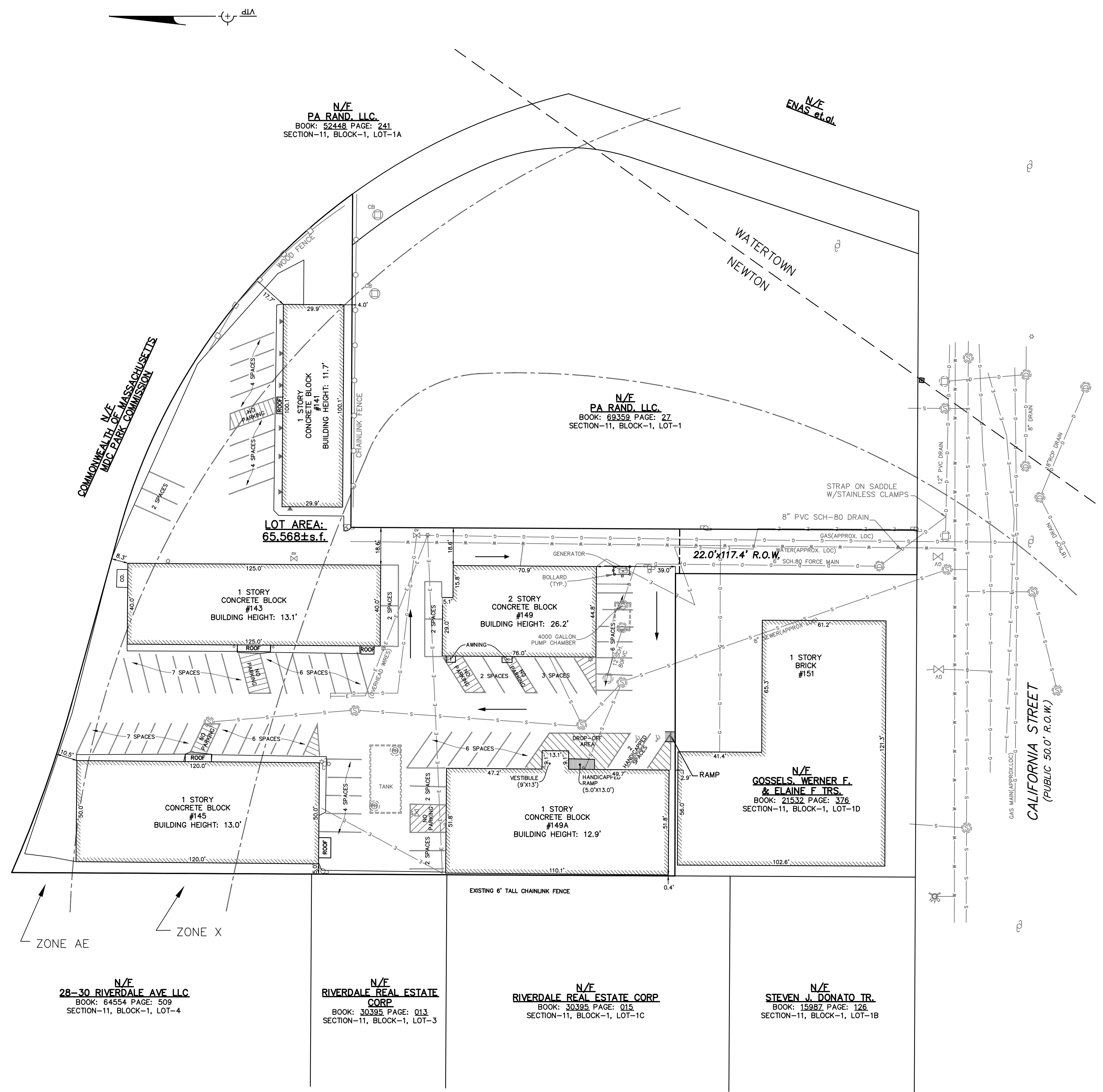


205177_mcd.dwg (2-2020)

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

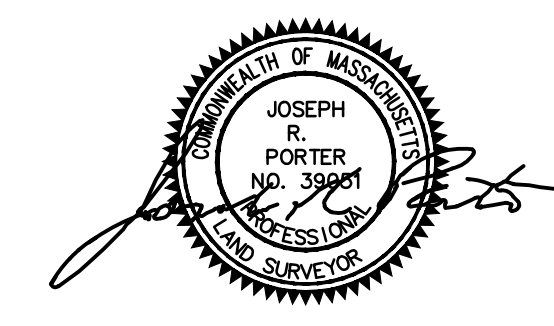


PARKING SPACES	65
HANDICAP SPACES	2
TOTAL	67

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	-

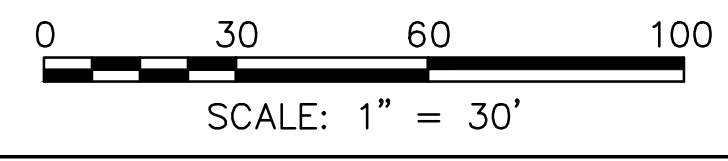
- *NON-CONFORMING
- (1) MIN. FRONT SETBACK
1/2 BLDG.HGHT. OR AVERAGE FRONT SETBACK SEC 1.5.3
 - (2) MIN. SIDE YARD
(ABBUTTING RES. OR PUBLIC DISTRICT) GREATER OF 20.0' OR 1/2 BUILDING.HGHT.
(NOT ABBUTTING RES. DISTRICT) 1/2 BUILDING.HGHT.
 - (3) MIN. REAR YARD
(ABBUTTING RES. OR PUBLIC DISTRICT) GREATER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

SITE PLAN
NEWTON, MASSACHUSETTS
 SHOWING EXISTING CONDITIONS AT
 #141-149A CALIFORNIA STREET
 SCALE: 1in.=30ft. DATE: JANUARY 7, 2020
 REVISED: APRIL 29, 2020

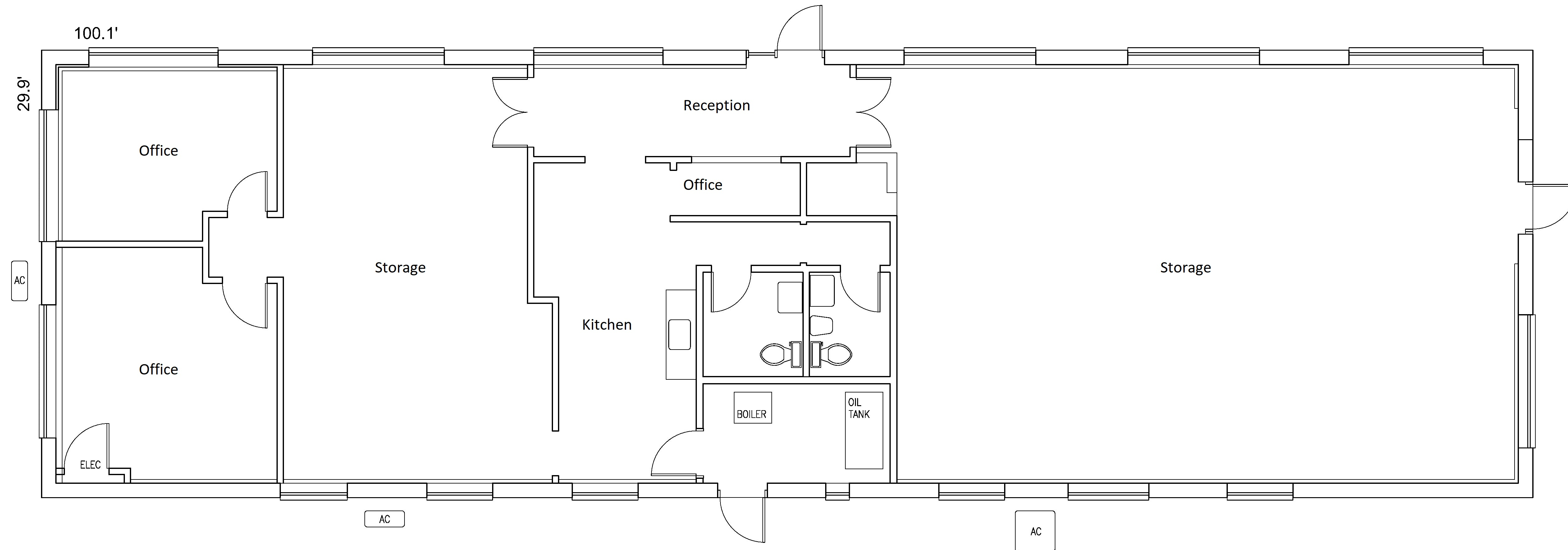


PROJECT: 205177
VTP
 ASSOCIATES
 INC.

LAND SURVEYORS - CIVIL ENGINEERS. 132
 ADAMS STREET 2ND FLOOR SUITE 3
 NEWTON, MA 02458
 (617) 332-8271



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1 EXISTING FLOOR PLAN
 SCALE: 1/4"=1'-0"
 TOTAL SQUARE FOOTAGE: 2,992.99'



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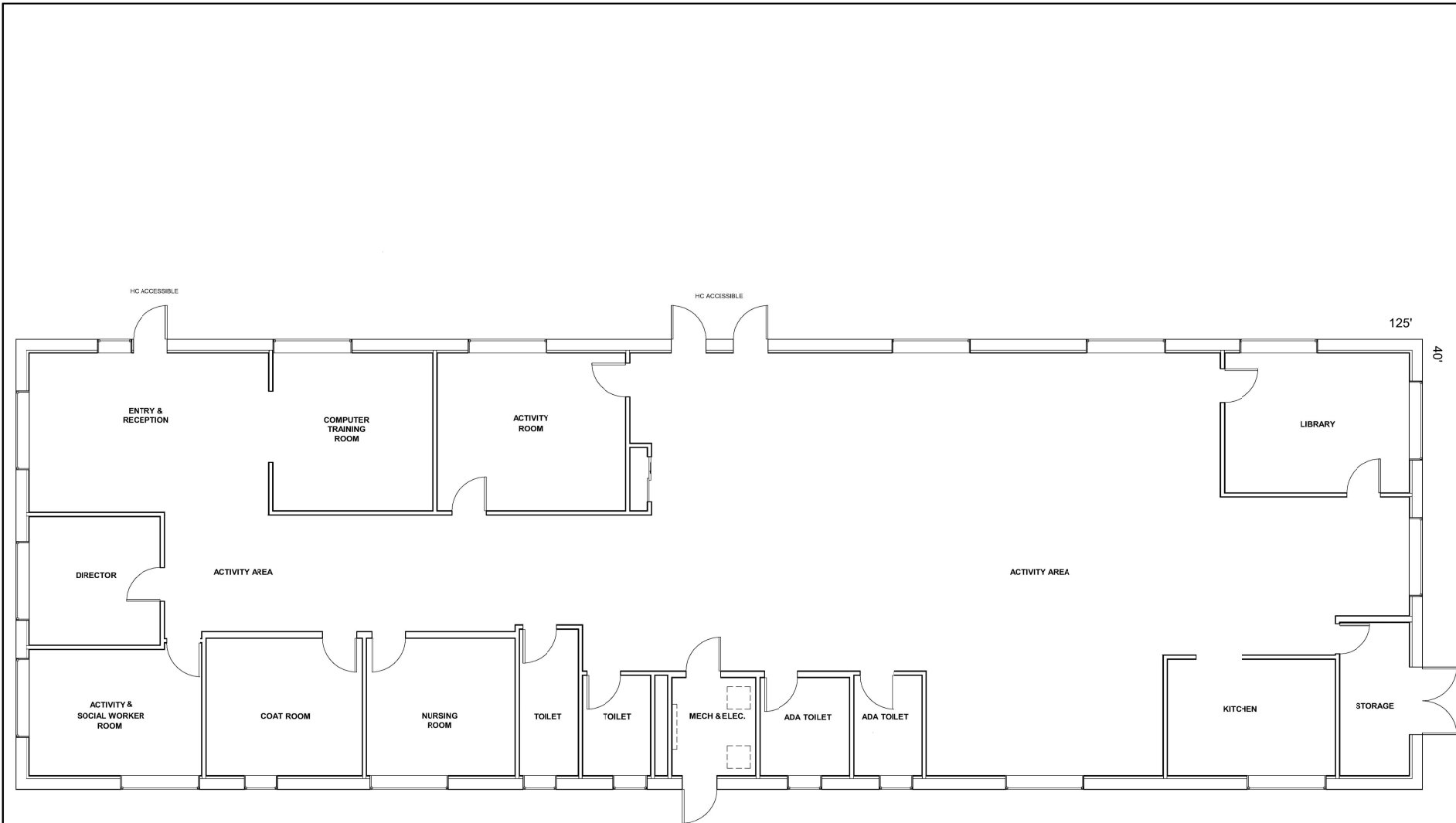
DOOLING & COMPANY ARCHITECTS
 84 BOWERS STREET,
 NEWTON, MA 02460
 PHONE (617) 212-4337
 EMAIL: mark@doolingcoarchitects.com

FIRST FLOOR
 MAZZI REALTY, LLC
 141 CALIFORNIA STREET
 NEWTON, MA 02458

DATE	REVISION
11/14/2020	

SCALE:
SHEET #:

NOT FOR CONSTRUCTION



EXISTING ONE STORY BUILDING: ADULT DAY CARE
TOTAL SQUARE FOOTAGE: 5,000'



CONTRACT NO. 2018-001
PROJECT NO. 2018-001
DATE: 11/14/2019

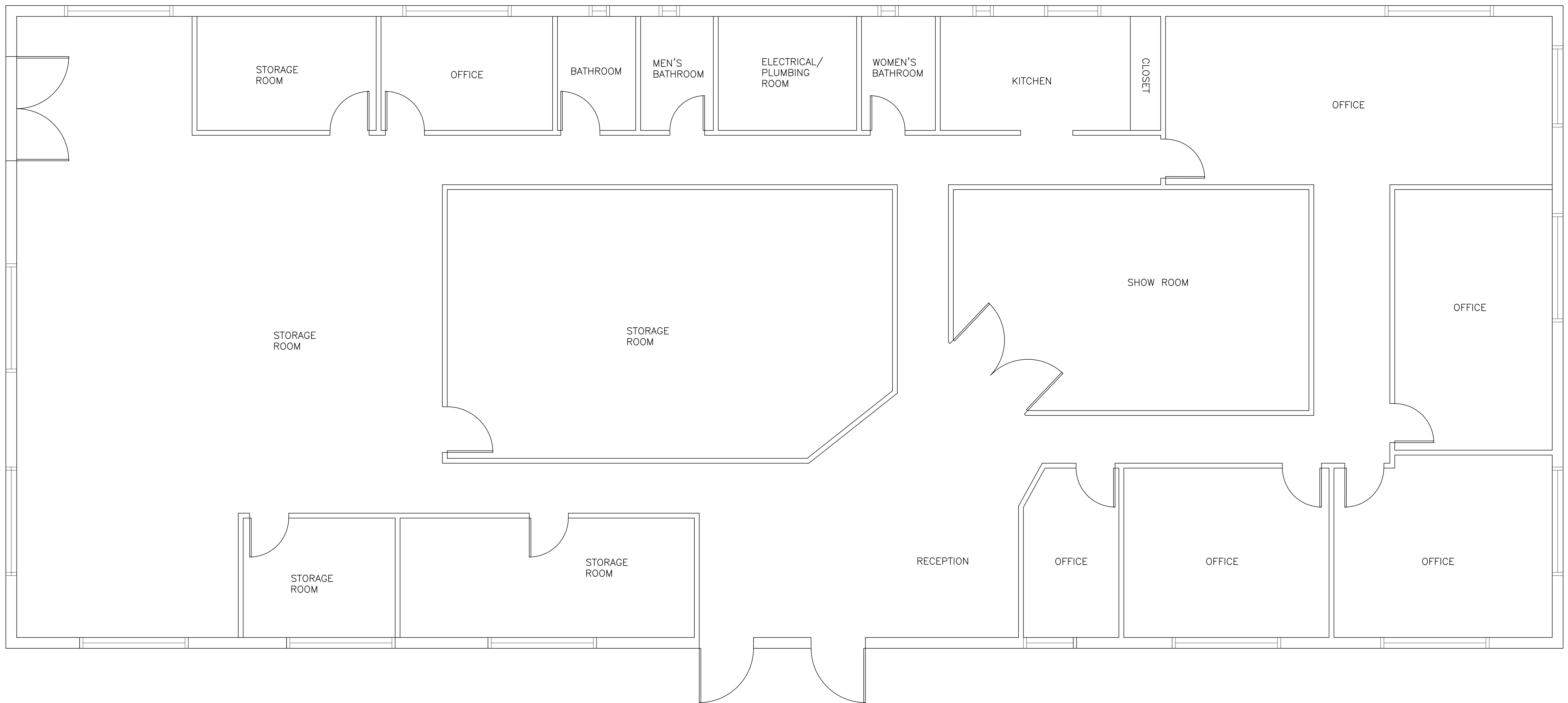
DOOLING & COMPANY ARCHITECTS
84 BOWERS STREET,
NEWTON, MA 02460
PHONE (617) 212-1337
EMAIL: mark@doolingcoarchitects.com

FIRST FLOOR
MAZZI REALTY, LLC
143 CALIFORNIA STREET,
NEWTON, MA 02485

DATE	DESCRIPTION
11/14/2019	

SHEET #: **A1**

NOT FOR CONSTRUCTION



EXISTING FLOOR PLAN

DATE	REVISION

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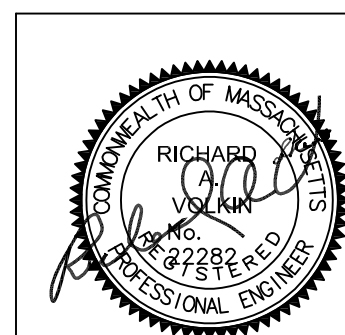
EXISTING FLOOR LAYOUT

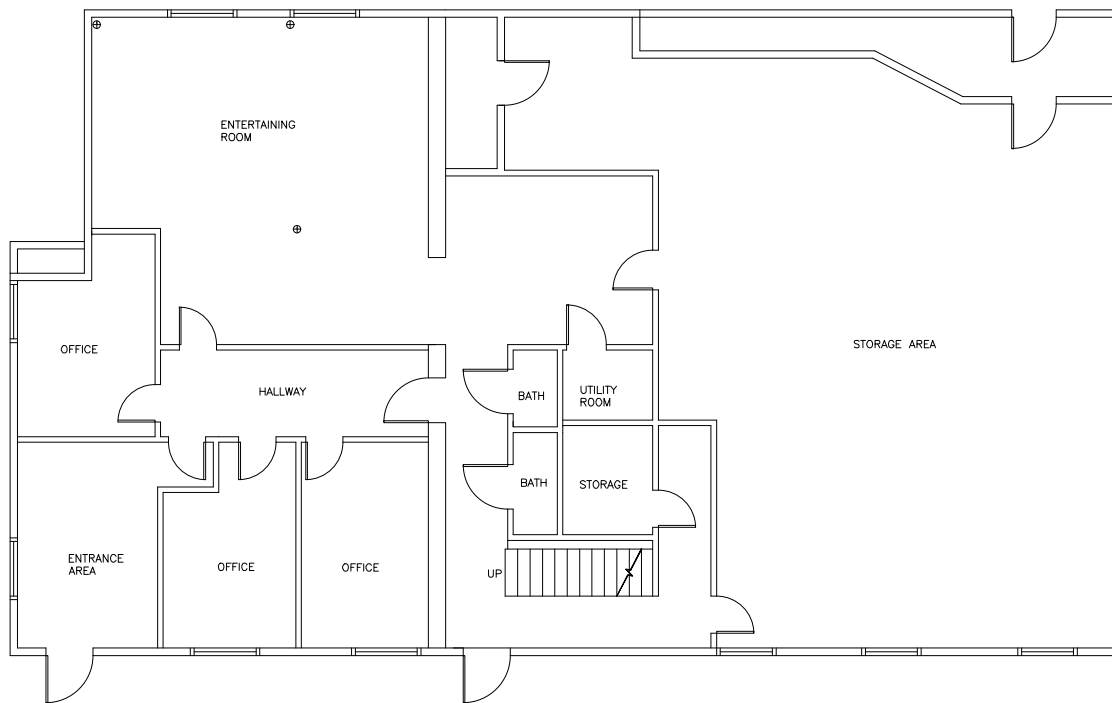
145 CALIFORNIA STREET,
NEWTON, MASSACHUSETTS

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200

SCALE: 1/4"=1'-0"

APPROVED: R.A.V.	DESIGNED BY: R.A.V.	DRAWING No.
DATE: 06/08/2020	DRAWN BY: N.J.	A-2
	CHECKED BY: R.A.V.	





EXISTING FIRST FLOOR PLAN LAYOUT

- ⊙ HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- ☑ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- ⊙ CARBON MONOXIDE DETECTOR
- ⊙ HARD WIRED HEAT DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES



DATE	REVISION

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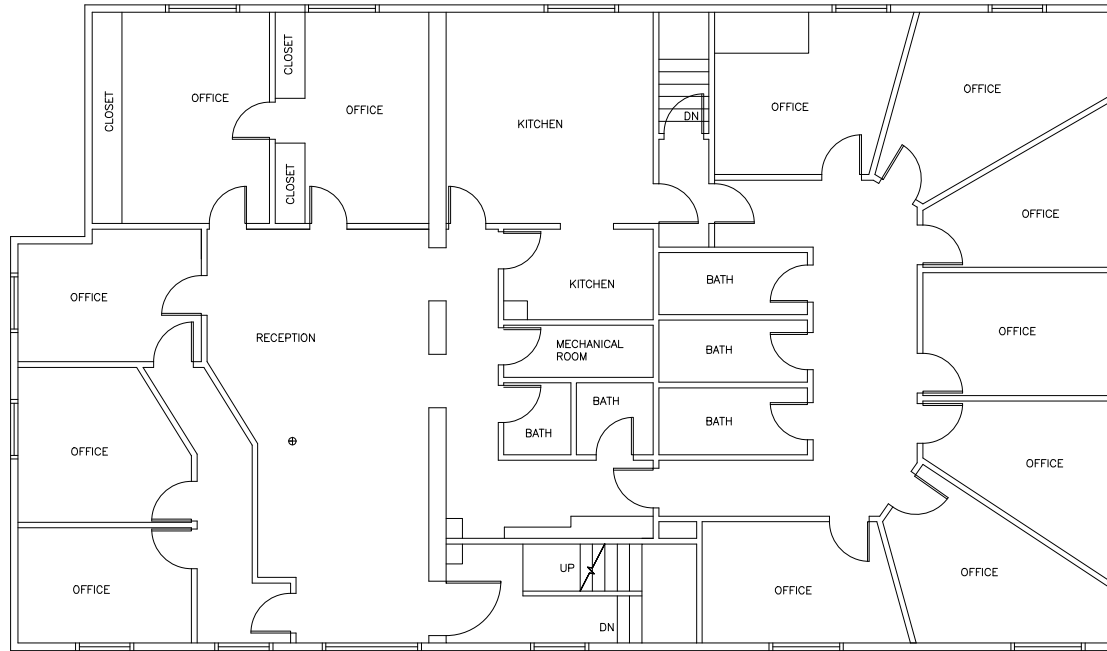
EXISTING FIRST FLOOR PLAN LAYOUT

**149 CALIFORNIA STREET,
NEWTON, MASSACHUSETTS**

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 455-8200

SCALE: 1/4"=1'-0"

APPROVED: R.A.V.	DESIGNED BY: R.A.V.	DRAWING No.
DATE: 5/27/2020	DRAWN BY: N.J.	A-3
	CHECKED BY: R.A.V.	

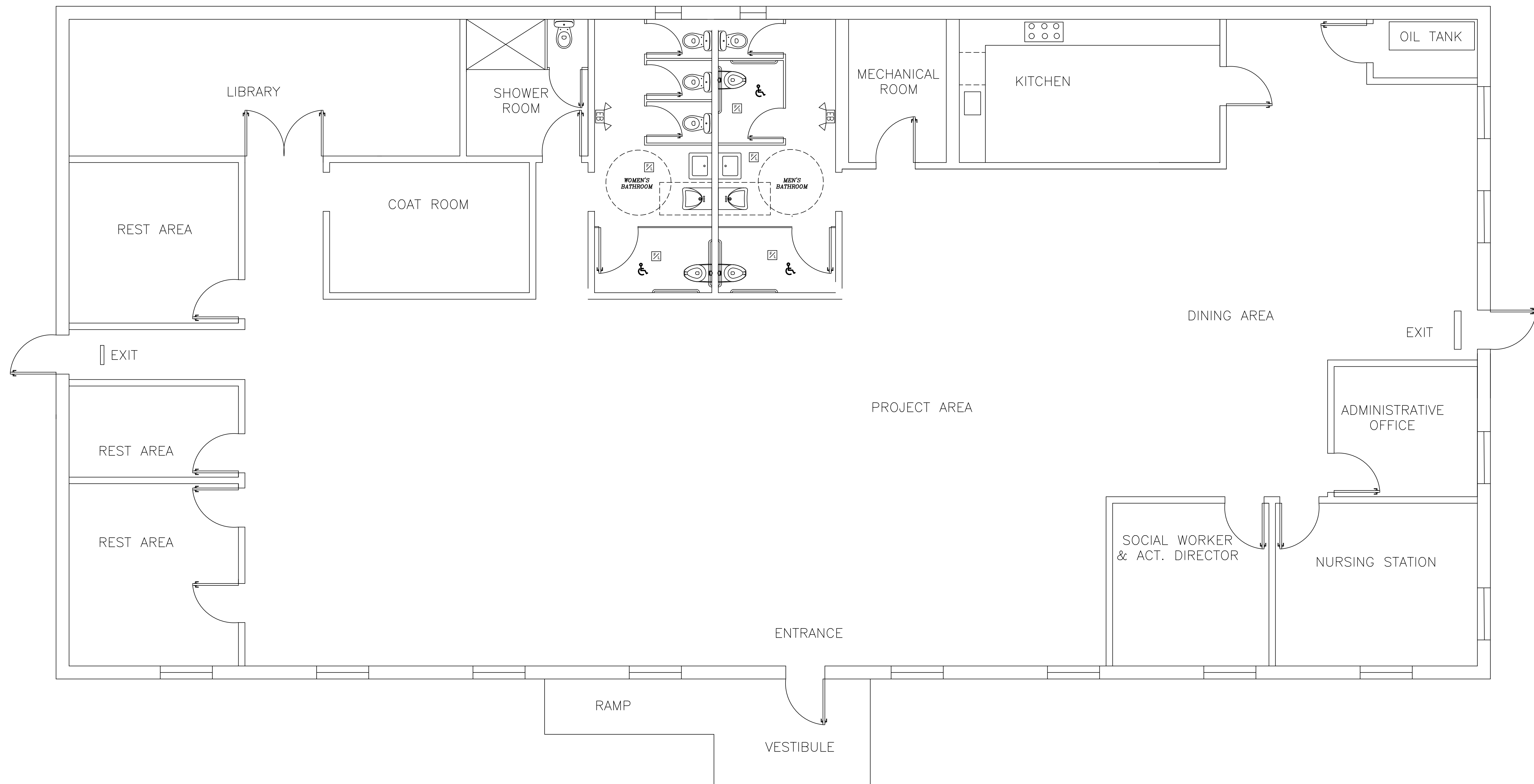


EXISTING SECOND FLOOR PLAN LAYOUT

- ⊙ HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- ☑ FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- ⊙ CARBON MONOXIDE DETECTOR
- ⊙ HARD WIRED HEAT DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES



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EXISTING SECOND FLOOR PLAN LAYOUT 149 CALIFORNIA STREET, NEWTON, MASSACHUSETTS	
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02464 TELEPHONE: (781) 455-8200	
SCALE: 1/4"=1'-0"	
APPROVED: R.A.V.	DESIGNED BY: R.A.V.
DATE: 5/27/2020	DRAWN BY: N.J.
	CHECKED BY: R.A.V.
	DRAWING No. A-4



5/8/20	REVISED FLOOR PLAN
DATE	REVISION

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FLOOR PLAN LAYOUT		
149A CALIFORNIA STREET, NEWTON, MASSACHUSETTS		
RAV & Assoc., Inc. 21 HIGHLAND AVENUE NEEDHAM, MASSACHUSETTS 02494 TELEPHONE: (781) 449-8200		
SCALE: 1/4"=1'-0"	DESIGNED BY: R.A.V.	DRAWING No.
APPROVED: R.A.V.	DRAWN BY: N.J.	A-2
DATE: 05/01/2020	CHECKED BY: R.A.V.	

