



EXISTING
CONDITIONS
PLAN

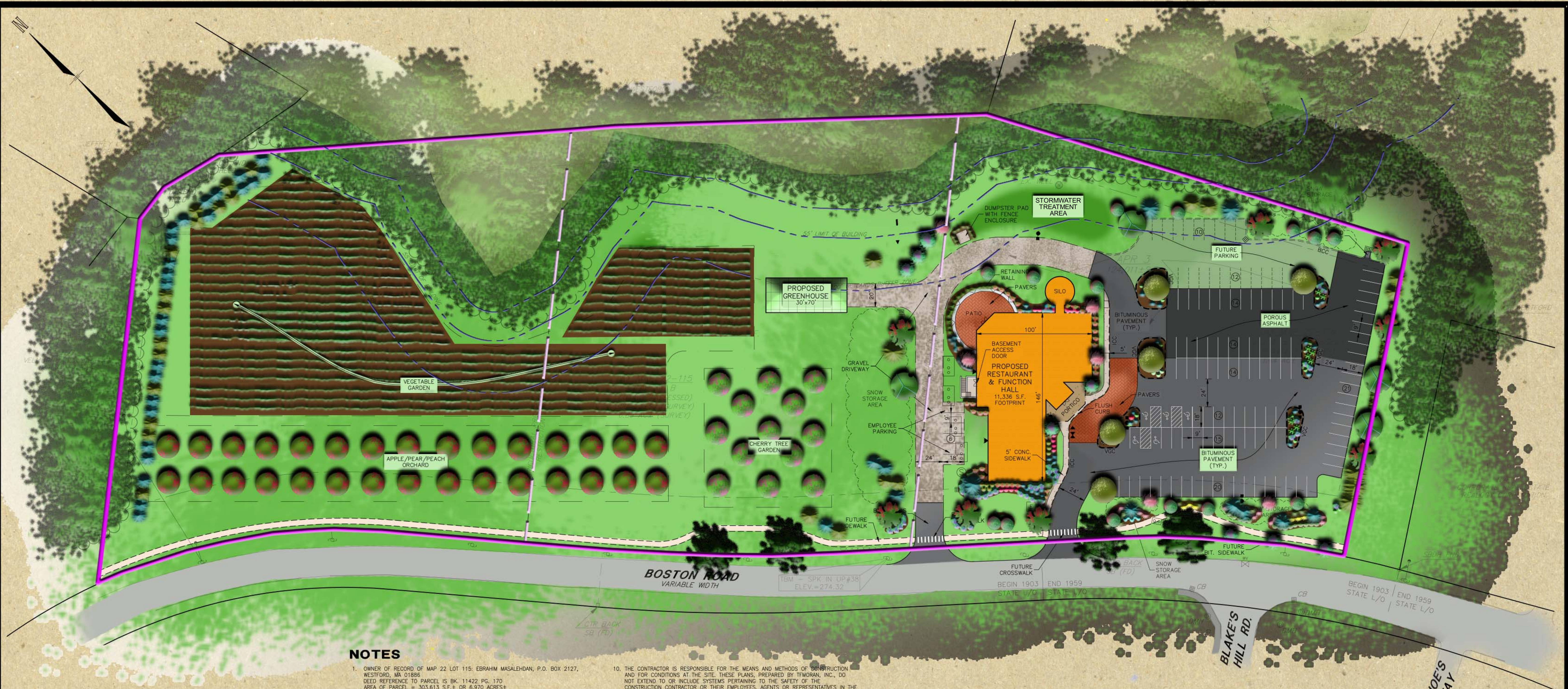
66 BOSTON ROAD
WESTFORD, MA

PREPARED FOR
GATEWAY WESTFORD, LLC
31 PROGRESS AVE.
TYNGSBORO, MA 01879

SCALE: 1"=40' FEBRUARY 1, 2016

NDS
Norse Design Services, Inc.
3 Pondview Place
Tyngsborough, MA 01879
(978-649-1966) NDS@VERIZON.NET

FIELD: MDB/CK CALCS: MDB CHECK: MDB/JLH JOB #5555

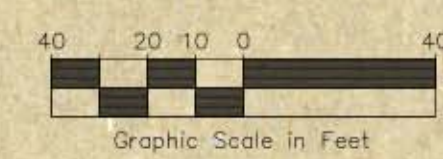


NOTES

- OWNER OF RECORD OF MAP 22 LOT 115: EBRAHIM MASALEHDAN, P.O. BOX 2127, WESTFORD, MA 01886. DEED REFERENCE TO PARCEL IS BK. 11422 PG. 170. AREA OF PARCEL = 303,613 S.F.± OR 6.970 ACRES±.
- OWNER OF RECORD OF MAP 22 LOT 116: EBRAHIM MASALEHDAN, P.O. BOX 2127, WESTFORD, MA 01886. DEED REFERENCE TO PARCEL IS BK. 11422 PG. 170. AREA OF PARCEL = 87,120 S.F.± OR 2.000 ACRES±.
- THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED RESTAURANT, FUNCTION HALL, AND FARM.
- CURRENT ZONING IS RA ZONING DISTRICT. REQUIRED: MIN. LOT SIZE: 40,000 S.F.; MIN. LOT FRONTAGE: 200'; MIN. BUILDING SETBACKS: FRONT 50', SIDE 15', REAR 30'. PROVIDED: 390,733 S.F.; >200'; 52'; 237'; 104'.
- PARKING CALCULATIONS: REQUIRED: RESTAURANT 184 SEATS, LOUNGE/BAR 42 SEATS, FUNCTION HALL 85 SEATS, TOTAL = 311 SEATS. 1 SPACE/3 SEATS = 104 SPACES. 20 EMPLOYEES X 1 SP./EMPLOYEE = 20 SPACES. TOTAL REQUIRED = 124 SPACES. PROPOSED: 114 SPACES (INCL. 5 ACCESSIBLE), FUTURE PROPOSED: 22 SPACES.
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING: DRAINAGE: PRIVATE, SEWER: PRIVATE SEPTIC, WATER: PRIVATE, GAS: PRIVATE, ELECTRIC: COMCAST / FAIRPOINT COMMUNICATIONS, TELECOMM: COMCAST / FAIRPOINT COMMUNICATIONS.
- IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH M.A. D.E.P. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.
- THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE TOWN OF WESTFORD ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- ALL WORK IS TO CONFORM TO CITY OR TOWN OF WESTFORD, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.

APPROVED BY THE WESTFORD PLANNING BOARD
ON _____
CHAIRMAN: _____ AND
SECRETARY: _____

Copyright 2016 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110
All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



REV.	DATE	DESCRIPTION	DR	CK
2	7/27/16	REDUCE BUILDING FOOTPRINT & REVISE SITE	TM	JK
1	5/16/16	GENERAL SITE REVISIONS	TM	JK

SCALE: 1"=40'
February 22, 2016

TAX MAP 22 LOTS 115 & 116
SITE LAYOUT PLAN
PROPOSED RESTAURANT
66 BOSTON ROAD, WESTFORD, MA
OWNED BY & PREPARED FOR
EBI MASALEHDAN

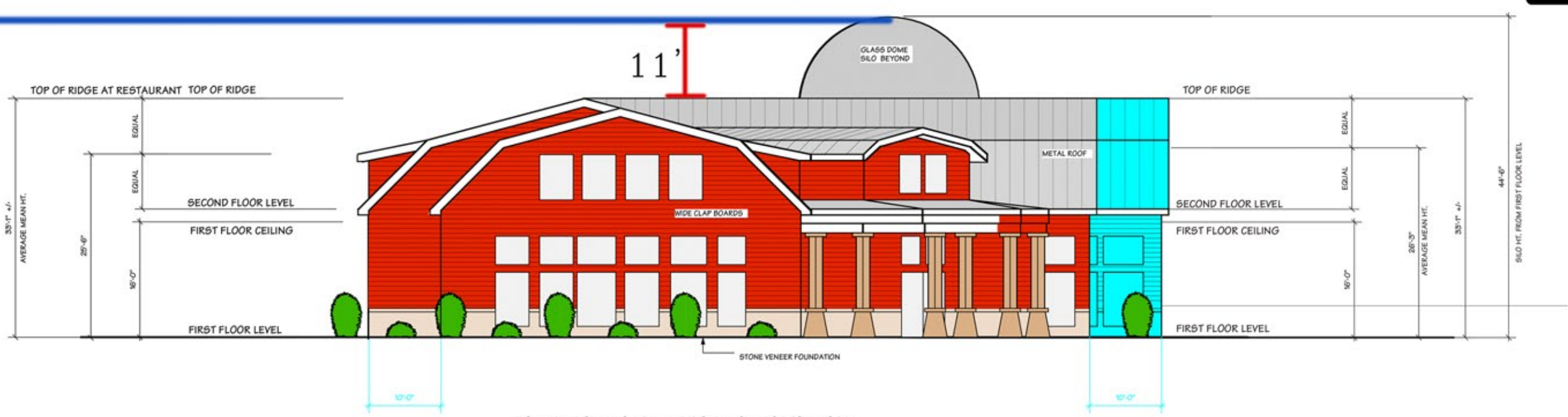
TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

31578.01 DR TM FB
CK JK CADFILE 31578-01 Site
SHEET 4 OF 14



CONCEPTUAL FRONT ELEVATION FROM BOSTON ROAD

SCALE: 1/8" = 1'-0"



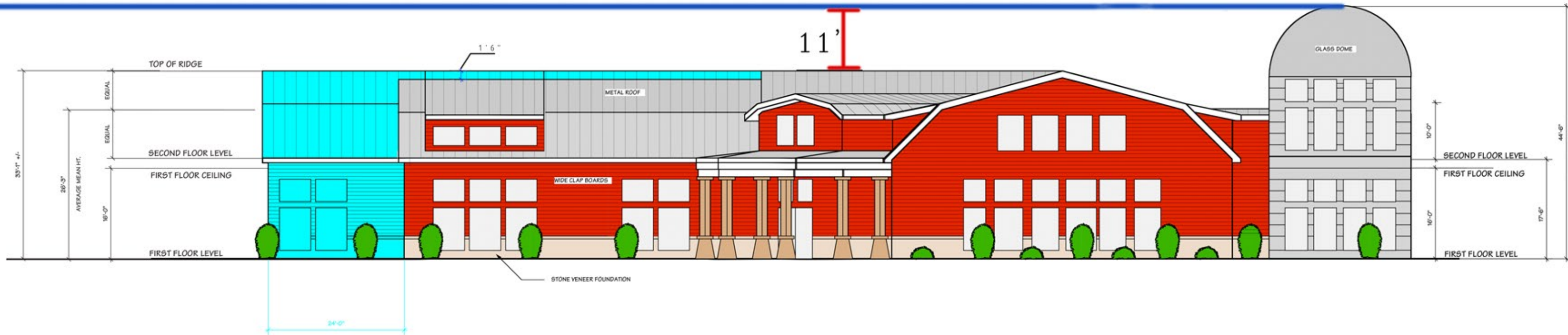
COMPARISON FRONT ELEVATION FROM BOSTON ROAD

SCALE: 1/8" = 1'-0"



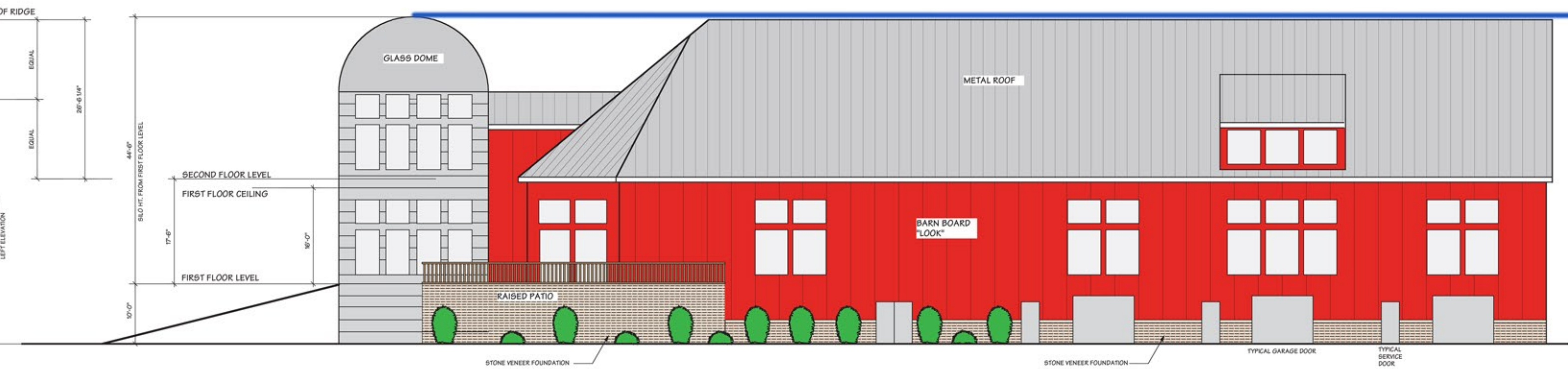
CONCEPTUAL FRONT ELEVATION FROM PARKING LOT (RIGHT ELEVATION)

SCALE: 1/8" = 1'-0"



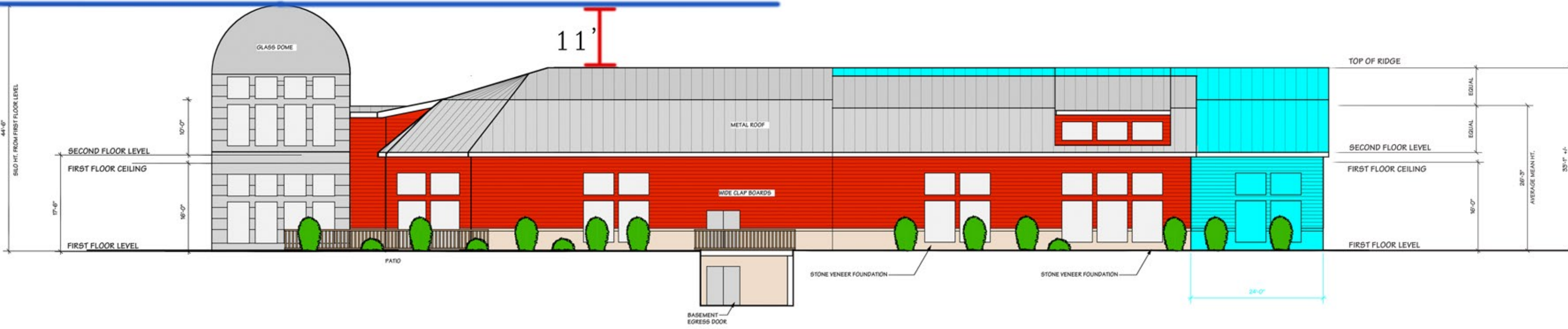
COMPARISON FRONT ELEVATION FROM PARKING LOT (RIGHT ELEVATION)

SCALE: 1/8" = 1'-0"



CONCEPTUAL FRONT ELEVATION FROM CHERRY TREE GARDEN (LEFT SIDE ELEVATION)

SCALE: 1/8" = 1'-0"



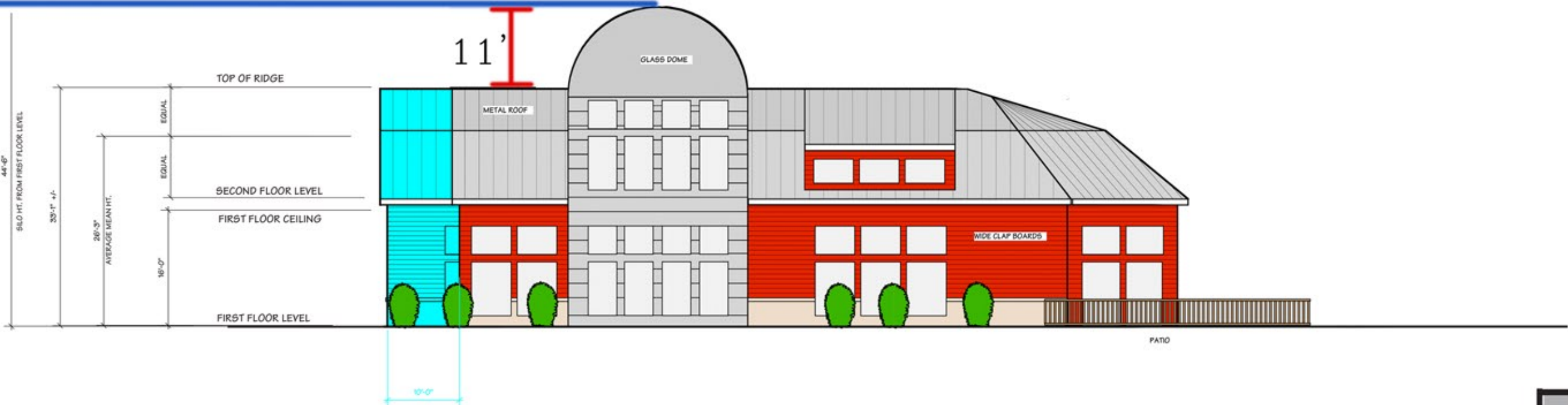
COMPARISON FRONT ELEVATION FROM CHERRY TREE GARDEN (LEFT SIDE ELEVATION)

SCALE: 1/8" = 1'-0"



CONCEPTUAL REAR ELEVATION FROM FRUIT TREE ORCHARD (REAR ELEVATION)

SCALE: 1/8" = 1'-0"



CONCEPTUAL REAR ELEVATION FROM FRUIT TREE ORCHARD (REAR ELEVATION)

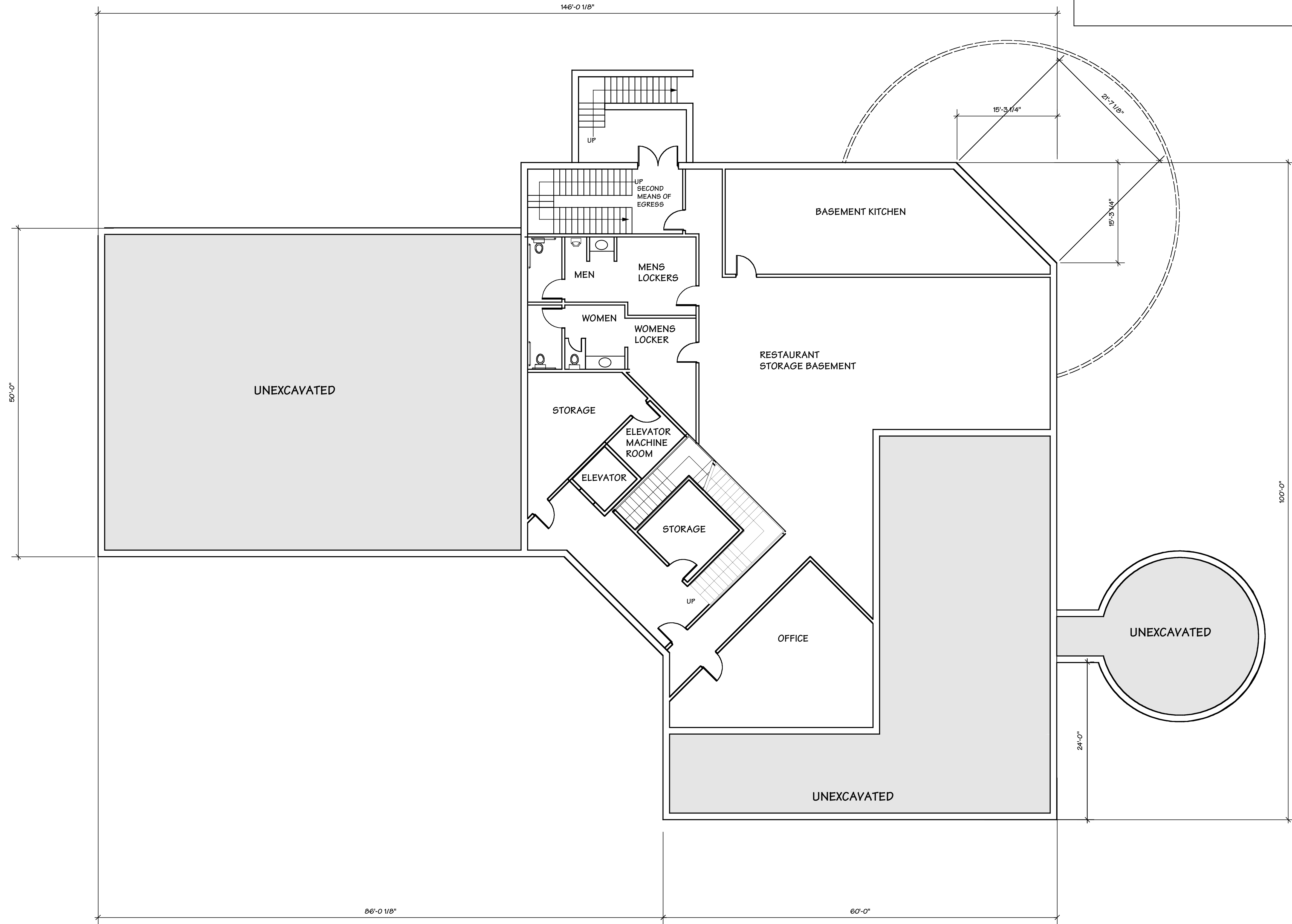
SCALE: 1/8" = 1'-0"

PROPOSED RESTUARANT AT:

66-68 BOSTON ROAD

WESTFORD, MASSACHUSETTS

- A-1. COVER SHEET
- A-2. CONCEPTUAL BASEMENT FLOOR PLAN.
- A-3. CONCEPTUAL FIRST FLOOR PLAN.
- A-4. CONCEPTUAL SECOND FLOOR PLAN.
- A-5. CONCEPTUAL FRONT AND RIGHT ELEVATIONS.
- A-6. CONCEPTUAL REAR AND LEFT ELEVATIONS.
- A-7. CONCEPTUAL FARM BUILDING PLAN AND ELEVATIONS.
- A-8. COMPARISON FRONT AND RIGHT ELAVATIONS.
- A-9. COMPARISON REAR AND LEFT ELEVATIONS.



CONCEPTUAL BASEMENT FLOOR PLAN SCALE: 1/8" = 1'-0"

BUILDING GROSS FOOT AREA = 14,020 S.F. - 2,683.75 = 11,336.25 S.F.
BASEMENT FLOOR GROSS OCCUPIED SPACE 4,470 S.F.
FIRST FLOOR GROSS FOOT AREA OCCUPIED KITCHEN = 1259 S.F. REST ROOMS = 425.20 S.F. ELEVATOR, STAIRS, CORRIDORS, AND LOBBY = 1,770 S.F. RESTAURANT DINING AREA = 4,921 S.F. - 600 S.F. 4,321 S.F. FUNCTION ROOM = 5,194 S.F. -1440 S.F. -643.75 S.F. = 3,110.25
SECOND FLOOR GROSS FOOT AREA OCCUPIED REST ROOMS = 425.20 S.F. CORRIDORS, AND LOBBY = 1,770 S.F. RESTAURANT DINING AREA = 3,436 S.F. - 600 S.F. - 600 S.F. = 2,236 S.F.
TOTAL FLOOR GROSS FOOT AREA OCCUPIED = 23,670.40 S.F. -3,884.0 S.F. = 19,786.40 S.F.

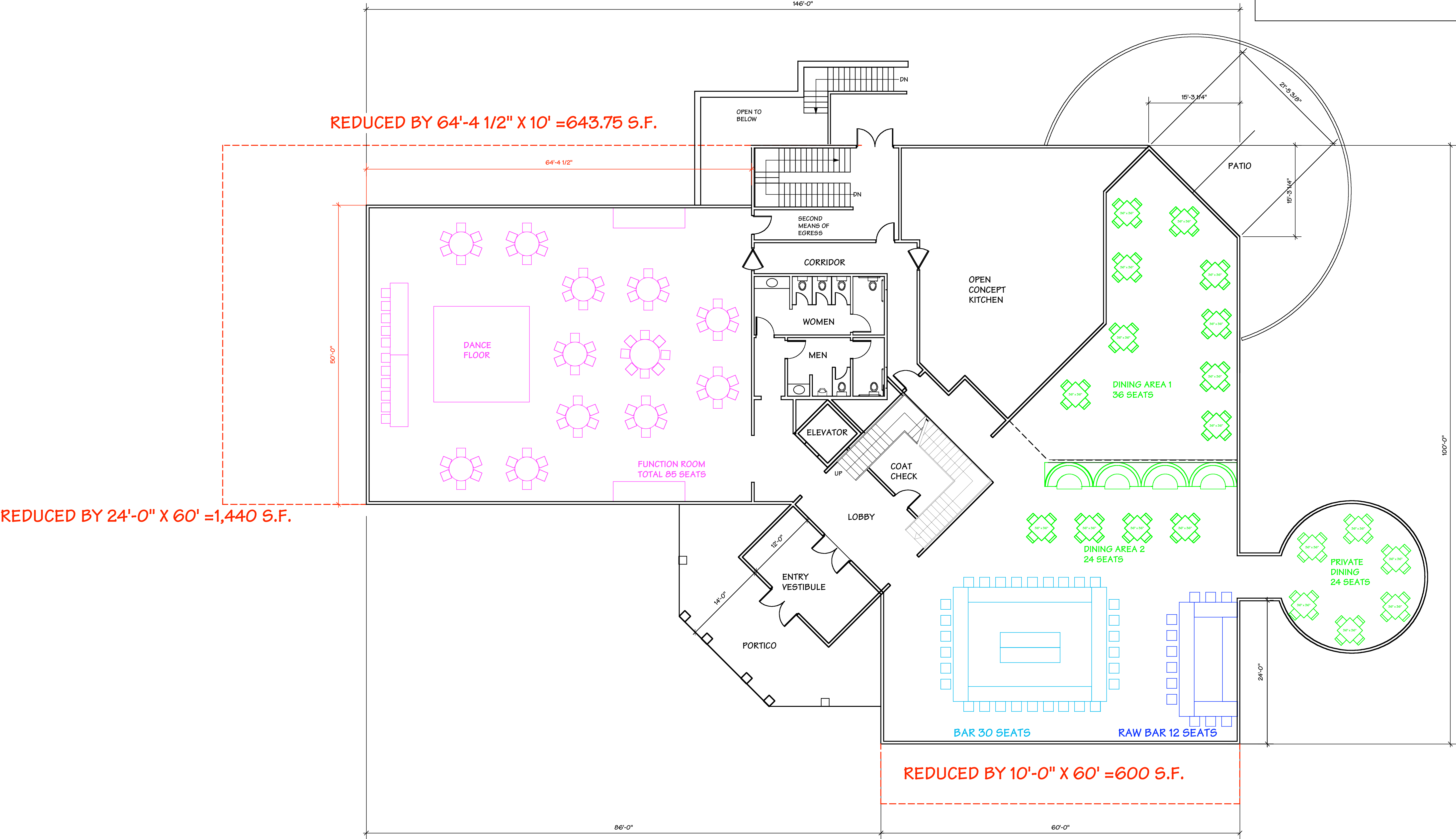
BUILDING GROSS FOOT AREA = 14,020 S.F. - 2,683.75 = 11,336.25 S.F.

BASEMENT FLOOR
GROSS OCCUPIED SPACE 4,470 S.F.

FIRST FLOOR GROSS FOOT AREA OCCUPIED
KITCHEN = 1259 S.F.
REST ROOMS = 425.20 S.F.
ELEVATOR, STAIRS, CORRIDORS, AND LOBBY = 1,770 S.F.
RESTAURANT DINING AREA = 4,921 S.F. - 600 S.F. - 4,321 S.F.
FUNCTION ROOM = 5,194 S.F. - 1440 S.F. - 643.75 S.F. = 3,110.25

SECOND FLOOR GROSS FOOT AREA OCCUPIED
REST ROOMS = 425.20 S.F.
CORRIDORS, AND LOBBY = 1,770 S.F.
RESTAURANT DINING AREA = 3,436 S.F. - 600 S.F. - 600 S.F. = 2,236 S.F.

TOTAL FLOOR GROSS FOOT AREA OCCUPIED = 23,670.40 S.F. - 3,884.0 S.F. = 19,786.40 S.F.



CONCEPTUAL FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

FIRST FLOOR DINING TOTAL 84 SEATS.
FIRST FLOOR RAW BAR TOTAL 12 SEATS.
FIRST FLOOR BAR TOTAL 30 SEATS
FIRST FLOOR FUNCTION ROOM 85 SEATS
SECOND FLOOR RESTAURANT TOTAL 100 SEATS.

TOTAL SEATS 311

SHEET NO.
A.3

OF

PROPOSED RESTAURANT AT:
66-68 BOSTON ROAD
WESTFORD, MASSACHUSETTS

01/08/2016 ISSUED TO CONSULTANTS
02/22/2016 ISSUED TO CONSULTANTS
04/22/2016 ISSUED TO OWNER AS REVISION TO DOWNSIZE GROSS AREA AND ELEVATION
05/14/2016 ISSUED FOR SELECTION MEETING
07/28/2016 ISSUED TO OWNER TO DOWNSIZE AREA
07/28/2016 ISSUED TO CONSULTANTS WITH DOWNSIZED AREA

PROPOSED FIRST FLOOR PLAN

DOMENIC
SICARI
ASSOCIATES, LTD

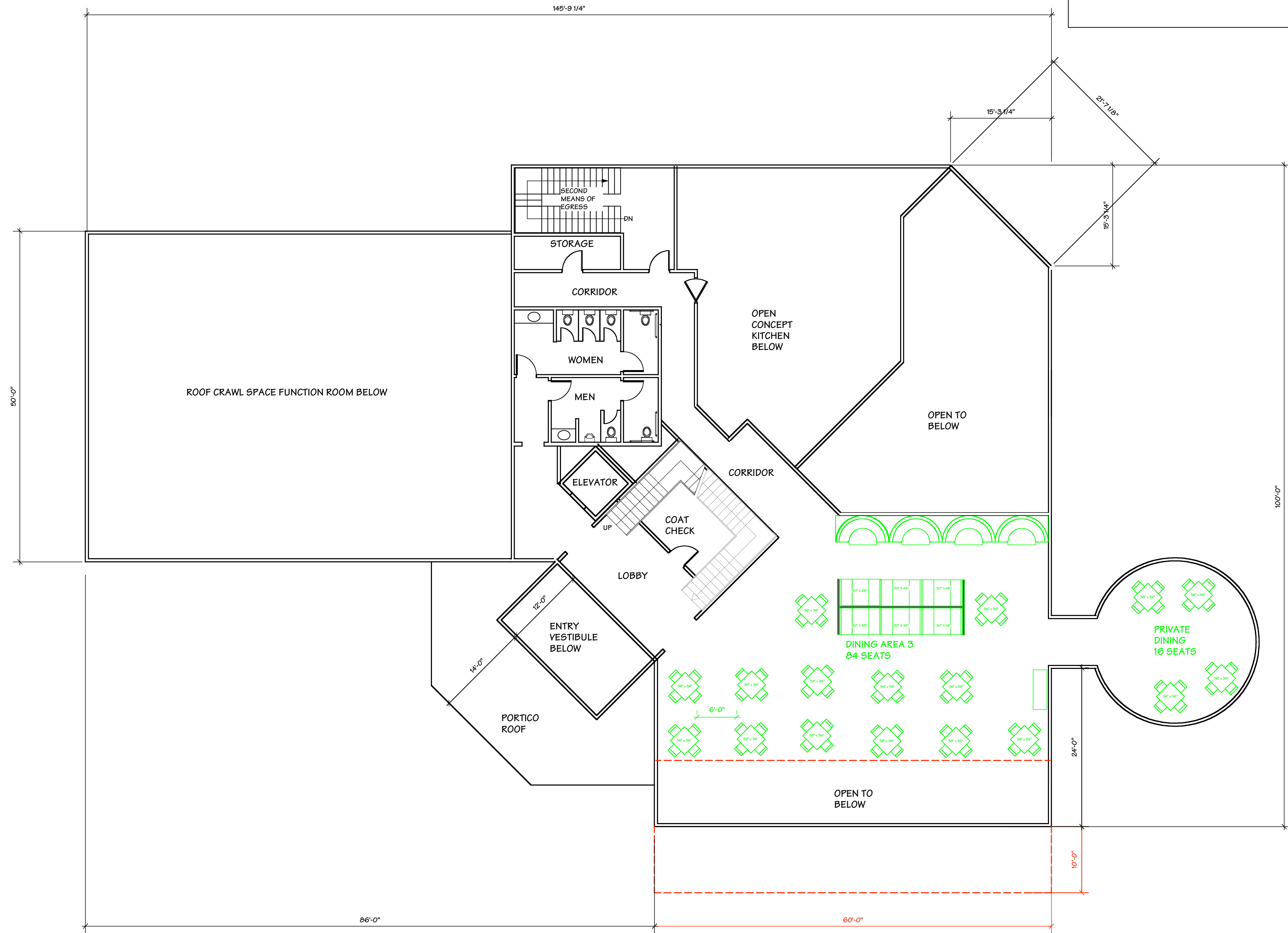
ARCHITECTURE AND INTERIOR DESIGN

WWW.DSICARI.COM

EMAIL: DSICARI@DSICARI.COM

These working drawings were prepared as an instrument of service for the specific purpose of making the design available for the securing of construction costs for the project shown herein. No other use or reproduction of these drawings without the written consent of DOMENIC SICARI ASSOCIATES, LTD. is permitted.

REPRODUCTION OF ALL OR ANY PART OF THESE DRAWINGS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DOMENIC SICARI ASSOCIATES, LTD.



CONCEPTUAL SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

REDUCED BY 10'-0" X 60' = 600 S.F. AT
EXTERIOR + 10' X 60' = 600 S.F. AT
INTERIOR = TOTAL 1,200.00 S.F.

FIRST FLOOR DINING TOTAL 84 SEATS.
FIRST FLOOR RAW BAR TOTAL 12 SEATS.
FIRST FLOOR BAR TOTAL 30 SEATS
FIRST FLOOR FUNCTION ROOM 85 SEATS
SECOND FLOOR RESTAURANT TOTAL 100 SEATS.

TOTAL SEATS 311

BUILDING GROSS FOOT AREA = 14,020 S.F. - 2,683.75 = 11,336.25 S.F.

BASEMENT FLOOR
GROSS OCCUPIED SPACE 4,470 S.F.

FIRST FLOOR GROSS FOOT AREA OCCUPIED
KITCHEN = 1259 S.F.
REST ROOMS = 425.20 S.F.
ELEVATOR, STAIRS, CORRIDORS, AND LOBBY = 1,770 S.F.
RESTAURANT DINING AREA = 4,921 S.F. - 600 S.F. 4,321 S.F.
FUNCTION ROOM = 5,194 S.F. - 1440 S.F. - 643.75 S.F. = 3,110.25

SECOND FLOOR GROSS FOOT AREA OCCUPIED
REST ROOMS = 425.20 S.F.
CORRIDORS, AND LOBBY = 1,770 S.F.
RESTAURANT DINING AREA = 3,436 S.F. - 600 S.F. - 600 S.F. = 2,236 S.F.

TOTAL FLOOR GROSS FOOT AREA OCCUPIED = 23,670.40 S.F. - 3,884.0 S.F. = 19,786.40 S.F.

PROPOSED RESTAURANT AT:
66-68 BOSTON ROAD
WESTFORD, MASSACHUSETTS

01/18/2016 ISSUED TO CONSULTANTS
02/22/2016 ISSUED TO CONSULTANTS
04/22/2016 ISSUED TO OWNER AS REVISION TO DOWNSIZE GROSS AREA AND ELEVATION
MASS
05/14/2016 ISSUED FOR SELECTMEN MEETING
07/28/2016 ISSUED TO OWNER TO DOWNSIZE AREA
07/28/2016 ISSUED TO CONSULTANTS WITH DOWNSIZED AREA

These working drawings were prepared as an instrument of services for the specific
purpose of making the design available for the securing of construction permits for the project shown herein.
They are not to be used for any other purpose without the written consent of the architect.
REPRODUCTION OF ALL OR ANY PART OF THESE DRAWINGS IS PROHIBITED WITHOUT THE
WRITTEN CONSENT OF DOMENIC SICARI ASSOCIATES, LTD.

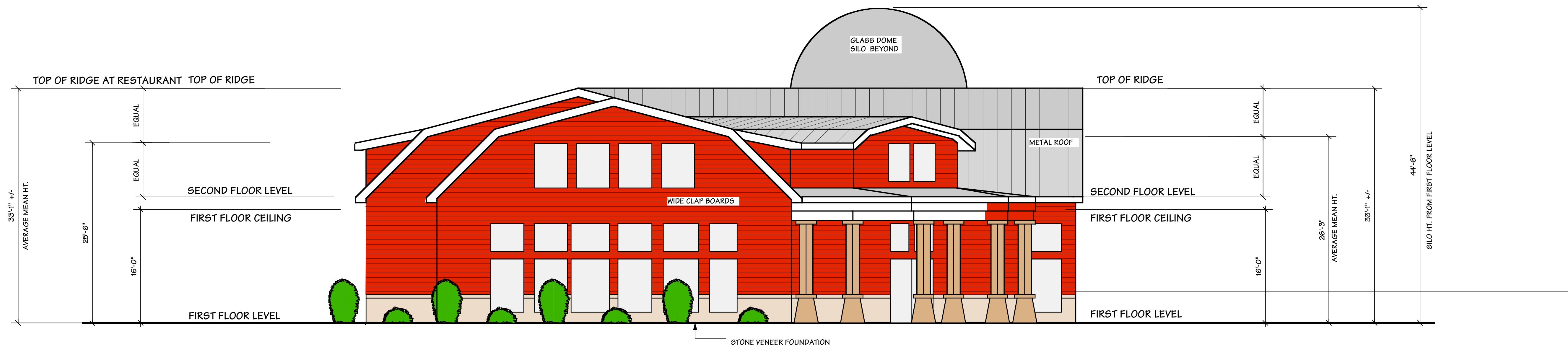
**DOMENIC
SICARI
ASSOCIATES, LTD**
ARCHITECTURE AND INTERIOR DESIGN
EMAIL: DSICARI@DSICARI.COM
WWW.DSICARI.COM

SHEET NO.

A.4

OF

SCALE: 1/4" = 1'-0"
CONCEPTUAL SECOND FLOOR PLAN



CONCEPTUAL FRONT ELEVATION FROM BOSTON ROAD

SCALE: 1/8" = 1'-0"



CONCEPTUAL FRONT ELEVATION FROM PARKING LOT (RIGHT ELEVATION)

SCALE: 1/8" = 1'-0"

These working drawings were prepared as an instrument of service for the specific purpose of making the design available for the securing of construction costs for the project shown herein. They are not to be used for any other purpose without the written consent of DOMENIC SICARI ASSOCIATES, LTD. REPRODUCTION OF ALL OR ANY PART OF THESE DRAWINGS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DOMENIC SICARI ASSOCIATES, LTD.

01/18/2016 ISSUED TO CONSULTANTS
02/22/2016 ISSUED TO CONSULTANTS
04/22/2016 ISSUED TO OWNER AS REVISION TO DOWNSIZE GROSS AREA AND ELEVATION
05/14/2016 ISSUED FOR SELECTION MEETING
07/28/2016 ISSUED TO OWNER TO DOWNSIZE AREA
07/28/2016 ISSUED TO CONSULTANTS WITH DOWNSIZED AREA

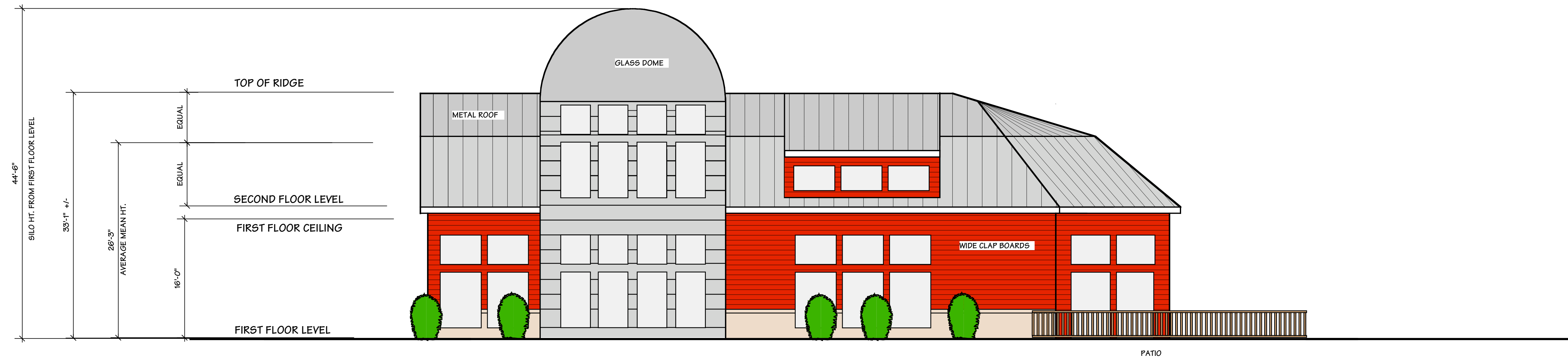
PROPOSED RESTAURANT AT:
66-68 BOSTON ROAD
WESTFORD, MASSACHUSETTS

SHEET NO.

A.5

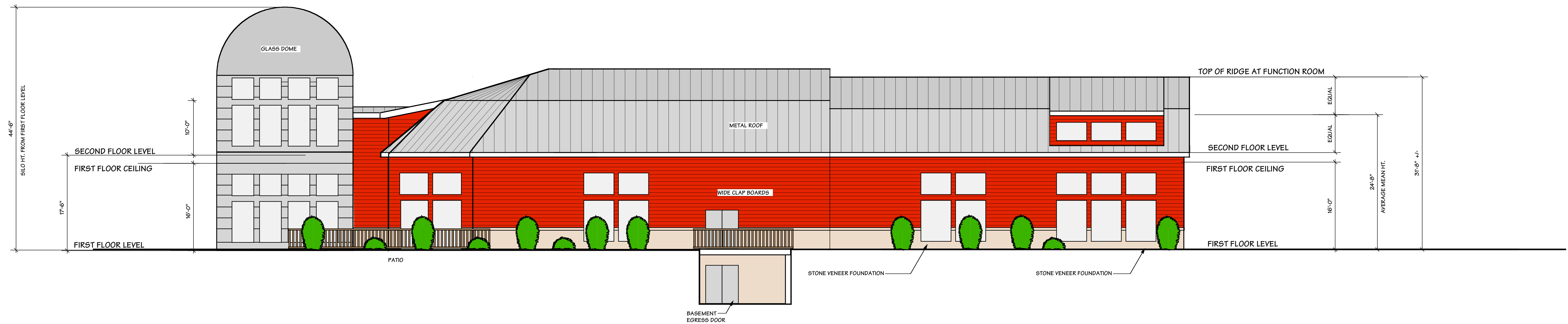
CONCEPTUAL FRONT AND RIGHT ELEVATIONS

OF



CONCEPTUAL REAR ELEVATION FROM FRUIT TREE ORCHARD (REAR ELEVATION)

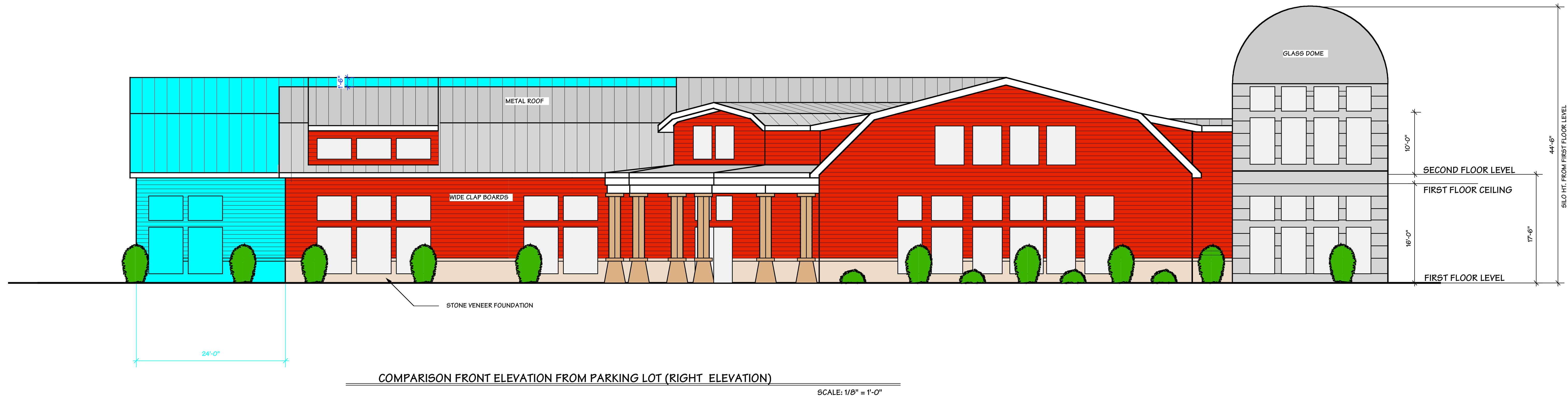
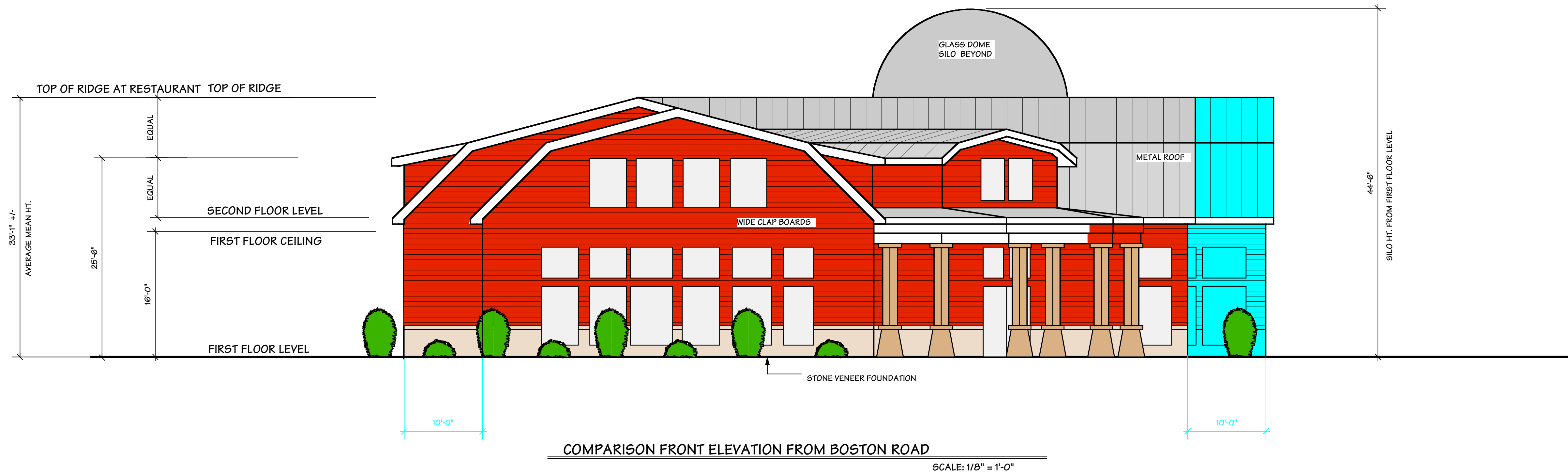
SCALE: 1/8" = 1'-0"



CONCEPTUAL FRONT ELEVATION FROM CHERRY TREE GARDEN (LEFT SIDE ELEVATION)

SCALE: 1/8" = 1'-0"

These working drawings were prepared as an instrument of service for the specific purpose of making the design available for the securing of construction costs for the project shown herein. They are not to be used for any other purpose without the written consent of DOMENIC SICARI ASSOCIATES, LTD. REPRODUCTION OF ALL OR ANY PART OF THESE DRAWINGS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF DOMENIC SICARI ASSOCIATES, LTD.



These working drawings were prepared as an instrument of service for the project shown herein, and are to be used only for the purpose of making the design available for the securing of construction costs for the project shown herein. No other use, reproduction, or distribution of these drawings is permitted without the written consent of DOMENIC SICARI ASSOCIATES, LTD.

01/10/2016 ISSUED TO CONSULTANTS
02/22/2016 ISSUED TO CONSULTANTS
04/22/2016 ISSUED TO OWNER AS REVISION TO DOWNSIZE GROSS AREA AND ELEVATION
05/14/2016 ISSUED FOR SELECTION MEETING
07/28/2016 ISSUED TO OWNER TO DOWNSIZE AREA
07/28/2016 ISSUED TO CONSULTANTS WITH DOWNSIZED AREA

PROPOSED RESTAURANT AT:
66-68 BOSTON ROAD
WESTFORD, MASSACHUSETTS

SHEET NO.
A.8

OF

COMPARISON FRONT AND RIGHT ELEVATIONS

DOMENIC
SICARI
ASSOCIATES, LTD
ARCHITECTURE AND INTERIOR DESIGN
EMAIL: DSICARI@DSICARI.COM
WWW.DSICARI.COM

