

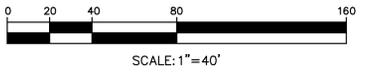


SECTION: 23 BLOCK: 19 LOT: 4  
ZONING DISTRICT: BU-2

AREA PLAN  
NEWTON, MASSACHUSETTS  
AT  
#719 WASHINGTON STREET  
SCALE: 1in.=10ft. DATE: SEPTEMBER 24, 2013  
REVISED: DECEMBER 5, 2013  
PROJECT: 213209

**VTP**  
ASSOCIATES  
INC.

LAND SURVEYORS - CIVIL ENGINEERS, 132  
ADAMS STREET 2ND FLOOR SUITE 3  
NEWTON, MA 02458  
(617) 332-8271  
SHEET 1 OF 1





DONALD LANG ARCHITECTS, INC.

880 WATERTOWN STREET  
WEST NEWTON, MA 02465

PHONE: (617) 969-8400  
FAX: (617) 332-5461

PROJECT NO. W719

FILE: W719\_A-1

XREFS: PROP\_PLAN

DATE ISSUED: 12/09/13

DRAWN BY: PH

CHECKED BY: DL

REVISION DATE:

PROJECT TITLE:  
THE VILLAGE CAFE

PROJECT ADDRESS:  
719 WASHINGTON STREET  
NEWTON, MA 02465  
PROJECT TELEPHONE:

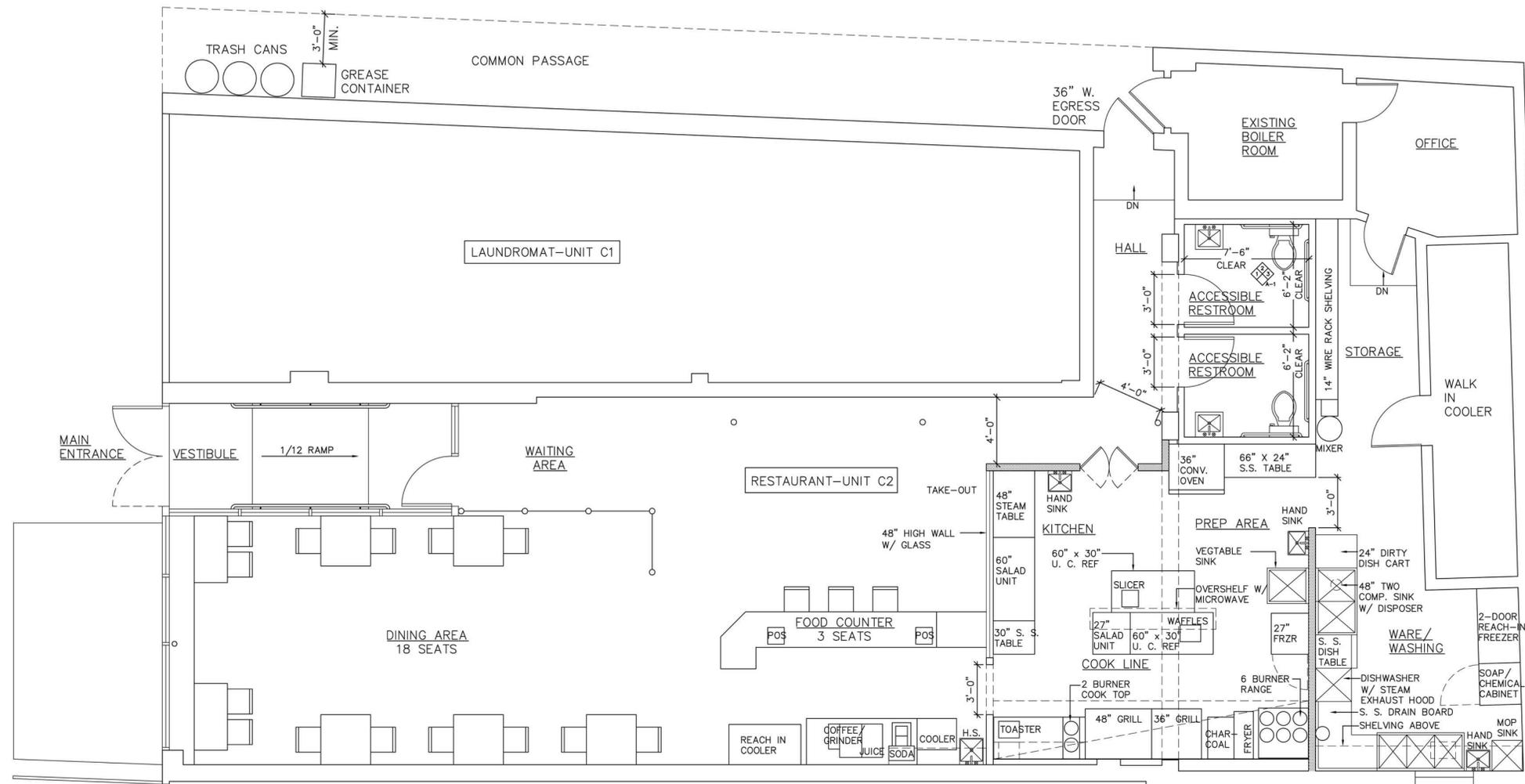
DRAWING TITLE  
EXISTING  
CAPACITY

SHEET NUMBER:

EX1.0

OF

SPECIAL PERMIT



1 EX1.0 EXISTING FLOOR AREA- 21 SEATS (2122 S.F.)  
SCALE: 1/4"=1'-0"



WASHINGTON STREET



DONALD LANG ARCHITECTS, INC.

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WEST NEWTON, MA 02465

PHONE: (617) 969-8400  
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THE VILLAGE CAFE

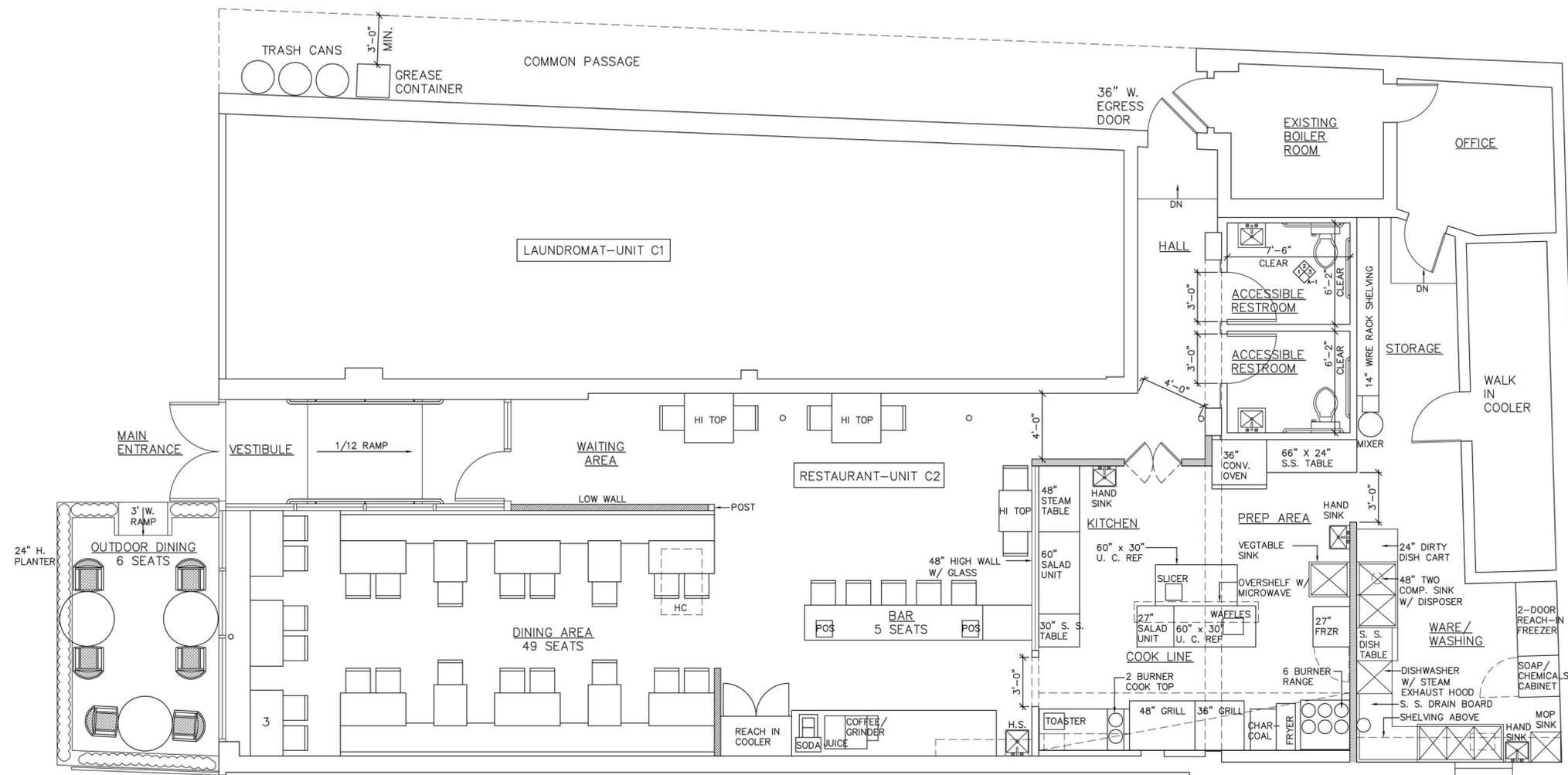
PROJECT ADDRESS:  
719 WASHINGTON STREET  
NEWTON, MA 02465  
PROJECT TELEPHONE:

DRAWING TITLE  
PROPOSED  
FLOOR PLAN

SHEET NUMBER:

A1.0

OF



1 PROPOSED FLOOR PLAN- 54 INSIDE + 6 OUTSIDE= 60 TOTAL SEATS (2122 S.F.)  
A1.0 SCALE: 1/4"=1'-0"



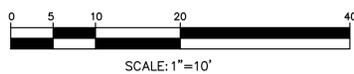
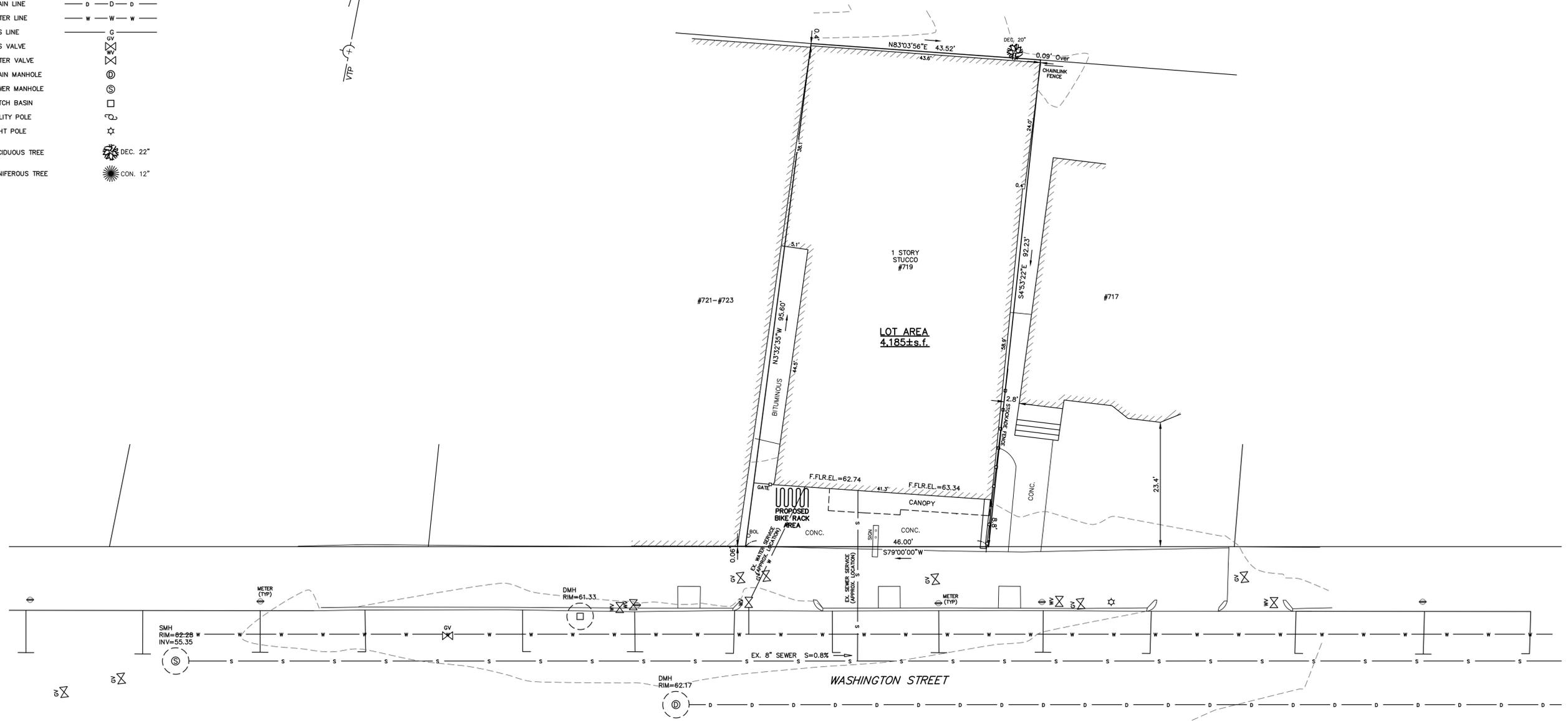
SPECIAL PERMIT

WASHINGTON STREET

213209Proposed.dwg (2/2013)

**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
- CONIFEROUS TREE



ZONING CHART		
NEWTON, MASSACHUSETTS		
REGULATION	REQUIRED	EXISTING
ZONE: BU-2	SUBMISSION: EXISTING	
LOT AREA	10,000s.f.	4,185±s.f.
LOT FRONTAGE	80.0'	46.0'
FRONT SETBACK	Avg. 11.73'	8.8'
SIDE SETBACK	1/2 bldg.ht.	0.09' Over
REAR SETBACK	0	0.4'
BUILDING HEIGHT	24'/2 Story	1 Story

**TOPOGRAPHIC SITE PLAN**  
**NEWTON, MASSACHUSETTS**  
 SHOWING PROPOSED CONDITIONS  
 AT #719 WASHINGTON STREET

SCALE: 1in.=10ft. DATE: OCTOBER 23, 2013

PROJECT: 213209



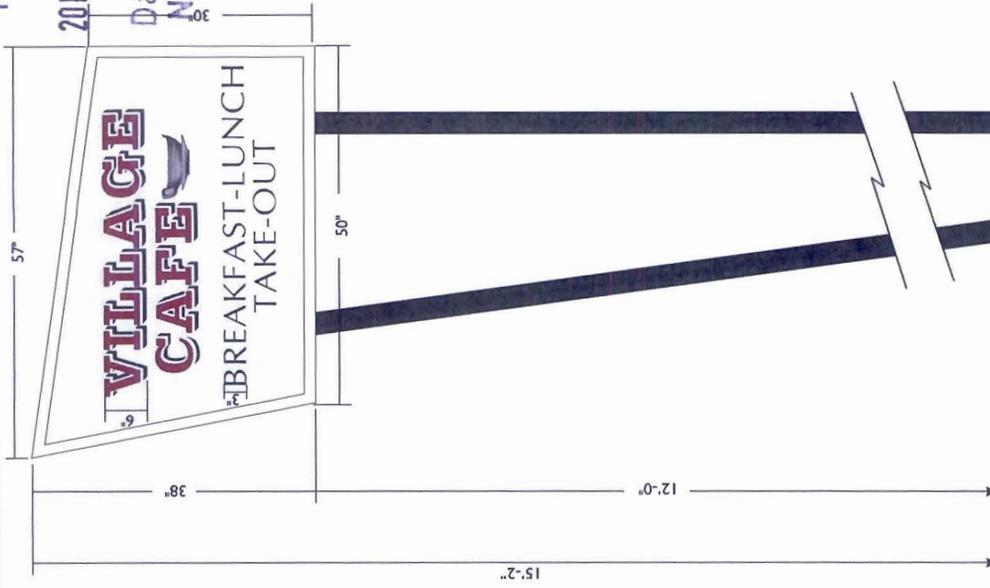
LAND SURVEYORS - CIVIL ENGINEERS. 132  
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 (617) 332-8271

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Newton City Clerk

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David A. Olson, CMC  
Newton, MA 02459



A PYLON SIGN

SCALE: 3/4" = 1'-0"



EXISTING

nts

**Gensign**  
DESIGN • ENGINEERING

841 Worcester Rd., Suite 514, North Attle, MA 01760-2076  
 o: 617.332.2000 c: 617.694.7866 f: 888.449.0808 e: sales@gensign.com

Project: The Village Cafe  
 Location: 719 Washington St. Newton, MA  
 Description:

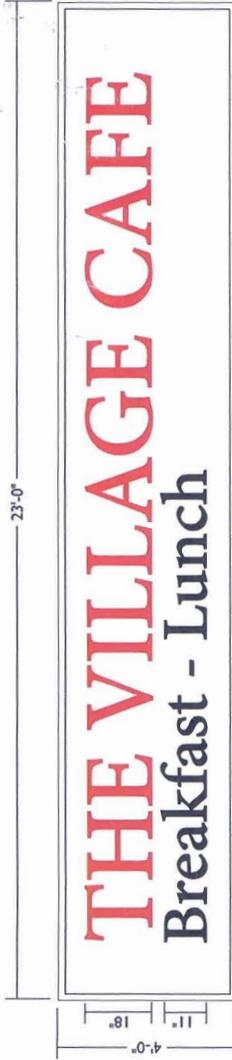
Rev 1	Rev 2	Revisions
By	By	By

File Name: Village Cafe.pdf	Scale: As Noted	Date: 1/8/14
Project No.	Drawn: JF	Sheet: 1 of 3
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Dwg. No.		

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David A. Olson, CMC  
Newton, MA 02459



B NON ILLUMINATED WALL SIGN - ACRYLIC LETTERS, METAL FRAME

SCALE: 3/8" = 1'-0"



EXISTING

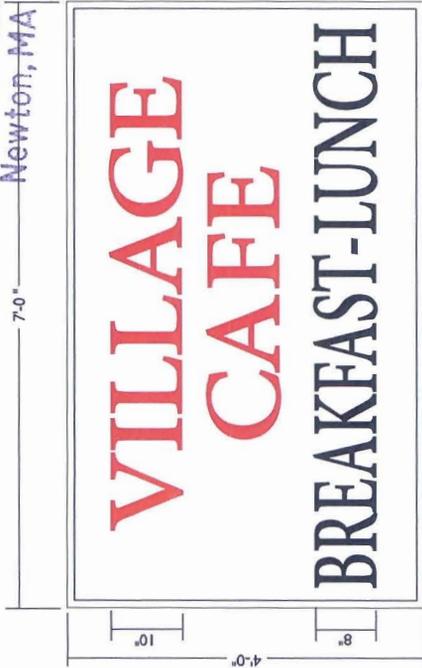
SCALE: 3/16" = 1'-0"

<p><b>GenSign</b> DESIGN • ENGINEERING</p> <p>841 Worcester Rd., Suite 514    Norwalk, MA 01760-2076          o: 617.332.2000    c: 617.684.7666    f: 688.449.0809    e: sales@gensign.com</p>		<p>Project: The Village Cafe</p> <p>Location: 719 Washington St. Newton, MA</p> <p>Description:</p>	<p>Rev 1</p> <p>Rev 2</p> <p>Revisions</p>	<p>MN</p> <p>MN</p> <p>By</p>	<p>File Name: Village Cafe.pdf</p> <p>Project No.</p> <p>This drawing is given in confidence and may not be used or reproduced without the express written consent of this Company. All common law and copyright laws are hereby specifically reserved.</p>	<p>Scale: As Noted</p> <p>Drawn: JF</p> <p>Dwg. No.</p>	<p>Date: 1/9/14</p> <p>Sheet: 2 of 3</p>
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Newton City Clerk

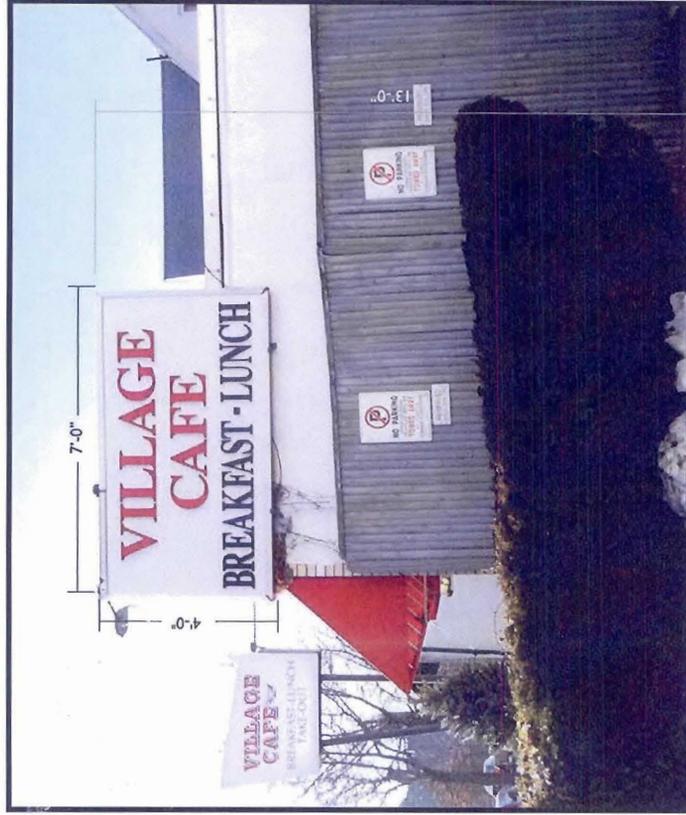
2014 JAN 13 PM 12: 40

David A. Olson, CMC  
Newton, MA 02459



C NON ILLUMINATED WALL SIGN - ACRYLIC LETTERS, METAL FRAME

SCALE: 3/4" = 1'-0"



EXISTING

SCALE: 3/8" = 1'-0"

**GenSign**  
DESIGN + ENGINEERING  
841 Worcester Rd., Suite 514, Needham, MA 01760-2076  
a: 617.332.2000 c: 617.694.7666 f: 888.449.0808 e: sales@gensign.com

Project: The Village Cafe  
Location: 719 Washington St. Newton, MA  
Description:

Rev 1  
Rev 2  
Revisions

MN  
MN  
By

File Name: Village Cafe.pdf  
Project No.  
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Sheet: 3 of 3