

# WALNUT PARK

49 WALNUT STREET  
WELLESLEY, MA

**SDG**

ARCHITECTURE AND DESIGN

## PROJECT SUMMARY

### SUMMARY

THIS PROJECT INVOLVES THE PROPOSAL OF A NEW 28-UNIT RESIDENTIAL BUILDING ON A 74,189 SF LOT LOCATED ON THE EAST SIDE OF WELLESLEY, MA. THE SITE IS LOCATED WITHIN AN INDUSTRIAL PARK AREA THAT SITS ALONG THE CHARLES RIVER. ALL EXISTING STRUCTURES WITHIN THE SITE BOUNDS WILL BE DEMOLISHED, AND A NEW, FOUR (4) STORY MULTI-FAMILY RESIDENTIAL STRUCTURE WILL BE ERECTED ON THE SITE. ALL 28 UNITS WITHIN THE PROPOSAL WILL BE ON FLOORS 2-4, AND SIX (6) OF THE UNITS WILL BE AFFORDABLE. THE GROUND LEVEL WILL BE COMPRISED OF A PARKING GARAGE AND RESIDENTIAL AMENITY SPACE. THE PROPOSED BUILDING WILL BE OF WOOD CONSTRUCTION AND WILL BE FULLY SPRINKLED.

**CONSTRUCTION TYPE:** 5A

**STORES ABOVE GRADE (PER ZONING DEFINITION):** 4

**BUILDING HEIGHT (PER ZONING DEFINITION):** 44'-9"

**TOTAL UNIT COUNT:** 28

**LOT AREA:** 74,189 SF

**BUILDING AREA (GROSS SQUARE FEET):** 100,249 SF (79,424 SF BY ZONING DEFINITION, EXCLUDES GARAGE)

**PARCEL ID:** 27-17

## ZONING SUMMARY

**ZONING DISTRICT:** INDUSTRIAL A

DIMENSIONAL PARAMETERS	REQUIRED	PROPOSED
DEVELOPMENT DENSITY (LOT AREA PER UNIT)	2,500 SF	2,649 SF
FRONT YARD DEPTH	30'-0"	204'-3"
SIDE YARD DEPTH	10'-0"	10'-0"
REAR YARD DEPTH	10'-0"	10'-0"
BUILDING HEIGHT	45'-0"	44'-9"
OFF-STREET PARKING	56 (2 PER UNIT)	56 RESIDENTIAL SPACES + 16 VISITOR SPACES

## PROJECT DATA AND METRICS

BUILDING AREA (GROSS SQUARE FEET)						
LEVEL	RESIDENTIAL	AMENITY	CIRCULATION	PARKING	STORAGE/UTILITY	TOTALS
1ST FLOOR	0	5,065	1,201	20,825	1,914	29,005
2ND FLOOR	24,462	0	1,794	0	67	26,323
3RD FLOOR	21,969	0	1,794	0	67	23,830
4TH FLOOR	19,302	0	1,722	0	67	21,091
<b>TOTALS</b>	<b>65,733</b>	<b>5,065</b>	<b>6,511</b>	<b>20,825</b>	<b>2,115</b>	<b>100,249</b>



OFF-STREET PARKING		
LOCATION/TYPE	SIZE	COUNT
GARAGE/STANDARD	9'-0" X 18'-0"	45
GARAGE/COMPACT	9'-0" X 15'-0"	7
GARAGE/ACCESSIBLE	9'-0" X 18'-0"	4
EXTERIOR/VISITOR	9'-0" X 18'-0"	16*
<b>TOTAL</b>		<b>72</b>

NOTE: ALL SPACES ARE ON-GROUND  
\*INCLUDES ONE VISITOR ACCESSIBLE SPACE

UNIT BREAKDOWN				
UNIT TYPE	COUNT	SIZE (SF)	PERCENTAGE	# OF AFFORDABLE
2 BEDROOM + DEN	16	1,522 - 2,294	57%	6
3 BEDROOM	12	2,108 - 2,762	43%	0
<b>TOTALS</b>	<b>28</b>	<b>1,522 - 2,762</b>		<b>6</b>

## WALNUT PARK

49 WALNUT STREET  
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## ZONING SET

PROJECT #: 25003  
SCALE: 1/8" = 1'-0"  
DATE: 10-01-2025

No.	Date	Description

## COVER SHEET

A-0.00



ARCHITECTURE AND DESIGN

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DATE: 10-01-2025

## ZONING DIAGRAMS



② ZONING ELEVATION DIAGRAM

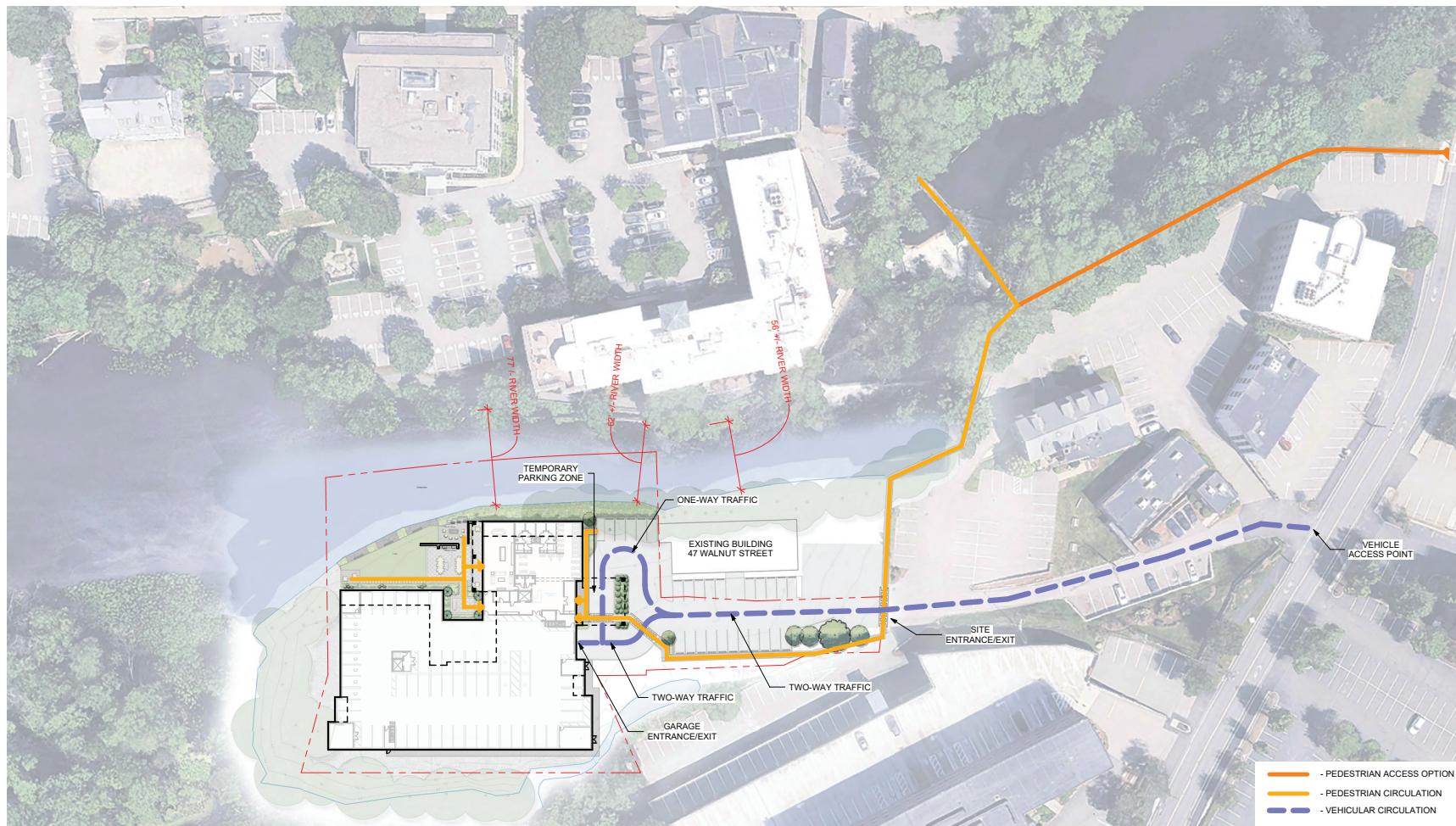
A-0.01

## **ZONING SUMMARY**

ZONING DISTRICT: INDUSTRIAL A

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## ZONING SET

PROJECT #: 25003

SCALE: 1" = 40'-0"

DATE: 10-01-2025

No.	Date	Description

SITE ACCESS  
AND  
CIRCULATION  
DIAGRAM

A-0.04

## WALNUT PARK

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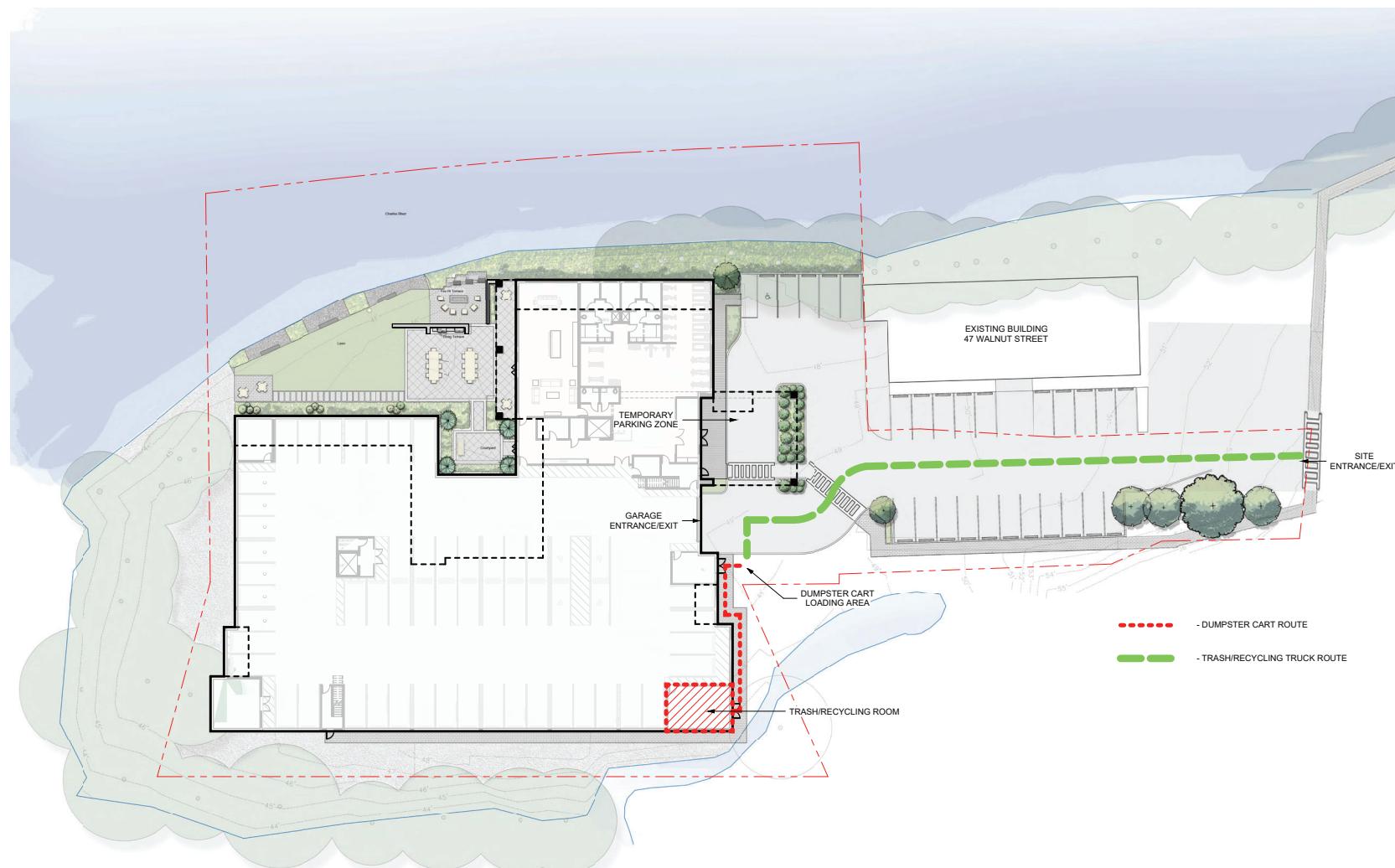
## ZONING SET

PROJECT #: 25003

SCALE: 1" = 20'-0"

DATE: 10-01-2025

No.	Date	Description

REFUSE AND  
RECYCLING  
DIAGRAM

A-0.05

## WALNUT PARK

49 WALNUT STREET  
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## ZONING SET

PROJECT #: 25003  
SCALE: 1" = 1'-0"  
DATE: 10-01-03

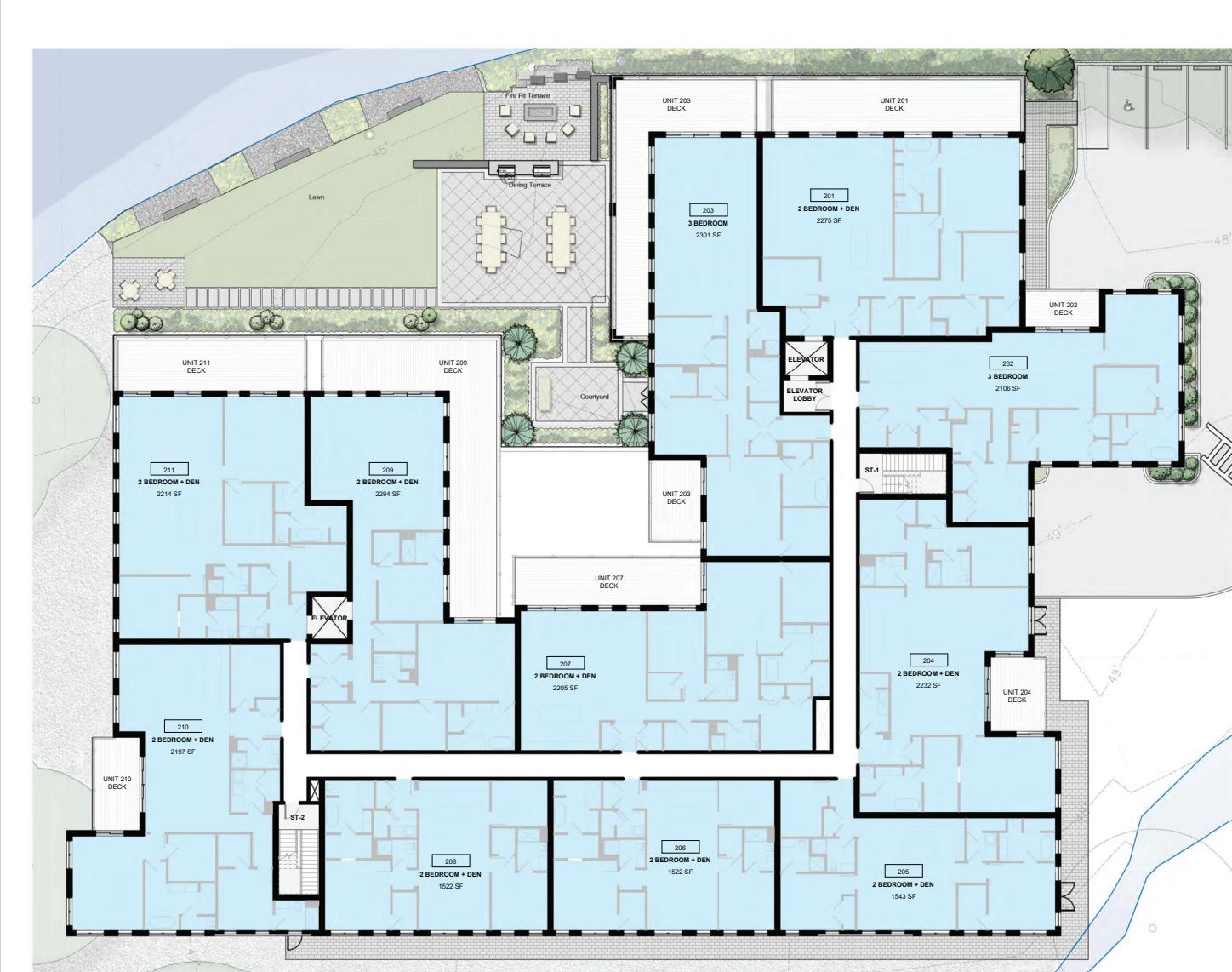
**ARCHITECTURAL  
SITE PLAN**

A-1.10

1 ARCHITECTURAL SITE PLAN  
1" - 20' 0"

N





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WELLESLEY, MA 02481

- LOBBY/AMENITY SPACE
- PARKING/STORAGE/SERVICE
- RESIDENTIAL UNIT

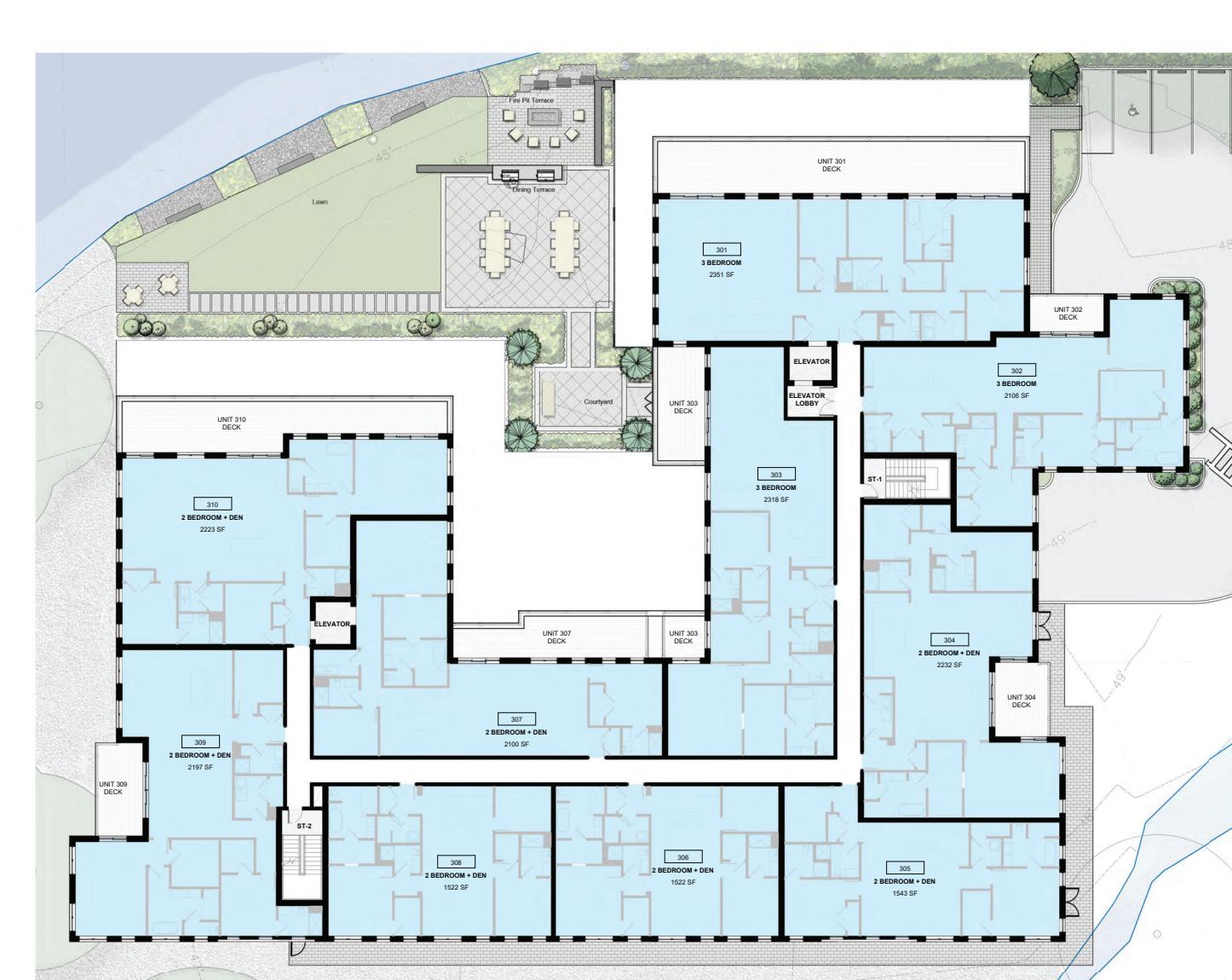
## ZONING SET

PROJECT #: 25003  
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## 2ND FLOOR PLAN

1

A-1.12



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- RESIDENTIAL UNIT

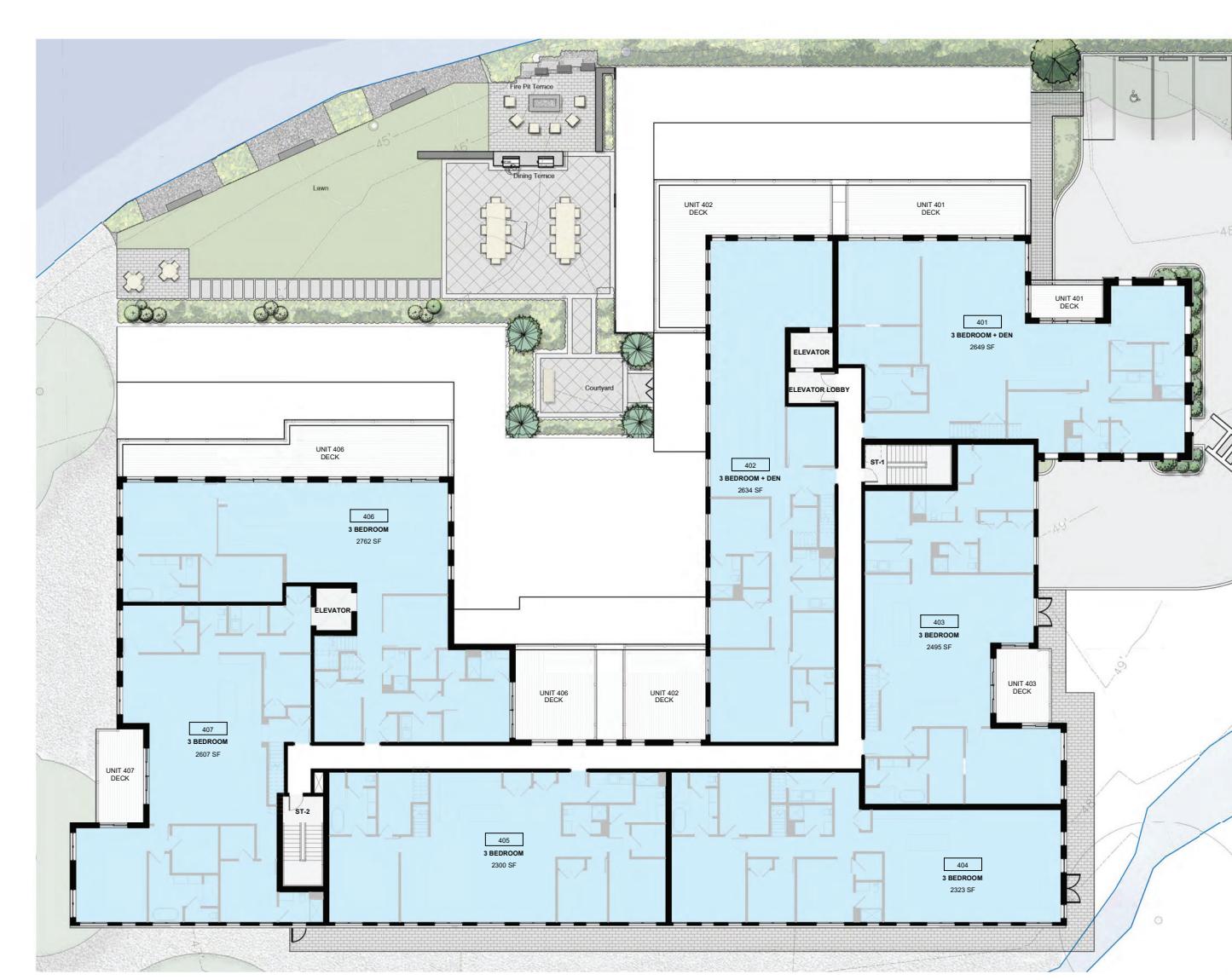
## ZONING SET

PROJECT #: 25003  
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**3RD FLOOR  
PLAN**

N

A-1.13



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- LOBBY/AMENITY SPACE
- PARKING/STORAGE/SERVICE
- RESIDENTIAL UNIT

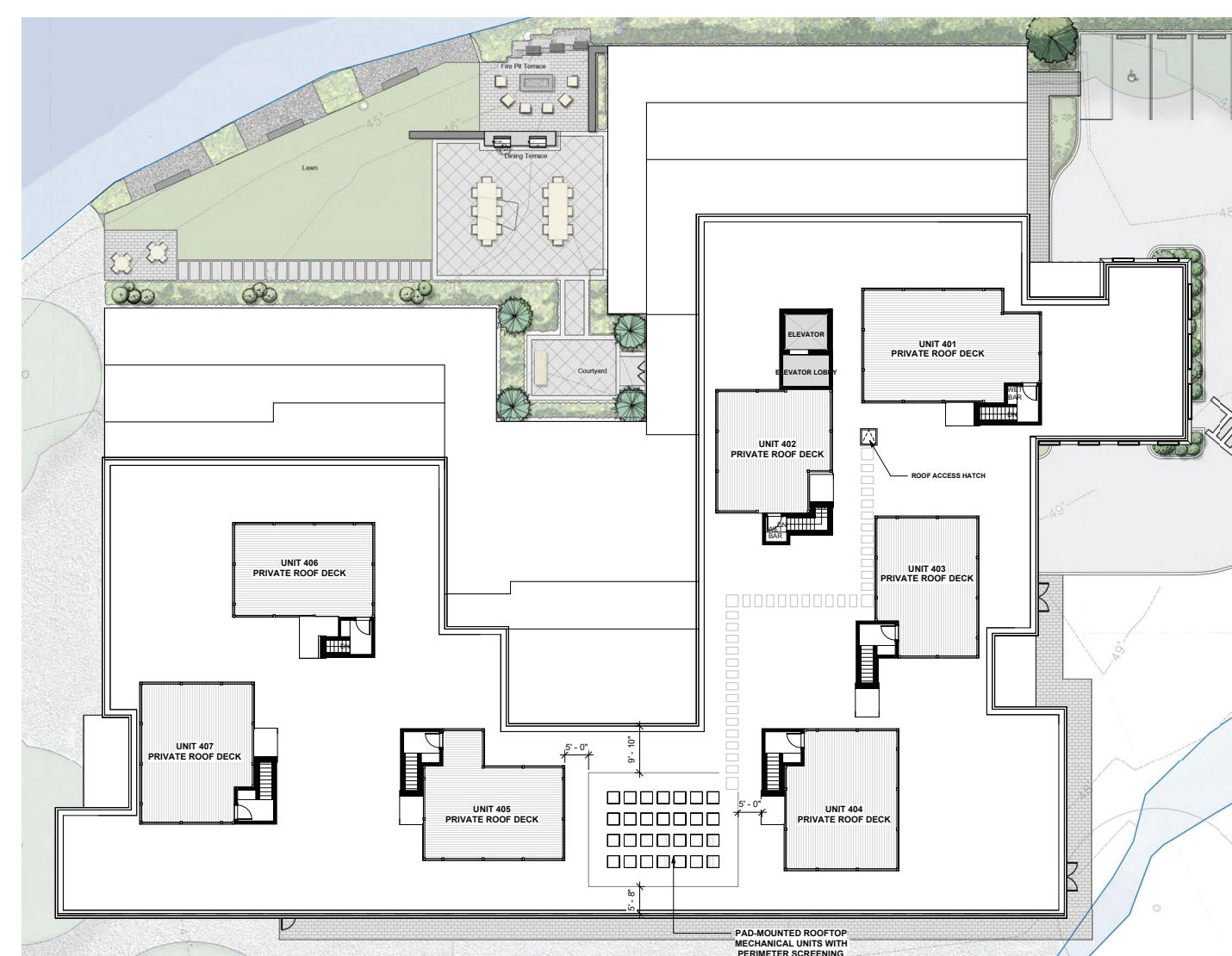
## ZONING SET

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**4TH FLOOR  
PLAN**

1

A-1.14



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- LOBBY/AMENITY SPACE
- PARKING/STORAGE/SERVICE
- RESIDENTIAL UNIT

## ZONING SET

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## ROOF LEVEL PLAN

1

A-1.15



① FRONT ELEVATION (EAST)

3/32" = 1'-0"

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PROJECT #: 25003  
SCALE: 3/32" = 1'-0"  
DATE: 10-01-2025

No.	Date	Description

## EXTERIOR ELEVATIONS



② REAR ELEVATION (WEST)

3/32" = 1'-0"

A-2.10



① LEFT SIDE ELEVATION (SOUTH)  
3/32" = 1'-0"



② RIGHT SIDE ELEVATION (NORTH)

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## ZONING SET

PROJECT #: 25003  
SCALE: 3/32" = 1  
DATE: 10-01-202

## EXTERIOR ELEVATIONS

A-2.11



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PROJECT #: 25003

SCALE:

DATE: 10-01-2025

ENLARGED  
ELEVATIONS  
AND MATERIALS

A-2.20





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## ZONING SET

PROJECT #: 25003

SCALE

DATE: 10-01-2025

No.	Date	Description
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1100 of 1100

**EXTERIOR  
RENDERING AT  
ENTRY**

A-7.01



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**ZONING SET**

PROJECT #: 25003

SCALE:

DATE: 10-01-2025

No.	Date	Description

**EXTERIOR  
RENDERING AT  
ENTRY**

**A-7.02**

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**ZONING SET**

PROJECT #: 25003

SCALE:

DATE: 10-01-2025

Rev. Date Description

**EXTERIOR  
RENDERING  
ALONG RIVER  
PARK**

**A-7.03**

