# DESIGN REVIEW BOARD
# Monday, February 27, 2023
# 7:30 p.m.

## Virtual Meeting using Zoom
Meeting ID: 845-1987-6965
(Instructions for accessing below)

*Under Governor Baker's Act "Extending Certain COVID-10 Measures Adopted During the State of Emergency", extending the "Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20,", issued June 16, 2021, and in effect until April 1, 2022, extended again through July 15, 2022 meeting of public bodies could be conducted virtually provided that adequate access is provided to the public. On July 16, 2022 legislation was signed to extend key pandemic-era accommodations, including remote local government meeting authorizations, through March 31, 2023.*

**APPLICANTS:**

**To view and participate in this virtual meeting on your phone, download the "Zoom Cloud Meetings" app in any app store or at www.zoom.us. At the above date and time, click on "Join a Meeting" and enter the following Meeting ID: 845-1987-6965 Link: https://us02web.zoom.us/j/84519876965**

**To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click "Join a Meeting" and enter the following ID: 845-1987-6965**

Evans Huber, attorney representing Wingate Development LLC located at 589 Highland Avenue and applying for site plan review.

Charly Nanda, Needham Council for Arts & Culture applying for mural design for exterior wall located at 922 Highland Avenue and West Street.

Chad Bolotin, Graphic Impact Signs representing Landry's Bicycles located at 100 Highland Avenue and applying for signage.

Jay Spencer, owner French Press located at 74 Chapel Street and applying for outdoor dining.

Vinod Kapoor, owner Masala Art located at 990 Great Plain Avenue and applying for outdoor dining, signage and exterior lighting.

Peter Zahka, representing Enterprise Rent-A-Car to discuss informally a proposed project at 1584 Great Plain Avenue.

**REVIEW**
Minutes of 9/12/2022, 10/3/2022, 12/5/2022 and 1/30/2023 meeting.

***Next Public Meeting – March 13, 2023 at 7:30pm via Zoom Webinar***

*TOWN OF NEEDHAM*

*DESIGN REVIEW BOARD*

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

***Property Location:*** 589 Highland Avenue, Needham, MA 02494 *Date:* 2/6/23

***Owner:*** Wingate at Needham, Inc.

*Address:* 63 Kendrick Street, Needham, MA 02494
*Street* *City* *State* *Zip*

*Telephone:* 781-707-9209

***Applicant:*** Wingate Development LLC

*Address:* 63 Kendrick Street, Needham, MA 02494
*Street* *City* *State* *Zip*

*Telephone:* 781-707-9209

***Designer/Installer:*** The Architectural Team, Inc.

*Address:* 50 Commandants Way, Chelsea, MA 02150
*Street* *City* *State* *Zip*

*Telephone:* 617-889-4402

| *Type of Application* |
|---|
| ☐ **Sign** |
| ☐ **Minor Project** |
| ☐ **Exterior Alterations** |
| **Major Project (Site Plan Review)** |
| ☐ **- preliminary** |
| ☒ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

*Brief description of sign or project:*

See Exhibit A attached hereto.

***Please email completed application to elitchman@needhamma.gov***

*Revised 2/2020*

EXHIBIT A
WINGATE -- 589 HIGHLAND AVE
APPLICATION TO DESIGN REVIEW BOARD

By Decision dated March 15, 2022, the Planning Board approved an application for an amendment to the existing Special Permit for this location, to convert the then-current Nursing Home to 50 Independent Living ("IL" ) Units. The Nursing Home was officially closed on or about April 21, 2022. Applicant intends to proceed with the work and change of use authorized by that amendment.

As an expansion to that project, Applicant now proposes to add a third floor to the building, which will add another 22 IL units, for a total of 72 IL units, of which 12.5%, or 9 units, will be affordable as defined in the Elder Services District bylaw. As with the previously approved amendment, no other use is proposed for the site. Major Project Site Plan Review and an amendment to the existing Special Permit is sought from the Planning Board because Independent Living is an SP use in the Elder Services District, and because the proposed third floor will require construction in excess of 10,000 square feet.

Accordingly, review by the Design Review Board is sought as part of the Site Plan Review process.

FRIEZE CRAMER ROSEN & HUBER LLP
COUNSELLORS AT LAW

62 WALNUT STREET, SUITE 6, WELLESLEY, MASSACHUSETTS 02481
781-943-4000 • FAX 781-943-4040

February 6, 2023

Via Overnight Mail
Mr. Mark Gluesing,
Chairman, Design Review Board
48 Mackintosh Avenue
Needham, MA 02492

Re: Wingate Development LLC
589 Highland Ave.
Application for DRB Review

Dear Mark:

Wingate Development LLC has applied for Site Plan Review and Amendment to Special Permit in connection with its proposed addition of a third floor to the existing building at 589 Highland Ave.

In connection with that application, we are seeking DRB review of the project. Enclosed please find three hard copies of the following:

1. Application for DRB Review
2. Architectural plans and elevations prepared by The Architectural Team, Inc.
3. Rendered views of the proposed project prepared by The Architectural Team, Inc.
4. Proposed materials and photographs of the existing building prepared by The Architectural Team, Inc.
5. Landscape plans prepared by Hawk Design, Inc.

Electronic versions of these materials have been submitted to Elisa Litchman. We have asked to be put on the DRB agenda for February 13.

Sincerely,

Evans Huber

Enclosures



Gould Street Looking South



Intersection of Gould Street and Highland Ave.



Side Entrance



Rear Parking

REGISTERED ARCHITECT
MICHAEL B. GINETTE
No. 31191
CHELSEA, MASS.
COMMONWEALTH OF MASSACHUSETTS

**Wingate at Needham Renovation / Expansion**

Needham, MA | February 3, 2023 | 21056 | © The Architectural Team, Inc.

**Existing Images**

WINGATE tat




REGISTERED ARCHITECT
MICHAEL B. BINETTE
No. 31191
CHELSEA, MASS.
COMMONWEALTH OF MASSACHUSETTS

**Wingate at Needham Renovation / Expansion**

Needham, MA | February 1, 2023 | 21056 | © The Architectural Team, Inc.

**Rendered View from Intersection of Gould Street and Highland Avenue**

WINGATE tat



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COMMONWEALTH OF MASSACHUSETTS

**Wingate at Needham Renovation / Expansion**

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**Rendered View from Gould Street Looking South**

WINGATE tat



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MASS.
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## Wingate at Needham Renovation / Expansion

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## Rendered View from Rear Parking

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CHELSEA, MASS.
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## Wingate at Needham Renovation / Expansion

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## Rendered View from Side Entrance

WINGATE tat

## SIDING



HARDIE PLANK LAP SIDING
AT THIRD FLOOR ADDITION
- LIGHT MIST



HARDIE FIBER CEMENT SMOOTH
PANEL WITH FRY REGLETS AT
THIRD FLOOR ADDITION
- ARCTIC WHITE

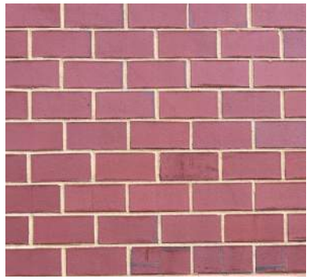


HARDIE FIBER CEMENT SMOOTH
PANEL WITH FRY REGLETS
ACCENT COLOR & ROOF CAP AT
LIGHT MIST LAP SIDING
- NIGHT GRAY



1/2" REVEAL FRY REGLET AT
FIBER CEMENT PANELS
- MILLED FINISH

## MASONRY



EXISTING RED BRICK
TO REMAIN



EXISTING YELLOW
BRICK PAINTED
- SW GRIZZLE GRAY

## ROOFING



ARCHITECTURAL
ASPHALT SHINGLES
WHERE ROOFING
SLOPES

## WINDOWS



VINYL SINGLE HUNG
WINDOWS MUNTINS AS
SHOWN ON ELEVATIONS
- BLACK





## RAILINGS



PRE-FINISHED ALUMINUM
JULIET BALCONY RAILINGS
- BLACK

REGISTERED ARCHITECT
MICHAEL B. BINETTE
No. 31191
CHELSEA
MASS.
COMMONWEALTH OF MASSACHUSETTS

# WINGATE AT NEEDHAM
# RENOVATION / EXPANSION
## 589 HIGHLAND AVENUE
## NEEDHAM, MA.



| SHEET LIST | |
|---|---|
| SHEET NUMBER | SHEET NAME |
| 001 - TITLE SHEETS | |
| T0.01 | PROJECT COVER |
| 004 - CIVIL DRAWINGS (UNDER SEPARATE COVER) | |
| 1 | TITLE SHEET |
| 2 | SITE PLAN |
| 3 | LAYOUT PLAN |
| 006 - LANDSCAPE DRAWINGS (UNDER SEPARATE COVER) | |
| L.1 | PATIO PLAN |
| L.2 | ENTRY PLAN |
| L.3 | PARKING / PATIO PLAN |
| 007 - DEMOLITION DRAWINGS | |
| D1.00 | EXISTING / DEMOLITION OVERALL PLAN - BASEMENT |
| D1.01 | EXISTING / DEMOLITION OVERALL PLANS (SCHEMATIC) |
| 008 - ARCHITECTURAL - 1.00 OVERALL PLANS | |
| A1.00 | PROPOSED OVERALL PLAN - BASEMENT |
| A1.01 | PROPOSED OVERALL PLANS (SCHEMATIC) |
| A1.02 | PROPOSED OVERALL PLAN LEVEL 3 & ROOF (SCHEMATIC) |
| 008 - ARCHITECTURAL - 4.00 ELEVATIONS | |
| A4.01 | EXTERIOR ELEVATIONS |
| A4.02 | EXTERIOR ELEVATIONS |
| A4.03 | EXTERIOR ELEVATIONS |

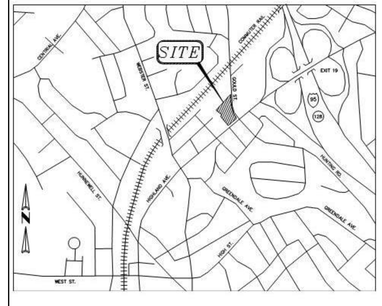
SUBMISSIONS :

| | |
|---|---|
| FEBRUARY 3, 2023 | PLANNING BOARD SUBMISSION<br>FOR SITE PLAN REVIEW |

PROJECT CONTACT INFORMATION :

| | |
|---|---|
| OWNER | WINGATE AT NEEDHAM, INC.<br>63 KENDRICK STREET<br>NEEDHAM, MA 02494<br>PHONE #:<br>FAX #: |
| ARCHITECT | THE ARCHITECTURAL TEAM<br>50 COMMANDANTS WAY AT ADMIRALS HILL<br>CHELSEA, MA 02150<br>PHONE #: 617.889.4402<br>FAX #: 617.884.4329 |
| SURVEY CONSULTANT | R.E. CAMERON & ASSOCIATES, INC.<br>681 WASHINGTON ST.<br>NORWOOD, MA 02062<br>PHONE #: 781.769.1777<br>FAX #: |
| TRANSPORTATION CONSULTANT | RON MULLER & ASSOCIATES<br>56 TERESA ROAD<br>HOPKINTON, MA 01748<br>PHONE #: 508.395.1576<br>FAX #: |
| CIVIL ENGINEER | KELLY ENGINEERING GROUP, INC.<br>0 CAMPENELLI DRIVE<br>BRAINTREE, MA 02184<br>PHONE #:<br>FAX #: |
| LANDSCAPE ARCHITECT | HAWK DESIGN INC.<br>P.O. BOX 1309<br>SANDWICH, MA 02563<br>PHONE #:<br>FAX #: |

LOCUS MAP :




tat

© The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
**O** 617.889.4402
**F** 617.884.4329
architecturalteam.com

Consultant:

Revision:

Architect of Record:

Drawn: JS

Checked: AS

Scale:

Key Plan:

Project Name:
WINGATE AT NEEDHAM RENOVATION / EXPANSION

589 HIGHLAND AVENUE
NEEDHAM, MA.

Sheet Name:
PROJECT COVER

Project Number:
21056

Issue Date:
FEBRUARY 3, 2023

Sheet Number:
T0.01

2/1/2023 8:27:37 AM
C:\Users\jsmith\Documents\21056_R21_Wingate Needham Rehabilitation_3rd floor_jsmithZGFGS.rvt

# SITE DEVELOPMENT PLANS

FOR

## WINGATE AT NEEDHAM, INC
## 589 HIGHLAND AVENUE
## NEEDHAM, MA

FEBRUARY 03, 2023

| SHEET INDEX | | | | | | |
|---|---|---|---|---|---|---|
| SHEET No. | DESCRIPTION | LATEST REVISED DATE | CONSTRUCTION REVISIONS | | | |
| 1 | COVER SHEET | | | | | |
| 2 | EXISTING CONDITIONS PLAN | | | | | |
| 3 | LAYOUT PLAN | | | | | |




LOCATION MAP


### OWNER:
WINGATE AT NEEDHAM, INC
63 KENDRICK STREET
NEEDHAM, MA 02494

### APPLICANT:
WINGATE DEVELOPMENT LLC
63 KENDRICK STREET
NEEDHAM, MA 02494

### CIVIL ENGINEER:
KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

### LAND SURVEYOR:
R.E. CAMERON & ASSOCIATES, INC.
681 WASHINGTON ST.
NORWOOD, MA 02062

### ARCHITECT:
THE ARCHITECTURAL TEAM
50 COMMANDANTS WAY
CHELSEA, MA 02150

### LANDSCAPE ARCHITECT:
HAWK DESIGN INC.
P.O. BOX 1309
SANDWICH, MA 02563

### TRAFFIC CONSULTANT:
RON MUELLER & ASSOCIATES
56 TERESA ROAD
HOPKINTON, MA 01748



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THE EXTENT OF KELLY ENGINEERING GROUPS LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST

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Brandon Li
2023.02.01
16:45:17
-05'00'

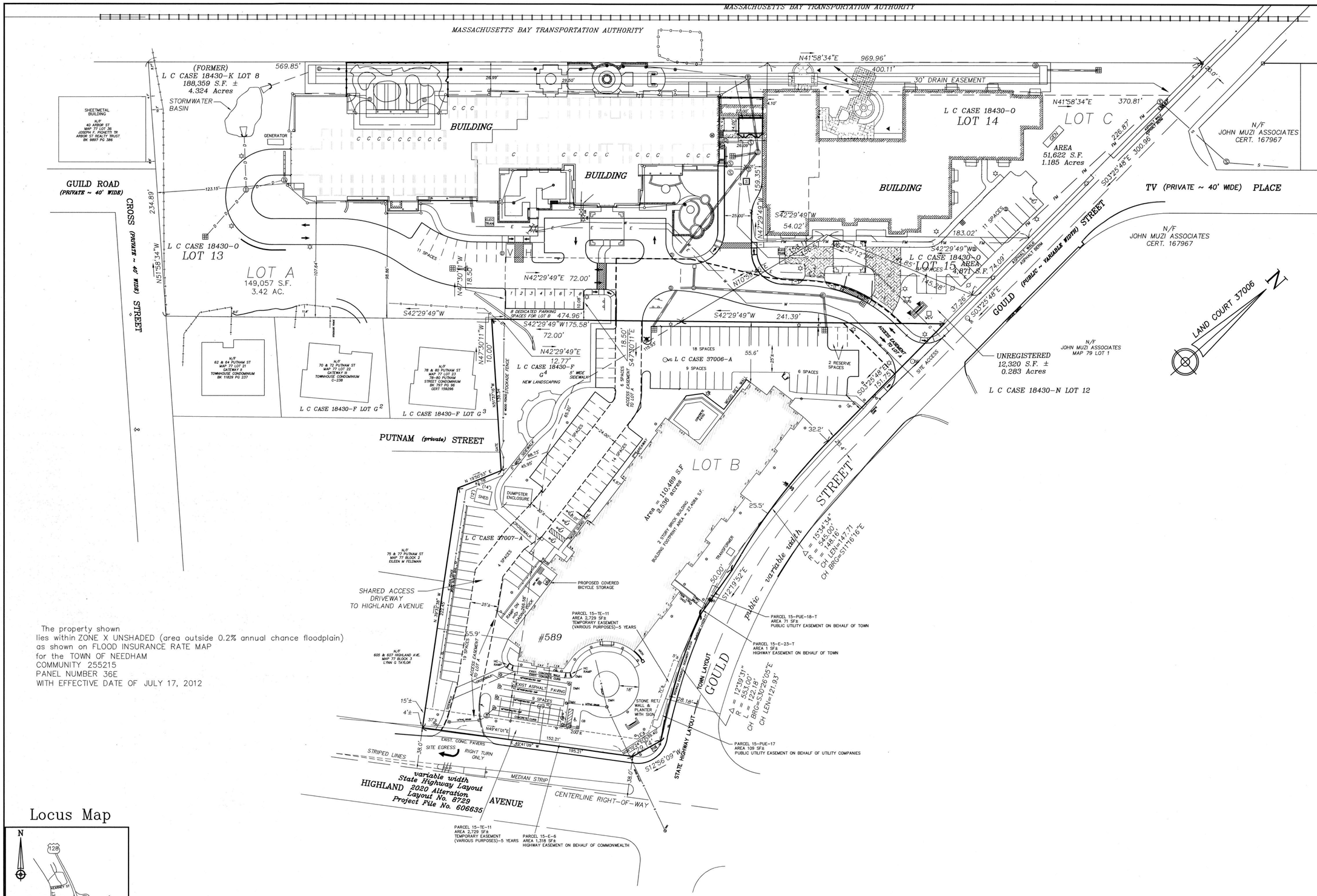
COMMONWEALTH OF MASSACHUSETTS
BRANDON G. LI
CIVIL
No. 57736
REGISTERED PROFESSIONAL ENGINEER

| | |
|---|---|
| SCALE NA | JOB # 2022-164 |
| DATE 02/03/23 | DRAWN BY CJL |
| SHEET 1 of 3 | CHKD BY DAM |
| FILE # TS00 | APPD BY DNK |

589 HIGHLAND AVENUE
NEEDHAM ,MA

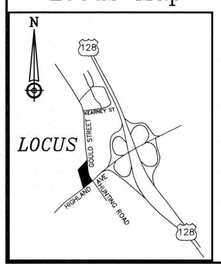

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com


SHEET NO. 1




The property shown
lies within ZONE X UNSHADED (area outside 0.2% annual chance floodplain)
as shown on FLOOD INSURANCE RATE MAP
for the TOWN OF NEEDHAM
COMMUNITY 255215
PANEL NUMBER 36E
WITH EFFECTIVE DATE OF JULY 17, 2012

Locus Map




COPYRIGHT 2020 R.E. Cameron & Associates, Inc.

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

COMMONWEALTH OF MASSACHUSETTS
SCOTT D. CAMERON #35393
REGISTERED PROFESSIONAL LAND SURVEYOR

1.31.2023

| | |
|---|---|
| SCALE: | 1"=40' DATE: 02/03/23 |
| DRAWN BY: | SLS MATH: |
| JOB NUMBER: | 3774 CHECKED BY: |
| COUNTY: | NORFOLK |
| TITLE: | |

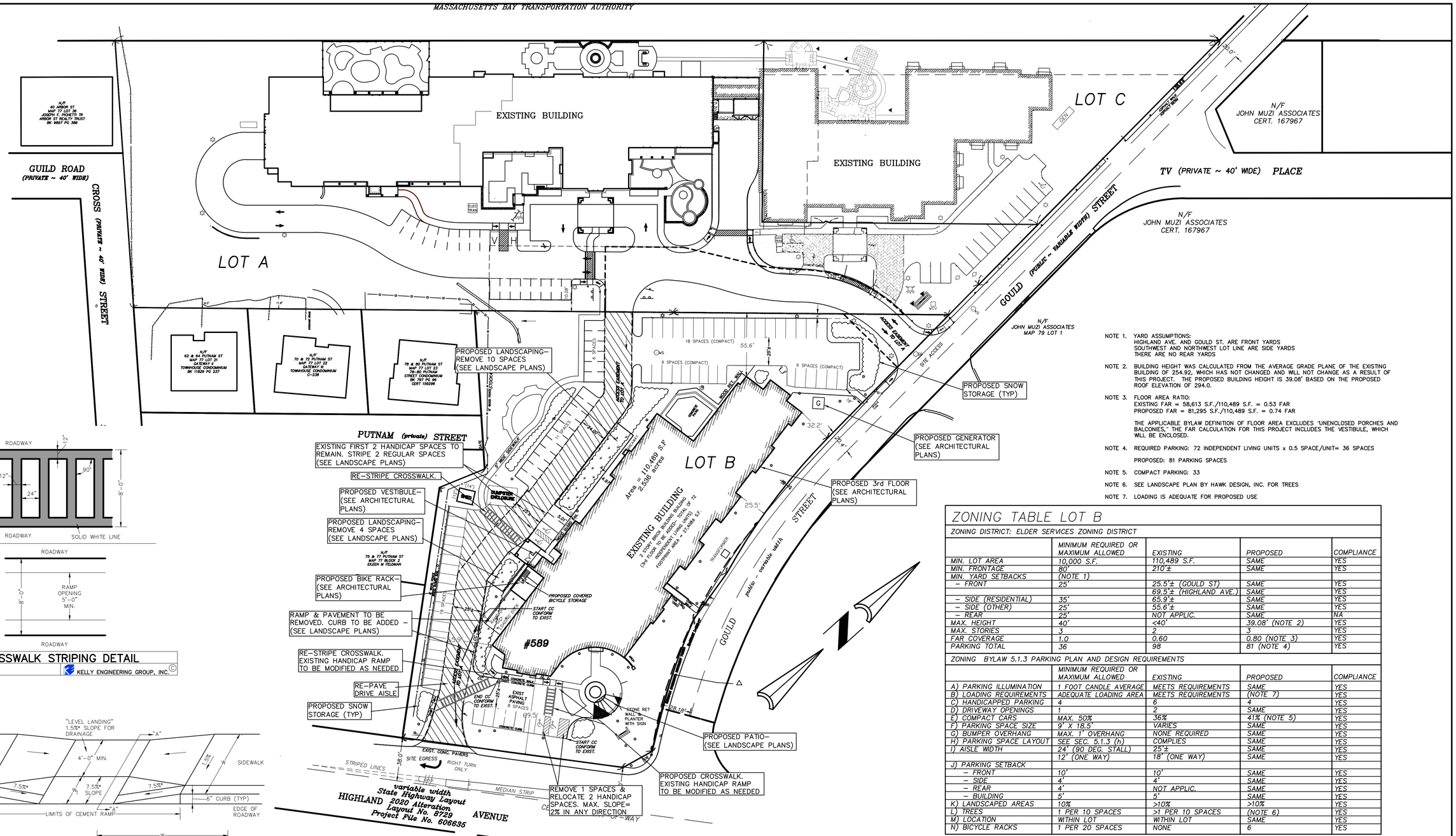
***EXISTING CONDITIONS PLAN***
***589 HIGHLAND AVENUE***
***WINGATE AT NEEDHAM, INC.***
***NEEDHAM, MASS.***

3774AB3

Revisions

| No. | Date | Description |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SHEET NUMBER: 2




NOTE 1. YARD ASSUMPTIONS:
HIGHLAND AVE. AND GOULD ST. ARE FRONT YARDS
SOUTHWEST AND NORTHWEST LOT LINE ARE SIDE YARDS
THERE ARE NO REAR YARDS

NOTE 2. BUILDING HEIGHT WAS CALCULATED FROM THE AVERAGE GRADE PLANE OF THE EXISTING BUILDING OF 254.92, WHICH HAS NOT CHANGED AND WILL NOT CHANGE AS A RESULT OF THIS PROJECT. THE PROPOSED BUILDING HEIGHT IS 39.08' BASED ON THE PROPOSED ROOF ELEVATION OF 294.0.

NOTE 3. FLOOR AREA RATIO:
EXISTING FAR = 58,613 S.F./110,489 S.F. = 0.53 FAR
PROPOSED FAR = 81,295 S.F./110,489 S.F. = 0.74 FAR

THE APPLICABLE BYLAW DEFINITION OF FLOOR AREA EXCLUDES "UNENCLOSED PORCHES AND BALCONIES," THE FAR CALCULATION FOR THIS PROJECT INCLUDES THE VESTIBULE, WHICH WILL BE ENCLOSED.

NOTE 4. REQUIRED PARKING: 72 INDEPENDENT LIVING UNITS x 0.5 SPACE/UNIT= 36 SPACES

PROPOSED: 81 PARKING SPACES

NOTE 5. COMPACT PARKING: 33

NOTE 6. SEE LANDSCAPE PLAN BY HAWK DESIGN, INC. FOR TREES

NOTE 7. LOADING IS ADEQUATE FOR PROPOSED USE

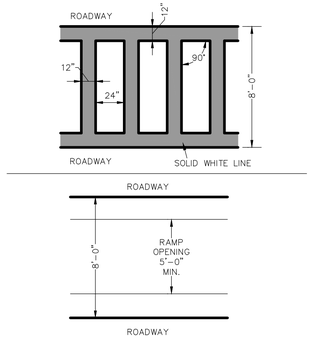
## ZONING TABLE LOT B

ZONING DISTRICT: ELDER SERVICES ZONING DISTRICT

| | MINIMUM REQUIRED OR MAXIMUM ALLOWED | EXISTING | PROPOSED | COMPLIANCE |
|---|---|---|---|---|
| MIN. LOT AREA | 10,000 S.F. | 110,489 S.F. | SAME | YES |
| MIN. FRONTAGE | 80' | 210'± | SAME | YES |
| MIN. YARD SETBACKS | (NOTE 1) | | | |
| – FRONT | 25' | 25.5'± (GOULD ST) | SAME | YES |
| | | 69.5'± (HIGHLAND AVE.) | SAME | YES |
| – SIDE (RESIDENTIAL) | 35' | 65.9'± | SAME | YES |
| – SIDE (OTHER) | 25' | 55.6'± | SAME | YES |
| – REAR | 25' | NOT APPLIC. | SAME | NA |
| MAX. HEIGHT | 40' | <40' | 39.08' (NOTE 2) | YES |
| MAX. STORIES | 3 | 2 | 3 | YES |
| FAR COVERAGE | 1.0 | 0.60 | 0.80 (NOTE 3) | YES |
| PARKING TOTAL | 36 | 98 | 81 (NOTE 4) | YES |

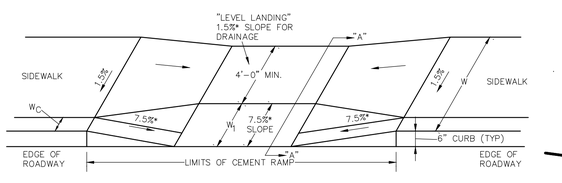
ZONING BYLAW 5.1.3 PARKING PLAN AND DESIGN REQUIREMENTS

| | MINIMUM REQUIRED OR MAXIMUM ALLOWED | EXISTING | PROPOSED | COMPLIANCE |
|---|---|---|---|---|
| A) PARKING ILLUMINATION | 1 FOOT CANDLE AVERAGE | MEETS REQUIREMENTS | SAME | YES |
| B) LOADING REQUIREMENTS | ADEQUATE LOADING AREA | MEETS REQUIREMENTS | (NOTE 7) | YES |
| C) HANDICAPPED PARKING | 4 | 6 | 4 | YES |
| D) DRIVEWAY OPENINGS | 1 | 2 | SAME | YES |
| E) COMPACT CARS | MAX. 50% | 36% | 41% (NOTE 5) | YES |
| F) PARKING SPACE SIZE | 9' X 18.5' | VARIES | SAME | YES |
| G) BUMPER OVERHANG | MAX. 1' OVERHANG | NONE REQUIRED | SAME | YES |
| H) PARKING SPACE LAYOUT | SEE SEC. 5.1.3 (h) | COMPLIES | SAME | YES |
| I) AISLE WIDTH | 24' (90 DEG. STALL) | 25'± | SAME | YES |
| | 12' (ONE WAY) | 18' (ONE WAY) | SAME | YES |
| J) PARKING SETBACK | | | | |
| – FRONT | 10' | 10' | SAME | YES |
| – SIDE | 4' | 4' | SAME | YES |
| – REAR | 4' | NOT APPLIC. | SAME | YES |
| – BUILDING | 5' | 5' | SAME | YES |
| K) LANDSCAPED AREAS | 10% | >10% | >10% | YES |
| L) TREES | 1 PER 10 SPACES | >1 PER 10 SPACES | (NOTE 6) | YES |
| M) LOCATION | WITHIN LOT | WITHIN LOT | SAME | YES |
| N) BICYCLE RACKS | 1 PER 20 SPACES | NONE | 6 | YES |

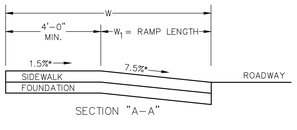



## CROSSWALK STRIPING DETAIL

NOT TO SCALE — KELLY ENGINEERING GROUP, INC. ©




LEGEND
W = SIDEWALK WIDTH
$W_1$ = PERPENDICULAR RAMP LENGTH
$W_C$= CURB WIDTH
* = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER ABB= $W-W_C$
RAMP LENGTH, $W_1$ = W– (4'– 0") MIN.



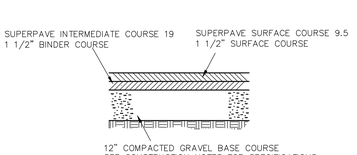

SECTION "A–A"

NOTE:
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER–TO–CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACE, EITHER LIGHT–ON–DARK, OR DARK–ON–LIGHT.

FOR MORE INFORMATION SEE MASS HIGHWAY CONSTRUCTION STANDARDS. DRAWING # M/E 107.2.0

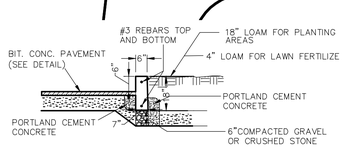
## WHEELCHAIR RAMPS

NOT TO SCALE — KELLY ENGINEERING GROUP, INC. ©




## BITUMINOUS CONCRETE PAVEMENT (STANDARD)

NOT TO SCALE — KELLY ENGINEERING GROUP, INC. ©




NOTE: PROVIDE EXPANSION JOINTS AT 5'–0" O.C. IF CAST IN PLACE. (PRECAST CONC. CURBS MAY BE SUBSTITUTED)

## CONCRETE CURB DETAIL

NOT TO SCALE — KELLY ENGINEERING GROUP, INC. ©

GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

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SCALE 1"= 40
DATE 02/03/23
SHEET 3 of 3
FILE # LA00
JOB # F:\P\2022–164
DRAWN BY CJL
CHKD BY BLI
APPD BY BLI

| REV | DATE | REVISION | BY |
|---|---|---|---|
| | | | |

# WINGATE AT NEEDHAM, INC.
589 HIGHLAND AVENUE
NEEDHAM, MA

## LAYOUT PLAN

COMMONWEALTH OF MASSACHUSETTS
BRANDON G. LI
CIVIL
No. 57736
REGISTERED PROFESSIONAL ENGINEER
Brandon Li
2023.02.01 16:43:48 -05'00'

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

SHEET NO. 3

# Wingate At Needham
# Renovation/Expansion

589 Highland Avenue
Needham, Massachusetts

## Planning Board Submission For Site Plan Review

## February 3, 2023

| LIST OF DRAWINGS: | | Set Date |
|---|---|---|
| L1 | Site Landscape Plan | 2/3/23 |
| L1.1 | Illustrative Site Plan Rendering | 2/3/23 |
| L2 | Entry Landscape Plan | 2/3/23 |
| L3 | Parking / Patio Landscape Plan | 2/3/23 |
| D1 | Planting Details | 2/3/23 |
| D2 | Planting Notes | 2/3/23 |
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| | | |
| | | |




Prepared By:

**Hawk Design, Inc.**
Landscape Architecture
Land Planning

Sagamore, MA
508-833-8800
info@hawkdesigninc.com

## LEGEND

- EXISTING SHADE TREE
- EXISTING FLOWERING TREE
- EXISTING EVERGREEN TREE
- EXISTING SHRUB
- EXISTING TREE MASS
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE

PROPERTY LINE

EXISTING TREE LINE

EXISTING FENCE

EXISTING FLOWERING TREE, TYPICAL

ENLARGEMENT PLAN - SEE SHEET L2

ENLARGEMENT PLAN - SEE SHEET L3

10.08'

PROPOSED GENERATOR

18'

EXISTING SHADE TREE, TYPICAL

EXISTING EVERGREEN TREE, TYPICAL

0 20 40 60 feet

SCALE: 1" = 20'

Digital Base information provided by Cameron & Associates


**Hawk Design, Inc.**
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com



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Date: 2/3/23

Revisions:
Num. Date Description

COMMONWEALTH OF MASSACHUSETTS
THOMAS E. MINER
NO. 918
REGISTERED LANDSCAPE ARCHITECT
2/3/2023

# Wingate At Needham

589 Highland Avenue - Needham, Massachusetts
Owner: Wingate At Needham, INC.

Drawn By: ND | Checked By: TM

Site Landscape Plan

Scale: 1"=20'-0"

Sheet: L1

## LEGEND

- EXISTING SHADE TREE
- EXISTING FLOWERING TREE
- EXISTING EVERGREEN TREE
- EXISTING SHRUB
- EXISTING TREE MASS
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE

PROPERTY LINE

EXISTING TREE LINE

EXISTING FENCE

EXISTING FLOWERING TREE, TYPICAL

10.08'

REC. TRAIL

PROPOSED GENERATOR

18'

EXISTING SHADE TREE, TYPICAL

EXISTING EVERGREEN TREE, TYPICAL

HIGHLAND AVENUE

GOULD STREET

0 20 40 60 feet

SCALE: 1" = 20'

Digital Base Information provided by Cameron & Associates


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Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
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# Wingate At Needham

589 Highland Avenue - Needham, Massachusetts
Owner: Wingate At Needham, INC.

Drawn By: ND | Checked By: TM

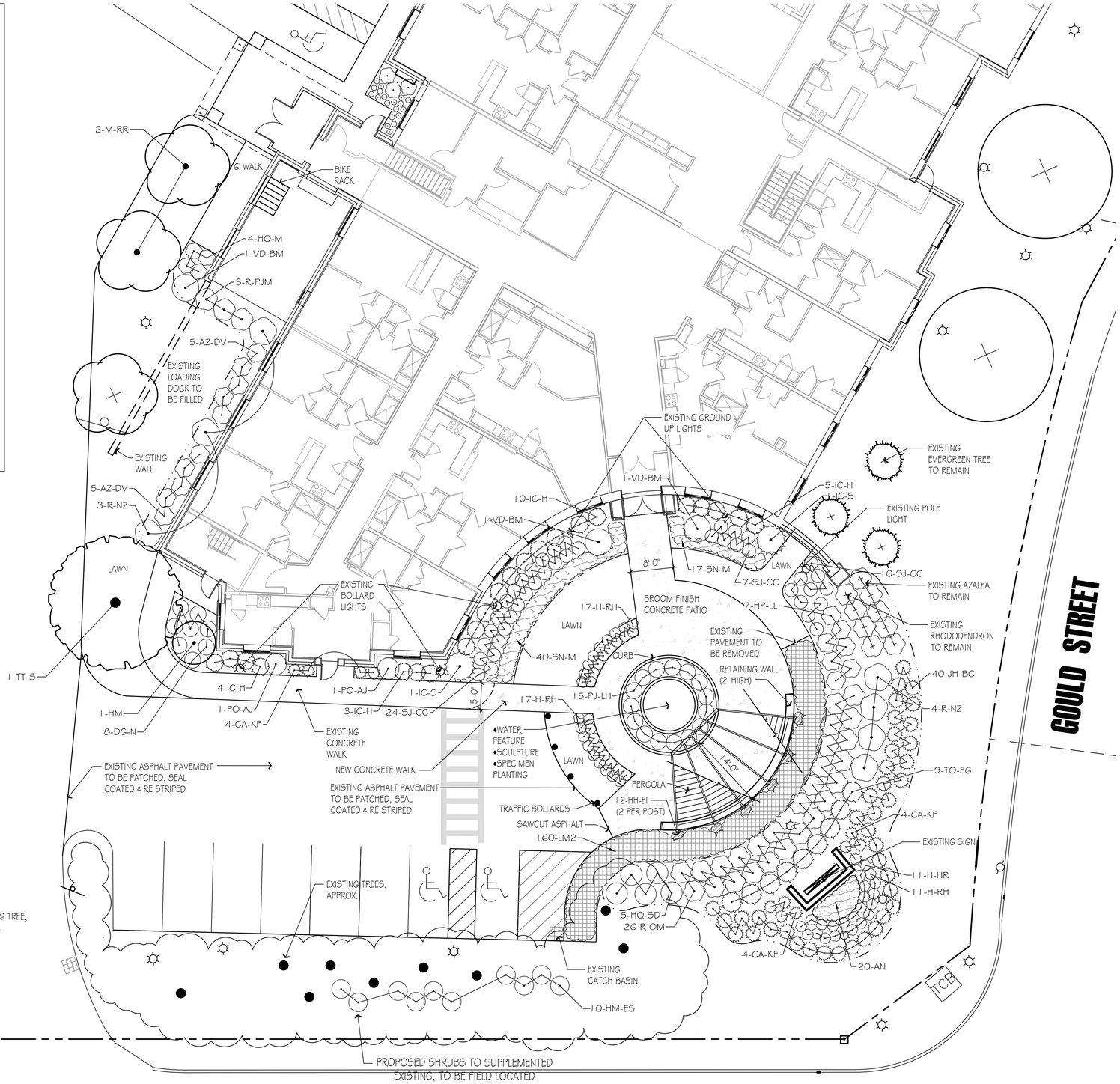
Illustrative Site Plan Rendering

Scale: 1"=20'-0"

Sheet: L1.1

## PLANT SCHEDULE FRONT ENTRY

| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | PLANT SIZE |
|---|---|---|---|---|---|---|
| HM | 1 | Heptacodium miconioides | Seven Sons Flower | B & B | | 6-7` HT. |
| M-RR | 2 | Malus x 'Royal Raindrops' | Royal Raindrops Crabapple | B & B | 2.5-3" CAL. | |
| TT-S | 1 | Tilia tomentosa 'Sterling' | Sterling Linden | B & B | 3-3.5" CAL. | |
| | | | | | | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE | |
| AZ-DV | 10 | Azalea x `Delaware Valley White` | Delaware Valley White Azalea | B & B | 2-2.5` HT. | |
| DG-N | 8 | Deutzia gracilis `Nikko` | Slender Deutzia | Cont. | 2-2.5` SPR | |
| HM-ES | 10 | Hydrangea macrophylla `Endless Summer` | Endless Summer Hydrangea | B & B | 2-3` HT | |
| HP-LL | 7 | Hydrangea paniculata `Limelight` | Limelight Hydrangea | Cont. | 18-24" SPD. | |
| HQ-M | 4 | Hydrangea quercifolia `Munchkin` | Oakleaf Hydrangea | Cont. | 18-24" SPD. | |
| HQ-SD | 5 | Hydrangea quercifolia `Sikes Dwarf` | Sikes Dwarf Oakleaf Hydrangea | Cont. | 2.5-3` HT. | |
| IC-H | 22 | Ilex crenata `Helleri` | Heller Japanese Holly | B & B | 2-2.5` HT. | |
| IC-S | 2 | Ilex crenata `Steeds` | Steeds Japanese Holly | B & B | 4-4.5` HT | |
| JH-BC | 40 | Juniperus horizontalis `Blue Chip` | Blue Chip Juniper | Cont. | 2 Gal | |
| PJ-LH | 15 | Pieris japonica `Little Heath` | Little Heath Lily of the Valley | B & B | 18-24" SPD. | |
| PO-AJ | 2 | Physocarpus opulifolius 'Jefam' | Amber Jubilee Ninebark | B & B | 3-3.5` HT. | |
| R-NZ | 7 | Rhododendron `Nova Zembla` | Nova Zembla Rhododendron | B & B | 3-3.5` HT. | |
| R-OM | 26 | Rhododendron x 'Olga Mezitt' | Olga Mezitt PJM Rhododendron | B & B | 2.5-3` HT. | |
| R-PJM | 3 | Rhododendron `PJM` | PJM Rhododendron | B & B | 3-3.5` HT. | |
| SJ-CC | 41 | Spiraea japonica `Double Play Candy Corn` | Spirea `Double Play Candy Corn` | B & B | 18-24" HT. | |
| TO-EG | 9 | Thuja occidentalis `Emerald Green` | Emerald Green Arborvitae | B & B | 8-10` HT. | |
| VD-BM | 3 | Viburnum dentatum `Blue Muffin` | Blue Muffin Arrowwood | Cont. | 4-4.5` HT | |
| | | | | | | |
| ANNUALS/PERENNIALS | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE | SPACING |
| AN | 20 | Annuals | Annuals | 1 gal | | 18" o.c. |
| HH-EI | 12 | Hedera helix | English Ivy | Cont. | 2 Gal. | 18" o.c. |
| H-HR | 11 | Hemerocallis x `Happy Returns` | Happy Returns Daylily | Cont. | 2 Gal | |
| H-RH | 45 | Hemerocallis x 'Red Hot Returns' | Red Hot Returns Daylily | Cont. | 2 Gal | |
| LM2 | 160 | Liriope muscari | Lilyturf | Cont. | 1 Gal | 20" o.c. |
| SN-M | 57 | Salvia nemorosa 'Marcus' | Marcus Salvia | Cont. | 2 Gal. | 20" o.c. |
| | | | | | | |
| GRASSES | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE | |
| CA-KF | 12 | Calamagrostis x acutiflora `Karl Foerster` | Karl Foerster Feather Reed Grass | Cont. | 3 Gal | |




0 10 20 30 feet

SCALE: 1" = 10'

Digital Base information provided by Cameron & Associates


**Hawk Design, Inc.**
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com



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MASSACHUSETTS
THOMAS E. MINER
REGISTERED LANDSCAPE ARCHITECT
NO 918
2/9/23

**Date: 2/3/23**

**Revisions:**
Num. Date Description

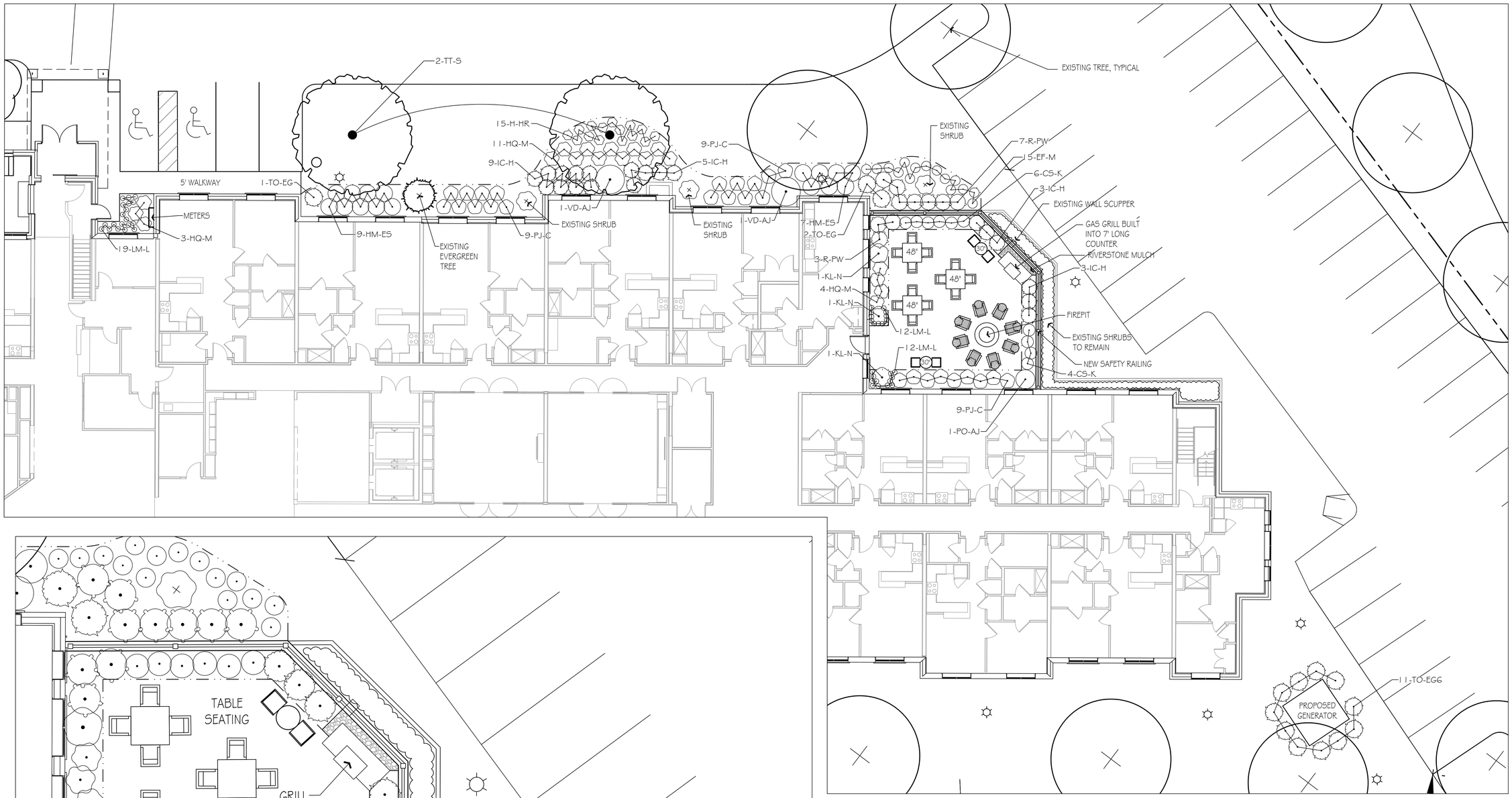
**Wingate At Needham**
589 Highland Avenue - Needham, Massachusetts
Owner: Wingate At Needham, INC.

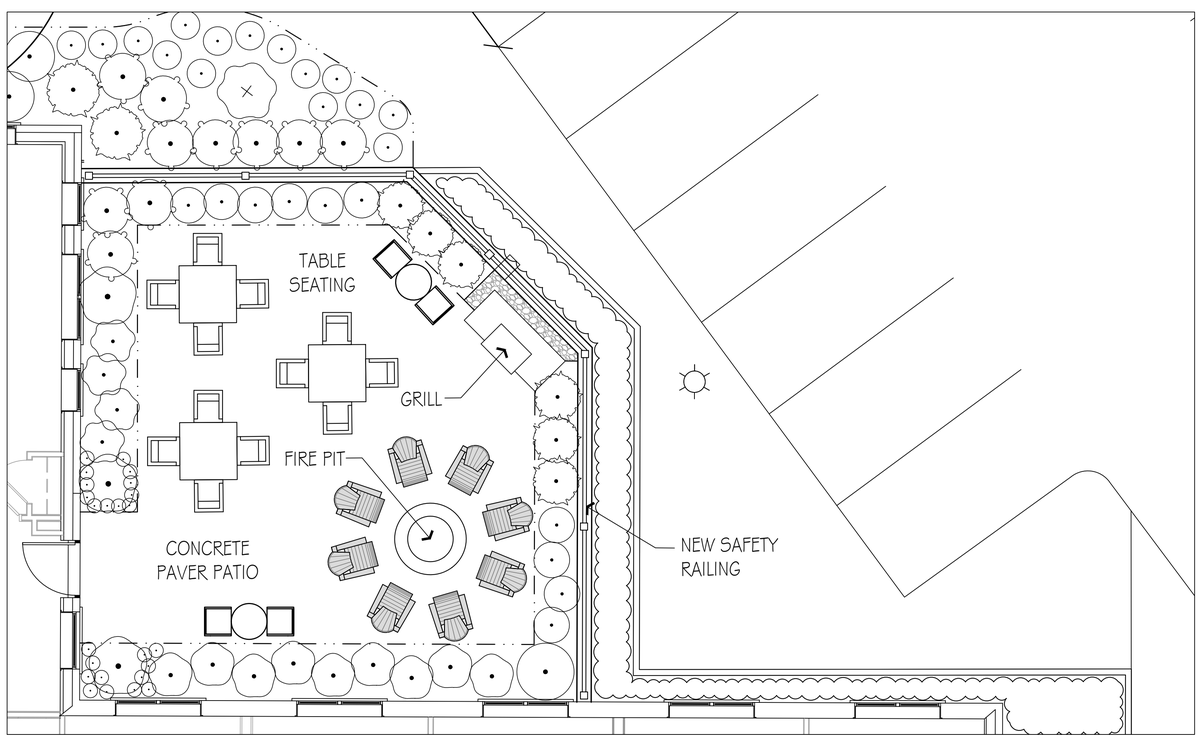
Drawn By: ND | Checked By: TM

**Entry Landscape Plan**

Scale: 1"=10'-0"

Sheet: **L2**




Patio Enlargement - Scale: 1" = 5'-0"

## PLANT SCHEDULE PATIO & PARKING

| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL |
|---|---|---|---|---|---|
| TT-S | 2 | Tilia tomentosa 'Sterling' | Sterling Linden | B & B | 3-3.5" CAL. |
| | | | | | |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE |
| CS-K | 10 | Cornus sericea 'Kelseyi' | Kelsey's Dwarf Red Twig Dogwood | Cont. | 18-24" SPD. |
| EF-M | 15 | Euonymus fortunei `Moonshadow` | Moonshadow Euonymus | Cont. | 18-24" HT. |
| HM-ES | 16 | Hydrangea macrophylla `Endless Summer` | Endless Summer Hydrangea | B & B | 2-3` HT |
| HQ-M | 15 | Hydrangea quercifolia `Munchkin` | Oakleaf Hydrangea | Cont. | 18-24" SPD. |
| IC-H | 20 | Ilex crenata `Helleri` | Heller Japanese Holly | B & B | 2-2.5` HT. |
| KL-N | 3 | Kalmia latifolia `Nipmunk` | Nipmunk Mountain Laurel | B & B | 3.5-4` HT. |
| PJ-C | 27 | Pieris japonica `Cavatine` | Lily of the Valley Bush | Cont. | 2-2.5` HT. |
| PO-AJ | 1 | Physocarpus opulifolius 'Jefam' | Amber Jubilee Ninebark | B & B | 3-3.5` HT. |
| R-PW | 10 | Rhododendron `Percy Wiseman` | Percy Wiseman Rhododendron | B & B | 2-2.5` HT. |
| TO-EG | 3 | Thuja occidentalis `Emerald Green` | Emerald Green Arborvitae | B & B | 8-10` HT. |
| TO-EG6 | 11 | Thuja occidentalis `Emerald Green` | Emerald Green Arborvitae | B & B | 6` HT. |
| VD-AJ | 2 | Viburnum dentatum `Autumn Jazz` | Autumn Jazz Viburnum | B & B | 4.5` HT |
| | | | | | |
| ANNUALS/PERENNIALS | QTY | BOTANICAL NAME | COMMON NAME | CONT | SIZE |
| H-HR | 15 | Hemerocallis x `Happy Returns` | Happy Returns Daylily | Cont. | 2 Gal |
| LM-L | 24 | Liriope muscari | Lilyturf | Cont. | 1 Gal. |

0 10 20 30 feet

SCALE: 1" = 10'

Digital Base information provided by Cameron & Associates

**Hawk Design, Inc.**
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
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Date: 2/3/23

Revisions:
Num. Date Description

MASSACHUSETTS
THOMAS E. MINER
NO. 918
REGISTERED LANDSCAPE ARCHITECT
2/3/2023

# Wingate At Needham

599 Highland Avenue - Needham, Massachusetts
Owner: Wingate At Needham, INC.

Drawn By: ND | Checked By: TM

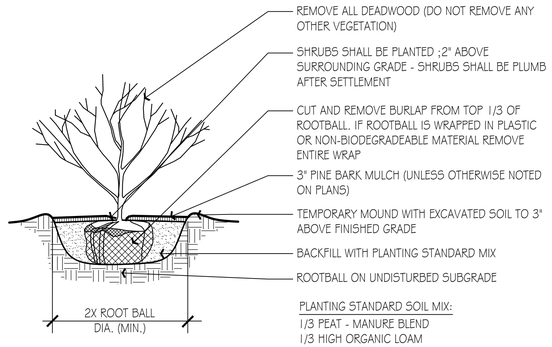
Parking / Patio Landscape Plan

Scale: 1" = 10'-0"

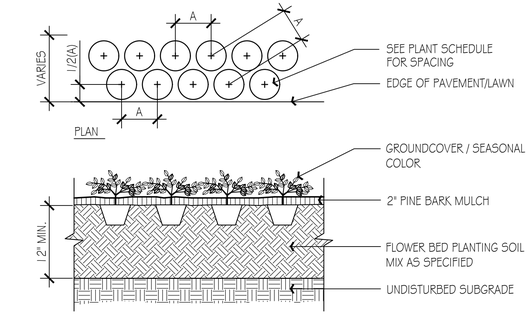
Sheet: L3

## SCHEDULE OF TOPSOILS & ADDITIVES

| LOCATION | DEPTH | DESCRIPTION |
|---|---|---|
| GENERAL PLANTING BEDS | 6" | 1/3 PEAT - MANURE BLEND<br>1/3 HIGH ORGANIC LOAM<br>1/3 EXISTING SOIL |
| FLOWER BEDS | 6" | SCREENED LOAM<br>1/3 PEAT - MANURE BLEND LIME - PELATIZED OR GROUND (50 LB. PER 100 SF.)<br>GROUND BONE MEAL (50 LB. PER 100 SF.)<br>10-10-10 ORGANIC FERTILIZER (50 LB. PER 5000 SF.) |
| LAWNS<br>- SOD & SEED | 6" | 6" SCREENED LOAM |
| PITS/TREE WELLS "STANDARD MIX" FOR BACKFILL | 12" | SOIL MIX 'A' - 1/3 PEAT - MANURE BLEND<br>1/3 HIGH ORGANIC LOAM<br>1/3 EXISTING SOIL |
| PITS/TREE WELLS "LITE WEIGHT MIX" | 12" | SOIL MIX 'B' - 70% LIGHT WEIGHT SHALE<br>20% SAND<br>10% COMPOST |
| PITS/TREE WELLS "STRUCTURAL MIX" | 12" | SOIL MIX 'C' - MIX COMPOSITION TO BE SUPPLIED BY LANDSCAPE ARCHITECT. |

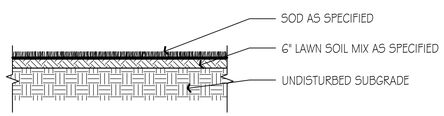



**SHRUB DETAIL**
NTS




**SEASONAL COLOR / PERENNIAL / GROUNDCOVER PLANTING**
NTS

NOTES:
1) LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS
2) BUTT ENDS AND SIDES OF SOD STRIPS
3) DO NOT OVERLAY EDGES
4) STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES
5) REMOVE EXCESS SOD TO AVOID SMOTHERING OF ADJACENT GRASS
6) PROVIDE SOD PAD TOP FLUSH WITH ADJACENT STEEL EDGING AND PAVEMENT

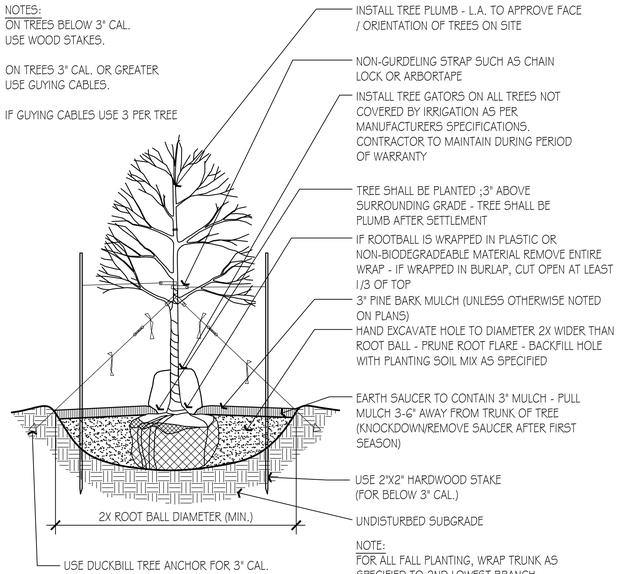



**SOD LAWN DETAIL**
NTS

NOTES:
ON TREES BELOW 3" CAL. USE WOOD STAKES.

ON TREES 3" CAL. OR GREATER USE GUYING CABLES.

IF GUYING CABLES USE 3 PER TREE

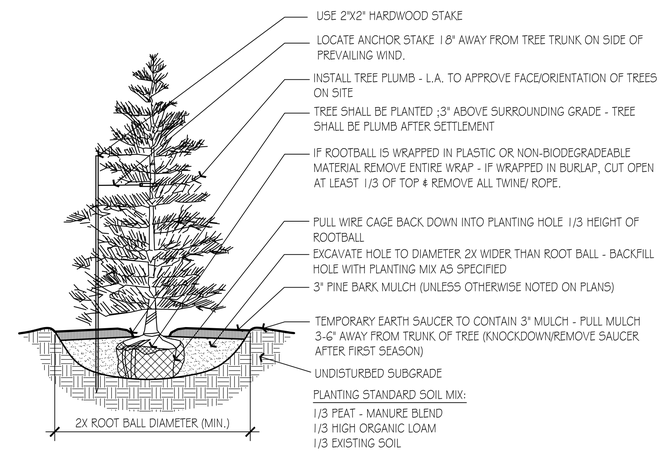



PLANTING SOIL MIX:
1/3 PEAT - BLEND MANURE
1/3 HIGH ORGANIC LOAM
1/3 EX. SOIL

NOTE:
FOR ALL FALL PLANTING, WRAP TRUNK AS SPECIFIED TO 2ND LOWEST BRANCH - REMOVE THE FOLLOWING SPRING

ALL TREES SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING

**SHADE / FLOWERING TREE DETAIL**
NTS




**EVERGREEN TREE DETAIL**
NTS


**Hawk Design, Inc.**
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com



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**Date: 2/3/23**

**Revisions:**
Num. Date Description

MASSACHUSETTS
THOMAS E. MINER
NO. 918
REGISTERED LANDSCAPE ARCHITECT
2/3/23

**Wingate At Needham**
589 Highland Avenue - Needham, Massachusetts
Owner: Wingate At Needham, INC.

Drawn By: Checked By:

**Planting Details**

**Scale: As Noted**

**Sheet: D1**

## General Landscape Notes:

1.1) CONTRACTOR REQUIREMENTS:
A) ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, FROM ALL FEDERAL, STATE AND LOCAL AUTHORITIES.

B) THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR THE COMPLETE WORK SPECIFIED HEREIN AND SHOWN ON ALL THE DRAWINGS. THE CONTRACTOR SHALL PAY FOR ANY FEES NOT WAIVED.

1.2) UTILITIES:
A) LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES PRIOR TO DOING ANY EXCAVATION ON THE SITE. IF ANY WORK IS TO BE DONE AROUND UNDERGROUND UTILITIES, THE APPROPRIATE AUTHORITY OF THAT UTILITY MUST BE NOTIFIED OF THE IMPENDING WORK.

B) UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACCOMMODATE UTILITY LOCATIONS. REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

C) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DONE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.

1.3) PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS WORK COMPLETED BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.

1.4) QUANTITIES: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES, AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANT IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF UNLABELED PLANTS IN PLAN FOR CLARIFICATION. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

1.5) APPLICABLE PLANT MATERIALS STANDARDS: ALL PLANT MATERIALS ARE TO COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING METHODS WILL BE IN ACCORDANCE WITH SITE-SPECIFIC REQUIREMENTS.

1.6) PLANT HARDINESS: ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A USDA PLANT HARDINESS ZONE, WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.

1.7) PLANTING SEASONS: PLANTING SHALL ONLY OCCUR DURING SPECIFIED SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

1.8) PLANT SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASON FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES THAT HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.

1.9) THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO INSPECT ALL PLANT MATERIALS AT THE NURSERY, UPON SITE DELIVERY AND DURING INSTALLATION TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.

1.10) MINIMUM SIZES: ALL PLANTS 3' OR GREATER IN HEIGHT OR SPREAD SHALL BE BALLED AND BURLAPPED. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUMS ON WHICH THE PLANTS ARE TO BE JUDGED.

1.11) DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, AND REPLACED WITH THE SAME PLANT & SIZE REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AND LANDSCAPE ARCHITECT AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

1.12) PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT EXCEPT WHERE NOTED ON THE PLANS. CONTRACTORS WHO REMOVE EXISTING TREES WITHOUT WRITTEN APPROVAL WILL BE REQUIRED TO MAKE REMEDIES DETERMINED BY THE GOVERNING URBAN FORESTER OR EQUIVALENT AUTHORITY. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON THE PLANS.

1.13) ALL DISTURBED AREAS NOT TO RECEIVE PLANT MATERIALS ARE TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS. SEE SECTION 4.0.

1.14) LEDGE BOULDERS: IF DURING SITE EXCAVATION, LEDGE BOULDERS ARE AVAILABLE, THESE ARE TO BE STOCKPILED FOR USE IN EARTH BERMS IF APPLICABLE, WITH HAWK DESIGN, INC. PRIOR TO INSTALLATION. THIS ITEM WILL ONLY APPLY IF SO SPECIFIED ON DRAWINGS. BOULDERS SIZES TO BE STOCKPILED WILL RANGE FROM TWO TO FIVE FEET IN DIAMETER. SEE APPROPRIATE DETAIL FOR INSTALLATION COORDINATION.

1.15) SLEEVES: LANDSCAPE OR SITE CONTRACTOR SHALL PLACE INDIVIDUAL SLEEVES FOR LIGHTING AND IRRIGATION UNDER ANY PROPOSED WALKWAY OR VEHICULAR ROADWAY PRIOR TO INSTALLATION. COORDINATE SLEEVE LOCATIONS WITH IRRIGATION AND LIGHTING CONTRACTORS PRIOR TO INSTALLATION.

1.16) DO NOT CLOSE OR OBSTRUCT ANY STREET, SIDEWALK, ALLEY OR PASSAGEWAY WITHOUT PRIOR NOTIFICATION AND PERMISSION. CONDUCT OPERATIONS AS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE USE ORDINARILY MADE OF ROADS, DRIVEWAYS, ALLEYS, SIDEWALKS OR OTHER FACILITIES NEAR ENOUGH TO THE WORK TO BE EFFECTED THEREBY.

## Planting Materials:

2.1 PLANTING MATERIAL ITEMS IN SECTION 2.0 ARE TO BE INCORPORATED DURING PLANT INSTALLATION UNLESS OTHERWISE DEEMED UNNECESSARY IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. SEE SECTION 3.1.

MULCH - MULCH WILL BE DOUBLE-SHREDDED PINE BARK MULCH.
- TREES AND SHRUBS SHALL RECEIVE AN EVEN 3" MULCH LAYER.
- GROUNDCOVERS, PERENNIALS AND ANNUALS SHALL RECEIVE AN EVEN 2" MULCH LAYER.

MANURE- TO BE WELL ROTTED, ODORLESS, UNLEACHED COW MANURE, CONTAINING NOT MORE THAN 15% BEDDED MATERIALS SUCH AS STRAW, WOOD CHIPS OR SHAVINGS, AGED NOT LESS THAN TWO YEARS OLD.

HERBICIDE- A PRE-EMERGENCE WEED KILLER IS TO BE USED ON ALL LAWN AND PLANTING AREAS PRIOR TO INSTALLATION AS PER MANUFACTURER'S SPECFICATIONS. *HERBICIDES ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.

FERTILIZER- ALL TREES AND SHRUBS TO HAVE SLOW RELEASE PACKET OR PELLET PLACED INTO THE PLANT PIT WITH A MINIMUM ANALYSIS OF 10-10-10. ALL GROUNDCOVERS, PERENNIALS AND ANNUALS ARE TO RECIEVE A BROADCAST APPLICATION OF A 14-14-14 FERTILZER AT 3 LB PR 100 SQ. FT. APPLY AS PER MANUFACTURERS INSTRUCTIONS. *FERTILIZERS ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.

TOPSOIL- ACCEPTABLE TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THIER ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER ONE INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

SOIL AMENDMENTS: APPLY AS NECESSARY ACCORDING TO SOIL TEST RESULTS, AS PER MANUFACTURES SPECIFICATIONS.

ANTI-DESICCANT- "WILT PRUF" NCF OR EQUAL APPLY AS PER MANUFACTURERS' SPECIFICATIONS.

## Plant Installation:

3.1) SOIL TESTING: LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS PRIOR TO ANY PLANT INSTALLATION TO DETERMINE ANY NECESSARY AMENDMENTS TO THE EXISTING SOIL CONDITIONS FOR SEEDING AND PLANTING. THE ANALYSIS WILL ALSO BE REQUIRED FOR ESTABLISHING THE FERTILIZER PROGRAM REQUIRED. COORDINATE RESULTS AND PROVIDE WRITTEN RECOMMENDATIONS TO HAWK DESIGN, INC. 15 DAYS PRIOR TO INSTALLATION.

3.2) ALL PLANTS SHALL BE TRANSPORTED TO THE SITE IN COVERED TRUCKS, TARPAULIN COVERS SHALL BE UTILIZED TO PREVENT WIND DAMAGE OF LOAD.

3.3) DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS MOIST. DO NOT STORE PLANT MATERIAL ON PAVED AREAS. ROOTS OR BALLS SHALL BE PROTECTED FROM THE SUN OR DRYING WINDS. AS REQUIRED BY TEMPERATURE OR WIND CONDITIONS, APPLY ANTI-DESICCANT EMULSION TO PREVENT DRYING OUT OF PLANT MATERIALS.

3.4) CONDITIONS FOR PLANT REJECTION:
A) REJECT PLANTS WHEN BALL OF EARTH SURROUNDING ROOTS HAS BEEN CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING.

B) WHEN BURLAP, STAVES AND ROPES REQUIRED IN CONNECTION WITH TRANSPLANTING HAVE BEEN DISPLACED PRIOR TO ACCEPTANCE.

C) WIND DAMAGED PLANT MATERIAL FROM POOR TARPAULIN COVER PROCEDURES ARE SUBJECT TO REJECTION.

3.5) ALL PLANT MATERIAL, WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY, SHALL BE SET ON THE GROUND IN A SHADED LOCATION AND SHALL BE TEMPORARILY PROTECTED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. TEMPORARY WATERING OR IRRIGATION SHALL BE INCORPORATED AND REGULARLY CONDUCTED ON PLANTINGS IN HOLD AREAS.

3.6) IN CASE OF CONFLICTS DURING CONSTRUCTION WITH UTILITIES, ROCK MATERIALS, TREE ROOTS OR OTHER OBSTRUCTIONS FOR THE EXCAVATION OF SHRUB BEDS AND TREE PITS. CONTACT LANDSCAPE ARCHITECT FOR APPROVED ALTERNATE LOCATIONS.

3.7) SOIL PERMABILITY: TEST DRAINAGE OF PLANTING BEDS AND PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3.8) SOIL EXCAVATIONS:
A) EXCAVATE TREE PITS AND SHRUB BEDS TO DEPTHS REQUIRED BY PLANTING DETAILS. ALL PITS SHALL BE CIRCULAR IN OUTLINE, EXCEPT FOR WHOLE BEDS. SEE APPROPRIATE PLANTNIG DETAILS.

B) SOIL EXCAVATIONS FOR BALLED & BURLAP AND CONTAINER PLANTINGS MUST BE NO LESS THAN 2X ROOT BALL DIAMETER, SEE PLANTING DETAILS. IF QUESTIONABLE SUBSURFACE SOIL CONDITIONS EXIST SUCH AS POOR DRAINAGE CONDITIONS, RUBBLE OR OBSTRUCTIONS, REPORT TO THE LANDSCAPE ARCHITECT AND CONSTRUCTION MANAGER BEFORE PLANTING.

3.9) GRADING:
A) VERIFY GRADES PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

B) POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDINGS (REFER TO ENGINEERS GRADING PLANS). REPORT ANY CONFLICTS TO HAWK DESIGN, INC. PRIOR TO INSTALLATION.

C) FINISH GRADE OF PLANTINGS SHALL BE EQUIVALENT TO FORMER EXISTING GRADE OF PLANT IN THE NURSERY.

3.10) BALLED AND BURLAPED (B&B) MATERIALS:
A) CUT WIRE BASKETS ONCE IN THE PLANT PIT AND PEEL WIRE BACK.

B) TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL

## Plant Installation Cont'd

3.11) CONTAINER GROWN STOCK: SHALL BE REMOVED FROM CONTAINER BY CUTTING CONTAINER AWAY TO AVOID ROOT DAMAGE TO PLANT ROOT SYSTEM. IF PLANT ROOT IS BOUND, SLICE ROOT BALLS APPROXIMATELY 2" DEEP WITH KNIFE OR SHARP SPADE.

3.12) DO NOT USE MUDDY OR FROZEN SOIL TO BACKFILL PLANTINGS.

3.13) WATERING: THOROUGHLY WATER UNTIL SOIL IS SATURATED AROUND ALL TREES AND SHRUBS AFTER PLANTING AND THROUGHOUT THE TIME PERIOD UNTIL FINAL ACCEPTANCE FROM CLIENT. DURING DRY CONDITIONS, WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT-FREE CONDITION.

3.14) PRUNING: TREES SHALL BE PRUNED TO BALANCE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR NATURAL CHARACTER AND TYPICAL GROWTH HABIT. PRUNING SHALL BE RESTRICTED IN GENERAL TO THE SECONDARY BRANCHES AND SUCKER GROWTH. ALL CUTS TO BE FLUSH WITH TRUNK. DO NOT CUT A LEADER. THE LANDSCAPE ARCHITECT WILL REJECT ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES. ALL PRUNING CUTS SHALL REMAIN UNPAINTED.

3.15) STAKING AND GUYING: ALL TREES TO BE STAKED AND GUYED WITHIN 48 HOURS OF PLANTING. METHODS AND MATERIALS FOR STAKING AND GUYING ARE ILLUSTRATED IN INDIVIDUAL PLANTING DETAILS. NEATLY FLAG ALL GUY WIRES WITH ROT RESISTANCE YELLOW TREE MARKING RIBBON.

3.16) STAKE OUT PLANT LOCATIONS: PRIOR TO PLANTING THE CONTRACTOR SHALL LAYOUT THE EXTENT OF THE PLANT BEDS AND PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT.

3.17) PLANTING FIELD ADJUSTMENTS:
A) THE CONTACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITES.

B) LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS OR UNDER BUILDING OVERHANGS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES IN PLANTING PLAN VS. FIELD CONDITIONS.

C) SHRUBS PLANTED NEAR HVAC UNITS ARE TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN ONE FOOT (1') AIRSPACE BETWEEN THE UNIT AND THE PLANT. ANY PLANTING SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIAL AROUND THE CONDENSERS AND ADJUST THE OTHER PLANTING ACCORDINGLY.

3.18) PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE, FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF PLANT BEDS SHALL SHARE THE SAME MULCH BEDS.

3.19) A.D.A. - THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE THAT A 7 FOOT VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIANS SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD TO SLIGHTLY MINIMIZE BRANCH OVERHANG AND COMPLY WITH THE A.D.A. ACT.

3.20) TREE SPACING MINUMUMS: TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM RETAINING WALLS AND WALKS WITHIN THE PROJECT. IF A CONFLICT ARISES BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

## Seeding and Sodding:

4.1) SEEDING OF LAWN AREAS: GRASS SEED APPLICATION SHALL BE SPREAD AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET, SEEDING SHALL BE ACCOMPLISHED BY MEANS OF A HYDRO-SEEDING PROCESS.

4.2) WATERING OF SEEDED AREAS: 24 HOURS AFTER HYDRO SEEDING, THE CONTRACTOR SHALL WATER THE SEEDED AREA LIGHTLY AND SUFFICIENTLY TO A DEPTH OF TWO INCHES (2") 2 TIMES A DAY (BETWEEN THE HOURS OF 7 PM AND 7 AM), UNTIL THE SEEDS ARE ESTABLISHED.

4.3) SEEDED AREA PROTECTION: THE CONTRACTOR SHALL ERECT SUITABLE SIGNS AND BARRICADES NOTIFYING THE PUBLIC TO KEEP OFF THE SEEDED AREAS UNTIL WELL ESTABLISHED. ANY TRAFFIC DAMAGE AND VANDALISM THAT MAY OCCUR PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE REPAIRED AND RESEEDED AT THE OWNER'S EXPENSE. ANY DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

4.4) LAYING OF SOD: A KENTUCKY BLUEGRASS SOD MIX - BY LOCAL SOURCE AS SELECTED BY CONTRACTOR, SHALL BE FRESHLY CUT FROM THE SAME FIELD WITH 1/2 -3/4 INCHES OF SOIL. SOD SHALL BE LAID IMMEDIATELY WITH ANY STORED SOD BEING UNROLLED GRASS SIDE UP AND KEPT WATERED. LAY COURSES TIGHTLY TOGETHER WITHOUT OVERLAPPING WITH THE JOINTS STAGGERED. AFTER SODDING IS COMPLETE, ROLL LIGHTLY. THE CONTRACTOR SHALL WATER THE SODDED AREAS TO A DEPTH OF AT LEAST SIX INCHES AFTER THE SODDING PROCESS. OWNER SHALL THEN BE RESPONSIBLE FOR WATERING. THE FREQUENCY SHALL BE DETERMINED BY RAIN FALL AND WINDS WITH THE UPPER TWO OR THREE INCHES OF SOIL NOT DRYING OUT MARKEDLY.

4.5) SODDED AREA: INSPECTION AND ACCEPTANCE: FOUR WEEKS AFTER CONTRACTOR COMPLETES INSTALLATION, LANDSCAPE ARCHITECT SHALL INSPECT THE LAWN TO DETERMINE THE ACCEPTABILITY OF THE INSTALLATION. SODDED AREAS FAILING TO SHOW ADEQUATE ROOTING INTO THE SUBSOIL, OVERLAPPING, COURSE SEPARATION, UNEVENNESS OF THE SURFACE, UNEVEN COURSE COLOR AND EXCESSIVE BROADLEAF WEED CONTENT SHALL BE REPLACED. THE COST SHALL BE BORNE BY THE CONTRACTOR EXCEPT WHERE VANDALISM OR NEGLECT ON THE PART OF OTHERS NOT UNDER THE CONTRACTORS CONTROL HAS RESULTED IN DAMAGE.

4.6) FINAL APPROVAL: SEEDED AND SODDED AREAS WILL RECEIVE FINAL APPROVAL IF COVERAGE IS FULL AND CONSISTENT, FREE OF BARE SPOTS AND WEED FREE. WHEN GRASS IS CUT AT 2" HEIGHT NO SOIL SHOULD BE VISIBLE. SOD AREAS MUST HAVE RECEIVED A MINIMUM OF TWO MOWINGS. AREAS SODDED AFTER NOVEMBER 1ST WILL BE ACCEPTED THE FOLLOWING SPRING - ONE MONTH AFTER THE START OF THE GROWING SEASON, IF THE ABOVE CRITERIA HAS BEEN MET.

## Maintenance:

5.1) MAINTENANCE DURING INSTALLATION: MAINTENANCE OPERATIONS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE AS REQUIRED UNTIL FINAL ACCEPTANCE AND THEN FOR THE GUARANTEE PERIOD. PLANTS SHALL BE KEPT IN A HEALTHY, GROWING CONDITION BY WATERING, PRUNING, SPRAYING, WEEDING AND ANY OTHER NECESSARY OPERATIONS OF MAINTENANCE. PLANT SAUCERS AND BEDS SHALL BE KEPT FREE OF WEEDS, GRASS AND OTHER UNDESIRED VEGETATION. PLANTS SHALL BE INSPECTED AT LEAST ONCE PER WEEK BY THE CONTRACTOR DURING THE INSTALLATION PERIOD AND ANY NEEDED MAINTENANCE IS TO BE PERFORMED PROMPTLY.

5.2) GRASS AND WEED CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING ALL GRASS AROUND LANDSCAPE BEDS AND INDIVIDUAL TREES AND SHRUBS UNTIL FINAL ACCEPTANCE. WEED CONTROL AREAS SHALL INCLUDE ALL LANDSCAPE BEDS AND THE AREA WITHIN 2 FEET OF THE OUTER EDGE OF THE MULCH AREA OR INDIVIDUAL TREE/SHRUBS.

5.3) THE CONTRACTOR SHALL WATER, FERTILIZE, WEED, CULTIVATE, REMULCH, SPRAY TO CONTROL INSECT INFESTATION AND DISEASE AND PERFORM ANY OTHER GOOD HORTICULTURAL PRACTICE NECESSARY TO MAINTAIN THE PLANTS IN A LIVING HEALTHY CONDITION UPON THE TIME FOR TERMINATION OF HIS RESPONSIBILITY FOR CARE AS SET OUT HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTS THROUGHOUT LIFE OF THE CONTRACT.

5.4) ALL PLANTS STOLEN, DAMAGED OR DESTROYED BY FIRE, AUTOMOBILES, VANDALISM OR ANY OTHER CAUSE, WITH THE EXCEPTION OF PLANTS DAMAGED OR DESTROYED BY THE OWNERS MAINTENANCE OPERATIONS, SHALL BE REPLACED BY THE OWNER PRIOR TO THE DATE OF FINAL ACCEPTANCE.

5.5) LANDSCAPE CONTRACTOR SHALL PREPARE MAINTENANCE SPECIFICATIONS AND SCHEDULE ANNUAL CARE OF ALL PLANTED AND LAWN AREAS INCLUDING FERTILIZING, WEEDING, MULCHING, BED EDGING, PRUNING AND PEST PREVENTION AND TREATMENT.

## Plant Material Guarantee:

*CONTRACTOR SHALL GUARANTEE IN WRITING ALL PLANT MATERIAL AND LANDSCAPE IMPROVEMENTS FOR A PERIOD OF ONE YEAR. THE GUARANTEE IS TO INCLUDE THE FOLLOWING:

6.1) INSPECTIONS: PERFORM PERIODIC INSPECTIONS DURING GUARANTEE PERIOD WITH RESULTING WRITTEN REPORTS TO OWNER, PROJECT ADMINISTRATOR AND LANDSCAPE ARCHITECT STATING CONDITIONS AND RECOMMEND MAINTENANCE MODIFICATIONS. THE CONTRACTOR MUST CONTACT THE OWNER AND LANDSCAPE ARCHITECT AT LEAST 10 DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S).

6.2) REMOVAL AND REPLACEMENT OF PLANTS PROVIDED BY CONTRACTOR TO BE DONE WITHIN THIRTY DAYS OF NOTIFICATION BY OWNER OF THEIR UNSATISFACTORY CONDITION DURING GROWING SEASONS. REPLACEMENT MATERIALS MUST BE EQUAL IN TYPE AND SIZE PER THE PROJECT'S PLANT LIST.

6.3) WHEN REPLACEMENT PLANT SPECIES IS EITHER NOT READILY AVAILABLE OR NO LONGER SUITABLE TO EXISTING SITE CONDITIONS WRITTEN NOTICE RECOMMENDATION OF SUBSTITUTION TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT WITHIN FIFTEEN DAYS FOR APPROVAL.

6.4) REMOVAL OF TREE'S SUPPORTS AND DEAD LIMBS PRIOR TO END OF GUARANTEE INSPECTION PERIOD.

6.5) CONTINUE WITH MAINTENANCE, SEE SECTION 5.0

6.6) GUARANTEE SHALL BEGIN UPON DATE OF FINAL ACCEPTANCE FROM OWNER AND WILL CONTINUE FOR ONE YEAR.

## Site Cleanup:

7.1) SITE WORK CONDITIONS: EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY WHEN PLANTING IN AN AREA HAS BEEN COMPLETED, THE AREA SHALL BE CLEARED OF ALL DEBRIS, SOIL PILES AND CONTAINERS DAILY. WHERE EXISTING GRASS AREAS HAVE BEEN DAMAGED OR SCARRED DURING PLANTING OPERATIONS, THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS AT HIS EXPENSE.

7.2) CLEAN PAVED AREAS UTILIZED FOR HAULING OR EQUIPMENT STORAGE AT END OF EACH WORKDAY.

7.3) MAINTAIN VEHICLES AND EQUIPMENT IN CLEAN CONDITION TO PREVENT SOILING OF ROADS, WALKS OR OTHER PAVED OR SURFACED AREAS.

7.4) REMOVE PROTECTIVE BARRIERS AND WARNING SIGNS AT TERMINATION OF LAWN ESTABLISHMENT.


**Hawk Design, Inc.**
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com



HAWK DESIGN, INC. 2013

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Date: 2/3/23

Revisions:
Num. Date Description

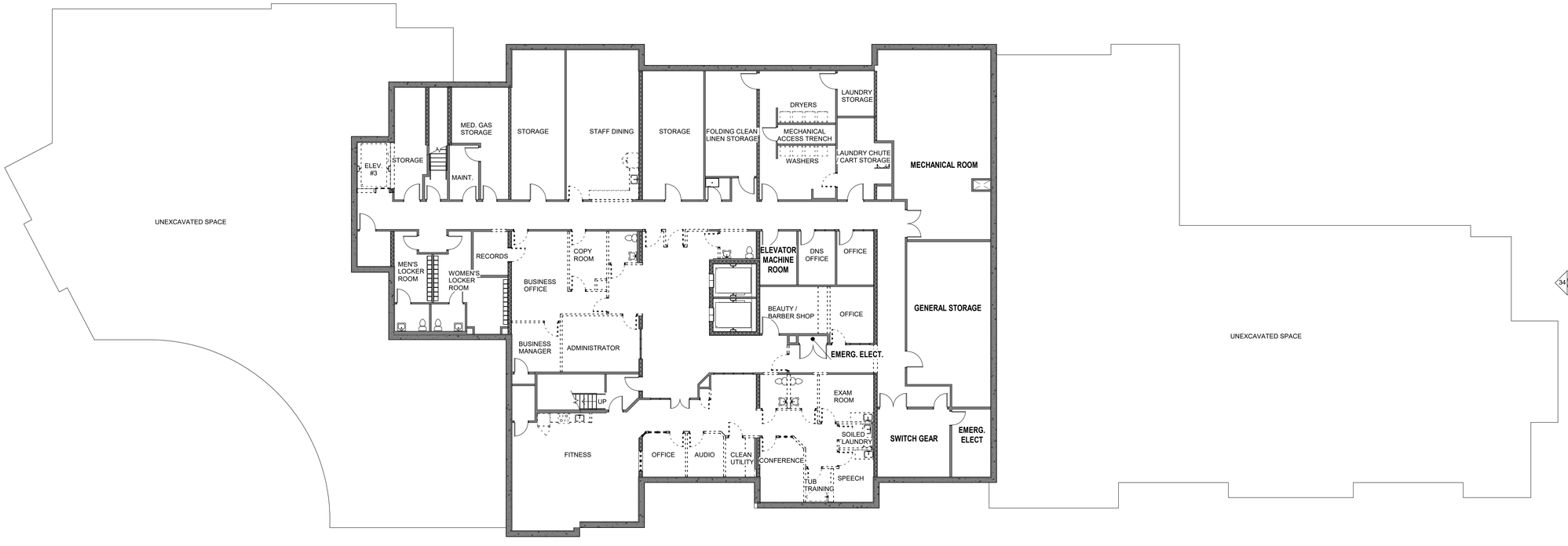
COMMONWEALTH OF MASSACHUSETTS
THOMAS E. MINER
REGISTERED LANDSCAPE ARCHITECT
NO. 918

**Wingate At Needham**
589 Highland Avenue - Needham, Massachusetts
Owner: Wingate At Needham, INC.

Drawn By: Checked By:

**Planting Notes**

Sheet: **D2**




10 DEMOLITION PLAN - BASEMENT
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50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
**O** 617.889.4402
**F** 617.884.4329
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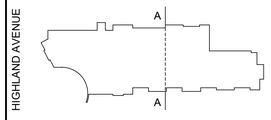
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Key Plan:




Project Name:

WINGATE AT NEEDHAM RENOVATION / EXPANSION

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589 HIGHLAND AVENUE
NEEDHAM, MA.

Sheet Name:

EXISTING / DEMOLITION OVERALL PLAN - BASEMENT

Project Number:

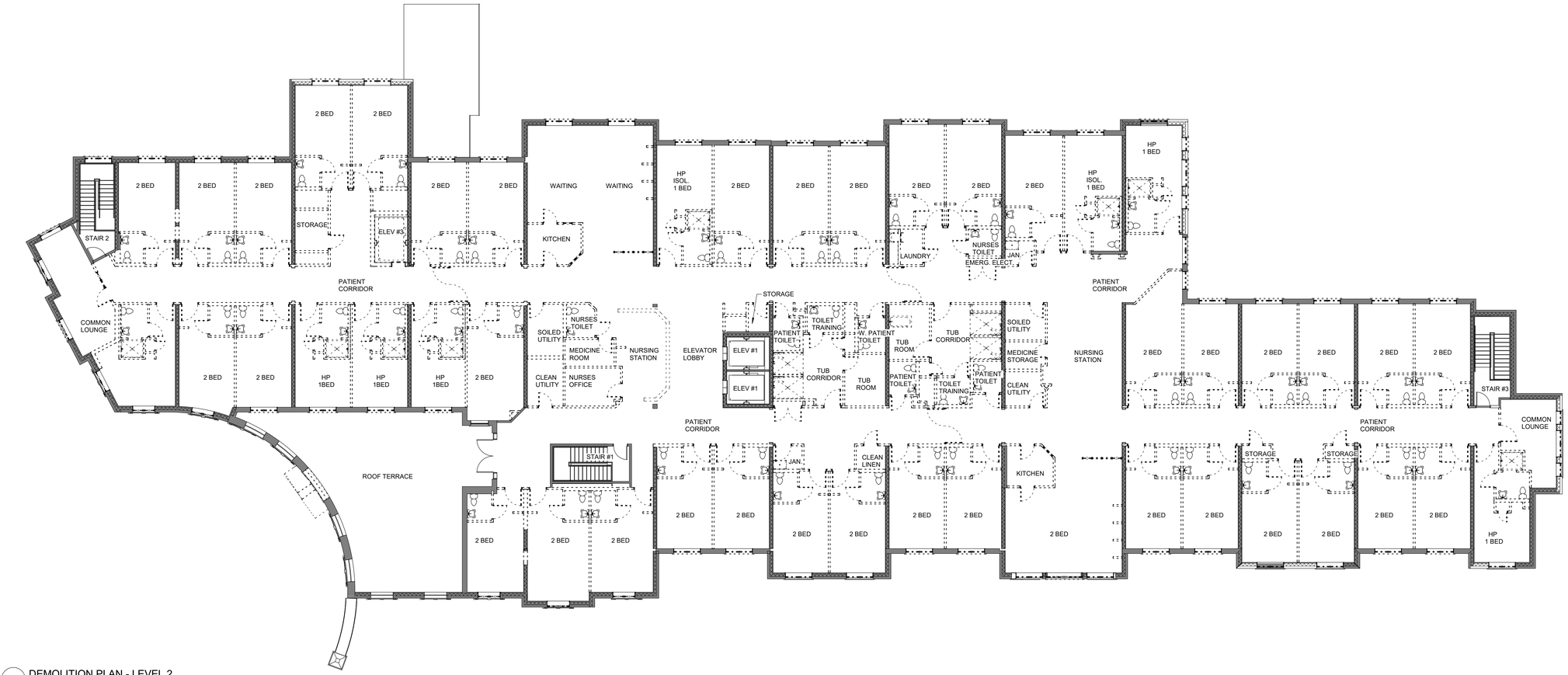
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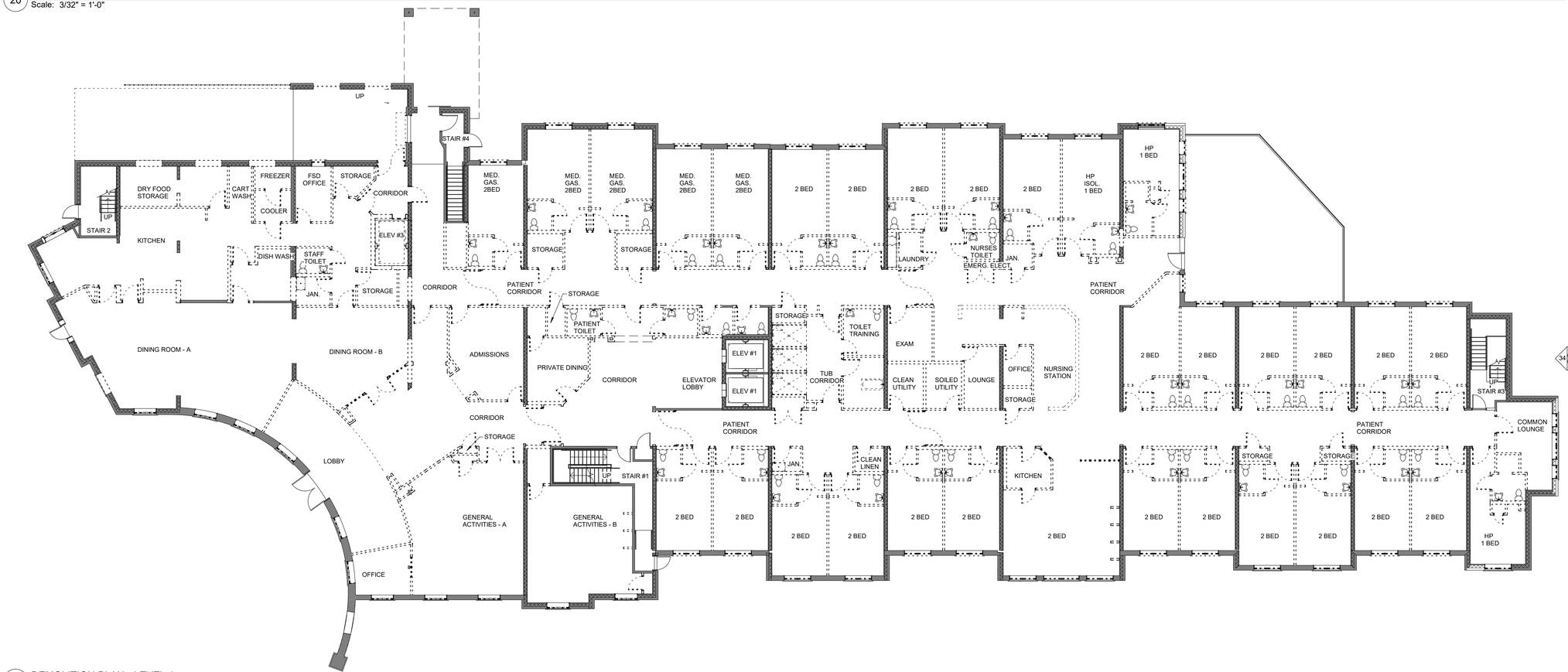
FEBRUARY 3, 2023

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20 DEMOLITION PLAN - LEVEL 2
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10 DEMOLITION PLAN - LEVEL 1
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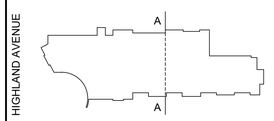
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Project Name:
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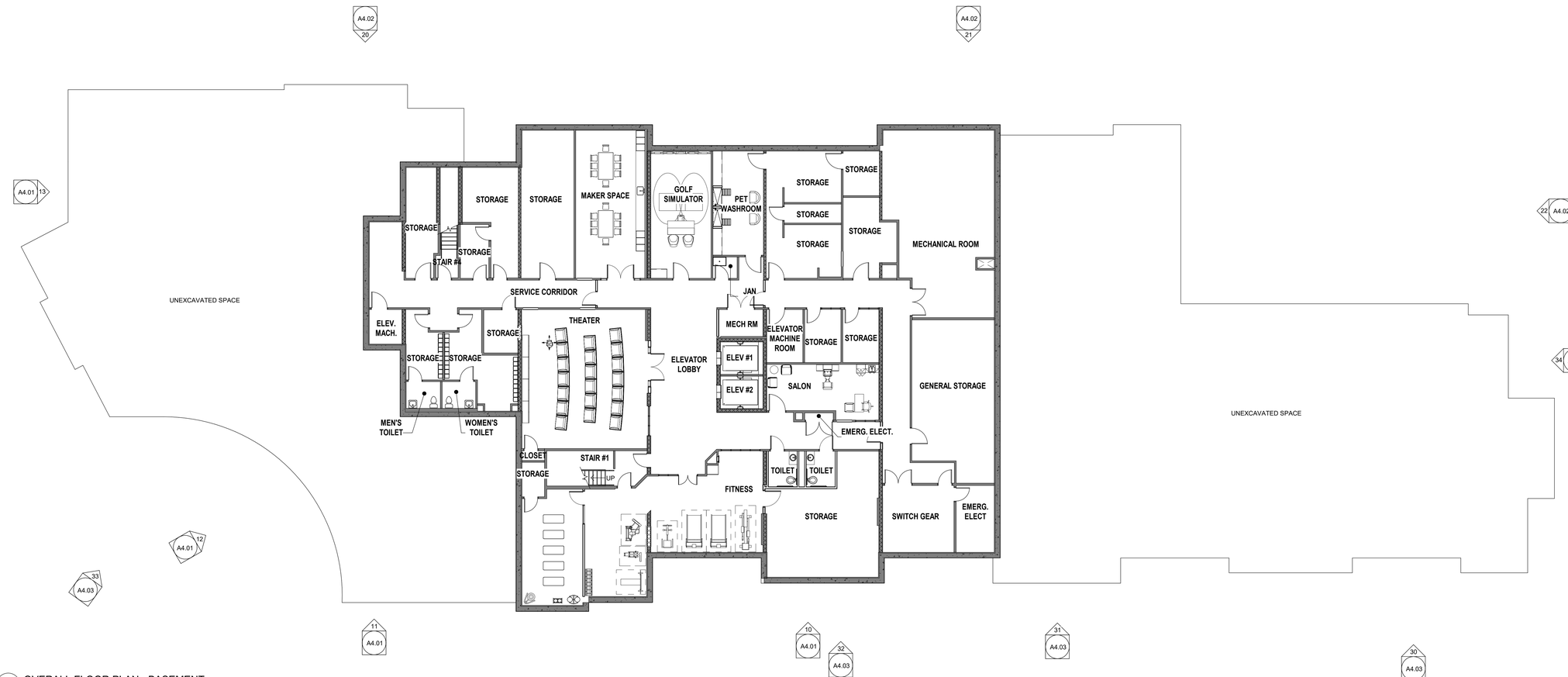
589 HIGHLAND AVENUE
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Sheet Name:
EXISTING / DEMOLITION OVERALL PLANS (SCHEMATIC)

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21056

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10 OVERALL FLOOR PLAN - BASEMENT
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Chelsea MA 02150
**O** 617.889.4402
**F** 617.884.4329
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Key Plan:

Project Name:
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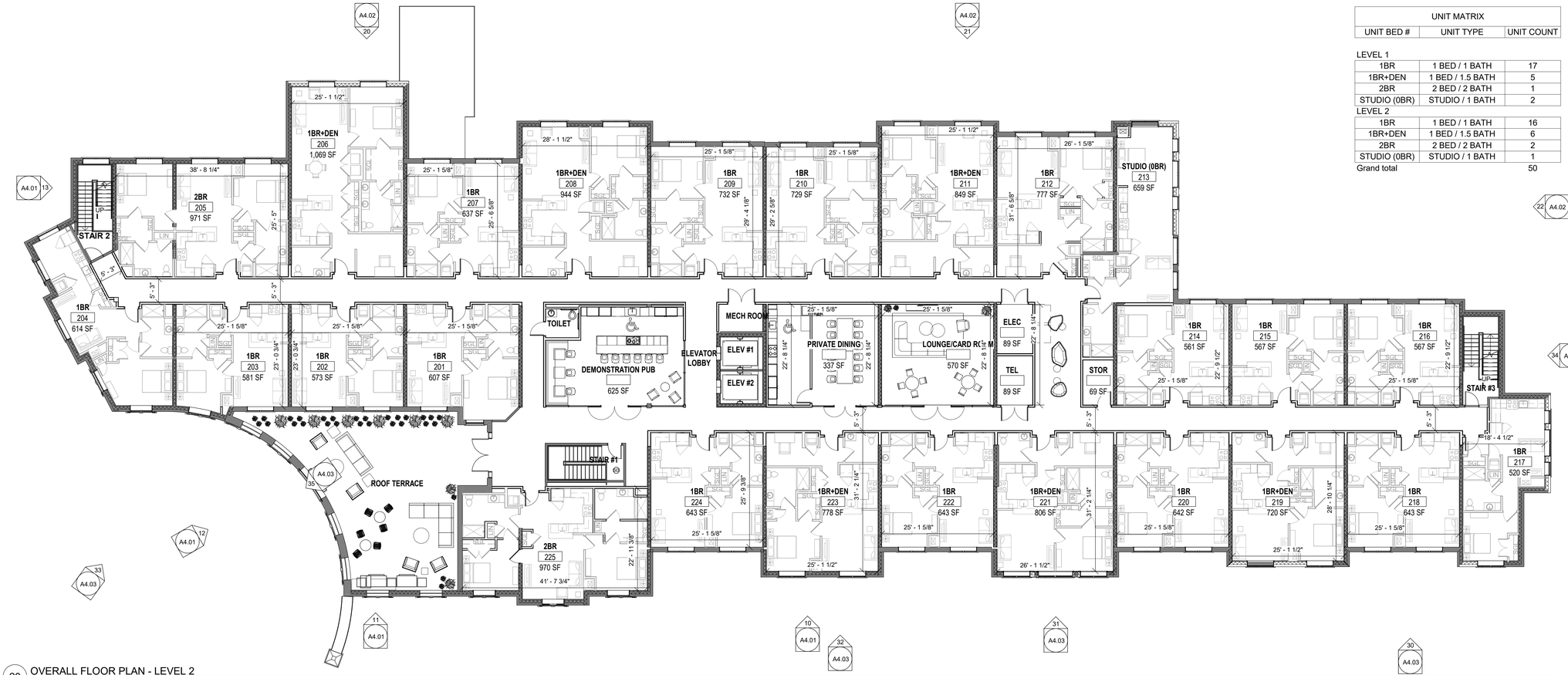
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PROPOSED OVERALL PLAN - BASEMENT

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21056

Issue Date:
FEBRUARY 3, 2023

Sheet Number:
A1.00

| UNIT MATRIX | | |
|---|---|---|
| UNIT BED # | UNIT TYPE | UNIT COUNT |
| LEVEL 1 | | |
| 1BR | 1 BED / 1 BATH | 17 |
| 1BR+DEN | 1 BED / 1.5 BATH | 5 |
| 2BR | 2 BED / 2 BATH | 1 |
| STUDIO (0BR) | STUDIO / 1 BATH | 2 |
| LEVEL 2 | | |
| 1BR | 1 BED / 1 BATH | 16 |
| 1BR+DEN | 1 BED / 1.5 BATH | 6 |
| 2BR | 2 BED / 2 BATH | 2 |
| STUDIO (0BR) | STUDIO / 1 BATH | 1 |
| Grand total | | 50 |




20 OVERALL FLOOR PLAN - LEVEL 2
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10 OVERALL FLOOR PLAN - LEVEL 1
Scale: 3/32" = 1'-0"


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**O** 617.889.4402
**F** 617.884.4329
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Consultant:

Revision:

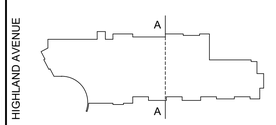
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Drawn: JS

Checked: AS

Scale: 3/32" = 1'-0"

Key Plan:




Project Name:
WINGATE AT NEEDHAM RENOVATION / EXPANSION

589 HIGHLAND AVENUE
NEEDHAM, MA.

Sheet Name:
PROPOSED OVERALL PLANS (SCHEMATIC)

Project Number:
21056

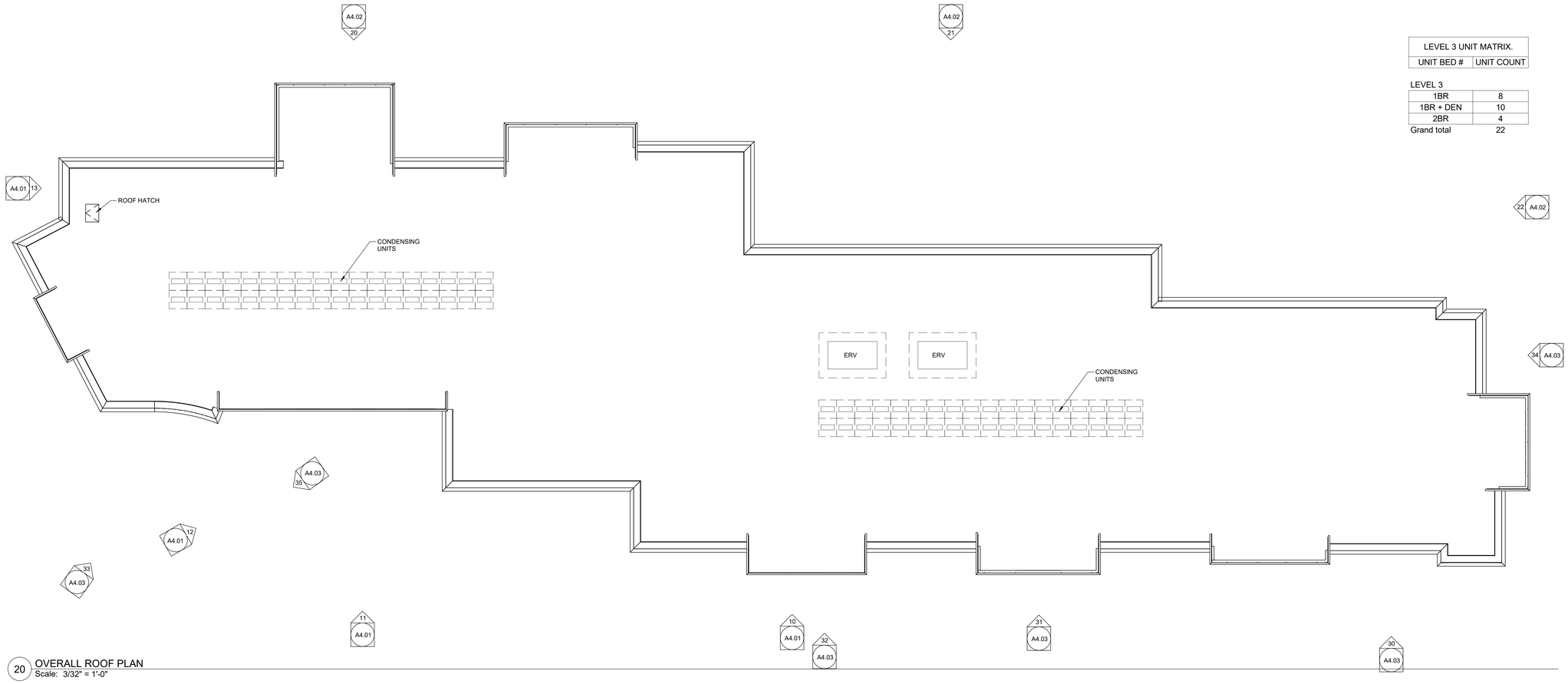
Issue Date:
FEBRUARY 3, 2023

Sheet Number:
A1.01

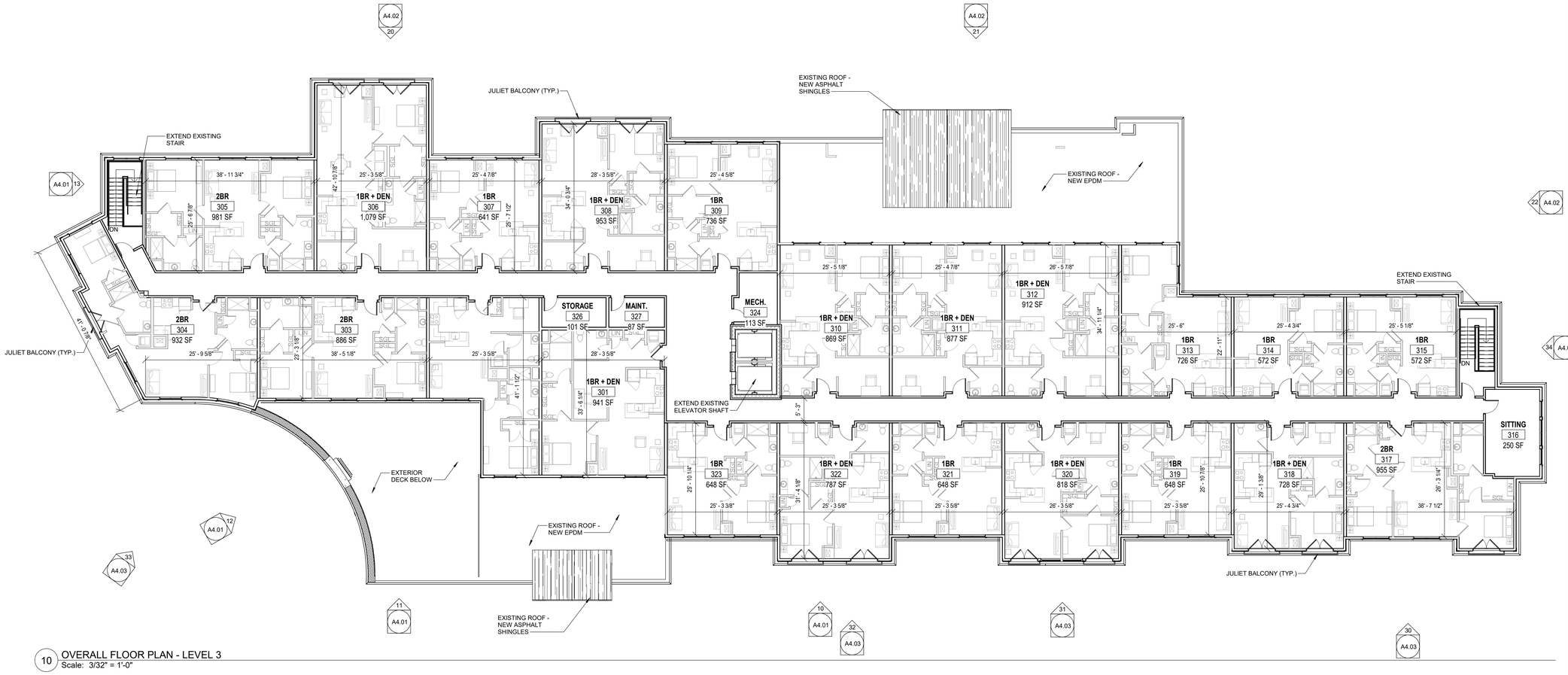
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| LEVEL 3 UNIT MATRIX. | |
|---|---|
| UNIT BED # | UNIT COUNT |

| LEVEL 3 | |
|---|---|
| 1BR | 8 |
| 1BR + DEN | 10 |
| 2BR | 4 |
| Grand total | 22 |




20 OVERALL ROOF PLAN
Scale: 3/32" = 1'-0"




10 OVERALL FLOOR PLAN - LEVEL 3
Scale: 3/32" = 1'-0"


tat

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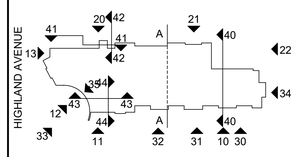
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Key Plan:




Project Name:

WINGATE AT NEEDHAM RENOVATION / EXPANSION

589 HIGHLAND AVENUE
NEEDHAM, MA.

Sheet Name:

PROPOSED OVERALL PLAN LEVEL 3 & ROOF (SCHEMATIC)

Project Number:

21056

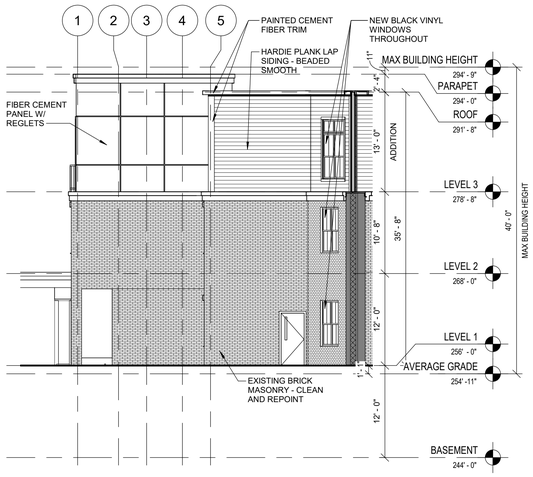
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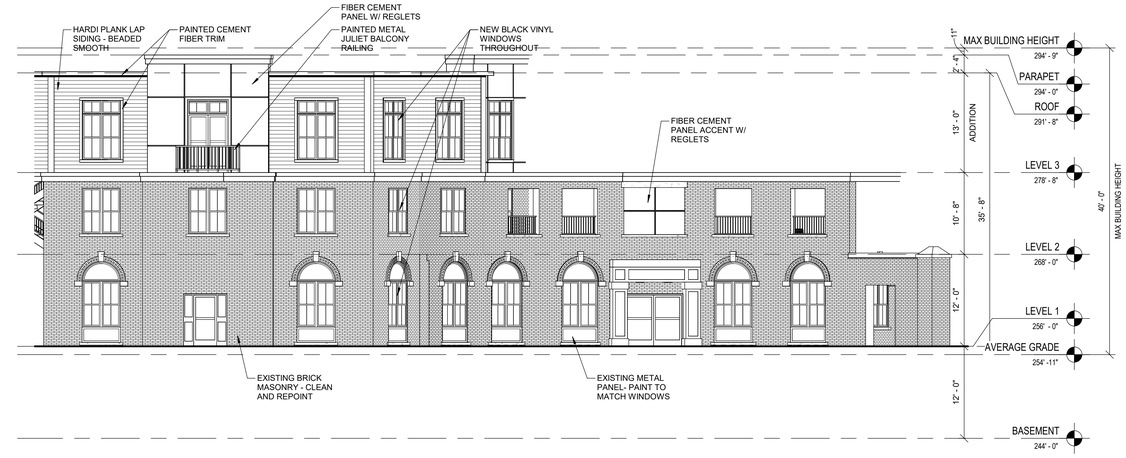
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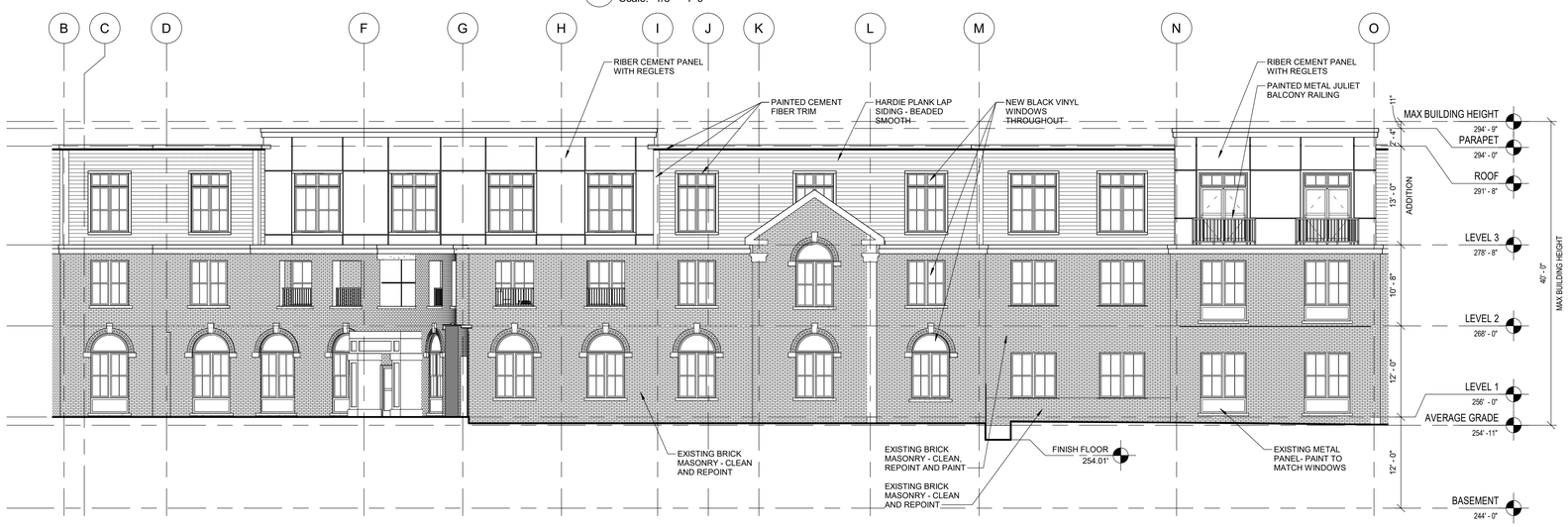
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13 HIGHLAND AVENUE ELEVATION - B
Scale: 1/8" = 1'-0"




12 HIGHLAND AVENUE ELEVATION - A
Scale: 1/8" = 1'-0"




11 GOULD STREET ELEVATION - B
Scale: 1/8" = 1'-0"




10 GOULD STREET ELEVATION - A
Scale: 1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A.

B.

C.

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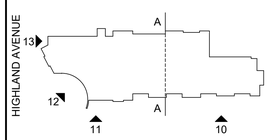
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Drawn: RP

Checked: AS

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Key Plan:




Project Name:

WINGATE AT NEEDHAM RENOVATION / EXPANSION

589 HIGHLAND AVENUE NEEDHAM, MA.

Sheet Name:

EXTERIOR ELEVATIONS

Project Number:

21056

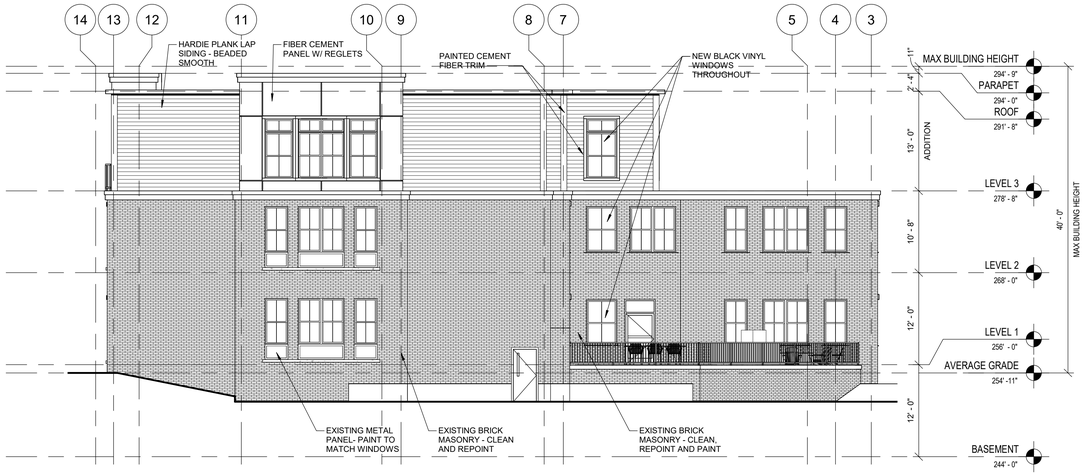
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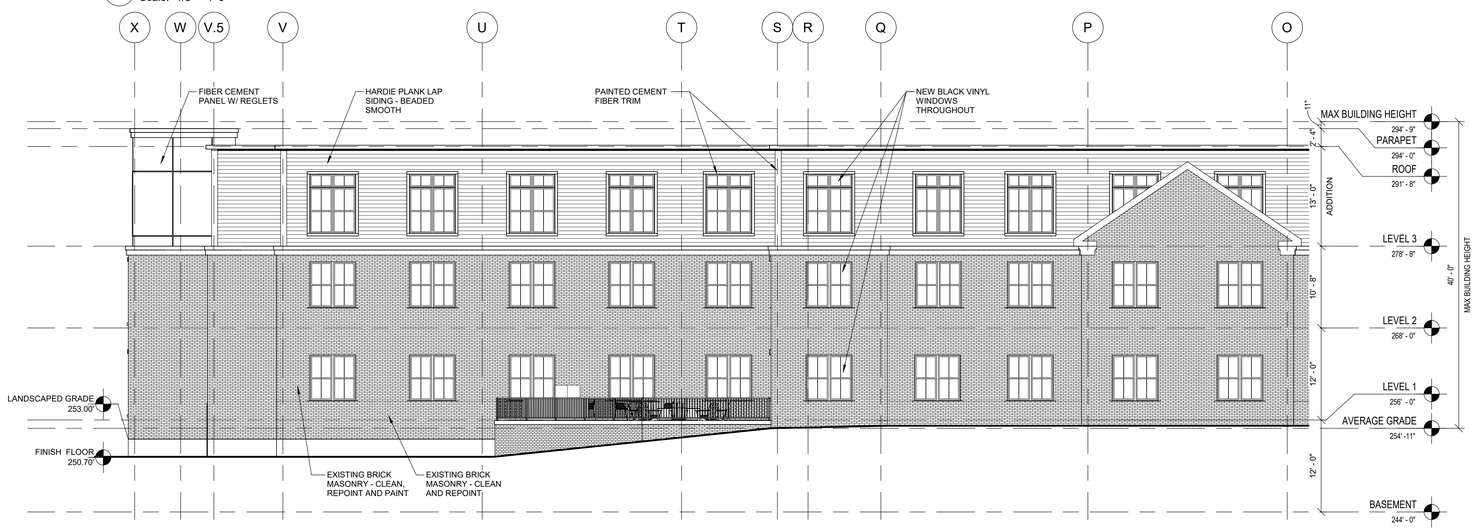
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22 EAST ELEVATION - A
Scale: 1/8" = 1'-0"




21 NORTH ELEVATION - B
Scale: 1/8" = 1'-0"




20 NORTH ELEVATION - A
Scale: 1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A.

B.

C.

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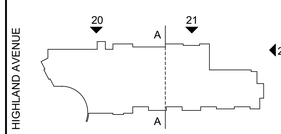



Drawn: RP

Checked: AS

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

Key Plan:




Project Name:

WINGATE AT NEEDHAM RENOVATION / EXPANSION

589 HIGHLAND AVENUE
NEEDHAM, MA.

Sheet Name:

EXTERIOR ELEVATIONS

Project Number:

21056

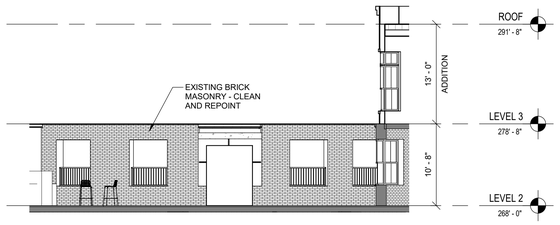
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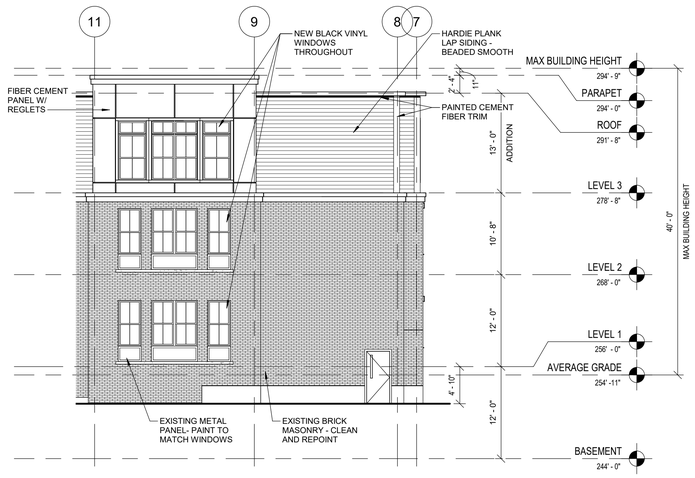
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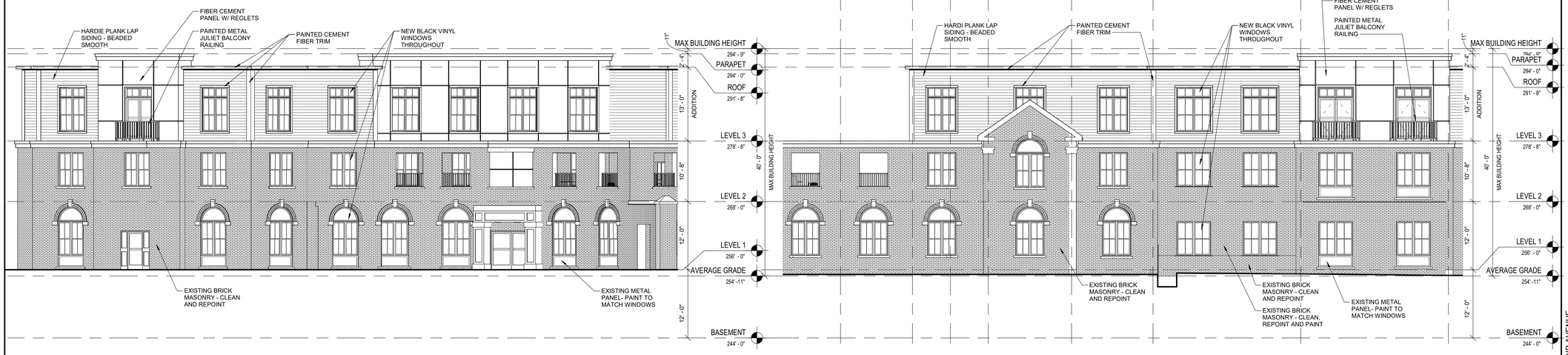
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35 INTERIOR ELEVATION @ ROOF TERRACE
Scale: 1/8" = 1'-0"




34 EAST ELEVATION - B
Scale: 1/8" = 1'-0"

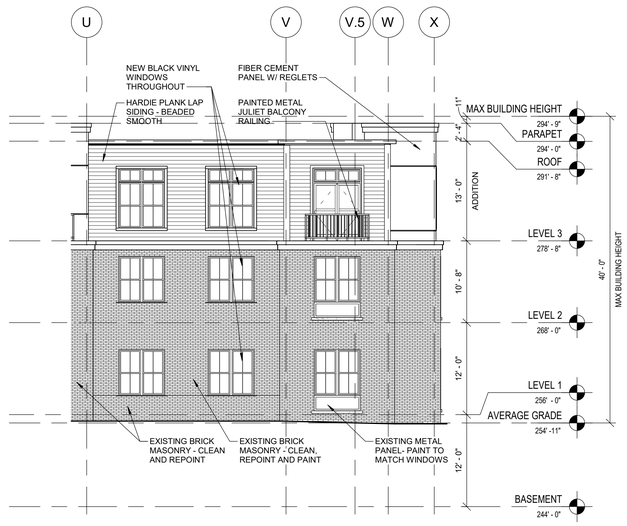



33 WEST ELEVATION - A
Scale: 1/8" = 1'-0"




31 SOUTH ELEVATION - B
Scale: 1/8" = 1'-0"

32 SOUTH ELEVATION - A
Scale: 1/8" = 1'-0"




30 SOUTH ELEVATION - C
Scale: 1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A.

B.

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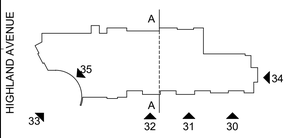
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WINGATE AT NEEDHAM RENOVATION / EXPANSION

589 HIGHLAND AVENUE
NEEDHAM, MA.

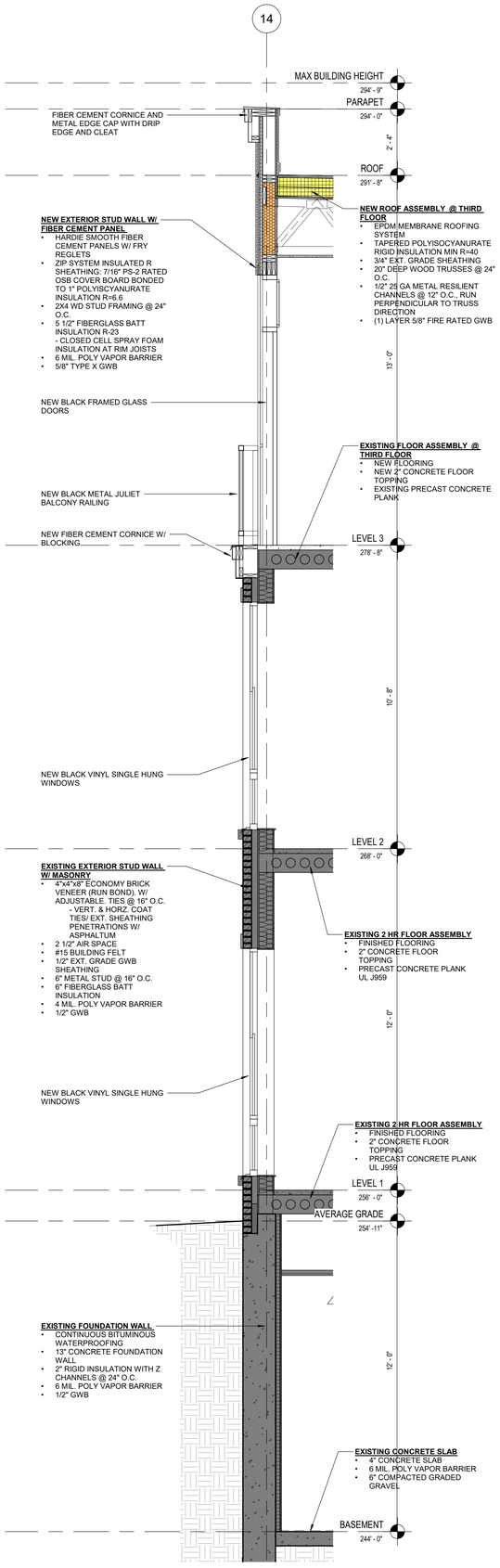
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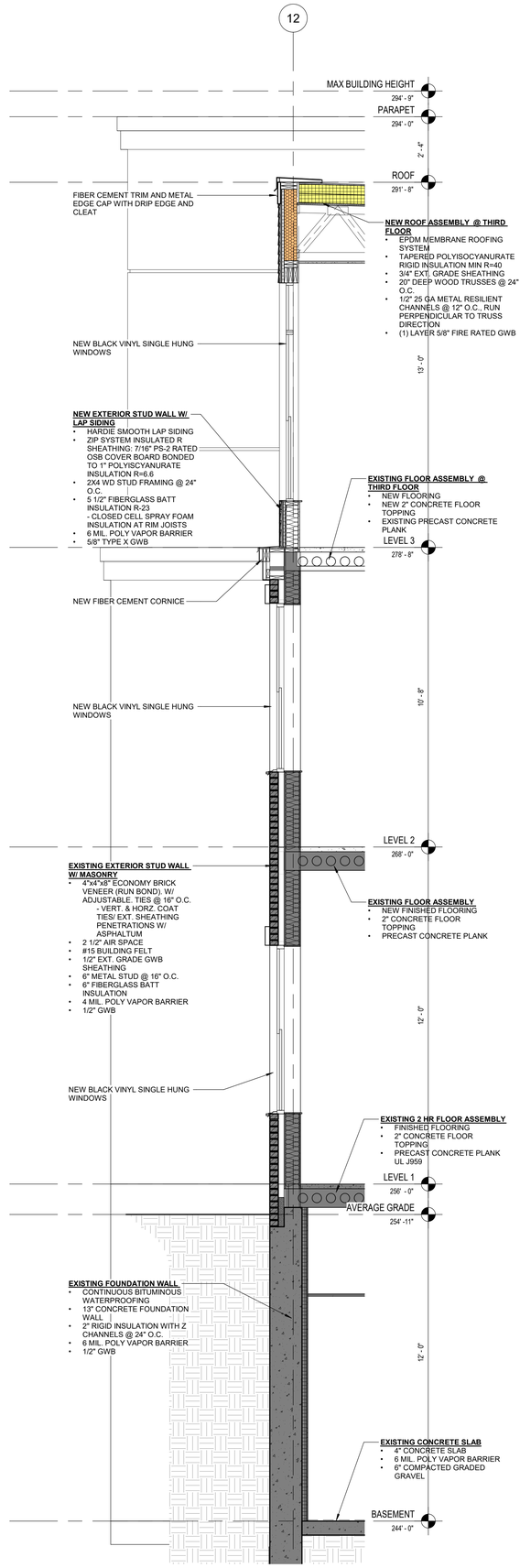
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FEBRUARY 3, 2023

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20 WALL SECTION - AT 3RD FLOOR W/ FC PANEL
Scale: 1/2" = 1'-0"




10 WALL SECTION - AT 3RD FLR W/ LAP SIDING
Scale: 1/2" = 1'-0"

2/3/2023 10:44:03 AM
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Architect of Record:

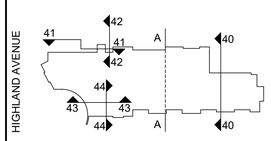



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Key Plan:




Project Name:

WINGATE AT NEEDHAM RENOVATION / EXPANSION

589 HIGHLAND AVENUE
NEEDHAM, MA.

Sheet Name:

WALL SECTIONS

Project Number:

21056

Issue Date:

FEBRUARY 3, 2023

Sheet Number:

A5.01

**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

***Property Location***: 922 Highland Avenue *Date*: 2/2/23

***Owner:*** Micozzi Management

*Address:* 159 Cambridge Street Allston, MA 02134
*Street* *City* *State* *Zip*

*Telephone:* 617-254-5576

***Applicant***: Needham Council for Arts and Culture- Town of Needham

*Address:* 1471 Highland Avenue Needham MA 02492
*Street* *City* *State* *Zip*

*Telephone:* 781-455-7500

***Designer/Installer***: Ryan "Arcy" Christensen

*Address:* 27 COACH DRIVE • NORTH HAVEN, CT 06473
*Street* *City* *State* *Zip*

*Telephone:* 203-435-0466

| *Type of Application* |
|---|
| ☐ **Sign** |
| ☐ **Minor Project** |
| ☐ **Exterior Alterations** |
| **Major Project (Site Plan Review)**<br>☐ **- preliminary**<br>☐ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

*Brief description of sign or project:*
Blossom by Ryan"Arcy" Christensen is a public art mural organized by the Needham Council for Arts & Culture (NCAC). This project is funded in full by the ARPA and granted by the Select Board for the express use of a mural in Needham. The NCAC underwent an RFQ process to select this work of art for installation.

***Please email completed application to elitchman@needhamma.gov***

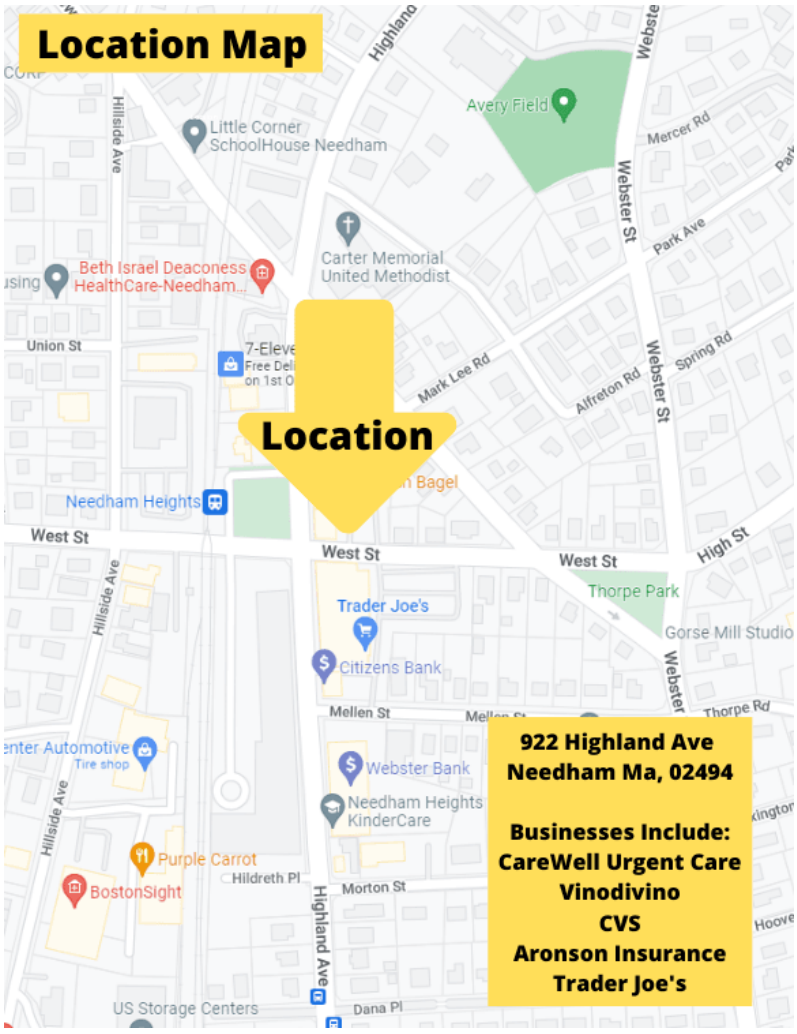
*Revised 2/2020*

NCAC

Needham Council for Arts and Culture

# Needham Heights Mural Project

The location of the Needham Heights Mural Project was identified in Early 2021 after a lengthy location assessment of Needham by the Public Art Subcommittee of the Needham Council for Arts and Culture (NCAC). The committee identified Needham Heights as an area underserved by public art. The identified location was secured with the help of Micozzi Management and Amy Haelsen, Needham's Economic Development Director and NCAC liaison. The proposed mural will be located on the side of 922 Highland Ave, a busy retail building located at West Street and Highland Avenue in Needham Heights. This commercial property is home to many thriving businesses and this work of art will be the first to be sited in this cherished and prominent neighborhood location. The Needham Heights Alliance commented, "The Heights is truly the gateway to the first local commercial area of Needham for those coming from Needham Street and Highland Ave. This mural will be a welcoming and beautiful sight to all who pass it."



**Design Objective:**
Arts and Culture are powerful tools for communicating values, connecting neighborhoods, and inspiring a sense of unity for all who live, work, and visit. The NCAC hopes that the artist will create a mural that will communicate a message that inspires, connects, and reflects the diversity of the people of Needham.

**Technical Specification:**
The painted brick wall is approximately 70’ long by 20’ high. The management company has approved painting over the door, but replacing the window sign is under discussion. The artist will use a projector to sketch the design to scale and paint over the course of 3-5 days. A scissor lift will be used to spray paint the design. Montana Cans Spray Paint Gold Line and Black Line will be the paint used. The predominant color scheme will be shades of yellow and violet based on the different varieties of pansies included in the design such as the Yellow Blotch, Neon Violet, and Ocean Breeze Mix. Please see a detailed list of colors below.

Montana Brand paints are professionally formulated for artistic usage with nitro-acrylic bases and UV blockers. Using these paints, the artist can verify that the murals he painted 10 years ago show minimal fading and hold up extremely well to the elements. It is the hope of the NCAC that with maintenance the mural could last up to 20 years with minimal fading. Mural Creation Best Practices.




**922 Highland Ave at West Street**






**Artist Ryan “Arcy” Christensen’s Biography:**
Known for his paint-splashed style of large-scale street art, Ryan “ARCY” Christensen has been defining his skills for over a decade. In 2015, ARCY announced his inaugural North American live event mural tour, where he took his skills on the road, spray painting live event walls in front of thousands of onlookers in many of the largest cities across the nation. Since then, ARCY has created hundreds of live murals and permanent large-scale works throughout North America, Australia, and Europe. ARCY has worked for the likes of The Smithsonian Institute, Major League Baseball, and America’s National Parks Service, and is currently developing a collaborative body of work for The Walt Disney Company as a Disney Fine Artist. As he travels the globe, ARCY continues to demonstrate his growing desire to leave his mark wherever he goes, giving back to humanity through public art. ARCY currently resides in his home state of Connecticut, USA. His work samples are available at his website: www.arcyofficial.com



**Design Description:**
“Blossom” encompasses the courage to persevere, to grow, and to embrace change. Pansies are the symbol of Needham, not only did the town declare April to be Pansy Month but for the Pansy to be the official flower of Needham as well. Arcy says, “My murals reflect the communities that I create them for, and I believe that’s the beauty of public art.” The design may also incorporate an element of knitting either a set of knitting needles or some textured yarn element. This portion of the design is not pictured yet and will be a minimal change that nods to the history of Needham Heights as a center for knitting manufacturing. An updated design will be provided if necessary.

The color scheme for Blossom is pictured and described above. Please note that the Montana Brand Color System is a unique color system created and developed by some of the world's best graffiti artists. It is not part of any other system such as RAL or Pantone. The following is a list of potential can colors that may be used in the design:

BLK 1030-Yellow
BLK 1025- Kicking Yellow
BLK 1045- Melon Yellow
BLK 1050- Topaz
BLK 1060- Hazle
BLK 1070- Pecan Nut
BLK 1080- Maroon

BLK 8060- Chocolate
BLK 8070- Jawa
BLK 8080- Rust
BLK 3940- Magic
BLK 4020- Monster
BLK 4040- Pimp Violet
BLK 4060- Galaxy

BLK 6090- Woodstock
BLK 6095- Plant
BLK 6220- Revolt Green
BLK 9100-Snow White
BLK 9105-White
BLK 7010-Jaws
BLK 9001-Black

**Maintenance:**
In the case of vandalism or unforeseen abrasive damage to the face of the mural, Arcy uses a color matching process on the design print out which marks down the paint cans coded shades used in the event that reapplication is necessary. Maintenance is charged at a rate of $20/sq ft.

**In Conclusion:**
After receiving 20 responses to the RFQ's Call to Artists the NCAC convened a Selection Committee made up of the Public Art Subcommittee as well as 3 community members; a Needham artist, a Needham Heights resident, and an NHS art student. From there 3 finalists were selected to design a site-specific work for a $500 honorarium. A town-wide poll conducted of the 3 Finalists collected over 600 votes with the majority going to Blossom.
http://needhamma.gov/5290/Needham-Heights-Mural-Finalists

After interviewing the artists, the Selection Committee felt that ARCY's Blossom work was the most relevant and inspiring for the community. The artist Ryan Christenson aka ARCY has well-known recognition in our region as well as on a national scale. The committee was impressed with his professionalism, willingness to work with the community's needs, and ability to provide a concept with universal appeal while still being unique to our community. Using the town flower, the pansy which symbolizes thoughtfulness and consideration, we hope this will be a work of art that the community is proud of. It is with great pride that the Needham Council for Arts and Culture and Selection Committee with the support of Micozzi Property Management and building tenants recommend the installation of Blossom by Arcy at 922 Highland Ave.

Also, the NCAC plans to partner with the Needham Historical Society and N.C. Wyeth Research Foundation and Reading Libraries for a mural celebration event to coincide with April's Pansy Festival, a much-loved town event.

Thanks,
Charly Nanda, NCAC Co-Chair

**More About Montana Cans Spray Paint**
Montana BLACK is extremely light and fast using only the highest quality European pigments and added UV blockers to increase the longevity and vibrance of the color. Please note the longevity of all paints will be subject to variables like exposure to UV-light, exposure to the elements, pre-treatment of the substrate, or amount of coats applied.

**Montana GOLD spray paint- What is Acrylic?**

A solvent-based lacquer of acrylic resin basis combined with nitrocellulose and alkyd resin. Dries fast due to the rapid evaporation time of the solvent used.

**Montana BLACK spray paint What is Nitro-Combi?**

A solvent-based lacquer consisting of nitrocellulose and alkyd resin dries fast due to the rapid evaporation time of the solvent used.

**EFFICIENCY, QUALITY & RELIABILITY**
Montana BLACK is a high-pressure Nitro-Combination based formula and is the superior can of its class. Re-developed with 187 powerful, high-covering matte finish colors that can be applied to any surface. The ultimate painting experience with perfect control and handling. Short drying time allows rapid re-application and overlapping with other colors immediately. Non-scented aerosol paint is made to the highest quality, health, and environmental standards. Montana BLACK spray paint is famous for its quality and reliability. The perfect tool for street art and graffiti artists. With its high-pressure valve, Montana BLACK allows users fast application. In combination with the various Montana caps available, artists will experience a new era of spray painting possibilities.

**COLOR SYSTEM**
Re-developed and perfected, Montana BLACK offers a dynamic color range. With 187 matte color shades the range includes 7 Power colors as well as metallic shades, Gold, Copper, and Silverchrome. It also features TRUE colors that simulate CMY(K) values and special artist colors.

**LACQUER AND VALVE**
**NITRO-COMBINATION BASE**
The Montana BLACK contains fast painting and layering optimized Nitro-Combination lacquer. The matte finish colors are fast drying and high covering. Only high-quality ingredients and the best pigments have been used for the development and production of the new Montana BLACK, assuring the highest standard of quality.

**HIGH-PRESSURE**
The high-pressure system allows for fast and perfect handling. Due to the high output of paint and the high pigment load Montana BLACK covers extremely well. In conjunction with the use of Montana spray caps, Montana BLACK enables users to apply the paint to large or small surface areas with accuracy and efficiency. Spray widths from 1cm to 30cm can be achieved depending on the user's skill and experience.

# 187 POWERFUL & MATT FINISH COLORS

HIGHER-PRESSURE - HIGHEST COVERAGE - PERFECT HANDLING

#GERMANSPRAYPAINT

| | |
|---|---|
| Smash137's Potato | BLK 1005 |
| easter yellow | BLK 1010 |
| kicking yellow | BLK 1025 |
| yellow | BLK 1030 |
| melon yellow | BLK 1045 |
| topaz | BLK 1050 |
| hazle | BLK 1060 |
| pecan nut | BLK 1070 |
| maroon | BLK 1080 |
| indian spice | BLK 1110 |

| | |
|---|---|
| tiffany | BLK 6110 |
| cool cologne | BLK 6130 |
| mermaid | BLK 6150 |
| neptune | BLK 6170 |
| riffs | BLK 6175 |
| drops | BLK 6180 |
| nappies | BLK 6190 |
| surgery | BLK 6195 |
| [illegible] | [illegible] |
| revolt green | BLK 6220 |

| | |
|---|---|
| illusion | BLK 3920 |
| magic | BLK 3940 |
| | |
| ms. jackson | BLK 4000 |
| monster | BLK 4020 |
| pimp violet | BLK 4040 |
| galaxy | BLK 4060 |
| | |
| blue velvet | BLK 4130 |
| royal purple | BLK 4155 |
| wizard | BLK 4160 |
| universe | BLK 4182 |
| gut | BLK 4210 |
| kidney | BLK 4230 |
| liver | BLK 4250 |
| | |

| | |
|---|---|
| industriilor | BLK 7140 |
| | |
| morpheus | BLK 7220 |
| nostradamus | BLK 7230 |
| | |
| dumbo | BLK 7340 |
| slate | BLK 7360 |
| ivory | BLK 8000 |
| sand | BLK 8010 |
| beige | BLK 8020 |
| [illegible] | [illegible] |
| cremino | BLK 8040 |
| frappé | BLK 8050 |
| chocolate | BLK 8060 |
| jawa | BLK 8070 |
| rust | BLK 8080 |

**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

***Property Location:*** 100 Highland Avenue, Needham, MA *Date:* 2/3/23

***Owner:*** Landry's Bicycles

*Address:* 100 Hood Park Drive Charlestown MA 02129
*Street* *City* *State* *Zip*

*Telephone:* _____

***Applicant:*** Graphic Impact Signs

*Address:* 575 Dalton Avenue Pittsfield MA 01201
*Street* *City* *State* *Zip*

*Telephone:* (800) 458-2376

***Designer/Installer:*** Graphic Impact Signs

*Address:* 575 Dalton Avenue Pittsfield MA 01201
*Street* *City* *State* *Zip*

*Telephone:* (800) 458-2376

| *Type of Application* |
|---|
| ■ **Sign** |
| ☐ **Minor Project** |
| ☐ **Exterior Alterations** |
| **Major Project (Site Plan Review)** |
| ☐ **- preliminary** |
| ☐ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

Sign A

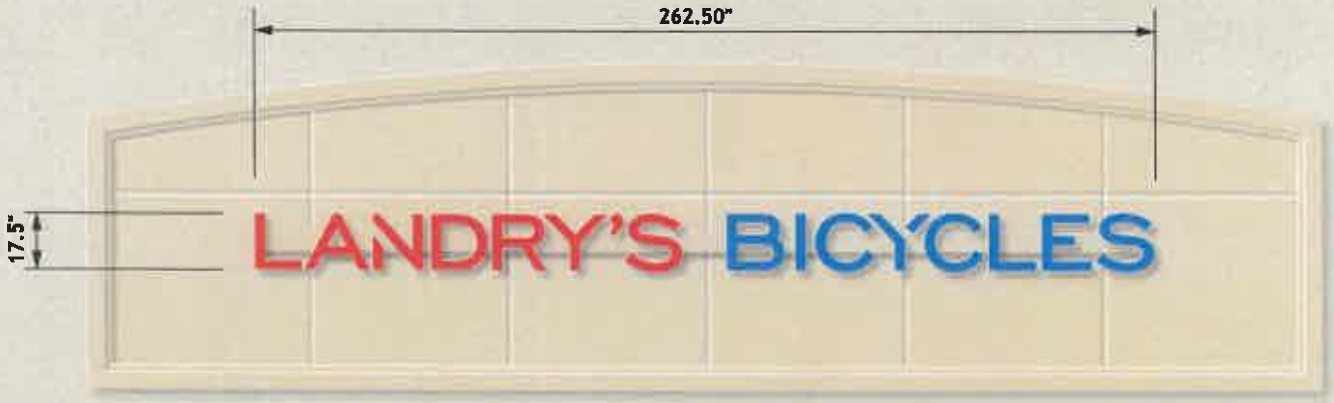
*Brief description of sign or project:*

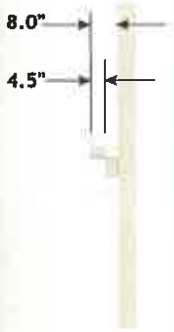
Install one set of 17 ½" H x 262 ½" W internally illuminated channel letters with translucent red & blue faces premounted to a raceway. Designed to mount over main entrance fascia. (Parking lot elevation)

***Please email completed application to elitchman@needhamma.gov***

*Revised 2/2020*

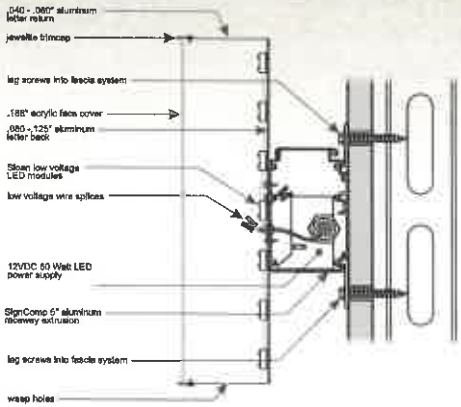
Sign A




## A...(1) Set.. Internally Illuminated Channel Letters on Raceway.....NTS 32.0 Sq. Ft. Area

* 4.5" deep aluminum fabricated channel letter cans...paint finish satin white
* internal white LED module illumination..120 VAC 60 W power supplies located within wiring raceway
* .188" thick white acrylic face covers with 1.0" jewelite trimcap
* letters faced with translucent vinyl film Crimson Red 016 and Azure Blue 052
* letters individually mount to 5.5" x 3.5" alum. extruded wiring/mounting raceway...paint to match wall
* mount raceway with letters to wall in location shown




Letter Detail
Mounting Specifications

Underwriters Laboratories Inc.

Previous Existing



Proposed ( parking lot/entrance elevation )




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fax 413.443.0034
575 dalton ave, pittsfield, ma 01201
gisigns.com

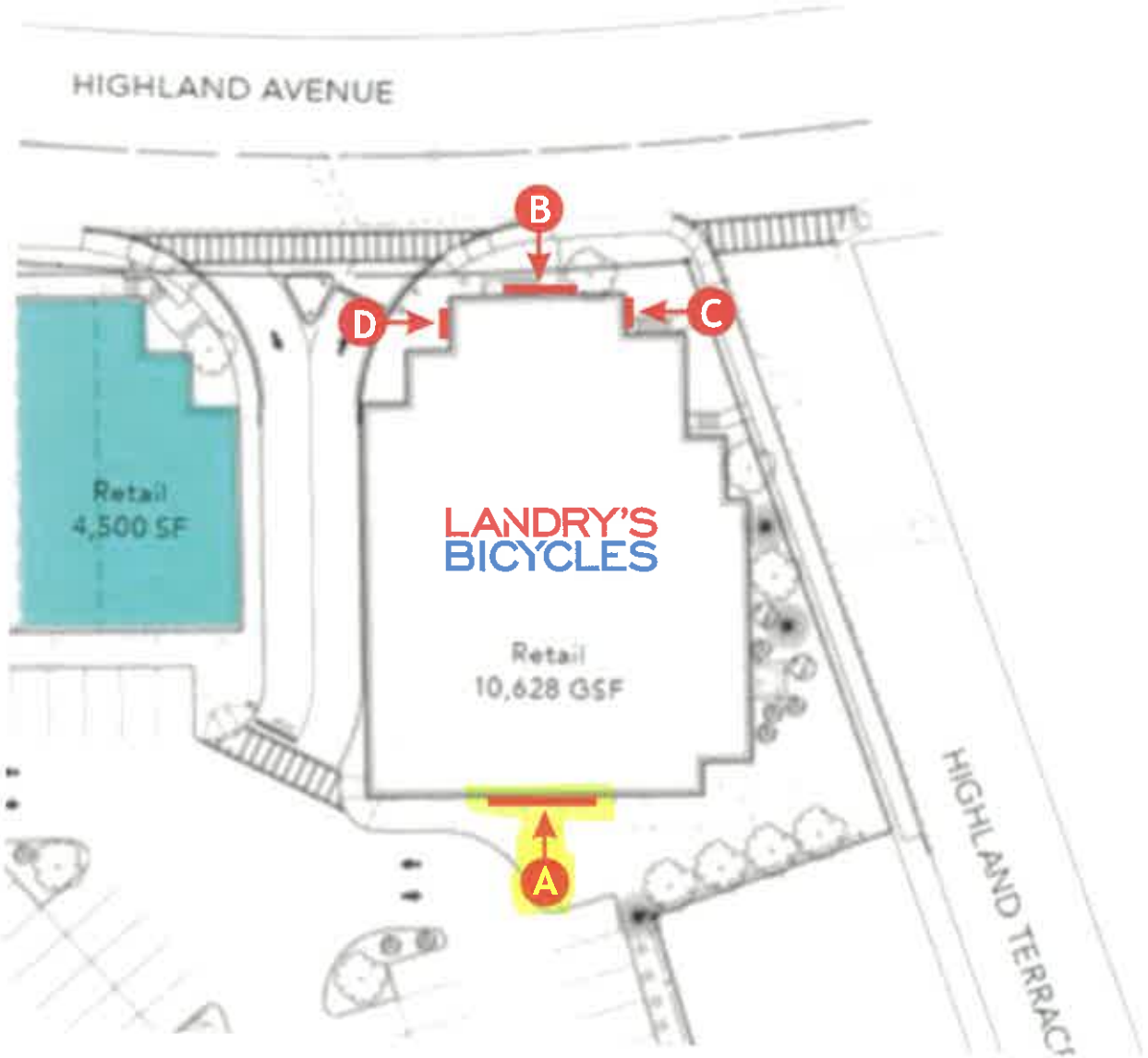
LANDRY'S BICYCLES

| | |
|---|---|
| Sales Rep: | J. Renzi |
| Job Name: | Landry's |
| Job Location: | Needham, MA |
| Sheet: | 1 of 7 |
| Date: | 1/27/23 |
| Job #: | |
| Scale: | as noted |
| Drawn by: | LH |

Landry's Bicycles
100 Highland Ave.
Needham, MA
Rev 2/2/23

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APPROVED AS NOTED
CLIENT SIGNATURE
DATE

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LANDRY'S BICYCLES

| | |
|---|---|
| Sales Rep: | J. Renzi |
| Job Name: | Landry's |
| Job Location: | Needham, MA |
| Sheet: | 7 of 7 |
| Date: | 1/27/23 |
| Job #: | |
| Scale: | as noted |
| Drawn by: | LH |

Landry's Bicycles
100 Highland Ave.
Needham, MA
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**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

***Property Location:*** 100 Highland Avenue, Needham, MA *Date:* 2/3/23

***Owner:*** Landry's Bicycles

*Address:* 100 Hood Park Drive (*Street*) Charlestown (*City*) MA (*State*) 02129 (*Zip*)

*Telephone:* _____

***Applicant:*** Graphic Impact Signs

*Address:* 575 Dalton Avenue (*Street*) Pittsfield (*City*) MA (*State*) 01201 (*Zip*)

*Telephone:* (800) 458-2376

***Designer/Installer:*** Graphic Impact Signs

*Address:* 575 Dalton Avenue (*Street*) Pittsfield (*City*) MA (*State*) 01201 (*Zip*)

*Telephone:* (800) 458-2376

| *Type of Application* |
|---|
| ■ **Sign** |
| ☐ **Minor Project** |
| ☐ **Exterior Alterations** |
| **Major Project (Site Plan Review)** |
| ☐ **- preliminary** |
| ☐ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

Sign B

*Brief description of sign or project:*

Install one set of 16" H x 240.38"w non-illuminated dimensional letters to read "Landry's Bicycles". Designed to mount to Highland Ave elevation.

***Please email completed application to elitchman@needhamma.gov***

*Revised 2/2020*

Sign B




**B...(1) Set.. Raised Non-Illum. Dimensional Letters on Wall.....NTS** **27.0 Sq. Ft. Area**

* .75" thick CAM routered Type 1 PVC letterforms...satin paint finish Pantone Red 185 C and Pantone Blue 285 C
* mount flush to wall in location shown with aluminum studs and silastic adhesive

**Proposed ( Highland Ave elevation )**




**Previous Existing**



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LANDRY'S BICYCLES

| | |
|---|---|
| Sales Rep: | J. Renzi |
| Job Name: | Landry's |
| Job Location: | Needham, MA |
| Sheet: | 2 of 7 |
| Date: | 1/27/23 |
| Job #: | |
| Scale: | as noted |
| Drawn by: | LH |

Landry's Bicycles
100 Highland Ave.
Needham, MA
Rev 2/2/23

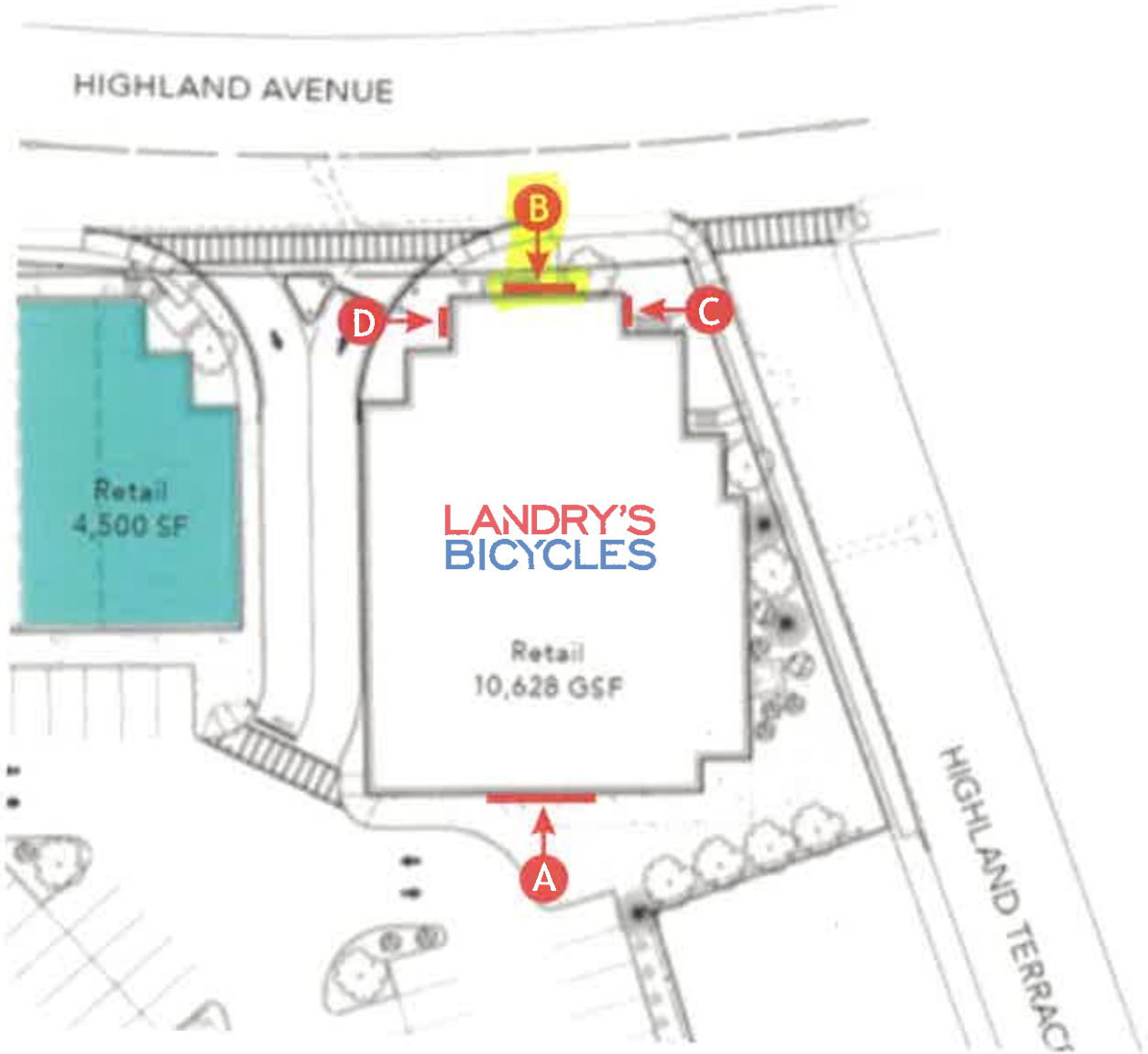
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LANDRY'S BICYCLES

| | |
|---|---|
| Sales Rep: | J. Renzi |
| Job Name: | Landry's |
| Job Location: | Needham, MA |
| Sheet: | 7 of 7 |
| Date: | 1/27/23 |
| Job #: | |
| Scale: | as noted |
| Drawn by: | LH |

Landry's Bicycles
100 Highland Ave.
Needham, MA
Rev 2/2/23

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**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

***Property Location:*** 100 Highland Avenue, Needham, MA *Date:* 2/3/23

***Owner:*** Landry's Bicycles

*Address:* 100 Hood Park Drive (*Street*) Charlestown (*City*) MA (*State*) 02129 (*Zip*)

*Telephone:* _____

***Applicant:*** Graphic Impact Signs

*Address:* 575 Dalton Avenue (*Street*) Pittsfield (*City*) MA (*State*) 01201 (*Zip*)

*Telephone:* (800) 458-2376

***Designer/Installer:*** Graphic Impact Signs

*Address:* 575 Dalton Avenue (*Street*) Pittsfield (*City*) MA (*State*) 01201 (*Zip*)

*Telephone:* (800) 458-2376

| *Type of Application* |
|---|
| ☒ **Sign** |
| ☐ **Minor Project** |
| ☐ **Exterior Alterations** |
| **Major Project (Site Plan Review)** |
| ☐ **- preliminary** |
| ☐ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

Sign C

*Brief description of sign or project:*

Install one 36"H x 96"W Single sided internally illuminated Wall Sign with polycarbonate face and translucent graphics to read "Landry's Bicycles". Designed to mount flush to Highland Terrace elevation.

***Please email completed application to elitchman@needhamma.gov***

*Revised 2/2020*

Sign C







**C,D...(2) Single Sided Internally Illuminated Wall Signs.....NTS** **24.0 Sq. Ft. Area Each**

* 6.0" deep aluminum fabricated sign cabinet with 1.5" removable F-style face retainers..paint cabinet and retainers tan to match wall
* .188" thick white flat polycarbonate sign faces
* 1st surface applies translucent vinyl film graphics Crimson Red 016 and Azure Blue 052
* internal white LED module illumination...120 VAC 60 W power supplies
* 1.0" alum. fabricated spacer mounting bracket to clear jog in wall

**Previous Existing**



**Previous Existing**



**Proposed C ( Highland Terrace elev.)**




**Proposed D ( Plaza Entrance elev.)**




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375 dalton ave, pittsfield, ma 01201
gisigns.com

LANDRY'S BICYCLES

Sales Rep: J. Renzi
Job Name: Landry's
Job Location: Needham, MA
Sheet: 3 of 7
Date: 1/27/23
Job #:
Scale: as noted
Drawn by: LH

Landry's Bicycles
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Needham, MA
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LANDRY'S BICYCLES

| | |
|---|---|
| Sales Rep: | J. Renzi |
| Job Name: | Landry's |
| Job Location: | Needham, MA |
| Sheet: | 7 of 7 |
| Date: | 1/27/23 |
| Job #: | |
| Scale: | as noted |
| Drawn by: | LH |

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**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

***Property Location:*** 100 Highland Avenue, Needham, MA *Date:* 2/3/23

***Owner:*** Landry's Bicycles

*Address:* 100 Hood Park Drive (*Street*) Charlestown (*City*) MA (*State*) 02129 (*Zip*)

*Telephone:* _____

***Applicant:*** Graphic Impact Signs

*Address:* 575 Dalton Avenue (*Street*) Pittsfield (*City*) MA (*State*) 01201 (*Zip*)

*Telephone:* (800) 458-2376

***Designer/Installer:*** Graphic Impact Signs

*Address:* 575 Dalton Avenue (*Street*) Pittsfield (*City*) MA (*State*) 01201 (*Zip*)

*Telephone:* (800) 458-2376

| *Type of Application* |
|---|
| ■ **Sign** |
| ☐ **Minor Project** |
| ☐ **Exterior Alterations** |
| **Major Project (Site Plan Review)** |
| ☐ **- preliminary** |
| ☐ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

Sign D

*Brief description of sign or project:*

Install one 36"H x 96"W single sided internally illuminated wall sign with polycarbonate face and translucent graphics to read "Landry's Bicycles". Designed to mount flush to Plaza Entrance Elevation.

***Please email completed application to elitchman@needhamma.gov***

*Revised 2/2020*

Sign D







**C,D...(2) Single Sided Internally Illuminated Wall Signs.....NTS** **24.0 Sq. Ft. Area Each**

* 6.0" deep aluminum fabricated sign cabinet with 1.5" removable F-style face retainers..paint cabinet and retainers tan to match wall
* .188" thick white flat polycarbonate sign faces
* 1st surface applies translucent vinyl film graphics Crimson Red 016 and Azure Blue 052
* internal white LED module illumination...120 VAC 60 W power supplies
* 1.0" alum. fabricated spacer mounting bracket to clear jog in wall

**Previous Existing**



**Previous Existing**



**Proposed C ( Highland Terrace elev.)**




**Proposed D ( Plaza Entrance elev.)**




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fax 413.443.0034
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gisigns.com

LANDRY'S BICYCLES

| | |
|---|---|
| Sales Rep: | J. Renzi |
| Job Name: | Landry's |
| Job Location: | Needham, MA |
| Sheet: | 3 of 7 |
| Date: | 1/27/23 |
| Job #: | |
| Scale: | as noted |
| Drawn by: | LH |

Landry's Bicycles
100 Highland Ave.
Needham, MA
Rev 2/2/23

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LANDRY'S BICYCLES

| | |
|---|---|
| Sales Rep: | J. Renzi |
| Job Name: | Landry's |
| Job Location: | Needham, MA |
| Sheet: | 7 of 7 |
| Date: | 1/27/23 |
| Job #: | |
| Scale: | as noted |
| Drawn by: | LH |

Landry's Bicycles
100 Highland Ave.
Needham, MA
Rev 2/2/23

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**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

***Property Location:*** 100 Highland Avenue, Needham, MA *Date:* 2/3/23

***Owner:*** Landry's Bicycles

*Address:* 100 Hood Park Drive (*Street*) Charlestown (*City*) MA (*State*) 02129 (*Zip*)

*Telephone:* _____

***Applicant:*** Graphic Impact Signs

*Address:* 575 Dalton Avenue (*Street*) Pittsfield (*City*) MA (*State*) 01201 (*Zip*)

*Telephone:* (800) 458-2376

***Designer/Installer:*** Graphic Impact Signs

*Address:* 575 Dalton Avenue (*Street*) Pittsfield (*City*) MA (*State*) 01201 (*Zip*)

*Telephone:* (800) 458-2376

| *Type of Application* |
|---|
| ■ **Sign** |
| ☐ **Minor Project** |
| ☐ **Exterior Alterations** |
| **Major Project (Site Plan Review)** |
| ☐ **- preliminary** |
| ☐ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

Existing Pylon
*Brief description of sign or project:*
Replace existing Pylon tenant panels with new faces same size as existing 20 3/4" H x 45 3/4" W with vinyl graphics to read "Landry's Bicycles". Designed to fit inside existing retainer system.

***Please email completed application to elitchman@needhamma.gov***

*Revised 2/2020*




**(2) Replacement Tenant Sign Faces.....NTS  6.5 Sq. Ft. Area**

* .188" thick white polycarbonate sign faces...designed to fit existing retainer system
* 1st surface applied opaque Bronzetone vinyl film lettering

**Proposed**




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fax 413.443.0034
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gisigns.com

LANDRY'S BICYCLES

| | |
|---|---|
| Sales Rep: | J. Renzi |
| Job Name: | Landry's |
| Job Location: | Needham, MA |
| Sheet: | 4 of 7 |
| Date: | 1/27/23 |
| Job #: | |
| Scale: | as noted |
| Drawn by: | LH |

Landry's Bicycles
100 Highland Ave.
Needham, MA
Rev 2/2/23

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CLIENT SIGNATURE

DATE

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# Example of tenants signage next door







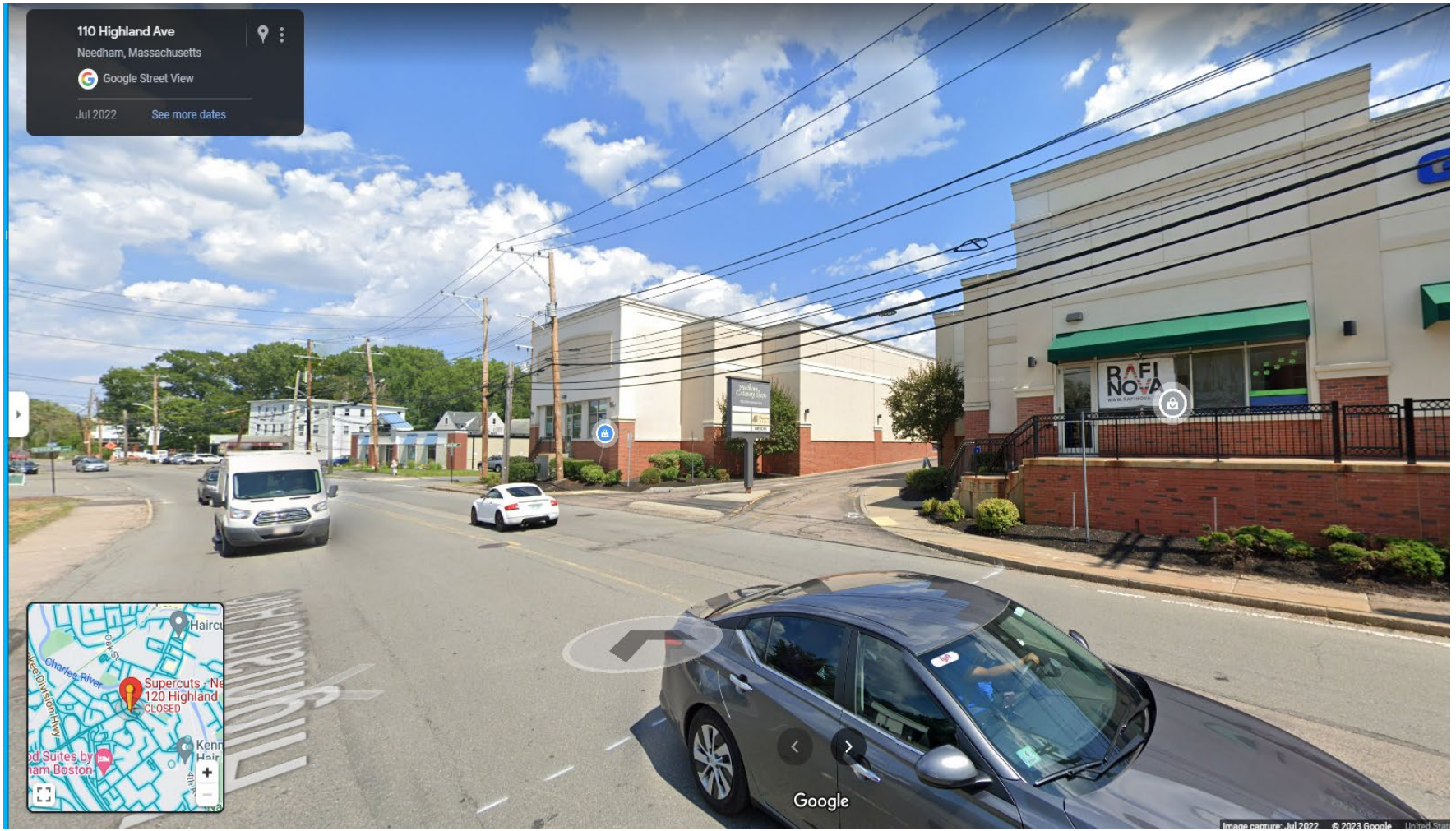


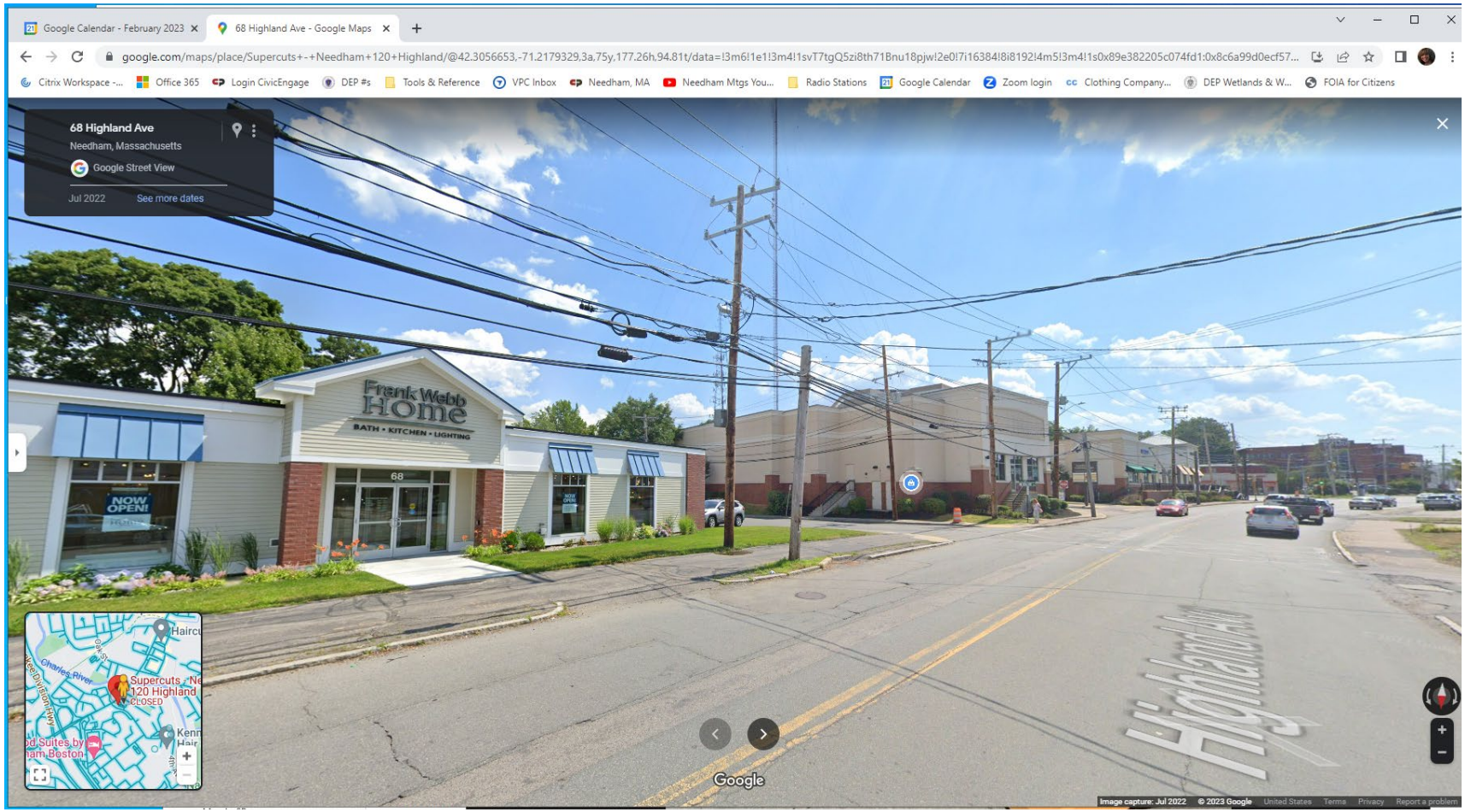
# Example of previous tenants signage







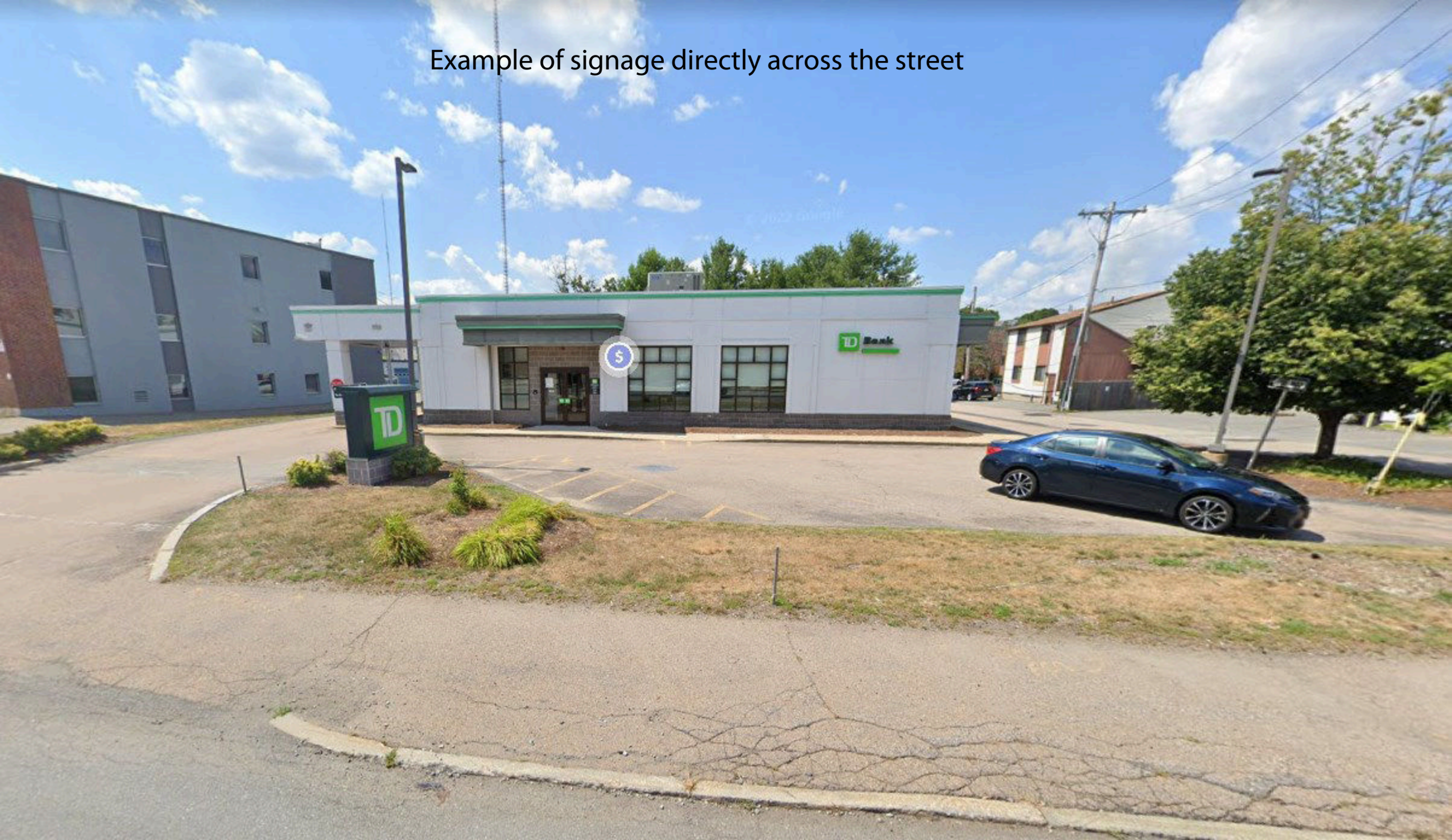


110 Highland Ave
Needham, Massachusetts
Google Street View
Jul 2022
See more dates
RAFI NOVA
Supercuts - Ne
120 Highland
CLOSED
Charles River
Google


Google Calendar - February 2023
68 Highland Ave - Google Maps
google.com/maps/place/Supercuts+-+Needham+120+Highland/@42.3056653,-71.2179329,3a,75y,177.26h,94.81t/data=!3m6!1e1!3m4!1svT7tgQ5zi8th71Bnu18pjw!2e0!7i16384!8i8192!4m5!3m4!1s0x89e382205c074fd1:0x8c6a99d0ecf57...
Citrix Workspace -...
Office 365
Login CivicEngage
DEP #s
Tools & Reference
VPC Inbox
Needham, MA
Needham Mtgs You...
Radio Stations
Google Calendar
Zoom login
Clothing Company...
DEP Wetlands & W...
FOIA for Citizens
68 Highland Ave
Needham, Massachusetts
Google Street View
Jul 2022
See more dates
Frank Webb Home
BATH • KITCHEN • LIGHTING
68
NOW OPEN!
Highland Ave
Supercuts - Ne
120 Highland
CLOSED
Charles River
Google
Image capture: Jul 2022
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Report a problem

Example of signage across street to the left



Example of signage directly across the street



Example of signage across the street to the right



**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

***Property Location:*** 74 Chapel Street ***Date:*** 13 Feb 23

***Owner:*** 1451 Highland Ave LLC

*Address:* 800 Boylston St Suite 1390 Boston MA 02199
*Street* *City* *State* *Zip*

*Telephone:* 617 262 4646

***Applicant:*** French Press LLC dba French Press Bakery & Cafe

*Address:* 74 Chapel Street Needham MA 02492
*Street* *City* *State* *Zip*

*Telephone:* 781 400 2660

***Designer/Installer:*** Boston Pergolas

*Address:* 679 Washington St Suite 8-323 South Attleboro MA 02703
*Street* *City* *State* *Zip*

*Telephone:* 617 737 4652

| *Type of Application* |
|---|
| ☑ **Sign** |
| ☐ **Minor Project** |
| ☑ **Exterior Alterations** |
| **Major Project (Site Plan Review)** |
| ☐ **- preliminary** |
| ☐ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

*Brief description of sign or project:*
Add 22 year-round outdoor seats with a pergola to cover new seating area, in addition to electric heating and new lighting. Seating would be on private portion of sidewalk immediately abutting front facade. Existing awnings to be removed and replaced with new sign.

***Please email completed application to elitchman@needhamma.gov***

*Revised 2/2020*

# TOWN OF NEEDHAM
MASSACHUSETTS

500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

## APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project (Minor Project)

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property 74 Chapel Street, Needham, MA 02492
Name of Applicant French Press LLC dba French Press Bakery & Cafe
Applicant's Address 74 Chapel Street, Needham, MA 02492
Phone Number 508 656 0492

Applicant is: Owner ____ Tenant ✓
Agent/Attorney ____ Purchaser ____

Property Owner's Name 1451 Highland Ave LLC
Property Owner's Address 800 Boylston St, Suite 1390, Boston, MA 02199
Telephone Number 617 262 4646

Characteristics of Property: Lot Area ____ Present Use ____
Map # 51 Parcel # 2 Zoning District ____

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:
Select Board and ABCC approved sidewalk outdoor seating for 10 seats in March 2019. This application seeks to expand the existing area to include 20 seats with a louvered pergola to cover the new area and for the outdoor patio to be used continously through the year. Existing awning / signage will be removed and replaced with one sign on top of the pergola. Electric heating will be installed and lighting to create ambiance. Banner in similar style of existing will be used for alcohol service purposes.

Signature of Applicant (or representative) [signature]
Address if not applicant ____
Telephone # 508 656 0498
Owner's permission if other than applicant Alejandro Miranda Digitally signed by Alejandro Miranda DN: C=US, E=amiranda@boylorp.com, O=Boylston Properties, OU=Director of Project Development, CN=Alejandro Miranda Reason: I am approving this document Date: 2023.01.31 17:23:28-05'00'

---

**SUMMARY OF PLANNING BOARD ACTION**

Received by Planning Board ____ Date ____
Hearing Date ____ Parties of Interest Notified of Public Hearing ____
Decision Required by ____ Decision/Notices of Decision sent ____
Granted ____
Denied ____ Fee Paid ____ Fee Waived ____
Withdrawn ____
NOTE: Reports on Minor Projects must be issues within 35 days of filing date.

# TOWN of NEEDHAM
MASSACHUSETTS
## APPLICATION FOR OUTDOOR SEATING
## UNDER SECTION 6.9 OF THE ZONING BY-LAW

LOCATION:
Property Address: 74 Chapel St
Name of Establishment: French Press Bakery & Cafe

APPLICANT:
Name (must be business owner, manager, or lessee): Raj (Jay) D Spencer
Address: 74 Chapel St
Needham, MA 02492
Telephone Number: 508 656 0448
Email Address: jay@frenchpressbakery.com

Do you own or rent property?

PROPERTY OWNER:
*Complete this section if applicant is not the property owner*
Name (must be owner): 1451 Highland Ave LLC
Address: 800 Boylston St, Suite 1390
Boston, MA 02199
Telephone Number: 617 262 4646
Email Address: oliver@boyiprop.com

APPLICATION REQUEST:

Are you requesting to have outdoor dining on PRIVATE parking spaces? Yes___ No ✓

If yes, how many private parking spaces?

Are you requesting to have outdoor dining on PUBLIC parking spaces (on-street or in a public parking lot)? Yes ✓ No ___

If yes, how many public parking spaces do you intend to use in each category? *Note: there is a maximum of 3 parking spaces allowed per applicant.*

3 # on-street public parking spots. Please note, required concrete barriers will take up 1 parking spot and should be added to the total number of spots you are applying to use.

_____ # of off-street public parking spots (in a public parking lot)

Are any of the spaces you are requesting to use designated for handicap parking? NO
Are you requesting to have outdoor dining on a sidewalk? YES, ADDING TO PREVIOUSLY APPROVED ALTERATION OF LICENSED PREMISES. APPROVAL BY SELECT BOARD AND ABCC IN MARCH 2019, 10 SEATS PERMITTED.

SEATING: FACILITIES/EQUIPMENT:
Total number of seats approved under existing Special Permit 28
Total number of seats existing inside 6 (may be same as above or fewer)
Number of restrooms provided 2
Total number of seats proposed outside 22 Size of Grease Trap 50 lb
Number of chairs 22 Air Curtains (if opening is off kitchen) ____
Number of tables 6 Screens (if opening is off kitchen) ____
Outdoor Seating Area dimensions 18'6" x 6'8"
Type of Barrier or Enclosure to Define Seating Area
(mandatory if alcohol is proposed to be served):
Iron rails, plantings

DATES AND HOURS OF OPERATION
*The standard outdoor dining season in the Town of Needham is April 1 - November 30. The Town will consider applications that extend beyond that timeframe on an individual basis.*

Are you requesting to serve food & beverage outdoors earlier than April 1 or later than November 30? (Yes) no
If yes, what are your proposed opening and closing dates? Year round

What days of the week and hours do you plan to serve food & beverage outdoors?
Current operating hours M/T 630a - 5p
W/TH/F 630a - 7p
Sat 700a - 7p
Sun 800a - 3p

BRIEF DESCRIPTION OF:
Seating Arrangement, Type of Furniture, Type of Barrier or Enclosure to Define Seating Area (mandatory if alcohol is proposed to be served), Ingress/Egress from the Inside to the Outside, Location of Outdoor Exit Area in the case of an emergency, Written Description of Colors and Materials Used
Furniture - Metal Tables and Chairs / Red Color
Barrier - Metal Post, Planters / Black
Enclosure - Metal Louvered Pergola / Black

PLAN REQUIREMENTS

Submit a Plan of the Outside Seating Area, showing precise dimensions and locations of:
(1) Seating arrangement, including the arrangement of the furniture
(2) Enclosure of dining area (this is required if service of alcohol is proposed)
(3) Location of ingress/egress from inside to outside
(4) Location of outside emergency exit(s)
(5) Separation distances to building, curbing, sidewalks, streets, trees, planters, rubbish containers, equipment, and any other obstacles in pedestrian walkway or access aisles
Said Plan must be certified by a Registered Architect or Engineer with certifications that the restaurant with the outdoor seating complies with egress and access requirements, that the seating configuration complies with safety requirements, and that the restaurant has adequate restroom facilities for the number of seats. (If the total indoor and outdoor seating exceeds the number allowed for the existing restroom facilities, you may reduce the number of indoor seats being used, so that the total number of restaurant seats does not trigger additional restroom facilities.)
(6) For parking spaces located on a parking lot (public or private), provide a site plan showing parking areas to be utilized for outdoor seating. Said plan can be an existing approved Site Plan, in which applicant delineates proposed seating location.

FURNITURE SPECIFICATIONS SHEET

A detailed specifications sheet illustrating the appearance, materials, colors, and size of selected outdoor seating furniture and equipment including chairs, benches, tables, umbrellas, fences, and other items. Photographs of furniture and equipment may be substituted for specification sheets as along as a sheet listing the dimensions of the furniture and equipment accompanies the photographs.

Are you proposing to have: (please check all that apply)?

- A tent or canopy? A permit from the Building Department may be required (link). Louvered Pergola
- Outdoor lighting? An electrical permit is required (link). Yes, LED strip in pergola

Outdoor Heating? A permit from the Fire Department is required (link). Yes, electric wall heaters

PHOTOGRAPHS

Submit photographs of the proposed outdoor dining location (front and side views) if available. Rendering attached with application

ALCOHOL SERVICE

___ **NO**

_✓_ **YES**

If you are seeking permission to serve alcohol outside (i.e., to extend your existing license to a patio or other outdoor seating areas), you must get approval from the Select Board by filing an Alteration of Licensed Premises, which is available on the Alcoholic Beverages Control Commission (ABCC) website at https://www.mass.gov/how-to/amend-your-alcoholic-beverages-retail-license-alteration-of-premises-or-location-change-abcc.

Please select one. Expansion area must be either:

1. ✓ Contiguous to the licensee's premise with a clear view of the area from inside the premises; or
2. The Licensee may commit to providing management personnel dedicated to the area.

FEES AND TERM

Outdoor seating licenses are issued for a term of one year, unless stated otherwise, and can be renewed annually. The annual application fee is $25, which will be credited toward the annual licensing fee if the application is approved

For outdoor dining approved on public property, there is an annual licensing fee for the sole use of public space for outdoor dining at the rate of $250 per public parking space and $100 for the use of the sidewalk. If an applicant is approved for the use of public parking space(s) and the sidewalk, the $100 sidewalk licensing fee will be waived.

CERTIFICATION

I/we the undersigned certify that I am the owner of record of the named property or that the owner of record authorizes the proposed work and that the above information which I/we provided is correct.

I/we have read and fully understand the procedures as established by the Town of Needham and further understand that failure to comply with said procedures may result in revocation of this permit.

Signature of Applicant(s): _____ Date: 11 Nov 22

_____ Date: _____

**THIS SECTION BELOW IS FOR OFFICIAL USE ONLY**

Major Project Site Plan Review Special Permit (Planning Board) yes_____ no_____

Zoning Board of Appeals Special Permit yes_____ no_____

Select Board Licensing Approval _____

Certificate of Insurance covering outdoor area: _____

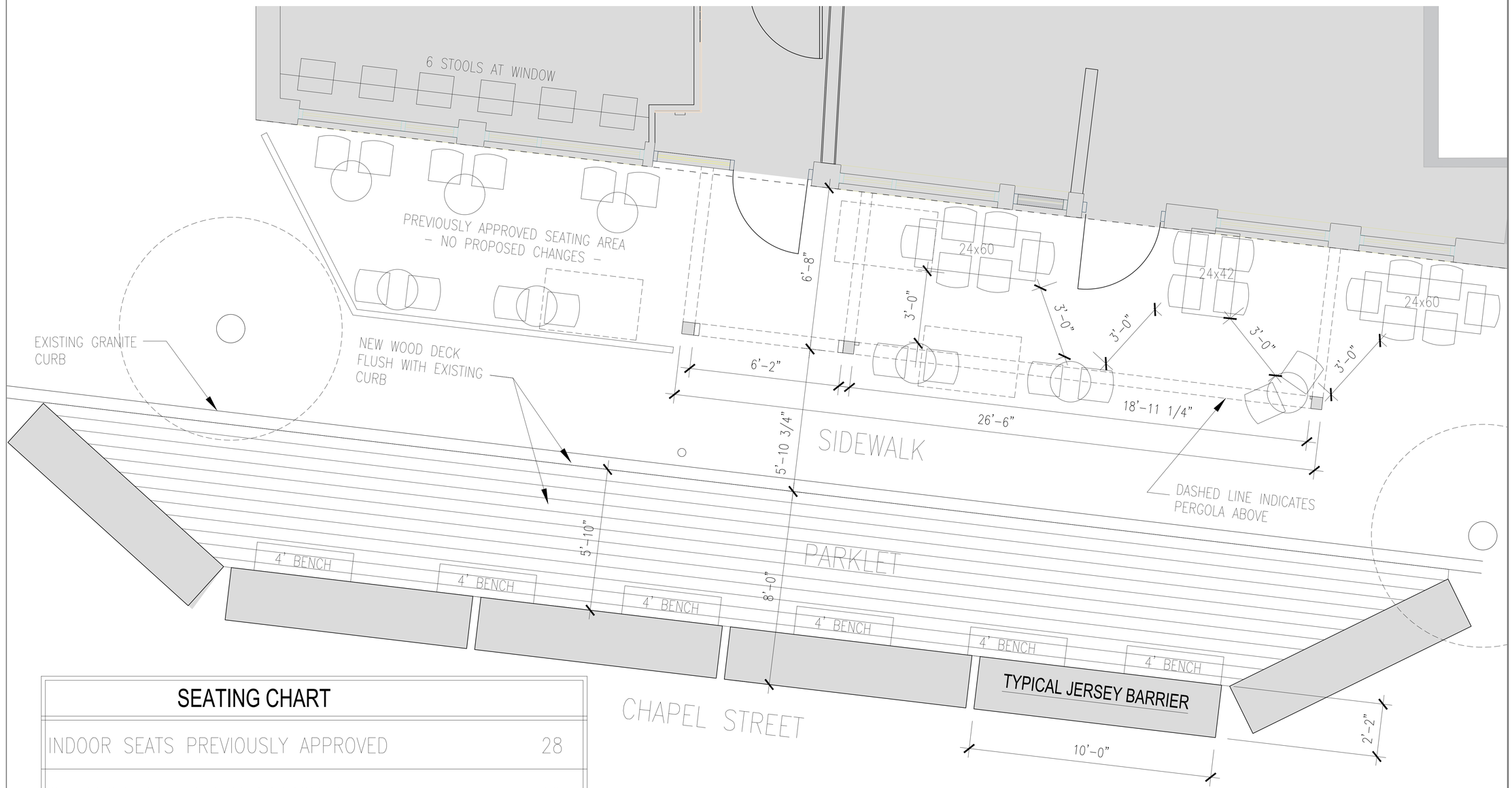
Departmental Approval (Health _____ Building _____Fire_____ Police _____ Public Works _____)

License Agreement (if seating is on sidewalk or other public property): _____

Alteration of Licensed Premises (for alcohol service in outdoor area): _____

Comments: _____

_____




1 OUTDOOR SEATING PLAN
SCALE: 1/2"=1'-0"

## SEATING CHART

| | |
|---|---|
| INDOOR SEATS PREVIOUSLY APPROVED | 28 |
| OUTDOOR PREVIOUSLY APPROVED | 10 |
| OUTDOOR NEW PROPOSED ON PRIVATE PROPERTY | 22 |
| PARKLET NEW PROPOSED – WILL BE REQUESTED SEPARATELY THROUGH THE SELECT BOARD | 18 |
| TOTAL PROPOSED SEATS | 78 |

FORM+PLACE
ARCHITECTURE + PLANNING + URBAN DESIGN
PO Box 610010, Newton Highlands, MA 02461
(781) 540-9025

Schematic Design

Project Expansion
FRENCH PRESS
Permit Package
78 Chapel Street
Needham, MA 02492

REGISTERED ARCHITECT
JOHN M. RUFO
No. 50195
COMMONWEALTH OF MASSACHUSETTS

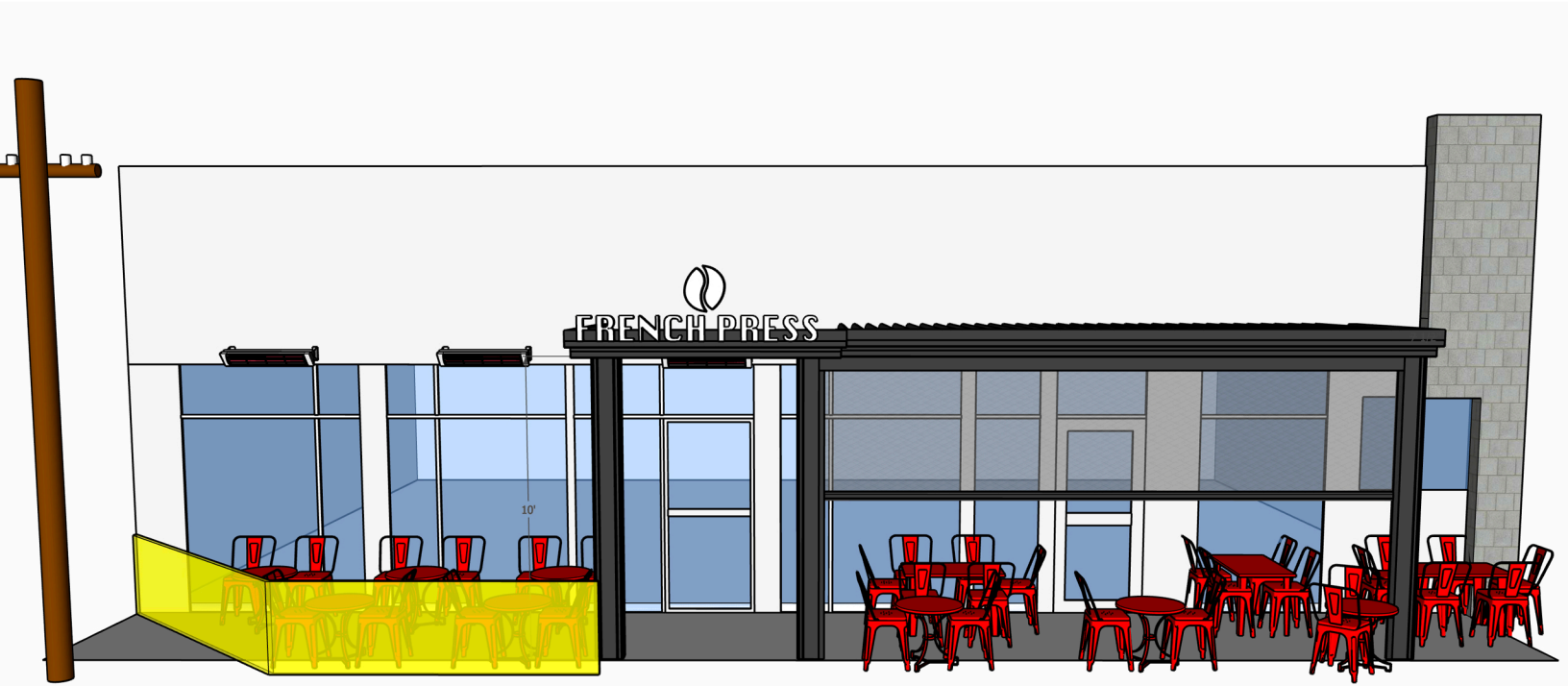
| | |
|---|---|
| Project No: | 21029 |
| Drawn By: | JR |
| Checked By: | JR |
| Issue Date: | 19 Jan 2023 |

Revisions

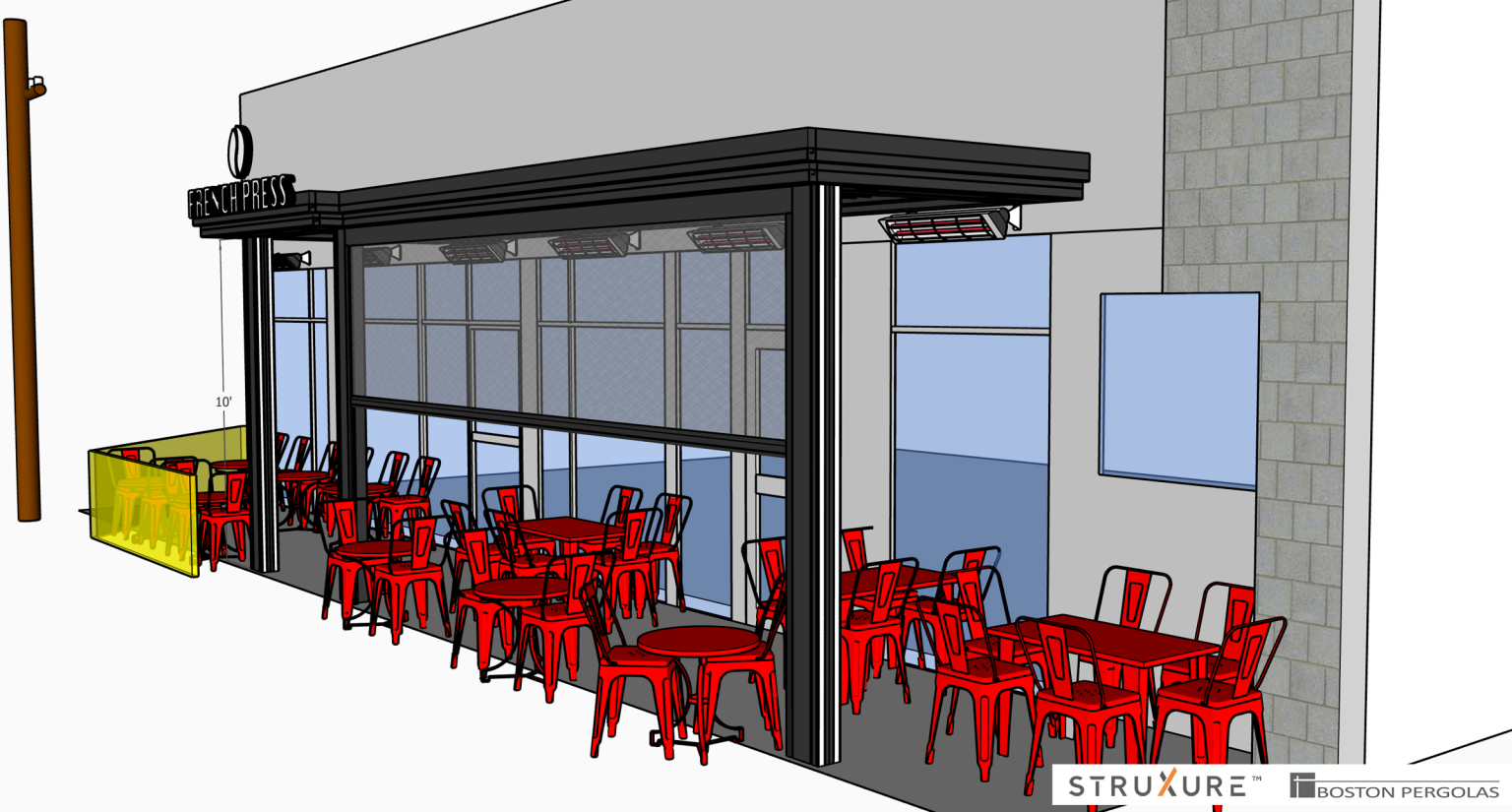
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|---|---|---|
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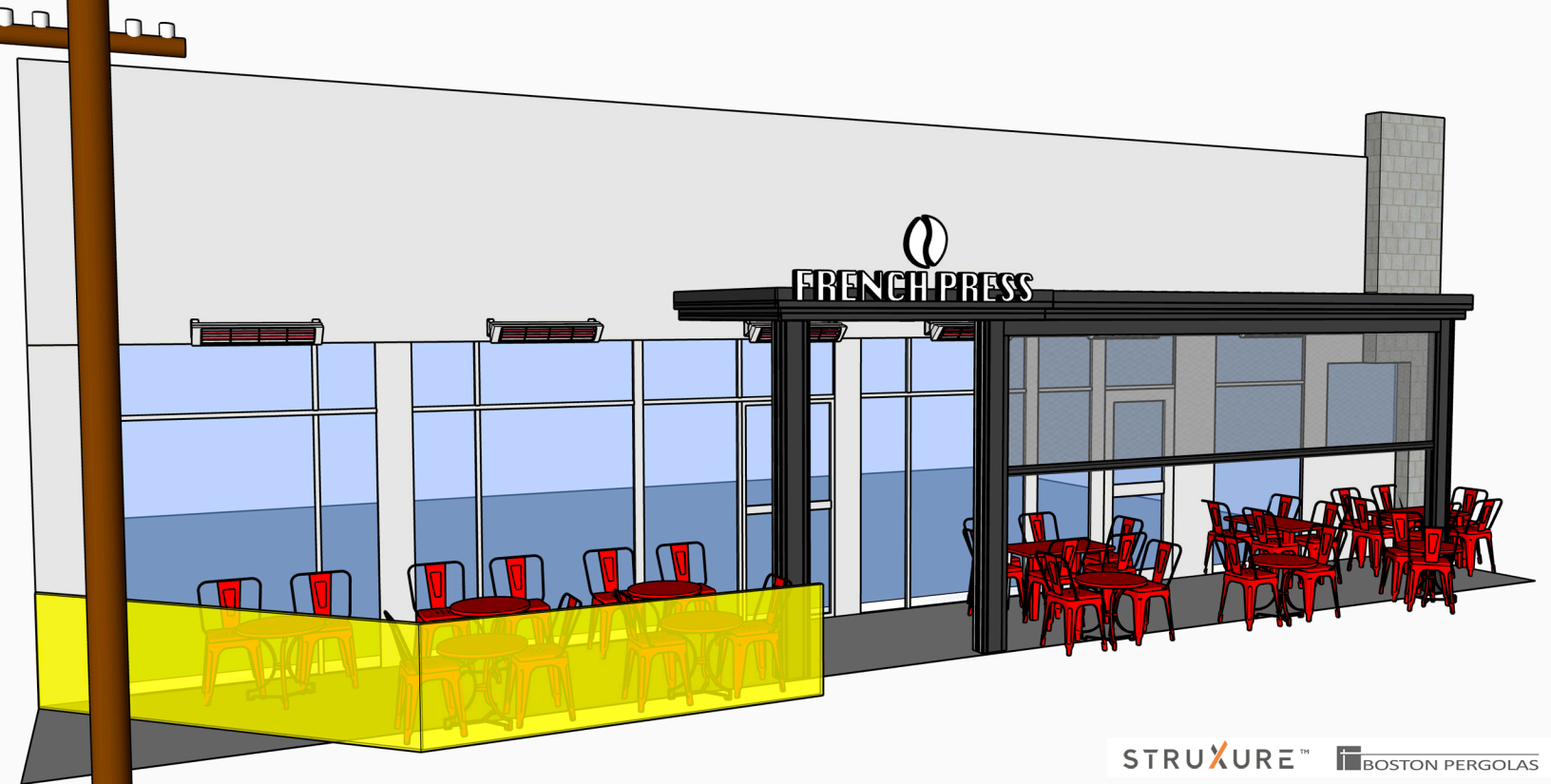
Drawing Title:
SEATING PLAN

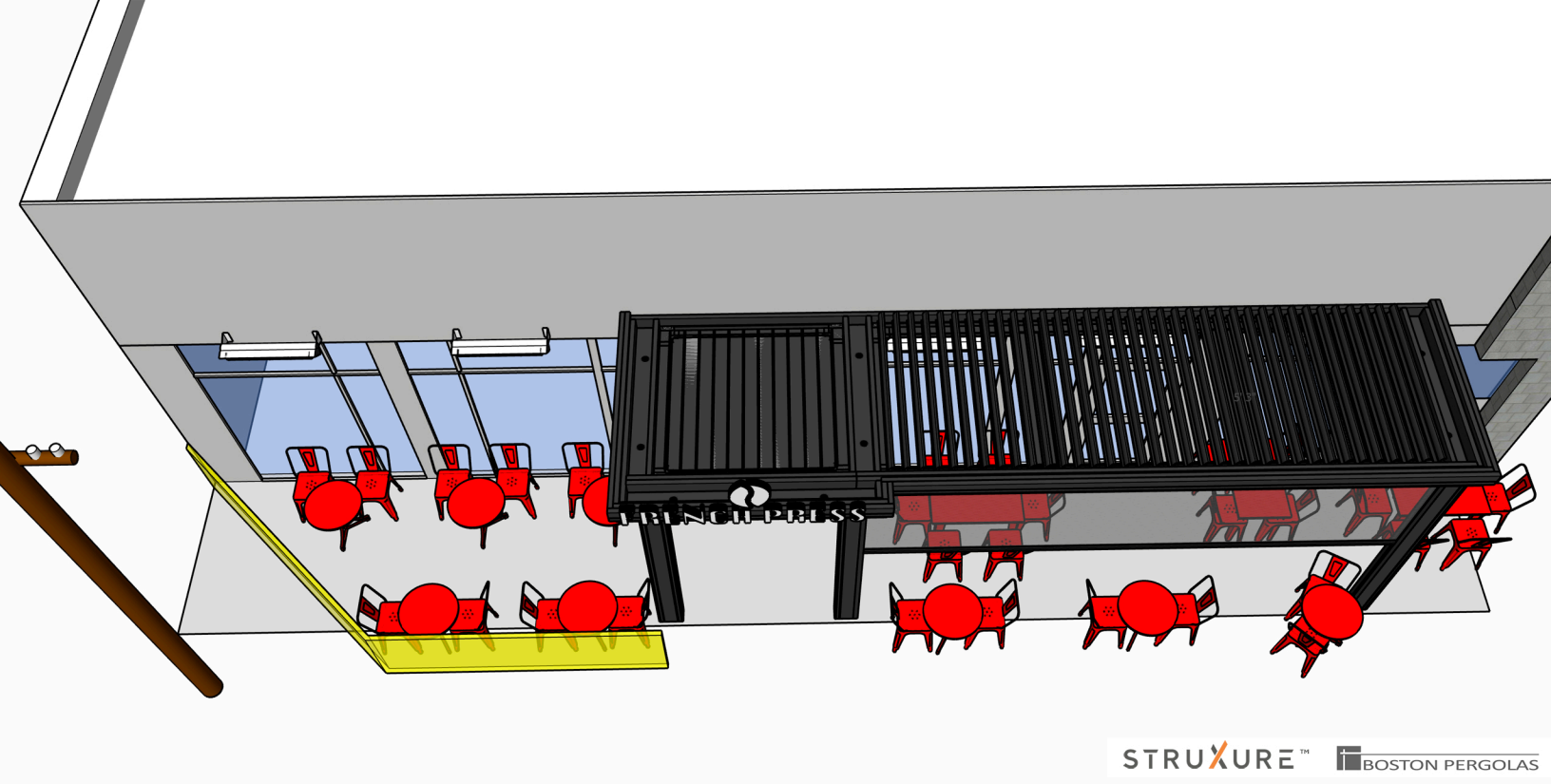
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A–2.01



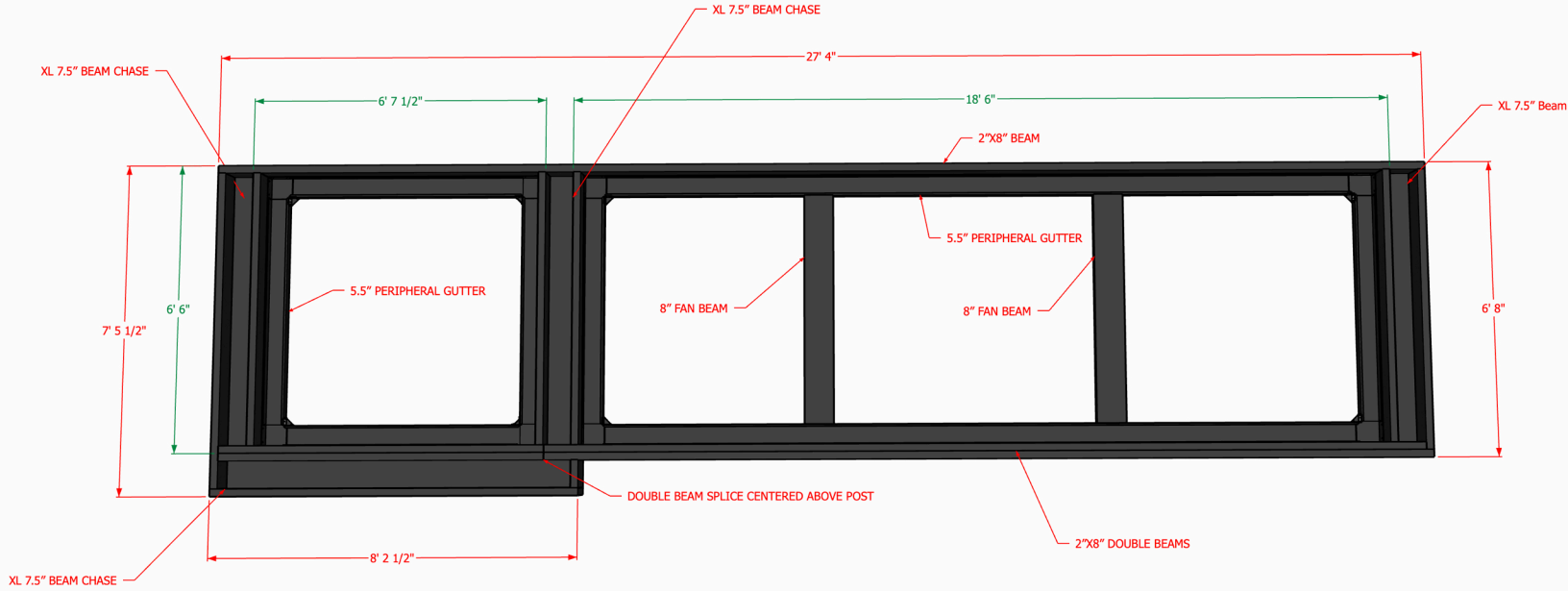

STRUXURE™ BOSTON PERGOLAS

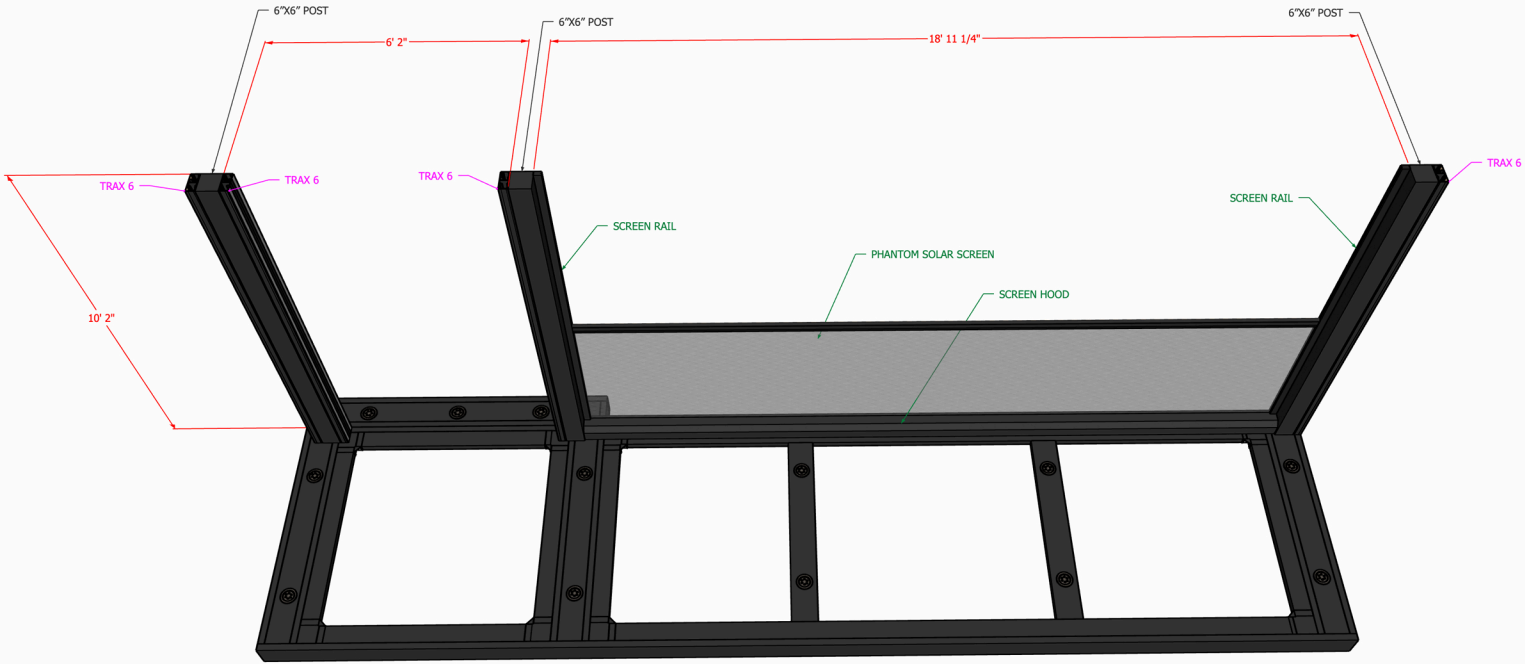

FRENCH PRESS
10'

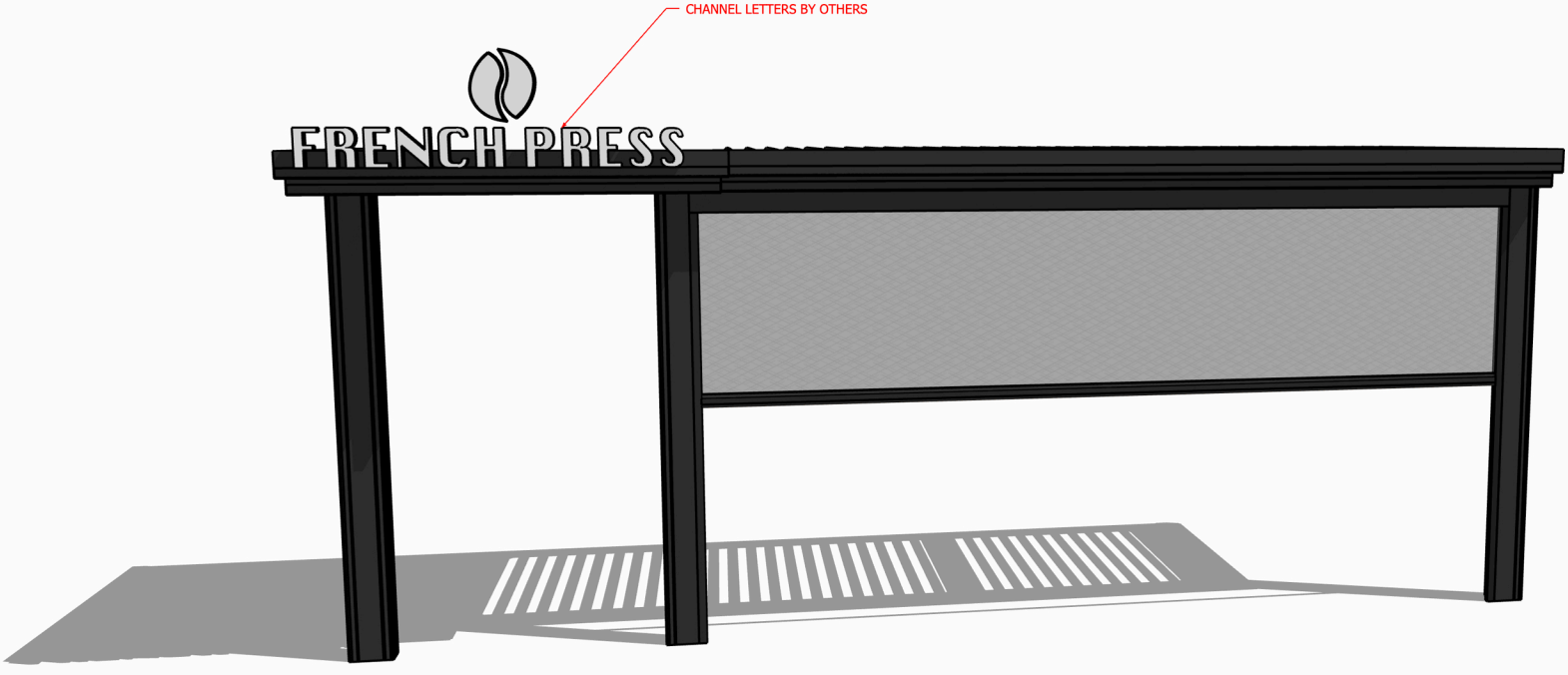

FRENCH PRESS
STRUXURE™
BOSTON PERGOLAS



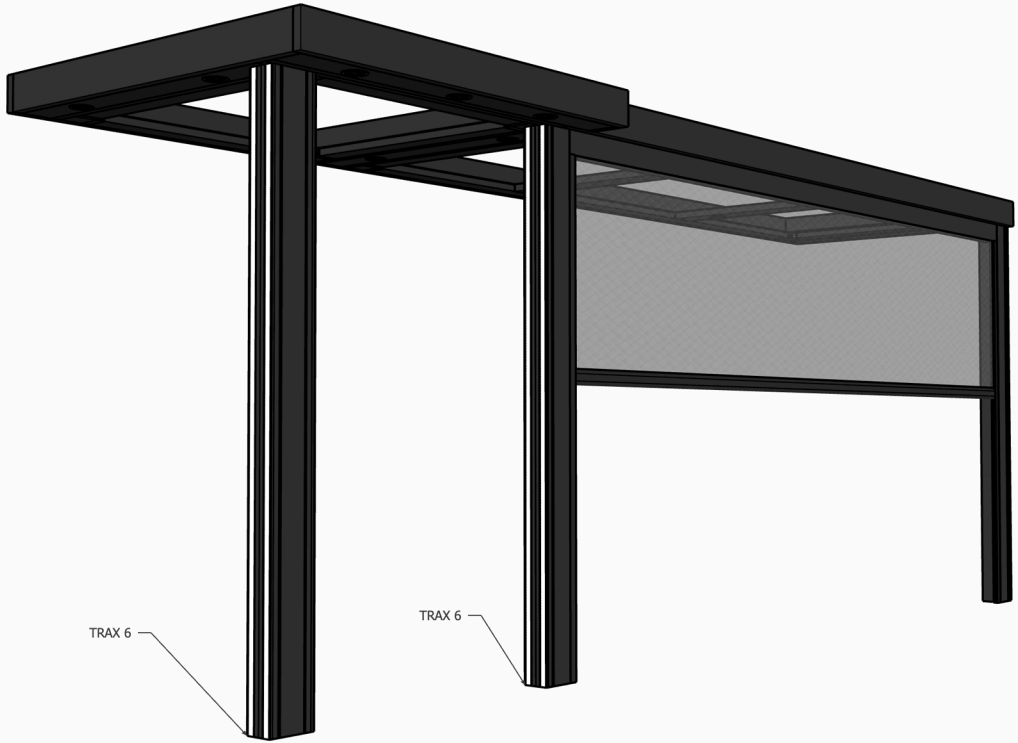

STRUXURE™ BOSTON PERGOLAS

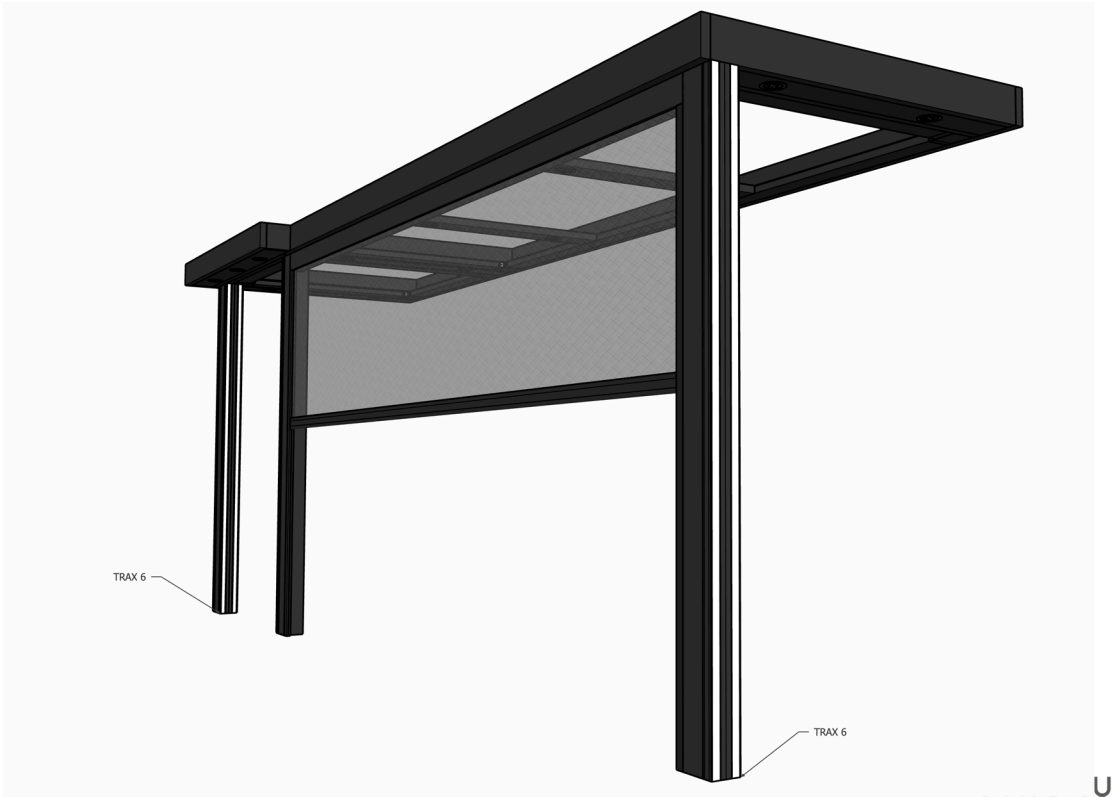

XL 7.5" BEAM CHASE
XL 7.5" BEAM CHASE
27' 4"
6' 7 1/2"
18' 6"
XL 7.5" Beam
2"X8" BEAM
5.5" PERIPHERAL GUTTER
5.5" PERIPHERAL GUTTER
8" FAN BEAM
8" FAN BEAM
7' 5 1/2"
6' 6"
6' 8"
DOUBLE BEAM SPLICE CENTERED ABOVE POST
2"X8" DOUBLE BEAMS
8' 2 1/2"
XL 7.5" BEAM CHASE


6"X6" POST
6' 2"
6"X6" POST
18' 11 1/4"
6"X6" POST
TRAX 6
TRAX 6
TRAX 6
TRAX 6
SCREEN RAIL
SCREEN RAIL
PHANTOM SOLAR SCREEN
SCREEN HOOD
10' 2"

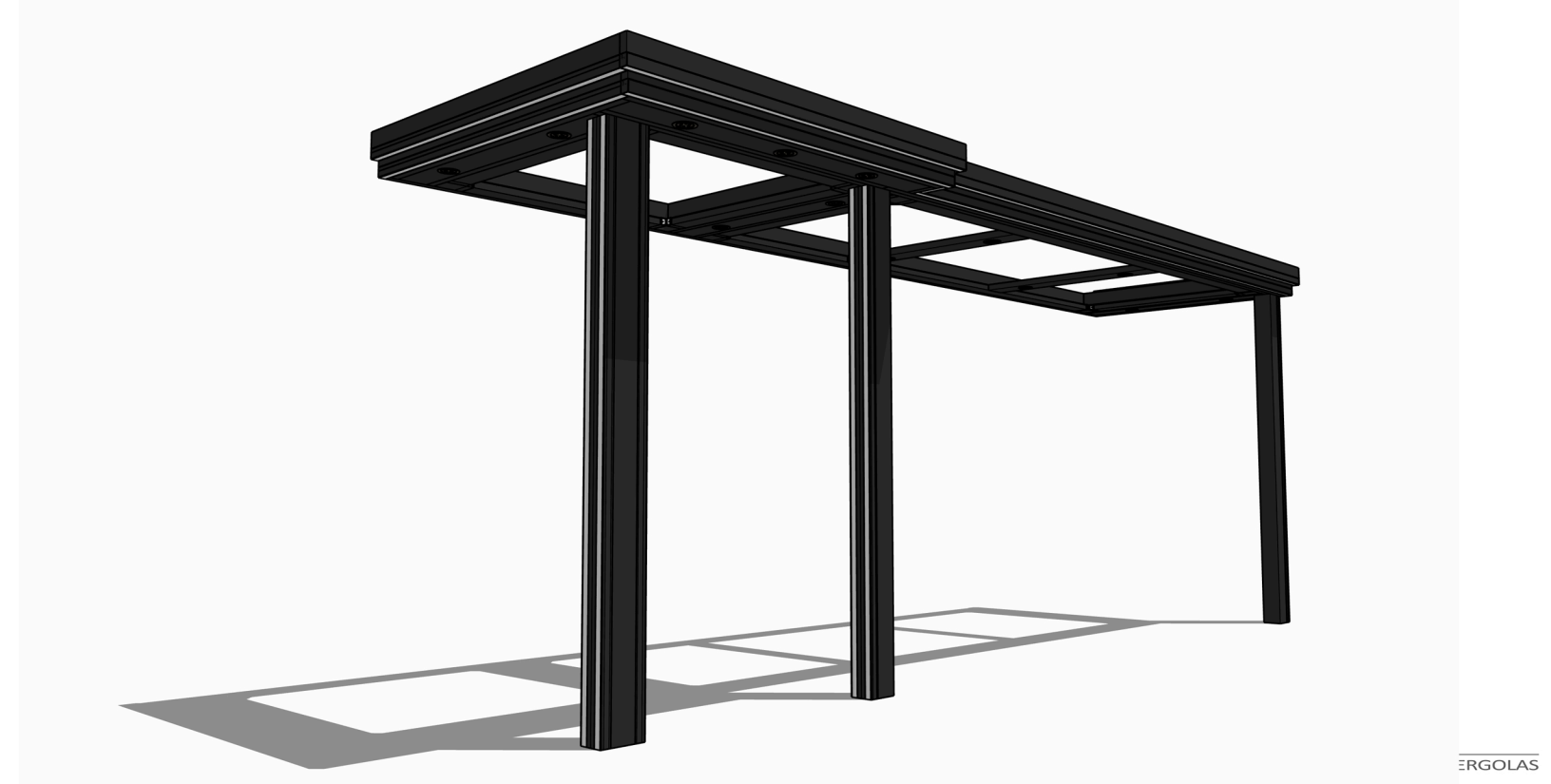



STRUXURE™ BOSTON PERGOLAS

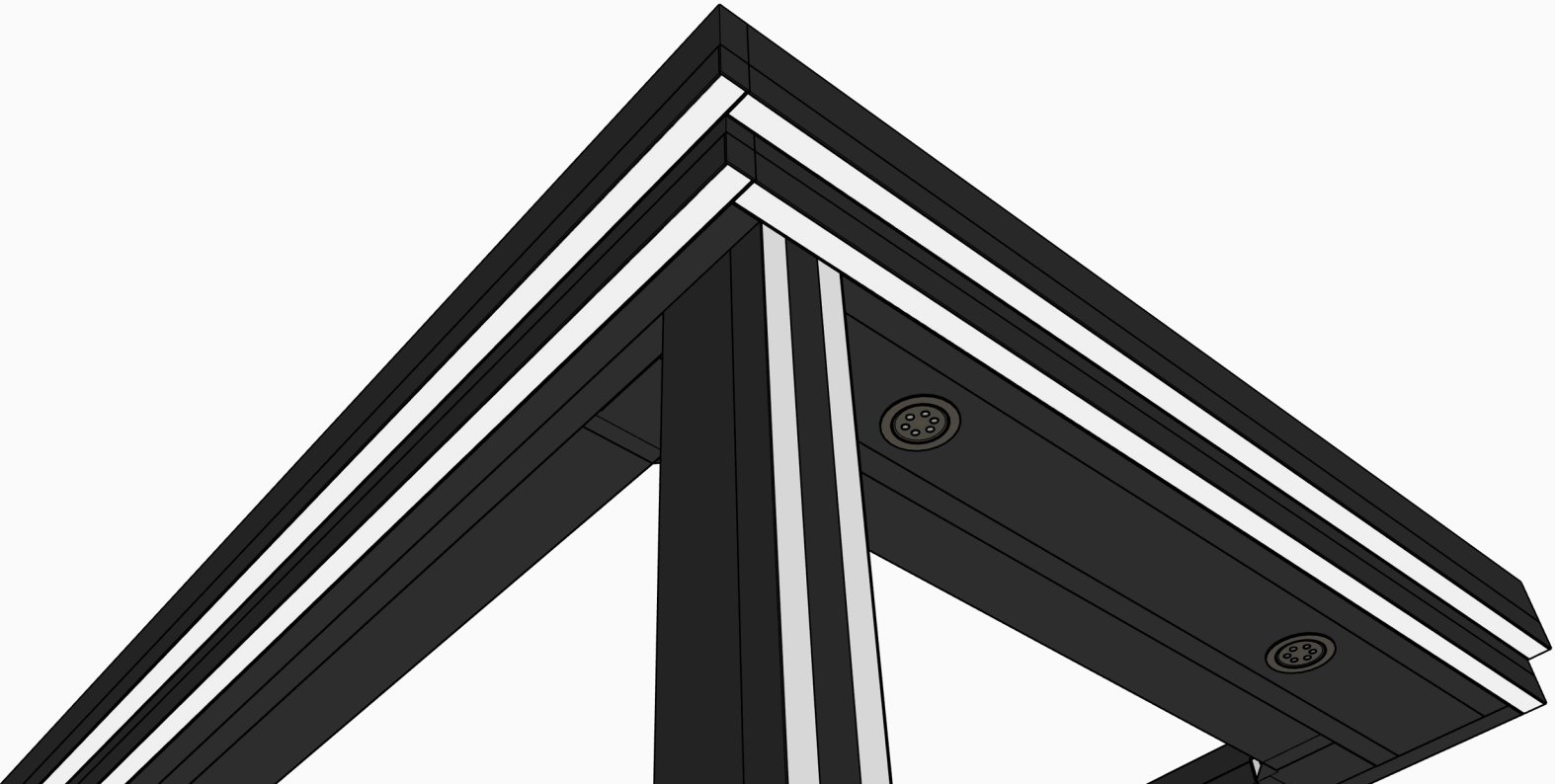

TRAX 6
TRAX 6

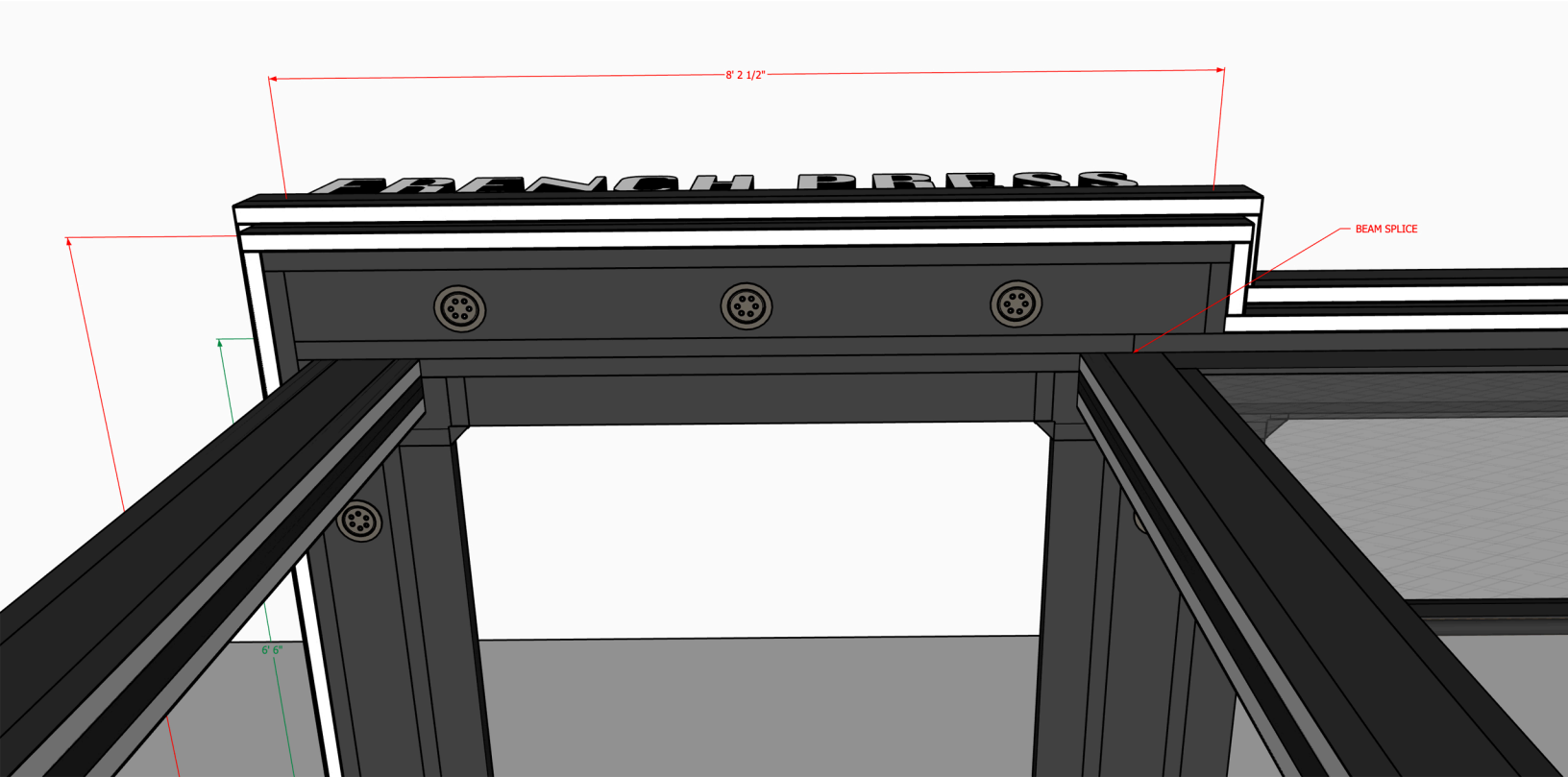



URE™ BOSTON PERGOLAS








8' 2 1/2"
BEAM SPLICE
6' 6"



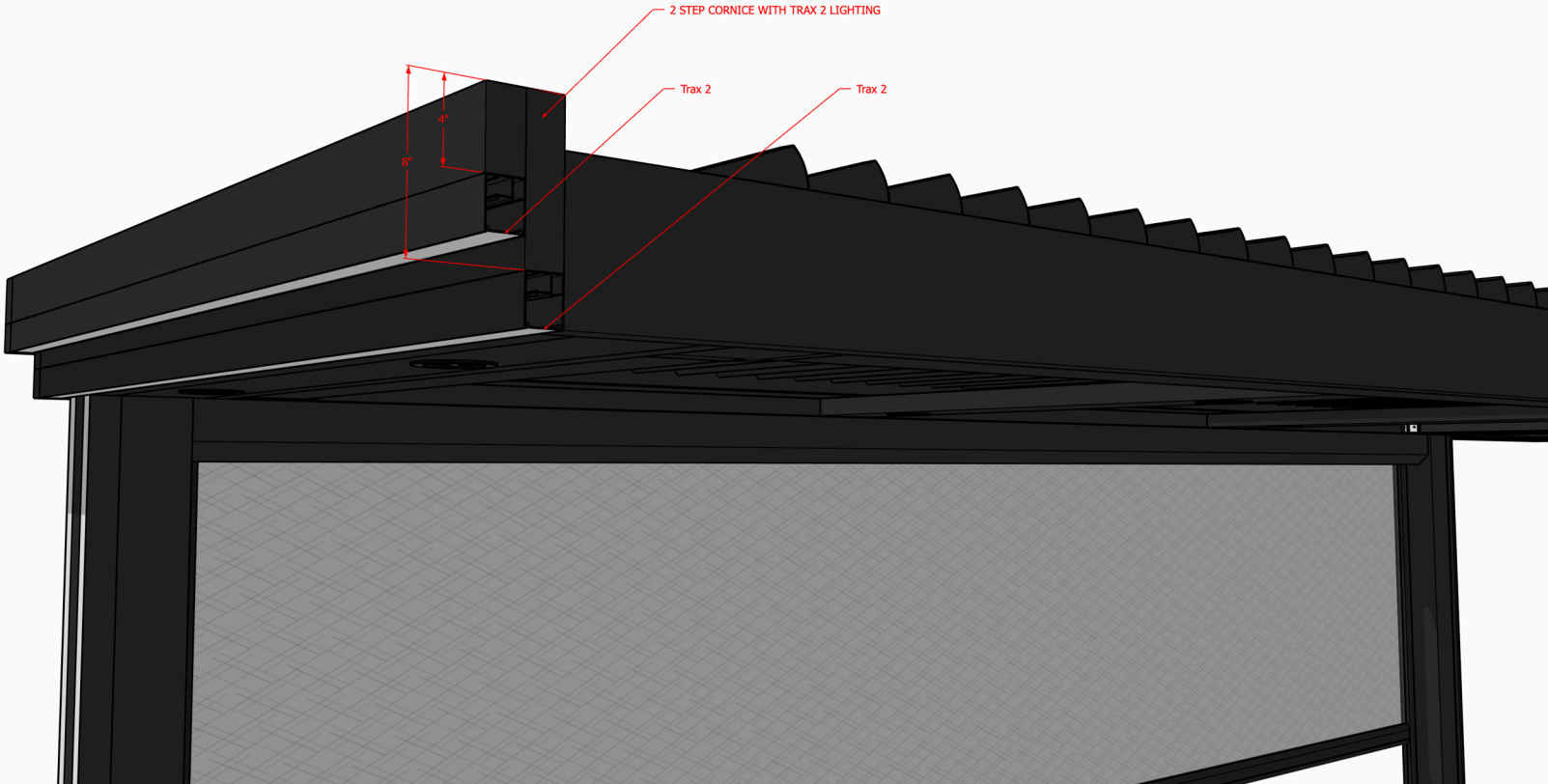




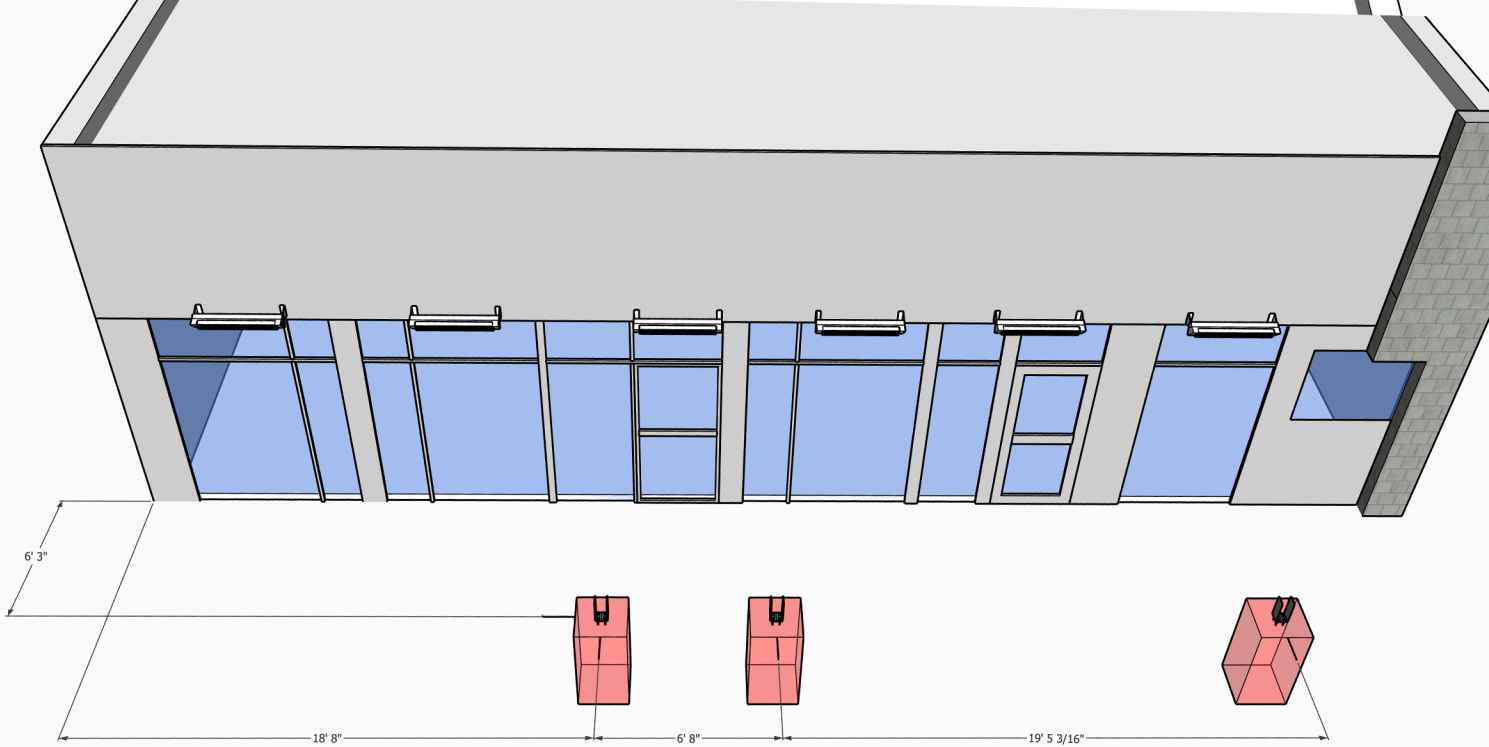

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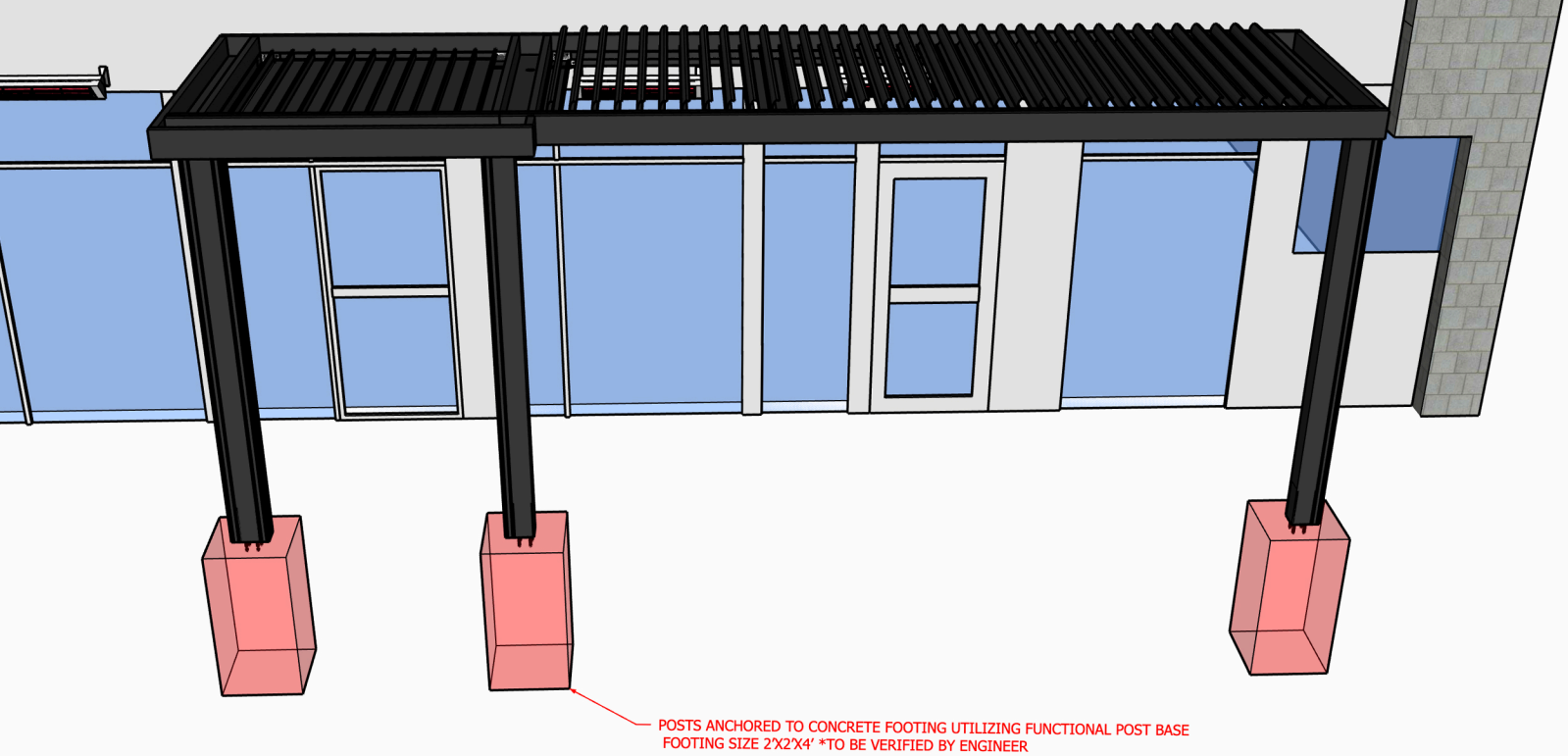





2 STEP CORNICE WITH TRAX 2 LIGHTING
Trax 2
Trax 2
4"
8"




6' 3"
18' 8"
6' 8"
19' 5 3/16"

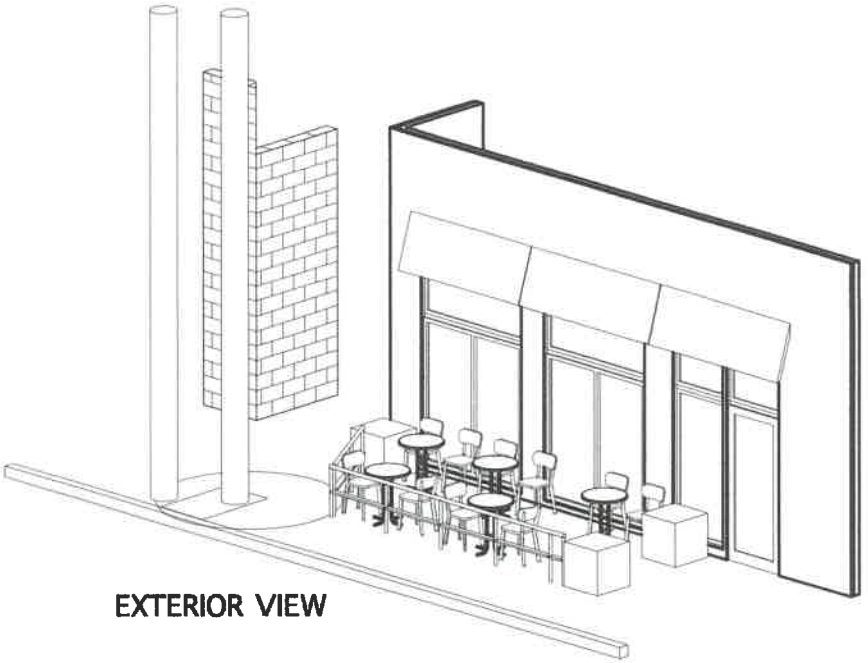

POSTS ANCHORED TO CONCRETE FOOTING UTILIZING FUNCTIONAL POST BASE
FOOTING SIZE 2'X2'X4' *TO BE VERIFIED BY ENGINEER

**FRENCH PRESS**
Bakery & Cafe
74 Chapel Street Needham MA

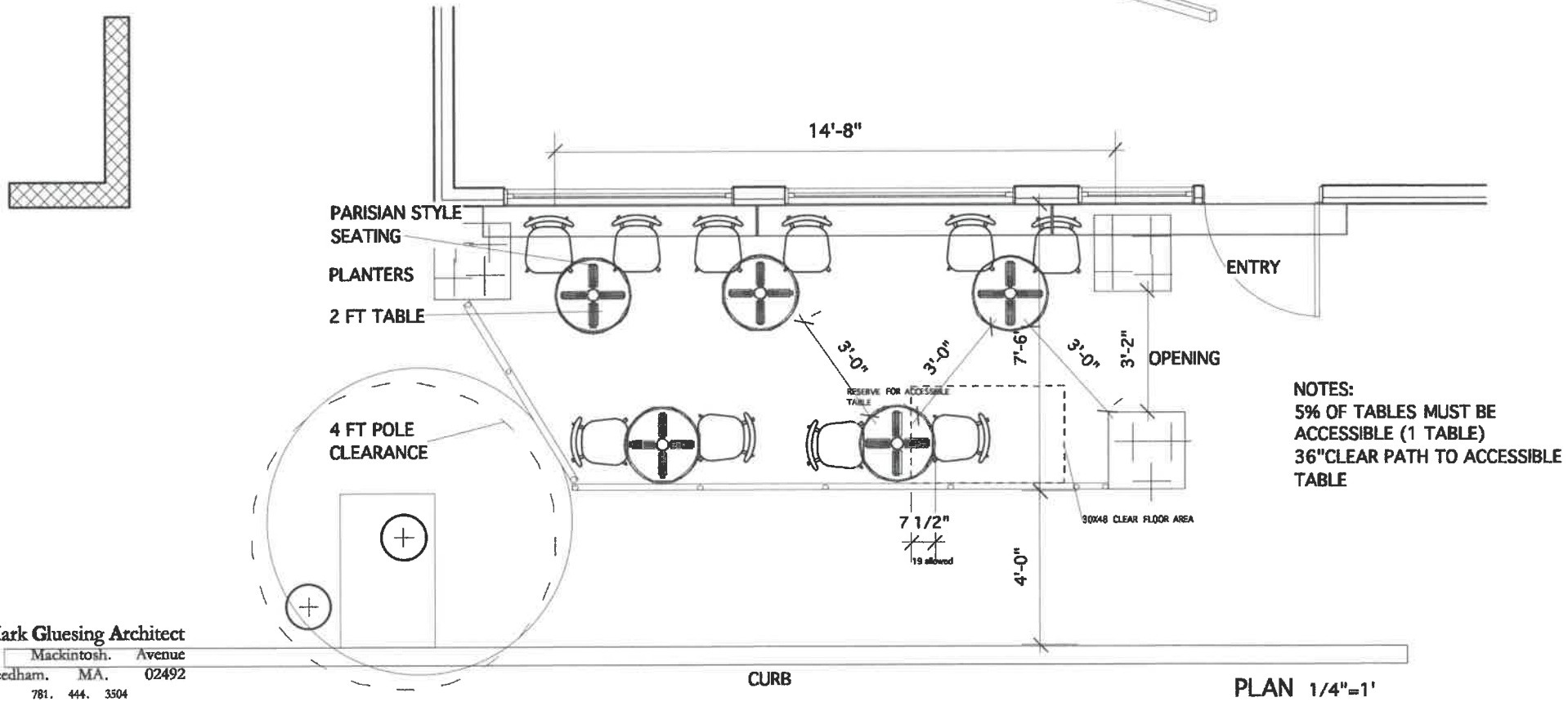
## OUTDOOR SEATING OPTION B

Outdoor Previously Approved by Select Board

Seats = 10



EXTERIOR VIEW




NOTES:
5% OF TABLES MUST BE ACCESSIBLE (1 TABLE)
36"CLEAR PATH TO ACCESSIBLE TABLE

PLAN 1/4"=1'

Mark Gluesing Architect
48 Mackintosh. Avenue
Needham. MA. 02492
781. 444. 3504

8.15.18

**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

***Property Location:*** 74 Chapel St ***Date:*** 23 Feb 23

***Owner:*** 1451 Highland Ave LLC

***Address:*** 800 Boylston St Suite 1390 Boston MA 02199
*Street* *City* *State* *Zip*

***Telephone:*** 617 240 4200

***Applicant:*** French Press LLC dba French Press Bakery & Cafe

***Address:*** 74 Chapel St Needham MA 02492
*Street* *City* *State* *Zip*

***Telephone:*** 781 400 2660

***Designer/Installer:*** Falcon Graphics

***Address:*** 1151 R Massachusetts Ave Arlington MA 02476
*Street* *City* *State* *Zip*

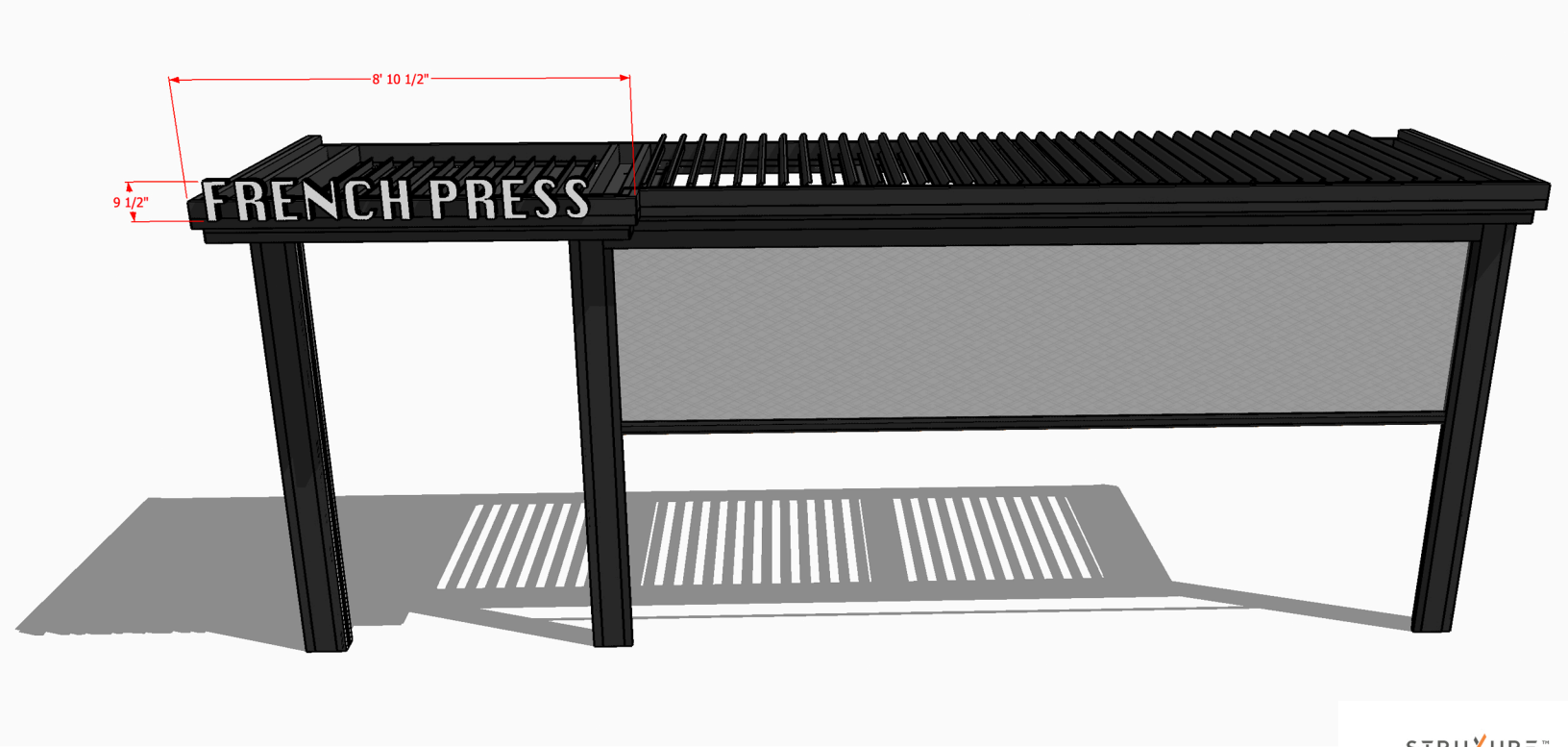
***Telephone:*** 617 306 7748

| *Type of Application* |
|---|
| ☑ **Sign** |
| ☐ **Minor Project** |
| ☐ **Exterior Alterations** |
| **Major Project (Site Plan Review)**<br>☐ **- preliminary**<br>☐ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

***Brief description of sign or project:***
Remove existing awnings, Install pergola with "French Press" 9.5" channel letters across entrance, Chrom letters, White Plexi Front, White LED front lit

***Please email completed application to elitchman@needhamma.gov***

***Revised 2/2020***




STRUXURE™
BOSTON PERGOLAS

**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

Masala Art

***Property Location:*** 990 Great Plain Avenue, Needham, MA 02492 ***Date:*** 02.21.23

***Owner:*** Great Realty Trust

*Address:* 990-992 Great Plain Avenue, Needham, MA 02492
*Street* *City* *State* *Zip*

*Telephone:* (617) 230-2100 (Vinod)
(617) 803-6702 (Sorabh)

***Applicant:*** Sai Restaurant, Inc d/b/a Masala Art.

*Address:* 990 Great Plain Avenue, Needham, MA 02492
*Street* *City* *State* *Zip*

*Telephone:* (617) 230-2100

***Designer/Installer:*** John Rufo

*Address:* P.O. Box 610016, Newton Highlands, MA 02461
*Street* *City* *State* *Zip*

*Telephone:* (781) 540-9025

| *Type of Application* |
|---|
| ☐ **Sign** |
| ☐ **Minor Project** |
| ☐ **Exterior Alterations** |
| **Major Project (Site Plan Review)**<br>☐ **- preliminary**<br>☐ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

*Brief description of sign or project:* outdoor Dining

***Please email completed application to elitchman@needhamma.gov***

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2023 FEB -7 PM 12:53

# TOWN OF NEEDHAM
MASSACHUSETTS

500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

## APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

| | |
|---|---|
| Location of Property | 990 Great Plain Avenue |
| Name of Applicant | SAI RESTAURANT, INC d/b/a Masala Art |
| Applicant's Address | 990 Great Plain Avenue |
| Phone Number | 617-230-2100 |

Applicant is: Owner _____ Tenant X
Agent/Attorney _____ Purchaser _____

| | |
|---|---|
| Property Owner's Name: | GREAT REALTY TRUST<br>(SORABH KAPOOR – TRUSTEE/MANAGER) |
| Property Owner's Address | 992 GREAT PLAIN AVENUE |
| Telephone Number | 617-803-6702 |

Characteristics of Property: Lot Area 8326 sq ft Present Use: RESTAURANT
Map #47 Parcel # 064 Zoning District: Center Business District

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:

**REQUESTING AN AMENDMENT TO ADD 44 OUTDOOR SEATS ON EXISTING PARKING SPACES RESIDING ON LOT.**

Signature of Applicant (or representative) _____
VINOD KAPOOR (President, Sai Restaurant Inc.)

Address if not applicant _____ Telephone # 617-230-2100

Owner's permission if other than applicant _____
Sorabh Kapoor (Trustee/Manager, Great Realty Trust)

---

**SUMMARY OF PLANNING BOARD ACTION**

Received by Planning Board _____ Date 2/7/23
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____
NOTE: Reports on Minor Projects must be issues within 35 days of filing date.

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2023 FEB -7 PM 12:53

# TOWN of NEEDHAM
MASSACHUSETTS
## APPLICATION FOR OUTDOOR SEATING
## UNDER SECTION 6.9 OF THE ZONING BY-LAW

LOCATION:
Property Address: 990 GREAT PLAIN AVE, NEEDHAM, MA 02492
Name of Establishment: MASALA ART

APPLICANT:
Name (must be business owner, manager, or lessee): VINOD KAPOOR, OWNER - MASALA ART
Address: 990 GREAT PLAIN AVENUE
NEEDHAM, MA 02492
Telephone Number: (617) 230-2100
Email Address: vinod kapoor 1@gmail.com

Do you own or rent property?

PROPERTY OWNER:
*Complete this section if applicant is not the property owner*
Name (must be owner): GREAT REALTY TRUST
Address: 992 GREAT PLAIN AVE
NEEDHAM, MA 02492
Telephone Number: (617) 230-2100
Email Address: vinod kapoor 1@gmail.com

APPLICATION REQUEST:

Are you requesting to have outdoor dining on PRIVATE parking spaces? Yes ✓ No ___

If yes, how many private parking spaces? 5

Are you requesting to have outdoor dining on PUBLIC parking spaces (on-street or in a public parking lot)? Yes ___ No ✓

If yes, how many public parking spaces do you intend to use in each category? *Note: there is a maximum of 3 parking spaces allowed per applicant.*

_____ # on-street public parking spots. Please note, required concrete barriers will take up 1 parking spot and should be added to the total number of spots you are applying to use.
_____ # of off-street public parking spots (in a public parking lot)

Are any of the spaces you are requesting to use designated for handicap parking? NO
Are you requesting to have outdoor dining on a sidewalk? NO

SEATING: FACILITIES/EQUIPMENT:
Total number of seats approved under existing Special Permit 160
Total number of seats existing inside 160 (may be same as above or fewer)
Number of restrooms provided 3
Total number of seats proposed outside 44 Size of Grease Trap 800 lbs *
Number of chairs 44 Air Curtains (if opening is off kitchen) N/A
Number of tables 11 Screens (if opening is off kitchen) N/A
Outdoor Seating Area dimensions 36 x 30'
Type of Barrier or Enclosure to Define Seating Area
(mandatory if alcohol is proposed to be served):
Jersey Barriers

DATES AND HOURS OF OPERATION
*The standard outdoor dining season in the Town of Needham is April 1 - November 30. The Town will consider applications that extend beyond that timeframe on an individual basis.*

Are you requesting to serve food & beverage outdoors earlier than April 1 or later than November 30? Yes (no)
If yes, what are your proposed opening and closing dates?
April 1 to Oct. 30
What days of the week and hours do you plan to serve food & beverage outdoors?
Everyday (Monday through Sunday)

BRIEF DESCRIPTION OF:
Seating Arrangement, Type of Furniture, Type of Barrier or Enclosure to Define Seating Area (mandatory if alcohol is proposed to be served), Ingress/Egress from the Inside to the Outside, Location of Outdoor Exit Area in the case of an emergency, Written Description of Colors and Materials Used
The sidewalk access will have Jersey barriers. The sides will be enclosed with planters. Ingress / Egress is indicated on attach plan / drawing. we will have metal Tables & Chairs.

PLAN REQUIREMENTS

Submit a Plan of the Outside Seating Area, showing precise dimensions and locations of:
(1) Seating arrangement, including the arrangement of the furniture
(2) Enclosure of dining area (this is required if service of alcohol is proposed)
(3) Location of ingress/egress from inside to outside
(4) Location of outside emergency exit(s)
(5) Separation distances to building, curbing, sidewalks, streets, trees, planters, rubbish containers, equipment, and any other obstacles in pedestrian walkway or access aisles
Said Plan must be certified by a Registered Architect or Engineer with certifications that the restaurant with the outdoor seating complies with egress and access requirements, that the seating configuration complies with safety requirements, and that the restaurant has adequate restroom facilities for the number of seats. (If the total indoor and outdoor seating exceeds the number allowed for the existing restroom facilities, you may reduce the number of indoor seats being used, so that the total number of restaurant seats does not trigger additional restroom facilities.)
(6) For parking spaces located on a parking lot (public or private), provide a site plan showing parking areas to be utilized for outdoor seating. Said plan can be an existing approved Site Plan, in which applicant delineates proposed seating location.

FURNITURE SPECIFICATIONS SHEET

A detailed specifications sheet illustrating the appearance, materials, colors, and size of selected outdoor seating furniture and equipment including chairs, benches, tables, umbrellas, fences, and other items. Photographs of furniture and equipment may be substituted for specification sheets as along as a sheet listing the dimensions of the furniture and equipment accompanies the photographs.

Are you proposing to have: (please check all that apply)?

- A tent or canopy? A permit from the Building Department may be required (link).
- Outdoor lighting? An electrical permit is required (link).

Outdoor Heating? A permit from the Fire Department is required (link).

PHOTOGRAPHS

Submit photographs of the proposed outdoor dining location (front and side views) if available.

ALCOHOL SERVICE

____ **NO**

__✓__ **YES**

If you are seeking permission to serve alcohol outside (i.e., to extend your existing license to a patio or other outdoor seating areas), you must get approval from the Select Board by filing an Alteration of Licensed Premises, which is available on the Alcoholic Beverages Control Commission (ABCC) website at https://www.mass.gov/how-to/amend-your-alcoholic-beverages-retail-license-alteration-of-premises-or-location-change-abcc.

Please select one. Expansion area must be either:

1. Contiguous to the licensee's premise with a clear view of the area from inside the premises; or
2. The Licensee may commit to providing management personnel dedicated to the area.

FEES AND TERM

Outdoor seating licenses are issued for a term of one year, unless stated otherwise, and can be renewed annually. The annual application fee is $25, which will be credited toward the annual licensing fee if the application is approved

For outdoor dining approved on public property, there is an annual licensing fee for the sole use of public space for outdoor dining at the rate of $250 per public parking space and $100 for the use of the sidewalk. If an applicant is approved for the use of public parking space(s) and the sidewalk, the $100 sidewalk licensing fee will be waived.

CERTIFICATION

I/we the undersigned certify that I am the owner of record of the named property or that the owner of record authorizes the proposed work and that the above information which I/we provided is correct.

I/we have read and fully understand the procedures as established by the Town of Needham and further understand that failure to comply with said procedures may result in revocation of this permit.

Signature of Applicant(s): _____ Pres. Date: 12.29.22

_____ Date: Sai Restaurant, Inc Masala Art.

**THIS SECTION BELOW IS FOR OFFICIAL USE ONLY**

Major Project Site Plan Review Special Permit (Planning Board) yes_____ no_____

Zoning Board of Appeals Special Permit yes_____ no_____

Select Board Licensing Approval _____

Certificate of Insurance covering outdoor area: _____

Departmental Approval (Health _____ Building _____Fire_____ Police _____ Public Works _____)

License Agreement (if seating is on sidewalk or other public property): _____

Alteration of Licensed Premises (for alcohol service in outdoor area): _____

Comments: _____

_____



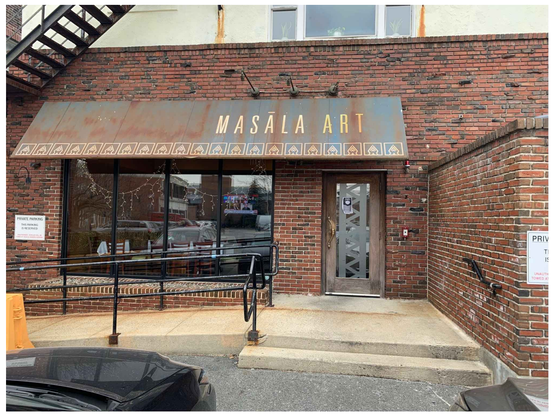




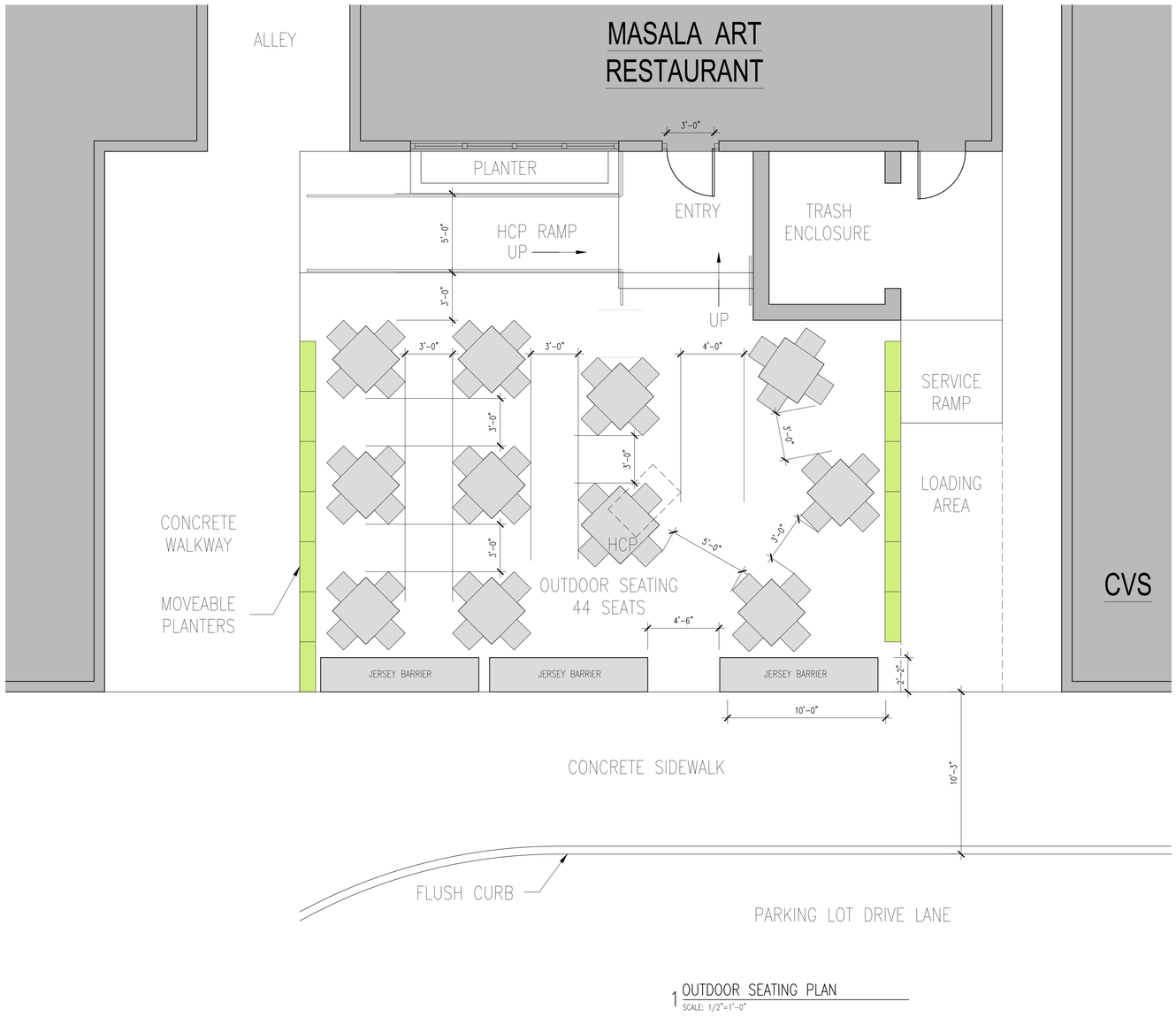











1 OUTDOOR SEATING PLAN
SCALE: 1/2"=1'-0"

FORM+PLACE
ARCHITECTURE • PLANNING • URBAN DESIGN
17 Lincoln Street, Suite 2A
Newton Highlands, MA 02461
(617) 780-1960

Special Permit Plan

Outdoor Seating
Masala Art
Special Permit Plan
990 Great Plain Avenue
Needham, MA 02492

JOHN M. RUFO
REGISTERED ARCHITECT
No. 5015
NEEDHAM
COMMONWEALTH OF MASSACHUSETTS

| | |
|---|---|
| Project No: | 22003 |
| Drawn By: | JR |
| Checked By: | JR |
| Issue Date: | 13 Jan 2023 |

Revisions

| No | Date | Description |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Drawing Title:

SEATING PLAN

Drawing Number

A-2.01








Segaloff's Jewelers
Hoye Dental
Trust Realty One
Hughes Photography

**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

MASALA ART

***Property Location:*** 990 GREAT PLAIN AVE NEEDHAM, MA 02492 ***Date:*** 02.14.23

***Owner:*** VINOD ~~KAPOOR~~, President, Sai Restaurant, Inc

*Address:* "Same"
*Street* *City* *State* *Zip*

*Telephone:* (617)230-2100

***Applicant:*** Masala Art

*Address:* 990 Great Plain Avenue, Needham, MA 02492
*Street* *City* *State* *Zip*

*Telephone:* (617) 230-2100

***Designer/Installer:*** Fast Sign,

*Address:* 15 Kearney Road, Needham, MA 02494
*Street* *City* *State* *Zip*

*Telephone:* (781) 444-4889 Ask for Tom or Vanessa

| *Type of Application* |
|---|
| ☒ **Sign** |
| ☐ **Minor Project** |
| ☐ **Exterior Alterations** |
| **Major Project (Site Plan Review)**<br>☐ **- preliminary**<br>☐ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

*Brief description of sign or project:*
Exterior Sign in the front & back, by Fast Sign Needham, MA 02494.

***Please email completed application to elitchman@needhamma.gov***

*Revised 2/2020*

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Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

# Primary (Front) Signage

**Masala Art**
*HDU sign w/ V-groove text/border*
*990 Great Plain Ave*
*Needham, MA*
*02492*

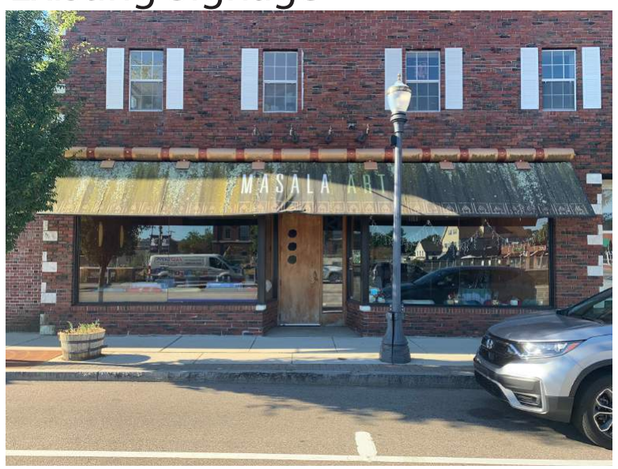
FRONT entrance:



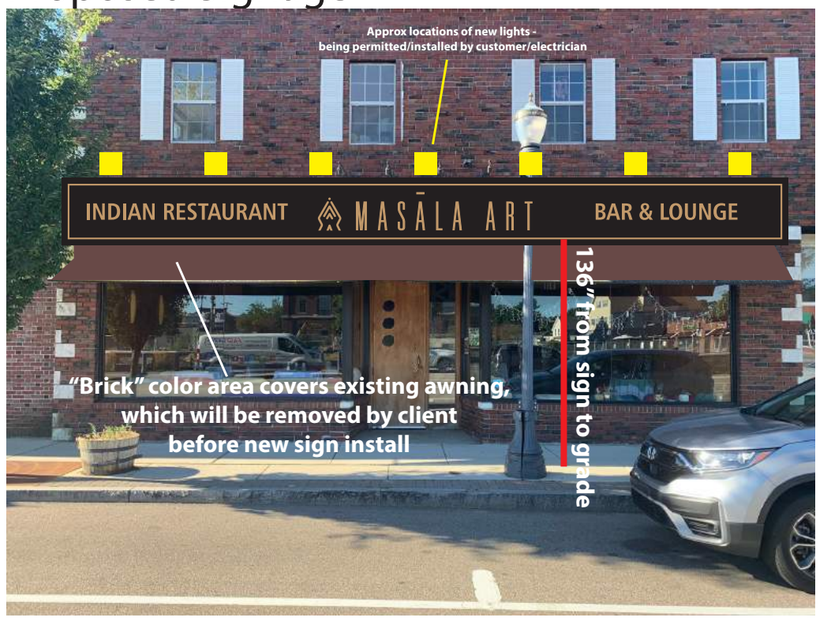

1.5” thick HDU sign, V-grooved text/logo/border, sandblasted stipple background
*Text/logo - painted w/ gold leaf
*Border - painted w/ metallic gold
*Background - painted black

*Sign width = 216in*
*Sign height = 20in*
*Masala “M” height = 8.67in*
*Indian “I” height = 5”*
*Bar “B” height = 5”*
*Square footage = 30sqft*
*Sign to grade = 136in*

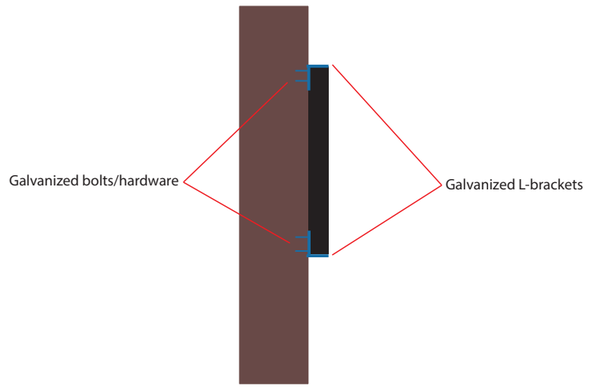
## Existing Signage




## Proposed Signage




## *Mounting Detail - side view*




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# Neighborhood View





**Masala Art**
*HDU sign w/ V-groove text/border*
*990 Great Plain Ave*
*Needham, MA*
*02492*




## 990 Great Plain Ave, Needham, MA 02492

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# Secondary (Back) Signage

BACK entrance: 156"



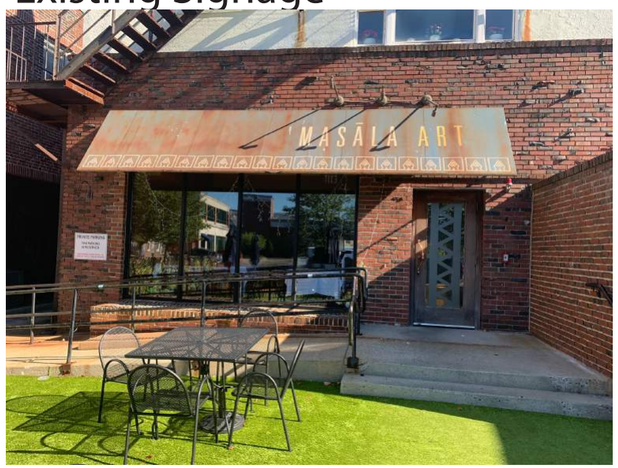

20"

1.5" thick HDU sign, V-grooved text/logo/border, sandblasted stipple background
*Text/logo - painted w/ gold leaf
*Border - painted w/ metallic gold
*Background - painted black

**Masala Art**
*HDU sign w/ V-groove text/border*
*990 Great Plain Ave*
*Needham, MA*
*02492*

*Sign width = 156in*
*Sign height = 20in*
*Masala "M" height = 8.67in*
*Indian "I" height = 5"*
*Bar "B" height = 5"*
*Square footage = 21.67sqft*
*Sign to grade = 110in*

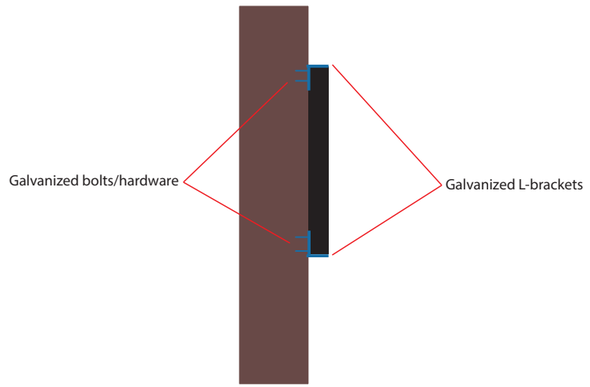
## Existing Signage




## Proposed Signage




## *Mounting Detail - side view*




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# Neighborhood View

(back, public, parking lot)

**Masala Art**

*HDU sign w/ V-groove text/border*
*990 Great Plain Ave*
*Needham, MA*
*02492*







## 990 Great Plain Ave, Needham, MA 02492

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# Aerial View

**Masala Art**
*HDU sign w/ V-groove text/border*
*990 Great Plain Ave*
*Needham, MA*
*02492*







# 990 Great Plain Ave, Needham, MA 02492

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**TOWN OF NEEDHAM**

**DESIGN REVIEW BOARD**

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

Masala Art.

***Property Location:*** 990 Great Plain Avenue Needham, MA 02492 ***Date:*** 02.14.23.

***Owner:*** VINOD KAPOOR, President, Sai Restaurant, Inc.

*Address:* "Same"
*Street* *City* *State* *Zip*

*Telephone:* (617) 230-2100

***Applicant:*** Masala Art

*Address:* 990 Great Plain Avenue, Needham, MA 02492
*Street* *City* *State* *Zip*

*Telephone:* (617) 230-2100

***Designer/Installer:*** Fast Sign / Brien Seiberan.

*Address:*
*Street* *City* *State* *Zip*

*Telephone:*

| *Type of Application* |
|---|
| ☐ Sign |
| ☒ Minor Project |
| ☒ Exterior Alterations |
| ☒ Major Project (Site Plan Review)<br>☒ - preliminary<br>☑ - final |
| ☐ Flexible Subdivision |
| ☐ Planned Residential Development |
| ☐ Residential Compound |

*Brief description of sign or project:*
Electrical - Goose Neck Lights

***Please email completed application to elitchman@needhamma.gov***

*Revised 2/2020*

# GN3LED13NRAC11B



13 & 26 Watt Angled Cone Shade LED Gooseneck Luminaire designed to match the architecture of Main Street storefronts and building perimeters. LED Gooseneck Cone Shade with Upcurve 30" High, 25" from Wall Goose Arm Style 3.

Color: Black

Weight: 14.0 lbs

| | |
|---|---|
| **Project:** | **Type:** |
| Masala Art | S1 |
| **Prepared By:** | **Date:** |
| AB | 2/17/23 |

### Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 0.3A |
| 208V | 0.3A |
| 240V | 0.3A |
| 277V | 0.15A |
| Input Watts | 15.2W |

### LED Info

| | |
|---|---|
| Watts | 13W |
| Color Temp | 4000K (Neutral) |
| Color Accuracy | 87 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 388 lm |
| Efficacy | 25.5 lm/W |

## Technical Specifications

### Compliance

**UL Listed:**

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

### Performance

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**

Equivalent to 75W Incandescent, 50W Metal Halide or 18W CFL

### Construction

**Fixture:**

The GN3LED13NRAC11B comes with the GOOSE3B Arm

**Housing:**

Precision die-cast aluminum housing, lens frame and mounting plate

**Gaskets:**

High-temperature Silicone

**Mounting:**

Heavy-duty mounting arm with "O" ring seal and stainless steel screw

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Shades:**

11" Angled Cone Shade offered

**Finish:**

Formulated for high durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

### LED Characteristics

**LED:**

Single multi-chip, 13W high-output, long-life LED

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period


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## Technical Specifications (continued)

### LED Characteristics

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Electrical

**Driver:**

Constant Current, Class 2, 100-277V, 50/60 Hz, 100-240VAC 0.3 - 0.15A, 277VAC 0.15A, THD ≤20%, PF 97.5%.

**Surge Protection:**

4kV

### Other

**Patents:**

The design of the Gooseneck is protected by patents pending in US, Canada, China and Taiwan

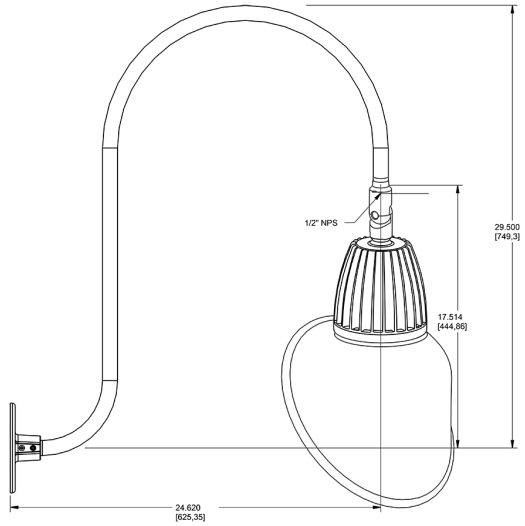
**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions




## Features

- Adjustable 45° swivel joint
- Superior heat sink
- Die-cast aluminum housing
- 5-Year, No-Compromise Warranty

## Ordering Matrix

| Family | Wattage | Color Temp | Reflector | Shade | ShadeSize | Finish |
|---|---|---|---|---|---|---|
| GN3LED | 13 | N | R | AC | 11 | B |
| | **13** = 13W<br>**26** = 26W | **Y** = 3000K Warm<br>**N** = 4000K Neutral | **Blank** = Flood<br>**R** = Rectangular<br>**S** = Spot | **AC** = Angled Cone | **11** = 11"<br>**Blank** = 15" | **B** = Black<br>**W** = White<br>**A** = Bronze<br>**S** = Silver<br>**G** = Hunter Green<br>**YL** = Yellow<br>**LB** = Light Blue<br>**BL** = Royal Blue<br>**BWN** = Brown<br>**I** = Ivory<br>**R** = Red |


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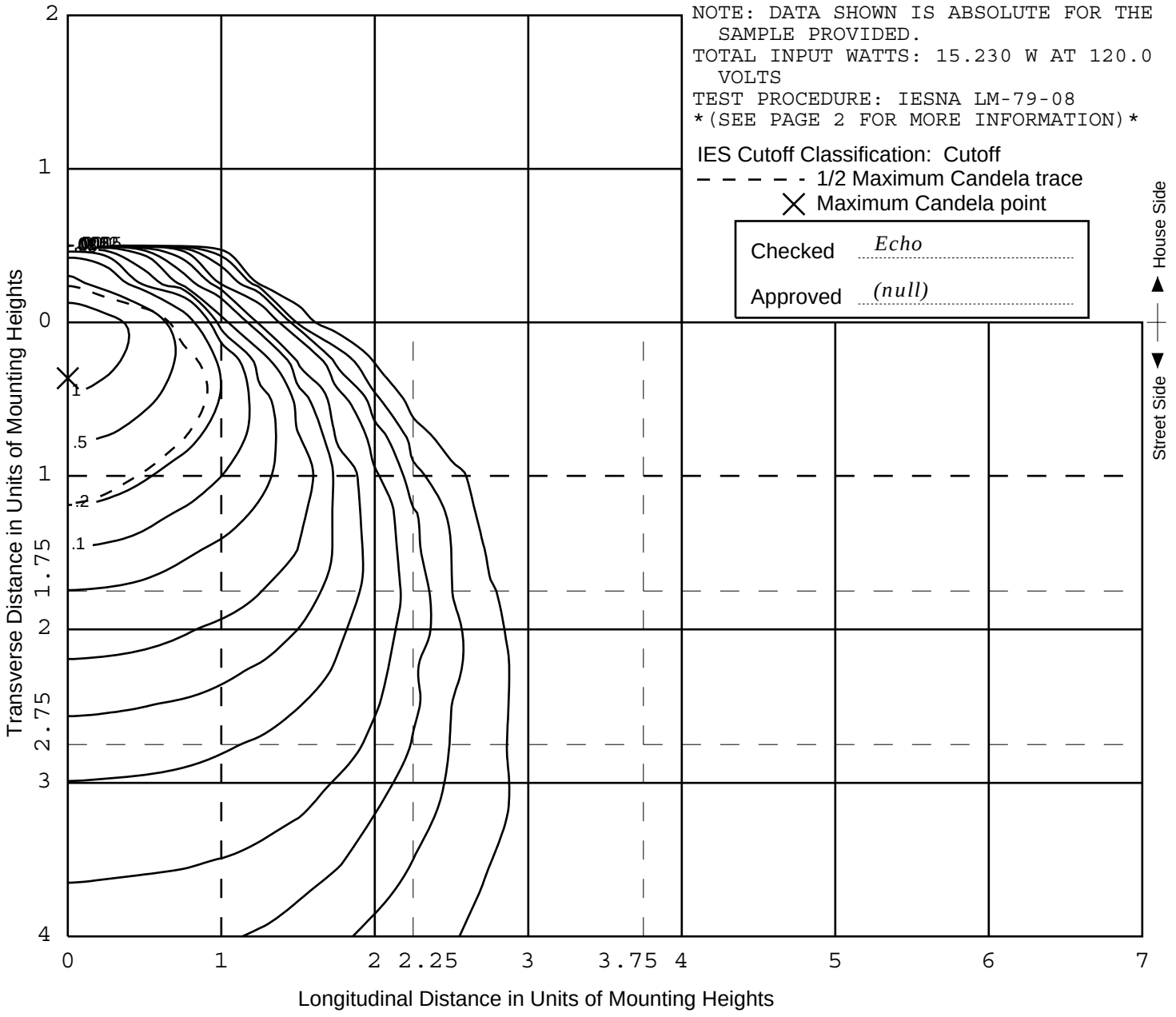
# ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINATION

Values based on 15 foot mounting height.

REPORT NUMBER: RAB00243
ISSUE DATE: 07/26/13 PAGE: 1 OF 9
DATE SAMPLE TESTED: 07/26/13
CATALOG NUMBER: GNLED13NACB
LUMINAIRE: CAST FINNED METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, SPUN SEMI-SPECULAR METAL REFLECTOR, FROSTED FLAT GLASS LENS IN CAST BLACK PAINTED METAL TRIM RING, FORMED WHITE PAINTED METAL REFLECTOR BELOW LENS. LENS FROSTED SIDE UP.
LAMP: ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED) WITH LEDS ARRANGED IN AN ARRAY OF THREE LINEAR ROWS, VERTICAL BASE-UP POSITION.
NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED.
TOTAL INPUT WATTS: 15.230 W AT 120.0 VOLTS
TEST PROCEDURE: IESNA LM-79-08
*(SEE PAGE 2 FOR MORE INFORMATION)*

IES Cutoff Classification: Cutoff
- - - - - 1/2 Maximum Candela trace
X Maximum Candela point

| | |
|---|---|
| Checked | *Echo* |
| Approved | *(null)* |



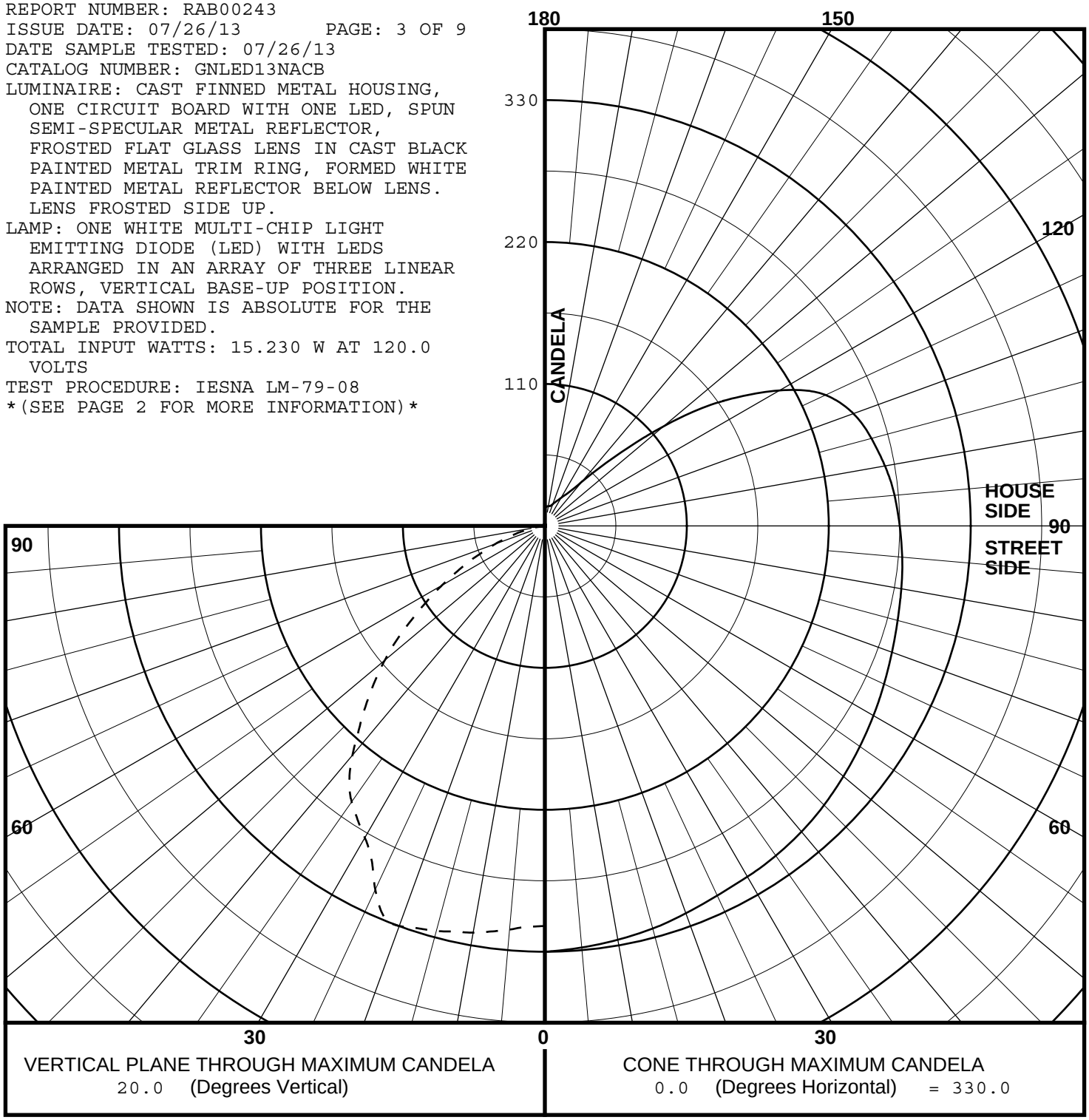
REPORT NUMBER: RAB00243 PAGE: 2 OF 9
ISSUE DATE: 07/26/13 DATE SAMPLE TESTED: 07/26/13
CATALOG NUMBER: GNLED13NACB

## ADDITIONAL INFORMATION

: TEST DISTANCE: 28.25 FEET
PREPARED FOR: RAB LIGHTING, INC
LED DRIVER: HIGH PERFECTION LP1020-24-C0720

REPORT NUMBER: RAB00243
ISSUE DATE: 07/26/13 PAGE: 3 OF 9
DATE SAMPLE TESTED: 07/26/13
CATALOG NUMBER: GNLED13NACB
LUMINAIRE: CAST FINNED METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, SPUN SEMI-SPECULAR METAL REFLECTOR, FROSTED FLAT GLASS LENS IN CAST BLACK PAINTED METAL TRIM RING, FORMED WHITE PAINTED METAL REFLECTOR BELOW LENS. LENS FROSTED SIDE UP.
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TEST PROCEDURE: IESNA LM-79-08
*(SEE PAGE 2 FOR MORE INFORMATION)*

MAXIMUM PLANE AND MAXIMUM CONE PLOTS OF CANDELA




VERTICAL PLANE THROUGH MAXIMUM CANDELA
20.0 (Degrees Vertical)

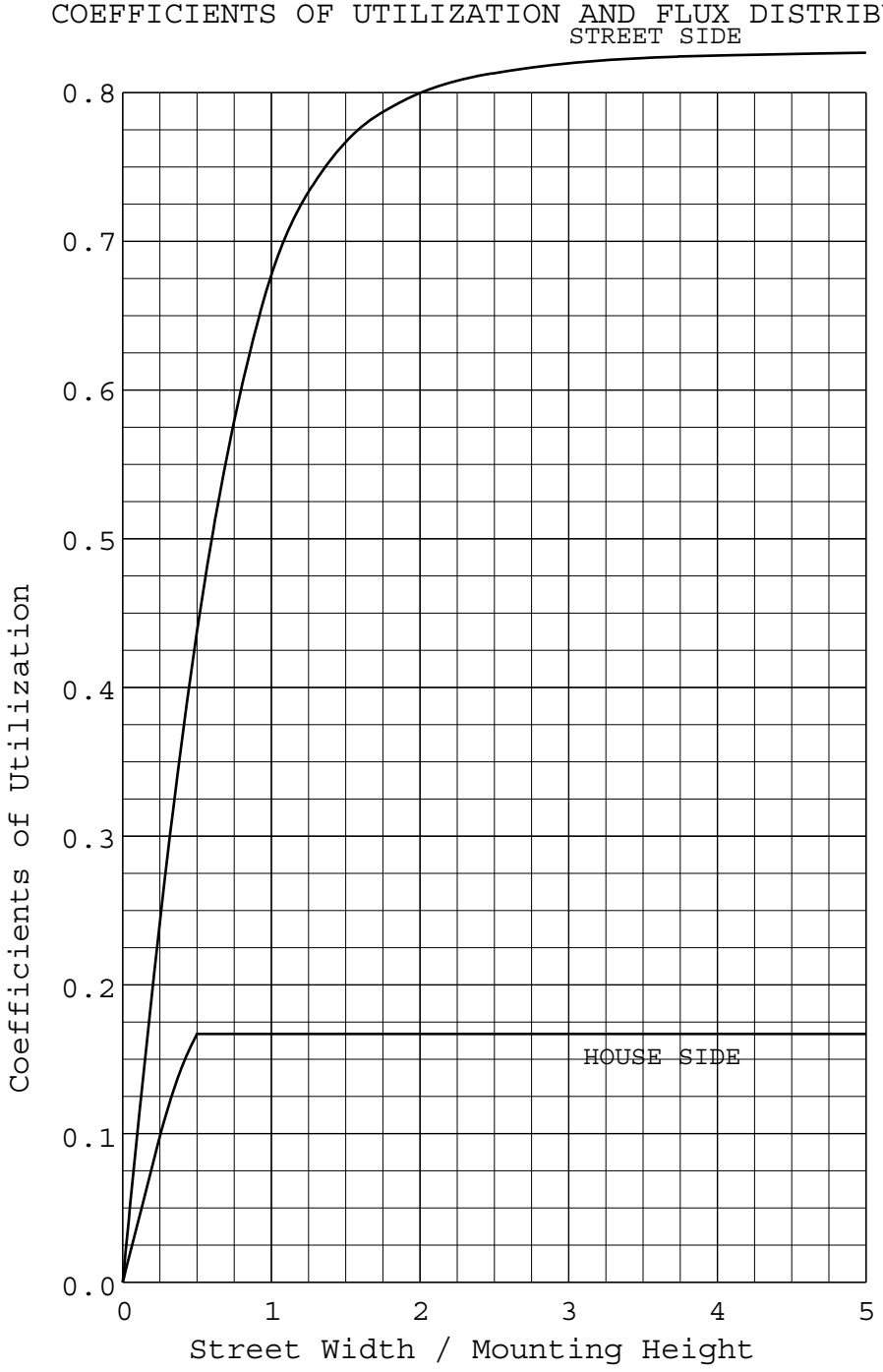
CONE THROUGH MAXIMUM CANDELA
0.0 (Degrees Horizontal) = 330.0

THIS REPORT IS BASED ON PUBLISHED INDUSTRY PROCEDURES. FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE.

REPORT NUMBER: RAB00243
ISSUE DATE: 07/26/13
CATALOG NUMBER: GNLED13NACB


DATE SAMPLE TESTED: 07/26/13

## COEFFICIENTS OF UTILIZATION AND FLUX DISTRIBUTION




| | LUMENS | PERCENT OF FIXTURE |
|---|---|---|
| DOWNWARD STREET SIDE | 321. | 83.1 |
| DOWNWARD HOUSE SIDE | 65. | 16.9 |
| DOWNWARD TOTAL | 386. | 100.0 |
| UPWARD STREET SIDE | 0. | 0.0 |
| UPWARD HOUSE SIDE | 0. | 0.0 |
| UPWARD TOTAL | 0. | 0.0 |
| TOTAL FLUX | 386. | 100.0 |

TOTAL INPUT WATTS = 15.2
EFFICACY = 25.4 Lm/W

ALL CANDELA AND LUMENS IN THIS REPORT ARE BASED ON ABSOLUTE PHOTOMETRY. THE COEFFICIENT OF UTILIZATION VALUES ARE BASED ON THE TOTAL ABSOLUTE LUMEN OUTPUT OF THIS LUMINAIRE SAMPLE.

THIS REPORT IS BASED ON PUBLISHED INDUSTRY PROCEDURES. FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE.

REPORT NUMBER: RAB00243
ISSUE DATE: 07/26/13
CATALOG NUMBER: GNLED13NACB

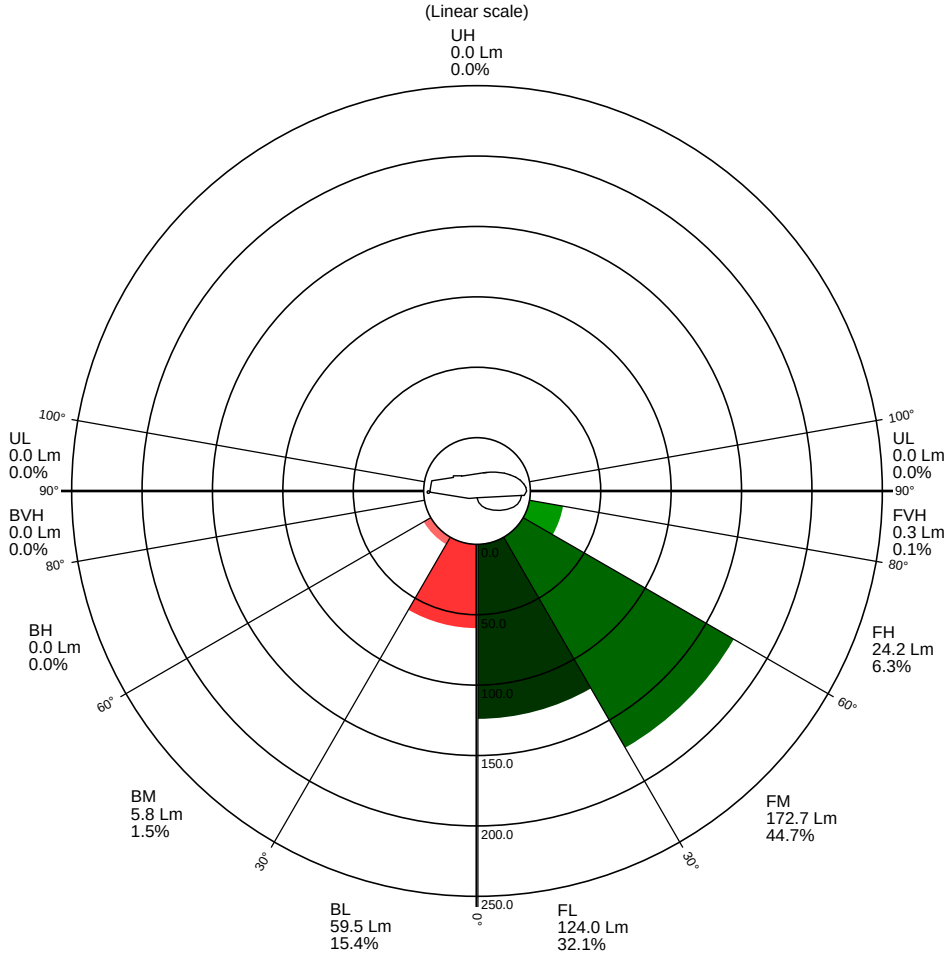

DATE SAMPLE TESTED: 07/26/13

BUG Rating: B0 U1 G0

| Zonal Summary | | Lumens | % of Fixture | Zone Ratings B | U | G |
|---|---|---|---|---|---|---|
| Forward | | 321 | 83.1 | | | |
| FL | (0° – 30°) | 124.0 | 32.1 | | | |
| FM | (30° – 60°) | 172.7 | 44.7 | | | |
| FH | (60° – 80°) | 24.2 | 6.3 | | | G0 |
| FVH | (80° – 90°) | 0.3 | 0.1 | | | G0 |
| Backward | | 65 | 16.9 | | | |
| BL | (0° – 30°) | 59.5 | 15.4 | B0 | | |
| BM | (30° – 60°) | 5.8 | 1.5 | B0 | | |
| BH | (60° – 80°) | 0.0 | 0.0 | B0 | | G0 |
| BVH | (80° – 90°) | 0.0 | 0.0 | | | G0 |
| Upward | | 0 | 0.0 | | | |
| UL | (90° – 100°) | 0.0 | 0.0 | | U1 | |
| UH | (100° – 180°) | 0.0 | 0.0 | | U0 | |
| Trapped Light | | 0 | 0.0 | | | |
| Total Flux | | 387 | 100.0 | | | |

## Zonal Lumen Summary

(Linear scale)

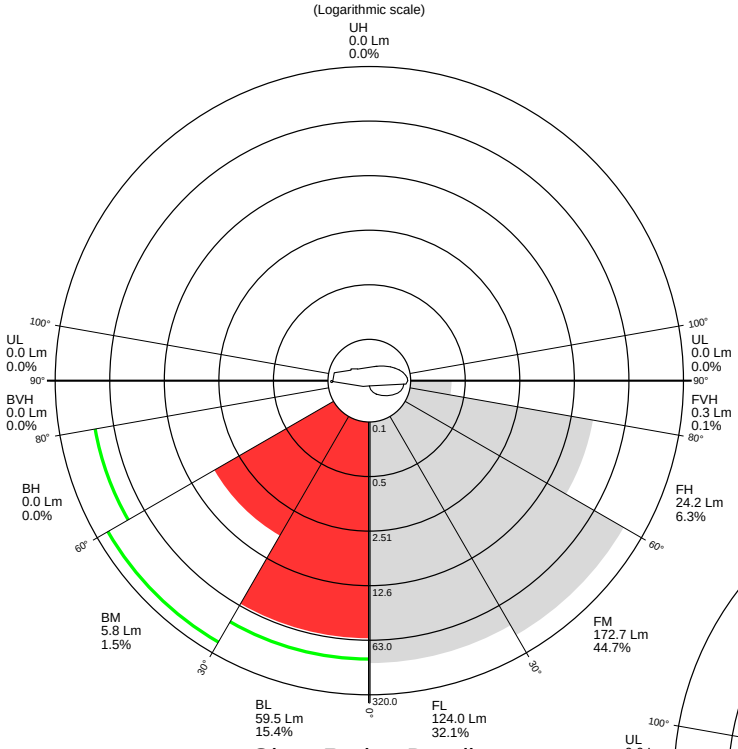



THIS REPORT IS BASED ON PUBLISHED INDUSTRY PROCEDURES. FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE.

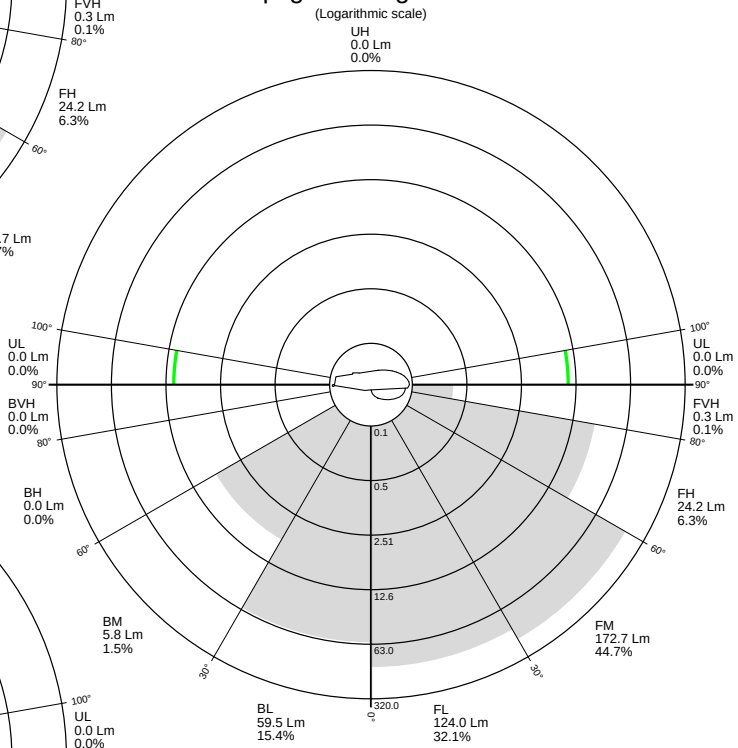
REPORT NUMBER: RAB00243
ISSUE DATE: 07/26/13
CATALOG NUMBER: GNLED13NACB


DATE SAMPLE TESTED: 07/26/13

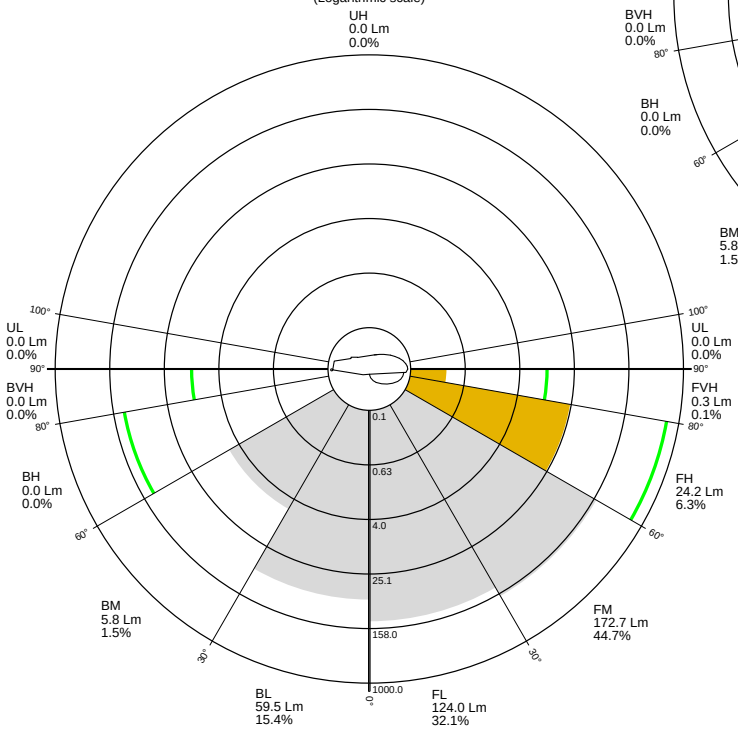
## Backlight Rating Details




## Uplight Rating Details




## Glare Rating Details



REPORT NUMBER: RAB00243 PAGE: 7 OF 9
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CATALOG NUMBER: GNLED13NACB

CANDELA TABULATION

| | STREET SIDE | LATERAL ANGLE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 0.0 | 5.0 | 15.0 | 25.0 | 35.0 | 45.0 | 55.0 | 65.0 | 75.0 | 85.0 |
| | | \|\| | | | | | | | | | |
| | 180.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 175.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 165.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 155.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 145.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 135.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 125.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 115.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 105.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 95.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 90.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 87.5 | 1. | 1. | 1. | 1. | 0. | 0. | 0. | 0. | 0. | 0. |
| | 85.0 | 1. | 1. | 1. | 1. | 0. | 0. | 0. | 0. | 0. | 0. |
| V | 82.5 | 2. | 2. | 2. | 1. | 1. | 0. | 0. | 0. | 0. | 0. |
| E | 80.0 | 9. | 8. | 6. | 3. | 2. | 1. | 0. | 0. | 0. | 0. |
| R | 77.5 | 16. | 15. | 15. | 9. | 5. | 2. | 0. | 0. | 0. | 0. |
| T | 75.0 | 23. | 22. | 23. | 20. | 11. | 4. | 1. | 0. | 0. | 0. |
| I | 72.5 | 31. | 31. | 31. | 30. | 24. | 9. | 3. | 0. | 0. | 0. |
| C | 70.0 | 41. | 40. | 41. | 40. | 38. | 19. | 6. | 2. | 0. | 0. |
| A | 67.5 | 51. | 51. | 51. | 51. | 50. | 36. | 12. | 3. | 0. | 0. |
| L | 65.0 | 64. | 63. | 63. | 62. | 62. | 55. | 24. | 6. | 1. | 0. |
| | 62.5 | 77. | 76. | 76. | 74. | 74. | 71. | 45. | 11. | 3. | 0. |
| A | 60.0 | 92. | 91. | 90. | 87. | 87. | 86. | 70. | 21. | 5. | 0. |
| N | 57.5 | 108. | 107. | 106. | 101. | 101. | 101. | 91. | 41. | 9. | 1. |
| G | 55.0 | 125. | 124. | 122. | 116. | 115. | 116. | 110. | 70. | 15. | 3. |
| L | 52.5 | 144. | 142. | 139. | 133. | 130. | 131. | 128. | 102. | 29. | 6. |
| E | 50.0 | 162. | 160. | 157. | 149. | 146. | 146. | 146. | 128. | 56. | 11. |
| | 47.5 | 179. | 177. | 173. | 166. | 162. | 162. | 163. | 148. | 94. | 19. |
| | 45.0 | 196. | 194. | 187. | 181. | 177. | 176. | 177. | 166. | 134. | 34. |
| | 42.5 | 213. | 211. | 206. | 196. | 193. | 191. | 195. | 182. | 164. | 69. |
| | 40.0 | 232. | 228. | 221. | 211. | 208. | 205. | 209. | 197. | 184. | 116. |
| | 37.5 | 249. | 245. | 236. | 225. | 222. | 220. | 224. | 211. | 201. | 163. |
| | 35.0 | 261. | 257. | 249. | 240. | 235. | 235. | 238. | 225. | 216. | 195. |
| | 30.0 | 279. | 277. | 275. | 266. | 262. | 265. | 265. | 252. | 243. | 234. |
| | 25.0 | 311. | 306. | 298. | 290. | 289. | 291. | 284. | 273. | 265. | 258. |
| | 20.0<< | 330. | 328. | 323. | 316. | 312. | 306. | 298. | 290. | 283. | 278. |
| | 15.0 \| | 325. | 325. | 323. | 321. | 318. | 314. | 308. | 302. | 297. | 292. |
| | 10.0 \| | 320. | 320. | 320. | 319. | 317. | 315. | 312. | 308. | 305. | 301. |
| | 5.0 \| | 314. | 314. | 314. | 313. | 313. | 312. | 310. | 309. | 307. | 305. |
| | 0.0 \| | 310. | 310. | 310. | 310. | 310. | 310. | 310. | 310. | 310. | 310. |
| | \| | \|\| | | | | | | | | | |

\| PLANE OF MAXIMUM CANDELA
\|
CONE OF MAXIMUM CANDELA

REPORT NUMBER: RAB00243 PAGE: 8 OF 9
ISSUE DATE: 07/26/13 DATE SAMPLE TESTED: 07/26/13
CATALOG NUMBER: GNLED13NACB

CANDELA TABULATION

| VERTICAL ANGLE | HOUSE SIDE 90.0 | 95.0 | 105.0 | 115.0 | 125.0 | 135.0 | 145.0 | 155.0 | 165.0 | 175.0 | 180.0 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | LATERAL ANGLE | | | | | | | | | | |
| 180.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 175.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 165.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 155.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 145.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 135.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 125.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 115.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 105.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 95.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 90.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 87.5 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 85.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 82.5 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 80.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 77.5 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 75.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 72.5 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 70.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 67.5 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 65.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 62.5 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 60.0 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 57.5 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 55.0 | 1. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 52.5 | 2. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 50.0 | 5. | 2. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 47.5 | 9. | 4. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 45.0 | 15. | 8. | 1. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 42.5 | 28. | 13. | 2. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 40.0 | 59. | 23. | 6. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 37.5 | 107. | 49. | 11. | 2. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 35.0 | 161. | 98. | 20. | 6. | 0. | 0. | 0. | 0. | 0. | 0. | 0. |
| 30.0 | 224. | 204. | 91. | 21. | 8. | 1. | 0. | 0. | 0. | 0. | 0. |
| 25.0 | 254. | 248. | 214. | 109. | 29. | 14. | 6. | 3. | 1. | 0. | 0. |
| 20.0<< | 275. | 272. | 262. | 240. | 169. | 74. | 31. | 21. | 16. | 15. | 14. |
| 15.0 \| | 290. | 288. | 283. | 277. | 266. | 249. | 217. | 180. | 131. | 120. | 109. |
| 10.0 \| | 299. | 298. | 294. | 292. | 289. | 286. | 282. | 279. | 275. | 275. | 274. |
| 5.0 \| | 304. | 303. | 301. | 300. | 298. | 298. | 296. | 296. | 295. | 295. | 295. |
| 0.0 \| | 310. | 310. | 310. | 310. | 310. | 310. | 310. | 310. | 310. | 310. | 310. |

CONE OF MAXIMUM CANDELA

REPORT NUMBER: RAB00243
ISSUE DATE: 07/26/13
PREPARED FOR: RAB LIGHTING, INC.


DATE SAMPLE TESTED: 07/26/13

5-DEGREE ZONAL LUMEN SUMMARY

| | |
|---|---|
| 0- 5 | 7 |
| 5- 10 | 22 |
| 10- 15 | 34 |
| 15- 20 | 39 |
| 20- 25 | 41 |
| 25- 30 | 41 |
| 30- 35 | 40 |
| 35- 40 | 37 |
| 40- 45 | 33 |
| 45- 50 | 28 |
| 50- 55 | 23 |
| 55- 60 | 17 |
| 60- 65 | 12 |
| 65- 70 | 7 |
| 70- 75 | 4 |
| 75- 80 | 1 |
| 80- 85 | 0 |
| 85- 90 | 0 |
| 90- 95 | 0 |
| 95-100 | 0 |
| 100-105 | 0 |
| 105-110 | 0 |
| 110-115 | 0 |
| 115-120 | 0 |
| 120-125 | 0 |
| 125-130 | 0 |
| 130-135 | 0 |
| 135-140 | 0 |
| 140-145 | 0 |
| 145-150 | 0 |
| 150-155 | 0 |
| 155-160 | 0 |
| 160-165 | 0 |
| 165-170 | 0 |
| 170-175 | 0 |
| 175-180 | 0 |

10-DEGREE ZONAL LUMEN SUMMARY

| | |
|---|---|
| 0- 10 | 29 |
| 0- 20 | 102 |
| 0- 30 | 183 |
| 0- 40 | 261 |
| 0- 50 | 322 |
| 0- 60 | 362 |
| 0- 70 | 381 |
| 0- 80 | 386 |
| 0- 90 | 386 |
| 0-100 | 386 |
| 0-110 | 386 |
| 0-120 | 386 |
| 0-130 | 386 |
| 0-140 | 386 |
| 0-150 | 386 |
| 0-160 | 386 |
| 0-170 | 386 |
| 0-180 | 386 |

# SLIM17FAFC100



Color: Bronze

Weight: 10.6 lbs

| | |
|---|---|
| **Project:** | **Type:** |
| Masala Art | S1 |
| **Prepared By:** | **Date:** |
| AB | 2/17/23 |

### Driver Info

| | |
|---|---|
| Type | Constant Current |
| 120V | 1.00A |
| 208V | 0.60A |
| 240V | 0.50A |
| 277V | 0.40A |
| Input Watts | 102/102.8/101W |

### LED Info

| | |
|---|---|
| Watts | 100W |
| Color Temp | 3000K/4000K/5000K |
| Color Accuracy | 80 CRI |
| L70 Lifespan | 100,000 Hours |
| Lumens | 12833/14984/13166 lm |
| Efficacy | 125.8/145.8/130.4 lm/W |

## Technical Specifications

### Field Adjustability

**Field Adjustable:**

Color temperature selectable by 3000K, 4000K and 5000K

### Compliance

**UL Listed:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

**Dark Sky Conformance:**

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

**IP Rating:**

Ingress protection rating of IP65 for dust and water

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLUXLTH1OKVW

### Performance

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Wattage Equivalency:**

Equivalent to 400W Metal Halide

### LED Characteristics

**LEDs:**

Long-life, high-efficiency, surface-mount LEDs

### Electrical

**Driver:**

Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 1.00A, 208V: 0.60A, 240V: 0.50A, 277V: 0.40A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**Photocell:**

120-277V selectable photocell that can be turned on and off.

### Construction

**Cold Weather Starting:**

The minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:**

Suitable for use in up to 50°C (122°F)


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## Technical Specifications (continued)

### Construction

**Housing:**

Precision die-cast aluminum housing and door frame

**Lens:**

Polycarbonate lens

**Mounting:**

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

**Cut Off:**

Full cutoff (0°)

**Finish:**

Formulated for high durability and long-lasting color

**Green Technology:**

Mercury and UV free. RoHS-compliant components.

### Other

**Note:**

All values are typical (tolerance +/- 10%)

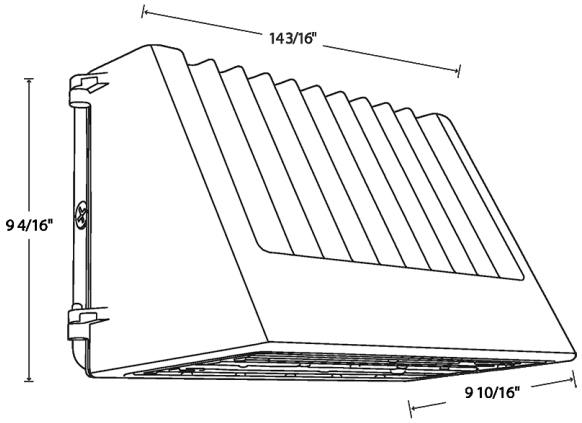
**5 Yr Limited Warranty:**

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

**Buy American Act Compliance:**

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

## Dimensions




## Features

- Selectable CCT
- Full cutoff
- Selectable on/off photocell
- 0-10V dimming, standard

## Ordering Matrix

| Family | Style | Wattage |
|---|---|---|
| SLIM17FA | FC | 100 |
| | **FC =** Full cutoff | **100 =** 100W<br>**120 =** 120W<br>**150 =** 150W |


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# TOWN OF NEEDHAM

## DESIGN REVIEW BOARD

*Public Service Administration Building*
*500 Dedham Avenue*
*Needham, MA 02492*
***Application and Report***

***Property Location:*** 1584 Great Plain Avenue *Date:* 2/21/23

***Owner:*** Future Plan Investment, Inc.

*Address:* 1960 Washington Street, Newton, MA 02162
*Street* *City* *State* *Zip*

*Telephone:* _____

***Applicant:*** Enterprise Rent-A-Car Company of Boston, LLC

*Address:* 10 Second Avenue, Burlington, MA 01803
*Street* *City* *State* *Zip*

*Telephone:* _____

***Designer/Installer:*** _____

*Address:* _____
*Street* *City* *State* *Zip*

*Telephone:* _____

| *Type of Application* |
|---|
| ☒ **Sign** |
| ☒ **Minor Project** |
| ☒ **Exterior Alterations** |
| **Major Project (Site Plan Review)**<br>☐ **- preliminary**<br>☐ **- final** |
| ☐ **Flexible Subdivision** |
| ☐ **Planned Residential Development** |
| ☐ **Residential Compound** |

*Brief description of sign or project:*
See Project Narrative attached.

***Please email completed application to elitchman@needhamma.gov***

*Revised 2/2020*

*Law Offices of*
**PETER A. ZAHKA, II, P.C.**

**12 School Street**
**Dedham Square**
**Dedham, MA 02026**

**Tel. 781/329-2601**
**Fax 781/326-0617**
**Peter@ZahkaLaw.com**

February 21, 2023

Mr. Mark Gluesing,
Chairman, Design Review Board
48 Mackintosh Avenue
Needham, MA 02492

Re: Applicant: Enterprise Rent-A-Car Company of Boston, LLC
Property Owner: Future Plan Investment, Inc.
Property Address: 1584 Great Plain Avenue, Needham, MA

Dear Chairman Gluesing:

This office represents Enterprise Rent-A-Car Company of Boston, LLC, (the "Applicant") relative to a special permit for the proposed replacement/substitution of a nonconforming use at the above property (from an automobile repair garage to an automobile rental agency). In connection therewith, enclosed herewith please find three (3) copies of the following:

1. Design Review Board Application (with attached Project Narrative)

2. Owner's Authorization

3. Existing Conditions Pictures

4. Plan set entitled "Proposed Facility Upgrade Plan, 1584 Great Plain Avenue, Needham, Norfolk County, Massachusetts, for Enterprise", dated February 16, 2023, prepared by J.K. Holmgren Engineering, LLC, consisting of the following sheets:
   a. Cover-General Notes-Legend Sheet (Sheet C-1)
   b. Existing Conditions Plan (Sheet C-2)
   c. Layout & Materials Plan (Sheet C-3)
   d. Utility Plan (Sheet C-4)
   e. Landscape Development Plan (Sheet C-5)
   f. Details (Sheet C-6)
   g. Details (Sheet C-7)

5. Drawing entitled "Proposed Floor Plan & Elevations", dated February 2, 2023, prepared by J. Ferrrera Associates, Inc.

6. Sign Renderings

Note that on this same date an electronic copy of this letter and all enclosed materials is being submitted to Elisa Litchman.

Thank you for your attention to this matter.

Very truly yours,

Peter A. Zahka, II

PAZ/cs

Enc.

cc: Elisa Litchman (via email only)
Build Commissioner David A. Roche (via email only)
Client (via email only)

# PROJECT NARRATIVE

| | |
|---|---|
| **APPLICANT:** | **Enterprise Rent-A-Car Company of Boston LLC** |
| **OWNER:** | **Future Plan Investment, Inc.** |
| **PROPERTY:** | **1584 Great Plain Avenue, Needham, MA** |

Enterprise Rent-A-Car Company of Boston, LLC (the "Applicant") has entered into an agreement with Future Plan Investment, Inc. (the "Owner") to lease the real estate known and numbered as 1584 Great Plain, Dedham, MA (the "Subject Property"). The Subject Property is further described in a deed recorded with the Norfolk Registry of Deeds Book 11600, Page 677, and shown as Lot 17-A on a plan filed with the Norfolk Registry as Plan No. 747 in Plan Book 355. (Said deed and plan are attached hereto as Exhibit 1 and Exhibit 2, respectively.) The Subject Property, shown on the Needham Board of Assessors Map 216, Lot 17, (Parcel ID 1992160001700000) contains approximately 29,011 square feet of land[1] and has approximately 156.5 feet of frontage on Great Plain Avenue[2]. The Subject Property is occupied by an existing 1-story commercial building with approximately 1,450 square feet of floor area utilized as an automobile repair garage. According to the Zoning Map for the Town of Westwood, the Subject Property is located in the Single Residence A (SRA) Zoning District (and a portion is located in the Flood Plain District).

Applicant currently operates an automobile rental agency on Wexford Street, Needham, Massachusetts, and proposes to relocate said facility to the Subject Property. In connection therewith, Applicant intends to undertake significant improvements to the Subject Property and the existing building including the following:

---

[1] The recorded plan indicates that the Subject Property contains 29,004 square feet of land. However, the Needham Assessors' records and the plan submitted with this Application indicate a land area of 29,011 square feet of land. For purposes of this Memorandum and Application, a land area of 29,011 square feet is utilized. It should be noted that the analysis provided herein is not impacted by this small discrepancy in land area.

[2] The Owner also holds title to the adjoining real estate known and numbered as 0 Great Plain Avenue, Needham, MA, and shown on Needham Board of Assessors Map 216, Lot 41 (Parcel ID 1992160004100000). According to the recorded plan, this parcel contains 10,622 square feet of land. It should be noted that Applicant is only leasing 1584 Great Plain Avenue and this Application applies only to that parcel.

1. The entirety of the interior of the building will be renovated and adapted to (without enlargement of the footprint) for re-use for an automobile rental agency.

2. Applicant's proposed use including office/car rental area and two (2) wash bays (to allow Applicant to wash and clean vehicle inside the building).

3. Exterior improvements will include a new roof, new siding, new windows, and new doors including the garage doors.

4. The existing limits of the paved parking lot will remain (i.e., no new paved areas will be introduced and none of the existing pavement will be removed). However, Applicant will seal coat the entirety of the existing pavement and will restripe the same with 26 parking spaces (inclusive of ADA compliant spaces) in accordance with the Needham Zoning By-Law requirements.

5. Applicant will enhance and improve the existing landscaped areas.

6. Existing signs for the automobile garage will be removed. Applicant proposes a new 2' x 10' (20 sf) illuminated pylon sign which will be 15 feet in height, a new 2' x 9' (18 sf) wall sign, and 12" high window swipe on the main entrance door. Applicant understands that the proposed signs will require relief from the Design Review Board.

Applicant anticipates that the automobile rental agency will (on average) have a maximum of five (5) employees working at any one time. The projected hours of operation will be 7:00 am – 6:00 pm, Monday – Friday, 9 am – 12:00 pm, Saturday, and closed on Sunday. There will be no maintenance or repairs of automobiles conducted at the Subject Property. Washing and cleaning of vehicles will be conducted inside the buildings wash bays.

As shown on the following table, the Subject Property and the building thereon comply with the dimensional requirements for the SRA Zoning District set forth in Sections 4.2.1 and 4.2.2 of the Needham Zoning By-Law:

| | Required | Provided |
|---|---|---|
| Min Lot Area | 43, 560 S.F. | 29, 011 S.F. |
| Frontage | 150' | 156.50' |
| Front Setback | 30.0' | 46.80' |
| Side Setback | 15.0' | 27.90' |
| Rear Setback | 15.0' | 89.5' |
| Max. BLDG. Height | 35' | 25' |
| Floor Area Ratio | N/A | .05 |
| Max. Lot Coverage | N/A | 44.2% |

Except as noted below, the parking lot proposed by Applicant satisfies the "Required Parking" set forth in Section 5.1.2 of the Needham Zoning By-Law, the "Parking Plan and Design Requirements" set forth in Section 5.1.3 of the Needham Zoning By-Law, and the requirements for "Outdoor Parking of Vehicles as set forth in Section 6.4 of the Needham Zoning By-Law. Specifically, Applicant notes the following:

1. The Needham Zoning By-Law does not have a specific parking requirement for "automobile rental agencies or facilities". However, the Needham Zoning By-Law requires 1 parking space parking space per 300 sf of floor area for "retail services" and 1 parking space for employees and guests per 250 sf of floor area for "automobile and truck sales and leases". Utilizing the most conservative requirement, Applicant would require 6 parking spaces. As shown on the submitted plan, Applicant is proposing 26 parking spaces. It is anticipated that 8 parking spaces will be utilized by employees and customers and the remaining parking spaces will be used to park the rental automobiles.

2. Applicant is providing ADA compliant spaces in compliance with Section 5.1.3(c) of the Needham Zoning By-Law.

3. The driveway openings have been designed to minimize conflict with traffic on the street and to provide good visibility and sight distances in compliance with Section 5.1.3(d) of the Needham Zoning By-Law.

4. Parking spaces measure 9' x 18.5' in compliance with Section 5.1.3(f) of the Needham Zoning By-Law.

5. Parking areas have been designed so that each motor vehicle may proceed to and from its parking space without requiring the movement of any other vehicle and to avoid vehicles from backing or maneuvering onto the sidewalk or into a public or private way upon entering or leaving the space in compliance with Section 5.1.3(g) of the Needham Zoning By-Law.

6. Aisle widths are in excess of 24 feet in width in compliance with Sections 5.1.3(i) and 6.4.1(c)of the Needham Zoning By-Law.

7. The lot area is in excess of 15,000 square feet in compliance with Section 6.4.1(a) of the Needham Zoning By-Law.

8. The minimum distance of driveways complies with Section 6.4.1(d) of the Needham Zoning By-La.

9. There will be no outdoor repair work of any kind in compliance with Section 6.4.1(g) of the Needham Zoning By-Law.

Applicant acknowledges that the proposed parking area does not comply with Section 5.1.3(j) (Parking Setbacks), Section 5.1.3(k) (Landscaped Area), or Section 5.1.3(l) (Trees) of the Needham Zoning By-Law. With respect to the same, Applicant submits that the existing parking area is pre-existing nonconforming and that Applicant is bringing the same into compliance to the extent feasible. Accordingly, (if required) Applicant requests that Zoning Board of Appeals waive said requirements via special permit if required.

A review of the Section 3.2 (Schedule of Use Regulations) of the Needham Zoning By-Law indicates that a garage for the repair of automobiles is a prohibited use in the SRA District. Therefore, the current use of the Subject Property as an automobile repair garage is a "non-conforming use" as the same is defined in Section 1.3 (Definitions) of the Needham Zoning By-Law. Applicant's proposed use as an automobile rental agency is not identified on the Schedule of Use Regulations as a use in the SRA Zoning District. Relative to Applicant's proposal to change the current use (automobile repair garage) to an automobile rental agency, Applicant has submitted an application to the Zoning Board of Appeals for a special permit pursuant to Sections 1.4.6 and 1.4.7 of the Needham Zoning By-Law.

Respectfully Submitted,
Enterprise Rent-A-Car Company of Boston, LLC
By Its Attorney,

Peter A. Zahka, II, Esq.
Law Offices of Peter A. Zahka, II, P.C.
12 School Street
Dedham, MA 02026
781-329-2601

1 25

BK11600PG677

RECORDED
NORFOLK COUNTY REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY

BARRY T. HANNON, REGISTER

122693

NOT A COPY QUITCLAIM DEED NOT A COPY

Donna Castagna of 1579 Great Plain Avenue, Needham, Norfolk County, Massachusetts 02192, Trustee of the 1584 Real Estate Trust under a Declaration of Trust, dated November 21, 1995, and recorded with the Norfolk County Registry of Deeds, Book 11125, Page 045, by the power conferred by said Declaration of Trust and every other power,

in consideration of THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($380,000.00) paid grant(s) with QUITCLAIM COVENANTS to Future Plan Investment, Inc., a Massachusetts corporation, whose address is 1960 Washington Street, Newton, MA 02162,

the following described premises situate in Needham in the County of Norfolk and the Commonwealth of Massachusetts, bounded and described as set forth in Exhibit A attached hereto and incorporated herein.

PROPERTY ADDRESS: 1584 Great Plain Avenue, Needham, Norfolk County, Massachusetts 02192

Being the same premises conveyed to the grantor by deed of Kenneth E. Nowak dated November 21, 1995, and recorded with Norfolk County Registry of Deeds in Book 11125, Page 054.

The within conveyance is subject to and with the benefit of all existing rights of way and other rights and restrictions of record, if any, and is subject to outstanding mortgages of record.

RECEIVED RECORDED
NORFOLK COUNTY
96 NOV 22 PM 12:01

Witness my hand and seal this 22 day of November, 1996

Donna Castagna, Trustee

Donna Castagna, Trustee of the
1584 Real Estate Trust

COMMONWEALTH OF MASSACHUSETTS

County of ~~Norfolk~~ Suffolk, ss.

On this 22nd day of November, 1996, before me personally appeared the above named grantor, Donna Castagna, and acknowledged the foregoing instrument to be her free act and deed.

Name: PAUL F. CAVANAUGH
My commission expires: 11-22-02

CANCELLED

DEEDS REG 17
NORFOLK
22 NOV 96
11/22/96

TAX 1732.80
CHCK 1732.80

2572A017 11:59
EXCISE TAX

NOT AN OFFICIAL COPY

EXHIBIT A

NOT AN OFFICIAL COPY

Parcel I

All that certain parcel of land, together with the buildings and improvements thereon, situated on the southerly side of Great Plain Avenue in the Town of Needham, County of Norfolk, and Commonwealth of Massachusetts, shown as Lot 17-A, 29,004 square feet, on a plan entitled "Plan of Land in Needham, Massachusetts, May 19, 1987, Cheney Engineering Co., Inc." recorded with Norfolk Deeds as Plan No. 747 of 1987 in Plan Book No. 355 recorded July 1, 1987 to which Plan reference may be had for a more particular description.

Subject to all covenants, conditions, restrictions, easements, provisions, exceptions and reservations, if any, contained in former instruments of record, but only to the extent that same may not be in force and applicable.

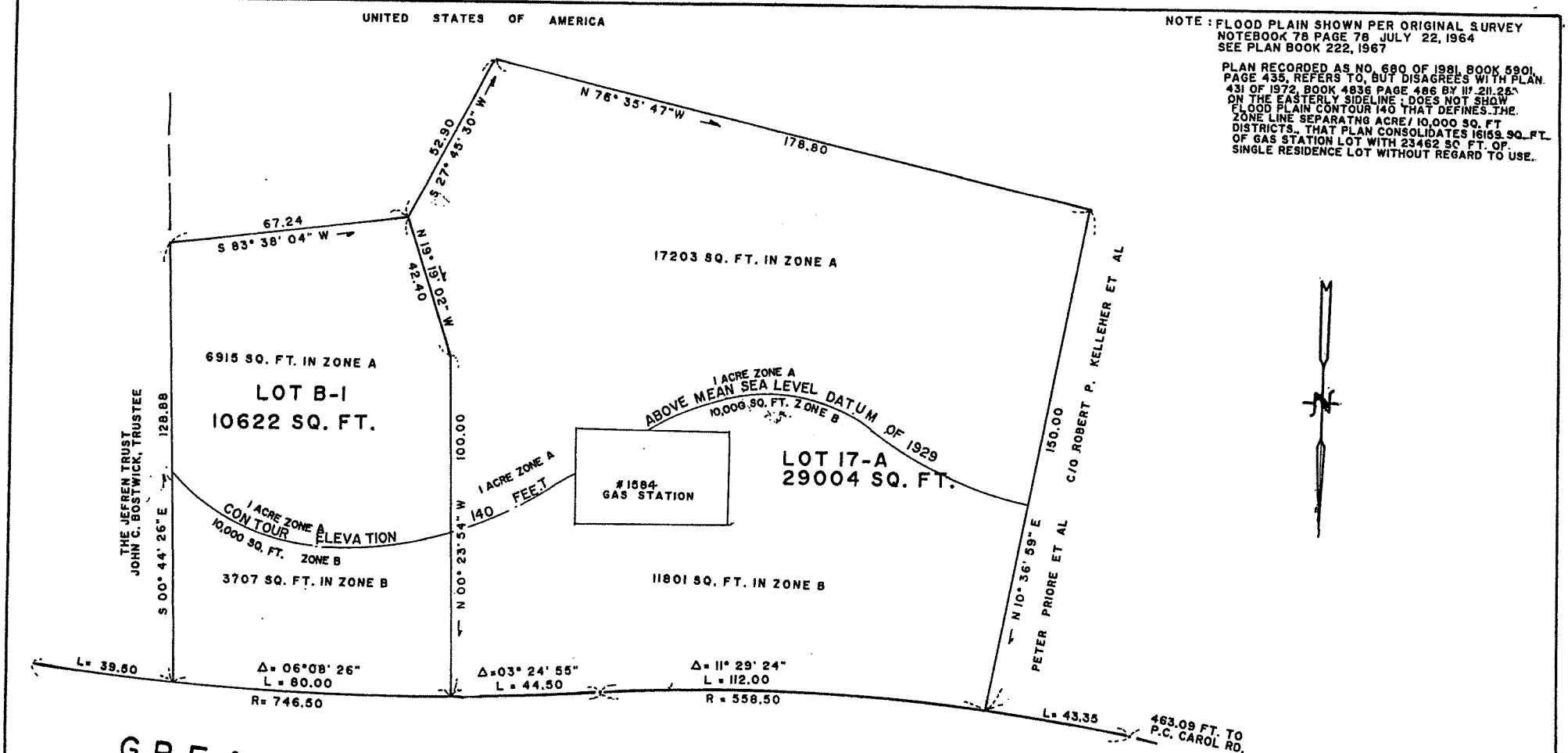
Together with all the right, title, and interest, if any, in and to all land lying in the streets and highways abutting on or appurtenant to said premises.

Parcel II

The land in Needham, Norfolk County, Massachusetts, being shown as Lot B-1 on a plan entitled "Plan of Land in Needham, Massachusetts, May 19, 1987, Cheney Engineering Co. Inc.", recorded with Norfolk Deeds as Plan No. 747 of 1987, in Plan Book 355 recorded July 1, 1987 to which Plan reference may be had for a more particular description.

Containing 10,622 square feet of land according to said plan.

ORIGINAL ON FILE Filed as No. 747-1987 Pl. Bk. 355




# PLAN OF LAND
IN
# NEEDHAM, MASS.

SCALE : 1 INCH = 20 FT.
MAY 19, 1987

CHENEY ENGINEERING CO., INC.
JUNCTION ST., NEEDHAM, MASS.

SIDNEY R. VAUGHAN No. 11011 REGISTERED PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS BY:
Sidney R. Vaughan

I CERTIFY THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

Paul F. Wilson
Susan M. Glazer
Stanley P. Tupets

NEEDHAM PLANNING BOARD
DATE 6/1/87

Norfolk Registry of Deeds
Dedham, Mass.
Received July 1, 19 87
With

Filed as No. 747 19 87
Pl. Bk. 355
Attest:
Register

DocuSign Envelope ID: 283DBE6D-F110-4153-92FC-01BD2AC40CFE

# OWNER'S AUTHORIZATION

The undersigned, as the record title owner of the real estate known and numbered as 1584 Great Plain Avenue, Needham, Massachusetts, (the "Real Estate") hereby consent and authorize Enterprise Rent-A-Car Company of Boston LLC, and its agents and attorneys, to submit applications to municipal boards and agencies of the Town of Needham, including but not limited to Needham Zoning Board of Appeals, Conservation Commission, and Design Review Board, as proper, necessary, and required relative to a proposed automobile rental agency at said Real Estate.

Sam Hurwitz

Future Plan Investment, Inc.
By: Sam Hurwitz

Google Maps 1579 MA-135

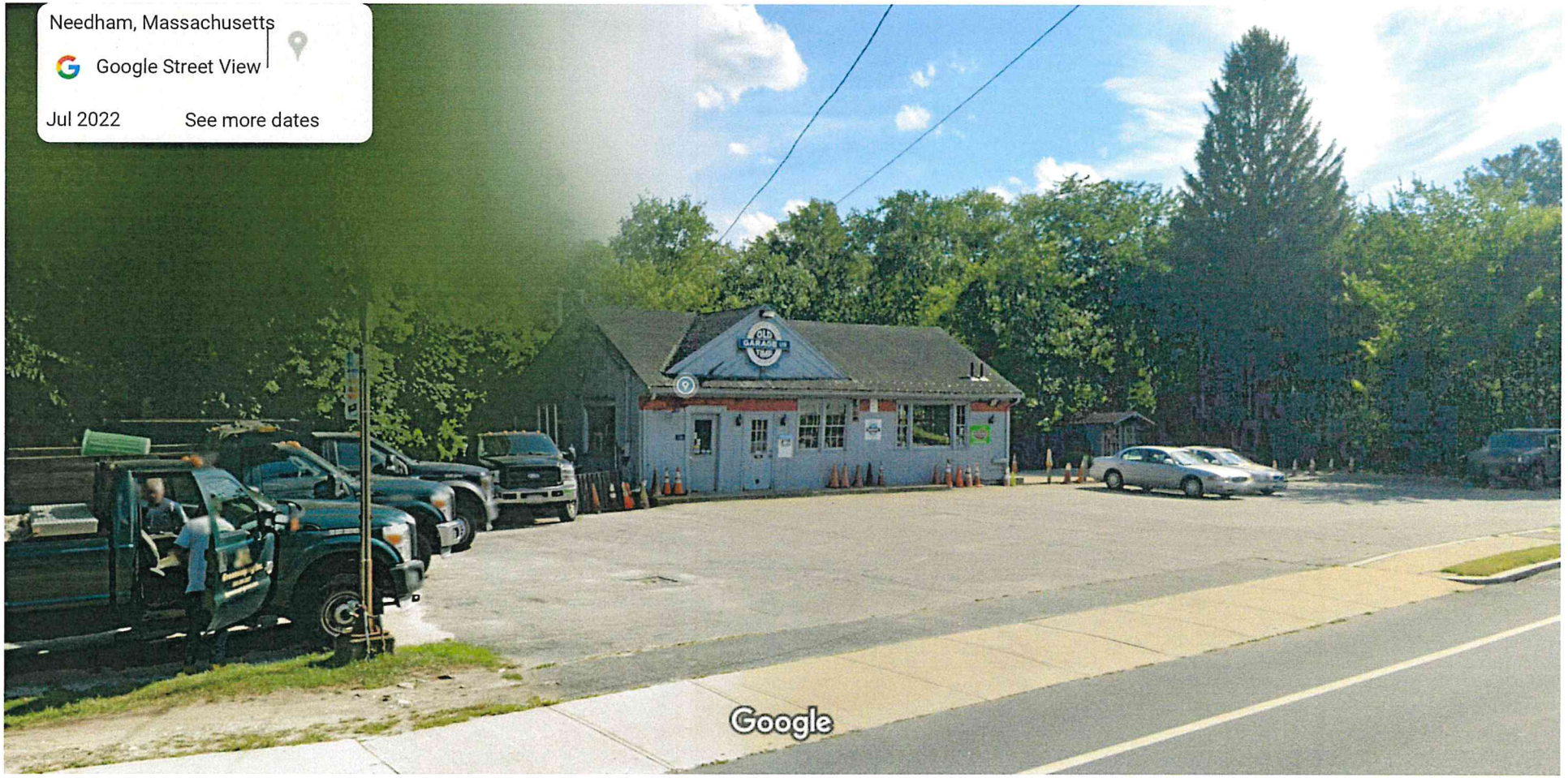


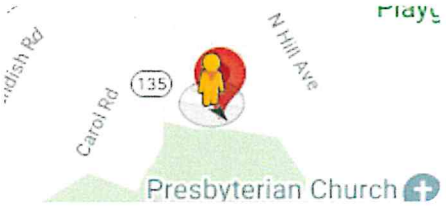

Image capture: Jul 2022 © 2023 Google



Google Maps 1584 MA-135




Image capture: Jul 2022 © 2023 Google



# Site Development Plans

COVER - GENERAL NOTES - LEGEND SHEET

Issued for : Site Plan Review / Zoning Board of Appeals

Date Issued - February 16, 2023 Revised -

Job Number - 2023-003

Index


| No. | Drawing Title | Date |
|---|---|---|
| C-1 | Cover-General Notes-Legend Sheet | 02-16-2023 |
| C-2 | Existing Conditions Plan | 02-16-2023 |
| C-3 | Layout & Materials Plan | 02-16-2023 |
| C-4 | Utility Plan | 02-16-2023 |
| C-5 | Landscape Development Plan | 02-16-2023 |
| C-6 | Details | 02-16-2023 |
| C-7 | Details | 02-16-2023 |


Architectural Plans (by others)
Sign Plan (by others)

## ABBREVIATION LEGEND

| | |
|---|---|
| EOP | EDGE OF PAVEMENT |
| VGC | VERTICAL GRANITE CURB |
| CB | CATCH BASIN |
| DMH | DRAIN MANHOLE |
| SMH | SEWER MANHOLE |
| UP | UTILITY POLE |
| CCB | CAPE COD BERM |
| WG | WATER GATE |
| GG | GAS GATE |
| BC | BOTTOM OF CURB |
| TC | TOP OF CURB |
| LSA | LANDSCAPED AREA |
| BW | BOTTOM OF WALL |
| TW | TOP OF WALL |
| CC | CONCRETE CURB |
| EMH | ELECTRIC MANHOLE |
| DS | DOWN SPOUT |
| CO | CLEAN OUT |

## GENERAL NOTES

1. ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED SLOPES ON WALKWAYS TO BE LESS THAN 5%.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO J K HOLMGREN ENGINEERING. CONTRACTOR WILL REFER TO J K HOLMGREN ENGINEERING FOR ALL TECHNICAL COMMENTS FOR RESOLUTION OF THE CONFLICT.
3. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
4. THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET". (R&R)
5. JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDED.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE THE START OF ANY WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE THE UTILITIES EXACTLY. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND UTILITIES. THE CONTRACTOR MUST CALL "DIG SAFE" (AT 1-888-DIG-SAFE) AND THE CITY OF FRAMINGHAM UTILITY DIVISION AT LEAST 72 HOURS TO MARK APPROPRIATE UTILITIES BEFORE THE START OF CONSTRUCTION.


WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO J K HOLMGREN ENGINEERING. CONTRACTOR WILL REFER TO J K HOLMGREN ENGINEERING FOR ALL TECHNICAL COMMENTS FOR RESOLUTION OF THE CONFLICT.


7. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND. LAWN AREAS SHALL HAVE A MODIFIED LOAM BORROW PLACED AND SEEDED. THE MODIFIED LOAM BORROW SHALL HAVE A MINIMUM DEPTH OF 4" AND SHALL BE PLACED FLUSH WITH THE TOP OF ADJACENT CURB, EDGING, BERM, OR OTHER SURFACE.
8. THE CONTRACTOR SHALL WATER, MOW, AND FERTILIZE LAWN AREAS UNTIL SATISFACTORY GRASS STANDS, AND/OR THE OWNER OR ITS REPRESENTATIVE IS SATISFIED
9. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY FACILITIES DAMAGED BY CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
10. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
12. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF OPERATIONS TO THE OWNER AND ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER, ITS ENGINEER OR REPRESENTATIVE.
13. FINAL LAYOUT AND STAKING OF ALL PROPOSED FEATURES AND GRADING SHALL BE AS DESIGNED, REVIEWED AND APPROVED BY THE ZONING BOARD OF APPEALS.
14. THE CONTRACTOR SHALL REMOVE ALL STUMPS, RUBBISH, AND DEBRIS FROM THE PROJECT SITE. STORAGE OF THESE ITEMS WILL NOT BE PERMITTED ON THE PROJECT SITE. THE CONTRACTOR SHALL LEAVE THE SITE IN A SAFE, CLEAN, AND LEVEL CONDITION AT THE COMPLETION OF THE SITE CLEARANCE WORK.
15. ALL ELECTRICAL, TELEPHONE, AND LOCAL FIRE DEPARTMENT CONDUITS ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. TRENCHING, BACKFILLING AND CONCRETE AND STREET REPAIR SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. MUST COMPLY WITH NFPA 72 & 527 CMR 1.00
16. PROPOSED MANHOLE RIMS & GRATES ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, GAS GATES, WATER GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF THE SITE WORK. IF ANY CONFLICTS ARE DISCOVERED NOTIFY OWNERS REPRESENTATIVE.
17. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANIES FOR POLE RELOCATION, AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, AS REQUIRED.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A TOWN OF NEEDHAM PUBLIC WORKS CONSTRUCTION LICENSE.
19. A STABILIZED CONSTRUCTION EXIT TO BE PUT IN PLACE PRIOR TO THE START OF CONSTRUCTION.
20. REMOVE SNOW FROM SITE AS NECESSARY AND DO NOT PLACE ON TOWN PROPERTY.
21. THE MAINTENANCE OF THE DRAINAGE SYSTEM IS THE OWNERS RESPONSIBILITY (POST-CONSTRUCTION). THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE SYSTEM DURING CONSTRUCTION.
22. ANY HYDRANT, FIRE PROTECTION WATER SUPPLY LINE AND ASSOCIATED DEVICES ON SUBJECT PROPERTY SHALL BE MAINTAINED TO THE REQUIREMENTS OF NFPA25. MUST COMPLY WITH 527 CMR 1.00, CH. 13, 16 & 18 AND NFPA 25
23. THE SITE IS NOT LOCATED IN A DEP WELL HEAD PROTECTION DISTRICT.
24. THE SITE IS NOT LOCATED IN A NHESP ESTIMATED OR PRIORITY HABITAT OF RARE SPECIES.

# Proposed Facility Upgrade Plan

## 1584 Great Plain Avenue, Needham,

## Norfolk County, Massachusetts

For :

enterprise

Applicant :

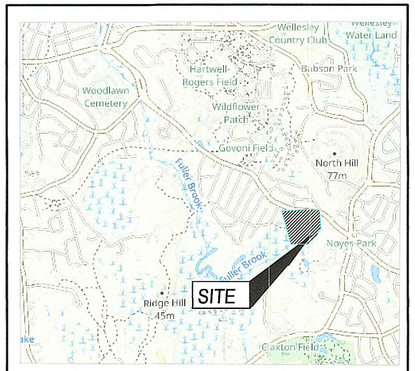
Enterprise Rent -A- Car Company of Boston
405 West Street
W. Bridgewater, MA 02379
Phone - (508) 427-1009

Owner :

Future Plan Investment, Inc.
1960 Washington Street
Newton, MA 02462

Design Engineer/Surveyor :


J.K. HOLMGREN ENGINEERING, LLC
Registered Professional Engineers and Land Surveyors
1024 Pearl Street, Brockton, MA. 02301
Phone - (508) 583-2595
Email: sfaria@jkholmgren.com


Locus Map Scale 1" = 1000'




ENGINEER:
JOHN K. HOLMGREN
MASSACHUSETTS REGISTERED
PROFESSIONAL ENGINEER REG# 30848




SURVEYOR:
SCOTT M. FARIA
MASSACHUSETTS REGISTERED
PROFESSIONAL LAND SURVEYOR REG# 51906

DATE: 02/16/2023

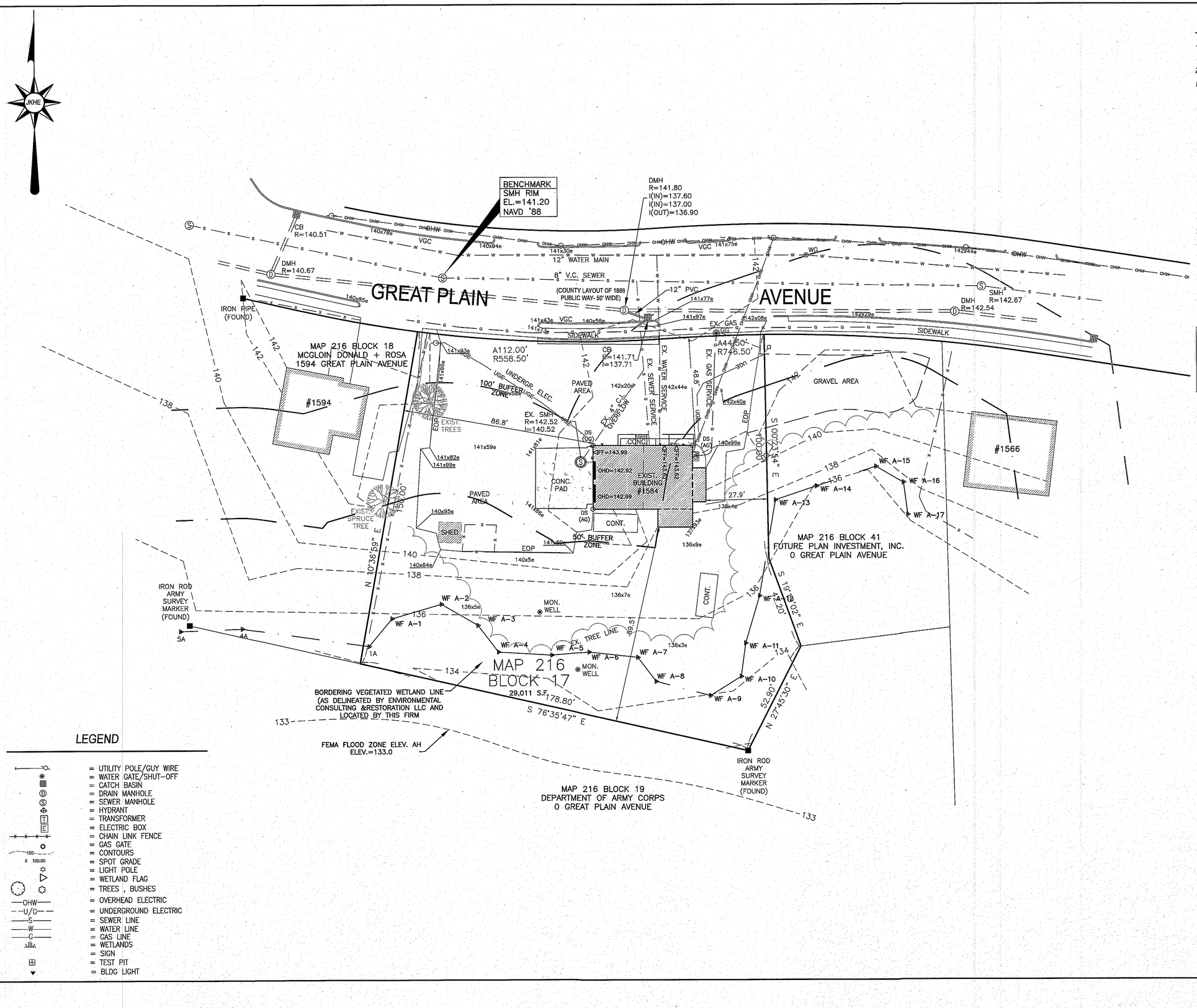
J.K. Holmgren Engineering
Registered Professional Engineers & Land Surveyors

○ = Construction Revision
Blank = Submittal Action
△ = Plan Revision

| REV. | BY: | DATE: | REMARKS |
|---|---|---|---|
| | | | |

C-1
DRAWING NUMBER

H:\2023\2023-003\CIVIL\2023-003COV0.DWG
20223-033




## GENERAL NOTES :

ASSESSORS MAP : 216 BLOCK: 17

LOCUS DEED REFERENCE : BOOK 11600, PAGE 677

ZONING : SINGLE RESIDENCE –A (& FLOOD PLAIN DISTRICT)

PLAN REFERENCE:
- NO. 432 OF 1952
- NO. 747 OF 1987
- NO. 479 OF 1980
- NO. 1159 OF 1948
- NO. 325 OF 1952
- NO. 452 OF 1952
- NO. 170 OF 1954

APPLICANT :
ENTERPRISE RENT–A–CAR
405 WEST STREET
W. BRIDGEWATER, MA 02379

OWNER :
FUTURE PLAN INVESTMENT, INC.
1960 WASHINGTON STREET
NEWTON, MA 02462

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA MAPPED AS PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM.

THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE.

THE PROJECT SITE IS LOCATED OUTSIDE OF ANY FLOOD ZONES (ZONE X) AS PER FEMA – FIRM MAP COMMUNITY PANEL 25021C0017E, DATED 7/17/2012.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE THE START OF ANY WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE THE UTILITIES EXACTLY. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND UTILITIES. THE CONTRACTOR MUST CALL "DIG SAFE" (AT 1–888–DIG–SAFE) AND THE TOWN OF NEEDHAM UTILITY DIVISION AT LEAST 72 HOURS TO MARK APPROPRIATE UTILITIES BEFORE THE START OF CONSTRUCTION.

811 DigSafe MA·ME·NH·RI·VT

## LEGEND

- = UTILITY POLE/GUY WIRE
- = WATER GATE/SHUT–OFF
- = CATCH BASIN
- = DRAIN MANHOLE
- = SEWER MANHOLE
- = HYDRANT
- = TRANSFORMER
- = ELECTRIC BOX
- = CHAIN LINK FENCE
- = GAS GATE
- = CONTOURS
- = SPOT GRADE
- = LIGHT POLE
- = WETLAND FLAG
- = TREES , BUSHES
- = OVERHEAD ELECTRIC
- = UNDERGROUND ELECTRIC
- = SEWER LINE
- = WATER LINE
- = GAS LINE
- = WETLANDS
- = SIGN
- = TEST PIT
- = BLDG LIGHT

Assessors Map: 216 Block: 17
1584 Great Plain Avenue, Needham, Massachusetts

PREPARED FOR

ENTERPRISE RENT-A-CAR

TITLE

# EXISTING CONDITIONS PLAN


J.K. HOLMGREN ENGINEERING, LLC
Registered Professional Engineers and Land Surveyors
1024 Pearl Street ,Brockton, MA. 02301
Phone - (508) 583-2595
Email : sfaria@jkholmgren.com


J.K. Holmgren Engineering
Registered Professional Engineers & Land Surveyors

COMMONWEALTH OF MASSACHUSETTS
SCOTT M. FARIA
NO. 51006
REGISTERED PROFESSIONAL ENGINEER

20 0 20 40
SCALE IN FEET

SCALE: 1" = 20'

DATE: 02/16/2023

| NO. | BY | DATE | REMARKS |
|---|---|---|---|

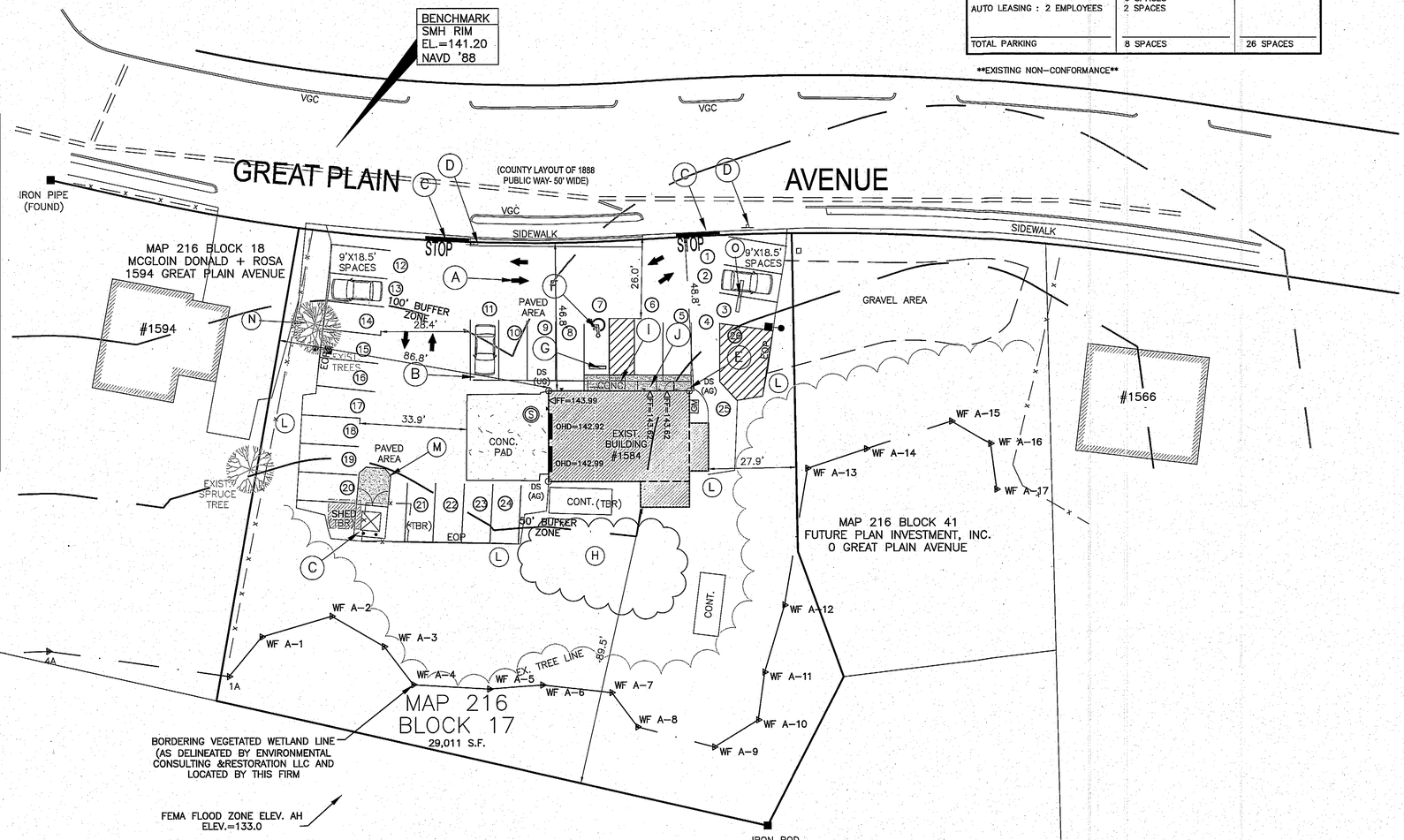
C-2
DRAWING NUMBER

H:\2023\2023-003 Enterprise, 1584 Great Plain Ave., Needham\SURVEY\2023-003ECO.dwg

2023-003

## SITE LEGEND

- (A) TRAFFIC FLOW ARROWS (SEE DETAILS)
- (B) 6" WIDE LINE STRIPE
- (C) 12" STOP BAR
- (D) STOP SIGN (RS-8)
- (E) ACCESSIBLE PARKING SIGN
- (F) ACCESSIBLE PARKING SYMBOL
- (G) CONC. WHEEL STOPS (SEE DETAIL)
- (H) SNOW STORAGE AREA
- (I) TACTILE WARNING DEVICE (SEE DETAILS)
- (J) PROPOSED ADA RAMP
- (K) UNUSED
- (L) LANDSCAPED AREA
- (M) CONCRETE APRON
- (N) LIGHT POLE
- (O) IDENTIFICATION SIGN (SEE PLANS BY OTHERS)




### ZONING TABLE

ZONE: SINGLE RESIDENCE –A (EX. NON–CONFORMING)

PROPOSED USE: AUTOMOBILE RENTAL FACILITY

| | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT AREA | 43,560 S.F. | 29,011 S.F.** |
| FRONTAGE | 150' | 156.50' |
| FRONT SETBACK | 30.0' | 46.80' |
| SIDE SETBACK | 15.0' | 27.90' |
| REAR SETBACK | 15.0' | 89.5' |
| MAX. BLDG. HEIGHT(STORIES) | 35' | 25' |
| FLOOR AREA RATIO | N/A | .05 |
| MAX. LOT COVERAGE | N/A | 44.2% |
| PARKING SCHEDULE: | | |
| OFFICE : 1 SP./250 SF | 1,450/250 = 5.8 OR 6 SPACES | |
| AUTO LEASING : 2 EMPLOYEES | 2 SPACES | |
| TOTAL PARKING | 8 SPACES | 26 SPACES |

**EXISTING NON–CONFORMANCE**

## GENERAL NOTES :

ASSESSORS MAP : 216 BLOCK: 17

LOCUS DEED REFERENCE : BOOK 11600, PAGE 677

ZONING : SINGLE RESIDENCE –A (& FLOOD PLAIN DISTRICT)

PLAN REFERENCE:
NO. 432 OF 1952
NO. 747 OF 1987
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THE PROJECT SITE IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION ZONE.

THE PROJECT SITE IS LOCATED OUTSIDE OF ANY FLOOD ZONES (ZONE X) AS PER FEMA – FIRM MAP COMMUNITY PANEL 25021C0017E, DATED 7/17/2012.

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811 DigSafe MA·ME·NH·RI·VT

## LEGEND

- = UTILITY POLE/GUY WIRE
- = WATER GATE/SHUT–OFF
- = CATCH BASIN
- = DRAIN MANHOLE
- = SEWER MANHOLE
- = HYDRANT
- = TRANSFORMER
- = ELECTRIC BOX
- = CHAIN LINK FENCE
- = GAS GATE
- = CONTOURS
- = SPOT GRADE
- = LIGHT POLE
- = WETLAND FLAG
- = TREES , BUSHES
- = OVERHEAD ELECTRIC
- = UNDERGROUND ELECTRIC
- = SEWER LINE
- = WATER LINE
- = GAS LINE
- = WETLANDS
- = SIGN
- = TEST PIT
- = BLDG LIGHT

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### SIGN SUMMARY

| M.U.T.C.D. NUMBER | SPECIFICATION WIDTH | SPECIFICATION HEIGHT | TEXT |
|---|---|---|---|
| R5–1 | 12" | 18" | DO NOT ENTER |
| R1–1 | 24" | 24" | STOP |
| R7–8* | 12" | 18" | |

Assessors Map: 216 Block: 17
1584 Great Plain Avenue, Needham, Massachusetts

PREPARED FOR

ENTERPRISE RENT-A-CAR

TITLE

LAYOUT & MATERIALS PLAN


J.K. HOLMGREN ENGINEERING, LLC
Registered Professional Engineers and Land Surveyors
1024 Pearl Street ,Brockton, MA. 02301
Phone - (508) 583-2595
Email : sfaria@jkholmgren.com


COMMONWEALTH OF MASSACHUSETTS SCOTT M. FARIA NO. 51906 REGISTERED PROFESSIONAL LAND SURVEYOR

J.K. Holmgren Engineering
Registered Professional Engineers & Land Surveyors

COMMONWEALTH OF MASSACHUSETTS JOHN K. HOLMGREN CIVIL NO. 30845 REGISTERED PROFESSIONAL ENGINEER

20 0 20 40
SCALE IN FEET

SCALE: 1" = 20'

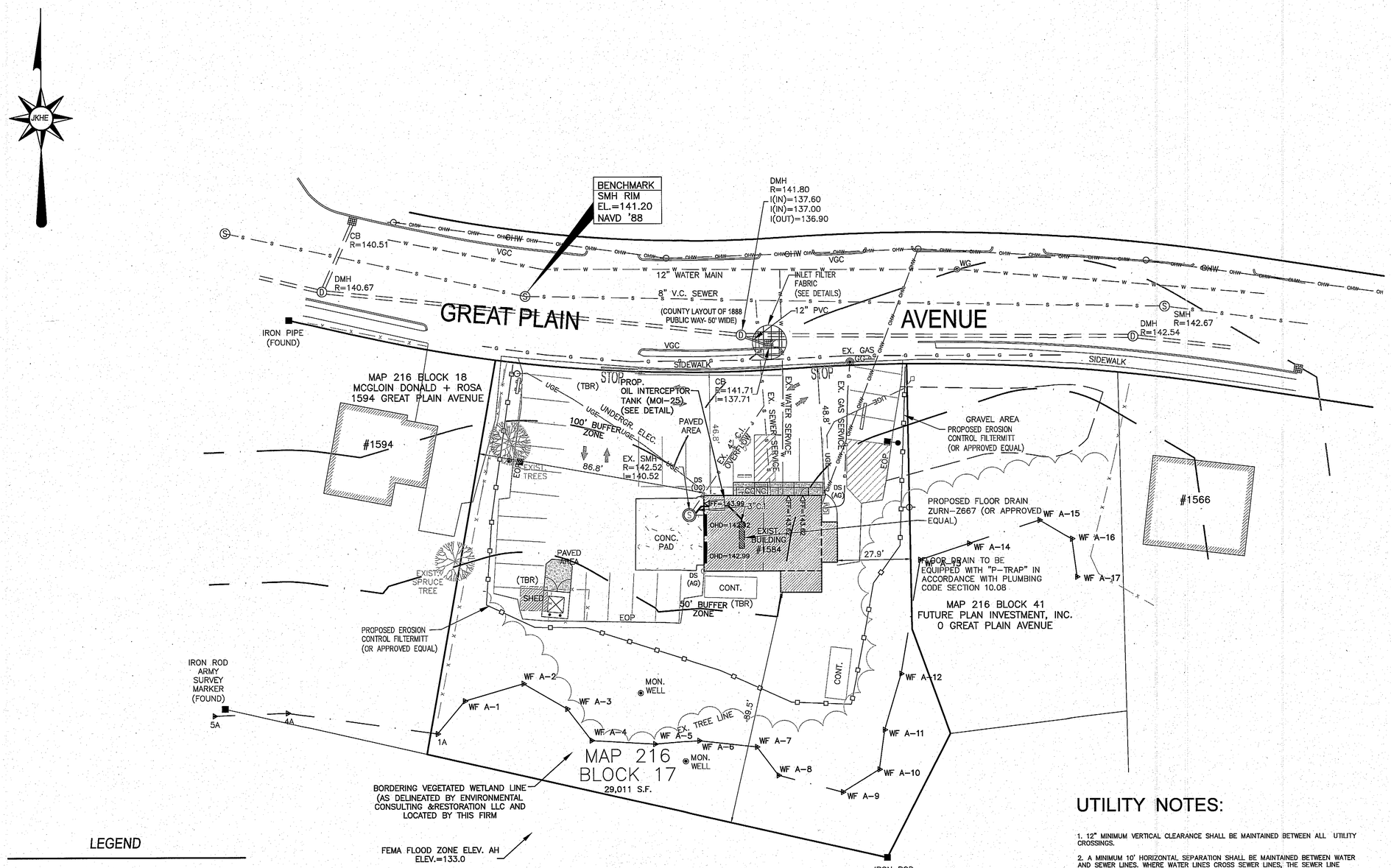
DATE: 02/16/2023

| NO. | BY | DATE | REMARKS |
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C-3
DRAWING NUMBER

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2023-003




## LEGEND

- = UTILITY POLE/GUY WIRE
- = WATER GATE/SHUT-OFF
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- = WATER LINE
- = GAS LINE
- = WETLANDS
- = SIGN
- = TEST PIT
- = BLDG LIGHT

## GENERAL NOTES :

ASSESSORS MAP : 216 BLOCK: 17

LOCUS DEED REFERENCE : BOOK 11600, PAGE 677

ZONING : SINGLE RESIDENCE –A (& FLOOD PLAIN DISTRICT)

PLAN REFERENCE:
NO. 432 OF 1952
NO. 747 OF 1987
NO. 479 OF 1980
NO. 1159 OF 1948
NO. 325 OF 1952
NO. 452 OF 1952
NO. 170 OF 1954

APPLICANT :
ENTERPRISE RENT–A–CAR
405 WEST STREET
W. BRIDGEWATER, MA 02379

OWNER :
FUTURE PLAN INVESTMENT, INC.
1960 WASHINGTON STREET
NEWTON, MA 02462

THE PROJECT SITE IS NOT LOCATED WITHIN AN AREA MAPPED AS PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING TO THE MASSACHUSETTS NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM.

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## UTILITY NOTES:

1. 12" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL UTILITY CROSSINGS.

2. A MINIMUM 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES. WHERE WATER LINES CROSS SEWER LINES, THE SEWER LINE SHALL BE LOCATED WITH A MINIMUM VERTICAL CLEARANCE OF 18" BELOW THE WATER LINE. THE SEWER LINE JOINTS SHALL BE LOCATED EQUIDISTANT AND AS FAR AWAY FROM THE WATER LINE AS POSSIBLE. WHEN IT IS IMPOSSIBLE TO ACHIEVE HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER LINE AND SEWER LINE AT THE CROSSING LOCATION SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT-LINED DUCTILE IRON PIPE FOR ONE FULL 20' PIPE LENGTH OR ANOTHER EQUIVALENT THAT IS WATERTIGHT AND STRUCTURALLY SOUND. THE JOINTS FOR BOTH PIPES SHALL BE LOCATED AS FAR AWAY FROM THE CROSSING AS POSSIBLE. BOTH PIPES SHOULD BE PRESSURE TESTED TO 150 PSI TO ENSURE THAT THEY ARE WATERTIGHT.

3. SEWER BUILDING CONNECTIONS SHALL BE 6" MIN. SDR 35 PVC, U.O.N., AT A SLOPE OF 1% MINIMUM FROM MAINLINE TO BUILDING UNIT WITH A CLEAN OUT SET AT A DISTANCE OF 10' (U.O.N.) OFF EACH UNIT FOUNDATION.

4. TYPICAL COVER OVER WATER LINE SHALL BE 5'. IF LESS THAN 4' OF COVER IS PROVIDED, INSULATE WATER LINE AGAINST FREEZING.

5. GAS, ELECTRIC, DATA/COM IS SHOWN SCHEMATICALLY HEREON. THESE UTILITIES SHALL BE INSTALLED WITH A MINIMUM COVER OF 3 FEET U.O.N. OR OTHERWISE DIRECTED BY THE CONTROLLING UTILITY COMPANY. CONTRACTOR SHALL COORDINATE FINAL LAYOUT WITH APPLICABLE UTILITY COMPANY.

6. ALL COMMERCIAL LIGHTING SHALL DIRECT ALL LIGHT SO AS TO KEEP ALL LIGHTING WITHIN SUBJECT LOT.

7. ALL UTILITY CUTS THROUGH EXISTING CONCRETE OR BITUMINOUS CONCRETE PAVED SURFACES SHALL BE SAW CUT. BACK FILLING OF TRENCH SHALL INCLUDE 12" IN DEPTH FLOWABLE FILL TO BE THE BASE COURSE OF THE SURFACE TREATMENT. THE SURFACE TREATMENT SHALL THEN BE REPLACED IN KIND. IF THE BITUMINOUS CONCRETE SURFACE IS WITHIN THE ROADWAY THE BITUMINOUS CONCRETE TOP COURSE SHALL BE FINISHED WITH INFRARED TREATMENT TO BLEND EXISTING & NEWLY PAVED SURFACES.

Assessors Map: 216 Block: 17
1584 Great Plain Avenue, Needham, Massachusetts

PREPARED FOR

ENTERPRISE RENT-A-CAR

TITLE

# UTILITY PLAN


J.K. HOLMGREN ENGINEERING, LLC
Registered Professional Engineers and Land Surveyors
1024 Pearl Street ,Brockton, MA. 02301
Phone - (508) 583-2595
Email : sfaria@jkholmgren.com

J.K. Holmgren Engineering
Registered Professional Engineers & Land Surveyors


JOHN K. HOLMGREN CIVIL NO. 30848 REGISTERED PROFESSIONAL ENGINEER

20 0 20 40
SCALE IN FEET

SCALE: 1" = 20'

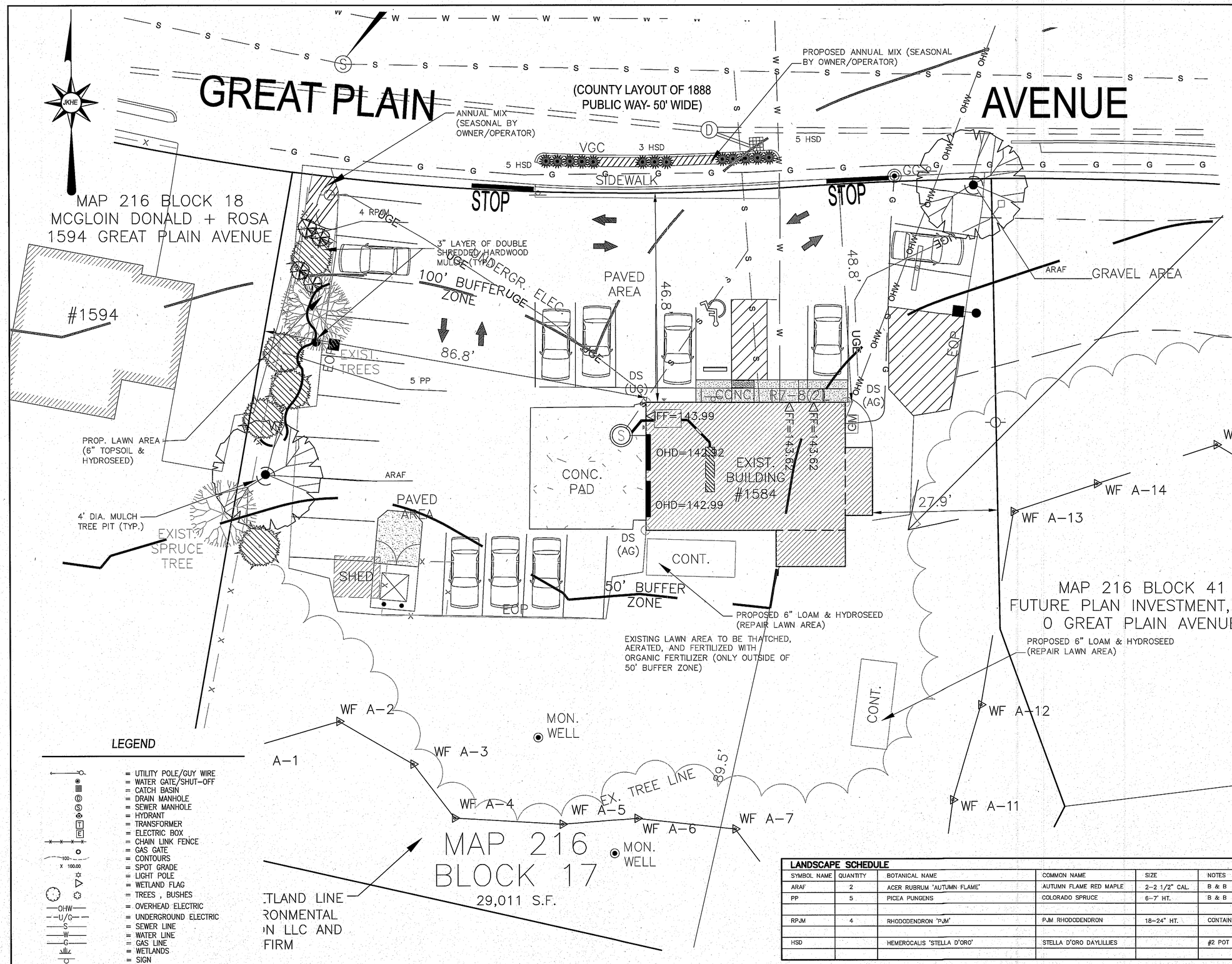
DATE: 02/16/2023

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C-4
DRAWING NUMBER

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2023-003




## LANDSCAPE NOTES:

1. CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS AND EQUIPMENT IN ORDER TO COMPLETE THE WORK.
2. ALL SEEDED AND / OR SOD AREAS SHALL RECEIVE 6" OF LOAM OR TOPSOIL.
3. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH.
4. PLANTING SOIL MIX SHALL CONSIST OF 1/3 SPHAGNUM PEAT MOSS AND 2/3 FERTILE FIELD LOAM BY VOLUME.
5. ALL PLANTINGS AT DRIVEWAY ENTRANCES WILL BE MAINTAINED TO A HEIGHT OF THREE FEET OR LESS AS TO NOT OBSCURE TRAFFIC VISIBILITY.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING GROWING SEASON.
8. REFERENCE IS MADE TO THE "MULCH LAW". THE REVISED REGULATION, 527 CMR 1 – 10.14.10.4, PROHIBITS THE NEW APPLICATION OF MULCH WITHIN 18 INCHES AROUND COMBUSTIBLE EXTERIORS OF BUILDINGS, SUCH AS WOOD OR VINYL BUT NOT BRICK OR CONCRETE. AN 18" STRIP OF 1 1/2– 2 1/2" STONE SHALL BE PLACED AT A DEPTH OF 6" AROUND EXISTING WOOD AND VINYL BUILDINGS.

## SEEDING SPECIFICATIONS:

| TEMPORARY SEEDING: | |
|---|---|
| SEED MIXTURE: | APPLICATION RATE: |
| RYEGRASS | 1 LB/1000 SF |

| PERMANENT SEEDING IN LANDSCAPED AREAS: | |
|---|---|
| SEED MIXTURE: | APPLICATION RATE: |
| PERRENIAL RYEGRASS | 85 LBS/1000 SF |
| CREEPING RED FESCUE | 52 LBS/1000 SF |
| REDTOP | 7 LBS/1000 SF |

| PERMANENT SEEDING IN SLOPED AREAS: | |
|---|---|
| SEED MIXTURE: | APPLICATION RATE: |
| PERRENIAL RYEGRASS | 30 LBS/1000 SF |
| CREEPING RED FESCUE | 35 LBS/1000 SF |
| REDTOP | 5 LBS/1000 SF |
| ALSIE CLOVER | 5 LBS/1000 SF |
| BIRDSFOOT TREFOIL | 5 LBS/1000 SF |

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811 DigSafe MA·ME·NH·RI·VT

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## LANDSCAPE SCHEDULE

| SYMBOL NAME | QUANTITY | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|
| ARAF | 2 | ACER RUBRUM 'AUTUMN FLAME' | AUTUMN FLAME RED MAPLE | 2–2 1/2" CAL. | B & B |
| PP | 5 | PICEA PUNGENS | COLORADO SPRUCE | 6–7' HT. | B & B |
| | | | | | |
| RPJM | 4 | RHODODENDRON 'PJM' | PJM RHODODENDRON | 18–24" HT. | CONTAINER |
| | | | | | |
| HSD | | HEMEROCALIS 'STELLA D'ORO' | STELLA D'ORO DAYLILLIES | | #2 POT |
| | | | | | |

Assessors Map: 216 Block: 17
1584 Great Plain Avenue, Needham, Massachusetts

PREPARED FOR

ENTERPRISE RENT-A-CAR

TITLE

# LANDSCAPE DEVELOPMENT PLAN


*J.K. HOLMGREN ENGINEERING, LLC*
*Registered Professional Engineers and Land Surveyors*
*1024 Pearl Street ,Brockton, MA. 02301*
*Phone - (508) 583-2595*
*Email : sfaria@jkholmgren.com*


J.K. Holmgren Engineering
Registered Professional Engineers & Land Surveyors

JOHN K. HOLMGREN CIVIL NO. 30846 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

10 0 10 20
SCALE IN FEET

SCALE: 1" = 10'

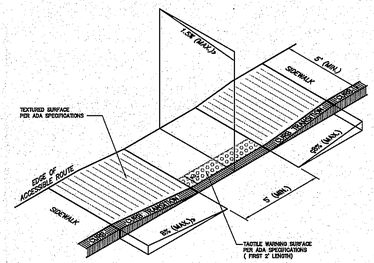
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C-5
DRAWING NUMBER

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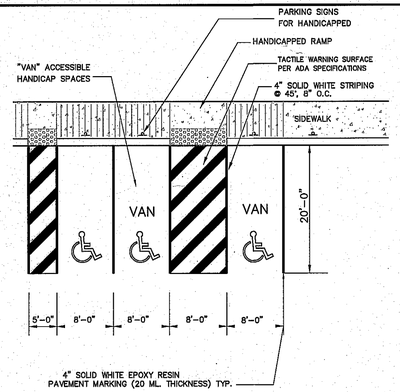
2023-003



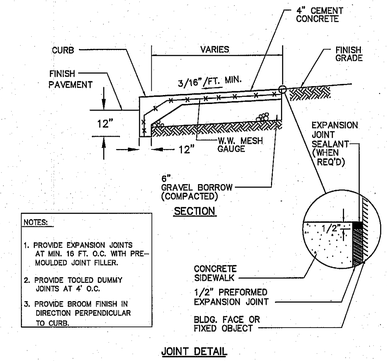

**NOTES:**

1. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.0%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
4. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.

C-400 ACCESSIBLE CURB RAMP – TYPE 'A' N.T.S.
DETAIL




C-442 HANDICAP PARKING STALL LAYOUT N.T.S.
DETAIL

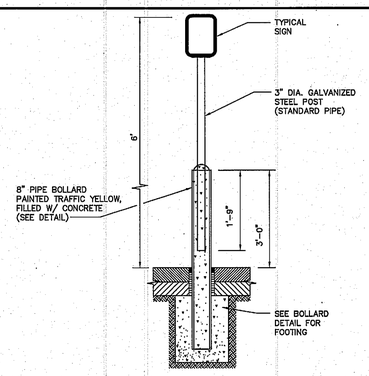



**NOTES:**

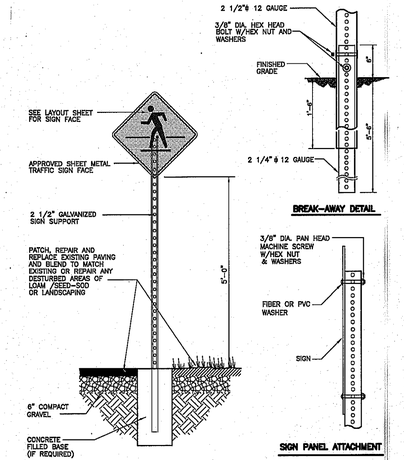
1. PROVIDE EXPANSION JOINTS AT MIN. 16 FT. O.C. WITH PRE-MOULDED JOINT FILLER.
2. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

JOINT DETAIL

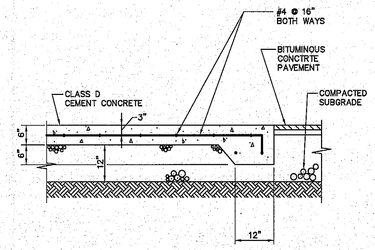
C-421 MONOLITHIC CONCRETE SIDEWALK AND CURB N.T.S.
DETAIL



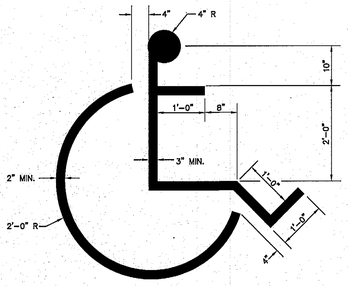

C-701 HANDICAP PARKING SIGN BASE (in paved area) N.T.S.
DETAIL




C-722 TRAFFIC SIGN POST N.T.S.
DETAIL

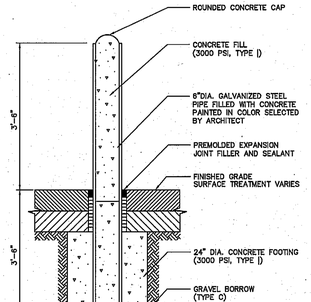



C-224 DUMPSTER PAD N.T.S.
DETAIL

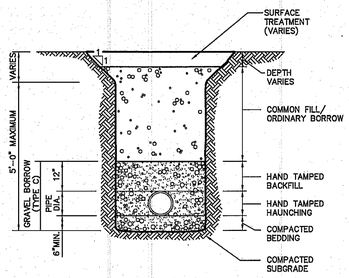



NOTE: SYMBOL SHALL BE CENTERED IN THE PARKING STALL.

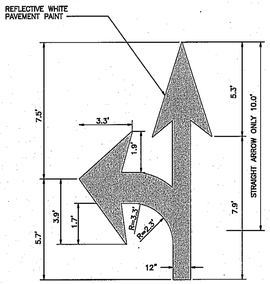
C-705 HANDICAPPED PARKING STALL SYMBOL N.T.S.
DETAIL



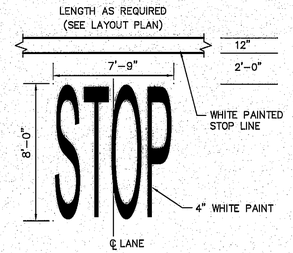

C-446 BOLLARD N.T.S.
DETAIL




C-118 UTILITY TRENCH N.T.S.
DETAIL

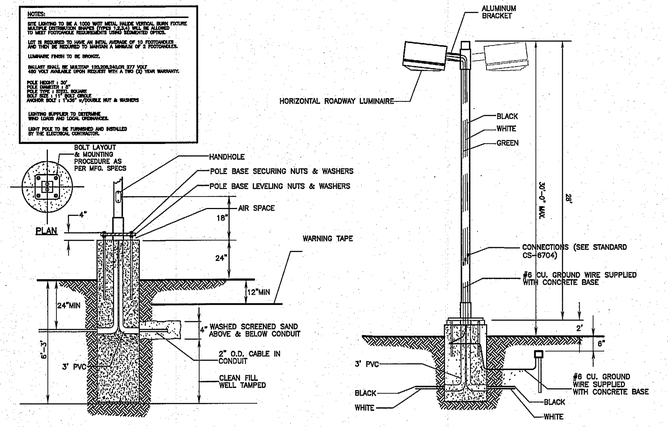



C-720 TURN AND ARROW TRAFFIC MARKING N.T.S.
DETAIL




NOTE: PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS

C-702 PAINTED PAVEMENT MARKING N.T.S.
DETAIL




C-827 FOOT BASE MOUNTED LIGHT POLE N.T.S.
DETAIL

**J.K. Holmgren Engineering**
Registered Professional Engineers & Land Surveyors

Assessors Map: 216 Block: 17

1584 Great Plain Avenue, Needham, Massachusetts

PREPARED FOR

Enterprise Rent-A-Car

TITLE

# DETAIL SHEET


J.K. HOLMGREN ENGINEERING, LLC

*Registered Professional Engineers and Land Surveyors*
*1024 Pearl Street ,Brockton, MA. 02301*
*Phone - (508) 583-2595*
*Email : sfaria@jkholmgren.com*


COMMONWEALTH OF MASSACHUSETTS — JOHN K. HOLMGREN — CIVIL — NO. 30848 — REGISTERED PROFESSIONAL ENGINEER

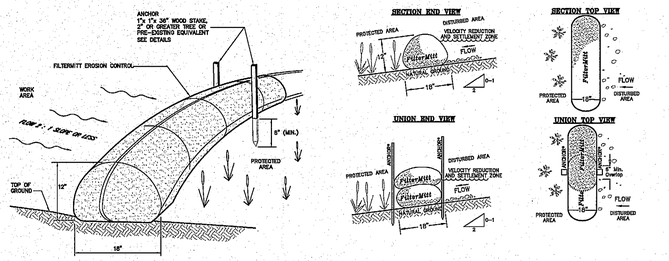
DATE: 02/16/2023

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| | | | |

C-6
DRAWING NUMBER

H:\2023\2023-003\CIVIL\2023-003CDS0.DWG

2023-003










For more information visit:
www.groundcoversystems.com
or contact us at:
Ground Cover Systems Inc.
P.O. Box 727
Wrentham, MA 02093
(508) 384-7140

*ANCHOR
1"x1"x36" OAK STAKE
OR
3" OR GREATER TREE
OR
OTHER PRE-EXISTING,
EQUIVALENT,
ANCHORED OBJECT.

***FilterKitt* COMPONENTS:**

OUTSIDE CASING: 100% organic hessian.
FILLER INGREDIENTS: *FilterMeal Mulch*
- A blend of coarse and fine composted and shredded bark.
- Particle sizes: 100% passing a 3" screen; 80-100% passing a 1" screen; 70-100% passing a 0.75" screen; 30-75% passing a 0.25" screen.
- Weight: Approx. 850 lbs./cu.yd.
- *(Ave. 30 lbs./ft.)

***FilterKitt* INSTALLATION:**

With the newest technology and equipment, sections can be constructed on site in lengths from 1' to 100'.

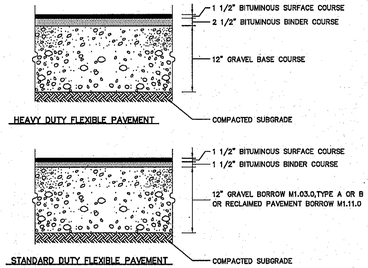
Sections can also be delivered to the site in lengths from 1' to 6'.

The flexibility of FILTERMITT allows it to conform to any contour or terrain while holding a slightly oval shape at 12" high by 18" wide.

Where section ends meet, there shall be an overlap of 6" or greater. Both sides shall be anchored (soil stakes, trees, etc.) to stabilize the union.

2:1 SLOPES OR LESS

C-20 (428) FILTERMITT EROSION CONTROL DETAIL N.T.S.



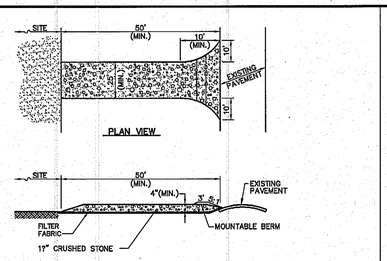

**COMPOSITION AND COMPACTION ACCEPTANCE TESTS**

1. OBTAIN SAMPLES FROM PLANT TO INDICATE CONFORMANCE WITH M3.11.09
2. PAVEMENT DENSITY AS OUTLINED IN M3.11.09
3. ALL SAMPLES TO BE TAKEN IN ACCORDANCE WITH AASHTO T230
4. MATERIALS SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN SECTION M3.11.00 DIVISION III , MATERIALS AND THE FOLLOWING SUBSECTIONS

| | |
|---|---|
| MINERAL AGGREGATE :M3.11.04 | BITUMINOUS MATERIALS :M3.11.05 |
| MINERAL FILLER :M3.11.05 | COMPOSITION OF BASE COURSE :M3.11.02 |

5. THE BITUMINOUS CONCRETE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT SECTIONS/PROVISIONS OF SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1
6. CLASS I BITUMINOUS PAVEMENT ,TYPE I-1 REQUIRED THE SAME TESTING AS BASE COURSE AND SHALL HAVE A MINIMUM OF 95% COMPACTION. TESTING TO BE COMPLETED BY METHODS OUTLINED IN M3.11.00

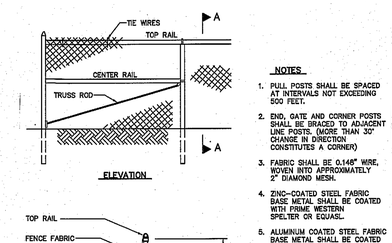
C- (418) BITUMINOUS CONCRETE PAVEMENT SECTIONS DETAIL N.T.S.




**NOTES:**

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

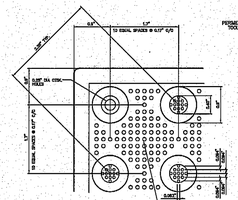
C- (609) STABILIZED CONSTRUCTION EXIT DETAIL N.T.S.

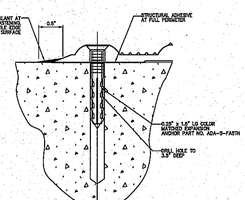


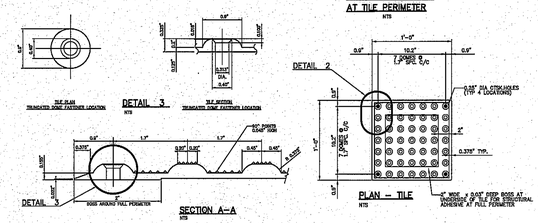

**NOTES**

1. PULL POSTS SHALL BE SPACED AT INTERVALS NOT EXCEEDING 500 FEET.
2. END, GATE AND CORNER POSTS SHALL BE BRACED TO ADJACENT LINE POSTS. (MORE THAN 30° CHANGE IN DIRECTION CONSTITUTES A CORNER)
3. FABRIC SHALL BE 0.148" WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH.
4. ZINC-COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH PRIME WESTERN SPELTER OR EQUAL.
5. ALUMINUM COATED STEEL FABRIC BASE METAL SHALL BE COATED WITH ALUMINUM ALLOY.
6. FENCE POSTS AND RAILS SHALL RECEIVE THE SAME COATING AND TREATMENT AS THE FENCE FABRIC (DESCRIBED ABOVE).
7. SEE SPECIFICATIONS FOR POST DIMENSIONS.

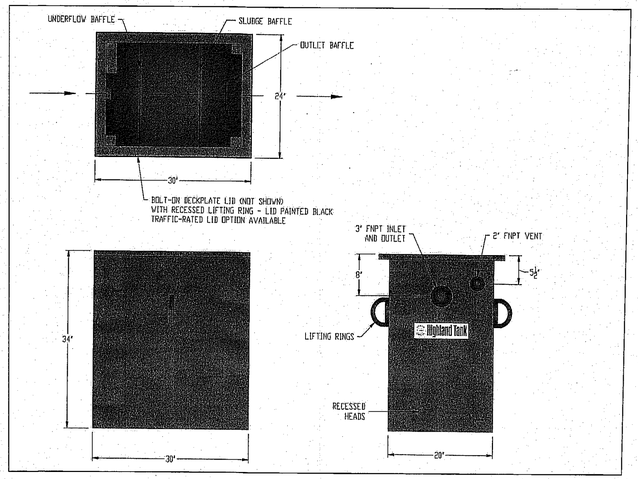
C- (905) CHAIN LINK FENCE DETAIL N.T.S.



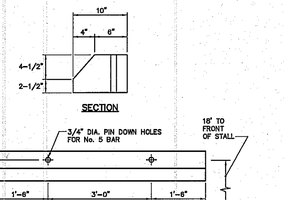




C- (448) HANDICAPPED TACTILE WARNING TILE SURFACE DETAIL N.T.S.



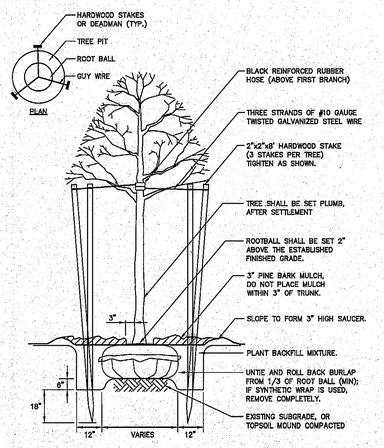

OIL INTERCEPTOR TANK – (MODEL MOI-25)



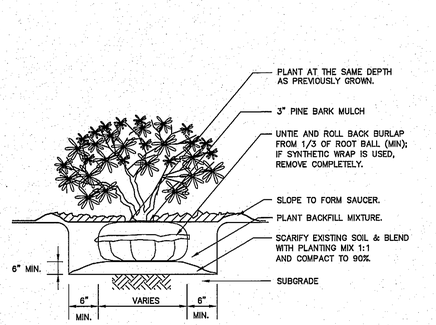

**DESIGN DATA**

1. CONCRETE STRENGTH F'C 4,000 PSI @ 28 DAYS. DENSITY 150 PCF.
2. CEMENT, PORTLAND TYPE I OR III PER C150-81.
3. ADMIXTURES, AIR & PLASTICIZERS PER ASTM C223-82.
4. AIR ENTRAINMENT 5%-7%
5. APPROXIMATE WEIGHT: 380 LBS
6. CENTER WHEELSTOP ON PARKING STALL

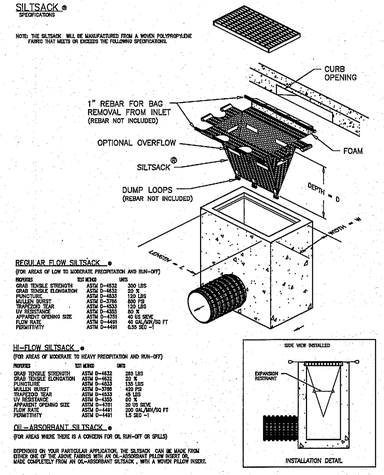
C- (445) CONCRETE BUMPER DETAIL N.T.S.




C- (501) TREE PLANTING (For Trees under 4" caliper) DETAIL N.T.S.




C- (500) SHRUB PLANTING DETAIL N.T.S.




C- (624) INLET PROTECTION SILT SACK DETAIL N.T.S.

**J.K. Holmgren Engineering**
Registered Professional
Engineers & Land Surveyors

Assessors Map: 216 Block: 17
1584 Great Plain Avenue, Needham, Massachusetts

PREPARED FOR

Enterprise Rent-A-Car

TITLE

DETAIL SHEET


J.K. HOLMGREN ENGINEERING, LLC
*Registered Professional Engineers and Land Surveyors*
*1024 Pearl Street ,Brockton, MA. 02301*
*Phone - (508) 583-2595*
*Email : sfaria@jkholmgren.com*

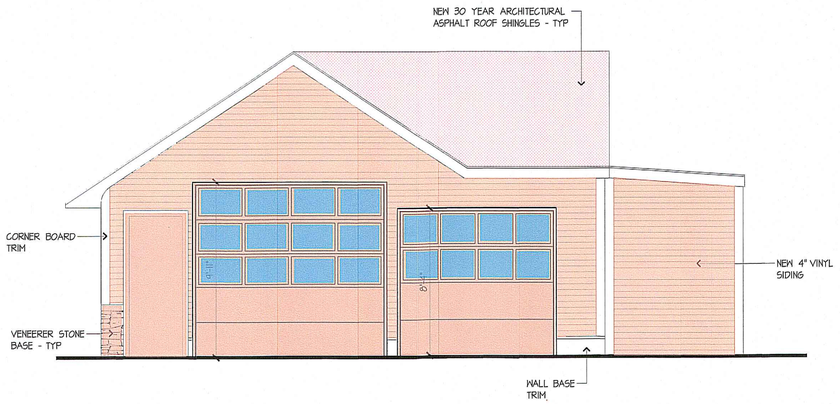

COMMONWEALTH OF MASSACHUSETTS
JOHN K. HOLMGREN
CIVIL
NO. 30948
REGISTERED PROFESSIONAL ENGINEER

DATE: 02/16/2023

| NO. | BY | DATE | REMARKS |
|---|---|---|---|
| | | | |

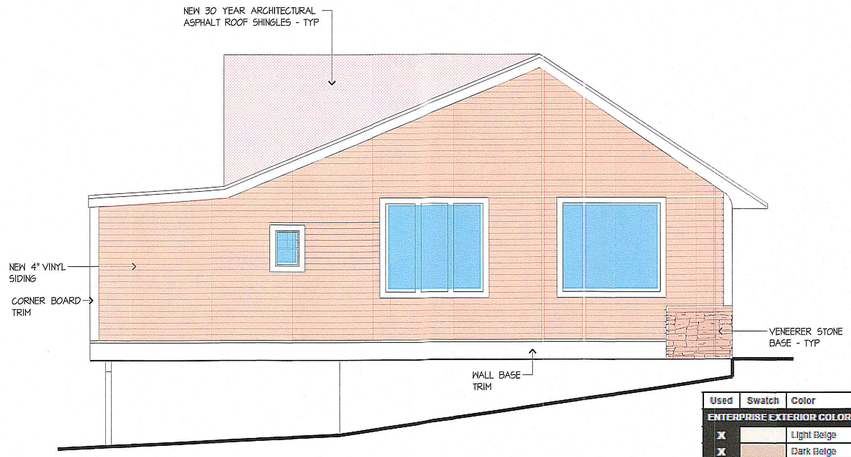
C-7
DRAWING NUMBER

H:\2023\2023-003\CIVIL\2023-003CDSO.DWG
2023-003



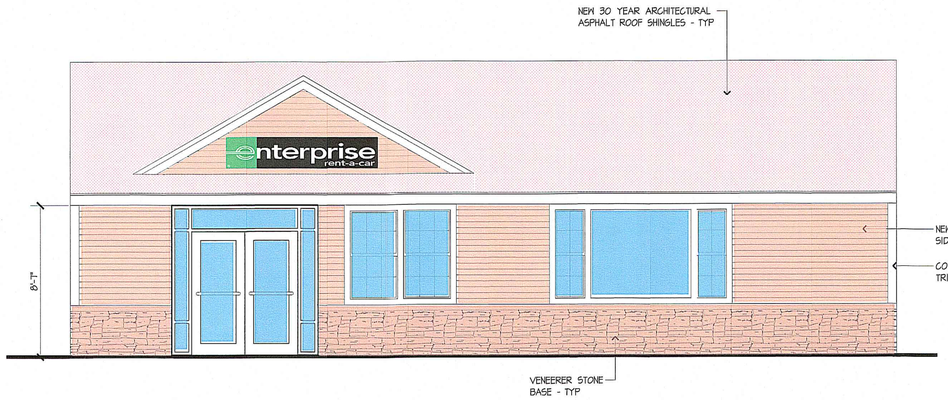

4 RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



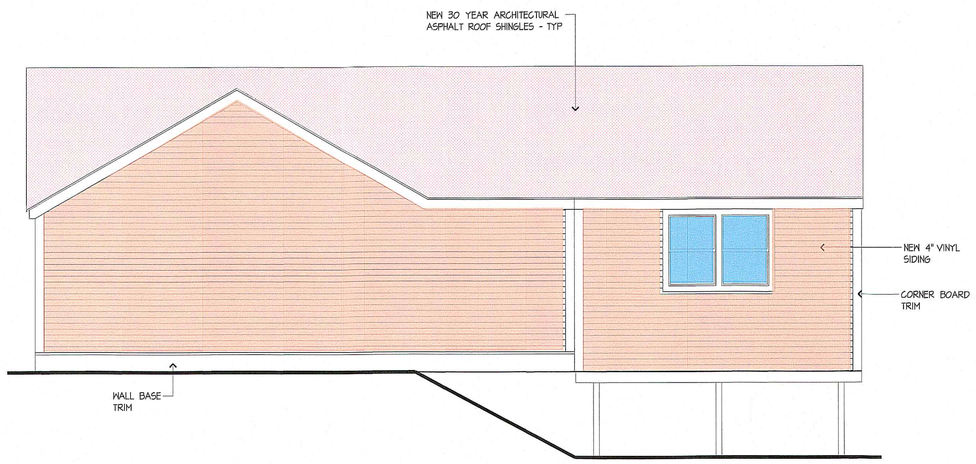

5 LEFT SIDE ELEVATIONS

SCALE: 1/4" = 1'-0"



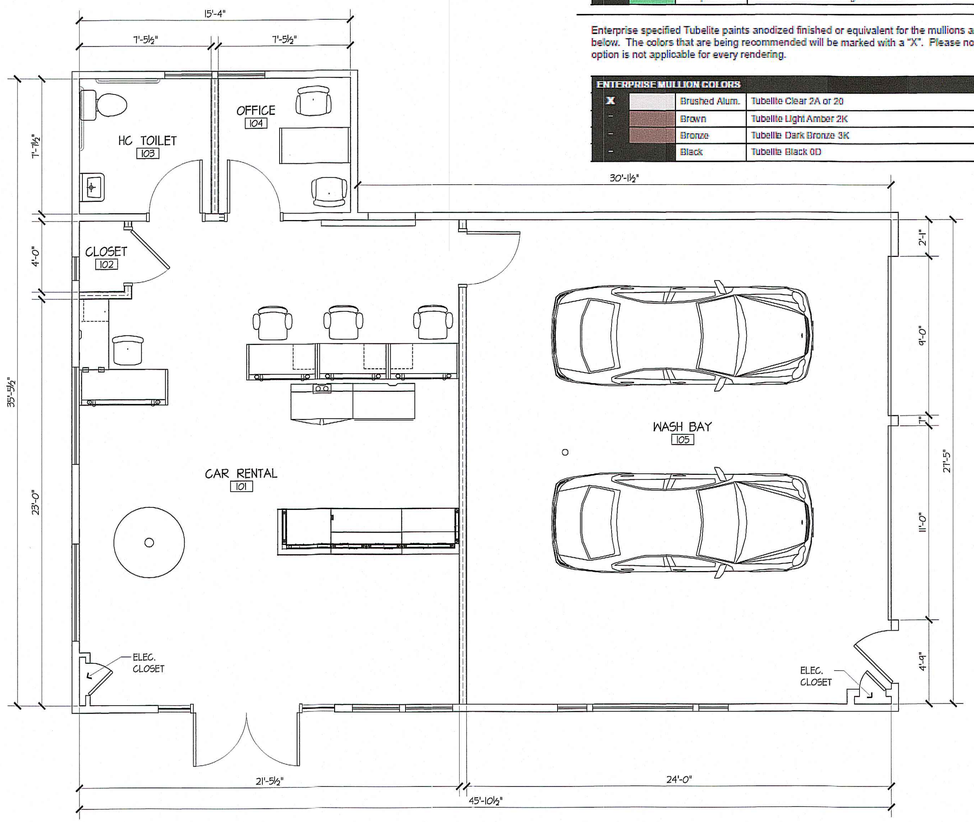

3 FRONT ELEVATION

SCALE: 1/4" = 1'-0"




2 REAR ELEVATION

SCALE: 1/4" = 1'-0"




1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

| Used | Swatch | Color | Sherwin Williams Color Name |
|---|---|---|---|
| **ENTERPRISE EXTERIOR COLORS** | | | |
| X | | Light Beige | SW 0140 - Moderate White (Satin) |
| X | | Dark Beige | SW 7038 -Tony Taupe (Satin) |
| - | | Pure White | SW 7005 - Pure White (Satin) |
| - | | Bright White | B66W300 Series, SherCryl Gloss Ultra White |
| - | | Black | SW 0258 -Tricorn Black (building accents) |
| - | | Black | B66B300 - Black (sign poles) |
| **ENTERPRISE INTERIOR COLORS** | | | |
| - | | Light Beige | SW 0140 - Moderate White (Eggshell or Satin) |
| - | | Light Blue | SW 0505 - Atmospheric (Eggshell or Satin) |
| - | | Light Green | SW 1428 - Uphill (Eggshell or Satin) |
| - | | Medium Brown | SW 7039 - Virtual Taupe (Eggshell or Satin) |
| - | | Enterprise Green | Please Contact Marketing For Details |

Enterprise specified Tubelite paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

| **ENTERPRISE MULLION COLORS** | | | |
|---|---|---|---|
| X | | Brushed Alum. | Tubelite Clear 2A or 20 |
| - | | Brown | Tubelite Light Amber 2K |
| - | | Bronze | Tubelite Dark Bronze 3K |
| - | | Black | Tubelite Black 0D |

**Enterprise Holdings, Inc.**

**1584 Great Plain Avenue**
**Needham, MA**

**Renovations**


J FERRERA ASSOCIATES INC.
2 Fern Lane - Sterling, MA 01564
tel:(978) 407-8848
email: jaferrera@comcast.net


**ISSUED FOR PERMIT**

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02-16-23 | ISSUED FOR PERMIT |

**SHEET TITLE:**

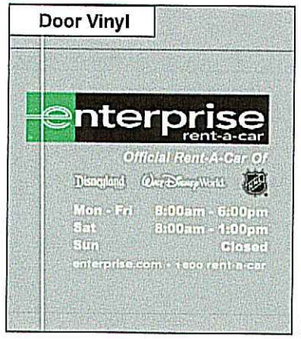
**PROPOSED FLOOR PLAN & ELEVATIONS**

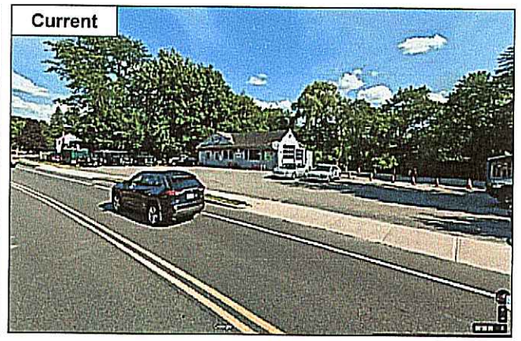
| | |
|---|---|
| Job No.: | 22031 |
| FILE: | |
| DRAWN: | |
| SCALE: | 1/4" = 1'-0" |
| DATE: | 02/02/2023 |

**SHEET IDENTIFICATION:**

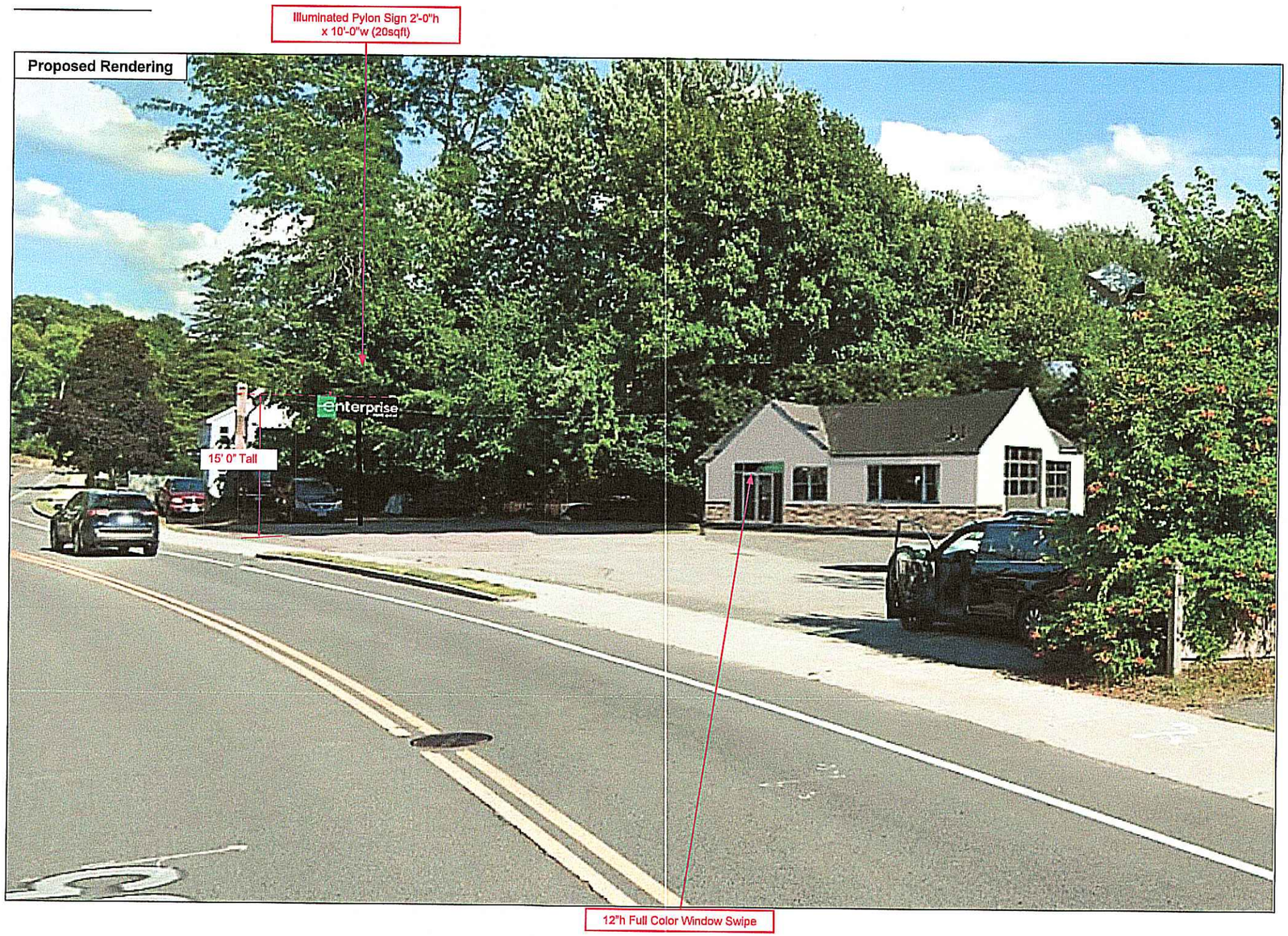
**A-201**

ENTERPRISEHOLDINGS




## **Exterior** | Approach




## Tradedress Rendering

1 of 1

| | | | |
|---|---|---|---|
| **Date:** | 2/17/23 | **Artist:** | Allen |
| **Group:** | 10 | **Specialist:** | Corner |
| **Branch #s:** | K4 | **Job #:** | BI2261 |
| **Location:** | Needham, MA | **Type:** | HC |

Attention: These renderings are intended to be used for conceptual Tradedress sign and site planning. They are not to be considered as construction drawings. Verification of dimensions, field conditions and local building codes is required.

In order to maintain brand consistency and integrity, for all significant tradedress upgrades please refer to the Facility and Vehicle Identification Manuals on the Operations Intranet or AdShop.

Corporate Resources are also available to help guide you on significant tradedress updates as necessary. For airport facilities consult with the Airport Facilities/Construction team or for home city locations consult your Corporate Operations team.

Specified Sherwin Williams® paints are listed below. The colors that are being recommended to complete the above rendering will be marked with a 'X'. Contact your local Sherwin Williams Representative for specific paint specifications and applications at 1-800-4SHERWIN.

| Used | Swatch | Color | Sherwin Williams Color Name |
|---|---|---|---|
| **ENTERPRISE EXTERIOR COLORS** | | | |
| X | | Light Beige | SW 6140 - Moderate White (Satin) |
| X | | Dark Beige | SW 7038 -Tony Taupe (Satin) |
| - | | Pure White | SW 7005 - Pure White (Satin) |
| - | | Bright White | B66W300 Series, SherCryl Gloss Ultra White |
| - | | Black | SW 6258 -Tricorn Black (building accents) |
| - | | Black | B66B300 - Black (sign poles) |
| **ENTERPRISE INTERIOR COLORS** | | | |
| - | | Light Beige | SW 6140 - Moderate White (Eggshell or Satin) |
| - | | Light Blue | SW 6505 - Atmospheric (Eggshell or Satin) |
| - | | Light Green | SW 1428 - Uphill (Eggshell or Satin) |
| - | | Medium Brown | SW 7039 - Virtual Taupe (Eggshell or Satin) |
| | | Enterprise Green | Please Contact Marketing For Details |

Enterprise specified Tubelite paints anodized finished or equivalent for the mullions are listed below. The colors that are being recommended will be marked with a "X". Please note that this option is not applicable for every rendering.

| **ENTERPRISE MULLION COLORS** | | | |
|---|---|---|---|
| X | | Brushed Alum. | Tubelite Clear 2A or 20 |
| - | | Brown | Tubelite Light Amber 2K |
| - | | Bronze | Tubelite Dark Bronze 3K |
| - | | Black | Tubelite Black 0D |

**Site Location:**
1584 Great Plain Ave, Needham, MA

**Signage Restrictions:**
Building Signage: Each sign shall not exceed 2 sq ft for every linear foot of projected area up to a maximum of 32 sq ft

**Proposed Signage**
Building Signage:

# Design Review Board Meeting Minutes
# Monday, September 12, 2022
# 7:30 p.m.

**Board Members:**
Mark Gluesing, Board Chair (P)
Bob Dermody, Board Member (P)
Chad Reilly, Board Member (P)
Len Karan, Board Member (P)
Deborah Robinson, Board Member (P)
Susan Opton, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

**Applicants & Attendees:**

1. Tom Taricano and Steve Schwede, FastSigns representing Scott Moldoff Financial Services located at 36 Chestnut Street and applying for signage.
2. Chuck Bomely, Plan B Retail representing Roche Brothers Markets located at 377 Chestnut Street and applying for signage, façade work and general site changes, and James Sperber, Roche Brothers Markets.
3. Eric Weyant, Stantec representing 557 Highland Avenue LLC, the Bulfinch Companies owner of 557 Highland Avenue and applying for site plan review, Robert Schlager the Bulfinch Companies,

Chair Gluesing called the meeting to order on September 12, 2022, at 7:30 p.m.

Chair Gluesing notified attendees of new public meeting orders issued by the governor of Massachusetts.

**Agenda Item 1:**
*Tom Taricano and Steve Schwede, FastSigns representing Scott Moldoff Financial Services located at 36 Chestnut Street and applying for signage.*

The Board found the signage well done. The sign is a non-illuminated raised letters individually mounted. The information in the application noted different colors for the lettering, white and black.
Upon motion duly made by Mr. Dermody and seconded by Ms. Robinson, it was voted to approve the sign, as amended [black, acrylic letters]. Susan Opton – aye; Deborah Robinson – aye; Bob Dermody – aye; Len Karan – aye; Chad Reilly – aye; and Chair Gluesing -aye. Motion passed 6-0.

**Agenda Item 2:**
*Chuck Bomely, Plan B Retail representing Roche Brothers Markets located at 377 Chestnut Street and applying for signage, façade work and general site changes.*

DRAFT

Chair Gluesing explained that the Board reviewed façade changes in the Business District. The Board will conduct a façade review this evening for this applicant. This item is also being reviewed by the Planning Board and Zoning Board of Appeals. The Board will send a memo to both boards regarding its discussion on the façade and site plan changes proposed. He explained that, additionally, one 32 s.f. sign is approved by the bylaws, but the applicant is requesting additional signs, which will require a special permit. The signage will be reviewed in a separate application.

Chuck Bomely explained that the proposal is to completely redo the façade of the building by replacing the masonry, the storefront, and the glazing and materials. The building will be closed during the construction period. The proposed second floor mezzanine area will be relocated to the front of the building. This will replace an old, out of code mezzanine on the back of the building, with less square footage than the existing. A new main entrance will be located on the front side of the building. Roche Brothers is trying to make a branding statement with the design of the façade, to gain a consistent look of the stores in the chain. While similar to other facades, Roche Brothers specifies each façade to the building and location. This location looks to use warm, natural colors. Existing articulated brick on the left side will remain, while the concrete block on the right side will be painted a relatively dark color.

In response to a question from Chair Gluesing, Mr. Bomely stated that the intention is to relocate the main entrance toward the front of the lot.

Mr. Reilly stated that he believes the proposal is tasteful and well-done. Mr. Karan agreed that this is a huge upgrade to this storefront area. Ms. Opton also agreed and stated that she likes the new orientation.

In response to a question from Mr. Dermody regarding the height of the proposed building versus the new building, Mr. Bomely stated that there two are relatively similar. The proposed building has a height of 26’ plus a 30” screening element above. The existing building is 28’.

In response to a question from Mr. Dermody regarding materials for an area on the plan that supports the canopy, Mr. Bomely stated that some of the material is shiplap Hardie Board, and the grill is a solid, metallic material. The awning/canopy is a wood plank, to imitate a 2” tongue and groove material. The awning will have downlights.

In response to a question from Ms. Robinson regarding the glazing, Mr. Bomely stated that this will be clear glass.

In response to a question from Chair Gluesing regarding any additional building lighting, Mr. Bomely stated that there will be some new cut off screened lighting to light up the emergency exits and to add onto the site lighting.

Upon motion duly made by Mr. Dermody and seconded by Ms. Robinson, it was voted to approve the façade changes, as submitted. Susan Opton – aye; Deborah Robinson – aye; Bob

DRAFT

Dermody – aye; Len Karan – aye; Chad Reilly – aye; and Chair Gluesing -aye. Motion passed 6-0.

Mr. Bomely stated that he submitted a traffic study from an engineer indicating improvements to safety from the proposal. There are currently three curb cuts onto Chestnut Street, but this is proposed to be reduced to one curb cut, with a redesign of the front access area. The parking count will be almost identical and will exceed what it required. A pedestrian walk path from Chestnut Street is proposed. There will be approximately six times the amount of green space from what is existing. The plan proposes for roof drainage to enter a subsurface tank for recharge. Site lighting will be replaced, with 25' height fixtures, located as close to the interior as possible. There will be 100% cut off from these lights at the property line. A bike rack is included on the plan, along with accessible parking. The rear and side receiving areas are proposed to be the same. Emergency vehicles will have complete access and the Fire Chief's review of this came back favorably.

In response to a question from Chair Gluesing, Mr. Bomely stated that all islands will be landscaped, except for one near the truck docks. A landscape plan and planting schedule was submitted to the ZBA. Chair Gluesing asked that these be sent to the Board for its record.

Mr. Reilly stated that reducing and narrowing the number of curb cuts will be safer but may lead to a more congested traffic pattern. He noted that there are two accessible parking spaces located around the corner from the entrance, and typically accessible parking spaces exit straight onto a walkway of some sort. Mr. Bomely stated that he could explore bringing one of the accessible spaces to the front of the building.

Mr. Reilly explained that it is difficult to comment on the berm and landscaping without a plan to review. There is a lot of impervious space on the site. If the parking is in excess of what is required, there could be consideration of moving some of this to pervious areas. Mr. Bomely noted that every parking space is essential for this busy business. Roche Brothers leases space from the VFW for employee parking.

Mr. Reilly stated that, typically, a photometric plan is submitted to the Board. Mr. Bomely stated that he would send this along with the landscape plans.

In response to a question from Mr. Reilly, Mr. Bomely stated that hatch mark lines leading into the entrance area on the plan are a combination of painted and stamped asphalt for the pedestrian walkway. There is no curb between this area and the vehicles. Mr. Reilly stated that the space seems tight, with multiple functions vying for the same space, pedestrians, parked cars, and driving cars.

Ms. Opton stated that there are one or two parking spaces on the plan that seem impossible or unsafe to access and exit. She stated that the current parking lot is not pleasant to look at and encouraged extra landscaping for the site.

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Mr. Bomely explained that every island that does not have a light pole will have a tree, ground cover plants, decorative grasses, and other hardy plants. If an island does contain a light pole, it will contain all of those same plantings, except for a tree.

Mr. Dermody expressed concern regarding the space in front of the future pickup lockers. Mr. Bomely stated that this is strictly a future element, and the exact size is not yet known.

Mr. Dermody expressed concern regarding queuing issues for the three parking spaces shown on the left side of the lot.

In response to a question from Mr. Dermody, Mr. Bomely stated that the striped islands will be slightly elevated with a stamped texture.

In response to a question from Mr. Dermody regarding a change to the building footprint, Mr. Bomely stated that the only change is to square off the front two diagonal corners, allowing for approximately 36 additional square feet.

Ms. Robinson noted that requirements for the handicapped access aisle to be 5' wide and immediately adjacent to the parking space. Mr. Bomely acknowledged this.

In response to a question from Ms. Robinson, Mr. Bomely explained that no stall spaces for shopping carts are indicated on the plan. Employees typically walk carts out and back into the building.

Mr. Robinson also expressed concern regarding the three parking spaces located to the left side of the plan. Mr. Bomely stated that these could be signed for compact cars.

In response to a question from Ms. Robinson regarding if the applicant will seek a variance to not meet the landscape requirements in parking area, Mr. Bomely stated that the applicant will seek a special permit.

Mr. Reilly again expressed concern regarding the pedestrian walkway as proposed. He suggested a more defined walk with separation from vehicles.

Chair Gluesing stated that he believes smaller light posts would be better for this site and asked that the applicant look into smaller scale posts than 25'. Mr. Bomely stated that this would likely lead to additional poles.

Chair Gluesing stated that he will draft memo and send it to the ZBA.
The Board had a preliminary discussion of the signage.
Mr. Bomely explained that the signage proposed deals with Roche Brothers branding with an emphasis placed on the front sign. The existing front, main sign is 150 s.f. The overall main sign proposed, with the Roche Brothers name and logo, is proposed to be a total of 71 s.f. The other two signs, for the redemption area and Chestnut Street, are 17 s.f. and 13 s.f.

DRAFT

Mr. Reilly stated that he likes the graphic element on the main sign, those it seems larger than needs to be. He stated that the graphic element on the redemption side entrance seems unnecessary. The Fire Department will want the street address listed somewhere on a sign or on the door. The lettering could potentially be reduced on the Chestnut Street sign, so that the street number can be added. The redemption sign lettering size should match.

Mr. Dermody agreed that the smaller red "R" logo on the main sign could be reduced to give more negative space. The larger "R" logo on far right of the building works well to break up the large brick wall. The black stenciled "R" on the redemption sign could be reduced or eliminated. He agreed that the Chestnut Street sign should include a street number, depending on comments from the Fire Department. Mr. Bomely explained that another Roche Brothers will be proposed at Sudbury Farms. The Chestnut Street sign is proposed as a secondary location identifier. The intention will be to place the street number in the glass of the transom above the door or in the door itself.

Ms. Robinson stated that she agrees that there is too much signage on the site. She suggested that the redemption and Chestnut street information be placed in the glass above the doors in these locations, in order to eliminate some of the signage and bring more focus to the main sign.

Chair Gluesing agreed that the lettering and signage for the redemption and Chestnut Street signs should be reduced. He suggested reducing the illuminated sign so there is more negative space as the sign moves toward the panels. He noted that the applicant can submit applications for the signs and those signs requiring special permits for a future hearing date.

**Agenda Item 3:**

*Eric Weyant, Stantec representing 557 Highland Avenue LLC, the Bulfinch Companies owner of 557 Highland Avenue and applying for site plan review*

Robert Schlager stated that façade revisions have been made to the plan. Part of these deal with a setback request from the Planning Board, using a curb line instead of the property line to measure the building setback.

Eric Weyant explained that the updates are a result of meeting with the Board, Planning Board, community, and Town staff and departments. The line that generates the setback for the massing has been changed from the site property line to the curb edge. The proposed buildings on the site include a five-story north building, a three-story south building, and a connecting atrium of two stories. The site entrance is off a new intersection at Wingate, leading to a free-standing garage. There is also one story of below grade parking proposed under the buildings. The massing of the south building along Highland Ave has been angled back to be similar to the north building, and approximately a third of the frontage along Highland Ave has been pulled away from the corner. The bump out will be treated as  a one-story retail pavilion, approximately 10,000 s.f. A previously proposed jogging/fitness trail around the perimeter of the site will also now be used for emergency access. This will be used as a public amenity area along Gould Street, with a series of pickleball courts, an open lawn space, a pergola shade structure, and a handful of surface spaces that could be used for retail.

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Eric Joseph explained that the amended landscape plan looks to increase the density of plantings, especially along the perimeter of the site. The proposed fitness pathway has been pulled away from Highland Ave, to increase the landscape buffer between these two areas. The 8' walkway proposed along Gould St has been widened to 18' for multiuse, and raised crosswalks are now proposed for improved pedestrian safety.

Mr. Weyant explained that the new plan looks to terrace the five-story expression of the north building down to a three-story area toward Gould St. The intention is to soften the massing for both buildings. Some articulation has been added to the architectural pilasters in front of the structural columns for the precast garage. The two-story atrium is the front door to the entire project. The loading area has been relocated from where it was originally shown, around the corner onto a service drive, allowing for a more active user of the original space.

Mr. Weyant stated that one of the Board's previous suggestions was to change the coloration of the rooftop area; this has been softened to a dove-gray color. He explained that the proposal is for a formed GFRC façade to be installed in a panelized manner. A sheet product GFRC material is also being explored to allow for different textures. All of the architectural pilasters are now proposed to have 3-dimensional quality, to create more texture and shadow. On the open bays of the garage, local flora and fauna will be used to inspire the graphic design across the fabric banners.

In response to a question from Mr. Dermody regarding how much of garage will have screening for light, Mr. Schlager stated that lights will be mounted in the center of the trusses and shielded by 18" of concrete. All lights will be on a motion sensor, with a variety of dimming options. The fabric banners disguise anything inside the garage.

Ms. Opton stated that the proposal has lovely landscaping and speaks to both local flora and fauna. She asked about the use of the pin oak along the street and pedestrian path as these are low-branching trees and drop acorns in the fall. and could be difficult for maintenance purposes and running/walking. Mr. Joseph explained that this species was suggested as an accent feature by the Town horticulturalist. Mr. Schlager stated that the applicant is happy to reconsider species options.

Ms. Opton stated that she likes the pickleball courts and no-mow lawn areas. She asked about a fence around the courts. Mr. Schlager stated that this will be a vinyl-coated chain-link fence in a color acceptable to the Board. This will eventually be screened with landscaping. Ms. Opton noted that the meadow areas proposed could look messy if not planted properly.

Mr. Reilly suggested bike parking near the pickleball courts and green space areas. He noted that the retail area is somewhat secluded and difficult to access by car. Mr. Schlager stated that the primary purpose for the retail area is ancillary as amenity space for the complex. The intention is to attract a family-oriented restaurant to sustain the office building employees, and others visiting the site. A liquor license will not be sought. The type of tenants to be sought include those that will be dependent upon office users, such as a dry cleaner, podiatrist, dentist, etc. It is yet unclear exactly which tenants will be interested in this area. The one story below ground parking will include EV charging stations.

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In response to a question from Mr. Reilly regarding the garage, Mr. Weyant stated that the garage has structural precast members running horizontally. All of the verticals are architectural precast which are veneered in front. The intention was to warm up the garage and bring it closer of coloration of the actual buildings.

Chair Gluesing stated that he does not have a problem with the amended design, though he would like to see the building closer to the corner for some additional massing. Mr. Schlager stated that the site slopes approximately 30' from Gould St, front-to-back. The site is mostly dictated by zoning and the layout as proposed. He noted that a balcony area is proposed on the three-story building off the glass wall.

Mr. Dermody suggested some larger trees along the corner that the building has been pulled back from. Mr. Reilly agreed that more screening in this area could allow it to be more of an outdoor exercise/usable space for the tenants of this section of the building.

Mr. Schlager asked about the paving material for the fitness path. He explained that the path is designed to accommodate H-20 loading, such as for a Fire truck. The current thought is toward brick pavers. Ms. Opton stated that there are some permeable gravel solutions with binders. Mr. Schlager stated that the current proposal is for 10' of Gravel-Lok in the center, with 5' of pavers on either side.

It was noted that the applicant will next be before the Planning Board on October 3rd. Chair Gluesing stated that a memo will be drafted prior to that meeting.

**Minutes:**

Minutes of 6/27/2022, 7/25/2022 and 8/8/2022 meetings.

Upon motion duly made by Mr. Dermody and seconded by Chair Gluesing, it was voted to approve the meeting minutes of June 27, 2022. Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 2-0.

Upon motion duly made by Mr. Reilly and seconded by Ms. Opton, it was voted to approve the meeting minutes of July 25, 2022. Susan Opton – aye; Deborah Robinson – aye; Len Karan – aye; and Chad Reilly – aye; Motion passed 4-0.

Upon motion duly made by Mr. Dermody and seconded by Mr. Reilly, it was voted to approve the meeting minutes of August 8, 2022. Bob Dermody – aye; Chad Reilly – aye; and Chair Gluesing -aye. Motion passed 3-0.

Upon motion duly made by Mr. Dermody and seconded by Ms. Opton, it was voted to adjourn at 9:30 p.m. Susan Opton – aye; Deborah Robinson – aye; Bob Dermody – aye; Len Karan – aye; Chad Reilly – aye; and Chair Gluesing -aye. Motion passed 6-0.

***Next Public Meeting – October 3, 2022 at 7:30pm via Zoom Webinar***

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# Design Review Board Meeting Minutes
# Monday, October 3, 2022
# 7:30 p.m.

**Board Members:**
Bob Dermody, Board Member (P)
Len Karan, Board Member (P)
Steve Tanner, Board Member (P)
Susan Opton, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

**Applicants & Attendees:**
1. Wiley Knight, Sign Design representing M&T Bank located at 827 Highland Avenue and applying for signage.
2. Ellesse Lunde, Rick DeAngelis, and Ben Myers, Boston Properties – 140 Kendrick Street and applying for site plan review of a solar garage roof
   - Marcel Rodgers - Sunwealth
   - John Abe - Sunwealth
   - Nik Skoly - VHB Engineers
3. Pam Jagiello, Signs by J representing the Sheraton Hotel located at 100 Cabot Street and applying for signage.

Bob Dermody called the meeting to order on October 3, 2022, at 7:30 p.m. He noted that he will be chairing this meeting, due to the Chair's absence.

Bob Dermody notified attendees of new public meeting orders issued by the governor of Massachusetts.

**Agenda Item 1:**
*Wiley Knight, Sign Design representing M&T Bank located at 827 Highland Avenue and applying for signage.*

It was explained that M&T Bank is undergoing a re-branding. The request is for one set of face-lit channel letters, over the front entrance. The sign is proposed to be 9'10" wide, and 1' 9" high. This will be lit through the acrylic face with LEDs. The raceway is meant to be hidden to protect the façade and will be painted to match the brick as closely as possible. The total sign will be approximately 17 s.f. This is smaller than original People United Bank's sign, but as high.

Mr. Tanner stated that he believes the sign fits well on the buildings and he would not propose any changes.

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Mr. Dermody asked about concerns regarding the white acrylic being illuminated but noted that individual letters will likely be okay. Mr. Tanner stated that the Board could request that a dimmer be included.

Mr. Karan noted some concern regarding the brightness and echoed the idea for a dimmer to be included.

In response to a question from Mr. Dermody, it was noted that the entire sign will be removed, to make sure there is no damage to the façade. The old raceway may be used but painted to cover any damages. The plan is to make the raceway blend in. If the damage to the existing raceway is too great, a new raceway will be included. Mr. Tanner suggested that a new raceway be installed.

Upon motion duly made by Mr. Tanner and seconded by Mr. Karan, it was voted to approve the sign for M&T Bank, with the addition of a dimmer switch for the power supply and to install a new raceway with the new sign. Susan Opton – aye; Bob Dermody – aye; Len Karan – aye; and Steve Tanner – aye. Motion passed 4-0.

**Agenda Item 2:**

*Rick DeAngelis, Boston Properties located at 140 Kendrick Street and applying for site plan review of a solar garage roof.*

Rick DeAngelis explained that in June 1999 the 140 Kendrick Street project received a special permit/site plan review from the Needham Planning Board. Since then, some exterior landscaping has been completed and approval has been received for a roof-top deck. The Design Review Board gave approval for these two projects. This proposal is for an amendment to the special permit/site plan review for a solar garage roof above the existing parking garage.

Ben Myers stated that Boston Properties has a science-based emissions reduction target of 1.5-degree levels. It has also set a targeted carbon neutral operation across its entire portfolio by 2025. The company has executed 13 projects, totaling approximately 8 megawatts of onsite renewable energy using solar photovoltaics. He explained that Boston Properties has partnered with Sunwealth on a number of similar solar garage canopies. He explained that 140 Kendrick Street remains a major challenge in advancing climate action. This building is being converted to fully net zero. This project includes enough solar photovoltaic panels to match and slightly exceed the annual energy consumption for the existing building.

Marcel Rodgers explained that the solar array consists of columns erected above the existing garage on columns/piers. Rails act as the substructures on which the solar panels will sit. No structures are proposed on the corners of the buildings, as there are no piers on which the columns can sit. The project contains approximately 2,640 solar panels which will produce 1,300 megawatt hours of clean energy per year. This is enough energy to power approximately 120-130 homes per year. Per the MA Department of Renewable Energy Program, this project is mandated to include a solar energy storage facility, to be located on the ground level, at a size of approximately 7-12 Tesla vehicles, it would only take up approximately 2-1/2 parking spots. This storage facility will be co-located next to the existing garage electrical room and Eversource transformer and will contain a 320-kW battery. Regarding stormwater, the project proposes one

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continuous gutter located on the low end of the garage to capture all stormwater and divert it to existing grade. There are approximately 8' from the top deck to the lowest girder, and the project will add approximately 20' to the top of the garage structure. The canopy itself is sloped at 2 degrees closest to I95 up towards the campus itself. The group is working closely with Eversource and expects final approval any day now.

Nik Skoly explained that the current drainage is collected on the top level of the garage, discharged through a single 15" pipe, passed through an oil/water separator and discharged to the pond. This project looks to mitigate the drainage, replace the older pipe with HDPE in its current location. The downspouts will be tied into the existing manhole. There will be significantly cleaner running water to the pond than currently is. There is no proposed change in impervious area, as the canopy will be extended over the existing deck.

Mr. DeAngelis explained that Condition 2.5 of the existing special permit requires 1334 parking spaces. The project proposes to utilize three of those spaces in conjunction with the solar roof system for solar battery equipment and other accessory equipment. Mr. Skoly explained, east of the building, three existing spaces will be restriped as compact to maintain the net requirement of 1334 spaces. This is just below 50% of the allowable compact percentage for the site. This will not add any additional impervious area.

Mr. Dermody noted that the current proposal has one plane of panels and asked if the applicant considered breaking this up into several different lengths of panels, in order to reduce height. Mr. Rodgers stated that this pattern was considered, but the proposed pattern was found to be the most optimized with the existing proposed structure.

In response to a question from Mr. Dermody regarding the orientation of the slope of the panels, Mr. Rodgers stated that solar panels are generally orientated at 180 degrees south, but due to the existing perimeter of the garage, the orientation was optimized to not make the structure any higher.

In response to a question from Mr. Tanner regarding EV charging stations, Mr. Myers stated that these are being considered with Eversource. These would likely not be placed on the garage deck. The applicant would prefer for them to be solar powered, but this is yet unclear as well as the actual location

In response to a question from Mr. Tanner regarding how the garage will be lit inside, Mr. Rodgers explained that the lighting will be replaced with LED lighting, mounted to the structure itself. This will maintain the same existing hours of operation and illumination.

Mr. Dermody stated that the Board would like to see a lighting plan.

In response to a question from Mr. Dermody, Mr. Rodgers explained that an original plan showed inverters proposed on the top deck. This has since been changed to allow for one central inverter, located next to the garage electrical room.

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In response to a question from Mr. Dermody, Mr. Myers stated that glare, noise, and vibrations are not a concern from these solar panels. The columns and structural components will be a grey, nickel galvanized material and blend in nicely. The intention would be for this system to last for 30 years.

Mr. DeAngelis confirmed that the Board would like to see a lighting plan, a view from further up Kendrick Street, and a rendering of the storage battery facility in context.

Mr. Dermody stated that he will write up a memo to share with the Planning Board.

**Agenda Item 3:**

*Pam Jagiello, Signs by J representing the Sheraton Hotel located at 100 Cabot Street and applying for signage.*

Pam Jagiello explained that the existing building signs are face lit, illuminated channel letters located on the southwest and northwest elevations of the building. The current signs are 153 s.f. but are proposed to be reduced to 133 s.f. halo-illuminated signs, for a cleaner look.

Mr. Tanner noted that the applicant may want to use 24 voltage LEDs to get better lighting.

In response to a question from Mr. Dermody regarding the existing condition of the façade, Ms. Jagiello stated that this will be refinished.

Ms. Jagiello stated that the existing logo sign is 8' in diameter, for a total of 64 s.f. The proposal is to replace it with same size logo sign, with an individual "S" and the logo crest. This will contain the rebranding colors. It will be an illuminated, cabinet sign, colored tungsten, bronzy.

Upon motion duly made by Mr. Tanner and seconded by Mr. Karan, it was voted to approve three signs (EO1, EO2, and EO3) for the Sheraton Hotel, as submitted. Susan Opton – aye; Bob Dermody – aye; Len Karan – aye; and Steve Tanner – aye. Motion passed 4-0.

Ms. Jagiello stated that there is an existing sign cabinet, a freestanding monument with push through faces. The intention is to replace the faces in it with new signs for the Hotel. This will be in one location on the property. The sign is illuminated. The replacement will keep the same frame and size.

Upon motion duly made by Mr. Tanner and seconded by Mr. Karan, it was voted to approve the EO4 sign replacement faces, as submitted. Susan Opton – aye; Bob Dermody – aye; Len Karan – aye; and Steve Tanner – aye. Motion passed 4-0.

Ms. Jagiello stated that the existing directional signs on site are proposed to be refaced/recovered. These will be replaced in the same size, height, location, and will also be a tungsten color.

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Upon motion duly made by Mr. Tanner and seconded by Mr. Karan, it was voted to approve signs EO5, EO6, and EO7, as submitted. Susan Opton – aye; Bob Dermody – aye; Len Karan – aye; and Steve Tanner – aye. Motion passed 4-0.

Mr. Dermody asked that the applicant make sure the sign coloring is consistent throughout the site.

The Board noted that it would like to wait to approve signs EO8, EO9, and EO10 because of their height the Board would like to see them lowered and would like more information on if the existing signs were ever approved.

It was noted that proposed sign EO11, stainless steel plaques are under 2 square feet and therefore did not need approval, as they are under the size requirement.

**Minutes:**

None at this time.

Upon motion duly made by Mr. Tanner and seconded by Mr. Karan, it was voted to adjourn at 9:00 p.m. Susan Opton – aye; Bob Dermody – aye; Len Karan – aye; and Steve Tanner – aye. Motion passed 4-0.

***Next Public Meeting – October 17, 2022 at 7:30pm via Zoom Webinar***

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# Design Review Board Meeting Minutes
# Monday, December 5, 2022
# 7:30 p.m.

**Board Members:**
Mark Gluesing, Board Chair (P)
Bob Dermody, Board Member (P)
Deborah Robinson, Board Member (P)
Kristan Patenaude, DRB Recording Secretary (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

**Applicants & Attendees:**
1. Michael Cohen – Signs by J, representing the Sheraton Hotel
2. Mehmet Sahin – Falcon Graphics, representing Ideal Tile
3. Steve Tanner – Jim Did It Sign Co., representing The Learning Tree Preschool

Chair Gluesing called the meeting to order on December 5, 2022, at 7:30 p.m.

Chair Gluesing notified attendees of new public meeting orders issued by the governor of Massachusetts.

**HEARINGS:**
*Public notice is hereby given that Sheraton Hotel located at 100 Cabot Street, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law section 5.5.3.1 a) Installing more than one freestanding sign and one additional wall sign, and any other applicable sections of the By-law.*

Chair Gluesing opened the hearing.

Michael Cohen, Signs by J, explained that the proposal is to install two 2'x3'post and panel directional signs and one 3'x3' sign over the garage to entrance. These are not covered by the existing special permit and are being proposed to adequately direct traffic. These are being proposed due to rebranding.

Chair Gluesing stated that it is the size and height of the proposed signs which made this hearing a requirement.

Ms. Robinson noted that she would suggest putting the words "parking" and "garage" together, for clarity. Mr. Dermody agreed. The applicant agreed to this change.

Upon motion duly made by Ms. Robinson and seconded by Mr. Dermody, it was voted to approve a special permit for these three signs, with a condition for sign E-08 that "parking" be

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moved from the first line to the second, for the sign to read "parking garage" on the second line. Deborah Robinson – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 3-0.

There was no public comment at this time.

**Agenda Item 1:**

*Mehmet Sahin, Falcon Graphics representing Ideal Tile located at 210 Highland Avenue and applying for signage.*

Mehmet Sahin, Falcon Graphics, presented the plan for the proposed sign.

Chair Gluesing stated that, if the lion logo proposed is considered part of the sign, this would be a 75 s.f. sign, and would need a special permit. The maximum size for a sign in this district would be 32 s.f. Chair Gluesing noted that the Building Inspector has reviewed this sign and approved the size as is.

Ms. Robinson and Mr. Dermody noted that they might prefer the sign to be a bit smaller and condensed.

Upon motion duly made by Ms. Robinson and seconded by Mr. Dermody, it was voted to approve the sign, with the condition that the lettering section be condensed slightly, so that the overall height of the sign is 140". Deborah Robinson – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 3-0.

**Agenda Item 2:**

*Bob Thompson, Jim Did It Sign Co., representing The Learning Tree Preschool located at 225B Highland Avenue and applying for signage.*

Steve Tanner, Jim Did It Sign Co., explained that the proposal, from the landlord, is for the ½" thick, raised letters to be mounted on rails. These are proposed to be 24" in height, with a spread of 16'. This tenant has a 35' long storefront. The residue from the old signs is the responsibility of the landlord.

Ms. Robinson suggested that there be a condition that the building be cleaned from the old signs. Mr. Tanner noted that this should be a responsibility of the landlord, not the tenant.

Chair Gluesing stated that the Board will likely request the building owner patch and repaint the previous sign areas, so that the façade is one color.

In response to a question from Ms. Robinson, Mr. Tanner stated that the rails will be the color of the building.

Upon motion duly made by Ms. Robinson and seconded by Mr. Dermody, it was voted to approve the sign, with the conditions that the sign is centered over the two doors and that the building owner patch and paint the wall damage so that the façade is one uniform color. Deborah Robinson – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 3-0.

**Minutes:**

Minutes from the 11/07/2022 meeting

Upon motion duly made by Ms. Robinson and seconded by Mr. Dermody, it was voted to approve the meeting minutes of November 07, 2022. Deborah Robinson – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 3-0.

Chair Gluesing noted that three applicants were interviewed for a seat on the Board last week. He is hopeful that a new member will be seated by the next meeting.

Upon motion duly made by Ms. Robinson and seconded by Mr. Dermody, it was voted to adjourn at 8:03 p.m. Deborah Robinson – aye; Bob Dermody – aye; and Chair Gluesing -aye. Motion passed 3-0.

***Next Public Meeting – December 19, 2022 at 7:30pm via Zoom Webinar***

# Design Review Board Meeting Minutes
# Monday, January 30, 2023
# 7:30 p.m.

**Board Members:**
Mark Gluesing, Board Chair (P)
Steve Dornbusch, Board Member (P)
Susan Opton, Board Member (P)
Kristan Patenaude, DRB Recording Secretary (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

**Applicants & Attendees:**

1. Michael Barker, BH & A, Inc., and Hank Haff, Town of Needham Emory Grover School Administration building located at 1330 Highland Avenue and applying for signage.
2. Sandra Robinson, Needham Community Council located at 570 Hillside Avenue and applying for an awning with signage.
3. Scott Fagan, Commonwealth Caregivers located at 40 Chestnut Street and applying for signage.
4. Rebecca Durandisse, Shop Micki located at 99 Chapel Street and applying for signage.
5. Ed Spinney, Sign Art Boston representing Gentle Giant located at 422 Hillside Avenue and applying for signage.

Chair Gluesing called the meeting to order on January 30, 2023, at 7:30 p.m.

Chair Gluesing notified attendees of new public meeting orders issued by the governor of Massachusetts.

**Agenda Item 1:**
*Hank Haff, Town of Needham Emory Grover School Administration building located at 1330 Highland Avenue and applying for signage.*

Hank Haff explained that this is a request for a sign to be placed in the landscaping in front of the building.

Michael Barker explained that the sign is proposed within the front yard. This is proposed to be a 3'x6' sign, in a Needham school blue/white color scheme. The 'Needham Public Schools' lettering is proposed to be removed from the front of the building and so there is a need to express to the public the use of the building. At The Center At the Heights, there is a composite sign with a routered, recessed border, attached to granite posts, and it is believed this design is fitting for the new proposed sign at the Administration building. The sign is proposed to be 1'10" clear from the ground, with posts 5' tall. A metallic gold color is also proposed to be used on the sign on the border and to outline some of the text to make it more visible from the street. A secondary option, using the gold for some of the text and blue for the border, is also being

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considered. The sign is to be located 15' from the curb, per the bylaw. This is a one-sided sign that will fit with the landscaping of the project.

Chair Gluesing asked about the material proposed for the sign. Mr. Barker stated that the material was initially proposed to be wood, but the applicant is now considering a composite material. The drawings can be updated to reflect that. The letters will be carved.

Chair Gluesing stated that the stroke for the 'Needham Public Schools' lettering could be heavier.

Ms. Opton noted that, per the proposed placement of the sign, it may be difficult to see it until one is in the driveway. The applicant could consider a larger size, larger letting, or a different orientation. Chair Gluesing agreed that this sign basically faces the street and, if a perpendicular placement was considered, it may be easier to read from the road.

Mr. Dornbusch stated that the 'Needham Public Schools' lettering could be a bit larger, but if the type is too large, it could be confusing. He stated that he believes the orientation proposed is appropriate.

Chair Gluesing asked if placement for the sign was considered on the other side of the sidewalk, closer to the driveway. Mr. Haff stated that this placement was discouraged by a traffic engineer. There is a parking space near that location and a sign placed there may block the view from that spot when backing out.

Upon motion duly made by Ms. Opton and seconded by Mr. Dornbusch, it was voted to approve the sign at Emory Grover, as submitted. Susan Opton – aye; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 3-0.

**Agenda Item 2:**

*Sandra Robinson, Needham Community Council located at 570 Hillside Avenue and applying for an awning with signage.*

Sandra Robinson stated that this proposal is for the Thrift Shop entrance, located on the left side of the Community Council building. The walkway under the proposed awning can get icy and is often an issue. The proposal is for an awning with a small sign on the front. There will be small, galvanized posts located along the front of the awning. No lighting is proposed as part of this project. There are existing lights on the top corners of the building.

Chair Gluesing stated that the Building Department will review the construction of the awning for safety and other purposes.

Mr. Dornbusch asked if the awning will split the windows. Ms. Robinson explained that there is a metal bar which already splits the window, and the awning will be mounted to this.

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Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the awning and signage, as submitted. Susan Opton – aye; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 3-0.

**Agenda Item 3:**

*Scott Fagan, Commonwealth Caregivers located at 40 Chestnut Street and applying for signage.*

Scott Fagan stated that the proposed sign is 12'x17.5", wood, with an engraved logo and lettering, 'Commonwealth Caregivers.' The sign will be a couple of inches thick, and attached directly to the wall, right above the door.

Ms. Opton noted that the logo may reach too close to the lettering. Chair Gluesing agreed that the Board would generally request a bit more negative space. The Board would likely request that the logo be made 10% smaller. Mr. Fagan explained that the sign has already been built. Chair Gluesing noted the DRB review should precede fabrication of the sign, however, due to what would be a minimal change suggested, this item can likely more forward as submitted.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the sign, as submitted. Susan Opton – aye; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 3-0.

**Agenda Item 4:**

*Rebecca Durandisse, Shop Micki located at 99 Chapel Street and applying for signage.*

Rebecca Durandisse explained that she is proposing a sign above the door and window to be 24"x96". This size is consistent with other buildings on the street. The sign will be located 10' high off the street and will cover parts of the door and window. The sign will be digitally printed on an aluminum frame, containing the shop name and logo.

Chair Gluesing asked where the door is located on the building. Ms. Durandisse stated that the door on the left of the building leads into her store. This sign will match the height of the existing sign on the building for the other tenant.

Chair Gluesing noted that the Board often discourages a full white sign backing on a dark building.

Ms. Opton stated that the proposed sign does appear to have a lot of negative space. She suggested considering stretching it out to remove some of the negative space on each side.

Mr. Dornbusch stated that the white background on this sign makes it look a bit stark. It also looks a little weak. He suggested different coloring or something similar to make the word "Shop" stand out more.

Chair Gluesing agreed that there is a bit of negative space on the ends, but he likes the geometry of the ends of the sign. He would like to give the applicant the choice to increase the intensity of

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the word “Shop” on the sign. He asked the applicant to change the sign to a non-stark white background.

Upon motion duly made by Mr. Dornbusch and seconded by Ms. Opton, it was voted to approve the sign, with the conditions that the background be changed from white to a pale gray or similar off-white color of the applicant’s choosing, and with the option to increase the density of the lettering on the word “Shop,” if the applicant so chooses.. Susan Opton – aye; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 3-0.

**Agenda Item 5:**

*Ed Spinney, Sign Art Boston representing Gentle Giant located at 422 Hillside Avenue and applying for signage.*

Ed Spinney, Sign Art, stated that the proposal is for a sign with a 1” deep aluminum belt frame, aluminum covering, and a full digital print graphic. The applicant would like to place a sign on the side and back of the building. The colors and images are corporate colors. The wall surface is metal paneling in both locations.

Chair Gluesing stated that the Board typically discourages phone numbers on signs. The bylaw is written to help people identify businesses and their locations. He does not have as much of an issue with it on this sign, as it seems to fit in. He is okay with the street side sign, but the applicant is only entitled to one sign. The second sign at the rear entrance is only allowed if it is smaller. Mr. Spinney noted that the rear entrance sign is smaller. He stated that he could move the sign down on the building slightly. Chair Gluesing stated that it is unclear if this is helpful in identifying the rear entrance in the proposed location. He stated that he would rather have this sign relate more to the parking lot than being up high on the building.

Mr. Dornbusch stated that he believes the rear sign will be hard to read from far away. Moving the sign over an existing window could help to mark the rear entry, instead of placing it on top of the building as more of an advertisement.

Ms. Opton agreed that the rear sign needs to relate to something, instead of floating on the wall.

Upon motion duly made by Ms. Opton and seconded by Mr. Dornbusch, it was voted to approve the sign on the front of the building, as submitted. Susan Opton – aye; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 3-0.

Upon motion duly made by Ms. Opton and seconded by Mr. Dornbusch, it was voted to approve the sign on the rear of the building, with the condition that the bottom of the sign be located 18” above the window and centered between the two windows, as seen in the package. Susan Opton – aye; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 3-0.

**Minutes:**

Minutes from the 9/12/2022, 10/3/2022 and 12/5/2022 meetings.

The Board agreed to review these minutes at a future meeting.

DRAFT

Upon motion duly made by Ms. Opton and seconded by Mr. Dornbusch, it was voted to adjourn at 8:25 p.m. Susan Opton – aye; Steve Dornbusch – aye; and Chair Gluesing -aye. Motion passed 3-0.

***Next Public Meeting – February 13, 2023 at 7:30pm via Zoom Webinar***

DRAFT

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2023 FEB -7 PM 12:53

# TOWN OF NEEDHAM
MASSACHUSETTS

500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

## APPLICATION FOR SITE PLAN REVIEW

Project Determination: (circle one) Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

| | |
|---|---|
| Location of Property | 990 Great Plain Avenue |
| Name of Applicant | SAI RESTAURANT, INC d/b/a Masala Art |
| Applicant's Address | 990 Great Plain Avenue |
| Phone Number | 617-230-2100 |

Applicant is: Owner _____ Tenant X
Agent/Attorney _____ Purchaser _____

| | |
|---|---|
| Property Owner's Name: | GREAT REALTY TRUST<br>(SORABH KAPOOR – TRUSTEE/MANAGER) |
| Property Owner's Address | 992 GREAT PLAIN AVENUE |
| Telephone Number | 617-803-6702 |

Characteristics of Property: Lot Area 8326 sq ft Present Use: RESTAURANT
Map #47 Parcel # 064 Zoning District: Center Business District

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:

**REQUESTING AN AMENDMENT TO ADD 44 OUTDOOR SEATS ON EXISTING PARKING SPACES RESIDING ON LOT.**

Signature of Applicant (or representative) _____
VINOD KAPOOR (President, Sai Restaurant Inc.)

Address if not applicant _____ Telephone # 617-230-2100

Owner's permission if other than applicant _____
Sorabh Kapoor (Trustee/Manager, Great Realty Trust)

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**SUMMARY OF PLANNING BOARD ACTION**

Received by Planning Board _____ Date 2/7/23
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____
NOTE: Reports on Minor Projects must be issues within 35 days of filing date.

RECEIVED TOWN CLERK
NEEDHAM, MA 02492
2023 FEB -7 PM 12:53

# TOWN of NEEDHAM
MASSACHUSETTS
## APPLICATION FOR OUTDOOR SEATING
## UNDER SECTION 6.9 OF THE ZONING BY-LAW

LOCATION:
Property Address: 990 GREAT PLAIN AVE, NEEDHAM, MA 02492
Name of Establishment: MASALA ART

APPLICANT:
Name (must be business owner, manager, or lessee): VINOD KAPOOR, OWNER - MASALA ART
Address: 990 GREAT PLAIN AVENUE
NEEDHAM, MA 02492
Telephone Number: (617) 230-2100
Email Address: vinod kapoor 1@gmail.com

Do you own or rent property?

PROPERTY OWNER:
*Complete this section if applicant is not the property owner*
Name (must be owner): GREAT REALTY TRUST
Address: 992 GREAT PLAIN AVE
NEEDHAM, MA 02492
Telephone Number: (617) 230-2100
Email Address: vinod kapoor 1@gmail.com

APPLICATION REQUEST:

Are you requesting to have outdoor dining on PRIVATE parking spaces? Yes ✓ No ___

If yes, how many private parking spaces? 5

Are you requesting to have outdoor dining on PUBLIC parking spaces (on-street or in a public parking lot)? Yes___ No ✓

If yes, how many public parking spaces do you intend to use in each category? *Note: there is a maximum of 3 parking spaces allowed per applicant.*

_____ # on-street public parking spots. Please note, required concrete barriers will take up 1 parking spot and should be added to the total number of spots you are applying to use.
_____ # of off-street public parking spots (in a public parking lot)

Are any of the spaces you are requesting to use designated for handicap parking? NO
Are you requesting to have outdoor dining on a sidewalk? NO

SEATING: FACILITIES/EQUIPMENT:
Total number of seats approved under existing Special Permit 160
Total number of seats existing inside 160 (may be same as above or fewer)
Number of restrooms provided 3
Total number of seats proposed outside 44 Size of Grease Trap 800 lbs *
Number of chairs 44 Air Curtains (if opening is off kitchen) N/A
Number of tables 11 Screens (if opening is off kitchen) N/A
Outdoor Seating Area dimensions 36 x 30'
Type of Barrier or Enclosure to Define Seating Area
(mandatory if alcohol is proposed to be served):
Jersey Barriers

DATES AND HOURS OF OPERATION
*The standard outdoor dining season in the Town of Needham is April 1 - November 30. The Town will consider applications that extend beyond that timeframe on an individual basis.*

Are you requesting to serve food & beverage outdoors earlier than April 1 or later than November 30? Yes (no)
If yes, what are your proposed opening and closing dates?
April 1 to Oct. 30
What days of the week and hours do you plan to serve food & beverage outdoors?
Everyday (Monday through Sunday)

BRIEF DESCRIPTION OF:
Seating Arrangement, Type of Furniture, Type of Barrier or Enclosure to Define Seating Area (mandatory if alcohol is proposed to be served), Ingress/Egress from the Inside to the Outside, Location of Outdoor Exit Area in the case of an emergency, Written Description of Colors and Materials Used
The sidewalk access will have Jersey barriers. The sides will be enclosed with planters. Ingress / Egress is indicated on attach plan / drawing. we will have metal Tables & Chairs.

PLAN REQUIREMENTS

Submit a Plan of the Outside Seating Area, showing precise dimensions and locations of:
(1) Seating arrangement, including the arrangement of the furniture
(2) Enclosure of dining area (this is required if service of alcohol is proposed)
(3) Location of ingress/egress from inside to outside
(4) Location of outside emergency exit(s)
(5) Separation distances to building, curbing, sidewalks, streets, trees, planters, rubbish containers, equipment, and any other obstacles in pedestrian walkway or access aisles
Said Plan must be certified by a Registered Architect or Engineer with certifications that the restaurant with the outdoor seating complies with egress and access requirements, that the seating configuration complies with safety requirements, and that the restaurant has adequate restroom facilities for the number of seats. (If the total indoor and outdoor seating exceeds the number allowed for the existing restroom facilities, you may reduce the number of indoor seats being used, so that the total number of restaurant seats does not trigger additional restroom facilities.)
(6) For parking spaces located on a parking lot (public or private), provide a site plan showing parking areas to be utilized for outdoor seating. Said plan can be an existing approved Site Plan, in which applicant delineates proposed seating location.

FURNITURE SPECIFICATIONS SHEET

A detailed specifications sheet illustrating the appearance, materials, colors, and size of selected outdoor seating furniture and equipment including chairs, benches, tables, umbrellas, fences, and other items. Photographs of furniture and equipment may be substituted for specification sheets as along as a sheet listing the dimensions of the furniture and equipment accompanies the photographs.

Are you proposing to have: (please check all that apply)?

- A tent or canopy? A permit from the Building Department may be required (link).
- Outdoor lighting? An electrical permit is required (link).

Outdoor Heating? A permit from the Fire Department is required (link).

PHOTOGRAPHS

Submit photographs of the proposed outdoor dining location (front and side views) if available.

ALCOHOL SERVICE

____ **NO**

__✓__ **YES**

If you are seeking permission to serve alcohol outside (i.e., to extend your existing license to a patio or other outdoor seating areas), you must get approval from the Select Board by filing an Alteration of Licensed Premises, which is available on the Alcoholic Beverages Control Commission (ABCC) website at https://www.mass.gov/how-to/amend-your-alcoholic-beverages-retail-license-alteration-of-premises-or-location-change-abcc.

Please select one. Expansion area must be either:

1. Contiguous to the licensee's premise with a clear view of the area from inside the premises; or
2. The Licensee may commit to providing management personnel dedicated to the area.

FEES AND TERM

Outdoor seating licenses are issued for a term of one year, unless stated otherwise, and can be renewed annually. The annual application fee is $25, which will be credited toward the annual licensing fee if the application is approved

For outdoor dining approved on public property, there is an annual licensing fee for the sole use of public space for outdoor dining at the rate of $250 per public parking space and $100 for the use of the sidewalk. If an applicant is approved for the use of public parking space(s) and the sidewalk, the $100 sidewalk licensing fee will be waived.

CERTIFICATION

I/we the undersigned certify that I am the owner of record of the named property or that the owner of record authorizes the proposed work and that the above information which I/we provided is correct.

I/we have read and fully understand the procedures as established by the Town of Needham and further understand that failure to comply with said procedures may result in revocation of this permit.

Signature of Applicant(s): _____ Pres. Date: 12.29.22

_____ Date: Sai Restaurant, Inc Masala Art.

**THIS SECTION BELOW IS FOR OFFICIAL USE ONLY**

Major Project Site Plan Review Special Permit (Planning Board) yes_____ no_____

Zoning Board of Appeals Special Permit yes_____ no_____

Select Board Licensing Approval _____

Certificate of Insurance covering outdoor area: _____

Departmental Approval (Health _____ Building _____Fire_____ Police _____ Public Works _____)

License Agreement (if seating is on sidewalk or other public property): _____

Alteration of Licensed Premises (for alcohol service in outdoor area): _____

Comments: _____

_____