



SYLVAN AVENUE REALTY TRUST

Newton, Massachusetts
SPECIAL PERMIT APPLICATION PACKAGE



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Index of Drawings:

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 - C200 Utility Profiles and Details
 - C201 Utility Details
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 - L1.1 Landscape Elevation & Section
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 - A301 By-Right North Elevation
 - A302 By-Right West Elevation
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 - A304 By-Right East Elevation

TYPICAL ABBREVIATIONS

KEY	DESCRIPTION	KEY	DESCRIPTION
PROP	PROPOSED	BC	BOTTOM CURB
S	SLOPE	TC	TOP CURB
TBR	TO BE REMOVED	EXIST	EXISTING
LF	LINEAR FOOT	BM	BENCHMARK
BLDG	BUILDING	EOP	EDGE OF PAVEMENT
SF	SQUARE FEET	CL	CENTERLINE
MH	MANHOLE	FF	FINISHED FLOOR
STM	STORM		
SAN	SANITARY	VIF	VERIFY IN FIELD
CONC	CONCRETE	GC	GENERAL CONTRACTOR
ARCH	ARCHITECTURAL	GR	GRATE
DEP	DEPRESSED	G	GRADE
HCAP	HANDICAP	INV	INVERT
MIN	MINIMUM	DIP	DUCTILE IRON PIPE
MAX	MAXIMUM	PVC	POLYVINYL CHLORIDE PIPE
LSA	LANDSCAPED AREA	HDPE	HIGH DENSITY POLYETHYLENE PIPE
±	PLUS OR MINUS	ME	MEET EXISTING
°	DEGREE	TYP	TYPICAL
ELEV	ELEVATION	INT	INTERSECTION
UG	UNDERGROUND	Ø	DIAMETER
ROW	RIGHT OF WAY	R	RADIUS

Location Plan: NYS



18 MARSHALL STREET, SOUTH NORWALK, CT 06854

SHOPE RENO WHARTON

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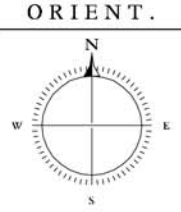
SYLVAN AVENUE REALTY TRUST
Sylvan Avenue / Newton, Massachusetts # 1225

DRAWING TITLE: **COVER SHEET**

JOB N^o: **1 2 2 5** SCALE: **NTS**

ISSUE DATES

ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review



SHEET NUMBER

A 001

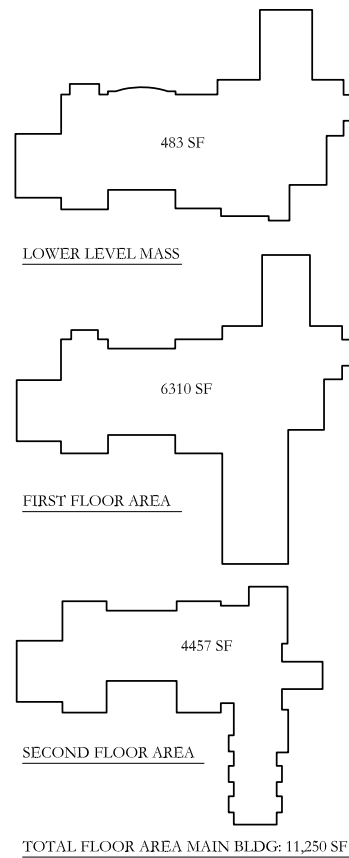
Zoning Information Summary:

PROJECT ADDRESS: 44 Sylvan Avenue
Newton, Massachusetts 02465-2602

PARCEL ID #:

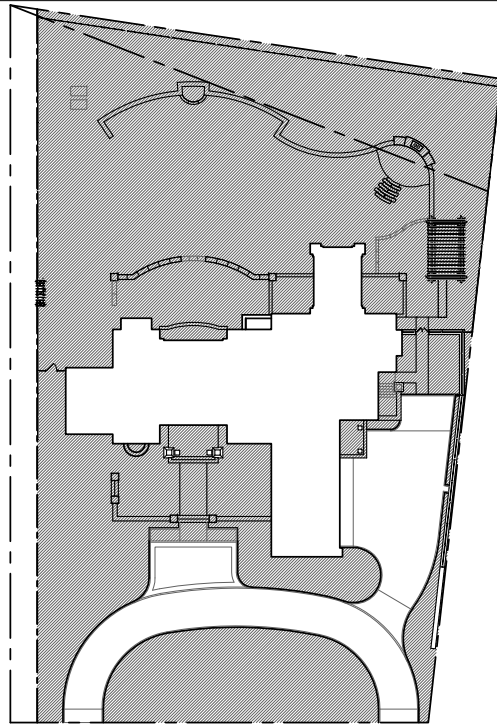
RESIDENTIAL ZONE: SR-1 Single Residence Zone

LOT SIZE	REQUIRED	PROPOSED	ZONING COMPLIANCE
Total Lot Area:	15,000 s.f.	43,000 s.f.	Complies
SETBACKS			
Principal Structure:			
Min. Front Yard:	40 feet	61.6' +/- feet	Complies
Min. Side Yard:	20 feet	20.6' +/- feet	Complies
Min. Rear Yard:	25 feet	68.1' +/- feet	Complies
Accessory Structure:			
Min. Front Yard:	40 feet	n/a	n/a
Min. Side Yard:	20 feet	n/a	n/a
Min. Rear Yard:	25 feet	n/a	n/a
MAXIMUM HEIGHT:			
Principal Structure:	36'-0" feet	32'-10 1/2" feet	Complies
Accessory Structure:	22'-0" feet	n/a	n/a
LOT COVERAGE:			
Square footage of property:	43,000 s. f.		
Max Allowable Lot Coverage	20%		
Allowable Lot Coverage:	8,600 s. f.	7,426 s. f.	Complies
LOT FRONTAGE:			
Min Lot Frontage :	100 feet	156 feet	Complies
FLOOR AREA RATIO:			
Square footage of property:	43,000 s. f.		
Max Allowable FAR	.28	.26	
Allowable Lot Coverage:	12,040 s. f.	11,250 s. f.	Complies
OPEN SPACE:			
Min. Open Space	65%	66.4%	Complies



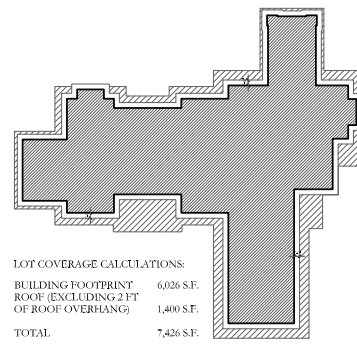
Floor Area Diagram:

1 / 32 " = 1' - 0 "



Open Space Diagram

1 / 32 " = 1' - 0 "



Lot Coverage Diagram

1 / 32 " = 1' - 0 "



LOCATION PLAN

NOT TO SCALE

LOWER LEVEL MASS CALCULATION:

X = Sum of the width of those sections of exterior walls below the first story having an exterior height equal to or greater than 4' as measured from existing or proposed grade, whichever is lower, to the top of subfloor of the first story = +/- 437'-4"

Y = Perimeter of exterior walls below first story = +/- 507'

X/Y = .09

.09 (5365) = 483

FAR CALCULATIONS:

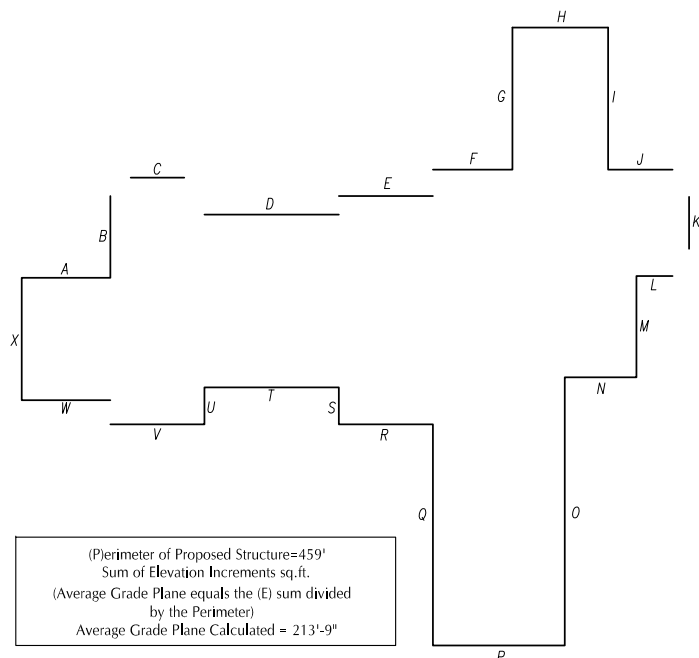
FIRST FL. 6,310 S.F.
SECOND FL. 4,457 S.F.
LOWER LEVEL MASS 483 S.F.
ACCESSORY STR. n/a
TOTAL 11,250 S.F.

FAR = 11,250 / 43,000 = .26

F.A.R. Calculations

1 / 16 " = 1' - 0 "

Average Grade Plane Calculation				
Segment	(L)ength	(E1 + E2) / 2 / P	(E) Sum	
A	16'-6"	213' + 213' / 2	3514.5	
B	15'-3"	213' + 213' / 2	3248.25	
C	10'-0"	213' + 213' / 2	2130	
D	25'-0"	213' + 213' / 2	5325	
E	17'-6"	214' + 214' / 2	3745	
F	14'-10"	214' + 214' / 2	3173.62	
G	26'-5"	214' + 216' / 2	5680.3	
H	17'-10"	217' + 217' / 2	3869.11	
I	26'-5"	215' + 217' / 2	5706.72	
J	12'-0"	215' + 215' / 2	2580	
K	9'-8"	214' + 215' / 2	2074.22	
L	6'-9"	214' + 214' / 2	1444.5	
M	18'-10"	214' + 214' / 2	4029.62	
N	13'-4"	214' + 214' / 2	2852.62	
O	49'-11"	213' + 214' / 2	10657.92	
P	24'-6"	213' + 213' / 2	5218.5	
Q	41'-2"	213' + 213' / 2	8769.21	
R	17'-6"	213' + 213' / 2	3727.5	
S	6'-11"	213' + 213' / 2	1473.96	
T	25'-0"	213' + 213' / 2	5325	
U	6'-11"	213' + 213' / 2	1473.96	
V	17'-6"	213' + 213' / 2	3727.5	
W	16'-6"	213' + 213' / 2	3514.5	
X	22'-9"	213' + 213' / 2	4845.75	
TOTAL	459'-0"		98107.26	



(Perimeter of Proposed Structure=459'
Sum of Elevation Increments sq.ft.
(Average Grade Plane equals the (E) sum divided by the Perimeter)
Average Grade Plane Calculated = 213'-9"

Average Grade Plane Calculations

1 / 16 " = 1' - 0 "

The vertical distance between the elevations of the following: (a) the average grade plane and (b) the highest point of the roof. Not included in such measurements are: 1) cornices which do not extend more than five feet above the roof line; 2) chimneys, vents, ventilators and enclosures for machinery of elevators which do not exceed fifteen feet in height above the roof line; 3) enclosures for tanks which do not exceed twenty feet in height above the roof line and do not exceed in aggregate area ten per cent of the area of the roof; and 4) towers, spires, domes and ornamental features.



Building Height Diagram

3 / 32 " = 1' - 0 "

JOB NAME

SYLVAN AVENUE REALTY TRUST

44 SYLVAN AVENUE
NEWTON, MASS.

JOB NUMBER 1225

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ORIENTATION SEAL



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ISSUE DATES

2013.02.01 SPECIAL PERMIT

SHEET TITLE

ZONING PLAN

SHEET NUMBER

C 001

SYLVAN AVENUE REALTY TRUST

44 SYLVAN AVENUE
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ORIENTATION

SEAL



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ISSUE DATES

2013.02.01 SPECIAL PERMIT

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

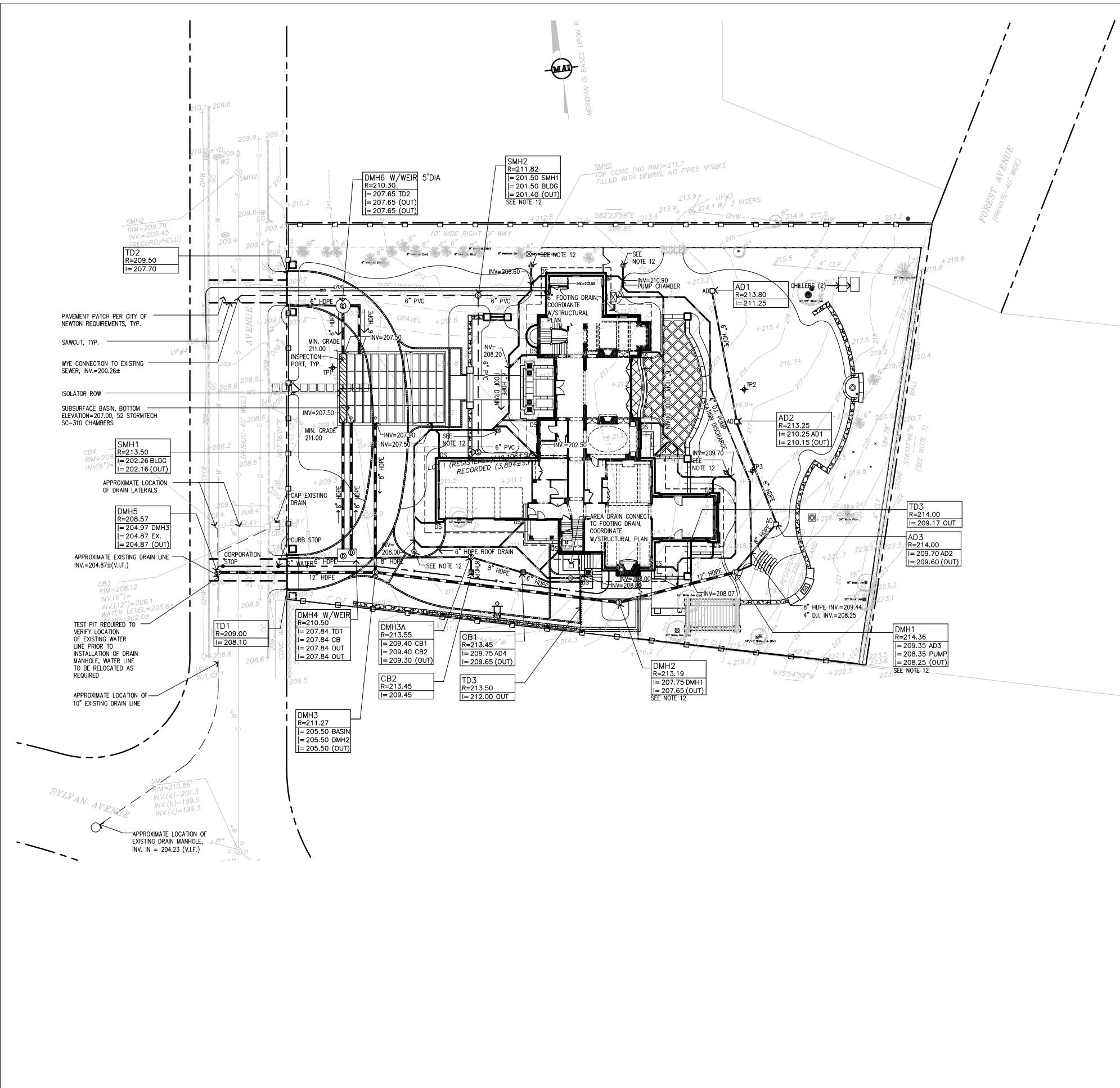
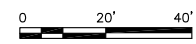
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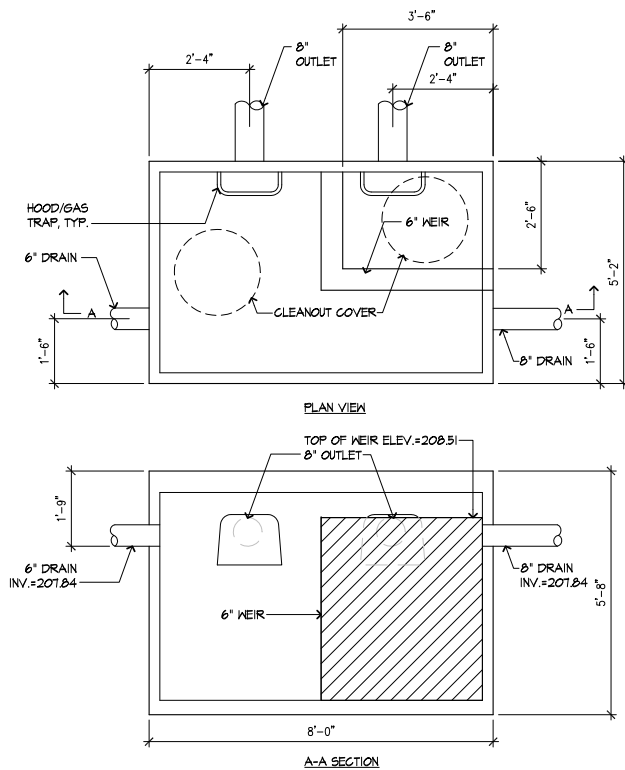
UTILITY LEGEND

- PROPERTY LINE
- - - SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC, TELEPHONE, COMMUNICATION
- CATCHBASIN
- AD □ AREA DRAIN
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ CLEAN OUT
- ⊙ DUCTILE IRON
- HDPE HIGH DENSITY POLYETHYLENE
- RD ROOF DRAIN
- DS DOWNSPOUT
- ⊙ TEST PIT
- SILT FENCE

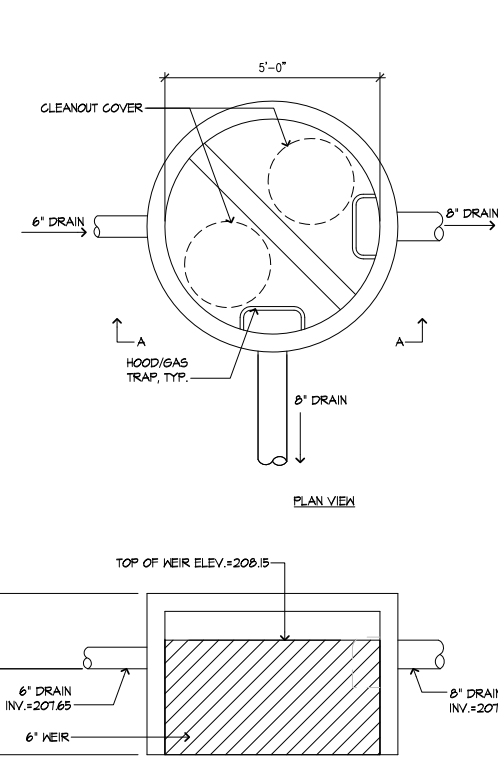
UTILITY NOTES

- I. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY MERIDIAN ASSOCIATES OF BEVERLY, MA AND IS DATED JULY 4, 2012.
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY TO BE DONE IN ACCORDANCE WITH CITY OF NEWTON DEPARTMENT OF PUBLIC WORKS STANDARDS.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
6. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
7. THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES, AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
8. ALL SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D174 WITH RUBBER GASKET JOINTS.
4. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
10. REFER TO ARCHITECTURAL PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING.
- II. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES ARE SHOWN SCHEMATICALLY. PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE COORDINATED WITH THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
12. SET COVER RIM ELEVATION 6" BELOW FINISHED GRADE.

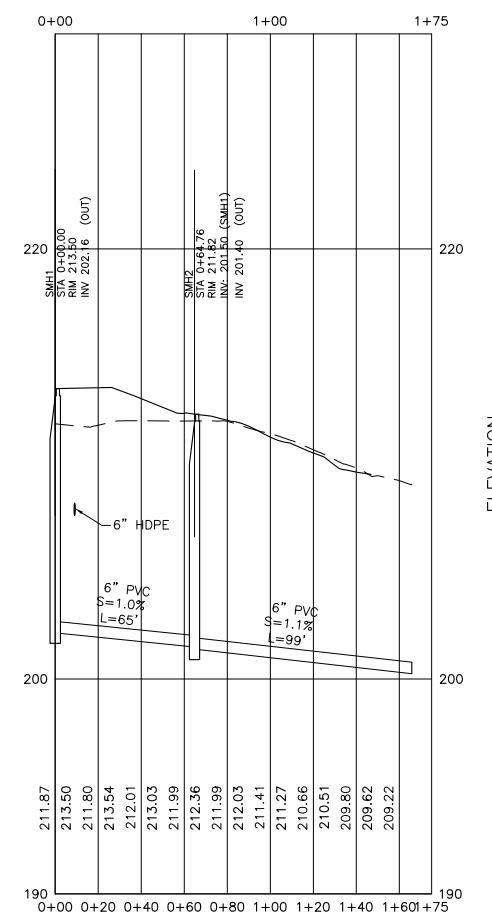




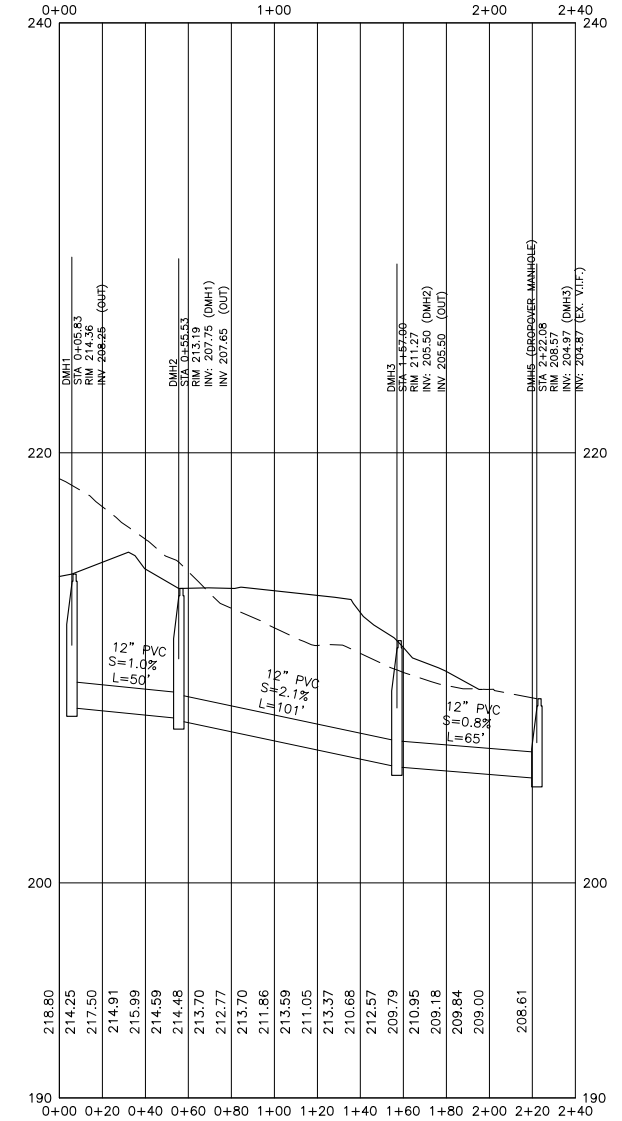
1 DMH4 WITH WEIR
SCALE: NTS



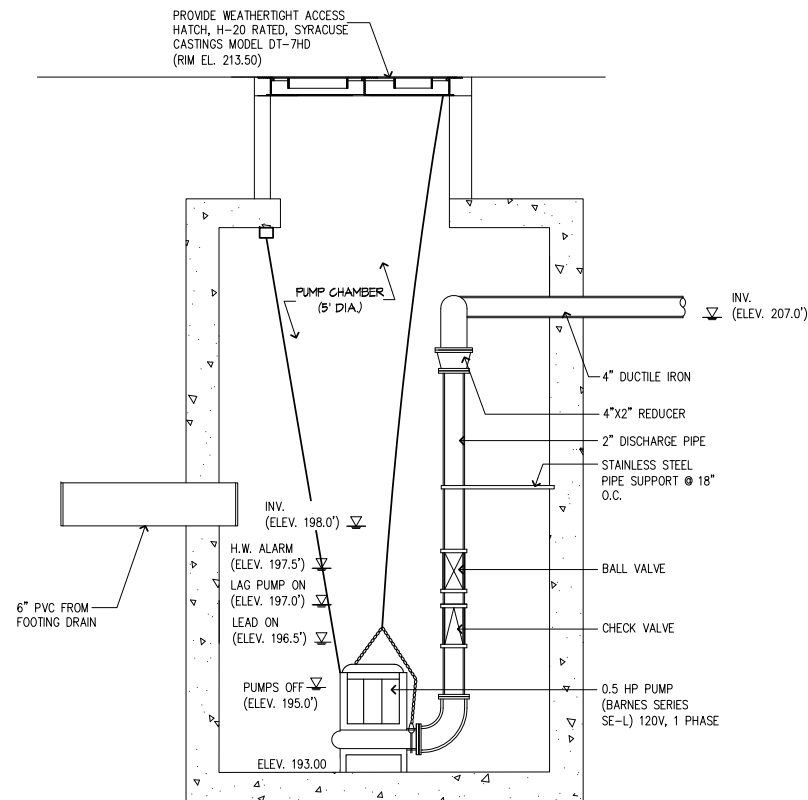
2 DMH6 WITH WEIR
SCALE: NTS



3 SEWER PROFILE
SCALE: HORIZONTAL 1"=40', VERTICAL 1"=4'

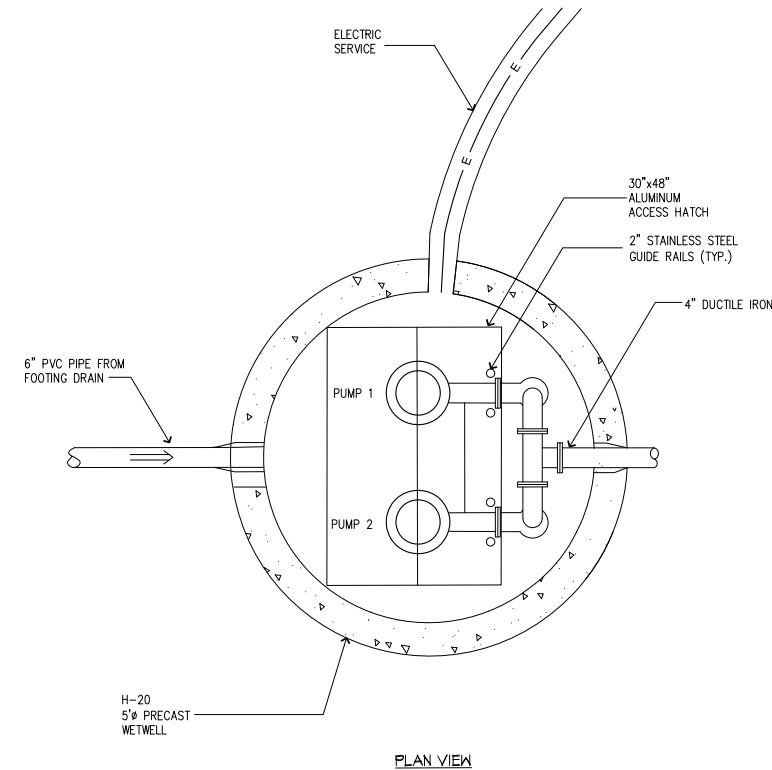


4 DRAIN PROFILE
SCALE: HORIZONTAL 1"=40', VERTICAL 1"=4'



- PUMP CHAMBER TO BE EQUIPPED WITH:
1. PRESSURE TRANSDUCER LEVEL CONTROLS
 2. BACKUP FLOAT LEVEL CONTROLS
 3. BACKUP POWER (FROM EMERGENCY GENERATOR)
 4. CONTROL PANEL TO BE LOCATED IN RESIDENCE LOCATION TO BE COORDINATED W/ARCHITECT
 5. REMOTE ALARM NOTIFICATION

5 PUMP CHAMBER
SCALE: NTS



PLAN VIEW

SYLVAN AVENUE REALTY TRUST

44 SYLVAN AVENUE
NEWTON, MASS.

JOB NUMBER **1225**

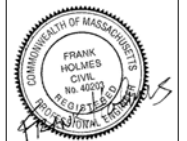


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ORIENTATION SEAL



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ISSUE DATES

2013.02.01 SPECIAL PERMIT

SHEET TITLE

UTILITY PROFILES AND DETAILS

SHEET NUMBER

C 200

SYLVAN AVENUE REALTY TRUST

44 SYLVAN AVENUE
NEWTON, MASS.

JOB NUMBER **1225**

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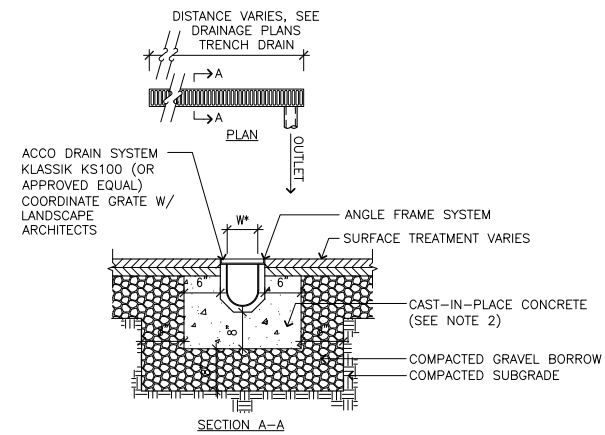
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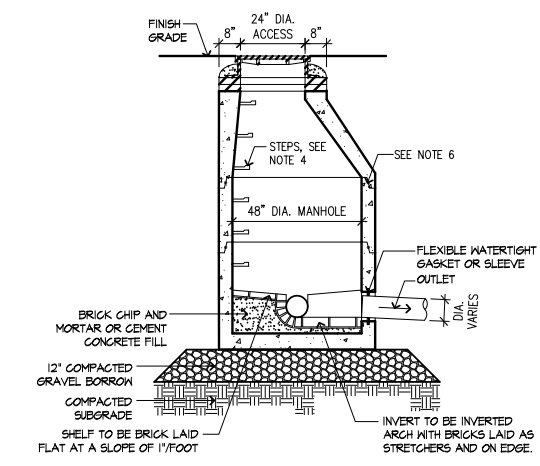
ISSUE DATES
2013.02.01 SPECIAL PERMIT

SHEET TITLE
UTILITY DETAILS

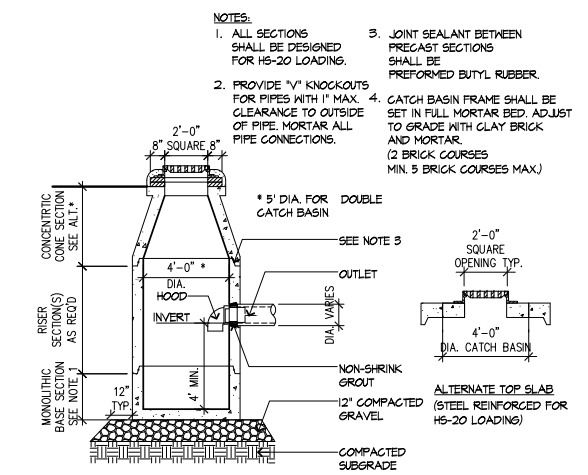
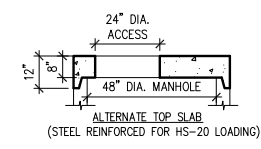
SHEET NUMBER
C 201



- NOTES:
- * W=4" (TD-1, TD-2, TD-3, TD-4)
 - 1. TRENCH DRAIN SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.
 - 2. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
 - 3. TRENCH DRAIN GRATE SHALL MEET AMERICANS WITH DISABILITY (ADA) REGULATIONS.



- NOTES:
- 1. BASE SECTION SHALL BE MONOLITHIC WITH A 48" INSIDE DIAMETER.
 - 2. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 - 3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.
 - 4. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 - 5. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
 - 6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 - 7. STANDARD SEWER MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED, ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
 - 8. CONFORM TO TOWN OF FRANKLIN STANDARDS.

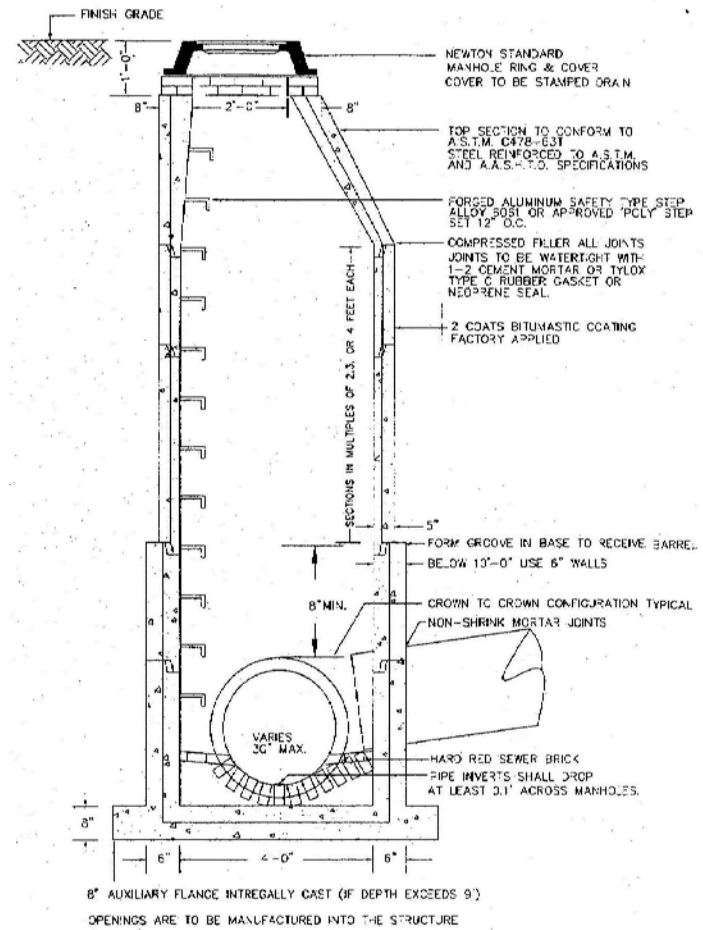


- NOTES:
- 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 - 2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 - 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 - 4. CATCH BASIN FRAME SHALL BE SET IN FULL MORTAR BED, ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES MIN, 5 BRICK COURSES MAX).

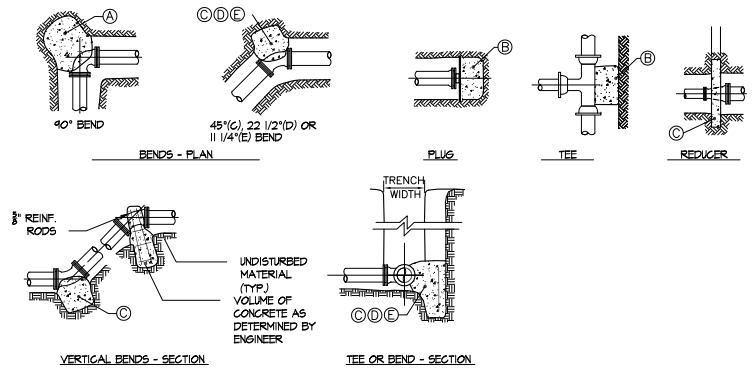
1 TRENCH DRAIN
SCALE: NTS

2 SEWER MANHOLE
SCALE: NTS

3 CATCH BASIN
SCALE: NTS



4 DRAIN MANHOLE
SCALE: NTS



- NOTES:
- 1. FOUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL, WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL. NO JOINTS SHALL BE COVERED WITH CONCRETE.
 - 2. ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
 - 3. PLACE SOLID CONCRETE BLOCKS IN FRONT OF ALL PLUGS BEFORE POURING THRUST BLOCK.
 - 4. REQUIREMENTS OF THE ABOVE TABLE PRESUME MINIMUM SOIL BEARING OF 1 TON PER SQUARE FOOT, AND MAY BE VARIED BY THE ENGINEER TO MEET OTHER CONDITIONS ENCOUNTERED.
 - 5. MEGA-LUG RETAINER GLANDS ARE REQUIRED FOR ALL MECHANICAL JOINTS. THESE GLANDS DO NOT REDUCE THE REQUIREMENTS FOR THRUST RESTRAINT.
 - 6. ALL FITTINGS SHALL BE WRAPPED IN POLYETHYLENE OR BUILDING PAPER PRIOR TO INSTALLATION OF CONCRETE RESTRAINT.
 - 7. THREADED ROD SHALL BE ANSI A242 F150 PIPE RESTRAINT NUTS TO MATCH ANWA CIII. THREADED RODS AND NUTS TO BE FIELD COATED WITH BITUMINOUS PAINT.
 - 8. THRUST RESTRAINT IS REQUIRED FOR ALL TEES, BENDS, REDUCERS, CAPS, PLUGS, OR CROSSSES.
 - 9. INSTALL LIFT HOOKS INTO THRUST BLOCKS AT END CAPS AND PLUGS.

THRUST BLOCK SCHEDULE	
SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL	
REACTION TYPE	PIPE SIZE
(A)	4"
(B)	1.78
(C)	1.30
(D)	0.96
(E)	0.50
(E)	0.26

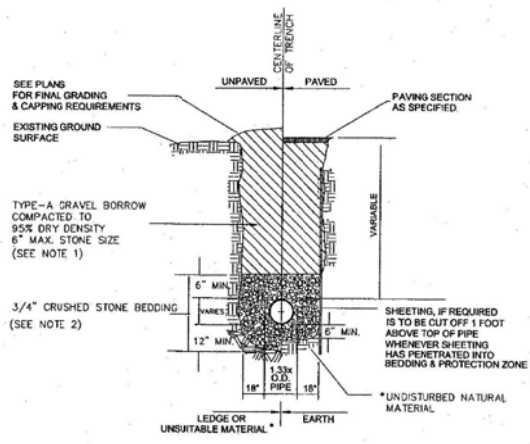
OTHER TEST PRESSURES FOR THE ABOVE REACTIONS

ABOVE DIMENSIONS ARE MINIMUM THRUST BLOCK SIZES. THEY HAVE BEEN CALCULATED USING A PRESSURE OF 200 PSI.

TEST PRESSURE TO BE 150 PSI MIN OR AS REQUIRED BY BNSC.

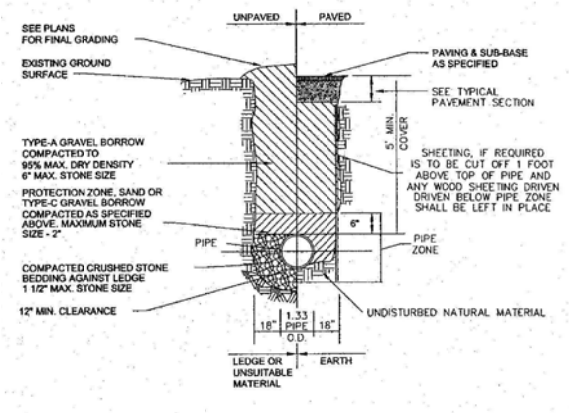
SQUARE FEET OF CONCRETE THRUST BLOCKING FOR OTHER TEST PRESSURES IS DIRECTLY PROPORTION TO THE ABOVE TABLE. FOR INSTANCE, AT 225 PSI TEST PRESSURE ABOVE NUMBERS SHOULD BE MULTIPLIED BY 1.125 (225 PSI / 200 PSI = 1.125).

5 THRUST BLOCK
NTS



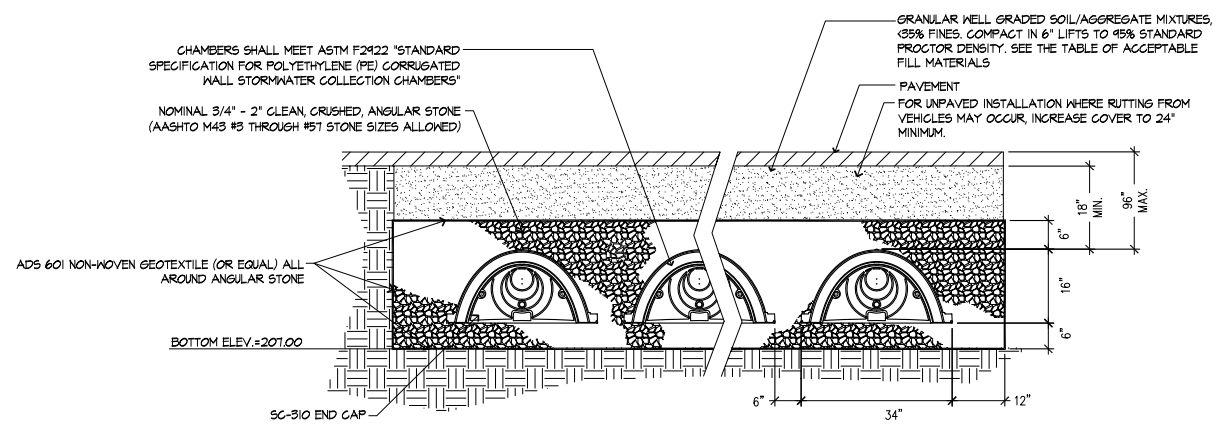
* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.

1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1



* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.

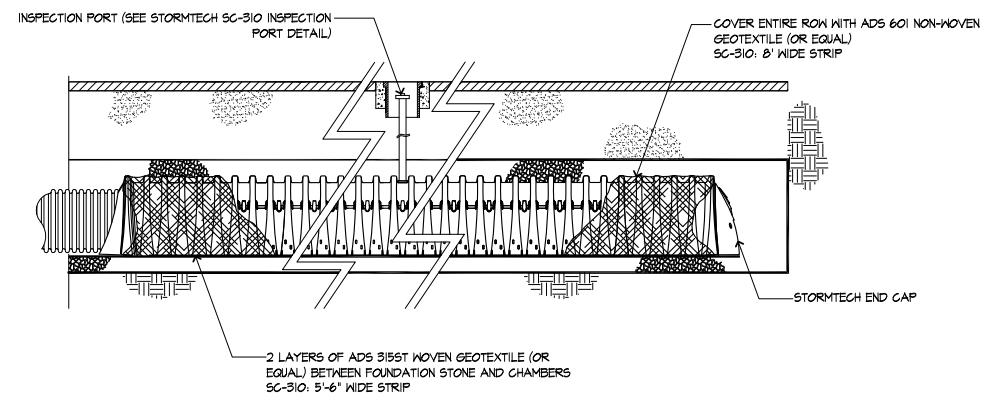
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1



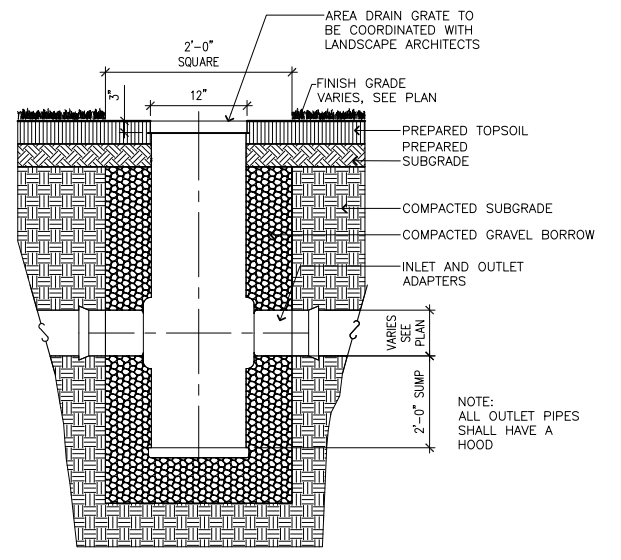
1 SEWER TRENCH
SCALE: NTS

2 WATER TRENCH
SCALE: NTS

3 STORMTECH SC-310
NTS



4 STORMTECH - ISOLATOR ROW
NTS



5 AREA DRAIN
NTS

JOB NAME
SYLVAN AVENUE REALTY TRUST
44 SYLVAN AVENUE
NEWTON, MASS.

JOB NUMBER | 1225

Stantec Consulting Services Inc.
141 Portland Street
Boston, MA 02114
Tel: 617.523.8103
Fax: 617.523.4333
www.stantec.com

18 MARSHALL STREET, SOUTH NORWALK, CT 06854
SHOPE RENO WHARTON
shoperenowharton.com | T.203.852.7250

ORIENTATION | SEAL

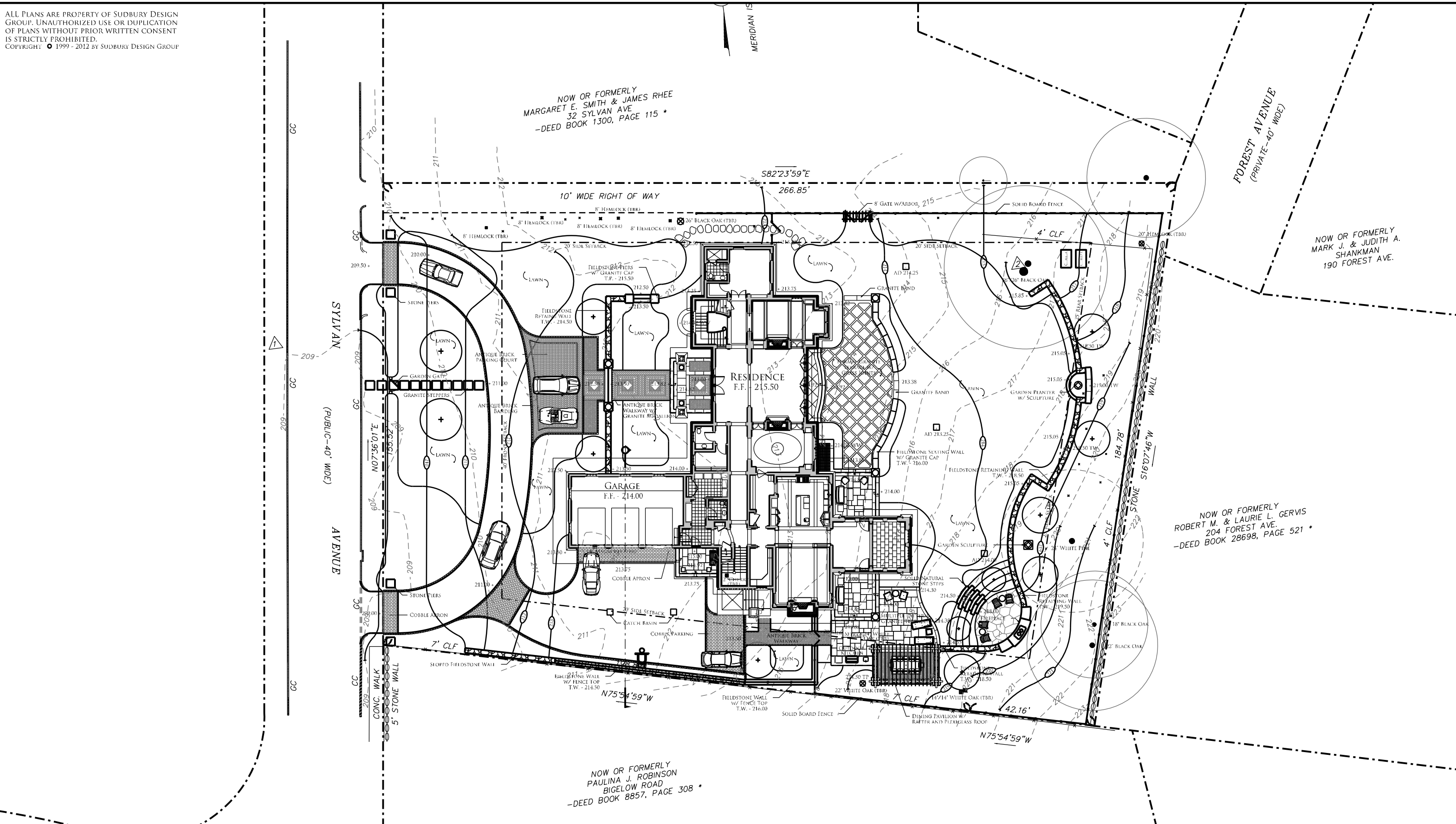
FRANK HOLMES CIVIL ENGINEER No. 48090 PROFESSIONAL SEAL

DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, BY ANY OTHER PARTY, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF SHOPE RENO WHARTON ASSOCIATES.

ISSUE DATES
2013.02.01 | SPECIAL PERMIT

SHEET TITLE
UTILITY DETAILS

SHEET NUMBER
C 202



**SYLVAN AVENUE
 REALTY TRUST**

44 SYLVAN AVENUE
 NEWTON, MASS.



740 Boston Post Rd. Sudbury, MA 01776
 978.443.3638 MA | sudburymdesign.com | 401.789.5889 RI

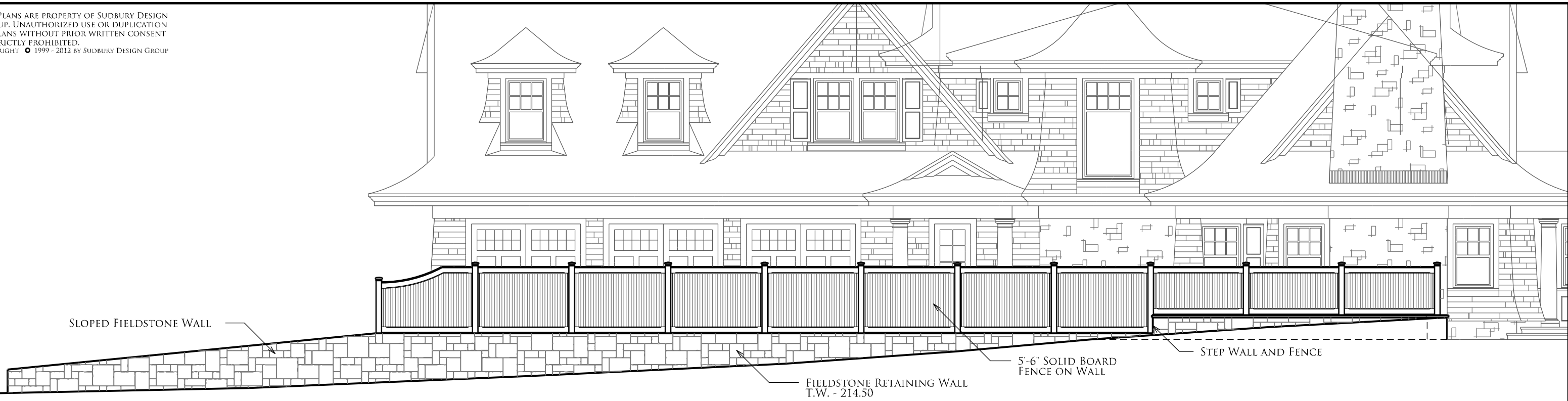


LANDSCAPE MASTER PLAN

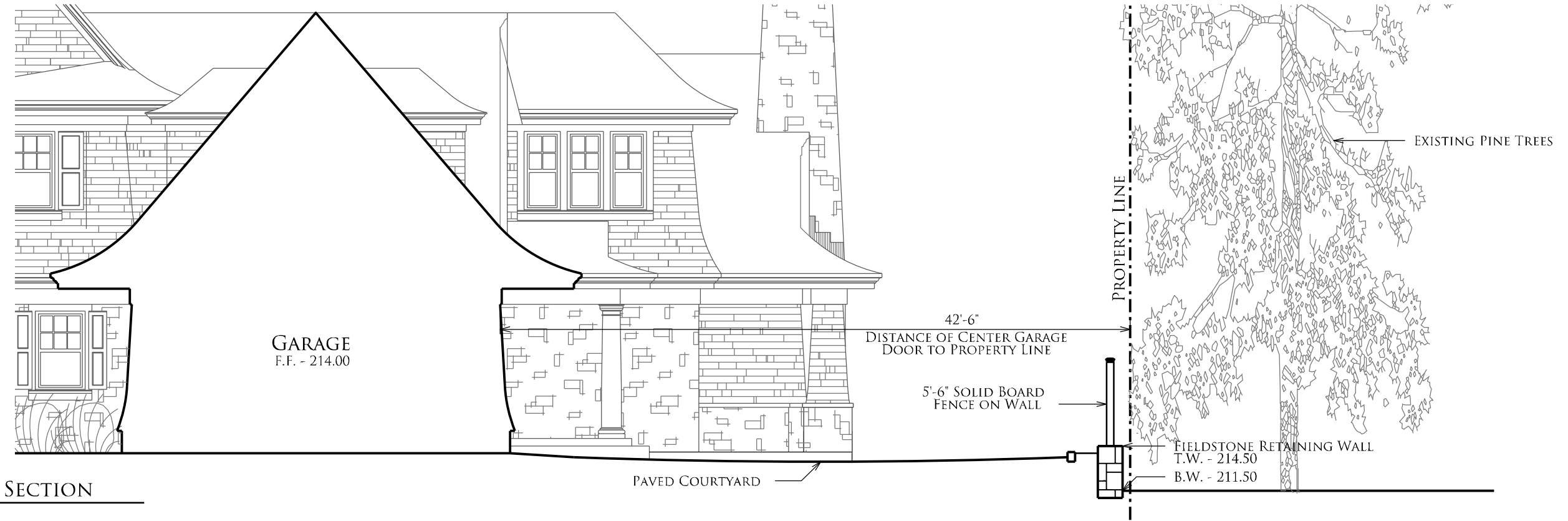
SCALE: 1" = 30'-0"

DATE: 2.1.13 - ISSUED FOR SPECIAL PERMIT

**L
 1.0**



1 SOUTH PROPERTY LINE ELEVATION
 SCALE: 1/8" = 1'-0"



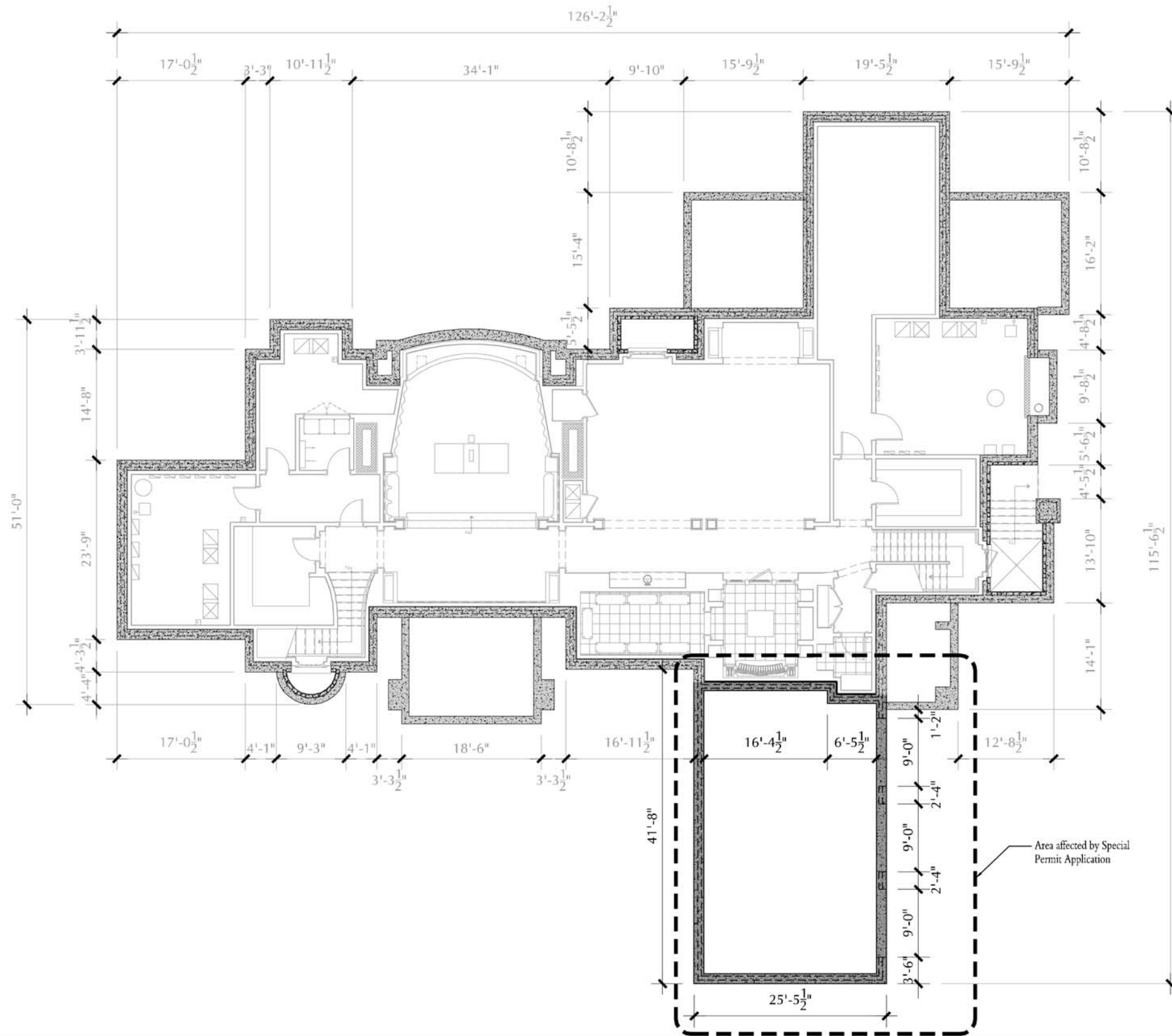
2 GARAGE COURTYARD SECTION
 SCALE: 1/8" = 1'-0"

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 44 SYLVAN AVENUE
 NEWTON, MASS.

SUDBURY DESIGN GROUP
 740 Boston Post Rd. Sudbury, MA 01776
 978.443.3638 MA | sudburymdesign.com | 401.789.5889 RI

LANDSCAPE ELEVATION AND SECTION
 SCALE: 1/8" = 1'-0" DATE: 2.1.13 - ISSUED FOR SPECIAL PERMIT

L
1.1



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Sylvan Avenue / Newton, Massachusetts # 1225

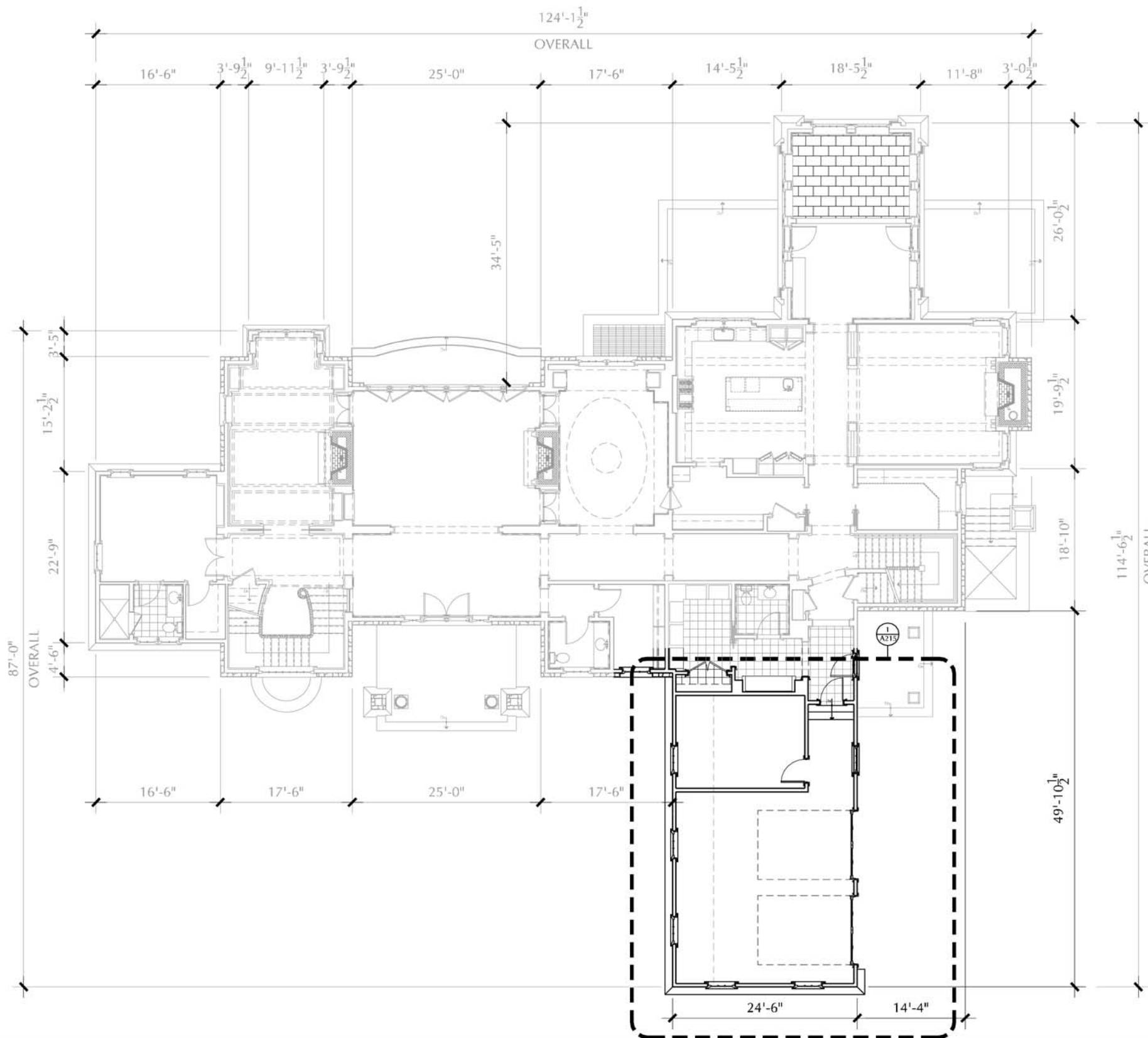
DRAWING TITLE: **PROPOSED LOWER LEVEL PLAN**

JOB N^o: **1225** SCALE: **1/16" = 1'-0"**

ISSUE DATES	
ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review



SHEET NUMBER	
A	200



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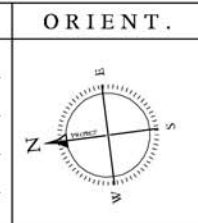
SYLVAN AVENUE REALTY TRUST

Sylvan Avenue / Newton, Massachusetts # 1225

DRAWING TITLE: **BY-RIGHT FIRST FLOOR PLAN**

JOB N°: **1225** SCALE: **1/16" = 1'-0"**

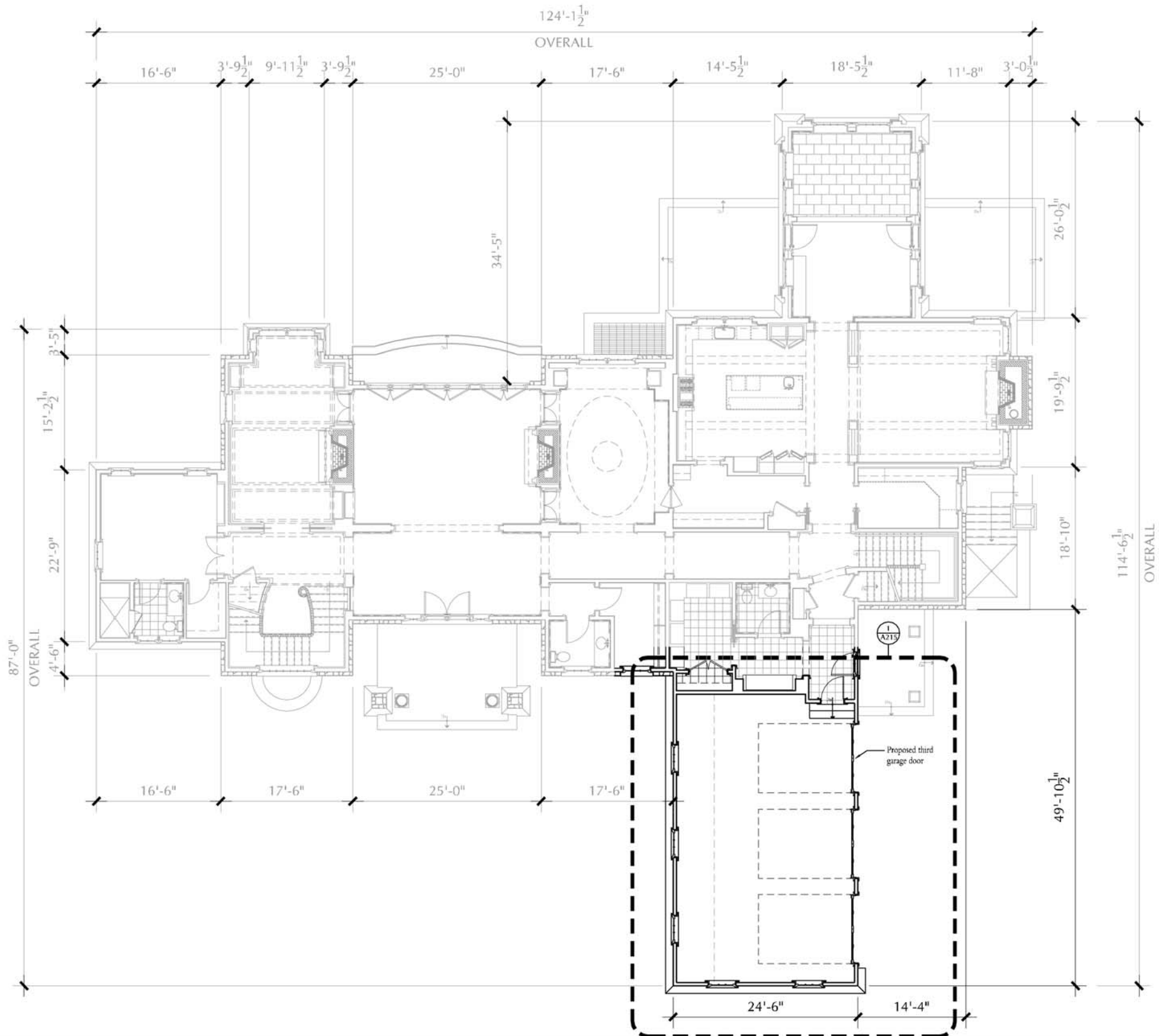
ISSUE DATES	
ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review



ORIENT.

SHEET NUMBER

A **210**



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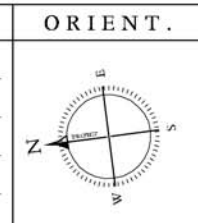
SYLVAN AVENUE REALTY TRUST

Sylvan Avenue / Newton, Massachusetts # 1225

DRAWING TITLE: **PROPOSED FIRST FLOOR PLAN**

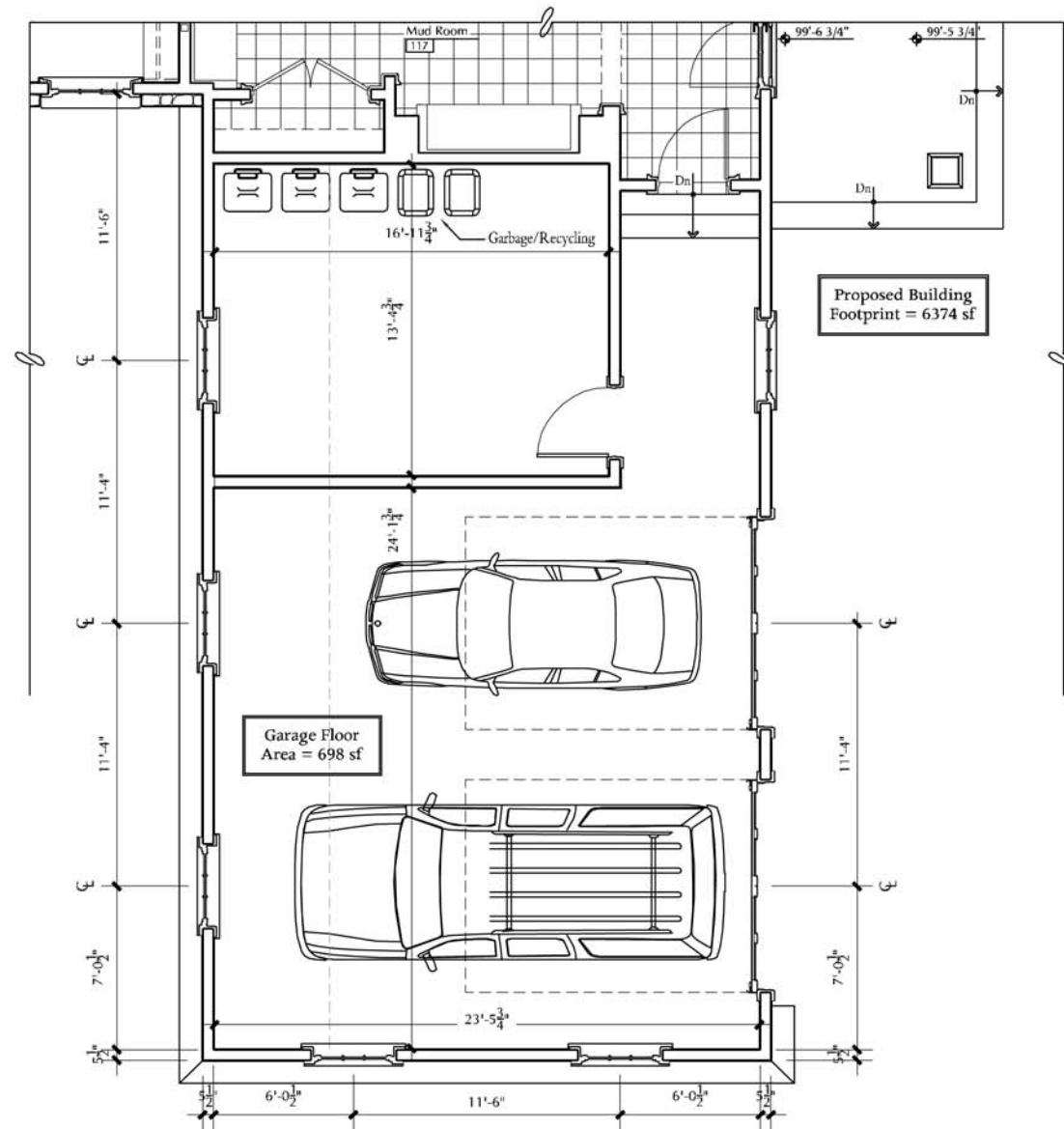
JOB N^o: **1 2 2 5** SCALE: **1/16" = 1'-0"**

ISSUE DATES	
ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review

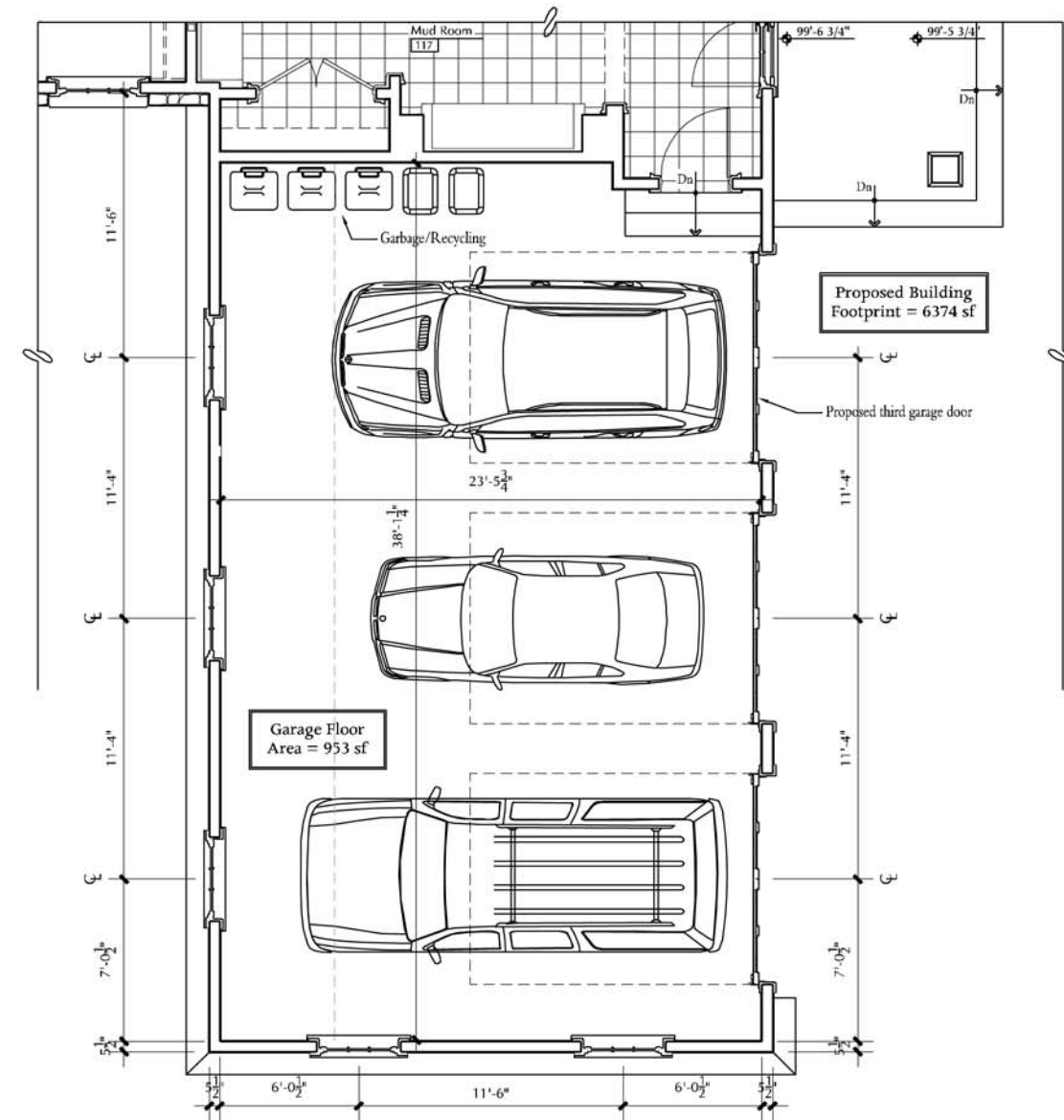


ORIENT. SHEET NUMBER

A 210a



1 BY-RIGHT FIRST FLOOR PLAN
A215 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN (SPECIAL PERMIT)
A215 1/8" = 1'-0"



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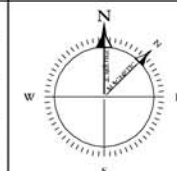
DRAWING TITLE: ENLARGED BY-RIGHT & PROPOSED FIRST FLOOR PLANS

JOB NO: 1225 SCALE: 1/8" = 1'-0"

ISSUE DATES

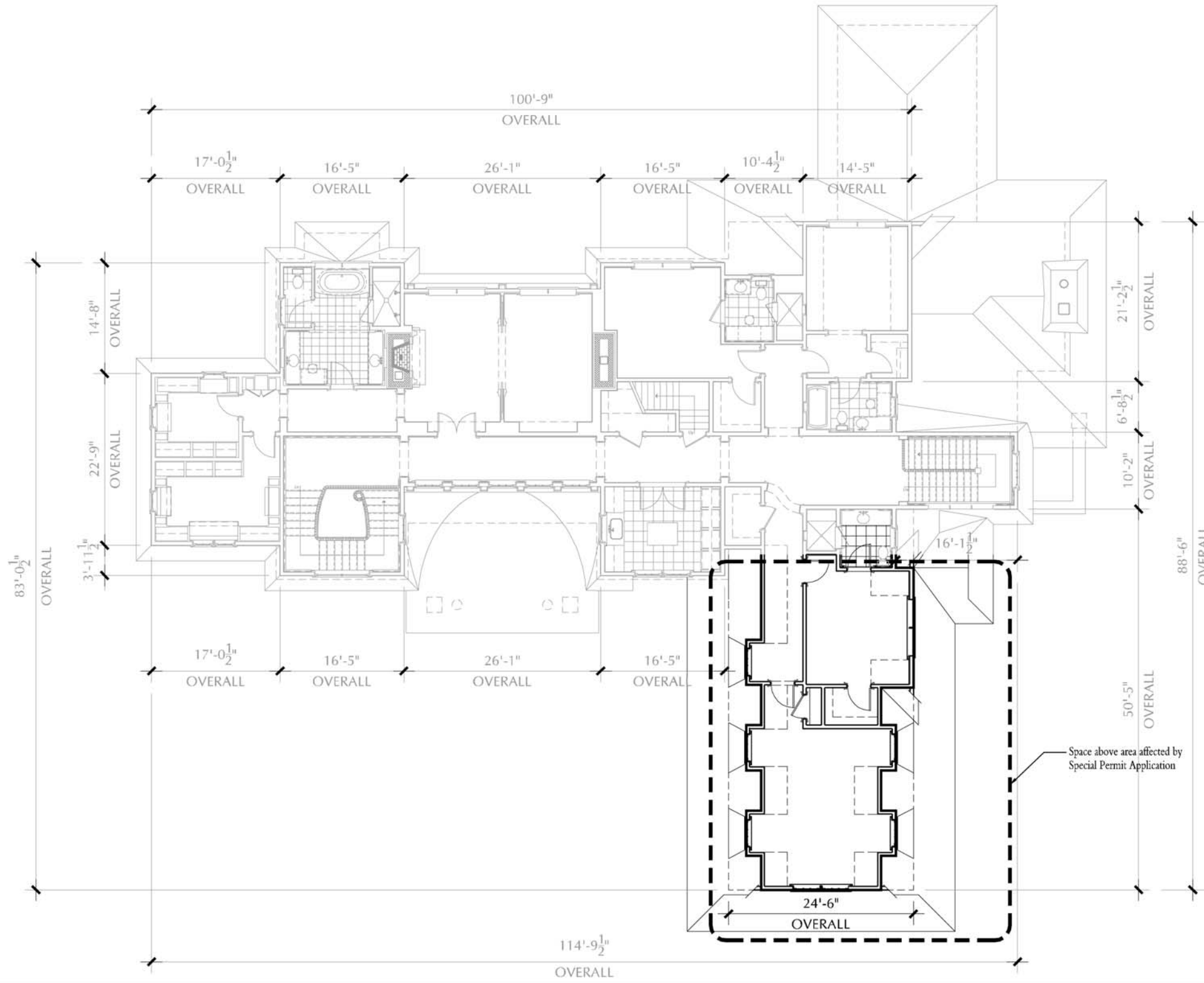
ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review

ORIENT.



SHEET NUMBER

A 215



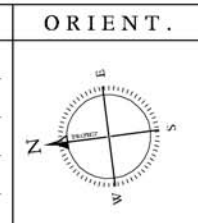
Space above area affected by Special Permit Application



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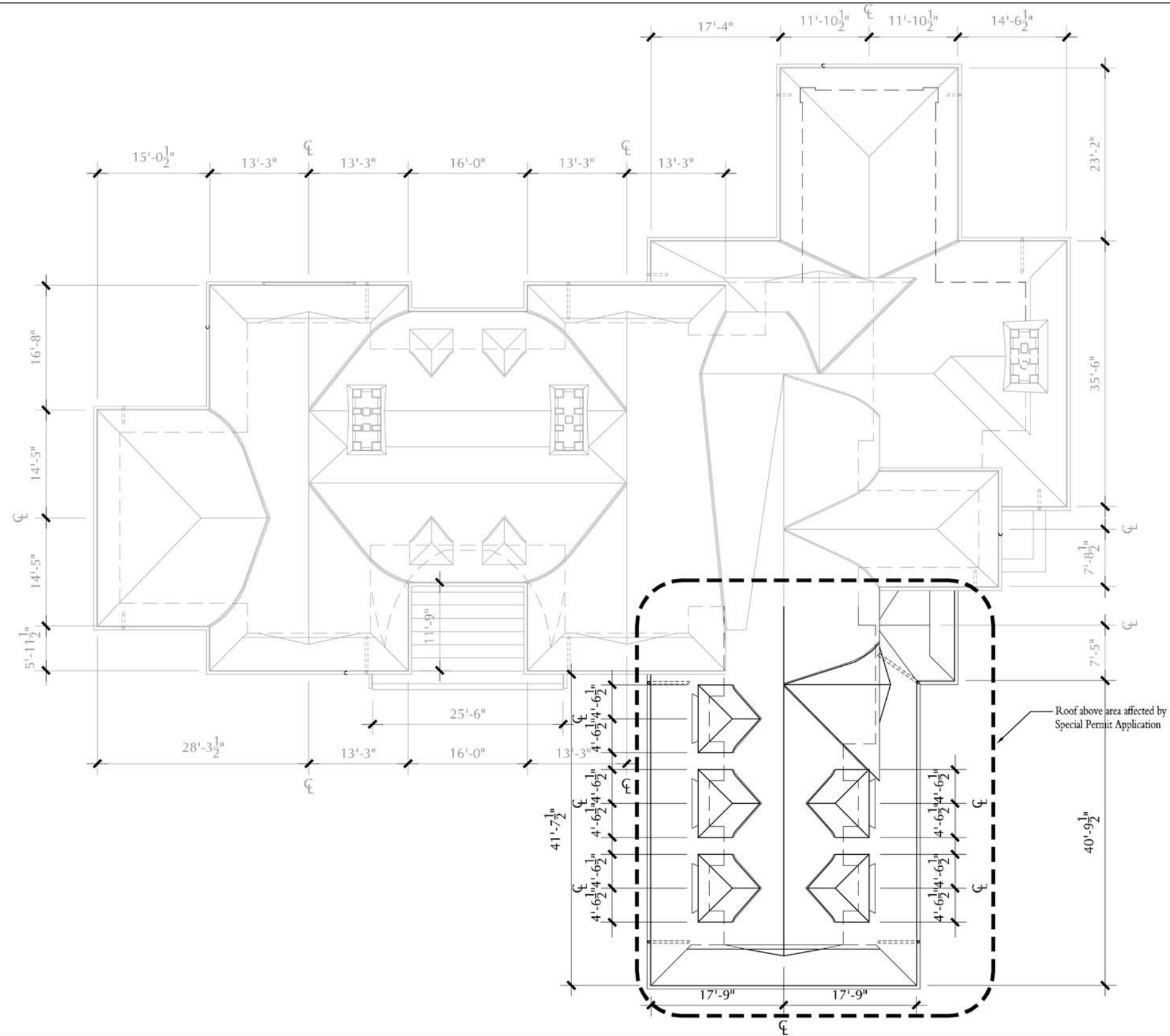
SYLVAN AVENUE REALTY TRUST
 Sylvan Avenue / Newton, Massachusetts # 1225
 DRAWING TITLE: **BY-RIGHT SECOND FLOOR PLAN**
 JOB N^o: **1 2 2 5** SCALE: **1/16" = 1'-0"**

ISSUE DATES	
ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review



ORIENT. SHEET NUMBER

A **220**



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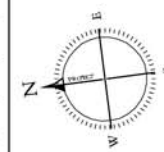
DRAWING TITLE: **BY-RIGHT ROOF PLAN**

JOB N^o: **1225** SCALE: **1/16" = 1'-0"**

ISSUE DATES

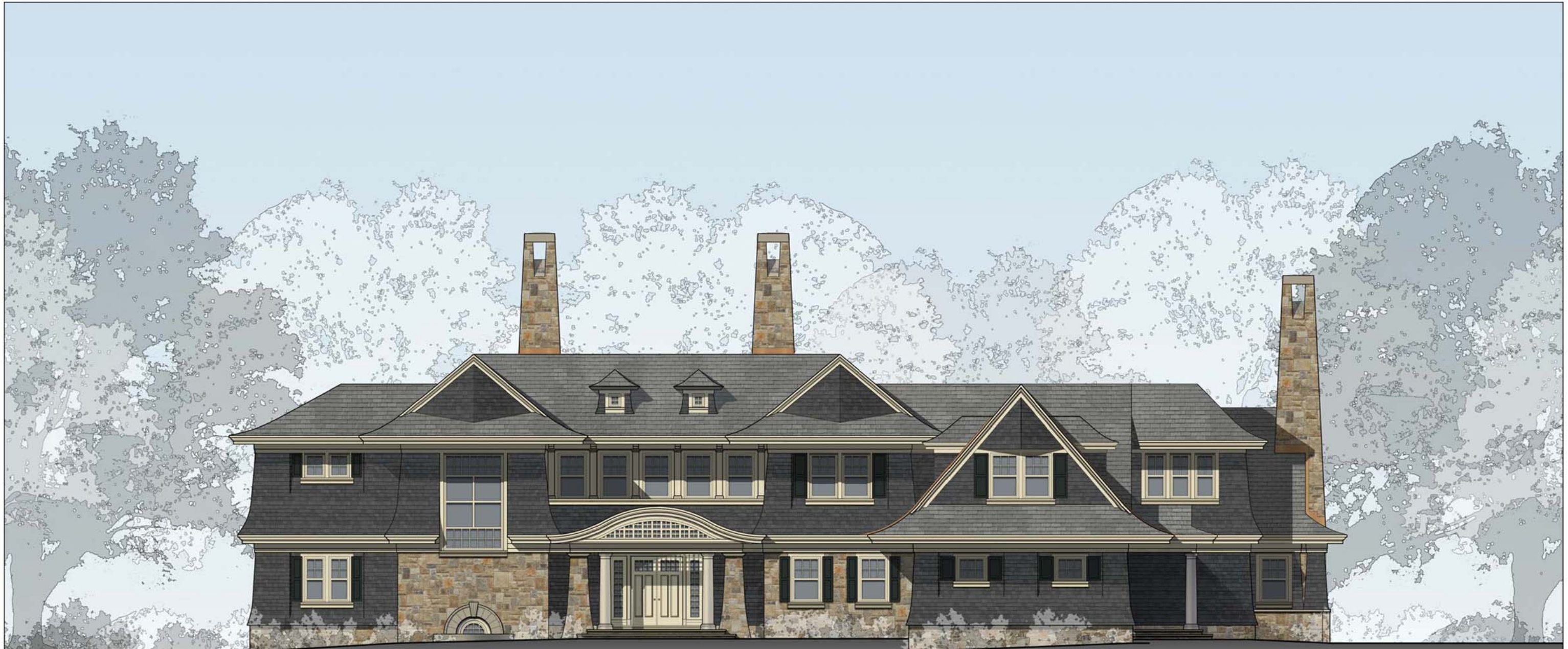
ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review

ORIENT.



SHEET NUMBER

A 230



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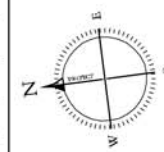
DRAWING TITLE: **FRONT ELEVATION**

JOB N^o: **1225** | SCALE: **3/32" = 1'-0"**

ISSUE DATES

ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review

ORIENT.



SHEET NUMBER

A 300

T.O. Chimney

T.O. Ridge

Attic Floor

Second Floor

First Floor



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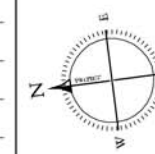
DRAWING TITLE: BY-RIGHT NORTH ELEVATION

JOB N^o: 1225 SCALE: 3/32" = 1'-0"

ISSUE DATES

ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review

ORIENT.



SHEET NUMBER

A 301

T.O. Chimney

T.O. Ridge

Attic Floor

Second Floor

First Floor



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SHOPE RENO WHARTON

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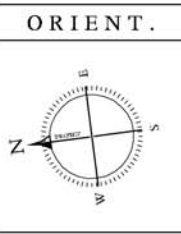
SYLVAN AVENUE REALTY TRUST

Sylvan Avenue / Newton, Massachusetts # 1225

DRAWING TITLE: **BY-RIGHT WEST ELEVATION**

JOB N^o: **1225** SCALE: **3/32" = 1'-0"**

ISSUE DATES	
ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review



SHEET NUMBER

A **302**

T.O.
Chimney

T.O.
Ridge

Attic
Floor

Second
Floor

First
Floor



Garage Doors

FOR REFERENCE ONLY

PROPOSED GARAGE DOORS TO MATCH STYLE OF GARAGE DOORS SHOWN ABOVE



Gutters, Roof, Stone

FOR REFERENCE ONLY

PROPOSED COPPER GUTTERS, SLATE ROOF AND STONE TO MATCH STYLE OF MATERIALS SHOWN ABOVE



Wall Shingles, Shutters

FOR REFERENCE ONLY

PROPOSED WALL SHINGLES AND SHUTTERS TO MATCH STYLE AND COLOR OF MATERIALS SHOWN ABOVE



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Sylvan Avenue / Newton, Massachusetts # 1225

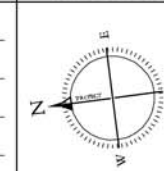
DRAWING TITLE: PROPOSED SOUTH ELEVATION

JOB N^o: 1225 SCALE: 3/8" = 1'-0"

ISSUE DATES

ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review

ORIENT.



SHEET NUMBER

A 303

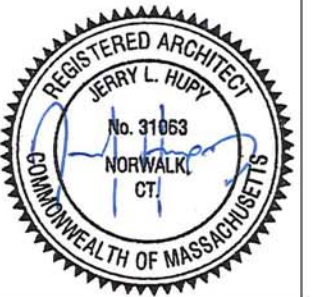
T.O. Chimney

T.O. Ridge

Attic Floor

Second Floor

First Floor



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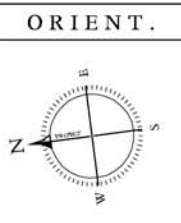
SYLVAN AVENUE REALTY TRUST

Sylvan Avenue / Newton, Massachusetts # 1225

DRAWING TITLE: **BY-RIGHT EAST ELEVATION**

JOB N°: **1225** | SCALE: **3/32" = 1'-0"**

ISSUE DATES	
ISSUED:	
2/1/13	Issued For Special Permit
3/19/13	Issued For Review



ORIENT.

SHEET NUMBER

A | **304**



TEMPORARY BENCHMARK CHART:
(DATUM: NEWTON CITY BASE-SEE NOTE 6)

T.B.M.#	DESCRIPTION	ELEVATION
△	CUT SPIKE SET IN UTILITY POLE #4 1.0' A.G.	210.39'
△	CUT SPIKE SET VERTICALLY IN BASE ROOT OF 30" OAK TREE	217.42'

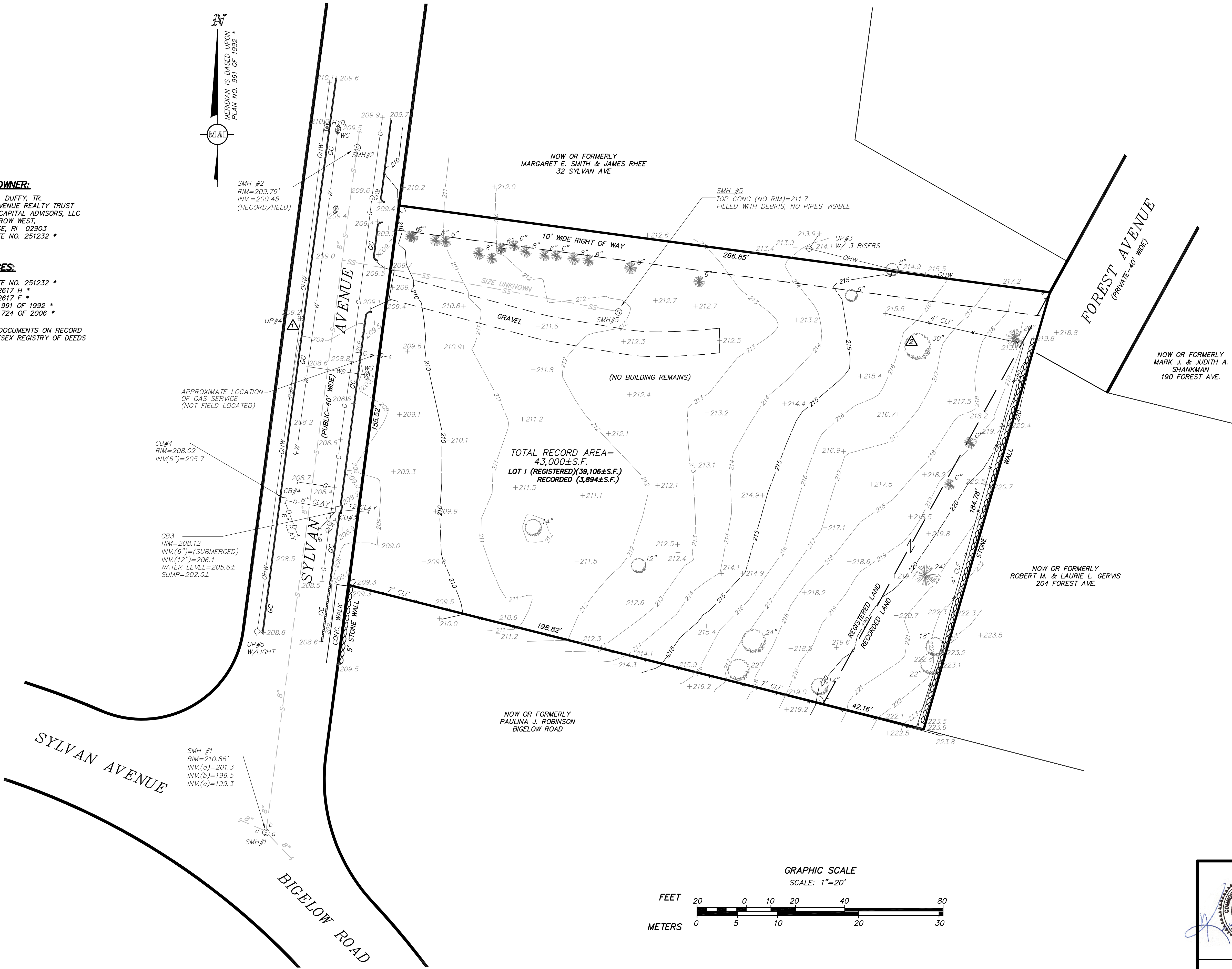
RECORD OWNER:
ARTHUR X. DUFFY, TR.
SYLVAN AVENUE REALTY TRUST
C/O REX CAPITAL ADVISORS, LLC
50 PARK ROW WEST,
PROVIDENCE, RI 02903
CERTIFICATE NO. 251232 *

REFERENCES:
CERTIFICATE NO. 251232 *
LC CASE 2617 H *
LC CASE 2617 F *
PLAN NO. 991 OF 1992 *
PLAN NO. 724 OF 2006 *

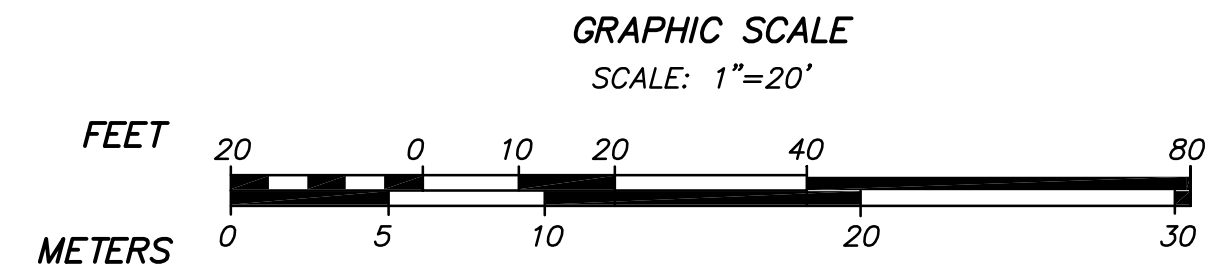
* DENOTES DOCUMENTS ON RECORD AT MIDDLESEX REGISTRY OF DEEDS

LEGEND:

□	CB	CATCH BASIN
⊙	SMH	SEWER MANHOLE
⊕	HYD	HYDRANT
⊗	WG	WATER GATE
⊕	GV	GAS GATE
—	OHW	OVERHEAD WIRE
—	W	WATER MAIN
—	WS	WATER SERVICE
—	G	GAS MAIN
—	S	SEWER MAIN
—	SS	SEWER SERVICE
—	UP	UTILITY POLE
—	UPL	UTILITY POLE WITH LIGHT ABOVE GRADE
—	CLF	CHAIN LINK FENCE
—	GC	GRANITE CURB
—	CC	CONCRETE CURB
⊙	12"	12" CALIPER DECIDUOUS TREE
⊙	8"	8" CALIPER CONIFER TREE
△		TEMPORARY BENCHMARK



- NOTES:**
1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. ON JUNE 29, 2012.
 2. THE SUBJECT PROPERTY IS LOCATED IN ZONING DISTRICT SR1.
 3. THE SUBJECT PROPERTY HAS THE DESIGNATION 32053 0051 IN THE CITY OF NEWTON ASSESSOR'S DATABASE.
 4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 6. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE CITY OF NEWTON SEWER BASE. STARTING BENCHMARK: RECORD INVERT OF SMH ADJACENT TO LOCUS, DEPICTED AS SMH#2 HEREON, ELEV.=200.45'
 7. PROPERTY LINES DEPICTED HEREON ARE BASED ON COMPILED DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES. ALL BOUNDARY LINES DEPICTED ARE APPROXIMATE ONLY. MAI DID NOT PERFORM A BOUNDARY RETRACEMENT SURVEY.
 8. AN APPARENT DISCREPANCY SHOULD BE MENTIONED ON THE REAR PROPERTY LINE. THE RECORD PLAN FOR THE ADJOINER TO THE REAR CLAIMS TO OWN UP TO THE STONE WALL. THE PLAN FOR THE SUBJECT PROPERTY SHOWED NO WALL IN 1916, BUT EXTENDS BEYOND WHERE THE PRESENT DAY WALL IS LOCATED BY ABOUT ONE AND A HALF FEET.

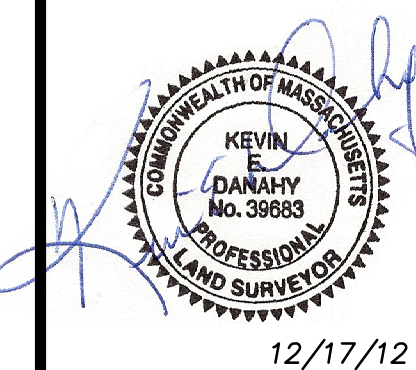


ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARICATION NOR SUBSURFACE VERIFICATION.

DWG. No. 5456_REC_C
Bk. #556, Pg. #25

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
1	10/9/12	REVISE UTILITIES & LABELS	MAC	BWT



44 SYLVAN AVENUE
RECORD CONDITIONS PLAN OF LAND
LOCATED IN
NEWTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
STANTEC
SCALE: 1" = 20' DATE: JULY 9, 2012

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950 BEVERLY, MASSACHUSETTS 01915
69 MILK STREET, SUITE 302 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 1 OF 1 PROJECT No. 5456