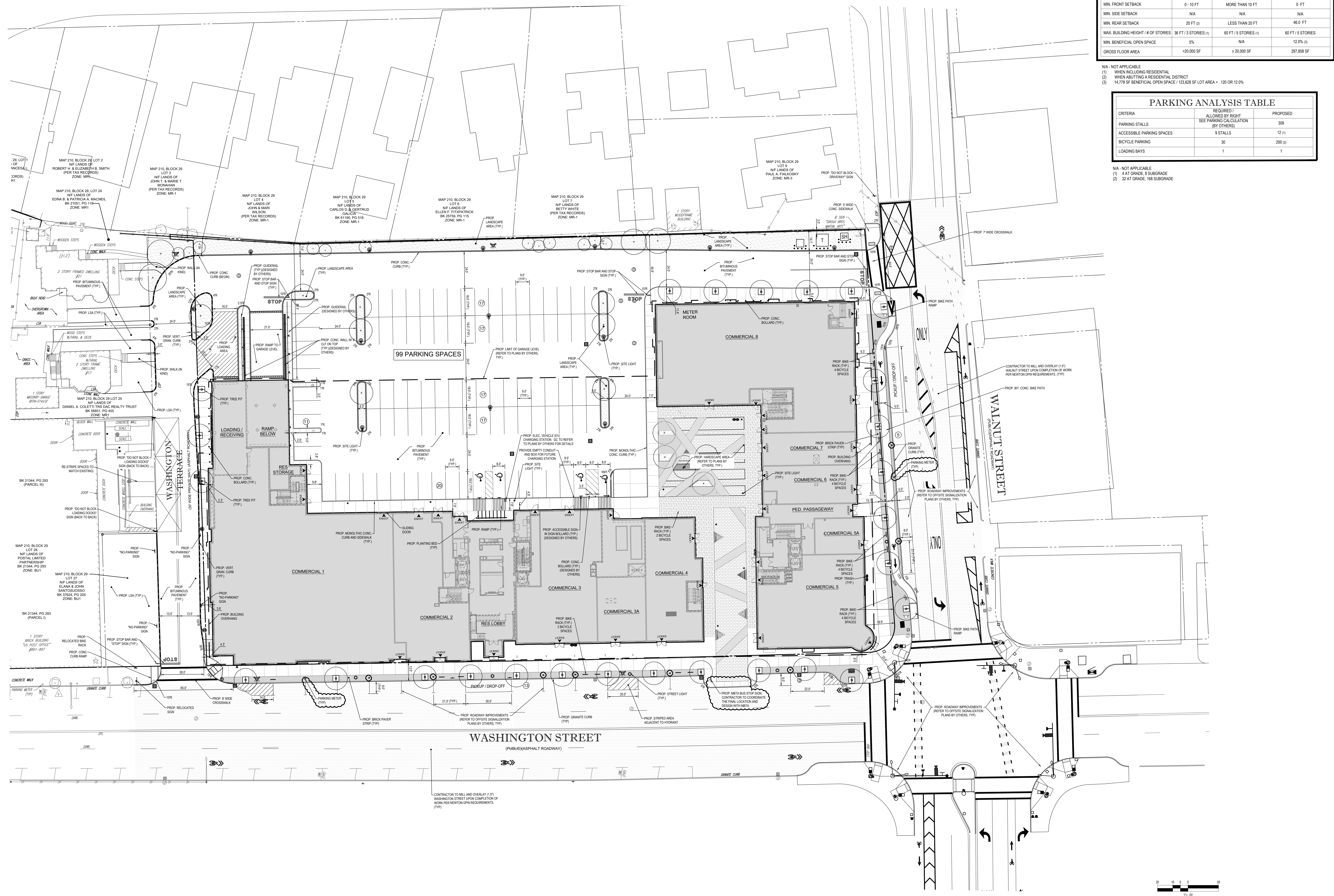


ZONING ANALYSIS TABLE			
ZONING DISTRICT	EXISTING ZONING: MIXED USE 4 (MU-4)		
CRITERIA	REQUIRED / ALLOWED BY RIGHT	ALLOWED BY SPECIAL PERMIT	PROPOSED TOTAL LOT
MINIMUM LOT AREA	10,000 SF	N/A	123,628 SF
MINIMUM LOT AREA PER UNIT	1,000 SF PER UNIT	LESS THAN 1,000 SF PER UNIT	883 SF PER UNIT
MINIMUM LOT FRONTAGE PER STREET	80 FT	N/A	278.62' WASHINGTON TERRACE 482.01' WASHINGTON STREET 277.56' WALNUT STREET
MAX. F.A.R.	1.5 (1)	2.5	1.87
MIN. FRONT SETBACK	0 - 10 FT	MORE THAN 10 FT	0 FT
MIN. SIDE SETBACK	N/A	N/A	N/A
MIN. REAR SETBACK	20 FT (2)	LESS THAN 20 FT	46.0 FT
MAX. BUILDING HEIGHT # OF STORES	36 FT / 3 STORES (1)	60 FT / 5 STORES (1)	60 FT / 5 STORES
MIN. BENEFICIAL OPEN SPACE	5%	N/A	12.0% (2)
GROSS FLOOR AREA	<20,000 SF	≥ 20,000 SF	297,868 SF

N/A - NOT APPLICABLE
 (1) WHEN INCLUDING RESIDENTIAL
 (2) WHEN ABUTTING A RESIDENTIAL DISTRICT
 (3) 14,778 SF BENEFICIAL OPEN SPACE / 123,628 SF LOT AREA = 12.0% OR 12.0%

PARKING ANALYSIS TABLE		
CRITERIA	REQUIRED / ALLOWED BY RIGHT / SEE PARKING CALCULATION (BY OTHERS)	PROPOSED
PARKING STALLS	309	309
ACCESSIBLE PARKING SPACES	9 STALLS	12 (1)
BICYCLE PARKING	30	200 (2)
LOADING BAYS	1	1

N/A - NOT APPLICABLE
 (1) 4 AT GRADE, 8 SUBGRADE
 (2) 32 AT GRADE, 188 SUBGRADE



PCA
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 ARCHITECTURE PLANNING INTERIORS
 ARCHITECT
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 CIVIL ENGINEER
 BOHLER ENGINEERING
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 508-480-9500
 PCA PROJECT # 19041.D0

WASHINGTON PLACE
 WASHINGTON ST @ WALNUT ST, NEWTON, MA

REVISIONS	DATE	BY	DESCRIPTION
1	08/12/2018	JG	ISSUED FOR PERMITS
2	07/15/2018	JG	REVISED PER CITY COMMENTS
3	06/20/2018	JG	REVISED PER CITY COMMENTS
4	06/20/2018	JG	REVISED PER FIELD CHANGES
5	06/20/2018	JG	REVISED PER FIELD CHANGES
6	06/20/2018	JG	REVISED PER FIELD CHANGES
7	07/20/2018	JG	REVISED PER BUS STOP

J.G. SWERLING
 PROFESSIONAL ENGINEER
 Massachusetts License No. 10507
 10507-0001
 ORIGINAL ISSUE
 CONSTRUCTION
 DOCUMENT SET
 08/12/2018
 AS SHOWN



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY
 REFER TO GENERAL NOTES SHEET FOR NOTES

KEYPLAN
 SITE PLAN
 C3.0