

DESIGN REVIEW BOARD
Monday, September 14, 2020
7:30 p.m.

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

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

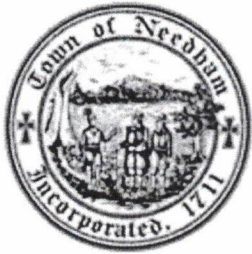
APPLICANTS:

(Items for which a specific time has not been assigned may be taken out of order.)

1. Tim Parker, Fast Signs applying for awning, and lighting update and for Laser MD, Med Spa located at 922 Highland Avenue.
2. Daniel Sheehan, StretchMed Studios applying for signage at 1093 Great Plain Avenue.
3. Robert Smart, representing Children’s Hospital applying for Site Plan Review located at 380 First Avenue.

Review Minutes of 8/24/2020 Meeting.

Next Public Meeting – October 5, 2020 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

Location: 922 Highland Avenue Date: 9.2.20
Owner: Highland Montrose LLC - Micuzzi Management
Address: 169 Cambridge Street Allston MA 02134
Street City State Zip
Telephone: 617. 868. 7686
Applicant: Lam MD Medical Management LLC
Address: 400 Franklin Street Bramtree MA 02184
Street City State Zip
Telephone: 781. 249. 5464
Designer/Installer: Fastsigns
Address: 15 Kearney Road Needham MA 02494
Street City State Zip
Telephone: 781. 444. 4889

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

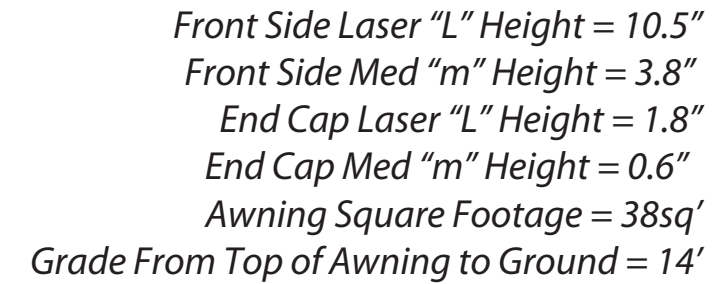
Recover Existing awning
Black Sunbrella w/ white text.

More than fast. More than signs.™

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

Awning

Needham, MA 02494



Black Sunbrella Awning with White Text (1x)

Replacing Existing with Same Dimensions

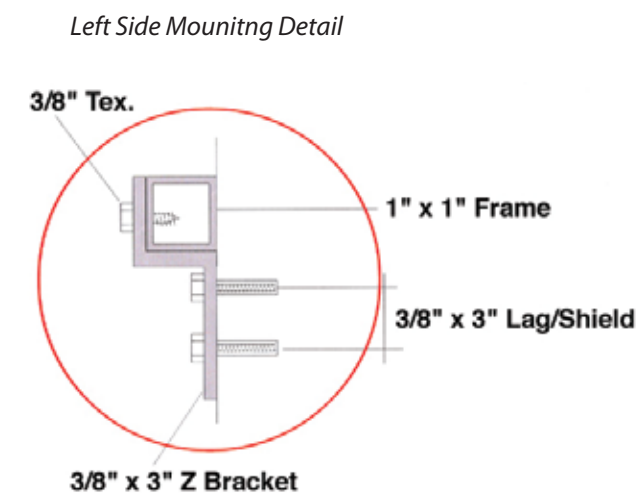


Existing Signage



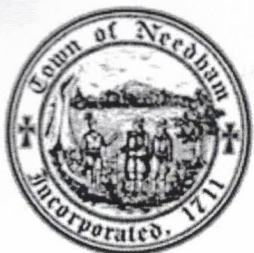
Proposed Signage

Grade = 14' From Top of Awning to Ground



*Graphics not to scale but are proportionate.

This artwork remains the property of Fastsigns - Needham, MA. It is provided for your consideration in the purchase of products and services built according to these plans. This design and artwork cannot be copied in whole or part, altered, forwarded or exhibited in any manner without the written permission of Fastsigns- Needham. Any unauthorized use of this proof drawing or artwork may result in civil liability. NOTE - This proof is not an accurate representation of printed colors. Fastsigns matches to the Pantone Matching System (PMS), to ensure correct colors please specify PMS C (coated) colors or pick from swatch books at showroom



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Location: 922 Highland Avenue Date: 9.2.20
Owner: Highland Montrose LLC - Micorzi Management
Address: 159 Cambridge St. Boston MA 02134
Street City State Zip
Telephone: 781. 868. 7686
Applicant: Laxmo-MedSpa Management LLC
Address: 400 Franklin Street Braintree MA 02184
Street City State Zip
Telephone: 781. 249. 5464
Designer/Installer: Fast Signs
Address: 15 Kearney Road Needham MA 02494
Street City State Zip
Telephone: 781. 444. 4889

Type of Application
☒ Sign
☐ Minor Project
☒ Exterior Alterations
Major Project
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

Repaint existing "weathered" goose neck lights
from faded Red to Black

Facade Change- Goose Neck Repaint

Change Existing Red Goose Neck Lights to Black

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

Laser MD - MedSpa
Facade Change
922 Highland Avenue
Needham, MA 02494

Grade From Top of Awning to Ground = 14'



Existing Signage



Proposed Signage

Grade = 14' From Top of Awning to Ground

*Graphics not to scale but are proportionate.

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

Neighborhood View

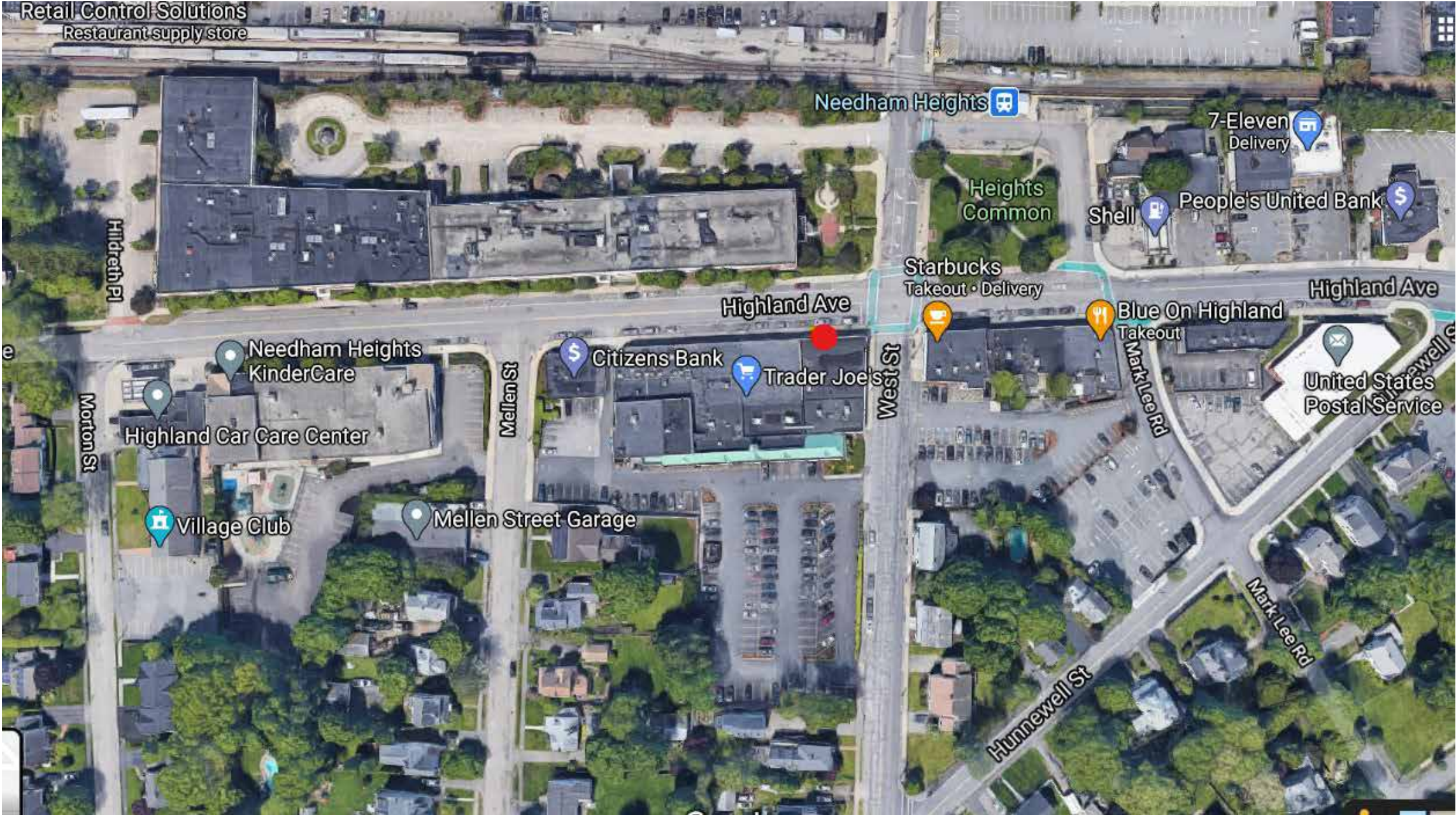
Laser MD - MedSpa
Awning
922 Highland Avenue
Needham, MA 02494



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Aerial View

Laser MD - MedSpa
Awning
922 Highland Avenue
Needham, MA 02494



922 Highland Avenue, Needham, MA 02494



Theodora K. Eaton, MMC
Town Clerk

RECEIVED
The Commonwealth of Massachusetts
NEEDHAM, MA 02492
Town of Needham

2020 SEP 10 PM 12:38
Highland Avenue, Needham, MA 02492
Tel: 781-455-7500 / Fax: 781-455-1246

Fee: \$60.00

Certificate # 8805
Issue Date: 9/10/2020
Expiration Date: 9/10/2024

In conformity with the provisions of Chapter one hundred and ten, Section five of the General Laws, as amended, the undersigned hereby declare(s) that a business under the title of

Name of Business: Laser MD MedSpa Management, LLC is conducted at
Address of Business: 922 Highland Ave, Needham, MA 02494
Type of Business: Medical Spa Services Telephone Number: 781-449-2842

Business is conducted by the following named persons: ** If a corporation is the owner, please provide the corporate name and address, plus the name and title of the signing officer.

Laser MD MedSpa Management, LLC 400 Franklin St Braintree, MA 02184
Full Name Street/City or Town/State/Zip Code

Donna Simonds - President
Full Name Street/City or Town/State/Zip Code

Full Name Street/City or Town/State/Zip Code

Full Name Street/City or Town/State/Zip Code

Signed [Signature] (Signature)
(Signature) (Signature)
(Signature) (Signature)

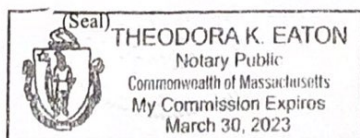
The Commonwealth of Massachusetts

Norfolk SS. Sept. 10, 2020

Personally appeared before me the above named Donna M. Simonds
and made oath that the foregoing statement is true.

A certificate issued in accordance with this section shall be in force and effect for four years from the date of issue and shall be renewed each four years thereafter so long as such business shall be conducted and shall lapse and be void unless so renewed. A statement under oath must be filed with the City/Town Clerk upon discontinuing, retiring or withdrawing from such business or partnership. (M.G.L. Chapter 110, s. 5 and Ch. 337 of the Acts of 1985)

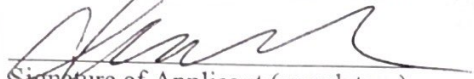
My Commission Expires: March 30, 2023

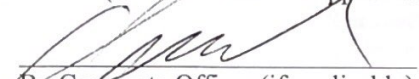


Theodora K. Eaton
Notary Public
Title

Pursuant to MGL Ch. 62C, Sec. 49A:

I certify under the penalties of perjury that I, to the best of my knowledge and belief, have read and am in Compliance with the contents of MGL Chapter 62C, Section 49A (included with this application).

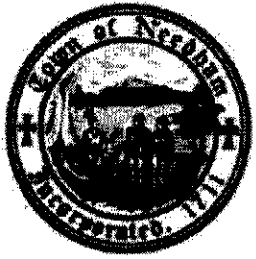

Signature of Applicant (mandatory)


By Corporate Officer (if applicable)

84-2126770
Either a Social Security Number or
Federal Identification Number Must be
Supplied

9/10/2020
Date

This License will not be issued unless this certification clause is signed by the applicant



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Location: 380 First Avenue **Date:** September 14, 2020

Owner: Normandy GAP-V Development Needham, LLC, c/o Normandy Real Estate Partners

Address: 211 Congress Street, Suite 920 Boston MA 02110
Street City State Zip

Telephone: _____

Applicant: The Children's Hospital Corporation, c/o Boston Children's Hospital

Address: 300 Longwood Avenue Boston MA 02115
Street City State Zip

Telephone: (617) 574-4179 (Timothy Sullivan, counsel for Boston Children's Hospital)

Designer/Installer: Scott Parker, Payette Architects

Address: 290 Congress Street Boston MA 02110
Street City State Zip

Telephone: 617-895-1084

<i>Type of Application</i>	
☐	Sign
☐	Minor Project
☐	Exterior Alterations
Major Project	
☒	- preliminary
☐	- final
☐	Flexible Subdivision
☐	Planned Residential Development
☐	Residential Compound

Brief description of sign or project:

The Applicant proposes to amend the existing special permit applicable to the site in order to

accommodate an proposed approximately 224,000 SF Pediatric Medical Facility.

September 3, 2020

BY EMAIL & HAND DELIVERY

Town of Needham Design Review Board
Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Attn: Mr. Mark Gluesing, Chair

Re: Center 128 West - 66B Street, 380 First Avenue, 410 First Avenue, 2B Street and 37A Street (collectively, the “Property”)

Dear Design Review Board Members:

We are counsel to The Children’s Hospital Corporation, 300 Longwood Avenue, Boston, Massachusetts 02115, an affiliate of Boston Children’s Hospital. We submit this cover letter and application materials in advance of our meeting with the Design Review Board (the “DRB”) on September 14, 2020.

History

On October 16, 2012 the Needham Planning Board issued a Major Project Site Plan Special Permit, which approved a multi-phased project to construct multiple office/research and development buildings, a hotel, multiple parking garages, surface parking and associated landscaping and driveways at 66B Street, 380 First Avenue, 410 First Avenue, 2B Street and 37A Street (the “Original Decision”). The Original Decision has been amended by subsequent decisions issued by the Planning Board on April 2, 2013, September 17, 2013, January 6, 2015, April 28, 2015, November 10, 2015 and April 25, 2016 (collectively, the “Amendments” and, together with the Original Decision, the “Existing Special Permit”).

The development program approved by the Existing Special Permit consists of: (a) four office/research and development buildings with a total combined square footage of approximately 740,000 sq. ft.; (b) two free standing parking garages (to contain a combined 3,525 parking spaces); (c) 117 surface parking spaces; (d) a hotel comprising approximately 89,740 sq. ft. and containing 128 guest units, approximately 1,240 sq. ft. of conference/function space, a guest dining area, lounge/bar area, indoor pool, exercise room and other hotel amenities, together with (e) associated driveways, landscaping and

other associated site improvements. Additionally, the approved development program included the consolidation of the four (4) separate parcels into one (1) new parcel, which encourages pedestrian activity within the site, streamlines traffic activity in certain areas, and supports the “campus-like” environment envisioned by both the applicant and the Planning Board.

Each of the four office buildings are identified in the Existing Special Permit in the following manner: “Building 1” is the building to be located at 380 First Avenue; “Building 2” is the building to be located at 2 B Street; “Building 3” is the building located at 410 First Avenue; “Building 4” is the building to be located at 37 A Street; “Garage A” is the parking structure to be constructed with a total of 925 parking spaces; and “Garage B” is the parking structure to be constructed with a total of 2,600 parking spaces.

A portion of the development has been constructed, which includes the hotel, Building 3 (currently occupied by TripAdvisor, Inc.), a portion of Garage B and surface parking spaces. Accordingly, three (3) office buildings (Buildings 1, 2 and 4) with an aggregate of approximately 452,000 sq. ft., Garage A, a portion of Garage B, surface parking spaces, and the remaining associated landscaping, driveways and other site improvements have yet to be developed.

Project

Boston Children’s Hospital has been working diligently with the Town of Needham for over a year to facilitate the development of a 224,000 square foot Pediatric Medical Facility at 380 First Avenue (the “Project”). As a result of these collaborative efforts, the Town unanimously voted at its annual Town Meeting on June 8, 2020 to amend the Zoning By-Law to allow a Pediatric Medical Facility use in the New England Business Center District upon the issuance of a special permit by the Planning Board.

Children’s is now preparing its application to request an amendment to the Existing Special Permit for the construction of the Project. Children’s will request an increase in the approved size of 380 First Ave. by approximately 34,000 sq. ft. (from 190,000 sq. ft. to 224,000 sq. ft.) by reducing the size of Building 4 by 34,000 sq. ft. (from 135,000 sq. ft. to 111,000 sq. ft.) and reallocating this square footage. Building 2 and Building 4 will be constructed at a later date and the approved use will remain office as set forth in the existing special permit.

Pursuant to Section 5.1.2 of the Zoning Bylaw, as amended, one (1) parking space is required per 290 sq. ft. of floor area in a Pediatric Medical Facility. In this case, 773 parking spaces are required for the Project and will be provided on-site.

Children's met with the Development Review Team on August 25th, and provided an overview of the site history and proposed Project. Prior to submitting the special permit application, Children's would like to explain the Project to the Design Review Board and answer any questions. Accordingly, the Applicant is submitting the following materials and information electronically (together with six (6) physical copies of each unless otherwise indicated):

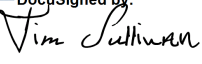
1. Completed Design Review Board Application Form;
2. Plan Set titled "Boston Children's Hospital - Needham Satellite Project", which includes the following:
 - a. Existing Site and Surrounding Area Photographs;
 - b. Building and Garage Elevations;
 - c. Site Plan Overlay (with comparisons to project approved in Existing Special Permit);
 - d. Layout and Materials Plan;
 - e. Grading and Drainage Plan;
 - f. Drainage Schedules;
 - g. Utilities Plan;
 - h. Construction Details;
 - i. Site Lighting Plan;
 - j. Landscape Plan;
 - k. Landscape Details;
 - l. Basement Overall Plan;
 - m. Levels 1 – 5 Overall Plans;
 - n. Roof Plan;
 - o. South East Elevation;
 - p. South West Elevation;
 - q. North West Elevation;
 - r. South East Elevation;
 - s. Building Section – East West
 - t. Building Section – East/West at Drop Off; and

Design Review Board
September 3, 2020
Page 4

u. Building Section – North South.

We appreciate your attention to this matter and look forward to meeting on September 14, 2020.

Very truly yours,

DocuSigned by:


961B4AA880A9461...
Timothy W. Sullivan
Attorney for The Children's
Hospital Corporation

Enclosures



**Boston Children's Hospital
Needham Satellite Project
Needham Design Review Board
September 14, 2020**

NEEDHAM SATELLITE





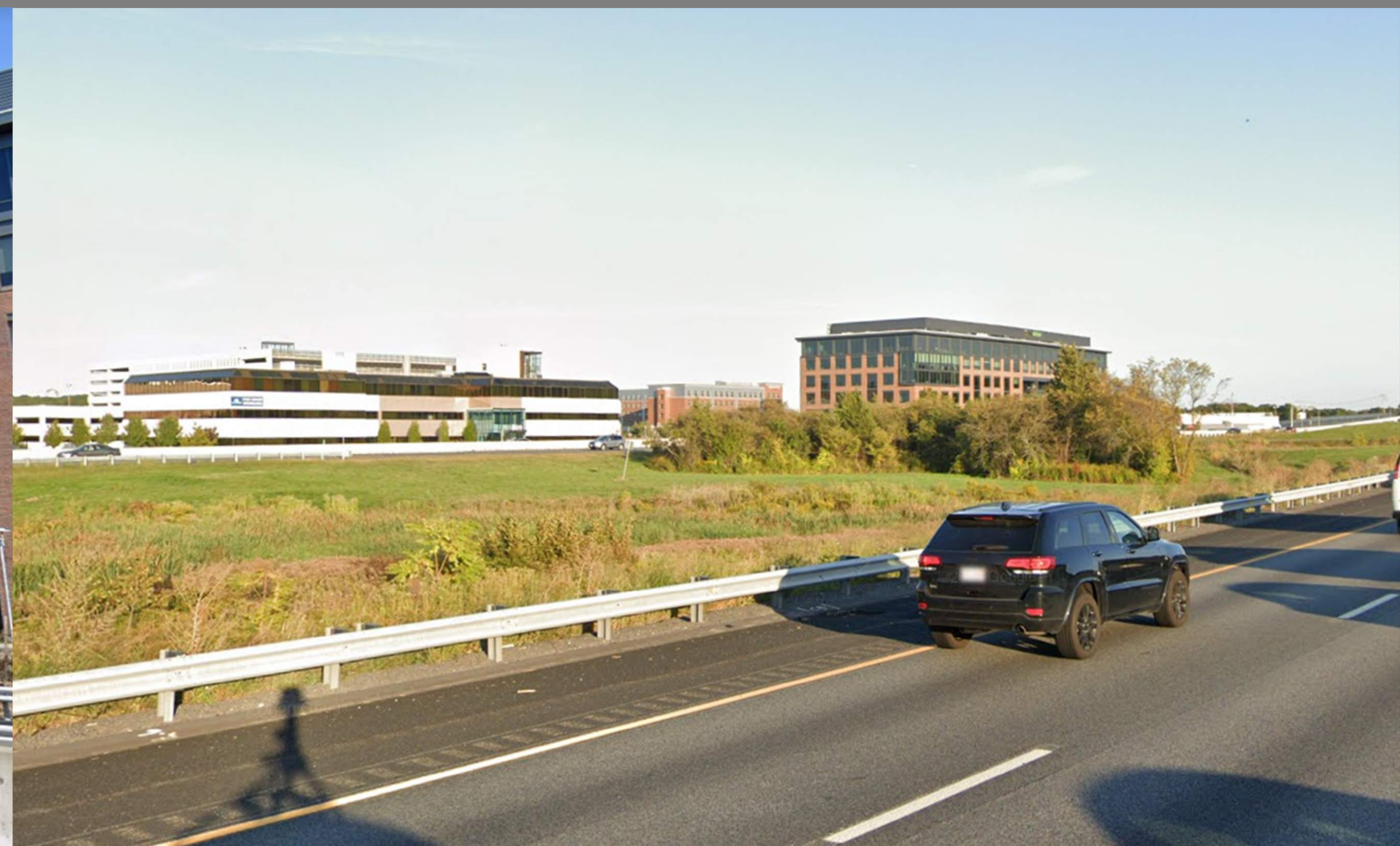
SITE VIEW - FOUNDER'S DRIVE FROM B STREET



SITE VIEW – OFF FOUNDER'S DRIVE



SITE VIEW - 128 FROM SOUTH TRAVELING NORTH



SITE VIEW - 128 FROM NORTH TRAVELING SOUTH





Boston Children's Hospital
Until every child is well

DROP-OFF FAÇADE – OFF FOUNDER'S DRIVE

PAYETTE





GARAGE

PAYETTE





INDEX

1 – SITE PLAN OVERLAY

C-3 – LAYOUT AND MATERIALS PLAN

C-4 – GRADING AND DRAINAGE PLAN

C-5 – DRAINAGE SCHEDULES

C-6 – UTILITIES PLAN

D-4 – CONSTRUCTION DETAILS

LT-1 – SITE LIGHTING PLAN

L-1 – LANDSCAPE PLAN

L-2 – LANDSCAPE DETAILS

A1.00 – BASEMENT OVERALL PLAN

A1.01 – LEVEL 1 OVERALL PLAN

A1.02 – LEVEL 2 OVERALL PLAN

A1.03 – LEVEL 3 OVERALL PLAN

A1.04 – LEVEL 4 OVERALL PLAN

A1.05 – LEVEL 5 OVERALL PLAN

A1.06 – ROOF PLAN

A3.01 – SOUTH EAST ELEVATION

A3.02 – SOUT WEST ELEVATION

A3.03 – NORTH WEST ELEVATION

A3.04 – SOUTH EAST ELEVATION

A3.10 – BUILDING SECTION – EAST WEST

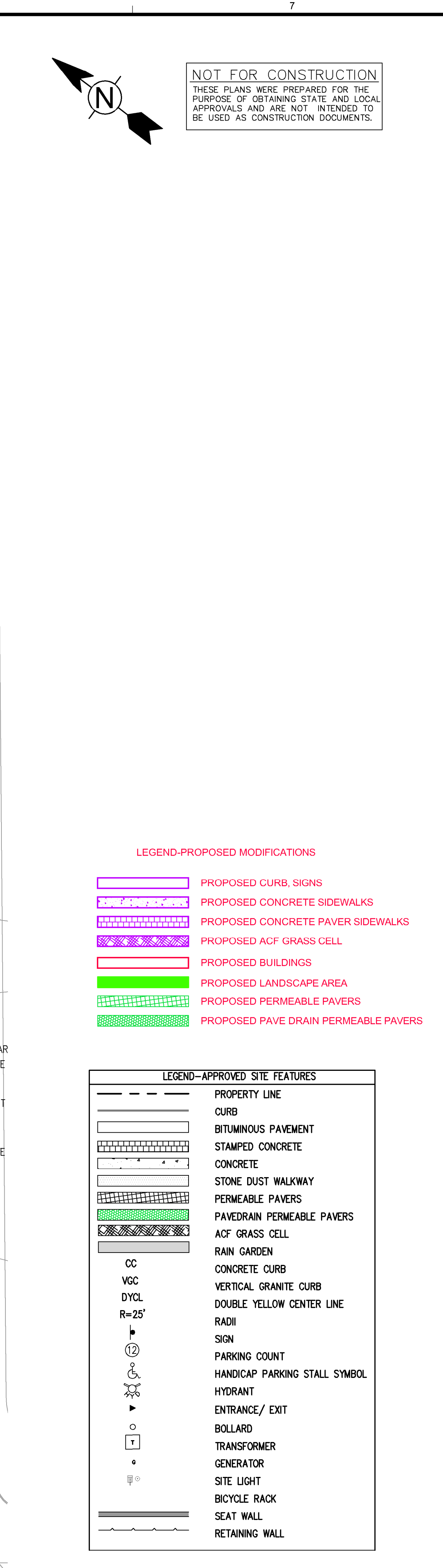
A3.11 – BUILDING SECTION – EAST / WEST AT DROP OFF

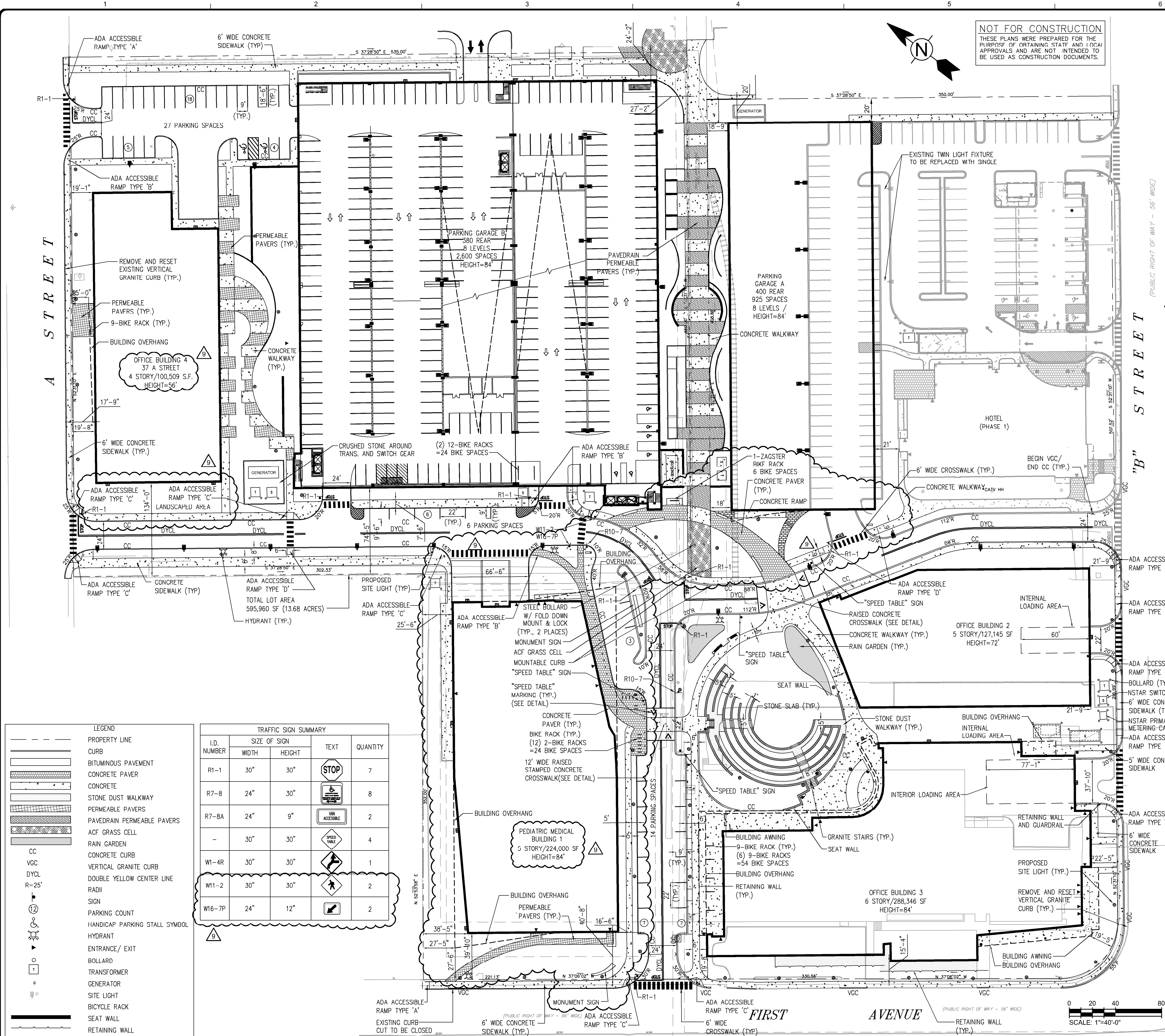
A3.12 – BUILDING SECTION – NORTH SOUTH

DRAWINGS

- (1) SPECIAL PERMIT PREVIOUSLY GRANTED TO INCREASE MAXIMUM FLOOR AREA RATIO FROM 1.00 TO 1.39
- (2) SPECIAL PERMIT PREVIOUSLY GRANTED FOR REAR SETBACK AT GARAGE A
- (3) SPECIAL PERMIT PREVIOUSLY GRANTED TO INCREASE MAXIMUM BUILDING HEIGHT FROM 72' TO 84'
- (4) SPECIAL PERMIT PREVIOUSLY GRANTED TO REDUCE MINIMUM OPEN SPACE BY 25% TO 18.75%
(23% OPEN SPACE PROVIDED)
- (5) SPECIAL PERMIT PREVIOUSLY GRANTED FROM ZONING SECTION 4.8.1 (6) FOR GARAGE A & B
- (6) PROPOSED AMENDED SPECIAL PERMIT TO INCREASE PARKING GARAGE A UNINTERRUPTED FACADE LENGTH FROM 315' TO 337', PARKING GARAGE B UNINTERRUPTED FACADE LENGTH OF 352' TO REMAIN AS APPROVED.
- (7) SPECIAL PERMIT REQUIRED FOR STREET TREE SPACING ALONG SECTIONS OF B STREET AND FIRST AVENUE

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- (7) SPECIAL PERMIT REQUIRED FOR STREET TREE SPACING ALONG SECTIONS OF B STREET AND FIRST AVENUE





FULL BUILD ZONING TABULATION			
NEEDHAM ZONING CLASSIFICATION: NEW ENGLAND BUSINESS CENTER (NEBC)			
PROPOSED USE: PEDIATRIC MEDICAL FACILITY, HOTEL, PROFESSIONAL, BUSINESS, ADMINISTRATIVE OFFICE AND/OR RESEARCH AND DEVELOPMENT			
DIMENSIONAL REQUIREMENTS			
ITEM	REQUIRED (NEBC)	PROPOSED	COMPLIANCE W/ ZONING
MINIMUM LOT AREA	40,000 SF	596,000 SF	✓
MINIMUM LOT FRONTAGE	100'	450'	✓
MAXIMUM FLOOR AREA RATIO	1.00	1.39	(1)
MINIMUM FRONT YARD	15'	15'-0"	✓
MINIMUM SIDE YARD	20'	20'-6"	✓
MINIMUM REAR YARD	20'	15'-7"	(2)
MAXIMUM LOT COVERAGE	65%	52.3%	✓
MAXIMUM BUILDING HEIGHT	72'	84'	(3)
MINIMUM OPEN SPACE	25%	23%	(4)
MAXIMUM UNINTERRUPTED FACADE LENGTH	300'	352'	(5)
MINIMUM STREET TREES	1 PER 40'	1 PER 40'	(6)

(1) SPECIAL PERMIT PREVIOUSLY GRANTED TO INCREASE MAXIMUM FLOOR AREA RATIO FROM 1.00 TO 1.39

(2) SPECIAL PERMIT PREVIOUSLY GRANTED FOR REAR SETBACK AT GARAGE A

(3) SPECIAL PERMIT PREVIOUSLY GRANTED TO INCREASE MAXIMUM BUILDING HEIGHT FROM 72' TO 84'

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(6) SPECIAL PERMIT REQUIRED FOR STREET TREE SPACING ALONG SECTIONS OF B STREET AND FIRST AVENUE

PARKING SUMMARY TABLE			
DESCRIPTION	UNITS/AREA	REQUIRED	PROVIDED
HOTEL - PHASE 1			
(1 SP/UNIT)	128 UNITS	128 SP	
(1 SP/3 EMPLOYEES)	15 EMP	5 SP	
(1 SP/200 SF CONFERENCE)	1,300 SF	7 SP	
BUILDING 1-PEDIATRIC MEDICAL (1 SP/290 SF)	224,000 SF	773 SP	
BUILDING 2-OFFICE (1 SP/300 SF)	177,145 SF	424 SP	
BUILDING 3-OFFICE (1 SP/300 SF)	288,346 SF	962 SP	
BUILDING 4-OFFICE (1 SP/300 SF)	100,509 SF	335 SP	
TOTAL PARKING AT CENTER 128 WEST		2,634 SP	3,645*
TOTAL SPACES PROVIDED AT CENTER 128 WEST BASED ON THE FOLLOWING BREAKDOWN:			
925 SPACES IN PARKING GARAGE A (400 REAR)			
2,600 SPACES IN PARKING GARAGE B (380 REAR)			
120 SURFACE SPACE (70 HOTEL + 47 OFFICE + 3 MEDICAL)			
NET NUMBER OF SPACES FOR USE BY CENTER 128 WEST			2,788**
NET SPACES FOR USE BY CENTER 128 WEST BASED ON THE FOLLOWING BREAKDOWN:			
6,645 TOTAL SPACES PROVIDED AT CENTER 128 WEST			
857 SPACES IN PARKING GARAGE B DESIGNATED FOR USE BY CENTER 128 EAST			
BICYCLE SPACES (1 PER 20 PARKING SP)		140	140
117 BICYCLE SPACES ARE PROVIDED ON SITE. THE REMAINING ARE WITHIN THE OFFICE BUILDINGS.			

ZONING BY-LAW OF THE TOWN OF NEEDHAM SECTION 5.1.3: PARKING PLAN AND DESIGN REQUIREMENTS			
ITEM	REQUIRED (TOWN OF NEEDHAM)	PROPOSED LOT	COMPLIANCE
PARKING LOT ILLUMINATION	AVERAGE ILLUMINATION LEVEL OF 1 FC REQUIRED FOR ALL PARKING AREAS	AVERAGE ILLUMINATION LEVEL OF 1 FC PROVIDED FOR ALL PARKING AREAS	✓
LOADING REQUIREMENTS	PROVIDE OFF-STREET LOADING FACILITIES FOR NEW CONSTRUCTION	OFF-STREET LOADING FACILITIES PROVIDED AT PROPOSED BUILDINGS	✓
HANDICAPPED PARKING	PROVIDE HANDICAPPED PARKING IN ACCORDANCE W/ AAB REGULATIONS	HANDICAPPED PARKING SHOWN IN ACCORDANCE W/ AAB REGULATIONS	✓
DRIVEWAY OPENINGS	LOCATION SHALL MINIMIZE CONFLICT W/ TRAFFIC ON STREETS	OPENING LOCATIONS MINIMIZE CONFLICT W/ TRAFFIC ON STREETS	✓
COMPACT CARS	UP TO 50% OF OFF-STREET PARKING SPACES MAY BE COMPACT (8'X16')	LESS THAN 50% OF OFF-STREET PARKING SPACES ARE COMPACT	✓
PARKING SPACE SIZE	ALL NON-COMPACT PARKING SPACES SHALL BE 9'X18.5'	ALL NON-COMPACT PARKING SPACES ARE 9'X18.5'	✓
BUMPER OVERHANG	NO MORE THAN 1 FOOT OF AREA AT FRONT OR REAR OF SPACE ALLOWED	NO MORE THAN 1 FOOT OF AREA AT FRONT OR REAR OF SPACE SHOWN	✓
PARKING SPACE LAYOUT	PARKING AREAS SHALL BE DESIGNED SO THAT NO MOVEMENT OF OTHER VEHICLES IS REQUIRED	PARKING AREAS ARE DESIGNED SO THAT NO MOVEMENT OF OTHER VEHICLES IS REQUIRED	✓
WIDTH OF MANEUVERING AISLE	MINIMUM WIDTH OF MANEUVERING AISLES SHALL OBEY SECTION 5.1.3(i) OF THE ZONING BY-LAW	MINIMUM WIDTH OF MANEUVERING AISLES OBEYS SECTION 5.1.3(i) OF THE ZONING BY-LAW	✓
PARKING SETBACKS	MINIMUM 20' FROM ALL FRONT LOT LINES AND 4' FROM ALL SIDE AND REAR LOT LINES	PARKING SETBACKS FROM ALL FRONT, SIDE, AND REAR LOT LINES MEET THE MINIMUM CRITERIA	✓
LANDSCAPED AREAS	LANDSCAPED AREAS SHALL OBEY SECTION 5.1.3(k) OF THE ZONING BY-LAW	LANDSCAPED AREAS OBEY SECTION 5.1.3(k) OF THE ZONING BY-LAW	✓
TREES	ONE TREE SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES	ONE TREE IS PROVIDED FOR EVERY 10 PARKING SPACES	✓
LOCATION	OFF-STREET PARKING SHALL BE ON EITHER THE SAME LOT AS THE PRINCIPAL USE OR ON A LOT WITHIN 300' & UNDER THE SAME OWNERSHIP	OFF-STREET PARKING IS LOCATED ON THE SAME LOT AS THE PRINCIPAL USE	✓
BICYCLE RACKS	PARKING AREAS OF 40 OR MORE SPACES, BICYCLE RACKS SHALL BE PROVIDED TO ACCOMMODATE 1 BICYCLE PER 20 PARKING SPACES	BICYCLE RACKS ARE PROVIDED	✓

TETRA TECH

www.tetratech.com
100 Nickerson Road
Marlborough, Massachusetts 01752
PHONE: 508.786.2200 FAX: 508.786.2201

GLENN K. DOUGHERTY
CIVIL ENGINEER
NO. 001015
RECEIVED
PROFESSIONAL ENGINEER

DATE	DESCRIPTION	MARK	BY
08/21/13	PLAN MODIFICATIONS		
09/11/13	LOADING DOCK REVISIONS		
07/10/15	SPECIAL PERMIT AMENDMENT #5		
08/14/20	SPECIAL PERMIT AMENDMENT #6		
DATE	DESCRIPTION	MARK	BY
08/24/12	LAYOUT AND TABLE REVISIONS		
09/19/12	TOWN COMMENTS		
10/02/12	TOWN COMMENTS		
11/07/12	PLAN MODIFICATIONS		
03/01/13	PLAN MODIFICATIONS		
04/12/13	TOWN COMMENTS		

Amended Phase 2: Major Project Site Plan Review

Center 128 West
Needham, MA

Layout and Materials Plan

Project No.: 143-11218-20001

Designed By: GKD

Drawn By: JLP

Checked By: GKD

C-3

CATCH BASIN SCHEDULE

STRUCTURE	RIM	INVERTS
CB-36	108.1	INVERT IN= 104.25 (DMH-34)
CB-38	107.5	INVERT OUT= 104.65 (DMH-36)
CB-39	108.0	INVERT OUT= 104.55 (DMH-36)
CB-41	108.8	INVERT OUT= 105.20 (DMH-40)
CB-42	109.0	INVERT OUT= 106.95 (DMH-40)
CB-85	106.4	INVERT OUT= 103.00 (DMH-2R)
CB-87	108.0	INVERT OUT= 103.50 (DMH-10R)
CB-89	109.7	INVERT OUT= 105.70 (DMH-88)
CB-90	112.3	INVERT OUT= 108.30 (DMH-88)
* CB-95	117.3	INVERT OUT= 113.00 (EXISTING CB)
* CB-96	108.0	INVERT OUT= 104.00 (EXISTING DMH)
* CB-97A	111.3	INVERT IN= 107.80 (LD-102)
		INVERT OUT= 107.70 (CB-98)
* CB-98	110.6	INVERT IN= 106.90 (CB-97A)
		INVERT OUT= 106.80 (EXISTING CB)
CB-99	108.65	INVERT OUT= 108.12 (DMH-98)
CB-101	108.6	INVERT OUT= 106.12 (DMH-34)
CB-1R	106.8	INVERT OUT= 99.71 (DMH-8R)

* TO BE TOWN STANDARD CATCH BASIN

IRRIGATION STORAGE/ CISTERN SCHEDULE

CISTERN	RIM	INVERTS
1A	112.5±	INVERT IN= 107.00 (RD-67)
		INVERT OUT= 106.75 (INFILTRATION SYSTEM #1)
1B	113.8±	INVERT IN= 107.00 (RD-69)
		INVERT OUT= 106.75 (INFILTRATION SYSTEM #1)
2	110.0±	INVERT IN= 105.20 (RD-57)
		INVERT OUT= 104.95 (INFILTRATION SYSTEM #2)
3A	114.3±	INVERT IN= 109.65 (RD-53)
		INVERT OUT= 109.40 (DMH-52)
3B	113.5±	INVERT IN= 106.70 (RD-60)
		INVERT OUT= 106.45 (INFILTRATION SYSTEM #3)
4A-R	108.5±	INVERT IN= 104.30 (RD-2R)
		INVERT OUT= 104.05 (INFILTRATION SYSTEM #4)

DRAIN MANHOLE SCHEDULE

STRUCTURE	RIM	INVERTS
DMH-34	109.0	INVERT IN= 104.05 (DMH-98)
		INVERT IN= 105.93 (CB-101)
		INVERT OUT= 103.95 (DMH-34A)
DMH-34A	110.1	INVERT IN= 103.40 (DMH-34)
		INVERT OUT= 103.30 (EXDMH-32)
		INVERT IN= 105.40 (RD-37)
DMH-36	108.0	INVERT IN= 105.40 (TD-36)
		INVERT IN= 105.60 (CB-100)
		INVERT OUT= 105.40 (DMH-98)
		INVERT IN= 105.15 (CB-41)
		INVERT IN= 106.55 (CB-42)
DMH-40	108.9	INVERT IN= 105.15 (DMH-88)
		INVERT OUT= 105.15 (DMH-98)
DMH-43	109.1	INVERT IN= 104.00 (DMH-44)
		INVERT OUT= 103.90 (DMH-43A)
DMH-43A	110.0	INVERT IN= 103.30 (DMH-43)
		INVERT OUT= 103.20 (EXDMH-40)
DMH-44	109.0	INVERT IN= 104.80 (DMH-60C)
		INVERT IN= 104.80 (OCS-45)
		INVERT OUT= 104.70 (DMH-43)
DMH-52	112.4	INVERT IN= 108.40 (CISTERN-3A)
		INVERT OUT= 108.30 (FES-51)
		INVERT IN= 104.75 (OCS-56)
DMH-55	110.6	INVERT OUT= 104.65 (EXISTING DMH)
DMH-58B	110.6	INVERT IN= 104.40 (DMH-89)
		INVERT OUT= 104.30 (EXIST DMH)
DMH-60	110.5	INVERT IN= 105.95 (OCS-62)
		INVERT OUT= 105.85 (DMH-44)
DMH-70	106.1	INVERT IN= 102.10 (OCS-71)
		INVERT IN= 100.45 (OCS-72)
		INVERT IN= 99.00 (WQU-73)
		INVERT OUT= 98.50 (EXISTING DMH)
DMH-77B	109.0	INVERT IN= 102.20 (RD-77)
		INVERT IN= 102.20 (DMH-9R)
		INVERT OUT= 102.10 (DMH-77A)
DMH-84	108.1	INVERT IN= 102.90 (CB-85)
		INVERT OUT= 102.25 (CB-87)
		INVERT OUT= 102.15 (DMH-80)
		INVERT IN= 105.65 (CB-89)
DMH-88	109.9	INVERT IN= 105.90 (CB-90)
		INVERT OUT= 105.55 (DMH-40)
		INVERT IN= 105.55 (OCS-59)
DMH-89	110.4	INVERT IN= 105.55 (WQU-100)
		INVERT IN= 106.90 (PD)
		INVERT OUT= 105.45 (DMH-58B)
		INVERT IN= 104.80 (DMH-40)
DMH-98	109.0	INVERT IN= 105.20 (DMH-36)
		INVERT IN= 106.00 (CB-99)
		INVERT OUT= 104.70 (DMH-34)
DMH-1R	109.0	INVERT IN= 102.85 (DMH-10R)
		INVERT IN= 103.00 (LD-1)
		INVERT OUT= 102.75 (DMH-2R)
DMH-2R	106.8	INVERT IN= 101.87 (DMH-1R)
		INVERT IN= 102.85 (CB-85)
		INVERT OUT= 101.77 (DMH-3R)
DMH-3R	109.0	INVERT IN= 101.12 (DMH-2R)
		INVERT OUT= 101.07 (DMH-4R)
DMH-4R	107.1	INVERT IN= 100.92 (DMH-3R)
		INVERT OUT= 100.87 (DMH-7R)
		INVERT IN= 100.90 (DMH-77B)
DMH-5R	108.0	INVERT IN= 102.14 (RD-1)
(FORMER DMH-77A)		INVERT OUT= 100.90 (DMH-6R)
DMH-6R	108.0	INVERT IN= 100.55 (DMH-5R)
		INVERT OUT= 100.55 (DMH-7R)
		INVERT IN= 100.34 (DMH-6R)
DMH-7R	107.5	INVERT IN= 99.90 (DMH-4R)
		INVERT OUT= 99.90 (DMH-8R)
		INVERT IN= 99.65 (DMH-7R)
DMH-8R	106.9	INVERT IN= 99.65 (CB-1R)
		INVERT OUT= 99.65 (WQU-73)
DMH-9R	108.0	INVERT IN= 102.92 (LD-1R)
		INVERT OUT= 102.82 (DMH-77B)
DMH-10R	108.9	INVERT IN= 103.25 (TD-10)
		INVERT IN= 103.17 (CB-87)
		INVERT OUT= 103.12 (DMH-1R)

ROOF DRAIN SCHEDULE

ROOF DRAIN	INVERTS
RD-37	INVERT OUT= 104.85 (DMH-36)
RD-53	INVERT OUT= 110.00 (CISTERN-3A)
RD-57	INVERT OUT= 105.30 (CISTERN-2)
RD-60	INVERT OUT= 107.10 (CISTERN-3B)
RD-67	INVERT OUT= 107.25 (CISTERN-1A)
RD-69	INVERT OUT= 107.25 (CISTERN-1B)
RD-77	INVERT OUT= 102.30 (DMH-77B)
RD-1R	INVERT OUT= 102.30 (DMH-5R)
RD-2R	INVERT OUT= 104.50 (CISTERN-4A-1)

*INVERT ELEVATIONS AT BUILDING

WATER QUALITY UNIT SCHEDULE

STRUCTURE	RIM	INVERTS
WQU-73	106.0	INVERT IN= 99.00 (DMH-74)
		INVERT OUT= 99.00 (DMH-70)
WQU-100	109.75	INVERT IN= 105.70 (DMH-89)
		INVERT OUT= 105.70 (DMH-89)

OUTLET CONTROL SCHEDULE

STRUCTURE	RIM	INVERTS
OCS-45	109.4	INVERT IN= 105.00 (FES-46)
		INVERT OUT= 105.00 (DMH-44)
OCS-56	111.0	INVERT IN= 104.85 (INFILTRATION SYSTEM #2)
		INVERT OUT= 104.85 (DMH-58B)
OCS-59	112.0	INVERT IN= 106.40 (INFILTRATION SYSTEM #3)
		INVERT OUT= 106.40 (DMH-80)
OCS-62	112.8	INVERT IN= 106.55 (INFILTRATION SYSTEM #1)
		INVERT OUT= 106.55 (DMH-60)
OCS-63	113.6	INVERT IN= 109.00 (FES-64)
		INVERT OUT= 109.00 (INFILTRATION SYSTEM #1)
		INVERT IN= 101.48 (MANFOLD INFLT. SYS. #4)
OCS-1R	106.5	INVERT IN= 101.48 (DMH-70)
		INVERT = 102.00 (WEIR)
		INVERT = 101.40 (4" ORIFICE)

FLARED END SECTION SCHEDULE

STRUCTURE	DIAMETER (IN.)	INVERTS
FES-46	12"	INVERT= 105.30
FES-49	12"	INVERT= 107.65
FES-50	12"	INVERT= 108.00
FES-51	12"	INVERT= 108.00
FES-64	12"	INVERT= 109.10
FES-65A	12"	INVERT= 109.10
FES-65B	12"	INVERT= 109.30
FES-66	12"	INVERT= 109.30

LANDSCAPE DRAIN SCHEDULE

STRUCTURE	RIM	INVERTS
LD-101	111.9	INVERT OUT= 108.80 (LD-102)
LD-102	111.7	INVERT IN= 108.55 (LD-101)
		INVERT OUT= 108.45 (CB-97A)
LD-1R	106.7	INVERT OUT= 103.94 (DMH 9R)

TRENCH DRAIN SCHEDULE

STRUCTURE	RIM	INVERTS
TD-83	106.50	INVERT OUT= 102.50 (DMH-82)
TD-99	109.5	INVERT OUT= 105.80 (WQU-100)
TD-10	107.20	INVERT OUT= 104.00 (DMH-10R)
TD-36	106.30	INVERT OUT= 105.58 (DMH-36)

PIPE SCHEDULE

PIPE	DIAMETER (IN.)	LENGTH (FT.)	SLOPE (FT./FT.)
P-34	24"	108'	0.005
P-36	18"	36'	0.006
P-37	15"	21'	0.010
P-40	18"	52'	0.007
*P-41	12"	4'	0.013
*P-42	12"	77'	0.005
P-43	18"	114'	0.005
P-44	18"	133'	0.005
P-45	12"	18'	0.011
P-46	12"	22'	0.014
*P-50	12"	62'	0.006
*P-51	12"	20'	0.015
P-52	12"	100'	0.010
P-53	12"	34'	0.010
P-56	12"	9'	0.011
P-57A	12"	4'	0.025
P-57B	12"	5'	0.020
P-59A	12"	83'	0.010
P-59B	12"	44'	0.010
P-60	15"	57'	0.007
P-60A	12"	18'	0.022
P-60B	12"	2'	0.025
P-60C	15"	66'	0.008
P-62	15"	120'	0.005
P-63	12"	50'	0.044
P-64	12"	16'	0.006
P-65	12"	12'	0.005
P-66	12"	5'	0.028
P-67	12"	18'	0.014
P-68	12"	5'	0.028
P-69	12"	50'	0.005
P-70	30"	11'	0.024
P-73	24"	6'	0.067
P-77B	18"	151'	0.008
*P-77C	18"	8'	0.012
P-84	15"	65'	0.008
P-85	12"	6'	0.017
P-87	12"	221'	0.006
P-88	12"	77'	0.005
P-89	12"	5'	0.010
P-90	12"	107'	0.022
P-95	12"	67'	0.015
P-96	12"	97'	0.015
P-97A	12"	80'	0.010
P-97B	12"	12'	0.008
P-98	24"	128'	0.005
P-99	6"	5'	0.020
P-100	8"	13'	0.012
P-101	12"	50'	0.005
P-102	12"	130'	0.005
P-103	12"	30'	0.020
P-104	6"	10'	0.010
P-105	12"	60'	0.005
P-106	12"	90'	0.005
P-107	12"	12'	0.010
P-108	6"	18'	0.010
P-109	12"	19'	0.010

* PIPE TO BE DUCTILE IRON

PIPE SCHEDULE

PIPE	DIAMETER (IN.)	LENGTH (FT.)	SLOPE (FT./FT.)
P-1R	12"	60'	0.006
P-2R	12"	176'	0.005
P-3R	12"	30'	0.005
P-4R	15"	126'	0.005
P-5R	15"	30'	0.005
P-6R	15"	194'	0.005
P-7R	24"	41'	0.005
P-8R	24"	70'	0.005
P-9R	15"	8'	0.020
P-10R	15"	124'	0.005
P-11R	12"	204'	0.005
P-12R	24"	40'	0.006
P-13R	12"	11'	0.005
P-14R	24"	94'	0.007
P-15R	12"	10'	0.020
P-16R	12"	154'	0.007
P-17R	12"	8'	0.030
P-18R	12"	44'	0.006

PIPE SCHEDULE

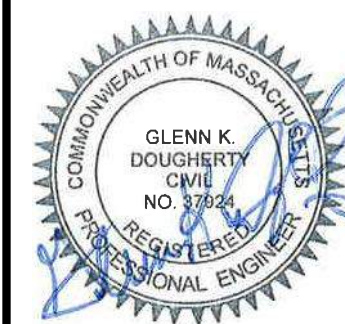
PIPE	DIAMETER (IN.)	LENGTH (FT.)	SLOPE (FT./FT.)
P-1S	12"	76'	0.010
P-2S	12"	126'	0.010
P-3S	12"	242'	0.010
P-4S	12"	9'	0.010
P-5S	12"	70'	0.010
P-6S	12"	44'	0.010
P-7S	12"	12'	0.010

LANDSCAPE DRAIN SCHEDULE

STRUCTURE	RIM	INVERTS
LD-1	111.0	INVERT IN= 104.26 (LD-2)
		INVERT OUT= 104.26 (DMH-1R)
LD-2	111.0	INVERT IN= 106.68 (LD-4)
		INVERT OUT= 106.68 (LD-1)
LD-3	111.0	INVERT IN= 107.25 (P-4S)
LD-4	111.0	INVERT IN= 107.38 (LD-2)
		INVERT OUT= 107.38 (LD-5)
LD-5	111.0	INVERT OUT= 107.82 (LD-4)
LD-6	111.0	INVERT OUT= 107.72 (P-6S)

NOT FOR CONSTRUCTION
 THESE PLANS WERE PREPARED FOR THE
 PURPOSE OF OBTAINING STATE AND LOCAL
 APPROVALS AND ARE NOT INTENDED TO
 BE USED AS CONSTRUCTION DOCUMENTS.

TETRA TECH



MARK	DATE	DESCRIPTION
9	08/11/13	REMOVE CLOUDS
9	07/11/15	SPECIAL PERMIT AMENDMENT #5
9	08/11/20	SPECIAL PERMIT AMENDMENT #6

Amended Phase 2: Major Project Site Plan Review

Center 128 West
 Needham, MA
Drainage Schedules

Project No.: 143-11218-20001
 Designed By: GKD
 Drawn By: JLP
 Checked By: GKD

C-5

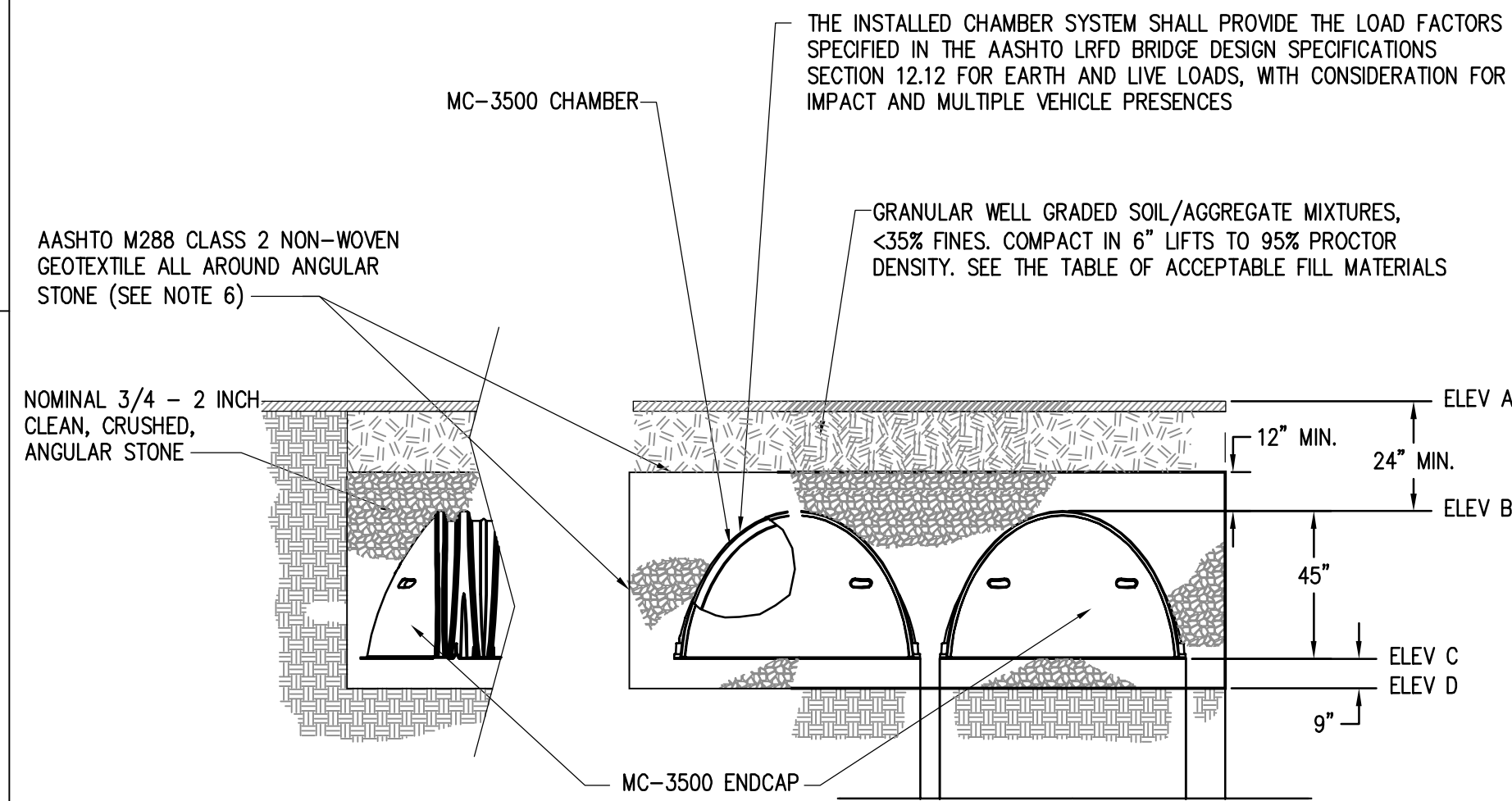
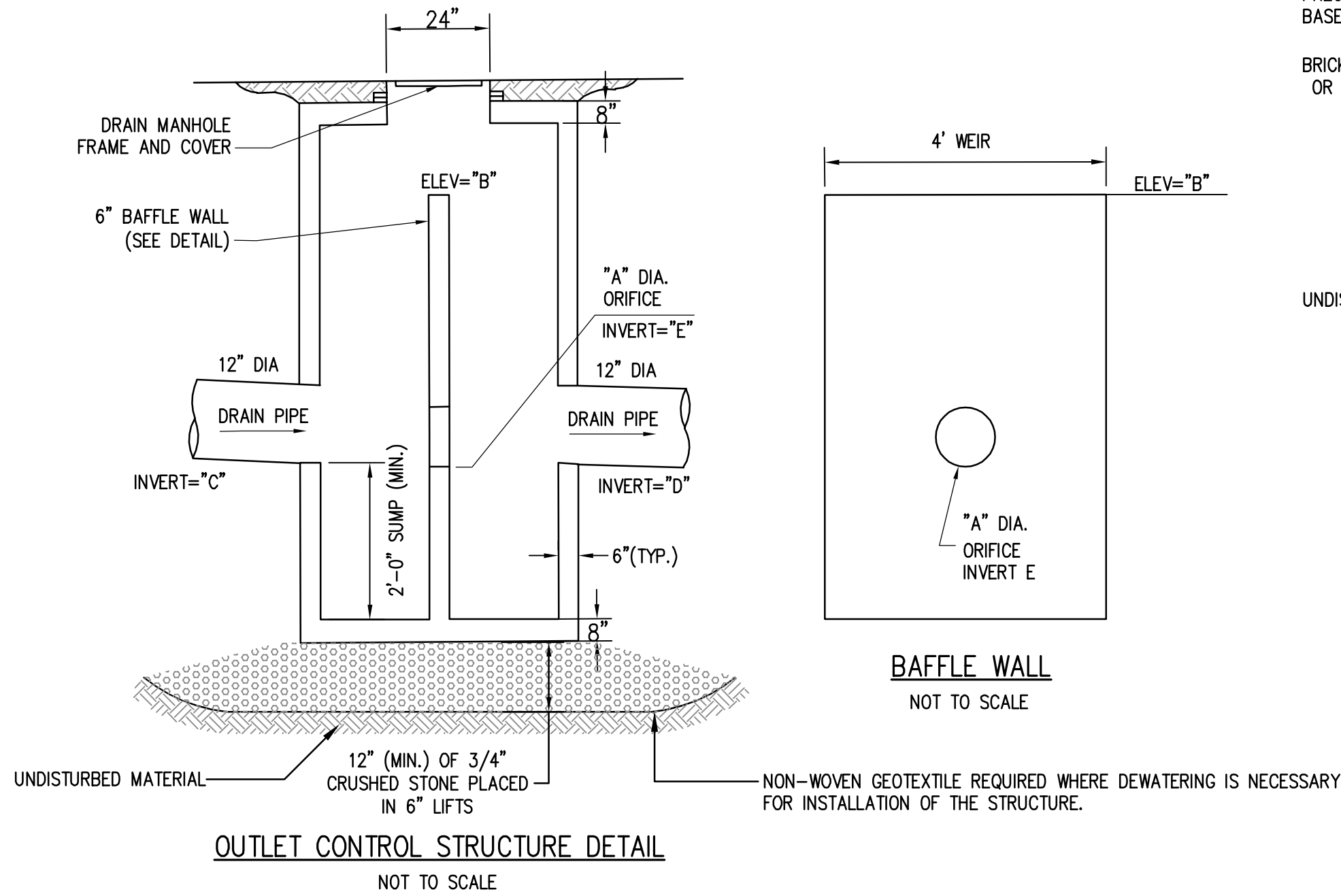
Bar Measures 1 inch

8/14/2020 9:55:30 AM - P:\112181143-11218-20001\CAD\SHEETFILES\C-DETAILS PHASE 2.DWG - PAPPAS, JUD

OCS	A	B	C	D	E
OCS-45	8"	108.10	105.00	105.00	105.00
OCS-56	8"	107.55	104.85	104.85	104.85
OCS-59	8"	109.60	106.40	106.40	106.40
OCS-62	8"	108.80	106.80	106.80	106.80
OCS-63	6"	112.00	109.00	109.00	109.00
OCS-71	4"	106.50	103.70	103.70	103.70
OCS-72	4"	107.25	101.40	101.40	101.40

I.D. (MIN)	A	B	D (MAX)
4'-0"	6"	5"	12'-18"
5'-0"	8"	6"	18'-24"
6'-0"	8"	6"	24'-30"

NOTES:
1. MANHOLE SHALL BE PRECAST CEMENT CONCRETE MANUFACTURED IN ACCORDANCE WITH ASTM C-478 DESIGNED FOR H-20 LOADING.
2. SEE GENERAL PLANS FOR PIPE SIZES, LINES AND GRADES.



- NOTES:
- ALL DESIGN SPECIFICATIONS FOR STORMTECH MC-3500 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH MC-3500 DESIGN MANUAL.
 - THE INSTALLATION OF STORMTECH MC-3500 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH MC-3500 INSTALLATION INSTRUCTIONS.
 - THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2694 OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF THE LATEST STORMTECH MC-3500 INSTALLATION INSTRUCTIONS.
 - CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.

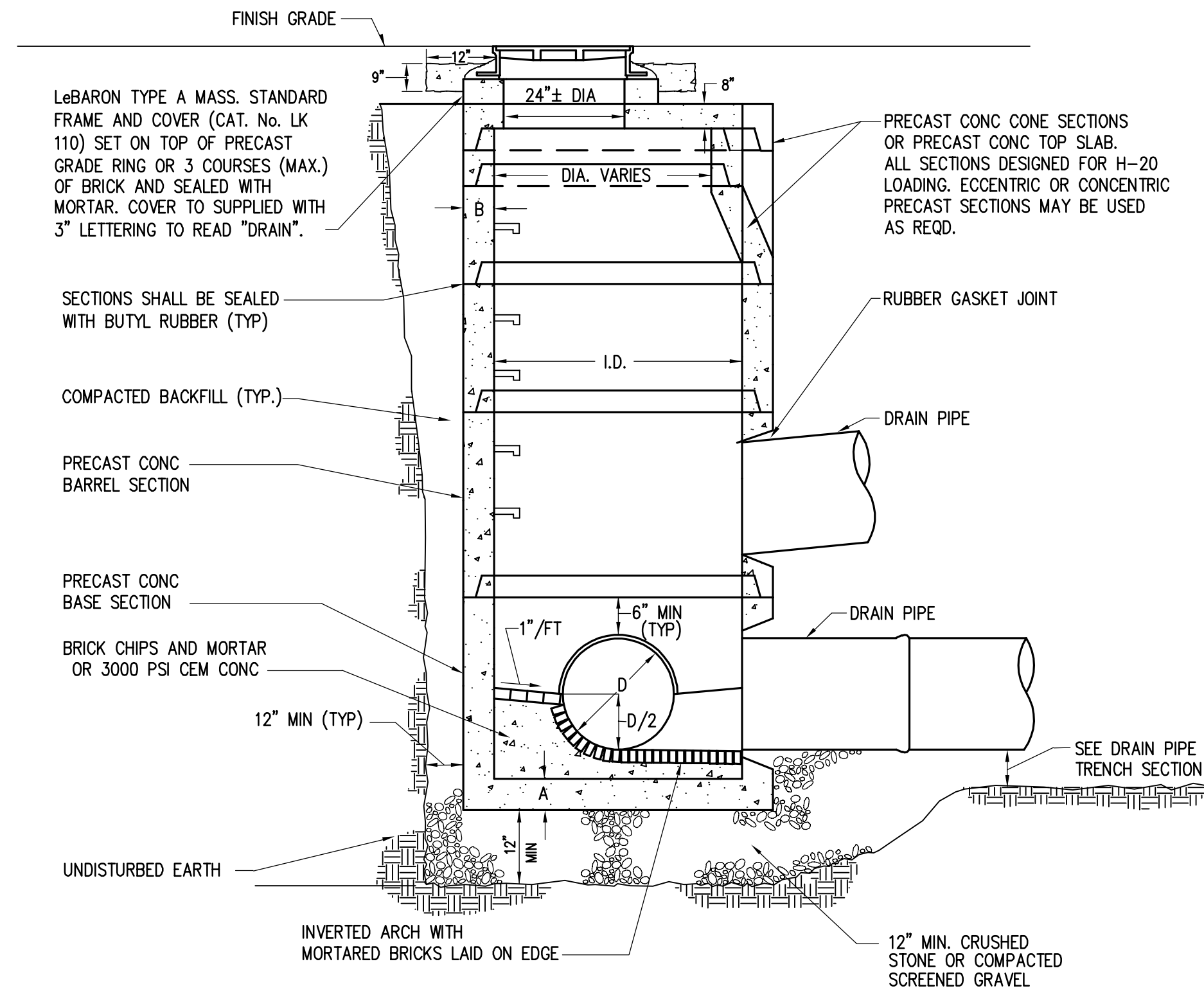
INFILTRATION AREA	ELEV A	ELEV B	ELEV C	ELEV D	*ESHW
#1	112.7-113.5	110.25	106.50	105.75	100.00
#2	110.7-111.0	108.60	104.85	104.10	95.50
#3	112.1-113.1	110.15	106.40	105.65	99.00
#4	107.2-107.7	105.15	101.40	100.65	94.00

*ESHW - ELEVATION OF ESTIMATED SEASONAL HIGH WATER TABLE

INFILTRATION AREA #1 MC-3500 CHAMBER ELEVATIONS LOWERED BY 0.25 FEET

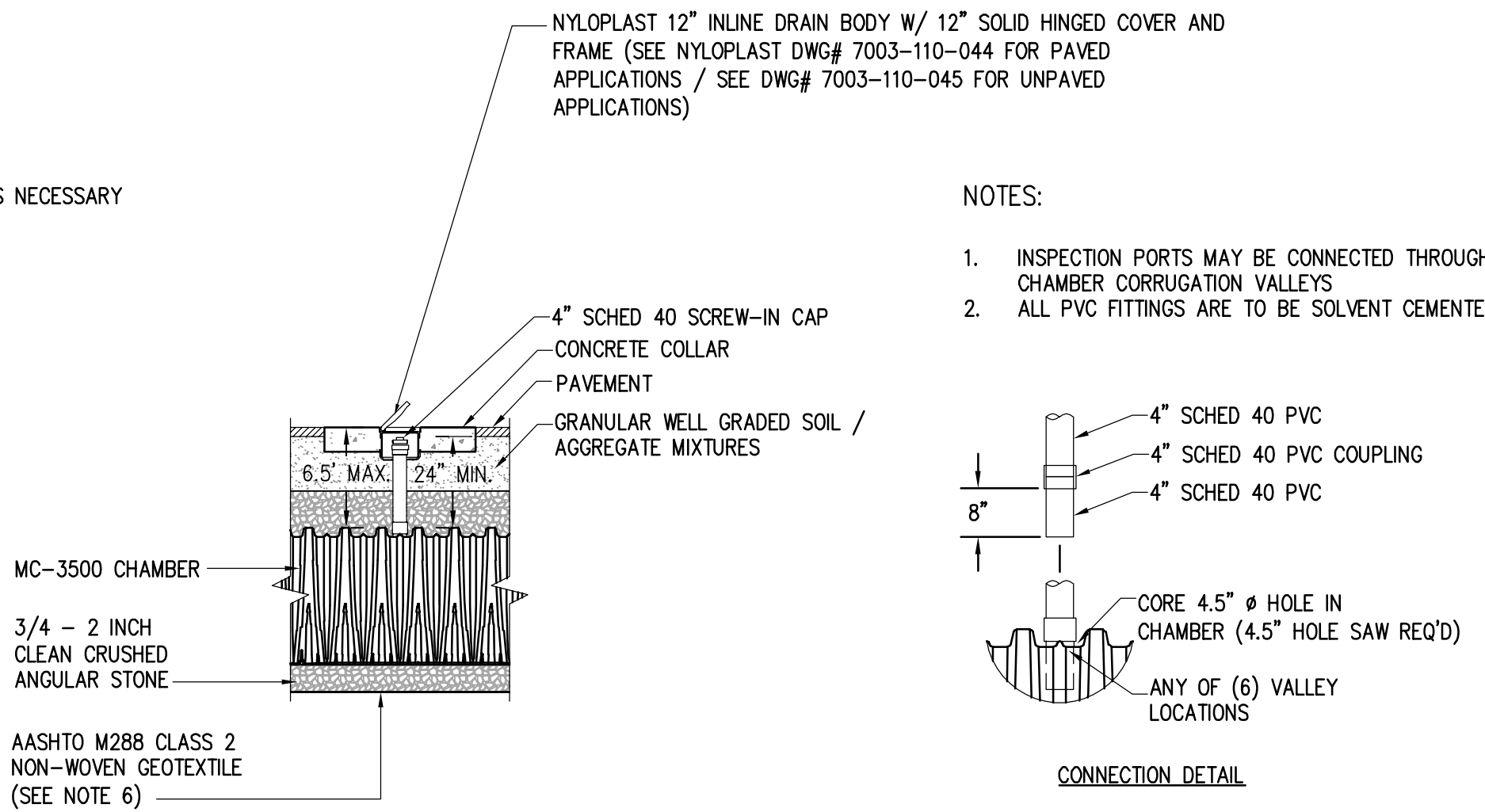
TYPICAL SUBSURFACE INFILTRATION AREA CROSS SECTION

NOT TO SCALE



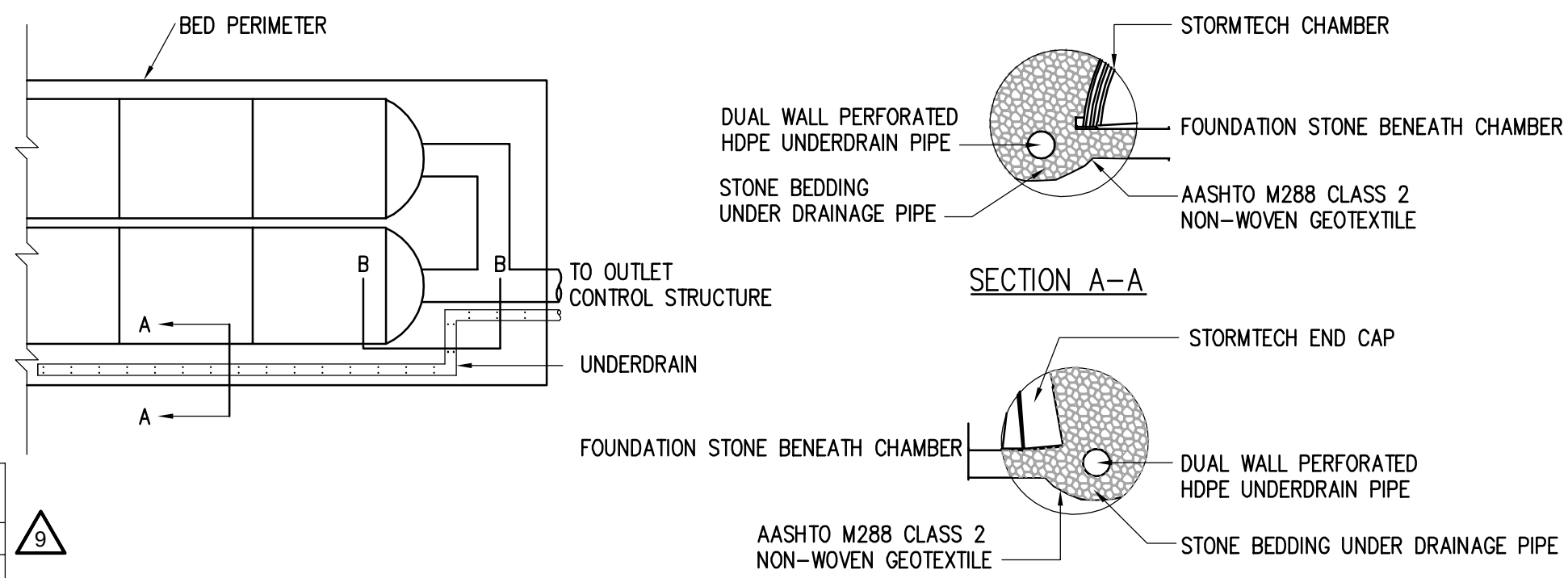
PRECAST CONCRETE DRAIN MANHOLE DETAIL

NOT TO SCALE



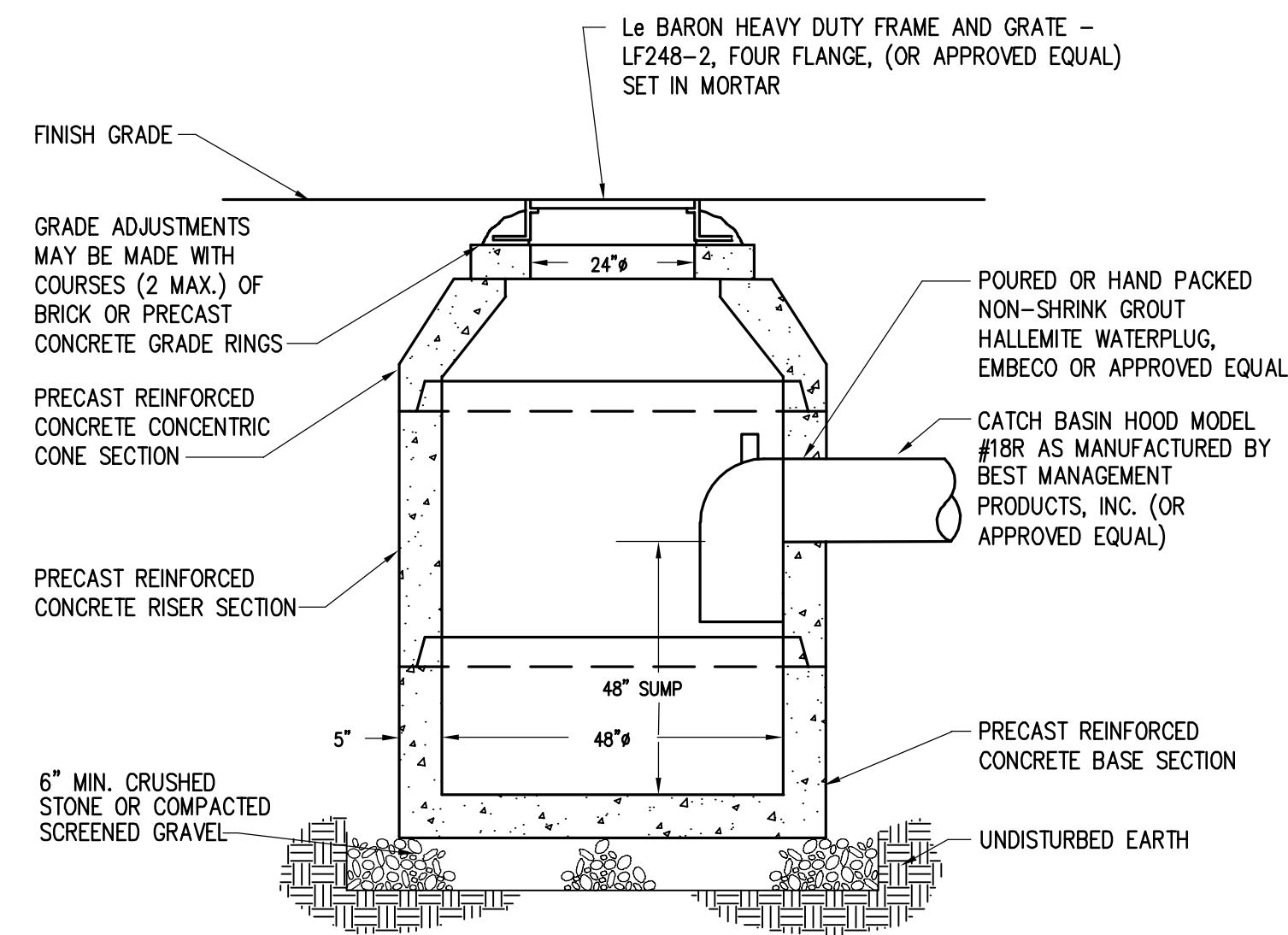
SUBSURFACE INFILTRATION AREA INSPECTION PORT DETAIL

NOT TO SCALE



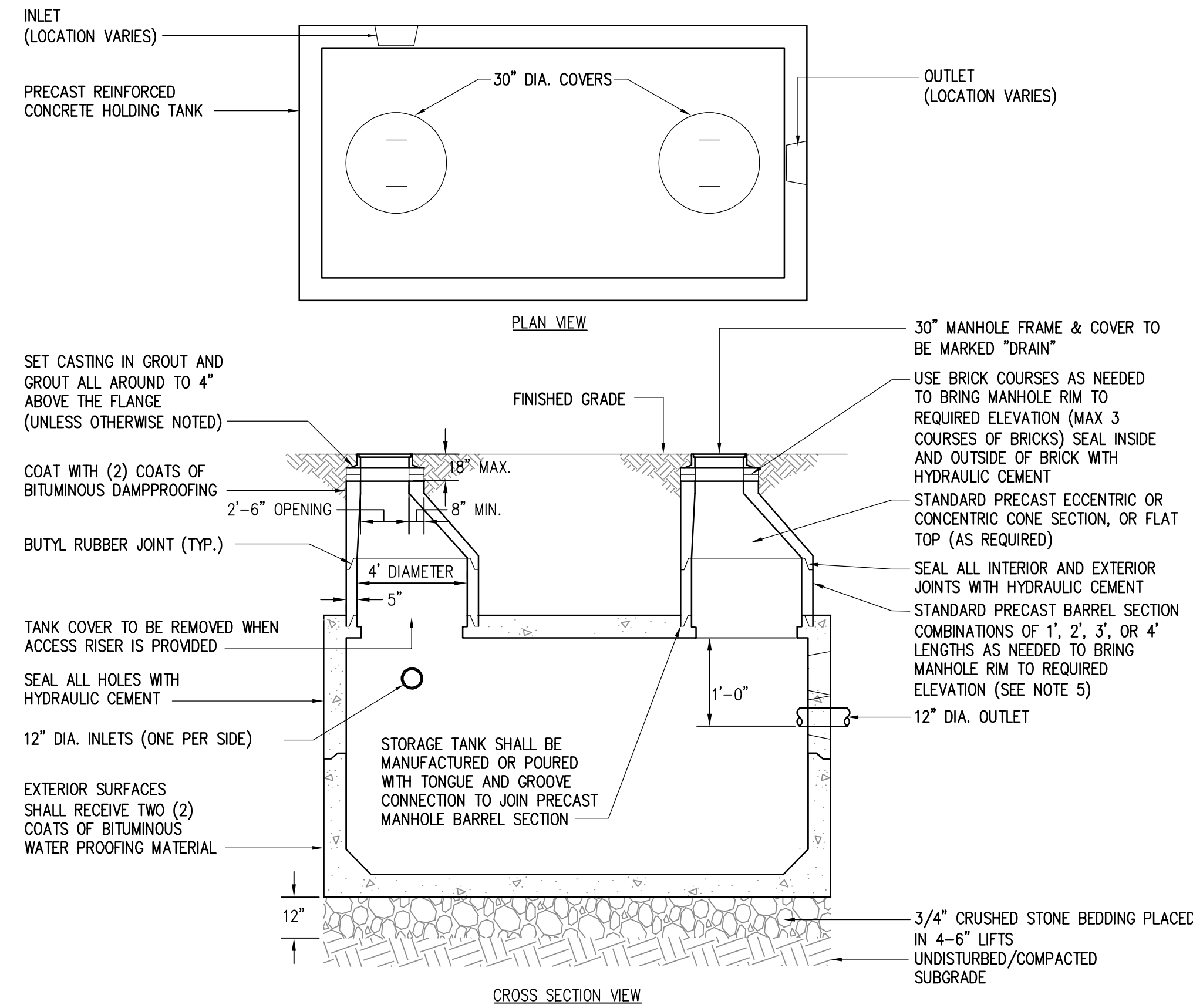
SUBSURFACE INFILTRATION AREA OUTLET/UNDERDRAIN DETAIL

NOT TO SCALE



PRECAST CONCRETE CATCH BASIN DETAIL (SITE)

NOT TO SCALE



- NOTES:
- TANK SHALL BE PRECAST REINFORCED CONCRETE.
 - CONCRETE SHALL BE MINIMUM STRENGTH OF 5,000 PSI @ 28 DAYS.
 - STEEL REINFORCEMENT - ASTM A-165 GR. 60, A-185, OR A-497.
 - REQUIRED DESIGN LOAD OF AASHTO HS20-44.
 - PRECAST REINFORCED CONCRETE BOX SECTIONS MANUFACTURED IN ACCORDANCE WITH PRECAST REINFORCED STORAGE TANK.
 - STORAGE TANK WALL, ROOF, AND SLAB THICKNESS TO BE DESIGNED BY THE MANUFACTURER IF PRECAST.
 - PUMPS FOR IRRIGATION SYSTEM TO BE DESIGNED BY THE IRRIGATION CONSULTANT.

CISTERN DETAIL

NOT TO SCALE

NOT FOR CONSTRUCTION

THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL APPROVALS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

TETRA TECH

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Marlborough, Massachusetts 01752

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COMMONWEALTH OF MASSACHUSETTS

GLENN K. DOUGHERTY

CIVIL ENGINEER

NO. 37624

EXPIRATION DATE 03/31/2024

Project No.: 143-11218-20001

Designed By: KWC

Drawn By: SCV

Checked By: KWC

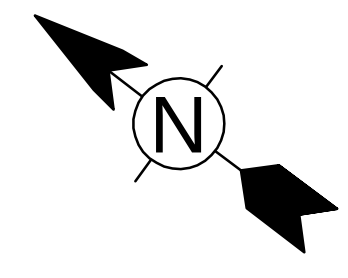
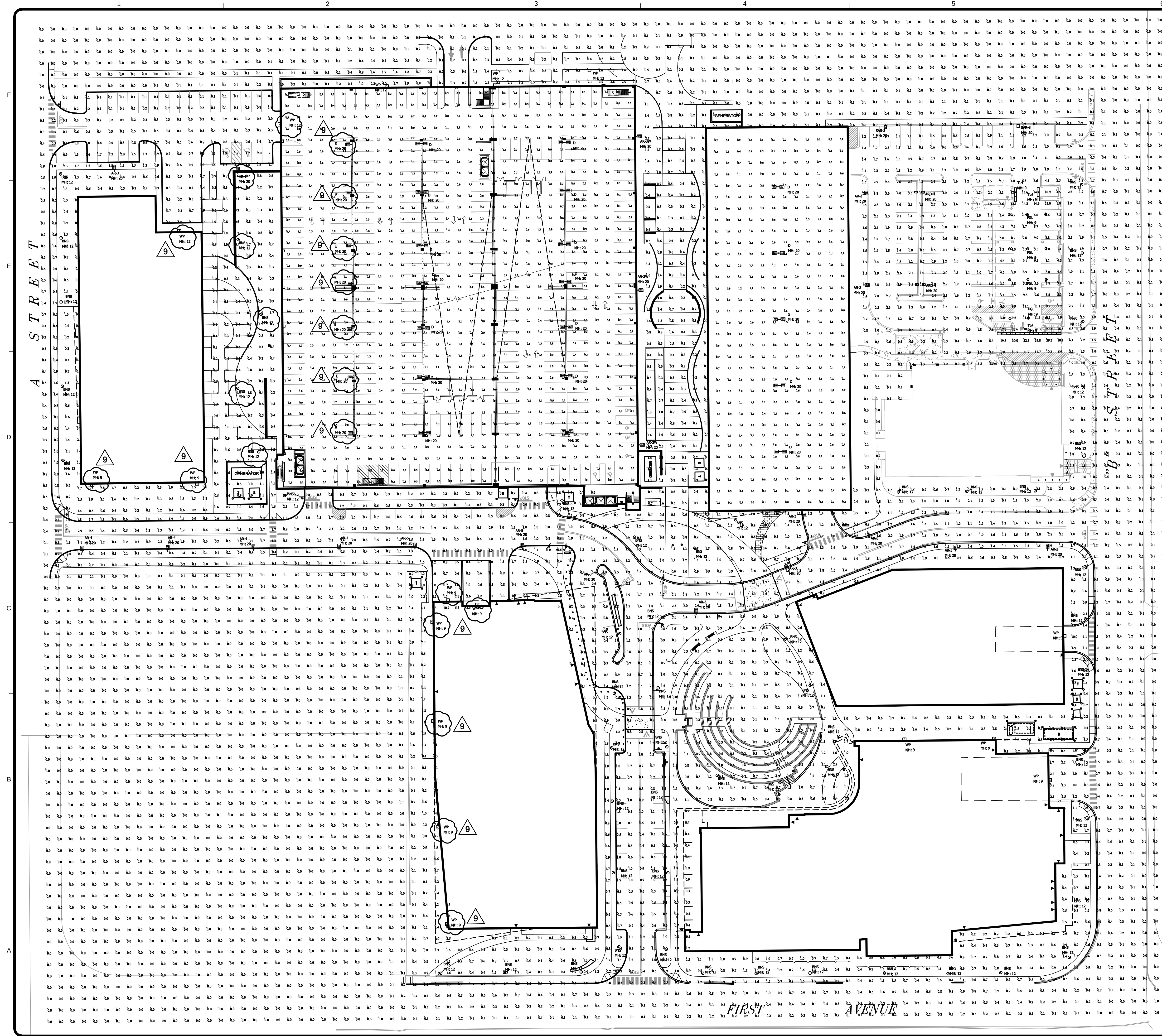
Amended Phase 2: Major Project Site Plan Review

Center 128 West Needham, MA

Construction Details

Bar Measures 1 inch

D-4

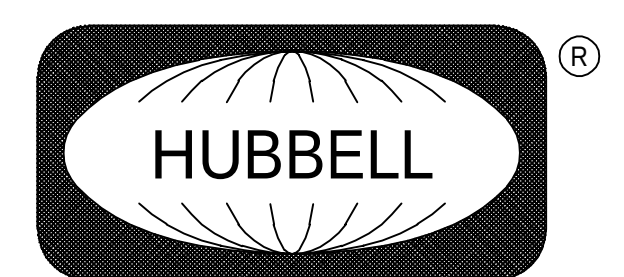


Luminaire Schedule				
Symbol	Qty	Label	Arrangement	LLF Description
	10	AR-3	20' - 0" AFG	0.882 AR3/LED-5100K
	3	AR-3W	20' - 0" AFG	0.882 AR3/LED-5100K
	4	AR-4	20' - 0" AFG	0.882 AR4/LED-5100K
	3	AR-5	20' - 0" AFG	0.882 AR5/LED-5100K
	2	ARD-4	20' - 0" AFG	0.882 AR4/LED-5100K
	56	BNS	12' - 0" AFG	0.855 BNS5-60L5K
	17	CL	12' - 0" AFG	0.850 D4LED4-4D9LED435K8FL35MFC
	6	LAS	Ground Mounted	0.584 OTHER
	12	PGL	9' - 0" AFG	0.882 PGL72N/LED-5100K
	2	SAR-3	20' - 0" AFG	0.882 SAR3/LED-5100K
	17	TL4	9' - 0" AFG	0.850 OTHER
	17	WP	9' - 0" AFG	0.855 WD14D3/LED-5100K
	19	D	20' - 0" AFG	0.850 AR4/LED-5100K
	7	E	20' - 0" AFG	0.850 AR4/LED-5100K

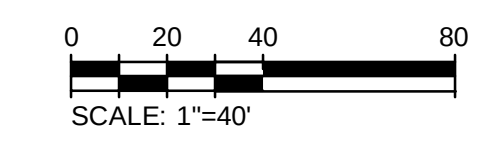
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Paved Area	Illuminanc	Fc	1.61	32.9	0.1	16.10 353.00

- THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
- LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
- CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

BIDDER'S NOTE:
FOR FIXTURE CLARIFICATION, SPECIFICATION SHEETS AND PRICING,
CONTRACTOR'S SHOULD CONTACT MELISSA MITCHELL WITH HUBBELL LIGHTING.
(540) 381-0406



Hubbell Lighting, Inc.
701 MILLENNIUM BLVD
GREENVILLE, SC
29607



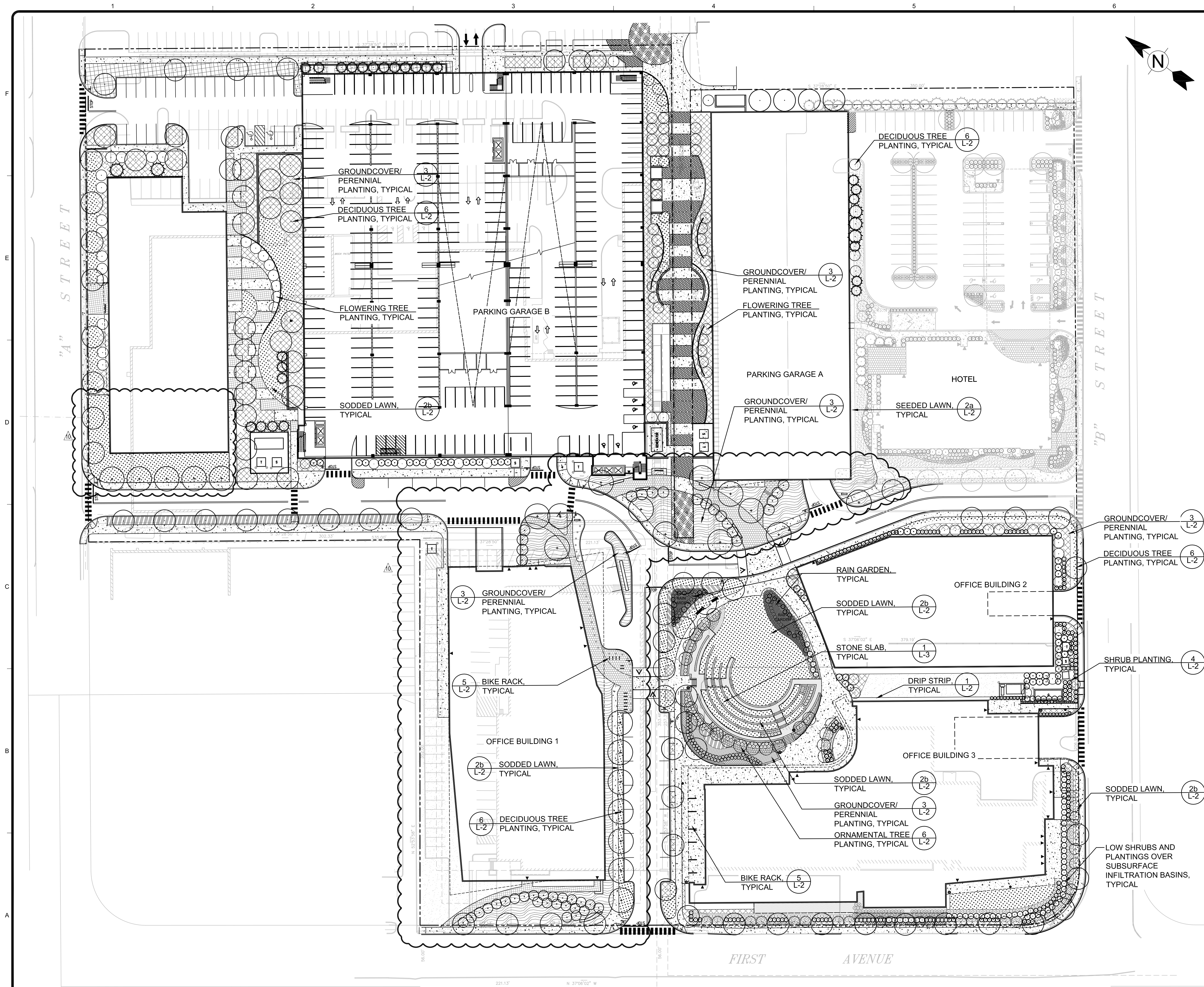
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1	09/18/12	TOWN COMMENTS	
2	10/22/13	TOWN COMMENTS	
3	11/01/12	PLAN MODIFICATIONS	
4	03/01/13	PLAN MODIFICATIONS	
5	04/22/13	TOWN COMMENTS	
6	08/23/13	PLAN MODIFICATIONS	
7	09/11/13	LOADING DOCK REVISION	

Amended Phase 2: Major Project Site Plan Review
Center 128 West
Needham, MA
Site Lighting Plan

Project No.: 143-11218-20001
Designed By: GKD
Drawn By: JLP
Checked By: GKD

LT-1

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GENERAL NOTES

REQUIRED ZONING AND SETBACK REQUIREMENTS TO BE VERIFIED PRIOR TO CONSTRUCTION.

HANDICAP ACCESSIBILITY SHALL BE PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.

ALL PLANTING BEDS TO BE FILLED WITH SOIL TO A MINIMUM DEPTH OF 18" AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. PLANTING BEDS SHALL BE MULCHED WITH AGED PINE BARK MULCH, TO A DEPTH OF TWO (2) INCHES. PROVIDE CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE.

THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.

PLANT MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDERWAY.

PLANT QUANTITIES NOTED IN THE PLANT SCHEDULE ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS NOTED ON THE PLANTING PLAN.

LEGEND

- EXISTING DECIDUOUS TREE | SHRUB TO REMAIN
- EXISTING EVERGREEN TREE | SHRUB TO REMAIN
- PROPOSED DECIDUOUS TREE | SHRUB
- PROPOSED EVERGREEN TREE | SHRUB
- SOD HATCH
- SEED HATCH
- PERENNIAL HATCH
- PERENNIAL HATCH 2

TETRA TECH



www.tetrattech.com
One Grant Street
Framingham, Massachusetts 01701
Phone: 508.903.2000 Fax: 508.903.2001



MARK	DATE	DESCRIPTION	BY
A	08/23/13	PLAN MODIFICATIONS	
A	08/11/13	LOADING DOCK REVISION	
A	10/15/14	PLANT SPECIES REVISION	
A	07/10/15	SPECIAL PERMIT AMENDMENT #5	
A	08/14/20	SPECIAL PERMIT AMENDMENT #6	

MARK	DATE	DESCRIPTION	BY
A	08/14/12	RELOCATE PLANTINGS TO AVOID LIGHTS	
A	08/24/12	TOWN COMMENTS	
A	09/19/12	TOWN COMMENTS	
A	10/02/12	TOWN COMMENTS	
A	11/01/12	TOWN COMMENTS	
A	03/01/13	PLAN MODIFICATIONS	
A	04/12/13	TOWN COMMENTS	

Phase 2: Major Project Site Plan Review
Center 128
Needham, MA
Landscape Plan

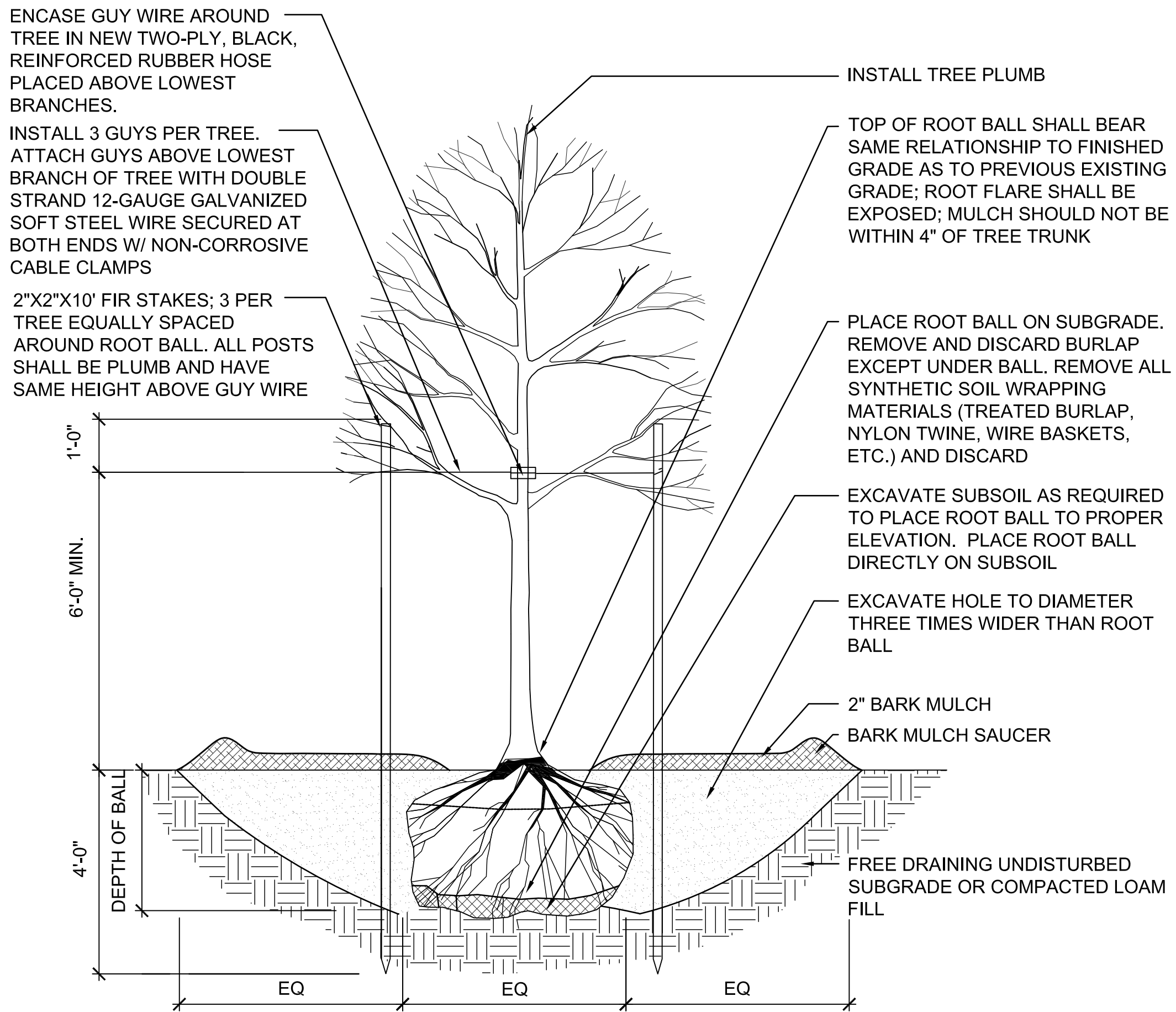
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Designed By: JC_KAC
Drawn By: PH
Checked By: JC_KAC

L-1

Copyright: Tetra Tech

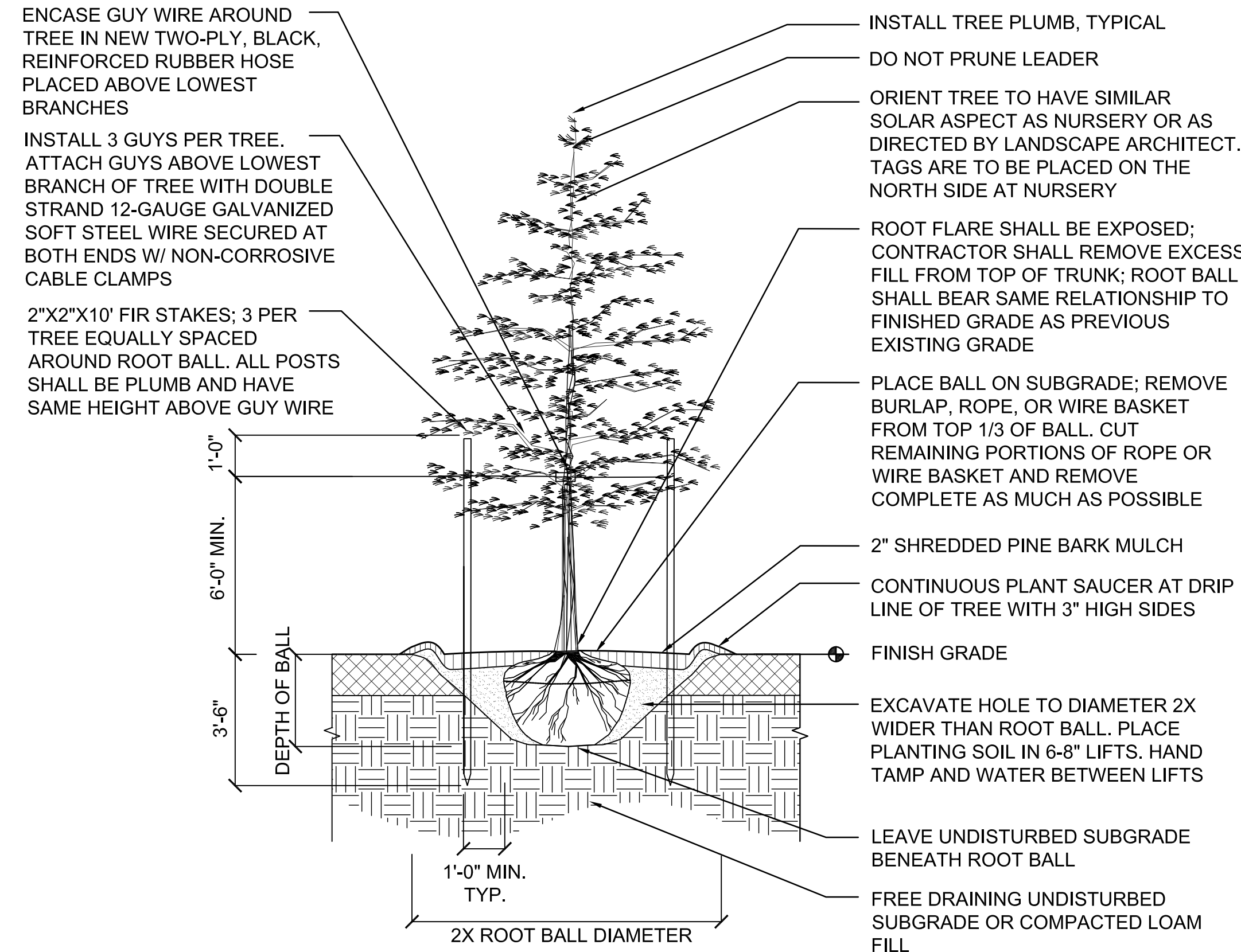
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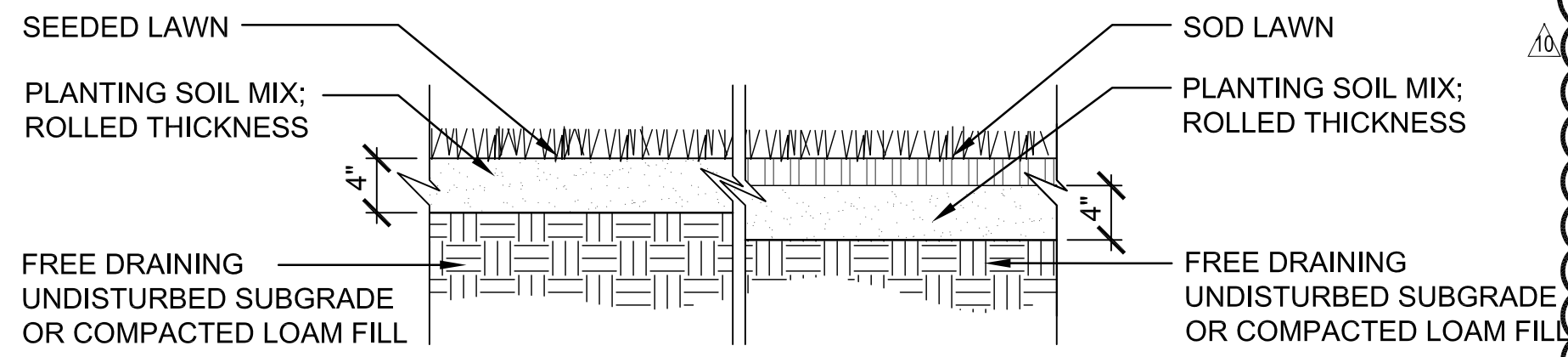
6 DECIDUOUS TREE PLANTING
SCALE: N.T.S.

SECTION



7 EVERGREEN TREE PLANTING
SCALE: N.T.S.

SECTION

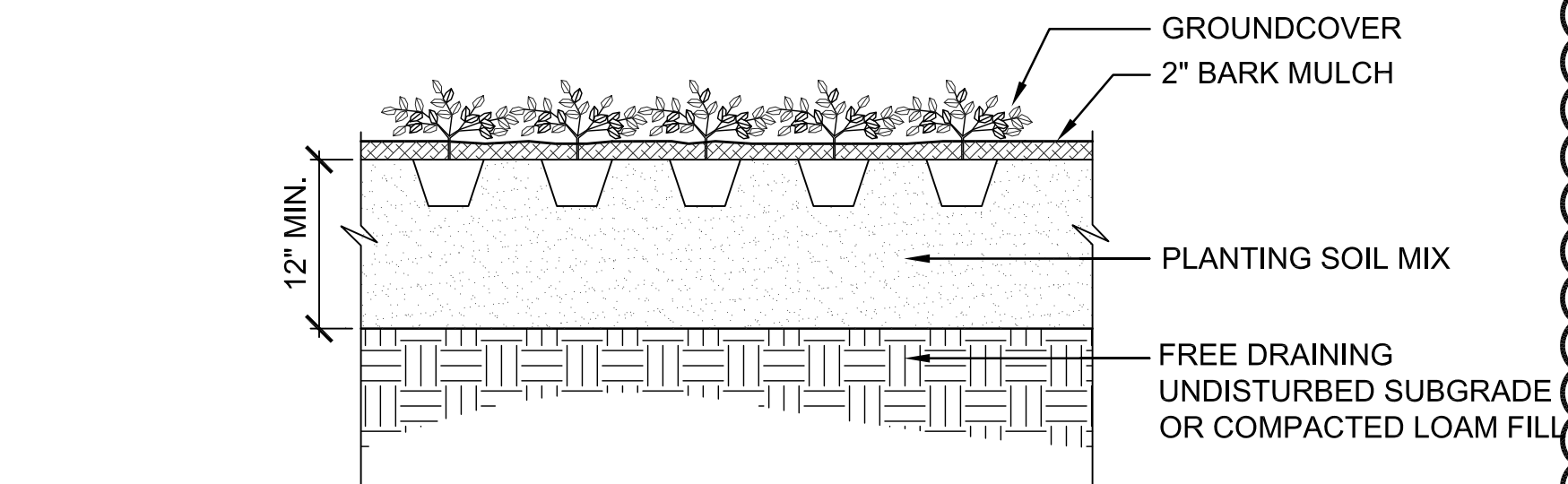


NOTE: ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDING UNLESS

2a SEEDING LAWN
SCALE: N.T.S.

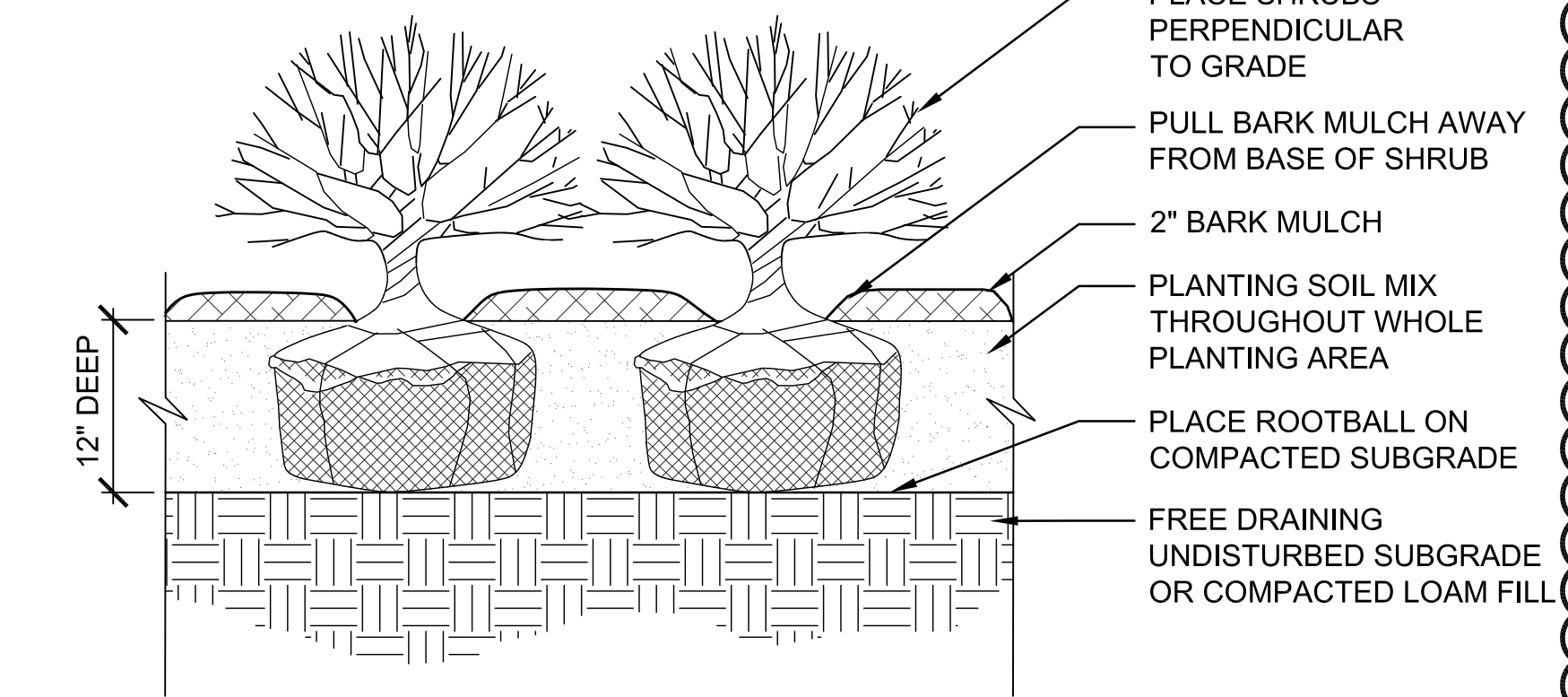
2b SODDED LAWN
SCALE: N.T.S.

SECTION



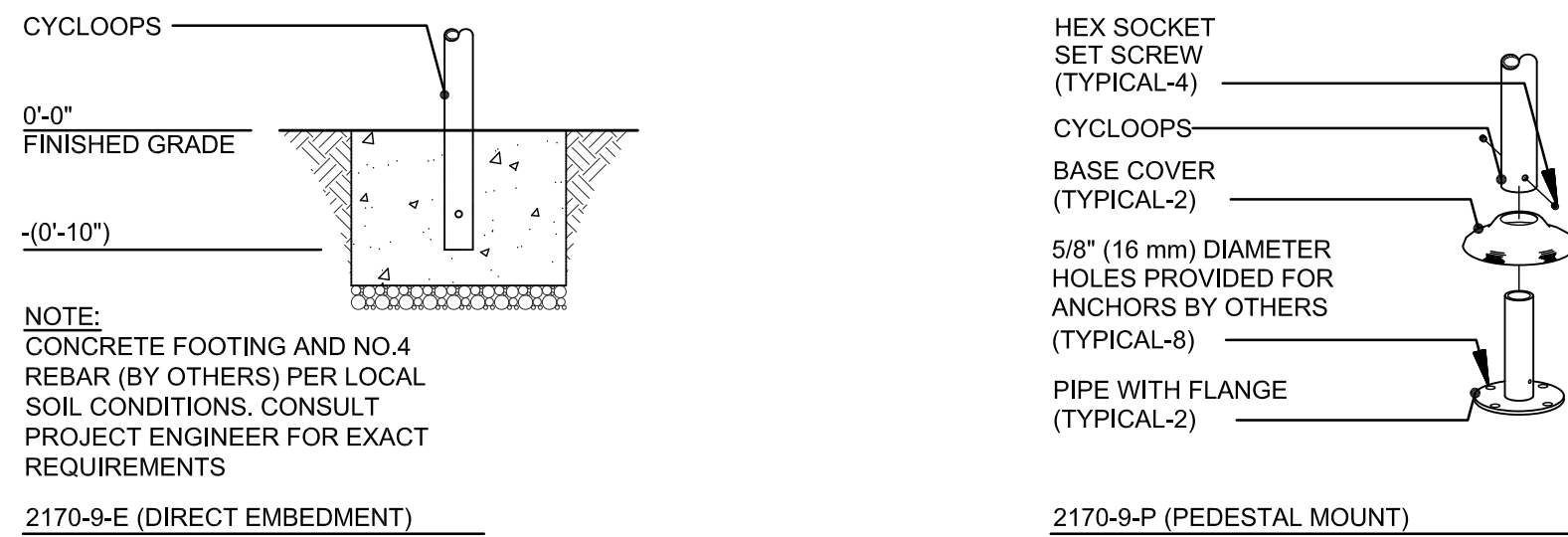
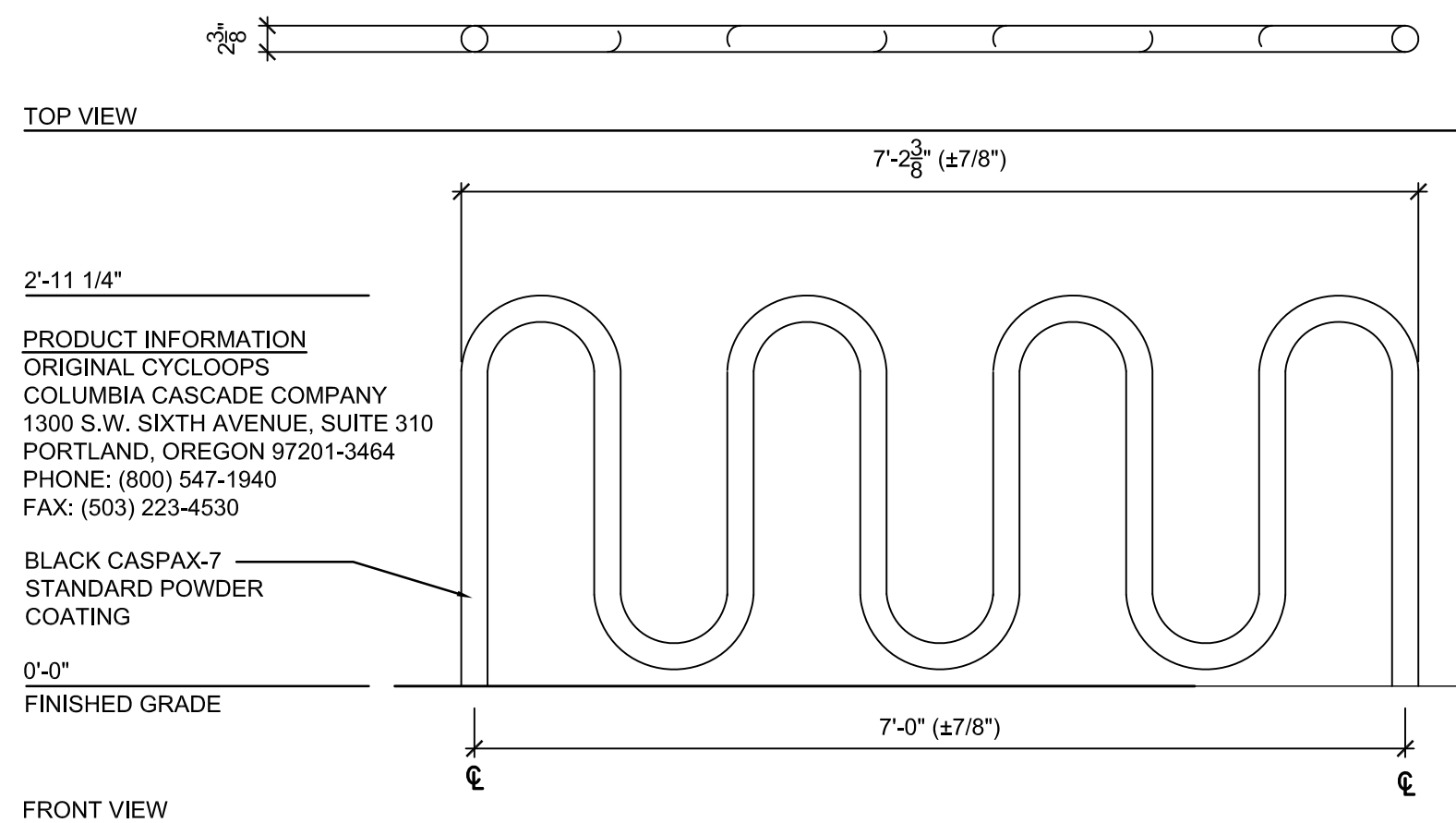
3 GROUND COVER/PERENNIAL PLANTING
SCALE: N.T.S.

SECTION



4 SHRUB PLANTING
SCALE: N.T.S.

SECTION



5 BIKE RACK - 9 BIKES
SCALE: N.T.S.

SECTION

PLANT SCHEDULE - SHEET L-1 TREES

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
46	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2" CAL.	B&B	40' O.C. (N)
20	CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5"-3" CAL.	B&B	15' O.C. (N)
45	CK	CORNUS KOUSA - MULTI STEM	MULTI STEM KOUSA DOGWOOD	8'-10' HT.	B&B	10' O.C.
32	LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2"-2.5" CAL.	B&B	25' O.C. (N)
75	MA	MALUS 'SPRING SNOW'	SPRING SNOW CRABTREE	2"-2.5" CAL.	B&B	10' O.C.
10	PG	PICEA GLAUCA	WHITE SPRUCE	10'-12' HT.	B&B	12' O.C. (N)
30	PXA	PRUNUS SUB. 'AUTUMNALIS'	AUTUMN FLOWERING CHERRY	2.5"- 3" CAL.	B&B	15' O.C.
29	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"- 3" CAL.	B&B	25' O.C. (N)
12	TN	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	10'-12' HT.	B&B	10' O.C. (N)
14	TO	THUJA OCCIDENTALIS 'MISSION'	MISSION ARBORVITAE	8'-10' HT.	B&B	12' O.C. (N)
8	TS	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD AMERICAN ARBORVITAE	8'-10' HT.	B&B	10' O.C. (N)

EVERGREEN SHRUBS

50	BS	BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"-24" HT.	#3 CONT.	2' O.C.
56	IG	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24"-30" HT.	#7 CONT.	4' O.C. (N)
50	IM	ILEX MESERVAE 'BLUE HOLLIES'	BLUE HOLLY	24"-30" HT.	#7 CONT.	4' O.C.
50	IP	ILEX PEDUNCULOSA	LONGSTALK HOLLY	24"-30" HT.	#7 CONT.	4' O.C.
50	JH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18"-24" SP.	#3 CONT.	3' O.C. (N)
50	RP	RHODODENDRON 'PJM'	PJM RHODODENDRON	24"-30" HT.	#7 CONT.	4' O.C.
50	RY	RHODODENDRON 'YAKU-PRINCESS'	YAKU PRINCESS RHODODENDRON	18"-24" HT.	#5 CONT.	3' O.C.
90	TM	TAXUS MEDIA 'EVERLOW'	EVERLOW SPREADING YEW	24"-30" SP.	B&B	3' O.C.

DECIDUOUS SHRUBS

50	CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	15"-18" HT.	#3 CONT.	4' O.C. (N)
50	CF	CALYCANTHUS FLORIDUS	COMMON SWEETSHRUB	24"-30" HT.	#7 CONT.	5' O.C. (N)
7	CS	CORNUS SERICEA	REDOSIER DOGWOOD	3'-4' HT.	#7 CONT.	5' O.C. (N)
100	FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	15"-18" HT.	#3 CONT.	3' O.C. (N)
350	RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15"-18" HT.	#3 CONT.	3' O.C. (N)
50	SJ	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAP. SPIREA	15"-18" HT.	#3 CONT.	2' O.C.
50	SB	SPIRAEA BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18"-24" HT.	#3 CONT.	4' O.C.
18	SM	SYRINGA MEYERI 'PABLIN'	MISS KIM DWARF LILAC	30"-36" HT.	#7 CONT.	4' O.C.
60	VD	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	3'-4' HT.	#7 CONT.	5' O.C. (N)
50	VT	VIBURNUM TRILOBUM	CRANBERRY VIBURNUM	3'-4' HT.	#7 CONT.	5' O.C. (N)

PERENNIALS | GROUND COVER

265	AF	ATHYRIUM FILIX-FEMINA	LADY FERN	NA	#2 CONT.	24" O.C. (N)
100	AG	ALLIUM 'GLOBEMASTER'	GLOBEMASTER GIANT ONION	NA	BULB	12" O.C.
2080	AR	AJUGA REPTANS	BUGLEWEED	NA	#1 CONT.	12" O.C.
21	EPW	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE SWAN CONEFLOWER	NA	#2 CONT.	24" O.C. (N)
350	HK	HOSTA KROSSA REGAL	KROSSA REGAL HOSTA	NA	GALLON	36" O.C.
1537	HS	HEMEROCALLIS X 'STELLA D'ORO'	STELLA D'ORO DAYLILY	NA	#2 CONT.	18" O.C.
1000	HXI	HEMEROCALLIS X 'ICE CARNIVAL'	ICE CARNIVAL DAYLILY	NA	#2 CONT.	18" O.C.
300	IC	IRIS CRISTATA	CRESTED IRIS	NA	#2 CONT.	18" O.C. (N)
265	NF	NEPETA FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	NA	#2 CONT.	24" O.C.
232	PA	PENNISETUM ALOPECUR. 'HAEMEL'	DWARF FOUNTAIN GRASS	NA	#2 CONT.	24" O.C.
34	PD	PLEIOPLASTUS DISTICHUS 'MINI'	DWARF FERNLEAF BAMBOO	NA	#2 CONT.	30" O.C.
265	RF	RUDBECKIA FULGIDA VAR. 'GOLDSTURM'	GOLDSTURM BLACKEYE SUSAN	NA	#2 CONT.	24" O.C. (N)
265	SA	SEDUM X 'AUTUMN JOY'	AUTUMN JOY STONECROP	NA	#2 CONT.	24" O.C.
2080	VL	VIOLA LABRADORICA	LABRADOR VIOLET	NA	#2 CONT.	12" O.C. (N)
2080	VM	VINCA MINOR 'BOWLES VARIETY'	BOWLES PERIWINKLE	NA	#1 CONT.	12" O.C.
265	WF	WALDSTEINIA FRAGAROIDES	BARREN STRAWBERRY	NA	#2 CONT.	24" O.C. (N)

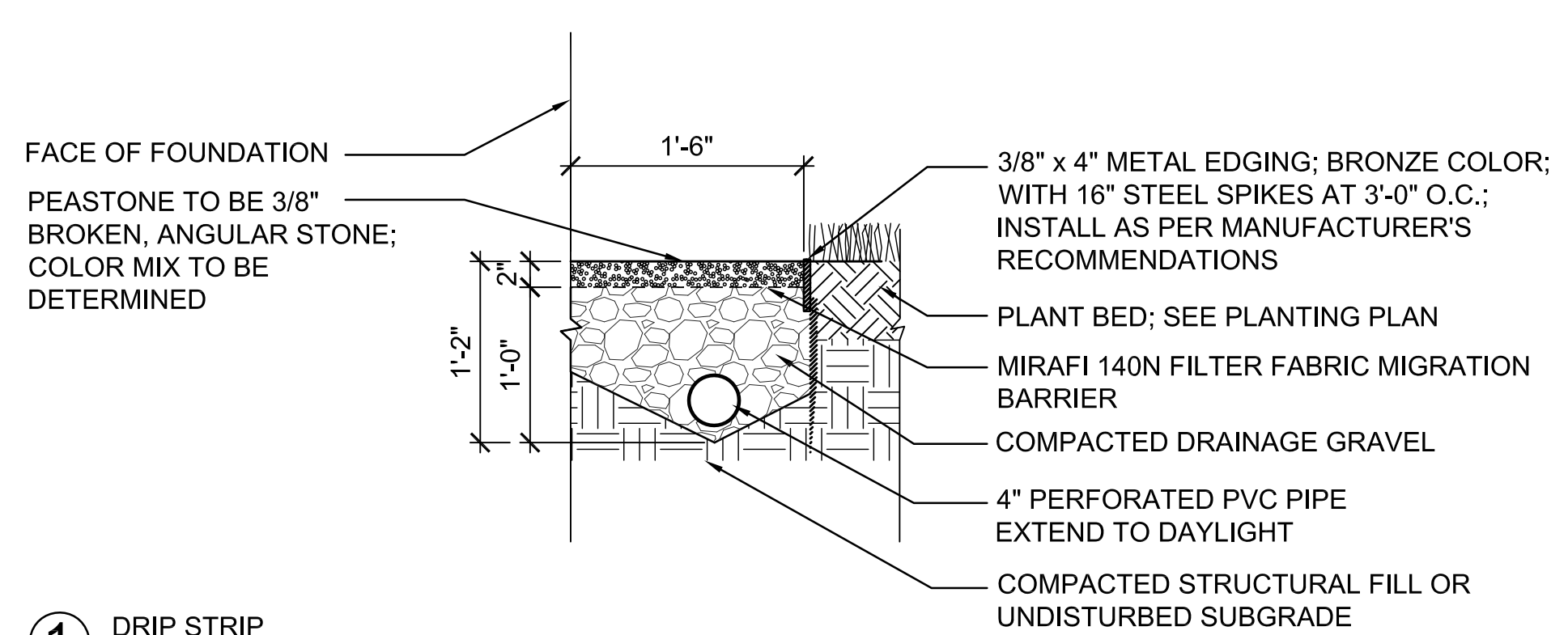
RAIN GARDEN

41	R-CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18"-24" HT.	#2 CONT.	5' O.C. (N)
13	R-CS	CORNUS SERICEA 'ALLEMAN'S COMPACTA'	ALLEMAN'S COMPACT DOGWOOD	18"-24" HT.	#2 CONT.	5' O.C. (N)
15	R-IG	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18"-24" HT.	#2 CONT.	5' O.C. (N)
34	R-MG	MYRICA GALE	SWEETGALE	15"-18" HT.	#2 CONT.	5' O.C. (N)
75	R-AN	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	NA	#1 CONT.	2' O.C. (N)
180	R-CM	CAREX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	NA	#1 CONT.	2' O.C.
87	R-IV	IRIS VERSICOLOR	BLUE FLAG	NA	#1 CONT.	2' O.C. (N)

15,000 SF	LOGRO FESCUE SEED MIX; NATIVE HARD AND CREEPING RED FESCUES	SUMMIT SEED; MANTENO, IL; (815) 468-7333
23,900 SF	50 / 50 TURF TYPE TALL FESCUE SOD; NATIVE FESCUE BLEND	SODCO; SLOCUM, RI; (800) 341-6900

O.C. = ON-CENTER SPACING
(N) = NATIVE SPECIES

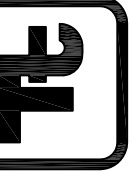
NOTE: ALL PERMITTING DOCUMENT PLANT QUANTITIES ARE APPROXIMATE AND WILL BE FURTHER REFINED IN THE CONSTRUCTION DOCUMENTS



1 DRIP STRIP
SCALE: N.T.S.

SECTION

TETRA TECH



www.tetrattech.com
One Grant Street
Framingham, Massachusetts 01701
Phone: 508.903.2000 Fax: 508.903.2001



MARK	DATE	DESCRIPTION
1	10/15/14	PLANT SPECIES REVISIONS
2	07/10/15	SPECIAL PERMIT AMENDMENT #6
3	08/14/20	SPECIAL PERMIT AMENDMENT #6
BY	DATE	DESCRIPTION
1	08/24/12	ADD PLANT QUANTITIES
2	09/18/12	TOWN COMMENTS
3	03/01/13	PLANT SCHEDULE REVISIONS
4	03/12/13	TOWN COMMENTS
5	08/23/13	PLAN MODIFICATIONS
6	09/11/13	REMOVED CLOUDS

Phase 2: Major Project Site Plan Review
Center 128
Needham, MA

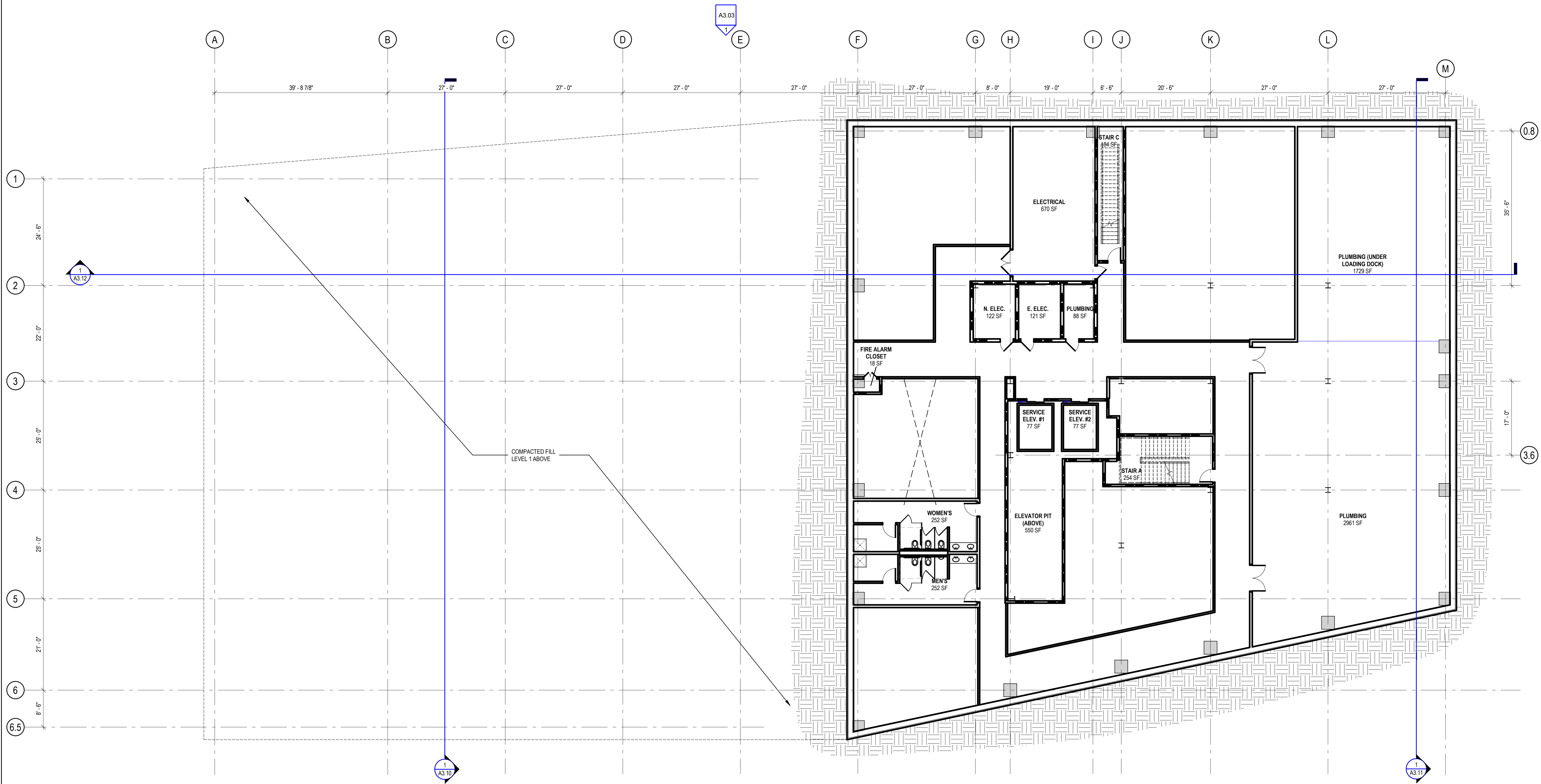
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Project No.: 127-21127-12001
Designed By: JC_KAC
Drawn By: PH
Checked By: JC_KAC

L-2

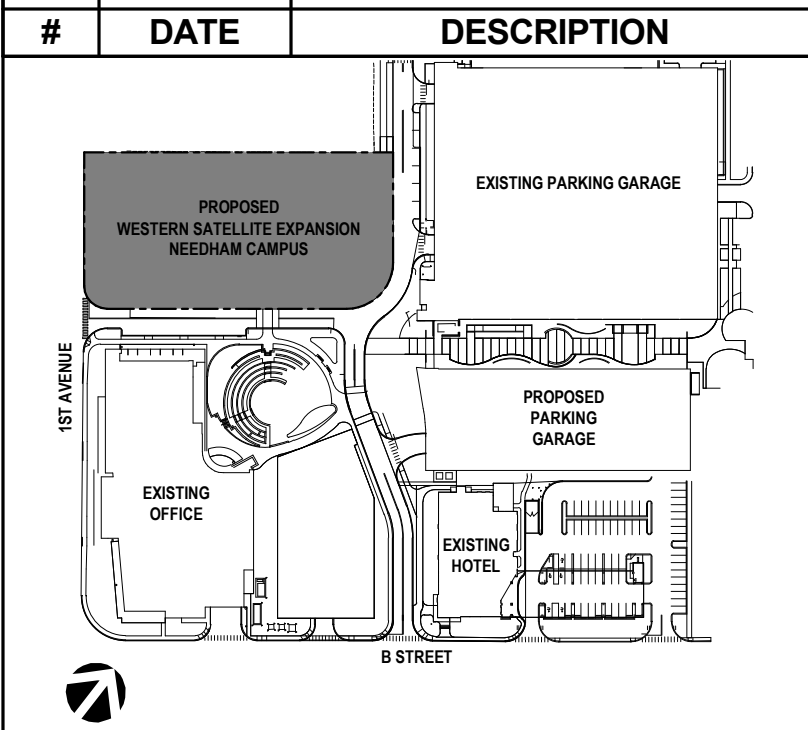
Bar Measures 1 inch

Architect Payette Associates Inc. 290 Congress Street, Fifth Floor Boston, MA 02210-1005 Tel: 617-895-1000	
Civil Engineer VHB 99 High St #10 Boston, MA 02110 Tel: 617-728-7777	Structural Engineer McNamara Salvia 101 Federal St #1100 Boston, MA 02110 Tel: 617-737-0040
HVAC/Elec/LV Engineer BR+A 10 Guest St 4th Floor Boston, MA 02135 Tel: 617-254-0016	Plumbing/FP Engineer RW Sullivan 526 Main St #203 Boston, MA 02129 Tel: 617-523-8227
Code Consultant Jensen Hughes 1 Lincoln Street Boston, MA 02111 Tel: 617-620-8900	Equipment Consultant C/W Design Group 57 Bedford St, Ste 207 Lexington, MA 02420 Tel: 781-274-7275
Parking Structure Walker Consultants 20 Park Plaza Boston, MA 02116 Tel: 617-350-5040	



1 BASEMENT
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NOT FOR CONSTRUCTION

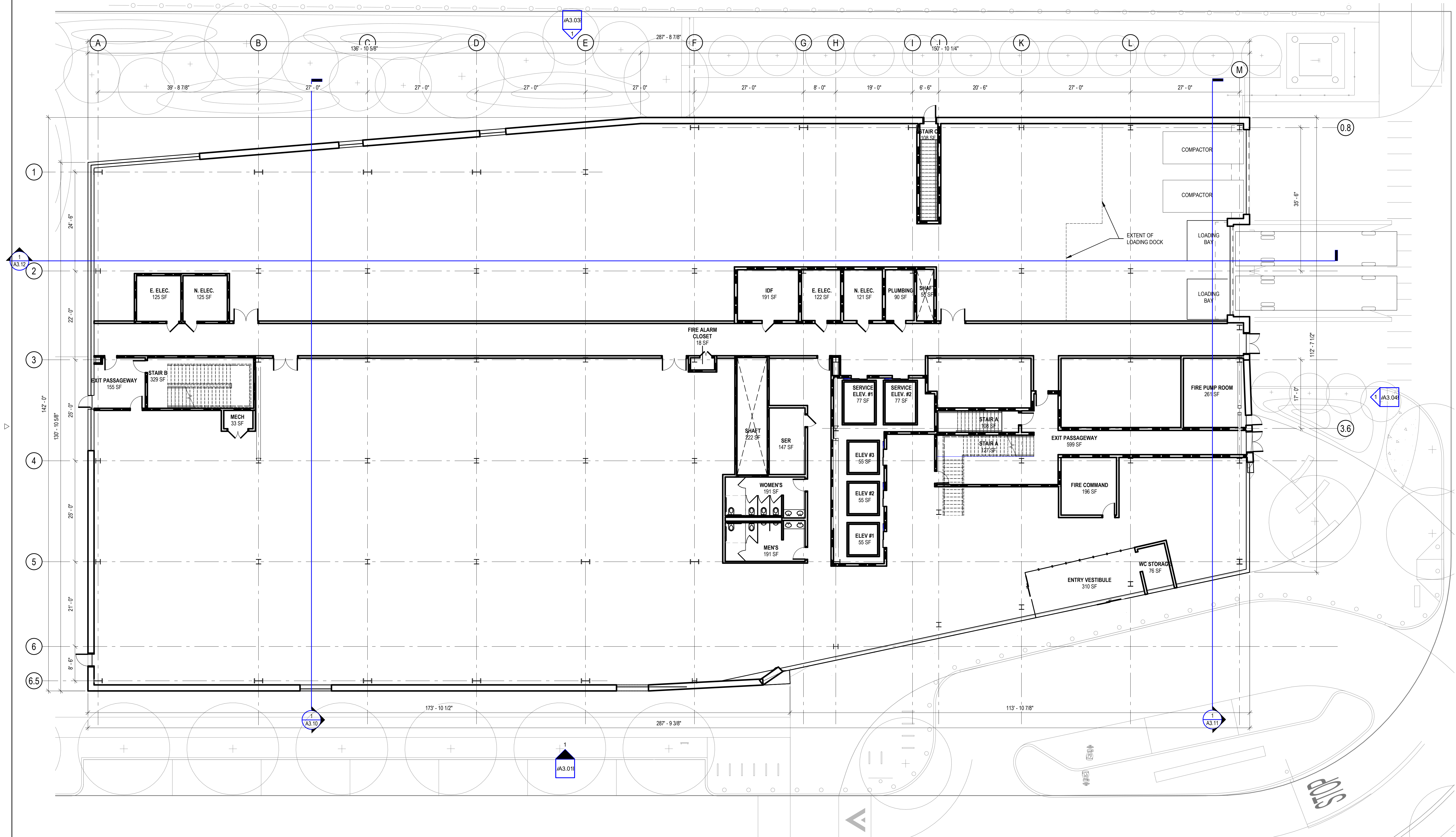


Boston Children's Hospital
Until every child is well™
NEEDHAM SATELLITE PROJECT
SCHEMATIC DESIGN

BASEMENT
OVERALL PLAN

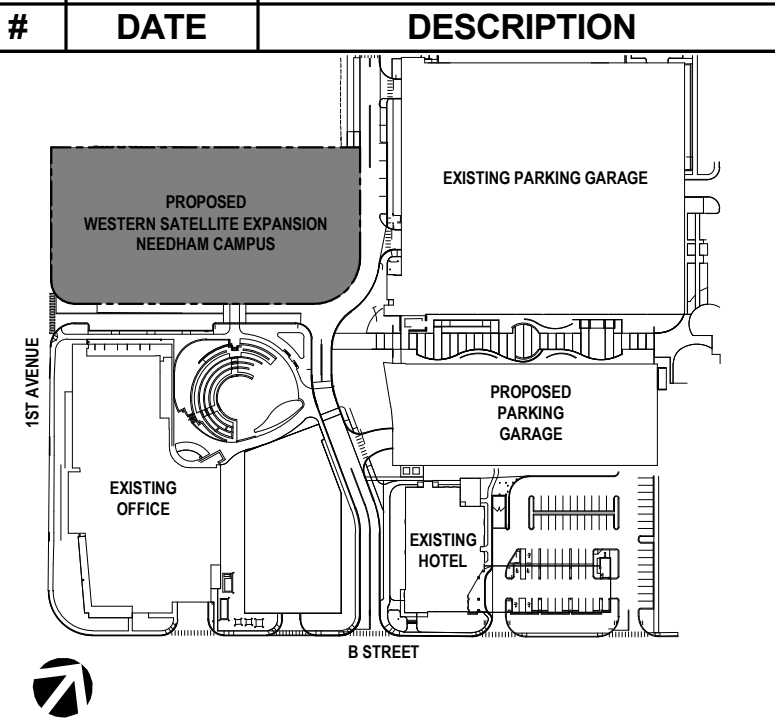
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Date Issued 12 JUNE 2020	

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Civil Engineer VHB 99 High St #10 Boston, MA 02110 Tel: 617-728-7777	Structural Engineer McNamara Salvia 101 Federal St #1100 Boston, MA 02110 Tel: 617-737-0040
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Parking Structure Walker Consultants 20 Park Plaza Boston, MA 02116 Tel: 617-350-5040	



1 LEVEL 1
SCALE: 3/32" = 1'-0"

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Boston Children's Hospital
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NEEDHAM SATELLITE PROJECT
SCHEMATIC DESIGN

LEVEL 1
OVERALL PLAN

Drawing Scale 3/32" = 1'-0"	
Project Number 25790.00	
Date Issued 12 JUNE 2020	

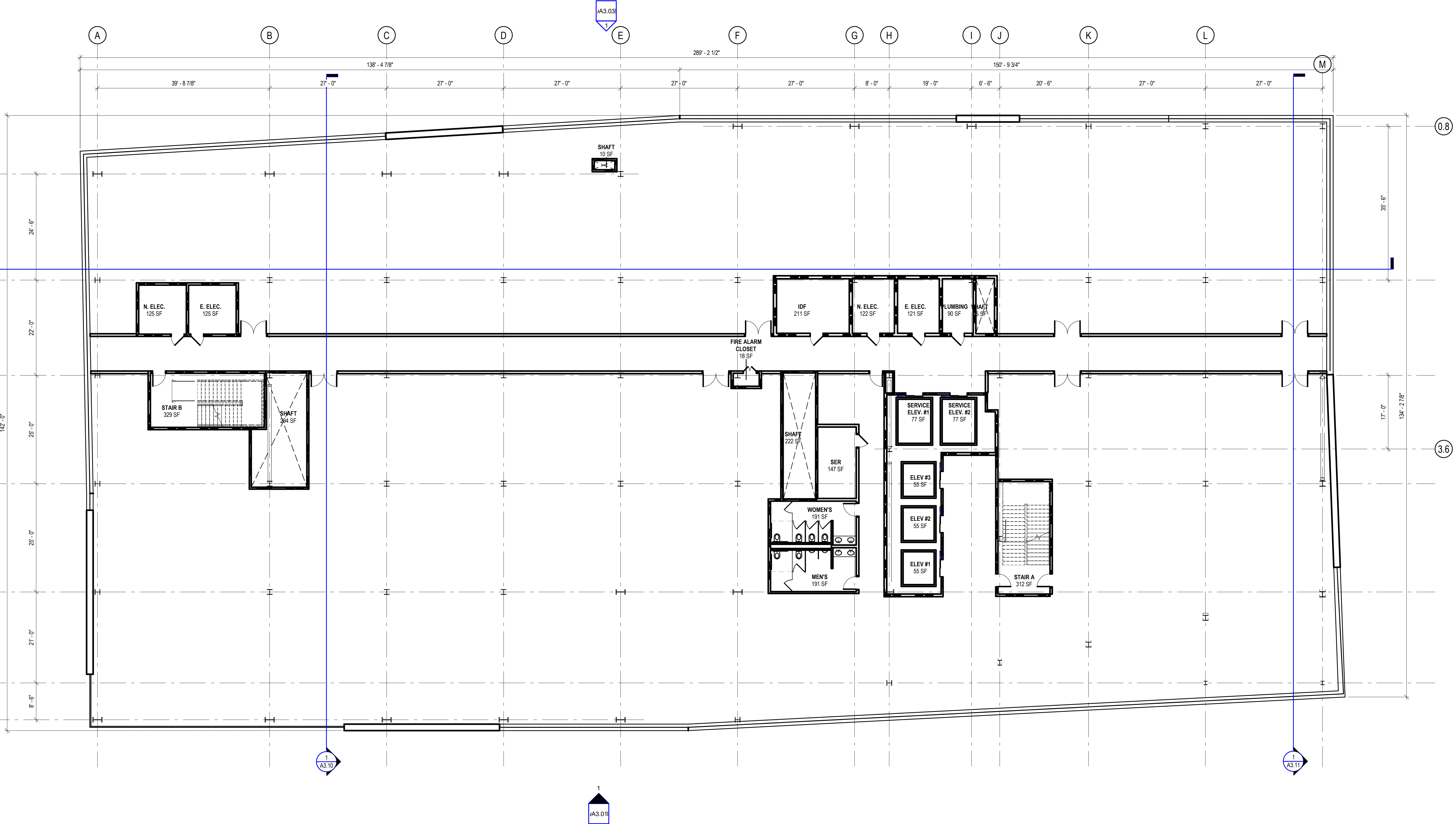
Architect
Payette Associates Inc.
290 Congress Street, Fifth Floor
Boston, MA 02210-1005
Tel: 617-895-1000

Civil Engineer VHB 99 High St #10 Boston, MA 02110 Tel: 617-728-7777	Structural Engineer McNamara Salvia 101 Federal St #1100 Boston, MA 02110 Tel: 617-737-0040
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HVAC/Elec/LV Engineer BR+A 10 Guest St 4th Floor Boston, MA 02135 Tel: 617-254-0016	Plumbing/FP Engineer RW Sullivan 526 Main St #203 Boston, MA 02129 Tel: 617-523-8227
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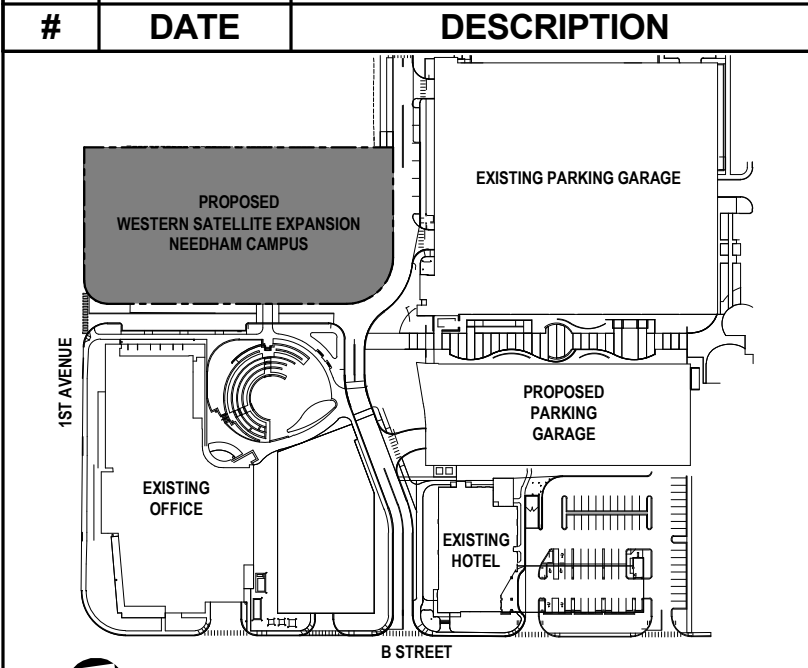
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	Parking Structure Walker Consultants 20 Park Plaza Boston, MA 02116 Tel: 617-350-5040
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1 LEVEL 2
SCALE: 3/32" = 1'-0"

NOT FOR CONSTRUCTION



Boston Children's Hospital
Until every child is well™
NEEDHAM SATELLITE PROJECT
SCHEMATIC DESIGN

LEVEL 2
OVERALL PLAN

Drawing Scale 3/32" = 1'-0"	
Project Number 25790.00	
Date Issued 12 JUNE 2020	

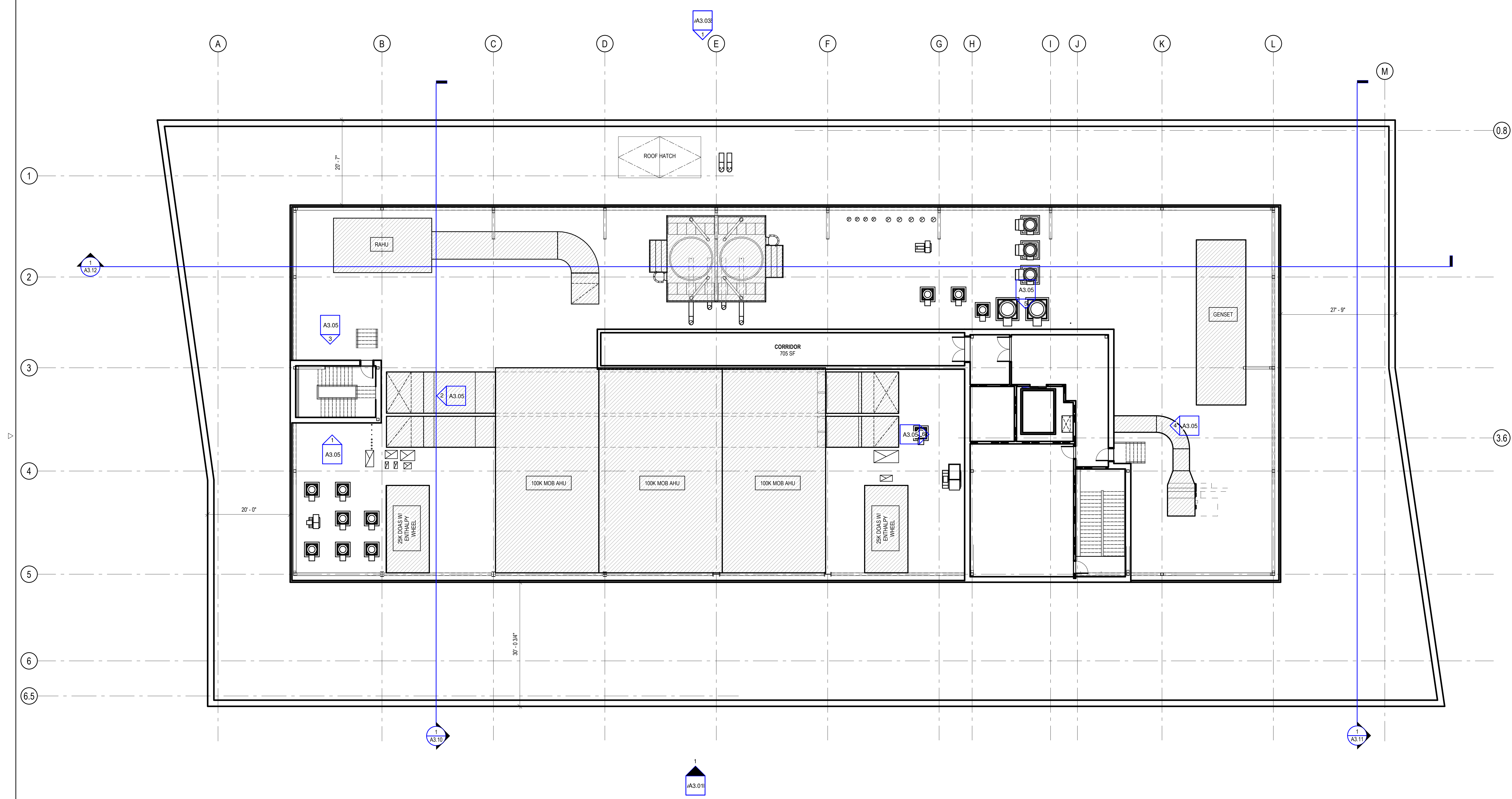
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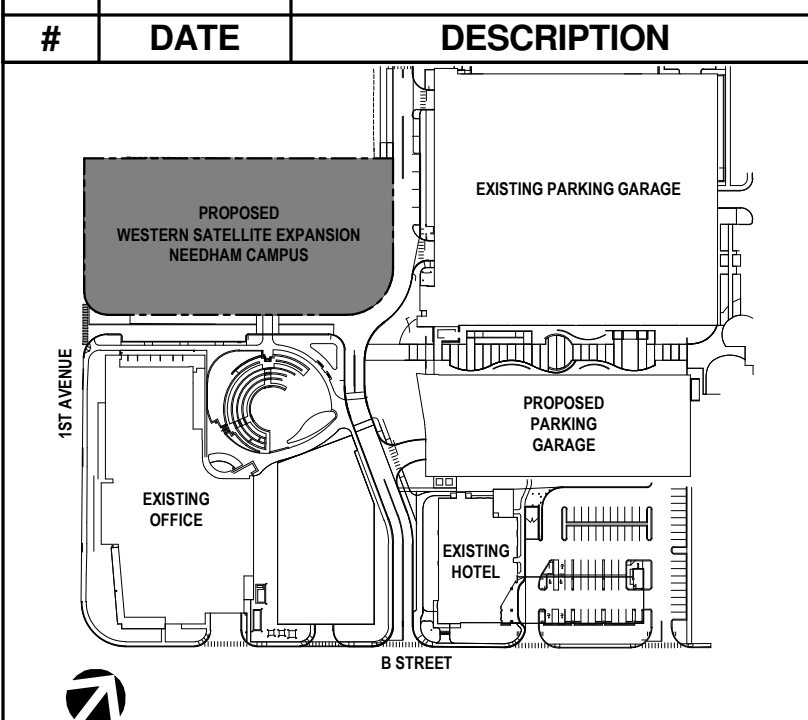
1 LEVEL 4
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Civil Engineer VHB 99 High St #10 Boston, MA 02110 Tel: 617-728-7777	Structural Engineer McNamara Salvia 101 Federal St #1100 Boston, MA 02110 Tel: 617-737-0040
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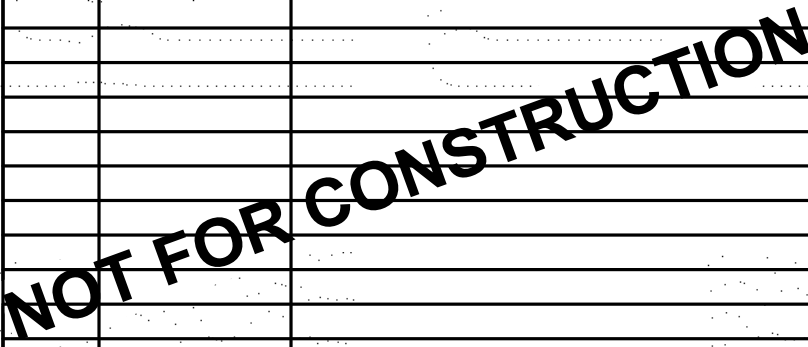


NOT FOR CONSTRUCTION

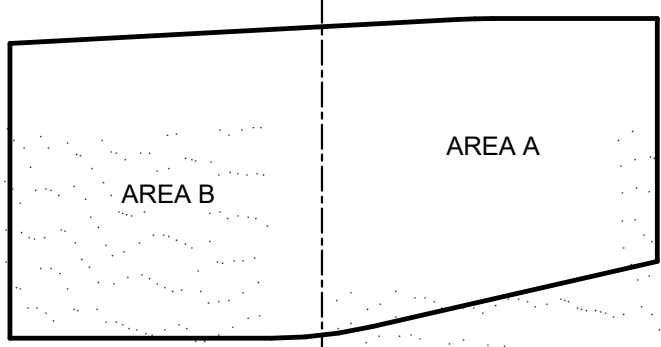


Boston Children's Hospital
Until every child is well™
NEEDHAM SATELLITE PROJECT
SCHEMATIC DESIGN

ROOF PLAN	
Drawing Scale 3/32" = 1'-0"	
Project Number 25790.00	
Date Issued 12 JUNE 2020	



#	DATE	DESCRIPTION
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NEEDHAM SATELLITE PROJECT

SCHEMATIC DESIGN

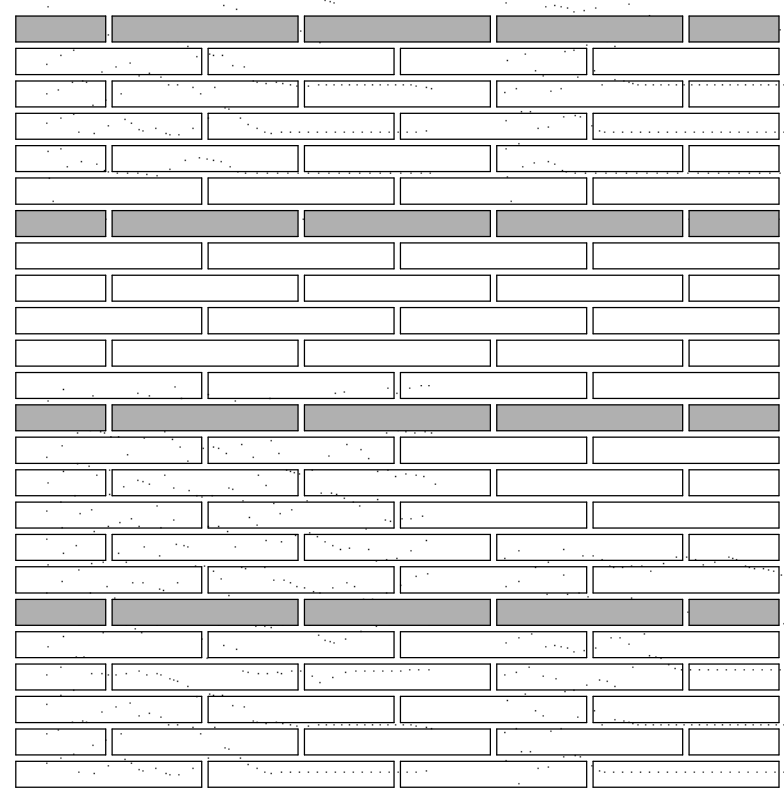
SOUTH EAST ELEVATION

Drawing Scale
As indicated
Project Number
25790.00
Date Issued
12 JUNE 2020

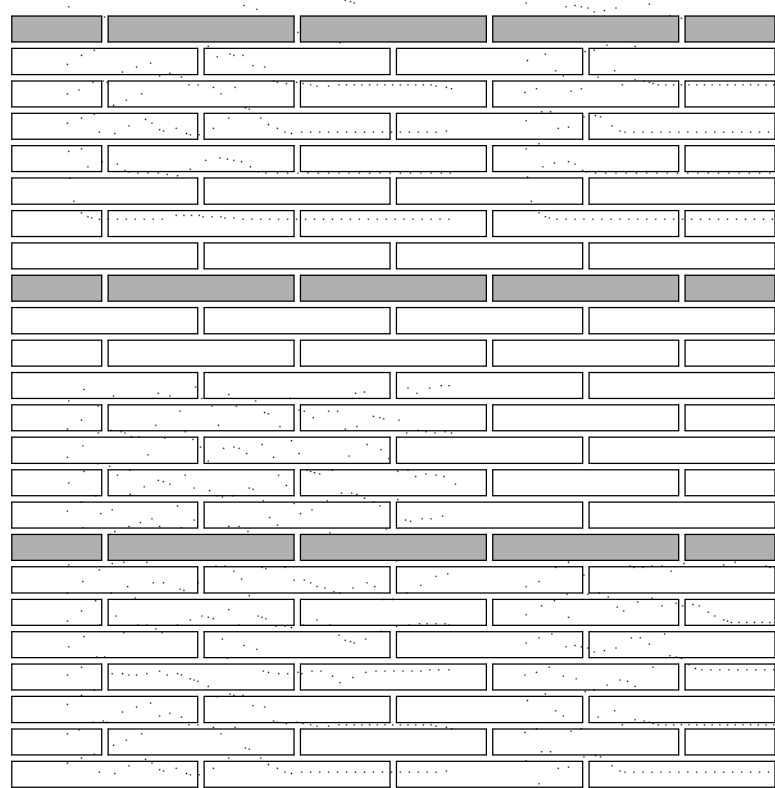
A3.01



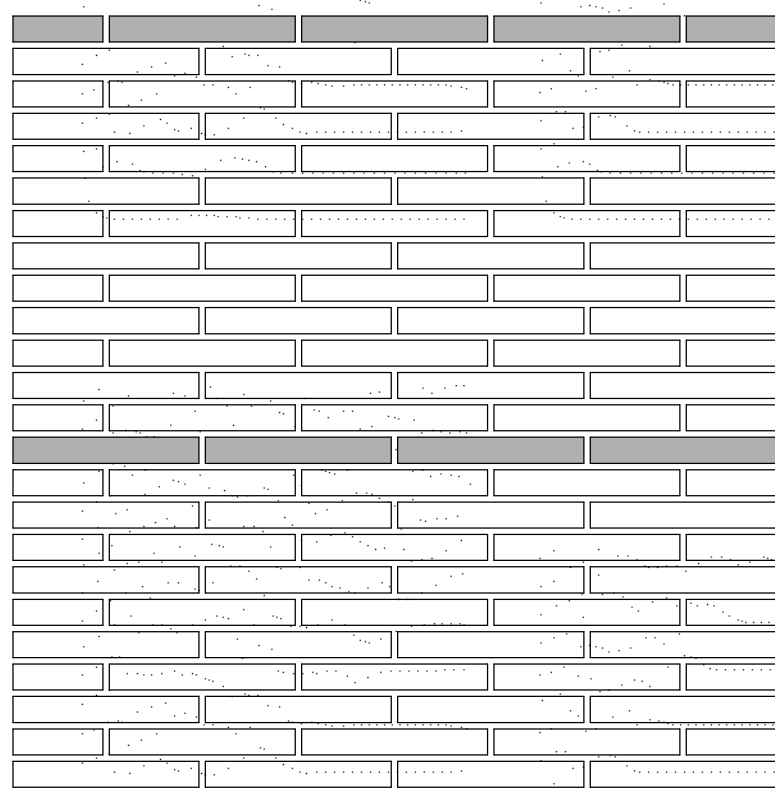
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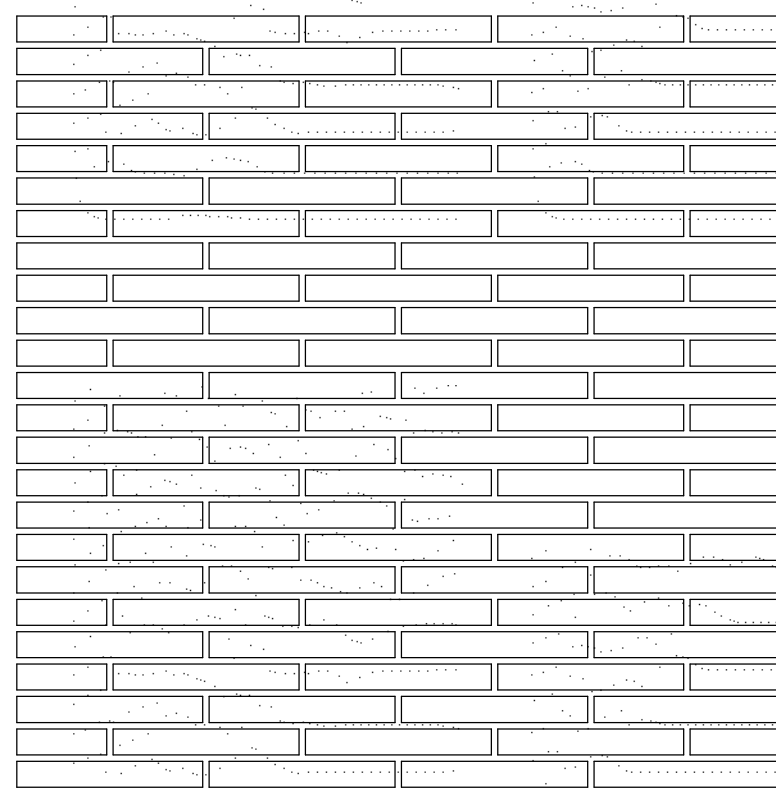
EWA - 1B



EWA - 1C

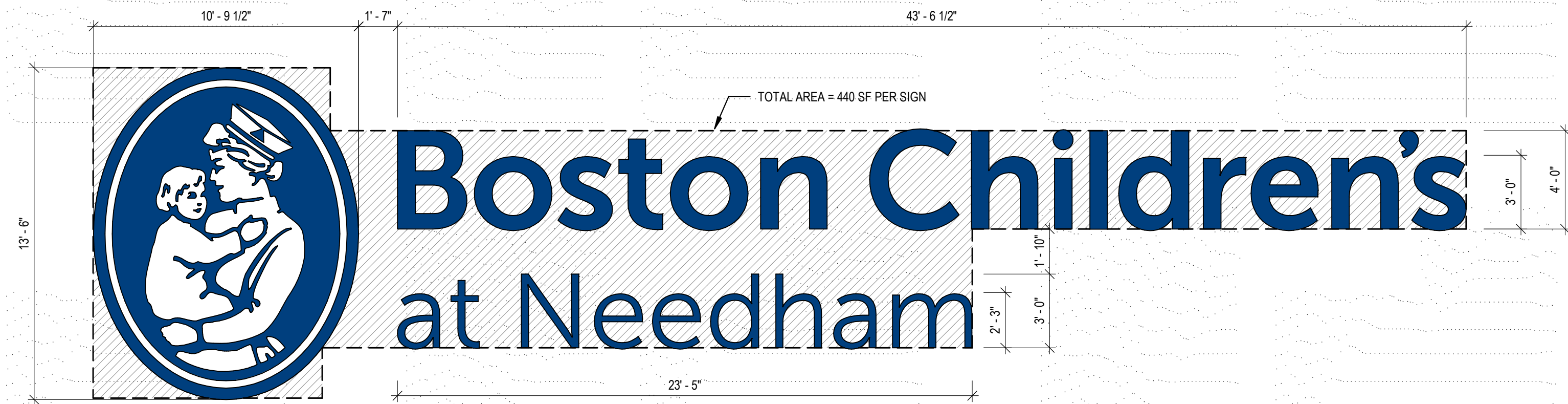


EWA - 1D

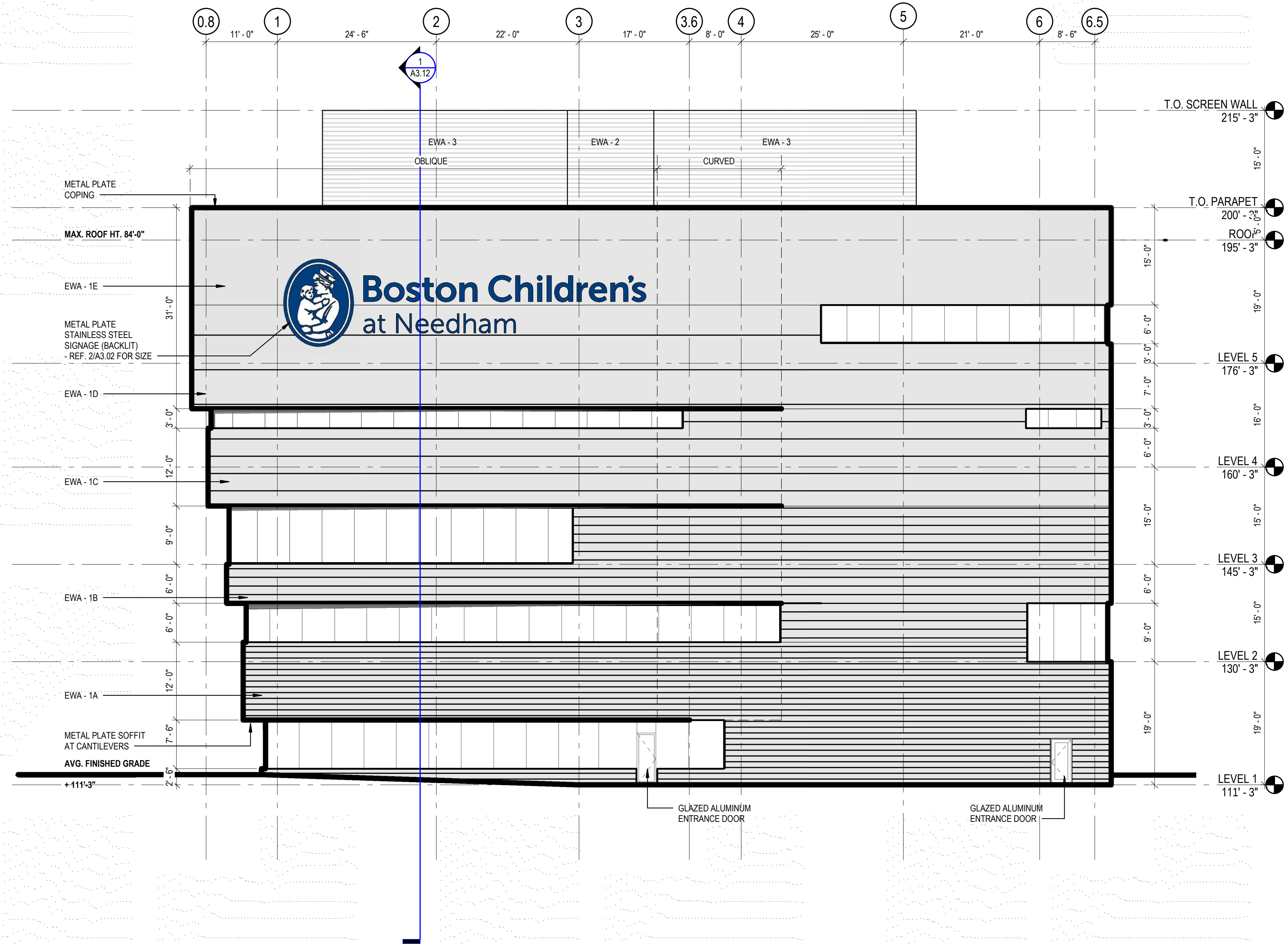


EWA - 1E

2 BRICK PATTERNS



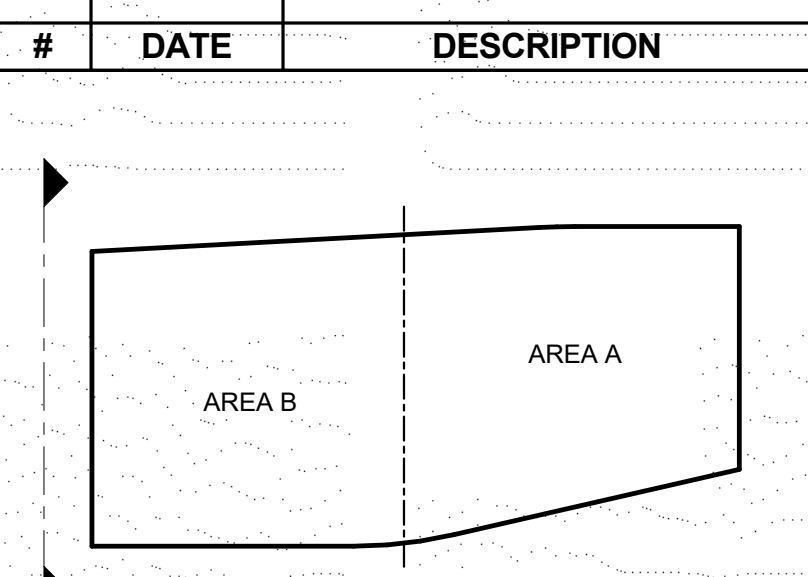
2 BCH NEEDHAM TYPICAL BUILDING SIGNAGE ELEVATION
SCALE: 1/4" = 1'-0"



SIGNAGE LEGIBILITY CHART	
LETTER HEIGHT	LEGIBLE VIEWING DISTANCE
9"	300' (FOOTBALL FIELD LENGTH)
12"	395'
14"	440'
18"	560'
24"	750'
36"	1130' (1/5 OF A MILE)
48"	1500'
72"	2230'
96"	3000' (3/5 OF A MILE)

PAYETTE	
Architect Payette Associates Inc. 290 Congress Street, Fifth Floor Boston, MA 02210-1005 Tel: 617-895-1000	
Civil Engineer VHB 99 High St #10 Boston, MA 02110 Tel: 617-728-7777	Structural Engineer McNamara Salvia 101 Federal St #1100 Boston, MA 02110 Tel: 617-737-0040
HVAC/Elec/LV Engineer BR+A 10 Guest St 4th Floor Boston, MA 02135 Tel: 617-254-0016	Plumbing/FP Engineer RW Sullivan 526 Main St #203 Boston, MA 02129 Tel: 617-523-8227
Code Consultant Jensen Hughes 1 Lincoln Street Boston, MA 02111 Tel: 617-620-8900	Equipment Consultant C/W Design Group 57 Bedford St, Ste 207 Lexington, MA 02420 Tel: 781-274-7275
Parking Structure Walker Consultants 20 Park Plaza Boston, MA 02116 Tel: 617-350-5040	

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NEEDHAM SATELLITE PROJECT
SCHEMATIC DESIGN

SOUTH WEST ELEVATION

Drawing Scale As indicated	
Project Number 25790.00	
Date Issued 12 JUNE 2020	

A3.02

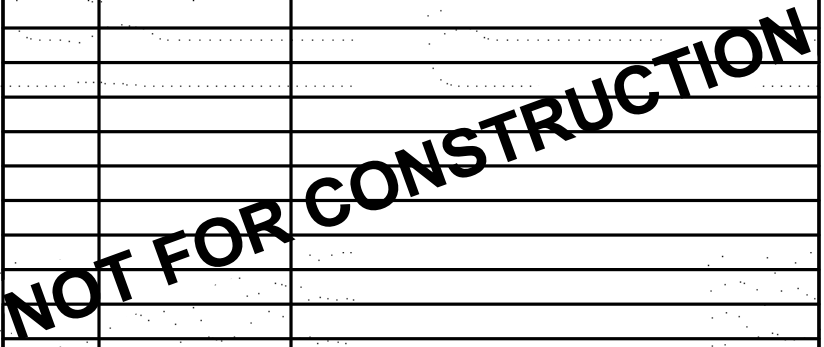
architect
Payette Associates Inc.
 90 Congress Street, Fifth Floor
 Boston, MA 02210-1005
 Tel: 617-895-1000

Civil Engineer	Structural Engineer
HB 9 High St #10 Boston, MA 02110 Tel: 617-728-7777	McNamara Salvia 101 Federal St #1100 Boston, MA 02110 Tel: 617-737-0040

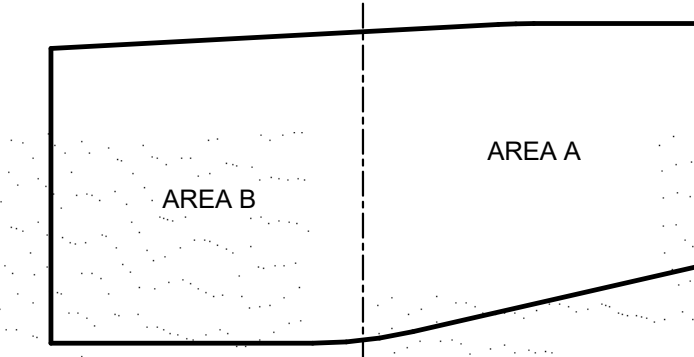
VAC/Elec/LV Engineer	Plumbing/FP Engineer
R+A	RW Sullivan
10 Guest St 4th Floor	526 Main St #203
Boston, MA 02135	Boston, MA 02129
Tel: 617-254-0016	Tel: 617-523-8227

Code Consultant	Equipment Consultant
ensen Hughes Lincoln Street oston, MA 02111 el: 617-620-8900	C/W Design Group 57 Bedford St, Ste 207 Lexington, MA 02420 Tel: 781-274-7275

Parking Structure
Walker Consultants
10 Park Plaza
Boston, MA 02116
Tel: 617-350-5040



#	DATE	DESCRIPTION



NEEDHAM SATELLITE PROJECT

SCHEMATIC DESIGN

NORTH WEST ELEVATION

Drawing Scale 3/32" = 1'-0"	
Project Number 25790.00	
Date Issued 12 JUNE 2020	

A3.03

A3.04

PAYETTE

Payette Associates Inc.
290 Congress Street, Fifth Floor
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Tel: 617-895-1000

VHB
99 High St #10
Boston, MA 02110
Tel: 617-728-7777

McNamara Salvia
101 Federal St #1100
Boston, MA 02110
Tel: 617-737-0040

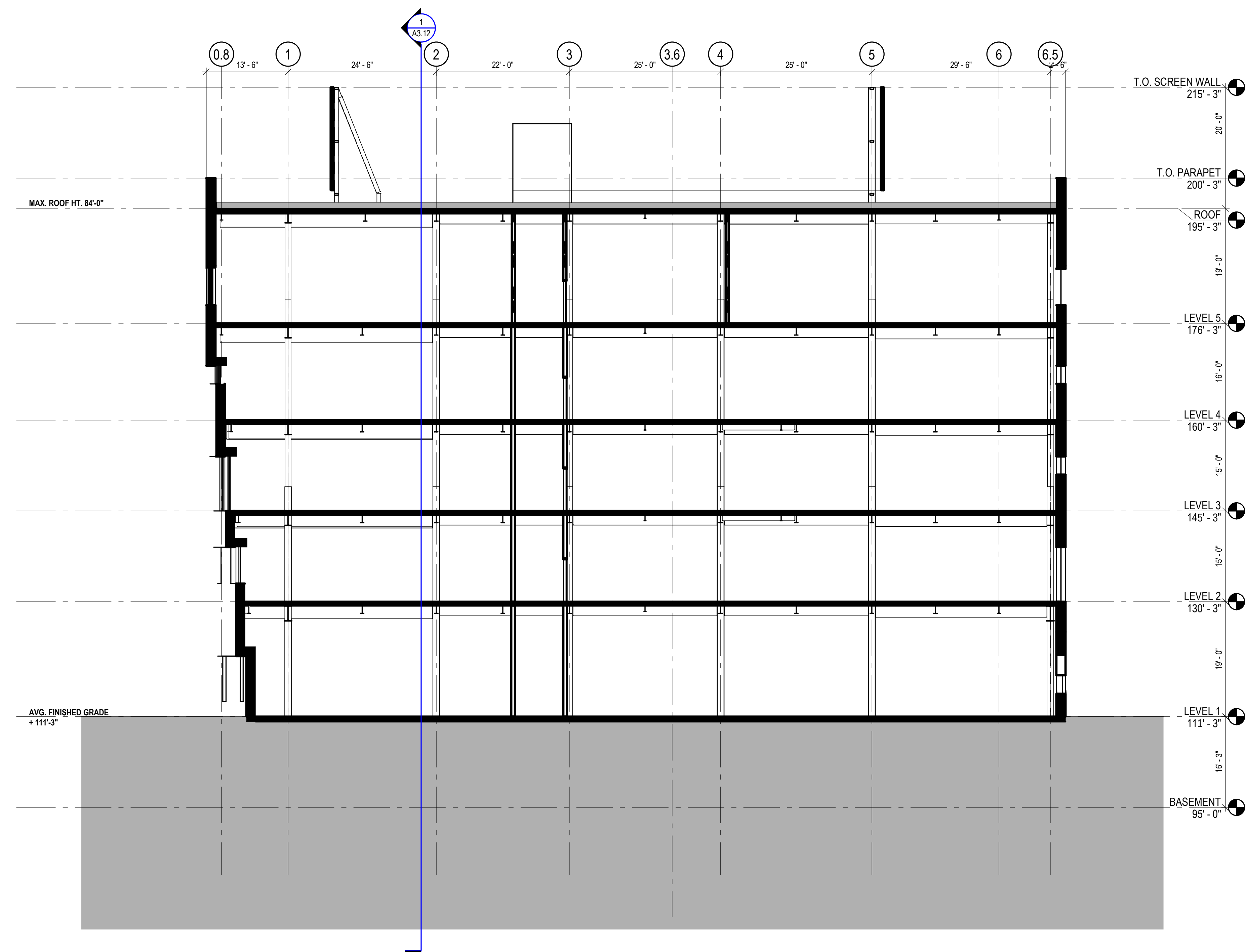
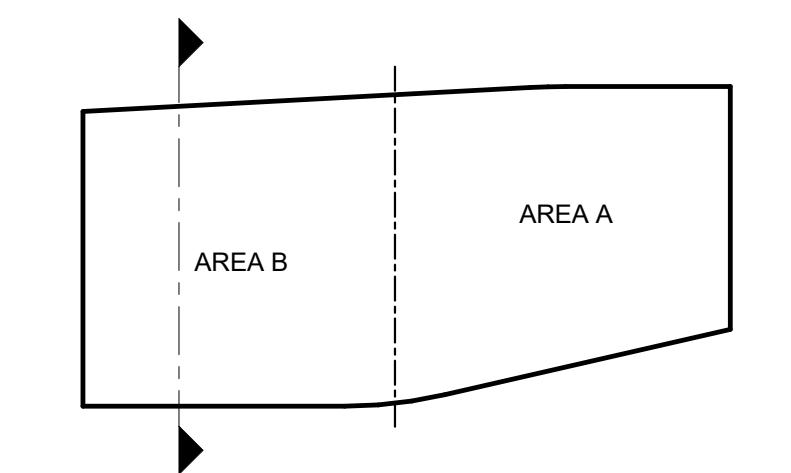
BR+A
10 Guest St 4th Floor
Boston, MA 02135
Tel: 617-254-0016

RW Sullivan
526 Main St #203
Boston, MA 02129
Tel: 617-523-8227

Jensen Hughes
1 Lincoln Street
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Tel: 617-620-8900

C/W Design Group
57 Bedford St, Ste 207
Lexington, MA 02420
Tel: 781-274-7275

Walker Consultants
20 Park Plaza
Boston, MA 02116
Tel: 617-350-5040

[illegible]

NEEDHAM SATELLITE PROJECT

SCHEMATIC DESIGN

**BUILDING SECTION - EAST
WEST**

Drawing Scale 3/32" = 1'-0"	
Project Number 25790.00	
Date Issued 12 JUNE 2020	

A3.10

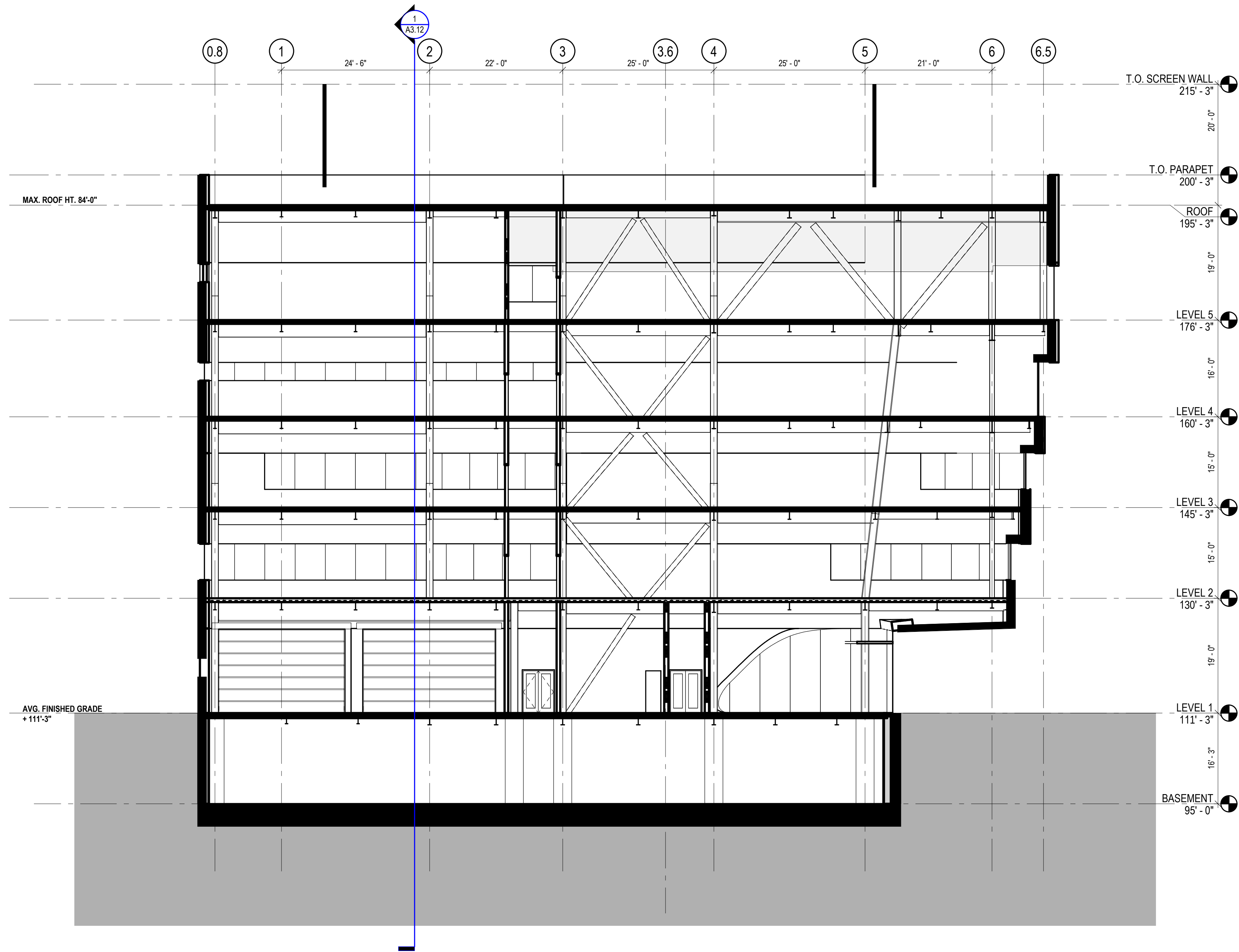
Architect
Payette Associates Inc.
290 Congress Street, Fifth Floor
Boston, MA 02210-1005
Tel: 617-895-1000

Civil Engineer VHB 99 High St #10 Boston, MA 02110 Tel: 617-728-7777	Structural Engineer McNamara Salvia 101 Federal St #1100 Boston, MA 02110 Tel: 617-737-0040
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HVAC/Elec/LV Engineer BR+A 10 Guest St 4th Floor Boston, MA 02135 Tel: 617-254-0016	Plumbing/FP Engineer RW Sullivan 526 Main St #203 Boston, MA 02129 Tel: 617-523-8227
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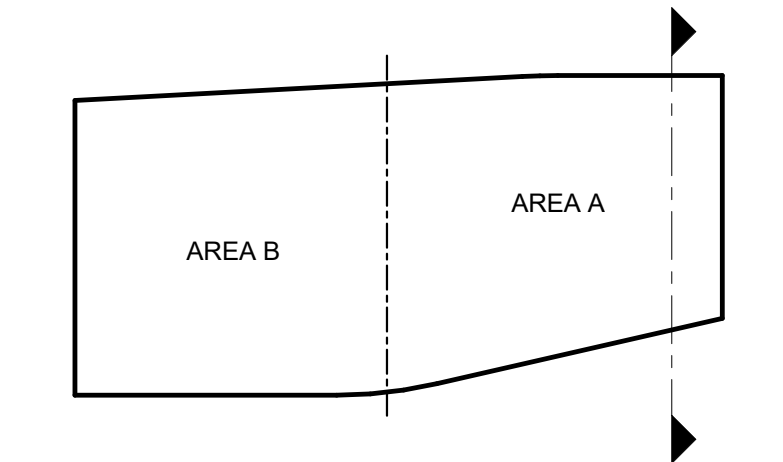
Code Consultant Jensen Hughes 1 Lincoln Street Boston, MA 02111 Tel: 617-620-8900	Equipment Consultant C/W Design Group 57 Bedford St, Ste 207 Lexington, MA 02420 Tel: 781-274-7275
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Parking Structure
Walker Consultants
20 Park Plaza
Boston, MA 02116
Tel: 617-350-5040



NOT FOR CONSTRUCTION

#	DATE	DESCRIPTION
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NEEDHAM SATELLITE PROJECT
SCHEMATIC DESIGN

BUILDING SECTION -
EAST/WEST AT DROP OFF

Drawing Scale 3/32" = 1'-0"	
Project Number 25790.00	
Date Issued 12 JUNE 2020	

A3.12



Design Review Board Meeting Minutes
Monday, August 24, 2020
7:30 PM

Board Members:

Mark Gluesing, Chair (P)
Bob Dermody, Board Member (P)
Nelson Hammer, Board Member (P)
Deborah Robinson, Board Member (P)
Rana Mana-Doerfer, DRB Recording Secretary (P)
Elisa Litchman, Administrative Assistant, Planning & Community Development (P)

Applicants & Attendees:

1. Mike Caggiano, (Plymouth Signs) applying for signage and new awning at Gibson Sotheby's International Realty, 936 Great Plain Avenue.
2. Anna Haluch, ProSign Graphics representing US Storage Centers Self-Storage, applying for signage at 540 Hillside Avenue.
3. Anna Haluch, ProSign Graphics informal discussion of additional signage for US Storage Centers Self-Storage at 540 Hillside Avenue.

Mr. Chair called the meeting to order on August 24th, 2020 at 7:30 PM EST.

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

Agenda Item 1: (Signage)

Gibson Sotheby's International Realty located at 936 Great Plain Avenue applying for signage and new awning. – Mike Caggiano, Plymouth Signs.

Mike Caggiano presented new signage and awning proposal at 936 Great Plain Avenue. The sign is proposed with a blue background and individual cut out white letters that will be placed in the same location on the building.

The awning will be removed and re-covered to match the same blue as the background of the sign.

Ms. Robinson asked if the green field is sitting within the projected area, the sign recess area of the building. The applicant said that it would fit. Mr. Caggiano clarified the colors that are part of the sign. Ms. Robinson indicated that she has no objections to the proposed signage and awning.

Mr. Dermody asked to clarify that the color of the background and the awning is blue, the printout looks green. Mr. Caggiano confirmed that it is a navy blue

Mr. Hammer indicated he likes the new proposed signage and has no comments.

Mr. Chair asked what the heights of the letters are, specifically the S & B, as well as the G in the Gibson. Mr. Caggiano said that the proposed signage is smaller than what is up on the building currently. New proposed signage is 5.57 sq. ft., as opposed to the 11.6 sq. ft. He said the letters are approximately 8 inches high.

Ms. Robinson shared her concern regarding the lighting of the signage, and that the lights may make the sign appear splotchy due to the dark background. Mr. Caggiano said that they had no plans to touch or modify the lights. Mr. Chair asked if the lights are directable, and asked Mr. Caggiano to direct the lights in a way that would complement the signage.

Motion to approve the sign as submitted made by Mr. Dermody.

Motion was seconded by Ms. Robinson.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Deborah Robinson	Aye	

Agenda Item 1: (Awning)

Gibson Sotheby's International Realty located at 936 Great Plain Avenue applying for signage and new awning – Mike Caggiano, Plymouth Signs

Mr. Chair opened the floor for comments or questions regarding the proposed awning.

Ms. Robinson asked if the awning is being changed or covered. The Chair noted that only the covering is being changed, to a different color

Mr. Dermody asked if the existing frame is being used. Mr. Caggiano said yes.

Motion to approve the awning as submitted made by Mr. Hammer.

Motion was seconded by Mr. Dermody.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Deborah Robinson	Aye	

Agenda Item 2: (Signage)

US Storage Centers Self-Storage applying for signage at 540 Hillside Avenue. - Anna Haluch, ProSign Graphics

Ms. Haluch is applying for a monument sign on behalf of US Storage Centers. She came before the Board previously for an informal discussion to seek advice from the Board regarding the proposed signage.

Based on the previous discussions Ms. Haluch presented the proposed signage. The monument sign will have a medium grey background. The sign will be closer to the entrance driveway as recommended at the previous meeting. The business does have plans to install some landscaping around the sign, but Ms. Haluch does not know the exact type of plants.

Ms. Haluch explained the sizing of the lettering for US Storage the letters US are 12 inches, and the word Storage is about 8 inches.

Mr. Dermody asked if the sign is illuminated, and if all the lettering is illuminated. Ms. Haluch said that it is illuminated and double sided, and that all the lettering except for the blue strip is not illuminated.

Mr. Dermody indicated he is concerned about glare from the white letters. The Board has previously asked applicants with similar signage to apply a film to reduce glare. Ms. Haluch said that would not be a problem.

Mr. Dermody said he likes the new proposed location. However, if the topography allows it would be better if the sign could be moved a little closer to their driveway.

Mr. Hammer said he is concerned about what kind of plants they're planning to plant around the sign, because he is concerned about overgrowth blocking the sign.

He also said he agrees with Mr. Dermody as far as reducing any potential glare from the very bold lettering for the words "Self-Storage". Ms. Haluch said she would make a note of this in the detail plans she will submit back to her client.

Ms. Robinson asked if there is a thin white line around the letters. Ms. Haluch said that there is a one-inch white line around the letter.

Ms. Robinson also indicated she would like the signage scaled slightly to have more of a gray space above the words “US Storage”

Mr. Chair recommended moving the sign 5 to 6 feet to the north so that it is more prominently displayed.

Is the grey area illuminated? Ms. Haluch said that it would be.

Mr. Dermody asked what the plan is for the area where the sign is being proposed, since it is hilly. He wants to make sure that the sign will physically be 5 feet tall and not higher due to the elevation. Ms. Haluch said her client plans to level it out. The elevation will be less than a foot. And the sign will not exceed 5 feet in height.

Motion to approve the monument sign with conditions made by Ms. Robinson.

1. For a film to be applied to the white letters to reduce brightness.
2. Scale down proportionally the *US Storage* so that there is 2 inches of negative space top and bottom.
3. Move sign to the north approx. 5 feet.
4. The slope across the sign face be limited to 6 to 8 inches.

Motion was seconded by Mr. Hammer

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Deborah Robinson	Aye	

Agenda Item 3: (Informal Discussion of Signage)

US Storage Centers Self-Storage located at 540 Hillside Avenue. - Anna Haluch, ProSign Graphics

Ms. Haluch presented the Board with plans to potentially install a sign on the building that would face Hillside Ave.

Mr. Chair indicated to the Board that the building is L-Shaped and that the left side of the building is elevated.

Ms. Haluch is also proposing the same sign to be placed on the building facing the parking lot. The letters are acrylic, and the sign would not be illuminated.

Ms. Robinson asked Ms. Haluch to clarify the different options she is presenting before the Board.

Ms. Haluch submitted 3 options before the Board for the west elevation, facing Hillside Avenue.

The signs vary in size the smallest being 30 sq. ft.. The biggest is 77.85 sq. ft. Ms. Haluch's client would like to install the 77 sq. ft.. sign on the building.

Ms. Robinson said she thinks option 2 would be okay on the building. But she would have liked a street view photo to see what it would look like.

Mr. Dermody wanted to discuss the second sign facing the parking lot. He asked if it is non-illuminated. Ms. Haluch said that it is not illuminated. Mr. Dermody said he is okay with the proposed parking lot facing signage.

However, he has a problem with the west facing signage that would be visible from Hillside Ave, and due to the lack of a street view photo he can not imagine what it would look like. He asked if the sign is illuminated. Ms. Haluch indicated that it is halo lit.

Mr. Dermody wanted to establish what purpose the Hillside Ave. sign on the building would serve, as the monument sign by the driveway is where people can see the entrance.

Mr. Chair informed Ms. Haluch that the 77 sq. ft. sign should be taken off the table, it is too big, and the Board will struggle to approve it when Ms Haluch applies for this signage because the point of that sign is promotional.

He would consider the second option of 55 sq. ft., only because it architecturally fits within the sign band. Center Automotive, a business in Needham also located at Hillside Ave., has a 32 sq.ft. sign that is visible from Central Ave. during the winter months when there is little foliage obscuring it.

Mr. Hammer said he initially thought the second option was pleasant enough relative to the size of the band but he does agree with the Chair's comments regarding visibility.

Mr. Chair said it helps that the sign would be halo lit. Mr. Chair asked if the 55 sq. ft. sign is a standard can size for the company. Ms. Haluch said that it is not and would be built from scratch. She also said she would provide the Board with the negative space information.

Mr. Dermody asked if Ms. Haluch could provide a street-view photo. She said she could do that. He also indicated he would be concerned for the residents on the east side of the building, because they would be able to see the sign.

The chair asked the Board if they would consider allowing a sign up on the building.

The overall response is that they would allow a modest sign.

As for the parking lot facing sign the Chair would feel comfortable if it was a little smaller.

Mr. Dermody said he would be willing to consider the signage if more information is provided to the Board.

Mr. Hammer & Ms. Robinson said that they don't believe there is a need for the sign facing Hillside Ave. but if something reasonable is presented they would be willing to consider it.

If the applicant applies for a special permit the Chair asked Ms. Haluch to provide a view from the street, and more information from the architecture team regarding the height of the panel and the negative space issues.

Approval of Minutes:

Motion to approve the minutes of August 10th made by Mr. Dermody.

Motion was seconded by Mr. Hammer.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Deborah Robinson	Aye	

Motion to Adjourn:

Motion to adjourn the Design Review Board meeting was made by Mr. Dermody.

Motion was seconded by Mr. Hammer.

Meeting adjourned at 8:22 PM.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Deborah Robinson	Aye	

Future meetings

September 14, 2020	Via Zoom
October 5, 2020	Via Zoom
October 19, 2020	Via Zoom
November 2, 2020	Via Zoom
November 16, 2020	Via Zoom
December 7, 2020	Via Zoom
December 21, 2020	Via Zoom