

WALNUT PARK

49 WALNUT STREET
WELLESLEY, MA



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49 WALNUT STREET
WELLESLEY, MA 02481

ZONING SET

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

No.	Date	Description

COVER SHEET

A-0.00

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
STORIES ABOVE GRADE (PER ZONING DEFINITION):	4
BUILDING HEIGHT (PER ZONING DEFINITION):	44'-0"
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
TOTALS	65,733	5,065	6,511	20,825	2,115	100,249

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*
TOTAL		72

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	2,106 - 2,762	43%	0
TOTALS	28	1,822 - 2,762		6



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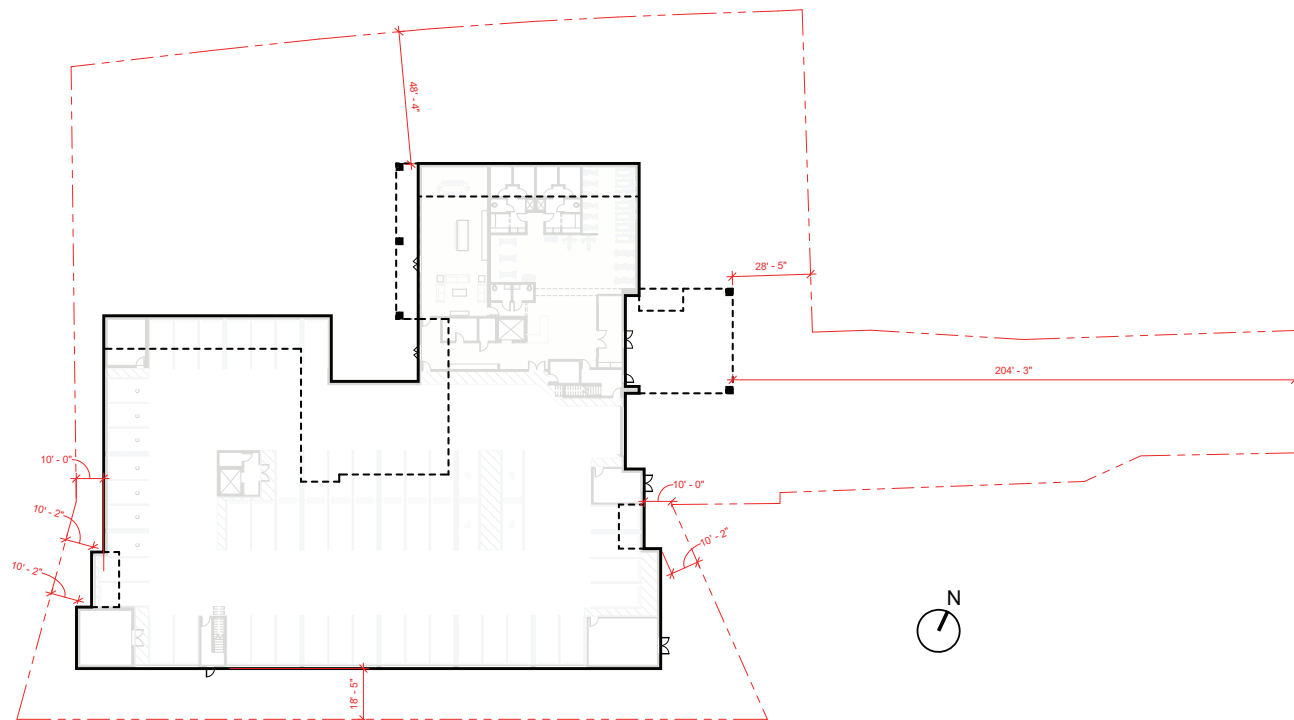
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ZONING DIAGRAMS

A-0.01



① ZONING PLAN DIAGRAM
3/16" = 1'-0"

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② ZONING ELEVATION DIAGRAM
1/16" = 1'-0"

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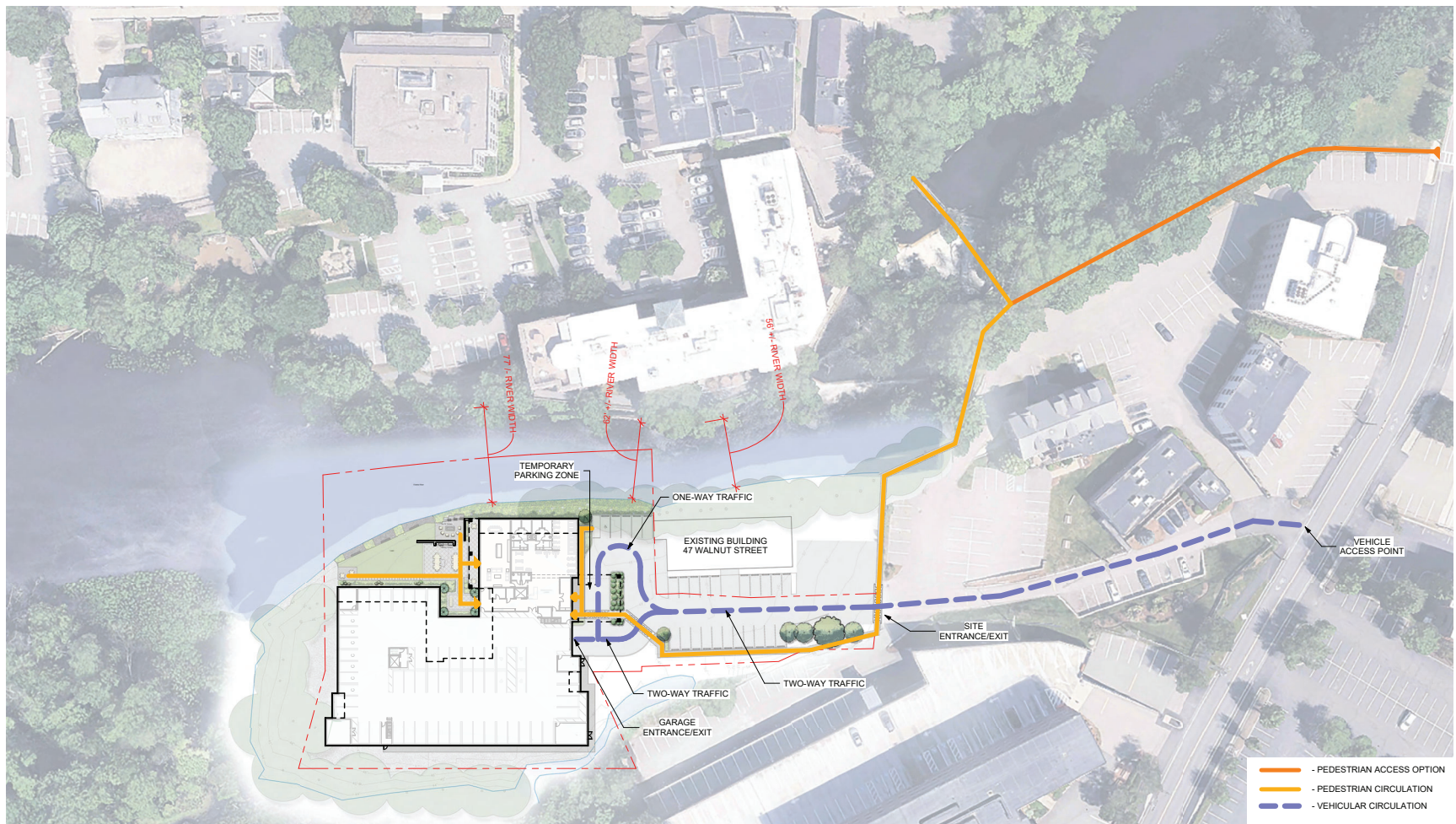
SCALE: 1" = 40'-0"

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**SITE ACCESS
AND
CIRCULATION
DIAGRAM**

A-0.04



① SITE ACCESS AND CIRCULATION PLAN
1" = 40'-0"



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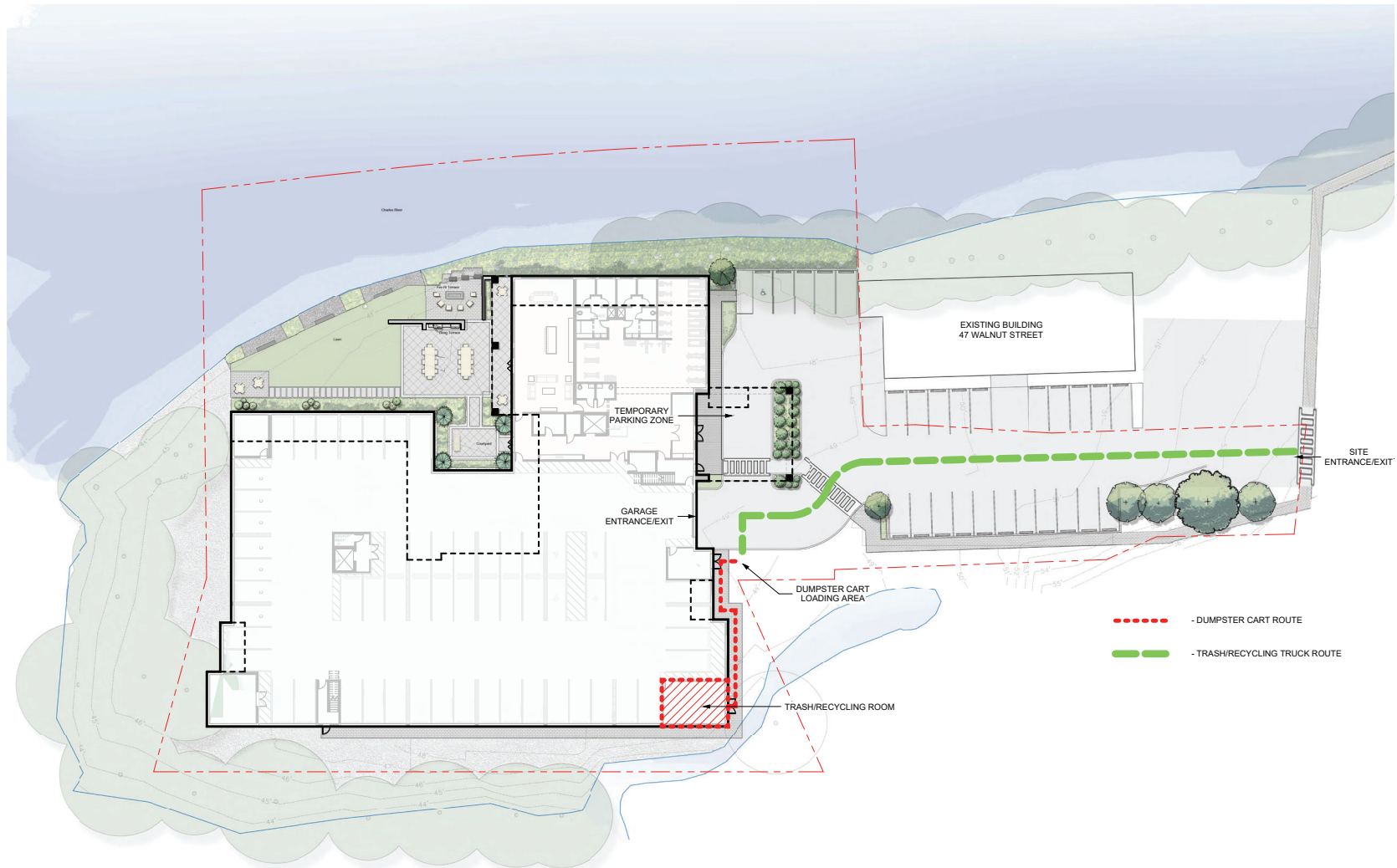
SCALE: 1" = 20'-0"

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**REFUSE AND
RECYCLING
DIAGRAM**

A-0.05



① REFUSE AND RECYCLING DIAGRAM
1" = 20'-0"



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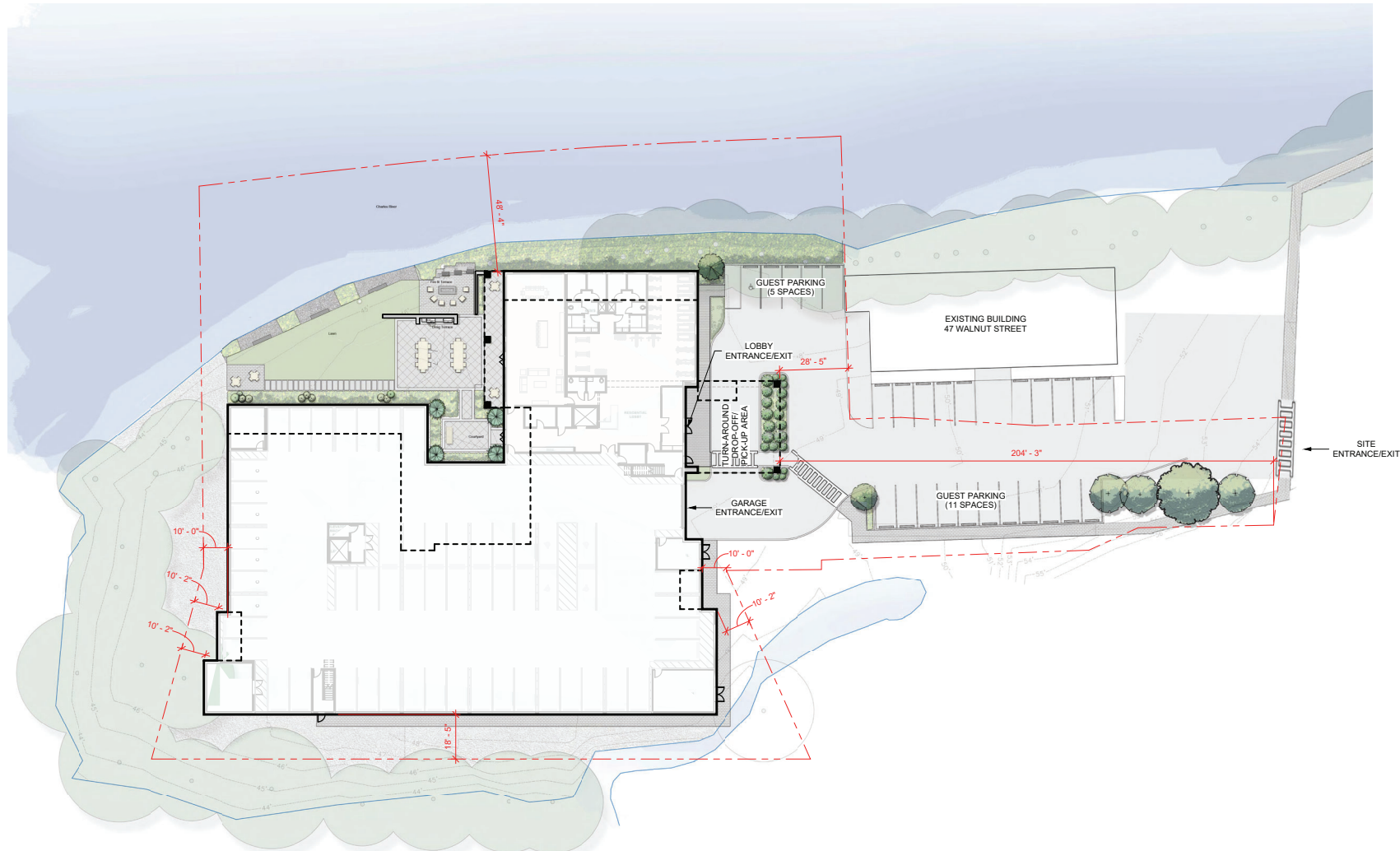
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**ARCHITECTURAL
SITE PLAN**

A-1.10



① ARCHITECTURAL SITE PLAN
1" = 20'-0"



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**1ST FLOOR
(GROUND
FLOOR) PLAN**

A-1.11



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

① 1ST FLOOR
3/32" = 1'-0"

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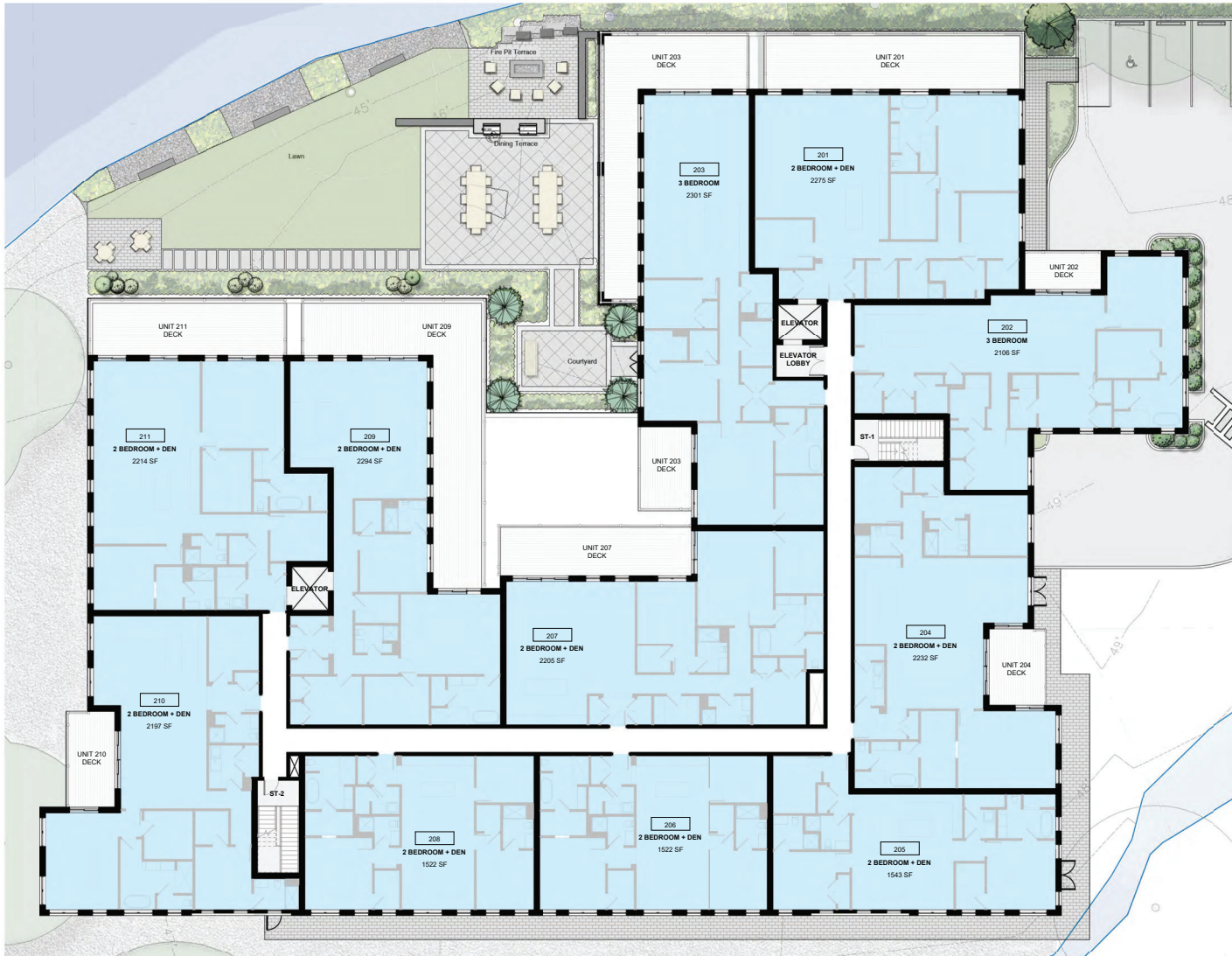
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**2ND FLOOR
PLAN**

A-1.12

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



① 2ND FLOOR
3/32" = 1'-0"



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**3RD FLOOR
PLAN**

A-1.13



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

① 3RD FLOOR
3/32" = 1'-0"



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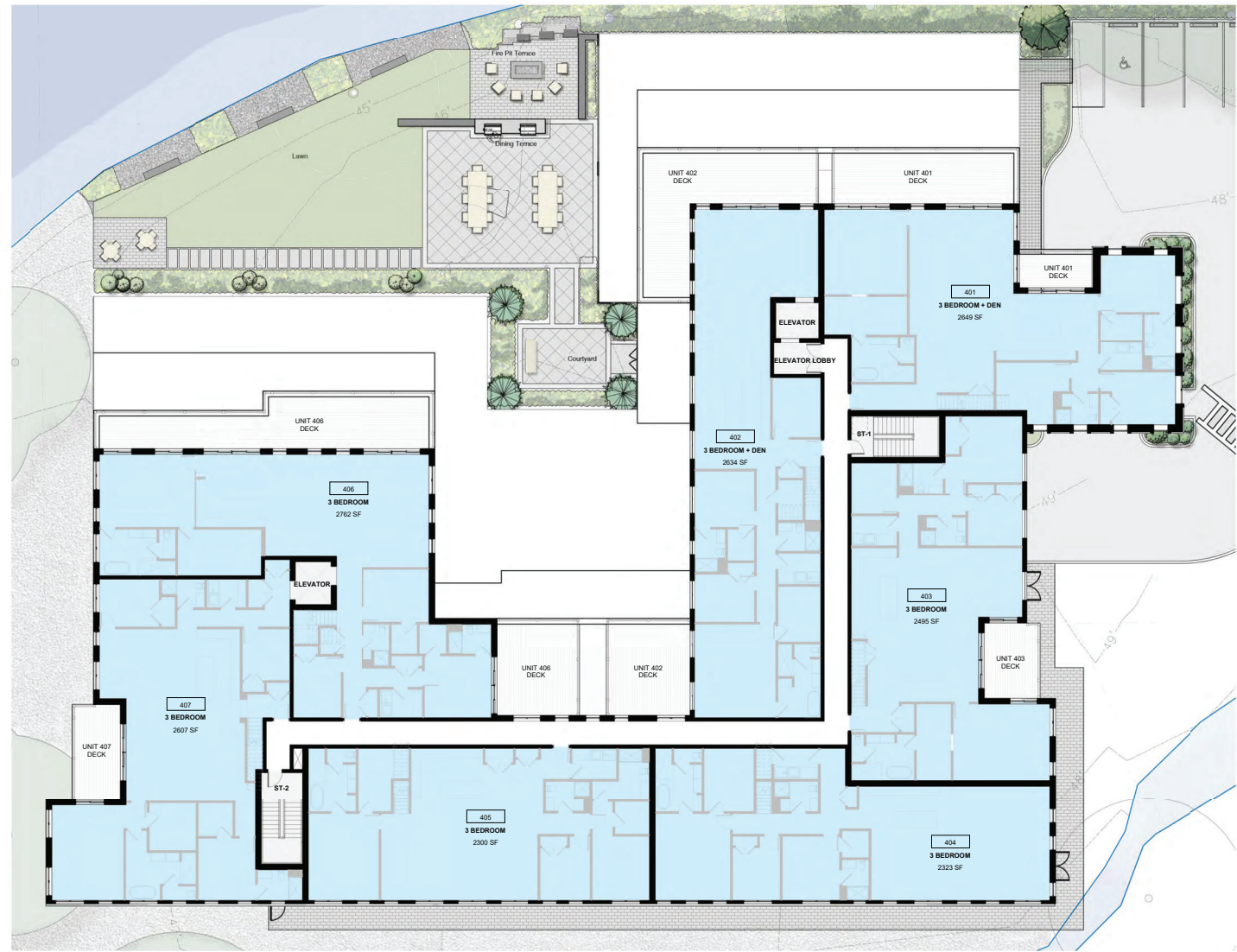
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4TH FLOOR
PLAN

A-1.14



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

① 4TH FLOOR

3/32" = 1'-0"





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EXTERIOR ELEVATIONS

A-2.10



① FRONT ELEVATION (EAST)
3/32" = 1'-0"



② REAR ELEVATION (WEST)
3/32" = 1'-0"

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EXTERIOR
ELEVATIONS

A-2.11



1

LEFT SIDE ELEVATION (SOUTH)

3/32" = 1'-0"



2

RIGHT SIDE ELEVATION (NORTH)

3/32" = 1'-0"

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ENLARGED ELEVATIONS AND MATERIALS



MP-1

STANDING SEAM VERTICAL
METAL PANEL

LS-1

LIMESTONE BLOCK CORNICE

LS-1

LIMESTONE BLOCK LINTELS

LS-2

LIMESTONE BLOCK VENEER

BR-1

RUNNING BOND BRICK VENEER

BR-1

SOLDIER COURSE BRICK LINTELS

LS-1

LIMESTONE EXTRUDED BLOCK CORNER DETAIL

LS-1

LIMESTONE BLOCK BAND DETAIL

AL-1

ALUMINUM CURTAIN WALL

WALL ACCENT LIGHTING

PER PHOTOMETRIC PLAN

LS-2

LIMESTONE BLOCK VENEER



SDG

ARCHITECTURE AND DESIGN

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**EXTERIOR
RENDERING
AERIAL**

A-7.00



SDG

ARCHITECTURE AND DESIGN

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**EXTERIOR
RENDERING AT
ENTRY**

A-7.01



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**EXTERIOR
RENDERING AT
ENTRY**

A-7.02

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ARCHITECTURE AND DESIGN



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**EXTERIOR
RENDERING
ALONG RIVER
PARK**

A-7.03