

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

Town of Westwood
Planning Department
MAR 6 8 2017
RECEIVED

PB File # _____

Westwood, MA 01111 MAR - 80 A 11: 49

TOWN CLERK
TOWN OF WESTWOOD

1. Requested Approval(s): 18 Southwest Park, Westwood, MA
Encounter Church
2. Brief Narrative of Proposal: Encounter Church of 18 Southwest Park is looking to complete an interior demo + renovation of their new space. Due to a recent owner exterior renovation, Encounter will be only modifying the interior 10,000 sq.-feet. No structural changes are taking place.
3. Address/Location of Property Subject to Hearing: 18 Southwest Park, Westwood, MA
4. Assessor's Map and Parcel Number(s): Parcel 171062
5. Size of Parcel: 43,430 sq.-feet.
6. Name of Applicant: Jason Hodges, Executive Pastor, Encounter Church
7. Applicant's Mailing Address: 17 Roosevelt Road, Dedham, MA 02026
8. Applicant's Telephone: (C) _____
9. Applicant's E-Mail Address: _____
10. Applicant is: Owner Tenant Licensee Prospective Purchaser Other
11. Name of Property Owner(s): Rich Lee
12. Property Owner's Mailing Address: 20 Southwest Park, Westwood, MA
13. Deed Recorded in:
 - a. County Registry of Deeds, Book _____ Page _____
 - b. Registry District of the Land Court, Certificate Number _____
Page _____ Book _____

14. Has any Application ever been filed with the Planning Board regarding this Property?

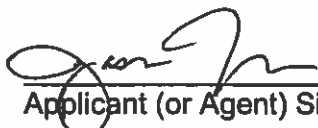
Yes, When? (20 SWP) Our neighboring tenant met with the planning board last year, 2016. However, 18 SWP has never filed with the board.
 No

15. Has the Lot been surveyed by a Registered Land Surveyor?

Yes, When? R.E. Cameron & Associates 12/7/15
 No

The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant also consents to pay for all costs required pursuant to applicable sections of the Westwood Zoning Bylaw and/or Planning Board Rules and Regulations, unless expressly waived by the Planning Board, including all project review fees, inspection fees, and costs associated transcription, in addition to all other fees, expenses and costs in connection with the Planning Board's review and evaluation of this Application.

Signed:



Applicant (or Agent) Signature

Jason Hodges

Printed Name of Applicant

Signed:



Property Owner(s) of Record Signature(s)

RICHARD H. LEE, member of 20 SWP WC

Printed Name(s) of Property Owner(s) of Record

Date:

3-3-2017

| | |
|-----------------------------------------|------------------|
| Payments Received: Application Fee: | \$ <u>100.00</u> |
| Project Review Fees: (if applicable) | \$ <u>0</u> |
| Inspection Fees: (if applicable) | \$ <u>0</u> |
| Other Fees: (if applicable) | \$ <u>0</u> |

ENCOUNTER CHURCH

February 27th, 2017

To: Rich Lee, Owner, 20 Southwest Park LLC
From: Jason Hodges, Executive Pastor at Encounter Church, 18 Southwest Park
CC: Town of Westwood Planning Board

On behalf of Encounter Church, thank you so much for being willing to have a parking agreement between our organizations. We are excited to join the Southwest Park family.

Agreement:

- Owner of 20 Southwest Park LLC, Rich Lee, agrees to allow Encounter Church, as already stated in our lease agreement, to access all 48 spaces (or 51 as seen on site plan) on Sunday morning.
- Encounter Church will utilize all these spaces on Sunday morning between the hours of 7am & 2pm.

Thanks so much,



Signature

Signature

Organization: Encounter Church

Organization: Southwest Park LLC

Title: Executive Pastor

Title: Owner

Name: Dr. Jason Hodges

Name: Rich Lee

18 Southwest Park
Westwood, MA 02090
www.encounterchurch.com

ENCOUNTER CHURCH

February 27th, 2017

To: Cindy Vito, Suburban HVAC President, 16 Southwest Park
From: Jason Hodges, Executive Pastor at Encounter Church, 18 Southwest Park
CC: Town of Westwood Planning Board

On behalf of Encounter Church, thank you so much for being willing to have a parking agreement between our organizations. We are excited to join the Southwest Park family.

Agreement:

- Suburban agrees to allow Encounter Church to access the 11 parking spaces directly between their properties on Sunday morning during the hours of 7am & 2pm.
- In exchange, Encounter Church has allowed Suburban to access parking spaces as needed Monday through Friday.
- Encounter Church also agrees to secure insurance liability for these parking spaces. Suburban will be listed as additionally insured.

Thanks so much,



Signature

Organization: Encounter Church

Title: Executive Pastor

Name: Dr. Jason Hodges

Signature

Organization: Suburban HVAC

Title: -----

Name: -----

18 Southwest Park
Westwood, MA 02090
www.encounterchurch.com

ENCOUNTER CHURCH

February 27th, 2017

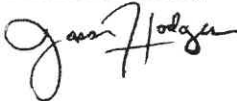
To: Executive Team, Telamon Insurance and Financial Network, 30 Southwest Park
From: Jason Hodges, Executive Pastor at Encounter Church, 18 Southwest Park
CC: Town of Westwood Planning Board

On behalf of Encounter Church, thank you so much for being willing to have a parking agreement between our organizations. We are excited to join the Southwest Park family.

Agreement:

- Telamon agrees to allow Encounter Church to access 20 spaces on Sunday morning during the hours of 7am & 2pm.
- In exchange, Encounter Church has allowed Telamon to access 20 parking spaces as needed Monday through Friday.
- Encounter Church also agrees to secure insurance liability for these parking spaces. Suburban will be listed as additionally insured.

Thanks so much,

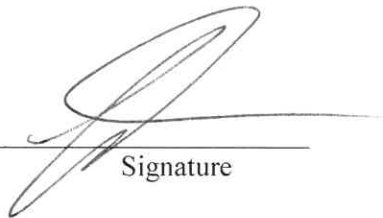


Signature

Organization: Encounter Church

Title: Executive Pastor

Name: Dr. Jason Hodges



Signature

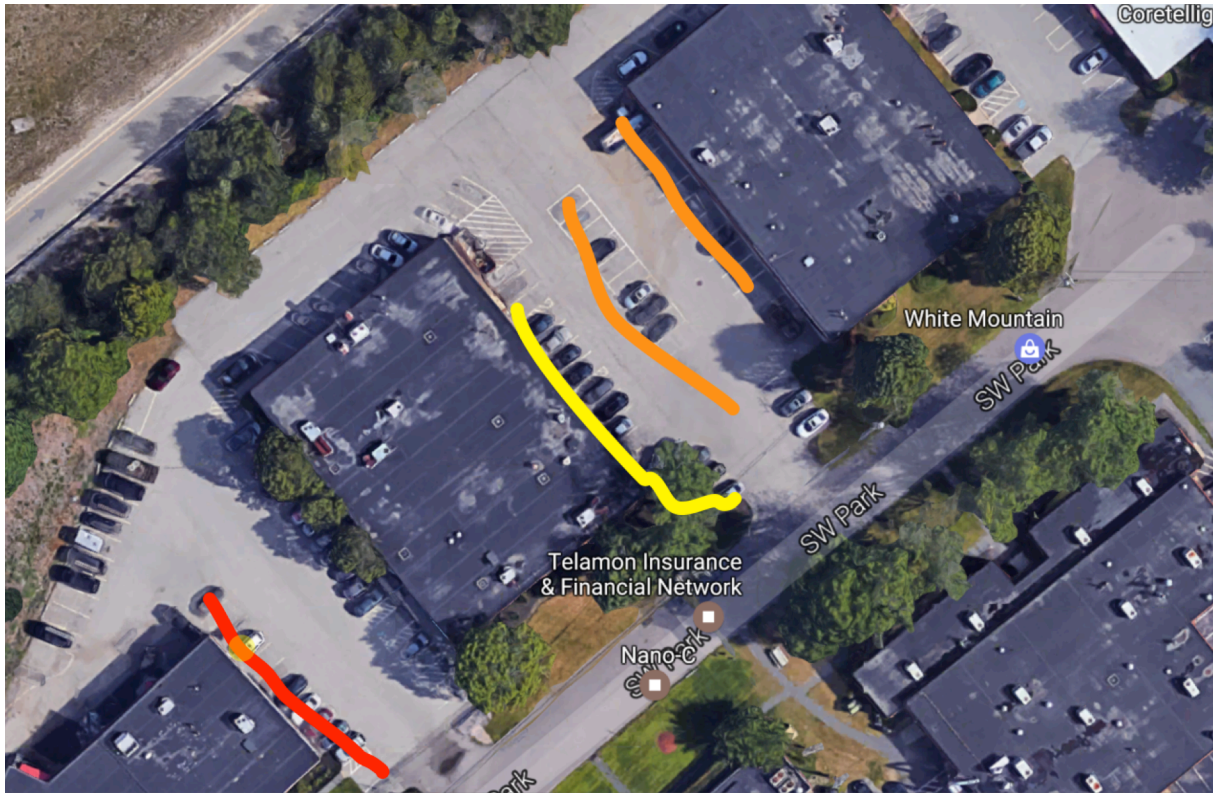
Organization: Telamon Insurance

Title: President

Name: John Snyder

18 Southwest Park
Westwood, MA 02090
www.encounterchurch.com

Encounter Church Shared Parking Agreements



Red is Suburban HVAC with 11 spaces

Yellow is LYC Financial Group with 15 spaces

Orange is Telamon Insurance with 20 spaces (12 in easement + 8 additional)

Present: 33 Spaces

Shared Parking Space: 46 Spaces

Total Spaces for Sunday Service: 79 Spaces

Encounter Church Narrative

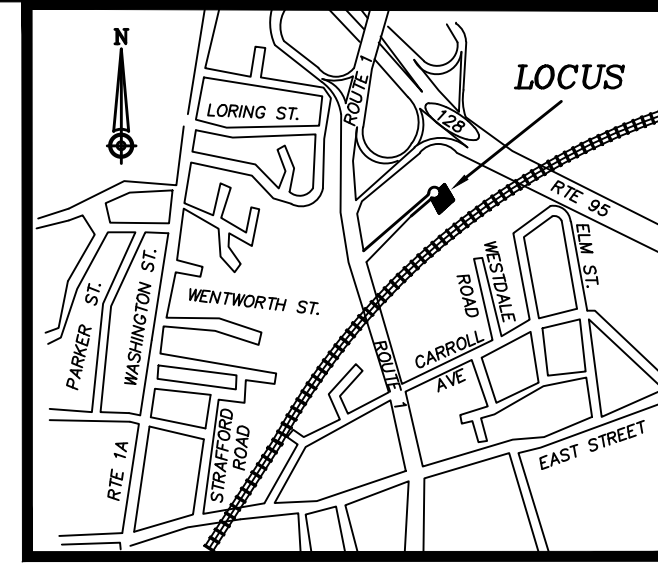
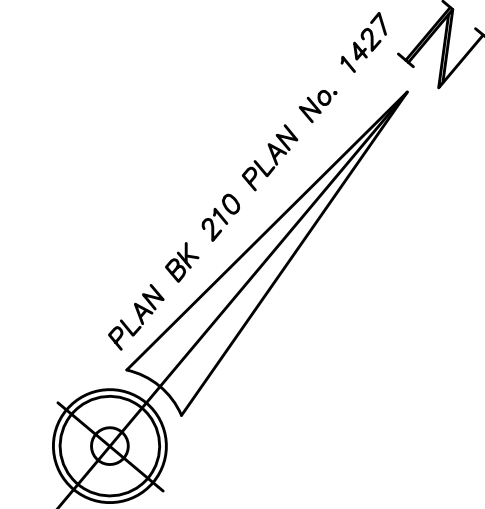
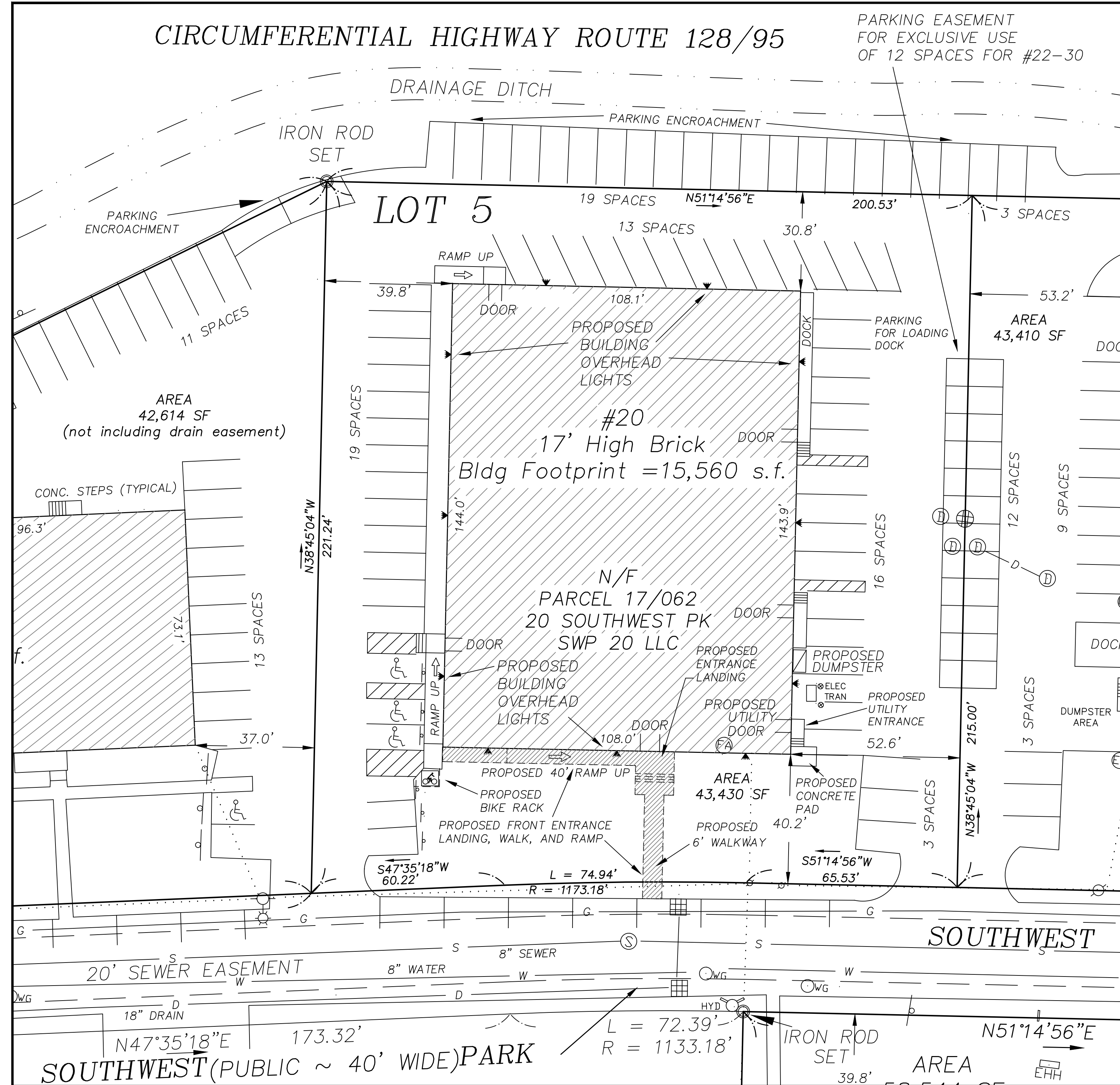
As stated in our narrative earlier, Encounter Church will be an interior fit out only. From an environmental standpoint, we are making no alterations that would affect landscape, other buildings, erosion control, air quality, plants, animals, and/or water quality.

In addition to our interior fit out, Encounter Church has affirmed parking agreements between current building owner and neighbors. According to our lease agreement, we will have access to all 51 available parking spaces on Sunday morning. In addition to this, Telamon Insurance of 30 Southwest Park has agreed to allow Encounter Church to use 20 spaces on Sunday morning. In addition, Suburban HVAC of 18 Southwest Park has agreed to allow Encounter Church to use 11 spaces on Sunday morning. The total parking between comes to 82 spaces. Both of these lots connect to our current spaces.

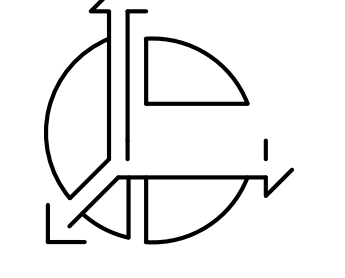
Due to the nature of our large gathering being on Sunday morning, Encounter will have no issues with traffic flow at all. Due to Southwest Park being an office park, there is no to little traffic on Sunday morning.

CIRCUMFERENTIAL HIGHWAY ROUTE 128/95

PARKING EASEMENT FOR EXCLUSIVE USE OF 12 SPACES FOR #22-30



R.E. Cameron & Associates, Inc.
LAND SURVEYORS - CIVIL ENGINEERS
681 WASHINGTON STREET
NORWOOD, MA 02062
(781) 769-1777 Fax (781) 769-8644



The property shown lies within ZONE AE & ZONE X (Flood Hazards) as shown on FLOOD INSURANCE RATE MAP for the TOWN OF WESTWOOD COMMUNITY 255225 PANEL NUMBER 181E WITH EFFECTIVE DATE OF JULY 17, 2012

- LEGEND**
- AREA DRAIN
 - BOLLARD
 - CATCH BASIN
 - CHAIN LINK FENCE
 - CONCRETE LIGHT POLE
 - DRAIN MANHOLE
 - ELECTRIC HANDHOLE
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - FLAGPOLE
 - GAS GATE
 - GAS METER
 - HYDRANT
 - NIGHT LIGHT ON BUILDING
 - METAL LIGHT POLE
 - OVERHEAD WIRES
 - PARKING METERS
 - PEDESTRIAN LIGHT POLE
 - ROOF DRAIN
 - SEWER MANHOLE
 - SIGNS
 - STOCKADE FENCE
 - STONE WALL
 - TELEPHONE MANHOLE
 - TRAFFIC LIGHT POLE
 - TRAFFIC CONTROL BOX
 - UNDERGROUND UTILITIES
 - D — DRAIN
 - E — ELECTRIC
 - G — GAS
 - S — SEWER
 - T — TELEPHONE
 - W — WATER
 - TV — TELEVISION
 - C — COMMUNICATION
 - WCV • WATER CONTROL VALVE
 - WG • WATER GATE
 - WUP • WOOD UTILITY POLE
 - WULP • WOOD UTILITY POLE W/LIGHT
 - X — X — WROUGHT IRON FENCE

SCALE: 1"=20' DATE: 2/16/16
DRAWN BY: SLS MATH: SLS19/16
JOB NUMBER: 3586 CHECKED BY:
COUNTY: NORFOLK

TITLE:
**PLOT PLAN
#20 SOUTHWEST PARK
WESTWOOD, MASS.**

3586-20C

| Revisions | | |
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| No. | Date | Description |
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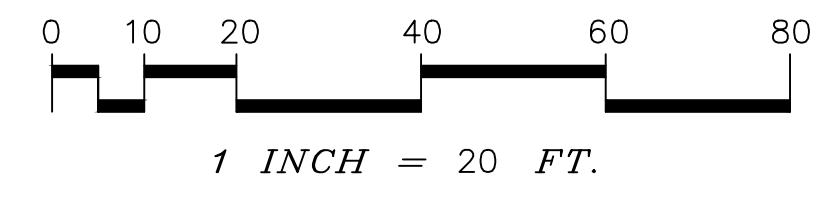
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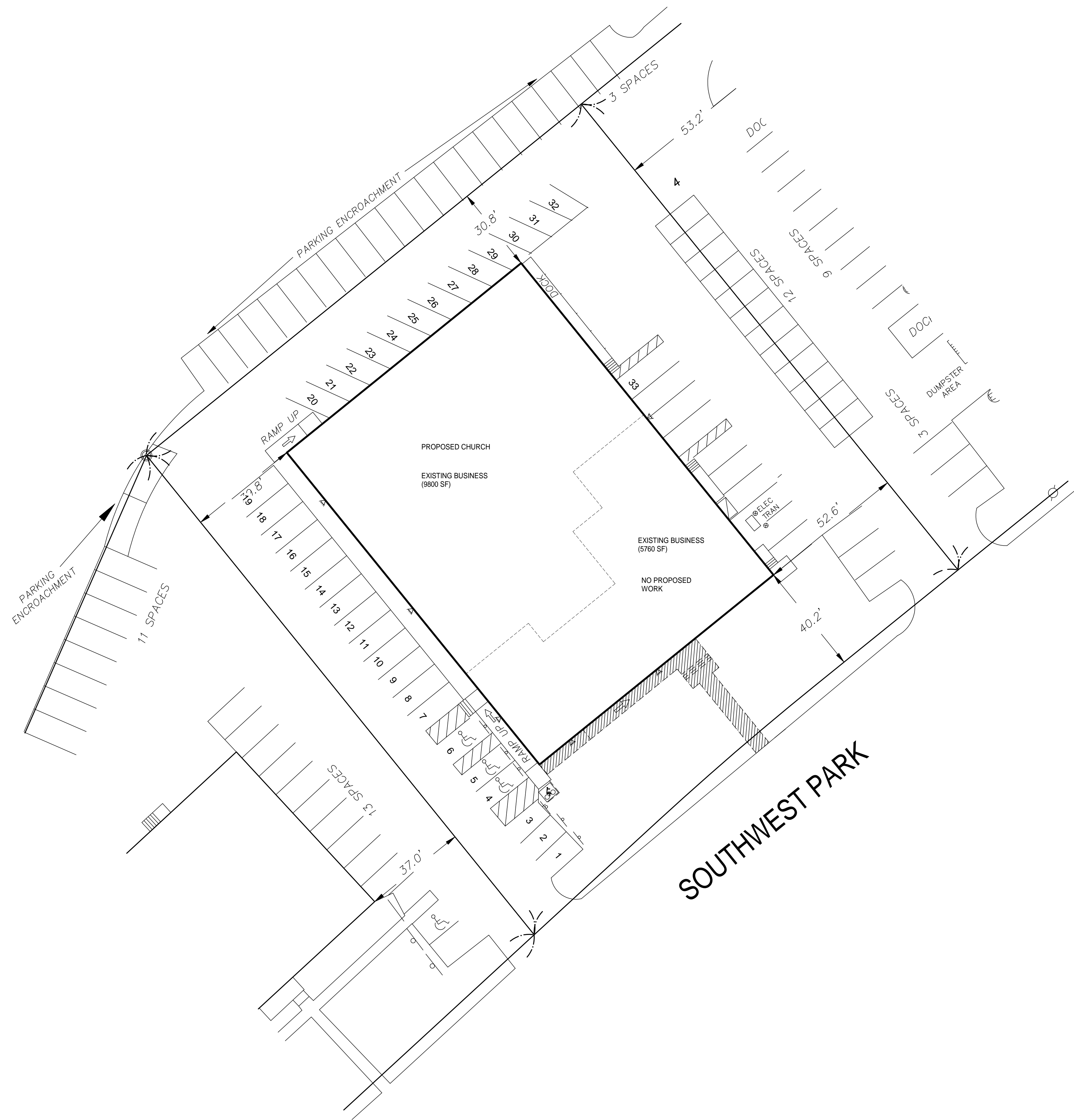
ZONE CLASSIFICATION ~ HB ~ HIGHWAY BUSINESS
FMUOD2 ~ FLEXIBLE MULTIPLE USE OVERLAY DISTRICT 2
WIRELESS COMMUNICATION OVERLAY DISTRICT

EXISTING #20 SOUTHWEST PARK
LOT AREA = 43,430 S.F.
FRONTAGE = 200.69'
LOT WIDTH = 200.53'
BUILDING COVERAGE = 35.8%
FRONT YARD SETBACK = 40.2'
SIDE YARD SETBACK = 39.8'
REAR YARD SETBACK = 30.8'
IMPERVIOUS SURFACE = 84%
BUILDING HEIGHT = 17'
PARKING SPACES = 48 PLUS 19 OVER PROPERTY LINE

PROPOSED #20 SOUTHWEST PARK
LOT AREA = 43,430 S.F.
FRONTAGE = 200.69'
LOT WIDTH = 200.53'
BUILDING COVERAGE = 35.8%
FRONT YARD SETBACK = 40.2'
SIDE YARD SETBACK = 39.8'
REAR YARD SETBACK = 30.8'
IMPERVIOUS SURFACE = 85%
BUILDING HEIGHT = 17'
PARKING SPACES = 51 PLUS 19 OVER PROPERTY LINE

REQUIRED
MINIMUM LOT AREA = 10,000 S.F.
MINIMUM FRONTAGE = 100'
MINIMUM LOT WIDTH = 100'
MAXIMUM BUILDING COVERAGE = 50%
MINIMUM FRONT YARD SETBACK = 50'
MINIMUM SIDE YARD SETBACK = 15'
MINIMUM REAR YARD SETBACK = 15'
MAXIMUM IMPERVIOUS SURFACE = 80%
MAXIMUM BUILDING HEIGHT = 39'
PARKING REQUIRED = 1 SPACE FOR 333 S.F. FLOOR AREA OR 47 SPACES





TENANT OFFICE BUILDING (B)
CHANGE OF USE TO CHURCH (A-3)

USE

4.1.4 EXEMPT AND INSTITUTIONAL USES
4.1.4.1 Use of land or structures for religious purposes

PARKING

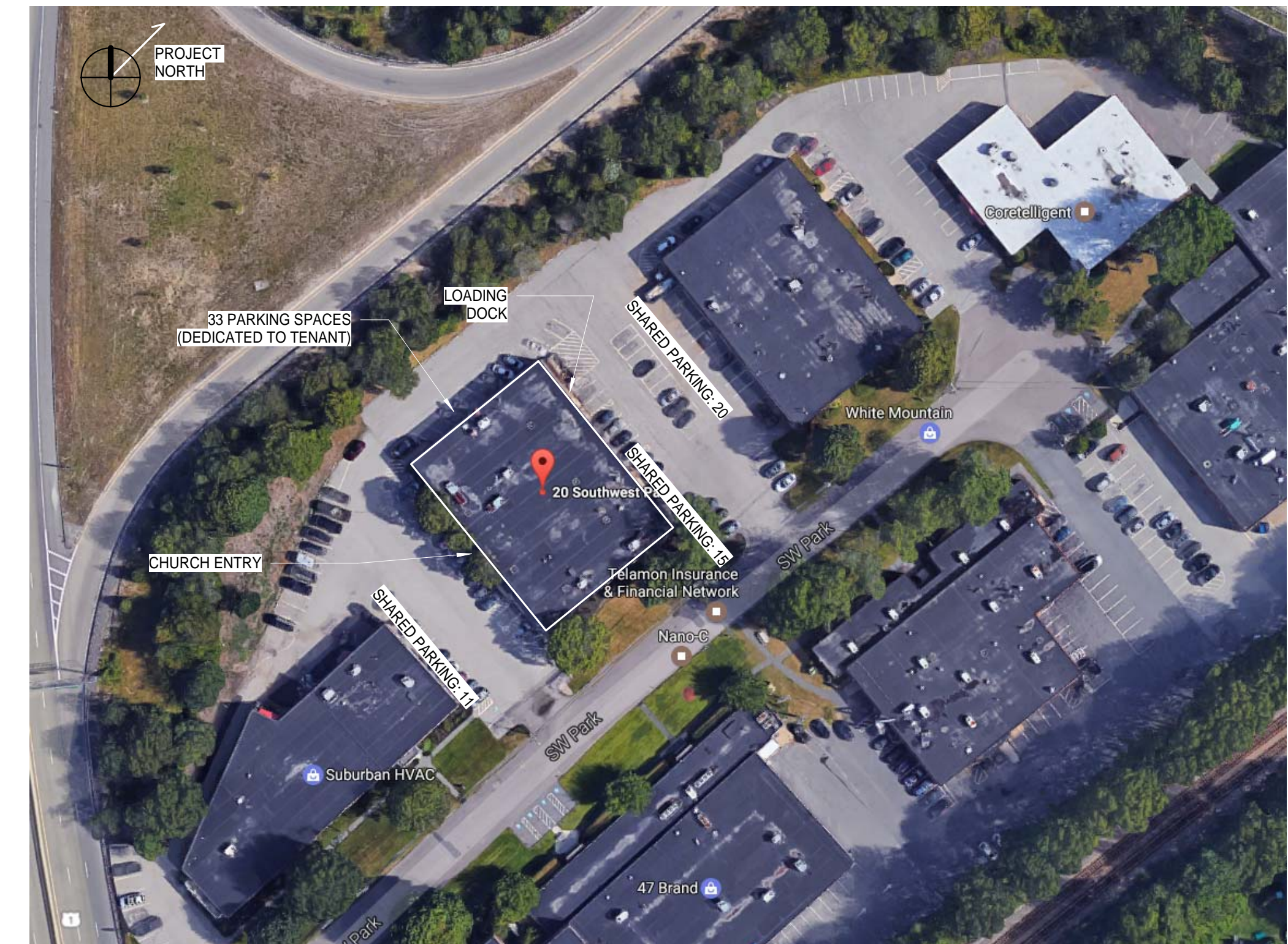
6.1.4.1 Use of land or structures for religious purposes

| DISTRICTS | | | | | | | | | | | |
|-----------|-----|-----|-----|-----|----|----|-----|-----|----|----|-----|
| SRA | SRB | SRC | SRD | SRE | GR | SR | LBA | LBB | HB | IO | ARO |
| Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |

One (1) space per each four (4) seats, or where benches are used, one (1) space per eight (8) linear feet of bench, in principal assembly area

PROVIDED: 33 + 46 SHARED PARKING = 79 SPACES

PARKING REQUIREMENT SHALL BE BASED UPON 192 SEATS IN PRINCIPAL ASSEMBLY AREA



VANKO STUDIO ARCHITECTS
67 KEMBLE STREET, SUITE 4
BOSTON, MA 02119 | 617.502.1120

M.P.F.P. Engineered Systems
237 Lexington Street, Suite 207
Woburn, Massachusetts 01801
781.569.6525

ELECTRICAL: Vincent A DiIorio Inc
89 Access Rd #18, Norwood, MA
02062 | (781) 255-9754

ENCOUNTER CHURCH
20 SOUTHWEST PARK, WESTWOOD, MA

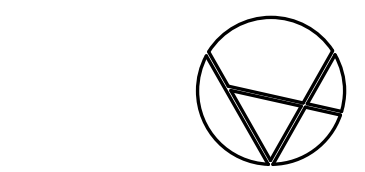
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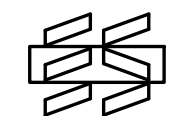
SITE PLAN

Project Number 16.1530.00
Date 3/3/2017
Drawn By MM
Checked By JPV

A0.1
Scale As indicated



VANKO STUDIO ARCHITECTS
67 KEMBLE STREET, SUITE 4
BOSTON, MA 02119 | 617.502.1120

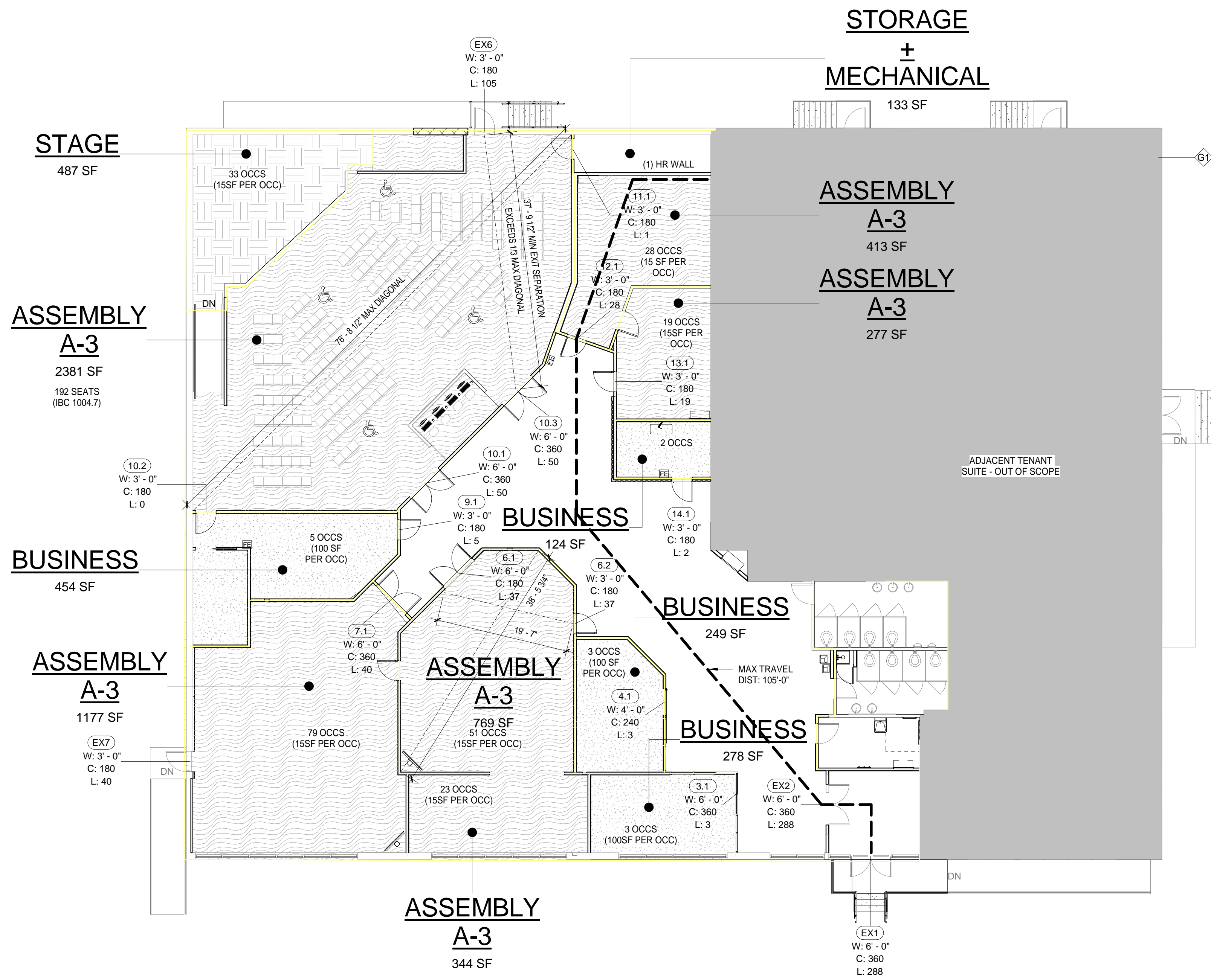


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ENCOUNTER CHURCH
20 SOUTHWEST PARK, WESTWOOD, MA



IEBC (W/ MA AMEND'S)

APPLICABLE CODES AND STANDARDS:
527 CMR - IEBC 2009 W/ MA AMENDMENTS
780 CMR - IBC 2009 W/ MA AMENDMENTS
521 CMR - MAAB

NARRATIVE:
RENOVATION OF EXISTING BUSINESS BUILDING (B), CHANGING USE TO ASSEMBLY (A-3), LEVEL 2 ALTERATION - RECONFIGURATION OF SPACE

IEBC 2009:
CHAPTER 4 - PRESCRIPTIVE COMPLIANCE METHOD
CHAPTER 5 - CLASSIFICATION OF WORK
LEVEL 2 ALTERATION: CHAPTERS 7 AND 8 APPLY

CHANGE OF USE: CHAPTER 10 APPLIES

- CHAPTER 7 - LEVEL 1 ALTERATION**
- 701 FULL COMPLIANCE
 - 702 MATERIALS WILL COMPLY
 - 703 NO EXISTING FIRE PROTECTION
 - 704 EGRESS SYSTEMS TO REMAIN IN PLACE (DIRECT TO GRADE)
 - 705 ACCESSIBILITY MAINTAINED
 - 706 NO STRUCTURAL ALTERATION PROPOSED
 - 707 ENERGY COMPLIANCE PER MA STRETCH CODE

- CHAPTER 8 - LEVEL 2 ALTERATION**
- 801 CHAPTER 7 COMPLIANCE
 - 801.3 ALL NEW COMPONENTS TO COMPLY WITH IBC
 - 804.2 AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED
 - 804.2.2 GROUP A
WORK AREA DOES NOT EXCEED 50% OF THE FLOOR AREA
 - 804.4 FIRE ALARM NOT REQUIRED
WORK AREA DOES NOT EXCEED 50% OF THE FLOOR AREA

- 805 EGRESS SYSTEMS TO REMAIN IN PLACE (DIRECT TO GRADE), WITH ADEQUATE SEPARATION
- 806 ACCESSIBILITY MAINTAINED (DIRECT TO GRADE)
- 521 CMR
3.3.1 Work being performed amounts to less than 30% of the full and fair cash value of the building and the work costs less than \$100,000.
- 807 NO STRUCTURAL ALTERATION PROPOSED
- 808.1 NEW ELECTRICAL TO COMPLY WITH IBC
- 808.2 EXISTING ELECTRICAL IN A-3 BUILDINGS NOT REQUIRED TO UPGRADE
- 809 NO MECHANICAL ALTERATIONS
- 810 PLUMBING - OCCUPANT LOAD IS NOT INCREASED BY MORE THAN 20%
- 811 ENERGY COMPLIANCE PER MA STRETCH CODE - ANY WALL CAVITY EXPOSED BY CONSTRUCTION WILL BE FILLED WITH INSULATION

CHAPTER 10 - CHANGE OF OCCUPANCY

- 1007.1 SEISMIC UPGRADES, EXCEPTION 1 - GROUP "M" CHANGING TO GROUP "A" DOES NOT REQUIRE UPGRADE
- 1012.2.1 FIRE PROTECTION TO COMPLY WITH IBC CHAPTER 9
903.2.1.3 GROUP A-3
• FIRE AREA DOES NOT EXCEED 12,000 SF
• OCCUPANT LOAD DOES NOT EXCEED 300
• FIRE IS NOT LOCATED ON A LEVEL DIFFERENT FROM THE EXIT LEVEL OF DISCHARGE
- 1012.4 MEANS OF EGRESS HAZARD LEVEL UNCHANGED
- 1012.5 HAZARD LEVEL INCREASES FROM "3" TO "2"
BUILDING COMPLIES WITH IBC CHAPTER 5
- 1012.6 EXTERIOR WALL HAZARD LEVEL DECREASES FROM "2" TO "3"

PLUMBING FIXTURE COUNTS:

248 CMR, 18.c.iv "If sufficient fixtures are installed to accommodate the total occupancy for the worship area and the fixtures are located within 300 feet of toilet facilities in the same building the requirements of 248 CMR 10.10(18)(c)1. and 248 CMR 10.10(18)(c)3. shall not apply."

COUNTS ARE BASED UPON a worship area occupancy of 132 persons (semi-fixed seats)

| TABLE 1: MINIMUM FACILITIES FOR 132 BUILDING OCCUPANTS (66 WOMEN, 66 MEN) | | | | | | |
|---------------------------------------------------------------------------|-----------------------|--------|-----------------------|--------|--------------|----------|
| HOUSE OF WORSHIP, REQUIRED | TOILETS (1:50, 1:100) | | LAVATORIES (1:200 EA) | | D. FOUNTAINS | MOP SINK |
| | WOMEN: 2 | MEN: 1 | WOMEN: 1 | MEN: 1 | | |
| PROVIDED | WOMEN: 4 | MEN: 4 | WOMEN: 3 | MEN: 3 | 1 | 1 |
| | UNISEX: 1 | | UNISEX: 1 | | | |

IBC 2009 (W/ MA AMEND'S)

- 302.0 OCCUPANCY CLASSIFICATION**
EXISTING: B-BUSINESS
PROPOSED: B-BUSINESS, A-3 - ASSEMBLY, HOUSE OF WORSHIP
- 803.1 INTERIOR WALL AND CEILING FINISH REQUIREMENTS (ASTM-84) (TABLE 803.9)**
CORRIDORS PROVIDING EXIT ACCESS: CLASS C (SPRINKLERED)
ROOMS OR ENCLOSED SPACES: CLASS C (SPRINKLED)
- 804.2 INTERIOR FLOOR FINISH REQUIREMENTS(NFPA-253)**
USE GROUP: A-3 ASSEMBLY, B-BUSINESS
- 1004.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**
SANCTUARY AREA: A-3-ASSEMBLY, WORSHIP AREA, SEMI-FIXED SEATING
NET AREA: 2381 SF
SF ALLOWANCE PER OCCUPANT: 7 NET, 15 NET AT STAGE/PLATFORM
OCCUPANT LOAD ESTABLISHED BY SEATING: 1004.7
- BUSINESS AREA: B-BUSINESS
SF ALLOWANCE PER OCCUPANT: 100 GROSS

PROPOSED WORK INCREASES OCCUPANCY COUNTS FROM EXISTING CONDITIONS. SEE PLAN FOR DOOR CAPACITIES AND LOADS.

- 1005.1 CAPACITY OF EGRESS COMPONENTS**
2"/OCCUPANT
- 1015.1 NUMBER OF EXTERIOR EXITS:** 3
- 1016.1 EXIT ACCESS TRAVEL DISTANCE**
MAXIMUM PERMITTED: 200 FEET MAXIMUM (SPRINKLERED)
MAXIMUM PROPOSED: 105 FEET (SPRINKLERED)
- 1018.1 CORRIDOR FIRE-RESISTANCE RATING**
OCCUPANCY GROUP: B-BUSINESS, GREATER THAN 30 OCCUPANTS IN FULLY SPRINKLERED BUILDING: 1 HOUR FIRE RESISTANCE REQUIRED.
- 1018.2 MINIMUM CORRIDOR WIDTH**
MINIMUM: 44" WIDE
- 1018.4 EXIT ACCESS PASSAGEWAYS AND CORRIDORS**
MAXIMUM LENGTH OF DEAD END PERMITTED: 50 FEET
MAXIMUM LENGTH OF DEAD END PROVIDED: 6 FEET
- 1208.2 CEILING HEIGHTS**
MINIMUM REQUIRED: 7'-6"
LOWEST PROPOSED: 8'-0"

MAAB / ADA

521 CMR 3.0 JURISDICTION
3.3 EXISTING BUILDINGS
All additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections in 521 CMR 3.00- JURISDICTION

3.3.1 REQUIRED ACCESSIBILITY BASED UPON WORK VALUE
If the work being performed amounts to less than 30% of the full and fair cash value of the building and if the work costs \$100,000 or more, then the work being performed is required to comply with 521 CMR. In addition, an accessible public entrance and an accessible toilet room, telephone, drinking fountain (if toilets, telephones and drinking fountains are provided) shall also be provided in compliance with 521 CMR.

BUILDING VALUE - \$2.8M
WORK VALUE - \$700,000

- ACCESSIBLE ENTRANCE EXISTS AND WILL BE MAINTAINED
- NEW ACCESSIBLE TOILET ROOM TO BE PROVIDED
- NEW DRINKING FOUNTAIN TO BE PROVIDED
- ALL NEW WORK WILL COMPLY WITH 521 CMR

3.3.3 Alterations by a tenant do not trigger the requirements of 521 CMR 3.3.1b and 3.3.2 for other tenants. However, alterations, reconstruction, remodeling, repairs, construction, and changes in use falling within 521 CMR 3.3.1b and 3.3.2, will trigger compliance with 521 CMR in areas of public use, for the owner of the building.

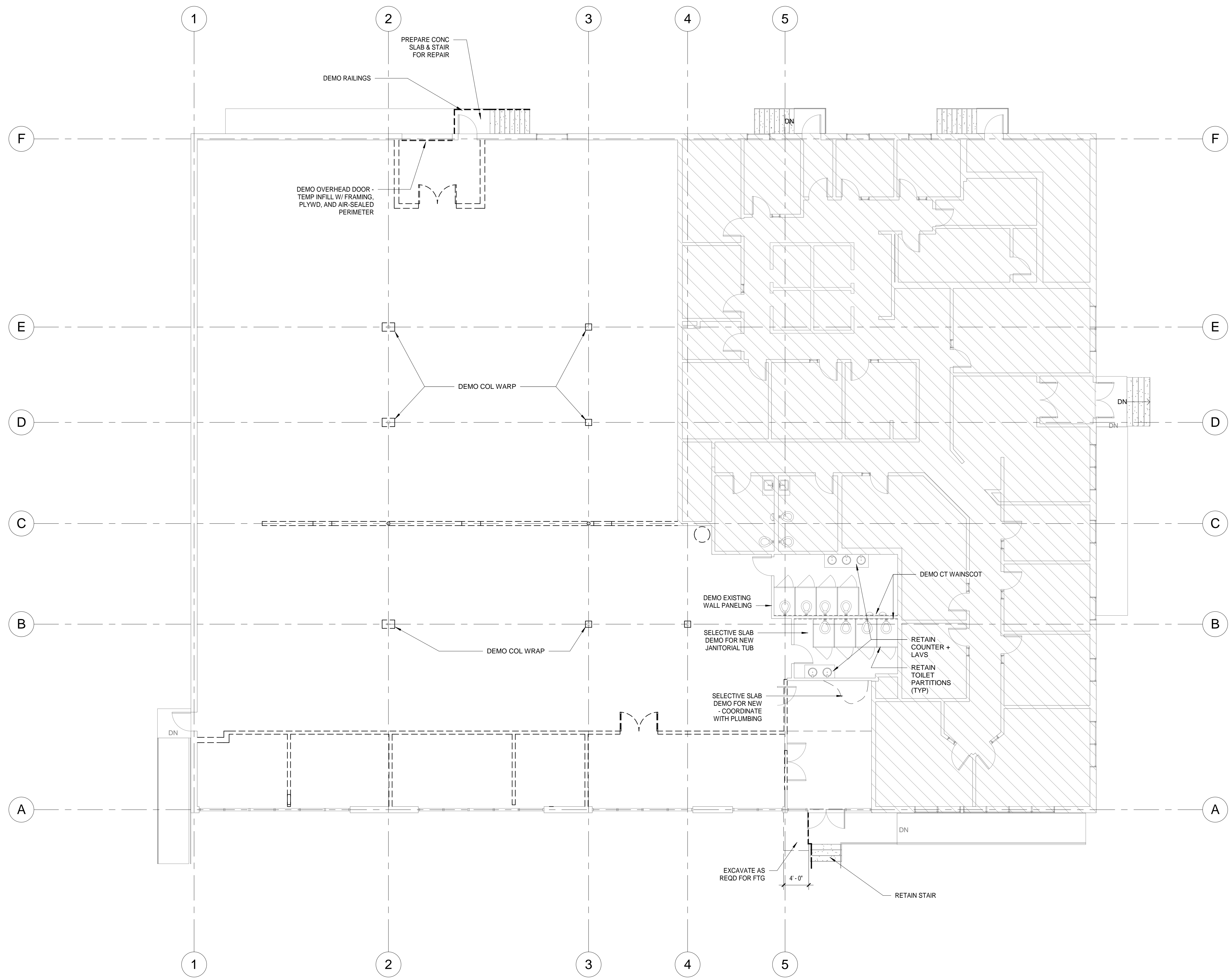
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| No. | Description | Date |
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CODE SUMMARY

Project Number 16.1530.00
Date 3/3/2017
Drawn By JPV
Checked By JPV

A0.2
Scale As indicated



DEMOLITION NOTES

1. PRESENCE OF HAZARDOUS MATERIAL IS UNKNOWN. GENERAL CONTRACTOR TO PROCURE ENVIRONMENTAL SERVICES AS REQ'D FOR SUSPICIOUS MATERIALS
2. PROTECT ALL EXISTING WALLS, MOLDINGS, CEILINGS, FLOORS, DOORS, WINDOWS, LIGHTS, COLUMNS, PLUMBING, HVAC, ETC. TO REMAIN
3. AFTER REMOVAL/DEMOLITION, LEAVE ADJACENT AND REMAINING SURFACES READY FOR NEW WORK
4. REMOVE ALL WALL AND WINDOW TREATMENTS. PATCH ALL PENETRATIONS (EXAMPLE: WINDOW TREATMENT HOLES IN WALLS AND MOLDINGS) INCURRED FROM PREVIOUS TENANCY.
5. REMOVE ANY APPLIED FLOORING (SHEETGOOD, TILE, CARPET), DO NOT DISTURB ADHESIVES
6. IDENTIFY, PROTECT, AND AVOID DISRUPTING ALL WIRING AND EQUIPMENT TO REMAIN. COORDINATE A TEMPORARY CONNECTION IF NECESSARY
7. REMOVE ALL INTERIOR SWITCHES, RECEPTACLES/OUTLETS, AND LIGHT FIXTURES. PREPARE FOR REPLACEMENT SWITCHES, RECEPTACLES/OUTLETS, AND LIGHT FIXTURES
8. FOR TERMINATED OR ABANDONED CIRCUITS, REMOVE ASSOCIATED WIRING (INCLUDING COMMUNICATIONS CABLING) BACK TO BUILDING PANELS.
9. ALL SUSPENDED OR APPLIED CEILINGS TO BE DEMOLISHED

DEMOLITION LINETYPE

----- DEMOLISHED

RESTROOM NOTES

1. TOILET PARTITIONS: CLEAN WITH KRUD KUTTER. SCUFF SAND WITH SCOTCHBITE PADS. REPEAT CLEANING. APPLY (2) COATS OF PPG DTM ACRYLIC HIGH GLOSS 90-310. REPLACE ALL HARDWARE WITH NEW. WRAP IN BUBBLE WRAP FOR PROTECTION.
2. REMOVE AND REPLACE ALL EXISTING BATHROOM COMPONENTS INCLUDING TOILET PAPER DISPENSERS, SANITARY NAPKIN RECEPTACLES, MANUAL PAPER TOWEL DISPENSERS, AND WALL-MOUNTED SOAP DISPENSERS
3. PROVIDE (1) COAT HOOK EACH STALL, MOUNTED TO STALL-SIDE OF DOOR
4. PROTECT AND RETAIN ALL WATERCLOSETS, URINALS, AND FLUSH VALVES UNTIL REPLACEMENT FIXTURE IS READY FOR INSTALLATION.
5. REMOVE ALL FLOOR AND WALL TILE. PREPARE FOR NEW FLOOR TILE
6. PREPARE WALL FOR PORCELAIN WALL SHEET - SEE ELEVATIONS
7. SEE PLUMBING SHEETS FOR FIXTURES TYPES AND SPECIFICATION

VANKO STUDIO ARCHITECTS
67 KEMBLE STREET, SUITE 4
BOSTON, MA 02119 | 617.502.1120

M.P.F.P. Engineered Systems
237 Lexington Street, Suite 207
Woburn, Massachusetts 01801
781.569.6525

ELECTRICAL: Vincent A Di Iorio Inc
89 Access Rd #18, Norwood, MA
02062 | (781) 255-9754

ENCOUNTER CHURCH
20 SOUTHWEST PARK, WESTWOOD, MA

| REVISIONS | | |
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| No. | Description | Date |
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DEMOLITION PLAN

Project Number 16.1530.00
Date 3/3/2017
Drawn By JPV
Checked By JPV

A1.01
Scale As indicated

Encounter Church Parking Waiver Request

Encounter Church is seeking approval from the Westwood Town Planning Board for 192 seats in the principal auditorium space. In addition to our assigned parking of 33 spaces, we have secured additional shared parking agreements as follows:

Suburban HVAC- 11 spaces

LYC Financial Group- 15 spaces

Telamon Insurance- 20 spaces (12 in easement + 8 additional)

Present: 33 Spaces

Shared Parking Spaces: 46 Spaces

Total Spaces for Sunday Service: 79 Spaces

With the additional parking secured by neighbors (highlighted in an aerial photo of the parking lot in attachment), we are submitting this request to be waived from additional parking requirements.

Section 6.1.4.1 of the Town of Westwood zoning bylaws outlines that our principal auditorium space must have one spot for every four chairs. As we are seeking approval for only 192 seats, our parking agreements provide us with an even better parking ratio than what is required.