

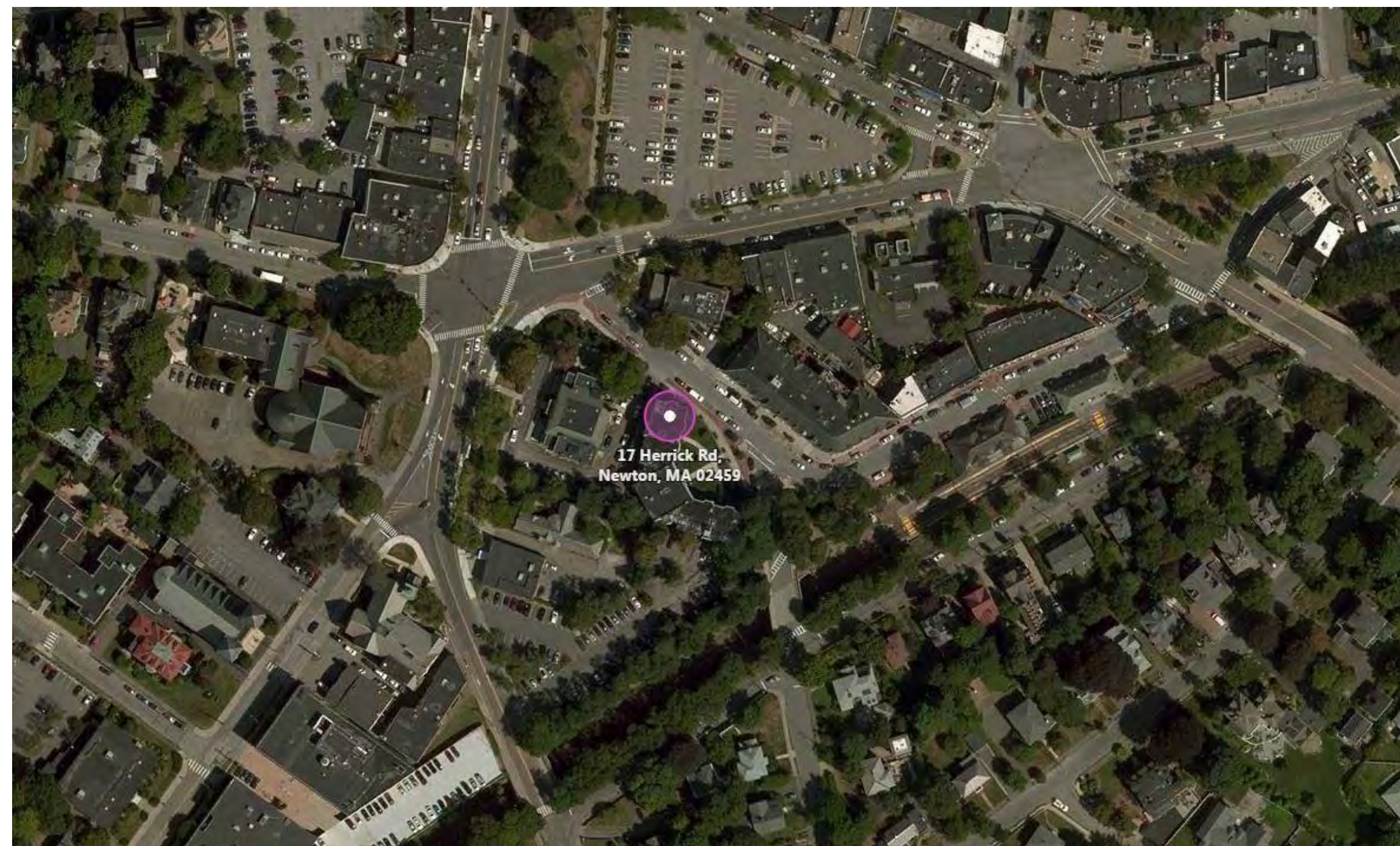
DRAWING LIST			
SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE	Current Revision Date
A-000	COVER SHEET	08/08/2018	2019.03.19
C-0	EXISTING CIVIL PLAN	06/15/2018	2019.02.20
C-1	CIVIL SITE PLAN	06/15/2018	2019.02.20
C-2	CIVIL SITE PLAN	06/15/2018	2019.02.20
C-3	CIVIL DETAIL-1	06/15/2018	2019.02.20
L-1	LANDSCAPE PLAN		2019.03.14
L2.1	Planting Plan		2019.03.19
A-020	ARCHITECTURAL SITE PLAN	08/08/2018	2019.03.19
A-021	BUILDING AREAS	08/08/2018	2019.02.01
A-100	BASEMENT FLOOR PLAN	08/08/2018	2019.03.19
A-101	FIRST FLOOR PLAN	08/08/2018	2019.02.01
A-102	2ND FLOOR PLAN	08/08/2018	2019.01.14
A-103	3RD FLOOR PLAN	08/08/2018	
A-300	FRONT & REAR ELEVATIONS	08/08/2018	2019.01.14
A-301	SIDE ELEVATION	08/08/2018	2019.01.14
AV-100	Rendering	08/08/2018	2019.02.01



HERRICK ROAD RESIDENCES

39 HERRICK ROAD NEWTON, MA 02459

LOCUS MAP



ARCHITECT:
KHALSA DESIGN INC.
17 IVALOO STREET, STE 400
SOMERVILLE, MA 02143
T. 617-591-8682

CLIENT:
FIRST CAMBRIDGE REALTY CORP.
907 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
T. 617-547-6559
F. 617-868-8109

SPECIAL PERMIT SET: 2018.08.08
REVISED: 2019.03.19

PROJECT NAME
Herrick Road Residences

PROJECT ADDRESS
39 HERRICK ROAD
NEWTON, MA

CLIENT
HERRICK ROAD REALTY TRUST



17 IVALOO STREET SUITE 400
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Project number 16128
Date 01/15/2018
Drawn by ERS
Checked by JSK
Scale

REVISIONS

No.	Description	Date
3	OVERHANG	2019.01.14
7	Site Layout	2019.03.19

COVER SHEET

A-000

Herrick Road Residences



Green Screens Along Parking Edge with Flowering Vines



Trumpet Vine



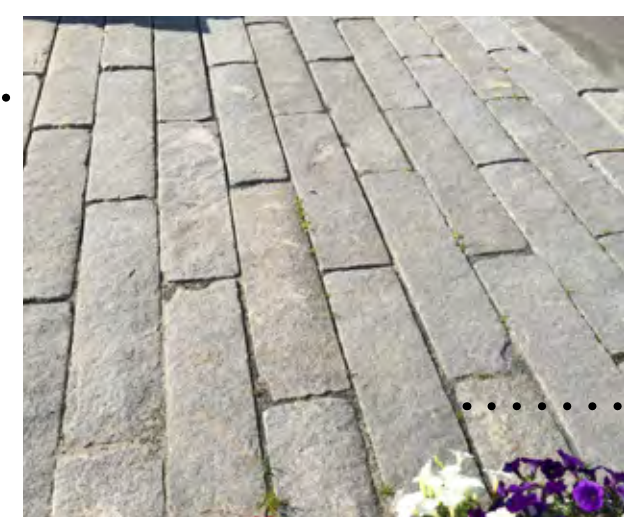
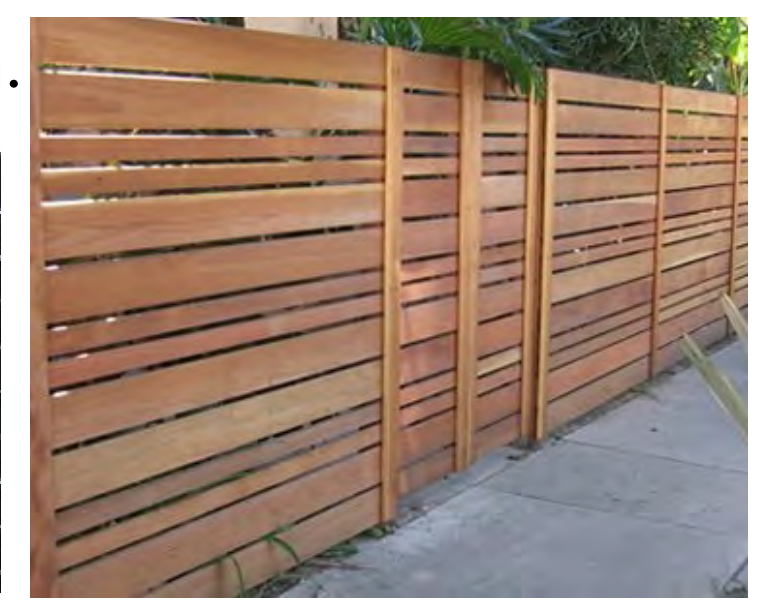
Amelanchier with Fall Color



Fastigate Sweet Gum with Fall Color



Fence Along Property Lines Facing Abutters



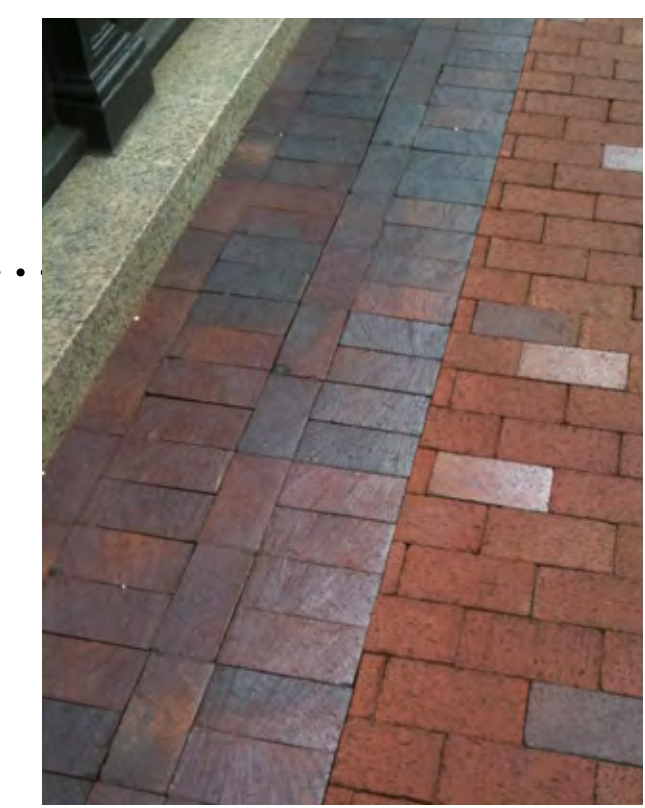
Granite Paving Accent Band



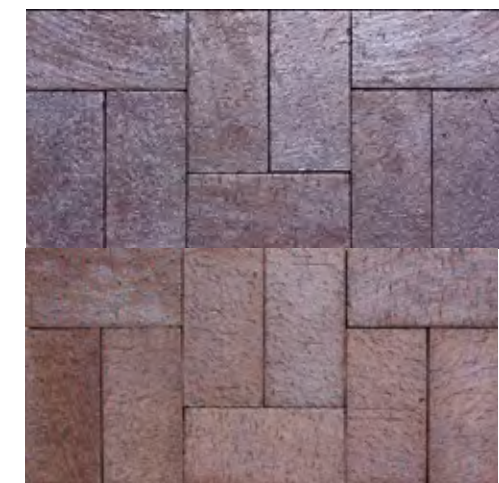
Metal Bollards to Protect Plantings, typ.



Accent Lighted Bollards, typ.



Brick Accent Paving at Entrances



Ceramic Brick Pavers



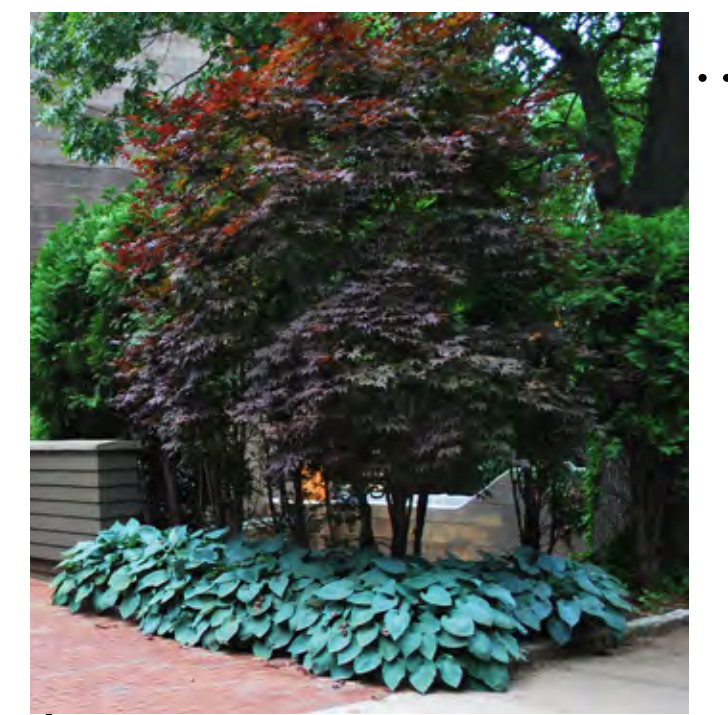
Stones for Drainage Strip



Bench



Bike Racks



Tightly Planted Group of Japanese Maple

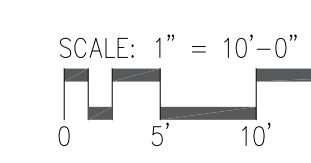


Trash Enclosure

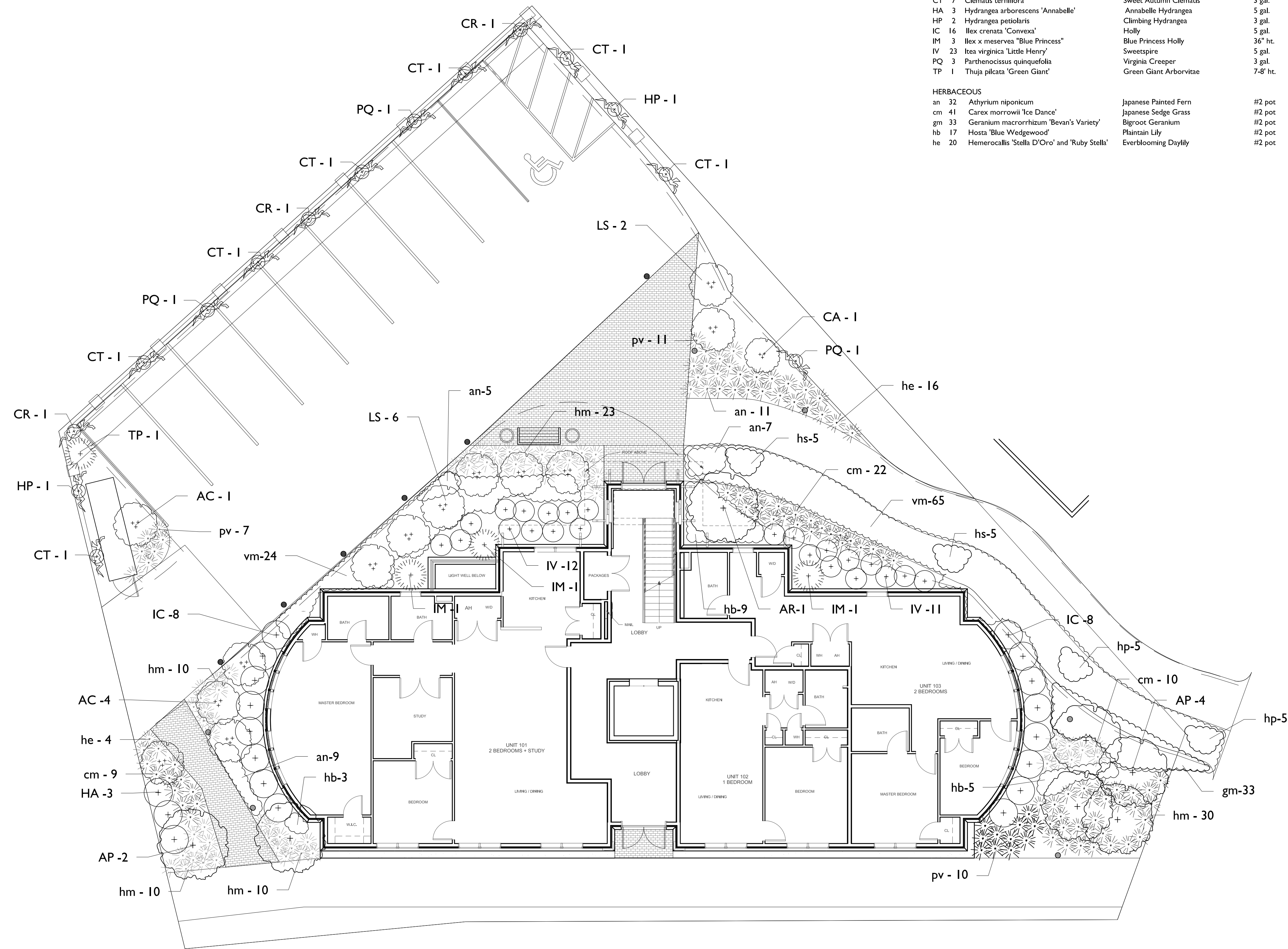
Reinforced Soil for Fire Truck Access

HERRICK ROAD

Colored Stamped Concrete Walk matching Newton Centre Accent Paving



PROPOSED PLANT LIST				
SYMB	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES				
AP	6 Acer palmatum 'Bloodgood'	Red Japanese Maple	10-12' 2.5" cal.	b&b
AR	1 Acer rubrum 'Armstrong'	Armstrong Maple	3.5-4" cal.	
AC	5 Amelanchier canadensis	Shadblow	8-10'	5 stems maximum, b&b
CA	1 Cornus alternifolia	Pagoda dogwood	8-10' ht.	
LS	8 Liquidambar styraciflua 'Slender Silhouette'	Fastigate Sweet Gum	3-3.5" cal.	
SHRUBS & VINES				
CR	3 Campsis radicans	Trumpet Vine	3 gal.	
CT	7 Clematis terniflora	Sweet Autumn Clematis	3 gal.	
HA	3 Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	
HP	2 Hydrangea petiolaris	Climbing Hydrangea	3 gal.	
IC	16 Ilex crenata 'Convexa'	Holly	5 gal.	
IM	3 Ilex x meservea 'Blue Princess'	Blue Princess Holly	36" ht.	2 shall be male
IV	23 Itea virginica 'Little Henry'	Sweetspire	5 gal.	
PQ	3 Parthenocissus quinquefolia	Virginia Creeper	3 gal.	
TP	1 Thuja pilcata 'Green Giant'	Green Giant Arborvitae	7-8' ht.	
HERBACEOUS				
an	32 Athyrium niponicum	Japanese Painted Fern	#2 pot	
cm	41 Carex morrowii 'Ice Dance'	Japanese Sedge Grass	#2 pot	
gm	33 Geranium macrorrhizum 'Bevan's Variety'	Bigroot Geranium	#2 pot	
hb	17 Hosta 'Blue Wedgewood'	Plaintain Lily	#2 pot	
he	20 Hemerocallis 'Stella D'Oro' and 'Ruby Stella'	Everblooming Daylily	#2 pot	



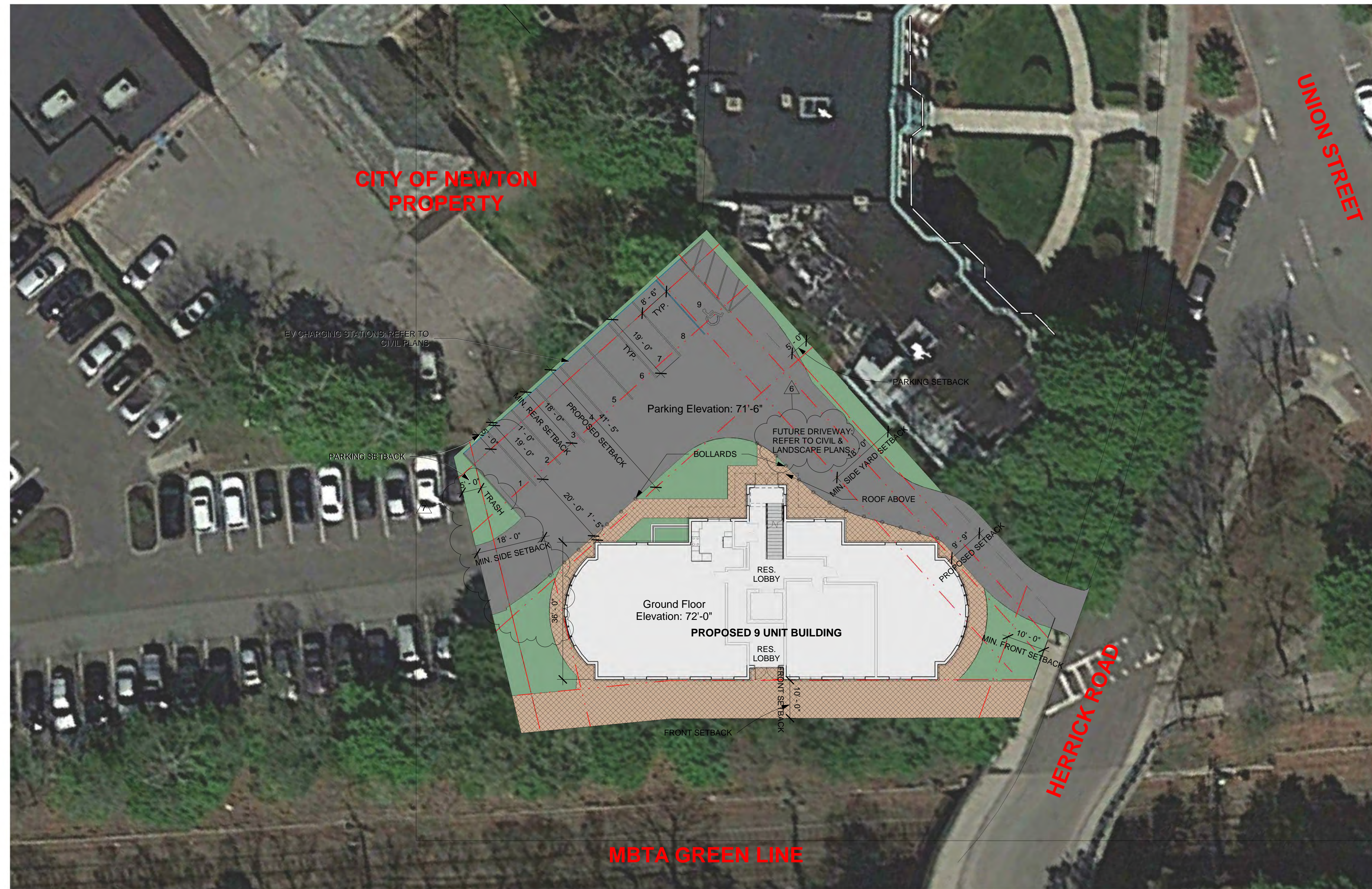
17 HERRICK ROAD

PLANTING PLAN

Project #:	Date:
Drawn by: EF	Reviewed: BH
Scale: 1/8" = 1'-0"	

Revisions:

L2.1



1 Site Plan
1/16" = 1'-0"

#	Item	Allowed Base Zoning B-1 Zone	Design B-1 Zone	COMMENTS
1.	Zone	B-1	B-1	
2.	Use	BUSINESS RESIDENTIAL	MULTIFAMILY RESIDENTIAL	COMPLIES
3.	Lot Size (Min. s.f.)	10,000 sf	12,979 sf	COMPLIES
4.	FAR	2 STORIES: 1.0 (12,979 S.F.) 3 STORIES: 1.5 (19,468 S.F.)	3 STORIES: 0.91 (11,759 S.F.)	COMPLIES
5.	LOT FRONTAGE	80	130.88 feet	COMPLIES
6.	HEIGHT	2 STORIES, 24 ft 3 STORIES, 36 ft w/SP	3 STORIES, 36 ft	3 STORIES REQUIRES SPECIAL PERMIT
7.	LOT AREA / DU	1,200 S.F. / DU (12,979/1,200 = 10 DU MAX)	1,442 S.F./UNIT (9 DU)	COMPLIES
8.	Setbacks (Min.) (ft.) Front Yard Side Yards Rear Yards	BLDG AVERAGE 10' BUILDING h2=18' BUILDING h2=18'	10 ft 18' / 9.7' 41.4'	COMPLIES SPECIAL PERMIT COMPLIES
9.	LOT COVERAGE	NA	NA	N/A
10.	PARKING RESIDENTIAL	18 PS EXISTING 2 per DU (18 SPACES) OR 1.25 PER W/SP (12 SPACES)	9 SPACES PROVIDED	DOES NOT COMPLY
11.	OTHER REQUIREMENTS	SITE PLAN APPROVAL 10,000 sf - 19,999 sf	11,508 SF NEW CONSTRUCTION	SPECIAL PERMIT REQUIRED PER 4.1.2.B.2

PROJECT NAME
Herrick Road Residences

PROJECT ADDRESS
39 HERRICK ROAD
NEWTON, MA

CLIENT
HERRICK ROAD REALTY TRUST

ARCHITECT

DESIGN

KHALSA

17 IVALOO STREET SUITE 400
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Project number 16128
Date 01/15/2018
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Scale As indicated

REVISIONS

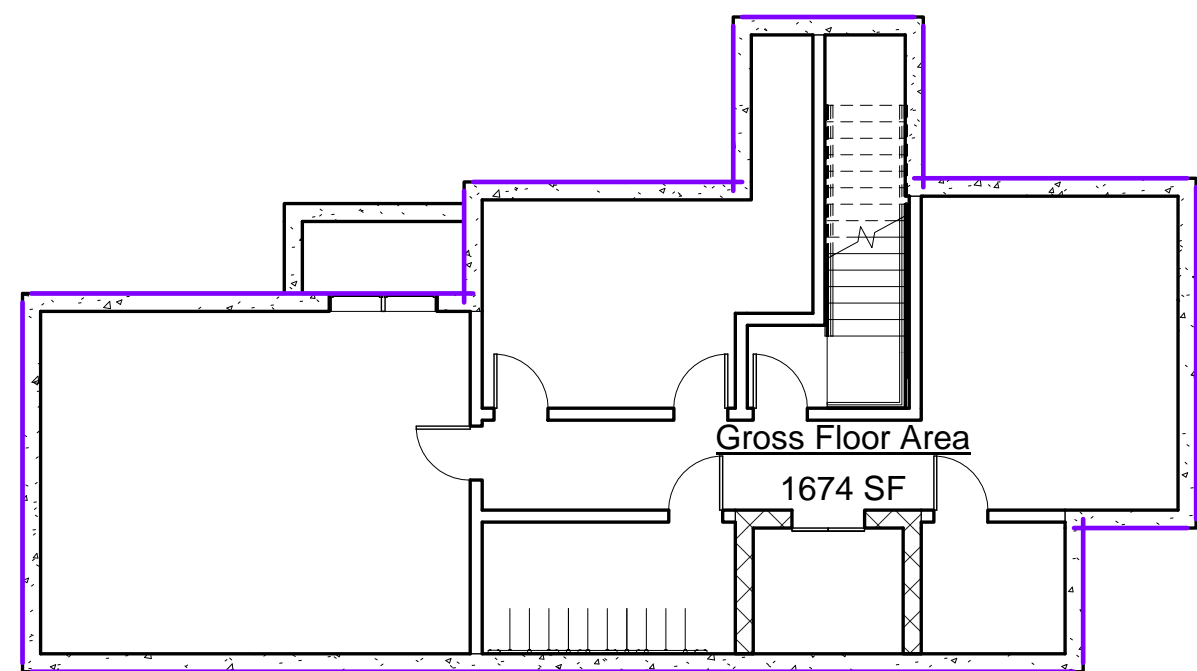
No.	Description	Date
2	Parking Layout	2018.01.07
6	Landscape plan	2019.03.14
7	Site Layout	2019.03.19

ARCHITECTURAL SITE PLAN

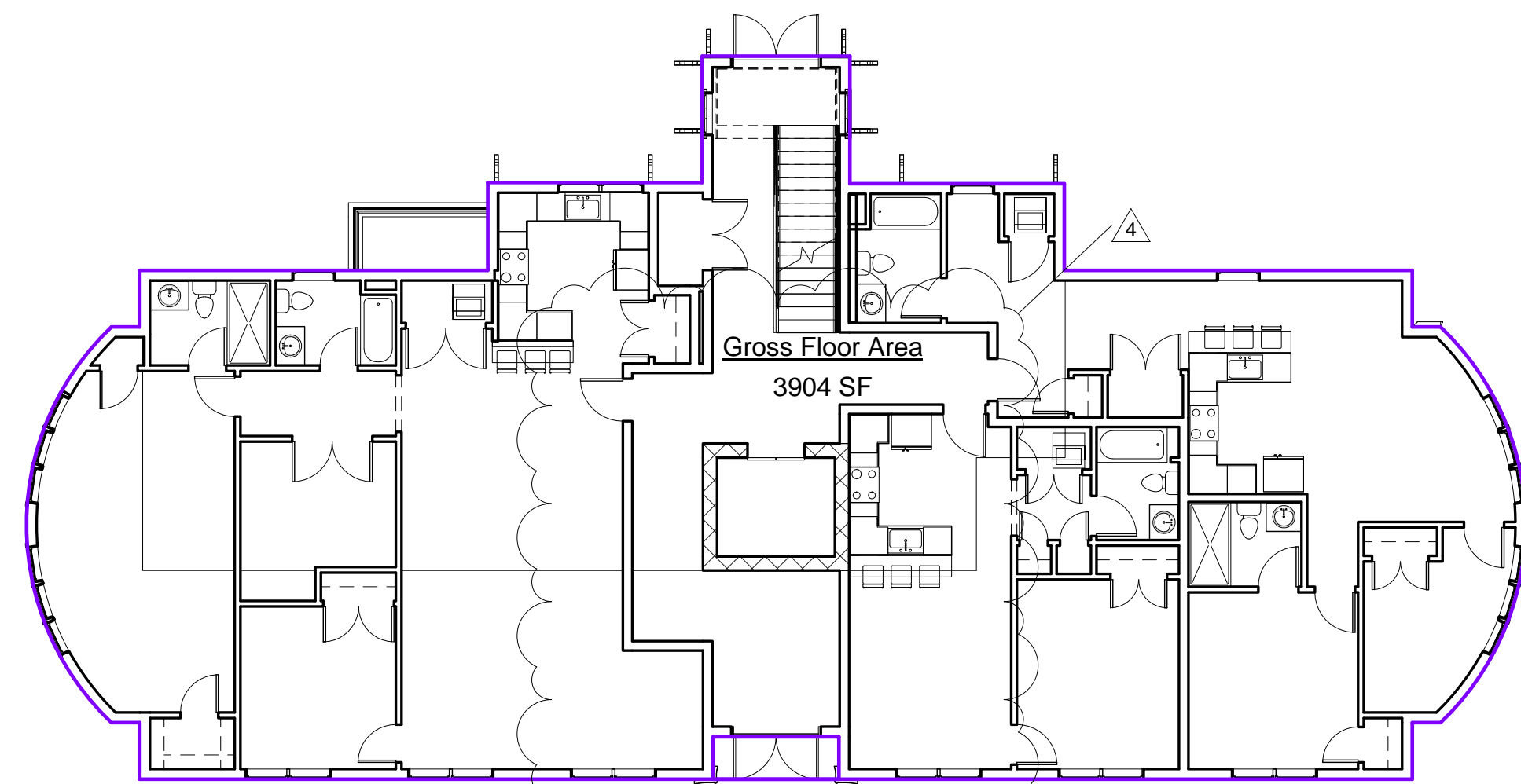
A-020

Herrick Road Residences

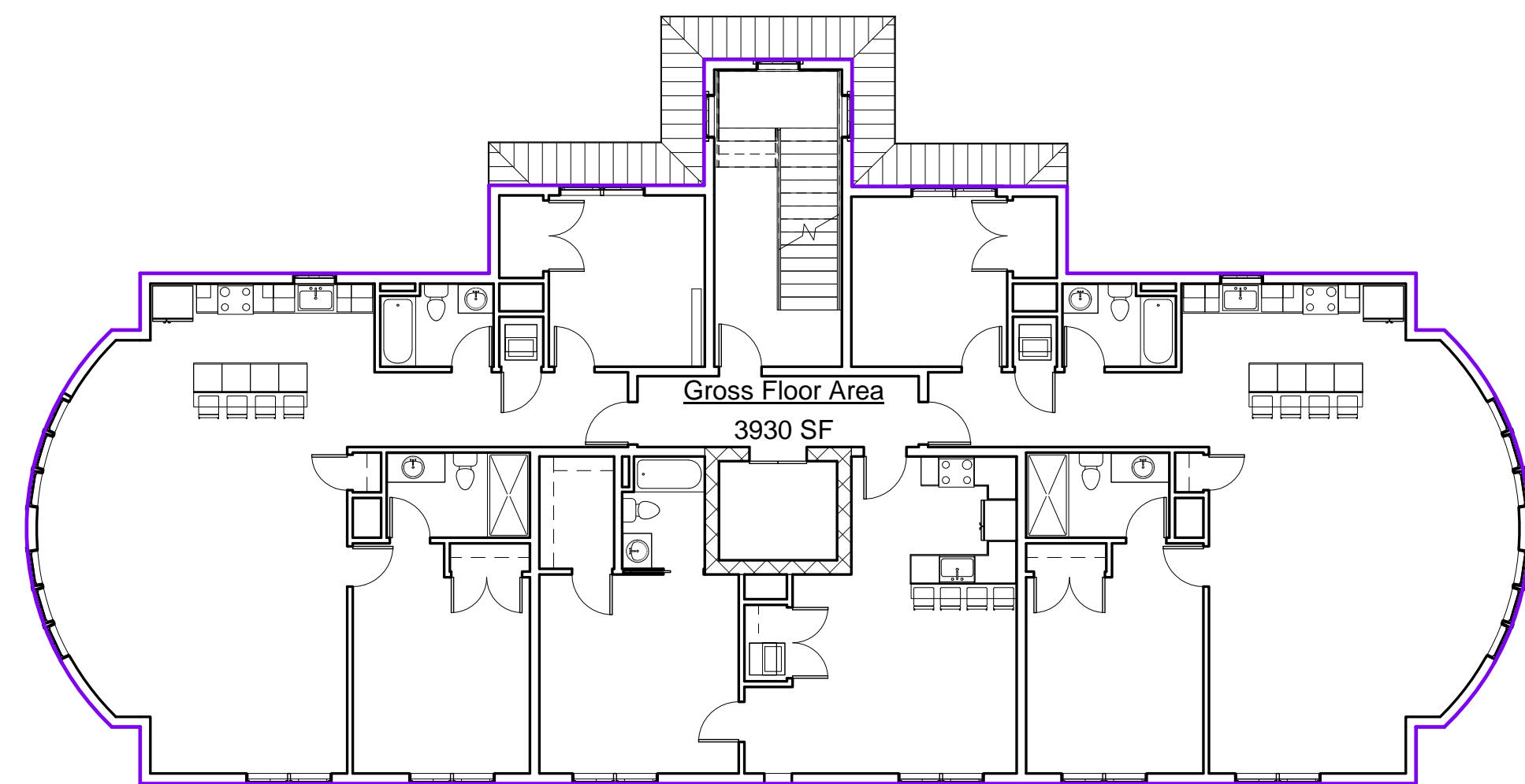
GROSS FLOOR AREA



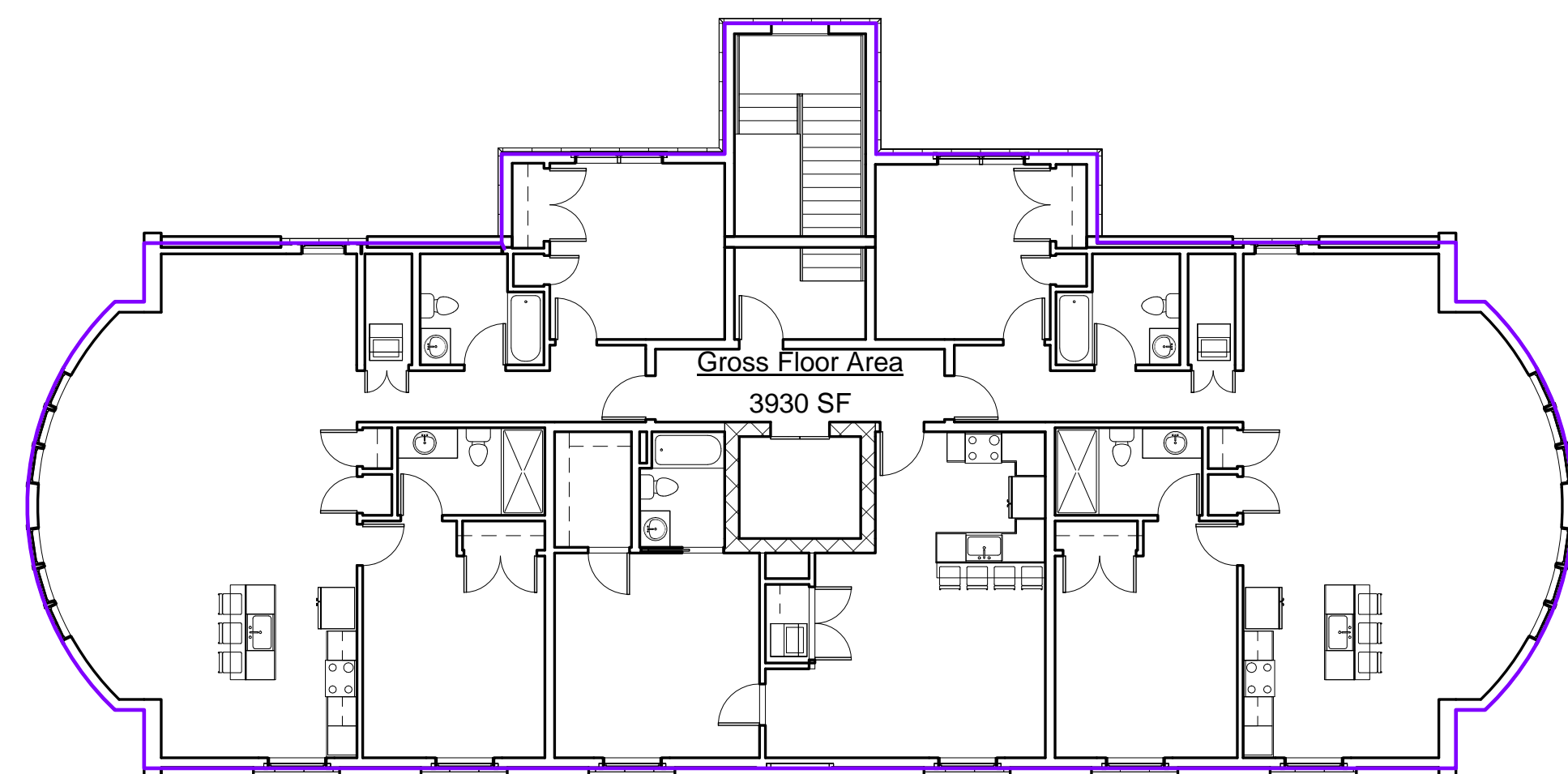
8 Basement
3/32" = 1'-0"



1 1st Floor Level
3/32" = 1'-0"



2 2nd Floor Level
3/32" = 1'-0"

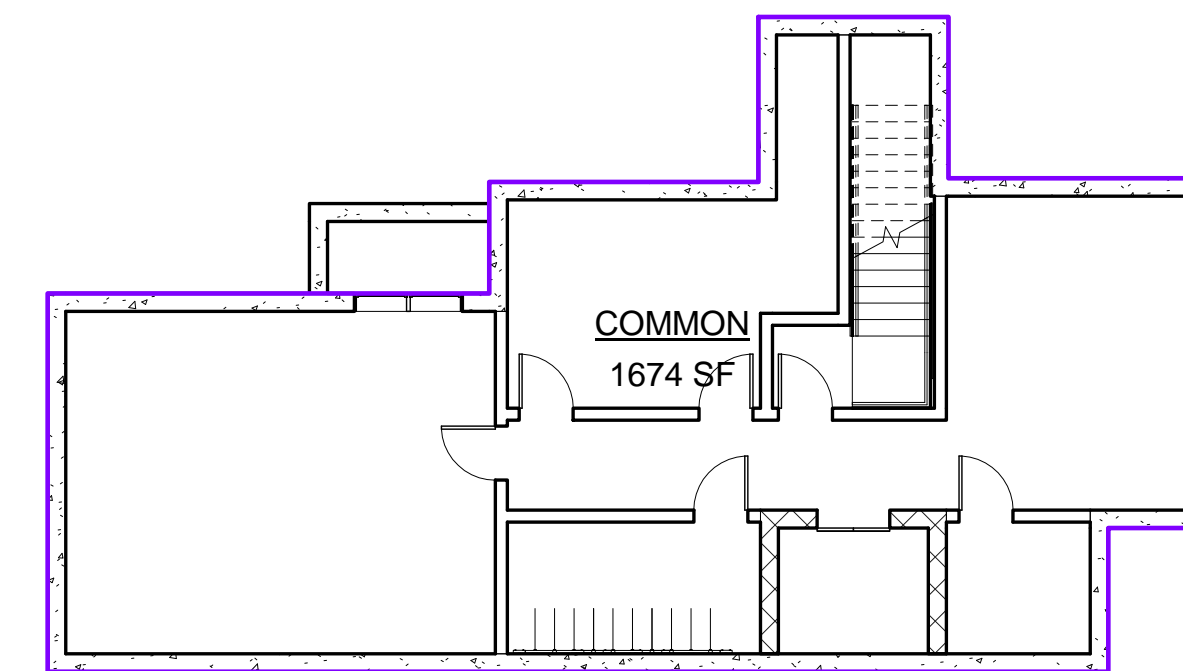


3 3rd Floor Level
3/32" = 1'-0"

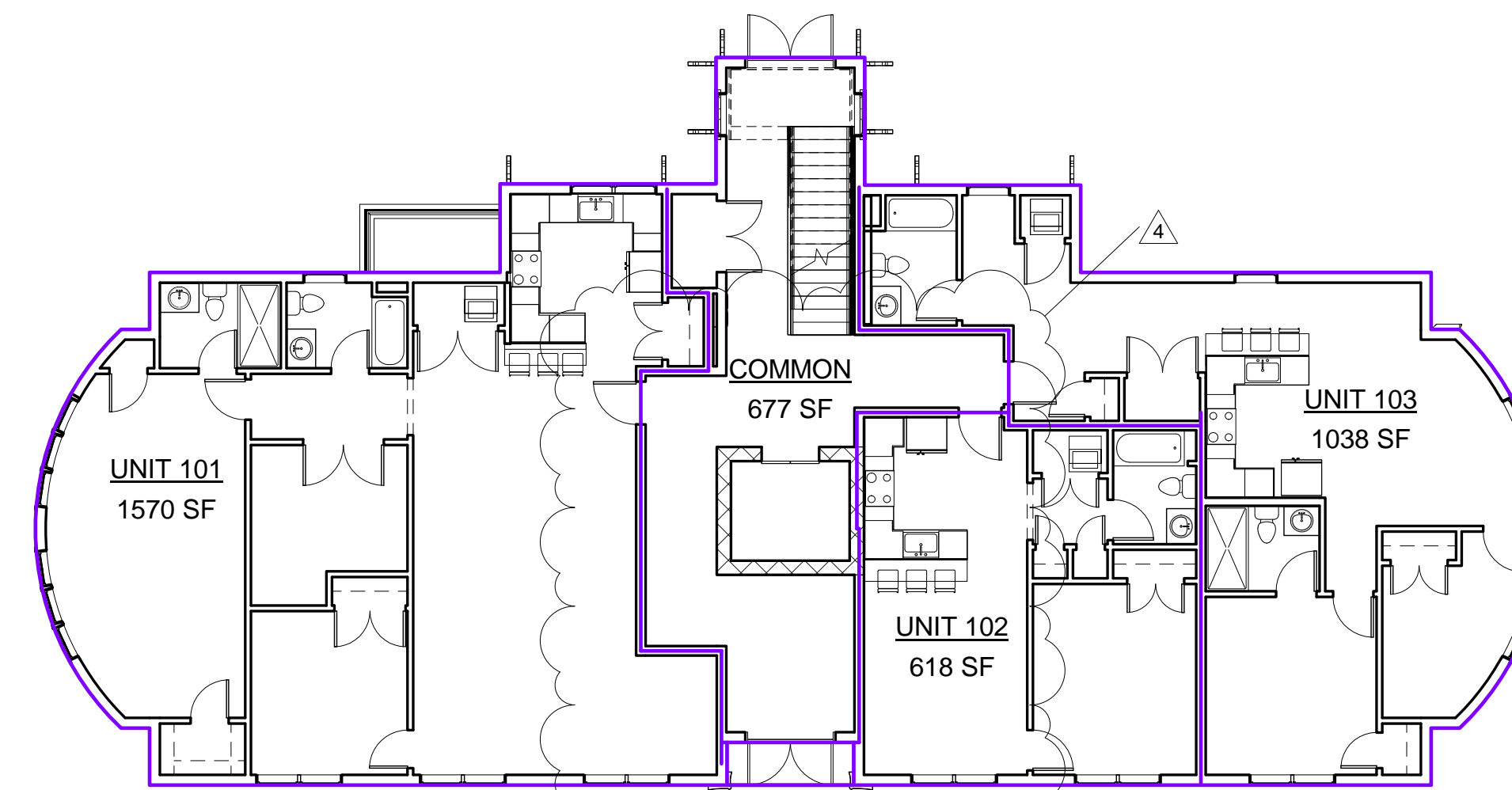
Gross Floor Area		
Area	Name	Level
1674 SF	Gross Floor Area	Basement
1674 SF		
3904 SF	Gross Floor Area	1st Floor Level
3904 SF		
3930 SF	Gross Floor Area	2nd Floor Level
3930 SF		
3930 SF	Gross Floor Area	3rd Floor Level
3930 SF		
13438 SF		

Unit Areas			
Area	Name	Level	Comments
1674 SF	COMMON	Basement	
677 SF	COMMON	1st Floor Level	
412 SF	COMMON	2nd Floor Level	
412 SF	COMMON	3rd Floor Level	
3175 SF			
1570 SF	UNIT 101	1st Floor Level	2 Bedrooms + Study / 2 Bathrooms
1570 SF			
618 SF	UNIT 102	1st Floor Level	1 Bedroom / 1 Bathroom
618 SF			
1038 SF	UNIT 103	1st Floor Level	2 Bedrooms / 2 Bathrooms
1038 SF			
1395 SF	UNIT 201	2nd Floor Level	2 Bedrooms / 2 Bathrooms
1395 SF			
728 SF	UNIT 202	2nd Floor Level	1 Bedroom / 1 Bathroom
728 SF			
1395 SF	UNIT 203	2nd Floor Level	2 Bedrooms / 2 Bathrooms
1395 SF			
1395 SF	UNIT 301	3rd Floor Level	2 Bedrooms / 2 Bathrooms
1395 SF			
728 SF	UNIT 302	3rd Floor Level	1 Bedroom / 1 Bathroom
728 SF			
1395 SF	UNIT 303	3rd Floor Level	2 Bedrooms / 2 Bathrooms
1395 SF			
13436 SF			

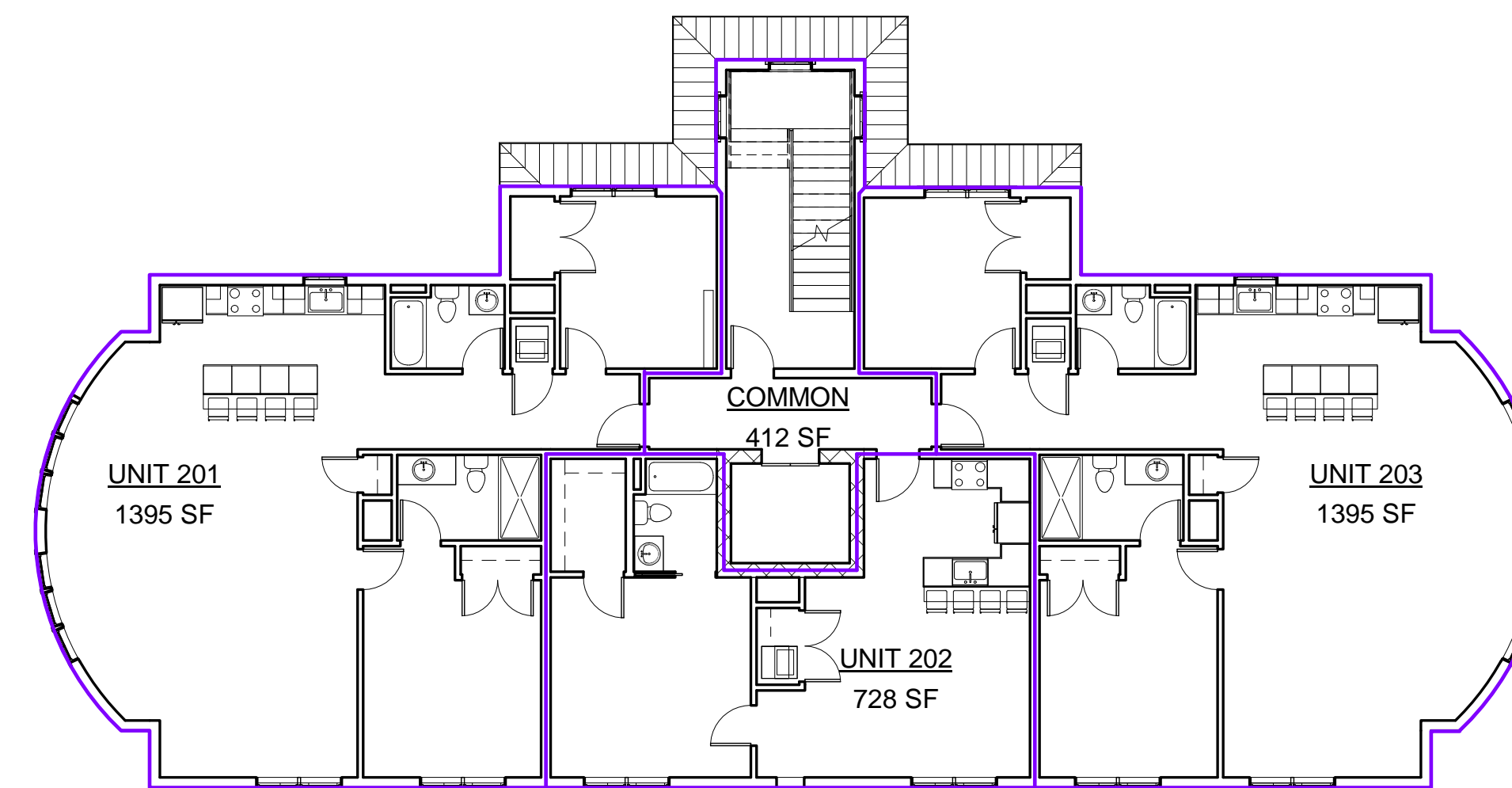
UNIT AREAS



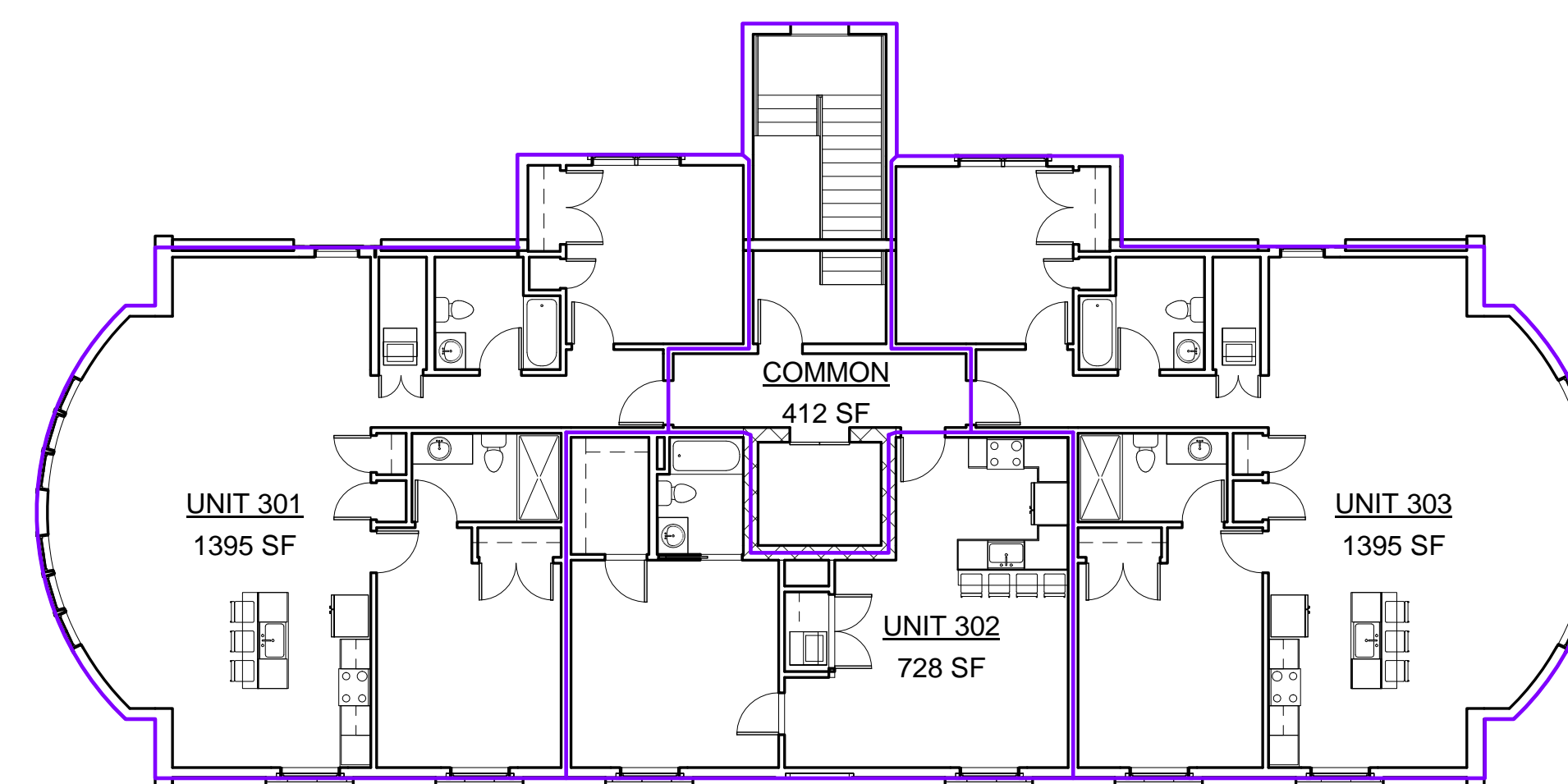
7 Basement
3/32" = 1'-0"



4 1st Floor Level
3/32" = 1'-0"



5 2nd Floor Level
3/32" = 1'-0"



6 3rd Floor Level
3/32" = 1'-0"

PROJECT NAME
Herrick Road Residences

PROJECT ADDRESS
39 HERRICK ROAD
NEWTON, MA

CLIENT
HERRICK ROAD REALTY TRUST

ARCHITECT
DESIGN
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
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REVISIONS

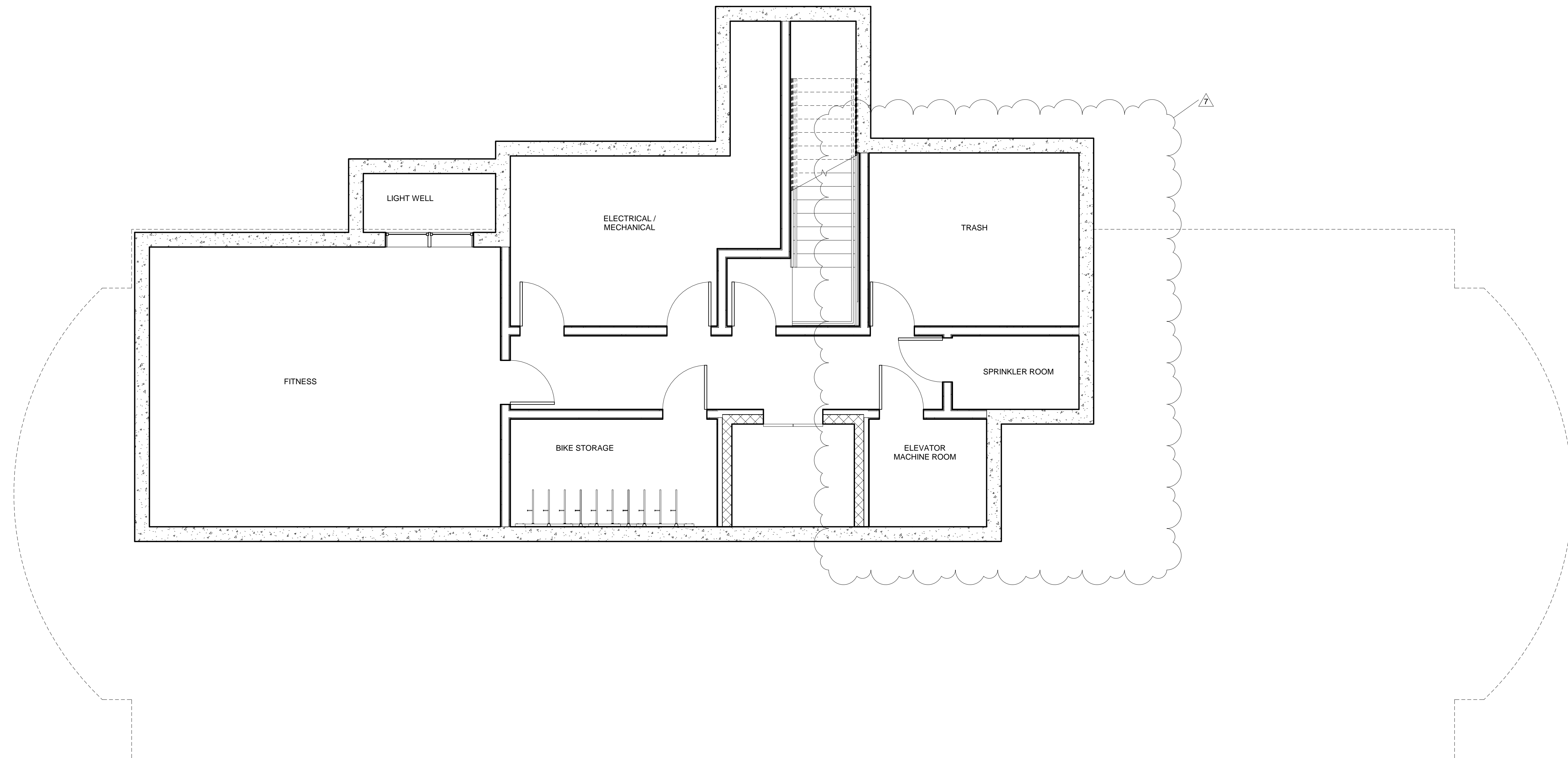
No.	Description	Date
1	Units 102/103 Rev	2018.12.31
4	City Comments	2019.02.01

BUILDING AREAS

A-021

Herrick Road Residences

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① Basement
1/4" = 1'-0"

PROJECT NAME
Herrick Road Residences

PROJECT ADDRESS
 39 HERRICK ROAD
 NEWTON, MA

CLIENT
HERRICK ROAD REALTY TRUST

ARCHITECT

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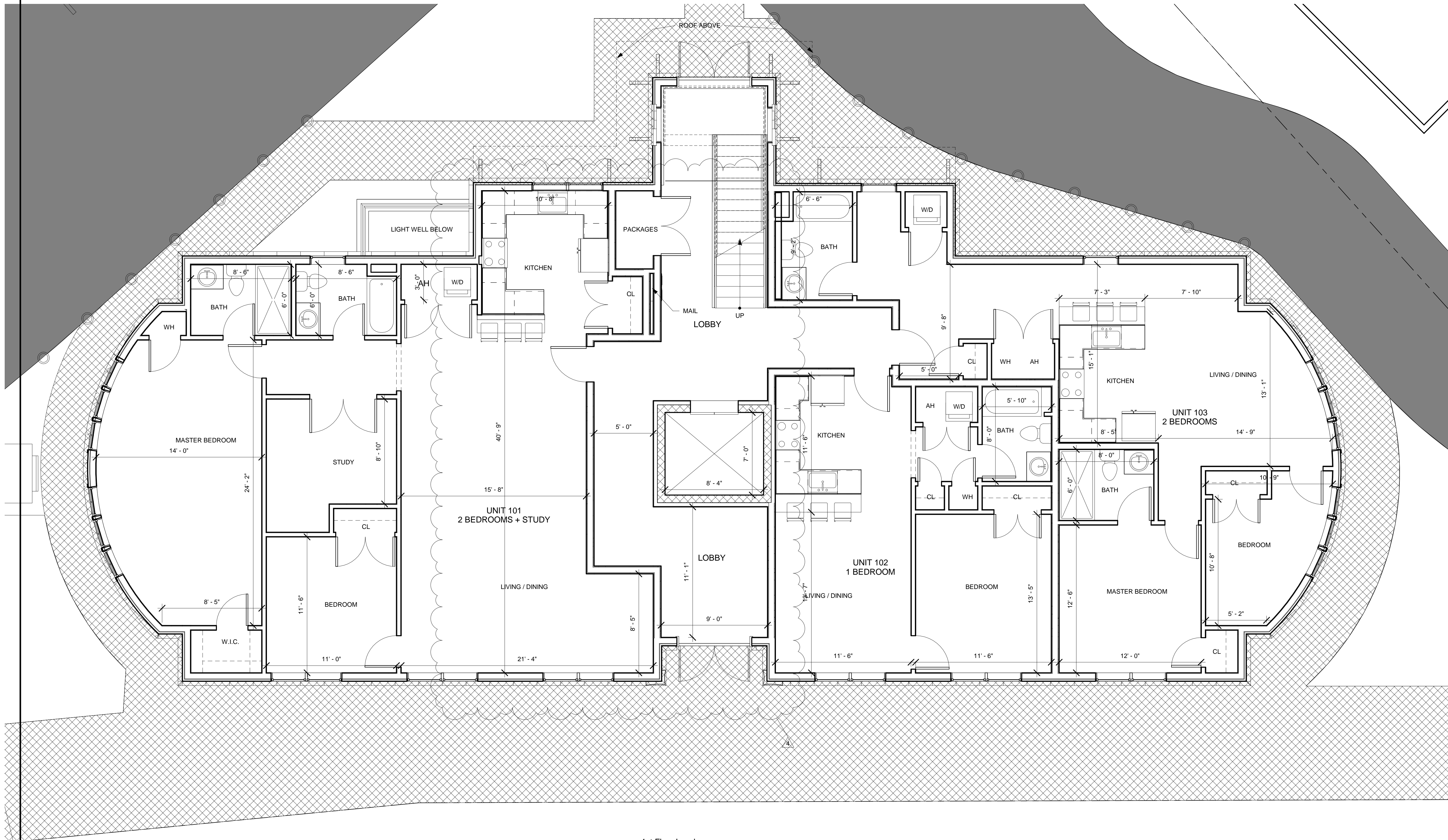
Project number 16128
 Date 01/15/2018
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 Scale 1/4" = 1'-0"

REVISIONS

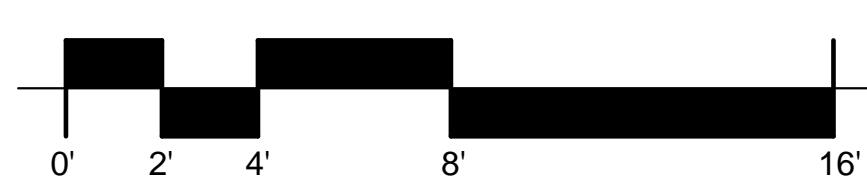
No.	Description	Date
7	Site Layout	2019.03.19

BASEMENT FLOOR PLAN

A-100
 Herrick Road Residences



② 1st Floor Level
1/4" = 1'-0"



PROJECT NAME
Herrick Road Residences

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39 HERRICK ROAD
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Date	01/15/2018
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Checked by	JSK
Scale	1/4" = 1'-0"

REVISIONS

No.	Description	Date
1	SUBMISSION Rev	2018.02.01
3	OVERLAP	2018.04.04
4	City Comments	2019.02.01

FIRST FLOOR
PLAN

A-101
Herrick Road Residences

PROJECT NAME
Herrick Road Residences

PROJECT ADDRESS
 39 HERRICK ROAD
 NEWTON, MA

CLIENT
HERRICK ROAD REALTY TRUST

ARCHITECT



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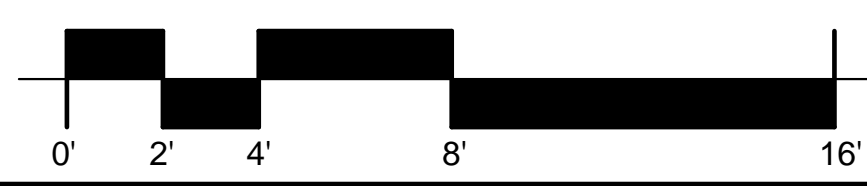
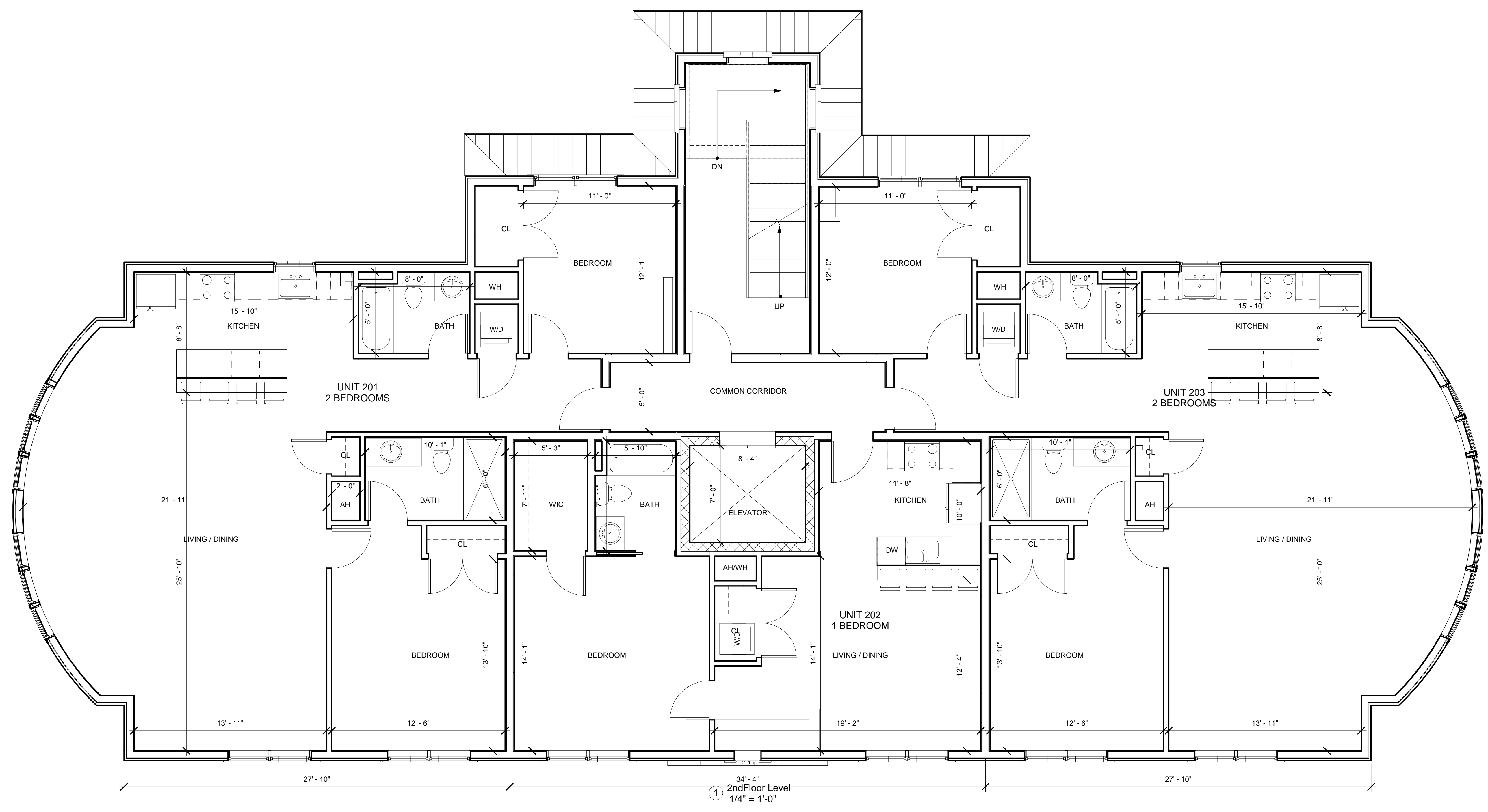
Project number 16128
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 Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date
3	OVERHANG	2019.01.14

2ND FLOOR PLAN

A-102
 Herrick Road Residences



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PROJECT NAME
Herrick Road Residences

PROJECT ADDRESS
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 NEWTON, MA

CLIENT
HERRICK ROAD REALTY TRUST



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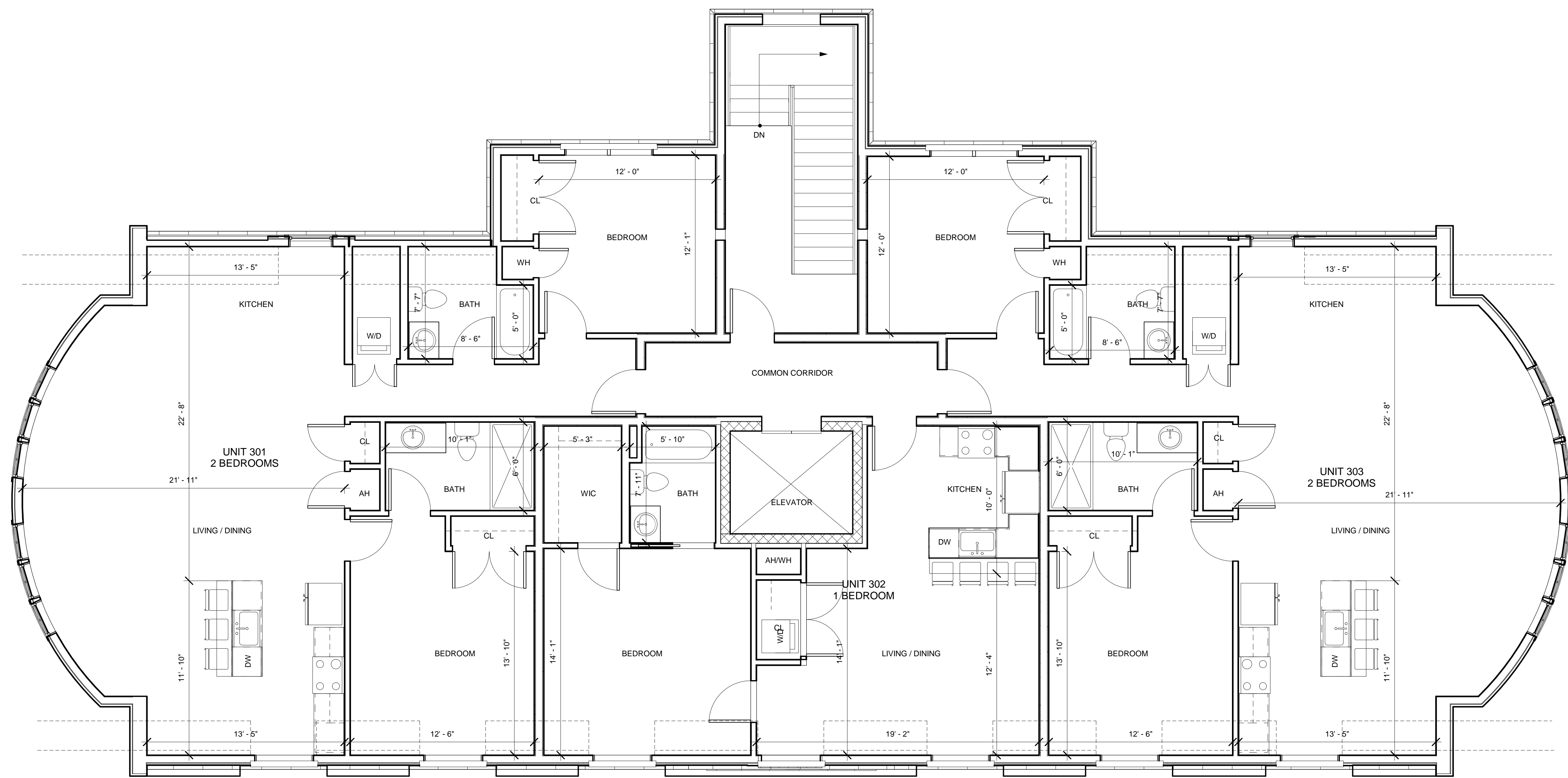
Project number 16128
 Date 01/15/2018
 Drawn by ERS
 Checked by JSK
 Scale 1/4" = 1'-0"

REVISIONS

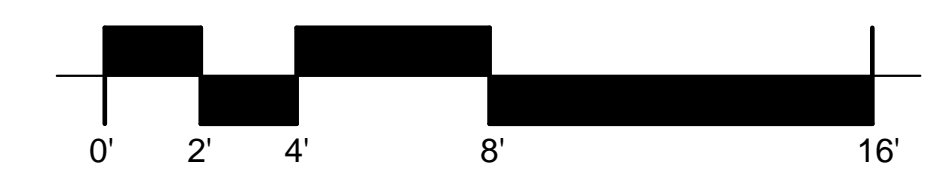
No.	Description	Date

3RD FLOOR PLAN

A-103
 Herrick Road Residences



① 3rd Floor Level
 1/4" = 1'-0"



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PROJECT NAME
Herrick Road Residences

PROJECT ADDRESS
 39 HERRICK ROAD
 NEWTON, MA

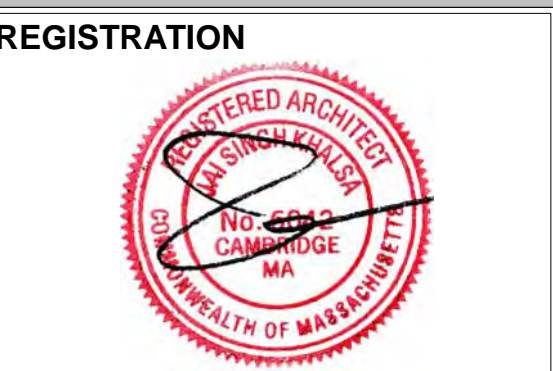
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Project number 16128
 Date 01/15/2018
 Drawn by ERS
 Checked by JSK
 Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date
3	OVERHANG	2019.01.14

FRONT & REAR ELEVATIONS

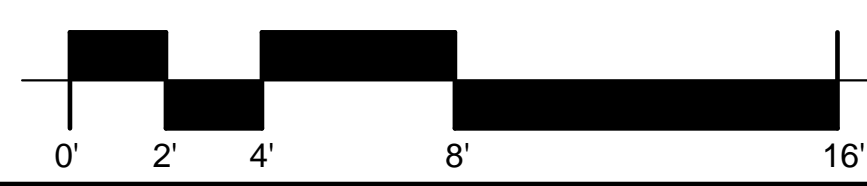
A-300
 Herrick Road Residences



① South (mbta side)
 1/4" = 1'-0"



② North (city side) Elevation
 1/4" = 1'-0"



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 2/28/2019 2:52:12 PM

PROJECT NAME

Herrick Road Residences

PROJECT ADDRESS

39 HERRICK ROAD
NEWTON, MA

CLIENT

HERRICK ROAD
REALTY TRUST

ARCHITECT



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Date 01/15/2018
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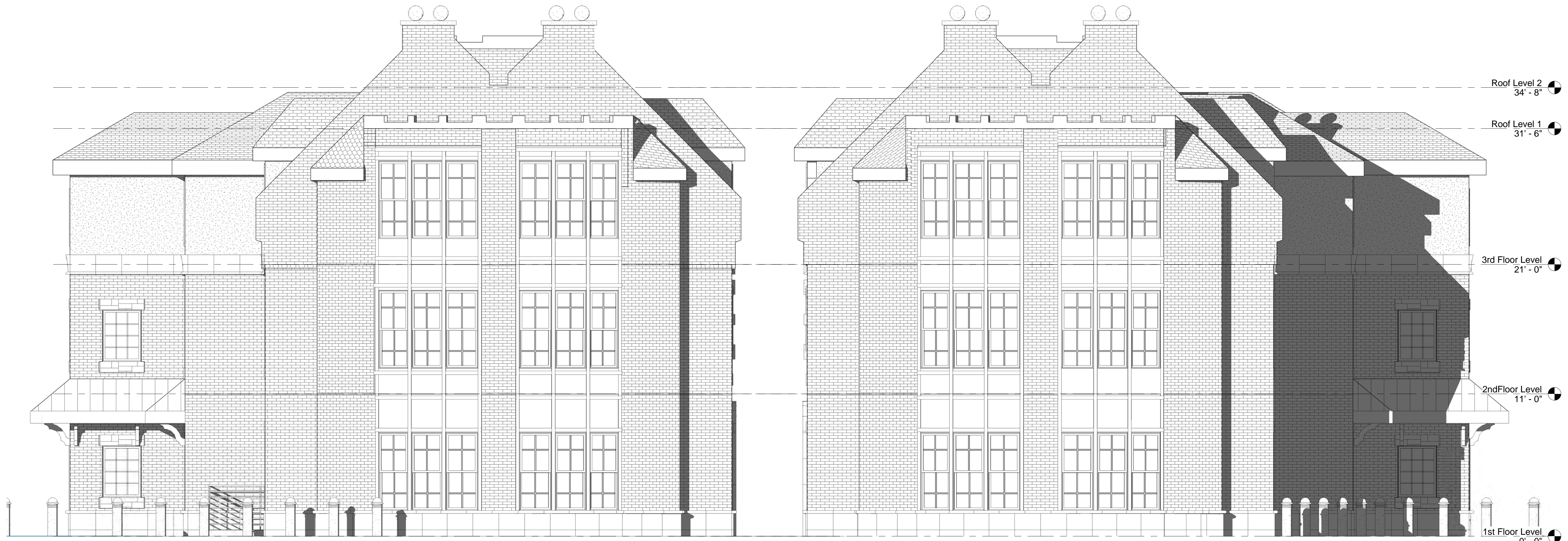
REVISIONS

No.	Description	Date
3	OVERHANG	2019.01.14

SIDE ELEVATION

A-301

Herrick Road Residences



② West (Cypress Street Lot) Elevation
1/4" = 1'-0"

① East (Herrick Road Elevation)
1/4" = 1'-0"



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PROJECT NAME
Herrick Road Residences

PROJECT ADDRESS
 39 HERRICK ROAD
 NEWTON, MA

CLIENT
HERRICK ROAD REALTY TRUST

ARCHITECT

DESIGN



KHALSA

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REVISIONS

No.	Description	Date
3	OVERHANG	2019.01.14

PERSPECTIVES

AV-1
 Herrick Road Residences

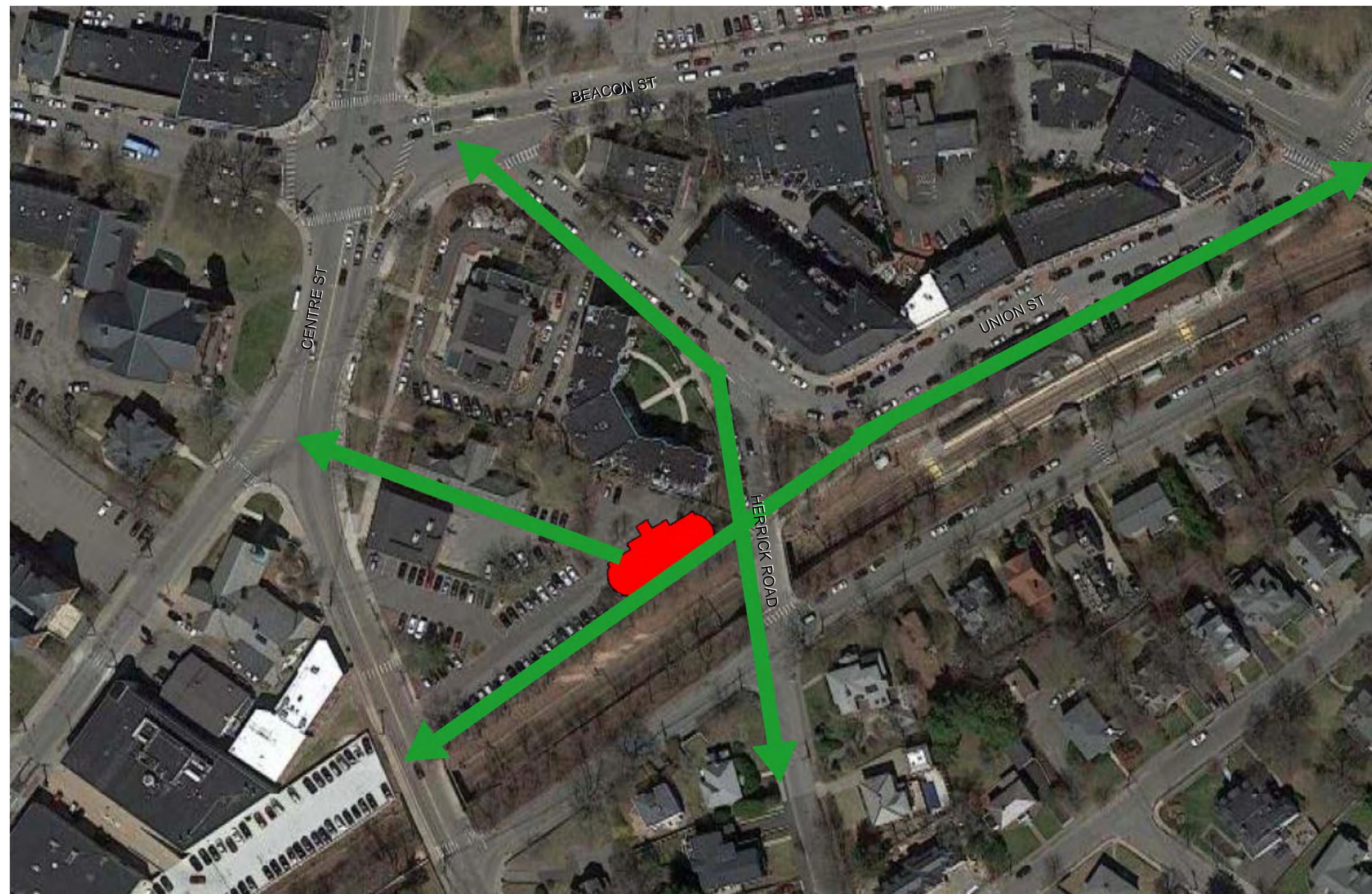


SITE: 39 HERRICK ROAD

TRANSPORTATION LOCUS



PEDESTRIAN CONNECTIONS



PROJECT NAME

Herrick Road Residences

PROJECT ADDRESS

39 HERRICK ROAD
NEWTON, MA

CLIENT

HERRICK ROAD REALTY TRUST

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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OF PROSECUTION UNDER LAW

REGISTRATION



Project number 16128
Date 01/15/2018
Drawn by ERS
Checked by JSK
Scale

REVISIONS

No.	Description	Date

Site Locus

AV-2
Herrick Road Residences

UPDATED RENDERING




PROJECT NAME
Herrick Road Residences

PROJECT ADDRESS
 39 HERRICK ROAD
 NEWTON, MA

CLIENT
HERRICK ROAD REALTY TRUST

ARCHITECT



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
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Project number 16128
 Date 01/15/2018
 Drawn by ERS
 Checked by JSK
 Scale

REVISIONS

No.	Description	Date
4	City Comments	2019.02.01

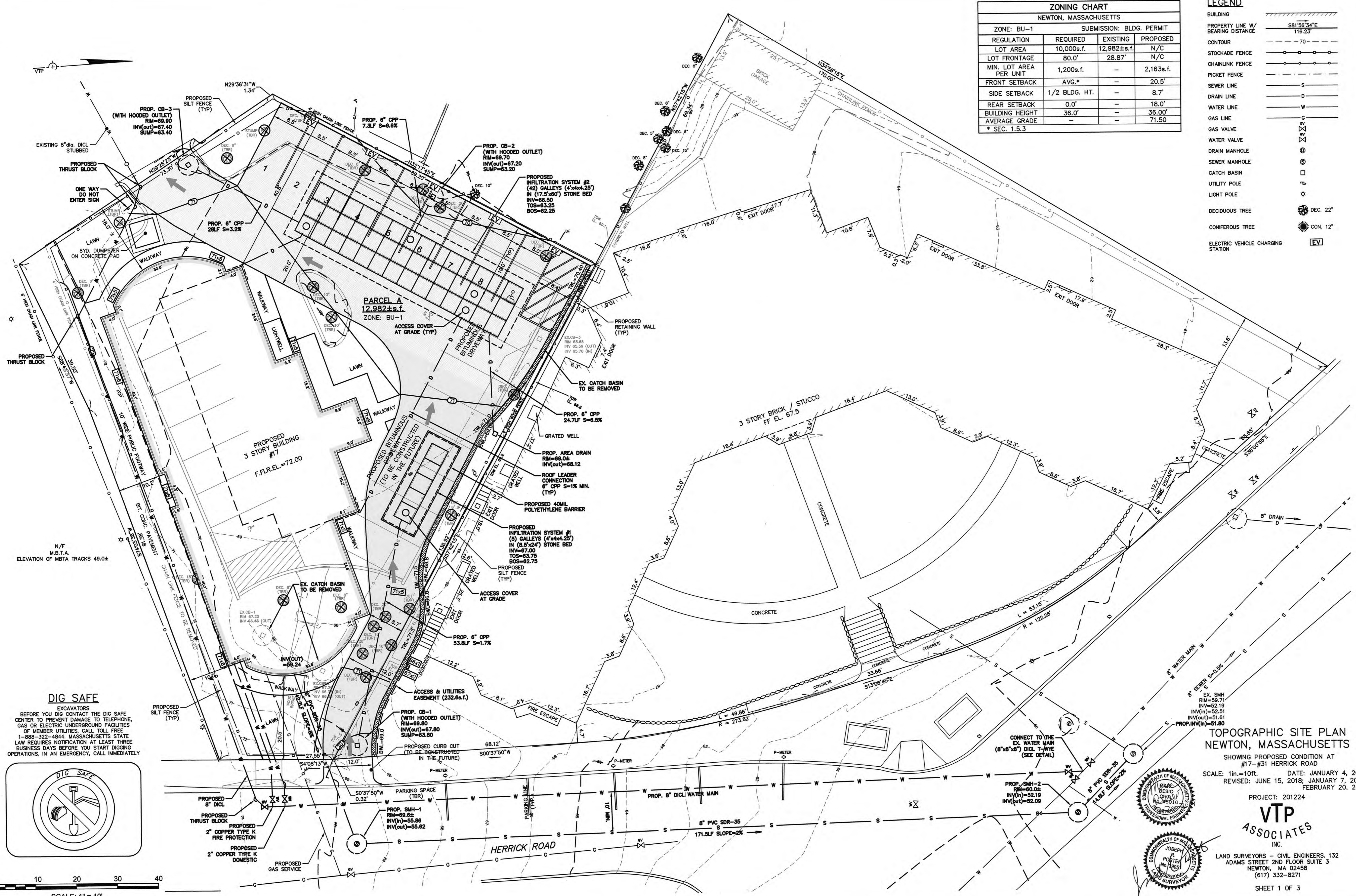
Rendering

AV-100
 Herrick Road Residences

0122topo.dwg (2/2019)

ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE:	REGULATION	REQUIRED	SUBMISSION: BLDG. PERMIT
BU-1	10,000s.f.	12,982±s.f.	N/C
LOT AREA	80.0'	28.87'	N/C
LOT FRONTAGE	1,200s.f.	-	2,163s.f.
MIN. LOT AREA PER UNIT	AVG.*	-	20.5'
FRONT SETBACK	1/2 BLDG. HT.	-	8.7'
SIDE SETBACK	0.0'	-	18.0'
REAR SETBACK	36.0'	-	36.00'
BUILDING HEIGHT	-	-	71.50
AVERAGE GRADE	* SEC. 1.5.3		

LEGEND	
BUILDING	---
PROPERTY LINE W/ BEARING DISTANCE	S81°56'34"E 116.23'
CONTOUR	--- 70 ---
STOCKADE FENCE	--- --- --- ---
CHAINLINK FENCE	--- --- --- ---
PICKET FENCE	--- --- --- ---
SEWER LINE	---S---
DRAIN LINE	---D---
WATER LINE	---W---
GAS LINE	---G---
GAS VALVE	⊗
WATER VALVE	⊗
DRAIN MANHOLE	⊗
SEWER MANHOLE	⊗
CATCH BASIN	⊗
UTILITY POLE	⊗
LIGHT POLE	⊗
DECIDUOUS TREE	⊗ DEC. 22'
CONIFEROUS TREE	⊗ CON. 12'
ELECTRIC VEHICLE CHARGING STATION	EV



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EXCAVATORS
BEFORE YOU DIG CONTACT THE DIG SAFE
CENTER TO PREVENT DAMAGE TO TELEPHONE,
GAS OR ELECTRIC UNDERGROUND FACILITIES
OF MEMBER UTILITIES. CALL TOLL FREE
1-888-322-4844. MASSACHUSETTS STATE
LAW REQUIRES NOTIFICATION AT LEAST THREE
BUSINESS DAYS BEFORE YOU START DIGGING
OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY.

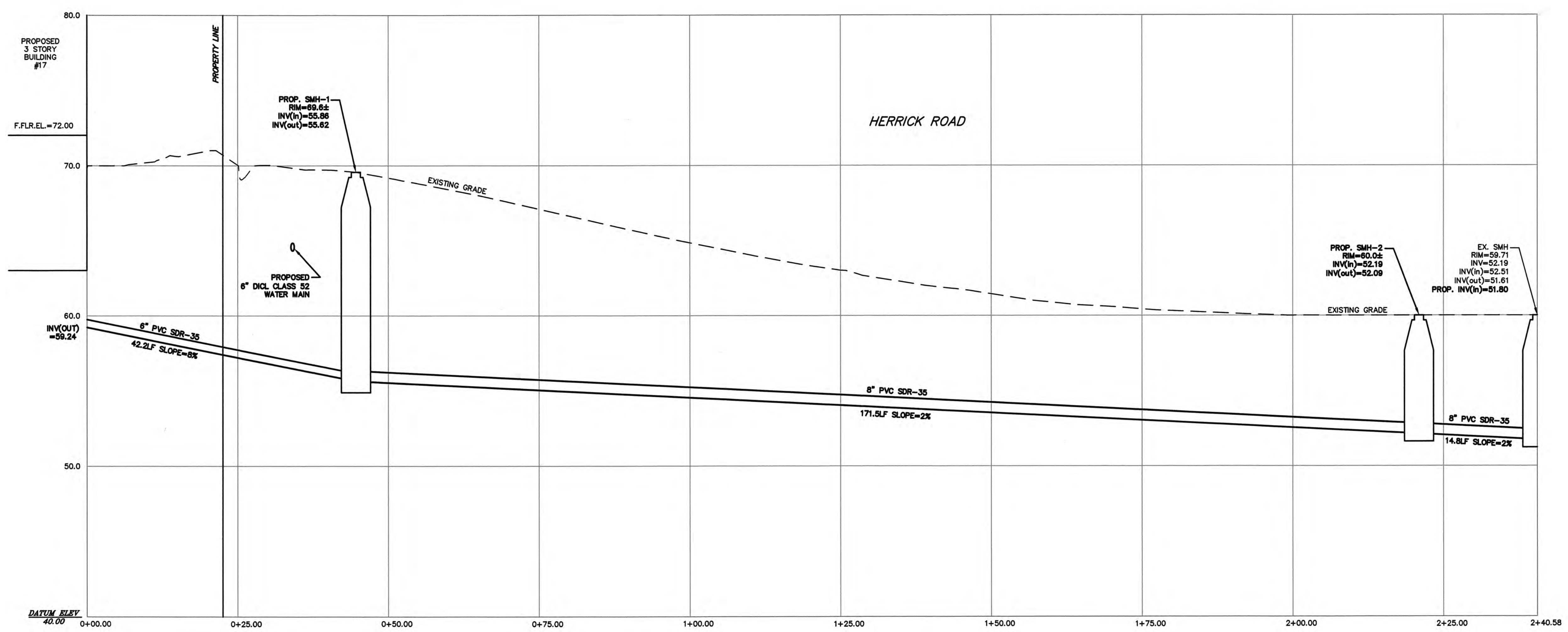


TOPOGRAPHIC SITE PLAN
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITION AT
#17-#31 HERRICK ROAD
SCALE: 1in.=10ft. DATE: JANUARY 4, 2019
REVISED: JUNE 15, 2018; JANUARY 7, 2019;
FEBRUARY 20, 2019
PROJECT: 201224



VTP ASSOCIATES
INC.
LAND SURVEYORS - CIVIL ENGINEERS. 132
ADAMS STREET 2ND FLOOR SUITE 3
NEWTON, MA 02458
(617) 332-8271
SHEET 1 OF 3

012446.dwg (2/2017) © 2017 VTP ASSOCIATES, INC.



UTILITY NOTES:

THE NEW SEWER SERVICE(S) AND/OR STRUCTURES SHALL BE PRESSURE TESTED OR VIDEOTAPED AFTER FINAL INSTALLATION IS COMPLETE. METHOD OF FINAL INSPECTION SHALL BE DETERMINED SOLELY BY THE CONSTRUCTION INSPECTOR FROM THE CITY ENGINEERING DIVISION. THE SEWER SERVICE WILL NOT BE ACCEPTED UNTIL ONE OF THE TWO METHODS STATED ABOVE IS COMPLETED. A CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL THIS TEST IS COMPLETED. A CERTIFICATE OF OCCUPANCY WILL NOT BE RECOMMENDED UNTIL THIS TEST IS COMPLETED AND A WRITTEN REPORT IS RECEIVED BY THE CITY ENGINEER.

THE SEWER SERVICES AND WATER SERVICES NEED TO BE COMPLETELY REMOVED FROM THE MAINS TO THE EXISTING DWELLING AND PROPERLY BACK-FILLED. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO HAVE THIS ABANDONMENT INSPECTED BY A REPRESENTATIVE OF THE ENGINEERING DIVISION, FAILING TO HAVE THESE INSPECTIONS MAY RESULT IN THE DELAY OR DENIAL OF ISSUING NEW UTILITY CONNECTION PERMITS.

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEERING DIVISION AND SCHEDULING AN APPOINTMENT 48 HOURS PRIOR TO THE DATE WHEN THE UTILITIES WILL BE MADE AVAILABLE FOR AN INSPECTION OF WATER SERVICES, SEWER SERVICE AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IN QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW. BACK FILLING SHALL ONLY TAKE PLACE WHEN THE CITY INSPECTOR HAS GIVEN THEIR APPROVAL.

PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, THE APPLICANT'S ENGINEER SHALL SUBMIT TO THE ENGINEERING DIVISION AN AS BUILT DRAWING IN DIGITAL AND HARD COPY FORMAT.

IF A CERTIFICATE OF OCCUPANCY IS REQUESTED PRIOR TO ALL SITE WORK BEING COMPLETED, THE APPLICANT WILL BE REQUIRED TO POST A CERTIFIED BANK CHECK IN THE AMOUNT TO COVER THE REMAINING WORK, THE CITY ENGINEER SHALL DETERMINE THE VALUE OF THE UNCOMPLETED WORK.

No excavation is allowed within any City right-of-way between November 15th and April 15th. If an emergency exists or there are extenuating circumstances, Applicant may seek permission for such work from the City DPW Commissioner via the City Engineer. If permission is granted, special construction standards will be applied. Applicant or Applicant's representative must contact the City of Newton Engineering Department prior to start of work for clarification.

The new water and sewer services must be in-place AND accepted by the Engineering Division prior to the issuance of the Certificate of Occupancy.

As of March 1, 2009, all trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public and private property.

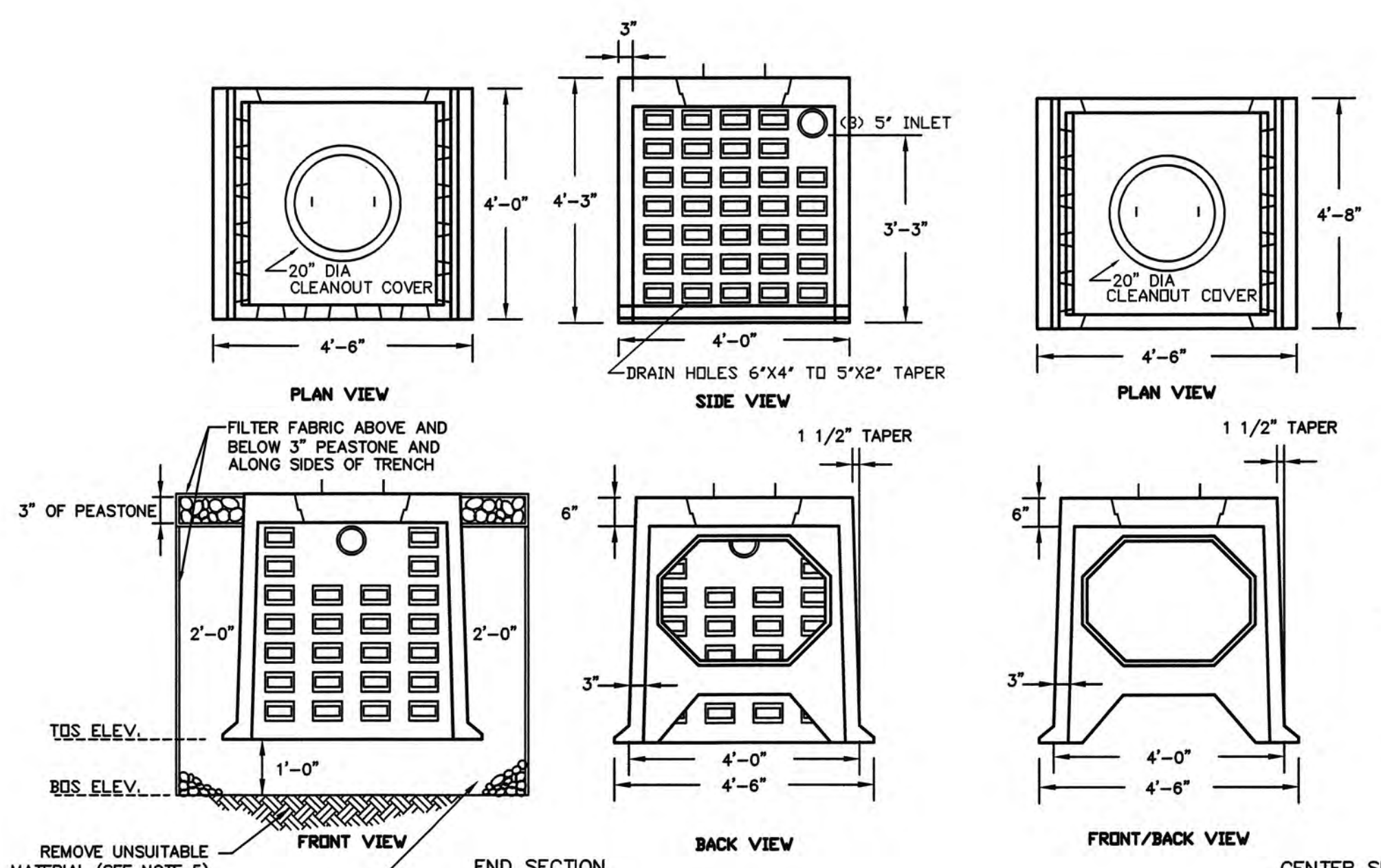
The Applicant will have to apply for Street Opening, Utility Connection and Trench Permits as well as an Install Curb & Sidewalk Permit with the DPW prior to start of work.

With the exception of gas services, all utility trenches within the City of Newton right-of-way will be backfilled with Type E (excavatable) controlled density fill, as specified by the City of Newton Engineering Specifications.

Approval of this plan by the City of Newton Engineering Division implies that the plan meets the minimal design standards of the City of Newton. However, the Engineering Division makes no representations and assumes no responsibility for the design(s) in terms of suitability for the particular site conditions or of the functionality or performance of any items constructed in accordance with the design(s). The City of Newton assumes no liabilities for design assumption, errors or omissions by the Engineer of Record.

PROPOSED SEWER PROFILE

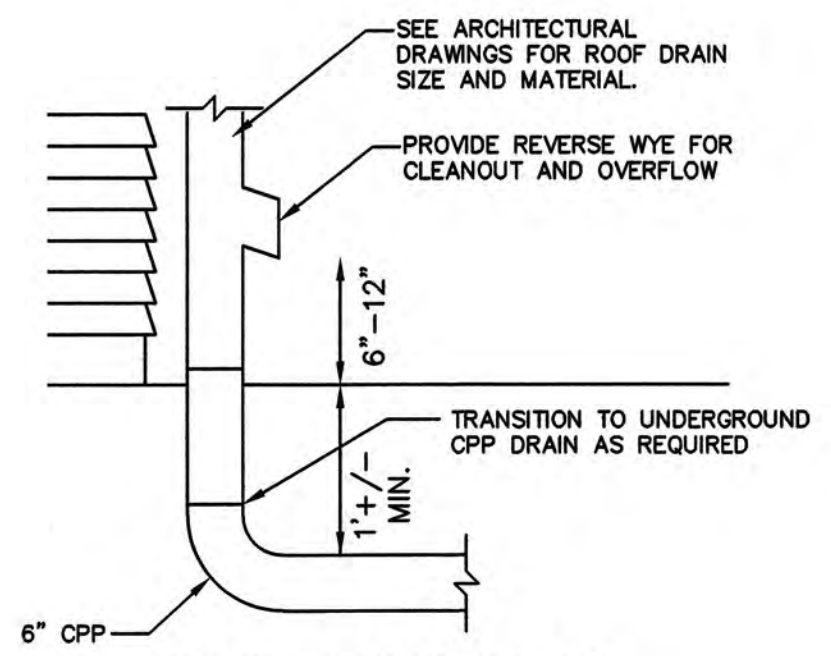
SCALE: 1" = 10' (HORIZONTAL)
SCALE: 1" = 4' (VERTICAL)



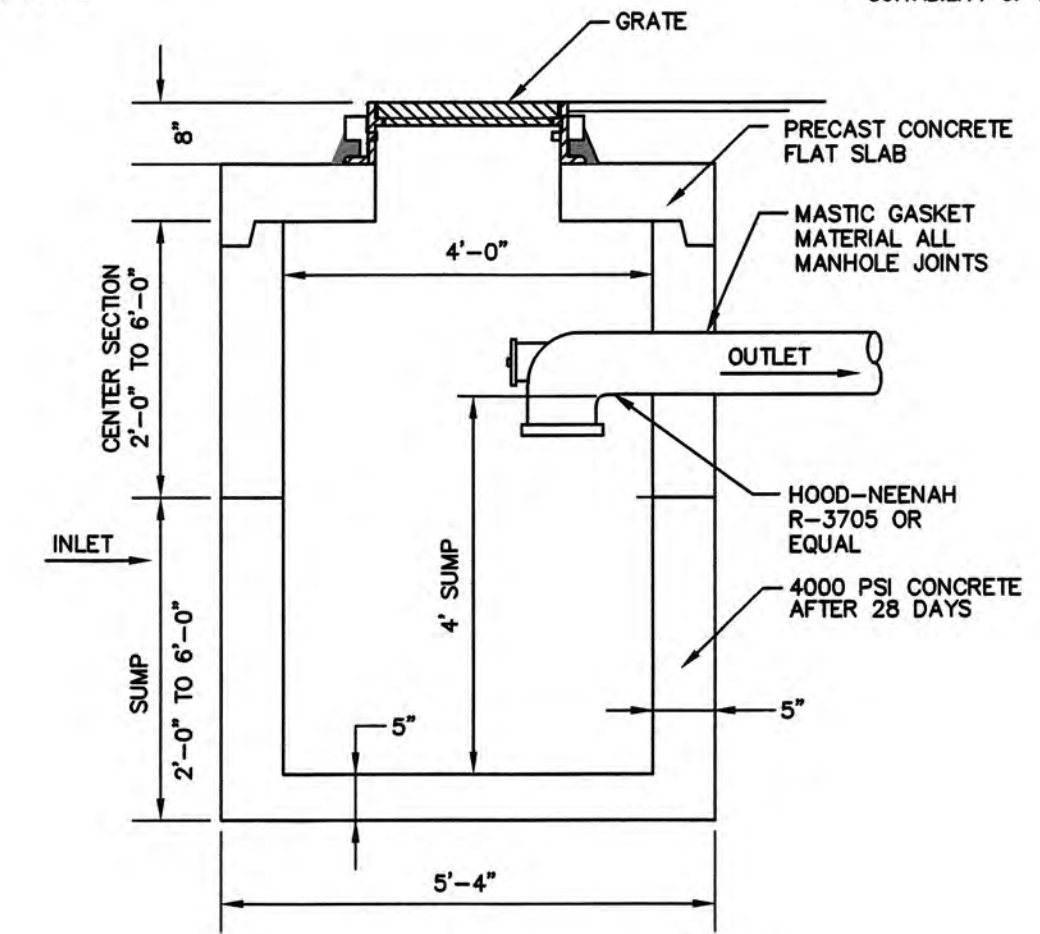
NOTES:

- MINIMUM OF 1-FOOT OF COVER
- CONCRETE 4,000 PSI MINIMUM AFTER 28 DAYS.
- ALSO AVAILABLE IN H-20 LOADING.
- SECTIONS AVAILABLE WITHOUT 20\"/>

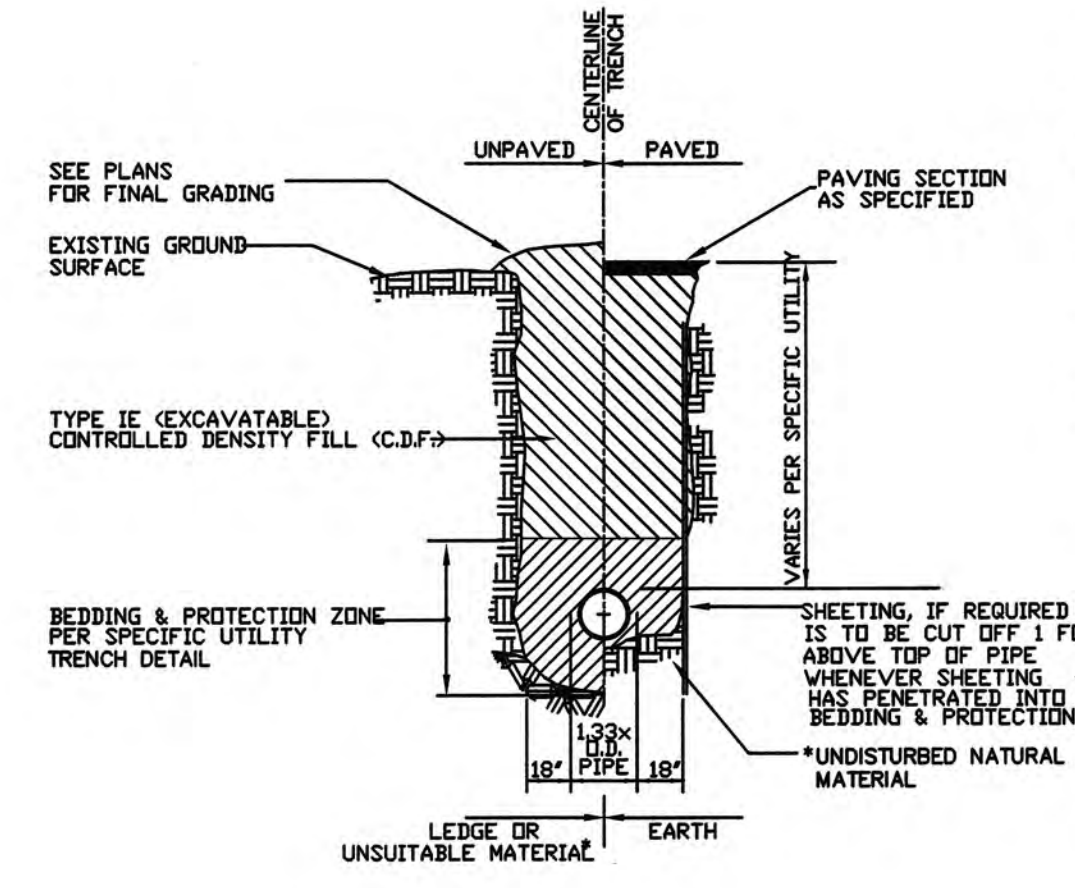
GALLEY SECTIONS
NOT TO SCALE



ROOF LEADER DETAIL
NOT TO SCALE

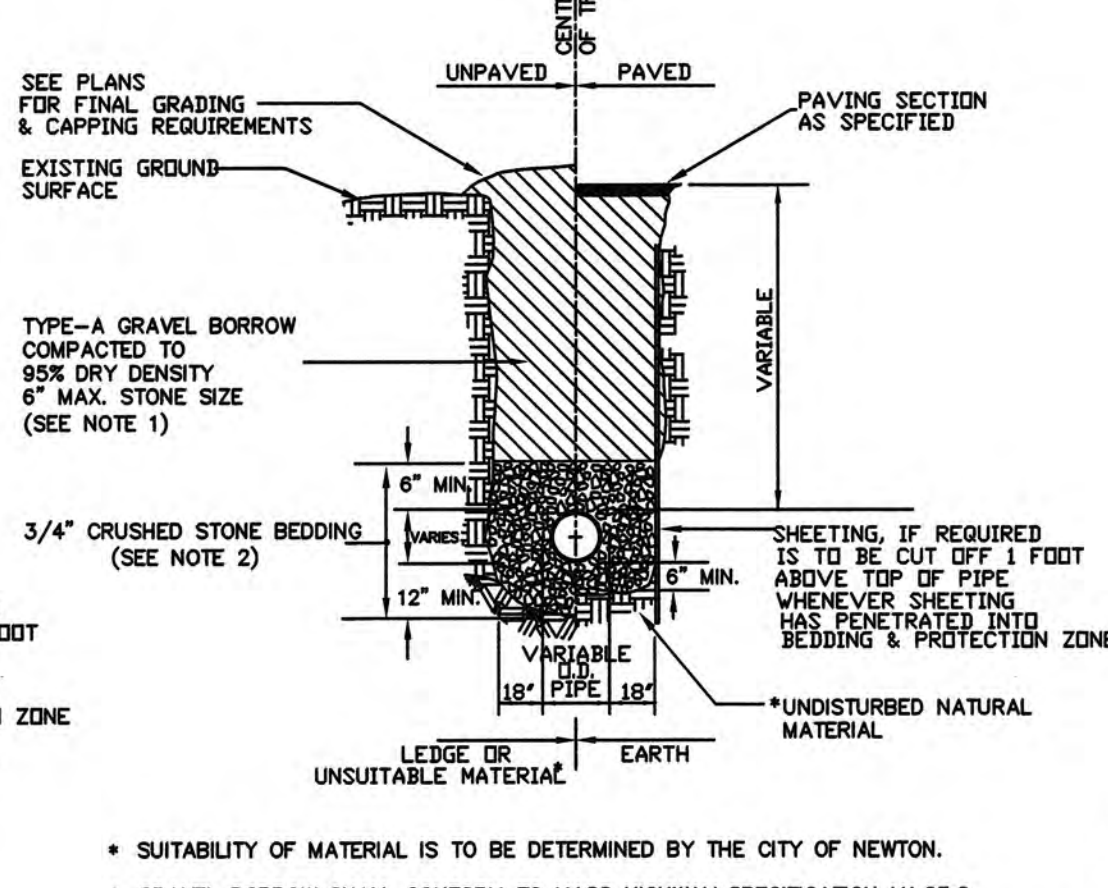


PRECAST CONCRETE CATCH BASIN W/ HOOD
NOT TO SCALE



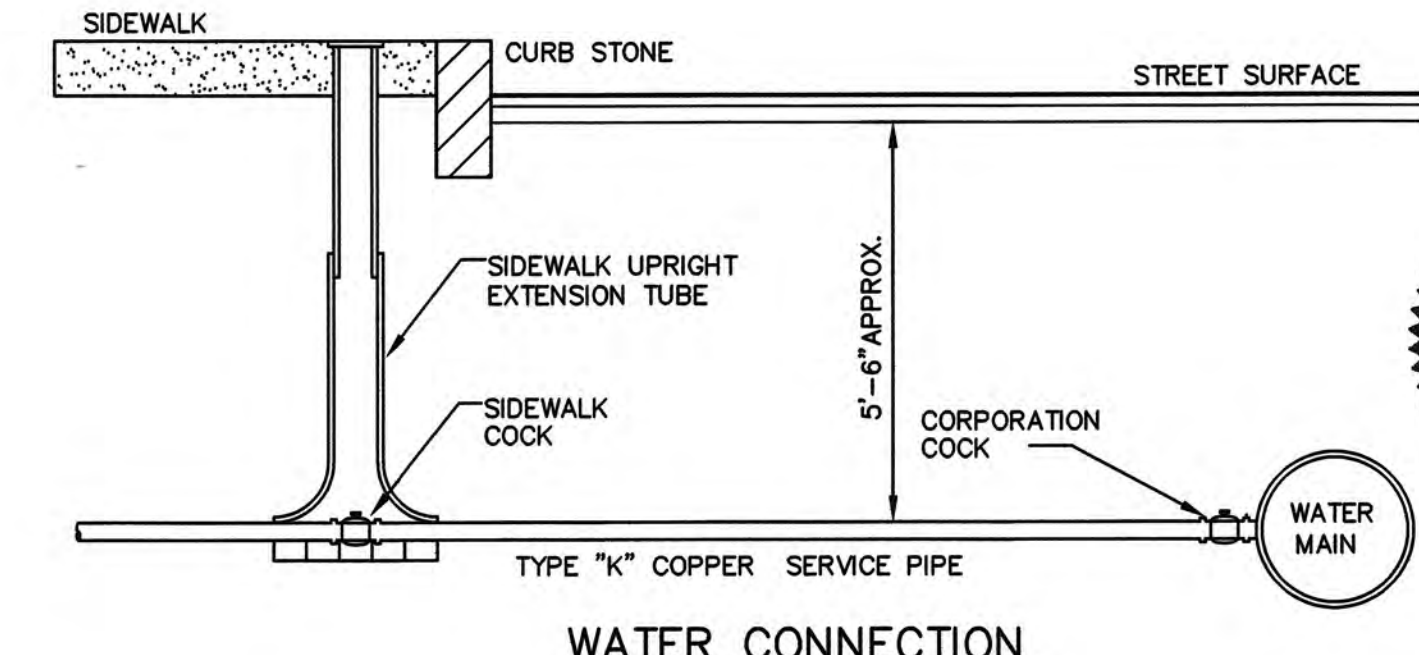
* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.

TYPICAL C.D.F. TRENCH DETAIL
NOT TO SCALE



* 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

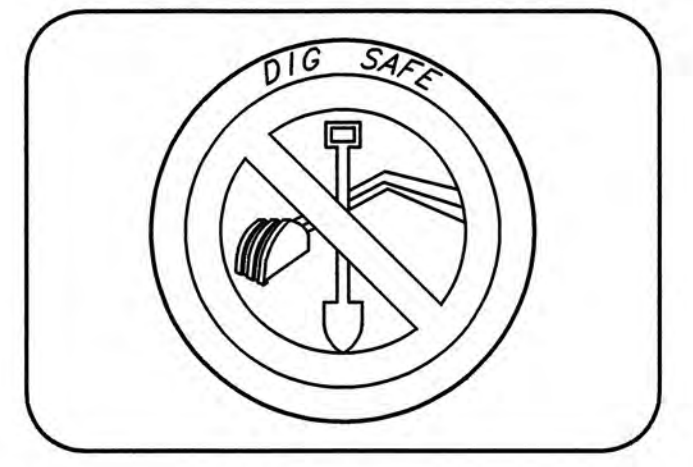
GRAVITY SEWER TRENCH DETAIL
NOT TO SCALE



WATER CONNECTION 2\"/>

DIG SAFE

EXCAVATORS BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OR MEMBER UTILITIES. CALL TOLL FREE 1-888-322-4844. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY, CALL IMMEDIATELY



DETAIL-1
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITION AT #17-#31 HERRICK ROAD

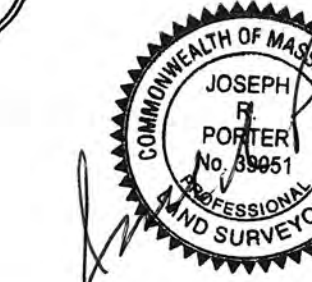
SCALE: AS-SHOWN DATE: JANUARY 4, 2017

PROJECT: 201224

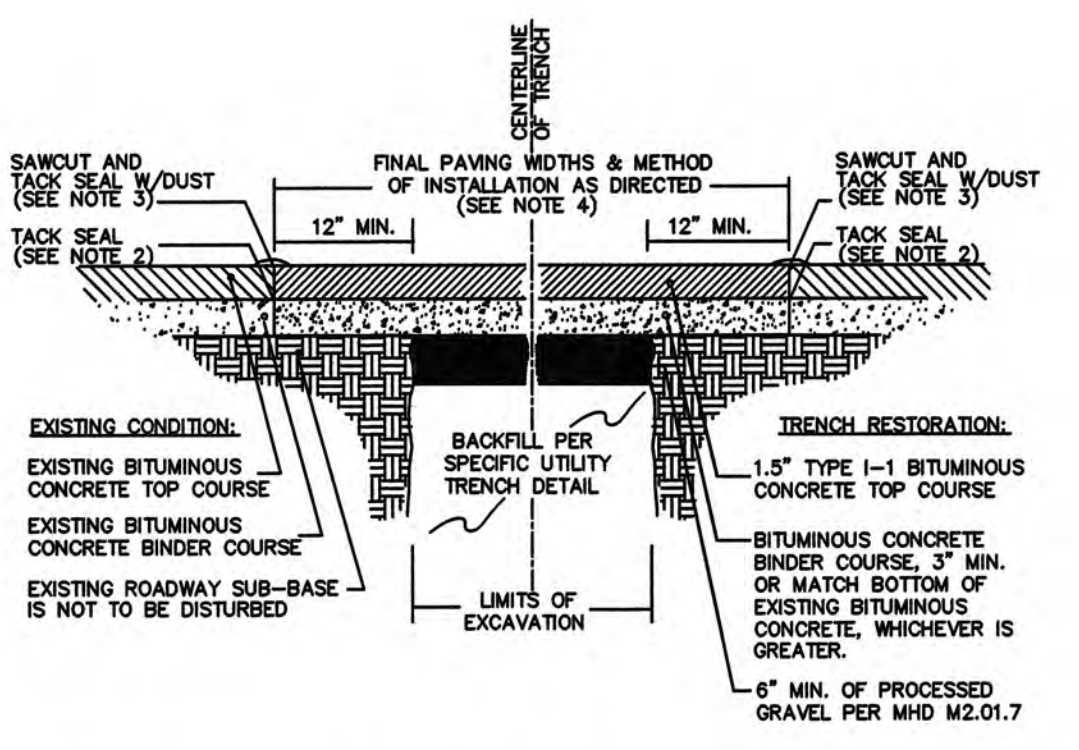
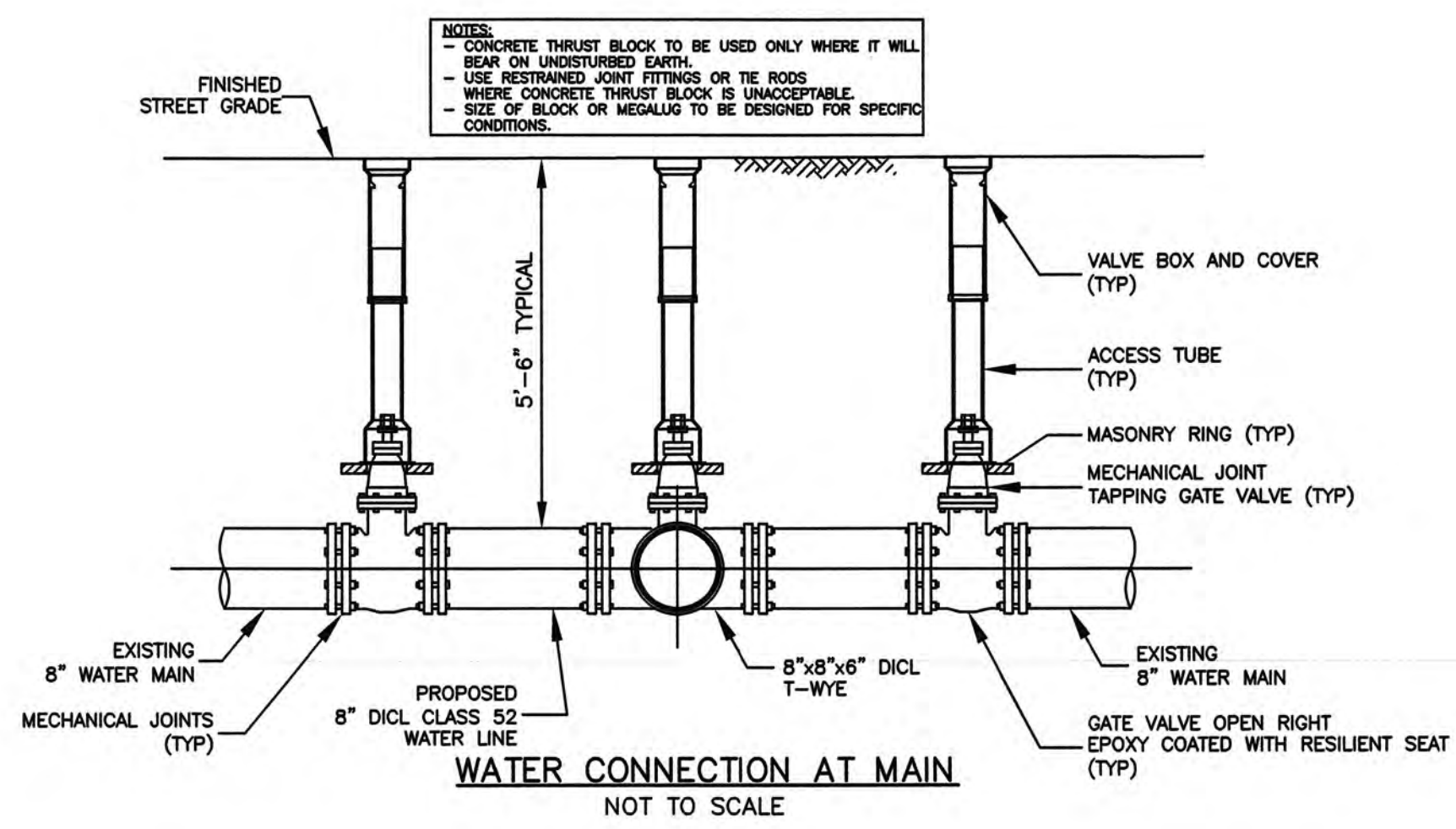
VTP ASSOCIATES INC.

LAND SURVEYORS - CIVIL ENGINEERS, 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271

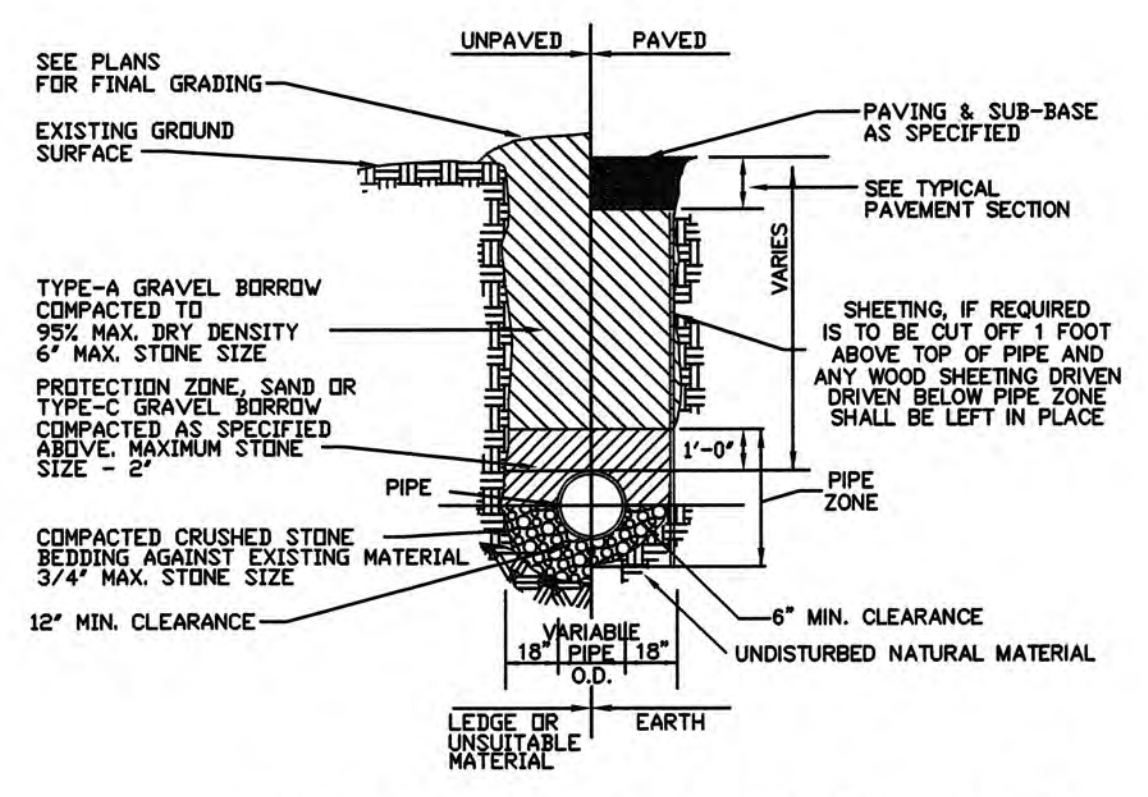
SHEET 2 OF 3



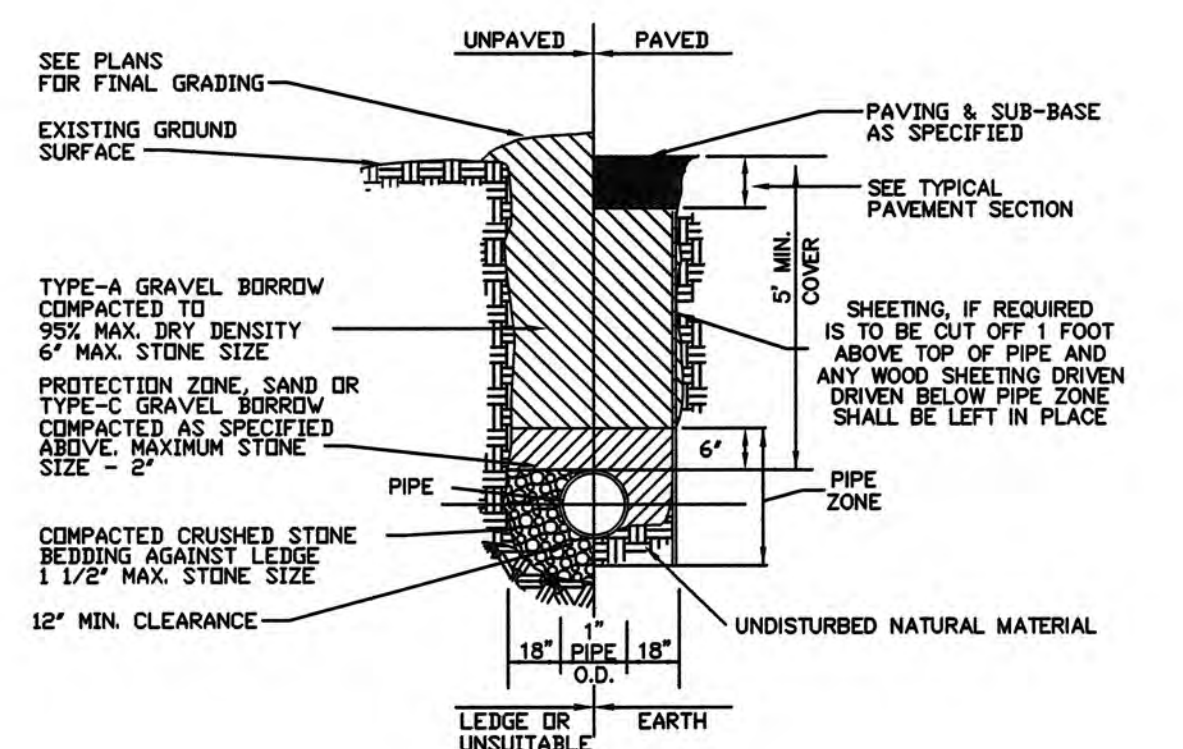
01242486.dwg (2/2017)



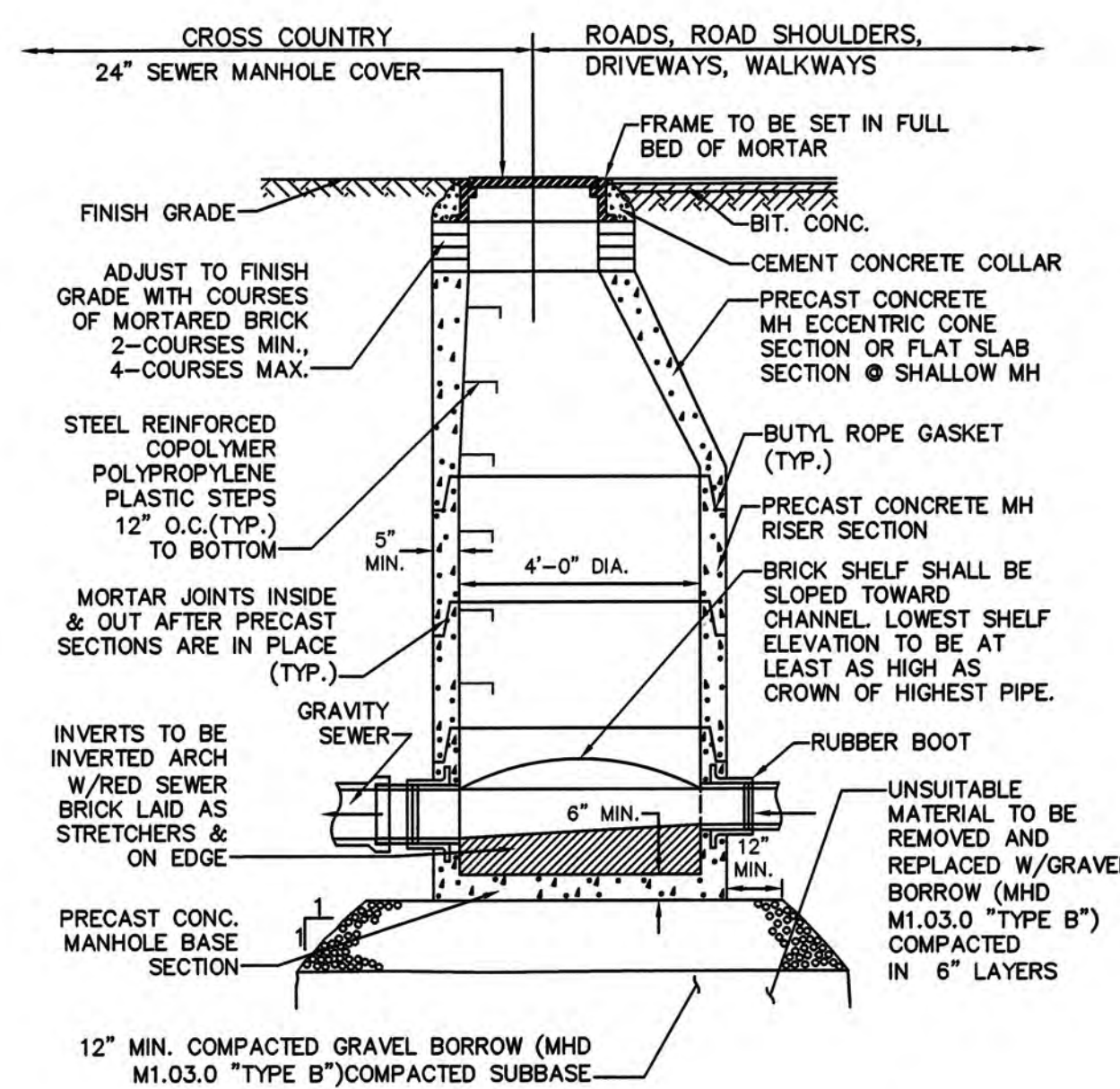
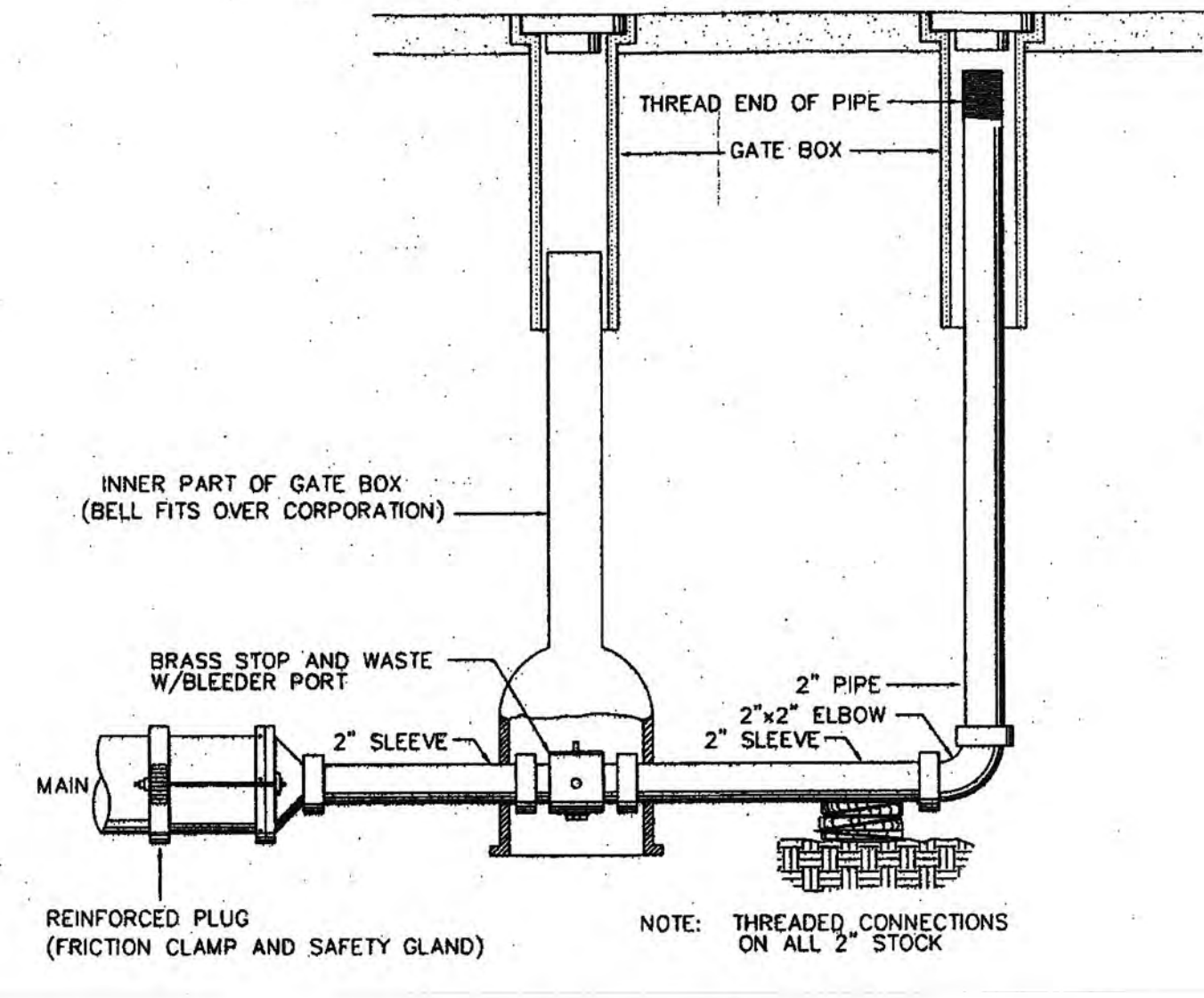
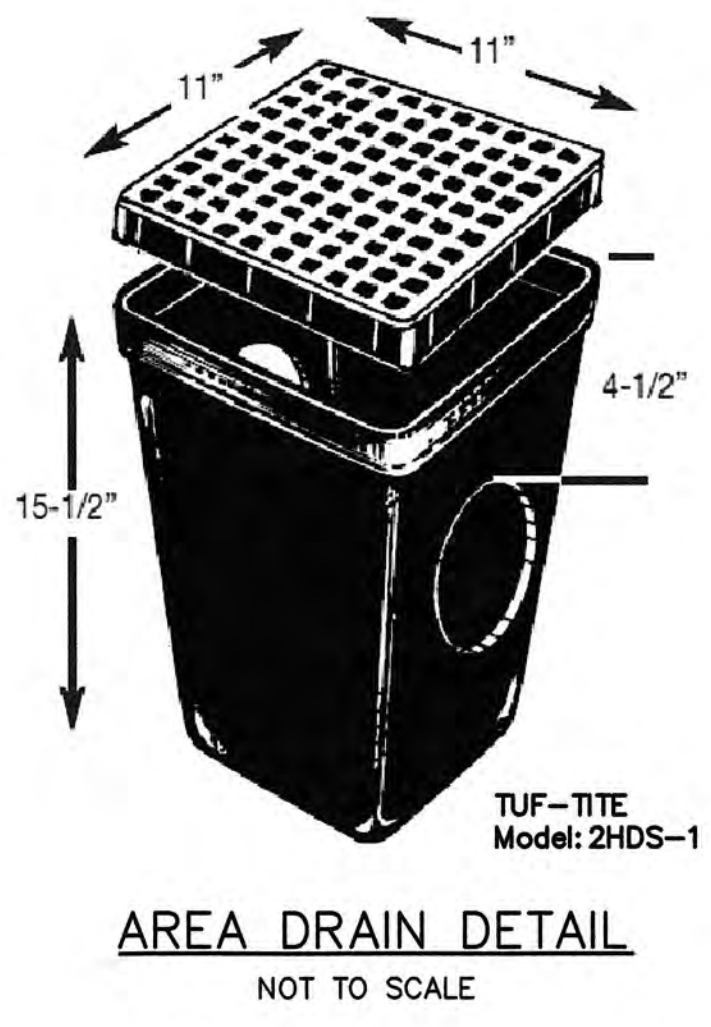
1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASS. HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1988 AS AMENDED.
2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MHD PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH TACK AND STONE DUST.
4. ANY TOP COURSE APPLIED AT A WIDTH OF 6' WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE CITY OF NEWTON.



- * SUITABILITY OF MATERIALS 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
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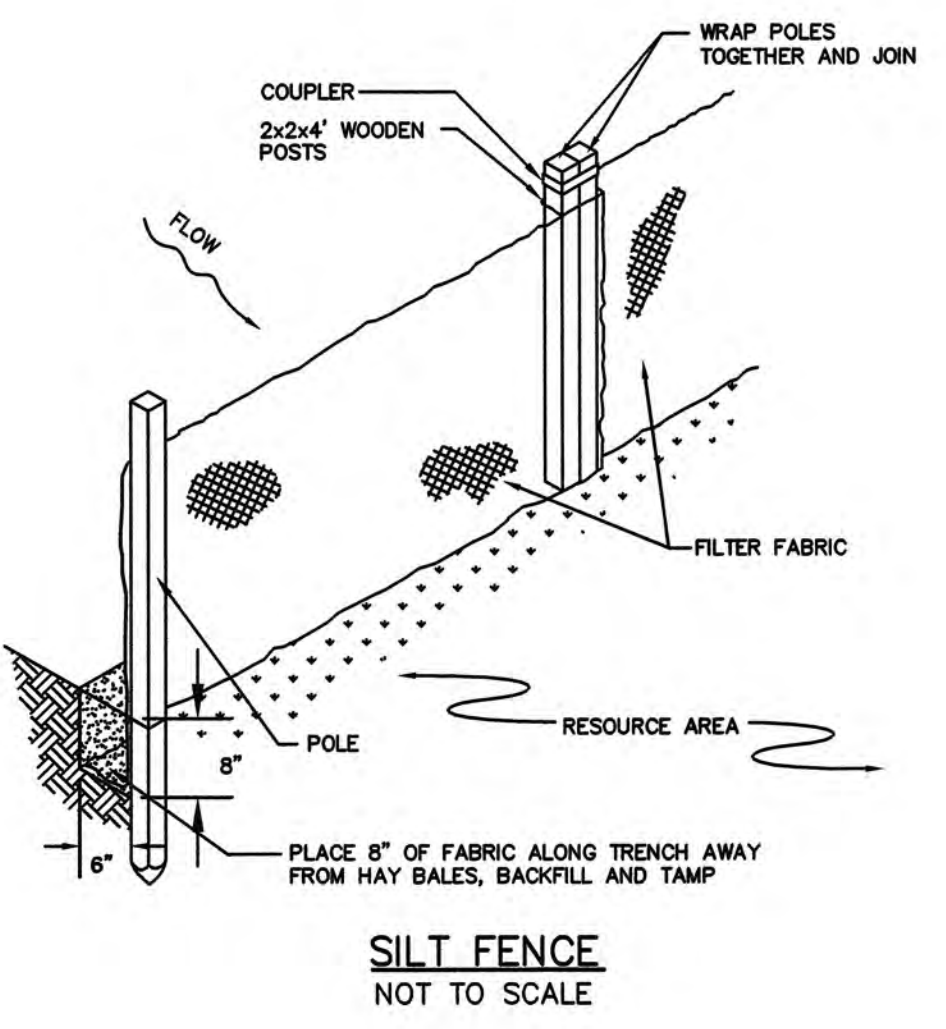
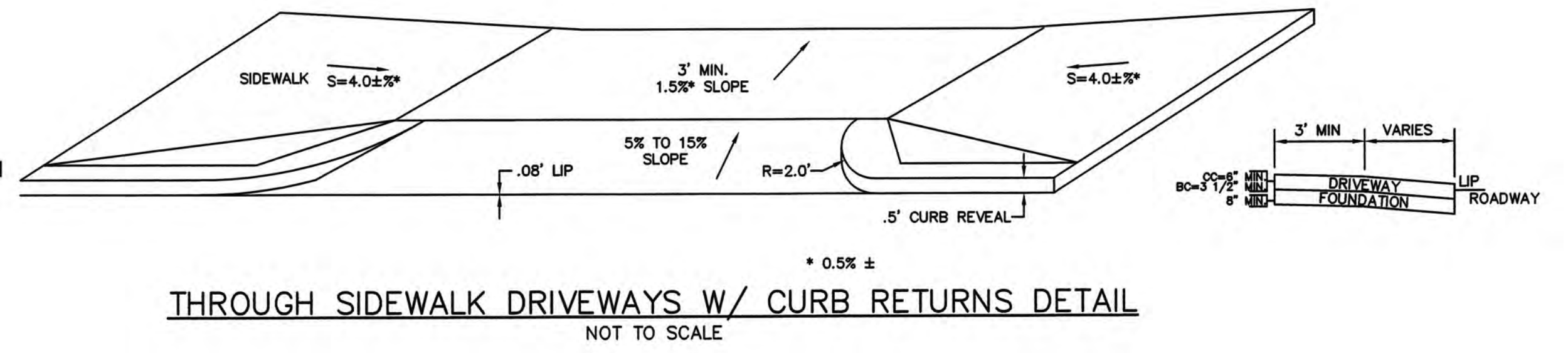
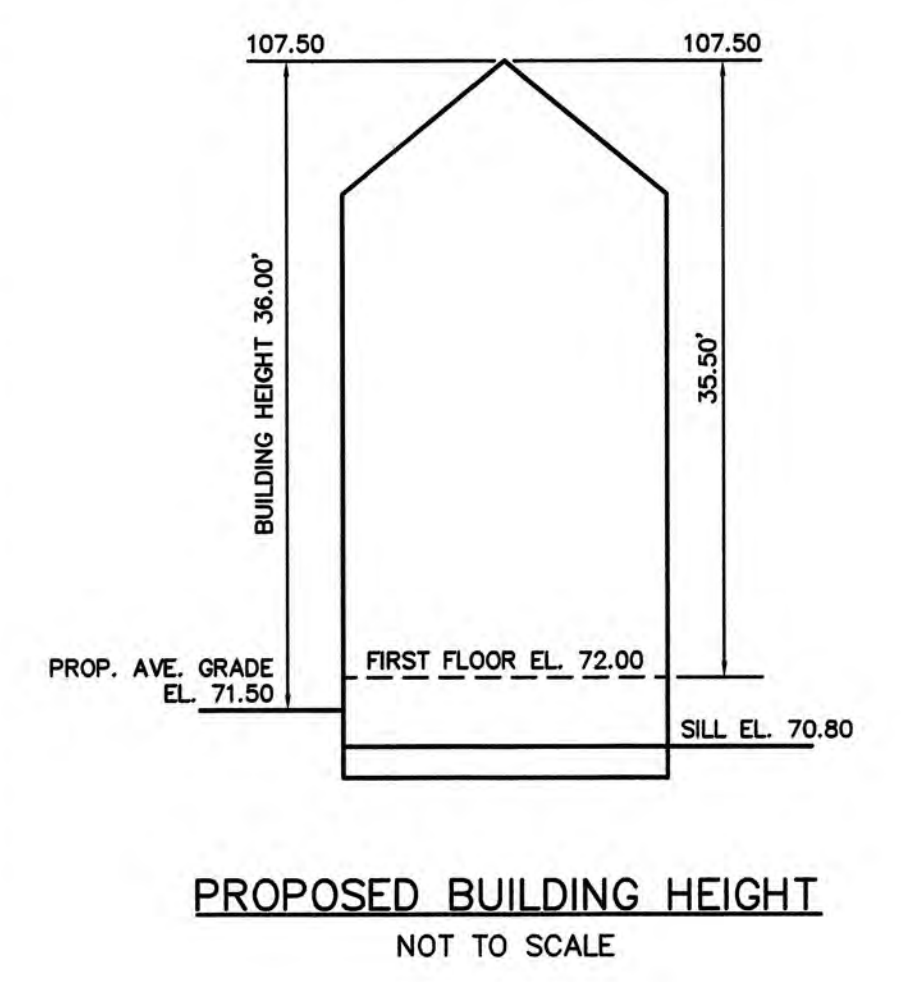


Address: #17-31 Herrick Road Newton, MA

Length Weighted Mean Proposed Average Grade Calculation

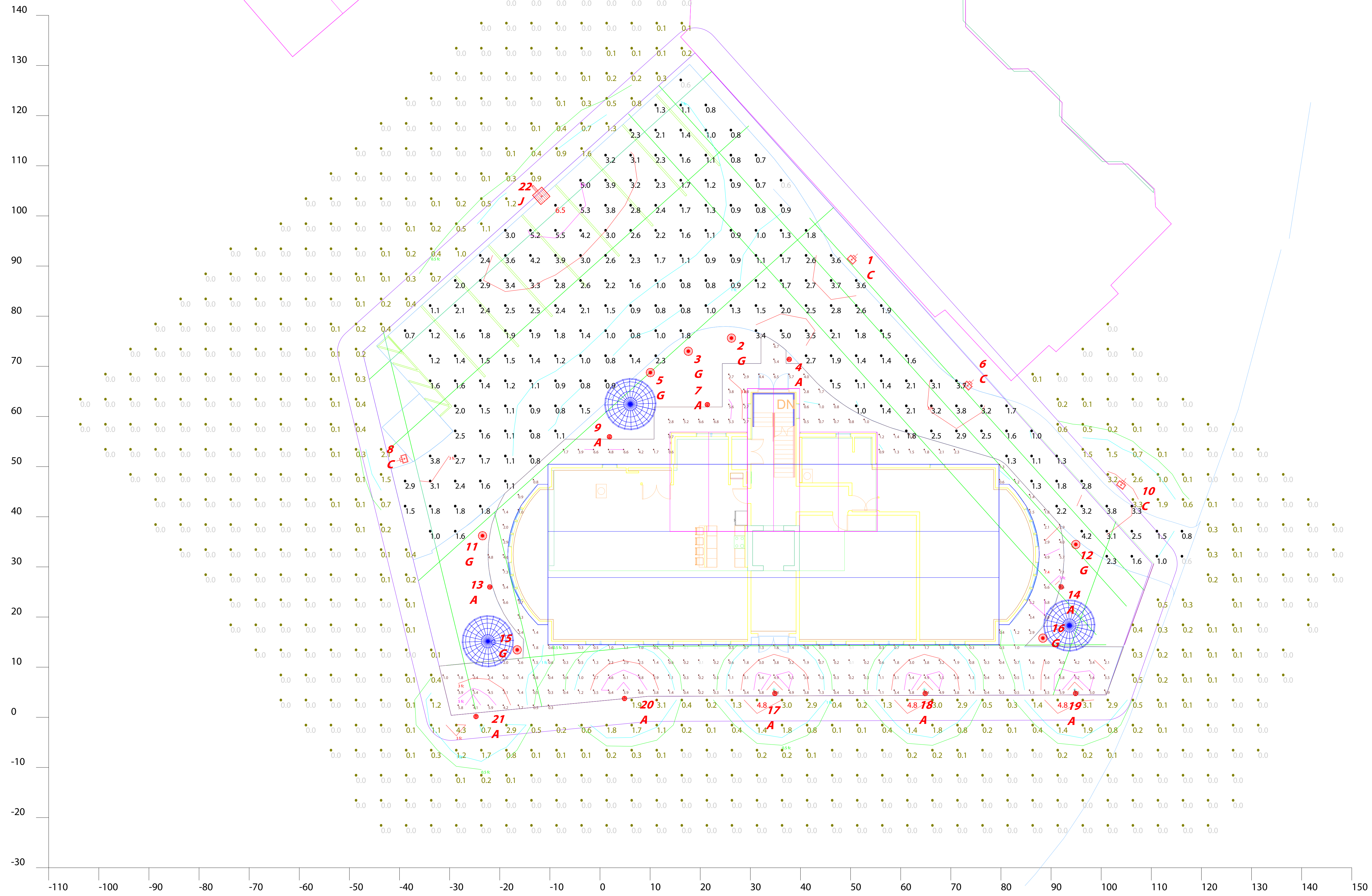
Segment	A	B	C	D	E	F
	Length Of Segment in Feet	Height of High Point of Segment	Height of Low Point of Segment	E=(C+D)/2 Average Segment Height	F=BxE	
1	30.82	71.50	71.40	71.45	2202.09 Sq. Ft.	
2	24.61	71.50	71.40	71.45	1758.38 Sq. Ft.	
3	6.21	71.50	71.50	69.50	431.60 Sq. Ft.	
4	15.16	71.50	71.40	71.45	1083.18 Sq. Ft.	
5	8.88	71.50	71.50	71.50	634.92 Sq. Ft.	
6	10.02	71.80	71.70	71.75	718.84 Sq. Ft.	
7	8.98	71.50	71.50	71.50	640.84 Sq. Ft.	
8	15.17	71.50	71.40	71.45	1083.90 Sq. Ft.	
9	6.14	71.50	71.50	71.50	439.01 Sq. Ft.	
10	24.61	71.50	71.50	71.50	1759.62 Sq. Ft.	
11	30.82	71.50	71.00	71.25	2195.93 Sq. Ft.	
12	40.14	71.80	71.70	71.75	2880.05 Sq. Ft.	
13	9.31	71.80	71.70	71.75	667.99 Sq. Ft.	
14	40.14	71.80	71.70	71.75	2880.05 Sq. Ft.	
Total	270.99				19376.27 Sq. Ft.	

Total Column F / Total Column B = Average Grade
Average Grade: 71.50'



DETAIL-2
NEWTON, MASSACHUSETTS
SHOWING PROPOSED CONDITION AT #17-#31 HERRICK ROAD
SCALE: AS-SHOWN DATE: JANUARY 4, 2017
REVISED: JUNE 15, 2018
PROJECT: 201224

VTP ASSOCIATES INC.
LAND SURVEYORS - CIVIL ENGINEERS, 132 ADAMS STREET 2ND FLOOR SUITE 3 NEWTON, MA 02458 (617) 332-8271
SHEET 3 OF 3



Scale: 1 inch= 10 Ft.

The Lighting Analysis, layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based on design parameters and information supplied by others. These design parameters and information have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB warrants that design parameters and other information be field verified to reduce variation. RAB neither warrants, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warrants, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements. The Lighting Design is issued in whole or in part, as action documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

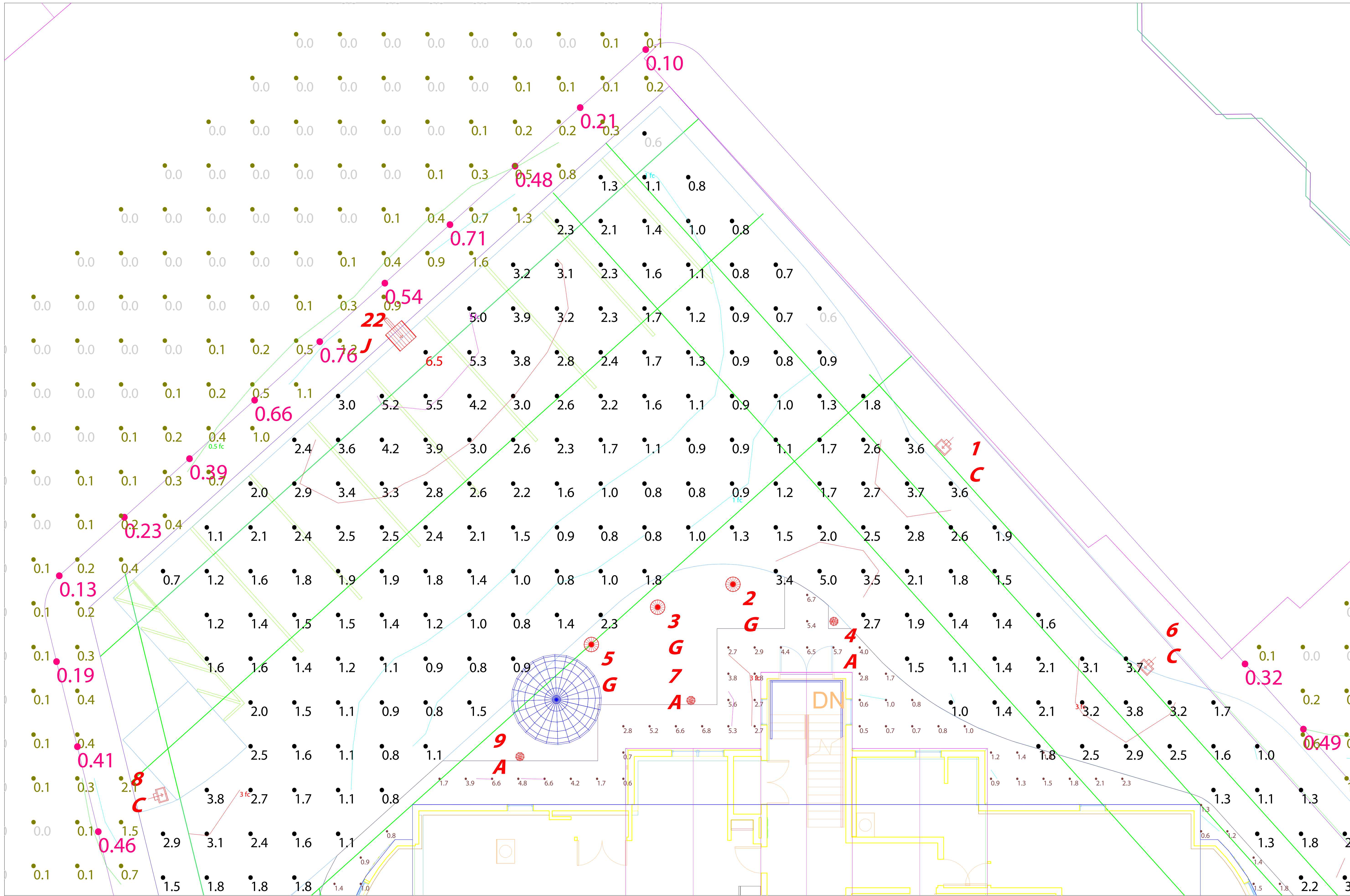
Scale: as noted	Case # 00086548
Date: 9/24/2018	Filename: Herrick Road Condo Layout 00086548C.AGI
Drawn By: Hasan Sanli / DCA	

Job Name: Herrick Road Condo
Lighting Layout Version C

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 888-839-1578

RAB
LIGHTING
170 Ludlow Avenue, Northvale, NJ 07647
888-722-1000 • RABWEB.COM

Filename: \\RAB-STORAGE-1\Lighting Design\Job Files-Specification Projects\Holbrook Associated\101064\Herrick Road Condo\Working Files\AGI\Herrick Road Condo Layout 00086548C.AGI



Offsite Calc Pts 5' offset Horizontal
Scale: 1 inch= 5 Ft.

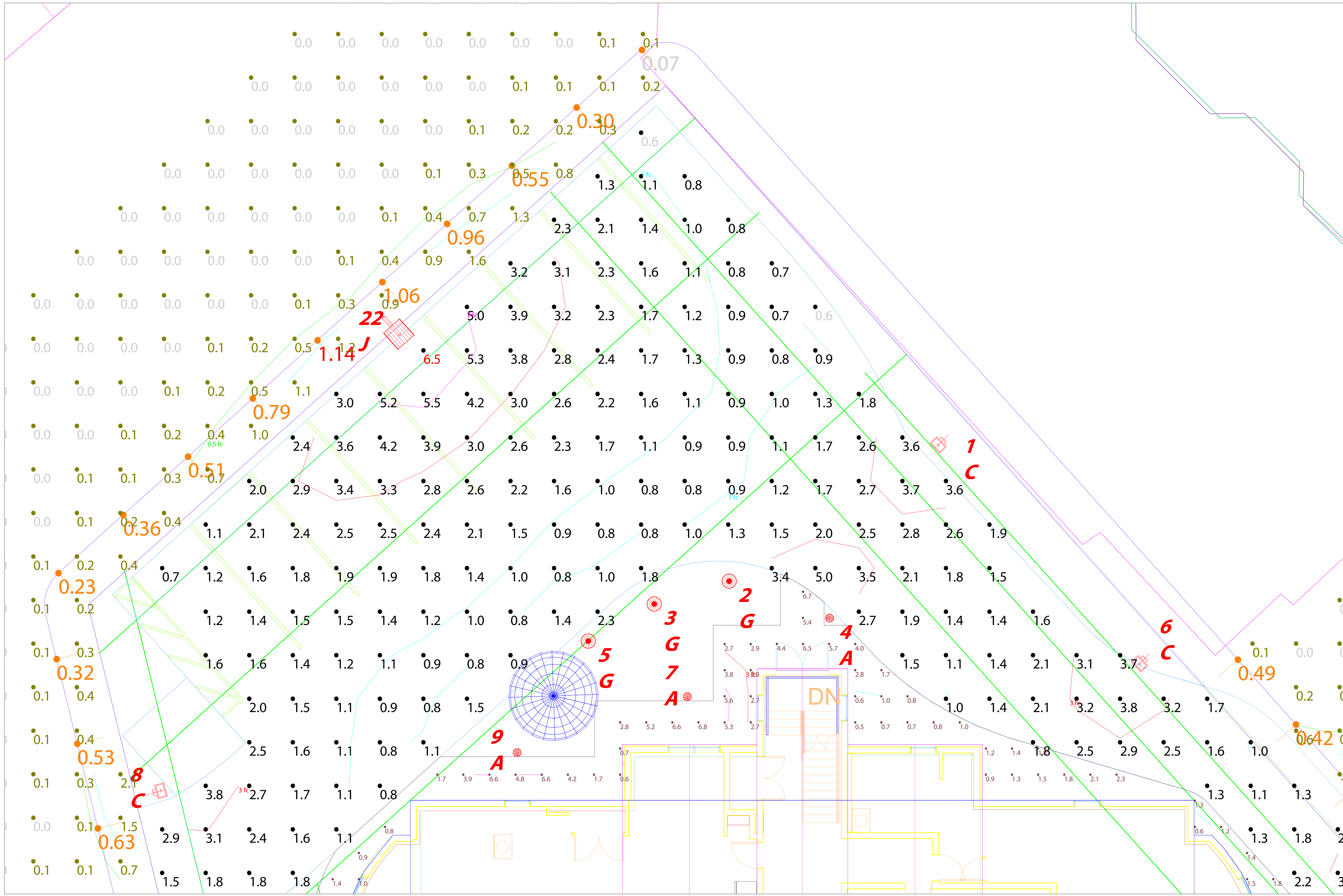
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Scale: as noted	Date: 9/24/2018	Case #: 00086548
Job Name: Herrick Road Condo		Filename: Herrick Road Condo Layout 00086548C.AGI
Lighting Layout Version C		Drawn By: Hasan Sanli / DCA

Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370
Tel: 888-839-1578

Filename: \\RAB-STORAGE-1\Lighting Design\Job Files-Specification Projects\Holbrook Associated\Hobrook Associated\10\064\Herrick Road Condo\Working Files\AGI\Herrick Road Condo Layout 00086548C.AGI

RAB
LIGHTING
170 Ludlow Avenue, Northville, MI 48167
888-722-1000 • RABWEB.COM



Offsite Calc Pts 5' offset Vertical
Scale: 1 inch= 5 Ft.

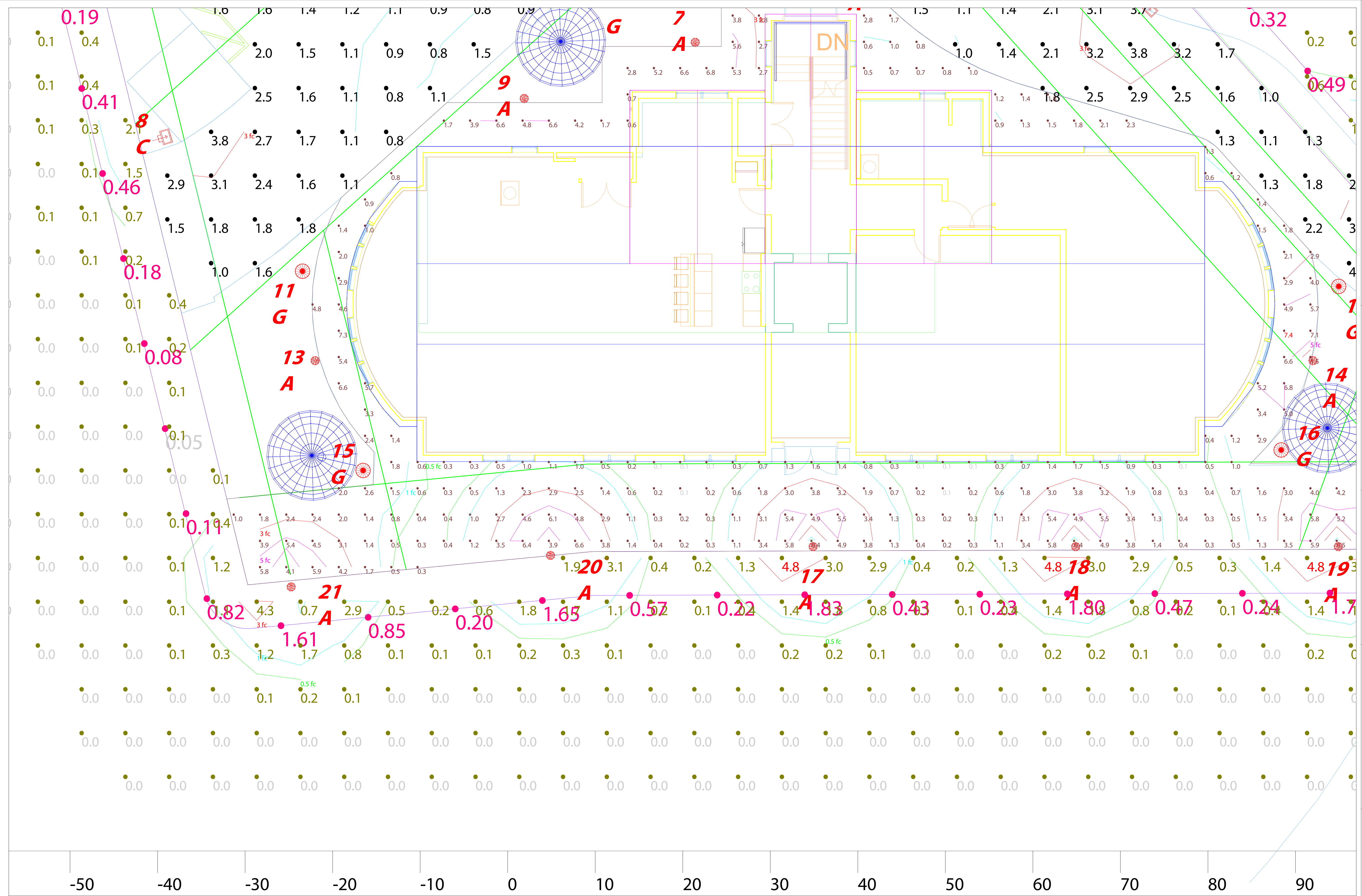
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Scale: as noted	Date: 9/24/2018	Case #: 00086548
Job Name: Herrick Road Condo		
Lighting Layout Version C		
Filename: Herrick Road Condo Layout 00086548C.AGI		
Drawn By: Hasan Sanli / DCA		

Prepared For:
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35 Reservoir Park Drive
Rockland, MA 02370
Tel: 888-839-1578

Filename: \\RAB-STORAGE-1\Lighting Design\Job Files-Specification Projects\Holbrook Associated\Hobrook Associated\10\064\Herrick Road Condo\Working Files\AGI\Herrick Road Condo Layout 00086548C.AGI

RAB LIGHTING
170 Ludlow Avenue, Northville, NJ 07647
888-722-1000 • RABWEB.COM



Offsite Calc Pts 5' offset Horizontal
 Scale: 1 inch= 5 Ft.

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Prepared For:
 Holbrook Associated
 35 Reservoir Park Drive
 Rockland, MA 02370
 Tel: 888-839-1578

Job Name:
 Herrick Road Condo
 Lighting Layout
 Version C

Scale: as noted

Date: 9/24/2018

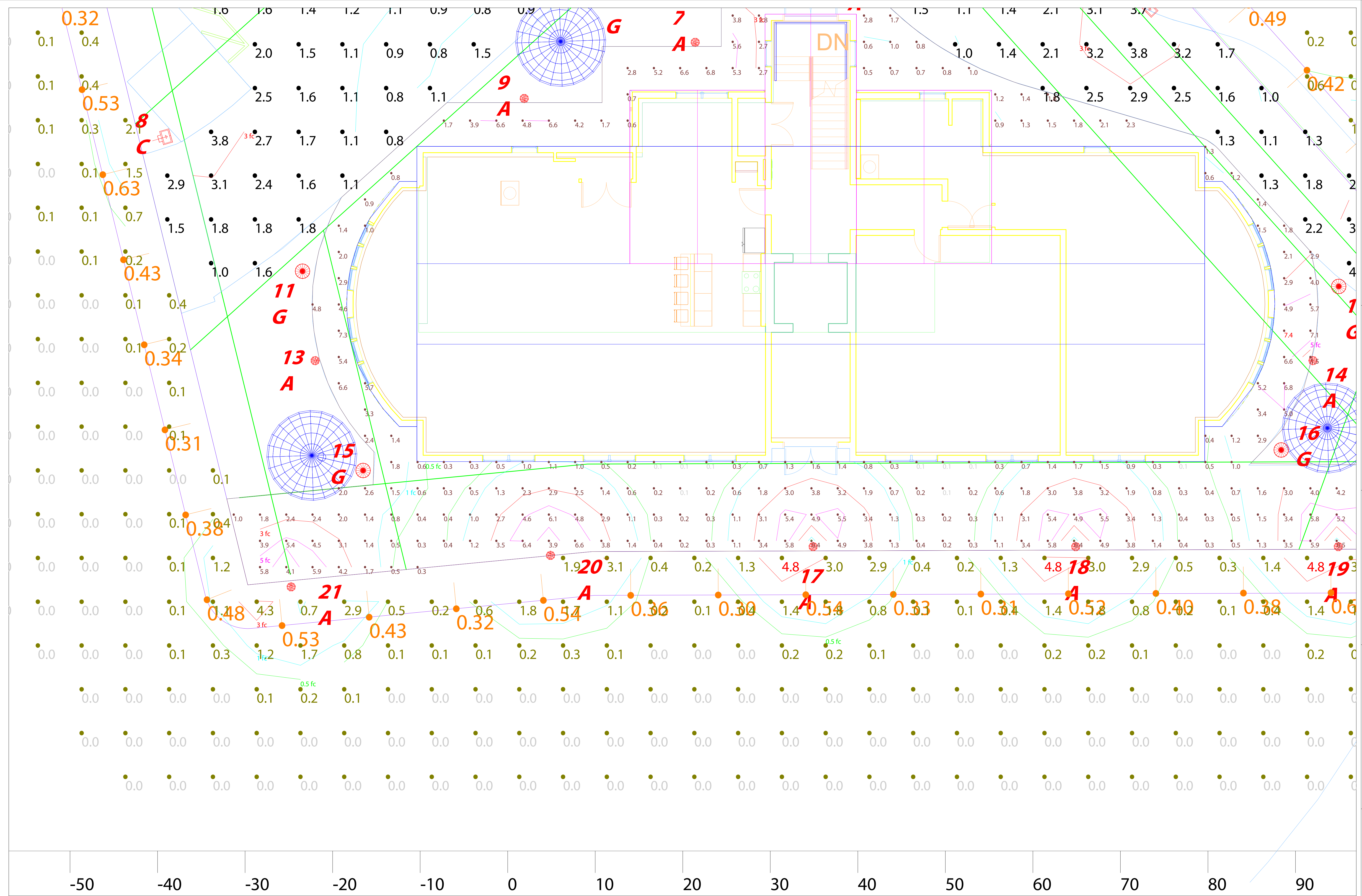
Case #: 00086548

Filename: Herrick Road Condo Layout 00086548C.AGI

Drawn By: Hasan Sanli / DCA

Filename: \\RAB-STORAGE-1\Lighting Design\Job Files-Specification Projects\Holbrook Associated\Holbrook Associated\101064\Herrick Road Condo\Working Files\AGI\Herrick Road Condo Layout 00086548C.AGI

RAB
 LIGHTING
 170 Ludlow Avenue, Northville, NJ 07647
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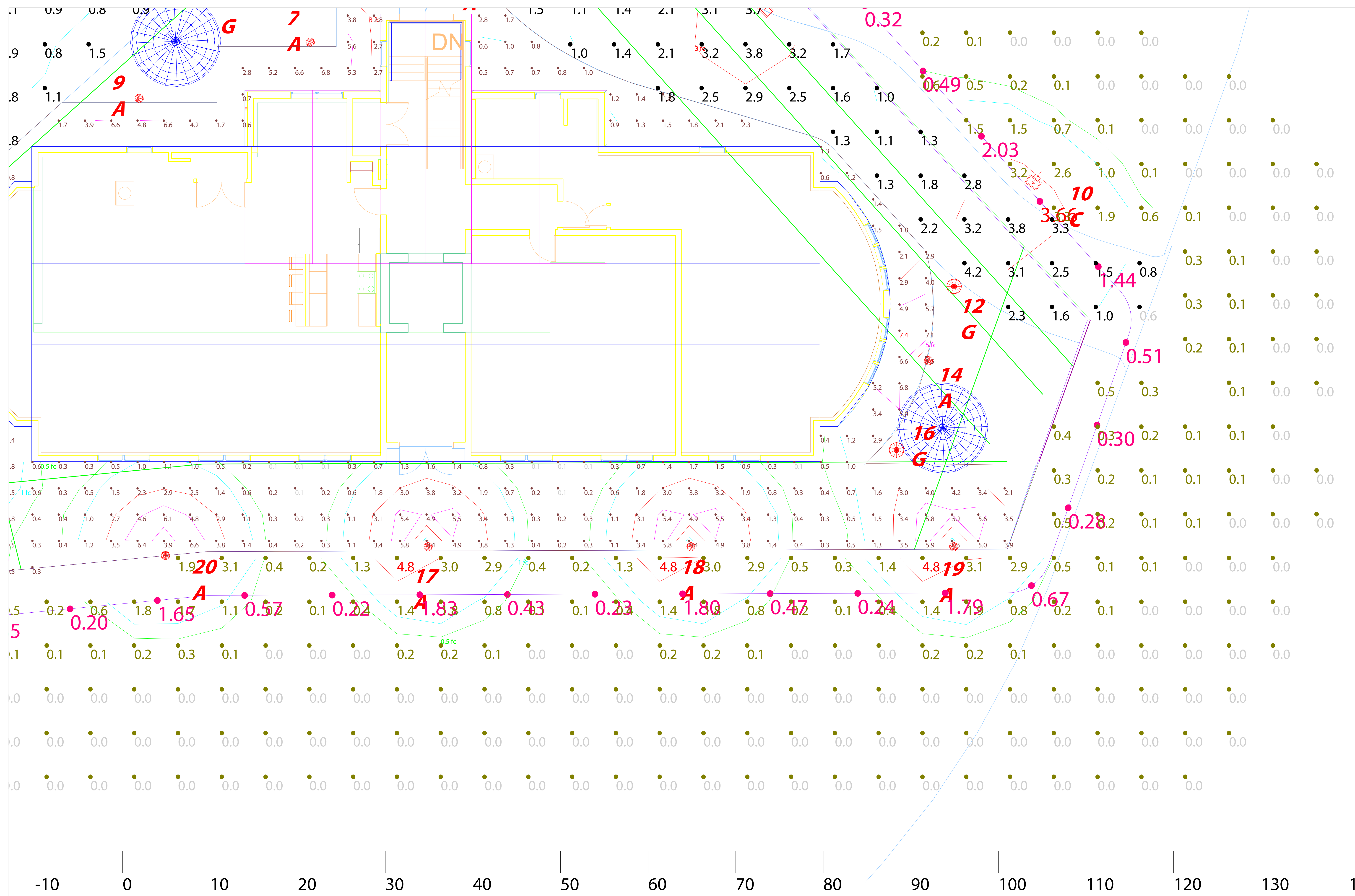
Offsite Calc Pts 5' offset Vertical
 Scale: 1 inch= 5 Ft.

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Scale: as noted	Date: 9/24/2018	Case #: 00086548
Job Name: Herrick Road Condo	Lighting Layout	Version C
Prepared For: Holbrook Associated 35 Reservoir Park Drive Rockland, MA 02370 Tel: 888-839-1578	Filename: Herrick Road Condo Layout 00086548C.AGI	Drawn By: Hasan Sanli / DCA

Filename: \\RAB-STORAGE-1\Lighting Design\Job Files-Specification Projects\Holbrook Associated\Holbrook Associated\101064\Herrick Road Condo\Working Files\AGI\Herrick Road Condo Layout 00086548C.AGI

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Offsite Calc Pts 5' offset Horizontal
Scale: 1 inch= 5 Ft.

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 Holbrook Associated
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 Herrick Road Condo
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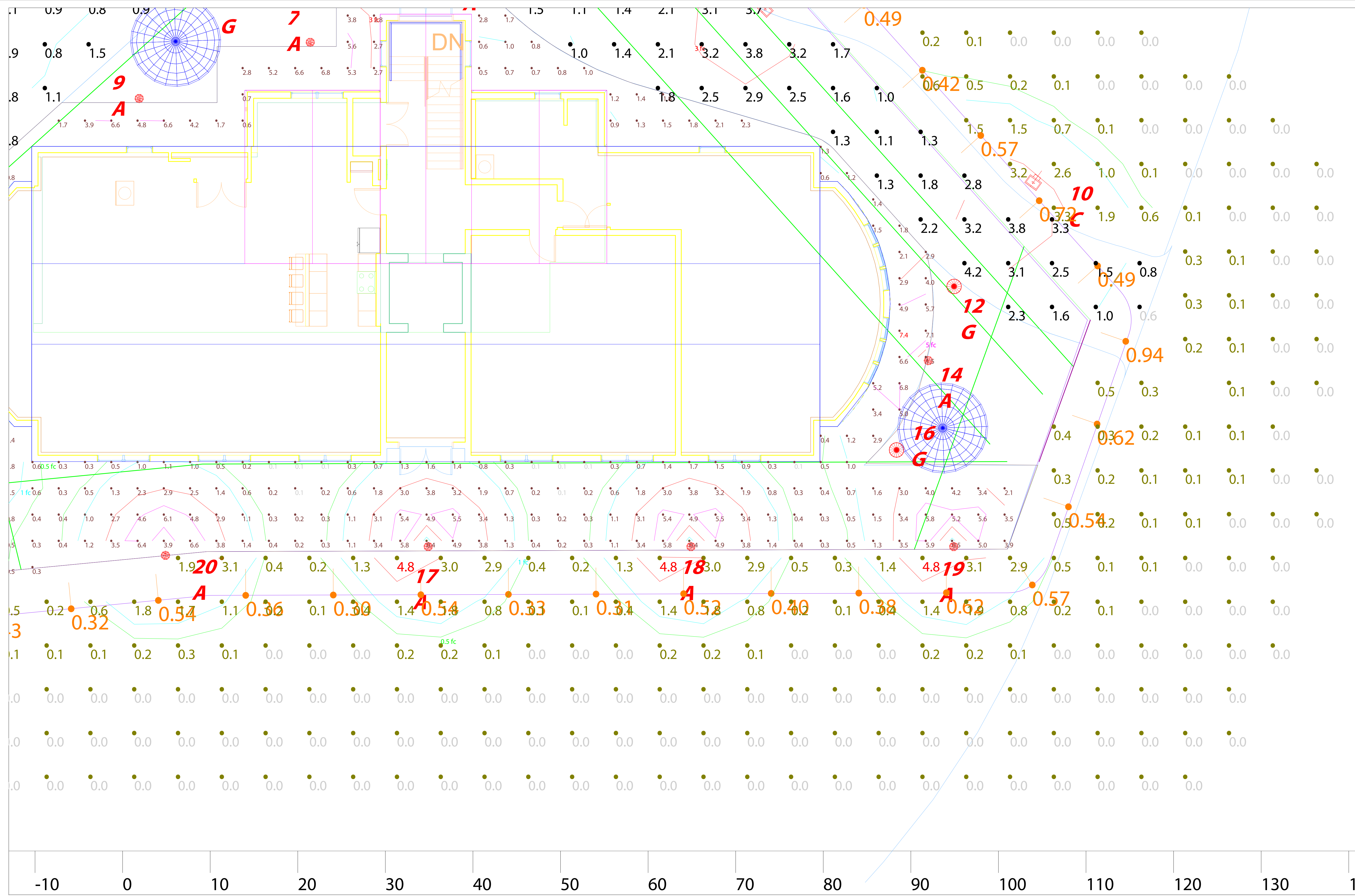
Drawn By: Hasan Sanli / DCA

Case #: 00086548

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Offsite Calc Pts 5' offset Vertical
 Scale: 1 inch= 5 Ft.

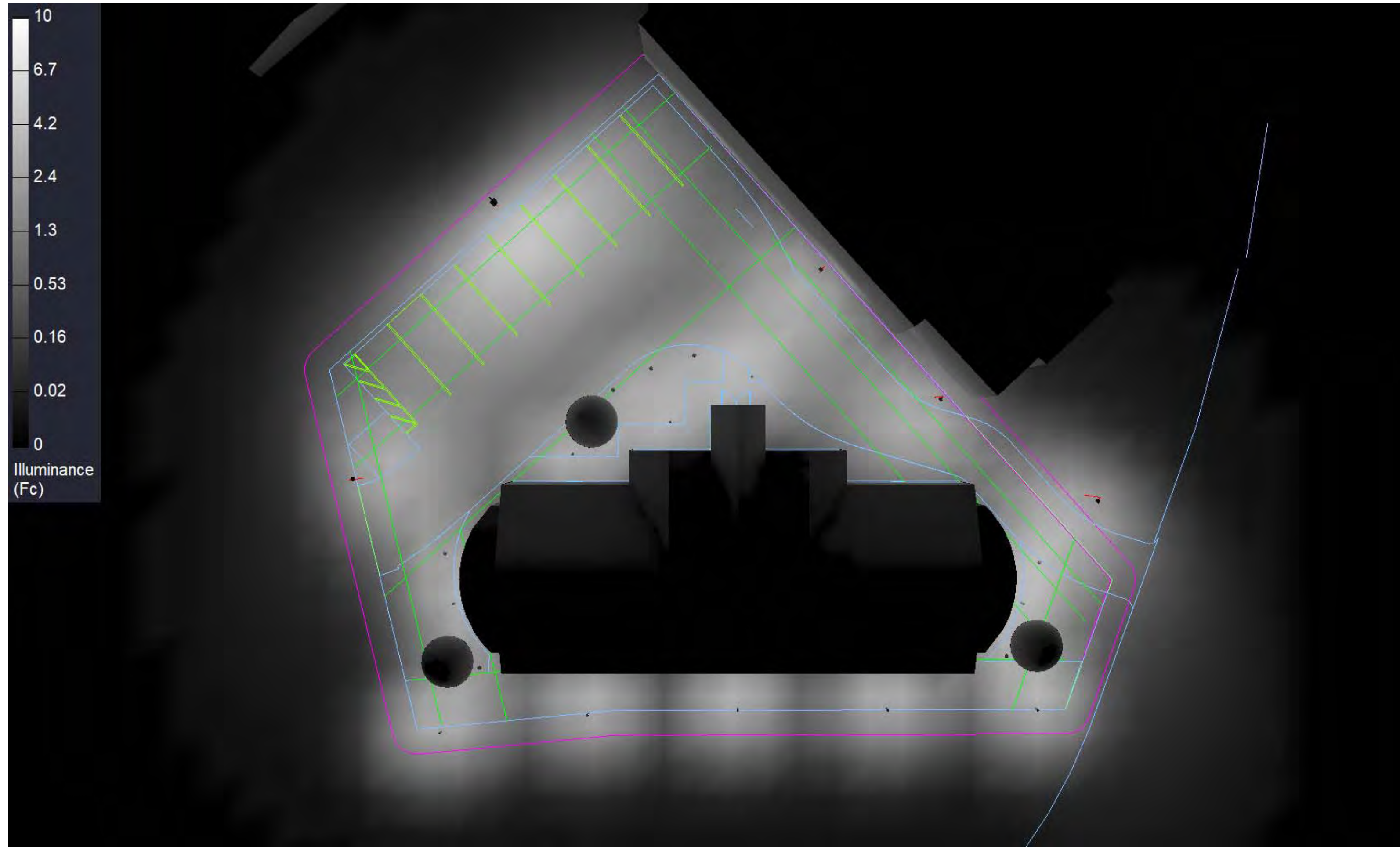
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Lighting Layout Version C		

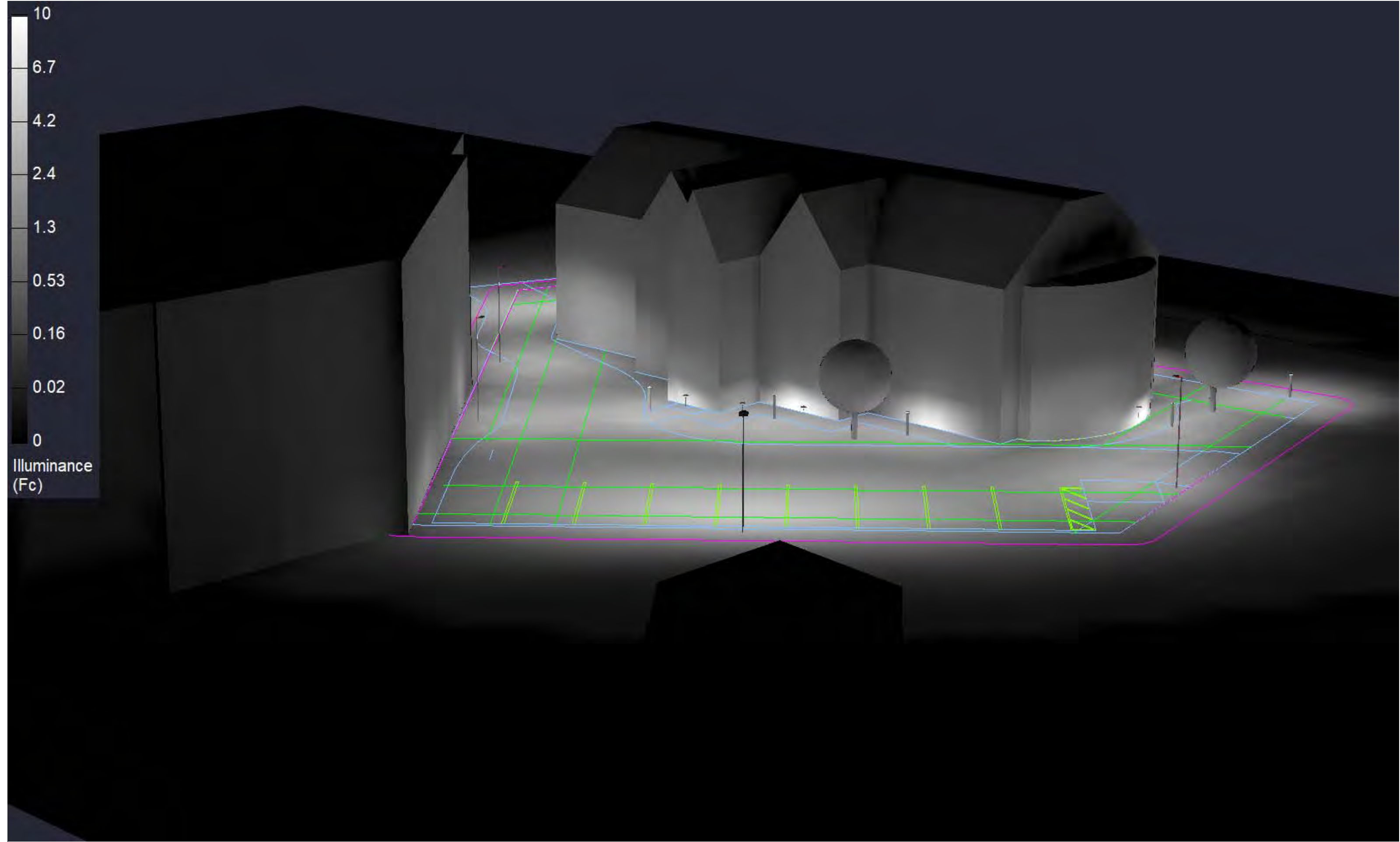
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Plan View



Render

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Driveway	Illuminance	Fc	1.97	6.5	0.6	3.28	10.83	Readings are taken at 0'-0" AFG	5	5	Horizontal
Offsite	Illuminance	Fc	0.22	4.8	0.0	N.A.	N.A.	Readings taken @ 0'-0" AFG	5	5	Horizontal
Offsite_5ft H offset	Illuminance	Fc	0.70	3.66	0.05	14.00	73.20	Horizontal Readings taken @ 0'-0" AFG	10	N.A.	Horizontal
Offsite_5ft V offset	Illuminance	Fc	0.51	1.14	0.07	7.29	16.29	Vertical Readings taken @ 5'-0" AFG Facing Subject Property	10	N.A.	Vert-PerpCCW
Walkway	Illuminance	Fc	2.38	7.4	0.1	23.80	74.00	Readings are taken at 0'-0" AFG	3	3	Horizontal

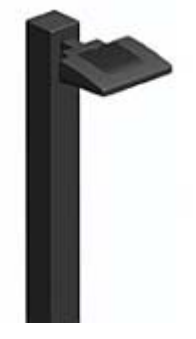
Luminaire Schedule													
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	BUG Rating
	10	A	BLED18Y	SINGLE	916	916	1.000	BLED18Y (42in ROUND BOLLARD)	21.9	21.9	219	BLED18Y - Warm - ITL78062.IES	B1-U1-G1
	4	C	ALED26Y	SINGLE	1994	1994	1.000	ALED26Y (AREA LIGHTER)	29	29	116	ALED26Y - Warm - ITL80284.IES	B1-U0-G0
	7	G	LLFCLED6LVYYA	SINGLE	252	252	1.000	LLFCLED6LVYYA	5.8	5.8	40.6	LLFCLED6LVYY - ResiWarm - ITL88073.IES	B0-U0-G0
	1	J	ALED3T50Y-SS-B	SINGLE	6139	6139	1.000	ALED3T50Y + ALED150SS (BACK SIDE SHIELD)	54.5	54.5	54.5	ALED3T50Y-SS-B - Warm - RAB04046S.IES	B1-U0-G2

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	C	50.824	91.863	15	224.679	0
2	G	26.229	75.637	3.5	0	0
3	G	17.621	73.015	3.5	0	0
4	A	37.757	71.398	3.5	180	0
5	G	10.051	68.76	3.5	0	0
6	C	73.952	66.75	15	224.679	0
7	A	21.424	62.365	3.5	270	0
8	C	-39.83	51.33	15	16.45	0
9	A	1.891	55.948	3.5	270	0
10	C	104.463	47.02	15	234.238	0
11	G	-23.438	36.216	3.5	0	0
12	G	94.937	34.48	3.5	0	0
13	A	-22	26	3.5	0	0
14	A	92	26	3.5	180	0
15	G	-16.52	13.455	3.5	0	0
16	G	88.367	15.799	3.5	0	0
17	A	34.891	4.755	3.5	90	0
18	A	64.891	4.755	3.5	90	0
19	A	94.891	4.755	3.5	90	0
20	A	4.891	3.755	3.5	90	0
21	A	-24.738	0.158	3.5	90	0
22	J	-12.504	104.886	15	311.951	0

Total Quantity: 22



BLED18Y



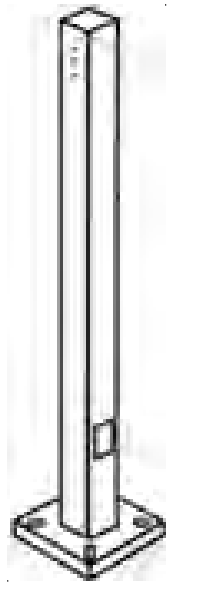
ALED26Y



LLFCLED6LVYYA



ALED3T50Y-SS-B



PS4-11-15D2

NOTES:

- * The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.
- * Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
- * The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
- * Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
- * It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
- * The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
- * Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.
- * RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

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