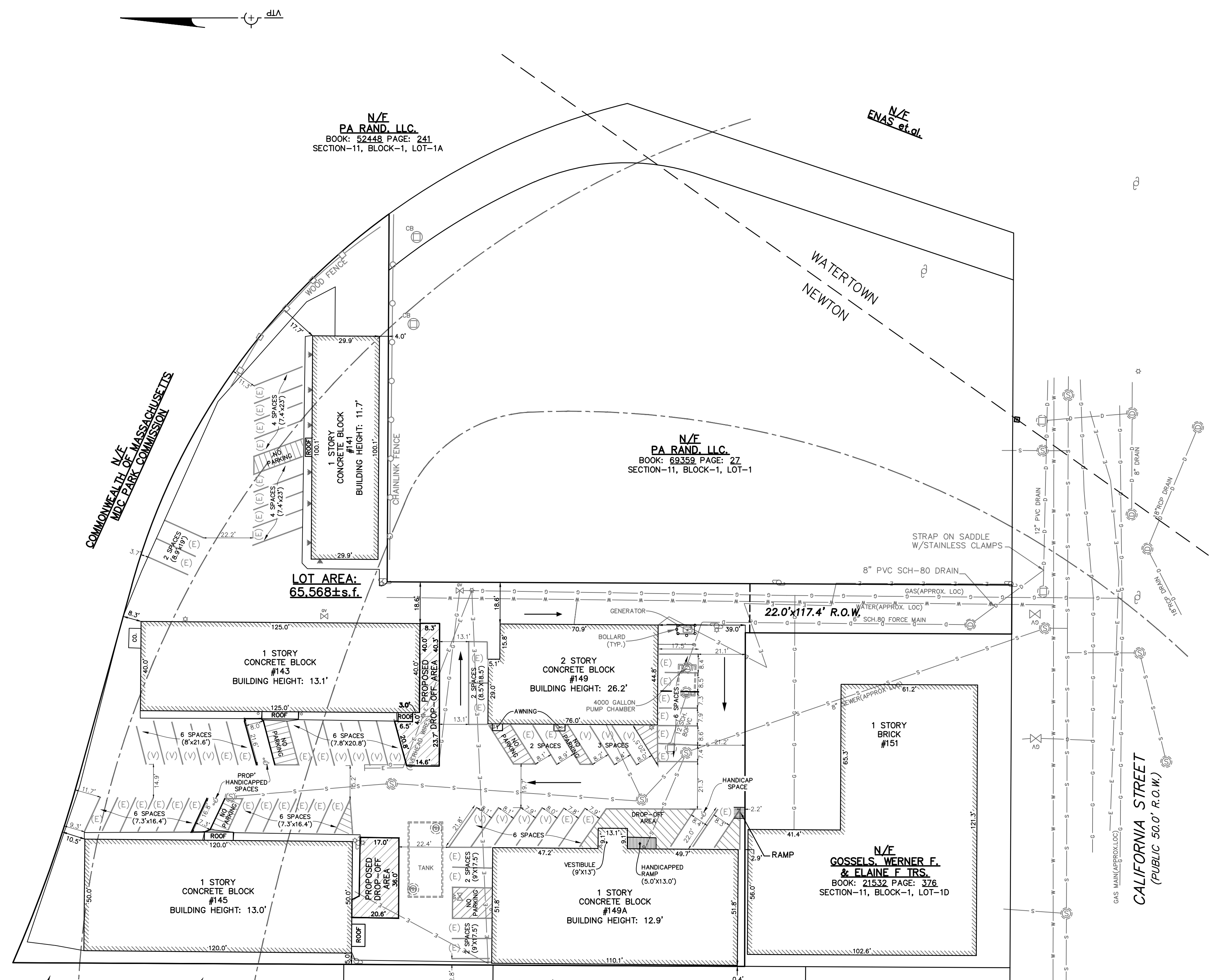


205177_3p4.dwg (2-2020)

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

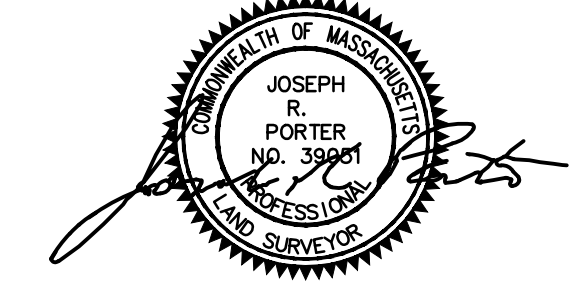
	EXISTING	PROPOSED
PARKING SPACES	65	58
HANDICAP SPACES	2	3
TOTAL	67	61

(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	—

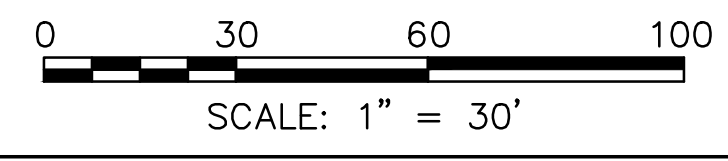
- *NON—CONFORMING
- (1) MIN. FRONT SETBACK
1/2 BLDG.HGHT. OR AVERAGE FRONT SETBACK SEC 1.5.3
- (2) MIN. SIDE YARD
(ABUTTING RES. OR PUBLIC DISTRICT) GREATER OF 20.0' OR 1/2 BUILDING.HGHT.
(NOT ABUTTING RES. DISTRICT) 1/2 BUILDING.HGHT.
- (3) MIN. REAR YARD
(ABUTTING RES. OR PUBLIC DISTRICT) GREATER OF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

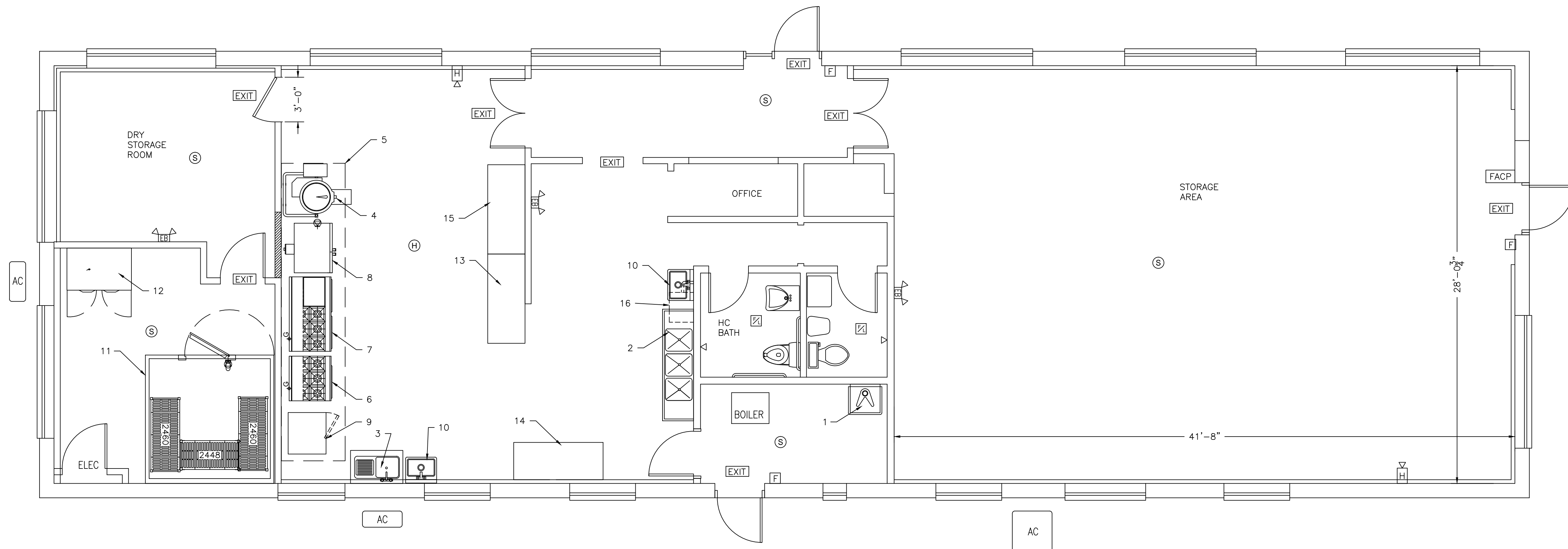


PROJECT: 205177
VTP
 ASSOCIATES
 INC.

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



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PROPOSED LAYOUT PLAN

KITCHEN EQUIPMENT

- 1- MOP SINK
- 2- THREE COMPARTMENT SINK
- 3- FOOD PREPARATION SINK- INDIRECT WAST CONNECTION WITH AIR GAP
- 4- "VULCAN" K20ETT 20 GALLON TILTING 2/3 STEAM JACKETED ELECTRIC KETTLE
- 5- 20 FEET COMMERTIAL KITCHEN HOOD WITH FIRE SUPPRESSION SYSTEM
- 6- "VULCAN" 36C-6BN ENDURANCE 6 BURNER 36" NATURAL GAS RANGE WITH CONVECTION OVEN BASE-215,000 BTU
- 7- "VULCAN"60SC-6B24GN ENDUEANCE NATURAL GAS 6 BURNER 60" RANGE WITH24" MANUAL GRIDDLE, 1 STANDARD AND 1 CONVECTION OVEN- 278,000 BTU
- 8- "VULCAN" VC55GD NATURAL GAS DOUBLE DECK FULL SIZE CONVECTION OVEN - 100,000 BTU
- 9- "RATIONAL" SELF COOKING CENTER 5 SENSES MODEL B118206.27E NATURAL GAS SINGLE DECK COMBI OVEN-120V
- 10- HAND WASH SINK
- 11- 8x8 WALK-IN COOLER
- 12- "BEVERAGE-AIR" SF2HC-1S SLATE SERIES 52" SOLID DOOR REACH-IN FREEZER
- 13, 14, 15- FOOD PREP TABLES
- 16- GREASE TRAP

LEGEND

- ==== EXISTING WALL
- ==== NEW WALL
- (H) HEAT DETECTOR
- (S) HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- (P) HARD WIRED PHOTO ELECTRIC SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- (FAN) FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- (C) CARBON MONOXIDE DETECTOR
- (F) PULL STATION
- (V) HORN + STROBE
- (V) STROBE ONLY
- (FACP) FIRE ALARM CONTROL PANEL
- (EXIT) FIRE ALARM CONTROL PANEL
- (EXIT) FIRE ALARM CONTROL PANEL

OCCUPANT LOAD CALCULATION

PROPOSED USE GROUP IS B
 ACCORDING TO TABLE 1004.1.2. (IBC 2015) ALLOWABLE SQUARE FOOTAGE PER OCCUPANT IS 100 S.F./PER OCCUPANT (GROSS*)
 TOTAL GROSS AREA IS 3000.0 S.F. ALLOWABLE OCCUPANCY IS 30.

*GROSS AREA IS FLOOR AREA MEASURED ON EXTERIOR SURFACE OF EXTERIOR WALLS AND AT CENTER LINE OF INTERIOR WALLS BETWEEN ABUTTING SPACES

PROPSD SCOPE OF WORK:

1. INSTALLATION OF PROFESSIONAL KITCHEN EQUIPMENT, INCLUDING HOOD WITH FIRE SUPPRESSION SYSTEM
2. FRESH PAINTING OF THE EXISTING WALLS AND PARTITIONS
3. REPLACEMENT OF EXISTING DROP-DOWN CEILING ACCISTICAL PANELS
4. NEW TILE FLOOR IN THE KITCHEN AREA

DATE	REVISION

CALIFORNIA STREET CATERING.
 PROPOSED PLAN

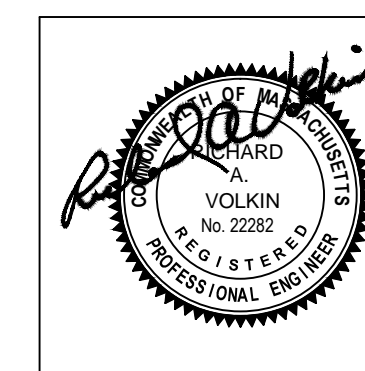
141 CALIFORNIA STREET
 NEWTON, MASSACHUSETTS

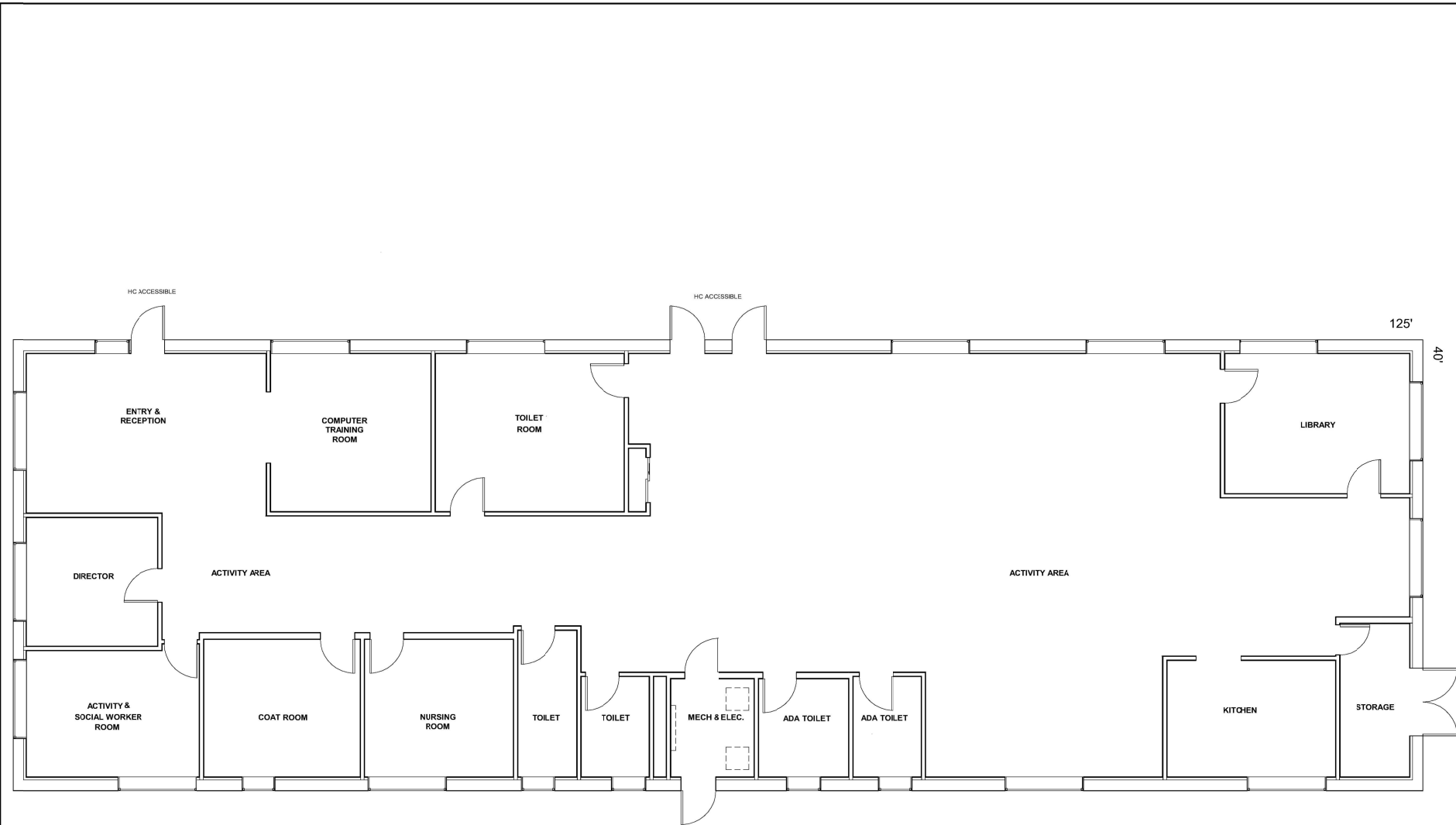
RAV & Assoc., Inc.

P.O. BOX 359
 CANTON, MASSACHUSETTS 02021
 TELEPHONE: (781) 297-0996 FAX: (781) 297-0998

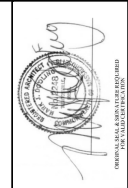
SCALE: 1/4"=1'

APPROVED: R.A.V.	DESIGNED BY: A.A.	DRAWING No. A2
DATE: 04/30/20	DRAWN BY: A.A.	CHECKED BY: R.A.V.





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



CONTRACT NO. 2017-001
 THESE DOCUMENTS AND THE IDEAS
 HEREIN ARE AN INSTRUMENT OF
 SERVICE PREPARED BY ARCHITECTS
 IN THE STATE OF MASSACHUSETTS
 REGISTERED PROFESSIONAL ARCHITECTS
 DOOLING & COMPANY ARCHITECTS, LLC
 84 BOWERS STREET, NEWTON, MA 02460
 PHONE (617) 212-4337
 EMAIL: mark@doolingcoarchitects.com

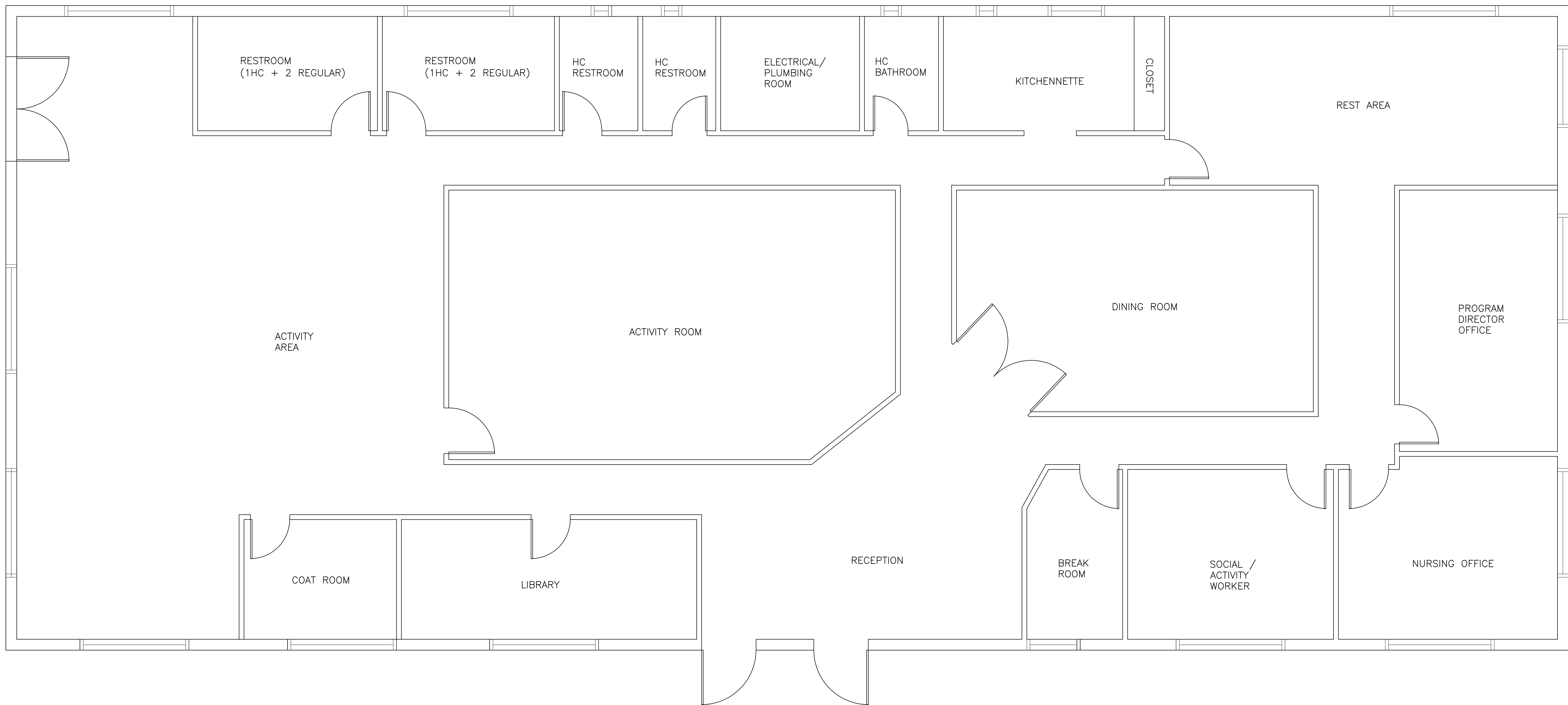
DOOLING & COMPANY ARCHITECTS
 84 BOWERS STREET,
 NEWTON, MA 02460
 PHONE (617) 212-4337
 EMAIL: mark@doolingcoarchitects.com

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

DATE	DESCRIPTION
2/10/2019	

SHEET #:
A1

NOT FOR CONSTRUCTION



PROPOSED FLOOR PLAN

DATE	REVISION

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PROPOSED FLOOR PLAN

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. A-3
DATE: 06/08/2020	DRAWN BY: N.J.	CHECKED BY: R.A.V.

