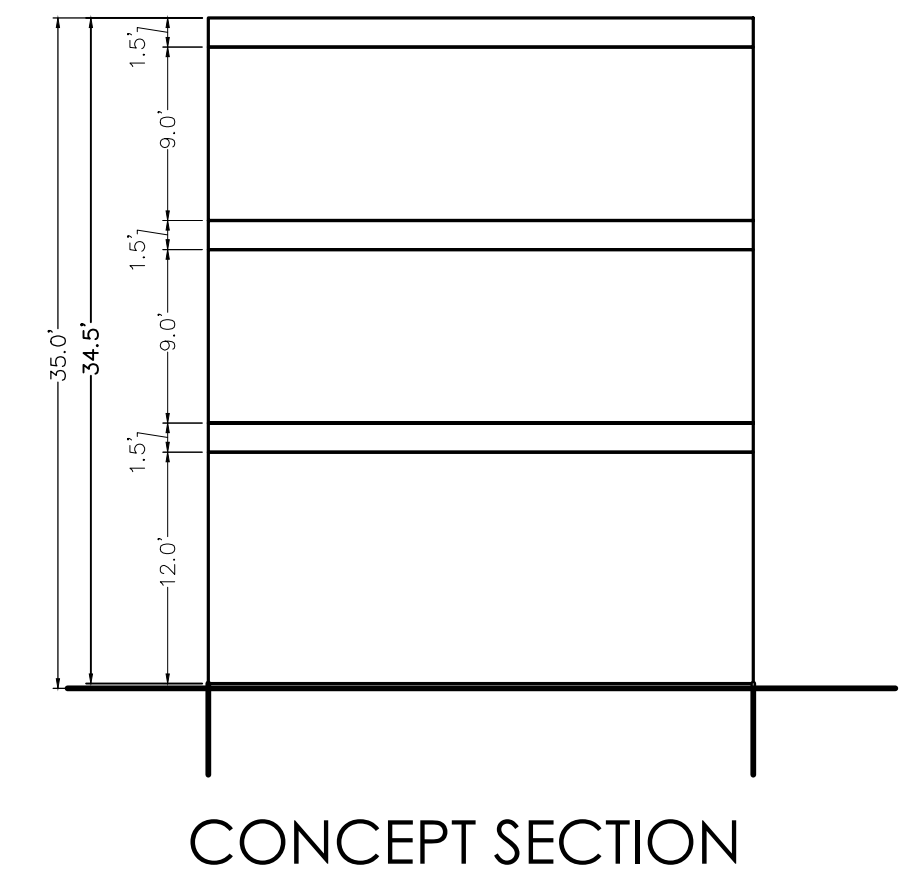




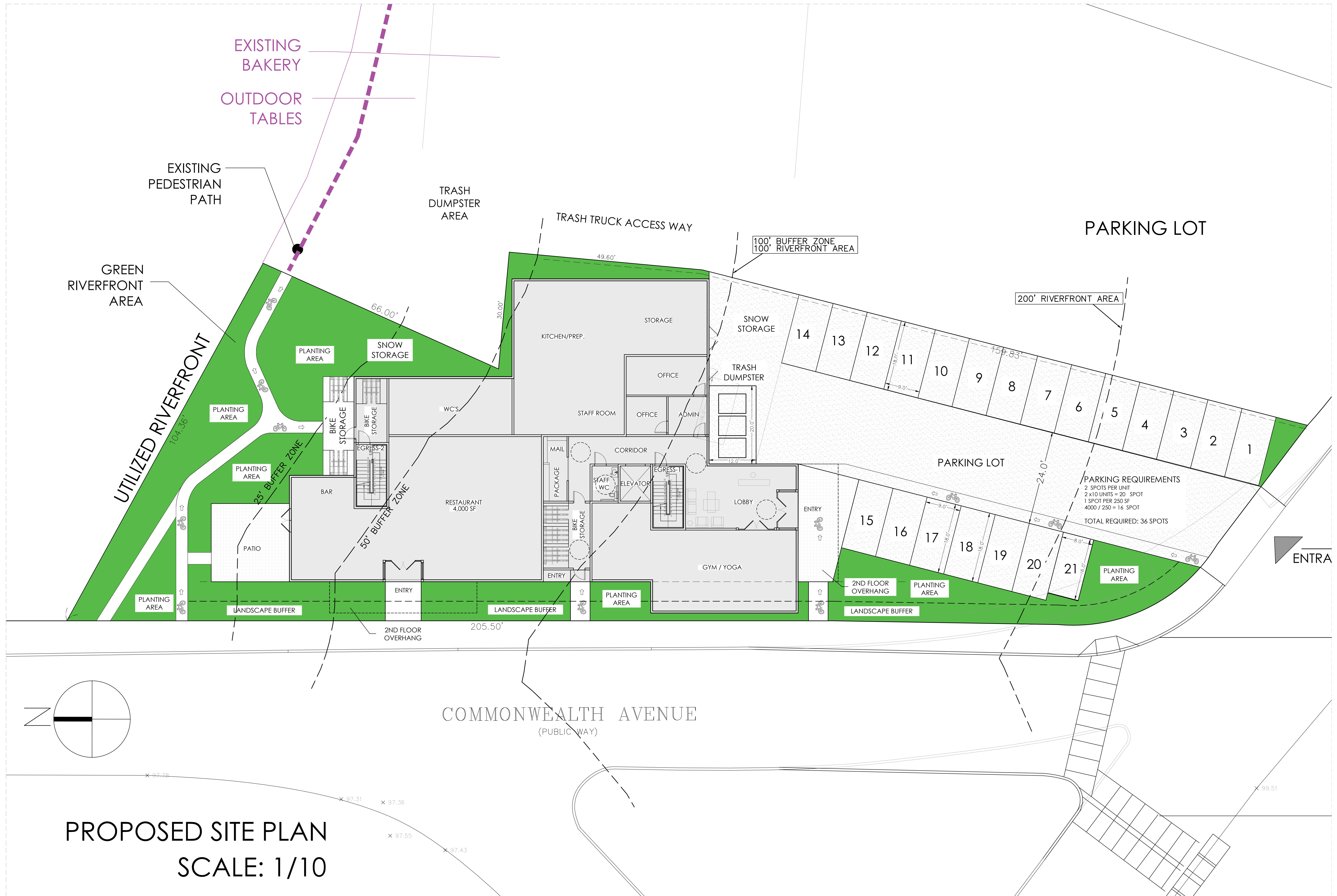
PROPOSED SITE PLAN  
SCALE: 1/10



DRIVEWAY ENTRANCE- MIDDLE ENTRY  
PER ENGINEERING DEPARTMENT SUGGESTION  
(Entrance from the middle provides a straight access to the parking lot and provides more parking spots)

EXTENDED LOT  
PER ENGINEERING DEPARTMENT SUGGESTION  
1 Parking spot less than the option -1

NEW CROSSWALKS  
PER ENGINEERING DEPARTMENT SUGGESTION  
Enhance pedestrian safety and circulation



EXISTING BAKERY  
OUTDOOR TABLES

EXISTING PEDESTRIAN PATH

TRASH DUMPSTER AREA

TRASH TRUCK ACCESS WAY

100' BUFFER ZONE  
100' RIVERFRONT AREA

PARKING LOT

200' RIVERFRONT AREA

GREEN RIVERFRONT AREA

UTILIZED RIVERFRONT

PLANTING AREA

SNOW STORAGE

PLANTING AREA

PLANTING AREA

PLANTING AREA

LANDSCAPE BUFFER

LANDSCAPE BUFFER

PLANTING AREA

LANDSCAPE BUFFER

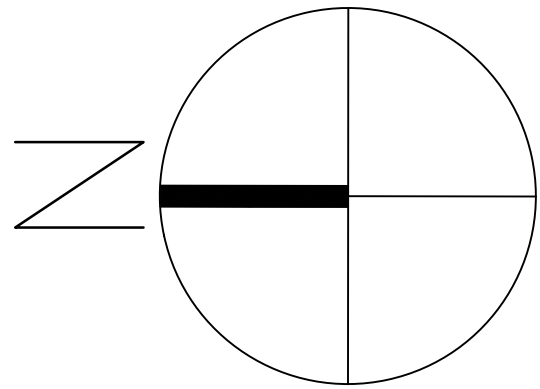
PARKING LOT

PLANTING AREA

PARKING REQUIREMENTS  
2 SPOTS PER UNIT  
2 x 10 UNITS = 20 SPOT  
1 SPOT PER 250 SF  
4000 / 250 = 16 SPOT  
TOTAL REQUIRED: 36 SPOTS

ENTRA

COMMONWEALTH AVENUE  
(PUBLIC WAY)



PROPOSED SITE PLAN  
SCALE: 1/10

97.78

97.31

97.36

97.55

97.43

99.51

**PARKING REQUIREMENTS**

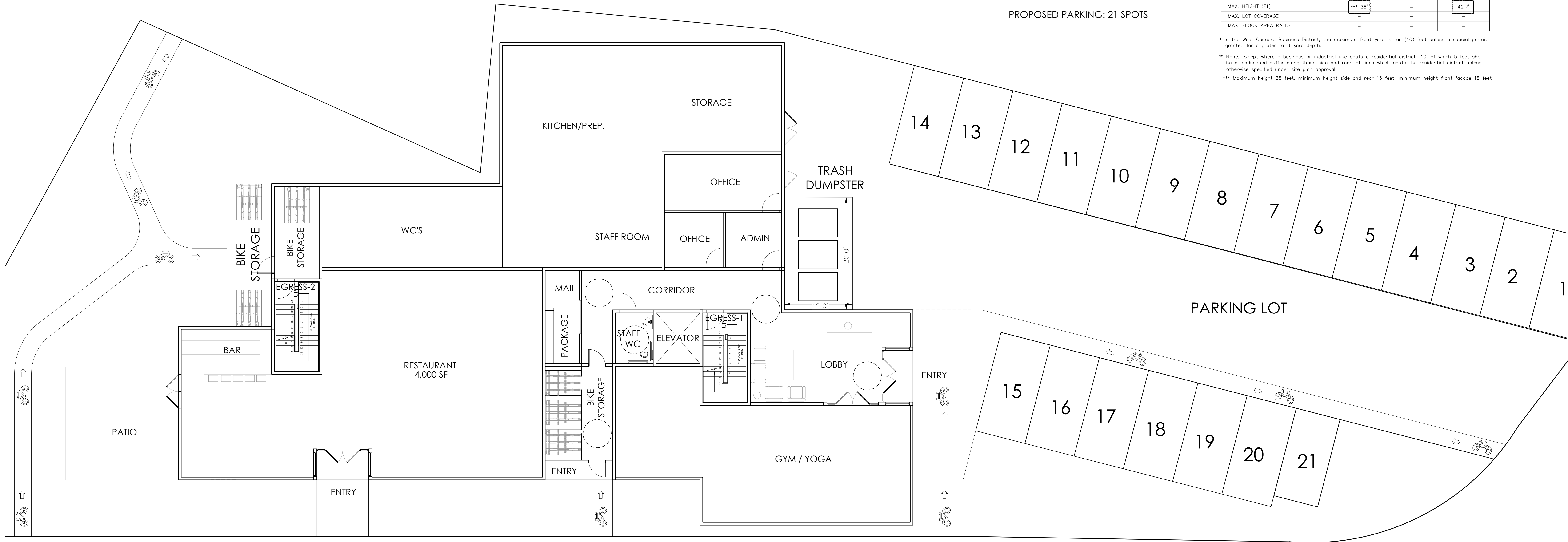
2 SPOTS PER UNIT  
 2 X10 UNITS = 20 SPOT  
 1 SPOT PER 250 SF  
 4000 / 250 = 16 SPOT

TOTAL REQUIRED: 36 SPOTS

PROPOSED PARKING: 21 SPOTS

ZONING LEGEND			
ZONING DISTRICT: WEST CONCORD BUSINESS			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (Sq.Ft)	--	20,848± S.F	20,848± S.F
MIN. LOT FRONTAGE (Ft)	--	331.68'	331.68'
FRONTAGE EXCEPTION (Ft)	--	--	--
MIN. LOT WIDTH (Ft)	--	--	--
MIN. YARD FRONT	* 0	--	--
MIN. YARD SIDE	** --	--	--
MIN. YARD REAR	** --	--	--
CORNER CLEARANCE (Ft)	10	--	--
MAX. HEIGHT (Ft)	*** 35'	--	42.7'
MAX. LOT COVERAGE	--	--	--
MAX. FLOOR AREA RATIO	--	--	--

\* In the West Concord Business District, the maximum front yard is ten (10) feet unless a special permit granted for a greater front yard depth.  
 \*\* None, except where a business or industrial use abuts a residential district: 10' of which 5 feet shall be a landscaped buffer along those side and rear lot lines which abuts the residential district unless otherwise specified under site plan approval.  
 \*\*\* Maximum height 35 feet, minimum height side and rear 15 feet, minimum height front facade 18 feet

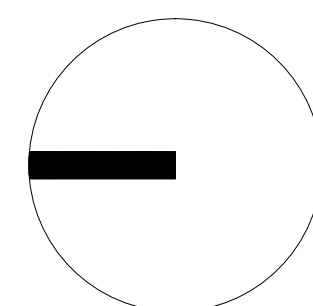



**PROPOSED FIRST FLOOR PLAN**

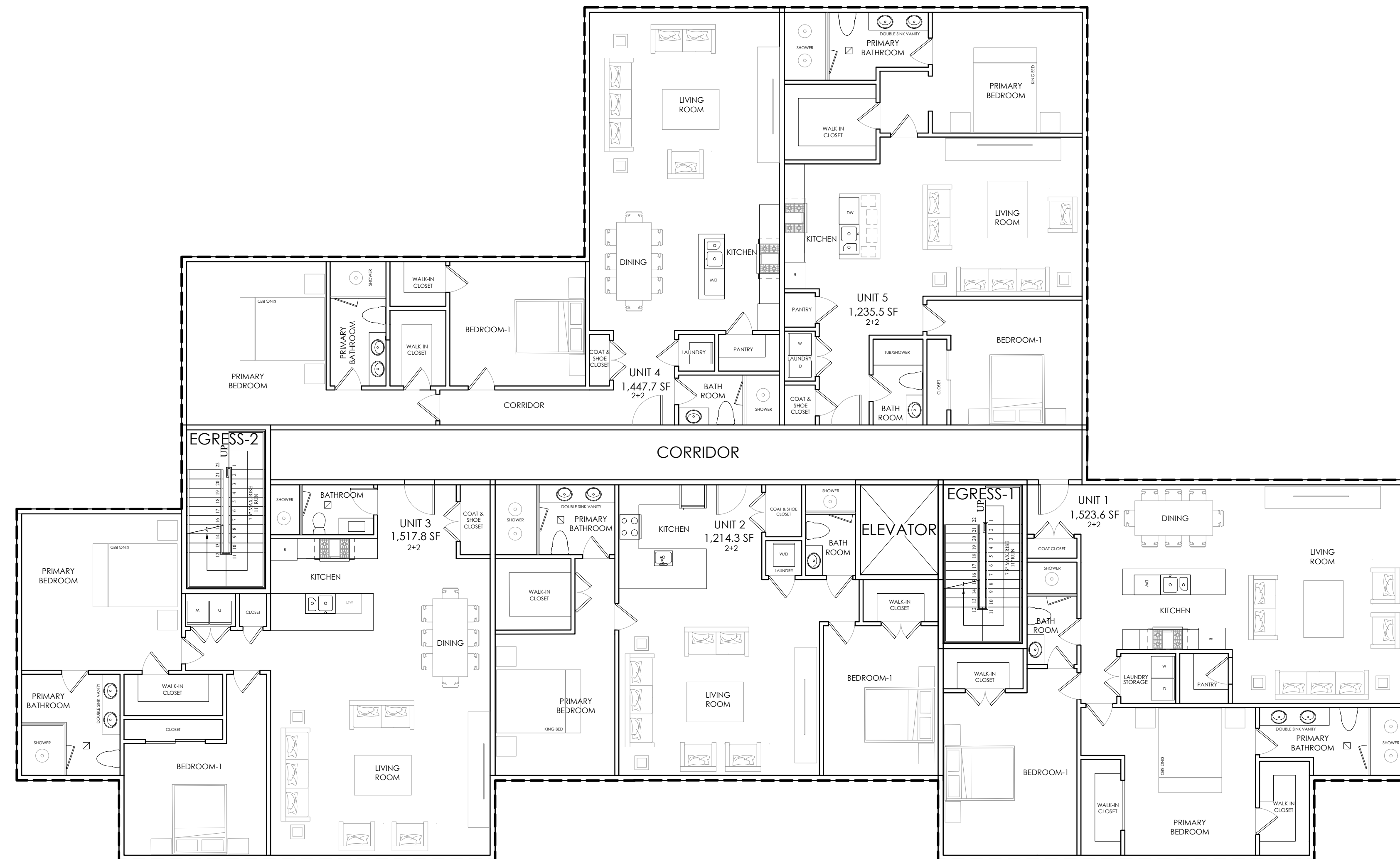
H: 12 FEET

Total First Floor Area = 7,463 SF  
 Total Residence Area = 3,463 SF  
 Total Retail Area = 4,000 SF

LEGEND	
(CS)	CARBON MONOXIDE DETECTOR
(S)	SMOKE DETECTOR
(H)	HEAT DETECTOR



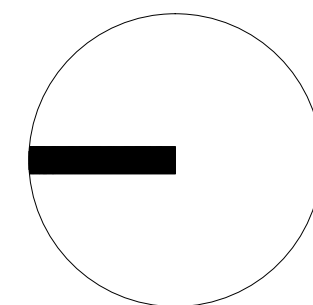
A-001	PROJECT NAME:	 <b>SPRUHAN ENGINEERING P.C.</b> 80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22
	166 COMMONWEALTH AVE CONCORD MA	
SCALE: 1/8"=1'-0"		DATE: 11.7.22
		DRAWN BY: PS




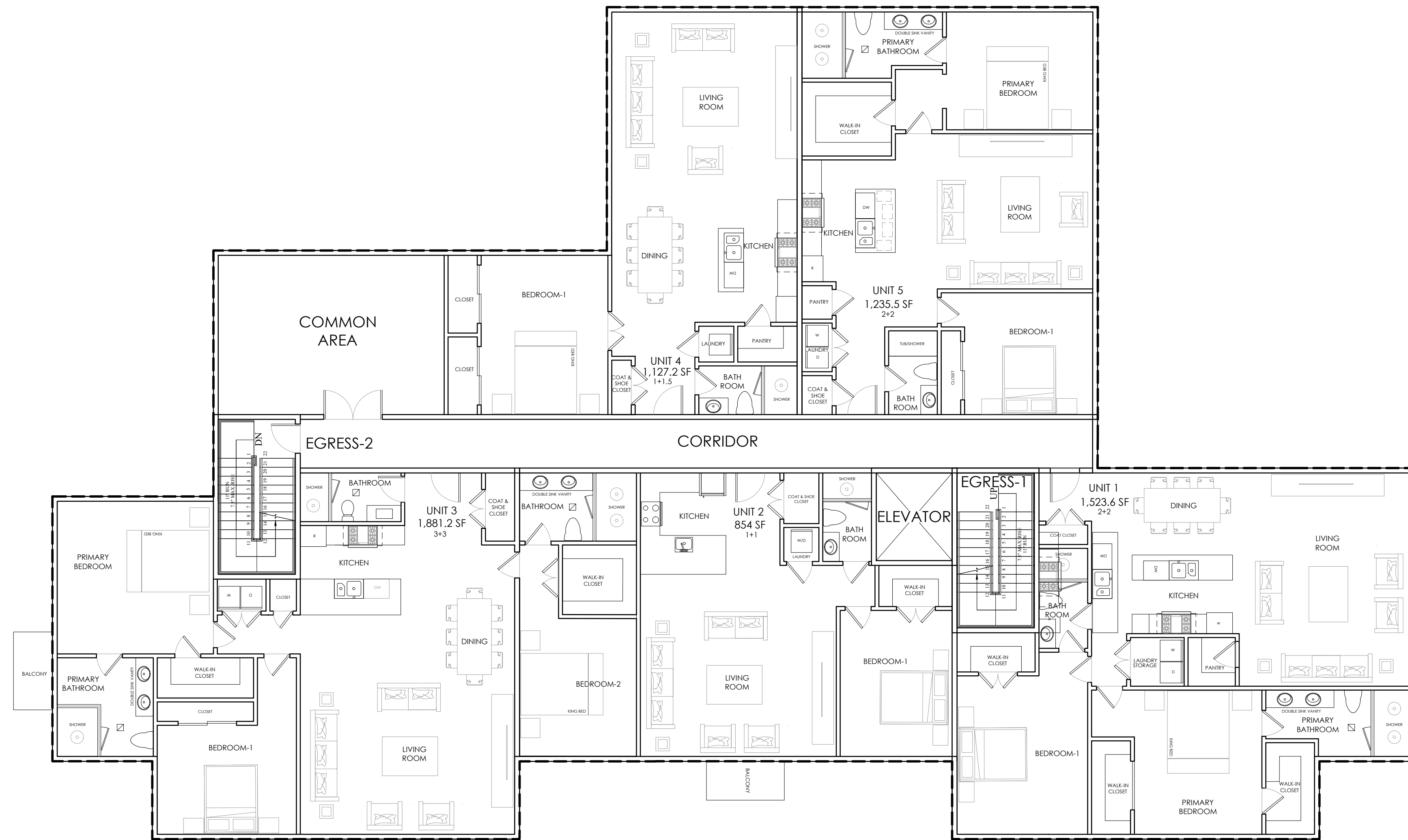
PROPOSED SECOND FLOOR PLAN

H: 9 FEET  
5 UNITS

LEGEND	
CS	CARBON MONOXIDE DETECTOR
S	SMOKE DETECTOR
H	HEAT DETECTOR



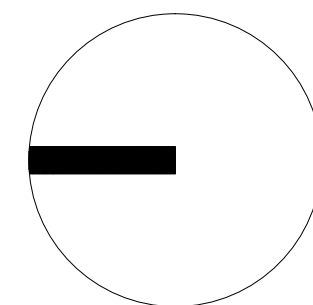
A-002	PROJECT NAME:	 SPRUHAN ENGINEERING P.C. 80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22
	166 COMMONWEALTH AVE CONCORD MA	
SCALE: 1/8 " = 1'-0"		DATE: 11.7.22
		DRAWN BY: PS



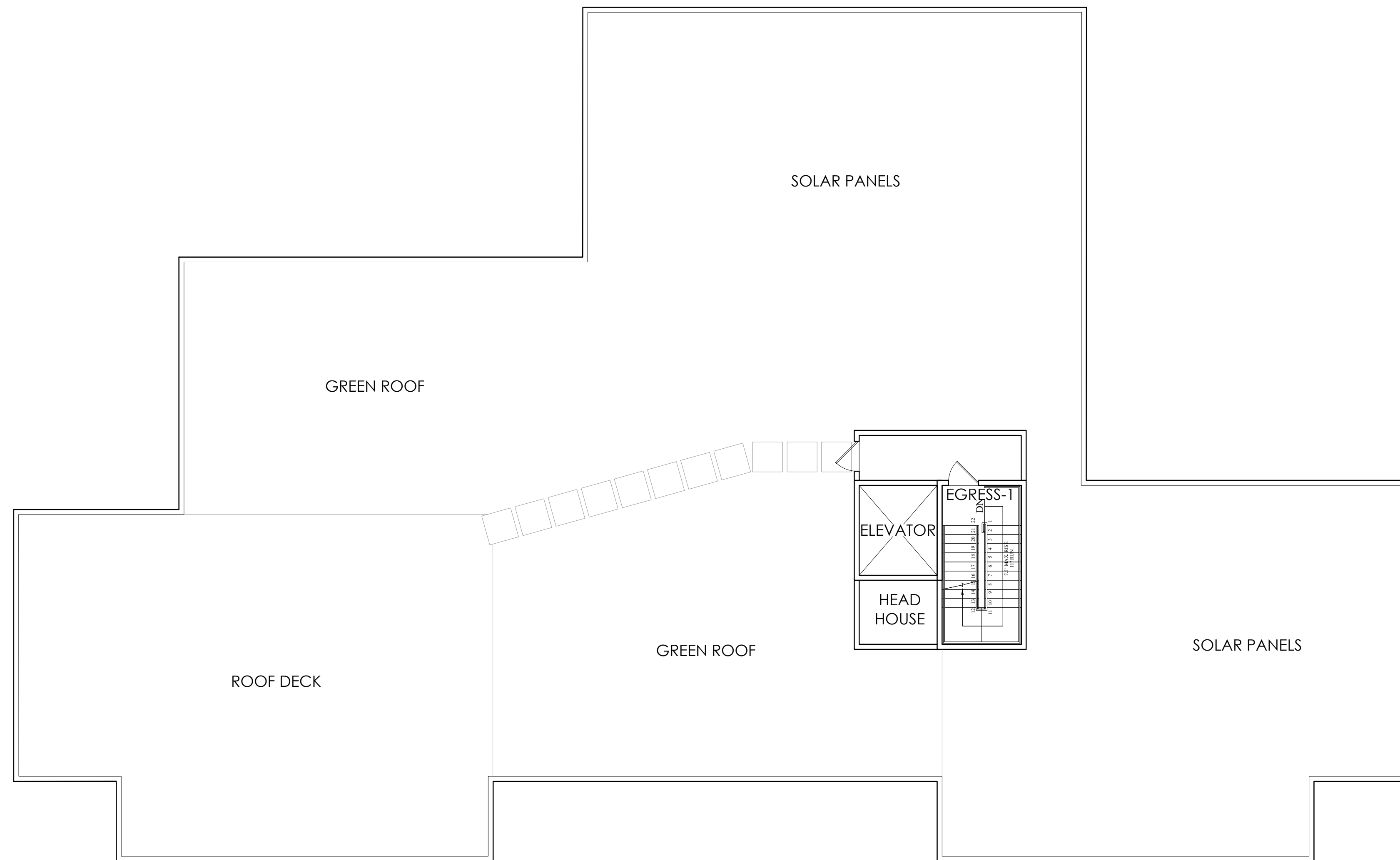
PROPOSED THIRD FLOOR PLAN

H: 9 FEET  
5 UNITS

LEGEND	
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	HEAT DETECTOR



A-003	PROJECT NAME:		SPRUHAN ENGINEERING P.C.	
	166 COMMONWEALTH AVE CONCORD MA		80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22	
			SCALE: 1/8 " = 1'-0"	DATE: 11.7.22
				DRAWN BY: PS

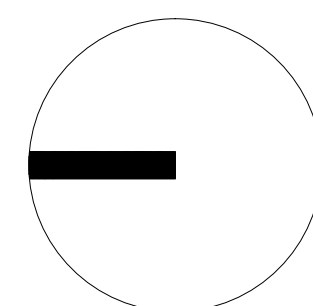



PROPOSED ROOF PLAN

VIEW

LEGEND

- Ⓢ CARBON MONOXIDE DETECTOR
- Ⓢ SMOKE DETECTOR
- Ⓢ HEAT DETECTOR



A-004	PROJECT NAME:		SPRUHAN ENGINEERING P.C.	
	166 COMMONWEALTH AVE CONCORD MA		80 JEWETT STREET (SUITE 1) NEWTON MA E-MAIL: edmond@spruhaneng.com TEL: 617 816 07 22	
	SCALE: 1/8"=1'-0"	DATE: 11.7.22	DRAWN BY: PS	



FRONT ELEVATION  
COMMONWEALTH AVE)



RIGHT ELEVATION

LEGEND

- Ⓢ CARBON MONOXIDE DETECTOR
- Ⓢ SMOKE DETECTOR
- Ⓢ HEAT DETECTOR

A-005

PROJECT NAME:  
166 COMMONWEALTH AVE  
CONCORD MA



SPRUHAN ENGINEERING P.C.  
80 JEWETT STREET (SUITE 1) NEWTON MA  
E-MAIL: edmond@spruhaneng.com  
TEL: 617 816 07 22

SCALE: 1/8"=1'-0"    DATE: 11.7.22    DRAWN BY: PS