



EXISTING CVS

EXISTING LIBRARY

EXISTING ICC / MMO

FIRE STATION

**Redevelopment
of
Islington
Village**

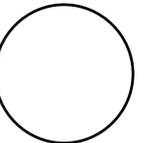
Westwood, MA

OWNER
**Supreme
Development**



architects
mckay

35 Bryant Street
Dedham
Ma, 02026
ph. 781.326.5400
www.mckayarchitects.net



| REV # | DATE | ISSUANCE |
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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

EXISTING VIEW 1

| | |
|--------|---------|
| JOB NO | 0086 |
| DATE | 3.13.18 |
| DWG BY | MLM |
| CKD BY | MLM |
| SCALE | |

RENOVATED RETAIL
NEW MMO

NEW MIXED USE

FIRE STATION

NEW CVS



BLUE HART TAVERN

LIBRARY / COMMUNITY CENTER

Redevelopment
of
Islington
Village

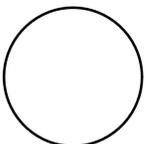
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PROPOSED VIEW 1

| | |
|--------|---------|
| JOB NO | 0086 |
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| DWG BY | MLM |
| CKD BY | MLM |
| SCALE | |



EXISTING CAFE DIVA

EXISTING ICC / MMO

EXISTING LIBRARY

EXISTING CVS

**Redevelopment
of
Islington
Village**

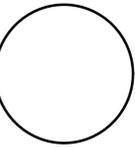
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EXISTING VIEW 2

| | |
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| JOB NO | 0086 |
| DATE | 3.13.18 |
| DWG BY | MLM |
| CKD BY | MLM |
| SCALE | |

EXISTING CVS

EXISTING LIBRARY

EXISTING ICC / MMO

FIRE STATION



CAFE DIVA

**Redevelopment
of
Islington
Village**

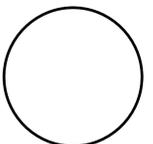
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EXISTING VIEW 4

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| DATE | 3.13.18 |
| DWG BY | MLM |
| CKD BY | MLM |
| SCALE | |

LIBRARY / COMMUNITY CENTER

BLUE HART TAVERN

NEW CVS

**RENOVATED RETAIL
NEW MMO**

NEW MIXED USE



**Redevelopment
of
Islington
Village**

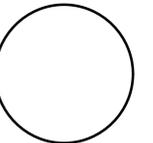
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PROPOSED VIEW 3

| | |
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| JOB NO | 0086 |
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| DWG BY | MLM |
| CKD BY | MLM |
| SCALE | |

**Redevelopment
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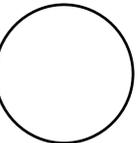
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PROPOSED VIEW 4

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| JOB NO | 0086 |
| DATE | 3.13.18 |
| DWG BY | MLM |
| CKD BY | MLM |
| SCALE | |

NEW CVS

LIBRARY / COMMUNITY
CENTER

NEW MIXED USE

RENOVATED RETAIL
NEW MMO



EXISTING MIXED USE

EXISTING POST OFFICE

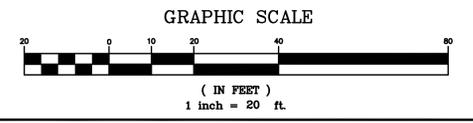
BLUE HART TAVERN

FIRE STATION



BUILDING A
NEW CVS
@ CORNER OF SCHOOL
AND WASHINGTON
STREET

SCHOOL STREET



PARKING TABLE

| DESIGNATION | PRINCIPAL USE | BYLAW | PARAMETERS | # OF SPACES REQ'D | PROVIDED | LOCATION/NOTE |
|---------------------|--------------------------------|-----------------------------------|------------|-------------------|----------|------------------------------|
| CVS | RETAIL SALES AND SERVICES | 1 SPC/250 SF | 13,074 SF | 53 | 45 | CVS LOT |
| | PHARMACY/ DRIVE-THRU** | PEAK (MAX) - 2.94 SPC/ 1,000 SF** | | 39 | | |
| MUNICIPAL LOT | | | | | | |
| (BERTIE'S) | RESTAURANT, PRE-EXISTING | MATCH EXISTING SPC | 4 EXIST | 4 | 4 | MUNICIPAL LOT (34 SPC TOTAL) |
| (WILD BLOSSOM) | RESTAURANT, PRE-EXISTING | MATCH EXISTING SPC | 9 EXIST | 9 | 9 | |
| (COMMUNITY SPACE) | MUNICIPAL FACILITIES | 3.1 SPC/1,000 SF* | 6,035 SF | 19 | 1 | |
| (LIBRARY) | MUNICIPAL FACILITIES | 3.14 SPC/1,000 SF* | 2,035 SF | 7 | 1 | |
| (BALANCE EXIST SPC) | | | | | 19 | |
| BLUE HART TAVERN | | | | | | |
| (OFFICE) | PROFESSIONAL BUSINESS SERVICES | 1 SPC/333 | 1236 SF | 4 | 0 | |
| (APARTMENT) | APARTMENT | 2 SPC/APT | 1-BDRM APT | 2 | 0 | |
| STREET PARKING | | | | | 6 | ON STREET |
| | | | | TOTAL: | 98 | |
| | | | | | 84 | |

* DETERMINED BY PLANNING BOARD, REQUIREMENT SHOWN PER ITE HANDBOOK
 ** PARKING ALTERNATE CALCULATION USING ITE HANDBOOK

WASHINGTON STREET

(1997 STATE HIGHWAY LAYOUT 7345)
 PLAN
 SCALE: 1" = 20'

| NO. | DATE | DESCRIPTION | BY |
|-----|--------|-------------------------|--------|
| 5 | 3/8/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 4 | 3/6/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 3 | 2/7/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 2 | 2/1/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 1 | 1/2/18 | CONSERVATION - NOI | S.B.H. |

PROPOSED SITE PLAN
 SCHOOL STREET SIDE
 ISLINGTON VILLAGE
 WESTWOOD, MA
 NORFOLK COUNTY

GCG ASSOCIATES, INC.
 WILMINGTON MASSACHUSETTS

SCALE: 1"=20' DATE: DECEMBER 12, 2017

JOB NO. \FILE NAME: 1753-DESIGN_SITES
 DESIGNED BY: S.B.H.
 DRAWN BY: S.B.H.
 CHECKED BY: M.J.C.

PLAN NO. C-6 of 14

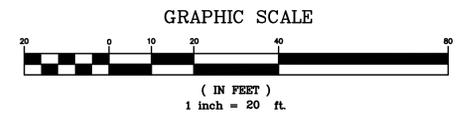
SCHOOL STREET



WASHINGTON STREET
(1997 STATE HIGHWAY LAYOUT 7345)

PLAN
SCALE: 1" = 20'

OPTION B



| | |
|---|---|
| PROPOSED SITE PLAN SCHOOL STREET SIDE | |
| ISLINGTON VILLAGE WESTWOOD, MA NORFOLK COUNTY | |
| GCG ASSOCIATES, INC. | |
| WILMINGTON | MASSACHUSETTS |
| SCALE: 1"=20' | DATE: DECEMBER 12, 2017 |
| JOB NO. \FILE NAME: 1753-DESIGN_SITES | DESIGNED BY: S.B.H. DRAWN BY: S.B.H. CHECKED BY: M.J.C. |
| PLAN NO. C-6 of 14 | |

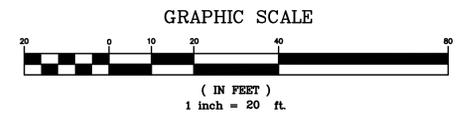
| NO. | DATE | DESCRIPTION | BY |
|-----|--------|-------------------------|--------|
| 5 | 3/8/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 4 | 3/6/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 3 | 2/7/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 2 | 2/1/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 1 | 1/2/18 | CONSERVATION - NOI | S.B.H. |

WASHINGTON STREET

(1997 STATE HIGHWAY LAYOUT 7345)



PLAN
SCALE: 1" = 20'



PARKING TABLE

| DESIGNATION | PRINCIPAL USE | PROPOSED EAST STREET SIDE | | | | | LOCATION/NOTE |
|-------------------------------------|--|--|--------------------------------|-------------------|------------|----------------------------|---------------|
| | | BYLAW | PARAMETERS | # OF SPACES REQ'D | PROVIDED | | |
| MIXED-USE BUILDING (CONDOS) | SINGLE FAMILY DWELLING | 2 SPC/DWELLING | 18 CONDOS | 36 | 36 | LOWER LEVEL PARKING GARAGE | |
| | RETAIL SALES AND SERVICES | 1 SPC/250 SF | 13,000 SF | 52 | 24 | | |
| #266-278 WASHINGTON ST. (RETAIL) | SHOPPING <30,000 SF** | PEAK (WEEKDAY) 2.55 SPC/1000 SF** | | 34 | | SHARED REAR LOT | |
| | RETAIL SALES AND SERVICES EXISTING (NON-CONFORMING) | 1 SPC/250 SF | 7,641 SF | 31 | 18 | SHARED REAR LOT | |
| (OFFICE) (MMO DAYCARE) | PROFESSIONAL BUSINESS SERVICES | 1 SPC/333 SF | 1,109 SF | 4 | | | |
| | CHILD CARE FACILITY | 1 SPC/EMPLOYEE, 2 SPC/CLASSROOM PEAK (MAX) 1.38 SPC/TEACHER** | 13 EMP, 5 CLASS 13 TEACHERS | 23 18 | 10 | SHARED REAR LOT | |
| STREET PARKING | | | | | 12 | ON STREET | |
| | | | TOTAL: | 164 | 100 | | |

* DETERMINED BY PLANNING BOARD, REQUIREMENT SHOWN PER ITE HANDBOOK
** PARKING ALTERNATE CALCULATION USING ITE HANDBOOK

| NO. | DATE | DESCRIPTION | BY |
|-----|--------|-------------------------|--------|
| 5 | 3/8/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 4 | 3/6/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 3 | 2/7/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 2 | 2/1/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 1 | 1/2/18 | CONSERVATION - NOI | S.B.H. |

PROPOSED SITE LAYOUT PLAN
EAST STREET SIDE

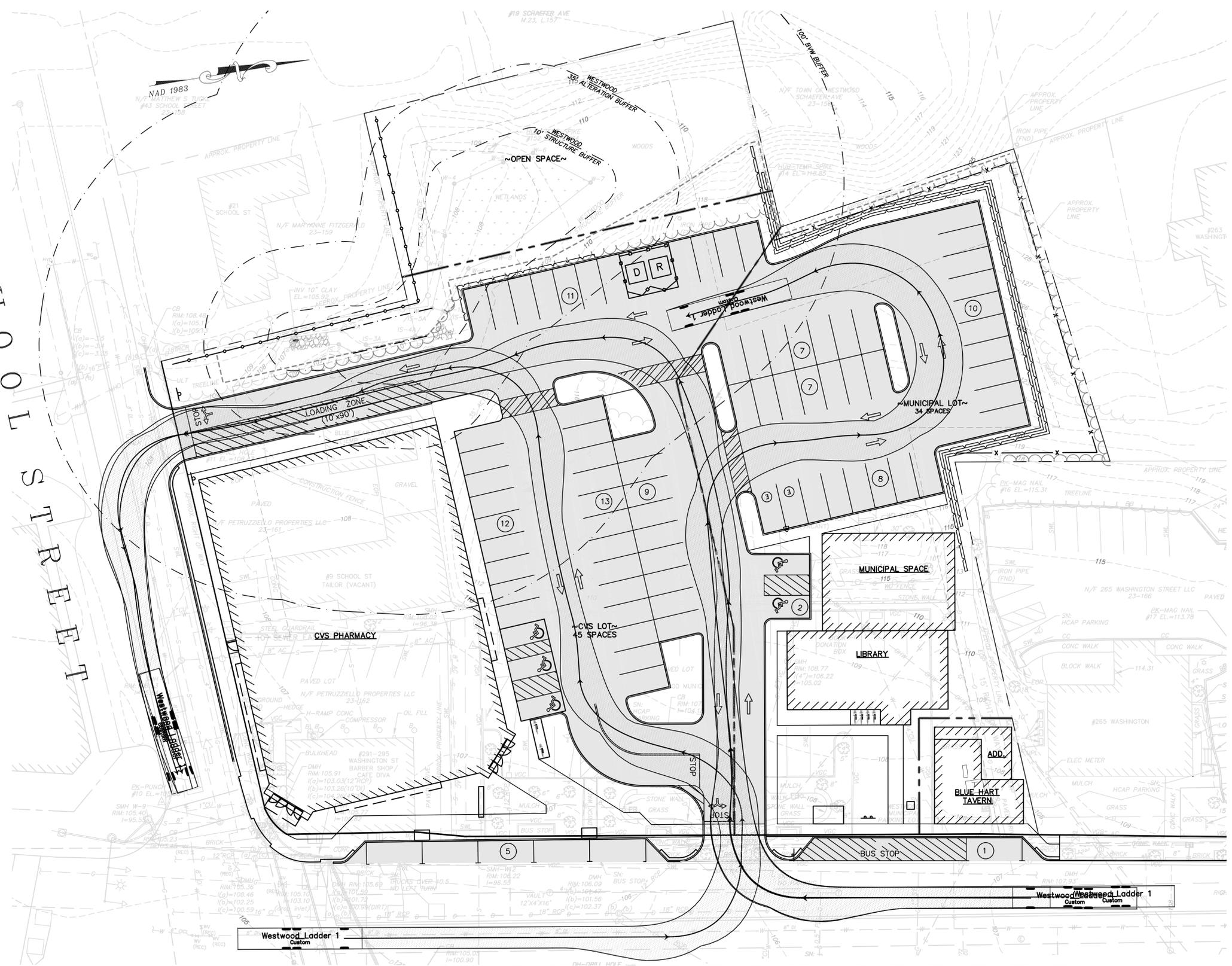
ISLINGTON VILLAGE
WESTWOOD, MA
NORFOLK COUNTY

GCG ASSOCIATES, INC.
WILMINGTON MASSACHUSETTS

SCALE: 1"=20' DATE: DECEMBER 12, 2017

| | | |
|---|---|-----------------------|
| JOB NO. \ FILE NAME: 1753-DESIGN_SITES | DESIGNED BY: S.B.H. DRAWN BY: S.B.H. CHECKED BY: M.J.C. | PLAN NO. C-7 OF 14 |
|---|---|-----------------------|

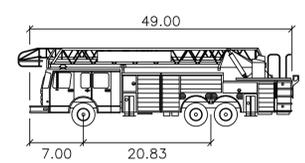
SCHOOL STREET



WASHINGTON STREET
(1997 STATE HIGHWAY LAYOUT 7345)

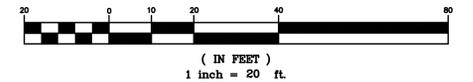
PLAN
SCALE: 1" = 20'

AUTOTURN EXHIBIT



Westwood Ladder 1
Width : 8.33
Track : 8.33
Lock to Lock Time : 6.0
Steering Angle : 35.4

GRAPHIC SCALE



FIRE TRUCK TURNING TEMPLATE
SCHOOL STREET SIDE

ISLINGTON VILLAGE
WESTWOOD, MA
NORFOLK COUNTY

GCG ASSOCIATES, INC.
WILMINGTON MASSACHUSETTS

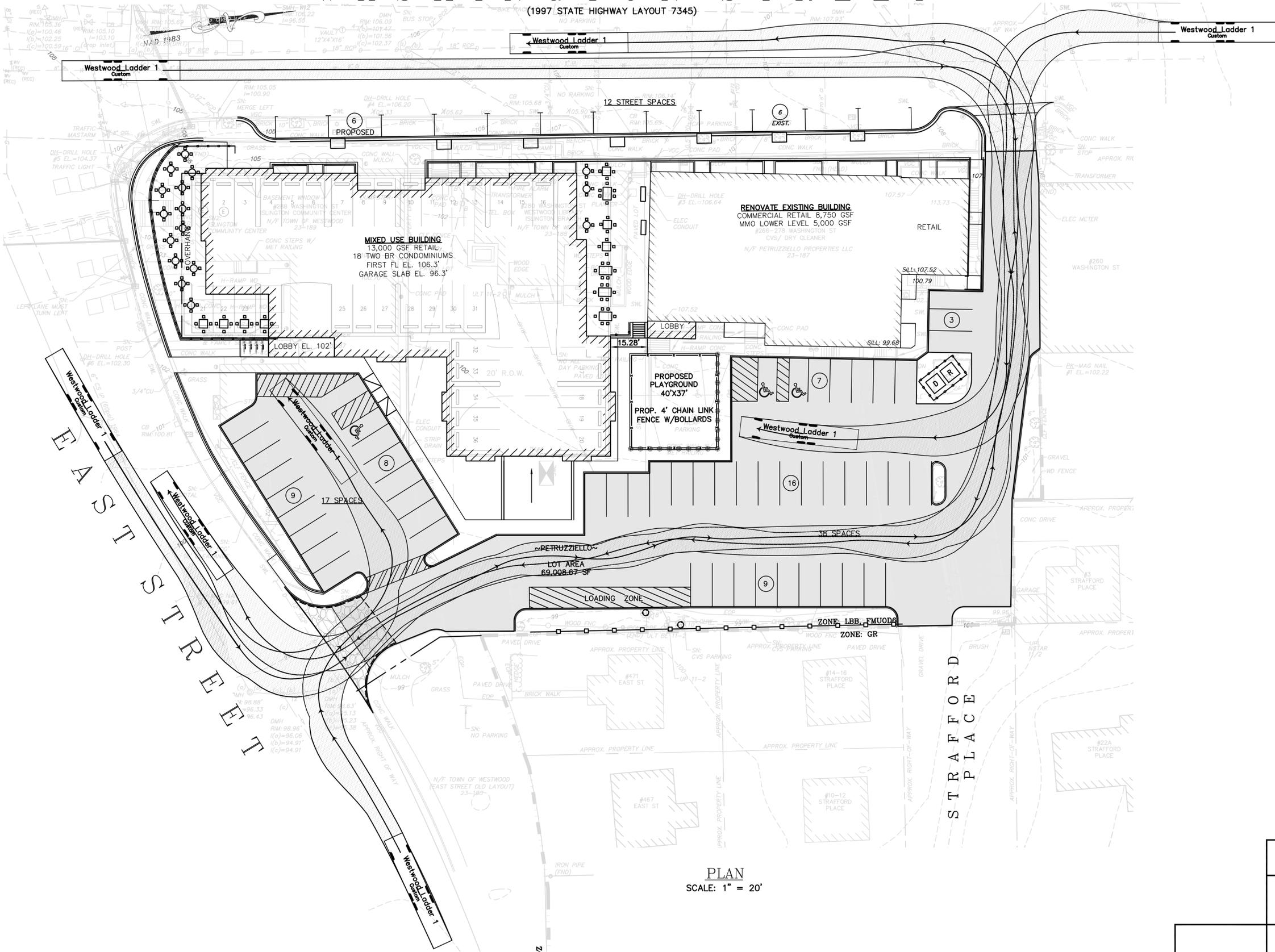
SCALE: 1"=20' DATE: DECEMBER 12, 2017

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| JOB NO. \ FILE NAME: 1753-DESIGN_SITES | DESIGNED BY: S.B.H. DRAWN BY: S.B.H. CHECKED BY: M.J.C. | PLAN NO. X OF X |
|---|---|--------------------|

| NO. | DATE | DESCRIPTION | BY |
|---------|------|-------------------|--------|
| 3/16/18 | | WESTWOOD LADDER 1 | S.B.H. |

WASHINGTON STREET

(1997 STATE HIGHWAY LAYOUT 7345)



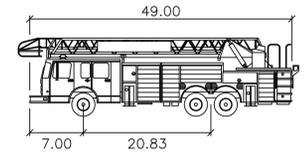
MIXED USE BUILDING
13,000 GSF RETAIL,
18 TWO BR CONDOMINIUMS
FIRST FL EL. 106.3'
GARAGE SLAB EL. 96.3'

RENOVATE EXISTING BUILDING
COMMERCIAL RETAIL 8,750 GSF
MMO LOWER LEVEL 5,000 GSF
N/F PETRUZZIELLO PROPERTIES LLC
23-187

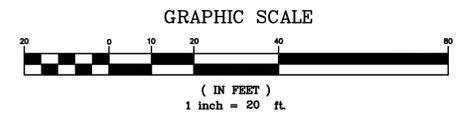
PROPOSED PLAYGROUND
40'X37'
PROP. 4' CHAIN LINK
FENCE W/BOLLARDS

PLAN
SCALE: 1" = 20'

AUTOTURN EXHIBIT



Westwood Ladder 1
Width : 8.33
Track : 8.33
Lock to Lock Time : 6.0
Steering Angle : 35.4



| | | |
|--|---------------------|-------------------------|
| FIRE TRUCK TURNING TEMPLATE EAST STREET SIDE | | |
| ISLINGTON VILLAGE WESTWOOD, MA NORFOLK COUNTY | | |
| GCG ASSOCIATES, INC. | | |
| WILMINGTON | | MASSACHUSETTS |
| SCALE: 1"=20' | | DATE: DECEMBER 12, 2017 |
| JOB NO. \FILE NAME: | DESIGNED BY: S.B.H. | PLAN NO. |
| 1753-DESIGN_SITES | DRAWN BY: S.B.H. | X OF X |
| | CHECKED BY: M.J.C. | |

| NO. | DATE | DESCRIPTION | BY |
|---------|------|------------------------|--------|
| 3/16/18 | | WESTWOOD FIRE LADDER 1 | S.B.H. |



PLANTING SCHEDULE

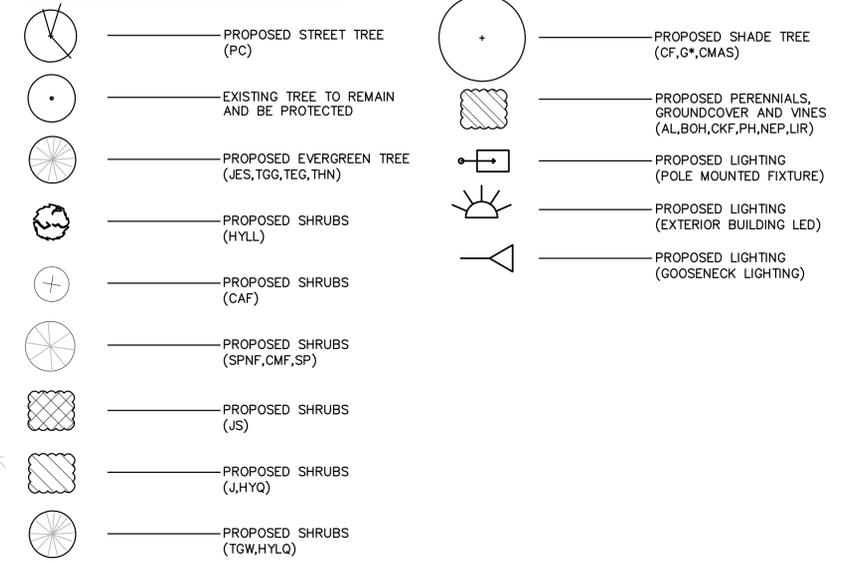
| EVERGREEN TREES | | | | | | |
|-----------------|-----|------------------------------|----------------------------|-------|------|---------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
| JES | 3 | JUNIPER V 'EMERALD SENTINEL' | EMERALD SENTINEL RED CEDAR | 8' HT | BB | FULL |
| TGG | 14 | THUJA P. 'GREEN GIANT' | WESTERN ARBORVIATE | 8' HT | BB | FULL |
| TEG | 5 | THUJA 'EMERALD GREEN' | EMERALD GREEN ARBORVIATE | 8' HT | BB | FULL |

| TREES | | | | | | |
|-------|-----|------------------------------|-------------------|------------|------|----------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
| CF | 1 | CORNUS F. 'APPACHIAN SPRING' | FLOWERING DOGWOOD | 3-3.5'.CAL | BB | GOOD STRUCTURE |
| G* | 19 | GINKGO B. 'AUTUMN GOLD' | MAIDENHAIR TREE | 3-3.5'.CAL | BB | MALE |
| PC | 2 | PYRUS 'CLEVELAND SELECT' | FLOWERING PEAR | 3-3.5'.CAL | BB | GOOD STRUCTURE |

| SHRUBS | | | | | | |
|--------|-----|---------------------------|-----------------------|------|----------|---------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
| CAF | 31 | CORNUS 'ARTIC FIRE' | RED TWIGGED DOGWOOD | #5 | CONT. | 3' OC |
| HYLL | 39 | HYDRANGEA 'LITTLE LIME' | LITTLE LIME HYDRANGEA | #5 | CONT. | 4' OC |
| JS | 40 | JUNIPER C. 'SARGENTII' | JUNIPER | #1 | CONT. | 4' OC |
| J | 44 | JUNIPER C. 'BLUE PACIFIC' | SHORE JUNIPER | #5 | CONT. | 4' OC |
| TGW | 10 | TAXUS 'GREENWAVE' | GREENWAVE YEW | #5 | CONT./BB | FULL |
| SPNF | 21 | SPIREA 'NEON FLASH' | SPIREA | #3 | CONT. | 3' OC |

| PERENNIALS, GROUNDCOVER AND VINES | | | | | | |
|-----------------------------------|-----|--------------------------------------|------------------------|-------|-------|---------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | ROOT | REMARKS |
| AL | 48 | ALLIUM 'MILENIAL' | ORNAMENTAL ONION | #1 | CONT. | 18" OC |
| BOU | 121 | BOUTELOUA GRACILIS 'BLONDE AMBITION' | BLUE GRAMA GRASS | #1 | CONT. | 2' OC |
| CKF | 73 | CALAMAGROSIS 'KARL FOERSTER' | FEATHER REED GRASS | #1 | CONT. | 3' OC |
| PH | 41 | PENNISETUM 'HAMELYN' | COMPACT FOUNTAIN GRASS | #1 | CONT. | 3' OC |
| NEP | 17 | NEPETA 'BLUE WONDER' | CATMINT | #1 | CONT. | 18" OC |
| LIR | 50 | LIRIOPE 'SPICATA' | LIRIOPE | CONT. | CONT. | 8" OC |

LANDSCAPE AND LIGHTING LEGEND

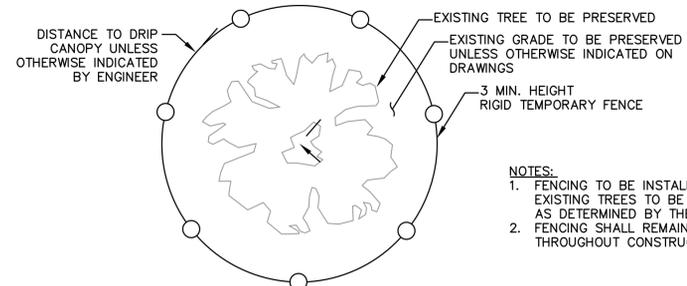


PLANTING NOTES:

- ALL NEW PLANTING MATERIAL SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL NEW TREES AND SHRUBS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- CONTRACTOR SHALL BE SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. IF MINOR DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEFT, COLOR, FRUIT, AND CULTURE AND MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO FINISH BEFORE BEING DUG IN THE NURSERY. PRIOR TO PLANTING, REMOVE THE TOP OF THE BURLAP AND CONFIRM THAT PLANT ROOT CROWS ARE NOT COVERED BY SOIL FROM THE NURSERY.
- STAKE LOCATION OF ALL PROPOSED PLANTS FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF PLANTING.
- MULCH TREES AND PLANTING BEDS PER DETAILS AND SPECIFICATIONS.
- ALL AREAS TO BE SEEDED WITH LAWN MIX SHALL RECEIVE 6" TOPSOIL PRIOR TO SEEDING.
- SEE DETAIL SHEET FOR PLANTING SCHEDULE AND DETAILS

WASHINGTON STREET
(1997 STATE HIGHWAY LAYOUT 7345)

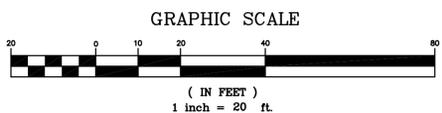
PLAN
SCALE: 1" = 20'



- NOTES:**
- FENCING TO BE INSTALLED AROUND PERIMETER OF DESIGNATED EXISTING TREES TO BE PRESERVED WITHIN THE LIMIT OF WORK AS DETERMINED BY THE ENGINEER.
 - FENCING SHALL REMAIN IN PLACE AND BE MAINTAINED THROUGHOUT CONSTRUCTION AND THEN REMOVED COMPLETELY.

TREE PROTECTION FENCING
N.T.S.

LANDSCAPE DESIGN:
SALLIE HILL DESIGN LLC
LANDSCAPE ARCHITECTURE
WWW.SALLIEHILLDESIGN.COM
339-970-9058



| NO. | DATE | DESCRIPTION | BY |
|-----|--------|-------------------------|--------|
| 5 | 3/8/18 | PLANNING/ BETA COMMENTS | N.M.T. |
| 4 | 3/6/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 3 | 2/7/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 2 | 2/1/18 | PLANNING/ BETA COMMENTS | S.B.H. |
| 1 | 1/2/18 | CONSERVATION - NOI | S.B.H. |

LANDSCAPE AND LIGHTING PLAN
SCHOOL STREET SIDE

ISLINGTON VILLAGE
WESTWOOD, MA
NORFOLK COUNTY

GCG ASSOCIATES, INC.
WILMINGTON MASSACHUSETTS

SCALE: 1"=20' DATE: MARCH 08, 2018

| | | |
|--|---|----------------------|
| JOB NO./FILE NAME: 1753-DESIGN LANDSCAPE & LIGHTING | DESIGNED BY: S.B.H DRAWN BY: N.M.T CHECKED BY: M.J.C. | PLAN NO. L1 OF L2 |
|--|---|----------------------|

