

Schematic Design Preview

Needham Senior Center

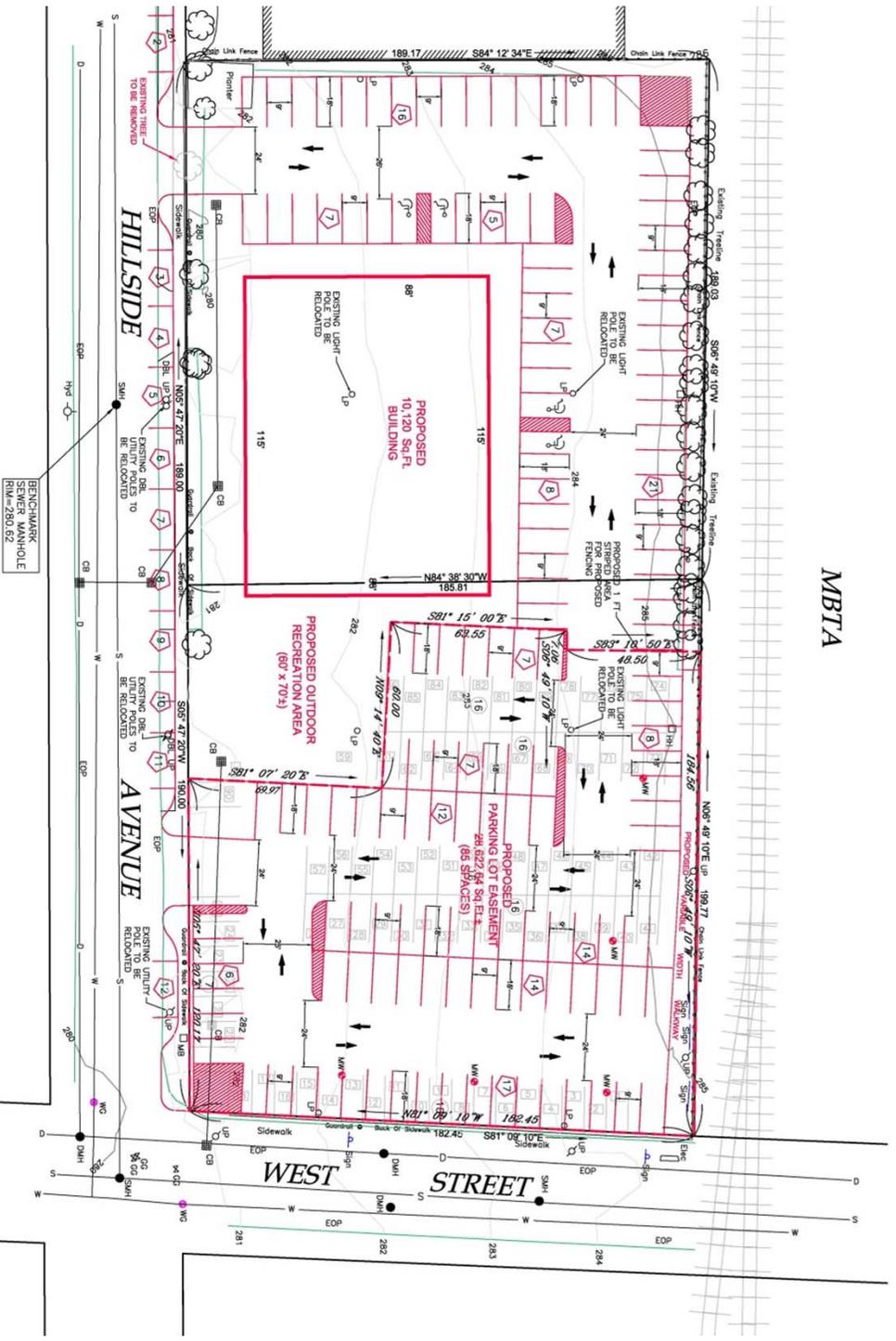
April 11, 2011

Timeline

COA Presentation	April 14
Next PPBC: Schematic Design	April 25
First Cost Estimate	April 25
<u>Prelim</u> Design Review Board	May 16
<u>Prelim</u> DRT & Planning	May 17
Pre-Submission DRT	July 26
<u>Final</u> Drawings submitted to Planning	July 29
<u>Final</u> Design Review Board	August 15
Planning Board Hearings	Sept 20 / Oct 18
Town Meeting	November



MBTA Easement



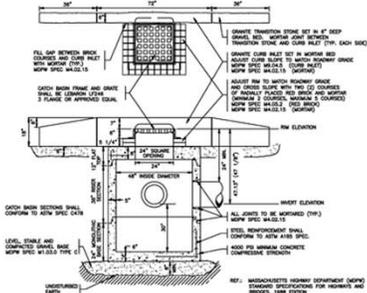
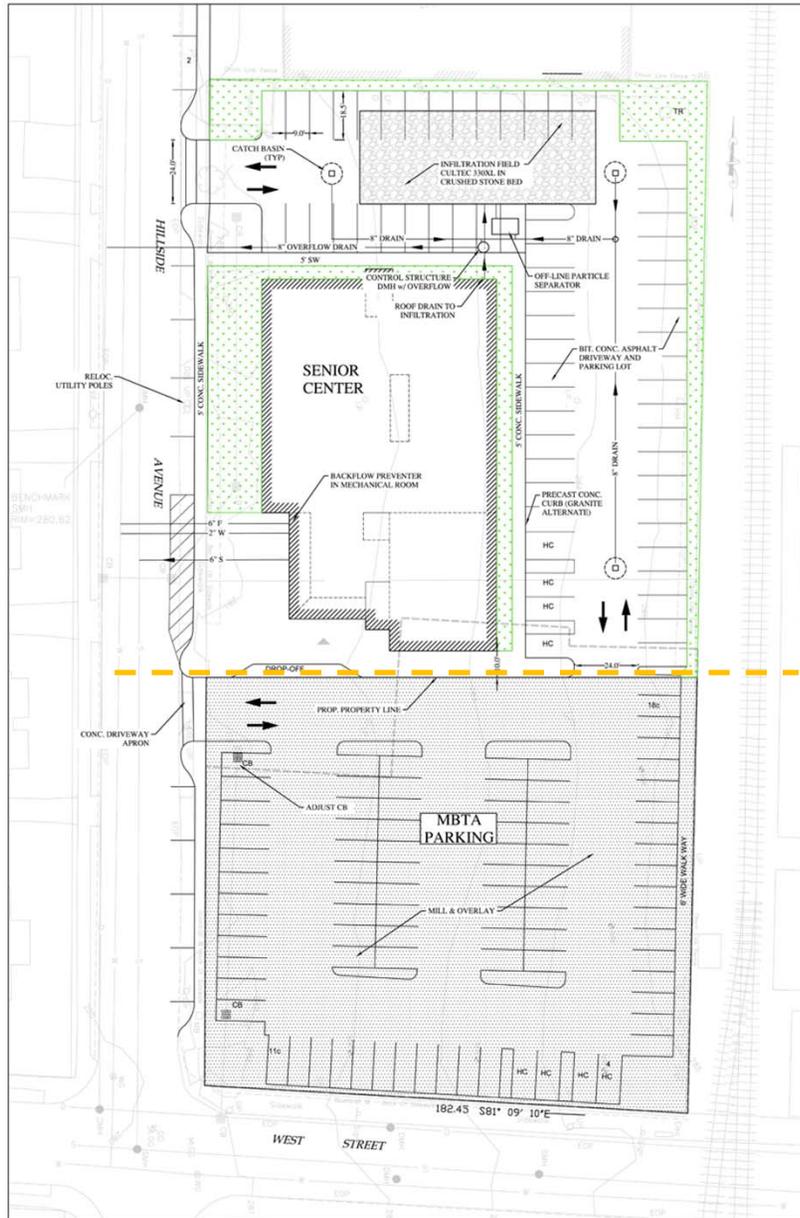
SITE PLAN
SCALE: 1"=20'

- MBTA PARKING PROVIDED
85 Spaces Total
- SENIOR CENTER PARKING PROVIDED
64 On-Site Parking Spaces at Proposed Building
1 Avey Sq space
12 Mark Lee spaces
11 Rented MBTA Spaces
12 Hillside Ave North of West Street
100 Spaces Total

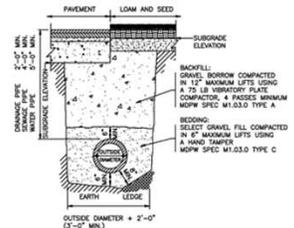
DATE	REVISION	BY	Pr

DRAFT

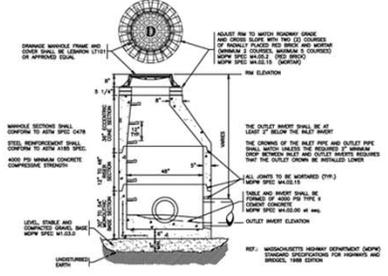
MBTA Easement Modification



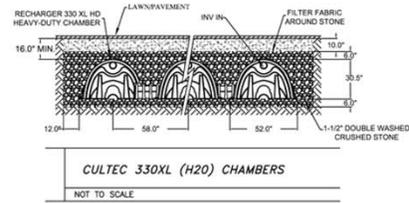
TYPICAL 30" CATCH BASIN DETAIL
NOT TO SCALE



TYPICAL TRENCH DETAIL
NOT TO SCALE



TYPICAL DRAINAGE MANHOLE DETAIL
NOT TO SCALE



CULTEC 330XL (H20) CHAMBERS
NOT TO SCALE

ARCHITECT
bh+a
 Benjamin Hendrix + Archetype, Inc.
 300 A Street
 Boston, MA 02210
 617.350.5400 Tel
 617.350.0215 Fax
 www.bhplus.com

PROJECT NAME
Needham Senior Center

Enter address here

CLIENT
Town of Needham
 Permanent Public Building Committee

470 Needham Avenue
 Needham, MA 02492
 781.453.8040 Tel

PROJECT TEAM
Structural Engineer
 Bolton & D'Ottavio, Inc.
 100 Grove Street
 Weymouth, MA 01905
 508.756.8972 Tel

Mechanical Engineer
 Abbot Consulting Engineering, Inc.
 215 Boston Street
 Scituate, MA 01776
 978.443.4636 Tel
 978.443.4636 Fax

Civil Engineer
 Columbian Design Group, LLC
 14 Longfellow Street
 Boston, MA 02128
 617.506.1474 Tel
 617.507.7740 Fax

Landscape Architect
 Hammer Design
 300 A Street
 Boston, MA 02210
 617.439.0120
 617.439.0120

REVISIONS

1	
2	
3	
4	
5	

DRAWING TITLE
Titleblock

DRAWING INFORMATION

Issue Date: _____
 DATE OF ISSUE: _____
 Project Name: _____
 DESCRIPTION: _____

SCALE: _____ Author: _____
 3027: _____
 ARCHITECT: _____

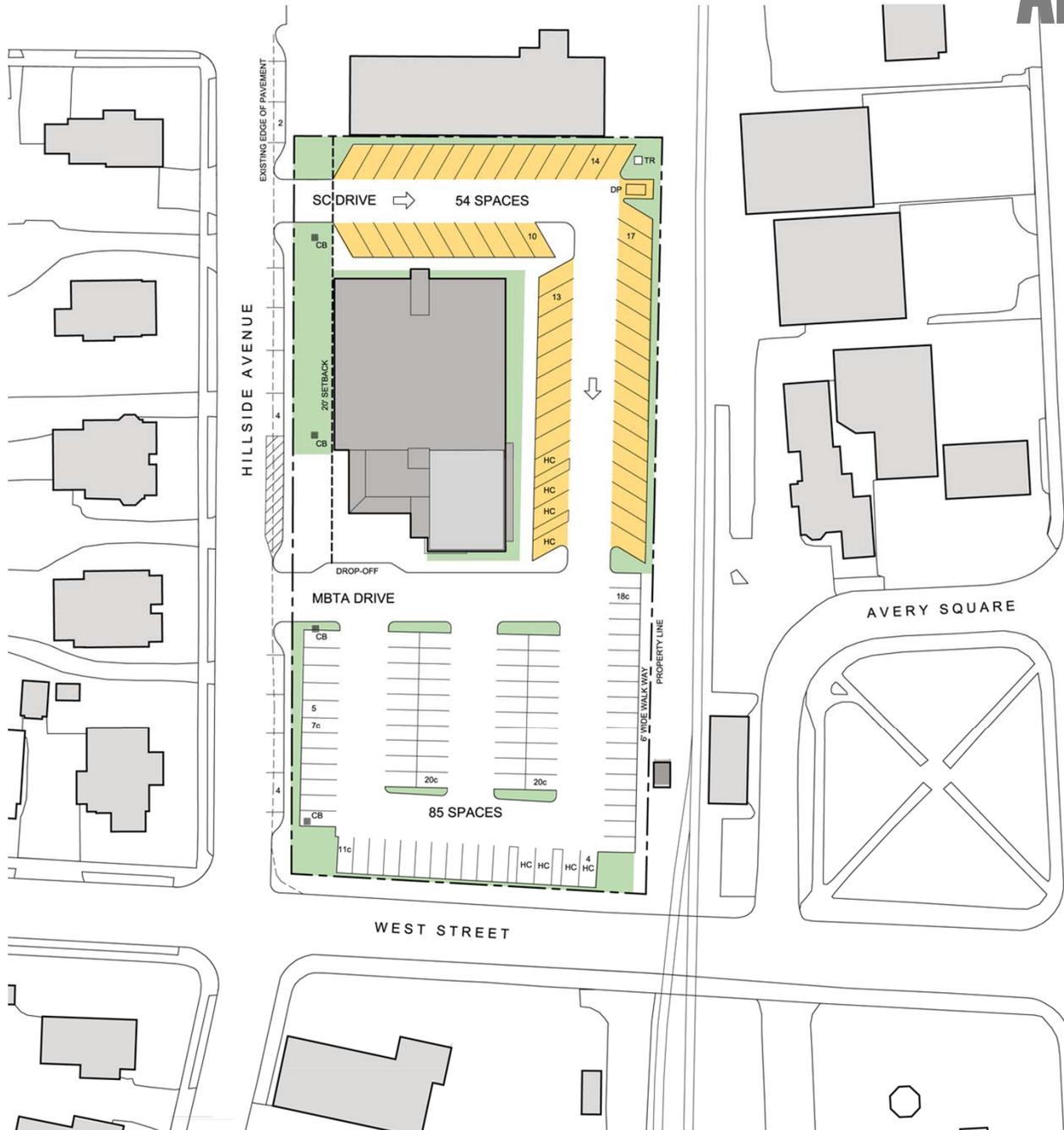
DRAWING NUMBER
C101

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NEEDHAM SENIOR CENTER

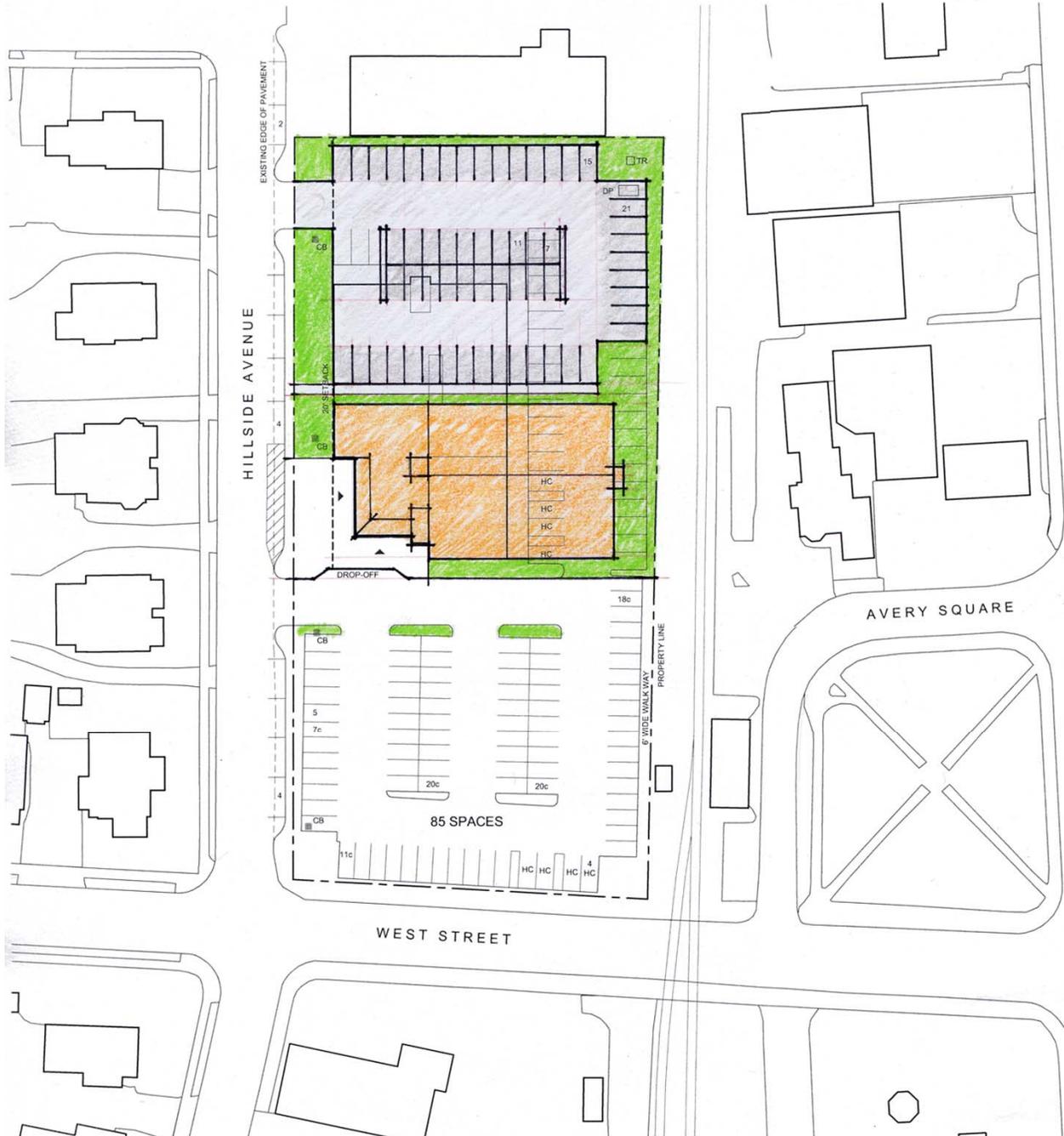
Angled Parking Study



NEEDHAM SENIOR CENTER

Rotated Axis Study

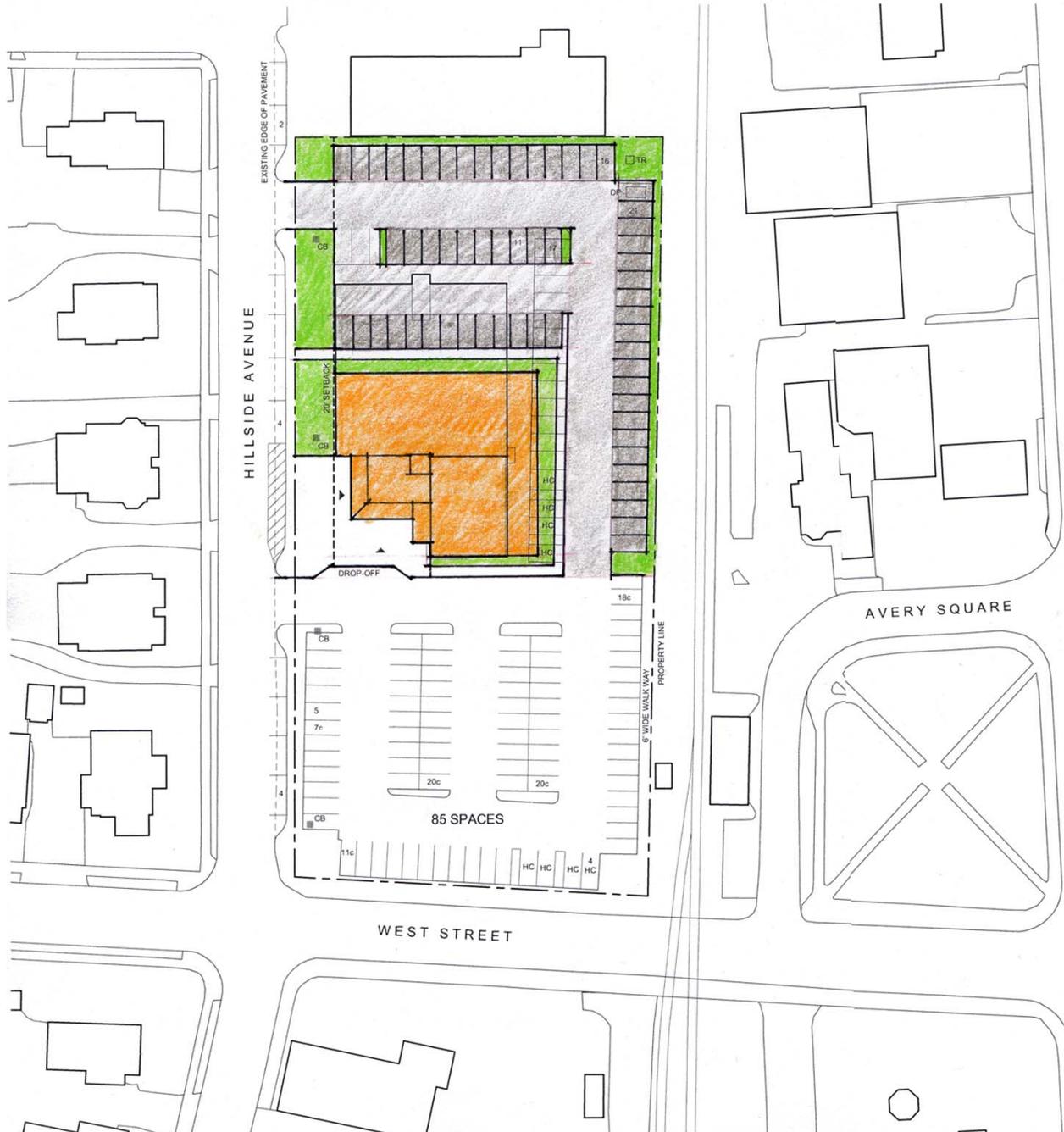
get two sided entry closer to parking



NEEDHAM SENIOR CENTER

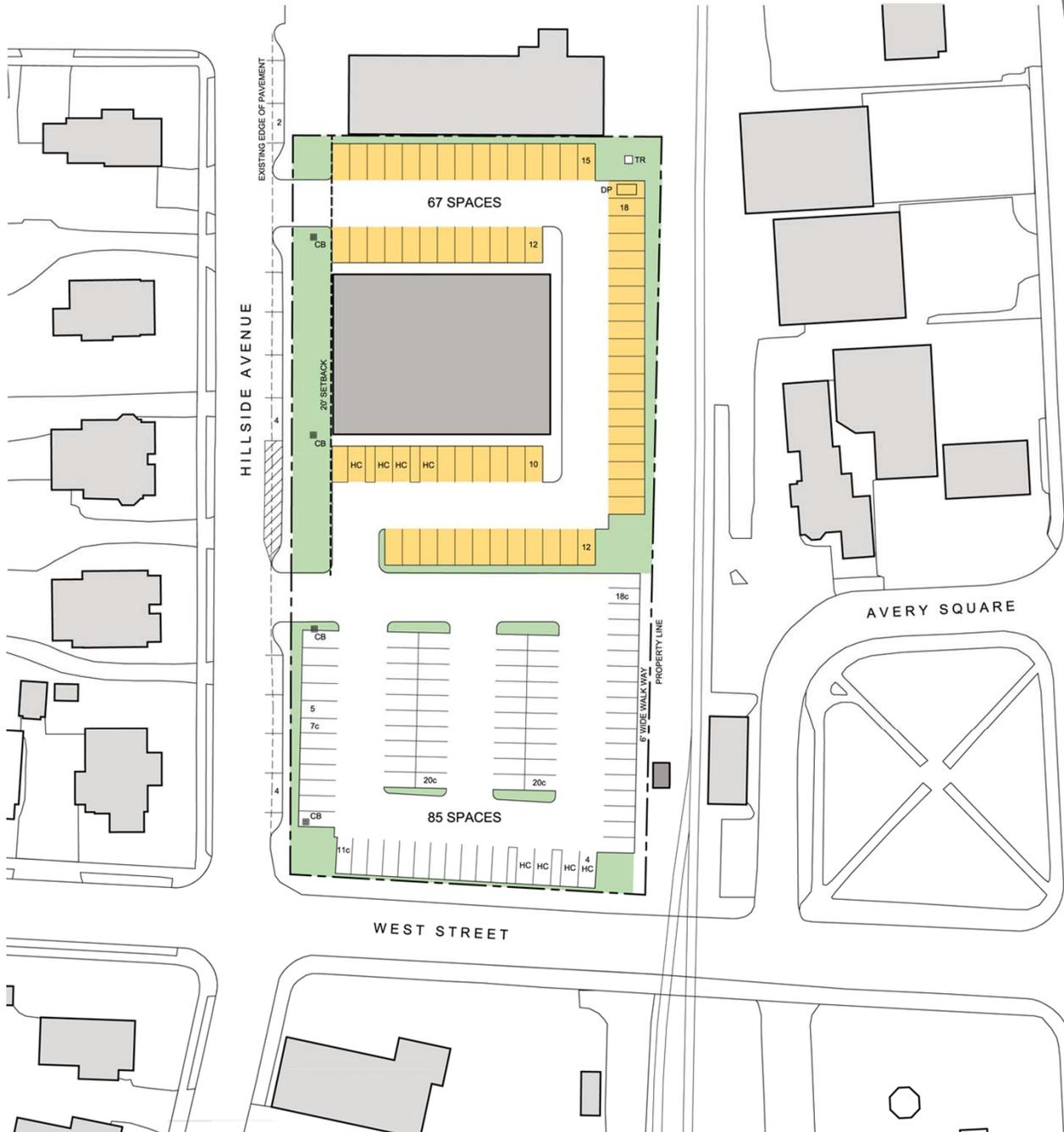
Rotated Axis Study

get two sided entry closer to parking



NEEDHAM SENIOR CENTER

Wrap-Around Study



Option 4

Southwest Corner Entry

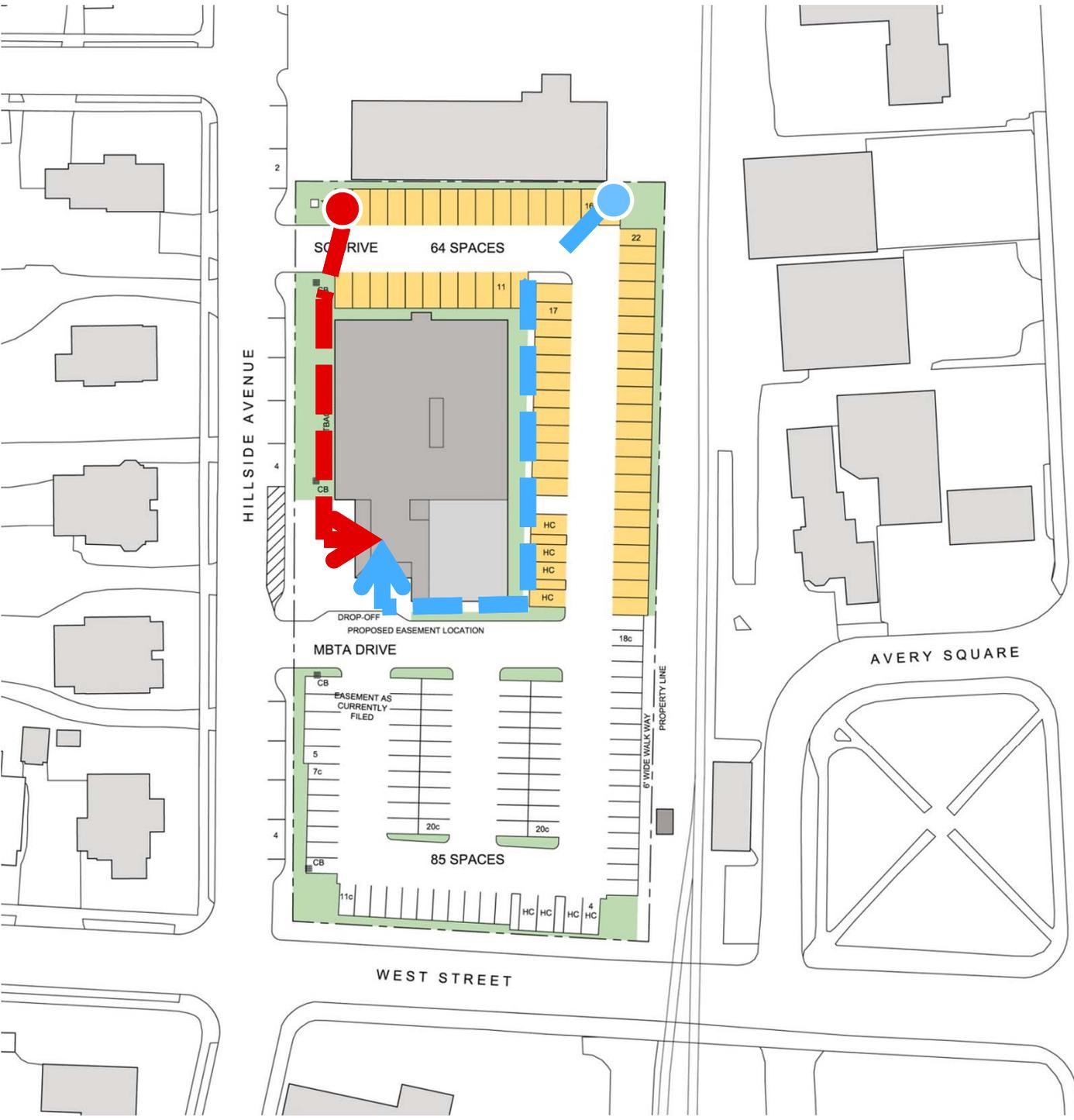
Path of Travel



200 Feet



310 Feet



Option 1

Southeast Corner Entry

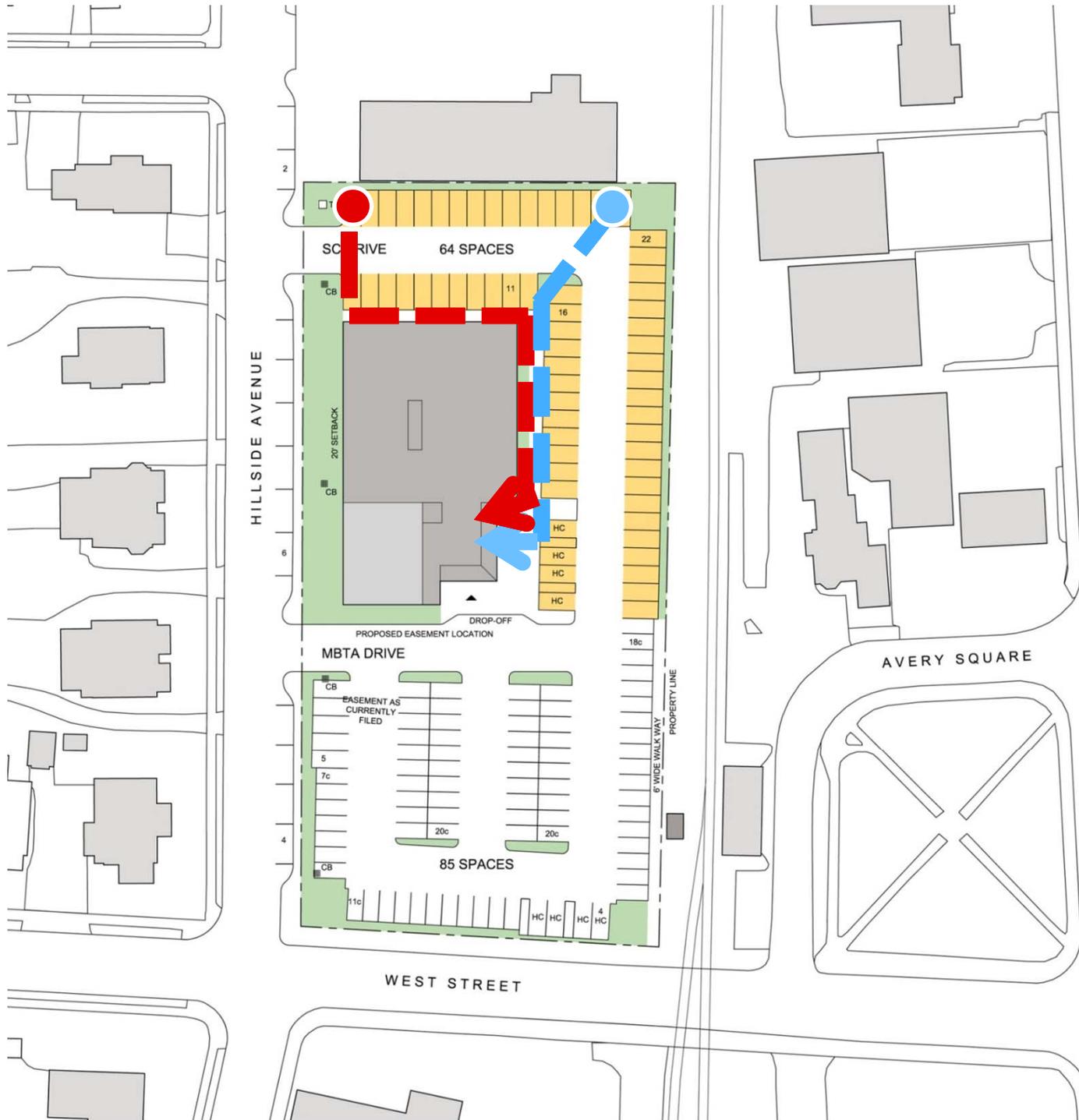
Path of Travel



314 Feet



240 Feet



Trader Joe's parking lot

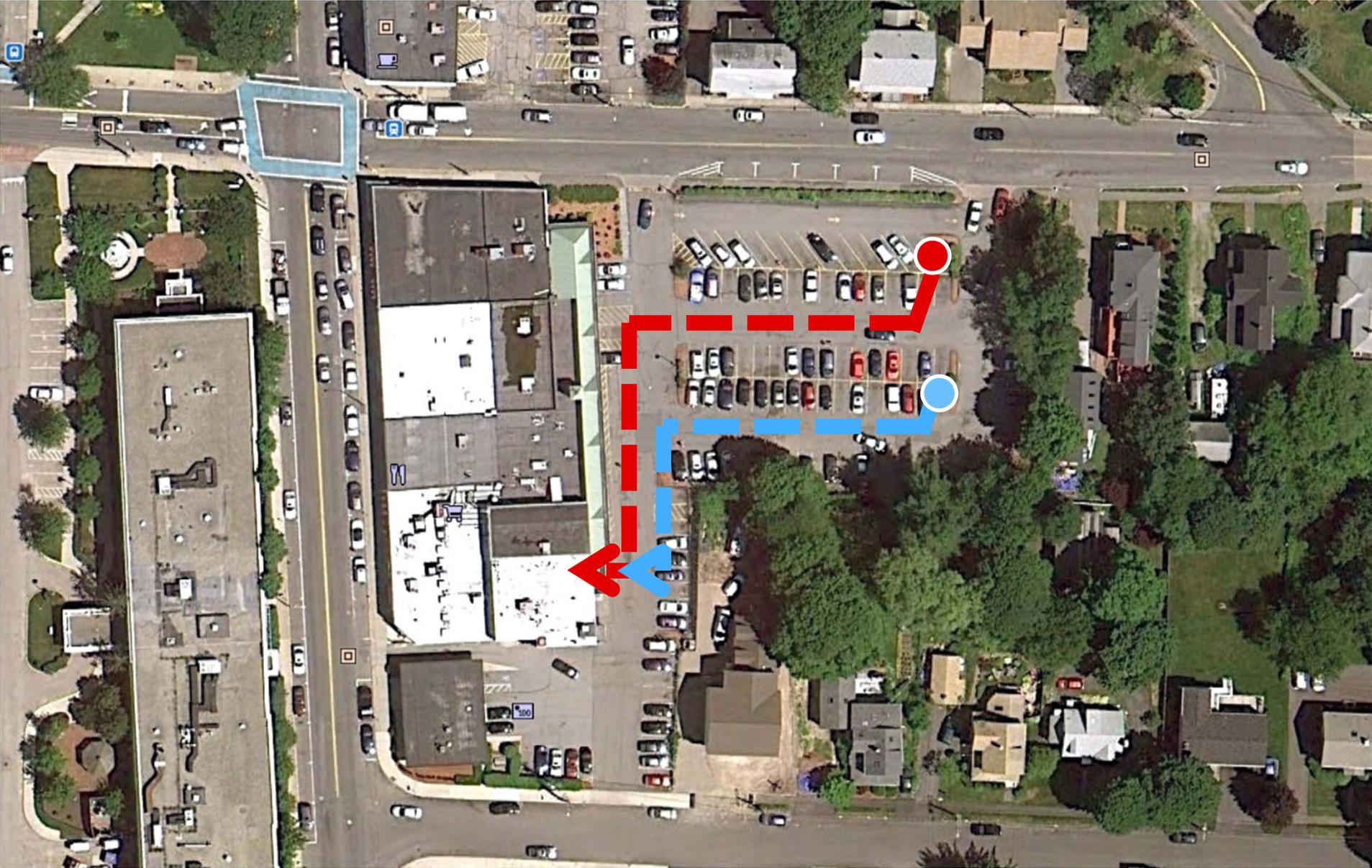
Path of Travel



340 Feet



280 Feet



Needham Public Library parking lot

Path of Travel



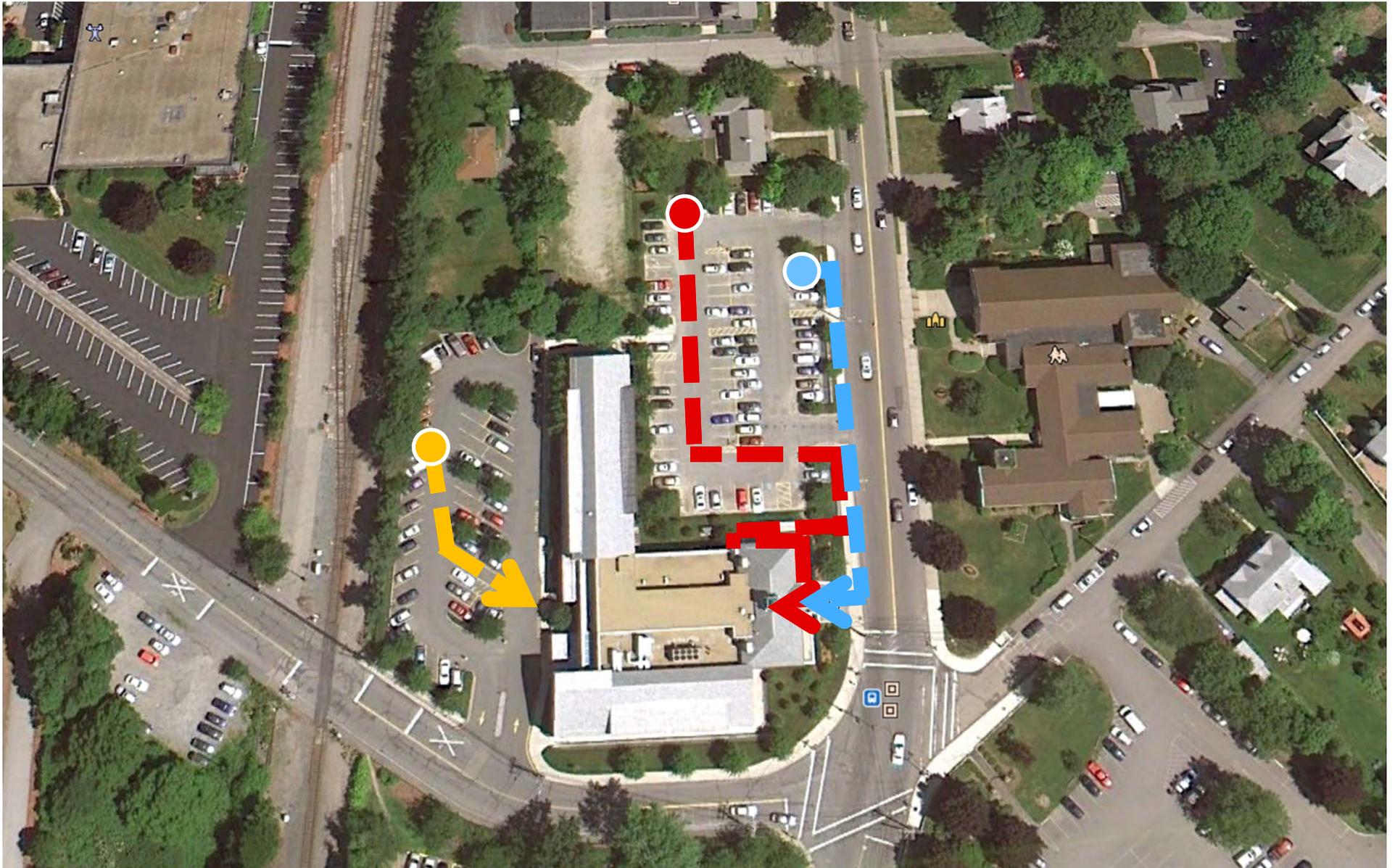
468 Feet



276 Feet



138 Feet



Sudbury Farms parking lot

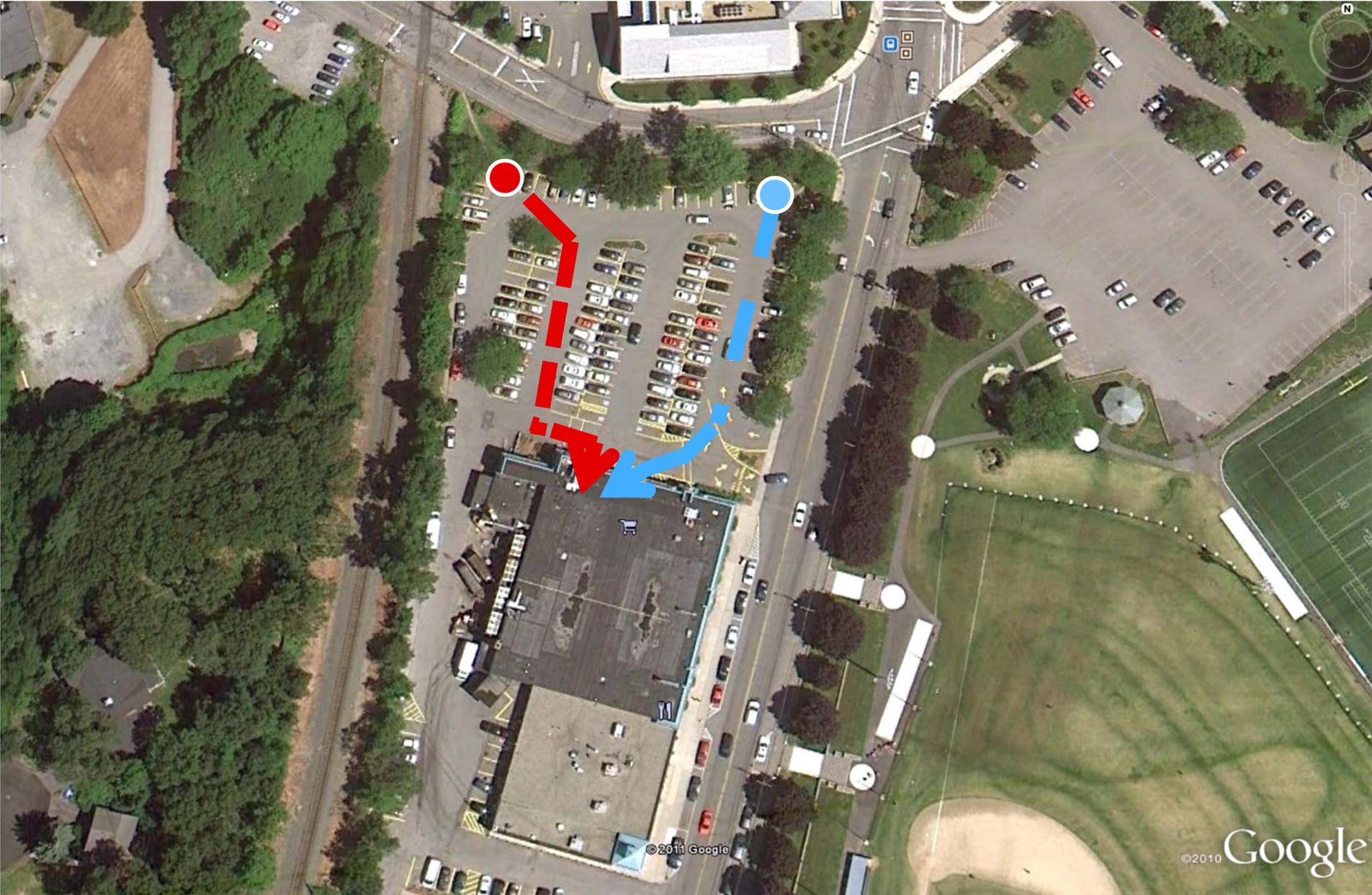
Path of Travel



271 Feet



286 Feet



Walgreens parking lot to existing Needham Senior Center

Path of Travel



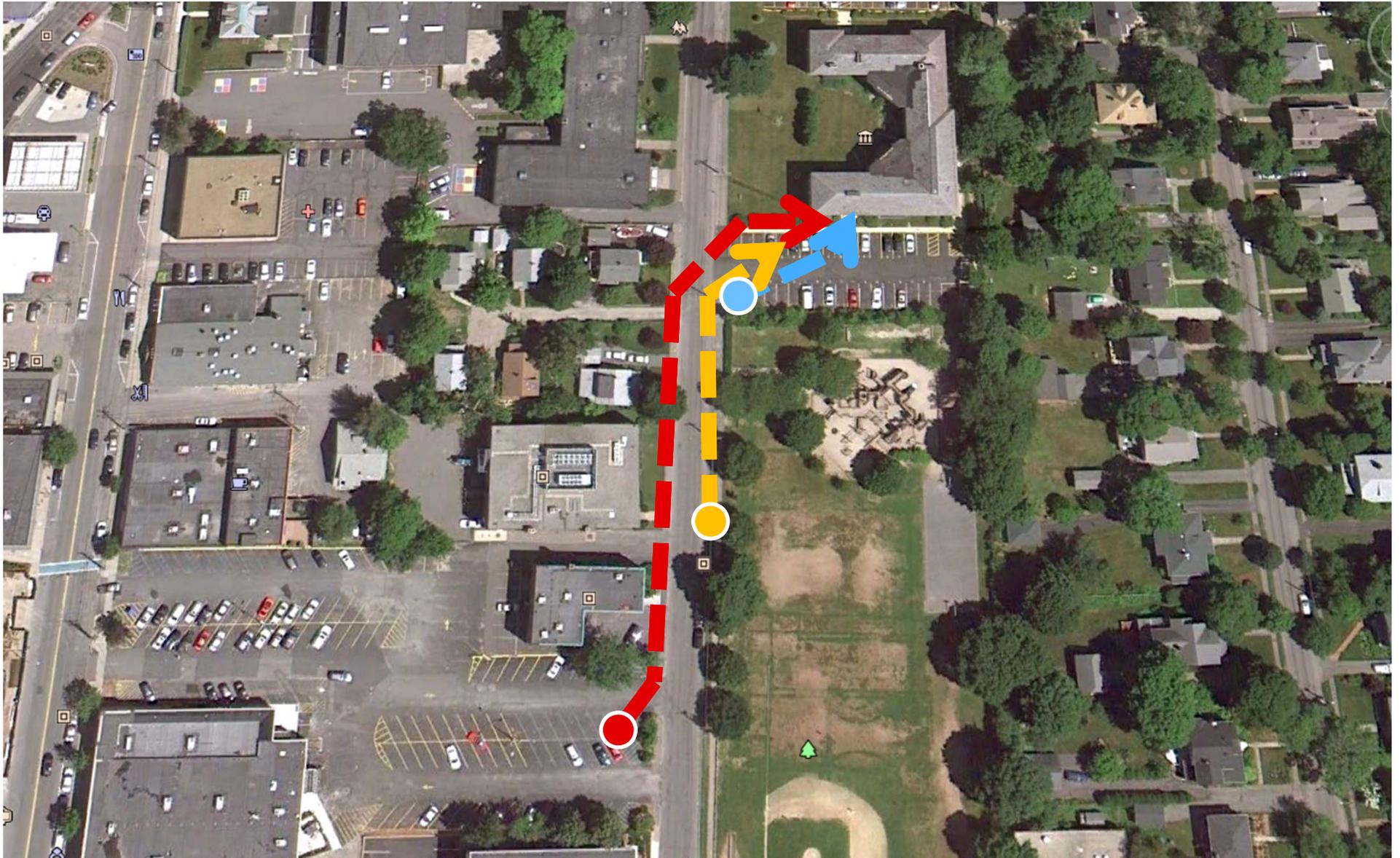
495 Feet



118 Feet



320 Feet

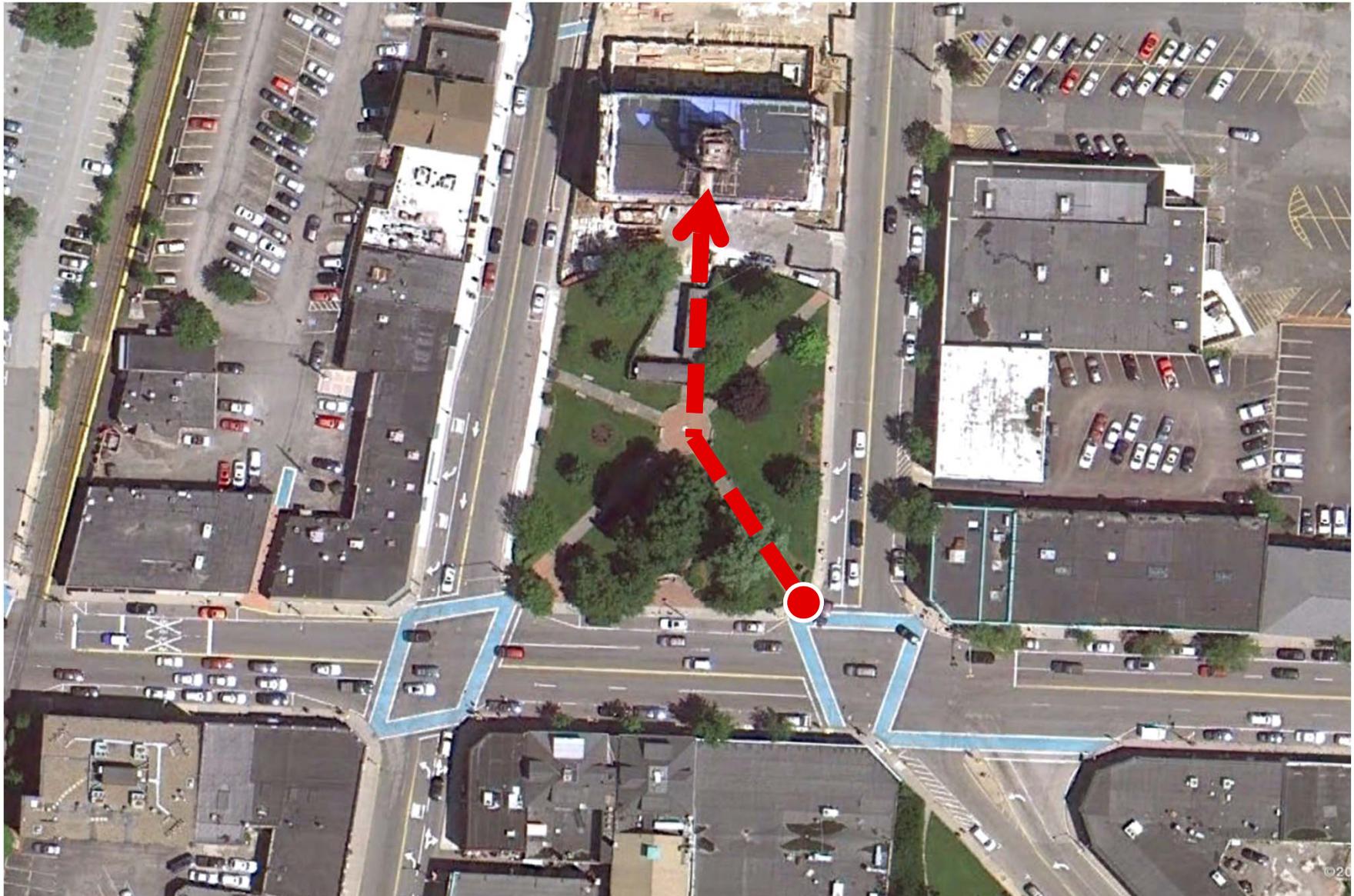


Town Hall Common

Path of Travel



251 Feet



Northborough Senior Center

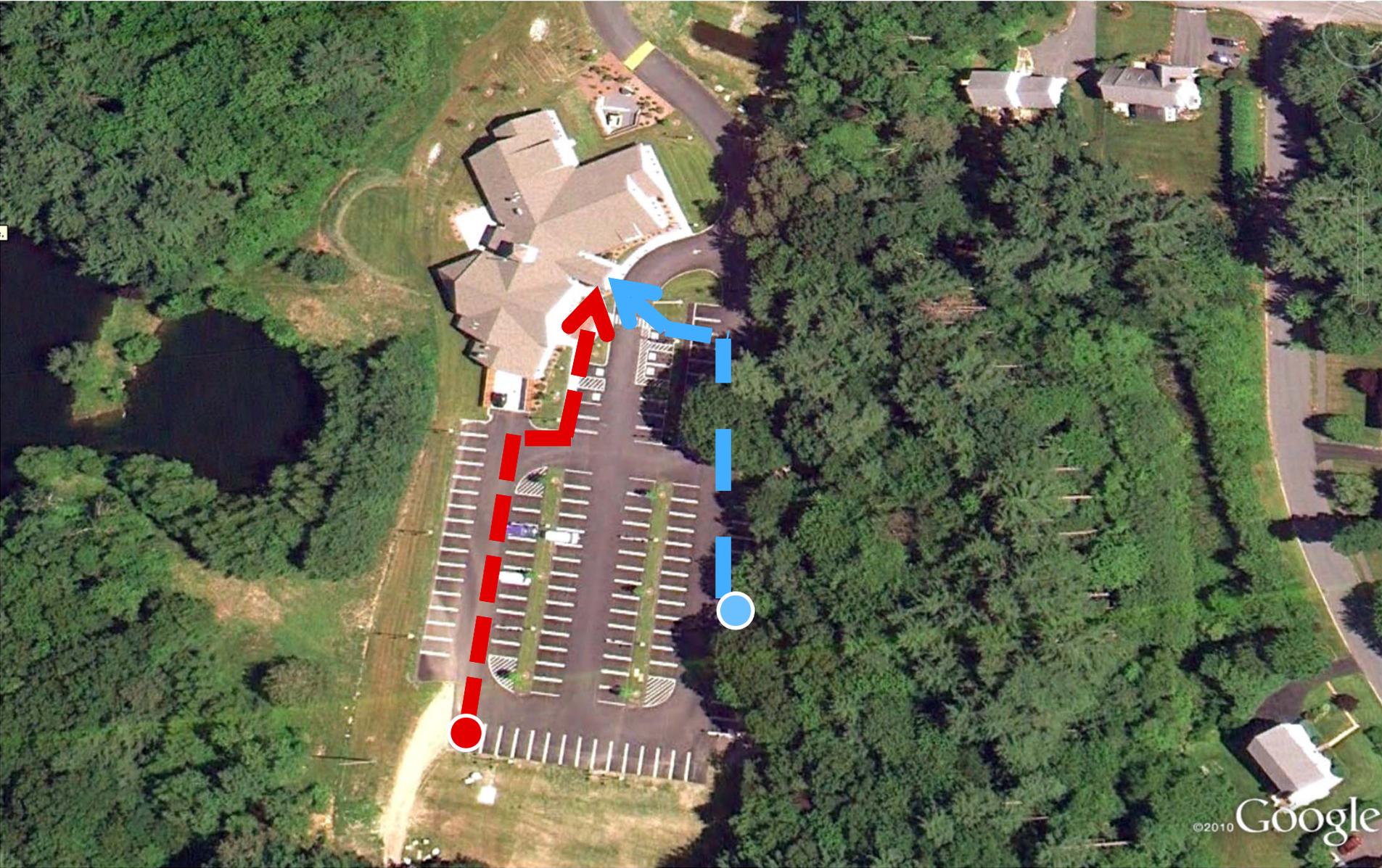
Path of Travel



342 Feet



302 Feet



Franklin Senior Center

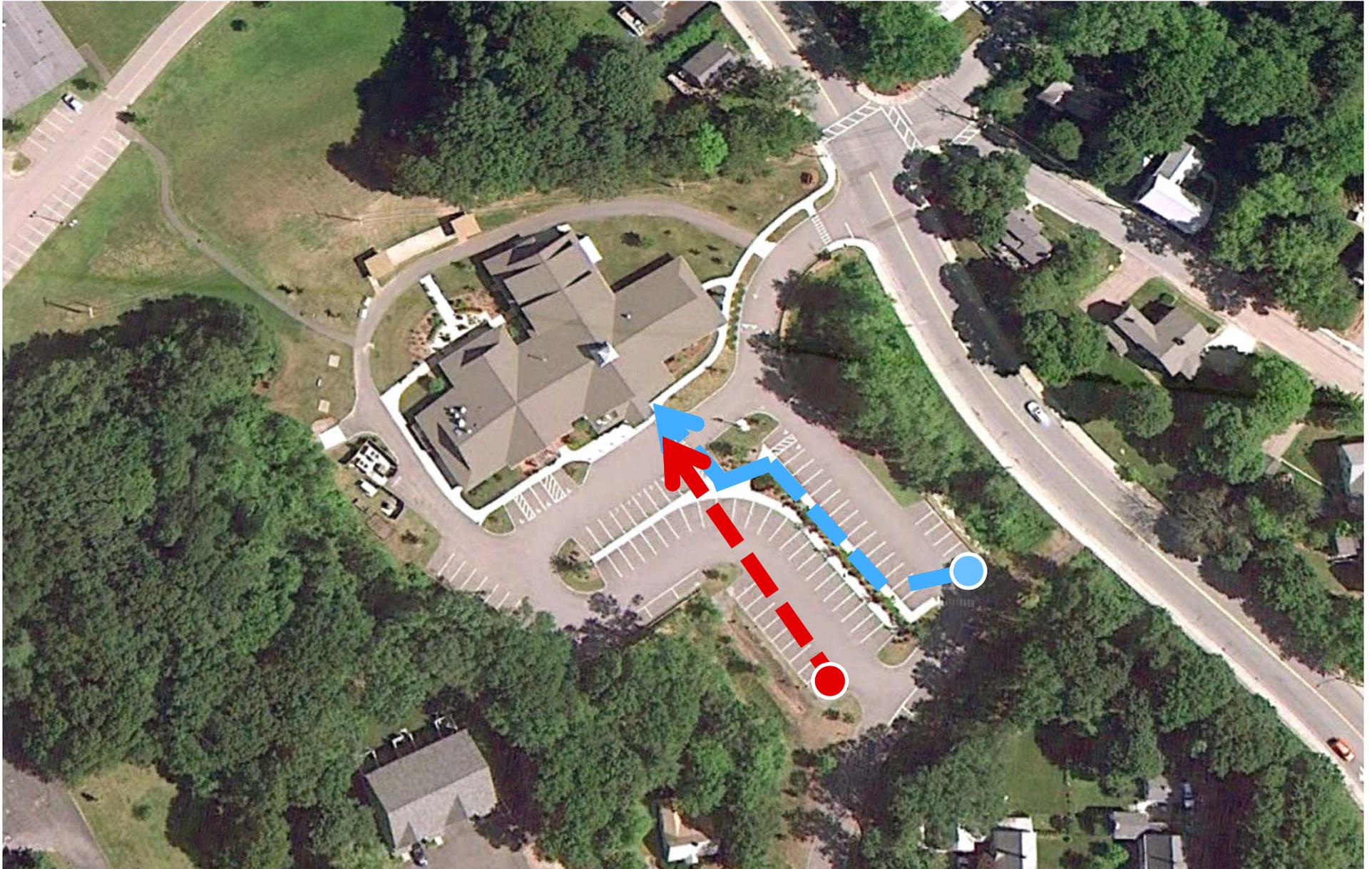
Path of Travel



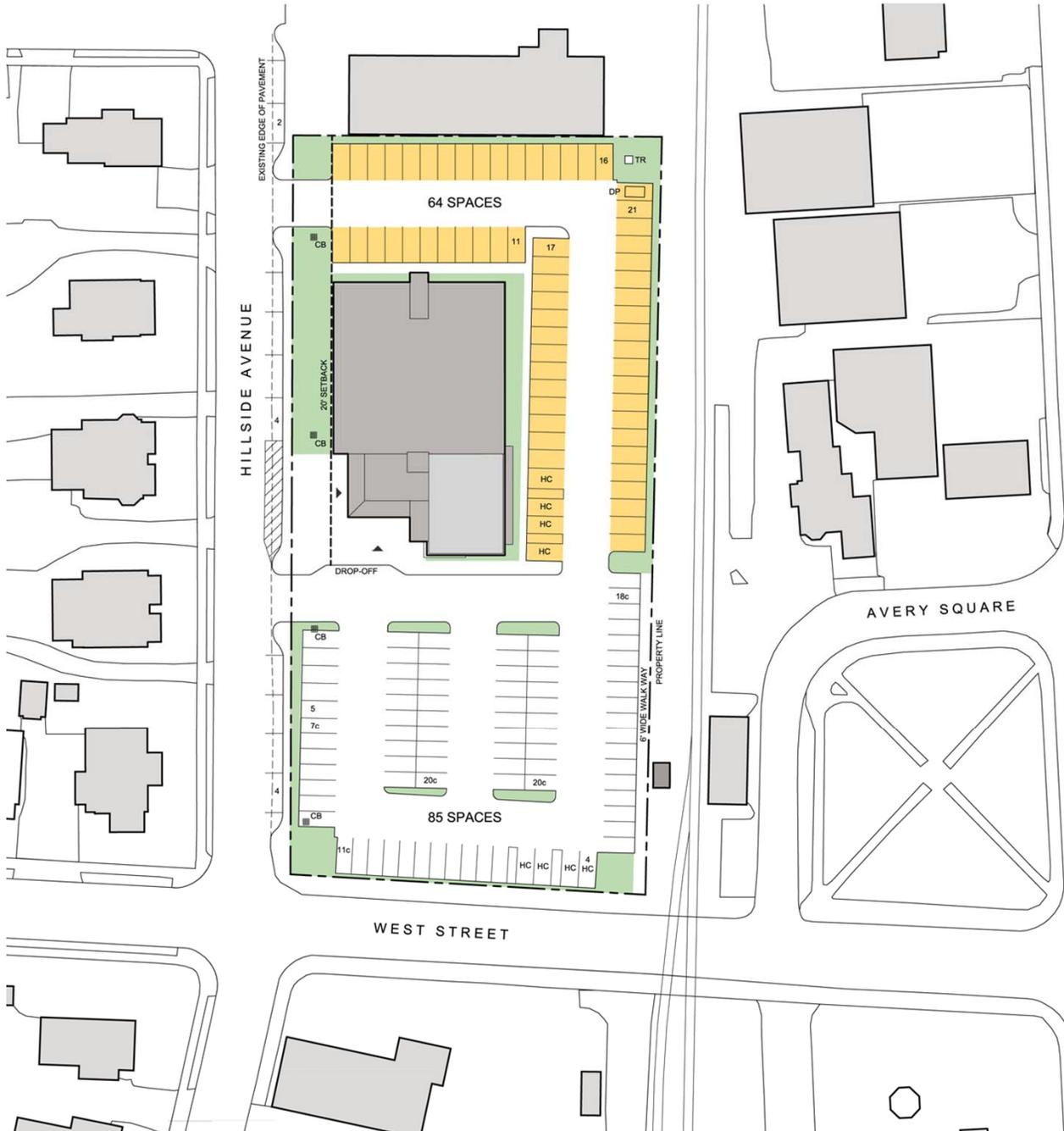
200 Feet



292 Feet



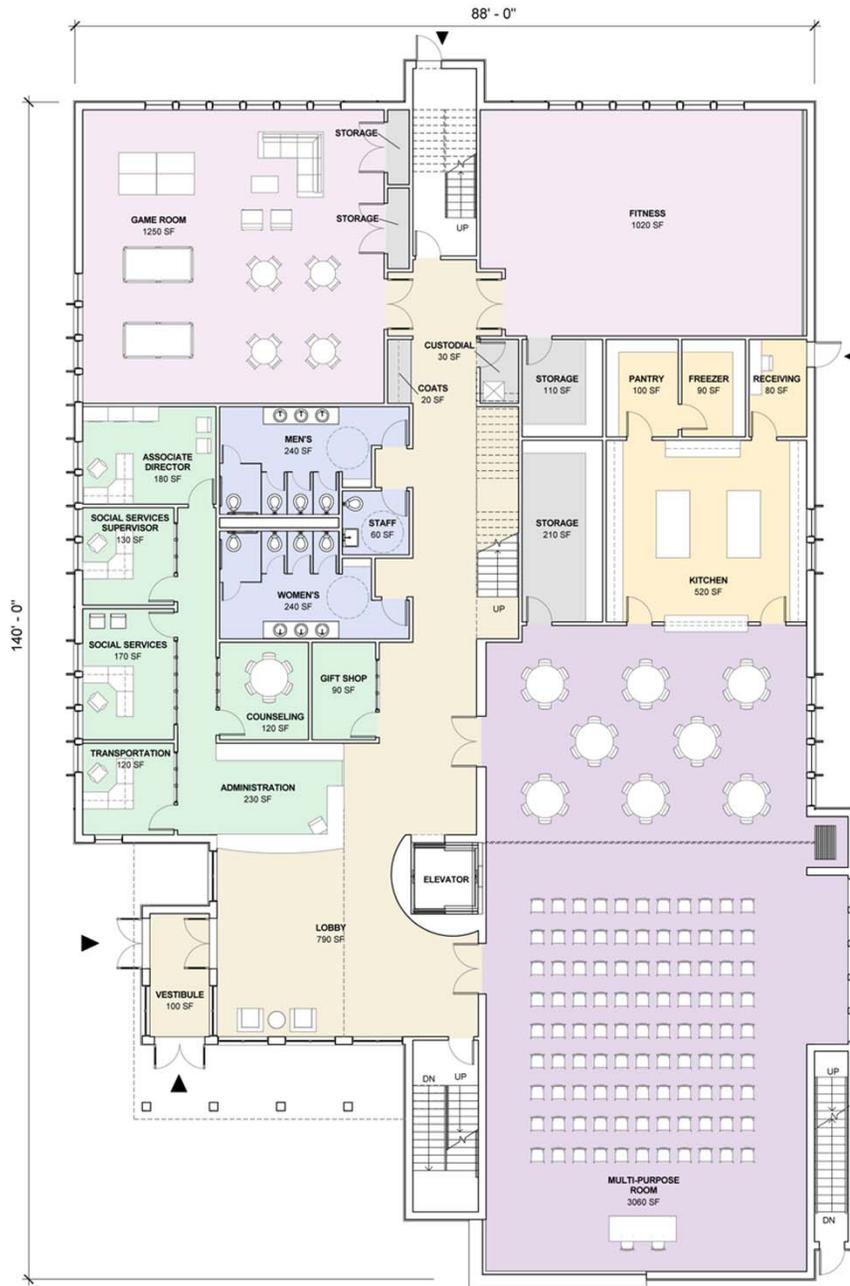
NEEDHAM SENIOR CENTER



Final Site Plan



First Floor



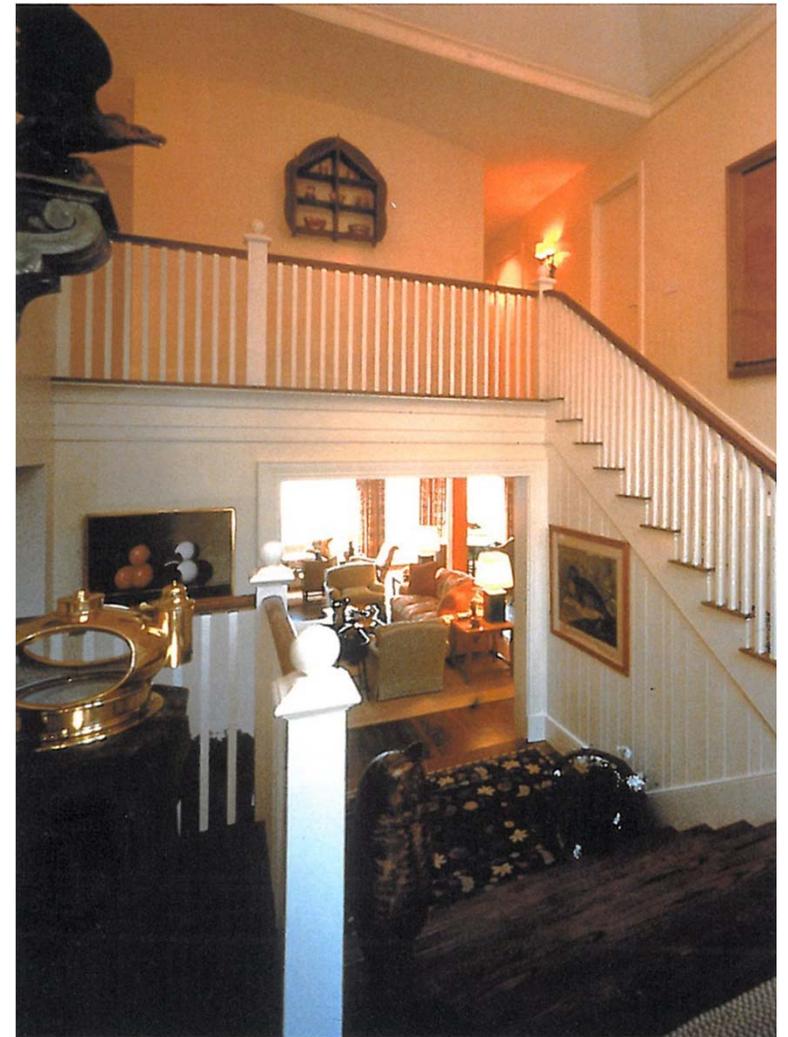
FIRST FLOOR

LOCATION	AREA
FIRST FLOOR	10,875 SF
SECOND FLOOR	8,800 SF
	19,675 SF
GREEN ROOF DECK	1,950 SF

NEEDHAM SENIOR CENTER
 OPTION ONE - FLOOR PLANS
 APRIL 11, 2011



Two Story Spaces



Second Floor



LOCATION	AREA
FIRST FLOOR	10,875 SF
SECOND FLOOR	8,800 SF
GREEN ROOF DECK	19,675 SF
GREEN ROOF DECK	1,950 SF

NEEDHAM SENIOR CENTER
 OPTION ONE - FLOOR PLANS
 APRIL 11, 2011



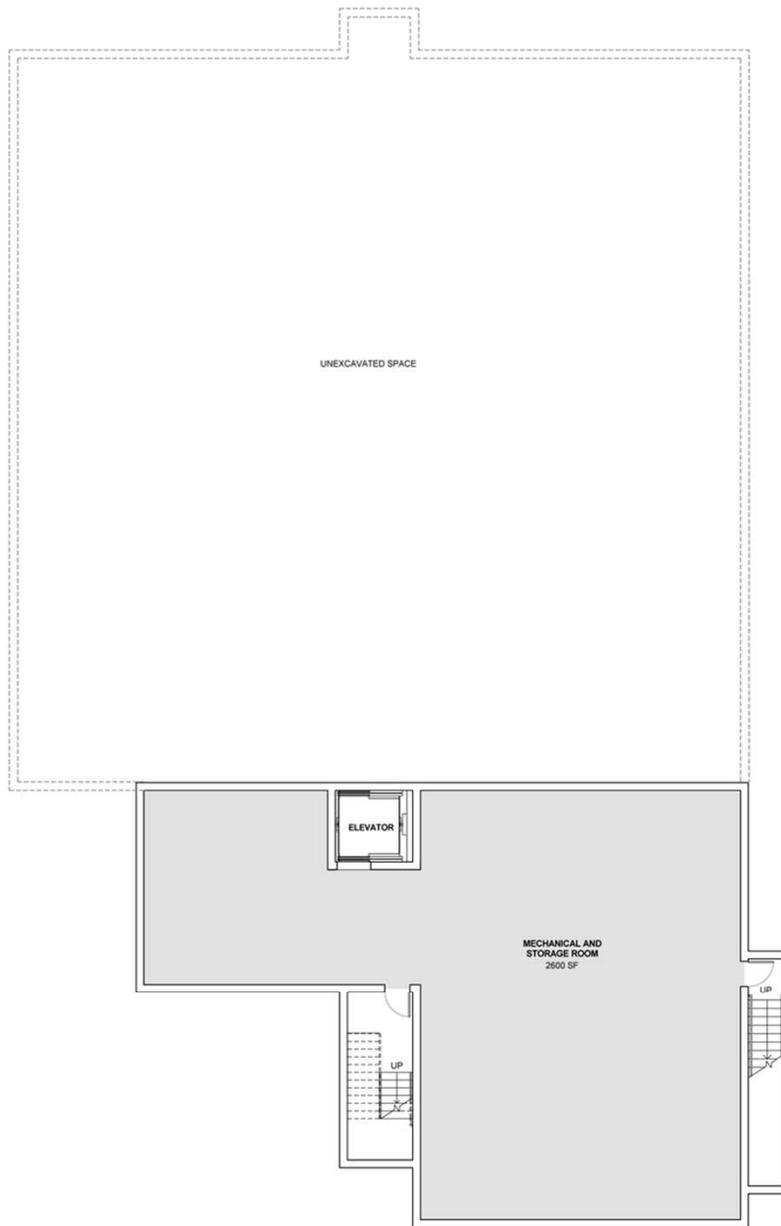
SECOND FLOOR

Kitchens



Corner Entry Scheme

Basement Level

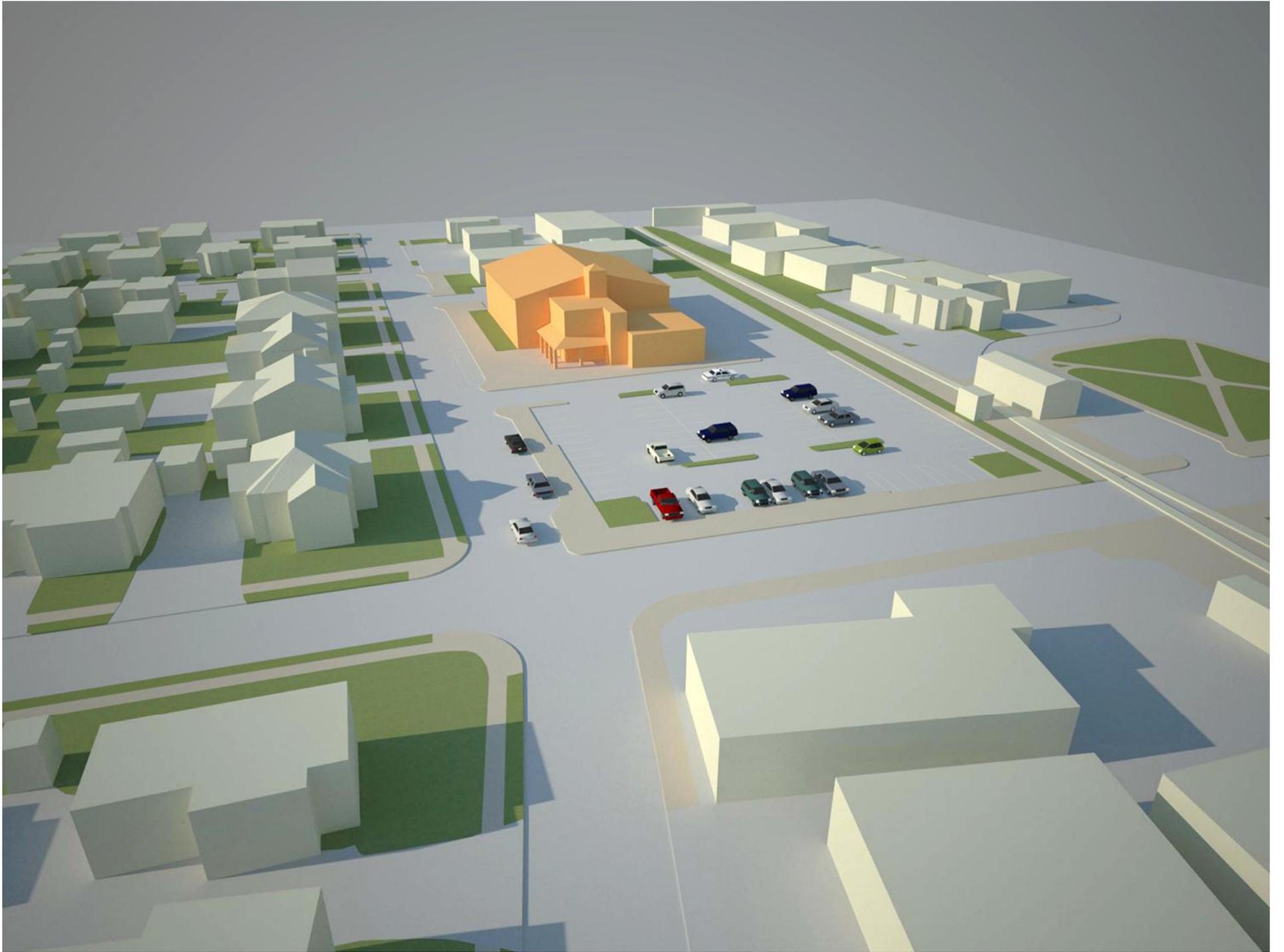


BASEMENT FLOOR

LOCATION	AREA
BASEMENT FLOOR	2,580 SF

NEEDHAM SENIOR CENTER
OPTION ONE - FLOOR PLANS
APRIL 11, 2011





West Elevation



NEEDHAM SENIOR CENTER

WEST ELEVATION - APRIL 11, 2011

West Elevation



NEEDHAM SENIOR CENTER

WEST ELEVATION - APRIL 11, 2011

East Elevation



NEEDHAM SENIOR CENTER
EAST ELEVATION - APRIL 11, 2011



South Elevation



NEEDHAM SENIOR CENTER

SOUTH ELEVATION - APRIL 11, 2011

South Elevation



NEEDHAM SENIOR CENTER

SOUTH ELEVATION - APRIL 11, 2011

1. Parking & Entry

2. Automobile circulation

3. Pedestrian circulation

4. Accessible parking

5. Neighborhood

- Hillside Avenue
- West Street (broader context)
- Highland Avenue

6. Reliance on MBTA lot

7. Service Delivery

8. Solar Orientation

9. Landscape

10. Roof Space

11. Entry Space

12. Constructability

