

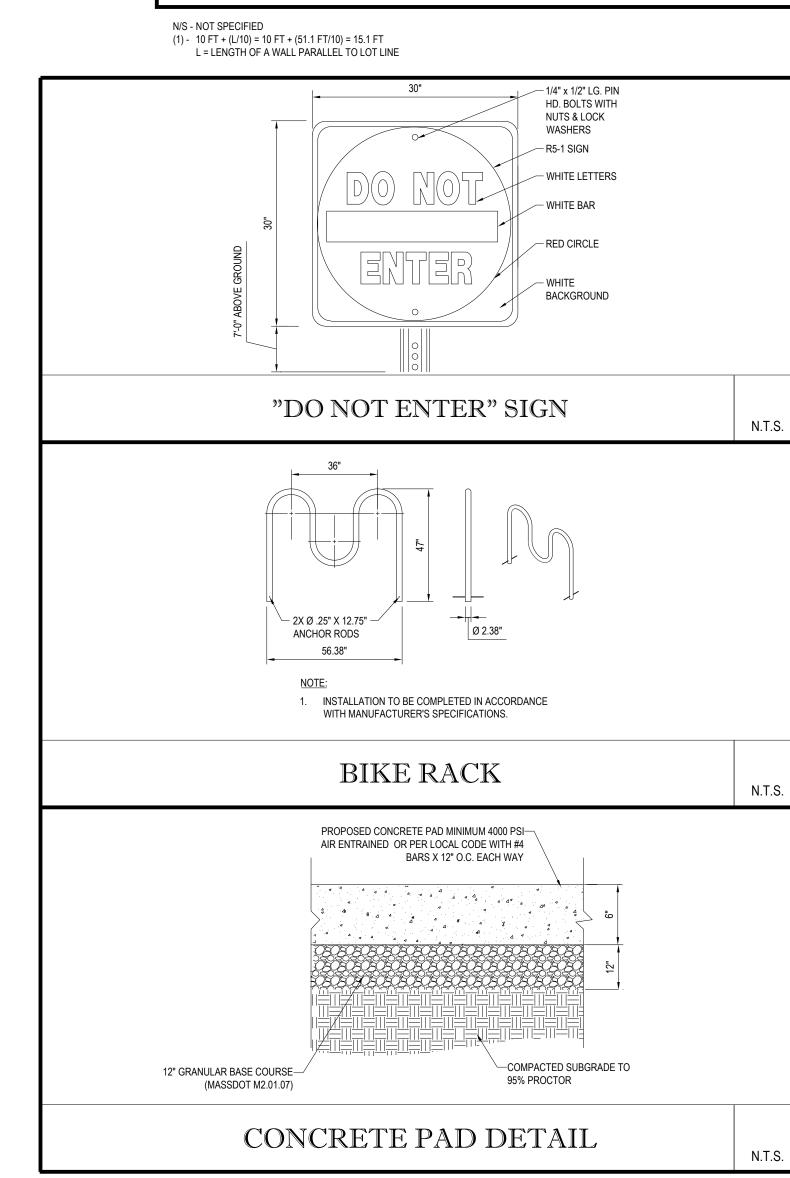
## BICYCLE PARKING REQUIREMENTS

RETAIL AND SERVICE USE REQUIRES 0.60 SPACES PER 1,000 SF OF GROSS FLOOR AREA. - 3,985 SF x 0.6 / 1,000 = 2.4 SPACES REQUIRED

- 6 SPACES PROVIDED

NOTE: BICYCLE RACKS SHALL ACCOMMODATE A BICYCLE AT LEAST 6 FT. IN LENGTH AND 2 FT. WIDE.

ZOI	NING ANALY	SIS TABLE	
ZONING DISTRICT	- MAJOR BUSINESS (B2A) ZONI - RETAIL DISPENSARY REQUIR		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/S	10,890 SF	NO CHANGE
MINIMUM LOT FRONTAGE	50 FT	110.85 FT	NO CHANGE
MAX. BUILDING COVERAGE	N/S	36.6%	NO CHANGE
MIN. FRONT SETBACK	0 FT	1.9 FT	NO CHANGE
MIN. SIDE SETBACK	0 FT	46.7 FT	NO CHANGE
MIN. REAR SETBACK	15.1 FT (1)	22.6 FT	NO CHANGE
MAX. BUILDING HEIGHT	35 FT	29.5 FT	NO CHANGE
MIN. OPEN SPACE	10%	10%	NO CHANGE
PARKING SPACES	14 SPACES	18 SPACES	15 SPACES
PARKING CRITERIA (9'x18')	RETAIL: 1 SPACE / 300 SF GFA 3,985 SF / 300 SF = 13.2 = 14 SPACES		
ACCESSIBLE PARKING SPACES	1 SPACE	1 SPACE	NO CHANGE
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE- 8'x18' W/ 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8'x18' W/ 8' ACCESS AISLE)	1 - 25 TOTAL PARKING SPACES VAN ACCESSIBLE SPACES= 1/	= 1 ACCESSIBLE SPACE 6 SPACES (MINIMUM 1 PER LOT)	•



# SITE PLAN NOTES

ALL EXISTING TREES, SHRUBS, AND
LANDSCAPED AREAS SHALL BE
PRUNEDICLEANED UP

ALL SIGNS TO CONFORM TO MUTCD STANDARDS AND REGULATIONS

ALL EXISTING PAVEMENT MARKINGS
SHALL BE REPAINTED

 PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS TAKEN FROM "ZONING SITE PLAN", PREPARED BY WOO & WILLIAMS, DATED 03/10/89 AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY.
 TOPOGRAPHIC INFORMATION DEPICTED ON THIS PLAN IS BASED ON ARLINGTON GIS

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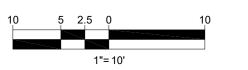
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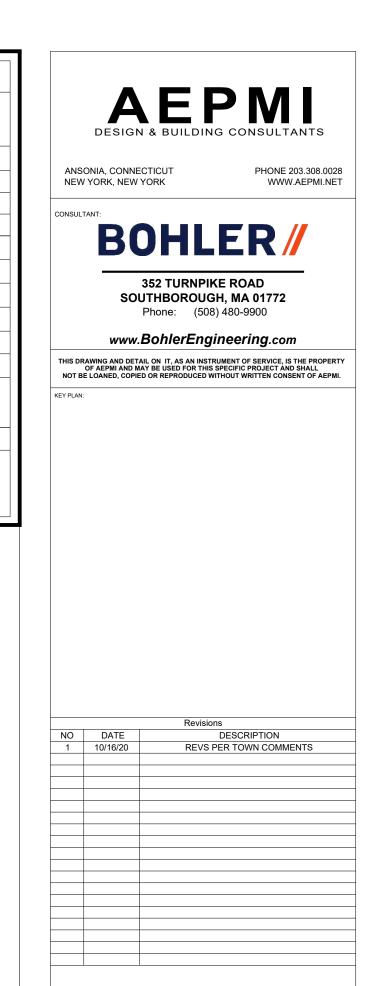
THE PERMANENT STRUCTURES DEPICTED HEREIN ARE APPROXIMATELY LOCATED ON THE GROUND AS SHOW.

PLAN CONTENTS ARE THE RESULT OF A COMPILATION OF THE ABOVE REFERENCES SOURCES AND VARIOUS RECORD AND NON-RECORD INFORMATION. AS WELL AS A

SOURCES AND VARIOUS RECORD AND NON-RECORD INFORMATION, AS WELL AS A VISUAL OBSERVATION CONDUCTED BY BOHLER ON AUGUST 17, 2020. THIS PLAN IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY.

THE PURPOSE OF THIS PLAN IS TO DEPICT THE SITE IN A GENERAL NATURE AND INDICATE THE PROPOSED CHANGE IN USE ONLY.





PROGRESS PRINT
NOT FOR CONSTRUCTION

	PRINCIPAL IN CHARGE:	
	PROJECT MANAGER:	R
	DESIGNER:	N
	PROJECT ARCHITECT / ENGINEER	
	DRAWN BY:	C

# **ESKAR**

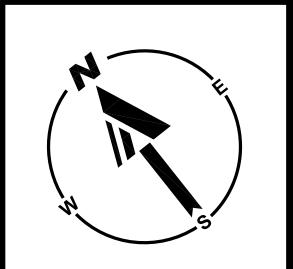
MAP #33, BLK #2, LOT #3
23 BROADWAY
TOWN OF ARLINGTON
MIDDLESEX COUNTY
MASSACHUSETTS

SITE PLAN

DATE:	JULY 12, 201
SCALE:	
PROJECT NUMBER:	W20119
DRAWING NO.:	



GRANITE CURB



PROP. "ESKAR PARKING"-

EXIST. SITE LIGHT TO BE-

CUTOFF LED FIXTURE OF SIMILAR INTENSITY (TYP.)

REPLACED WITH NEW FULLY

PROP. "ESKAR PARKING"-

SIGN (TYP. OF 12)

EXIST. SITE LIGHT TO BE-REPLACED WITH NEW FULLY

CUTOFF LED FIXTURE OF SIMILAR INTENSITY (TYP.)

PROP. "ESKAR PARKING"-SIGN (TYP. OF 12)

EXIST. SITE LIGHT TO BE-REPLACED WITH NEW FULLY CUTOFF LED FIXTURE OF

SIMILAR INTENSITY (TYP.)

ALL PAVEMENT MARKINGS— TO BE REPAINTED (TYP.)

ENTRANCE AN

SIGN (TYP. OF 12)

(TYP.)

RETAINING WALL

1 STORY MASONRY BUILDING

"EXIT ONLY"

15.1' REAR YARD SETBACK

ALL PAVEMENT MARKINGS— TO BE REPAINTED (TYP.)

ALL PAVEMENT MARKINGS—

TO BE REPAINTED (TYP.)

PROP. DOOR AND STAIRS-(REFER TO ARCH. PLANS)

MAP 33, BLOCK 2, LOT 3
N/F LANDS OF
PROP. LIMIT OF CONC. CURB—
AND L.S.A. TO BE REMOVED

PROP. DOOR AND STAIRS— (REFER TO ARCH. PLANS)

PROP. LIMIT OF CONC. CURB-AND L.S.A. TO BE REMOVED PROP. "DO NOT ENTER" SIGN

WITHIN LANDSCAPED AREA

BOLLARDS -

PROP. LOADING-

**OVERHANG** 

PROP. "ESKAR PARKING"

—PROP. 6 BIKE SPACES

BROADWAY

GRANITE CURB

ON CONC. PAD

AREA

PROP. WASTE-

ROOM FOR

DISPENSARY

N/F LANDS OF KENTURY VENTURES LLC

BK. 69019, PG. 117

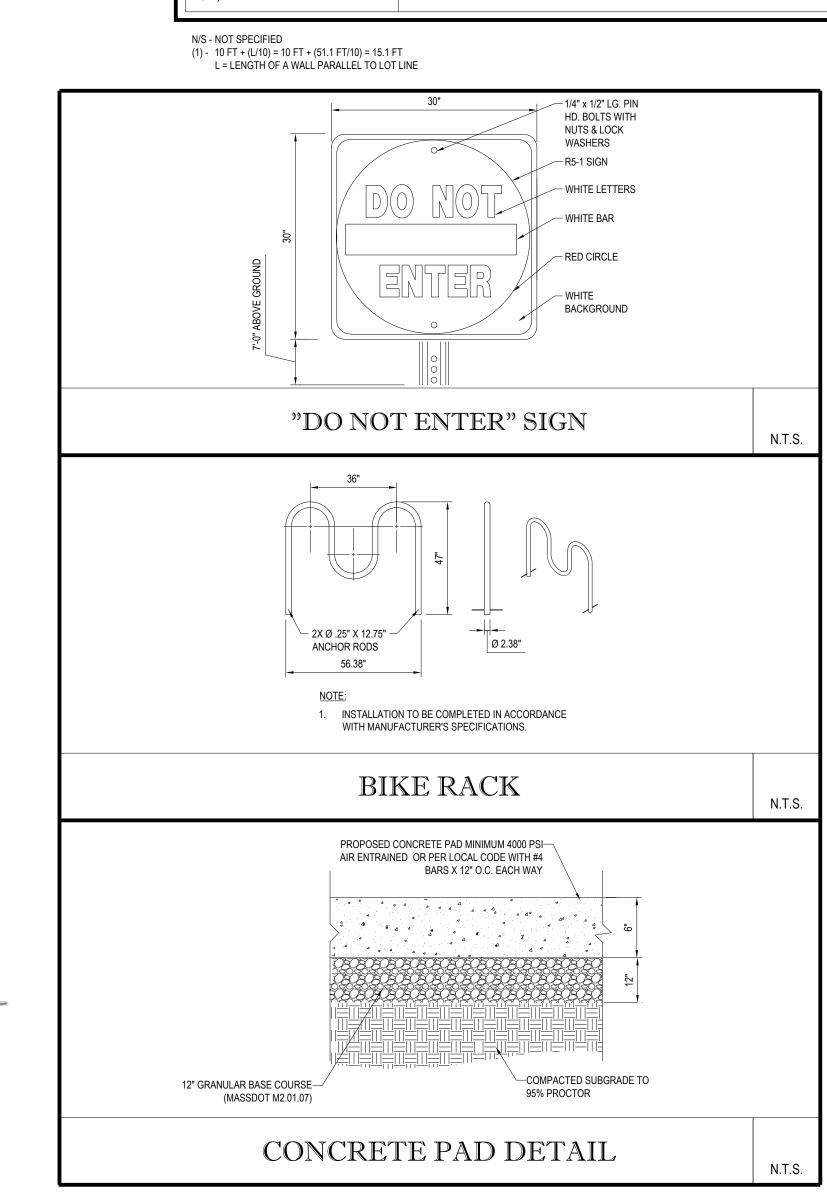
MASONRY BUILDING

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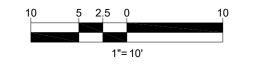
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DESCRIPTION REVS PER TOWN COMMENTS PROGRESS PRINT NOT FOR CONSTRUCTION PROJECT MANAGER: PROJECT ARCHITECT / ENGINEER **ESKAR** MAP #33, BLK #2, LOT #3 23 BROADWAY TOWN OF ARLINGTON MIDDLESEX COUNTY

MASSACHUSETTS

SITE

PLAN

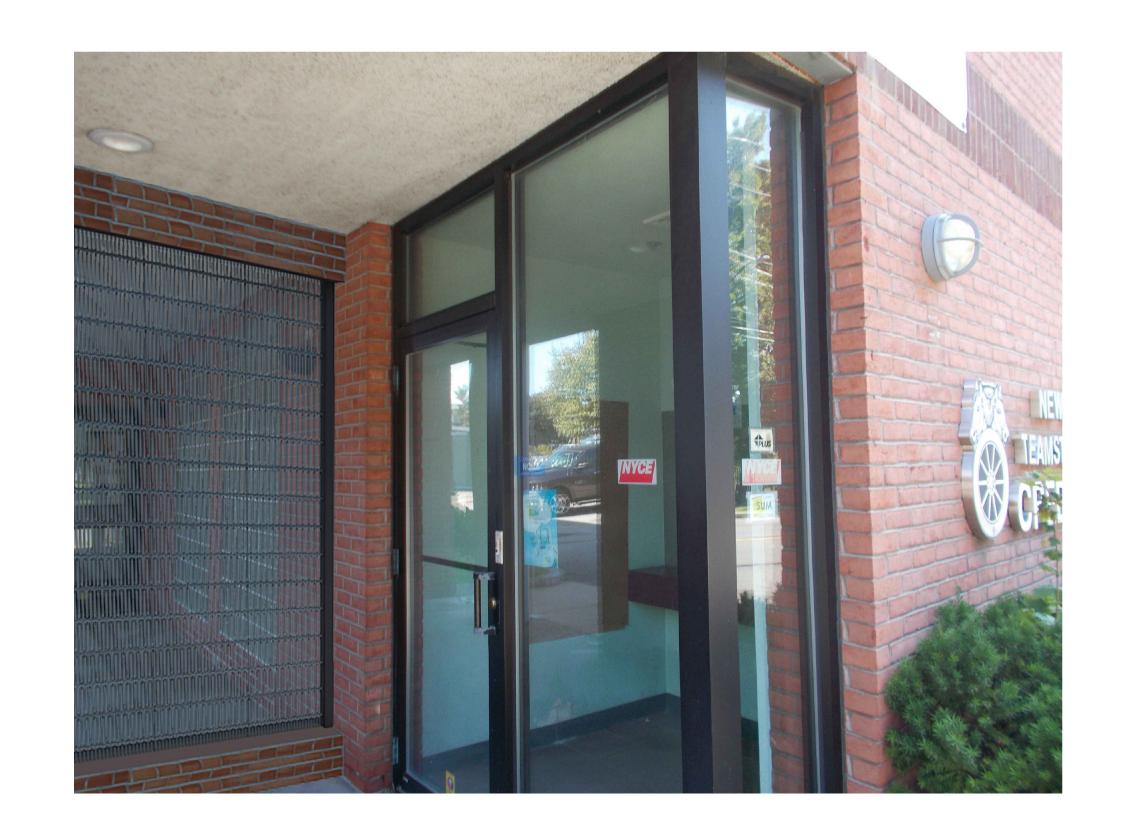
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W201195

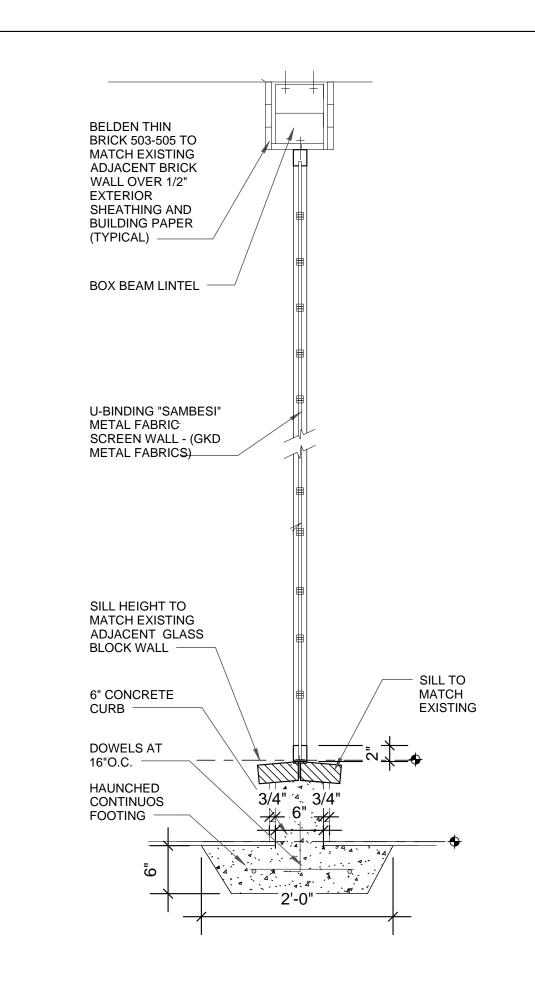
NEW YORK, NEW YORK WWW.AEPMI.NET **BOHLER**// **352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772** Phone: (508) 480-9900 www.BohlerEngineering.com

PHONE 203.308.0028

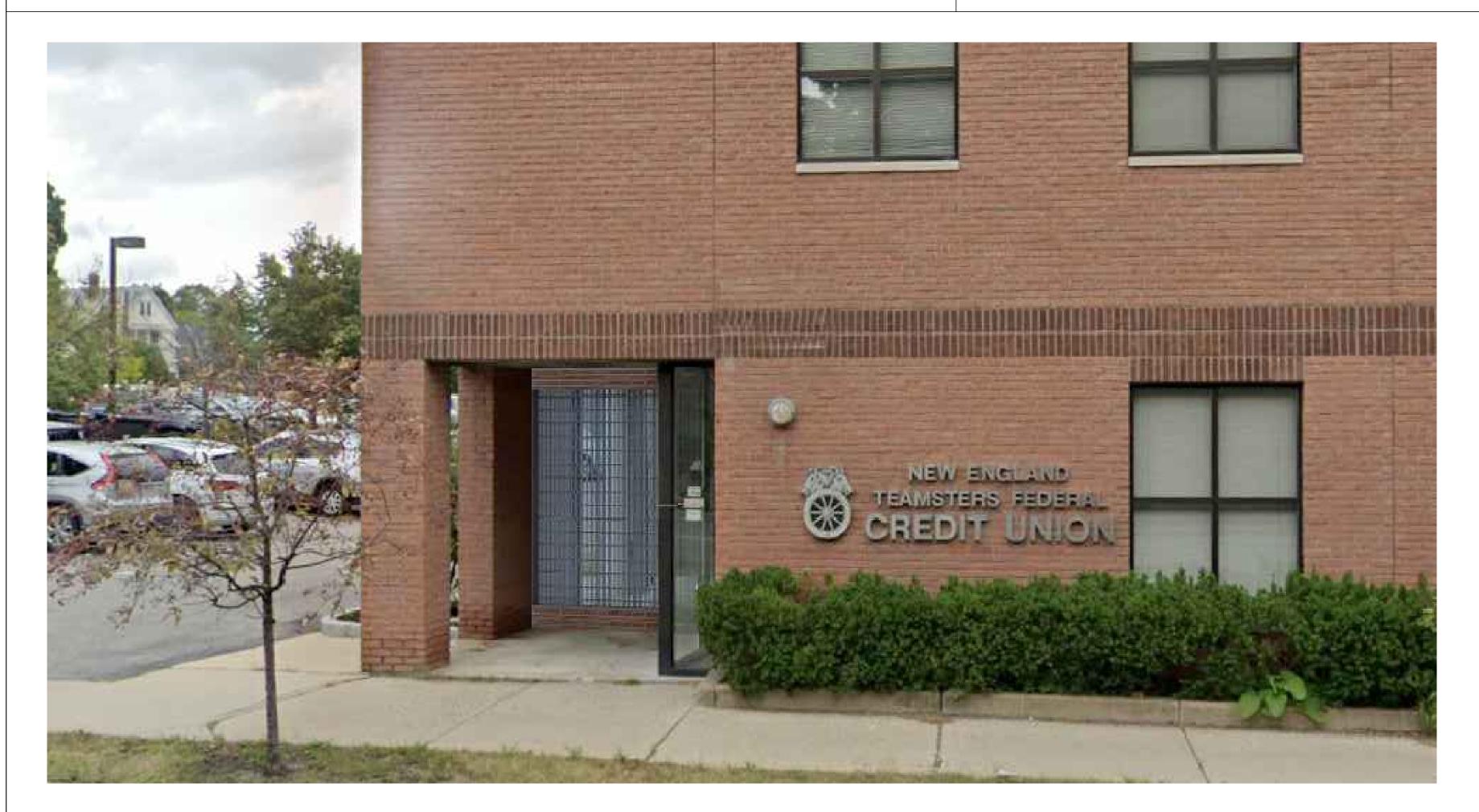
ANSONIA, CONNECTICUT



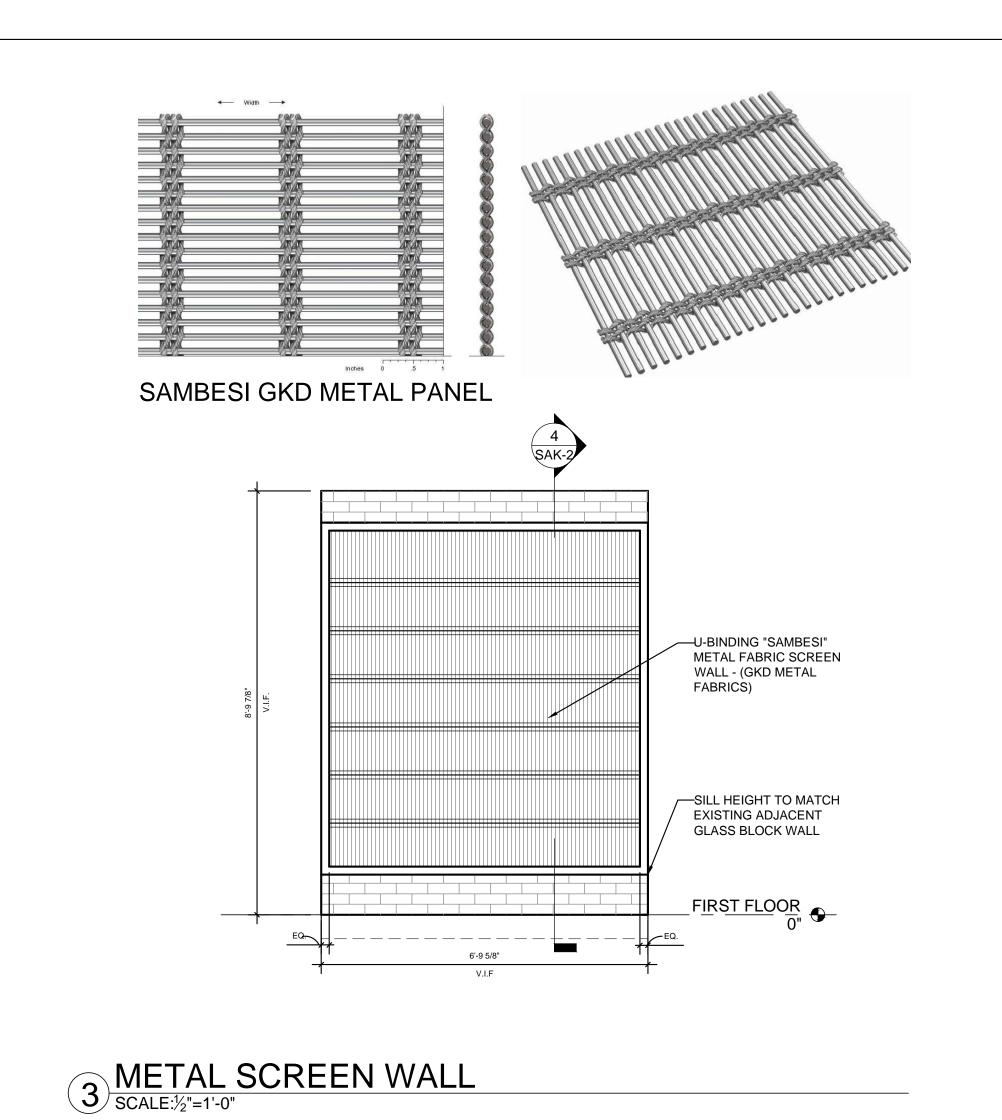


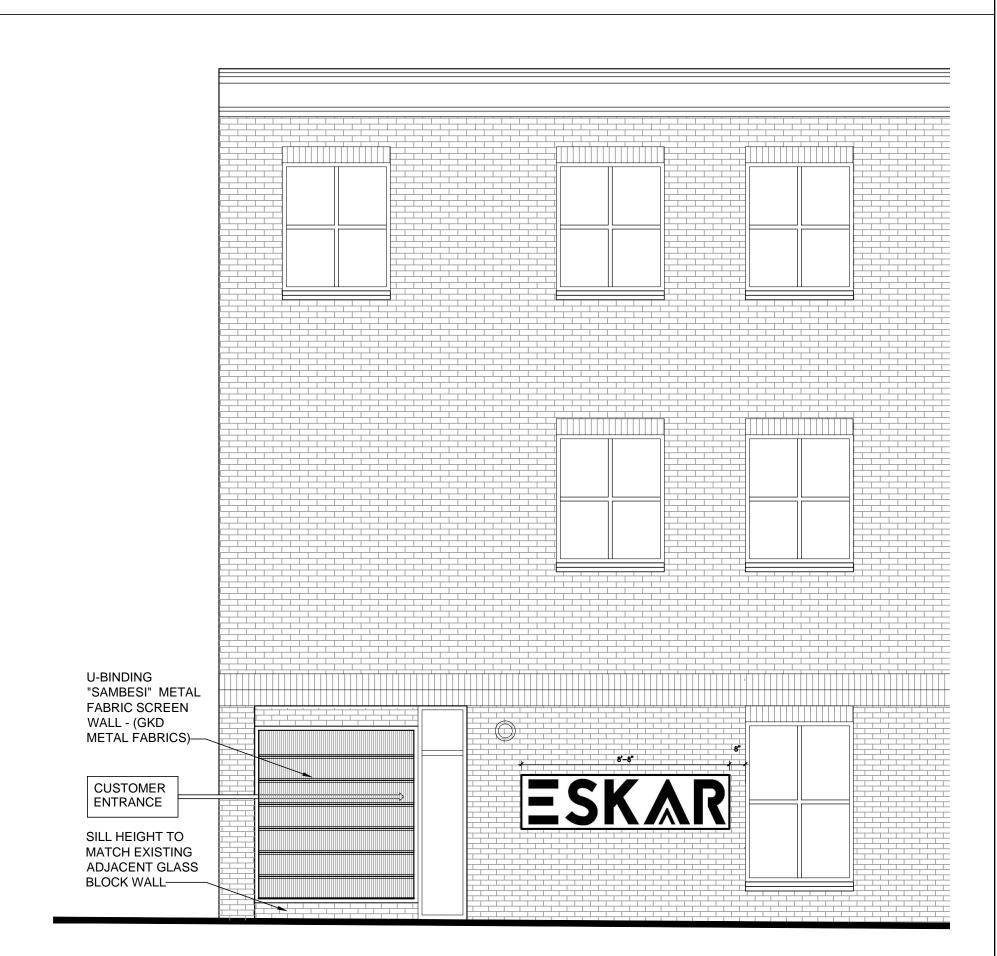


DETAIL
SCALE:1"=1'-0"



PERSPECTIVE VIEW - STREET

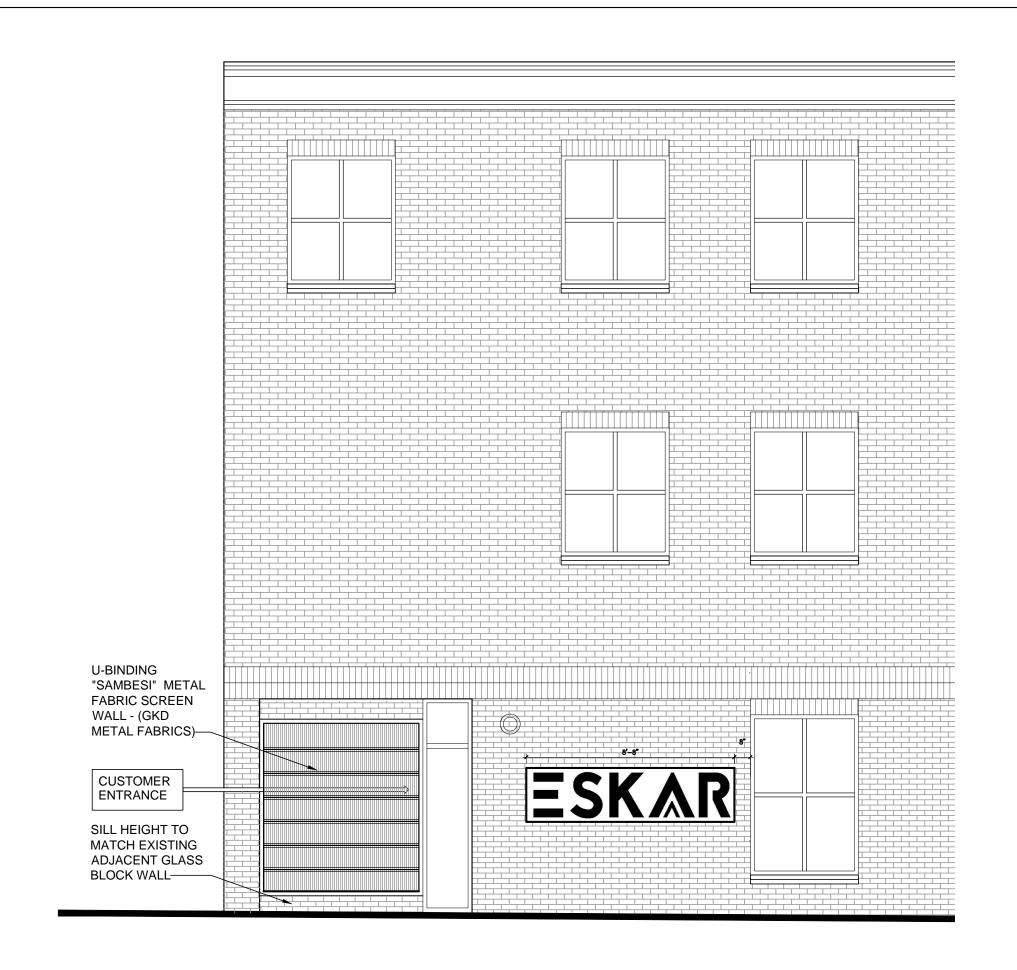




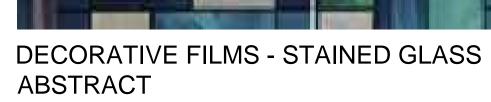
BROADWAY ELEVATION - METAL SCREEN WALL

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

	PMI			
ANSONIA, CONNECTICUT NEW YORK, NEW YORK	PHONE 203.308.0028 WWW.AEPMI.NET			
CONSULTANT:				
	N INSTRUMENT OF SERVICE, IS THE PROPERTY OF			
	PECIFIC PROJECT AND SHALL NOT BE LOANED, ITHOUT WRITTEN CONSENT OF AEPMI.			
N				
	Revisions			
NO DATE 1 10.23.2020 GENERA	DESCRIPTION L REVISION			
PRINCIPAL IN CHARGE:	J. OLIVETO			
PROJECT MANAGER:  DESIGNER:	G. CLERMONT			
PROJECT ARCHITECT / ENGINEER  DRAWN BY:				
ARLINGTO	N RETAIL			
DISPENSARY				
23 BROADV				
ARLINGTON, MA 02474				
BROADWA	Y ELEVATION			
	REEN WALL			
[				
DATE:	JUNE 16, 2020			
DATE:				
	JUNE 16, 2020			

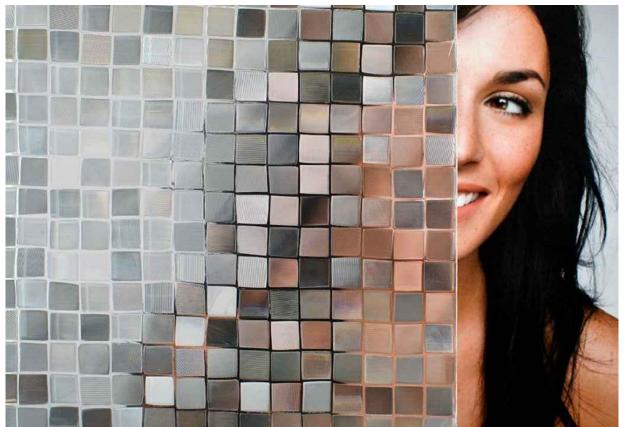








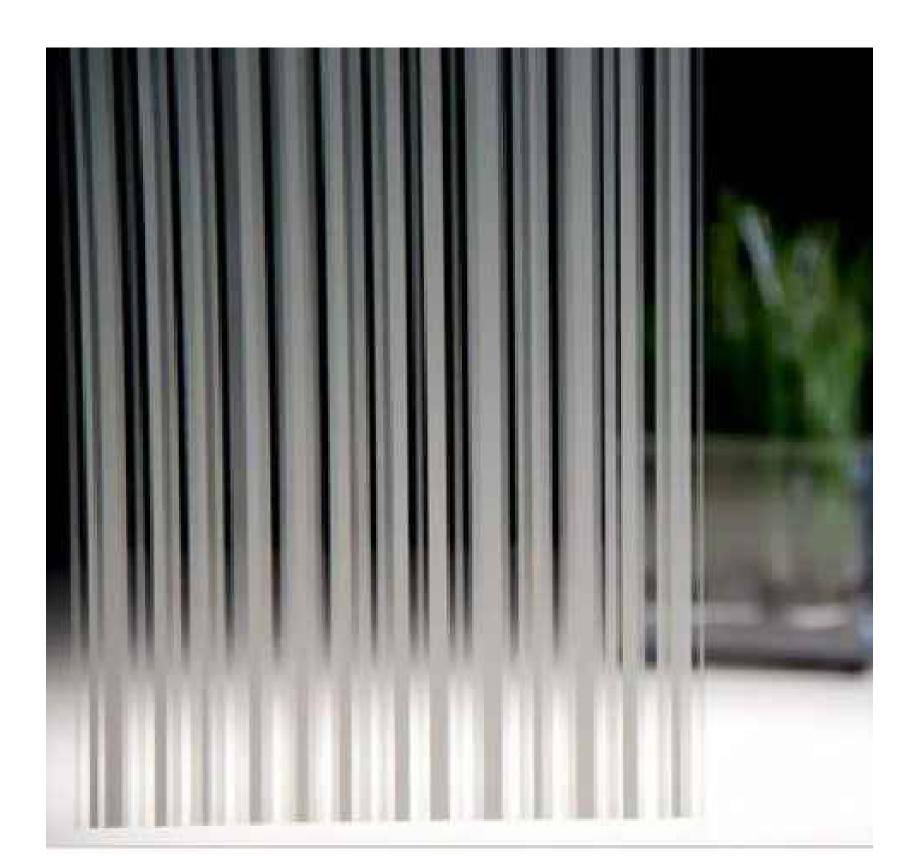
DECORATIVE FILMS - STAINED GLASS ABSTRACT



DECORATIVE FILMS - CUTGLASS MOSAIC



DECORATIVE FILMS - CUTGLASS MOSAIC



PARTIAL BROADWAY ELEVATION

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

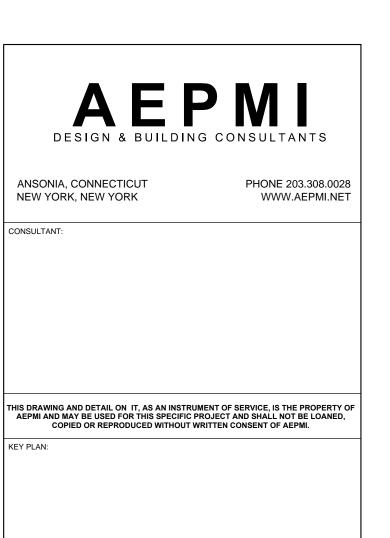
3M FASARA GLASS FINISH - ARPA

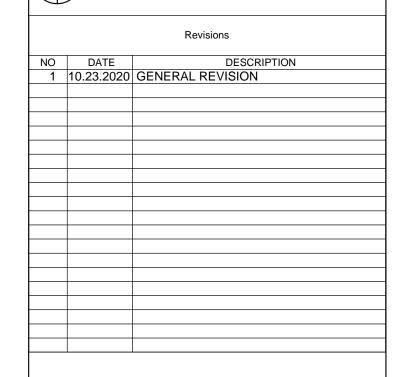


3M FASARA GLASS FINISH - SEATTLE



3M FASARA GLASS FINISH - STRAIGHT WASHI





**ARLINGTON RETAIL** DISPENSARY

J. OLIVETO G. CLERMONT

23 BROADWAY ARLINGTON, MA 02474

BROADWAY ELEVATION WINDOW FILM OPTIONS

JUNE 16, 2020 AS NOTED

**ASK-2.2**