

NEW FIRE STATION
NORTHBOROUGH, MA

FEBRUARY 14, 2024

AGENDA – COMMITTEE MEETING #6

- Schedule Update
- Design Updates
- Next Steps



SCHEDULE – SCHEMATIC DESIGN THRU DESIGN DEVELOPMENT

- Schematic: Complete Feb. 28, 2024
- Design Review Meeting #3: Feb. 29, 2024
- Zoning Board Meeting #1: Mar. 26, 2024
- Design Development: Complete end of May/early June 2024
 - 5-6 Committee Meetings
 - 2 Design Review Meetings
 - 2 Zoning Board Meetings (as required)
 - 2 Planning Board Meetings
 - 1 Community Information Session
- Construction Documents: Complete Sept. 2024
- Bidding: Complete end of Oct. 2024

16	Design Review meeting #2: Documents to Planner 1/18/24	◇	January 25, 2024		
17	Committee meeting #6 - SD design sign off for estimate	○	January 31, 2024		
18	Schematic Design cost estimate		February 1, 2024	to	February 20, 2024
19	Committee meeting #8 - Cost estimate presented - SD sign off to DD	○	February 28, 2024		
II. Design Development Phase 2/29/24 - 5/29/24					
1	Update Work plan - finalize schedule				
2	Committee meeting #7 - pre submission to DR #3 and ZBA	○	February 14, 2024		
3	Design Review meeting #3: Documents to Planner 2/22/24	◇	February 29, 2024		
	<i>Note Committee meeting #8 SD- Sign off on February 28, 2024</i>	○	February 28, 2024		
4	Committee meeting #9 - DD progress	○	March 6, 2024		
5	Design Review meeting #4: As required. Documents to Planner 3/7/24	◇	March 14, 2024		
6	Zoning Board Meeting #1: Documents to Planner by 2/27/24	★	March 26, 2024		
7	Committee meeting #10 - DD progress	○	March 27, 2024		
8	Planning Board Meeting #1: Documents to Planner by 3/18/24	●	April 16, 2024		
9	Committee meeting #11 - DD design sign off for estimate	○	May 1, 2024		
10	Community Information Session #3 - DD progress	★	May 8, 2024		
11	Planning Board Meeting #2: Documents to Planner by 4/15/24	●	May 21, 2024		
12	Design Development cost estimate		May 3, 2024	to	May 24, 2024
13	Committee meeting #12 - Cost estimate presented - DD sign off to CD	○	May 22, 2024		
14	Zoning Board Meeting #2: Update documents to Planner by 4/23/24	★	May 28, 2024		

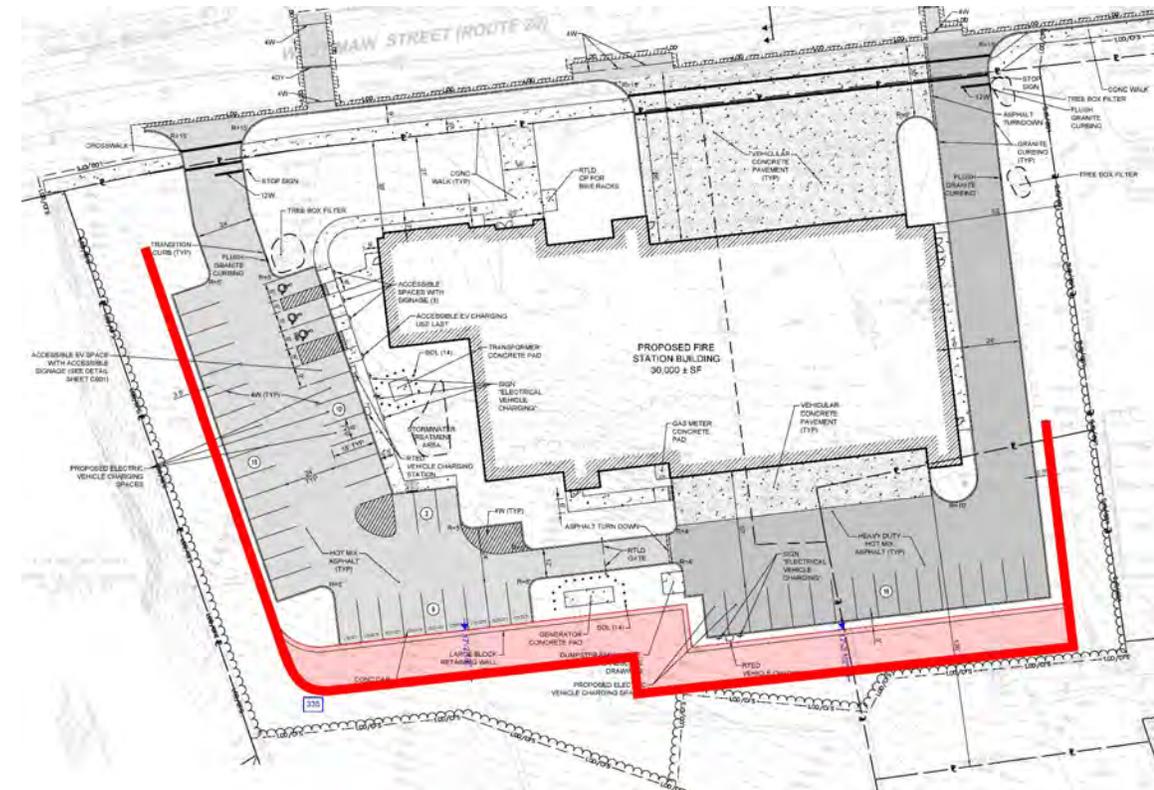
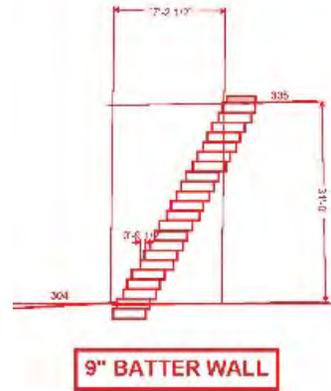
RETAINING WALL STUDY 2: STRAIGHT WALL - GEOGRID REQUIRED; 9" BATTER WALL - GEOGRID NOT ANTICIPATED

Straight Wall

- Overall Depth: 2'-10"
- Overall Height: +/- 30'

9" Batter Wall

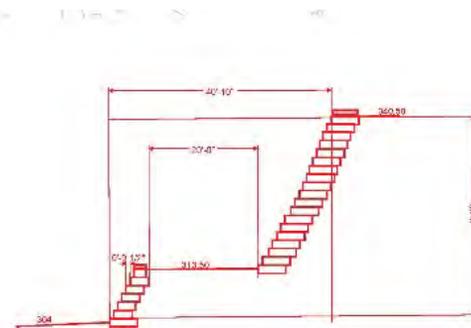
- Overall Depth: 17'-2 1/2"
- Overall Height: +/- 31'



RETAINING WALL STUDY 3: STRAIGHT WALL - GEOGRID REQUIRED; 9" BATTER + TERRACE WALL - GEOGRID NOT ANTICIPATED

Straight Wall

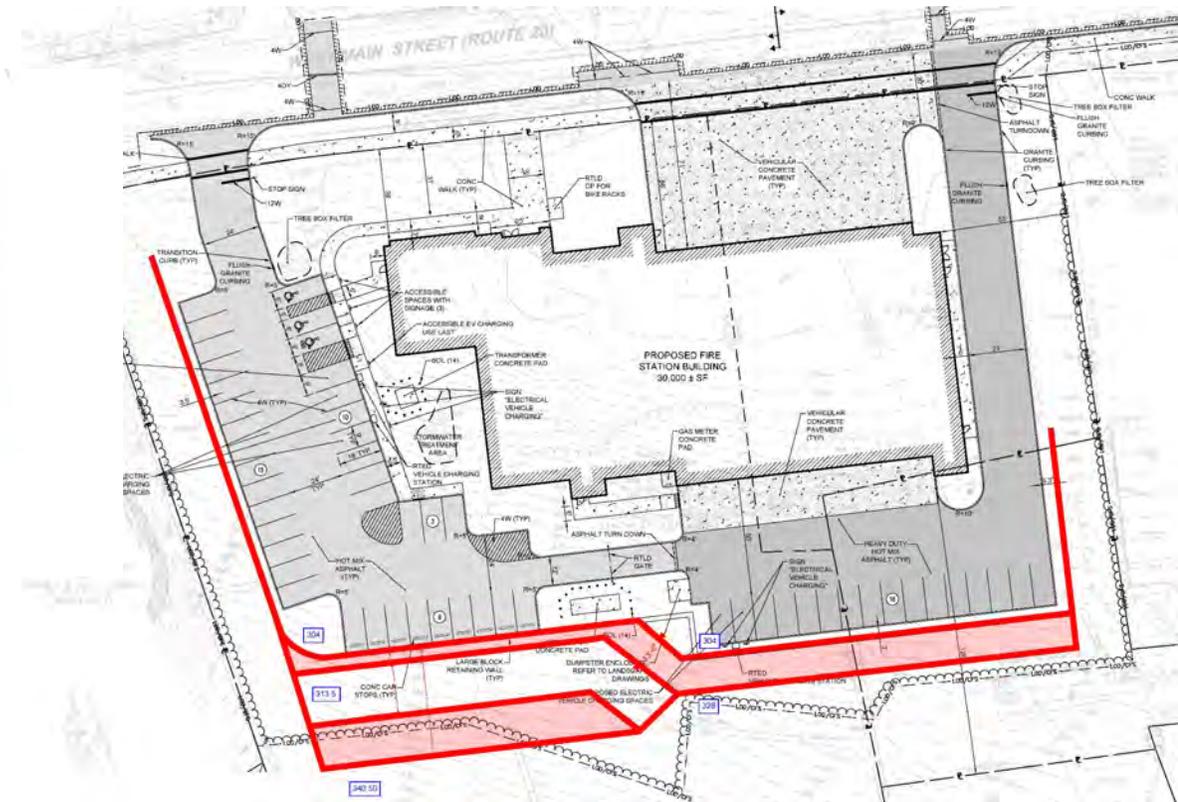
- Overall Depth: 2'-10"
- Overall Height: +/- 30'



9.5' HIGH - 9" BATTER WALL, 20' TERRACE, REMAINING 9" BATTER WALL

9" Batter Wall with Terrace

- Overall Depth: 40'-45'
- Overall Height: +/- 36'-6"
- Terrace: 20' deep
- Wall Heights: 9'-6" + 27'-6"



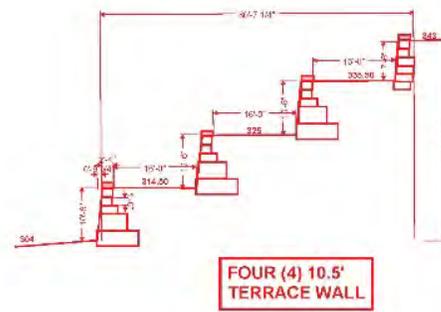
RETAINING WALL STUDY 4: STRAIGHT WALL - GEOGRID REQUIRED; 3 TERRACE WALL - GEOGRID NOT REQUIRED

Straight Wall

- Overall Depth: 2'-10"
- Overall Height: +/- 30'

Terrace Wall

- Overall Depth: 60'-7 1/4"
- Overall Height: +/- 39'
- Terraces: 16' deep
- Wall Height: 3@10'-6" + 1@7'-6"



SIGN STUDY: DOUBLE MASONRY PIERS + BASE

- LED Sign: 2'-6" x 5'-0"
- Total Height: 5'-6"
- Total Width 9'-0"



- LED Sign: 2'-6" x 5'-0"
- Total Height: 5'-8"
- Total Width: 9'-0"



SCHEMATIC DESIGN – MASONRY PIERS

- LED Sign: 2'-6" x 5'-0"
- Total Height: 7'-3"
- Total Width: 8'-8"

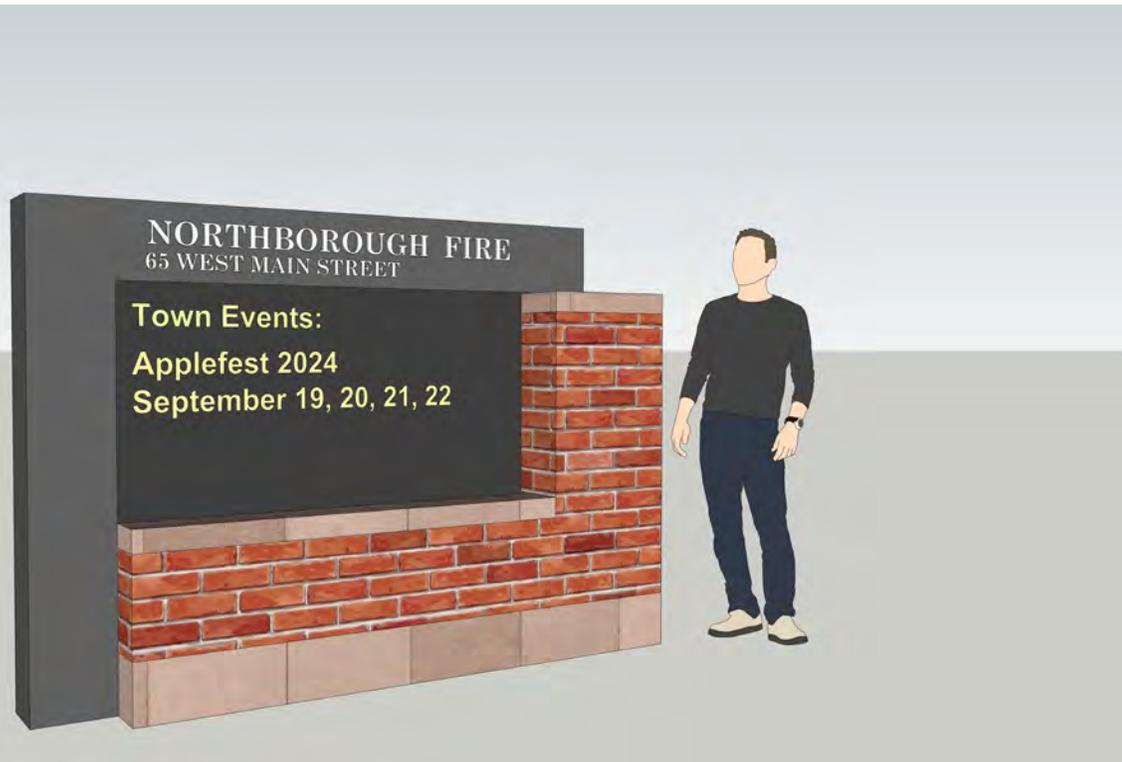


- LED Sign: 2'-6" x 5'-0"
- Total Height: 7'-0"
- Total Width: 8'-8"



SCHEMATIC DESIGN – SINGULAR MASONRY PIER WITH BASE

- LED Sign: 2'-6" x 5'-0"
- Total Height: 5'-4"
- Total Width: 7'-8"



- LED Sign: 2'-6" x 5'-0"
- Total Height: 5'-4"
- Total Width: 7'-0"



SCHEMATIC DESIGN – NORTH ELEVATION OPTION ORIGINAL

- All masonry; Base with contrasting material
- Punched windows
- Minimal banding
- Clock



SCHEMATIC DESIGN – NORTH ELEVATION OPTION ORIGINAL



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 1

- All masonry; Base with minimal contrast
- Banding arch over vertical windows
- Recessed panel on sides
- Clock or seal



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 1



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 2

- All masonry; Base with contrasting material
- Banding arch over vertical windows
- Vertical panel on sides
- Clock or seal



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 2



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 3



- Reduced masonry; Base with contrasting material
- Banding arch over vertical windows
- Vertical panel on sides
- Glazed lights at top
- Clock or Maltese Cross

SCHEMATIC DESIGN – NORTH ELEVATION OPTION 3



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 4

- **Reduced masonry; Base with contrasting materials**
- **Banding arch over vertical windows**
- **Recessed panel on sides**
- **Glazed lights at top**



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 4



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 5

- Reduced masonry; Base with patterned detail
- Banding arch over vertical windows
- Patterned panel on sides
- Glazed lights at top



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 5



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 6



- Reduced masonry; Base with minimal contrast
- Banding arch over vertical windows
- Vertical recessed panel on front + sides
- Glazed lights at top

SCHEMATIC DESIGN – NORTH ELEVATION OPTION 6



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 7



- **Reduced masonry; Base with minimal contrast**
- **Banding arch over vertical windows**
- **Vertical recessed panel on front + sides**
- **Glazed lights at top with clock**

SCHEMATIC DESIGN – NORTH ELEVATION OPTION 7



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 8

- **Reduced masonry; Base with minimal contrast**
- **Banding arch over vertical window**
- **Glazed lights at top**



SCHEMATIC DESIGN – NORTH ELEVATION OPTION 8



SCHEMATIC DESIGN – ALL TOWERS

- Tower height to roof structure 56'
- Roof structure – 10' – 12'
- Total height +/- 68'



Option Original

Option 1

Option 2

Option 3

Option 4

Option 5

Option 6

Option 7

Option 8

NEXT STEPS

- Complete cost estimate
- Committee Meetings
- Design Review Meeting continuation to address issues noted
- Zoning Board
- Planning Board
- Community Information Meeting #3



THANK YOU

