

# NewCAL

**Community Update Meeting**  
May 19, 2022





# Parking Options

125 Municipal  
Parking Spaces

AUSTIN STREET  
PARKING

On Street Parking  
Spaces

345 WALNUT  
STREET







Corner of Highland Avenue and Walnut Street

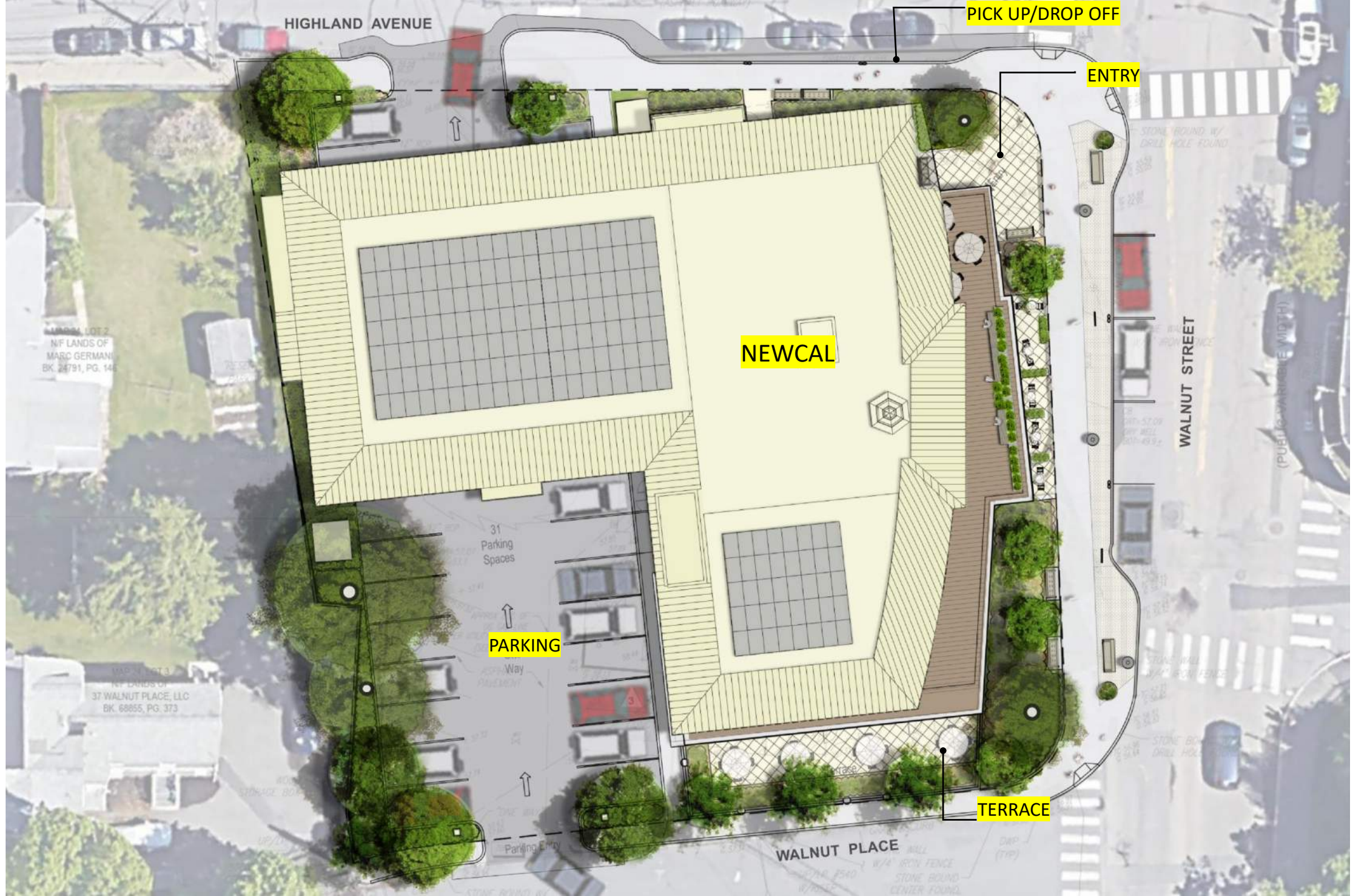




Walnut Street Looking North (Newtonville)

# Landscape Design





HIGHLAND AVENUE

PICK UP/DROP OFF

ENTRY

NEWCAL

PARKING

TERRACE

WALNUT STREET

WALNUT PLACE

MAP 34, LOT 2  
NY LANDS OF  
MARC GERMANI  
BK. 24791, PG. 145

MAP 34, LOT 3  
NY LANDS OF  
37 WALNUT PLACE, LLC  
BK. 68855, PG. 373

31  
Parking  
Spaces

Way  
Payment

Parking Entry

STONE BOUND W/  
DRILL HOLE FOUND

STONE WALL  
W/ 4" IRON FENCE

STONE BOUND  
DRILL HOLE FOUND

STONE BOUND  
CENTER FOUND





COUNTRY CASUAL TEAK | FOXHALL 6FT. BENCH



FORMS+SURFACES | TRIO 6FT. BENCH



FORMS+SURFACES | VAYA 6FT. BENCH



VESTRE | AIR 6FT. BENCH



VESTRE | URBAN 6FT. BENCH



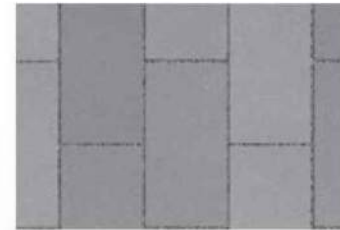
EXISTING SITE



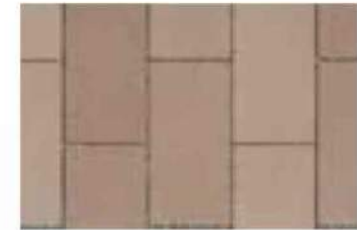
RECTANGLE  
7 7/8"X3 7/8"X2 3/4"  
IMPERVIOUS PAVER



UNILOCK | HOLLAND STONE



GRANITE  
(SMOOTH ENDURACOLOR)



ALMOND GROVE BLEND  
(SMOOTH ENDURACOLOR)





LUMENPULSE | PURE-100



EXISTING GRANITE BOLLARD/EXISTING GRANITE CURB/  
EXISTING FENCE



LANDSCAPEFORMS | WELLSRING



LANDSCAPEFORMS | CIPMAN W/  
31" DIA. STANDING TABLE





# Site Utilities and Lighting



Storm water  
Connection

Water  
Connection

Fire Dept.  
Connection

Sewer  
Connection

Electrical  
Transformer

31  
Parking

Stormwater  
Management  
System

Standby  
Generator Pad



Newton Center for Active Living  
345 Walnut Street  
Newton, Massachusetts

REVISIONS

PROJECT NO.: 20147-00  
DATE: APRIL 2022  
SCALE:  
DESIGNED BY:  
CHECKED BY:  
DRAWN BY: BETB  
APPROVED BY:  
DRAWING TITLE:

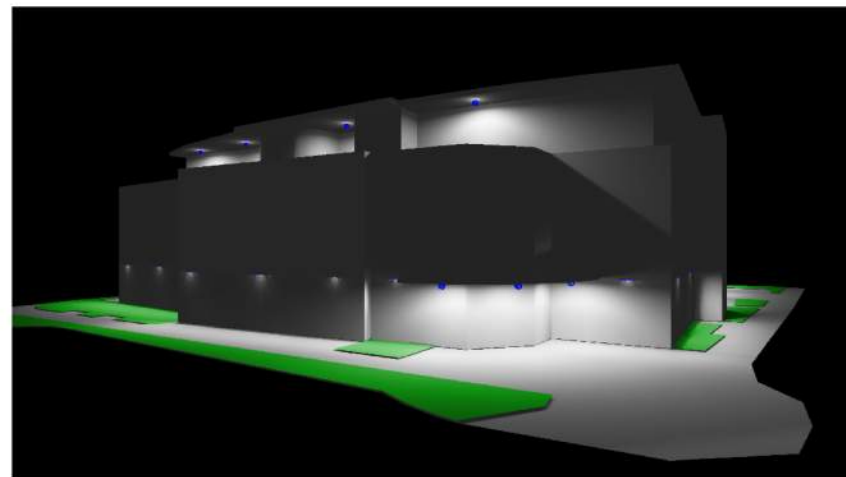
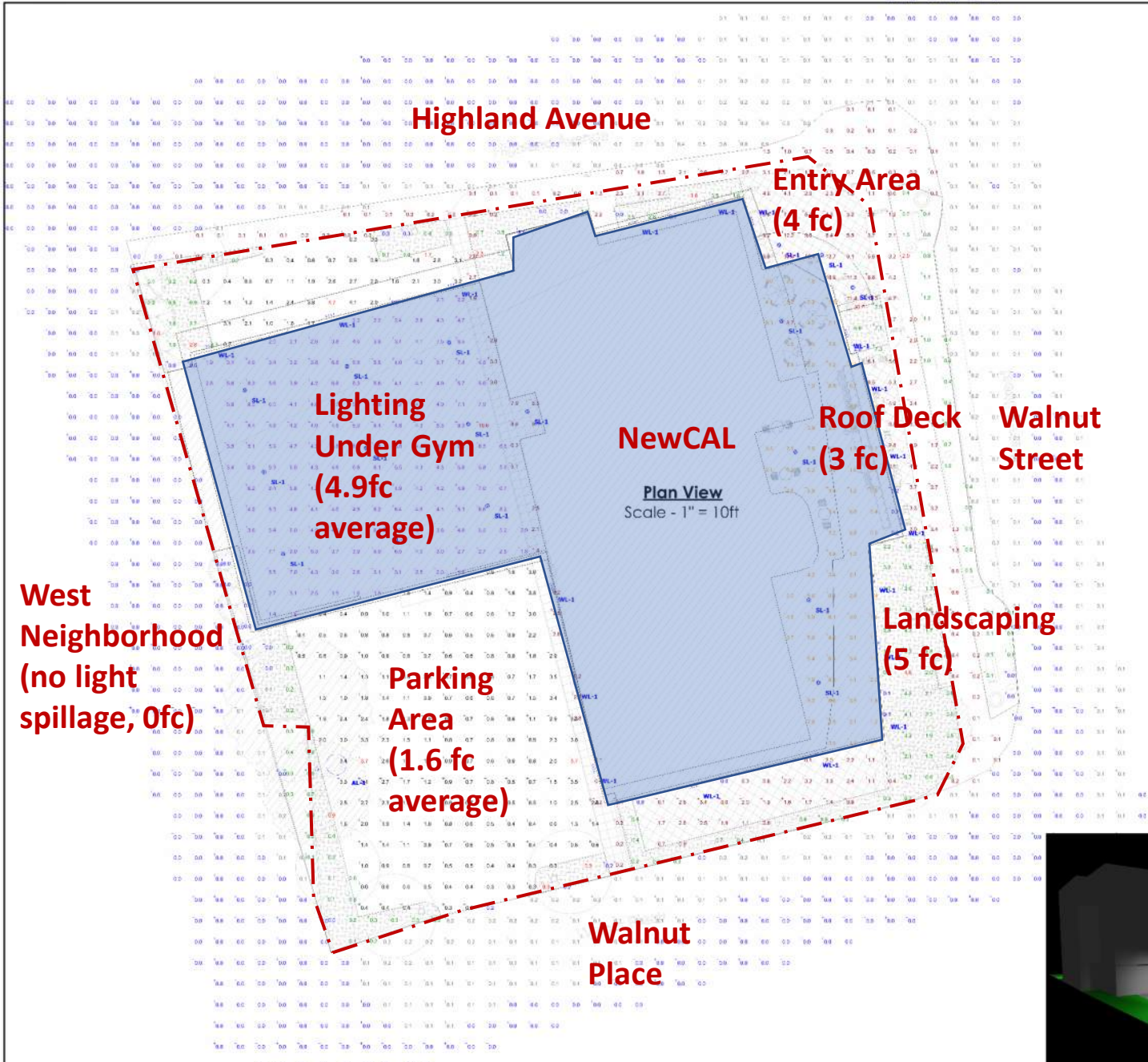
Conceptual Plan

DRAWING NO. C1  
SHEET NO. 1 OF 1

ZONING TABLE		
EXISTING ZONE:	PUBLIC USE	
TOTAL LOT AREA AP 24 LOT 1 = 0.602+ ACRES		
EXISTING USE: OFFICE PROPOSED USE: SENIOR COMMUNITY CENTER		
	REQUIRED	PROVIDED
BUILDING SETBACK	-	
FRONT SETBACK	-	5 FT
SIDE SETBACK	-	3.3 FT
REAR SETBACK	-	64.9 FT
MAX. BUILDING HEIGHT	-	<60 FT
MIN. FRONTAGE	-	152.9 FT ±
MIN. LOT AREA	-	26,221 SF



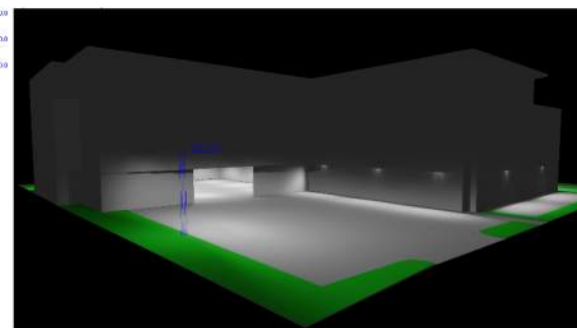
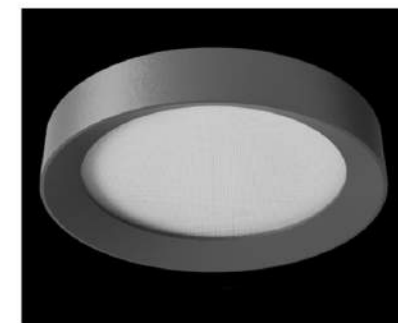




**Render 1**



PUL-S1X Mounting Option Shown



**Render 2**

NOTES:

- REFLECTANCES ASSUMED:  
SURFACE: 50

- MOUNTING HEIGHTS: 10'-0" AFG

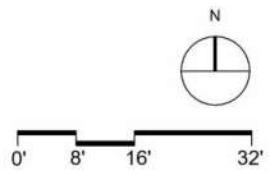
DISCLAIMER:

- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY

# Floor Plans



# First Floor



Highland Avenue

Curb side  
drop off  
+ Pick Up

Walnut Street

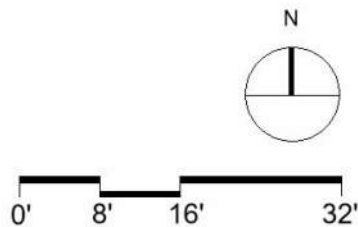
Walnut Place

Highland Avenue



Walnut Street

Second Floor

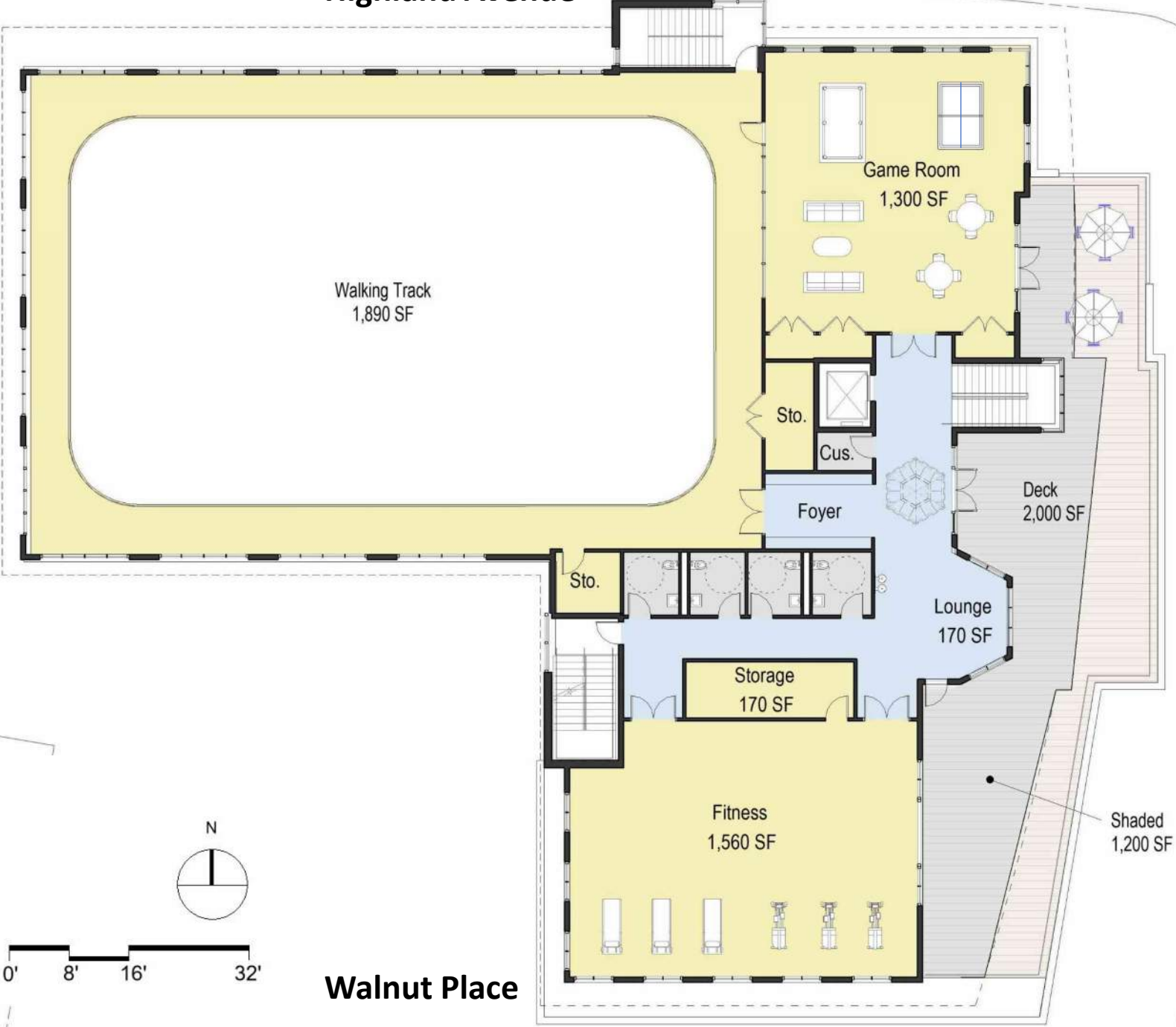


Walnut Place

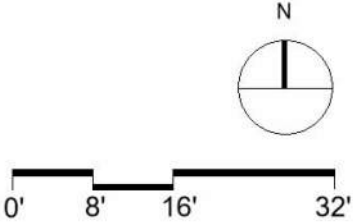


Highland Avenue

Walnut Street

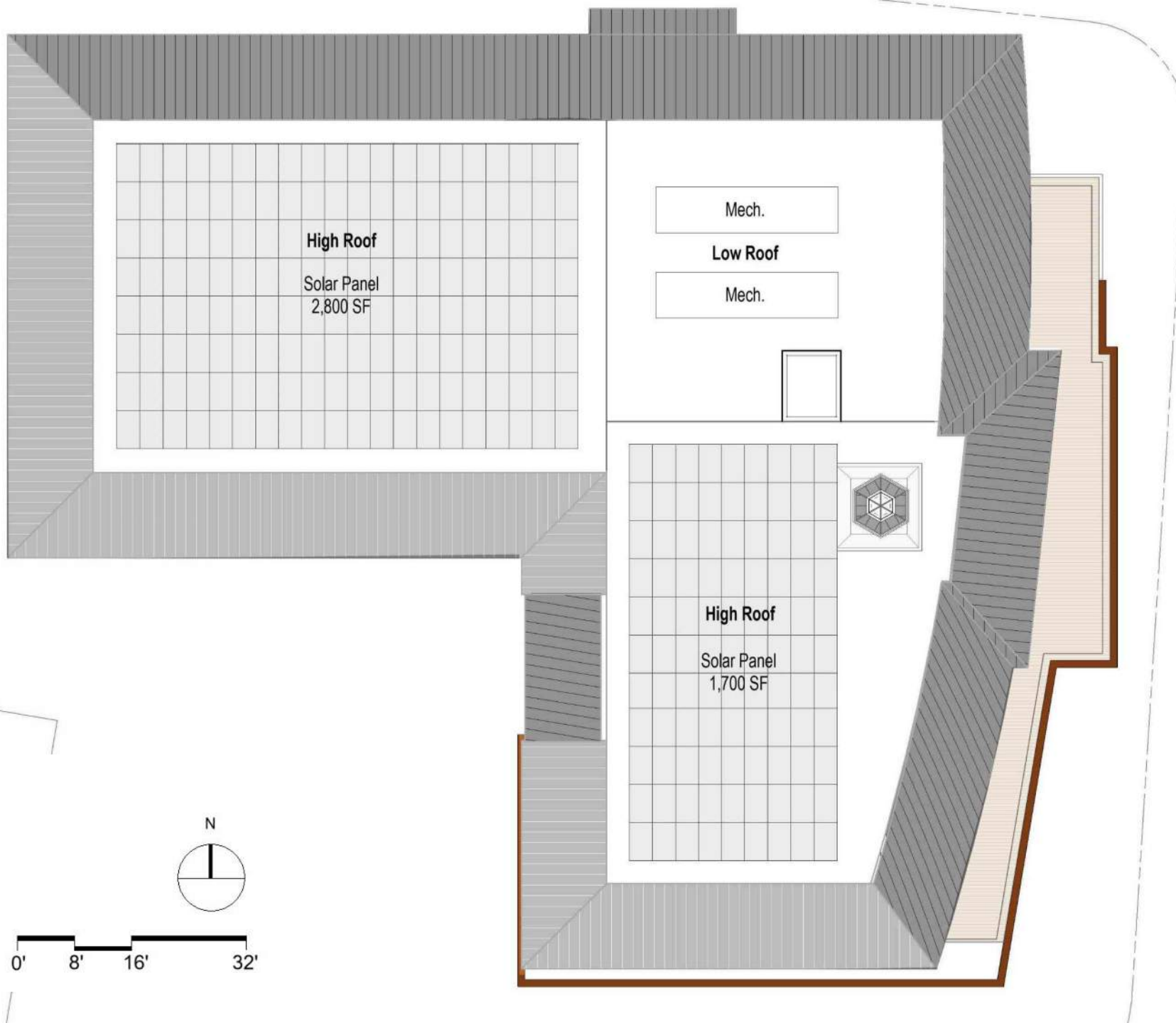


Third Floor



Walnut Place

# Roof Plan



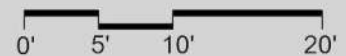




**Walnut Street Elevation**



Highland Avenue Elevation







**Walnut Place Elevation**





**West Elevation** 0' 5' 10' 20'



# Building Exteriors



Front Entrance – Corner of Highland and Walnut St.





**Walnut Street and Highland Avenue**





Walnut  
Walnut Pl

Walnut Street and Walnut Place





Walnut Place



**Thank You**