

SECTION: 65
BLOCK: 08
LOT: 99

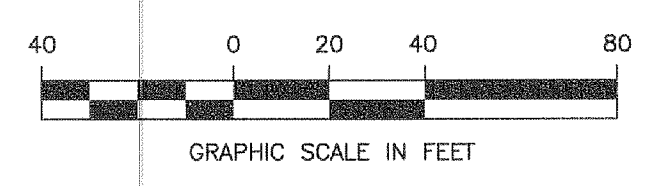
BUSINESS 1

BOYLSTON STREET (STATE HWY. - ROUTE 9)

APPROXIMATE CITY LINE LOCATION

TOWN OF BROOKLINE
CITY OF NEWTON

FLORENCE STREET



SECTION: 82
BLOCK: 02
LOT: 21A1
MULTI-RESIDENCE 3

MULTI-RESIDENCE 3

SECTION: 82
BLOCK: 02
LOT: 20

MULTI-RESIDENCE 3

SECTION: 82
BLOCK: 02
LOT: 26

MULTI-RESIDENCE 3

SECTION: 82
BLOCK: 02
LOT: 27

BUSINESS 1

BUSINESS 1

BUSINESS 4

BUSINESS 4

SECTION: 82
BLOCK: 02
LOT: 11

SECTION: 82
BLOCK: 03
LOT: 8A

MULTI-RESIDENCE 1

MULTI-RESIDENCE 1

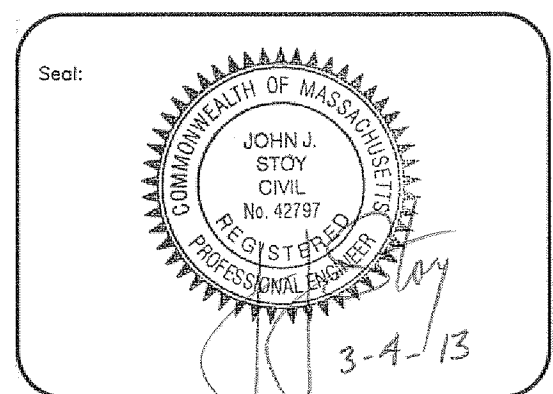
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BLOCK: 03
LOT: B

MULTI-RESIDENCE 1

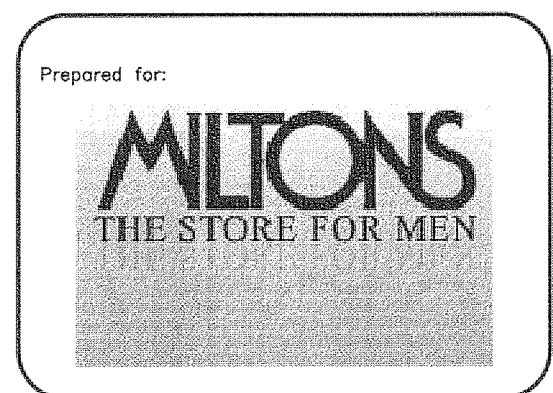
SECTION: 82
BLOCK: 03
LOT: 7

MULTI-RESIDENCE 1

No.	Date	Revision



Designed by: SPG
 Drawn by: JWC
 Checked by: SPG
 Scale: 1"=40'
 Date: 03/04/2013



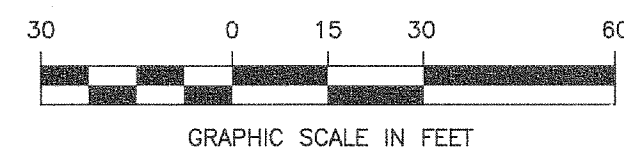
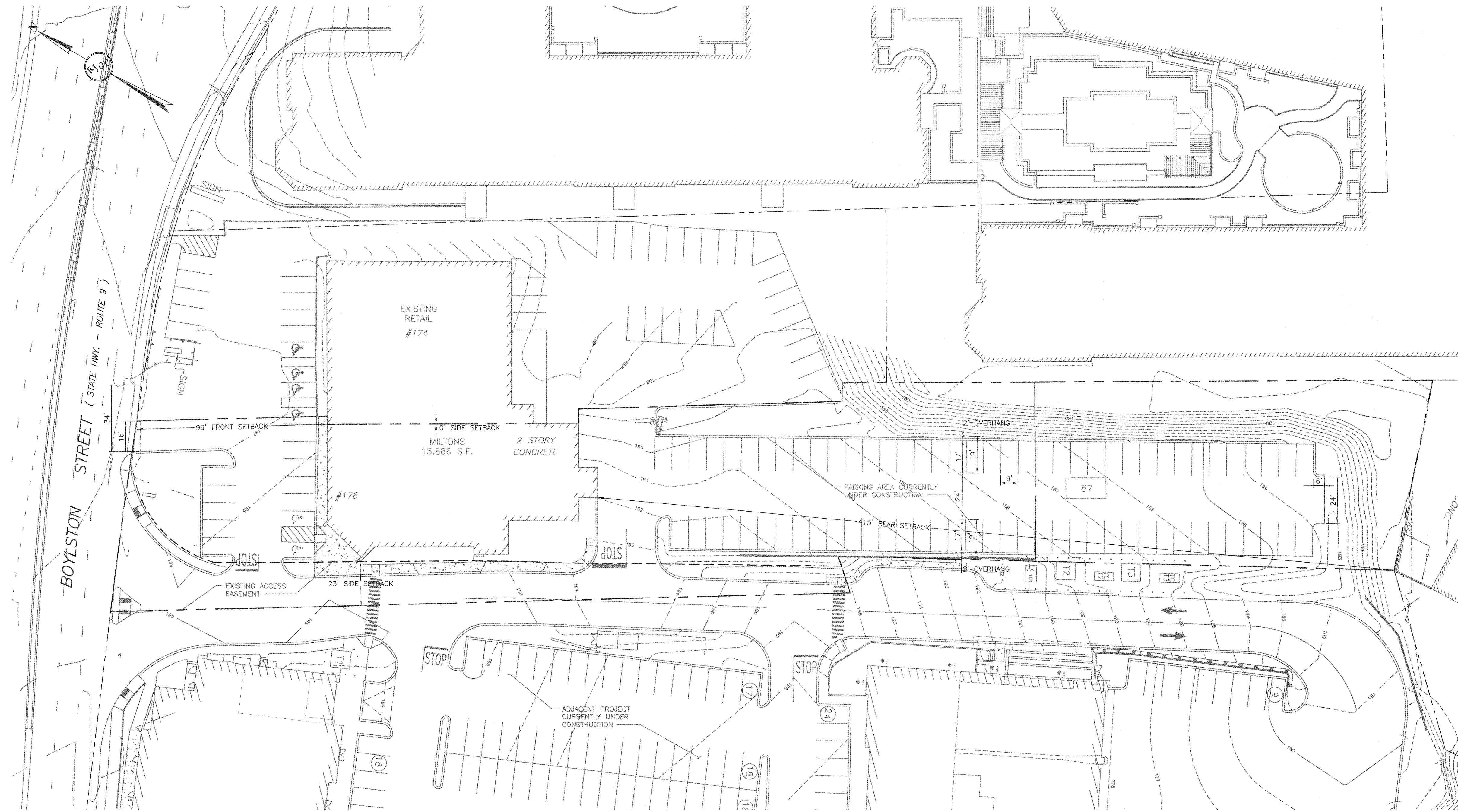
Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND PLANNERS
 80 MONTVALE AVE
 STONEHAM, MA 02180
 781-279-0180/125
 FAX: 781-279-0173

Project Name:
MILTONS
 178 BOYLSTON STREET
 NEWTON, MA

Drawing Name:
AREA PLAN

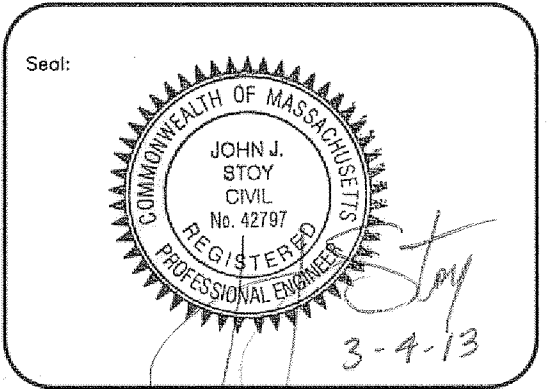
Drawing No.:
AR-1
 Project No.: 13009

Drawing Name: C:\MMA\Newton\Williams\Main\13009_Area_Plan.dwg
Map: 06, 2013 13:40pm

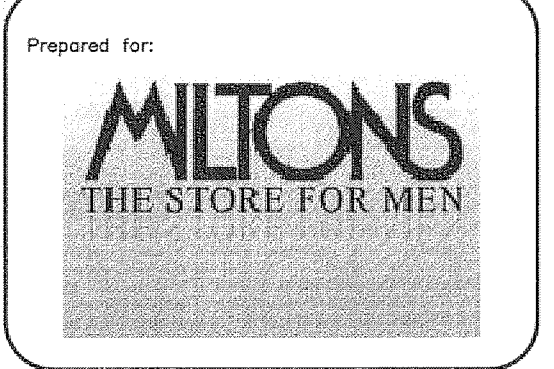


Drawing name: G:\MA\Newton\Miltons\13009_Ex_Cond_Plan.dwg
 Mar 06, 2013 13:54pm

Revision	No.	Date



Designed by: SPG
 Drawn by: JWC
 Checked by: SPG
 Scale: 1"=30'
 Date: 03/04/2013



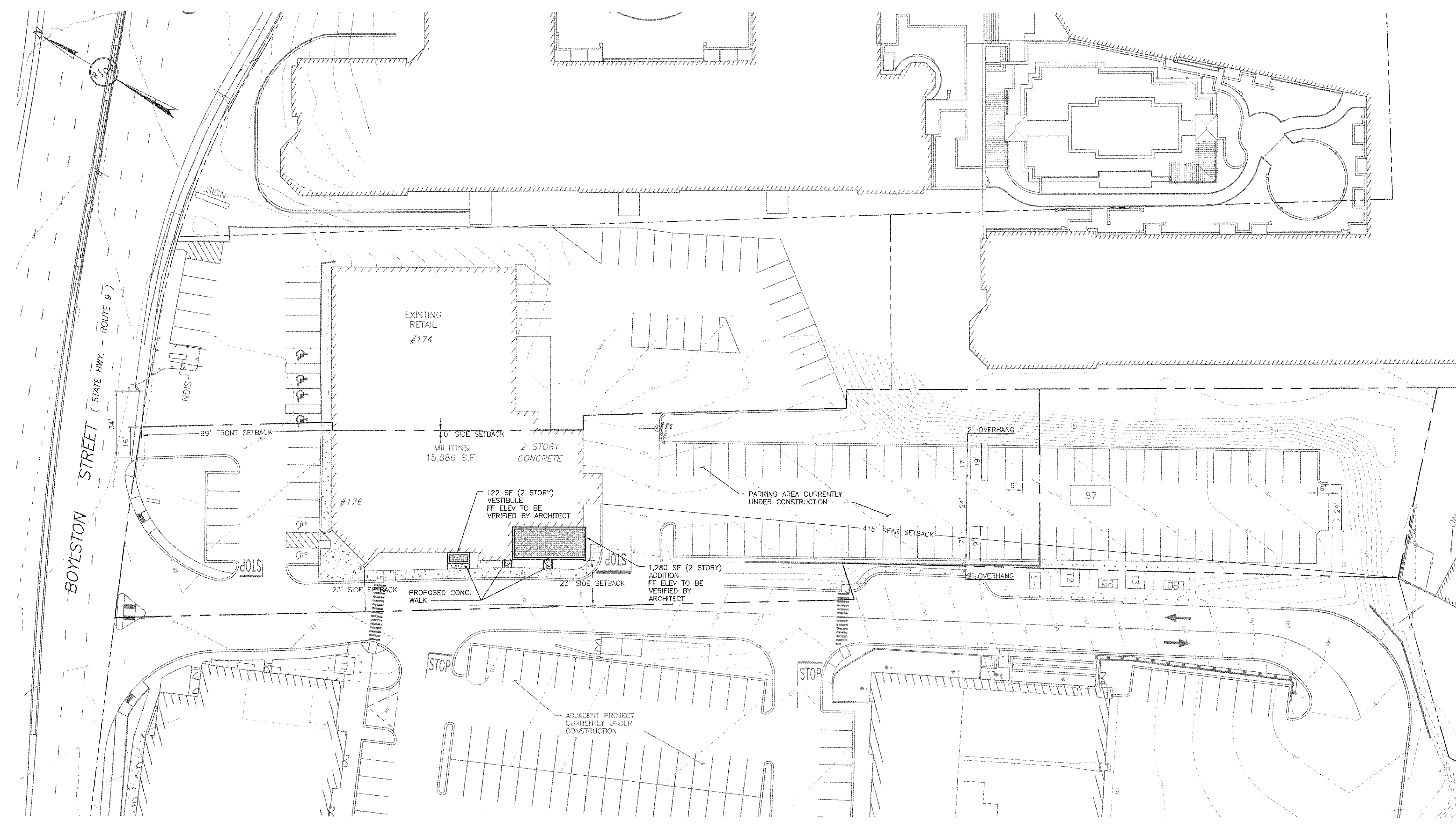
Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND PLANNERS
 80 MONTVALE AVE
 STONEHAM, MA 02180
 781-279-0180 x125
 FAX: 781-279-0173

Project Name:
MILTONS
 178 BOYLSTON STREET
 NEWTON, MA
 Drawing Name:
EXISTING CONDITIONS PLAN

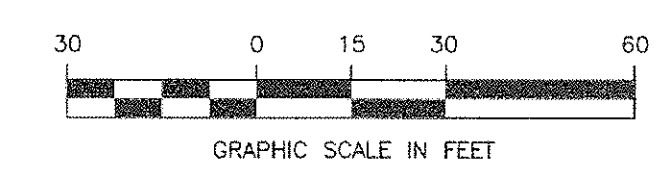
Drawing No.:
EX-1
 Project No.: 13009

ZONING CHART			
ZONE DISTRICT: BUSINESS 1			
	REQUIRED/PERMITTED	EXISTING	PROPOSED
MAXIMUM NUMBER OF STORIES	2	2	2
BUILDING HEIGHT	24 FT	27.73 FT	27.73 FT
TOTAL FLOOR AREA RATIO	1.00	0.25	0.27
GROSS FLOOR AREA / SITE PLAN APPROVAL	10,000-19,999 SF	15,886 SF	17,288 SF
THRESHOLD BY SPECIAL PERMIT	20,000 SF	15,886 SF	17,288 SF
MINIMUM LOT AREA	10,000 SF	64,000 SF	64,000 SF
FRONT SETBACK	10 FT	99 FT	98 FT
SIDE SETBACK	0 FT*	0 FT*	0 FT
REAR SETBACK	0 FT	0 FT	415 FT
LOT COVERAGE	-	12%	14%
OPEN SPACE	-	32%	31%

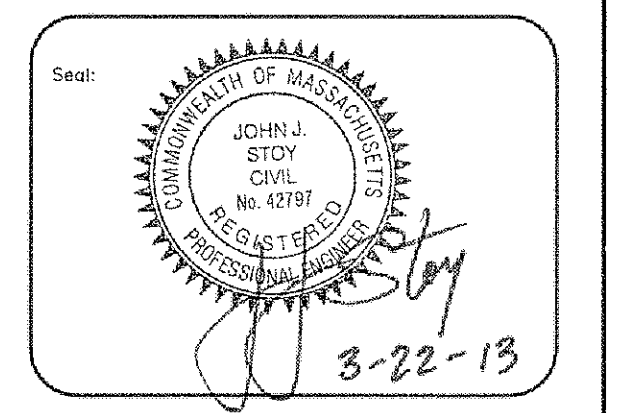
*ONE-HALF THE BUILDING HEIGHT OR A DISTANCE EQUAL TO THE SIDE YARD SETBACK OF THE ADJUTING PROPERTY AT ANY GIVEN SIDE YARD



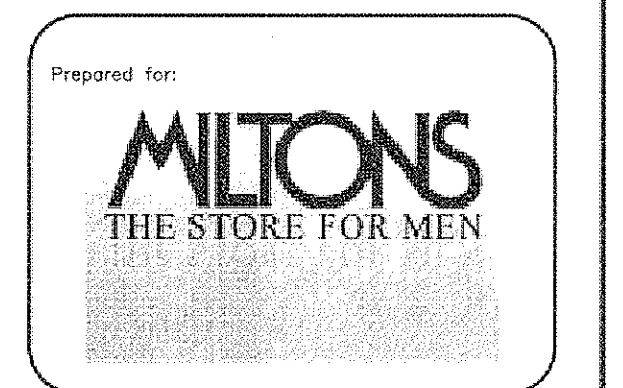
NOTE:
1. CONTRACTOR TO VERIFY ACCESSIBLE PATH MAINTAINS A SLOPE NO GREATER THAN 2% IN ANY DIRECTION.



No.	Date	Reason
1	03/22/13	REVISED



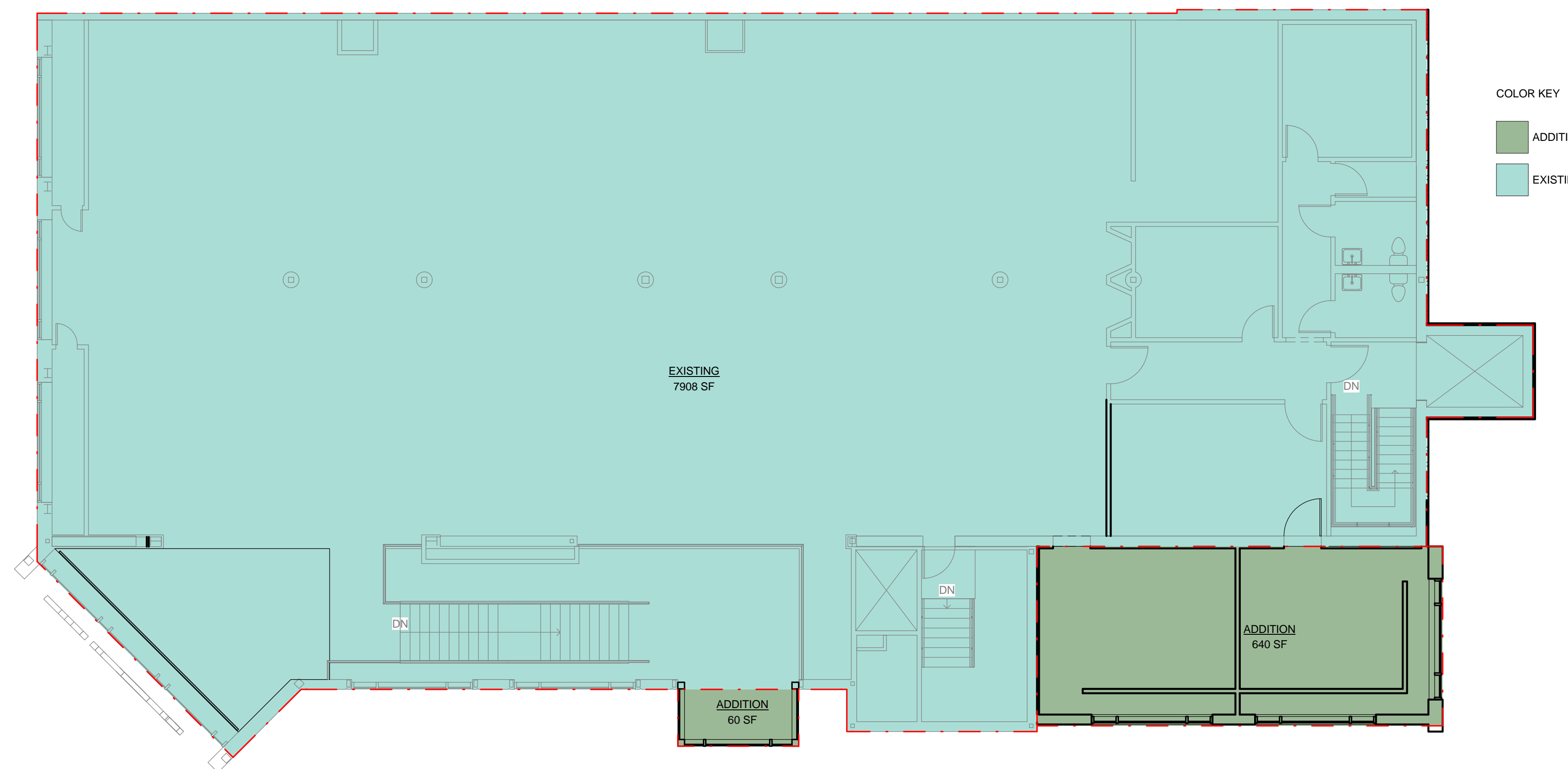
Designed by: SPG
 Drawn by: JWC
 Checked by: SPG
 Scale: 1"=30'
 Date: 03/04/2013



Prepared by:
RJO'CONNELL & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND PLANNERS
 80 MONTVALE AVE
 STONEHAM, MA 02180
 781-278-0180 x125
 FAX: 781-278-0173

Project Name:
MILTONS
 178 BOYLSTON STREET
 NEWTON, MA
 Drawing Name:
LAYOUT & TRAFFIC CONTROL PLAN

Drawing No.:
C-1
 Project No.: 13009

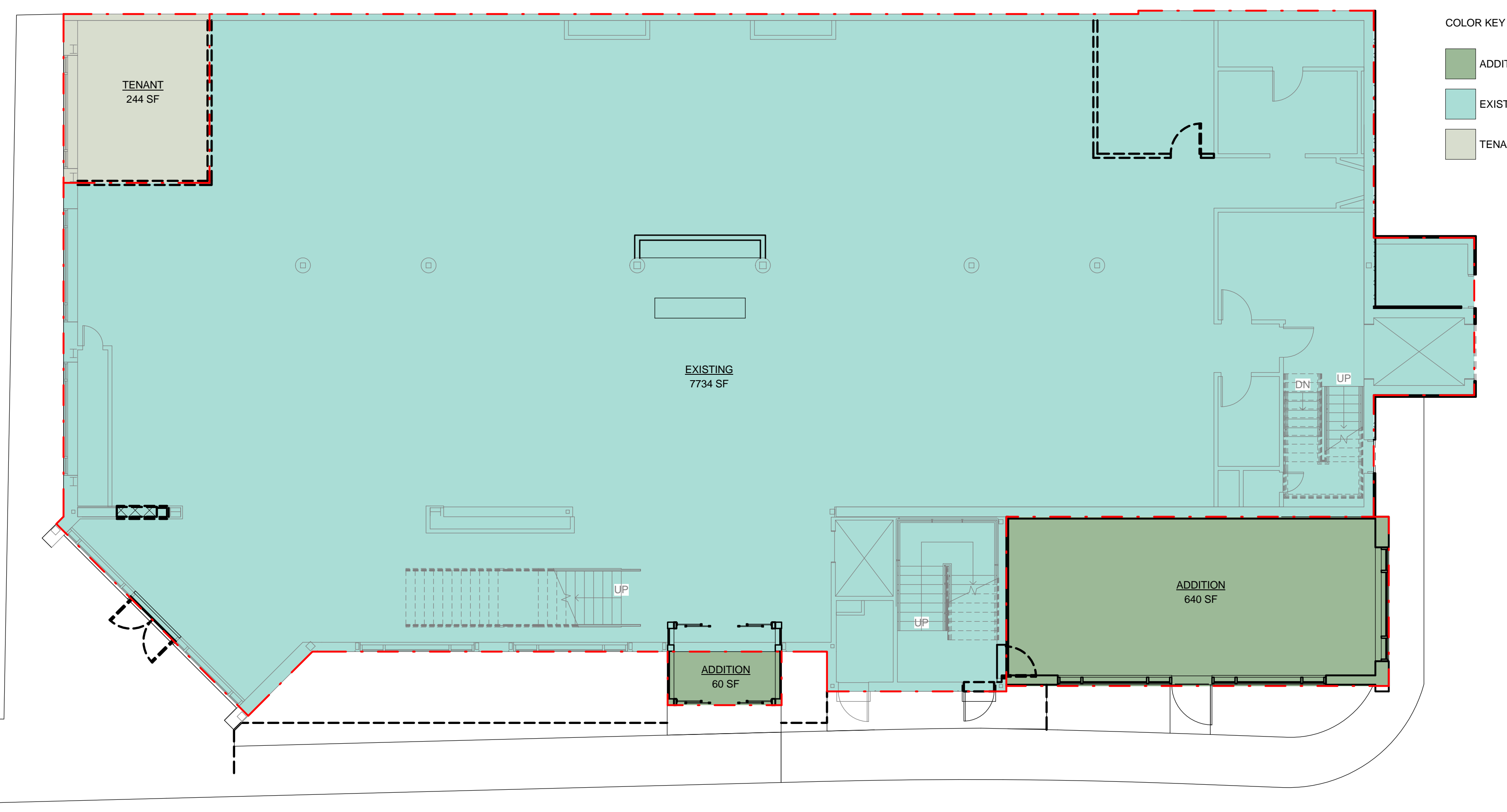


COLOR KEY
 ■ ADDITION
 ■ EXISTING

2 LEVEL 2
 1/8" = 1'-0"

AREA SCHEDULE	
Name	Area

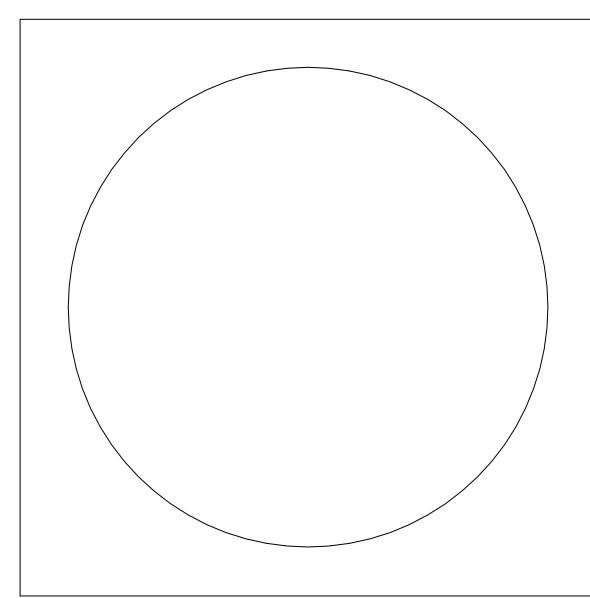
LEVEL 2	
EXISTING	7908 SF
ADDITION	701 SF
	8608 SF



COLOR KEY
 ■ ADDITION
 ■ EXISTING
 ■ TENANT

1 LEVEL 1
 1/8" = 1'-0"

LEVEL 1	
TENANT	244 SF
EXISTING	7734 SF
ADDITION	701 SF
	8679 SF
Grand total	17287 SF



ARROWSTREET
 Architecture
 Urban Design
 Planning
 Graphics and Interiors

212 Elm Street Somerville MA 02144
 617.623.5555 Fax 625.4646
 www.arrowstreet.com

Project Number: 11032

Drawn By:

Checked By:

Issue Date: 04 MARCH 2013

Revisions		
No.	Date	Description

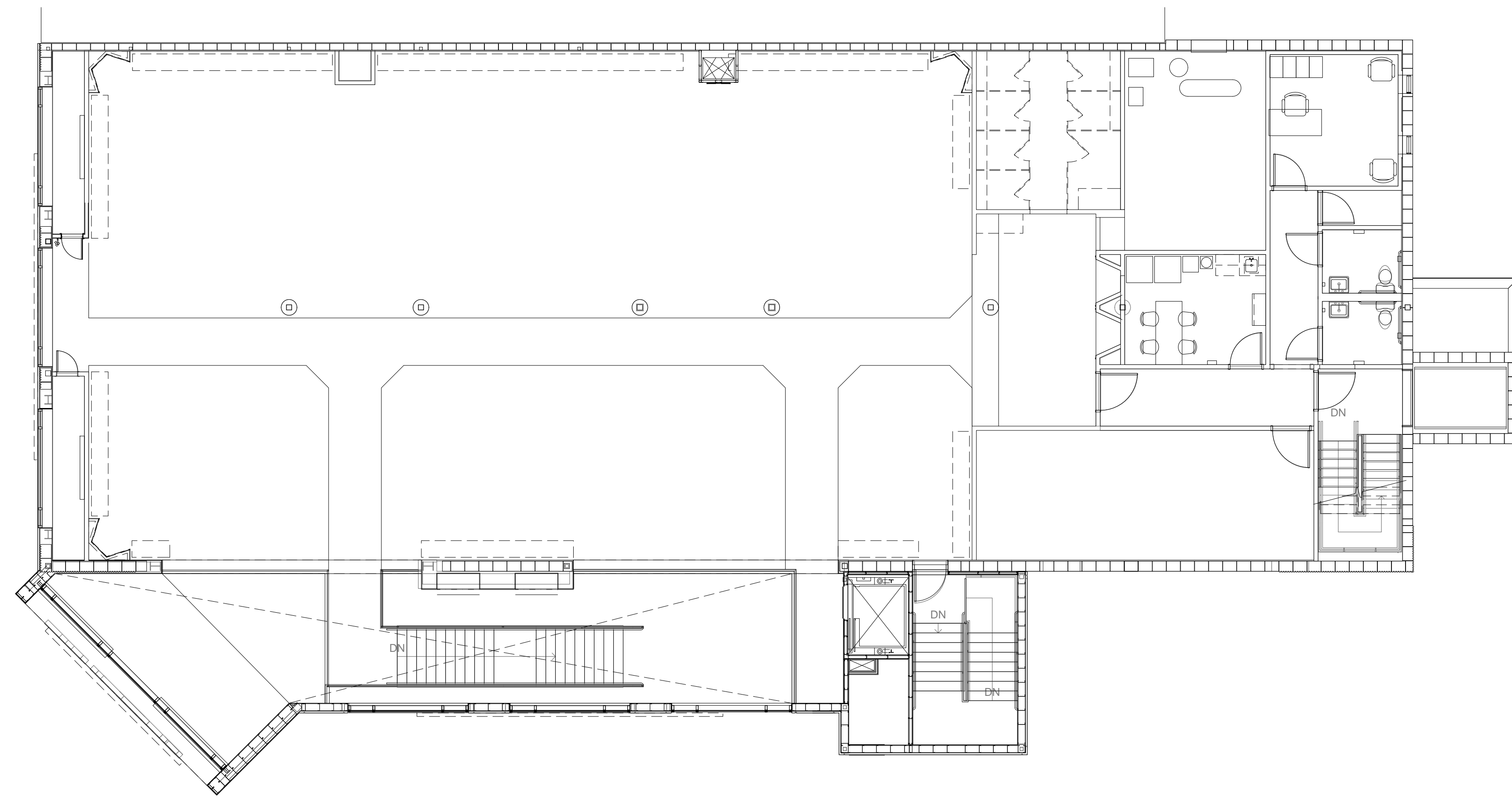
Drawing Title

AREA PLANS

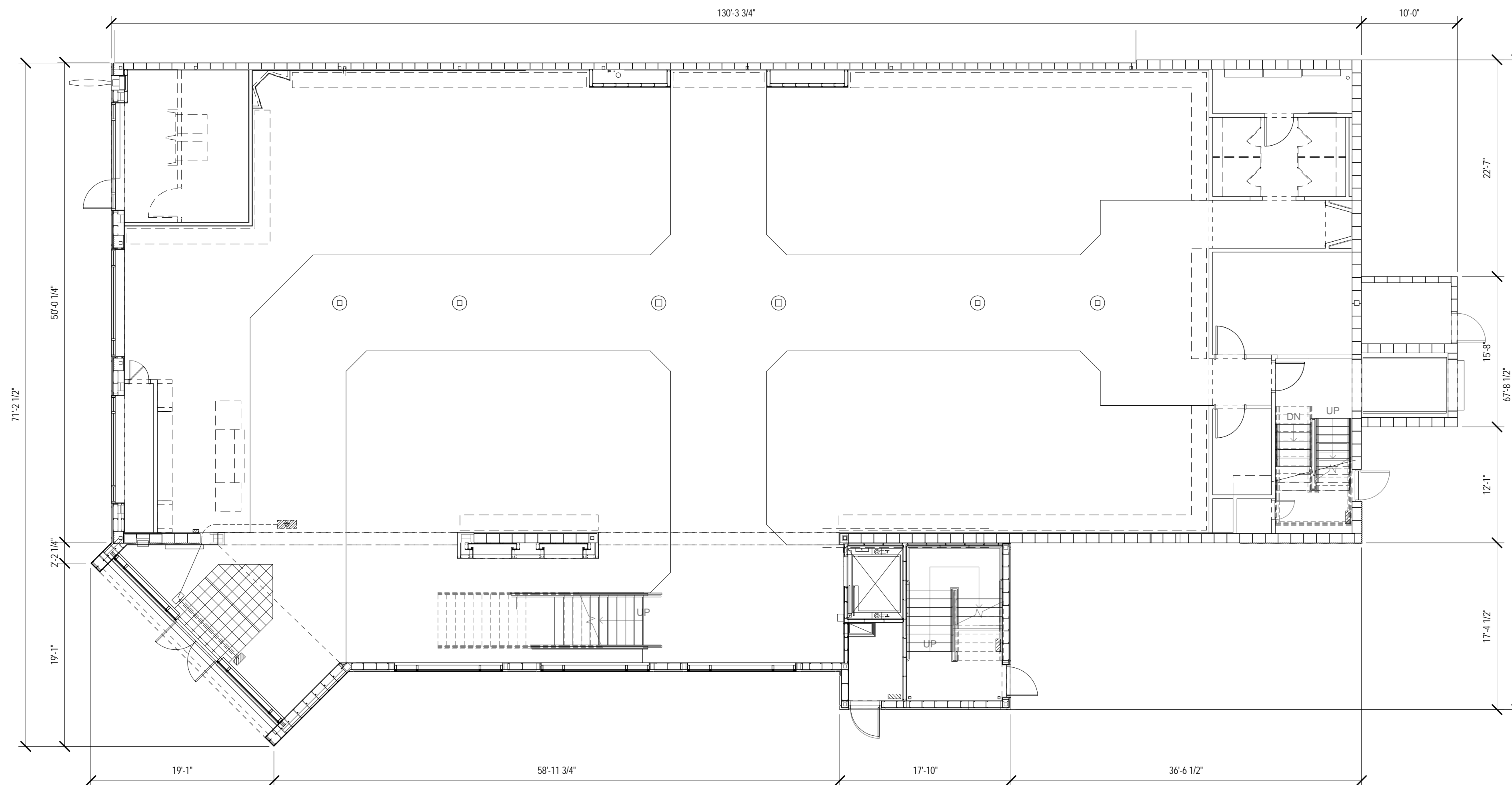
SCALE 1/8" = 1'-0"

Drawing Number

A1.00



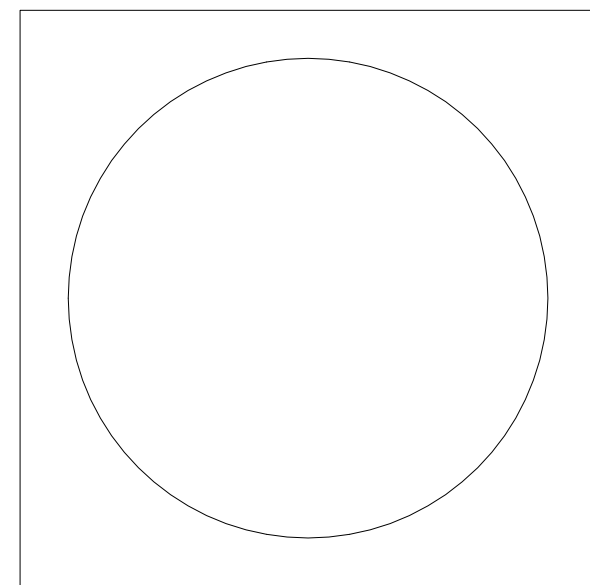
2 UPPER LEVEL - EXISTING
1/8" = 1'-0"



1 LOWER LEVEL - EXISTING
1/8" = 1'-0"

MILTONS

Chestnut Hill, MA



ARROWSTREET
Architecture
Urban Design
Planning
Graphics and Interiors

212 Elm Street Somerville MA 02144
617.623.5555 Fax 625.4646
www.arrowstreet.com

Project Number: 11032

Drawn By:

Checked By:

Issue Date: 04 MARCH 2013

Revisions

No.	Date	Description
1	04/17/13	TENANT UPDATE

Drawing Title

EXISTING
CONDITIONS

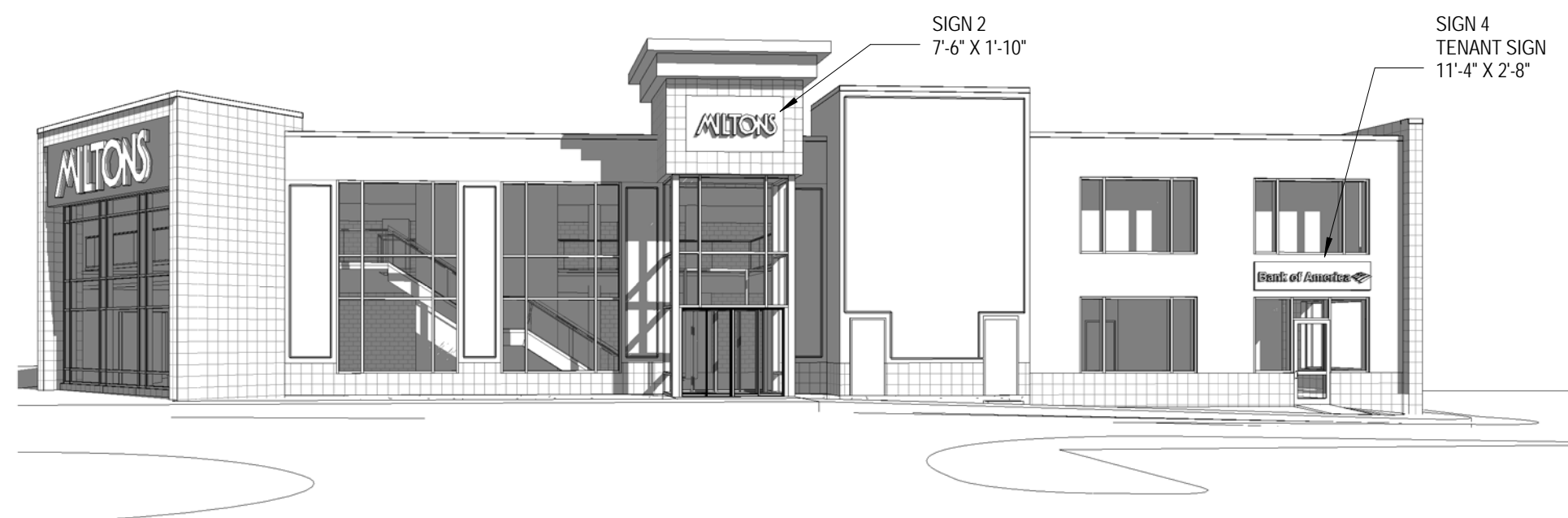
SCALE 1/8" = 1'-0"

Drawing Number

A2.00



5 VIEW FROM NORTHWEST-BANK



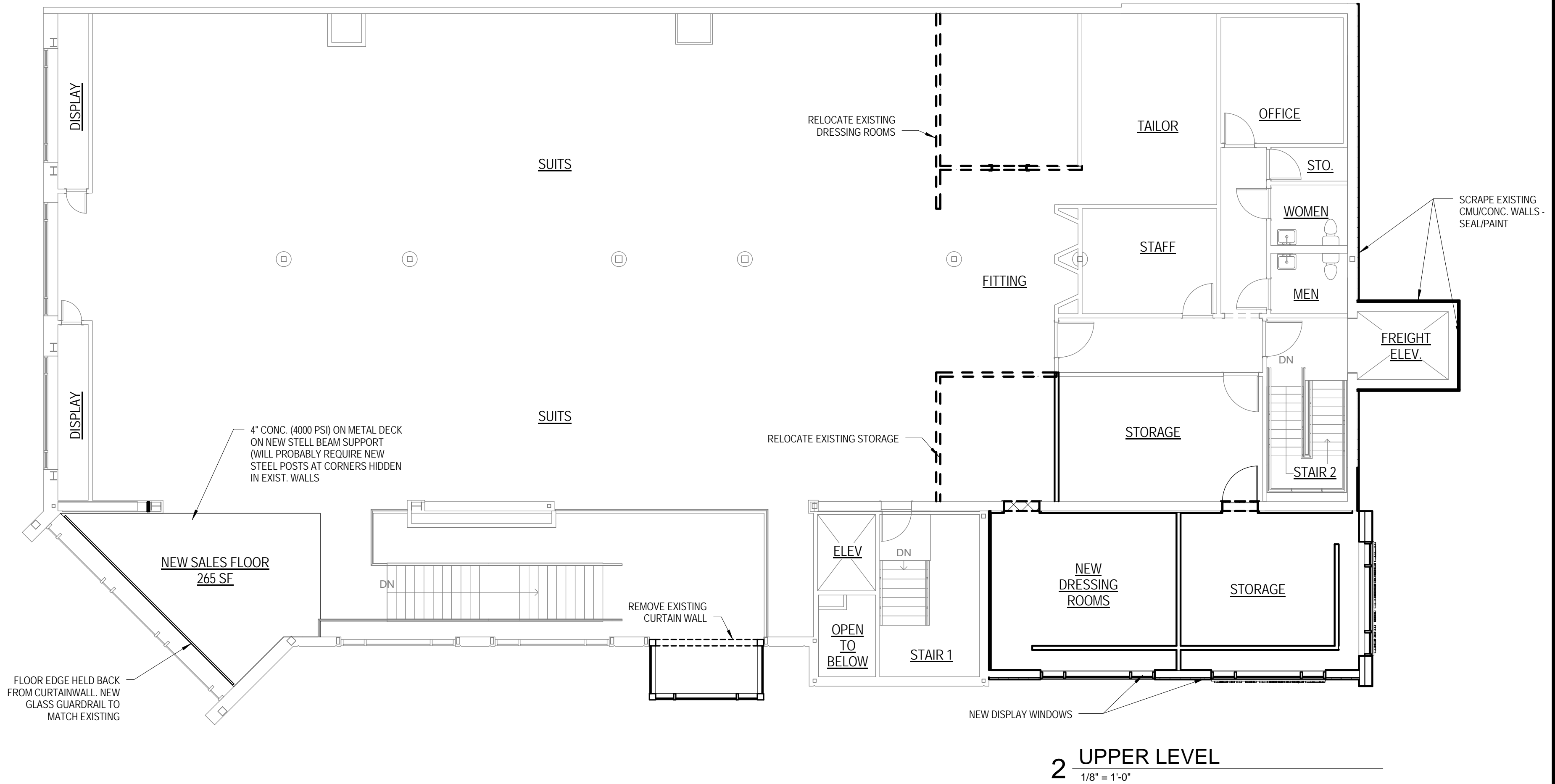
4 VIEW FROM WEST-BANK



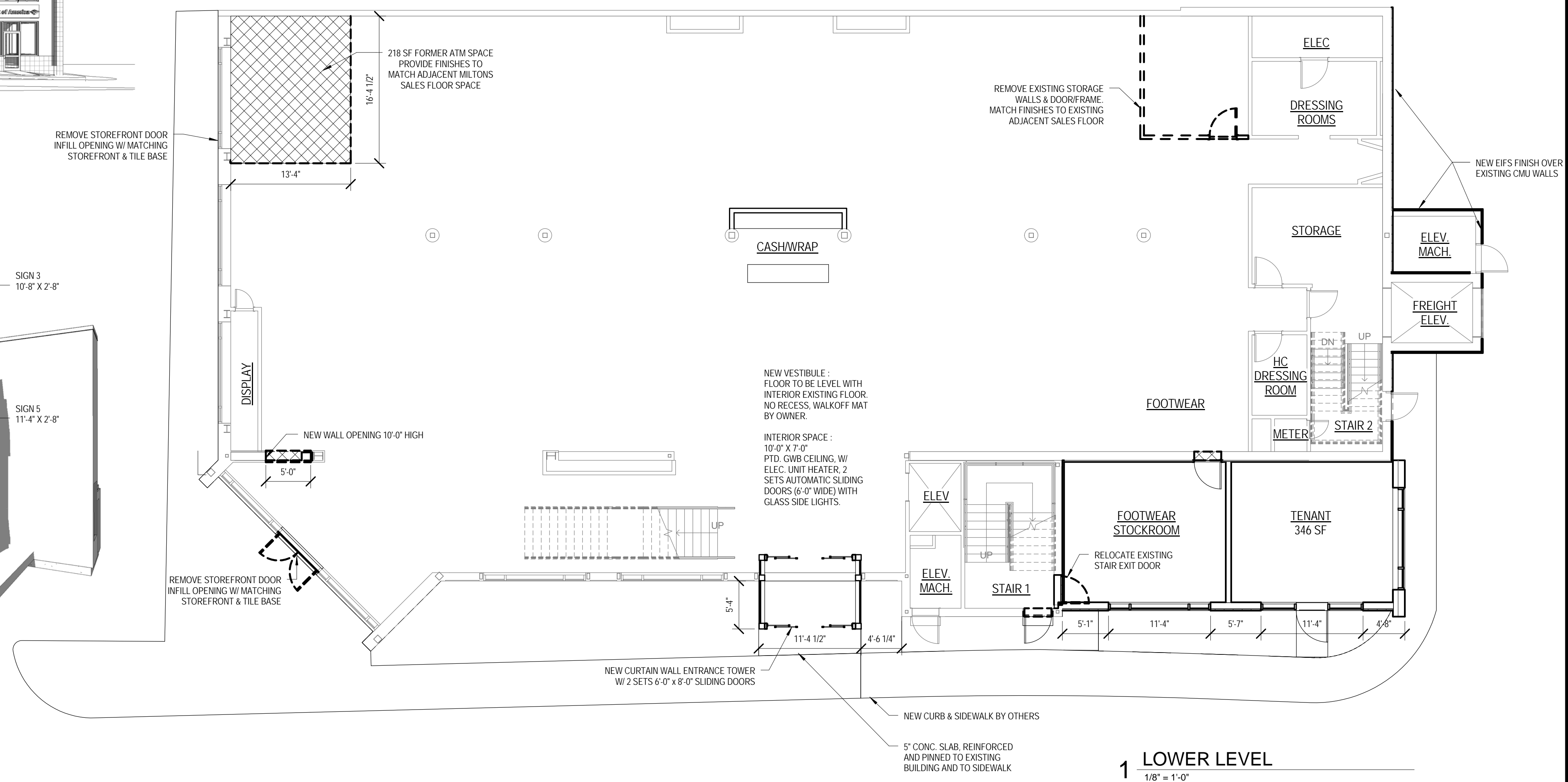
3 VIEW FROM SOUTHWEST-BANK

SIGNAGE

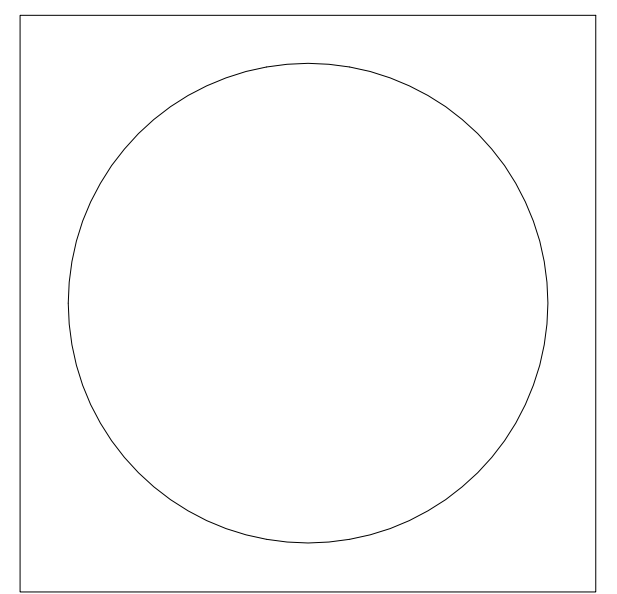
- SIGN 1 (EXISTING) : 18'-0" X 4'-6"
- SIGN 2 : 7'-6" X 1'-10"
- SIGN 3 : 10'-8" X 2'-8"
- SIGN 4 (TENANT) : 11'-4" X 2'-8"
- SIGN 5 (TENANT) : 11'-4" X 2'-8"



2 UPPER LEVEL
1/8" = 1'-0"



1 LOWER LEVEL
1/8" = 1'-0"



Revisions

No.	Date	Description
1	04/17/13	TENANT UPDATE

Drawing Title

PLANS & VIEWS