

TOWN OF NORWELL, MASSACHUSETTS TOWN CENTER IMPROVEMENT PROJECT Concept Plans

March 2, 2015

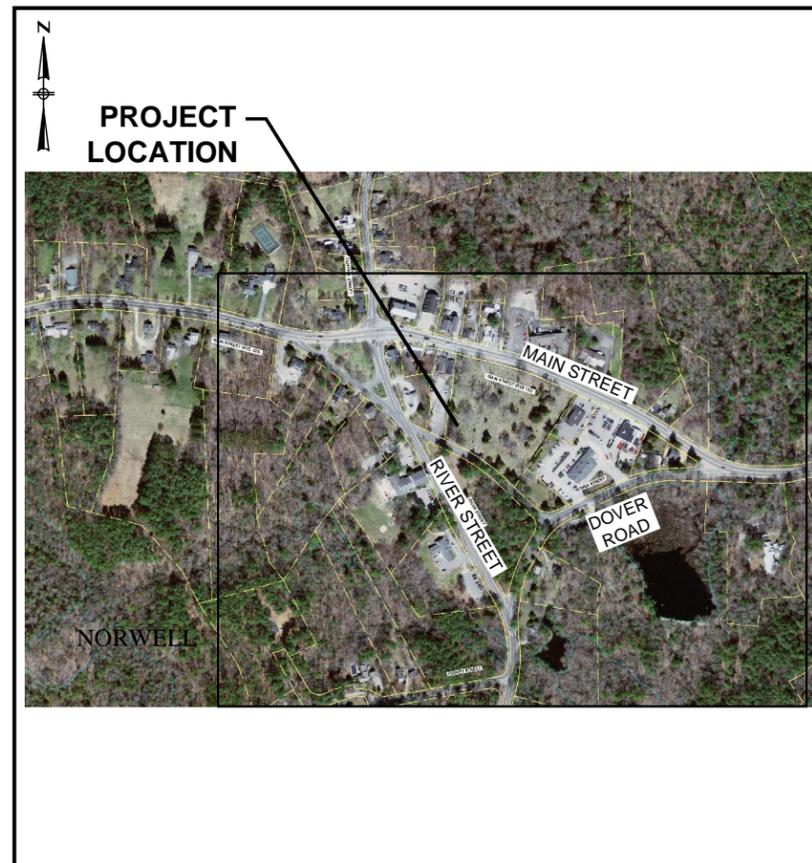


BOARD OF SELECTMEN

ELLEN ALLEN, CHAIRMAN
JASON BROWN, VICE CHAIR
DAVID DeCOSTE, CLERK

PLANNING DEPARTMENT

CHRIS DiIORIO, TOWN PLANNER



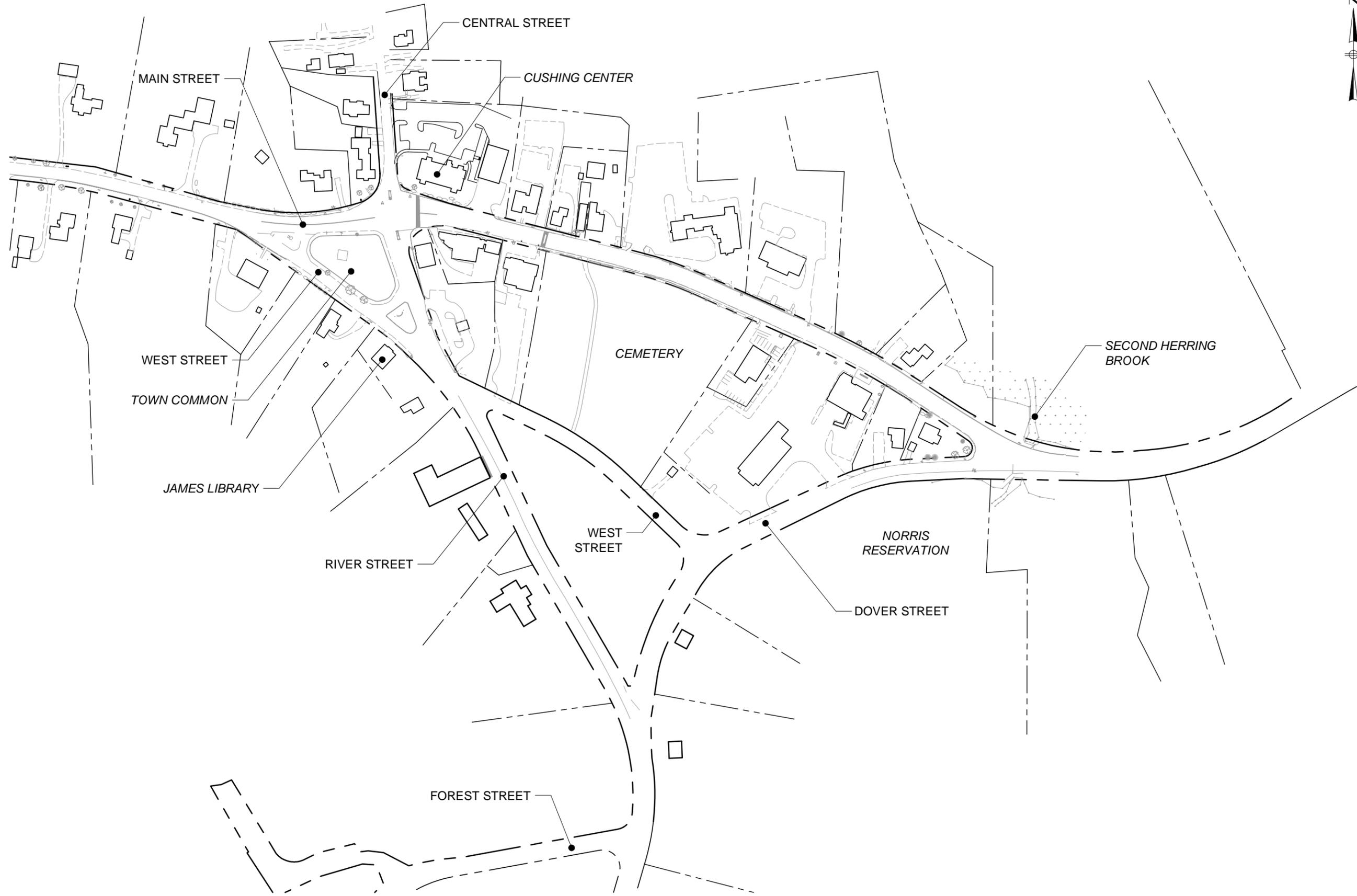
LOCATION MAP
NOT TO SCALE

PLAN INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
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2	OVERALL EXISTING CONDITIONS PLAN
3	OVERALL CONCEPT PLAN
4	MAIN STREET GENERAL PLAN - OPTION 1
5	MAIN STREET GENERAL PLAN - OPTION 2
6	SHIELDS GENERAL STORE - OPTION 1
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8	MAIN STREET GENERAL PLAN 2
9	MAIN & DOVER STREET GENERAL PLAN 3
10	MAIN STREET GENERAL PLAN 4
11	RIVER STREET GENERAL PLAN 5
12 - 15	ROADWAY CROSS SECTIONS
16	MATERIALS BOARD
17-18	PERSPECTIVE RENDERINGS

PREPARED BY:

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315 Norwood Park South, Norwood, MA 02062 781.255.1982
email: BETA@BETA-inc.com



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SCALE:

GRAPHIC SCALE

(IN FEET)
 1 inch = 100 ft.

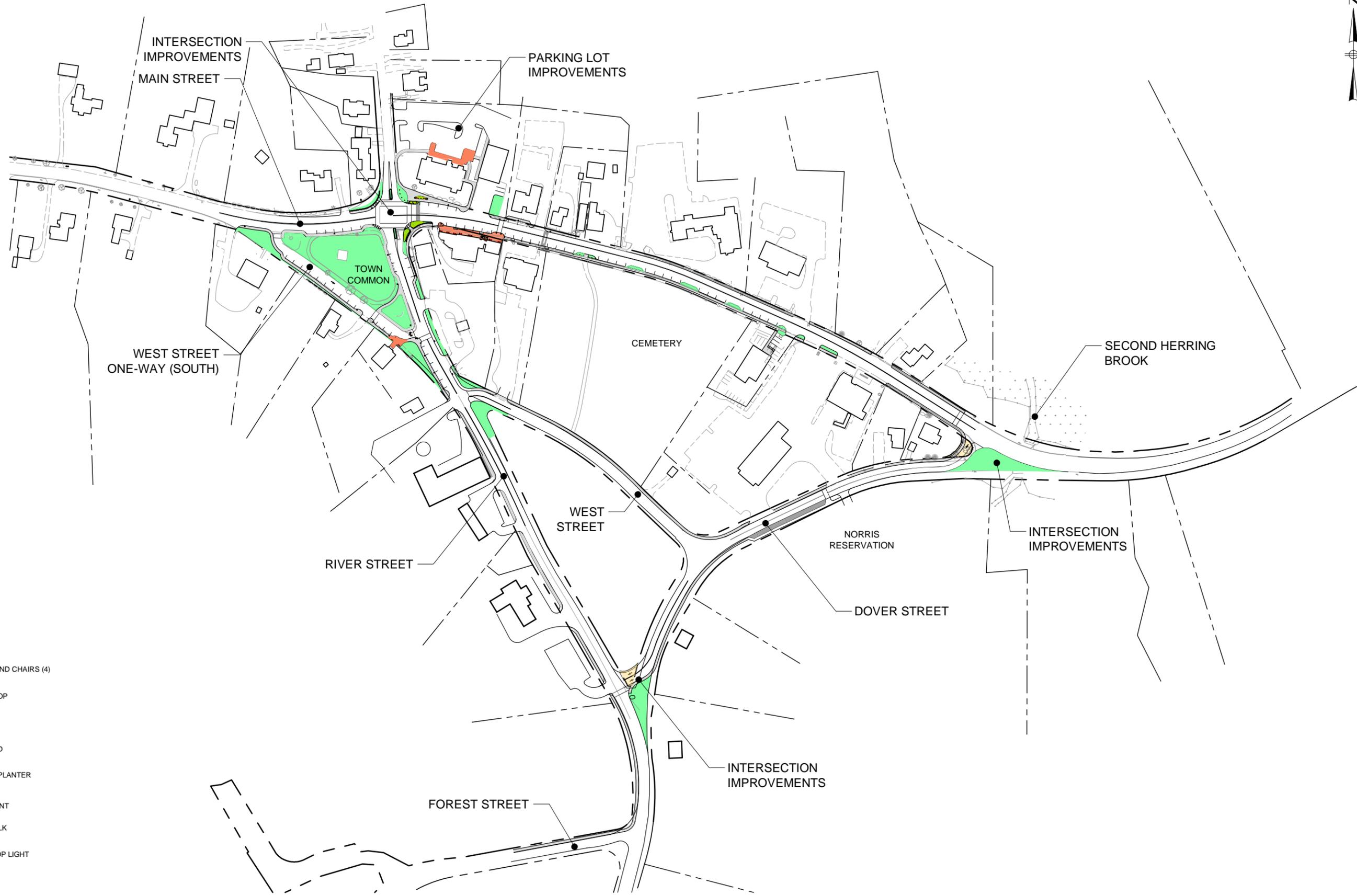
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Town Center Improvement - CONCEPT PLANS

OVERALL EXISTING CONDITIONS PLAN

Norwell, Massachusetts

JOB	4673
PLOT DATE:	Mar. 02, 2015 9:43am
ISSUE DATE:	March 2, 2015
SHEET	2 of 18



LEGEND

-  BENCH
-  TABLE AND CHAIRS (4)
-  BIKE LOOP
-  TRASH
-  BOLLARD
-  ROUND PLANTER
-  PLAZA PAVEMENT
-  SIDEWALK
-  POST TOP LIGHT

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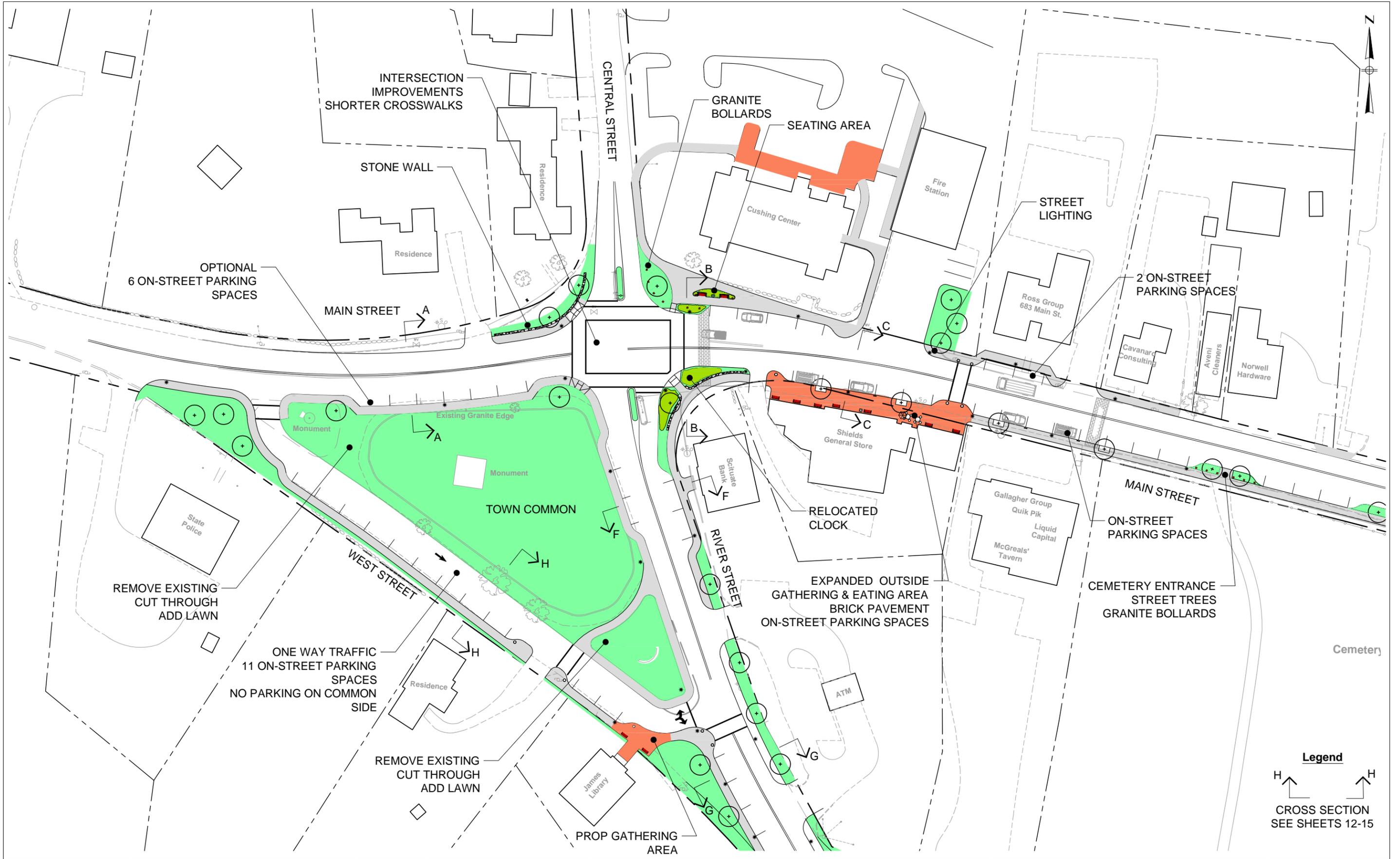
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SCALE:
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 100 75 50 25 0 50 100 200
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Town Center Improvement - CONCEPT PLANS
OVERALL CONCEPT PLAN
 Norwell, Massachusetts

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SHEET	3 of 18

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Legend

H ↑ H ↑

CROSS SECTION
SEE SHEETS 12-15

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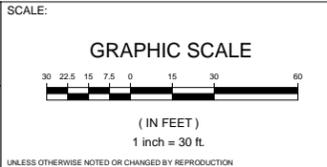
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Town Center Improvement - CONCEPT PLANS
MAIN STREET GENERAL PLAN
OPTION 1
 Norwell, Massachusetts

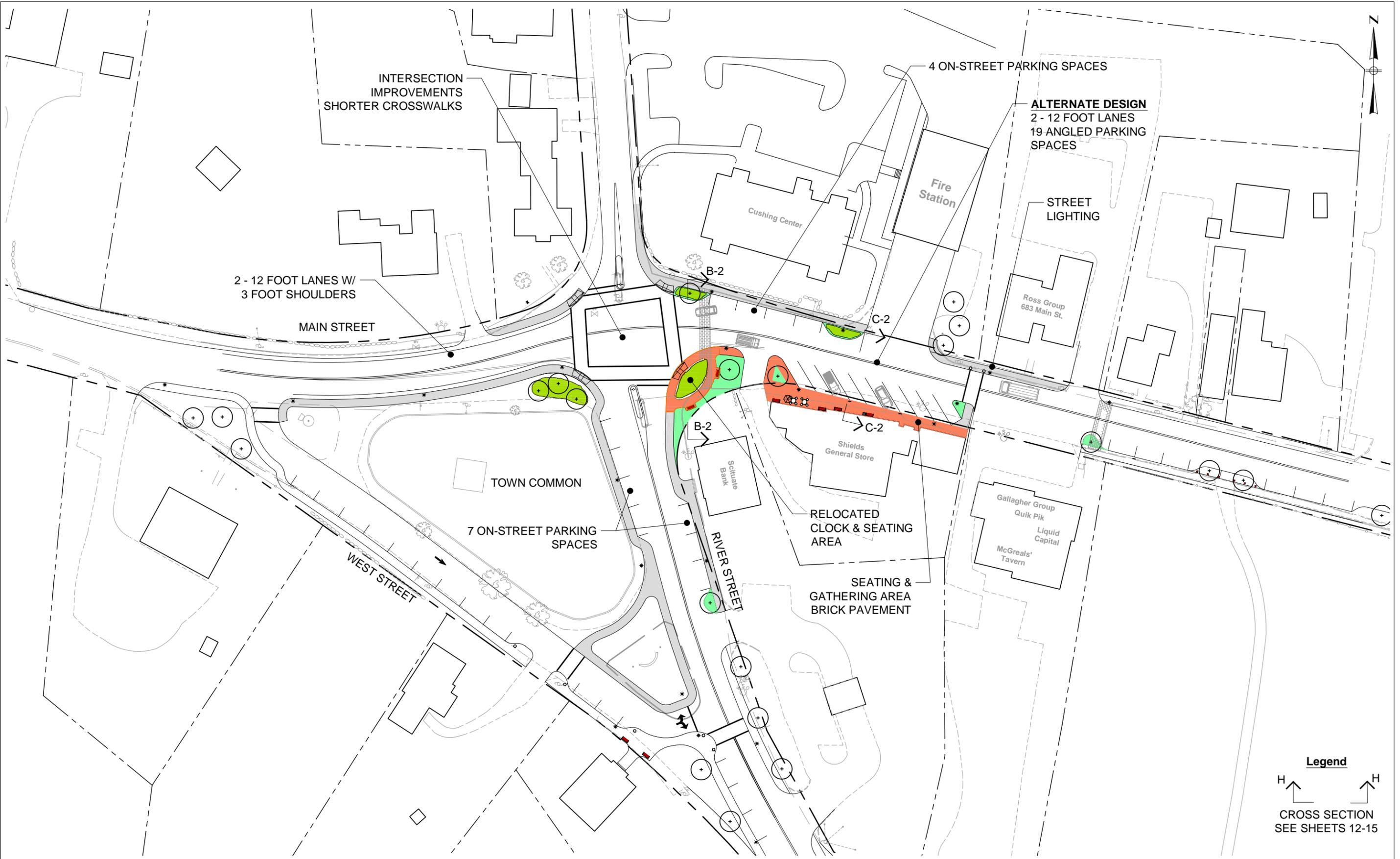
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PLOT DATE: Mar. 02, 2015 9:50am

ISSUE DATE: March 2, 2015

SHEET: 4 of 18

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Legend

H ↑ H ↑

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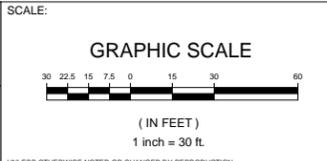
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Town Center Improvement - CONCEPT PLANS
MAIN STREET GENERAL PLAN
OPTION 2
 Norwell, Massachusetts

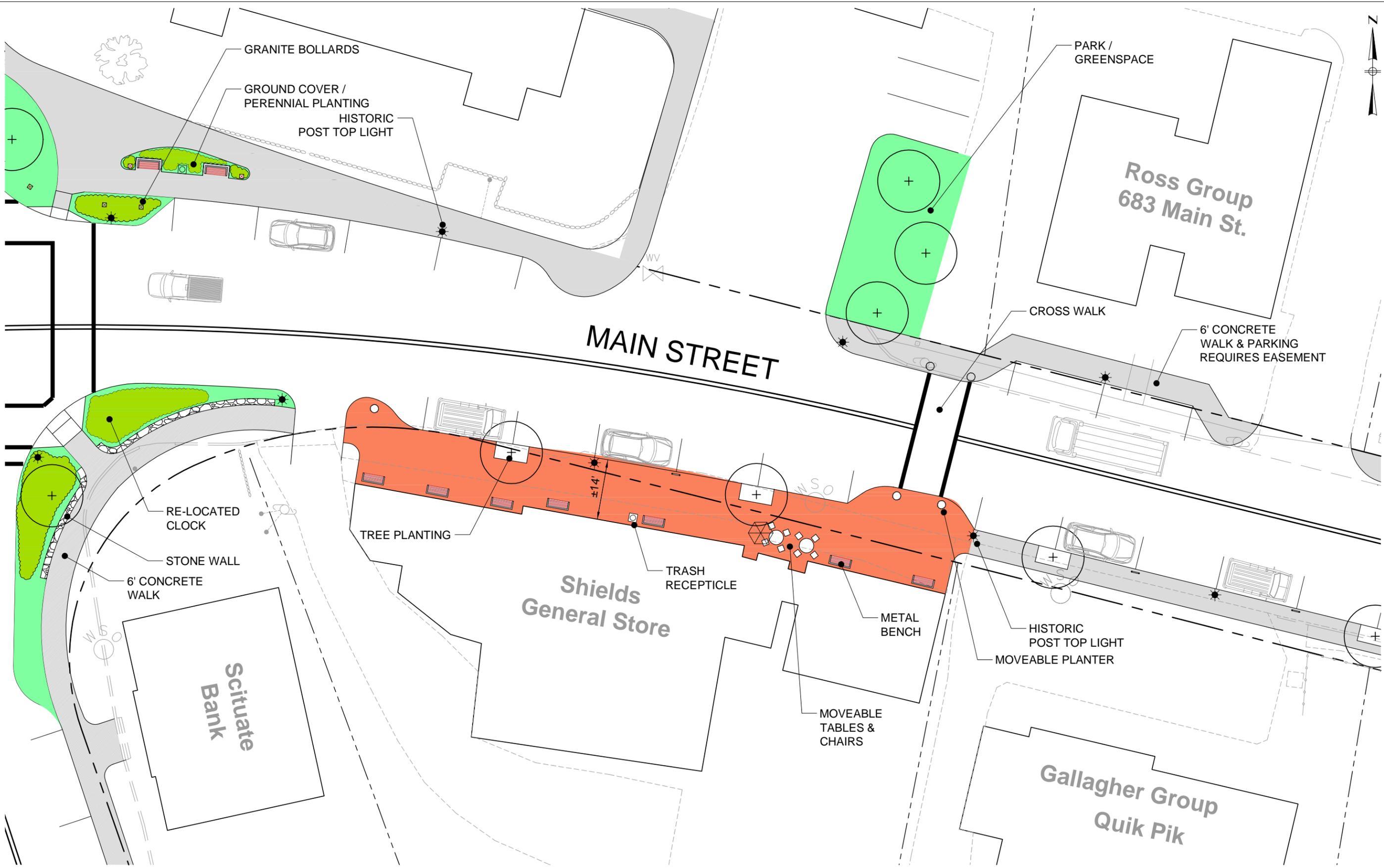
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Town Center Improvement - CONCEPT PLANS
SHIELDS GENERAL STORE
OPTION 1
 Norwell, Massachusetts

JOB: 4673
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 SHEET: 6 of 18

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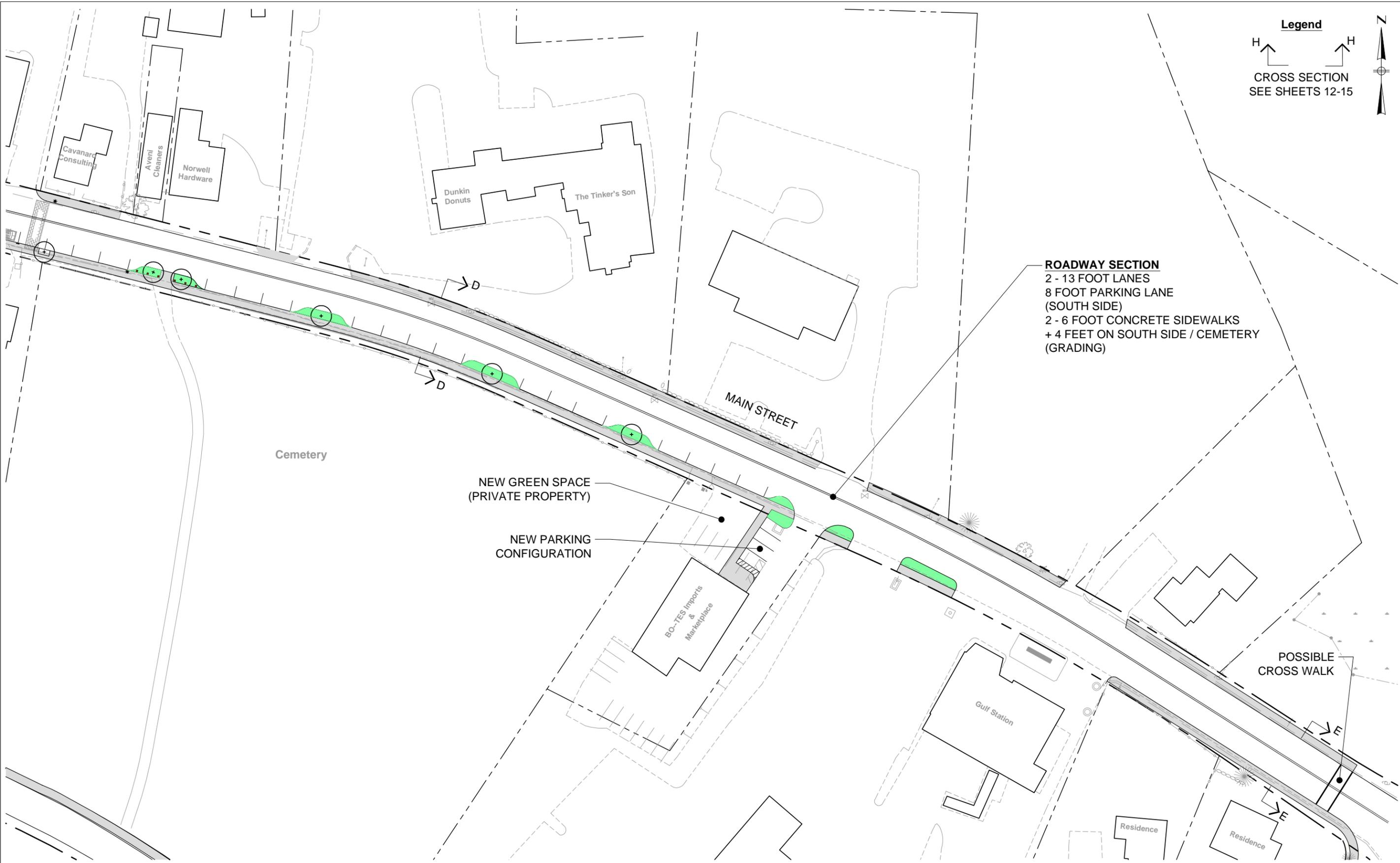
Town Center Improvement - CONCEPT PLANS
SHIELDS GENERAL STORE
OPTION 2
 Norwell, Massachusetts

JOB:	4673
PLOT DATE:	Mar. 02, 2015 10:02am
ISSUE DATE:	March 2, 2015
SHEET:	7 of 18

Legend

H ↑ H ↑

CROSS SECTION
SEE SHEETS 12-15



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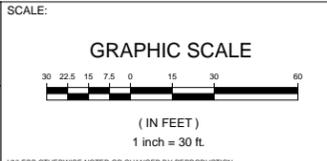
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Town Center Improvement - CONCEPT PLANS

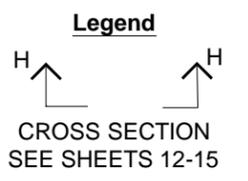
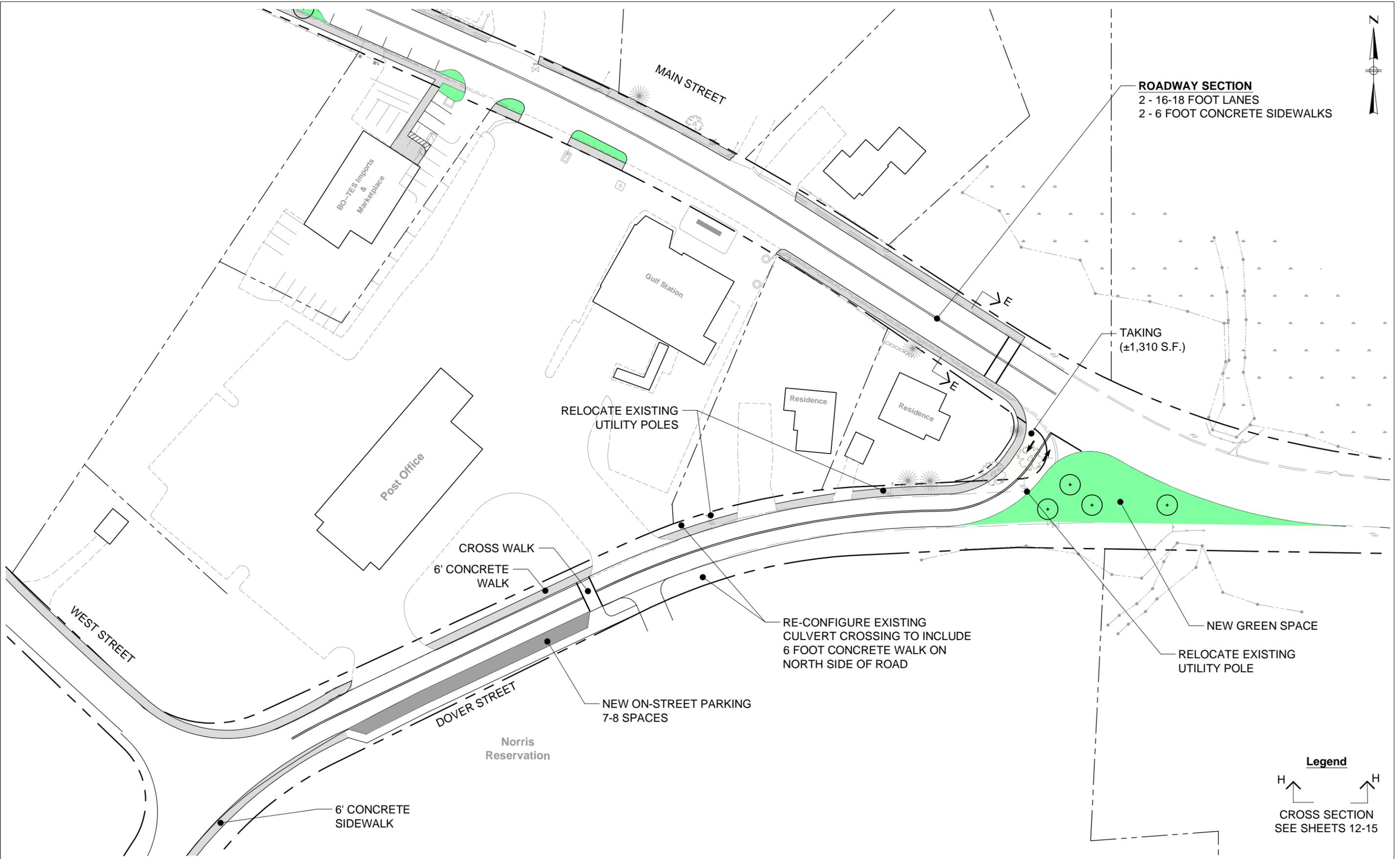
MAIN STREET

GENERAL PLAN - 2

Norwell, Massachusetts

JOB	4673
PLOT DATE:	Mar. 02, 2015 10:04am
ISSUE DATE:	March 2, 2015
SHEET	8 of 18

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NUMBER	DATE	MADE BY	CHECKED BY	DESCRIPTION

REVISIONS

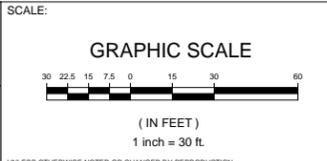
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Town Center Improvement - CONCEPT PLANS
MAIN & DOVER STREET
GENERAL PLAN -3
 Norwell, Massachusetts

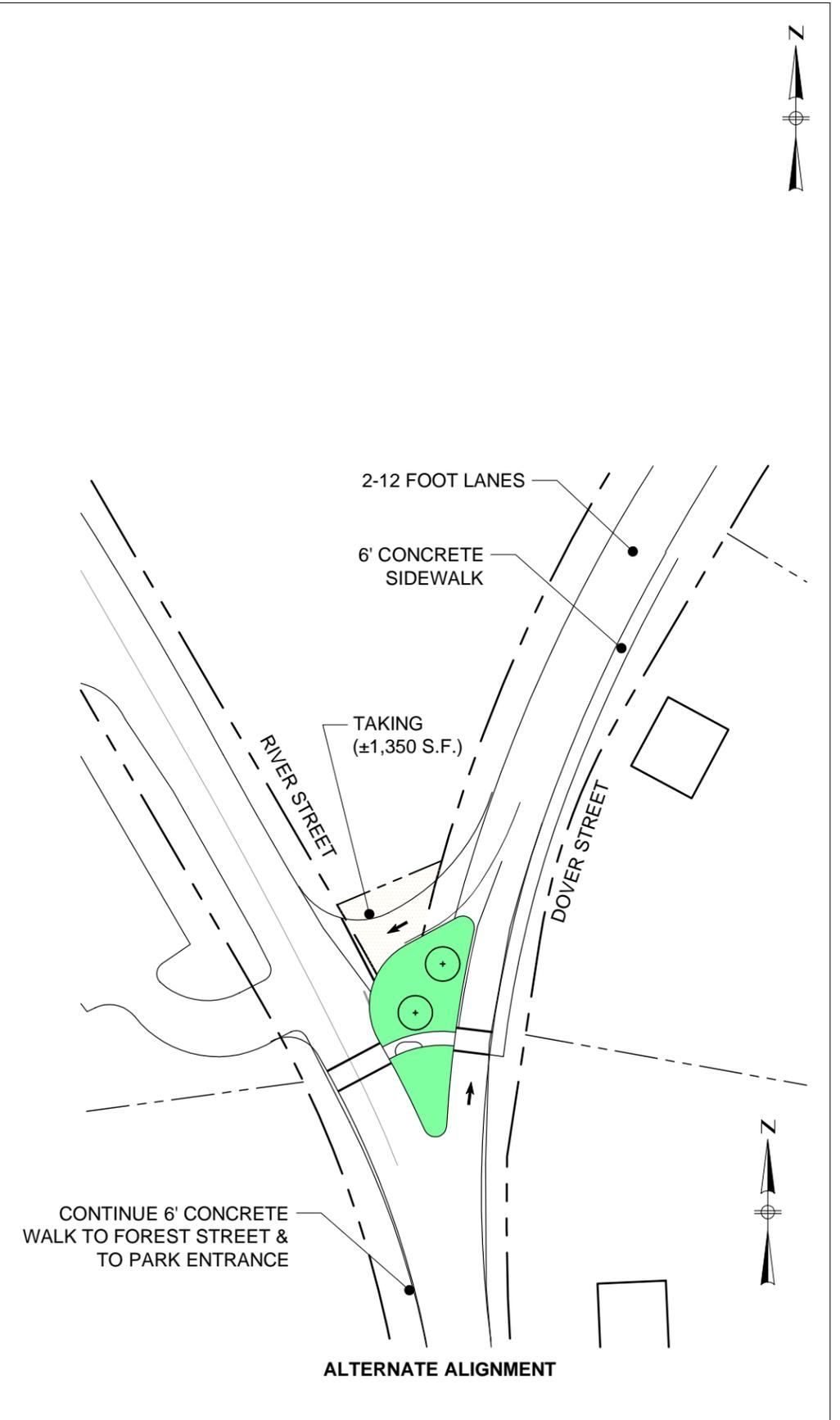
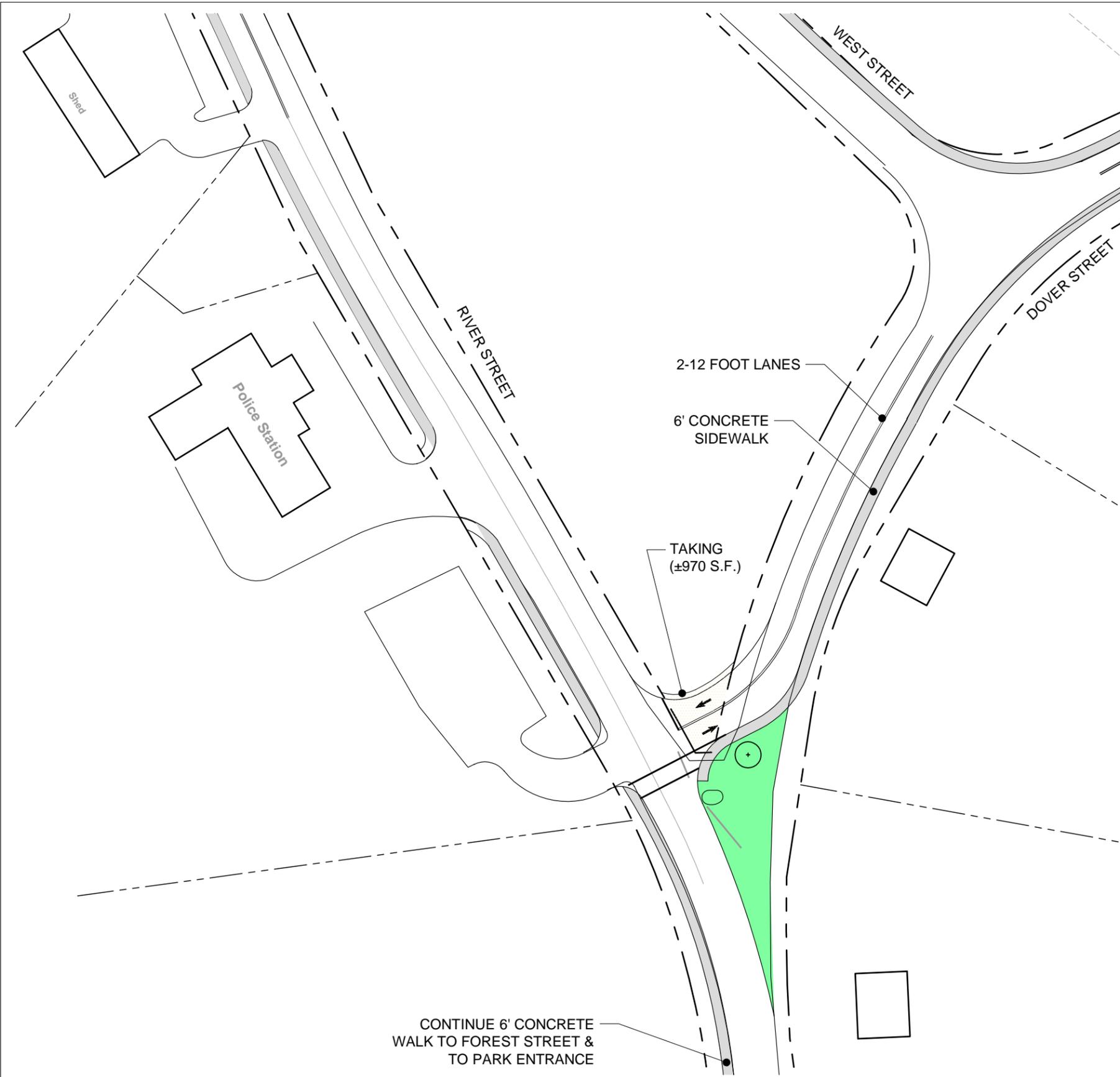
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PLOT DATE: Mar. 02, 2015 10:05am

ISSUE DATE: March 2, 2015

SHEET: 9 of 18

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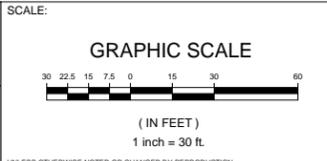


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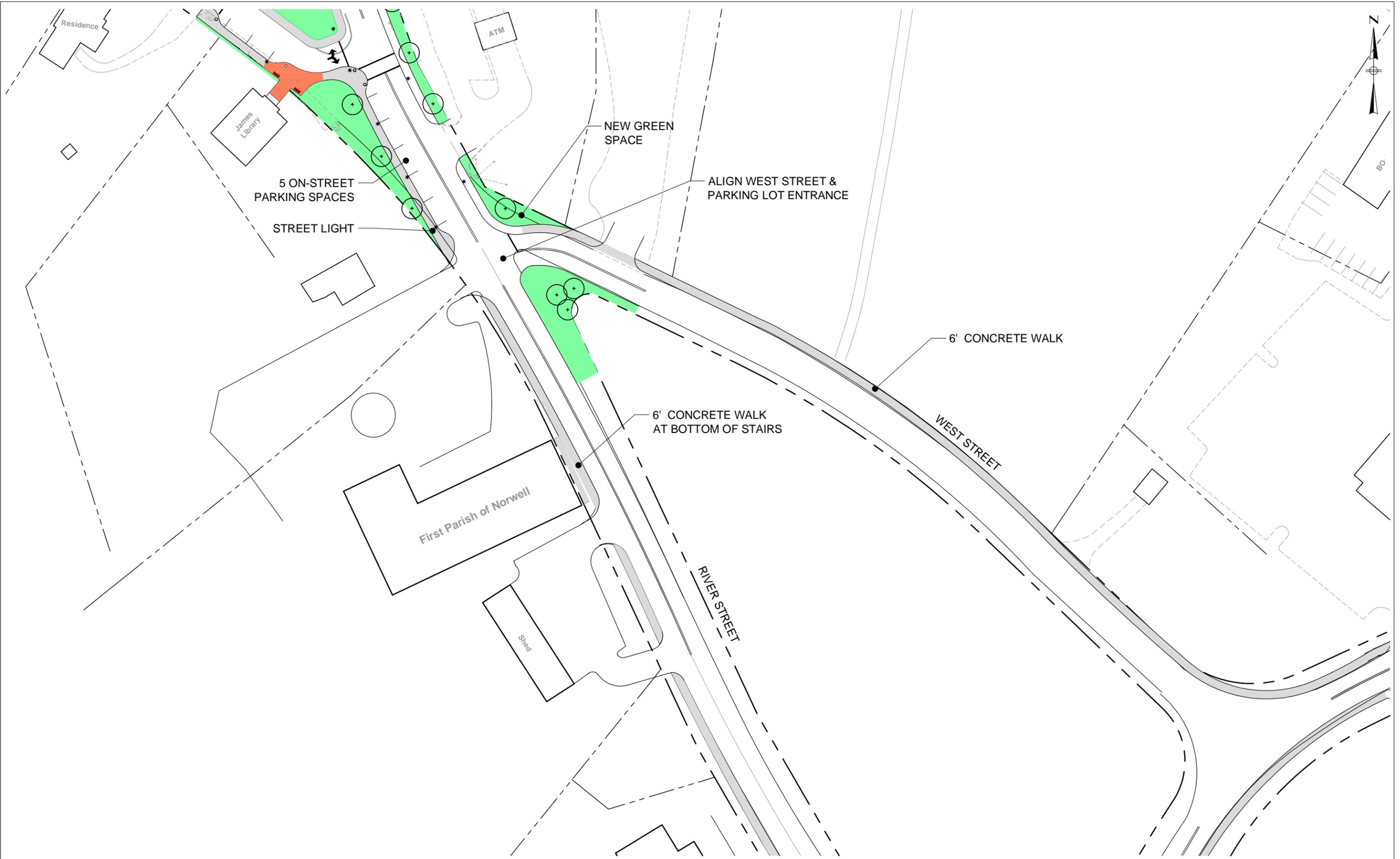
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Town Center Improvement - CONCEPT PLANS
RIVER & DOVER STREETS
GENERAL PLAN - 4
 Norwell, Massachusetts

JOB	4673
PLOT DATE:	Mar. 02, 2015 10:06am
ISSUE DATE:	March 2, 2015
SHEET	10 of 18

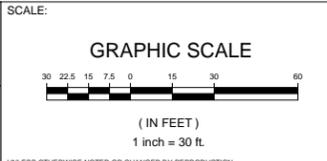
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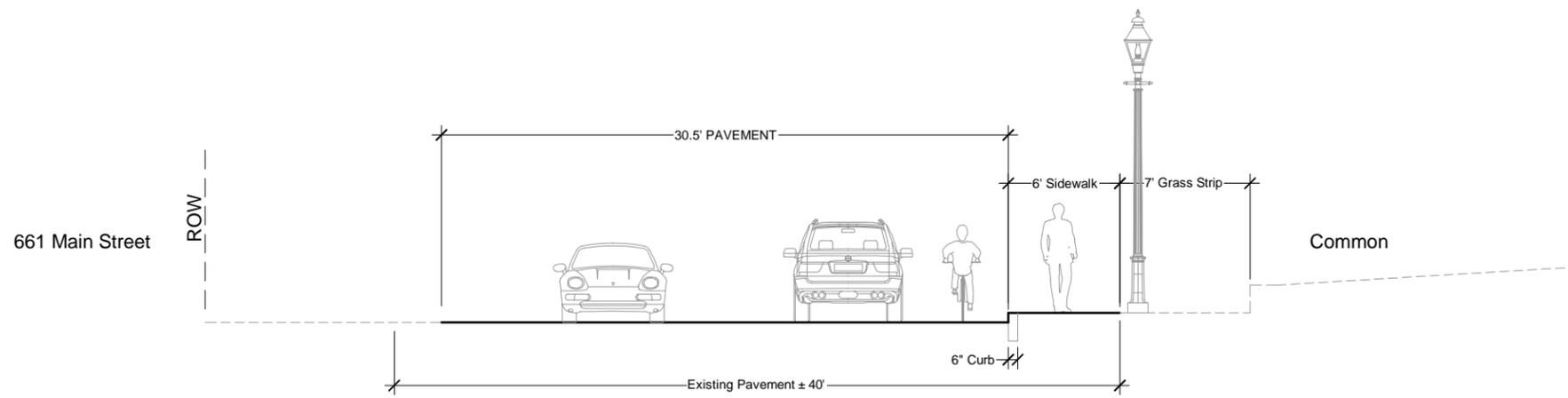
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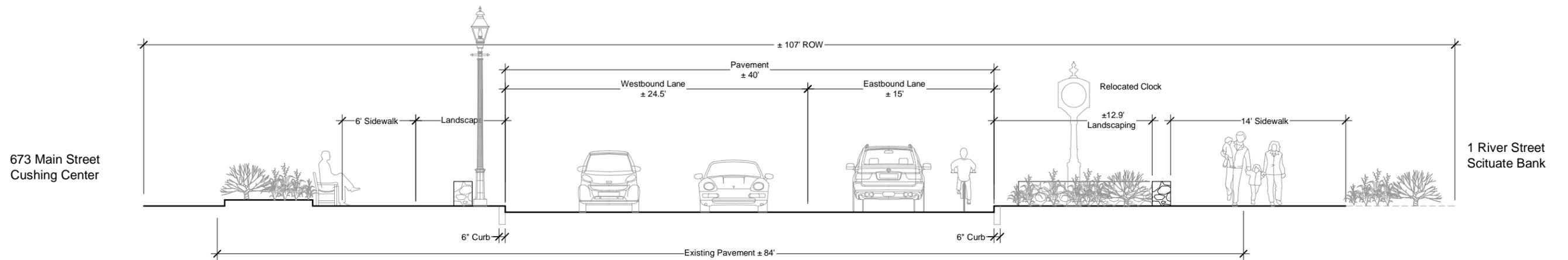


Town Center Improvement - CONCEPT PLANS
RIVER STREET
GENERAL PLAN - 5
 Norwell, Massachusetts

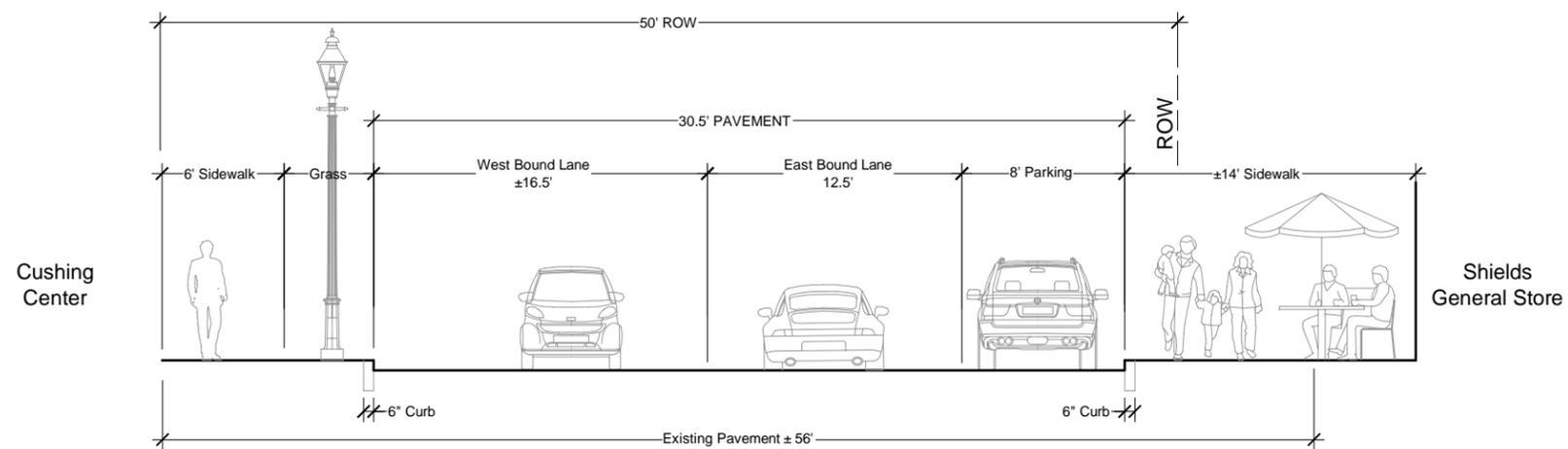
JOB: 4673
 PLOT DATE: Mar. 02, 2015 10:07am
 ISSUE DATE: March 2, 2015
 SHEET: 11 of 18



PROPOSED Main Street
Section - A
SCALE: 1/8" = 1'=0"



PROPOSED Main Street
Section - B
SCALE: 1/8" = 1'=0"



PROPOSED Main Street
Section -C
SCALE: 1/8" = 1'=0"

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Town Center Improvement - CONCEPT PLANS

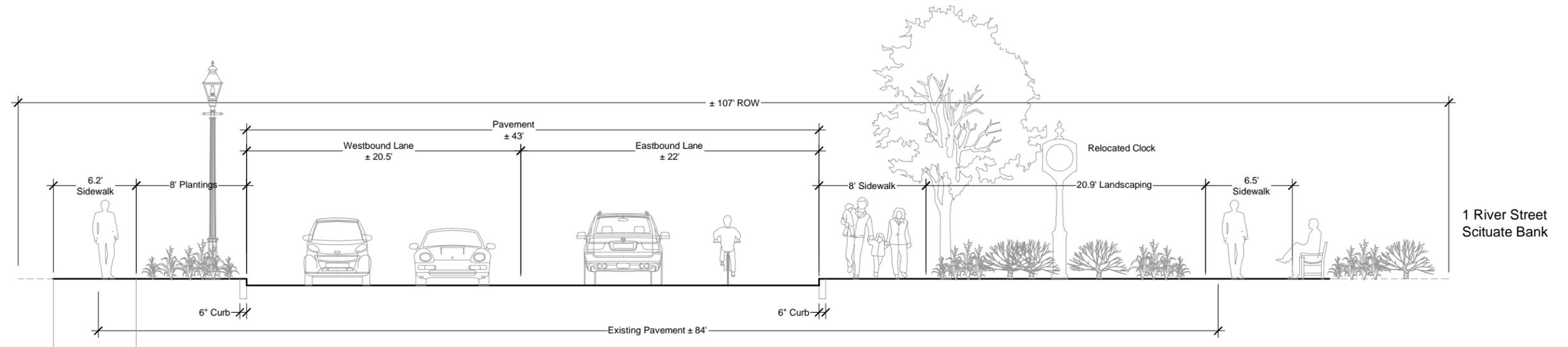
CROSS SECTIONS

Norwell, Massachusetts

JOB:	4673
PLOT DATE:	Mar. 02, 2015 10:12am
ISSUE DATE:	March 2, 2015
SHEET:	12 of 18

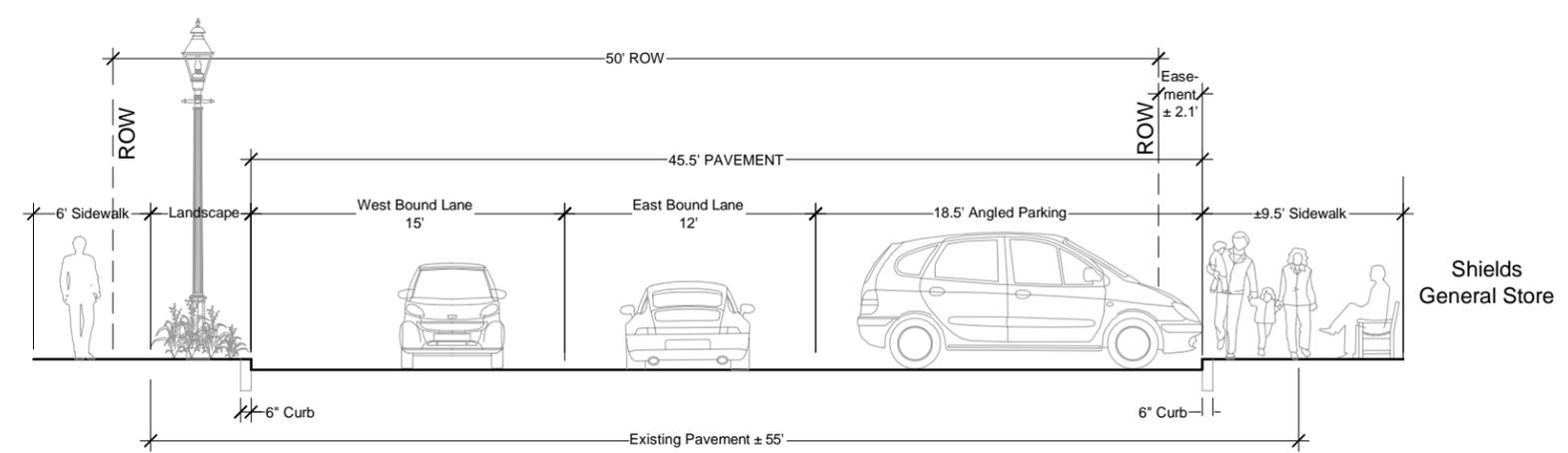
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673 Main Street
Cushing Center



**PROPOSED Main Street
Section - B1 OPTION**
SCALE: 1/8" = 1'-0"

Cushing
Center



**PROPOSED Main Street
Section - C1 OPTION**
SCALE: 1/8" = 1'-0"

Town Center Improvement - CONCEPT PLANS

CROSS SECTIONS

Norwell, Massachusetts

JOB	4673
PLOT DATE	Mar. 02, 2015 10:13am
ISSUE DATE	March 2, 2015
SHEET	13 of 18

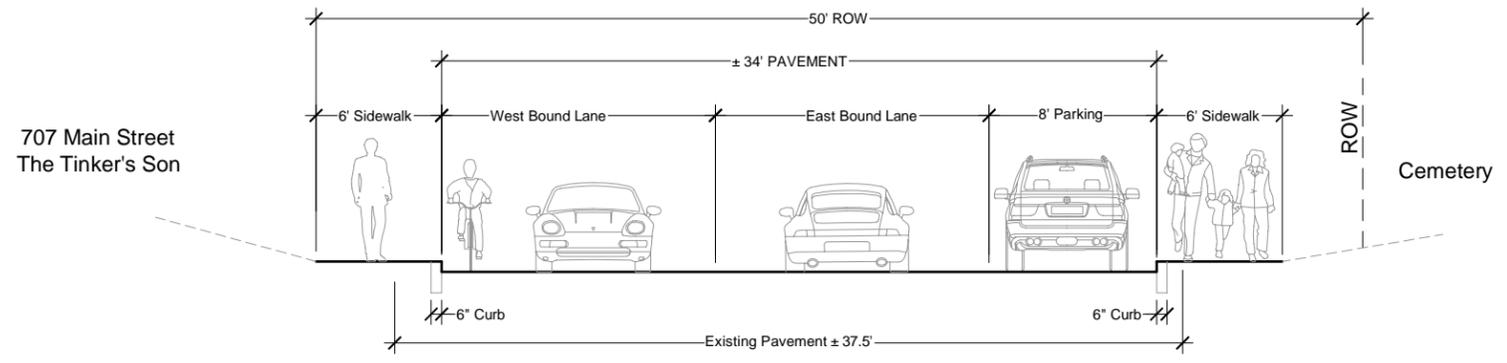
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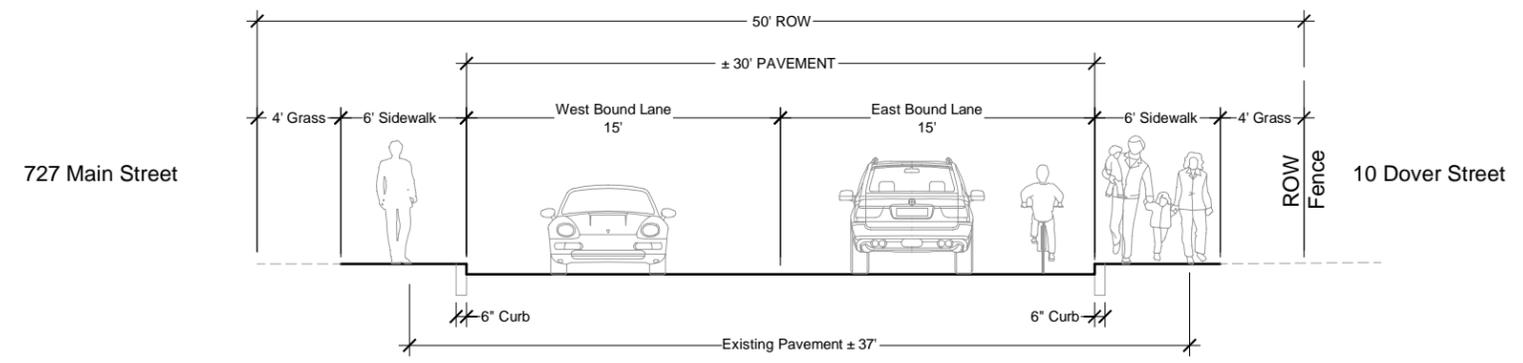
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PROPOSED Main Street
Section - D
SCALE: 1/8" = 1'-0"



PROPOSED Main Street
Section - E
SCALE: 1/8" = 1'-0"

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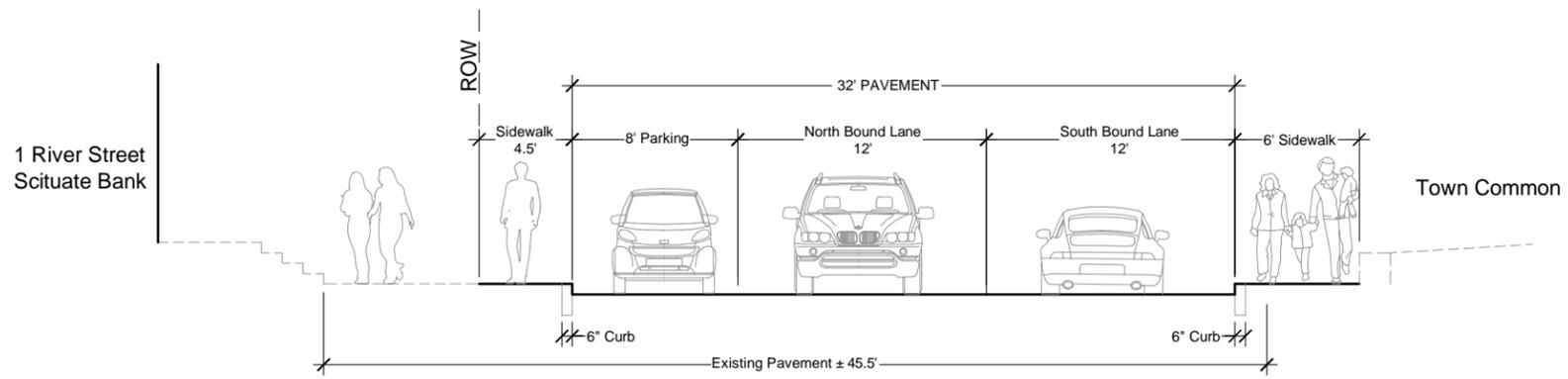
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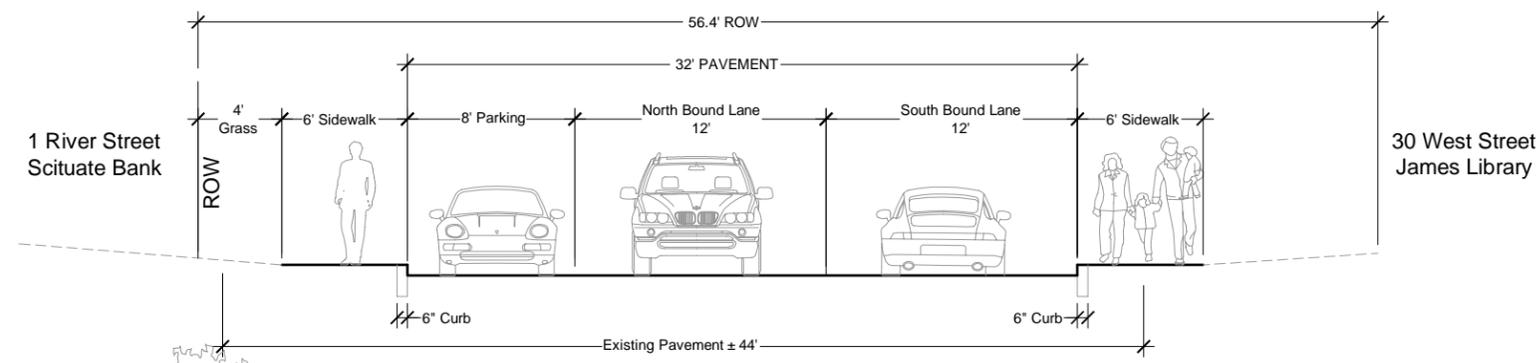
CROSS SECTIONS

Norwell, Massachusetts

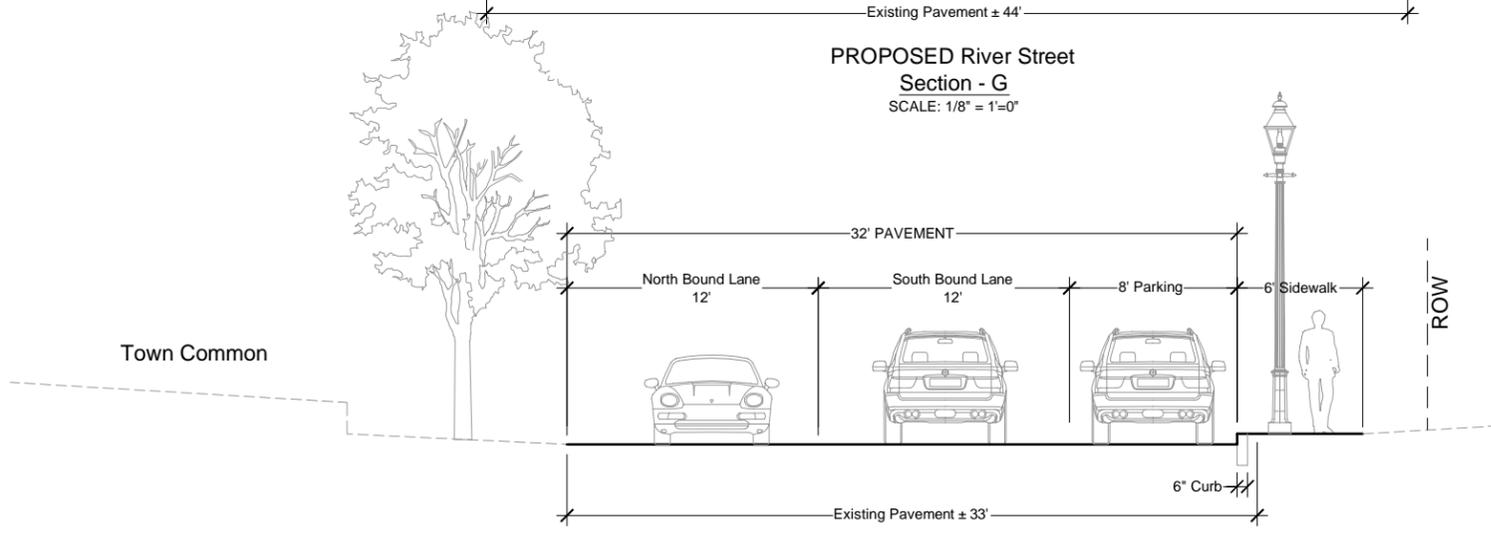
JOB	4673
PLOT DATE	Mar. 02, 2015 10:14am
ISSUE DATE	March 2, 2015
SHEET	14 of 18



PROPOSED River Street
Section - F
SCALE: 1/8" = 1'=0"



PROPOSED River Street
Section - G
SCALE: 1/8" = 1'=0"



PROPOSED West Street
Section - H
SCALE: 1/8" = 1'=0"

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Town Center Improvement - CONCEPT PLANS

CROSS SECTIONS

Norwell, Massachusetts

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SHEET: 15 of 18



Concrete - Broom Finish



Granite Bollards (Optional Chain)



Metal Bench



Post Top Lighting Concept



Wire Cut Brick
(Glen-Gery York Flashed Paver, Class SX)



Stone Wall



Trash Receptacle



Post Top Lighting (LED)
Cushing Center Parking Lot
(Speclines)



Planters

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Town Center Improvement - CONCEPT PLANS

MATERIALS BOARD

Norwell, Massachusetts

JOB:	4673
PLOT DATE:	Mar. 02, 2015 10:17am
ISSUE DATE:	March 2, 2015
SHEET:	16 of 18



View 1



View 3



View 2



View 4

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PERSPECTIVES
 Norwell, Massachusetts

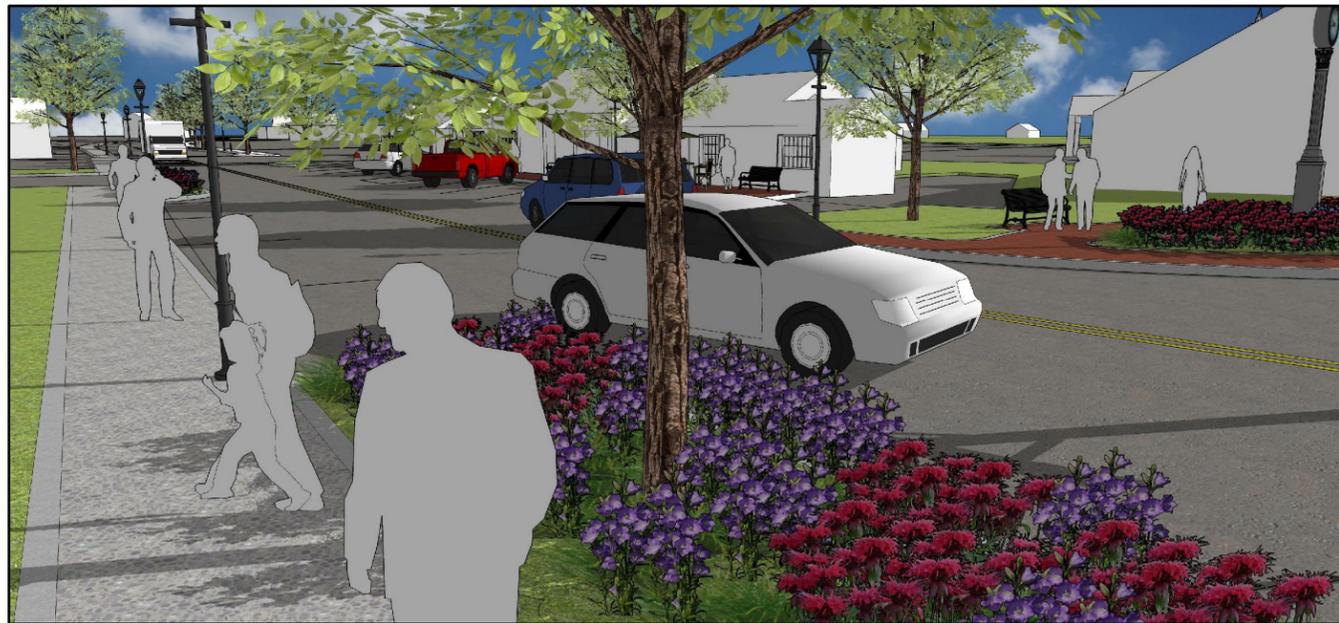
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PLOT DATE:	Mar. 02, 2015 10:17am
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SHEET	17 of 18



View 1



View 3



View 2



View 4

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Town Center Improvement - CONCEPT PLANS
PERSPECTIVES - OPTION
 Norwell, Massachusetts

JOB	4673
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SHEET	18 of 18