

RECEIVED TOWN CLERK
NEEDHAM, MA 02492

2024 MAY -9 PM 4: 53

**TOWN OF NEEDHAM
MASSACHUSETTS**



Room 20, Town Hall
Needham, MA 02492
781-455-7526

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 998 Great Plain Avenue, Needham, MA 02492
Name of Applicant WR Noodle Group, Inc.
Applicant's Address 247 Newbury Street, Boston, MA 02116
Phone Number 781-605-9889

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

Property Owner's Name AJ Realty Trust
Property Owner's Address PO Box 920206
Telephone Number 781-248-8939

Retail (part of former Harvey's Hardware)
and Personal Fitness Establishment

Characteristics of Property: Lot Area 3,654 SF Present Use (Barre3)
Map # 47 Parcel # 66 Zoning District Center Business (CBD)
*adjacent space on Property currently used and occupied by Barre3

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

Renovation of former retail space for use as full service noodle restaurant with 36 seats and take-out.

WR Noodle Group, Inc.

Signature of Applicant (or representative)

Address if not applicant _____

Telephone # _____

Owner's permission if other than applicant See authorization letter provided herewith.

By its attorney, George Giunta, Jr., Esq.

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board [Signature] Date 5/9/24

Hearing Date _____ Parties of Interest Notified of Public Hearing _____

Decision Required by _____ Decision/Notices of Decision sent _____

Granted _____

Denied _____

Withdrawn _____

Fee Paid _____ Fee Waived _____

NOTE: Reports on Minor Projects must be issued within 35 days of filing date.

ADDENDUM A
TO
APPLICATION FOR SITE PLAN REVIEW
OF

WR Noodle Group, Inc.
998 Great Plain Avenue
Needham, Massachusetts

RECEIVED TOWN CLERK
NEEDHAM, MA 02432
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The following relief is or may be required, and is hereby requested:

1. Special Permit pursuant to Section 7.4 of the Zoning By-Law for Major Project Site Plan Review;
2. Special Permit pursuant to Section 3.2.2 for more than one non-residential use on the property of which the Premises are a part;
3. Special Permit pursuant to Section 3.2.2 for a restaurant serving meals for consumption on the premises and at table with service provided by waitress or waiter;
4. Special Permit pursuant to Section 3.2.2 for a take-out operation accessory to the restaurant;
5. Special Permit pursuant to Section 5.1.1.6 waiving strict adherence with the off-street parking requirements of Sections 5.1.2 and 5.1.3;
6. Waiver, pursuant to Section 7.4.4 of the Zoning By-Law for the submission of any information not provided in these materials or otherwise submitted herewith;
7. If, as and only to the extent necessary and applicable, Special Permit pursuant to Section 1.4.6 for the change and extension of a lawful, pre-existing, non-confirming use or building; and
8. Any and all additional relief required or appropriate for the renovation, redevelopment and use of the Premises for restaurant purposes with accessory take-out, catering and retail sales of prepared food items, as detailed in the plans and materials submitted herewith.

Notwithstanding any of the above or anything in these materials to the contrary, the Applicant reserves and requests the right to revise the interior layout as depicted on the plans submitted herewith, without the need for further review, provided, in all cases, that the building footprint is not increased or expanded and that the total number of dining seats shall not exceed the total permitted.

RECEIVED TOWN CLERK
NEEDHAM, MA 02492

AJ Realty Trust
PO Box 920206
Needham, MA 02492

2024 MAY -9 PM 4: 53

April 17, 2024

Town of Needham
Planning Board
Needham, Massachusetts 02492

Attn: Lee Newman, Planning Director

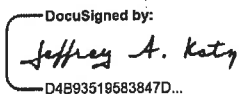
Re: 998 Great Plain Avenue, Needham, MA
Application for Zoning Relief

Dear Mrs. Newman,

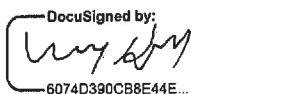
Please accept this letter as confirmation that AJ Realty Trust, owner of the property known and numbered 998 Great Plain Avenue, Needham, MA (the "Premises"), has authorized WR Noodle Group, Inc., its affiliates and subsidiaries, acting by and through attorney George Giunta, Jr., Esquire, to make application for special permits and any and all other zoning, planning, general by-law and other relief that may be required or appropriate in connection with the conversion and use of the commercial space known and numbered 998 Great Plain Avenue for use as a restaurant with eat-in and take-out. In connection therewith, Attorney Giunta is specifically authorized to execute, sign, deliver and receive all necessary documentation related thereto, including, without limitation, Application for Hearing.

Sincerely,

AJ Realty Trust

DocuSigned by:

D4B93519583847D...

Jeffrey A. Katz, Trustee

DocuSigned by:

6074D390CB8E44E...
Gary M. Katz, Trustee

GEORGE GIUNTA, Jr.
ATTORNEY AT LAW*
281 Chestnut Street
Needham, MASSACHUSETTS 02492
*Also admitted in Maryland

TELEPHONE (781) 449-4520

FAX (781) 449-8475

May 2, 2024

Lee Newman
Planning Director
Town of Needham
500 Dedham Avenue
Needham, MA 02492

Re: Major Project Site Plan Review
WR Noodle Group, Inc.
998 Great Plain Avenue, Needham, MA

Dear Lee,

Please be advised that this office represents WR Noodle Group, Inc., a Massachusetts corporation with an address of 247 Newbury Street, Boston, MA 02116 (hereinafter, and in the materials submitted herewith, the "Applicant") relative to the commercial space known and numbered 998 Great Plain Avenue, Needham, MA (the "Premises"). In connection therewith, submitted herewith pursuant to M.G.L. Chapter 40A and the Town of Needham Zoning By-Law (the "By-Law"), please find the following materials. Same are submitted both electronically and in paper format.

1. Completed Application for Site Plan Review with Addendum A;
2. Two copies of plan set titled "Permit Drawing Set, Project: Interior Tenant Fit-Out Work – Noddle Restaurant", prepared by UP Design & Build, LLC, consisting of eleven sheets as follows: A000, Project Cover Sheet, A001, General Notes, A101, First Floor – Existing Floor Plan, A102, First Floor – Proposed Floor Plan, A201, Basement – Existing Plan, A202, Basement – Proposed Plan, A301, Existing RCP – 1st Ceiling Plan, A302, Proposed RCP - 1st Ceiling Plan, A401, Enlarged Plans and Interior Elevations, A402, Interior Elevations & Entry, A601, Life Safety Plan;
3. Check No. 4580 in the amount of \$1,000 for the requisite filing fee; and
4. Authorization letter of AJ Realty Trust, owner of the Premises.

The Premises is located in the Center Business Zoning District, on the south side of Great Plain Avenue. It is a part of the property identified as Parcel 66 on Town of Needham Assessor's Map No. 47.¹ The Premises consists of 1,387 square feet of commercial space on the first floor and 1,404 square feet of space in the basement. It was most recently used for retail purposes in connection with the former Harvey's Hardware.² Before that it was used for a variety of different purposes, including as a delicatessen and a Brigham's Ice Cream store.

The Applicant currently owns and operates two noodle restaurants in Boston; one at 247 Newbury Street, which opened in 2016, and another at 144 Tremont Street, which opened in 2018. It now plans to open a third location in Needham at the Premises. The Needham location will include a total of 36 seats and will include accessory take-out / catering. The menu will feature noodle soups, ramen, and a variety of side dishes as well as various beverages, generally consistent with the items offered at the existing two locations. Hours of operation are anticipated to be 11 AM through 9:30 PM, seven days a week, subject to demand.

Analysis

I. Use

Pursuant to Section 3.2.2 of the By-Law, the use of property in the Center Business District for a restaurant serving meals for consumption on the premises and at table with service provided by waitress or waiter presently requires a special permit, as does a take-out operation accessory to same. Furthermore, whereas the building and property of which the Premises are a part contain multiple non-residential uses, a special permit pursuant to Section 3.2.2 for more than non-residential use on a lot is also required.³

Provided the afore-mentioned special permits are issued, the proposed restaurant with accessory take-out, catering and food retail uses will comply with the applicable use related provisions of the By-Law.

II. Parking

Pursuant to Section 5.1.2 of the By-Law, the parking demand for the proposed restaurant is a total of 22 spaces, calculated as follows:

36 Seats @ 1 space / 3 seats = 12 spaces
1 Take-Out Station = 10 spaces
12 + 10 = 22 Total Spaces Required

¹ The Premises is contained within a building consisting of mixed uses, including office use on the upper floors and Barre3 personal fitness establishment on the first floor. Barre3 was the subject of Major Project Site Plan Special Permit Application No. 2014-05, dated June 10, 2014, filed with the Town Clerk on June 11, 2014, issued to Breath, Balance, Barre, LLC.

² The Premises was located directly adjacent to the main, original Harvey's space, and was accessed through an opening in the wall which has since been closed in connection with the Union Pharmacy renovation.

³ Such special permit was issued in connection with the Barre3 Decision, referenced above.

The prior use of the Premises for retail purposes required a total of 7 spaces, calculated as follows:

1,387 SF first floor retail space @ 1 space / 300 SF = 4.62 = 5 spaces (rounded up)
1,404 SF basement storage space @ 1 space / 850 SF = 1.65 = 2 spaces (rounded up)
5 + 2 = 7 Total Spaces Required

Whereas the proposed restaurant will result in an increase in parking demand of 15 spaces, pursuant to Section 5.1.1.3 of the By-Law, either full compliance or a waiver is required. Whereas there is no off-street parking on the property whatsoever, full compliance is impossible. Therefore, a waiver is required and has been requested.

As grounds therefor, the building and the property that contain the Premises are both fully developed and have been pre-existing for many years, without room for any off-street parking. Furthermore, the Lincoln Street and School Street municipal parking lot, containing numerous off-street parking spaces, is located within close walking distance. In addition, there are numerous off-street parking spaces located on both sides of Great Plain Avenue in the vicinity of the Premises.

III. Site Plan Analysis

(a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers and preservation of views, light, and air.

Excepting only exterior signage, no changes to the exterior of the Premises, the building or the property are anticipated or proposed. Therefore, no material impacts are anticipated to surface water drainage, sound and sight, views, light and air.

(b) Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly.

Adequacy of the arrangement of parking and loading spaces in relation to the proposed use of the premises has been assured. The building and property in which the Premises is located are fully developed without any walkways or driveways. And while there is no parking available on site, the Premises is located in close proximity to the municipal parking area and to numerous on-street parking spaces.

(c) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises.

The building and property containing the Premises are currently fully developed and bounded by existing established ways, and, other than signage, the Applicant is proposing only internal renovations. The Premises is located in Needham Center in close proximity to the municipal parking lot located behind Great Plain Avenue and Chestnut Street and numerous on-street parking spaces. Whereas the Premises has previously been used for other food service uses, including a delicatessen and ice cream store, the existing arrangement of parking and loading spaces is anticipated to be fully adequate for the proposed use.

(d) Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site.

Adequate methods for disposal of refuse and waste will be provided. The site is already developed with infrastructure in place. All waste and refuse will be disposed of in a timely fashion and in conformance with all applicable Federal, State and local regulations.

(e) Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of the By-Law.

The building and property containing the Premises are fully developed and located within a long-standing commercial area. Therefore, the relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area, and compliance with other requirements of the By-Law will be met, as no material change to the footprint or layout of the building or property is proposed or contemplated. Furthermore, the Applicant is not aware of any significant community assets in the area immediately adjoining the premises with the sole exception of the Town Hall and the Town Common, which are not anticipated to be materially affected by the proposed restaurant.

(f) Mitigation of adverse impacts on the Town's resources including the effect on the Town's water supply and distribution system, sewer collection and treatment, fire protection, and streets.

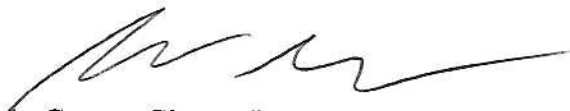
The building and property containing the Premises are presently fully developed and fully connected to Town infrastructure. Moreover, with the exception only of exterior signage, the Applicant is proposing only interior changes. Therefore, the Applicant does not anticipate any significant or material change, or any adverse impacts to any Town resource.

Conclusion

Based on the foregoing, the Applicant asserts that the proposed renovation, redevelopment and use of the Premises for a small restaurant with accessory take out, as set forth above and in the materials submitted herewith, is both proper and appropriate. The building and property containing the Premises are fully and completely developed and have been pre-existing for many years. The Premises is located within a commercial district wherein food service uses are desirable and appropriate, and in a space that has previously been used for food service purposes. Therefore, the Applicant does not anticipate any material adverse impact and requests that the relief be granted.

Your courtesy and attention are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "George Giunta, Jr.", with a long horizontal flourish extending to the right.

George Giunta, Jr

ISSUED FOR PERMIT APPLICATION ONLY.
NOT FOR CONSTRUCTION. ARCH PLANS ONLY. MEP NOT IN SCOPE.

Architectural Design for Permitting Only. MEP& Fire Protection Design by Others.

PROJECT ADDRESS : 998 GREAT PLAIN AVE, NEEDHAM,MA

1. NEW KITCHEN FOR NOODLE RESTAURANT.
2. NEW SEATING AREA IN THE FRONT.
3. NEW FLOORING.

WR Noodle Group
Tom - 617 637 5298

KYLE XUE
617 902 8926
14 EMERALD ST, NEWTON, MA, 02458

BUILDING AREA
1ST FLOOR 1387 SF GROSS
BASEMENT 1404 SF GROSS

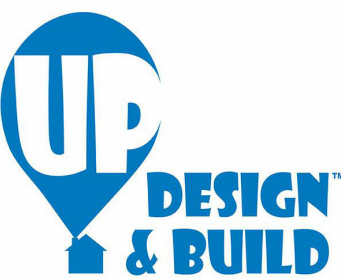
Project Name: NOODLE RESTAURANT
Address:

Code Review: SEE A001 FOR APPLICABLE CODES

Building Use Existing:	First Floor:	Group A-2 Assembly - RESTAURANT
Building Use Proposed:	First Floor:	Group A-2 Assembly - RESTAURANT
Area of Building:		1,387 SF approx. (FIRST FLOOR ONLY)
Total Number of Stories:		3
Height:		45 FT approx.

Construction Type:	Type IIIB, Not Sprinklered, 200 per fire code
Allowable Area: (E) Use	14,500 s.f. per floor
Allowable Height:	55' in height
Exterior Wall Fire Resistance Rating	Type IIIB = 2 hours (Existing)
Corridor Fire Resistance Rating	1 hour
Interior Wall / Ceiling Finishes	Class A in Exits and Exit Access, Class B in other areas
Interior Floor Finishes	Class I or II

Egress		
Occupancy	Load Calculation	
First Floor		36 Guests 3 Staff
Total		39 Total
Common Path of Travel	75 feet allowable	35 feet
Exit Access Travel Distance	150 feet allowable	35 feet
Dead End Corridor	20 feet allowable	22 ft in front of restrooms
Two exit stairs: N/A		Not required, only one story, 1 hour for stair connecting 2 stories (including basement)
Stair Enclosure: N/A		Not required, second exit opens at grade
Stair separation: N/A		Not required, second exit opens at grade
Emergency lighting		Emergency lighting to be provided per NFPA 101 Section 7.9 and 16.2.9
Fire Alarm	NFPA 72	Municipally Connected fire alarm system



ARCHITECT:
UP DESIGN & BUILD, LLC

EMAIL:
INFO@UpDesignBuild.COM

PHONE:
617 902 8626



PRELIMINARY CONCEPT,
NOT VALID WITHOUT STAMP

**998 Great Plain
Ave, Needham, MA**

PERMIT SET

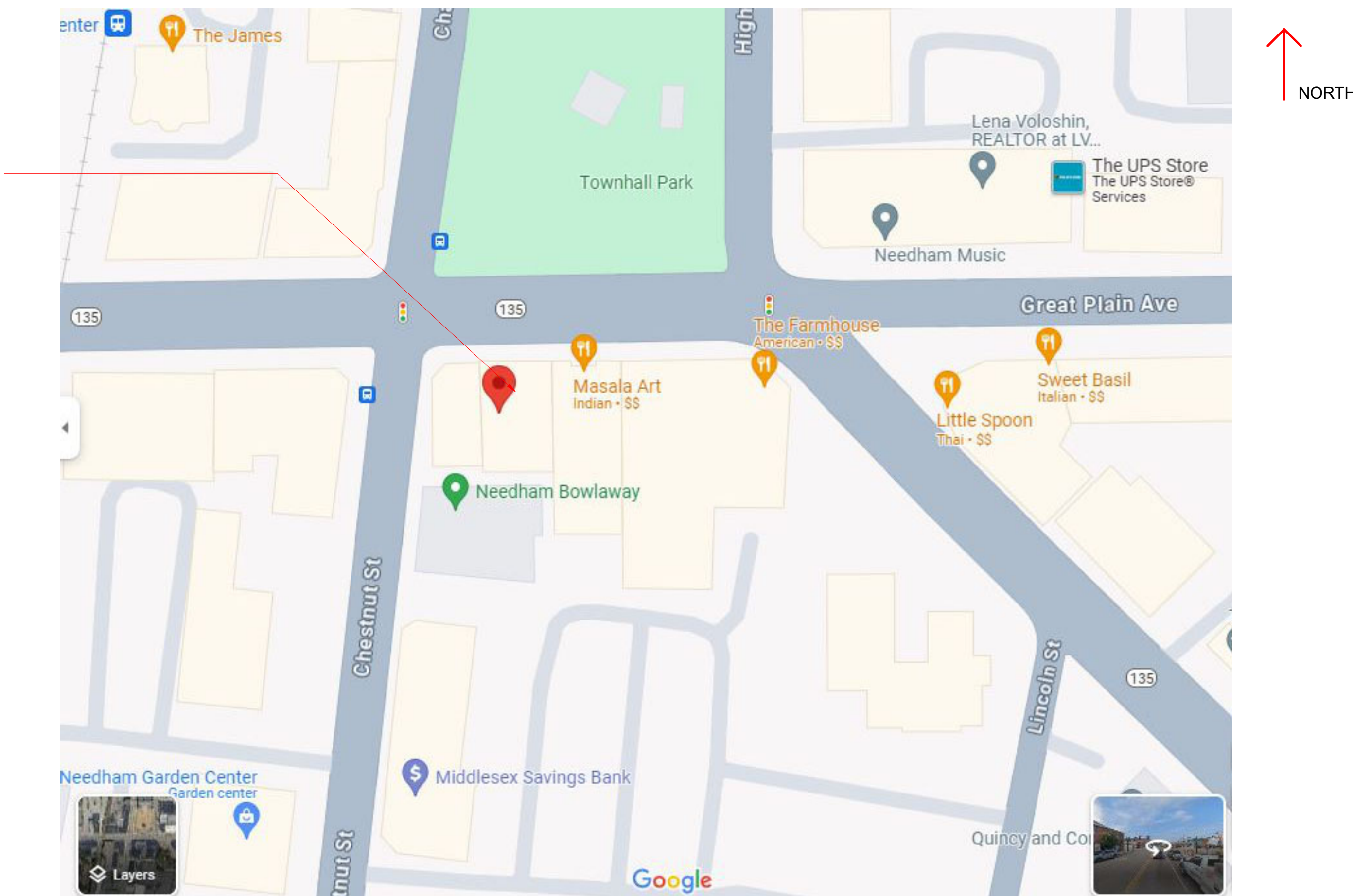
04/12/2024

PROJECT
NUMBER

NO.	DESCRIPTION	DATE
KEY PLAN		

SHEET NAME
PROJECT COVER
SHEET

A000



GENERAL NOTES

CODE COMPLIANCE

THE CONTRACTOR SHALL CONSTRUCT THE PROJECT IN STRICT COMPLIANCE TO CURRENT EDITION OF THE MASSACHUSETTS BUILDING CODE & ALL APPLICABLE REGULATING AGENCIES. THE CONTRACTOR SHALL VERIFY ALL ACCESSIBLE COMPONENTS WITH THE 521CMR ARCHITECTURAL BOARD HANDBOOK.

0. GENERAL TERMS

CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS SHOWN ON THE DRAWINGS, AND PROVIDE WRITTEN REPORT TO OWNER IF FIND ANY ISSUES AND DISCREPENCIES. OWNER AND CONTRACTOR AGREE TO INDEMNIFY, HOLD HARMLESS ARCHITECT FROM ANY ISSUES WHATSOEVER. OWNER AND CONTRACTOR TO RELEASE ARCHITECT FROM ALL LIABILITIES AND CLAIMS RELATED TO THIS PROJECT.

1. PROTECTION OF EXISTING TO REMAIN

THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR. IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A DUST-FREE ENVIRONMENT WITHIN THE MAGNET VAULT.

2. SCHEDULING

THE CONTRACTOR SHALL MEET WITH THE OWNER'S AUTHORIZED REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO:
A. SCHEDULE, SEQUENCE AND COORDINATE ALL WORK
B. MAINTAIN EXITS AND EGRESS WIDTHS REQUIRED BY CODES DURING ALL PHASES OF CONSTRUCTION

3. CLEARANCES

THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

4. MATERIAL ALIGNMENT

THE FINISH FACE OF MATERIAL OF NEW PARTITIONS SHALL ALIGN ON BOTH SIDES OF THE PARTITION WITH THE FACE OF THE MATERIALS ON EXISTING COLUMNS, WALLS, OR PARTITIONS, UNLESS NOTED OTHERWISE.

5. AS BUILT VERIFICATION

THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

6. REMOVAL SURVEY

THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE INSTALLATION OF THE NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.

7. CONSTRUCTION DEFECTS

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN UNCOVERING WORK IN THE EXISTING CONSTRUCTION.

8. CORRECTING DEFECTIVE WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.

9. PIPING

ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND COORDINATE WITH OTHER TRADES TO PROVIDE FURRRING FOR PIPING INSTALLED IN FINISH AREAS.

10. FIXTURE REMOVAL

REMOVE MECHANICAL AND ELECTRICAL FIXTURES AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS.

11. COORDINATION

COORDINATE PLANS FOR NEW CONSTRUCTION W/ DEMOLITION PLANS FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

CODE SUMMARY

APPLICABLE CODES AND STANDARDS

BUILDING CODE:
780 CMR THE MASSACHUSETTS STATE BUILDING CODE – NINTH EDITION

STUCTURAL CODE:
780 CMR THE MASSACHUSETTS STATE BUILDING CODE – NINTH EDITION

FIRE CODE:
527 CMR 1.00: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE

MECHANICAL CODE:
INTERNATIONAL MECHANICAL CODE – 2015 EDITION

PLUMBING CODE:
248 CMR MASSACHUSETTS STATE PLUMBING CODE

ELECTRICAL CODE:
NFPA 70-2020 WITH 527 CMR CHAPTER 12 MASSACHUSETTS ELECTRICAL CODE AMENDMENTS

ENERGY CODE:
2021 ICC ENERGY CODE W/ MASS AMENDMENTS
780 CMR THE MASSACHUSETTS STATE BUILDING CODE – NINTH EDITION, CHAPTER 13, 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH MASSACHUSETTS AMENDMENTS OR ASHRAE 90.1-2016 WITH MASSACHUSETTS AMENDMENTS.

ACCESSIBILITY:
521 CMR ARCHITECTURAL ACCESS BOARD RULES AND REGULATIONS

DEMOLITION NOTES

* NO DEMOLITION IN THIS PROJECT.

1.DRAWINGS SHOW THE INTENT OF THE ARCHITECTURAL DEMOLITION BASED ON PRELIMINARY FIELD INVESTIGATIONS. ADDITIONAL DEMOLITON MAY BE REQUIRED BASED ON THE DISCOVERY OF UNFORESEEN EXISTING CONDITIONS IN FIELD. NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITIONS BEFORE PROCEEDING.

2. SHORE, BRACE, UNDERPIN OR OTHERWISE SUPPORT STRUCTURE WHICH MAY BE TEMPORARILY WEAKENED BY DEMO WORK. DO NOT MODIFY, ALTER STRUCTURAL FRAMING OR STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.

3. IN THE EVENT THAT HAZARDOUS MATERIALS ARE UNCOVERED DURING DEMOLITION, DO NOT PROCEED AND NOTIFY THE OWNER. HAZARDOUS MATERIALS SHALL BE REMOVED BY THE OWNER.

4. ALL UNUSED UTILITIES SHALL BE CAPPED AND SHUT OFF PER CITY AND STATE REQUIREMENTS.

5. NO JACK HAMMERS ARE ALLOWED AT MASONRY OR CONCRETE WORK AREA WITHOUT THE APPROVAL OF THE ARCHITECT.

6. PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE. EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF DEMOLITION WORK SHALL BE PREPARED, PATCHED, AND FINISHED TO MATCH ADJACENT SURFACES WHERE APPLICABLE.

7. PREPARE FOR AND PROTECT THE SAFETY AND FUNCTION OF EXISTING SERVICES TO REMAIN DURING DEMOLITION AND CONSTRUCTION.

8. PROTECT ALL EXISTING FLOORS, WALLS, PARTITIONS, AND CEILINGS TO REMAIN.

9. REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL RUBBISH, DEMOLITION MATERIALS AND DEBRIS CAUSED BY DEMOLITION.

10. REMOVE TEMPORARY PARTITIONS DOORS AND FRAMES AT THE CONCLUSION OF THE PROJECT. PATCH AND OR REPLACE ADJACENT SURFACES.

11. DEMOLISH AND REMOVE PARTITIONS, FINISHES, EQUIPMENT AND MATERIALS WHICH ARE INDICATED FOR DEMOLITION OR REQUIRED TO BE REMOVED IN ORDER TO PERMIT CONSTRUCTION.

12. FLOORS THAT ARE TO ACCEPT NEW FLOOR FINISHES SHALL BE GROUND, SCARIFIED, AND/OR ETCHED AS NECESSARY TO COMPLETELY REMOVE OLD FINISHES AND ADHESIVES. DO NOT DAMAGE GWB ABOVE BASE IN AREAS TO REMAIN.

13. DIMENSIONED AREAS OF PARTITIONS TO BE REMOVED ARE FOR FUTURE OPENINGS. ACTUAL OPENING SIZE MAY VARY DEPENDING ON EXISTING PARTITION FRAMING. THE OPENING IS ASSUMED TO BE AS LARGE AS REQUIRED TO MEET THE NEW OPENING FRAME OR OPENING SIZE.

14. VERIFY IN FIELD ALL EXISTING CONDITIONS AND DIMENSIONS, TYPICAL.

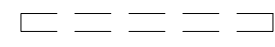
15. THESE DOCUMENTS INTEND TO ILLUSTRATE THE SCOPE OF DEMOLITION. ANY ITEM FOUND ON THE SITE IN AN AREA TO BE DEMOLISHED OR CONNECTED TO AN ITEM TO BE REMOVED IS ALSO TO BE REMOVED UNLESS IT EITHER A) SUPPORTS AN EXISTING ITEM OR B) WILL SUPPORT A PROPOSED ITEM.

LEGENDS

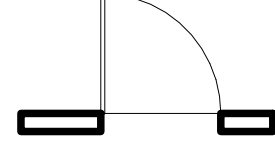
 1 HOUR RATED WALL

 NEW WALL

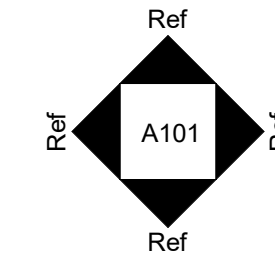
 EXISTING WALL

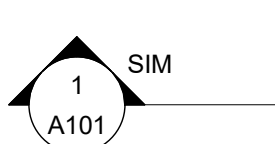
 DEMOLISHED WALL

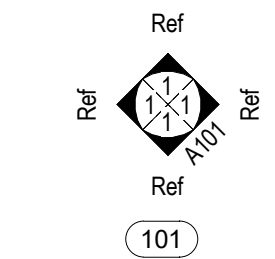
 EXISTING DOOR

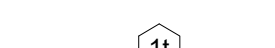
 NEW DOOR

GRAPHIC SYMBOLS

 BUILDING ELEVATION TAG

 SECTION TAG

 INTERIOR ELEVATION TAG

 DOOR TAG

 WINDOW TAG

 REVISION & NUMBER

 SPOT ELEVATION

 CENTER LINE

 SMOKE DETECTOR

 SMOKE AND CARBON MONOXIDE DETECTOR

 EXIT SIGN

 EMERGENCY LIGHT

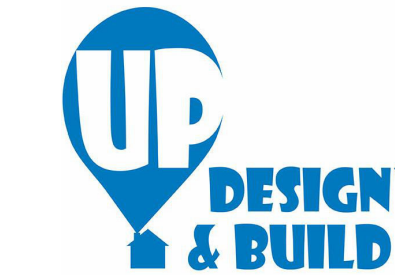
 FIRE EXTINGUISHER

DRAWING LIST

SHEET NUMBER	SHEET NAME
A000	PROJECT COVER SHEET
A001	GENERAL NOTES
A101	FIRST FLOOR - EXISTING FLOOR PLAN
A102	FIRST FLOOR - PROPOSED FLOOR PLAN
A201	BASEMENT - EXISTING PLAN
A202	BASEMENT - PROPOSED PLAN
A301	EXISTING RCP - 1ST CEILING PLAN
A302	PROPOSED RCP - 1ST CEILING PLAN
A401	ENLARGED PLANS AND INTERIOR ELEVATIONS
A402	INTERIOR ELEVATIONS & ENTRY
A601	LIFE SAFTY PLAN

ABBREVIATIONS

Pound OR Number
& And
@ At
ACT Acoustic Ceiling Tile
AD Area Drain
AFF Above Finished Floor
ALUM Aluminum
ANOD Anodized
BSMT Basement
BYND Beyond
BOT Bottom
CIP Cast In Place
CHNL Channel
CJ Control Joint
CL Center Line
CLG Ceiling
CLR Clear
CMU Concrete Masonry Unit
COL Column
COMPR Compressible
CONC Concrete
CONT Continuous
CPT Carpet
CT Ceramic Tile
CTYD Courtyard
DBL Double
DEMO Demolish or Demolition
DIA Diameter
DIM Dimension
DIMS Dimensions
DN Down
DR Door
DWG Drawing
EA Each
EJ Expansion Joint
EL Elevation
ELEC Electrical
ELEV Elevator or Elevation
EPDM Ethylene Propylene Diene M-Class (Roofing)
EQ Equal
ETR Existing To Remain
EXIST Existing
EXP JTExpansion Joint
EXT Exterior
FD Floor Drain or Fire Department
FEC Fire Extinguisher Cabinet
FF Finished Face or Finished Floor
FFL Finished Floor Level
FXT Fixture
FLR Floor
FM Filled Metal
FO Face Of
FND Foundation
GA Gauge
GALV Galvanized
GWB Gypsum Wall Board
HC Hollow Core
HI High
HM Hollow Metal
HP High Point
HR Hour
HVAC Heating, Ventilating, And Air Conditioning
IRGWBImpact Resistant Gypsum Wall Board
ILO In Lieu Of
INSUL Insulated or Insulation
INT Interior
LO Low
MAX Maximum
MO Masonry Opening
MECH Mechanical
MEMBR Membrane
MIN Minimum
MRGWB Moisture-Resistant Gypsum Wall Board
MTL Metal
NIC Not In Contract
NO Number
NOM Nominal
OC On Center
OH Overhang or Opposite Hand
OPP Opposite or Opposite Hand
OZ Ounce
PCC Pre-Cast Concrete
PLUMBPlumbing
PLYD Plywood
PT Pressure Treated
PNT Paint or Painted
PVC Polyvinyl Chloride
RBR Rubber
RCP Reflected Ceiling Plan
RD Roof Drain
REQD Required
RM Room
SIM Similar
SD Smoke Detector
SPEC Specified OR Specification
SPK Sprinkler or Speaker
SSTL Stainless Steel
STC Sound Transmission Coefficient
STL Steel
STRUCT Structure or Structural
T&G Tongue And Groove
TELE Telephone
TLT Toilet
TME To Match Existing
TO Top Of
TOC Top Of Concrete
TOS Top Of Steel
TPD Toilet Paper Dispenser
TD Telephone/Data
TYP Typical
UNO Unless Noted Otherwise
U/S Underside
VIF Verify In Field
VP Vision Panel
W/ With
WD Wood



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998 Great Plain
Ave,Needham,MA

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04/12/2024

PROJECT
NUMBER

NO. DESCRIPTION DATE

KEY PLAN

SHEET NAME
GENERAL NOTES

A001

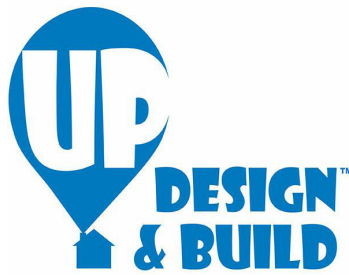
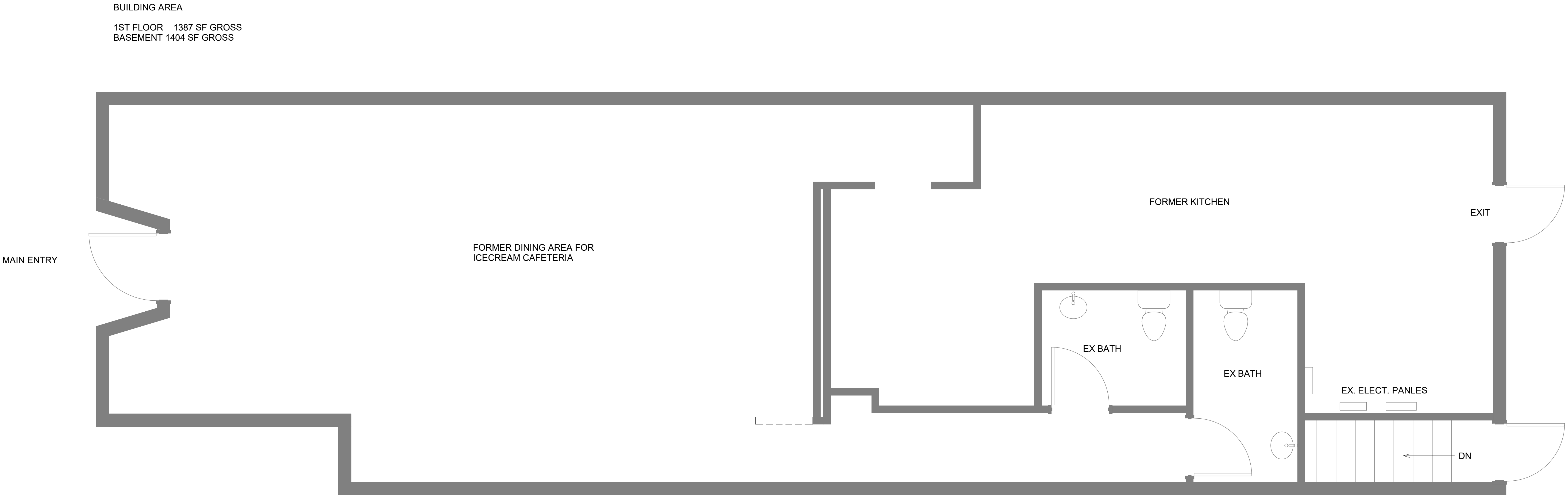
DEMOLITION NOTES:

* NO DEMOLITION IN THIS PROJECT.

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DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- CREATE OPENING IN EXISTING WALL
- EXISTING DOOR AND FRAME TO BE REMOVED
- EXISTING DOOR AND/OR FRAME TO BE SALVAGED FOR REUSE. SEE DOOR SCHEDULE FOR DETAILS.
- EXISTING FRAME TO REMAIN, PROTECT; EXISTING DOOR TO BE REMOVED
- EXISTING DOOR AND FRAME TO REMAIN, PROTECT; MODIFY HARDWARE AS SCHEDULED
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998 Great Plain
Ave,Needham,MA

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04/12/2024

PROJECT
NUMBER 0.08

NO.	DESCRIPTION	DATE
KEY PLAN		

SHEET NAME
FIRST FLOOR -
EXISTING FLOOR
PLAN

A101

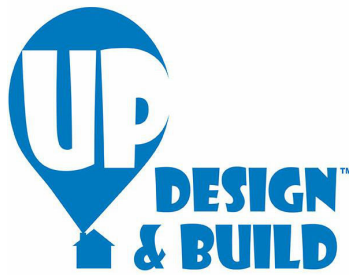
GENERAL NOTES

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PLAN LEGEND

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- NEW PARTITION
- DOOR IN NEW PARTITION
- NEW DOOR IN EXISTING WALL
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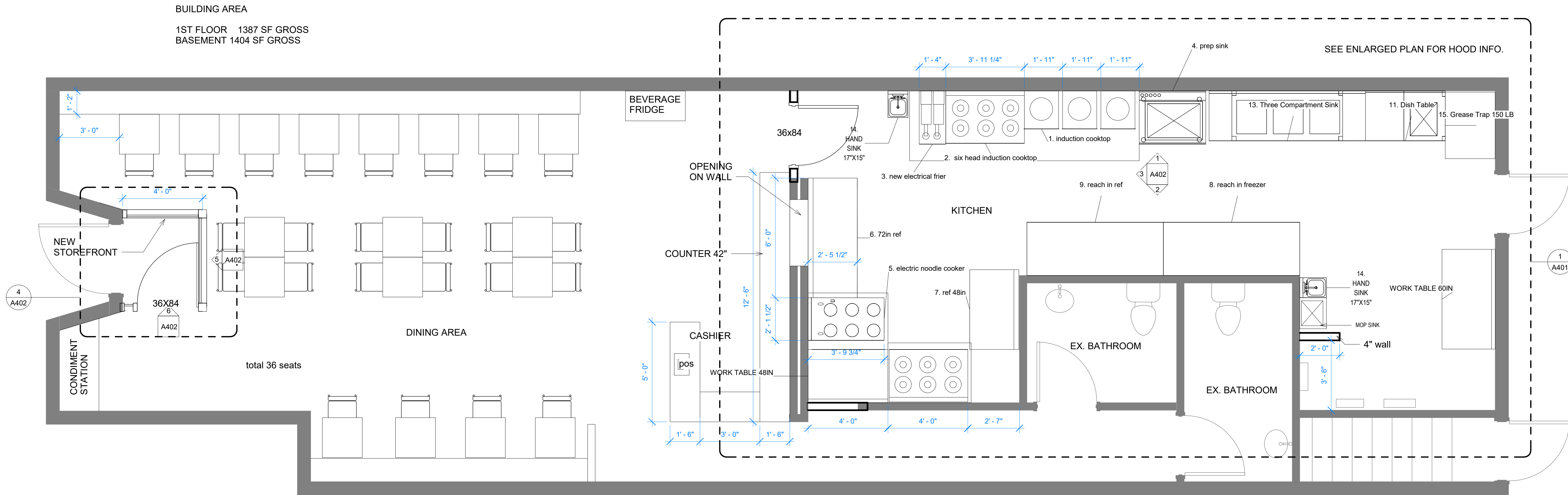
04/12/2024

PROJECT
NUMBER 0.08

NO.	DESCRIPTION	DATE
1	KEY PLAN	

SHEET NAME
FIRST FLOOR -
PROPOSED
FLOOR PLAN

A102



2 LEVEL 1 FLOOR PLAN
A102 Scale: 3/8" = 1'-0" Ref: A7

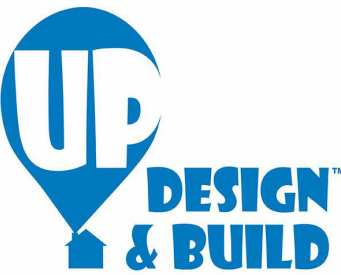
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DEMOLITION LEGEND

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- EXISTING WALL TO BE DEMOLISHED
- CREATE OPENING IN EXISTING WALL
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BUILDING AREA
1ST FLOOR 1387 SF GROSS
BASEMENT 1404 SF GROSS



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998 Great Plain
Ave,Needham,MA

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04/12/2024

PROJECT
NUMBER 0.08

NO.	DESCRIPTION	DATE
KEY PLAN		

SHEET NAME
BASEMENT -
EXISTING PLAN

GENERAL NOTES

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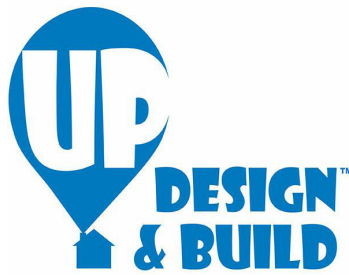
PLAN LEGEND

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- NEW PARTITION
- DOOR IN NEW PARTITION
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BUILDING AREA
1ST FLOOR 1387 SF GROSS
BASEMENT 1404 SF GROSS



1 BASEMENT - PROPOSED
A202 Not to Scale



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04/12/2024

PROJECT
NUMBER 0.08

NO.	DESCRIPTION	DATE
KEY PLAN		

SHEET NAME
BASEMENT -
PROPOSED PLAN

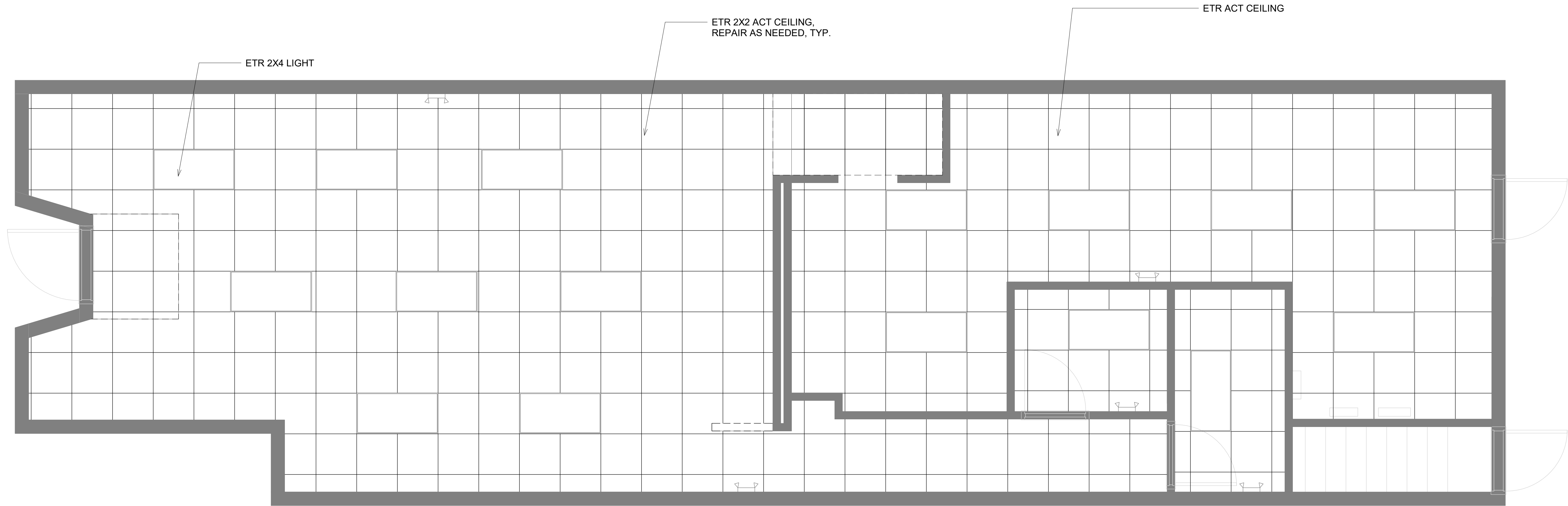
A202

DEMOLITION NOTES:

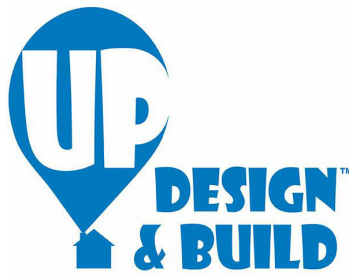
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1 LEVEL 1 REFLECTED CEILING PLAN- EXISTING
Scale: 3/8" = 1'-0"



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998 Great Plain
Ave,Needham,MA

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04/12/2024

PROJECT
NUMBER 0.08

NO.	DESCRIPTION	DATE
KEY PLAN		

SHEET NAME
EXISTING RCP -
1ST CEILING
PLAN

A301

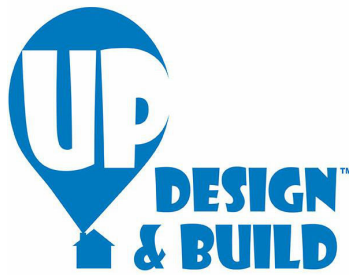
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PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW PARTITION
- DOOR IN NEW PARTITION
- NEW DOOR IN EXISTING WALL
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04/12/2024

PROJECT
NUMBER 0.08

NO.	DESCRIPTION	DATE
1	KEY PLAN	

1 LEVEL 1 REFLECTED CEILING PLAN- PROPOSED RCP
A302 / Scale: 3/8" = 1'-0" Ref: A7

SHEET NAME
PROPOSED RCP -
1ST CEILING
PLAN

A302

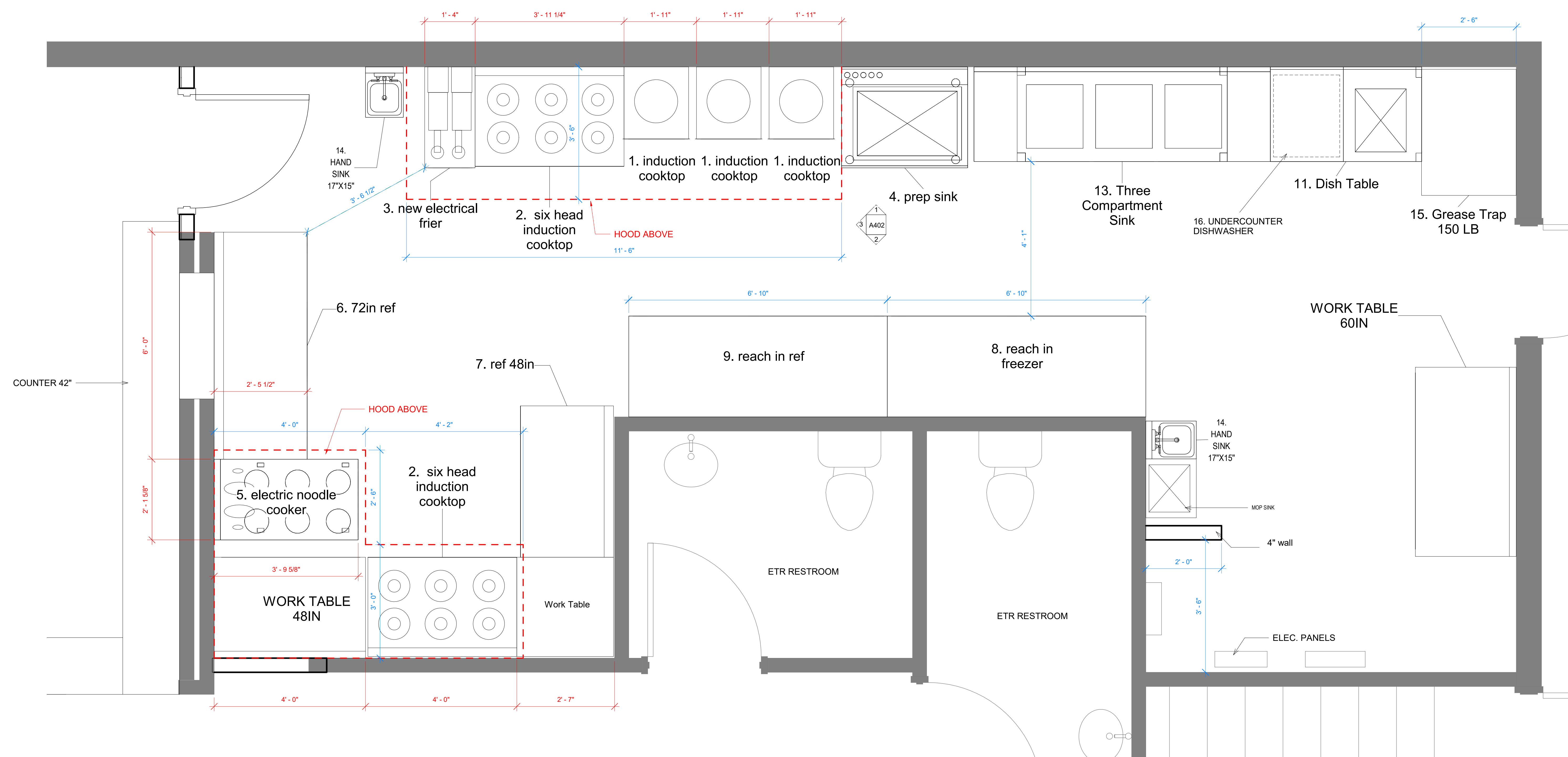
PHONE:
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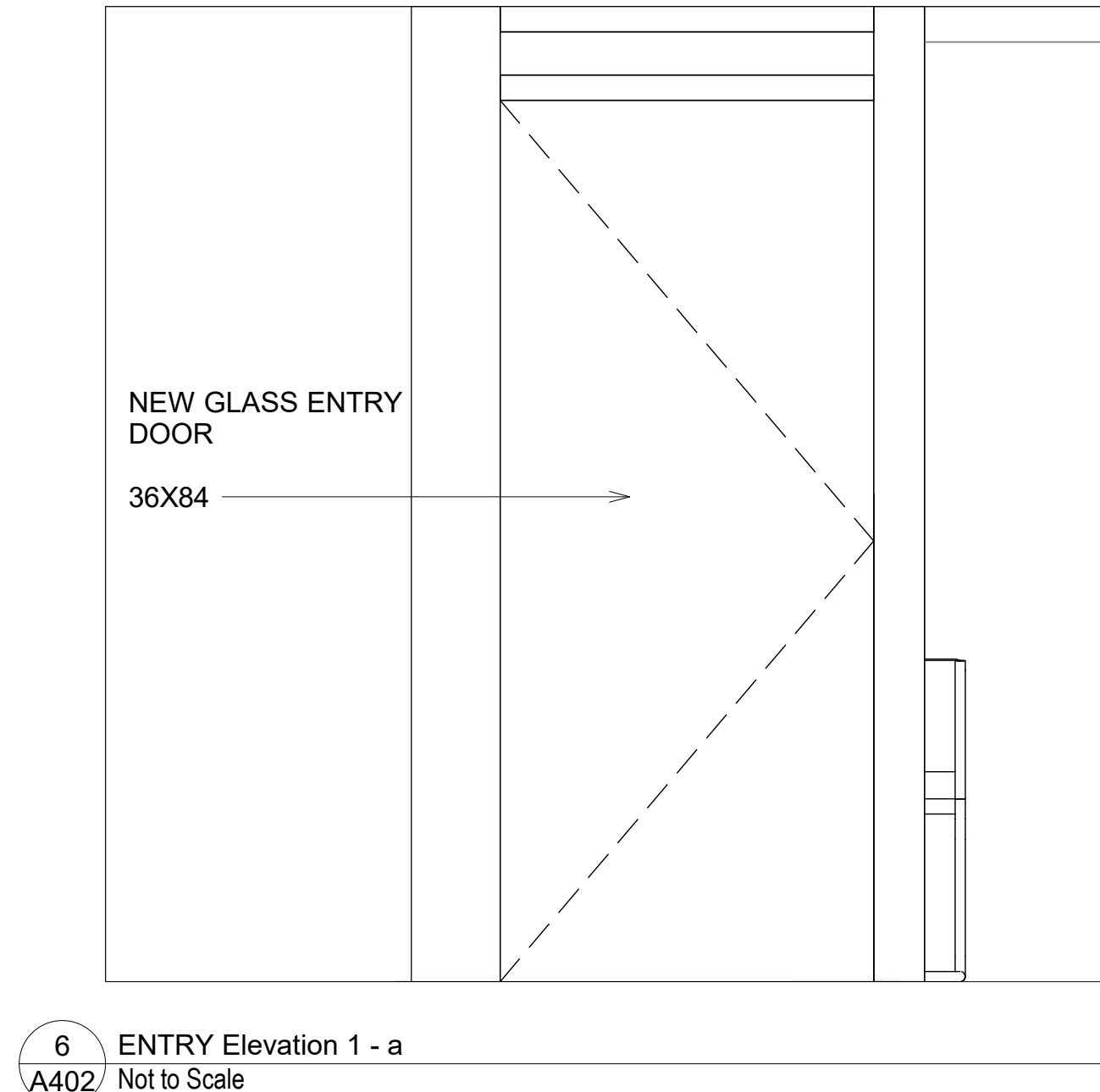
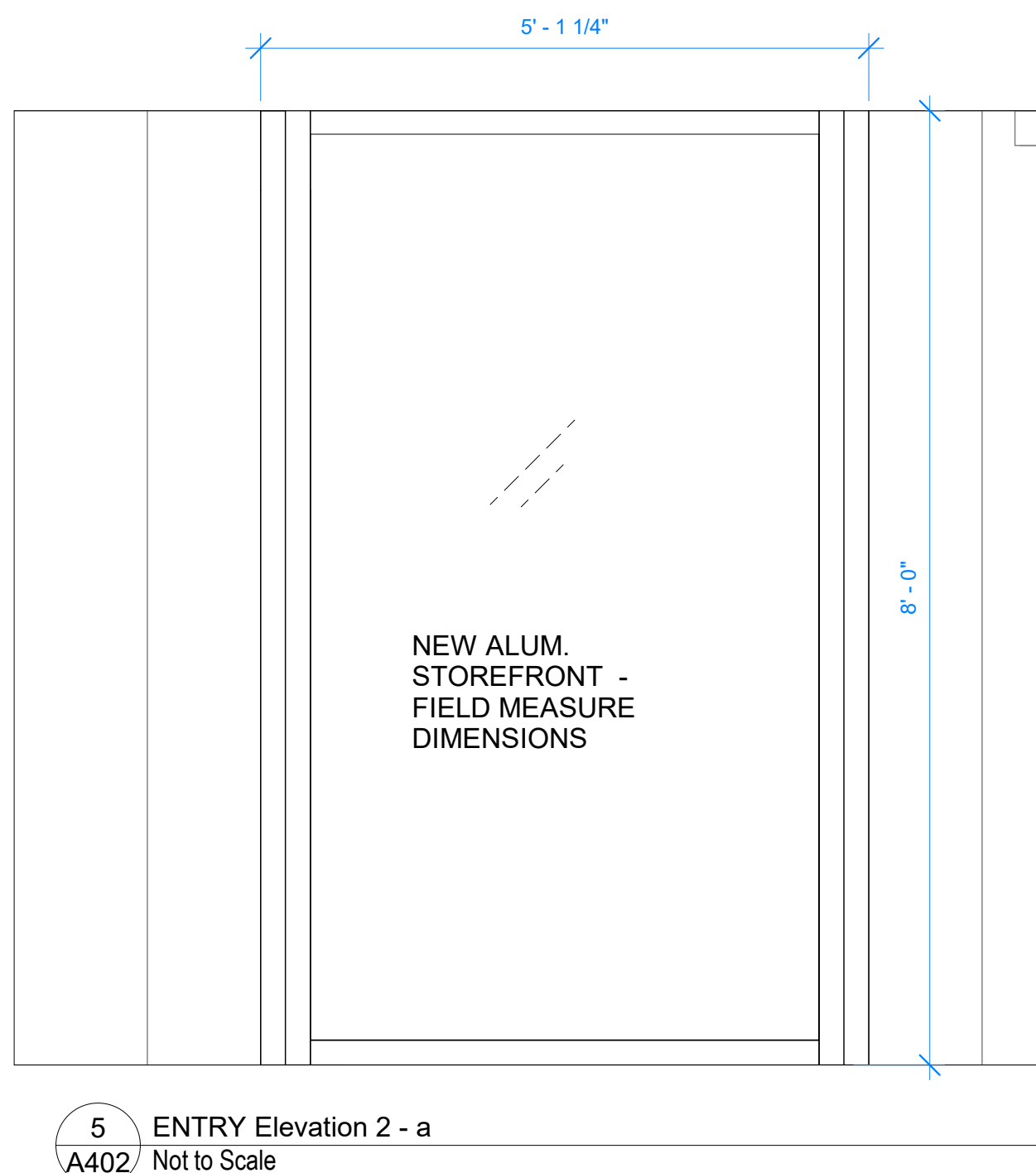
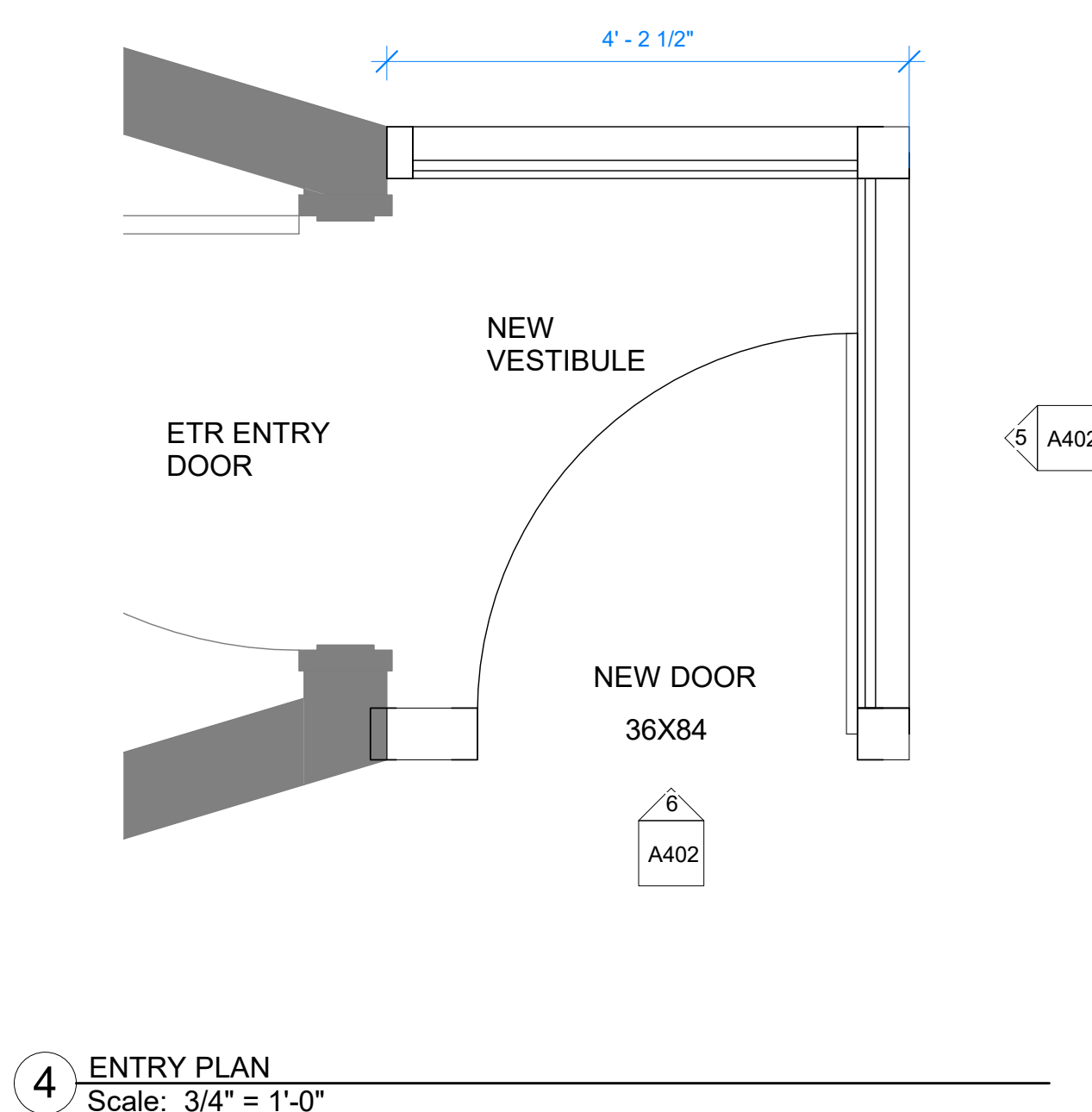
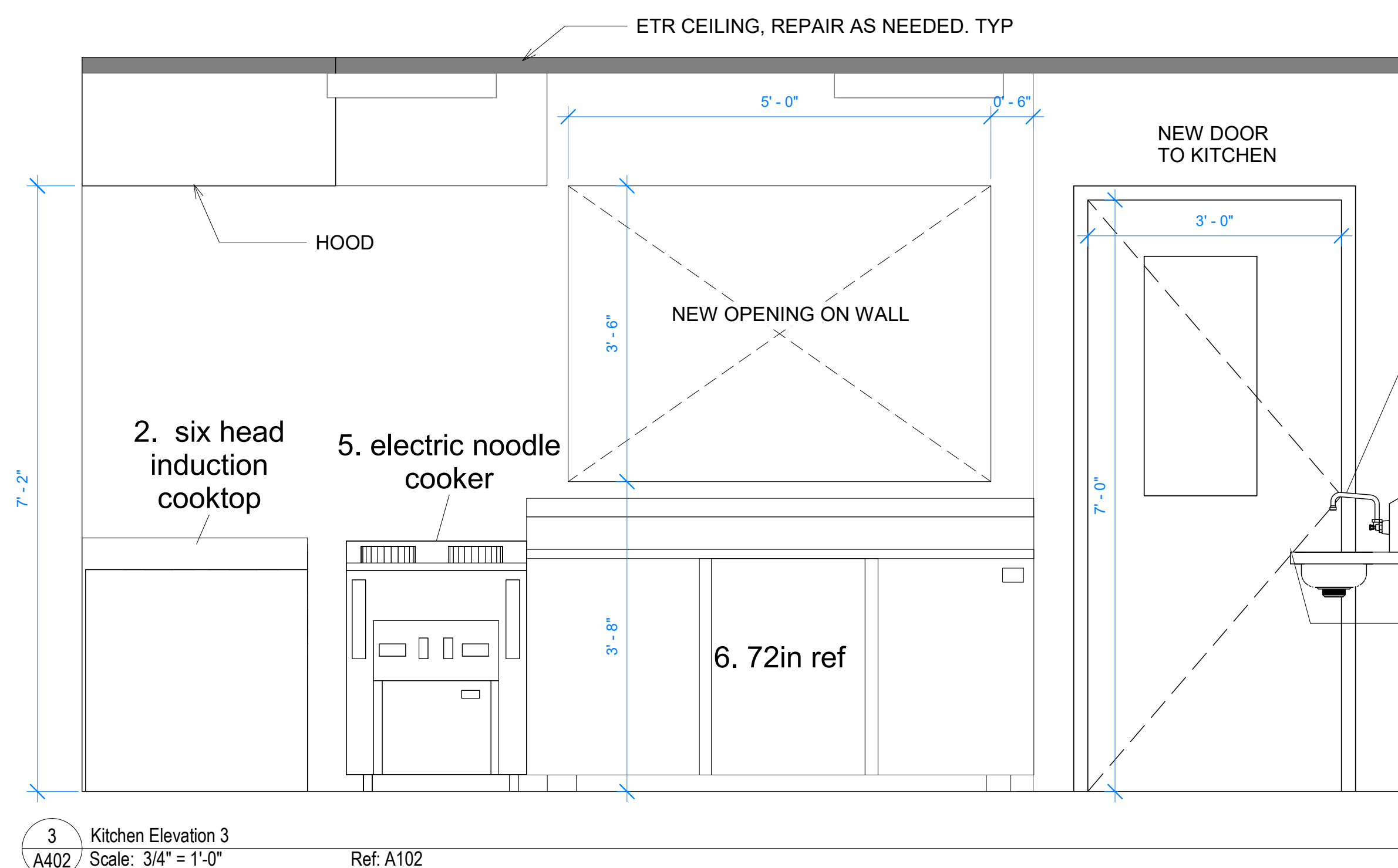
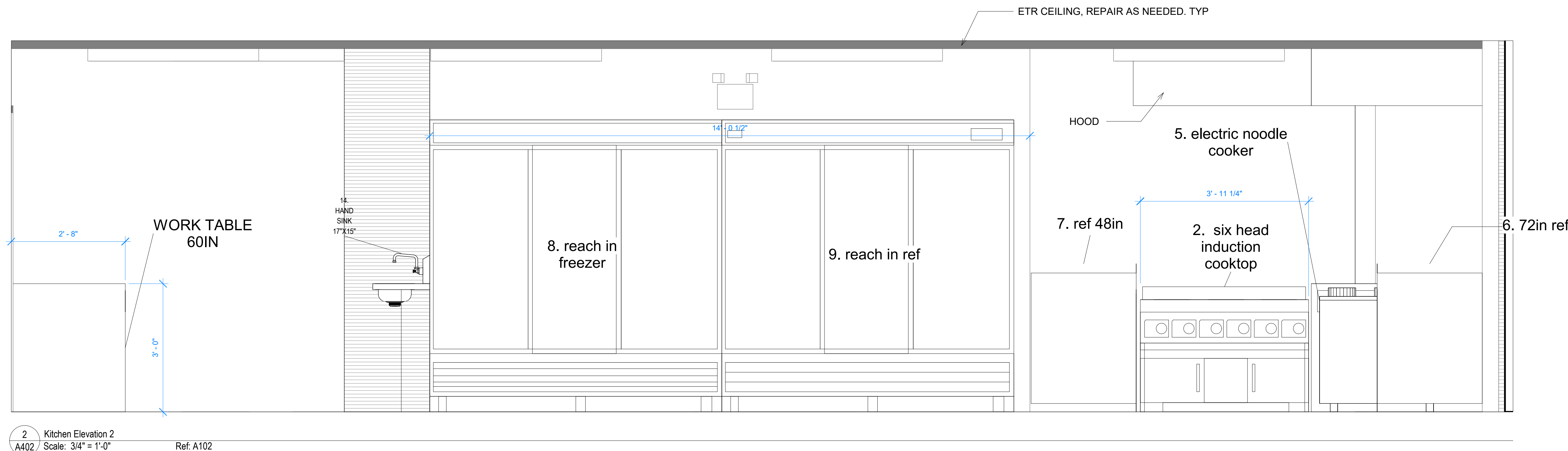
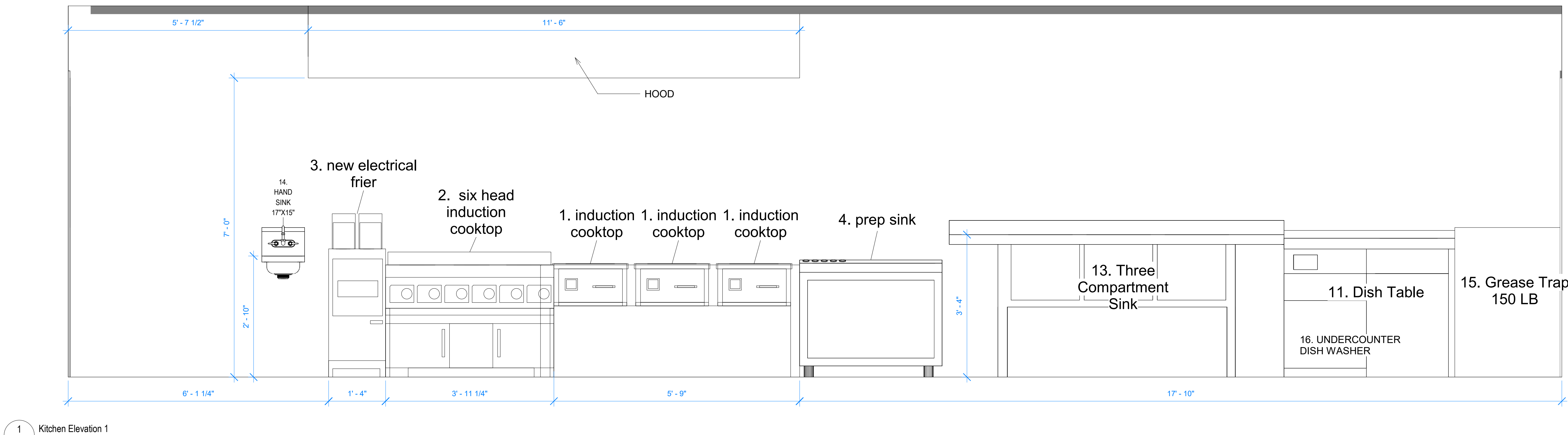
PRELIMINARY CONCEPT,
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NO.	DESCRIPTION	D.
KEY PLAN		

SHEET NAME
**ENLARGED
PLANS AND
INTERIOR
ELEVATIONS**

A401



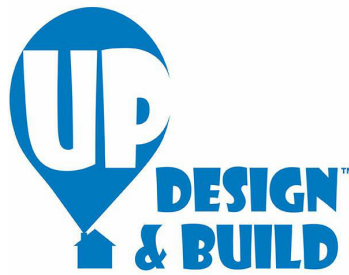
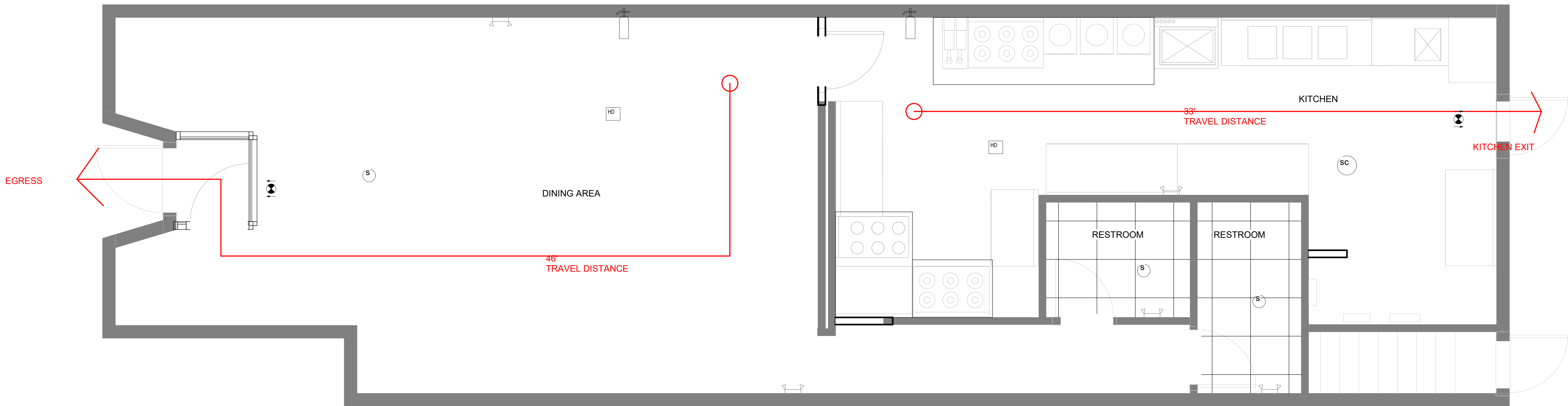


FIRE ALARM LEGEND

A NEW COMPLETE COVERAGE FIRE ALARM SYSTEM SHALL BE INSTALLED ACCORDING TO CHAPTER 9 OF THE RI STATE FIRE CODE. ALARM SHALL INCLUDE EMERGENCY FORCES NOTIFICATION (MUNICIPALLY CONNECTED).

OWNER / CONTRACTOR SHALL ENGAGE A LICENSED FIRE ALARM COMPANY TO PROVIDE ALL NECESSARY DRAWINGS, CALCULATIONS AND SUBMITTALS REQUIRED BY THE FIRE DEPARTMENT.

FACP	FIRE ALARM CONTROL PANEL		INTERNALLY ILLUMINATED EXIT SIGN W/ DUAL EMERGENCY LIGHTS
MB	MASTER BOX		EMERGENCY LIGHT
PS	DOUBLE ACTION PULL STATION		HEAT DETECTOR
HS	HORN STROBE -MOUNT AT 80" AF.		FIRE EXTINGUISHER
KB	KNOX BOX		
S	SMOKE DETECTOR/ HARD WIRED		
SC	SMOKE DETECTOR & CO COMBO		



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PRELIMINARY CONCEPT,
NOT VALID WITHOUT STAMP

**998 Great Plain
Ave,Needham,MA**

PERMIT SET

04/12/2024

PROJECT
NUMBER 0.08

NO.	DESCRIPTION	DATE
KEY PLAN		

SHEET NAME
LIFE SAFTY PLAN