

DRAWING LIST		
SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE
A-000	COVER SHEET & PERSPECTIVE VIEW	01/19/2017
C-1	EXISTING CIVIL SITE PLAN	01/19/2017
A-020	ARCHITECTURAL SITE PLAN	01/19/2017
L-1	LANDSCAPE PLAN	01/19/2017
A-100	FIRST FLOOR PLAN	01/19/2017
A-101	2ND & 3RD FLOOR PLANS	01/19/2017
A-300	FRONT & REAR ELEVATIONS	01/19/2017
A-301	SIDE ELEVATION	01/19/2017
A-400	SITE SECTIONS	01/19/2017
AV-1	RENDERING	01/19/2017
C-2	CIVIL SITE PLAN	01/04/2017
C-3	CIVIL DETAIL-1	01/04/2017
C-4	CIVIL DETAIL-2	01/04/2017



**PROJECT NAME**  
**Herrick Road Residences**

**PROJECT ADDRESS**  
 17-31 HERRICK ROAD  
 NEWTON, MA

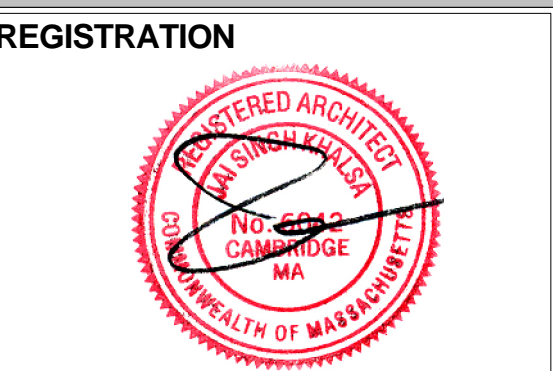
**CLIENT**  
**HERRICK ROAD REALTY TRUST**

**ARCHITECT**

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

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**REGISTRATION**

Project number 16128  
 Date 01/19/2016  
 Drawn by ERS  
 Checked by JSK  
 Scale

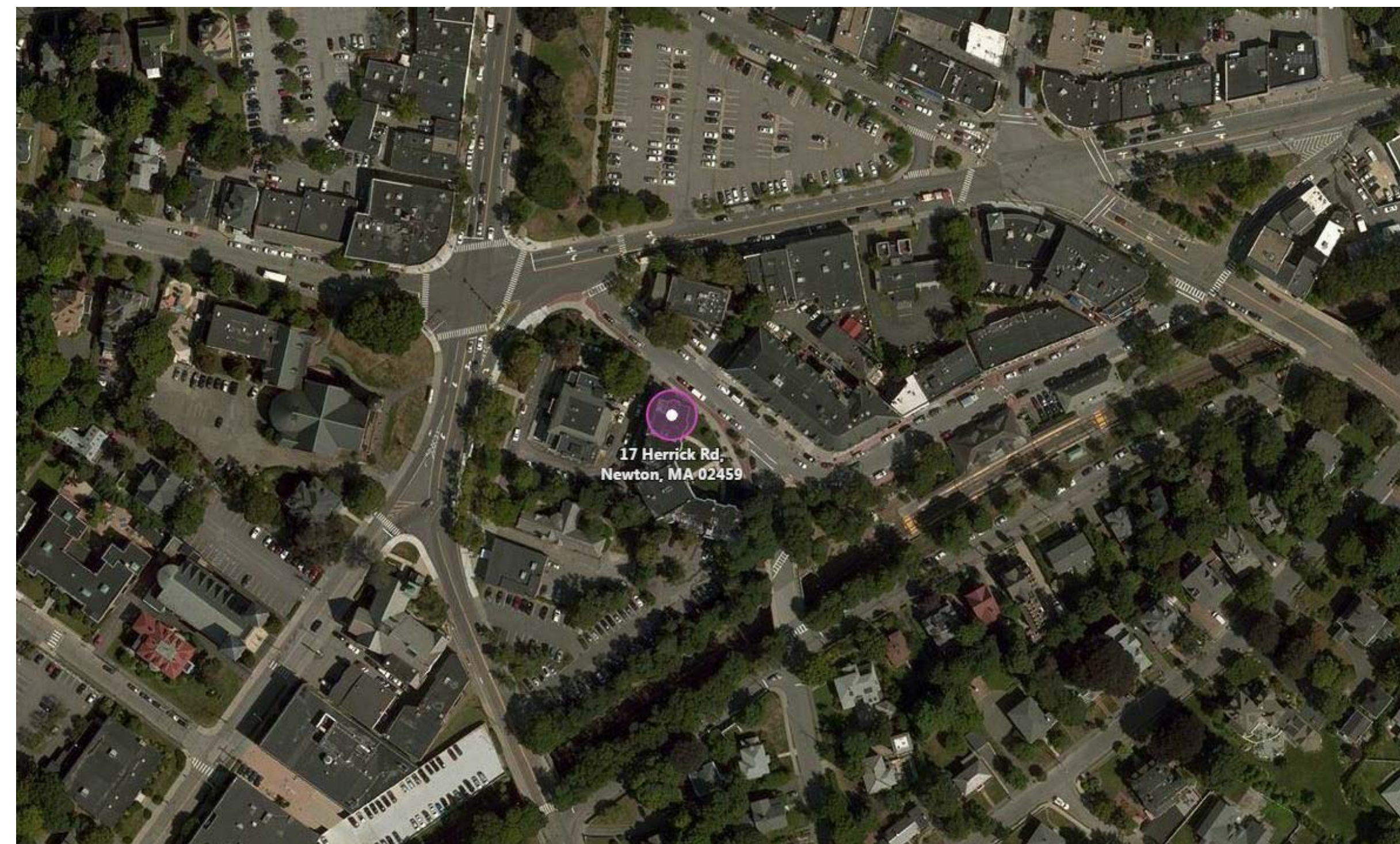
**REVISIONS**

No.	Description	Date

**COVER SHEET & PERSPECTIVE VIEW**

**A-000**  
 Herrick Road Residences

LOCUS MAP



# HERRICK ROAD RESIDENCES

## 17-31 HERRICK ROAD NEWTON, MA 02459

**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

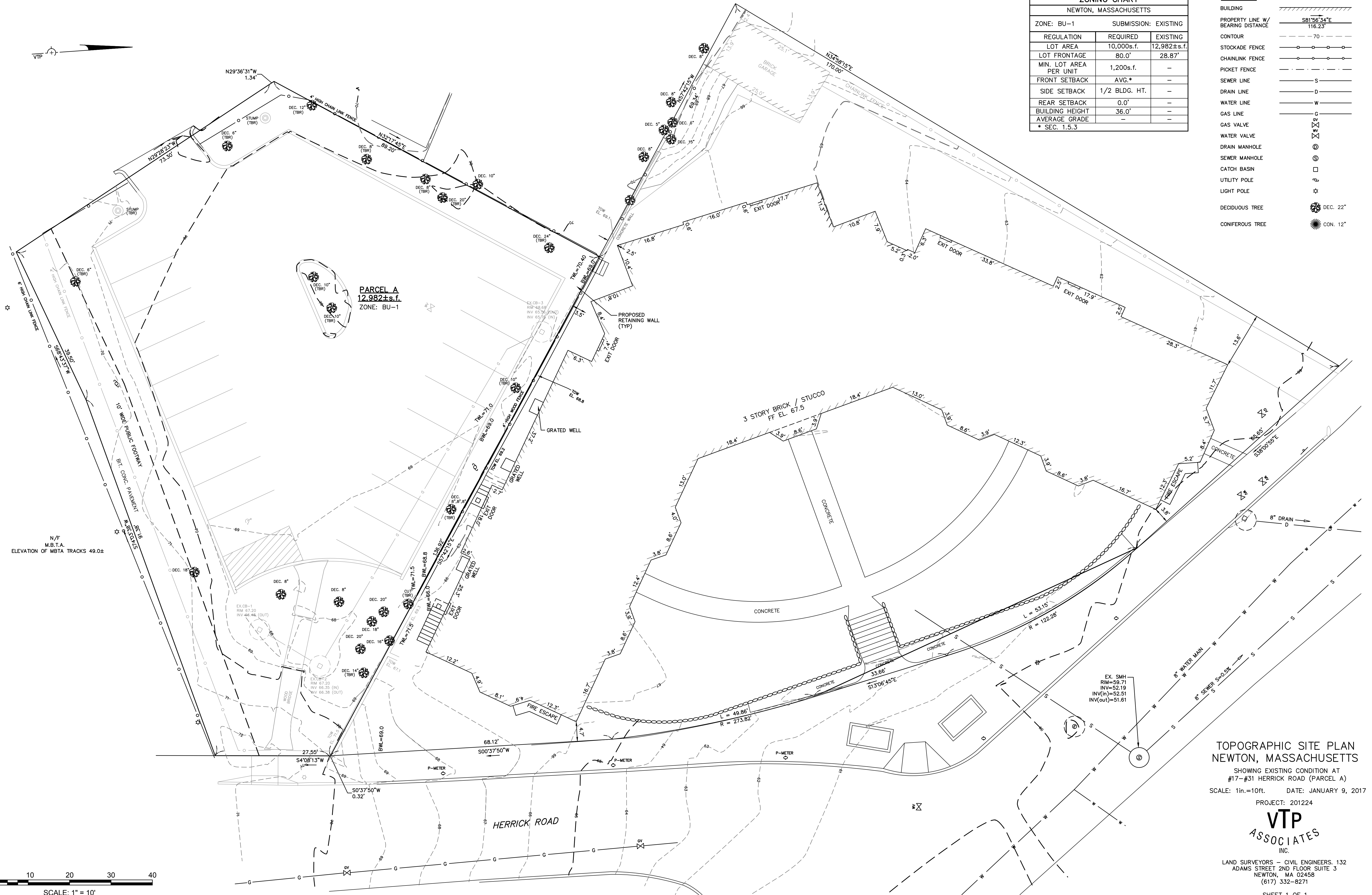


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ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE:	BU-1	SUBMISSION: EXISTING
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	12,982±s.f.
LOT FRONTAGE	80.0'	28.87'
MIN. LOT AREA PER UNIT	1,200s.f.	-
FRONT SETBACK	AVG.*	-
SIDE SETBACK	1/2 BLDG. HT.	-
REAR SETBACK	0.0'	-
BUILDING HEIGHT	36.0'	-
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"



PARCEL A  
12,982±s.f.  
ZONE: BU-1

3 STORY BRICK / STUCCO  
FF EL. 67.5

HERRICK ROAD

TOPOGRAPHIC SITE PLAN  
NEWTON, MASSACHUSETTS

SHOWING EXISTING CONDITION AT  
#17-#31 HERRICK ROAD (PARCEL A)

SCALE: 1in.=10ft. DATE: JANUARY 9, 2017

PROJECT: 201224

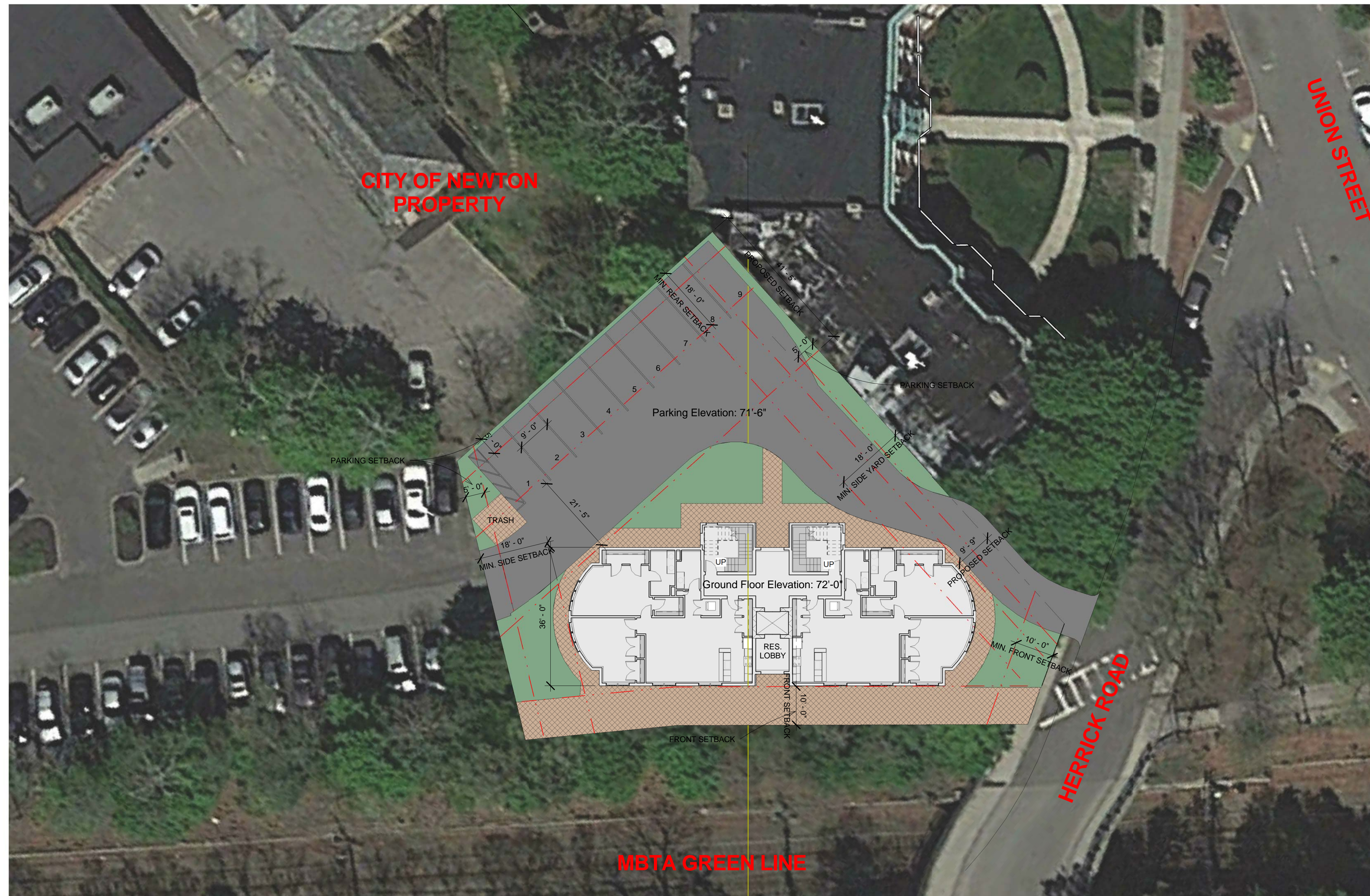
**VTP**  
ASSOCIATES  
INC.

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

SHEET 1 OF 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	SP_30-11 & 8
2.	Use	BUSINESS RESIDENTIAL	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: 0.86 (11,244 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	COMPLIES
7.	LOT AREA / DU	1,200 S.F. / DU (12,979/1,200 = 10 DU MAX)	6 DU	COMPLIES
8.	Setbacks (Min.) (ft.)	BLDG AVERAGE 10' BUILDING h2=18 Rear Yards BUILDING h2= 18'	10 ft 18' / 9.7' 41.4'	COMPLIES SPECIAL PERMIT COMPLIES
9.	LOT COVERAGE	NA	NA	COMPLIES
10.	PARKING RESIDENTIAL	18 PS EXISTING 2 per DU (12 SPACES) OR 1.25 PER W/SP (8 SPACES)	9 SPACES PROVIDED	SPECIAL PERMIT
11.	OTHER REQUIREMENTS	SITE PLAN APPROVAL 10,000 sf - 19,999 sf	11,244 SF NEW CONSTRUCTION	REQUIRED UNDER SECTION 4.1.2 B.

**PROJECT NAME**  
**Herrick Road Residences**

**PROJECT ADDRESS**  
17-31 HERRICK ROAD  
NEWTON, MA

**CLIENT**  
**HERRICK ROAD REALTY TRUST**

**ARCHITECT**

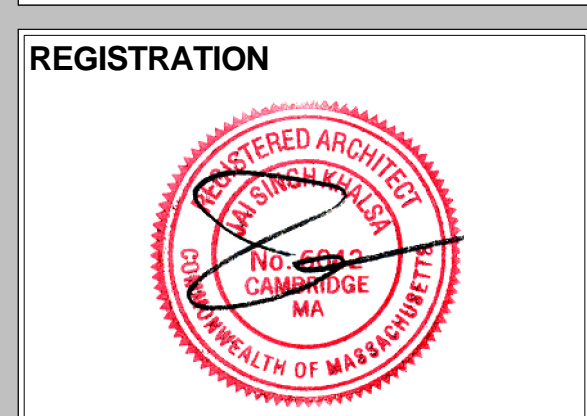
**DESIGN**

**KHALSA**

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

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Project number 16128  
Date 01/19/2016  
Drawn by MG  
Checked by JSK  
Scale As indicated

**REVISIONS**

No.	Description	Date
	SUBMISSION	09/08/09
	LANDSCAPE REV	10/27/09

**ARCHITECTURAL  
SITE PLAN**

**A-020**

Herrick Road Residences



CITY OF NEWTON  
PROPERTY

80-17

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

PROJECT NAME  
**Herrick Road Residences**

PROJECT ADDRESS  
17-31 HERRICK ROAD  
NEWTON, MA

CLIENT  
**HERRICK ROAD REALTY TRUST**

ARCHITECT

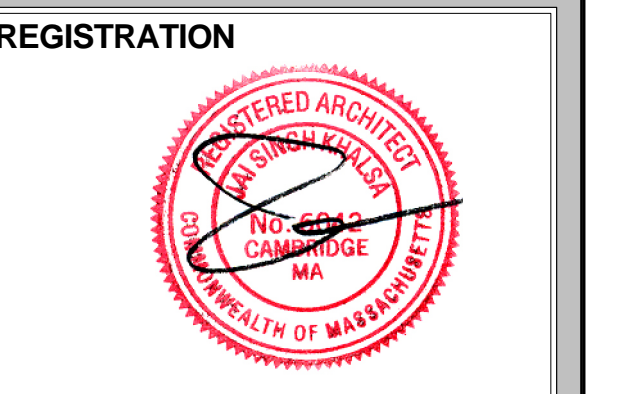


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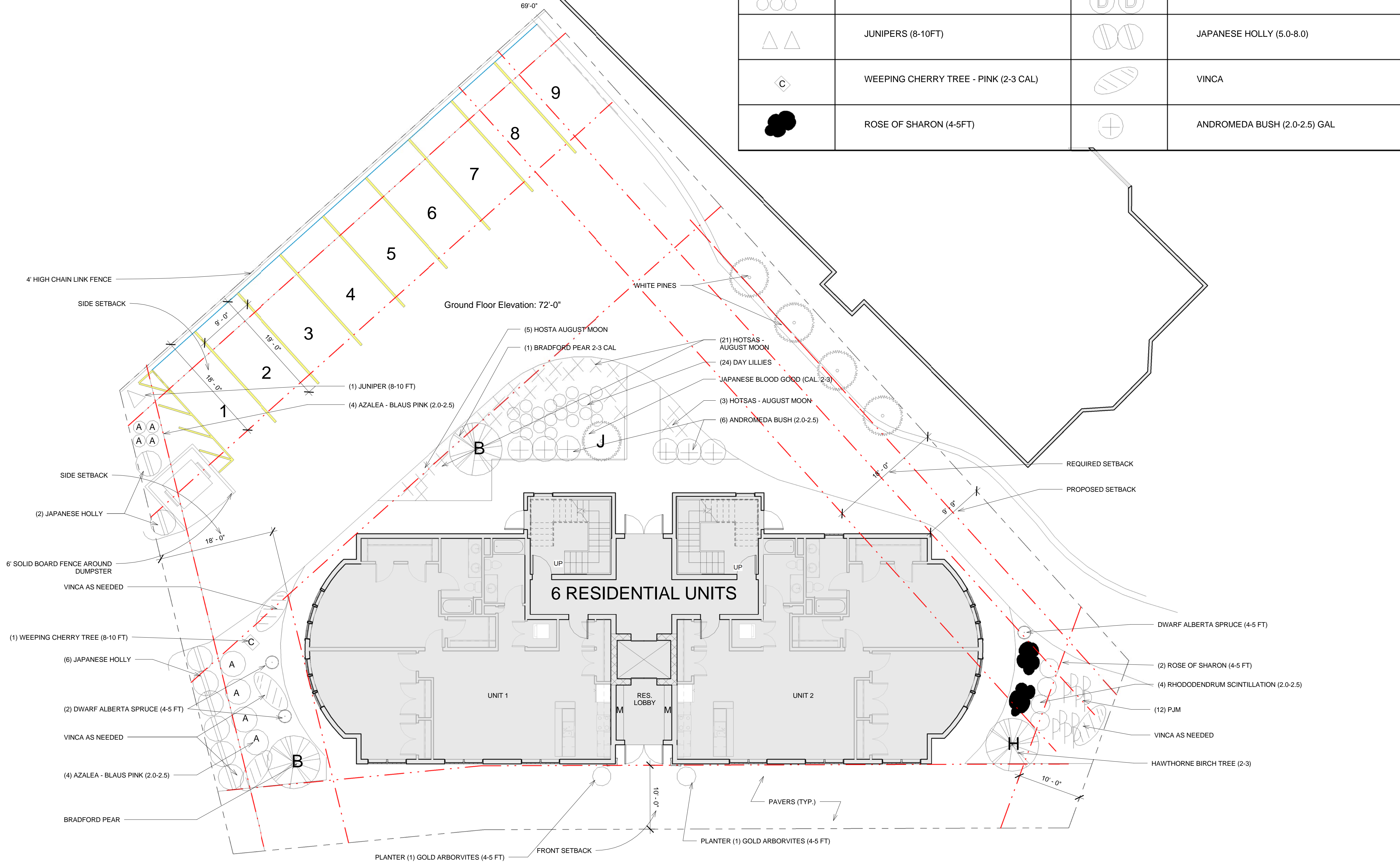
Project number	16128
Date	01/19/2016
Drawn by	ERS
Checked by	JSK
Scale	1/8" = 1'-0"

REVISIONS		
No.	Description	Date

**LANDSCAPE PLAN**

**L-1**

Herrick Road Residences



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

I:\gs-server\Data\1616128\_FirstCambridge\_17 Herrick Road for Special Permit\03 Drawings\00\_ARCH\_SD\_DD\2016.11.23\Herrick Road For special Permit\_UPDATED 2017.01.12.dwg 1/19/2017 1:25:35 PM



PROJECT NAME

**Herrick Road Residences**

PROJECT ADDRESS

17-31 HERRICK ROAD  
NEWTON, MA

CLIENT

**HERRICK ROAD REALTY TRUST**

ARCHITECT

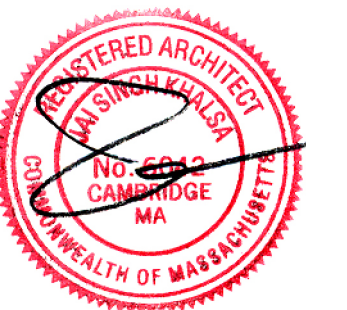


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Date 01/19/2016  
Drawn by MG  
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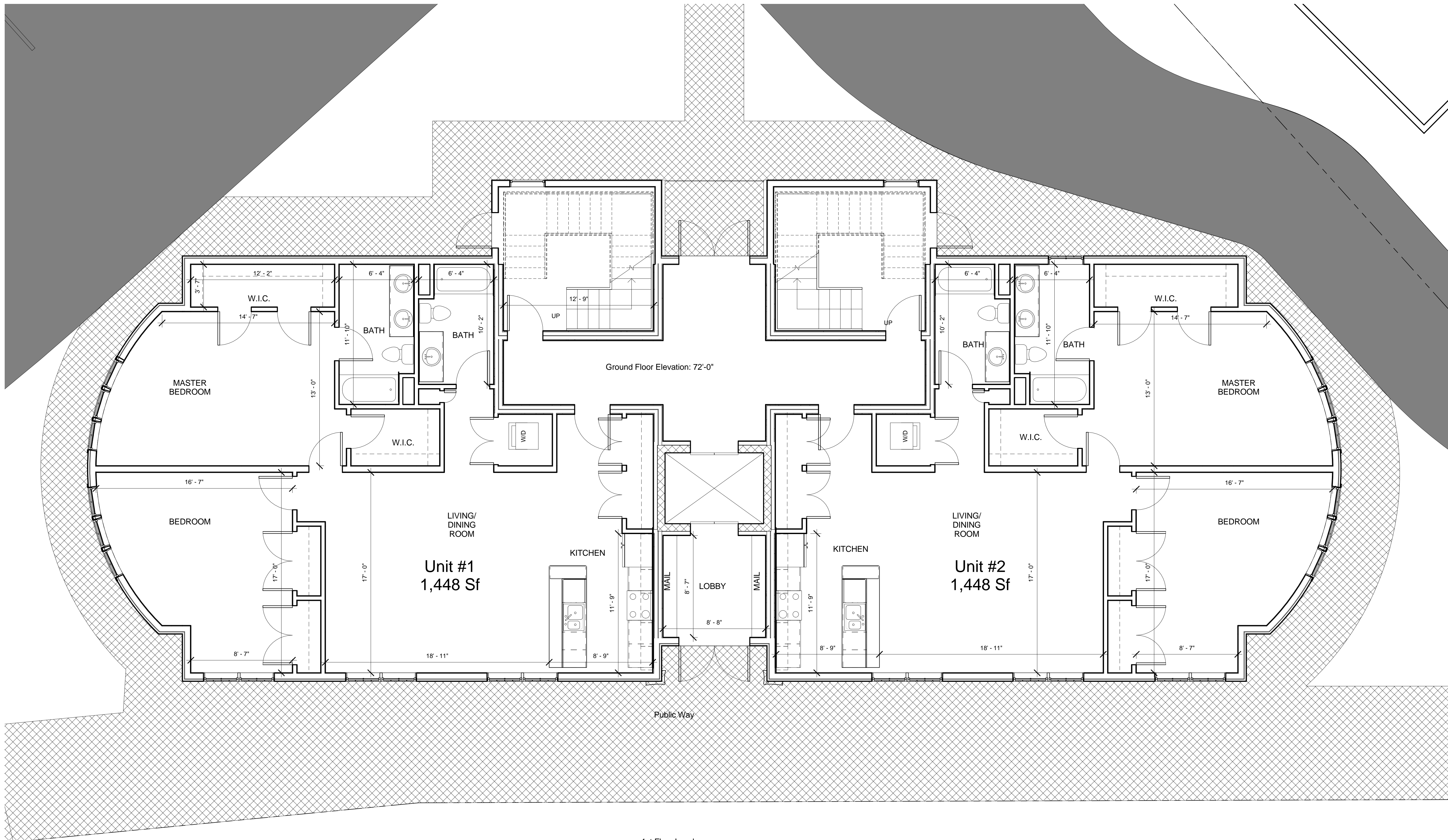
REVISIONS

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

**FIRST FLOOR PLAN**

**A-100**

Herrick Road Residences



② 1st Floor Level  
1/4" = 1'-0"



PROJECT NAME

# Herrick Road Residences

PROJECT ADDRESS

17-31 HERRICK ROAD  
NEWTON, MA

CLIENT

**HERRICK ROAD  
REALTY TRUST**

ARCHITECT



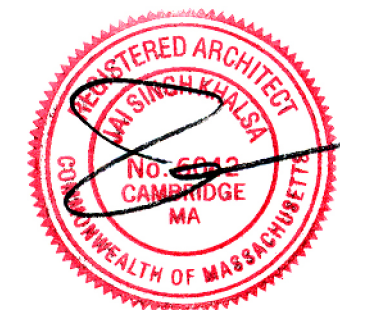
**KHALSA**

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TELEPHONE: 617-591-8682 FAX: 617-591-2086

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REGISTRATION



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Date 01/19/2016  
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Scale 1/4" = 1'-0"

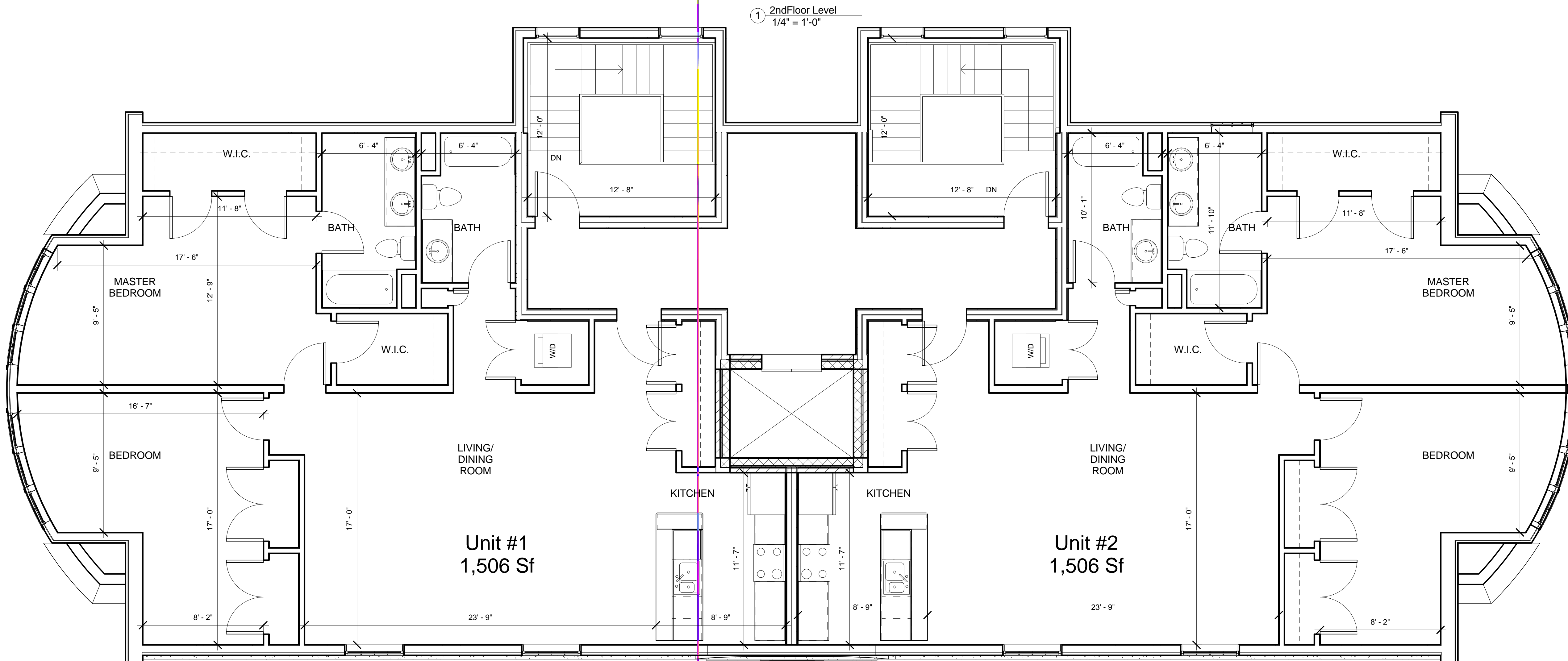
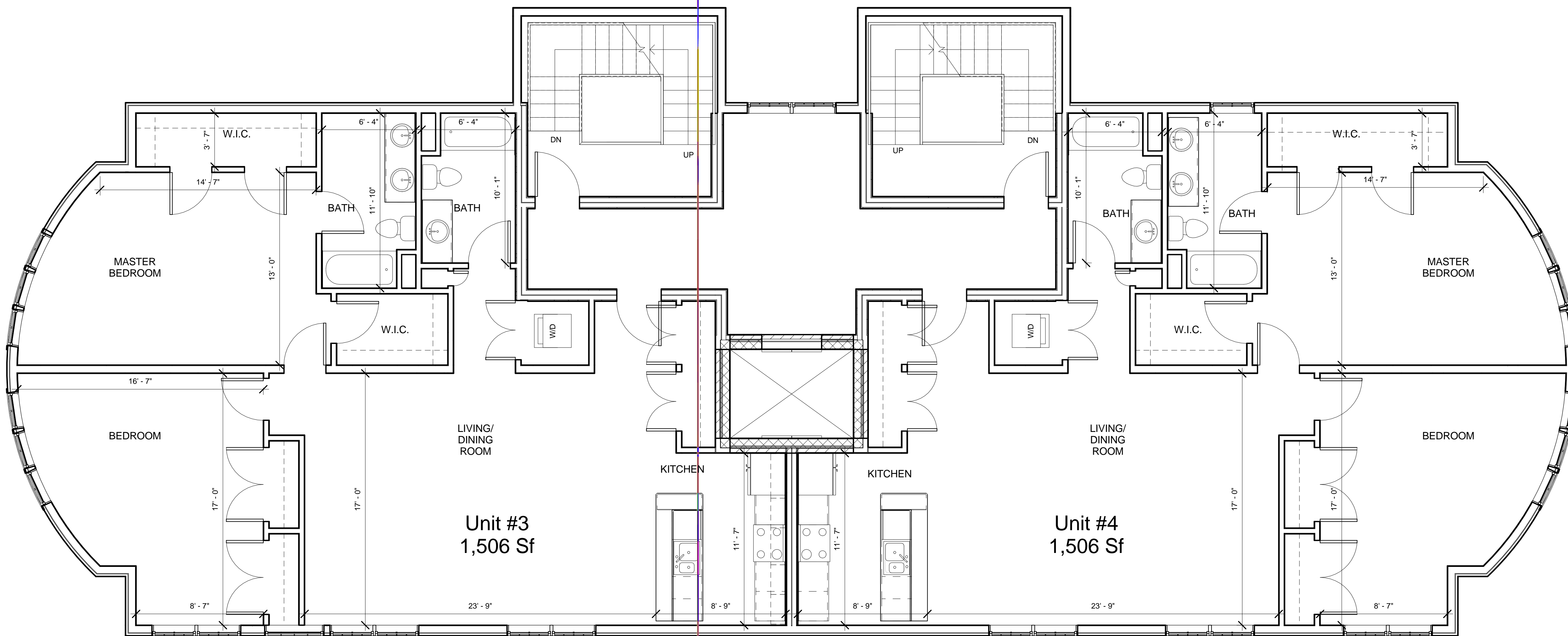
REVISIONS

No.	Description	Date

## 2ND & 3RD FLOOR PLANS

# A-101

Herrick Road Residences







FRONT ELEVATION



REAR ELEVATION

PROJECT NAME  
**Herrick Road Residences**

PROJECT ADDRESS  
 17-31 HERRICK ROAD  
 NEWTON, MA

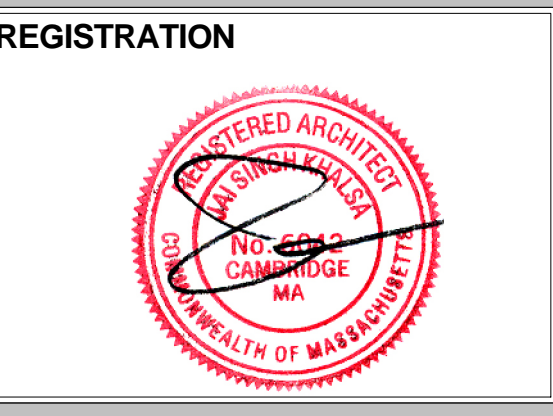
CLIENT  
**HERRICK ROAD REALTY TRUST**



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 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

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Project number 16128  
 Date 01/19/2016  
 Drawn by MG  
 Checked by JSK  
 Scale 1/4" = 1'-0"

REVISIONS

No.	Description	Date

**FRONT & REAR ELEVATIONS**

**A-300**  
 Herrick Road Residences




**PROJECT NAME**  
**Herrick Road Residences**

**PROJECT ADDRESS**  
 17-31 HERRICK ROAD  
 NEWTON, MA

**CLIENT**  
**HERRICK ROAD REALTY TRUST**

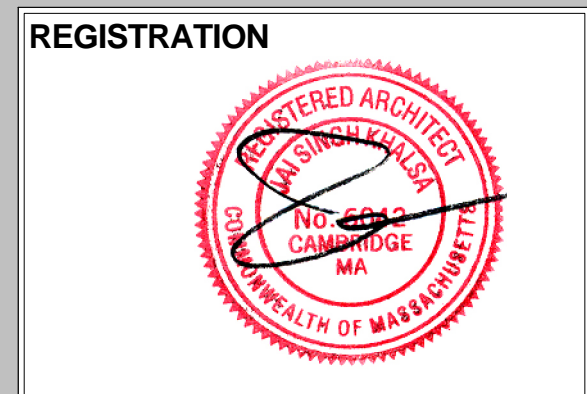
**ARCHITECT**



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 SOMERVILLE, MA 02143  
 TELEPHONE: 617-591-8682 FAX: 617-591-2086

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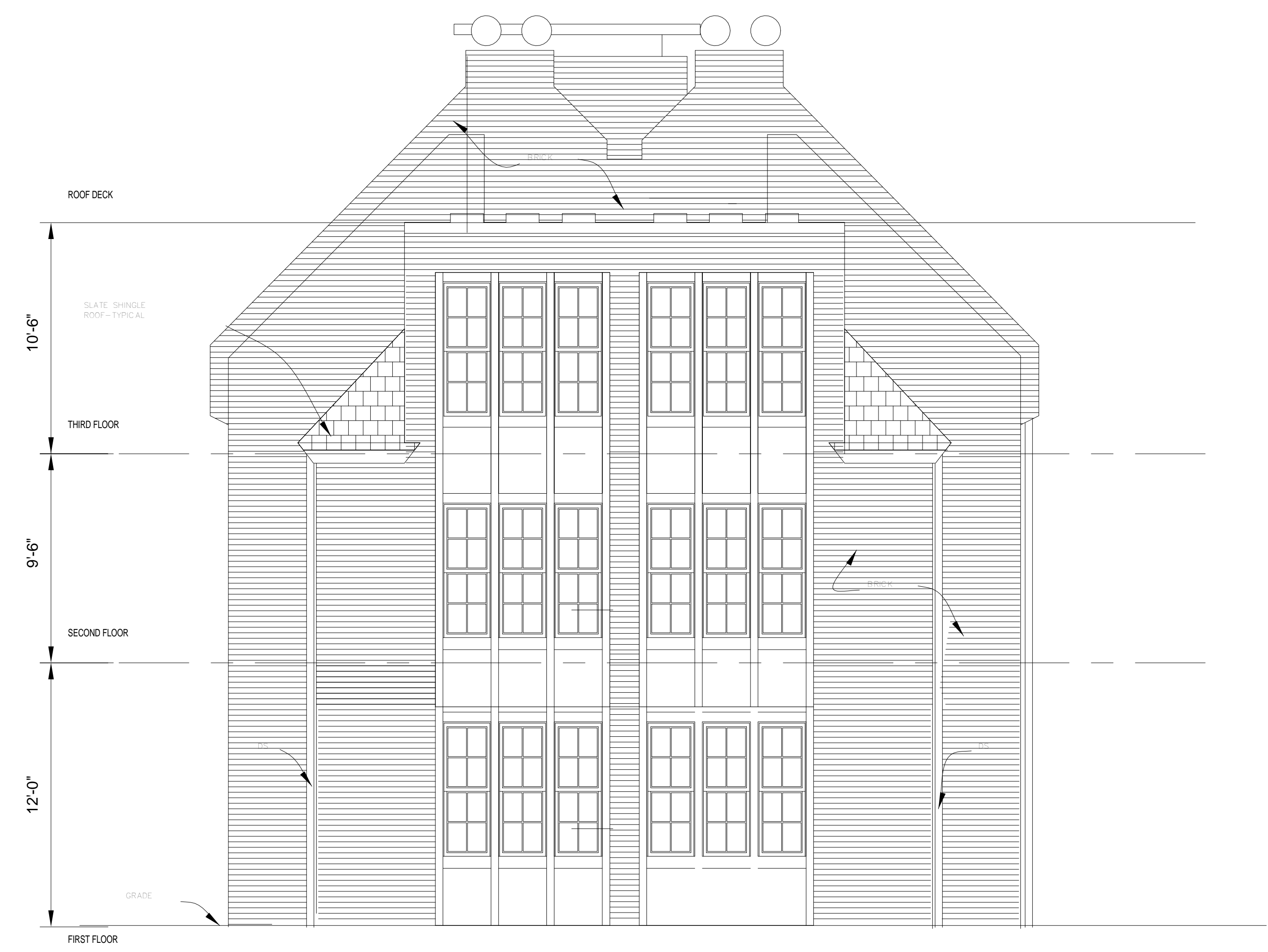
Project number 16128  
 Date 01/19/2016  
 Drawn by Author  
 Checked by JSK  
 Scale 1/4" = 1'-0"

**REVISIONS**

No.	Description	Date

**SIDE ELEVATION**

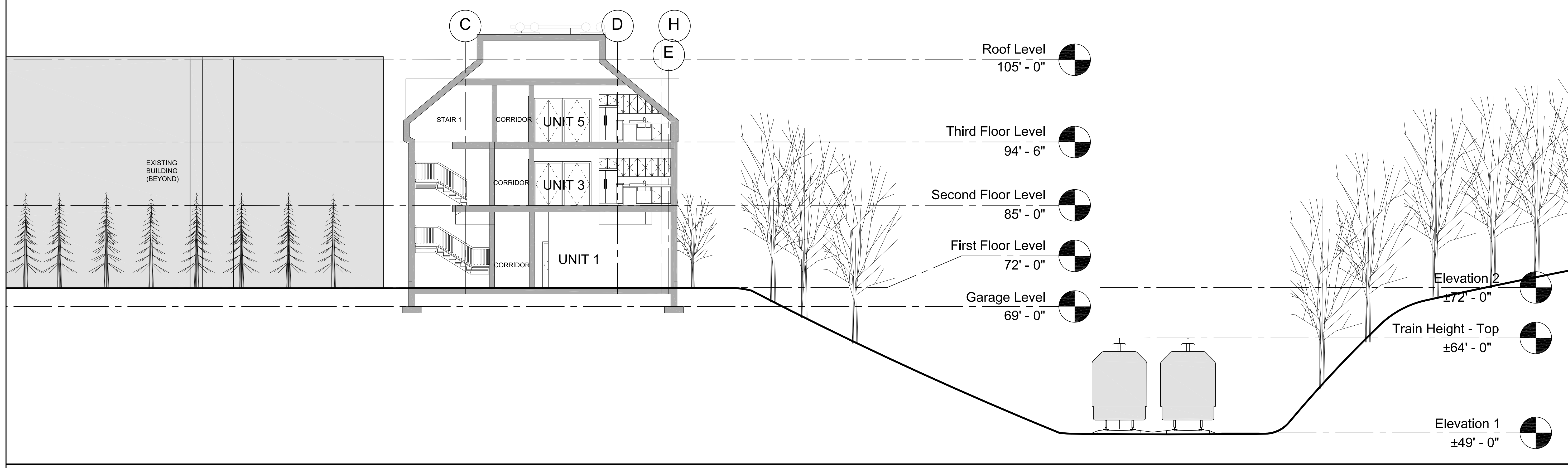
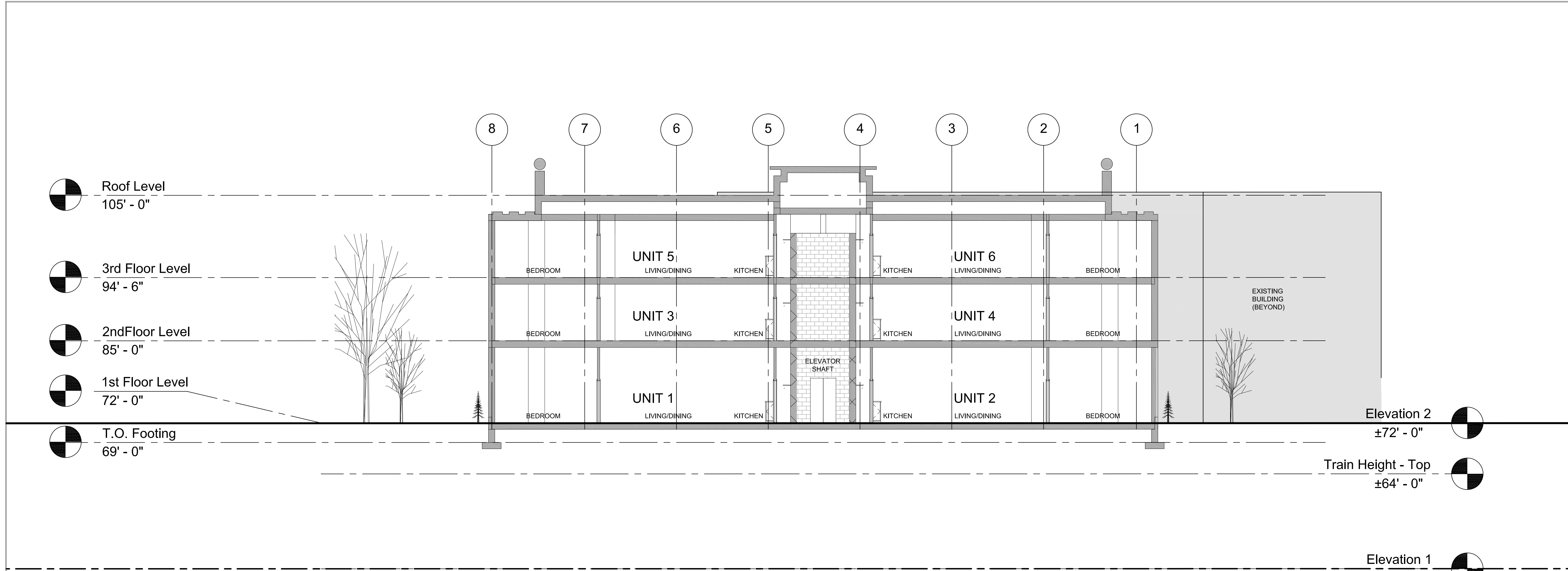
**A-301**  
 Herrick Road Residences



**TYPICAL SIDE ELEVATION**

① Building Side Elevations  
 1/4" = 1'-0"





**PROJECT NAME**  
**HERRICK ROAD RESIDENCES**

**PROJECT ADDRESS**  
 17-31 Herrick RD  
 Newton, MA

**CLIENT**  
 Herrick Road Realty Trust

**ARCHITECT**  
**KHALSA DESIGN INC.**

**KHALSA**  
 17IVALOO STREET SUITE 400  
 SOMERVILLE, MA 02143  
 TELEPHONE 617-591-8682

**CONSULTANTS:**  
 SOUZA TRUE & PARTNERS INC.  
 653 MT. AUBURN ST.  
 WATERTOWN, MA 02472  
 T: 617-926-6100  
 F: 617-924-4431

**REGISTRATION**

Project number 16128  
 Date 01-17-2017  
 Drawn by SEA/ERS  
 Checked by JSK  
 Scale 1/8" = 1' - 0"

**REVISIONS**

No.	Description	Date

**ARCHITECTURAL SITE SECTION**

**A-400**  
 17 HERRICK ROAD





PROJECT NAME

**Herrick Road Residences**

PROJECT ADDRESS

17-31 HERRICK ROAD  
NEWTON, MA

CLIENT

**HERRICK ROAD REALTY TRUST**

ARCHITECT



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Checked by JSK  
Scale

REVISIONS

No.	Description	Date

RENDERING

**AV-1**  
Herrick Road Residences



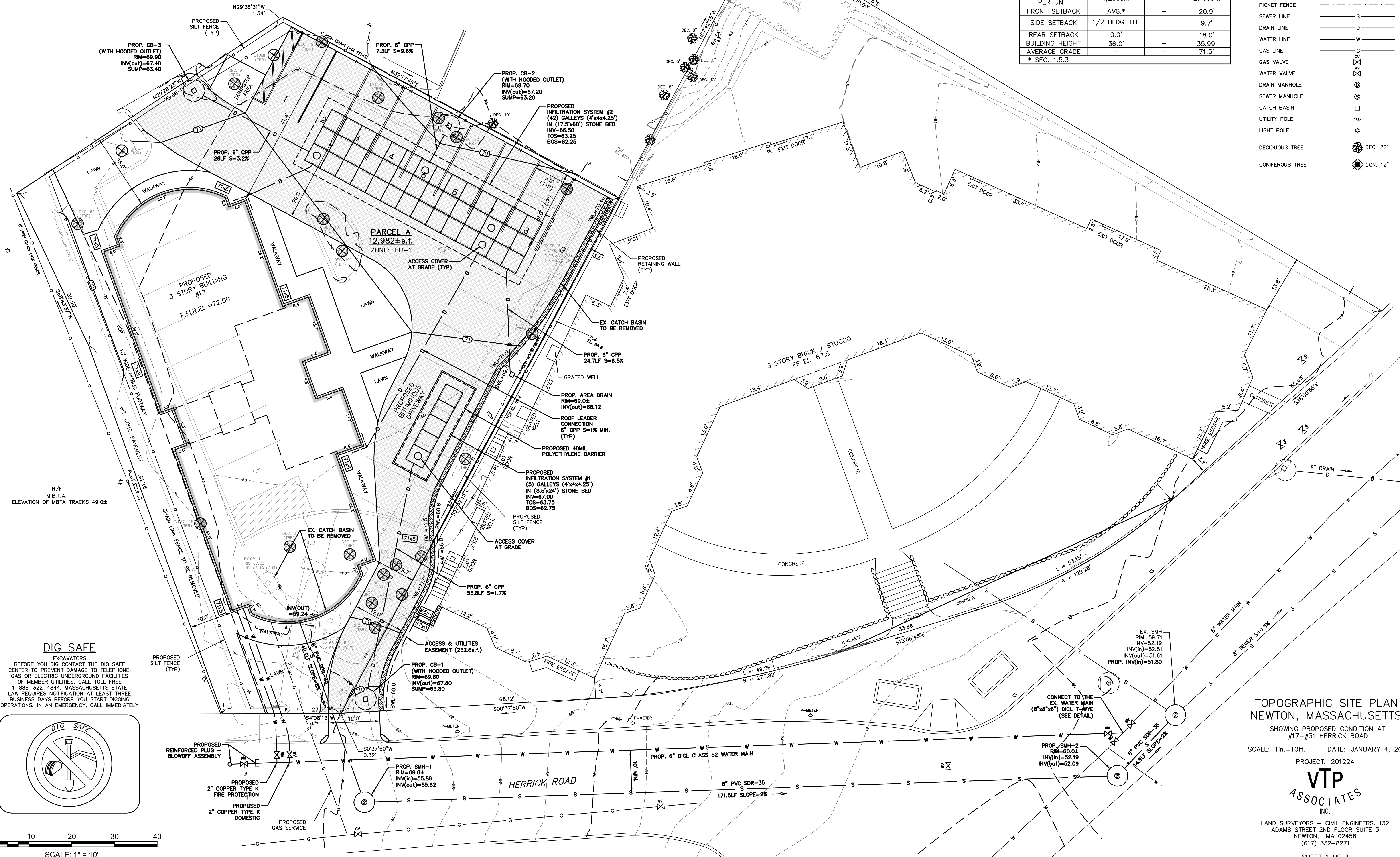
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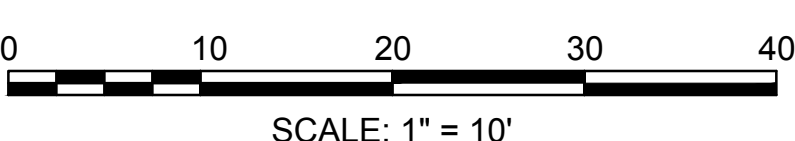
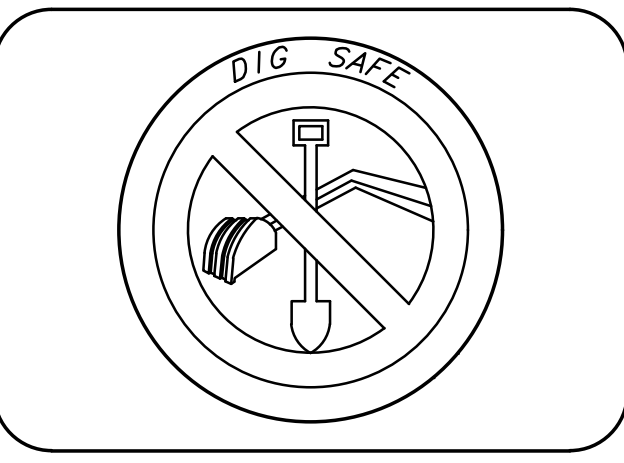
ZONING CHART			
NEWTON, MASSACHUSETTS			
ZONE:	BU-1	SUBMISSION: BLDG. PERMIT	
REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000s.f.	12,982±s.f.	N/C
LOT FRONTAGE	80.0'	28.87'	N/C
MIN. LOT AREA PER UNIT	1,200s.f.	-	2,163s.f.
FRONT SETBACK	AVG.*	-	20.9'
SIDE SETBACK	1/2 BLDG. HT.	-	9.7'
REAR SETBACK	0.0'	-	18.0'
BUILDING HEIGHT	36.0'	-	35.99'
AVERAGE GRADE	-	-	71.51

\* 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"



**DIG SAFE**  
 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

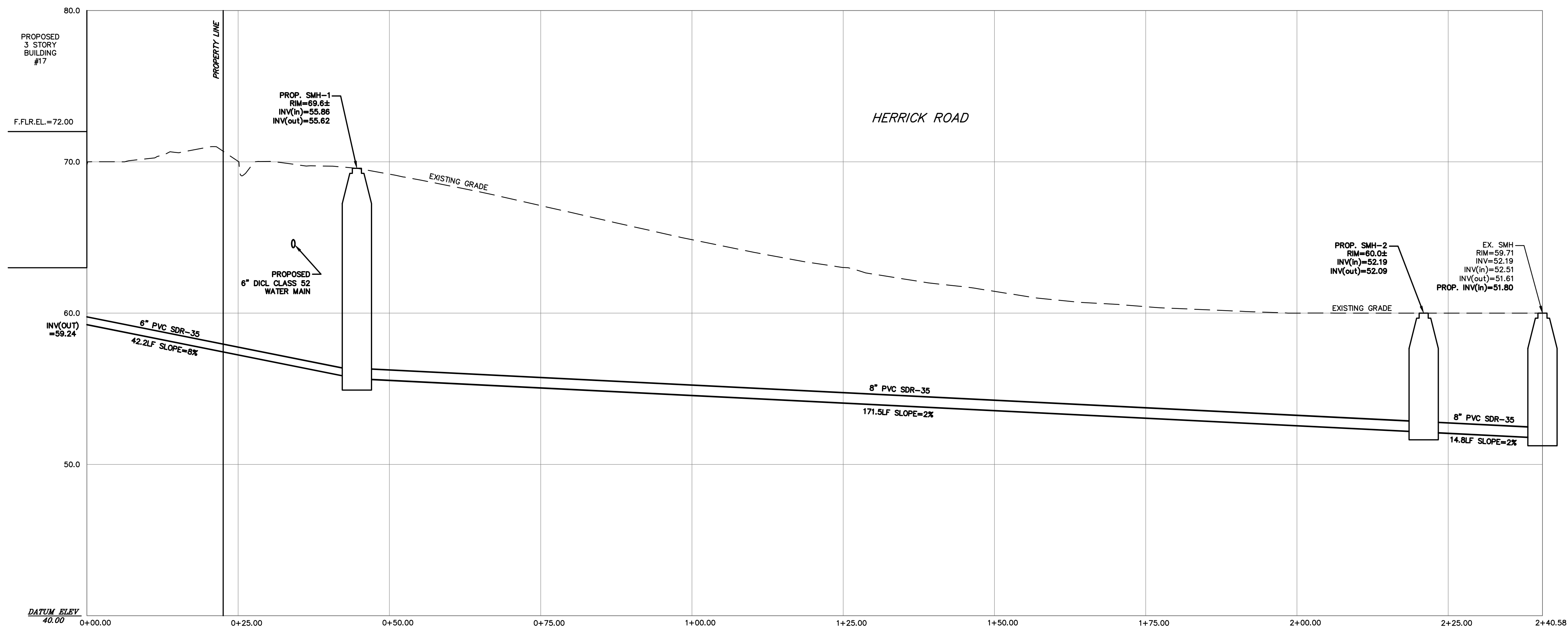
SCALE: 1in.=10ft. DATE: JANUARY 4, 2017  
 PROJECT: 201224

**VTP ASSOCIATES**  
 INC.

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



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**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.

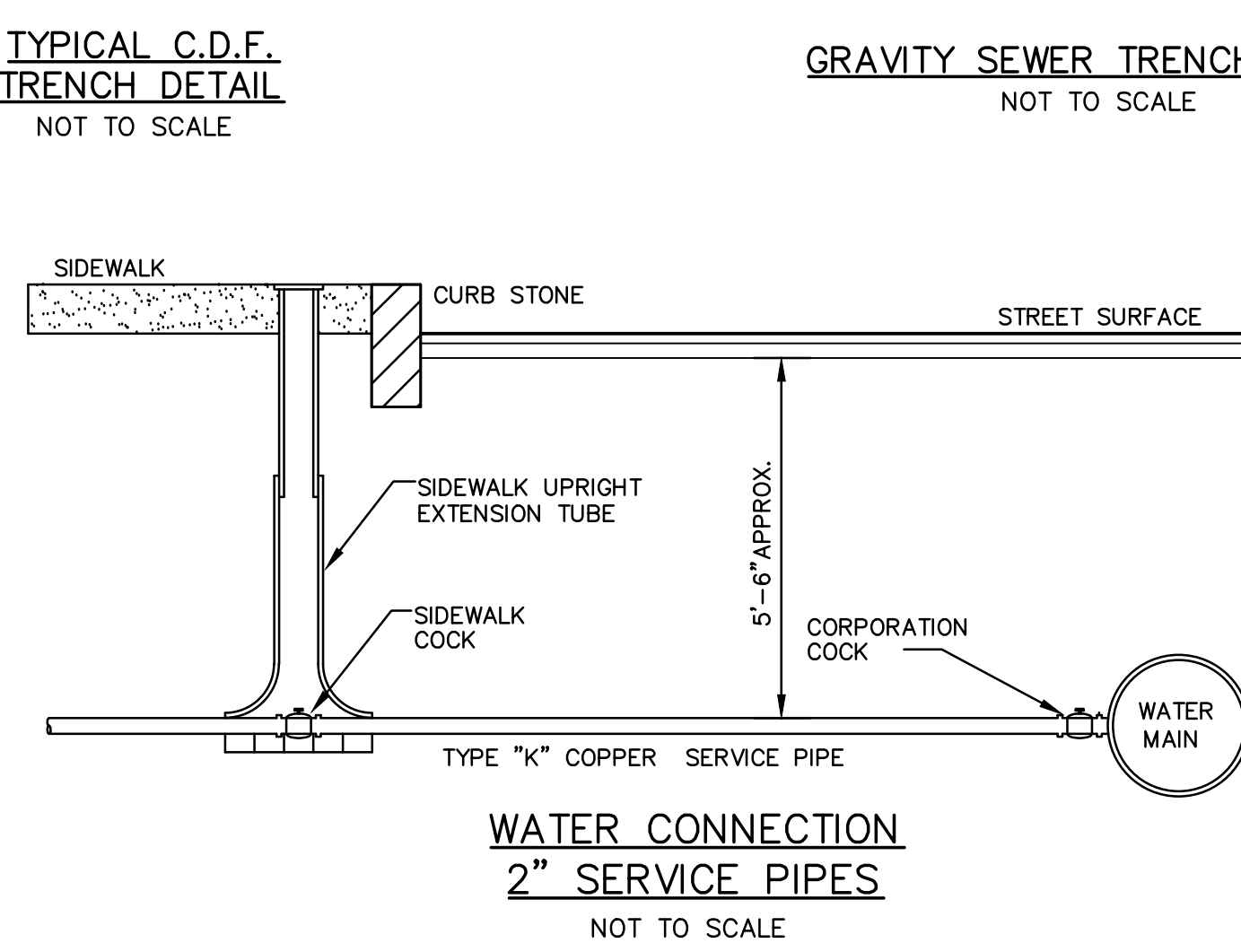
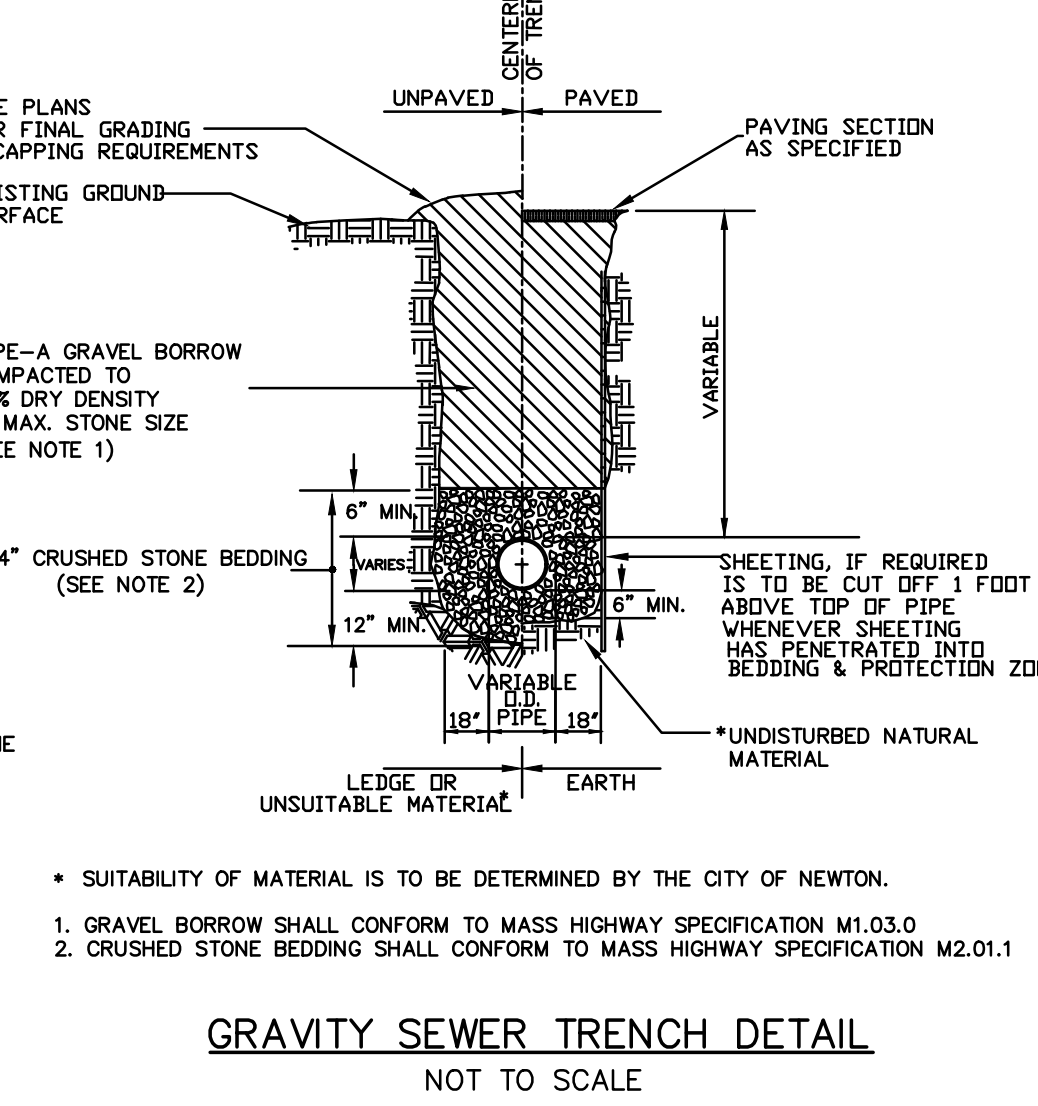
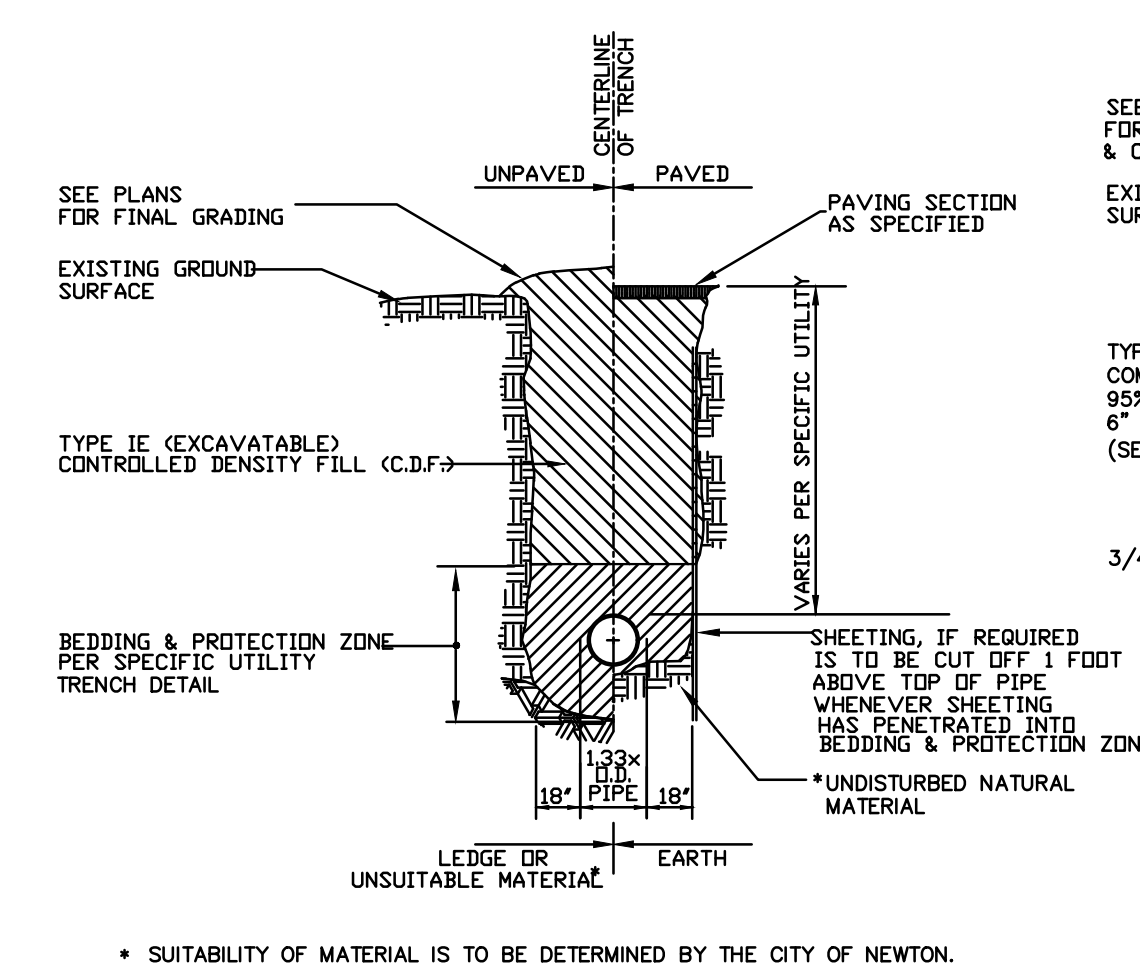
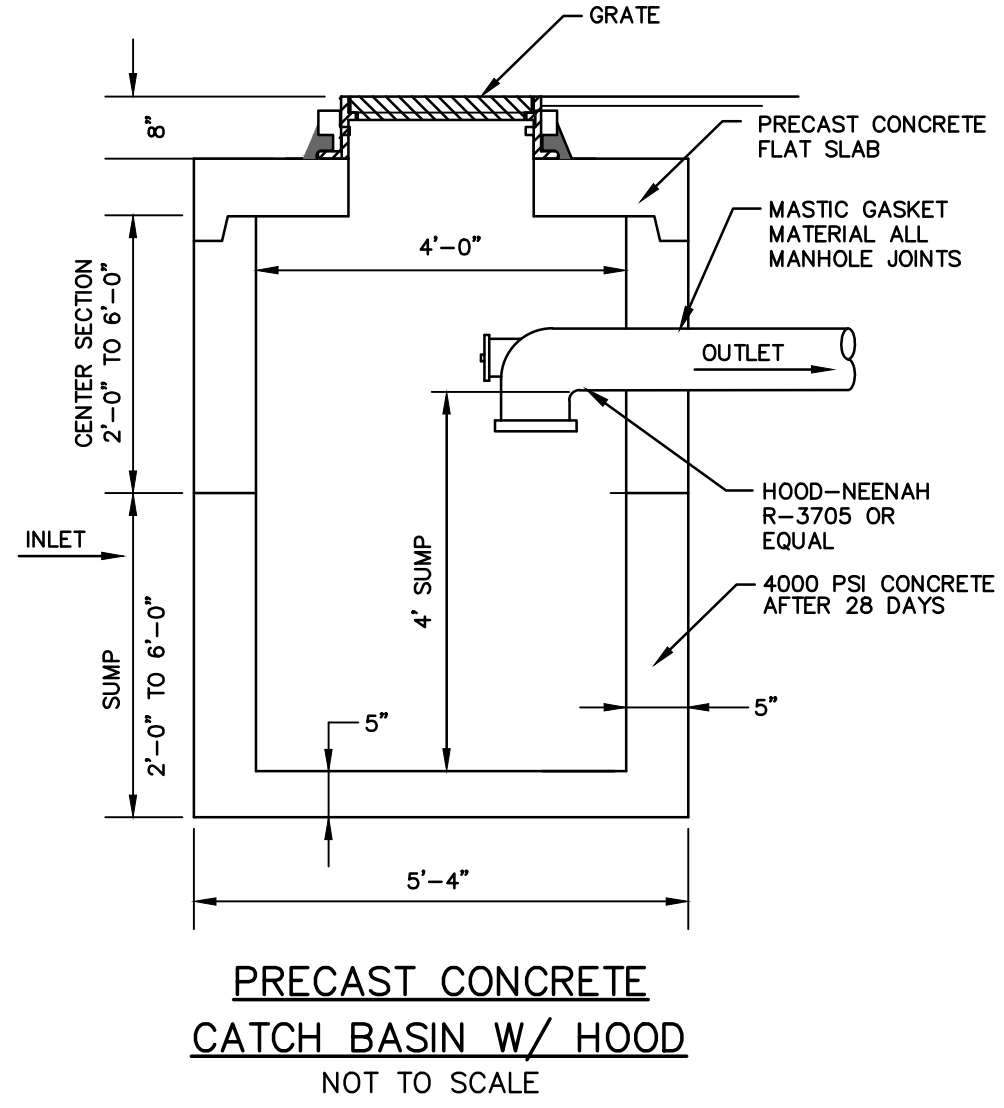
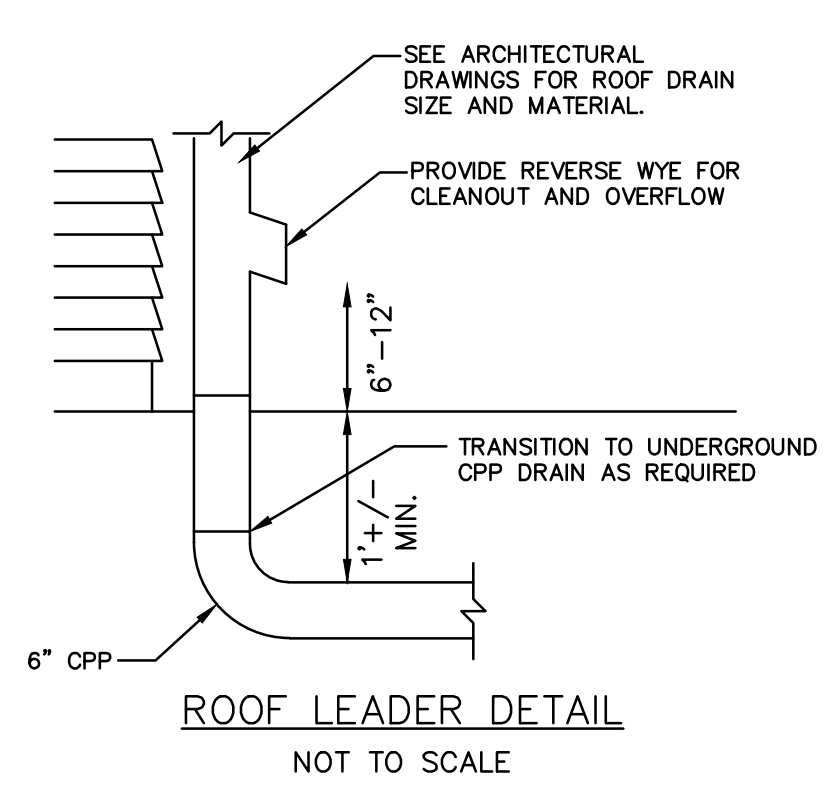
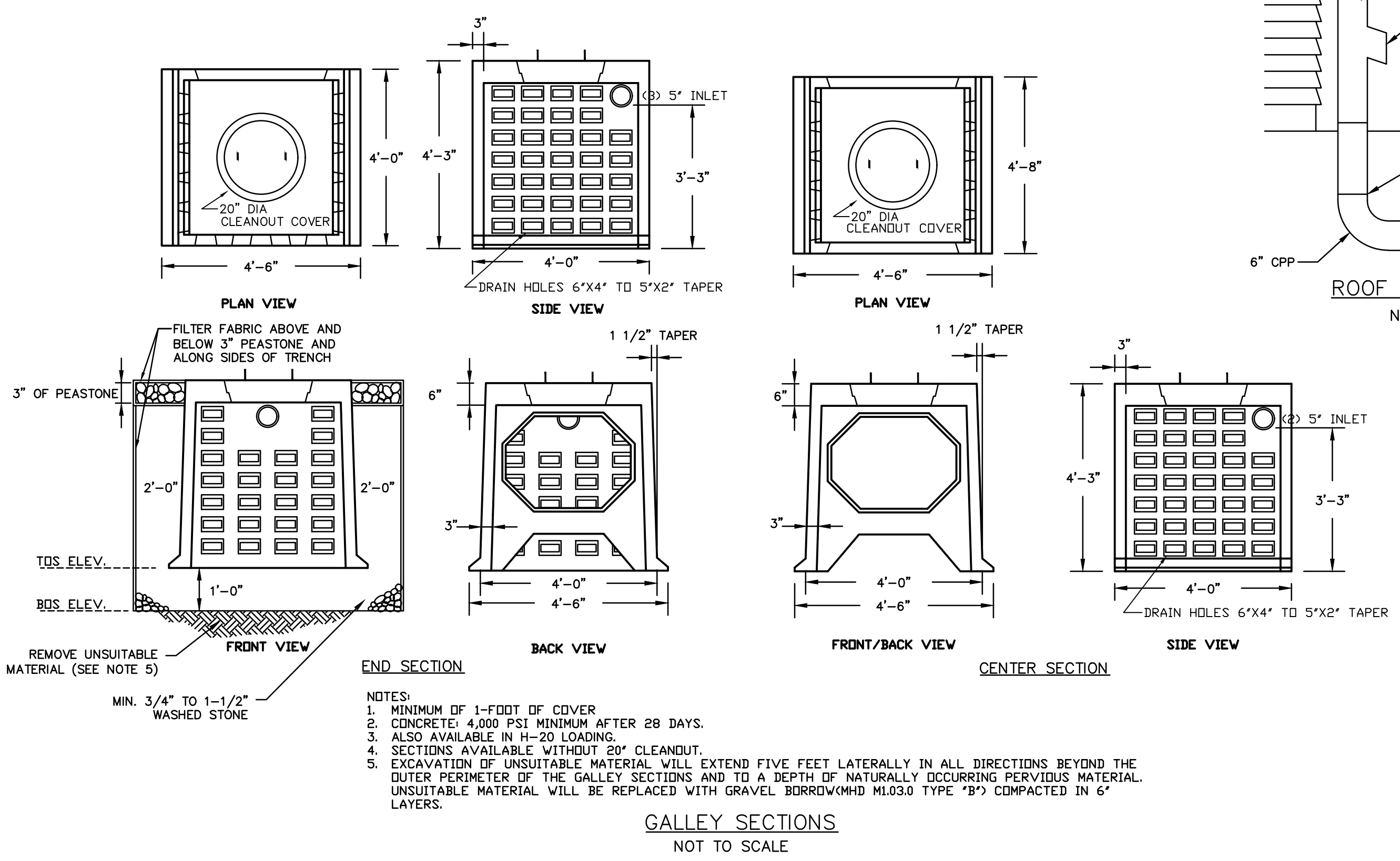
As of March 1, 2009, all trench excavation contractors shall comply with Massachusetts General Laws Chapter 82A, Trench Excavation Safety Requirements, to protect the general public from unauthorized access to unattended trenches. Trench Excavation Permit required. This applies to all trenches on public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



**DIG SAFE**

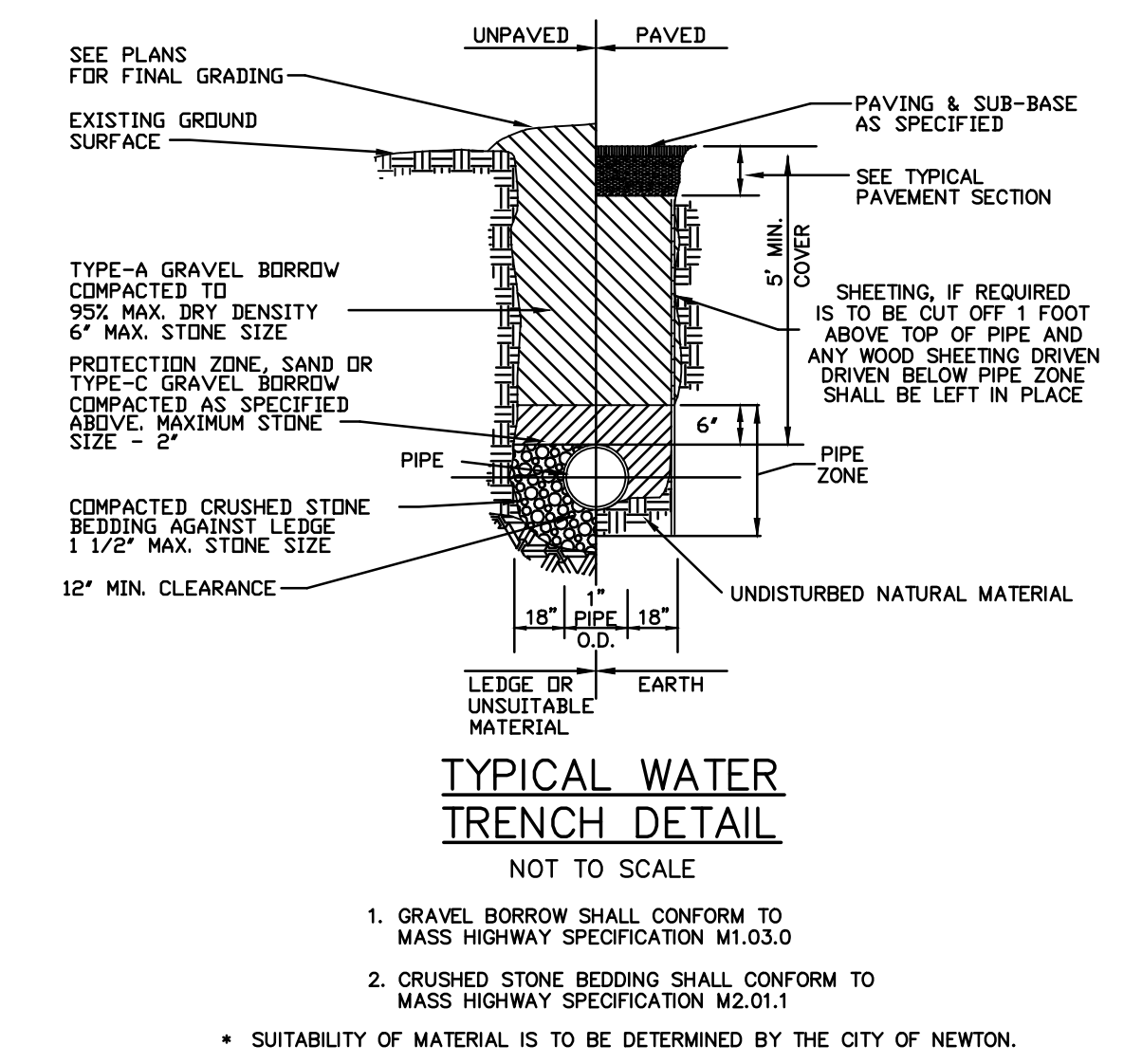
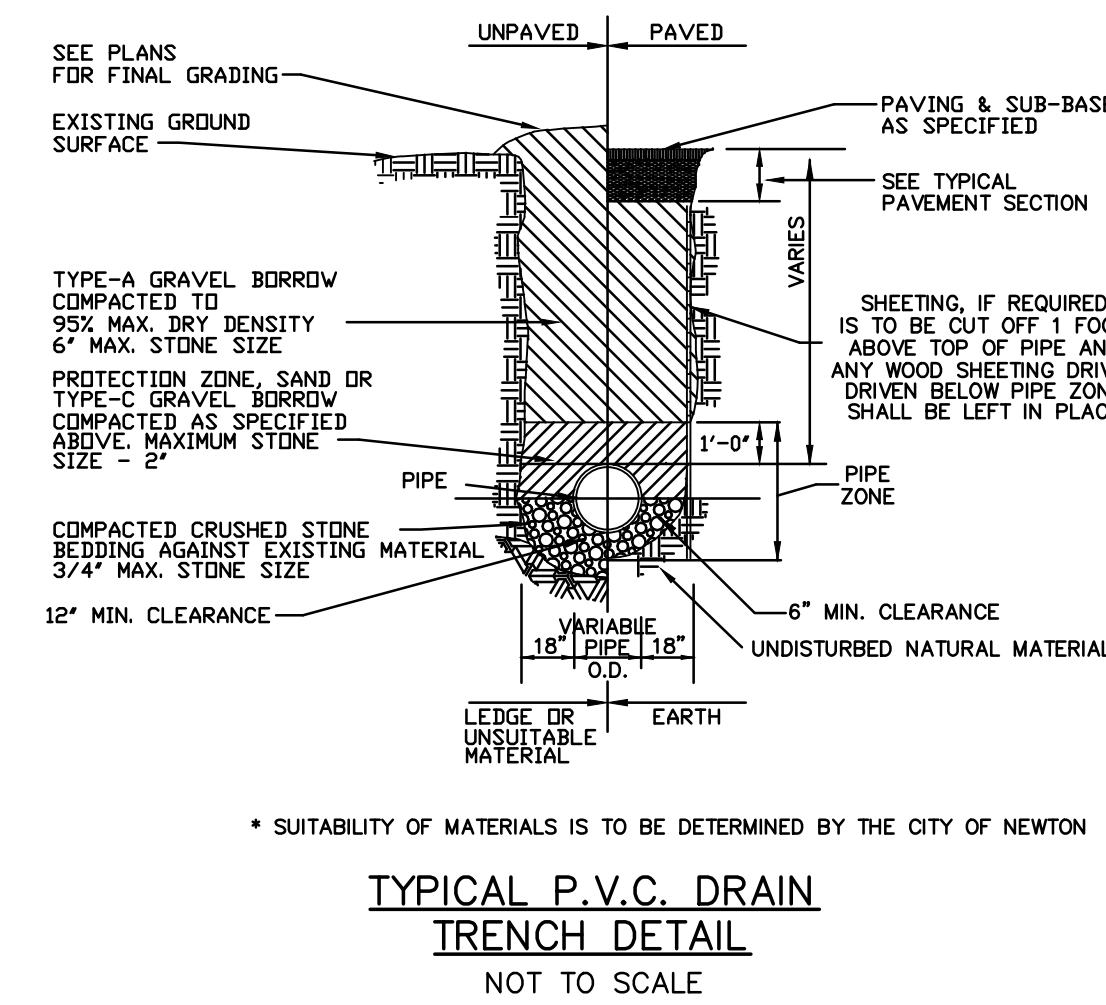
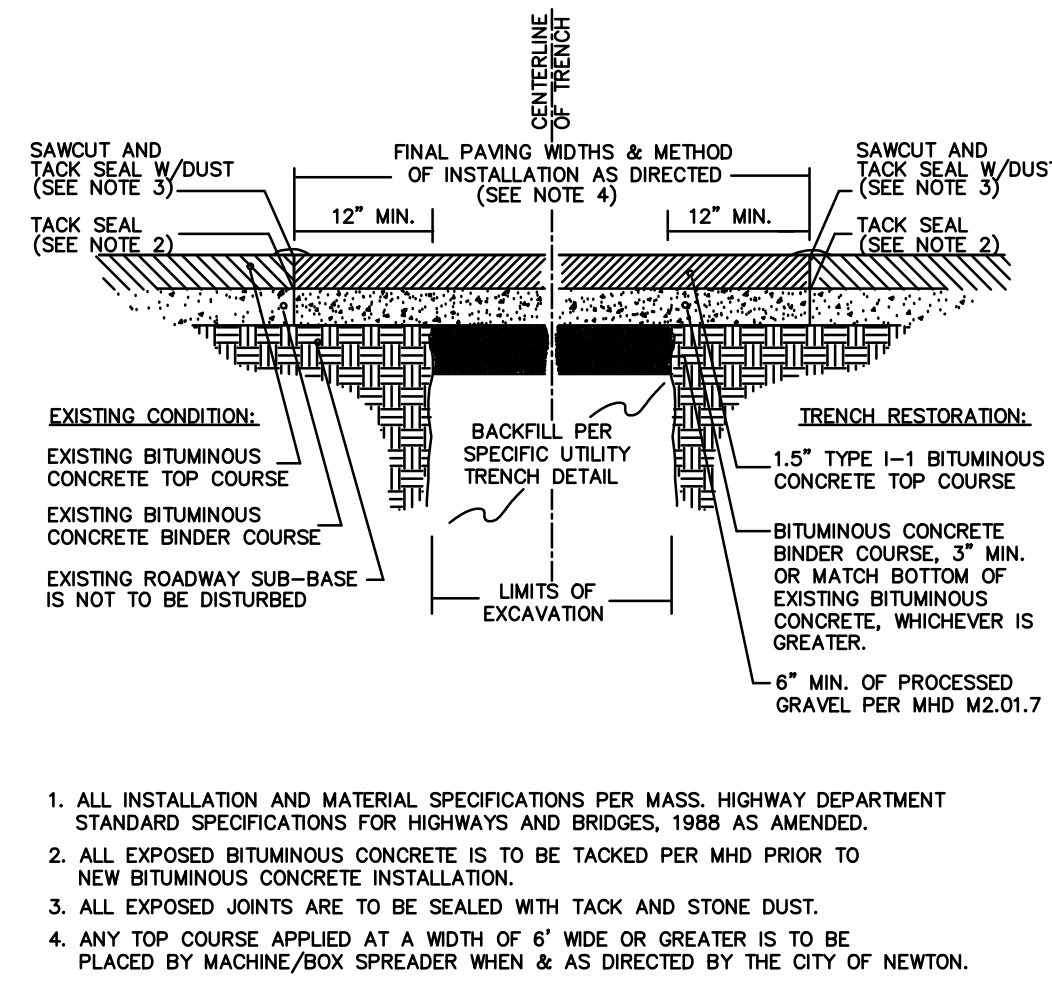
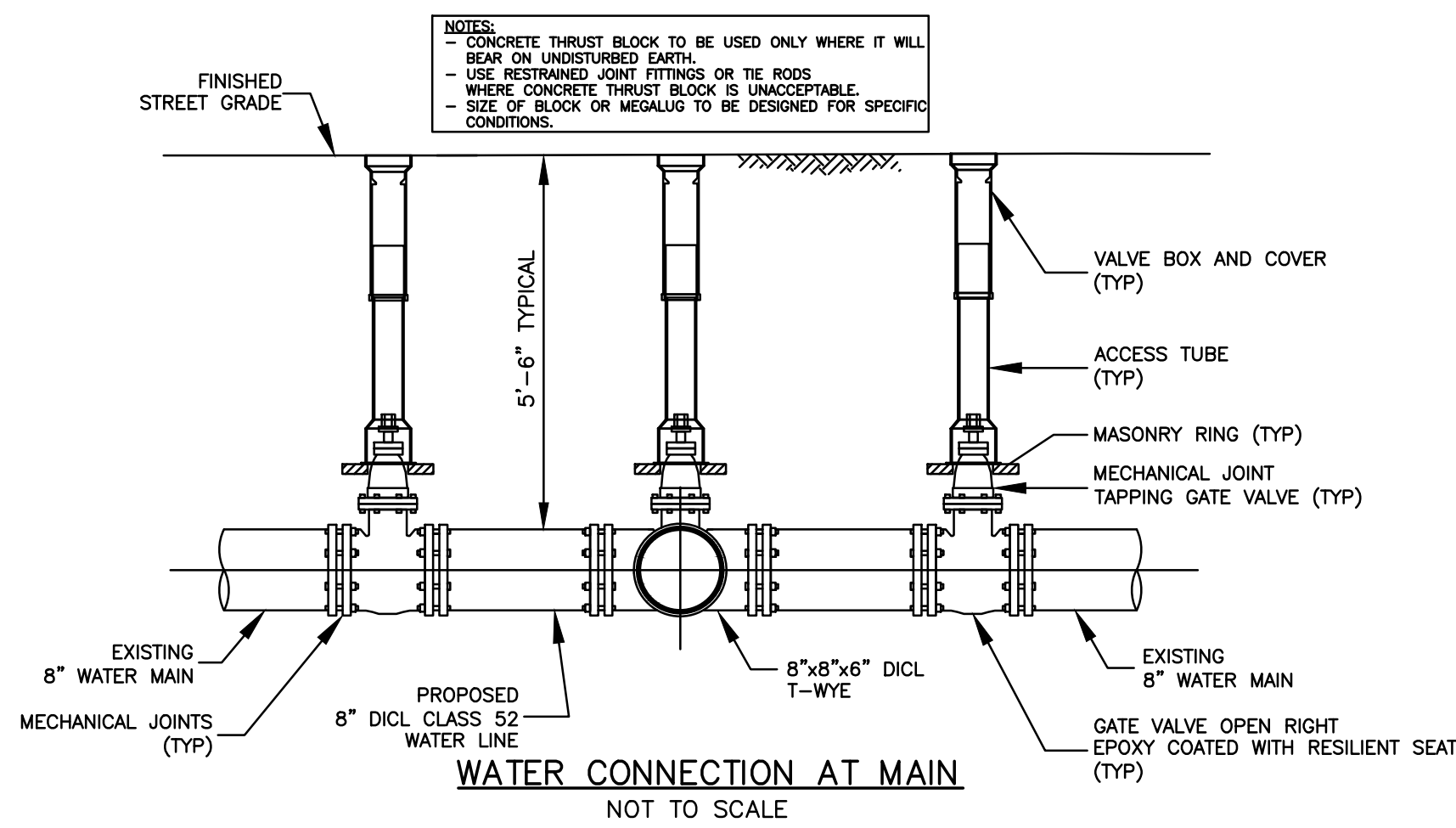
EXCAVATORS  
BEFORE YOU DIG CONTACT THE DIG SAFE CENTER TO PREVENT DAMAGE TO TELEPHONE, GAS OR ELECTRIC UNDERGROUND FACILITIES OF MEMBER UTILITIES. CALL TOLL FREE 1-888-322-4844. MASSACHUSETTS STATE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE YOU START DIGGING OPERATIONS. IN AN EMERGENCY,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

**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

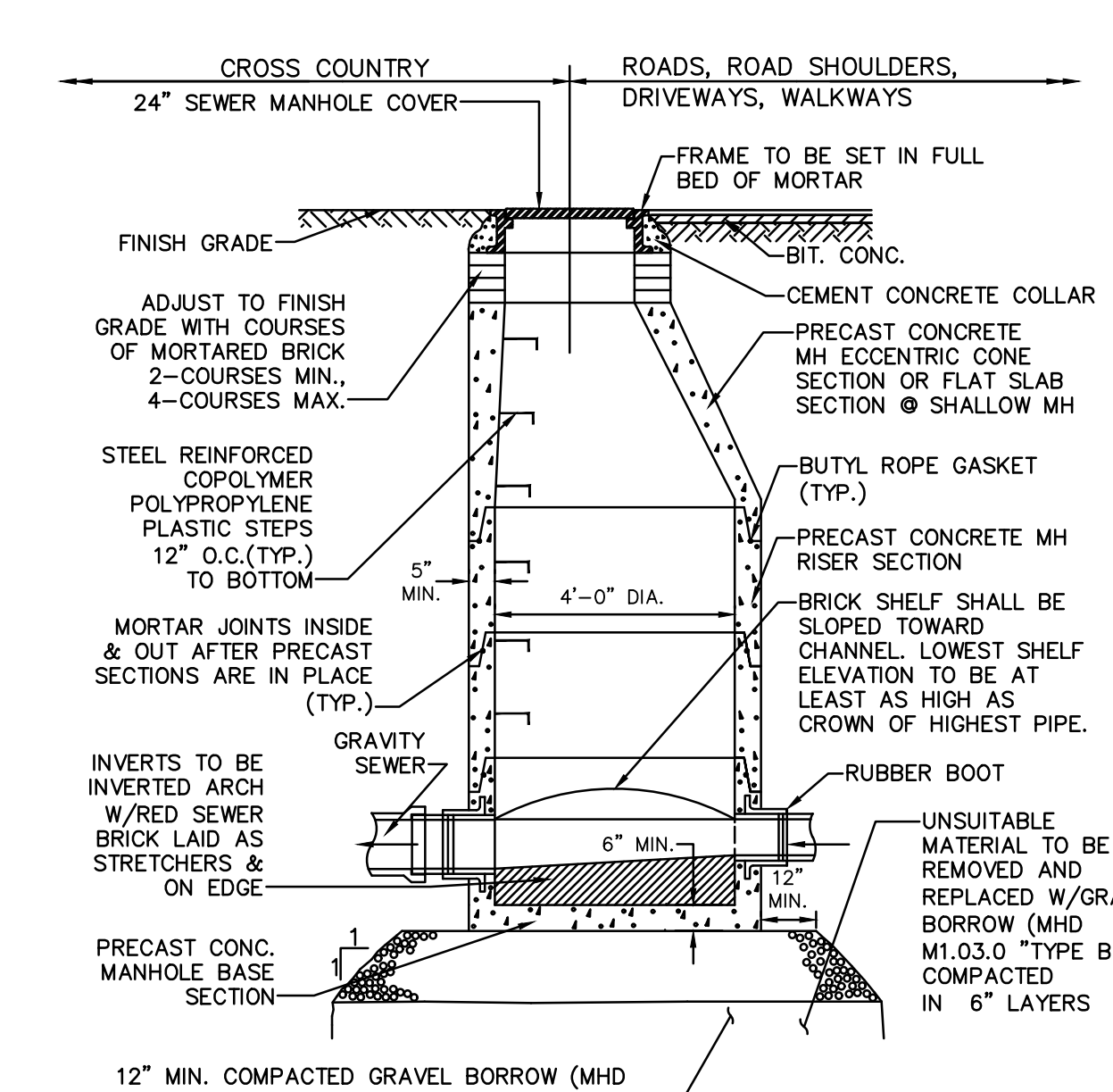
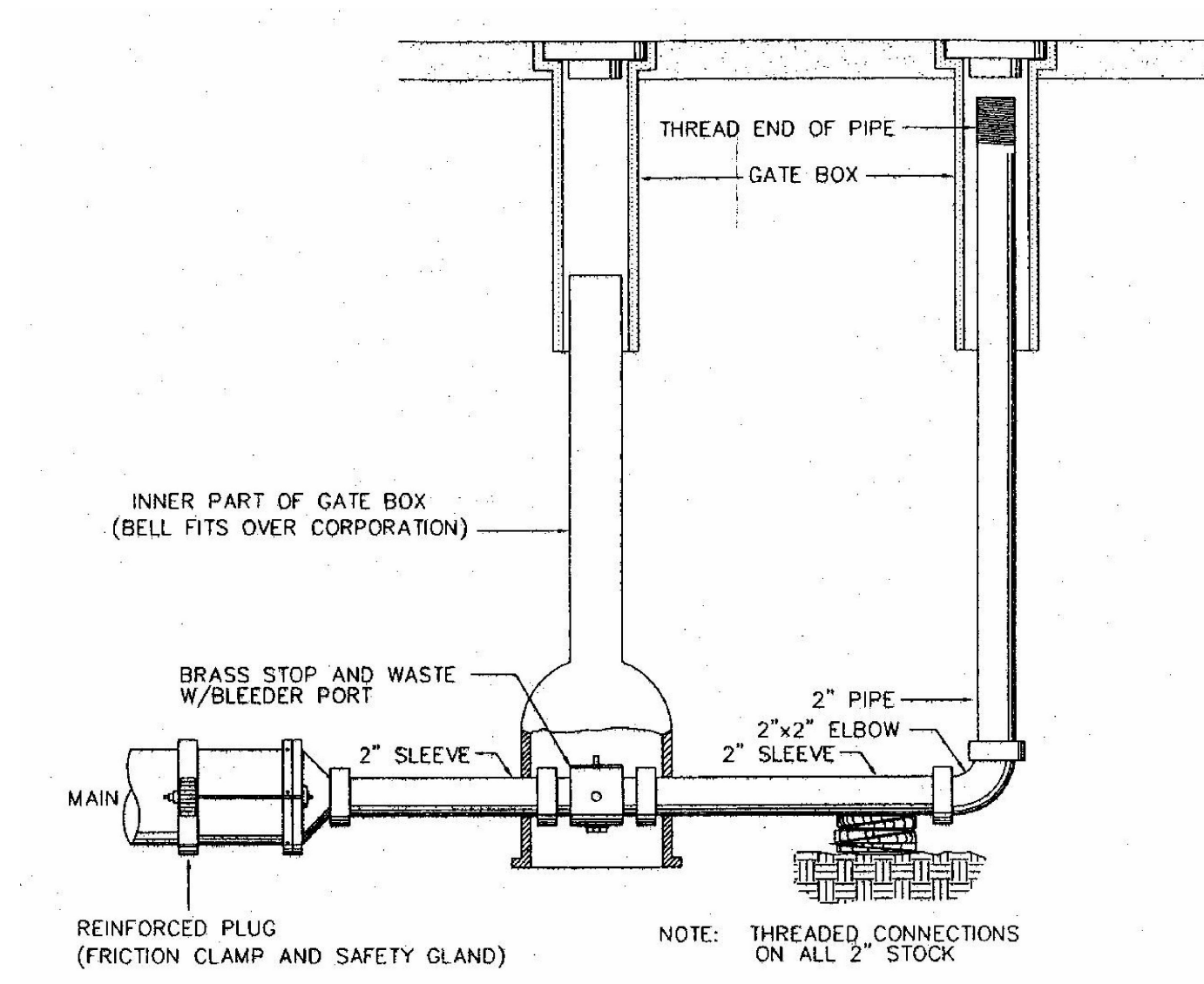
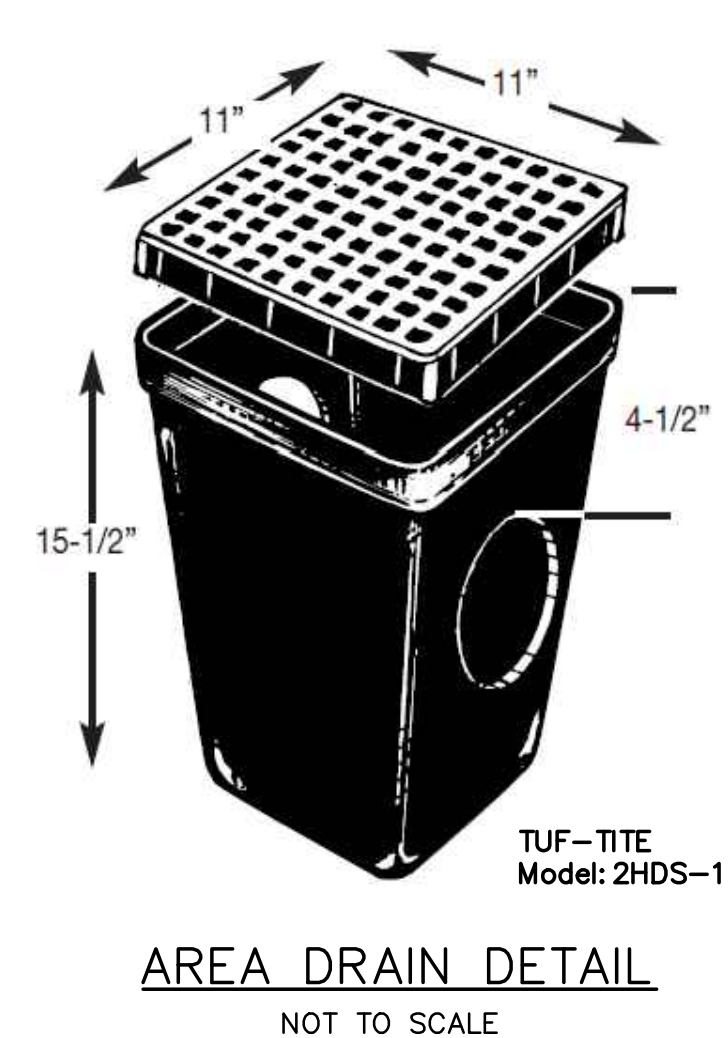
SHEET 2 OF 3





1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASS. HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 1998 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.

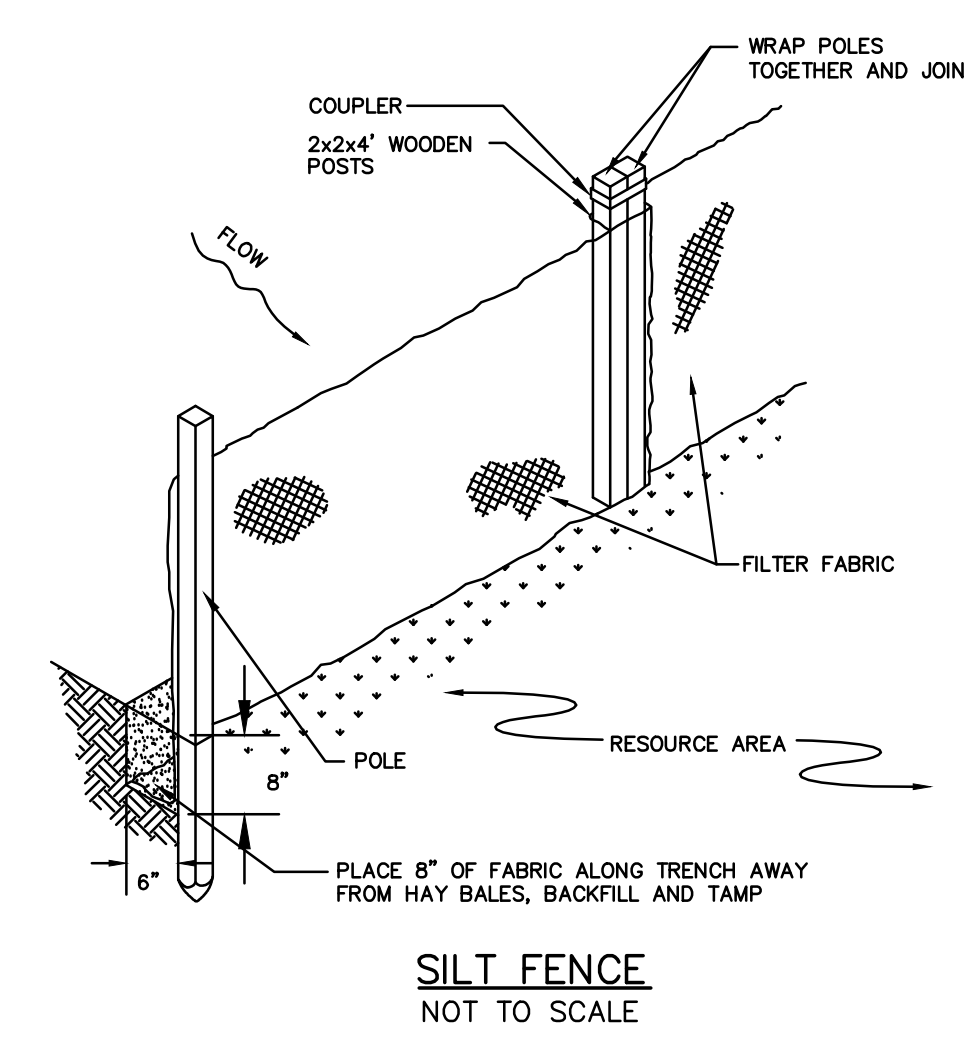
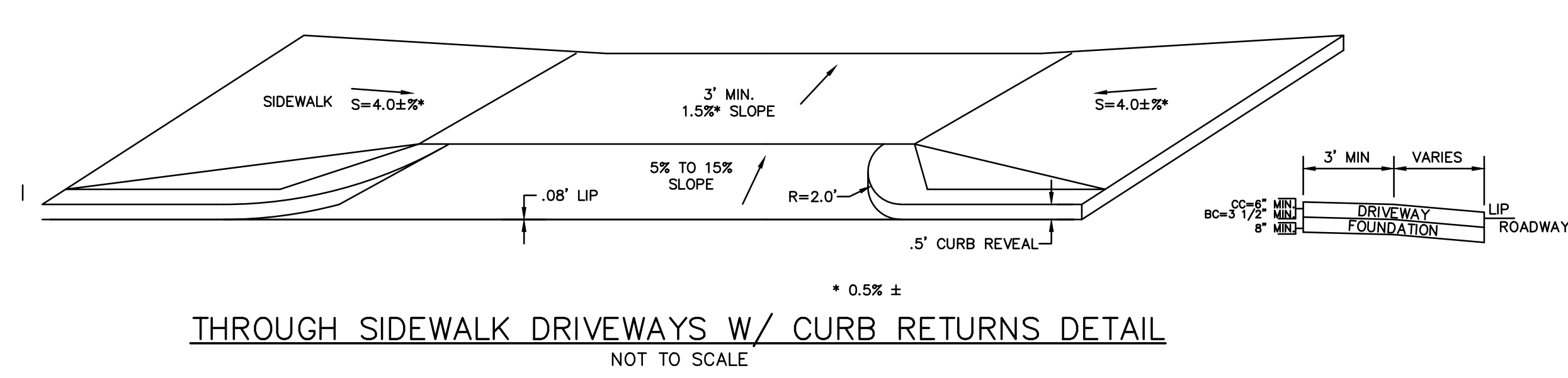
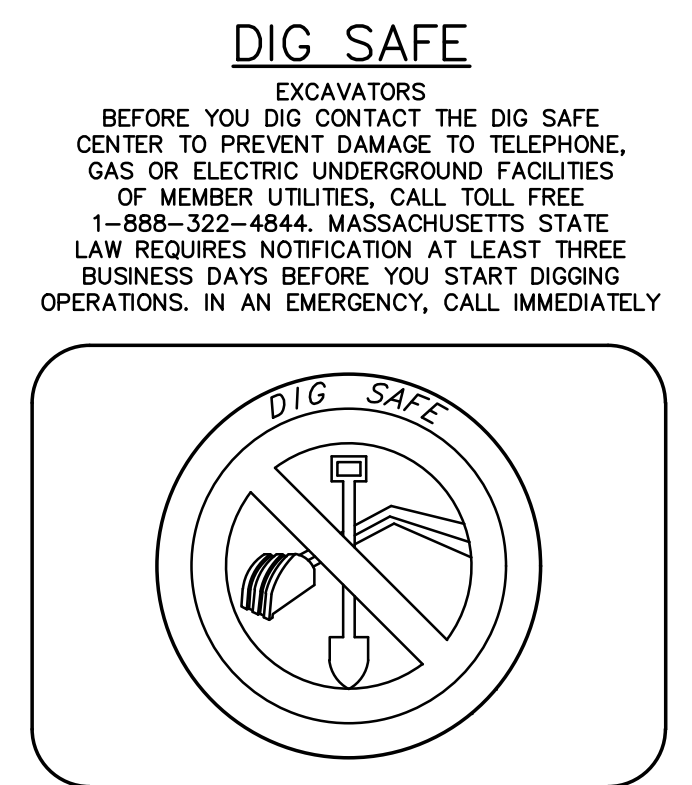
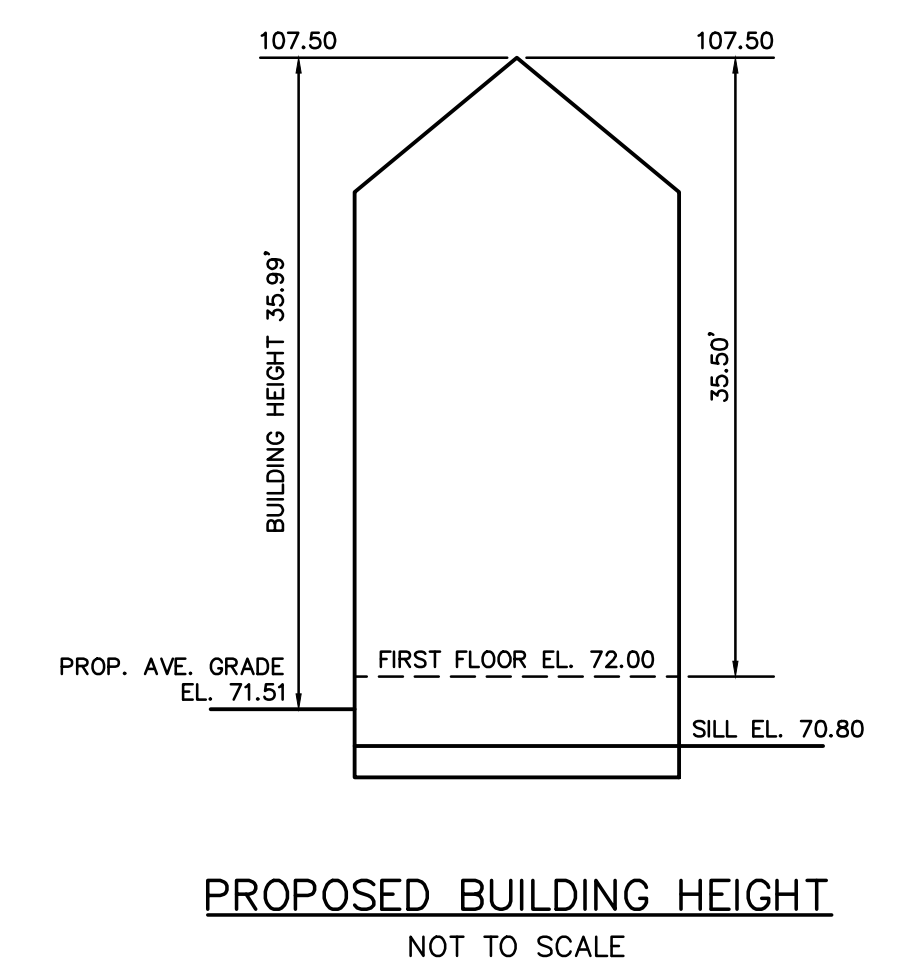
- \* SUITABILITY OF MATERIALS IS TO BE DETERMINED BY THE CITY OF NEWTON.
1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
  2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1
- \* SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.



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	Height of Low Point	E=(C+D)/2	Average Segment Height	F=BxE
1	35.34	71.50	71.40	71.45	71.45	2525.04 Sq. Ft.
2	26.15	71.50	71.40	71.45	71.45	1868.42 Sq. Ft.
3	6.42	71.50	71.50	71.50	71.50	459.03 Sq. Ft.
4	14.67	71.40	71.40	71.40	71.40	1047.44 Sq. Ft.
5	6.42	71.50	71.50	71.50	71.50	459.03 Sq. Ft.
6	8.33	71.50	71.50	71.50	71.50	595.60 Sq. Ft.
7	14.67	71.40	71.40	71.40	71.40	1047.44 Sq. Ft.
8	6.42	71.50	71.40	71.45	71.45	458.71 Sq. Ft.
9	26.17	71.50	71.30	71.40	71.40	1868.54 Sq. Ft.
10	35.33	71.50	71.40	71.45	71.45	2524.33 Sq. Ft.
11	28.86	71.80	71.50	71.65	71.65	2067.82 Sq. Ft.
12	11.97	71.80	71.80	71.80	71.80	859.45 Sq. Ft.
13	8.33	71.80	71.70	71.75	71.75	597.68 Sq. Ft.
14	40.83	71.70	71.50	71.60	71.60	2923.43 Sq. Ft.
<b>Total</b>	<b>269.91</b>					<b>19301.94 Sq. Ft.</b>

Total Column F / Total Column B = Average Grade  
**Average Grade: 71.51'**



DETAIL-2  
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 3 OF 3