

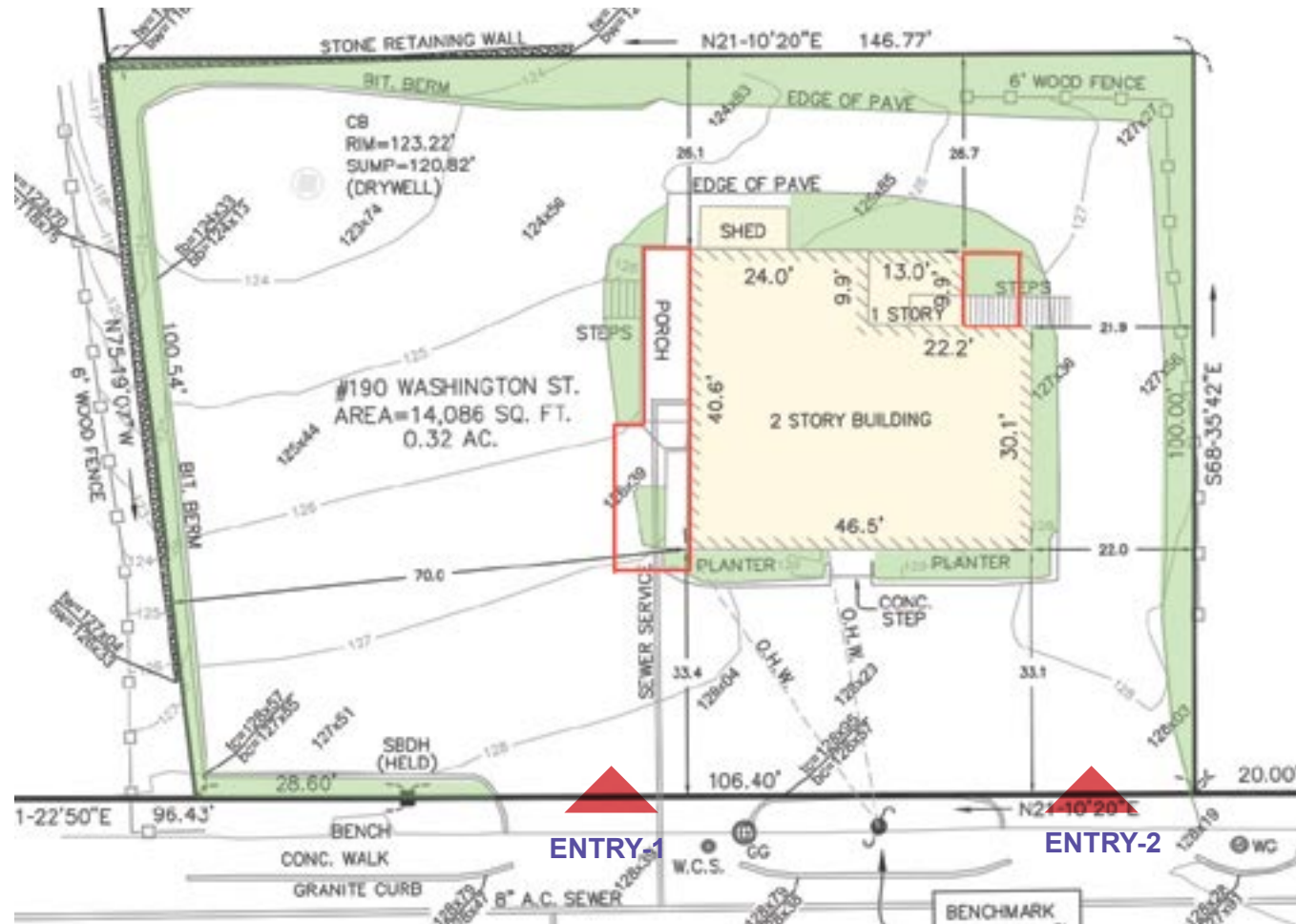
PROPOSED BUILDING RENOVATION STUDY FOR:

SKYE REALTY MANAGEMENT LLC: MR. MIKE BARSAMIAN
190 WASHINGTON STREET, WESTWOOD, MA

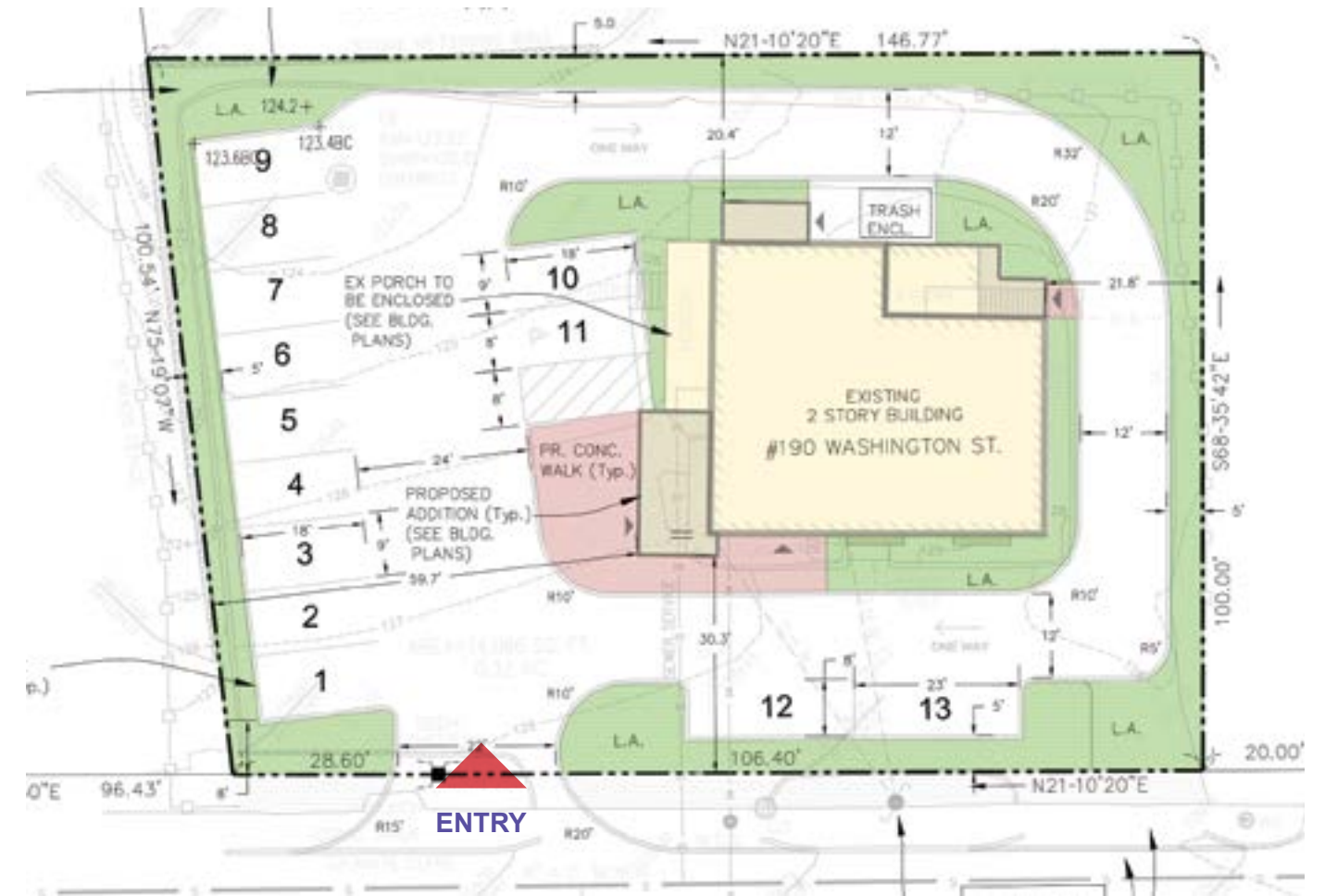
PRESENTATION TO TOWN OF WESTWOOD
PLANNING BOARD
APRIL - 2023



1. Project Scope



EXISTING SITE PLAN (Machionda and Associates)



PROPOSED SITE PLAN (Machionda and Associates)



PROJECT GOALS:

1. CLARIFY VEHICLE ACCESS
2. IMPROVE LANDSCAPING
3. ENHANCE BLDG. CHARACTER

2. Existing Conditions: Vehicular Access

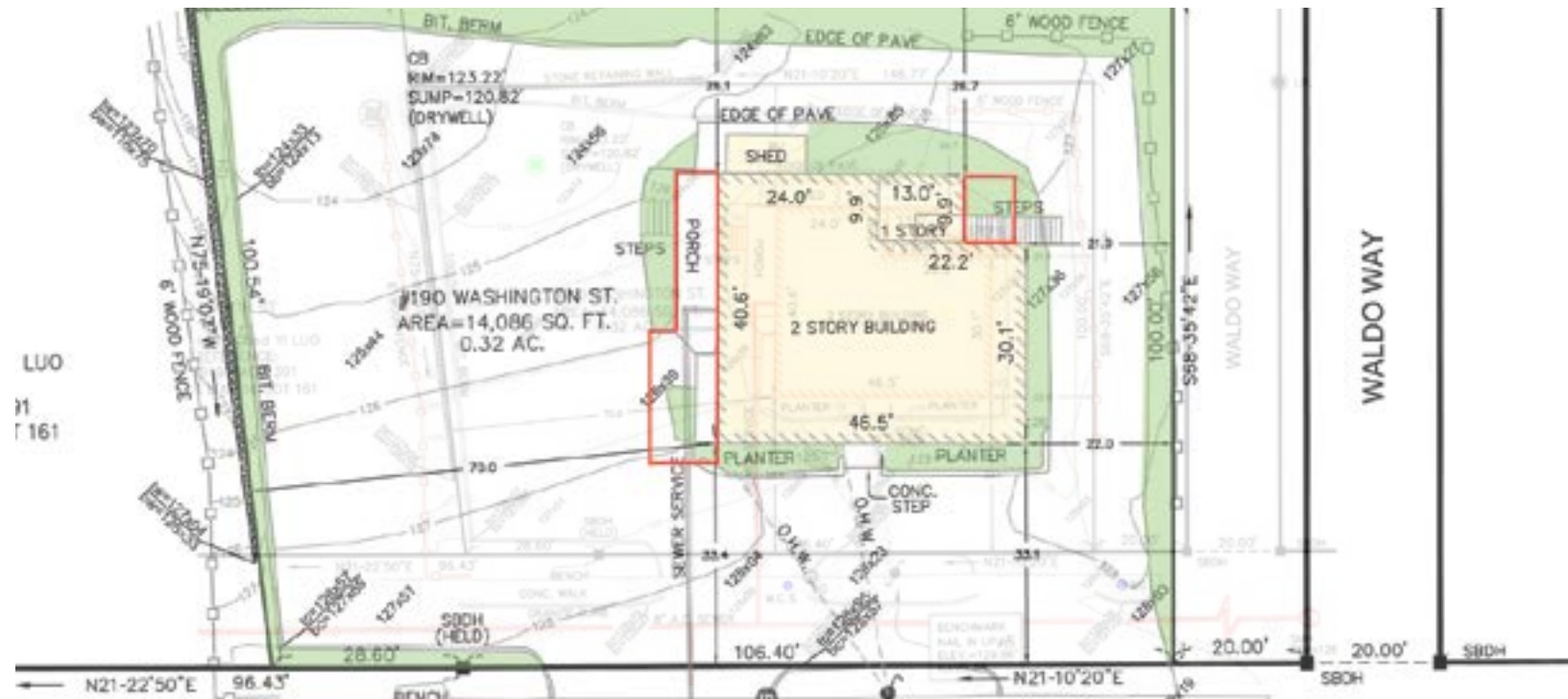


TABLE OF DIMENSIONAL REQUIREMENTS

ZONE: LOCAL BUSINESS B

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4,000 S.F.	14,086 S.F.	14,086 S.F.
MIN. LOT FRONTAGE	40 FT.	135 FT.	135 FT.
MIN. LOT WIDTH	40 FT.	135 FT.	135 FT.
MIN. SETBACKS			
FRONT	0 FT.	33.1 FT.	31.6 FT.
SIDE YARD	15 FT.	21.9 FT.	21.9 FT.
REAR YARD	15 FT.	26.1 FT.	20.4 FT.
MAX. BUILDING COVERAGE	25%	15.0%	15.9%
MAX IMPERVIOUS SURFACE	80%	83.7%	80%
PARKING			
OFFICE (1 SP./333 S.F.)	6	15	8
PERSONAL (1 SP./250 S.F.)	8	0	6 14
	14	15	



6.Existing Building Images



Building Renovation Study for:
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190 Washington Street: Westwood, Ma

DESIGN MEETING-1: PLANNING BOARD
APRIL - 2023

Joseph M Bettencourt, AIA
principal
14 north central street
peabody, ma 01960
508.527.4107
jmbdesignstudio20@gmail.com



7. Inspiration Images: Guided by the character and quality of downtown Westwood



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9. General aerial view



11. View Towards New Entry



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12. View from closed curb cut



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13. View towards front of proposed building



PROPOSED CURB CUT LOCATION

5' BUFFER

5' BUFFER

REFER TO LANDSCAPE PLAN FOR FINAL DESIGN

14. View at builing base



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15. View towards left elevation



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16. View towards rear of the proposed building



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