

Monday, January 4, 2016

DRC – Rail Transit Appt.'s – Second Review Meeting

DRC:

- Raffe Khazadian
- Sarah Hines
- Bill Savage
- Catherine Rooney
- Pat McKelvey (Absent)

Thorndike

- David Eastridge
- Lloyd Geisinger
- Dave Thaisz
- Dave Macwell

Campanelli

- Dan DeMarco

1. TD Question on Level of detail required for Landscaping plans? TD to send Plant list.
2. Cross Sections done to show elevations from abutments.
3. Hardieplank is being substituted from the previous EIFS. DRC approves this change. No value engineering options allowed. i.e. change from Hardieplank to Vinyl siding.
4. Shutters? No shutters
5. Low synthetic stone walls at club house? Yes.
6. Juliette balconies? Yes, no arch. (Old rendering, cost savings)
7. Stone bollards? No (Done on previous project due to proximity to main road)
8. Hill-o-vator being switched to shuttle service (to be proposed at Planning board meeting)
9. Exterior Dryer vents, louvers? Yes, as designed per MEP Plans filed with permit.

Attachment: Letter to the Design Review Committee Chairman from Lloyd Geisinger – President of Thorndike Development Corporation – December 30, 2015. Supplement No. 1.

Not for distribution:

General DRC Notes and comments:

1. Pat McKelvey's previous meeting minutes were commended as some of the best minutes the applicants have ever seen.
2. Should DRC members be CC'd on shop drawing review?
3. Example project: Redmill Village in Norwood, MA.



December 30, 2015

Mr. Patrick McKelvey
Chairman
Ashland Design Review Committee
Town Hall
101 Main Street
Ashland Ma 01721-1191

RE: Responses to Questions and Comments raised in Connection Ashland Rail Transit Apartments

Dear Patrick,

Attached please find **Supplement No. 1** to Campanelli Thorndike's Design Review Submission package. This supplement addresses the various questions that were asked and issues raised at our first meeting on December 1, 2015.

As part of this submission package you will note that we are showing a change from EIFS (synthetic stucco) to fiber cement horizontal siding (commonly referred to as Hardi Plank). This siding is being proposed in combination with brick veneer as an accent material (see attached renderings). As the Committee no doubt recalls, I objected strenuously to the suggestion by the Board that we switch from EIFS to Hardi Plank, going so far as to say that such a switch would be a deal killer for us. Those comments were inappropriate, and I apologize for making them. These revised plans are a result of more detailed pricing information that we have received from our subcontractors including a more careful analysis of costs associated with applying EIFS during cold weather conditions. This analysis, in combination with discussions among the design team and the partnership, have lead us to change the primary exterior surface of the buildings to fiber cement horizontal siding. As part of this redesign, we have increased the amount of brick veneer planned for the buildings to help enrich the exterior elevations. Updated elevations and design details are included in this Supplement No. 1.

We look forward to completing your review of our plans for Ashland Rail Transit Apartments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lloyd Geisinger'.

Lloyd Geisinger
President
Thorndike Development Corporation

December 30, 2015

Ashland Design Review Committee
101 Main Street
Ashland, MA 01721

Re: SUPPLEMENT NO.1 Ashland Rail Transit Apartments -Response to Comments from:
Design Review Committee Public Meeting held December 1, 2015.

Attached herewith are the following documents:

- Exhibit A: Cross-Section from High Street
- Exhibit B: Cross-Sections from Selected Properties
- Exhibit C: Typical Emergency Access Gate
- Exhibit D: Rendered Landscape Plan
- Exhibit E Architectural Renderings
- Exhibit F: Architectural Details
- Exhibit G: Lighting Plan

The purpose of this letter is to address comments received Design Review Committee Public Meeting held December 1, 2015. The comments are in regular text and the responses follow in *italic* text.

COMMENTS FROM THE DESIGN REVIEW COMMITTEE

1. Emergency access road needs to be better designed. Right turn only on exit perhaps. Further exploration is required. High volume of traffic will be on High street.

The emergency access road as designed has been approved by the Ashland Fire Department as part of the existing Site Plan Approval. We are not seeking to modify this access.

2. EIFS gets dingy after several years. It collects dirt. Metal panel roofs might look industrial. Suggest architectural shingles in place of metal roofs.

The applicant is now putting forward buildings clad in a combination of face brick and fiber cement horizontal siding (commonly referred to as Hardi-Plank).

3. How much of the site can be permeable to keep water on site vs dumping into sewer?

Response: Site Slope and grade changes make pervious paving not practical. Infiltration is to be provided via nine separate underground infiltration areas evenly distributed throughout the site.

4. Will there be a well drilled on the site for irrigation.

Response: Location still to be determined. Depth to be determined.

5. Suggest holes in parking curbing to allow water to filtrate into garden areas. Concerns about polluted water leaving the site.

Response: The storm water system is designed for the water to flow into the detention basin. The basin is a 4 bay basin and will be planted with wetland vegetation. Concentrating the above-ground storm water management in one location allows for a smaller development footprint.

6. Is there an entrance sign?

Response: Yes. Still to be designed.

7. DRC would like to see a clapboard elevation.

Response: See response to No.2

8. The DRC respectfully asks that a second design review take place as the project develops further including: EIFS details (Moulding Details, Cosmetics), landscaping plans, multi-color schemes of apartment buildings, Metal roofing / architectural shingle, options, topography plans per resident requests, water management at curbing, signs, site lighting and site furniture cut sheets.

Response: See Exhibits E and F

PUBLIC COMMENTS

From Amy Sayed - 106 High Street

9. High Street Plan review with emergency access road. Question regarding the right of way that currently has no plans. It could become a pedestrian bike path.

Response: No response warranted at this time.

10. The emergency access road to High Street has been on the plan for 10 plus years. Wants to understand where the access road is located.

Response: See Exhibit D

11. Will the apartments be visible from High Street. There are no plans to alter the land near high street with the exception of the emergency access road. The resident requests a drawing /view of the apartment complex from High Street. The developer suggests flagging the corner of the building and the edge of clear cutting on the site as an alternate to the drawings. The resident is open to this solution.

Response: Yes they will be visible from High Street as least on a seasonal basis. Exhibit A shows the cross-section from High Street to the closest Residential Building (Building #7). Most of the vegetation to remain is deciduous which becomes relatively transparent in the winter. Exhibit B shows the relationship between 106 High Street and the Proposed Community.

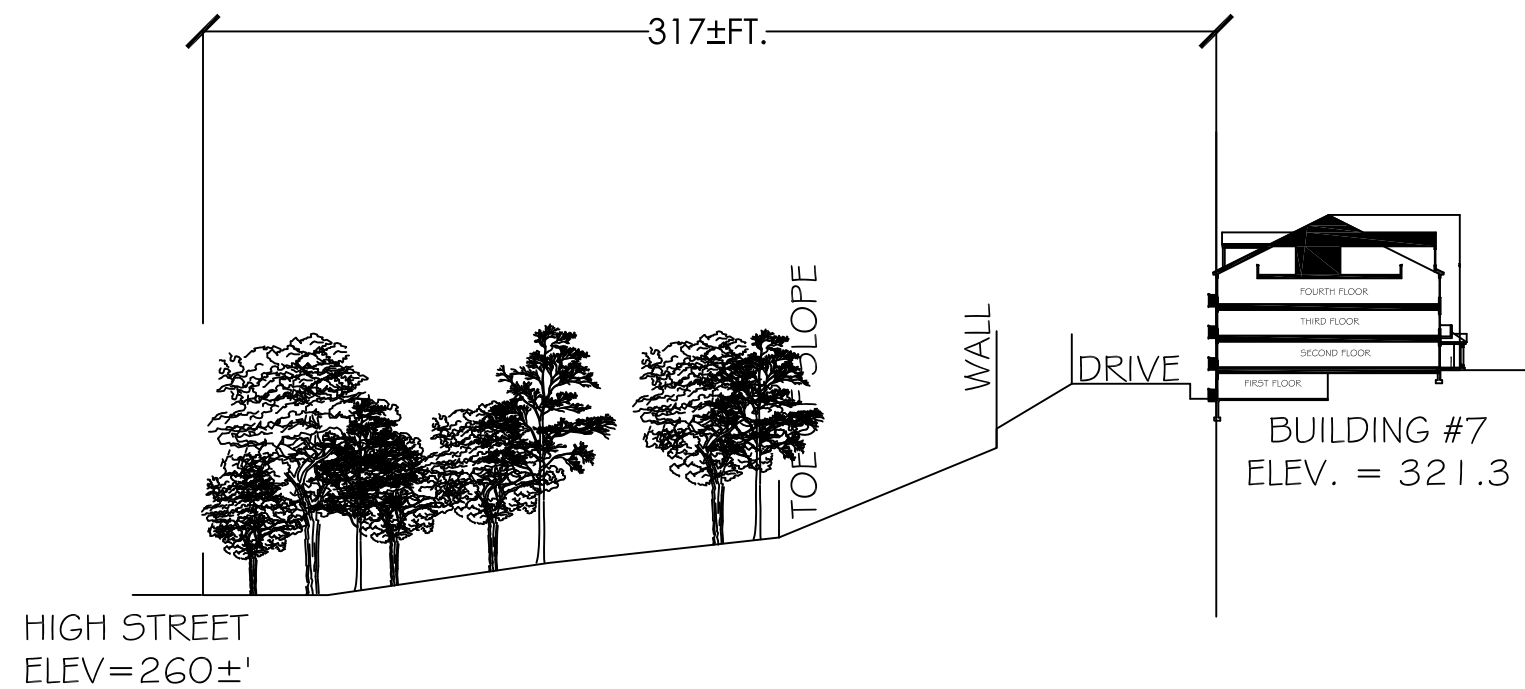
From Chris Gruszka - Baldwin Circle:

12. Will this design review committee review the emergency access road? It will be a single lane road with a gate to serve the emergency road. What will the gate look like?

Response: Exhibit C shows a typical Emergency Access Gate. Final Design subject to Hudson Fire Department Approval.

13. Would like to see topography plans - Existing vs Proposed to determine if buildings will be visible from High Street. . The current presentation is schematic only.

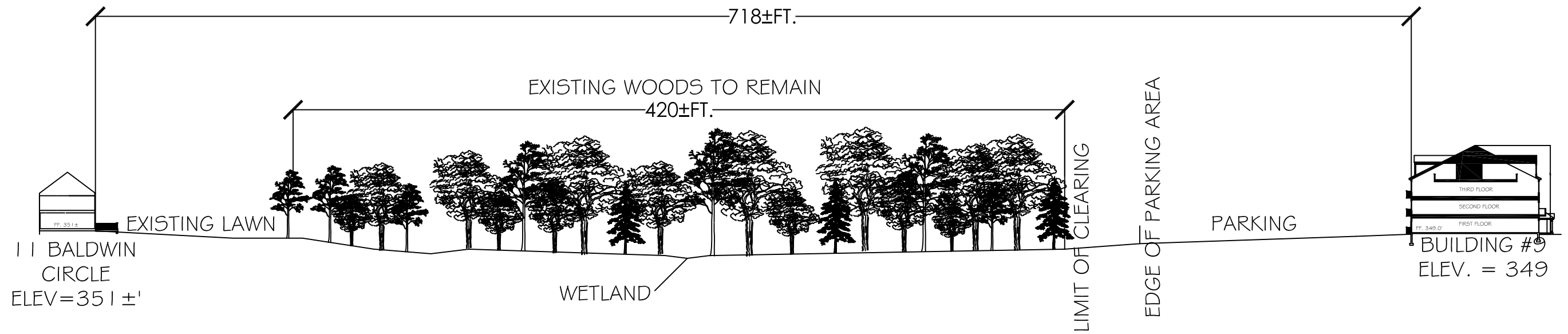
Response: Exhibit A shows the relationship between High Street and Building #7. The building that faces High Street is 3 stories in the front and 4 stories tall on the back. The 4 story façade will face High Street. Exhibit B shows the relationship between 11 Baldwin Circle and the Proposed Community.



HIGH STREET TO BUILDING #7 AT CLOSEST POINT

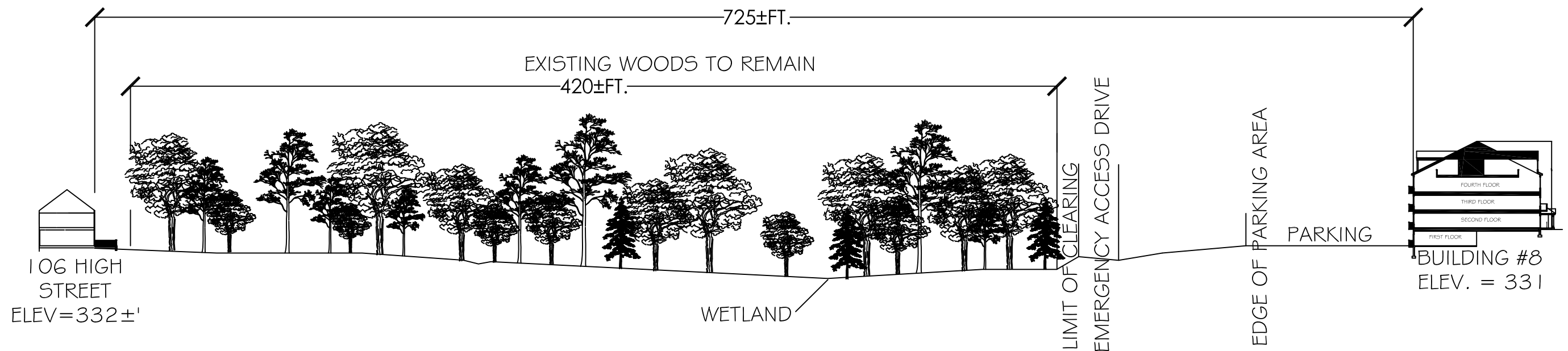
NOTE: TREE HEIGHTS TAKEN FROM GOOGLE EARTH

EXHIBIT A CROS-SECTIONS FROM HIGH STREET TO BUILDING #7 | 2.28.15



11 BALDWIN CIRCLE TO BUILDING #9

NOTE: TREE HEIGHTS TAKEN FROM GOOGLE EARTH



106 HIGH STREET TO BUILDING #8

NOTE: TREE HEIGHTS TAKEN FROM GOOGLE EARTH

EXHIBIT B CROS-SECTIONS TO
SELECTED PROPERTIES 12.28.15

EXHIBIT C – TYPICAL EMERGENCY ACCESS GATE

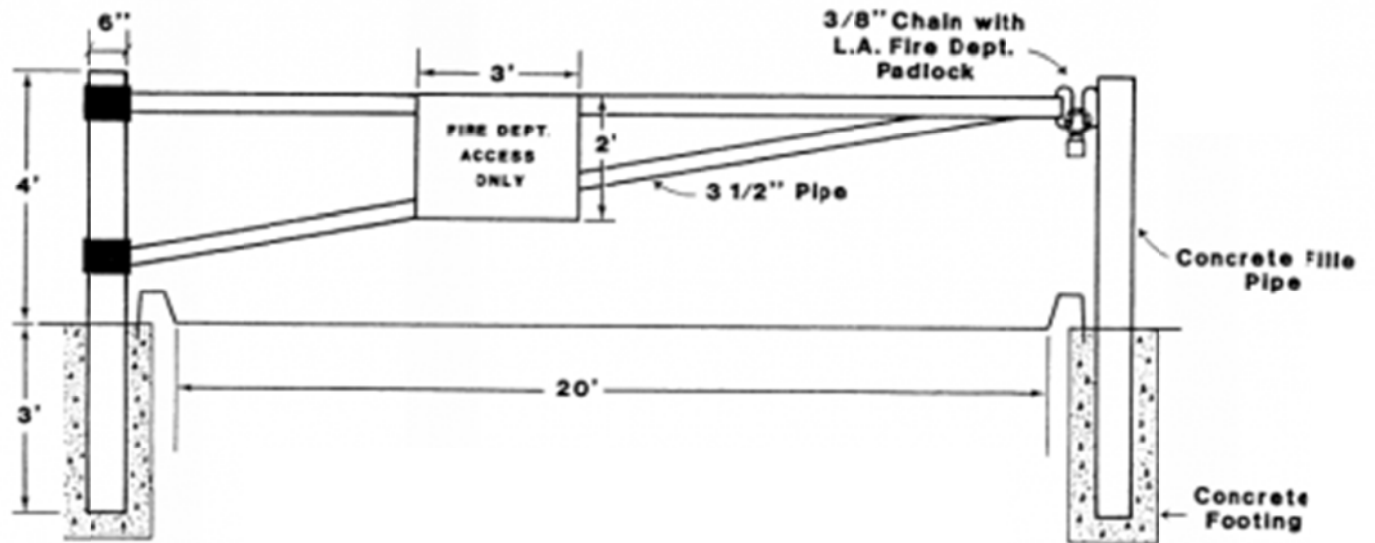




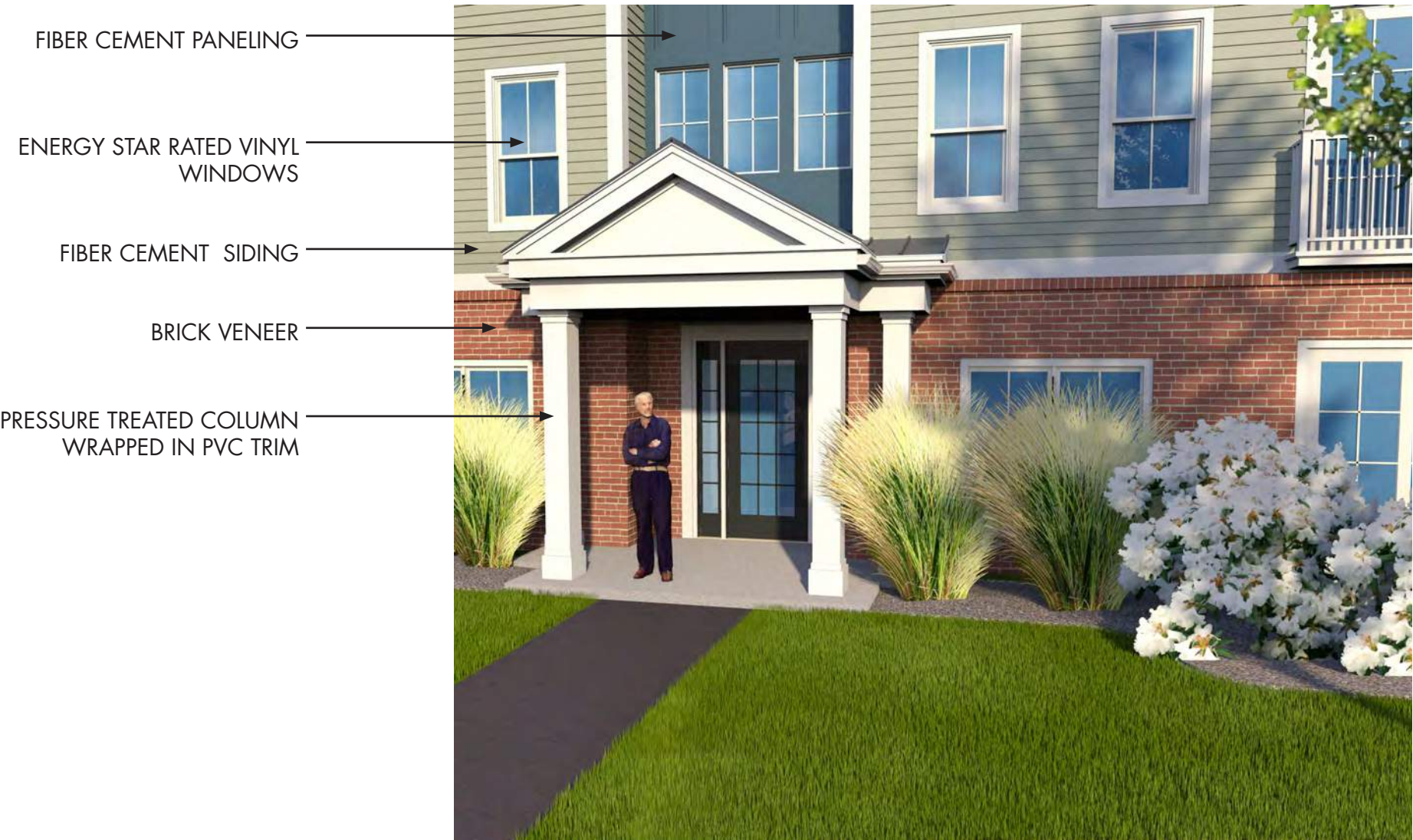
EXHIBIT E - ARCHITECTURAL RENDERINGS - TYPICAL FRONT ELEVATION

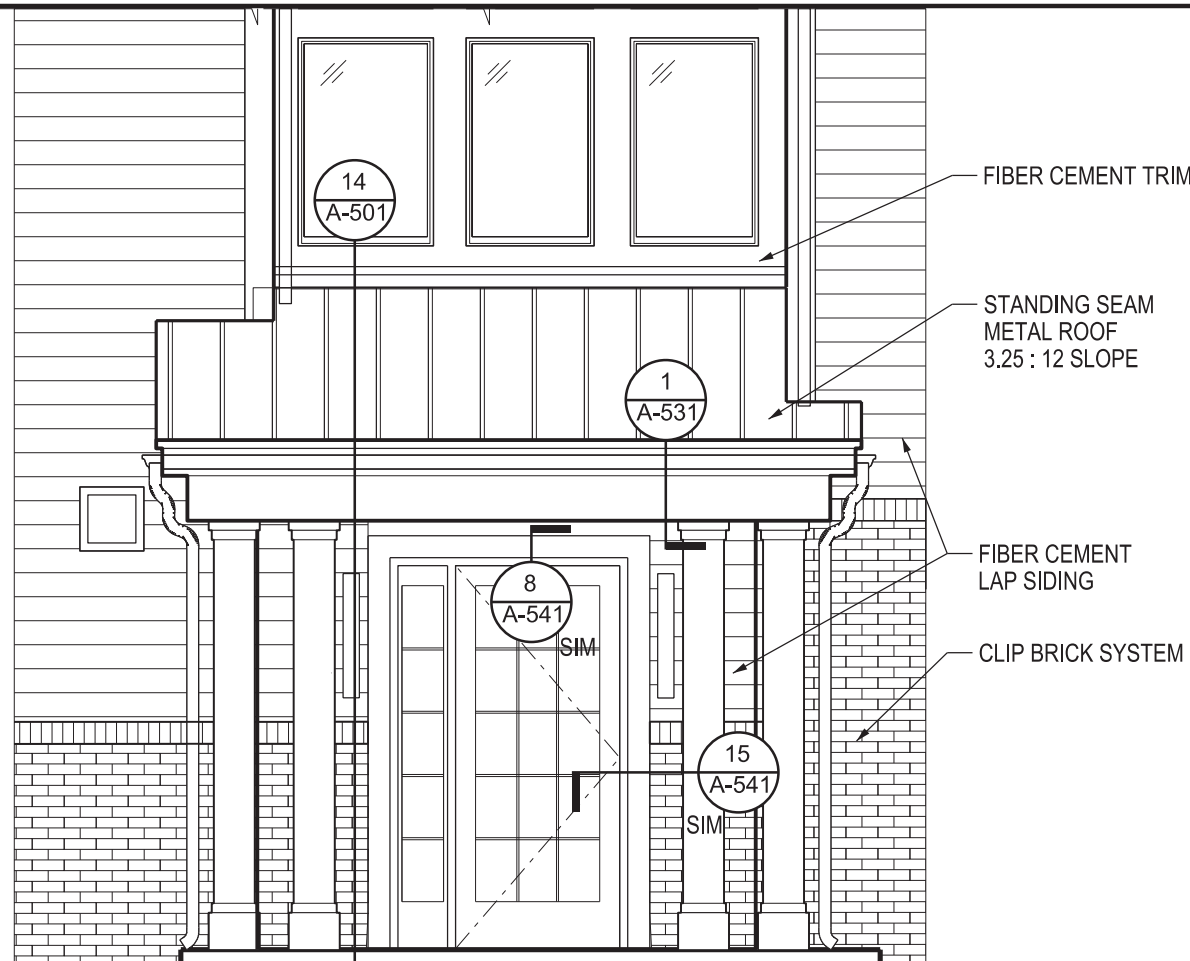


EXHIBIT E - ARCHITECTURAL RENDERINGS - TYPICAL REAR ELEVATION



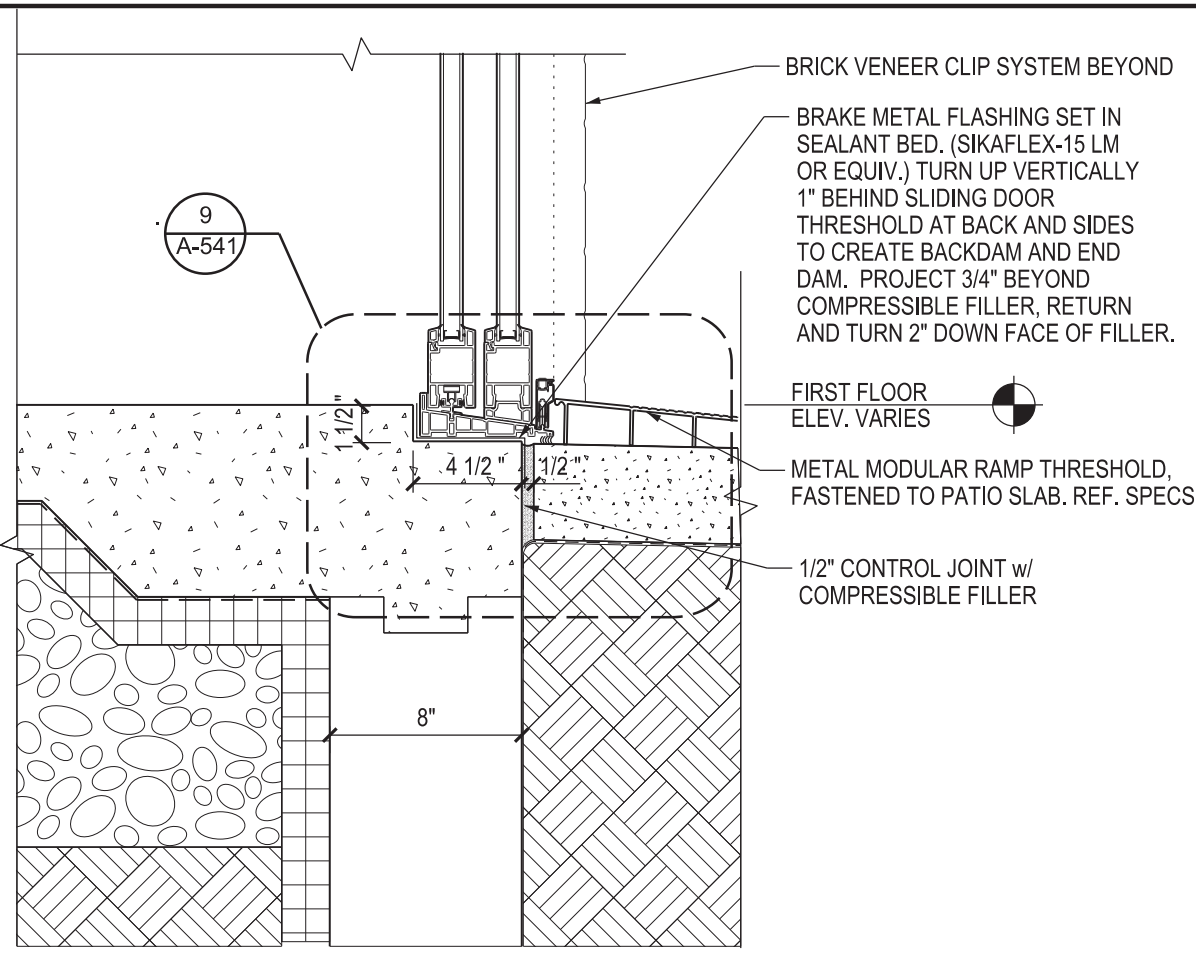
EXHIBIT E - ARCHITECTURAL RENDERINGS - DETAILS





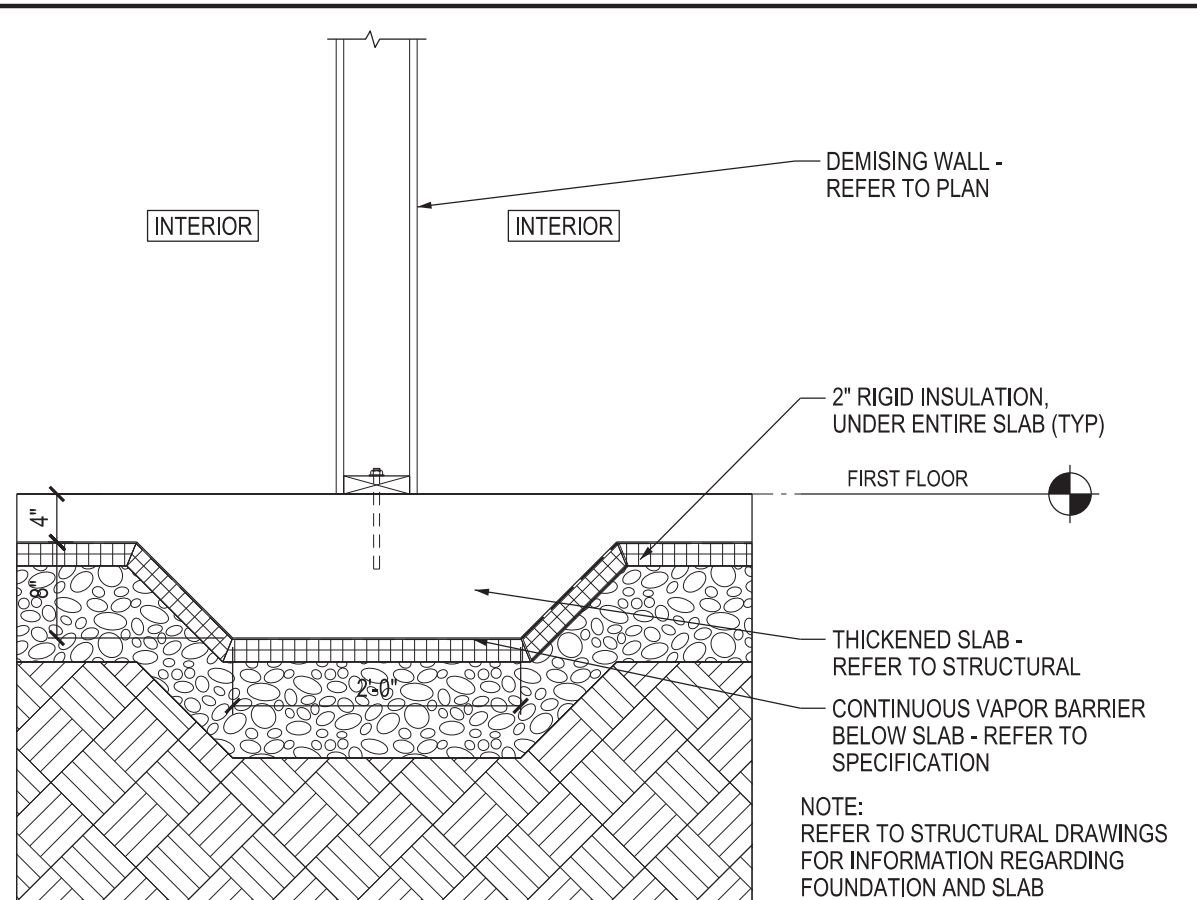
Left End Stair Entrance Elevation

SCALE: 1/4" = 1' - 0"



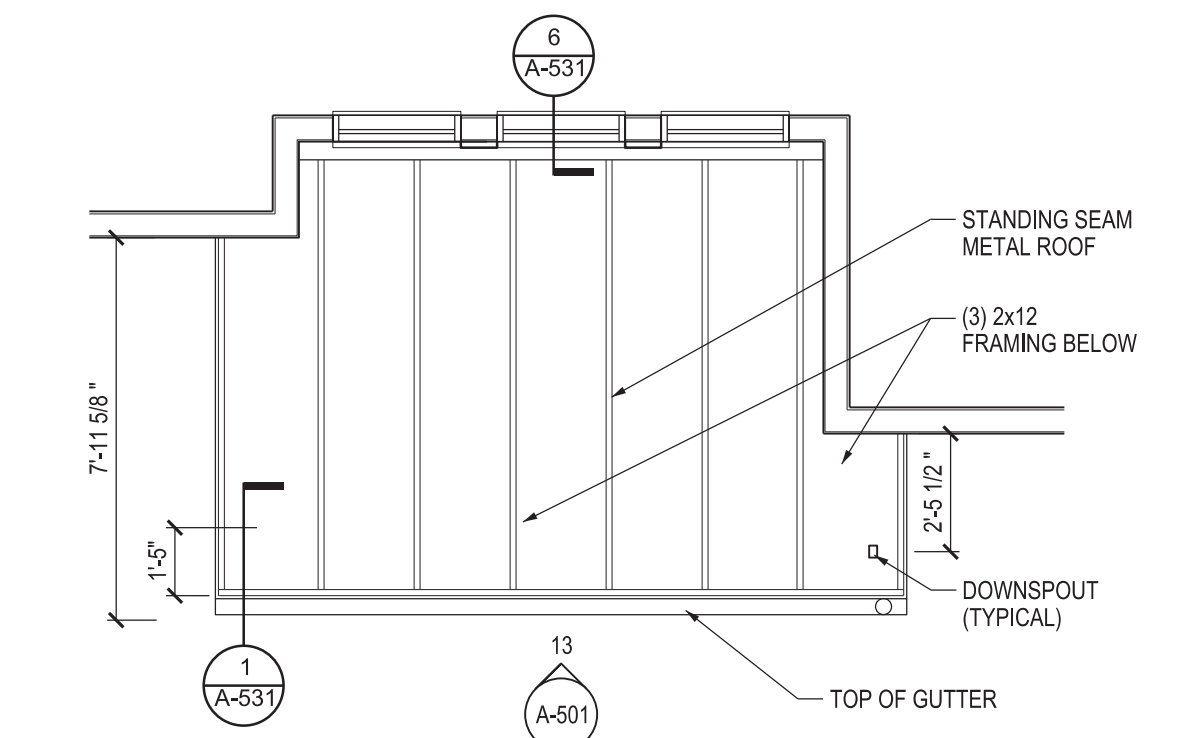
Section: Slab Edge at Sliders

SCALE: 1 1/2" = 1' - 0"



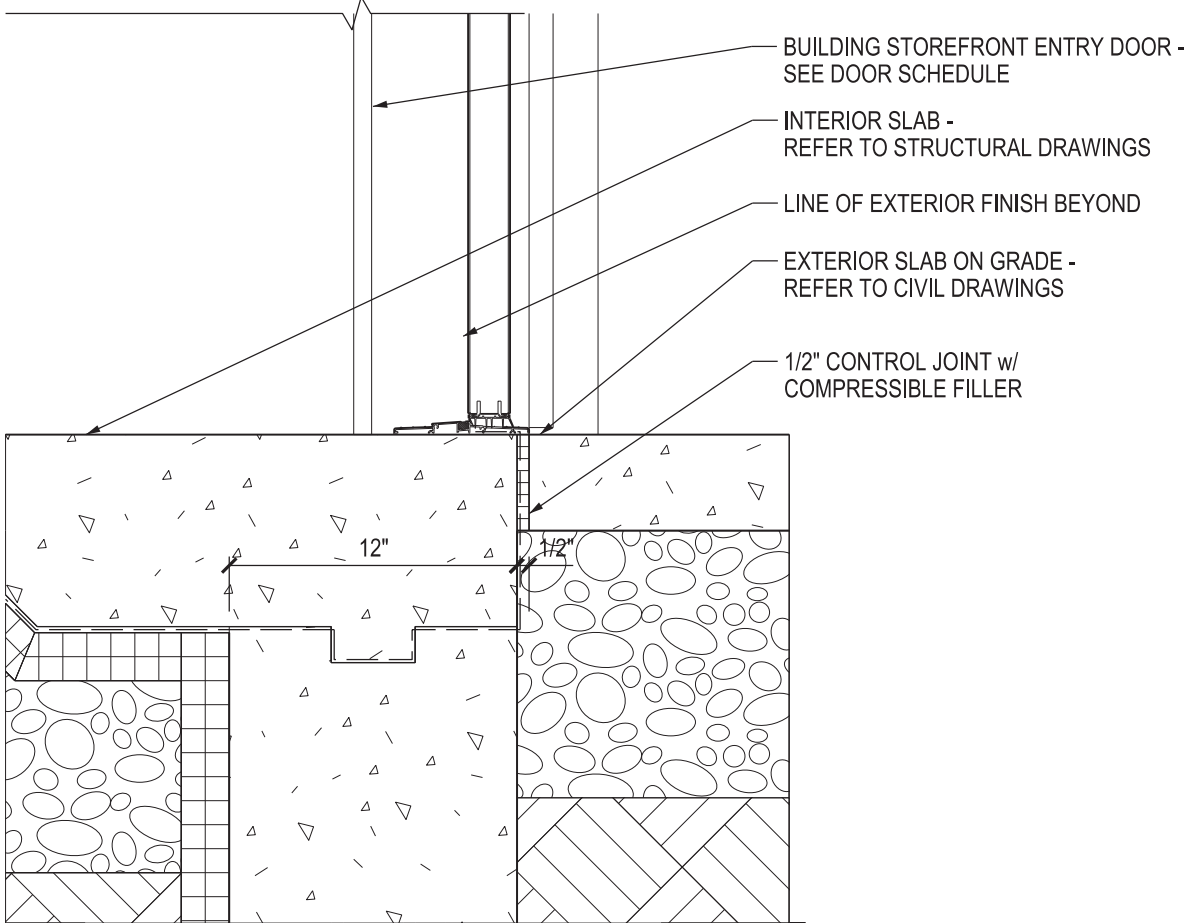
Section: Thickened Slab at Partitions

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



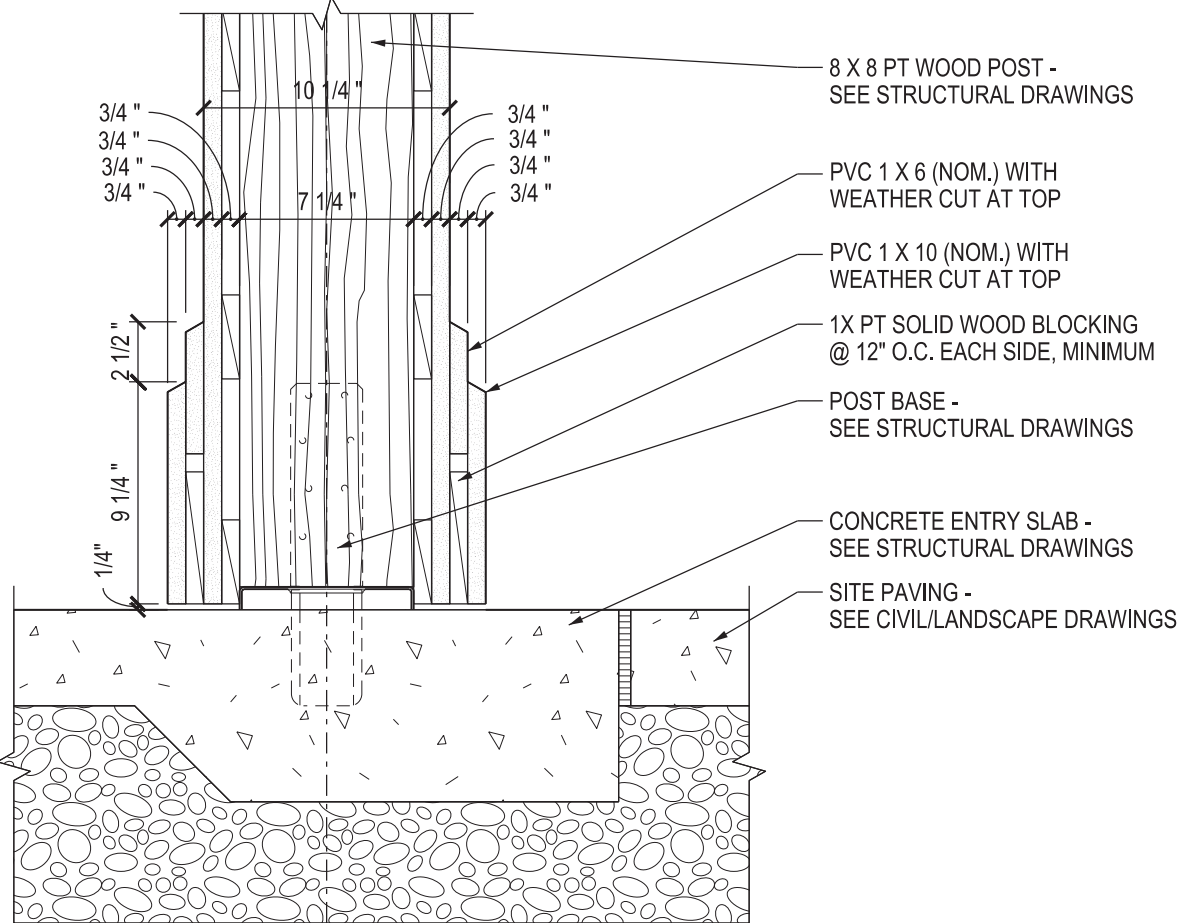
Plan: Roof at Bldgs 3 - 6 Stair Entrances

SCALE: 1/4" = 1' - 0"



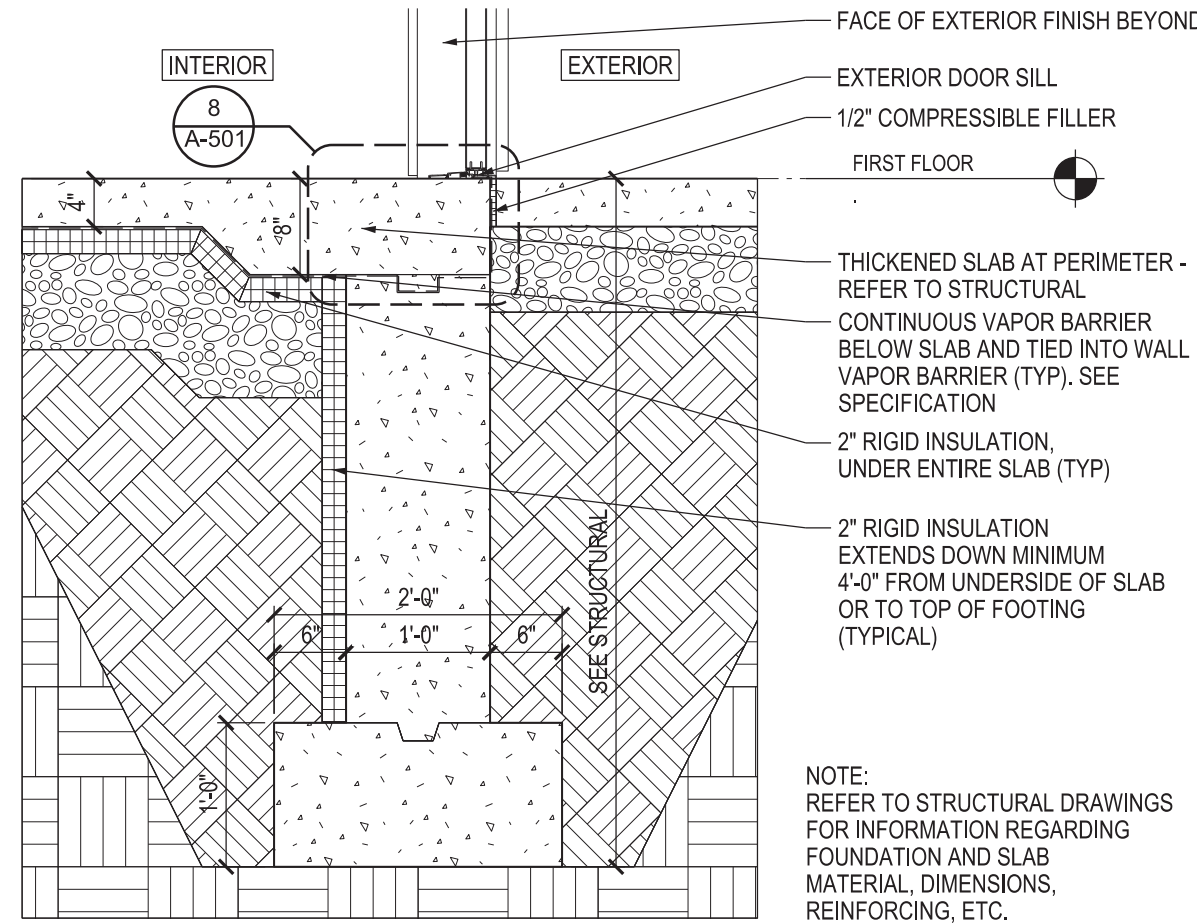
Section: Exterior Door Threshold

SCALE: 1 1/2" = 1' - 0"



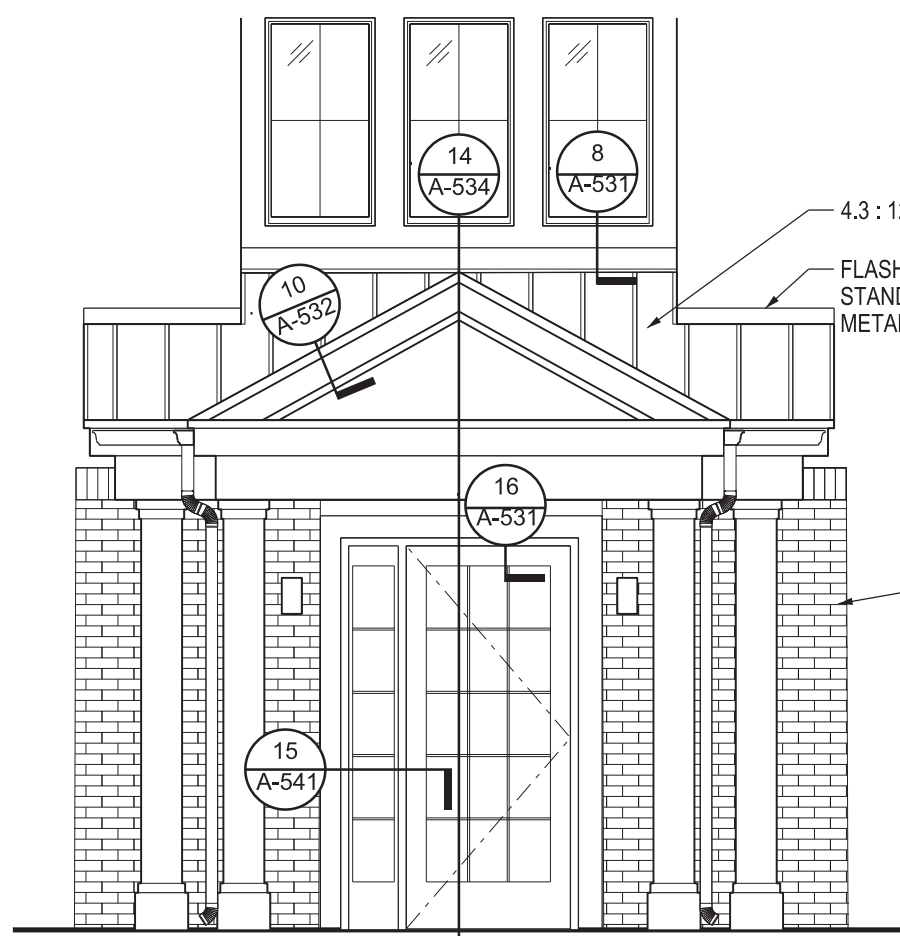
Section: Entry Canopy Column Base

SCALE: 1 1/2" = 1' - 0"



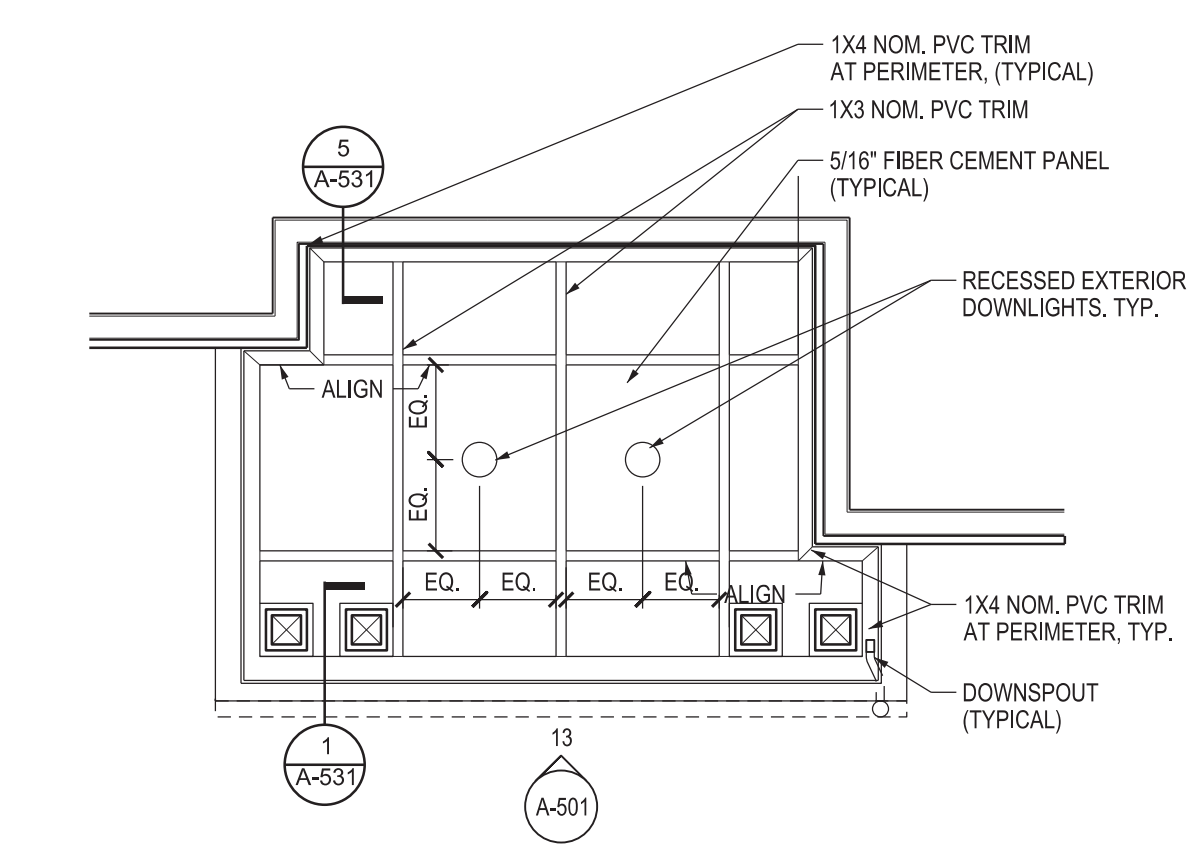
Foundation Section at Building Entry

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



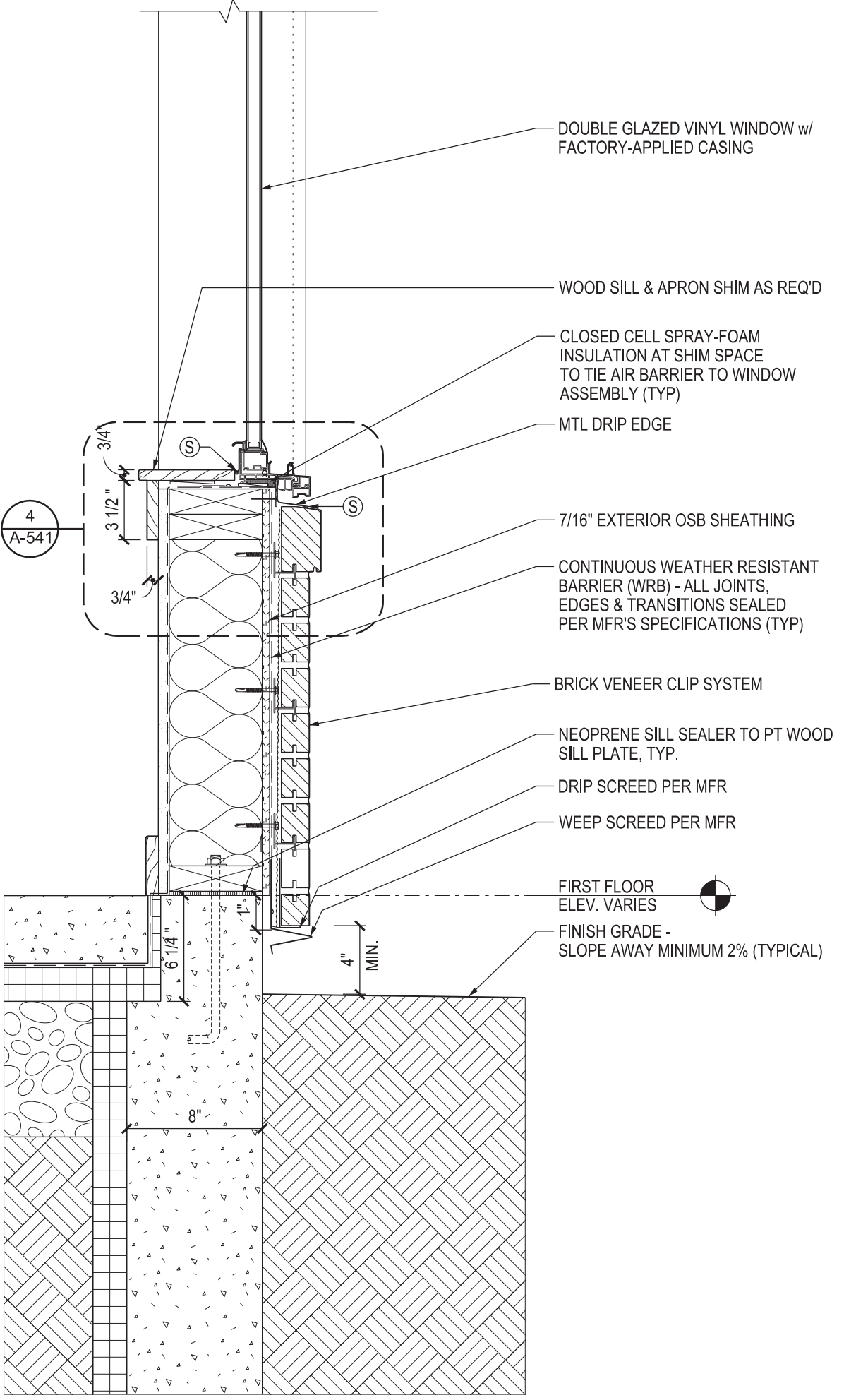
Elevation: Center Entrance

SCALE: 1/4" = 1' - 0"



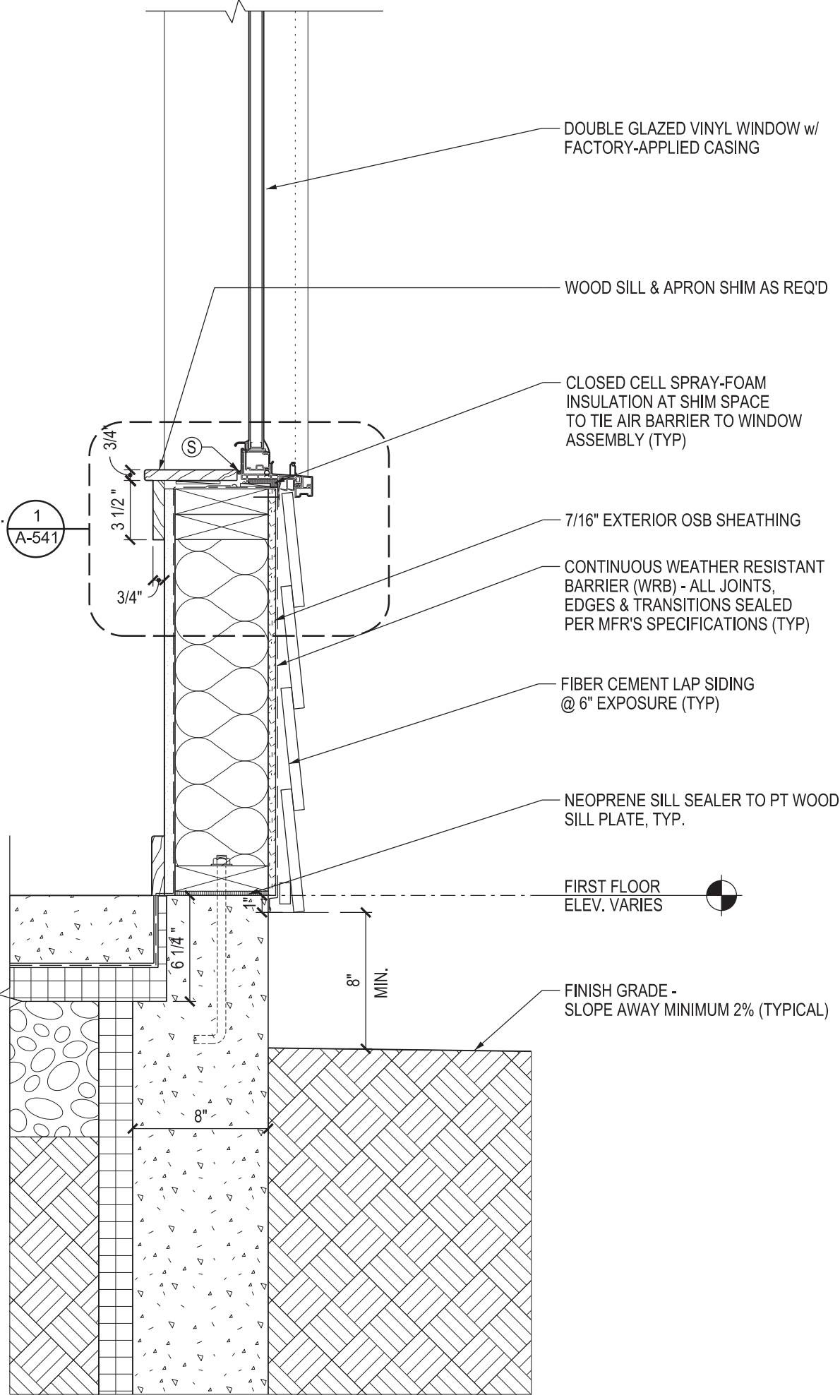
RCP: Buildings 3 - 6 Entrances at Stairs

SCALE: 1/4" = 1' - 0"



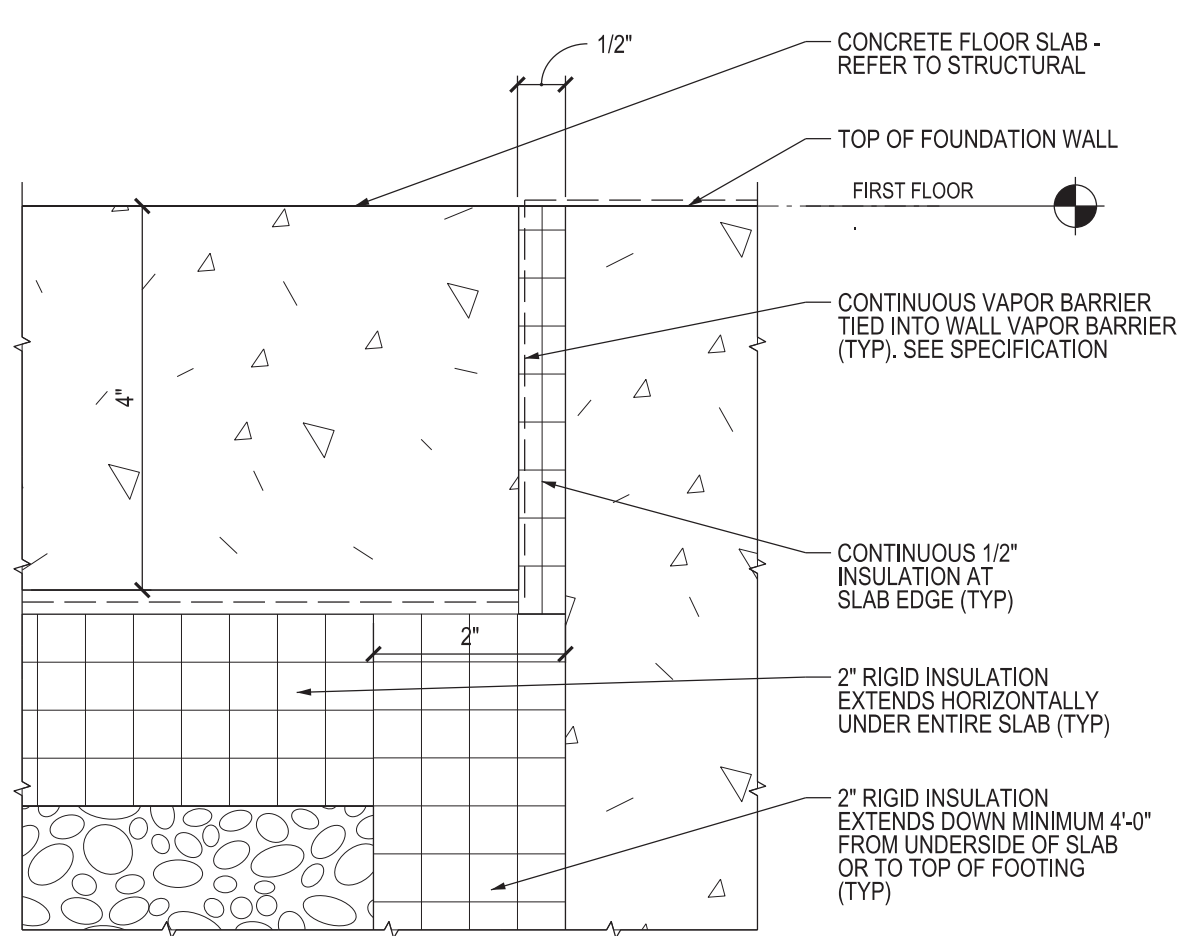
Section: Window Sill/Base at Brick Clip

SCALE: 1 1/2" = 1' - 0"



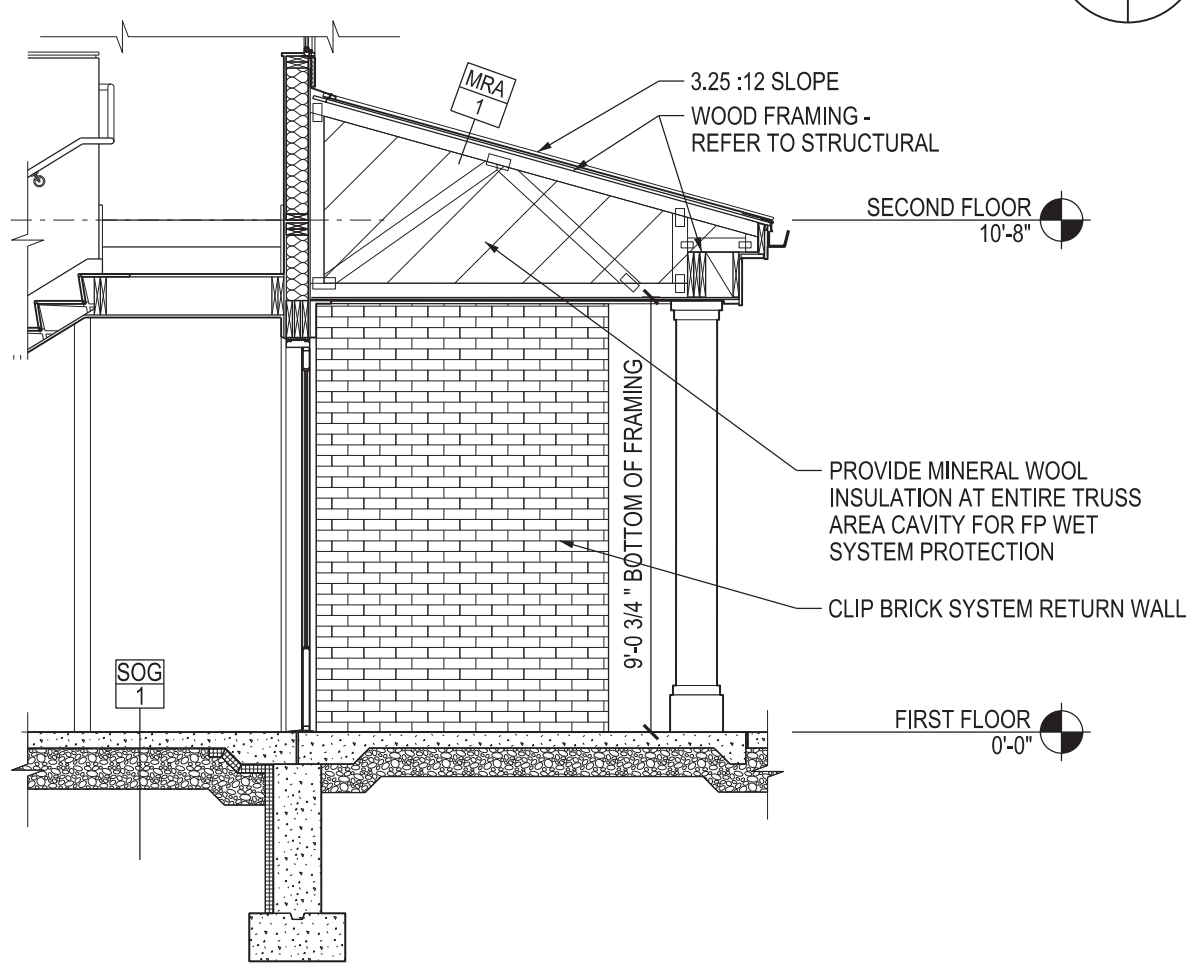
Section: Window Sill/Base Detail

SCALE: 1 1/2" = 1' - 0"



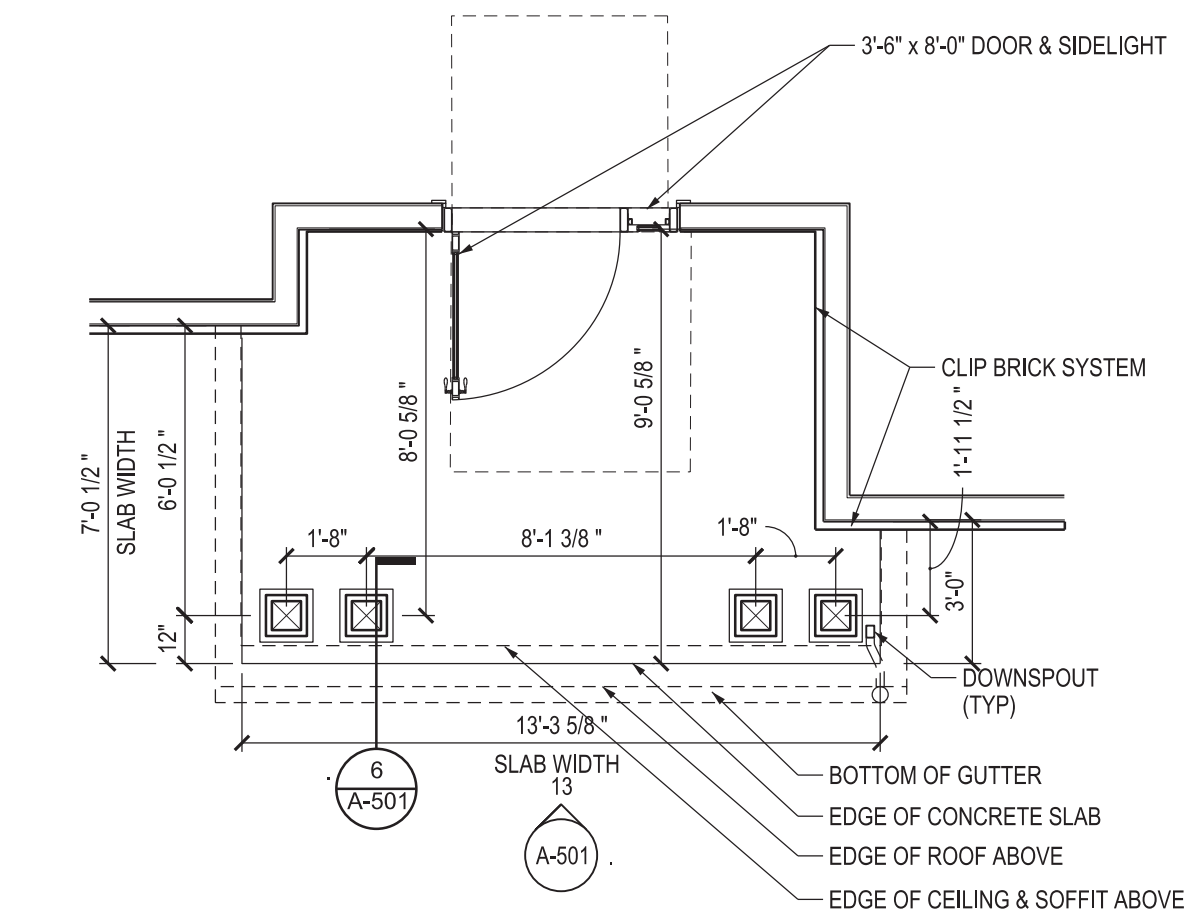
Section: Edge of Slab

SCALE: 6" = 1' - 0"



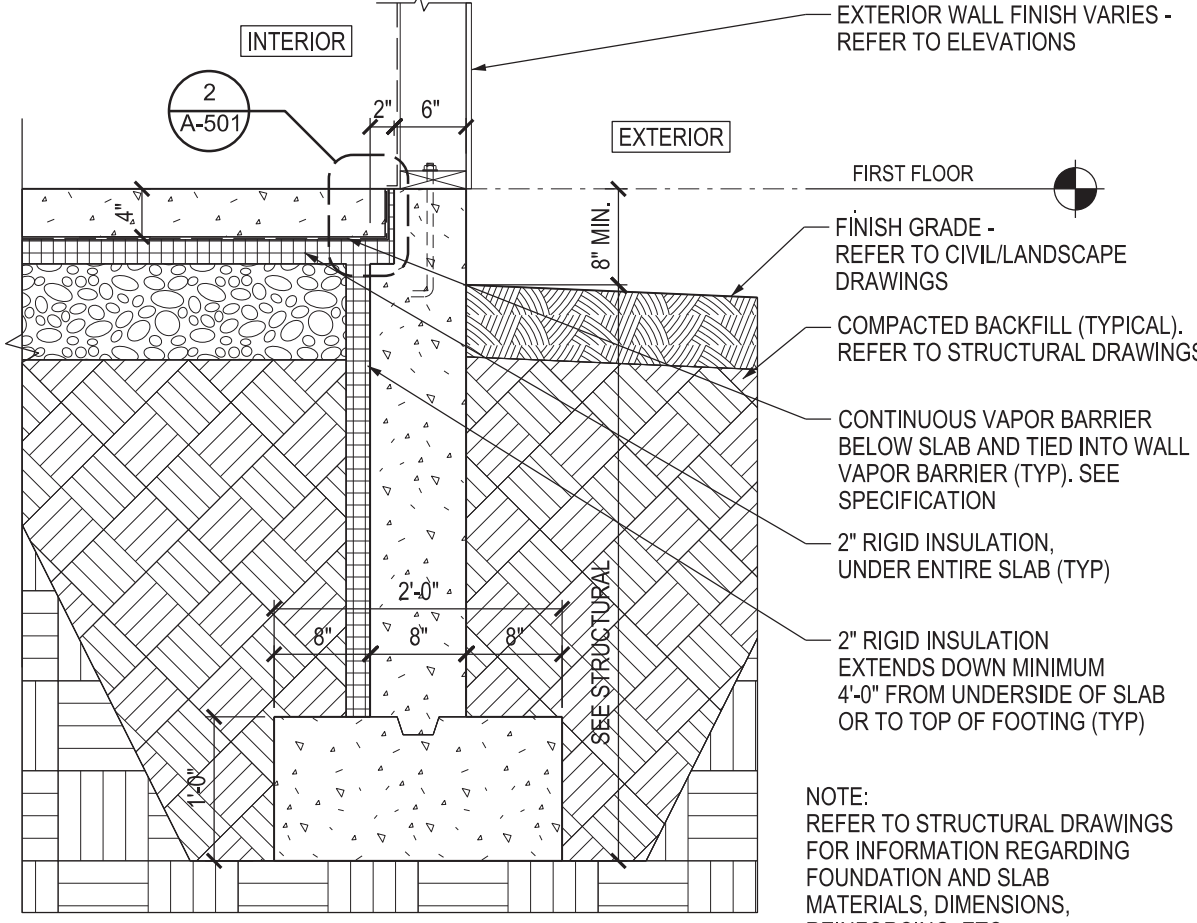
Section: Side Wall at Left Side Entrance

SCALE: 1/4" = 1' - 0"



Plan: Buildings 3 - 6 Entrances at Stairs

SCALE: 1/4" = 1' - 0"



Foundation Section

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

project information:

client information:

consultant information:

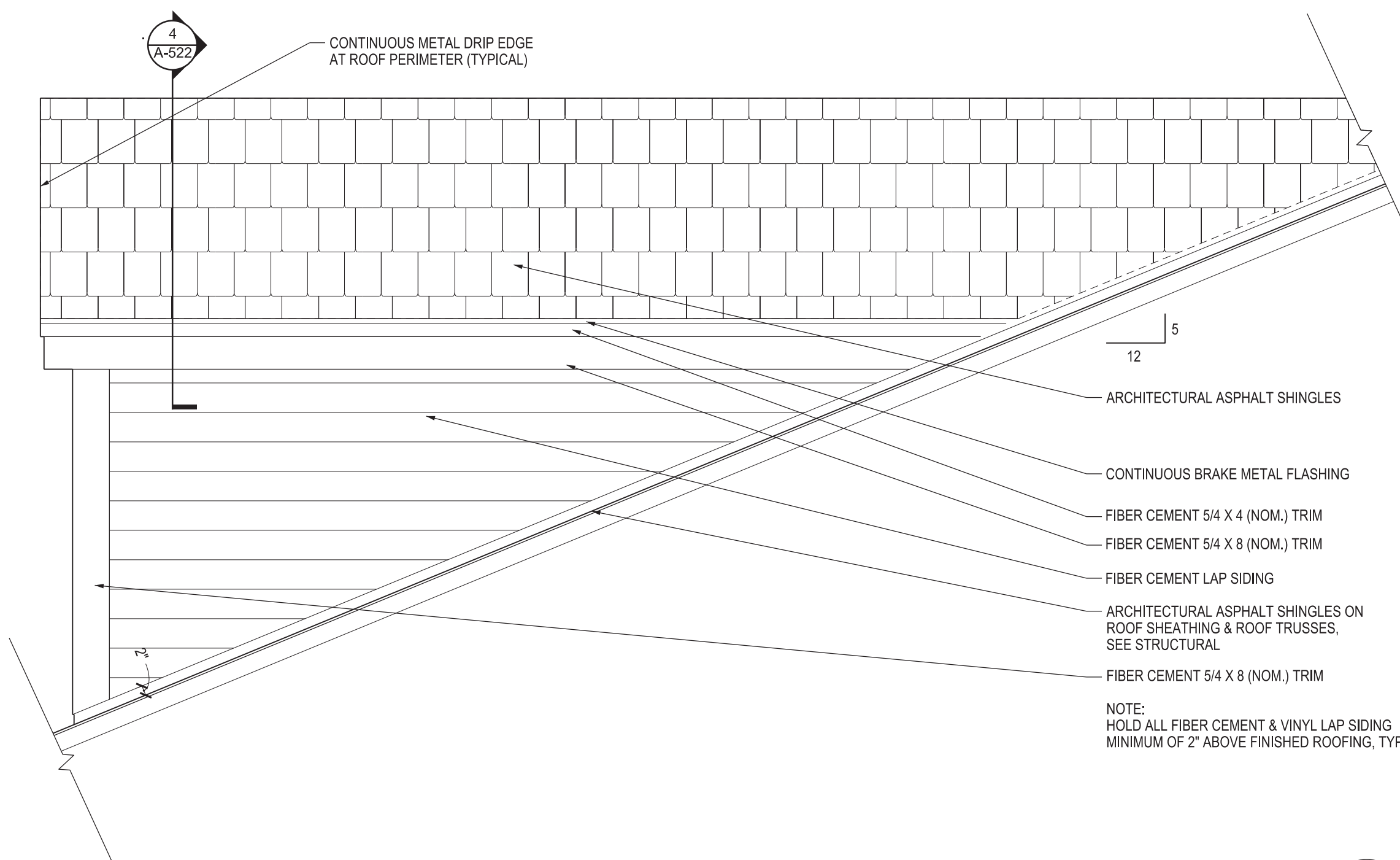
Project Key

drawing by: CM
drawing checked by:
drawing scale: As Noted
drawing date:
drawing revision:
project number:

rev.	description	date

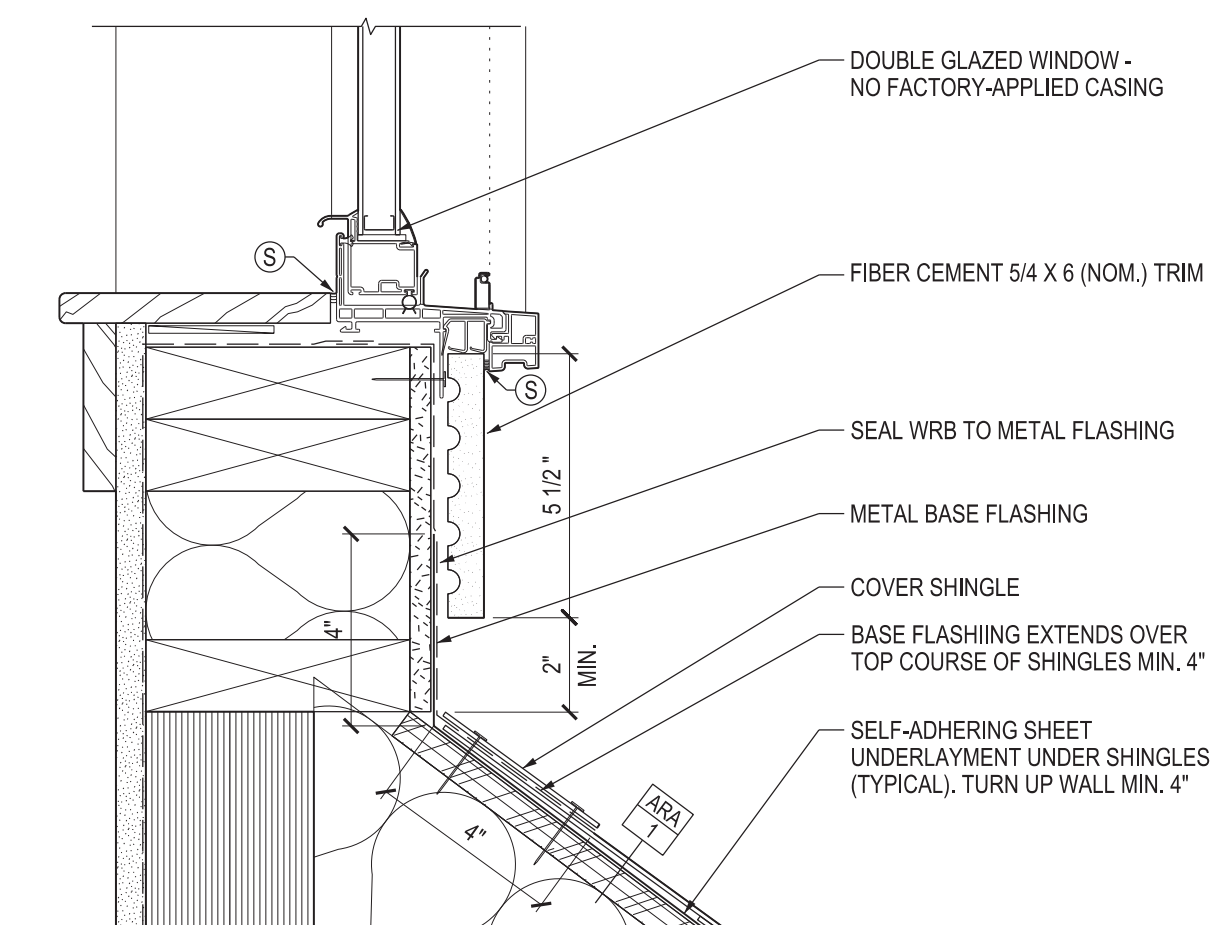
drawing name: Foundation Sections and Details & Main Entrance Details

drawing number: A-501



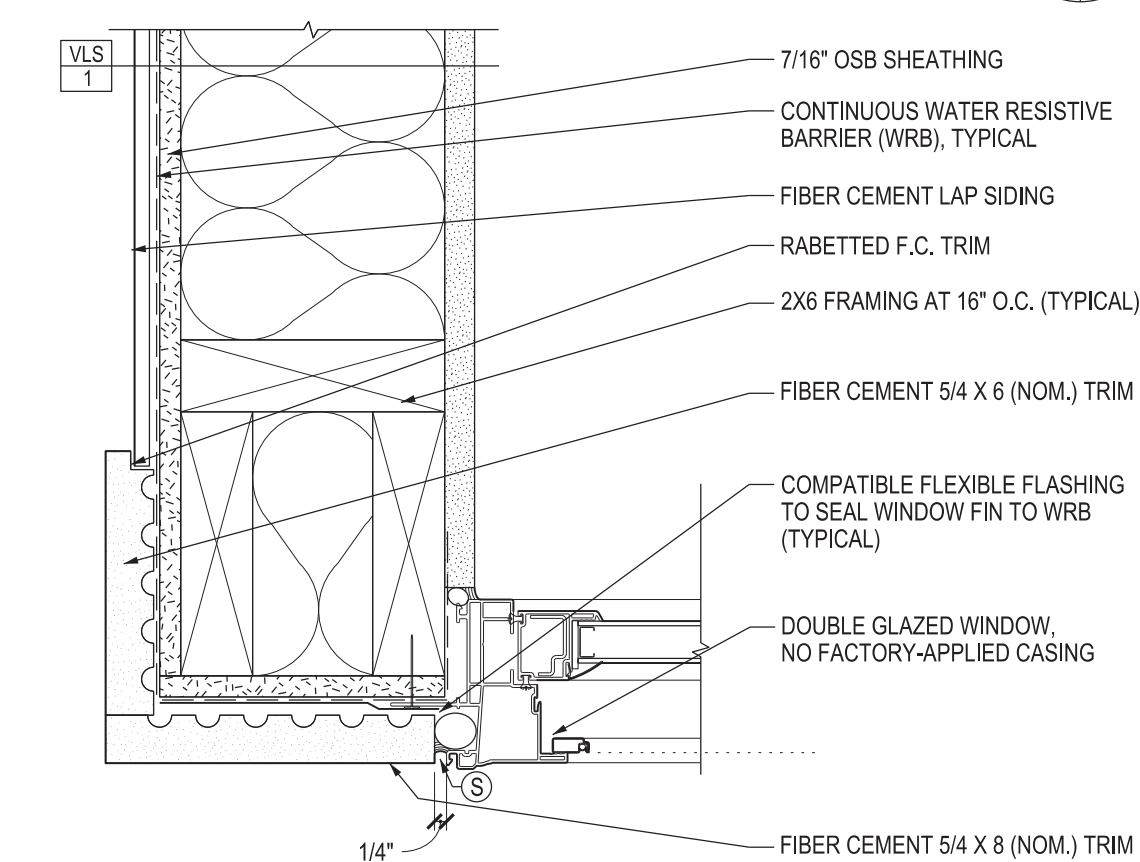
Side Elevation: Roof Dormer

SCALE: 1/2" = 1' - 0"



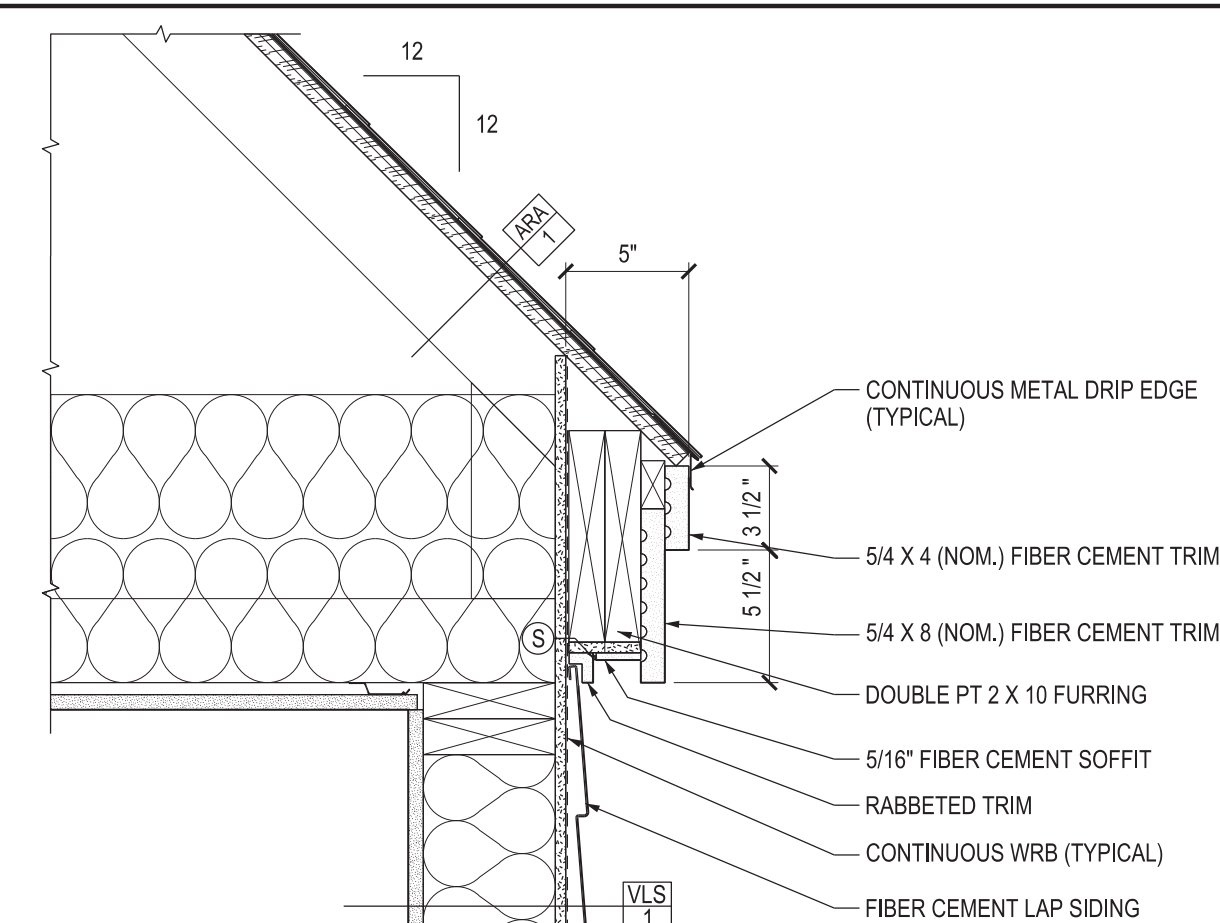
Section: Dormer Sill Intersection at Roof

SCALE: 3" = 1' - 0"



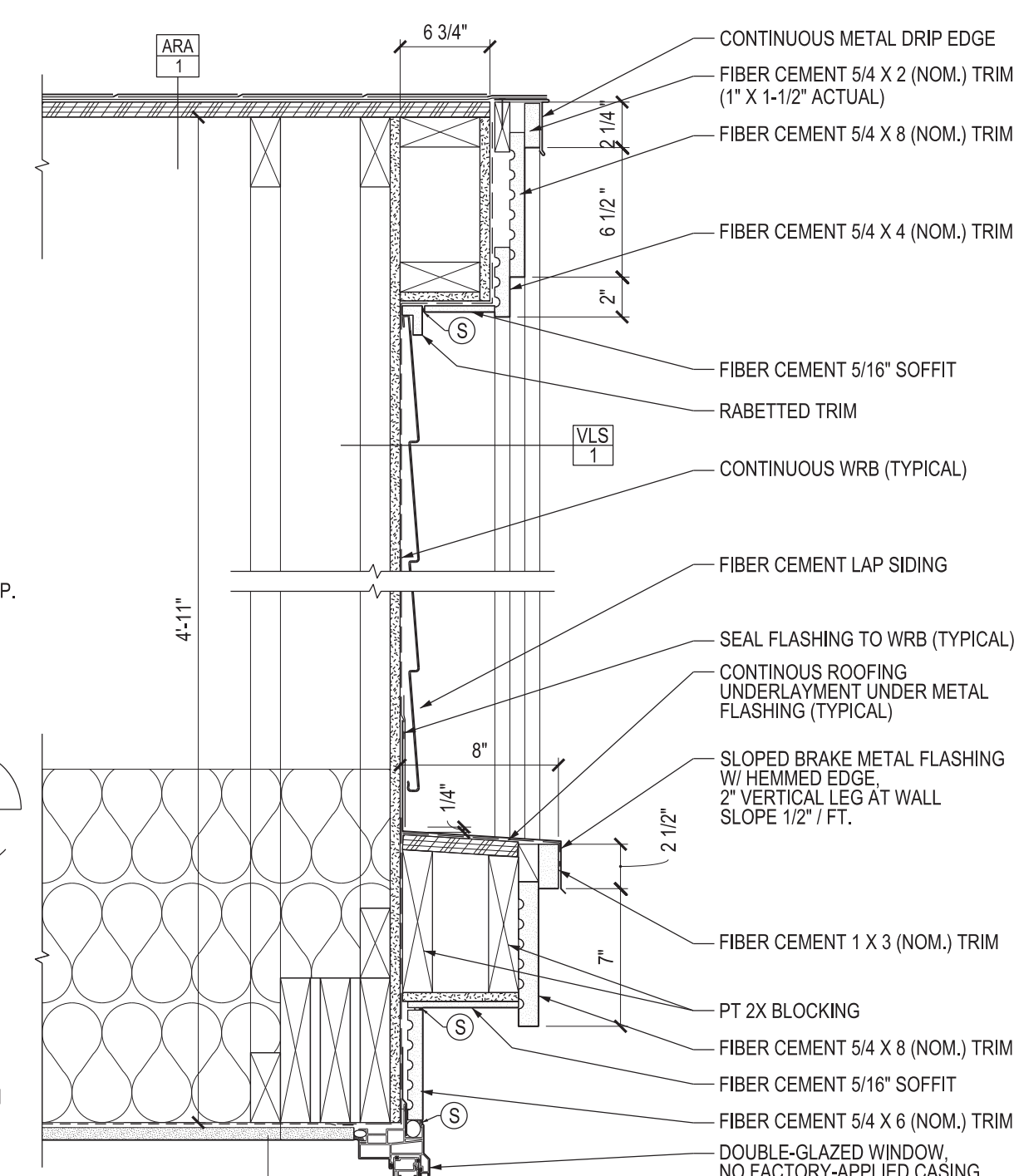
Plan: Dormer Corner

SCALE: 3" = 1' - 0"



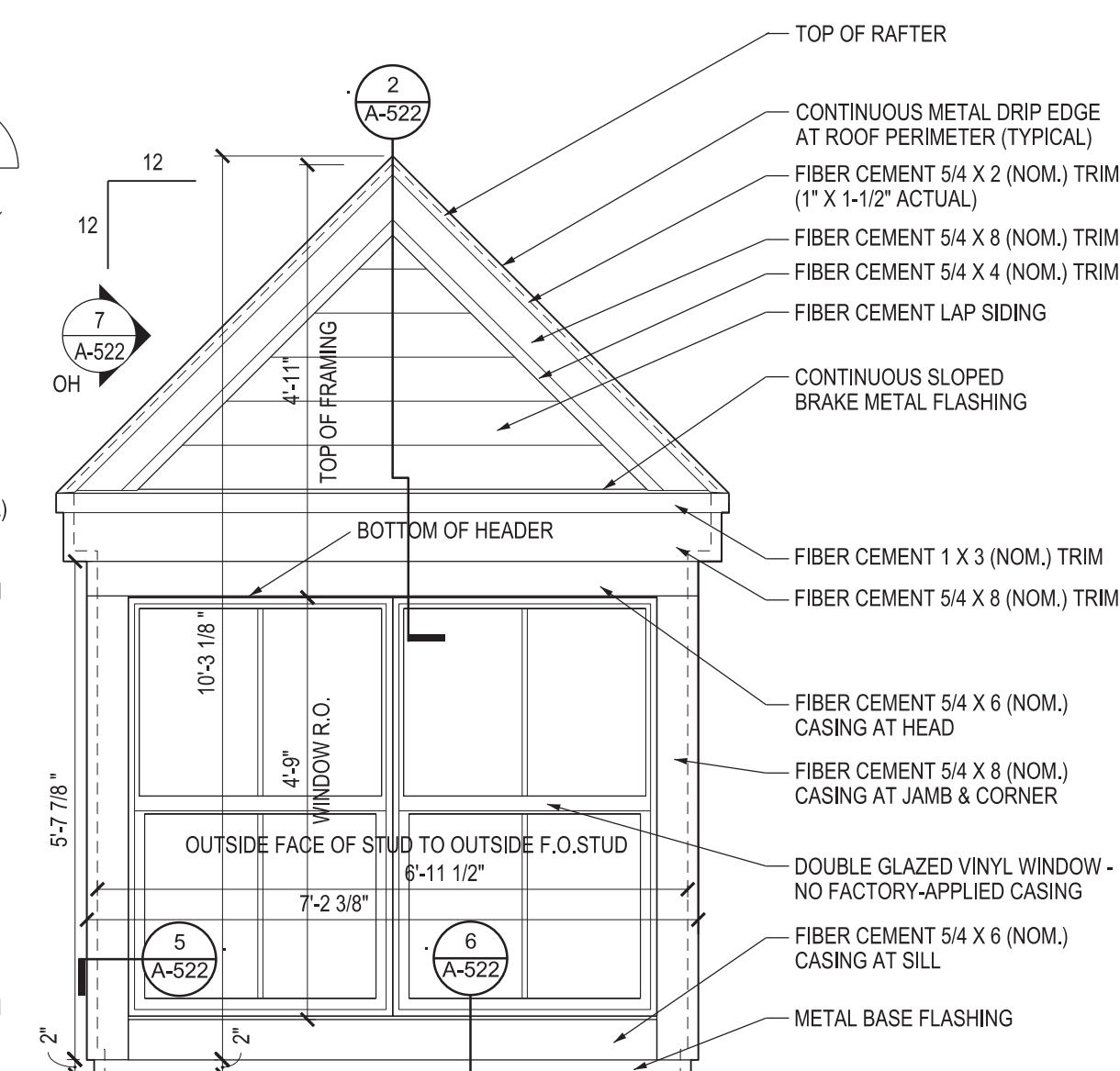
Section: Dormer Eave

SCALE: 1 1/2" = 1' - 0"



Section: Dormer Pediment

SCALE: 1 1/2" = 1' - 0"



Elevation: Roof Dormer

SCALE: 1/2" = 1' - 0"

project information:

ASHLAND

Ashland, MA

EXHIBIT F

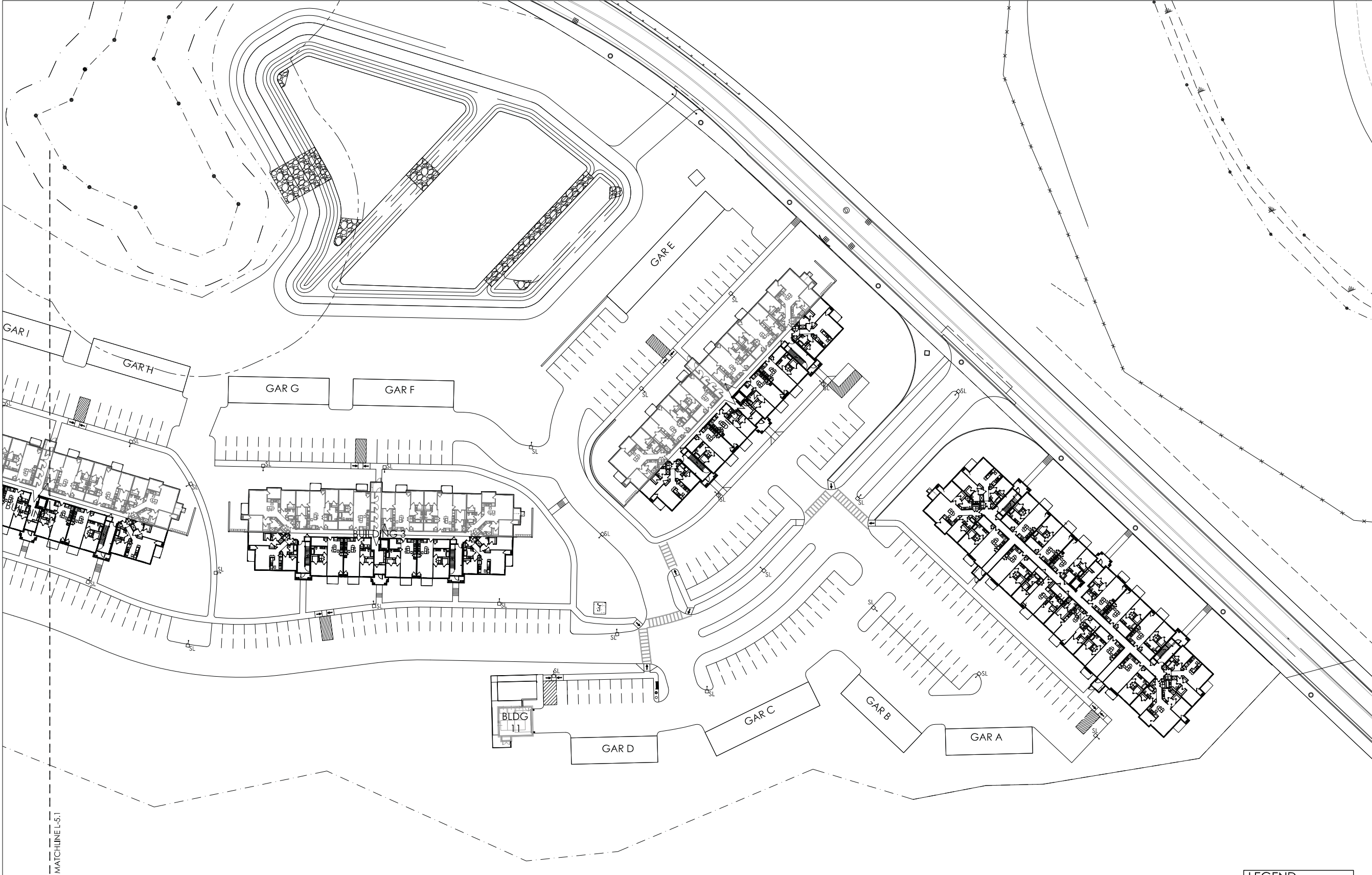
Project Key

drawing information:	drawing by:	JL
	drawing checked by:	
	drawing scale:	As Noted
	drawing date:	
	drawing revisions:	
	project number:	

[illegible]

Roof Details

A-522



MATCHLINE L-5.1

EXHIBIT G (Sheet 1)

LEGEND		
	SL	STREET LIGHT
	FT	UPLIGHT
	FG	WALL-MOUNTED GOOSENECKS
	GL	COUNTER-MOUNTED GOOSENECKS
	FB	UNDER-CAP WALL LIGHT
	PD	DOWNLIGHT
	FW	POOL LIGHT

ISSUED		Review and Coordination
1	12-16-15	PRICING SET
2	12-28-15	Street light quantities updated
3	12-30-15	
4		
5		
6		

L-5.0

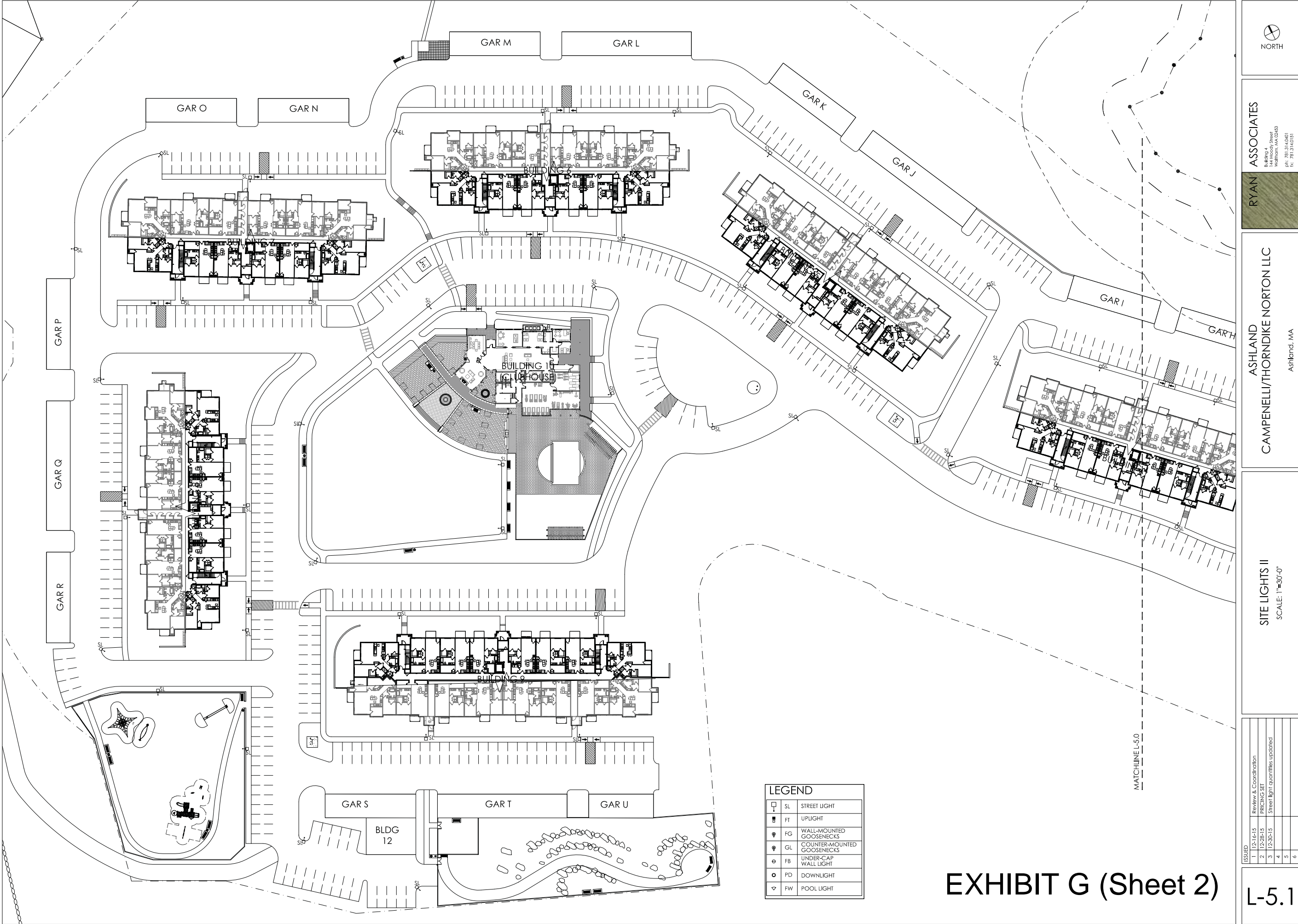
SITE LIGHTS I
SCALE: 1"=30'-0"

ASHLAND
CAMPENELLI/THORNDIKE NORTON LLC
Ashland, MA



ASSOCIATES
Building 4
144 Moody Street
Waltham, MA 02453
ph: 781.314.0801
fx: 781.314.0101





RYAN ASSOCIATES

Building 4
144 Moody Street
Waltham, MA 02453
ph: 781.314.0001
fx: 781.314.0101

ASHLAND
CAMPENELLI/THORNDIKE NORTON LLC

Ashland, MA

SITE LIGHTS II

SCALE: 1"=30'-0"

ISSUED	1	12-16-15	Review & Coordination
	2	12-28-15	PRICING SET
	3	12-30-15	Street light quantities updated
	4		
	5		
	6		

L-5.1

EXHIBIT G (Sheet 2)



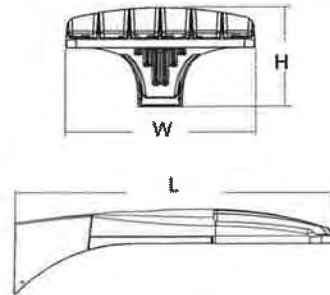
D-Series Size 0 LED Area Luminaire



d^{series}

Specifications

EPA:	0.8 ft ² (.07 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Catalog Number	DSX0 LED 40C 1000 40K T3M MVOLT HS SPA DBLXD
Notes	
Type	S2

Introduction

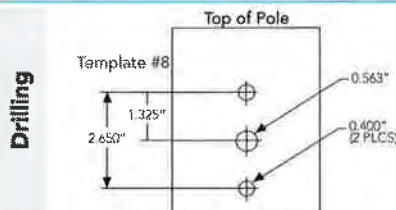
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED	40C	1000	40K	T3M	MV	SPA	HS	DBLXD	
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX0 LED	Forward optics	530 530 mA	30K 3000K (80 CRI min.)	T1S Type I short	MVOLT ²	Shipped included	Shipped installed	Shipped installed	DDBXD Dark bronze
	20C 20 LEDs (one engine)	700 700 mA	40K 4000K (70 CRI min.)	T2S Type II short	120 ²	SPA Square pole mounting	PER NEMA twist-lock receptacle only (no controls) ⁵	HS House-side shield ¹⁰	DBLXD Black
	40C 40 LEDs (two engines)	1000 1000 mA (1 A)	50K 5000K (67 CRI)	T2M Type II medium	208 ²	RPA Round pole mounting	DMG 0-10V dimming driver (no controls)	SF Single fuse (120, 277, 347V) ¹¹	DNAXD Natural aluminum
	Rotated optics ¹			T3M Type III short	240 ²	WBA Wall bracket	DCR Dimmable and controllable via ROAM* (no controls) ⁶	DF Double fuse (208, 240, 480V) ¹¹	DWHXD White
	30C 30 LEDs (one engine)			T3M Type III medium	277 ²	SPUMBA Square pole universal mounting adaptor ⁴	PIR Motion sensor, 8-15' mounting height ⁷	L90 Left rotated optics ¹²	DBLBXD Textured black
				T4M Type IV medium	347 ²	RPUMBA Round pole universal mounting adaptor ⁴	PIRH Motion sensor, 15-30' mounting height ⁷	R90 Right rotated optics ¹²	DNATXD Textured natural aluminum
				TFTM Forward throw medium	480 ²		BL30 Bi-level switched dimming, 30% ^{8,9}	DDL Diffused drop lens ¹³	DWHGXD Textured white
				TSVS Type V very short			BL50 Bi-level switched dimming, 50% ^{8,9}		
				TSS Type V short					
				TSM Type V medium					
				TSW Type V wide					



DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM18AS	Single unit	DM28AS	2 at 90° *
DM20AS	2 at 180°	DM38AS	3 at 90° *
DM40AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM18AS DDBXD

Visit Lithonia Lighting's to see our wide selection of poles, accessories and educational tools

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

Temper O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-180	AST20-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-180	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST35-180	AST35-280	AST35-290	AST35-320	AST35-390	AST35-600

NOTES

- Only available with rotated optics (L90 or R90 option).
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single-board, 530 mA product (20C 530, 30C 530, or 40C 530 DS). Not available with DCR, BL30, or BL50.
- Available as a separate combination accessory: PUMBA (finish) U.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the control; see control; PIRH specifies the control; see control; for details.
- Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 30 LEDs (30C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Drilling

Accessories

Ordered and shipped separately.

DL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁴
DL1347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁴
DL1480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁴
SC U	Shorting cap ¹⁷
DSX0HS 20C U	House-side shield for 20 LED unit ¹⁸
DSX0HS 30C U	House-side shield for 30 LED unit ¹⁸
DSX0HS 40C U	House-side shield for 40 LED unit ¹⁸
DSX0DDL U	Diffused drop lens (polycarbonate) ¹⁹
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (Specify finish)

For more control options, visit [www.lithonia.com](#) and [www.acuitybrands.com](#) online.

