



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 669-673 Highland Avenue **Date:** Dec 11, 2023

Owner: Mercedes Realty Trust

Address: 68 Harvard Street Brookline MA 02445
Street City State Zip
Telephone: Zachary Tuck - 617-278-1551

Applicant: Just Salad 669 Highland Avenue, LLC

Address: 669 Highland Avenue Needham MA 02494
Street City State Zip
Telephone: Jennifer Richter - 314-277-3575

Designer/Installer: Stratus

Address: 8959 Tyler Boulevard Mentor OH 44060
Street City State Zip
Telephone: Alan Freeman - 440-867-6469

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:

Change / replace sign panels on both sides of existing, interior illuminated, free-standing sign.

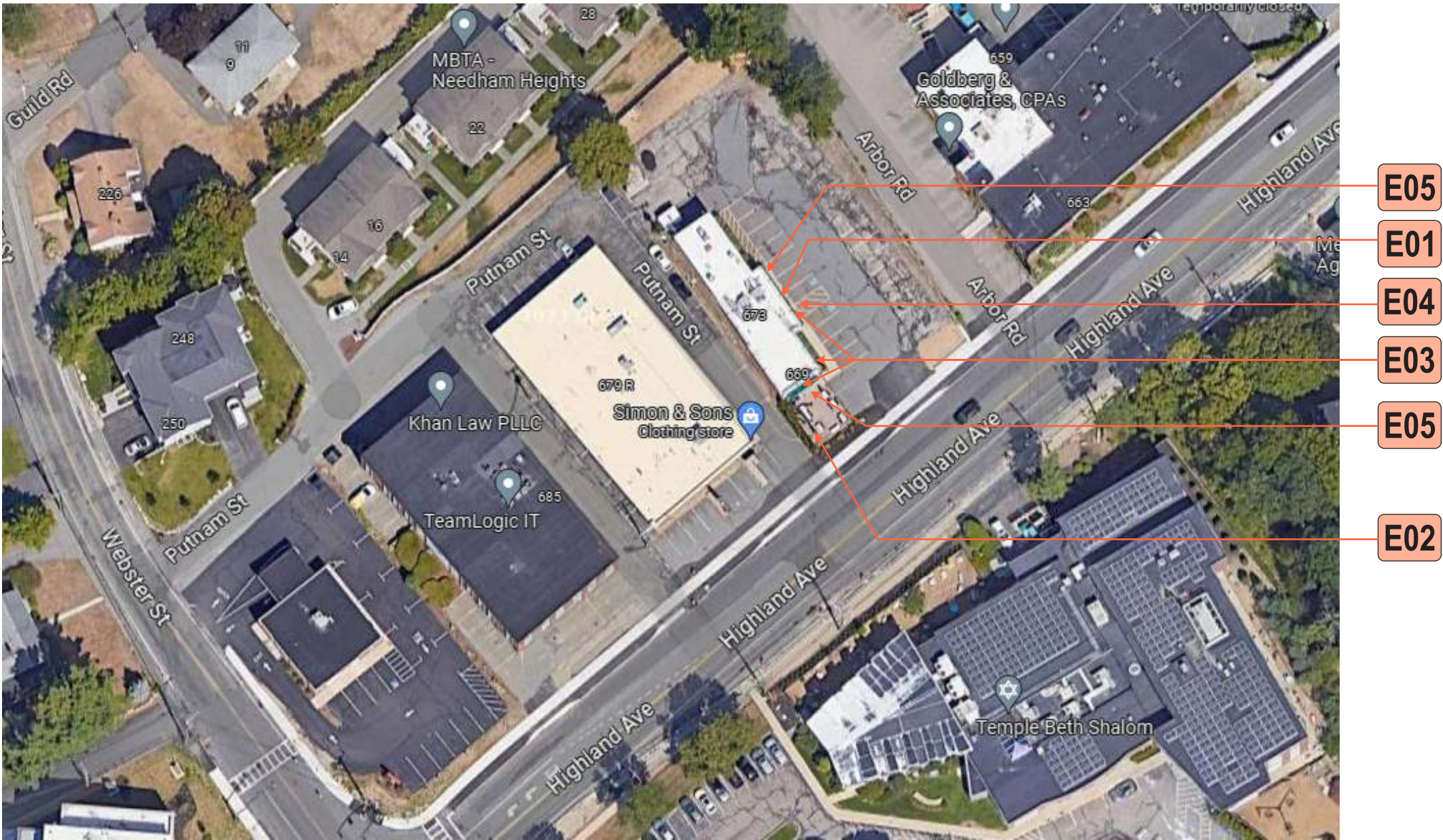
Each side consists of 46.6 square feet and sign is located less than 15' from front property line.

(Ref E02)

Please email completed application to elitchman@needhamma.gov

SITE PLAN

not to scale



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	448049	09/29/23 SV					
Rev 1	448715	10/02/23 SV	Updated Callouts				
Rev 2	451205	10/24/23 KO	Moved E04				
Rev 3	452226	10/31/23 DLD					
Rev 4	453485	11/09/23 BB					

Scale: 3/4"=1'-0"

46.6 square feet



CABINET: 5'-1" x 9'-2"
VISIBLE OPENING: 4'-10" x 8'-11"

Note: Standard clear spacing shown

- CABINET: Existing 9" deep cabinet with 1-1/2" retainers
- FACES: .187 flat white polycarbonate faces
- GRAPHICS: Surface applied vinyls to match colors shown
- QUANTITY: (2) TWO FACES REQUIRED FOR EXISTING D/F ILLUMINATED PYLON

COLOR PALETTE

 3M Translucent Vinyl to Match PMS 273 BLUE

 White

All paint finishes to be Satin unless otherwise specified



EXISTING FACES TO BE REMOVED & REPLACED

Scaled Proportionally



12'-4-1/2"
Grade to bottom

StratusTM
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT: **JUST SALAD**
ADDRESS: 669 Highland Ave
Needham, MA 02494-2221
PAGE NO.: **5**

ORDER NUMBER: 1201810
SITE NUMBER: 83
ELECTRONIC FILE NAME: G:\ACCOUNTS\J\Just Salad\2023\MA\83_Needham\83_Needham_R4.cdr
PROJECT NUMBER: 87700
PROJECT MANAGER: ALAN FREEMAN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	448049	09/29/23 SV					
Rev 1	448715	10/02/23 SV					
Rev 2	451205	10/24/23 KO	updated per survey				
Rev 3	452226	10/31/23 DLD	Updated color callout				
Rev 4	453485	11/09/23 BB	Revised to Just Salad logo				

[illegible]



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Brief description of sign or project:

Replace / change existing awnings and color of existing exterior lights.

(Ref E03)

Please email completed application to elitchman@needhamma.gov

SIGN RENDERING

not to scale



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PROJECT NUMBER:

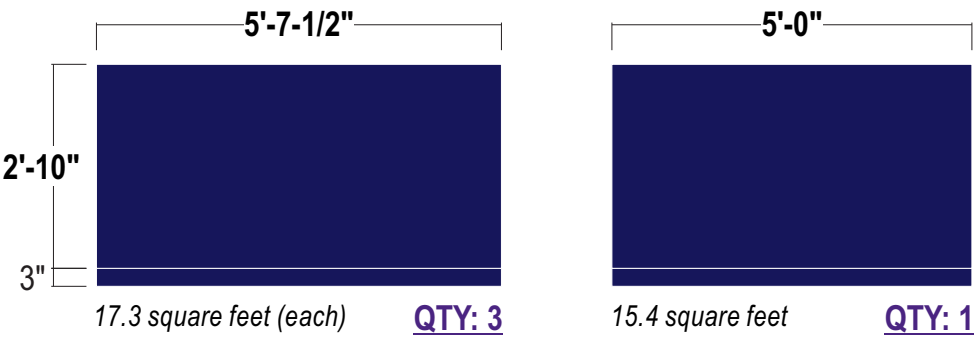
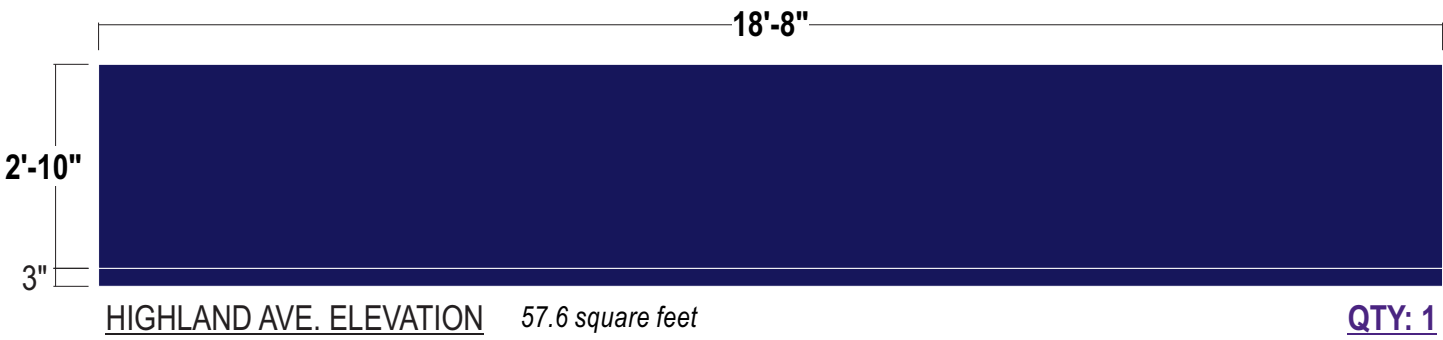
87700

PROJECT MANAGER:

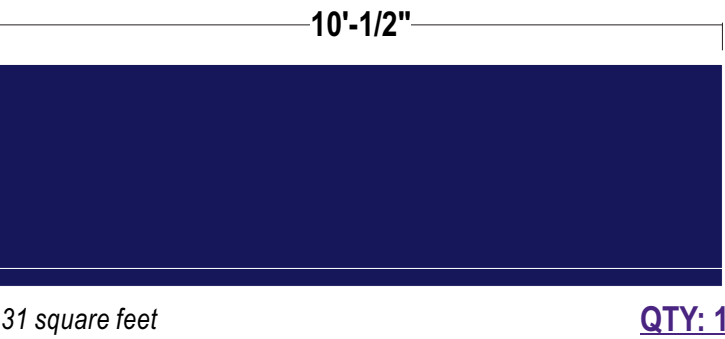
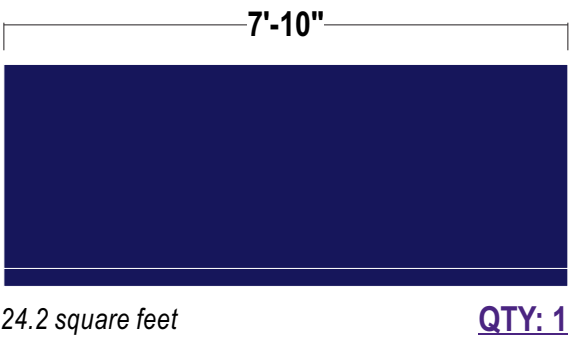
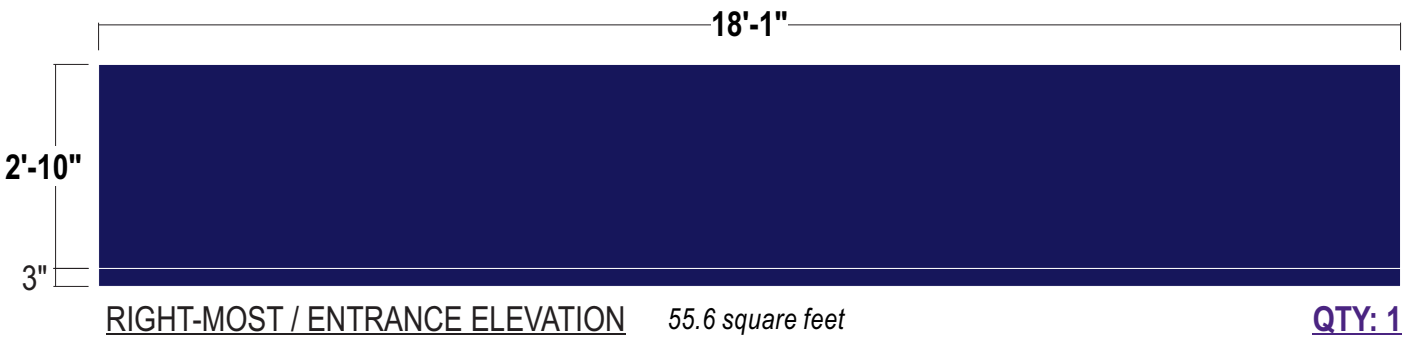
ALAN FREEMAN

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Rev 3	452226	10/31/23 DLD					
Rev 4	453485	11/09/23 BB	Revised E02				

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LEFT-MOST ELEVATION



- FRAME:

Existing 1" x 1" steel frames To Remain
- FABRIC:

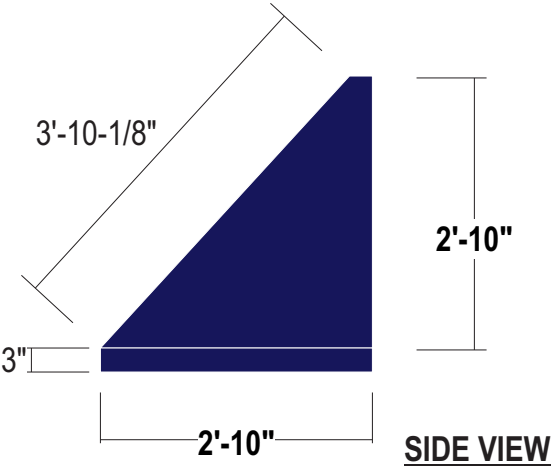
Captain Navy Sunbrella fabric material with open bottom
- ATTACH:

Fabric attached to frames via screws
- QUANTITY:

(8) EIGHT TOTAL REQUIRED, Details as shown above

COLOR PALETTE

 Sunbrella Awning
Captain Navy





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Brief description of sign or project:

Install new white vinyl lettering on two ingress / egress doors, 7" x 1' 7 1/2", .94 square feet.

(Ref E05)

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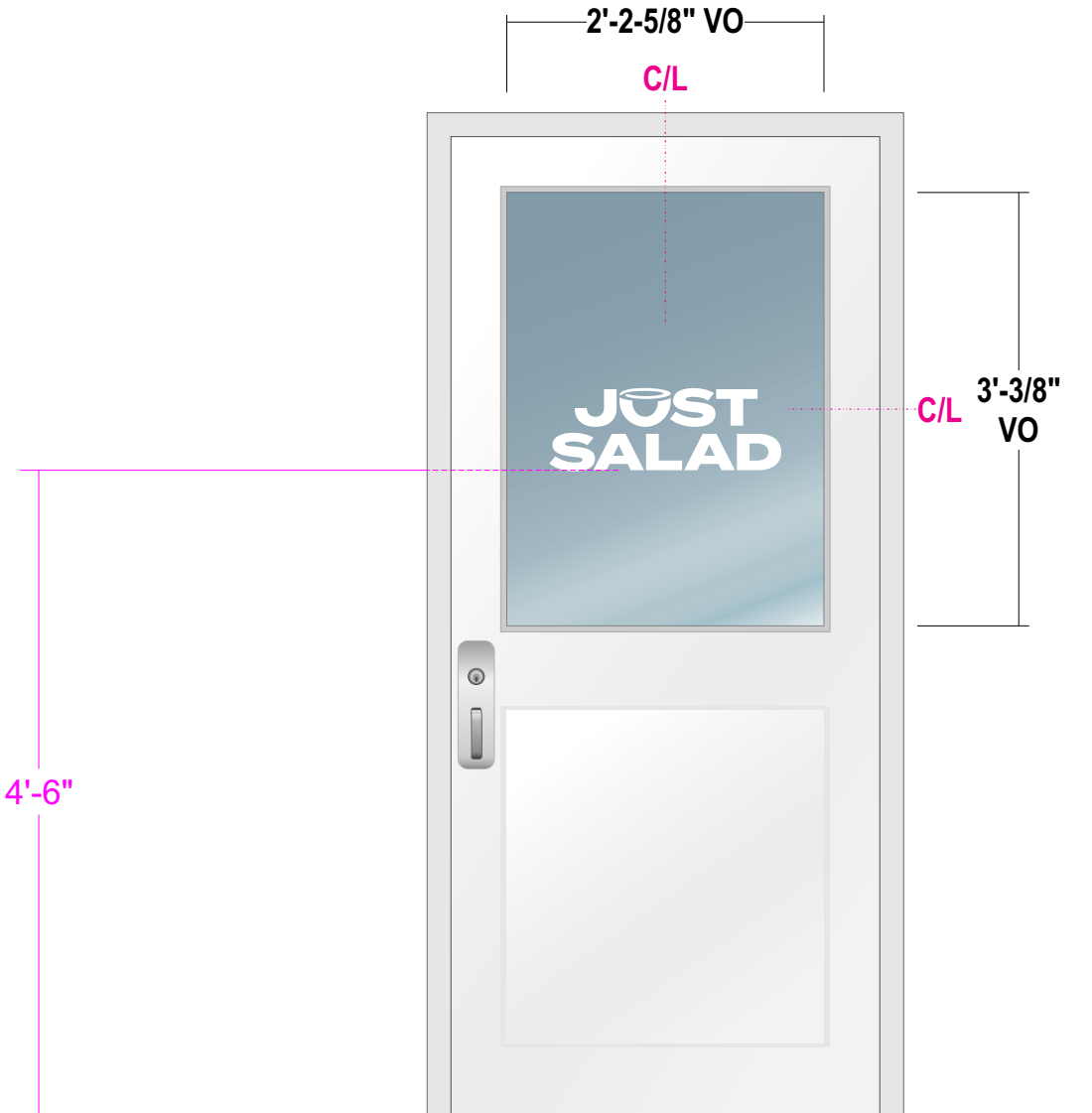
APPLICATION: Second surface applied die cut White vinyl

QUANTITY: (2) TWO REQUIRED

COLOR PALETTE



3M 7725-10 White



Typ. Elevation

Scale: 3/4"=1'-0"

Stratus™

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Rev 2	451205	10/24/23 KO	updated per survey				
Rev 3	452226	10/31/23 DLD	Added measurement				
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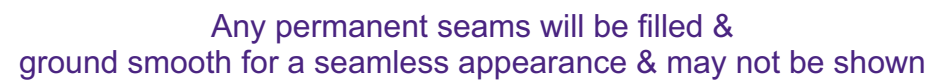
Install new, 2' x 16', 32 square foot, wall mounted sign with interior illuminated channel letters,
above main entrance door.

(Ref E01)

Please email completed application to elitchman@needhamma.gov

E01

32.0 square feet



All paint finishes to be Satin unless otherwise specified

JUST SALAD

An isometric drawing of the letters 'JES' in a bold, sans-serif font. The letters are rendered in a light gray color with a blue outline. They are positioned on a dark blue rectangular base. The 'J' has a thick vertical stem and a curved bottom. The 'E' is composed of three horizontal bars of equal thickness, connected by a central vertical stem. The 'S' is a simple, rounded shape. The entire drawing is set against a white background.

3" x 1" x 1/8" ALUMINUM CHANNEL 6063-T52

CHEMWELD TO FACE

1/8" ALUMINUM SHEET, BKGD. PANEL

SEAMS in front of channel will always be filled with smooth appearance and MAY NOT BE SHOWN ON DRAWING

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

(1) ONE LETTERSET REQUIRED FOR EAST ELEVATION

SS Threaded Rod w/ Hex Nut & Lock Washer
Silicone caulk all penetrations

Steel Angle or approved blocking

Electrical conduit to next fitting

Junction Box

12 ga Stranded THHN Wire
Fitting & Conduit - To Primary
120v line / neutral

Power Supply

UL listed Disconnect Switch

Fab'd alum. backer w/ internal framework

Aluminum returns

Acrylic face w/ routed edge to drop into returns

Aluminum back

18 ga PLTC Wire

Crimp Connector

LED modules

3/8" Riv nut & bolt

C/S FH head screw

Weep holes 5/16" dia w/ light baffle if req'd.
Exterior locations only

***MOUNTING METHOD:**
(Use appropriate method following wall inspection)

Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer

Toggle bolts w/ hollow core- plywood backing

Kwik Bolts or Expansion lag bolts & shields w/ solid concrete

**DO NOT BE U.S. LISTED
AND SHALL MEET N.E.C. STANDARDS**

ELECTRIC SIGN

ALL ELECTRICAL COMPONENTS TO BE U.S. LISTED,
SPRINTED AND MARKED PER I.E.C. 308.4
ALL TO BE ELECTRICALLY GROUNDING PER N.E.C. 250
ALL POWER SUPPLIES TO BE LISTED PER I.E.C. 308.2.3
(GROUNDING AND BONDING PER N.E.C. 250.40 - 250.41-48)
STANDARDS FOR ELECTRICAL SIGNS,
SIGNAGE AND BONDING
AS PER N.E.C. 250.40 & N.E.C. 250.47

Channel lock or rivet

Aluminum return

1/2"

#6 C/S FH screw

1/2" acrylic face w/ routed back flange to sit flush

Aluminum back

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**JUST
SALAD**

4

G:\ACCOUNTS\J\Just Salad\2023\MA\83_Needham\
83_Needham R4.cdr

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Rev 3	452226	10/31/23 DLD	Updated color callout				
Rev 4	453485	11/09/23 BB					

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Just Salad
669-673 Highland Avenue
Google Street Images
June, 2009 – October, 2023

October, 2023



July, 2022





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Brief description of sign or project:

Paint abstract mural on front exterior wall and front awning.

Please email completed application to elitchman@needhamma.gov



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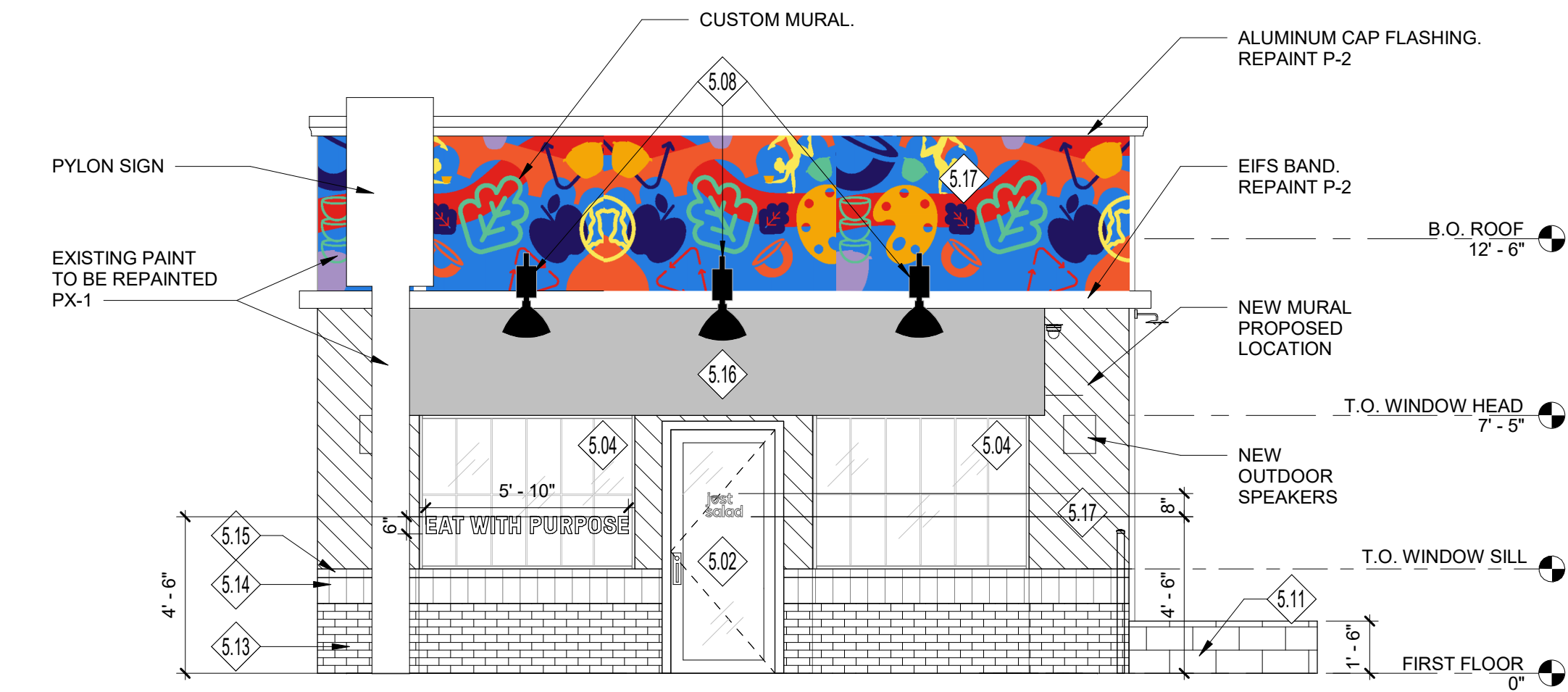
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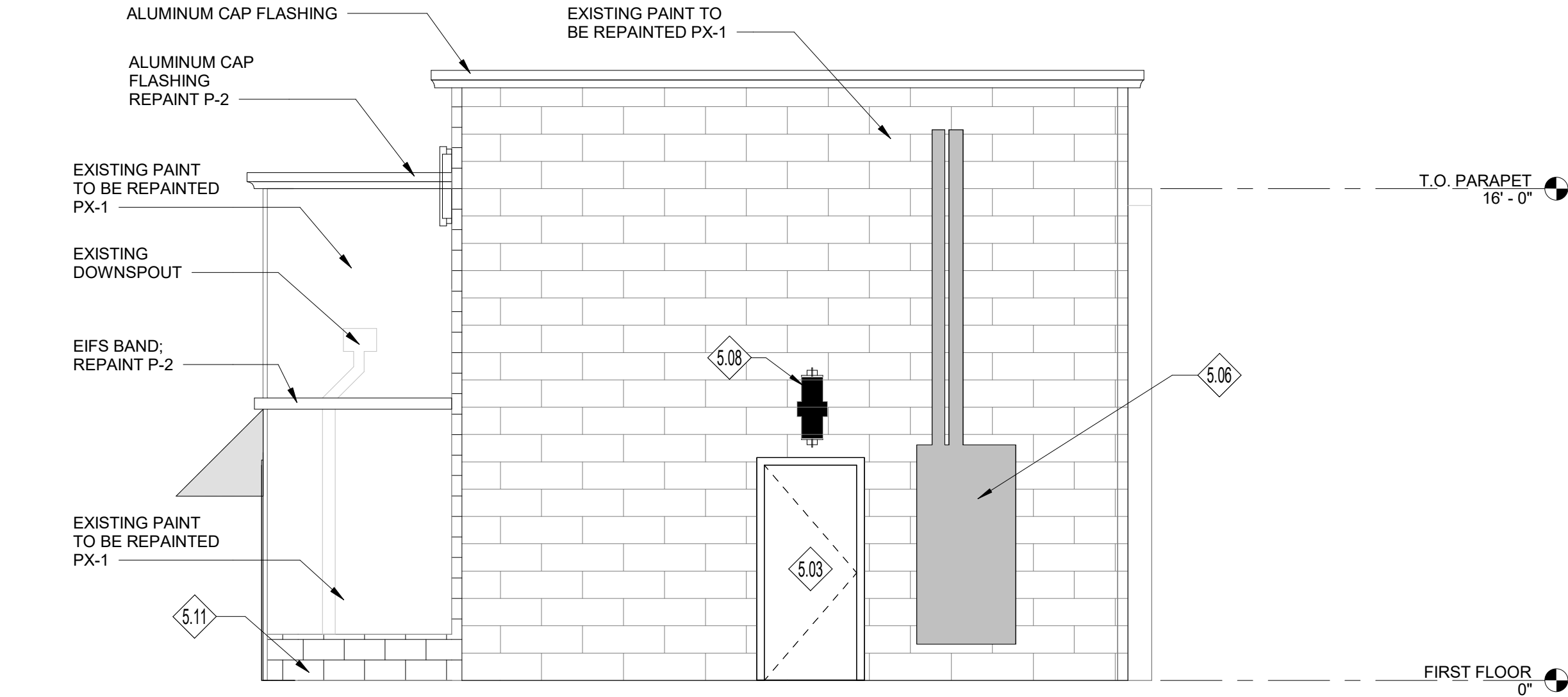
Paint abstract mural on front exterior wall.

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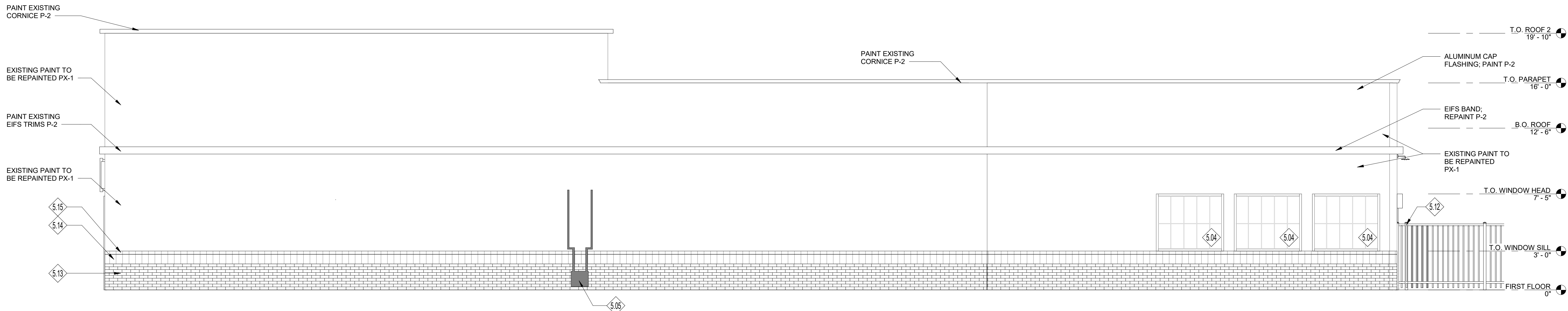
12/18/2023 5:02:28 PM



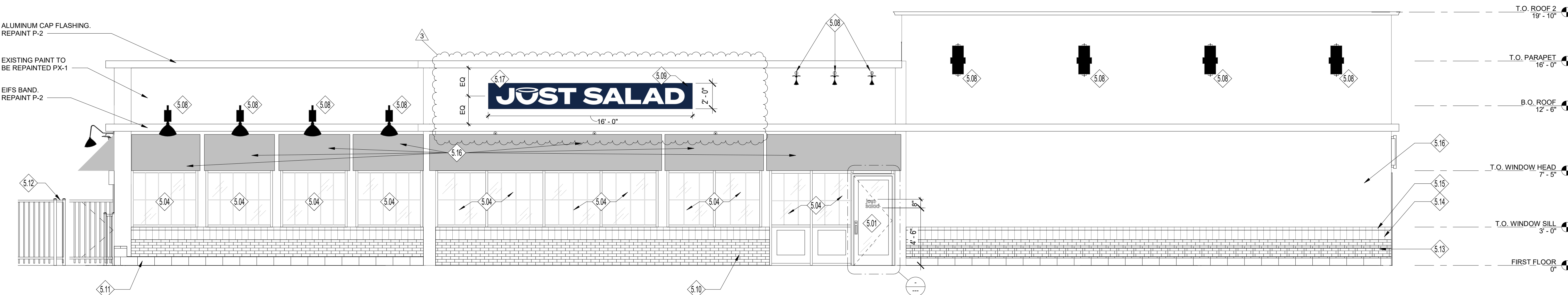
3 WEST ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

KEYED NOTES:

- | KEY | DESCRIPTION |
|------|---|
| 5.01 | MAIN ENTRANCE. EXISTING DOOR TO BE REPLACED AND TO MATCH STOREFRONT COLOR. REFER TO DOOR SCHEDULE SHEET FOR MORE INFORMATION. |
| 5.02 | EXISTING SECONDARY ENTRANCE (PATIO) DOOR TO BE REPLACED. REFER TO DOOR SCHEDULE SHEET FOR MORE INFORMATION. |
| 5.03 | EXISTING SERVICE DOOR AND FRAME, TO BE PAINTED P3. REFER TO DOOR SCHEDULE SHEET FOR MORE INFORMATION. |
| 5.04 | ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING TO REMAIN. REFER TO SHEET A602 FOR MORE INFORMATION. |
| 5.05 | EXISTING GAS METER AND PIPING TO REMAIN. SEE PLUMBING DRAWINGS FOR MORE INFORMATION. |
| 5.06 | EXISTING ELECTRIC METER AND DISCONNECT TO REMAIN. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION. |
| 5.08 | WALL MOUNTED EXTERIOR LIGHT FIXTURE TO REMAIN. REFER TO REFLECTED CEILING PLAN FOR MORE INFORMATION. (PAINT JET BLACK (RAL 9005, GLOSS FINISH)) |
| 5.09 | SIGNAGE, FURNISHED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT. GC SHALL PROVIDE BLOCKING FOR SIGN AND ACCESS ON BACKSIDE OF PARAPET FOR ACCESS AS REQUIRED. |
| 5.10 | PORTIONS OF DAMAGED BRICK TO BE REPAIRED |
| 5.11 | EXTERIOR PLANTER. GC TO RESTORE TO LIKE-NEW CONDITION |
| 5.12 | EXISTING FENCE |
| 5.13 | BRICK VENEER, TO BE REPAIRED |
| 5.14 | BRICK SOLDIER COURSE, TO BE REPAIRED |
| 5.15 | BRICK SILL |
| 5.16 | NEW AWNING FABRIC WITH PAINTED JS BOWL LOGO. AWNING FABRIC TO BE SUNBRELLA "CAPTAIN NAVY". |
| 5.17 | GC IS RESPONSIBLE FOR PATCHING AND REPAIRING EXISTING FACADE AS NEEDED PRIOR TO NEW SIGN INSTALL |

Project Team:

NORR

An Ingenium International Company

325 N. La Salle Street, Suite 500
Chicago, IL 60654 U.S.A.
nor.com

Professional Seal:

Project Title:

Just Salad STORE# 83
669 Highland Ave
Needham, MA 02494

just salad
WRAPS, BOWLS + MORE

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No.	Description	Date
DD SET		06.05.2023
FULL DD SET		06.28.2023
PERMIT ISSUE		09.11.2023
1 BID ISSUE		09.28.2023
2 RTU UPDATE		10.13.2023
3 PERMIT RESUBMITTAL		10.18.2023
4 FINAL CONSTRUCTION SET		11.10.2023
5 EXTERIOR UPDATE		12.18.2023

EXTERIOR ELEVATIONS

Project Number:

NICH22-0470

Drawn By:

HK

Issue Date:

Sheet Number:

A200

PM:	DPM:	DM:	CPM:
PM	DPM	DM	CPM

CONCEPT 1:
Abstractions



CONTENT INSPIRATION



ARTWORK STYLE INSPIRATION



Color Palette





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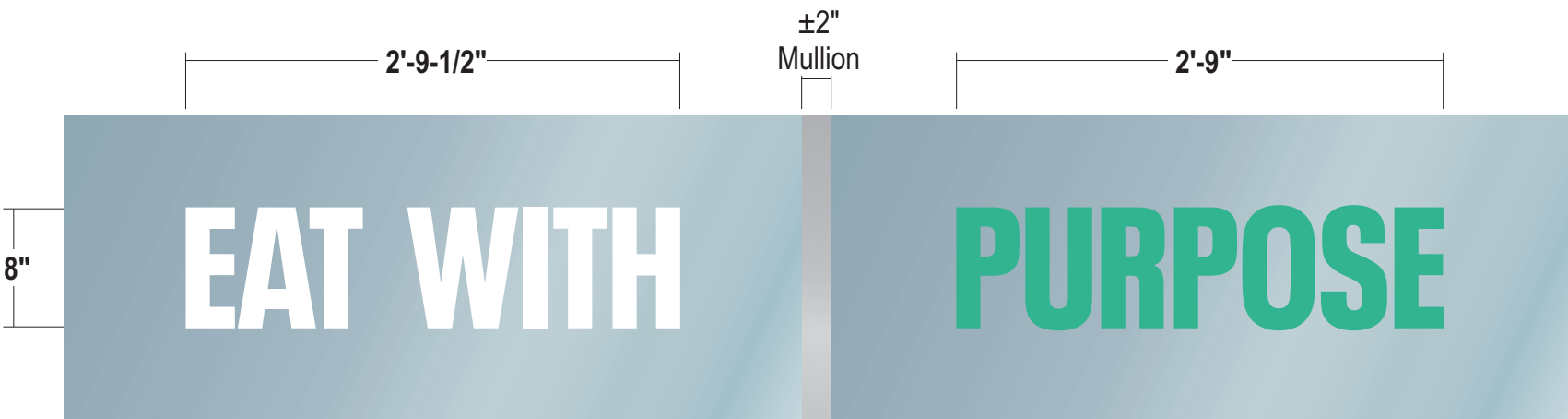
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Install new vinyl window lettering: "Eat With" in white, 8" x 2' 9 1/2" (1.87 square feet) and "Purpose"
in green, 8" x 2' 9" (1.84 square feet).

(Ref E04)

Please email completed application to elitchman@needhamma.gov

Scale: 1"=1'-0"



PROPOSED

Scale: 3/16"=1'-0"

APPLICATION: Second surface applied die cut White & Green vinyl

QUANTITY: (1) ONE SET REQUIRED

FONT: Neue Plak Condensed Bold

COLOR PALETTE

- 3M 7725-10 White
- Pantone 2413C Green print to match



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