

ATTACHMENT A

THE RESIDENCES AT DRIFTWAY PLACE

DEVELOPER:

DREW COMPANY

ARCHITECTURE & PLANNING:

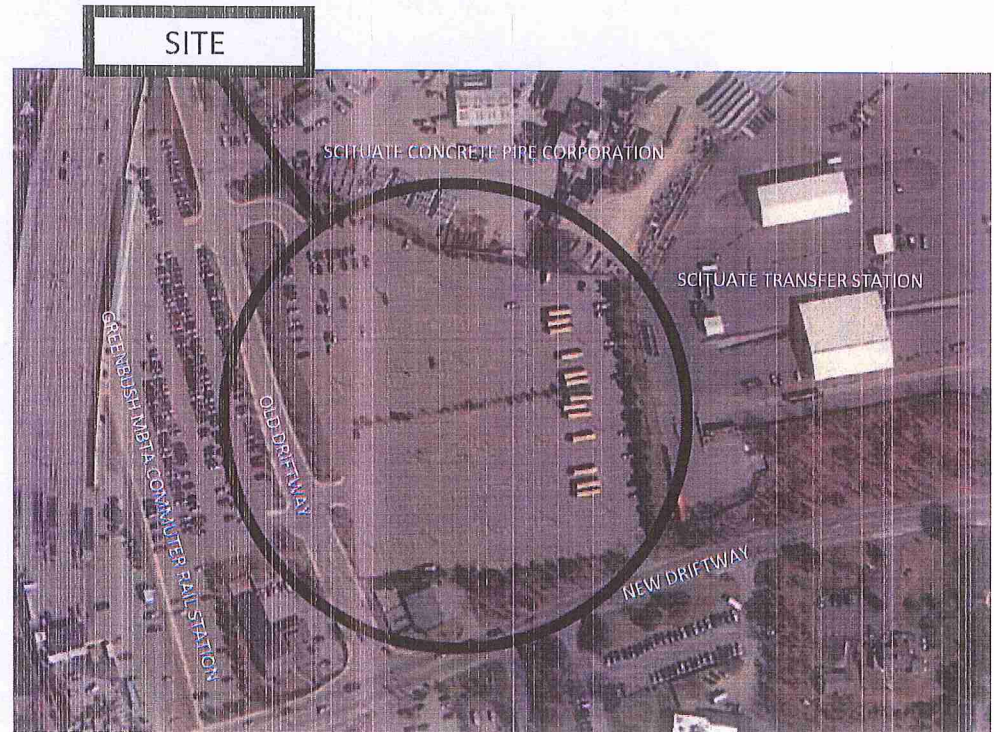
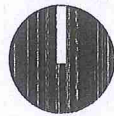
CARR, LYNCH AND SANDELL, INC

CIVIL ENGINEER:

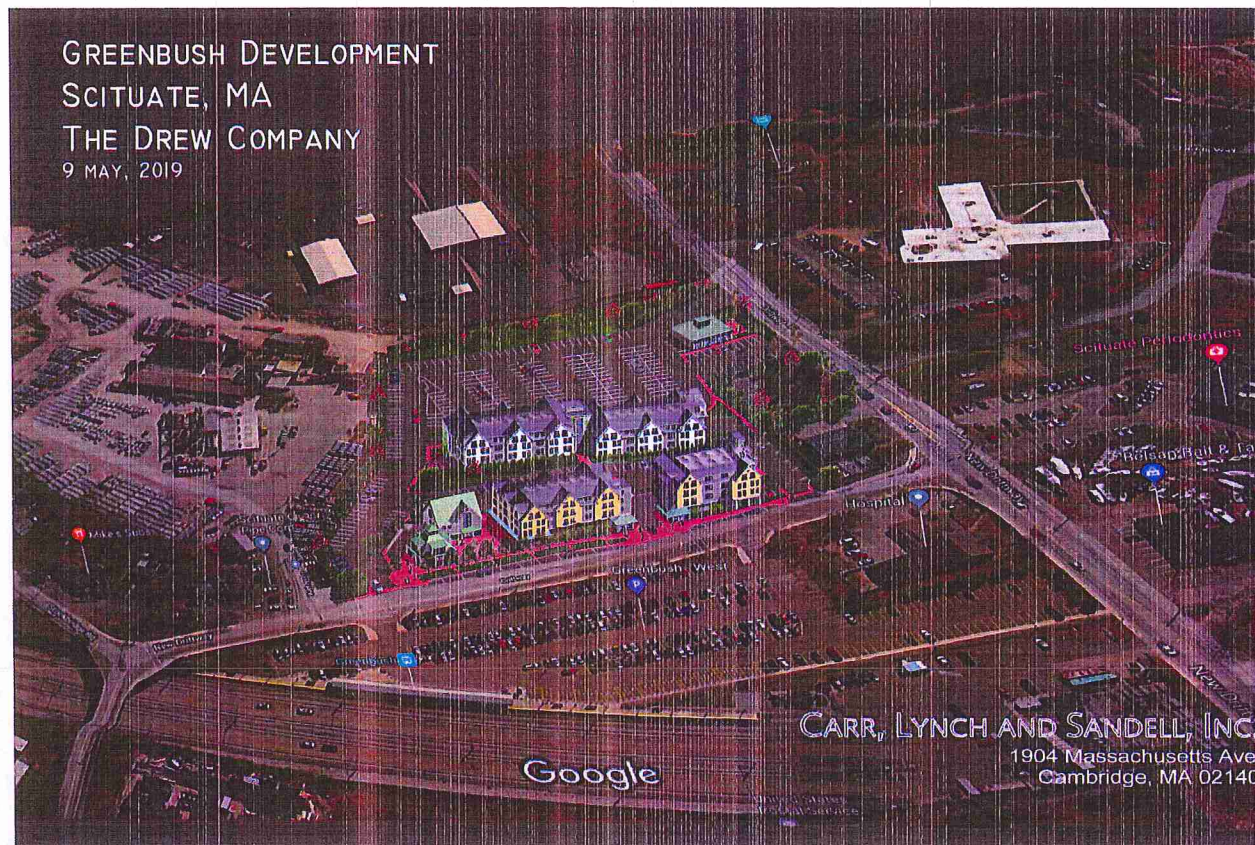
HORSLEY WITTEN GROUP

TRAFFIC ENGINEER:

VHB, INC



AERIAL VIEW



PROGRAM

- 78 DWELLING UNITS
 - 2 BEDROOM UNITS = 51 TOTAL
 - 78 PARKING SPACES
 - 1 BEDROOM UNITS = 27 TOTAL
 - 27 PARKING SPACES
- RETAIL AND RESTAURANT USES
 - BLDG A = 4,711SF
 - 24 PARKING SPACES
 - BLDG B = 1,860SF
 - 9 PARKING SPACES
 - BLDG F = 2,000SF
 - 16 PARKING SPACES
- COMMERCIAL USES
 - BLDG A = 2,012SF
 - 7 PARKING SPACES
- MBTA PARKING
 - 240 SPACES
- OPEN SPACE
 - 20% REQUIRED
 - 24% PROVIDED



ZONING COMPLIANCE PLAN

RETAIL PARKING

A. BLDG - 4,711SF, 1 SPACE/200SF = 24 REQ.
PROVIDED = 24 (CENTRE WAY)

B. BLDG - 1,860SF, 1 SPACE/200SF = 9 REQ.
PROVIDED = 9 (CENTRE WAY)

TOTAL RETAIL REQ = 33
TOTAL RETAIL PROVIDED = 33

RETAIL / RESTAURANT (27 SEATS)

F. BLDG - 2,000SF, 1 SPACE/200SF - 1 SPACE/4SEATS = 16 REQ.
PROVIDED = 14, BLDG F LOT
2 EAST LOT

COMMERCIAL PARKING (2ND LEVEL)

A. BLDG - 2,012SF, 1 SPACE/300SF = 7 REQ.
PROVIDED = 7 (CENTRE WAY)

RESIDENTIAL PARKING

TOTAL D.U. = 78

B. BLDG
21 D.U. = (12) 2 BED + (9) 1 BED
27 SPACES REQUIRED
PROVIDED = 17 (COVERED)
10 (CENTRE WAY)

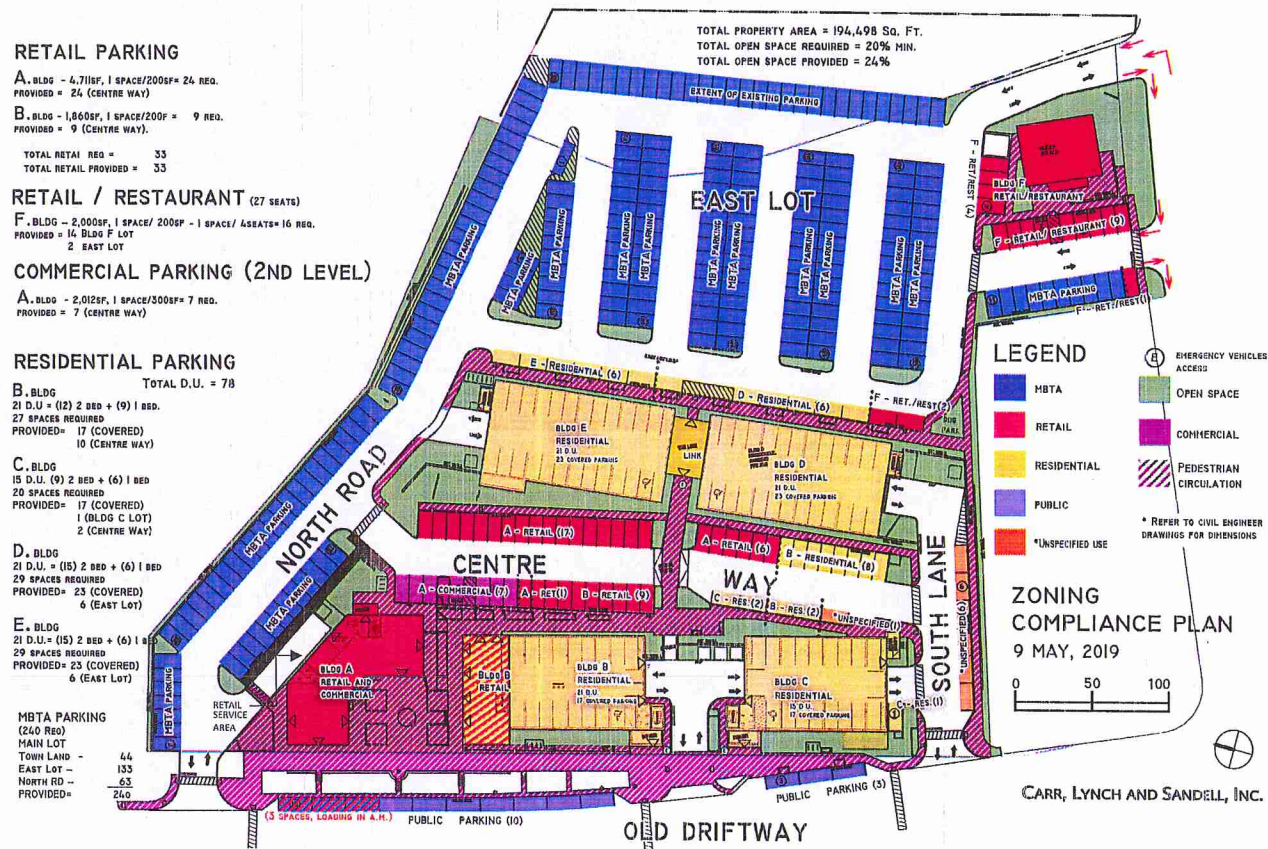
C. BLDG
15 D.U. (9) 2 BED + (6) 1 BED
20 SPACES REQUIRED
PROVIDED = 17 (COVERED)
1 (BLDG C LOT)
2 (CENTRE WAY)

D. BLDG
21 D.U. = (15) 2 BED + (6) 1 BED
29 SPACES REQUIRED
PROVIDED = 23 (COVERED)
6 (EAST LOT)

E. BLDG
21 D.U. = (15) 2 BED + (6) 1 BED
29 SPACES REQUIRED
PROVIDED = 23 (COVERED)
6 (EAST LOT)

MBTA PARKING
(240 REQ)
MAIN LOT - 44
EAST LOT - 133
NORTH RD - 63
PROVIDED = 240

TOTAL PROPERTY AREA = 194,498 SQ. FT.
TOTAL OPEN SPACE REQUIRED = 20% MIN.
TOTAL OPEN SPACE PROVIDED = 24%



ZONING
COMPLIANCE PLAN
9 MAY, 2019

CARR, LYNCH AND SANDELL, INC.

MBTA WEST LOT & PLATFORM

NORTH ROAD

CENTER WAY

EAST LOT

EAST LOT LOOP

SOUTH LANE

OLD DRIFTWAY

NEW DRIFTWAY

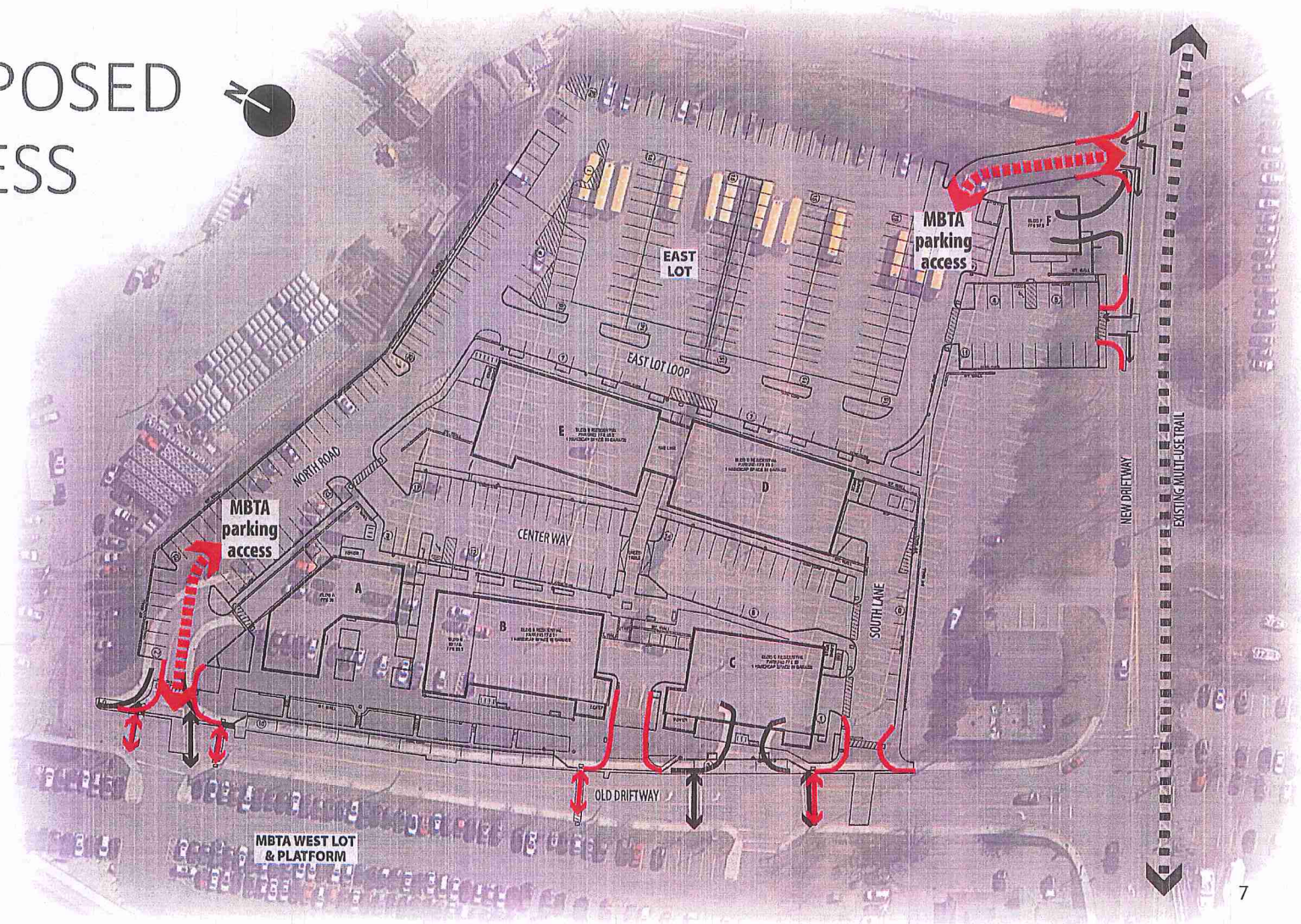
EXISTING MULTI-USE TRAIL

5

EXISTING ACCESS



PROPOSED ACCESS



PED/BIKE MOBILITY



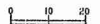
ILLUSTRATIVE SITE PLAN



OLD DRIFTWAY ELEVATION



OLD DRIFTWAY STREET ELEVATION
9 MAY, 2019

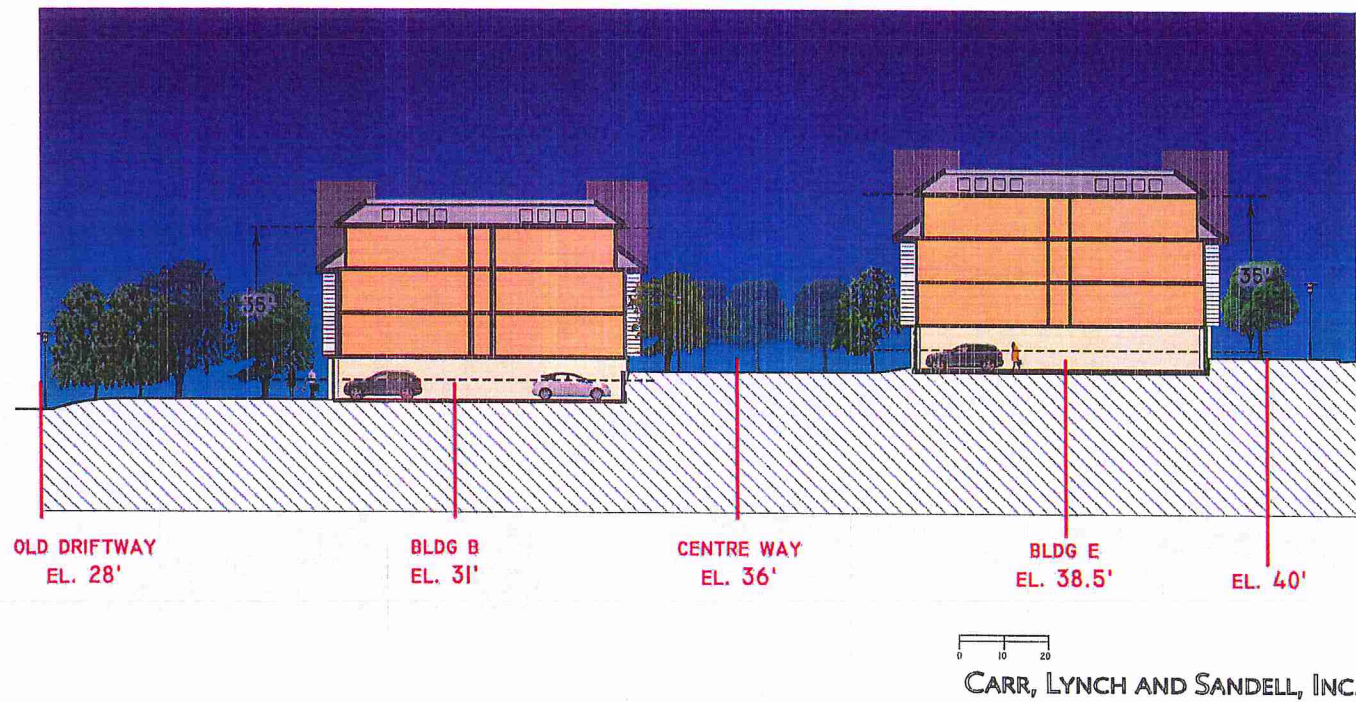


CARR, LYNCH AND SANDELL, INC.

BOSTON IVY



BLDGS B & D SITE SCHEMATIC SECTION



ENTRY BUILDING B



BUILDING B ENTRY
9 MAY, 2019
1/4" = 1'-0"
CARR, LYNCH AND SANDELL, INC.

BUILDING C - 3D VIEW



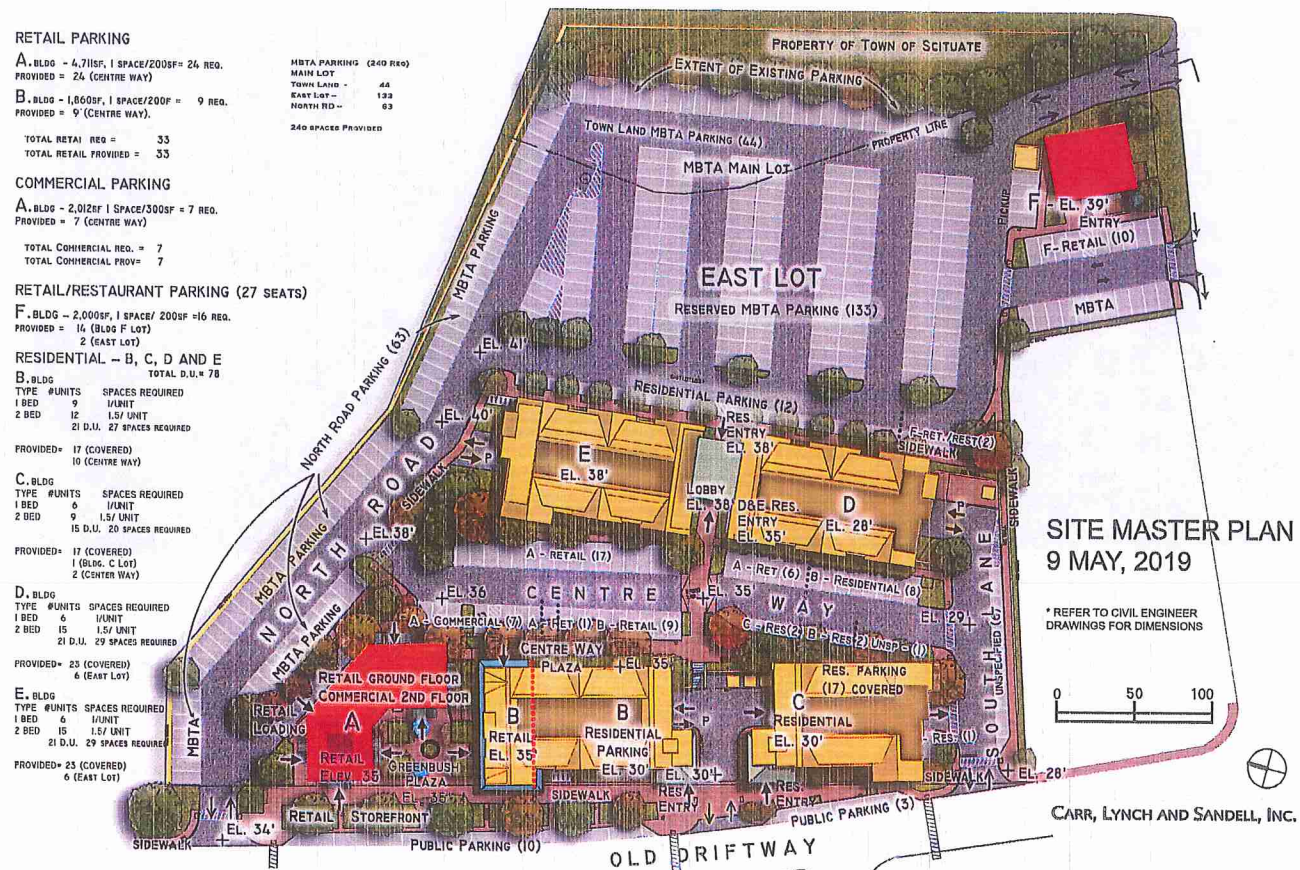
EYE LEVEL VIEW OLD DRIFTWAY - BLDG B



OLD DRIFTWAY SKETCH- PLAZA



ILLUSTRATIVE SITE PLAN



ELEVATION CENTRE WAY



BUILDINGS D & E - WEST ELEVATION
9 MAY, 2019

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CARR, LYNCH AND SANDELL, INC.

VIEW OF CENTRE WAY FROM SOUTH LANE

CARR, LYNCH AND SANDELL, INC.



VIEW OF CENTRE WAY FROM NORTH ROAD

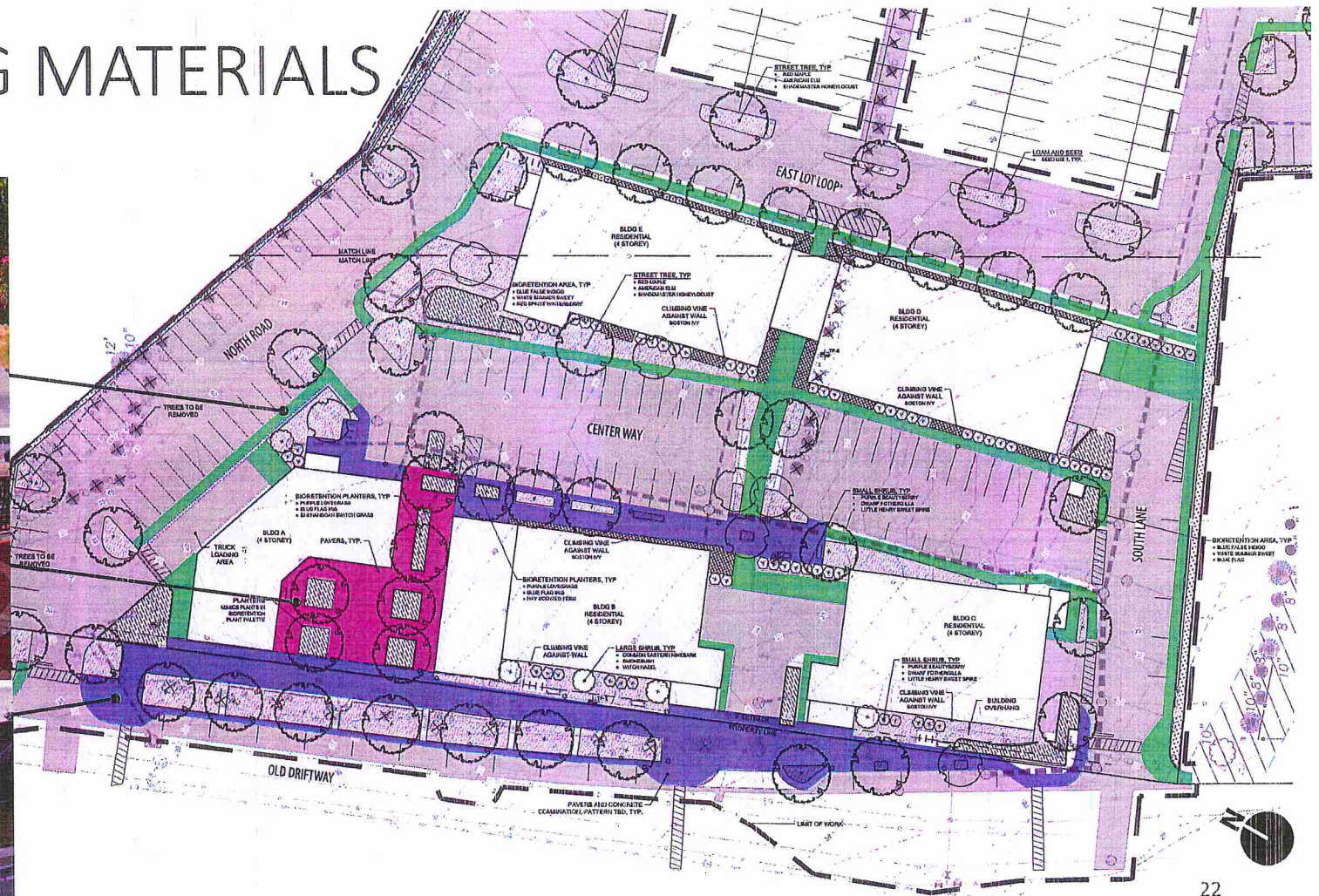
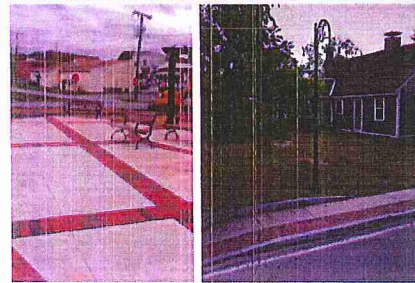
CARR, LYNCH AND SANDELL, INC.
1904 Massachusetts Ave.
Cambridge, MA 02140



CENTRE WAY SKETCH - BLDGS B & A

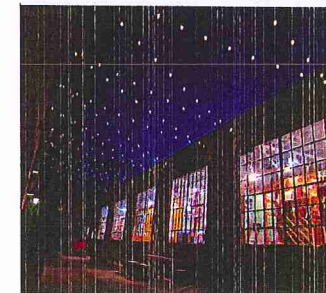
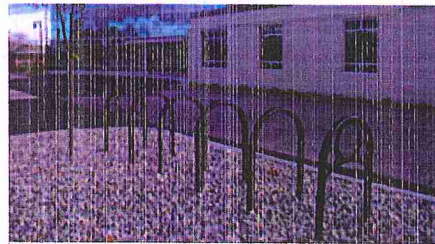
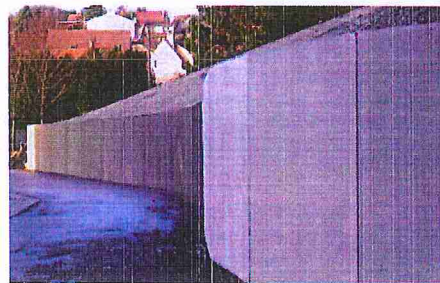
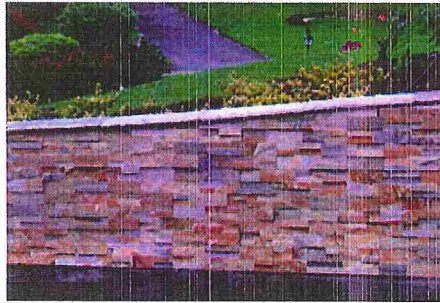


PAVING MATERIALS

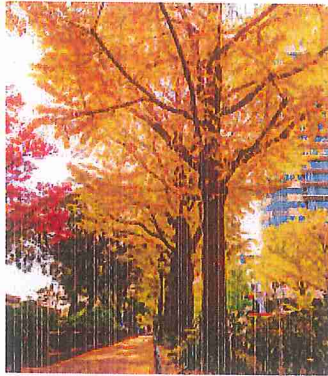




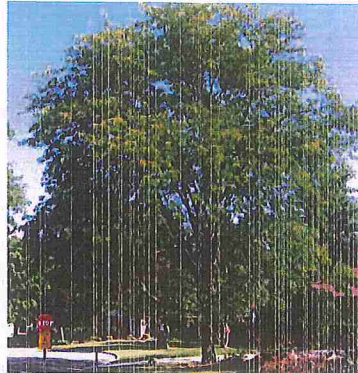
TYPICAL MATERIALS



TYPICAL PLANTING



Street tree, Ginkgo Autumn Gold



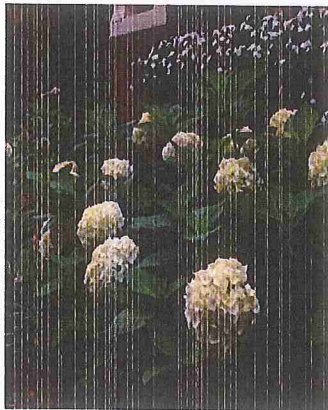
Street tree, Thornless Honeylocust



Street tree, Aumn Flame Maple



Foundation Planting, Boston Ivy



Foundation Planting, Hydrangea



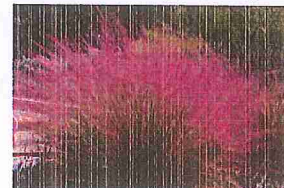
Foundation Planting, Common Ninebark



Foundation Planting, Forsythia



Foundation Planting, Itea, fall color



Foundation Planting, Purple Love Grass



Foundation Planting, Liriope



Foundation Planting, Reed Grass

TECHNICAL REVIEW SUMMARY

- CIVIL/SITE

- Runoff from East Lot & existing MBTA West Lot WQ system
- Snow storage + loading
- Additional detail clarifications & adjustments

- LANDSCAPE

- Old Driftway street trees
- Reuse existing granite curb
- Additional detail clarifications and adjustments

- FIRE DEPARTMENT

- Truck turning analysis complete & reviewed
- Fire hydrant locations shifted per Dept. input

TRANSPORTATION

\\nas01\proj\Boston\14207.00 Scituate Mixed-Use TIS\Output\Report Figures\indd 04 01/17/19



Source: MassGIS, Bing

- # Signalized Intersection
- # Unsignalized Intersection



Figure 4
Study Area Intersections

Mixed-Use Project
Scituate, Massachusetts

