



April 7, 2016

**TOWN OF WESTWOOD
PLANNING DEPARTMENT
CARBY STREET
WESTWOOD, MA**

**ATTENTION: Abigail McCabe
Town Planner**

**REFERENCE: 301-323 Washington Street
Proposed Redevelopment
Responses to BETA comments 3.31.16**

Dear Ms. McCabe,

Please find attached revised drawings and response letters from the design team in response to review comments from BETA Group, Inc. and the conference call held on Tuesday, 4/5/16: Revised documents include Landscape, Site, Architectural and Auto turn drawings.

BETA COMMENTS:

1. In regards to the garage entrance, we have redesigned the width of the entrance to allow for a vehicle entering from the right off Washington Street. We believe that this revision corrects the issue.
2. Revised Auto turn drawings addressing the Fire Department's concerns have been forwarded to Michael Reardon for review.
3. The signage package was submitted. On the conference call we discussed various options and it was decided that the background color and lettering would be individual to each potential tenant.
4. Lights have been added to both the Existing Building and the Proposed Building.
5. Downspouts have been shown on the existing building in both plan and elevation.
6. The lower garage will have one handicap spot as shown.
7. This has been addressed in both the Landscape plan and response letter.
8. Lighting has been added.
9. Landscape response letter addresses this.

CONFERENCE CALL

In addition, we discussed the issue of dimensional requirements for the proposed parking. This revised package addresses this issue. The Project Developer met with the Owner of 22 School Street and it was agreed that the Developer would install a 6' high fence as shown on the drawings. The existing bushes would be removed. This gives us the flexibility to have parking overhangs in accordance with the Town guidelines.

If you have any questions please do not hesitate to call.

Very truly yours,


Michael McKay

35 Bryant Street
Dedham Square, MA 02026
781-326-5400
www.mckayarchitects.net
mike@mckayarchitects.net

cc: G. Petruzzello
P. Zahka

April 6, 2016

Abigail McCabe, Town Planner
Town of Westwood
50 Carby St.
Westwood, MA 02090

Re: 301-323 Washington St – Response to BETA 2-18-16 Peer Reviews

Dear Ms. McCabe,

This memo is intended to respond to the February 18, 2016 peer review by BETA Group, Inc. re: 301-323 Washington St. in Westwood. For the sake of clarity, the responses are formatted in a bulleted list for each item. Please do not hesitate to contact me with any questions or concerns.

- LA3. The proposed White Pines will be installed with appropriate equipment to accommodate the size of the trees. If needed, the applicant will seek an agreement with the abutter for a temporary construction access way through the abutting property.
- LA6. Edit to the original response: “Due to the configuration of the ramp, walkways and plantings, there is little space to add site amenities in front of the proposed building. However, additional amenities have been added to the *existing* building.”
- L2. For updated rendering, see architectural drawings.
- L3. The proposed White Pines will have a 2-year warrantee.
- L4. All proposed trees within the public right of way will be installed with a tree grate consistent with those existing along Washington Street.
- L5. All proposed bike racks and bistro tables have been drawn to scale. All seating has also been labeled ‘40” table’ and noted that typical spacing will be 4’ between tables. Additionally, images of seating and bike racks can be found on the ‘Proposed site plan’ dated 2-5-16.
- L6. See Engineering Plans for the extent of existing walls to be removed.
- L7. Wall material will be Belgard AB Europa Collection or similar.
- L8. See Engineering Plans for the extent of the sidewalk to be replaced within the public way.
- L9. See ‘Proposed Site Plan’ dated 2-5-16 for an image of the railing. Railings are drawn along the elevated terrace areas and ramps as noted on the plan.



Issued:	For review
1	10-26-15
2	1-25-16
3	1-30-16
4	2-1-16
5	2-5-16
6	2-10-16
7	3-4-16
8	3-8-16
9	3-23-16
10	4-6-16

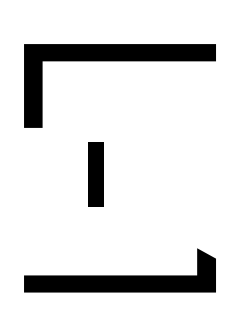
LANDSCAPE PLAN

301-323 Washington St

Westwood, MA

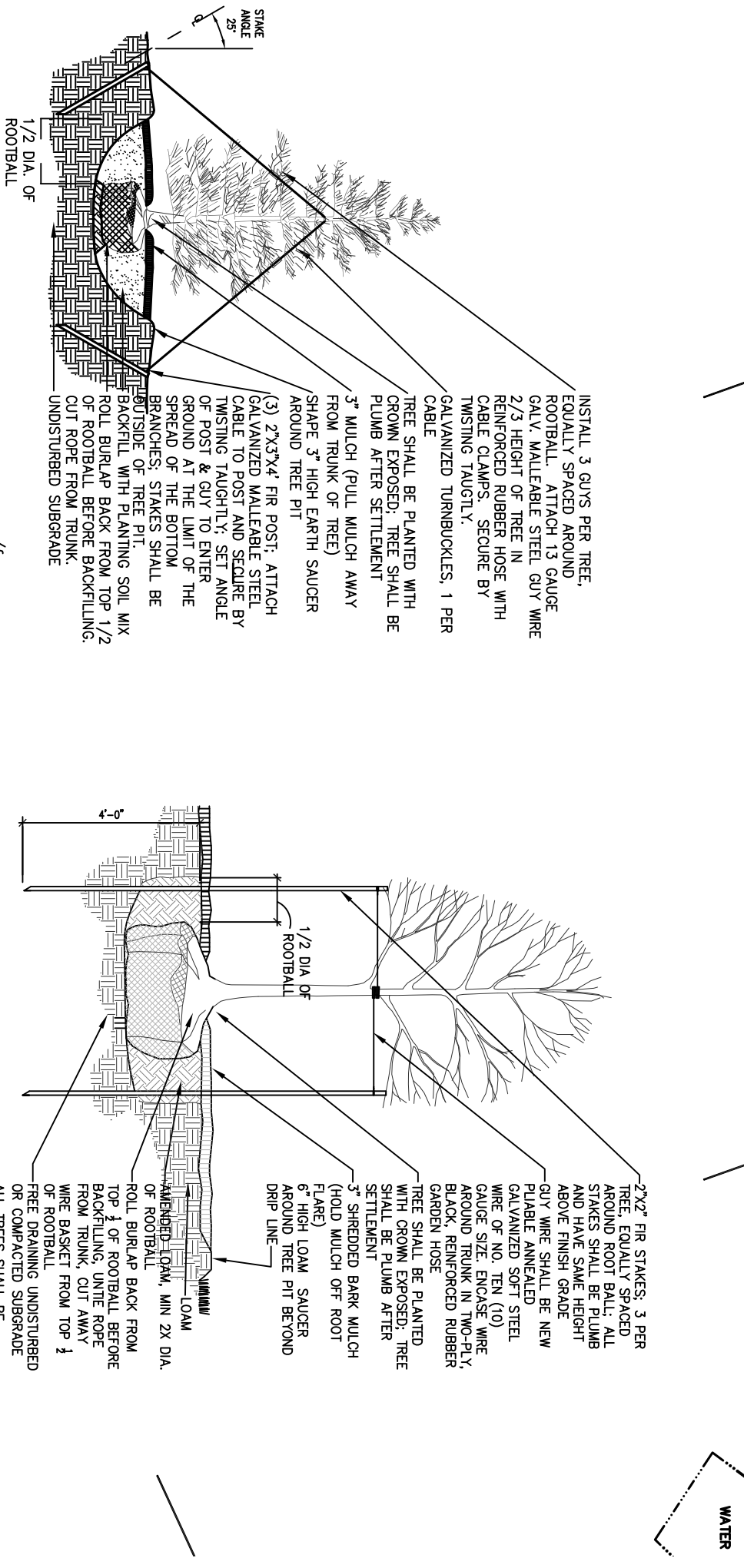
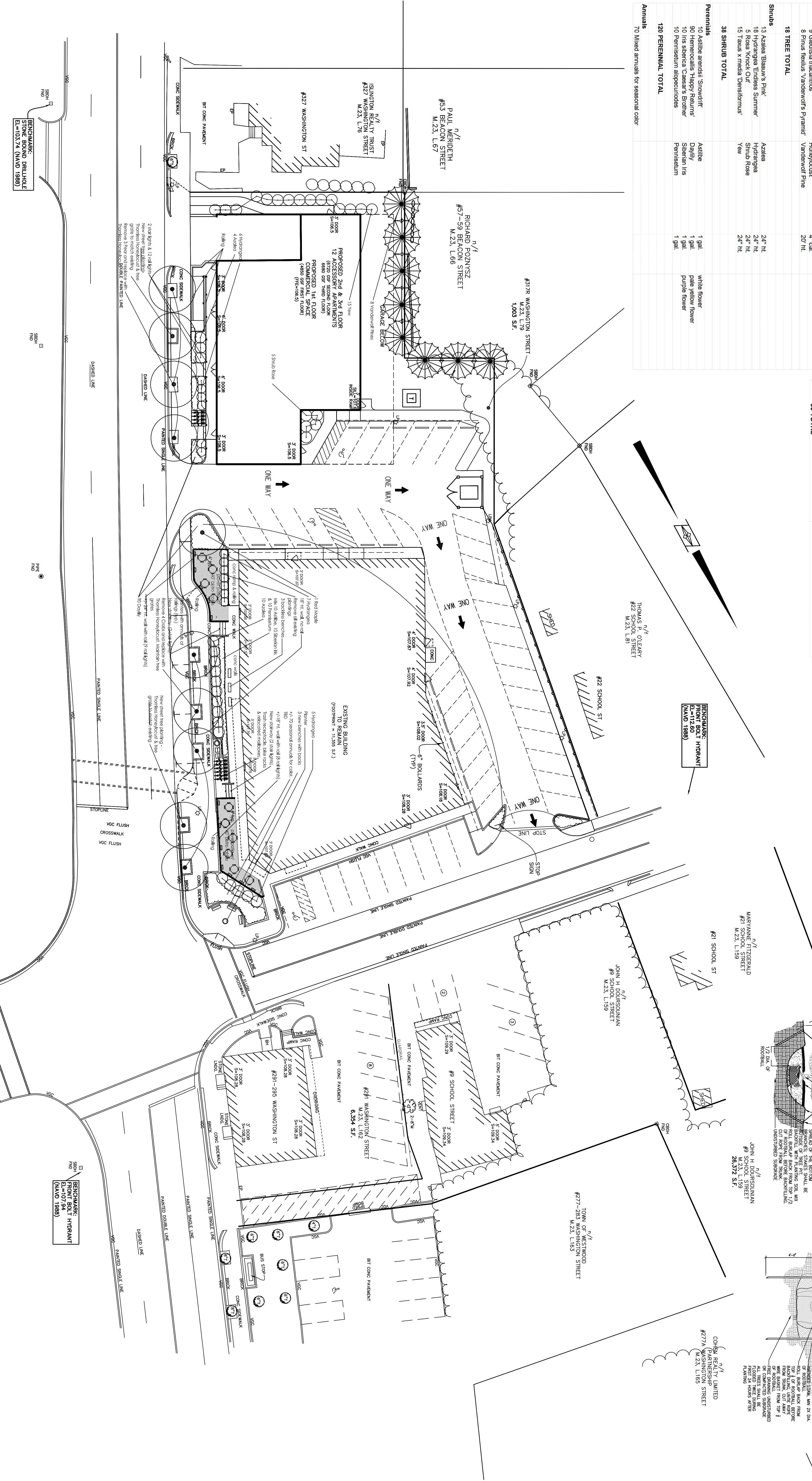
Scale: 1"=20'-0"

KDTurner Design
Landscape Architecture
27 High St.
Newburyport, MA 01950
ph) 781 632 6004



301-323 Washington St. Plant List	Common Name	Size	Notes
Trees	1 Acer rubrum	4" cal	Red Maple
	9 Gladiolus triacanthos	4" cal	Home/locust
	8 Pinus resinosa 'Vanderwolf's Pyramid'	20" ht	Vanderwolf Pine
18 TREE TOTAL			
Shrubs	13 Azalea Bhaauw's Pink	24" ht	Azalea
	18 Hydrangea Endless Summer	24" ht	Hydrangea
	5 Rosa 'Knock Out'	24" ht	Rosa
	15 Taxus x media 'Denstiformis'	24" ht	Yew
38 SHRUB TOTAL			
Perennials	10 Asilabe arafisi 'Stovort'	1 gal	Asilabe
	30 Penicillaria 'Happy Returns'	1 gal	Penicillaria
	10 Iris sibirica 'Cassell's Border'	1 gal	Siberian Iris
	10 Penstemon 'Madopurposes'	1 gal	Penstemon
120 PERENNIAL TOTAL			
Annuals	70 Mixed annuals for seasonal color		

301-323 Washington St. Lighting Schedule	Manufacturer	Model	Type
6 Kichler		15779AZT	LED lowered brick stair light
29 Kichler		15769BKT	LED deck light railing light
35 TOTAL			



BENCHMARK STONE BOUND DRILLHOLE
E=103.74 (NAVD 1989)

BENCHMARK FRONT BOLT HYDRANT
E=103.74 (NAVD 1989)

BENCHMARK FRONT BOLT HYDRANT
E=103.74 (NAVD 1989)

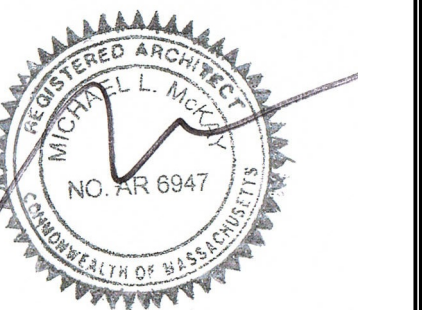
BENCHMARK FRONT BOLT HYDRANT
E=103.74 (NAVD 1989)

301-315
Washington Street
Westwood, MA

OWNER

architects
mckay

34 Bryant Street
Ducham
Ma, 02026
ph 781.326.5400
www.mckayarchitects.net



REV # DATE ISSUANCE

REV #	DATE	ISSUANCE

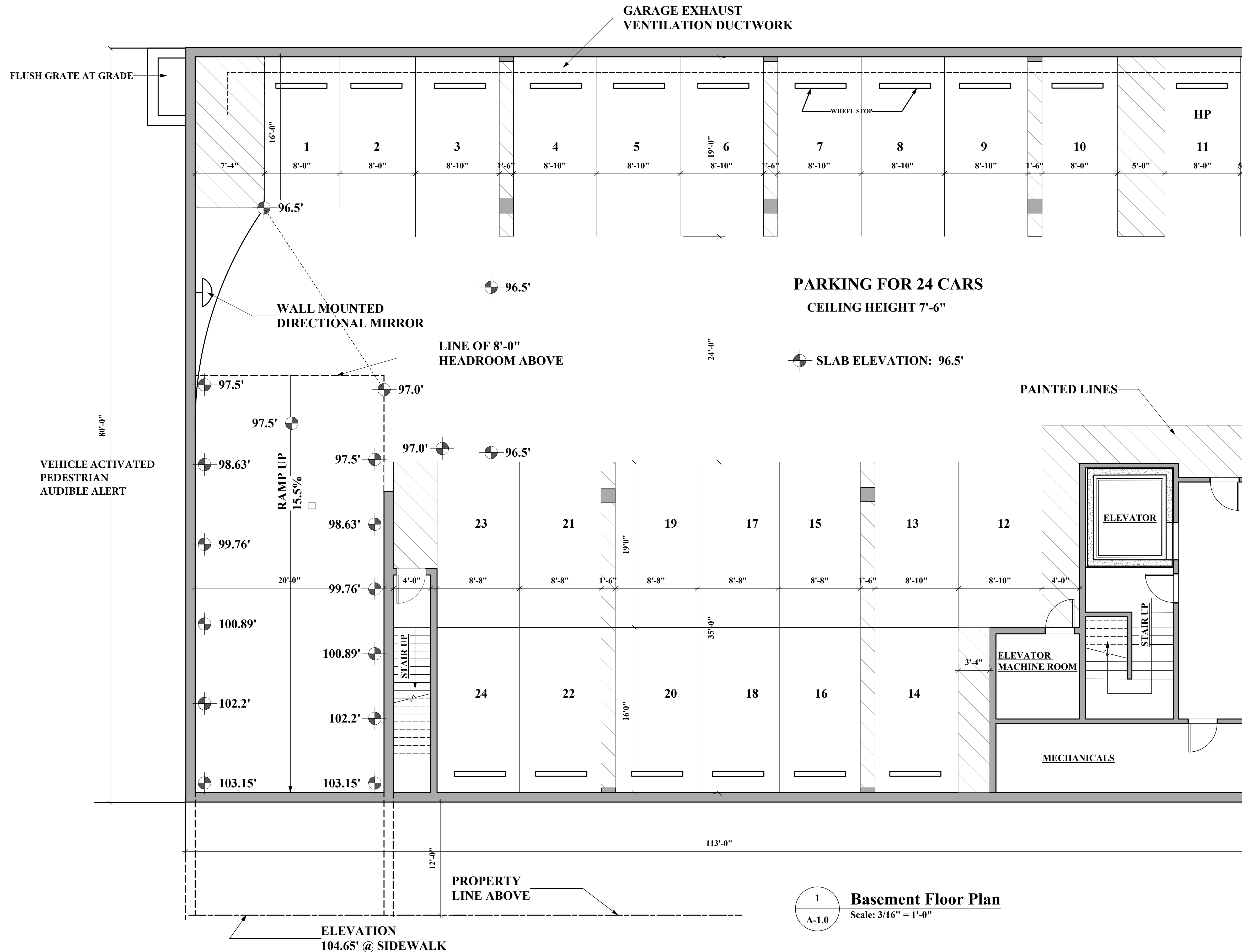
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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify McKay Architects of any discrepancies

Basment Floor Plan

JOB NO	0086
DATE	04.07.16
DWG BY	JB
CKD BY	MLM
SCALE	

A-1.0



1 Basement Floor Plan
Scale: 3/16" = 1'-0"

SQUARE FOOTAGE SUMMARY:

NEW BUILDING
 FIRST FLOOR: 4350 SF COMMERCIAL
 SECOND FLOOR: 6724 SF RESIDENTIAL
 THIRD FLOOR: 6540 SF RESIDENTIAL
EXISTING BUILDING
 FIRST FLOOR: 11344 SF COMMERCIAL

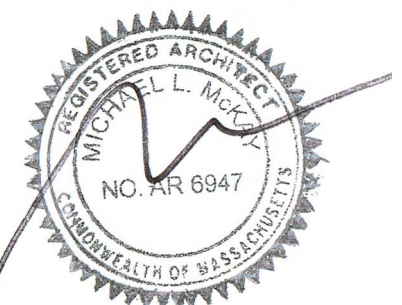
14,174 SF RESIDENTIAL
15,694 SF COMMERCIAL

301-315
Washington Street
Westwood, MA

OWNER

mckay architects

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



REV # DATE ISSUANCE

REV #	DATE	ISSUANCE

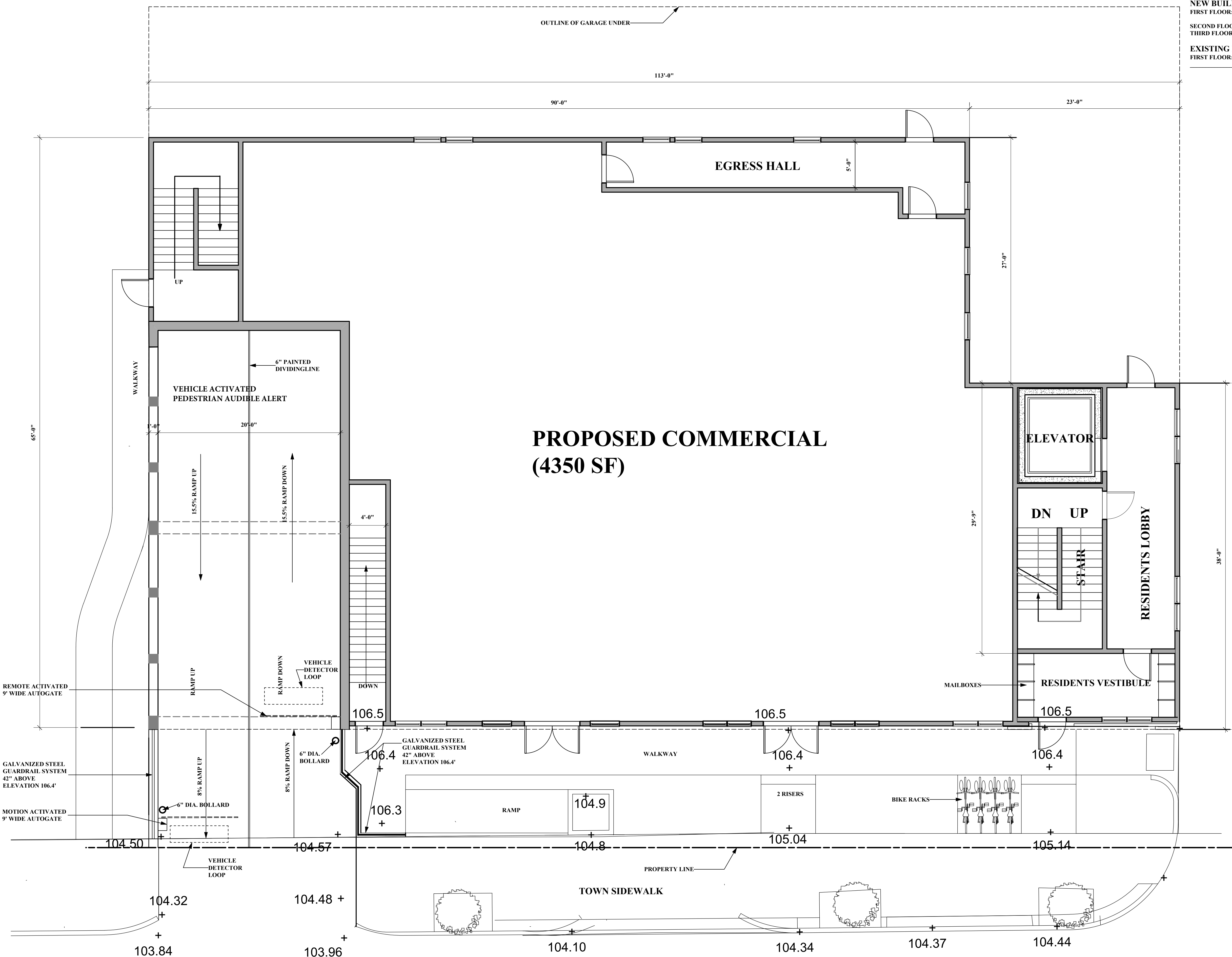
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Proposed New First Floor Plan

JOB NO	0086
DATE	04.07.16
DWG BY	JB
CKD BY	MLM
SCALE	

A-1.1



PROPOSED COMMERCIAL
(4350 SF)

1 First Floor Plan

Scale: 3/16" = 1'-0"

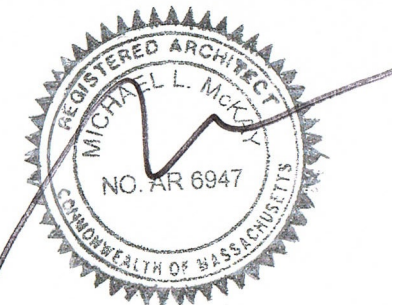
NOTE:
 REFER TO SITE PLAN AND LANDSCAPE PLAN
 FOR ADDITIONAL INFORMATION

301-323
Washington Street
Westwood, MA

OWNER

architects
mckay

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



REV #	DATE	ISSUANCE
1	12.1.15	
2	12.18.15	
3	01.06.16	
4	01.11.16	
5	02.23.16	

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Second Floor Plan

JOB NO	0086
DATE	01.29.16
DWG BY	JB
CKD BY	MLM
SCALE	

A-1.2



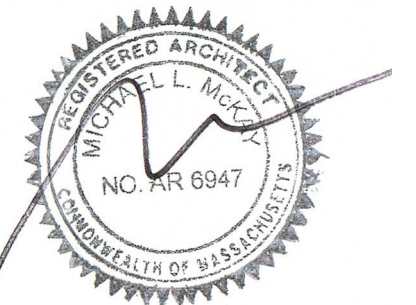
1 **Second Floor Plan**
Scale: 1/4" = 1'-0"

301-323
Washington Street
Westwood, MA

OWNER

architects
mckay

34 Bryant Street
Dedham
Ma, 02026
ph: 781.326.5400
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REV #	DATE	ISSUANCE
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2	12.18.15	
3	01.06.16	
4	01.11.16	
5	02.23.16	

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Third Floor Plan

JOB NO	0086
DATE	01.29.16
DWG BY	JB
CKD BY	MLM
SCALE	

A-1.3



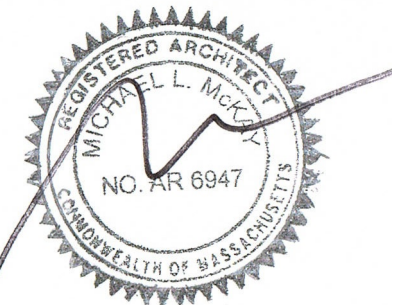
1 **Third Floor Plan**
Scale: 1/4" = 1'-0"
A-1.3

301-323
Washington Street
Westwood, MA

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mckay

34 Bryant Street
Dedham
Ma, 02026
ph 781.326.5400
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REV #	DATE	ISSUANCE
1	12.1.15	
2	12.18.15	
3	01.06.16	
4	01.11.16	
5	02.23.16	

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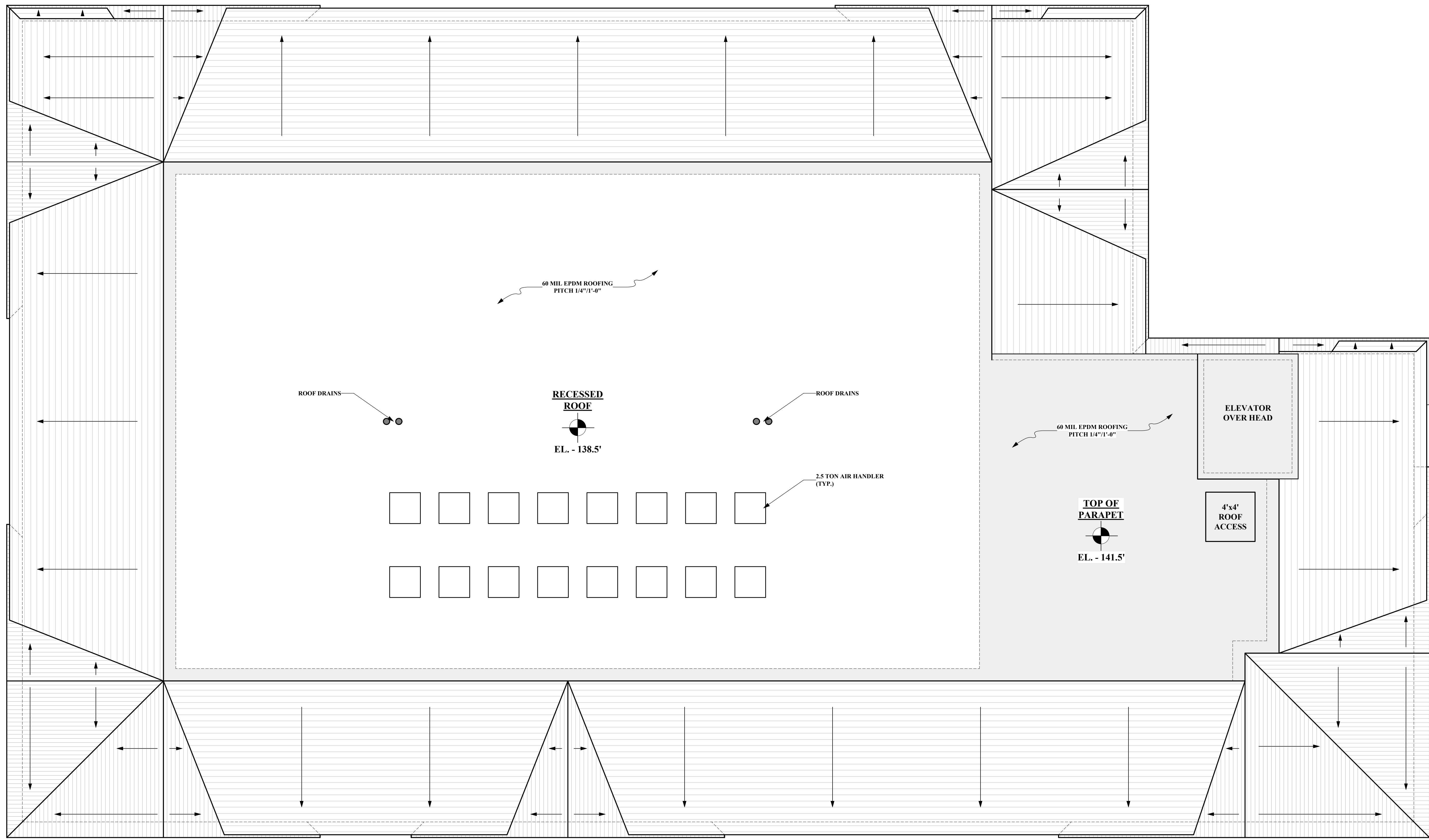
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Roof Plan

JOB NO	0086
DATE	02.23.16
DWG BY	JB
CKD BY	MLM
SCALE	

A-1.4





EXTERIOR WALL SCONCE
 HINCKLEY MODEL 2474 MEDIUM - OIL RUBBED BRONZEE FINISH
 SIZE: 9" W X 18" H X 10.75"
 DARK SKY LED LAMP ACCESSORY (900 LUMENS)

**301-323
 Washington Street
 Westwood, MA**

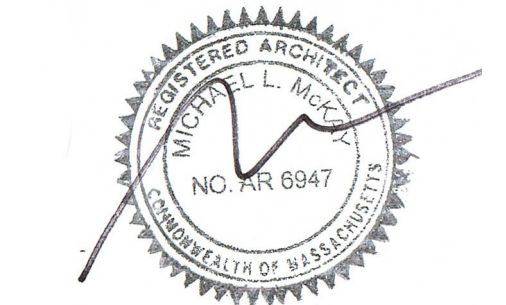
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architects
mckay

54 Bryant Street
 Dedham
 Ma, 02026
 ph: 781.326.5400
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1
Front Elevation
 Scale: 3/16" = 1'-0"



REV #	DATE	ISSUANCE
1	12.1.15	
2	12.18.15	
3	01.06.16	
4	01.11.16	
5	02.23.16	

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Front Elevation

JOB NO	0086
DATE	01.29.16
DWG BY	JB
CKD BY	MLM
SCALE	

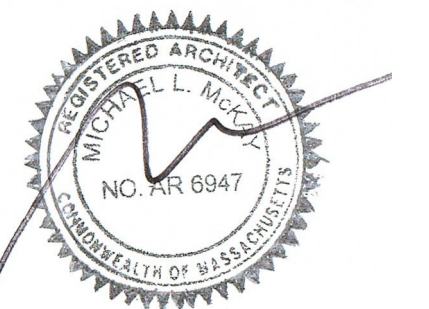
A-2.1

301-323
Washington Street
Westwood, MA

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architects
mckay

54 Bryant Street
Dedham
Ma, 02026
ph 781.326.5400
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REV #	DATE	ISSUANCE
1	12.1.15	
2	12.18.15	
3	01.06.16	
4	01.11.16	
5	02.23.16	

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**Right
Elevation**

JOB NO	0086
DATE	01.29.16
DWG BY	JB
CKD BY	MLM
SCALE	

A-2.2



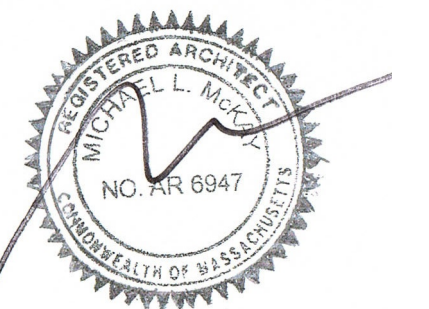
1 **Right Side Elevation**
A-2.2 Scale: 3/16" = 1'-0"

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Washington Street
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architects
mckay

34 Bryant Street
Dedham
Ma, 02026
ph 781.326.5400
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REV #	DATE	ISSUANCE
1	12.1.15	
2	12.18.15	
3	01.06.16	
4	01.11.16	
5	02.23.16	
6	03.22.16	

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Rear Elevation

JOB NO	0086
DATE	01.29.16
DWG BY	JB
CKD BY	MLM
SCALE	

A-2.3



REFER TO A-2.1 FOR
TYPICAL MATERIALS,
DIMENSIONS, GRADES

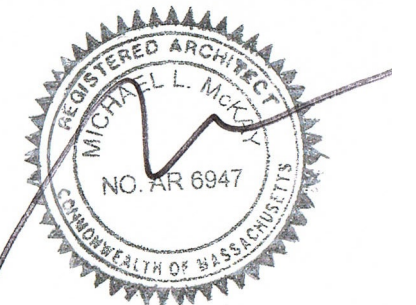
1
A-2.3 **Rear Elevation**
Scale: 3/16" = 1'-0"

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Washington Street
Westwood, MA

OWNER

architects
mckay

54 Bryant Street
Dedham
Ma, 02026
ph 781.326.5400
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REV #	DATE	ISSUANCE
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3	01.06.16	
4	01.11.16	
5	02.23.16	

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Left Elevation

JOB NO	0086
DATE	01.29.16
DWG BY	JB
CKD BY	MLM
SCALE	

A-2.4



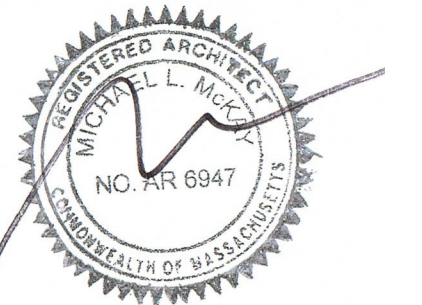
1
A-2.4 **Left Elevation**
Scale: 3/16" = 1'-0"

301-315
Washington Street
Westwood, MA

OWNER

mckay architects

34 Bryant Street
Duchan
Ma, 02026
ph. 781.326.5400
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REV # DATE ISSUANCE

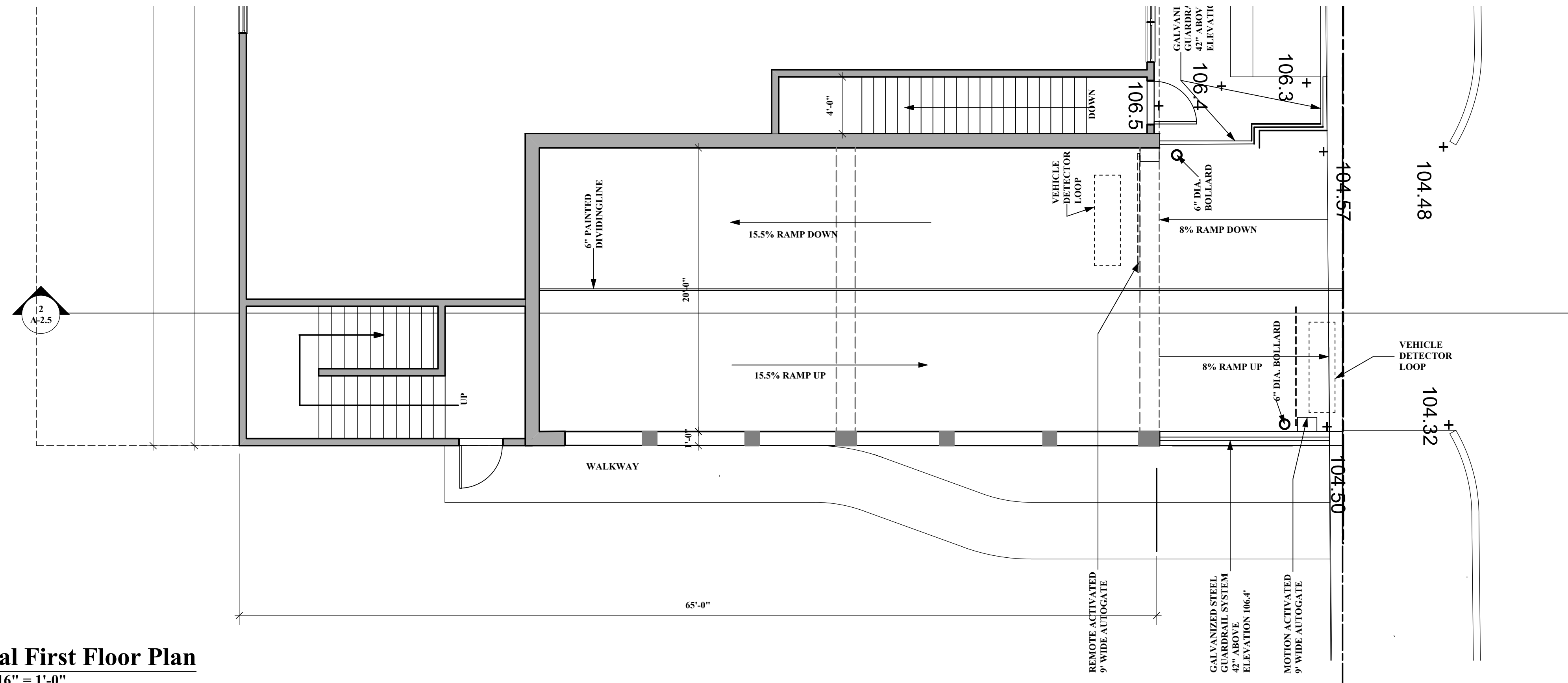
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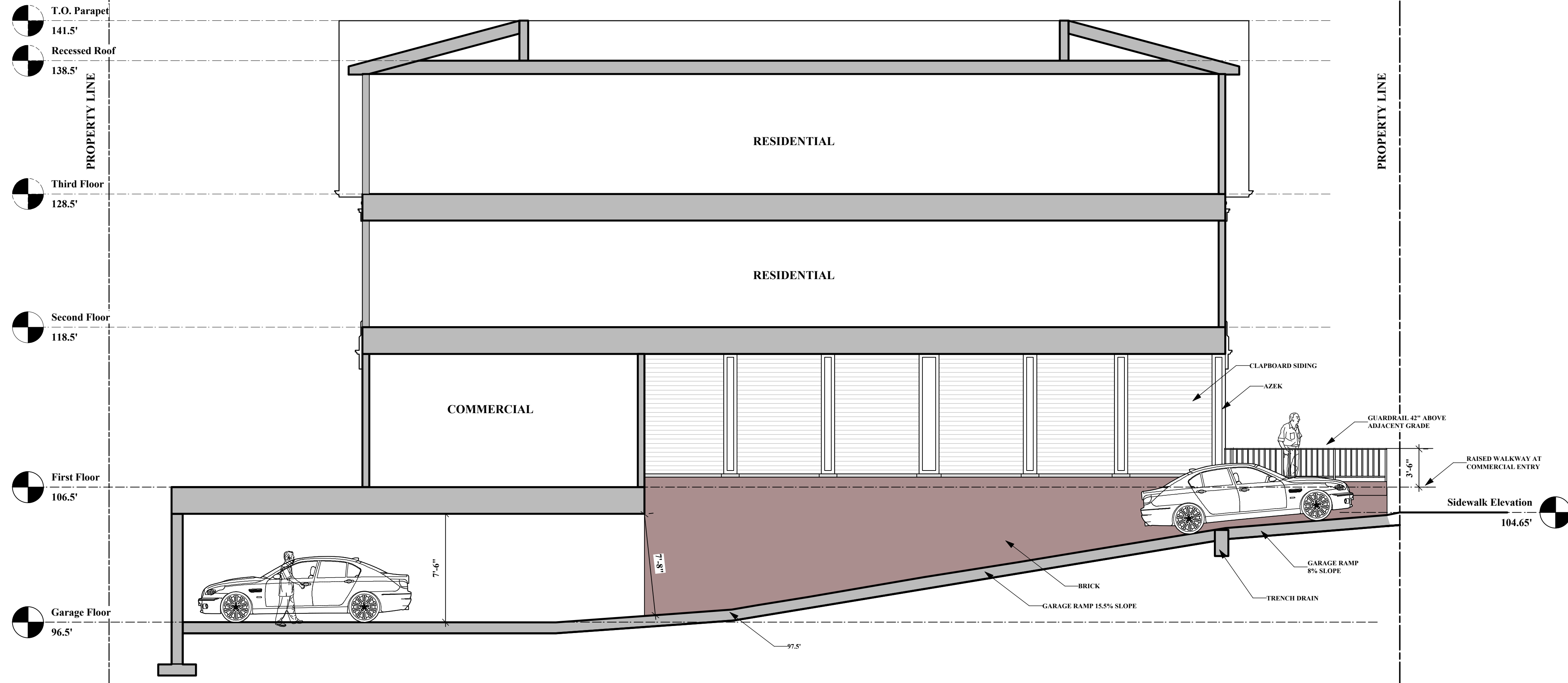
Garage Cross Ramp Section

JOB NO 0086
DATE 04.07.16
DWG BY JB
CKD BY MLM
SCALE

A-2.5



1 Partial First Floor Plan
Scale: 3/16" = 1'-0"



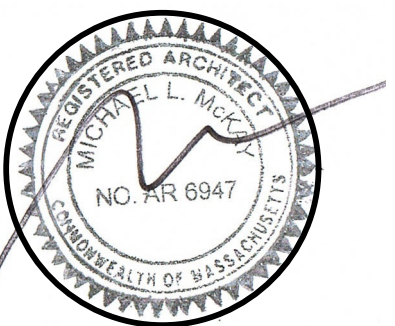
2 Garage Cross Ramp Section
Scale: 3/16" = 1'-0"

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Westwood, MA

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mckay architects

35 Bryant Street
Dedham
Ma. 02026
ph. 781.326.5400
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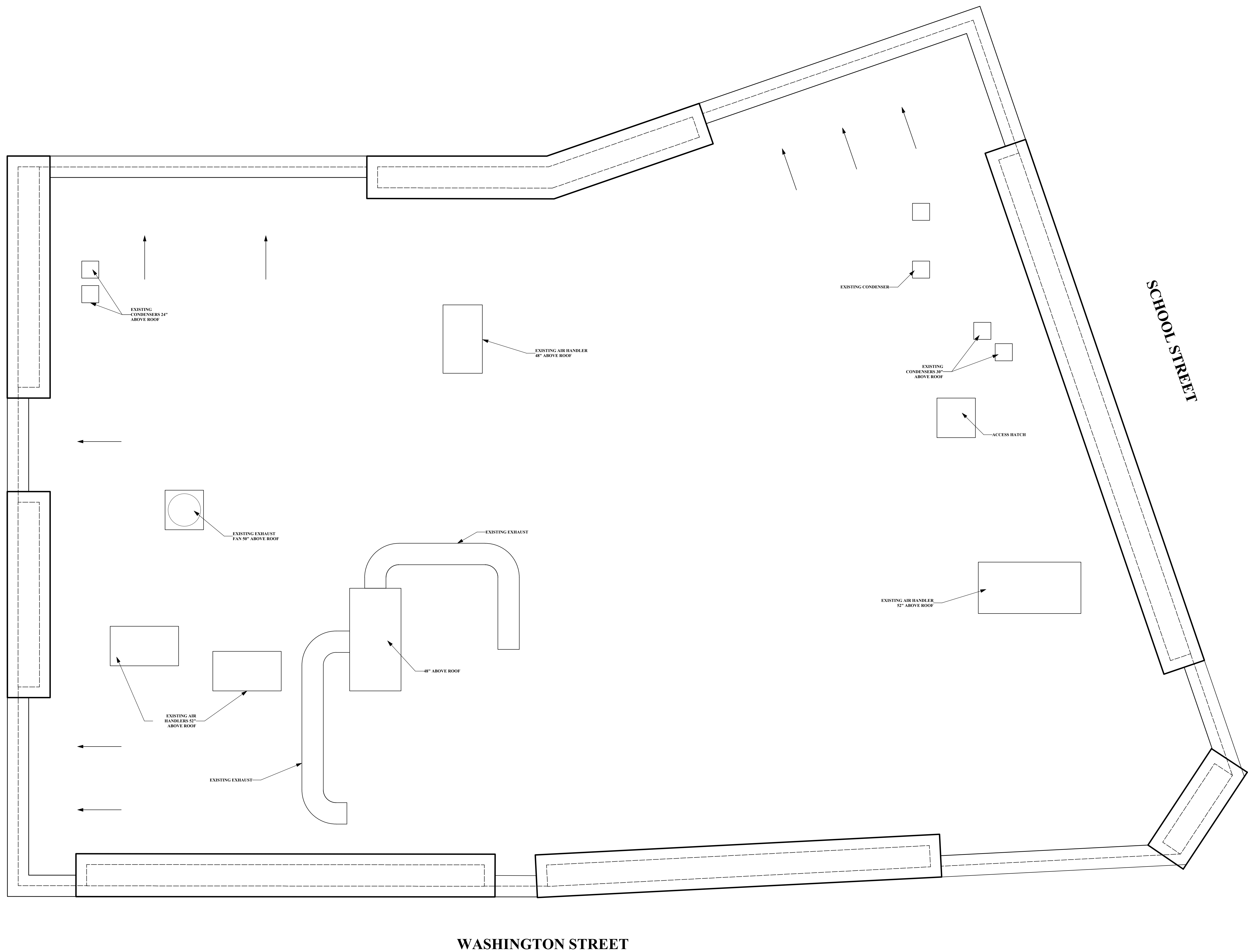


REV #	DATE	ISSUANCE
6	3.22.16	REVISIONS

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**Existing Roof Plan
301-315 Building**

JOB NO	0086	EX-1.1
DATE	03.10.16	
DWG BY	JB	
CKD BY	MLM	
SCALE		



WASHINGTON STREET



1 Washington Street Elevation
 Scale: 3/16" = 1'-0"
 A-2.1

- 14" SOFFIT w/1x10 FASCIA
- 1/2 AZEK FRIZE BOARD & 6" CROWN MOLDING
- CLAPBOARD SIDING @ 5" TO WEATHER (JAMES HARDI)
- 5/4x AZEK CORNER BOARD
- 5/4x AZEK DOOR & WINDOW CASING WITH 5/4x6 HEADER & AZEK SILL
- 1x3 OVER 1x8 (AZEK WATER TABLE TRIM TYP)
- 1" THICK BRICK VENEER
- FINISH GRADE: ALL GRADING SHOWN ON THE ELEVATIONS ARE DIAGRAMMATIC. REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADING.



1 School Street Elevation
 Scale: 3/16" = 1'-0"
 A-2.1

- 14" SOFFIT w/1x10 FASCIA
- 1/2 AZEK FRIZE BOARD & 6" CROWN MOLDING
- CLAPBOARD SIDING @ 5" TO WEATHER (JAMES HARDI)
- 5/4x AZEK CORNER BOARD
- 5/4x DOOR & WINDOW CASING WITH 5/4x6 HEADER & AZEK SILL
- 1x3 OVER 1x8 (AZEK WATER TABLE TRIM TYP)
- 1" THICK BRICK VENEER
- FINISH GRADE: ALL GRADING SHOWN ON THE ELEVATIONS ARE DIAGRAMMATIC. REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADING.

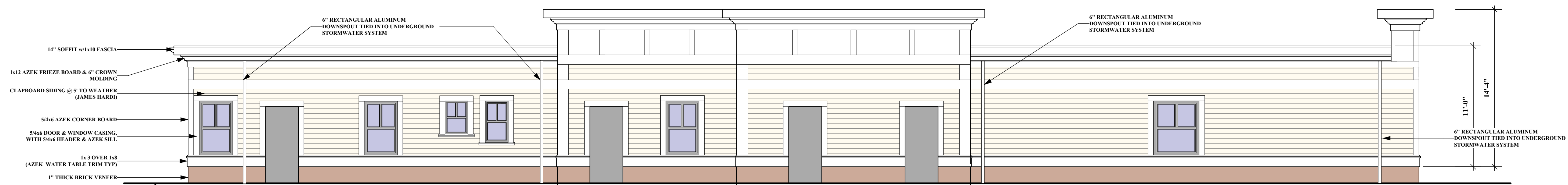


301-315 EXTERIOR SCENCE
 SKYSCRAPER LED OUTDOOR WALL 27
 8"W X 27" H X 3.25" DEEP
 ADA AND DARK SKY COMPLIANT
 LAMP (1) 24W 120V LED 880 LUMENS



1 Left Side Elevation
 Scale: 3/16" = 1'-0"
 A-2.1

- 14" SOFFIT w/1x10 FASCIA
- 1/2 AZEK FRIZE BOARD & 6" CROWN MOLDING
- CLAPBOARD SIDING @ 5" TO WEATHER (JAMES HARDI)
- 5/4x AZEK CORNER BOARD
- 5/4x DOOR & WINDOW CASING WITH 5/4x6 HEADER & AZEK SILL
- 1x3 OVER 1x8 (AZEK WATER TABLE TRIM TYP)
- 1" THICK BRICK VENEER
- FINISH GRADE: ALL GRADING SHOWN ON THE ELEVATIONS ARE DIAGRAMMATIC. REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADING.



1 Rear Elevation
 Scale: 3/16" = 1'-0"
 A-2.1

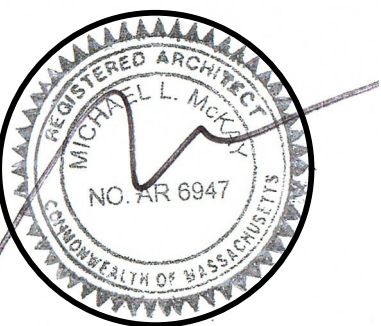
- 14" SOFFIT w/1x10 FASCIA
- 1/2 AZEK FRIZE BOARD & 6" CROWN MOLDING
- CLAPBOARD SIDING @ 5" TO WEATHER (JAMES HARDI)
- 5/4x AZEK CORNER BOARD
- 5/4x DOOR & WINDOW CASING WITH 5/4x6 HEADER & AZEK SILL
- 1x3 OVER 1x8 (AZEK WATER TABLE TRIM TYP)
- 1" THICK BRICK VENEER
- FINISH GRADE: ALL GRADING SHOWN ON THE ELEVATIONS ARE DIAGRAMMATIC. REFER TO SITE PLAN PREPARED BY OTHERS FOR FINAL GRADING.

**301-323
 Washington Street
 Westwood, MA**

OWNER

mckay architects

35 Bryant Street
 Dedham
 MA, 02026
 ph. 781.328.5400
 www.mckayarchitects.net



REV #	DATE	ISSUANCE
6	3.22.16	REVISIONS

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**Existing Building
 Exterior
 Elevations**

JOB NO	0086
DATE	03.10.16
DWG BY	JB
CKD BY	MLM
SCALE	AS SHOWN

EX-2.1



1 Existing Conditions Left Side Photos
 Scale: 3/16" = 1'-0"



2 Existing Conditions Rear Photos
 Scale: 3/16" = 1'-0"



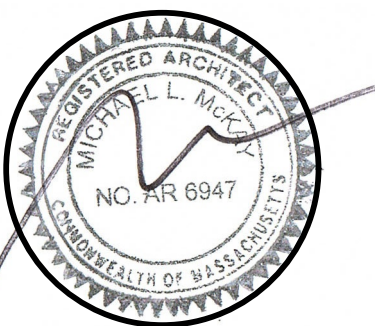
3 Existing Conditions School Street Photos
 Scale: 3/16" = 1'-0"

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mckay architects

35 Bryant Street
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REV #	DATE	ISSUANCE
6	3.22.16	REVISIONS

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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 Conditions Exterior Photos

JOB NO	0086	EX-2.2
DATE	03.10.16	
DWG BY	JB	
CKD BY	MLM	
SCALE		