

NewCAL

Design Progress
Design Review Committee

September 8, 2021



Design Review Committee Formats

September

Site Plan, Site Features, Building Organization

October

Massing and Exterior Treatment Concepts

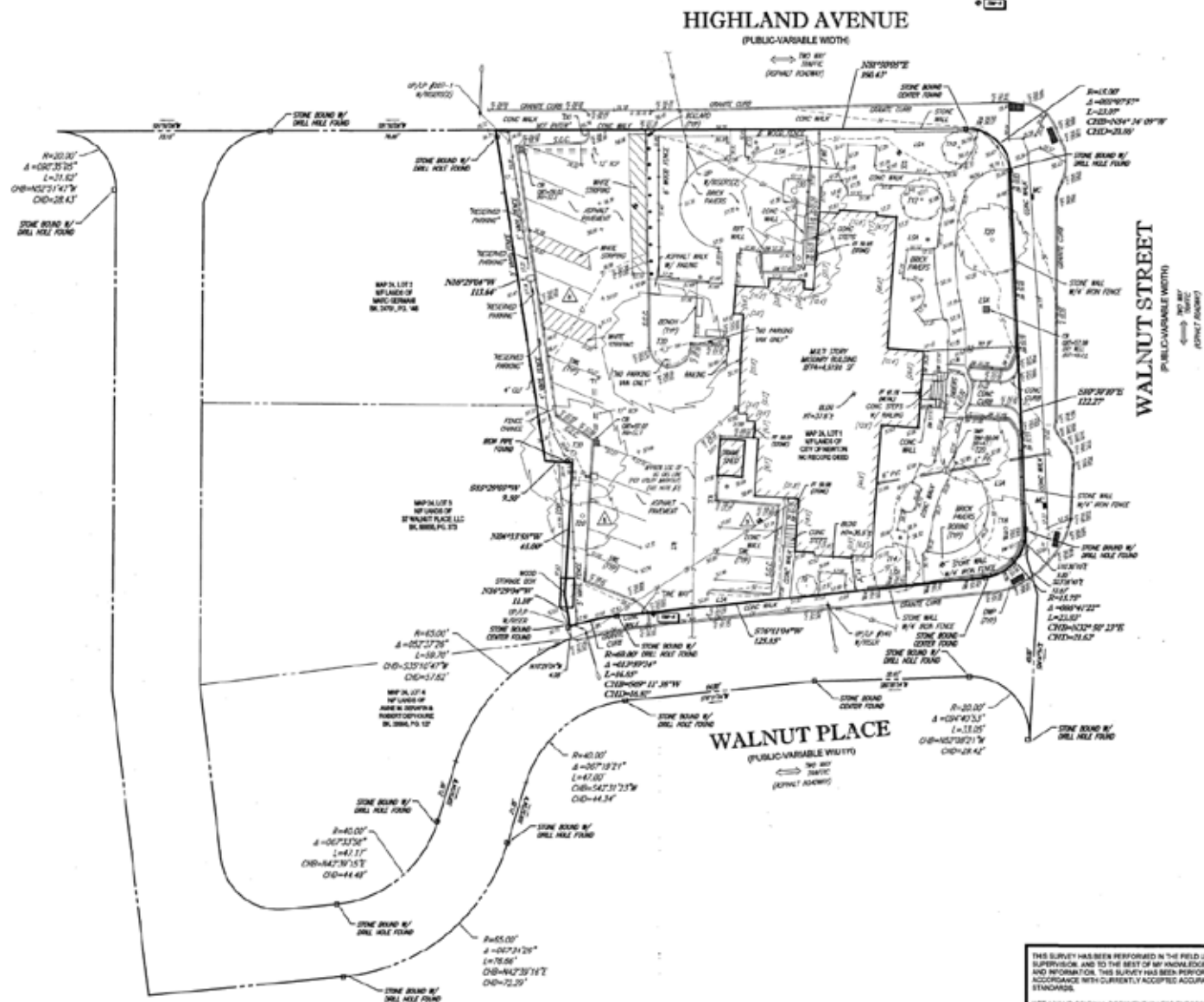
November

Exterior Façades, Materials & Landscape Development

December

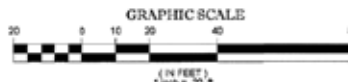
Site Plan, Building Plans, Sustainability & Renderings

- LEGEND**
- EXISTING CONTOUR
 - X 12.45' EXISTING SPOT ELEVATION
 - X 12.12' EXISTING TOP OF CURB ELEVATION
 - X 12.12' EXISTING GUTTER ELEVATION
 - X 12.12' EXISTING TOP OF WALL ELEVATION
 - X 12.12' EXISTING BOTTOM OF WALL ELEVATION
 - X 12.12' EXISTING FINISHED FLOOR ELEVATION
 - X 12.12' WATER VALVE
 - GAS VALVE
 - GAS METER
 - APPROX. LOC. UNDERGROUND GAS LINE
 - UTILITY POLE
 - UTILITY POWERLINE POLE
 - GUY WIRE
 - STREET LIGHT
 - AREA LIGHT
 - SIGN
 - BOLLARD
 - METAL GUARD RAIL
 - CHAIN LINK FENCE
 - EDGE OF CONCRETE
 - LANDSCAPED AREA
 - METAL COVER
 - TYPICAL
 - TREE & TRUNK SIZE
 - SANITARY/SOILER MANHOLE
 - WATER MANHOLE
 - CATCH-BASIN OR INLET
 - PARKING SPACE COUNTER
 - DEPRESSURE CURB
 - DETECTABLE WARNING PAD
 - BOLD DOTTED LINE
 - BUILDING
 - BUILDING FOOTPRINT AREA
 - POLYURETHANE CHLOROPOLYMER
 - INVERT ELEVATION
 - SPOTS ELEVATION



- NOTES**
- PROPERTY LOCATED AS SHOWN ON THE CITY OF NEWTON, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 24.
 - AREA = 24,201 SQUARE FEET OR 0.55 ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MAPS, OTHER AERIAL PHOTOGRAPHS THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS USED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKING DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BE MADE, ALL UNDERGROUND UTILITIES SHOULD BE REVEALED TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLACING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE K-1 (HIGH RISK AREAS) DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN PER REF. #2.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETOPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- TEMPORARY BENCH MARKS SET:**
- TBM-A: 8'x8" WAL. SET IN CONCRETE APPROX. ON NORTHERLY SIDE OF WALNUT PLACE. ELEVATION = 34.34'
 - TBM-B: 8'x8" WAL. SET IN CONCRETE SIDEWALK ON NORTHERLY SIDE OF HIGHLAND AVENUE. ELEVATION = 34.86'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCH MARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.**
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF NEWTON, MIDDLESEX COUNTY, MAP NO. 24.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL ADDITIONS) PANEL, SEE OF MAP, MAP NUMBER 2007030000, MAP EFFECTIVE DATE, JUNE 4, 2016.
 - MAP ENTITLED "LAND OF ROBERT B. SAFFORD, TRUSTEE AT NEWTONVILLE, MASS. PREPARED BY EDWARD S. EAGER, DATED JUNE 1, 1978, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN BOOK 85, PAGE 11.
 - MAP ENTITLED "PLAN OF LAND IN NEWTONVILLE BELONGING TO THE NEWTON CLUB" PREPARED BY E.S. EAGER, DATED OCTOBER 25, 1922, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN BOOK 457, PAGE 2.
 - MAP ENTITLED "CITY OF NEWTON, MASSACHUSETTS, WALNUT PLACE, WALNUT STREET TO HIGHLAND AVE. SPACING LAYOUT, GRADE AND ACCEPTANCE," PREPARED BY J.W. EAGERS, DATED MAY 26, 1966, RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 64 OF 1966.



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RUBBER IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #20211

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY					
CITY OF NEWTON					
345 WALNUT STREET MAP 24, LOT 1 CITY OF NEWTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS					
CONTROL POINT ASSOCIATES, INC. 30 TILBURN ROAD SCITUATE, MASSACHUSETTS 01906 TEL: 508.386.1100 FAX: 508.386.1101					
FILED DATE 9-16-2020	FILED BOOK NO. 20-10 MA	FILED BOOK NO. 127-128	FILED ONLY G.B.H.	DATE 9-16-2020	DATE 9-16-2020
DRAWN BY R.J.K.	APPROVED BY G.L.H.	DATE 9-25-2020	SCALE 1"=20'	FILE NO. 03-200249	SHEET NO. 1 OF 1



THE COMMONWEALTH OF MASSACHUSETTS requires notification by landowners of any proposed subdivision of land to be filed with the State's Office of the Secretary of the Commonwealth.



New Streetscape & potential drop-off location



Existing Condition at front of 345 Walnut Street



Streetscape & potential drop-off at Highland Avenue





New Streetscape with view to new building entry

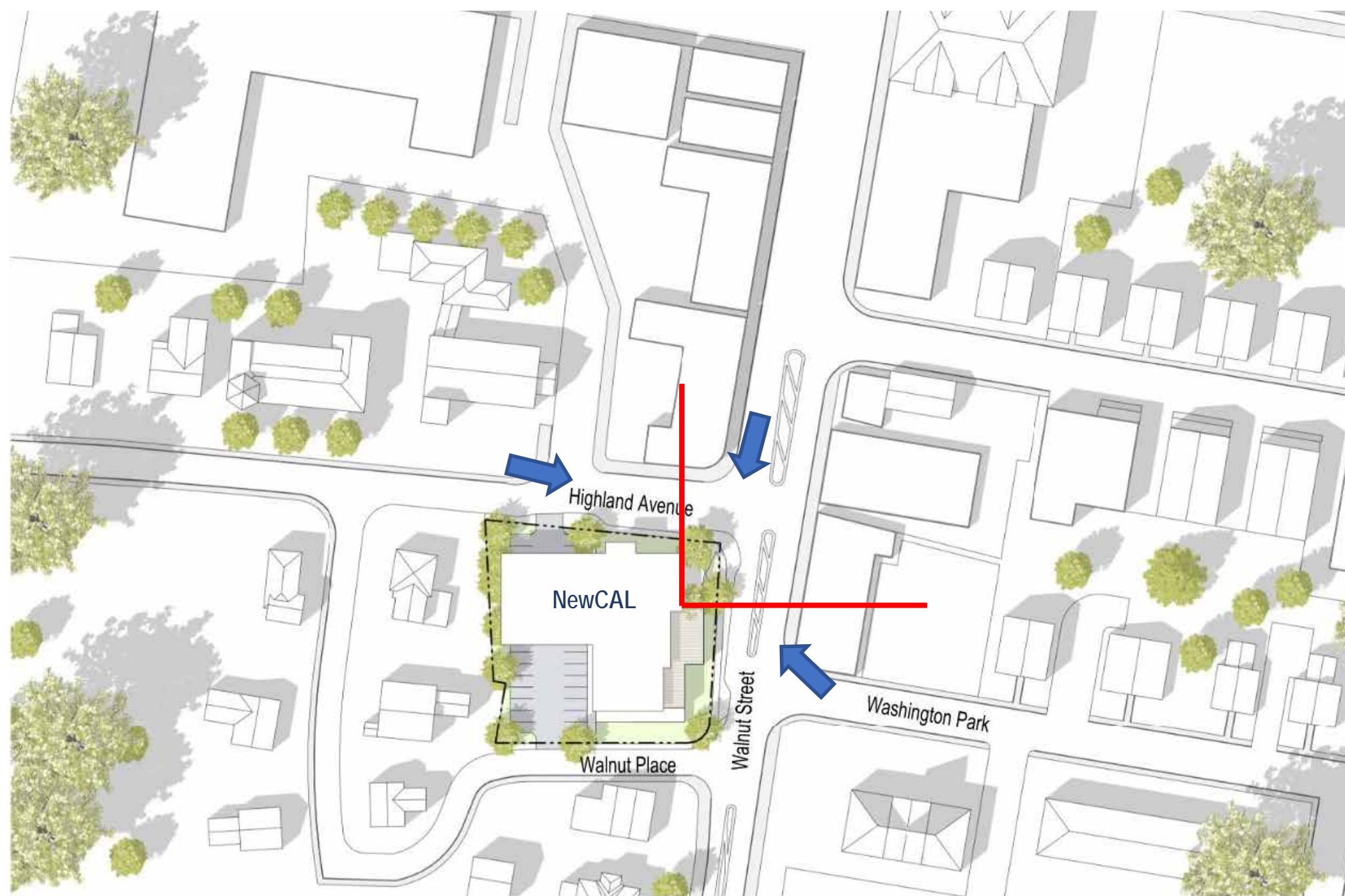


HIGHLAND AVENUE

WALNUT STREET

WASHINGTON PARK

WALNUT PLACE

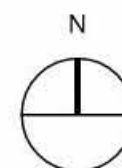
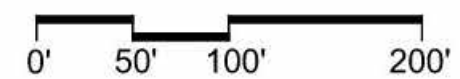


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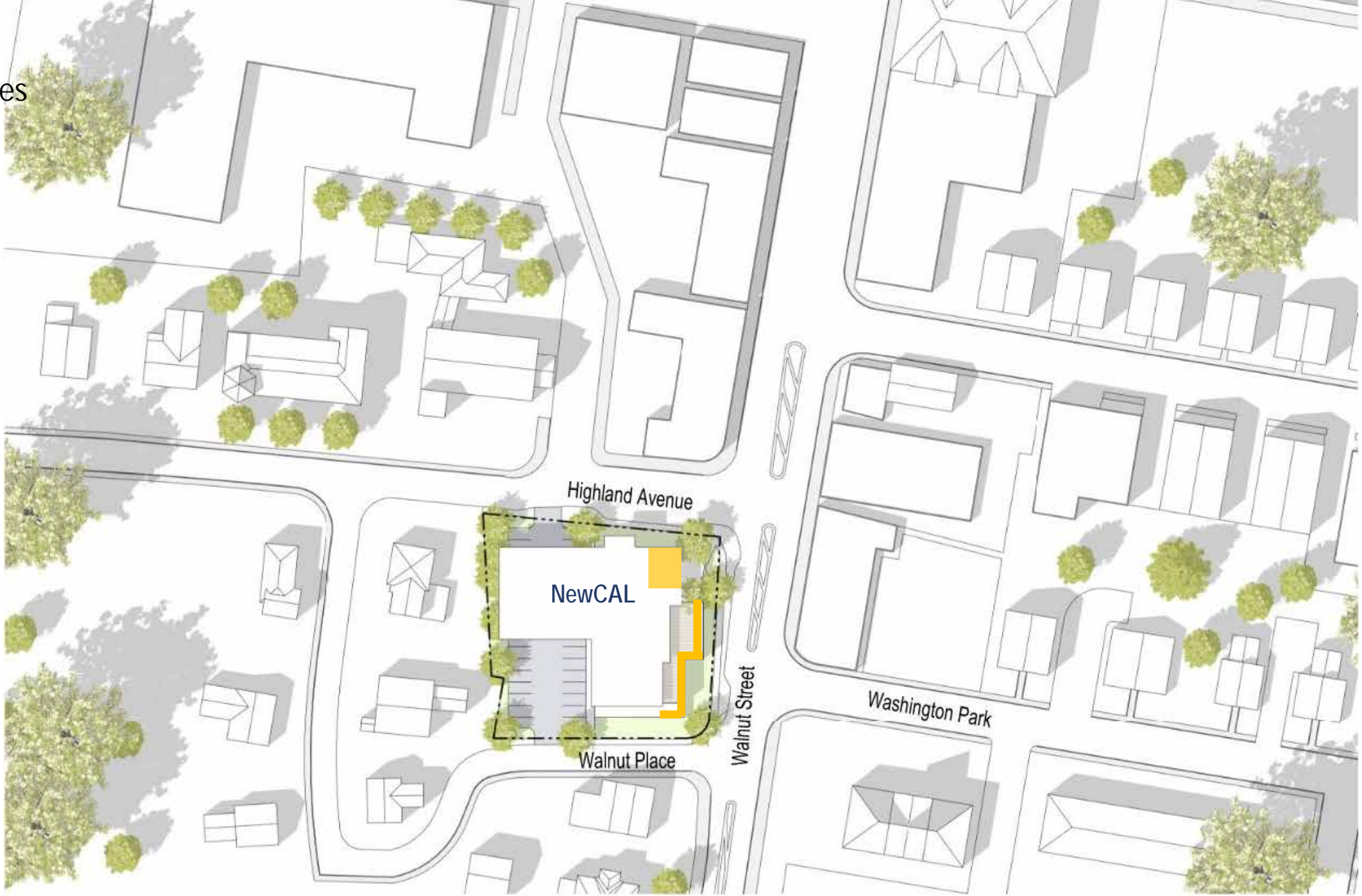
Site Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 08/16/21

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Hot Corner & Edges

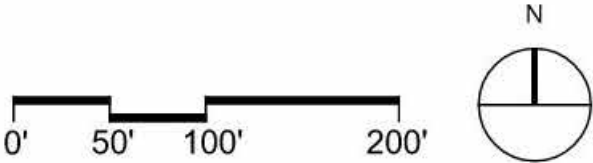


NewCAL Newtonville

Site Plan

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Building is Setback along Walnut Place to reduce canyon effect

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

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

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

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

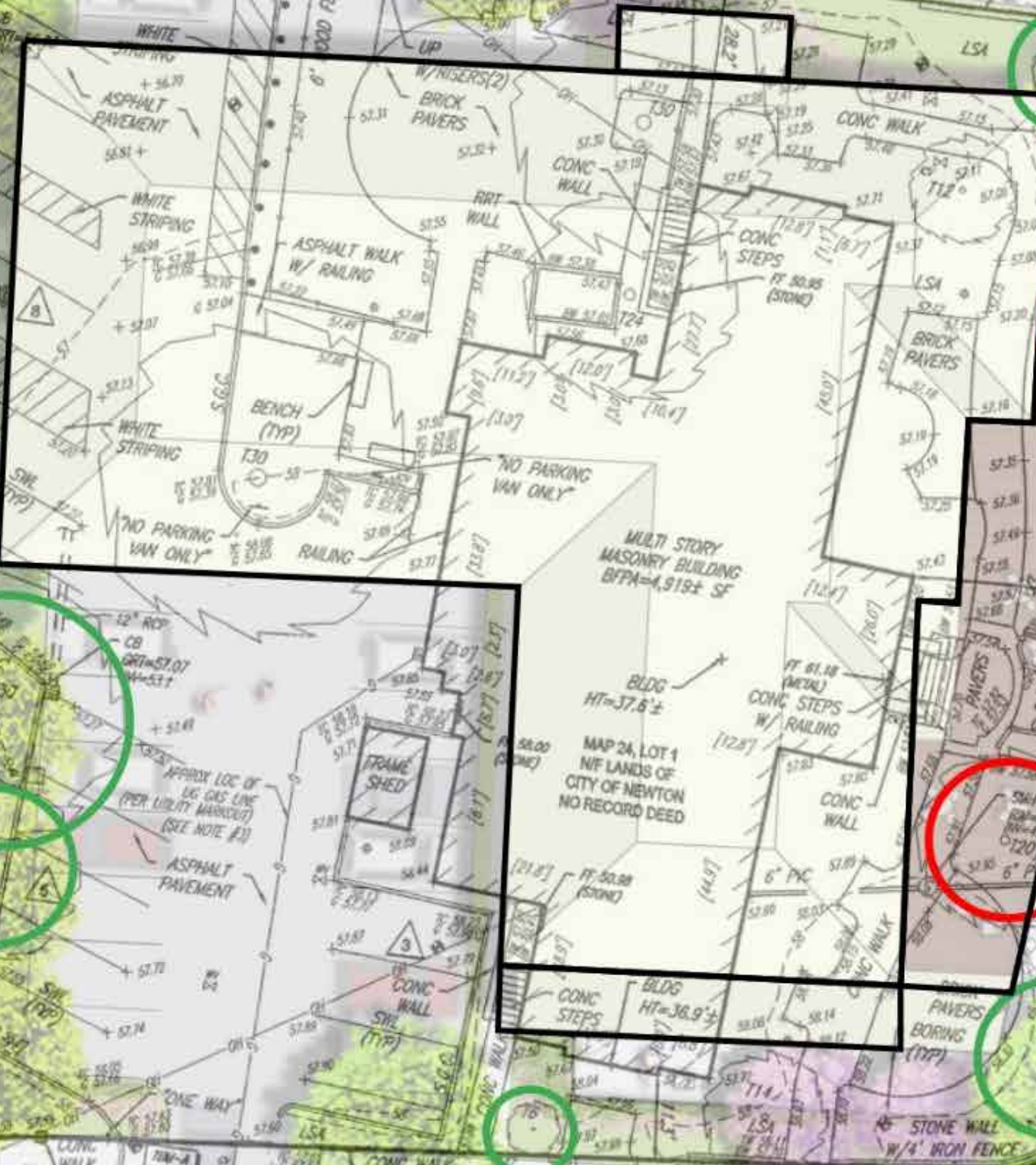
$N16^{\circ}29'04''W$
11.10'

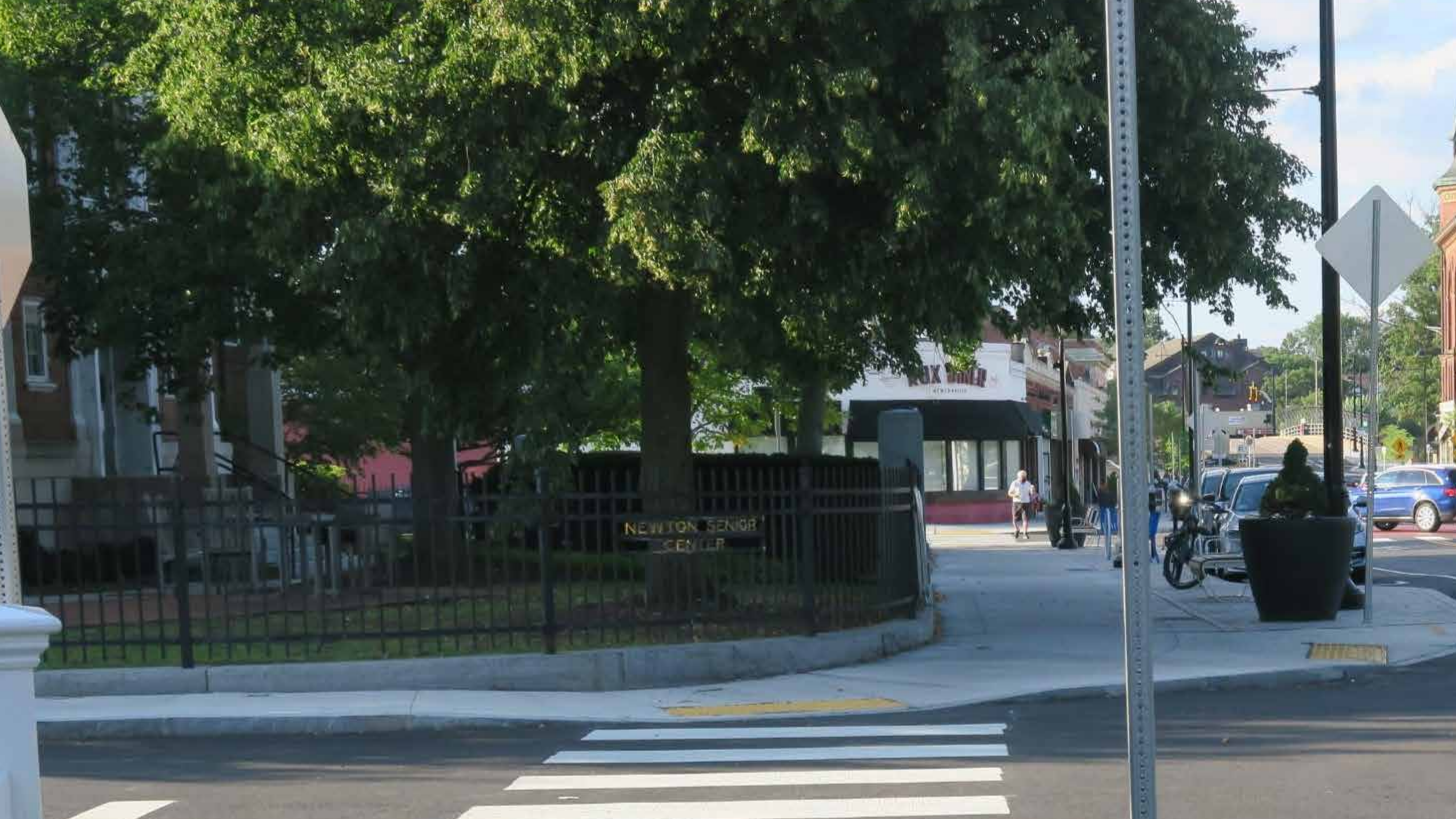
$R=65.00'$
 $\Delta=052^{\circ}37'26''$
 $L=59.70'$

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

WALNUT STREET
(PUBLIC-VARIABLE WIDTH)

TWO WAY
TRAFFIC
(ASPHALT ROADWAY)





NEWTON SENIOR
CENTER

FOX HOLE
RESTAURANT



Building Organization

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



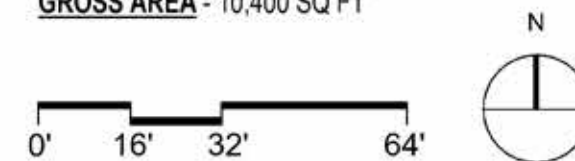
NewCAL Newtonville

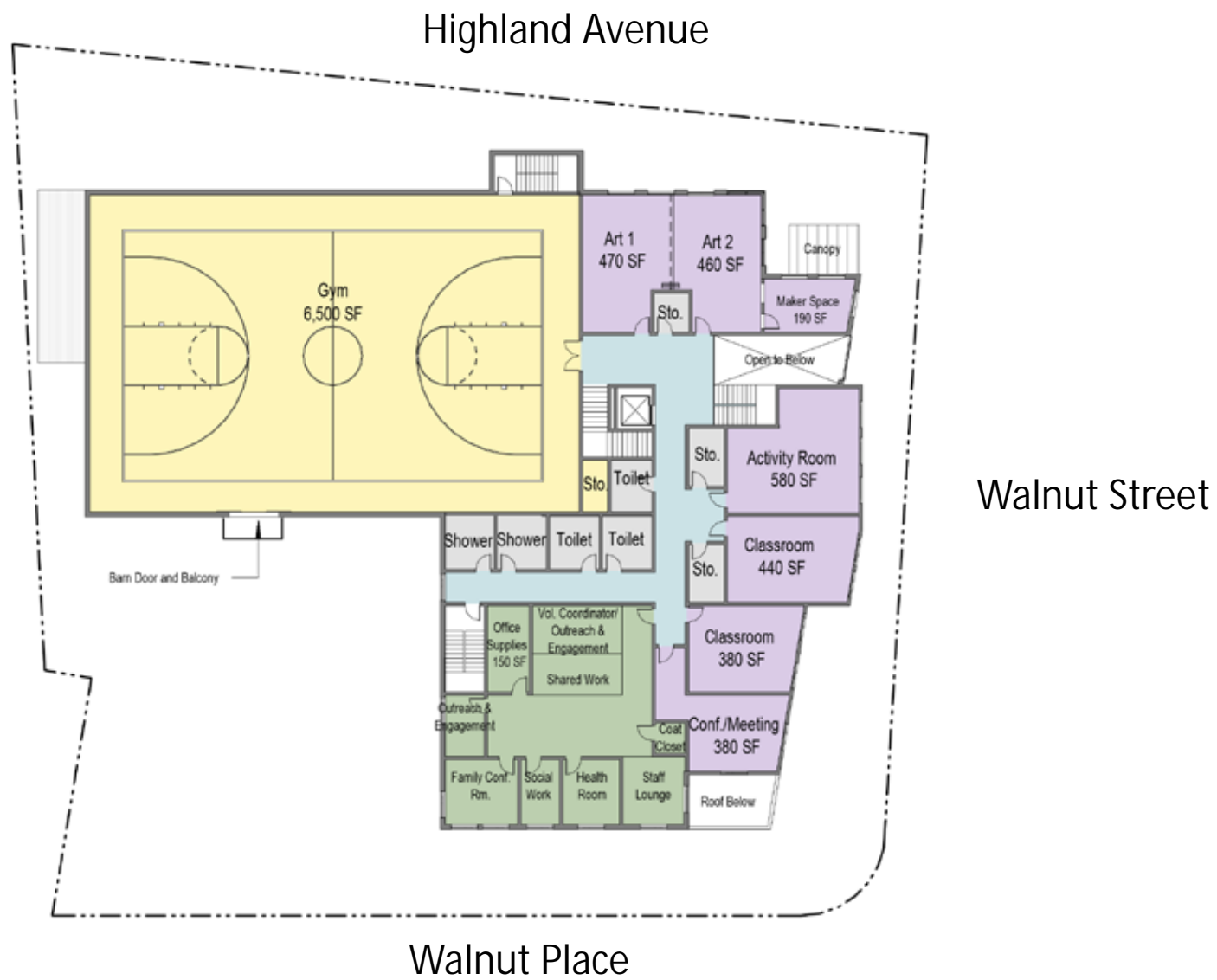
First Floor

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GROSS AREA - 10,400 SQ FT





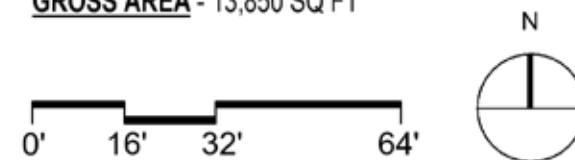
NewCAL Newtonville

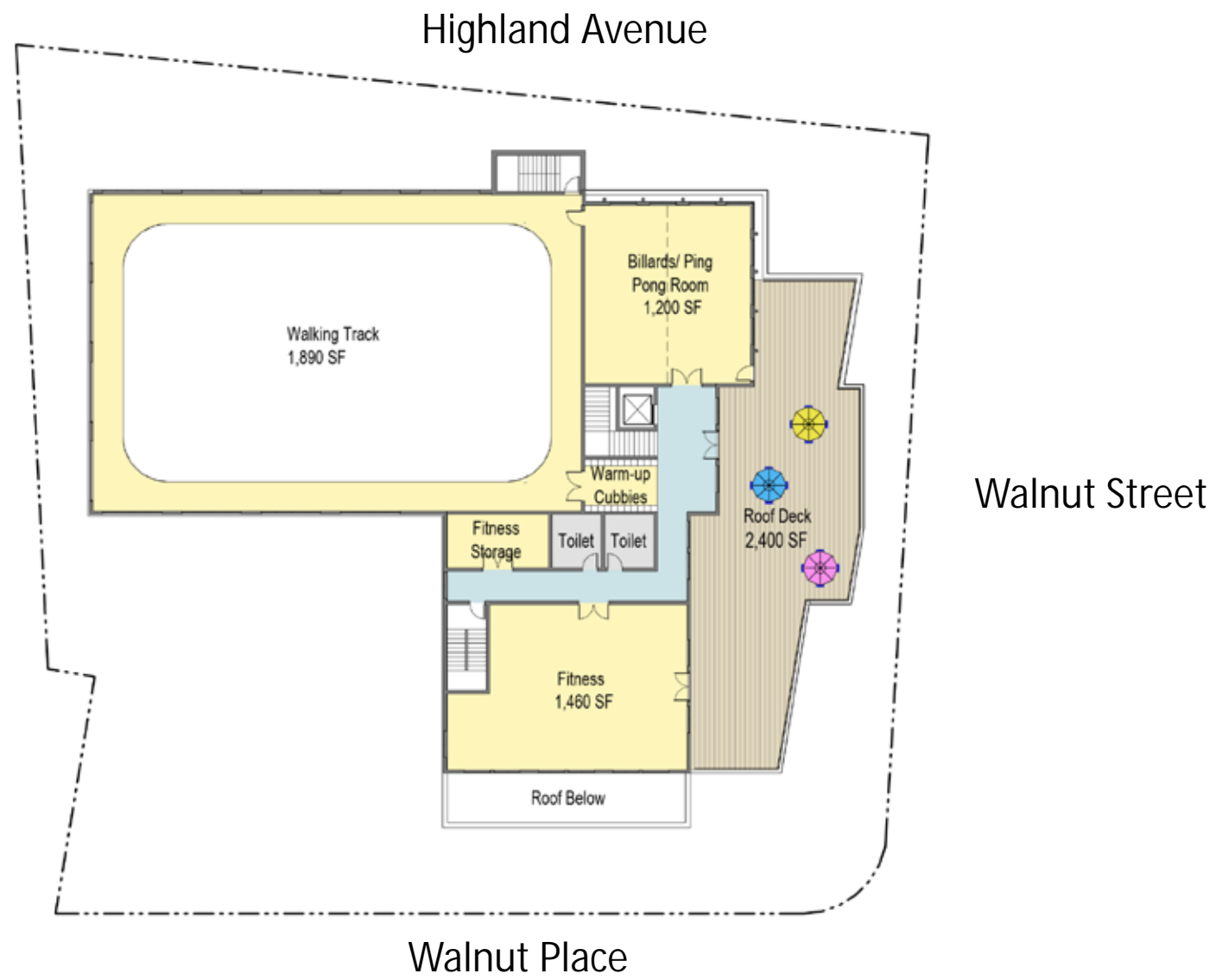
Second Floor

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GROSS AREA - 13,850 SQ FT





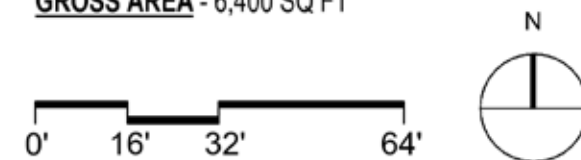
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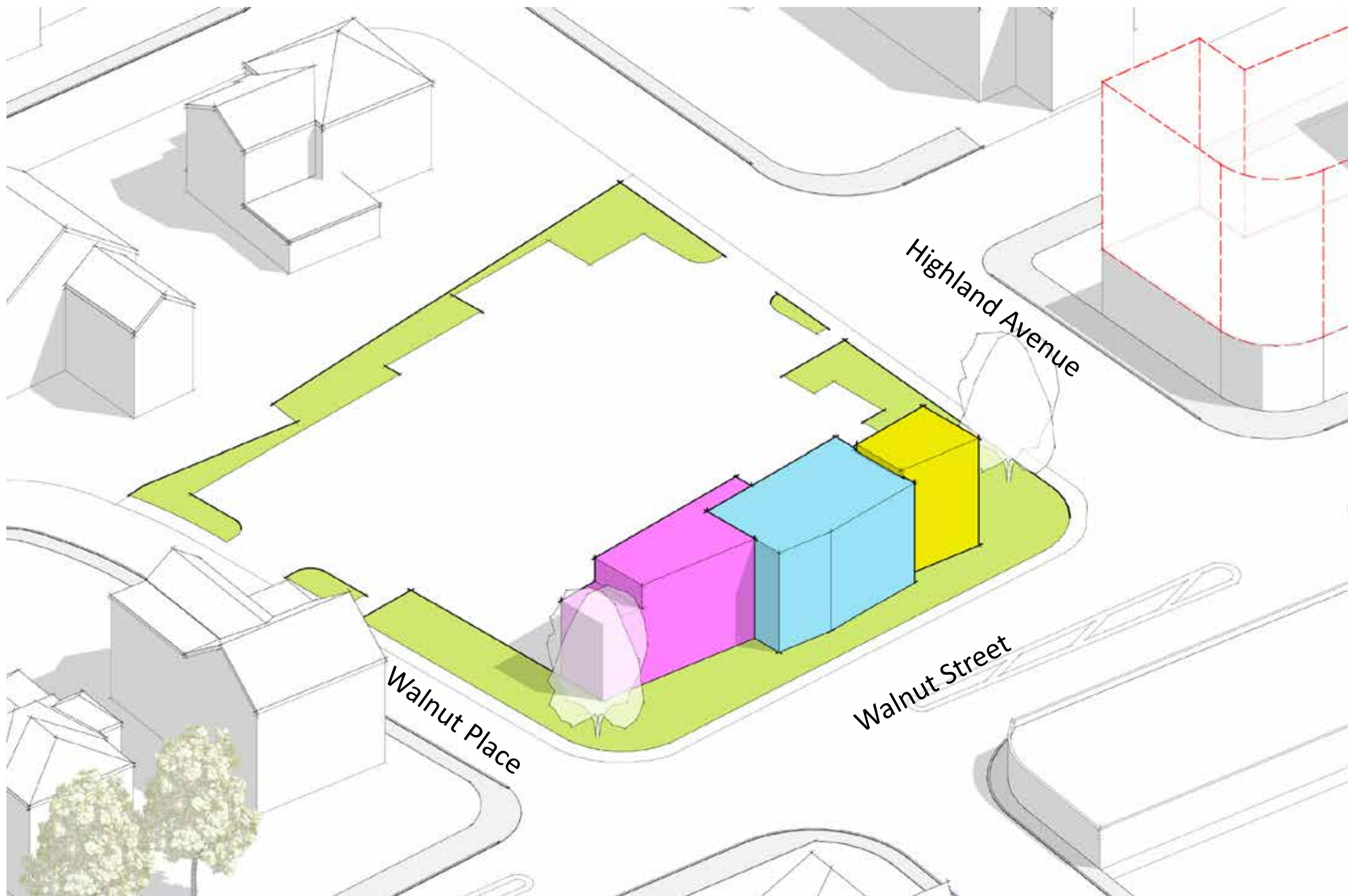
Third Floor

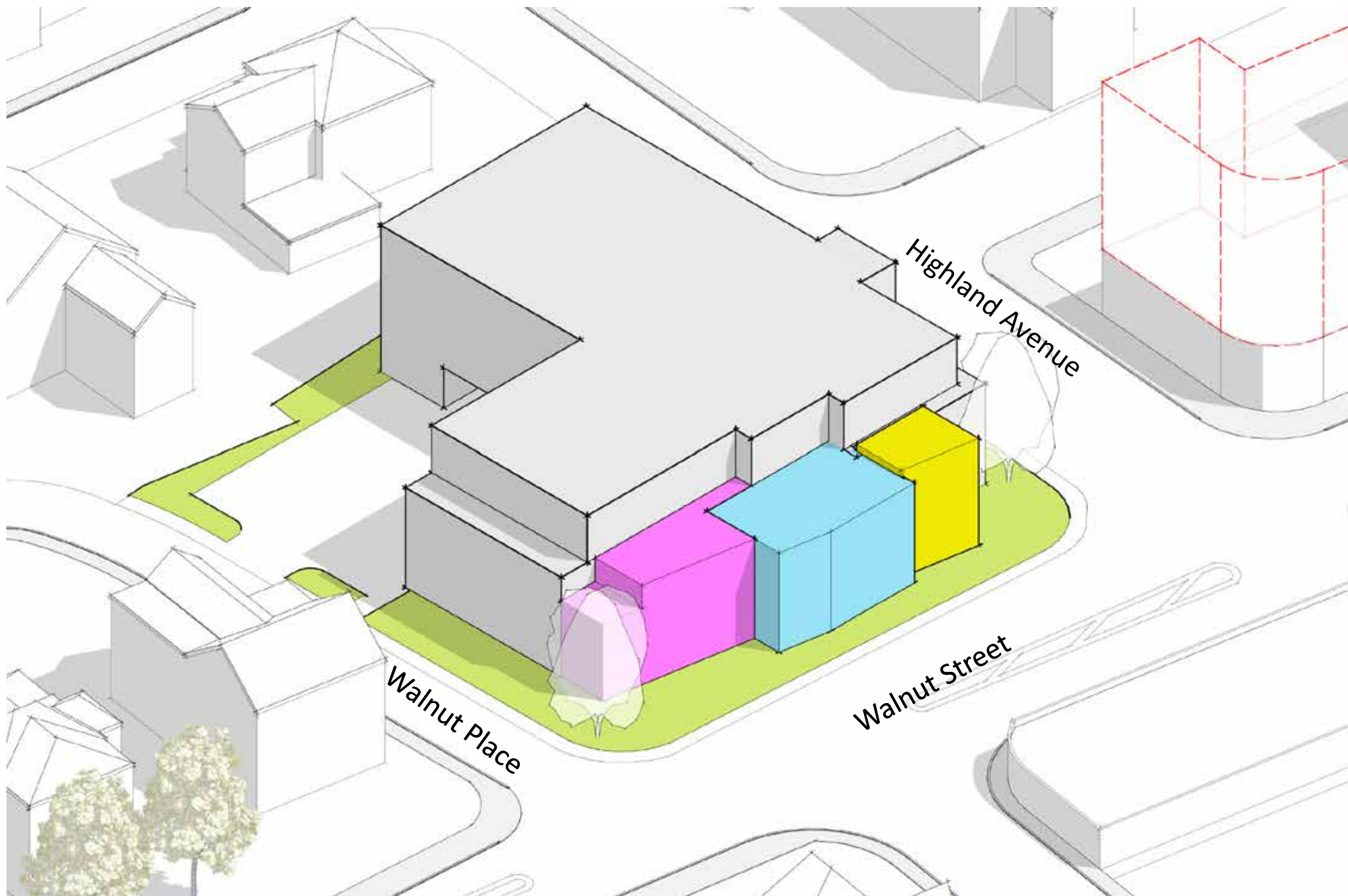
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GROSS AREA - 6,400 SQ FT











QUESTIONS & COMMENTS