



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

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PROPOSED SELF STORAGE FACILITY
255-257 NEWTONVILLE AVENUE
NEWTON, MASSACHUSETTS

Revisions	No.	Date	Desc.
Designed			A.B.U.
Drawn			A.B.U.
Checked			
Approved			
Scale			1"=20'
Project No.			1502781
Date			6/23/2016
CAD File:			SP150278101A
Title			SITE PLAN - ALTERNATE
Sheet No.			SP-1A

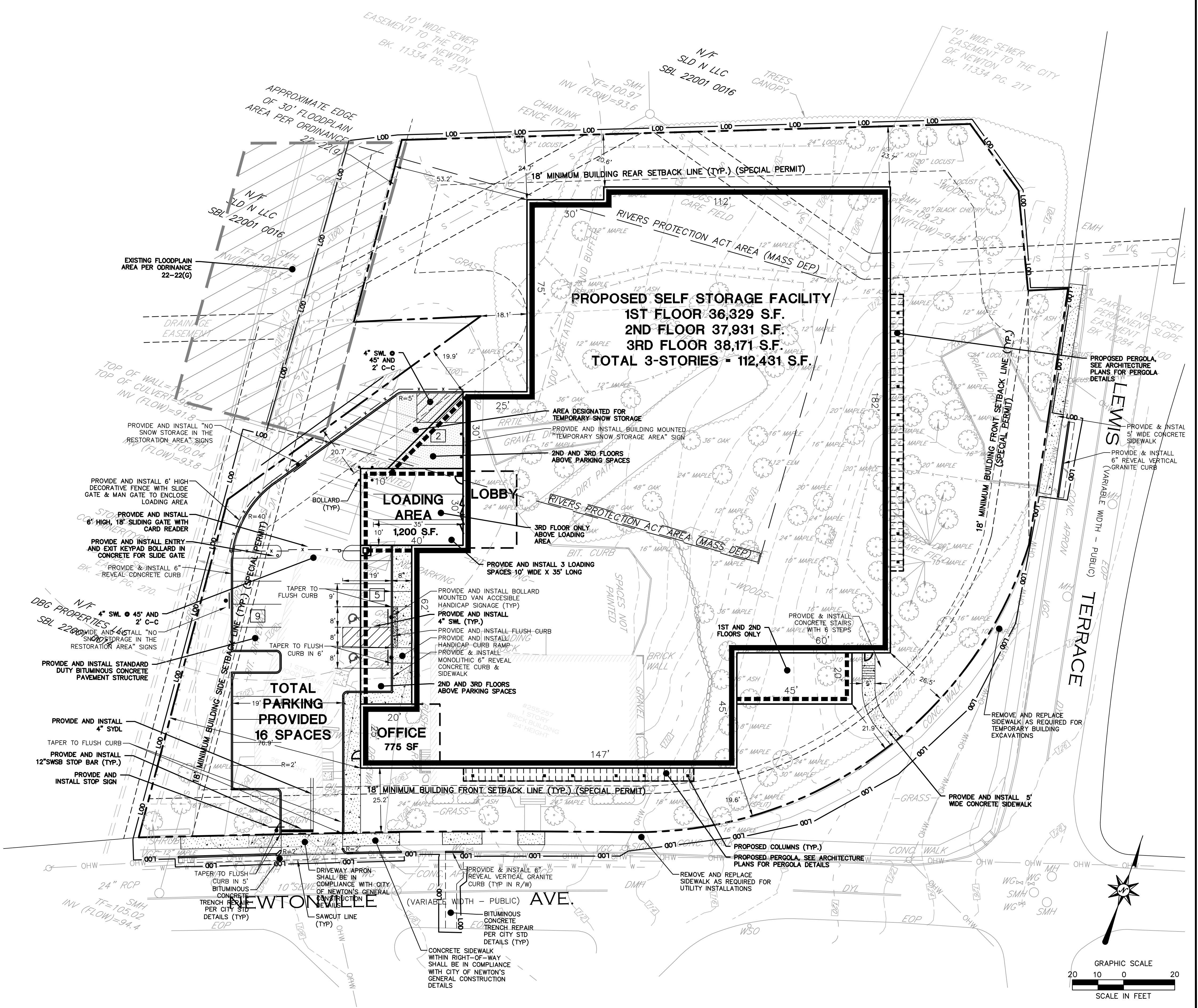
ZONING INFORMATION

LOCATION: NEWTON, MIDDLESEX COUNTY, MASSACHUSETTS				
ZONE: MANUFACTURING				
USE: (PERMITTED USE) STORAGE WAREHOUSE				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	10,000 SF	76,000 S.F. 1.74 ACRES	NO
2	MINIMUM FRONT SETBACK	18 FEET (1) * (1/2 BUILDING HEIGHT)	19.6 FEET	NO
3	MINIMUM SIDE SETBACK	18 FEET (1) ** (1/2 BUILDING HEIGHT)	18.1 FEET	NO
4	MINIMUM REAR SETBACK	18 FEET (1) ** (1/2 BUILDING HEIGHT)	20.6 FEET	NO
5	MAXIMUM BUILDING HEIGHT	36 FEET/3 FLOORS (1)	35'-4"/3 FLOORS	NO
6	MAXIMUM BUILDING COVERAGE	NO MAXIMUM	51.41 PERCENT	NO
7	MAXIMUM FLOOR AREA RATIO	1.5	1.48	NO

(1) BY SPECIAL PERMIT
* FRONT SETBACK SHALL BE 15 FEET OR 1/2 BUILDING HEIGHT OR THE AVERAGE SETBACK OF ADJOINING PROPERTIES, WHICHEVER IS GREATER.
** SIDE AND REAR SETBACKS SHALL BE 1/2 BUILDING HEIGHT, EXCEPT, WHEN ABUTTING A RESIDENTIAL OR PUBLIC USE ZONE, THE SETBACK SHALL BE 1/2 BUILDING HEIGHT OR 20 FEET, WHICHEVER IS GREATER.

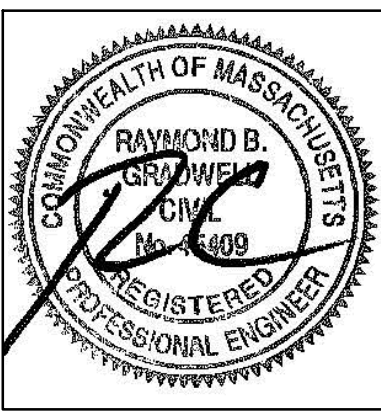
PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	39,071 S.F. FOOTPRINT (112,431 S.F. TOTAL)	NO
2	PARKING REQUIRED BY TOWNSHIP	1 SPACE PER FOUR (4) EMPLOYEES AND 1 SPACE PER 2,500 S.F. (4 EMPLOYEES PROPOSED/ 4 EMPLOYEES=1 SPACES 112,431 S.F./2,500 S.F.= 45 SPACES TOTAL SPACES REQ.= 46 SPACES)	16 SPACES (V)	YES
3	MINIMUM PARKING DIMENSIONS	9 FEET WIDE/19 FEET LONG (90° PARKING)	9 FEET WIDE/ 19 FEET LONG	NO
4	MINIMUM AISLE WIDTH	24 FEET MIN.	24 FEET	NO
5	MINIMUM/MAXIMUM ENTRANCE AND EXIT DRIVEWAY WIDTH	20 FEET MINIMUM (2-WAY) AND 25 FEET MAXIMUM	24 FEET	NO
6	MINIMUM FRONT SETBACK	5 FEET	18.0 FEET	NO
7	MINIMUM SIDE SETBACK	5 FEET	5.3 FEET	NO
8	MINIMUM REAR SETBACK	NONE REQUIRED	N/A	NO
9	LOADING SPACES REQUIRED	3 SPACES	3 SPACES	NO
10	MINIMUM LOADING SPACE DIMENSIONS	10 FEET WIDE X 35 FEET LONG X 12 FEET HIGH	10 FEET X 35 FEET	NO
11	MINIMUM INTERIOR LANDSCAPING	5% OF PARKING AREA SHALL BE LANDSCAPED AND 1 TREE (3" CAL. MIN.) PER 10 PARKING SPACES	5% 2 TREES	NO



REFER TO SHEET GN-1 FOR GENERAL NOTES AND SITE PLAN NOTES

**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



6/23/2016, AULUSK, G. VORSEY1515071502781.DWG/SP150278101A.DWG/SP-1A 2052 24236