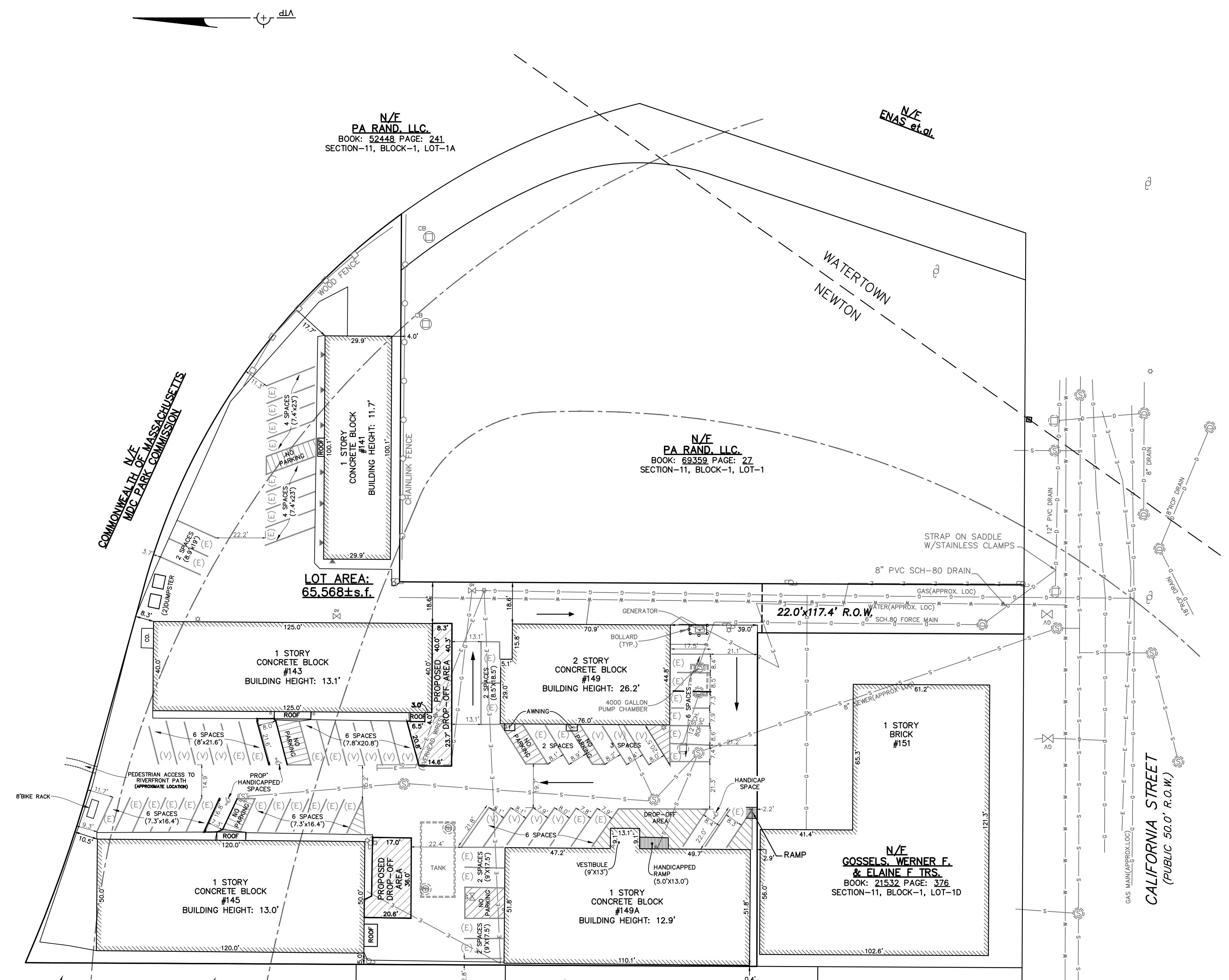


205177_3p4.dwg (2-2020)

LEGEND

- BUILDING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STOCKADE FENCE
- CHAINLINK FENCE
- PICKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- DECIDUOUS TREE DEC. 22'
- CONIFEROUS TREE CON. 12'
- FIRE HYDRANT



WAIVERS FOR PARKING LOTS GREATER THAN 5 STALLS:

- 5.1.8.A.1 - NO PARKING IN ANY SETBACK FROM STREET OR SIDE LOT LINES/MIN SETBACK OF 5 FEET
- 5.1.8.B.1 - MINIMUM WIDTH 9 FEET
- 5.1.8.B.2 - MINIMUM DEPTH OF 19 FEET FOR ANGLED STALLS
- 5.1.8.B.6 - END STALLS SHALL HAVE MANEUVERING SPACES OF 5 FEET DEEP/9FEET WIDE
- 5.1.8.C.1 - MINIMUM WIDTH OF AISLES FOR 2 WAY TRAFFIC OF 20 FEET
- 5.1.8.D.1 - ENTRANCE AND EXIT DW SHALL BE MINIMUM OF 20 FEET WIDE
- 5.1.8.D.2 - ENTRANCE AND EXIT DW SHALL BE MAX OF 25 FEET WIDE
- 5.1.9.A - LANDSCAPE SCREENING
- 5.1.9.B - INTERIOR LANDSCAPING
- 5.1.10 - LIGHTING, SURFACING AND MAINTENANCE OF PARKING FACILITIES
- 5.1.11 - BIKE PARKING FACILITIES
- 5.1.12 - OFF STREET LOADING FACILITIES

	EXISTING	PROPOSED
PARKING SPACES	65	58
HANDICAP SPACES	2	3
TOTAL	67	61

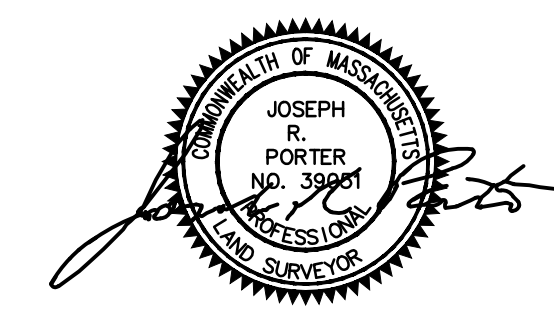
(V) VAN SPACE (15 SPACES)
 (E) EMPLOYEE SPACE (43 SPACES— NOT INCL. 3 HANDICAP ACCESSIBLE)

ZONING CHART		
NEWTON, MASSACHUSETTS		
ZONE:	MANUFACTURING	SUBMISSION: EXISTING
REGULATION	REQUIRED	EXISTING
LOT AREA	10,000s.f.	65,568±s.f.
LOT FRONTAGE	NONE	22.0'
FRONT SETBACK	15.0' OR (1)	39.0'
SIDE SETBACK	20.0' OR (2)	0.4' *
REAR SETBACK	20.0' (3)	8.3' *
BUILDING HEIGHT	24.0' / 36.0'	—
AVERAGE GRADE	—	—
LOT COVERAGE	NONE	—
OPEN SPACE	NONE	—

- *NON—CONFORMING
- (1) MIN. FRONT SETBACK
1/2 BLDG.HGHT. OR AVERAGE FRONT SETBACK SEC 1.5.3
- (2) MIN. SIDE YARD
(ABUTTING RES. OR PUBLIC DISTRICT) GREATER OF 20.0' OR 1/2 BUILDING.HGHT.
(NOT ABUTTING RES. DISTRICT) 1/2 BUILDING.HGHT.
- (3) MIN. REAR YARD
(ABUTTING RES. OR PUBLIC DISTRICT) GREATER OF 20.0' OR 1/2 BUILDING.HGHT.
(NOT ABUTTING RES. DISTRICT) 1/2 BUILDING.HGHT.

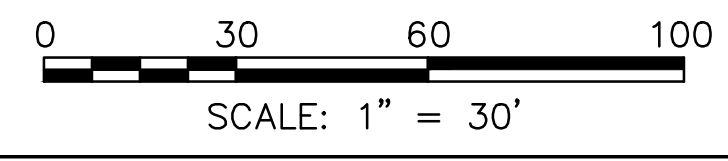
SITE PLAN
NEWTON, MASSACHUSETTS

SHOWING PROPOSED CONDITIONS AT
 #141-149A CALIFORNIA STREET
 SCALE: 1in.=30ft. DATE: MAY 16, 2020
 REVISED: JULY 15, 2020



PROJECT: 205177
VTP
 ASSOCIATES
 INC.

LAND SURVEYORS — CIVIL ENGINEERS. 132
 ADAMS STREET 2ND FLOOR SUITE 3
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