

TOWN OF NEEDHAM
MASSACHUSETTS



500 Dedham Avenue
Needham, MA 02492
781-455-7550

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW
AND AMENDMENT TO SPECIAL PERMIT

Project Determination: (circle one) **X** Major Project Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the By-Laws.

Location of Property 148 Chestnut Street, Needham
Name of Applicant Beth Israel Deaconess Hospital – Needham, Inc.
Applicant's Address 148 Chestnut Street, Needham, MA 02492
Phone Number 781-543-3000

Applicant is: Owner **X** Tenant _____
 Agent/Attorney _____ Purchaser _____

Property Owner's Name Same as above
Property Owner's Address Same as above
Telephone Number Same as above

Characteristics of Property: Lot Area 193,354 s.f. Present Use: Hospital
 Map # 47 Parcel # 55 Zoning District: Medical Overlay

Description of Project for Site Plan Review under Section 7.4 of the Zoning By-Law:
Removal of canopy at Lincoln Street entrance, installation of temporary medical imaging trailer in circular drive, and enclosed temporary corridor connecting trailer to building. All to be removed and restored to current conditions (with landscaping) after Hospital renovations to nuclear medicine suite are completed (expected to take approx.. six months).

Signature of Applicant (or representative) Evans Huber, Esq. [Signature]
Address if not applicant:
Huber Legal Counsel LLC 275 Grove Street, Suite 2-400, Newton, MA 02466
Telephone # 781-799-9272

Owner's permission if other than applicant

SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board _____ Date _____
Hearing Date _____ Parties of Interest Notified of Public Hearing _____
Decision Required by _____ Decision/Notices of Decision sent _____
Granted _____
Denied _____ Fee Paid _____ Fee Waived _____
Withdrawn _____

NOTE: Reports on Minor Projects must be issues within 35 days of filing date.

Beth Israel Lahey Health 
Beth Israel Deaconess Hospital
Needham

Beth Israel Deaconess Hospital – Needham
148 Chestnut St.
Needham, MA 02492

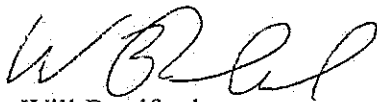
April 8, 2024

To Whom It May Concern,

BID-Needham authorizes Evans Huber of Huber Legal Counsel LLC to sign Needham Planning Board application forms and official documentation on behalf of the hospital.

Please contact me with any questions.

Thank you,



Will Bradford
Director of Finance
413-949-0304

4/8/24

HUBER LEGAL COUNSEL, LLC
275 GROVE STREET, SUITE 2-400
NEWTON, MA 02466

April 11, 2024

Via Electronic Mail and Hand Delivery

Members of the
Needham Planning Board

And

Lee Newman
Director of Planning and Community Development
Public Services Administration Building
500 Dedham Ave
Needham, MA 02492

Re: Beth Israel Deaconess Hospital - Needham
Application for Further Site Plan Review and Amendment to Special Permit

Dear Planning Board Members and Ms. Newman:

Pursuant to Chapter 40A of the Massachusetts General Laws, the Needham Zoning By-Law, the Needham Planning Board Rules, and Section 4.2 of Major Project Site Plan Special Permit No. 2007-10, dated November 13, 2007, as amended (the "existing Special Permit"), the Applicant, Beth Israel Deaconess Hospital - Needham, Inc. hereby submits an application requesting that the Planning Board approve its proposed project through the Site Plan Review process, and amend the existing Special Permit to that effect.

The original decision approving a Major Project Site Plan Special Permit for this property was dated November 13, 2007. That Special Permit was subsequently amended by decisions dated July 28, 2009; July 12, 2011; September 20, 2011; December 4, 2012; October 24, 2017; and March 5, 2019.

One of the entrances to the Hospital is on Lincoln Street. The minimum front setback for this zoning district is 25 feet, and the minimum side yard setback is 20 feet. At its closest point, Hospital's existing canopy leading to the Lincoln Street entrance, including related support structures, is approximately 8.7 feet from the Lincoln Street property line, and is thus non-conforming regardless of whether Lincoln Street is considered a front or side entrance. The

Hospital is a legal pre-existing non-conforming structure, which status has been recognized in prior applications and decisions. See, e.g., Section 1.8 of the Planning Board's December 4, 2012 Decision, in which the Planning Board stated that "the existing Hospital Building is a legal, pre-existing non-conforming structure because of the location of the existing canopy at the former emergency department entrance located on Lincoln Street."

The Hospital intends to renovate its existing nuclear medicine imaging suite in the hospital. The temporary imaging trailer is needed so that the Hospital can provide medical imaging services during the renovation of the nuclear medicine suite.

The proposed plan includes the following elements, to take place while the nuclear medical suite within the Hospital is being renovated (a process anticipated to take approximately six months):

1. Temporary removal of the existing canopy.
2. Installation of a medical imaging trailer in the circular driveway. The closest point of the proposed temporary trailer to the Lincoln Street property line is approximately twelve (12) feet.
3. Construction of a temporary covered corridor or walkway connecting the trailer to the hospital building.
4. Improvements to the landscaping in the area of the trailer and entrance.
5. Once the renovations to the nuclear medicine suite within the Hospital are complete, removal of the trailer and temporary covered corridor, restoration of the current canopy at the entrance to the building, and restoration of the landscaping as shown on the drawings submitted herewith.

To effect the foregoing proposal, the Applicant requests the following relief:

1. Further Site Plan Review of a Major Project, pursuant to Section 7.4 of the Zoning Bylaw, Article II of the Planning Board Rules, and Section 4.2 of Major Project Site Plan Special Permit No. 2007-10, as amended; and
2. Further amendment to Major Project Site Plan Special Permit No. 2007-10, as amended, pursuant to Section 1.4.6 of the Zoning Bylaw, to permit structural alteration, enlargement, and/or reconstruction of a non-conforming structure.

Please note that the project was reviewed and approved by the Design Review Board at its April 8 meeting.

The Applicant certifies pursuant to the Zoning By-Law, Section 7.4 that the project can be constructed and/or that the proposed uses thereof can be commenced without need for the issuance of any variance from any provisions of the Zoning By-Law by the Zoning Board of Appeals.

This Application for Further Site Plan Review and Amendment to Special Permit includes the following documents:

1. This letter dated April 11, 2024 to the Planning Board and Planning Director.
2. The completed application form signed by myself on behalf of the Applicant.
3. A letter from the Applicant, Beth Israel Deaconess Hospital – Needham, Inc., authorizing me to sign the Application on its behalf.
4. A combined set of plans and drawings prepared by Vanasse Hangen Brustlin, 101 Walnut Street, Watertown, MA 02472 and stamped on March 28, 2024, including (i) Legend and General Notes; (ii) Existing Conditions Plan; (iii) Interim Conditions: Trailer Site and Landscape Plan; (iv) Future Conditions: Restoration Site and Landscape Plan; and (v) Site Details.
5. A stamped set of architectural plans and drawings, prepared by Margulies Perruzzi, Architects, 308 Congress Street, Boston, MA 02110, dated January 23 and 25, 2024, including (i) Site Plan and (ii) Exterior Elevations.
6. A set of renderings of the proposed project prepared by Margulies Perruzzi, Architects, 308 Congress Street, Boston, MA 02110, dated March 27, 2024, including numerous views of the existing entrance, proposed trailer and connecting corridor, and restored conditions once the trailer is removed.
7. Application fee payable to the Town of Needham in the amount of \$ 1,000.00.

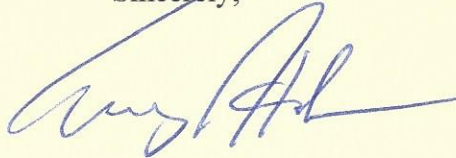
Pursuant to the Board's Covid-19 procedures, these documents are being submitted electronically; additionally three (3) hard copies of the application (with original signatures) and all supporting materials, including wet-stamped plans, are being hand delivered to the Planning Department along with the application fee; and, lastly, one hard copy of items 1 through 7, above (all the plans 11 x 17), is being mailed to each Board member, and delivered to Lee Newman.

The Applicant hereby requests, pursuant to Zoning By-Law Section 7.4.4, that the Planning Board waive the submission by Applicant of any of the required information not submitted herewith.

Needham Planning Board Members
Lee Newman
April 11, 2024
Page 4

I would appreciate your scheduling this matter for hearing at the Board's May 14, 2024 meeting. Thank you for your cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Evans Huber", with a long horizontal flourish extending to the right.

Evans Huber

Legend

Exist.	Prop.		Exist.	Prop.	
		PROPERTY LINE			CONCRETE
		PROJECT LIMIT LINE			HEAVY DUTY PAVEMENT
		RIGHT-OF-WAY/PROPERTY LINE			BUILDINGS
		EASEMENT			RIPRAP
		BUILDING SETBACK			CONSTRUCTION EXIT
		PARKING SETBACK			TOP OF CURB ELEVATION
		BASELINE			BOTTOM OF CURB ELEVATION
		CONSTRUCTION LAYOUT			SPOT ELEVATION
		ZONING LINE			TOP & BOTTOM OF WALL ELEVATION
		TOWN LINE			BORING LOCATION
		LIMIT OF DISTURBANCE			TEST PIT LOCATION
		WETLAND LINE WITH FLAG			MONITORING WELL
		FLOODPLAIN			UNDERDRAIN
		BORDERING LAND SUBJECT TO FLOODING			DRAIN
		WETLAND BUFFER ZONE			ROOF DRAIN
		NO DISTURB ZONE			SEWER
		200' RIVERFRONT AREA			FORCE MAIN
		GRAVEL ROAD			OVERHEAD WIRE
		EDGE OF PAVEMENT			WATER
		BITUMINOUS BERM			FIRE PROTECTION
		BITUMINOUS CURB			DOMESTIC WATER
		CONCRETE CURB			GAS
		CURB AND GUTTER			ELECTRIC
		EXTRUDED CONCRETE CURB			STEAM
		MONOLITHIC CONCRETE CURB			TELEPHONE
		PRECAST CONC. CURB			FIRE ALARM
		SLOPED GRAN. EDGING			CABLE TV
		VERT. GRAN. CURB			CATCH BASIN CONCENTRIC
		LIMIT OF CURB TYPE			CATCH BASIN ECCENTRIC
		SAWCUT			DOUBLE CATCH BASIN CONCENTRIC
		BUILDING			DOUBLE CATCH BASIN ECCENTRIC
		BUILDING ENTRANCE			GUTTER INLET
		LOADING DOCK			DRAIN MANHOLE CONCENTRIC
		BOLLARD			DRAIN MANHOLE ECCENTRIC
		DUMPSTER PAD			TRENCH DRAIN
		SIGN			PLUG OR CAP
		DOUBLE SIGN			CLEANOUT
		SEWER MANHOLE CONCENTRIC			FLARED END SECTION
		SEWER MANHOLE ECCENTRIC			HEADWALL
		CURB STOP & BOX			SEWER MANHOLE CONCENTRIC
		WATER VALVE & BOX			SEWER MANHOLE ECCENTRIC
		TAPPING SLEEVE, VALVE & BOX			CURB STOP & BOX
		FIRE DEPARTMENT CONNECTION			WATER VALVE & BOX
		FIRE HYDRANT			TAPPING SLEEVE, VALVE & BOX
		WATER METER			FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE			FIRE HYDRANT
		WATER WELL			WATER METER
		GAS GATE			POST INDICATOR VALVE
		GAS METER			WATER WELL
		ELECTRIC MANHOLE			GAS GATE
		ELECTRIC METER			GAS METER
		LIGHT POLE			ELECTRIC MANHOLE
		TELEPHONE MANHOLE			ELECTRIC METER
		TRANSFORMER PAD			LIGHT POLE
		UTILITY POLE			TELEPHONE MANHOLE
		GUY POLE			TRANSFORMER PAD
		GUY WIRE & ANCHOR			UTILITY POLE
		HAND HOLE			GUY POLE
		PULL BOX			GUY WIRE & ANCHOR
		MATCHLINE			HAND HOLE
		MATCHLINE			PULL BOX
		MATCHLINE			MATCHLINE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GLD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Utilities

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - WATER PIPES SHALL BE THICKNESS CLASS 52 DUCTILE IRON (DI) PIPE
 - SANITARY SEWER PIPES SHALL BE SDR 35 POLYVINYL CHLORIDE (PVC) SEWER PIPE
 - STORM DRAINAGE PIPES SHALL BE DOUBLE-WALL, TYPE S, HIGH-DENSITY POLYETHYLENE (HDPE) PIPE
 - PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANYS' REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURES BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE 3-FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE PRECAST CONCRETE CURB (PC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- CONTRACTOR SHALL PERFORM THE LIMITED DEMOLITION DEPICTED ON THE DRAWINGS, INCLUDING PARTIAL CONCRETE WALL REMOVAL AND DISPOSAL OF MANMADE SURFACE FEATURES IDENTIFIED WITHIN THE PROJECT AREA, UNLESS INDICATED OTHERWISE ON THE DRAWINGS, EXISTING STRUCTURES, SITE FEATURES, AND UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- WHERE EXISTING UTILITIES ARE INDICATED TO BE TERMINATED, AND UNLESS OTHERWISE NOTED, TERMINATIONS SHALL BE IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: THE RIGHT OF WAY LINE OF LINCOLN STREET WAS DETERMINED (NO PROPERTY LINES OF THE SITE BOUNDARY WERE DETERMINED) BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JANUARY, 2024 AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, INC. BETWEEN JANUARY, 2024 AND FEBRUARY, 2024. [OTHER SERVICES].
- TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD88.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVEL(S) "X" AS SPECIFIED IN THE CONTRACT BETWEEN THE CLIENT AND VHB. PLEASE NOTE THAT, WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.

Document Use

- THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

margulies
perruzzi

308 Congress Street, Boston MA 02210
617.482.2332
mparchitectsboston.com

CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

IMAGING TRAILER

148 CHESTNUT ST
NEEDHAM, MA 02492

CONSULTANT INFORMATION

REVISIONS

NO	DESCRIPTION	DATE
----	-------------	------

NOT APPROVED FOR CONSTRUCTION

STAMP

DATE..... 03/27/24

SCALE..... N/A

DRAWN BY..... NG

PROJECT NUMBER... 16274.00

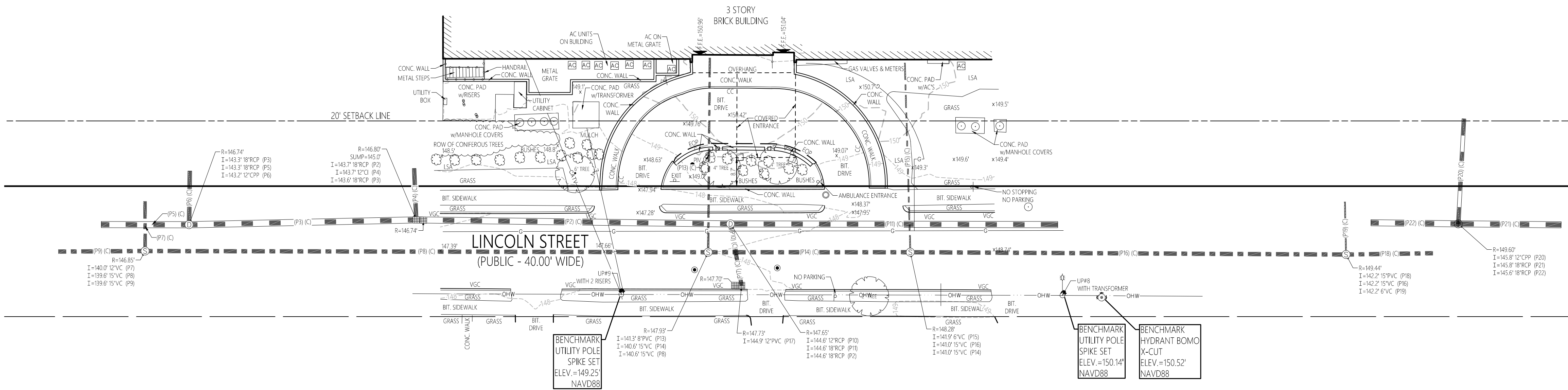
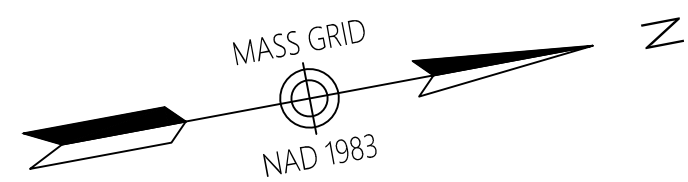
DRAWING TITLE

LEGEND AND
GENERAL NOTES

C-1.01

DRAWING NUMBER

ISSUED FOR TOWN
REVIEW



Record Owner

DEACONESS-GLOVER HOSPITAL CORPORATION
148 CHESTNUT STREET
NEEDHAM, MASS.
PID 199/0470-0055-0000.0
I.C. BOOK 713, PAGE 135
BOOK 10575, PAGE 287-290
BOOK 29996, PAGE 496
BOOK 29996, PAGE 499

General Notes

- 1) THE RIGHT OF WAY LINE OF LINCOLN STREET WAS DETERMINED (NO PROPERTY LINES OF THE SITE BOUNDARY WAS DETERMINED) AND IS SHOWN ON THIS PLAN WHICH ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JANUARY, 2024 AND FROM PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. BETWEEN JANUARY, 2024 AND FEBRUARY, 2024.
- 3) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE) STANDARD 38-22, QUALITY LEVELS "X" AS SPECIFIED IN THE CONTRACT BETWEEN THE CLIENT AND VHB. PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
- 4) HORIZONTAL DATUM IS BASED ON MASS GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD83.
- 5) THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 2502C0038E, EFFECTIVE DATE JULY 7, 2012.
- 6) THE LOT LIES ENTIRELY WITHIN THE GENERAL RESIDENCE ZONE (GR) WITH A MEDICAL OVERLAY DISTRICT AS SHOWN ON THE "TOWN OF NEEDHAM, MASSACHUSETTS, ZONING MAP" DATED MAY, 2015 REVISED APRIL 1, 2018. DIMENSIONAL REQUIREMENTS FOR A THE MEDICAL OVERLAY DISTRICT WITH RESPECT TO THE PROJECT LIMITS AT THE TIME OF THIS SURVEY ARE:

REQUIRED	
MINIMUM FRONT YARD SETBACK	25 FEET
MINIMUM SIDE YARD SETBACK	20 FEET
MINIMUM REAR YARD SETBACK	20 FEET
- 7) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
- 8) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.



Legend

- ① DRAIN MANHOLE
- ② CATCH BASIN
- ③ SEWER MANHOLE
- ④ ELECTRIC MANHOLE
- ⑤ TELEPHONE MANHOLE
- MANHOLE
- HAND HOLE
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- BOLLARD w/LIGHT
- STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- WELL
- MARSH
- ▲ F.F.E. +45.27'
- FINISHED FLOOR ELEVATION
- COULD NOT OPEN
- NO PIPES VISIBLE
- DVL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE YELLOW LINE
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE EDGE
- BITUMINOUS BERM
- BITUMINOUS CURB
- GUARDRAIL
- CHAIN LINK FENCE
- DRAINAGE LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- SEWER LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- UNDERGROUND ELECTRIC
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE

margulies
perruzzi

308 Congress Street, Boston MA 02210
617.482.3392
mparchitectsboston.com

CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

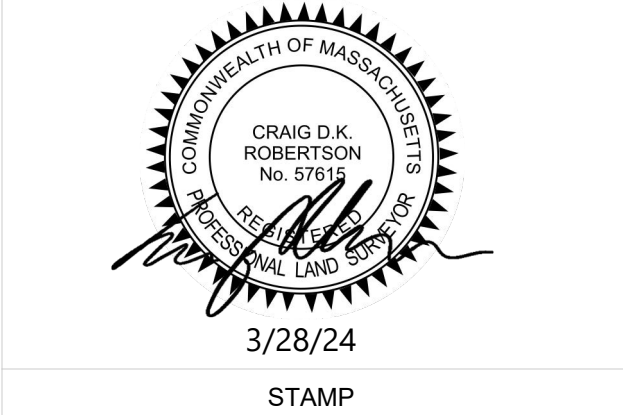
IMAGING TRAILER
148 CHESTNUT ST
NEEDHAM, MA 02492

CONSULTANT INFORMATION

vhb

REVISIONS		
NO	DESCRIPTION	DATE

NOT APPROVED FOR CONSTRUCTION



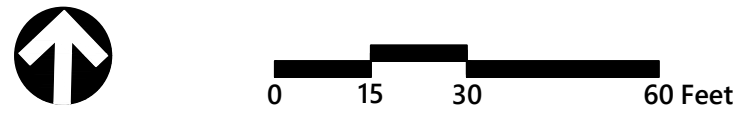
DATE..... 03/27/24
SCALE..... 1" = 20'
DRAWN BY..... JLB
PROJECT NUMBER..... 16274.00
DRAWING TITLE

EXISTING
CONDITIONS PLAN

C-2.01
DRAWING NUMBER
ISSUED FOR TOWN
REVIEW



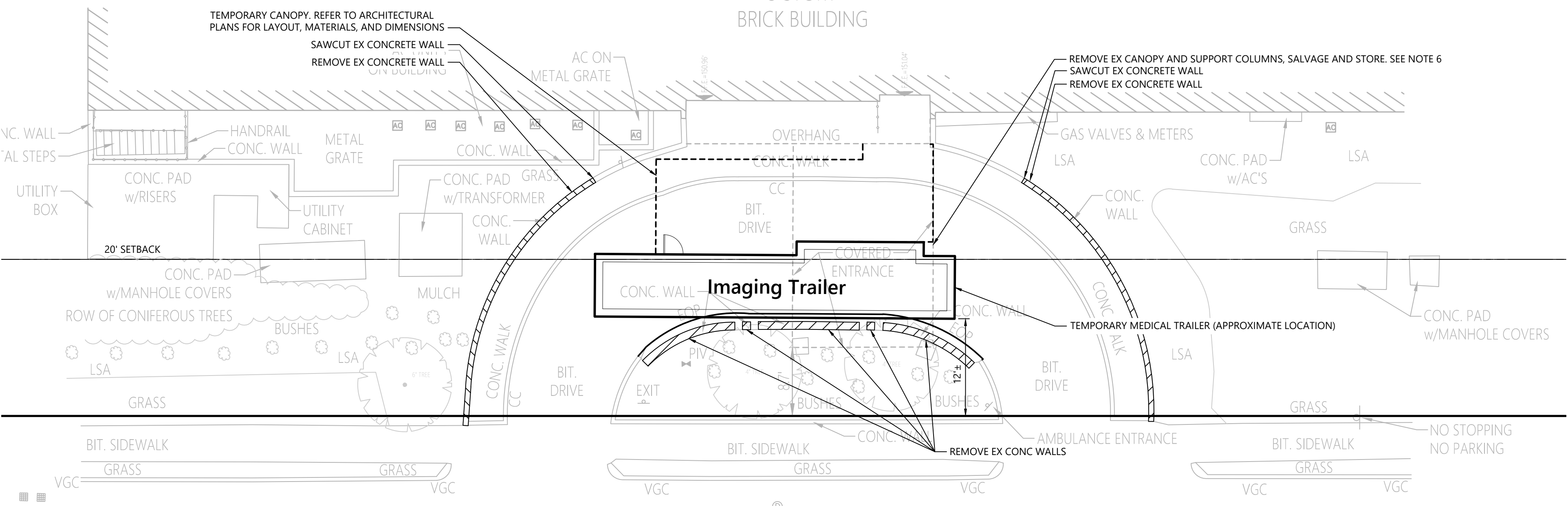
INTERIM CONDITION: TRAILER
OVERALL SITE PLAN



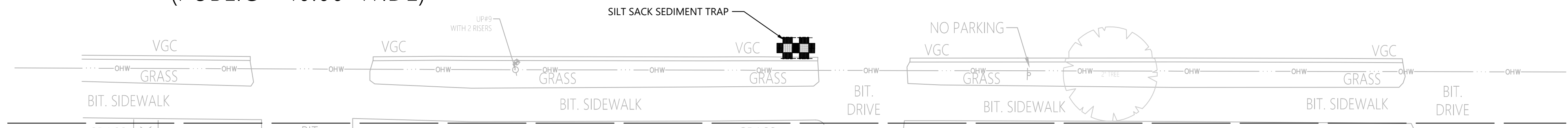
Zoning Summary Chart

Zoning District(S):	General Residence			
Overlay District(S):	Medical Overlay District			
Zoning Regulation Requirements	Required*	Existing Conditions (Lincoln St.)	Interim: Trailer & Canopy	Future: Post-Trailer Restoration Of Existing Canopy
FRONT YARD SETBACK	25 Feet	Outside Project Area	No Change	No Change
SIDE YARD SETBACK	20 Feet	8.7-ft (Existing Canopy)	12-ft (Trailer)	8.7-ft (Existing Canopy)

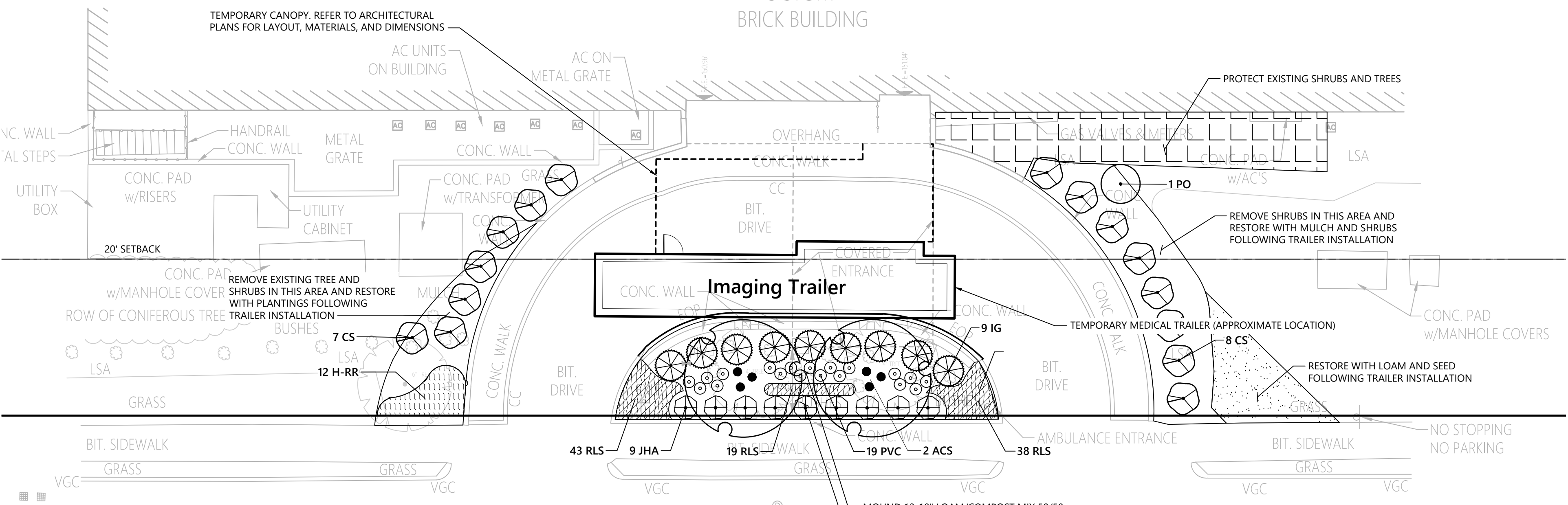
* ZONING REGULATION REQUIREMENTS AS SPECIFIED IN ZONING BYLAW OF THE TOWN OF NEEDHAM AS AMENDED UNDER ARTICLE 48 - MARCH 26, 1925 ADJOURNED ANNUAL TOWN MEETING, AS RECODIFIED TO FEBRUARY 27, 1984 AND AS FURTHER AMENDED TO OCTOBER 2021 SECTION 3.6.1.



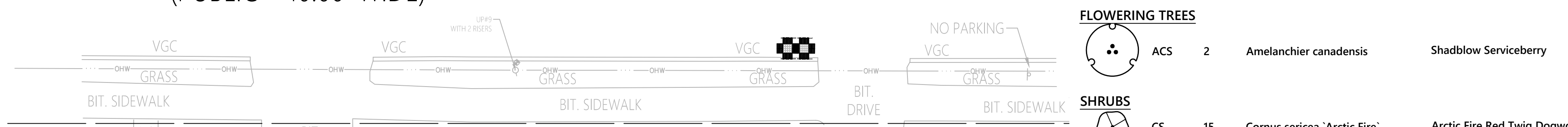
LINCOLN STREET
(PUBLIC - 40.00' WIDE)



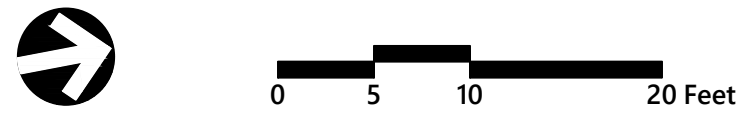
INTERIM CONDITION: TRAILER
LAYOUT AND MATERIALS PLAN



LINCOLN STREET
(PUBLIC - 40.00' WIDE)

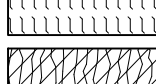


INTERIM CONDITION: TRAILER
LANDSCAPE PLAN



- GENERAL NOTES:
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MEASURES TO CONTROL EROSION AS NECESSARY. EROSION CONTROLS SHOWN ARE THE MINIMUM RECOMMENDED. PROVIDE AND MAINTAIN EROSION CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED, INCLUDING INLET PROTECTION.
 - CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO EXISTING BUILDING THROUGHOUT CONSTRUCTION UNLESS OTHERWISE NOTED.
 - RESTORE EXISTING GRADES WITHIN PROJECT AREA.
 - PROTECT EXISTING 6" AND 8" SEWER SERVICES TO BUILDING WITH STEEL PLATES DURING TRAILER DELIVERY. SEE EXISTING CONDITIONS PLAN OF LAND* FOR SEWER SERVICE LOCATIONS.
 - COORDINATE WITH OWNER FOR LOCATION TO STORE EX CANOPY AND APPURTENANCES.
 - PROTECT AND MAINTAIN EXISTING SITE FEATURES UNLESS SPECIFICALLY NOTED FOR REMOVAL, INCLUDING PAVEMENTS, WALKS, CURBING, VEGETATION, CANOPY COLUMN FOOTINGS, ETC. SITE FEATURES NEEDING TO BE REMOVED TO FACILITATE TRAILER INSTALLATION NOT SHOWN HERE SHALL BE COORDINATED WITH THE OWNER AND ENGINEER PRIOR TO REMOVAL.
 - TEMPORARY CANOPY SHALL BE ATTACHED TO BOTH THE EXISTING BUILDING AND THE PROPOSED TEMPORARY TRAILER. REFER TO ARCHITECTURAL PLANS.

INTERIM CONDITION PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
<u>FLOWERING TREES</u>					
	ACS	2	Amelanchier canadensis	Shadblow Serviceberry	8 - 10' HT./Multi-Stem
<u>SHRUBS</u>					
	CS	15	Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood	#5 POT
	IG	9	Ilex glabra	Inkberry	2 - 3' HT.
	JHA	9	Juniperus horizontalis 'Andorra'	Andorra Juniper	18 - 24" SPD
	PO	1	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	#5 POT
<u>GRASSES</u>					
	PVC	19	Panicum virgatum 'Cheyenne Sky'	Cheyenne Switch Grass	#2 POT
<u>SYMBOL</u> <u>CODE</u> <u>QTY</u> <u>BOTANICAL NAME</u> <u>COMMON NAME</u> <u>SIZE</u>					
<u>PERENNIALS</u>					
	H-RR	12	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	#1 POT
	RLS	100	Rudbeckia fulgida 'Little Suzy'	Little Suzy Black-eyed Susan	#1 POT

margulies
perruzzi

308 Congress Street, Boston MA 02210
617.482.3332
mparchitectsboston.com

CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

IMAGING TRAILER

148 CHESTNUT ST
NEEDHAM, MA 02492

CONSULTANT INFORMATION



REVISIONS

NO	DESCRIPTION	DATE
----	-------------	------

NOT APPROVED FOR CONSTRUCTION



STAMP

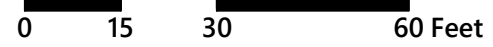
DATE: 03/27/24
SCALE: As Noted
DRAWN BY: NG / WH
PROJECT NUMBER: 16274.00
DRAWING TITLE

INTERIM CONDITION:
TRAILER SITE AND
LANDSCAPE PLAN

C-3.01

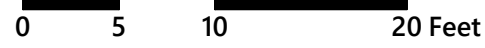
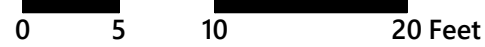
DRAWING NUMBER

ISSUED FOR TOWN
REVIEW



Zoning District(S):	General Residence			
Overlay District(S)	Medical Overlay District			
Zoning Regulation/Requirements	Required*	Existing Conditions (Lincoln St)	Interim: Trailer & No Change	Future: Post-Trailer Restoration Of Existing Canopy
FRONT YARD SETBACK	25 Feet	Outside Project Area	No Change	No Change
SIDE YARD SETBACK	20 Feet	8-7.4 (Existing Canopy)	12-ft (Trailer)	8-7.4 (Existing Canopy)
*ZONING REGULATION REQUIREMENTS AS SPECIFIED IN ZONING MAP OF MEDICAL AS AMENDED UNDER ARTICLE 48, CHAPTER 22, 1925 ADDED ANNUAL TOWN MEETING, AS RECORDED TO FEBRUARY 27, 1984 AND AS FURTHER AMENDED TO OCTOBER 2021 SECTION 3.6.6.1				

- [illegible]



<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>
---------------	-------------	------------	-----------------------	--------------------	-------------

DECIDUOUS TREES					
	ARB	1	<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple	2 - 2 1/2" CAL.

308 Congress Street, Boston MA 02210
617.482.3232
mparchitectsboston.com

CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

IMAGING TRAILER

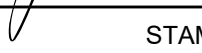
148 CHESTNUT ST
NEEDHAM, MA 02492

CONSULTANT INFORMATION



REVISIONS		
NO	DESCRIPTION	DATE

NOT APPROVED FOR CONSTRUCTION



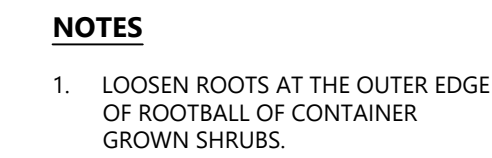
DATE..... 03/27/24
SCALE..... As Noted
DRAWN BY..... NG / WH
PROJECT NUMBER... 16274.00
DRAWING TITLE

FUTURE CONDITION: RESTORATION SITE AND LANDSCAPE PLAN

C-3.02

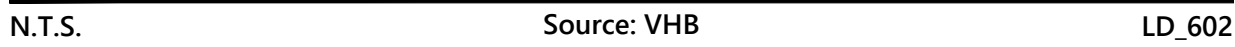
DRAWING NUMBER

ISSUED FOR TOWN
REVIEW

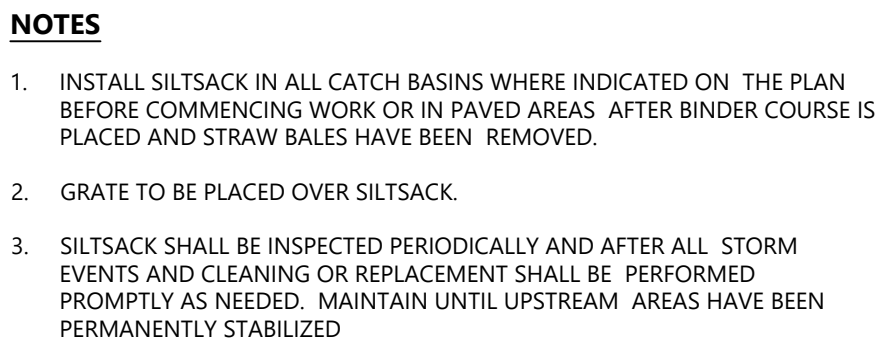


N.T.S. Source: VHB

1/16



9/21



N.T.S. Source: VHB

REV LD_674

308 Congress Street, Boston MA 02210
617.482.3232
mparchitectsboston.com

CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

148 CHESTNUT ST
NEEDHAM, MA 02492

CONSULTANT INFORMATION



REVISIONS		
NO	DESCRIPTION	DATE

NOT APPROVED FOR CONSTRUCTION



3/28/2024

DATE..... 03/27/24
SCALE..... As noted
DRAWN BY..... NG / WH
PROJECT NUMBER... 16274.00
DRAWING TITLE

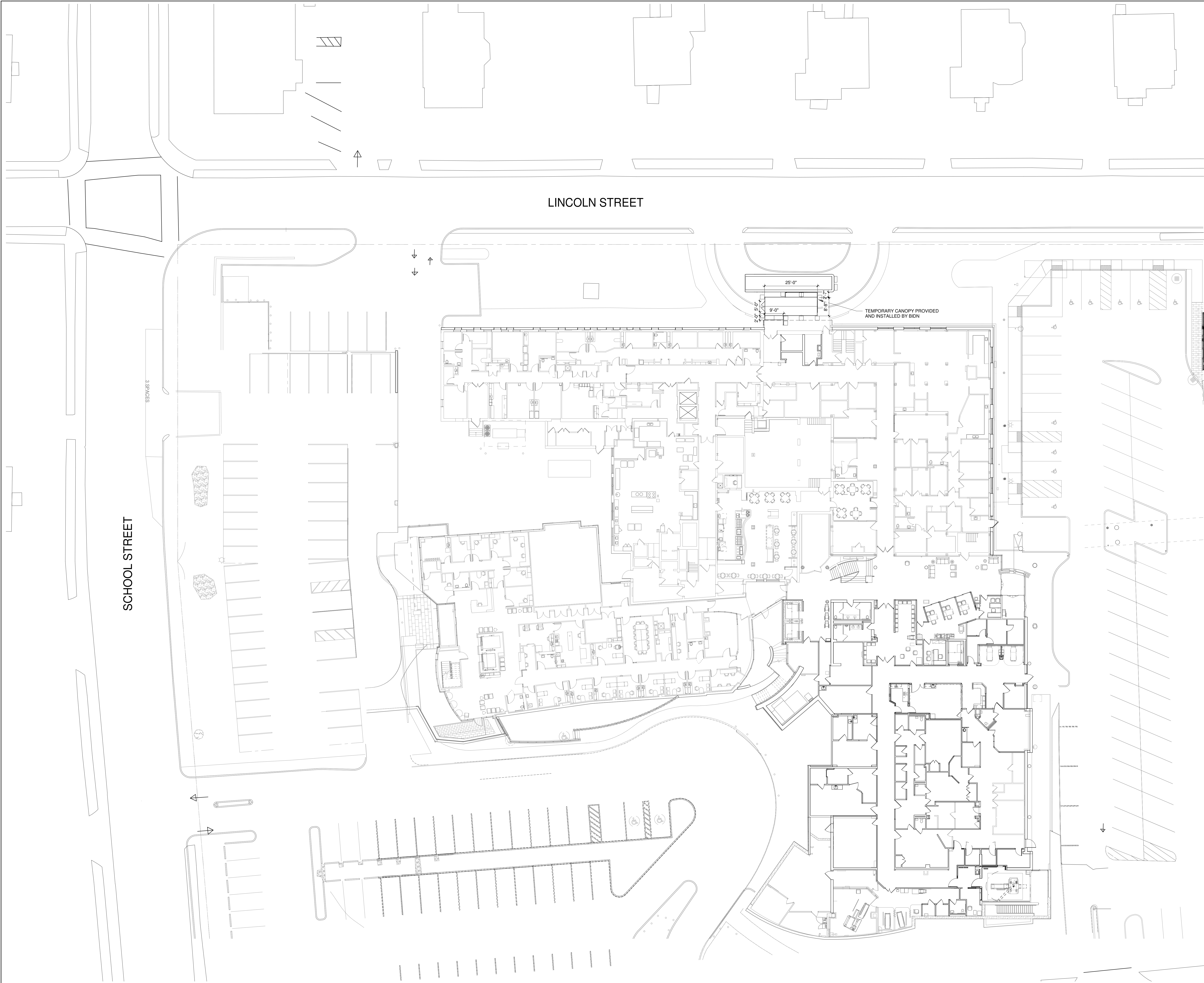
SITE DETAILS

C-4.01

DRAWING NUMBER

ISSUED FOR TOWN
REVIEW

3/28/2024 2:52:40 PM



**margulies
perruzzi**
308 Congress Street, Boston MA 02210
617.482.3532
mparchitectsboston.com

CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

IMAGING TRAILER
148 CHESTNUT ST
NEEDHAM, MA 02492

CONSULTANT INFORMATION

CIVIL ENGINEERS
VHB
vhb.com

REVISIONS

NO	DESCRIPTION	DATE
----	-------------	------

KEY PLAN

PROJECT NORTH

DATE..... 01/23/24
SCALE..... 1/16" = 1'-0"
DRAWN BY..... Author
PROJECT NUMBER... BIN24A.00
DRAWING TITLE
SITE PLAN

L-101

DRAWING NUMBER

ISSUED FOR TOWN REVIEW

CLIENT INFORMATION

Beth Israel Lahey Health
Beth Israel Deaconess Needham

IMAGING TRAILER

148 CHESTNUT ST
NEEDHAM, MA 02492

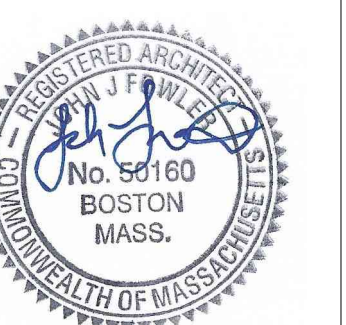
CONSULTANT INFORMATION

CIVIL ENGINEERS
VHB
vhb.com

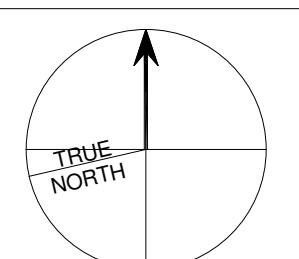
REVISIONS

NO	DESCRIPTION	DATE
----	-------------	------

KEY PLAN



PROJECT NORTH STAMP



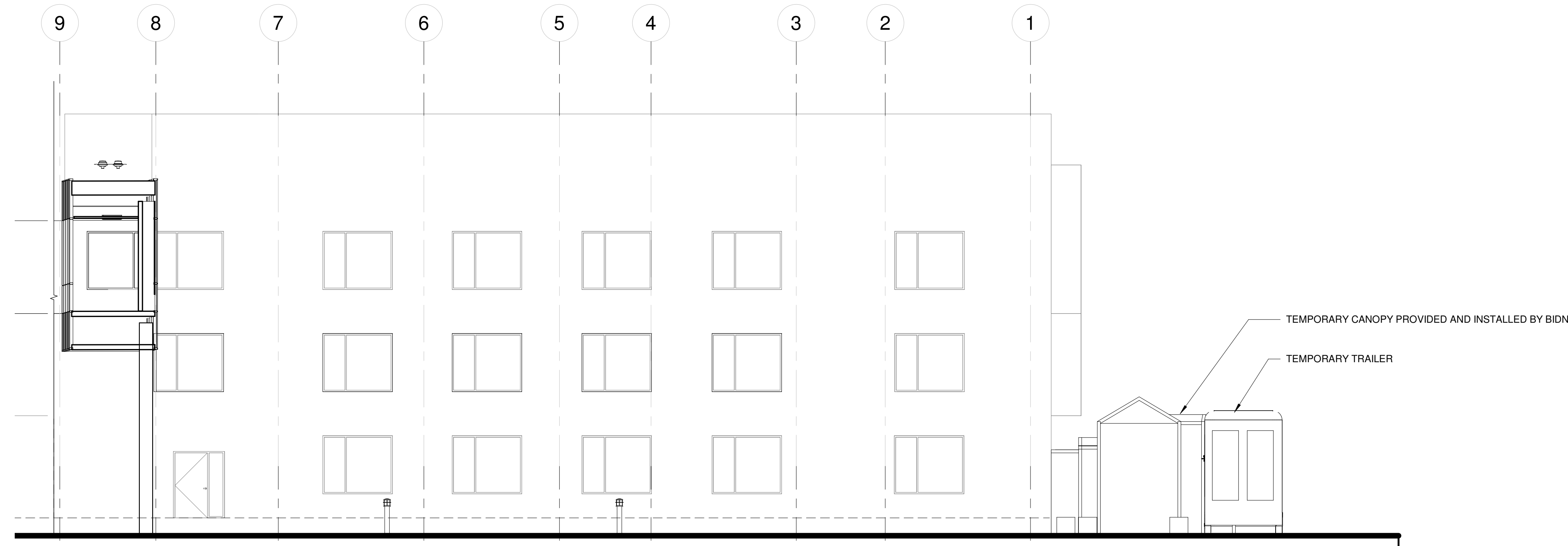
DATE..... 01/25/24
SCALE..... 1/8" = 1'-0"
DRAWN BY..... MVM
PROJECT NUMBER... BIN24A.00

DRAWING TITLE
EXTERIOR
ELEVATIONS

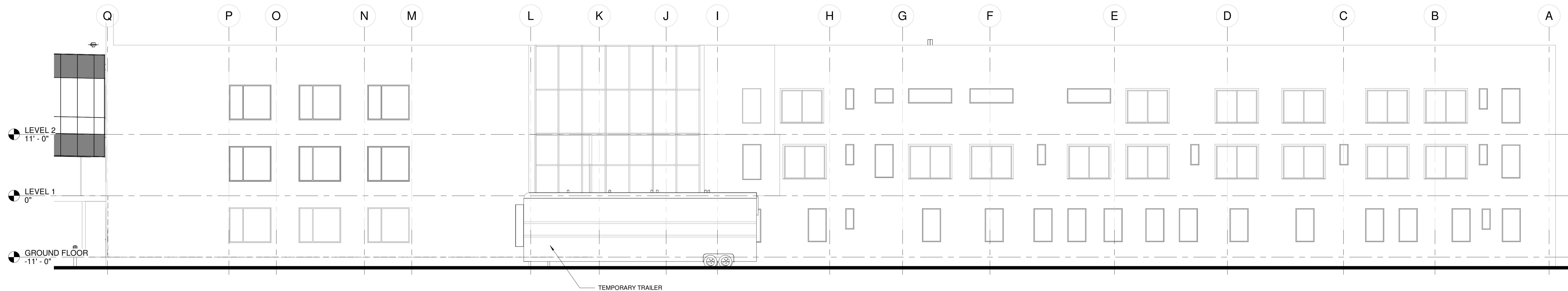
A-300

DRAWING NUMBER

ISSUED FOR TOWN
REVIEW



① EAST ELEVATION
SCALE: 1/8" = 1'-0"

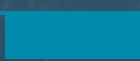


② NORTH ELEVATION
SCALE: 1/8" = 1'-0"



IMAGING TRAILER
MARCH 27, 2024

Beth Israel Lahey Health 
Beth Israel Deaconess Needham

 **marguliesperruzzi**

Design for the way YOU work.

EXISTING



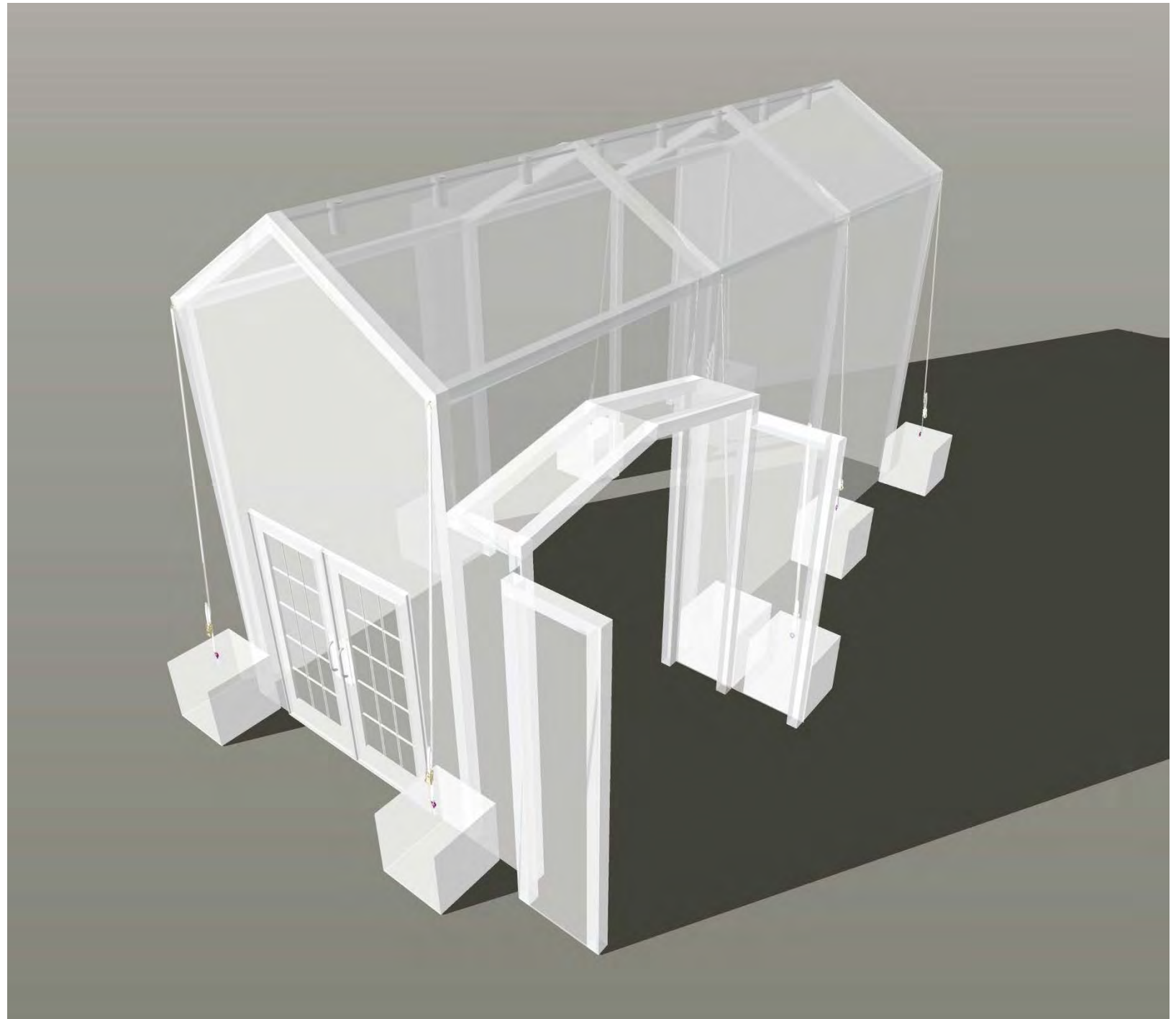
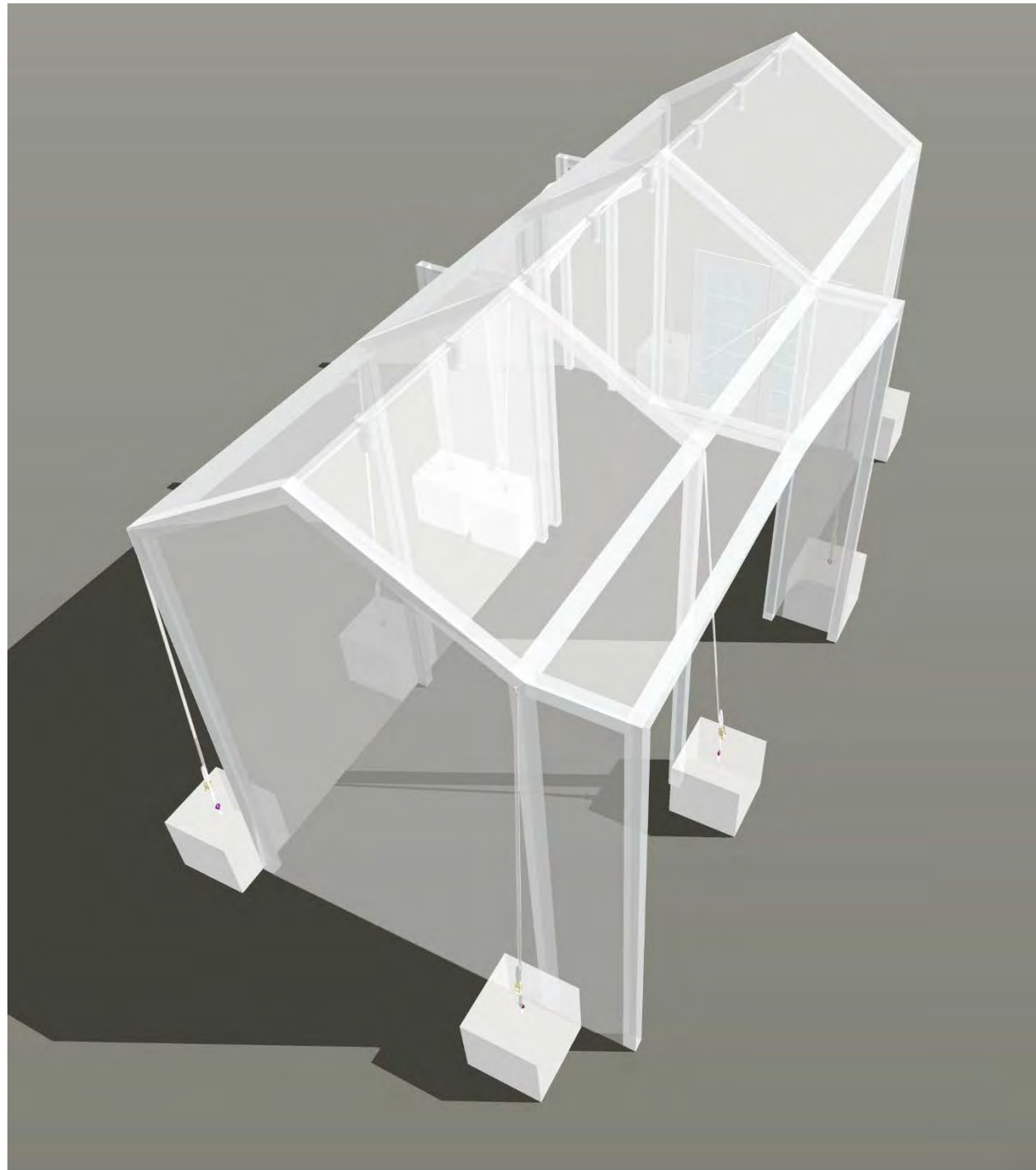
IMAGING TRAILER



IMAGING TRAILER



MODEL OF TENT



IMAGING TRAILER WITH NEW LANDSCAPING



IMAGING TRAILER WITH NEW LANDSCAPING



IMAGING TRAILER WITH NEW LANDSCAPING



IMAGING TRAILER / TENT



IMAGING TRAILER / TENT



IMAGING TRAILER / TENT



IMAGING TRAILER / TENT



IMAGING TRAILER WITH NEW LANDSCAPING



IMAGING TRAILER / TENT



IMAGING TRAILER / TENT



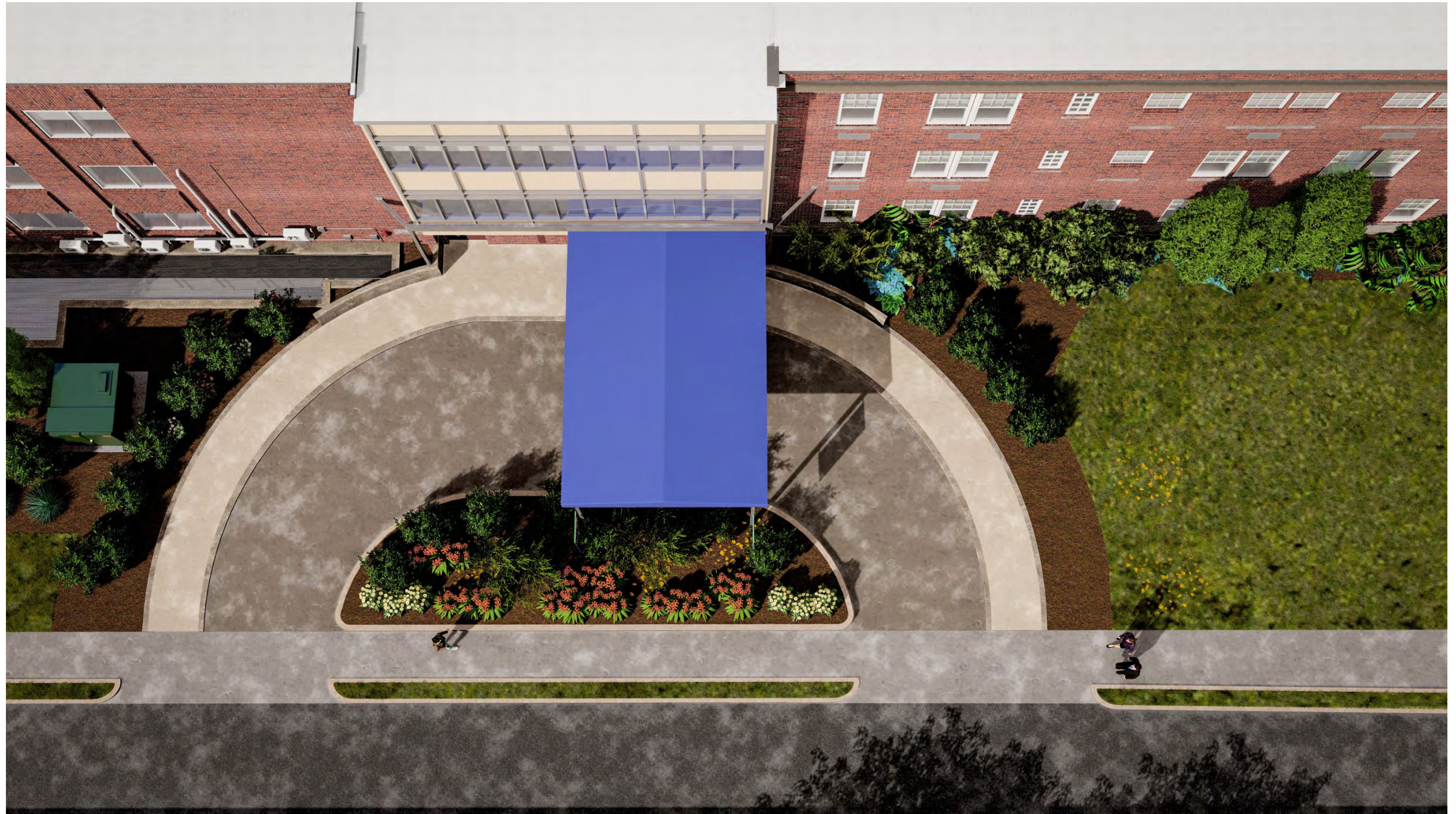
IMAGING TRAILER / TENT



IMAGING TRAILER / TENT



AERIAL - EXISTING



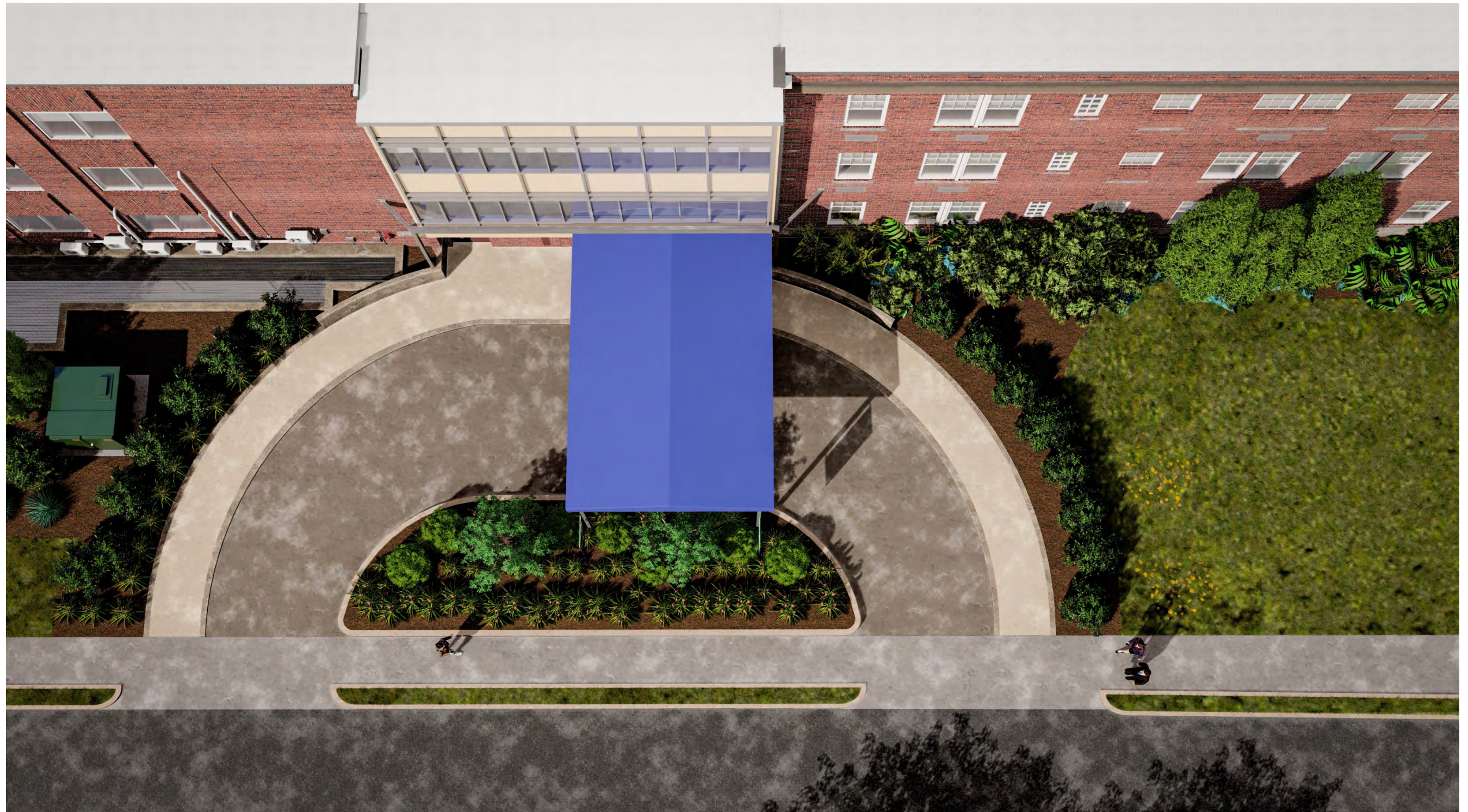
AERIAL – IMAGING TRAILER



AERIAL – IMAGING TRAILER / TENT



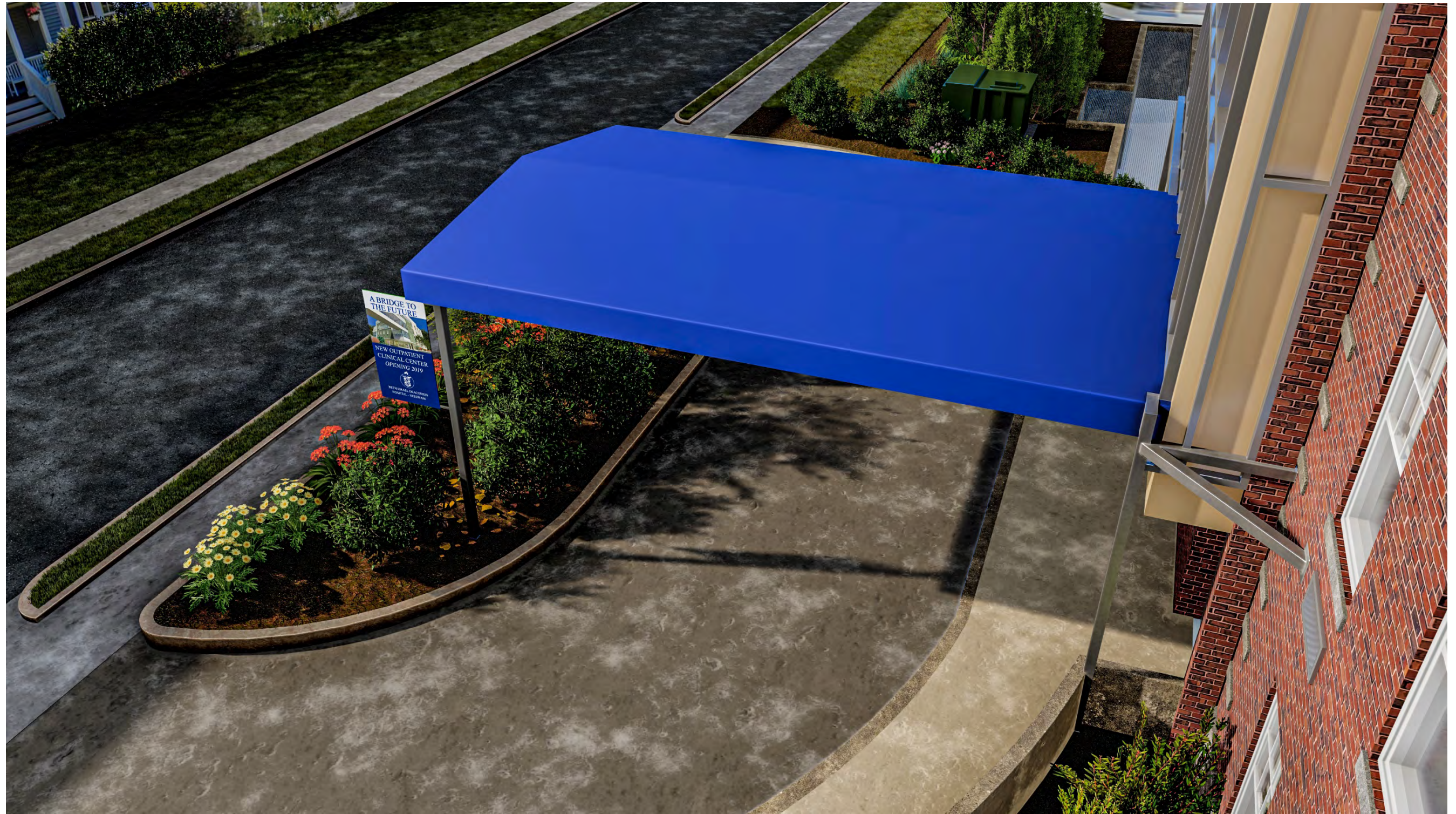
AERIAL - IMAGING TRAILER / NEW LANDSCAPING



AERIAL - IMAGING TRAILER / TENT



EXISTING



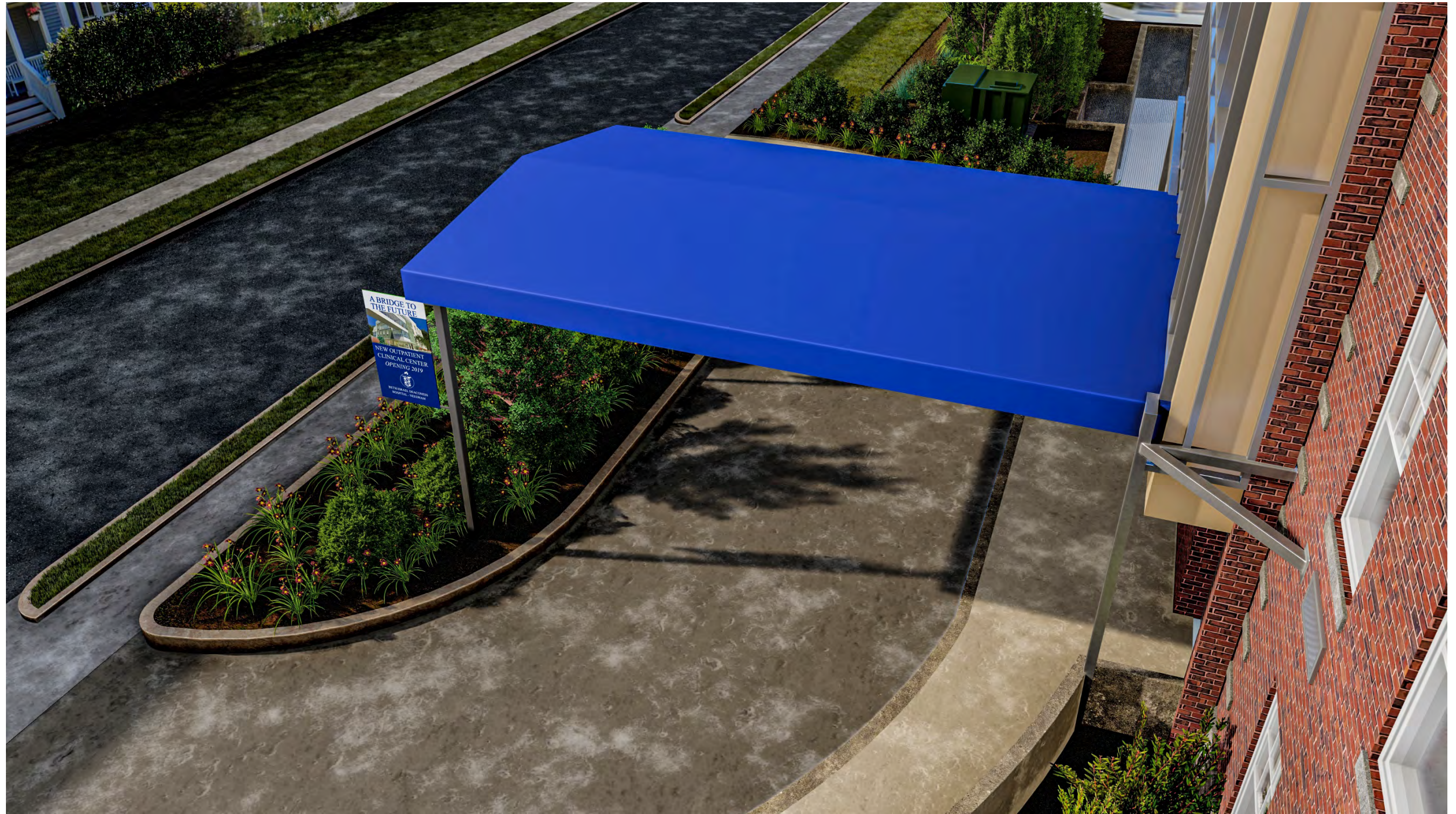
IMAGING TRAILER



IMAGING TRAILER / TENT



POST IMAGING TRAILER / NEW LANDSCAPING



BUILDING ENTRANCE – EXISTING WITHOUT CANOPY



BUILDING ENTRANCE – FROM INSIDE TENT



BUILDING ENTRANCE - LOOKING TOWARD TRAILER ENTRY



INSIDE TENT – LOOKING AT TRAILER ENTRY



INSIDE TENT – LOOKING AT TRAILER ENTRY



POST IMAGING TRAILER / NEW LANDSCAPING



POST IMAGING TRAILER / NEW LANDSCAPING



POST IMAGING TRAILER / NEW LANDSCAPING



ELEVATION DETAIL - LOOKING WEST



LINCOLN STREET

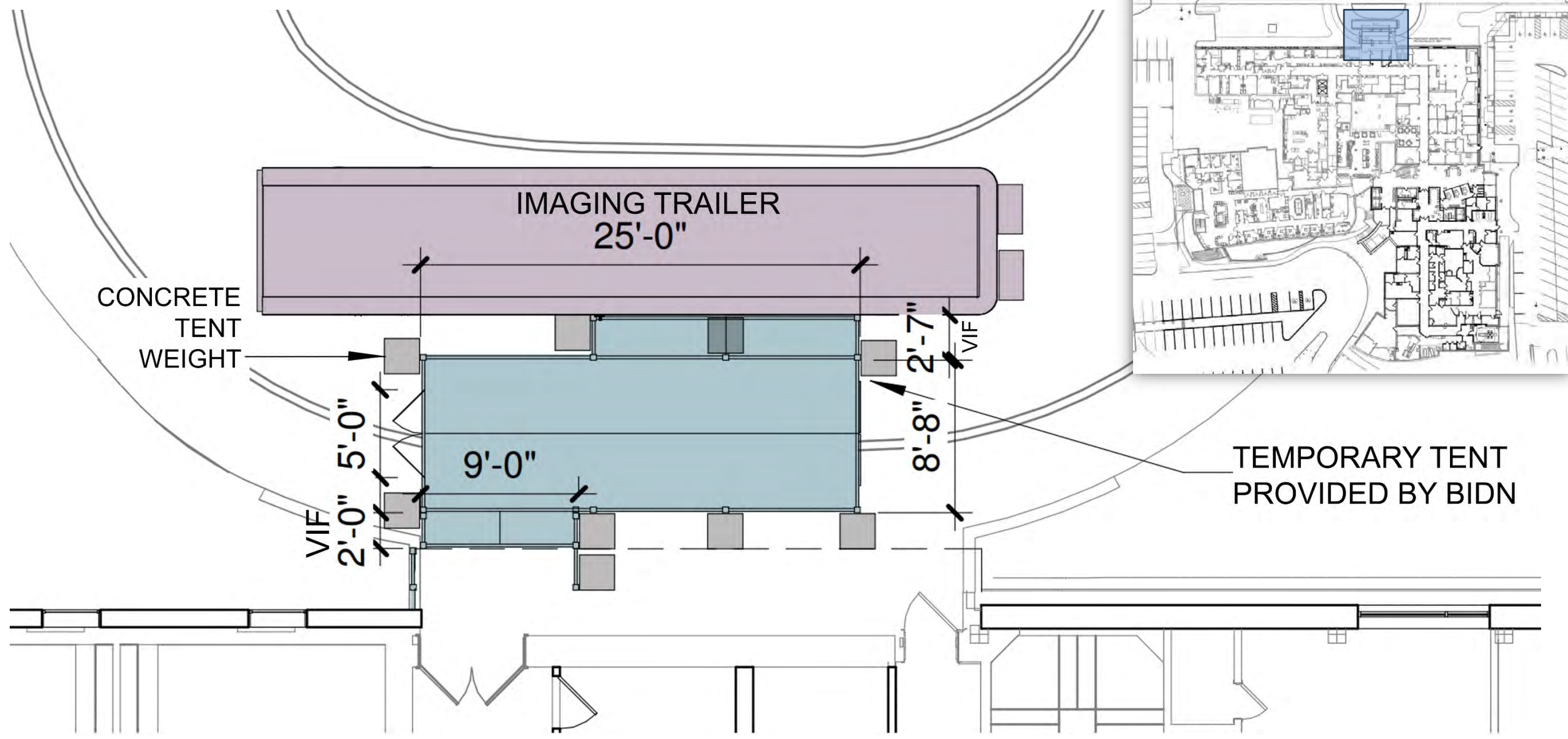
ELEVATION DETAIL - LOOKING SOUTH



ELEVATION DETAIL - LOOKING NORTH



PLAN DETAIL



IMAGING TRAILER



EXISTING CONDITIONS



EXISTING CONDITIONS



THANK YOU!

Any comments/questions?

Margulies Perruzzi

308 Congress Street

Boston, MA 02210

617.482.3232

mparchitectsboston.com

 **marguliesperruzzi**

Design for the way YOU work.

Beth Israel Lahey Health



Beth Israel Deaconess Needham