

LOT AREA BREAKDOWN		
Area Description	Existing SF	Proposed SF
Lot Coverage - Building	33,517	33,517
Paved Surface Coverage - Sidewalks & Patios	2,129	3,550
Paved Surface Coverage - ADL Courtyard	0	735
Paved Surface Coverage - Parking, Loading, & Access	62,035	58,210
Landscape Open Spaces - Parking Lot Planted Islands	0	1,328
Landscape Open Spaces - Lawns & Planting Beds	29,817	30,158
<b>Total (Equal to Lot Area)</b>	<b>127,498</b>	<b>127,498</b>

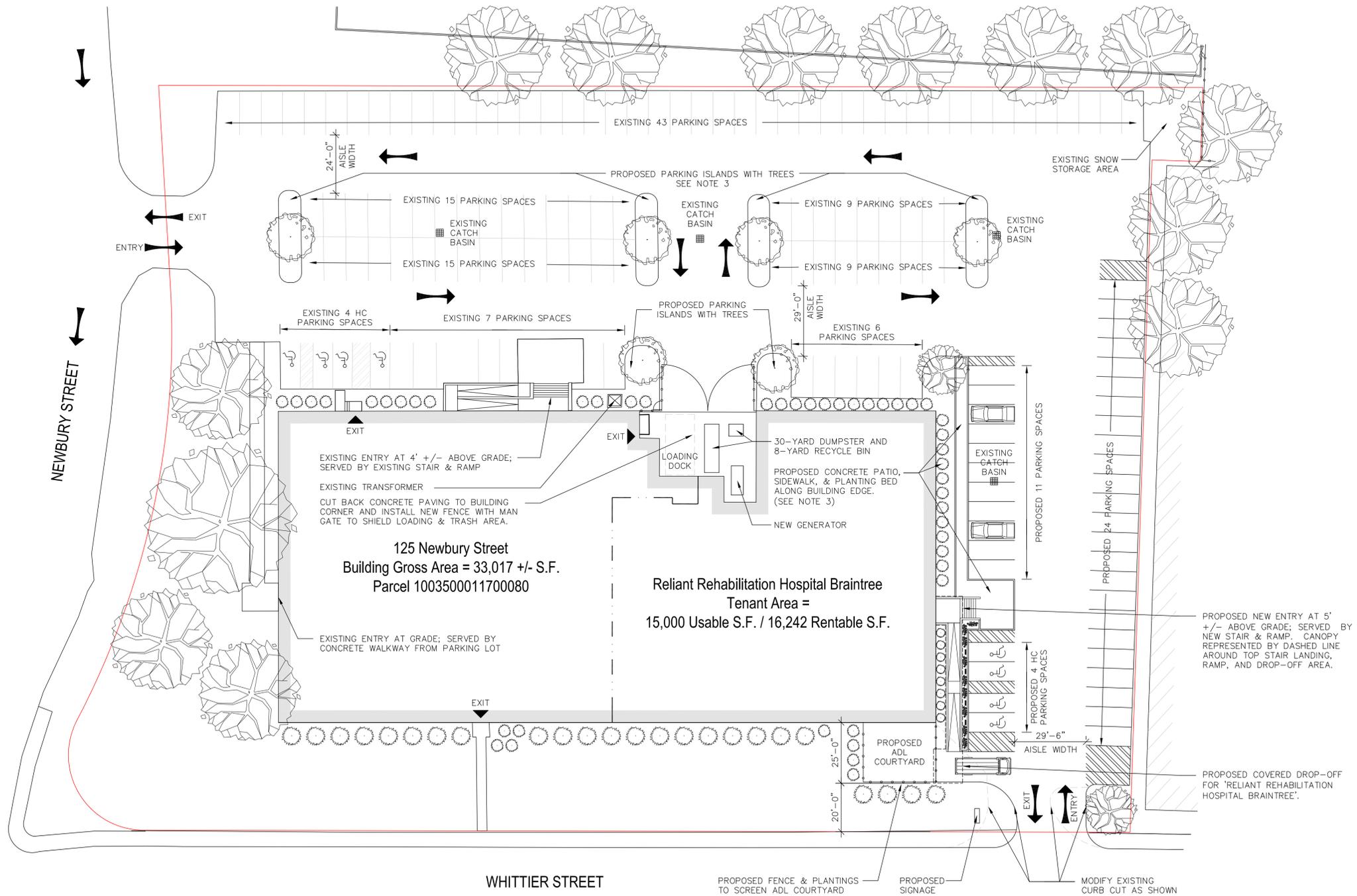
PARKING DIMENSIONAL TABLE										
Based on Table of Dimensional Off-Street Parking Regulations BL p65										
Tenant	Principal Use	Min. Ratio		Gross SF *	Req.		Avail.		Status	
			HC			HC		HC		HC
<b>Total Building</b>				33,017			147			
Framingham Pediatrics	Physician's Office	1:150	10%	5,151	35	4	-35	4	Conforming	Conforming
Reliant Braintree	Hospital	1:750	20%	15,996	22	5	-22	4	Conforming	Conforming
Not Leased	T.B.D.	T.B.D.	T.B.D.	11,870	T.B.D.	T.B.D.	90	T.B.D.	T.B.D.	T.B.D.

Gross SF \* = Rentable SF less proportionate share of 500 SF mechanical room.  
T.B.D. = To be determined

ZONING LEGEND				
ZONING DISTRICT: LIGHT MANUFACTURING (M-1)				
	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
MIN. LOT AREA	6,000 S.F.	127,498 S.F. +/-	127,498 S.F. +/-	YES
MIN. LOT FRONTAGE	50'	268' +/-	268' +/-	YES
MIN. SETBACK - FRONT	50'	45' +/-	45' +/- (NOTE 5)	EXISTING NON-CONFORMING
	- SIDE	15'	81.5' +/-	YES
	- REAR	15'	133.5' +/-	YES
MAX. STORIES	6	1	1	YES
MAX. HEIGHT	40' (NOTE 1)	< 40'	< 40'	YES
MAX. LOT COVERAGE	35%	26.3%	26.3%	YES
MAX. FLOOR AREA RATIO	0.32	0.26	0.26	YES
MIN. LANDSCAPED OPEN SPACE SURFACE RATIO	20%	23.4%	24.7%	YES
PARKING TOTAL	See Parking Table	147	147	See Parking Table
- SIZE	9' x 18'	9' x 18'	9' x 18'	YES
- HANDICAP	See Parking Table	4	8	See Parking Table
- LOADING	1 (12' x 25')	1 (NOTE 6)	1	YES
PARKING SETBACK				
- FRONT	15' (NOTE 2)	< 15'	< 15'	YES
- SIDE	5'	1'	1'	EXISTING NON-CONFORMING
- REAR	5'	1'	1'	EXISTING NON-CONFORMING
- BUILDING	5'	< 5'	< 5'	YES
AISLE WIDTH	24'	< 24'	< 24'	YES

NOTES:

- IN NON-RESIDENTIAL ZONING DISTRICT FOR BUILDINGS LESS THAN 200' FROM A SINGLE RESIDENCE ZONING DISTRICT.
- IN ANY DISTRICT WHERE A NON-RESIDENTIAL USE ABUTS A RESIDENTIAL ZONING DISTRICT, A LANDSCAPED OPEN SPACE BUFFER AT A MINIMUM DEPTH OF 15', SHALL BE PROVIDED.
- UPRIGHT & SPREADING YEW IN NEW PLANTING BEDS.
- SHADEMASTER HONEYLOCUST 2 1/2"-3" CAL. IN PARKING LOT ISLANDS  
SITE PLAN DERIVED FROM ALTA/ACSM LAND TITLE SURVEY DATED APRIL 4, 2008. REFER TO SAID DRAWING FOR ADDITIONAL SITE INFORMATION INCLUDING (a) SET BACK, (b) STORM WATER DRAINAGE DESIGN, (c) EXISTING MATERIALS, ETC.
- LOT LINE IS REPRESENTED IN RED COLOR. EXISTING BUILDING PERIMETER IS SHADED IN GRAY. EXISTING BUILDING PROJECTS APPROX. 5'-0" INTO SETBACK AND PROPOSED COVERED DROP-OFF FOR 'RELIANT REHABILITATION HOSPITAL BRAINTREE' EXTENDS 30' INTO SETBACK.
- 1 EXISTING LOADING DOCK TO REMAIN. REMNANTS OF A SECOND LOADING DOCK THAT IS NO LONGER IN USE. ABANDONED & BOARDED-UP BY PREVIOUS TENANT / OWNERSHIP.



FRAMINGHAM PLANNING BOARD PLAN ENDORSEMENT

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DATE OF ENDORSEMENT: \_\_\_\_\_

Scale 1" = 25'-0"	Revisions: No Date Description	
Issue Date 12 / 01 / 2014		
Reliant Rehabilitation Hospital Braintree 125 Newbury Street, Framingham, MA 01701		Sheet No:
Site Layout Plan		<b>1</b>
Project No. 1404-02	Conner Design architecture interiors visualization 50 Terminal Street, Bldg #2, 6th Floor, Charlestown, MA 02129 617.852.3217 / 617.241.8303 fax	
Drawn By AD		