



NewCAL

Community Update

September 23, 2021



Monthly Topics

September

Site Plan, Site Features, Building Organization

October

Massing and Exterior Treatment Concepts

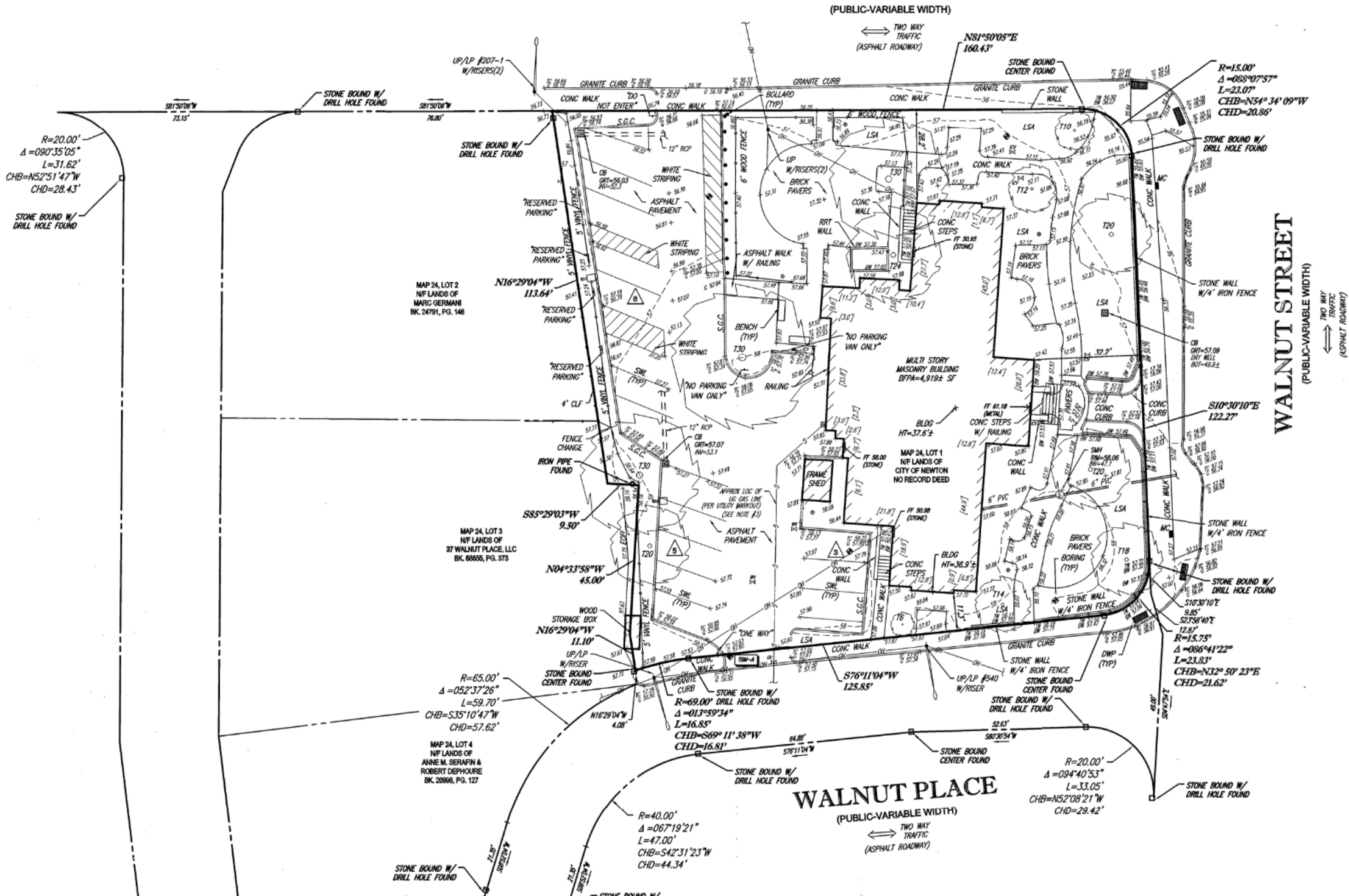
November

Exterior Facades, Materials & Landscape Development

December

Site Plan, Building Plans, Sustainability & Renderings

Civil Survey



NOTES:

1. PROPERTY KNOW OF MASSACHUSETTS
 2. AREA = 26,221 SQI
 3. LOCATION OF UNC MARK-OUTS, ABO AS LISTED IN THE UTILITY MARKOUT BEFORE ANY EXC LOCATION, SIZE A NOT GUARANTEE ABANDONED.
 4. THIS PLAN IS BASI ASSOCIATES, INC.
 5. THIS SURVEY WAS RESTRICTIONS, CI
 6. BY GRAPHIC PLOT DETERMINED TO E
 7. ELEVATIONS REF OBSERVATIONS U SURVEY.
- TEMPORARY BENI
TBM-A: MAG
E
TBM-B: MAG
E
- PRIOR TO CONSTI ILLUSTRATED ON ANY CONFLICTS I
8. THE OFFSETS SHK PERMANENT ADDI
 9. THE EXISTENCE O SURVEY.

REFERENCES:

1. THE TAX ASSESSC
2. MAP ENTITLED "N COUNTY, MASSAC EFFECTIVE DATE:
3. MAP ENTITLED "LA 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

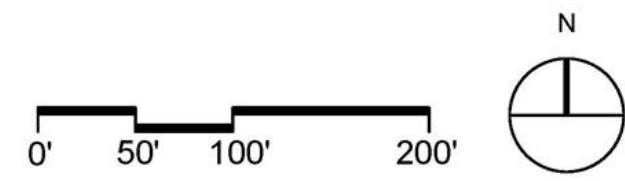
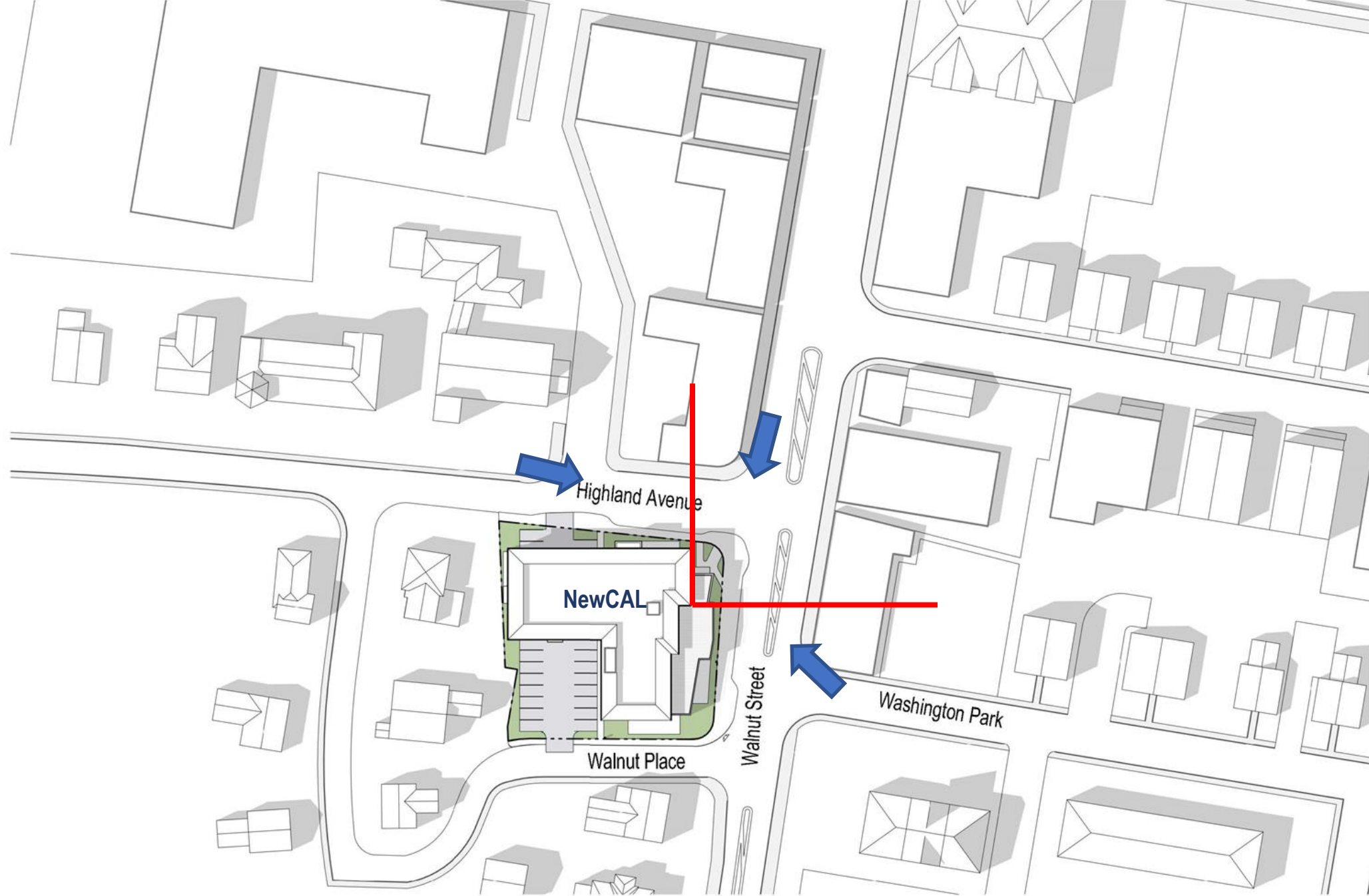


HIGHLAND AVENUE

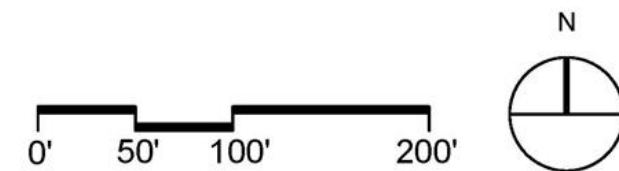
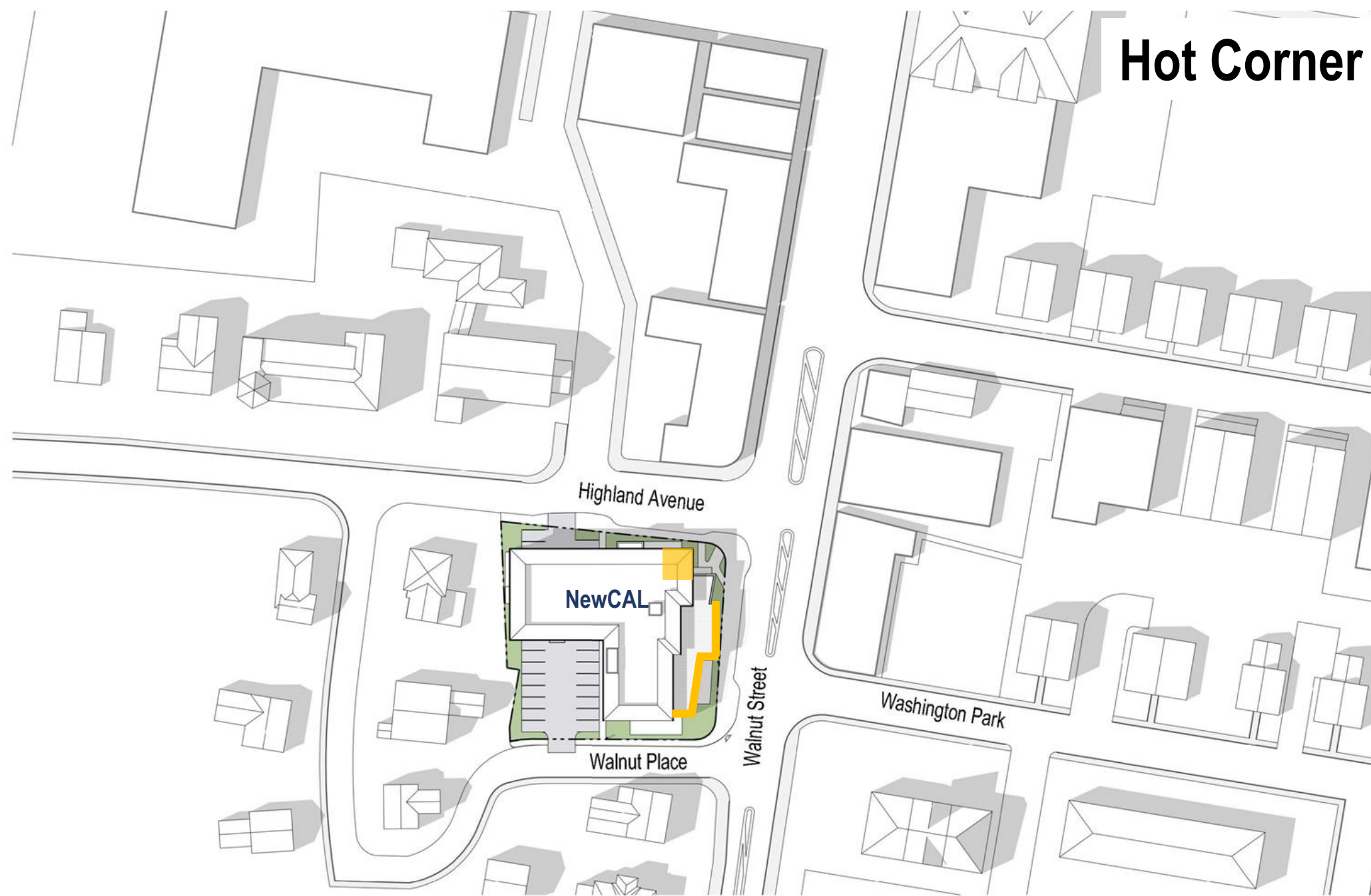
WALNUT STREET

WASHINGTON PARK

WALNUT PLACE



Hot Corner and Edges





Building is Setback along Walnut Place to reduce canyon effect

Parking Options



125 Municipal parking spaces

AUSTIN STREET PARKING

50+ street parkings

PARKING ON SOUTH SIDE OF THE STREET

SENIOR CENTER

250'

LOWELL AVENUE

AUSTIN STREET

Newtonville Avenue

Madison Avenue

Washington

WALNUT STREET

Site Plan



HIGHLAND AVENUE

WALNUT STREET

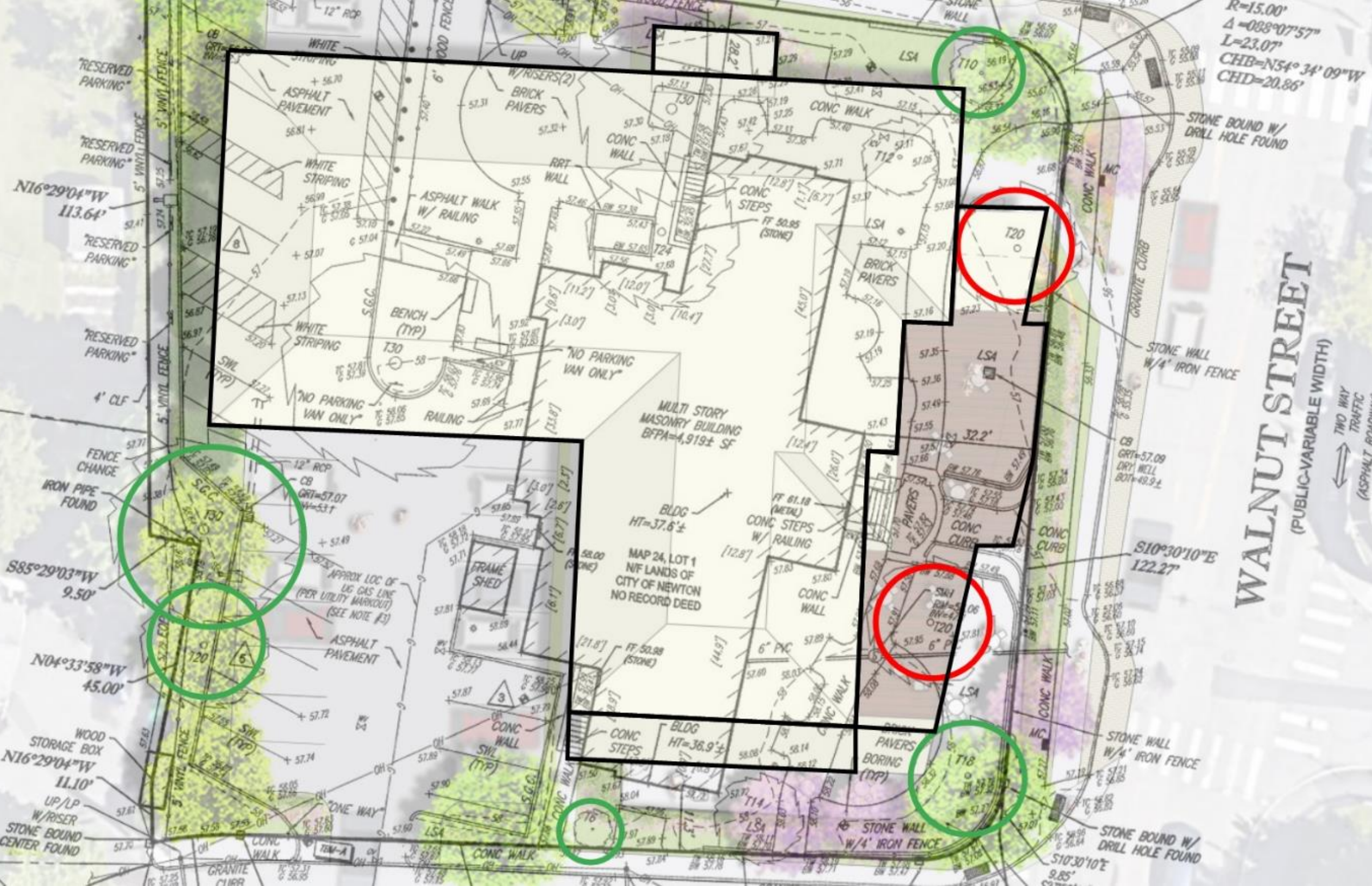
WASHINGTON PARK

WALNUT PLACE

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

$R=65.00'$
 $\Delta=052^{\circ}37'26''$
 $L=59.70'$
 $\Delta=335^{\circ}10'47''$



WALNUT STREET
(PUBLIC-VARIABLE WIDTH)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)

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

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

$S85^{\circ}29'03''W$
9.50'

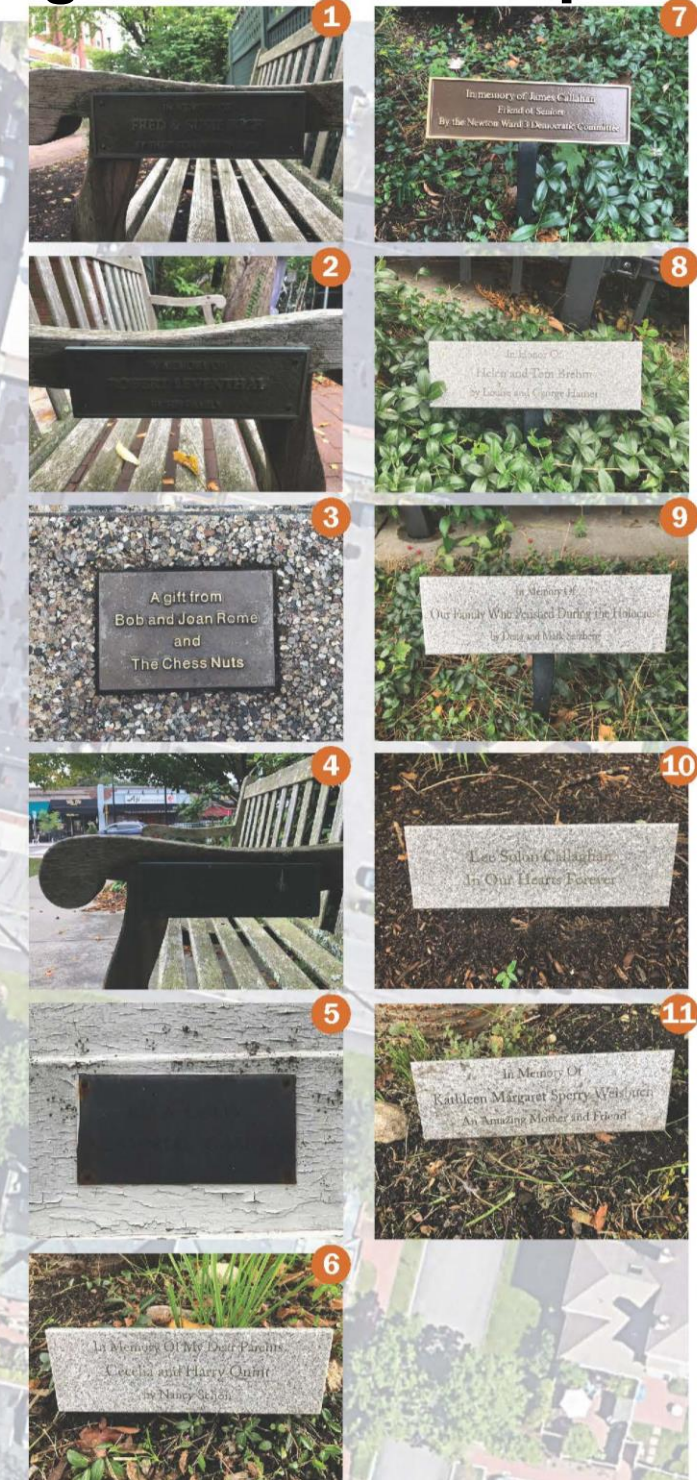
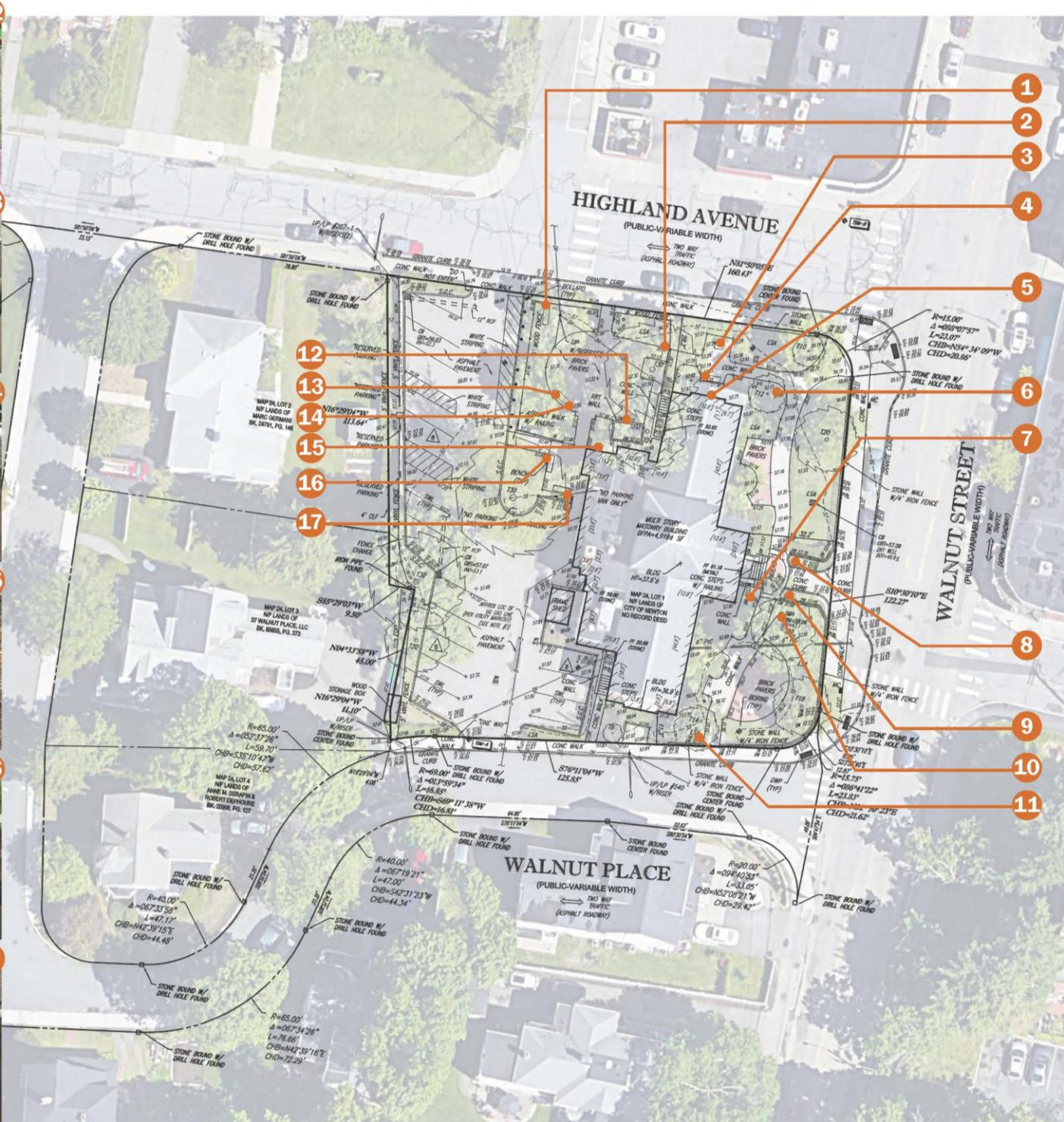
$N04^{\circ}33'58''W$
45.00'

$N16^{\circ}29'04''W$
11.10'

$S10^{\circ}30'10''E$
122.27'

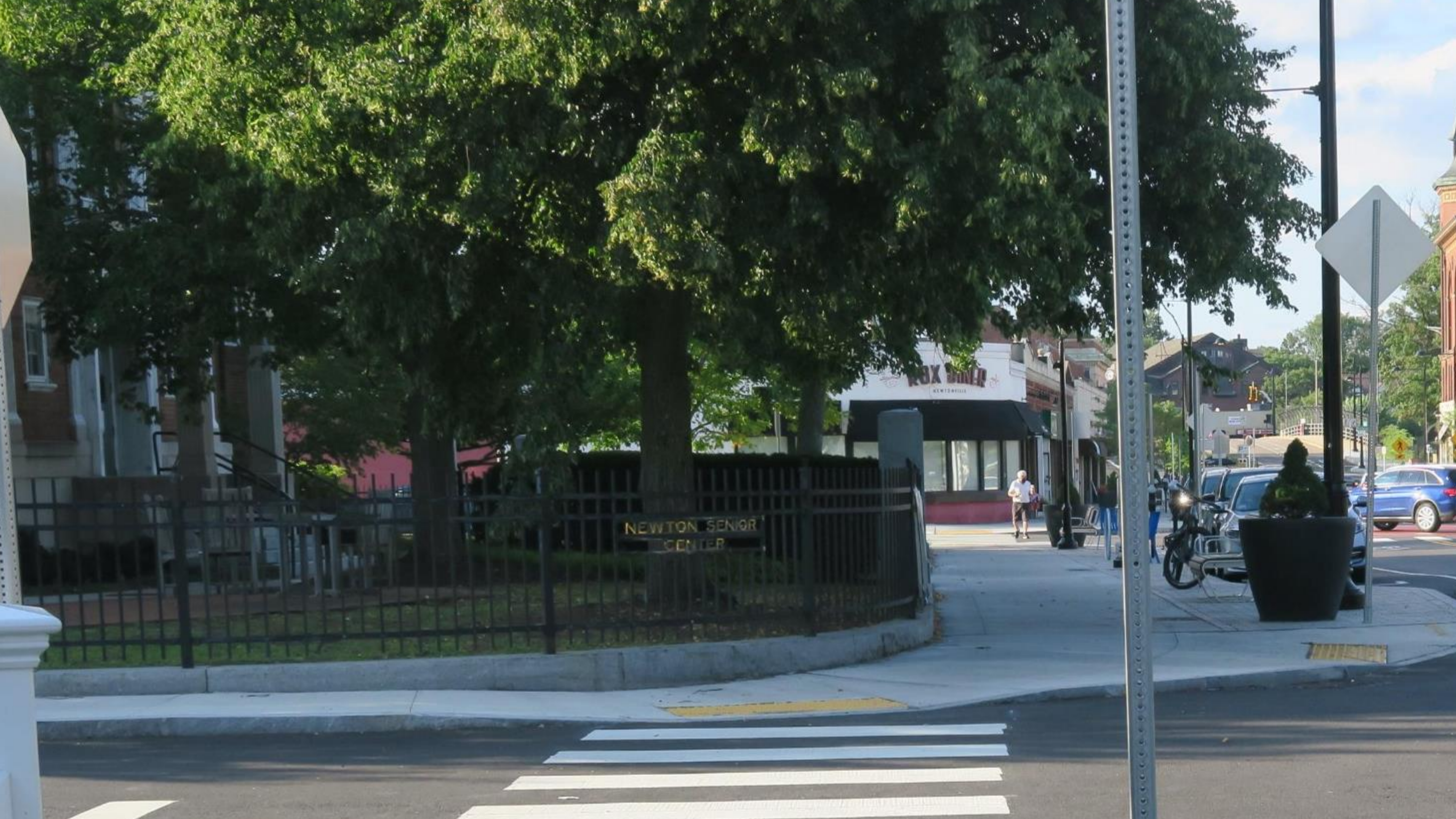
$S10^{\circ}30'10''E$
9.85'

Existing Memorial Plaques



Existing Trees





NEWTON SENIOR
CENTER

FOX BOWL
KENTONVILLE



Third floor



ACTIVITY SPACES

Fitness, Games & Track

Second floor



PROGRAM ROOMS

Art & Program Rooms
Administration
Gym

First floor



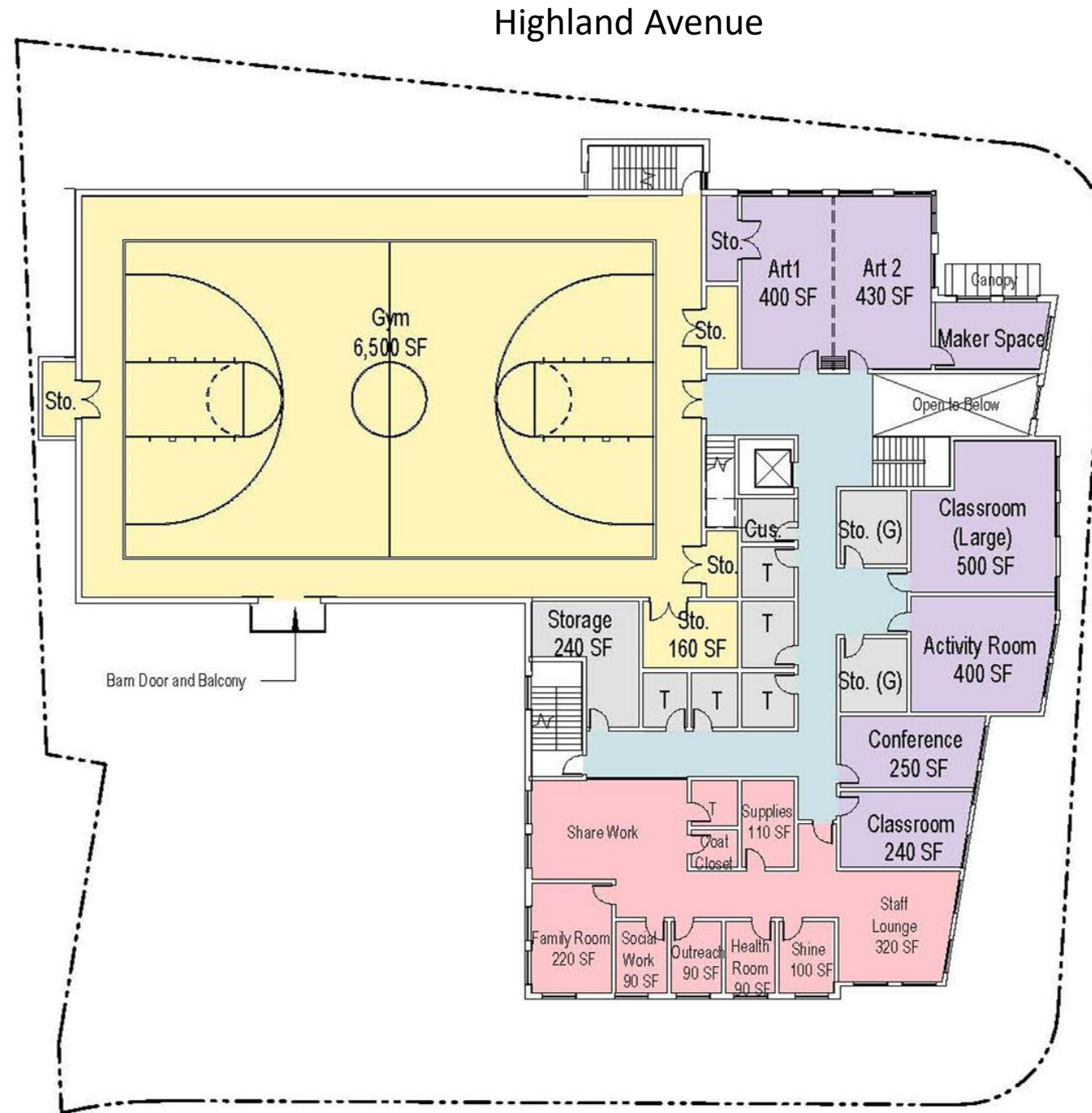
PUBLIC SPACES

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

First Floor

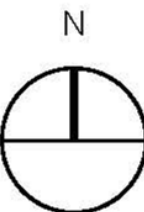
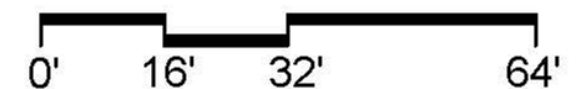


Second Floor



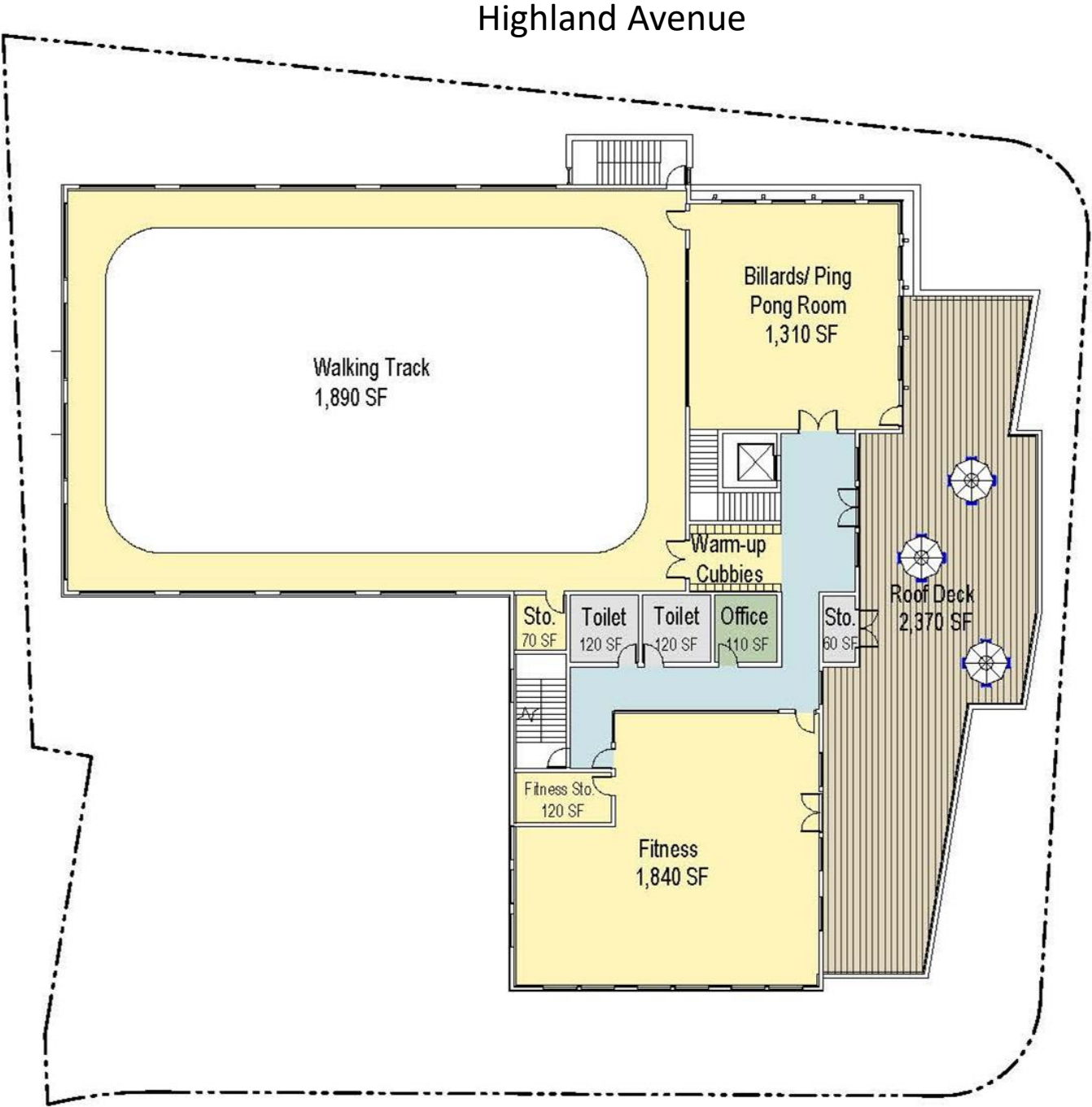
Walnut Street

GROSS AREA - 13,960 SQ FT



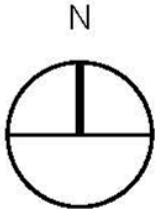
Walnut Place

Third Floor



Walnut Street

GROSS AREA - 6,890 SQ FT



Walnut Place



Walnut PI

SMOKE FREE ZONE
On Public Property
within 900 feet of
NHHS School Grounds

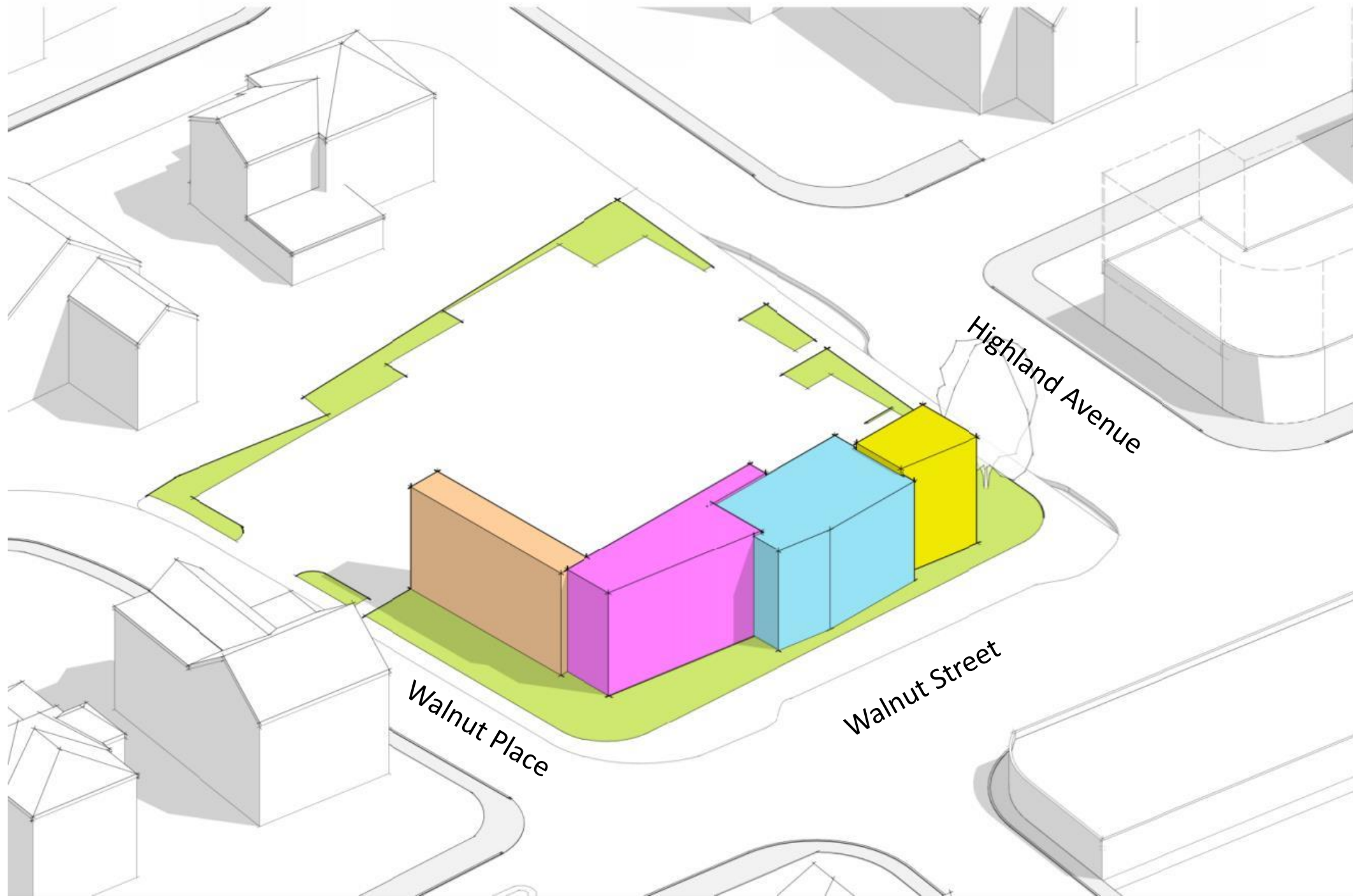
Washington PI

PATIO
NOW OPEN FOR
LUNCH & DINNER

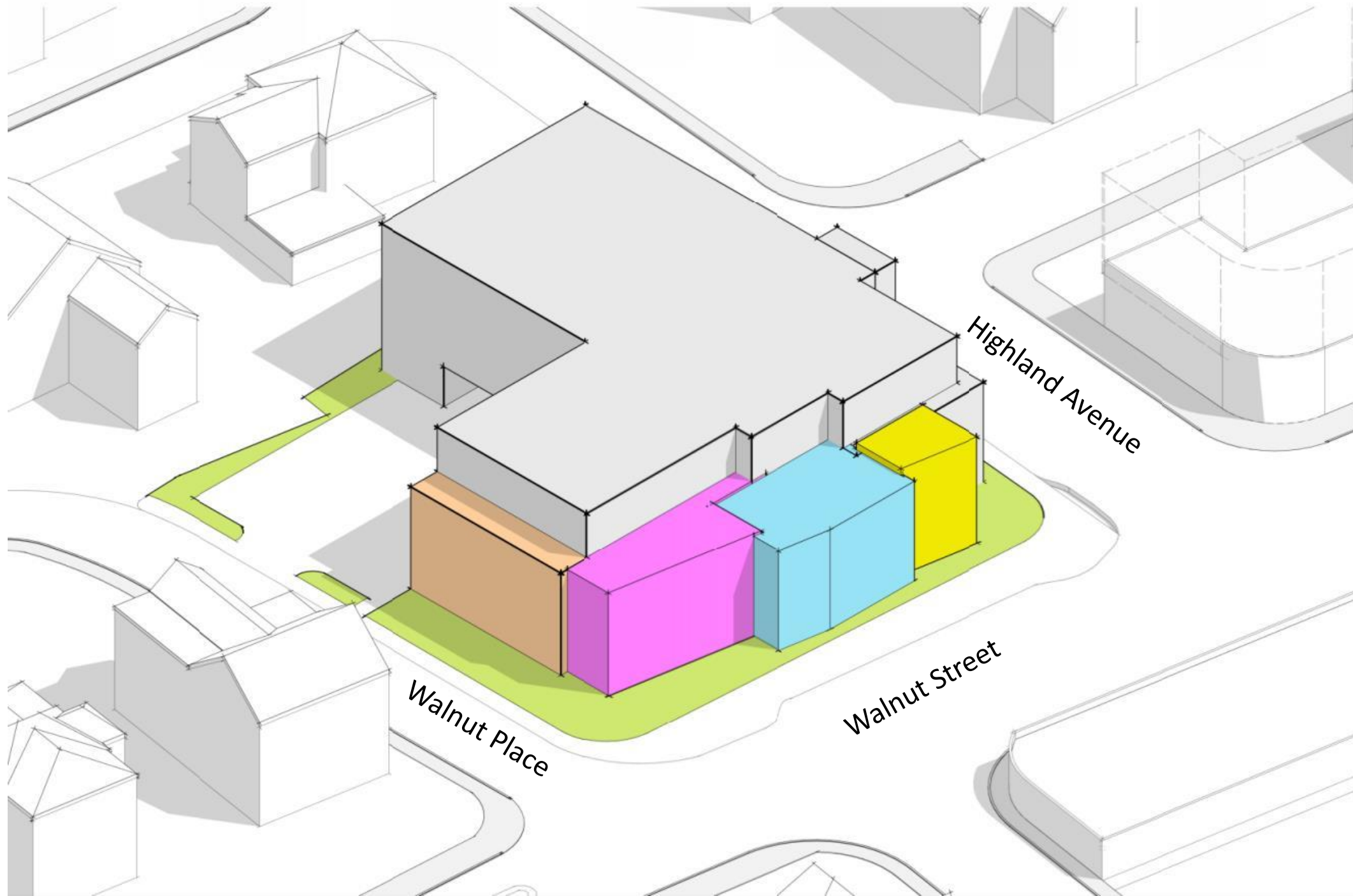


40

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 0.802 ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATELY AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF ANY EXCAVATION IS TO BE DETERMINED 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 AREA 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 STREET
ELEVATION = 54.54'
TBM-B: MAG NAIL SET IN CONCRETE SIDEWALK ON NORTH SIDE OF WALNUT STREET
ELEVATION = 55.95'
9. PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES AND ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY PERMANENT ADDITION, ETC.
10. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, IS NOT GUARANTEED BY THIS SURVEY.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF NEWTON, MASSACHUSETTS, MAP NO. 24.
2. MAP ENTITLED "MAP OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

QUESTIONS & COMMENTS