

# Needham Mews

692 + 744 Greendale Avenue, Needham, Massachusetts

Application for Comprehensive Permit Site Approval

Submitted By Greendale Avenue Venture, LLC

## SUBMISSIONS :

Sept. 16, 2013

April 8, 2013

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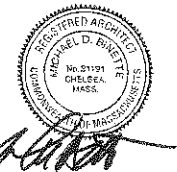
## PROJECT INFORMATION :

|                        |                                                                                                                                                                       |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER/<br>DEVELOPER    | GREENDALE AVENUE VENTURE, LLC<br>C/O MILL CREEK RESIDENTIAL TRUST, LLC<br>16 NEW ENGLAND INDUSTRIAL PARK<br>BURLINGTON, MA 01803<br>PHONE # : 781-685-4686<br>FAX # : |
| ARCHITECT              | THE ARCHITECTURAL TEAM, INC.<br>50 COMMANDANT'S WAY AT ADMIRALS HILL<br>CHELSEA, MA 02150<br>PHONE # : 617.889.4402<br>FAX # : 617.884.4329                           |
| CIVIL<br>ENGINEER      | TETRA TECH<br>ONE GRANT STREET<br>FRAMINGHAM, MA 01701<br>PHONE # : 508-903-2000<br>FAX # : 508-903-2001                                                              |
| LANDSCAPE<br>ARCHITECT | STANTEC<br>141 PORTLAND STREET<br>BOSTON, MA 02114<br>PHONE # : 617-523-5103<br>FAX # :                                                                               |

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Revision:

Architect of Record:

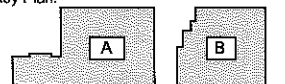


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Scale:

Key Plan:



Project Name:

Needham Mews

Greendale Avenue  
Needham, MA

Sheet Name:

Project Cover

Project Number:

12060

Issue Date:

September 16, 2013

Sheet Number:

T0.01

|                                                                                                                                                                                                                             |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------|-------------------------------------|------------------------------------------|-------------------------------|--------------------------------------|-------------------------------------|------------------------------------------|----------------------------------|--------------------------|
| <b>BUILDING A</b>                                                                                                                                                                                                           |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  | 9/16/2013                |
| Construction Type: 5A                                                                                                                                                                                                       |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| Area (G.S.F.) excludes garage:                                                                                                                                                                                              |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| Zoning Height: 74.0 ft                                                                                                                                                                                                      |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  | 183,956                  |
| <b>Floor</b>                                                                                                                                                                                                                | <b>1 BR 1 Bath</b><br>775 SF | <b>1 BR 1 Bath + Loft</b><br>900 SF | <b>1 BR 2 Bath + Den</b><br>1000 SF | <b>1 BR 2 Bath + Den</b><br>Loft 1125 SF | <b>2 BR 2 Bath</b><br>1065 SF | <b>2 BR 2 Bath +</b><br>Loft 1190 SF | <b>2 BR 2 Bath +</b><br>Den 1065 SF | <b>2 BR 2 Bath + Den</b><br>Loft 1300 SF | <b>2 BR 2 Bath TH</b><br>1400 SF | <b>Total</b>             |
| B                                                                                                                                                                                                                           | 1                            | 0                                   | 0                                   | 0                                        | 5                             | 0                                    | 0                                   | 0                                        | 0                                | 6                        |
| 1                                                                                                                                                                                                                           | 7                            | 0                                   | 8                                   | 0                                        | 12                            | 0                                    | 1                                   | 0                                        | 0                                | 28                       |
| 2                                                                                                                                                                                                                           | 8                            | 0                                   | 6                                   | 0                                        | 14                            | 0                                    | 3                                   | 0                                        | 0                                | 31                       |
| 3                                                                                                                                                                                                                           | 9                            | 0                                   | 9                                   | 0                                        | 15                            | 0                                    | 3                                   | 0                                        | 0                                | 36                       |
| 4                                                                                                                                                                                                                           | 0                            | 9                                   | 0                                   | 9                                        | 0                             | 15                                   | 0                                   | 3                                        | 0                                | 36                       |
| Total                                                                                                                                                                                                                       | 25                           | 9                                   | 23                                  | 9                                        | 46                            | 15                                   | 7                                   | 3                                        | 0                                | 137                      |
| <b>BUILDING B</b>                                                                                                                                                                                                           |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| Construction Type: 5A                                                                                                                                                                                                       |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| Area (G.S.F.) excludes garage:                                                                                                                                                                                              |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  | 133,577                  |
| Zoning Height: 67.0 ft                                                                                                                                                                                                      |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| <b>Floor</b>                                                                                                                                                                                                                | <b>1 BR 1 Bath</b><br>775 SF | <b>1 BR 1 Bath + Loft</b><br>900 SF | <b>1 BR 2 Bath + Den</b><br>1000 SF | <b>1 BR 2 Bath + Den</b><br>Loft 1125 SF | <b>2 BR 2 Bath</b><br>1065 SF | <b>2 BR 2 Bath +</b><br>Loft 1190 SF | <b>2 BR 2 Bath +</b><br>Den 1065 SF | <b>2 BR 2 Bath + Den</b><br>Loft 1300 SF | <b>2 BR 2 Bath TH</b><br>1400 SF | <b>Total</b>             |
| B                                                                                                                                                                                                                           | 1                            | 0                                   | 0                                   | 0                                        | 3                             | 0                                    | 0                                   | 0                                        | 0                                | 4                        |
| 1                                                                                                                                                                                                                           | 9                            | 0                                   | 11                                  | 0                                        | 0                             | 0                                    | 0                                   | 0                                        | 0                                | 24                       |
| 2                                                                                                                                                                                                                           | 11                           | 0                                   | 7                                   | 0                                        | 7                             | 0                                    | 2                                   | 0                                        | 0                                | 27                       |
| 3                                                                                                                                                                                                                           | 12                           | 0                                   | 7                                   | 0                                        | 7                             | 0                                    | 2                                   | 0                                        | 0                                | 28                       |
| 4                                                                                                                                                                                                                           | 0                            | 11                                  | 1                                   | 6                                        | 2                             | 6                                    | 0                                   | 2                                        | 0                                | 28                       |
| Total                                                                                                                                                                                                                       | 33                           | 11                                  | 26                                  | 6                                        | 23                            | 6                                    | 4                                   | 2                                        | 0                                | 111                      |
| <b>TOWNHOME : 5 BUILDINGS TOTAL</b>                                                                                                                                                                                         |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| Construction Type: 5A                                                                                                                                                                                                       |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| Area (G.S.F.) includes garage:                                                                                                                                                                                              |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  | 8,528 x 5 Bldgs = 32,640 |
| Zoning Height: 58 ft, typical                                                                                                                                                                                               |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| <b>Floor</b>                                                                                                                                                                                                                | <b>1 BR 1 Bath</b><br>775 SF | <b>1 BR 1 Bath + Loft</b><br>900 SF | <b>1 BR 2 Bath + Den</b><br>1000 SF | <b>1 BR 2 Bath + Den</b><br>Loft 1125 SF | <b>2 BR 2 Bath</b><br>1065 SF | <b>2 BR 2 Bath +</b><br>Loft 1190 SF | <b>2 BR 2 Bath +</b><br>Den 1065 SF | <b>2 BR 2 Bath + Den</b><br>Loft 1300 SF | <b>2 BR 2 Bath TH</b><br>1400 SF | <b>Total</b>             |
| 1 & 2                                                                                                                                                                                                                       | 0                            | 0                                   | 0                                   | 0                                        | 0                             | 0                                    | 0                                   | 0                                        | 20                               | 20                       |
| Total                                                                                                                                                                                                                       | 0                            | 0                                   | 0                                   | 0                                        | 0                             | 0                                    | 0                                   | 0                                        | 20                               | 20                       |
| <b>PROJECT TOTAL</b>                                                                                                                                                                                                        |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
|                                                                                                                                                                                                                             | <b>1 BR 1 Bath</b><br>772 SF | <b>1 BR 1 Bath + Loft</b><br>850 SF | <b>1 BR 2 Bath + Den</b><br>1000 SF | <b>1 BR 2 Bath + Den</b><br>Loft 1000 SF | <b>2 BR 2 Bath</b><br>1065 SF | <b>2 BR 2 Bath +</b><br>Loft 1065 SF | <b>2 BR 2 Bath +</b><br>Den 1065 SF | <b>2 BR 2 Bath + Den</b><br>Loft 1065 SF | <b>2 BR 2 Bath TH</b><br>1065 SF | <b>Total</b>             |
|                                                                                                                                                                                                                             | 58                           | 20                                  | 49                                  | 15                                       | 69                            | 21                                   | 11                                  | 5                                        | 20                               | 268                      |
| Five percent of units (15 units) are designated Group 2A units per E21 CMR. These units are proportionally distributed across the total number of units according to number of bedrooms, size, quality, price and location. |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| <b>PROJECT GROSS AREA (SF):</b> 350,173 SF                                                                                                                                                                                  |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| (Excludes garages)                                                                                                                                                                                                          |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| <b>GARAGE GROSS AREA (SF):</b> 149,285 SF                                                                                                                                                                                   |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |
| <b>GROSS AREA INCLUDING GARAGE (SF):</b> 499,458 SF                                                                                                                                                                         |                              |                                     |                                     |                                          |                               |                                      |                                     |                                          |                                  |                          |

COMMERCIAL AREA: NONE  
RESIDENTIAL AMENITY SPACE: 7,725 SF

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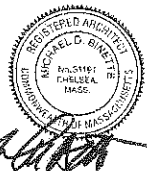
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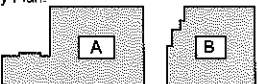


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### Key Plans:



Project Name:

## Needham Mews

Greendale Avenue  
Needham, MA

Sheet Name:

## Drawing List & Project Information

Project Number: \_\_\_\_\_

12060

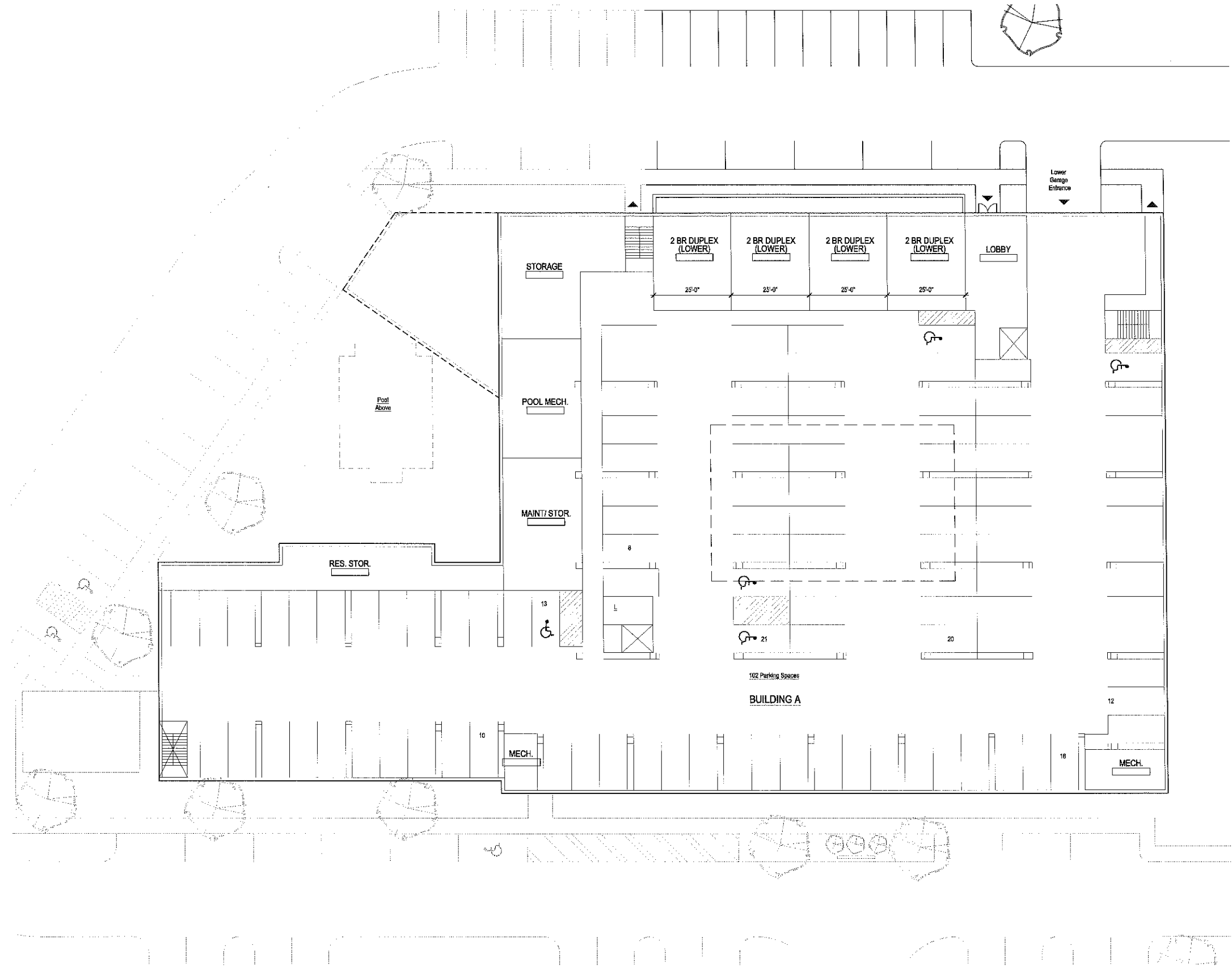
Issue Date:

September 16, 2013

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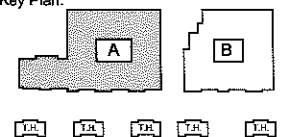


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building A  
Lower Garage Plan**

Project Number:

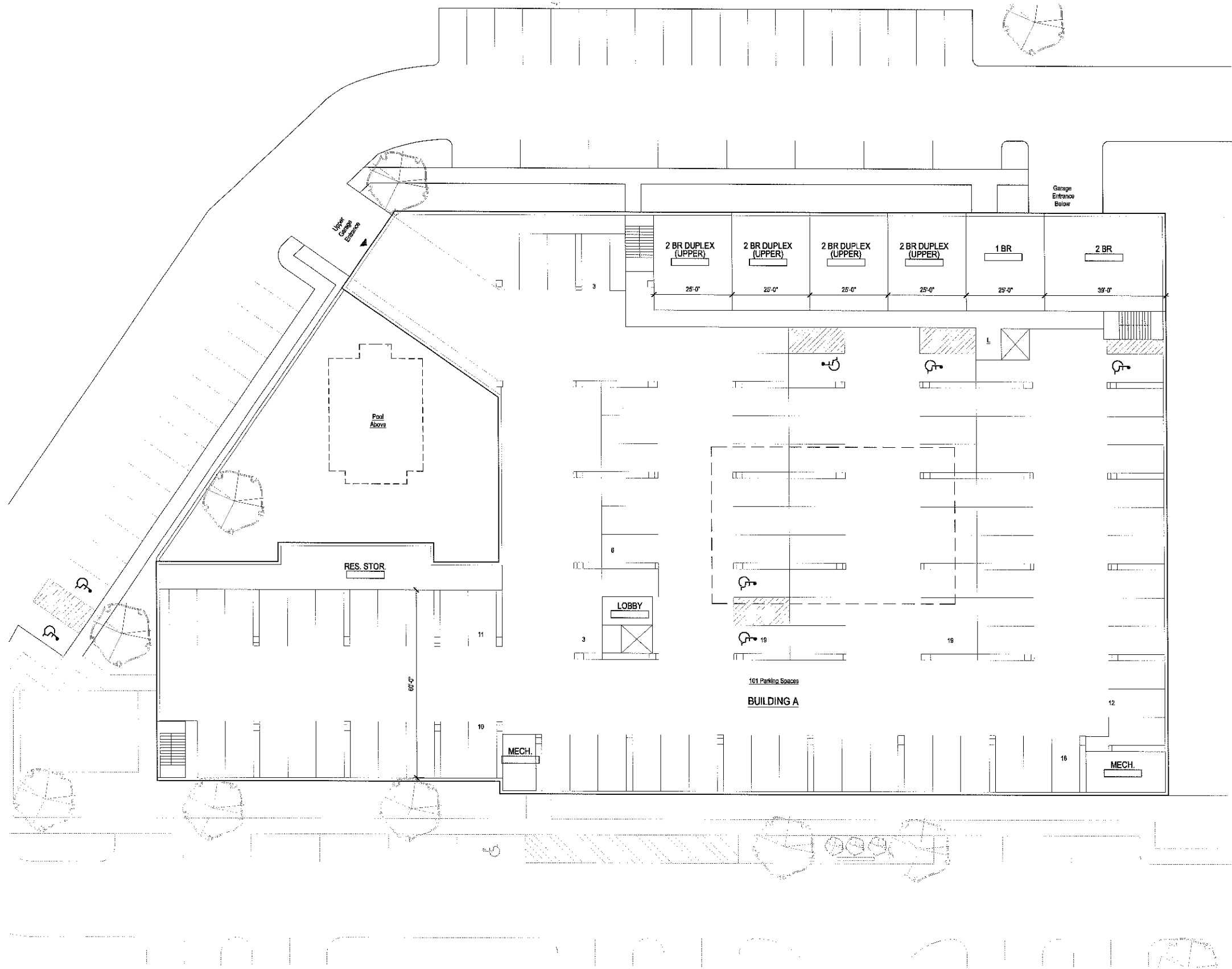
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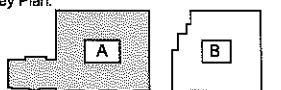


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Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building A  
Upper Garage Plan**

Project Number:

**12060**

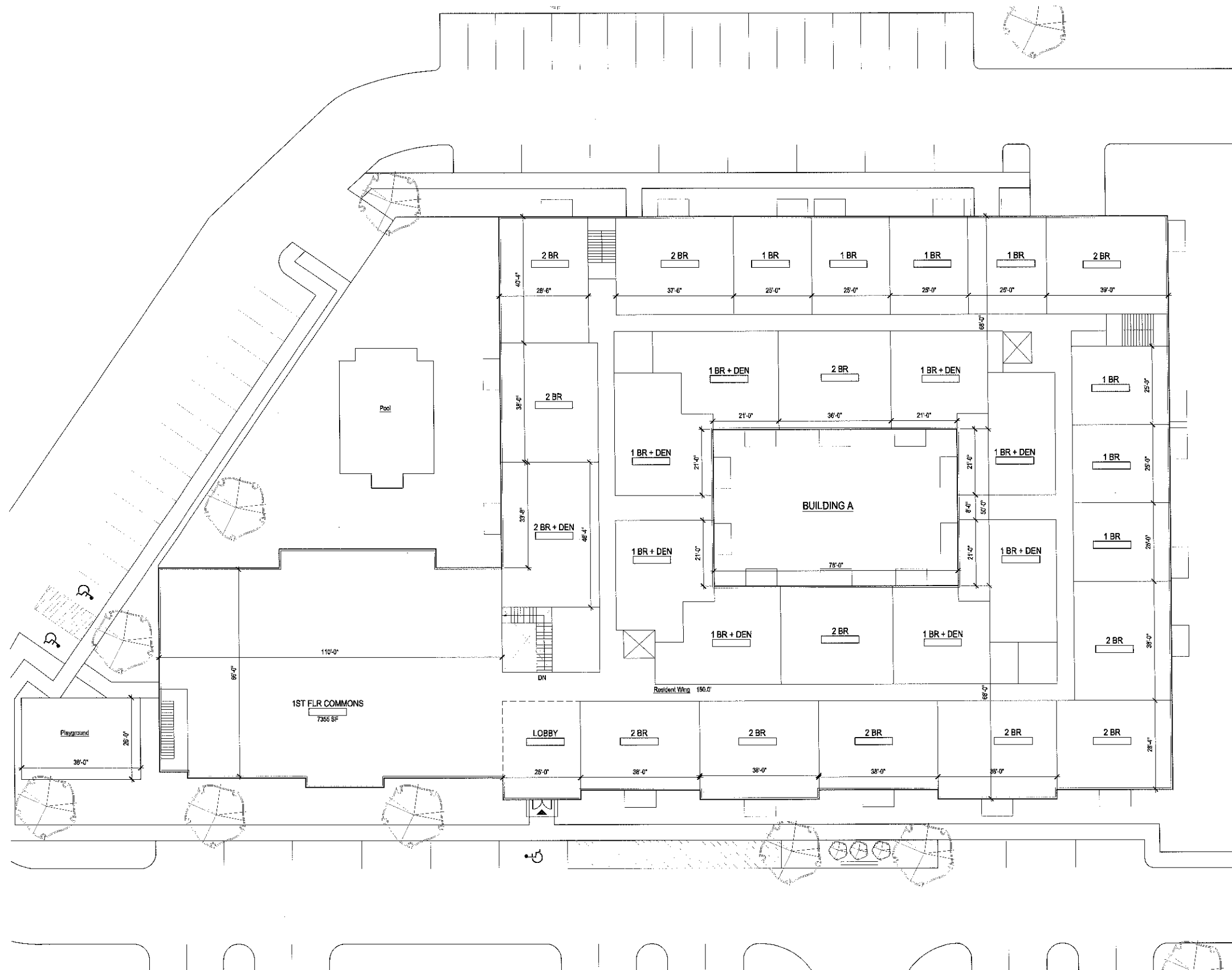
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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building A  
First Floor Plan**

Project Number:

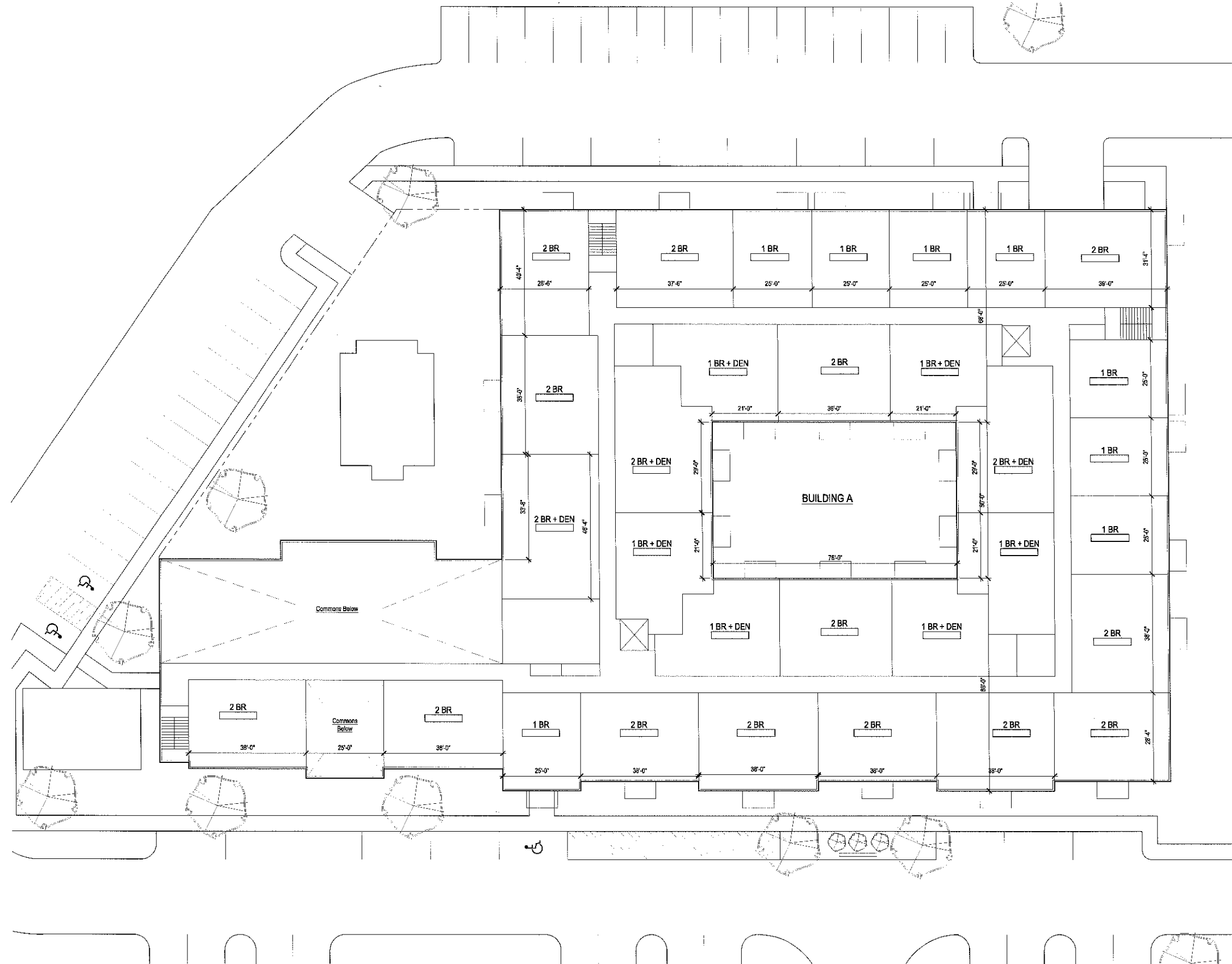
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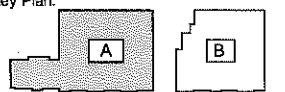


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building A  
Second Floor Plan**

Project Number:

**12060**

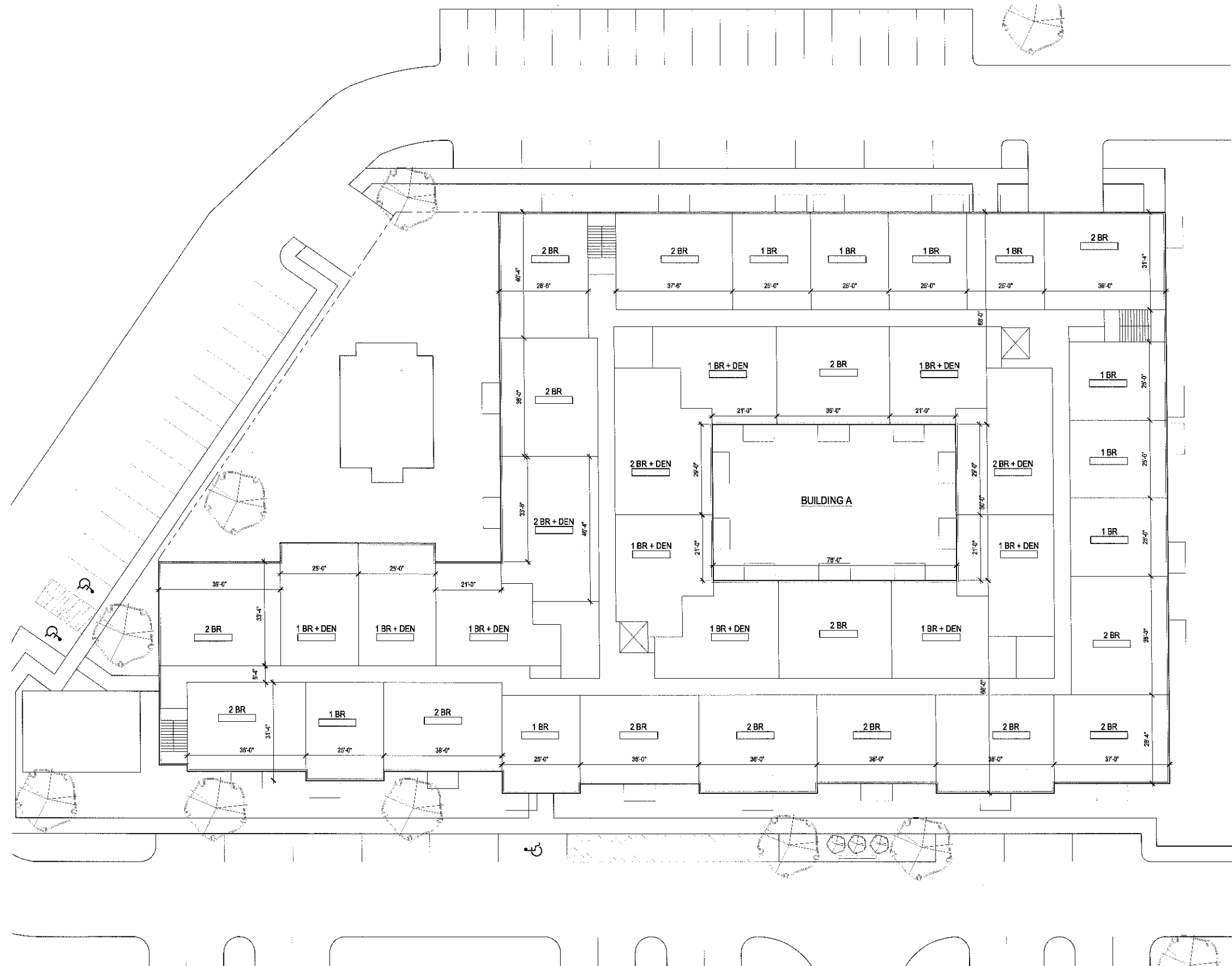
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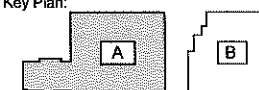


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building A**  
**Third Floor Plan**

Project Number:

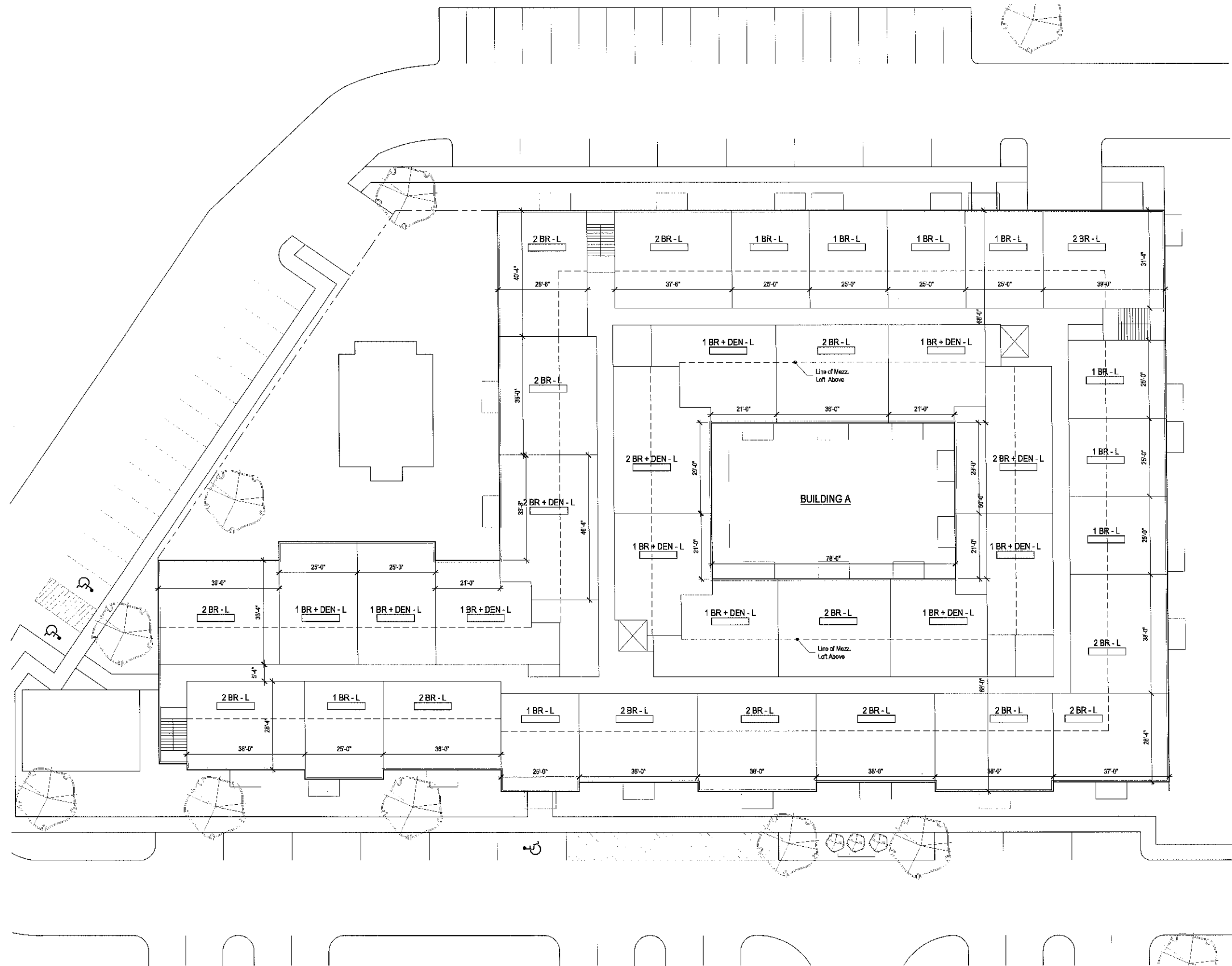
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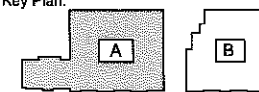


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building A  
Fourth Floor Plan**

Project Number:

**12060**

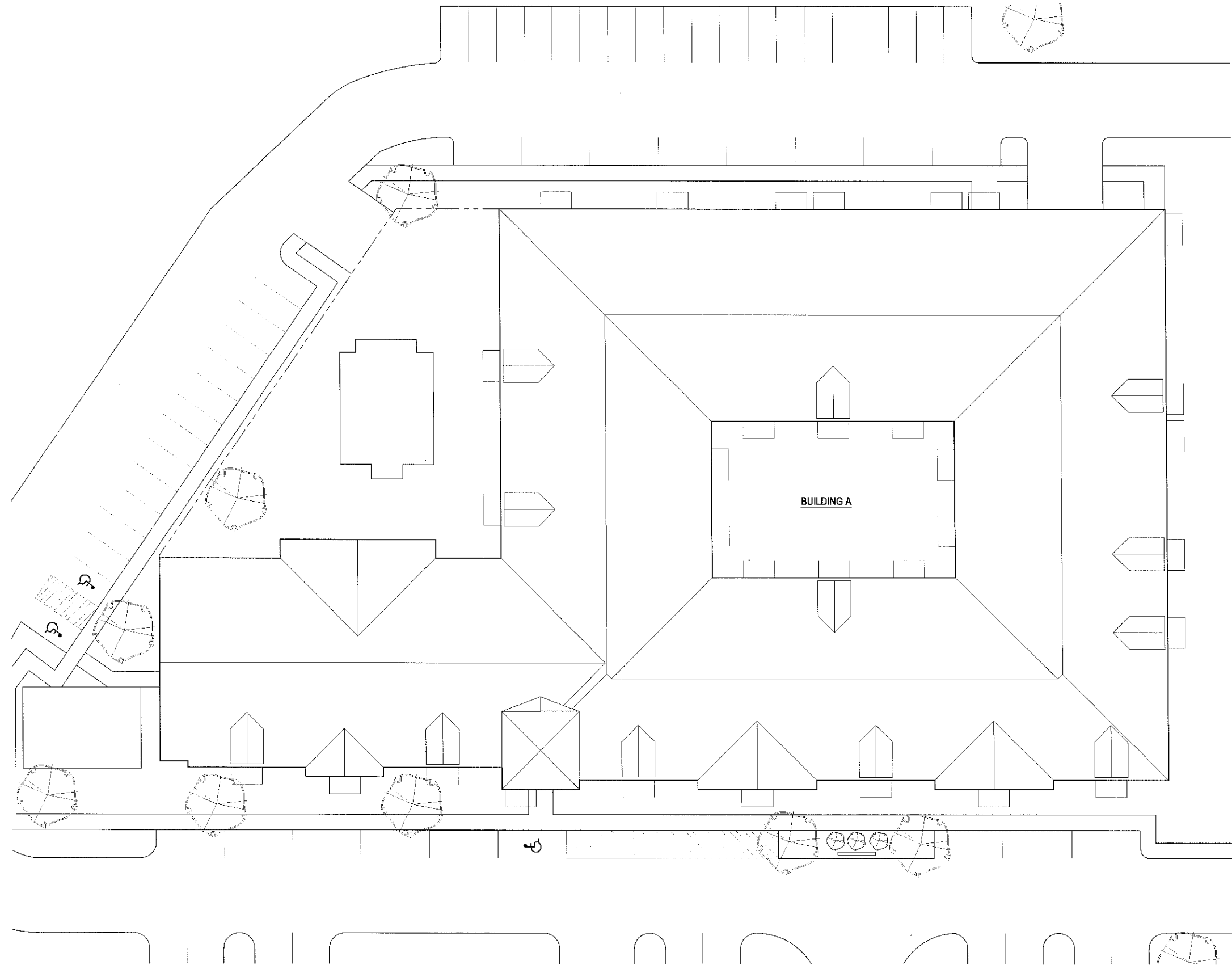
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Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building A  
Roof Plan**

Project Number:

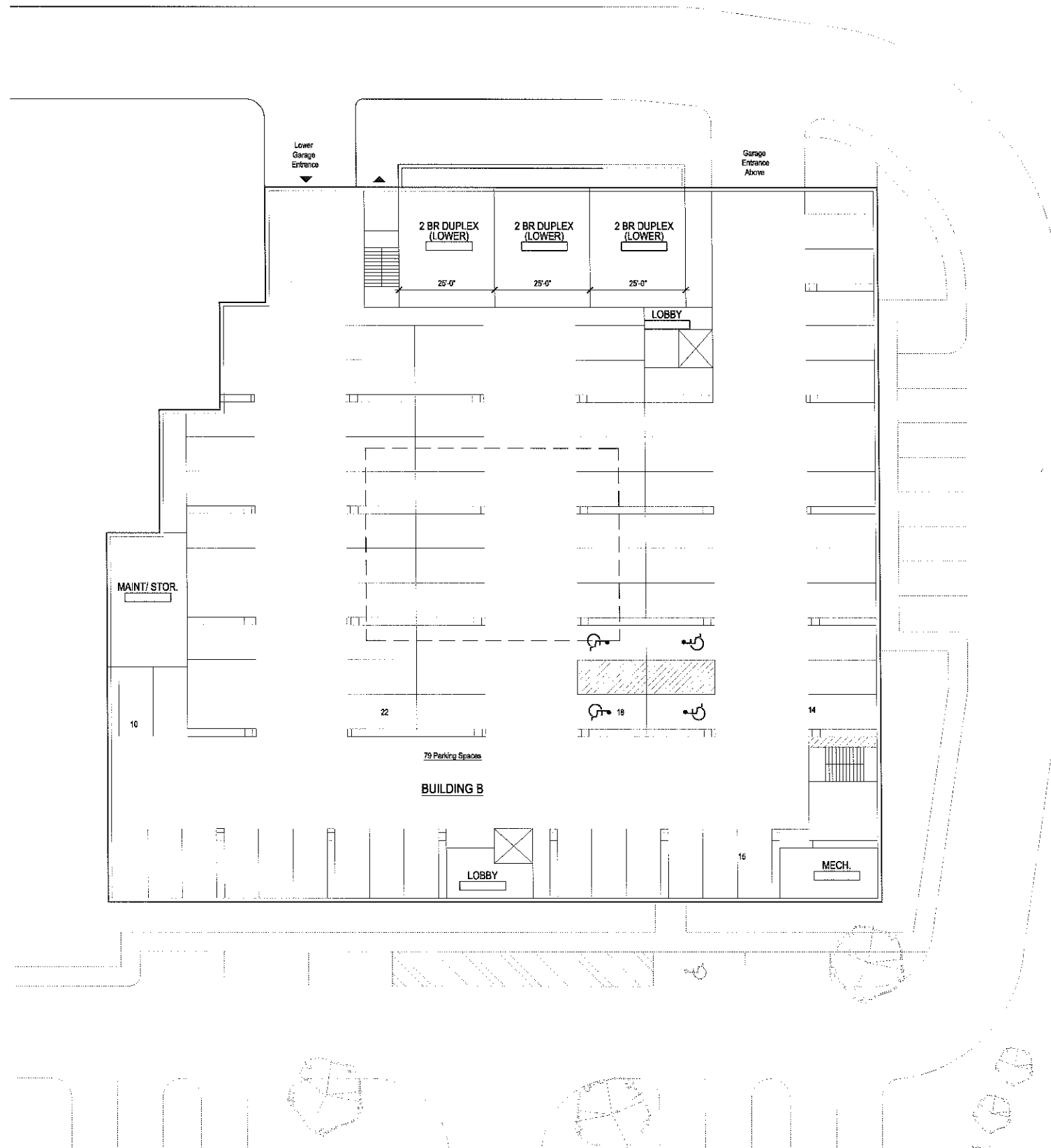
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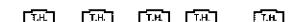
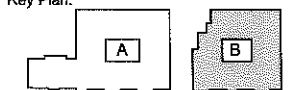


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building B  
Lower Garage Plan**

Project Number:

**12060**

Issue Date:

**September 16, 2013**

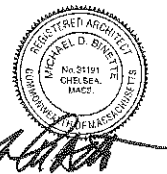
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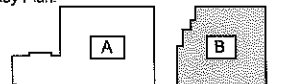


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building B  
Upper Garage Plan**

Project Number:

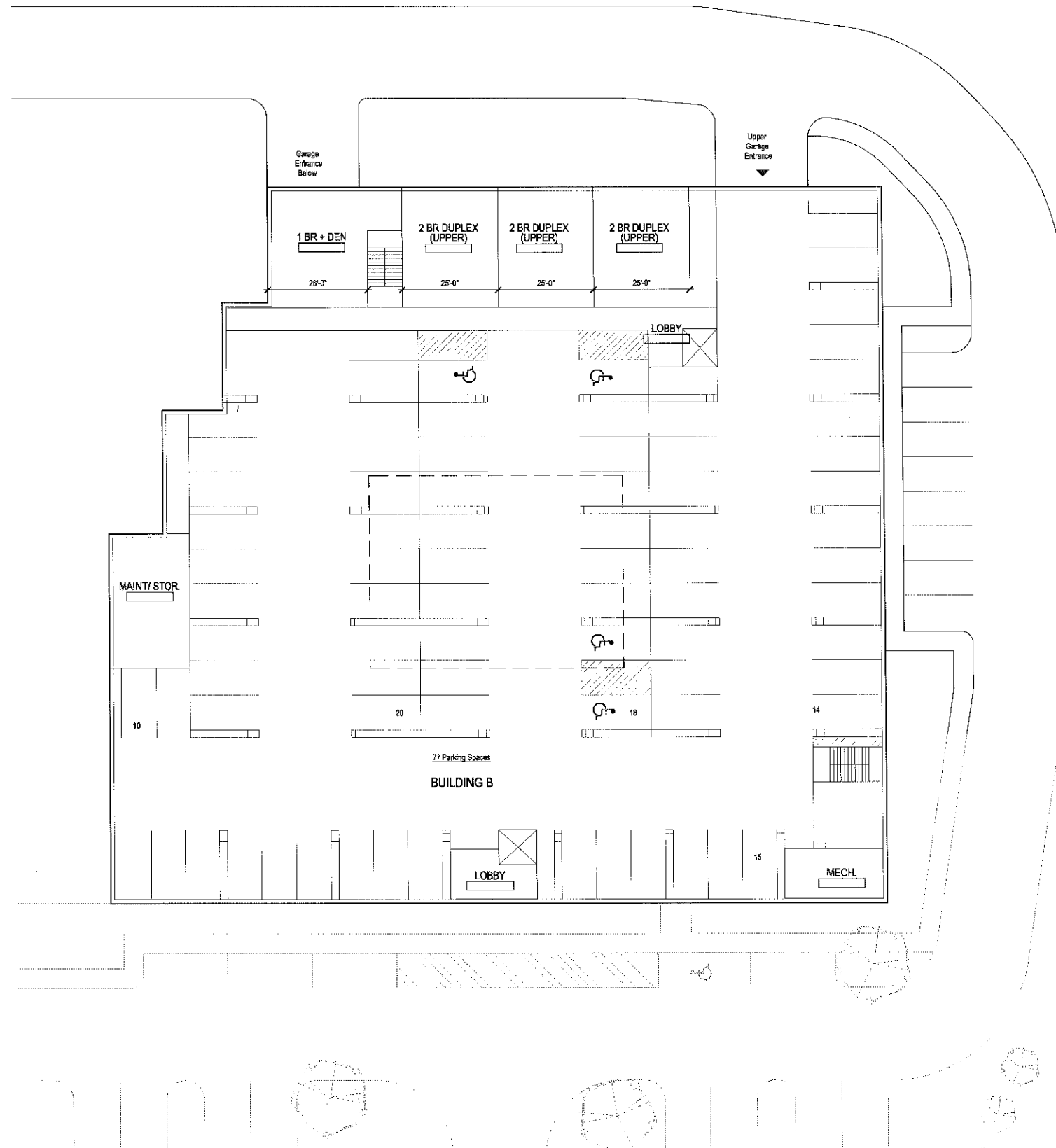
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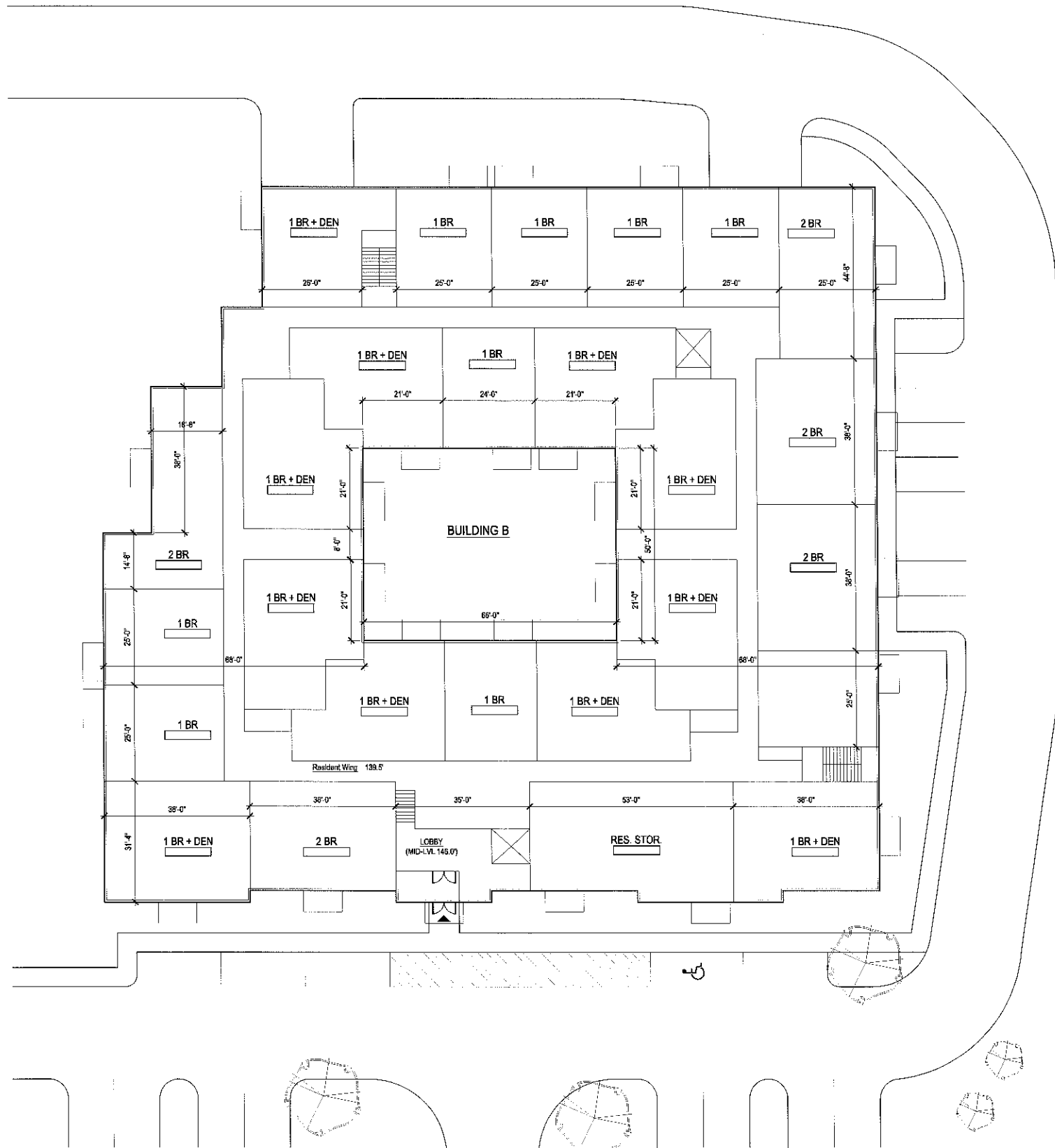
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**September 16, 2013**

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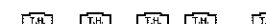
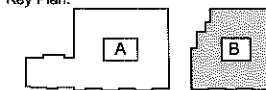


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building B  
First Floor Plan**

Project Number:

**12060**

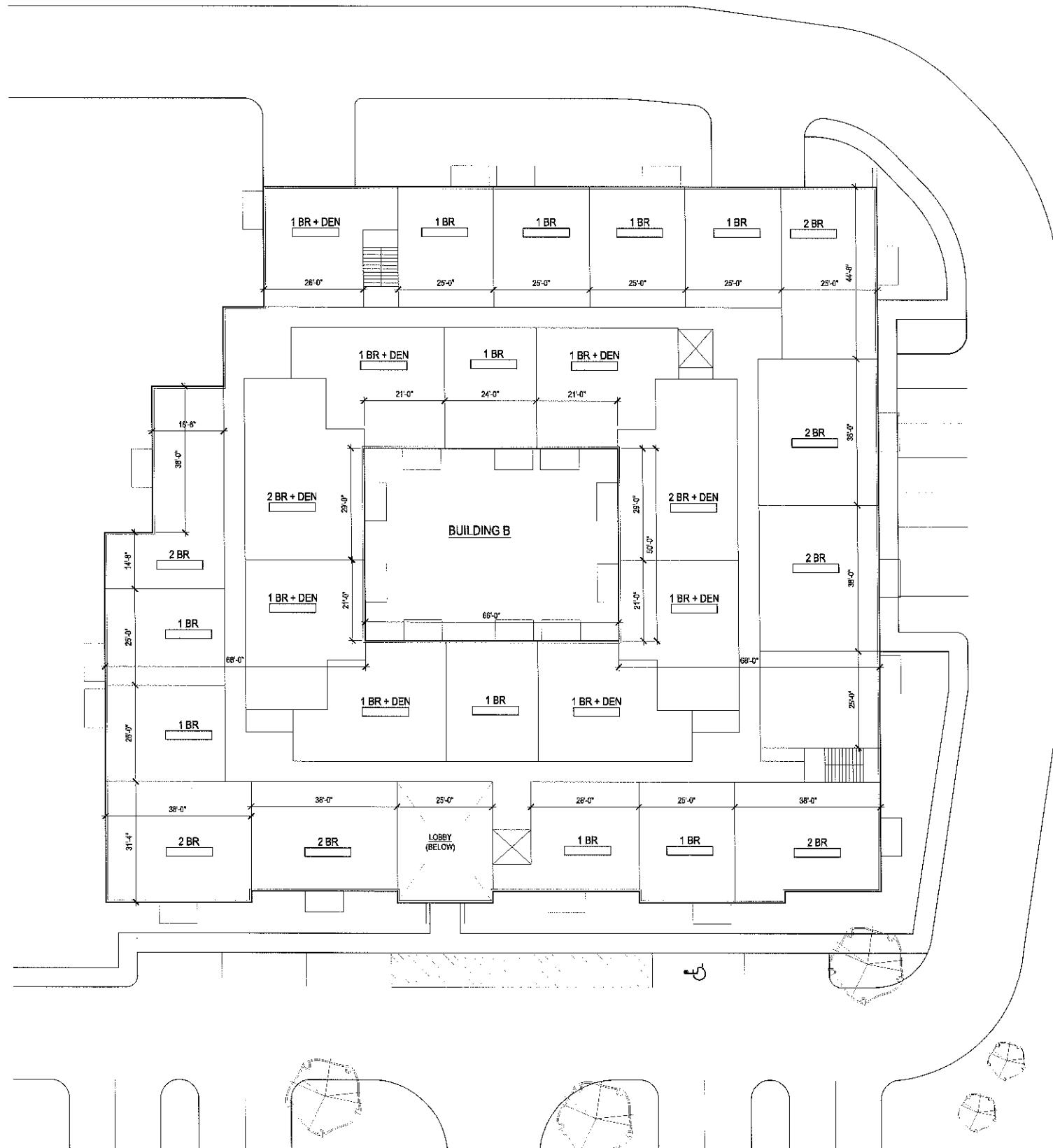
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**September 16, 2013**

Sheet Number:

**A1.10**

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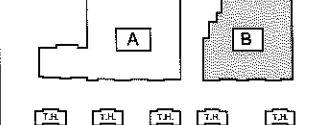


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building B  
Second Floor Plan**

Project Number:

**12060**

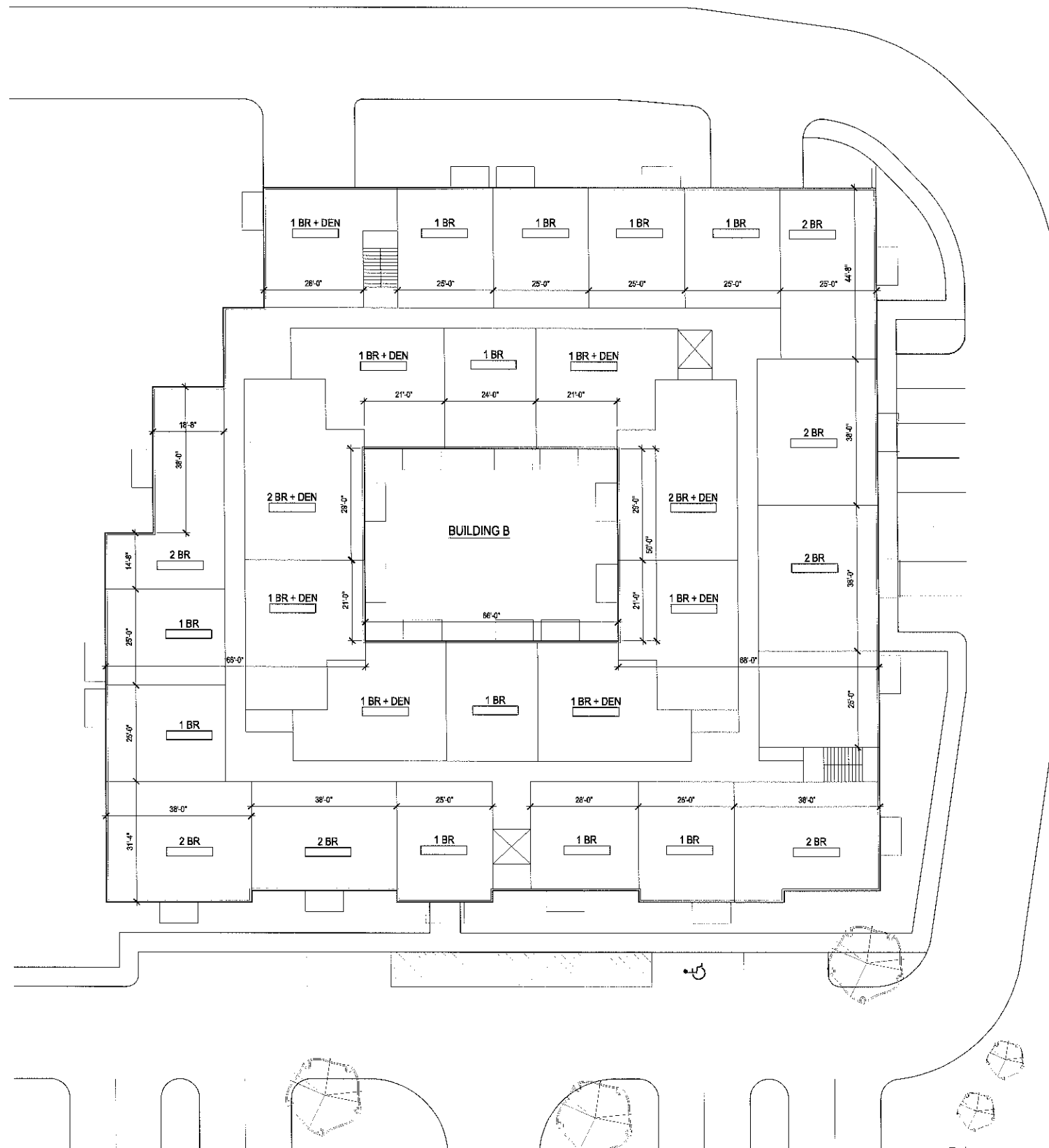
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**September 16, 2013**

Sheet Number:

**A1.11**

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| Rev | Description |
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|     |             |
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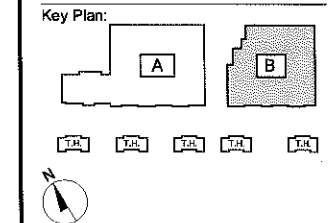
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Drawn: AH

Checked: AS

Scale: 1/16" = 1'-0"



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building B  
Third Floor Plan**

Project Number:

**12060**

Issue Date:

**September 16, 2013**

Sheet Number:

**A1.12**



Consultant:

Revision:

Architect of Record:



Drawn: AH

Checked: AS

Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building B  
Fourth Floor Plan**

Project Number:

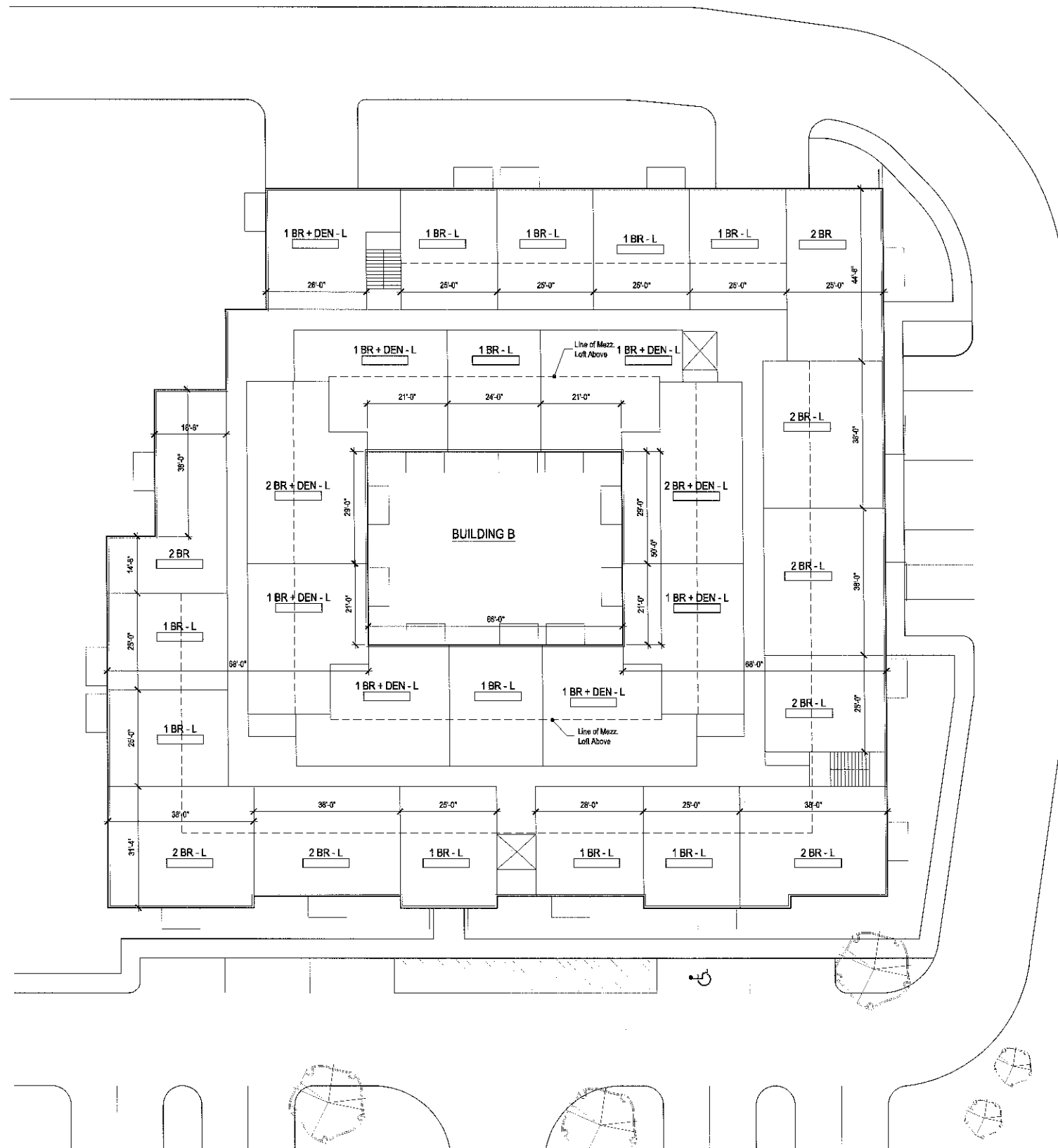
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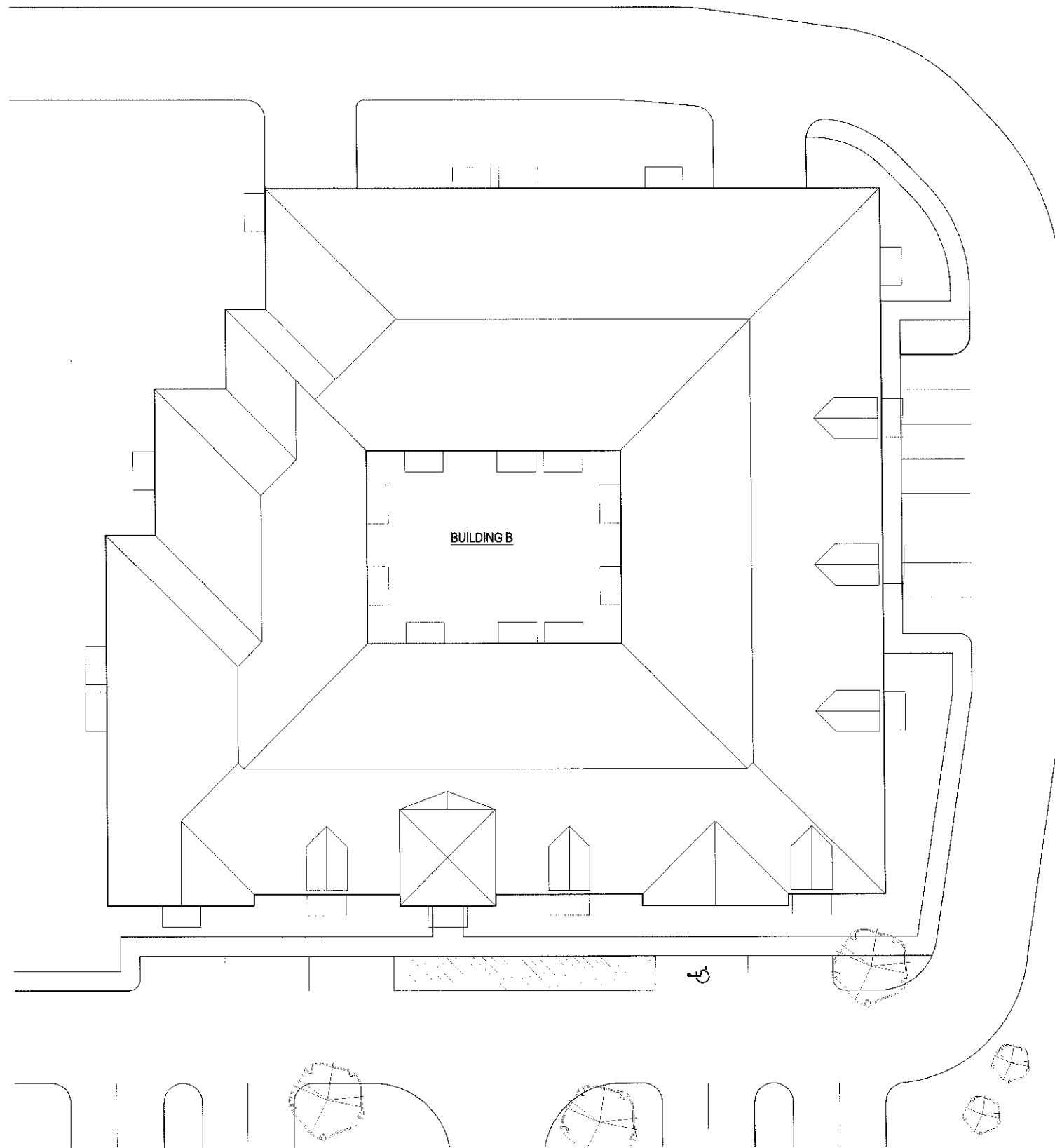
**September 16, 2013**

Sheet Number:

**A1.13**



Monday, September 16, 2013 1:42:43 PM  
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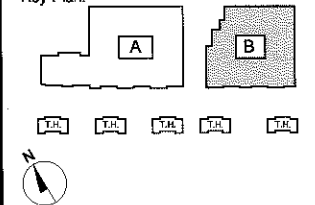


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building B  
Roof Plan**

Project Number:

**12060**

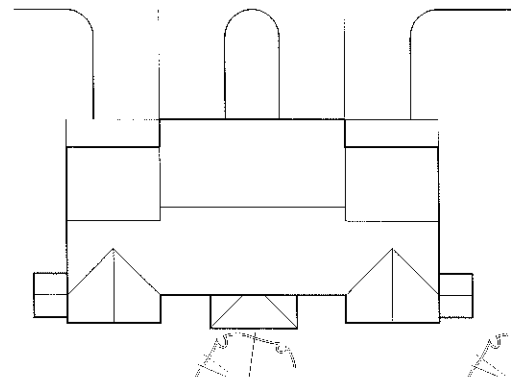
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**September 16, 2013**

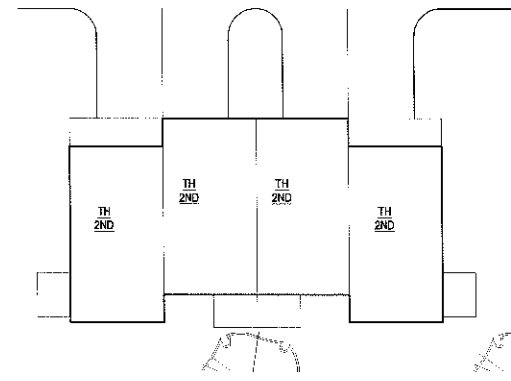
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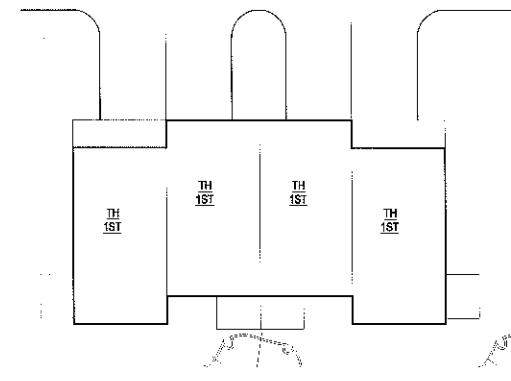




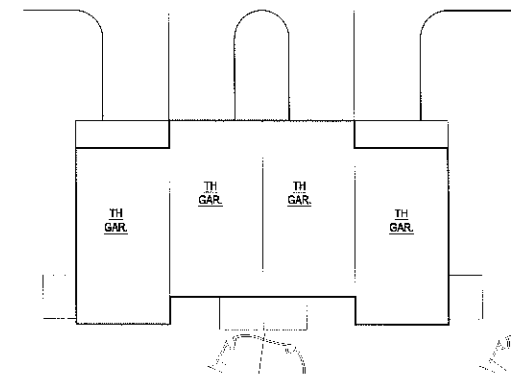
13 Roof Plan  
SCALE: AS NOTED



12 Second Floor Plan  
SCALE: AS NOTED



11 First Floor Plan  
SCALE: AS NOTED



10 Garage Floor Plan  
SCALE: AS NOTED

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Drawn: AH

Checked: AS

Scale: 1/16" = 1'-0"

Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Townhome  
Floor Plans**

Project Number:

**12060**

Issue Date:

**September 16, 2013**

Sheet Number:

**A1.15**

Consultant:

Revision:

Architect of Record:

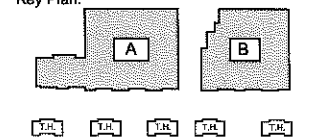


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Buildings A & B:  
Typical Unit plans**

Project Number:

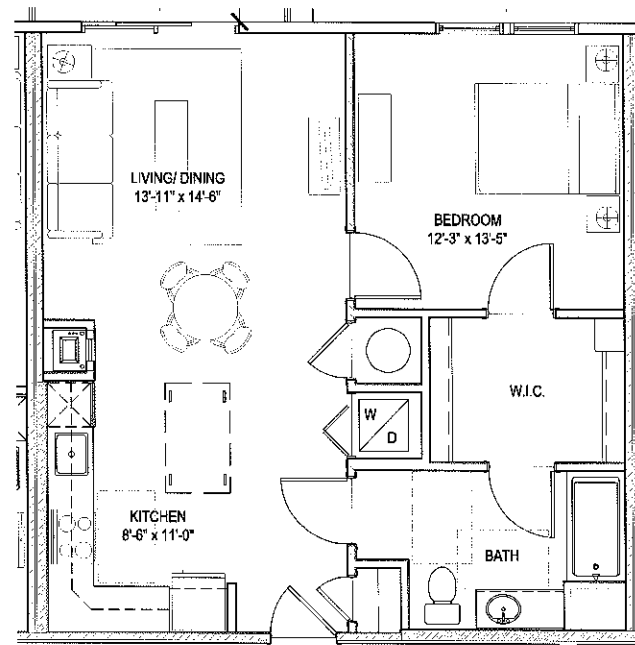
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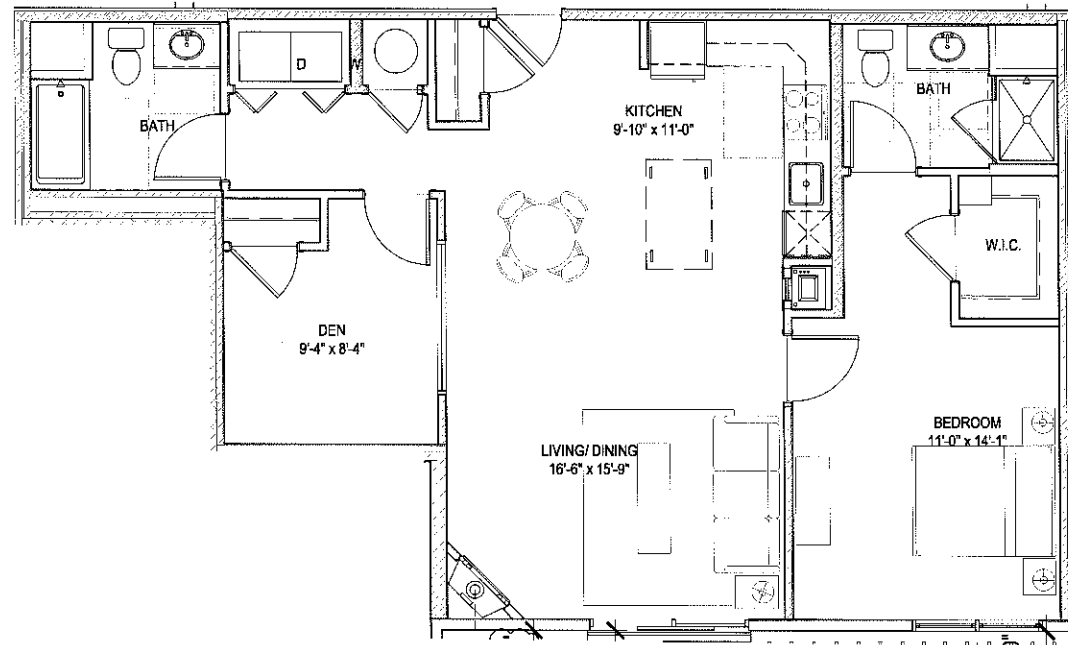
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Sheet Number:

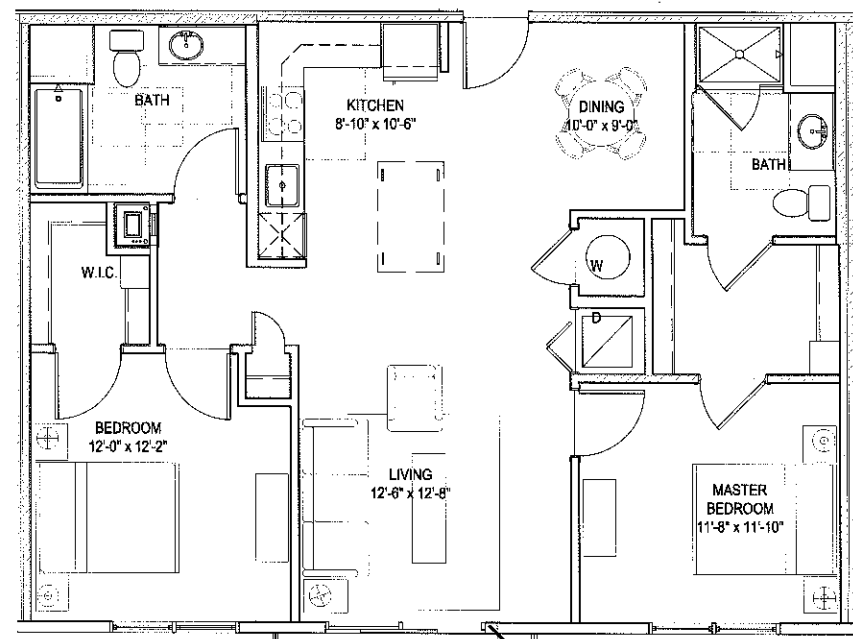
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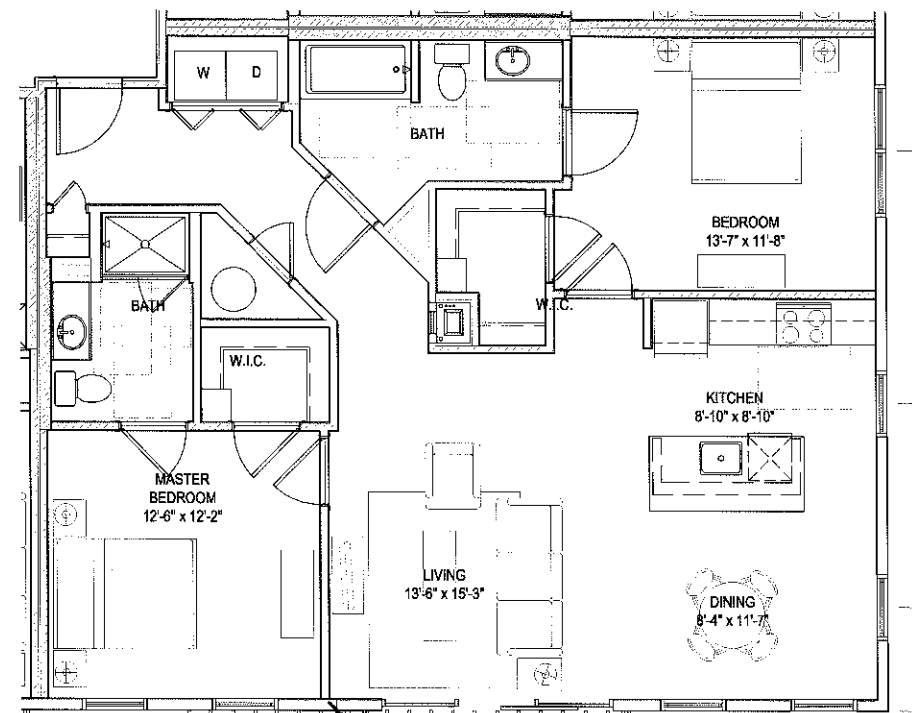
21 Typical 1-BR Unit  
SCALE: AS NOTED



11 Typical 1-BR + DEN Unit  
SCALE: AS NOTED



20 Typical 2-BR Unit  
SCALE: AS NOTED



10 Typical 2-BR Unit  
SCALE: AS NOTED

Consultant:

Revision:

Architect of Record:

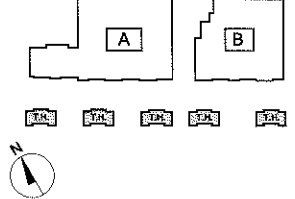


Drawn: AH

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

Key Plan:



Project Name:

Needham Mews

Greendale Avenue  
Needham, MA

Sheet Name:

Townhomes:  
Typical Unit plans

Project Number:

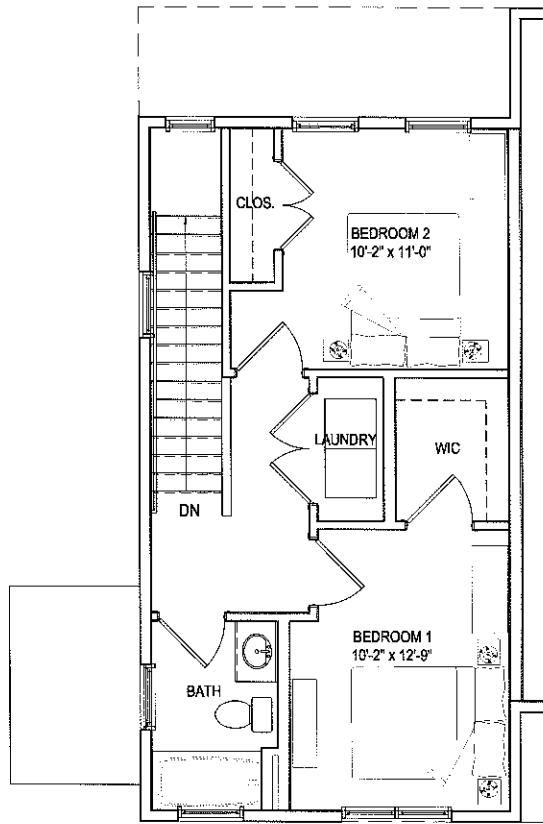
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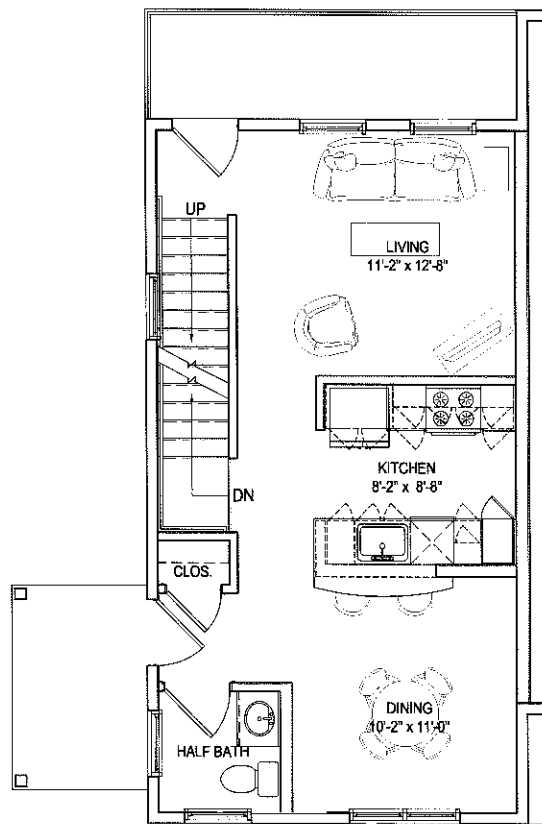
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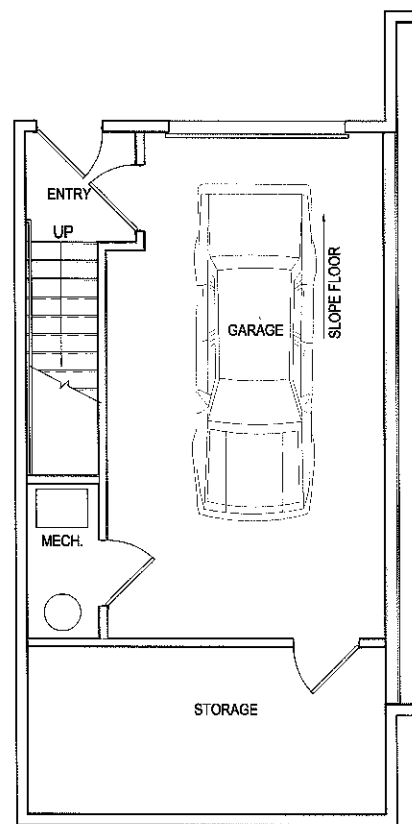
A2.02



30 Typical T.H. 2nd Floor Plan  
SCALE: AS NOTED



20 Typical T.H. 1st Floor Plan  
SCALE: AS NOTED



10 Typical T.H. Garage plan  
SCALE: AS NOTED

Monday, September 16, 2013 5:50:03 PM  
P:\12060\_692 Greendale Avenue\Drawings\Working\CAD\Plot Files\A4.01 Building Elevations.dwg



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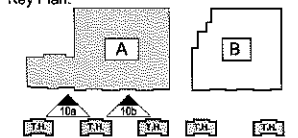


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building Elevations:  
Internal Drive**

Project Number:

**12060**

Issue Date:

**September 16, 2013**

Sheet Number:

**A4.01**

Monday, September 16, 2013 5:50:30 PM  
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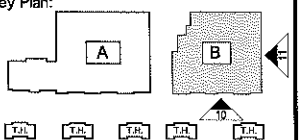


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Scale: 1/4" = 1'-0"

Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building Elevations:  
Internal Drive**

Project Number:

**12060**

Issue Date:

**September 16, 2013**

Sheet Number:

**A4.02**

Monday, September 16, 2013 5:50:49 PM  
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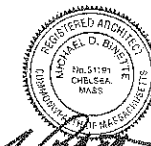
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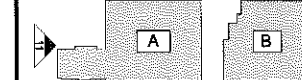


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building Elevations:  
Internal Drive**

Project Number:

**12060**

Issue Date:

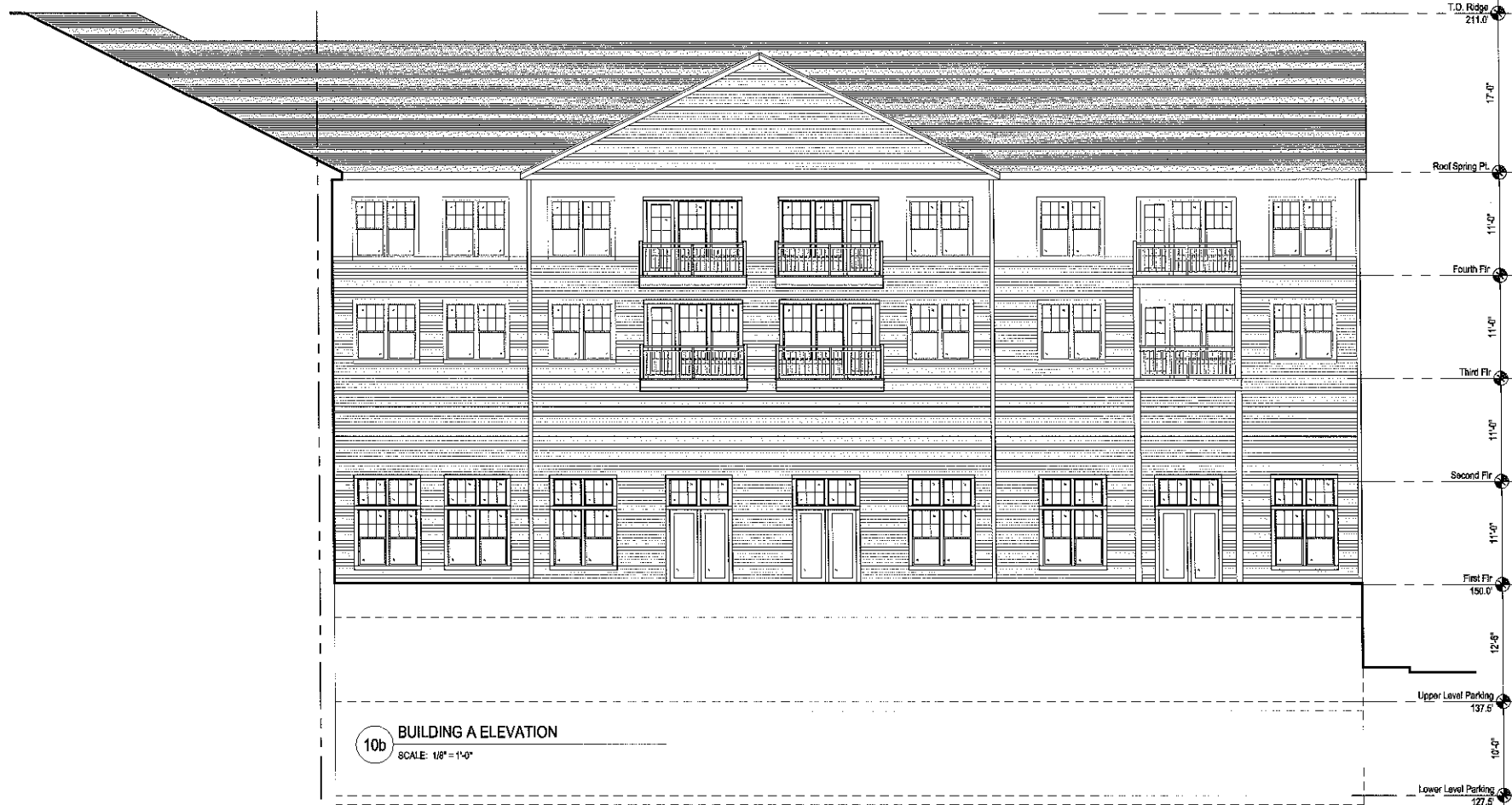
**September 16, 2013**

Sheet Number:

**A4.03**



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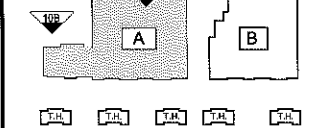


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Key Plan:



Project Name:

**Needham Mews**

Greendale Avenue  
Needham, MA

Sheet Name:

**Building Elevations:  
Internal Drive**

Project Number:

**12060**

Issue Date:

**September 16, 2013**

Sheet Number:

**A4.04**

Consultant:

Revision:

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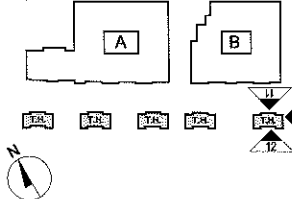


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Key Plan:



Project Name:

Needham Mews

Greendale Avenue  
Needham, MA

Sheet Name:

Building Elevations:  
Internal Drive

Project Number:

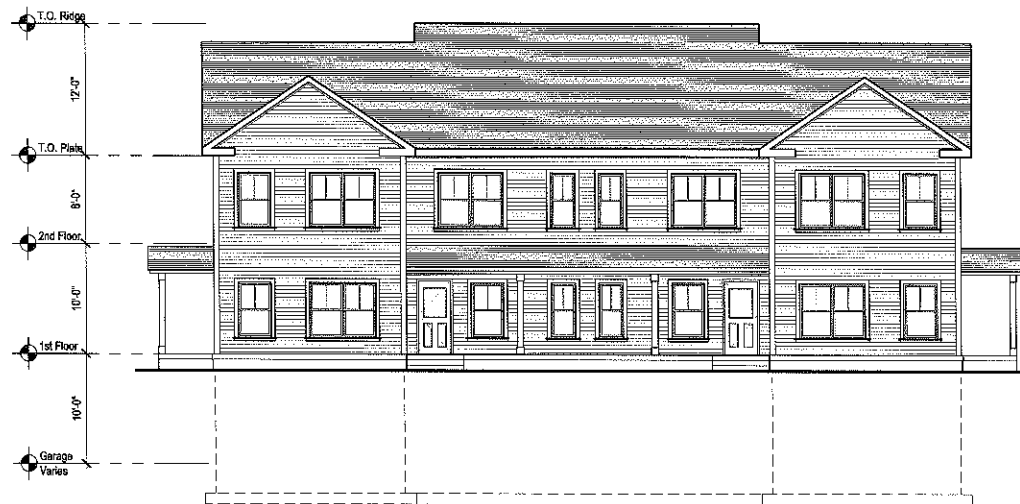
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Issue Date:

September 16, 2013

Sheet Number:

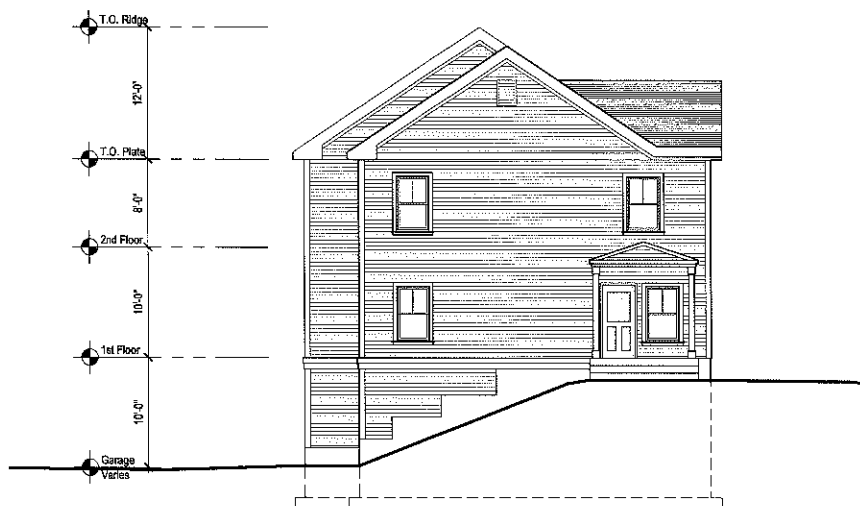
A4.05



12 TOWNHOUSE ELEVATION AT GREENDALE  
SCALE: 1/8" = 1'-0"



11 TOWNHOUSE ELEVATION AT INTERNAL DRIVE  
SCALE: 1/8" = 1'-0"



10 TOWNHOUSE ELEVATION AT SIDE  
SCALE: 1/8" = 1'-0"



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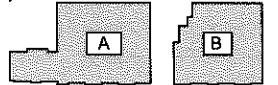


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Key Plan:



Project Name:

Needham Mews

Greendale Avenue  
Needham, MA

Sheet Name:

Site Sections

Project Number:

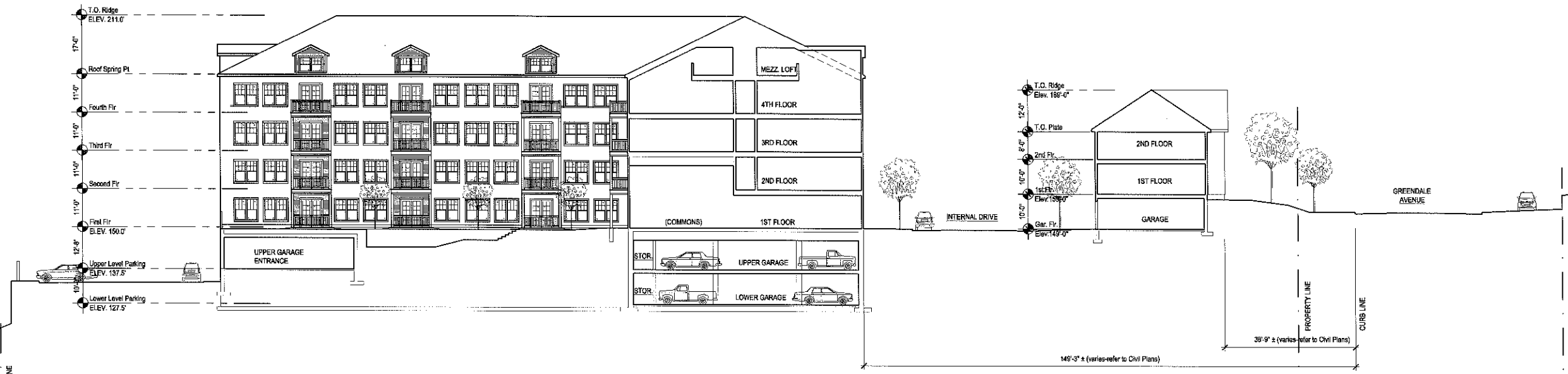
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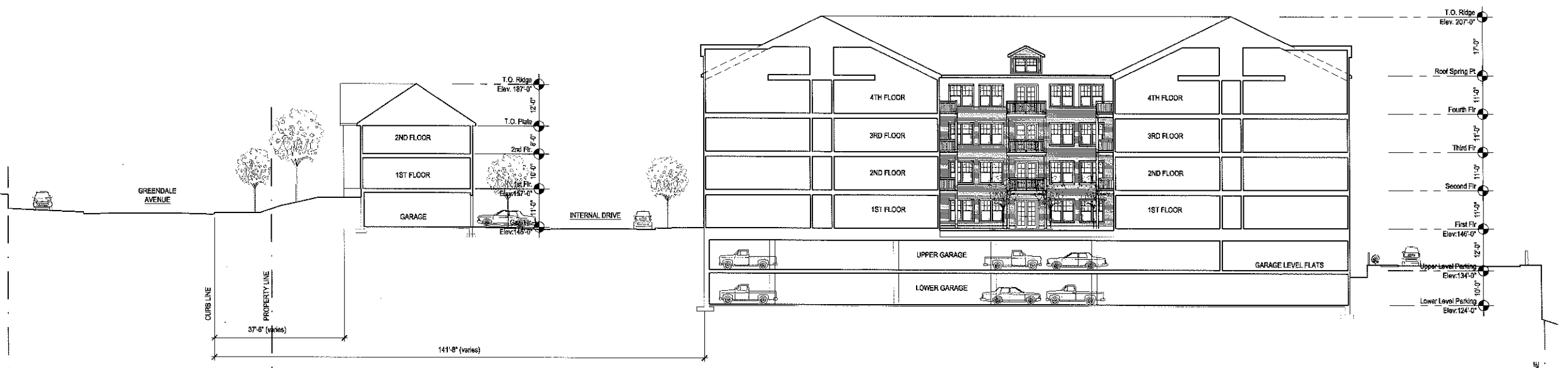
September 16, 2013

Sheet Number:

A5.01



11 SITE SECTION  
SCALE: 1/16" = 1'-0"



10 SITE SECTION  
SCALE: 1/16" = 1'-0"

Consultant

Revision:

Architect of Record:

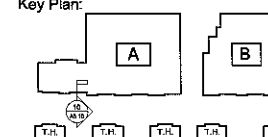


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Key Plan:



Project Name:

## Needham Mews

Greendale Avenue  
Needham, MA

Sheet Name:

### Typical Exterior Finishes Wall Section and Construction Type

Project Number:

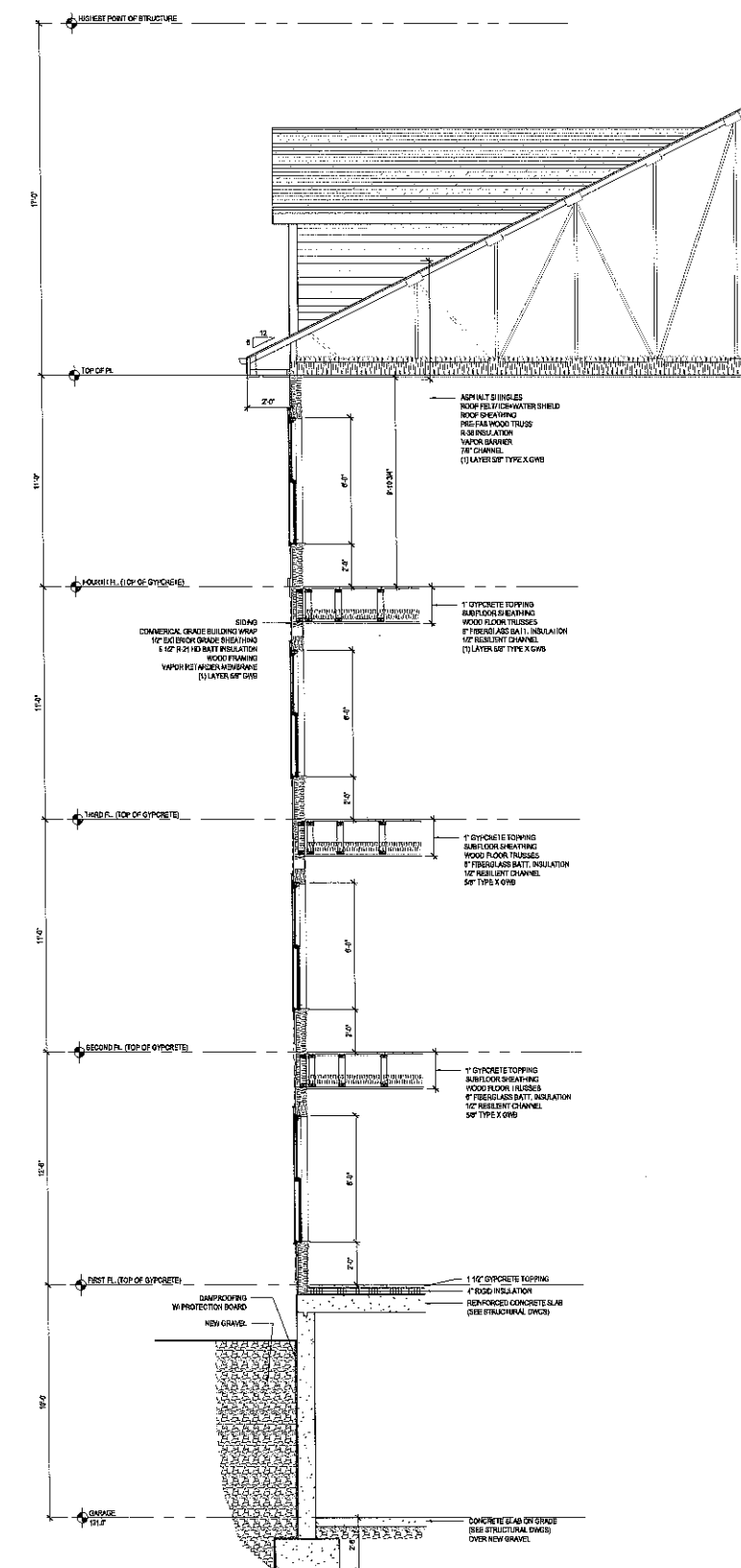
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Issue Date:

September 16, 2013

Sheet Number:

## A5.10



10 WALL SECTION BUILDING F  
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