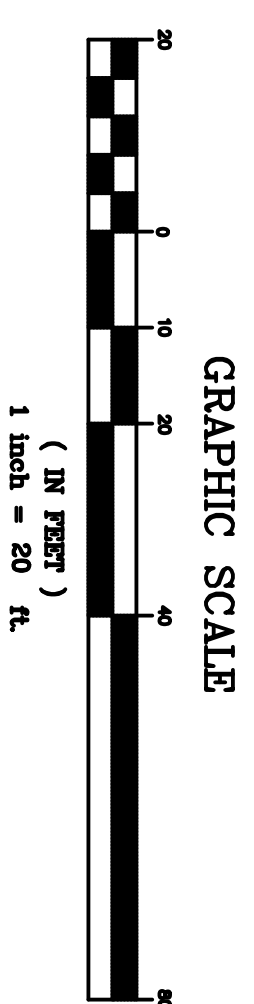
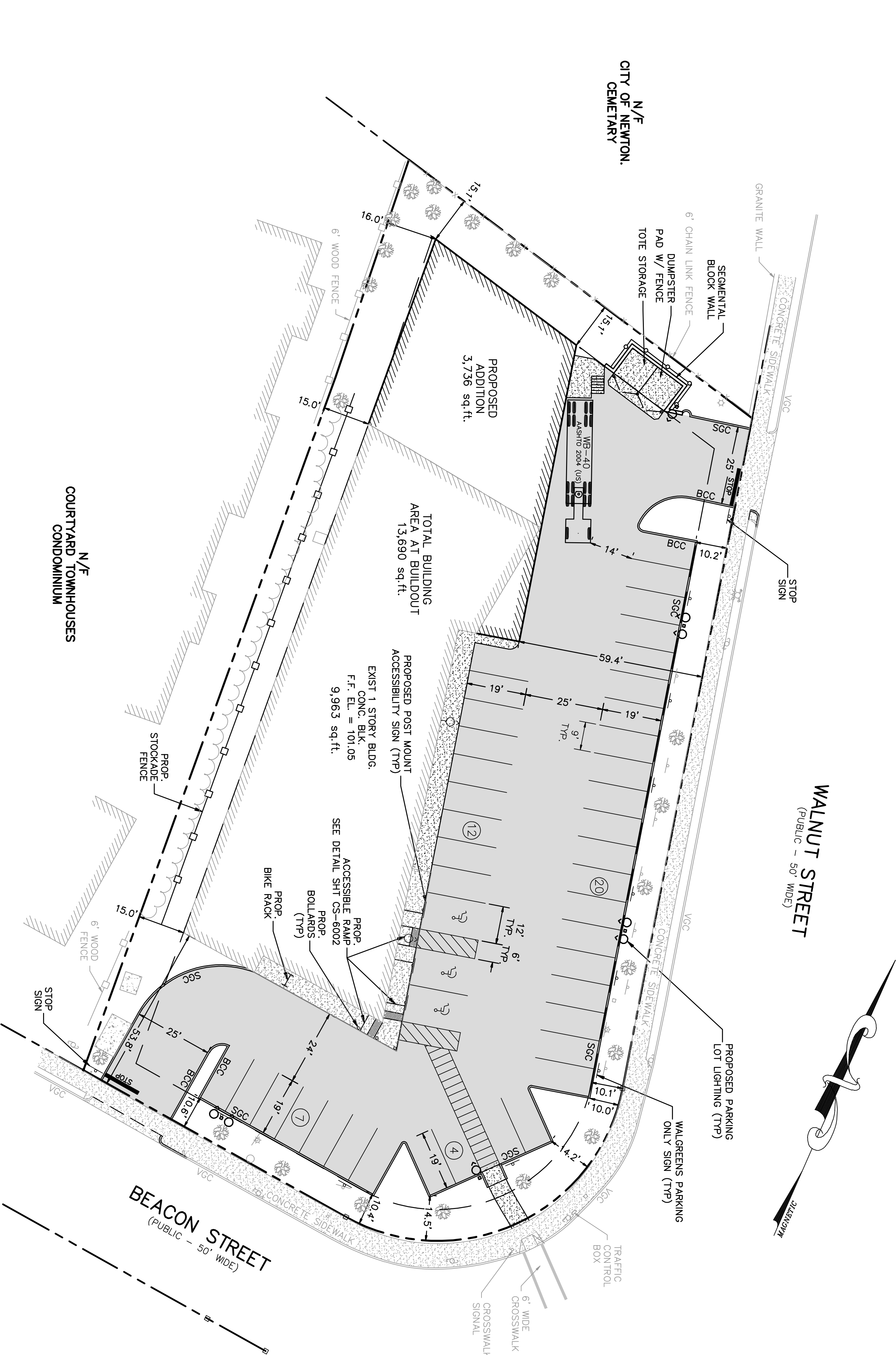
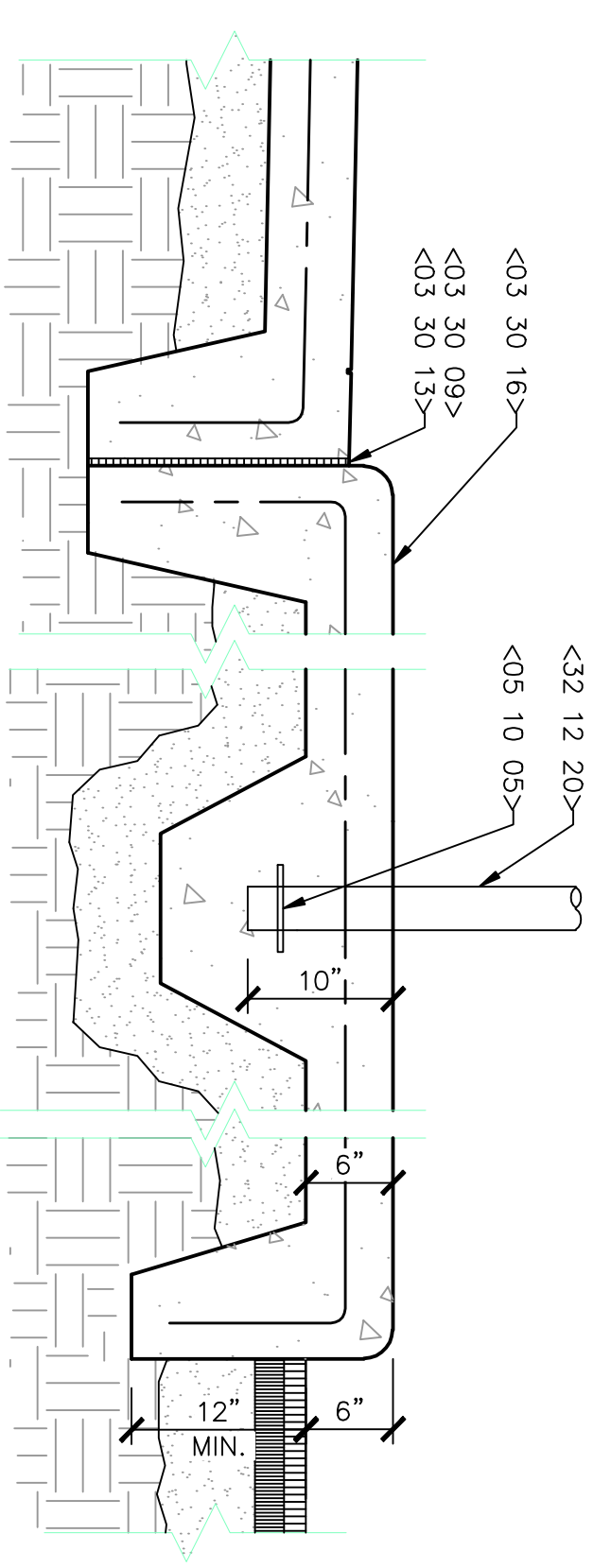


SECTION AT BIKE RACK
NOT TO SCALE



DIMENSIONAL REQUIREMENTS: BU2 - BUSINESS 2 DISTRICT		
REQUIRED	PROVIDED	
MIN. LOT AREA	10,000 SF	43,922 SF± (1,008 AC.±)
FRONT SETBACK	10'	53.8'
SIDE SETBACK	15'	15'
REAR SETBACK	15'	15.5' (1 STORY)
MAX. BLDG. HEIGHT	24' (2 STORIES)	15.5' (1 STORY)

PARKING SETBACKS		
REQUIRED	PROVIDED	
FRONT SETBACK	10'	10'
SIDE SETBACK	15'	15'
REAR SETBACK	15'	15'

SUMMARY TABLE			
% OF PROPERTY COVERED BY BUILDINGS, FLOOR AREA RATIO		REQUIRED	PROVIDED
		1.0	0.31
% OF OPEN SPACE IN PARKING LOT		5%	6.2%
% OF GROUND COVERAGE (BUILDINGS)		-	-

PARKING CALCULATION		
USE	SPACES REQUIRED	SPACES PROVIDED
RETAIL STORE	1 SPACE FOR EACH 300 SQ.FT. OF RETAIL FLOOR AREA 12000/300= 40 REQUIRED	43 SPACES
	1 SPACE FOR EACH 1000 SQ.FT. OF STORAGE - 1690/2500= 1 REQUIRED	
	1 SPACE FOR EACH 3 EMPLOYEE ON LARGEST SHIFT - 6 EMPLOYEES/3= 2 REQUIRED	
TOTAL = 43 SPACES		43 SPACES

HANDICAP PARKING		
ACCESS SPACE: 12'x19'	VAN ISLE: 6'x19' - 3	3 SPACES

PROPERTY DESCRIPTION:
ASSESSOR'S MAP 64, BLOCK 3, LOTS 10, 11 & 12.
TOTAL AREA = 43,922 sq.ft.

Pennoni Associates Inc. 100 Burr't Road, Suite 120, Andover, MA 01810 Tel. (978) 749-9929, Fax. (978) 749-9920 Engineers • Surveyors • Environmental Scientists • Petroleum Specialists
93 Stiles Road, Suite 201, Salem, NH 03079 Tel. (603) 226-1950, Fax. (603) 226-3235

SCALE: 1" = 20'
DRAWN BY: OPH
DATE: 4/26/2012
APPROVED: **CS-1001**

JOB NO. WALG 1106
SHEET 5 OF 16

ASSESSOR'S MAP 64 BLOCK 3 LOTS 10, 11 & 12
1101 BEACON STREET
NEWTON, MA

LAYOUT AND MATERIALS PLAN

PREPARED FOR:
WALGREEN'S REAL ESTATE
106 MILMOT ROAD
DEERFIELD, IL 60015-5105

ALL DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR AND OWNER IMMEDIATELY UPON NOTIFICATION OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

DATE	NO.	REVISIONS	BY

Pennoni
PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS