

DRAWING LIST		
SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE
A-000	COVER SHEET	08/08/2018
C-1	EXISTING CIVIL SITE PLAN	01/09/2017
A-020	ARCHITECTURAL SITE PLAN	08/08/2018
A-021	BUILDING AREAS	08/08/2018
L-1	LANDSCAPE PLAN	08/08/2018
A-100	BASEMENT FLOOR PLAN	08/08/2018
A-101	FIRST FLOOR PLAN	08/08/2018
A-102	2ND FLOOR PLAN	08/08/2018
A-103	3RD FLOOR PLAN	08/08/2018
A-300	FRONT & REAR ELEVATIONS	08/08/2018
A-301	SIDE ELEVATION	08/08/2018
AV-1	PERSPECTIVES	08/08/2018
C-2	CIVIL SITE PLAN	06/15/2018
C-3	CIVIL DETAIL-1	06/15/2018
C-4	CIVIL DETAIL-2	06/15/2018



PROJECT NAME
Herrick Road Residences

PROJECT ADDRESS
 39 HERRICK ROAD
 NEWTON, MA

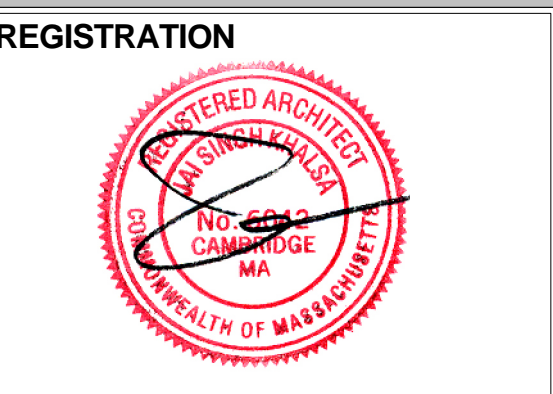
CLIENT
HERRICK ROAD REALTY TRUST

ARCHITECT

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

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Project number	16128
Date	08/08/2018
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Scale	

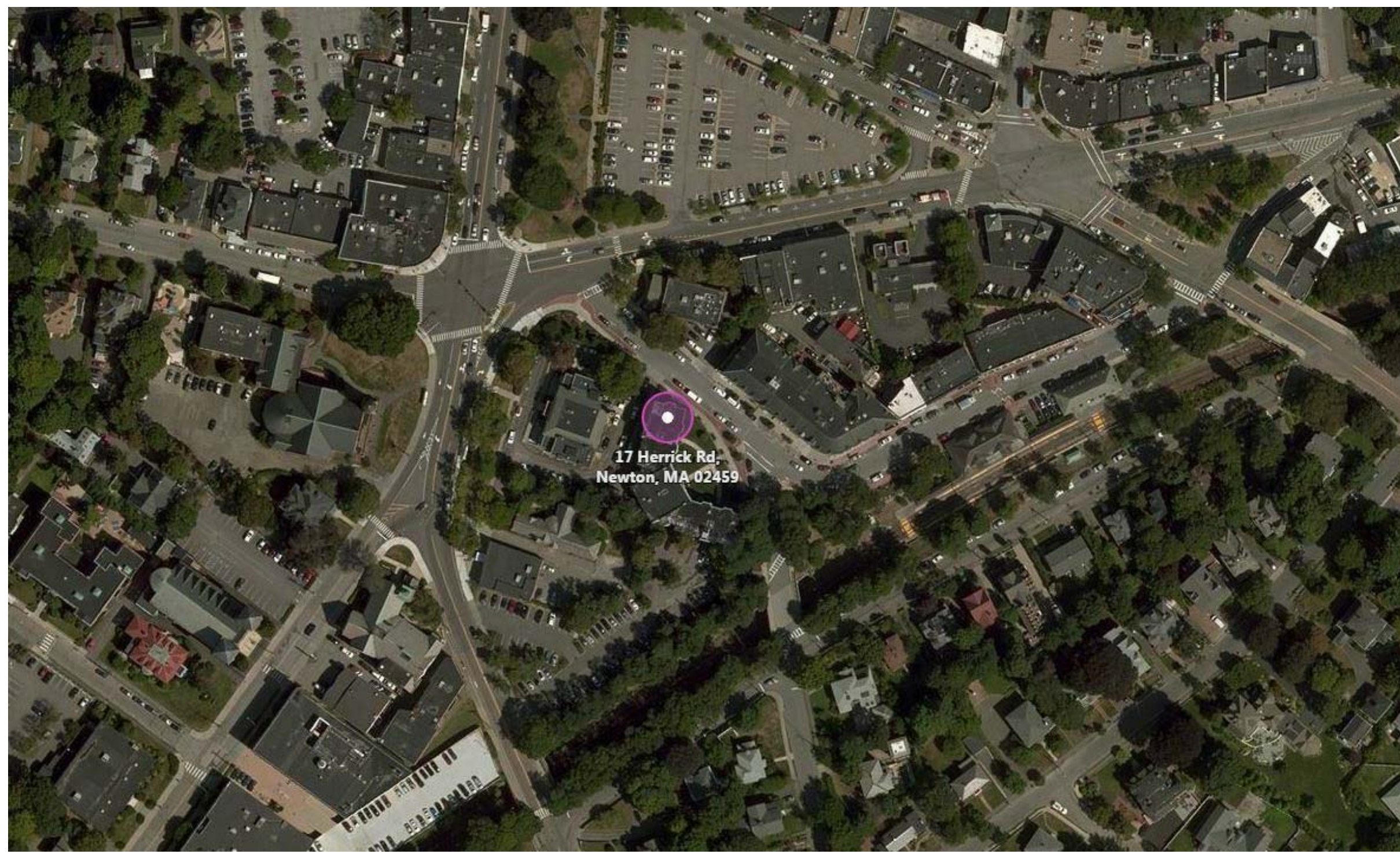
REVISIONS

No.	Description	Date

COVER SHEET

A-000
 Herrick Road Residences

LOCUS MAP



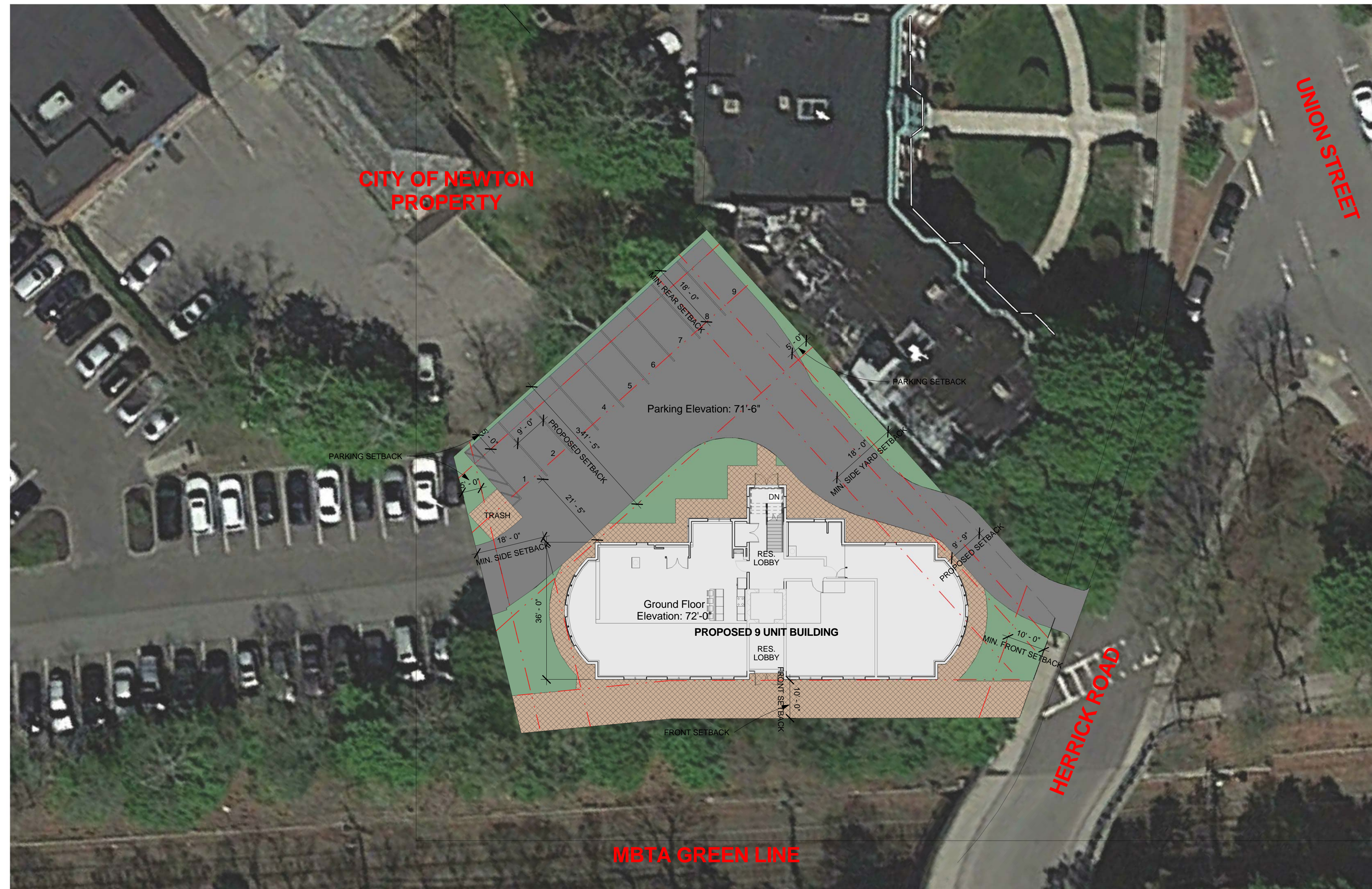
HERRICK ROAD RESIDENCES

39 HERRICK ROAD NEWTON, MA 02459

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 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



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 (11,759S.F.)	COMPLIES
5.	LOT FRONTAGE	80	130.88 feet	COMPLIES
6.	HEIGHT	2 STORIES, 24 ft 3 STORIES, 36 ft	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.)	BLDG AVERAGE 10' Front Yard Side Yards Rear Yards	10 ft 18' / 9.7' 41.4'	COMPLIES SPECIAL PERMIT COMPLIES
9.	LOT COVERAGE	NA	NA	N/A
0.	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

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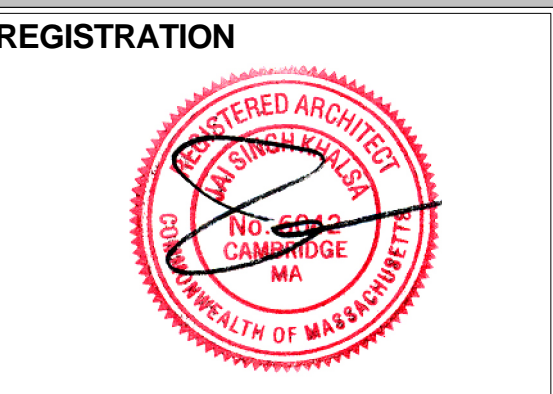
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Scale As indicated

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**ARCHITECTURAL
SITE PLAN**

A-020

Herrick Road Residences

CITY OF NEWTON
PROPERTY

LANDSCAPE LEGEND			
	WHITE PINE (8-10FT)		JAPANESE BLOOD GOOD TREE (12FT)
	RHODODENDRUN SCINTILLATION (2.0-2.5) GAL.		HOSTA - BLUE MOON
	HAWTHORNE BIRCH TREE (2-3 CAL)		BRADFORD PEAR TREE (2-3 CAL)
	YEWS (2.0-2.5) GAL.		AZALEAS - BLAUS PINK (2.0-2.5)
	DWARF ALBERTA SPRUCE (4FT)		PJM
	DAY LILLIES		AZALEAS - DELAWARE PINES (2.0-2.5)
	JUNIPERS (8-10FT)		JAPANESE HOLLY (5.0-8.0)
	WEeping CHERRY TREE - PINK (2-3 CAL)		VINCA
	ROSE OF SHARON (4-5FT)		ANDROMEDA BUSH (2.0-2.5) GAL

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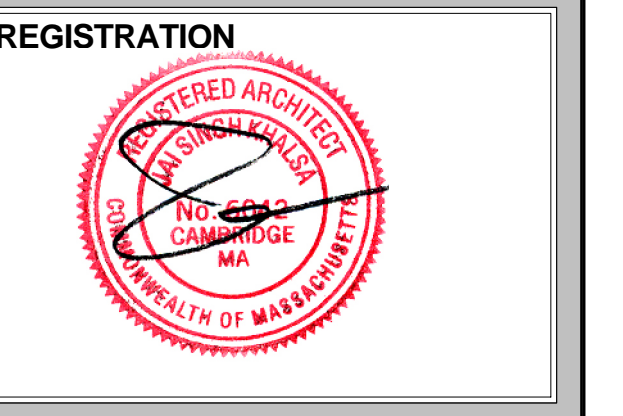
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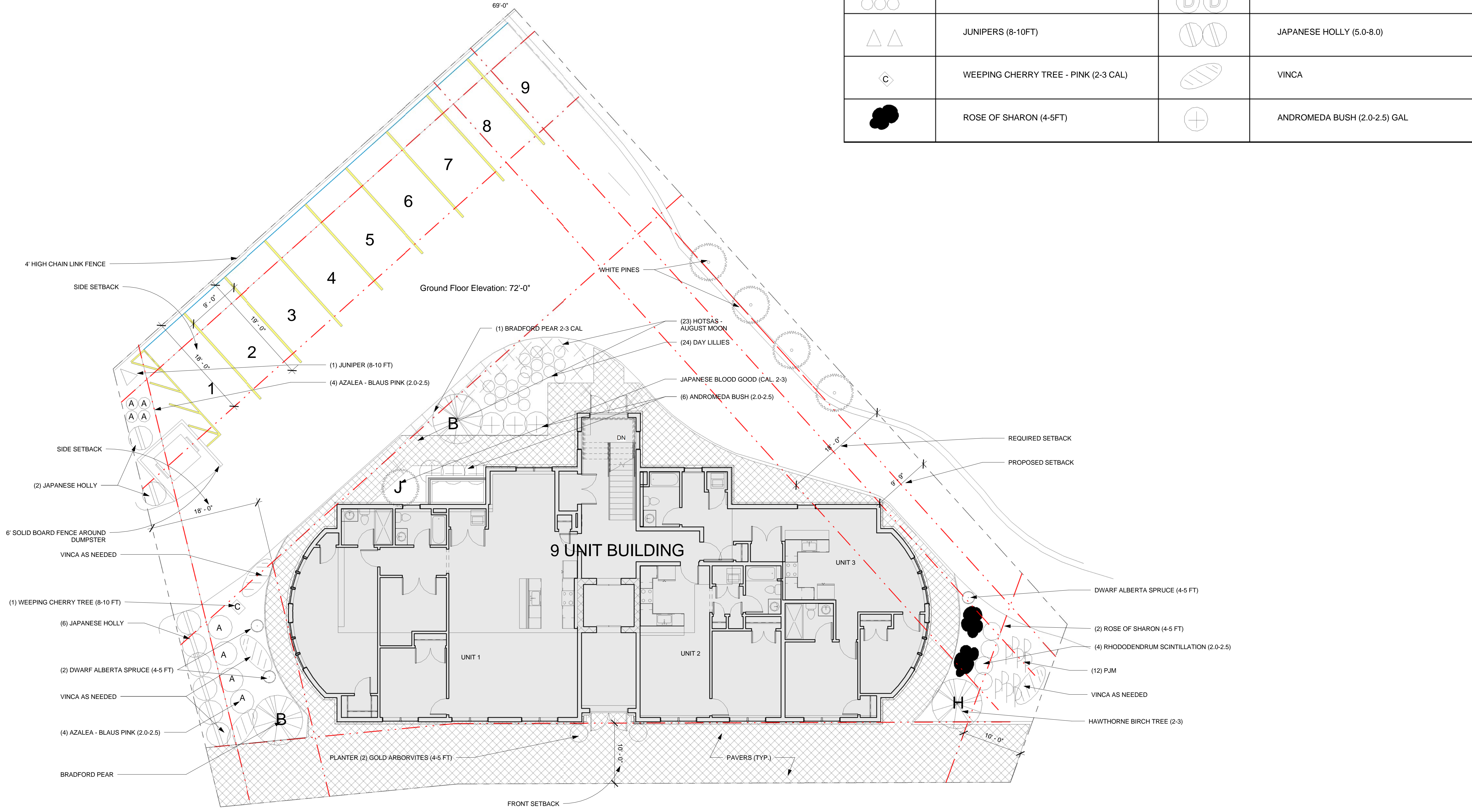
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Scale	1/8" = 1'-0"

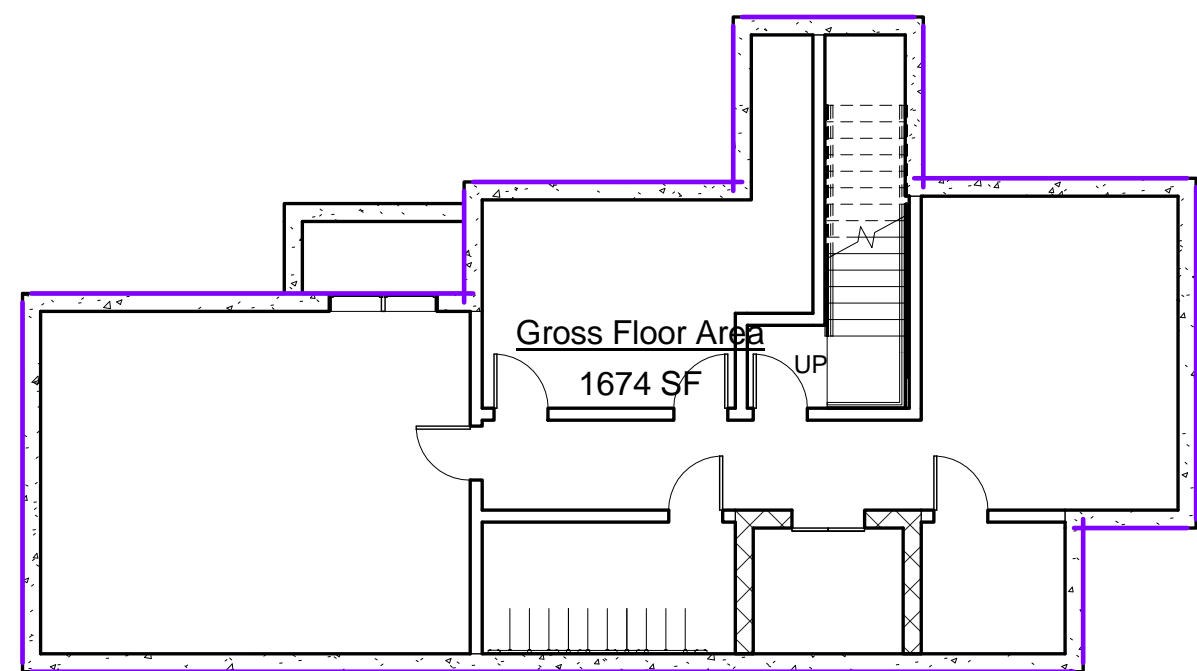
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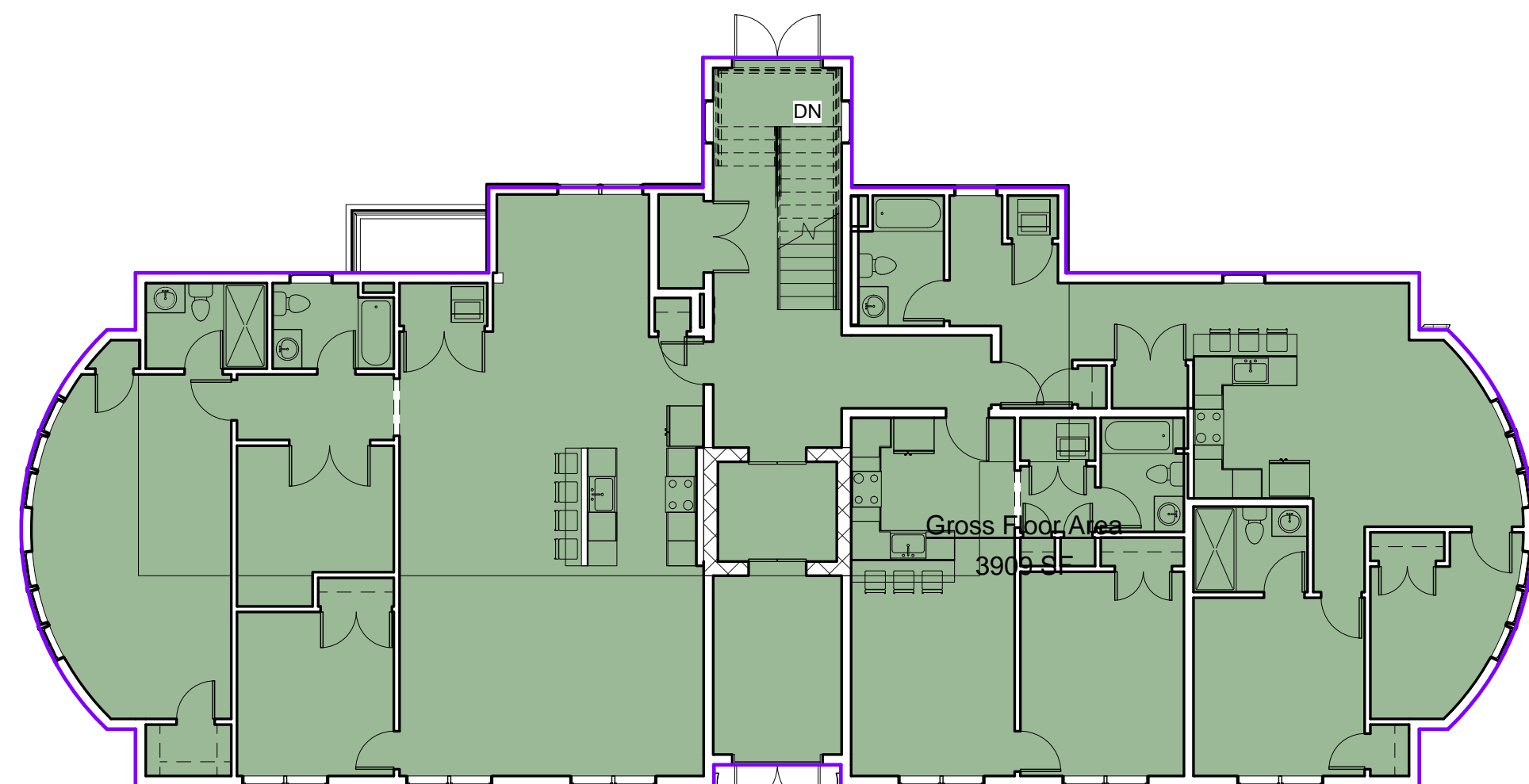
1 Landscape Plan
1/8" = 1'-0"

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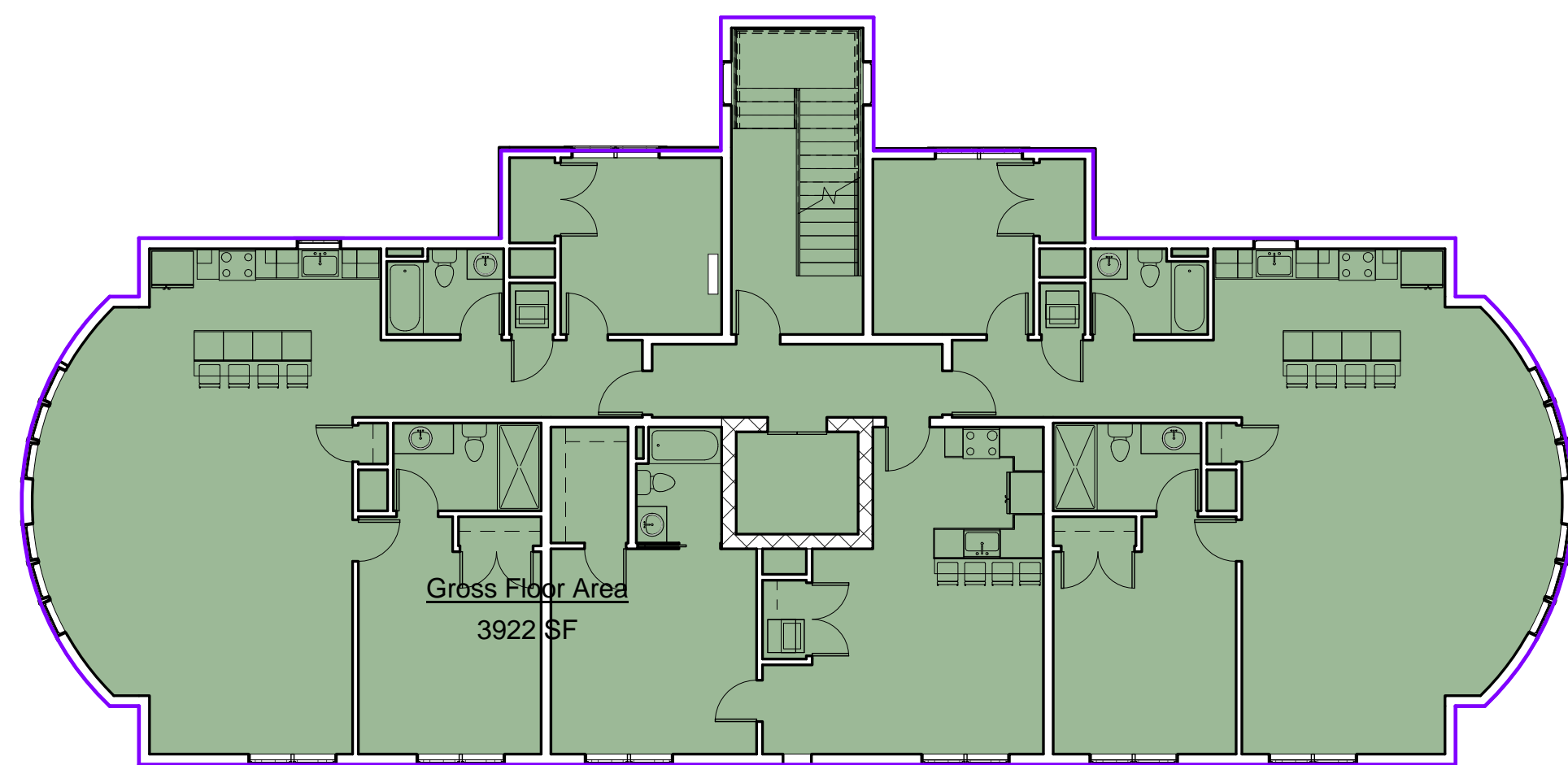
GROSS FLOOR AREA



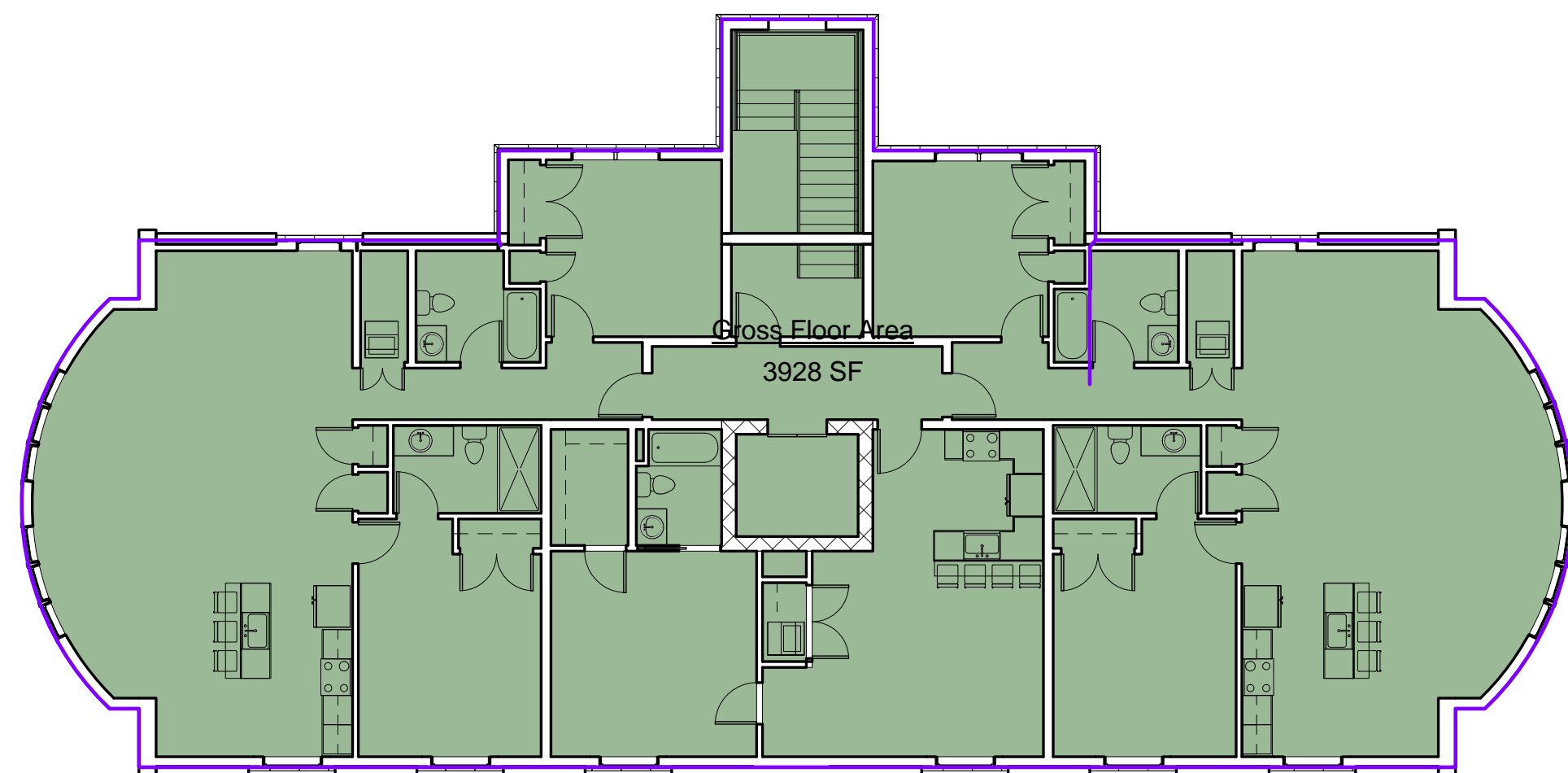
8 Basement
3/32" = 1'-0"



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



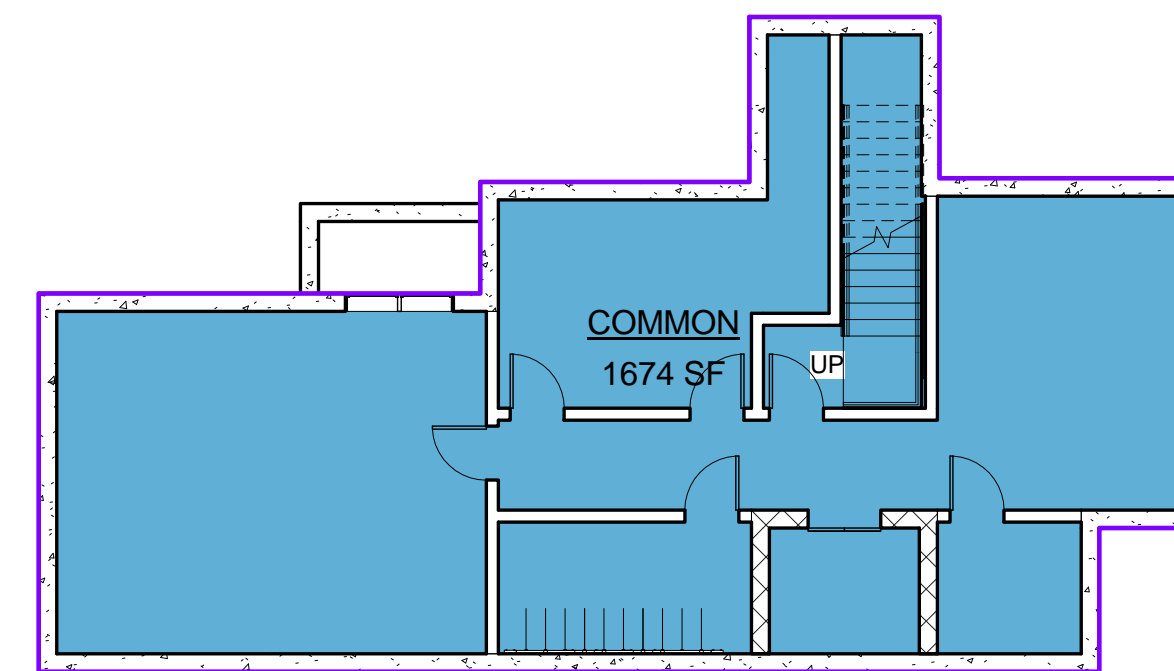
2 2nd Floor Level
3/32" = 1'-0"



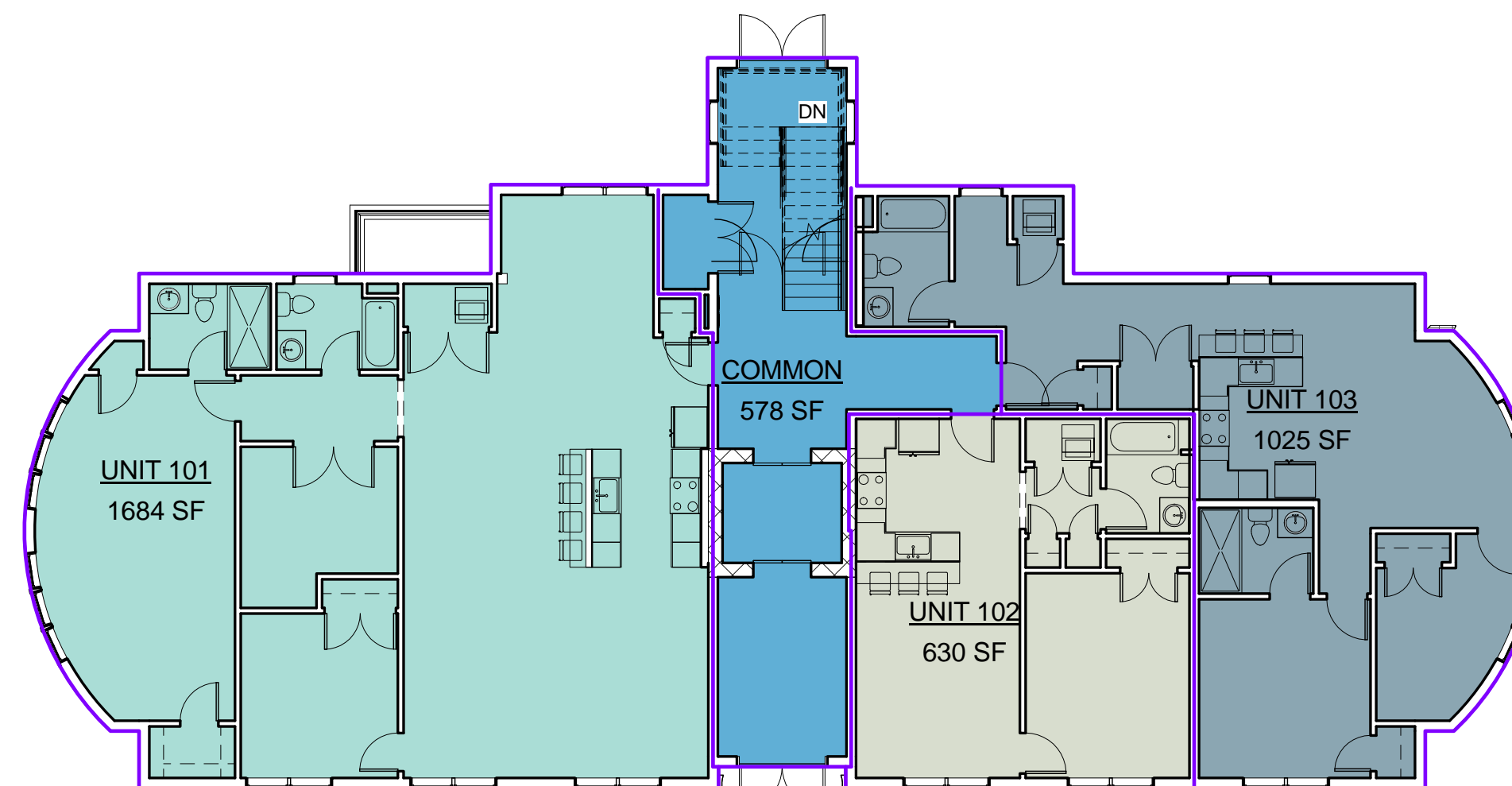
3 3rd Floor Level
3/32" = 1'-0"

Gross Floor Area		
Area	Name	Level
1674 SF	Gross Floor Area	Basement
3909 SF	Gross Floor Area	1st Floor Level
3922 SF	Gross Floor Area	2nd Floor Level
3928 SF	Gross Floor Area	3rd Floor Level
13433 SF		

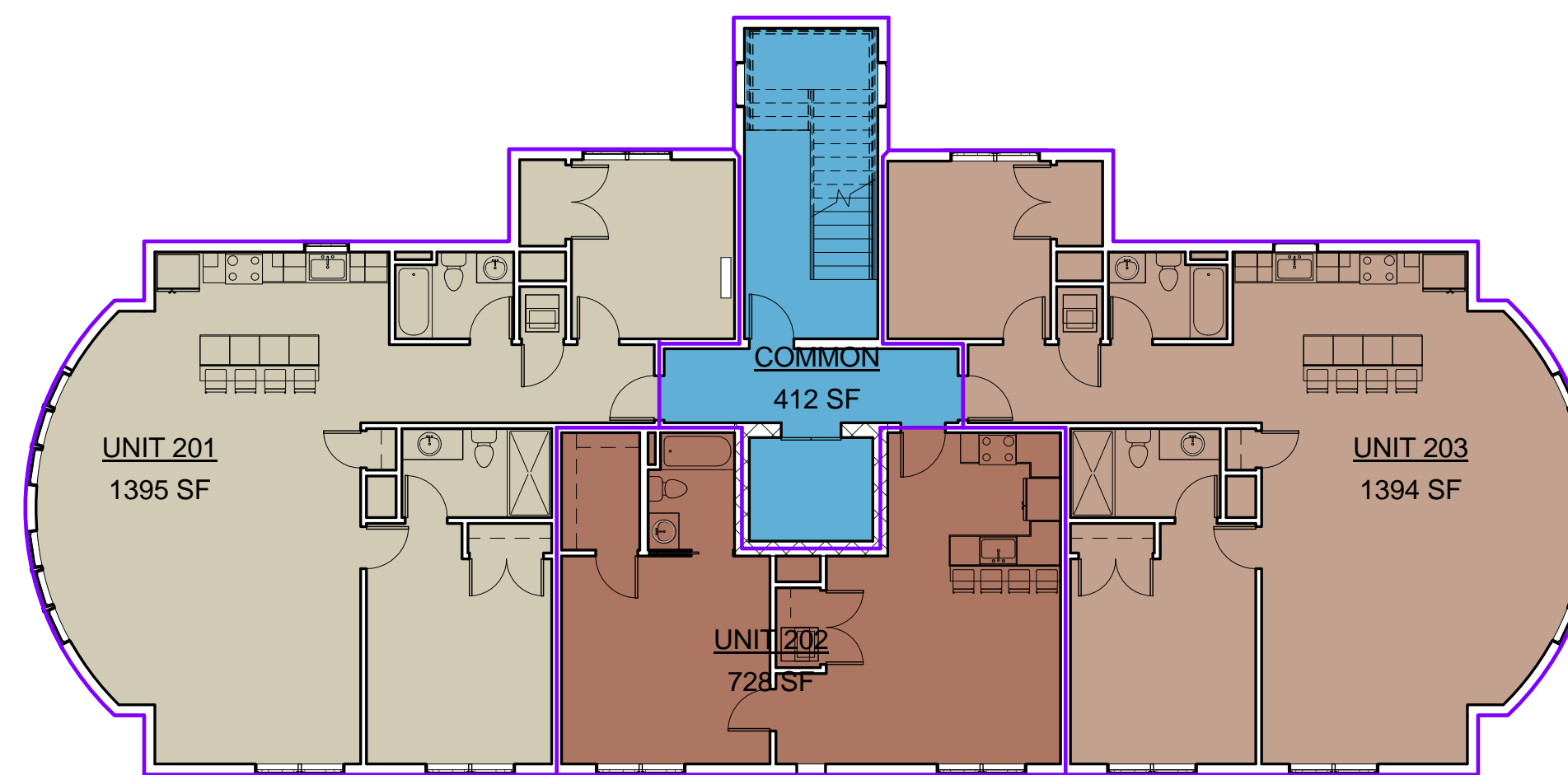
UNIT AREAS



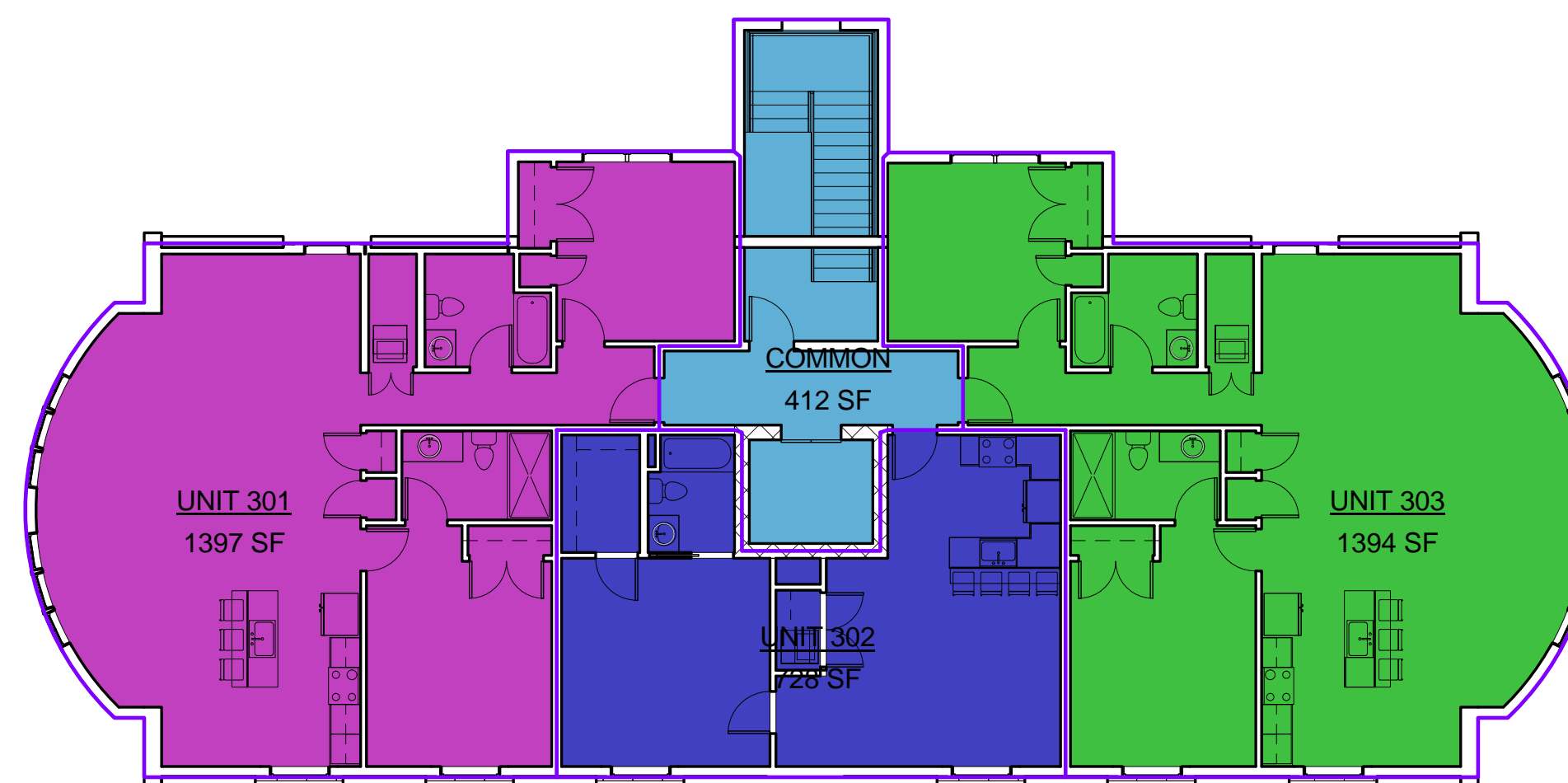
7 Basement
3/32" = 1'-0"



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



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



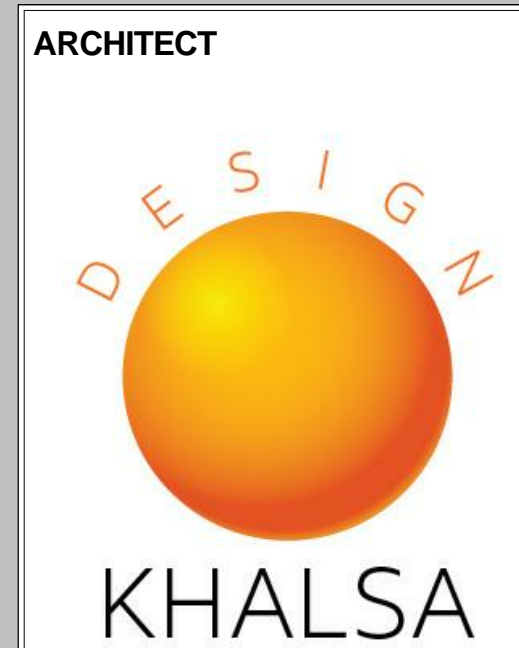
6 3rd Floor Level
3/32" = 1'-0"

Unit Areas			
Area	Name	Level	Comments
1674 SF	COMMON	Basement	
578 SF	COMMON	1st Floor Level	
412 SF	COMMON	2nd Floor Level	
412 SF	COMMON	3rd Floor Level	
3076 SF			
1684 SF	UNIT 101	1st Floor Level	2 Bedrooms + Study / 2 Bathrooms
1684 SF			
630 SF	UNIT 102	1st Floor Level	1 Bedroom / 1 Bathroom
630 SF			
1025 SF	UNIT 103	1st Floor Level	2 Bedrooms / 2 Bathrooms
1025 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			
1394 SF	UNIT 203	2nd Floor Level	2 Bedrooms / 2 Bathrooms
1394 SF			
1397 SF	UNIT 301	3rd Floor Level	2 Bedrooms / 2 Bathrooms
1397 SF			
728 SF	UNIT 302	3rd Floor Level	1 Bedroom / 1 Bathroom
728 SF			
1394 SF	UNIT 303	3rd Floor Level	2 Bedrooms / 2 Bathrooms
1394 SF			
13450 SF			

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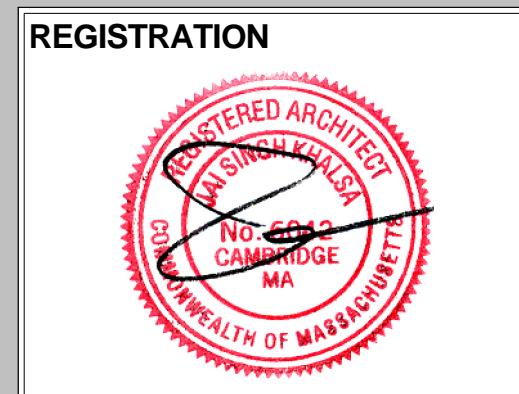
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BUILDING AREAS

A-021

Herrick Road Residences

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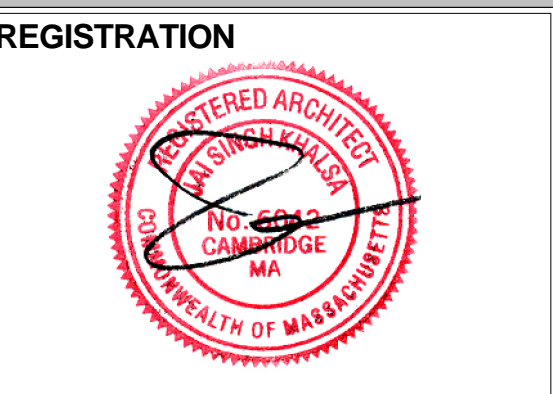
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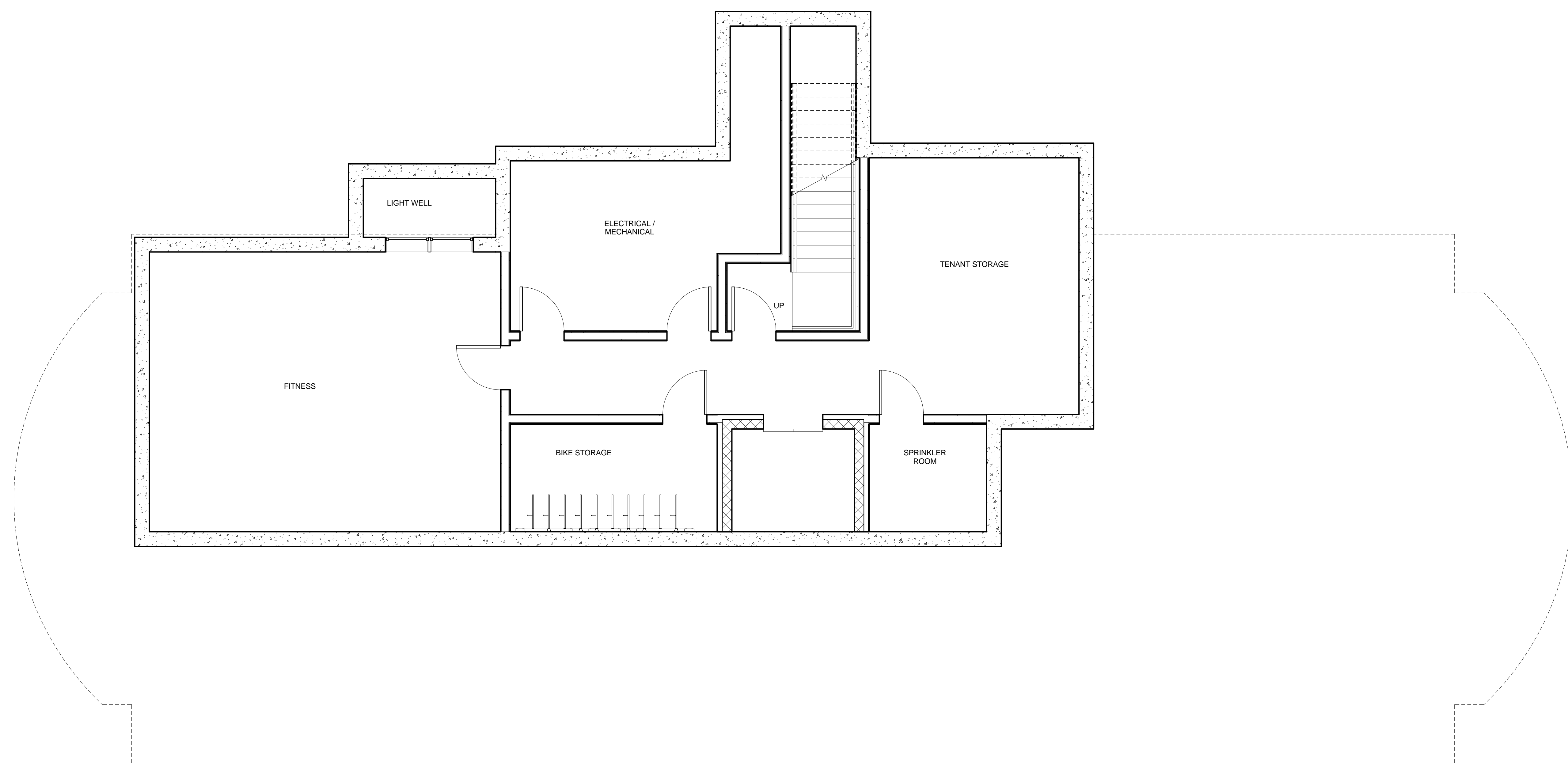
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REVISIONS

No.	Description	Date

BASEMENT FLOOR PLAN

A-100
Herrick Road Residences



① Basement
1/4" = 1'-0"

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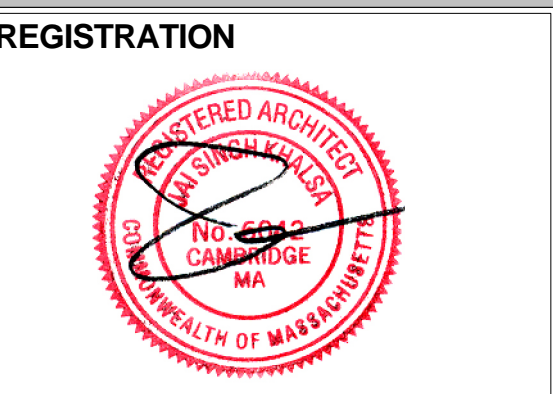
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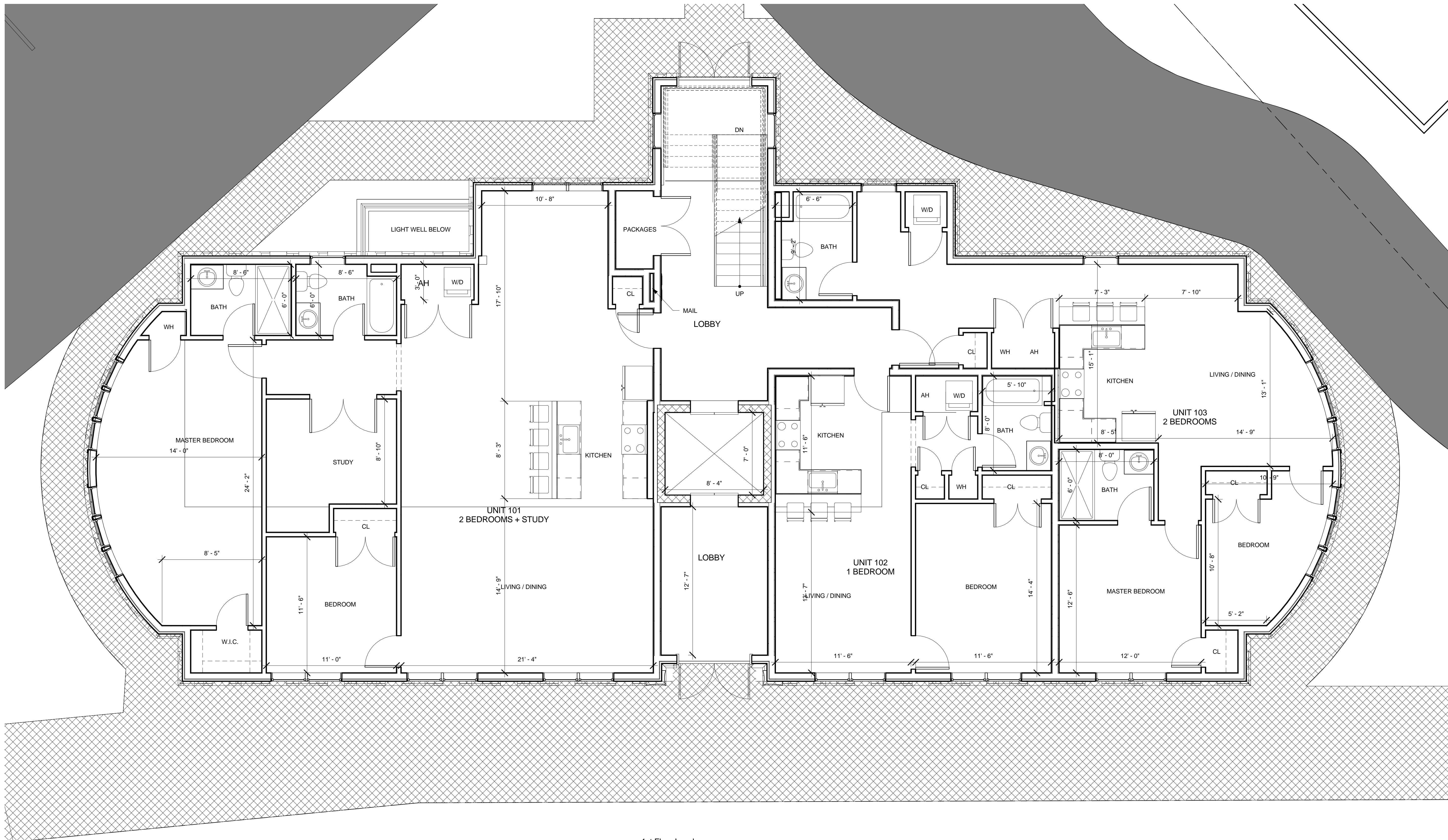
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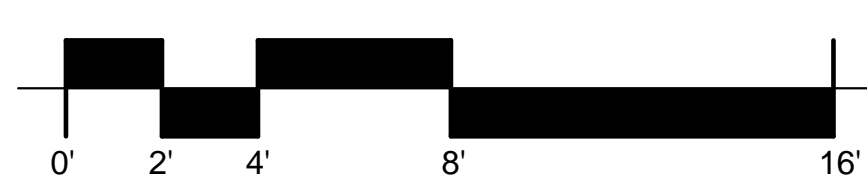
No.	Description	Date
SUBMISSION		09/08/09
REVISION		12/10/09

FIRST FLOOR PLAN

A-101
 Herrick Road Residences



② 1st Floor Level
 1/4" = 1'-0"



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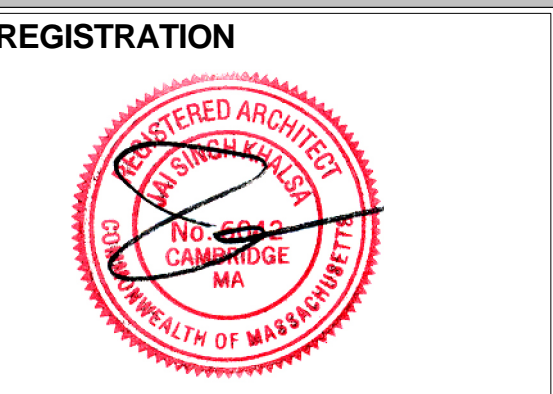
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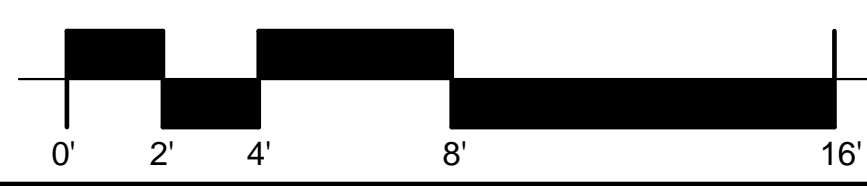
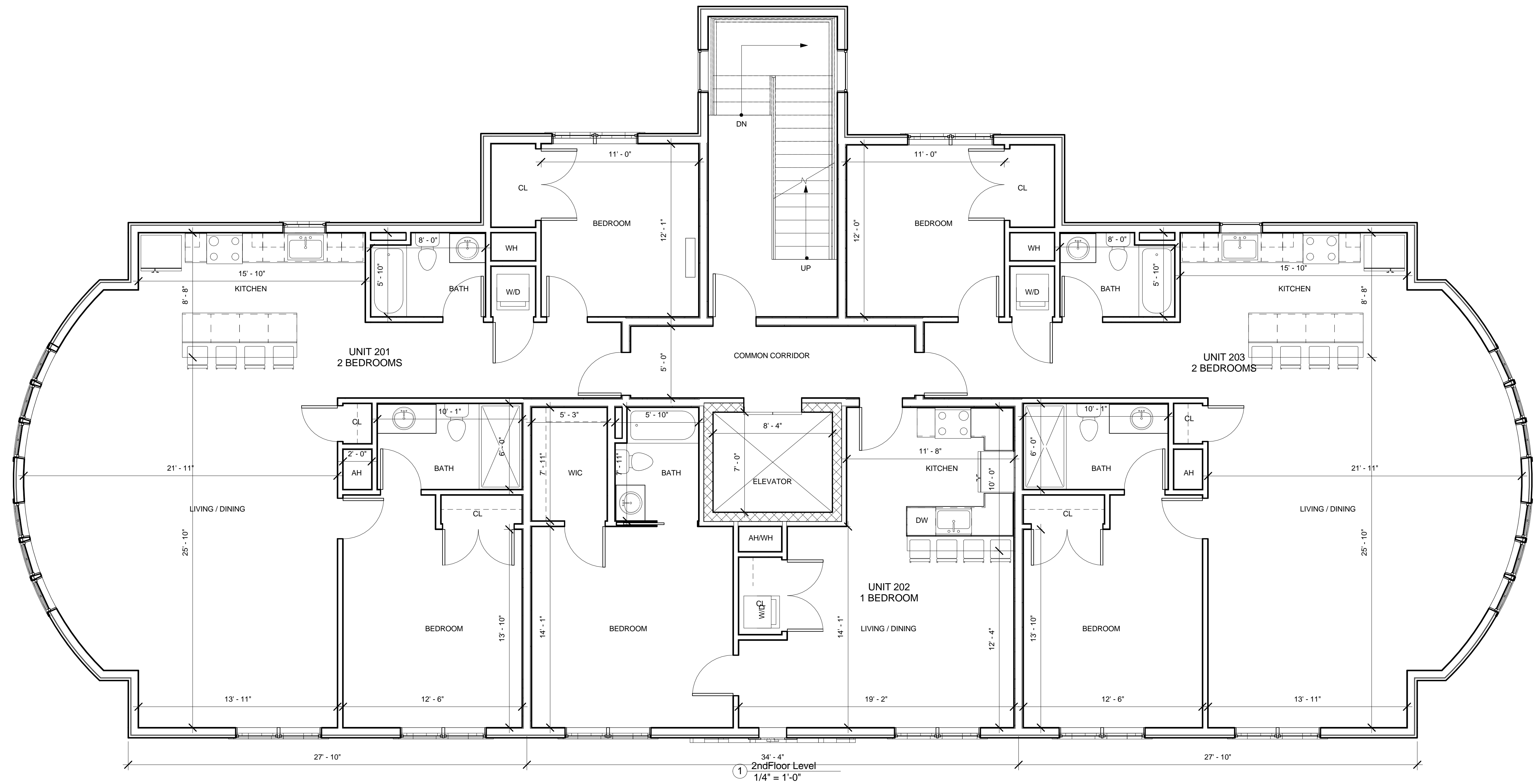
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2ND FLOOR PLAN

A-102
 Herrick Road Residences



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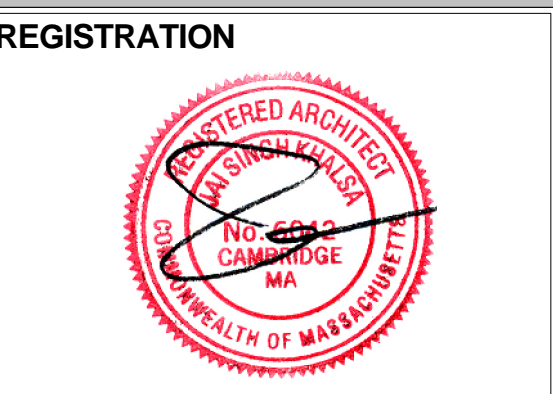
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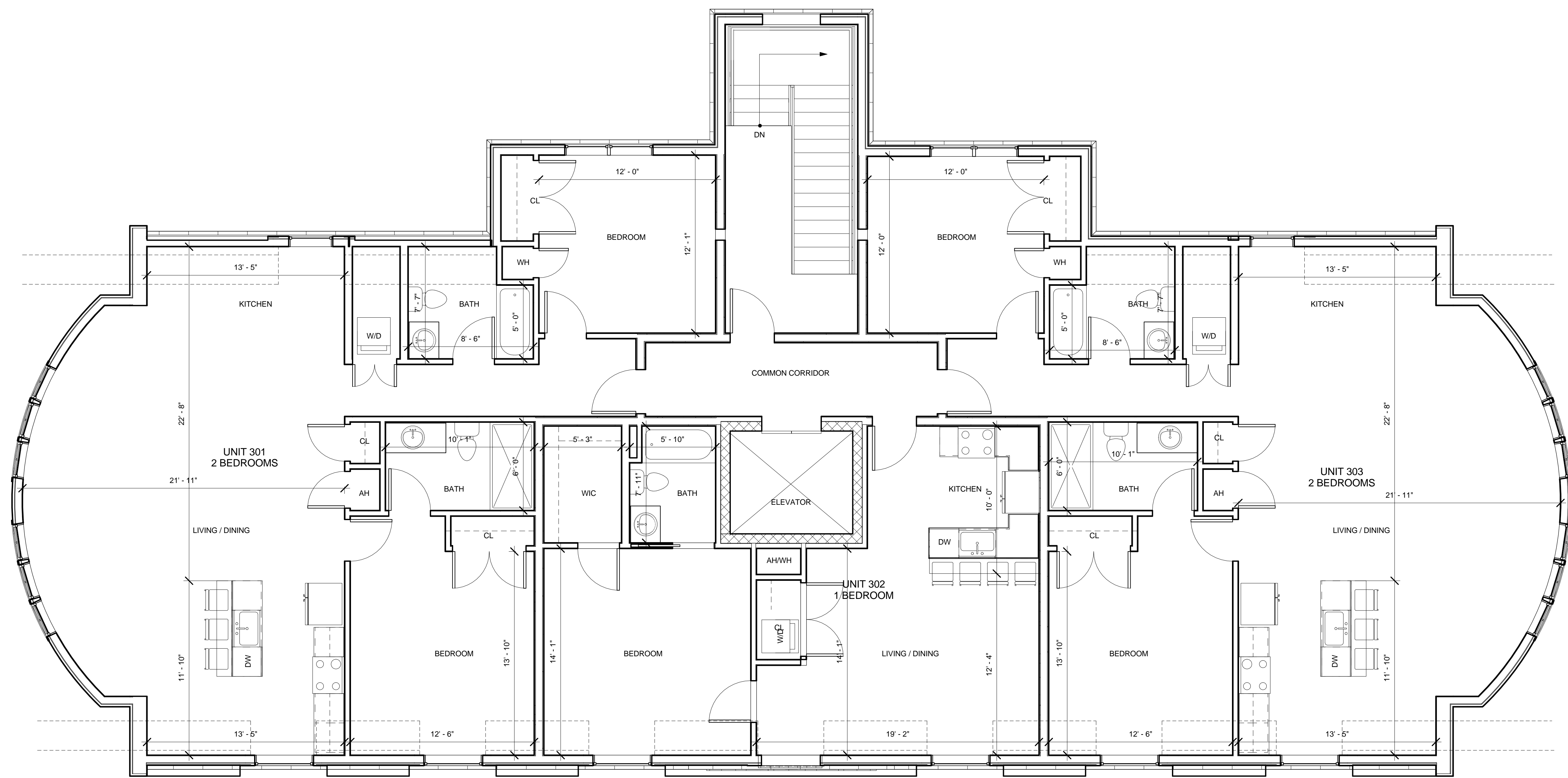
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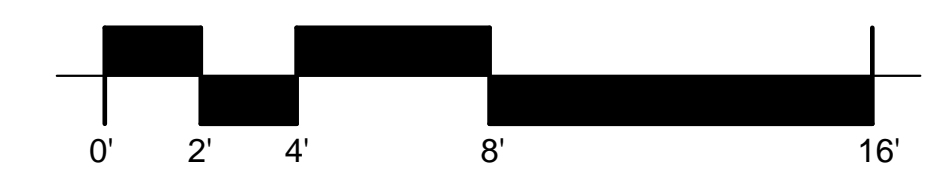
No.	Description	Date

3RD FLOOR PLAN

A-103
 Herrick Road Residences



① 3rd Floor Level
 1/4" = 1'-0"



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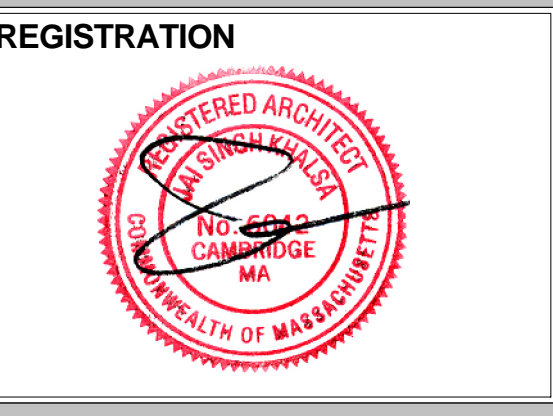
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FRONT & REAR ELEVATIONS

A-300
 Herrick Road Residences



① South (mbta side)
 1/4" = 1'-0"



② North (city side) Elevation
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SIDE ELEVATION

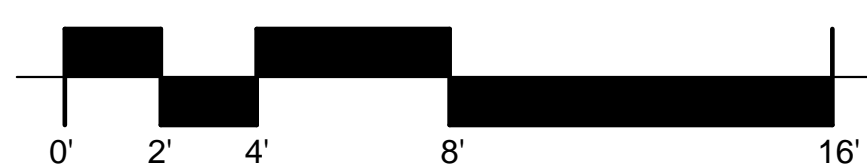
A-301
 Herrick Road Residences



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



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





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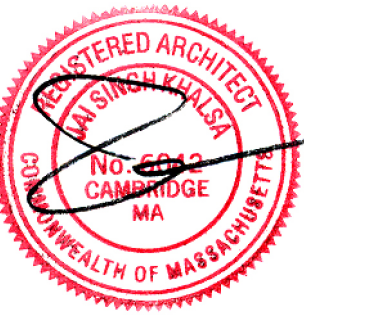
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PERSPECTIVES

AV-1

Herrick Road Residences



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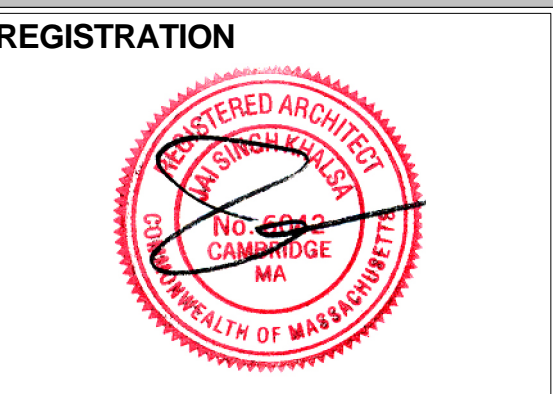
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REVISIONS

No.	Description	Date

Rendering

AV-100
 Herrick Road Residences