

REVISÉ (January 23, 1973)

PARKING LEGEND

EXISTING BUILDINGS TO BE REMOVED

BUILDINGS TO BE REPLACED

Zoning Book Page 378 - 25-20 Para. (b)
 Replacement area plus 1500 sq. ft.
 or 50% of gross floor area of existing buildings or structures, whichever less shall not require additional off-street parking space.

PARKING REQUIRED

Zoning, page 378 - Para. (g)
 A space per 2000 rentable ground floor area,
 A space per 5000 rentable floor area above first floor.

REPLACED BUILDING AREA

Existing 1 story building: 1440 sq. ft.
 plus 50%: 720 " "
 Total: 2160 " "

NEW BUILDING - Rentable Area

Ground floor 2250 sq. ft. (1 car req'd)
 Second floor: 2970 sq. ft. rentable area
 Storage area (625 sq. ft.)
 Third floor: 2970 sq. ft. rentable area
 Storage area (625 sq. ft.)
 Fourth floor: 2970 sq. ft. rentable area
 Storage area (625 sq. ft.)
 Total: 8910 sq. ft. rentable area

REQUIRED: 300 sq. ft. per car - 30 cars req'd.

LAND USAGE TABLE (BU1 ZONE)			
ITEM	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10,000 SF	12,152 SF	12,152 SF
MINIMUM FRONT YARD	10 FT ⁽¹⁾	4.9 FT	4.9 FT
MINIMUM SIDE YARD	2.7 FT ⁽²⁾	16.2 FT	16.2 FT
MINIMUM REAR YARD	0 FT ⁽³⁾	2.4 FT	2.4 FT
MAXIMUM HEIGHT (FEET)	36 FT	10'-6"	33'-9"
MAXIMUM HEIGHT (STORIES)	3	1	3
LOT AREA PER UNIT	1,200 SF	N/A	3,128 SF
MAXIMUM FLOOR AREA RATIO	1.5	0.74	1.48

(1) AVERAGE SETBACK
 (2) HALF BUILDING HEIGHT OR EQUAL TO ABUTTING SIDE YARD SETBACK
 (3) GREATER OF HALF BUILDING HEIGHT OR 15'

GENERAL NOTES:

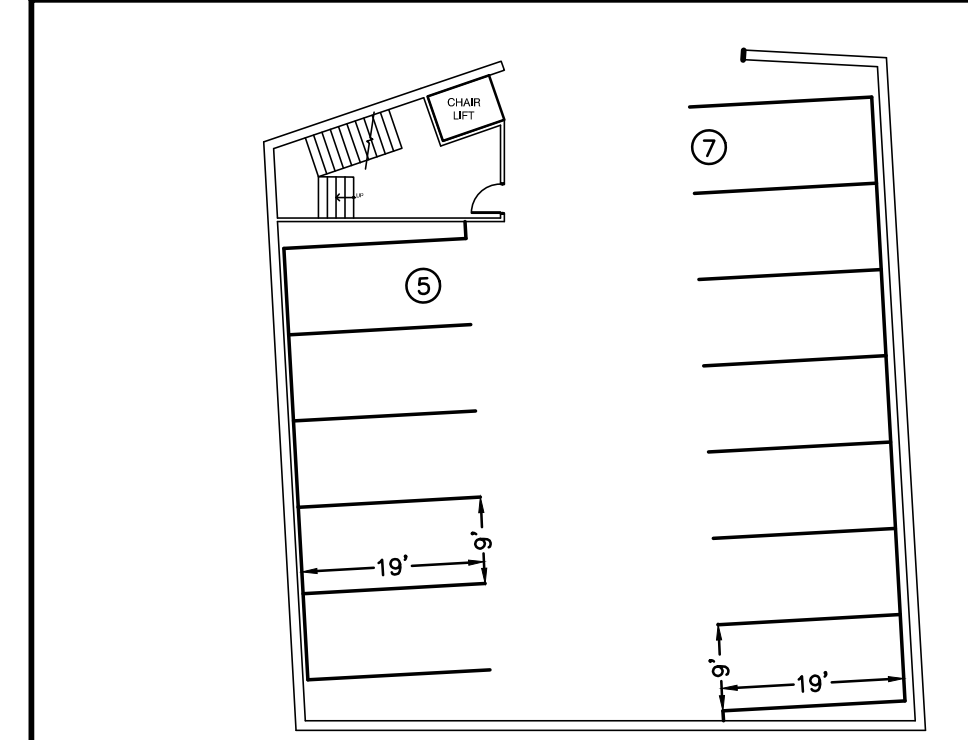
- TOPOGRAPHY SHOWN ON THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ENGINEERING ALLIANCE, INC. ON NOVEMBER 1, 2021.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURED SHOWN ON THIS PLAN IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY AND "DISSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO COMMENCING WORK TO VERIFY THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
- ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE CITY OF NEWTON REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE CITY OF NEWTON PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK.

REQUIRED PARKING FROM PRIOR SITE PLAN APPROVAL

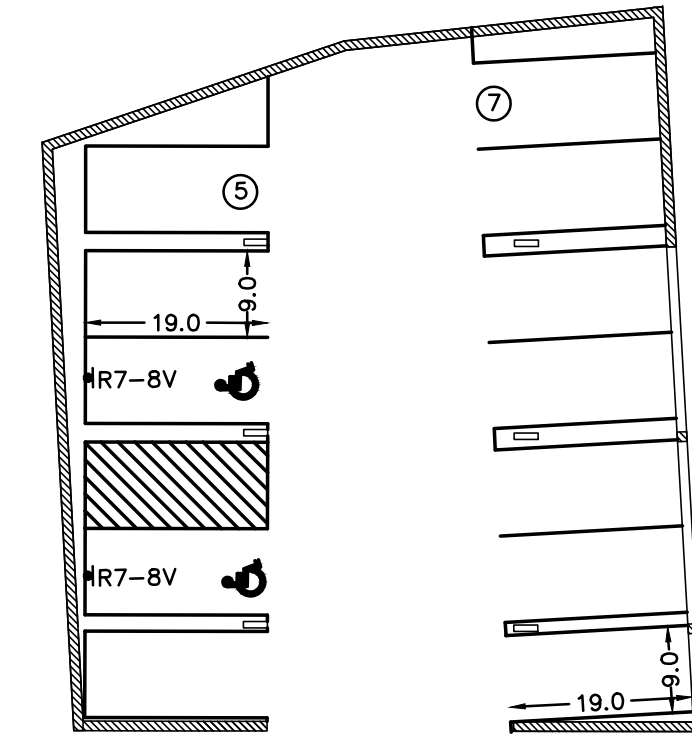
PROPOSED PARKING

GARAGE SPACES = 24 SPACES
 EXTERIOR SPACES = 10 SPACES
 TOTAL PARKING = 34 SPACES

30 SPACES (20 GARAGE AND 10 SURFACE) DEDICATED TO 345 BOYLSTON STREET
 4 SPACES DEDICATED TO THE PROPOSED 4 RESIDENTIAL UNITS
 WAIVER REQUESTED FOR 4 SPACES (34 SPACES WHERE 38 ARE REQUIRED)



UPPER LEVEL GARAGE



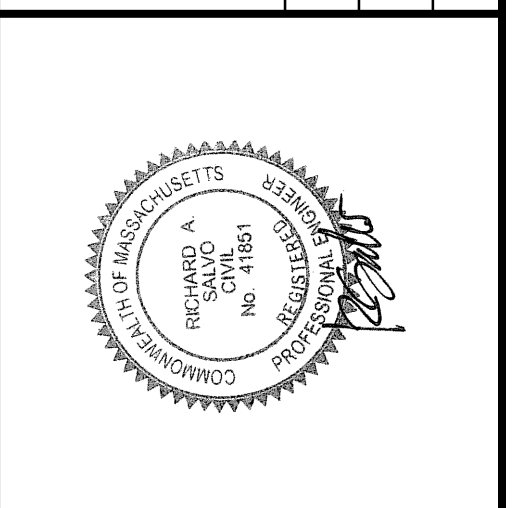
LOWER LEVEL GARAGE

DATE	DESCRIPTION OF REVISION
7/25/22	UPDATE ZONING CHART
4/1/22	MODIFY ARCHITECTURAL
2/28/22	MODIFY UNIT COUNT AND PARKING
11/1/2021	ADD TOPOGRAPHY, UTILITIES, & DIMENSIONS
8/19/21	UPDATE ARCHITECTURAL AND
7/14/21	ADJUST FAR CALCULATION
	DESCRIPTION OF REVISION

Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street
 Portsmouth, NH 03801
 Tel: (603) 610-7100
 Fax: (603) 610-7101

Proposed Site Plan
 1 Jackson Street & 345 Boylston Street
 (Tax Map 65 Block 10 Lots 1&8&18)
 Newton, Massachusetts

PROJECT #: 21-61411
 DATE: June 3, 2021
 SCALE: AS NOTED
 DWG FILE NAME: 21-61411
 DESIGN BY: Alexander Salvo
 CHECKED BY: Richard A. Salvo, P.E.



345 Boylston Street Nominee Trust
 75 Williams Street
 Chelsea, MA 02150

APPLICANT:

DWG. NO. **C-1**

DRAWING TITLE:
Site Plan