

**SCHLESINGER AND
BUCHBINDER, LLP**

ATTORNEYS AT LAW

1200 WALNUT STREET
NEWTON, MASSACHUSETTS 02461-1267

STEPHEN J. BUCHBINDER
ALAN J. SCHLESINGER
LEONARD M. DAVIDSON
SHERMAN H. STARR, JR.
HEATHER G. MERRILL
PAUL N. BELL
KATHERINE BRAUCHER ADAMS
FRANKLIN J. SCHWARZER
RACHAEL C. CARVER

TELEPHONE (617) 965-3500
FACSIMILE (617) 965-6824

OF COUNSEL
ROBIN GORENBERG

aschlesinger@sab-law.com

June 5, 2015

Linda Finucane, Clerk
Board of Aldermen
City of Newton
1000 Commonwealth Ave.
Newton, MA 02459

RECEIVED
Newton City Clerk
2015 JUN -5 PM 12:53
David A. Olson, Clerk
Newton, MA 02459

Re: 180 Needham Street - Petition #91-15

Dear Ms. Finucane;

Attached for filing please find revised plans dated June 1, 2015 for the proposed restaurant use at 180 Needham Street.

In preparation for the related hearing before the Conservation Commission the applicant has removed 27 previously proposed parking spaces from the area adjacent to South Meadow Brook. This change will require the granting of the alternate relief requested by the applicant as a waiver of 27 parking spaces.

We are hoping for an opportunity to present these plans to the Land Use Committee on June 16 if that date is available.

Very truly yours,


Alan J. Schlesinger

AJS:sjk

cc: Stephen Pantalone

SITE DEVELOPMENT PLANS

FOR

180, 188 & 210 NEEDHAM ST.
NEWTON, MA

APRIL 10, 2015

SHEET INDEX			
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION REVISIONS
1	COVER SHEET	06/01/15	
2	MOBILITY PLAN	06/01/15	
3	EXISTING CONDITIONS PLAN	06/01/15	
4	OVERALL LAYOUT & ZONING PLAN	06/01/15	
5	LAYOUT & LANDSCAPING PLAN	06/01/15	
6	SITE PLAN	06/01/15	
7	DETAIL SHEET	06/01/15	
8	DETAIL SHEET	06/01/15	



LOCATION MAP

OWNER/APPLICANT:

CP NEEDHAM ST LLC
188 NEEDHAM STREET LTD PARTNERSHIP
210 NEEDHAM STREET LTD PARTNERSHIP
C/O CROSSPOINT ASSOCIATES, INC.
300 THIRD AVENUE, SUITE 2
WALTHAM, MA 02451

CIVIL ENGINEERS:

KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

ARCHITECT:

FORM + PLACE
797 WASHINGTON STREET,
SUITE 3
NEWTONVILLE MA 02460

TRAFFIC ENGINEER:

STANTEC
55 GREEN MOUNTAIN DRIVE
SOUTH BURLINGTON, VT 05403

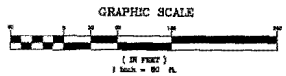
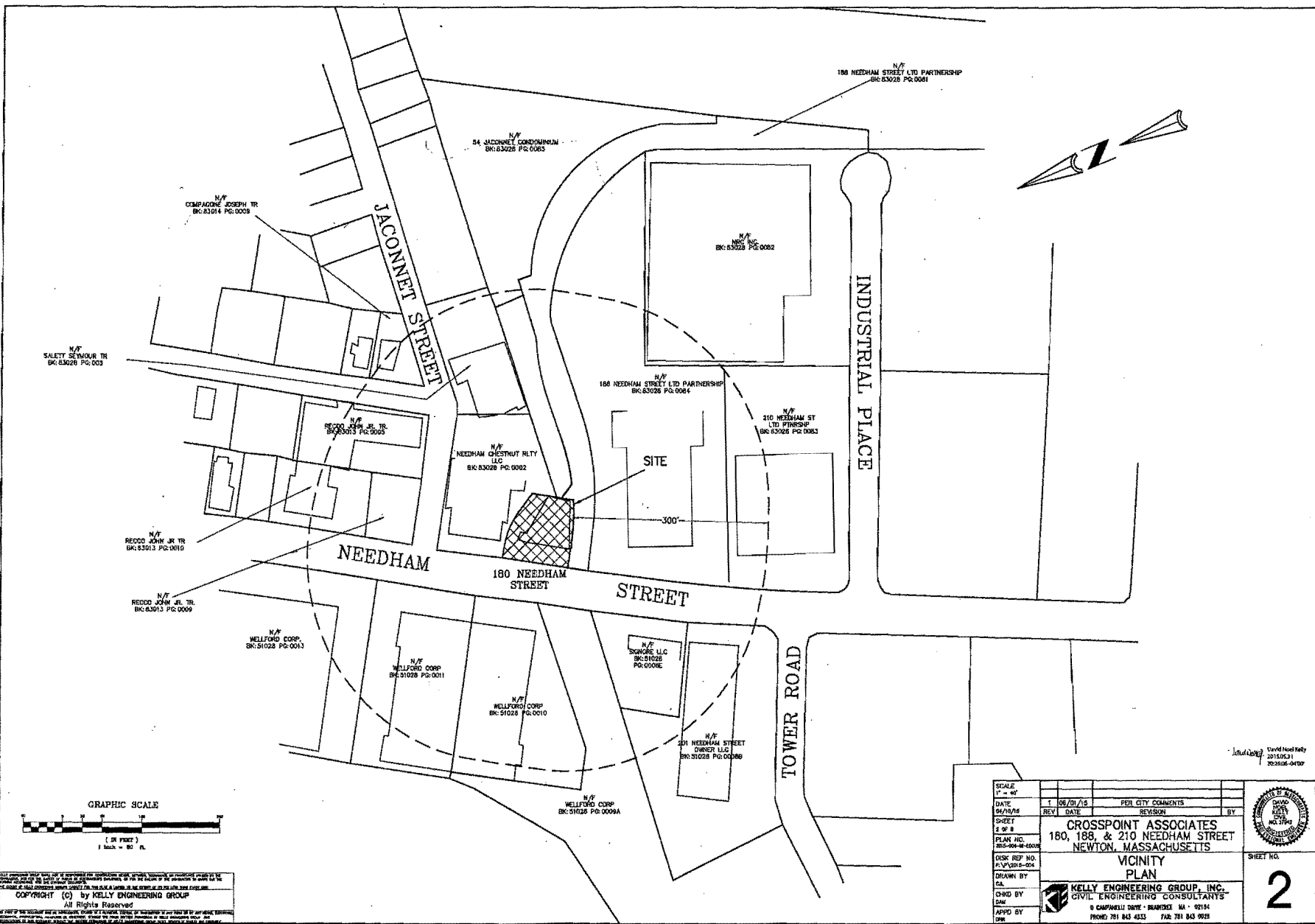
LANDSCAPE ARCHITECT:

SHADLEY ASSOCIATES, P.C.
1730 MASSACHUSETTS AVENUE
LEXINGTON, MA 02420

David Noel Kelly
2015.05.31
2023/00-04707

	SCALE	DISK REF NO.	180, 188 & 210 NEEDHAM ST. NEWTON, MA	SHEET NO. 1
	DATE	PL/PS/DS-004		
	04/10/15	DRAWN BY		
		CHKD BY		
		DATE		
		PLAN NO.		
		APPD BY		
		CHK		

ALL RIGHTS RESERVED
COPYRIGHT (c) by KELLY ENGINEERING GROUP, INC.
All Rights Reserved
KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE • BRAINTREE, MA • 02184
PHONE: 781 843 4333 FAX: 781 843 9020



COPYRIGHT (c) by KELLY ENGINEERING GROUP
All Rights Reserved
NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, STORED IN A RETRIEVING SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KELLY ENGINEERING GROUP, INC.

SCALE	1" = 60'
DATE	1 06/01/16
REV	
SHEET	2 OF 2
PLAN NO.	2016-0016-0006
DATE	06/01/16
APPD BY	OW
DRAWN BY	CA
CHKD BY	OW

PER CITY COMMENTS		BY

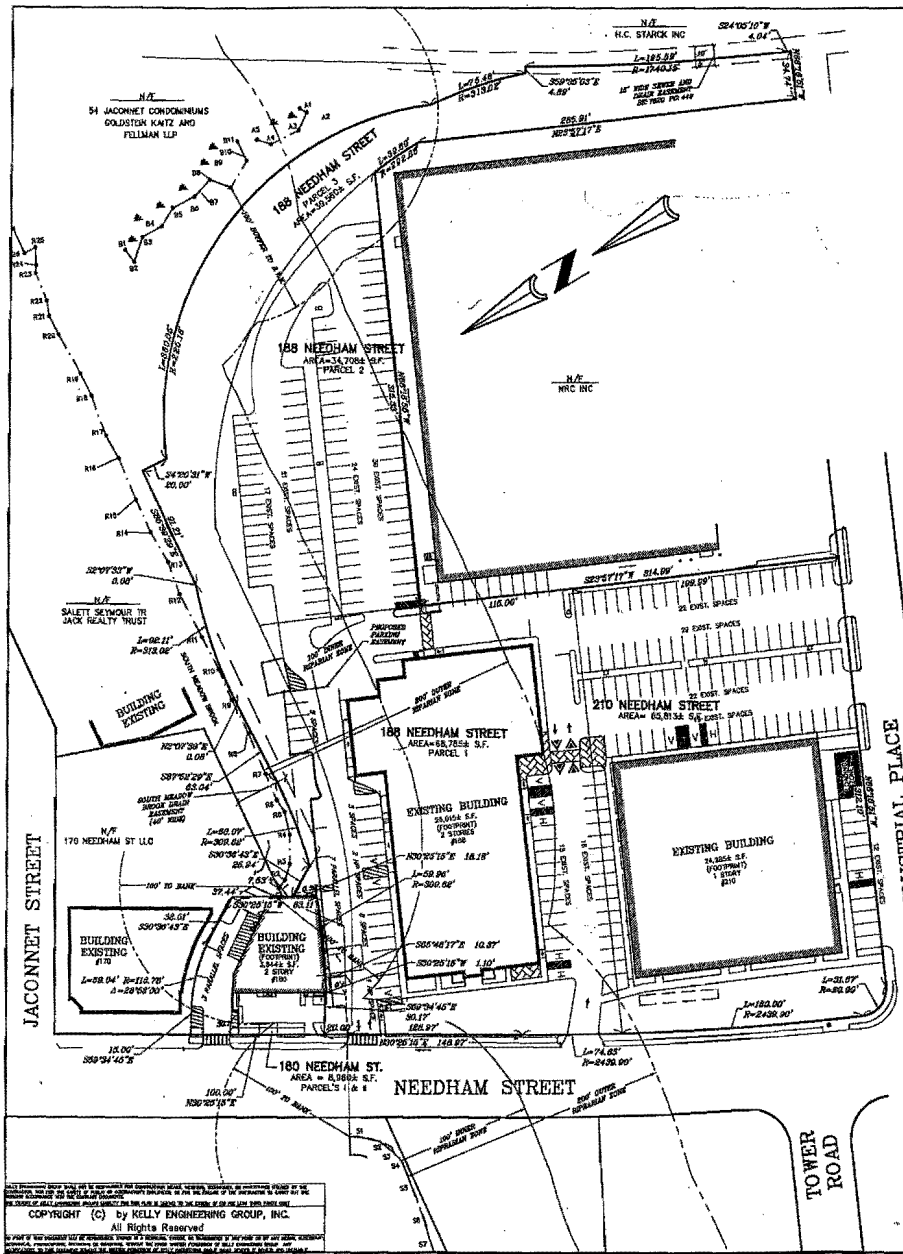
CROSSPOINT ASSOCIATES
180, 188, & 210 NEEDHAM STREET
NEWTON, MASSACHUSETTS

VICINITY PLAN

KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS
5 CAMPWELL DRIVE • BRANFORD, MA • 02194
PHONE: 781 843 4333 FAX: 781 843 9128

David Reed Kelly
2016.05.31
201616-0006

SHEET NO.
2



Copyright (c) by Kelly Engineering Group, Inc. All Rights Reserved.

NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KELLY ENGINEERING GROUP, INC.

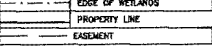
ZONING LEGEND 180 NEEDHAM ST.

ZONING DISTRICT: MIXED USE 1				
	REQUIRED/PERMITTED	EXISTING	PROVIDED	COMPLIANCE
MIN. AREA	40,000 S.F.	2,981.8 S.F. (NOTE 1)	SAME	EXISTING NON-COMPLYING
MAX. FRONTAGE	80'	100'	SAME	YES
MIN. YARD - FRONT	23.8' (NOTE 2)	30.1'	SAME	YES
-SIDE	7.5'	0' (NOTE 3)	0' (NOTE 3)	NON-COMPLYING
-REAR	7.5'	(NOTE 4)	SAME	EXISTING NON-COMPLYING
MAX. STORES	3	2	2	YES
MAX. HEIGHT	36'	23.8' (NOTE 5)	SAME	YES
FAR COVERAGE	1.5	0.06 (NOTE 6)	SAME	YES
PARKING TOTAL	(NOTE 7)	13	3 (NOTE 7)	WAIVER
-SIZE	9'x18' (NOTE 8)	VARIABLES	9'x21' (PARALLEL)	YES
-HANDICAP	1 (NOTE 8)	1	(NOTE 8)	WAIVER
-LOADING	1 (NOTE 9)	1	1	YES
PARKING SETBACK				
-FRONT	20'	0'	20'	YES
-SIDE	5'	12' (NOTE 10)	0'	WAIVER
-REAR	5'	30'	18'	YES
-BUILDING	5'	0'	17' (NOTE 11)	YES
aisle width	20' (TWO WAY)	0'	17' (NOTE 11)	WAIVER
MIN. DRIVEWAY WIDTH	20'	100'	20'	YES
MAX. DRIVEWAY WIDTH	25'	100'	30'	YES
BICYCLE PARKING	1 (NOTE 12)	NA	1	YES
LANDSCAPE SCREENING	5'	0'	0' SIDE & 5' FRONT (NOTE 10)	NON-COMPLYING
INTERIOR LANDSCAPING	5%	35%	35%	YES

ZONING NOTES

- LOT AREA IS EXISTING NON-COMPLYING.
- FOR BUILDINGS GREATER THAN 1 STORY, FRONT SETBACK EQUALS THE BUILDING HEIGHT.
- SOUTH SIDE YARD SETBACK IS EXISTING NON-COMPLYING. THE SETBACK SHOWN DOES NOT INCLUDE THE PROPOSED BUILDING CANOPY.
- EXISTING BUILDING ENDOCHAGES ONTO ADJUTING PROPERTY AT REAR YARD BY 0.3'.
- BUILDING HEIGHT = HEIGHT OF BUILDING + FINISHED FLOOR ELEVATION - AVERAGE GRADE PLANE. (SEE AVERAGE GRADE PLANE CALCULATION WORKSHEET ATTACHED WITH SPECIAL PERMIT APPLICATION.)
= 22.7' + 113.3' - 111.7' = 23.3'
- FLOOR AREA RATIO: EXISTING & PROPOSED FAR: 7,888 S.F./6,981 S.F. = 0.56
- FOR REQUIRED PARKING, SEE PARKING CALCULATIONS ATTACHED WITH ZONING REVIEW APPLICATION. ADDITIONAL PARKING SPACES PROVIDED ON ADJACENT PROPERTY 180-210 NEEDHAM ST. PER PARKING EASEMENT.
- REQUIRED HANDICAP STALLS: 2% OF STALLS. HANDICAP PARKING PROVIDED ON ADJACENT PROPERTY.
- 10'x35'x12'x12' LOADING SPACES REQUIRED: OFFICE/RETAIL = 7,888 S.F. = 1 SPACE
- PROPOSED PARKING SPACES ARE LOCATED ALONG EXISTING DRIVE AISLES AND EDGE OF PARADISE FOR MORE EFFICIENT PARKING CONFIGURATION.
- aisle width IS EXISTING NON-COMPLYING AND WILL BECOME LESS NON-COMPLYING BY CONVERTING PARKING SPACES TO PARALLEL SPACES. VEHICLE TURNAROUND AREA IS PROPOSED TO IMPROVE VEHICLE MANEUVERABILITY.
- 1 (2'x7') BICYCLE SPACE PER 10 PARKING SPACES.

EXISTING LEGEND



PROPOSED LEGEND



PARKING LEGEND 188 & 210 NEEDHAM ST.

ZONING DISTRICT: MIXED USE 1				
	REQUIRED/PERMITTED	EXISTING	PROVIDED	COMPLIANCE
PARKING TOTAL	9'x18' (NOTE 1)	231 (NOTE 1)	248 (NOTE 1)	YES
-SIZE	9'x18' (NOTE 1)	VARIABLES	9'x21' (PARALLEL)	YES
-HANDICAP	8	11	12	YES
-LOADING	2 (NOTE 3)	2	2	YES
PARKING SETBACK				
-FRONT	20'	1' (NOTE 4)	5'	EXISTING NON-COMPLYING
-SIDE	5'	1' (NOTE 4)	1' (NOTE 5)	WAIVER
-REAR	5'	>5'	40'	YES
-BUILDING	5'	5'	5'	YES
aisle width	24' (TWO WAY)	21' (NOTE 4)	SAME	EXISTING NON-COMPLYING
MAX. DRIVEWAY WIDTH	25'	<25'	SAME	YES
BICYCLE PARKING	30 (NOTE 4)	NA	30	YES
LANDSCAPE SCREENING	5'	>5'	5'	WAIVER
INTERIOR LANDSCAPING	5%	>5%	>5%	YES

ZONING NOTES

- FOR REQUIRED PARKING, SEE PARKING CALCULATIONS ATTACHED WITH ZONING REVIEW APPLICATION. PARKING TO BE PROVIDED FOR 180 NEEDHAM ST. PER PARKING EASEMENT.
- PROPOSED PARKING SPACES ARE 9'x18' WITH 2' OVERHANG AND 9'x21' PARALLEL SPACES.
- 10'x35'x12'x12' LOADING SPACES REQUIRED: OFFICE/RETAIL = 18,200 S.F. = 1 SPACE RETAIL = 48,820 S.F. = 1 SPACE
- IT IS ASSUMED THAT BOTH INDUSTRIAL PLACE AND NEEDHAM ST. ARE FRONT YARDS. PROPERTY LINE ADJUTING 54 JACONNET CONDOMINIUMS IS REAR YARD, AND ALL OTHER YARDS ARE SIDE YARDS.
- PROPOSED PARALLEL SPACES TO THE NORTH OF THE PROPERTY ARE 2' FROM SIDE YARD.
- 1 (2'x7') BICYCLE SPACE PER 10 PARKING SPACES. MAXIMUM 30 BICYCLE SPACES.

PARKING LEGEND 180, 188, & 210 NEEDHAM ST.

ZONING DISTRICT: MIXED USE 1				
	REQUIRED/PERMITTED	EXISTING	PROVIDED	COMPLIANCE
PARKING TOTAL	9'x18' (NOTE 1)	244	251 (NOTE 1)	YES
-SIZE	9'x18' (NOTE 1)	VARIABLES	9'x21' (PARALLEL)	YES
-HANDICAP	8	12	12	YES

NOTES

- FOR REQUIRED PARKING, SEE PARKING CALCULATIONS ATTACHED WITH ZONING REVIEW APPLICATION. PARKING TO BE PROVIDED FOR 180 NEEDHAM ST. PER PARKING EASEMENT.

GENERAL NOTES

- FOR WORK OUTSIDE OF CURB LIMITS (MATERIALS, FINISHES, PLANTER BOXES, ETC.) SEE PLANS BY FORM & PLACE.

David Noet
1449
2015-05-31
2022-05-04-190

SCALE: 1" = 40'

DATE	1. 05/01/23	PER CITY COMMENTS	
DATE	REV. DATE	REVISION	BY

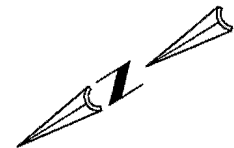
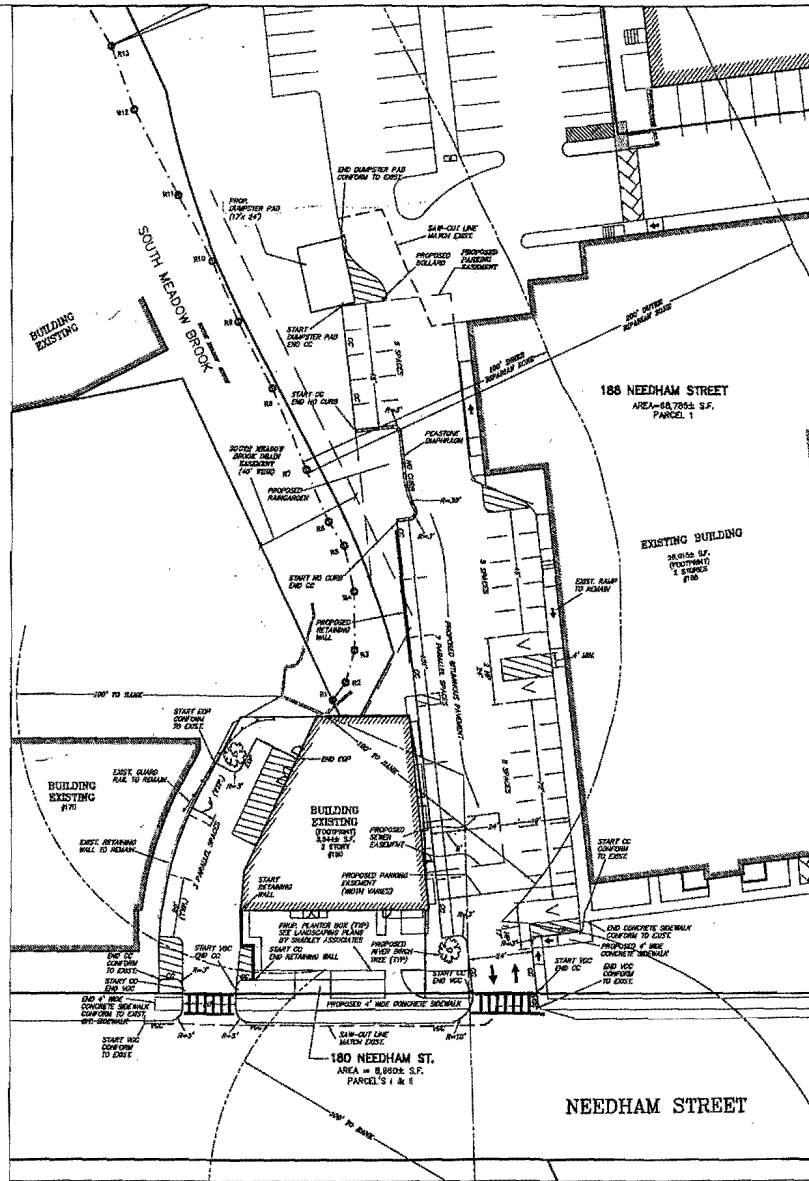
CROSSPOINT ASSOCIATES
180, 188, & 210 NEEDHAM STREET
NEWTON, MASSACHUSETTS

OVERALL LAYOUT & ZONING PLAN

DRAWN BY: [Signature]
CHECKED BY: [Signature]
APP'D BY: [Signature]

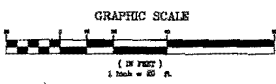
KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS
8 CAMPWELL DRIVE - BARNSTABLE, MA • 01914
PHONE: 781.843.4333 FAX: 781.843.0028

SHEET NO. **4**



EXISTING LEGEND	
	EDGE OF WETLANDS
	PROPERTY LINE
	EASEMENT

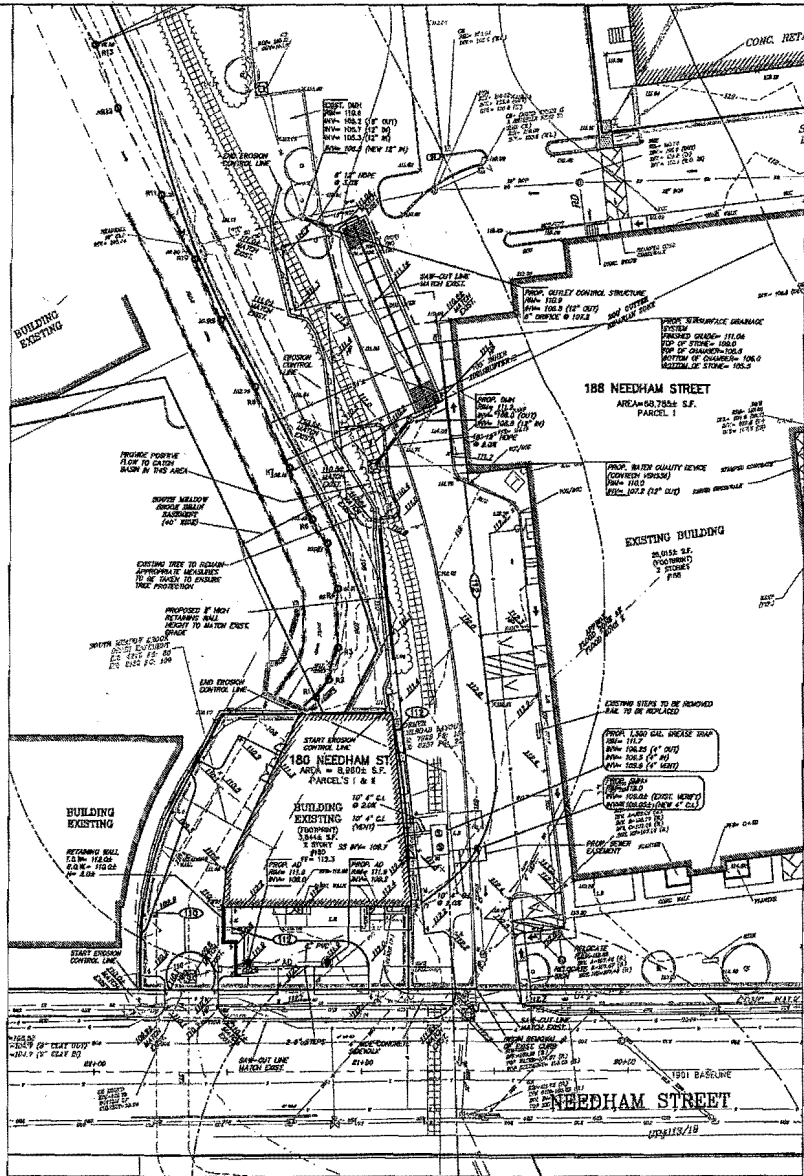
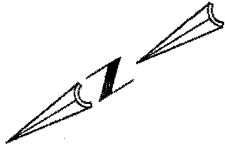
PROPOSED LEGEND	
	HANDICAP SPACE
	WALK HANDICAP SPACE
	HANDICAP RAMP
	TRAFFIC FLOW
	PROPOSED EASEMENT
	CONCRETE CURB



Copyright (C) by KELLY ENGINEERING GROUP, INC. All Rights Reserved.

David Wood Goffy
2015.05.21
2028.02-04107

SCALE	1" = 50'		
DATE	06/01/15	PER CITY COMMENTS	
REV		REVISION	BY
SHEET	CROSSPOINT ASSOCIATES		
PLAN NO.	180, 188, & 210 NEEDHAM STREET		
DISK REF NO.	NEWTON, MASSACHUSETTS		
APP'D BY	LAYOUT & LANDSCAPING PLAN		
CHKD BY	KELLY ENGINEERING GROUP, INC.		
DRWN BY	CIVIL ENGINEERING CONSULTANTS		
DATE	8 CAMPANELLI DRIVE • GRANBREE MA • 02184		
	PHONE 781 843 4333 FAX 781 843 0028		
SHEET NO.	5		



EXISTING LEGEND

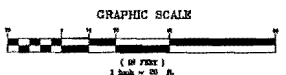
■	CONCRETE
○	DRAIN MANHOLE
□	SEWER MANHOLE
○	AREA DRAIN
□	TRENCH DRAIN
○	DRAIN MANHOLE
—	DRAIN LINE
—	ROOF DRAIN LINE
—	AREA DRAIN LINE
—	UNDER DRAIN
○	SEWER MANHOLE
—	SEWER LINE
—	GAS VALVE
—	GAS LINE
—	WATER VALVE
—	WATER LINE
—	CONDENSER LINE
—	SPOT GRADE
—	EROSION CONTROL LINE
—	SILT SACK
—	PROPOSED EXISTENT

PROPOSED LEGEND

V	WAN HANDICAP SPACE
→	HANDICAP RAMP
□	CATCH BASIN
○	AREA DRAIN
□	TRENCH DRAIN
○	DRAIN MANHOLE
—	DRAIN LINE
—	ROOF DRAIN LINE
—	AREA DRAIN LINE
—	UNDER DRAIN
○	SEWER MANHOLE
—	SEWER LINE
—	GAS VALVE
—	GAS LINE
—	WATER VALVE
—	WATER LINE
—	CONDENSER LINE
—	SPOT GRADE
—	EROSION CONTROL LINE
—	SILT SACK
—	PROPOSED EXISTENT

NOTES:
1. ALL STRUCTURE INVERTS ARE LISTED WITH OUTLET FIRST THEN CLOCKWISE AROUND STRUCTURE.

David Noel
Kelly
2018.05.31
2022P45
04'00"



CROSSPOINT ASSOCIATES
180, 188, & 210 NEEDHAM STREET
NEWTON, MASSACHUSETTS

SITE PLAN

KELLY ENGINEERING GROUP, INC.
CIVIL ENGINEERING CONSULTANTS
6 CAMPFIELD DRIVE • BRAINTON, MA • 01918
PHONE 781 845 4333 FAX 781 845 3028

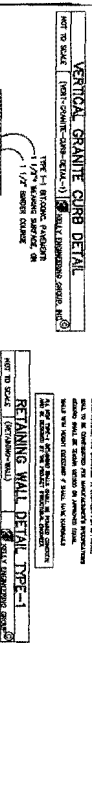
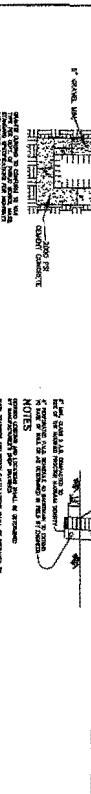
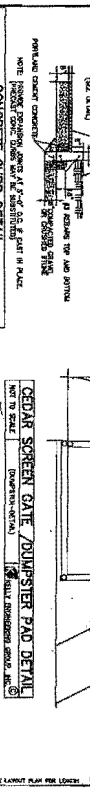
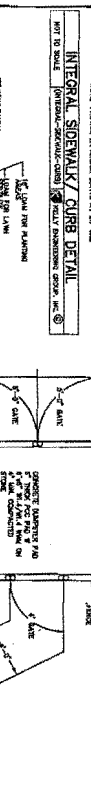
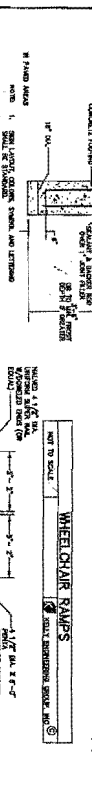
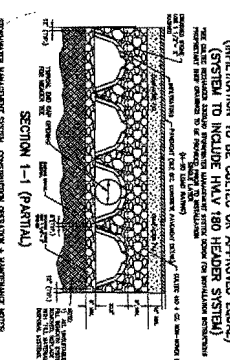
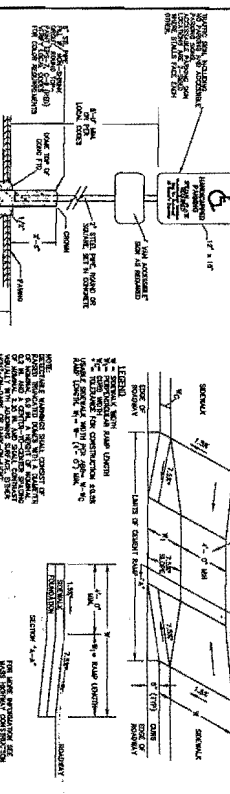
SCALE	1" = 20'
DATE	08/20/18
REV.	DATE
SHEET	6 OF 7
PLAN NO.	2018-004-001
DISK REF. NO.	FLP\2018-004
DRAWN BY	SL
CHECK BY	DWF
APPROV BY	DWF



SHEET NO.

6

TYPICAL SUBURBAN RECHARGE AREA (ULTIC SWIND)
(PARTIAL) NOT TO BE CALLED OR APPROVED SEPARATELY

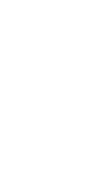
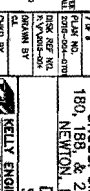
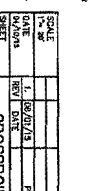
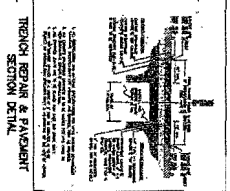


CITY OF NEWTON NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NEWTON SPECIFICATIONS AND THE CITY ENGINEER'S APPROVED DETAILS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL TRAFFIC DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL WHEELCHAIR ACCESS DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ENVIRONMENTAL FEATURES DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL HISTORIC FEATURES DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL CULTURAL RESOURCES DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ARCHAEOLGICAL RESOURCES DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PREHISTORIC RESOURCES DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL NATURAL RESOURCES DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL CULTURAL LANDSCAPES DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL HISTORIC LANDSCAPES DURING CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL CULTURAL HERITAGE DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL HISTORIC HERITAGE DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL CULTURAL RESOURCES DURING CONSTRUCTION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL HISTORIC RESOURCES DURING CONSTRUCTION.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND THE MASSACHUSETTS DEPARTMENT OF PUBLIC SAFETY.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL TRAFFIC DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PEDESTRIAN TRAFFIC DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL WHEELCHAIR ACCESS DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ENVIRONMENTAL FEATURES DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL HISTORIC FEATURES DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL CULTURAL RESOURCES DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ARCHAEOLGICAL RESOURCES DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL PREHISTORIC RESOURCES DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL NATURAL RESOURCES DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL CULTURAL LANDSCAPES DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL HISTORIC LANDSCAPES DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL CULTURAL HERITAGE DURING CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL HISTORIC HERITAGE DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL CULTURAL RESOURCES DURING CONSTRUCTION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL HISTORIC RESOURCES DURING CONSTRUCTION.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL CULTURAL RESOURCES DURING CONSTRUCTION.



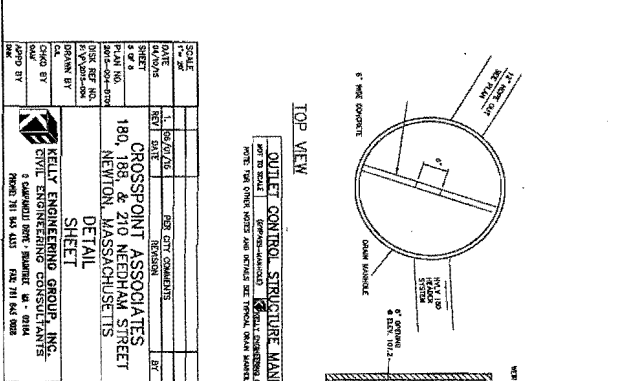
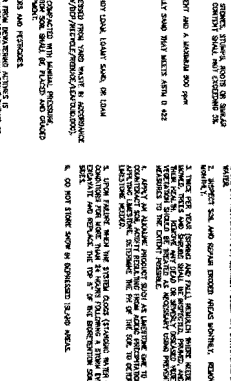
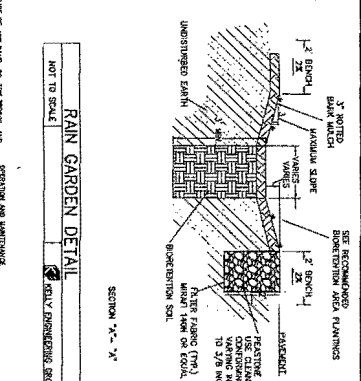
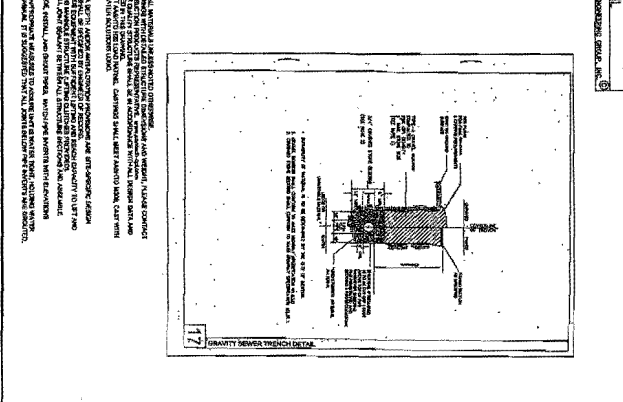
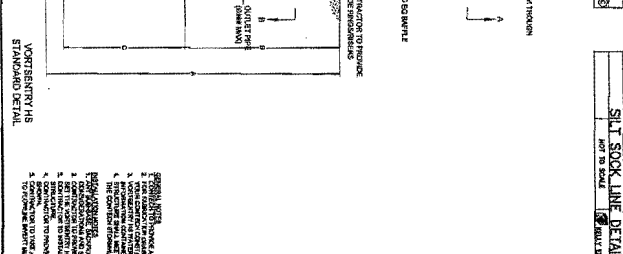
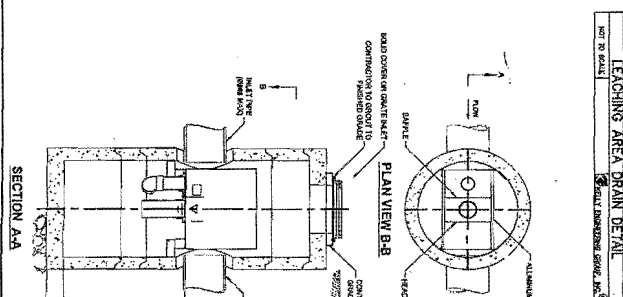
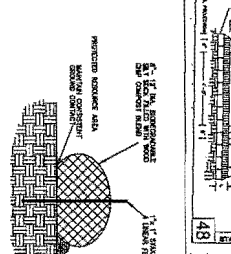
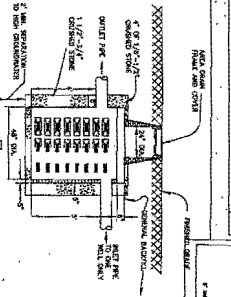
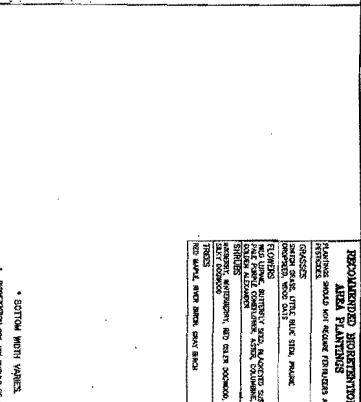
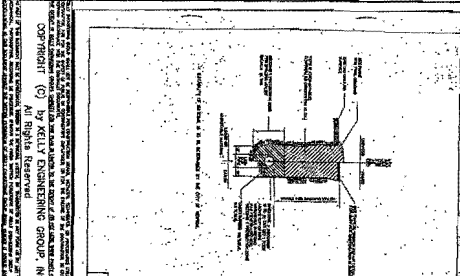
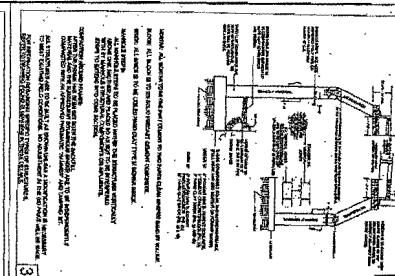
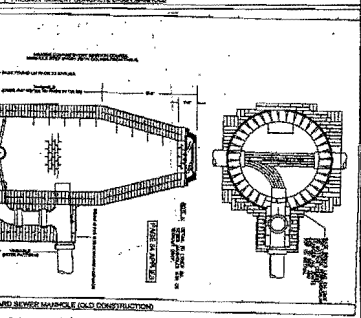
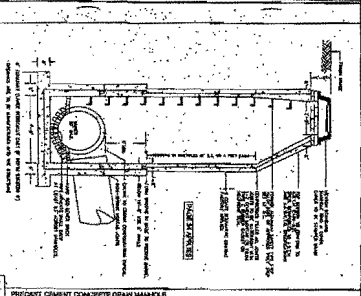
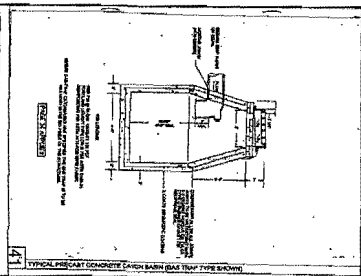
CROSSPOINT ASSOCIATES
180, 188, & 210 NEEDEHAM STREET
NEWTON, MASSACHUSETTS

DETAILED SHEET

VELLY ENGINEERING GROUP, INC.
9 CAMPBELL STREET - CHESHIRE, MA 01514
PHONE: 781-344-4333

7

Copyright (C) by Velly Engineering Group, Inc.



RECOMMENDED ROOF DRAINAGE AREA PLANNING
 THESE PLANNING NOTES ARE FOR INFORMATION ONLY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE ROOF DRAINAGE SYSTEM.
 1. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 2. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 3. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 4. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 5. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 6. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 7. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 8. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 9. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 10. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.

SECTION WITH NOTES
 1. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 2. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 3. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 4. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 5. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 6. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 7. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 8. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 9. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 10. THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.

RAIN GARDEN DETAIL
 1. THE RAIN GARDEN SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 2. THE RAIN GARDEN SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 3. THE RAIN GARDEN SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 4. THE RAIN GARDEN SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 5. THE RAIN GARDEN SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 6. THE RAIN GARDEN SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 7. THE RAIN GARDEN SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 8. THE RAIN GARDEN SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 9. THE RAIN GARDEN SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 10. THE RAIN GARDEN SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.

TOP VIEW
 1. THE TOP VIEW SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 2. THE TOP VIEW SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 3. THE TOP VIEW SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 4. THE TOP VIEW SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 5. THE TOP VIEW SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 6. THE TOP VIEW SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 7. THE TOP VIEW SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 8. THE TOP VIEW SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 9. THE TOP VIEW SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 10. THE TOP VIEW SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.

SECTION
 1. THE SECTION SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 2. THE SECTION SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 3. THE SECTION SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 4. THE SECTION SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 5. THE SECTION SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 6. THE SECTION SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 7. THE SECTION SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 8. THE SECTION SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 9. THE SECTION SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.
 10. THE SECTION SHALL BE DESIGNED TO DRAIN THE ROOF AREA TO THE DRAINAGE POINTS.

DATE: 11/09/07
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
SHEET NO.: 8
PROJECT: CROSSPOINT ASSOCIATES
 180, 186, & 210 NESHAM STREET
 NEWTON, MASSACHUSETTS
CLIENT: KELY ENGINEERING GROUP, INC.
 5 CAMP HILL DRIVE, SUITE 100
 NEWTON, MA 02459
APP'D BY: [Signature]