

DESIGN REVIEW BOARD

Monday, August 7, 2023

7:30 p.m.

Virtual Meeting using Zoom

Meeting ID: 845-1987-6965

(Instructions for accessing below)

Under Governor Baker's Act "Extending Certain COVID-10 Measures Adopted During the State of Emergency", extending the "Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20," issued June 16, 2021, and extended through 2025, meeting of public bodies could be conducted virtually provided that adequate access is provided to the public.

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

HEARINGS: None.

APPLICANTS:

Jen Robichaud, Barlo Signs, representing Gentle Giant located at 422 Hillside Avenue and applying for signage.

Heather Dudko, Hazel Wood Hopkins Sign Permit Consultants, representing Mass General Brigham located at 1450 Highland Avenue and applying for signage and an awning.

Tom Ryder, Needham Town Engineer, applying for message board signage to be located at 500 Dedham Avenue, Public Services Administration Building.

Evans Huber, attorney with Frieze Cramer Rosen & Huber, LLP, representing Neehigh LLC owner of 629 Highland Avenue and applying for a site plan review.

REVIEW

Minutes of 7/10/2023 meeting.

Next Public Meeting – August 21, 2023 at 7:30pm via Zoom Webinar



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 422 HILLSIDE DRIVE _____ **Date:** 7 18 23 _____

Owner: GENTLE GIANT MOVING AND STORAGE _____

Address: 7 MCKAY AVE FL 2 WINCHESTER MA 01890 _____

Street City State Zip

Telephone: 617 661 3333 _____

Applicant: BARLO SIGNS JENN ROBICHAUD _____

Address: 158 GREELEY ST HUDSON NH 03051 _____

Street City State Zip

Telephone: 603 966 6078 _____

Designer/Installer: BARLO SIGNS, SEE APPLICANT _____

Address: _____

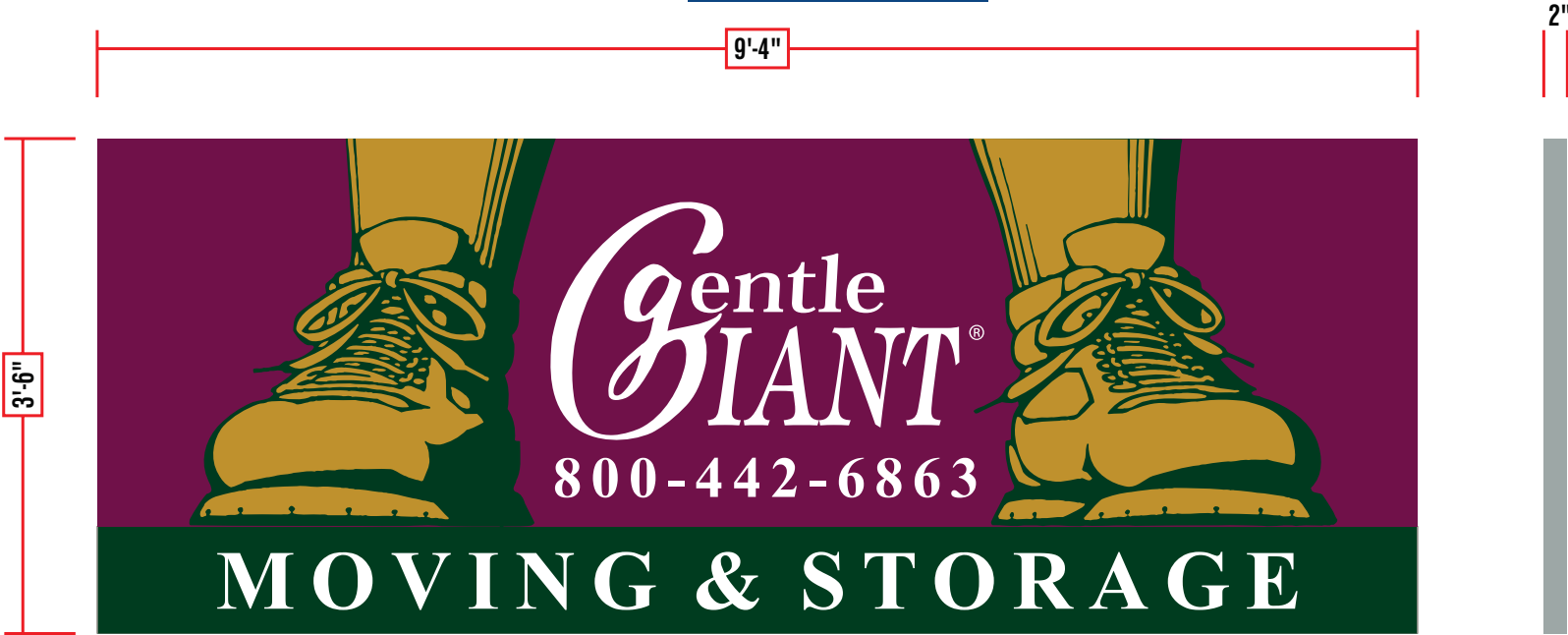
Telephone: _____

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

Brief description of sign or project:

INSTALL ONE NON ILLUMINATED WALL SIGN

Please email completed application to elitchman@needhamma.gov



SIDE VIEW



EXISTING SIGN



SCOPE OF WORK

REMOVE AND DISPOSE (1) EXISTING SIGN PANEL

MANUFACTURE & INSTALL (1) NEW NON-ILLUMINATED DISHPAN WALL SIGN WITH DIGITALLY PRINTED VINYL.

MFQ. SPECIFICATIONS - DISHPAN

DISHPAN

FACE: .063 ALUMINUM
VINYL: UV DIGITAL PRINT ON 3M
RETURNS: .063 ALUMINUM, 2" DEPTH PTM

EXISTING SQUARE FEET: 32.6 SF

TOTAL SQUARE FEET: 32.6 SF

COLOR SCHEDULE - CLIENT TO VERIFY

 PAINT: TO MATCH BUILDING
 VINYL: DIGITAL PRINT

BARLO



INTERNATIONAL

159 Greeley St. Hudson, NH 03051 P: (603) 882-2638 F: (603) 882-7680
© COPYRIGHT 2023
THIS DESIGN CONCEPT IS THE PROPERTY OF
BARLO SIGNS INTERNATIONAL, INC.

PROPOSED ITEMS ARE INTENDED TO BE INSTALLED IN ACCORDANCE
WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR
OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING
& BONDING OF ALL ELECTRICAL ITEMS. ELECTRICAL ITEMS WILL HAVE
UL LABELS.

PROJECT APPROVAL

Client: Date:
Design: Date:
Sales: Date:
Updating: Date:
Production: Date:

DESIGNER: CL
SALES REP: FISCH
PM: TBD

GENTLE GIANT
422 HILLSIDE AVE
NEEDHAM, MA
05/18/23

ITEM
A

SHEET 1.1

DISHPAN WALL MOUNT





TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1450 HIGHLAND AVE Date: 1/12/2023

Owner: TOPLIFF ST. ASSOCIATES LTD | BOYLSTON PROPERTIES

Address: 800 BOYLSTON ST. BOSTON MA. 02199.

Telephone: 617-240-4200 (OLIVER KATZ)



Applicant: HEATHER HOPKINS DUDKO

Address: 27 OLD MEETINGHOUSE ROAD - AUBURN MA 01501

Telephone: 508-612-6954

hwoodhopkins e charter. lvt

Designer/Installer: DESIGN COMMUNICATIONS LTD.

Address: 85 BODWELL STREET AVON MA 02322

Telephone: 617 (508) 612-6954

Type of Application
☒ Sign (E-03)
☐ Minor Project
☐ Exterior Alterations
☐ Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project: REMOVE "NEWTON WENDELL MEDICAL GROUP"

SIGNAGE AND REPLACE WITH "MASS GENERAL BRIGHAM"

E-03. (FACING PARKING LOT) REMOVE 31" AND REPLACE AT

32" - ALUMINUM
PANEL WITH GRAPHICS.

Revised 2/2020

Site:
12-008

Signage Recommendation

E-03

Context

Location: Exterior Wall facing Parking Lot

Recommendation Notes

Code allows 32 sq. ft.

Responsibility: Sign Vendor
Permitting: Sign Vendor

Existing

Type: Dimensional Letters
Quantity: 1
Illumination: None
Attachment: Stud mount
Overall Height: A lot
Overall Width: 271"
Height: 29"
Width: 155" > 314
Sign Depth: 1"
Mounting Height: 135"
Existing Notes: Need ladder to measure
Wall is cinder block, OG-57 White Heron

Recommended Action

Action: Replace
Approach: Remove existing letters and provide new vinyl on white flat wall panel.

Make Good: Patch/paint/repair fascia as required after removal

New

Type: Flat panel
Quantity: 1
Illumination: None
Attachment: Fasteners behind
Sign Code: Custom
Asset Height: 31" (panel), 19 3/8" (logo), 8 5/8" (M), 5 1/8" (H)
Asset Width: 150" (panel), 139" (logo)
Mounting Height: In place of existing



Existing - Image 1



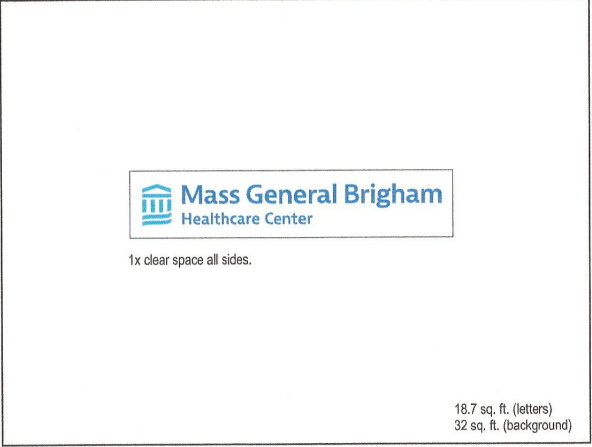
Existing - Image 2



Existing - Image 3



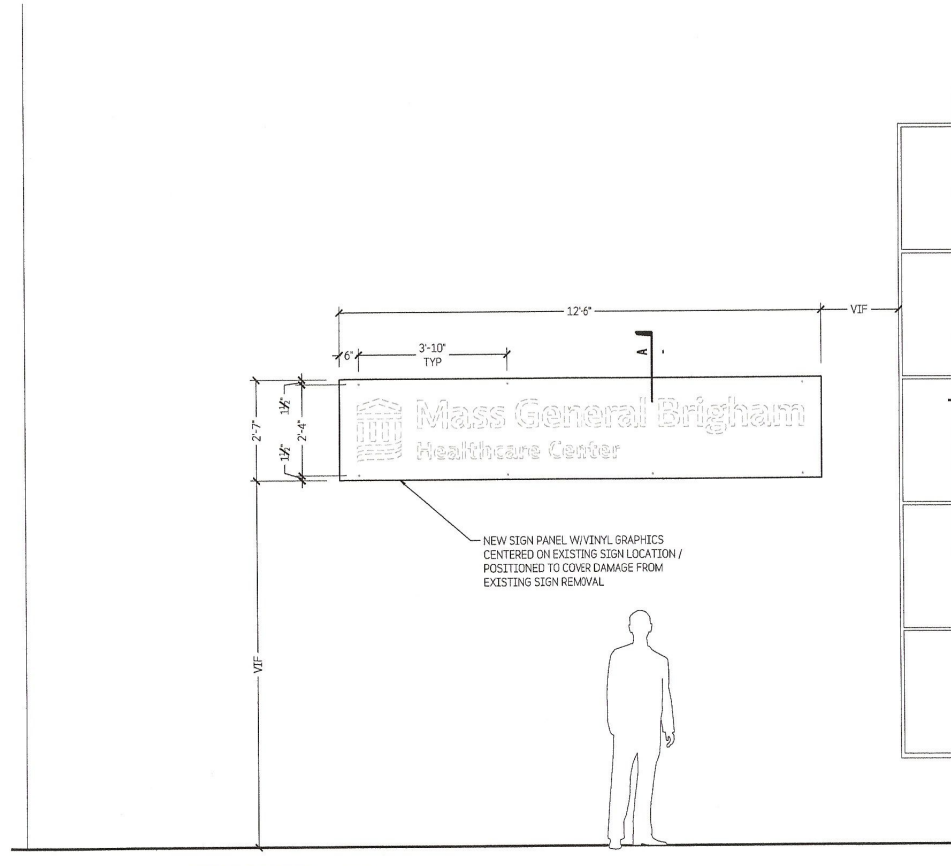
Concept Rendering



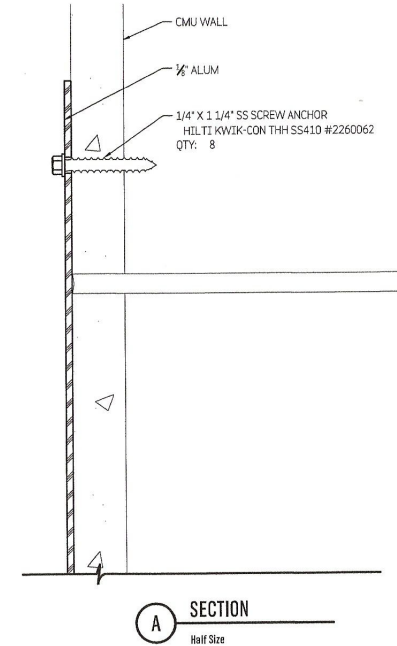
Sign Artwork

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36" x 150" c 32 ft.
Aluminum panel w/ vinyl graphics



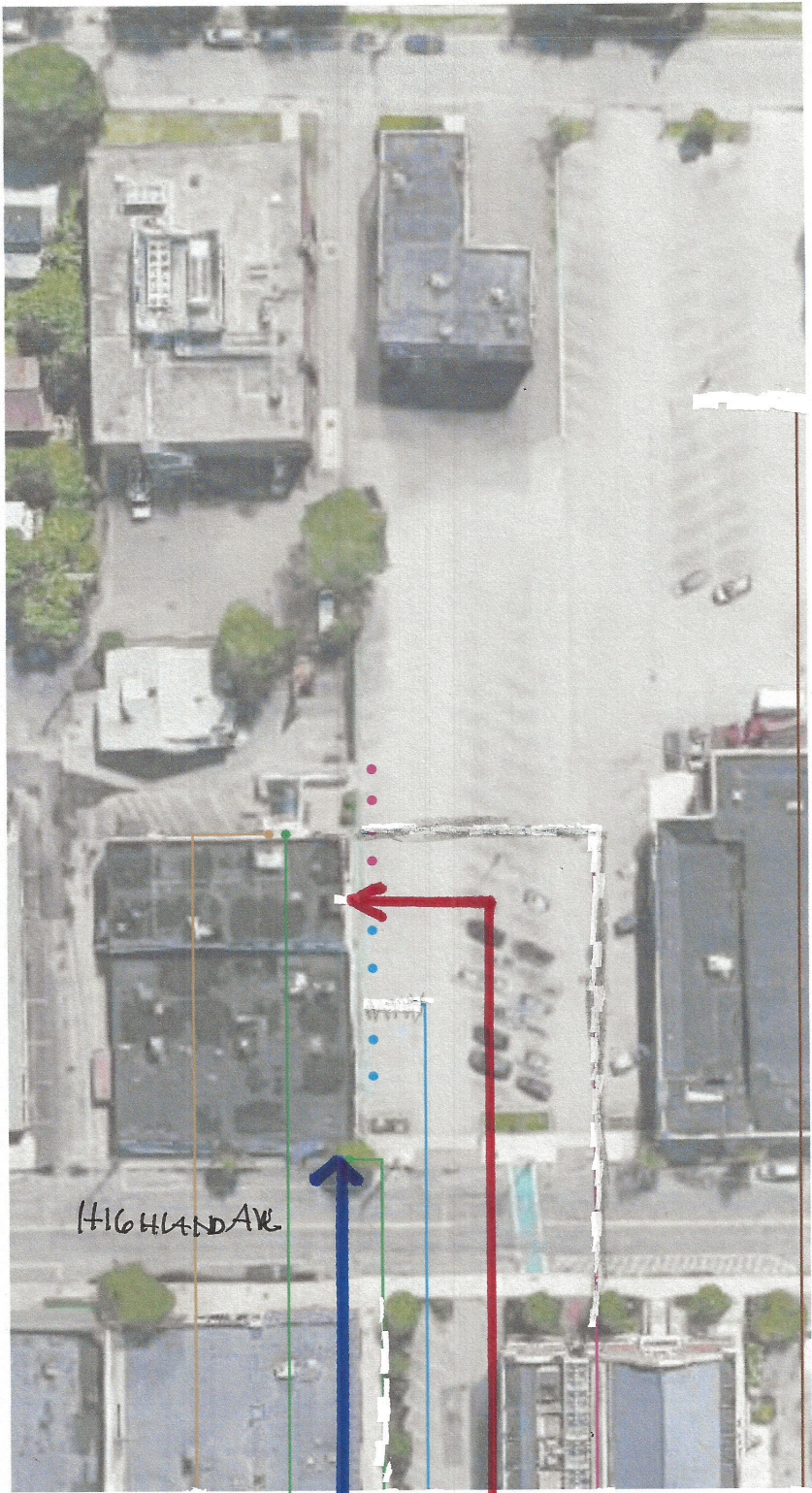
1 ELEVATION - (LOC E-03)
3/8"=1'-0" QTY: 1



MGB Rebrand 12-008
Primary Care Needham
1450 Highland Ave
Needham, MA

TITLE	Sign Type Custom: Flat panel
ISSUE	For Approval 31 May 23

DRAWN BY	DM	Exterior
CHECKED	RPM	
Shop Drawing	16359	3



WALL SIGN
FRONT
E-04

E-03
WALL SIGN
SIDE
PARKING
LOT



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1450 HIGHLAND AVE Date: 1/12/2023

Owner: TOPLIFF ST. ASSOCIATES LTD. BOYLSTON PROPERTIES

Address: 800 BOYLSTON ST. BOSTON MA. 02199.

Telephone: 617-240-4200 (OLIVER KATZ)



Applicant: HEATHER HOPKINS DUDKO

Address: 27 OLD MEETINGHOUSE ROAD. AUBURN MA 01501

Telephone: 508-612-6954

Designer/Installer: hwoodhopkins e charter. inc
DESIGN COMMUNICATIONS LTD.

Address: 85 BODWELL STREET AVON MA 02322

Telephone: (508) 612-6954

Type of Application
☒ Sign (E-04)
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project: REMOVE "NEWTON WELLESLEY MEDICAL GROUP"

SIGNAGE AND REPLACE WITH "MASS GENERAL BRIGHAM"

E-04 - REMOVE 14" AND REPLACE AT 14". ALUMINUM

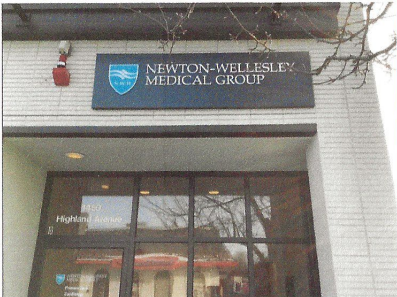
Please email completed application to clitchman@needhamma.gov LETTERS MOUNTED TO
ALUMINUM PANEL.

Revised 2/2020

-Facing Highland-

Context
Location: Street/Front Entrance

Recommendation Notes
Responsibility: Sign Vendor
Permitting: NA



Existing - Image 1

Existing - Image 2

Existing - Image 3

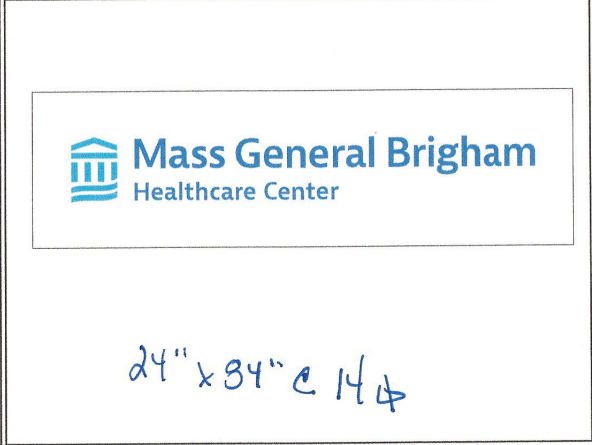
Existing

Type: Panel
Quantity: 1
Illumination: None
Attachment: Mechanically Fastened
Overall Height: 38"
Overall Width: 120" / 90" alarm to edge of entry / 24" column
Height: 24"
Width: 84" > 144"
Sign Depth: 1 1/2"
Mounting Height: 128"
Existing Notes: Need ladder to measure
Wall is block, OC-52 Gray Owl

Recommended Action

Action: Replace
Approach: Remove existing sign and replace with new at same size with new logo & brand colors. Teal returns.

Make Good:



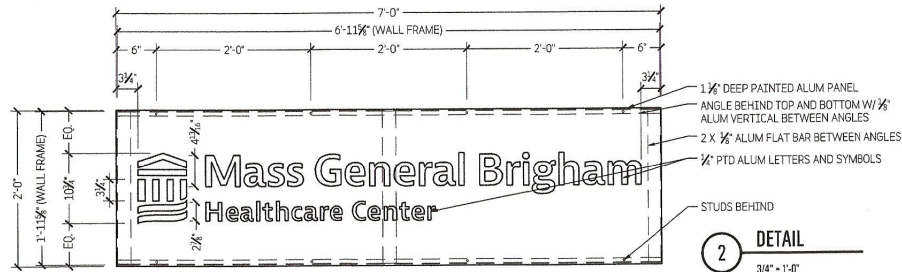
Concept Rendering

Sign Artwork

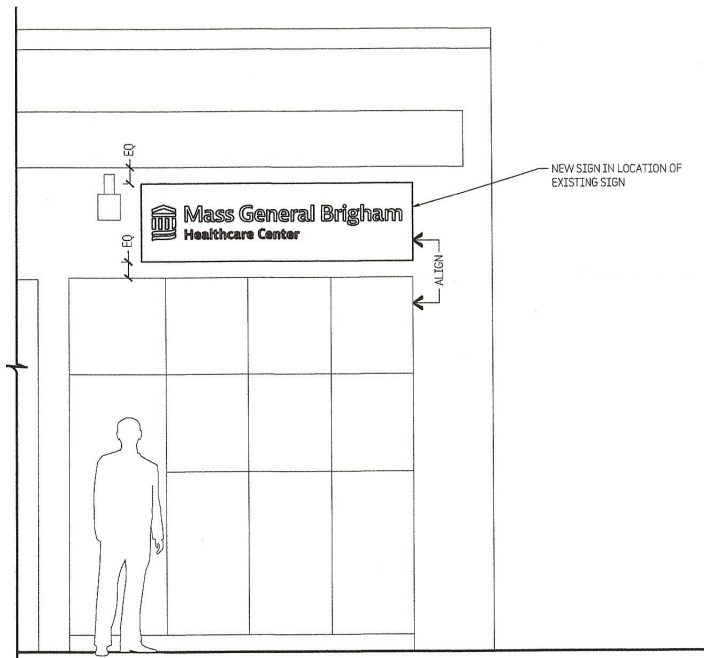
New

Type: Wall panel
Quantity: 1
Illumination: None
Attachment: Behind panel
Sign Code: CUSTOM
Asset Height: 24" (panel), 10" (logo)
Asset Width: (panel)
Mounting Height: In place of existing

• NON ILLUMINATED
• ALUMINUM letters
• MOUNTED TO ALUMINUM
• PANEL.



2
3/4" - 1'-0"

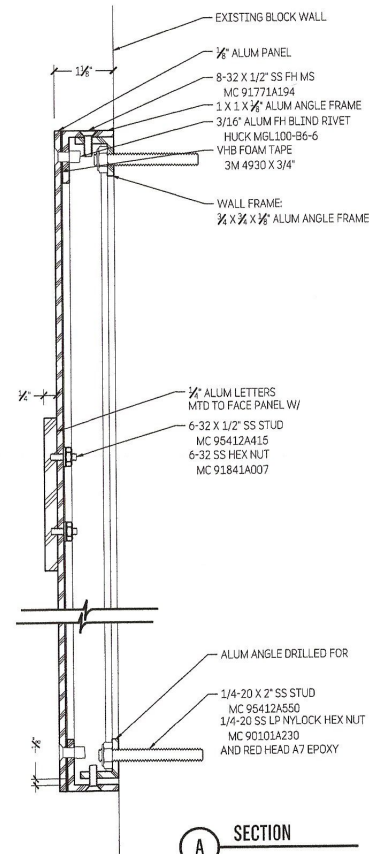


1
ELEVATION - (LOC E-04)
3/8" - 1'-0"

QTY: 1

FOR ALL FINISH DETAILS SEE SEPARATE GRAPHICS SUBMITTAL

AREA OF SIGN FACE: 14 SQ. FT.



A
SECTION
Half Size



DESIGN COMMUNICATIONS LTD.

BOSTON, MA 617.542.9620
ORLANDO, FL 407.856.8661
NEW YORK, NY 212.255.3226

MGB Rebrand 12-008
Primary Care Needham
1450 Highland Ave
Needham, MA

TITLE Sign Type Custom: "WP.C.84.24"
Branded Wall Panel

ISSUE For Approval
12 April 22
Revision
28 July 22
For Approval
09 May 23

DRAWN BY RJT Exterior

CHECKED DM

Shop Drawing
16359

4

- Across Street -



Current side/parking lot conditions.



- EXISTING STOREFRONT -



- Next door -

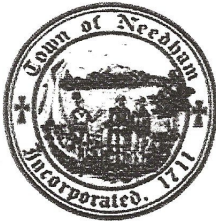


Across street.



Current side/parking lot.





TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 1450 HIGHLAND AVE. Date: 1/17/2023

Owner: TOPLER ST. ASSOCIATES LTD/BOYLSTON PROPERTIES

Address: 800 BOYLSTON ST. BOSTON MA 02199

Telephone: (617) 240-4200 (City State Zip)
(OLIVER KATZ)

Applicant: HEATHER HOPKINS DUDKO

Address: 27 OLD MALTINGHOUSE RD. AUBURN, MA 01501

Telephone: (508) 612-6954 (City State Zip)
hwoodhopkins@charter.net

Designer/Installer: DESIGN COMMUNICATIONS LTD

Address: 85 BODWELL STREET AVON MA 02322

Telephone: (508) 612-6954 (City State Zip)
clb

Type of Application
☒ Sign (E-02)
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project: REMOVE EXISTING "NEWTON WELLSLEY
MEDICAL GROUP" SIGNAGE AND REPLACE WITH "MASS GENERAL BRIGHAM"
(E-02) REAR ENTRANCE - RECOVER EXISTING AWNING. NON-ILLUM.

Please email completed application to elitchman@needhamma.gov TEXT AREA = 7 ft

Signage Recommendation

E-02

Context

Location: Parking Lot Entrance - Awning

Responsibility: Sign Vendor

Permitting: Sign Vendor

Recommendation Notes

May be code restrictions - sign vendor to confirm



Existing - Image 1



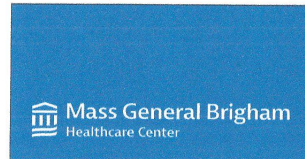
Existing - Image 2



Existing - Image 3



Concept Rendering



2x clear space sides and bottom

Sign Artwork

Existing

Type: Awning

Quantity: 1

Illumination: None

Attachment: Mechanically fastened

Overall Height:

Overall Width:

Height: 48"

Width: 93"

Sign Depth: 30"

Mounting Height:

Existing Notes: Blue fabric or vinyl awning - need ladder to measure

Recommended Action

Action: Replace

Approach: Reface existing awning to brand color

Make Good: Re-paint existing frames black.

New

Type: Awning Re-face

Quantity: 1

Illumination: None

Attachment: Existing frame

Sign Code: NA

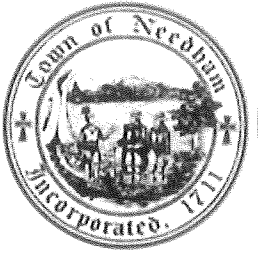
Asset Height: 48" (awning), 11" (logo)

Asset Width: 93" (awning), 79 1/4" (logo)

Mounting Height: Install to existing frames.

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Text Area: (Approx)
11" x 93" 74



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Location: 500 DEDHAM AVENUE Date: 7/28/23

Owner: TOWN OF NEEDHAM

Address: 1471 HIGHLAND AVENUE, NEEDHAM, MA 02492
Street City State Zip

Telephone: 781-455-7550 EXT 346

Applicant: TOWN OF NEEDHAM DPW- THOMAS RYDER

Address: 500 DEDHAM AVENUE, NEEDHAM, MA 02492
Street City State Zip

Telephone: 781-455-7550 EXT 346

Designer/Installer: BainCor, Inc.

Address: 763 South Street, Holbrook, MA 02343
Street City State Zip

Telephone: 339-987-5525

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:

Variable message board installation in front of the PSAB building at 500 Dedham Avenue

The Board is intended to provide information to the residents similar to the Fire station
and RTS message boards. The size of the board proposed is approximately 3-ft high by 7
1/2 ft wide. The post height is approximately 2 1/2 feet from the ground.

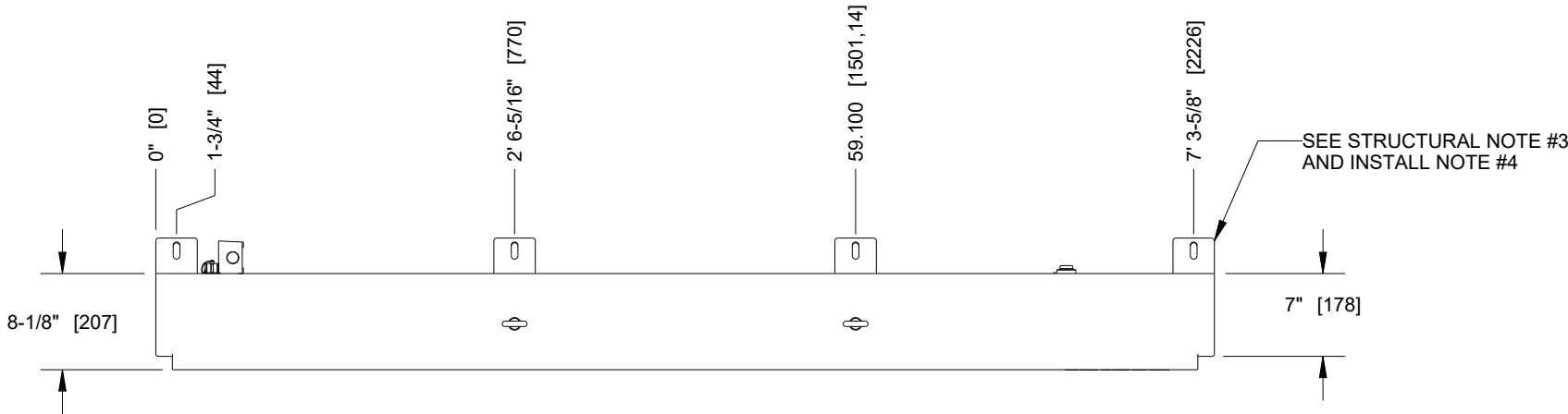
Live, Work, Play Needham

Needham Residents

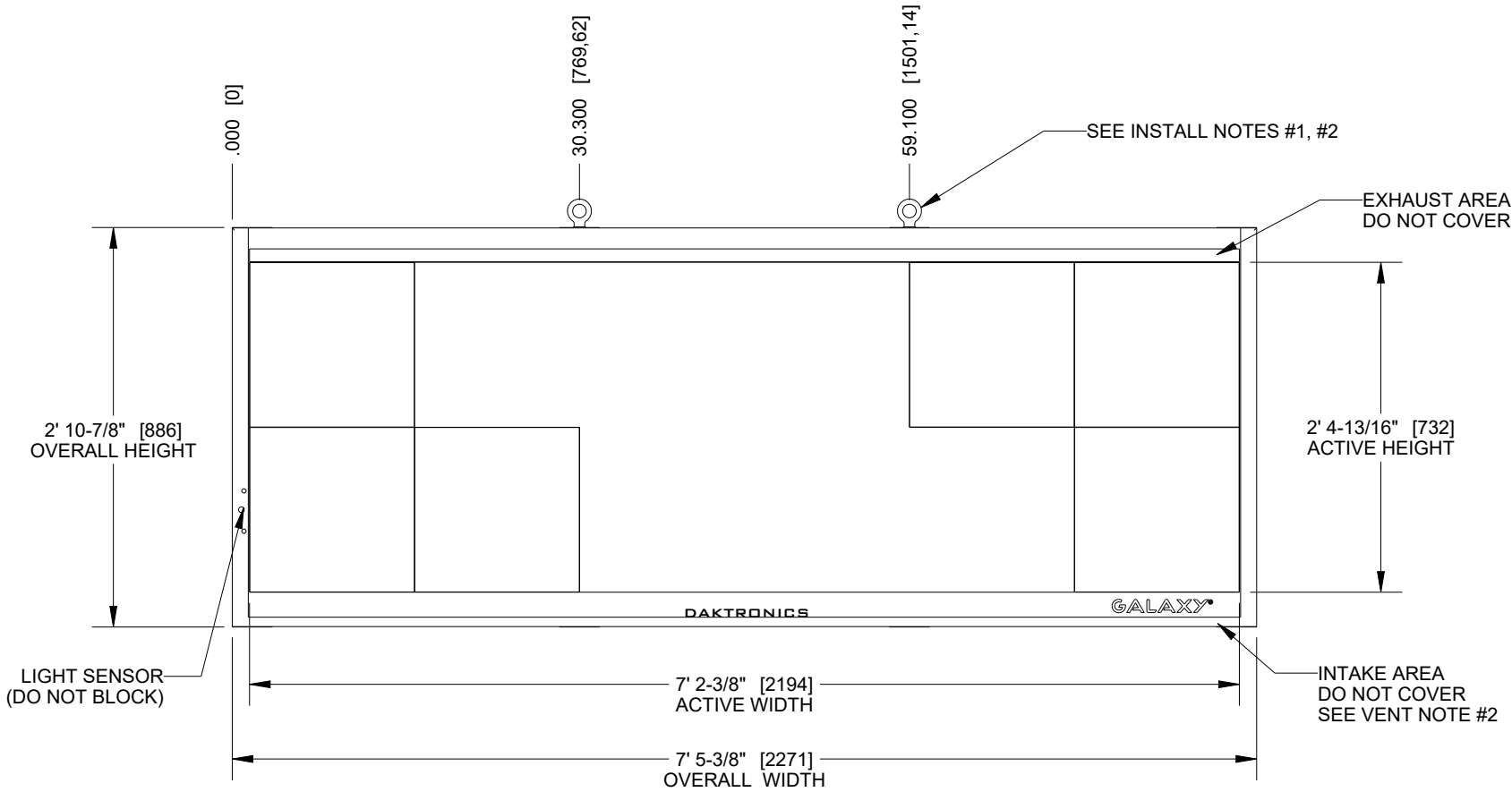
Town Summer Hours Begin
Monday, May 23rd

ONE WAY

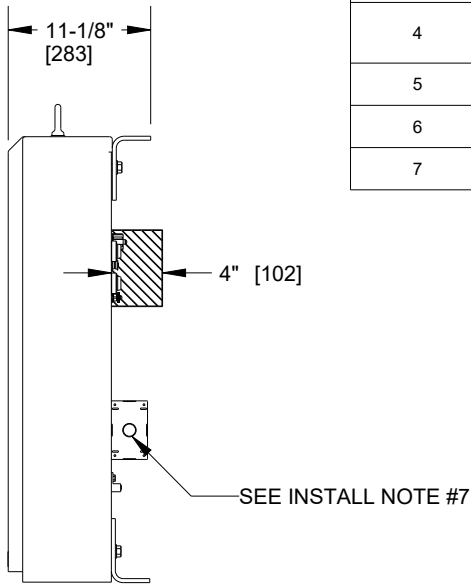
PIXELS HIGH (AAA)	PIXELS WIDE(BBB)	PIXEL SPACING (CC)
120	360	6mm
90	270	8mm
72	216	10mm



TOP VIEW



FRONT VIEW



RIGHT VIEW

#	DETAIL	DESCRIPTION
1	DISPLAY	GT6x-AAAxBBB-CC (SEE CHART IN TOP LEFT)
2	LED COLOR	RGB
3	ACTIVE AREA	2' 4-13/16" [732] X 7' 2-3/8" [2194]
4	OVERALL SIZE	2' 10-7/8" [886] X 7' 5-3/8" [2271]
5	CABINET	ALUMINUM & STEEL
6	VENTILATION	FRONT
7	ACCESS	SERVICE FROM FRONT OF DISPLAY
8	WEIGHT	181 LBS 83 KG (APPROX)
9	SHIPPING	SHIPPED AS A SINGLE UNIT
10	DIMENSIONS	FEET AND INCHES [MILLIMETERS]
11	PAINTED	SEMI-GLOSS BLACK

STRUCTURAL RATING

1	DESIGN WIND PRESSURE "P" (CASE A)	P<=:100 PSF (ASD)
2	STANDARD/CODE	IBC 2009/ASCE7-05, IBC 2012/ASCE7-10
3	ALL CLIP ANGLES MUST BE USED TO MOUNT DISPLAY	

POWER RATING PER SINGLE FACE: FOR SIZING ELEC.SERVICE MAX REQ'D SHOWN

TECHNOLOGY	COLOR	MAX WATTS	120 VAC 1 PH 50/60 HZ AMPS	120/240 VAC1PH 50/60Hz (3 WIRES+GND)		240VAC 1PH 50Hz (2 WIRES + GND) INTERNATIONAL SPECIAL ORDER
				LINE 1 (AMPS)	LINE 2 (AMPS)	LINE 1 (AMPS)
GT6x	RGB	1215	10.13	N/A	N/A	5.07

VENTILATION REQUIREMENTS

1	DISPLAY RELIES ON VENTILATION TO FUNCTION PROPERLY. INTAKES, LOCATED AT THE FRONT OF THE DISPLAY, MUST BE ABLE TO DRAW IN AIR AT A TEMPERATURE NO GREATER THAN 120° F.
2	IN ORDER TO ENSURE AMBIENT TEMPERATURE AIRFLOW IS MAINTAINED, NO PORTION OF THE VENTILATION OPENINGS ALONG THE FRONT OF THE DISPLAY MAY BE COVERED OR OBSTRUCTED IN ANY WAY.

INSTALL NOTES

1	IN ORDER TO PRESERVE THE STRUCTURAL INTEGRITY OF THE DISPLAY CABINET, THE 90° ANGLE BETWEEN THE CABINET AND THE LIFTEYE MUST BE MAINTAINED - USING A SPREADER BEAM IS SUGGESTED. ALL EYEBOLTS MUST BE USED WHEN LIFTING.
2	1/2" LIFTEYES TO ASSIST WITH DISPLAY INSTALLATION. LIFTEYES MAY NOT BE USED FOR PERMANENT INSTALLATION. LIFTEYES MAY BE REMOVED.
3	MECHANICAL AND SIGNAL CONNECTIONS OCCUR EXTERNAL TO DISPLAY.
4	CLIP ANGLE FOR MOUNTING. CLIP ANGLES CAN BE ADJUSTED VERTICALLY DURING INSTALLATION. CLIP ANGLE CAN BE WELDED OR BOLTED TO STRINGER. ALL CLIP ANGLE LOCATIONS MUST BE USED.
5	DAKTRONICS IS NOT RESPONSIBLE FOR THE MOUNTING HARDWARE OR THE INTEGRITY OF THE MOUNTING STRUCTURE.
6	DAKTRONICS IS NOT RESPONSIBLE FOR THE MAIN ELECTRICAL DISCONNECT. SEE POWER RATINGS ABOVE.
7	SEE DWG-03864398 FOR SIGNAL & MTG DETAILS

REV:	DATE:	DESCRIPTION:	BY:
THE CONCEPTS EXPRESSED AND DETAILS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND PROPRIETARY. DO NOT REPRODUCE BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF DAKTRONICS, INC. OR ITS WHOLLY OWNED SUBSIDIARIES. COPYRIGHT 2019 DAKTRONICS, INC. (USA)			
THIRD ANGLE PROJECTION			
PROJECT: GT6x DISPLAYS			
TITLE: SHOP DWG, GT6x, 2' 11"x7' 6" (2x6 MODS)			
DATE: 24-SEP-19	DIM UNITS: INCHES [MILLIMETERS]	SHEET 1 OF 1	REV 00
SCALE: 1/15	DO NOT SCALE DRAWING		
DESIGN: TWHITEH	JOB NO. P2056	FUNC - TYPE - SIZE E - 07 - B	
DRAWN: LSIEH			4296051



STAKED LOCATION OF
PROPOSED VARIABLE
MESSAGE BOARD
TRAVELING SOUTH
DEDHAM AVENUE

STAKED LOCATION OF
VARIABLE MESSAGE
BOARD TRAVELING
NORTH DEDHAM AVENUE





TOWN of ABINGTON SENIOR CENTER

PICKLEBALL COURTS • DOG PARK

LAME PRINTING & ADVERTISING • 781-767-4433 • WWW.LAMEPRINT.COM

DAKTRONICS

GALAXY

**Vaccinate
Wear a Mask**

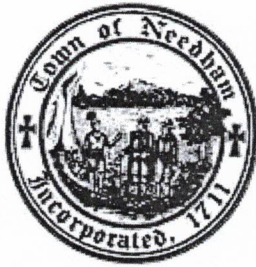
DAKTRONICS

GALAXY

REVERE FIRE
ENGINE 1 • LADDER 1







TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 629 Highland Avenue, Needham **Date:** 7/17/23

Owner: Neehigh LLC

Address: 93 Union Street, Suite 315, Newton Center, MA 02459
Street City State Zip
Telephone: 617-332-6400

Applicant: Neehigh LLC

Address: 93 Union Street, Suite 315, Newton Center, MA 02459
Street City State Zip
Telephone: 617-332-6400

Designer/Installer: Maugel DeStefano

Address: 200 Ayer Road, Suite 200, Harvard, MA 01451
Street City State Zip

Telephone: 978-456-2860

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

Brief description of sign or project:

See Exhibit A attached hereto.

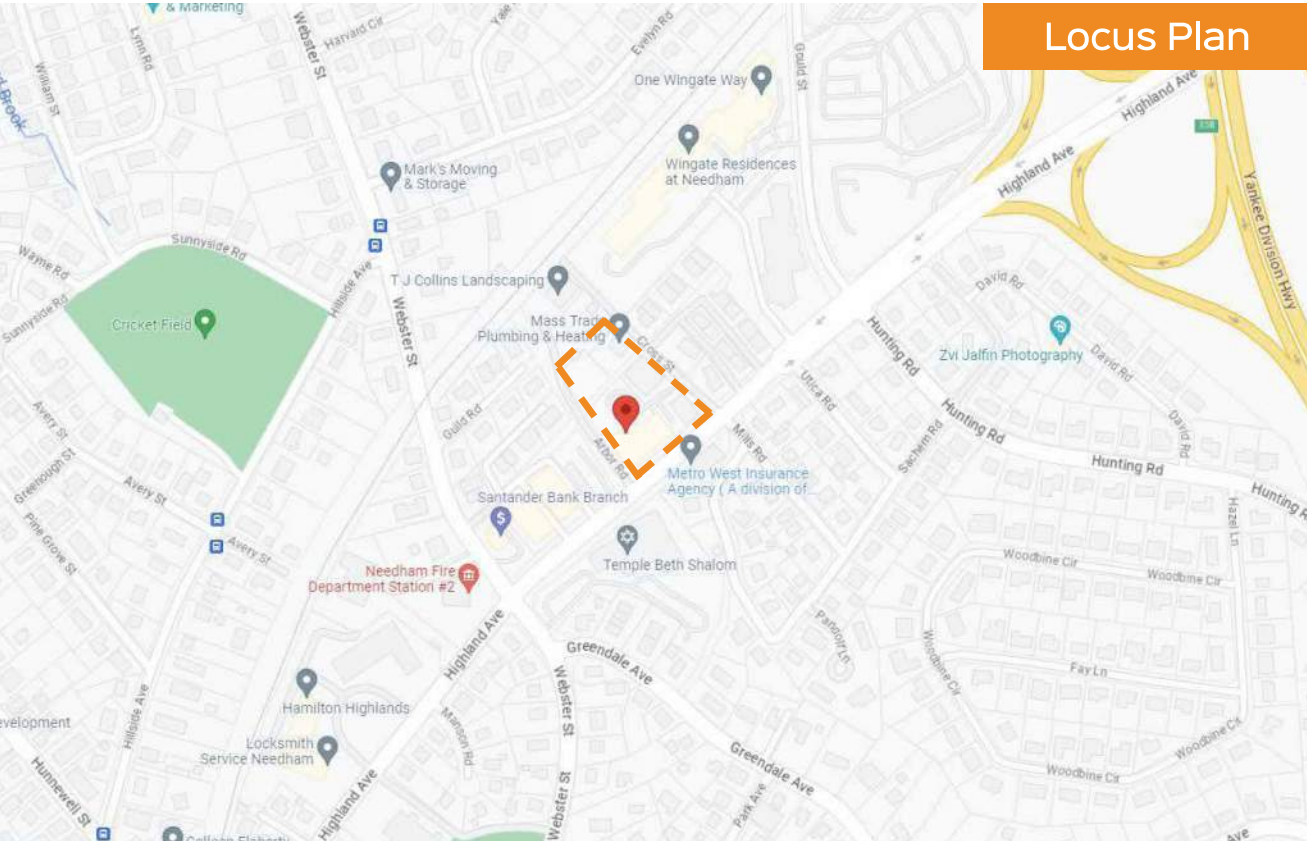
Please email completed application to elitchman@needhamma.gov

EXHIBIT A

The applicant intends to demolish the existing buildings on the property and build a single two-story 50,000 s.f. Medical Office Building (25,000 s.f. footprint) with two levels of parking (one at-grade and one below grade). The Applicant is applying to the Planning Board for Site Plan Review and a Special Permit, and seeks DRB review as part of that process.



Aerial View



Locus Plan



1. Highland Ave (Northeast View)



2. Arbor Street (Northwest View)



3. Guild Road (Northeast View)



4. Highland Ave (Southwest View)



5. Cross Street (Northwest View)



6. Cross Street (Southeast View)

Key Benefits of Proposed Plan

- 1. Parking behind and under building (70% is concealed)
- 2. Additional 30' of landscaped frontage along Highland Ave.
- 3. Circulation below building accommodates deliveries and ambulances
- 4. Overall green space & pervious area is increased by 82%
- 5. Visible paved areas are reduced by 31%
- 6. High quality development of medical office space
- 7. Enhancement of Highland Ave. Corridor consistent with Needham's goals

	Bldg. Setback from Highland Ave. <i>Min. / Max Feet</i>	Bldg. Length at Street <i>Feet</i>	Bldg. Footprint <i>Square Feet</i>	Paved Area <i>Square Feet</i>	Pervious / Green Space <i>Square Feet</i>
Existing	22 / 30.1	203'-9"	25,308	40,271	14,597
Proposed	57.75 / 62.25	188'-7"	24,988	27,676	26,561
IMPROVEMENT	INCREASE 35.75 / 32	DECREASE 15'-2"	DECREASE 320	DECREASE 12,595	INCREASE 11,964

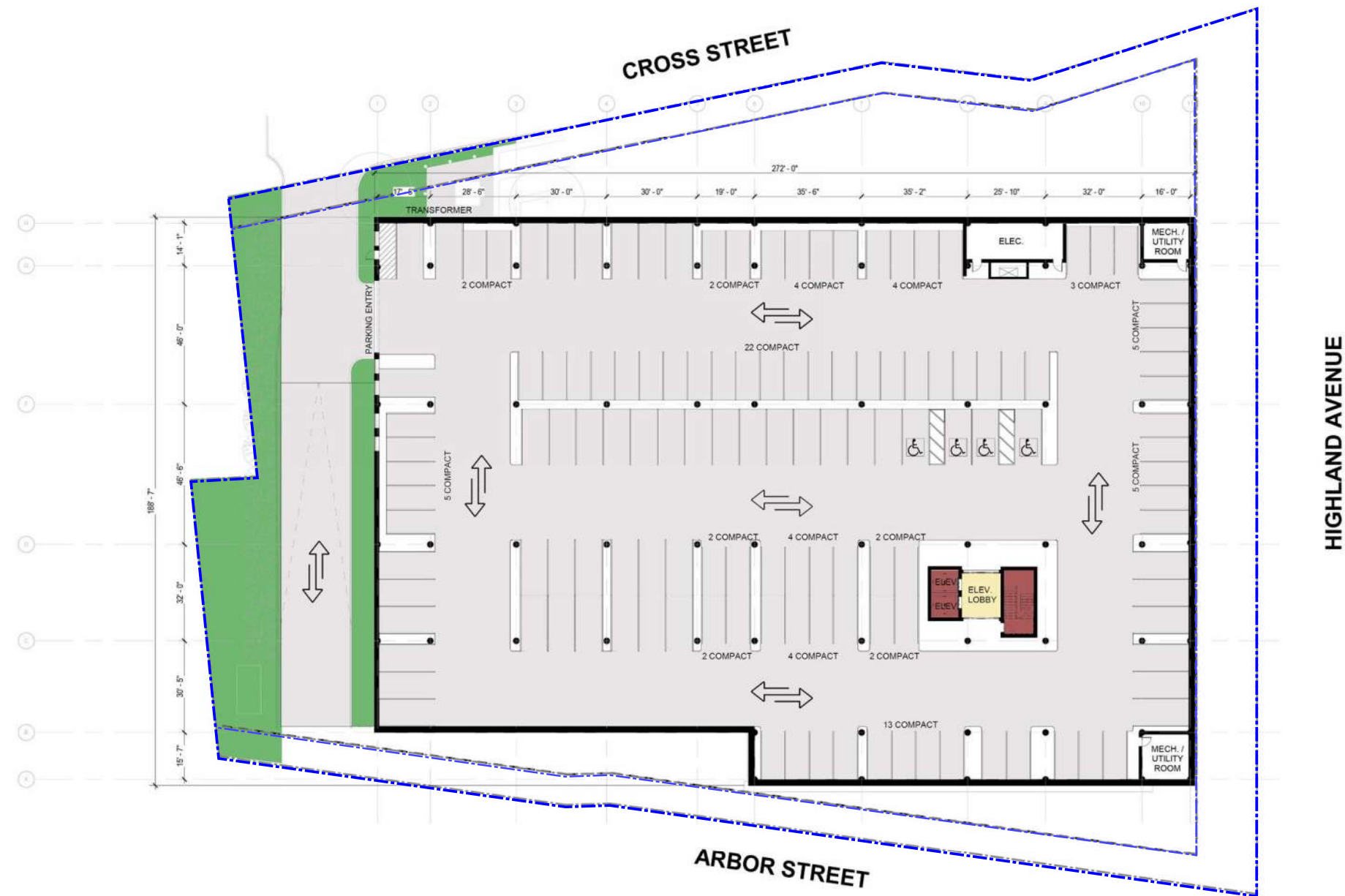


Total Existing Parking Spaces 152



Proposed Parking Spaces 250

Medical Office Building
50,000 SF
250 Parking Spaces



Medical Office Building
50,000 SF
250 Parking Spaces



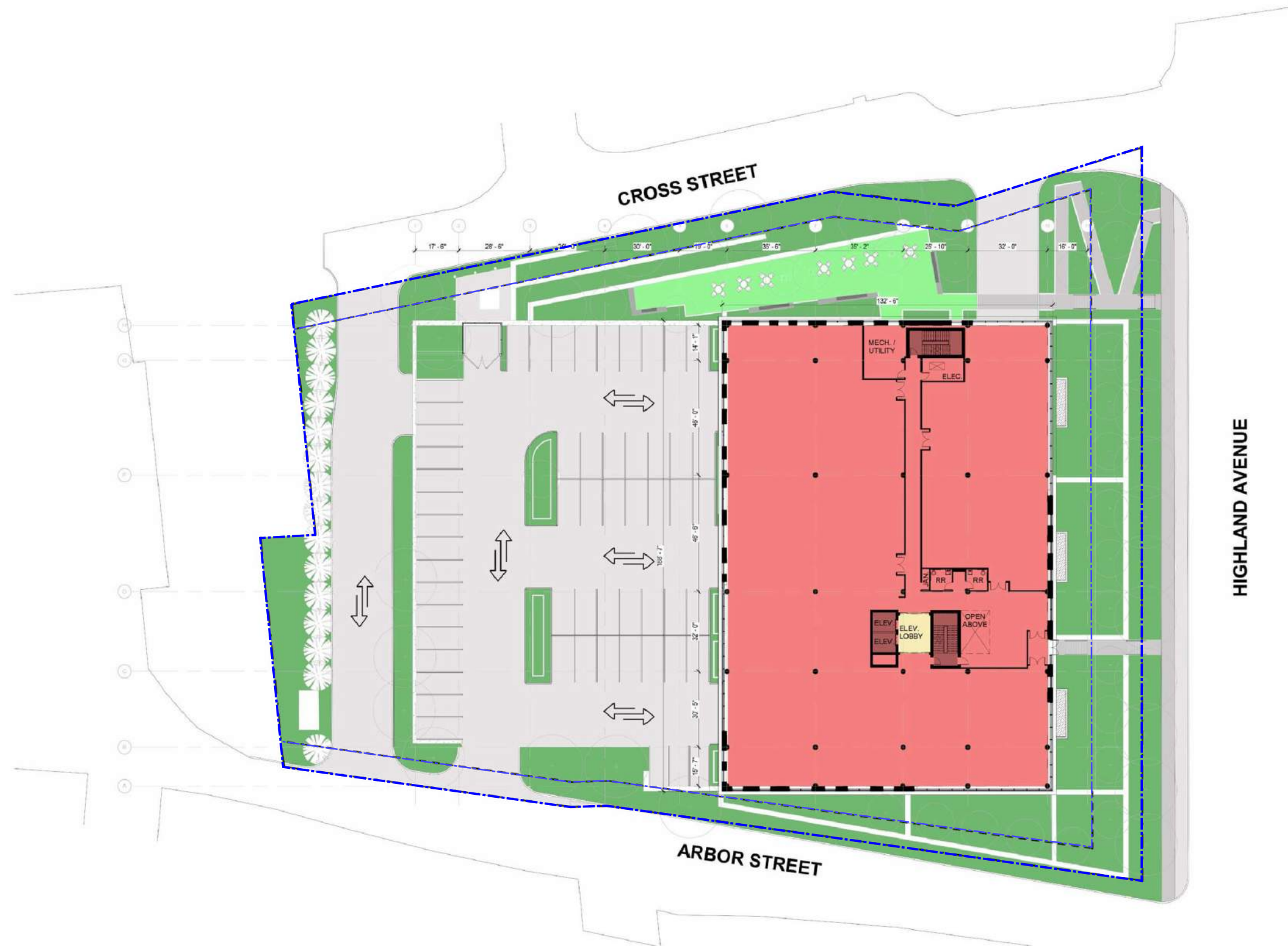
Highland Ave MOB / P-2 Upper Parking / 14 July 2023



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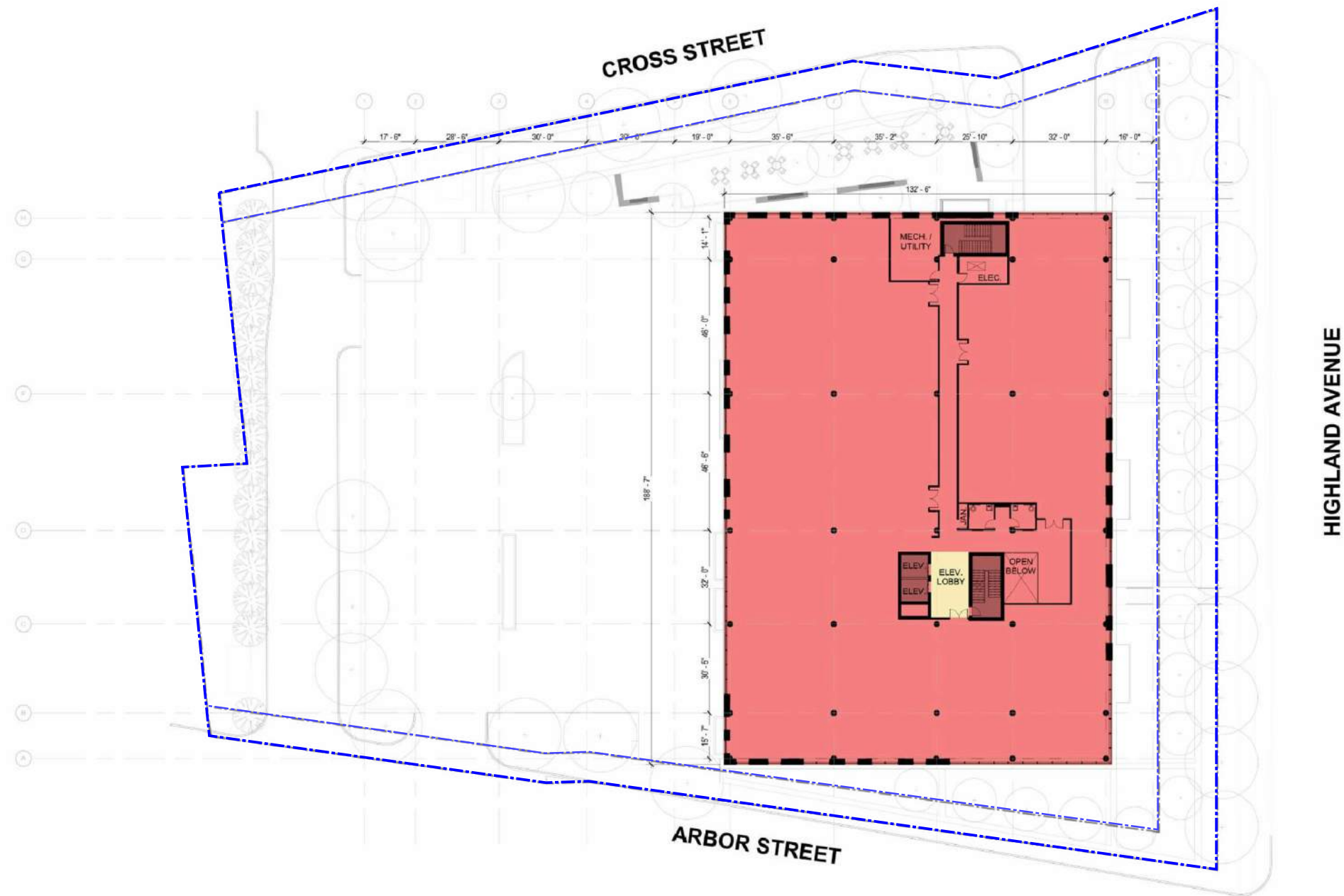


Medical Office Building
50,000 SF
250 Parking Spaces



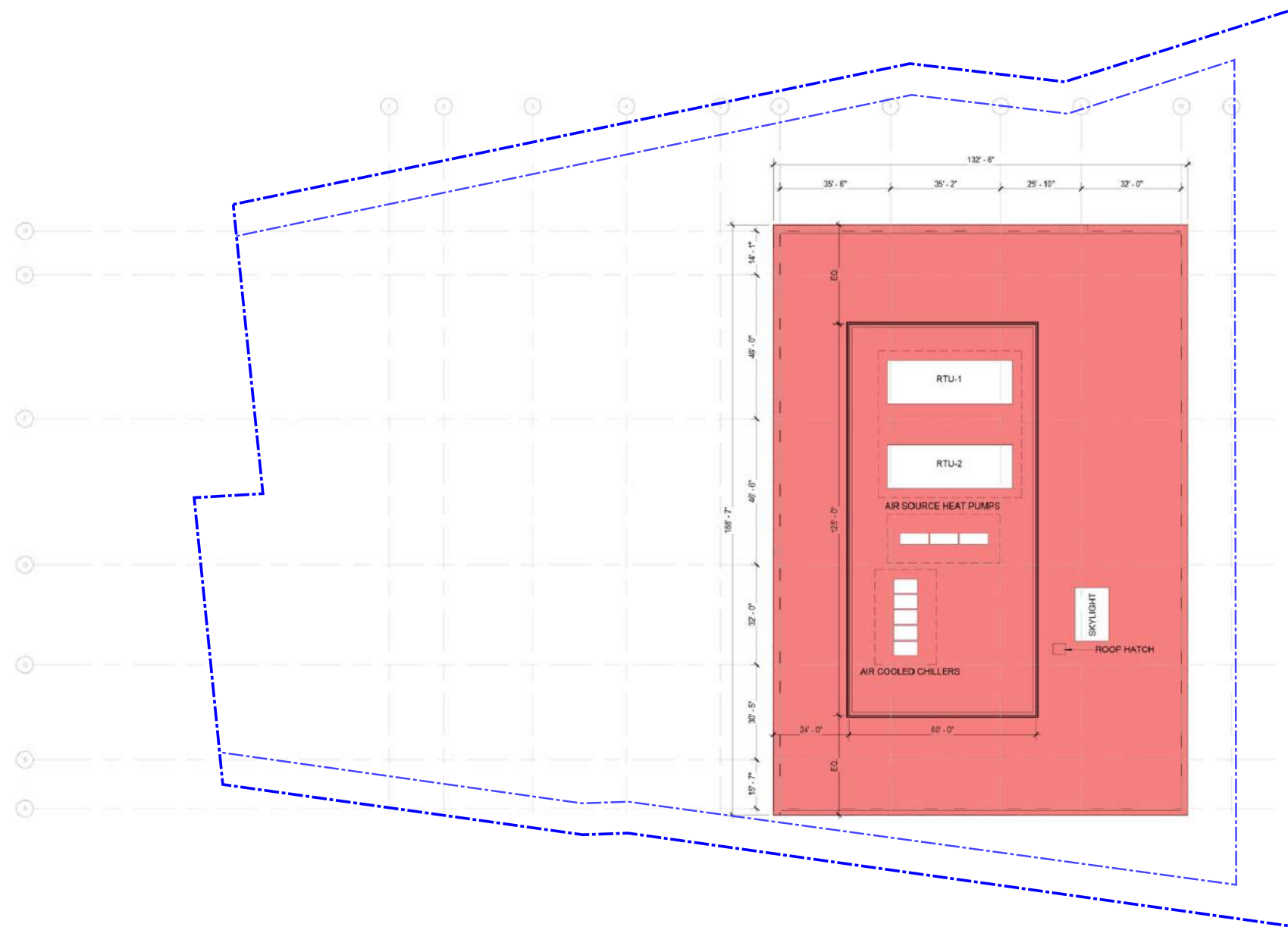
Highland Ave MOB / First Floor Plan / 14 July 2023

Medical Office Building
50,000 SF
250 Parking Spaces

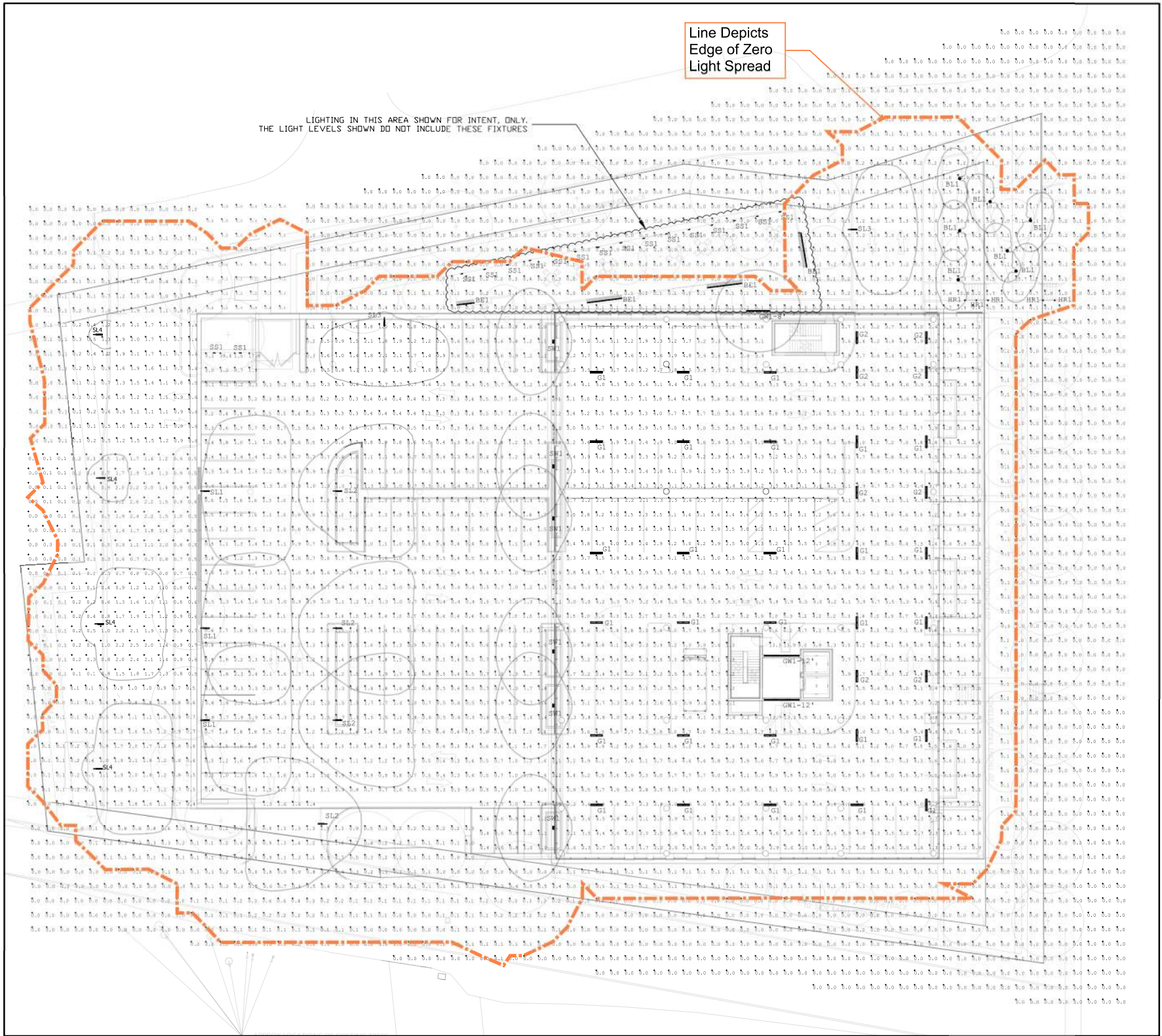


Highland Ave MOB / Second Floor Plan / 14 July 2023

Medical Office Building
50,000 SF
250 Parking Spaces



Highland Ave MOB / Roof Plan / 14 July 2023



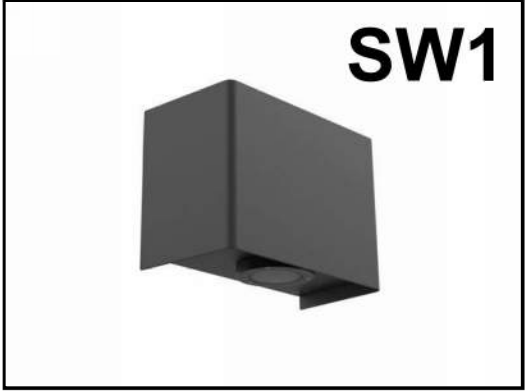
BL1 Accessible Route Lighting and Landscaped Corner at Upper Parking



HR1 Stair Lighting Concealed beneath Handrails



SL1-4 Parking & Drive Pole-Mounted Downlights



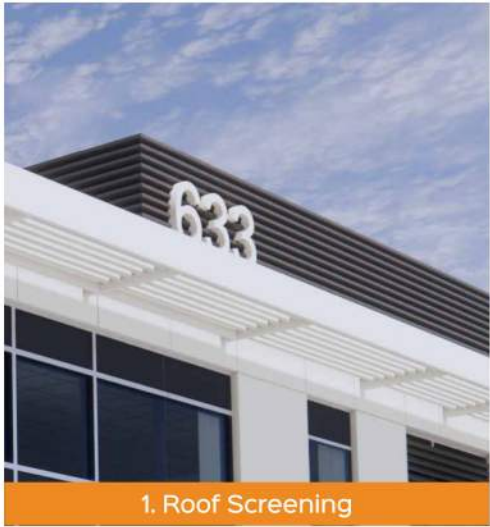
SW1 Parking Downlights Mounted below Shelf on Building



BE1 Plaza Lighting Concealed beneath Benches



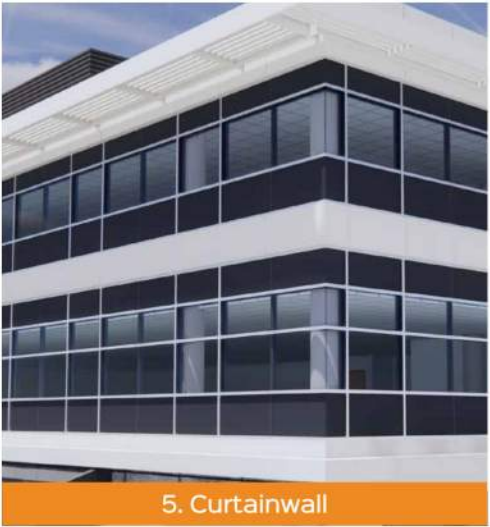
SW1 Parking Downlights Mounted below Shelf on Building



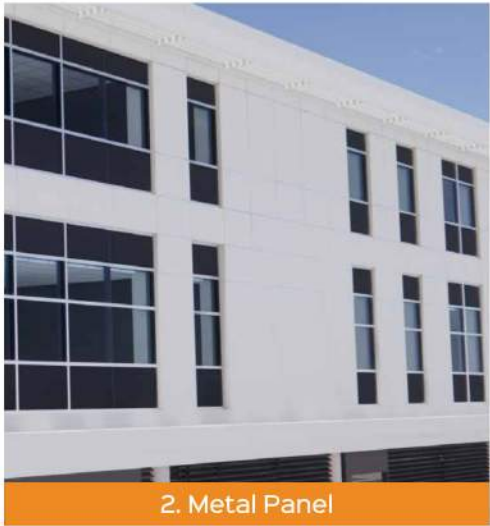
1. Roof Screening



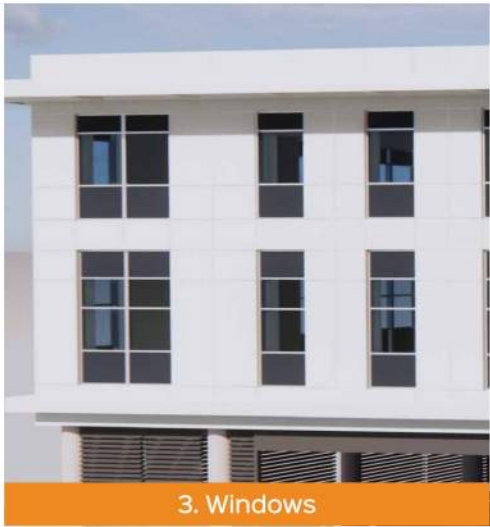
4. Sunscreen



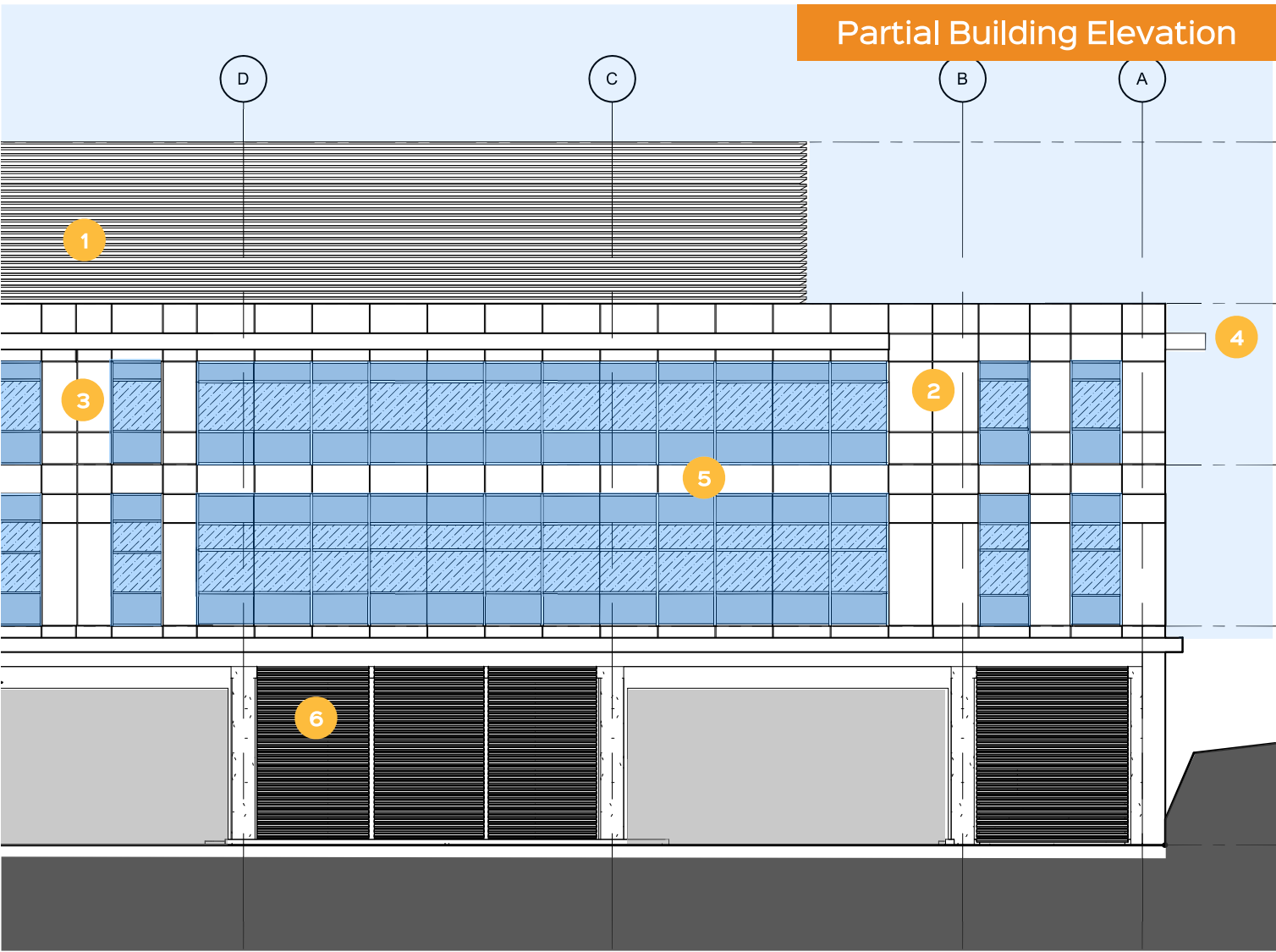
5. Curtainwall



2. Metal Panel



3. Windows



Vision Barrier Screens

From rooftop and equipment enclosures to parking garages—Vision transforms a facade better than asking the textures, shapes, and colors of architectural screens. They offer the practical solution of a decorative facade while allowing air and light to pass through, taking your space from eyesore to landmark.

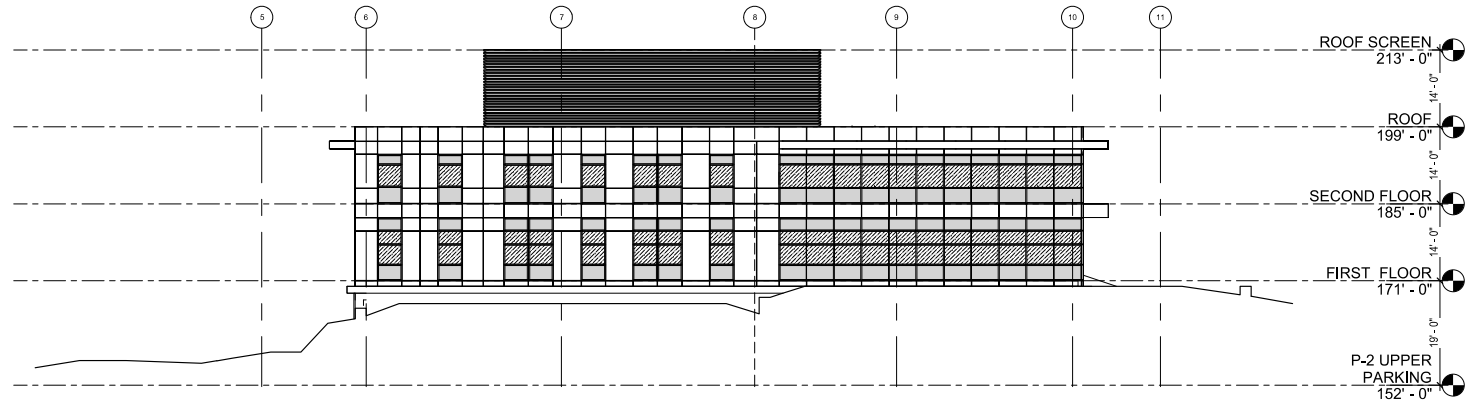
Advantages

- Provides up to 100% sight cutoff
- Hidden supports and frames
- Varying height, width, and blade spacing provide unlimited options for optimal sight cutoff
- Easy to install
- Blades ship in long lengths to minimize joints
- Fully engineered

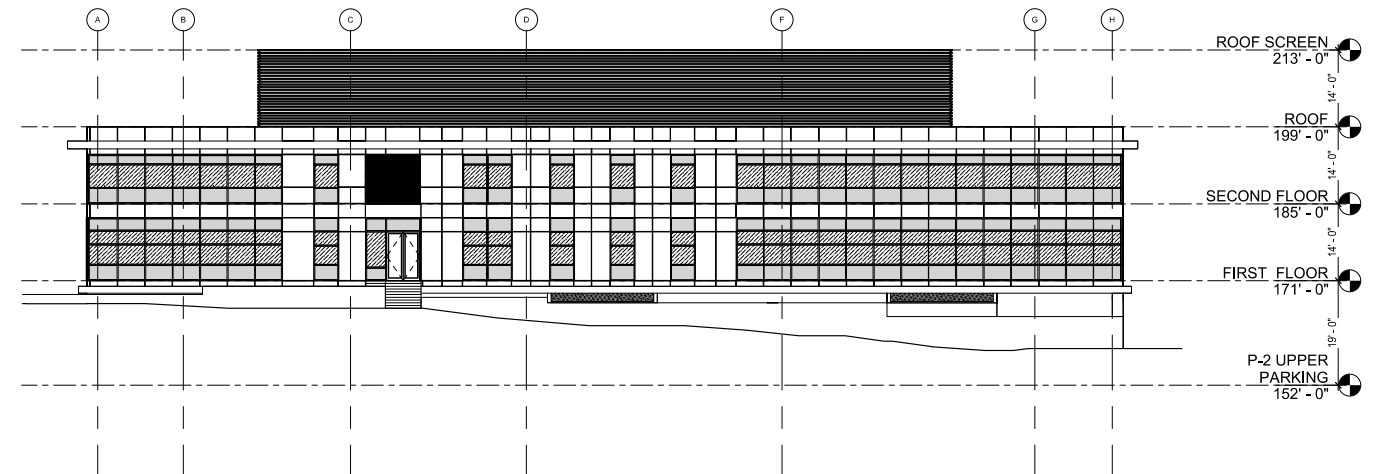
Applications

- Parking garages
- Mechanical screening
- Horizontal or vertical accent walls
- Rooftop equipment enclosures

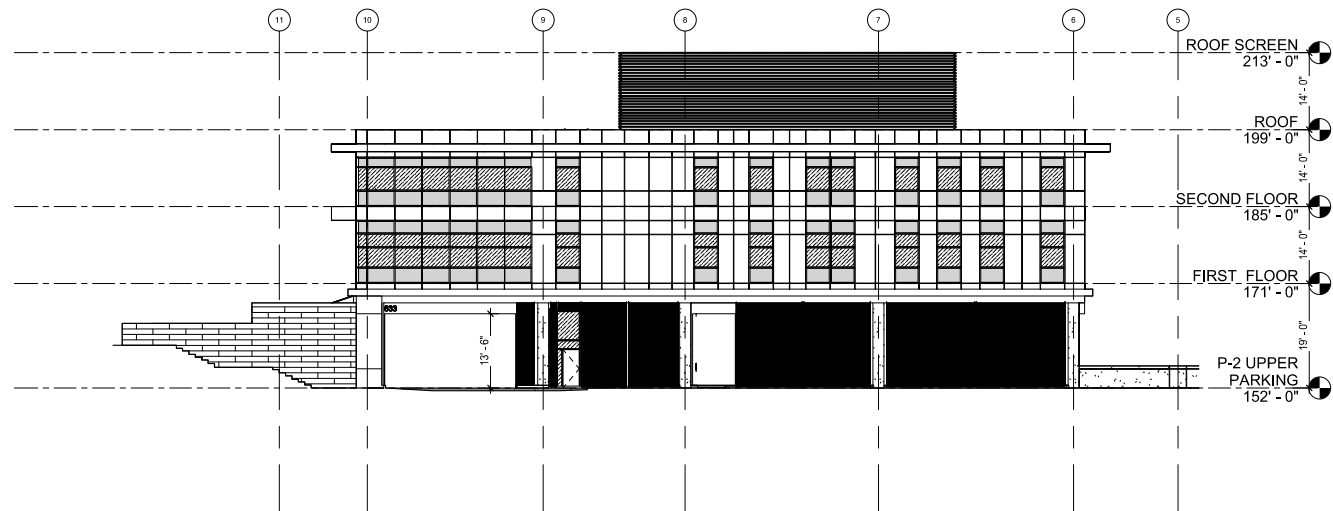




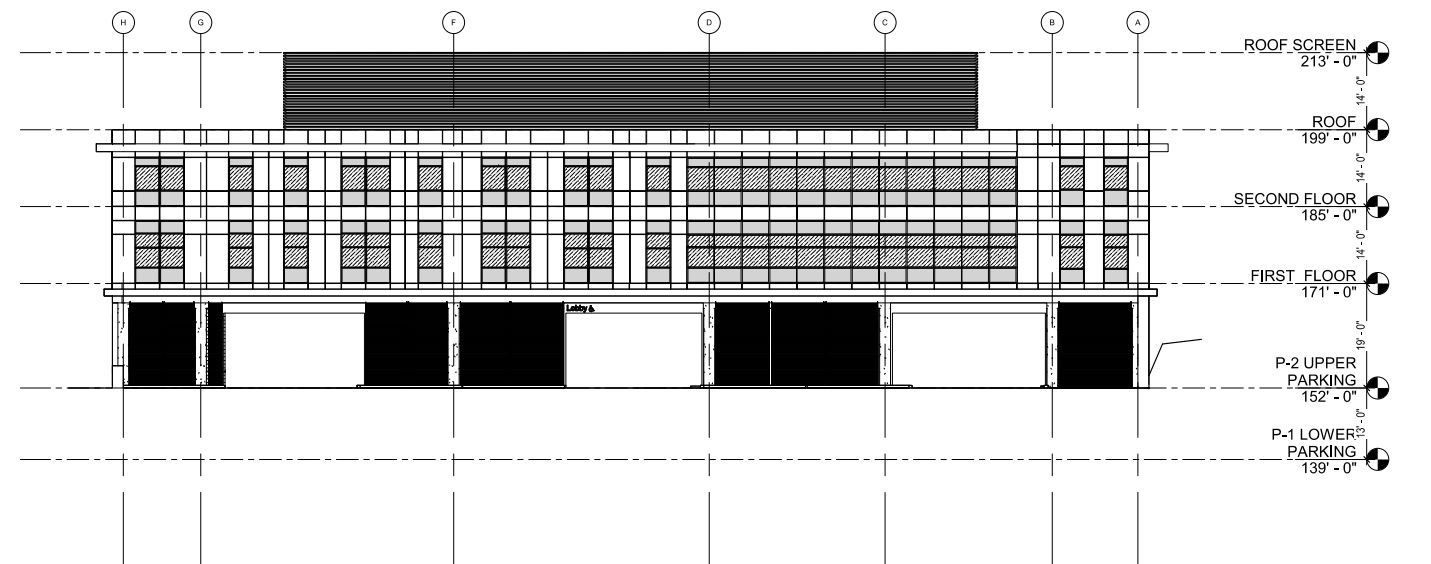
1 ARBOR STREET (SOUTH WEST) ELEVATION
SCALE: 1/16" = 1'-0"



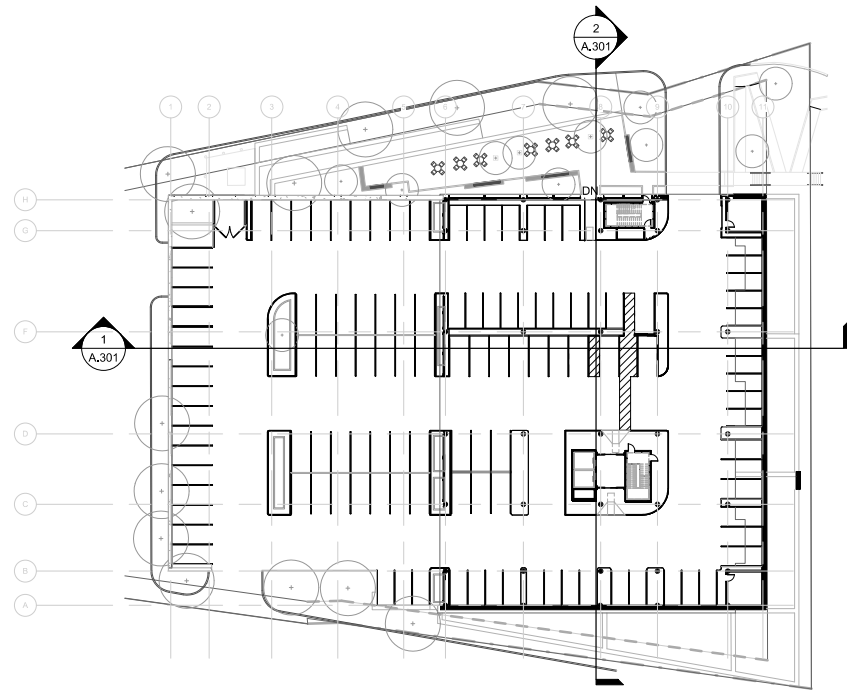
2 HIGHLAND AVE (SOUTH EAST) ELEVATION
SCALE: 1/16" = 1'-0"



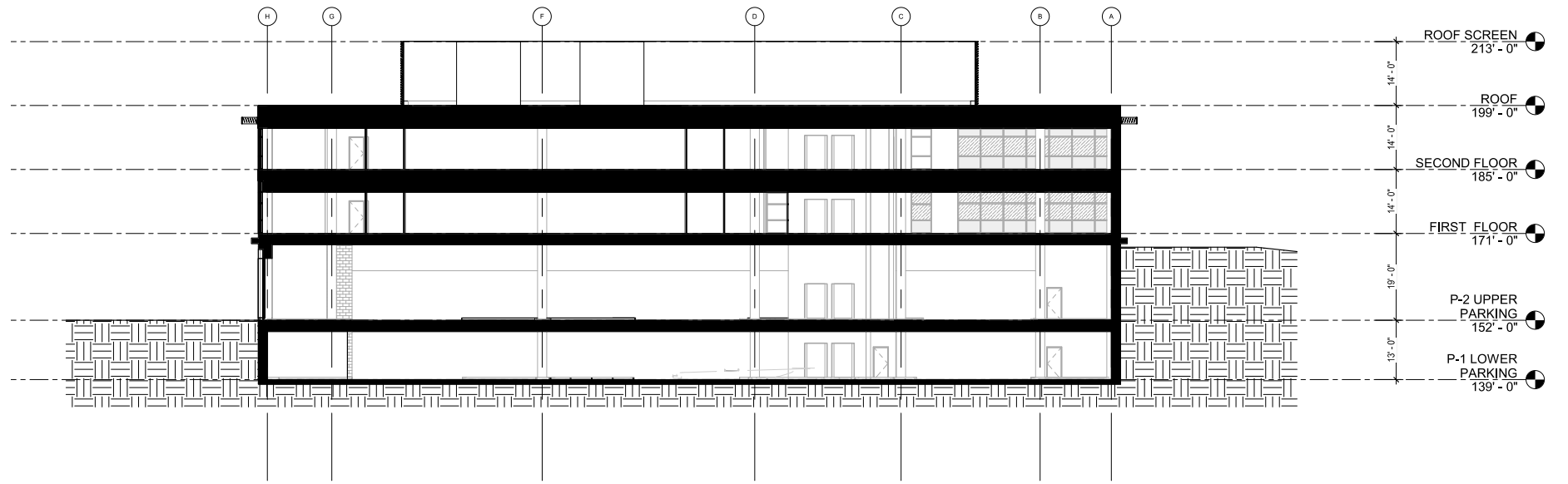
3 CROSS STREET (NORTH EAST) ELEVATION
SCALE: 1/16" = 1'-0"



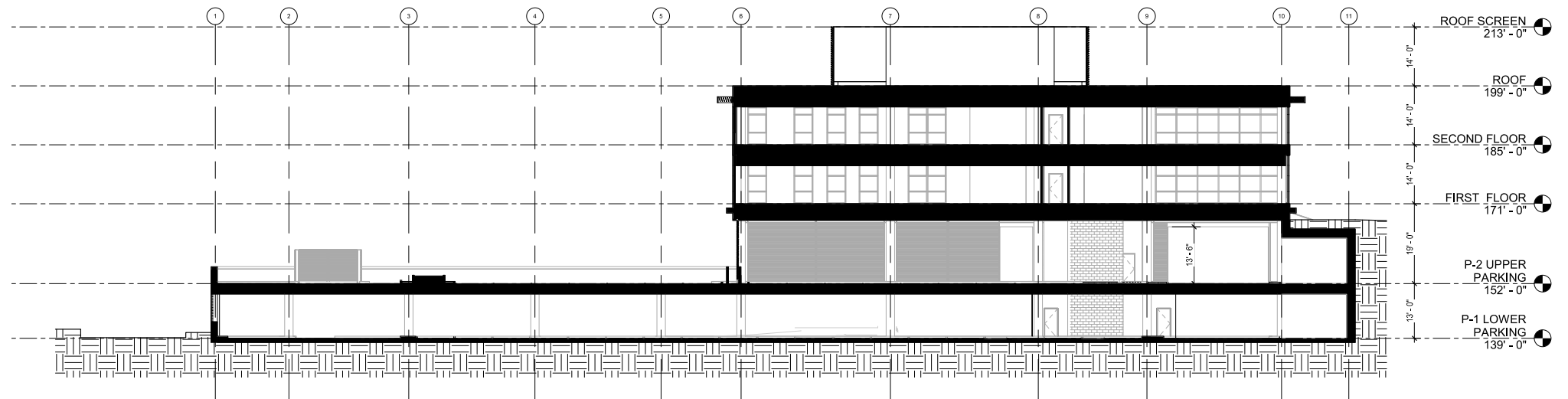
4 GUILD ROAD (NORTH WEST) ELEVATION
SCALE: 1/16" = 1'-0"



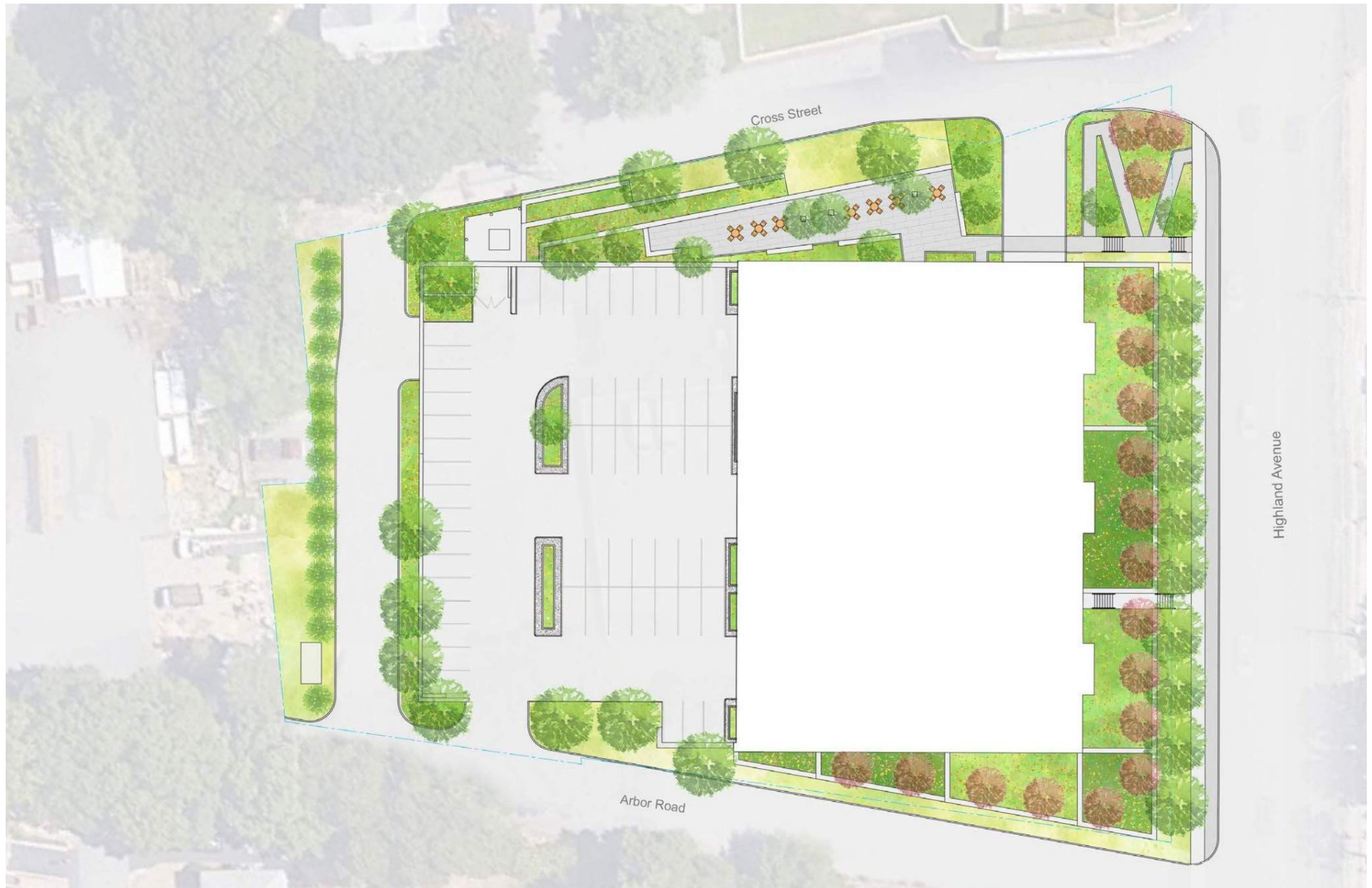
3 SECTION KEY PLAN
SCALE: 1" = 40'-0"



2 BUILDING SECTION 2
SCALE: 1/16" = 1'-0"

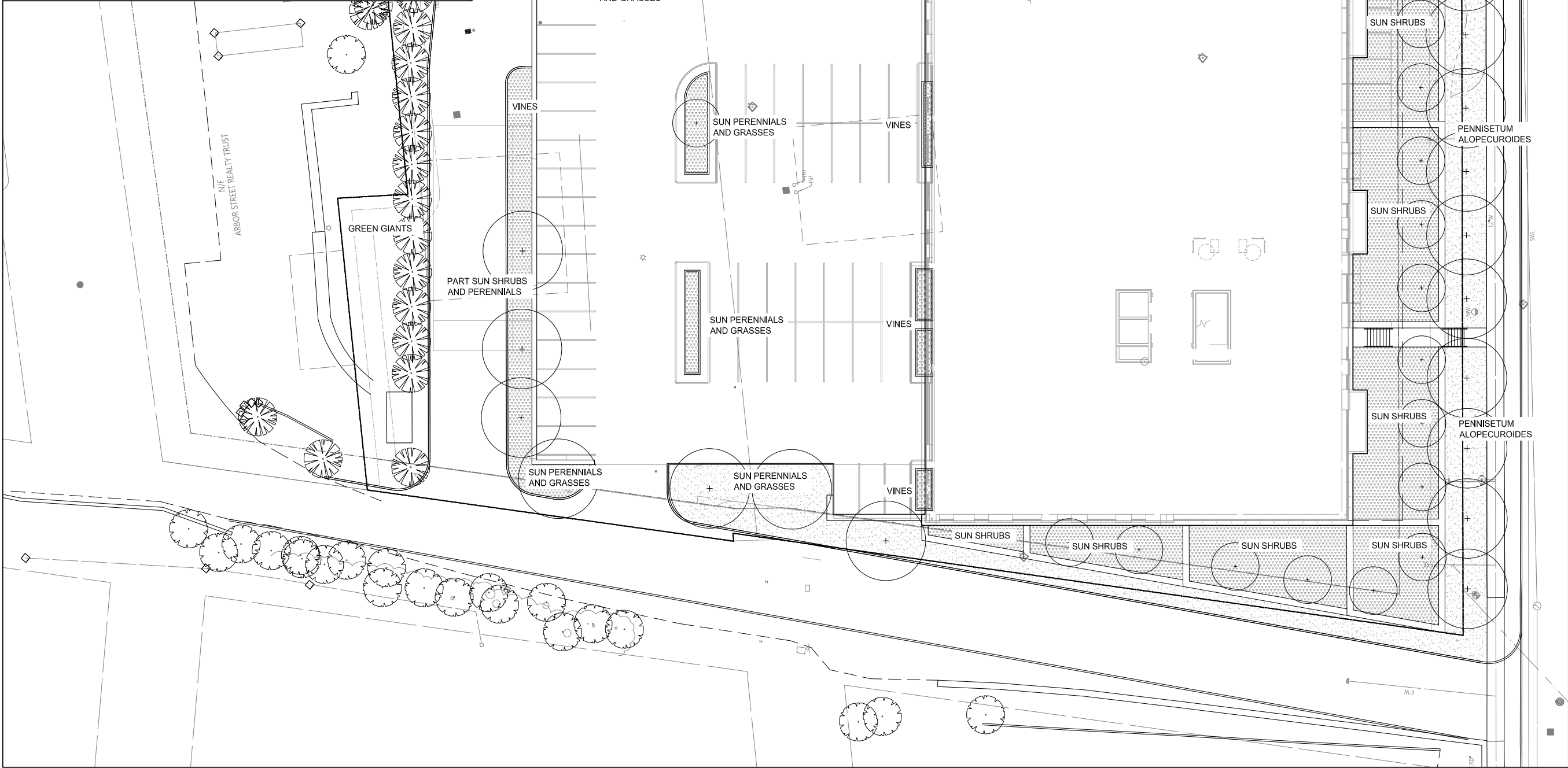


1 BUILDING SECTION 1
SCALE: 1/16" = 1'-0"



Highland Ave MOB / Landscape Materials Plan / 14 July 2023

HIGHLAND AVE PLANTING SCHEDULE									
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE/ CALIPER	CONDITION	SPACING	Native	Sun/Shade	
TREES									
BN		Betula nigra 'Dura Heat'	Dura Heat River Birch	8-10' multistem	B&B	see plan	Y	Sun	
CC		Cercis canadensis	Eastern Redbud	8-10' multistem	B&B	see plan	Y	Sun/ Part Shade	
BT		Bledia tricuspidata 'Shademaster'	Shademaster Honey Locust	3-3.5" cal.	B&B	see plan	Y	Sun	
HW		Hammamelis virginiana	Common Witch-Hazel	7-8ft	B&B	see plan	Y	Sun/ Part Shade	
LT		Liliodendron tulipifera	Tulip Tree	5.5- 6' cal.	B&B	see plan	Y	Sun	
NS		Nyssa sylvatica	Black Gum	4- 4.5"	B&B	see plan	Y	Sun/ Part Shade	
QR		Quercus rubra	Red Oak	4- 4.5"	B&B	see plan	Y	Sun	
SHRUBS									
Am		Aronia melanocarpa 'Low Scape'	Low Scape Chokeberry	5 gal	Cont.	18"	Y	Sun/ Part Shade	
Ca		Clerodendron alternifolium	Sweet pepperbush	5 gal	Cont.	2'	Y	Shade	
Co		Comptelia peruviana	Sweet fern	5 gal	Cont.	2'	Y	Sun/ Part Shade	
Fg		Fothergilla gardenii 'Jane Platt'	Dwarf fothergilla	5 gal	Cont.	2'	Y	Sun/ Part Shade	
Ig		Ilex glabra 'Shamrock'	Indeberry	7 gal	Cont.	3'	Y	Sun/ Part Shade	
Jh		Juniperus horizontalis 'Blue Chip'	Creeeping Juniper	5 gal	Cont.	2'	Y	Full Sun	
Mp		Myrica pennsylvanica	Northern Bayberry	7 gal	Cont.	3'	Y	Sun/ Part Shade	
Na		Rhus aromatica 'Viro-Low'	Gro-Low Fragrant Sumach	5 gal	Cont.	2'	Y	Sun/ Part Shade	
Sb		Spiraea x bumalda 'Unimound'	Unimound Spiraea	5 gal	Cont.	2'	N	Full Sun	
Vc		Viburnum carleii	Konensopia viburnum	7 gal	Cont.	4'	N	Sun/ Part Shade	
PERENNIALS AND GRASSES									
aa		Asarum europaeum	European wild ginger	4"	Cont.	12"	N	Part sun/ shade	
da		Desmodium illinoense	Illinois Desmodium	1 gal	Cont.	18"	Y	Sun/ Shade	
dc		Deschampsia cespitosa	Tufted Hairgrass	1 gal	Cont.	12"	Y	Part shade	
ca		Carex appalachica	Appalachian Sedge	1 gal	Cont.	12"	Y	Part sun/ shade	
de		Dryopteris erythrosora 'Brilliance'	Autumn Fern	1 gal	Cont.	12"	N	Part sun/ shade	
ef		Eurytemora fortunei 'Coloratus'	Wintercreeper euonymus	4"	Cont.	12"	N	Sun/ Part Shade	
hl		Heister 'Viper of Gold'	Heister Lily	1 gal	Cont.	24"	N	Part sun/ shade	
lm		Liriodendron tulipifera 'Big Blue'	Big blue lily	1 gal	Cont.	12"	N	Part sun/ shade	
nw		Nepeta Walker's Low	Catmint	1 gal	Cont.	18"	N	Sun/ Part Shade	
pa		Pandanus sphenoloboides 'Hornet'	Fountain Grass	1 gal	Cont.	18"	N	Full Sun	
pv		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal	Cont.	24"	Y	Sun/ Part Shade	
sm		Salvia 'May Night'	May Night Sage	1 gal	Cont.	18"	N	Full Sun	
sa		Schizanthus scaberrimus 'Twilight Zone'	Twilight Zone Little Bluestem	1 gal	Cont.	18"	Y	Full Sun	
vq		Vicia villosa	Partridge	plugs	flats	6"	N	Sun/ Part Shade	
VINES									
hp		Hydrangea petiolaris	Climbing hydrangea	1 gal	Cont.	see plan	N	Sun/ Part Shade	
pk		Parthenocissus tricuspidata	Boston Ivy	1 gal	Cont.	see plan	Y	Sun/ Part Shade	
pq		Parthenocissus quinquefolia	Virginia Creeper	1 gal	Cont.	see plan	Y	Sun/ Part Shade	



Notes:

Key Plan:

Architect's Stamp:



Project:
Highland Ave MOB

629-661 Highland Ave
Needham, MA 02494 12/11/2020

Client:
Boston Development Group

93 Union St, Suite 135, Newton Centre,
MA 02459

Project #: 22090

Scale:

Issue:

DESIGN REVIEW BOARD

SUBMISSION

Date:

07/18/2023

Revisions:

Date:

Drawing Title:

PLANTING PLAN

Sheet Number:

L104

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HARVARD, MA 02151
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MAUGEL.COM

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Highland Ave MOB / Concept Renderings / 14 July 2023



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Design Review Board Meeting Minutes
Monday, July 10, 2023
7:30 p.m.

Board Members:

Mark Gluesing, Board Chair (P)
Bob Dermody, Board Member (P)
Steve Dornbusch, Board Member (P)
Felix Zemel, Board Member (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Applicants & Attendees:

1. Dave Spatara, Signarama-Framingham, representing 3 Crown Jewelry located at 943 Great Plain Avenue and applying for signage.

Chair Gluesing called the meeting to order on July 10, 2023, at 7:30 p.m. He reviewed the remote meeting procedures.

Agenda Item 1:

Dave Spatara, Signarama-Framingham, representing 3 Crown Jewelry located at 943 Great Plain Avenue and applying for signage.

Dave Spatara explained that the proposal is for 3 Crown Jewelry to replace an existing sign on a mounting bracket above the sidewalk. The existing band has broken, and the sign is faded. The proposal is to replace the sign without the band in same location, at the same size, and with a similar design. This will be a graphic print on a medium density fiberboard (MDL). The sign will be non-illuminated.

There was discussion regarding adding a stabilizing element for the sign.

Chair Gluesing stated that the sign is a bit larger than allowed in the bylaws, but the existing sign was created before the current bylaws. The Building Inspector will be the enforcement agent for this item and decide whether a special permit is needed.

Upon a motion duly made by Mr. Dornbusch and seconded by Mr. Dermody, it was voted to approve the sign for 943 Great Plain Avenue, with the condition that a tie be added to the existing eye connector as shown on the brick column. Bob Dermody – aye; Felix Zemel – aye; Steve Dornbusch – aye; and Chair Gluesing - aye. Motion passed 4-0.

Minutes:

Minutes from the 06/05/2023 meeting.

44 Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to
45 approve the meeting minutes of June 5, 2023, as presented. Bob Dermody – aye; Felix Zemel –
46 abstain; Steve Dornbusch – aye; and Chair Gluesing - aye. Motion passed 3-0-1.

47
48 Upon motion duly made by Mr. Dermody and seconded by Mr. Dornbusch, it was voted to
49 adjourn at 7:44 p.m. Bob Dermody – aye; Felix Zemel – aye; Steve Dornbusch – aye; and Chair
50 Gluesing - aye. Motion passed 4-0.

51
52 ***Next Public Meeting – August 7, 2023 at 7:30pm via Zoom Webinar***

DRAFT