

PLANNING BOARD

Michael A. Podolski, Esq., Chair
John R. Bethoney, Vice Chair
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Ralph I. Steeves
James E. O'Brien IV

Planning Director
Richard J. McCarthy, Jr.
rmccarthy@dedham-ma.gov



Dedham Town Hall
26 Bryant Street
Dedham, MA 02026
Phone 781-751-9242
Fax 781-751-9225

Administrative Assistant
Susan Webster
swebster@dedham-ma.gov

**TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS**

PLANNING BOARD

**CERTIFICATE OF ACTION
APPLICATION FOR PLAN REVIEW**



Applicant: Federal Realty Trust
Subject Property: 725 Providence Highway
Property Owner: Federal Realty Investment Trust
Owner's Address: 450 Artisan Way, Suite 320, Somerville, Ma
Date: April 27, 2017

PROJECT SUMMARY

The applicant, Federal Realty Trust of 450 Artisan Way, Suite 320, Somerville, Massachusetts, submitted an application for Minor Site Plan review on August 15, 2016, for the property at 725 Providence Highway, Dedham, Massachusetts. The applicant submitted plans for a 4,000 square foot free-standing Panera Bread restaurant with a drive thru lane to be located on the northeast corner of the Dedham Plaza parking lot. The proposed restaurant would have a seating capacity of 75 indoor seats and 21 outdoor patio seats, for a total dining capacity of 96 seats. The application also requests the reconstruction and restriping of the existing parking area to provide 42 parking spaces for the proposed restaurant use. The most recent approved parking plan of record depicts 911 parking spaces on the entire site.

BACKGROUND AND FINDING OF FACTS

1. The building is to be accessed by the main north south drive aisle of the Plaza, which is connected to Providence Highway, and an east west drive aisle to Washington Street.
2. The subject property did have a 2001 approved parking plan on record with the town.
3. Federal Realty Investment Trust proposes to re-let the space where the existing Panera Bread restaurant is located on the south side of the property.

4. The Subject Property known as 725 Providence Highway is shown on Dedham Assessors' Map122-1, contains approximately 17.5 acres of land, and has frontage on Providence Highway and Washington Street.
5. According to the Zoning Map for the Town of Dedham, the Subject Property is located in a Highway Business zone.
6. The Project provides 42 parking spaces to service the new building.
7. The Project includes landscaping changes to the entire site as well as the project area.
8. The Petitioners required relief from the Zoning Board of Appeals for the location of a setback variance and a special permit to operate a drive-thru restaurant in a Highway Business zone and an Aquifer Overlay Protection District. The Petitioners appeared before the Zoning Board of Appeals on October 5, 2016, and were unanimously granted the relief that was requested. The written decision was filed with the Town Clerk on November 21, 2016, and no appeals were taken. The Petitioners appeared before the Design Review Advisory Board on April 5, 2017, at which time modifications to the design of the building and proposed signs were suggested.
9. Pursuant to Table 1 (Use Regulation Table) of the Dedham Zoning By-Law, the following uses are permitted by special permit in a Highway business zone (not intended as an exhaustive listing):
 - a. Mixed Use Developments
 - b. Any municipal facility
 - c. Free standing teller machines
 - d. Salesroom for automobiles
 - e. Any use requiring a common victualler license, but not an inn holders license
 - f. Animal or veterinary hospital
 - g. Hotel or motel
 - h. Conference center
 - i. Kennel
 - j. Drive thru facilities
 - k. Full service gas stations
 - l. Limited manufacturing
 - m. Research laboratory
10. Table 2 (Table of Dimensional Requirements) of the Dedham Zoning By-Law sets forth the following dimensional requirements applicable to buildings in a Highway Business District:

Minimum Frontage: 200 feet

Minimum Lot Area: 1 acre

Minimum Lot Width: 70% of minimum frontage

Minimum Front Yard: 30 feet

Minimum Side Yard: 20 feet

Minimum Rear Yard: 40 feet

Maximum Lot Coverage: 50 %

Maximum Floor Area Ratio: 35%

11. On October 22, 2015, the Applicant appeared before the Dedham Planning Board for a “scoping session.” After a review and discussion of the proposed Project, the Planning Board determined the project was subject to Minor Site Plan Review pursuant to Section 9.5 of the Dedham Zoning By-Law.
12. On August 15, 2016, the Applicant submitted the following to the Planning Board (hereinafter referred to collectively as the “Application”):
 - a. Form X “Application for Site Plan Modification with Project Narrative.
 - b. Plan set entitled “Panera Bread Dedham Plaza in Dedham, Massachusetts (Norfolk County), dated August 15, 2016, prepared by Beals and Thomas Inc., Reservoir Corporate Center, 144 Turnpike Road, Southborough, MA 01772, consisting of the following:
 - i. Cover Sheet
 - ii. General Notes Sheet
 - iii. Site Preparation Plan
 - iv. Construction Detail Sheet
 - v. Existing Condition Plan
 - vi. Topographic plan
 - vii. Index plan
 - viii. Layout and materials plans
 - ix. Grading, Drainage & Utilities Plan
 - x. Landscape and Lighting plan
 - xi. Building Plan
 - xii. Building elevations plan
 - c. Filing fee in the amount of \$1,000.00
 - d. Consultant Review deposit in the amount of \$10,700

13. The Application was reviewed by the Planning Board and the Planning Director and was determined to satisfy all of the submittal requirements for Minor Site Plan Review under Section 9.5 of the Dedham Zoning By-Law.
14. In accordance with Section 9.5.6 of the Dedham Zoning By-Law, upon receipt of the Application and above materials, the Planning Board distributed copies of the aforesaid plans and reports to and otherwise solicited comments from various Town of Dedham boards, departments, and officials. Pursuant to said Section 9.5.6 of the Zoning By-Law these agencies are provided with a 35-day period to file reports with the Planning Board. Failure to so respond within such time frame constitutes approval by such agency of the adequacy of the submittal, and also that, in the opinion of the agency, the project will have no adverse impact.
15. In addition, the Planning Board referred the Application to McMahon Associates for peer review.
16. Planning Director Richard McCarthy facilitated a project review meeting with Town Department heads, staff, the Applicant, and its representatives to review and discuss the Project.
17. The Planning Board reviewed and considered the Project for Major Site Plan Approval at its regularly scheduled meetings of February 23, 2017, March 23, 2017, April 6, 2017, April 13, 2017, and April 27, 2017. Prior to the initial meeting on this matter, the Planning Board caused the required written notice of said meeting to be mailed to abutters to the Subject property as required by Section 9.5.6, and caused the required notice of said meeting to be posted as required by State Law and Town By-Law.
18. Present at the meetings on this matter were Planning Board members consisting of Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien IV. Also present at these meetings on behalf of the Planning Board were Planning Director Richard McCarthy and a representatives from McMahon Associates, the Planning Board's peer reviewer.
19. The Applicant was represented at these meetings by Kevin F. Hampe, Esq., Law Offices of Winbourne, Hampe and Sheehan, 411 Washington Street, Dedham, MA. Also present at these meetings on behalf of the Applicant were David Webster, Director of Development for Federal Realty Investment Trust, and David LaPointe, RLA, LEED AP, of Beals & Thomas, Inc.
20. At each meeting, the Applicant was provided with the opportunity to make a full and complete presentation on the Project. This was followed by questions and comments from the Planning Board, the Planning Director, and the Planning Board's peer review consultant.
21. While these meetings were not a formal public hearing, the Planning Board accepted input and comments from the general public.
22. In addition to testimony at the hearings, the Planning Board received a number of reports and other documents from the Applicant, the Planning Director, the peer review consultant,

and other Town boards and agencies. Such reports and documents are listed on Exhibit A attached hereto and are incorporated herein by reference.

23. In response to requests by the Planning Board, the Planning Director, and the peer review consultant during the course of permitting process, the Applicant made numerous revisions to the Project and/or submitted supplemental material and/or explanations including but not limited to a traffic study from Vanasse & Associates.
24. The Applicant also submitted a memorandum requesting the following **WAIVERS** from the provisions of the Dedham Zoning By-Law:
 - a. A **WAIVER** from the Zoning Bylaws Section 5.1.4 **Required Parking Spaces**
 - b. A **WAIVER** from the Zoning Bylaws Section 5.1.7.1 **Parking Lot Design Standards**
 - c. A **WAIVER** from the Zoning Bylaws Section 5.1.7.3 **Parking Lot Design Standards**
 - d. A **WAIVER** from the Zoning Bylaws Section 5.1.8.4 **Construction Standards**
 - e. A **WAIVER** from the Zoning Bylaws Section 5.1.8.6 **Construction Standards**
 - f. A **WAIVER** from the Zoning Bylaws Section 5.2.2.1 **Landscape Areas**

At the meeting duly held on April 27, 2017, after discussion, the Planning Board, consisting of Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien IV, voted unanimously (5-0), to approve and grant the following **WAIVERS**:

- a. A **WAIVER** from the Zoning Bylaws Section 5.1.4 **Required Parking Spaces**

Dedham Plaza is on a parking variance from 2001 from the Zoning Board of Appeals. In 2012, the Zoning Bylaw was changed to prohibit the Zoning Board of Appeals from granting variances for the number of required parking spaces. The Zoning Bylaw was changed to give the Planning Board the power to grant waivers from the number of required parking spaces from the Parking Table. As part of the site plan review for the Panera Bread pad site, Federal Realty updated its parking table, which is included in the plan set. The number of required parking spaces is 1,351 spaces. They are requesting a waiver for 873 parking spaces. Federal Realty had a surface lot capacity and demand study prepared by Walker Parking Consultants dated November 9, 2016. The report documented uses for share parking spaces with different peak demands, which will provide ample parking spaces. Federal Realty, through this site plan review, is making modifications to the site that will improve access to remote parking spaces. Further, through leases that Federal Realty has with tenants, they will require employees of the various businesses in the Plaza to park in the remote parking areas. This in turn will free up prime parking spaces for customers. Therefore, the Planning Board finds that granting a **WAIVER** from Section 5.1.4 **Required Parking Spaces** does not go against the purpose and intent of the Zoning Bylaw, and further finds that granting this **WAIVER** is not against the public interest.

b. A **WAIVER** from the Zoning Bylaws Section 5.1.7.1 **Parking Lot Design Standards**

The parking spaces within Dedham Plaza do not meet the minimum standard of 9 feet by 19 feet. Increasing the parking space size would reduce the overall number of parking spaces, which is already below what is required. The Plaza has operated since 1959. In 2001, it went through an extensive permitting process, which added significant landscaping that did not exist previously. The pad site for Panera Bread has parking spaces that meet the minimum standard. To increase the parking space size would be a detriment to the overall number of spaces. Therefore, the Planning Board finds granting a **WAIVER** from Section 5.1.7.1 **Parking Lot Design Standards** will not go against the purpose and intent of the Zoning Bylaw, and further finds that granting this **WAIVER** is not against the public interest.

c. A **WAIVER** from the Zoning Bylaws Section 5.1.7.3 **Construction Standards**

The Dedham Plaza was built in 1959, which pre-dated any site plan or parking plan review by the Planning Board. In order to meet the parking driveway radii standard, significant modifications to the Plaza would need to be made, which would significantly eliminate parking spaces. In 2001, the Planning Board approved a parking plan that brought the site closer, although not completely, into compliance with modern standards. The Panera Bread pad comes close to current standards. However, the driveway radii were balanced to provide ample radii for turning movements into the existing Plaza parking field, and to discourage faster travel into the Panera Bread parking lot. Therefore, the Planning Board finds granting a **WAIVER** from Section 5.1.7.3 **Construction Standards** does not go against the purpose and intent of the Zoning Bylaw, and further finds that granting this **WAIVER** is not against the public interest.

d. A **WAIVER** from the Zoning Bylaws Section 5.1.8.4 **Construction Standards**

The exact thickness of the pavement in the Plaza is not known without taking core samples. As the parking areas come up for repaving in the future, the existing parking areas can be repaved to meet today's standard. Therefore, the Planning Board finds granting a **WAIVER** from Section 5.1.8.4 **Construction Standards** is not against the purpose and intent of the Zoning Bylaw, and further finds that granting this **WAIVER** is not against the public interest.

e. A **WAIVER** from the Zoning Bylaws Section 5.1.8.6 **Construction Standards**

The Dedham Plaza was built in 1959, which pre-dated any site plan or parking plan standards established by the Planning Board. This **WAIVER** is for the existing Plaza to not to be modified in a way to comply with grades between 1% up to 4%. If a major redevelopment were to occur in the main portion of the Plaza, the site can be designed to bring it into compliance. This **WAIVER** is for the existing Plaza. Therefore, the Planning Board finds granting a **WAIVER** from Section 5.1.8.6 **Construction Standards** is not against the purpose and intent of the Zoning Bylaw, and further finds that granting this **WAIVER** is not against the public interest.

f. A **WAIVER** from the Zoning Bylaws Section 5.2.2.1 **Landscape Areas**:

In 2001, the Dedham Plaza received parking plan approval from the Planning Board. Only a small portion of the upper section of the parking lot along Providence Highway met the 200 foot landscape buffer. Federal Realty is requesting a **WAIVER** to maintain the existing landscape buffer along Washington Street and the remainder of Providence Highway. The Panera Bread pad site has an all new landscaping plan, and the remainder of the Plaza will be going through a phased landscape improvement plan to include new plantings in the landscape buffer. Therefore, the Planning Board finds granting a **WAIVER** from Section 5.2.2.1 **Landscape Areas** is not against the purpose and intent of the Zoning Bylaw, and further finds that granting this **WAIVER** is not against the public interest.

DECISION

At the meeting duly held on April 27, 2017, after discussion, the Planning Board, consisting of Michael A. Podolski, Esq., Chairman, John R. Bethoney, Vice Chairman, Robert D. Aldous, Clerk, Ralph I. Steeves, and James E. O'Brien IV, voted unanimously (5-0), to approve the Application for Site Plan Review on the following terms and **CONDITIONS**:

1. Subject to the **CONDITIONS** contained herein, the Project shall be substantially constructed in accordance with the Record Plans listed on Exhibit B attached hereto and incorporated herein by reference.
2. The Applicant shall relocate the existing Dedham pylon sign to a new location north of the existing site.
3. The Applicant shall erect a large flag pole to exhibit an American flag at a site located on the frontage to Providence Highway.
4. The Applicant will certify that the remaining areas of the Plaza landscaping will conform to the landscaping plan previously filed with the Planning Board.
5. The Applicant shall provide the Planning Board with a copy of the Operation and Maintenance Plan approved by the Dedham Conservation Commission, which plan is incorporated herein by reference.
6. Any dumpsters located on the Subject Property shall be screened by opaque screening that is constructed and maintained in strict compliance with all Dedham Zoning Bylaws and all Board of Health Regulations.
7. The Applicant will provide separate employee parking areas and enforce the conformance with these parking requirements through provisions in the leases of the tenants of the Plaza. Exhibit A from Federal Realty depicts the location of employee parking area.
8. All deliveries to the Panera site shall be prior to opening or after hours of operation. Federal Realty may use their leases with tenants to enforce delivery operations. Delivery

to Panera Bread shall not impede the flow of traffic on the internal drive aisle running parallel to the main plaza building.

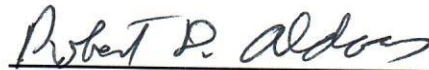
9. Federal Realty shall implement the following Transportation Improvement Program prior to permanent or temporary occupancy permit prepared by Vanasse and Associates, Inc., 10 New England Business Center Drive, Suite 314, Andover, MA 01810 dated April 6, 2017:
 - a. Design and implement an optimal traffic signal timing and phasing plan at Route 1/Dedham Plaza/Best Buy driveway intersection
 - b. Implement sign and pavement marking improvements within the Plaza to improve motorist guidance, on-site circulation, and reinforce regulated access restrictions
 - c. Implement all-way STOP sign control of northern internal intersection
 - d. Consider the installation of "speed humps" along northern drive aisle
 - e. Maintain vegetation along the east side of Washington Street to provide adequate sight lines to/from south Dedham Plaza driveway
 - f. The crosswalk across the drive-through lane should be a raised crosswalk or use appropriate treatments to differentiate the crossing from the traveled-way and signage.
 - g. Provide a bicycle rack at an appropriate location proximate to the proposed building
10. Members of the Planning Board and the Planning Director shall be permitted access to the project site during construction with proper notification to the applicant subject to applicable safety requirements as established by the Applicant or its Contractor. Proper notification shall be through the construction process or shall be through the emergency call number of the Applicant's representative in case of emergency or off-hours situations.
11. The Applicant agrees that, no later than one year from issuance of a Permanent Certificate of Occupancy, it shall file a written report with the Planning Director detailing compliance with all terms and conditions of this certificate. The Planning Board reserves the right to require the Applicant to appear before the Planning Board to further discuss and review compliance with this Certificate of Action.
12. Any recommendations from the Design Review Advisory Board that are in conflict with this approval shall require Planning Board approval. Any recommendations from the Design Review Advisory Board that are not in conflict with this approval shall be hereby incorporated into the record plans.
13. The revised site plan should show a note that the plan is tied to NAD83 and NAVD88 prior to endorsement by the Planning Board. A minimum of two control points tied to NAD83 and NAVD88 should be shown on the plan at the corners or at geometric changes along the property line.
14. The existing conditions plan should be stamped by a Professional Land Surveyor registered in the state of Massachusetts prior to endorsement by the Planning Board.

15. Following construction of the Project, the Applicant shall provide an "as-built" site plan tied horizontally to NAD83 and vertically to NAVD88 to the Planning Board, the Building Department, the Department of Infrastructure Engineering, and the Board of Assessors prior to the issuance of the final certificate of occupancy for buildings in the Project, in accordance with applicable regulations.
16. During construction of the Project, the Applicant shall conform to all local, state and federal laws regarding noise, vibration, dust, and blocking of Town roads. Exterior construction of the Project shall not commence on any weekday before 7:00 a.m. and shall not continue beyond 8:00 p.m., except for certain operations such as concrete finishing and emergency repairs. Exterior construction shall not commence on Saturday before 7:00 a.m. and shall not continue beyond 8:00 p.m. with the same exceptions. The Building Commissioner may allow longer hours of construction in special circumstances, provided that such activity normally is requested in writing by the Applicant except for emergency circumstances, where oral communication shall be followed by written confirmation. There shall be no exterior construction on any Sunday or state or federal legal holiday. Hours of operation shall be enforced by the Dedham Building Commissioner and Police Department.
17. Prior to the start of any Project site construction work, the Applicant shall submit a comprehensive Construction Management Plan to the Planning Director for review and approval. The Plan shall include, but not be limited to the following requirements:
 - a. The Applicant shall be responsible for the cleanup of construction debris, including the tracking of dirt by construction vehicles, which shall be conducted on a daily basis on public ways within 100 yards from the entrance to the Project construction site.
 - b. The Applicant shall submit a proposed truck route for construction vehicles for review and approval by the Planning Director and Dedham Police Chief. The Applicant shall provide each Contractor with a copy of the approved truck routes.
 - c. The limit of construction areas shall be clearly delineated at all times during the construction phase.
 - d. No dumping, burning, or storage of any waste materials shall be permitted on the Subject Property. During construction, waste materials may be temporarily stored pending removal, provided that such waste materials shall not constitute a hazardous condition and that all waste materials subject to being windblown are secured. Nothing contained herein shall be deemed to permit activities otherwise prohibited by applicable law, order, rule, regulation, code or by-law.
 - e. All equipment and material staging shall be located on the Subject Property or on adjacent property owned by the Applicant, to the extent possible. Any off-site staging shall be subject to the approval of the Dedham Police Chief.
18. Prior to the issuance of the final Certificate of Occupancy for the Project, the Applicant shall complete the landscaping improvements as shown on the approved landscaping plan, or provide the Planning Board with a performance bond for same.

19. The Planning Director will be contacted by the Applicant upon completion of the Project to verify that the project has been completed in full compliance with the specifications of the plan as submitted and approved in this Certificate of Action prior to any occupancy permit being issued, including a certification by the Applicant's engineer that the Project has been constructed according to said plans. A compliance letter will be issued forthwith once found to be properly completed.
20. Following construction of the Project, the Applicant shall provide an "as-built" site plan to the Planning Board, the Building Department, Engineering Department, and the Board of Assessors prior to the issuance of the final Certificate of Occupancy for buildings in the Project in accordance with applicable regulations.
21. If any Condition imposed in this Decision requires a permit, license, or other approval from any other board, committee, or agency of the Town of Dedham or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same.
22. All invoices generated by the Board's peer reviewers shall be paid prior to the issuance of any building permits or occupancy certificates.
23. All municipal taxes and fees shall be paid in full and all taxes accounts shall be in good standing prior to the issuance of any building permit.

Dated: June 22, 2017

By the Dedham Planning Board:



Robert D. Aldous, Clerk

EXHIBIT A

DOCUMENT LIST

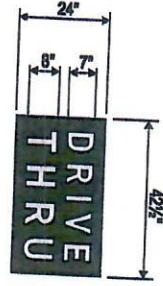
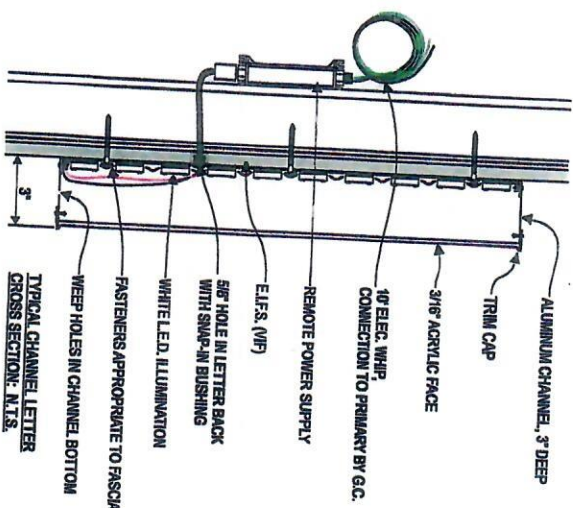
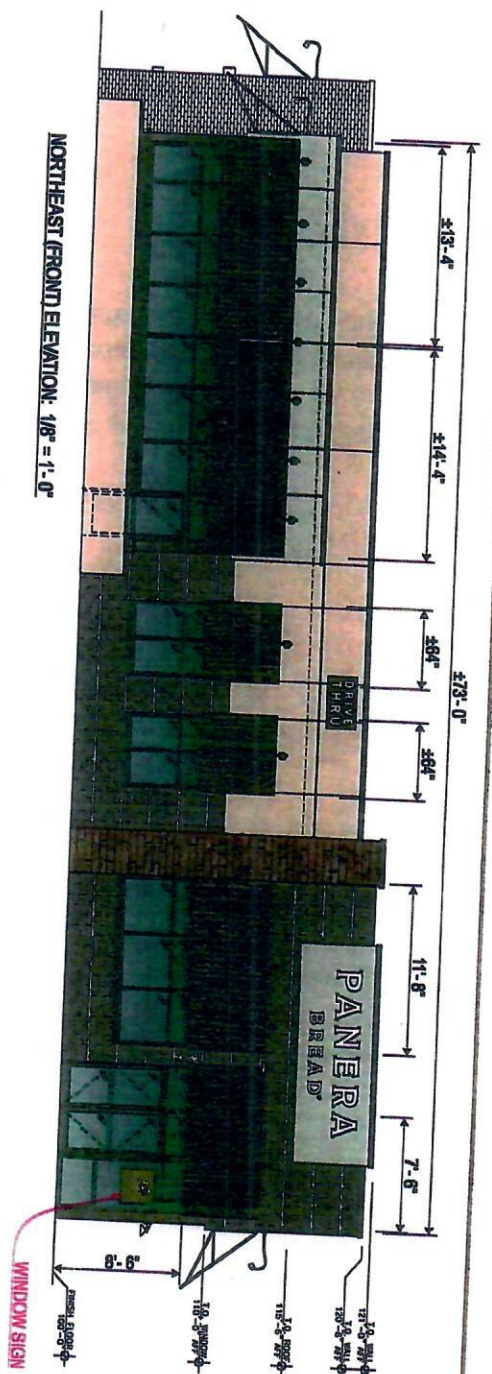
1. Letter (Peer Review Report) dated October 27, 2016, 2017, February 3, 2017, March 1, 2107, April 6, 2017, and April 25, 2017, from McMahon Associates to Planning Director Richard McCarthy
2. Letter (Issues Summary) dated October 27, 2016, February 3, 2017, March 1, 2017, April 6, 2017 and April 25, 2017, from McMahon Associates to Planning Director Richard McCarthy
3. Memorandum dated September 2, 2016 and March 17, 2017, from Director of Engineering Jason L. Mammone, P.E., to Planning Director Richard McCarthy
4. Letter with attachments (Response to Peer Review Report) dated February 14, 2017, March 16, 2017, March 29, 2017, March 31, 2017, April 13, 2017, April 14, 2017, and April 24, 2017 from Beals & Thomas Inc. to McMahon Associates and Richard McCarthy.
5. Vanasse and Associates letter with attachments dated March 2, 2017, March 10, 2017, March 22, 2017, and March 29, 2017
6. Vanasse and Associates Transportation Impact Assessment dated December 2016 and Transportation Impact Assessment Summary dated April 13, 2017.
7. Walker Parking Consultants report dated November 9, 2016, to McMahon on February 16, 2017.
8. Federal Realty Deliver Truck auto-turn dated February 16, 2017, Garbage Truck auto-turn dated March 16, 2017, and Ladder Truck auto-turn dated March 29, 2017

EXHIBIT B

RECORD PLANS

1. Plan set entitled “Panera Bread Dedham Plaza in Dedham, Massachusetts (Norfolk County),” dated August 15, 2016, revised May 5, 2017, prepared by Beals & Thomas Inc. Reservoir Corporate Center, 144 Turnpike Road, Southborough, Massachusetts 01772 consisting of the following:
 - i. Cover Sheet
 - ii. General Notes Sheet
 - iii. Site Preparation Plan
 - iv. Construction Detail Sheet
 - v. Existing Condition Plan
 - vi. Topographic plan
 - vii. Index plan
 - viii. Layout and materials plans
 - ix. Grading, Drainage & Utilities Plan
 - x. Landscape and Lighting plan
 - xi. Building Plan
 - xii. Building elevations plan

2. Architectural Elevations and Signage Plan set entitled “Panera Bread Drive Thru” prepared by Mandeville, 676 George Washington Highway, Lincoln, RI 02865, dated June 19, 2017. The architectural elevations will be submitted for Building Permit under Baron Design & Associates, LLC, 1855 S. Ingram Mill, Suite 201, Springfield, MO 65804



- INTERNALLY ILLUMINATED CHANNEL LETTERS AND THIN THIN SIGN:**
- LETTERS:**
- (#7328) WHITE 3/16\"/>
- ALL:**
- BLACK 1\"/>

SCALE: 1/4\"/>



MANDEVILLE SIGN

DESIGNER: JAMES H. MANDVILLE
 100 W. MAIN ST., SUITE 200
 LITTLETON, CO 80120-2225

401-324-9100 FAX 401-324-7793
 www.mandevillesign.com

APPROVALS

Engineering	DATE
Sketch	DATE
Estimating	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JAM	initial design/production and update assembly order	10/13/17
2	WJD	industrial art - new sign	03/22/17
3	WJD	signage assembly - new letter	03/22/17
4	WJD	signage assembly - new letter	03/22/17
5	WJD	new building & signage	04/12/17
6	JAM	updated technical drawing	04/12/17
7			
8			
9			

All electrical signs shall comply with the National

29595-1



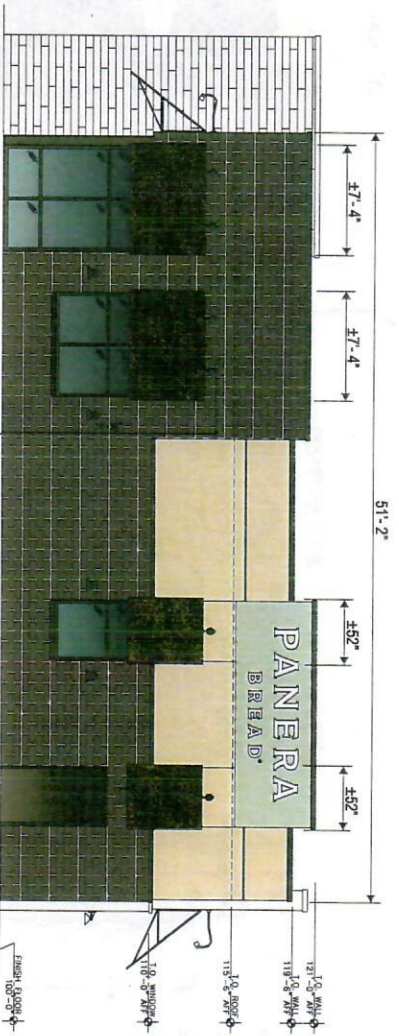
CUSTOMER: 3708

PROJECT ADDRESS: Providence Highway DEDHAM, MA

PROJECT MANAGER: Carla M.

DATE: 03/09/17

DRAWING NUMBER: 29595.1



NORTHWEST (SIDE) ELEVATION - 1/8" = 1'-0"



SCALE: 1/4" = 1'-0" 39.06 SQ.FT.

INTERNALLY ILLUMINATED CHANNEL LETTERS:

- (#7328 WHITE) 3/16" ACRYLIC FACES
- BLACK 1" TRIM CAP
- 3" DEEP ALUM. RETURNS PAINTED BLACK
- .040 ALUM. LETTER BACKS
- (WHITE) L.E.D. ILLUMINATION
- LOW VOLTAGE POWER SUPPLIES
- U.L. AND MFG. LABELS
- WEEP HOLES REQUIRED



MANDENVILLE SIGN

576 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02905-4255

401-334-9100 401-334-7199
www.mandevillesign.com

APPROVALS

BY DATE
Estimating
BY DATE
Production
BY DATE
Quality Control
BY DATE

NO.	BY	DESCRIPTION	DATE
1	JLM	initial design/drafting/panels and update wiring calc.	08/13/17
2	WD	reworking hdy. rev. sign	08/28/17
3	WD	reworking wiring, elev. notes	08/29/17
4	WD	revised elevation	04/12/17
5	WD	rev. layout & wiring	04/13/17
6			
7			
8			
9			

All electrical signs shall comply with the National

29595-1



CUSTOMER
STORE NUMBER
3708

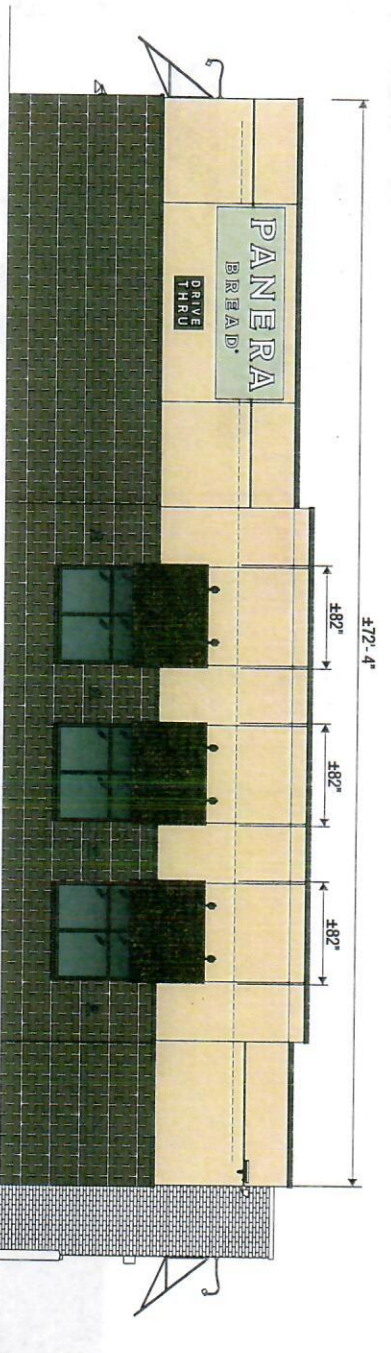
Providence Highway
DEDHAM, MA

PROJECT MANAGER
Carla M.

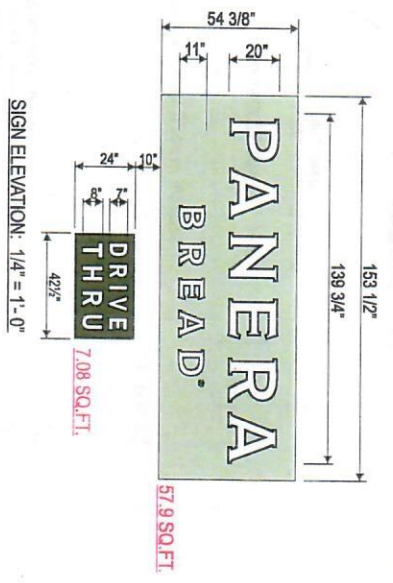
DATE
03/09/17

29595.2

DRAWING NAME



SOUTHWEST (REAR) ELEVATION: 1/8" = 1'-0"



- INTERNALLY ILLUMINATED CHANNEL LETTERS AND DRIVE THRU SIGN:
- #7328 WHITE 3/16" ACRYLIC FACES WITH (230/22 MATTE BLACK) VINYL BORDERS
 - WHITE LED ILLUMINATION
 - (BLACK) .040 ALUM. RETURNS - 3" DEEP
 - .040 ALUM. LETTERBACKS
 - (BLACK) 1" TRIM CAP
 - PMS 476C BROWN BACKGROUND ON 'DRIVE THRU' CABINET WITH WHITE COPY & BLACK OUTLINES
 - REMOTE LOW VOLTAGE POWER SUPPLIES
 - U.L. AND MFG. LABELS OUT OF VIEW
 - WEEP HOLES REQUIRED
 - 3" DEEP ALUMINUM FABRICATED BACKGROUND PANEL PAINTED TO MATCH BM HC #11 'Hammered Gray'



MANDEVILLE SIGN

676 GEORGE WASHINGTON HIGHWAY
LINCOLN, IN 46292-4633

401-334-9100 FAX: 401-334-7793

www.mandevillesign.com

APPROVALS

BY	DATE
Engineering	
Sales	
Estimating	
Production	
Quality Control	

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JM	initial background panels and update wiring color	03/15/17
2	WD	logo redesign for sign, message	03/28/17
3	WD	update message, color update	03/29/17
4	WD	minor sign background panel	03/29/17
5	WD	revised sign & elevation	04/12/17
6	WD	rev. lighting & message	04/19/17
7			
8			
9			

All electrical signs shall comply with the National

29595-1



CUSTOMER: 3708

STONE NUMBER: 3708

PROJECT MANAGER: Carla M.

LOCATION: Providence Highway DEDHAM, MA

DATE: 03/09/17

29595.4

DATE: 03/09/17

DATE: 03/09/17



MANDEVILLE SIGN
2000 WASHINGTON HIGHWAY
LINCOLN, RI 02881-4525

401-334-9100 FAX 401-334-7708
www.mandevillesign.com

APPROVALS
Standard Electrical Symbols Referenced to: NFPA
Engineering
DATE
BY

Estimating
DATE
BY
Production
DATE
BY
Quality Control
DATE
BY

REV NAME

NO	BY	DESCRIPTION	DATE
1	JLM	typical framing detail	08/13/17
2	WJD	typical framing details	08/28/17
3	WJD	adjustment drawings	08/28/17
4	WJD	rev. assembly fabric	09/18/17
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All electrical signs shall comply with the National

29595-1

PANERA BREAD DRIVE THRU

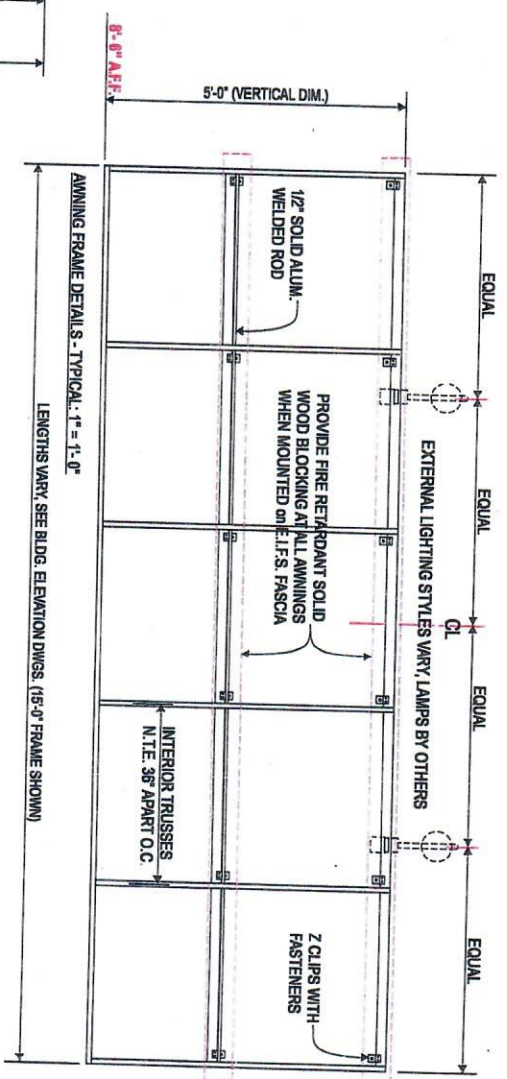
CUSTOMER
3708

PROJECT MANAGER
Carla M.

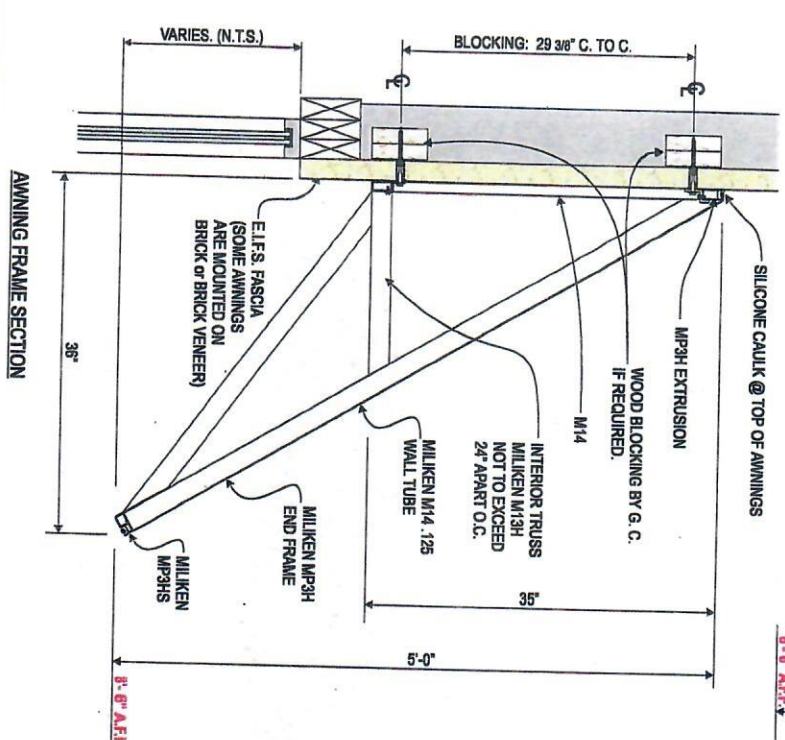
PROVIDENCE HIGHWAY
DEDHAM, MA

DATE
09/08/17

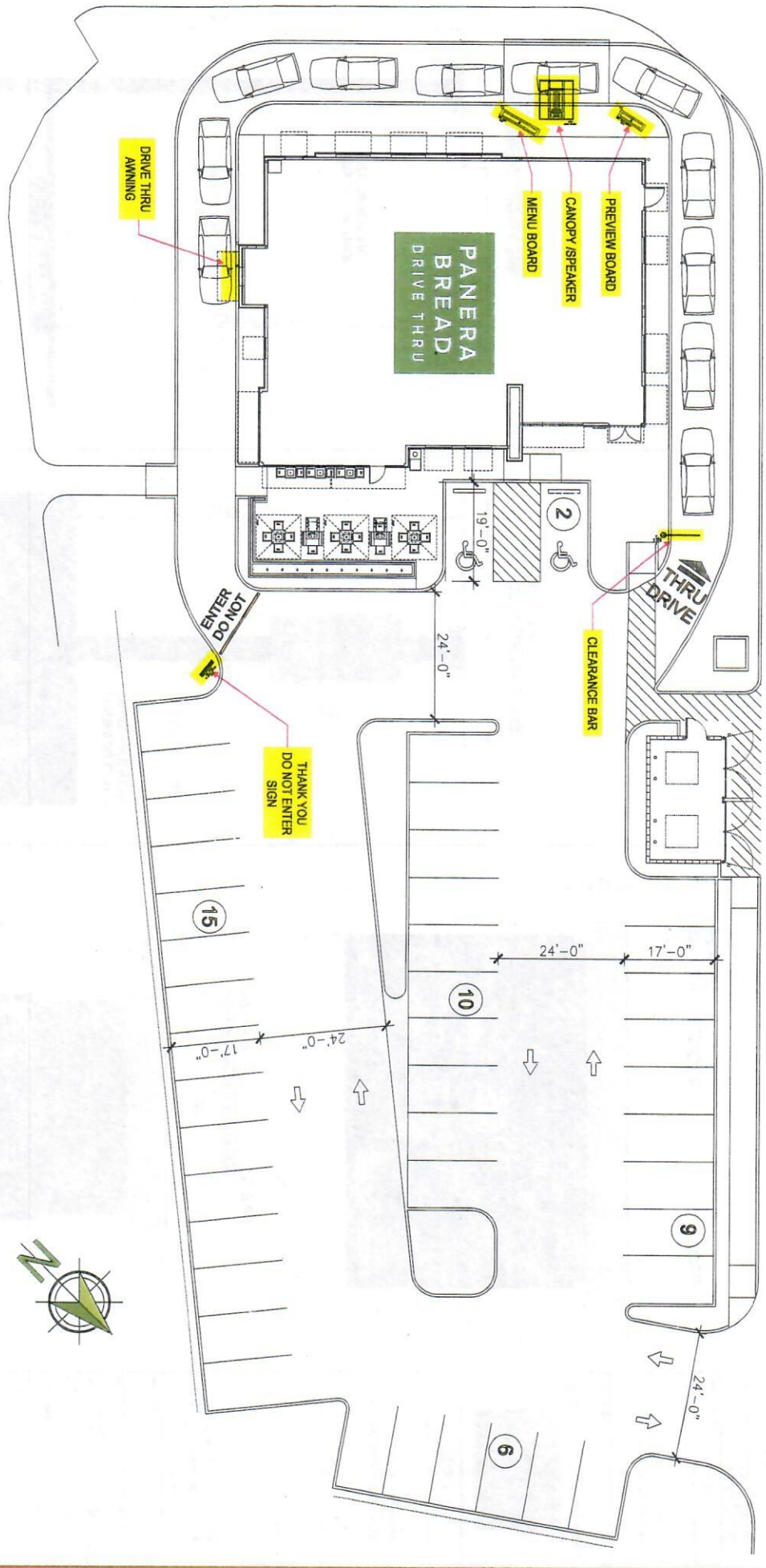
29595.5



- ALUMINUM FRAMED G-3 STOREFRONT AWNINGS:**
- 1" SQ. ALUMINUM EXTRUSION WELDED FRAME
 - FRAME POWDER COATED SEBERT SILVER #189110
 - TRUSS SPACING N.T.E. 36" APART O.C.
 - SUNBRELLA "SILICA SESAME" #4860-0000 FABRIC COVERS
 - OPEN SOFFIT, OPEN ENDS
 - GRAY PVC TRIM STRAP COVER
 - MOUNTED USING Z-CLIPS & APPROPRIATE ANCHORS
 - G.C. TO PROVIDE BLOCKING IF NEEDED



SUNBRELLA "SILICA SESAME" #4860-0000
LENGTHS VARY - SEE BLDG. ELEVATION DRAWINGS



SITE PLAN: NOT TO SCALE

PROVIDENCE HWY - ROUTE 1

		APPROVALS: Signature Required Below Minimum by Production	
ENGINEERING DATE: _____ NAME: _____	PRODUCTION DATE: _____ NAME: _____	REVISIONS	CUSTOMER PANERA BREAD Providence Highway DEDHAM, MA
NO. 1 REV. _____ 1. W/D update site plan details 2. W/D r/dale complete 3. W/D r/dale complete 4. _____ 5. _____ 6. _____	DATE: 03/28/17 DATE: 03/29/17 DATE: 04/12/17	PROJECT NO: 29595-1 SHEET: 3708	PROJECT MANAGER: Carla M. M. DATE: 03/09/17 DRAWING NO: 29595.6
MANDENVILLE SIGN 67th GEORGE WASHINGTON HIGHWAY LINCOLN, RI 02866-4285 TEL: 401-334-7384 FAX: 401-334-7389 WWW.MANDENVILLESIGN.COM		ALL ELECTRICAL SIGNS SHALL COMPLY WITH THE NATIONAL	



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ASTM EXCLUSIVE PRODUCER OF

MANDEVILLE SIGN

578 GEORGETOWN WASHINGTON HIGHWAY
LINCOLN, RI 02883-4225

401-334-9100 FAX 401-334-7199

WWW.MANDEVILLSIGN.COM

Signage, Fabrication, Installation, Maintenance

Engineering

Estimating

Production

Quality Control

BY DATE

APPROVALS

BY	DATE
BY	DATE
BY	DATE
BY	DATE
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REVISIONS

NO.	BY	DESCRIPTION	DATE
1	LD	ISSUED	01/10/2010
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All electrical signs shall comply with the National

29595-1



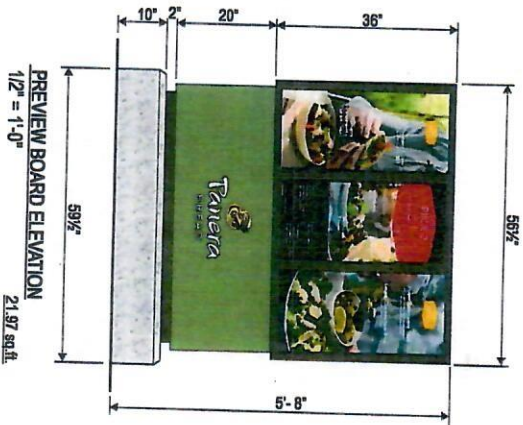
CUSTOMER
STORE NUMBER
3708

Location
Providence Highway
DEDHAM, MA

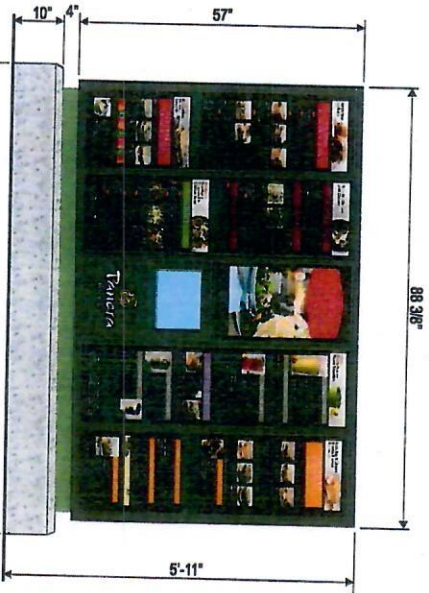
PROJECT MANAGER
Carla M.

DATE
09/09/17

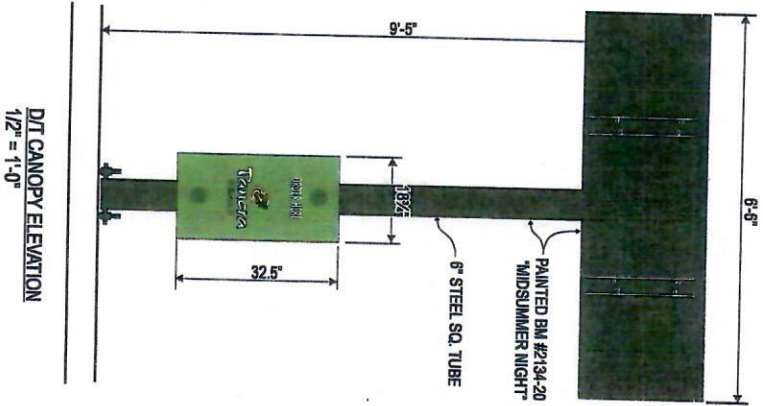
DRAWING NAME
29595.7



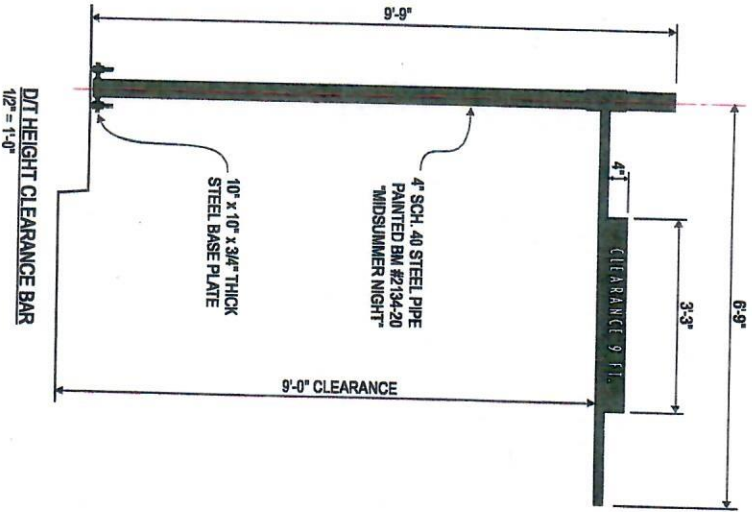
PREVIEW BOARD ELEVATION
1/2" = 1'-0"



MENU BOARD ELEVATION
1/2" = 1'-0"



DTI CANOPY ELEVATION
1/2" = 1'-0"



DTI HEIGHT CLEARANCE BAR
1/2" = 1'-0"



MANDEVILLE SIGN
Manufacturing your signs

676 GEORGE WASHINGTON HIGHWAY
 LINCOLN, RI 02865-4255
 PHONE 401-394-9100 FAX 401-394-7789
 WEB www.mandevillesign.com

APPROVALS

Signature Required Below Relative to Production

Engineering	DATE
Sales	DATE
Estimating	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	XX	xxxxxxxx	09/03/10
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All electrical signs shall comply with the National

29595-1

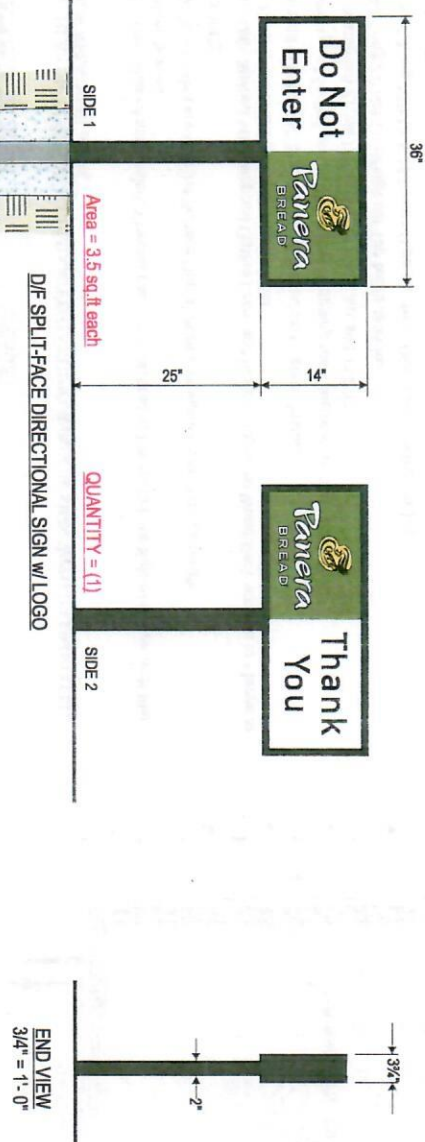


CUSTOMER
 STORE NUMBER 3708

Providence Highway
 DEDHAM, MA

PROJECT MANAGER
 Carla M.
 WJD 03/09/17
 ASSST DATE

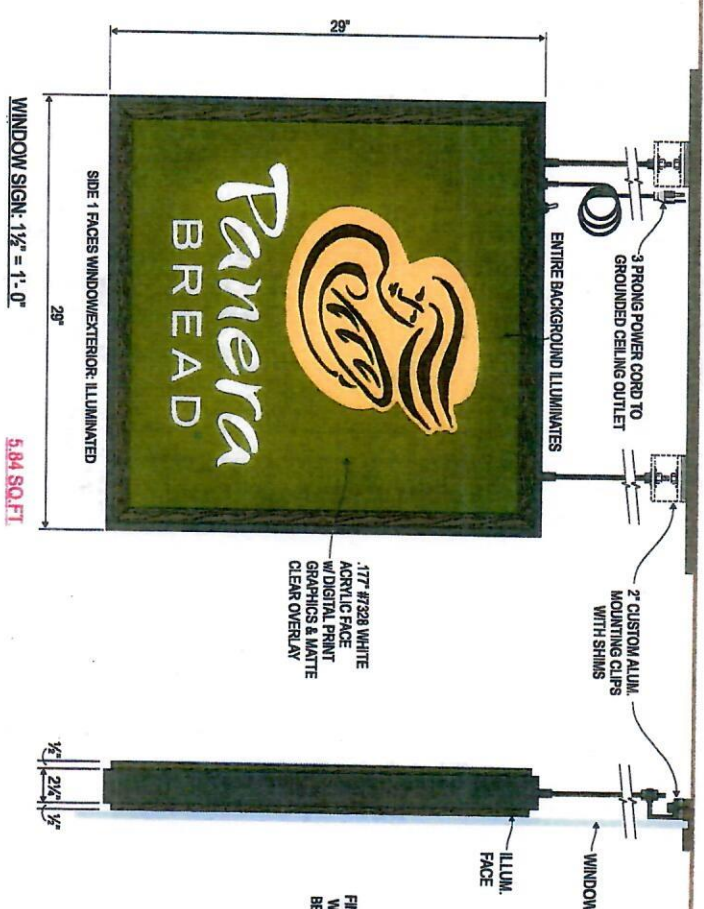
DRAWING NUMBER
 29595.8



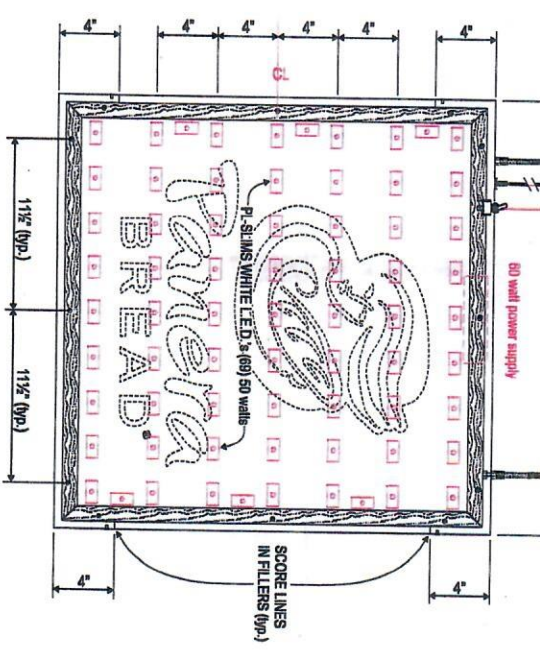
DIRECTIONAL SIGNS
 3/4" = 1'-0"

DIRECT BURIAL IN
 FREE-FORMED
 CONCRETE FOOTING

- INTERNALLY ILLUMINATED DIRECTIONAL SIGNS:
- BLACK PAINTED 3/4" DEEP .063 ALUM. RETURNS & 1" ALUM. REMAINERS
 - CLEAR POLYCARBONATE SIGN FACES
 - DIGITALLY PRINTED VINYL GRAPHICS APPLIED TO 2ND SURFACE:
 - OPAQUE PMS 5757 w/ GREEN BACKGROUND.
 - WHITE Panera Bread w/ BLACK OUTLINES
 - PANTONE 1385 PEACH LOGO w/ BLACK DETAILS
 - BLACK MESSAGE COPY & ARROWS IF REQUIRED
 - HIGH OUTPUT FLUORESCENT ILLUMINATION
 - ELECTRICAL REQUIREMENTS = 5 AMP EA. @ 120 VOLTS
 - (BLACK) 2" DEEP X 3" WIDE X 1/4" WALL ALUMINUM TUBE POSTS
 - (BLACK) PAINTED FINISHED .080 ALUM. BACKS ON SINGLE FACE SIGNS
 - DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING



- 29" X 29" X 3/4" DEEP D/F INTERIOR ILLUMINATED HANGING WINDOW SIGN WITH ILLUMINATED FACE & OPAQUE REMOVABLE BACK
- 1/2" thick White Oak, Stained and Sealed. Wooden Face Trim secured to Flange in Face Side of Frame with Flat Head Brass Machine Screws.
 - .177" #7328 White Acrylic Face with 1st Surface Digital Print and Matte Clear Over Laminate.
 - BACK FACE SPECS:
 - 1/2" thick White Oak, Stained ML Campbell Coffee Bean and Sealed. Engraved Wood Back secured to Flange in Frame with Flat Head Brass Machine Screws, Removable.
 - 2/4" x 1/4" (finished O.D.) x 1/8" Brake Formed Aluminum Channel Frame.
 - End Fillers to receive a "Scribe" on the fillers and Wrapping the Flanges 4" in from Each End.
 - Install (2) 1/8" Aluminum Rivets 1/2" in from Scribe Line and 1" C/C.
 - (2) 1/4-20 x 7/8" Long ZP Nut Couplings out Top for Installation.
 - (1) 18 AWG x 6-7" Long NEMA 5-15 Power Cord out Top. Disconnect Switch on Top.
 - PL-Slim White LED Illumination
 - (1) Self Contained 60 Watt Class 2 Power Supply: 120 VAC / 1.2 Amp.
 - Paint Inside of Sign ZAP White.
 - Paint Outside of Sign, Mounting Clips & Hardware MP29527 Midsummer Night in Satin Finish.
 - Supply Bottle of Touchup Paint and (2) 1/4-20 x 6" Long Black Oxide Threaded Rods for Installation.



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 ANTIQUE EXCLUSIVE INTERIOR
MANDEVILLE SIGN
 676 BERTHOE WASHINGTON HIGHWAY
 LINCOLN, RI 02902-4285
 401-334-9100 FAX 401-334-7199
 www.mandevillesign.com

APPROVALS

Engineering	DATE
Sales	DATE
Estimating	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	JK	REVISED	08/09/17
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All electrical signs shall comply with the National

29595-1

CUSTOMER

PANERA BREAD DRIVE THRU

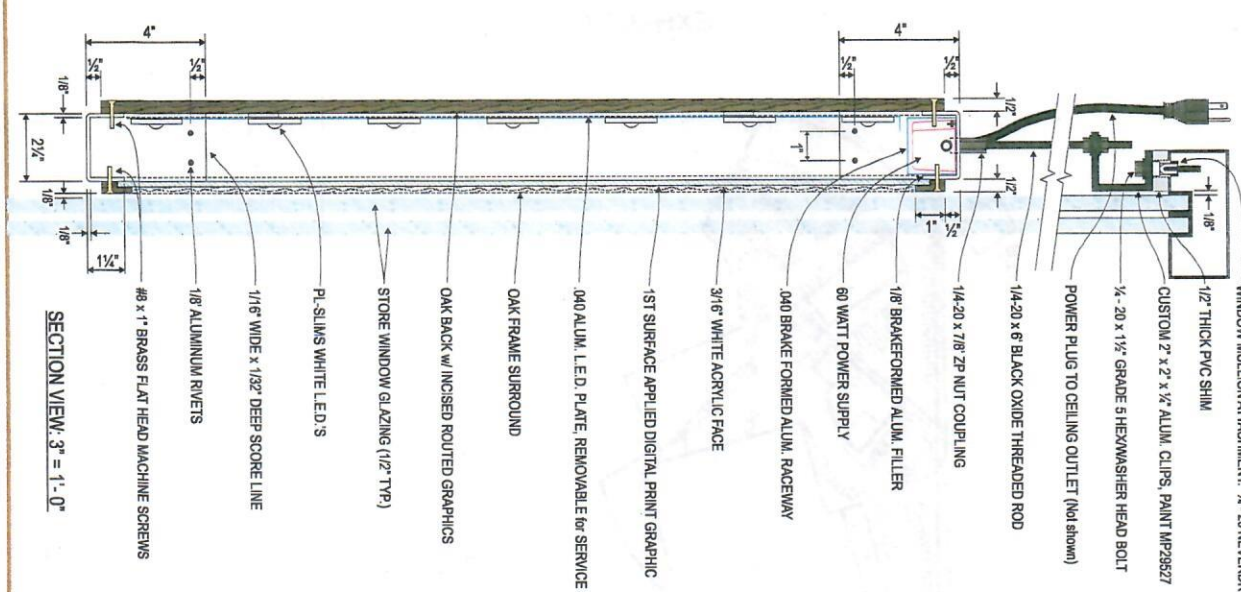
STORE NUMBER: 3708

PROJECT NUMBER: Carla M.

LOCATION: Providence Highway DEDHAM, MA

DATE: 03/09/17

29595.9

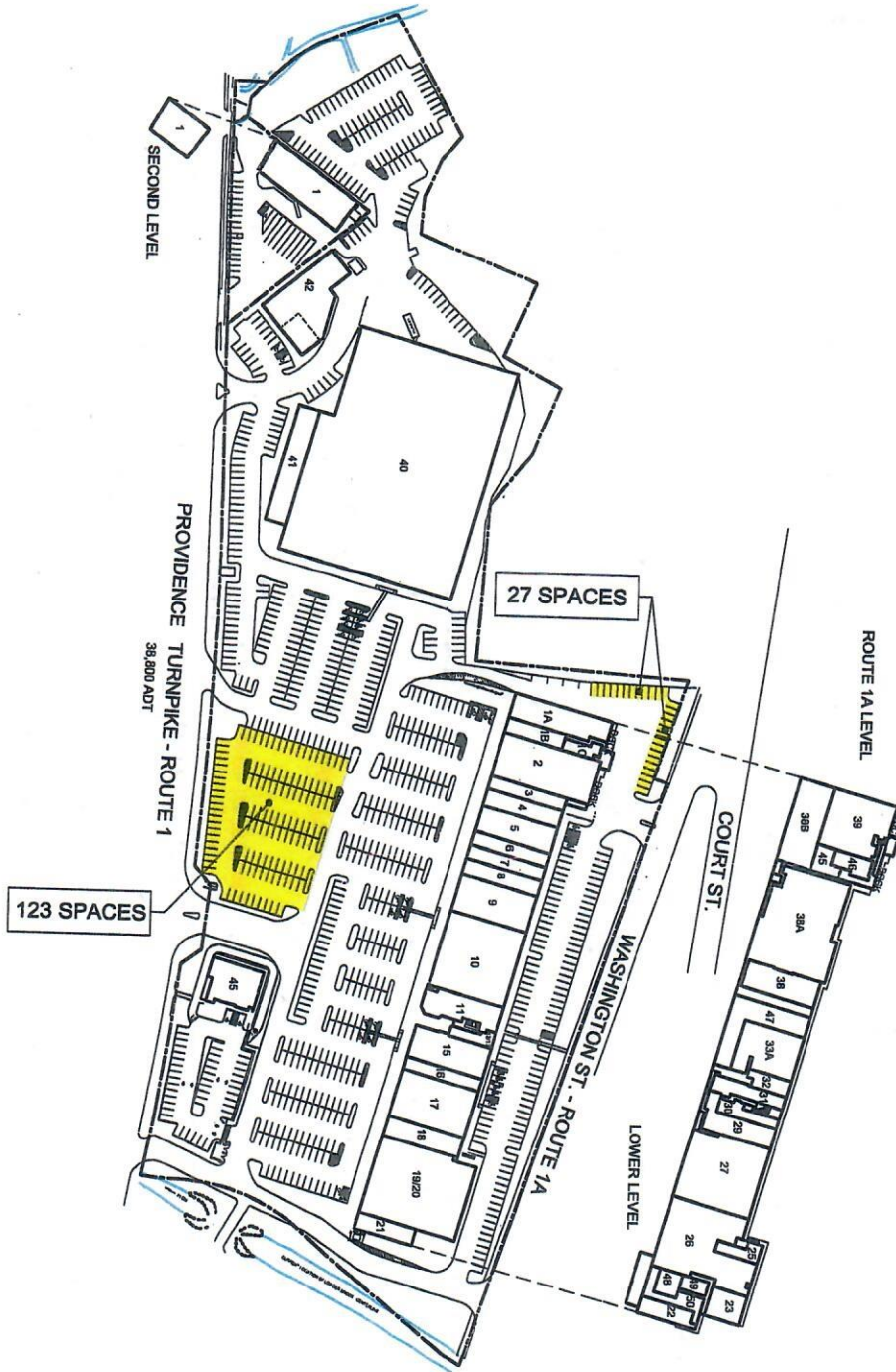


SECTION VIEW - 3' = 1'-0"

- WINDOW MULLION ATTACHMENT: 1/4" - 20 NEVERDROP TOGGLE, DRILL 9/16" HOLE IN MULLION
- 1/2" THICK PVC SHIM
- CUSTOM 2" x 2" x 1/4" ALUM. CLIPS, PAINT MP29527
- 1/4" - 20 x 1 1/2" GRADE 5 HEWASHER HEAD BOLT
- POWER PLUG TO CEILING OUTLET (Not shown)
- 1/4-20 x 6" BLACK OXIDE THREADED ROD
- 1/4-20 x 7/8" ZP NUT COUPLING
- 1/8" BRAKEFORMED ALUM. FILLER
- 60 WATT POWER SUPPLY
- .040 BRAKE FORMED ALUM. RACEWAY
- 3/16" WHITE ACRYLIC FACE
- 1ST SURFACE APPLIED DIGITAL PRINT GRAPHIC
- .040 ALUM. L.E.D. PLATE, REMOVABLE for SERVICE
- OAK FRAME SURROUND
- OAK BACK w/ INCOSED ROUTED GRAPHICS
- STORE WINDOW GLAZING (1/2" TP)
- PL-SLIMS WHITE L.E.D.S
- 1/16" WIDE x 1/32" DEEP SCORE LINE
- 1/8" ALUMINUM RIVETS
- #8 x 1" BRASS FLAT HEAD MACHINE SCREWS
- MANUFACTURE (1) 29" X 29" X 3 1/4" DEEP D/F INTERIOR ILLUMINATED HANGING WINDOW SIGN.
- FACE IS ILLUMINATED AND BACK IS REMOVABLE AND OPAQUE.
- 60 WATT SELF CONTAINED POWER SUPPLY.
- SWITCH AND 6-7" 3 PRONG POWER CORD OUT TOP.
- INTERIOR SIGN / NO WEEP HOLES.
- SUPPLY (2) 6' LENGTHS OF 1/4-20 BLACK OXIDE THREADED ROD AND (2) 2" ALUMINUM PAINTED ANGLE CLIPS FOR INSTALLATION.
- FACE SPECS:
 - 1/2" Thick Wood Trim secured to Flange in Face Side of Frame with Flat Head Brass Sheet Metal Screws.
 - .177" #7328 White Acrylic Face with 1st Surface Digital Print and Matte Clear Overlaminiate.
 - BACK FACE SPECS:
 - 1/2" Thick Engraved Wood Back secured to Flange in Face Side of Frame with Flat Head Brass Sheet Metal Screws.
 - The Back is Removable for Service.
- FRAME SPECS:
 - 2 1/4" x 1 1/4", Finished OD, x 1/8" Brakeformed Aluminum Channel Frame.
 - Miter and Weld Corners on the Inside.
 - End Fillers to receive a "Scribe" on the Fillers and Wrapping the Flanges 4" in from Each End.
 - Install (2) 1/8" Aluminum Rivets 1/2" in from Scribe Line and 1" C/C.
 - Top Filler to have (2) 5/16" Holes for 1/4-20 x 5/8" Long ZP Truss Head Screws from the underside with 1/4-20 ZP Nut Couplings.
 - Install (1) Continuous Flex Snap -In Cord Grip with 18 AWG x 6-7" Long NEMA 5-15 Power Cord.
 - Install Toggle Switch to Right of Cord Grip.
 - (4) 1" Wide x 2" Long x 1/8" Thick Aluminum "Bars" Welded to the Inside Flange of the Side Channels, of the Back Side Flange, to secure the .040 LED Plate.
 - PL-Slim White LEDs Taped to the LED Plate.
 - (1) 60 Watt Class 2 Power Supply mounted into the Top Channel.
 - 120 VAC / 1.2 Amp.
 - Continuous Brake Formed, .040 White Aluminum Raceway Cover.
 - Paint the Outside MP29527 Midsummer Night per Formula, Satin Finish.
 - Supply Bottle of Touchup Paint.
 - (2) 1/4-20 x 6" Long Unpainted Black Oxide Threaded Rods and (2) 2" x 2" x 2" x 1/8" Aluminum Angle Clips with (1) 5/16" Diameter Hole per Clip.
 - Paint Clips MP29527 Midsummer Night per Formula, Satin Finish.

		SINCE 1917 AUTHORIZED EXCLUSIVE REPRESENTATIVE																																												
MANDYVILLE SIGN <small>Manufacturing your vision</small>		678 GEORGE WASHINGTON HIGHWAY LINCOLN, RI 02865-4255 401-334-9100 FAX 401-334-7799 www.mandyville.com																																												
APPROVALS <small>Signature Required/Date Release or Revision</small>		Engineering: [Signature] DATE Sales: [Signature] DATE Estimating: [Signature] DATE Production: [Signature] DATE Quality Control: [Signature] DATE																																												
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>XX</td> <td>XXXXXXXXXX</td> <td>00/00/00</td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	BY	DESCRIPTION	DATE	1	XX	XXXXXXXXXX	00/00/00	2				3				4				5				6				7				8				9				10				All electrical signs shall comply with the National	
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CUSTOMER: 3708 STORE NUMBER:	Providence Highway DEDHAM, MA																																													
LOCATION: Carlin M. PROJECT NUMBER: WJD APPROVED DATE: 03/09/17	29595.10																																													

EXHIBIT A



LEGEND



EMPLOYEE PARKING
AREA



NORTH

Federal Realty
INVESTMENT TRUST

1626 East Jefferson Street
Rockville, Maryland 20852
(301) 998-8100

DEDHAM PLAZA

DEDHAM, MASSACHUSETTS
PROPERTY #: 500-1125
UPDATED: FEBRUARY 21, 2017

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