



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", with a stylized flourish at the end.

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.

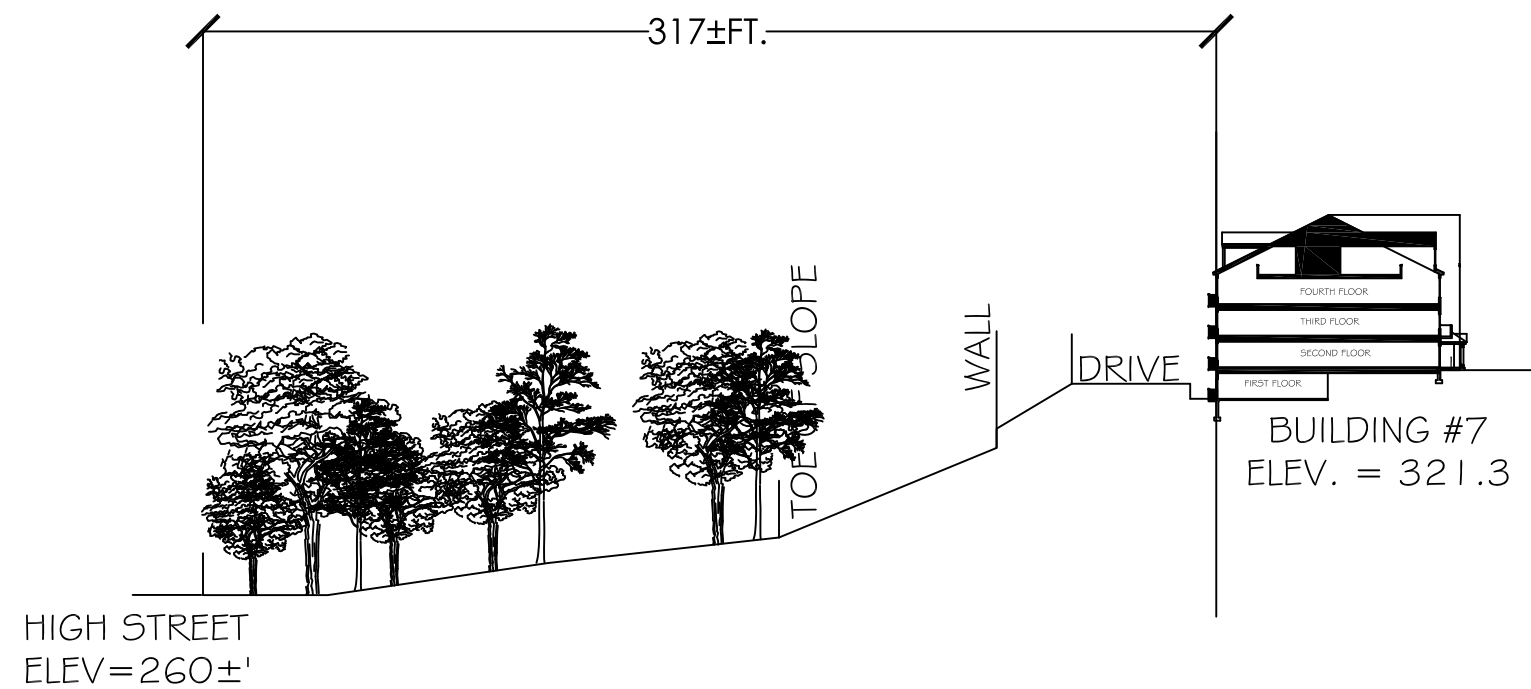
From Chris Gruszka - Baldwin Circle:

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.

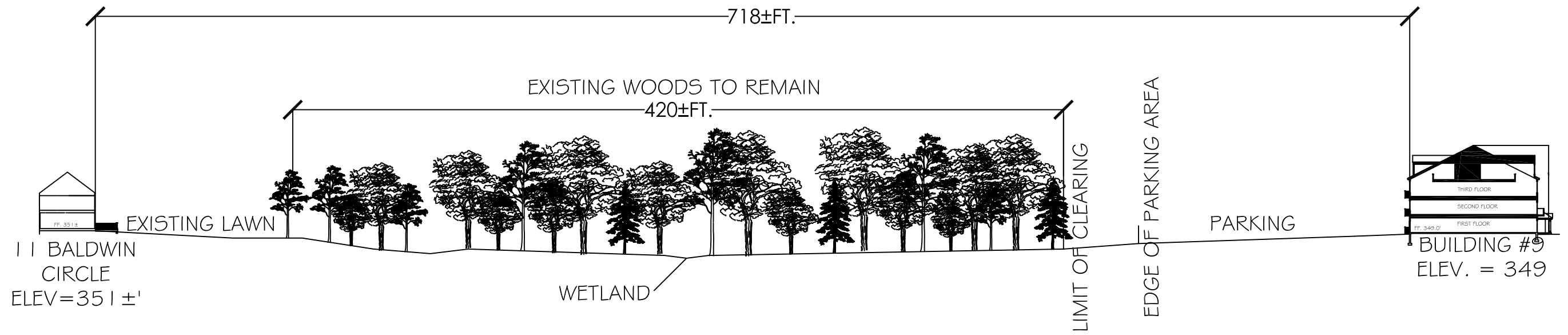
Response: Exhibit A shows the relationship between High Street and Building #7. The building that faces High Street is 3 stories in the front and 4 stories tall on the back. The 4 story façade will face High Street. Exhibit B shows the relationship between 11 Baldwin Circle and the Proposed Community.



HIGH STREET TO BUILDING #7 AT CLOSEST POINT

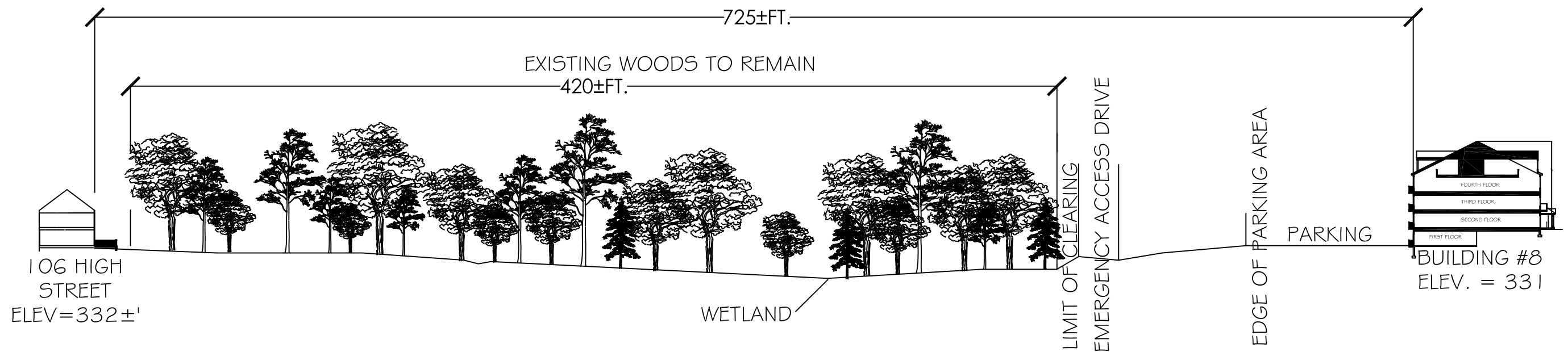
NOTE: TREE HEIGHTS TAKEN FROM GOOGLE EARTH

EXHIBIT A CROS-SECTIONS FROM HIGH STREET TO BUILDING #7 12.28.15



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 C – TYPICAL EMERGENCY ACCESS GATE

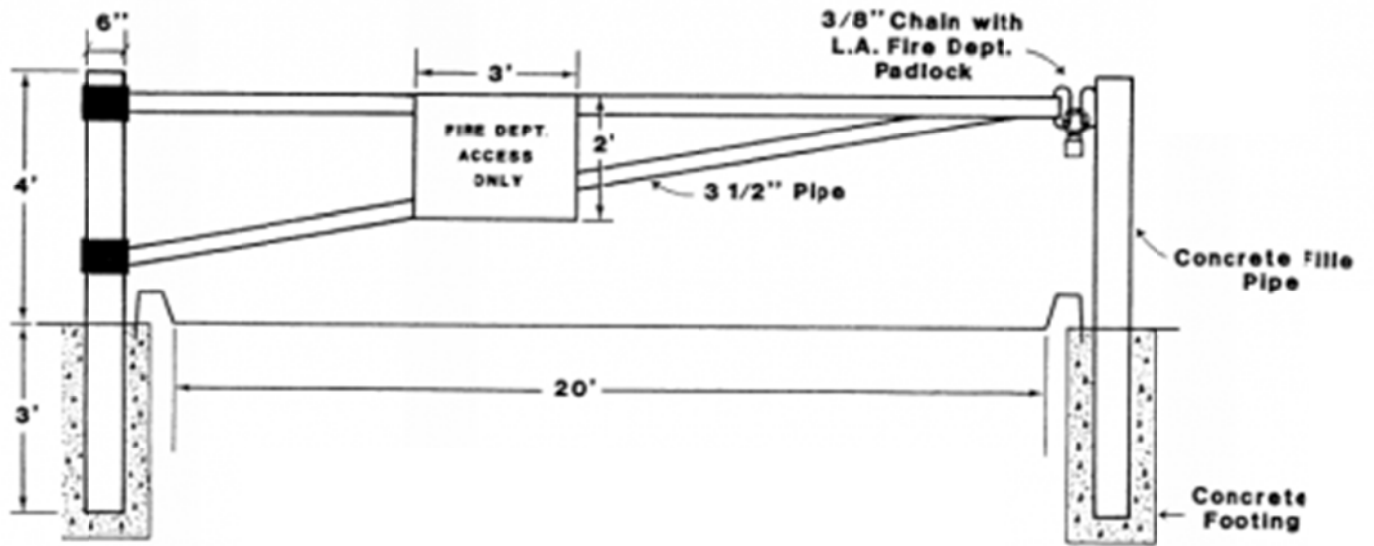




EXHIBIT D - Ashland Apartments Landscape Plan



EXHIBIT E - ARCHITECTURAL RENDERINGS - TYPICAL FRONT ELEVATION



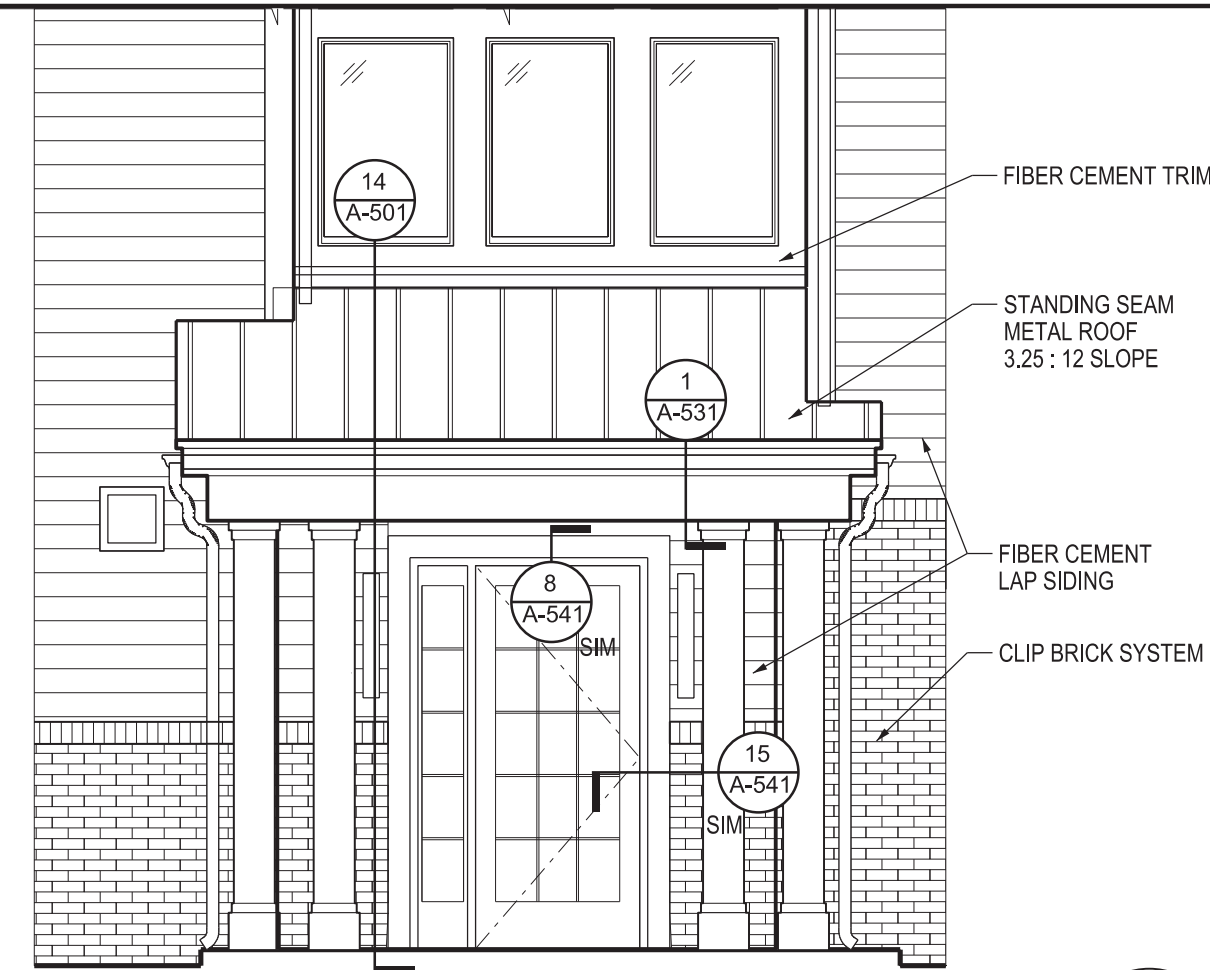
EXHIBIT E - ARCHITECTURAL RENDERINGS - TYPICAL REAR ELEVATION



EXHIBIT E - ARCHITECTURAL RENDERINGS - DETAILS

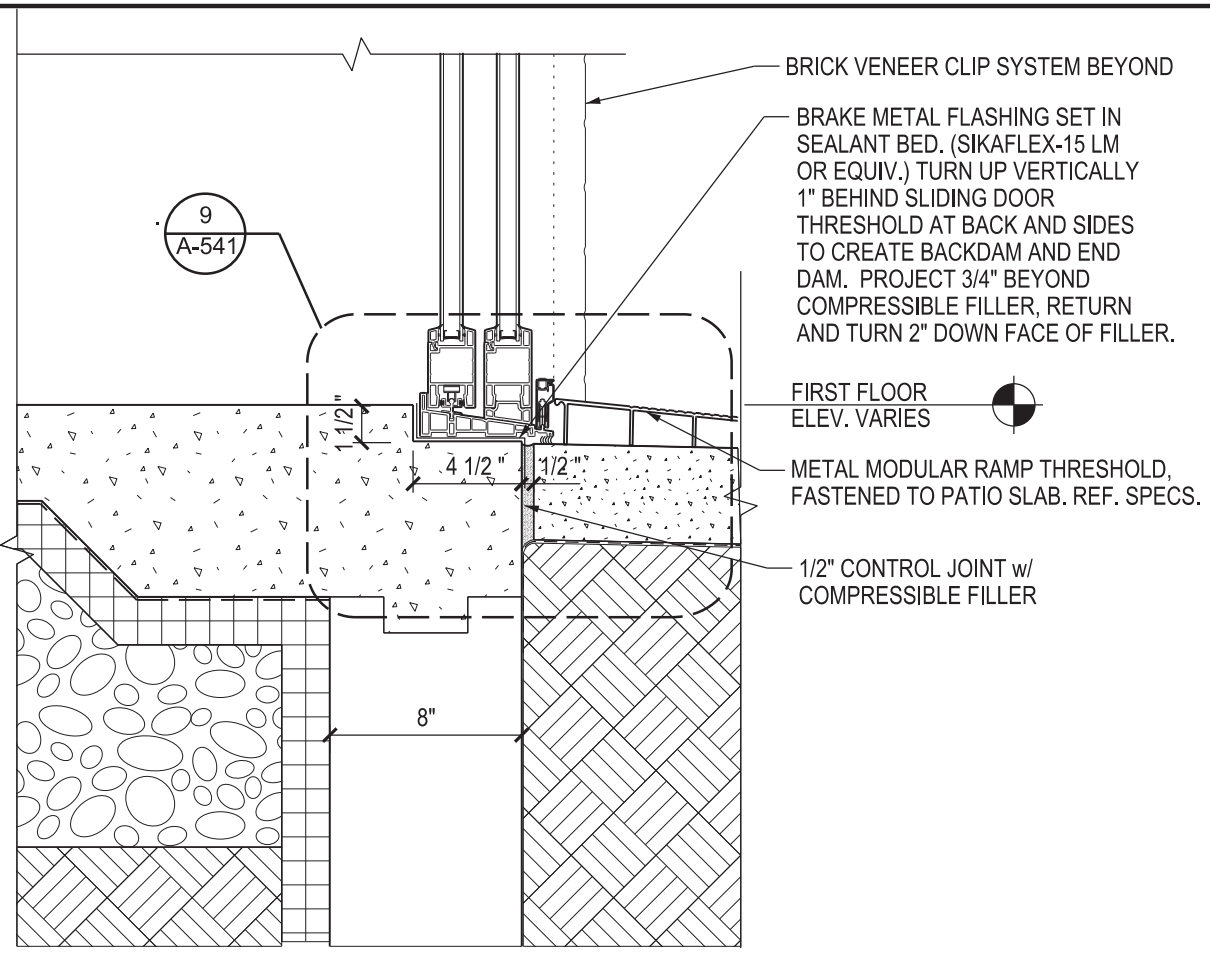
- FIBER CEMENT PANELING
- ENERGY STAR RATED VINYL WINDOWS
- FIBER CEMENT SIDING
- BRICK VENEER
- PRESSURE TREATED COLUMN WRAPPED IN PVC TRIM





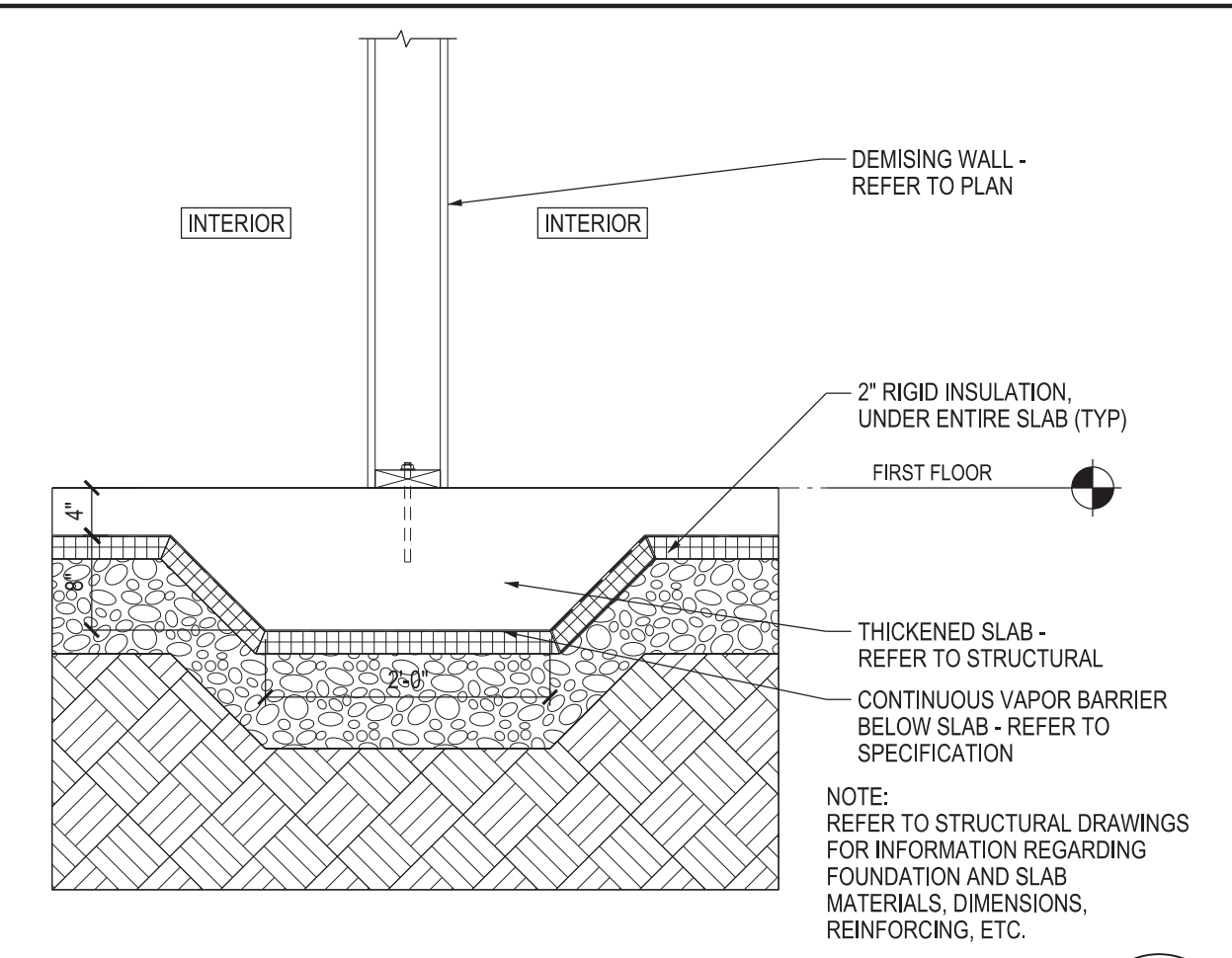
Left End Stair Entrance Elevation

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



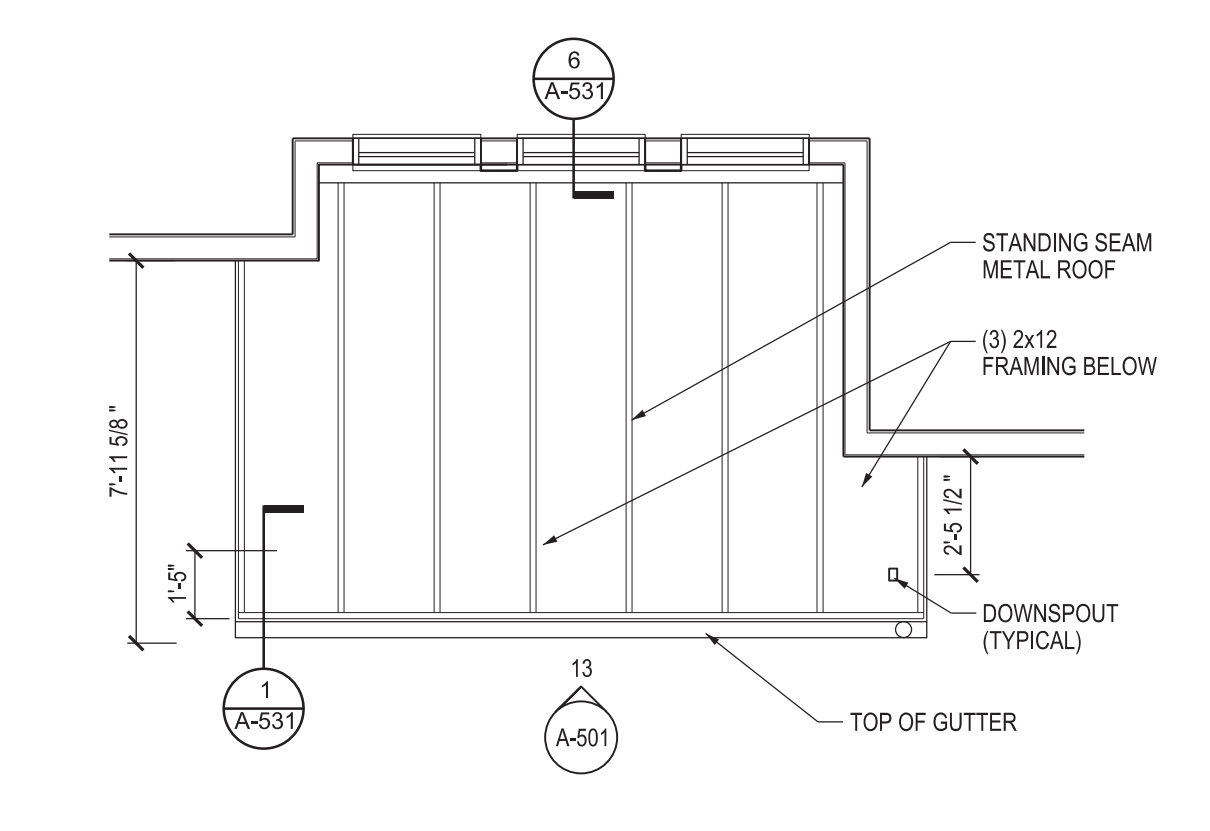
Section: Slab Edge at Sliders

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



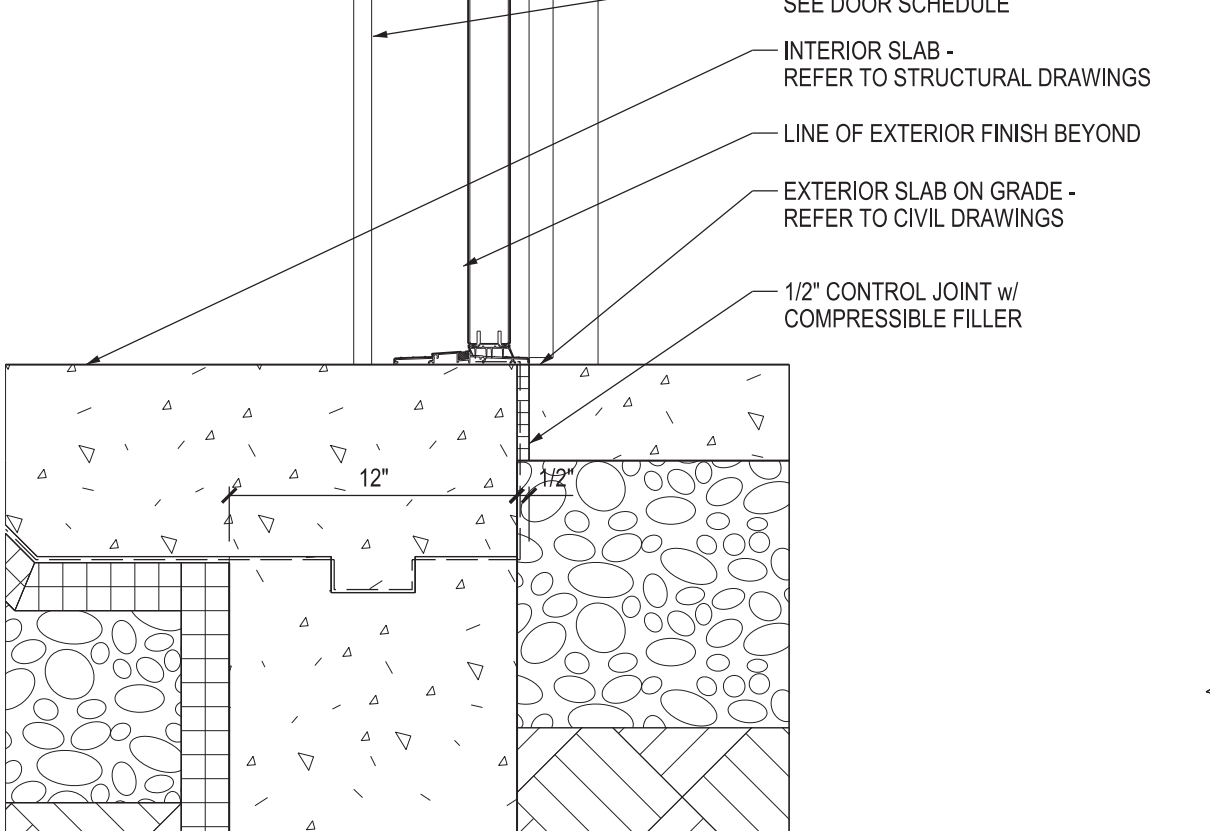
Section: Thickened Slab at Partitions

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



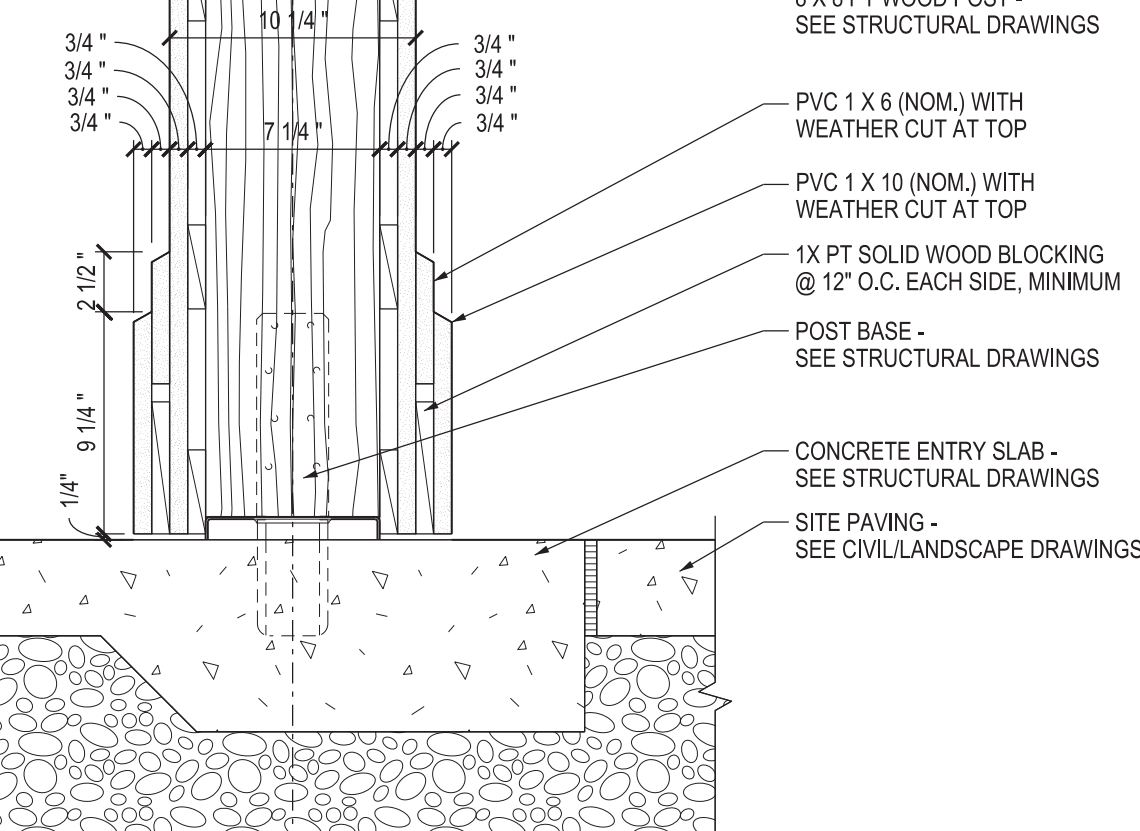
Plan: Roof at Bldgs 3 - 6 Stair Entrances

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



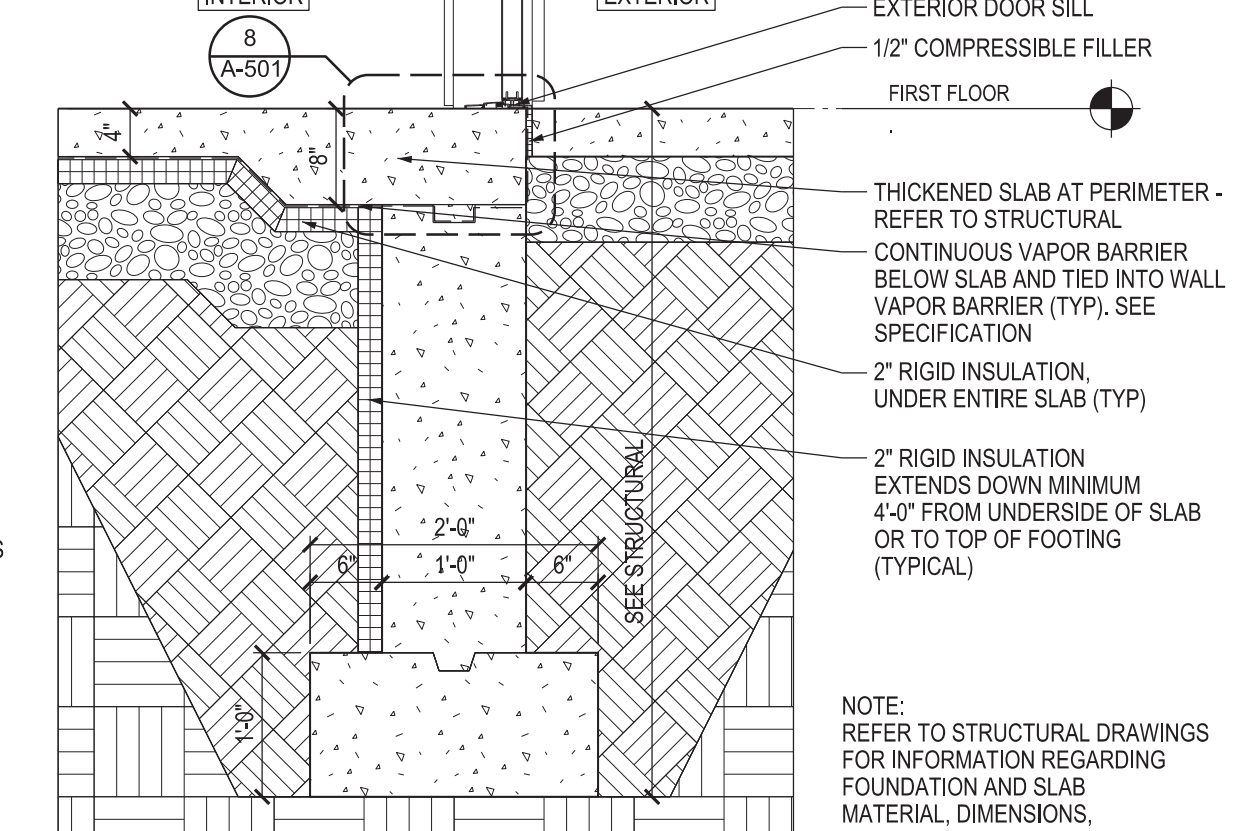
Section: Exterior Door Threshold

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



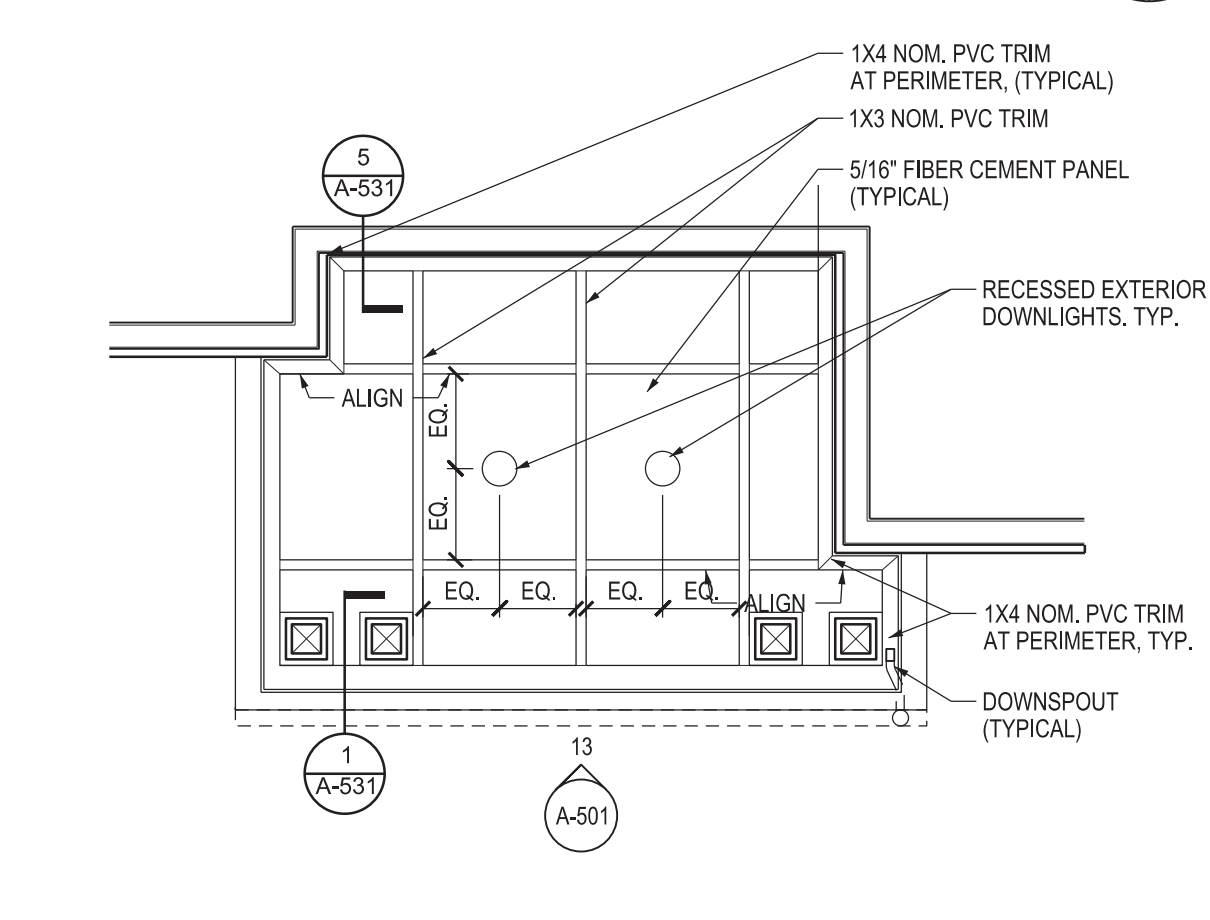
Section: Entry Canopy Column Base

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



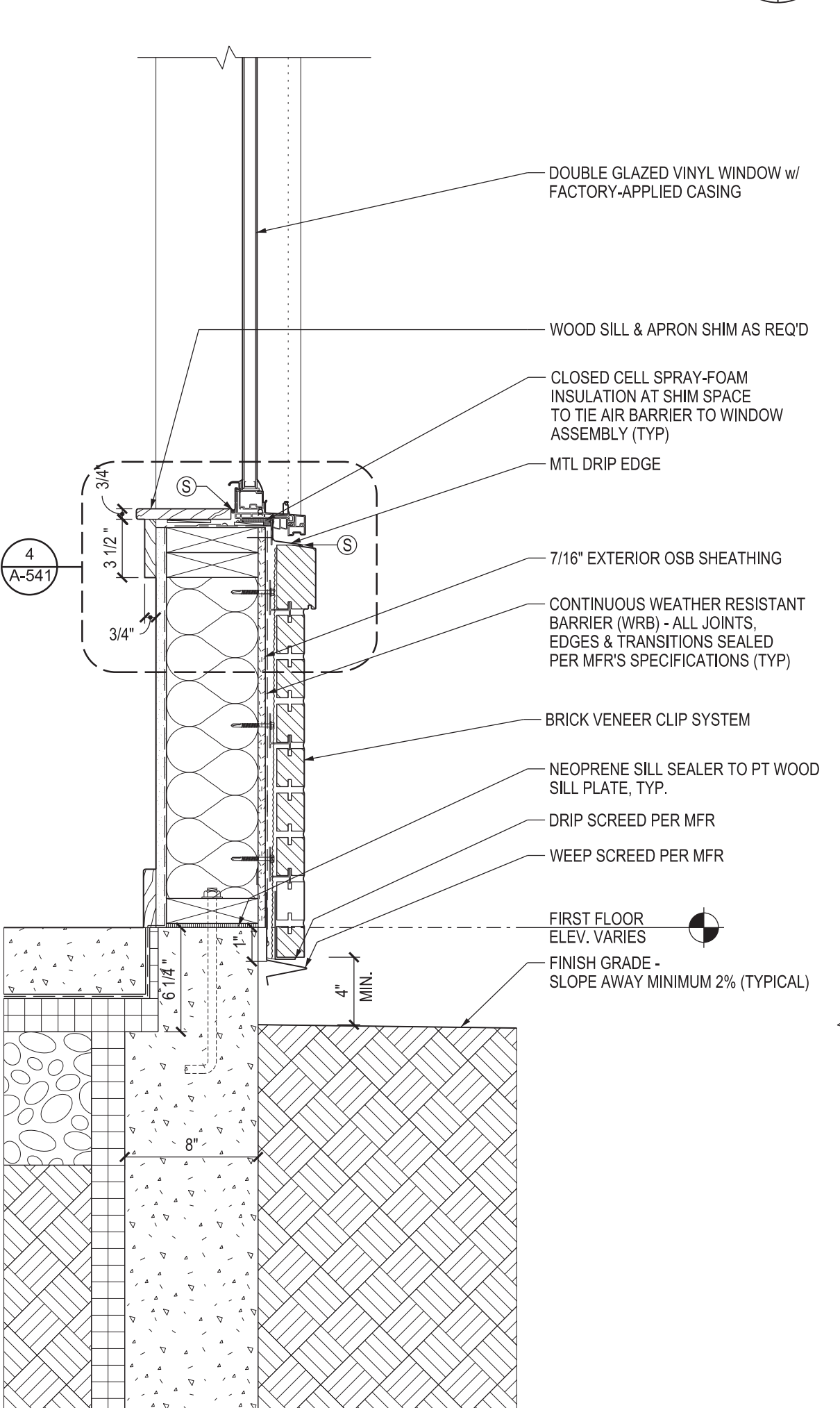
Foundation Section at Building Entry

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



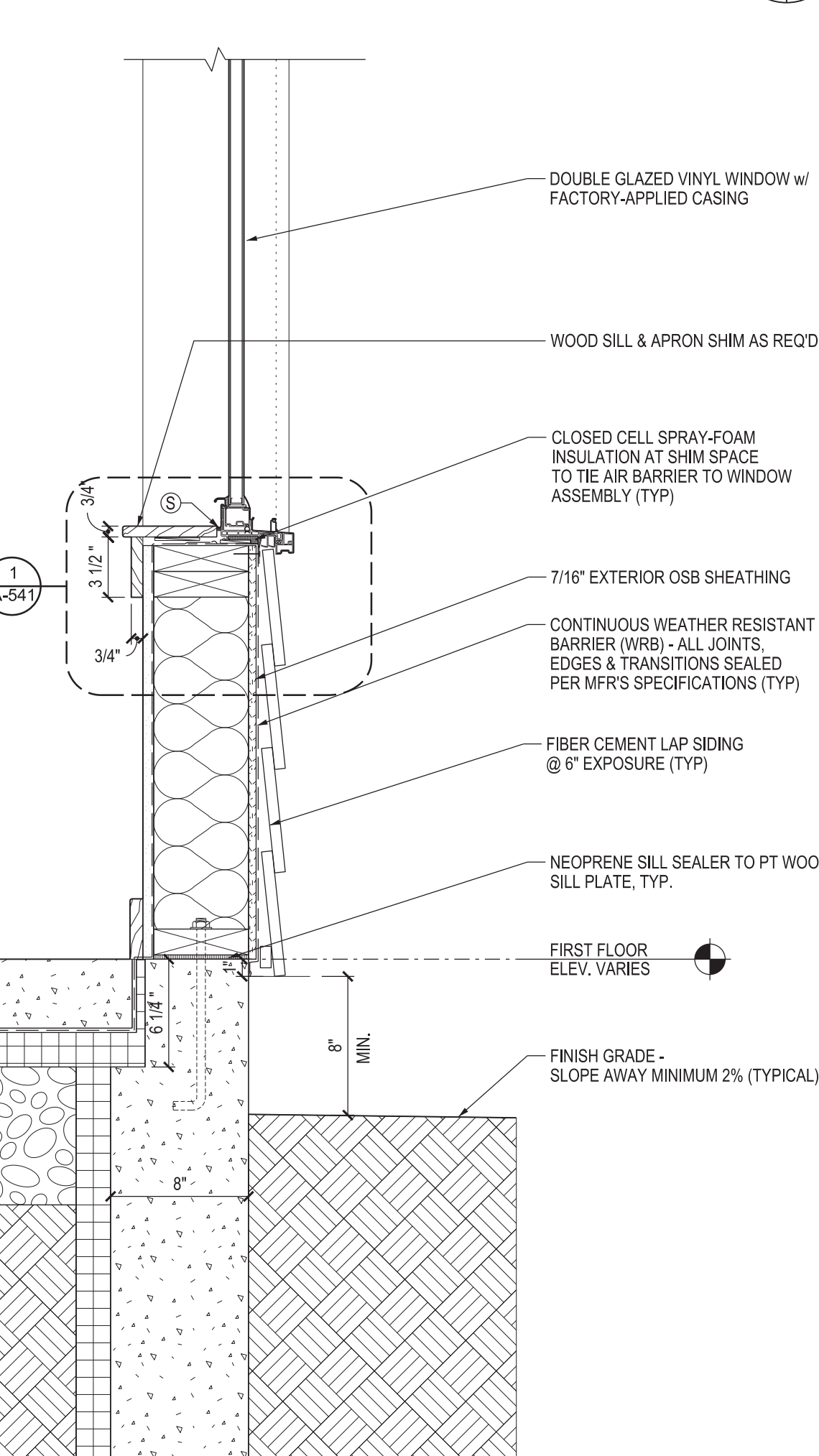
RCP: Buildings 3 - 6 Entrances at Stairs

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



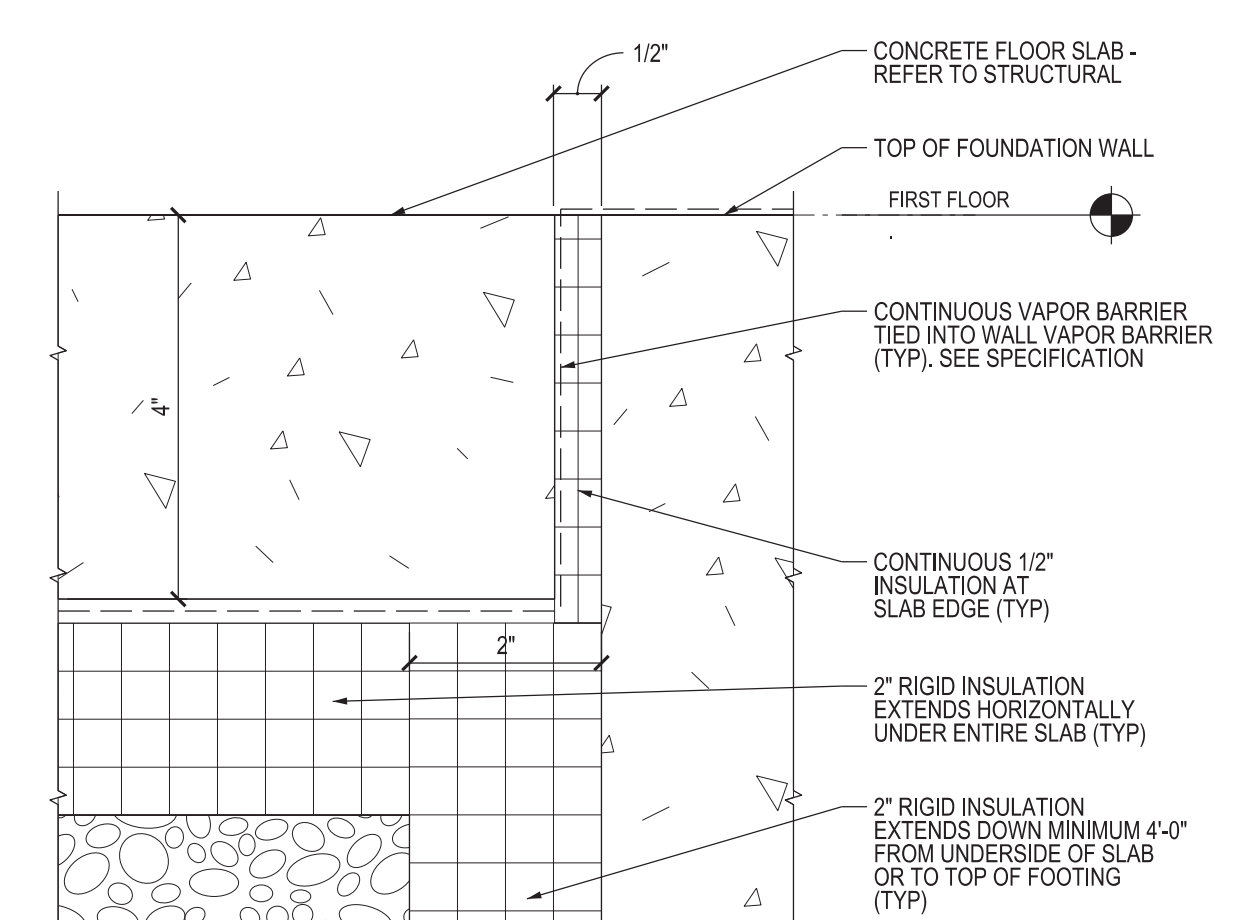
Section: Window Sill/Base at Brick Clip

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



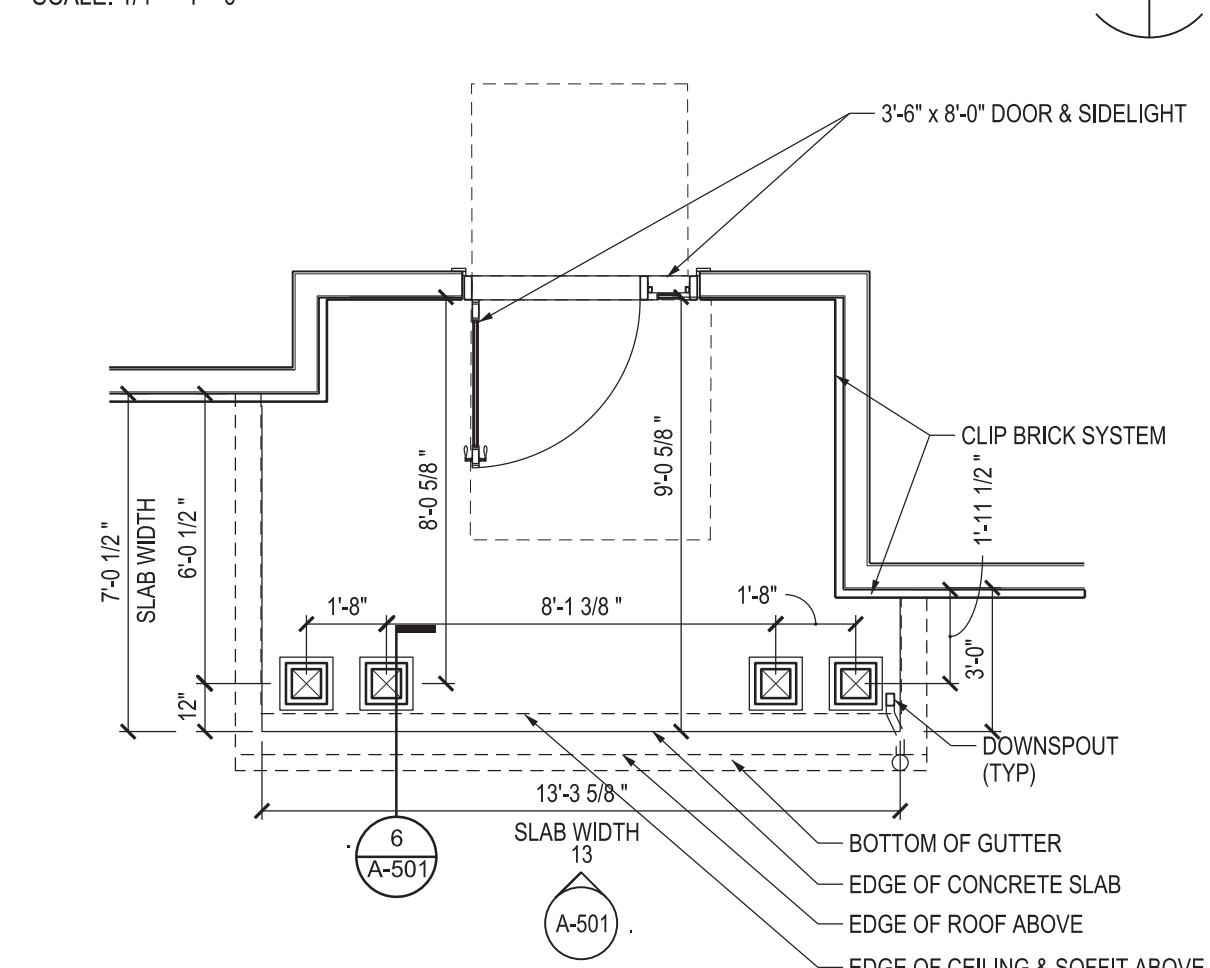
Section: Window Sill/Base Detail

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



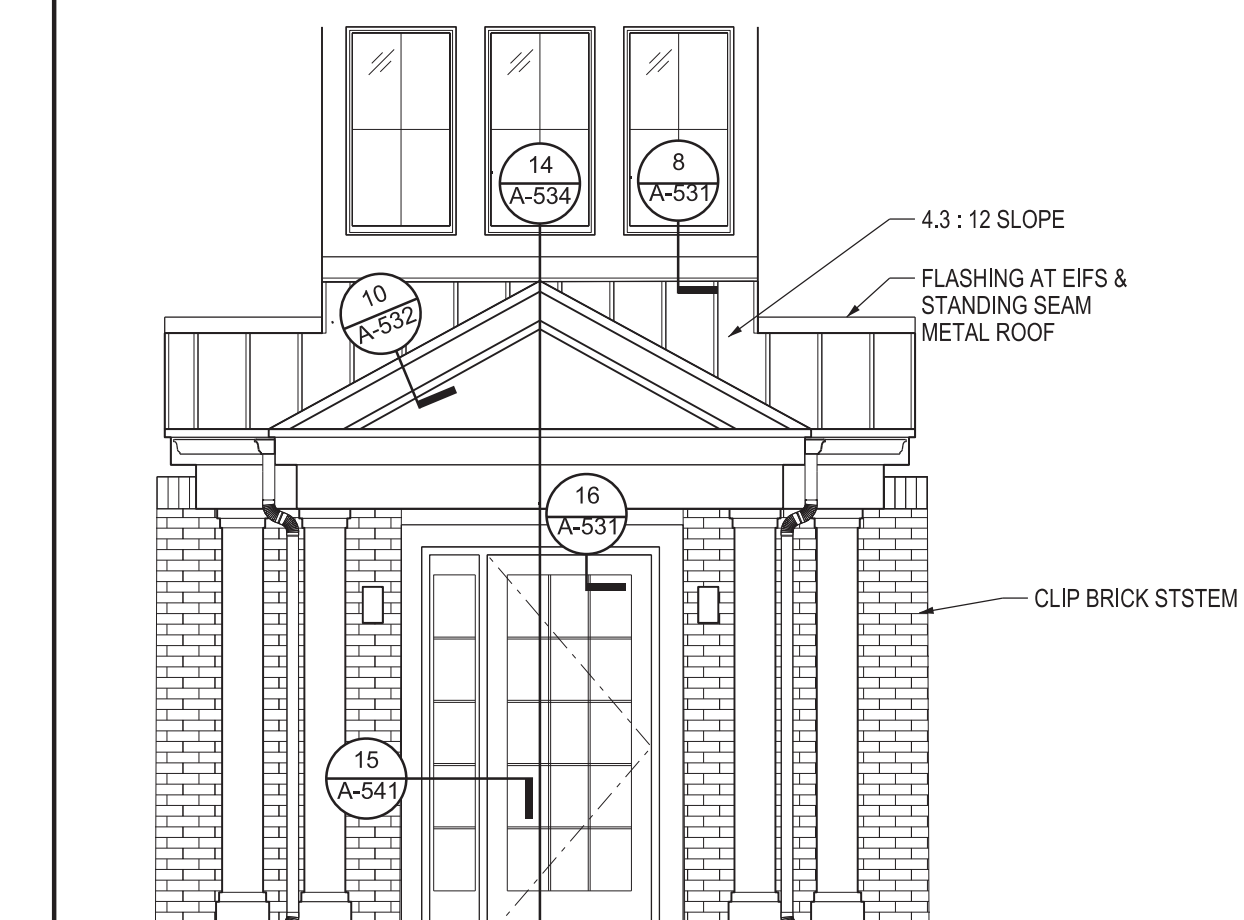
Section: Edge of Slab

SCALE: 6" = 1' - 0"



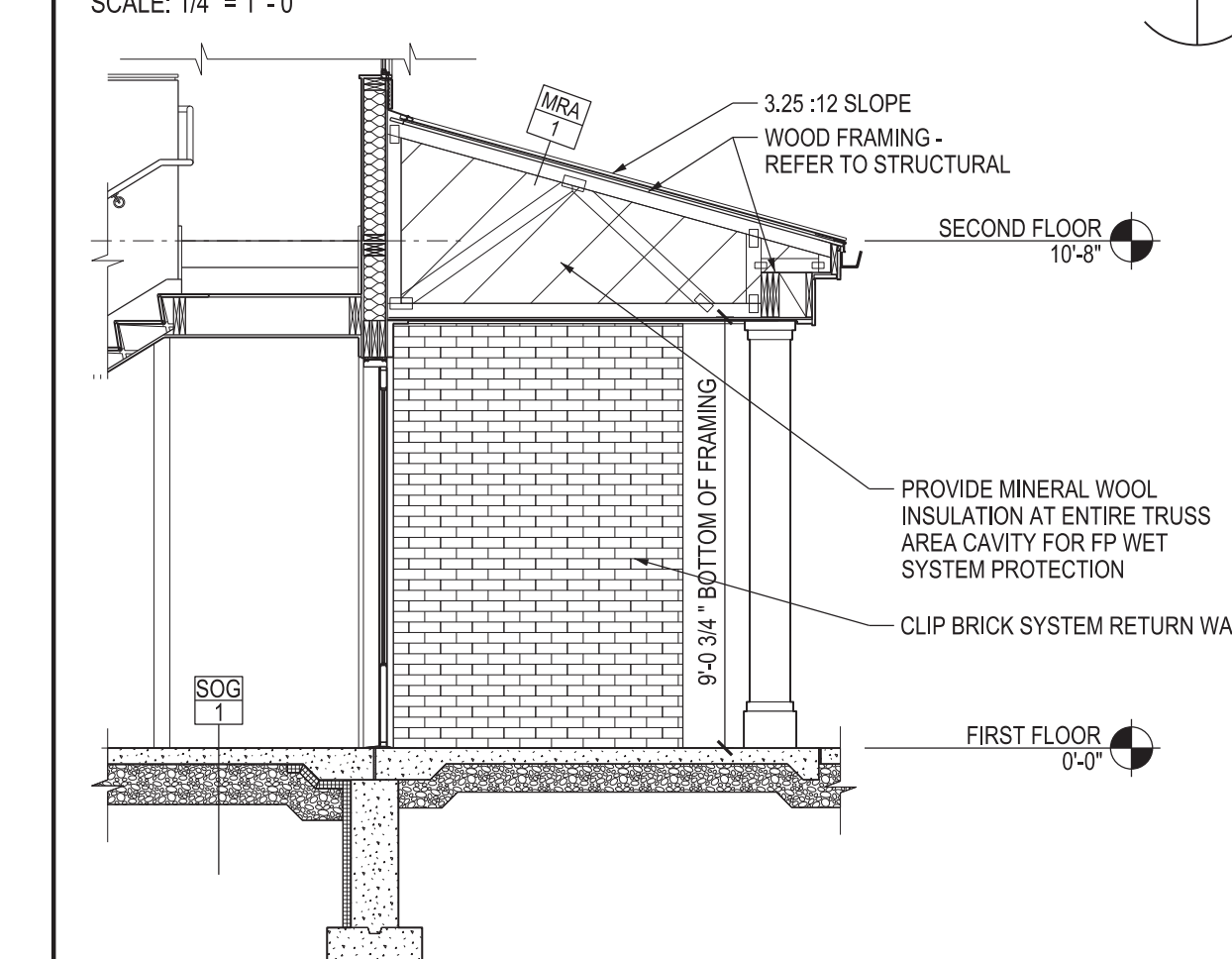
Plan: Buildings 3 - 6 Entrances at Stairs

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



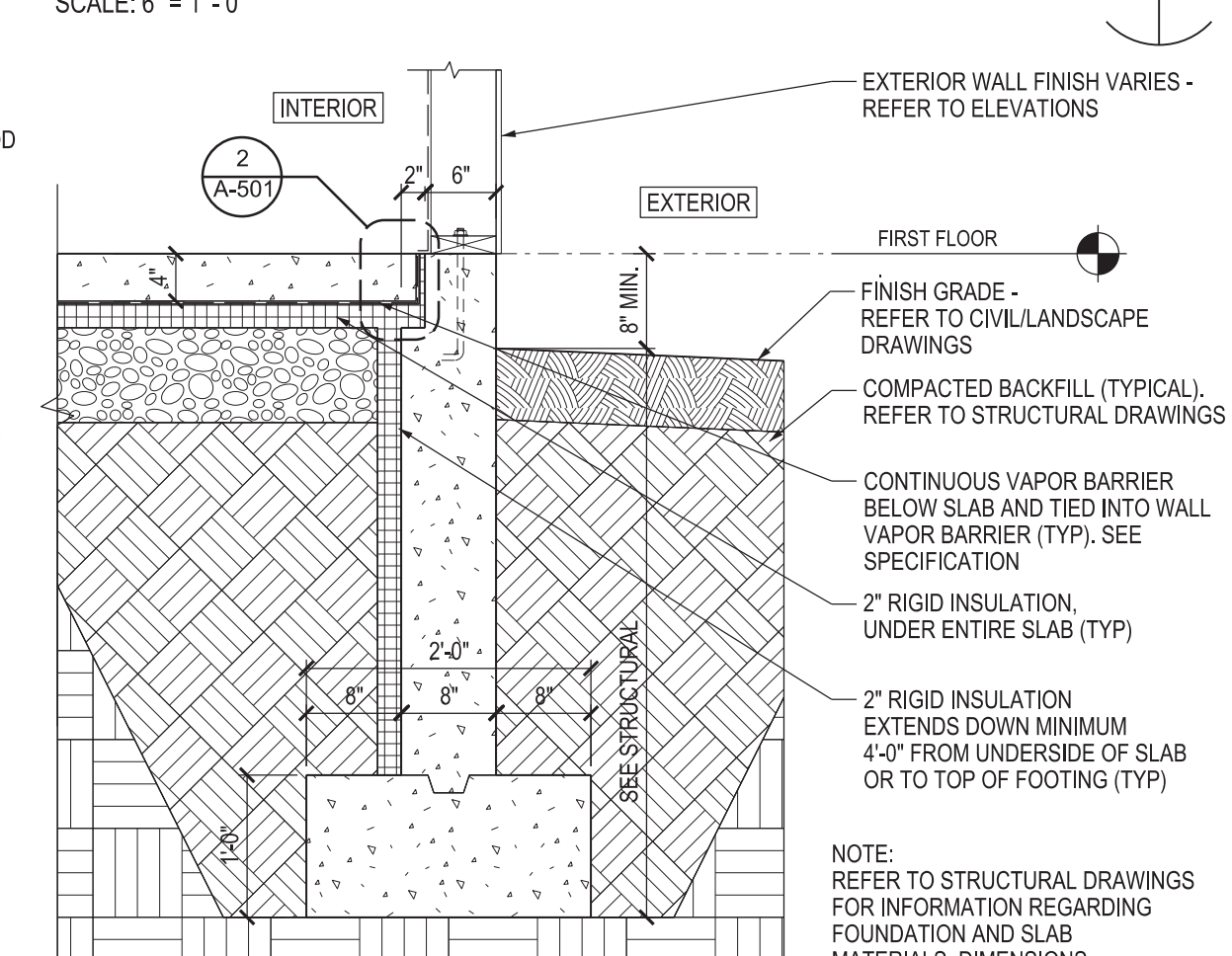
Elevation: Center Entrance

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



Section: Side Wall at Left Side Entrance

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



Foundation Section

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

ASHLAND
Ashland, MA

EXHIBIT F

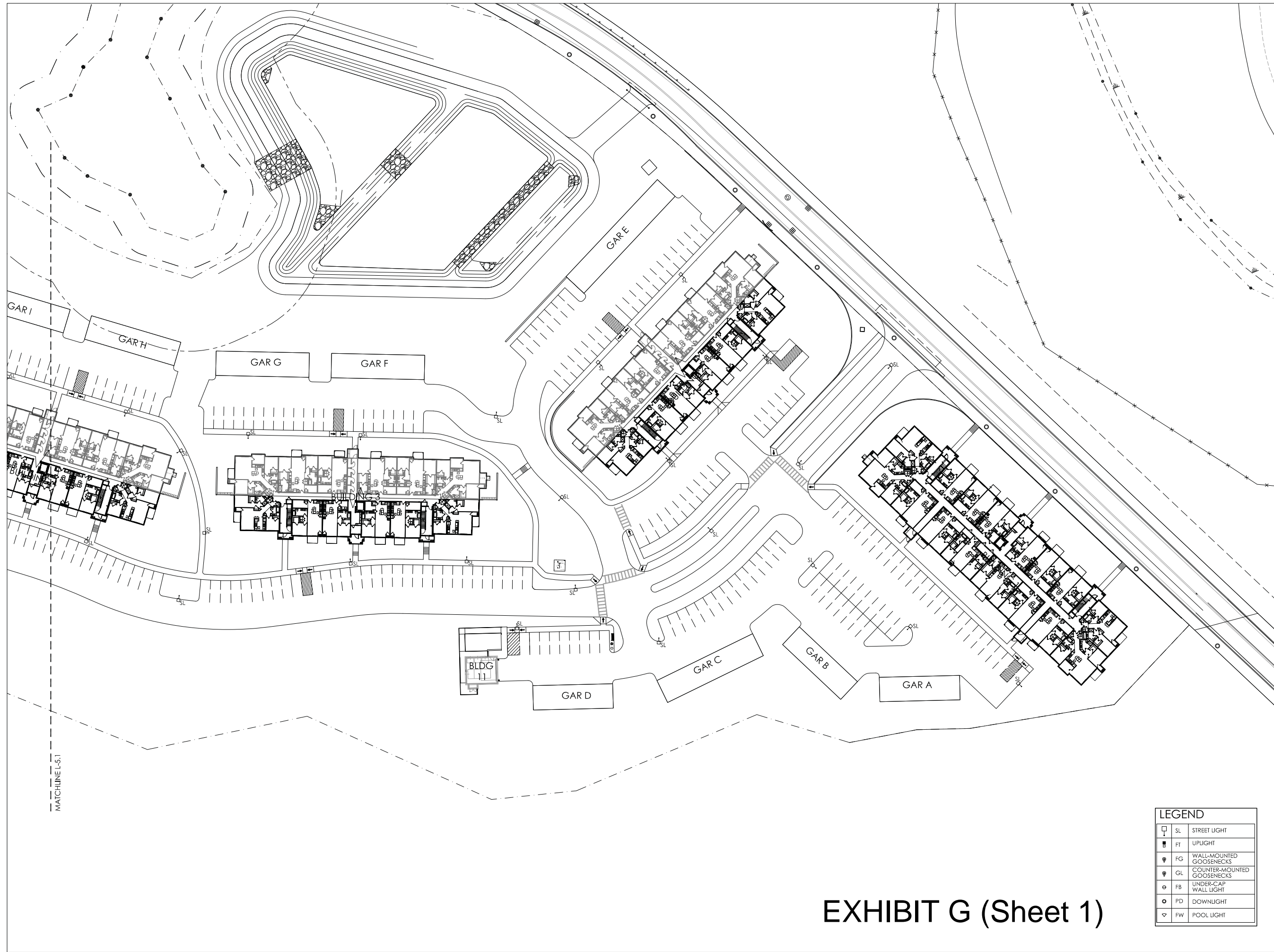
Project Key

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

rev.	description	date

Foundation Sections and Details & Main Entrance Details

A-501



RYAN ASSOCIATES
 Building 4
 144 Woodbury Street
 Westport, MA 02885
 PH: 781.314.0001
 FX: 781.314.0031



**ASHLAND
 CAMPENELLI/THORNDIKE NORTON LLC**
 Ashland, MA

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

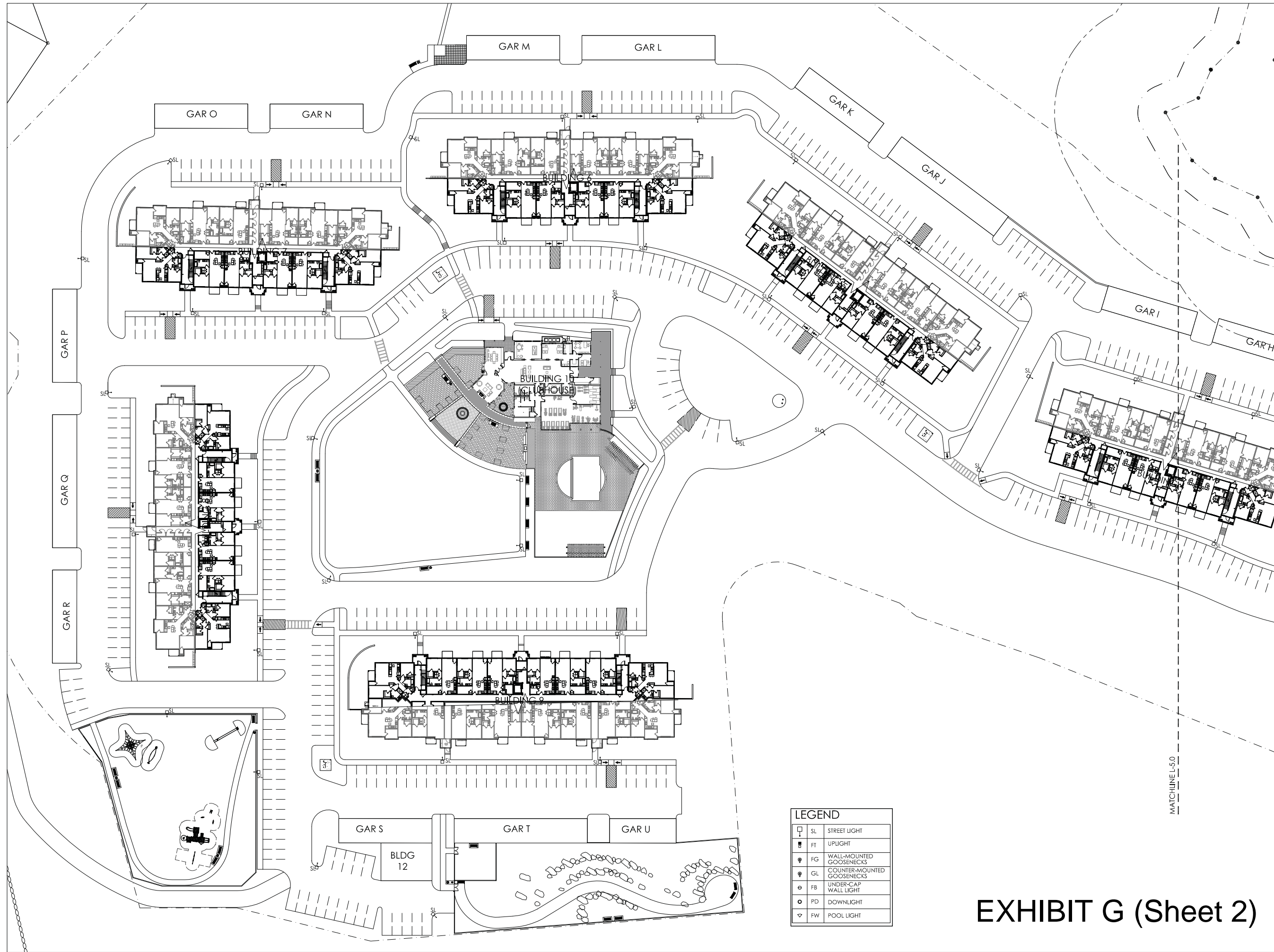
MATCHLINE L-5.1

LEGEND		
□	SL	STREET LIGHT
■	FL	UPLIGHT
⦿	FG	WALL-MOUNTED GOOSENECKS
⦿	GL	COUNTER-MOUNTED GOOSENECKS
⦿	FB	UNDER-CAP WALL LIGHT
○	PD	DOWNLIGHT
▽	FW	POOL LIGHT

ISSUED	Review and Coordination
1 12-14-15	PRICING SET
2 12-28-15	Street light quantities updated
3 12-30-15	
4	
5	
6	

EXHIBIT G (Sheet 1)

L-5.0



ASSOCIATES
 Building 4
 144 Moody Street
 Westport, MA 02885
 PH: 781.314.0801
 FX: 781.314.0215



ASHLAND
CAMPENELLI/THORNDIKE NORTON LLC
 Ashland, MA

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

ISSUED	Review & Coordination
1	12-16-15
2	12-28-15
3	12-30-15
4	
5	
6	

LEGEND	
	STREET LIGHT
	UPLIGHT
	WALL-MOUNTED GOOSENECKS
	COUNTER-MOUNTED GOOSENECKS
	UNDER-CAP WALL LIGHT
	DOWNLIGHT
	POOL LIGHT

EXHIBIT G (Sheet 2)

L-5.1



D-Series Size 0 LED Area Luminaire

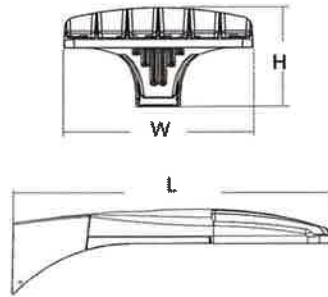


d^{series}

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

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)



Introduction

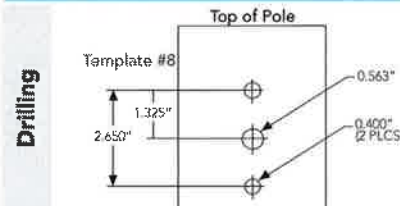
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

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 MV SPA DBLXD

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 700 700 mA	30K 3000K (80 CRI min.)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short TSS Type V short TSM Type V medium TSW Type V wide	MVOLT ² 120 ² 208 ² 240 ² 277 ² 347 ² 480 ³	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁴ RPUMBA Round pole universal mounting adaptor ⁴	Shipped installed PER NEMA twist-lock receptacle only (no controls) ⁵ DMG 0-10V dimming driver (no controls) DCR Dimmable and controllable via ROAM ⁶ (no controls) ⁶ PIR Motion sensor, 8-15' mounting height ⁷ PIRH Motion sensor, 15-30' mounting height ⁷ BL30 Bi-level switched dimming, 30% ^{8,9} BL50 Bi-level switched dimming, 50% ^{8,9}	Shipped installed HS House-side shield ¹⁰ SF Single fuse (120, 277, 347V) ¹¹ DF Double fuse (208, 240, 480V) ¹¹ L90 Left rotated optics ¹² R90 Right rotated optics ¹² DDL Diffused drop lens ¹³	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
	Rotated optics¹	1000 1000 mA (1 A)	40K 4000K (70 CRI min.) 50K 5000K (67 CRI)						
	20C 20 LEDs (one engine)								
	40C 40 LEDs (two engines)								
	30C 30 LEDs (one engine)								



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 [pole selection tool](#) 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 **

Temp. U.S.	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"	AST20-180	AST20-280	N/A	AST20-320	N/A	N/A
4"	AST30-180	AST30-280	AST30-290	AST30-320	AST30-380	AST30-600

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 ROAM⁶ enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM⁶ deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roomservices.net. N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the [PIR control](#); PIRH specifies the [PIRH control](#); see [PIR control](#) for details.
- 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.

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

