

NewCAL

Community Update

September 23, 2021



Monthly Topics

September

Site Plan, Site Features, Building Organization

October

Massing and Exterior Treatment Concepts

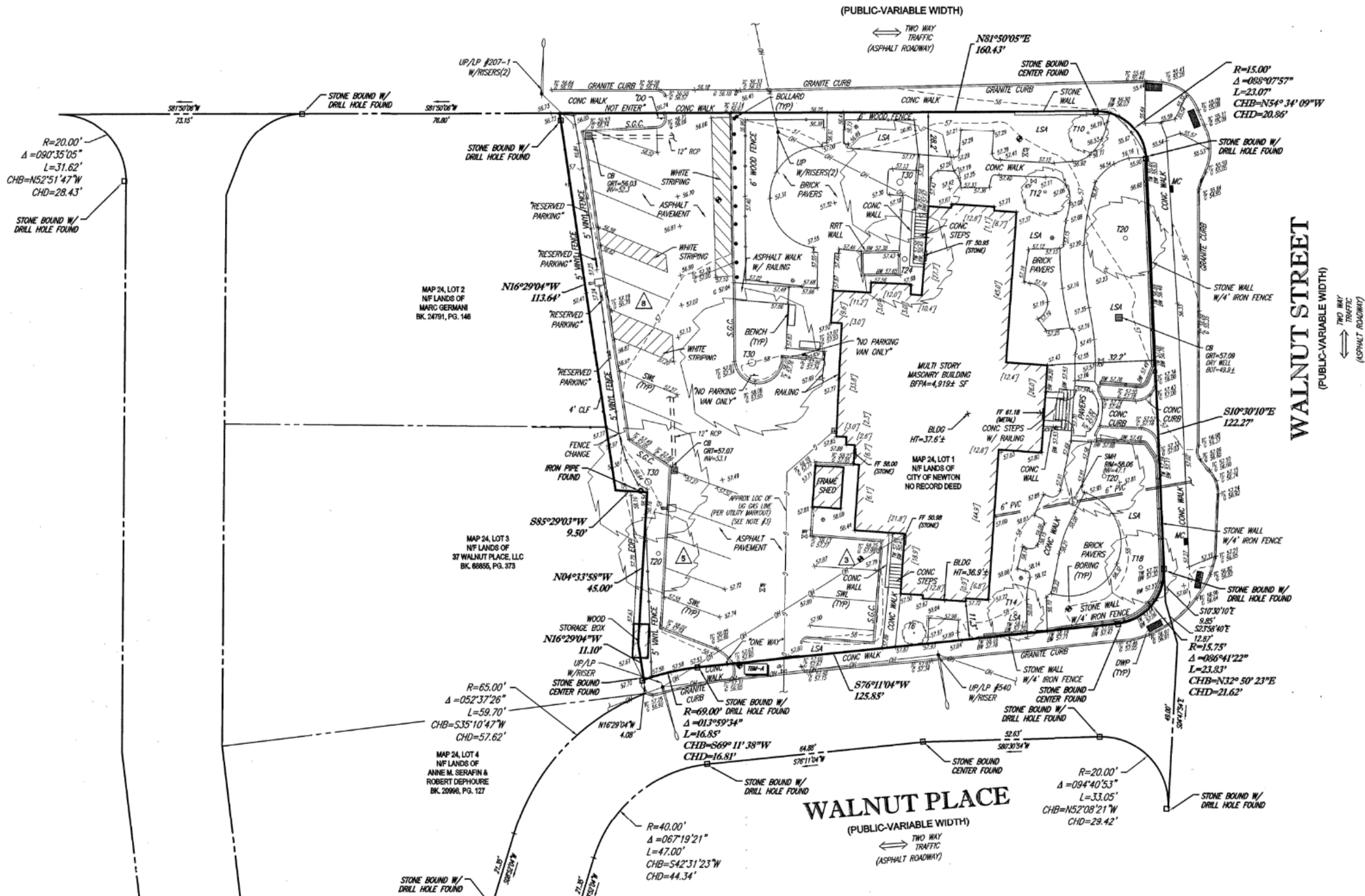
November

Exterior Facades, Materials & Landscape Development

December

Site Plan, Building Plans, Sustainability & Renderings

Civil Survey



- NOTES:
1. PROPERTY KNOW OF MASSACHUSETTS
 2. AREA = 26,221 SQ
 3. LOCATION OF UNK MARK-OUTS, ABO' AS LISTED IN THE UTILITY MARKOUT BEFORE ANY EXC LOCATION, SIZE A NOT GUARANTEE ABANDONED.
 4. THIS PLAN IS BAS ASSOCIATES, INC
 5. THIS SURVEY WA RESTRICTIONS, C
 6. BY GRAPHIC PLOT DETERMINED TO I
 7. ELEVATIONS REFI OBSERVATIONS U SURVEY.
- TEMPORARY BEN
TBM-A: MAG
TBM-B: MAG
- PRIOR TO CONSTI ILLUSTRATED ON ANY CONFLICTS I
8. THE OFFSETS SHI PERMANENT ADDI
 9. THE EXISTENCE C SURVEY.
- REFERENCES:
1. THE TAX ASSESS
 2. MAP ENTITLED "N COUNTY, MASSACHUSETTS EFFECTIVE DATE:
 3. MAP ENTITLED "J N. EAGER, DATED BOOK 30, PLAN 31
 4. MAP ENTITLED "PI SMILIE, DATED OC BOOK 4577, END.
 5. MAP ENTITLED "CI SHOWING LAYOUT" RECORDED WITH



New Streetscape & potential drop-off location



Existing Condition at front of 345 Walnut Street



Streetscape & potential drop-off at Highland Avenue



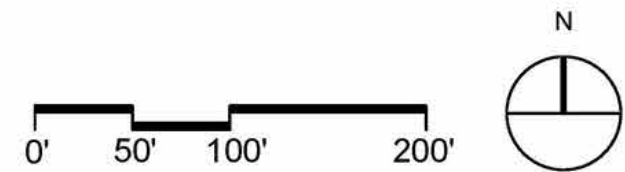
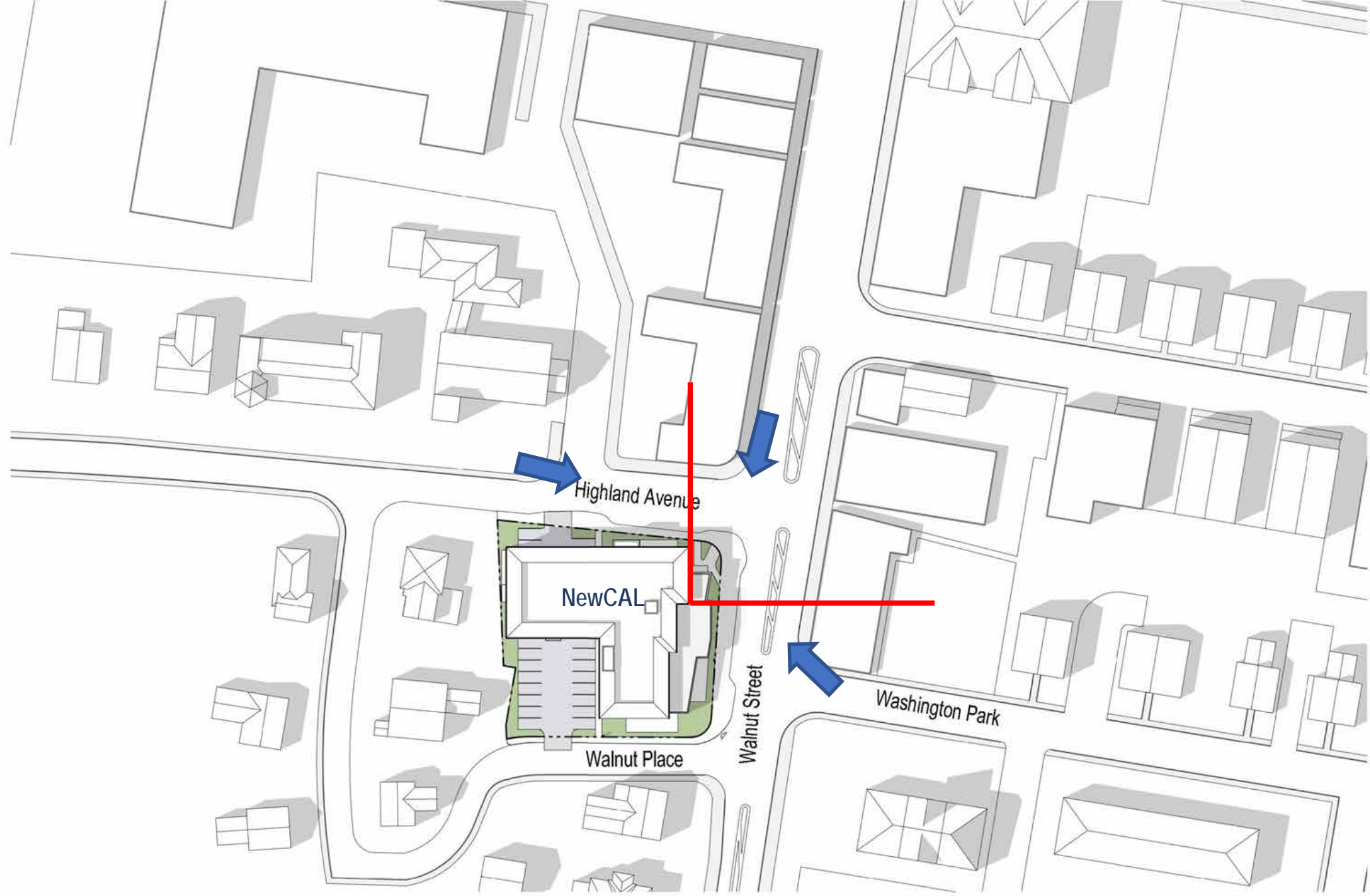
Looking down Walnut Street Sidewalk Towards Senior Center



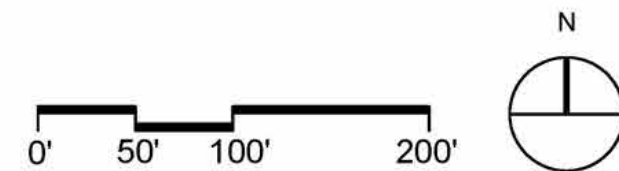
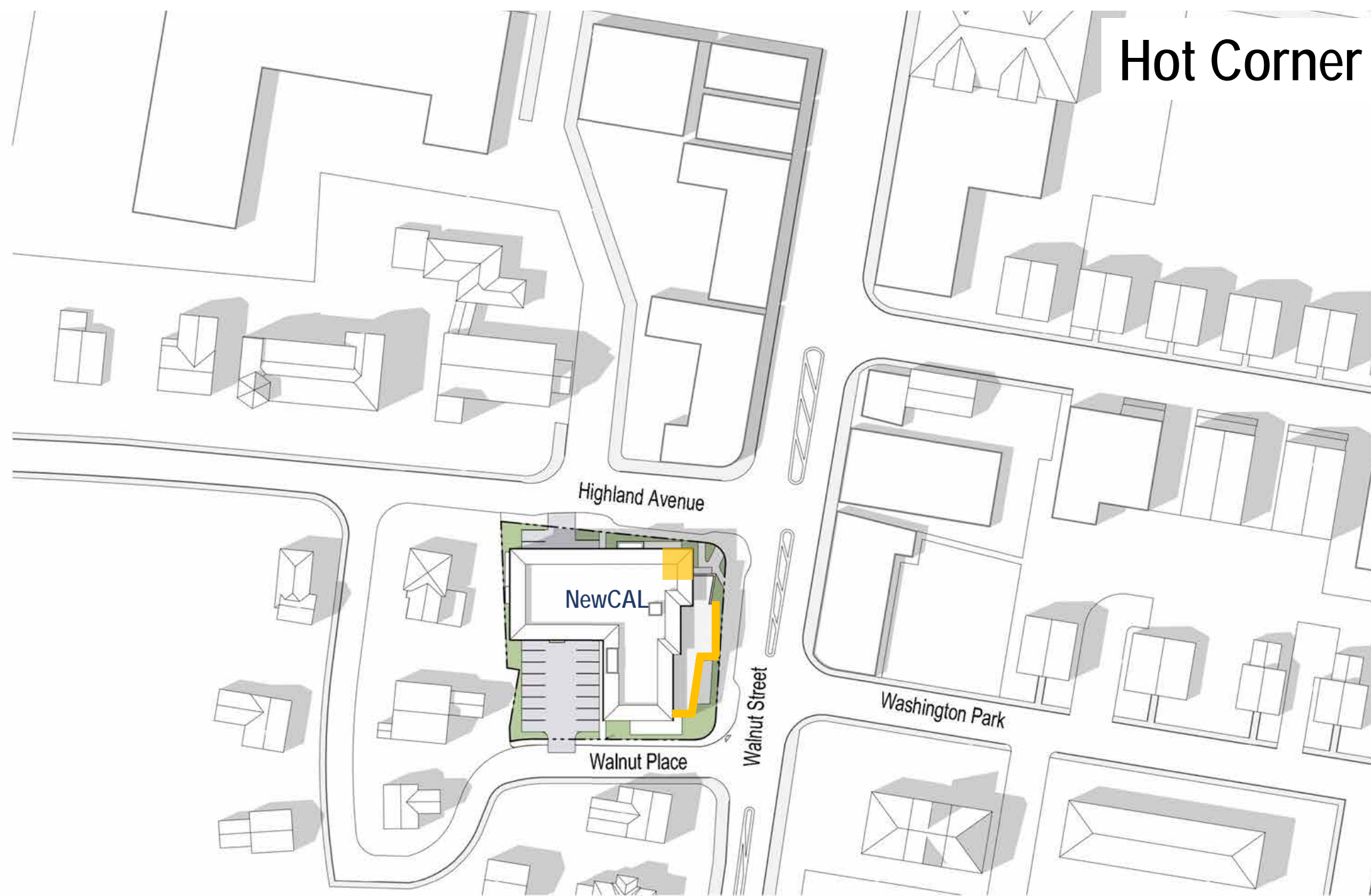
New Streetscape with view to new building entry

Site Plan





Hot Corner and Edges





Building is Setback along Walnut Place to reduce canyon effect

Parking Options



Newtonville Avenue

125 Municipal parking spaces

AUSTIN STREET

AUSTIN STREET PARKING

Madison Avenue

WALNUT STREET

50+ street parkings

LOWELL AVENUE

HIGHLAND AVENUE

PARKING ON SOUTH SIDE OF THE STREET

SENIOR CENTER

Washington

250'

Site Plan



MAP 24, LOT 2
NF LANDS OF
MARC GERMANI
BK. 24791, PG. 146

MAP 24, LOT 3
NF LANDS OF
37 WALNUT PLACE, LLC
BK. 68855, PG. 373

$R=65.00'$
 $\Delta=052^{\circ}37'26''$
 $L=59.70'$
 $\theta=535^{\circ}10'47''W$

WOOD
STORAGE BOX
 $N16^{\circ}29'04''W$
 $11.10'$
UP/LP
W/RISER
STONE BOUND
CENTER FOUND

$S85^{\circ}29'03''W$
 $9.50'$
 $N04^{\circ}33'58''W$
 $45.00'$

$N16^{\circ}29'04''W$
 $113.64'$

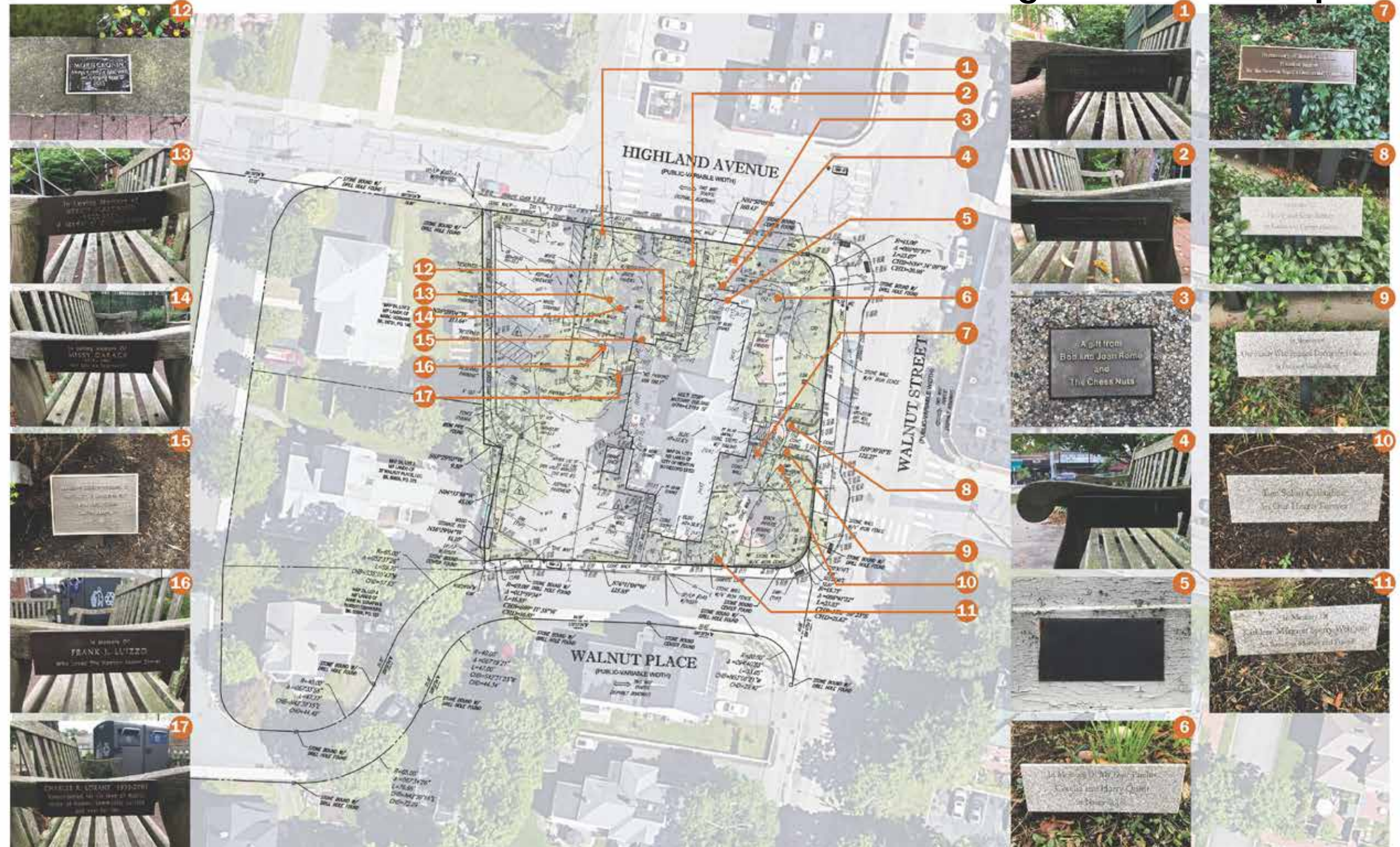
$R=15.00'$
 $\Delta=088^{\circ}07'57''$
 $L=23.07'$
 $CHB=N54^{\circ}34'09''W$
 $CHD=20.86'$

WALNUT STREET
(PUBLIC-VARIABLE WIDTH)

TWO WAY
TRAFFIC
(ASPHALT ROADWAY)

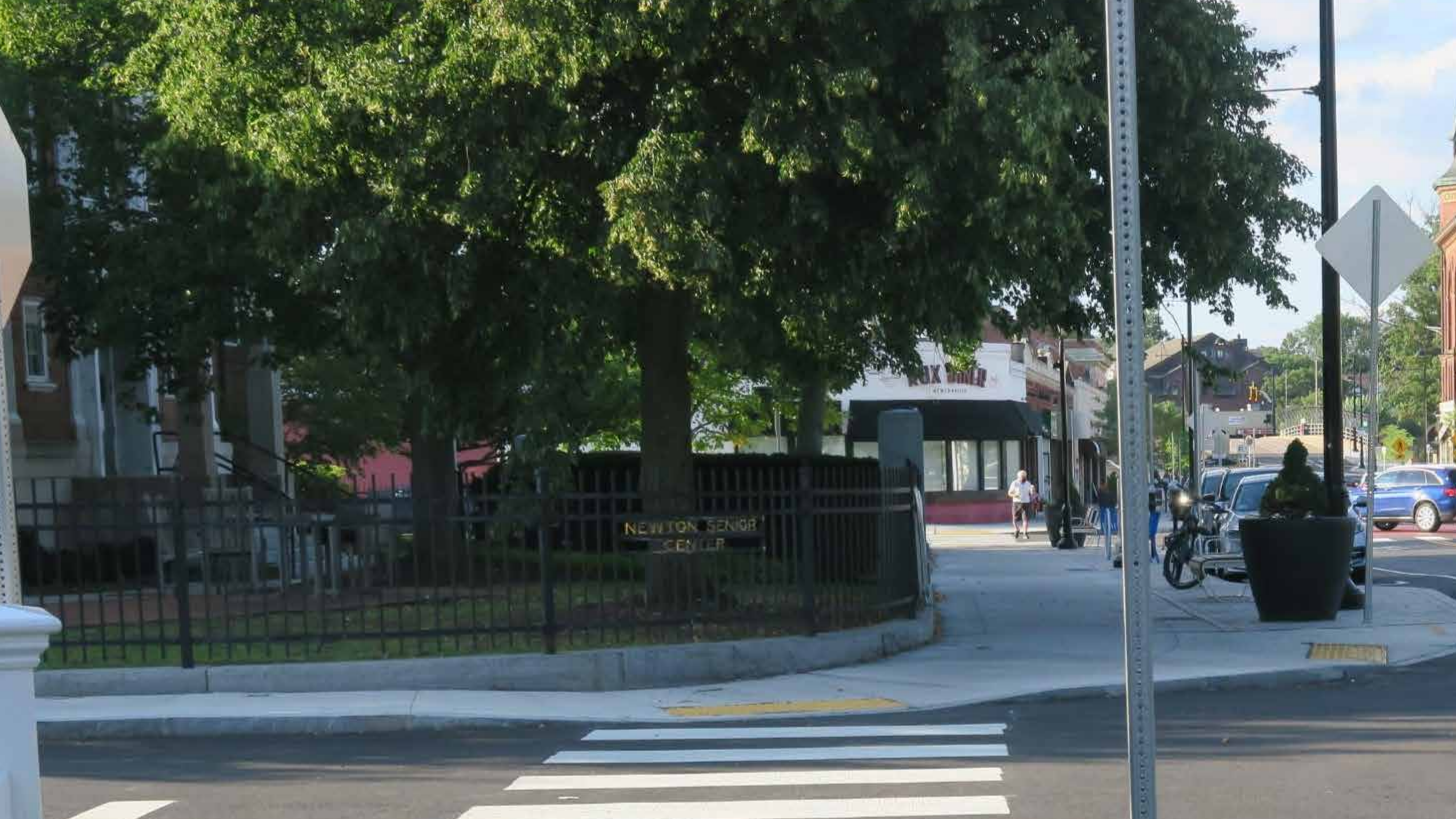


Existing Memorial Plaques



Existing Trees





NEWTON SENIOR
CENTER

FOX BOMER



Third floor



ACTIVITY SPACES

Fitness, Games & Track

Second floor



PROGRAM ROOMS

Art & Program Rooms
Administration
Gym

First floor



PUBLIC SPACES

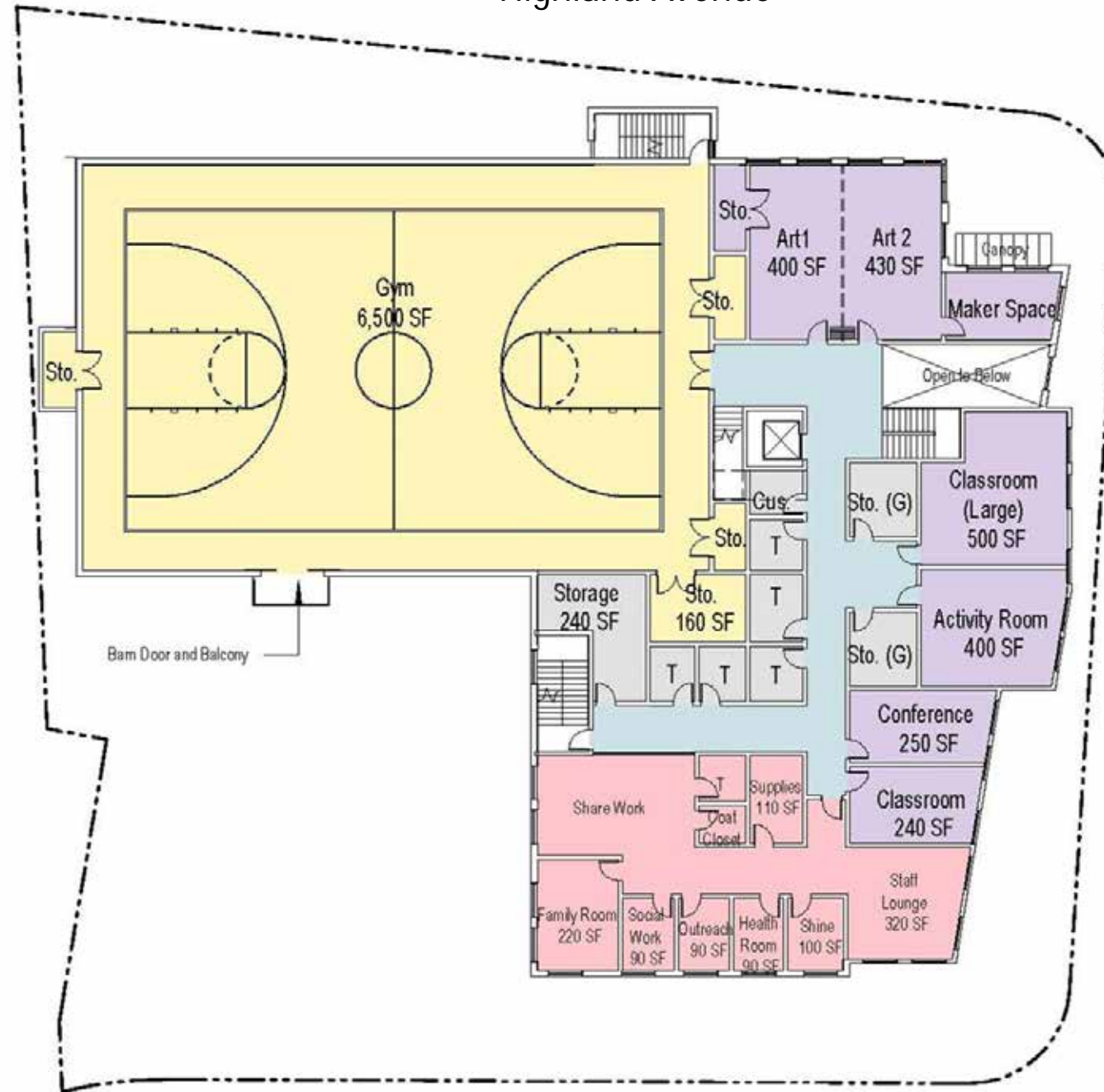
Lobby & Lounge, Admin
Multi-Purpose & Dining
Kitchen, Juice Bar

First Floor



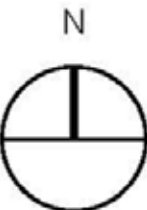
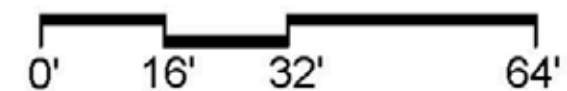
Second Floor

Highland Avenue



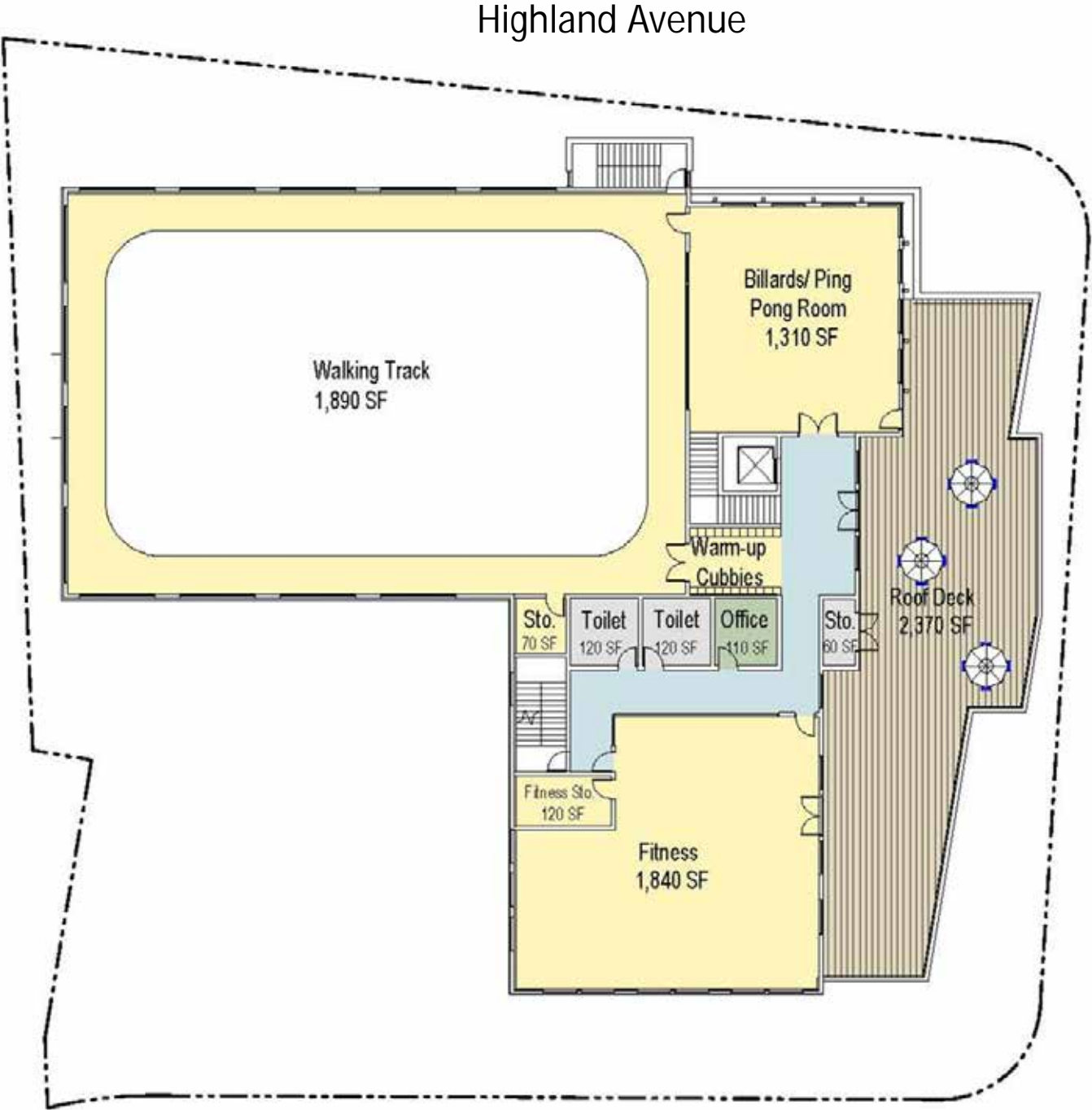
Walnut Street

GROSS AREA - 13,960 SQ FT



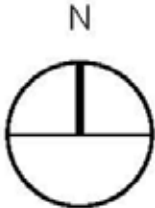
Walnut Place

Third Floor



Walnut Street

GROSS AREA - 6,890 SQ FT



Walnut Place

Walnut Pl

NO PARKING
ANYTIME
ON THIS STREET
DURING THE
SCHOOL YEAR
(9/1 - 5/31)

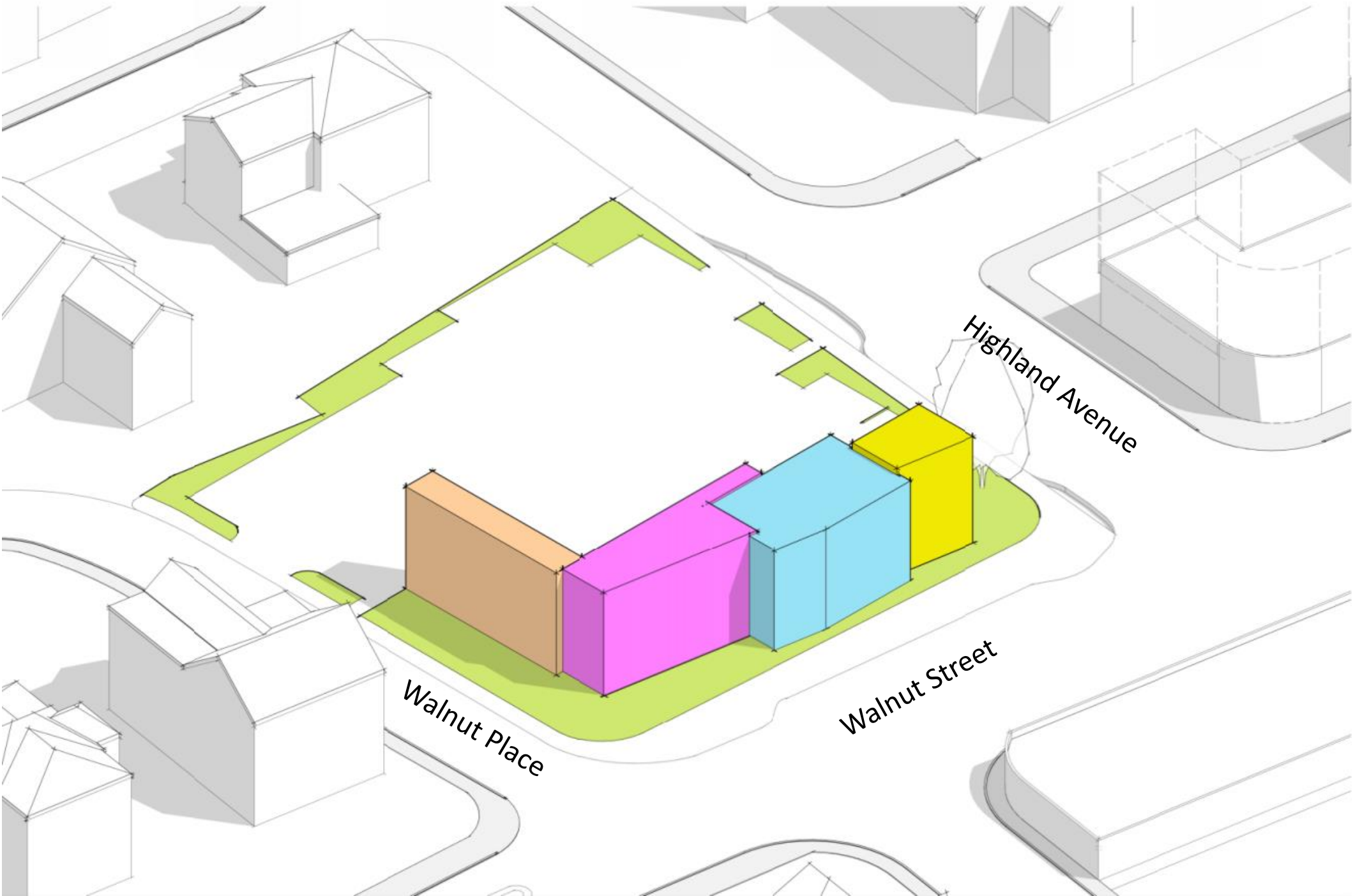
Washington St

PATIO
NOW OPEN FOR
LUNCH - DINNER

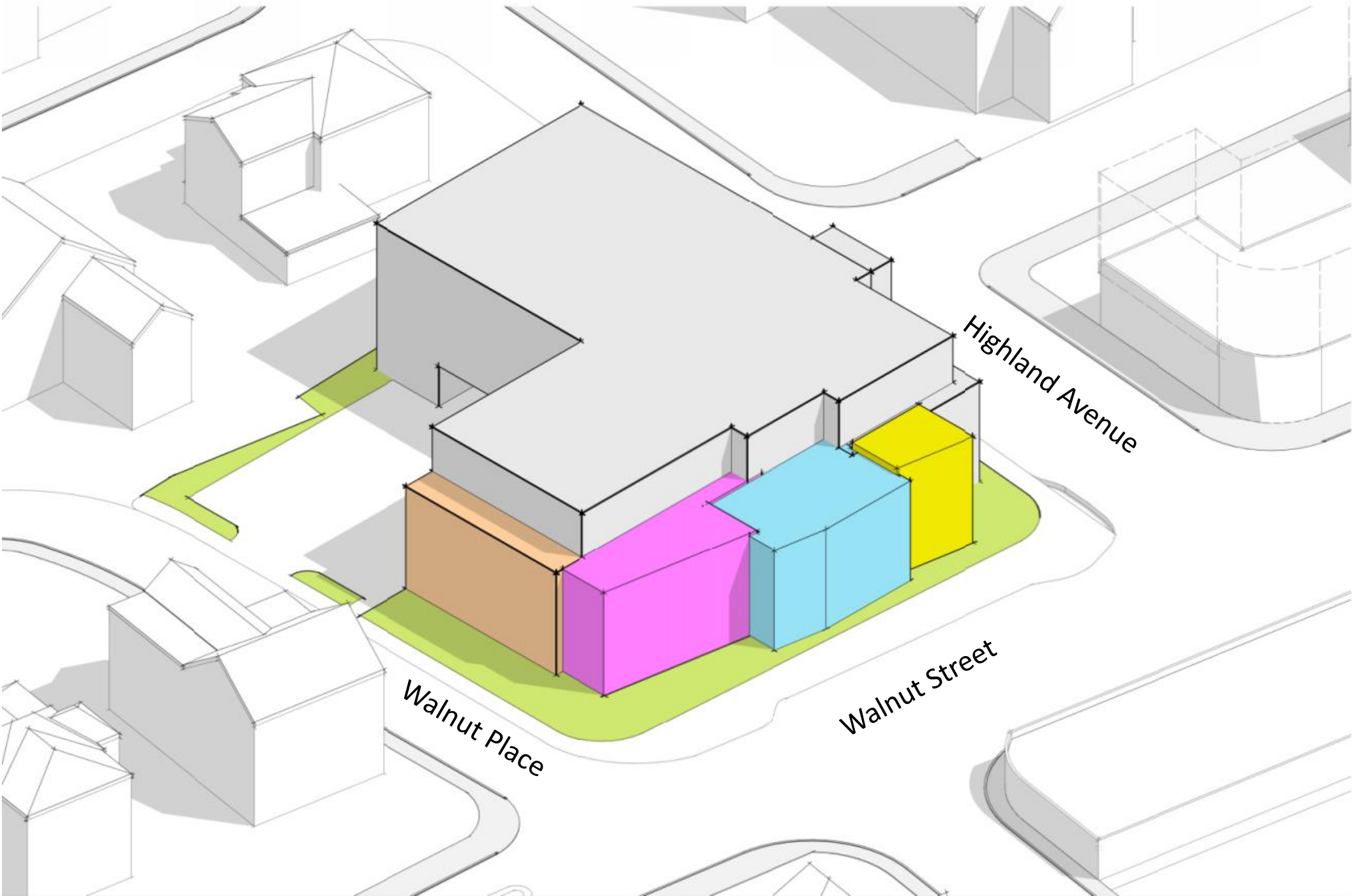


40

Massing



Massing





NOTES:

1. PROPERTY KNOWN AS LOT 1 AS SHOWN ON THE MAP OF MASSACHUSETTS, MAP NO. 24.
2. AREA = 28,221 SQUARE FEET OR 0.602 ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATELY SHOWN. ABOVE GROUND STRUCTURES THAT ARE LISTED IN THE REFERENCES AVAILABLE AT THE LOCATION OF ANY EXCAVATION IS TO BE DETERMINED BY THE LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY. NOT GUARANTEE THE UTILITIES SHOWN COMPRISE A COMPLETE LIST.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY THE ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE ON RECORD.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN THE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE.
7. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM. OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK.
8. TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN CONCRETE APRON ON NORTH SIDE OF WALNUT PLACE
ELEVATION = 54.54'
TBM-B: MAG NAIL SET IN CONCRETE SIDEWALK ON NORTH SIDE OF WALNUT PLACE
ELEVATION = 55.95'
9. PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
10. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF THE BUILDING.
11. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, IS NOT KNOWN.

REFERENCES

1. THE TAX ASSESSOR'S MAP OF NEWTON, MASSACHUSETTS, MAP NO. 24.
2. MAP NO. 24, LOT 1, WALNUT PLACE, LLC, BK. 08855, PG. 373.

QUESTIONS & COMMENTS