

# THE MALL AT CHESTNUT HILL 199 BOYLSTON STREET/ROUTE 9 NEWTON, MA

(MODIFICATION TO SPECIAL PERMIT #307-12)

## CONSULTANTS

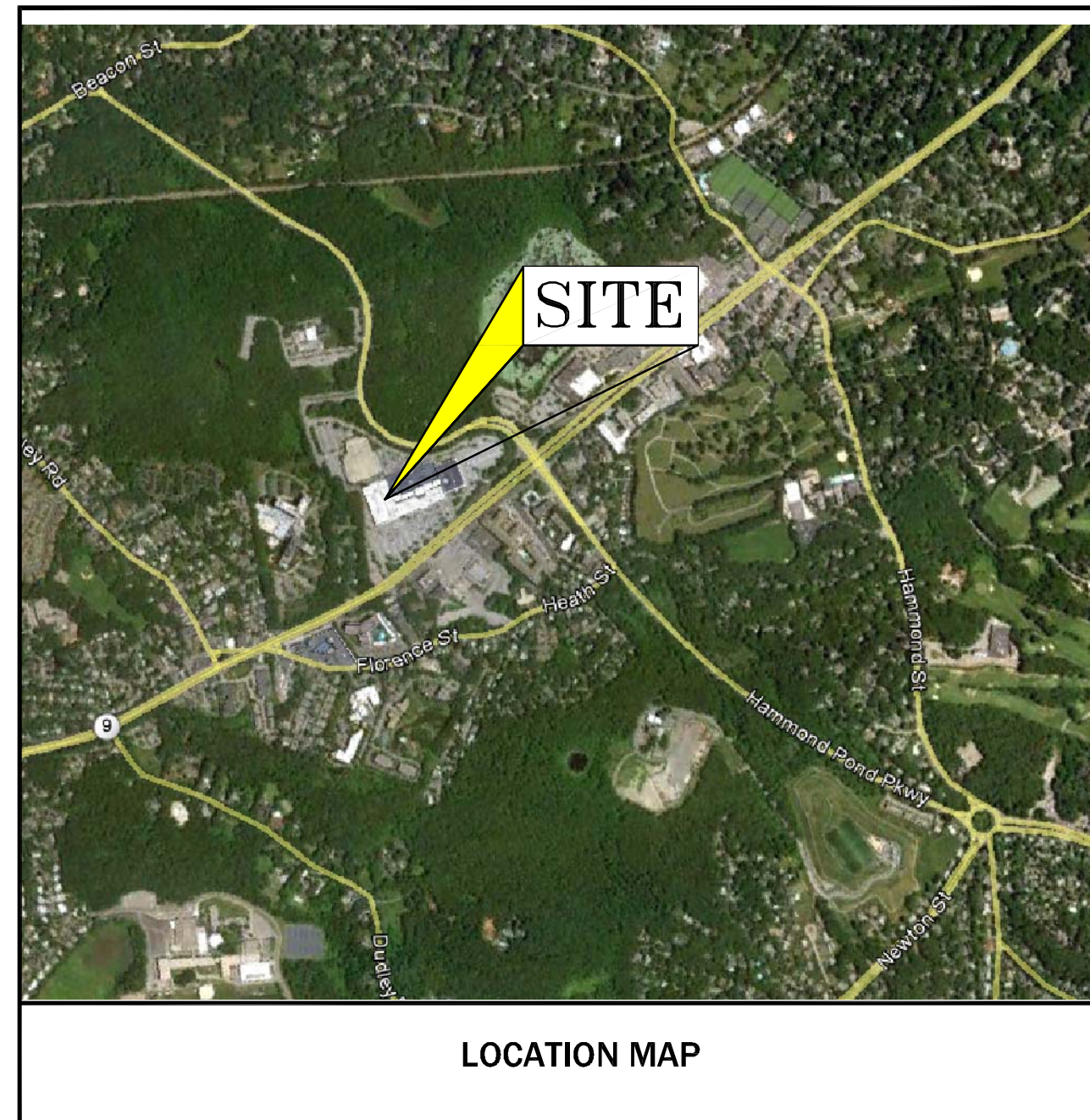
CSL CONSULTING  
24 NEW ENGLAND EXECUTIVE PARK  
SUITE 330  
BURLINGTON, MA 01803  
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781-222-5126 (T)

THE CHEESECAKE FACTORY INCORPORATED  
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IRVINE, CA 92606  
CONTACT: JOE AVOTINS  
949-261-2602 (T)

FEDERAL HEALTH  
4602 NORTH AVENUE  
OCEANSIDE, CA 92056  
CONTACT: SANDRA RAMIREZ  
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SHAEVEL & KREMS, LLP  
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CONTACT: WILLIAM H. SHAEVEL  
617-556-0244 x 200(T)

TRM ARCHITECT  
448 DELAWARE AVENUE  
BUFFALO, NY 14202  
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716-883-3516 (T)



## Drawing Index

Drawing Date	Last Revision	Drawing	Drawing Description
04/02/2013	-	-	COVER SHEET
08/09/2012	04/02/2013	OSP-1	OVERALL SITE PLAN
08/09/2012	04/02/2013	C-1	DEMOLITION AND EROSION CONTROL PLAN
08/09/2012	04/02/2013	C-2	GRADING AND DRAINAGE PLAN
08/09/2012	04/02/2013	C-3	UTILITY PLAN
08/09/2012	04/02/2013	C-4	PARKING & TRAFFIC CONTROL PLAN
11/05/2012	04/02/2013	C-9	SIDEWALK ENLARGEMENT PLAN
03/29/2013	-	-	PRELIMINARY ELEVATIONS
03/29/2013	-	-	ENLARGED VESTIBULE PLAN
03/29/2013	-	-	PRELIMINARY FLOOR PLAN
03/29/2013	-	-	SIGNAGE DIMENSIONS
03/27/2013	-	-	SIGNAGE DIMENSIONS
03/27/2013	-	-	SIGNAGE DIMENSIONS

PREPARED BY:

**RJO'CONNELL  
& ASSOCIATES, INC.**

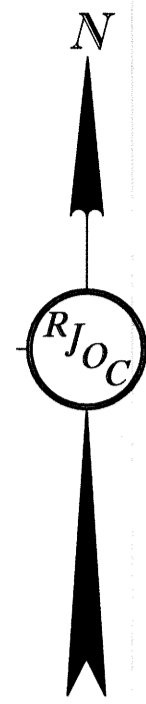
CIVIL ENGINEERS, SURVEYORS &  
LAND PLANNERS

80 MONTVALE AVENUE  
STONEHAM, MA 02180  
PHONE: 781-279-0180  
FAX: 781-279-0173

PREPARED FOR:

**WMACH, LLC**  
199 BOYLSTON STREET  
CHESTNUT HILL, MASSACHUSETTS 02167

<input type="checkbox"/>	NOTICE OF INTENT
<input type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	ISSUED FOR REVIEW
<input type="checkbox"/>	ISSUED FOR PERMIT
<input type="checkbox"/>	ISSUED FOR BID/PRICING
<input checked="" type="checkbox"/>	ISSUED FOR CONSTRUCTION



MOODY STREET

BLOOMINGDALE'S FASHION 3 LEVELS

MALL 2 LEVELS

BLOOMINGDALE'S 3 LEVELS

MALL ENTRANCE TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION

CONCRETE SIDEWALK AND CURB TO BE REMOVED

EXISTING JOINT REMOVE EXISTING PLANTERS

SAW CUT LINE (TYP.)

WATTLE BARRIER (TO BE LOCATED DURING CONSTRUCTION AS REQUIRED)

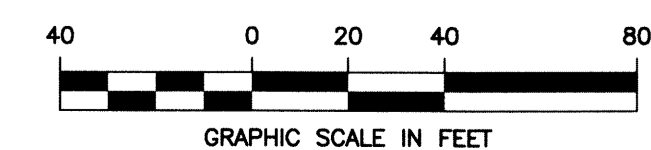
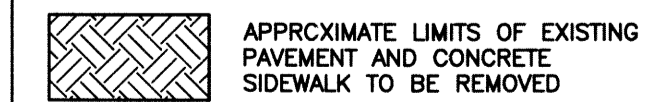
CONSTRUCTION ACCESS GATE

CONSTRUCTION FENCE REMOVE EXISTING CURB

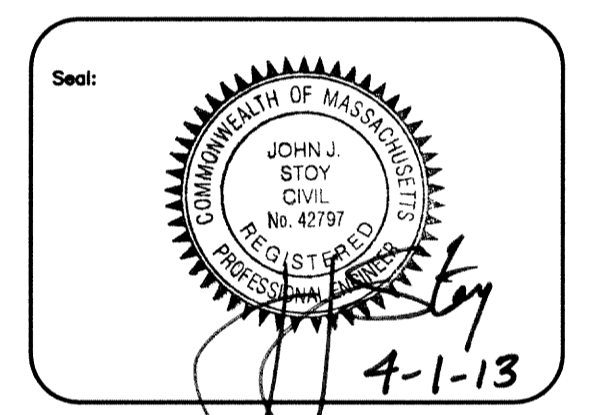
INSTALL AND MAINTAIN SILT BAGS (TYP.)

BOYLSTON STREET (ROUTE 9)

LEGEND



No.	Date	Revision
3	04/07/13	ADDED VESTIBULE
2	11/27/12	REVISED PER LAND USE COMMITTEE COMMENTS
1	10/02/12	ISSUED FOR SPECIAL PERMIT AND SITE PLAN APPROVAL
-	08/09/12	ISSUED FOR PRELIMINARY CITY REVIEW



Designed by: SPG  
 Drawn by: MCR/BMS  
 Checked by: SPG  
 Scale: 1"=40'  
 Date: 08/09/2012

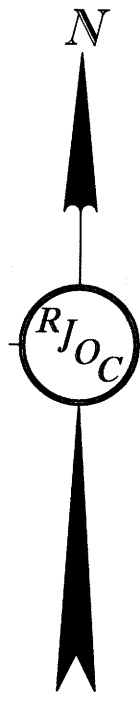
Prepared for:  
**WMACH, LLC**  
 189 BOYLSTON STREET  
 CHESTNUT HILL, MA 02167

Prepared by:  
**RJO'CONNELL & ASSOCIATES, INC.**  
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS  
 80 MONTVALE AVE  
 STONEHAM, MA 02180  
 781-279-0180  
 FAX: 781-279-0173

Project Name:  
**THE MALL AT CHESTNUT HILL  
 NEWTON, MA**  
 Drawing Name:  
**DEMOLITION AND  
 EROSION CONTROL  
 PLAN**

Drawing No.:  
**C-1**  
 Project No.:  
 12077

Drawing name: G:\MA\Newton\Simon\The Mall At Chestnut Hill\Main\12077\_C-1 EROS & SEDIMENT CONTROL.dwg  
Apr 01, 2013 11:35am



MOODY STREET

SWLL

ADDITIONAL PRIVATE COMMON AREA  
(PREVIOUSLY OFFICE)  
±642 S.F.

EXISTING RESTAURANT  
±4,400 S.F.  
UPPER LEVEL

EXISTING RESTAURANT  
±1,800 S.F.  
UPPER LEVEL

ADDITIONAL RESTAURANT AREA  
(PREVIOUSLY RETAIL)  
±6,887 S.F.  
UPPER LEVEL

ADDITIONAL LEASABLE AREA  
±259 S.F.

±410 S.F.

ADDITIONAL LEASABLE AREA

BLOOMINGDALE'S FASHION  
3 LEVELS

MALL  
2 LEVELS

BLOOMINGDALE'S  
3 LEVELS

ADDITIONAL PRIVATE COMMON AREA  
(PREVIOUSLY STORAGE AND RETAIL)  
±286 S.F.  
LOWER LEVEL

±185 S.F.

EXISTING RESTAURANT  
±1,014 S.F.  
LOWER LEVEL

±446 S.F.

ADDITIONAL RESTAURANT AREA  
(PREVIOUSLY RETAIL)  
±9,410 S.F.  
LOWER LEVEL

ADDITIONAL RESTAURANT AREA  
(PREVIOUSLY RETAIL)  
±1,550 S.F.  
LOWER LEVEL

OUTDOOR SEATING AREA  
(455 S.F.)

EXISTING RESTAURANT  
±5,000 S.F.  
LOWER LEVEL

OUTDOOR SEATING AREA  
(987 S.F.)

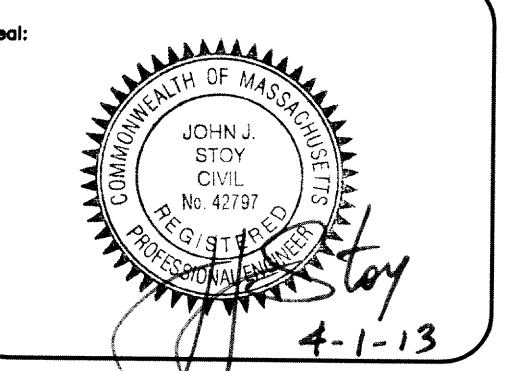
OUTDOOR SEATING AREA  
(1,235 S.F.)

VESTIBULE AREA  
(131 S.F.)

EXISTING 2ND FLOOR OVERHANG  
EXISTING 2ND FLOOR OVERHANG

EXISTING 2ND FLOOR OVERHANG

No.	Date	Reason
3.	04/01/13	ADDED VESTIBULE
2.	11/27/12	REVISED PER LAND USE COMMITTEE COMMENTS
1.	10/02/12	ISSUED FOR SPECIAL PERMIT AND SITE PLAN APPROVAL
1.	08/09/12	ISSUED FOR PRELIMINARY CITY REVIEW



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 Drawn by: MCR/BMS  
 Checked by: SPG  
 Scale: 1"=40'  
 Date: 08/09/2012

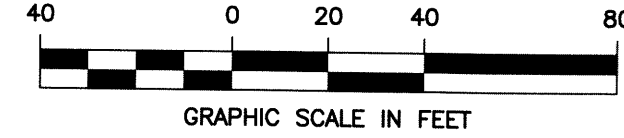
Prepared for:  
**WMACH, LLC**  
 199 BOYLSTON STREET  
 CHESTNUT HILL, MA 02187

Prepared by:  
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 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS  
 80 MONTVALE AVE  
 STONEHAM, MA 02180  
 FAX: 781-279-0173

Project Name:  
**THE MALL AT CHESTNUT HILL  
 NEWTON, MA**

Drawing Name:  
**GRADING AND  
 DRAINAGE PLAN**

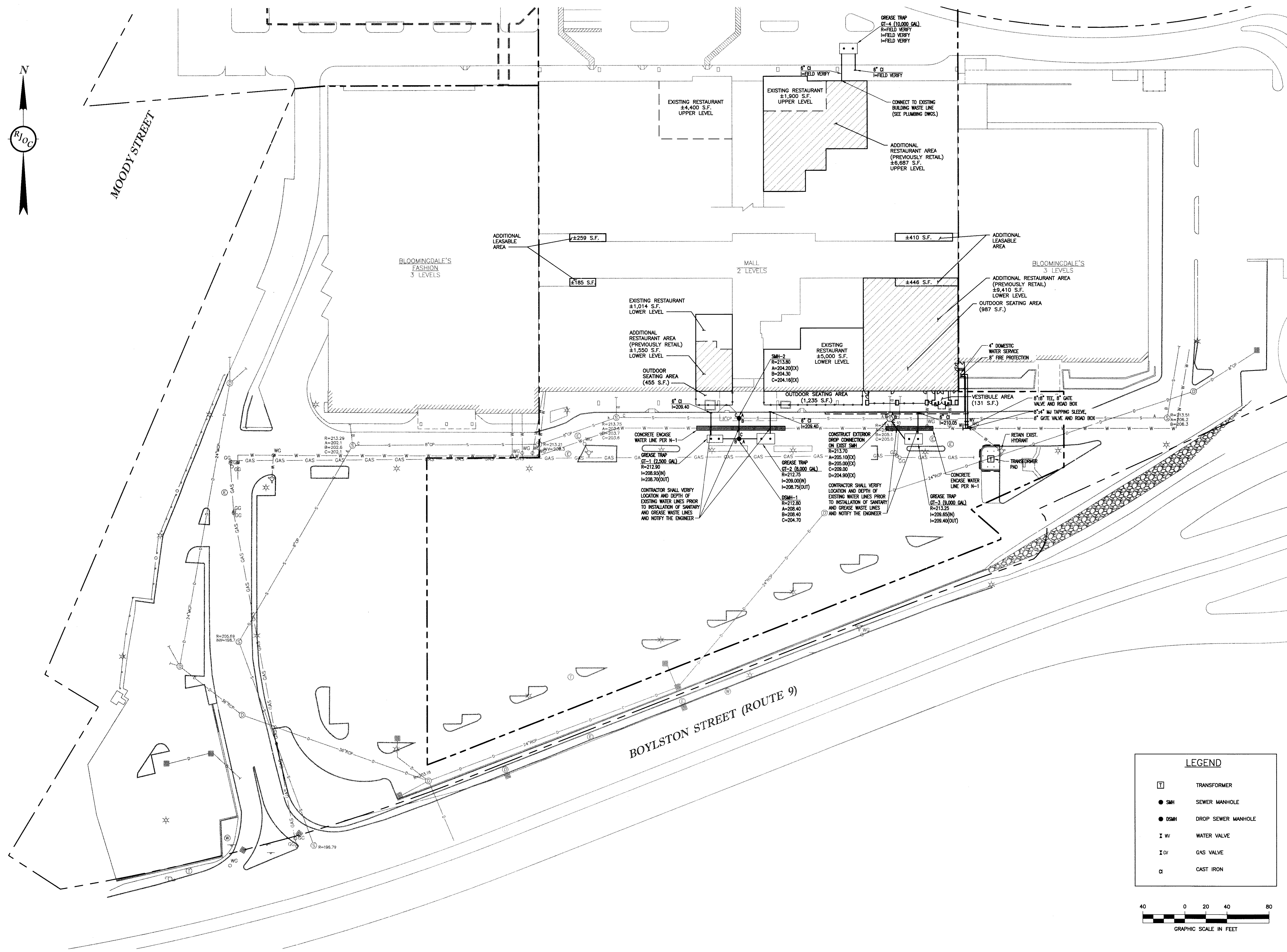
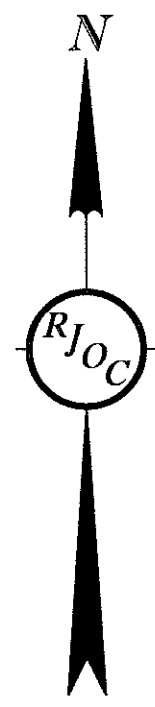
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**C-2**  
 Project No.: 12077



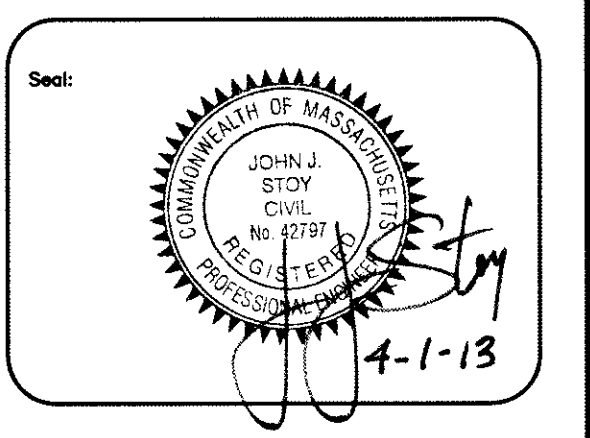
BOYLSTON STREET (ROUTE 9)

INSTALL "THE ELIMINATOR"  
OIL AND DEBRIS HOOD IN  
EXISTING CATCH BASIN

Drawing name: G:\MA\Newton\Simon\The Mall At Chestnut Hill\Main\12077\_C-2 GRADE & DRAINAGE.dwg  
Apr 01, 2013 - 1:33:37pm



No.	Date	Revision
3	04/01/13	ADDED VESTIBULE
2	11/07/12	REVISED PER LAND USE COMMITTEE COMMENTS
1	10/02/12	ISSUED FOR SPECIAL PERMIT AND SITE PLAN APPROVAL
-	08/09/12	ISSUED FOR PRELIMINARY CITY REVIEW



Designed by: SPG  
 Drawn by: MCR/BMS  
 Checked by: SPG  
 Scale: 1"=40'  
 Date: 08/09/2012

Prepared for:  
**WMACH, LLC**  
 199 BOYLSTON STREET  
 CHESTNUT HILL, MA 02167

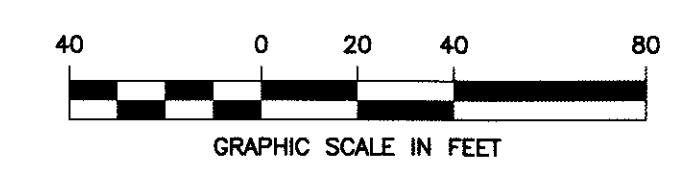
Prepared by:  
**RJO'CONNELL & ASSOCIATES, INC.**  
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS  
 80 MONTVALE AVE  
 STONEHAM, MA 02180  
 781-279-0180  
 FAX: 781-279-0173

Project Name:  
**THE MALL AT CHESTNUT HILL  
 NEWTON, MA**  
 Drawing Name:  
**UTILITY PLAN**

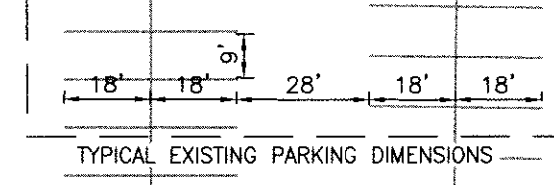
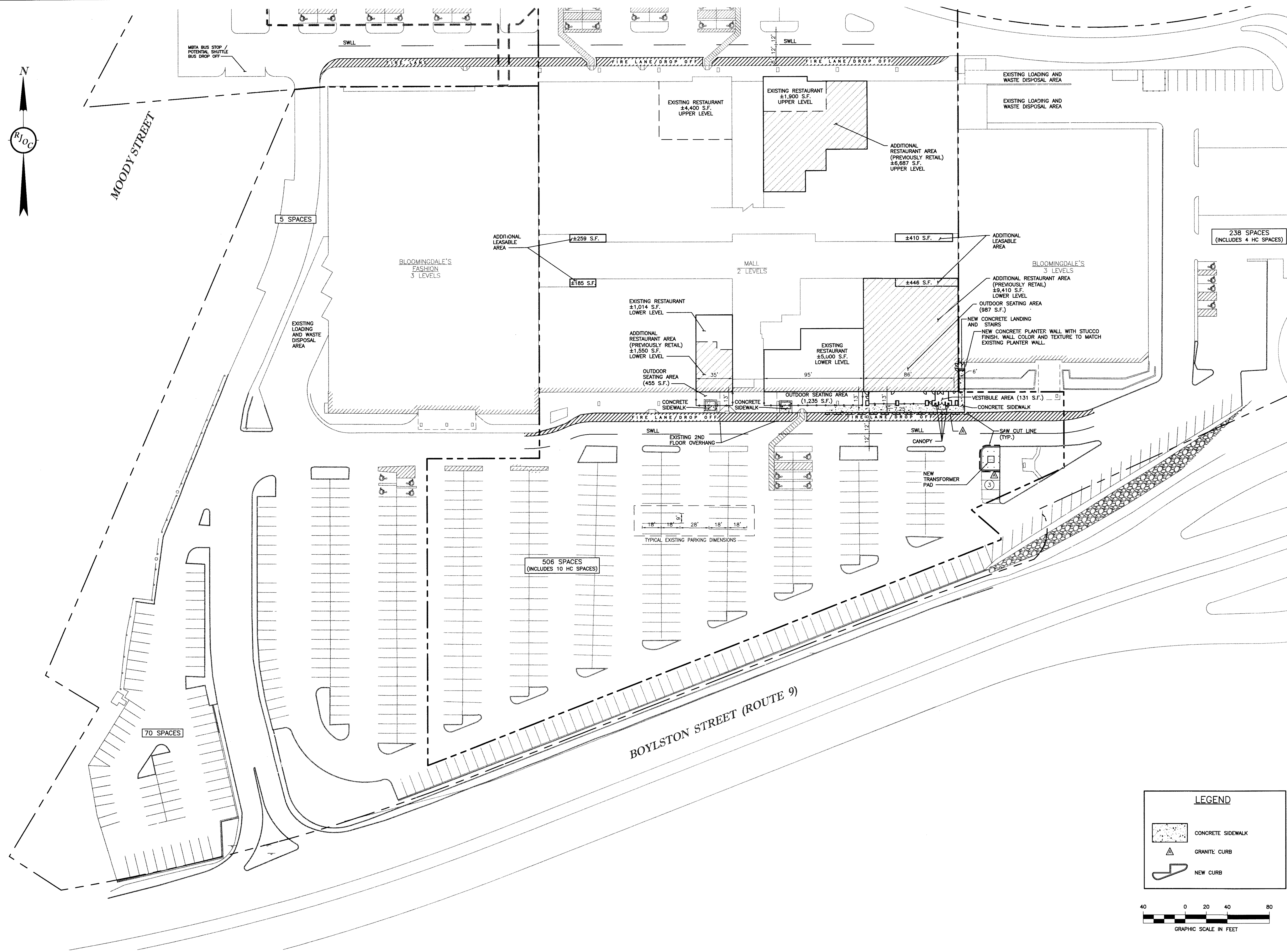
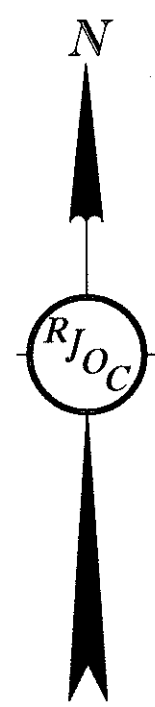
Drawing No.:  
**C-3**  
 Project No.: 12077

**LEGEND**

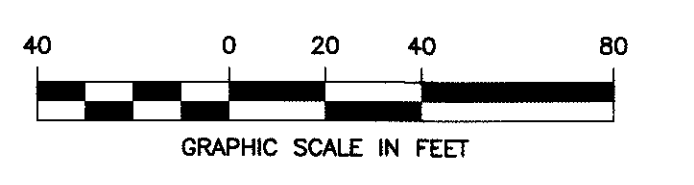
	TRANSFORMER
	SEWER MANHOLE
	DROP SEWER MANHOLE
	WATER VALVE
	GAS VALVE
	CAST IRON



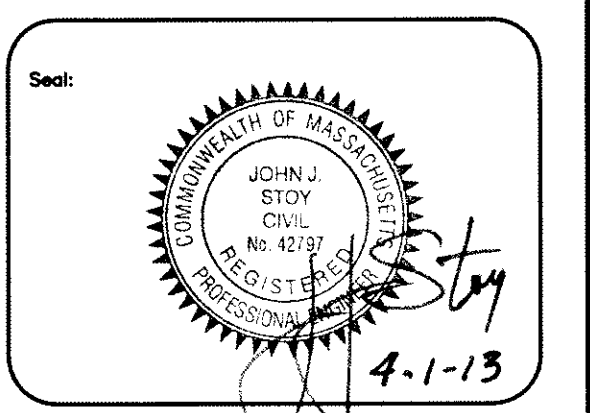
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 Apr 05, 2013 1:58:58pm



LEGEND	
	CONCRETE SIDEWALK
	GRANITE CURB
	NEW CURB



No.	Date	Revision
3	04/01/13	ADDED VESTIBULE
2	11/27/12	REVISED PER LAND USE COMMITTEE COMMENTS
1	10/02/12	ISSUED FOR SPECIAL PERMIT AND SITE PLAN APPROVAL
1	08/09/12	ISSUED FOR PRELIMINARY CITY REVIEW



Designed by: SPG  
 Drawn by: MCR/BMS  
 Checked by: SPG  
 Scale: 1"=40'  
 Date: 08/09/2012

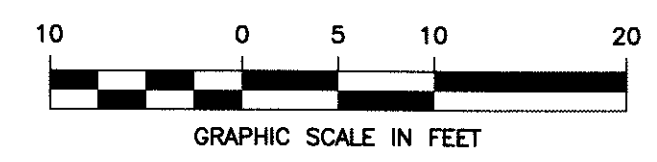
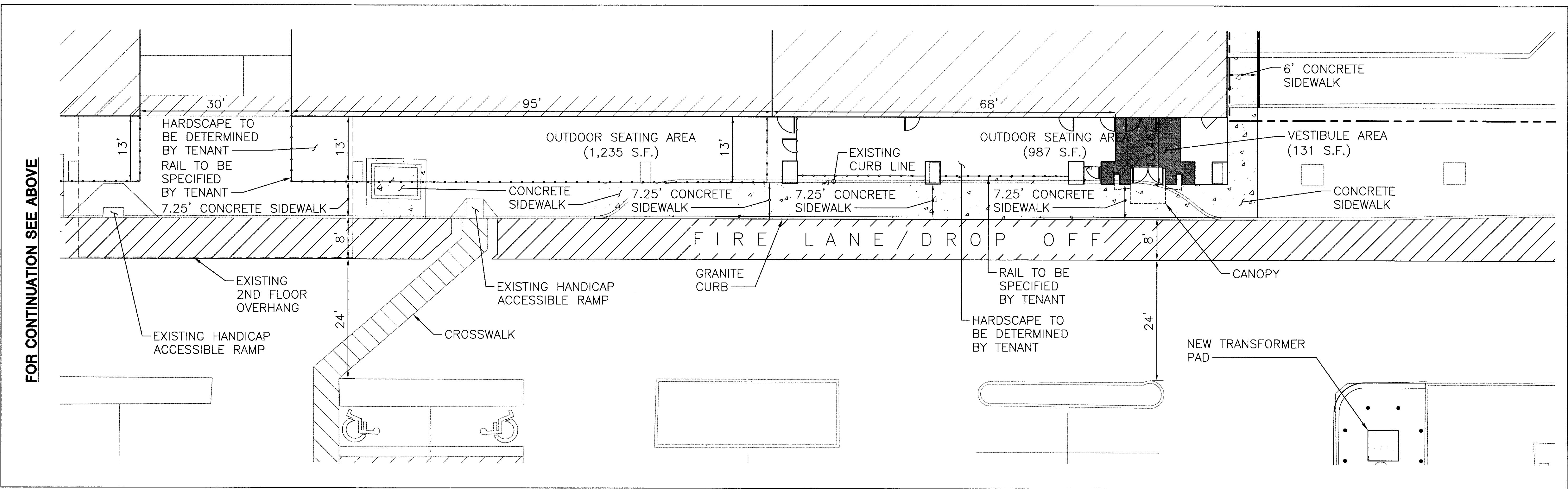
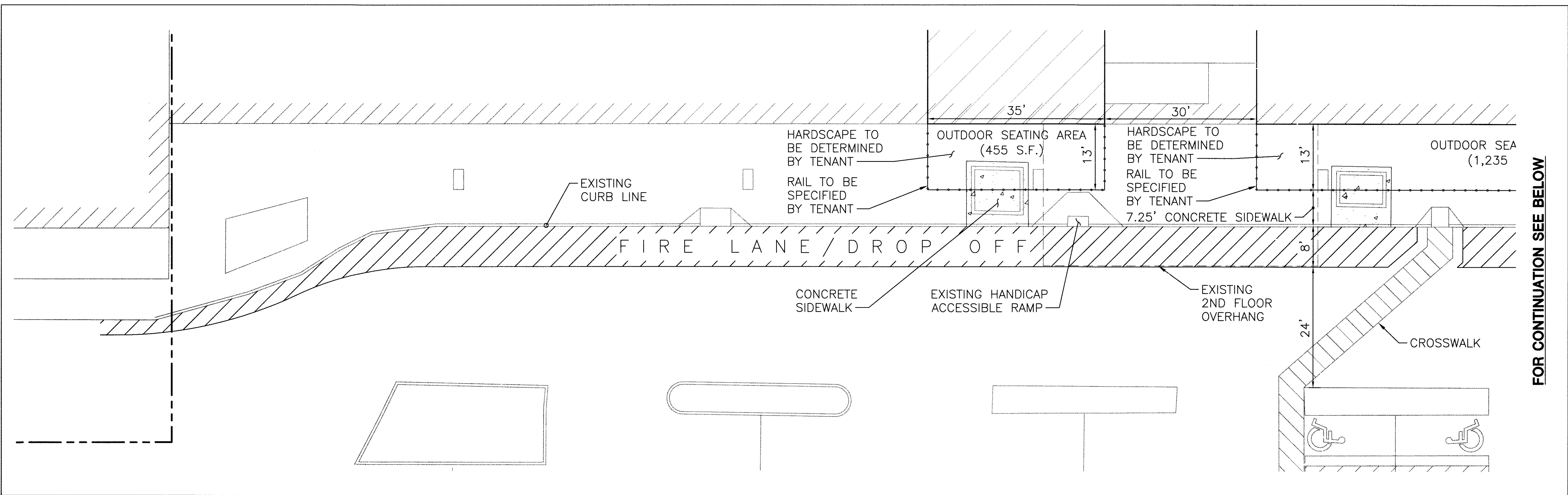
Prepared for:  
**WMACH, LLC**  
 199 BOYLSTON STREET  
 CHESTNUT HILL, MA 02187

Prepared by:  
**RJO'CONNELL & ASSOCIATES, INC.**  
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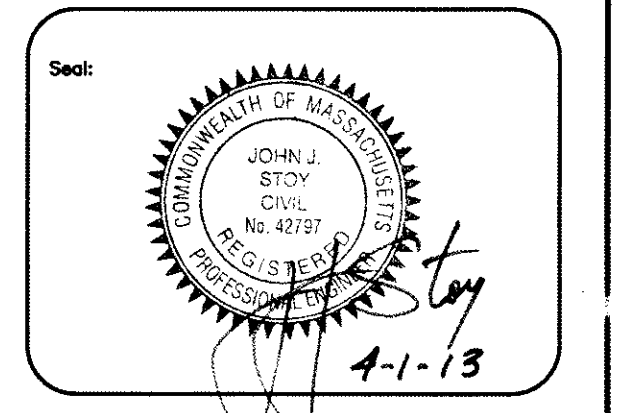
Project Name:  
**THE MALL AT CHESTNUT HILL  
 NEWTON, MA**  
 Drawing Name:  
**PARKING & TRAFFIC  
 CONTROL PLAN**

Drawing No.:  
**C-4**  
 Project No.: 12077

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No.	Date	Revision
1.	04/01/13	ADDED VESTIBULE
2.	11/27/12	RENSED PER LAND USE COMMITTEE COMMENTS



Designed by: SPG  
 Drawn by: MCR/BMS  
 Checked by: SPG  
 Scale: 1"=10'  
 Date: 11/05/2012

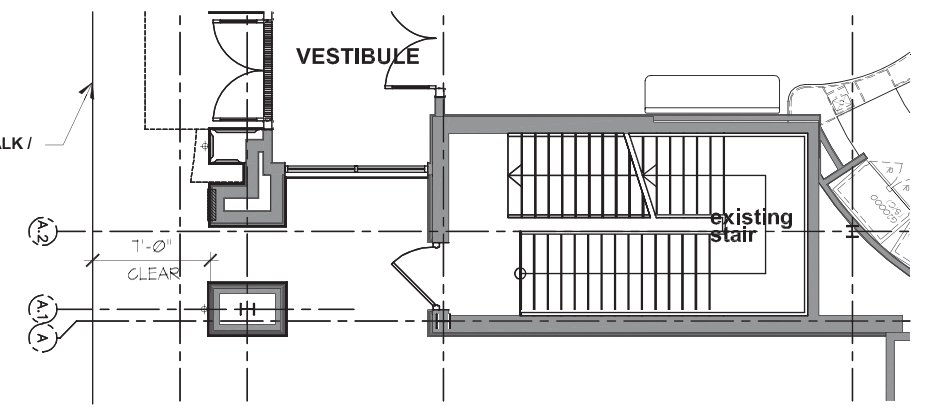
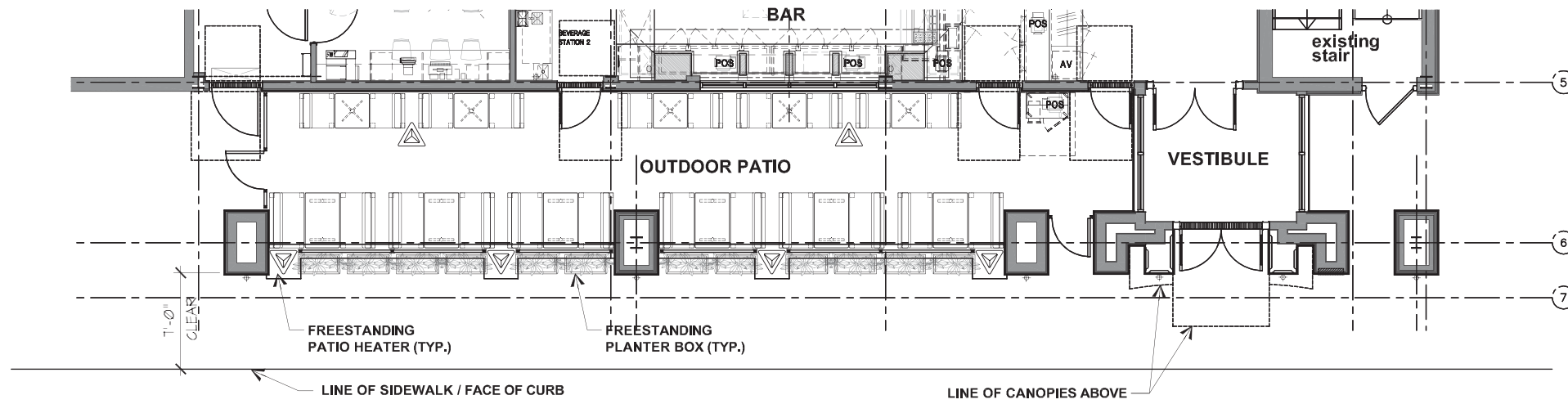
Prepared for:  
**WMACH, LLC**  
 199 BOYLSTON STREET  
 CHESTNUT HILL, MA 02167

Prepared by:  
**RJO'CONNELL & ASSOCIATES, INC.**  
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS  
 80 MONTVALE AVE  
 STONEHAM, MA 02180  
 781-279-0180  
 FAX: 781-279-0173

Project Name:  
**THE MALL AT CHESTNUT HILL  
 NEWTON, MA**  
 Drawing Name:  
**SIDEWALK  
 ENLARGEMENT PLAN**

Drawing No.:  
**C-9**  
 Project No.:  
**12077**

Drawing name: G:\MA\Newton\Simon\The Mall At Chestnut Hill\Main\12077\_C-9 SIDEWALK ENLARGEMENT PLAN.dwg  
 Apr 05, 2013 - 1:52:57pm



Partial Floor Plan



1. Front - South Elevation



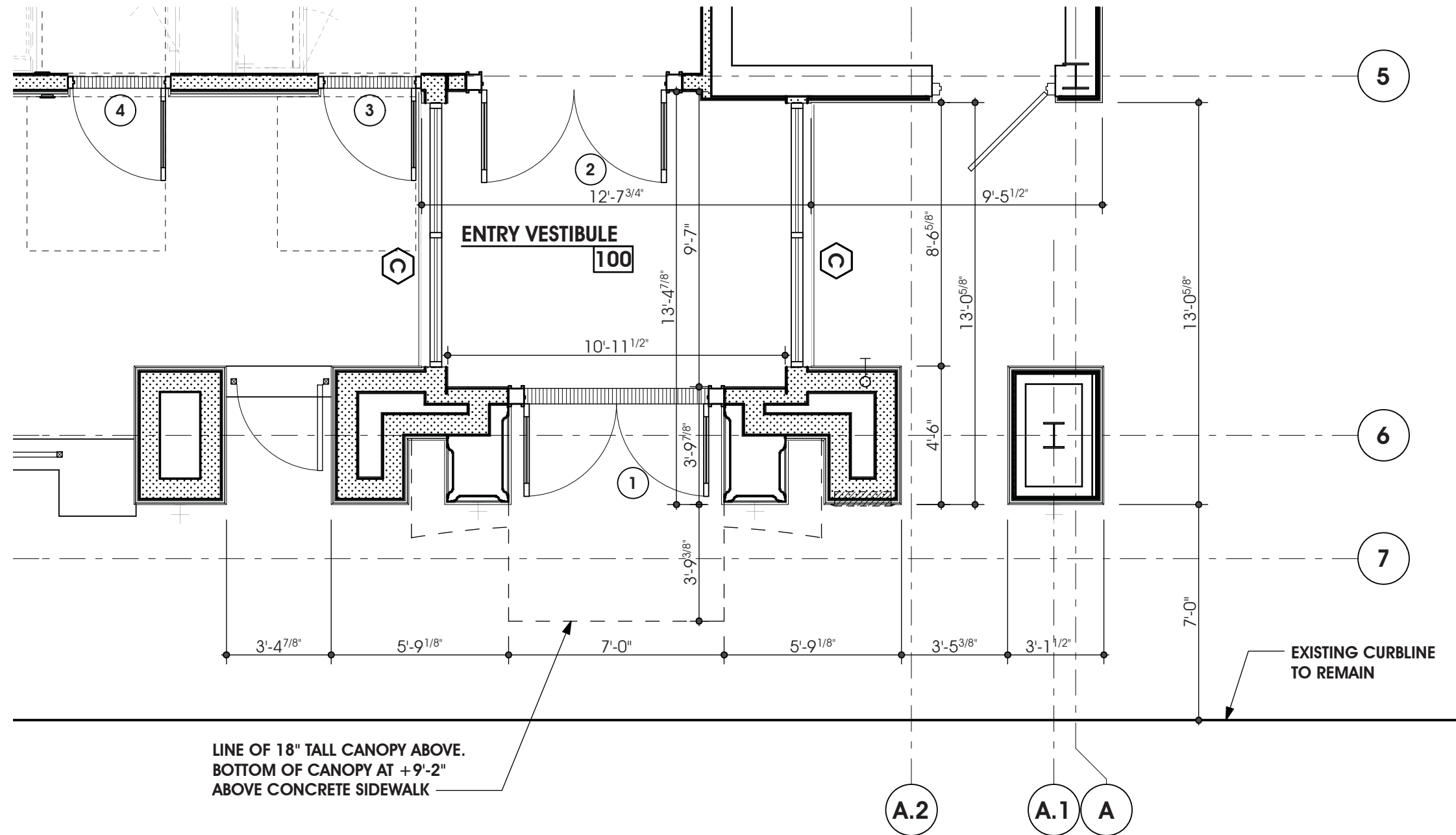
2. Side - East Elevation

<b>PROJECT DATA:</b>	
<b>AREA :</b>	
Outdoor Patio Area:	987 s.f.
Vestibule Area:	131 s.f.
<b>RESTAURANT SEATING :</b>	
Indoor Patio:	28 seats
Outdoor Patio:	36 seats
Restaurant:	193 seats
<b>TOTAL</b>	<b>257 seats</b>
<b>RESTAURANT EMPLOYEES:</b>	
At Highest Shift:	40

**PRELIMINARY ELEVATIONS**

March 29, 2013





Vestibule Plan

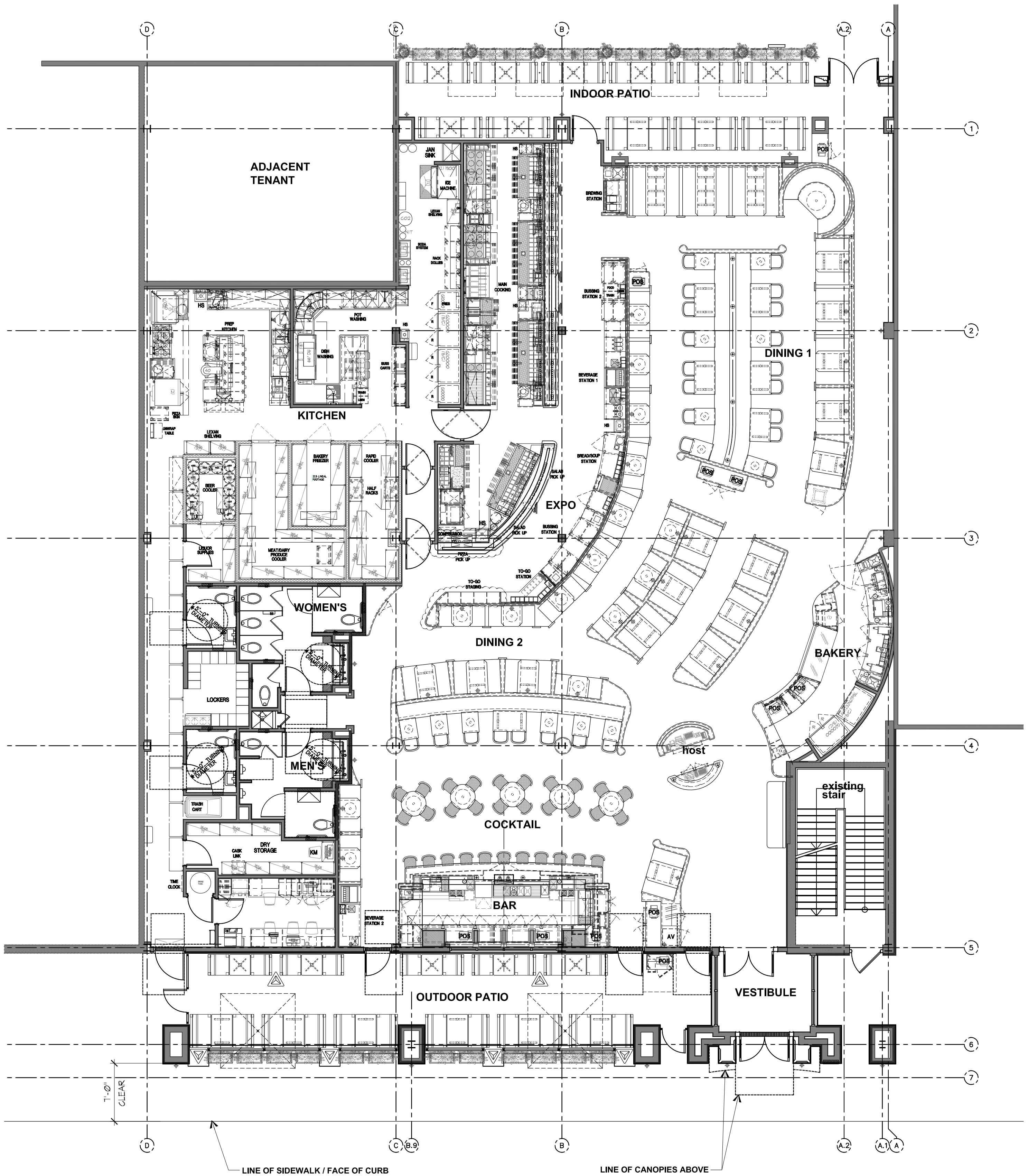
## Enlarged Vestibule Plan

March 29, 2013

**The Cheesecake Factory**

CHESTNUT HILL, MA.





<b>PROJECT DATA:</b>	
<b>AREA :</b>	
Outdoor Patio Area:	987 s.f.
Vestibule Area:	131 s.f.
<b>RESTAURANT SEATING :</b>	
Indoor Patio:	28 seats
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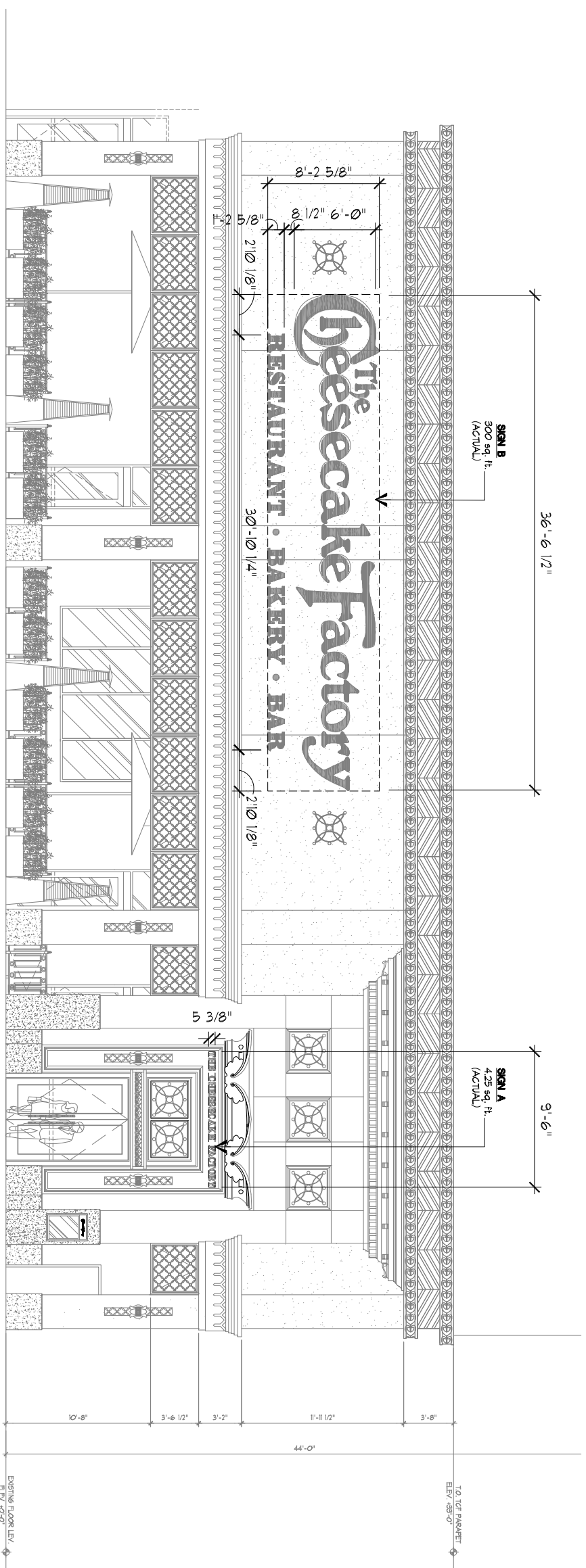
# The Cheesecake Factory

199 Boylston St.  
Chestnut Hill, MA.

March 29, 2013

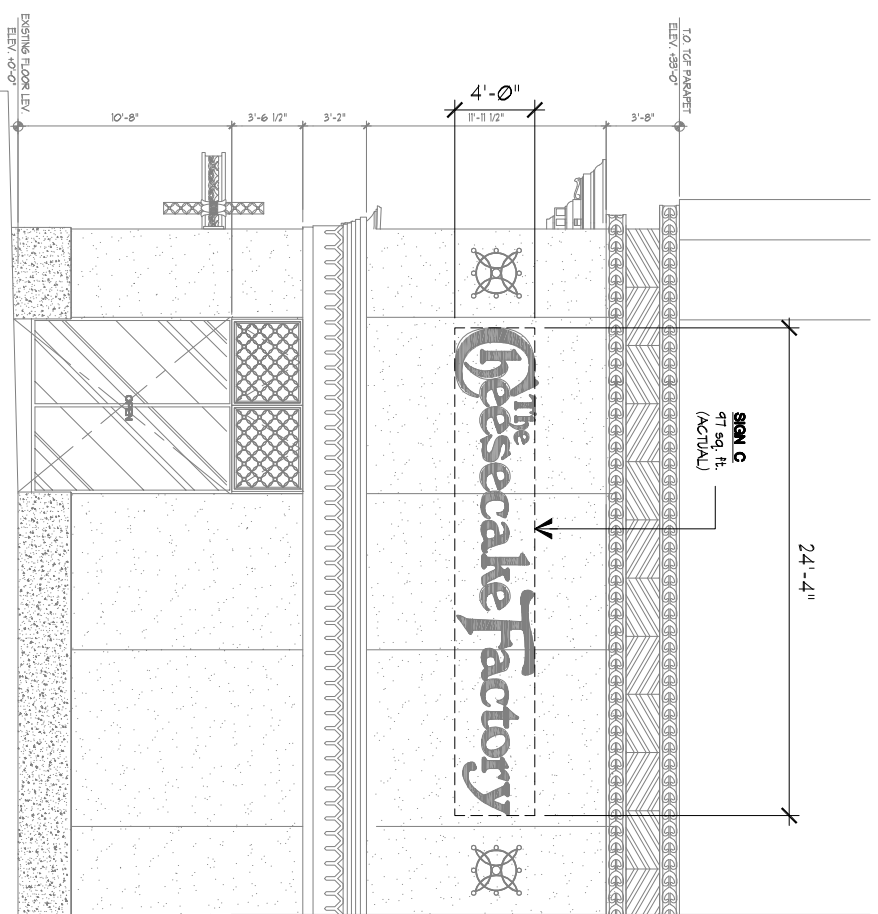
## PRELIMINARY FLOOR PLAN

Scale : 1/8" = 1'-0"



EXTERIOR FRONT ELEVATION (SOUTH)

N.T.S.



EXTERIOR SIDE ELEVATION (EAST) N.T.S.

(SOUTH) FRONT SIGNAGE : INTERNALLY ILLUMINATED, SIZE MAX. OF 304.25 sq. ft.  
 (EAST) SIDE SIGNAGE : INTERNALLY ILLUMINATED, SIZE MAX. OF 97 sq. ft.

SIGNAGE DIMENSION



199 Boylston St.  
 Chestnut Hill, MA.

March 29, 2013



**B** MANUFACTURE & INSTALL 1 SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS / SIGN TYPE CL72RBB / 300 SQ.FT. SCALE : 3/16" = 1'-0"

FACES: 2793 RED PLEX.  
 RETURNS: 5" DEEP, PRE-FINISHED GLOSS BLACK ALUMINUM W/ MATCHING TRIMCAP.  
 INTERNAL ILLUMINATION: RED L.E.D. UNITS POWERED BY REMOTE 12 VOLT POWER SUPPLIES.  
 MOUNTING: LETTERS TO BE FLUSH MOUNTED TO FASCIA.

120V-20 AMP CIRCUIT ELECTRICAL PRIMARY TO WITHIN 5' OF SIGN LOCATION AND THE FINAL HOOK-UP TO BE BY THE CUSTOMER'S CERTIFIED ELECTRICIAN. NUMBER OF CIRCUITS PER SIGN TO BE PER FEDERAL HEATH SIGN REQUIREMENTS.

ALL (ELECTRICAL) SIGNS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE N.E.C. AND U.L. 48 ALONG WITH OTHER APPLICABLE STATE & LOCAL CODE REQUIREMENTS. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

ELECTRICAL REQUIREMENTS	
Total:	T.B.D. Amps
# of 120V, 20A Circuits Req'd	T.B.D.
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.	

**NEW & REMODEL CONSTRUCTION**  
 ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

**INSTALLER REQUIREMENTS FOR EIFS WALLS**  
 IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

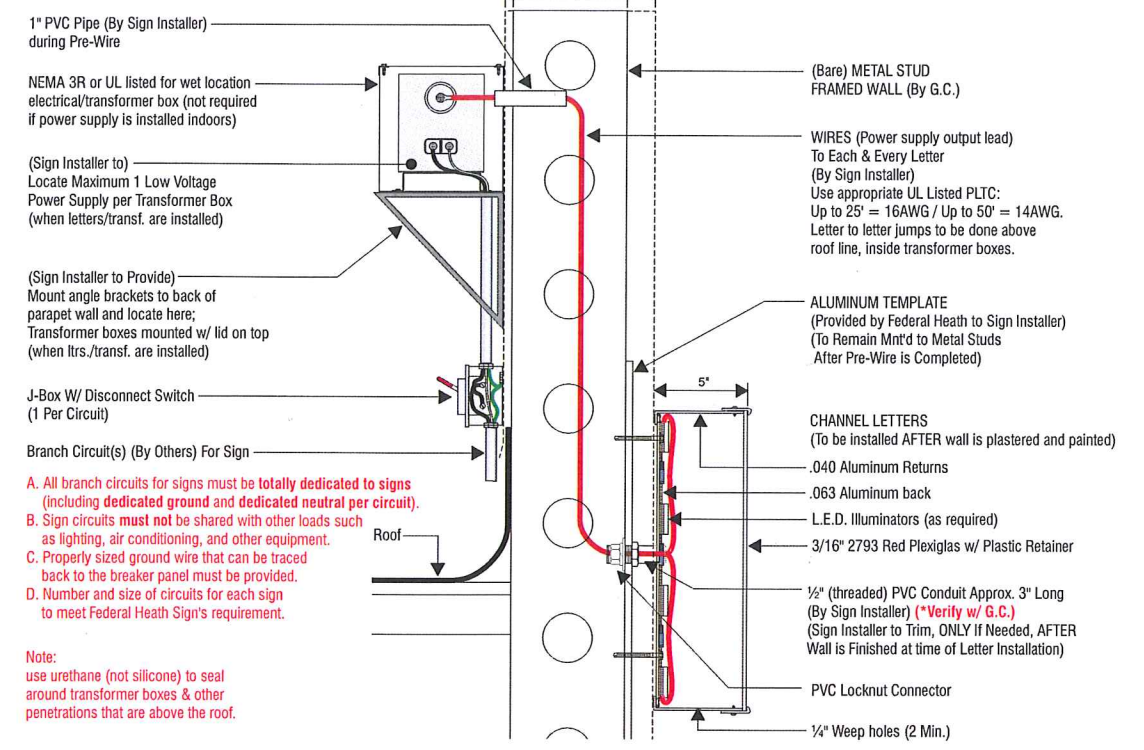
**GENERAL NOTE**  
 • INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD.  
 • TYPE, SIZE AND NUMBER OF FASTENERS TO BE DETERMINED.  
 • ALL BOLT HOLES TO BE DRILLED OR PUNCHED.  
 • ISOLATE ALL ALUMINUM FROM STEEL.

**CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5**  
 ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

**INSTALLER REQUIREMENTS**  
 ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

**NOTE: VERIFY ACTUAL WALL CONDITIONS**



SECTION DETAIL FOR TYPICAL CHANNEL LETTER W/ ILLUMINATED PLEX FACE @ ROOF PARAPET NOT TO SCALE

NOTES:  
 1- All seams to be placed for min. visibility. 2- Install to conform w/ section 600 of NEC. 3- Letters fabricated to UL standards. 4- Transformer mounting TBD. in field. 5- Letters to be const. to prevent light leaks. 6- Min. 2 mounting bolts per letter.

**PRE-WIRE PROCEDURE**

1. Install the aluminum template (w/ wiring diagram included), provided by Federal Heath, directly onto the face of the metal stud (framing).
2. For electrical wiring, use PVC (threaded) connectors & PVC 1/2" lock-nut connectors, provided by the Installer, to aluminum template. Have PVC conduit project out approximately 3" (depending on the finished wall thickness; \*Installer MUST VERIFY w/ G.C.).
3. Installer to provide & install (3) 1" PVC pipes onto stud on the roof / on the back of the parapet wall.
4. Installer to Pre-wire / leave wire(s) out of conduit approximately 18" and cover ends w/ tape to protect them. Wire to be provided by installer; Up to 15' - Use 18 AWG and Up to 50' - 14 AWG. Every (lead) wire to every letter must be run to transformer boxes (which will be located) above roof line.

Conduit / Pre-wire MUST BE IN before building wall is "finished" and before metal decking is installed on roof/back of parapet wall.

**INSTALLATION PROCEDURE**

5. After the building is plastered and painted (and the metal roof decking is in place), install the letters & transformers. The letter to letter wiring is to be completed on the back of the parapet wall (above the roofline).



**C** MANUFACTURE & INSTALL 1 SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS / SIGN TYPE CL48 / 97 SQ.FT. SCALE : 1/4" = 1'-0"

FACES: 2793 RED PLEX.  
 RETURNS: 5" DEEP, PRE-FINISHED GLOSS BLACK ALUMINUM W/ MATCHING TRIMCAP.  
 INTERNAL ILLUMINATION: RED L.E.D. UNITS POWERED BY REMOTE 12 VOLT POWER SUPPLIES.  
 MOUNTING: LETTERS TO BE FLUSH MOUNTED TO FASCIA.

**FEDERAL HEATH**  
 SIGN COMPANY  
 www.FederalHeath.com  
 4602 North Avenue Oceanside, CA 92056  
 (760) 941-0715 Fax (760) 631-5065

Manufacturing Facilities:  
 Oceanside, CA - Euless, TX - Jacksonville, TX - Delaware, OH

Office Locations:  
 Oceanside, CA - Las Vegas, NV - Laughlin, AZ  
 Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX  
 Houston, TX - Corpus Christi, TX - Indianapolis, IN  
 Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH  
 Willowbrook, IL - Tunica, MS - Atlanta, GA  
 Tampa, FL - Daytona Beach, FL - Orlando, FL

Revisions: \_\_\_\_\_

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: \_\_\_\_\_

Landlord Approval/Date: \_\_\_\_\_

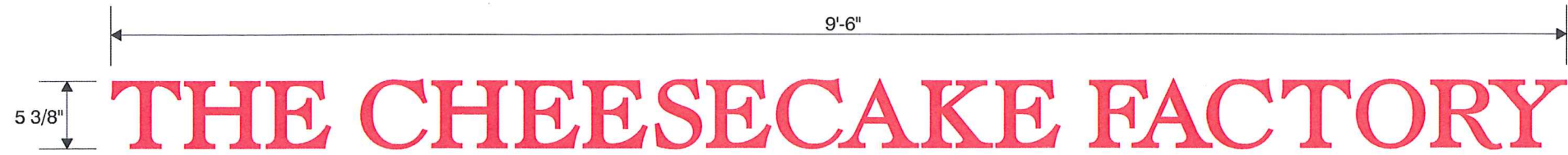
Account Rep: House - Key Account  
 Project Manager: Sandra Ramirez  
 Drawn By: C. Adachi

Underwriters Laboratories Inc. **nec** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS  
 ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:  
**The Cheesecake Factory**  
 199 Boylston Street  
 Chestnut Hill, MA 02467

Job Number: **23-17466-10**  
 Date: March 27, 2013  
 Sheet Number: **4** of **7**  
 Design Number: **23-17466-10**

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**A**

**FABRICATE & INSTALL 1 SET OF INTERNALLY ILLUMINATED PUSH THROUGH LETTERS / SIGN TYPE PT.75 / 4.25 SQ.FT.**

SCALE : 1" = 1'-0"

GENERAL CONTRACTOR TO PROVIDE & INSTALL LIGHTING BEHIND SIGN PANEL.

PUSH THROUGH COPY TO BE **3/4" THICK**, CLEAR ACRYLIC WITH 2500-73 DARK RED VINYL APPLIED TO FACE.

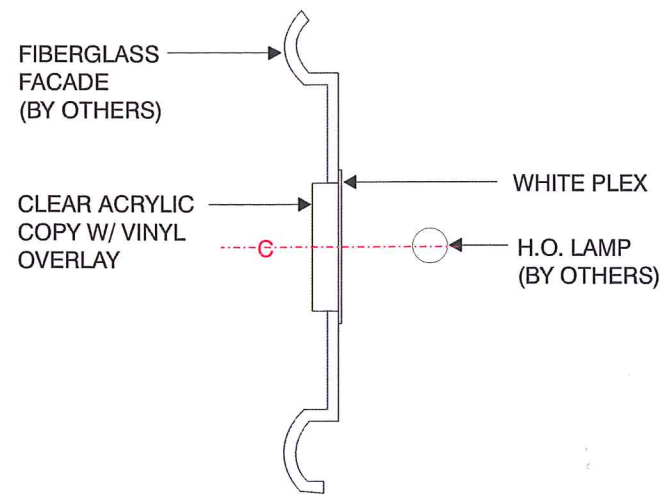
COPY IS TO BE BACKED UP WITH WHITE PLEX (SEPARATE PIECES FOR EACH LETTER).

LETTERS TO BE PUSHED THROUGH ROUTED OUT FIBERGLASS FASCIA.

FEDERAL SIGN TO PRODUCE ROUTING TEMPLATE & ROUT OUT OPENINGS IN FIBERGLASS FASCIA TO ACCEPT PUSH THROUGH LETTERS.

THIS IS TO BE DONE IN DMI'S SHOP IN SANTA ANA. FEDERAL SIGN IS TO INSTALL PUSH-THROUGH LETTERS IN DMI'S SHOP AT THIS TIME AS WELL.

LETTERS TO BE ATTACHED TO FASCIA W/ PL POLYURETHANE PREMIUM CONSTRUCTION ADHESIVE.



**SECTION DETAIL**

NOT TO SCALE



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(760) 941-0715 Fax (760) 631-5065

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Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH  
Willowbrook, IL - Tunica, MS - Atlanta, GA  
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions:


Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: \_\_\_\_\_

Landlord Approval/Date: \_\_\_\_\_

Account Rep: House - Key Account

Project Manager: Sandra Ramirez

Drawn By: C. Adachi

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ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



199 Boylston Street  
Chestnut Hill, MA 02467

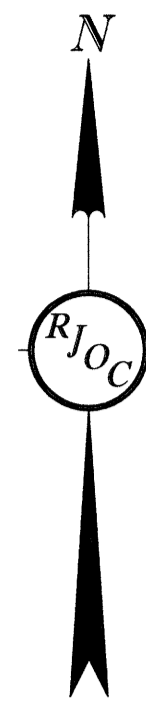
Job Number: **23-17466-10**

Date: March 27, 2013

Sheet Number: **3** Of **7**

Design Number: **23-17466-10**

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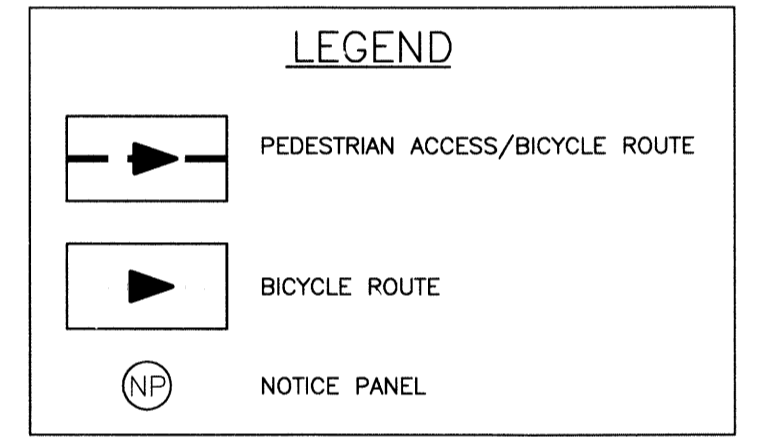


PARKING REQUIRED FOR EXISTING MALL					
SPACE USE	GROSS FLOOR AREA (SF)	SEATS	EMPLOYEES	REQUIRED (ROUND UP)	REQUIRED SPACES
BLOOMINGDALES RETAIL (COMBINED)	292,253	0	255	1/300 GFA + 1/3 EMPLOYEES	1,060
BLOOMINGDALES RESTAURANT	5,000	103	27	1/3 SEATS + 1/3 EMPLOYEES	44
TENANT SPACE (RETAIL, TENANT AND MALL STORAGE)	168,013	0	294	1/300 GFA + 1/3 EMPLOYEES	703
TENANT SPACE RESTAURANT (W/ OUTDOOR SEATING 1,077 SF)	13,407	422	78	1/3 SEATS + 1/3 EMPLOYEES	168
MALL OFFICE AND MANAGEMENT	1,701	0	9	1/250 GFA	7
<b>SUBTOTAL</b>	<b>480,374</b>	<b>525</b>	<b>663</b>		<b>1,982</b>
MALL COMMON AREAS (NOT INCLUDED IN PARKING SPACES CALCULATION)	46,690	-	-	N/A	-
PARKING GARAGE	264,843	-	-	N/A	-
<b>TOTAL</b>	<b>791,907</b>	<b>525</b>	<b>663</b>		<b>1,982</b>

PARKING REQUIRED FOR PROPOSED MALL					
SPACE USE	GROSS FLOOR AREA (SF)	SEATS	EMPLOYEES	REQUIRED (ROUND UP)	REQUIRED SPACES
BLOOMINGDALES RETAIL (COMBINED)	292,253	0	255	1/300 GFA + 1/3 EMPLOYEES	1,060
BLOOMINGDALES RESTAURANT	5,000	103	27	1/3 SEATS + 1/3 EMPLOYEES	44
TENANT SPACE (RETAIL, TENANT AND MALL STORAGE)	150,946	0	283	1/300 GFA + 1/3 EMPLOYEES	638
TENANT SPACE RESTAURANT (W/ OUTDOOR SEATING 2,677 SF)	32,804	1,217	175	1/3 SEATS + 1/3 EMPLOYEES	468
MALL OFFICE AND MANAGEMENT	1,060	0	9	1/250 GFA	5
<b>SUBTOTAL</b>	<b>482,063</b>	<b>1,320</b>	<b>749</b>		<b>2,215</b>
MALL COMMON AREAS (NOT INCLUDED IN PARKING SPACES CALCULATION)	46,732	-	-	N/A	-
PARKING GARAGE	264,843	-	-	N/A	-
<b>TOTAL</b>	<b>793,638</b>	<b>1,320</b>	<b>749</b>		<b>2,215</b>

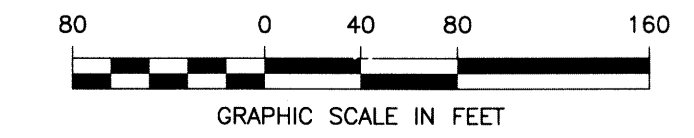
EXISTING PARKING TABLE	
PARKING AREA	EXISTING SPACES
EXISTING GARAGE PARKING ABOVE GRADE	711
ON GRADE PARKING	1,410
<b>TOTAL PARKING PROPOSED (INCLUDING 33 HANDICAP ACCESSIBLE SPACES)</b>	<b>2,121</b>

PROPOSED PARKING TABLE	
PARKING AREA	PROPOSED SPACES
EXISTING GARAGE PARKING ABOVE GRADE	711
ON GRADE PARKING	1,408
<b>TOTAL PARKING PROPOSED (INCLUDING 33 HANDICAP ACCESSIBLE SPACES)</b>	<b>2,119</b>

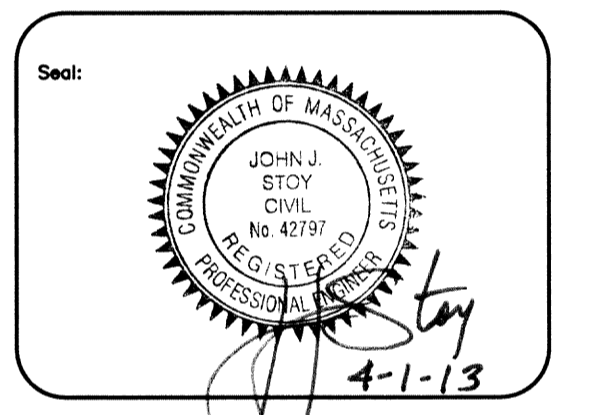


ZONING TABLE: ENTIRE PROPERTY			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF	939,546 SF	939,546 SF
FRONTAGE	80 FT	1,635 FT	1,635 FT
FRONT YARD	10 FT	82.42 FT	82.42 FT
SIDE YARD	24.54 FT	1.69 FT	1.69 FT
REAR YARD	24.54 FT	64.61 FT	64.61 FT
F.A.R.	1.0	0.842	0.842
HEIGHT	24 FT, 36 FT (W/SPECIAL PERMIT)	49.08 FT	49.08 FT
STORIES	3 (W/SPECIAL PERMIT)	3	3

ZONING TABLE: MALL LOT ONLY			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF	324,691 SF	324,691 SF
FRONTAGE	80 FT	485.86 FT	485.86 FT
FRONT YARD	10 FT	66.30 FT	66.30 FT
SIDE YARD	0 FT	0 FT	0 FT
REAR YARD	19.09 FT	107.71 FT	98.26 FT
F.A.R.	1.0	0.704	0.704
HEIGHT	24 FT, 36 FT (W/SPECIAL PERMIT)	38.18 FT	38.18 FT
STORIES	3 (W/SPECIAL PERMIT)	2	2



No.	Date	Revision
1.	04/01/13	ANDED VESTIBULE
2.	11/27/12	REVISED PER LAND USE COMMITTEE COMMENTS
3.	10/02/12	ISSUED FOR SPECIAL PERMIT AND SITE PLAN APPROVAL
4.	09/09/12	ISSUED FOR PRELIMINARY CITY REVIEW



Designed by: SPG  
 Drawn by: BMS  
 Checked by: SPG  
 Scale: 1"=80'  
 Date: 08/09/2012

Prepared for:  
**WMACH, LLC**  
 199 BOYLSTON STREET  
 CHESTNUT HILL, MA 02167

Prepared by:  
**RJO'CONNELL & ASSOCIATES, INC.**  
 CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS  
 80 MONTVALE AVE  
 STONEHAM, MA 02180  
 781-279-0180  
 FAX: 781-279-0173

Project Name:  
**THE MALL AT CHESTNUT HILL  
 NEWTON, MA**  
 Drawing Name:  
**OVERALL SITE PLAN**

Drawing No.:  
**OSP-1**  
 Project No.:  
**12077**

Drawing name: G:\MA\Newton\Simon\The Mall At Chestnut Hill\12077\_OSP-1 OVERALL SITE PLAN.dwg  
 Apr 01, 2013 1:53:43pm