

ZONING:		
Required	Proposed	
District: Village District Overlay District	no change	
Commercial- underlying		
Min Lot Area: 10,000sf	194,498sf	
Frontage: > or = 20'	446.88'	
Setbacks:		
Front: 5'-0"	0'	
Side: 30'-0"	53' - 83'	
Rear: 30'-0"	379' +	
Max Height: 35'-0" NA ca 16'-0"		
Coverage: 20%	24%	

MBTA PARKING: 240 Req'd.
 Town Land: 44
 East Lot: 133
 North Rd: 63
 240

RETAIL PARKING
 Bldg. A- 4,711gsf, 1 space/200gsf= 24 req'd.
 Provided: 24 @ Centre Way

Bldg. B- 1,860gsf, 1 space/200gsf= 10 req'd.
 Provided: 10 @ Centre Way

Total Retail Required: 34
 Total Retail Provided: 34

COFFEE SHOP
 Bldg. F- 2,000gsf, 1 space/200gsf= 10 req'd.
 Provided: 10 @ East Lot

COMMERCIAL PARKING
 Bldg. A, 2nd Fl.- 2,012sf, 1 space/300gsf= 7 req'd.
 Provided: 7 @ Centre Way

RESIDENTIAL PARKING
 Bldg. B- 21 D.U. (12- 2 Bdrms., 9- 1 Bdrms.)= 27 req'd.
 Provided: 17 Covered (Below Bldg.)
 10 @ Centre Way

Bldg. C- 15 D.U. (9- 2 Bdrms., 6- 1 Bdrms.)= 20 req'd.
 Provided: 17 Covered (Below Bldg.)
 3 @ Bldg. C Lot

Bldg. D- 21 D.U. (15- 2 Bdrms., 6- 1 Bdrms.)= 29 req'd.
 Provided: 23 Covered (Below Bldg.)
 6 @ East Lot

Bldg. E- 21 D.U. (15- 2 Bdrms., 6- 1 Bdrms.)= 29 req'd.
 Provided: 23 Covered (Below Bldg.)
 6 @ East Lot

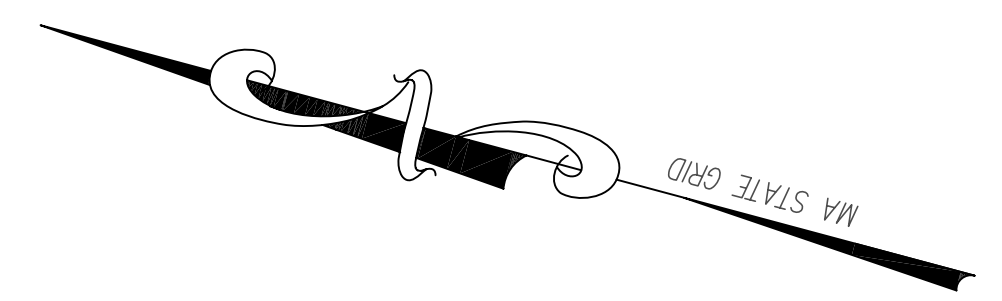
LEGEND

- EXIST. TREE TO REMAIN
- NEW TREE
- PEDESTRIAN PATH



Benchmark: x-cut
 in hydrant bolt
 Elevation=35.20'

OLD (PUBLIC ~ VARIABLE WIDTH) DRIFTWAY



BOOK 2844, PAGE 77
 "THE TOWN OF SCITUATE SHALL HAVE THE RIGHT TO MAINTAIN WATER MAINS, HYDRANTS OR ANY OTHER UTILITIES, OR GRANT PERMITS TO ANY PUBLIC UTILITY COMPANY TO MAINTAIN THEIR UTILITIES IN ANY PART OF NEW STREET AND DRIFTWAY WHICH HAS BEEN DISCONTINUED AS A PUBLIC WAY"
 ALSO SHOWN AS 33' WIDE WATER MAIN EASEMENT ON PLANS OF RECORD PLAN BOOK 23, PAGE 85 AND PLAN BOOK 45, PAGES 788 & 1112

Revisions:	no.	date	description

Key Plan

Greenbush Development
 Scituate, MA

The Drew Company
 Two Seaport Boulevard
 Boston, MA 2210

CARR, LYNCH AND SANDELL, INC.
 Architects Landscape Designers Urban Designers Planners

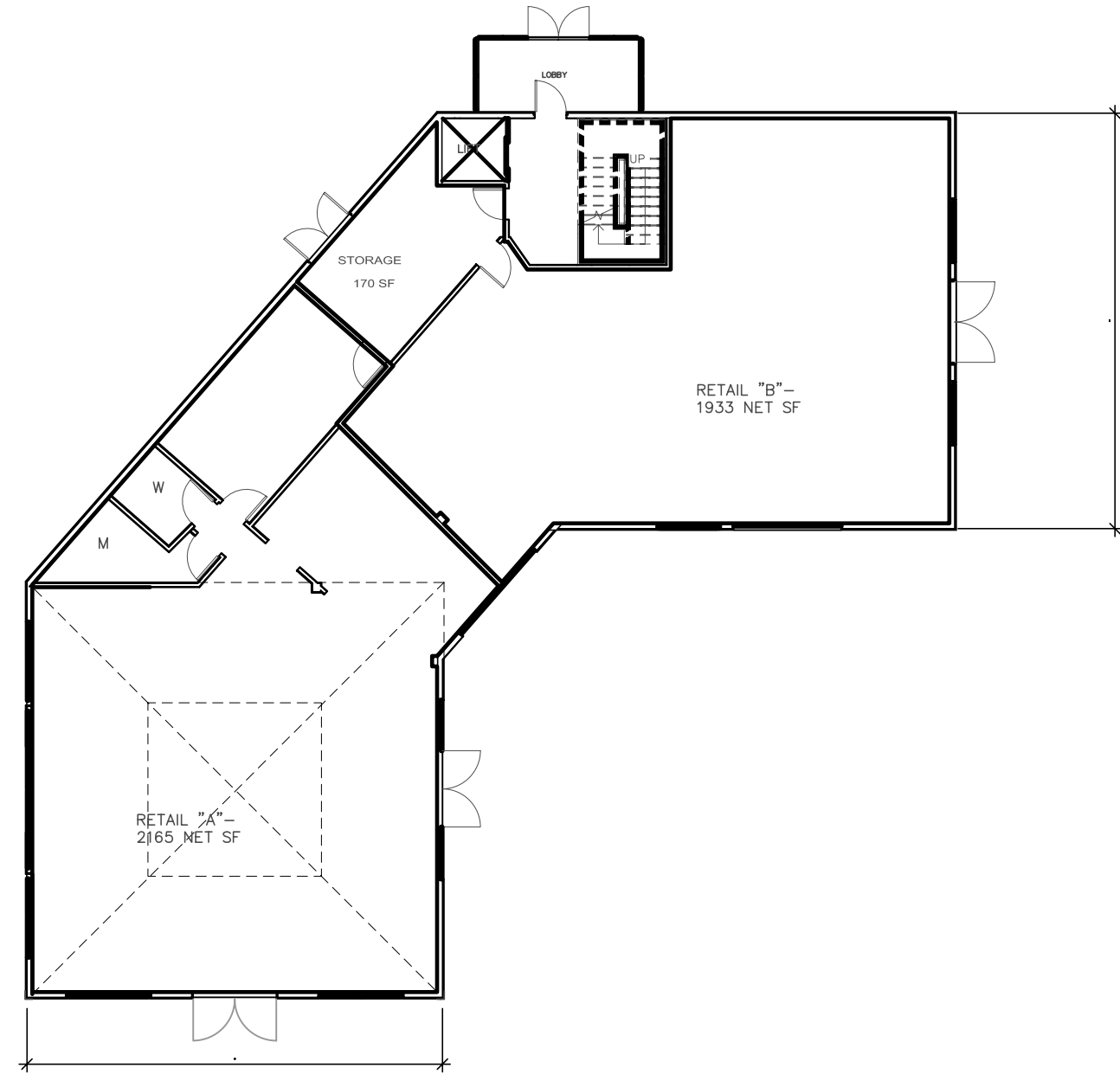
1904 Massachusetts Avenue
 Cambridge, MA 02140
 617 661-6566 TEL
 617 661-6822 FAX
 Incorporated 1980

drawing title:

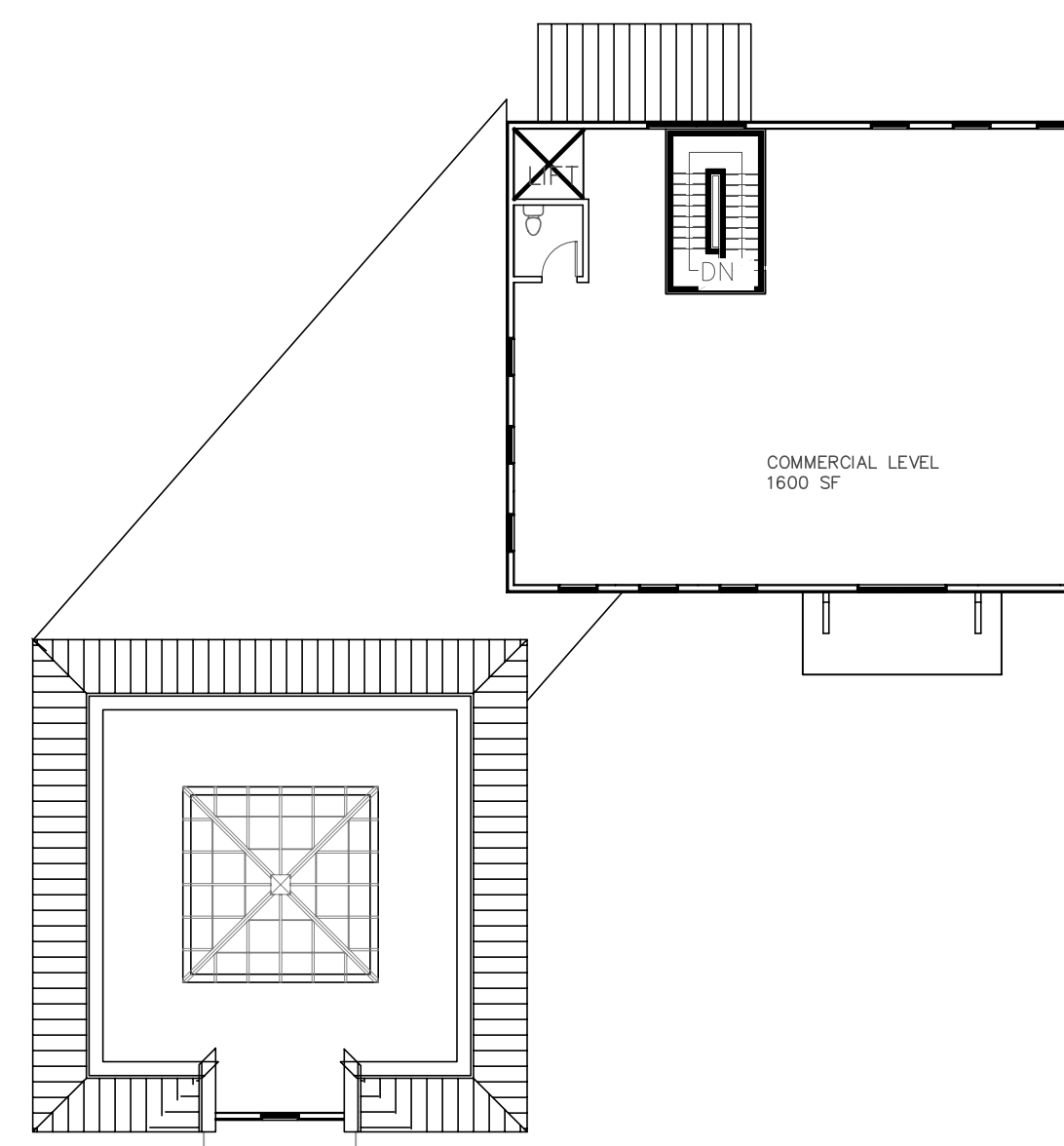
MASTER SITE PLAN

scale: 1/32" = 1'-0"
 date: 1/18/2019
 drawn by:
 project #: 1608

drawing no:



5 RETAIL LEVEL PLAN - BLDG A



6 COMMERCIAL LEVEL - BLDG A



3 EAST ELEVATION - BLDG A



4 NORTH ELEVATION - BLDG A



1 SOUTH ELEVATION - BLDG A



2 WEST ELEVATION - BLDG A

Revisions:
no. date description

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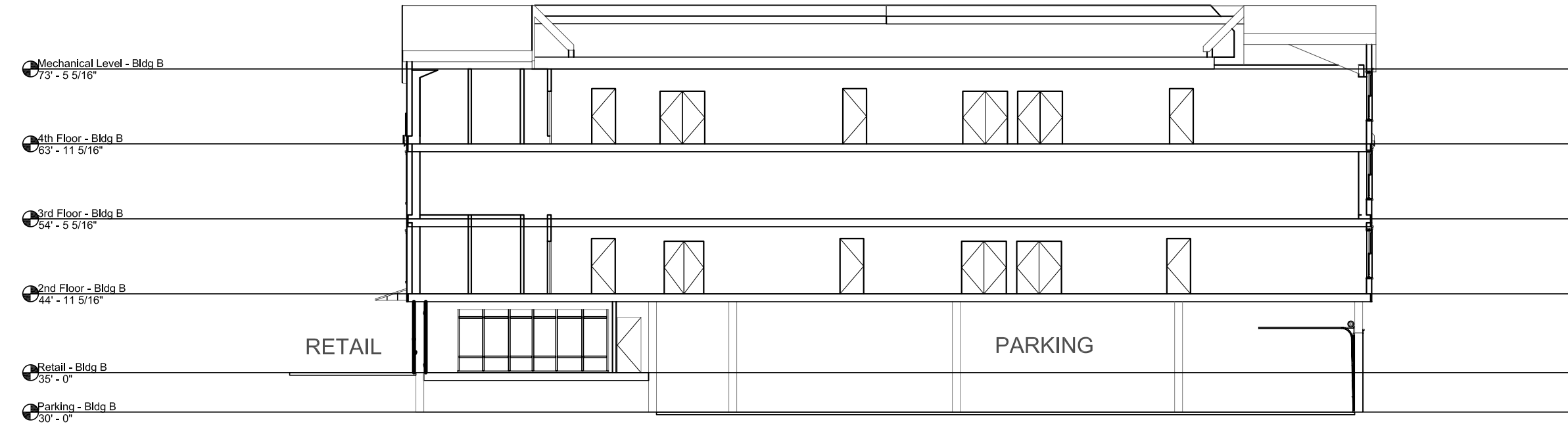
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617 561-6822 FAX
Incorporated 1980

drawing title:

BLDG A -
FLOOR PLANS
& ELEVATIONS

scale: 1/16" = 1'-0" drawing no:
date: 1/18/2019
drawn by: BMM
project #: 1608

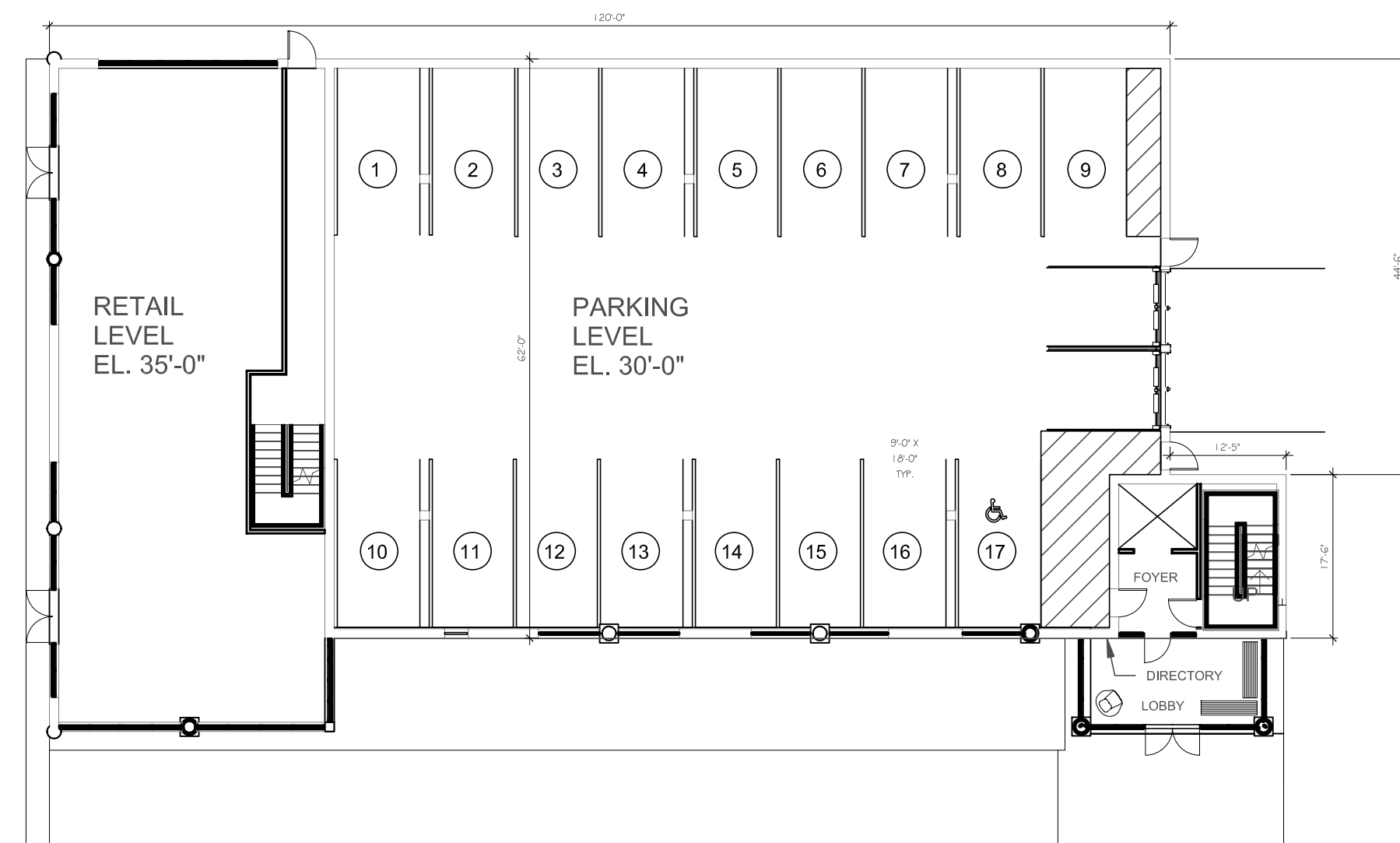
Aa-1.1



4 LONGITUDINAL SECTION



3 FOURTH FLOOR PLAN



1 GROUND FLOOR PLAN



2 SECOND FLOOR PLAN

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drawing title:
**SECTION &
 FLOOR
 PLANS**

scale: 1/16" = 1'-0" drawing no:
 date: 1/18/2019
 drawn by: KG
 project #: 1608

Ab-1.1

Key Plan

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drawing title:

ELEVATIONS

01/18/19
 scale: 1/16" = 1'-0" drawing no:
 date: 1/18/2019
 drawn by: KG
 project #: 1608

Ab-1.2



4 EAST ELEVATION



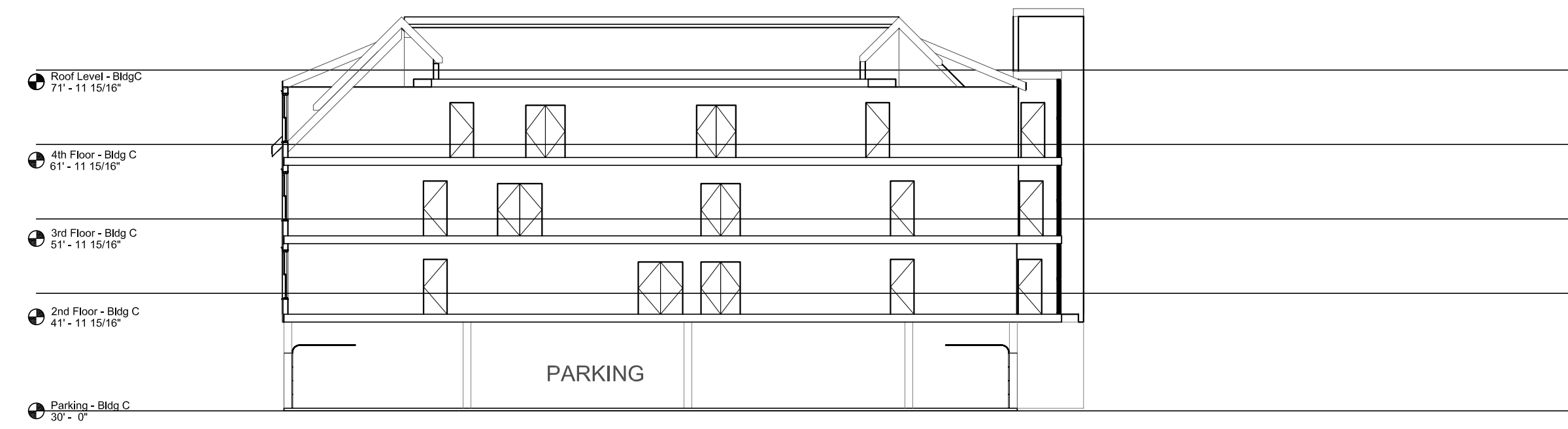
3 WEST ELEVATION



1 NORTH ELEVATION



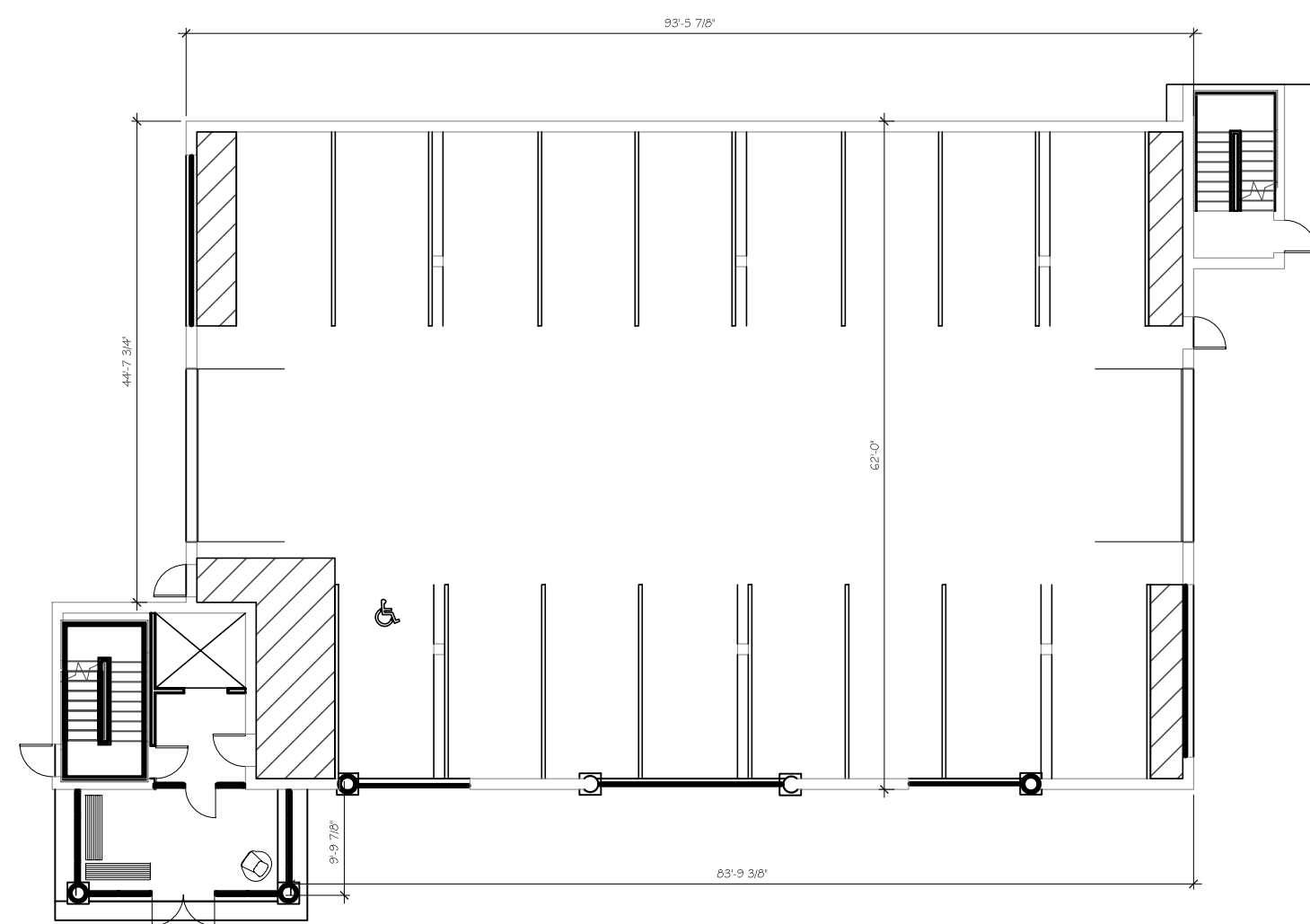
2 SOUTH ELEVATION



4 LONGITUDINAL SECTION



3 FOURTH FLOOR PLAN



1 GROUND FLOOR PLAN



2 SECOND FLOOR PLAN



3 THIRD FLOOR PLAN

Key Plan

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drawing title:
**SECTION &
 FLOOR
 PLANS**

scale: 1/16" = 1'-0"
 date: 1/18/2019
 drawn by: KG
 project #: 1608

drawing no:
Ac-1.1

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drawing title:

ELEVATIONS

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 project #: 1608

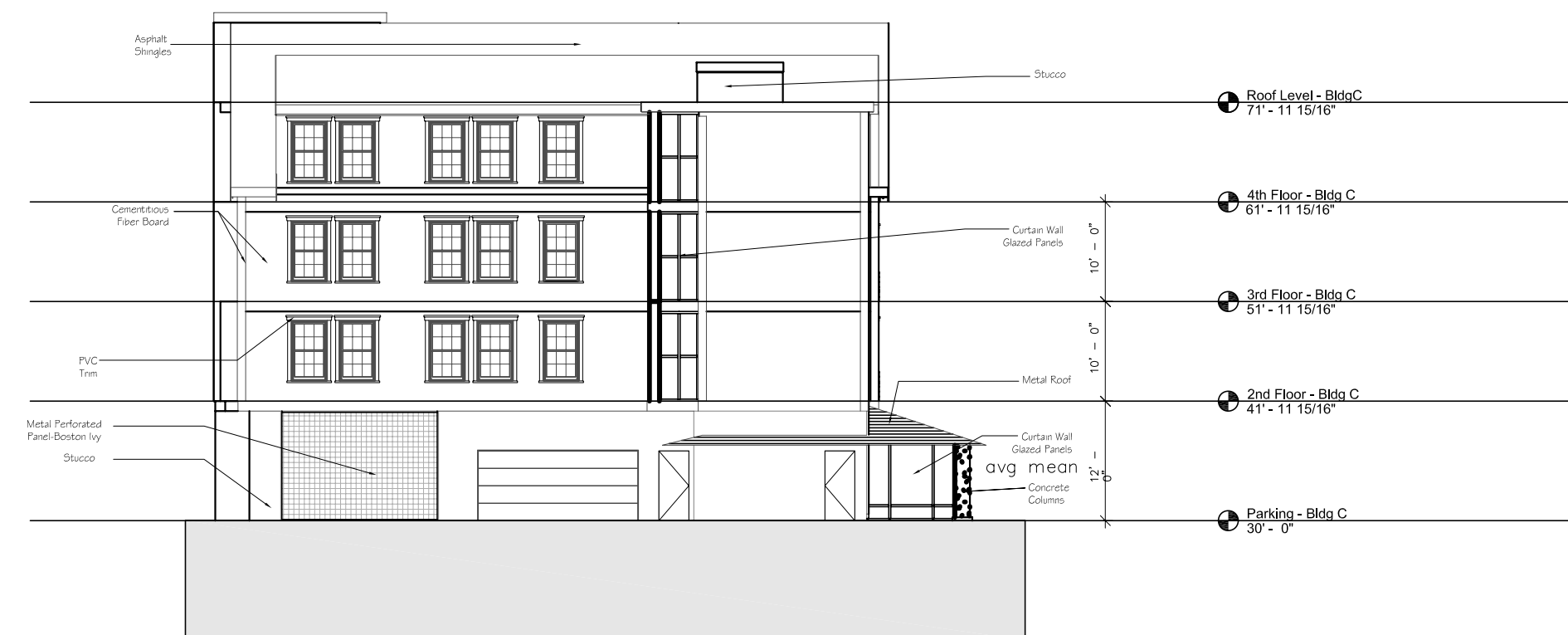
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4 EAST ELEVATION



3 WEST ELEVATION



1 NORTH ELEVATION



2 SOUTH ELEVATION

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01/18/19
BMM

drawing title:
**BLDGS D & E -
FLOOR
PLANS & SECTION**

scale: 1/16" = 1'-0" drawing no:
date: 1/18/2019
drawn by: BMM
project #: 1608

Ade-1.1



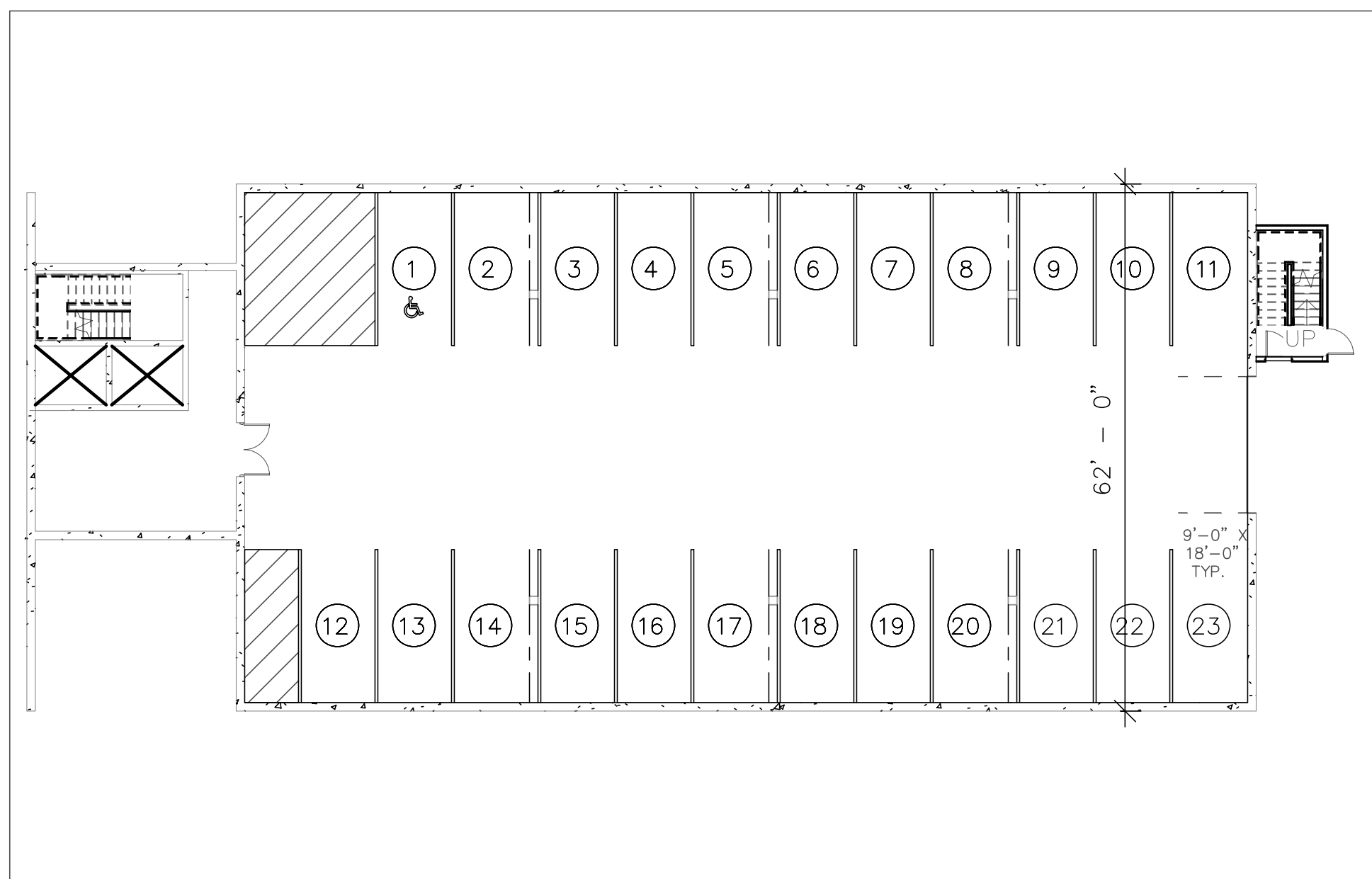
5 LONGITUDINAL SECTION - BLDGS D & E



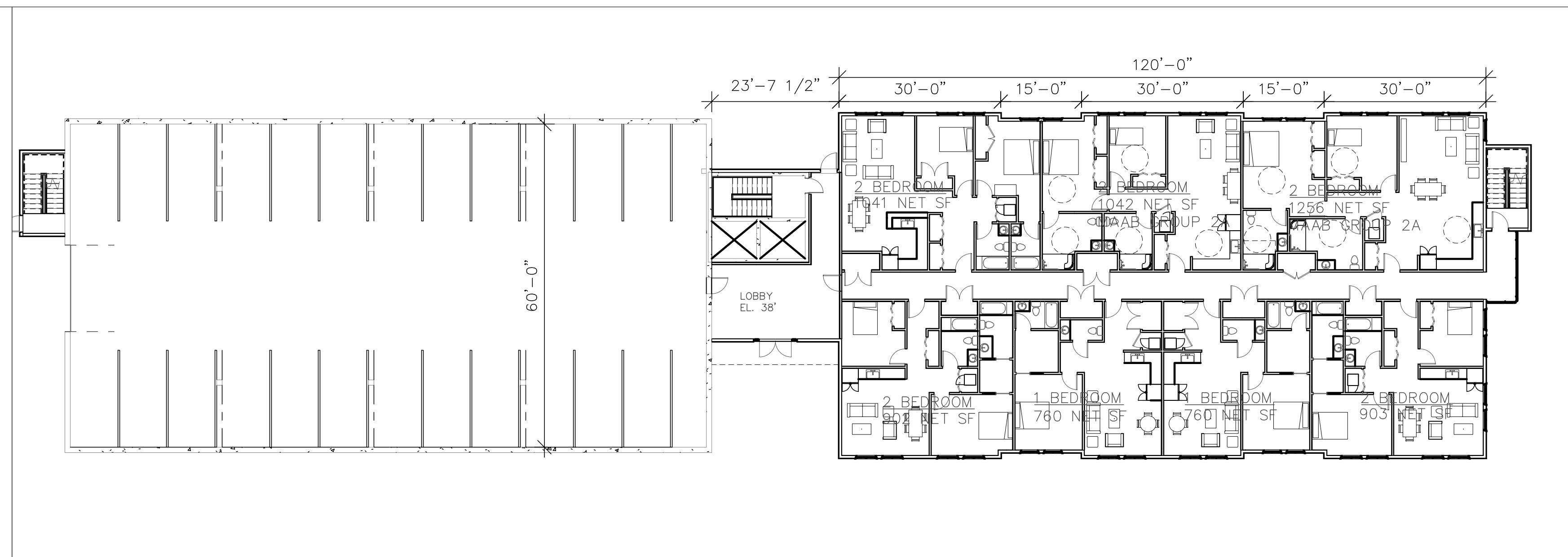
3 THIRD FLOOR PLAN - BLDG D/ BLDG E O.H.



4 FOURTH FLOOR BLDG D/ BLDG E O.H.



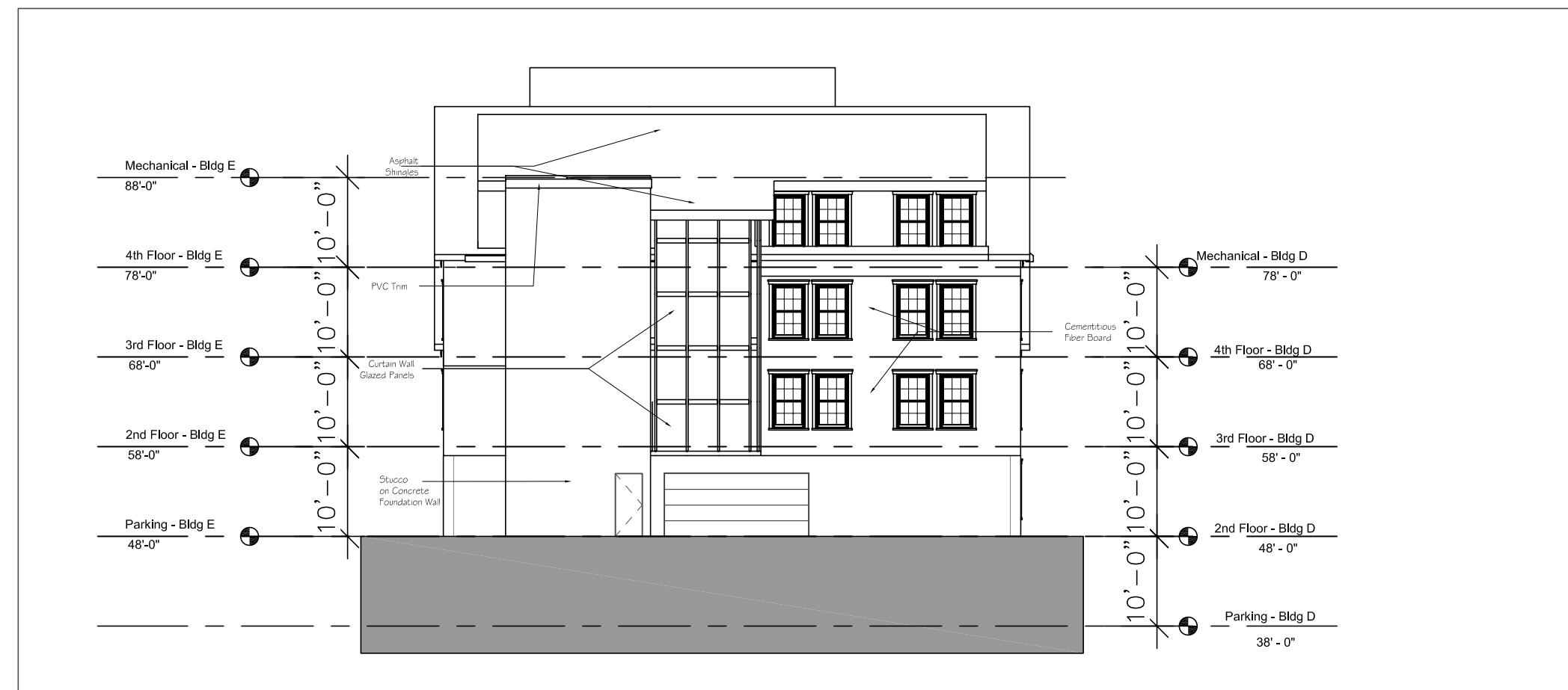
1 GROUND FLOOR PLAN - BLDG D



2 SECOND FLOOR PLAN - BLDG D/ GROUND LEVEL PLAN - BLDG E



4 WEST ELEVATION - BLDGS D & E



2 NORTH ELEVATION - BLDGS D & E



3 SOUTH ELEVATION - BLDGS D & E



1 EAST ELEVATION - BLDGS D & E

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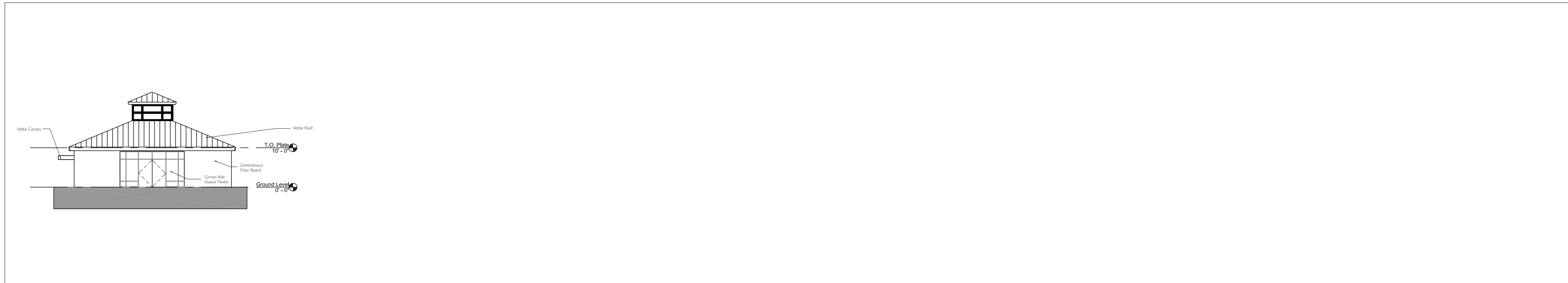
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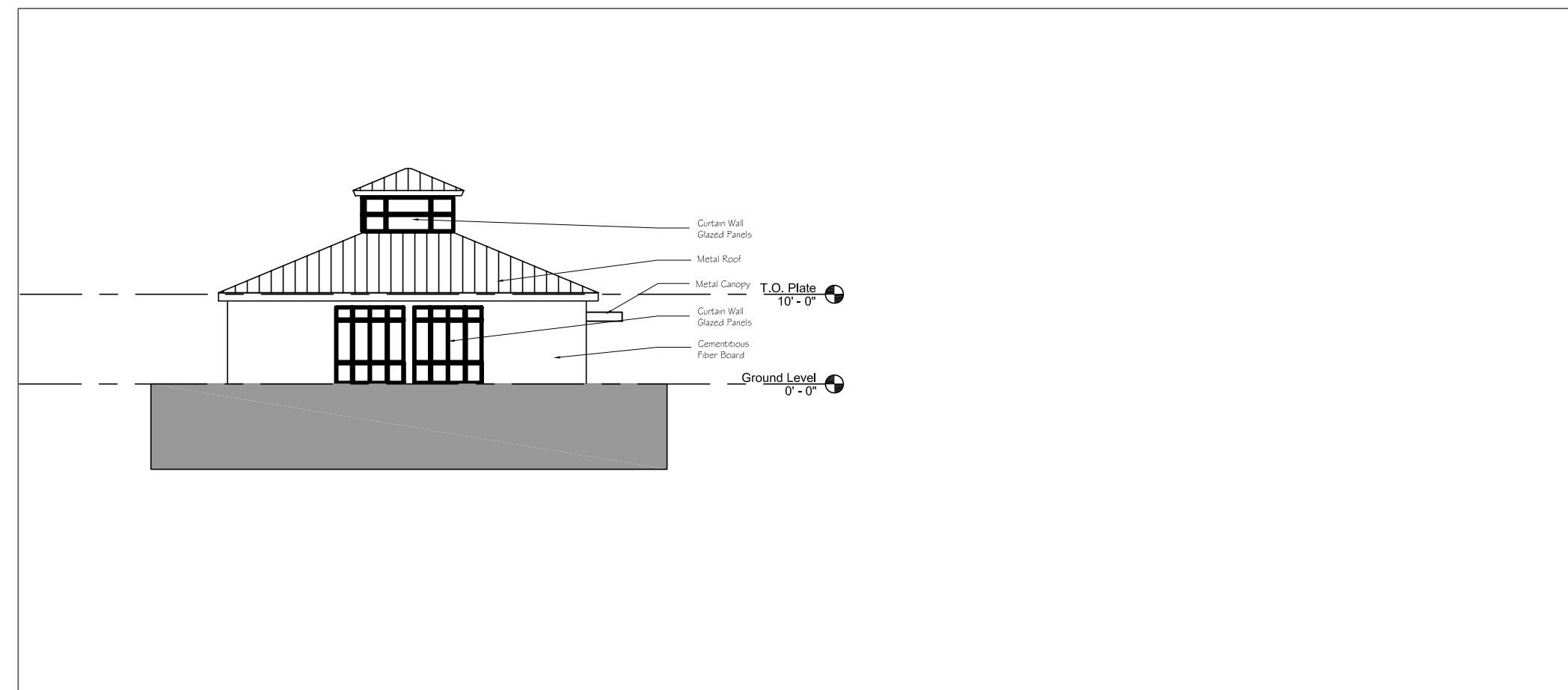
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ELEVATIONS

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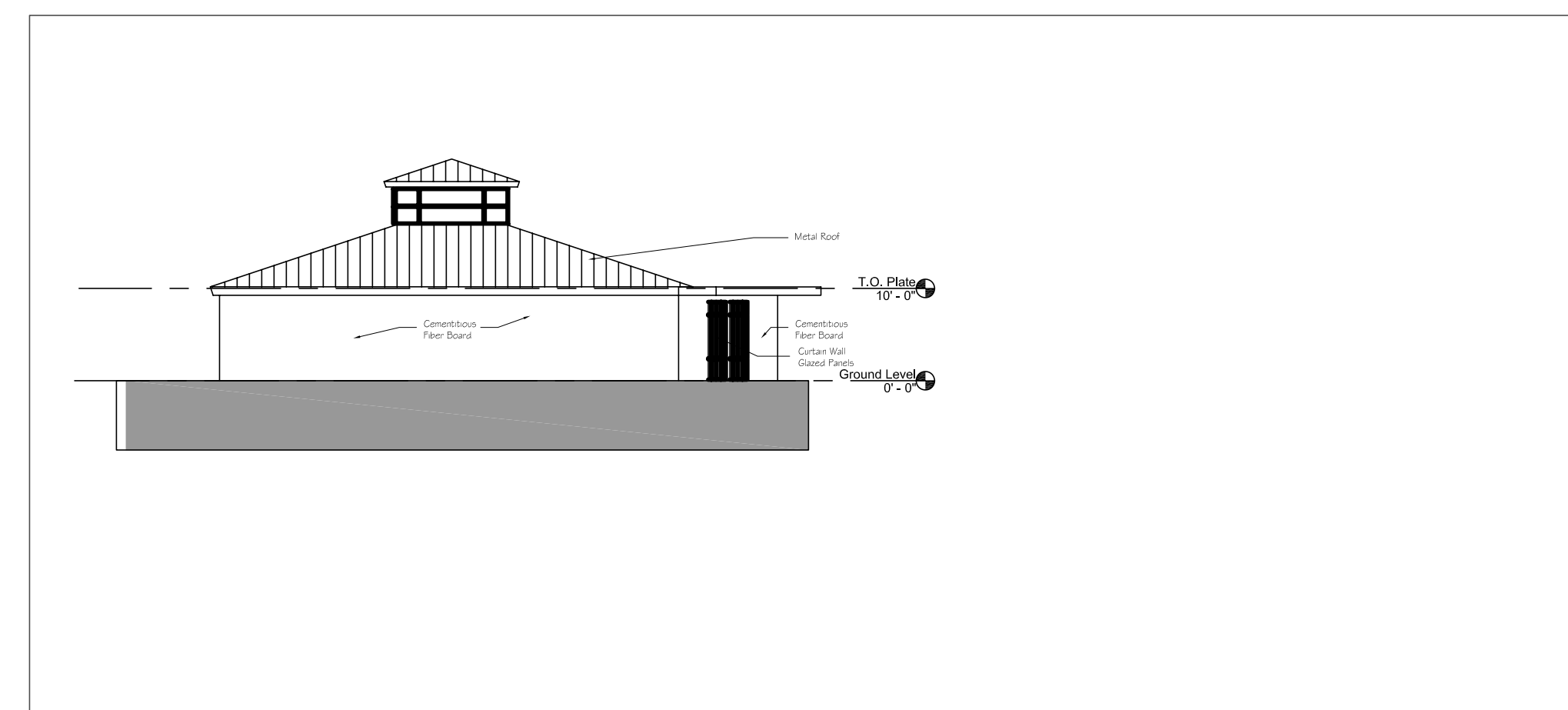
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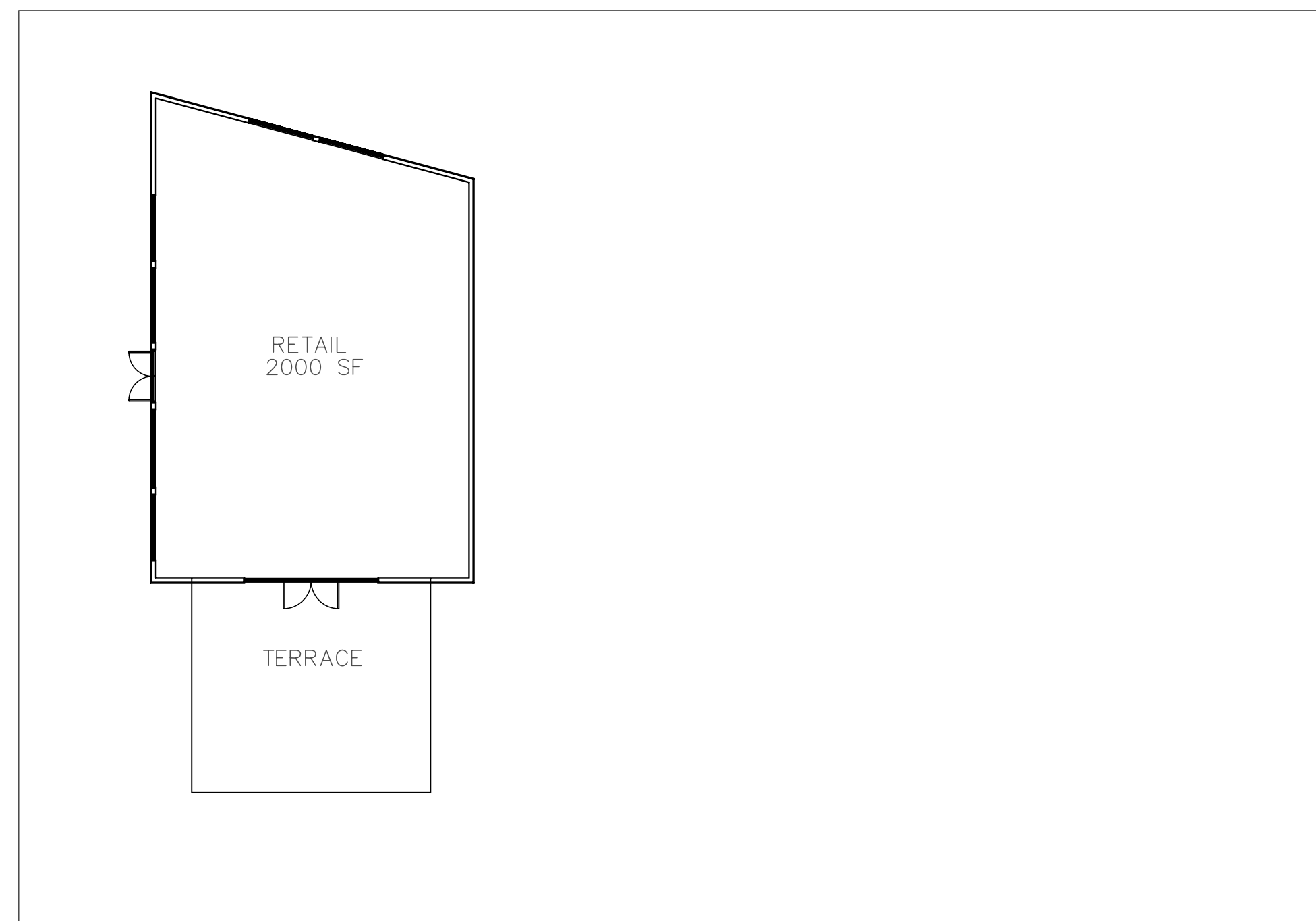
5 SOUTH ELEVATION - BLDG F



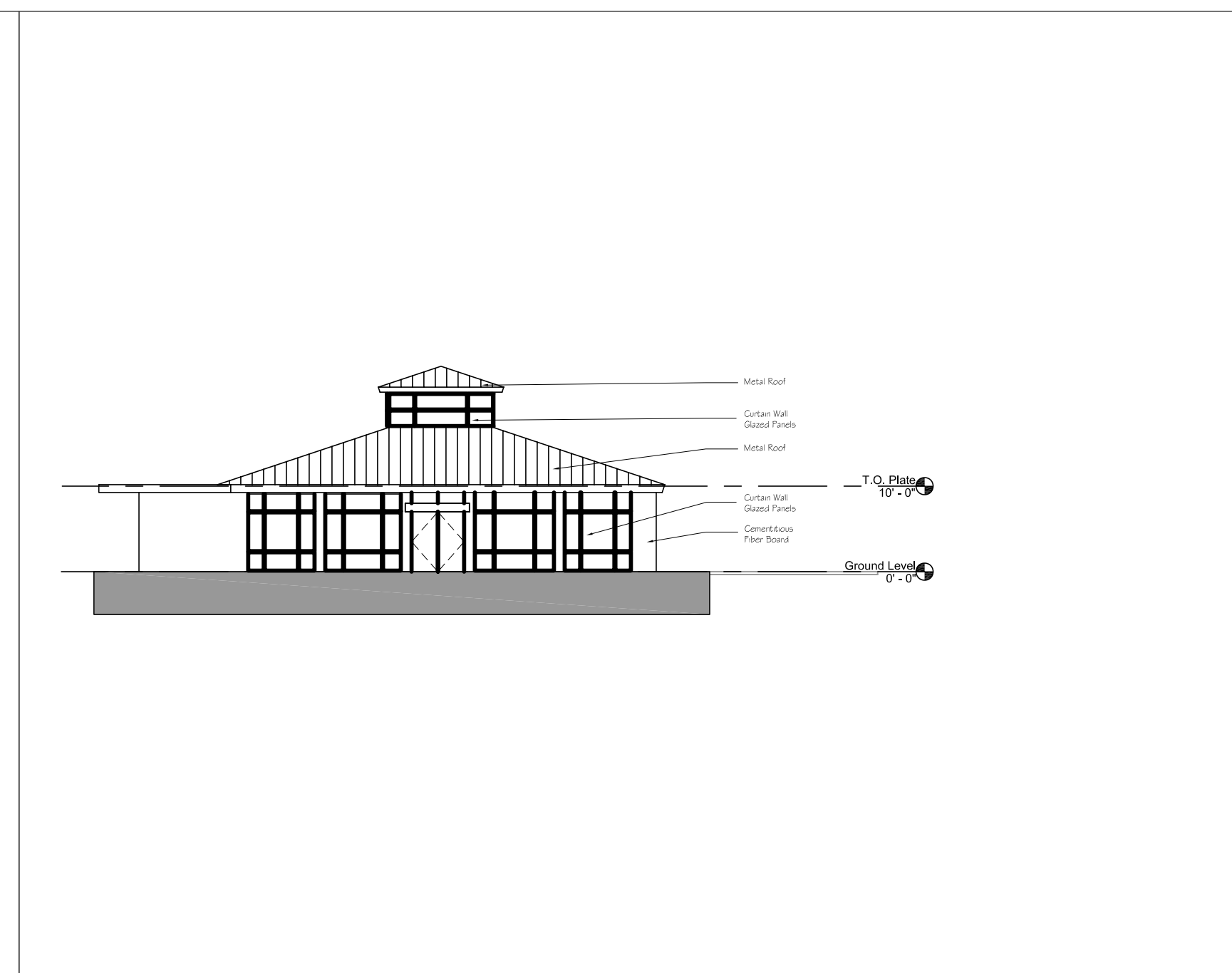
3 NORTH ELEVATION - BLDG F



4 EAST ELEVATION - BLDG F



1 GROUND FLOOR PLAN - BLDG F



2 WEST ELEVATION - BLDG F

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