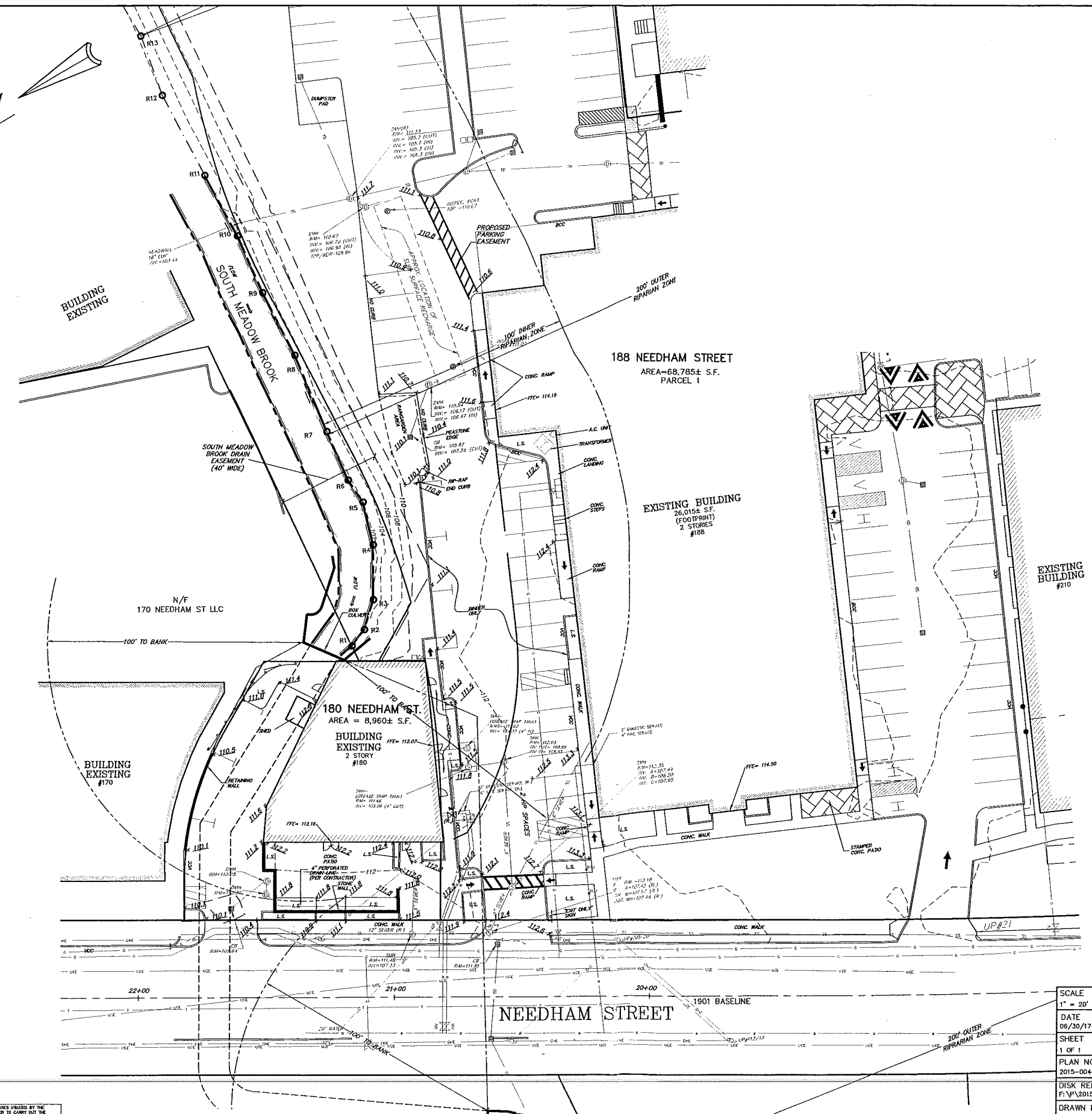


RECEIVED
Newton City Clerk

2018 APR - 06 AM 11:29

⊠	CATCH BASIN
⊙	DRAIN MANHOLE
—	DRAINLINE
⊙	ROOF DRAIN
→	FLOW DIRECTION
⊙	SEWER MANHOLE
—	SEWER LINE
⊙	WATER VALVE
⊙	HYDRANT
—	WATER LINE
—	OVERHEAD ELECTRIC
—	UNDERGROUND ELECTRIC
⊙	ELECTRIC METER
⊙	UTILITY POLE
—	GAS LINE
⊙	GAS VALVE
⊙	GAS METER
⊙	BOLLARD
⊙	LIGHT POLE
VCC	VERTICAL CONCRETE CURB
BCC	BITUMINOUS CONCRETE CURB
—	SIGN
—	METAL GUARDRAIL
—	RETAINING WALL
L.S.	LANDSCAPED
—	RIVERFRONT LINE
RJ	RIVERFRONT FLAG
(R.)	RECORD LOCATION

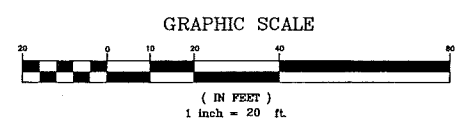


PLAN REFERENCES:

- 1.) PLAN OF LAND IN NEWTON, MASS., DATED DECEMBER 2, 1953, BY WILLIAM S. CROCKER, CIVIL ENGINEER, DULY RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS, BOOK 8196, PAGE 10.
- 2.) PLAN IN DEED BOOK: 8138 PAGE: 39
- 3.) PLAN NO. 968 OF 2005
- 4.) PLAN NO. 1415 OF 1986 RECORDED IN BOOK: 17482 PAGE: END.
- 5.) PLAN NO. 1144 OF 1987 RECORDED IN BOOK: 18470 PAGE: 347.
- 6.) PLAN NO. 1415 OF 1986 RECORDED IN BOOK: 17482 PAGE: END.
- 7.) PLAN NO. 1144 OF 1987 RECORDED IN BOOK: 18470 PAGE: 347.

NOTES:

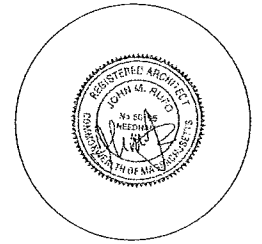
- 1.) INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY OF THE PROPERTY BY KELLY ENGINEERING GROUP, INC. IN DECEMBER OF 2016.
- 2.) BINDER COURSE AND TEMPORARY STRIPING WAS COMPLETE AT TIME OF SURVEY.
- 3.) RECORD (DESIGN) LOCATIONS OF UNDERGROUND WATER AND GAS SERVICE LOCATIONS ARE SHOWN.
- 4.) ELEVATIONS SHOWN ARE BASED ON NGVD OF 1929 DATUM.



Steven M.
Horsfall
2017.07.13
09:17:16 -0400

SCALE 1" = 20'	REV	DATE	REVISION	BY
DATE 06/30/17				
SHEET 1 OF 1	CROSSPOINT ASSOCIATES 180, 188, & 210 NEEDHAM STREET NEWTON, MASSACHUSETTS			
PLAN NO. 2015-004-AB01				
DISK REF NO. F:\P\2015-004	AS-BUILT SITE PLAN			
DRAWN BY UP/SPM	SHEET NO. 1			
CHKD BY SMH	KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS			
APPD BY SMH	0 CAMPANELLI DRIVE • BRAintree MA • 02184 PHONE: 781 843 4333 FAX: 781 843 0028			

KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK ACCORDING TO THE CONTRACT DOCUMENTS.
THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COSTS.
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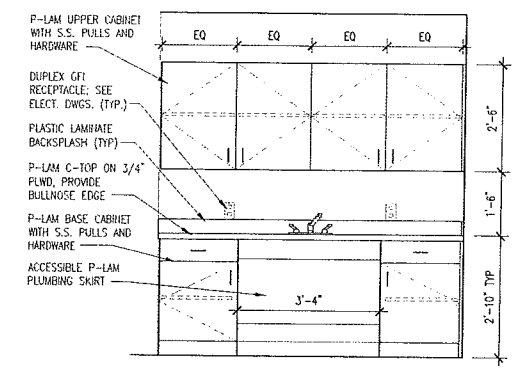
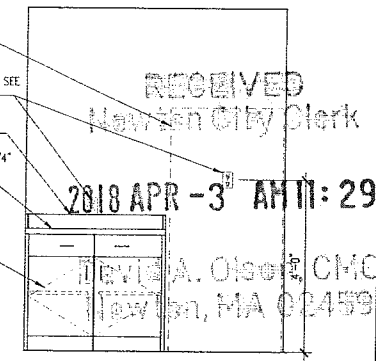


Project No: 17046
Drawn By: CD
Checked By: MM
Issue Date: January 16, 2018

Revisions		
No	Date	Description

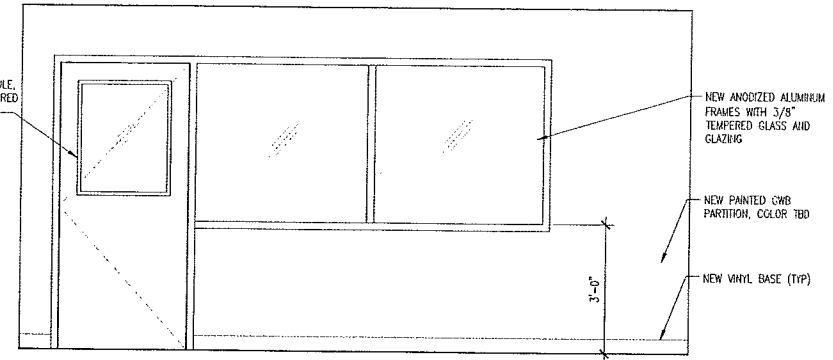
Drawing Title:
Egress, Floor and Reflected Ceiling Plans

Drawing Number
A-201



5 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"

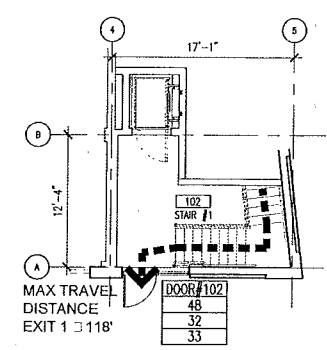
4 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2"=1'-0"

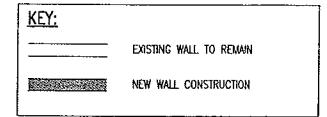
CODE SUMMARY:	
USE	BUSINESS (B)
OCCUPANT LOAD CALCULATION	TOTAL AREA: 3,825 SF @ 100 SF PER PERSON = 39
EGRESS CAPACITY	TOTAL EGRESS WIDTH REQUIRED: (39 x 0.15) = 12 INCHES (36\"/>

EGRESS LEGEND:	
	ILLUSTRATIVE TRAVEL DISTANCE 250' MAX.
	EXIT NAME/NO.
	OCCUPANT LOAD SERVED
	CLEAR EGRESS WIDTH REQUIRED IN INCHES (DOOR/STAIR)
	CLEAR EGRESS WIDTH PROVIDED IN INCHES (DOOR/STAIR)



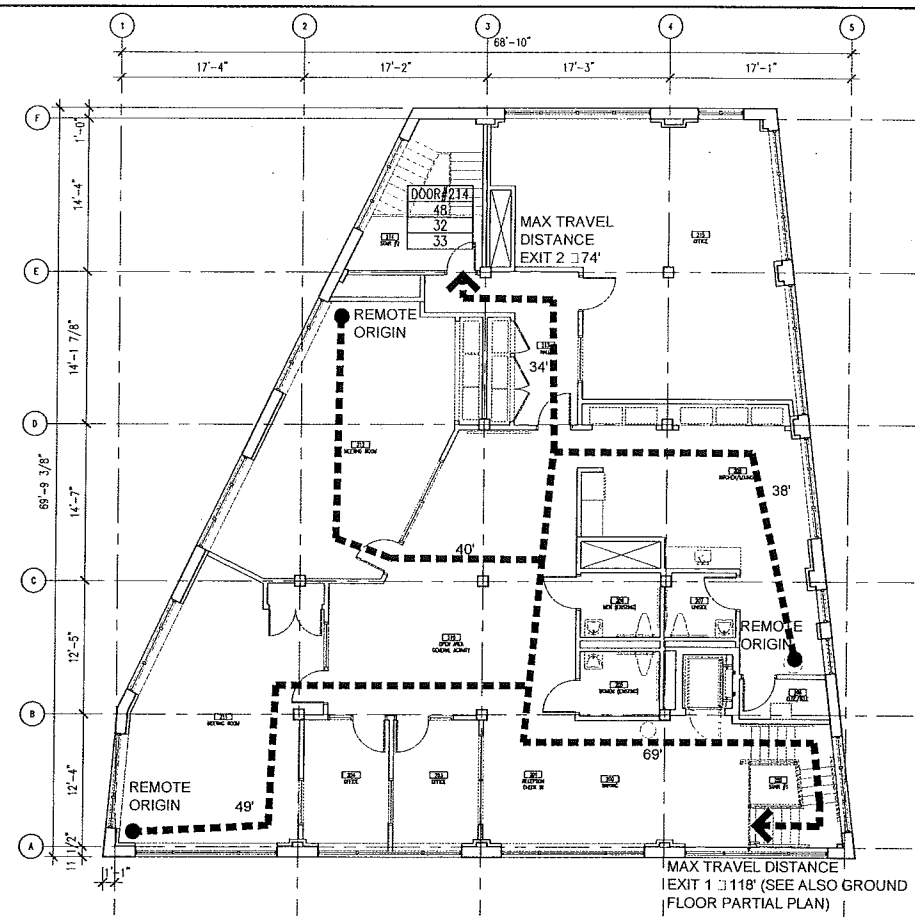
6 GROUND FLOOR EGRESS PLAN (PARTIAL)
SCALE: 1/8"=1'-0"

GENERAL NOTES:
1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND PROMPTLY NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, INCONSISTENCIES OR OTHER PROBLEMS DISCOVERED IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.
2. DIMENSIONS INDICATED ARE FROM FACE OF GYPSUM WALLBOARD PARTITION UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS ARE TO FINISHED FACE AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
3. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT OR CONDITION, SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS AND CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
4. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.

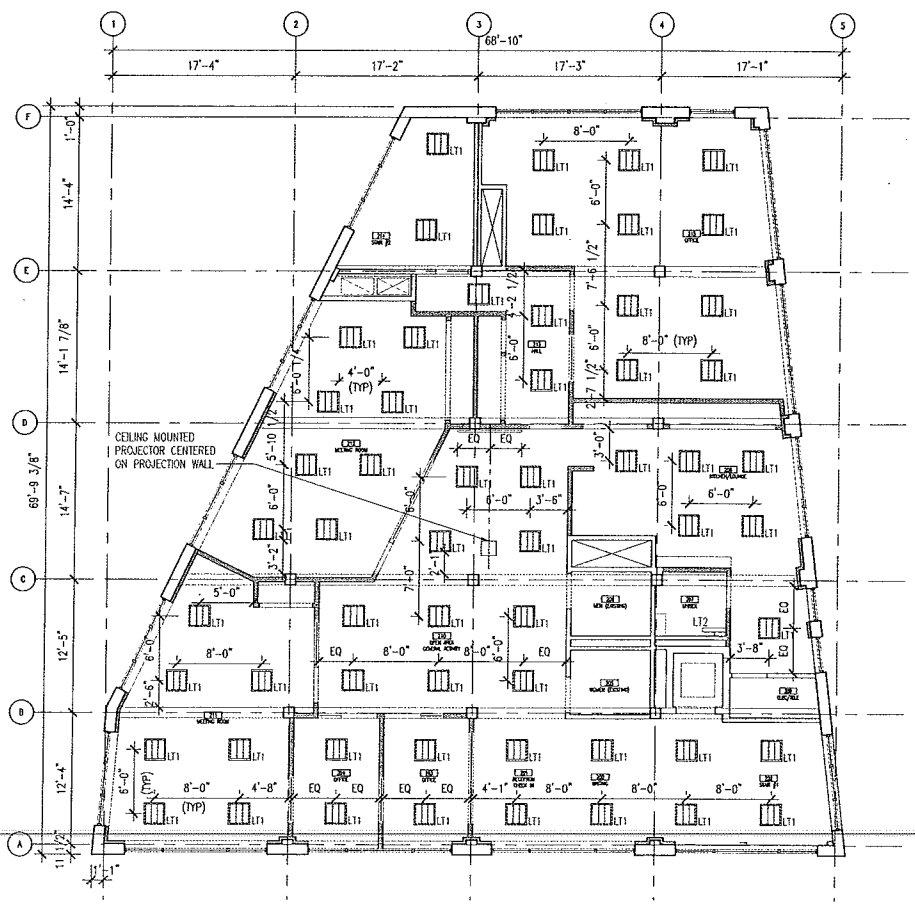


RCP GENERAL NOTES:
1. CONTRACTOR SHALL COMPARE REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. CONTRACTOR SHALL REPORT IMMEDIATELY ANY ERRORS, OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.
2. RELOCATE EXISTING CEILING MOUNTED SMOKE DETECTORS, FIRE ALARM DEVICES, EXIT SIGNAGE AND EMERGENCY LIGHTING TO ACCOMMODATE NEW PLAN CONFIGURATION.
3. SPRINKLER HEAD LOCATIONS ARE NOT SHOWN ON ARCHITECTURAL REFLECTED CEILING PLANS; SPACE TO BE FULLY SPRINKLERED PER NFPA 13, SEE FIRE PROTECTION DRAWINGS.

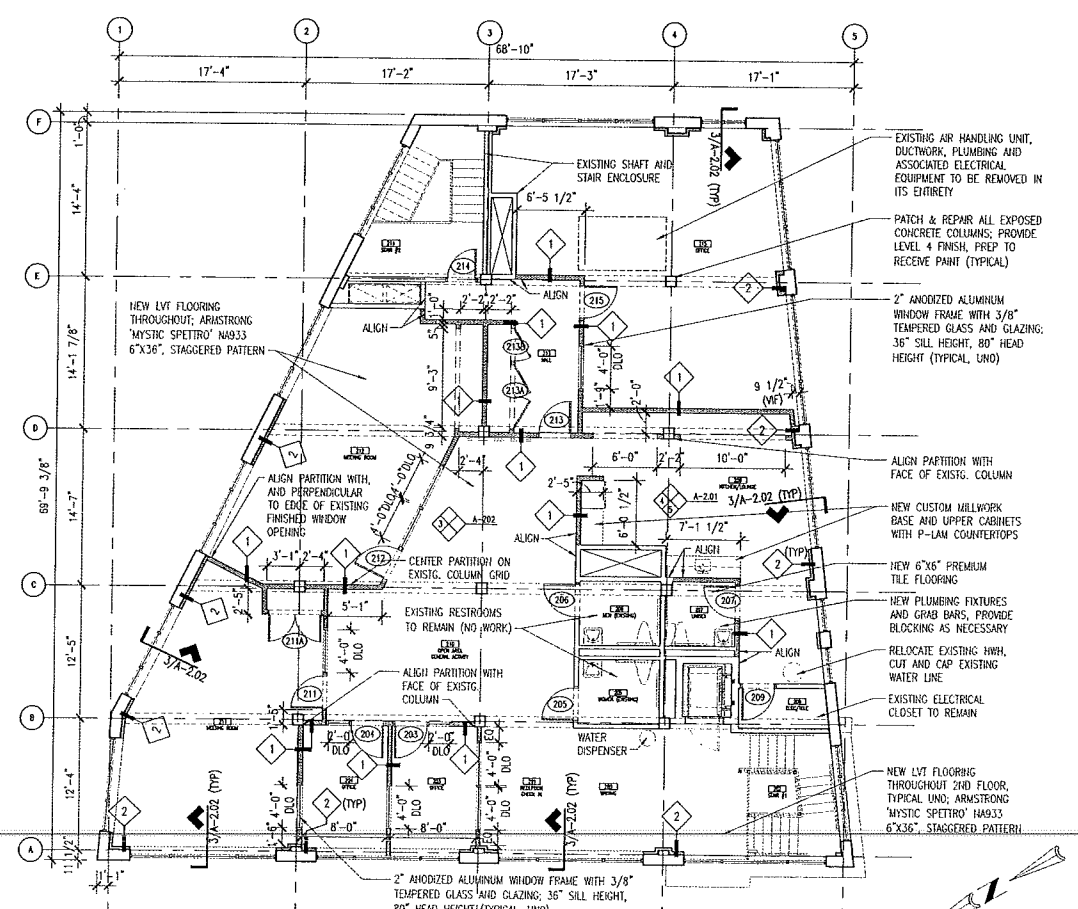
RCP LEGEND	
	2x2' SUSPENDED LED FIXTURE -- "LITHORNA" #2VTLX
	24" WALL-MOUNTED-FLUORESCENT-WAFLY-SCENCE-LIGHT
	LT-4 CONCEPTS "LITEPIFF" 11880



7 SECOND FLOOR EGRESS PLAN
SCALE: 1/8"=1'-0"



2 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"