

COMPARATIVE ELEVATION SET

THE BRADFORD



BELMONT RESIDENTIALS, LLC  
NEEDHAM, MA



PLANNING BOARD PRESENTATION

25 MAY 2017

### BUILDING 1 - THE WINSLOW

Winslow Adjustments:

1. Moved bays. Aesthetic and programmatic decision, typical all elevations.
2. Adjusted window combinations. Programmatic decision, typical all elevations.
3. Reduced and centered large cornice to entry bay. Aesthetic decision.
4. Eliminated common roof deck room and deck. Programmatic decision
5. Eliminated elevator stair head house. Programmatic decision.
6. Widened brick piers. Aesthetic decision.
7. Railing is now shown. No change.
8. Entry doors reconfigured. Aesthetic decision.
9. Change to building footprint at 2<sup>nd</sup> and 3<sup>rd</sup> floor. Programmatic decision to conform to corner plan layout.



PROPOSED ELEVATIONS (TRAPELO ROAD)



APPROVED SP ELEVATIONS (TRAPELO ROAD)



PROPOSED ELEVATIONS (WILLISTON ROAD)

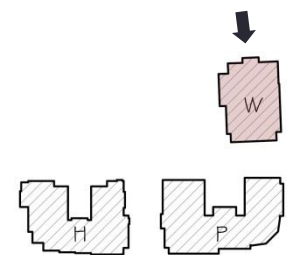


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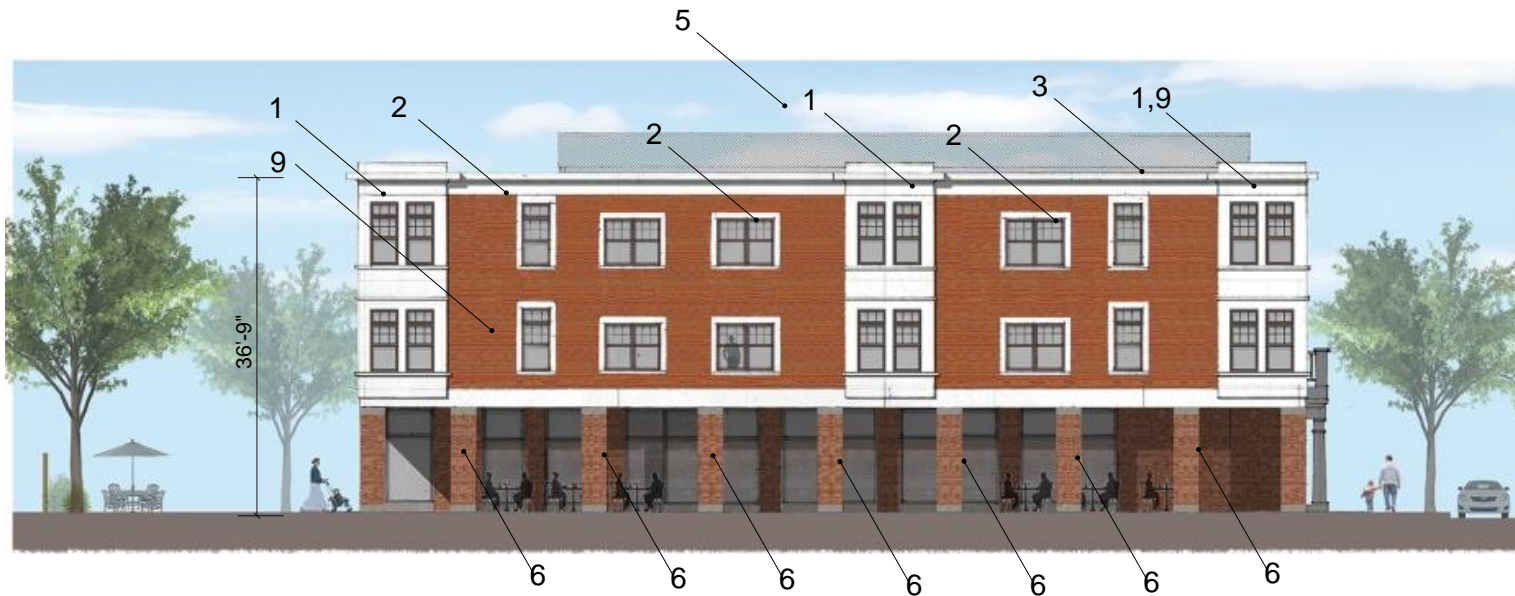
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PROPOSED ELEVATIONS (REAR)



APPROVED SP ELEVATIONS (REAR)



PROPOSED ELEVATIONS (DRIVEWAY)



APPROVED SP ELEVATIONS (DRIVEWAY)

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# WINSLOW TYPICAL MATERIALS

## BUILDING 1



- FYPON BRACKETS
- FIBER CEMENT SHINGLE
- CLAD WOOD WINDOWS
- FIBER CEMENT TRIM
- WOOD TREATED EXTERIOR PANEL, PAINTED
- SIGN.
- CAST STONE BAND
- CANVAS AWNING
- ALUMINUM STOREFRONT WINDOWS
- FULL BED BRICK VENEER
- GROUND FACE BLOCK BASE COURSE, CHARCOAL

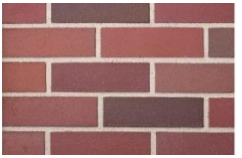
**FIBER CEMENT SHINGLE**



**FIBERCEMENT TRIM**



**BRICK - COLONY BLEND**



**WOOD TREATED EXTERIOR PANEL, PAINTED**



**ALUMINUM STOREFRONT WINDOWS**



**CLAD WOOD WINDOWS**



**PROPOSED MATERIALS**

**PLANNING BOARD PRESENTATION**

25 MAY 2017

THE BRADFORD

## BUILDING 2 - THE POMONA

Pomona Adjustments:

1. Change 3 coat stucco system to brick tile system at 2<sup>nd</sup> and 3<sup>rd</sup> floors. New owner's building standard to avoid stucco. Typical at all elevations.
2. Established bays and bay alignments. Aesthetic decision.
3. Extended rusticated limestone at ground floor at all facades. Aesthetic decision.
4. Simplified ornamentation on Corner element. Aesthetic decision.
5. Substituted Clock for decorative emblem. Aesthetic and programmatic decision.
6. Eliminated glass and steel entry canopies. Aesthetic decision.
7. Altered footprint at 2<sup>nd</sup> floor. Programmatic decision to conform to corner plan layout.
8. Added detail in brick with tile infill and colored brick bands. Aesthetic decision.
9. Reduced number of horizontal shadow reveals at 4<sup>th</sup> floor. Aesthetic decision.
10. Substituted Cement fiberboard panels for stucco system at "court" elevations. Aesthetic decision.
11. Reduced storefront glazing at loading dock. Programmatic decision.
12. Modified Grades at building. Required by new site information.
13. Repositioned windows. Programmatic decision to conform to plan layouts.
14. Simplified Rail system. Aesthetic decision.



PROPOSED ELEVATIONS (COMMON STREET)

TYPICAL MATERIALS

- 10 MECHANICAL EQUIP SCREENING, SET BACK
- METAL RAILING
- FIBER CEMENT PANELS
- DOUBLE HUNG
- METAL ROOF

- GRANITE BASE
- BRICK
- DOWNSPOUT
- STOREFRONT SYSTEM
- AWNINGS ON BRACKETS
- STUCCO (TWO COLOR)
- TILE DETAIL

APPROVED SP ELEVATIONS (COMMON STREET)



PROPOSED ELEVATIONS (TRAPELO ROAD)

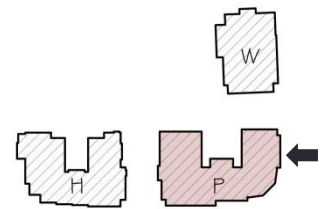


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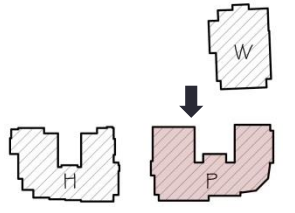
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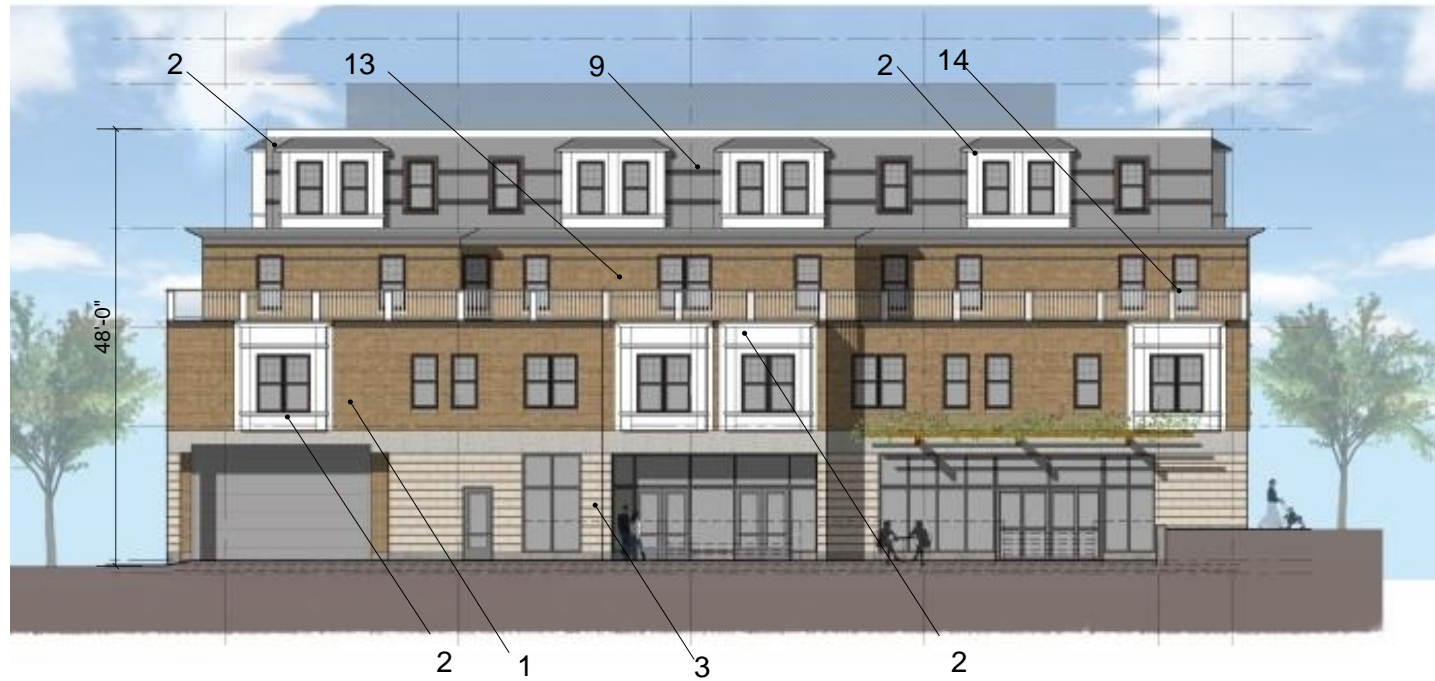
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PROPOSED ELEVATIONS (HORNE ROAD)



APPROVED SP ELEVATIONS (HORNE ROAD)

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# POMONA TYPICAL MATERIALS

## BUILDING 2



PROPOSED MATERIALS

GROUND FACE BLOCK  
BASE COURSE,  
CHARCOAL

- CAST STONE CAP BAND
- CUSTOM BACKLITE CLOCK
- LIMESTONE VENEER
- CLAD WOOD WINDOWS
- ORNAMENTAL TILES
- THIN BRICK WITH BAND COURSE
- WOOD TREATED EXTERIOR PANEL, PAINTED
- PAINTED METAL RAILING
- PRECAST STONE SIGN BAND
- ALUMINUM STOREFRONT WINDOWS
- RUSTICATED LIMESTONE COURSES BELOW SIGNBOARD

### LIMESTONE



### METAL PANEL RAINSCREEN



### BRICK



### CLAD WOOD WINDOWS



THE BRADFORD

### BUILDING 3 - THE HYLAND

Hyland Adjustments:

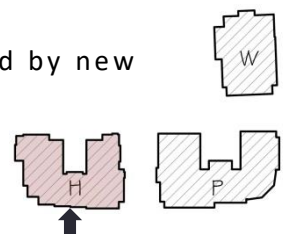
1. Increased cornice at tower roof. Aesthetic decision.
2. Substituted "Board and Batten" finish system for Stucco on tower. Aesthetic decision and new owner building standard.
3. Increase brick on tower base. Aesthetic decision.
4. Increased window height from 5' to 6' and Increased window trim profile. Aesthetic decision.
5. Reduced the amount of roof with a new board and batten treatment. Aesthetic decision.
6. Changed Color of mansard gambrel Roof. Aesthetic decision.
7. Made wood columns brick piers. Aesthetic decision.
8. Reconfigured entry tower. Aesthetic decision.
9. Raised Cornice line to allow for 6' windows on floor below to fit more comfortably on facade. Aesthetic decision.
10. Mechanical screen wall, setback to reduce visibility
11. Reduce apparent building height by eliminating sloping parapet at this location [typical – middle part of building]. Aesthetic decision.
12. Reconfigured bay window roof lines to follow entry bay. Aesthetic decision.
13. Extended wall in corner to facilitate plan. Programmatic decision.
14. Added skirt board above brick. Aesthetic decision.
15. Reconfigured planter. Programmatic decision.
16. Changed door to Window. Programmatic decision.
17. Lowered sloped parapet roof to match upper level roof lines and added hand rail to meet code. Aesthetic decision
18. Modified grades at building. Required by new site information.
19. Delete stair penthouse



PROPOSED ELEVATIONS (COMMON STREET)



APPROVED SP ELEVATIONS (COMMON STREET)



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PROPOSED ELEVATIONS (BELMONT STREET)



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PROPOSED ELEVATIONS (REAR)

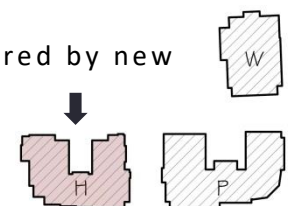


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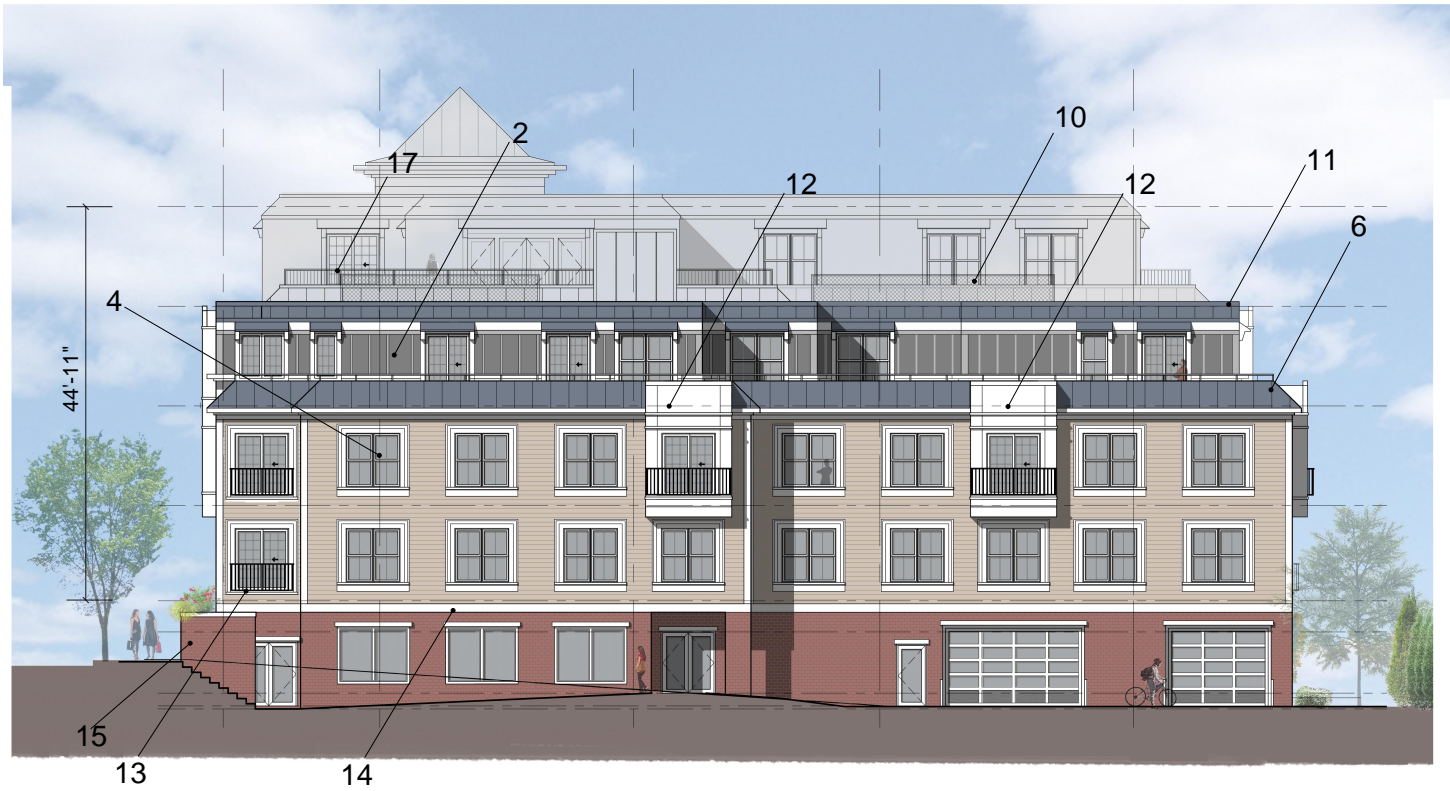
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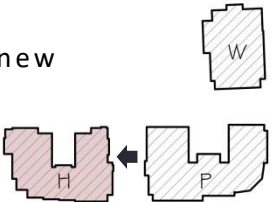


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# HYLAND TYPICAL MATERIALS

## BUILDING 3



- STANDING SEAM METAL ROOFING
- FIBER CEMENT BOARD AND BATTEN
- FIBER CEMENT CLAPBOARD
- CLAD WOOD PATIO DOORS
- FIBER CEMENT TRIM
- CLAD WOOD WINDOWS
- FULL BED BRICK AT LOWER LEVEL, THIN BRICK AT FIRST FLOOR LEVEL (TO MAINTAIN STRUCTURAL ALIGNMENT)

### STANDING SEAM METAL ROOFING



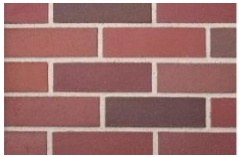
### FIBER CEMENT CLAPBOARD



### FIBER CEMENT BOARD AND BATTEN



### BRICK - COLONY BLEND



### CLAD WOOD HINGED PATIO DOOR



### CLAD WOOD WINDOW



## PROPOSED MATERIALS

THE BRADFORD