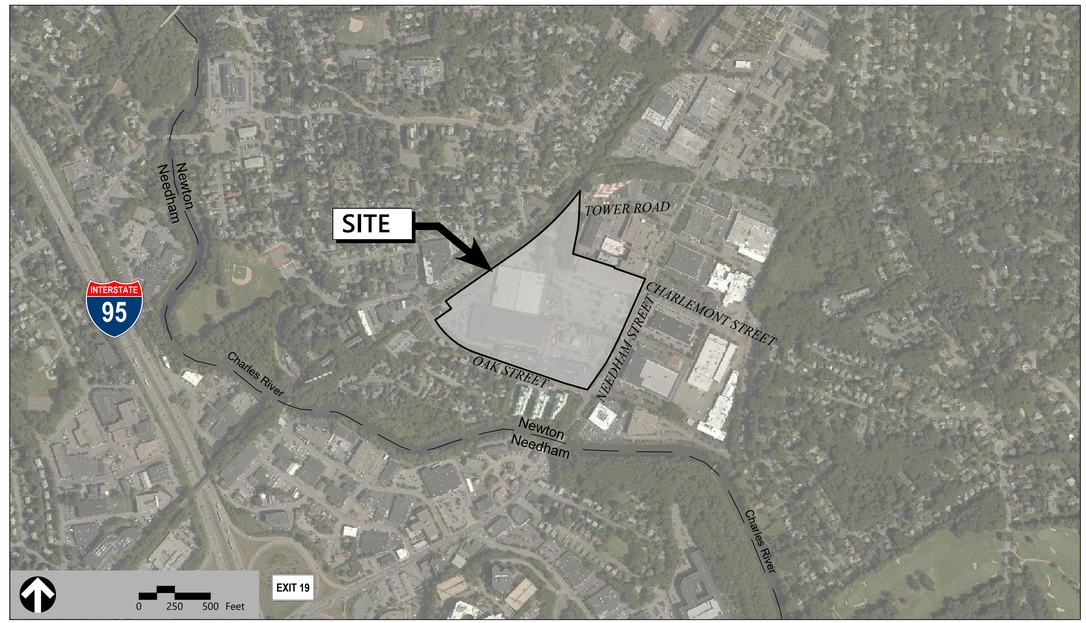
Site Plans

Issued for	Zone Change/Special Permit
Date Issued	August 6, 2018
Latest Issue	April 12, 2019

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts



Owner/Applicant

Northland Oak Street, LLC/
Northland Tower Road Investors, LLC
2150 Washington Street
Newton, MA 02462

Assessor's Map: 51
Lot: 5, 5A, 6

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Landscape Architect
Stantec
226 Causeway Street, 6th Floor
Boston, MA
02114-2155

Architect
CUBE 3 Studio
360 Merrimack Street
Building 5, Floor 3
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Architect
Stantec Architecture
311 Summer Street
Boston, MA
02210-01723

Architect
SGA
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Signage/Wayfinding
Selbert Perkins Design
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Arlington, MA 02476

COMMONWEALTH OF MASSACHUSETTS
CURTIS R. QUITZAU
CIVIL
No. 42054
REGISTERED PROFESSIONAL ENGINEER

VHB Project : 12239.00 Northland Needham St.
Issued for : Zone Change and Special Permit 4/12/2019

\\VHB\GBL\PROJ\WAT-LD\12239.00\CAD\LD\PLANSET\LOCAL APPROVALS\MASTER PLAN\12239.00-COV 11 April 2019

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
	CG	CURB AND GUTTER
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC ×	27.35 TC ×	TOP OF CURB ELEVATION
26.85 BC ×	26.85 BC ×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW × 38.5 BW	45.0 TW × 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN
		DOUBLE CATCH BASIN
		GUTTER INLET
		DRAIN MANHOLE
		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
		SEWER MANHOLE
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GG	GG	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
Matchline	Matchline	MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

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The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Zone Change/Special Permit — **August 6, 2018**

Not Approved for Construction

Drawing Title

Legend

Drawing Number

C-1

Sheet 1 of 22

Project Number

12239.00

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CURTIS R. QUITZAU
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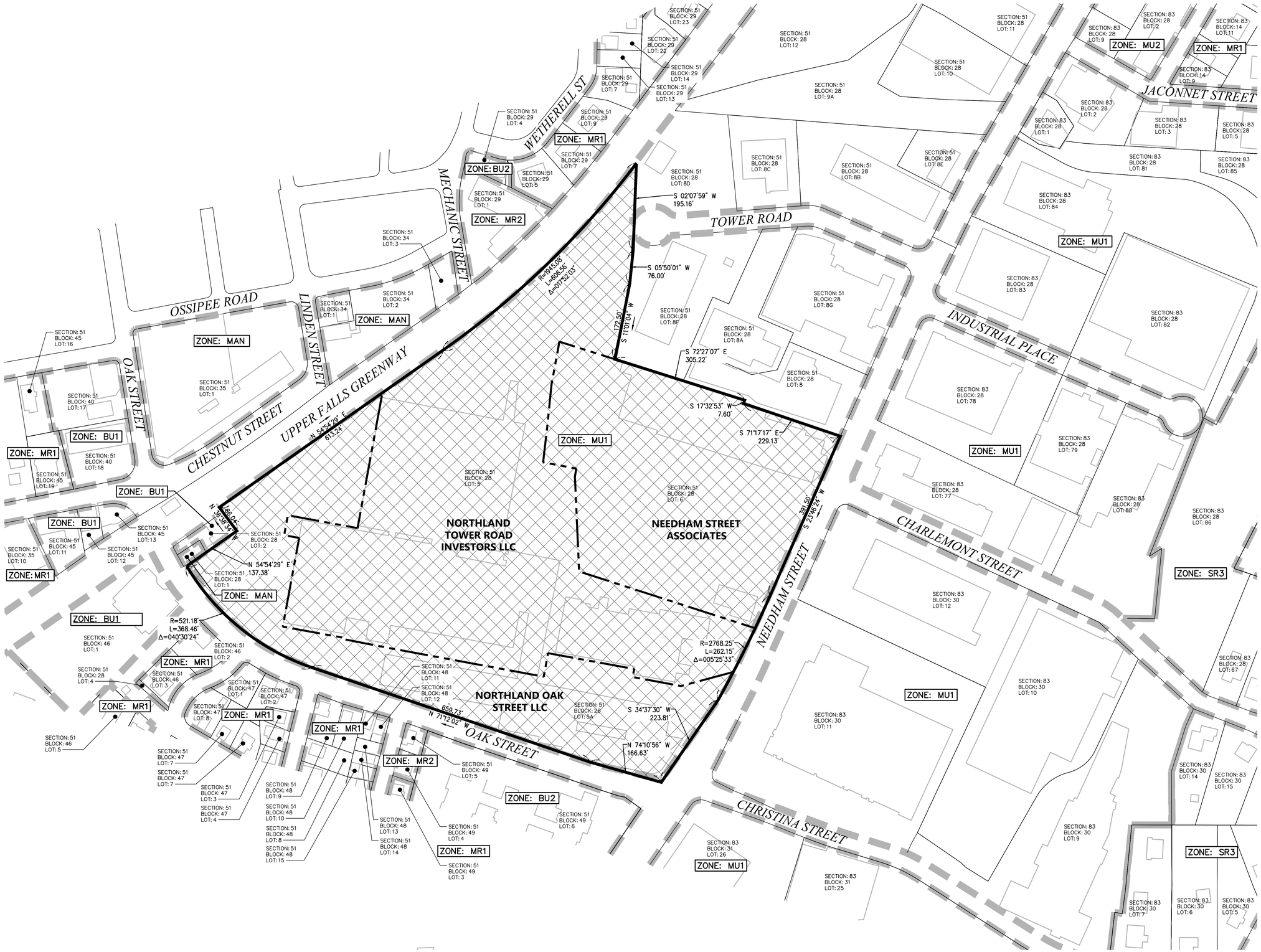

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Legend

- ZONING DISTRICT BOUNDARY
- PROJECT SITE PARCEL
- PARCELS TO BE REZONED

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Drawing Title

Area Plan

Drawing Number

C-2

Sheet 2 of 22

Project Number 12239.00

COMMONWEALTH OF MASSACHUSETTS
CURTIS P. QUITZAU
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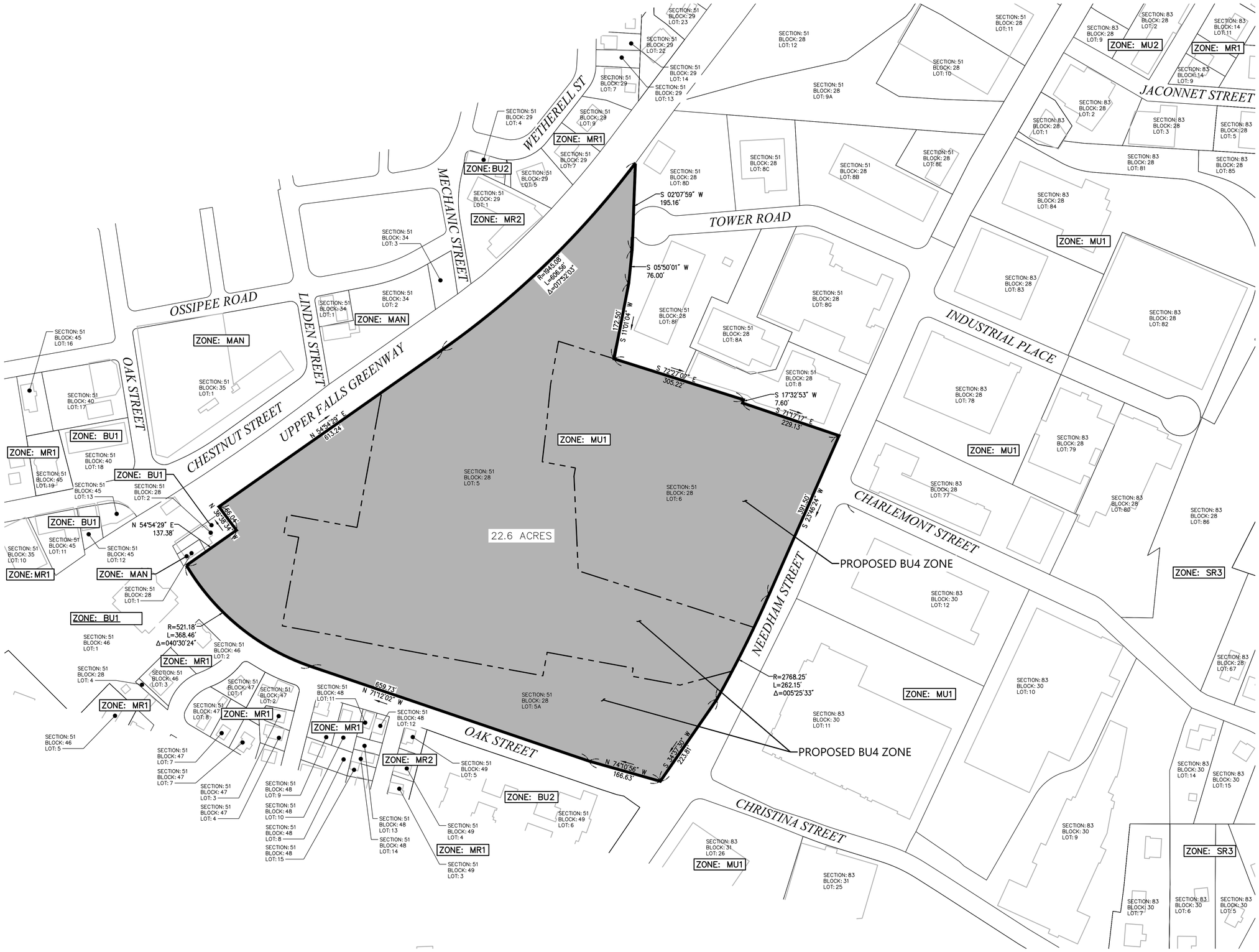

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The Northland Newton Development

Needham Street/Oak Street Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Date: August 6, 2018

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Drawing Title: Zone Change Plan

Drawing Number: C-3

Sheet 3 of 22

Project Number: 12239.00

COMMONWEALTH OF MASSACHUSETTS
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Building Program Summary

	Unit Count	Office GFA (SF)	Retail/Commercial GFA (SF)	Residential GFA (SF)	Community GFA (SF)	Garage GFA (SF)	Total GFA (SF)
BUILDING 1	---	193,200	---	---	---	---	193,200
BUILDING 2	---	---	6,740	---	---	---	6,740
BUILDING 3	94	---	20,209	118,122	---	16,418	154,749
BUILDING 4	106	---	20,444	144,746	---	2501	167,691
BUILDING 5	160	---	16,369	209,844	---	6,070	232,283
BUILDING 6A	126	---	24,986	151,774	---	253	177,013
BUILDING 6B	119	---	4,834	135,852	---	2687	143,373
BUILDING 7	50	---	15,652	65,584	---	---	81,236
BUILDING 8	80	---	5,880	131,708	---	14787	152,375
BUILDING 9-11	36	---	---	46,122	---	---	46,122
BUILDING 12	23	---	---	33,558	---	---	33,558
BUILDING 13	---	---	---	---	4,000	---	4,000
BUILDING 14	6	---	---	11,460	---	2,400	13,860
TOTAL	800	193,200	115,114*	1,048,770	4,000	45,116	1,392,340

*INCLUDES 40,000 SF OF RESTAURANT SPACE. LOCATIONS TO BE DETERMINED.

Parking Summary (Provided)

Description	Provided
GARAGE	1,431
SURFACE	119
TOTAL SPACES	1,550

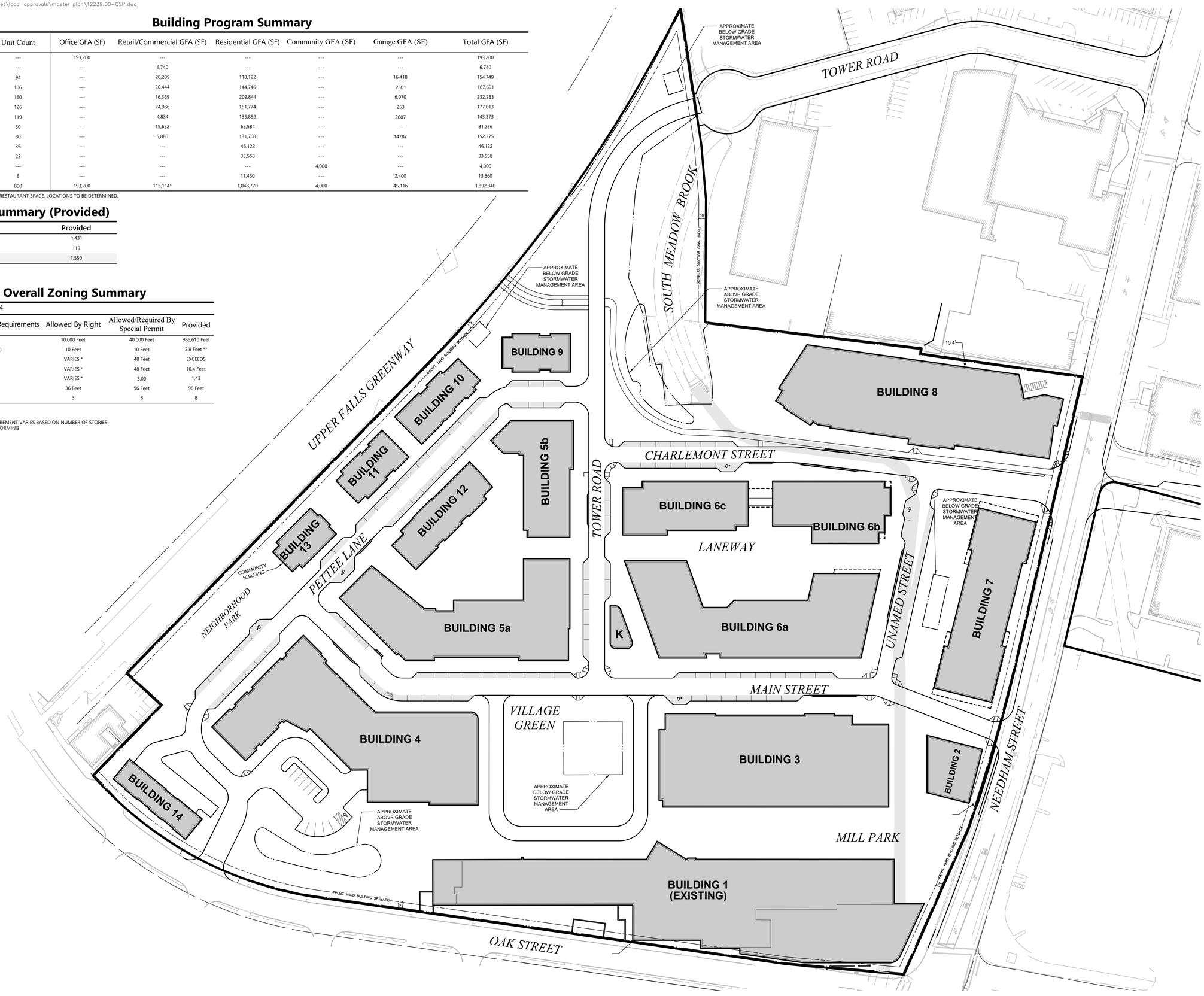
Overall Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
LOT AREA (MIN)	10,000 Feet	40,000 Feet	986,610 Feet
FRONT YARD SETBACK (MIN)	10 Feet	10 Feet	2.8 Feet **
REAR YARD SETBACK (MIN)	VARIES *	48 Feet	EXCEEDS
SIDE YARD SETBACK (MIN)	VARIES *	48 Feet	10.4 Feet
FLOOR AREA RATIO (MAX)	VARIES *	3.00	1.43
BUILDING HEIGHT (MAX)	36 Feet	96 Feet	96 Feet
STORIES (MAX)	3	8	8

NOTES

* DIMENSIONAL REQUIREMENT VARIES BASED ON NUMBER OF STORIES.
** EXISTING NON-CONFORMING



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0 30 60 120 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
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Drawing Title
Overall Site Plan

Drawing Number
C-4

Sheet 4 of 22

Project Number
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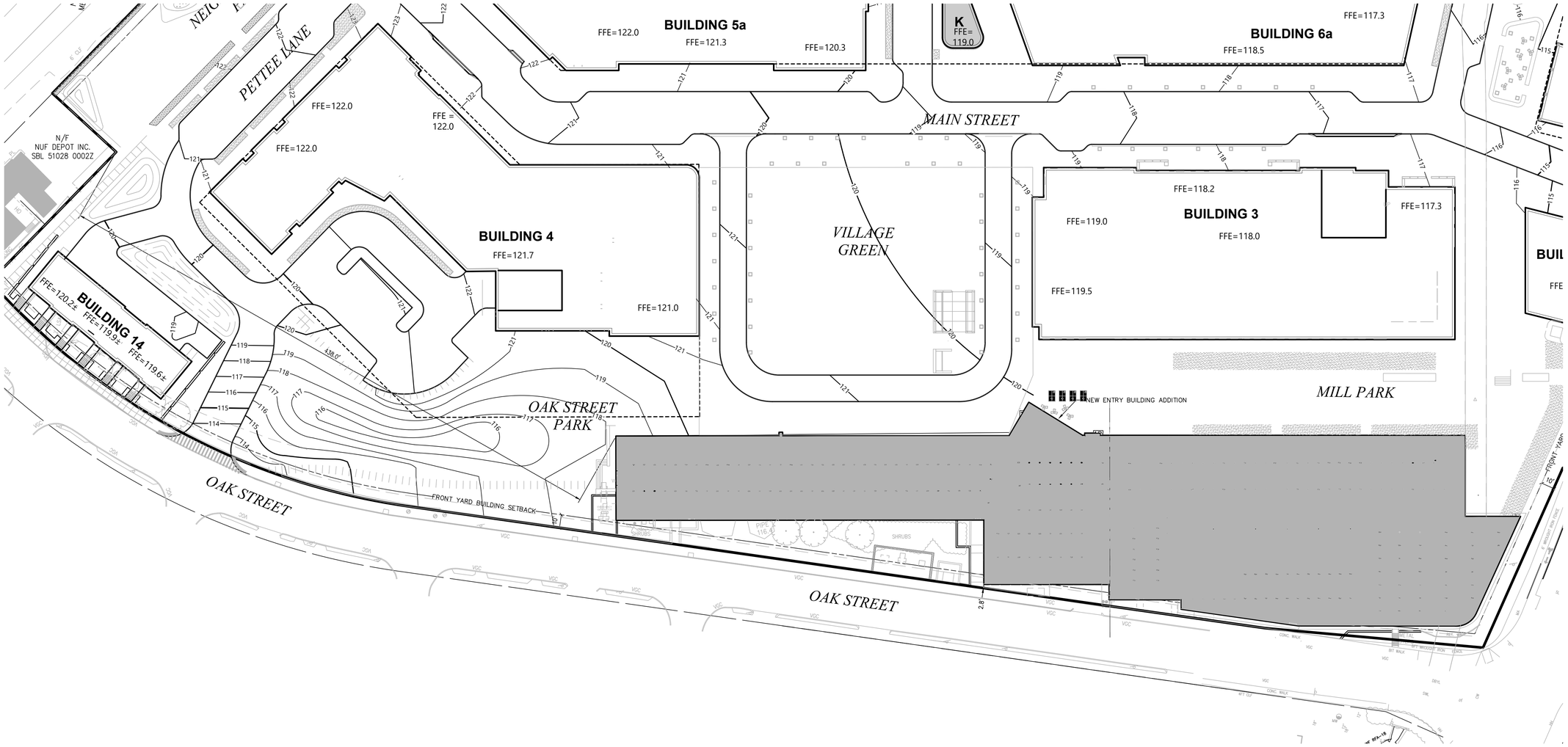

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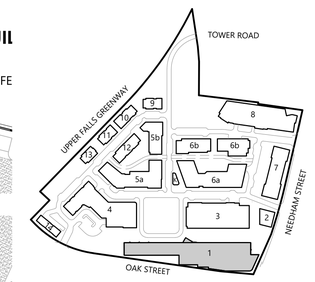


Key
Not To Scale

0 20 40 80 Feet

Building 1 Zoning Summary

Zoning District: BU4

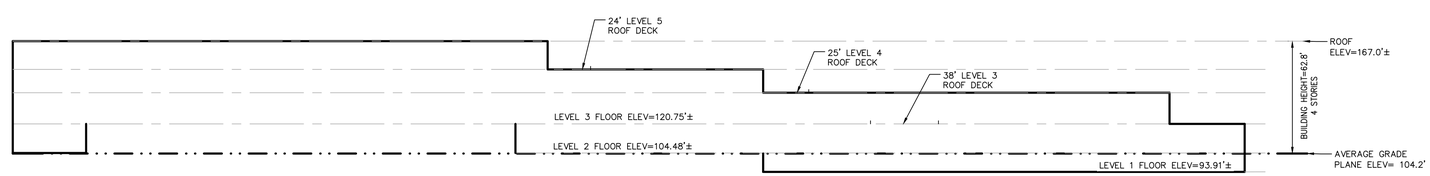
Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	2.8 Feet *
REAR YARD SETBACK	18 Feet	31.40 Feet	Exceeds
SIDE YARD SETBACK	18 Feet	31.40 Feet	438.0 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	62.8 Feet *
STORIES	3	8	4 *

*EXISTING NON-CONFORMING

Building 2 Zoning Summary

Zoning District: BU4

Weighted Average Grade Plane Calculation for Building 1						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
1A	1B	120.5	120.5	334.9	120.5	40,355
1B	1C	104.2	104.2	20.1	104.2	2,094
1C	1D	104.2	104.2	45.9	104.2	4,783
1D	1E	93.7	93.7	278.9	93.7	26,133
1E	1F	93.7	93.7	66.4	93.7	6,222
1F	1G	93.7	93.5	42.1	93.6	3,941
1G	1H	93.5	93.5	479.1	93.5	44,796
1H	1I	93.5	116.3	60.9	104.9	6,388
1I	1J	116.3	120.3	18.5	118.3	2,189
1J	1K	114.3	114.3	249.8	114.3	28,552
1K	1L	114.3	118.3	22.4	116.3	2,605
1L	1A	120.5	120.5	41.7	120.5	5,025
				Total Avg Elevation x Length		173,083
				Total Length		1660.7
				Average Mean Grade Elevation		104.2



Building 1 Height Detail
Not To Scale

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Drawing Title
Zoning Assessment Plan (Building 1)

Drawing Number
C-5.1

Sheet 5 of 22

Project Number
12239.00

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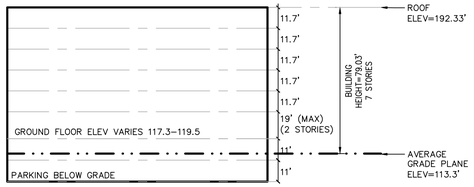
Building 3 Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	116.2 Feet
REAR YARD SETBACK	18 Feet	39.52 Feet**	Exceeds
SIDE YARD SETBACK	18 Feet	39.52 Feet*	522.7 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	79.03 Feet
STORIES	3	8	7

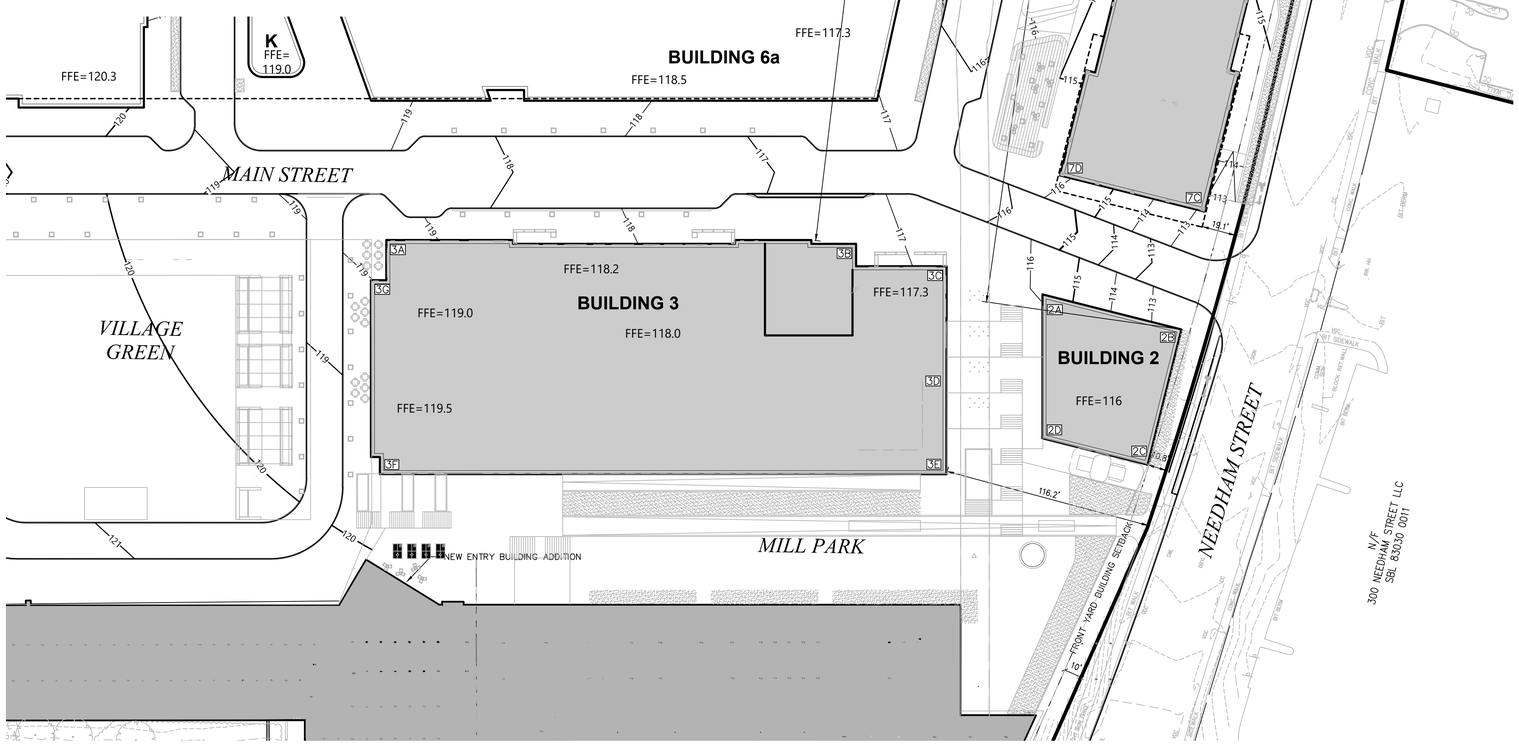
*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 3 Height Detail

Not To Scale

Weighted Average Grade Plane Calculation for Building 3						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
3A	3B	119.3	117.3	263.0	118.3	31,113
3B	3C	117.3	116.7	51.0	117.0	5,967
3C	3D	116.7	116.4	63.0	116.6	7,343
3D	3E	116.4	93.7	50.0	105.1	5,253
3E	3F	93.7	119.7	317.0	106.7	33,824
3F	3G	119.7	119.0	109.0	119.4	13,009
3G	3A	119.0	119.3	25.0	119.2	2,979
				Total Avg Elevation x Length		99,487
				Total Length		878.0
				Average Mean Grade Elevation		113.3

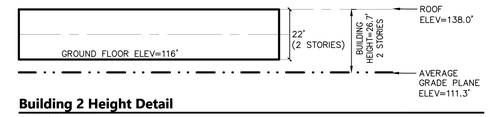


Building 2 Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	10.2 Feet
REAR YARD SETBACK	18 Feet	13.35 Feet **	Exceeds
SIDE YARD SETBACK	18 Feet	13.35 Feet *	536.9 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	26.7 Feet
STORIES	3	8	2

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 2 Height Detail

Not To Scale

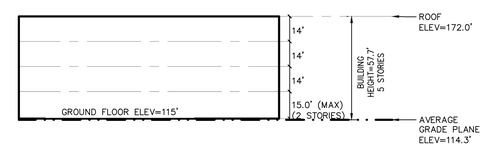
Weighted Average Grade Plane Calculation for Building 2						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
2A	2B	115.7	112.3	81.0	114.0	9,234
2B	2C	112.3	109.0	79.0	110.7	8,741
2C	2D	109.0	107.6	62.0	108.3	6,715
2D	2A	107.6	115.7	80.0	111.7	8,932
				Total Avg Elevation x Length		33,622
				Total Length		302.0
				Average Mean Grade Elevation		111.3

Building 7 Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	17.3 Feet
REAR YARD SETBACK	18 Feet	28.85 Feet**	Exceeds
SIDE YARD SETBACK	18 Feet	28.85 Feet*	193.3 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	57.7 Feet
STORIES	3	8	5

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 7 Height Detail

Not To Scale

Weighted Average Grade Plane Calculation for Building 7						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
7A	7B	114.7	113.5	82.0	114.1	9,356
7B	7C	113.5	113.0	260.0	113.3	29,445
7C	7D	113.0	116.0	82.0	114.5	9,389
7D	7A	116.0	114.7	260.0	115.4	29,991
				Total Avg Elevation x Length		78,181
				Total Length		684.0
				Average Mean Grade Elevation		114.3

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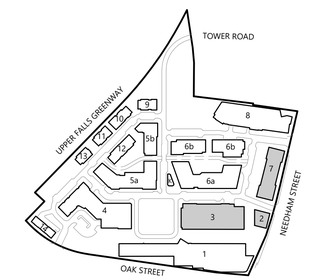

Key

Not To Scale

0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

Designed by
Checked by

Issued for
Zone Change/Special Permit

Date
August 6, 2018

Not Approved for Construction

Drawing Title
Zoning Assessment Plan (Building 2, 3 & 7)

Drawing Number
C-5.2

Sheet 6 of 22

Project Number
12239.00

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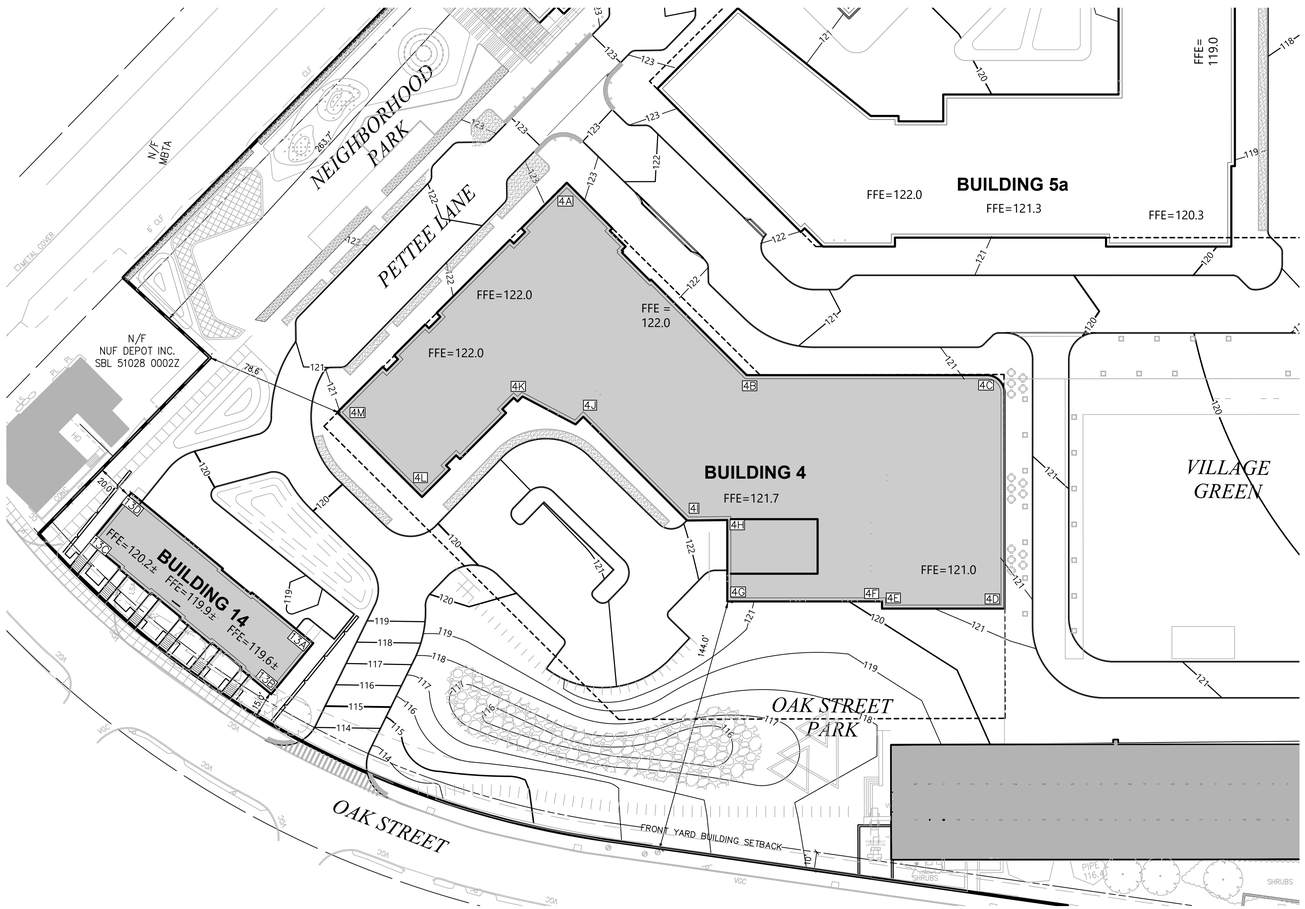
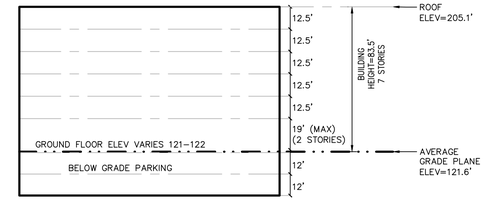


Building 4 Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	144.0 Feet
REAR YARD SETBACK	18 Feet	41.75 Feet**	Exceeds
SIDE YARD SETBACK	18 Feet	41.75 Feet*	78.6 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	83.5 Feet
STORIES	3	8	7

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 4 Height Detail

Not To Scale

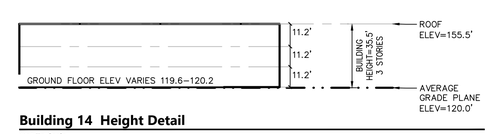
Weighted Average Grade Plane Calculation for Building 4						
Start Pt	**End Pt**	**Start Elev**	**End Elev**	**Length (ft)**	**Avg Elev**	**Avg Elev x Length**
4A	4B	123.3	121.5	156.0	122.4	19,094
4B	4C	121.5	120.7	137.0	121.1	16,591
4C	4D	120.7	121.0	124.0	120.9	14,985
4D	4E	121.0	121.3	63.0	121.2	7,632
4E	4F	121.3	121.3	73.0	121.3	8,855
4F	4G	121.3	121.3	16.0	121.3	1,941
4G	4H	121.3	121.3	29.0	121.3	3,518
4H	4I	121.3	122.5	91.0	121.9	11,093
4I	4J	122.5	121.7	92.0	122.1	11,233
4J	4K	121.7	121.7	35.0	121.7	4,260
4K	4L	121.7	120.5	87.0	121.1	10,536
4L	4M	120.5	121	65.0	120.8	7,849
4M	4A	121.0	123.3	187.0	122.2	22,842
				Total Avg Elevation x Length		**140,428**
				Total Length		**1155.0**
				Average Mean Grade Elevation		**121.6**

Building 14 Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	15.0 Feet
REAR YARD SETBACK	18 Feet	17.75 Feet **	Exceeds
SIDE YARD SETBACK	18 Feet	17.75 Feet *	20.0 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	35.5 Feet
STORIES	3	8	3

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 14 Height Detail

Not To Scale

Weighted Average Grade Plane Calculation for Building 14						
Start Pt	**End Pt**	**Start Elev**	**End Elev**	**Length (ft)**	**Avg Elev**	**Avg Elev x Length**
14A	14B	120	119.5	132	120	15,807
14B	14C	119.5	120.2	36	120	4,315
14C	14D	120.2	120.2	132	120	15,866
14D	14A	120.2	120	36	120	4,324
				Total Avg Elevation x Length		**40311.6**
				Total Length		**336.0**
				Average Mean Grade Elevation		**120.0**

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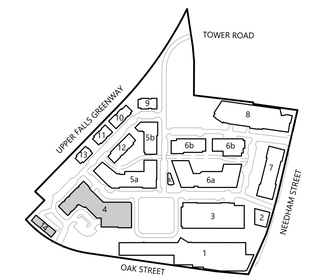

Key

Not To Scale

0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

Designed by | Checked by

Issued for: Zone Change/Special Permit
Date: August 6, 2018

Not Approved for Construction

Drawing Title
Zoning Assessment Plan (Building 4 & 14)

Drawing Number
C-5.3

Sheet 7 of 22

Project Number
12239.00

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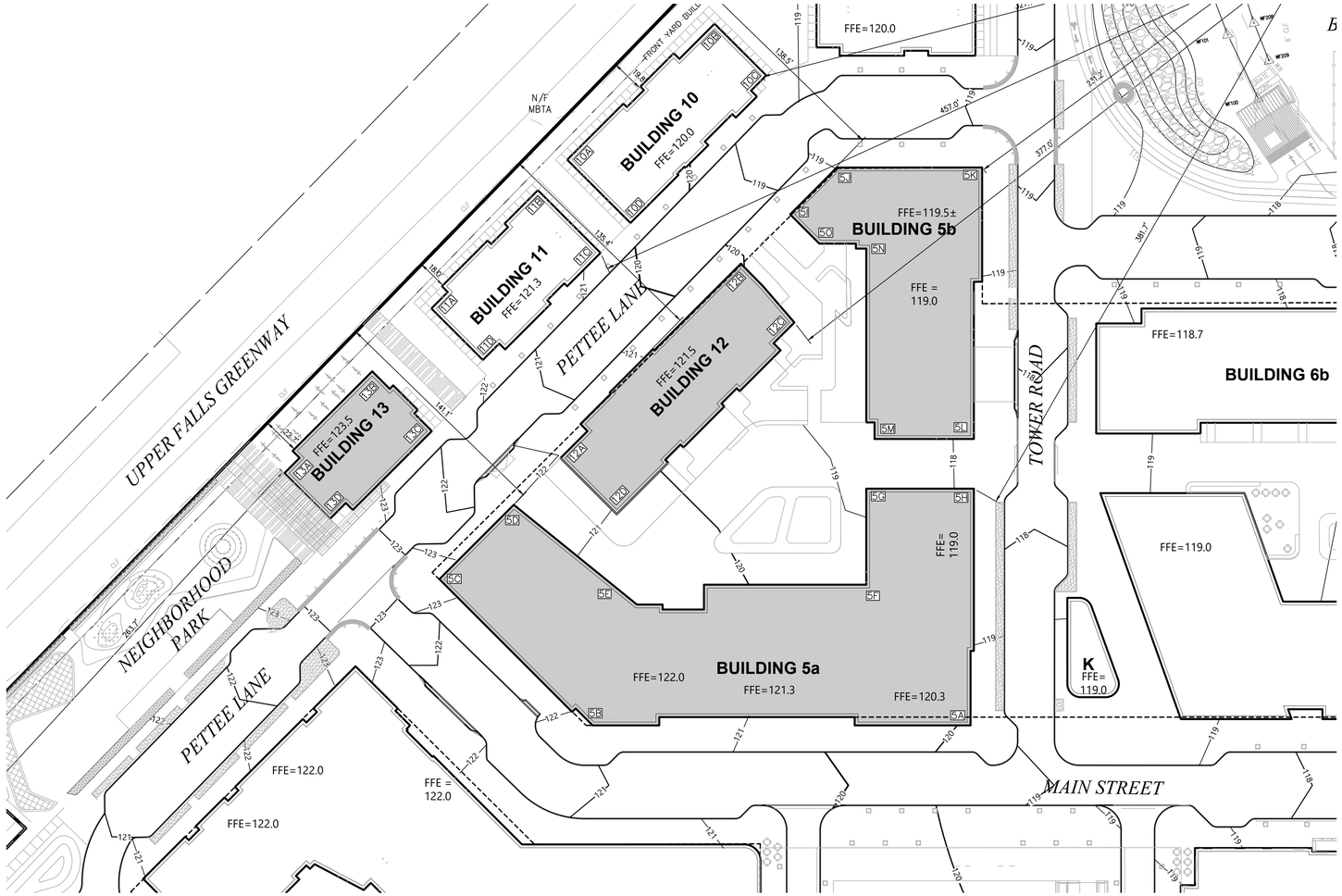
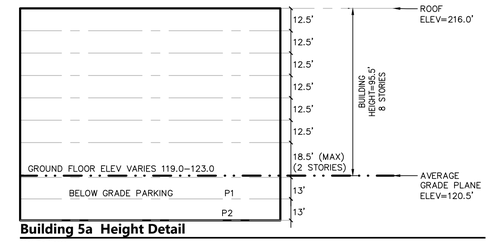


Building 5a Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Requried By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	141.1 Feet
REAR YARD SETBACK	18 Feet	47.75 Feet**	Exceeds
SIDE YARD SETBACK	18 Feet	47.75 Feet*	381.7 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	95.5 Feet
STORIES	3	8	8

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 5a Height Detail
Not To Scale

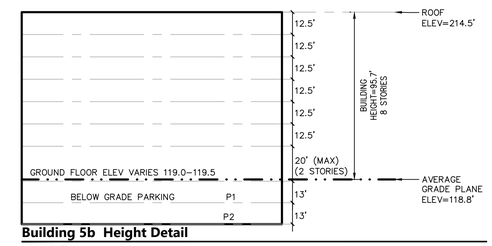
Weighted Average Grade Plane Calculation for Building 5a						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
5A	5B	120.0	121.7	237.0	120.9	28,641
5B	5C	121.7	123.3	127.0	122.5	15,558
5C	5D	123.3	122.5	65.0	122.9	7,989
5D	5E	122.5	120.7	77.0	121.6	9,363
5E	5F	120.7	119.0	156.0	119.9	18,697
5F	5G	119.0	118.7	57.0	118.9	6,774
5G	5H	118.7	118.0	66.0	118.4	7,811
5H	5A	118.0	120.0	137.0	119.0	16,303
				Total Avg Elevation x Length		111,136
				Total Length		922.0
				Average Mean Grade Elevation		120.5

Building 5b Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Requried By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	138.5 Feet
REAR YARD SETBACK	18 Feet	47.85 Feet**	Exceeds
SIDE YARD SETBACK	18 Feet	47.85 Feet*	231.2 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	95.7 Feet
STORIES	3	8	8

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 5b Height Detail
Not To Scale

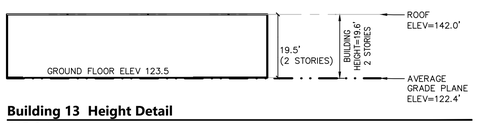
Weighted Average Grade Plane Calculation for Building 5b						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
5I	5J	119.5	119	36	119.3	4,293
5J	5K	119	119.5	92	119.3	10,971
5K	5L	119.5	118	165	118.8	19,594
5L	5M	118	118.5	60	118.3	7,095
5M	5N	118.5	118.5	115	118.5	13,628
5N	5O	118.5	119	23	118.8	2,731
5O	5I	119	119.5	35	119.3	4,174
				Total Avg Elevation x Length		62485.25
				Total Length		526
				Average Mean Grade Elevation		118.8

Building 13 Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	22.7 Feet
REAR YARD SETBACK	18 Feet	9.80 Feet **	Exceeds
SIDE YARD SETBACK	18 Feet	9.80 Feet *	263.7 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	19.6 Feet
STORIES	3	8	2

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 13 Height Detail
Not To Scale

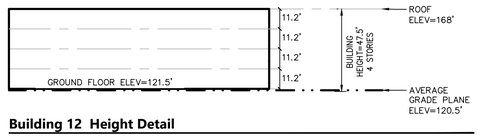
Weighted Average Grade Plane Calculation for Building 13						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
13A	13B	122.5	122.5	80.0	122.5	9,800
13B	13C	122.5	122.5	50.0	122.5	6,125
13C	13D	122.5	123.3	80.0	122.9	9,832
13D	13A	123.3	119.8	50.0	121.6	6,078
				Total Avg Elevation x Length		31,835
				Total Length		260.0
				Average Mean Grade Elevation		122.4

Building 12 Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	135.4 Feet
REAR YARD SETBACK	18 Feet	23.75 Feet **	Exceeds
SIDE YARD SETBACK	18 Feet	23.75 Feet *	377.0 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	47.5 Feet
STORIES	3	8	4

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 12 Height Detail
Not To Scale

Weighted Average Grade Plane Calculation for Building 12						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
12A	12B	122.0	120.0	164.0	121.0	19,844
12B	12C	120.0	119.0	54.0	119.5	6,453
12C	12D	119.0	121.0	164.0	120.0	19,680
12D	12A	121.0	122.0	54.0	121.5	6,561
				Total Avg Elevation x Length		52,538
				Total Length		436.0
				Average Mean Grade Elevation		120.5

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Key
Not To Scale

0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

Designed by
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Issued for: Zone Change/Special Permit
Date: August 6, 2018

Not Approved for Construction

Drawing Title
Zoning Assessment Plan (Building 5a, 5b, 12, 13)

Drawing Number
C-5.4

Sheet 8 of 22

COMMONWEALTH OF MASSACHUSETTS
CURTIS R. QUITZAU
CIVIL
No. 42662
REGISTERED PROFESSIONAL ENGINEER

Project Number
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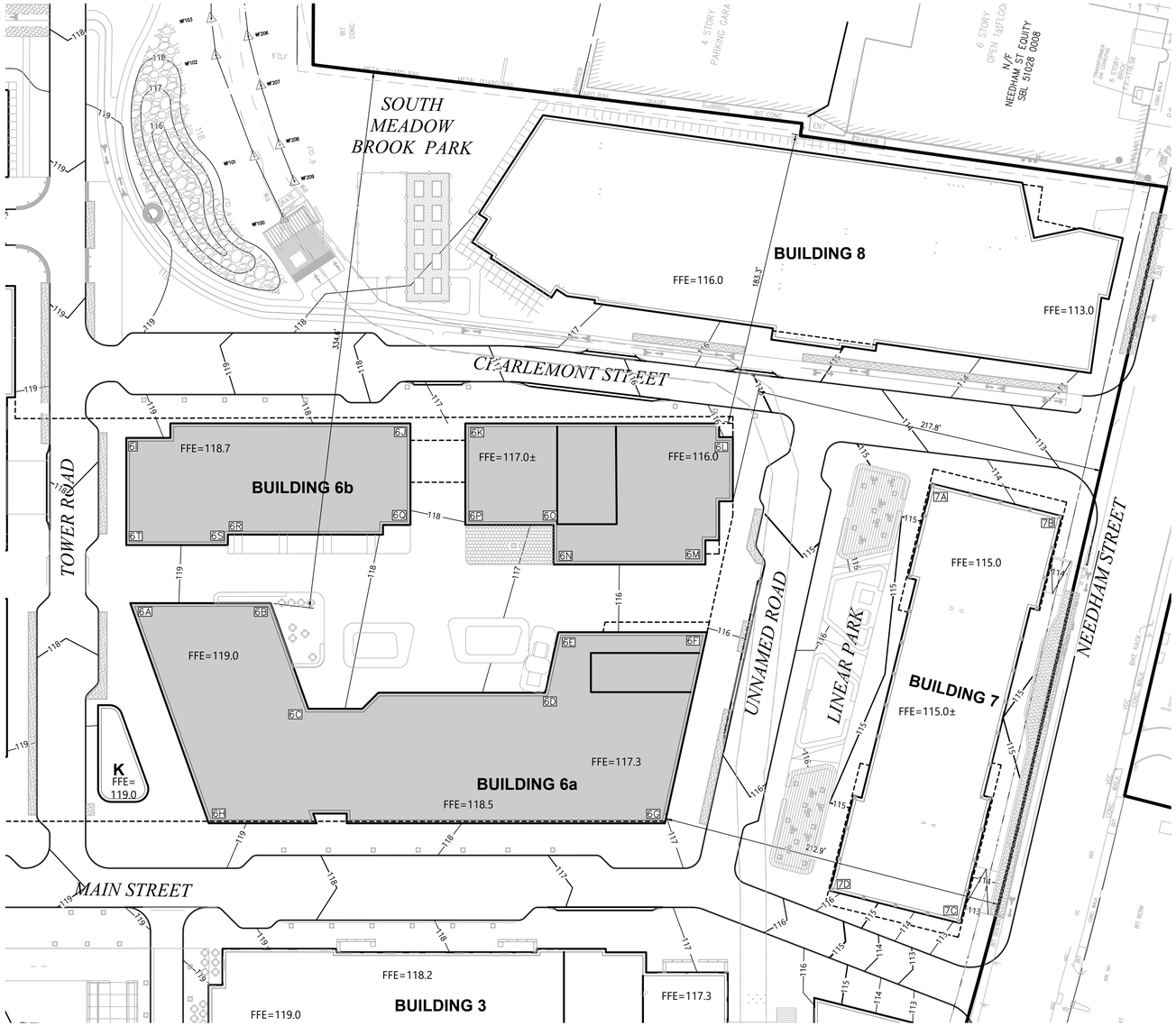
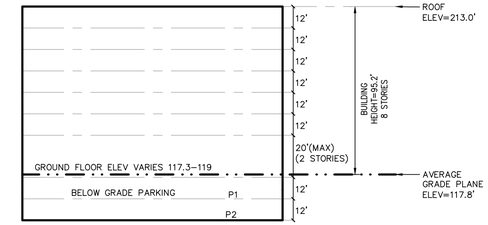


Building 6a Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	212.9 Feet
REAR YARD SETBACK	18 Feet	47.60 Feet	Exceeds
SIDE YARD SETBACK	18 Feet	47.60 Feet	334.6 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	95.2 Feet
STORIES	3	8	8

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 6a Height Detail

Not To Scale

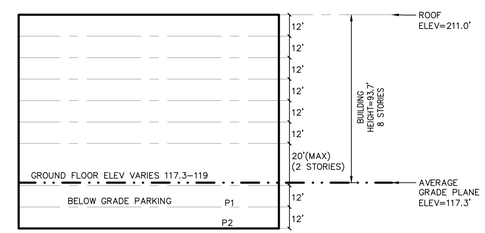
Weighted Average Grade Plane Calculation for Building 6a						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
6A	6B	118.7	118.5	83.0	118.6	9,844
6B	6C	118.5	118.3	62.0	118.4	7,341
6C	6D	118.3	116.7	149.0	117.5	17,508
6D	6E	116.7	116.7	36.0	116.7	4,201
6E	6F	116.7	115.7	98.0	116.2	11,388
6F	6G	115.7	117.0	121.0	116.4	14,078
6G	6H	117.0	119.3	286.0	118.2	33,791
6H	6A	119.3	118.7	143.0	119.0	17,017
				Total Avg Elevation x Length		115,167
				Total Length		978.0
				Average Mean Grade Elevation		117.8

Building 6b Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	217.8 Feet
REAR YARD SETBACK	18 Feet	46.85 Feet**	Exceeds
SIDE YARD SETBACK	18 Feet	46.85 Feet*	183.3 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	93.7 Feet
STORIES	3	8	8

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 6b Height Detail

Not To Scale

Weighted Average Grade Plane Calculation for Building 6b						
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
6I	6J	118.7	117.2	184.5	118.0	21,762
6J	6K	117.2	116.7	30.3	117.0	3,544
6K	6L	116.7	115.7	168.0	116.2	19,522
6L	6M	115.7	115.7	86.4	115.7	9,996
6M	6N	115.7	116.7	109.1	116.2	12,677
6N	6O	116.7	117.0	15.1	116.9	1,764
6O	6P	117.0	117.5	60.2	117.3	7,058
6P	6Q	117.5	118.0	32.0	117.8	3,768
6Q	6R	118.0	118.7	103.4	118.4	12,237
6R	6S	118.7	118.7	9.5	118.7	1,128
6S	6T	118.7	118.5	63.0	118.6	7,472
6T	6I	118.5	118.7	74.5	118.6	8,836
				Total Avg Elevation x Length		109,764
				Total Length		936.0
				Average Mean Grade Elevation		117.3

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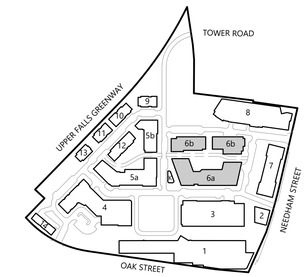

Key

Not To Scale

0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Issued for: Zone Change/Special Permit
Date: August 6, 2018

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Drawing Title
Zoning Assessment Plan (Building 6a & 6b)

Drawing Number
C-5.5

Sheet 9 of 22

Project Number
12239.00

COMMONWEALTH OF MASSACHUSETTS
CURTIS P. QUITZAU
CIVIL
No. 42692
REGISTERED PROFESSIONAL ENGINEER

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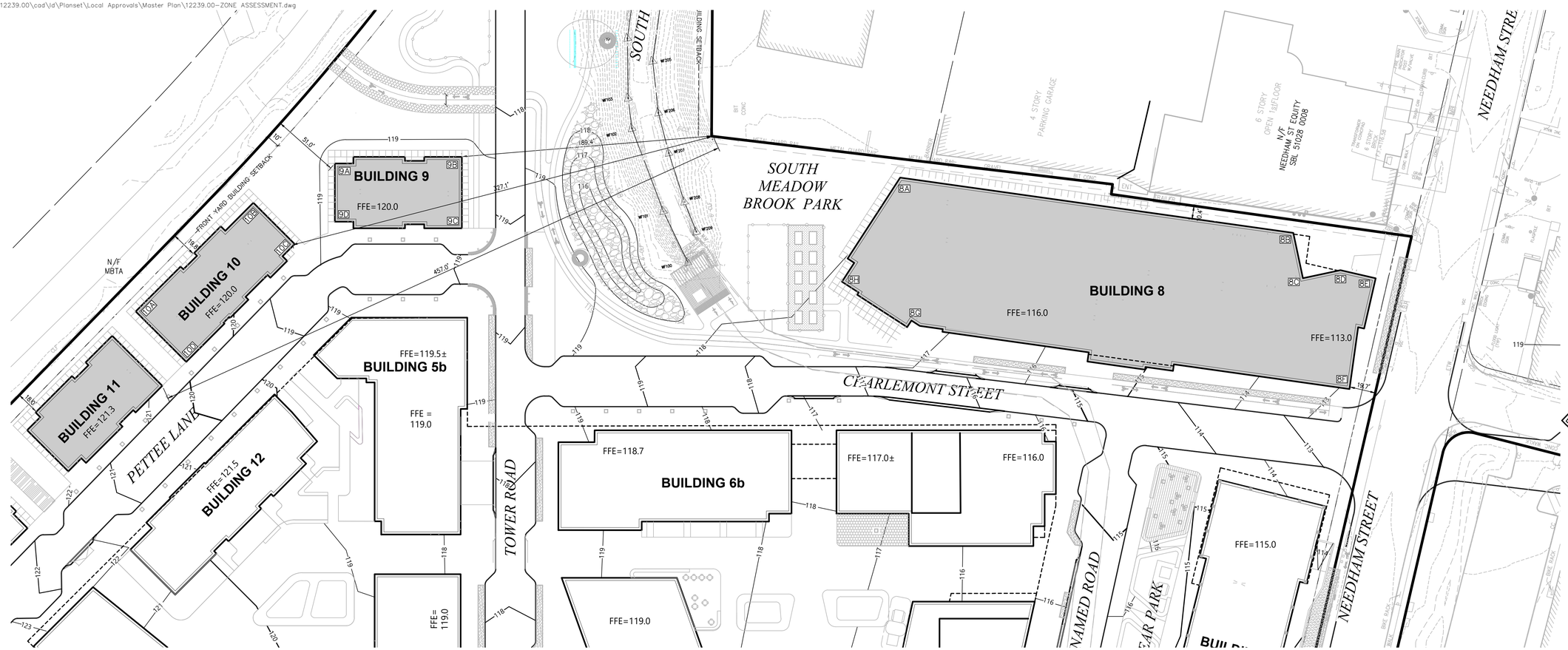

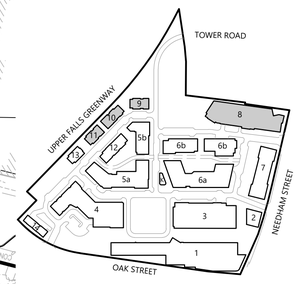

Key
Not To Scale

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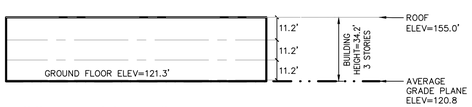
Building 11 Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	18.0 Feet
REAR YARD SETBACK	18 Feet	17.10 Feet **	Exceeds
SIDE YARD SETBACK	18 Feet	17.10 Feet *	457.0 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	34.2 Feet
STORIES	3	8	3

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 11 Height Detail
Not To Scale

Weighted Average Grade Plane Calculation for Building 11

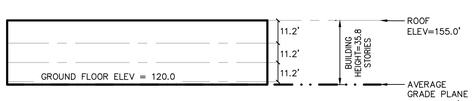
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
11A	11B	120.3	120.3	96.0	120.3	11,549
11B	11C	120.3	120.7	54.0	120.5	6,507
11C	11D	120.7	122.0	96.0	121.4	11,650
11D	11A	122.0	120.3	54.0	121.2	6,542
				Total Avg Elevation x Length		36,248
				Total Length		300.0
				Average Mean Grade Elevation		120.8

Building 10 Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	19.8 Feet
REAR YARD SETBACK	18 Feet	17.90 Feet **	Exceeds
SIDE YARD SETBACK	18 Feet	17.90 Feet *	327.1 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	35.8 Feet
STORIES	3	8	3

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 10 Height Detail
Not To Scale

Weighted Average Grade Plane Calculation for Building 10

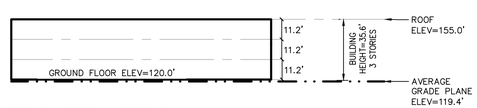
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
10A	10B	119.0	119.0	130.0	119.0	15,470
10B	10C	119.0	119.3	49.0	119.2	5,838
10C	10D	119.3	119.5	130.0	119.4	15,522
10D	10A	119.5	119.0	54.0	119.3	6,440
				Total Avg Elevation x Length		43,270
				Total Length		363.0
				Average Mean Grade Elevation		119.2

Building 9 Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	51.0 Feet
REAR YARD SETBACK	18 Feet	17.80 Feet **	Exceeds
SIDE YARD SETBACK	18 Feet	17.80 Feet *	189.4 Feet
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	35.6 Feet
STORIES	3	8	3

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET



Building 9 Height Detail
Not To Scale

Weighted Average Grade Plane Calculation for Building 9

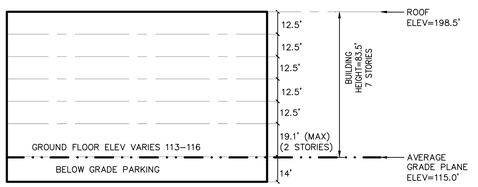
Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
9A	9B	119.5	119.5	96.0	119.5	11,472
9B	9C	119.5	119.0	54.0	119.3	6,440
9C	9D	119.0	119.5	96.0	119.3	11,448
9D	9A	119.5	119.5	54.0	119.5	6,453
				Total Avg Elevation x Length		35,813
				Total Length		300.0
				Average Mean Grade Elevation		119.4

Building 8 Zoning Summary

Zoning District: BU4

Zoning Regulation Requirements	Allowed By Right	Allowed/Required By Special Permit	Provided
FRONT YARD SETBACK	10.0 Feet	10.0 Feet	19.7 Feet
REAR YARD SETBACK	18 Feet	41.75 Feet**	Exceeds
SIDE YARD SETBACK	18 Feet	41.75 Feet*	10.4 Feet***
MAXIMUM BUILDING HEIGHT	36 Feet	96 Feet	83.5 Feet
STORIES	3	8	7

*ALLOWED SIDE YARD SETBACK IS HALF OF PROVIDED BUILDING HEIGHT
**ALLOWED REAR YARD SETBACK IS GREATER OF HALF OF PROVIDED BUILDING HEIGHT OR 15 FEET
***EXISTING NON-CONFORMITY REDUCED TO 10.4'



Building 8 Height Detail
Not To Scale

Weighted Average Grade Plane Calculation for Building 8

Start Pt	End Pt	Start Elev	End Elev	Length (ft)	Avg Elev	Avg Elev x Length
8A	8B	117.0	112.7	300.0	114.9	34,455
8B	8C	112.7	113.0	35.0	112.9	3,950
8C	8D	113.0	113.0	29.0	113.0	3,277
8D	8E	113.0	113.0	27.3	113.0	3,085
8E	8F	113.0	113.0	86.0	113.0	9,718
8F	8G	113.0	117.2	335.1	115.1	38,570
8G	8H	117.2	118.0	60.0	117.6	7,056
8H	8A	118.0	117.0	90.2	117.5	10,599
				Total Avg Elevation x Length		110,709
				Total Length		962.6
				Average Mean Grade Elevation		115.0

0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Drawing Title
Zoning Assessment Plan (Building 8, 9, 10 & 11)

Drawing Number
C-5.6

Sheet 10 of 22

Project Number
12239.00

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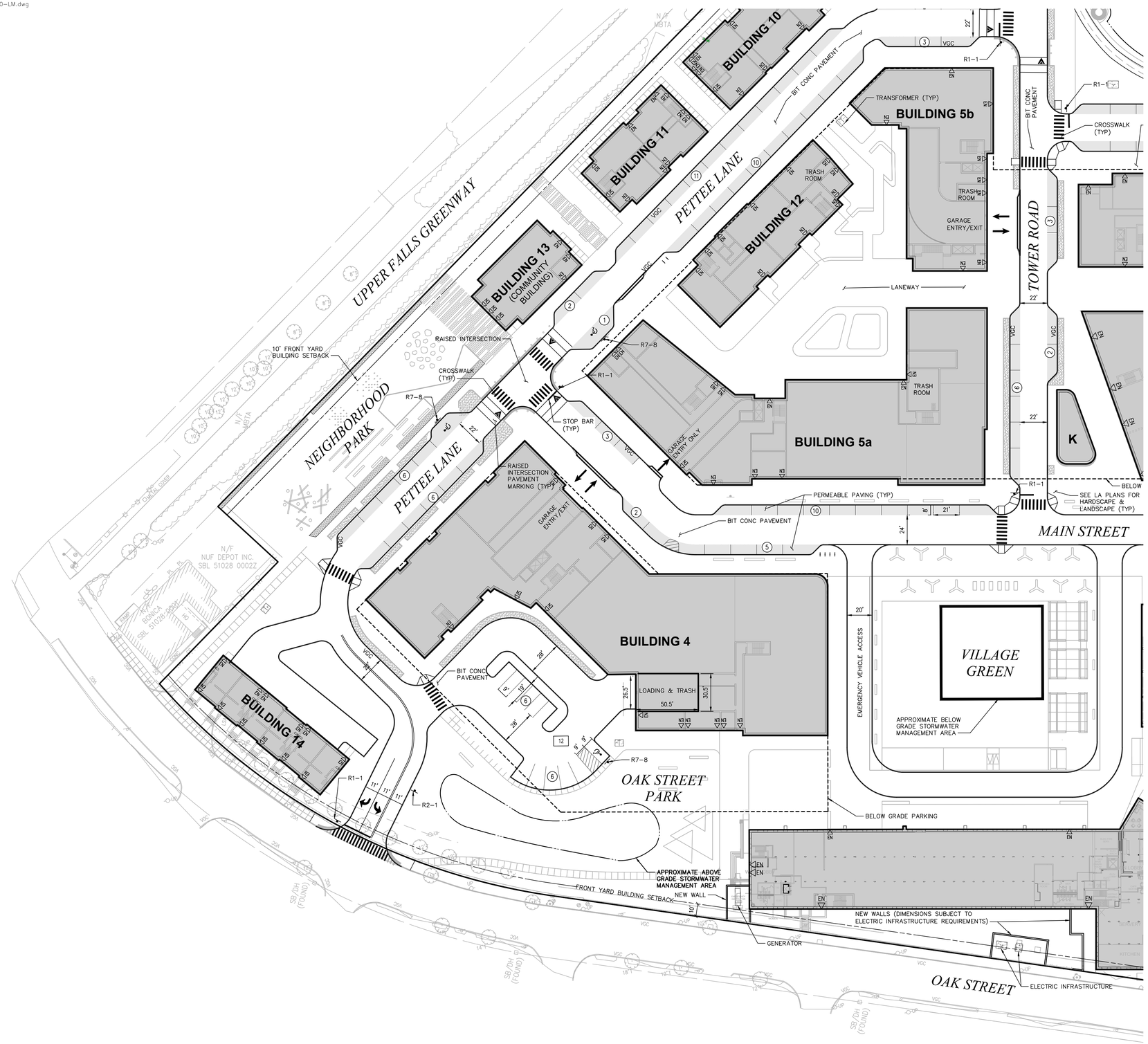
Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN ACCESSIBLE
R2-1	24"	30"	SPEED LIMIT 19
W11-2	30"	30"	
W11-15	30"	30"	
W16-7P	24"	12"	
W16-9P	24"	12"	AHEAD
DNB	24"	30"	DO NOT BLOCK INTERSECTION



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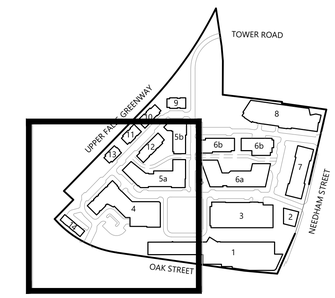

Key

Notes

1. THE PROPOSED DESIGN IS SUBJECT TO CHANGE PENDING FURTHER DESIGN DEVELOPMENT AND COORDINATION WITH THE CITY OF NEWTON AND STATE AGENCIES.
2. PROPOSED WORK WITHIN MassDOT'S NEEDHAM STREET RIGHT-OF-WAY IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO MassDOT DESIGN PLANS FOR THE CURRENT DESIGN AND ADDITIONAL INFORMATION.
3. REFER TO STANTEC'S LANDSCAPE PLANS FOR LAYOUT AND MATERIALS INFORMATION BEYOND ON-SITE ROADWAYS.

0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Date: **August 6, 2018**

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Drawing Title

Layout and Materials Plan

Drawing Number

C-6.1

Sheet 11 of 22

Project Number 12239.00

COMMONWEALTH OF MASSACHUSETTS CURTIS R. QUITZAU CIVIL No. 42669 REGISTERED PROFESSIONAL ENGINEER

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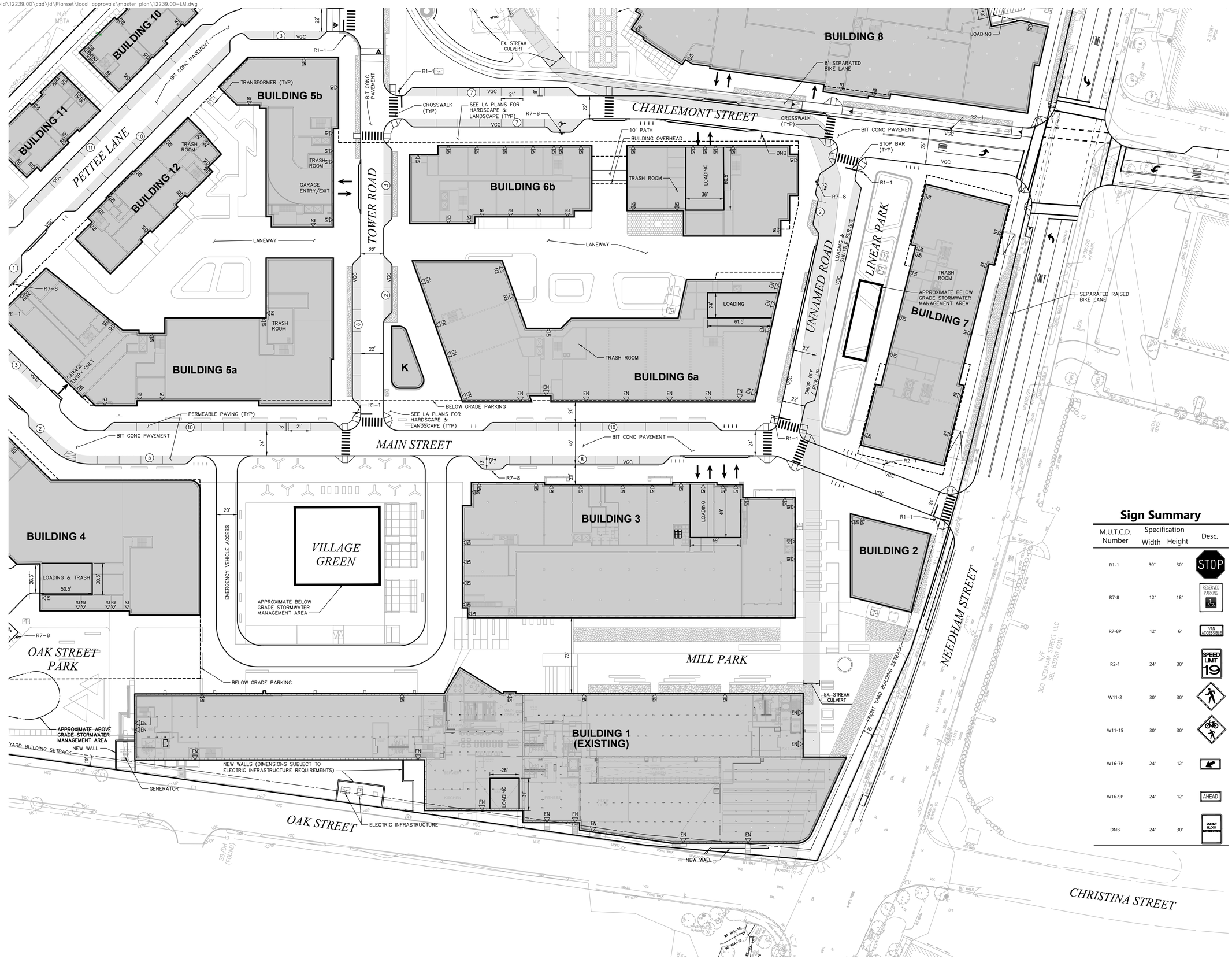

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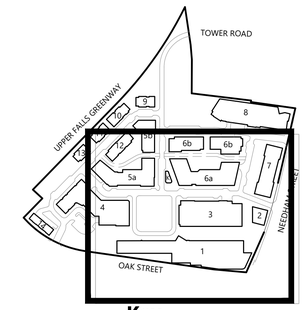

Key

Notes

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Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN ACCESSIBLE
R2-1	24"	30"	SPEED LIMIT 19
W11-2	30"	30"	
W11-15	30"	30"	
W16-7P	24"	12"	
W16-9P	24"	12"	AHEAD
DNB	24"	30"	DO NOT BLOCK INTERSECTION

0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Date
August 6, 2018

Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number
C-6.2

Sheet 12 of 22

Project Number
12239.00

COMMONWEALTH OF MASSACHUSETTS
CURTIS R. QUITZAU
CIVIL
No. 42685
REGISTERED PROFESSIONAL ENGINEER

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Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
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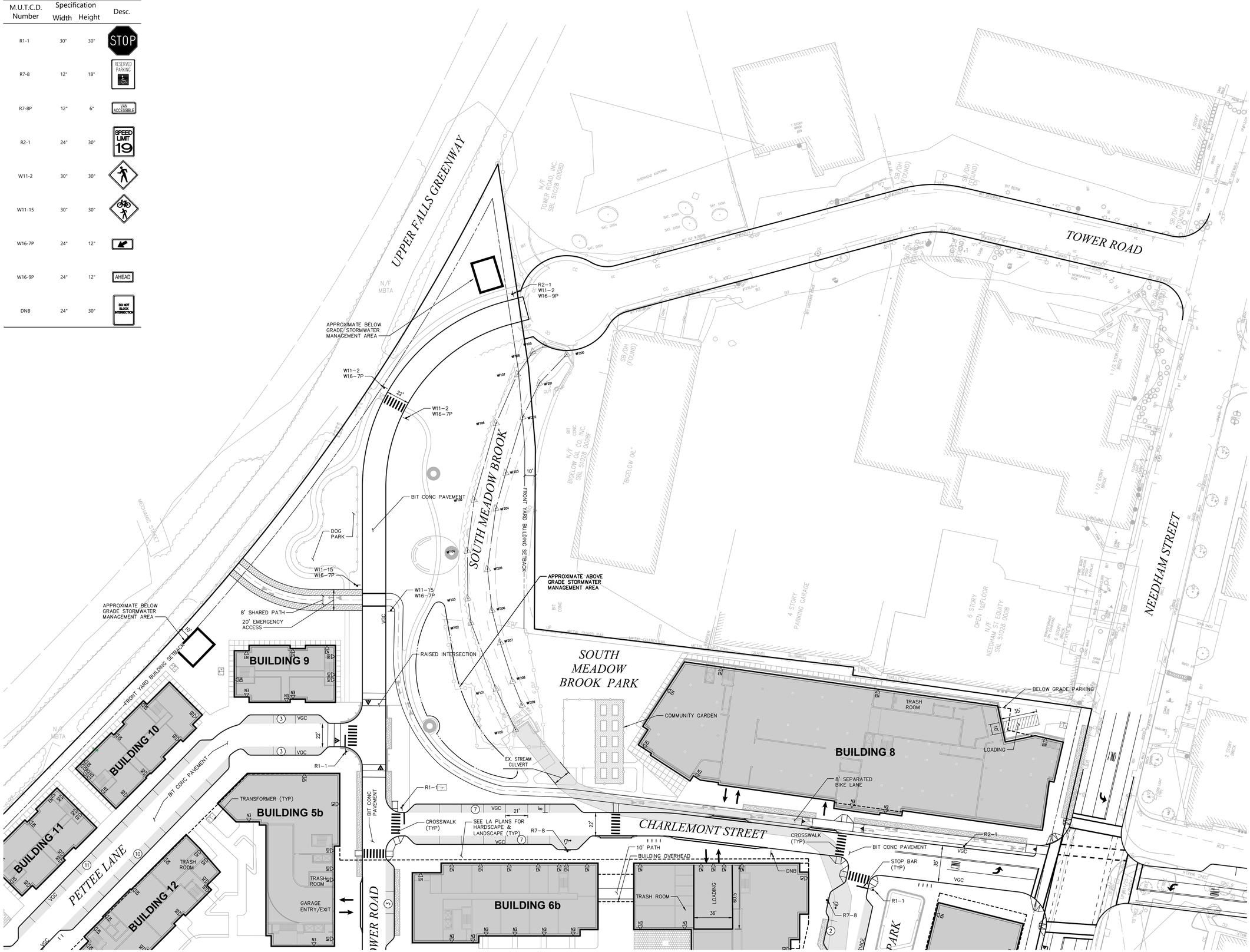
R7-8P	12"	6"	VAN ACCESSIBLE
R2-1	24"	30"	SPEED LIMIT 19
W11-2	30"	30"	
W11-15	30"	30"	
W16-7P	24"	12"	
W16-9P	24"	12"	AHEAD
DNB	24"	30"	DO NOT BLOCK INTERSECTION



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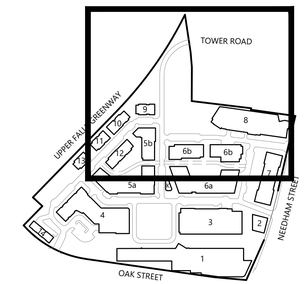

Key

Notes

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2. PROPOSED WORK WITHIN MassDOT'S NEEDHAM STREET RIGHT-OF-WAY IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO MassDOT DESIGN PLANS FOR THE CURRENT DESIGN AND ADDITIONAL INFORMATION.
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0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Date: **August 6, 2018**

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Drawing Title
Layout and Materials Plan

Drawing Number
C-6.3

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Project Number
12239.00

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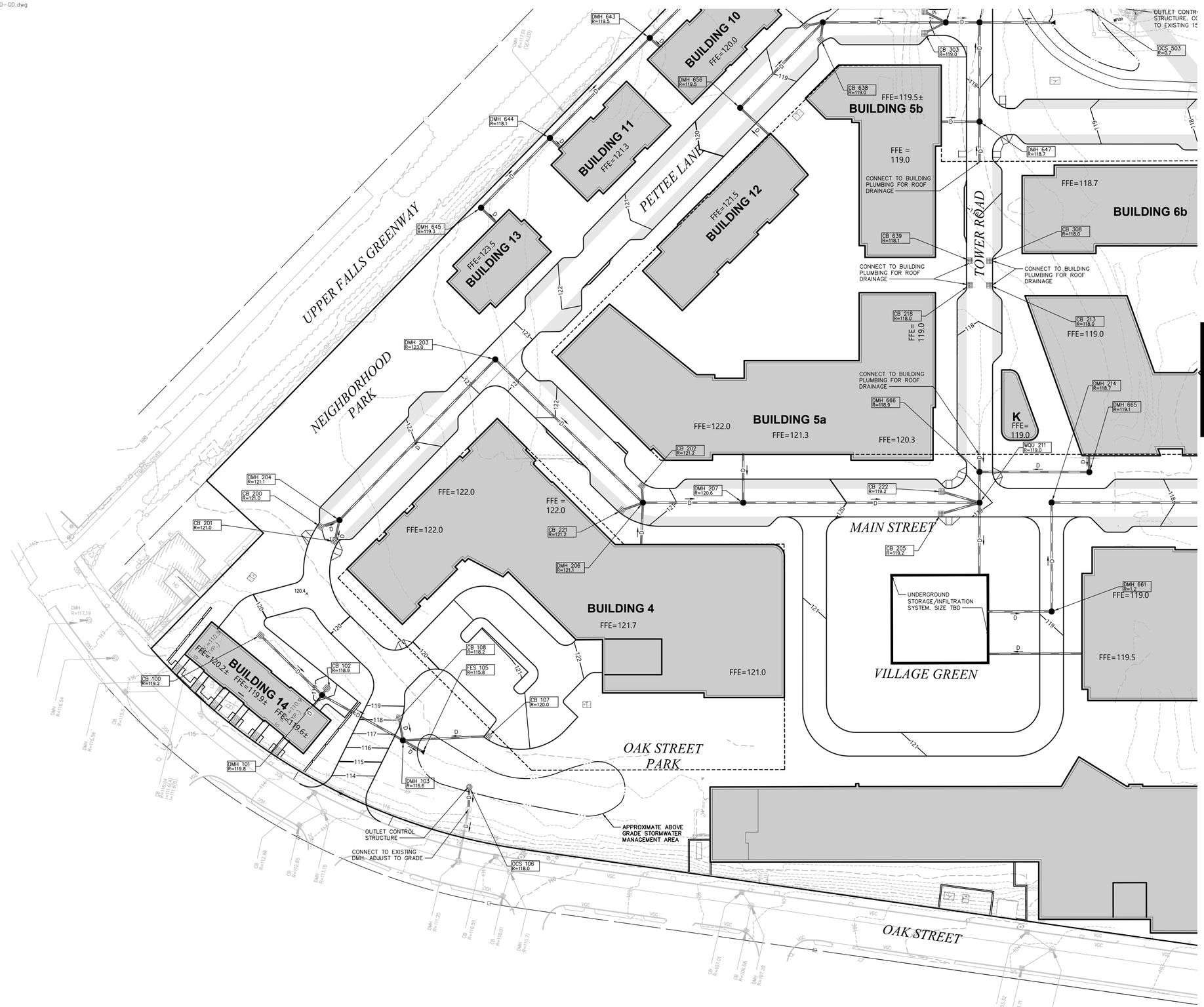

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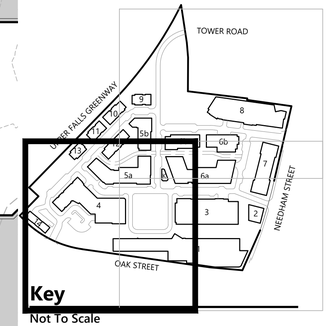

Notes

1. THESE PLANS SHOW GRADING WITHIN ROADWAYS. SEE LANDSCAPE PLANS FOR COMPOSITE GRADING OF ROADWAYS, SIDEWALKS AND LANDSCAPE AREAS.

0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Date: August 6, 2018

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Drawing Title

Grading and Drainage Plan

Drawing Number

C-7.1

Sheet 14 of 22

Project Number 12239.00

COMMONWEALTH OF MASSACHUSETTS
CURTIS R. QUITZAU
CIVIL
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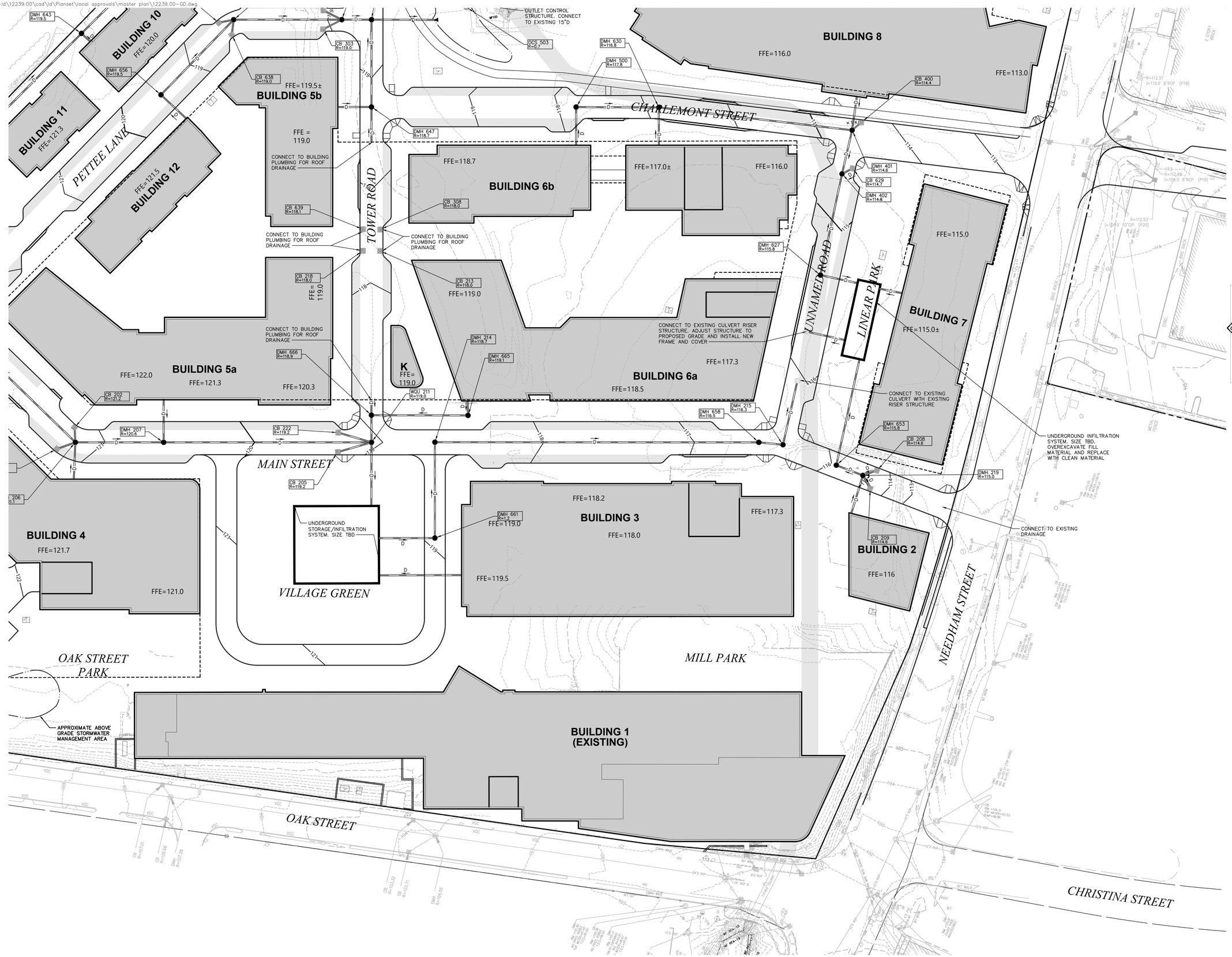

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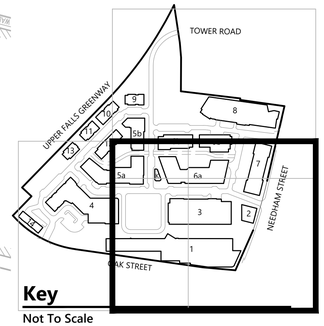

Key
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Notes

1. THESE PLANS ONLY SHOW GRADING WITHIN ROADWAYS. FOR A COMPOSITE GRADING PLAN REFER STANTEC'S GRADING ENLARGEMENTS.

0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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August 6, 2018

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Drawing Title
Grading and Drainage Plan

Drawing Number
C-7.2

Sheet 15 of 22

Project Number
12239.00

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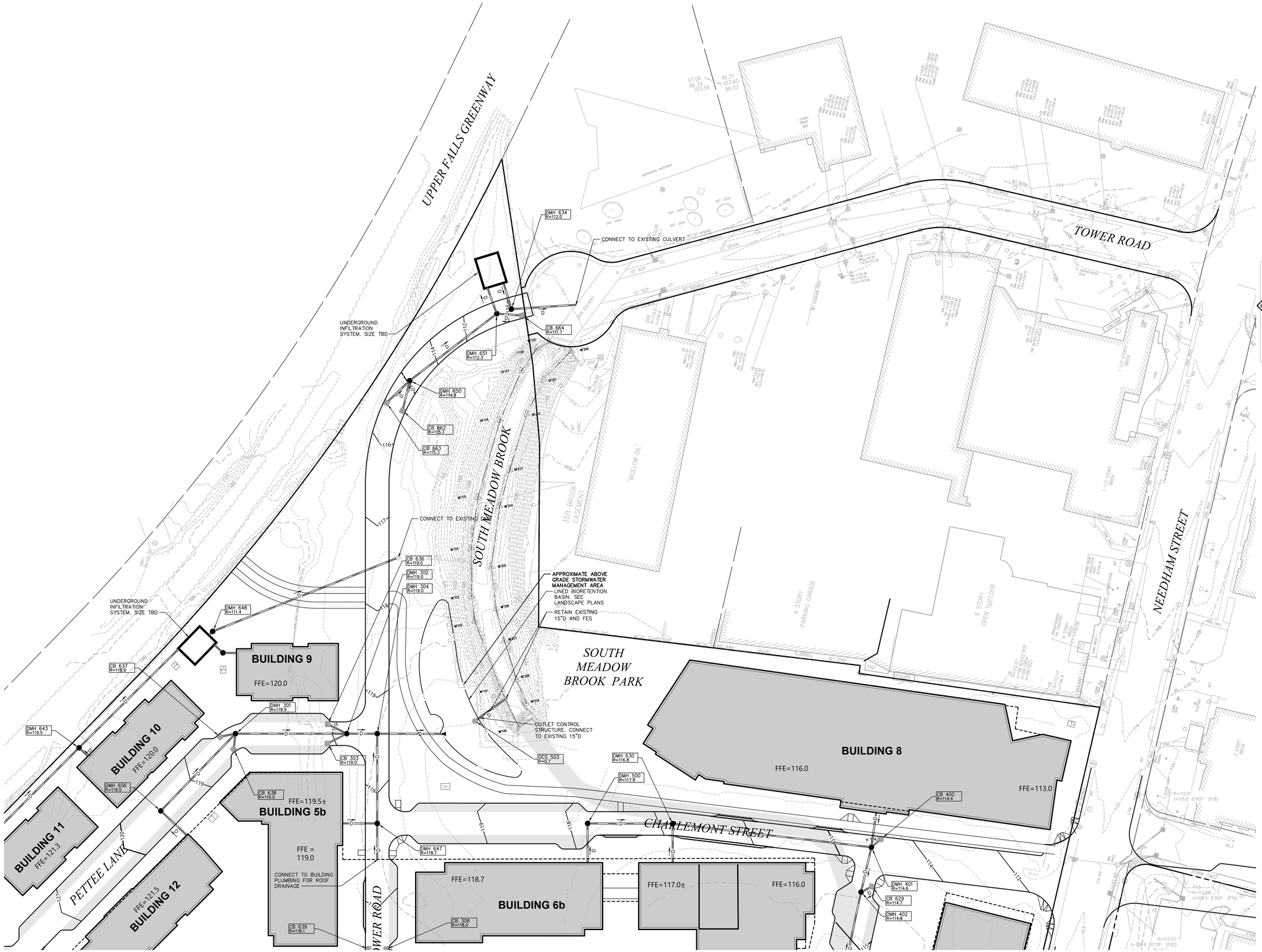

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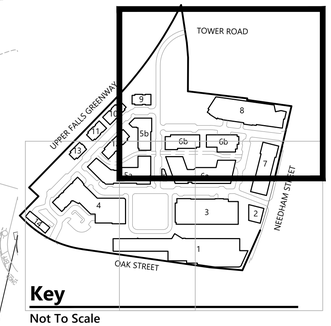

Key

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Notes

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0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Date: August 6, 2018

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Drawing Title: Grading and Drainage Plan

Drawing Number: C-7.3

Sheet 16 of 22

Project Number: 12239.00

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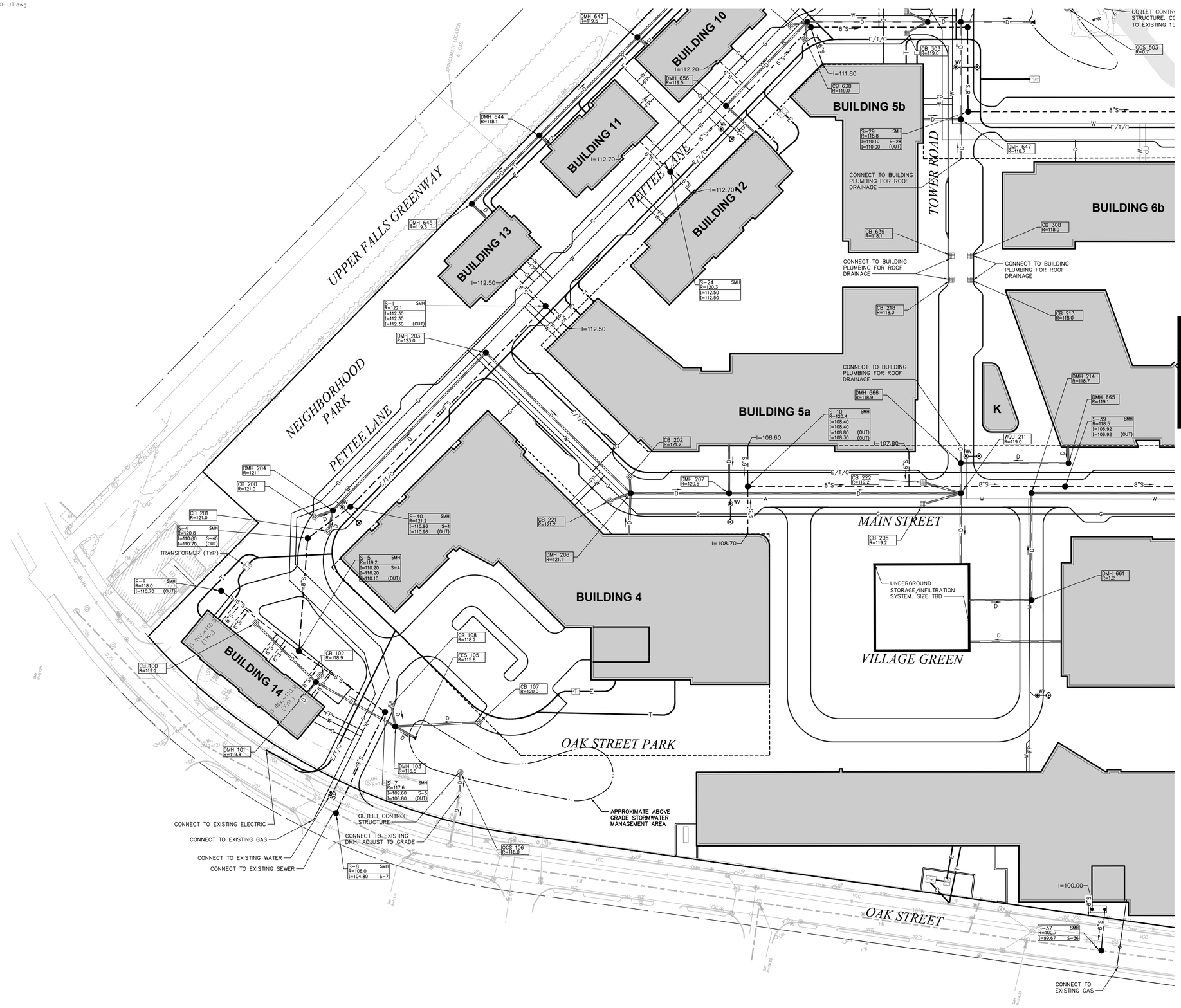

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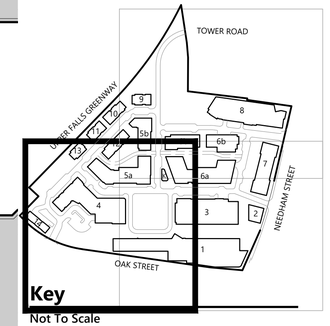

Notes

1. UTILITIES ARE SHOWN IN GENERAL LOCATIONS ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL TENANT'S SERVICE NEEDS AND THE REQUIREMENTS AND APPROVALS OF THE UTILITY COMPANIES.
2. PROPOSED RESTAURANTS WILL HAVE AN ADEQUATELY SIZED GREASE TRAP. LOCATION TO BE DETERMINED.

0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

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Drawing Title
Utility Plan

Drawing Number
C-8.1

COMMONWEALTH OF MASSACHUSETTS
CURTIS R. QUITZAU
CIVIL
No. 42669
REGISTERED PROFESSIONAL ENGINEER

Sheet 17 of 22

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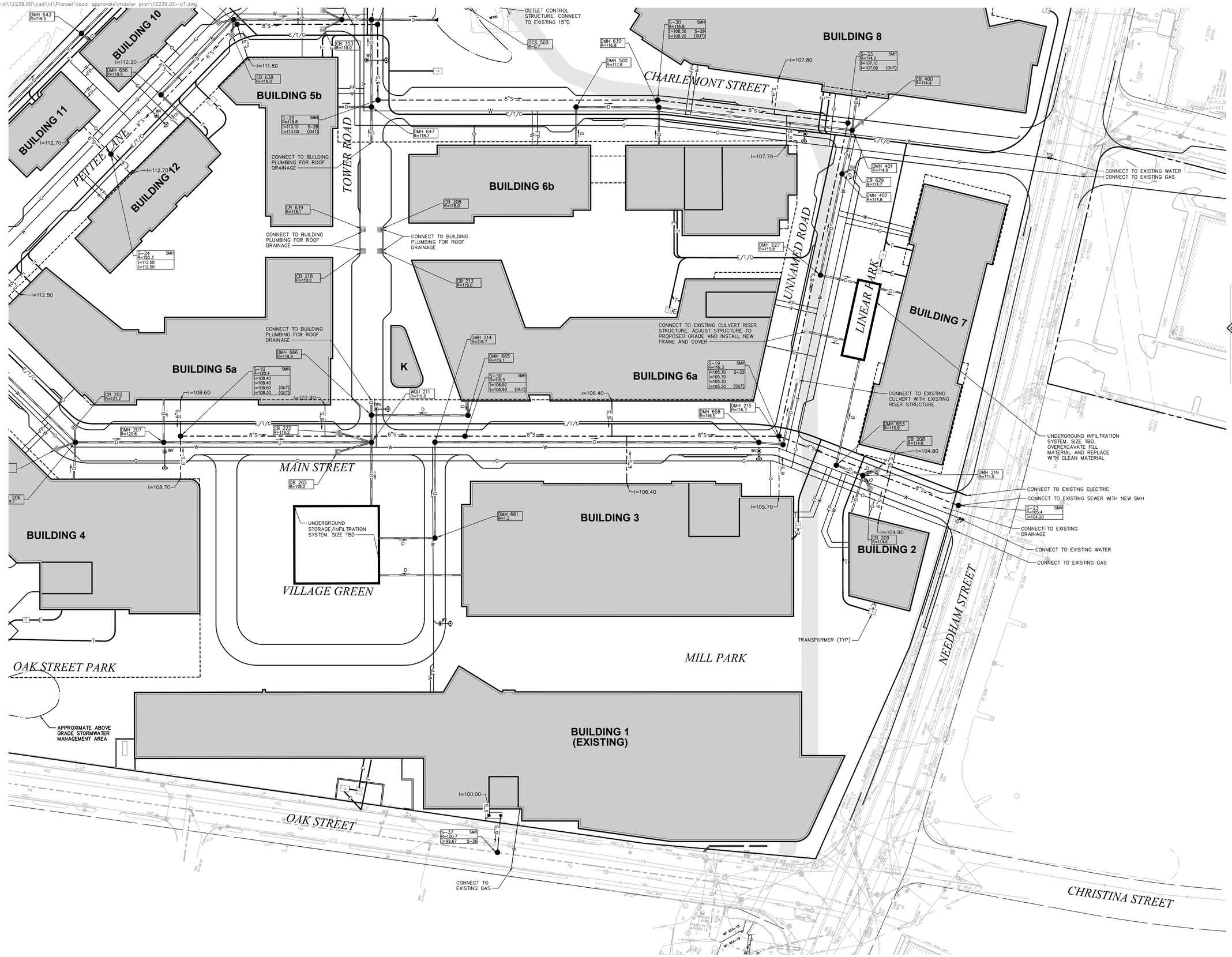

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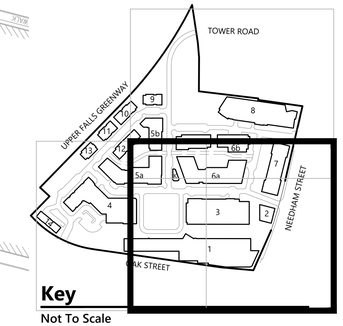

Key
Not To Scale

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0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
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Utility Plan

Drawing Number
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Sheet 18 of 22

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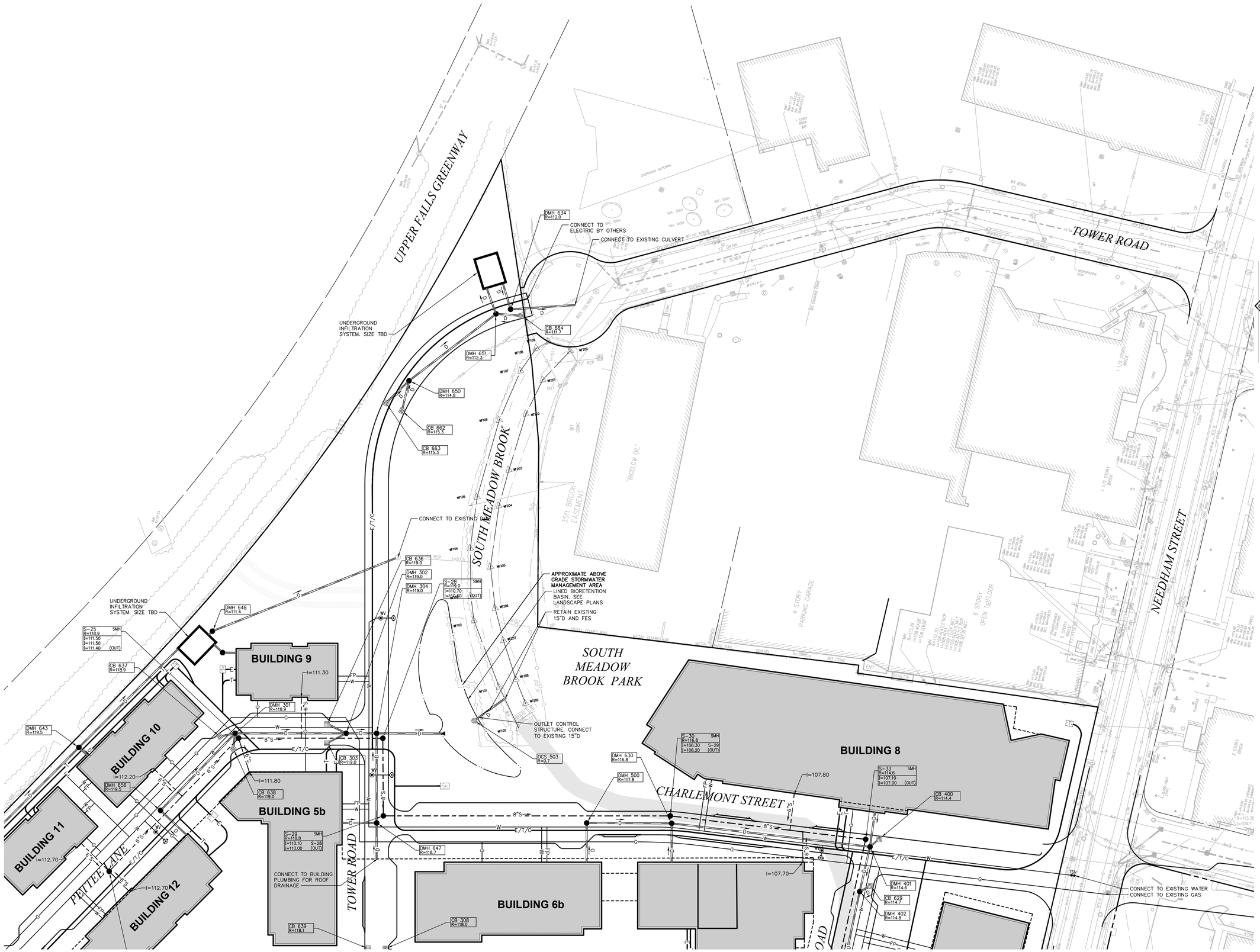

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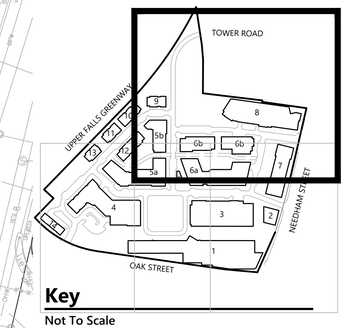

Key

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Notes

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0 20 40 80 Feet

The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

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Drawing Title: Utility Plan

Drawing Number: C-8.3

Sheet 19 of 22

Project Number: 12239.00

COMMONWEALTH OF MASSACHUSETTS
CURTIS R. QUITZAU
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No. 42689
REGISTERED PROFESSIONAL ENGINEER

Erosion and Sediment Control Notes

THE EROSION CONTROL MEASURES ON THIS PLAN SHOW TYPICAL APPLICATIONS TO PREVENT SEDIMENTATION AND EROSION, AND ARE PROVIDED AS A STARTING POINT FOR CONTRACTOR'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

General Requirements:

1. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, CONSTRUCTION MANAGER IS TO FILE CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONSTRUCTION MANAGER SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION, INSPECTION, AND REPAIR OF THE EROSION CONTROLS. THE OWNER SHALL BE RESPONSIBLE FOR INSPECTION AND OPERATION OF THE STORM WATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION.
3. THE CONTRACTOR SHALL LIMIT THE EXTENT OF DISTURBANCE AND STABILIZE SURFACES AS SOON AS POSSIBLE. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING (7 DAYS IF WITHIN 100 FEET OF A STREAM, POND OR WETLAND).
4. THE CONTRACTOR MAY ELECT TO CONSTRUCT TEMPORARY DIVERSION SWALES AND SETTLING BASINS IN PRESENTLY DISTURBED AREAS.
5. AT NO TIME SHALL SILT-LADEN WATER BE ALLOWED TO ENTER SENSITIVE AREAS (OFF-SITE AREAS, WETLAND RESOURCE AREAS, DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT AREAS). ANY RUNOFF FROM DISTURBED SURFACES SHALL BE DIRECTED THROUGH SETTLING BASINS, FILTERED CATCH BASIN INLETS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.
6. REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT BE CONDUCTED IN PROXIMITY TO CATCH BASINS OR IN SENSITIVE RESOURCE AREAS.
7. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS, IS ALLOWED.
8. NO MATERIALS SHALL BE DISPOSED OF INTO THE EXISTING OR PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS, INCLUDING CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO DRAINAGE SYSTEMS.
9. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL, WHICH SHALL INCLUDE STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.
10. ALL SITE WORK SHALL BE STABILIZED AT THE END OF THE WORK DAY OR PRIOR TO ANTICIPATED CONDITIONS WHICH COULD CAUSE EROSION OR AIR-BORNE SEDIMENT PROBLEMS (I.E., RAIN, HIGH WINDS, EXPOSED SURFACES OR STEEP SLOPES).

Pre-Construction:

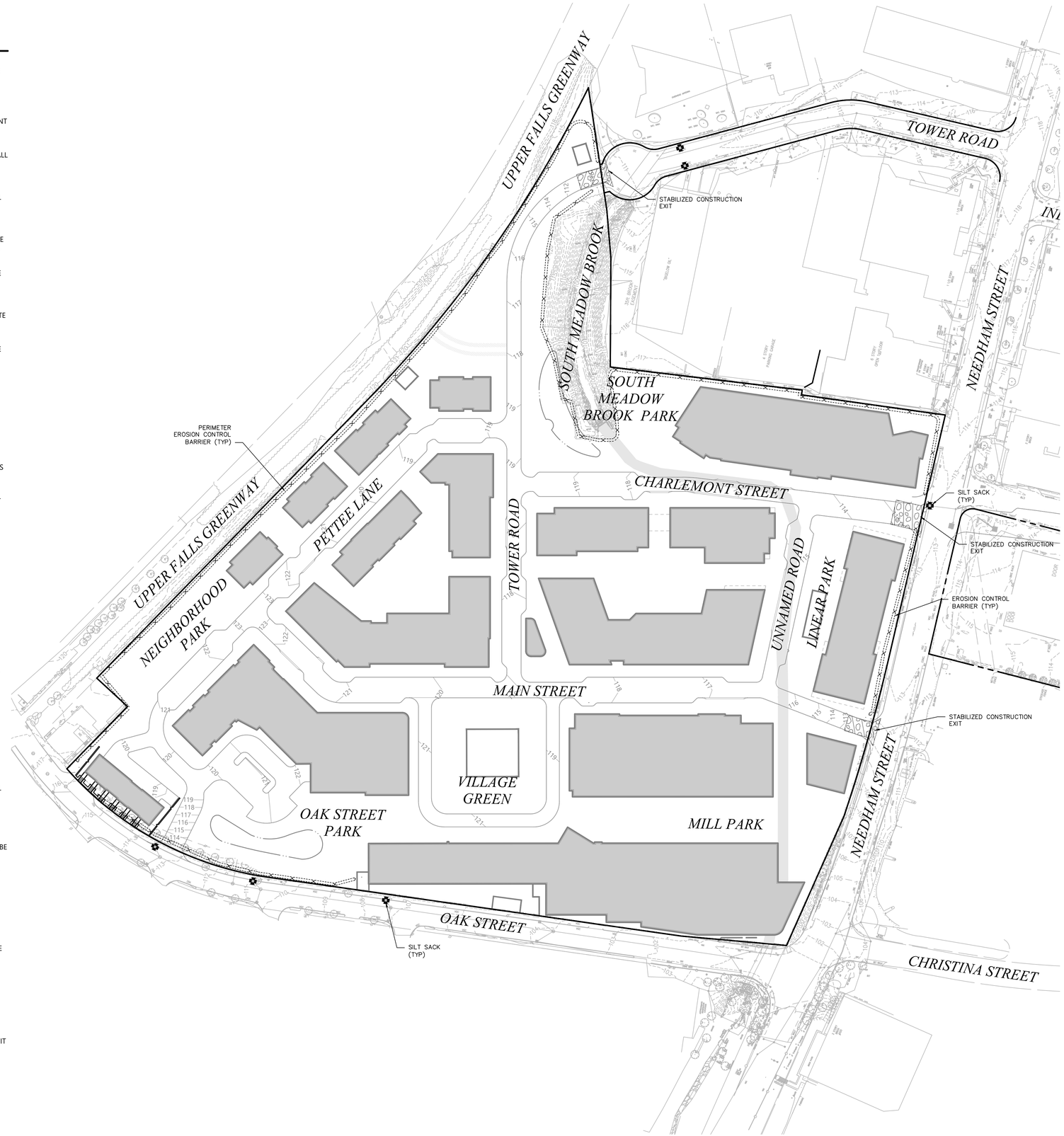
1. AN EROSION CONTROL BARRIER (SILT FENCE, STRAW WATTLE OR SILT SOCK) SHALL BE INSTALLED AT THE LIMIT OF DISTURBANCE. THESE BARRIERS SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. INSTALL EROSION CONTROL BARRIER TO AVOID EXISTING TREES AND UNDERBRUSH TO MAXIMUM EXTENT POSSIBLE.
2. STABILIZED CONSTRUCTION EXITS SHALL BE ESTABLISHED AT THE DRIVEWAY ENTRANCES TO COLLECT ENTRAPPED SOILS AND SEDIMENT FROM CONSTRUCTION AND SERVICE VEHICLES ENTERING AND LEAVING THE SITE. THE STONE SHALL BE REPLACED REGULARLY AS WELL AS WHEN THE STONE IS SILT LADEN. THE CONSTRUCTION EXITS SHALL BE LEFT IN PLACE UNTIL THE PERMANENT DRIVEWAY SURFACE IS INSTALLED.
3. THE CONTRACTOR SHALL ESTABLISH STAGING AREAS WITHIN THE AREA OF DISTURBANCE FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS.
4. CONSTRUCTION MATERIALS SHALL BE PILED IN SUCH A MANNER AS NOT TO CONCENTRATE RUNOFF.
5. IN THE STAGING AREA, THE CONSTRUCTION MANAGER SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, STRAW BALES, SILT FENCE AND CRUSHED STONE.
6. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED AND WHEN NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN OR IN CONDITIONS ISSUED BY PERMITTING AUTHORITIES.

Preliminary Site Work:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWN SLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN THREE WEEKS. RUNOFF SHALL BE DIRECTED AWAY FROM STOCKPILES.
2. STOCKPILES SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE AND OUTSIDE SENSITIVE RESOURCE AREAS, IN AREAS OF MINIMAL IMPACT.
3. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.

Drainage System:

1. THE DRAINAGE SYSTEM SHALL BE INSTALLED FROM THE DOWNSTREAM END UP. SEDIMENT SHALL NOT BE ALLOWED TO ENTER THE SYSTEM. UNTREATED RUNOFF SHALL NOT BE ALLOWED TO DIRECTLY ENTER DRAINAGE SYSTEM FROM UNSTABILIZED SURFACES.
2. FOR THE LONG-TERM FUNCTION OF THE INFILTRATION BASIN(S)/STRUCTURE(S), CARE SHALL BE TAKEN IN THE INFILTRATION AREAS DURING CONSTRUCTION THE CONTRACTOR SHALL EMPLOY THE FOLLOWING MINIMUM BEST MANAGEMENT PRACTICES (BMPs):
   - 2.1. INFILTRATION AREAS SHALL NOT BE USED AS TEMPORARY CONSTRUCTION SEDIMENTATION BASINS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. IF INFILTRATION AREAS ARE USED AS TEMPORARY SEDIMENTATION BASINS DURING CONSTRUCTION, THEN THE SOILS SHALL BE EXCAVATED A MINIMUM OF 2' FROM THE TEMPORARY BASIN BOTTOM TO REMOVE CLOGGED SOILS.
   - 2.2. STORMWATER RUNOFF FROM EXPOSED SURFACES SHALL BE DIRECTED AWAY FROM THE INFILTRATION BASIN(S)/STRUCTURE(S) DURING CONSTRUCTION
   - 2.3. CONSTRUCTION EQUIPMENT, VEHICULAR TRAFFIC, PARKING OF VEHICLES, AND STOCKPILING OF CONSTRUCTION MATERIALS SHALL BE LOCATED OUTSIDE OF THE INFILTRATION AREAS.
   - 2.4. EXCAVATION FOR CONSTRUCTION OF THE INFILTRATION BASIN(S)/STRUCTURE(S) SHALL ENSURE THAT THE SOIL AT THE BOTTOM OF THE EXCAVATION IS NOT COMPACTED OR SMEARED.
   - 2.5. THE PERIMETER OF THE INFILTRATION AREAS SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF THE AREA FOR ACTIVITIES THAT MIGHT DAMAGE THE INFILTRATION ABILITY OF THE SYSTEM.
3. SILT FENCES SHALL BE INSTALLED AT THE OUTFALLS OF ALL TEMPORARY BASINS AND SWALES. THEY SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY AREAS ARE STABILIZED.
4. UNTIL TRIBUTARY AREAS ARE STABILIZED FILTERED CATCH BASIN SILT SACKS SHALL COVER CATCH BASINS TO MINIMIZE SILTATION IN THE CATCH BASINS.
5. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE MINIMUM LENGTH REQUIRED FOR DAILY PIPE INSTALLATION. ALL TRENCHES SHALL BE BACKFILLED AS SOON AS POSSIBLE. THE ENDS OF PIPES SHALL BE BLOCKED NIGHTLY WITH PLYWOOD.
6. IF UNSTABLE AREAS ARE ENCOUNTERED DUE TO NATURAL SPRINGS OR GROUNDWATER BREAKOUT, INTERCEPTOR DRAINS SHALL BE INSTALLED TO DIRECT THE RUNOFF INTO THE DRAINAGE SYSTEM.
7. ALL SWALES MUST BE MAINTAINED AND KEPT FREE OF OBSTRUCTIONS TO ALLOW UNIMPEDED FLOW.
8. THE BINDER COURSE OF PAVEMENT WITH BERMS SHALL BE INSTALLED AS SOON AS FEASIBLE AS THIS AREA WILL FUNCTION AS A CONDUIT FOR RUNOFF.
9. IMMEDIATELY FOLLOWING PAVING THE SHOULDERS SHALL BE GRADED, LOAMED AND SEEDED AND MULCHED IF NECESSARY. ALL SURFACES SHOULD BE RAPIDLY AND THOROUGHLY STABILIZED TO THEIR FINAL CONDITION TO AVOID ENTRY OF SEDIMENTS IN THE DRAINAGE SYSTEM.
10. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.



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The Northland Newton Development

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Drawing Title: Erosion and Sediment Control Plan

Drawing Number: C-9

Sheet 20 of 22

Project Number: 12239.00

COMMONWEALTH OF MASSACHUSETTS
CURTIS R. QUITZAU
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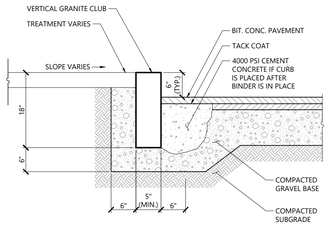
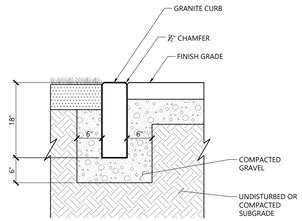


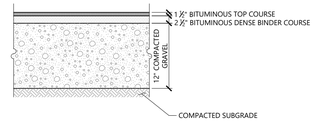
Vertical Granite Curb (VGC) 1/16

N.T.S. Source: VHB LD_402

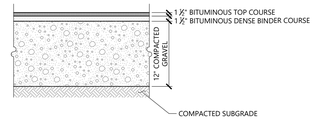


Flush Granite Curb (FGC) 1/16

N.T.S. Source: VHB LD_409



HEAVY DUTY FLEXIBLE PAVEMENT



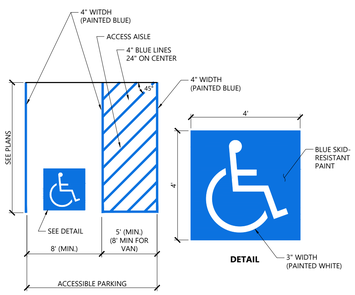
STANDARD DUTY FLEXIBLE PAVEMENT

NOTES

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Sections 1/16

N.T.S. Source: VHB LD_430

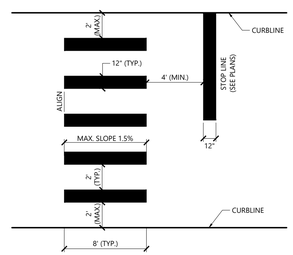


NOTES

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.
4. ACCESS AISLE MEASURED BETWEEN OUTSIDE EDGES OF PAVEMENT MARKINGS.

Accessible Parking Space 1/16

N.T.S. Source: VHB LD_552B

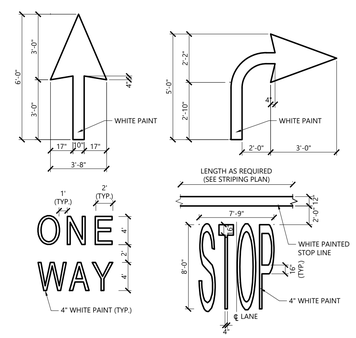


NOTES

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES TO BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

Crosswalk 1/16

N.T.S. Source: VHB LD_553

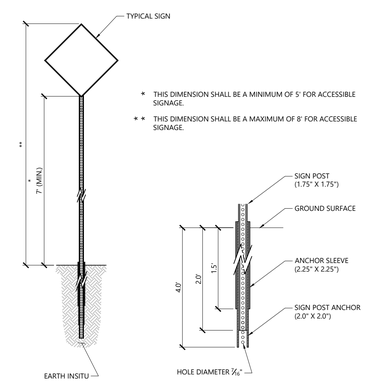


NOTES

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

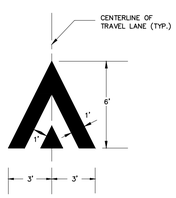
Painted Pavement Markings - On Site 1/16

N.T.S. Source: VHB LD_554



Sign Post - Type 'B' 1/16

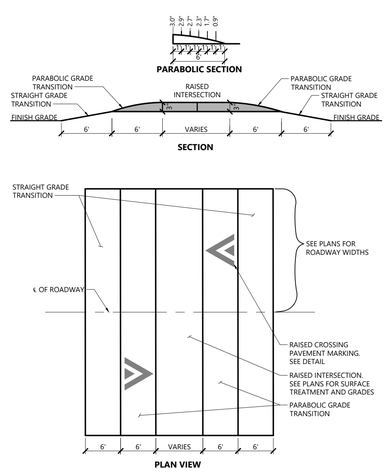
N.T.S. Source: VHB LD_702



NOTES:
1. MARKINGS SHALL BE REFLECTORIZED PREFORMED THERMOPLASTIC.

Raised Intersection

SCALE: N.T.S.



Raised Intersection 3/18

N.T.S. Source: VHB LD_705

The Northland Newton Development

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Sheet 21 of 22

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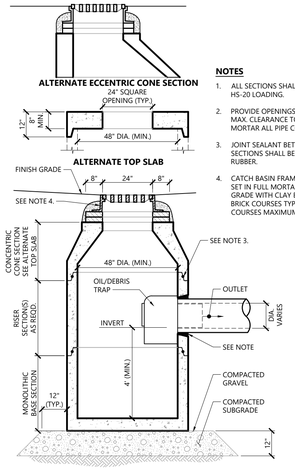


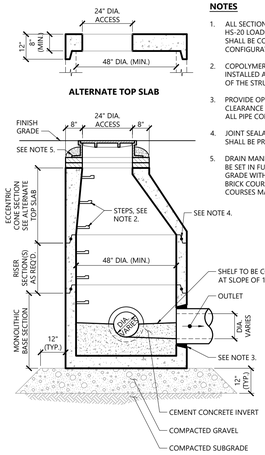
NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Catch Basin (CB) With Oil/Debris Trap

1/16

N.T.S. | Source: VHB | LD_101



NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

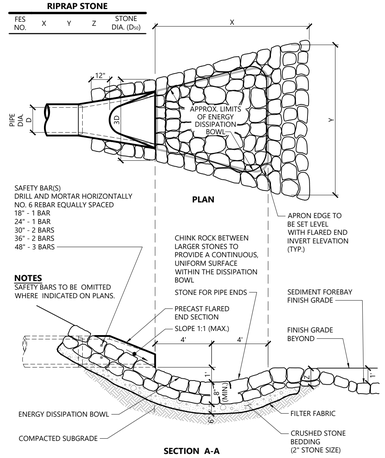
Drain Manhole (DMH)

1/16

N.T.S. | Source: VHB | LD_115

RIPRAP STONE

FES NO.	X	Y	Z	STONE DIA. (D50)



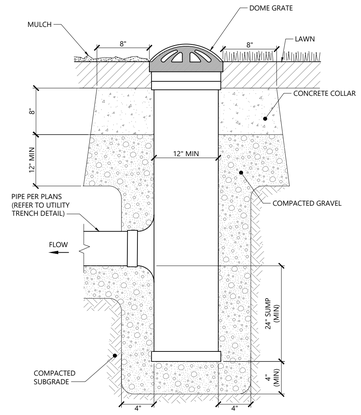
NOTES

SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.

Flared End Section (FES) at Bioretention Basin

1/16

N.T.S. | Source: VHB | LD_134B



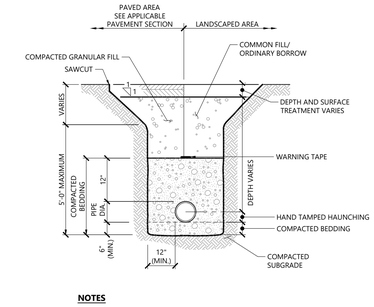
NOTES:

1. LANDSCAPE DRAINS SHALL BE NYLOPLAST 12" DRAIN BASIN, OR APPROVED EQUAL.
2. GRATES SHALL BE NYLOPLAST, 12" DOME GRATE MODEL 1299CGD, OR APPROVED EQUAL AS SHOWN ON PLANS.

Area Drain (AD)

9/17

N.T.S. | Source: VHB | LD_197



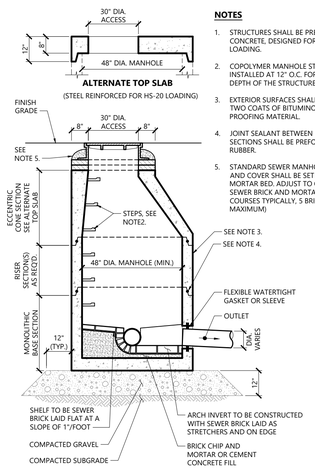
NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench

1/16

N.T.S. | Source: VHB | LD_300



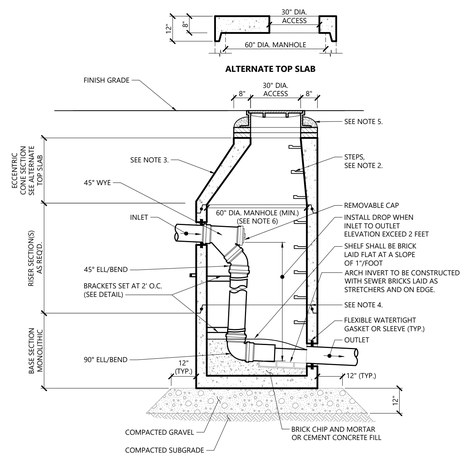
NOTES

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Sanitary Sewer Manhole (SMH)

1/16

N.T.S. | Source: VHB | LD_200



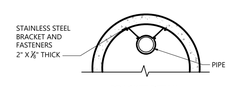
NOTES

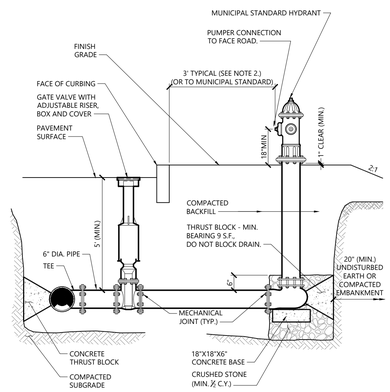
1. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE
3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
5. SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
6. MANHOLE DIAMETER SHALL BE VERIFIED BY CONTRACTOR AND MANUFACTURER BASED ON PIPE GEOMETRICS AND SIZES

Interior Drop Sewer Manhole (SMH)

1/16

N.T.S. | Source: VHB | LD_205





NOTES

1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.

Hydrant Construction

1/16

N.T.S. | Source: VHB | LD_250

TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6° 11 1/4"	8"	15"	12"	24"	12"	6° 45°	8"	30"	12"	24"	14"
6° 22 1/2"	"	19"	"	"	13"	6° 90°	"	30"	"	"	27"
8° 11 1/4"	"	20"	"	"	12"	8° 45°	"	30"	"	"	24"
8° 22 1/2"	"	22"	"	"	17"	8° 90°	"	38"	"	"	36"
12° 11 1/4"	"	30"	"	"	15"	12° 45°	"	40"	"	"	40"
12° 22 1/2"	"	35"	"	"	25"	12° 90°	"	60"	"	"	52"

BENDS

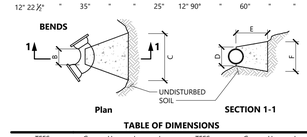
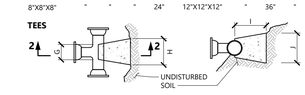


TABLE OF DIMENSIONS

TEES	G	H	I	J	TEES	G	H	I	J
6"X6"X6"	12"	24"	24"	18"	12"X12"X6"	12"	24"	24"	18"
8"X8"X6"	"	"	"	"	12"X12"X8"	"	"	"	24"
8"X8"X8"	"	"	"	24"	12"X12"X12"	"	36"	"	36"

TEES



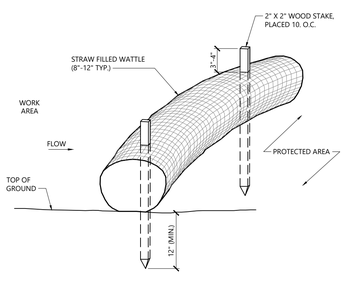
NOTES

1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
3. CONCRETE SHALL BE 3,000 PSI-TYPE I.

Concrete Thrust Block

1/16

N.T.S. | Source: VHB | LD_260



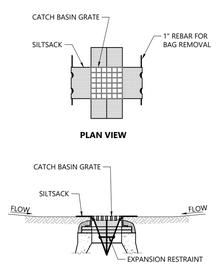
NOTES

1. STRAW WATTLE SHALL BE AS MANUFACTURED BY EARTHSAVER OR APPROVED EQUAL.
2. STRAW WATTLES SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. STRAW WATTLE SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. TEMPORARY STRAW WATTLES TO BE REMOVED BY CONTRACTOR. ALL OTHERS TO REMAIN IN PLACE UNLESS DIRECTED OTHERWISE BY ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Straw Wattle - Erosion Control Barrier

1/16

N.T.S. | Source: VHB | LD_659



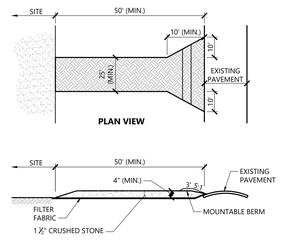
NOTES

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap

1/16

N.T.S. | Source: VHB | LD_674



NOTES

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

1/16

N.T.S. | Source: VHB | LD_682

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The Northland Newton Development

Needham Street/Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.
1	RESPONSE PLAN	2/14/2019	
2	RESPONSE PLAN	4/12/2019	

Designed by | Checked by

Issued for | Date
Zone Change/Special Permit | August 6, 2018

Not Approved for Construction

Drawing Title
Site Details

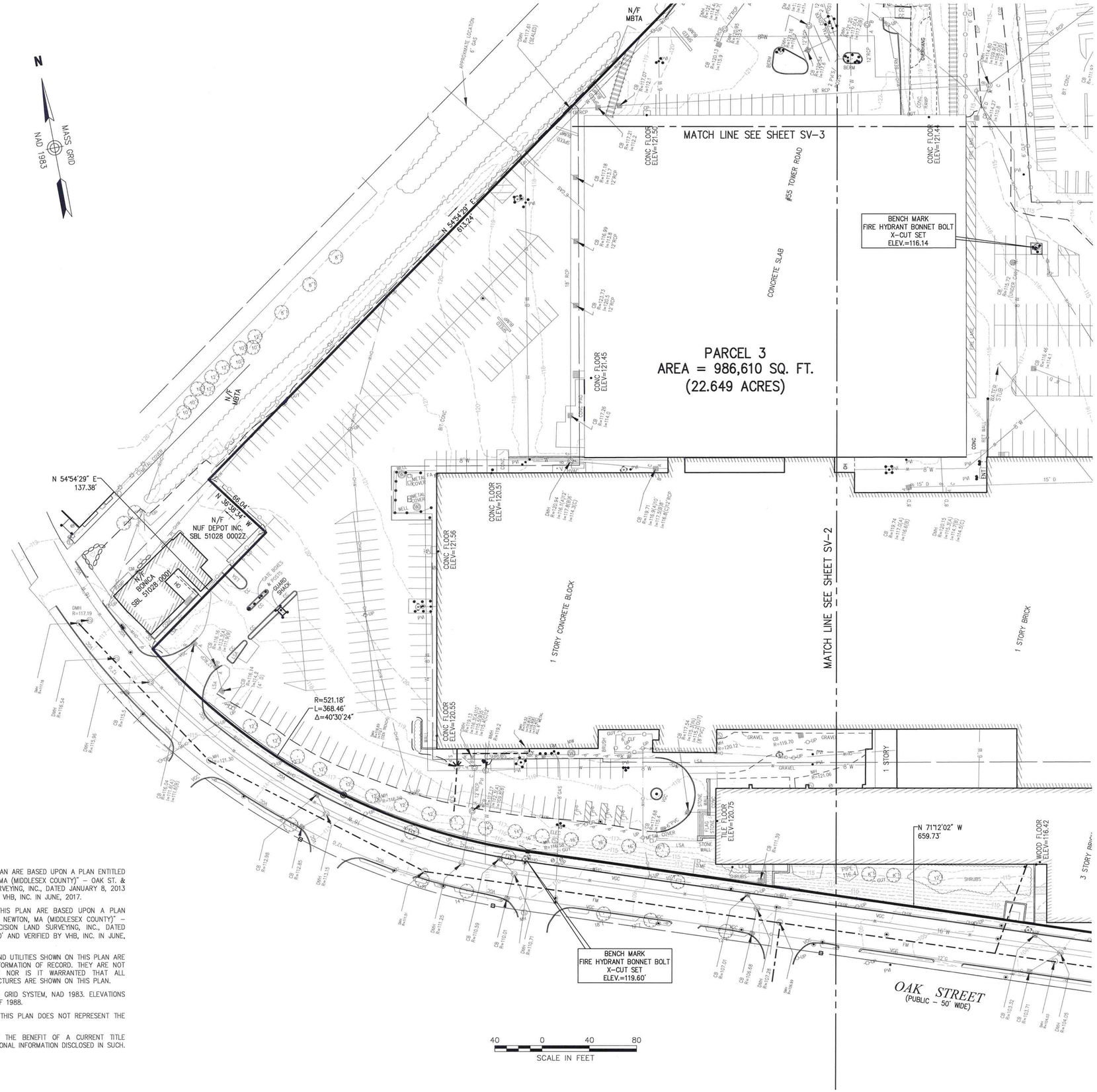
Drawing Number
C-10.2

Sheet 22 of 22

Project Number
12239.00

COMMONWEALTH OF MASSACHUSETTS
CURTIS R. QUITZAU
CIVIL
No. 42960
REGISTERED PROFESSIONAL ENGINEER

Saved Wednesday, February 13, 2019 9:48:22 AM ITDCVTILLO Plotted Thursday, April 11, 2019 6:35:30 PM Burke, Genevieve



General Notes

1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON A PLAN ENTITLED "EXISTING CONDITIONS PLAN IN NEWTON, MA (MIDDLESEX COUNTY)" – OAK ST. & NEEDHAM ST. – BY PERCISION LAND SURVEYING, INC., DATED JANUARY 8, 2013 AT A SCALE OF 1"=50' AND VERIFIED BY VHB, INC. IN JUNE, 2017.

2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON A PLAN ENTITLED "EXISTING CONDITIONS PLAN IN NEWTON, MA (MIDDLESEX COUNTY)" – OAK ST. & NEEDHAM ST. – BY PERCISION LAND SURVEYING, INC., DATED JANUARY 8, 2013 AT A SCALE OF 1"=50' AND VERIFIED BY VHB, INC. IN JUNE, 2017.

3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.

4) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.

5) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.

6) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.

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Watertown, MA 02471
617.924.1770

Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- BOLLARD w/LIGHT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- WELL
- MARSH
- F.F.E.=45.27' FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE WHITE LINE
- LSA LANDSCAPED AREA
- EOP EDGE OF PAVEMENT
- CC CONCRETE CURB
- VGC VERTICAL GRANITE CURB
- SGE SLOPED GRANITE EDGE
- BB BITUMINOUS BERM
- BC BITUMINOUS CURB
- GUARD RAIL
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OHW OVERHEAD WIRE
- E UNDERGROUND ELECTRIC
- T TELEPHONE LINE
- G GAS LINE
- W WATER LINE
- STONE WALL
- TREE LINE
- 100'BZ 100-FT BUFFER ZONE
- 100'RA 100-FT RIVER FRONT AREA
- 200'RA 200-FT RIVER FRONT AREA
- AF1-100 LIMIT MEAN ANNUAL HIGH WATER
- BF1-100 LIMIT OF BANK
- WF1-100 VEGETATED WETLAND BOUNDARY

156 Oak Street
Newton, Massachusetts

No.	Revision	Date	Apprvd.

Designed by | Checked by
Issued for | Date
June 4, 2018

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-1

Sheet 1 of 3

Project Number
12239.00

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. BOUSQUET
NO. 35389
REGISTERED PROFESSIONAL LAND SURVEYOR
6/6/18

Saved Monday, June 04, 2018 3:02:03 PM RBOUSQUET Plotted Wednesday, June 06, 2018 4:31:03 PM Bousquet, Russell

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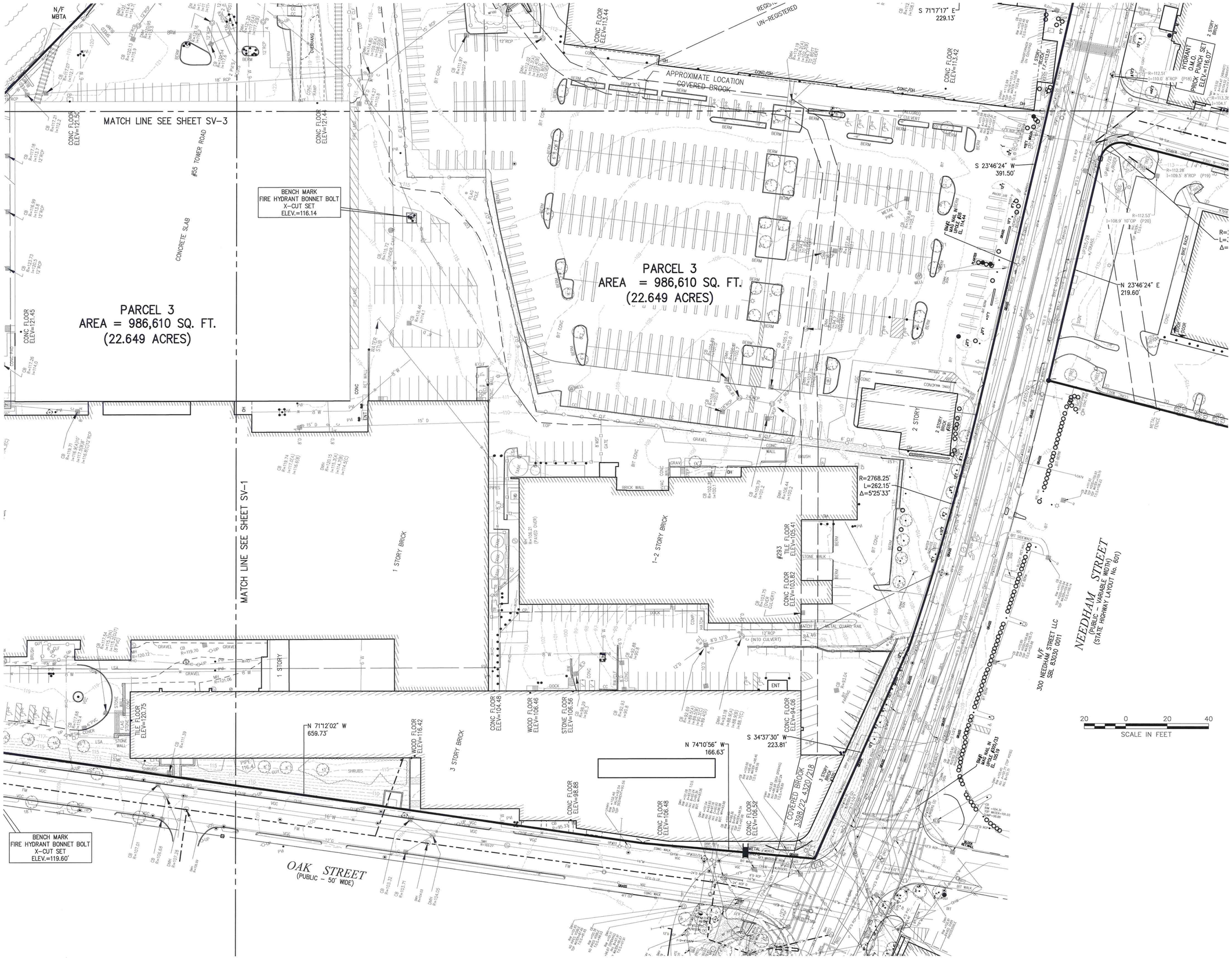

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Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
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- BF1 100 LIMIT OF BANK
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156 Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.

Designed by | Checked by
Issued for | Date
June 4, 2018

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-2

Sheet 2 of 3

Project Number
12239.00

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. BOUSQUET
NO. 35369
REGISTERED PROFESSIONAL LAND SURVEYOR
6/6/18

Saved Monday, June 04, 2018 3:02:03 PM RBOUSQUET Plotted Wednesday, June 06, 2018 4:31:45 PM Bousquet, Russell

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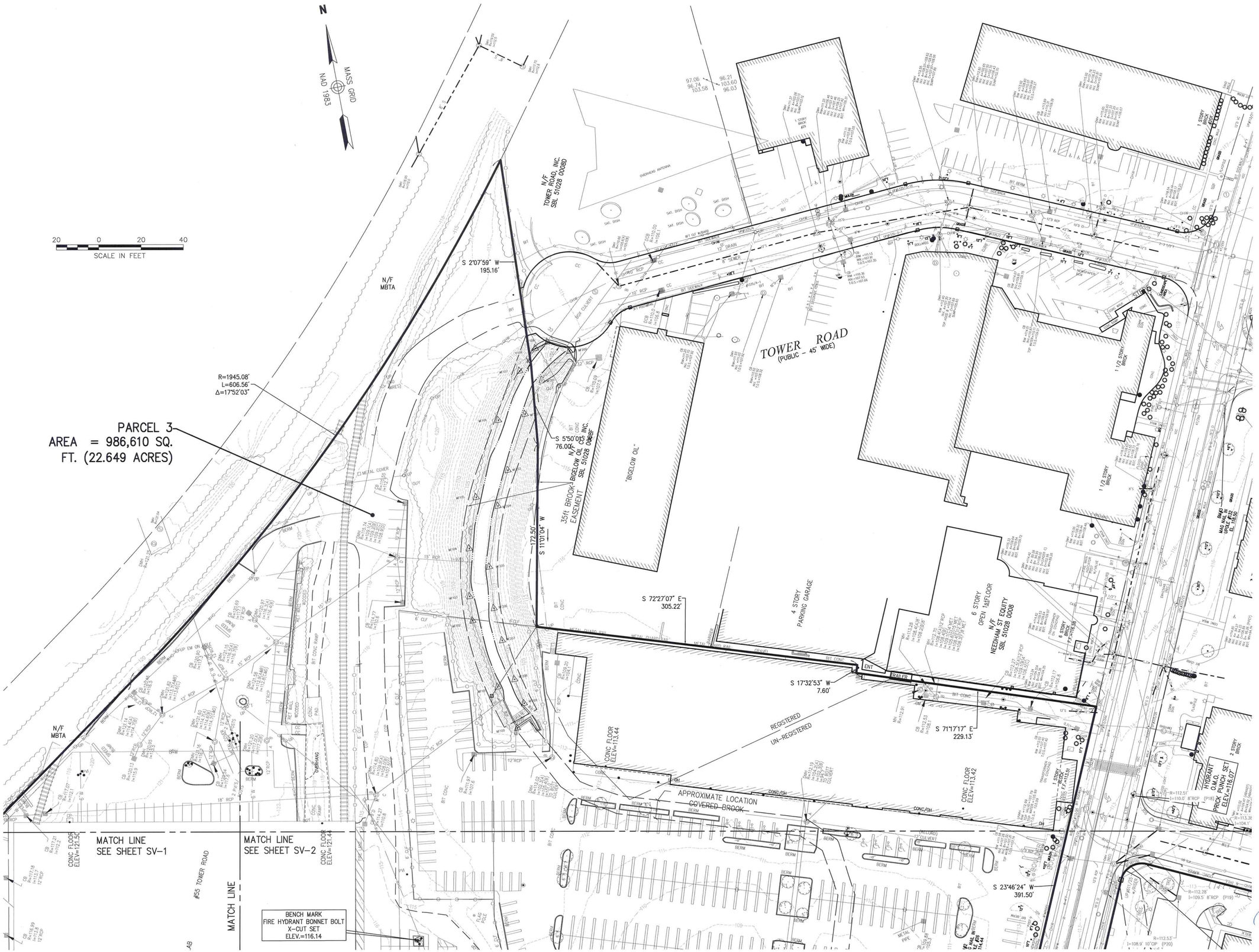

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Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
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156 Oak Street
Newton, Massachusetts

No.	Revision	Date	Appvd.

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Issued for | Date
June 4, 2018

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-3

Sheet 3 of 3

Project Number
12239.00

COMMONWEALTH OF MASSACHUSETTS
RUSSELL J. BOUSQUET
NO. 35389
REGISTERED PROFESSIONAL LAND SURVEYOR
6/4/18

Saved Monday, June 04, 2018 3:02:03 PM RBOUSQUET Plotted Wednesday, June 06, 2018 4:32:17 PM Bousquet, Russell

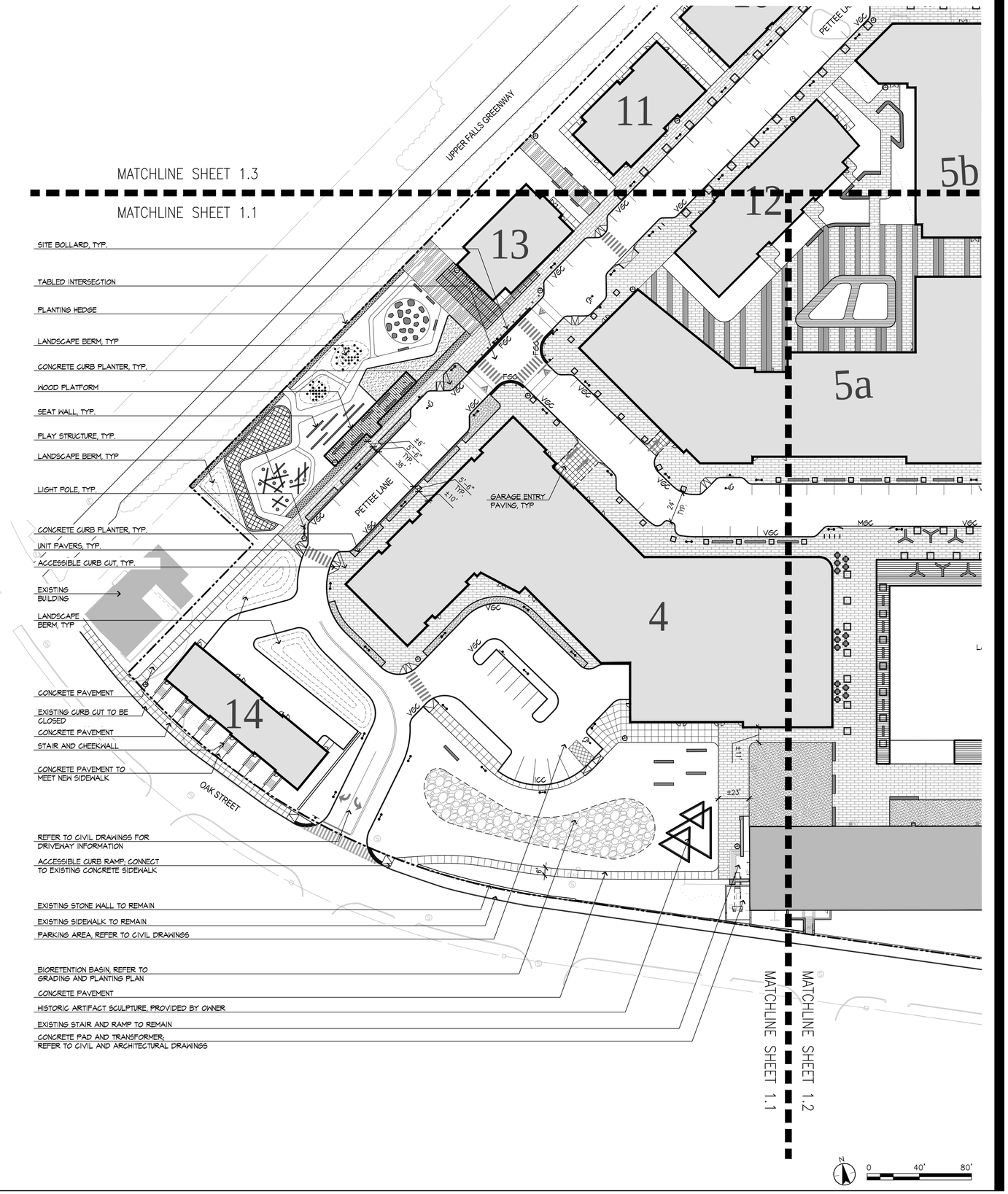
LAYOUT AND MATERIAL NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEYING OF SOUTHBOROUGH, MA AND IS DATED JANUARY 8, 2013 AND VERIFIED BY VHB, INC. IN JUNE 2017. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF NEWTON AND THE MASSACHUSETTS HIGHWAY DEPARTMENT.
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
7. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
8. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

   FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
9. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
10. THESE ARE MASTER PLAN DRAWINGS INTENDED TO BE SCHEMATIC IN NATURE; MASTER PLAN DRAWINGS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT, TO THE EXTENT CONSISTENT WITH THE SPECIAL PERMIT GRANTED BY THE CITY OF NEWTON AND APPROVALS OF OTHER AGENCIES PRIOR TO ISSUANCE OF A BUILDING PERMIT.

LEGEND

- PROPERTY LINE
- UNIT PAVERS
- PERMEABLE UNIT PAVERS - TBD
- CEMENT CONCRETE PAVEMENT
- PLANT BED
- VGC — VERTICAL GRANITE CURB
- MGC — MOUNTABLE GRANITE CURB
- FGC — FLUSH GRANITE CURB
- ICC — INTEGRAL CONCRETE CURB
- BENCH
- SITE LIGHTING
- VARIOUS SITE FURNITURE
- TRASH RECEPTACLE
- BIKE RACK
- TREE GRATE WITH STRUCTURAL SOIL
- FENCING
- SIGNAGE
- BOLLARD



Stantec

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226 Causeway St.
Boston MA 02114 U.S.A.
Tel. 617.523.8103
Fax. 617.523.4333
www.stantec.com

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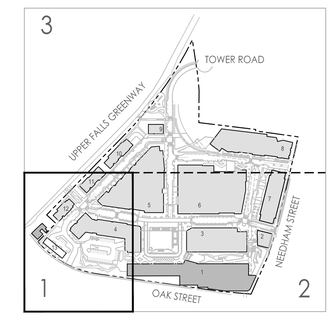
KEY
NOT TO SCALE



RESPONSE PLAN				04.12.19
SPECIAL PERMIT				08.06.18
Issued		By	Appd.	MM.DD.YY

File Name: 210801241_layout and materials.dwg

Dwn.	Chkd.	Dsgn.	MM.DD.YY

Permit-Seal

Client/Project
Northland Investment Corp.

The Northland Newton Development
Newton, MA

Title
LAYOUT AND MATERIALS PLAN
ENLARGEMENT 1

Project No. 210801241
Scale 1" = 40'-0"

Sheet
Drawing No. L-1.1

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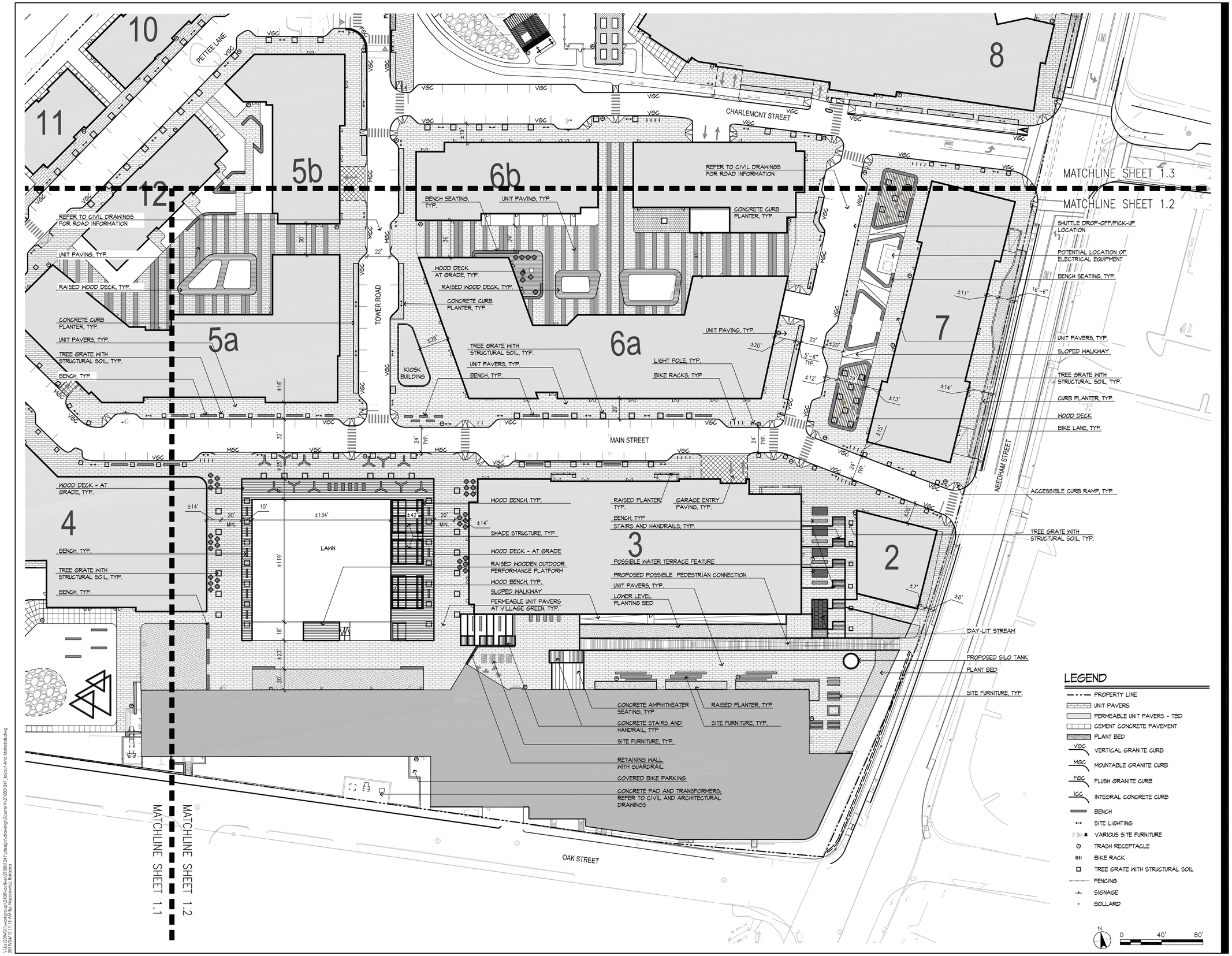
2019/04/10 3:07 PM By: Hsin, Yitu Ngan

ORIGINAL SHEET - ARCH D



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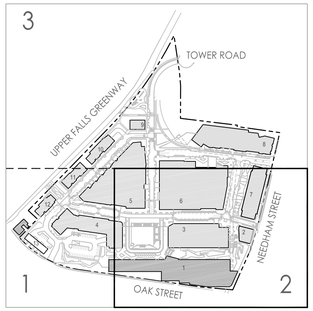

RESPONSE PLAN			04.12.19
SPECIAL PERMIT			08.06.18
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Permit-Seal

Client/Project

Northland Investment Corp.

The Northland Newton Development
Newton, MA

Title

LAYOUT AND MATERIALS PLAN ENLARGEMENT 2

Project No.	Scale
210801241	1" = 40'-0"

Sheet

Drawing No.

L-1.2

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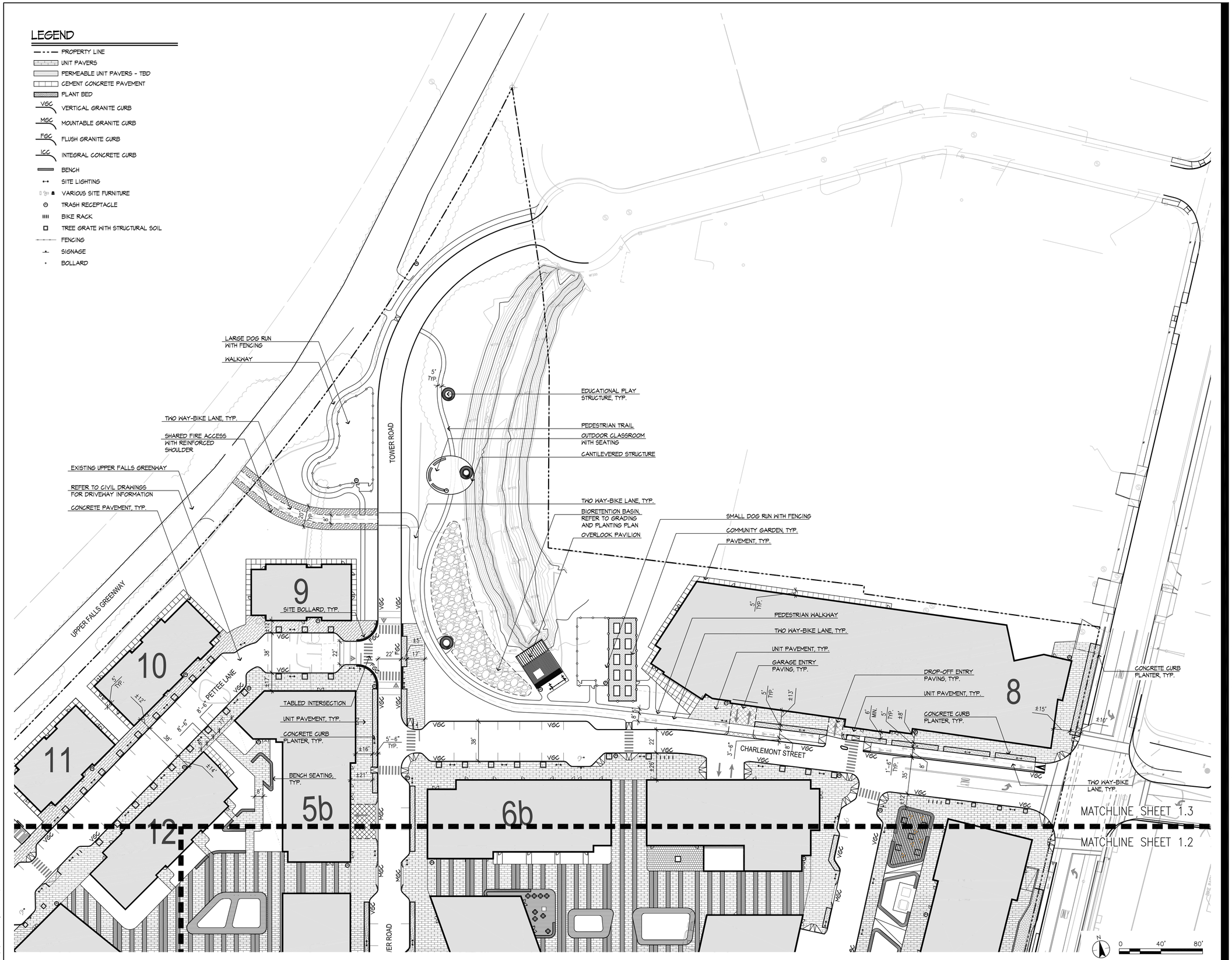
2019/04/10 11:13 AM By: hazzatenwez, Bastosrg

ORIGINAL SHEET - ARCH D

LEGEND

- PROPERTY LINE
- UNIT PAVERS
- PERMEABLE UNIT PAVERS - TBD
- CEMENT CONCRETE PAVEMENT
- PLANT BED
- VGC — VERTICAL GRANITE CURB
- MGC — MOUNTABLE GRANITE CURB
- FGC — FLUSH GRANITE CURB
- ICC — INTEGRAL CONCRETE CURB
- BENCH
- SITE LIGHTING
- VARIOUS SITE FURNITURE
- TRASH RECEPTACLE
- BIKE RACK
- TREE GRATE WITH STRUCTURAL SOIL
- FENCING
- SIGNAGE
- BOLLARD



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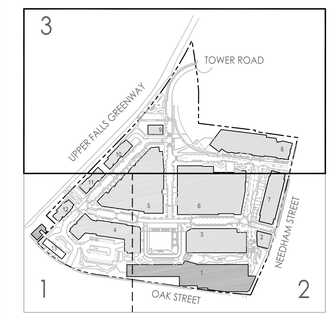

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The Northland Newton Development
Newton, MA

Title
LAYOUT AND MATERIALS PLAN
ENLARGEMENT 3

Project No.	Scale
210801241	1" = 40'-0"

Sheet

Drawing No.
L-1.3

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2019/04/01 11:14 AM By: Nazarewicz, Barbara

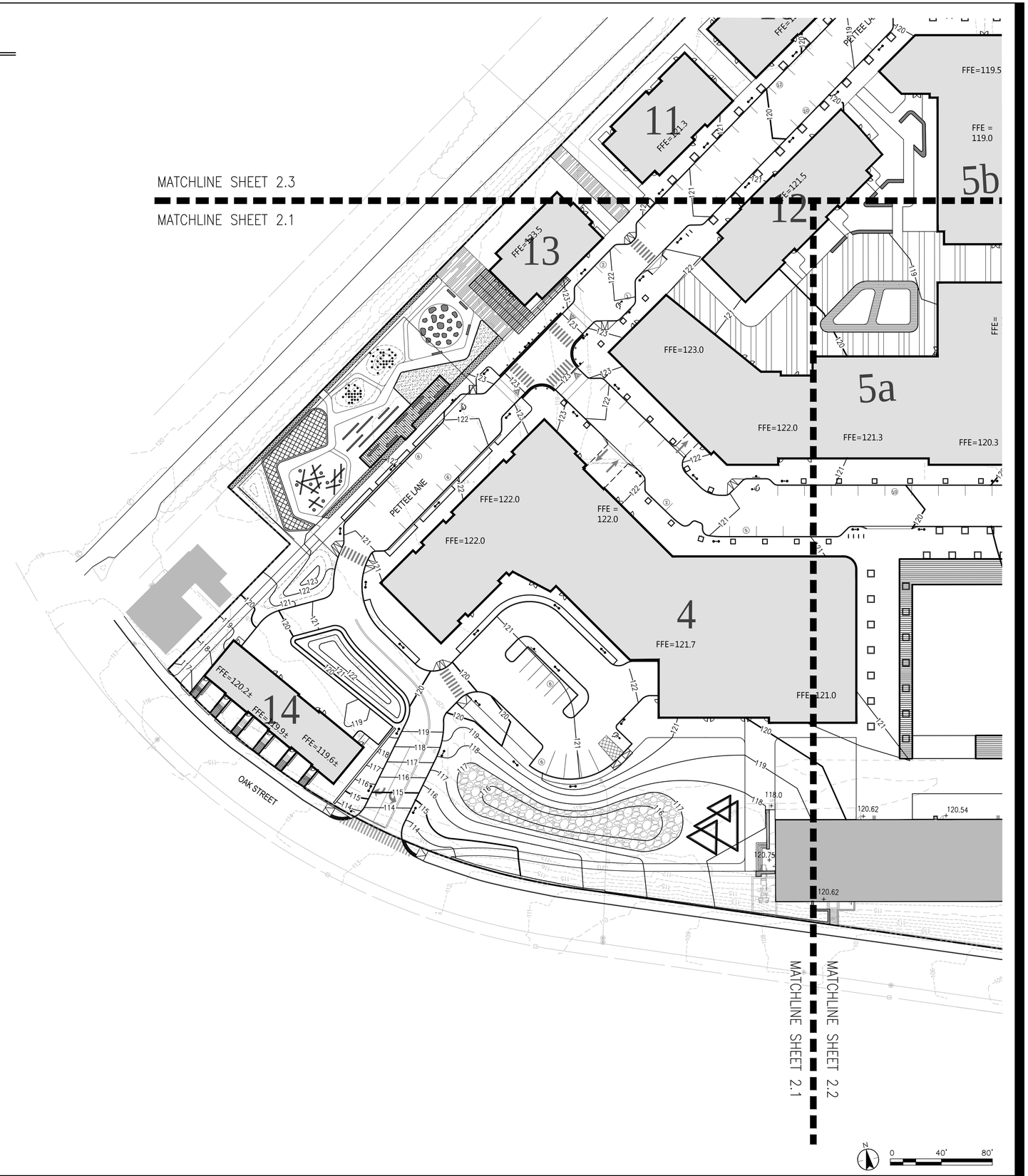
ORIGINAL SHEET - ARCH D

GRADING NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEYING OF SOUTHBOROUGH, MA AND IS DATED JANUARY 8. 2013 AND VERIFIED BY VHB, INC. IN JUNE 2017. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
5. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF 521 CMR OF THE ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL GRADES ON WALKWAYS, RAMPS, CURB CUTS AND PARKING AREAS AS DEFINED BY 521 CMR SHALL COMPLY WITH THE MAXIMUM ALLOWABLE GRADES. GRADES SHALL BE MEASURED AT TWO FOOT INTERVALS. CROSS SLOPES ON ALL WALKS, PATHS OF TRAVEL AND ACCESSIBLE ROUTES AS DEFINED IN 521 CMR SHALL NOT EXCEED 1.5%. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARISE BETWEEN THE ACTUAL GRADES SHOWN ON THE PLANS AND THE MAXIMUM ALLOWABLE GRADES INDICATED IN 521 CMR.
12. ALL WALKWAYS SHALL BE GRADED TO A MAXIMUM 4.5% RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL). THE CROSS PITCH OF ALL WALKWAYS, PATHS AND PLAZAS SHALL NOT EXCEED 1.5% (PERPENDICULAR TO THE DIRECTION OF TRAVEL). THE SLOPE OF ALL RAMPS AND SIDE SLOPES OF HANDICAP CURB CUTS AS DEFINED BY SECTION 21.1 OF 521 CMR SHALL BE CONSTRUCTED AT 7.5% MAXIMUM. RAMPS AS DEFINED IN SECTION 24.1 OF 521 CMR SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 7.5%.
13. ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
14. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
15. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
16. CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
17. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
18. FINAL GRADES SUBJECT TO FINAL DESIGN AND COORDINATION.
19. THESE ARE MASTER PLAN DRAWINGS INTENDED TO BE SCHEMATIC IN NATURE; MASTER PLAN DRAWINGS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT, TO THE EXTENT CONSISTENT WITH THE SPECIAL PERMIT GRANTED BY THE CITY OF NEWTON AND APPROVALS OF OTHER AGENCIES PRIOR TO ISSUANCE OF A BUILDING PERMIT.

GRADING LEGEND

— · - · —	PROPERTY LINE
110	PROPOSED CONTOUR MAJOR LINE
112	PROPOSED CONTOUR MINOR LINE
+SPOT1 SPOT2	SPOTGRADE



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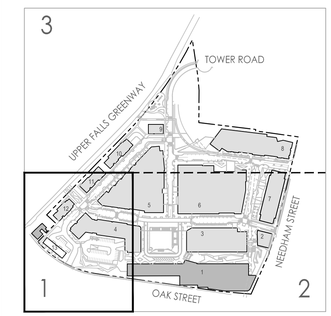

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RESPONSE PLAN	TNH	TK	04.12.19
SPECIAL PERMIT	TNH	TK	08.06.18

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Client/Project

Northland Investment Corp.

The Northland Newton Development
Newton, MA

Title

GRADING PLAN
ENLARGEMENT 1

Project No. 210801241

Scale 1" = 40'-0"

Sheet

Drawing No. L-2.1

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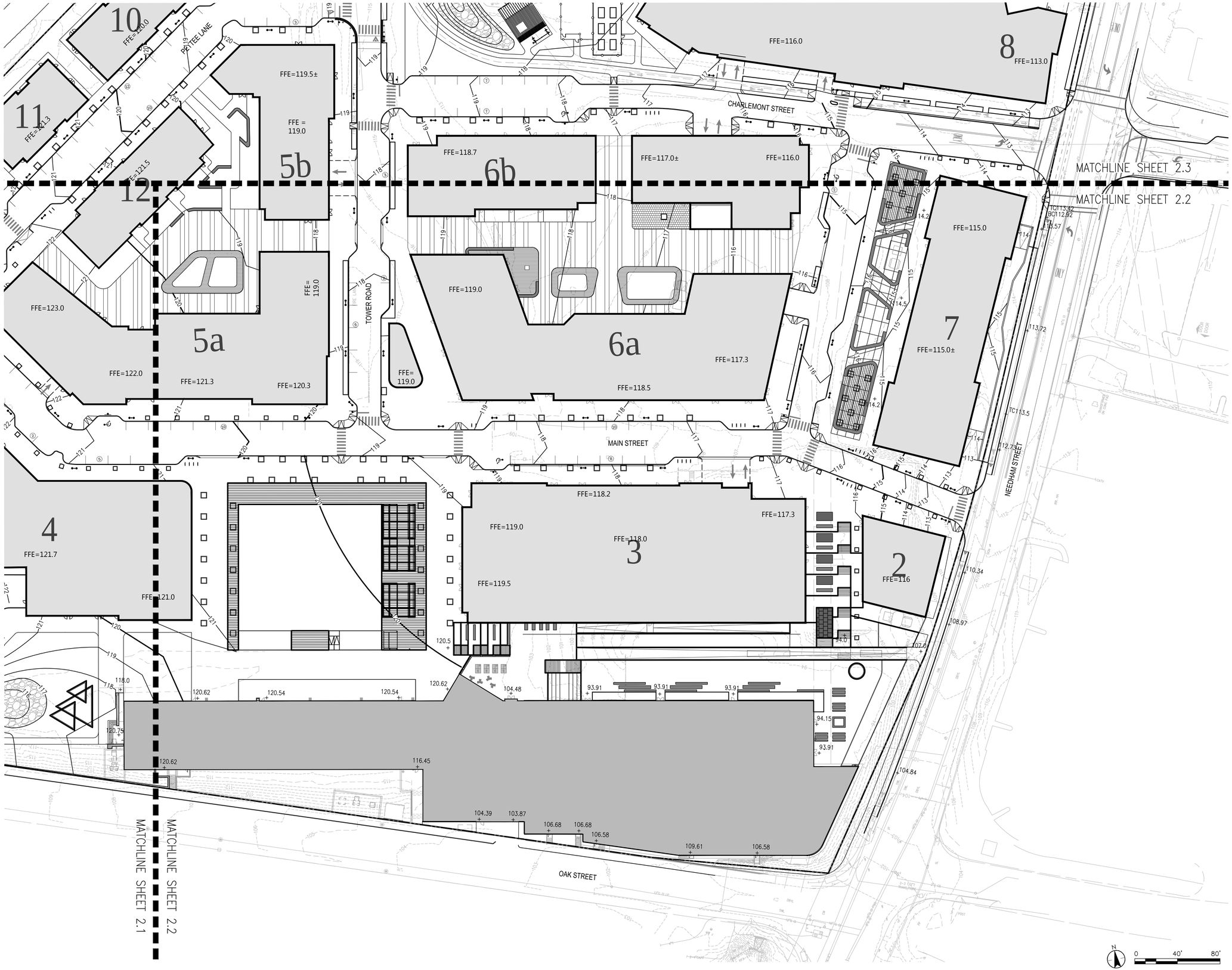
ORIGINAL SHEET - ARCH D



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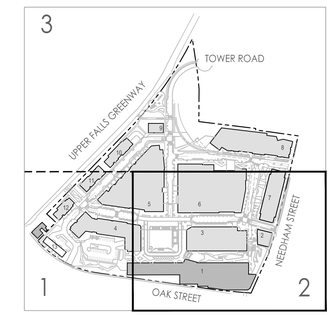

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The Northland Newton Development
Newton, MA

Title

GRADING PLAN ENLARGEMENT 2

Project No.	Scale
210801241	1" = 40'-0"

Sheet

Drawing No.

L-2.2

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2019-04-10 11:34 AM By: Hsin, Tho Ngan

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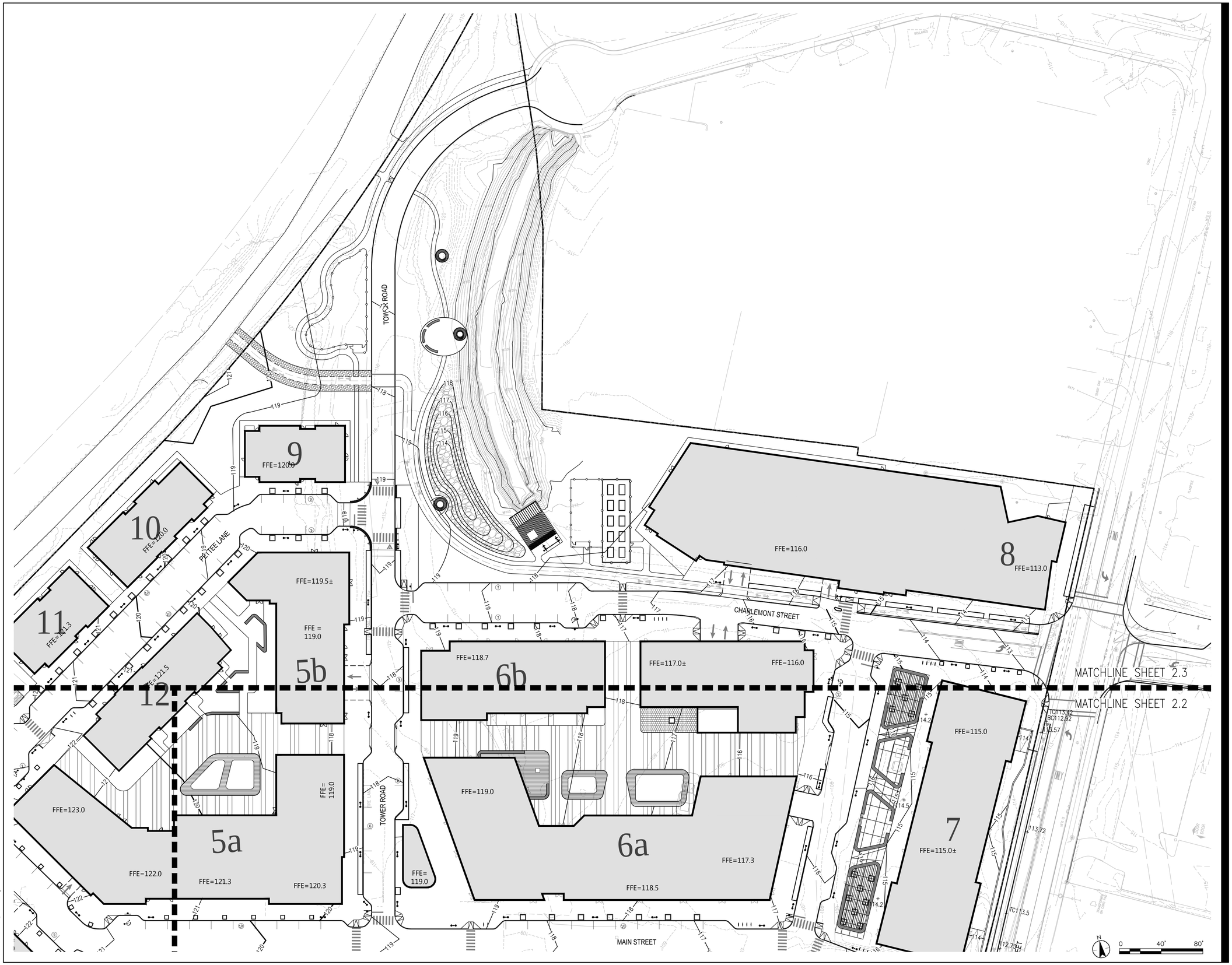

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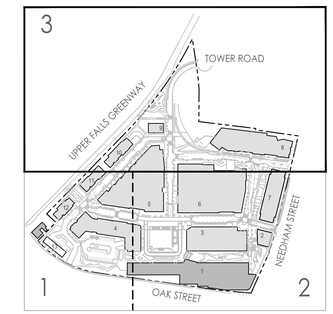

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Client/Project
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The Northland Newton Development
Newton, MA

Title
GRADING PLAN
ENLARGEMENT 3

Project No. 210801241
Scale 1" = 40'-0"

Sheet
Drawing No. L-2.3

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2019/04/10 1:03 AM By: Hsu, Hsu-Ngan

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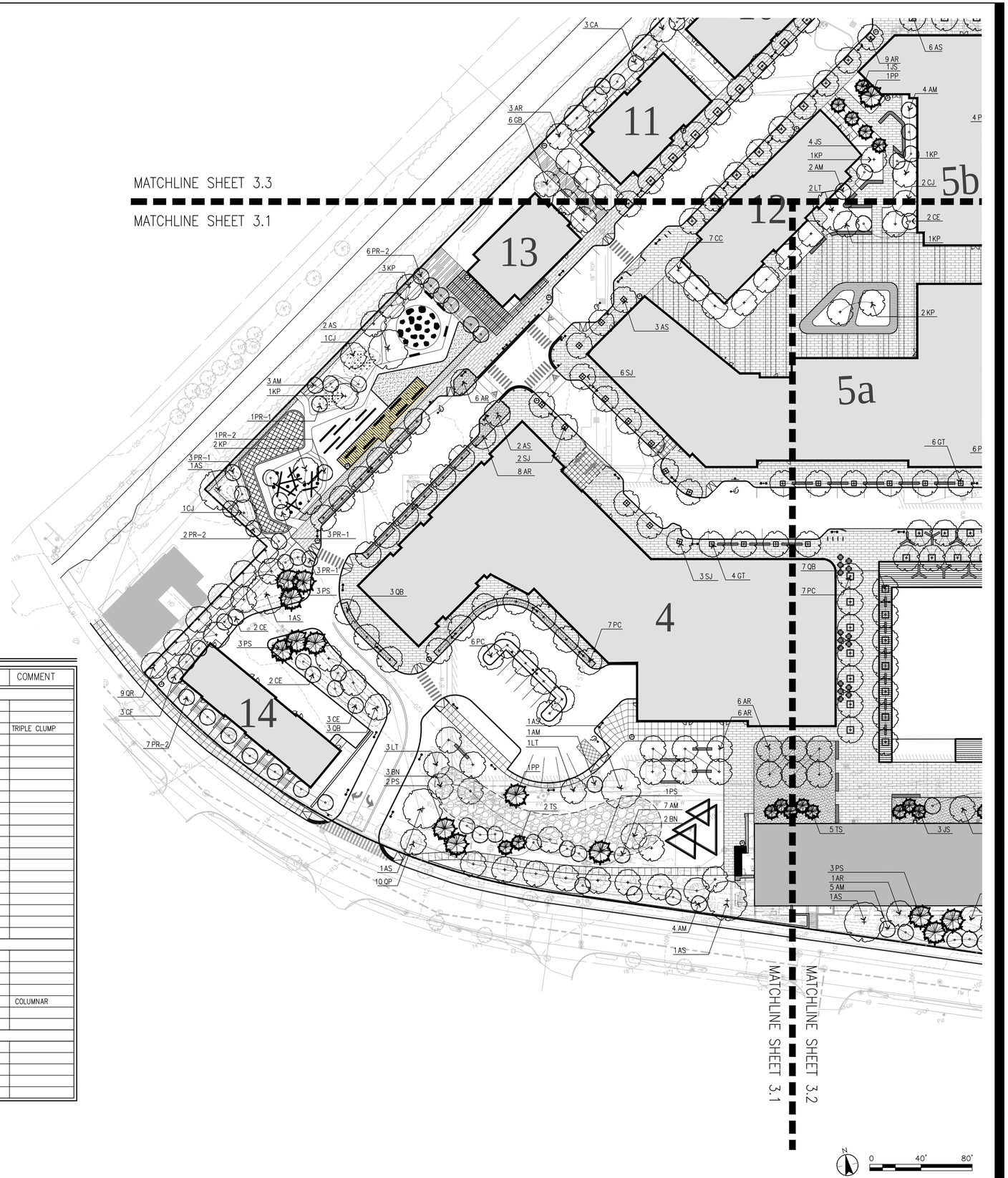
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
5. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
6. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
7. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
8. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
9. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
11. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
12. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK; PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
13. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
15. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
16. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
17. PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.
18. ALL PLANT BEDS TO BE DRIP IRRIGATED, AND ALL LAWN AREAS SPRAY IRRIGATED.
19. PROVIDE PVC IRRIGATION PIPE SLEEVES BELOW PAVED AREAS AS REQUIRED FOR PREFERRED IRRIGATION ROUTING.
20. FINAL COUNT AND PLACEMENT SUBJECT TO FINAL DESIGN AND COORDINATION TOTALS WILL NOT DECREASE.

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- PROPERTY LINE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT
DECIDUOUS TREES				
AR	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	3 –3 1/2" CAL.	
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3 –3 1/2" CAL.	
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	12–14' HT.	TRIPLE CLUMP
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3 –3 1/2" CAL.	
CJ	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2 –2 1/2" CAL.	
GB	GINKGO BILOBA	GINGKO	2 –2 1/2" CAL.	
GT	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER THORNLESS HONEYLOCUST	3 –3 1/2" CAL.	
KP	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2 –2 1/2" CAL.	
LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2 1/2" –3" CAL.	
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	3 –3 1/2" CAL.	
MG	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	16'–18' HT.	
NS	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACKGUM	3 –3 1/2" CAL.	
PA	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3 –3 1/2" CAL.	
PC	PYRUS CALLERYANA	BRADFORD PEAR	3 –3 1/2" CAL.	
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3 –3 1/2" CAL.	
QP	QUERCUS PALUSTRIS	PIN OAK	3 –3 1/2" CAL.	
QR	QUERCUS RUBRA	NORTHERN RED OAK	3 –3 1/2" CAL.	
SJ	SOPHORA JAPONICA 'PRINCETON UPRIGHT'	PRINCETON UPRIGHT SCHOLAR TREE	3 –3 1/2" CAL.	
UA	ULMUS AMERICANA	PRINCETON ELM	3 –3 1/2" CAL.	
ZS	ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA	3 –3 1/2" CAL.	
ORNAMENTAL TREES				
AM	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	3 –3 1/2" CAL.	
CA	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	6'–8' HT.	
CE	CERCIS CANADENSIS 'ACE OF HEARTS'	ACE OF HEARTS REDBUD	2 1/2" –3" CAL.	
CF	CORNUS 'RUTCAN' CONSTELLATION	CONSTELLATION DOGWOOD	2 1/2" –3" CAL.	
PR–1	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2 1/2" –3" CAL.	COLUMNAR
PR–2	PRUNUS SERRULATA 'KWANZAN'	KWANZAN FLOWERING CHERRY	3 –3 1/2" CAL.	
EVERGREEN TREES				
JS	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	5'–6' HT.	
PP	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6'–8' HT.	
PS	PINUS STROBUS	EASTERN WHITE PINE	6'–8' HT.	
TS	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8'–10' HT.	



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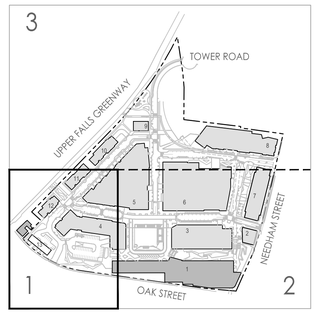

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RESPONSE PLAN	GS	TK	04.12.19
SPECIAL PERMIT	MRJ	TK	08.06.18
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File Name: 210801241_planting.dwg

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Newton, MA

Title
PLANTING PLAN
ENLARGEMENT 1

Project No. 210801241
Scale 1" = 40'-0"

Sheet
Drawing No. L-3.1

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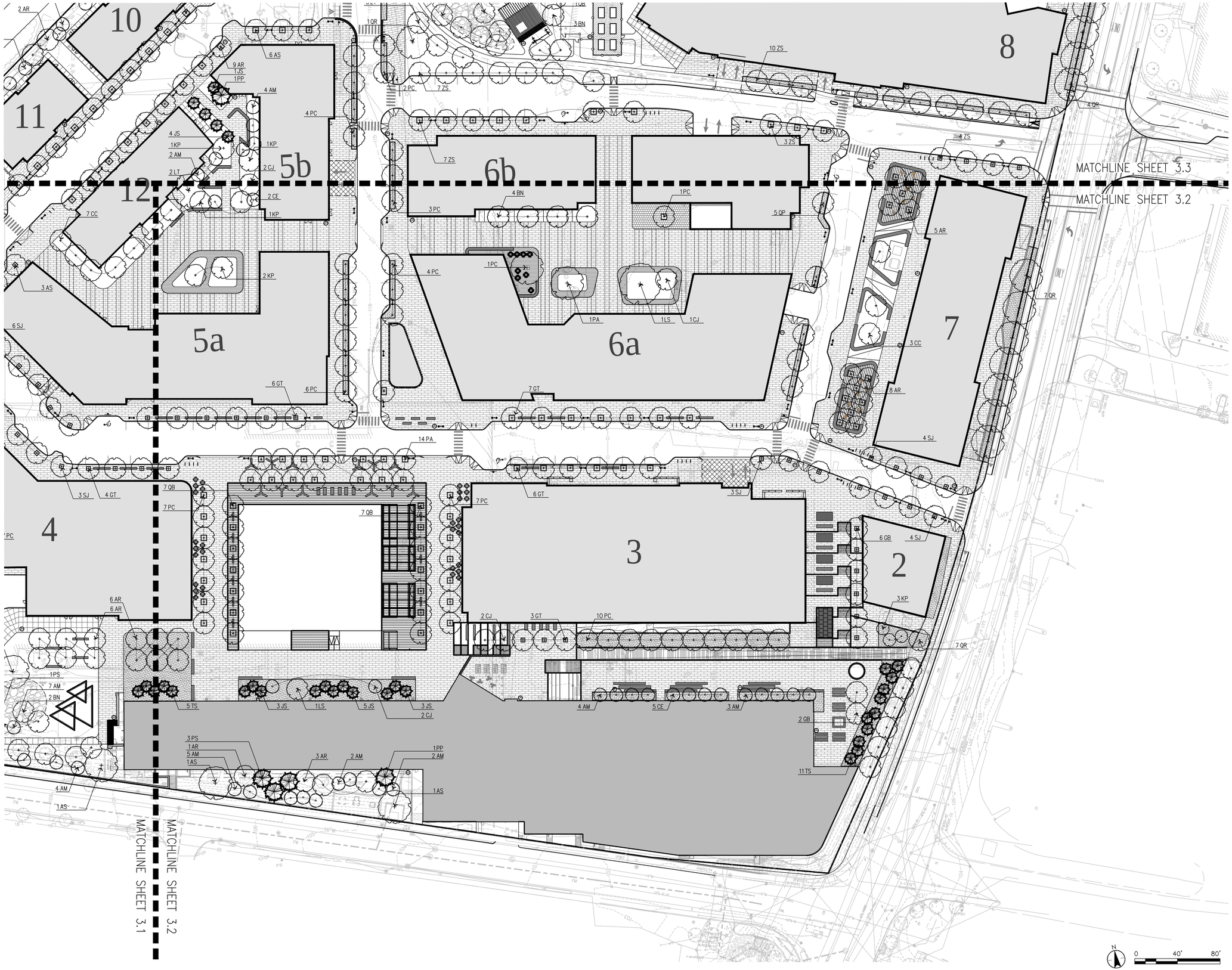
2019/04/10 5:30 PM BY: Hart, Tito Ngam

ORIGINAL SHEET - ARCH D



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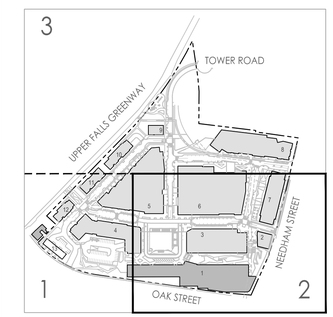
KEY
NOT TO SCALE



RESPONSE PLAN	GS	TK	04.12.19
SPECIAL PERMIT	MRJ	TK	08.06.18
Issued	By	Appd.	MM.DD.YY

File Name: 210801241_planting.dwg

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Client/Project
Northland Investment Corp.

The Northland Newton Development
Newton, MA

Title
PLANTING PLAN
ENLARGEMENT 2

Project No. 210801241
Scale 1" = 40'-0"

Sheet

Drawing No.
L-3.2

ORIGINAL SHEET - ARCH D

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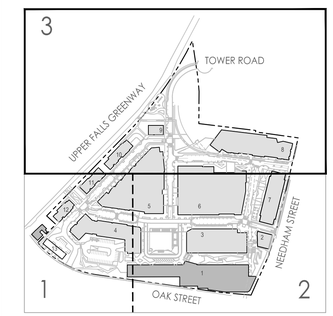

	By	Appd.	MM.DD.YY
RESPONSE PLAN	GS	TK	04.12.19
SPECIAL PERMIT	MRJ	TK	08.06.18
Issued			

File Name: 210801241_planting.dwg	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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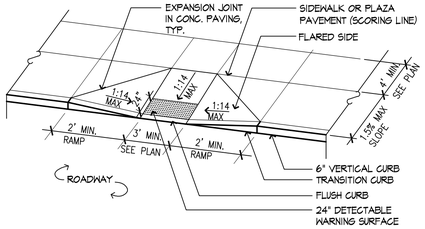
Client/Project
Northland Investment Corp.

The Northland Newton Development
Newton, MA

Title
PLANTING PLAN
ENLARGEMENT 3

Project No. 210801241
Scale 1" = 40'-0"
Sheet
Drawing No. L-3.3

ORIGINAL SHEET - ARCH D

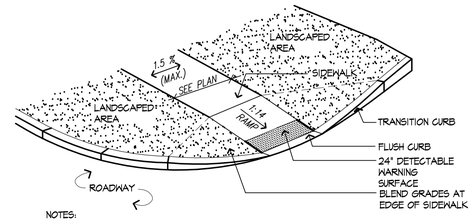


NOTES:

1. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. AND MAAB REQUIREMENTS.
3. PROVIDE EXPANSION JOINT AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
4. PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
5. MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
6. TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
7. FIXED OBJECTS (I.e. UTILITY POLES, HYDRANTS ETC.) MUST NOT ENCROACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
8. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.

1 ACCESSIBLE CURB RAMP -TYPE 1

SCALE: 1/8" = 1'-0"

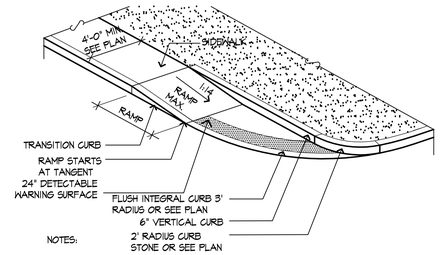


NOTES:

1. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. AND MAAB REQUIREMENTS.
3. PROVIDE EXPANSION JOINT AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
4. PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
5. MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
6. TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
7. FIXED OBJECTS (I.e. UTILITY POLES, HYDRANTS ETC.) MUST NOT ENCROACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
8. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.

2 ACCESSIBLE CURB RAMP -TYPE 2

SCALE: 1/8" = 1'-0"



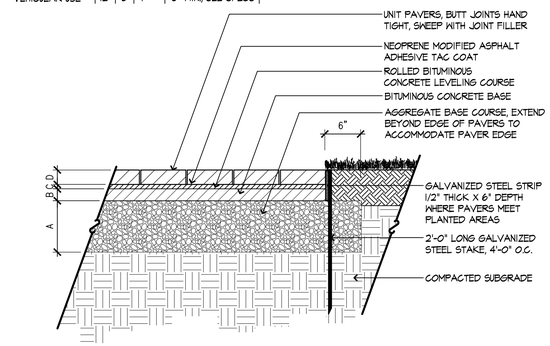
NOTES:

1. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. AND MAAB REQUIREMENTS.
3. PROVIDE EXPANSION JOINT AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
4. PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
5. MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
6. TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
7. FIXED OBJECTS (I.e. UTILITY POLES, HYDRANTS ETC.) MUST NOT ENCROACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
8. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.

3 ACCESSIBLE CURB RAMP -TYPE 3

SCALE: 1/8" = 1'-0"

	A	B	C	D
PEDESTRIAN USE	8"	2"	3/4"	2" MIN. SEE SPECS
VEHICULAR USE	12"	5"	1"	3" MIN. SEE SPECS

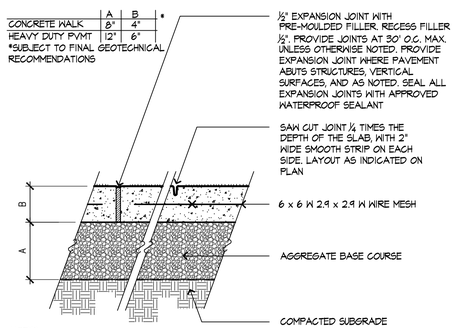


4 UNIT PAVING ON BITUMINOUS CONCRETE BASE

SCALE: 1" = 1'-0"

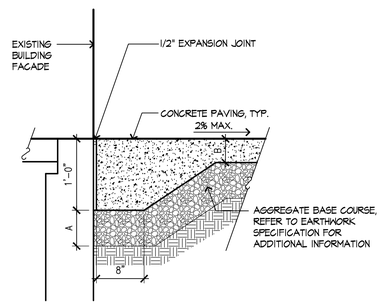
	A	B	*
CONCRETE WALK	8"	4"	
HEAVY DUTY PVMT	12"	6"	

*SUBJECT TO FINAL GEOTECHNICAL RECOMMENDATIONS



NOTES:
1. PROVIDE LIGHT BROOM FINISH PERPENDICULAR TO THE TRAFFIC FLOW UNLESS OTHERWISE NOTED.
2. MARKER BARRIER - 36" BELOW GRADE IN LANDSCAPE AREAS. SEE NOTE 4 OF EXISTING CONDITIONS INFORMATION ON SHEET C-1.

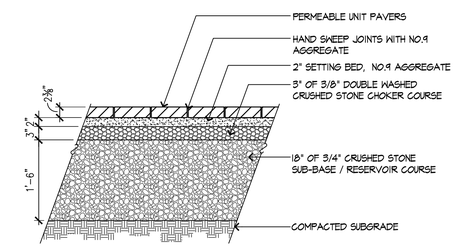
CONCRETE PAVEMENT - TYP
SCALE: 1 1/2" = 1'-0"



CONCRETE PAVING AT BUILDING ENTRANCE
SCALE: 1" = 1'-0"

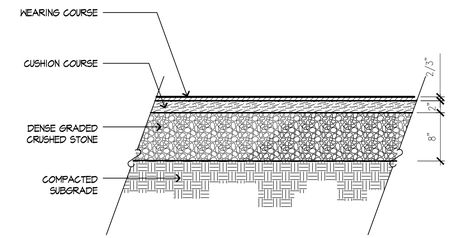
5 CONCRETE PAVEMENT

SCALE: AS NOTED



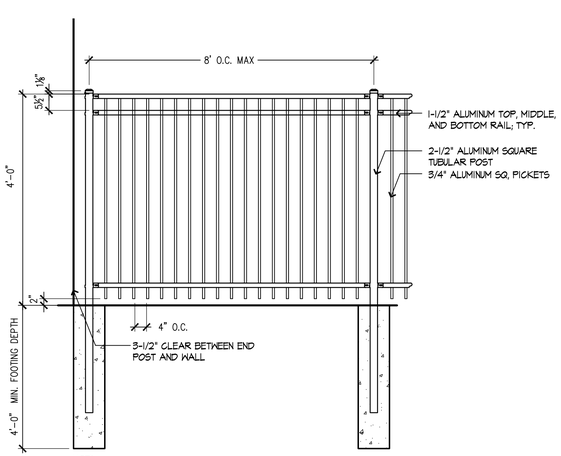
6 PERMEABLE UNIT PAVERS

SCALE: 3/4" = 1'-0"



7 POURED IN PLACE RUBBER SURFACING

SCALE: 1" = 1'-0"



NOTE:
1. MAINTAIN TOP RAIL 4'-0" MIN. ABOVE GRADE. ALL PICKETS AND POSTS TO REMAIN PLUMB; NO STEPPING

8 METAL FENCING

SCALE: 1/2" = 1'-0"

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Northland Investment Corp.

The Northland Newton Development
Newton, MA

Title
LANDSCAPE DETAILS 1

Project No. 210801241
Scale

Sheet
Drawing No.
L-4.1

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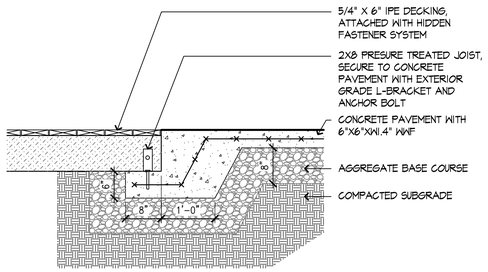
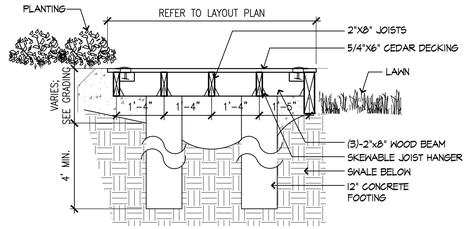
2019-04-03 4:23 PM By: Hsin, Tiffany-Ann

ORIGINAL SHEET - ARCH D

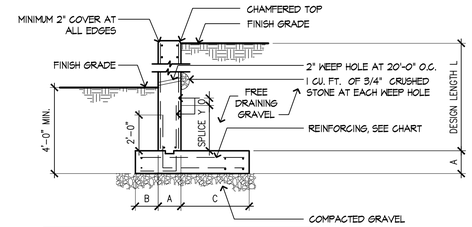


NOTE:
PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION

1 WOOD DECKING - AT GRADE
SCALE: 3/4" = 1'-0"



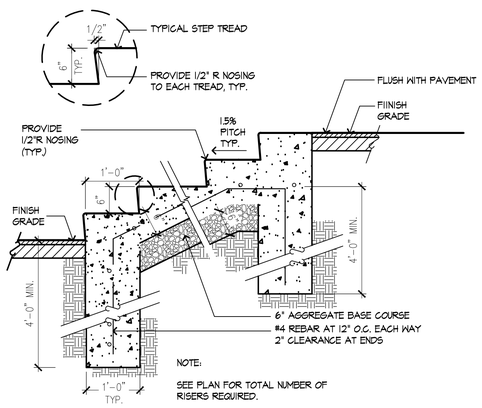
2 WOOD DECKING - RAISED
SCALE: 3/4" = 1'-0"



DESIGN HEIGHT	CONCRETE DIMENSIONS			REINFORCING	
L	B	A	C	O	Y
4'-1" TO 6'-0"	1'-0"	1'-2"	2'-0"	#4@12	2'-0"
6'-1" TO 8'-0"	1'-6"	1'-2"	2'-6"	#5@12	2'-6"
8'-1" TO 10'0"	2'-0"	1'-2"	3'-0"	#6@12	3'-0"
10'-1" TO 12'0"	2'-4"	1'-2"	3'-8"	#6@8	3'-0"
12'-1" TO 14'-0"	2'-4"	1'-2"	4'-6"	#8@12	5'-0"
14'-1" TO 16'-0"	2'-10"	1'-2"	5'-0"	#8@8	5'-0"
16'-1" TO 19'-6"	3'-0"	1'-6"	5'-6"	#8@8	5'-0"

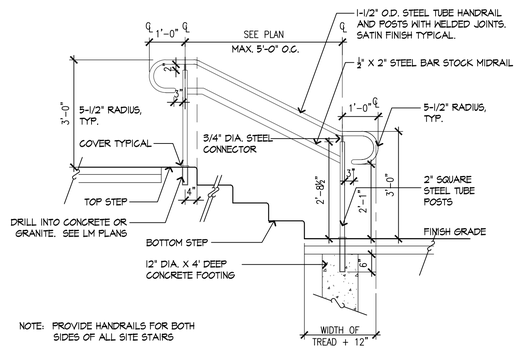
NOTE: SUBJECT TO STRUCTURAL ENGINEER REVIEW + APPROVAL

3 CONCRETE RETAINING WALL - TYP.
SCALE: 1/4" = 1'-0"



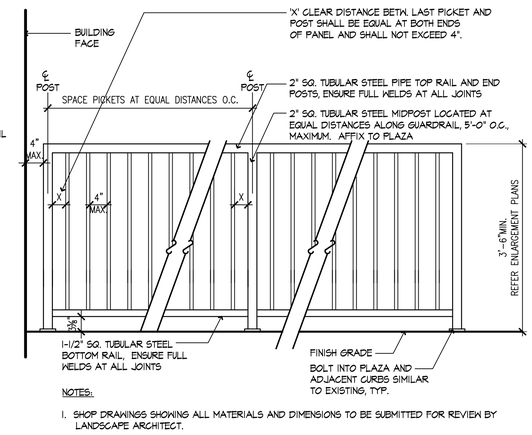
NOTE:
SEE PLAN FOR TOTAL NUMBER OF RISERS REQUIRED.

4 CONCRETE STAIRS
SCALE: 1/4" = 1'-0"



NOTE: PROVIDE HANDRAILS FOR BOTH SIDES OF ALL SITE STAIRS

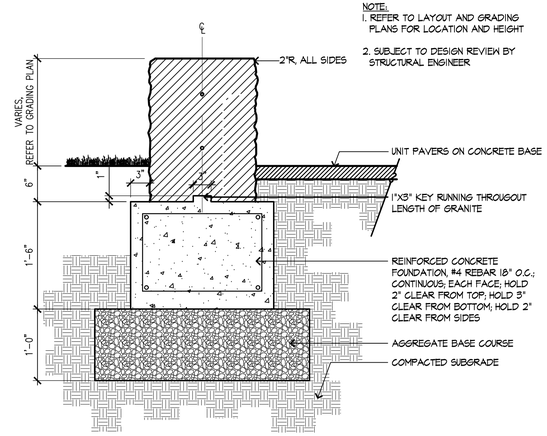
5 STAIR HANDRAIL
SCALE: 1/2" = 1'-0"



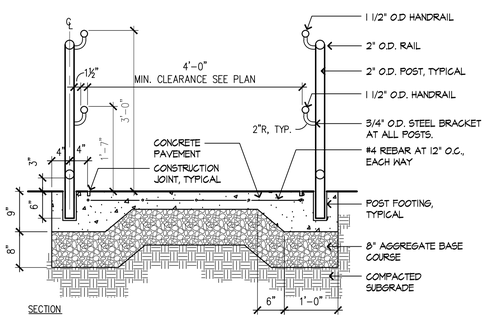
NOTES:
1. SHOP DRAWINGS SHOWING ALL MATERIALS AND DIMENSIONS TO BE SUBMITTED FOR REVIEW BY LANDSCAPE ARCHITECT.

6 GUARD RAIL
SCALE: 3/4" = 1'-0"

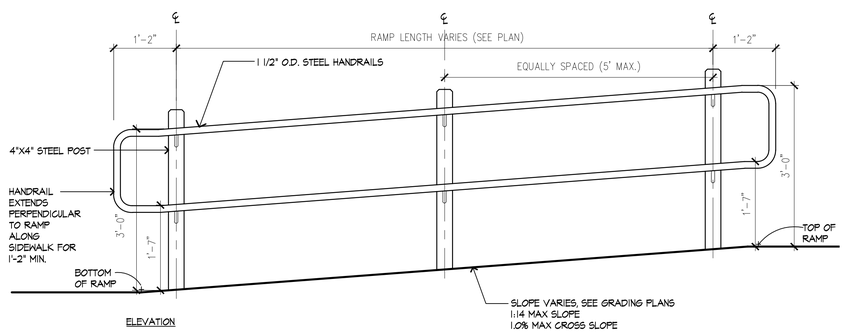
NOTE:
1. REFER TO LAYOUT AND GRADING PLANS FOR LOCATION AND HEIGHT
2. SUBJECT TO DESIGN REVIEW BY STRUCTURAL ENGINEER



7 SITE WALL
SCALE: 3/4" = 1'-0"

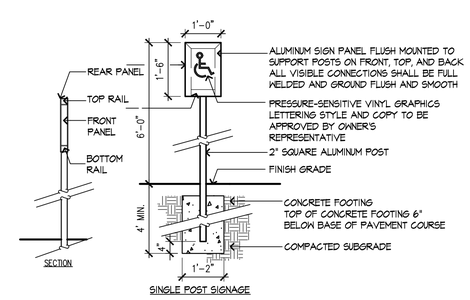


SECTION



ELEVATION

8 ACCESSIBLE RAMP WITH HANDRAILS
SCALE: 3/4" = 1'-0"



SECTION
SINGLE POST SIGNAGE

9 SIGN POST FOOTING + SIGNAGE
SCALE: 1/2" = 1'-0"

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Permit-Seal

Client/Project
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The Northland Newton Development
Newton, MA

Title
LANDSCAPE DETAILS 2

Project No. 210801241
Scale

Sheet
Drawing No.
L-4.2

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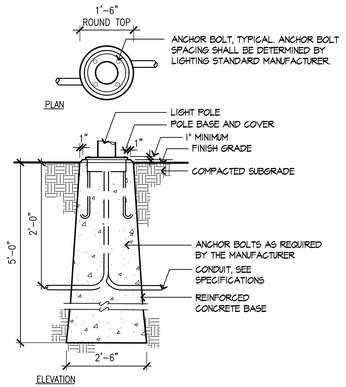
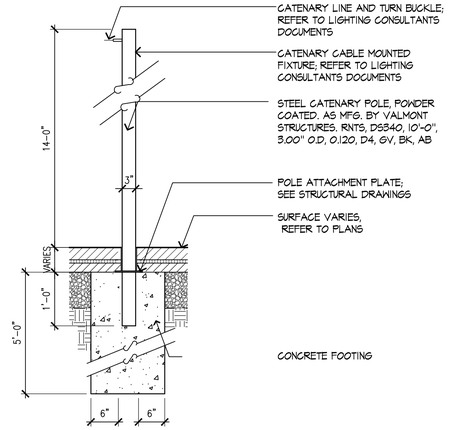
ORIGINAL SHEET - ARCH D



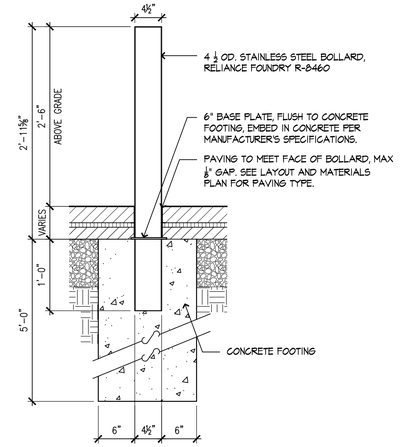
1 PRECAST LIGHT POLE BASE - FLUSH

SCALE: 1/2" = 1'-0"



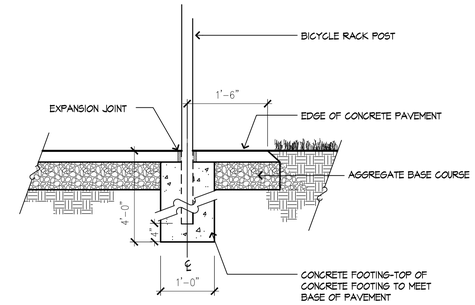
2 CATENARY LIGHT POLE

SCALE: 3/4" = 1'-0"



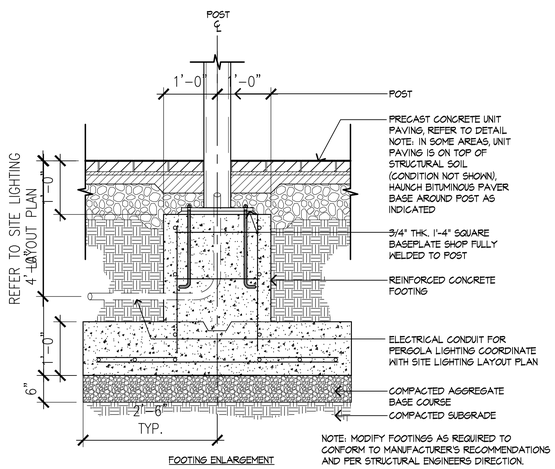
3 STAINLESS STEEL BOLLARD

SCALE: 1" = 1'-0"



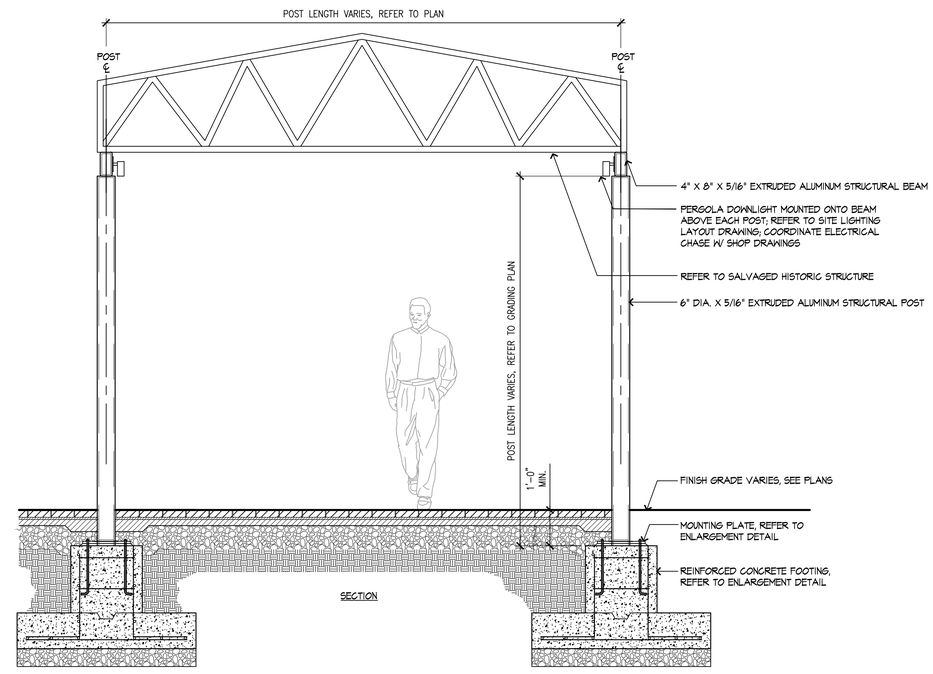
4 BIKE RACK FOOTING

SCALE: 3/4" = 1'-0"



5 SHADE STRUCTURE FOOTING

SCALE: 3/4" = 1'-0"



6 SHADE STRUCTURE OPTION

SCALE: 1/2" = 1'-0"

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SPECIAL PERMIT	MRJ	TK	08.06.18

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File Name: 210801241_details.dwg

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Permit-Seal

Client/Project

Northland Investment Corp.

The Northland Newton Development
Newton, MA

Title

LANDSCAPE DETAILS 3

Project No. 210801241

Scale

Sheet

Drawing No.

L-4.3

\\US2325-F01\Workgroup\210801241\design\drawing\Document\210801241_details.dwg
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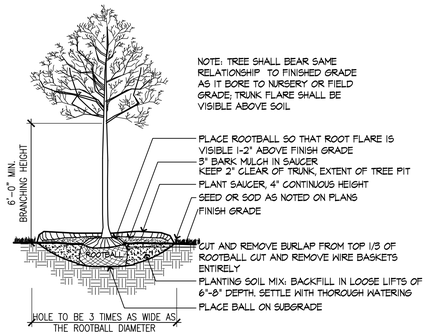
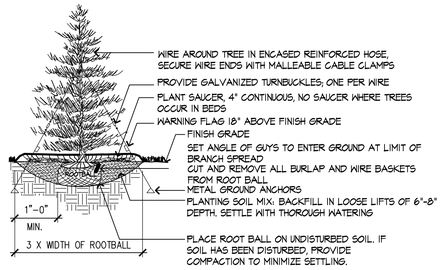
ORIGINAL SHEET - ARCH D



1 DECIDUOUS TREE PLANTING

SCALE: 1/4" = 1'-0"



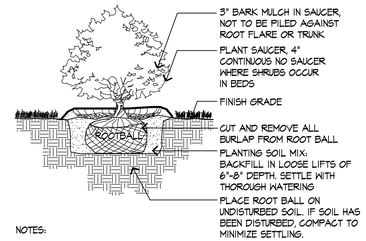
NOTE:

1. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE

2. INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL. ATTACH GUYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND GALVANIZED STEEL WIRE

2 EVERGREEN TREE PLANTING

SCALE: 1/8" = 1'-0"



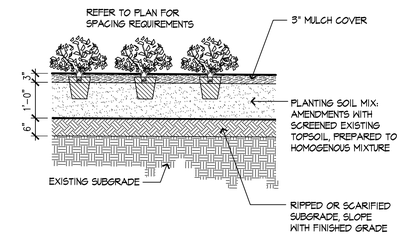
NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE

2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2' DEEP CONTINUOUS LOAM BED.

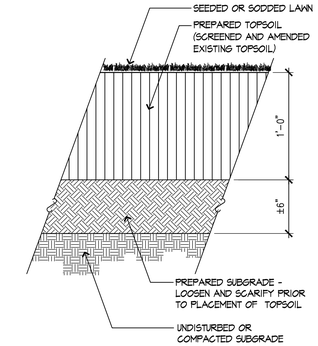
3 SHRUB PLANTING

SCALE: 3/8" = 1'-0"



4 GROUNDCOVER/PERENNIAL PLANTING

SCALE: 1/2" = 1'-0"

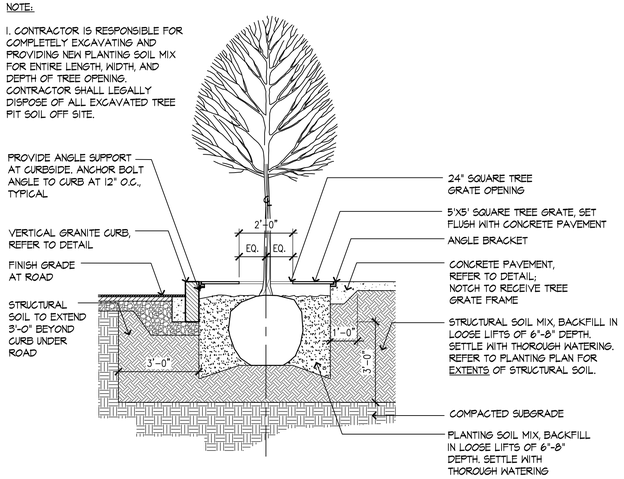


5 SEEDED OR SODDED LAWN

SCALE: 1 1/2" = 1'-0"

NOTE:

1. CONTRACTOR IS RESPONSIBLE FOR COMPLETELY EXCAVATING AND PROVIDING NEW PLANTING SOIL MIX FOR ENTIRE LENGTH, WIDTH, AND DEPTH OF TREE OPENING. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL EXCAVATED TREE PIT SOIL OFF SITE.

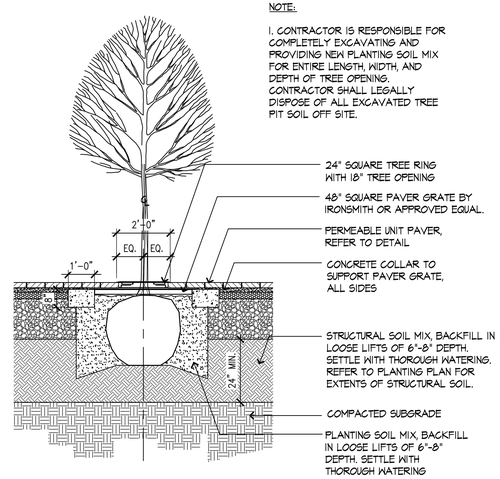


6 TREE IN GRATE OVER STRUCTURAL SOIL - AT CONCRETE PAVEMENT

SCALE: 3/8" = 1'-0"

NOTE:

1. CONTRACTOR IS RESPONSIBLE FOR COMPLETELY EXCAVATING AND PROVIDING NEW PLANTING SOIL MIX FOR ENTIRE LENGTH, WIDTH, AND DEPTH OF TREE OPENING. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL EXCAVATED TREE PIT SOIL OFF SITE.

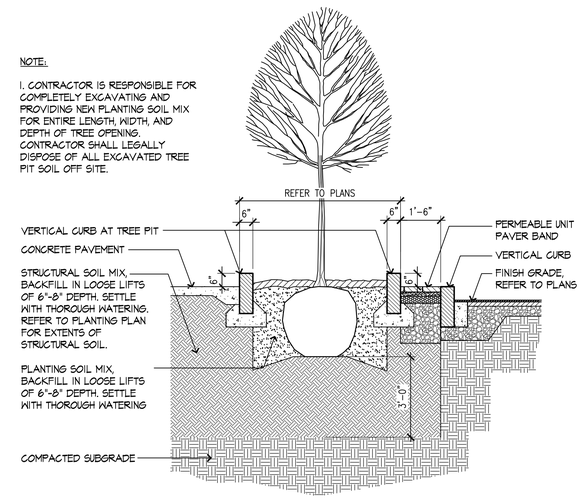


7 TREE OVER STRUCTURAL SOIL - AT PERMEABLE UNIT PAVERS

SCALE: 3/8" = 1'-0"

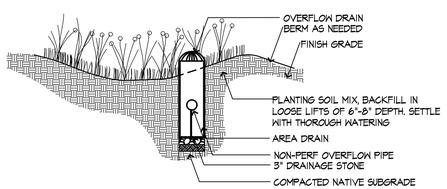
NOTE:

1. CONTRACTOR IS RESPONSIBLE FOR COMPLETELY EXCAVATING AND PROVIDING NEW PLANTING SOIL MIX FOR ENTIRE LENGTH, WIDTH, AND DEPTH OF TREE OPENING. CONTRACTOR SHALL LEGALLY DISPOSE OF ALL EXCAVATED TREE PIT SOIL OFF SITE.



8 TREE PIT W/PLANTER CURBS OVER STRUCTURAL SOIL

SCALE: 3/8" = 1'-0"



9 BIO-RETENTION BASIN

SCALE: 1/4" = 1'-0"

Stantec

Stantec Planning and Landscape Architecture P.C.
226 Causeway St.
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RESPONSE PLAN	TNH	TK	04.12.19
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Permit-Seal

Client/Project

Northland Investment Corp.

The Northland Newton Development
Newton, MA

Title

LANDSCAPE DETAILS 4

Project No. 210801241

Scale

Sheet

Drawing No.

L-4.4

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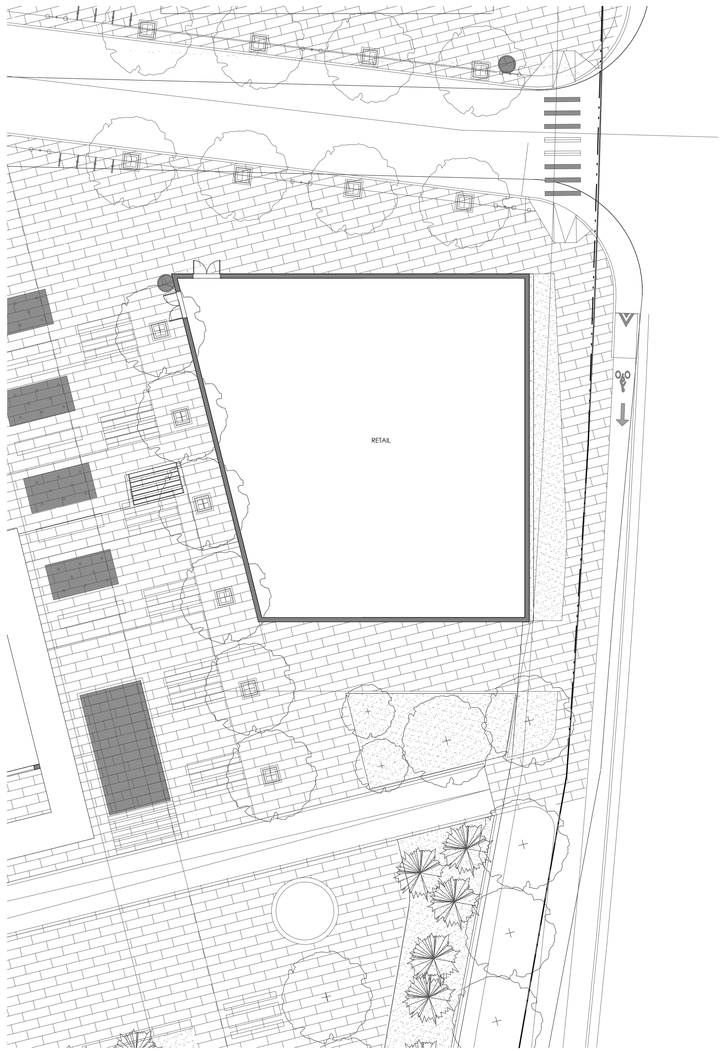
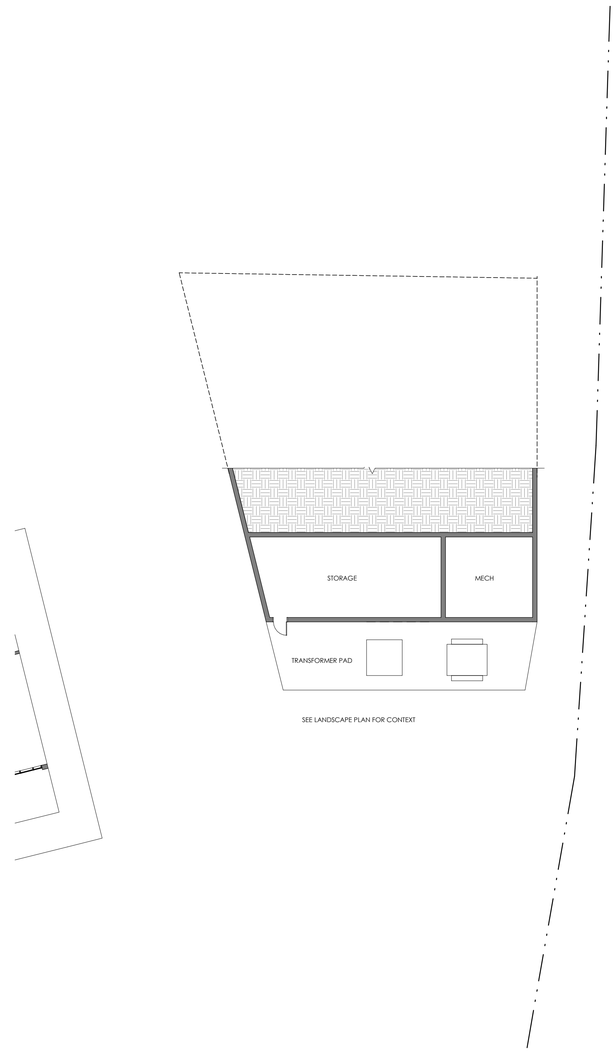


2 A-2.01 LEVEL 1 - FLOOR PLAN

1/16" = 1'-0"



1 A-2.01 BASEMENT LEVEL - FLOOR PLAN

1/16" = 1'-0"

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2	RESPONSE PLAN	04/12/19
1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

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Permit/Seal

Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 2 - BASEMENT & FIRST FLOOR PLANS

A-2.01

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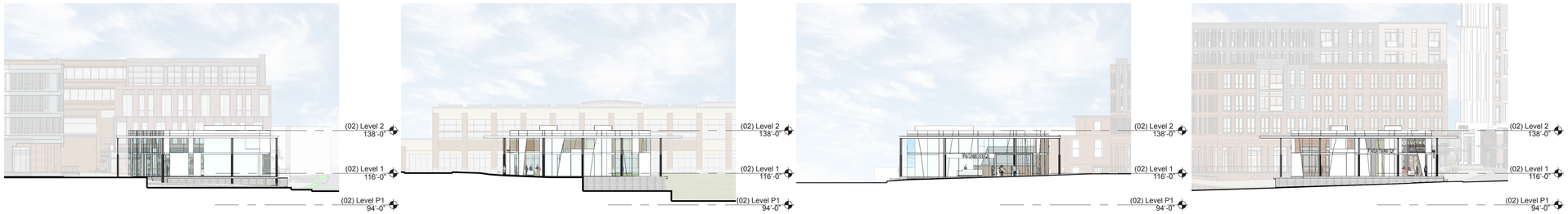

4 **BUILDING 02 - ELEVATION - SOUTH**
1" = 30'

3 **BUILDING 02 - ELEVATION - WEST**
1" = 30'

2 **BUILDING 02 - ELEVATION - NORTH**
1" = 30'

1 **BUILDING 02 - ELEVATION - EAST**
1" = 30'

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2	RESPONSE PLAN	04/12/19
1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

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Scale	1" = 30'-0"
Project No.	218421086

BUILDING 2 - CONCEPTUAL ELEVATIONS

A-2.02

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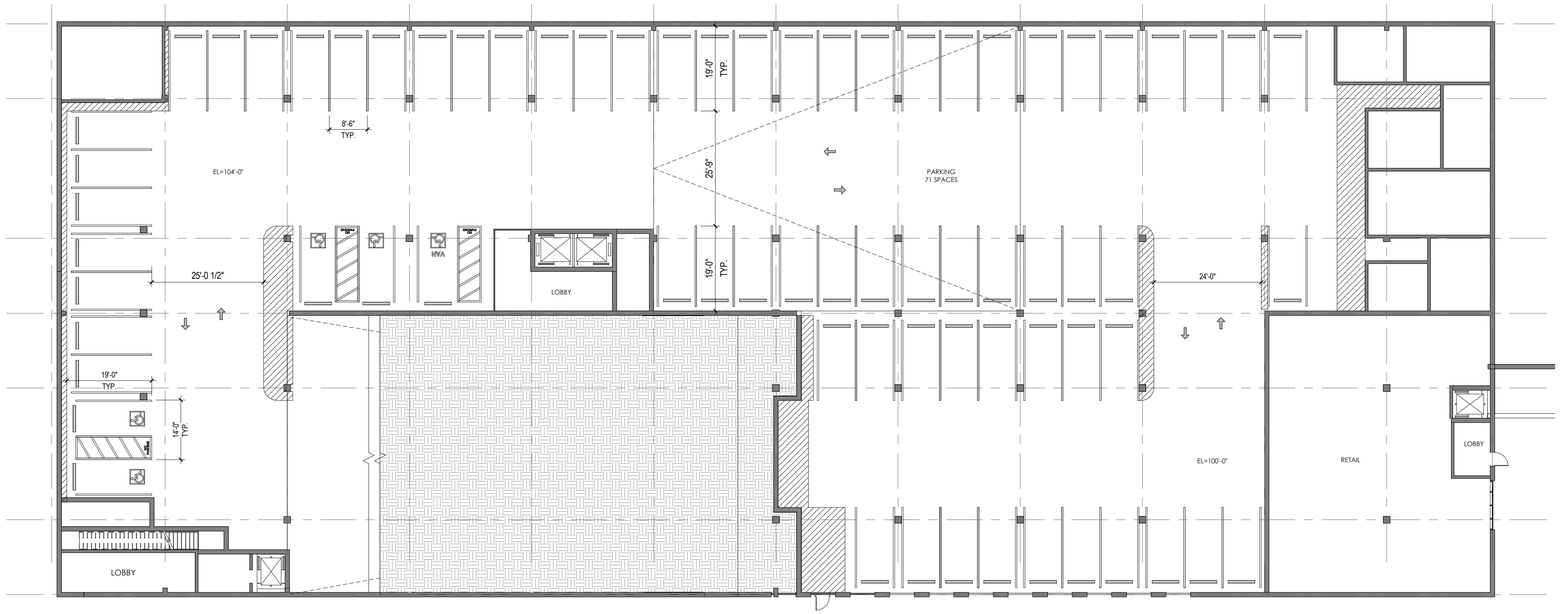

1 A-3.01 **LEVEL P1 - FLOOR PLAN - PARKING SPACES 046-116 (71 TOTAL SPACES)**

1/16" = 1'-0"

BUILDING 3 PARKING SCHEDULE

Level	Count	Type
(03) Level 1	45	STANDARD (19'-0"x8'-6")
(03) Level 1: 45		
(03) Level P1	4	HANDICAPPED (19'-0"x14'-0")
(03) Level P1	1	HANDICAPPED (VAN) (19'-0"x14'-0")
(03) Level P1	66	STANDARD (19'-0"x8'-6")
(03) Level P1: 71		
Grand total: 116		

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BUILDING 3 - P1
PARKING LEVEL PLAN

A-3.01

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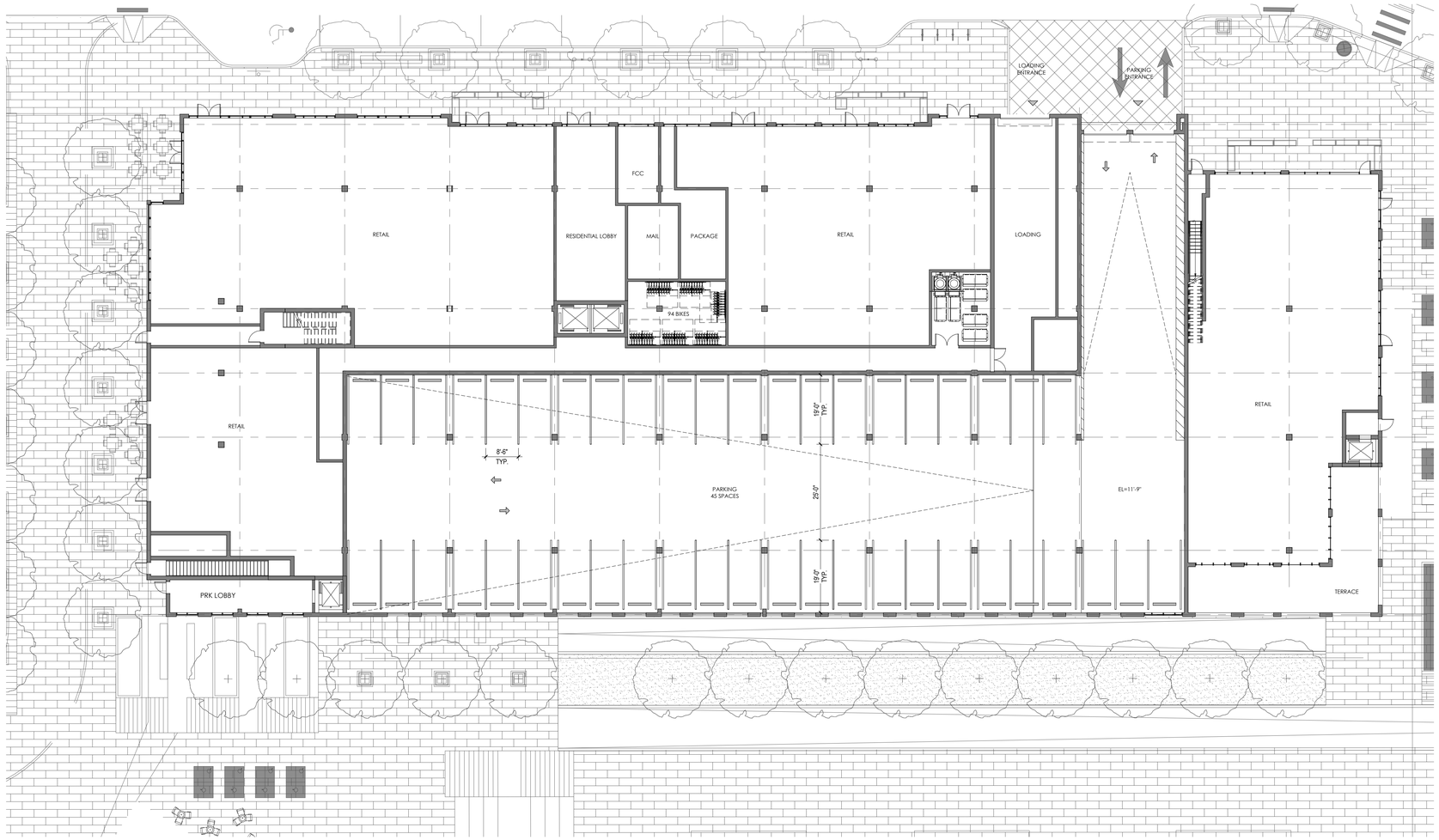

2 A-3.02 LEVEL 1 - FLOOR PLAN - PARKING SPACES 001-045 (45 TOTAL SPACES)

1/16" = 1'-0"

BUILDING 3 PARKING SCHEDULE

Level	Count	Type
(03) Level 1	45	STANDARD (19'-0"x8'-6")
(03) Level 1: 45		
(03) Level P1	4	HANDICAPPED (19'-0"x14'-0")
(03) Level P1	1	HANDICAPPED (VAN) (19'-0"x14'-0")
(03) Level P1	66	STANDARD (19'-0"x8'-6")
(03) Level P1: 71		
Grand total: 116		

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Scale 1/16" = 1'-0"

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BUILDING 3 - FIRST FLOOR PLAN

A-3.02

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1 A-3.03 **LEVEL 2 - FLOOR PLAN**

1/16" = 1'-0"

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BUILDING 3 - SECOND FLOOR PLAN

A-3.03

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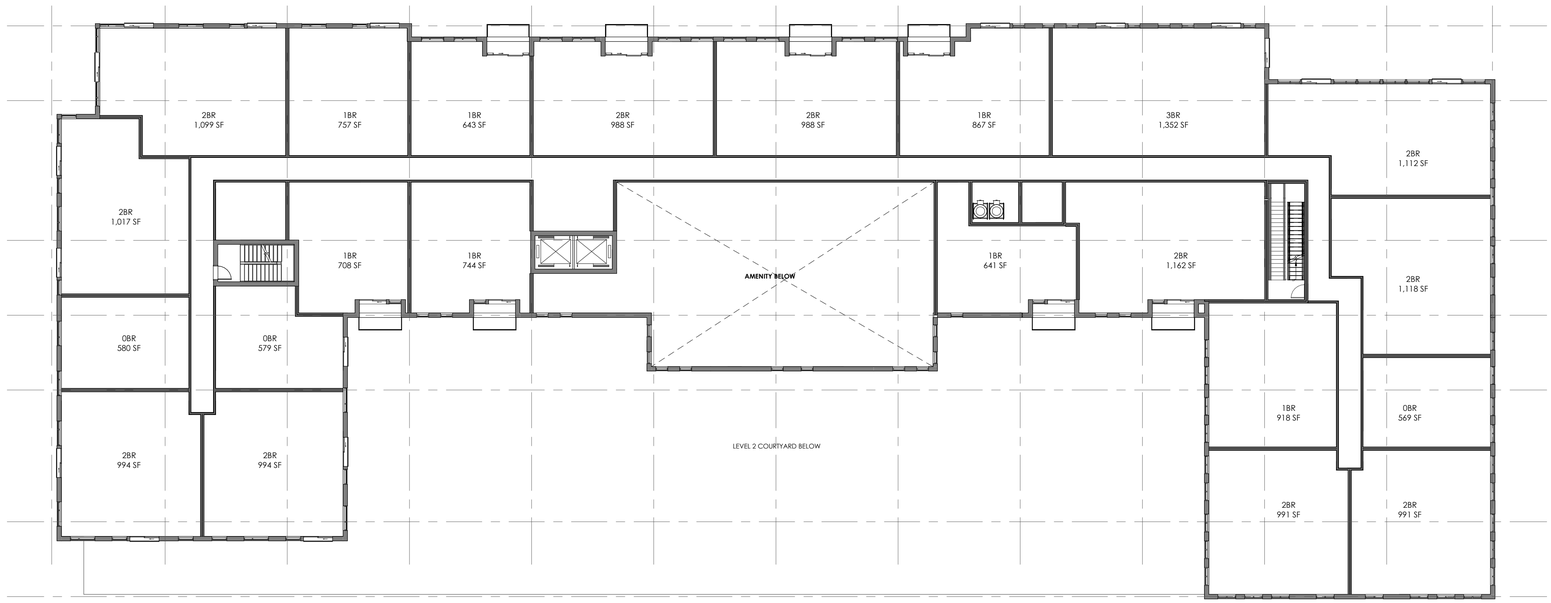

1 A-3.04 **LEVEL 3 - FLOOR PLAN**

1/16" = 1'-0"

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1	RESPONSE PLAN	04/12/19

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Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 3 - THIRD FLOOR PLAN

A-3.04

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1 A-3.05 **LEVEL 4 - FLOOR PLAN**

1/16" = 1'-0"

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1	RESPONSE PLAN	04/12/19

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Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 3 - FOURTH FLOOR PLAN

A-3.05

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1 A-3.06 **LEVEL 5 - FLOORPLAN**

1/16" = 1'-0"

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1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

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Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 3 - FIFTH FLOOR PLAN

A-3.06

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1 / A-3.07 **LEVEL 6 - FLOOR PLAN**

1/16" = 1'-0"

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1	RESPONSE PLAN	04/12/19

Issued/Revision YYYY.MM.DD

Permit/Seal

Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 3 - SIXTH FLOOR PLAN

A-3.07

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4 **BUILDING 03 - ELEVATION - SOUTH**
1" = 30'

3 **BUILDING 03 - ELEVATION - WEST**
1" = 30'

2 **BUILDING 03 - ELEVATION - NORTH**
1" = 30'

1 **BUILDING 03 - ELEVATION - EAST**
1" = 30'

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2	RESPONSE PLAN	04/12/19
1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

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Scale	1" = 30'-0"
Project No.	218421086

BUILDING 3 - CONCEPTUAL ELEVATIONS

A-3.08

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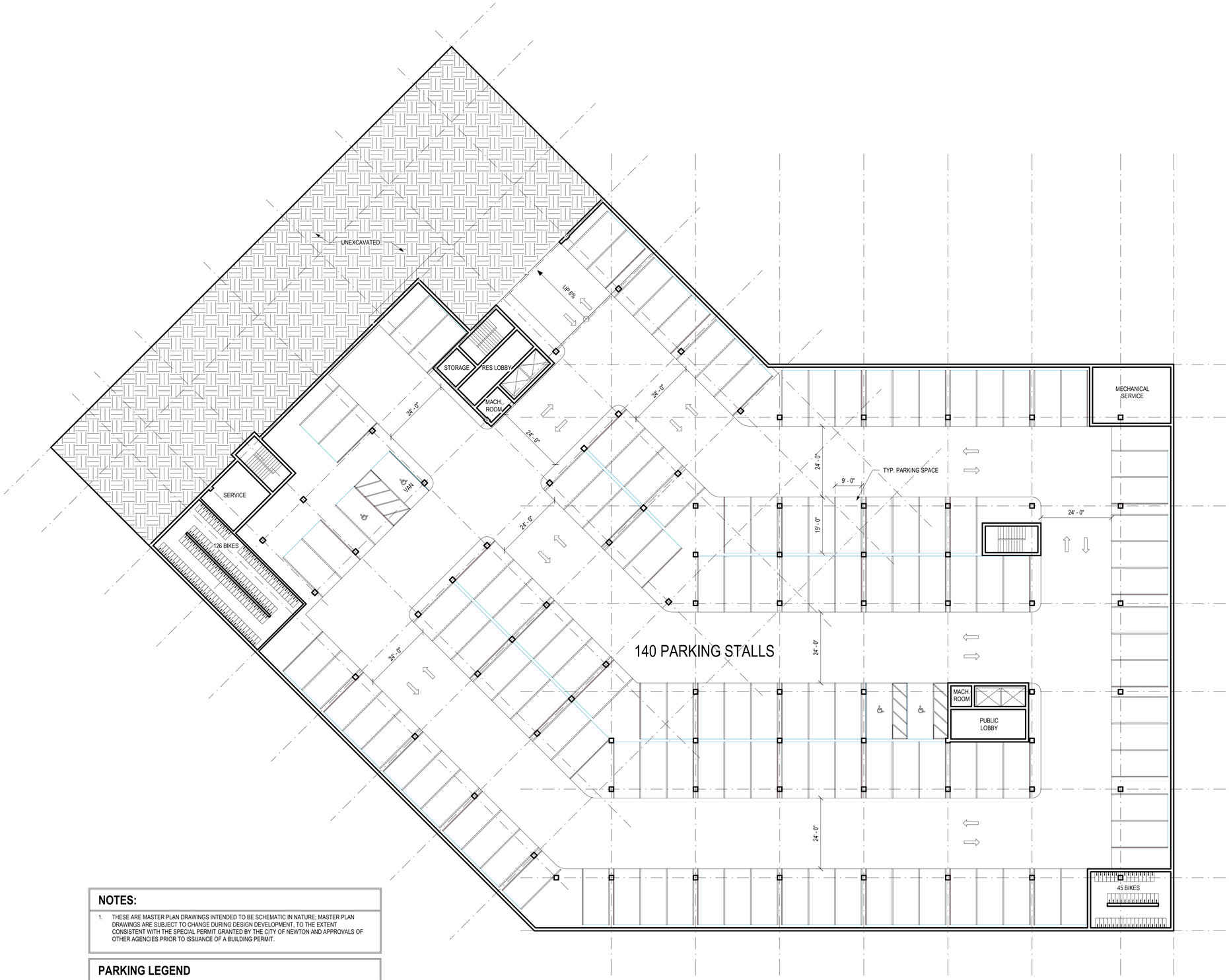

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PARKING LEGEND

DESIG.	P2 QTY.	P1 QTY.	TOTAL	TYPE	W x L
--	136	150	286	STANDARD PARKING STALL	9'-0" x 19'-0"
♿	4	2	6	STANDARD ADA PARKING STALL	9'-0" x 19'-0" 5'-0" x 19'-0" AISLE
VAN ♿		2	2	VAN ADA PARKING STALL	9'-0" x 19'-0" 8'-0" x 19'-0" AISLE
	171	45	216	HANGING BICYCLE PARKING SPACE	3'-4" x 1'-4"

Building 4 Parking Level 2 Plan

1/16" = 1'-0"

1
A-4.01

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370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

project information:

NORTHLAND NEWTON DEVELOPMENT

NEEDHAM STREET / OAK STREET

client information:

NORTHLAND INVESTMENT CORPORATION

2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:

ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:

Building 4 Parking Level 2 Plan

drawing number:

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DESIG.	P2 QTY.	P1 QTY.	TOTAL	TYPE	W x L
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	4	2	6	STANDARD ADA PARKING STALL	9'-0" x 19'-0" 5'-0" x 19'-0" AISLE
VAN		2	2	VAN ADA PARKING STALL	9'-0" x 19'-0" 8'-0" x 19'-0" AISLE
	171	45	216	HANGING BICYCLE PARKING SPACE	3'-4" x 1'-4"

Building 4 Parking Level 1 Plan

1/16" = 1'-0"

1
A-4.02

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client information:

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consultant information:

issuance:

ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:

Building 4 Parking Level 1 Plan

drawing number:

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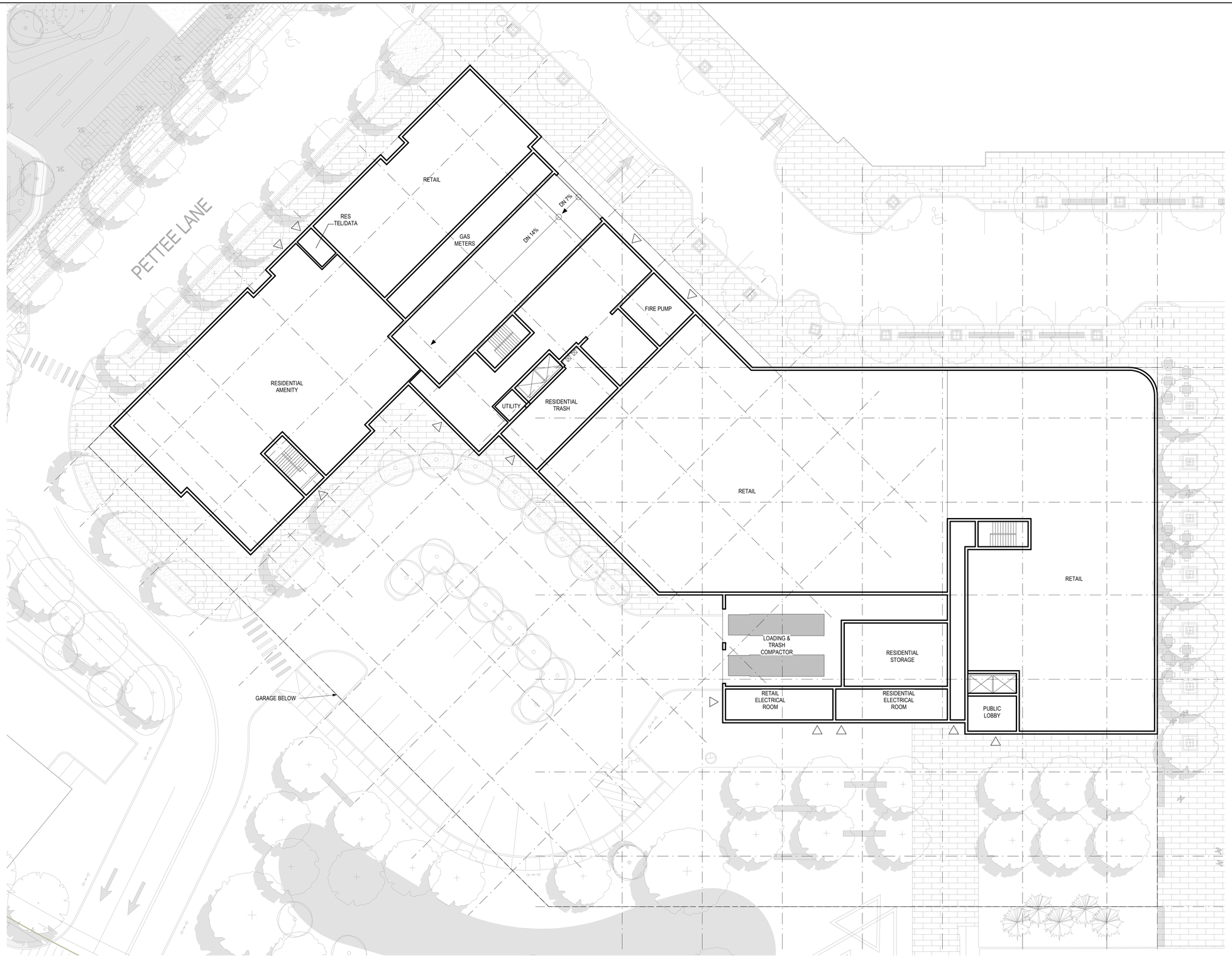

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Building 4 First Floor Plan

1/16" = 1'-0"

1
A-4.03

N

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consultant information:

issuance:

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key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:

Building 4 First Floor Plan

drawing number:

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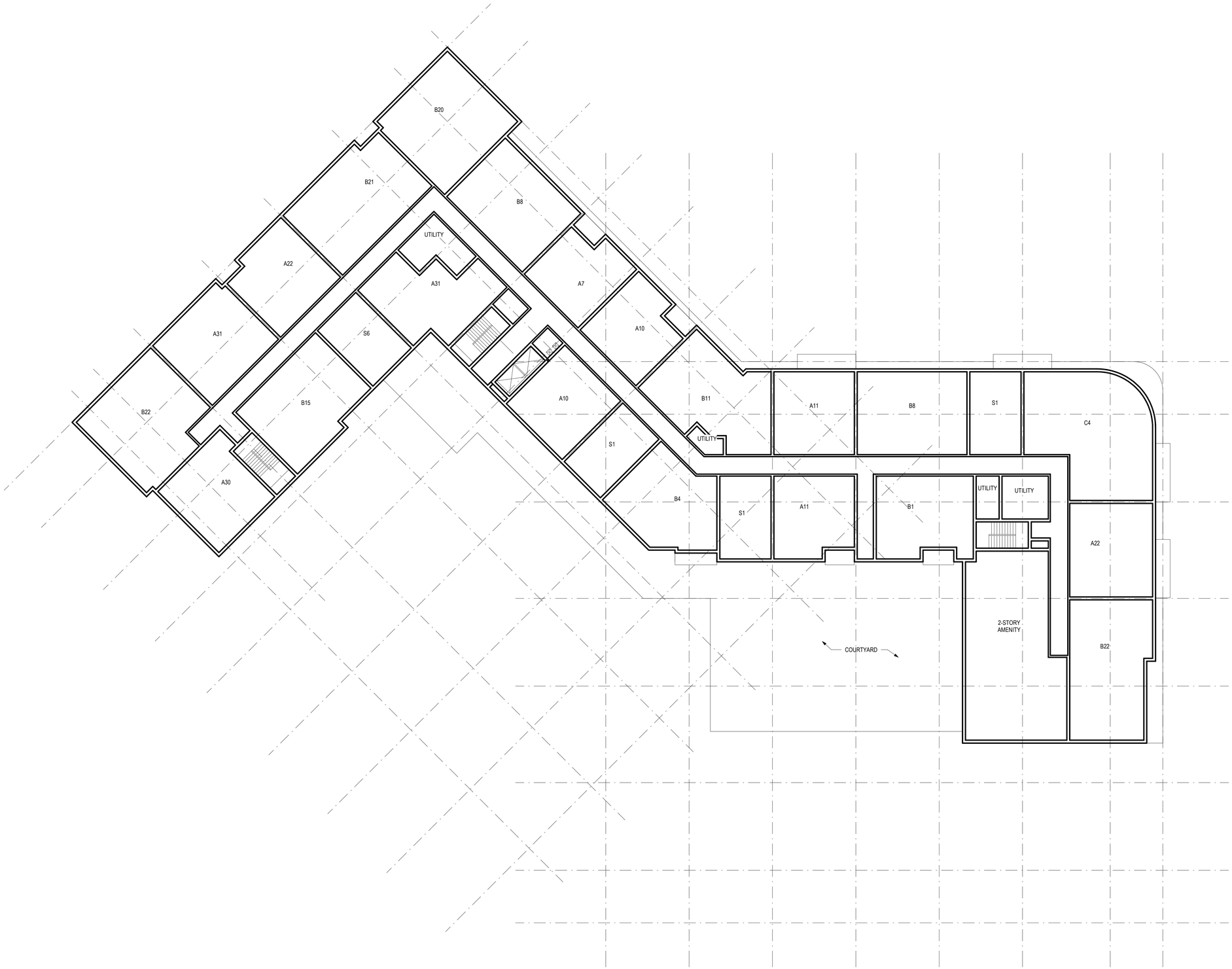

Building 4 Second Floor Plan

1/16" = 1'-0"

1
A-4.04

NOTES:

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NEEDHAM STREET / OAK STREET

client information:

NORTHLAND INVESTMENT CORPORATION

2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:

ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:

Building 4 Second Floor Plan

drawing number:

A-4.04

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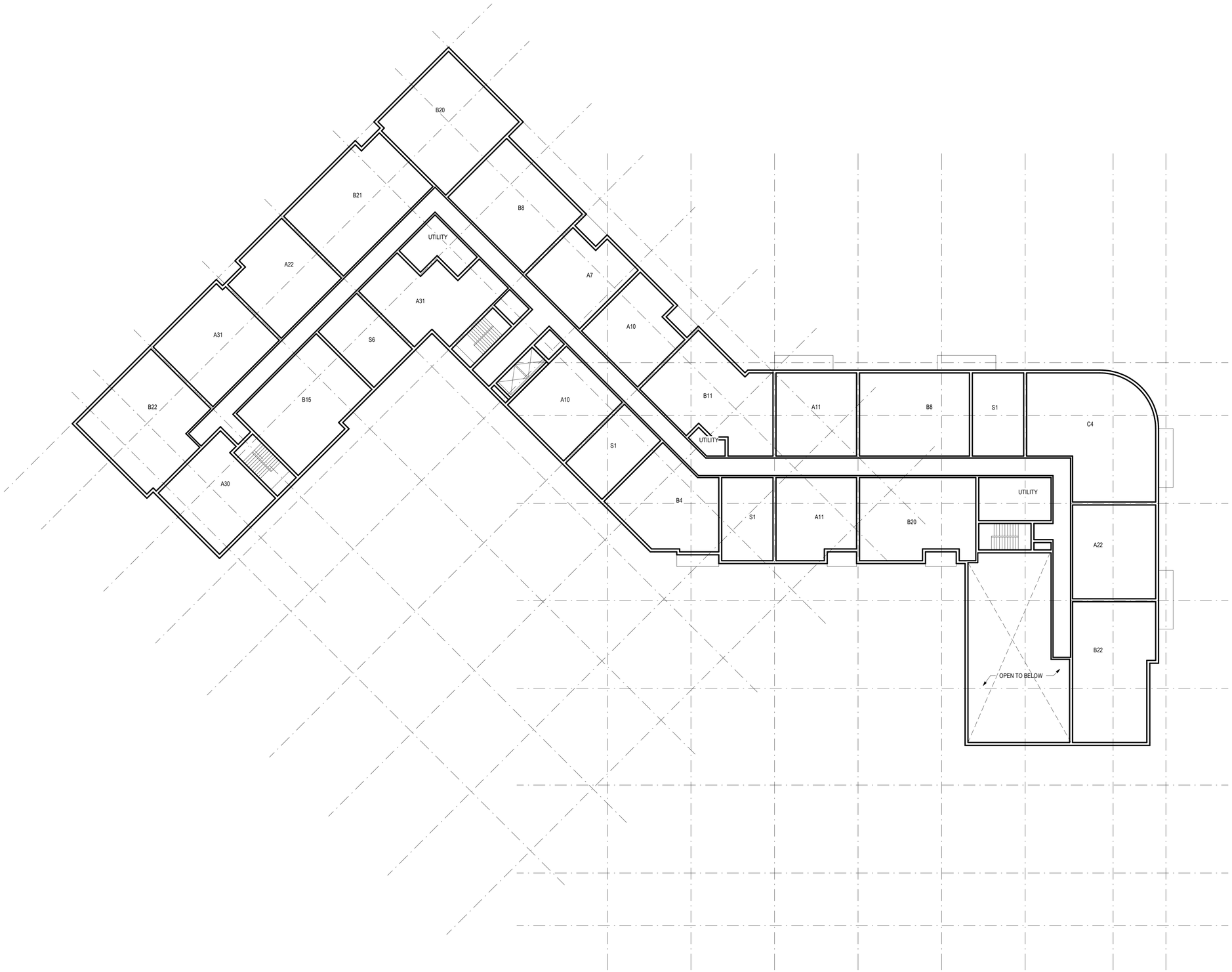

Building 4 Third Floor Plan
1/16" = 1'-0"

1
A-4.05

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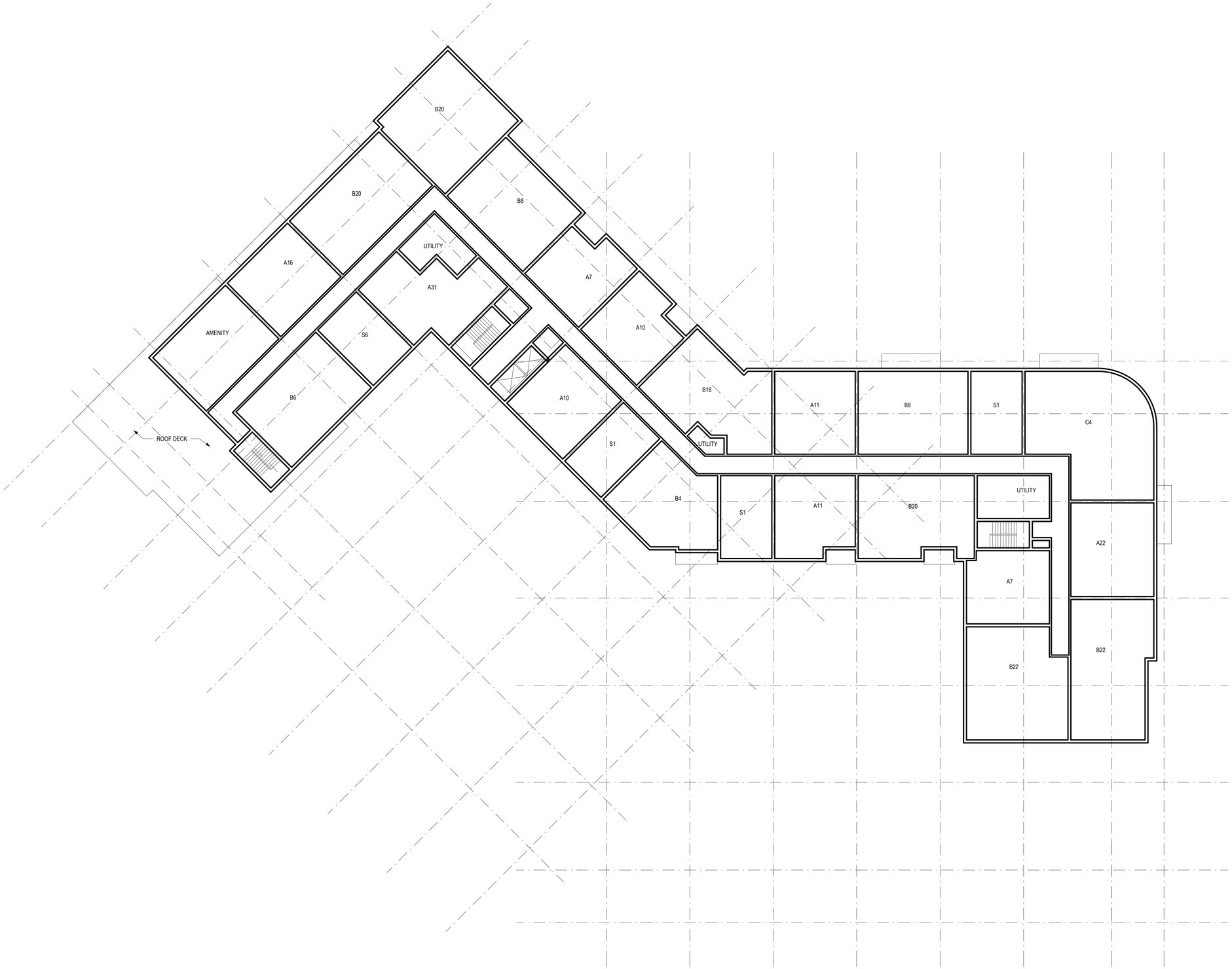

Building 4 Fourth Floor Plan

1/16" = 1'-0"

1
A-4.06

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Building 4 Fourth Floor Plan

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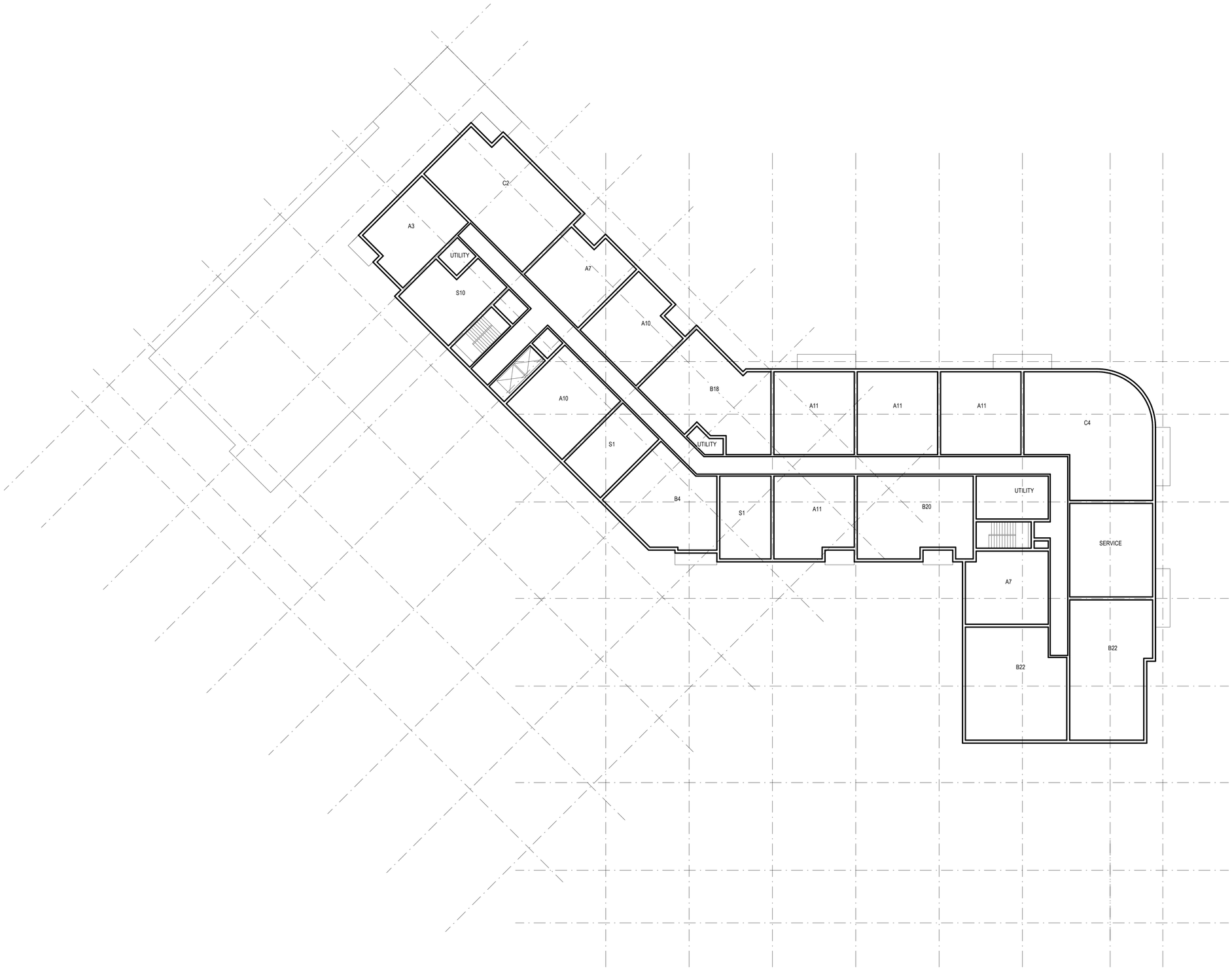

Building 4 Fifth Floor Plan
1/16" = 1'-0"
1
A-4.07

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Building 4 Fifth Floor Plan

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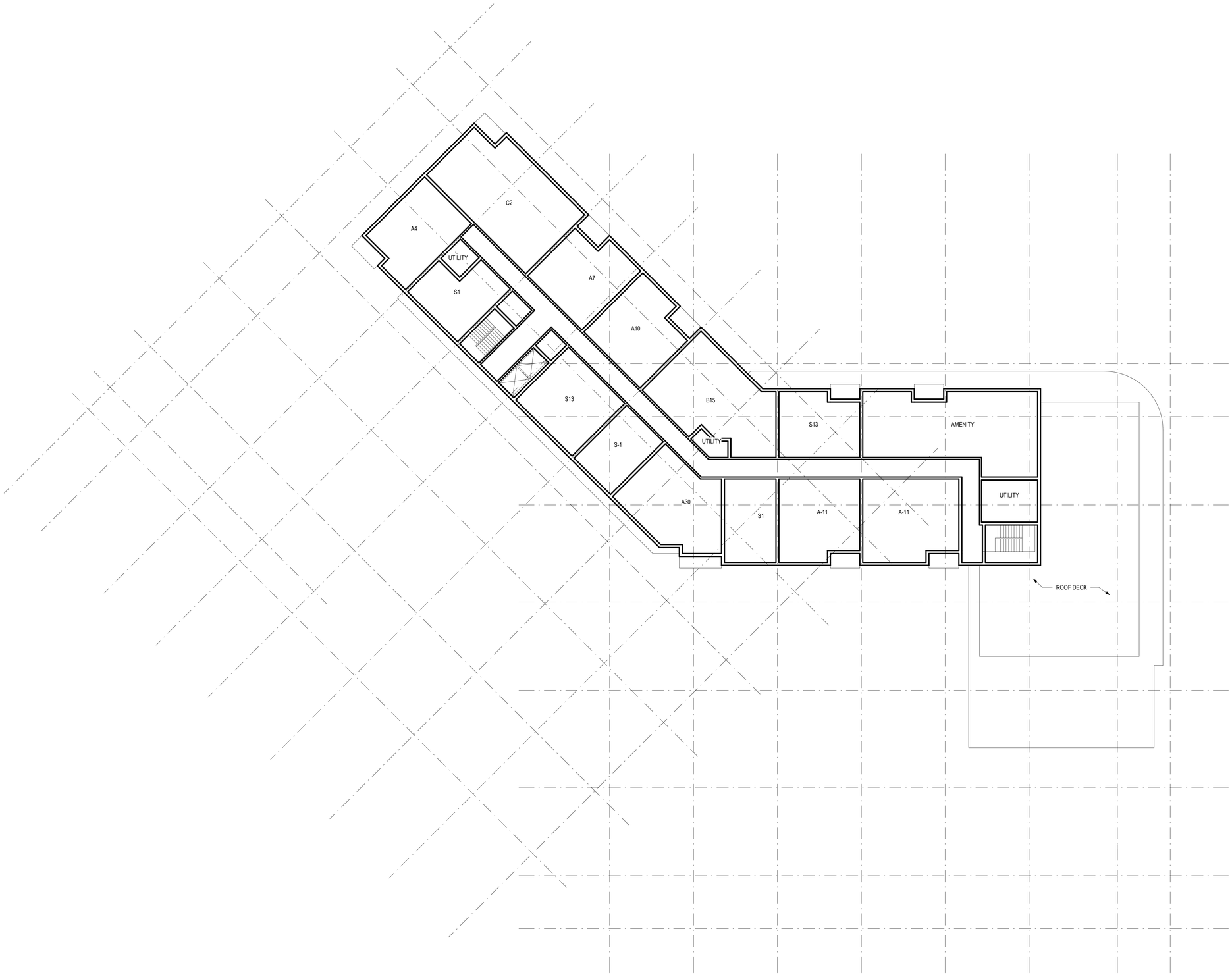

Building 4 Sixth Floor Plan

1/16" = 1'-0"

1
A-4.08

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Building 4 Sixth Floor Plan

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Main Street A 4
1/16" = 1'-0" A-4.09

Main Street B 3
1/16" = 1'-0" A-4.09

Pettee Lane 2
1/16" = 1'-0" A-4.09

Village Green 1
1/16" = 1'-0" A-4.09

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No.	Description	Date
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Building 4 Conceptual Elevations

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A-4.09

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Oak Street A 4
1/16" = 1'-0" A-4.10

Oak Street B 3
1/16" = 1'-0" A-4.10

Surface Lot East 2
1/16" = 1'-0" A-4.10

Surface Lot West 1
1/16" = 1'-0" A-4.10

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drawing checked by:	MMQ
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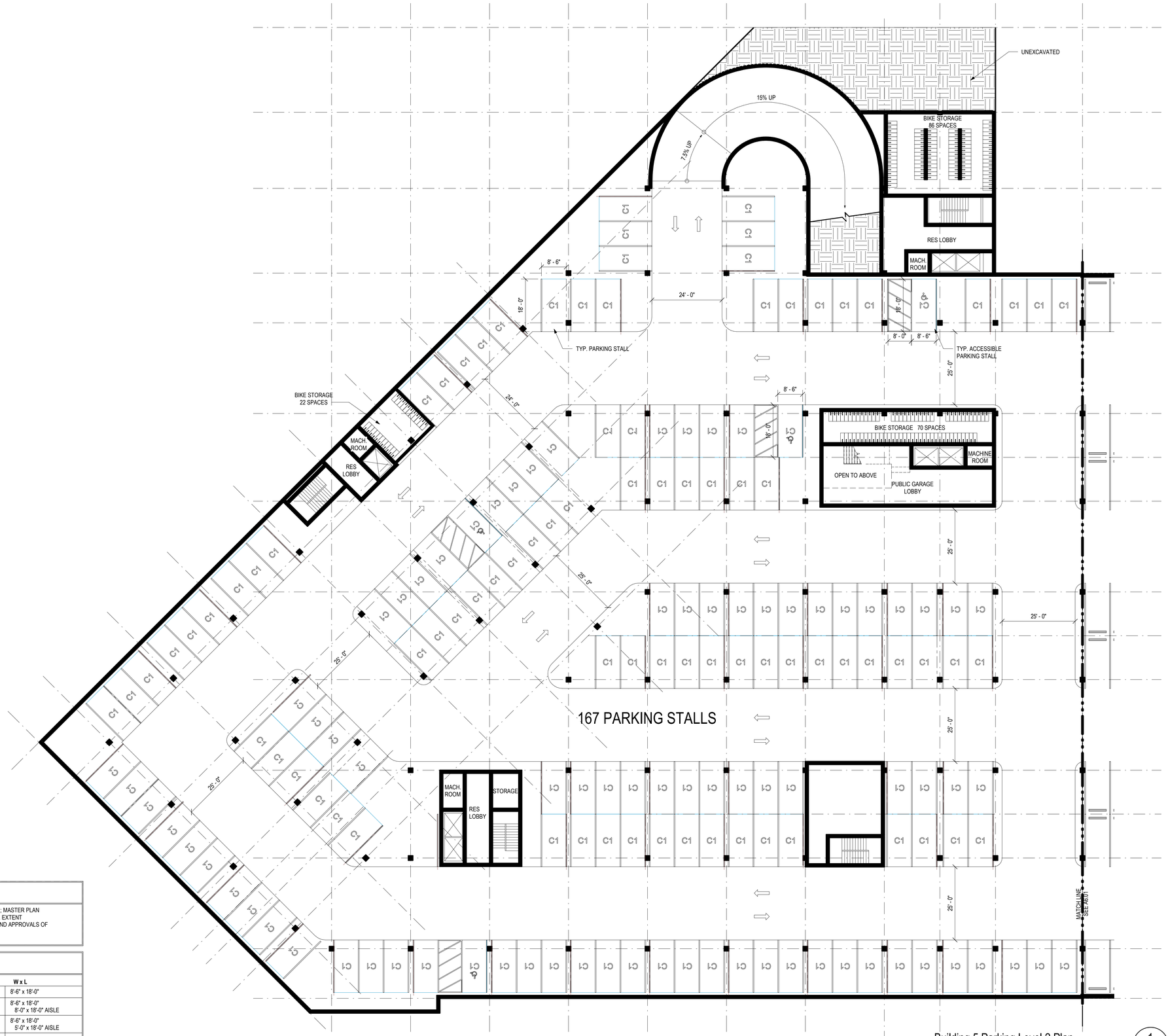

Building 5 Parking Level 2 Plan

1/16" = 1'-0"

1
A-5.01

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PARKING LEGEND

DESIG.	P2 QTY.	P1 QTY.	TOTAL	TYPE	W x L
C1	163	157	320	COMPACT PARKING STALL #1	8'-6" x 18'-0"
VAN	0	2	2	VAN ADA PARKING STALL	8'-6" x 18'-0" 8'-0" x 18'-0" AISLE
C	4	2	6	COMPACT ADA PARKING STALL	8'-6" x 18'-0" 5'-0" x 18'-0" AISLE
	178	209	387	HANGING BICYCLE PARKING SPACE	3'-4" x 1'-4"

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key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

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drawing name:

Building 5 Parking Level 2 Plan

drawing number:

A-5.01

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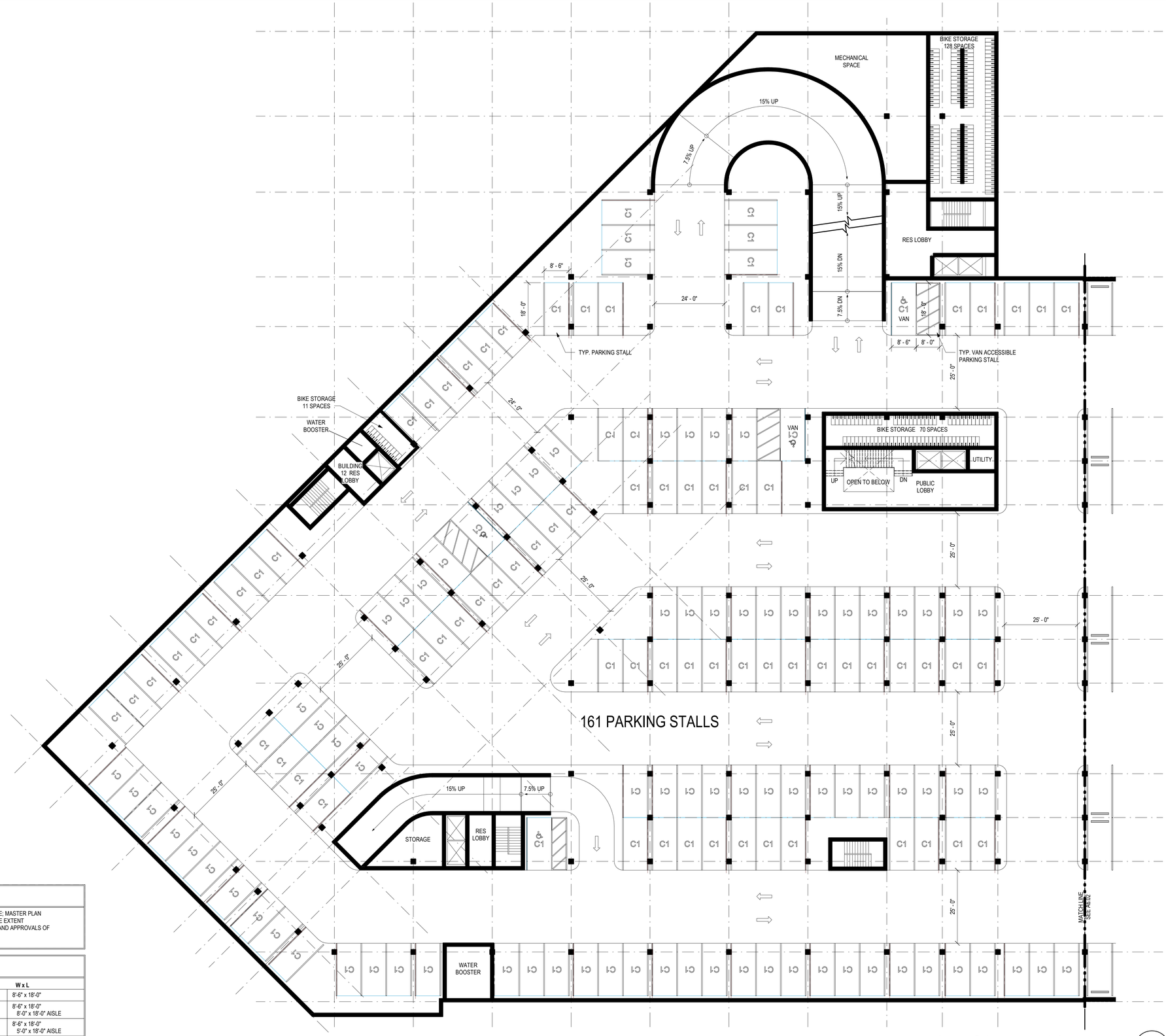

Building 5 Parking Level 1 Plan

1/16" = 1'-0"

1

A-5.02

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PARKING LEGEND

DESIG.	P2 QTY.	P1 QTY.	TOTAL	TYPE	W x L
C1	163	157	320	COMPACT PARKING STALL #1	8'-6" x 18'-0"
VAN	0	2	2	VAN ADA PARKING STALL	8'-6" x 18'-0" 8'-0" x 18'-0" AISLE
C	4	2	6	COMPACT ADA PARKING STALL	8'-6" x 18'-0" 5'-0" x 18'-0" AISLE
	178	209	387	HANGING BICYCLE PARKING SPACE	3'-4" x 1'-4"

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key plan:

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drawing by:	SAM
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drawing scale:	As indicated
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project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

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Building 5 Parking Level 1 Plan

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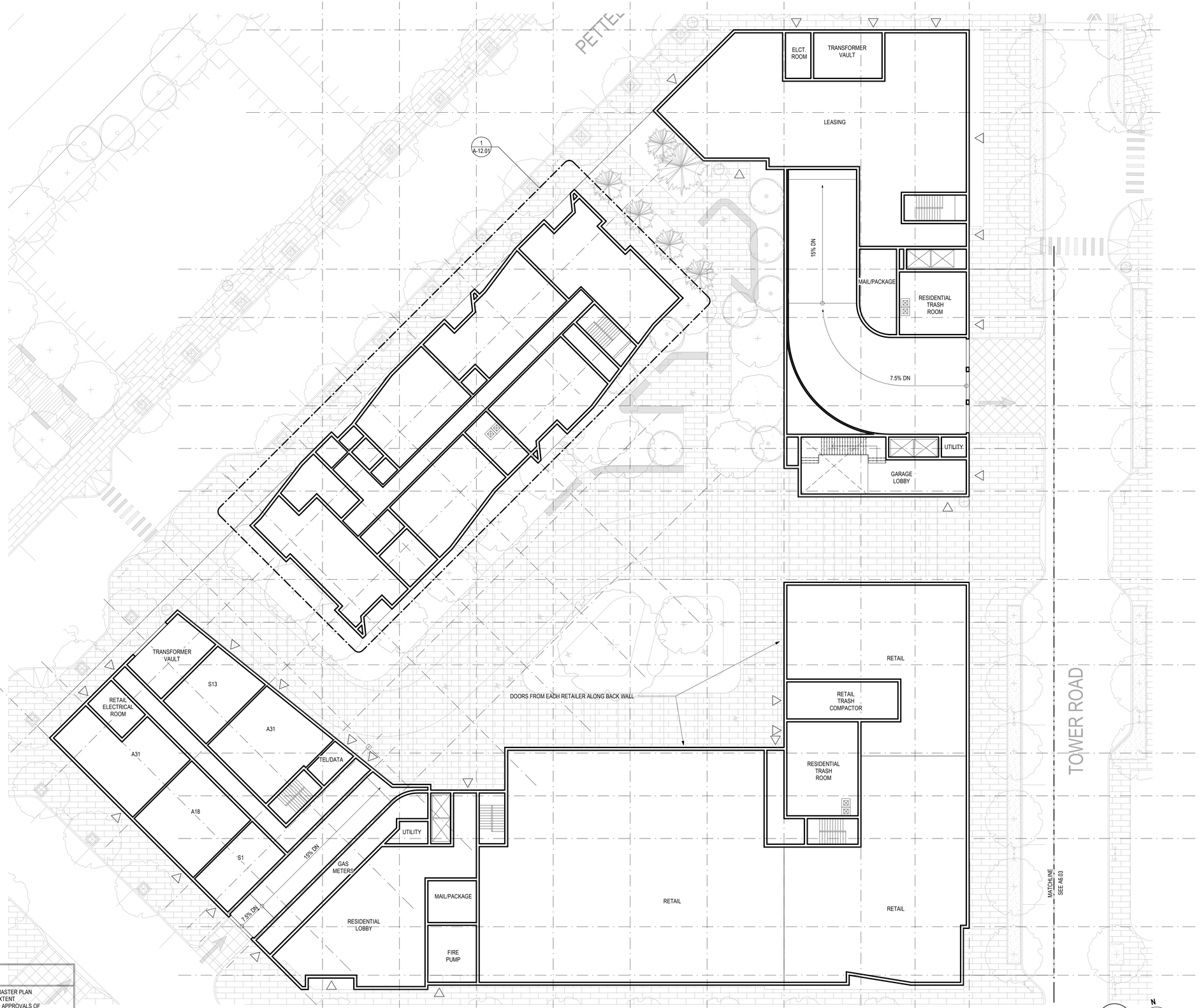

Building 5 First Floor Plan

1/16" = 1'-0"

1
A-5.03

N

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Building 5 First Floor Plan

drawing number:

A-5.03

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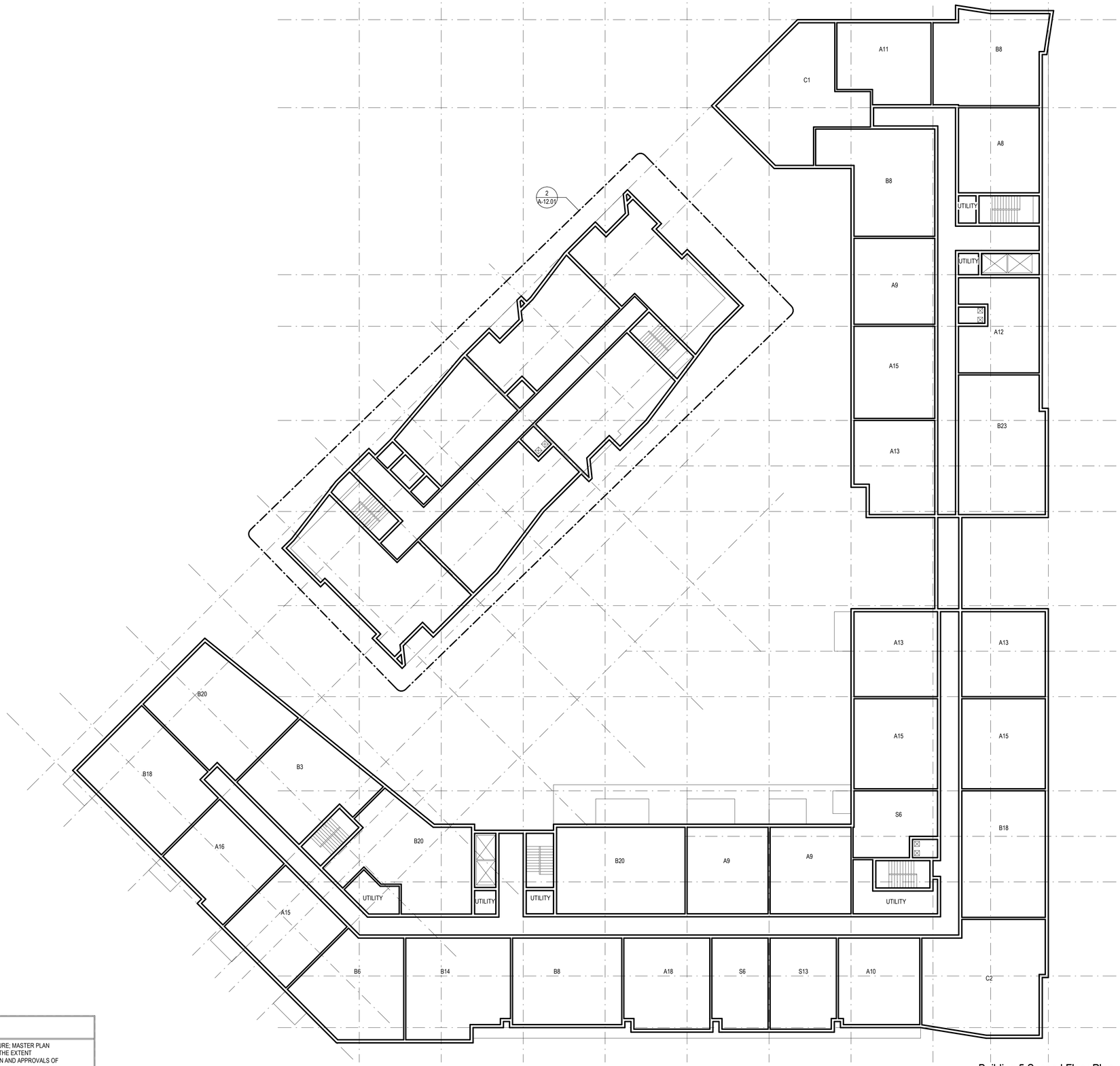

Building 5 Second Floor Plan

1/16" = 1'-0"

1
A-5.04

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Building 5 Second Floor Plan

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Building 5 Third Floor Plan

1/16" = 1'-0"

1
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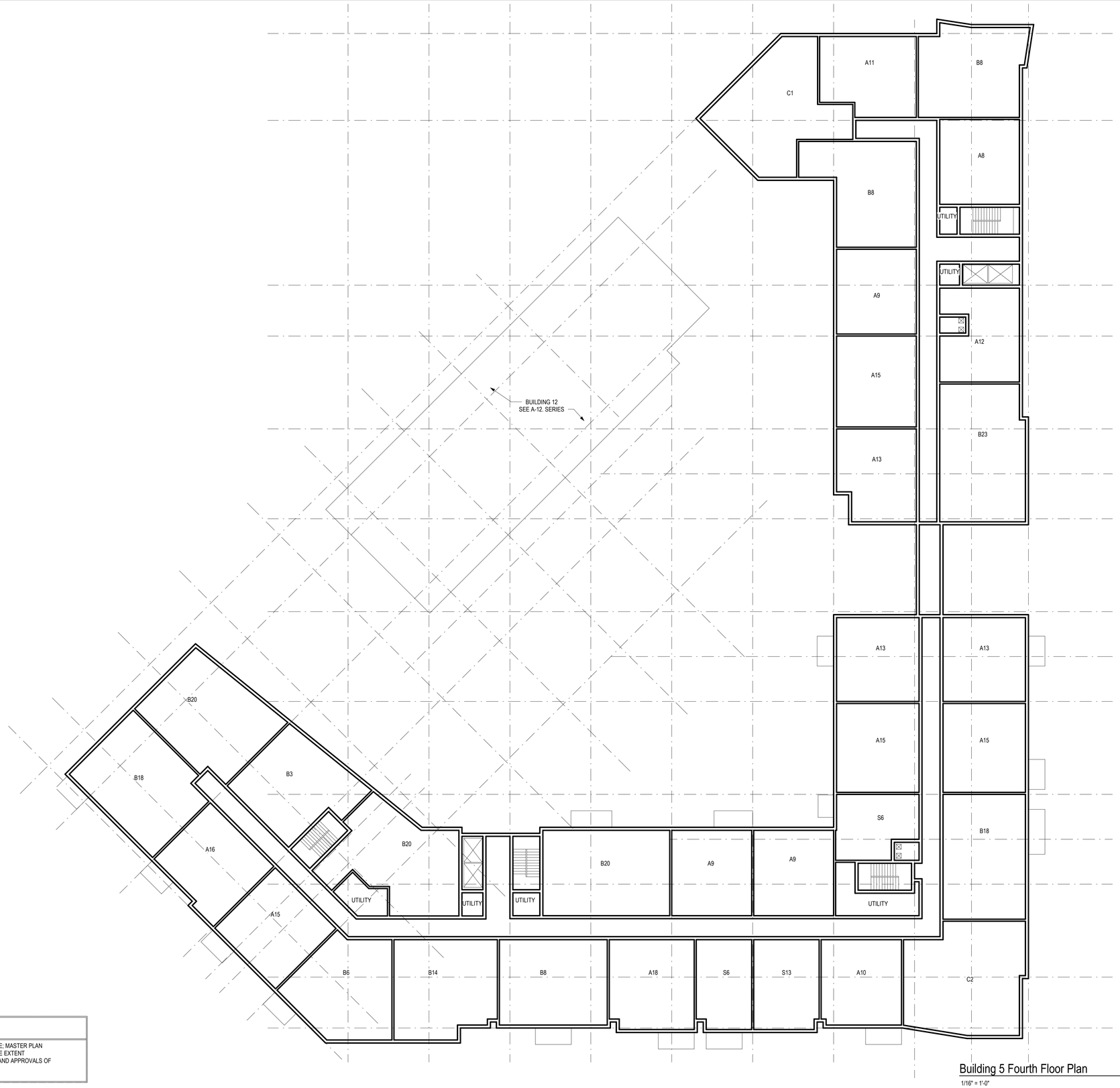

Building 5 Fourth Floor Plan

1/16" = 1'-0"

1
A-5.06

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Building 5 Fifth Floor Plan

1/16" = 1'-0"

1

A-5.07

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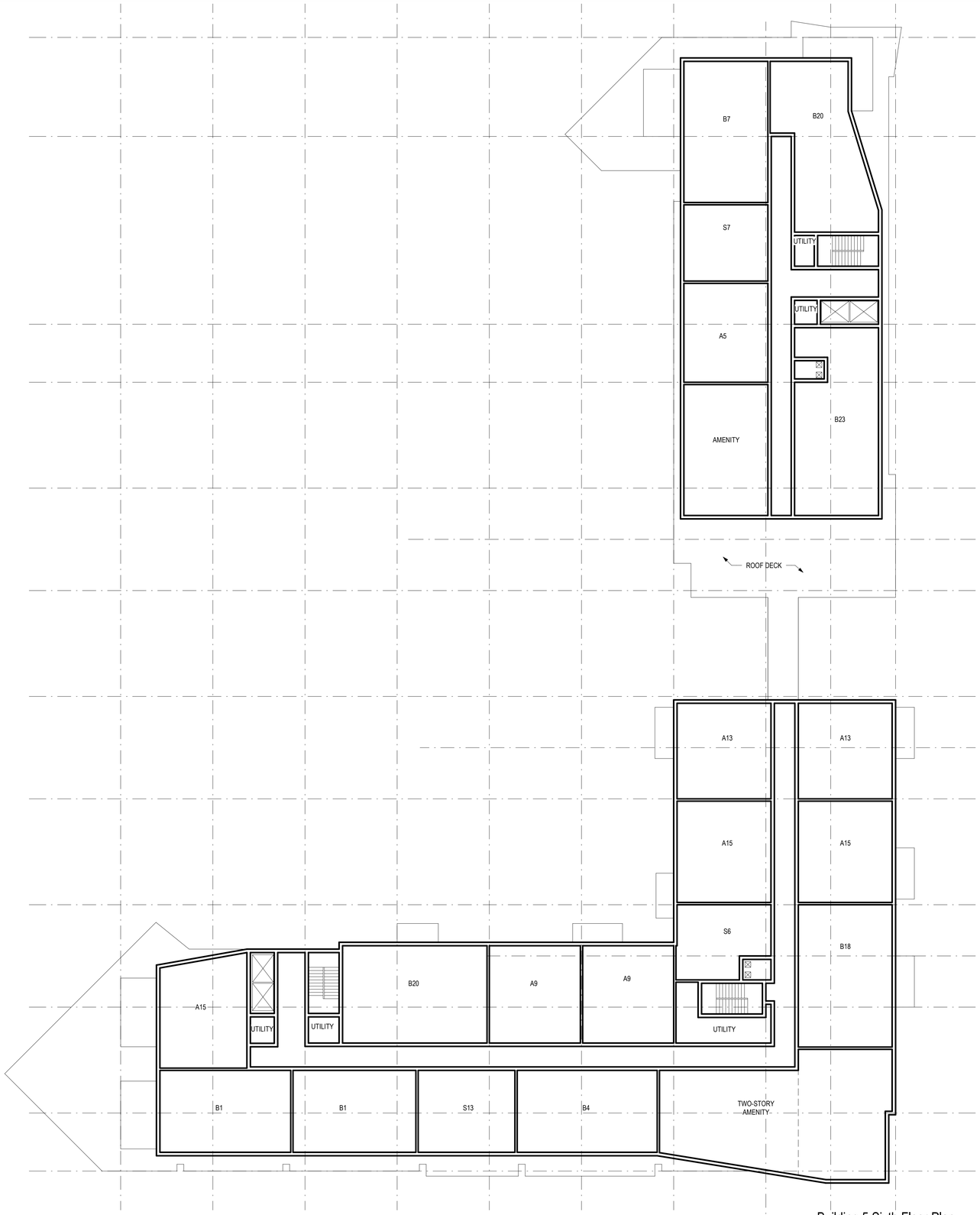

Building 5 Sixth Floor Plan

1/16" = 1'-0"

1
A-5.08

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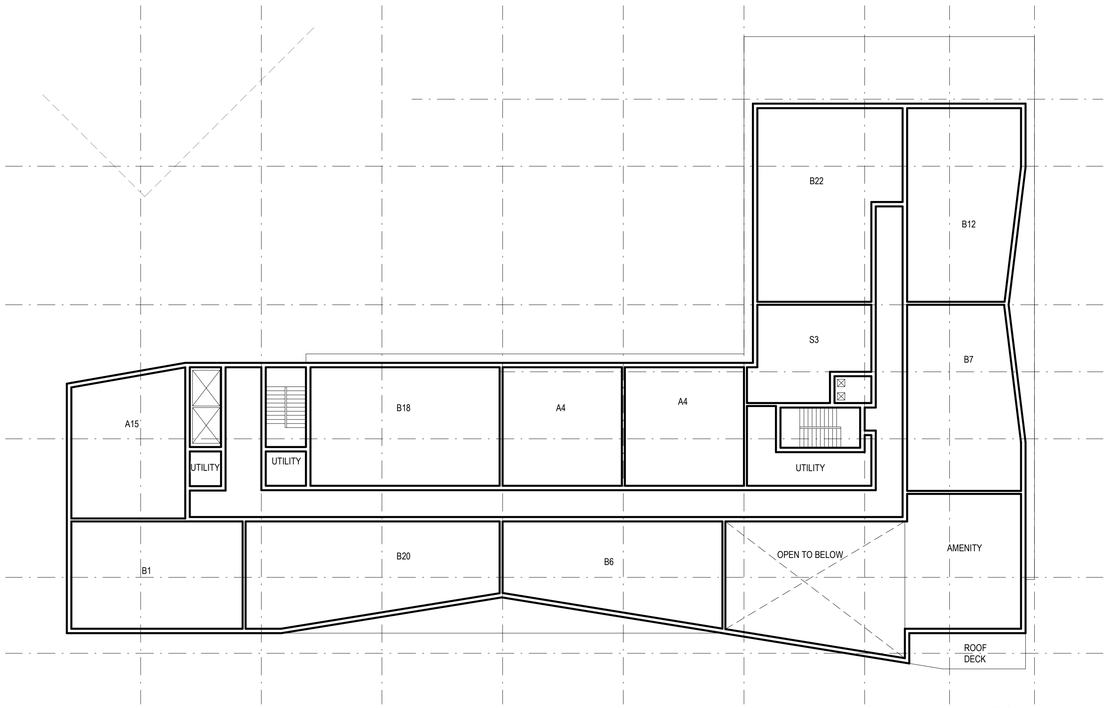
drawing number:

A-5.09



Building 5 Seventh Floor Plan
1/16" = 1'-0"
1
A-5.09

NOTES:

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Main Street A — 7 / A-5.10

1/16" = 1'-0"

Main Street B — 6 / A-5.10

1/16" = 1'-0"

Tower Road — 5 / A-5.10

1/16" = 1'-0"

Pettee Lane A — 4 / A-5.10

1/16" = 1'-0"

Pettee Lane B — 3 / A-5.10

1/16" = 1'-0"

Laneway A South — 2 / A-5.10

1/16" = 1'-0"

Laneway B South — 1 / A-5.10

1/16" = 1'-0"

NOTES:

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NEEDHAM STREET / OAK STREET

client information:

NORTHLAND INVESTMENT CORPORATION

2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:

ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM / BOC
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:

Building 5 Conceptual Elevations

drawing number:

A-5.10

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Laneway C - West 4
1/16" = 1'-0" A-5.11

Pettee Lane C 3
1/16" = 1'-0" A-5.11

Laneway D - North 2
1/16" = 1'-0" A-5.11

Laneway E - North 1
1/16" = 1'-0" A-5.11

NOTES:

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consultant information:

issuance:

ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM / BOC
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:

Building 5 Conceptual Elevations

drawing number:

A-5.11

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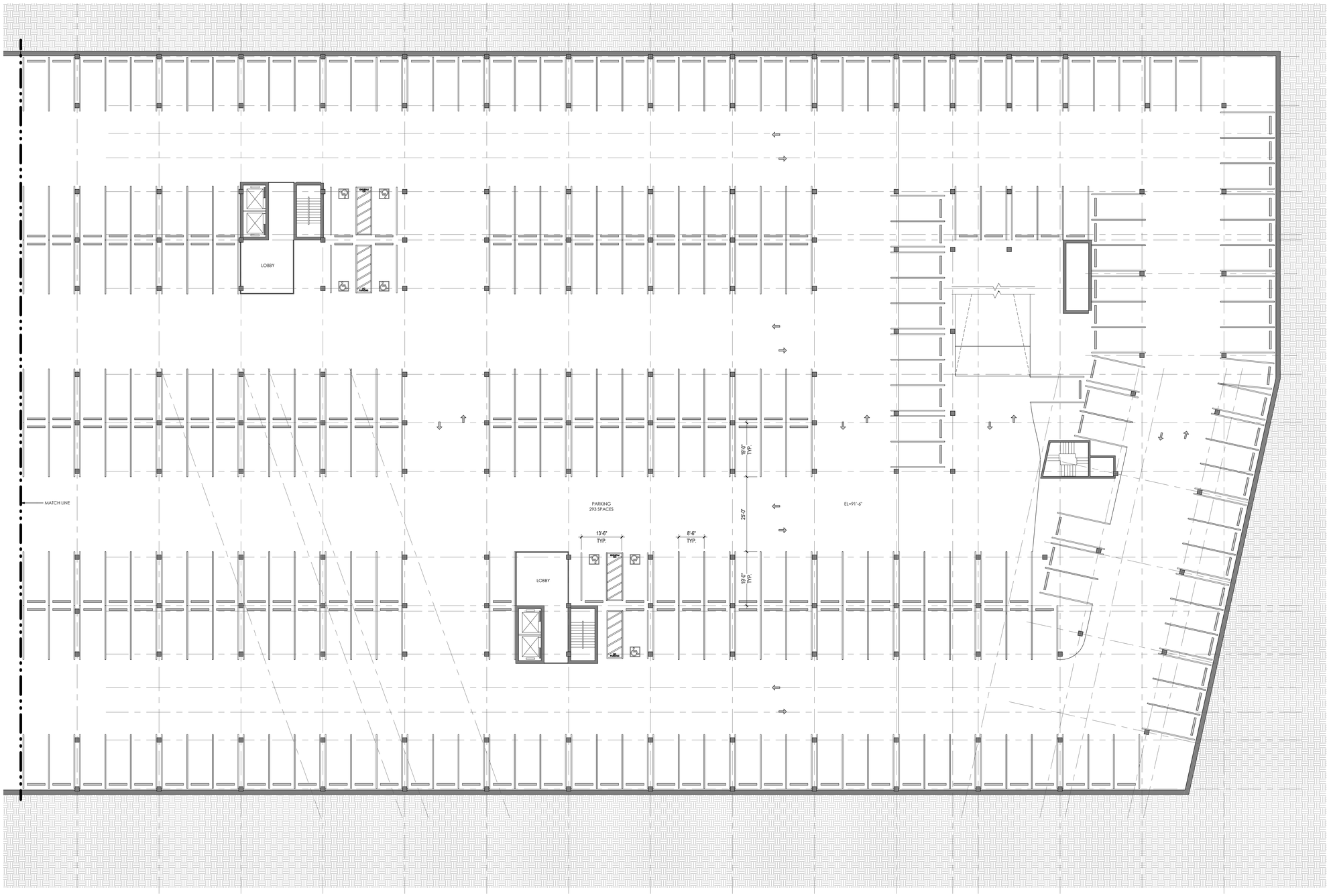

1 LEVEL P2 - FLOOR PLAN - PARKING SPACES 288-580 (293 TOTAL SPACES)

A-6.01 1/16" = 1'-0"

BUILDING 6 PARKING SCHEDULE

Level	Count	Type
(06) Level P1	4	HANDICAPPED (18'-0"x13'-6")
(06) Level P1	3	HANDICAPPED (VAN) (18'-0"x13'-6")
(06) Level P1	280	STANDARD (19'-0"x8'-6")
(06) Level P1: 287		
(06) Level P2	7	HANDICAPPED (18'-0"x13'-6")
(06) Level P2	286	STANDARD (19'-0"x8'-6")
(06) Level P2: 293		
Grand total: 580		

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1	RESPONSE PLAN	04/12/19
Issued/Revision		YYYY.MM.DD

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Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 6A/6B - P2
PARKING LEVEL PLAN

A-6.01

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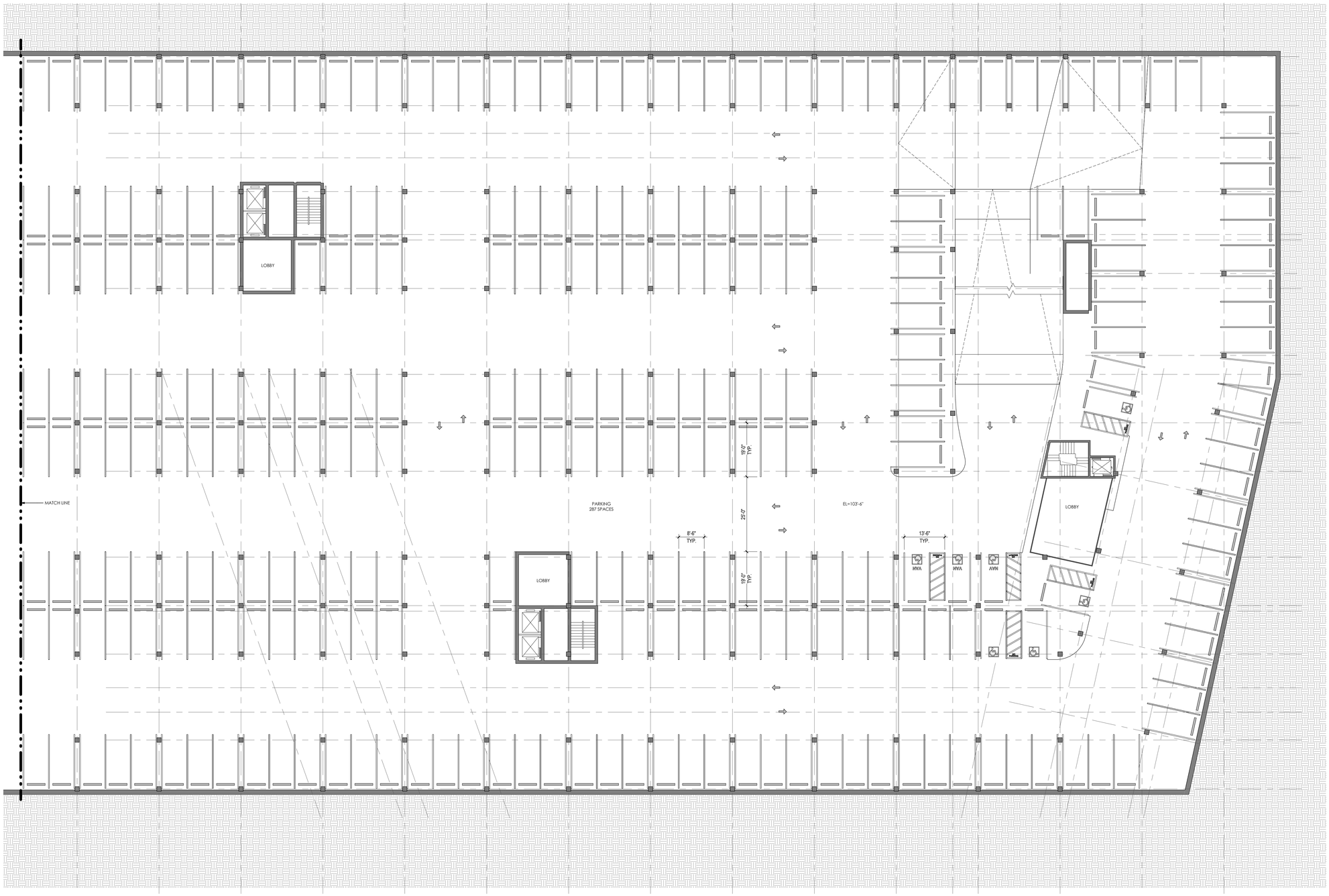

2 LEVEL P1 - FLOOR PLAN - PARKING SPACES 001-287 (287 TOTAL SPACES)

A-6.02 1/16" = 1'-0"

BUILDING 6 PARKING SCHEDULE

Level	Count	Type
(06) Level P1	4	HANDICAPPED (18'-0"x13'-6")
(06) Level P1	3	HANDICAPPED (VAN) (18'-0"x13'-6")
(06) Level P1	280	STANDARD (19'-0"x8'-6")
(06) Level P1: 287		
(06) Level P2	7	HANDICAPPED (18'-0"x13'-6")
(06) Level P2	286	STANDARD (19'-0"x8'-6")
(06) Level P2: 293		
Grand total: 580		

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2	RESPONSE PLAN	04/12/19
1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

Issued/Revision YYYY.MM.DD

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Scale 1/16" = 1'-0"

Project No. 218421086

BUILDING 6A/6B - P1
PARKING LEVEL PLAN

A-6.02

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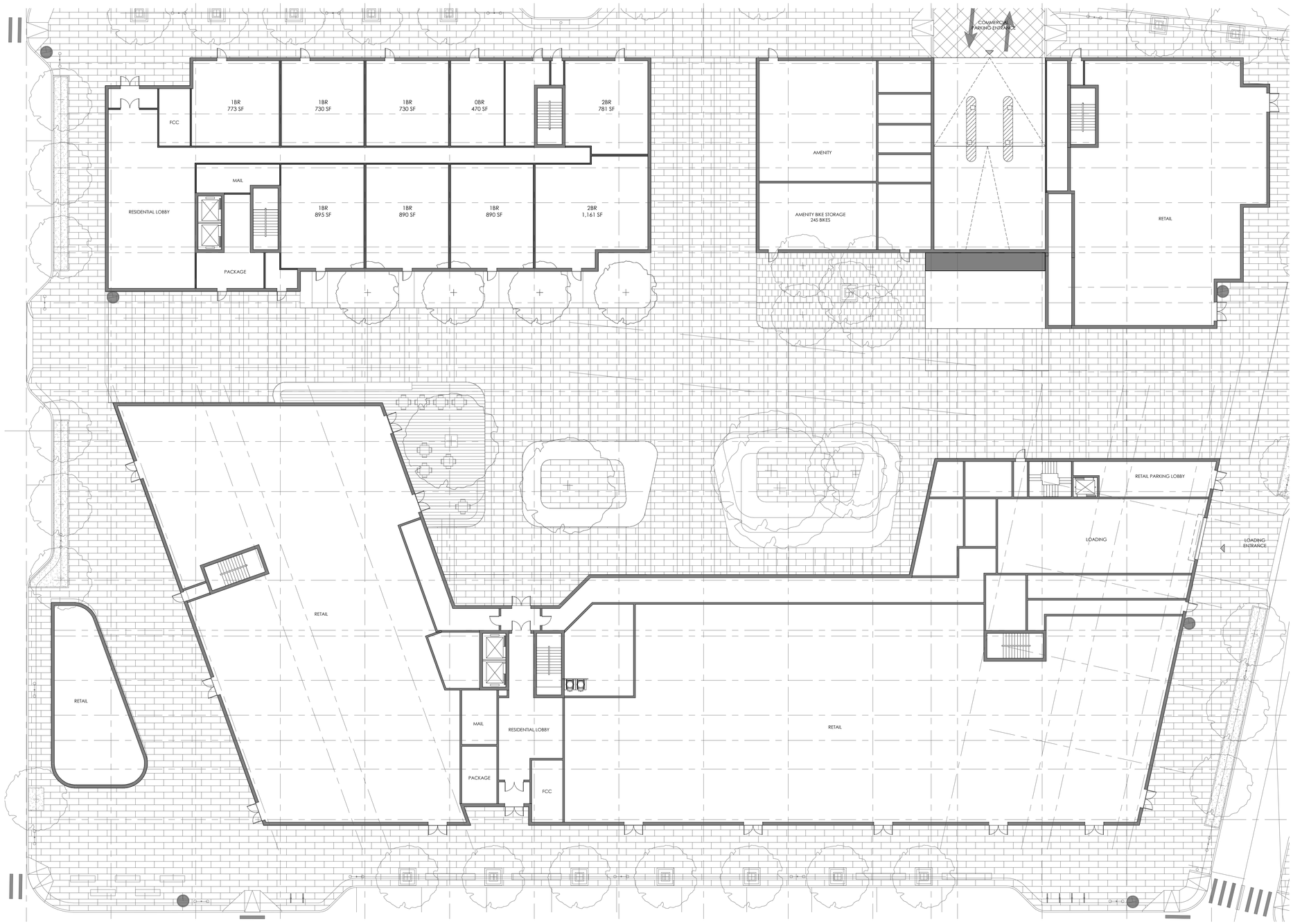

1
A-6.03

LEVEL 1 - FLOOR PLAN

1/16" = 1'-0"

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1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

Issued/Revision YYYY.MM.DD

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Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 6A/6B - FIRST FLOOR PLAN

A-6.03

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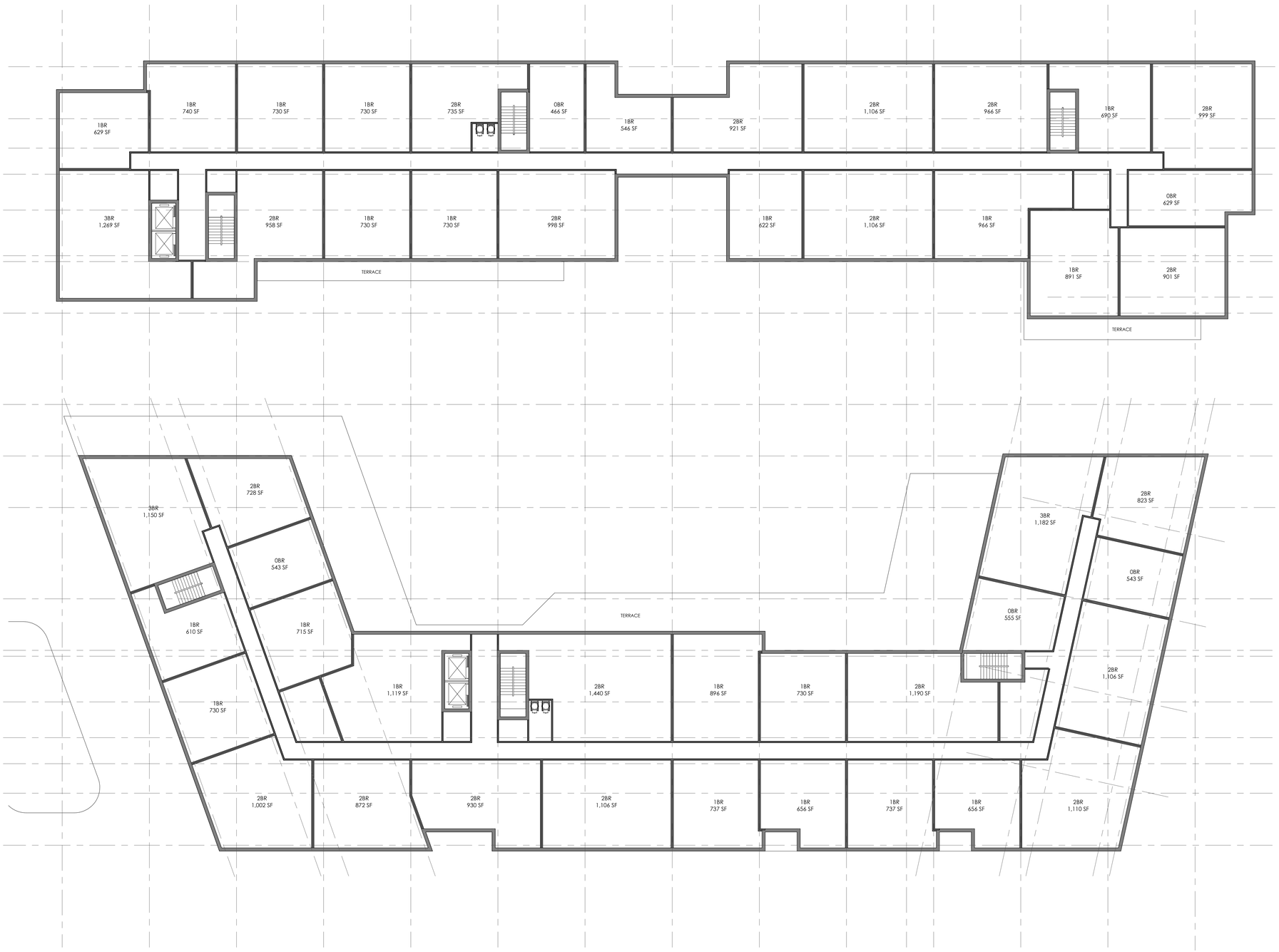
<Pick location in Project Information>
APPROVED: 2019-04-12
ORIGINAL SHEET - ARCH D



1 A-6.04 **LEVEL 2 - FLOOR PLAN**

1/16" = 1'-0"

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2	RESPONSE PLAN	04/12/19
1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

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Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 6A/6B - SECOND FLOOR PLAN

A-6.04

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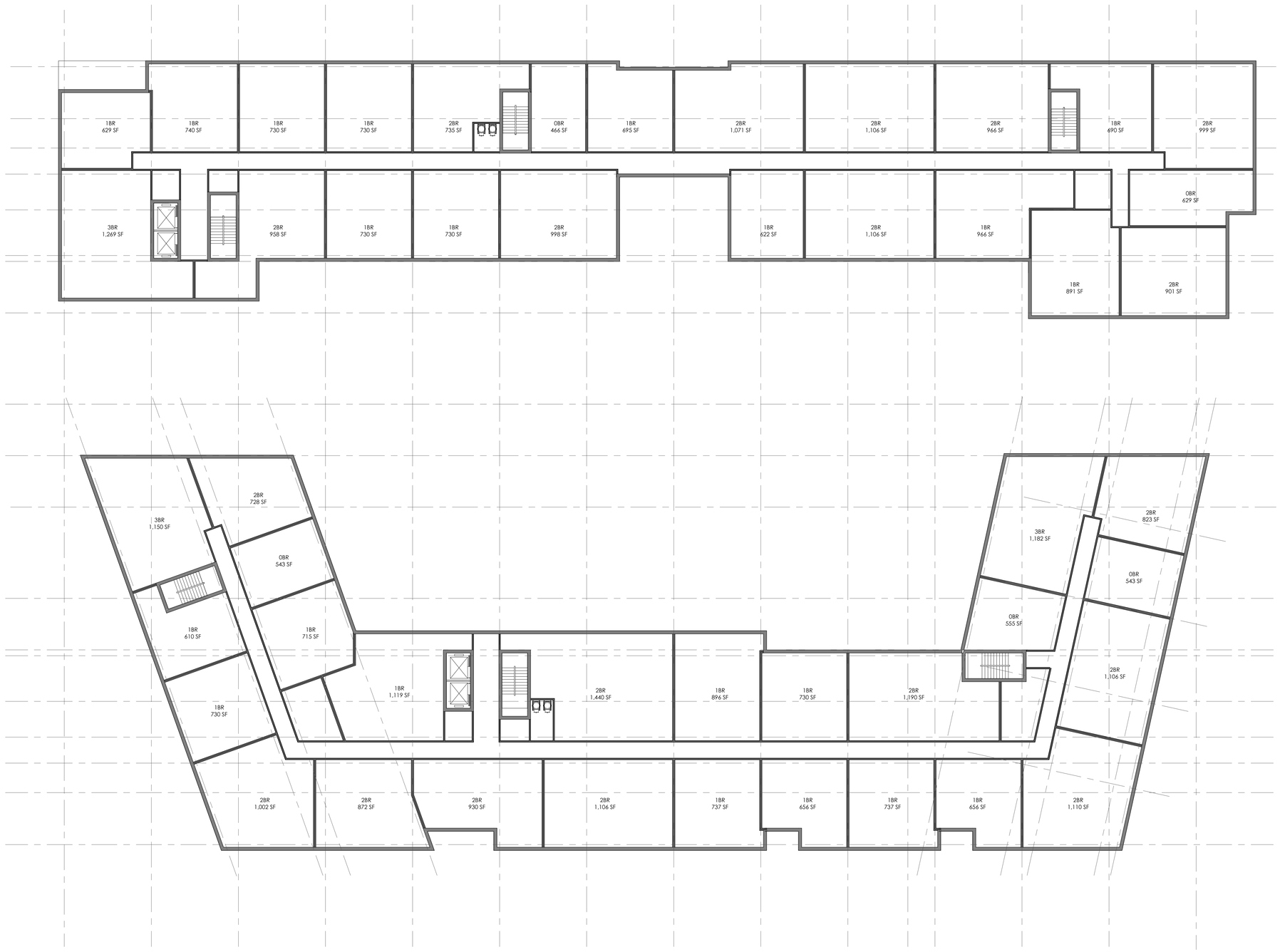

1 A-6.05 **LEVEL 3 - FLOOR PLAN**

1/16" = 1'-0"

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1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

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Scale	1/16" = 1'-0"
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BUILDING 6A/6B - THIRD FLOOR PLAN

A-6.05

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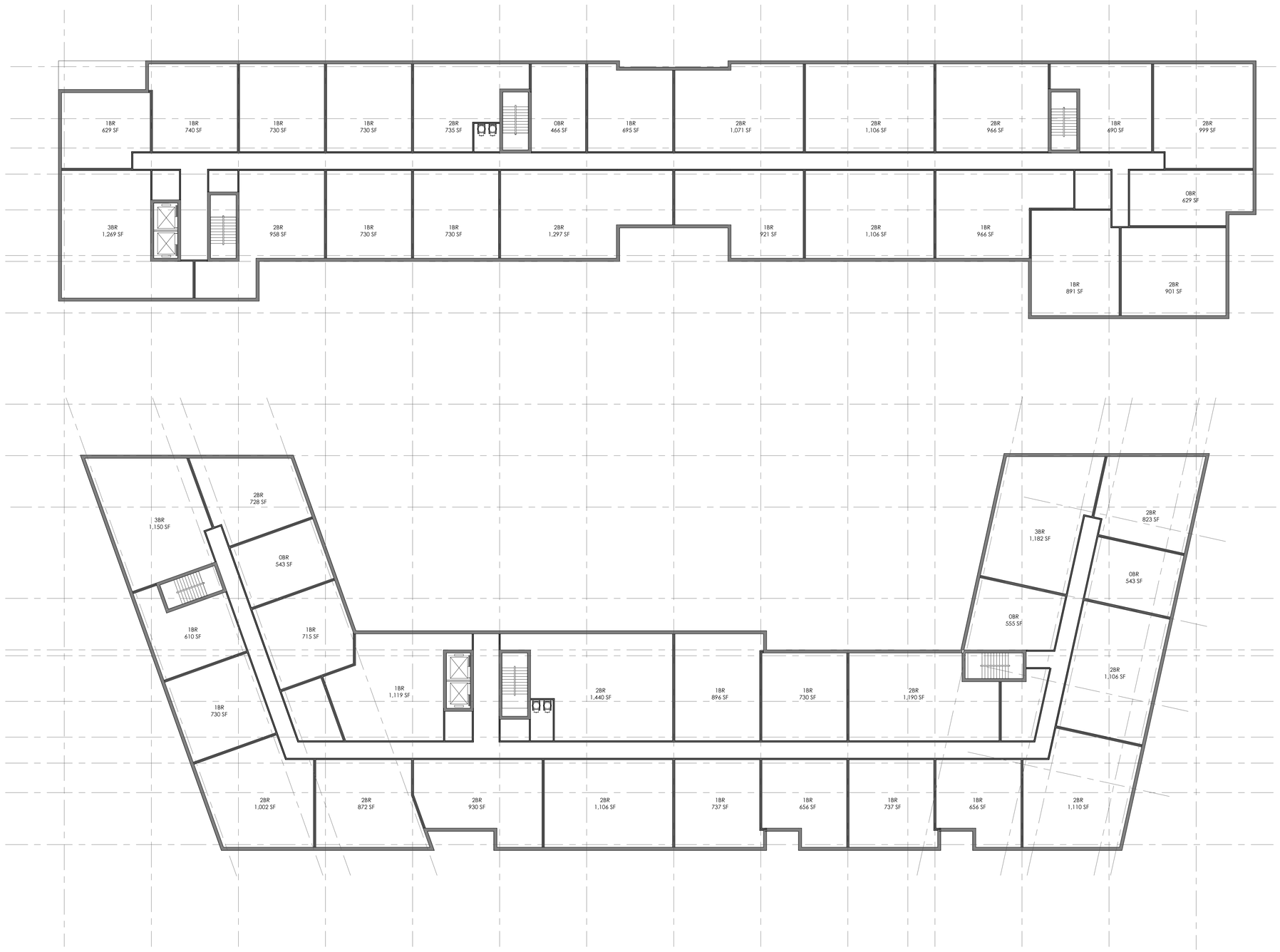

1 A-6.06 **LEVEL 4 - FLOOR PLAN**

1/16" = 1'-0"

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1	RESPONSE PLAN	04/12/19

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Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 6A/6B - FOURTH FLOOR PLAN

A-6.06

<Pick location in Project Information>
<Project Name>
<INTERIOR SHEET> - <ID>

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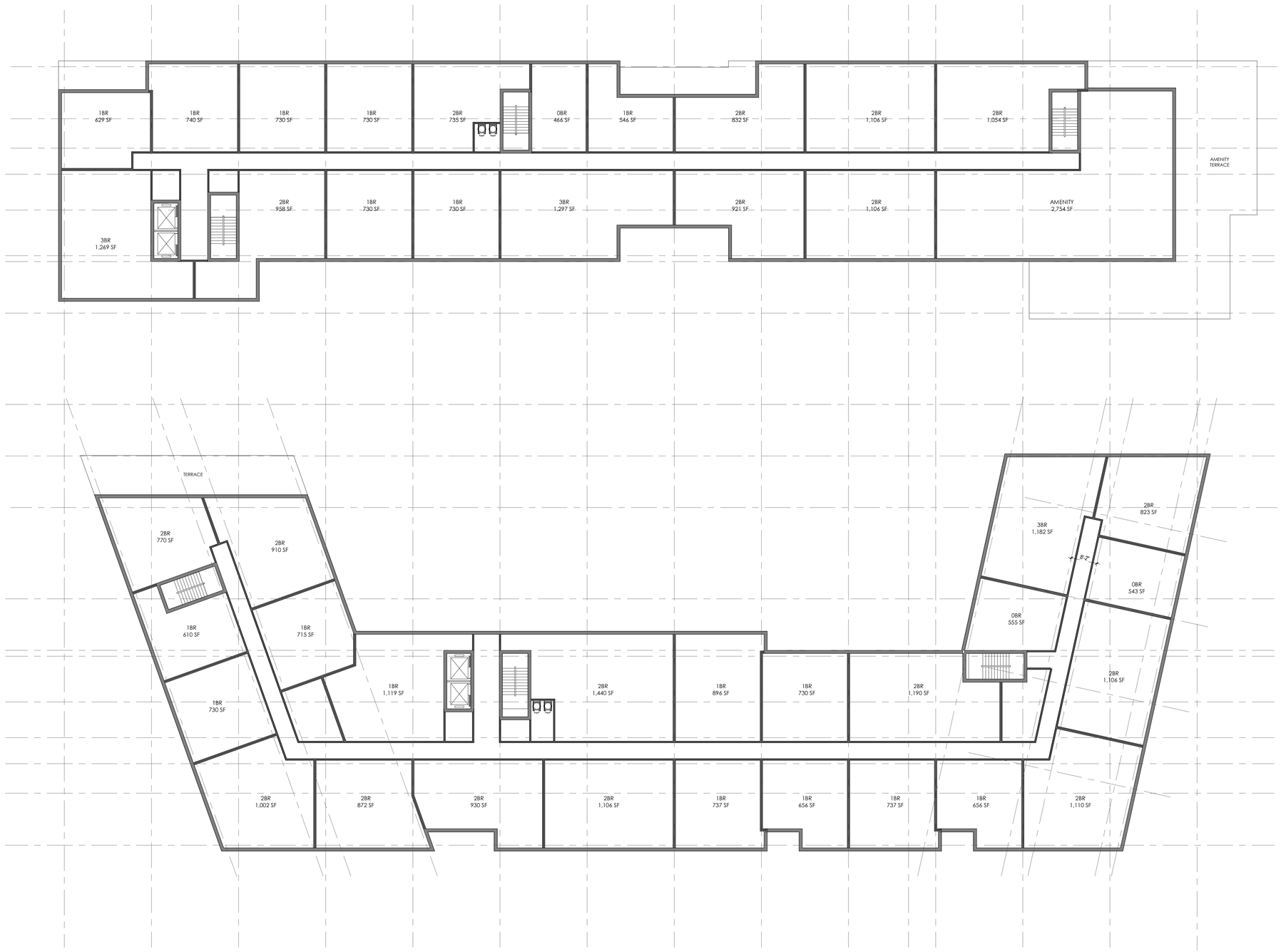

1 A-6.07 **LEVEL 5 - FLOORPLAN**

1/16" = 1'-0"

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2	RESPONSE PLAN	04/12/19
1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

Issued/Revision YYYY.MM.DD

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Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 6A/6B - FIFTH FLOOR PLAN

A-6.07

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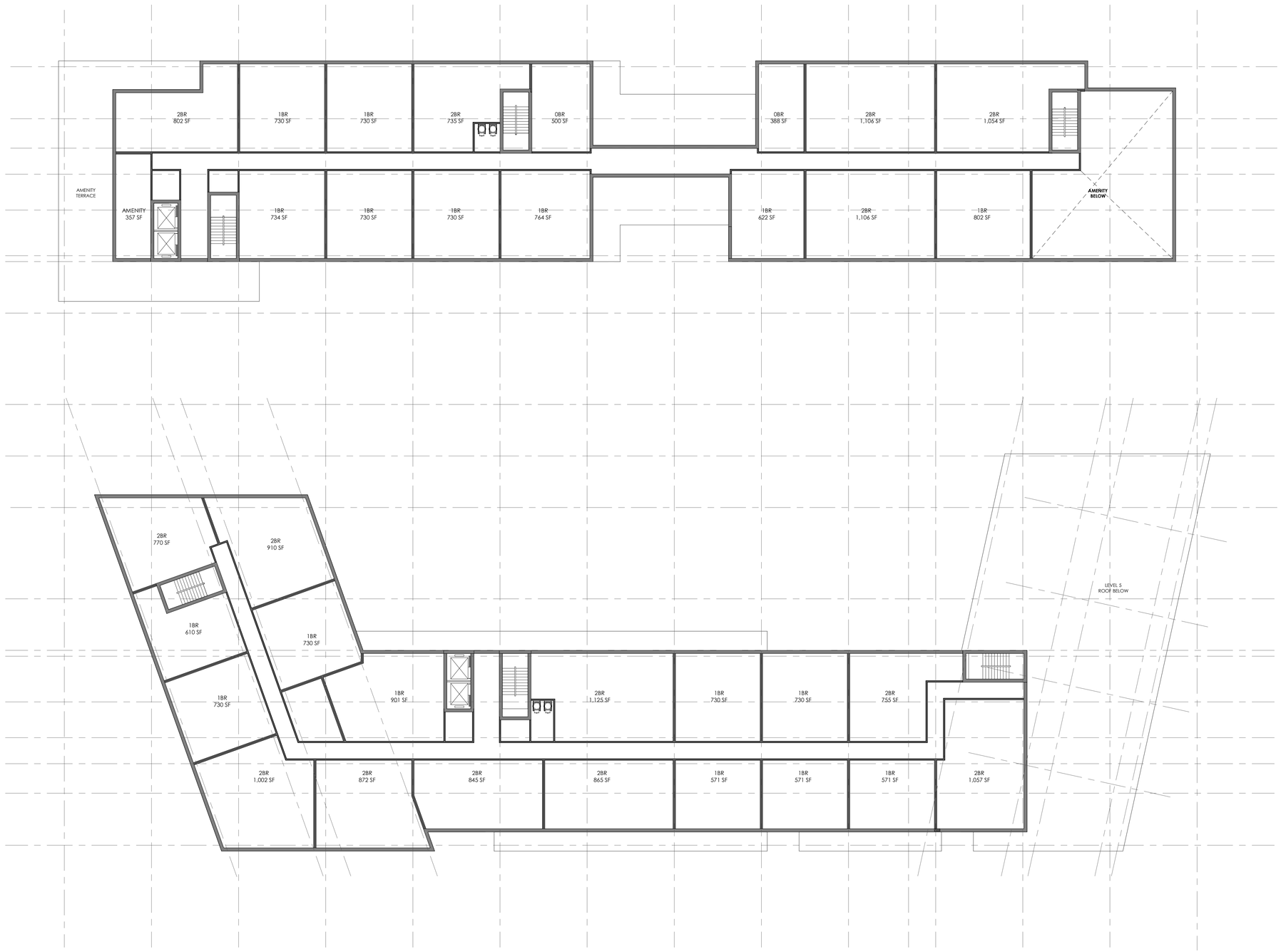

1 A-6.08 **LEVEL 6 - FLOOR PLAN**

1/16" = 1'-0"

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1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

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Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 6A/6B - SIXTH FLOOR PLAN

A-6.08

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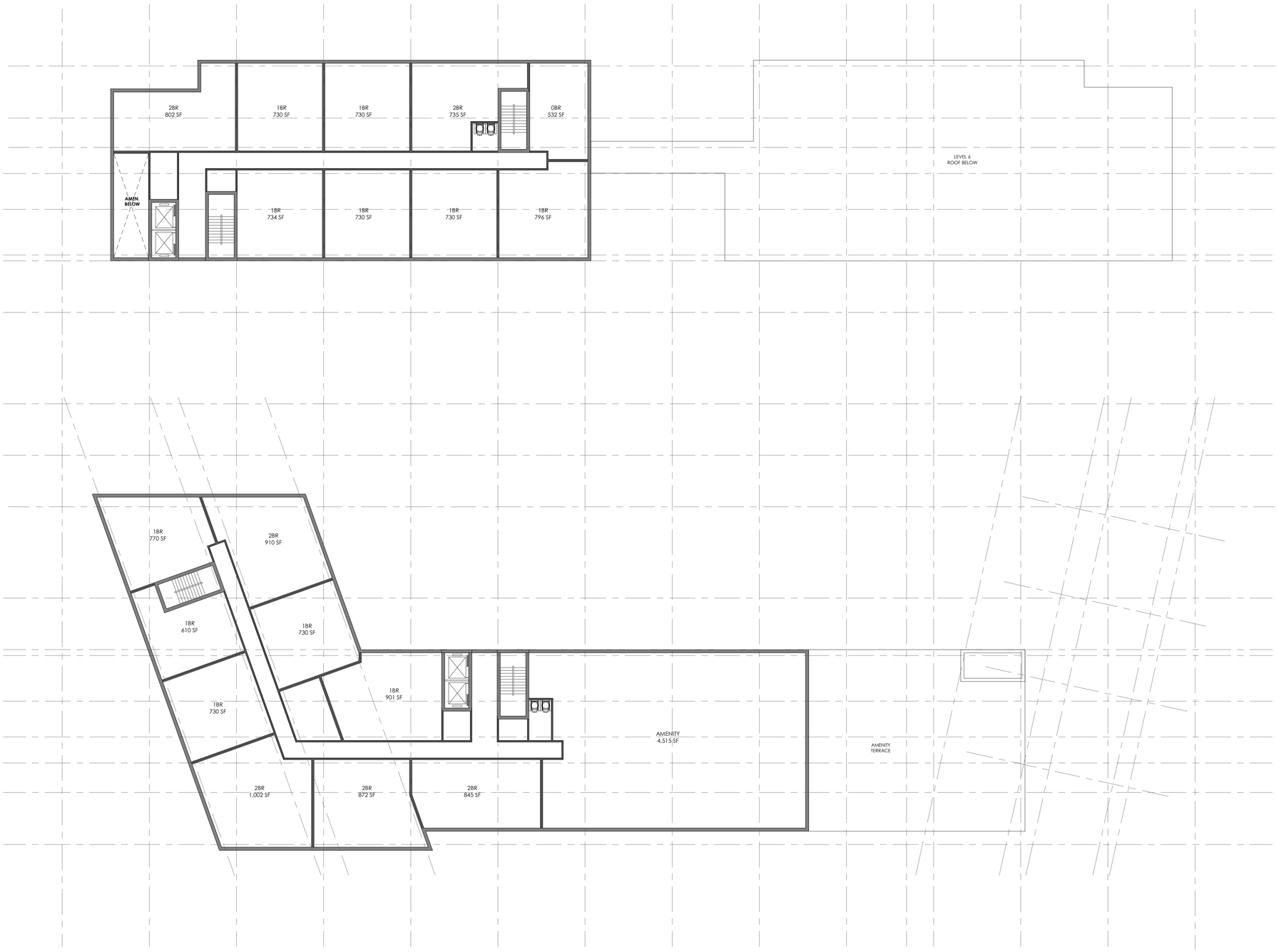

1 A-6.09 **LEVEL 7 - FLOOR PLAN**

1/16" = 1'-0"

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1	RESPONSE PLAN	04/12/19
Issued/Revision		YYYY.MM.DD

Permit/Seal

Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 6A/6B - SEVENTH FLOOR PLAN

A-6.09

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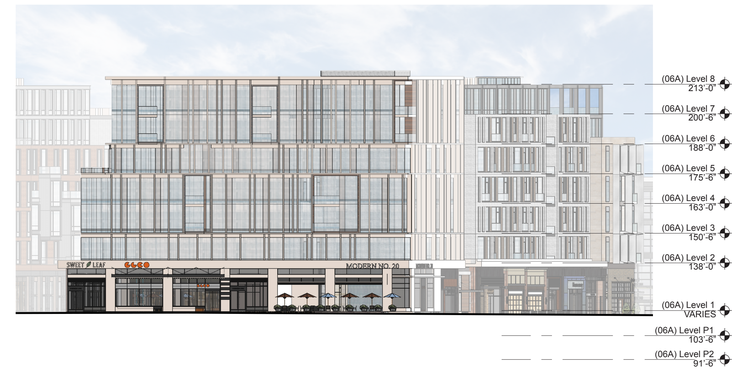
4 **BUILDING 06A - ELEVATION - SOUTH**
1" = 30'



3 **BUILDING 06A - ELEVATION - WEST**
1" = 30'

2 **BUILDING 06A - ELEVATION - NORTH**
1" = 30'

1 **BUILDING 06A - ELEVATION - EAST**
1" = 30'

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1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

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Scale 1" = 30'-0"

Project No. 218421086

BUILDING 6A/6B - CONCEPTUAL ELEVATIONS

A-6.10

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4 **BUILDING 06B - ELEVATION - SOUTH**
1" = 30'

3 **BUILDING 06B - ELEVATION - WEST**
1" = 30'

2 **BUILDING 06B - ELEVATION - NORTH**
1" = 30'

1 **BUILDING 06B - ELEVATION - EAST**
1" = 30'

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Scale	1" = 30'-0"
Project No.	218421086

BUILDING 6A/6B - CONCEPTUAL ELEVATIONS

A-6.11

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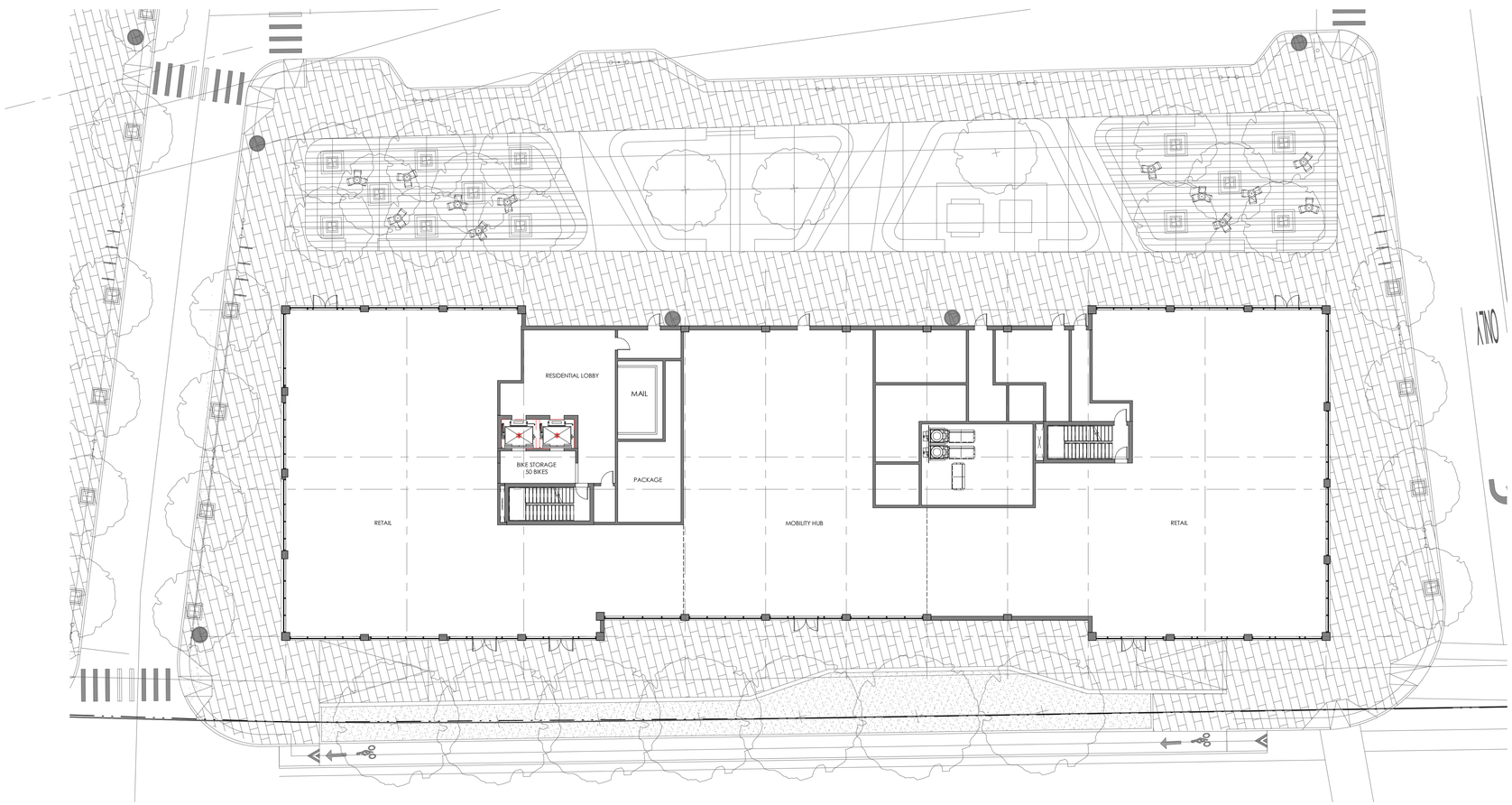

1 A-7.01 **LEVEL 1 - FLOOR PLAN**

1/16" = 1'-0"

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2	RESPONSE PLAN	04/12/19
1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

Permit/Seal

Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 7 - FIRST FLOOR PLAN

A-7.01

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1 A-7.02 **LEVEL 2 - FLOOR PLAN**

1/16" = 1'-0"

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1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

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Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 7 - SECOND FLOOR PLAN

A-7.02

<Pick location in Project Information>
<Project Name>
<Project Number>
<ORIGINAL SHEET - REV 0>

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1 A-7.03 **LEVEL 3 - FLOOR PLAN**

1/16" = 1'-0"

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1	RESPONSE PLAN	04/12/19
Issued/Revision		YYYY.MM.DD

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Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 7 - THIRD FLOOR PLAN

A-7.03

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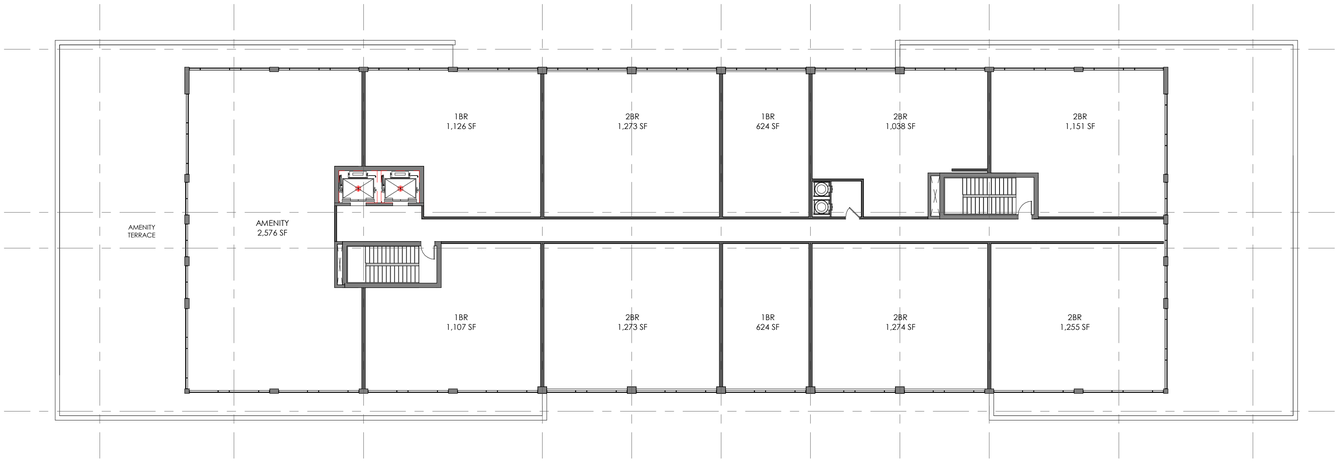

1 / A-7.04 **LEVEL 4 - FLOOR PLAN**

1/16" = 1'-0"

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2	RESPONSE PLAN	04/12/19
1	ZONE CHANGE AND SPECIAL PERMIT	08/06/18

Permit/Seal

Scale	1/16" = 1'-0"
Project No.	218421086

BUILDING 7 - FOURTH FLOOR PLAN

A-7.04

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4 **BUILDING 07 - ELEVATION - SOUTH**
1" = 30'

3 **BUILDING 07 - ELEVATION - WEST**
1" = 30'

2 **BUILDING 07 - ELEVATION - NORTH**
1" = 30'

1 **BUILDING 07 - ELEVATION - EAST**
1" = 30'

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BUILDING 7 - CONCEPTUAL ELEVATIONS

A-7.05

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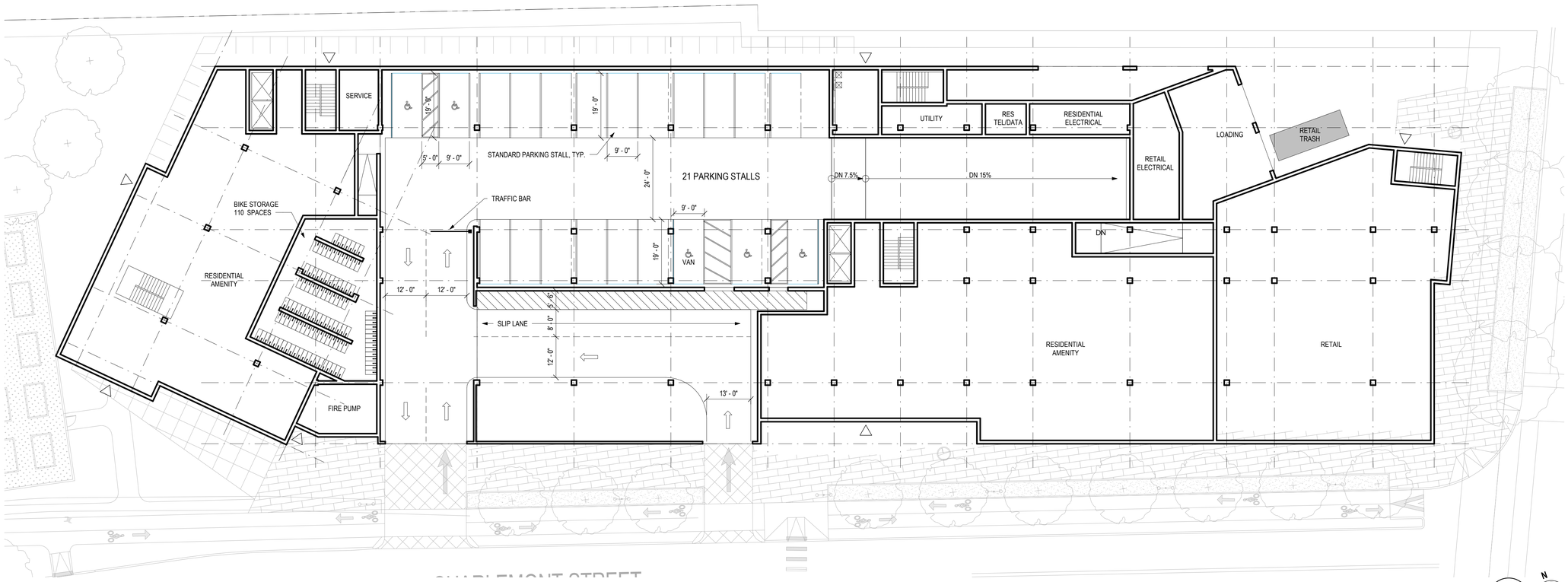
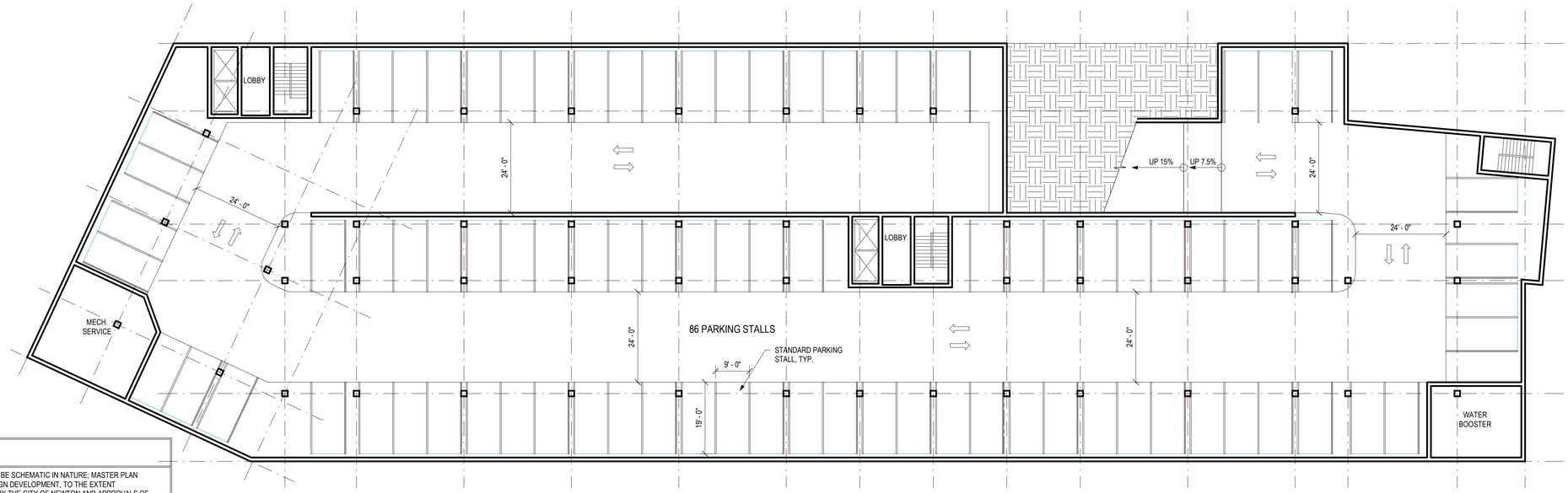


Building 8 First Floor Plan

1/16" = 1'-0"

2
A-8.01



Building 8 Basement

1/16" = 1'-0"

1
A-8.01

NOTES:

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PARKING LEGEND

DESIG.	P1 QTY.	1 QTY.	TOTAL	TYPE	W x L
--	86	16	102	STANDARD PARKING STALL	9'-0" x 19'-0"
	0	4	4	STANDARD ADA PARKING STALL	9'-0" x 19'-0" 5'-0" x 19'-0" AISLE
VAN	0	1	1	VAN ADA PARKING STALL	9'-0" x 19'-0" 8'-0" x 19'-0" AISLE
	0	110	110	HANGING BICYCLE PARKING SPACE	3'-4" x 1'-4"

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NORTHLAND NEWTON DEVELOPMENT

NEEDHAM STREET / OAK STREET

client information:

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consultant information:

issuance:

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key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:

Building 8 Floor Plans

drawing number:

A-8.01

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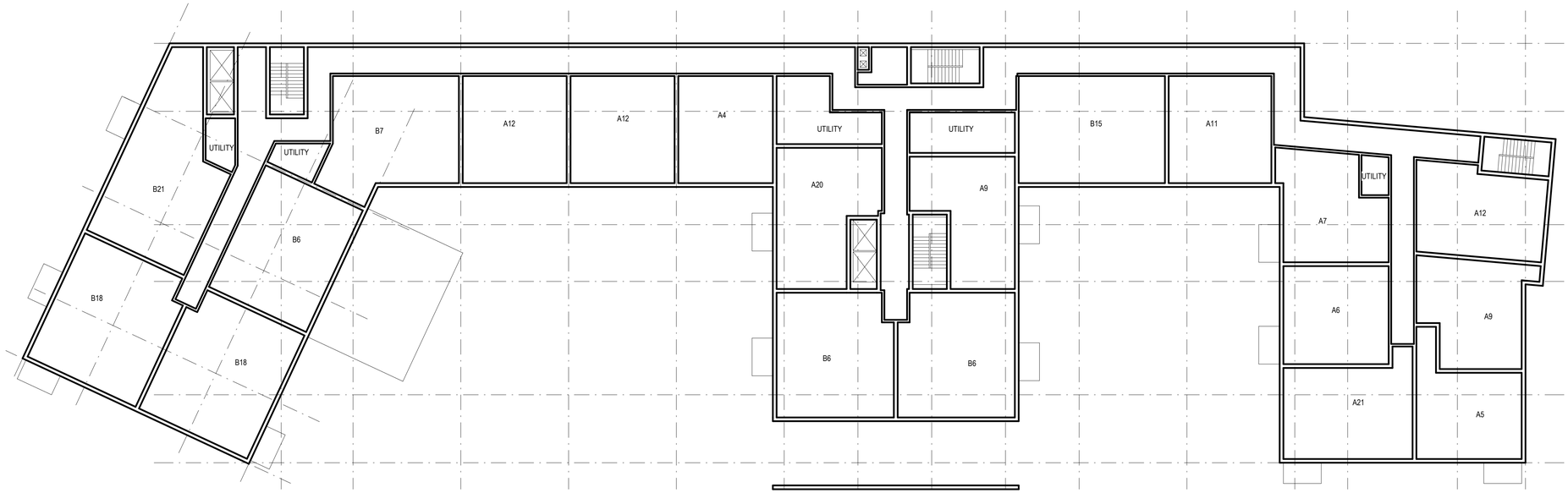
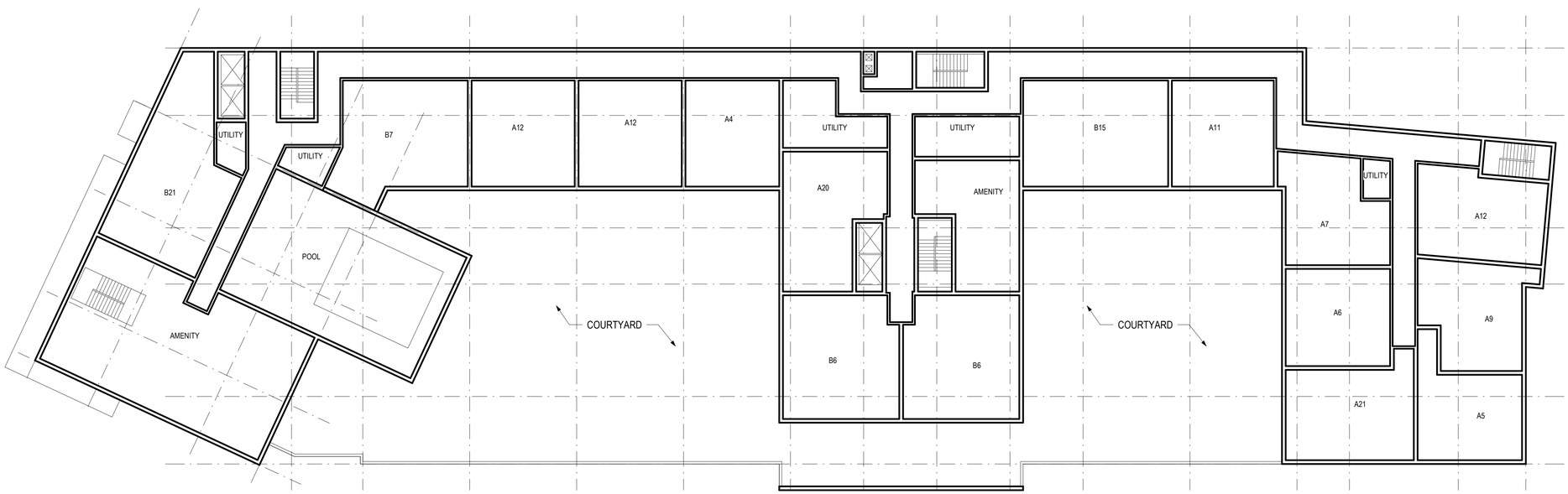


Building 8 Third Floor
1/16" = 1'-0"
2
A-8.02



Building 8 Second Floor
1/16" = 1'-0"
1
A-8.02

NOTES:

1. THESE ARE MASTER PLAN DRAWINGS INTENDED TO BE SCHEMATIC IN NATURE; MASTER PLAN DRAWINGS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT, TO THE EXTENT CONSISTENT WITH THE SPECIAL PERMIT GRANTED BY THE CITY OF NEWTON AND APPROVALS OF OTHER AGENCIES PRIOR TO ISSUANCE OF A BUILDING PERMIT.

project information:
NORTHLAND NEWTON DEVELOPMENT
NEEDHAM STREET / OAK STREET

client information:
NORTHLAND INVESTMENT CORPORATION
2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:
ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

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Building 8 Floor Plans

drawing number:
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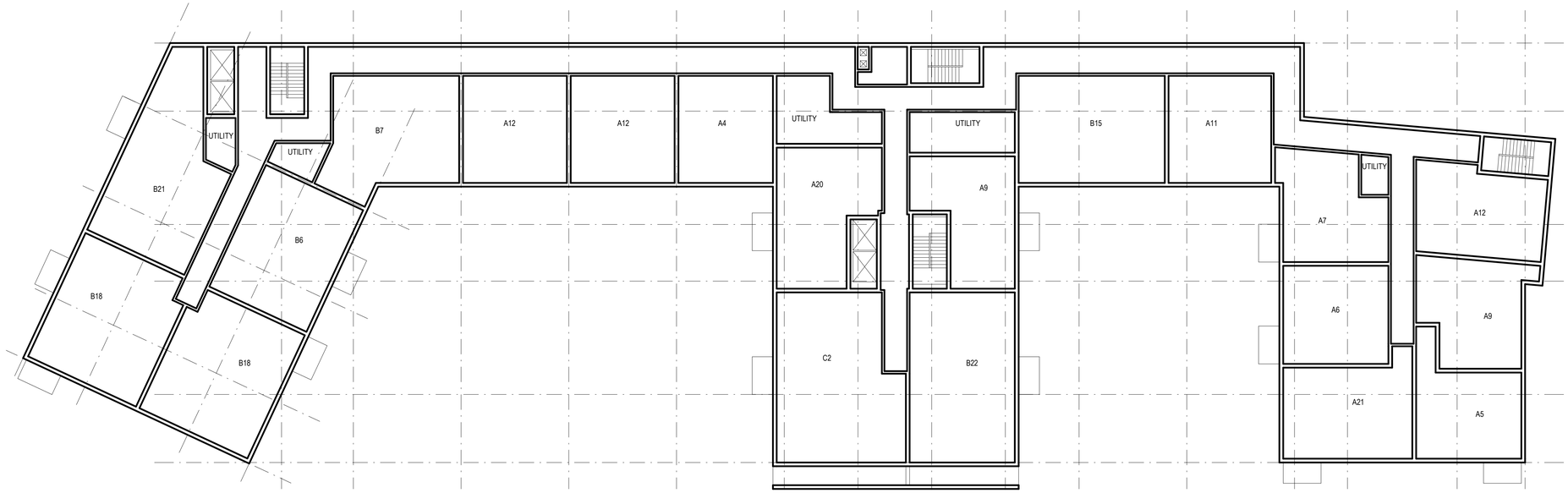
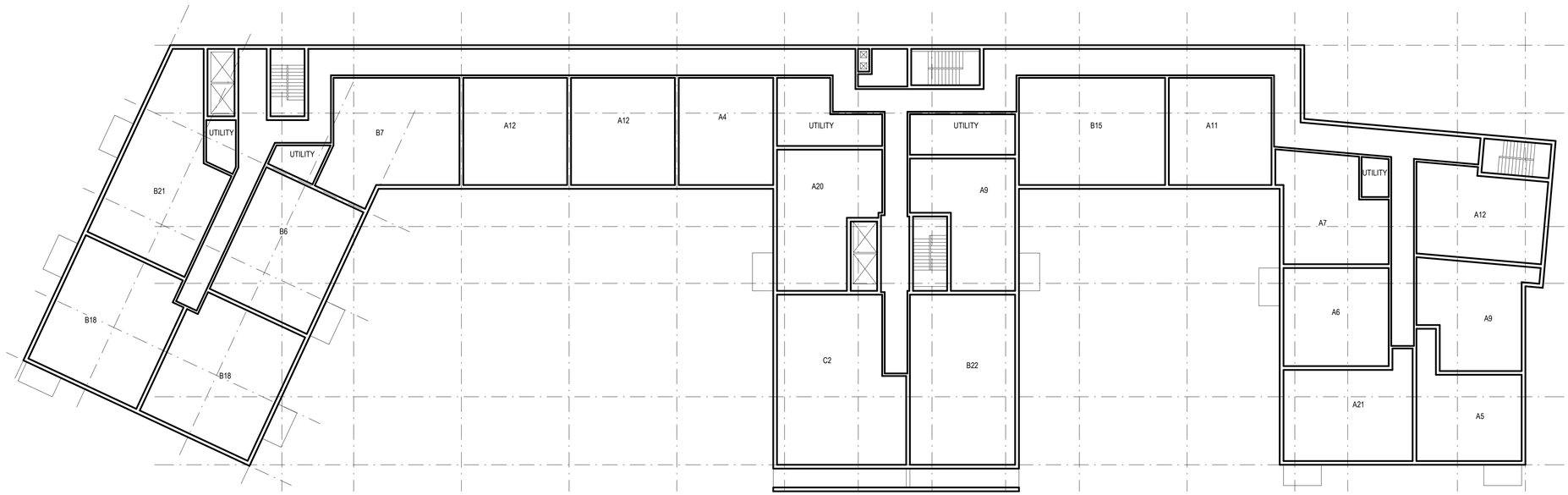


Building 8 Fifth Floor
1/16" = 1'-0"
2
A-8.03



Building 8 Fourth Floor
1/16" = 1'-0"
1
A-8.03

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drawing by:	SAM
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drawing number:
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consultant information:

issuance:

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drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

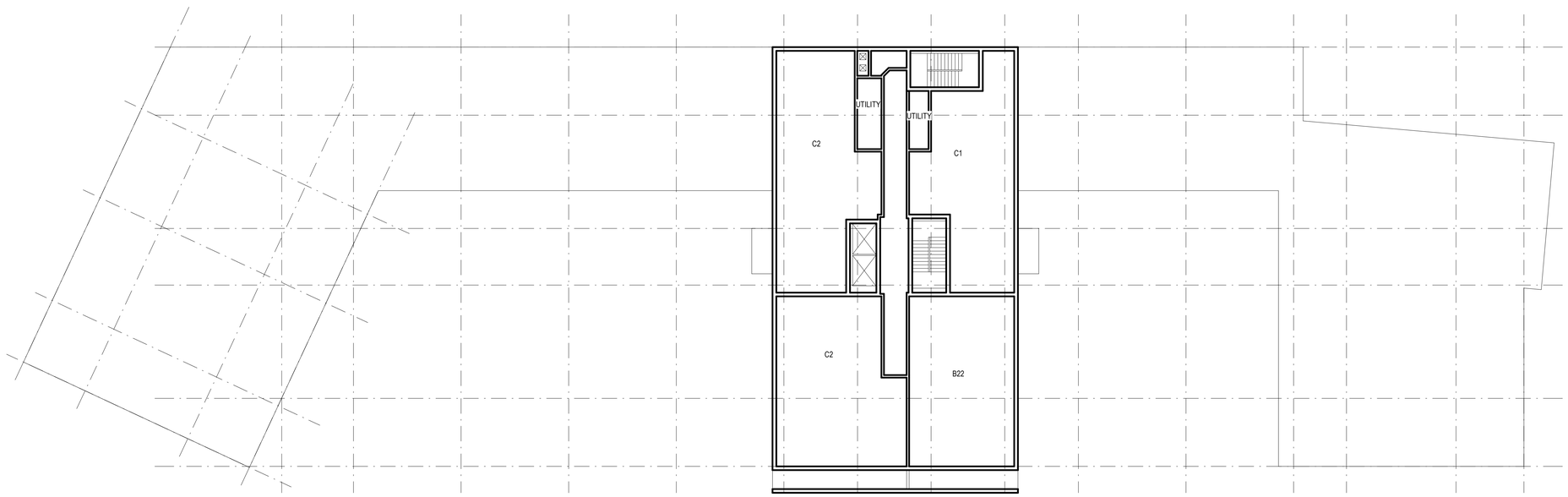
registration:

drawing name:

Building 8 Floor Plans

drawing number:

A-8.04



Building 8 Sixth Floor
1/16" = 1'-0"
1
A-8.04

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Charlemont Street A — 5 / A-8.05
1/16" = 1'-0"

Needham Street — 4 / A-8.05
1/16" = 1'-0"

East A - Courtyard — 3 / A-8.05
1/16" = 1'-0"

West A - Courtyard — 2 / A-8.05
1/16" = 1'-0"

East B - Courtyard — 1 / A-8.05
1/16" = 1'-0"

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project number:	12078.02

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No.	Description	Date
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registration:

drawing name:
Building 8 Conceptual Elevations

drawing number:
A-8.05

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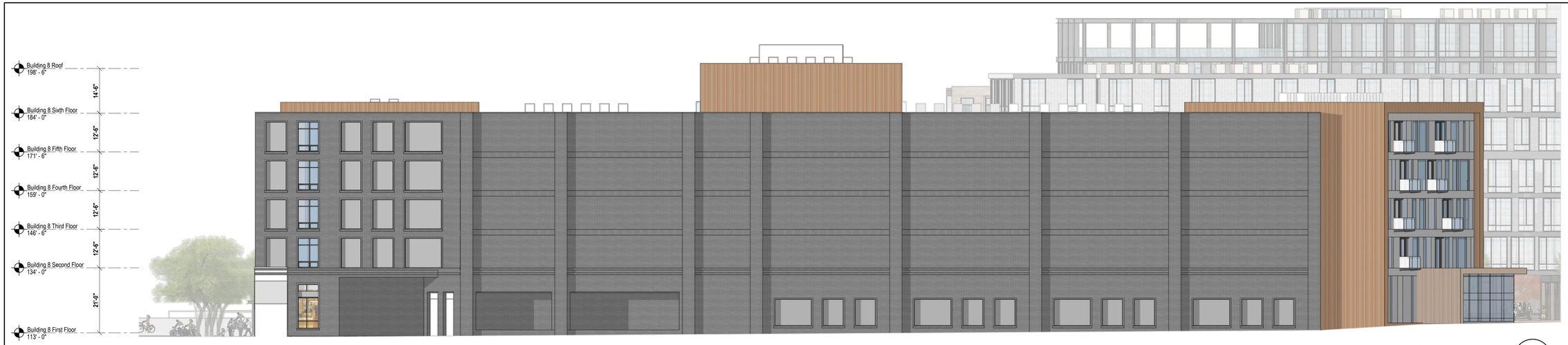

North Elevation 4
1/16" = 1'-0" A-8.06

East C - Courtyard 3
1/16" = 1'-0" A-8.06

Charlemont Street B 2
1/16" = 1'-0" A-8.06

West C - South Meadow Brook Park 1
1/16" = 1'-0" A-8.06

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key plan:

drawing information:

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project number:	12078.02

drawing revisions:

No.	Description	Date
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drawing name:
Building 8 Conceptual Elevations

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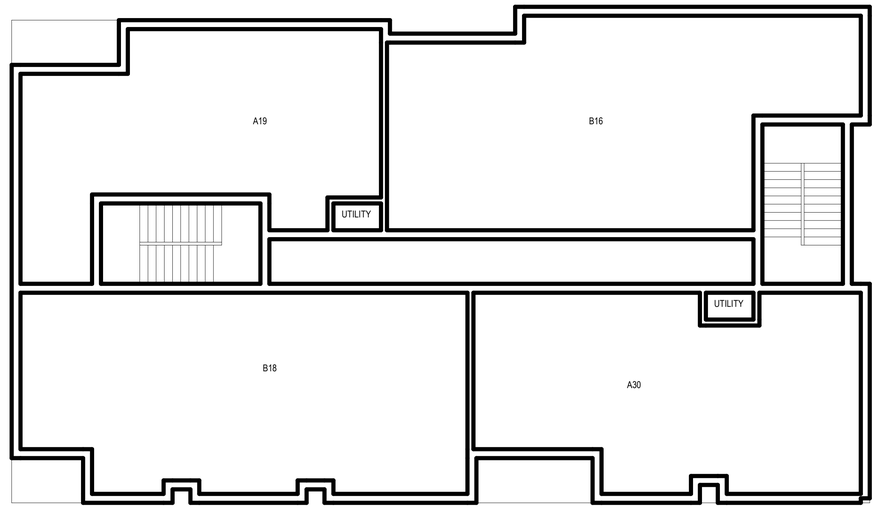

Building 9 Second Floor Plan
1/8" = 1'-0"
2
A-9.01

NOTES:

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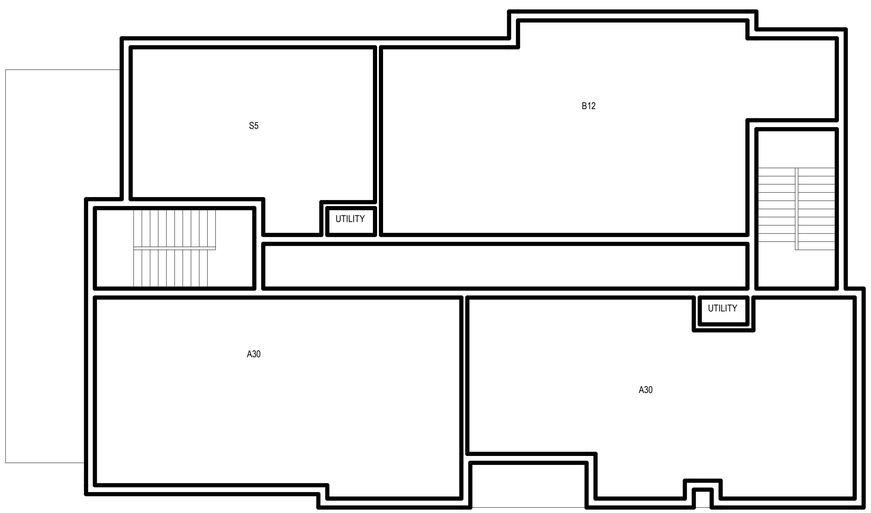
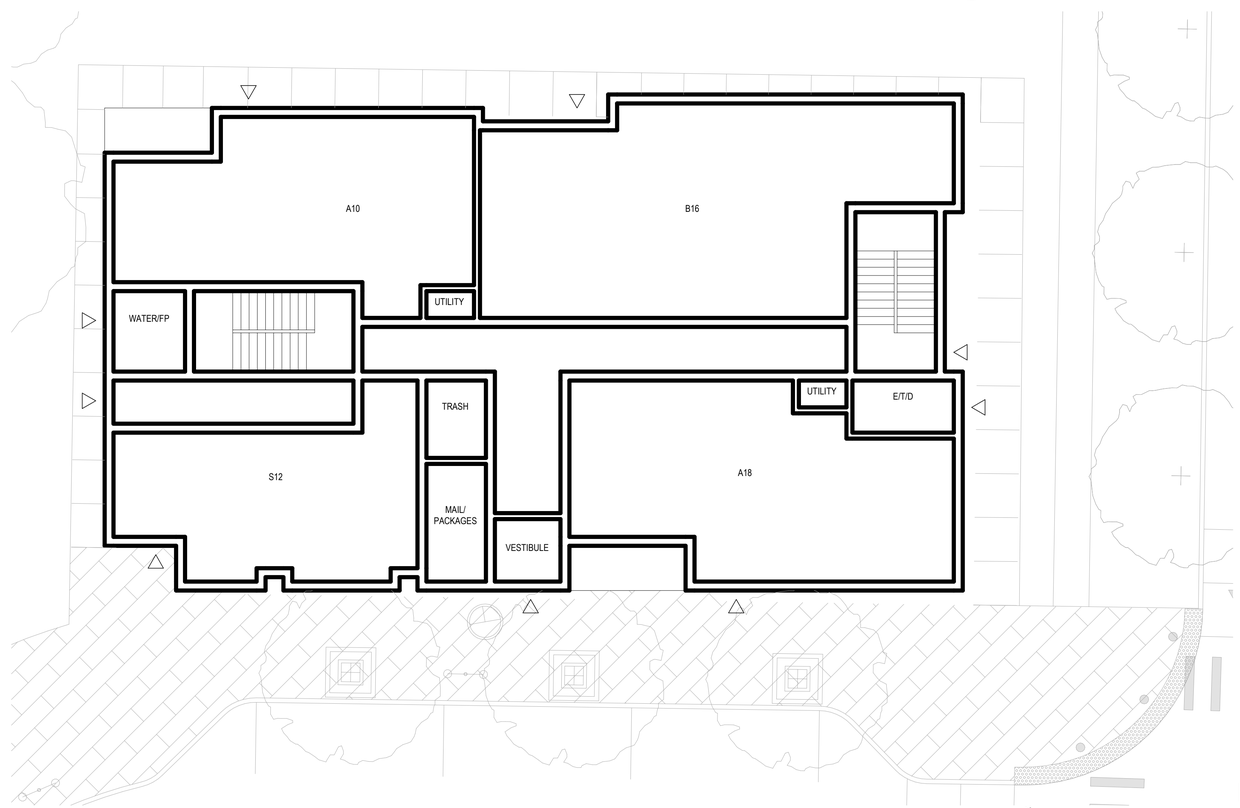


Building 9 Third Floor Plan
1/8" = 1'-0"
3
A-9.01



Building 9 First Floor Plan
1/8" = 1'-0"
1
A-9.01

N

project information:
NORTHLAND NEWTON DEVELOPMENT
NEEDHAM STREET / OAK STREET

client information:
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2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:
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key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	1/8" = 1'-0"
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:
Building 9 Floor Plans

drawing number:
A-9.01

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North Elevation 4
1/16" = 1'-0" A-9.02

Tower Road 3
1/16" = 1'-0" A-9.02

Pettee Lane 2
1/16" = 1'-0" A-9.02

West Elevation 1
1/16" = 1'-0" A-9.02

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NEEDHAM STREET / OAK STREET

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2150 WASHINGTON ST NEWTON, MA 02462

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issuance:
ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM / BOC
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drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:
Building 9 Conceptual Elevations

drawing number:
A-9.02

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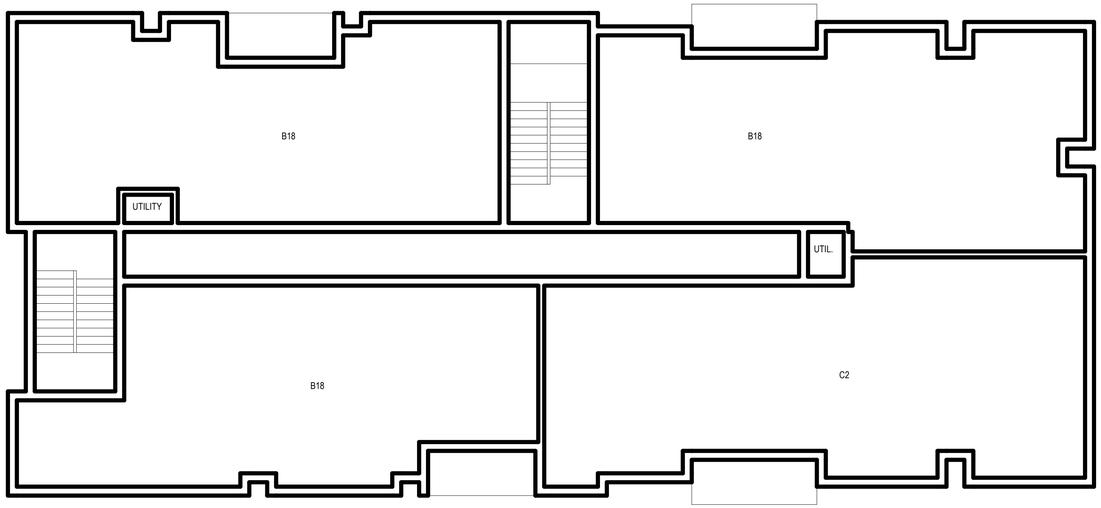
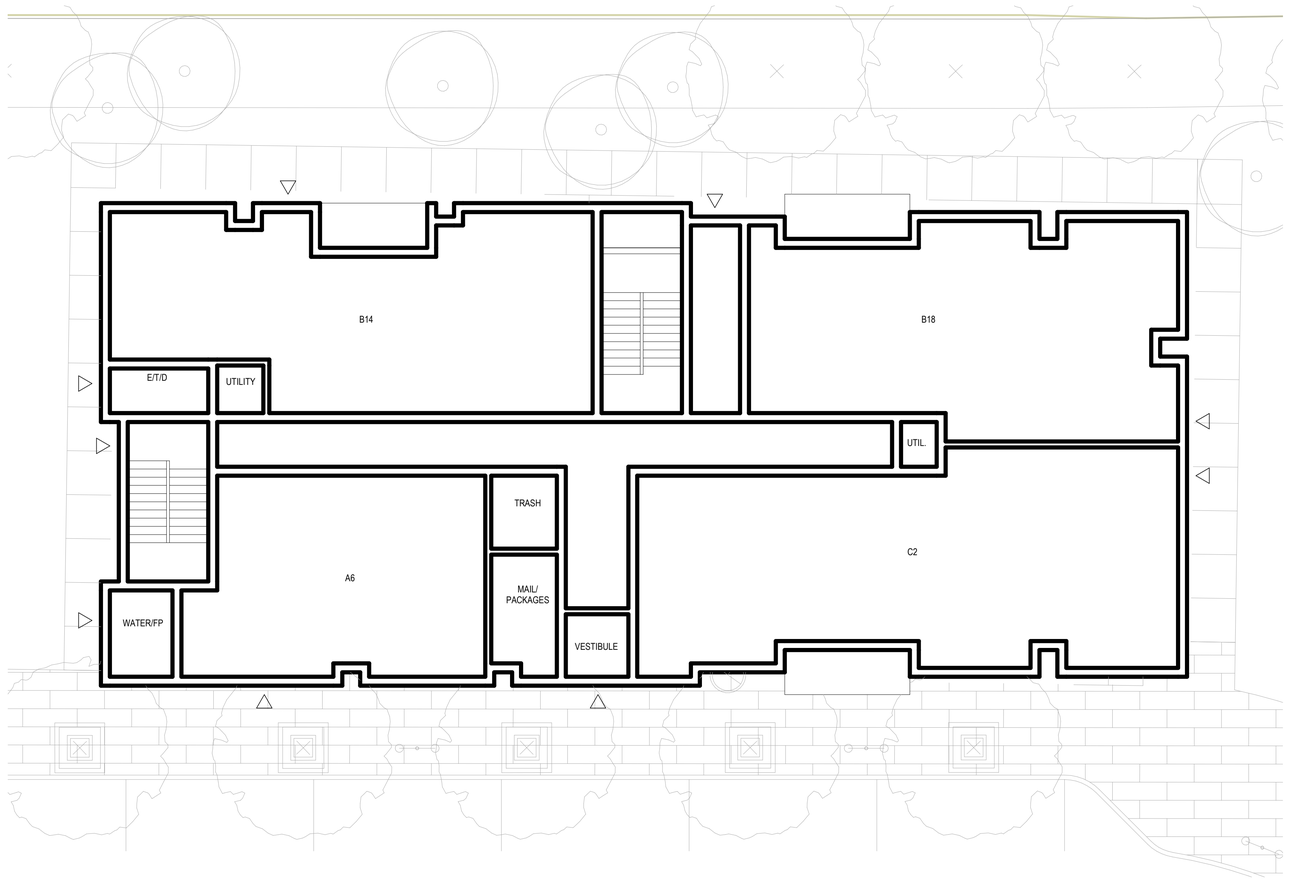


Building 10 Second Floor Plan

1/8" = 1'-0"

2

A-10.01



Building 10 First Floor Plan

1/8" = 1'-0"

1

A-10.01

N

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NEEDHAM STREET / OAK STREET

client information:

NORTHLAND INVESTMENT CORPORATION

2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:

ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	1/8" = 1'-0"
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:

Building 10 Floor Plans

drawing number:

A-10.01

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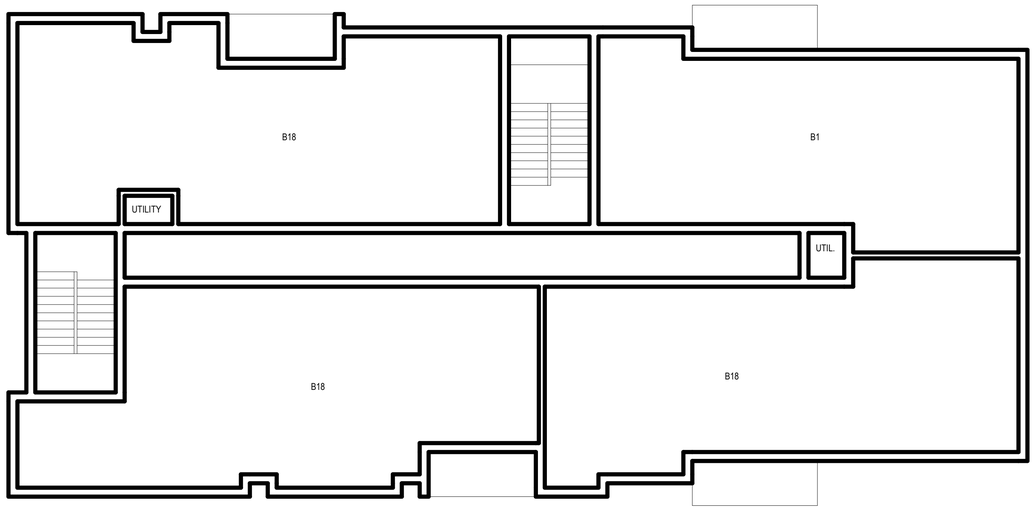

Building 10 Third Floor Plan
1/8" = 1'-0"
1
A-10.02

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2150 WASHINGTON ST NEWTON, MA 02462

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drawing checked by:	MMQ
drawing scale:	1/8" = 1'-0"
drawing date:	6 AUGUST 2018
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drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:
Building 10 Floor Plans

drawing number:
A-10.02

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North Elevation 4
1/16" = 1'-0" A-10.03

Pettee Lane 3
1/16" = 1'-0" A-10.03

South Elevation 2
1/16" = 1'-0" A-10.03

West Elevation 1
1/16" = 1'-0" A-10.03

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No.	Description	Date
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registration:

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Building 10 Conceptual Elevations

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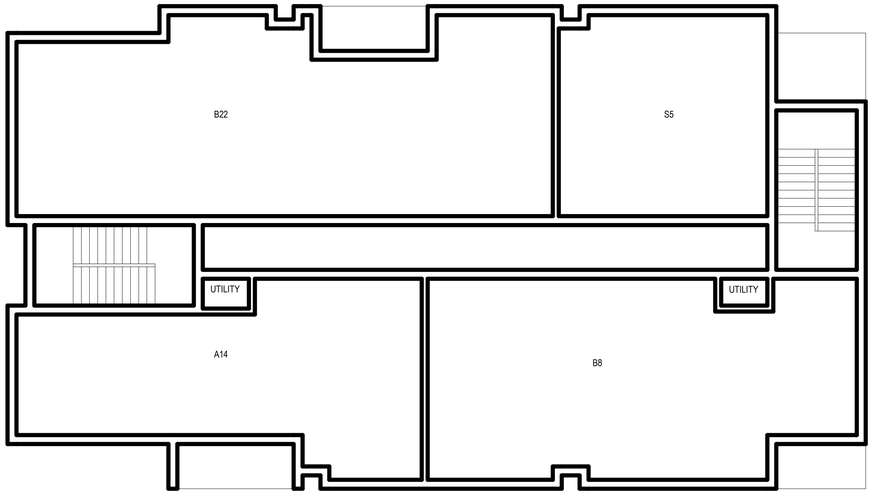

Building 11 Second Floor Plan
1/8" = 1'-0"
2
A-11.01

NOTES:

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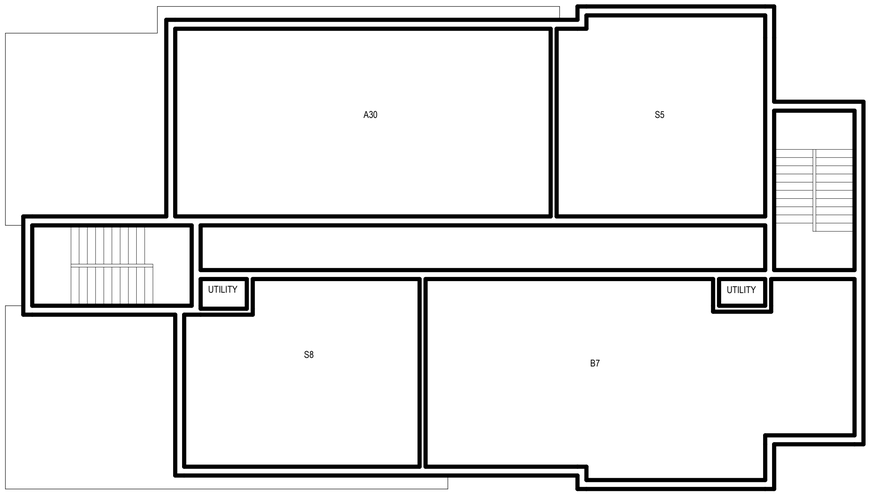
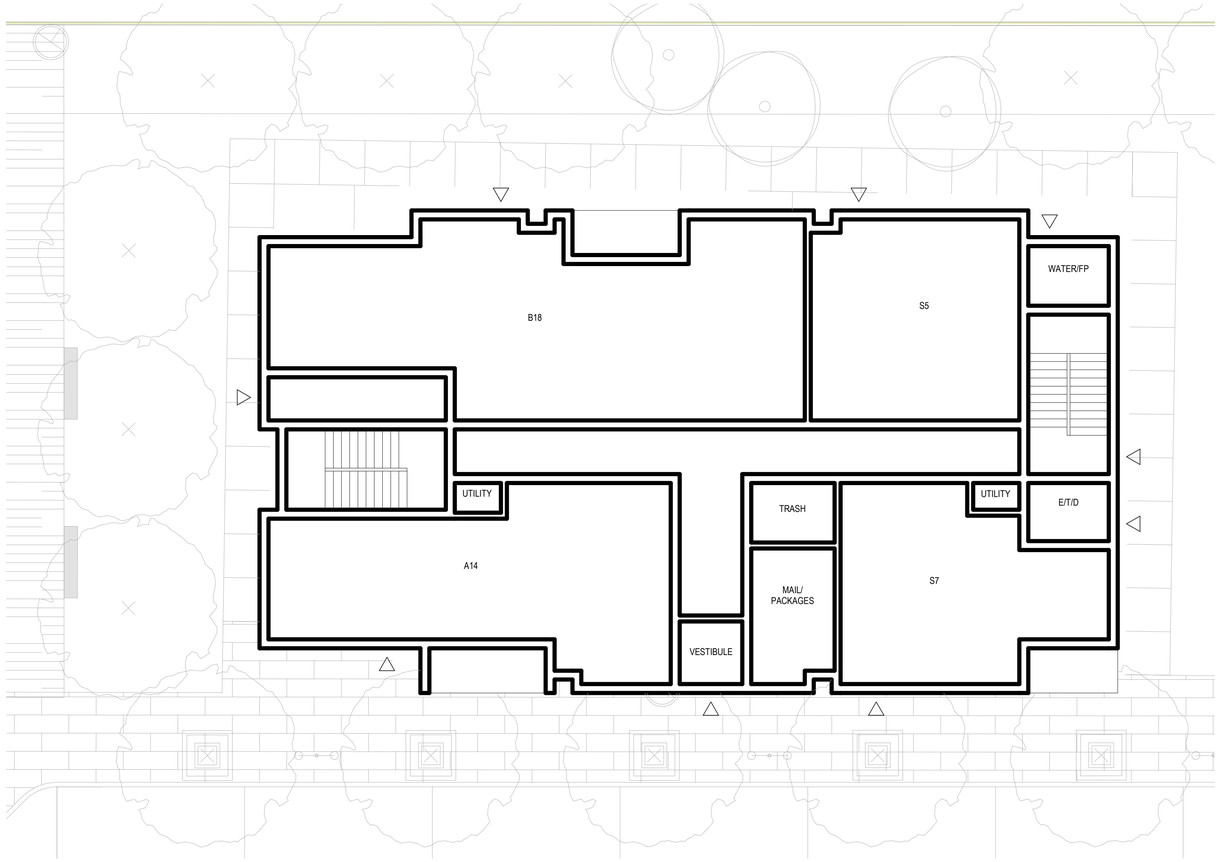


Building 11 Third Floor Plan
1/8" = 1'-0"
3
A-11.01



Building 11 First Floor Plan
1/8" = 1'-0"
1
A-11.01

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drawing date:	6 AUGUST 2018
project number:	12078.02

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No.	Description	Date
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registration:

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Building 11 Floor Plans

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North Elevation 4
1/16" = 1'-0" A-11.02

Pettee Lane 3
1/16" = 1'-0" A-11.02

South Elevation 2
1/16" = 1'-0" A-11.02

West Elevation 1
1/16" = 1'-0" A-11.02

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No.	Description	Date
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Building 11 Conceptual Elevations

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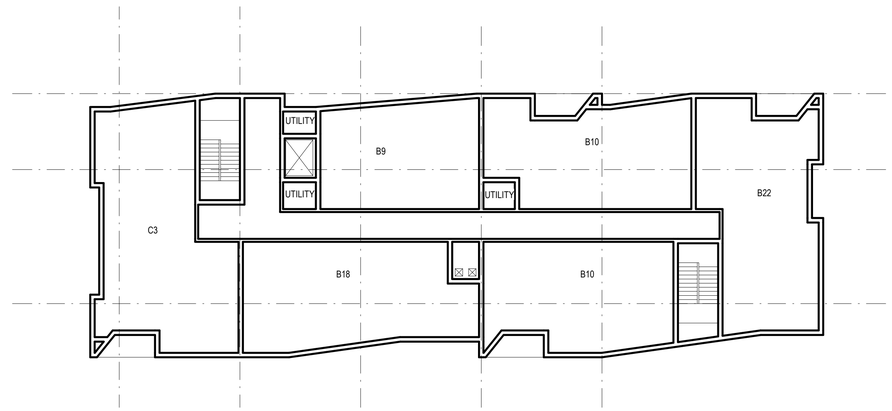
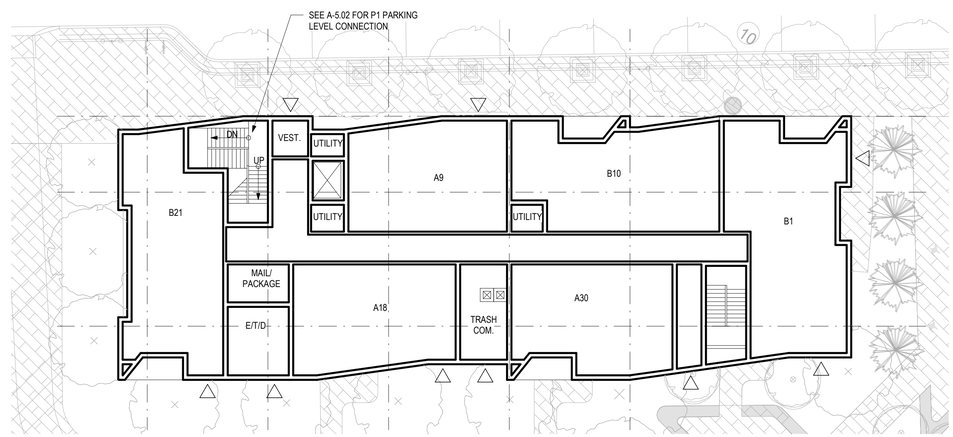


Building 12 Second Floor
1/16" = 1'-0"
2
A-12.01



Building 12 First Floor
1/16" = 1'-0"
1
A-12.01

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project number:	12078.02

drawing revisions:

No.	Description	Date
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registration:

drawing name:
Building 12 First and Second Floor Plans

drawing number:
A-12.01

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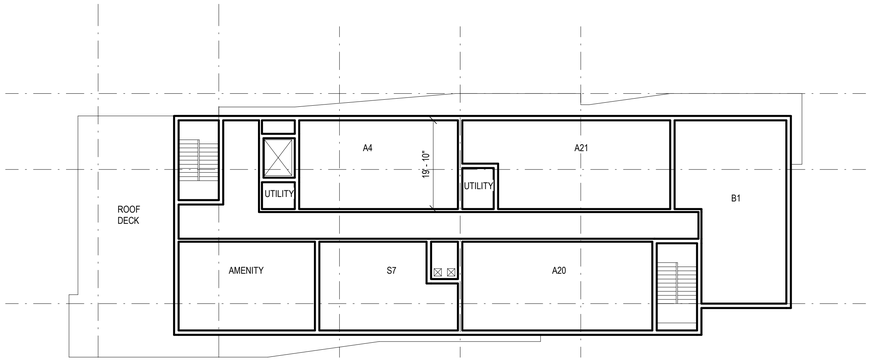
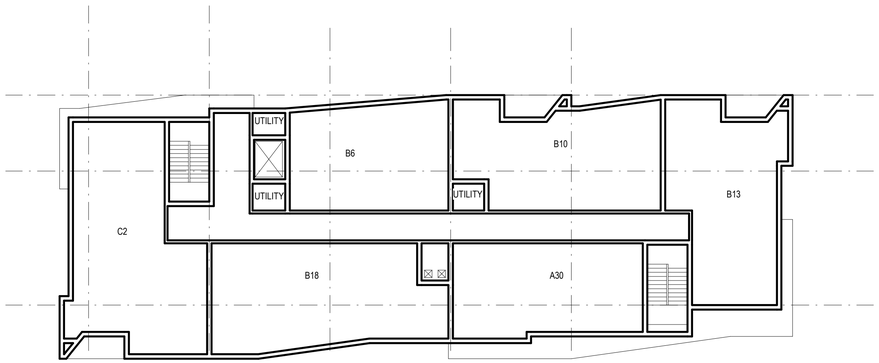


Building 12 Fourth Floor

1/16" = 1'-0"

2

A-12.02



Building 12 Third Floor

1/16" = 1'-0"

1

A-12.02

NOTES:

1. THESE ARE MASTER PLAN DRAWINGS INTENDED TO BE SCHEMATIC IN NATURE; MASTER PLAN DRAWINGS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT, TO THE EXTENT CONSISTENT WITH THE SPECIAL PERMIT GRANTED BY THE CITY OF NEWTON AND APPROVALS OF OTHER AGENCIES PRIOR TO ISSUANCE OF A BUILDING PERMIT.

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phone: 978.989.9900 www.cube3.com

project information:

NORTHLAND NEWTON DEVELOPMENT

NEEDHAM STREET / OAK STREET

client information:

NORTHLAND INVESTMENT CORPORATION

2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:

ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:

Building 12 Third and Fourth Floor Plans

drawing number:

A-12.02

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North Elevation 4
1/16" = 1'-0" A-12.03

Laneway 3
1/16" = 1'-0" A-12.03

South Elevation 2
1/16" = 1'-0" A-12.03

Pettee Lane 1
1/16" = 1'-0" A-12.03

NOTES:

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project information:
NORTHLAND NEWTON DEVELOPMENT
NEEDHAM STREET / OAK STREET

client information:
NORTHLAND INVESTMENT CORPORATION
2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:
ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM / BOC
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:
Building 12 Conceptual Elevations

drawing number:
A-12.03

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NORTHLAND NEWTON DEVELOPMENT

NEEDHAM STREET / OAK STREET

client information:

NORTHLAND INVESTMENT CORPORATION

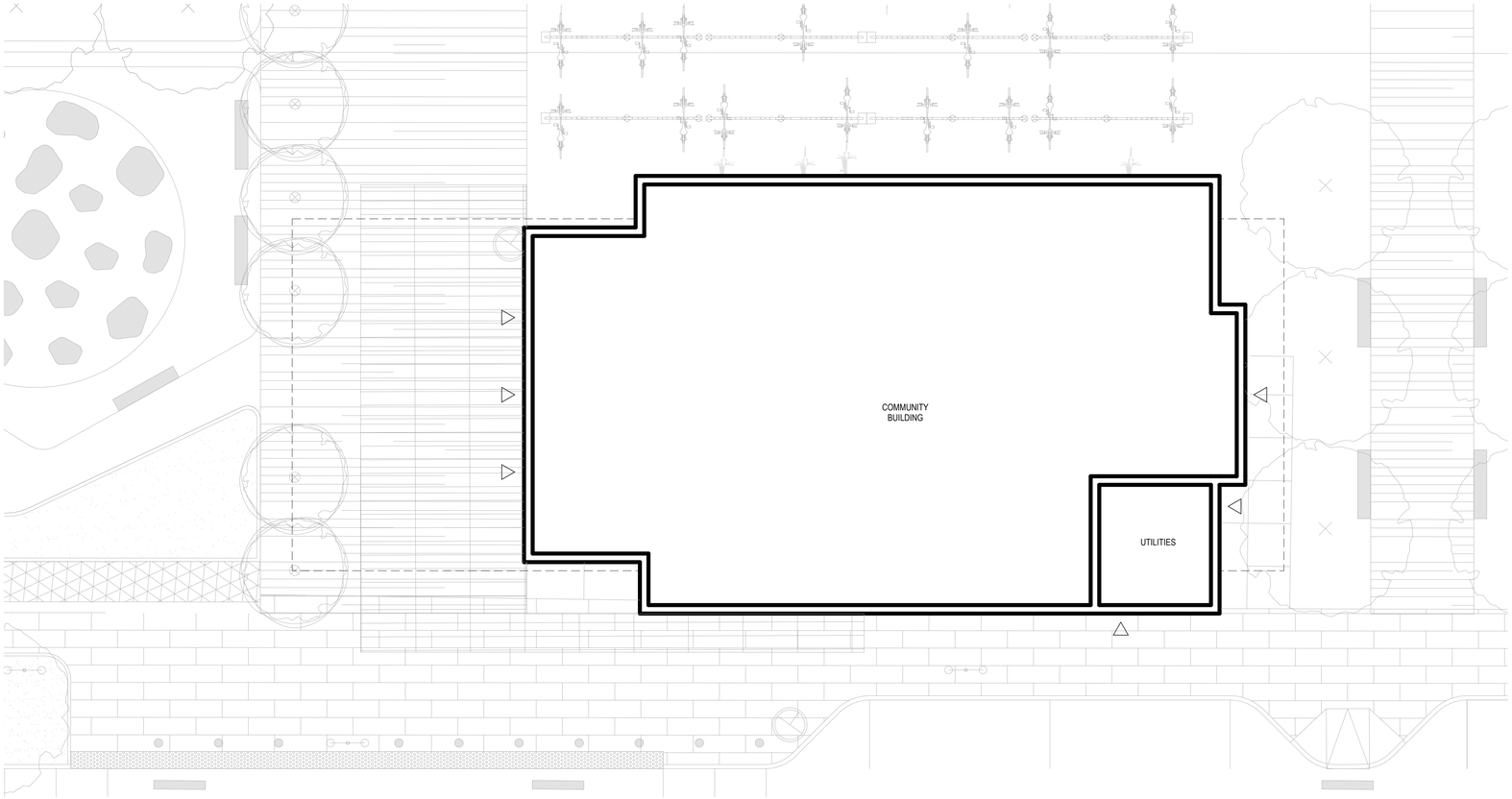
2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:

ZONE CHANGE & SPECIAL PERMIT

key plan:



Building 13 First Floor Plan
1/8" = 1'-0"
1
A-13.01

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	1/8" = 1'-0"
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:

Building 13 Floor Plan

drawing number:

A-13.01

NOTES:

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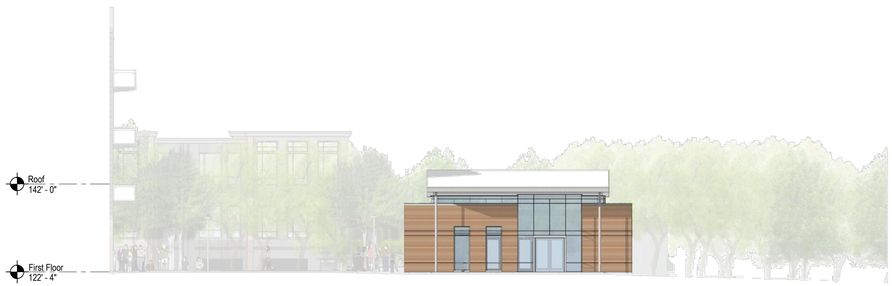

North Elevation 4
1/16" = 1'-0" A-13.02

Pettee Lane 3
1/16" = 1'-0" A-13.02

South Elevation 2
1/16" = 1'-0" A-13.02

West Elevation 1
1/16" = 1'-0" A-13.02

NOTES:

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project information:
NORTHLAND NEWTON DEVELOPMENT
NEEDHAM STREET / OAK STREET

client information:
NORTHLAND INVESTMENT CORPORATION
2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:
ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM / BOC
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:
Building 13 Conceptual Elevations

drawing number:
A-13.02

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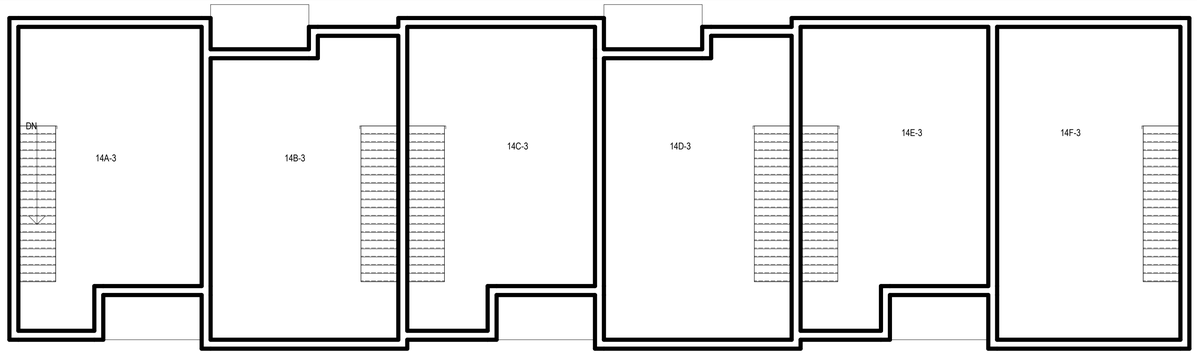
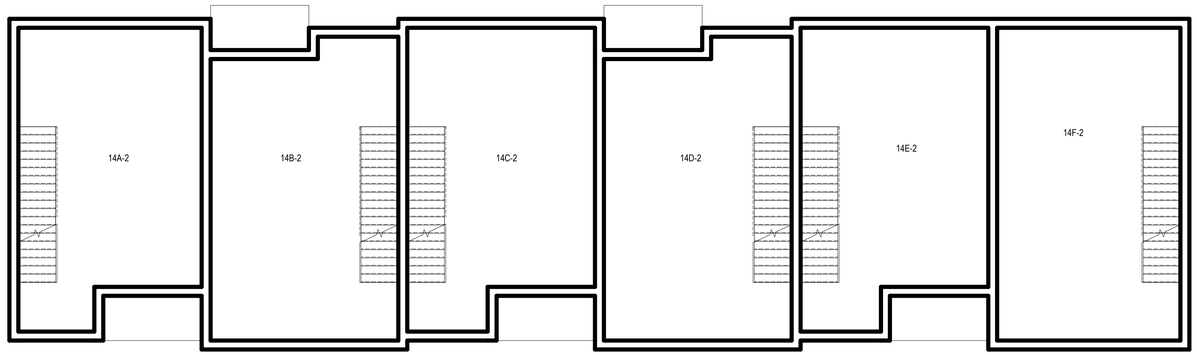
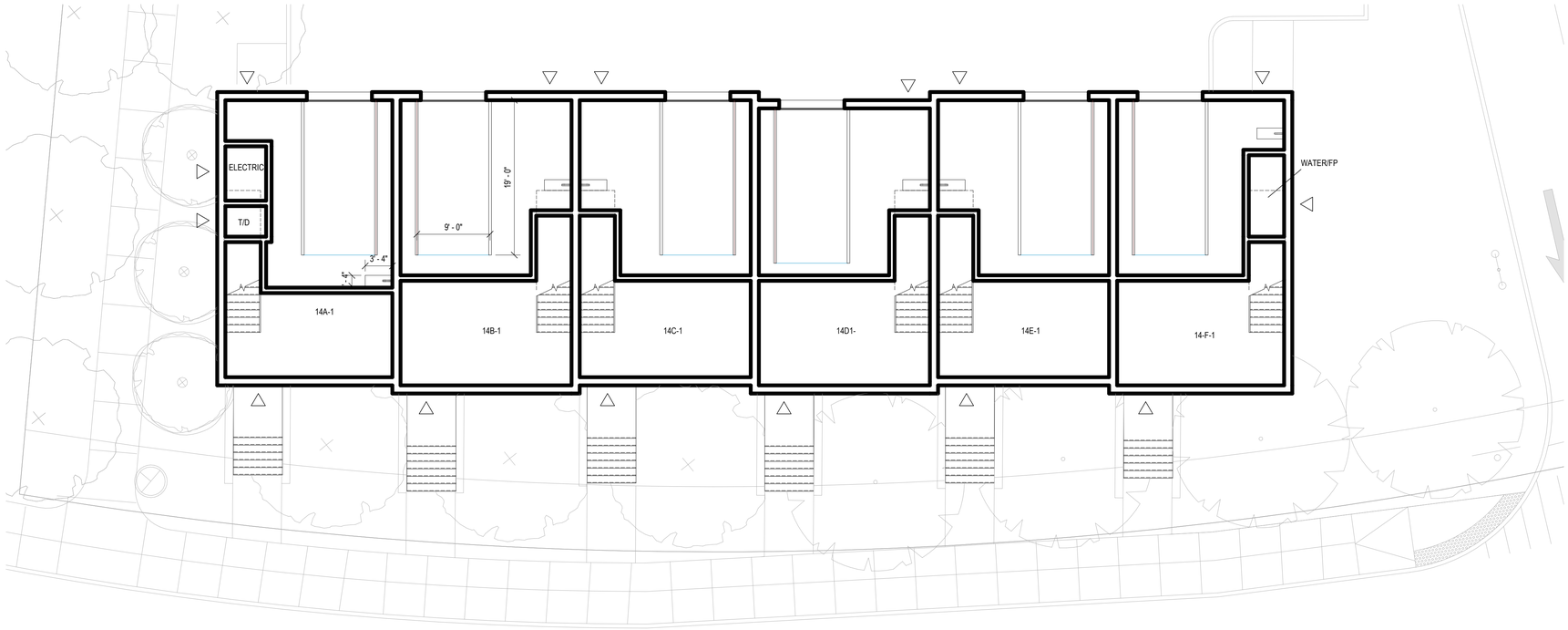


Building 14 Third Floor Plan
1/8" = 1'-0"
3
A-14.01



Building 14 Second Floor Plan
1/8" = 1'-0"
2
A-14.01



Building 14 First Floor Plan
1/8" = 1'-0"
1
A-14.01

NOTES:

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NEEDHAM STREET / OAK STREET

client information:
NORTHLAND INVESTMENT CORPORATION
2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:
ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	1/8" = 1'-0"
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:
Building 14 Floor Plans

drawing number:
A-14.01

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Oak Street 4
1/16" = 1'-0" A-14.02

Pettee Lane B 3
1/16" = 1'-0" A-14.02

Pettee Lane A 2
1/16" = 1'-0" A-14.02

West Elevation 1
1/16" = 1'-0" A-14.02

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project information:
NORTHLAND NEWTON DEVELOPMENT
NEEDHAM STREET / OAK STREET

client information:
NORTHLAND INVESTMENT CORPORATION
2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:
ZONE CHANGE & SPECIAL PERMIT

key plan:

drawing information:

drawing by:	SAM / BOC
drawing checked by:	MMQ
drawing scale:	As indicated
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:
Building 14 Conceptual Elevations

drawing number:
A-14.02

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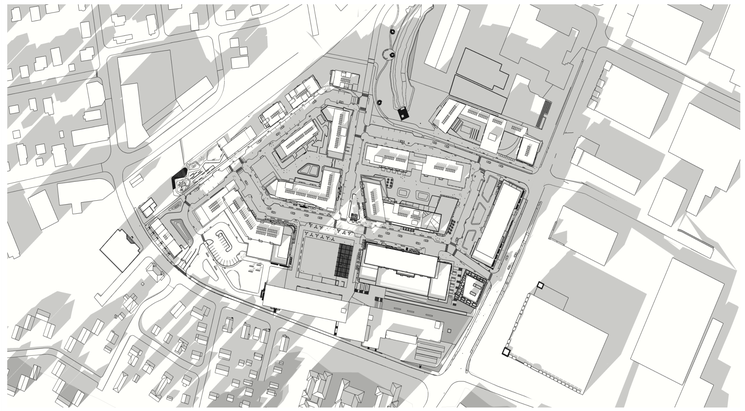
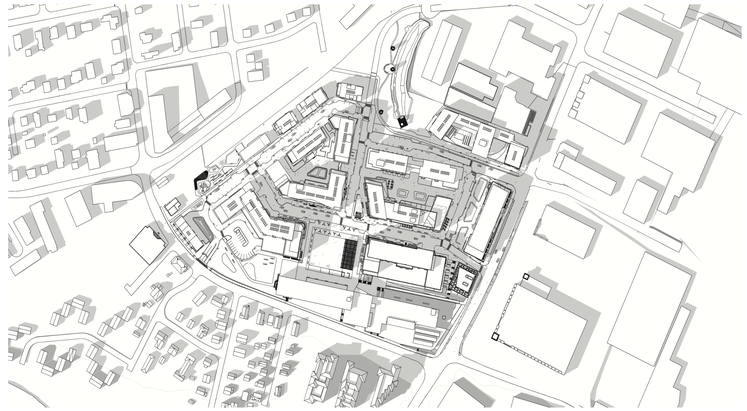
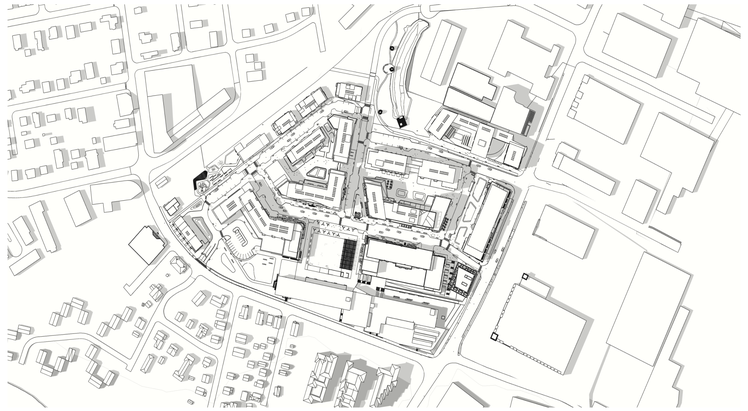


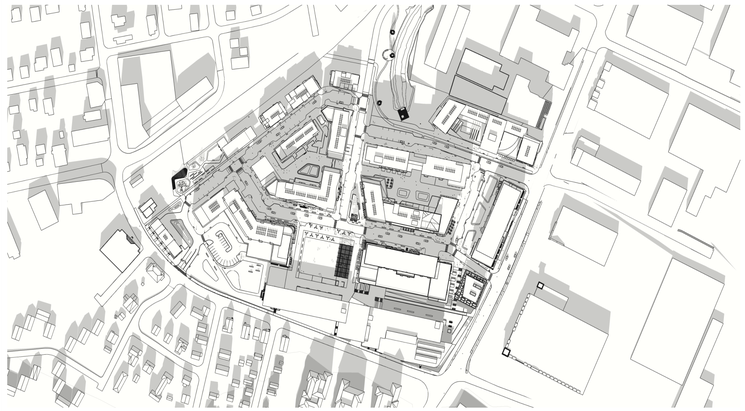
Winer Solstice 3:00 p.m. 9
NTS



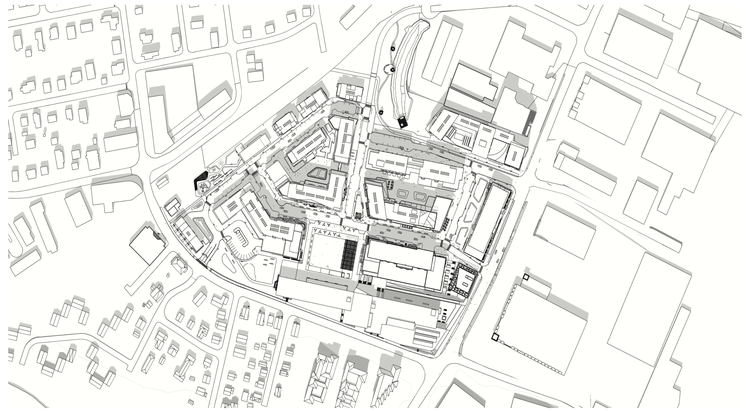
Equinox 3:00 p.m. 6
NTS



Summer Solstice 3:00 p.m. 3
NTS



Winter Solstice 12:00 p.m. 8
NTS



Equinox 12:00 p.m. 5
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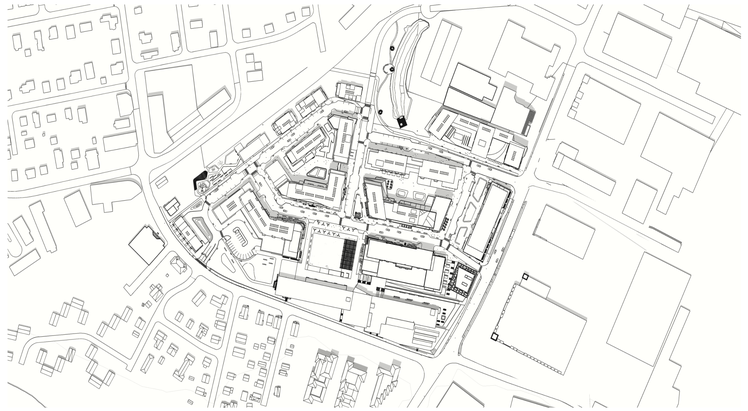
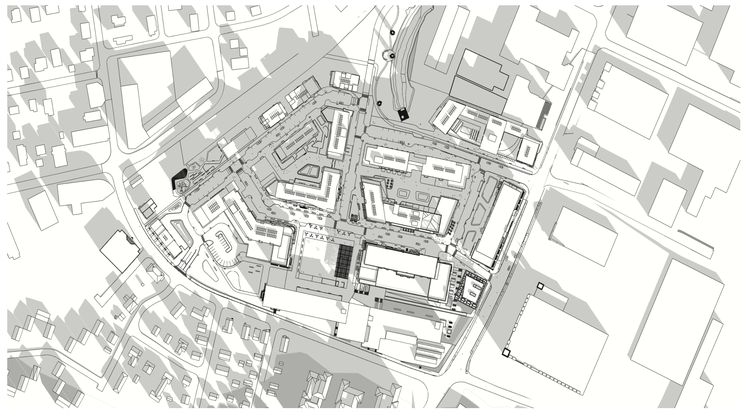
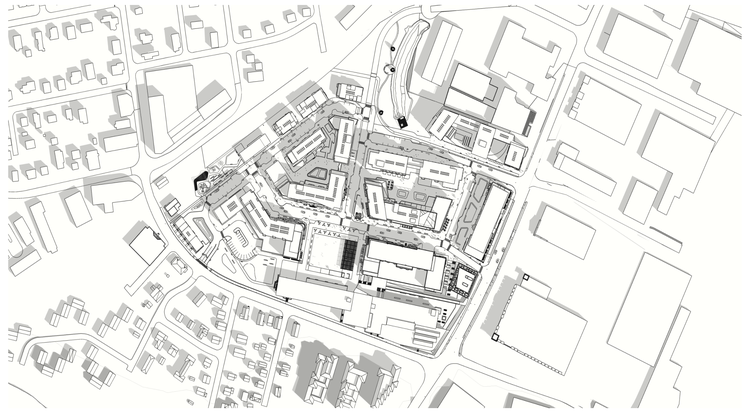


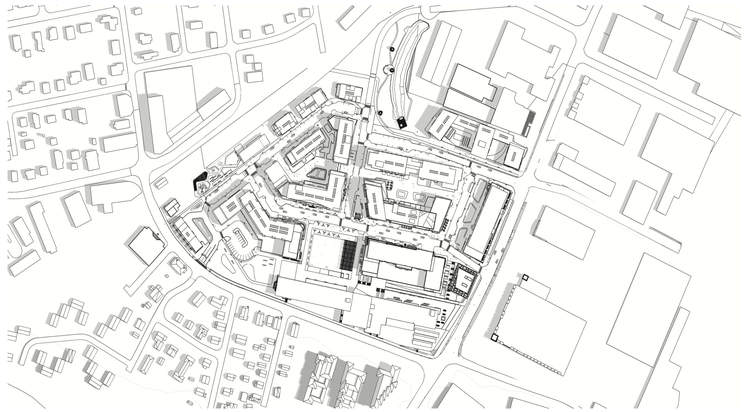
Summer Solstice 12:00 p.m. 2
NTS



Winter Solstice 9:00 a.m. 7
NTS



Equinox 9:00 a.m. 4
NTS



Summer Solstice 9:00 a.m. 1
NTS

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project information:

NORTHLAND NEWTON DEVELOPMENT

NEEDHAM STREET / OAK STREET

client information:

NORTHLAND INVESTMENT CORPORATION

2150 WASHINGTON ST NEWTON, MA 02462

consultant information:

issuance:

ZONE CHANGE & MASTER PLAN

key plan:

drawing information:

drawing by:	SAM
drawing checked by:	MMQ
drawing scale:	
drawing date:	6 AUGUST 2018
project number:	12078.02

drawing revisions:

No.	Description	Date
1	Response Plan	04/12/2019

registration:

drawing name:

Shadow Studies

drawing number:

A-15.01

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CIRCULATION KEY

- PRIMARY VEHICULAR PATH
- SECONDARY VEHICULAR PATH
- PEDESTRIAN PATH
- PRIMARY DECISION POINT
- SECONDARY DECISION POINT

CIRCULATION & DECISION POINTS

SELBERT PERKINS DESIGN

selbert perkins design collaborative inc.

5 Water Street, Arlington MA 02476
T 781.574.6605 | **F** 781.574.6606

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client:

Northland Investment Corporation
2150 Washington Street
Newton MA 02462

project:

Northland Newton Development
Needhan Street/Oak Street

date:

10 April 2019

revisions:

rev	descrip	by	date
6			
5			
4			
3			
2			
1			

title:

Circulation and Decision Points

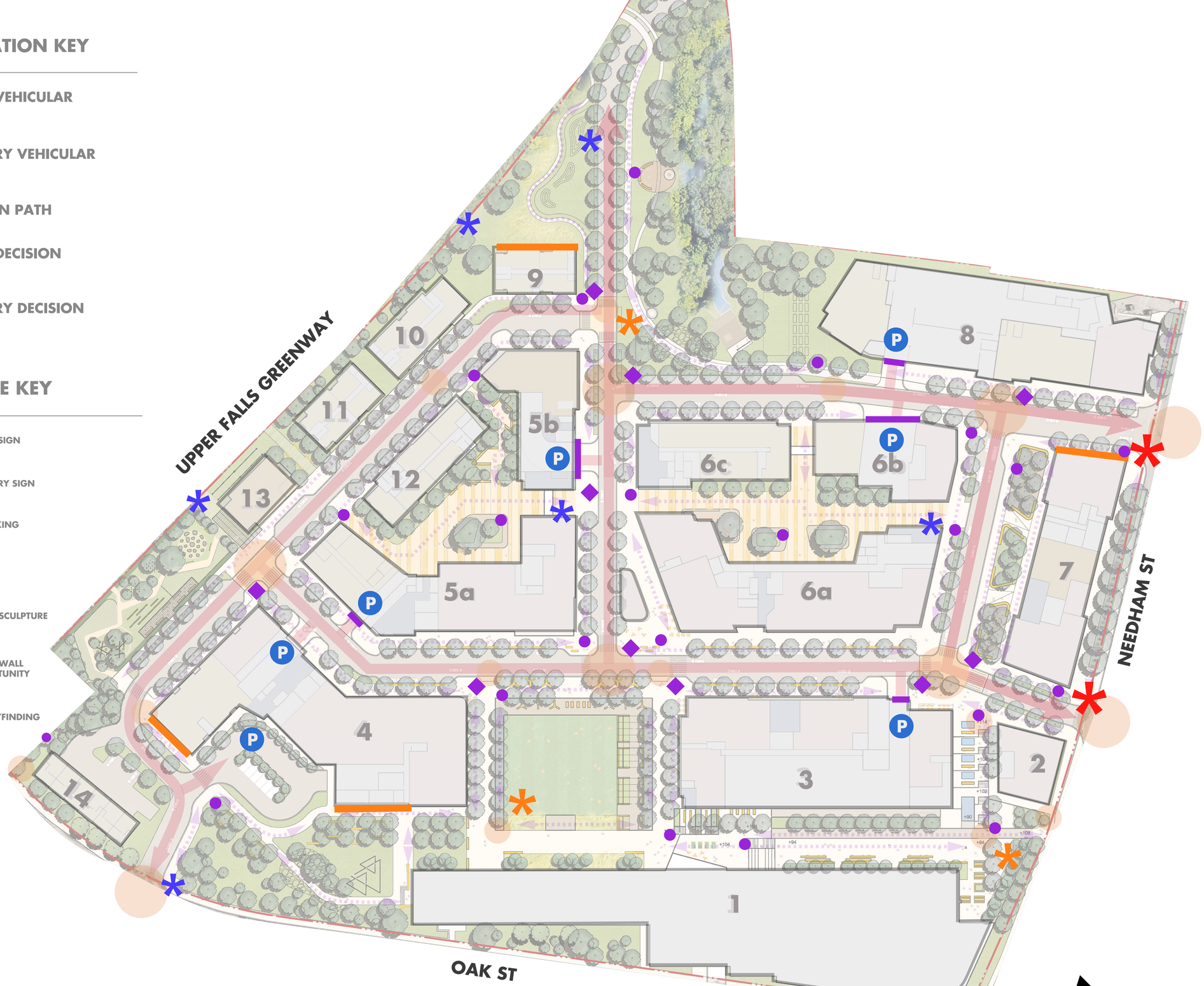
sheet: G1

CIRCULATION KEY

- PRIMARY VEHICULAR PATH
- SECONDARY VEHICULAR PATH
- PEDESTRIAN PATH
- PRIMARY DECISION POINT
- SECONDARY DECISION POINT

SIGNAGE KEY

- PRIMARY ENTRY SIGN
- SECONDARY ENTRY SIGN
- VEHICULAR/PARKING DIRECTIONAL
- PARKING ENTRY SIGNAGE
- PLACEMAKING / SCULPTURE OPPORTUNITY
- PLACEMAKING / WALL GRAPHIC OPPORTUNITY
- PEDESTRIAN WAYFINDING



WAYFINDING SIGNAGE PLAN

SELBERT PERKINS DESIGN

selbert perkins design collaborative inc.

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Northland Investment Corporation
2150 Washington Street
Newton MA 02462

project:

Northland Newton Development
Needhan Street/Oak Street

date:

10 April 2019

revisions:

rev	descrip	by	date
6			
5			
4			
3			
2			
1			

title:

Wayfinding Signage

sheet: **G2**