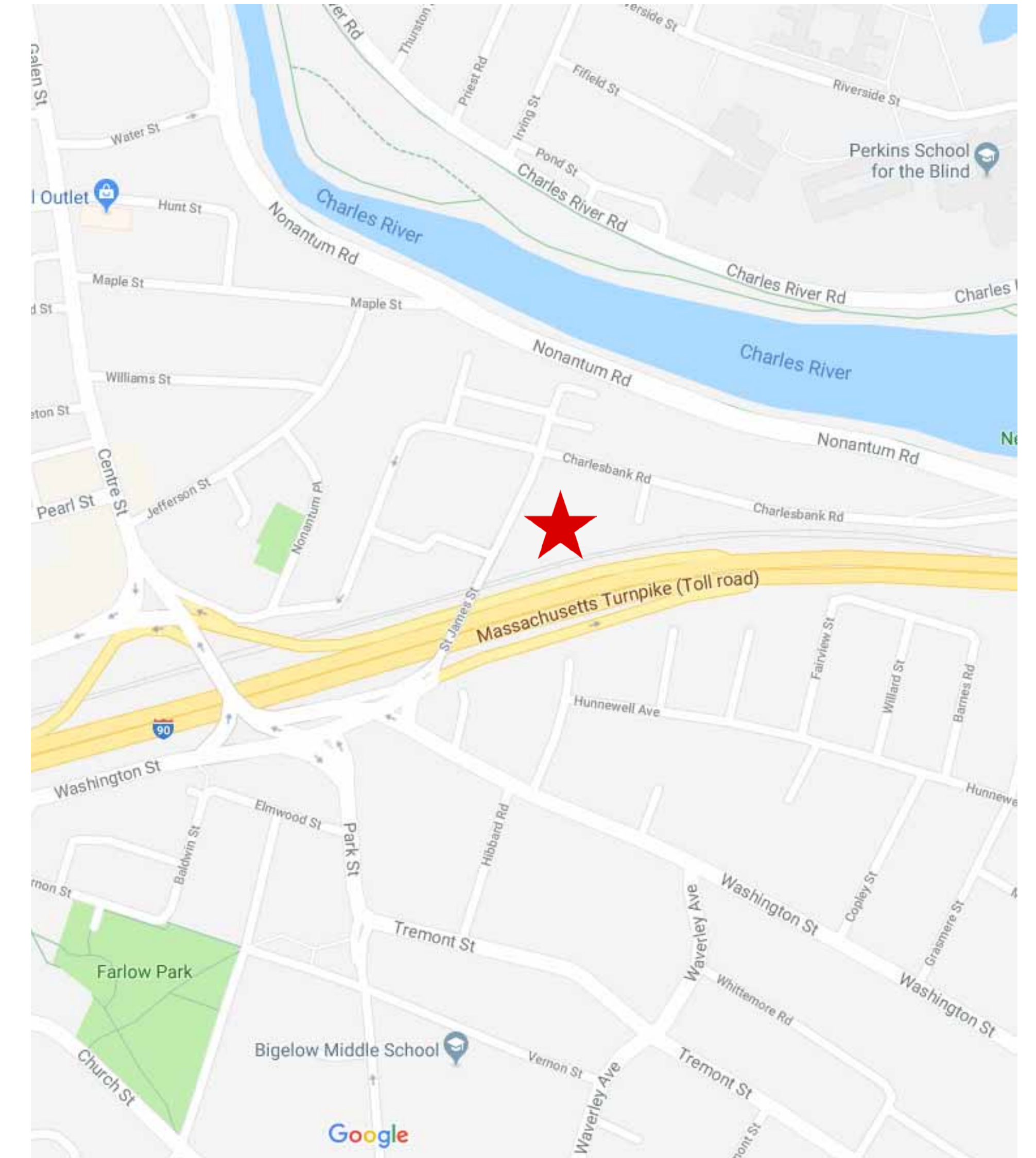


19-21 ORCHARD STREET

Newton, Massachusetts



STREET VIEW OF PROPOSED STRUCTURE



LOCATION MAP



APPLICANT:
CIVICO DEVELOPMENT
12 MORSE LANE
SOUTH NATICK, MA 01760
CONTACT: DAVID OLIVERI

ARCHITECT:
OLINGER ARCHITECTS
216 PROSPECT STREET
CAMBRIDGE MA 02139
CONTACT: ANDREW CONSIGLI AIA

CIVIL ENGINEER:
PETER NOLAN & ASSOCIATES
697 CAMBRIDGE STREET
BRIGHTON, MA 02135
CONTACT: PETER NOLAN

LEGAL COUNSEL:
G. MICHAEL PEIRCE
60 WALNUT STREET
WELLESLEY, MA 02481
CONTACT: MICHAEL PEIRCE



1



2



3

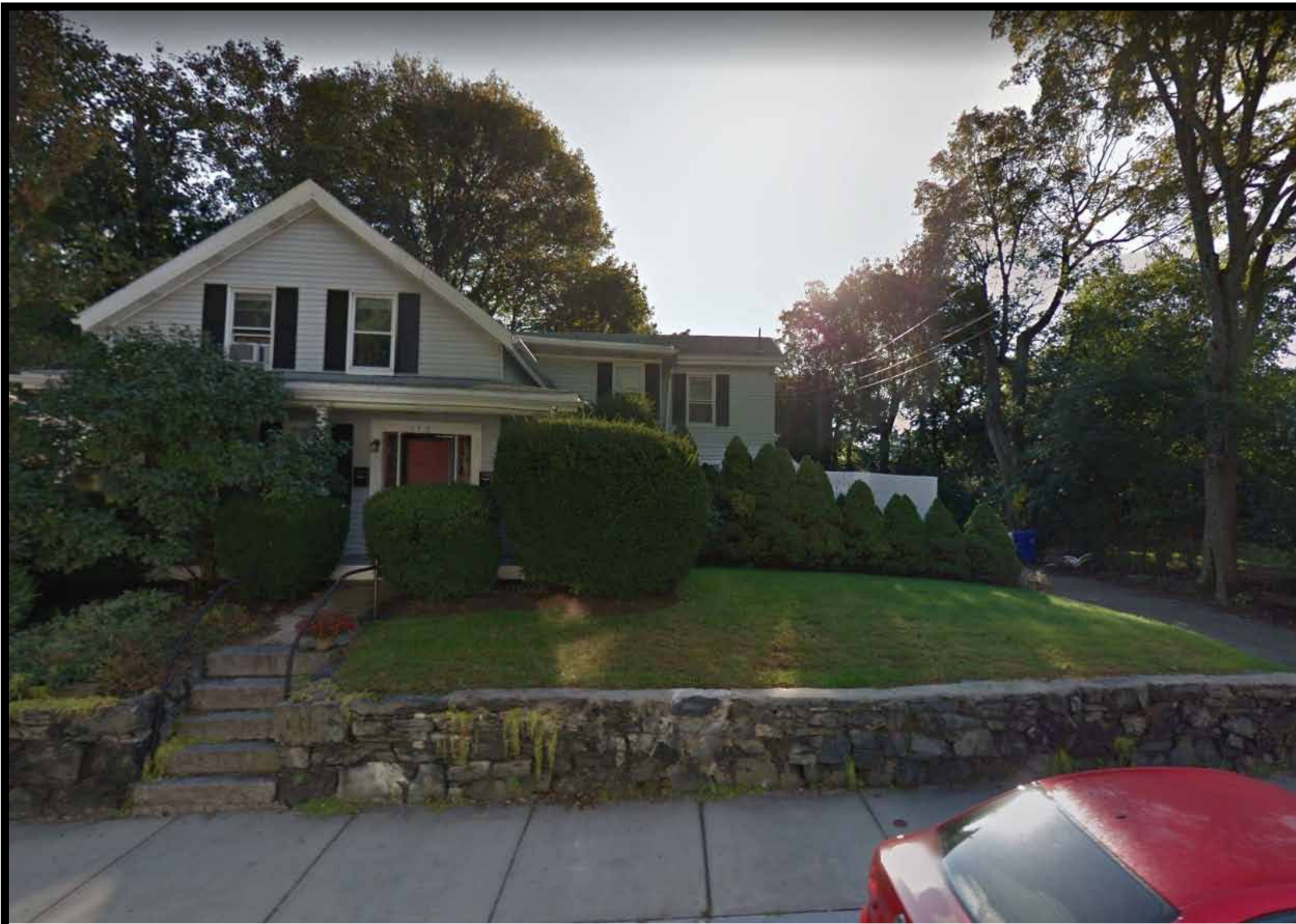


4



5





1



2



3



4



5



STREET LEVEL VIEW
21 ORCHARD ST, NEWTON, MA 01770
January 3, 2017
JOB NUMBER: 140101

Prepared for: Civico Development
Architect Name: Olinger Architects

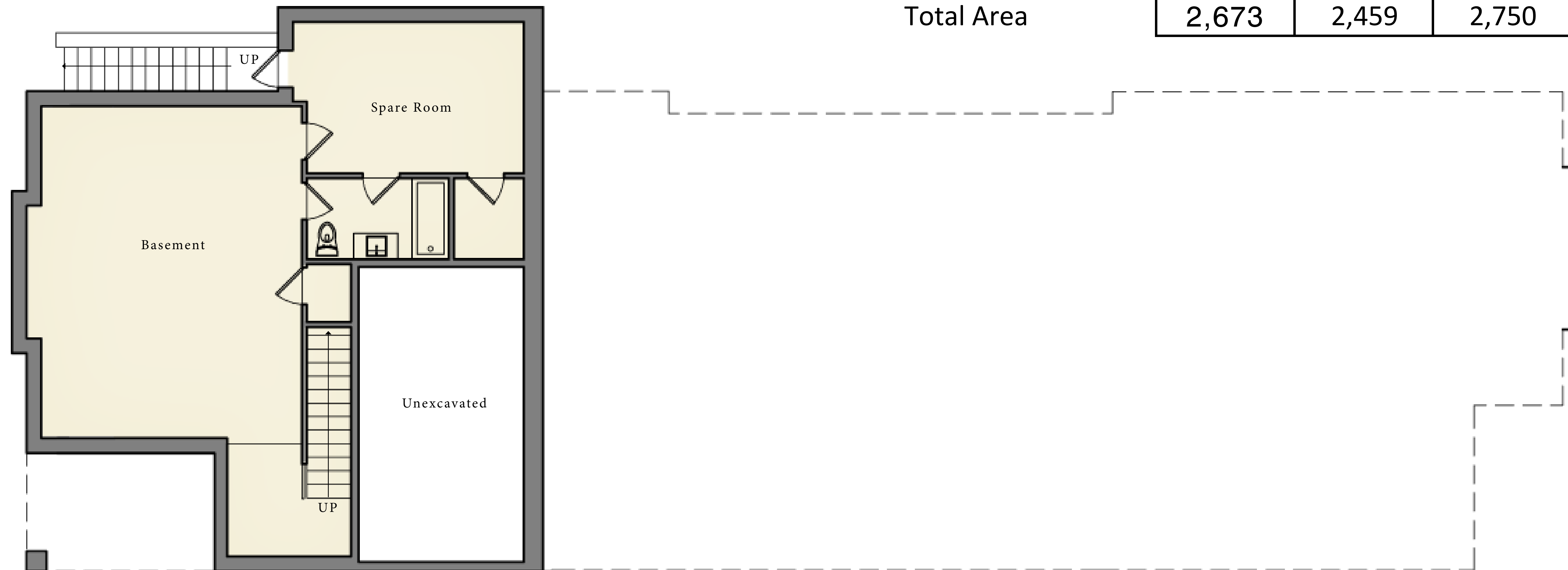
SHEET NUMBER
A-3/14

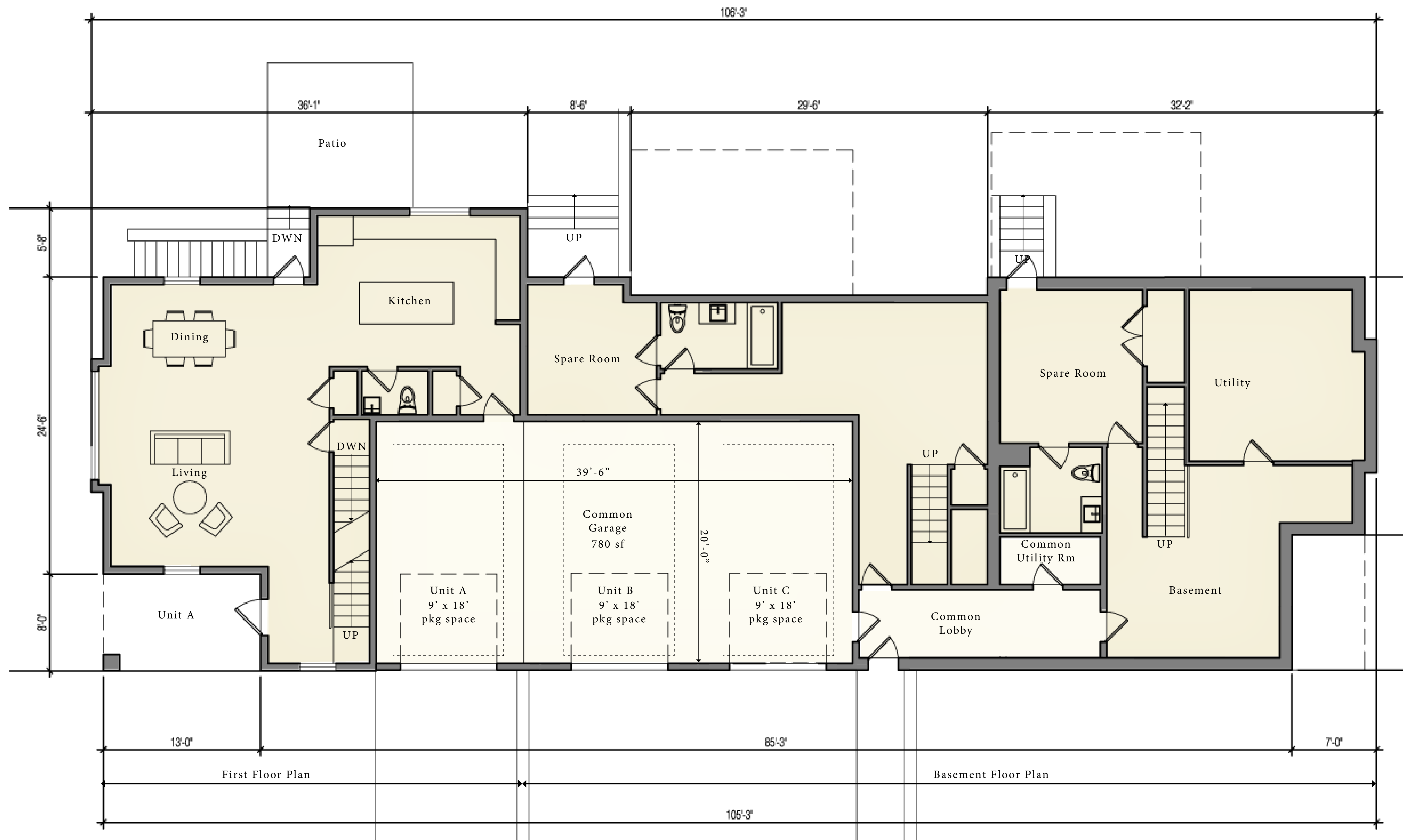
19-21 Orchard Street, Newton

Unit A Unit B Unit C

First Floor	884	955	954
Second Floor	945	920	752
Subtotal Total	1,829	1,875	1,706

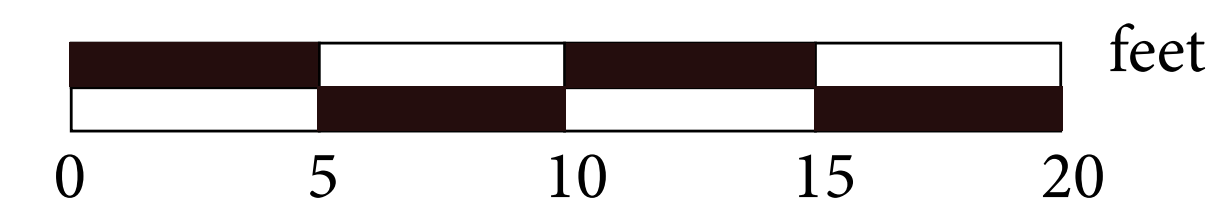
Basement	844	584	1,044
Total Area	2,673	2,459	2,750





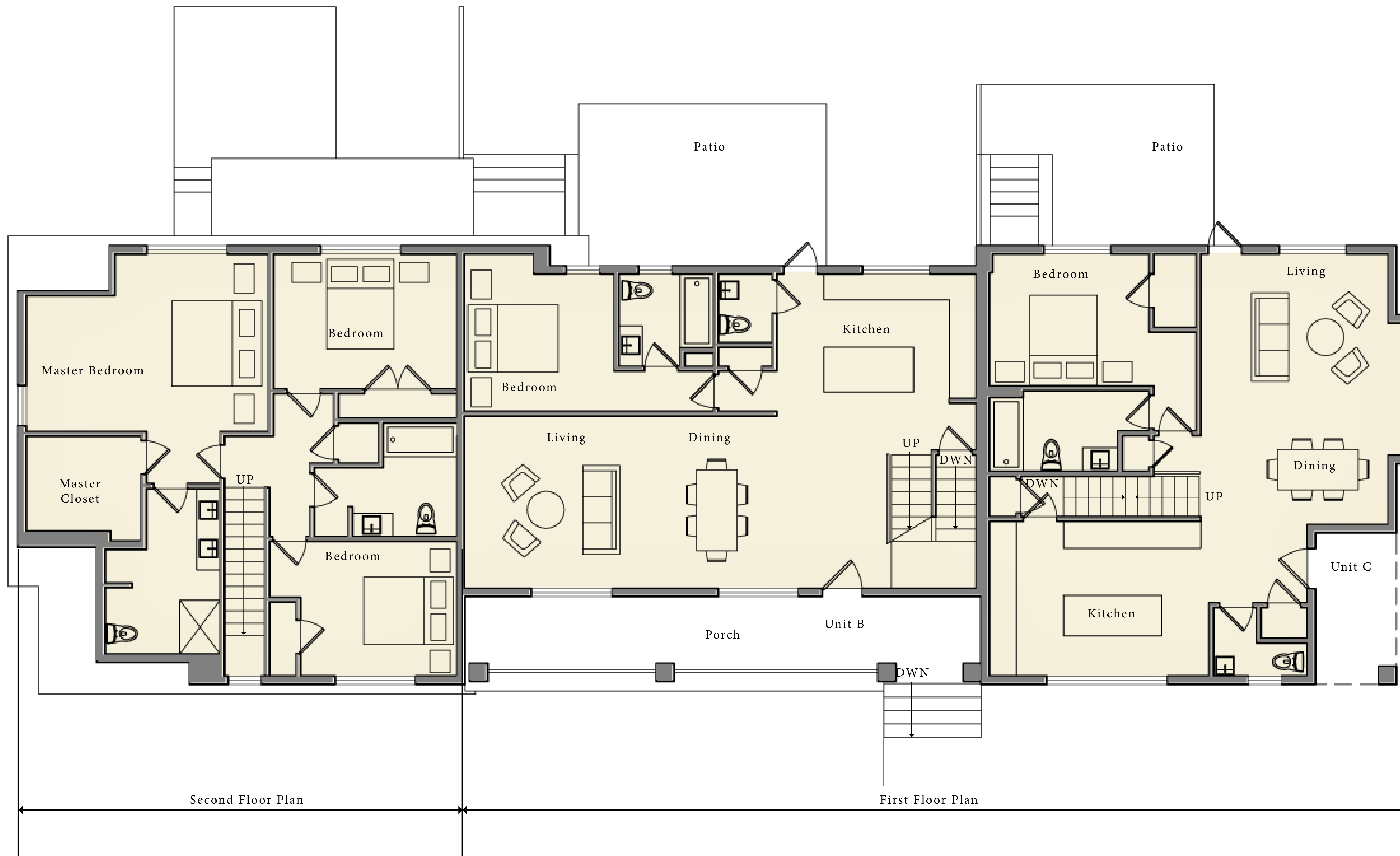
BASEMENT/FIRST FLOOR PLAN
 21 ORCHARD ST, NEWTON, MA 01770
 January 3, 2017
 JOB NUMBER: 140101

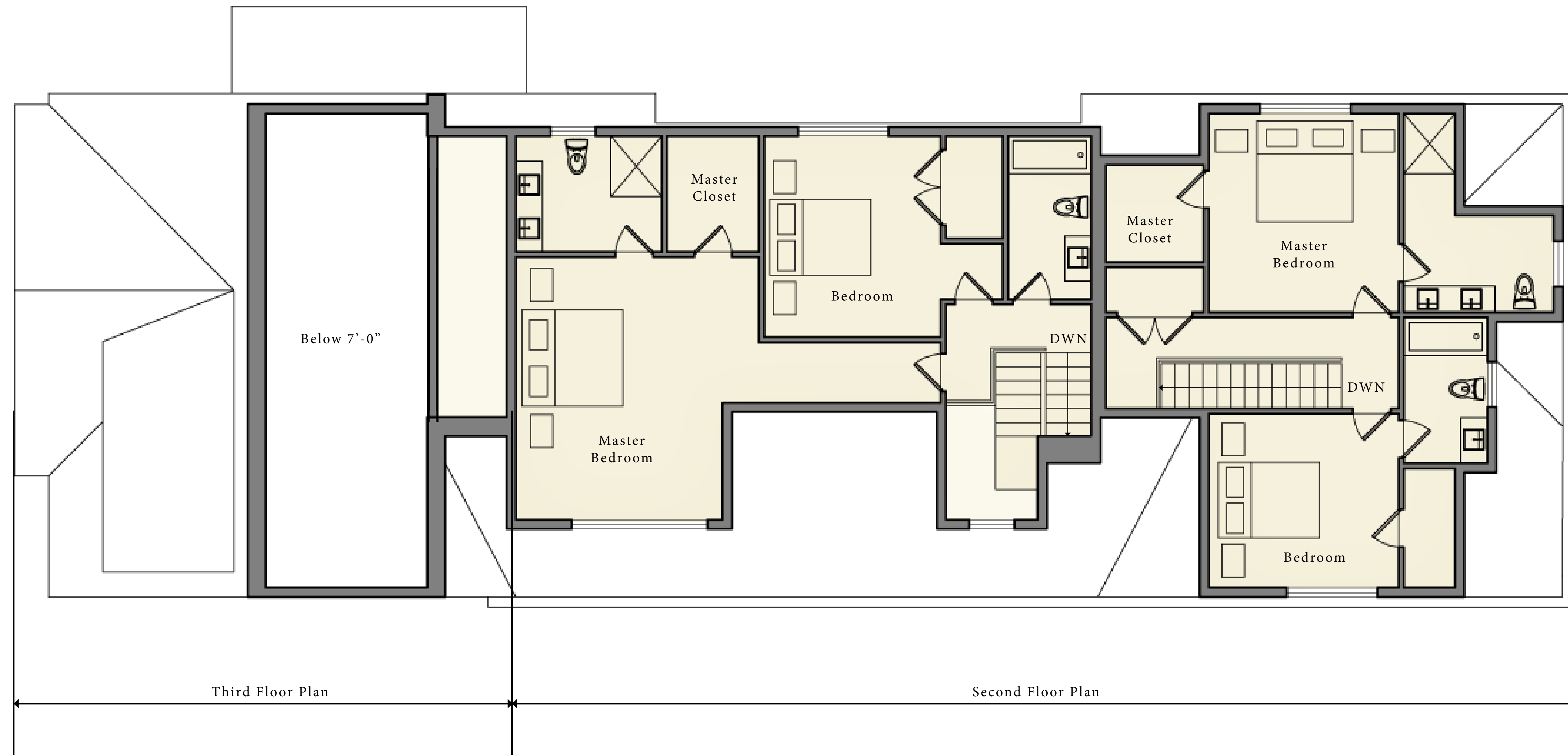
Prepared for: Civico Development
 Architect Name: Olinger Architects



SHEET NUMBER

A-5/14

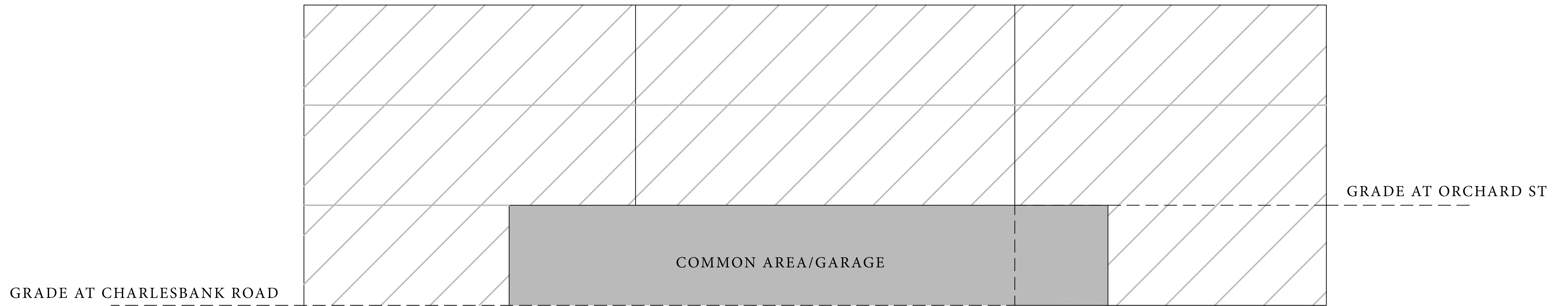




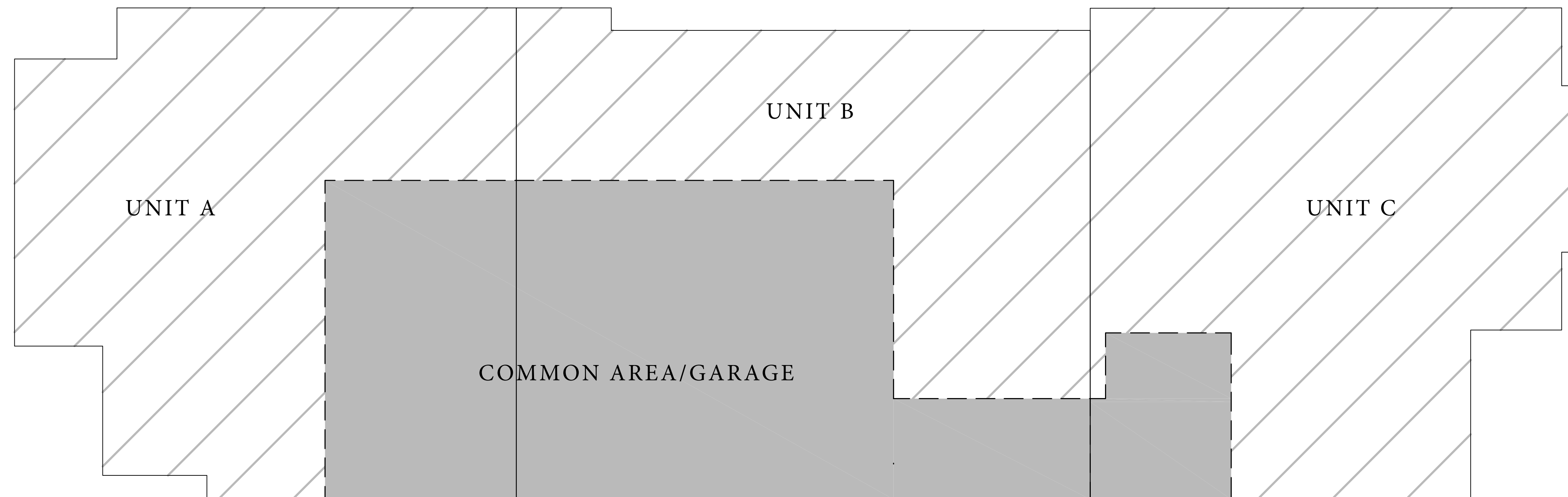
UNIT A

UNIT B

UNIT C



DIAGRAMMATIC ELEVATION

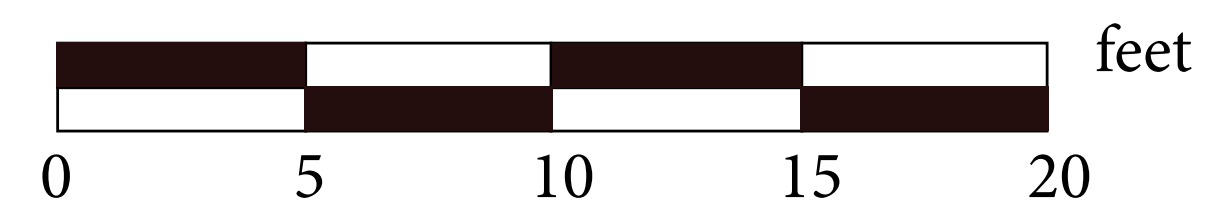


DIAGRAMMATIC PLAN



DIAGRAMMATIC PLAN/ELEVATION
 21 ORCHARD ST, NEWTON, MA 01770
 January 3, 2017
 JOB NUMBER: 140101

Prepared for: Civico Development
 Architect Name: Olinger Architects



SHEET NUMBER

A-8/14



SOUTH ELEVATION
 21 ORCHARD ST, NEWTON, MA 01770
 January 3, 2017
 JOB NUMBER: 140101

Prepared for: Civico Development
 Architect Name: Olinger Architects

SHEET NUMBER

A-9/14









CIVICO
DEVELOPMENT

STREET LEVEL VIEW
21 ORCHARD ST, NEWTON, MA 01770
January 3, 2017
JOB NUMBER: 140101

Prepared for: Civico Development
Architect Name: Olinger Architects

SHEET NUMBER
A-13/14

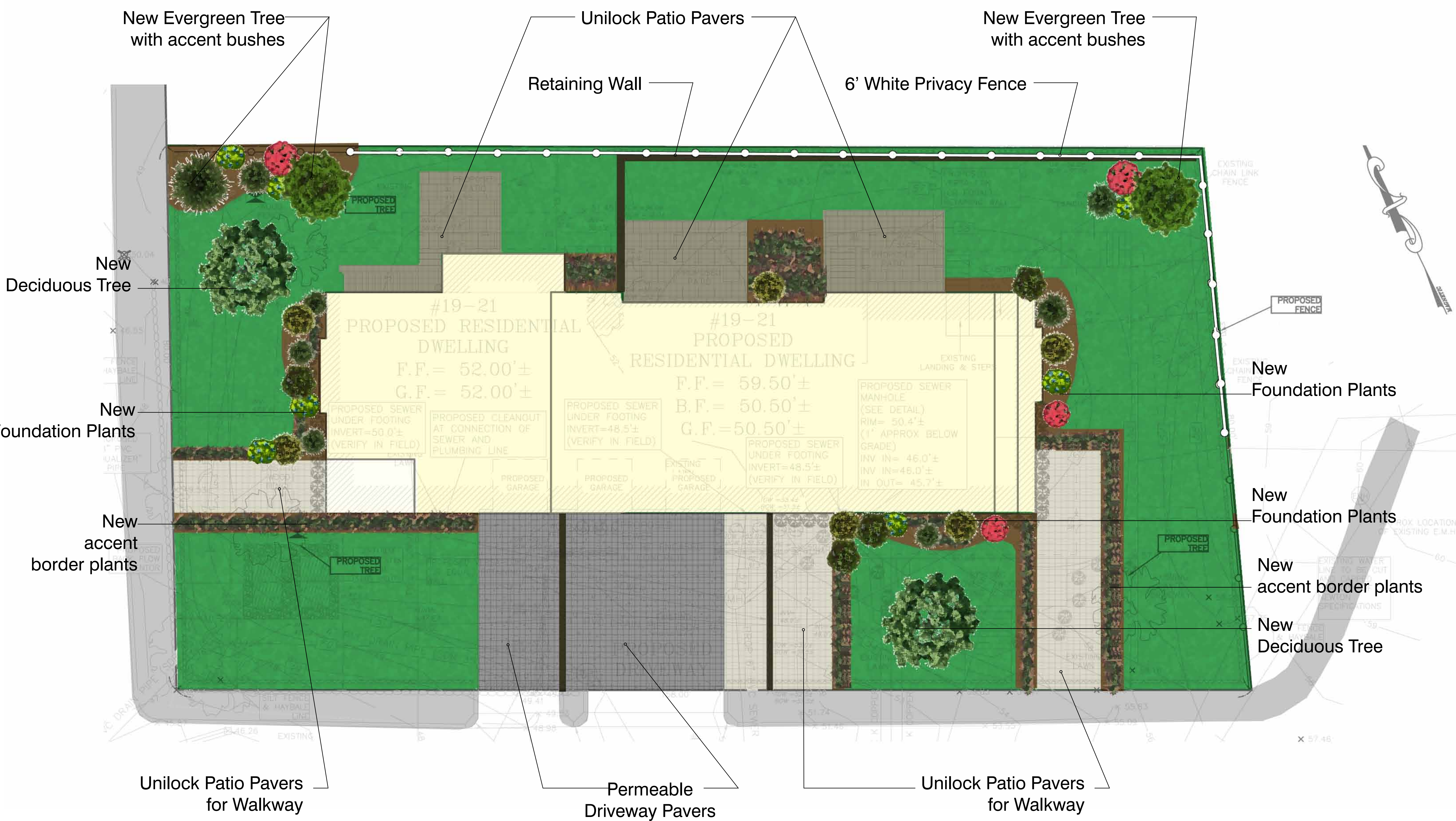


CIVICO
DEVELOPMENT

STREET LEVEL VIEW
21 ORCHARD ST, NEWTON, MA 01770
January 3, 2017
JOB NUMBER: 140101

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Architect Name: Olinger Architects

SHEET NUMBER
A-14/14





Accent Border plants



Evergreen Tree with accent bushes



Deciduous Tree



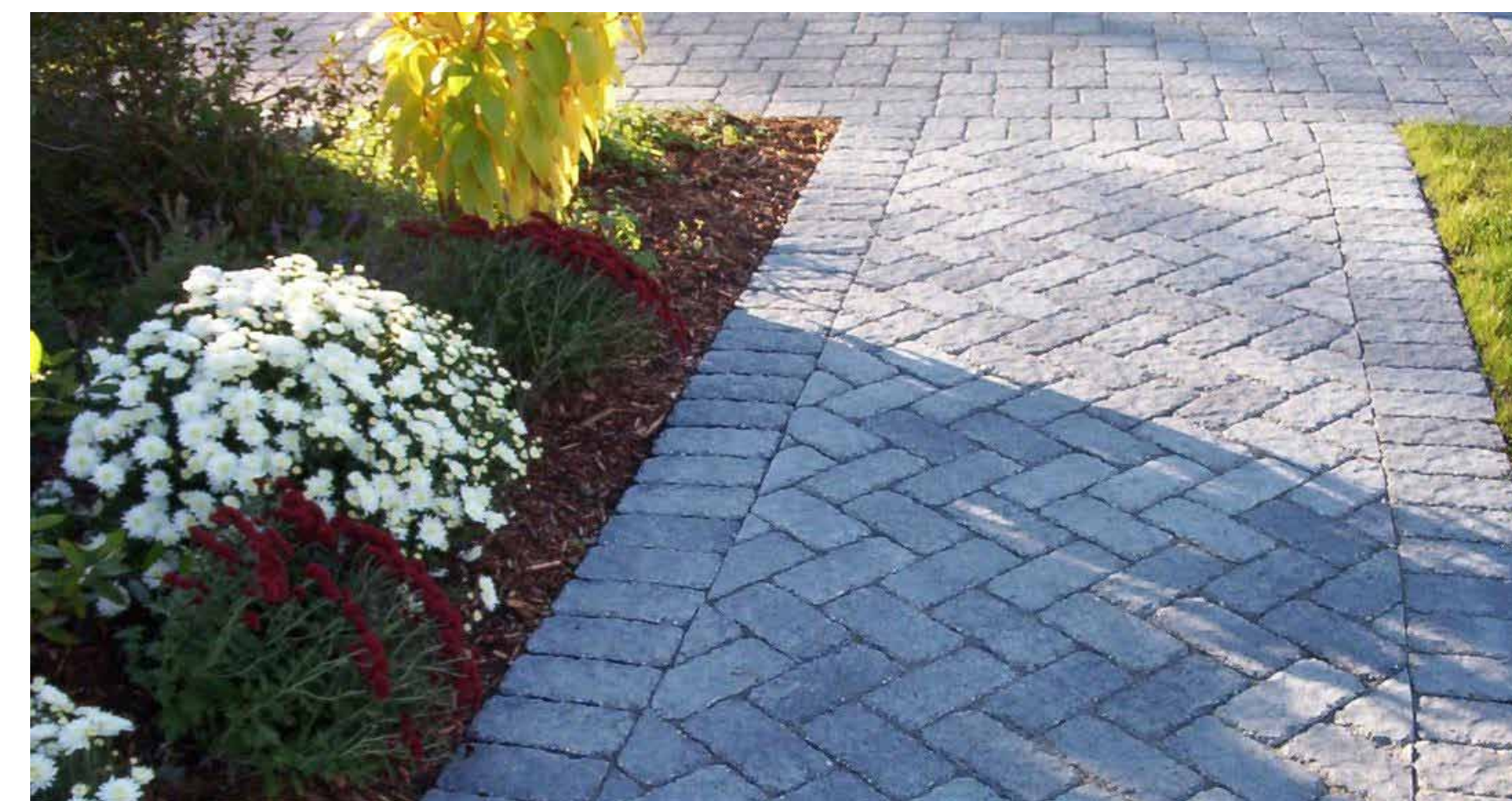
Foundation Plants



Permeable Driveway Pavers



6' White Privacy Fence



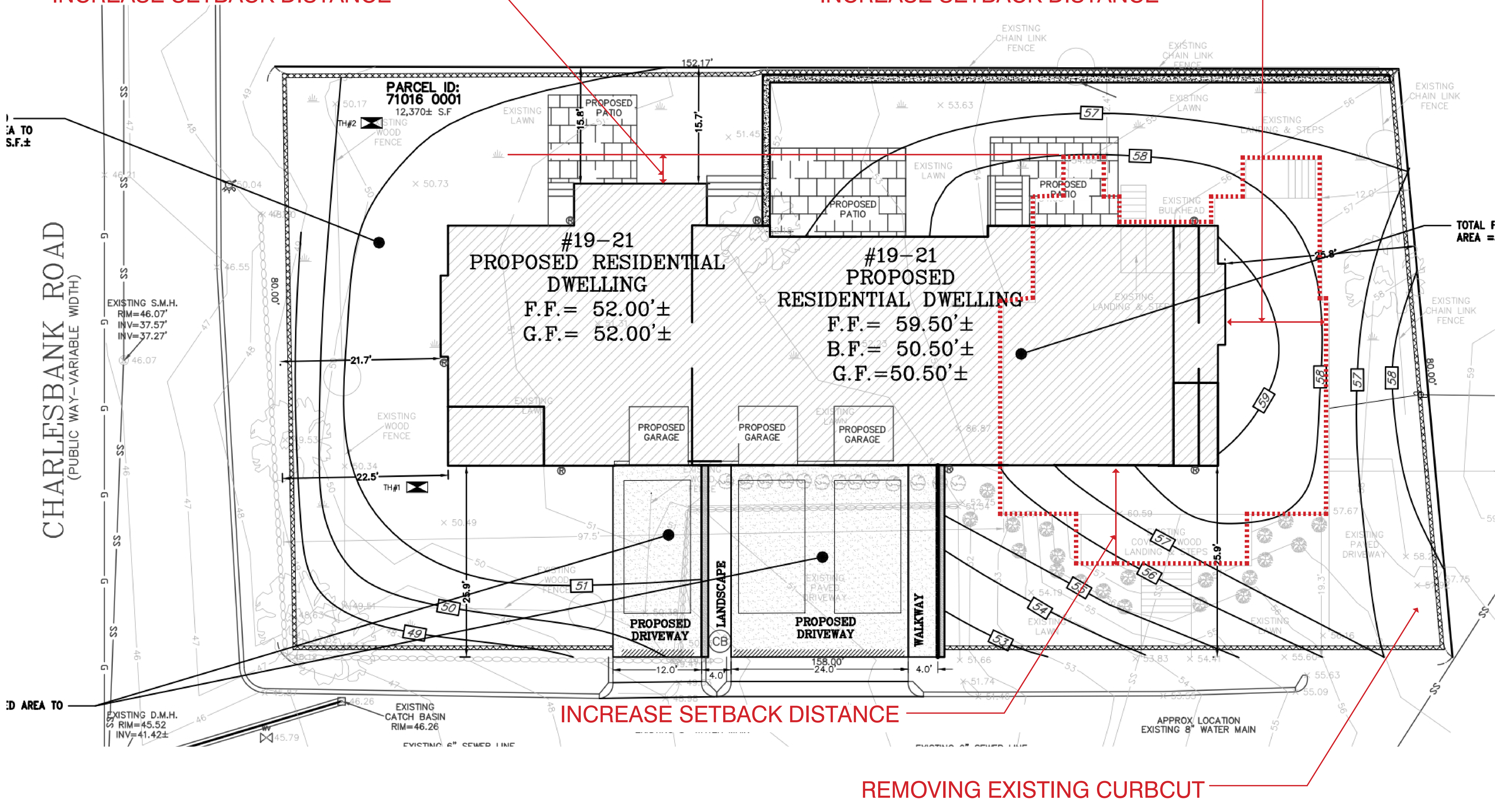
Unilock Patio Pavers for Walkway



Retaining Wall

INCREASE SETBACK DISTANCE

INCREASE SETBACK DISTANCE



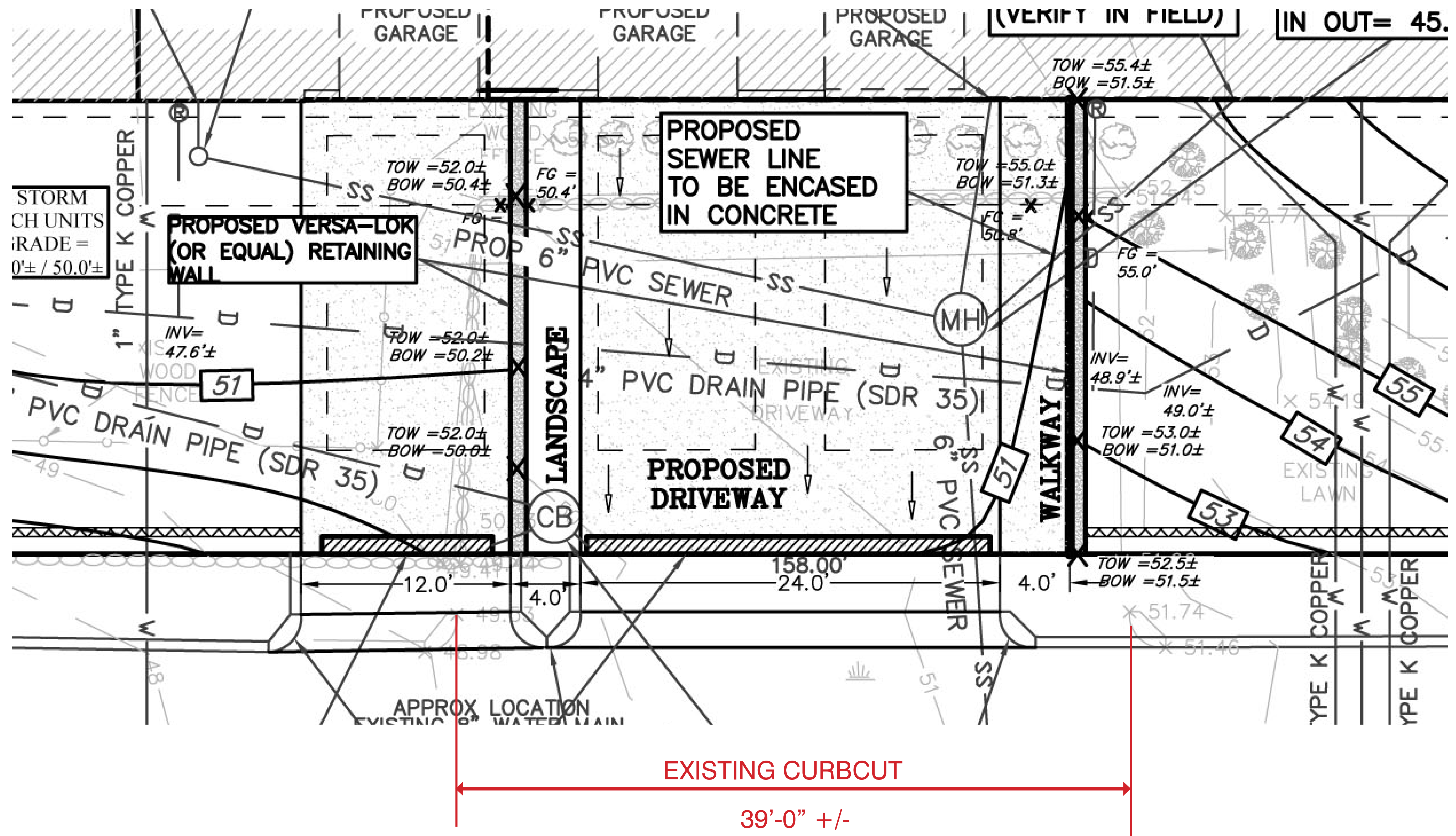
SETBACK EXHIBIT
21 ORCHARD ST, NEWTON, MA 01770
January 3, 2017
JOB NUMBER: 140101

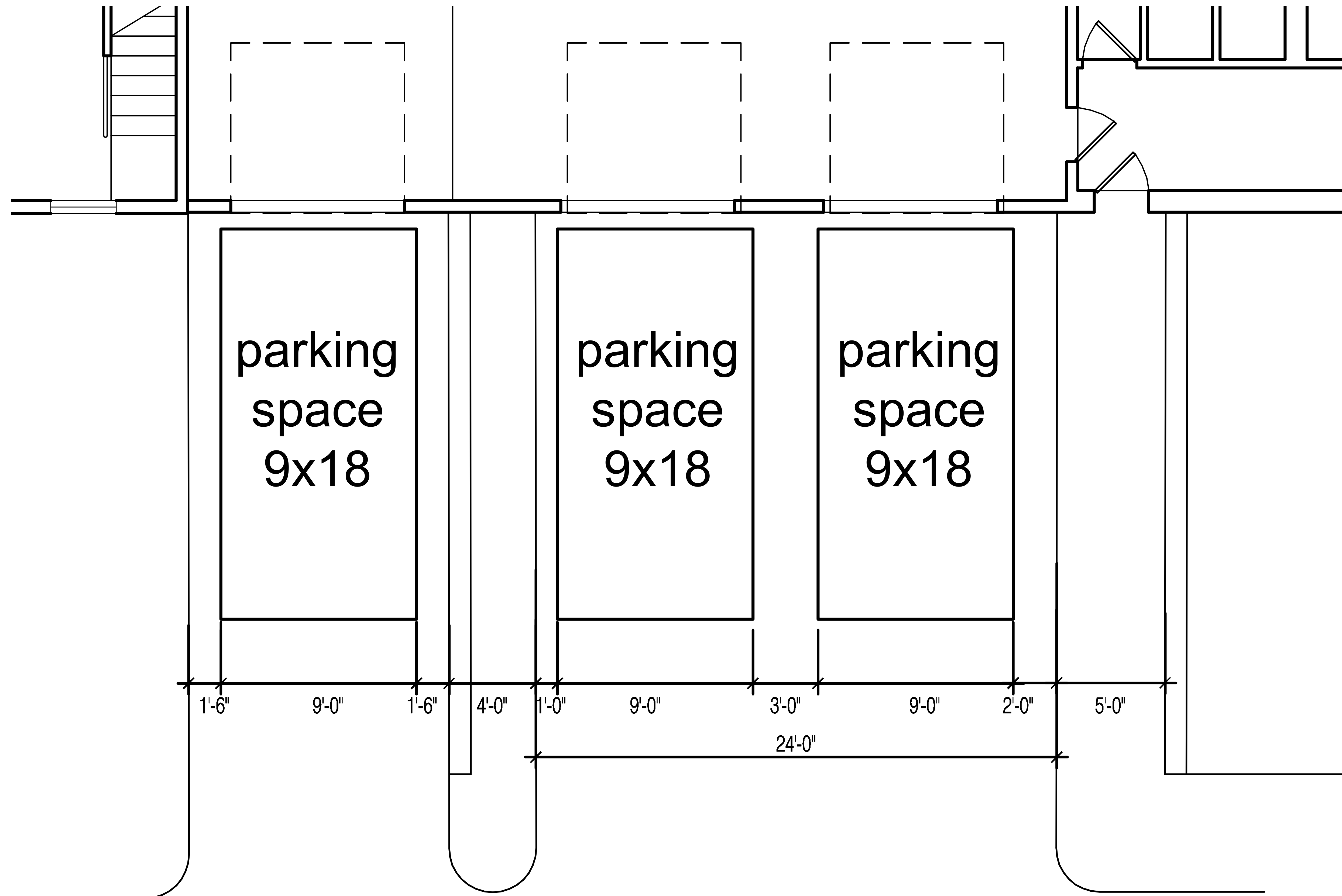
Prepared for: Civico Development
Architect Name: Olinger Architects

SHEET NUMBER

A17

Shifting Curb Cut down Orchard Street approx. 7'



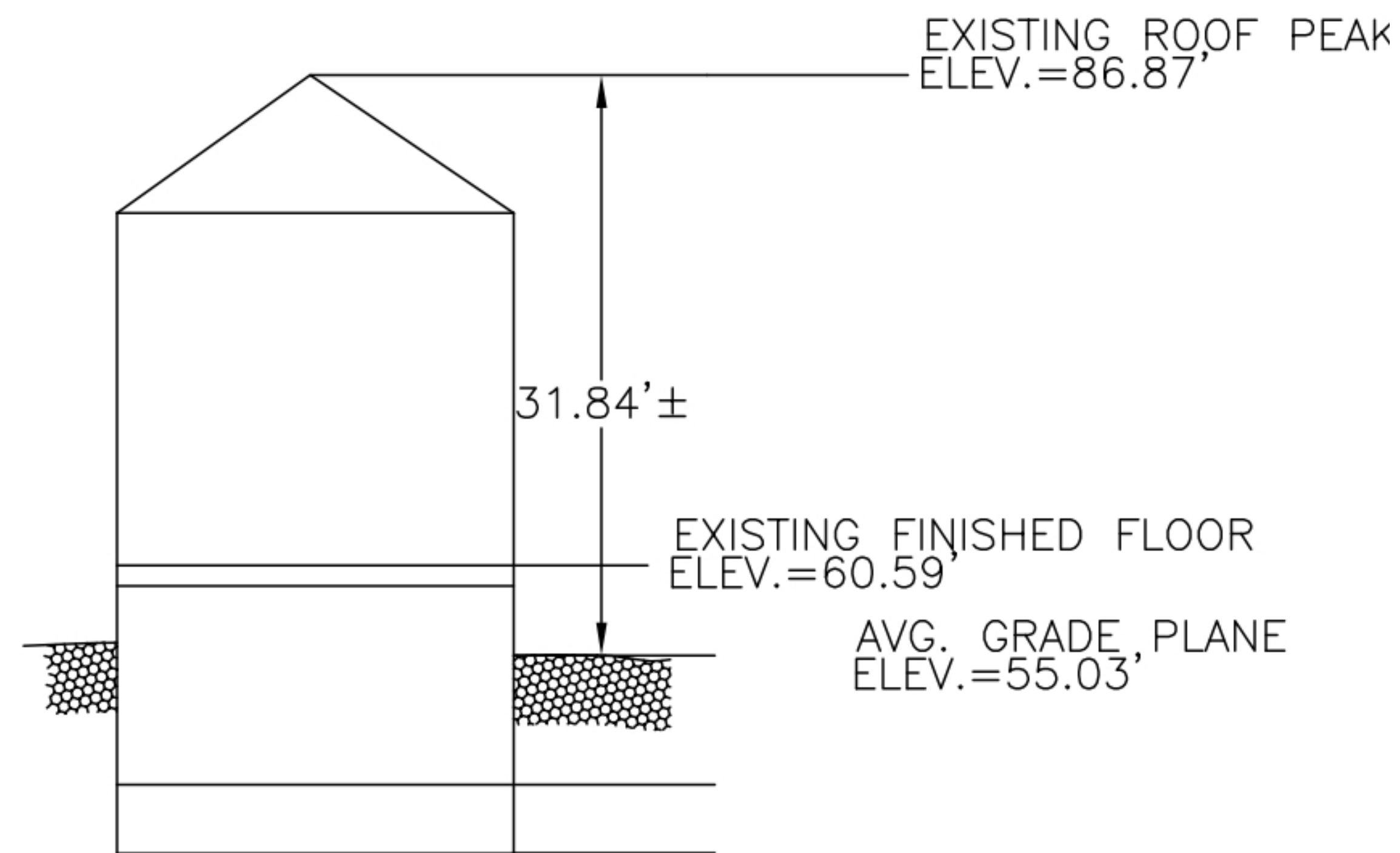


Existing Curb Cut along Orchard Street

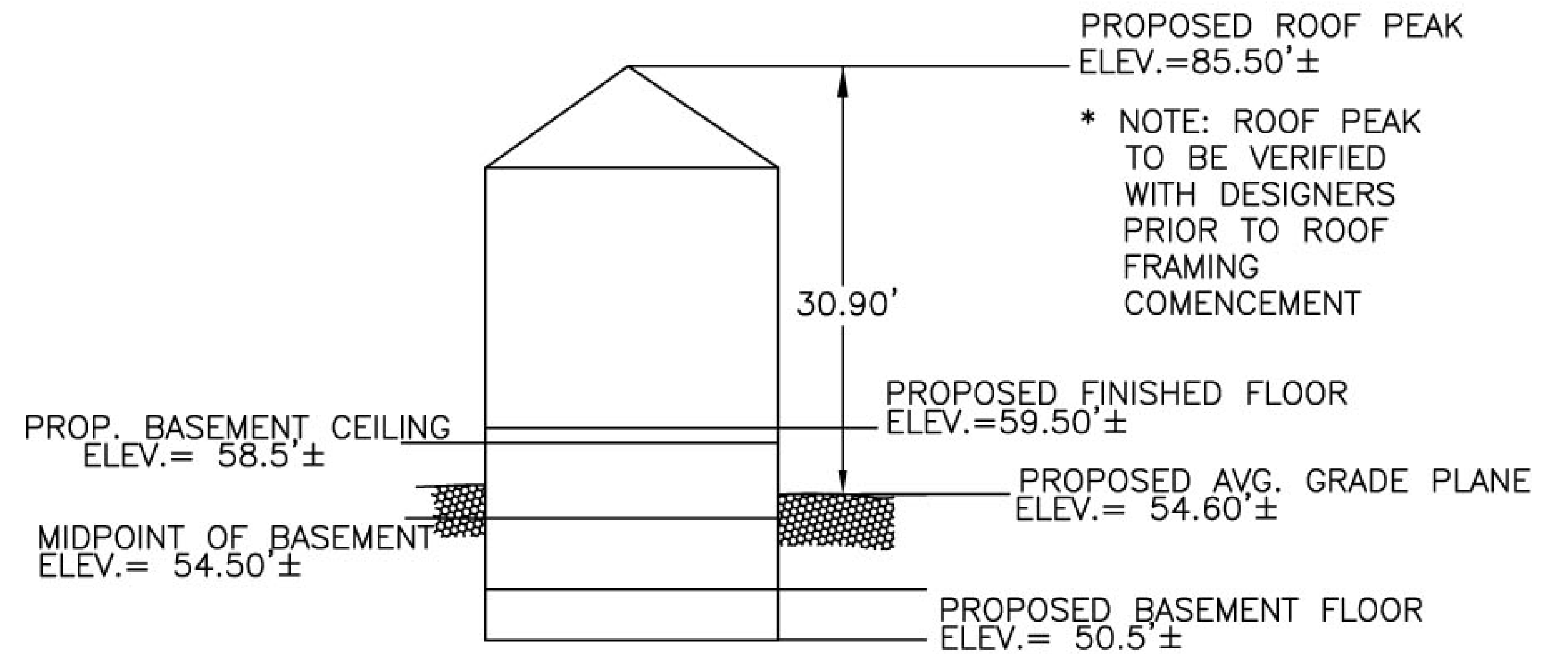


Removing Curb Cut along Orchard Street



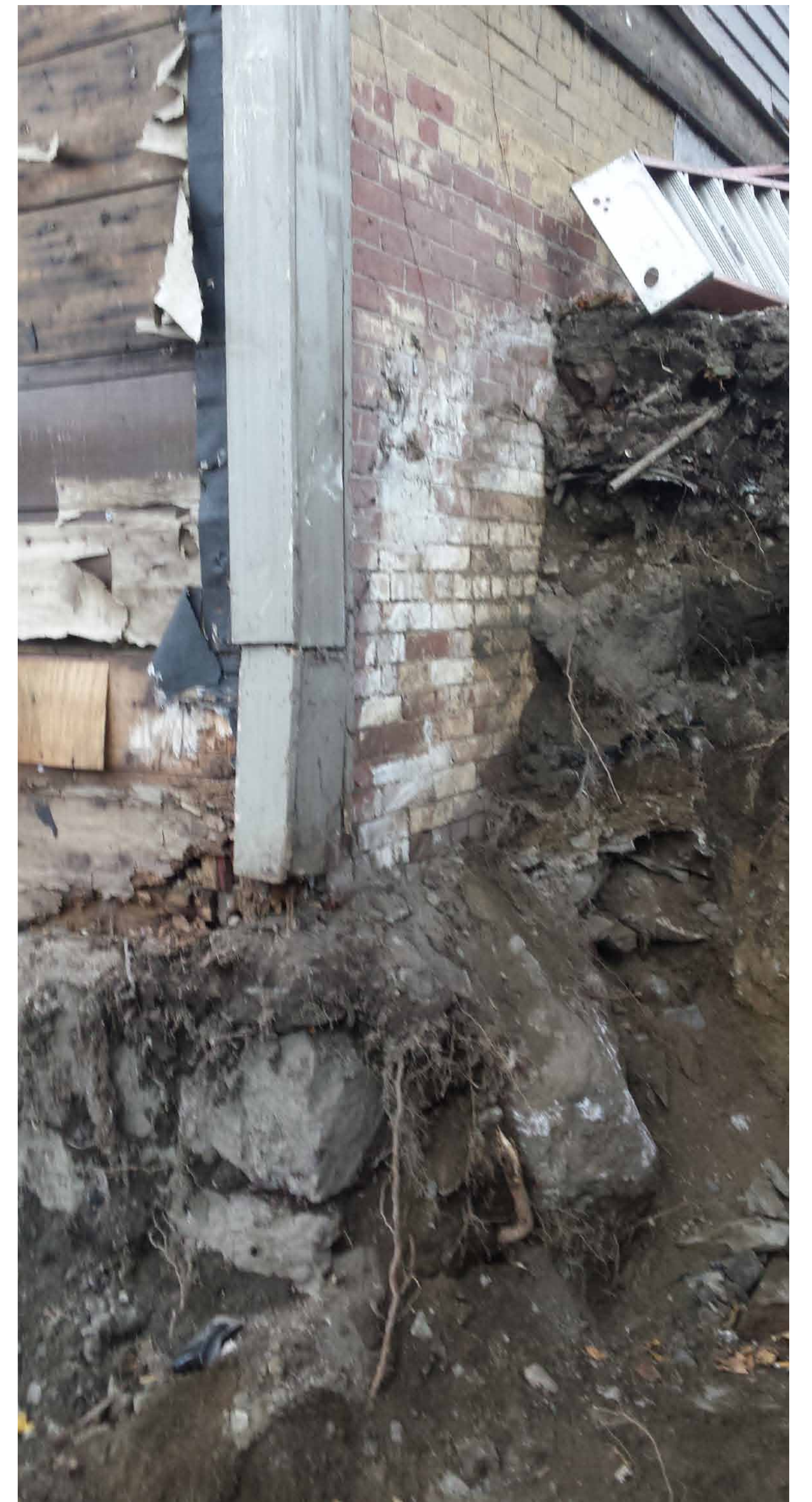


EXISTING PROFILE
NOT TO SCALE



PROPOSED PROFILE
NOT TO SCALE

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



131 CHARLESBANK CONSTRUCTION
21 ORCHARD ST, NEWTON, MA 01770
January 3, 2017
JOB NUMBER: 140101

Prepared for: Civico Development
Architect Name: Olinger Architects

SHEET NUMBER

A23



CIVICO
DEVELOPMENT

131 CHARLESBANK
21 ORCHARD ST, NEWTON, MA 01770
January 3, 2017
JOB NUMBER: 140101

Prepared for: Civico Development
Architect Name: Olinger Architects

SHEET NUMBER

A24





131 CHARLESBANK
21 ORCHARD ST, NEWTON, MA 01770
January 3, 2017
JOB NUMBER: 140101

Prepared for: Civico Development
Architect Name: Olinger Architects

SHEET NUMBER

A26

