



Oudens Ello Architecture

September 27, 2023

Mr. Ara Yogurtian
Assistant Director
Town of Belmont – Community Development
Homer Municipal Building
19 Moore Street, 2nd Floor
Belmont, Massachusetts 02478

Re: Belmont Public Library – Design and Site Plan Review Application, Supplemental Information #2

Dear Ara,

We appreciated the opportunity to share additional details about the Belmont Public Library project with the Planning Board on September 19, 2023. We provide this letter and supplemental information in response to the Planning Board's comments received during the hearing. We look forward to reviewing these topics in more detail at our next hearing on October 3, 2023.

The supplemental submission addresses the following items:

1. Contractor Access to the Underwood Pool 'Golden Bowl' at 320 Concord Ave

Proposed contractor access to the Golden Bowl has been relocated from Cottage St to Concord Ave in order to minimize potential impacts to residential abutters and Underwood Pool parking. Additionally, the construction documents for the new library will stipulate specific general contractor requirements related to use of the Golden Bowl, including:

- Construction entrances shall be accessed from Concord Ave. Access from Cottage St is not be permitted;
- Hours of construction vehicle arrival and departure shall be coordinated with school schedules;
- Golden Bowl shall be restored to its existing condition at the conclusion of construction;
- A Construction Management Plan shall be submitted for review and approval by the owner and project team. The plan shall define construction entrance locations, staging areas, times of use, and other temporary conditions proposed by the contractor for the library property and Golden Bowl.

Please refer to the enclosed Civil drawing package prepared by Nitsch Engineering (dated September 27, 2023) indicating the revised construction entrance into the Golden Bowl from Concord Ave. No changes are proposed to the surrounding limit of work, construction fencing, and erosion control locations for the library site and Golden Bowl.

2. Wellington Brook Floodway

The new library building is located outside the Wellington Brook FEMA floodway (Zone AE. The proposed ground floor elevation of +21.4' is approximately 7' higher than the FEMA base flood elevation of +14.0'. Truck access is provided to the existing culvert to allow regular maintenance and cleaning of the culvert in coordination with DPW.

Please refer to the enclosed stormwater diagrams prepared by Nitsch Engineering (dated September 27, 2023) indicating proposed drainage areas and grade elevations.

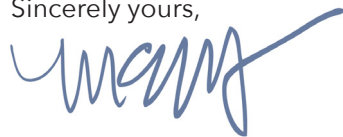
3. Exterior Lighting Plan and Site Photometric Report

The revised exterior lighting plan and Site Photometric Report are submitted for record. The Site Photometric Plan supercedes the plan dated August 29, 2023. Exterior lighting is designed to meet the requirements of Section 5.4.3 of the Zoning By-Law.

Please refer to the enclosed exterior lighting plan and Site Photometric Report prepared by HLB Lighting (dated September 27, 2023).

We welcome your questions and comments on the enclosed submission package. Please contact me at 617-422-0980, if you have questions prior to the hearing.

Sincerely yours,



Conrad Ello, AIA, LEED AP

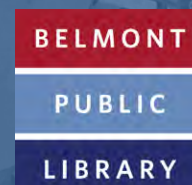
Enclosures:

2023 0927 DSPR - Belmont Public Library - Supplemental Information Package #2.pdf

Belmont Public Library

Design and Site Plan Review

**SUPPLEMENTAL INFORMATION
FOR OCTOBER 3, 2023 HEARING**




Submitted September 27, 2023

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An aerial photograph of the Belmont Public Library and its surroundings, including a parking lot, a road, and a large building. The image is overlaid with a semi-transparent blue filter. The text "1. CONTRACTOR ACCESS TO THE UNDERWOOD POOL 'GOLDEN BOWL' AT 320 CONCORD AVE" is centered in white, bold, sans-serif font.

1. CONTRACTOR ACCESS TO THE UNDERWOOD POOL 'GOLDEN BOWL' AT 320 CONCORD AVE

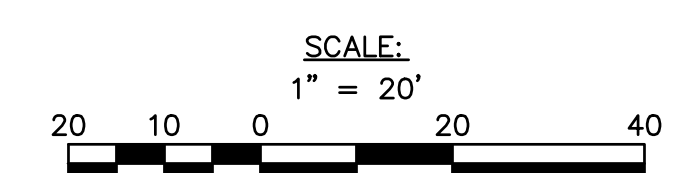


Nitsch Engineering

[illegible]

Date:	06/30/23
Scale:	1" = 20'
Drawn:	JMK
Checked:	AC
Project No:	2301

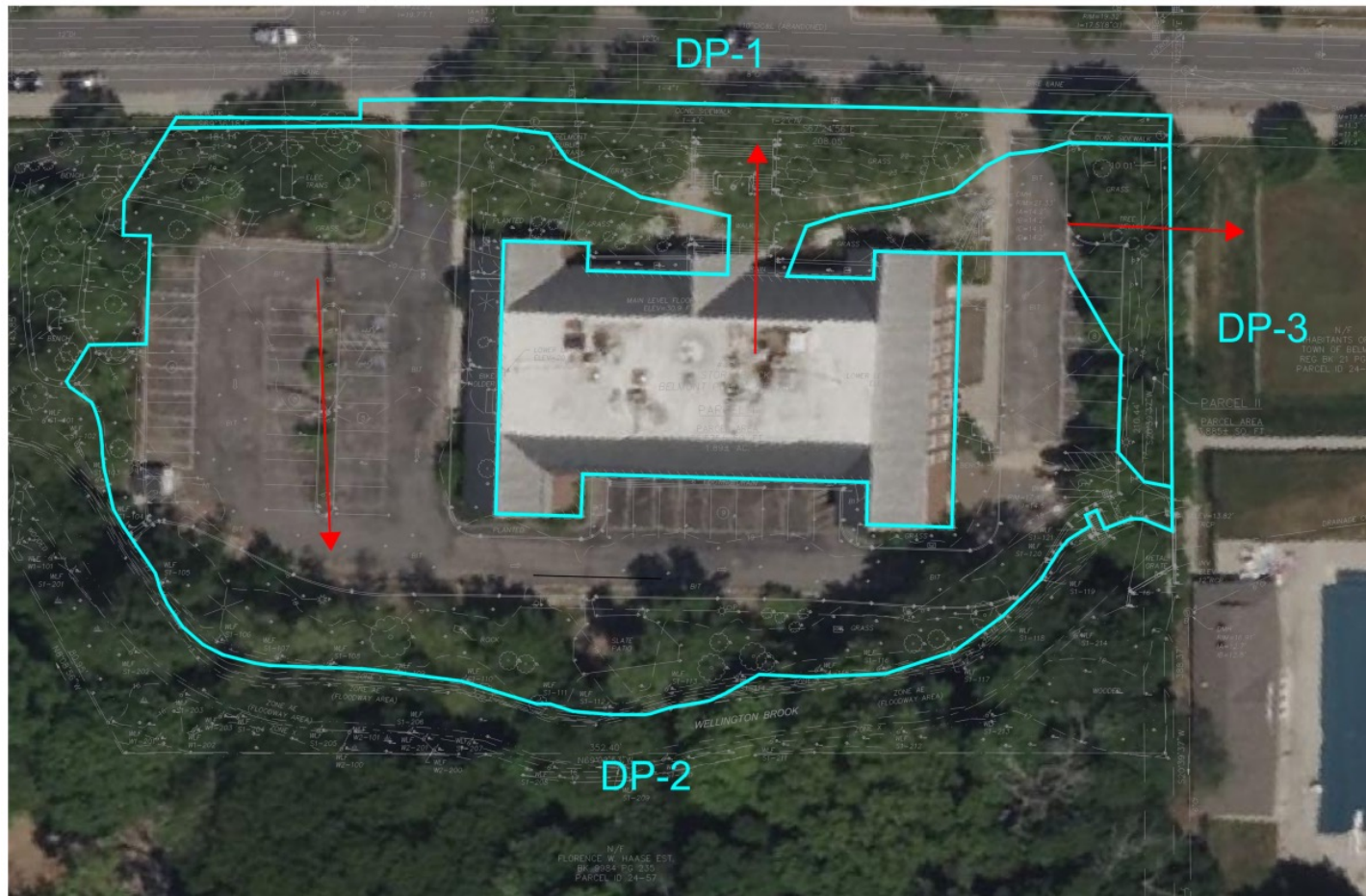
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2. WELLINGTON BROOK FLOODWAY

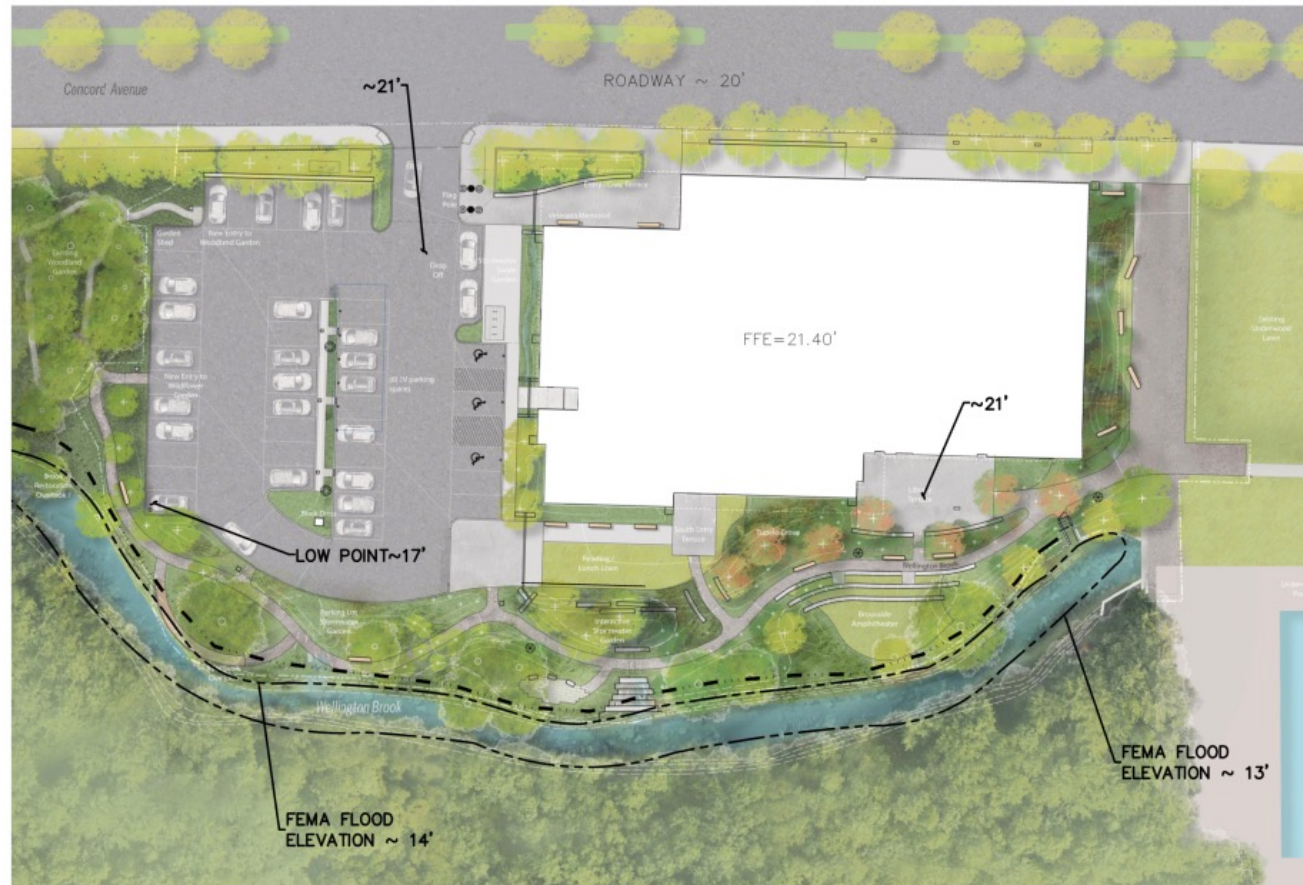
EXISTING DRAINAGE AREAS



PROPOSED DRAINAGE AREAS



PROPOSED ELEVATIONS



PRE VS POST CONDITIONS

DP-1 CONCORD AVE		
	PRE	POST
2 YEAR	1.27	0.51
10 YEAR	2.08	1.44
25 YEAR	2.57	2.02
100 YEAR	3.34	2.88

DP-2 WELLINGTON BROOK		
	PRE	POST
2 YEAR	2.26	0.26
10 YEAR	4.07	0.77
25 YEAR	5.20	1.17
100 YEAR	6.92	6.54

DP-3 GOLDEN BOWL		
	PRE	POST
2 YEAR	0.22	0.08
10 YEAR	0.45	0.16
25 YEAR	0.59	0.21
100 YEAR	0.81	0.29

VOLUME OVERALL (AF)		
	PRE	POST
2 YEAR	0.285	0.084
10 YEAR	0.514	0.221
25 YEAR	0.662	0.318
100 YEAR	0.890	0.479

An aerial photograph of the Belmont Public Library and its surroundings, including a parking lot, a road with cars, and a large building. The image is overlaid with a semi-transparent blue filter. The text "3. EXTERIOR LIGHTING PLAN AND PHOTOMETRIC REPORT" is centered in white, bold, sans-serif font.

3. EXTERIOR LIGHTING PLAN AND PHOTOMETRIC REPORT



Site Lighting

- **G1** Parking Pole Light (Philips Roadstar GPLS LED)
- **G2** Pedestrian Pole Light (Bega 7172 LED)
- **G3** Flagpole In-Ground Light (Bega 84115 LED)
- **G4** Bollard (Bega 84220 LED)

Building Mounted Lighting

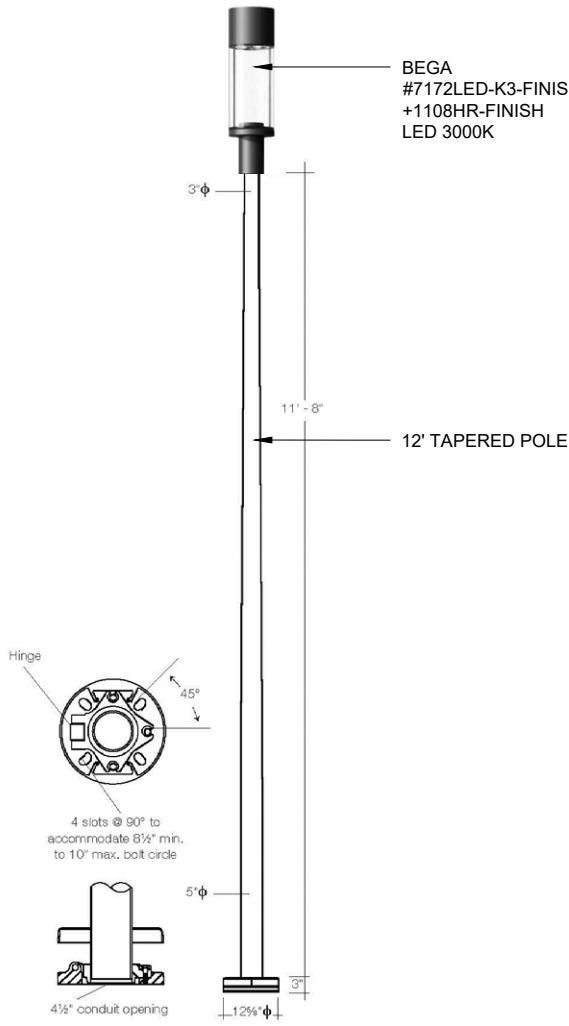
- **EX1** Soffit Lighting (Lumenwerx Cluster Recessed Linear LED)
- **EX2** Soffit Lighting (Lumenwerx Area Round Recessed Downlight)
- **EX3** Building Mounted Adjustable Cylinder (BK Lighting Nightstar)
- **S1** Signage Lighting (Backlit pin-mounted letters)



PHILIPS "ROADSTAR GPLS"
#GPLS-40w30LED4K-
LE3-volt-PH8-FINISH
LED 4000K

18' POLE
BLACK

G1 Parking Pole Light
Philips Roadstar GPLS LED
Full cutoff, Dark Sky compliant



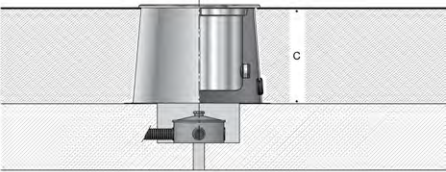
G2 Pedestrian Pole Light
Bega 7172 LED



G4 Bollard Light
Bega 84220 LED



G3 Flagpole In-Ground Light
Bega 84115 LED



S Signage Lighting
Backlit pin-mounted letters



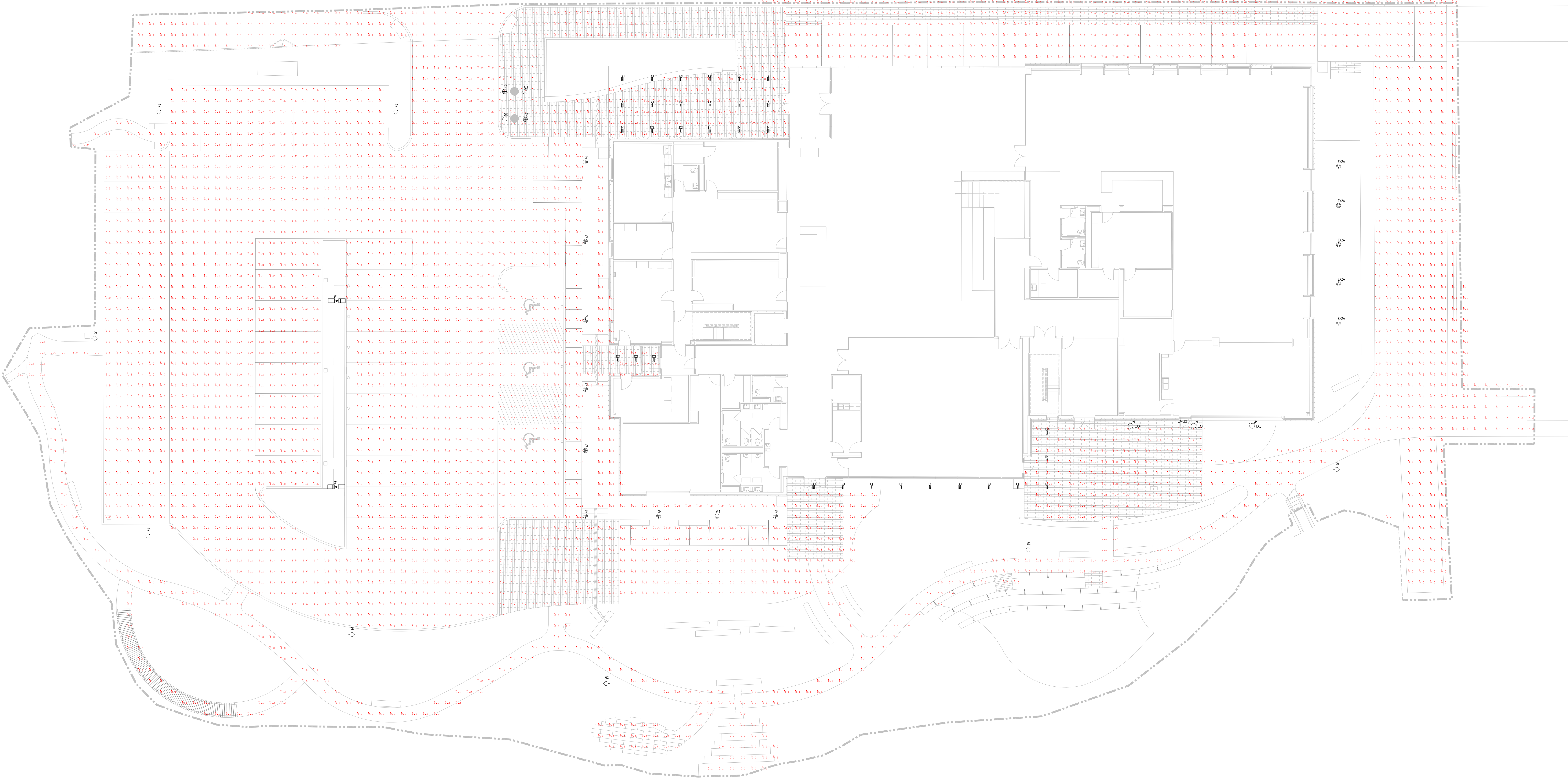
EX1 Soffit Lighting
Lumenwerx Cluster Recessed Linear LED

P:\2022\221236.000 BELMONT PUBLIC LIBRARY\0200 DWG\0200 SITE PHOTOMETRIC LITE LIGHTING PHOTOMETRIC PLANDWG

Disclaimer
Illuminance or luminance calculations are for lighting design aid purposes only. All calculations performed by Horton Lees Brogden Lighting Design have been based on IESNA standards, lighting manufacturers' data and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Assumed Surface Reflectance:
- Floor: 0.2
- Green Areas: 0.2

Luminaire Schedule					
Tag	Symbol	Label	Total Watts	Total Lamp Lumens	LLF
G1	■	Philips Roadstar GPLS	38W	3860lms	0.8
G2	○	Bega #7172LED	44.2W	3230lms	0.8
G3	⊕	Bega #84115	18.5W	1221lms	0.8
G4	⊗	Bega #84220	11.5W	1475lms	0.8
EX1	▢	Lumenwerx Cluster Recessed Linear	10.3W	803lms	0.8
EX2A	⊙	Lumenwerx Aera 3-In Round Recessed Downlight	14W	1171.35lms	0.8
EX3	★	BK Lighting Nite Star II	7.0W	406lms	0.8
EX4	✶	Bega #33319	3.9W	184lms	0.8



Δ	Date	Description
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Scale	3/32"=1'-0"
Issuance	50% DD
Issued	27 September, 2023

Site Photometric Report