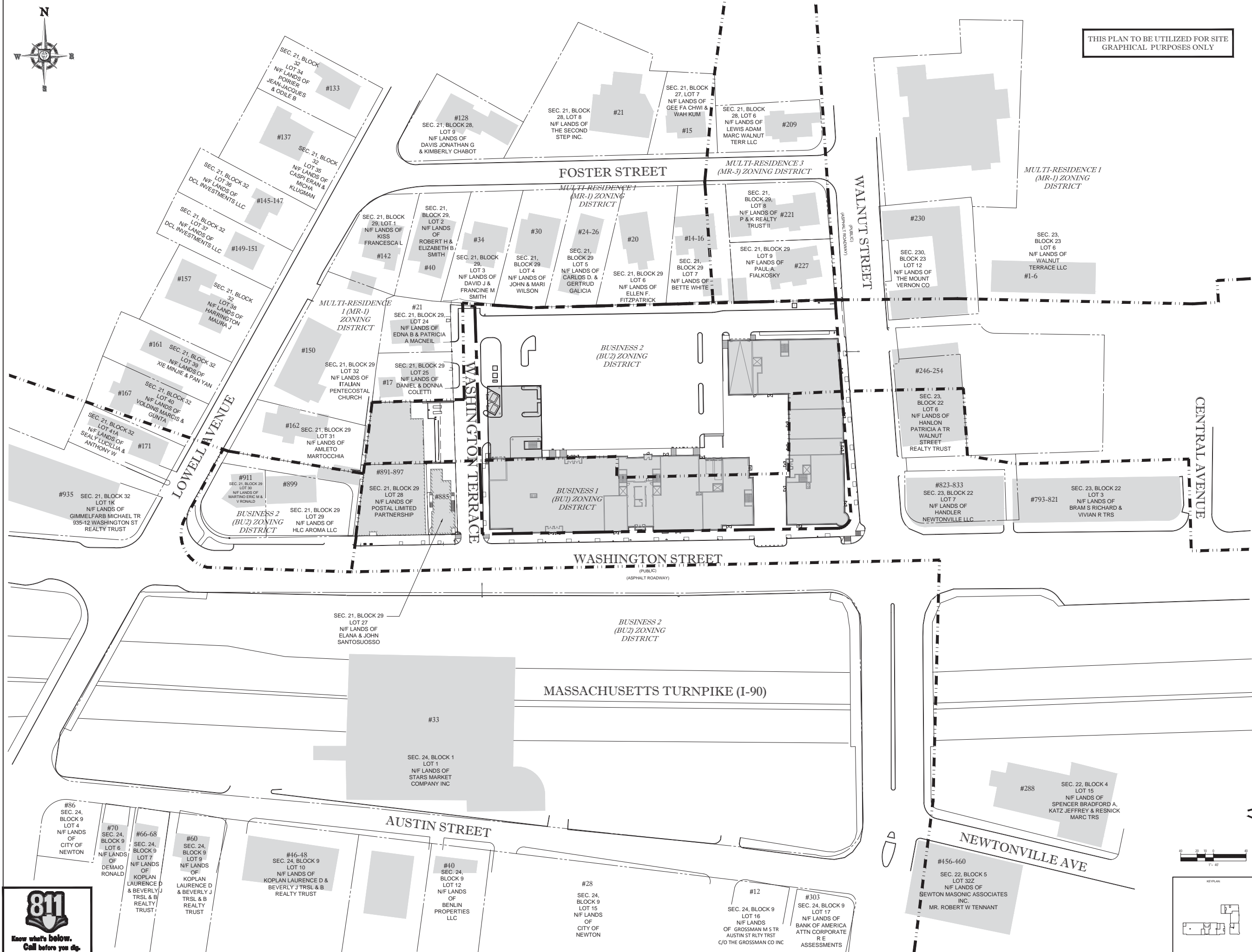
EXISTING CONDITIONS PLAN

C2.0



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



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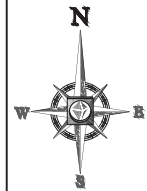


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AREA PLAN

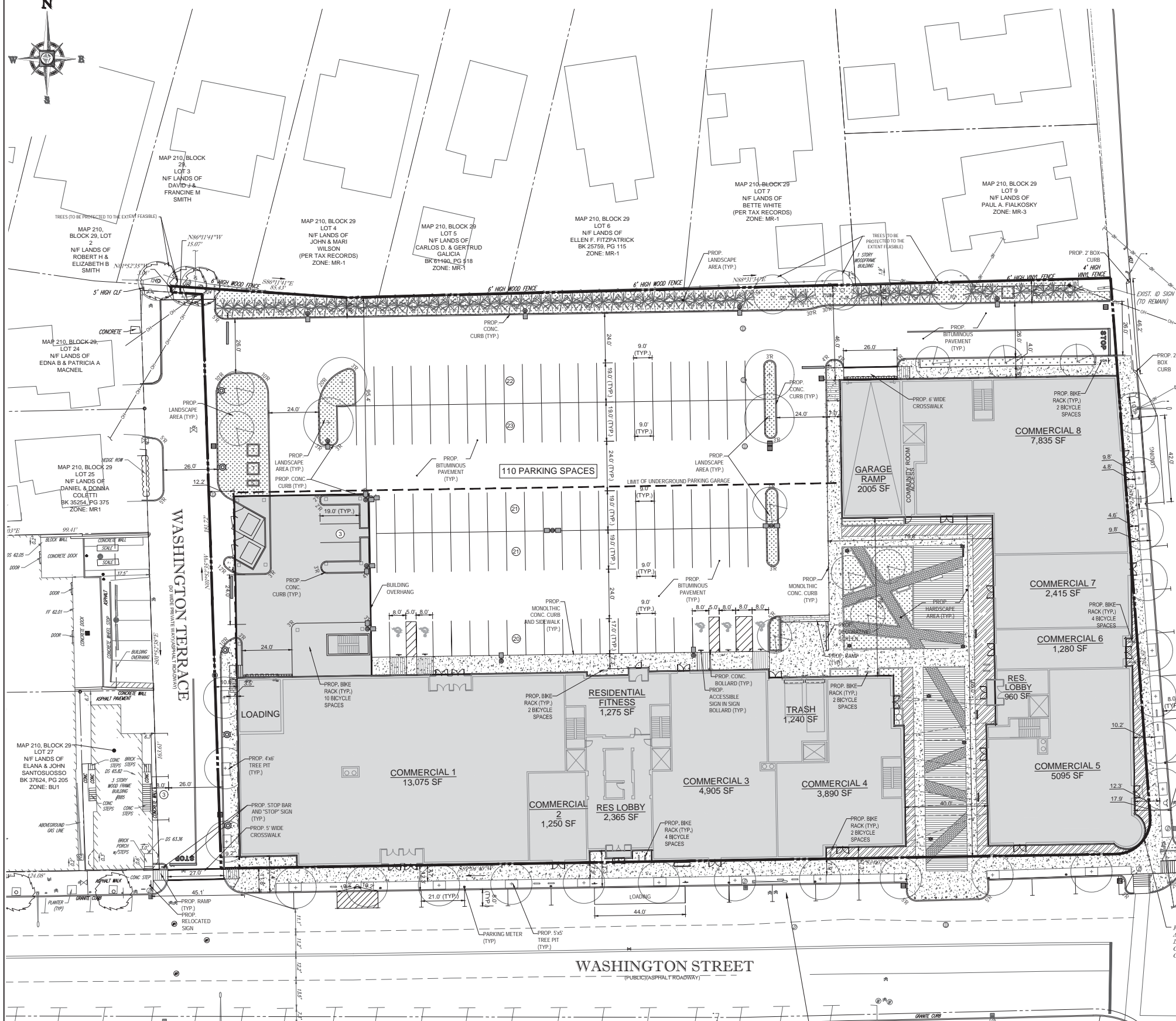
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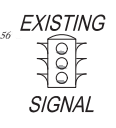
ZONING ANALYSIS TABLE			
ZONING DISTRICT	EXISTING ZONING: BUSINESS 1 AND BUSINESS 2 PROPOSED ZONING: MIXED USE 4 (MU-4)		
ZONE CRITERIA	REQUIRED / ALLOWED BY RIGHT	ALLOWED BY SPECIAL PERMIT	PROPOSED
MINIMUM LOT AREA	10,000 SF	N/A	123,954 SF
MINIMUM LOT AREA PER UNIT	1,000 SF PER UNIT	LESS THAN 1,000 SF PER UNIT	725 SF PER UNIT
MINIMUM LOT FRONTAGE PER STREET	80 FT	N/A	181.72' WASHINGTON TERRACE 234.02' WASHINGTON STREET 261.82' 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 STORES	36 FT / 3 STORES*	60 FT / 5 STORES	60 FT / 5 STORES
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

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



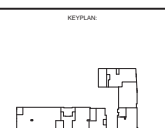
**ON-STREET PARKING SUMMARY**  
 EX. WASHINGTON ST. = 12 SPACES  
 EX. WALNUT ST. = 6 SPACES  
 EX. TOTAL = 18 SPACES

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



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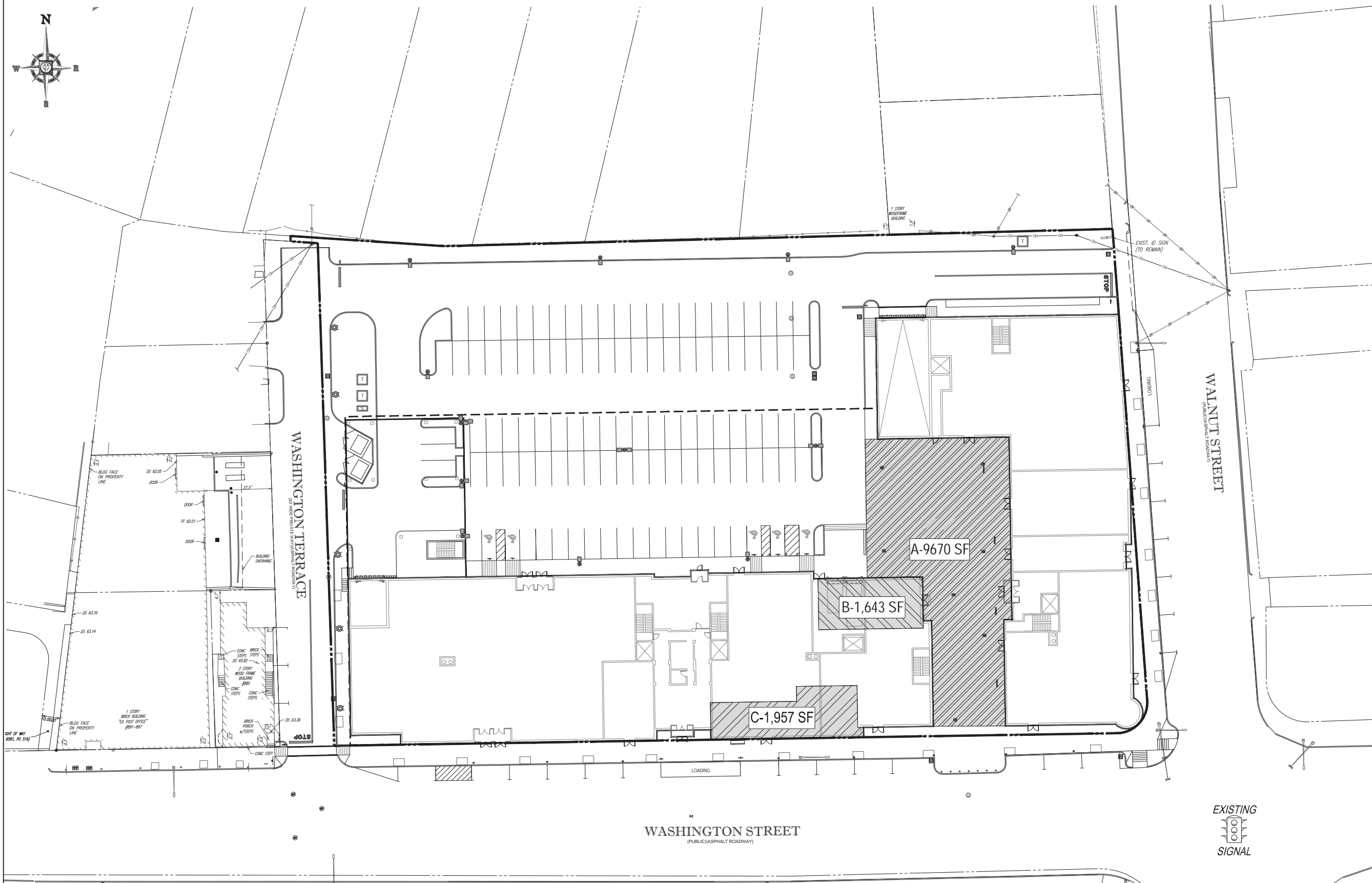


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PROPOSED SITE PLAN

C3.1

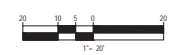
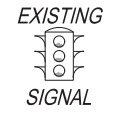
PCA PROJECT #: 10663



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

**BENEFICIAL OPEN SPACE LEGEND**

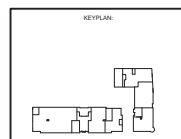
	A-9,670 SF	HARDSCAPE
	B-1,643 SF	ROOF DECK
	C-1,957 SF	ROOF DECK
TOTAL 13,270 SF (10.7%)		
NOTE: TOTAL LOT AREA = 123,956 SF 13,270 / 123,956 = 0.107 OR 10.7%		



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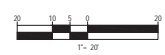
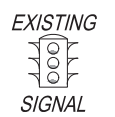
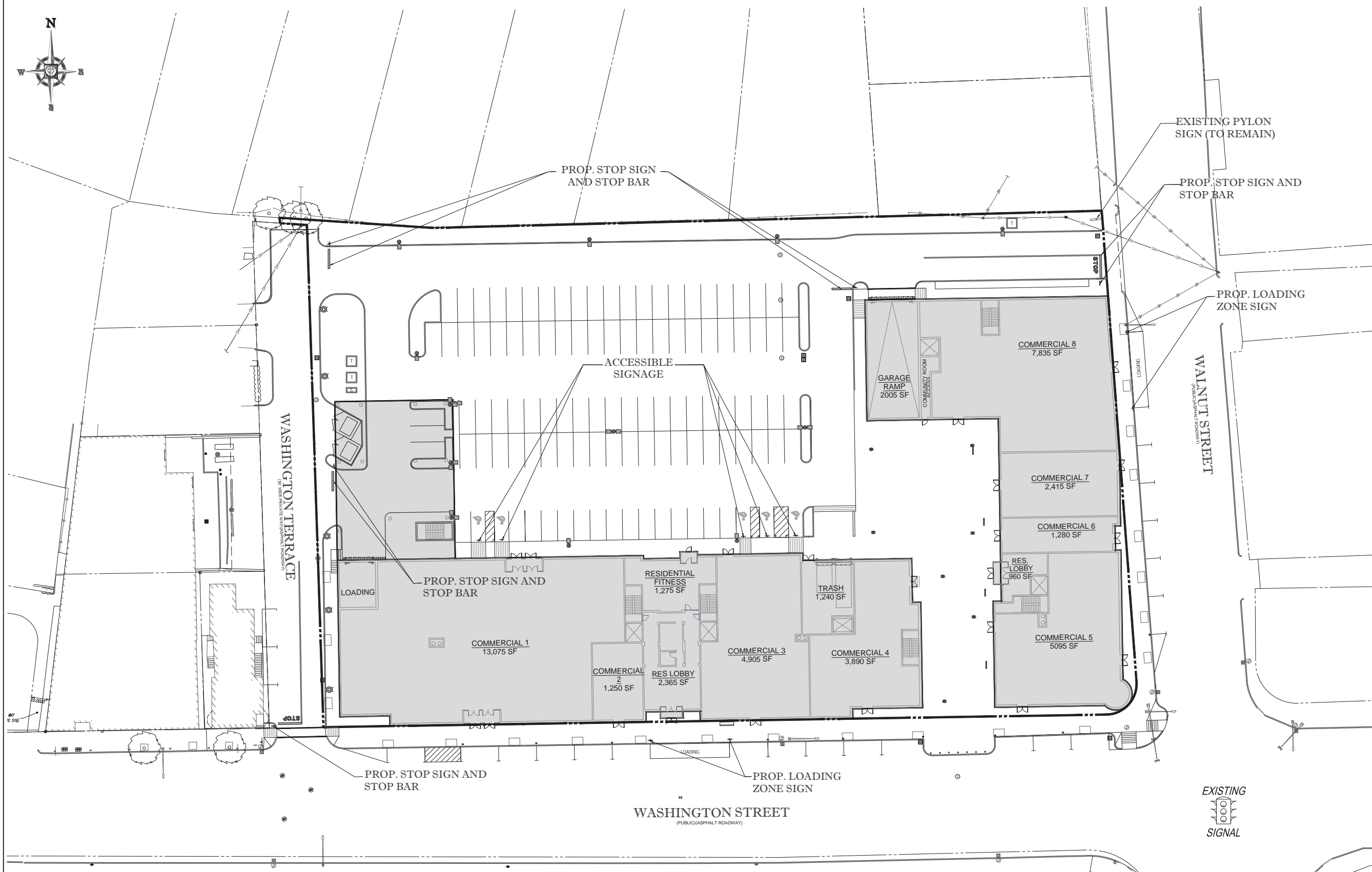


BENEFICIAL OPEN SPACE PLAN

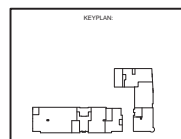




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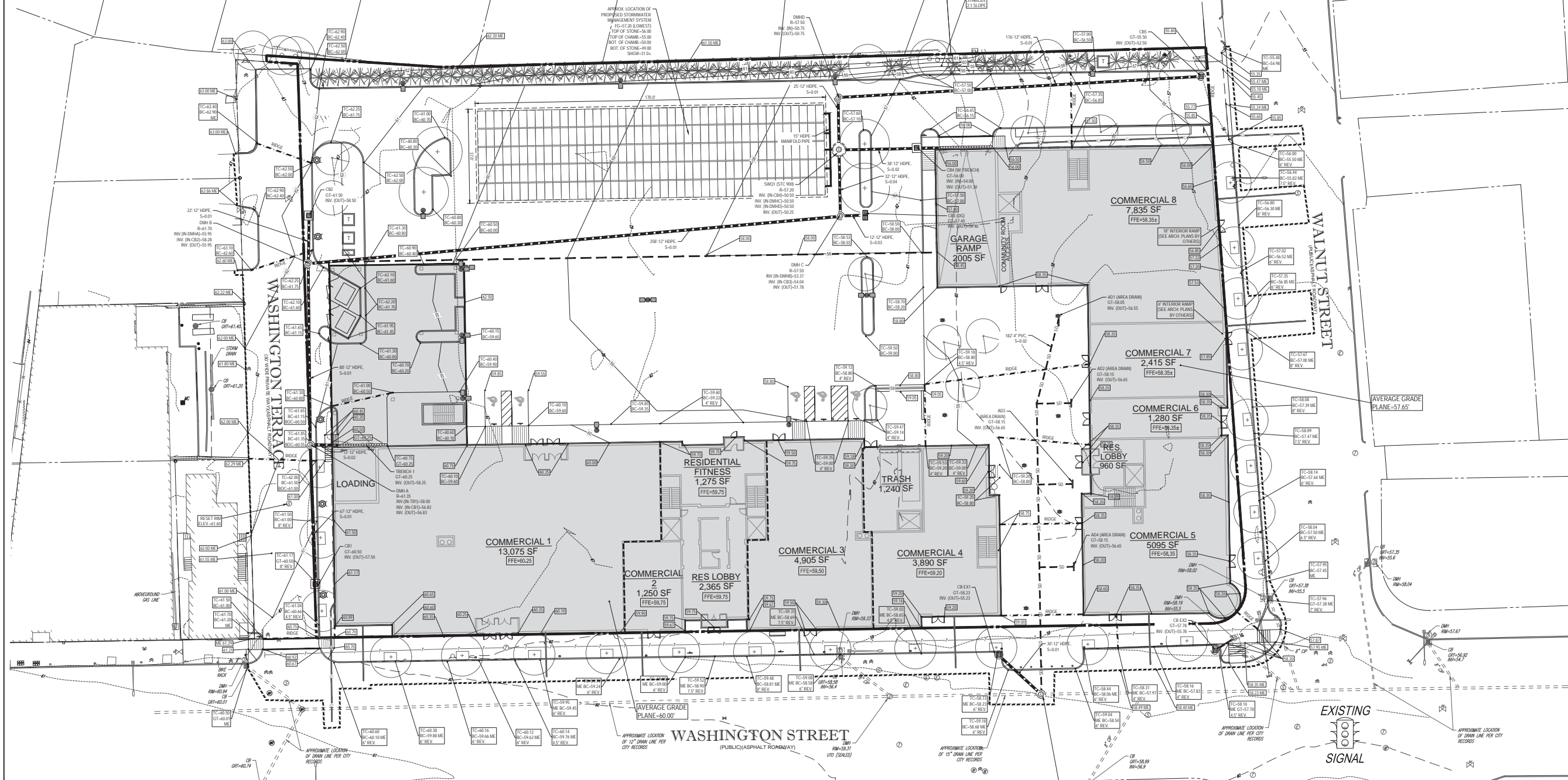
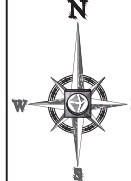
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SITE DIRECTIONAL SIGNAGE PLAN

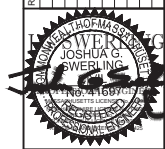
C3.3

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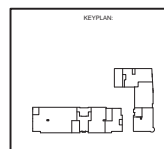
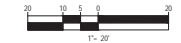
**GRADING & DRAINAGE PLAN**

C4.0



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REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES

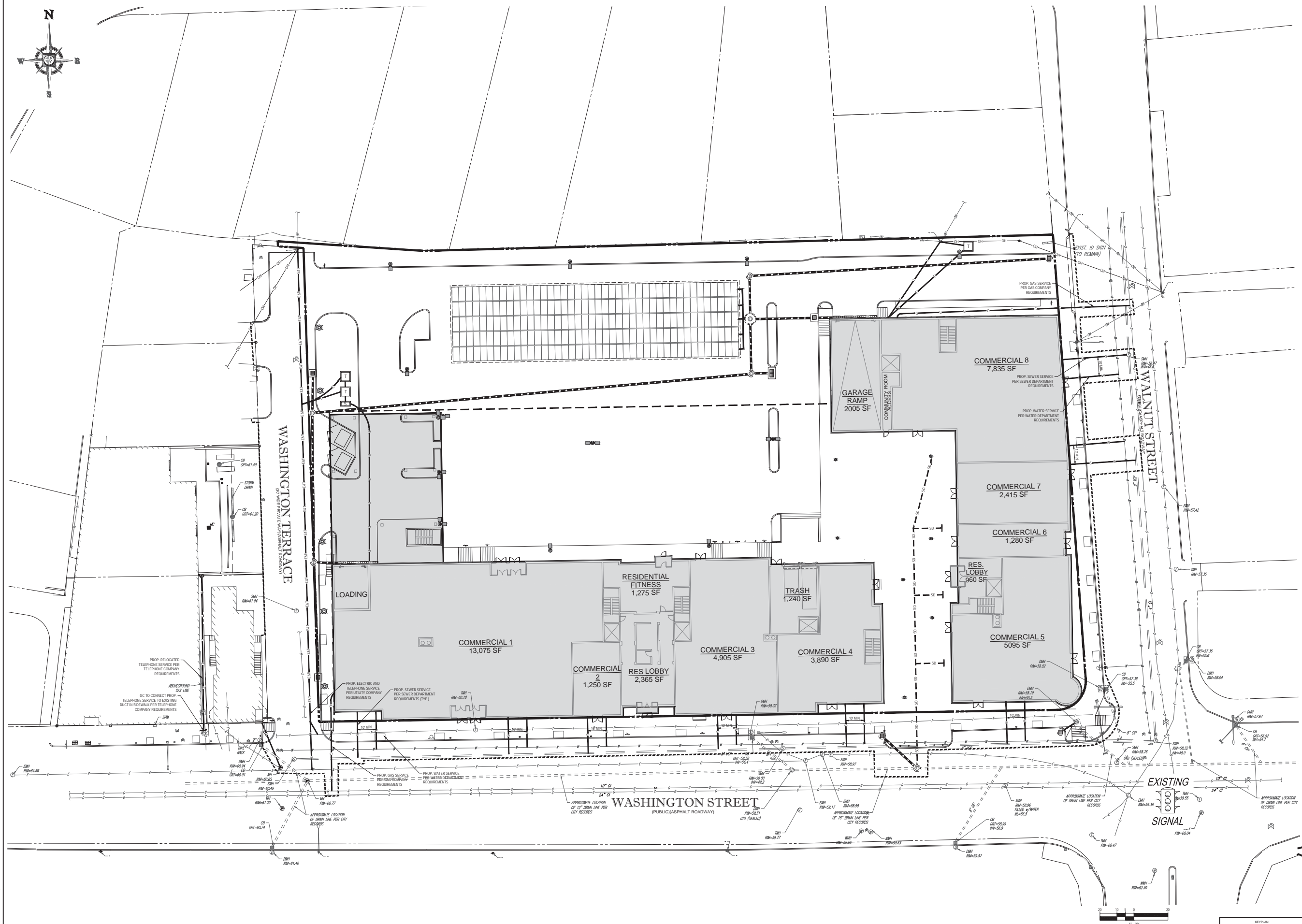






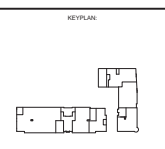
# WASHINGTON PLACE

WASHINGTON STREET @ WALNUT STREET, NEWTON, MA



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

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REFER TO GENERAL NOTES SHEET FOR GRADING & UTILITY NOTES



REVISIONS

NO.	DESCRIPTION



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UTILITY PLAN  
C5.0

# WASHINGTON PLACE

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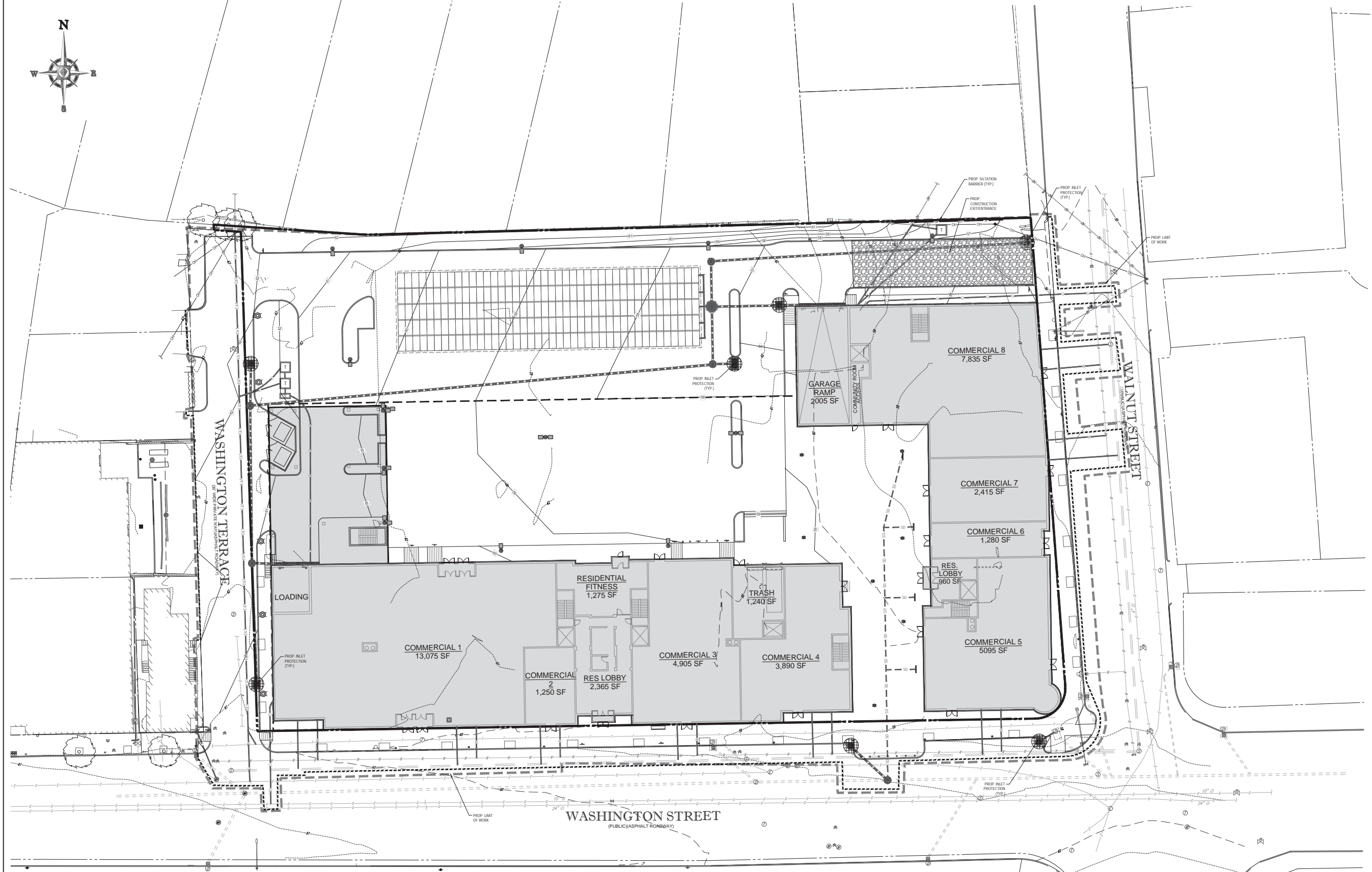
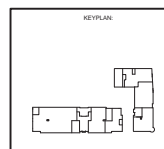
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SOIL EROSION & SEDIMENT CONTROL PLAN

C6.0

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



PRINTED: 03/04/16 11:03 AM 15063-WASHINGTON-PLACE-EROSION-CONTROL-PLAN-C6.0.dwg (5/5/16) PLOT: 15063-WASHINGTON-PLACE-EROSION-CONTROL-PLAN-C6.0.dwg



**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 30 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 15 DAYS OR PRIOR TO ANY STORM EVENT (THIS INCLUDES INCLUDING METLANDS).
- SEEDMENT 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 10%.
- INSTALL SILTATION BARRIERS AT THE TOP OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIERS WILL REMAIN IN PLACE PER NOTES.
- 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 BARRIERS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED IMMEDIATELY UPON SUCH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREA UPSLOPE ARE STABILIZED BY TURF.
- 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 LIME STONE 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 100 LB PER ACRE OR 14 LB PER 1,000 SF USING 20:20:20 OR EQUIVALENT. APPLY GROUND LIME STONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (130 LB PER 1,000 SF).
  - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEeded TO A Mixture OF 47% CREeping RED FESCUE, 3% REStOr, AND 49% TALL FESCUE. THE LAWN AREAS WILL BE SEeded TO A PREMIUM TURF Mixture OF 4% KENTUCKY BLUE GRASS, 44% CREeping RED FESCUE, AND 12% PERENNIAL RYE GRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY 500 MAY BE SUBSTITUTED FOR SEED.
- STRAW MULCH AT THE RATE OF 75 #/1,000 SF. A HYDRO APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR ENH 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 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 WINDOW 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.

LOCATION	MULCH TYPE	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	100-125 POUNDS 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELOR 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 ENH PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

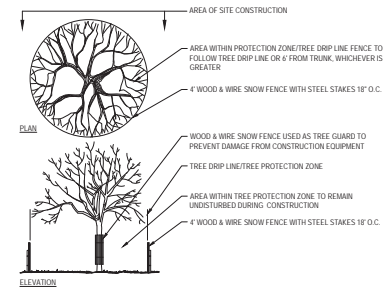
**MULCH ANCHORING:**  
ANCHOR MESH WITH PEG AND TRINE (1.50 VISIBLE). MULCH NETTING (AS PER MANUFACTURER). WOOD CELLULOSE FIBER (TWO LOGS/ACRE) CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS). USE OF A SERATED STRAIGHT DISK, WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

**EROSION CONTROL NOTES DURING WINTER CONSTRUCTION**

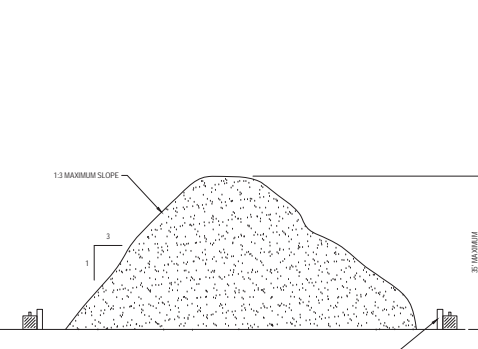
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION 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 2 ABOVE.
- AN AREA SHALL BE STABILIZED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR SHED 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 (1.0M OR SEED) WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE 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 LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200 - 300% 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 UNPROTECTED 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 SHED 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 DRAINAGEWAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%.
  - 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 10%.
- 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**

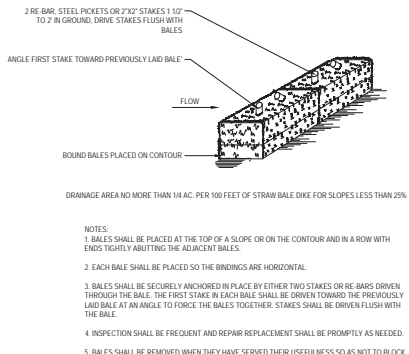
- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
  - INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
  - INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
  - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
  - DEMOLITION OF EXISTING SITE PAVEMENT AND ASPHALT (SEE DEMOLITION PLAN)
  - CLEARING AND GRUBBING
  - INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
  - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
  - CONSTRUCTION OF UTILITIES
  - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
  - INSTALLATION OF INLET PROTECTION 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 4" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZER, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
  - REMOVAL OF 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**

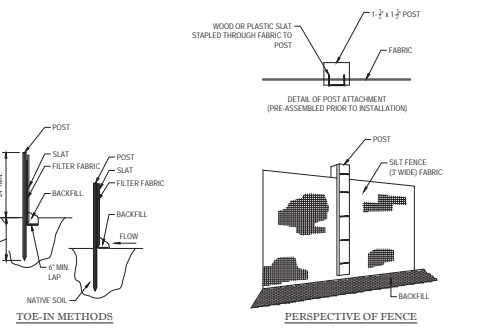


**TEMPORARY STOCKPILE DETAIL**

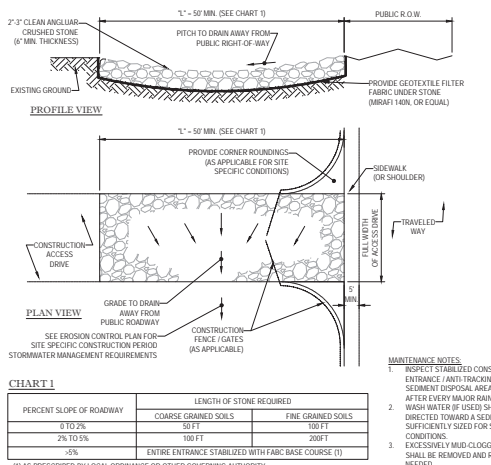


**STRAW BALE DETAIL**

- INSTALLATION:
- EXCAVATE A 6" x 4" TRENCH ALONG THE LINE OF EROSION CONTROL OF THE SITE.
  - UNROLL SILTATION FENCE AND POSITION THE POSTS AGAINST THE BACK DOWNSTREAM WALL OF THE TRENCH (NET SE AWAY FROM FLOW DIRECTION).
  - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS LAYING ACROSS THE TRENCH BOTTOM.
  - LAY THE TOE IN FLAP OF THE FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE IN CAN ALSO BE ACCOMPLISHED BY LAYING FABRIC FLAP ON UNDISTURBED GROUND AND PILING A TAMP INTO FILL AT THE BASE.



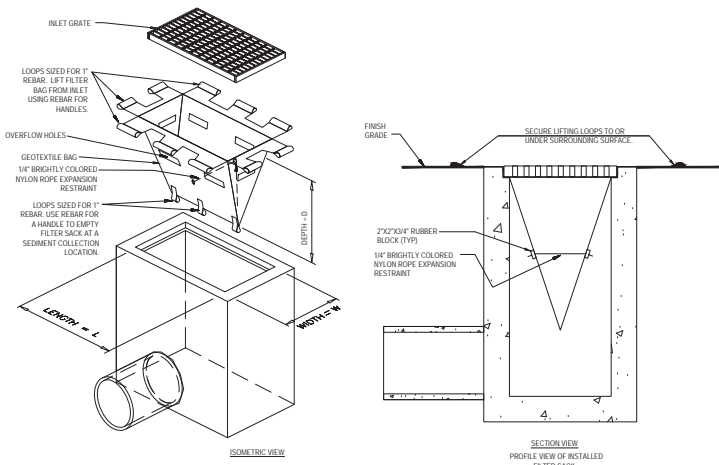
**TYP. SILTATION FENCE DETAIL**



**STABILIZED CONSTRUCTION EXIT**

PERCENT SLOPE OF ROADWAY	LENGTH OF STONE REQUIRED	
	COARSE GRAINED SOILS	FINE GRAINED SOILS
0 TO 2%	50 FT	100 FT
2% TO 5%	50 FT	200 FT
5%	ENTIRE ENTRANCE STABILIZED WITH FABRIC-BASE COURSE (1)	

(1) AS DESCRIBED BY LOCAL ORDINANCE OR OTHER GOVERNING AUTHORITY.



**FILTER SACKS (GRADED INLETS)**

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D 4032	300 LBS
GRAB TENSILE ELONGATION	ASTM D 4032	25%
PUNCTURE	ASTM D 4033	120 LBS
MULLER BURST	ASTM D 5786	400 PSF
TRAPEZOID TEAR	ASTM D 4533	120 LBS
UV RESISTANCE	ASTM D 4595	80%
APPEARANT OPENING SIZE	ASTM D 4491	40 US SIEVE
FLOW RATE	ASTM D 4491	40 GAL/MIN/50 FT
PERMEABILITY	ASTM D 4491	8.5 SEC.-1

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D 4032	265 LBS
GRAB TENSILE ELONGATION	ASTM D 4032	25%
PUNCTURE	ASTM D 4033	135 LBS
MULLER BURST	ASTM D 5786	420 PSF
TRAPEZOID TEAR	ASTM D 4533	45 LBS
UV RESISTANCE	ASTM D 4595	80%
APPEARANT OPENING SIZE	ASTM D 4751	20 US SIEVE
FLOW RATE	ASTM D 4491	200 GAL/MIN/50 FT
PERMEABILITY	ASTM D 4491	15 SEC.-1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
  - GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
  - PLACE AN OIL ADSORBENT PAD OR FLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
  - INSPECT PER REGULATORY REQUIREMENTS.
  - THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRADED INLET BOX.
  - THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 24 INCHES.
  - THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRADED INLET BOX.
- DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
- TO BE USED IN EXISTING RIGHT OF WAY.

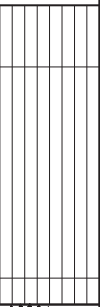


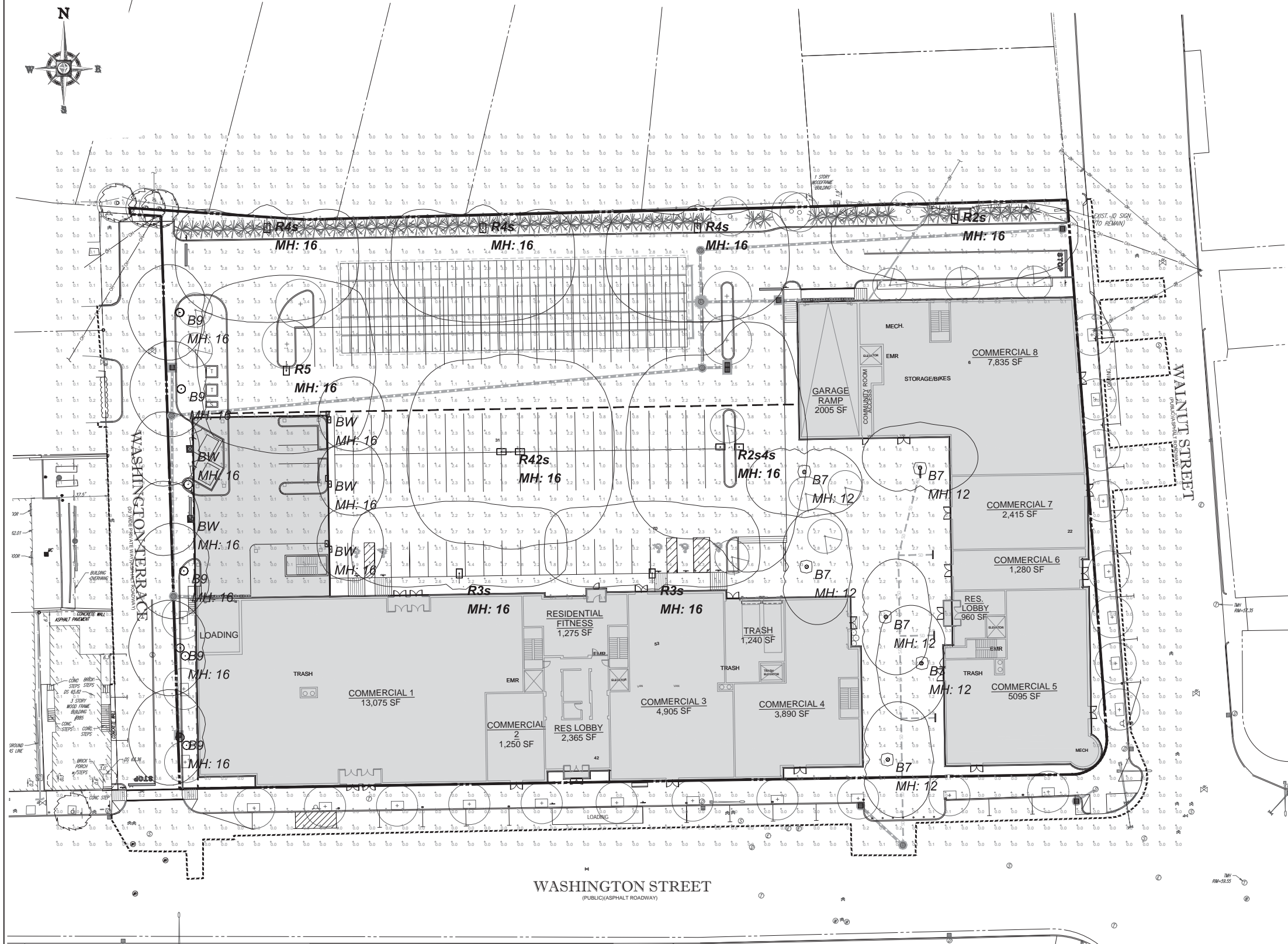
REVISIONS:	REV. 1	DATE	DESCRIPTION
ORIGINAL ISSUE			
05/05/16			
SCALE: AS SHOWN			
SOIL EROSION CONTROL NOTES & DETAILS SHEET			
C6.1			

<b>PCA</b> PROFESSIONAL CONSULTANTS ASSOCIATES Architectural Planning Engineers	<b>BOHLER ENGINEERING</b> 382 TURNPIKE ROAD SOUTHBRIDGE, MA 01772 Phone: (508) 480-9000 Fax: (508) 480-9090 www.BohlerEngineering.com
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**WASHINGTON PLACE**  
WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

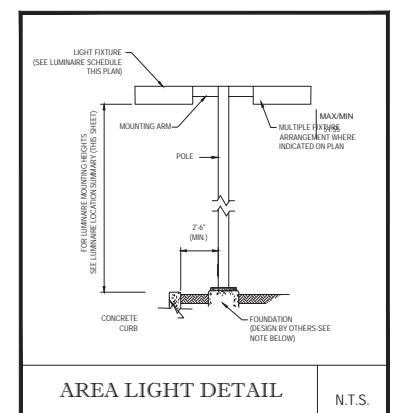
PCA PROJECT #: 10063





**LIGHTING NOTES:**

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER. ACTUAL SUSTAINED 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 0.90 FOR ALL LED LUMINAIRES, 0.80 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) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOT-CANDLES.
- THE LUMINAIRES, LAMPS 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 SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS 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 CONSIDERABLY APPROXIMATING 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 LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, WOLVES, 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 REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES 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.
- IT IS LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCES FROM WITHIN THE BUILDING AND TAPPING 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, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM POWER ELECTRICAL SYSTEMS PER STATE REGULATIONS.
- WHEN A DATA ITEM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.



NOTE: THIS DETAIL IS FOR BID AND BIDDY 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	R4s	172.75	175.75	16	270	0	
2	R4s	-161.5	171.25	16	270	0	
3	R4s	-66.5	171.25	16	270	0	
4	R4s	47.75	171.25	16	270	0	
5	B9	-203.75	129.5	16	90	0	
6	R5	-153	111.5	16	270	0	
7	B9	-204.25	86.5	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	R3s	-68	-5.75	16	90	0	
21	R3s	25.75	-5.75	16	90	0	
22	B7	129	-18.5	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	

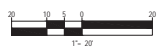
PLAN INFORMATION TAKEN FROM PLAN ENTITLED "NEWTONVILLE SPEC. PERMIT" PREPARED BY: OMNI-LITE, INC., DATED 05/02/16

Symbol	Qty	Label	Description	Arrangement	Arm	Lum. Lumens	LLF	Filename
[Symbol]	3	R4s	RZR-IV-80LED-NW-S25-HS	SINGLE	1.5	10023	0.900	RZR-4S-80PLED-NW-S25.ies
[Symbol]	1	R2s	RZR-II-80LED-NW-S25-HS	SINGLE	1.5	9630	0.900	RZR-2S-80PLED-NW-S25.ies
[Symbol]	2	R3s	RZR-III-80LED-NW-S25-HS	SINGLE	1.5	8662	0.900	RZR-3S-80PLED-NW-S25.ies
[Symbol]	1	R42s	RZR-IV-80LED-NW-S25-HS	BACK-BACK	1.5	10023	0.900	RZR-4S-80PLED-NW-S25.ies
[Symbol]	1	R2s4s	RZR-II-HS-RZR-IV-HS(80LED-NW-S25)	GROUP	N.A.	N.A.	0.900	N.A.
[Symbol]	1	R5	RZR-PLD-VSO-80LED-S25MA-NW	SINGLE	1.5	15166	0.900	RZR-5-80PLED-NW-S25.IES
[Symbol]	5	BW	22 386 Bega	SINGLE	0	1870	0.900	22386.IES
[Symbol]	7	B7	77176 Bega	SINGLE	0	3148	0.900	77176.ies
[Symbol]	5	B9	89407 Bega	SINGLE	0	2909	0.900	89407.ies

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



**PCA**  
PRELUTZ, CHELSEY ASSOCIATES  
Architecture, Planning, Interiors

**BOHLER**  
ILLUMINATED  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9000  
Fax: (508) 480-9000  
www.BohlerEngineering.com

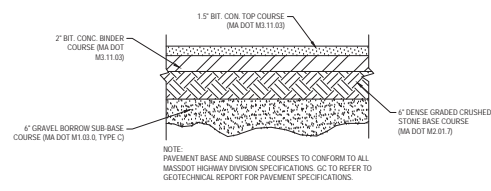
PCA PROJECT #: 10063  
WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

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

REVISIONS:

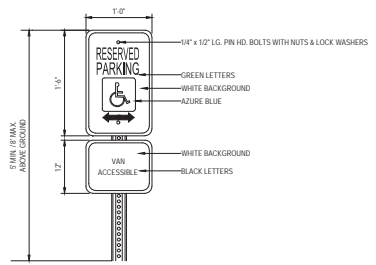
ORIGINAL ISSUE: 05/05/16  
SCALE: AS SHOWN

**SITE LIGHTING PHOTOMETRICS PLAN**  
C7.0



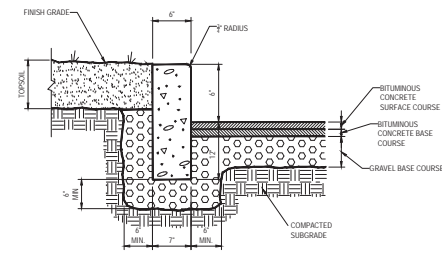
TYPICAL PAVEMENT SECTION

N.T.S.



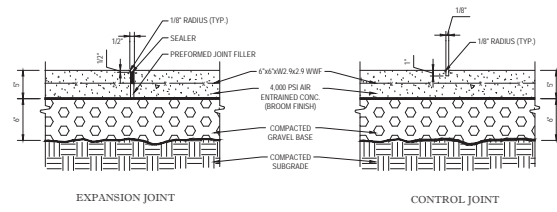
ACCESSIBLE PARKING SIGN DETAIL

N.T.S.



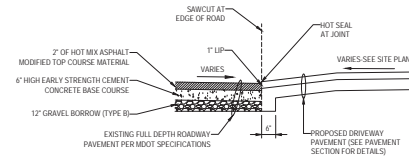
PRECAST CONCRETE CURB DETAIL

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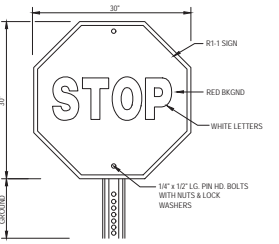
MONOLITHIC CONC. SIDEWALK DETAILS

N.T.S.



DRIVEWAY CONSTRUCTION DETAIL

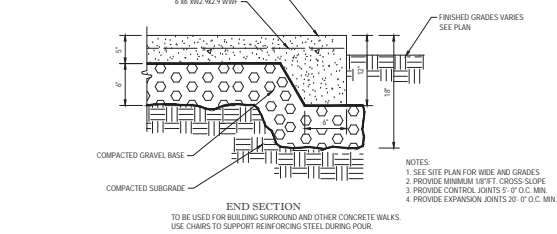
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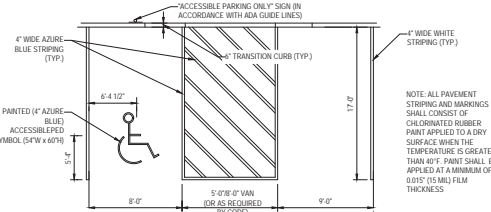
'STOP' SIGN

N.T.S.

1. CURB SHALL CONSIST OF 4,000 PSI AIR ENTRAINED CONCRETE. EXPOSED EDGES TO HAVE RUBBED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE PONE TRANSFERABLE.
2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
3. THE CORNERS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
4. CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1/2 INCH.

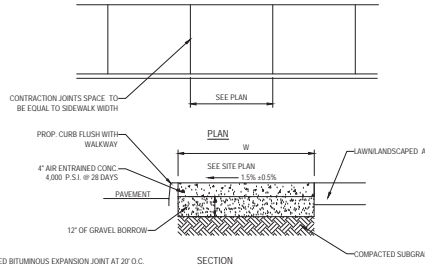


END SECTION



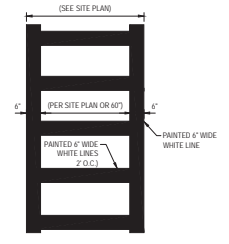
ACCESSIBLE STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.



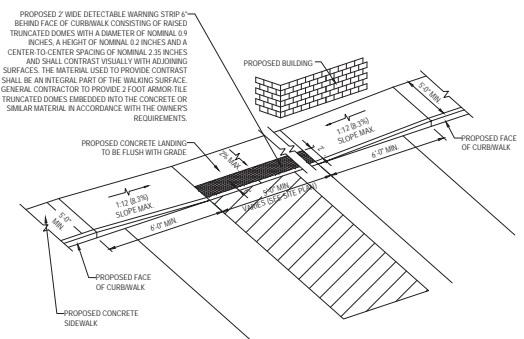
SIDEWALK DETAIL WITHIN ROW

N.T.S.

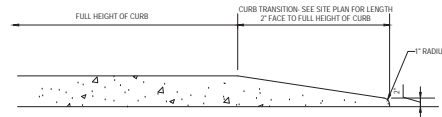


CROSSWALK DETAIL

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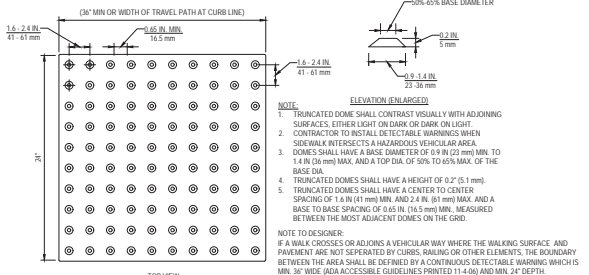


SLOPED WALK DETAIL

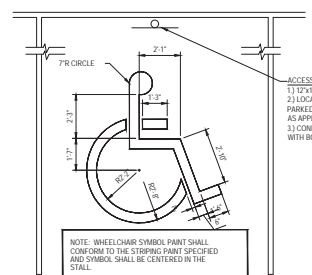


TRANSITION CURB DETAIL

N.T.S.

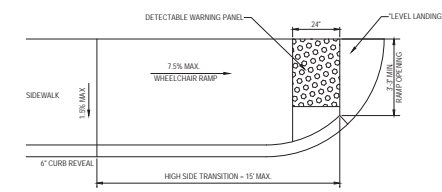


TRUNCATED DOME PATTERN



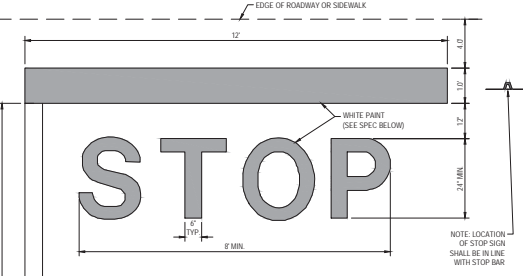
ACCESSIBLE PARKING STALL PAINTING DETAIL

N.T.S.



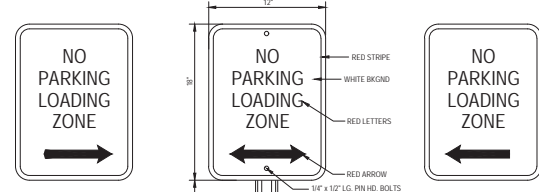
TYPICAL WHEELCHAIR RAMP

N.T.S.



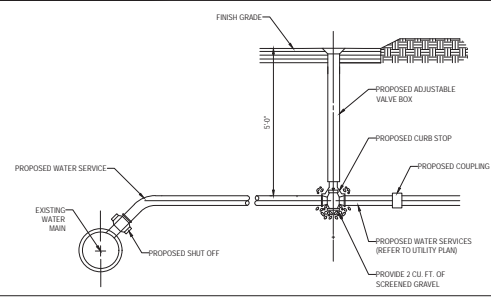
'STOP' BAR DETAIL

N.T.S.



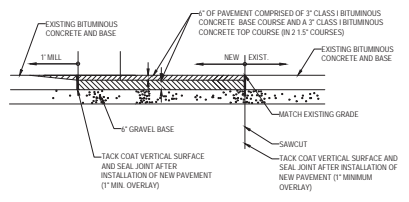
'NO PARKING-LOADING ZONE' SIGN

N.T.S.



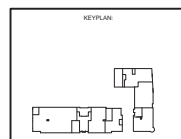
SERVICE CONNECTION DETAIL

N.T.S.



ROADWAY PATCHING DETAIL

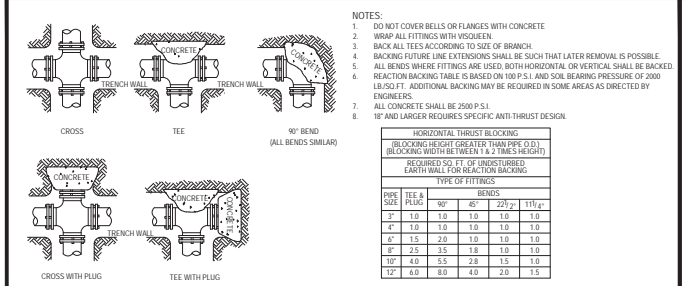
N.T.S.



NO.	REVISIONS

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

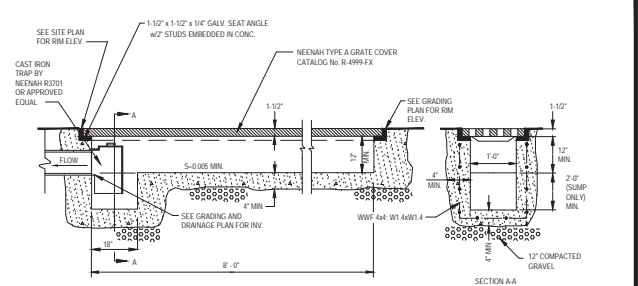
**JOSHUA G. BOWLING**  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF MASSACHUSETTS  
LICENSE NO. 10959



- NOTES:**
- DO NOT COVER BELLS OR FLANGES WITH CONCRETE
  - WRAP ALL FITTINGS WITH VISOSEAL
  - 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 2000 P.S.I.
  - 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN

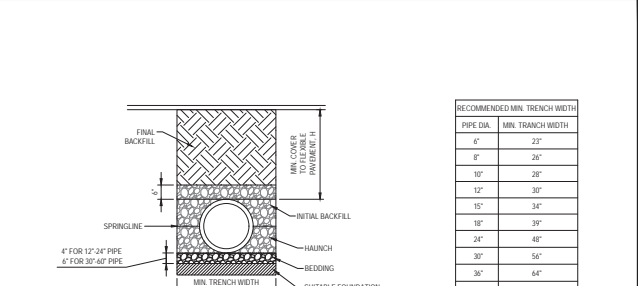
**HORIZONTAL THRUST BLOCKING**

N.T.S.



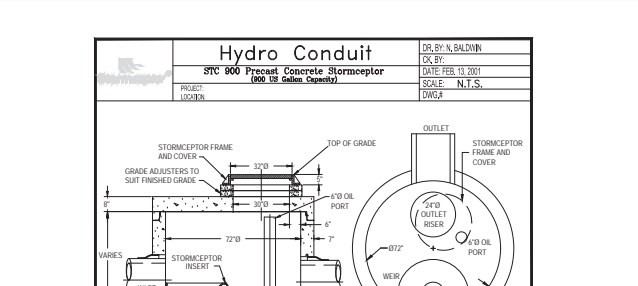
**TRENCH DRAIN DETAIL**

N.T.S.



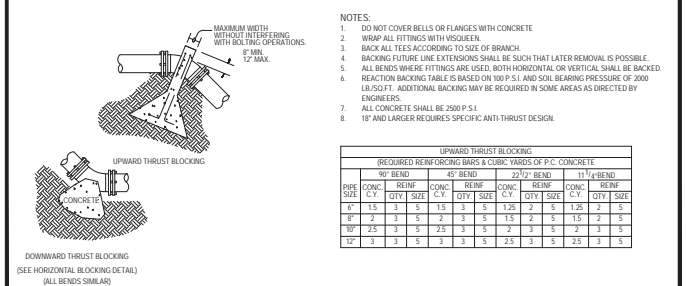
**HDPE STORM DRAINAGE TRENCH**

N.T.S.



**STORMCEPTOR STC900 DETAIL**

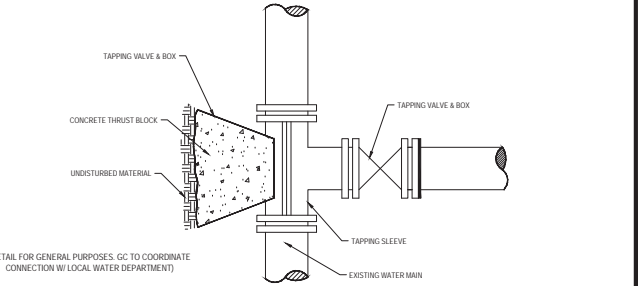
N.T.S.



- NOTES:**
- DO NOT COVER BELLS OR FLANGES WITH CONCRETE
  - WRAP ALL FITTINGS WITH VISOSEAL
  - 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 2000 P.S.I.
  - 18" AND LARGER REQUIRES SPECIFIC ANTI-THRUST DESIGN

**VERTICAL THRUST BLOCKING**

N.T.S.



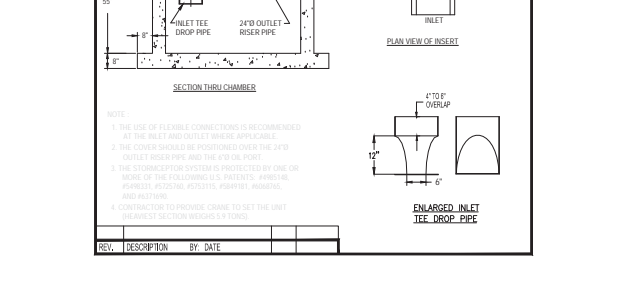
**TAPPING SLEEVE & GATE VALVE DETAIL**

N.T.S.

- NOTES:**
- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2221, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
  - MASSSES 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 1 OR II OR III. 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) DIA. PIPE AND 1.5" (38mm) FOR 2" (50mm) DIA. PIPE.
  - INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS 1 OR II IN THE PIPE ZONE EXTENDING NOT LESS THAN 4' ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2221, LATEST EDITION.
  - MINIMUM COVER: MINIMUM COVER, N, IS A NON-TYPICAL APPLICATIONS (GRADE OR LANDSCAPE ELEVATION) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOODING FOR TRAFFIC APPLICATIONS. MINIMUM COVER, N, IS 12" UP TO 48" DIAMETER PIPE AND 24" COVER FOR 54" DIA. PIPE. REQUIRES FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

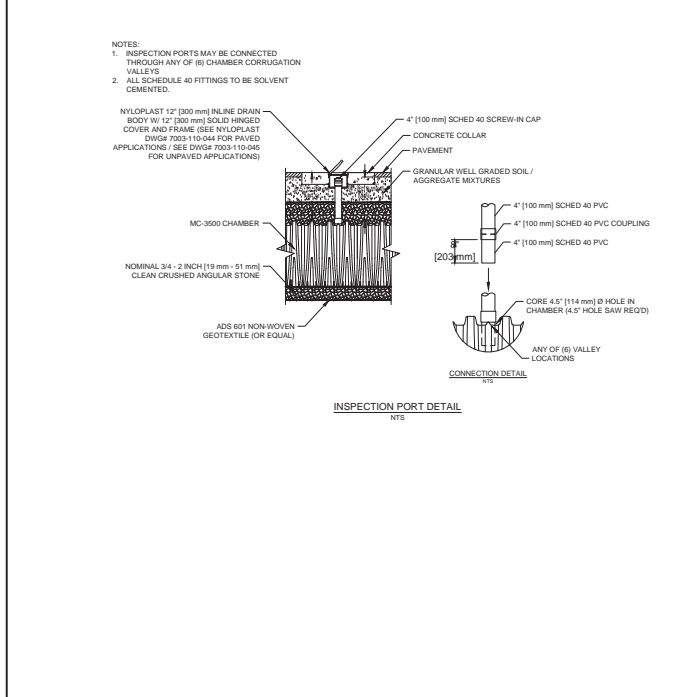
**HDPE STORM DRAINAGE TRENCH**

N.T.S.



**STORMCEPTOR STC900 DETAIL**

N.T.S.

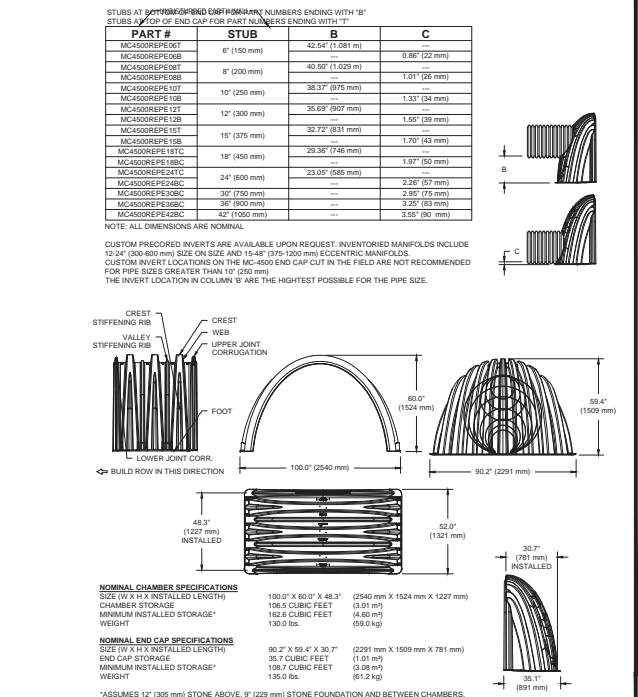


**ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: 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.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBBASE REQUIREMENTS.	N/A
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE OR LAYER TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <30% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTING AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 90% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" (20-50 mm)	AASHTO M43 3, 4
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" (20-50 mm)	AASHTO M43 3, 4

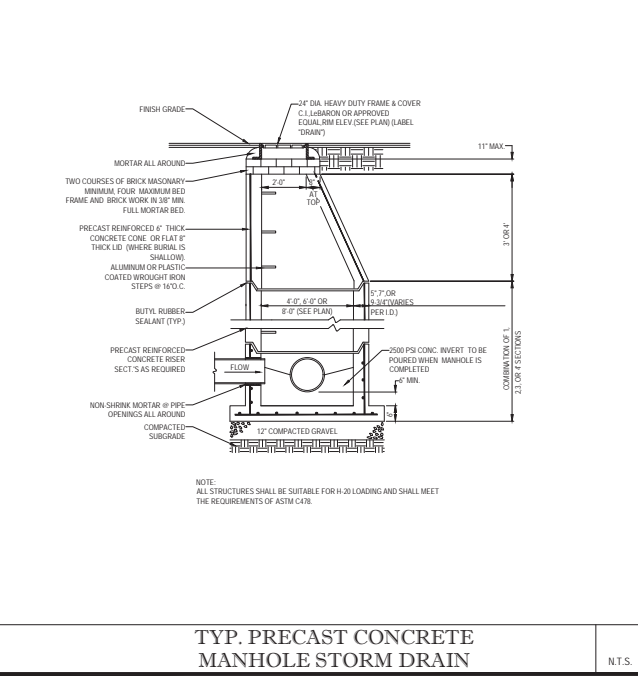
**PLEASE NOTE:**

- 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 4" (100 mm) MAX LIFTS USING TWO FULL COVERS 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 DESIGN, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ADS GEO-SYNTHETICS DO NOT NON-WOVEN GEOTEXTILES ALL AROUND CLEAN, CRUSHED, ANGULAR STONE IN A, B, & D LAYERS.



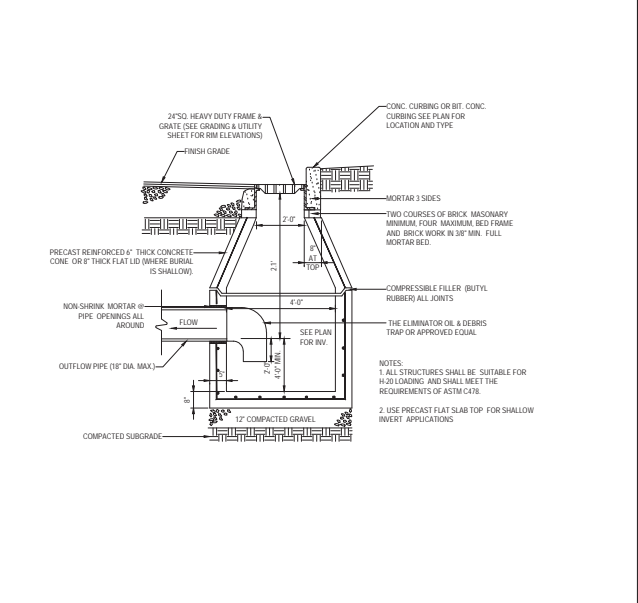
**TYPICAL UTILITY TRENCH**

N.T.S.



**TYP. PRECAST CONCRETE MANHOLE STORM DRAIN**

N.T.S.



**PRECAST CONCRETE DEEP SUMP CATCH BASIN DETAIL**

N.T.S.



PCA PROJECT #: 10063

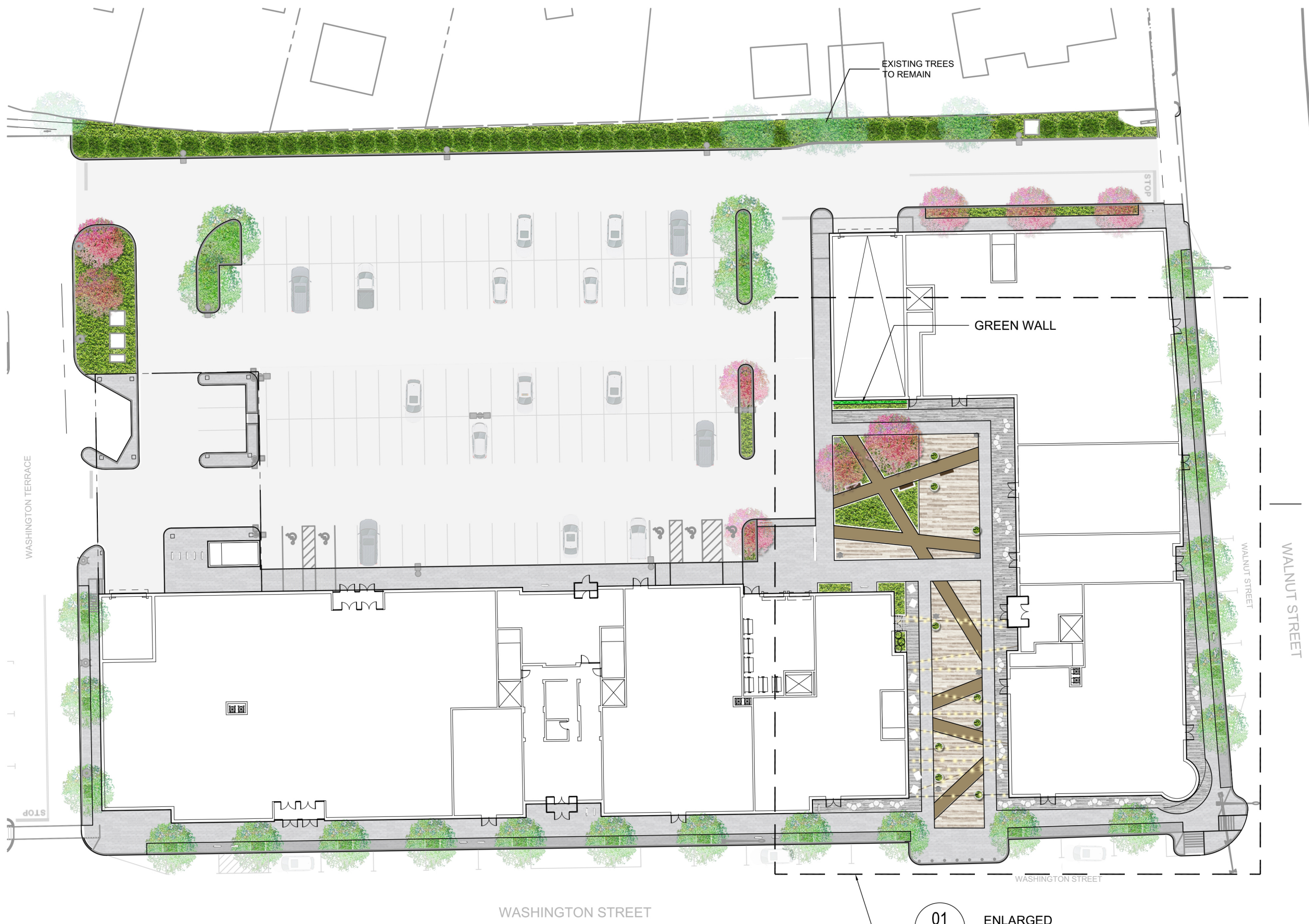
**WASHINGTON PLACE**  
WASHINGTON STREET @ WALNUT STREET, NEWTON, MA



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

DETAIL SHEET

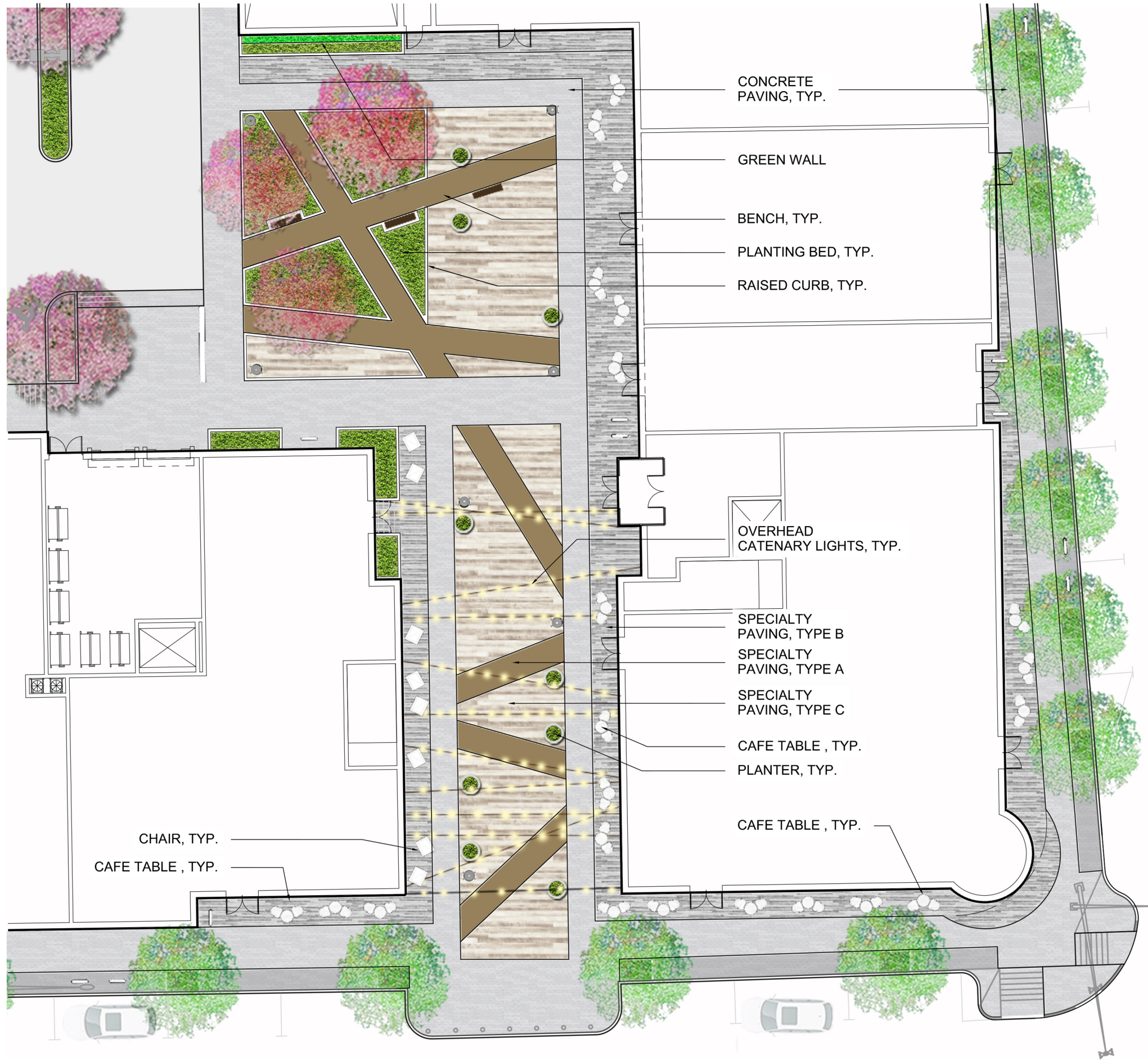
C8.1



NO.	REVISIONS

**01** Landscape Plan  
SCALE: 1" = 40'-0"

**01** ENLARGED PLAZA PLAN  
L-2.0



CONCRETE PAVING, TYP.

GREEN WALL

BENCH, TYP.

PLANTING BED, TYP.

RAISED CURB, TYP.

OVERHEAD CATENARY LIGHTS, TYP.

SPECIALTY PAVING, TYPE B

SPECIALTY PAVING, TYPE A

SPECIALTY PAVING, TYPE C

CAFE TABLE, TYP.

PLANTER, TYP.

CAFE TABLE, TYP.

CHAIR, TYP.

CAFE TABLE, TYP.

01

# Landscape Plan

SCALE: 1" = 20'-0"



## WASHINGTON PLACE

WASHINGTON STREET @ WALNUT STREET, NEWTON, MA



GREEN WALL

REVISIONS

ORIGINAL ISSUE:  
05/05/16

SCALE: 1" = 20'

Enlarged  
Plaza  
Plan

L 2.0





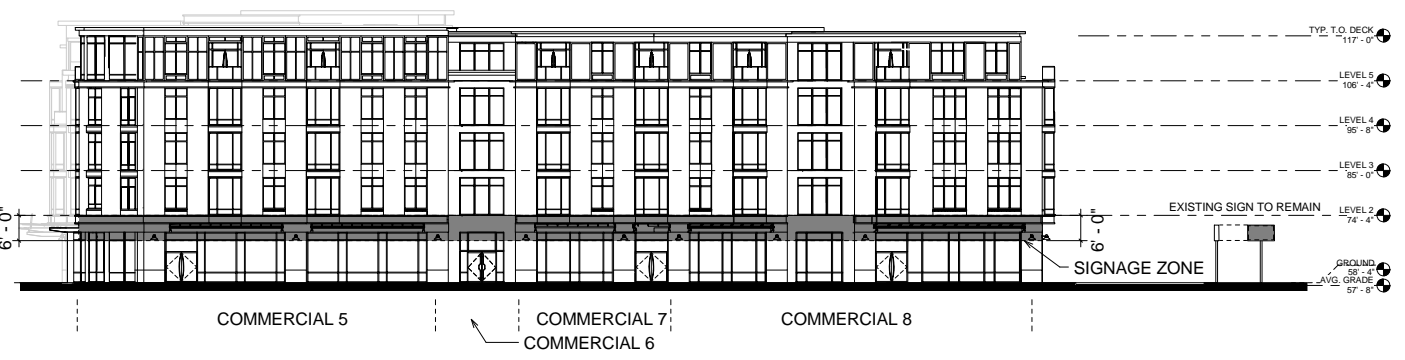
① SOUTH ELEVATION - WASHINGTON STREET - SIGNAGE  
 1/16" = 1'-0"



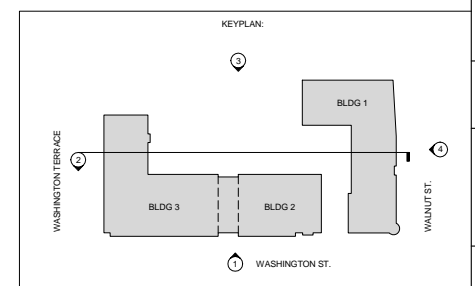
② NORTH ELEVATION/ SECTION - SIGNAGE  
 1/16" = 1'-0"



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



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



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

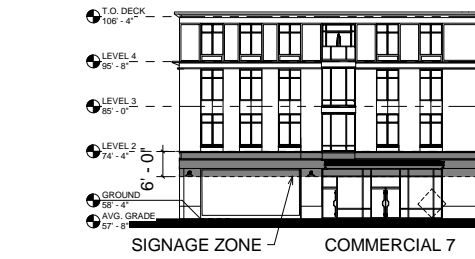
REVISIONS:

ORIGINAL ISSUE  
 05/05/16  
 SCALE: As indicated

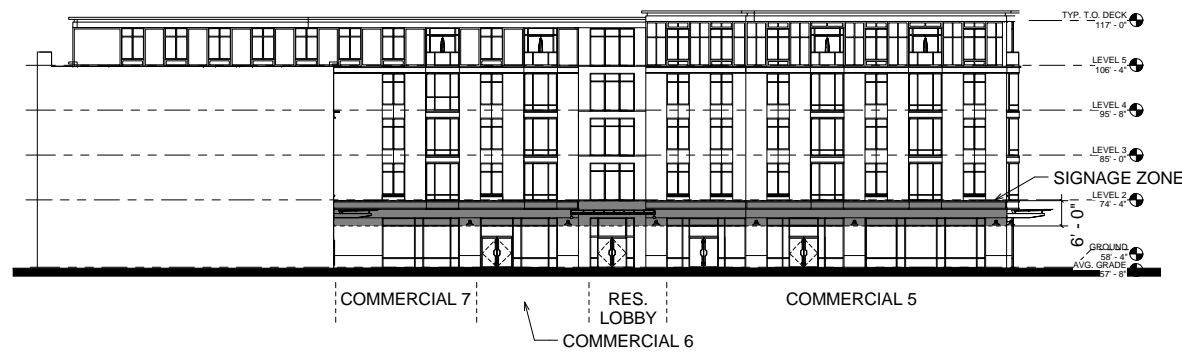
**SIGNAGE ELEVATIONS**



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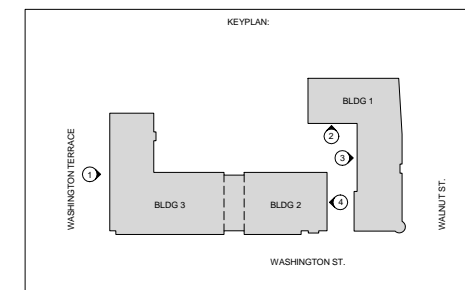
② COURTYARD ELEVATION 1 - SIGNAGE  
1/16" = 1'-0"



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



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



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

RETURNS:

ORIGINAL ISSUE  
05/05/16  
SCALE: As indicated

**SIGNAGE ELEVATIONS**

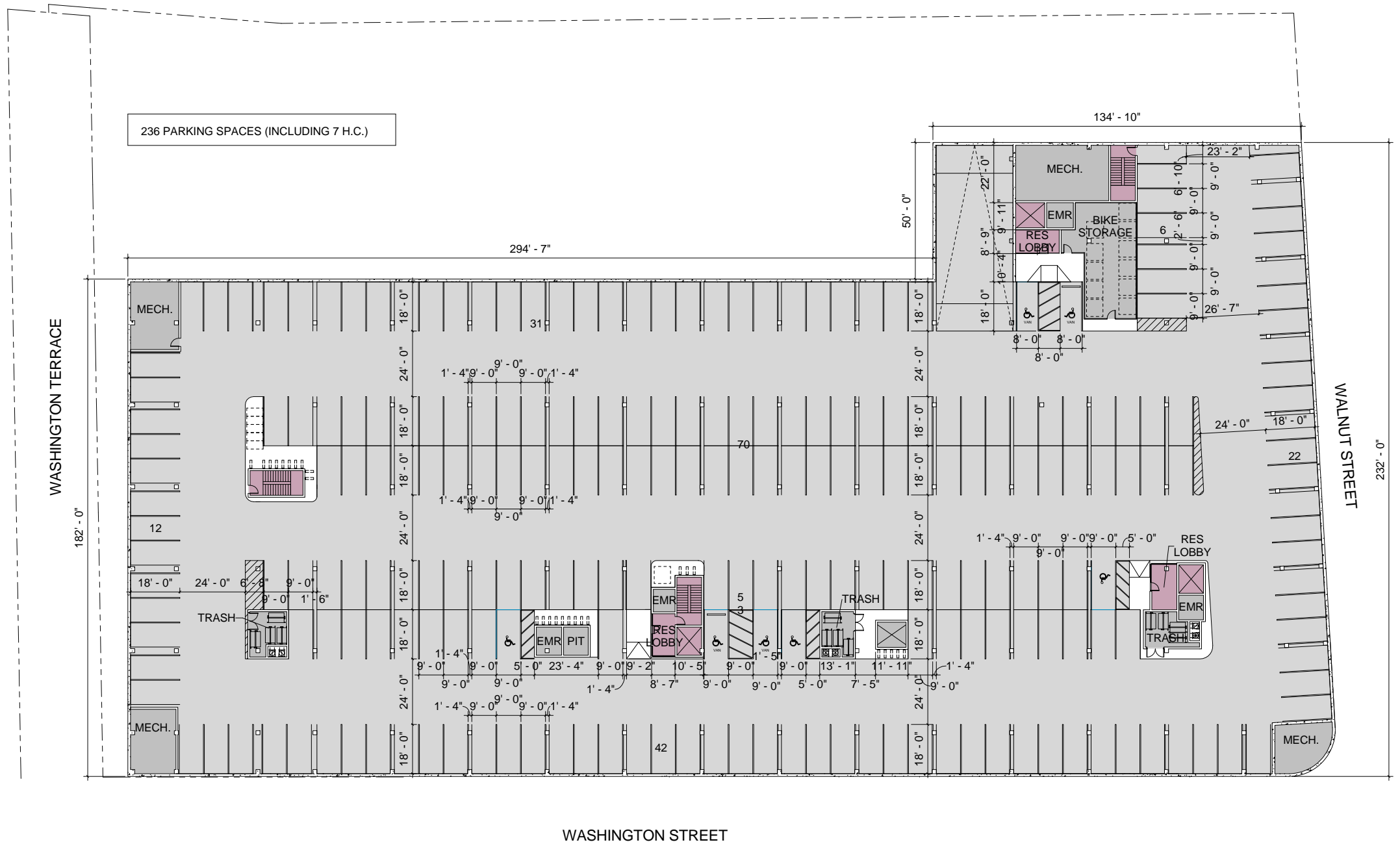
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© 2015 PCA

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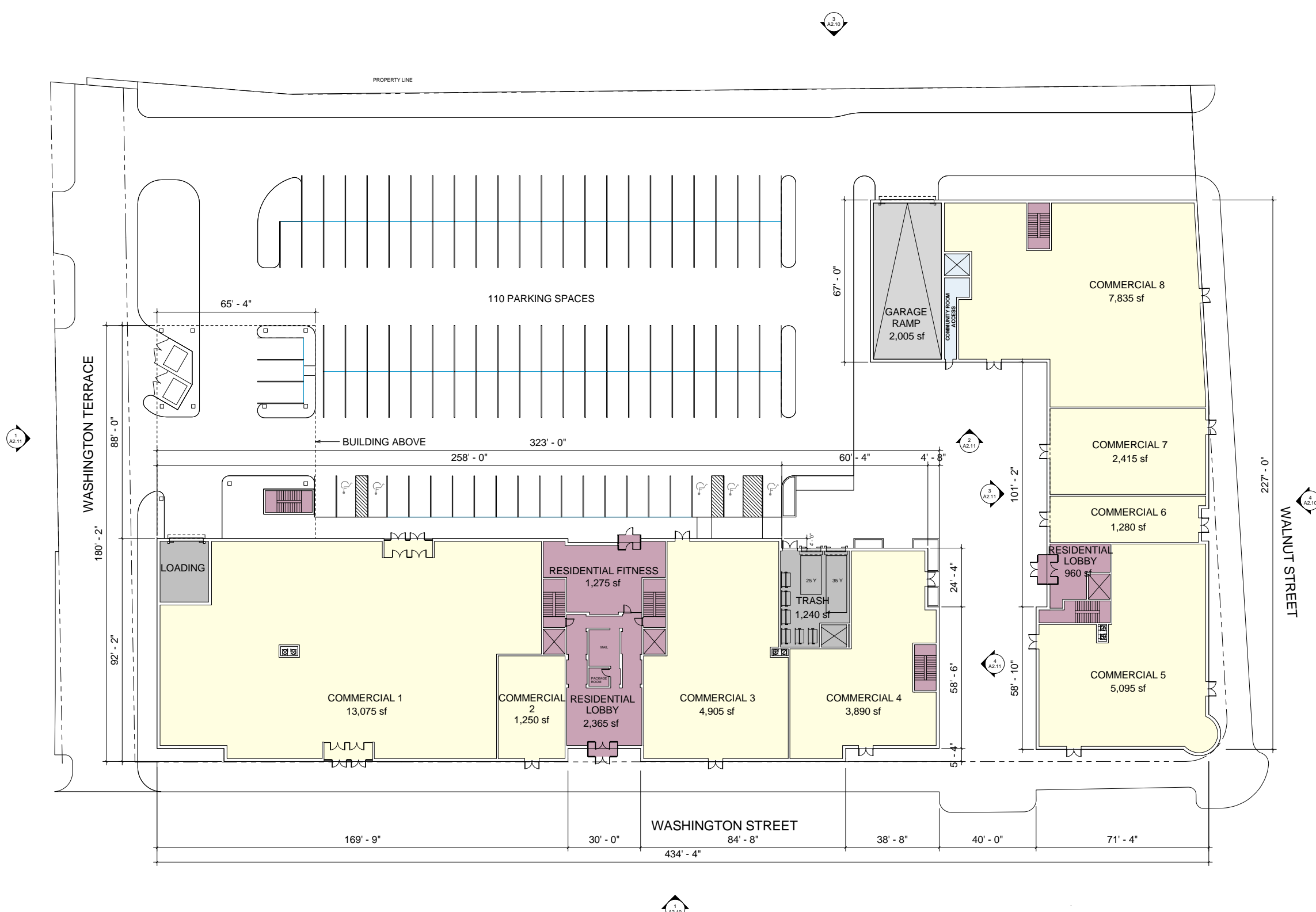
UNDERGROUND  
PARKING  
PLAN

A1 11



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

NOTE: COMMERCIAL SPACE CONFIGURATION IS CONCEPTUAL



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

DETAIL NUMBER  
PAGE NUMBER

ELEVATION TAG

REVISIONS:

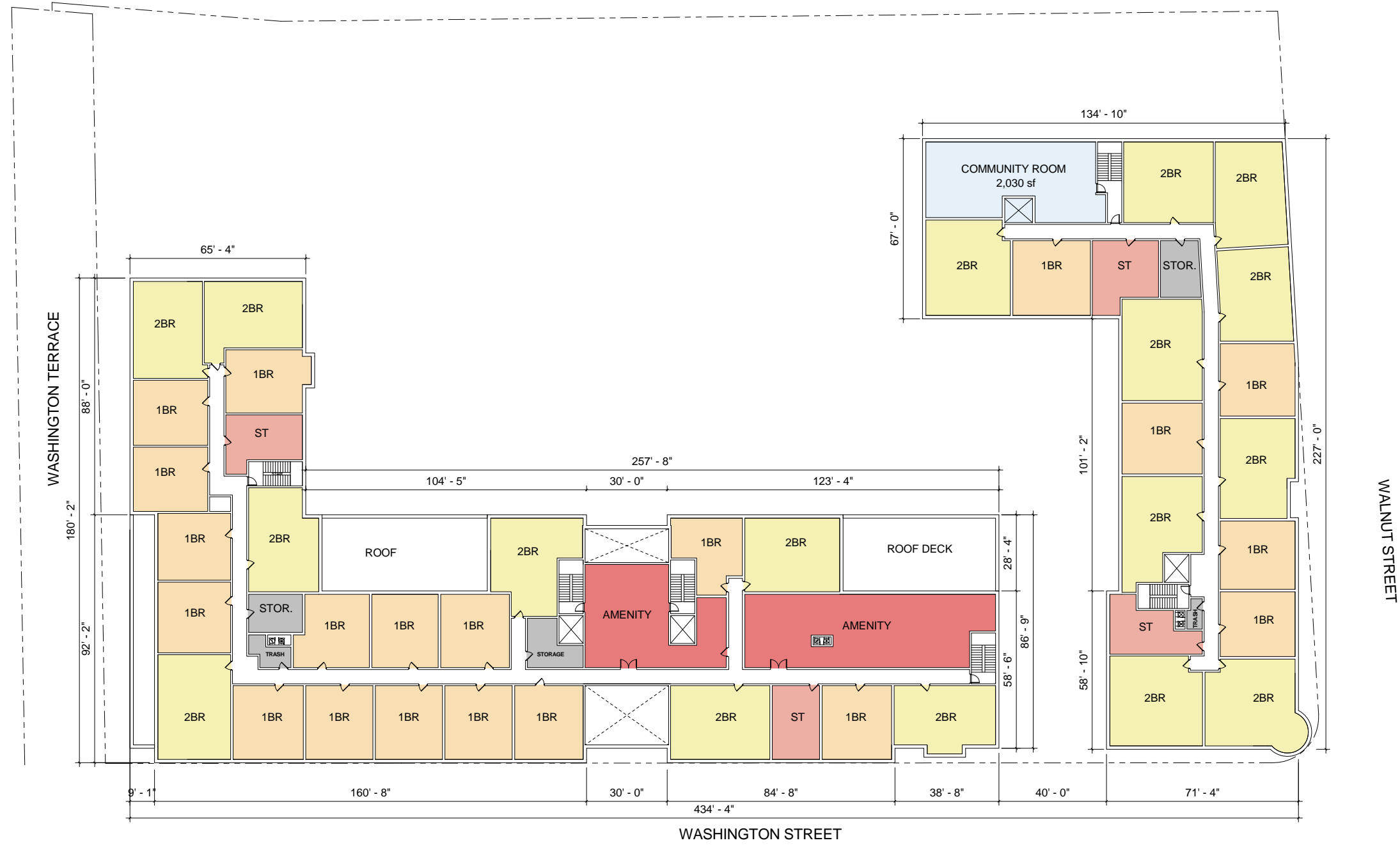
NO.	DATE	DESCRIPTION

ORIGINAL ISSUE  
05/05/16  
SCALE: As indicated

GROUND FLOOR PLAN

**WASHINGTON PLACE**

WASHINGTON STREET @ WALNUT STREET, NEWTON, MA



① LEVEL 2 PLAN COLOR  
1/16" = 1'-0"

REVISIONS

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

SECOND FLOOR PLAN

**WASHINGTON PLACE**

WASHINGTON STREET @ WALNUT STREET, NEWTON, MA



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

REVISIONS

NO.	DESCRIPTION

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

THIRD FLOOR  
PLAN

# WASHINGTON PLACE

WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

REVISIONS

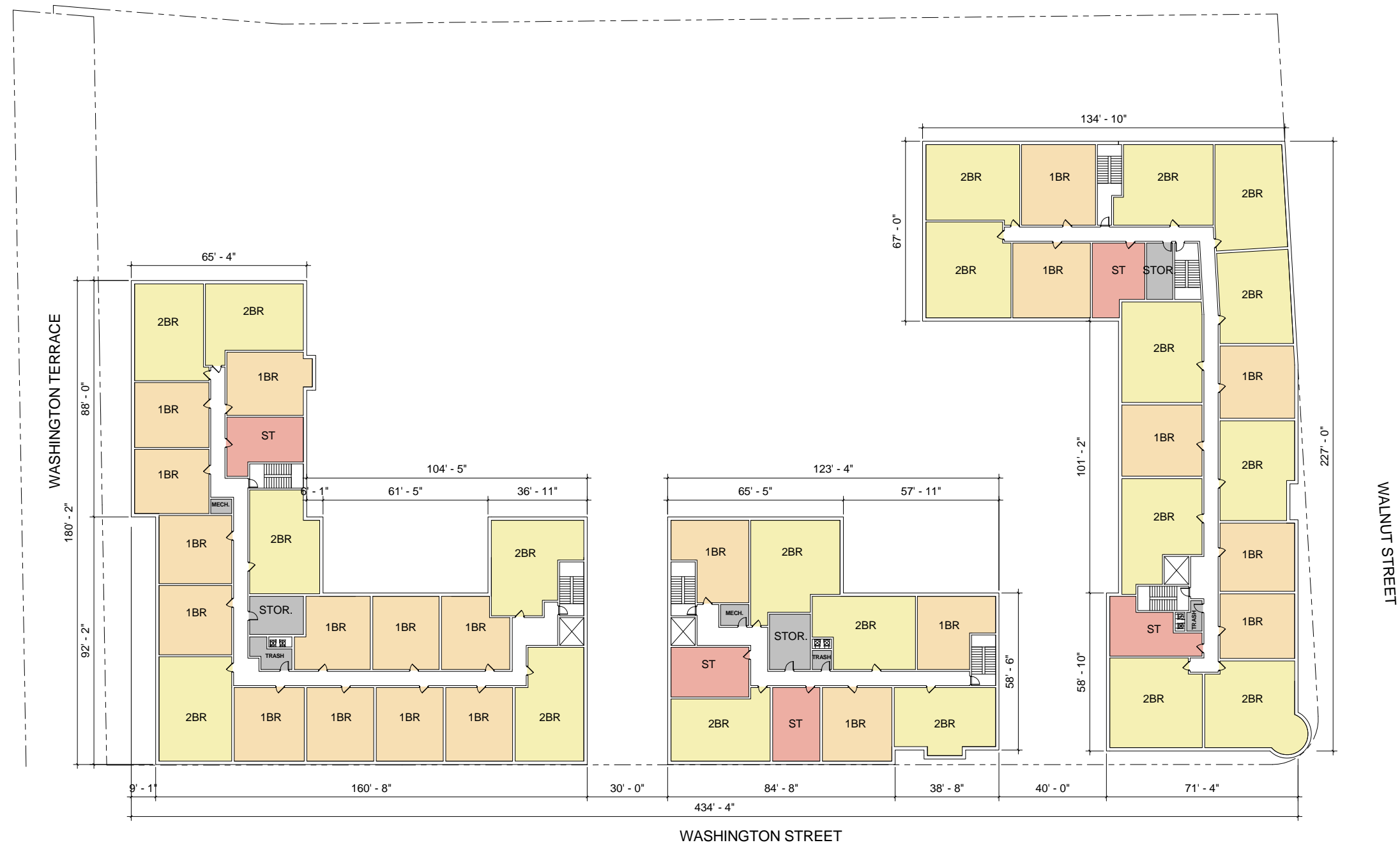
ORIGINAL ISSUE

05/05/16

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FOURTH FLOOR PLAN

A1 15



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

# WASHINGTON PLACE

WASHINGTON STREET @ WALNUT STREET, NEWTON, MA

NO.	DESCRIPTION
1	REVISIONS

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

FIFTH FLOOR PLAN

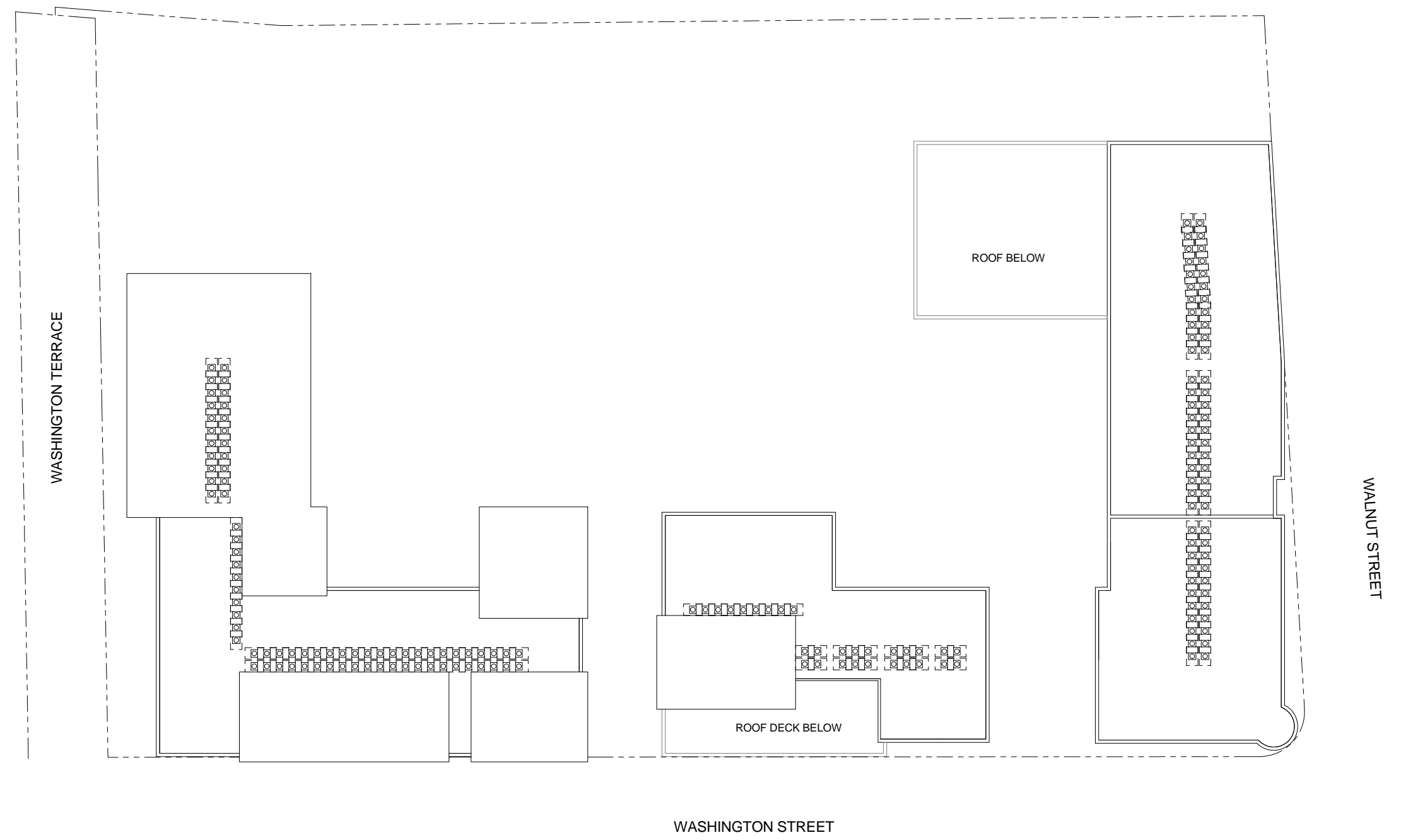
A1 16



① FIFTH FLOOR PLAN  
1/16" = 1'-0"



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



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

 ROOFTOP CONDENSING UNIT

REVISIONS

NO.	DATE	DESCRIPTION

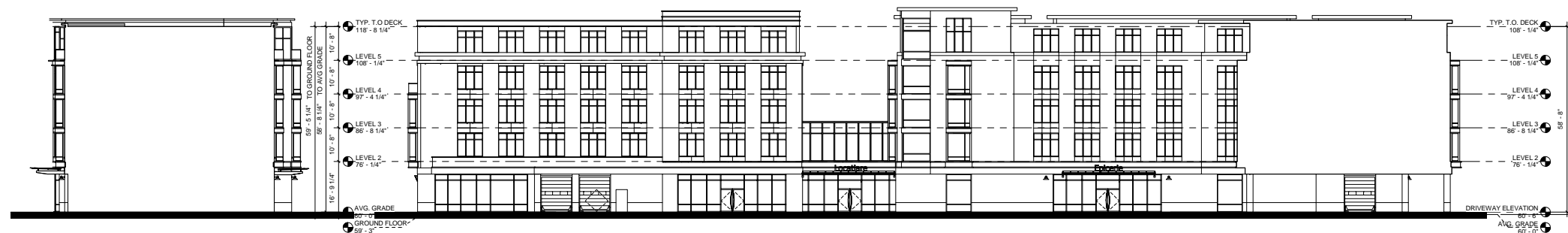
ORIGINAL ISSUE  
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 SCALE: 1/16" = 1'-0"

ROOF PLAN

PRINTED: 04/28/2016 10:00 AM



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



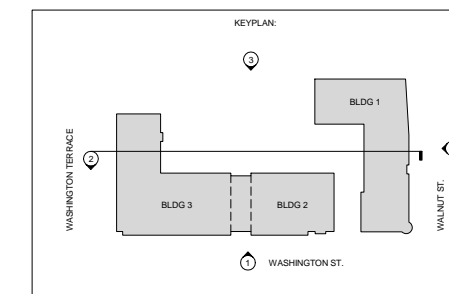
② NORTH ELEVATION/ SECTION  
1/16" = 1'-0"



③ NORTH ELEVATION  
1/16" = 1'-0"



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



REFERENCES:

ORIGINAL ISSUE  
05/05/2016  
SCALE: As indicated

BUILDING  
ELEVATIONS

A2.10

