

DESIGN REVIEW BOARD
Monday, February 22, 2021
7:30 p.m.

Virtual Meeting using Zoom

Meeting ID: 845-1987-6965
(Instructions for accessing below)

To view and participate in this virtual meeting on your phone, download the “Zoom Cloud Meetings” app in any app store or at www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following Meeting ID: 845-1987-6965

Link: <https://us02web.zoom.us/j/84519876965>

To view and participate in this virtual meeting on your computer, at the above date and time, go to www.zoom.us click “Join a Meeting” and enter the following ID: 845-1987-6965

HEARINGS begin at 7:30pm.

1. Public notice is hereby given that the Beth Israel Deaconess Hospital located at 148 Chestnut Street, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law **Article 5 Section 5.5.3.1 (b) adding additional signage not permitted under the By-Law.** and any other applicable sections of the By-law.

APPLICANTS:

(Items for which a specific time has not been assigned may be taken out of order.)

1. Amanda Johnson, Gensler representing Bank of America located at 1455 Highland Avenue and applying for façade work.
2. Tim Parker, Fast Signs representing Greater Boston Addiction Center located at 322 Reservoir Street and applying for signage.
3. Roy Cramer and Evans Huber, attorneys representing LCB Senior Living to be located at 100 West Street and applying for site plan review.

REVIEW Minutes of February 1, 2021 meeting.

Next Public Meeting – March 8, 2021 at 7:30pm via Zoom Webinar



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: BID Needham - Outpatient Clinical Center **Date:** 02.08.2021

Owner: Beth Israel Lahey Health - Beth Israel Deaconess Needham Hospital

Address: 148 Chestnut Street Needham MA 02492
Street City State Zip
Telephone: Office: 781-453-3000

Applicant: Beth Israel Deaconess Hospital Needham

Address: 148 Chestnut Street Needham MA 02492
Street City State Zip
Telephone: 508-904-3489

Designer/Installer: Honorcraft

Address: 9 Bristol Drive South Easton MA 02375
Street City State Zip

Telephone: Office: 781.341.0410, ext 202 Mobile: 401-301-7193

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

EXT.03B - 8.5"h cap height x 3/4" thk. x 12'-9 1/2" wide dimensional letters, reading "THE TROTMAN FAMILY", with 6.5" cap height x 3/4" thk., reading "Outpatient Clinical Center". All letters are VHB tape mounted to exterior facade, terra-cotta tile wall, located left of glass vestibule entry doors at Outpatient Clinical Center, at BID Needham Hospital. Sign is donor recognition for major donor that building is being named.

Please email completed application to elitchman@needhamma.gov

Revised 2/2020

Beth Israel Lahey Health 

Beth Israel Deaconess Hospital

Needham

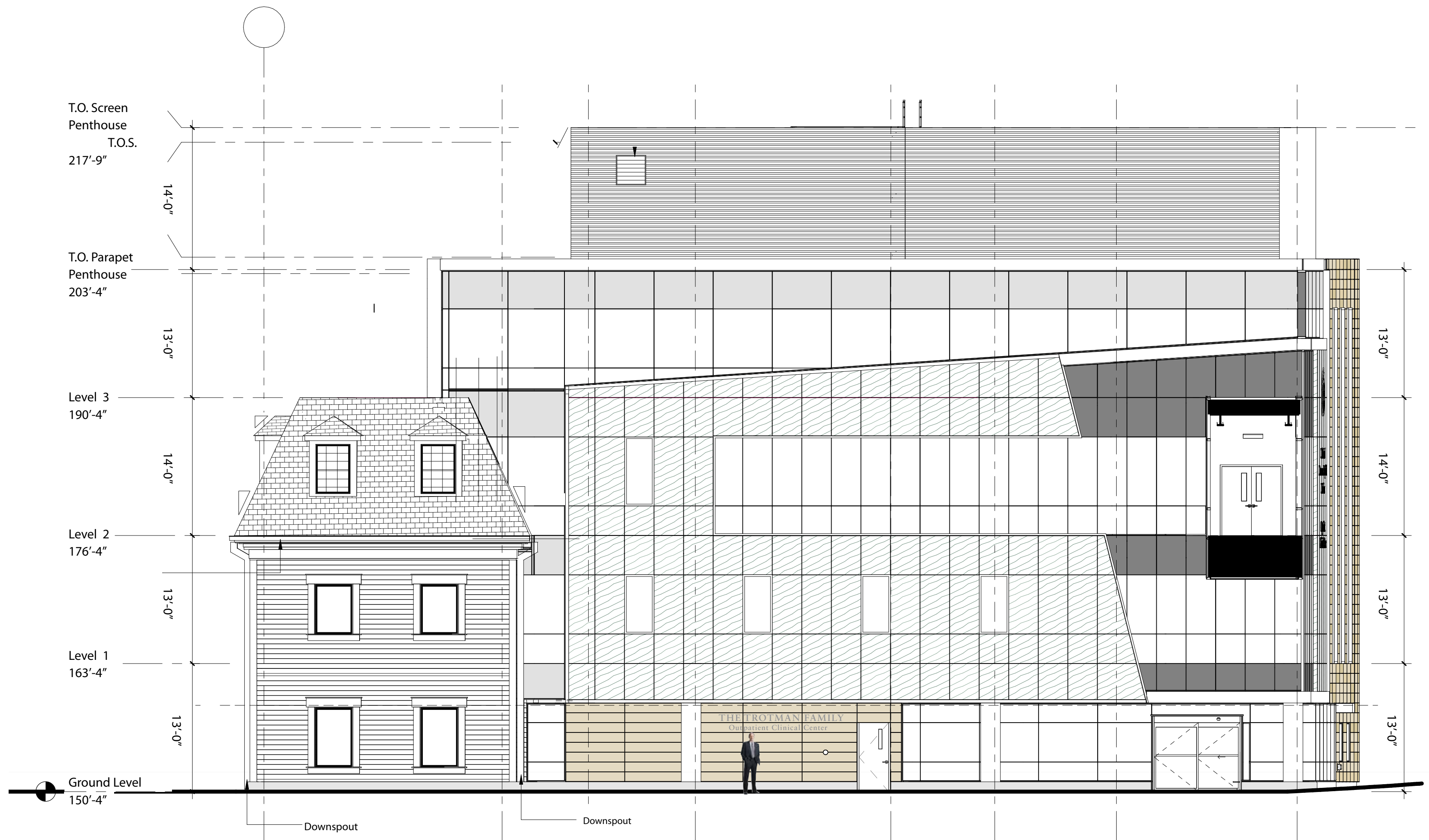
Beth Israel Lahey Health
Beth Israel Deaconess Hospital
Needham

EXTERIOR DONOR RECOGNITION AND SIGNAGE

Outpatient Clinical Center
148 Chestnut Street
Needham, MA

February 8, 2021

DRB Review Meeting
February 22, 2021

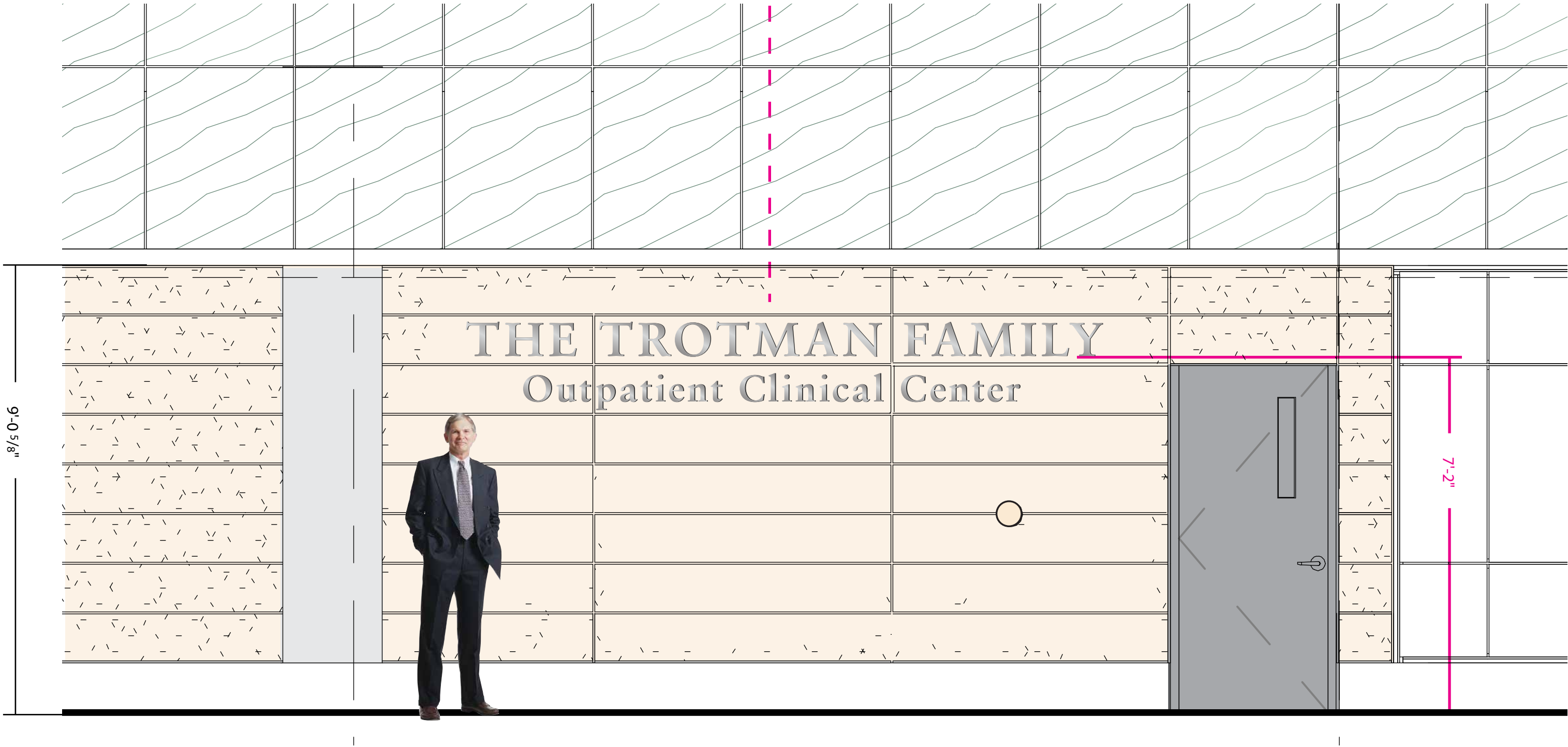


EXT. 03B

8.5" cap height Donor Name with 6.5" cap height of OCC dimensional letters,
mounted to terrac-cotta wall at OCC double door vestibule entrance on right
Faces and edges of letters are brushed aluminum. Letters are solid cut, 3/4" thk.
Non-illuminated letters, tape mounted to wall

Final Donor name

⌄
between
door and column
- visual center -



12'-9 1/2"

EXT. 03B

8 1/2"
4 3/4"
6 1/2"

THE TROTMAN FAMILY

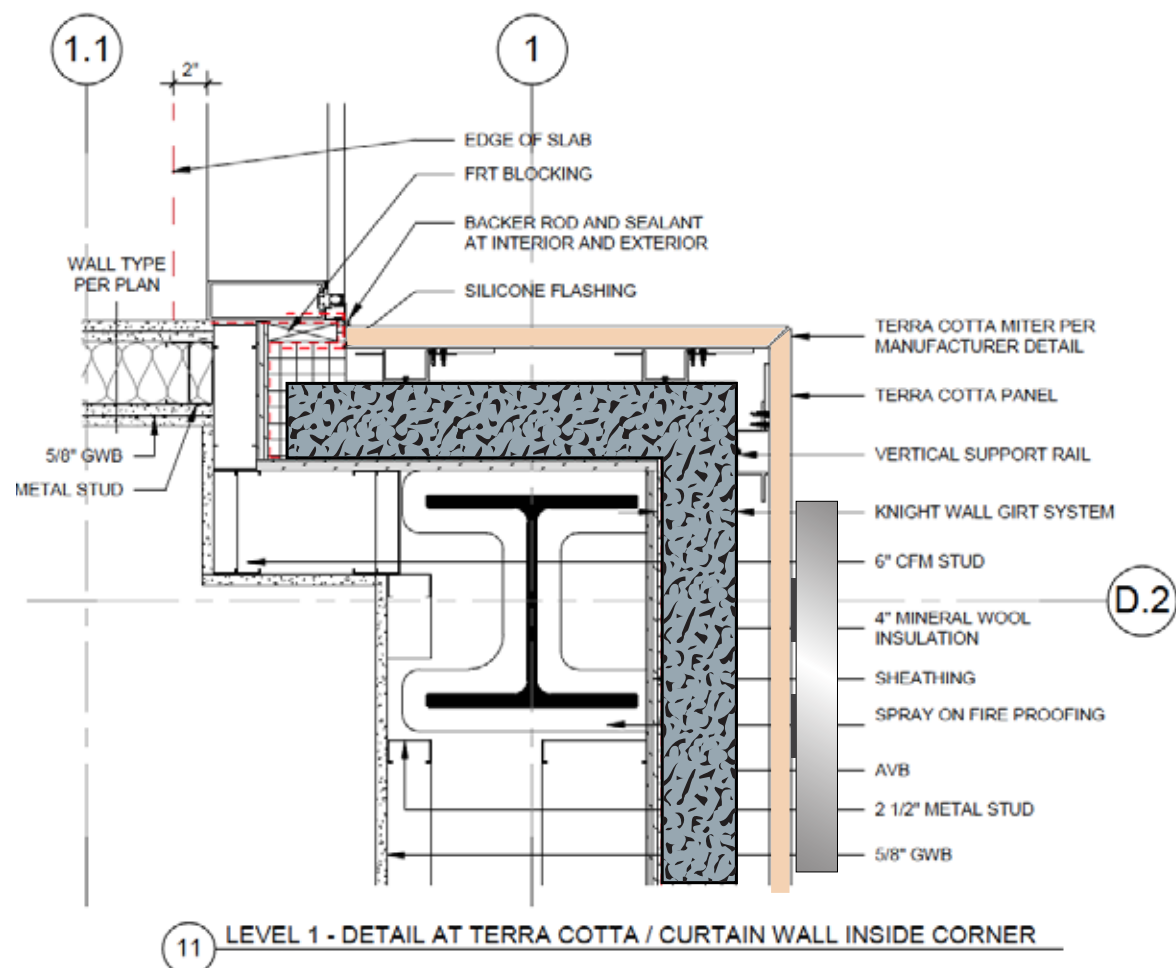
Outpatient Clinical Center

9'-11 3/4"

8.5" cap height Donor Name with 6.5" cap height of OCC dimensional letters, mounted to terrac-cotta wall at OCC double door vestibule entrance on right. Faces and edges of letters are brushed aluminum. Letters are solid cut, 3/4" thk. Non-illuminated letters, tape mounted to wall

Final Donor name

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



8.5" cap height
THE TROTMAN FAMILY
3/4" thk. dimensional letter
mounted with VHB tape and
reinforced with silicone

6.5" cap height,
Outpatient Clinical Center
3/4" thk. dimensional letter
mounted with VHB tape and
reinforced with silicone

Side View Detail
Scale: 3/4"=1'-0"

Sign Location EXT.03B

Qty. 1

Description:

8.5" cap height Donor Name with 6.5" cap height of OCC dimensional letters, mounted to terrac-cotta wall at OCC double door vestibule entrance on right. Faces and edges of letters are brushed aluminum. Letters are solid cut, 3/4" thk.

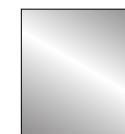
Non-illuminated letters, tape mounted to wall

Final Donor name

Typeface: Sabon Regular

Colors/Materials:

MAT2 Brushed Aluminum

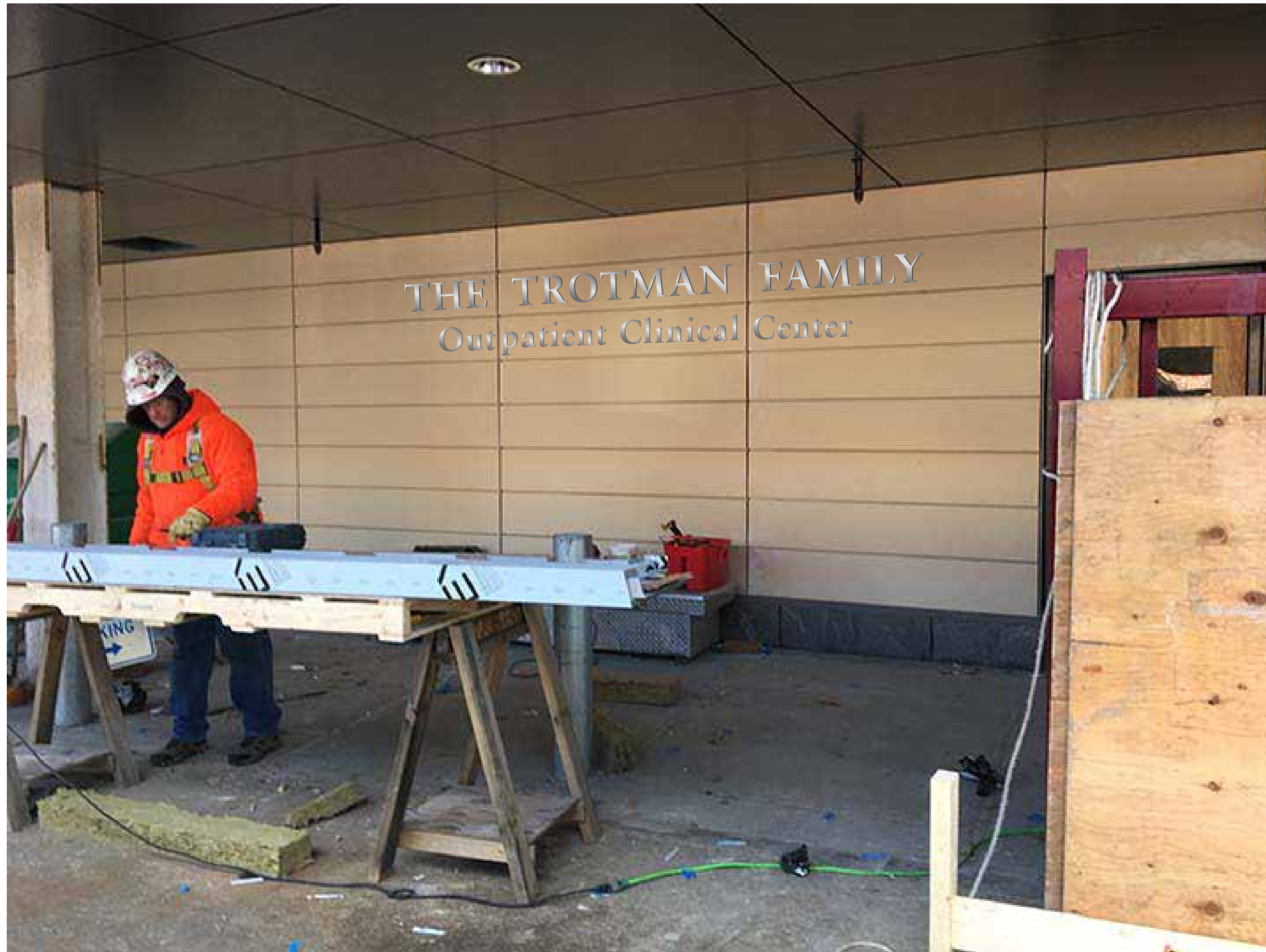


MAT2 - Brushed Aluminum

The Trotman Family on terra-cotta wall



The Trotman Family on terra-cotta wall





TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 1455 Highland Avenue (Bank of America) **Date:** 01/29/21

Owner: 1451 Highland Ave LLC & C/O Boylston Properties

Address: 800 Boylston St Ste 1390 Boston MA 02199
Street City State Zip
Telephone: 617-262-4646

Applicant: Phillip Wright, Gensler

Address: One Beacon Street 3rd Floor Boston MA 02108
Street City State Zip
Telephone: 617-619-5700

Designer/Installer: Gensler

Address: One Beacon Street 3rd Floor Boston MA 02108
Street City State Zip
Telephone: 617-619-5700

Type of Application
☐ Sign
☐ Minor Project
☒ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sian or proiect:

Removal of existing sloped roof and replacement with new canopies and metal panel parapet. Bottom height of new canopies will match bottom of existing roof soffit. Top of new parapet will align with top of existing roof. Repainting of existing brick facades and (2) new site bollards on the Chapel Street side drive-thru entrance.

Please email completed application to elitchman@needhamma.gov



**1455 Highland Avenue
Needham, MA 02492**

Exterior Renovations Package
February 18, 2021

Prepared by:

Gensler

SITE LOCATION AND SITE ABUTTERS



Site Aerial Map



View A - North (Chapel Street side)



View B - South



View C - North (Highland Ave side)



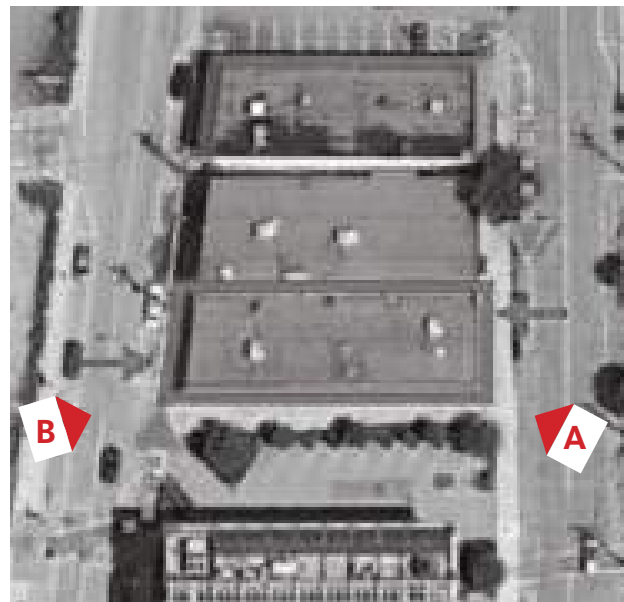
View D - East

EXISTING CONDITIONS & SITE PHOTOS

- Located in the Needham Center Overlay District B
- A multi-tenant building extending from Chapel St. to Highland Ave, with customer entries on both sides
- Exterior finishes include painted brick, arched windows with brick surrounds, and sloped roof canopy wrapping the entire building.
- Existing window base spandrel panels are damaged and in need of repair/replacement/painting



View A: Highland Avenue



Site Aerial Map



View B: Chapel Street

PROPOSED EXTERIOR RENOVATIONS

SCOPE OF WORK

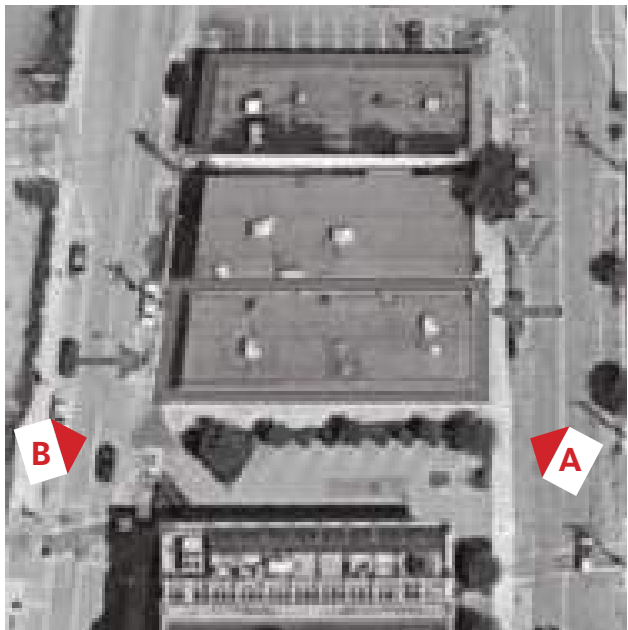
- Repair brick and window seals, paint brick and spandrel panels charcoal slate color
- Remove existing sloped canopy and clad facade/parapet with charcoal slate color metal panels and white metal panels. New parapet will match height of existing roof.
- Add new canopies at street-fronts, wrapping the corner to extend over the drive-up ATM. New canopy height will match height of existing sloped roof soffit.
- Add (1) new bollard along west facade to discourage pedestrians from walking into drive-up lane.
- Add new clearance bar at drive-up entrance.

NOTE:
New signage shown for reference only and will be submitted under separate package by Others.

Refer to the next page for materials and finishes noted on the renderings.



View A: Highland Avenue



Site Aerial Map



View B: Chapel Street

PROPOSED MATERIALS & FINISHES

PAINT



EXPT-14
MATERIAL: BLACK METAL PAINT
COLOR: UNIVERSAL BLACK
FINISH: FLAT



EXPT-17
MATERIAL: GREY PAINT
MFR: BENJAMIN MOORE
COLOR: CHARCOAL SLATE
FINISH: FLAT

METAL PANELS

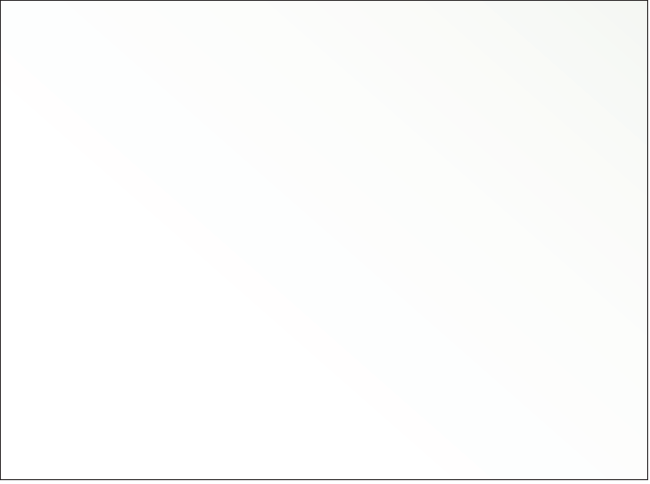


EPS-01
MATERIAL: METAL COMPOSITE (MCM)
MFR: CITADEL
SPEC: ENVELOPE 2000 RAINSCREEN (RS) PANEL
COLOR: CLEAR SATIN ANODIZED



EPS-02
MATERIAL: ALUMINUM METAL PANEL
MFR: CITADEL
SPEC: ENVELOPE 2000 RAINSCREEN (RS) PANEL
COLOR: ANCHOR GREY

METAL PANEL 3D VIEW



EPS-03
MATERIAL: METAL COMPOSITE (MCM)
MFR: CITADEL
SPEC: ENVELOPE 2000 RAINSCREEN (RS) PANEL
COLOR: ARCTIC WHITE SATIN

LIGHTING

RECESSED

LED 6" lensed
1100, 1500, 2000 or 3000 lumens

frame-in kit

ENERGY STAR

- Universal mounting brackets provide tool-less adjustability and will accept the supplied hanger bars or optional #517 and #520 Caddy bars. Also accepts C channel.
- Electrogalvanized plated steel hanger bars are included as factory standard. Bars extend to 24" and offer self-nailing and additional mounting features.

Philips Fortimo DLM LED Module

- Remote phosphor technology
- 80+ CRI
- Rated Life: 50,000 hours at 70% lumen maintenance (L70) when maintained in a 45°C ambient environment with open air flow. Ambient temperatures lower than 45°C may extend life of module. 5-year warranty.

Philips Xitanium Electronic LED Driver

- Dimmable, instant 100% light (5%-100%) via: 0-10V protocol

Passive Heat Sink

- Black anodized aluminum

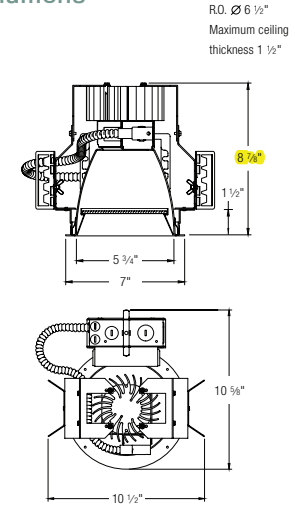
This LED fixture is intended for non-IC applications, insulation must be kept 3" away from fixture on all sides. Not for use within enclosures.

Listed for Wet Location under covered ceiling. Listed to UL 1598 and Canadian standards. ENERGY STAR® qualified (120V/277V and with standard driver only). Air Tight certified to ASTM E283-04 with –AT trim option. Photometrics at atlantic-lighting.com.

Specifications and dimensions subject to change without notice.

MADE IN AMERICA

Lumens*	Temp	Watts*
1100	2700K	10.3W
1100	3000K	10.1W
1100	3500K	9.6W
1100	4000K	9.2W
1500	2700K	15.4W
1500	3000K	14.5W
1500	3500K	13.8W
1500	4000K	13.2W
2000	2700K	22.3W
2000	3000K	20.9W
2000	3500K	19.9W
2000	4000K	18.9W
3000	2700K	39.1W
3000	3000K	37.1W
3000	3500K	35.8W
3000	4000K	34.0W



- TRIM KIT
- lensed reflector
- 6LEDPR Prismatic lens
 - 6LEDCL Clear lens
- baffled lensed reflector
- 6LED11PR Black baffled splay & prismatic lens
 - 6LED11CL Black baffled splay & clear lens
 - 6LED12PR White baffled splay & prismatic lens
 - 6LED12CL White baffled splay & clear lens

Precision spun .052 aluminum reflector with a specular clear finish. The self-flanged splay has a white painted trim flange and includes safety chain. Optional polished flange will match the splay finish (not available on baffled splay).



T: 508 678-5411 | F: 508 678-5408 www.atlantic-lighting.com

072016 NP14-007

architectural

Project: _____

Type: _____

Catalog number: _____

ordering data

FRAME-IN KIT

SERIES LED6

LUMENS* DLM11 1100 lumen module, DLM15 1500 lumen module, DLM20 2000 lumen module, DLM30 3000 lumen module

COLOR TEMPERATURE 27K 2700K, 3K 3000K, 35K 3500K, 4K 4000K

VOLTAGE U Universal 120V-277V, 1 120V (for dimming options), 2 277V (for dimming options), 3 347V Step down transformer

DIMMING 0-10V DC standard, leave box blank. Use "U" voltage, Lutron® EcoSystem® (100%-1%, Fade-to-Black™), Lutron® 2-wire forward-phase (100%-1%) (120V only)

Options: LEM Emergency Pack, Bodine #BSL17C-C2 or equivalent, Requires large frame, CP Chicago Plenum

TRIM KIT Refer to left for part numbers. Specify finish & other below.

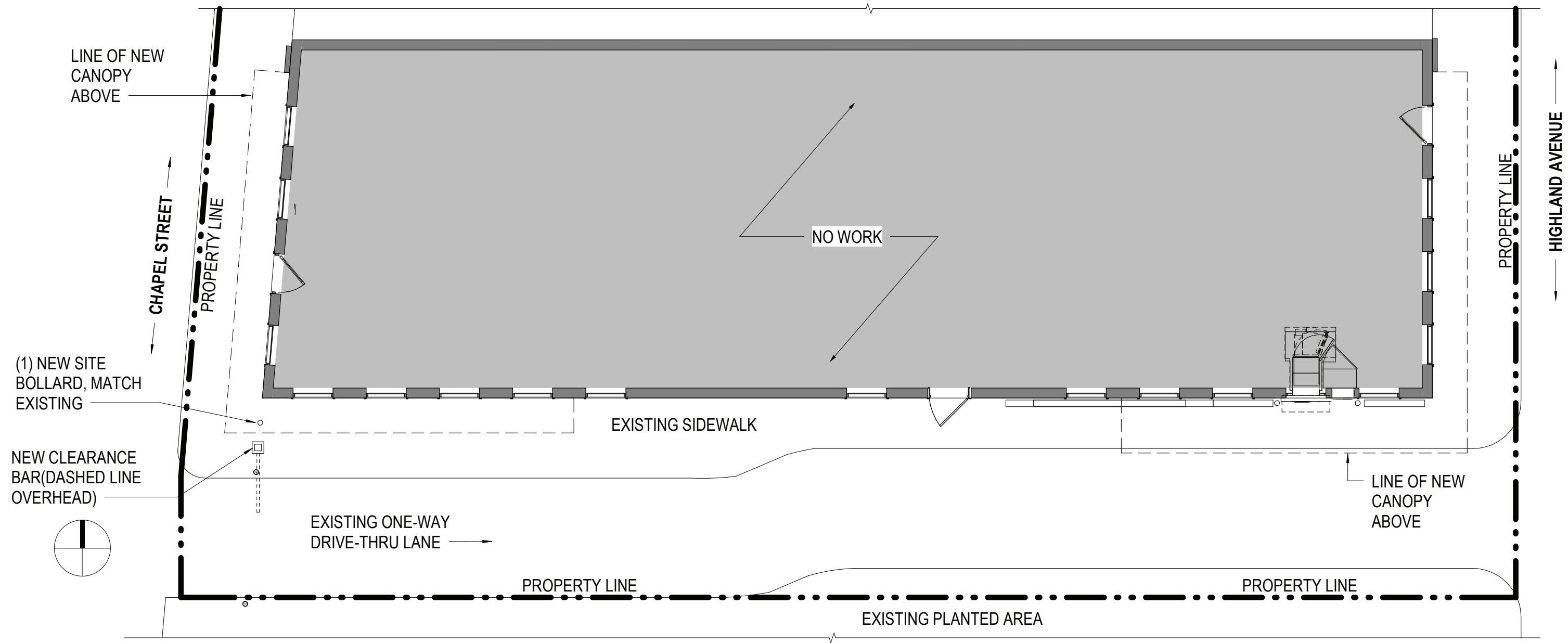
Finishes: CL Specular clear, SS Semi-specular clear, HZ Haze clear (etched), WH Matte white, Other: PF Polished flange, GS Gasket under flange, DBGS Double-gasket under flange and with a silicone sealed lens, AT Air tight (not offered with LEM)

*Listed lumens and wattages are component measurements. See photometrics for fixture values.

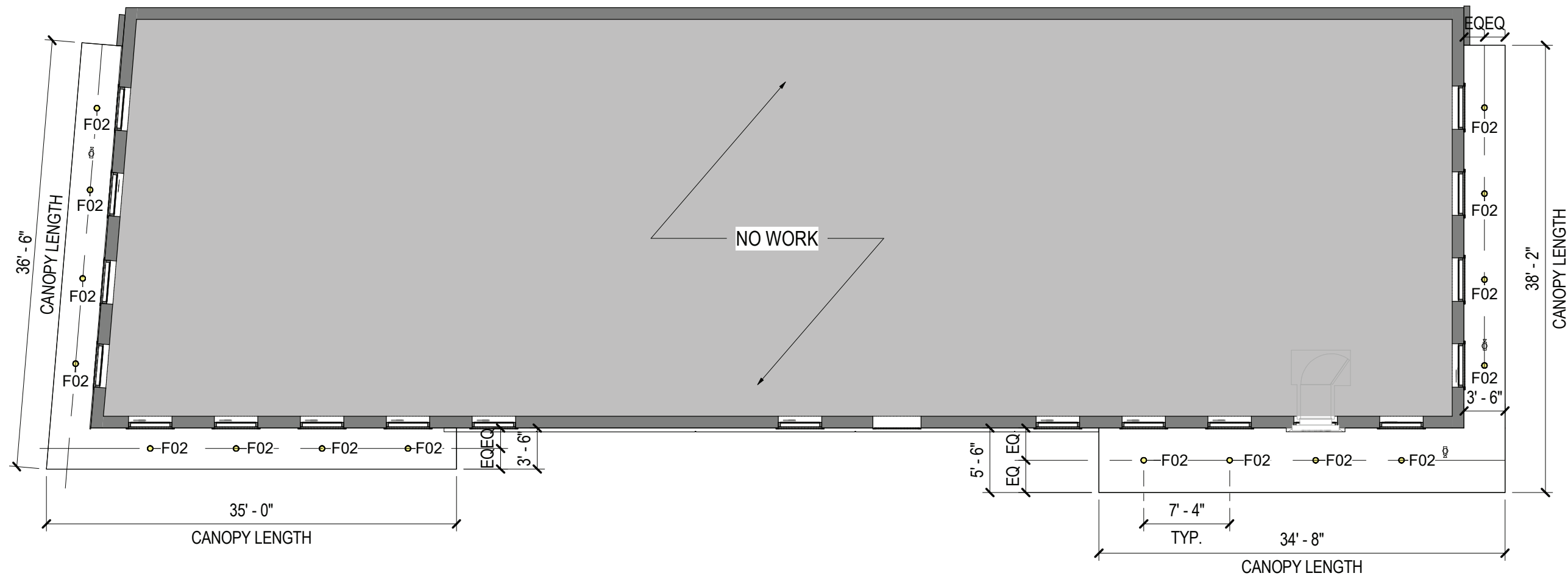
P/N Example: LED6-DLM11-27K-U / 6LEDPR-CL

LED6-DLM11-27K-U / 6LEDPR-CL

series lumens temp voltage options trim kit finish other



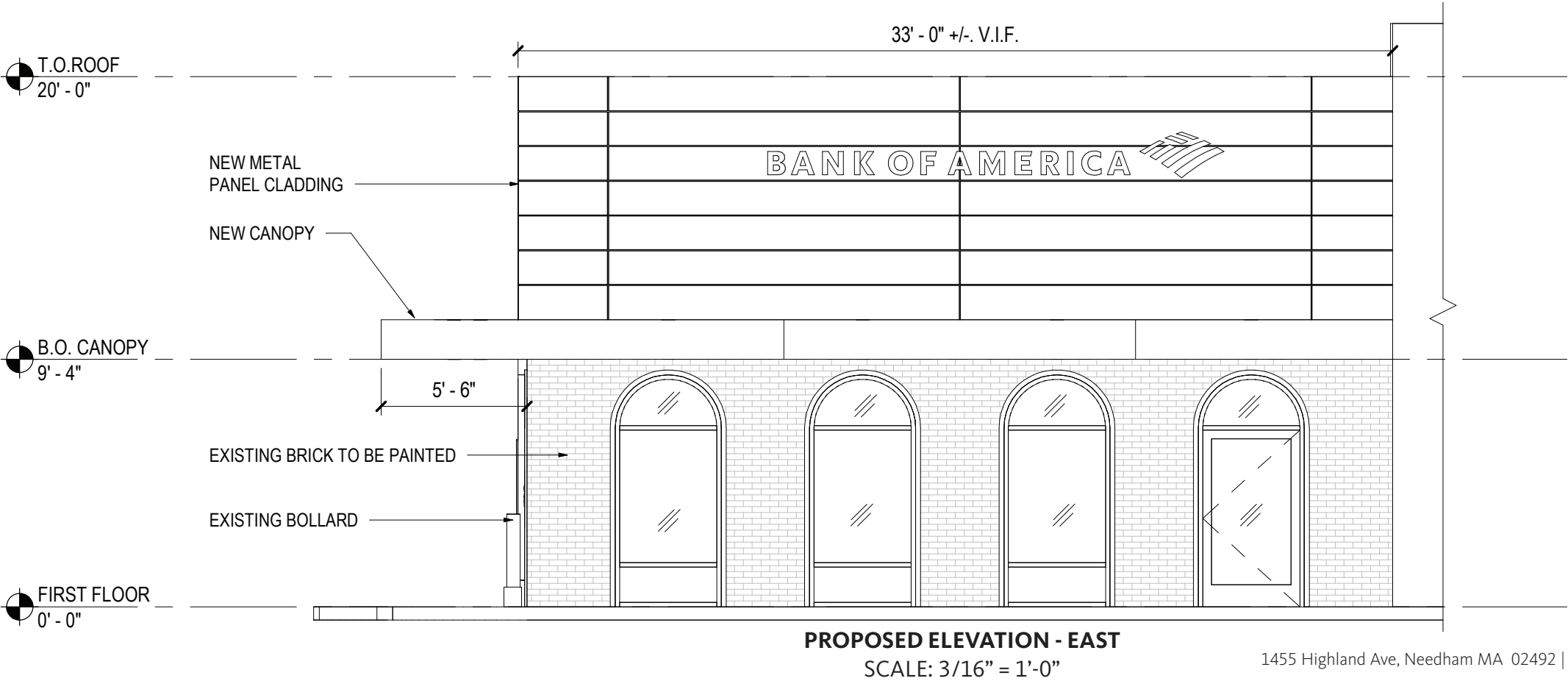
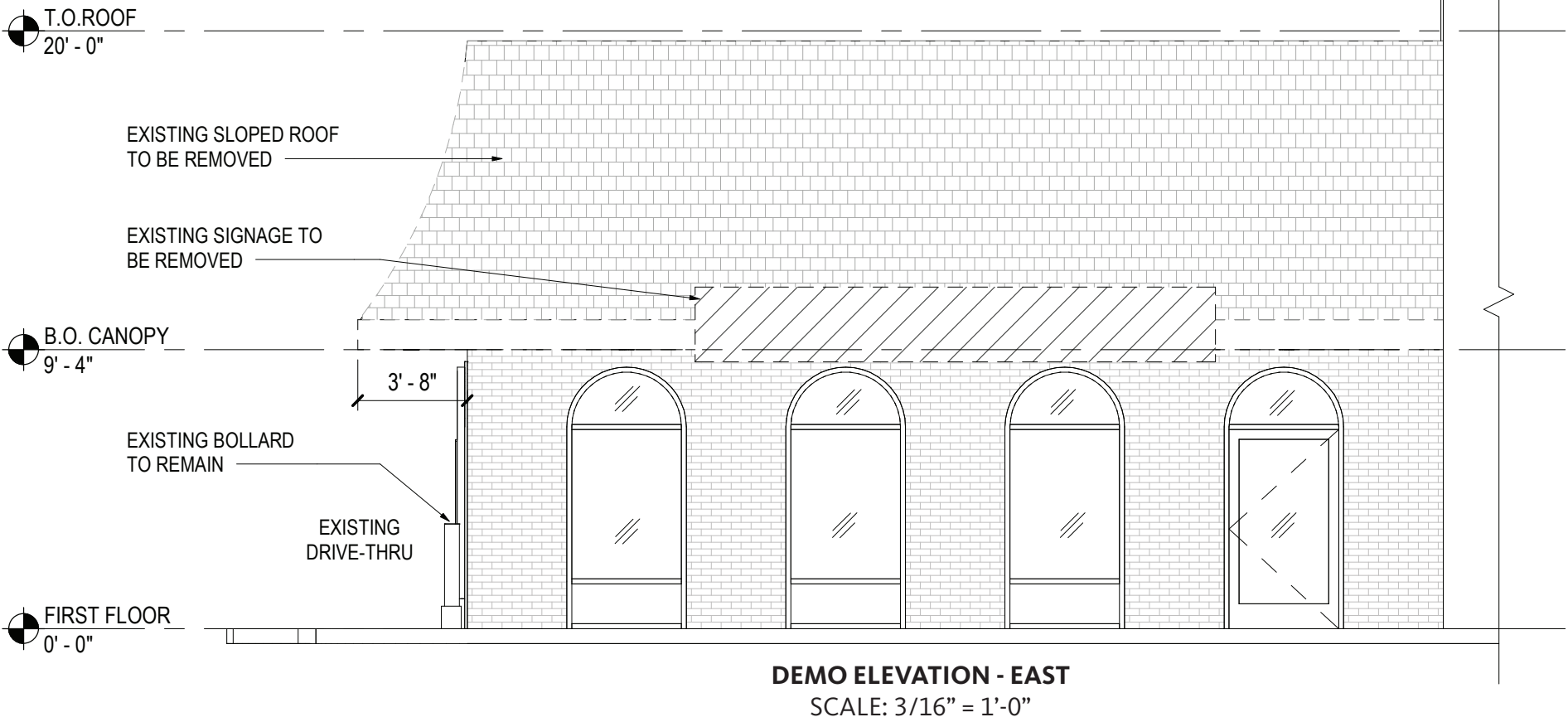
PROPOSED SITE PLAN
SCALE: 1" = 10'



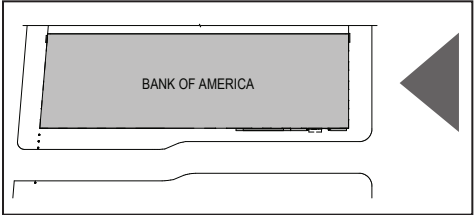
PROPOSED CANOPY LIGHTING PLAN
SCALE: 1" = 10'

LIGHT FIXTURE TYPE F02
6" ROUND RECESSED DOWNLIGHT

DEMOLITION & PROPOSED ELEVATIONS

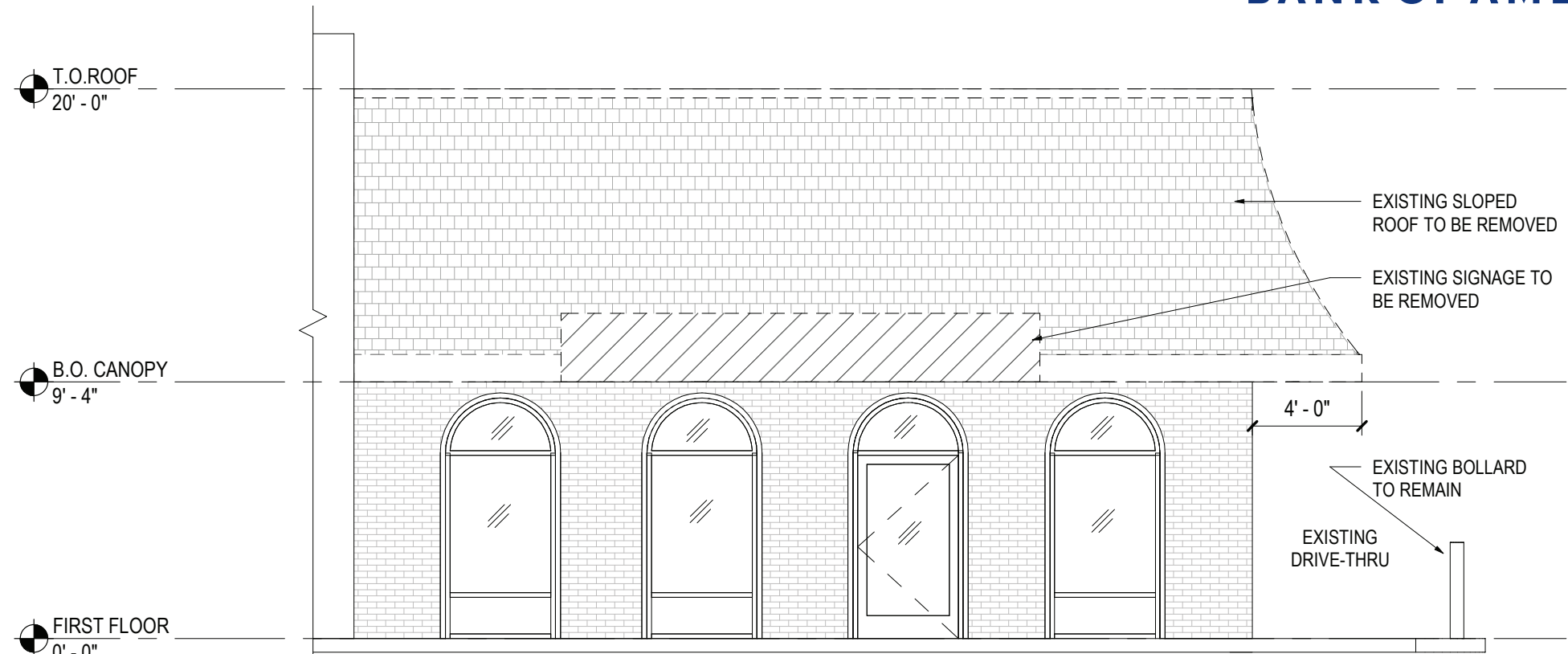


NOTE:
New signage shown for reference only and will be submitted under separate package by Others.

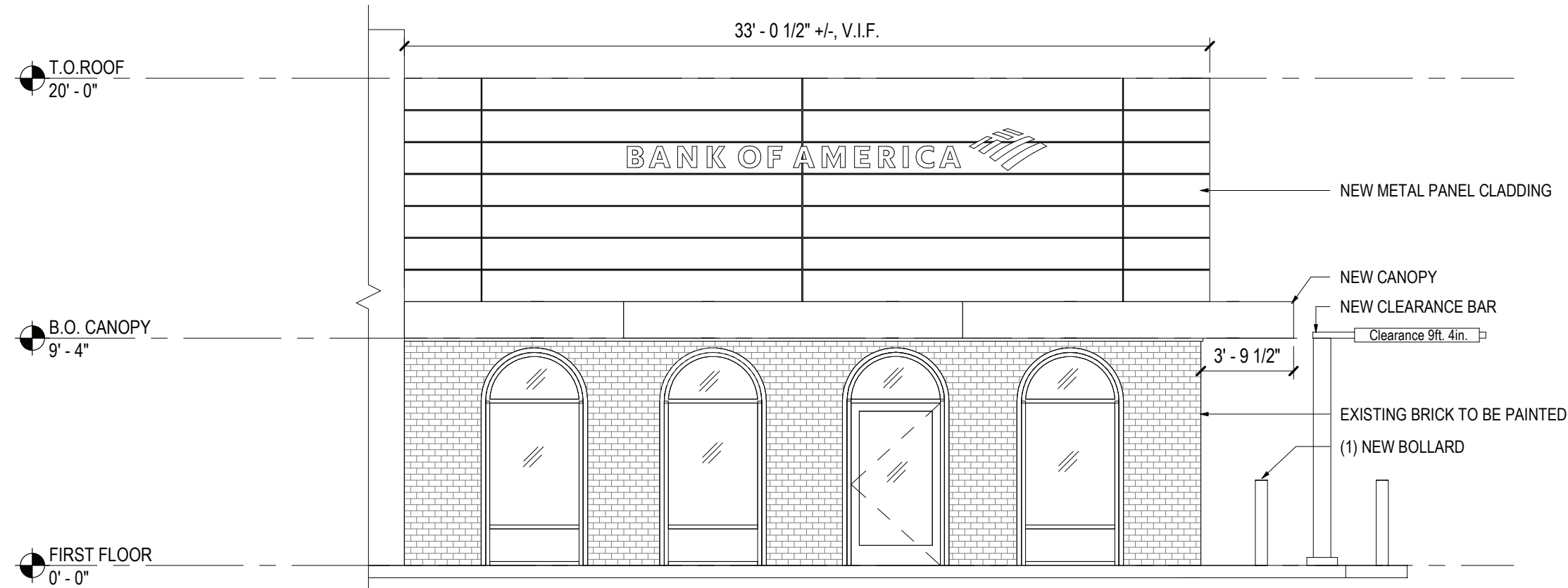


KEY PLAN

DEMOLITION & PROPOSED ELEVATIONS

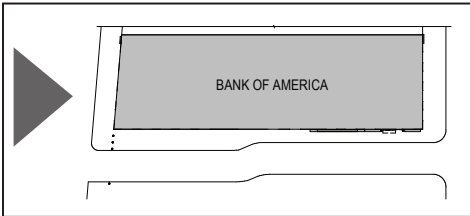


DEMO ELEVATION - WEST
SCALE: 3/16" = 1'-0"



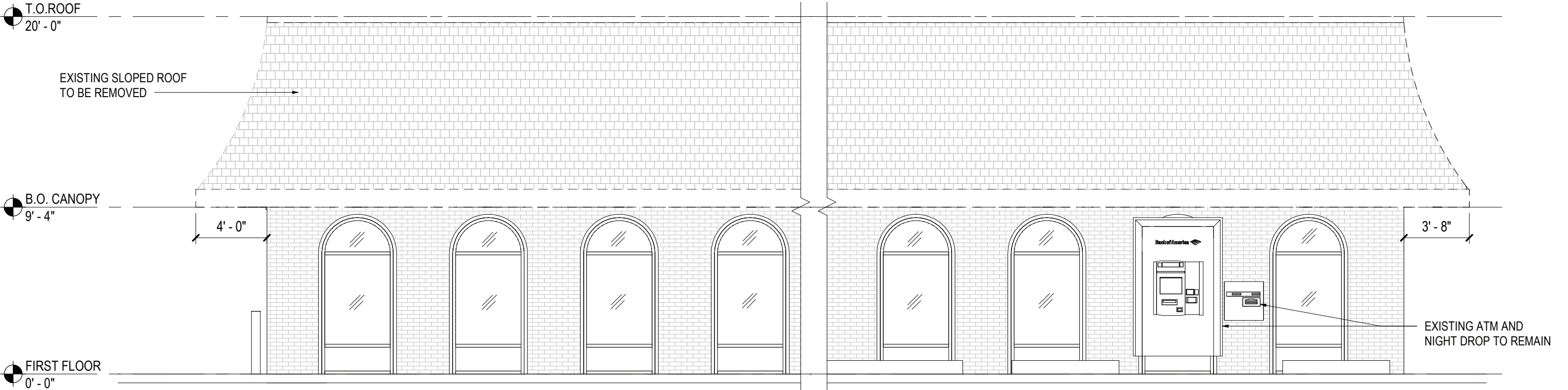
PROPOSED ELEVATION - WEST
SCALE: 3/16" = 1'-0"

NOTE:
New signage shown for reference only
and will be submitted under separate
package by Others.

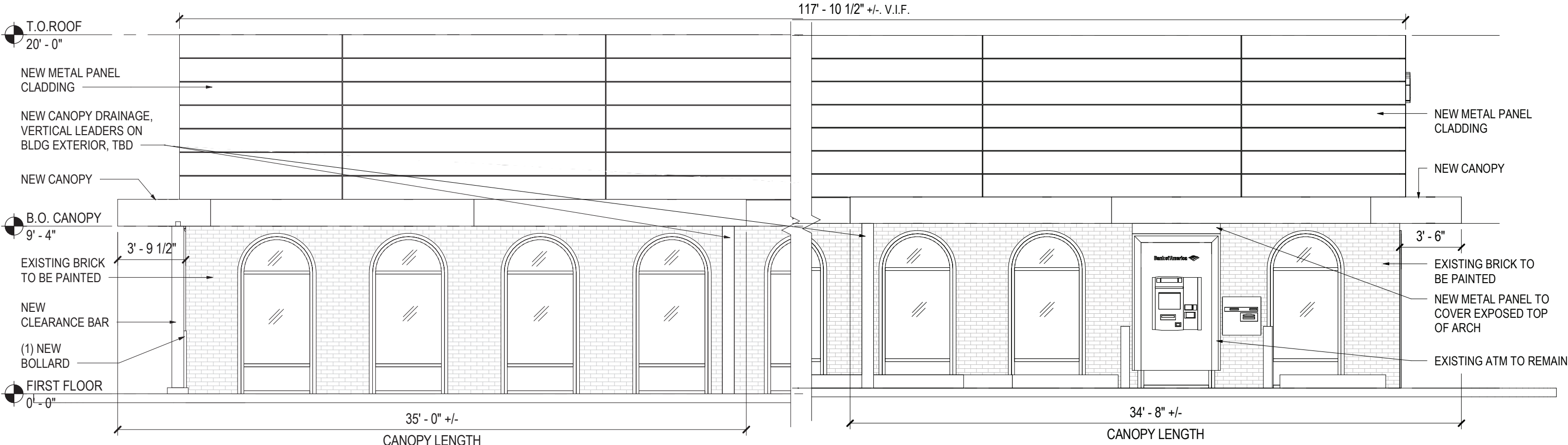


KEY PLAN

DEMOLITION & PROPOSED ELEVATIONS



DEMO ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492

Application and Report

Property Location: 322 Reservoir Street **Date:** 02-10-2021

Owner: MUDDY ROVER PROPERTIES, LLC **Contact:** Scott Ravelson

Address: 22 Comeau Street Wellesley MA 02481
Street City State Zip
Telephone: 781-718-2340

Applicant: Greater Boston Addiction Centers

Address: 322 Reservoir Street Needham MA 02494
Street City State Zip
Telephone: 617-504-2304

Designer/Installer: Fastsigns

Address: 15 Kearney Road Needham, MA 02494
Street City State Zip
Telephone: 781-444-4889

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☐ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

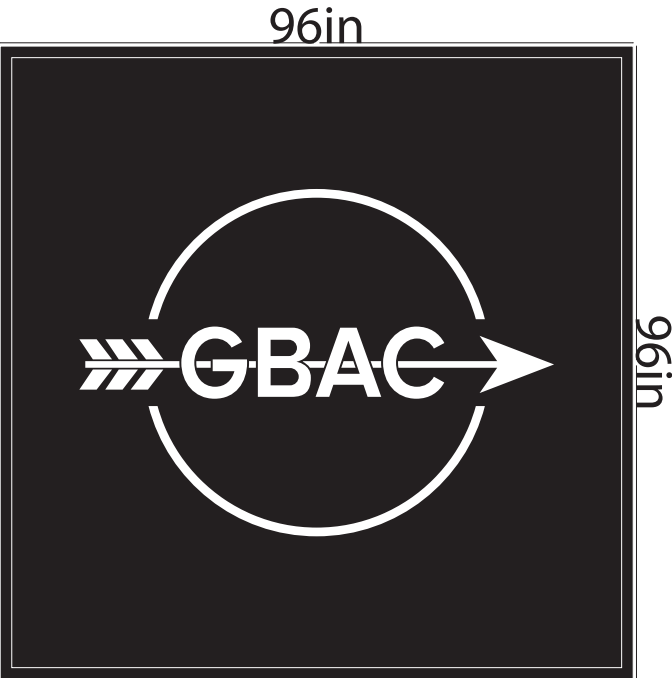
Brief description of sign or project:

Black Aluminum Bar Frame, ALU040 Insert, Digitally Printed Vinyl overlay - mounted with appropriate L brackets

Please email completed application to elitchman@needhamma.gov

Tel 781-444-4889 Fax 781-444-8577 • 310@fastsigns.com

Primary Signage



Black 1.75" Aluminum Bar Frame with Alu 040 Insert with Matte Black Vinyl Overlay, Premium White Vinyl Lettering

Black White

Greater Boston Addiction Centers
Aluminum Barframe Sign
322 Reservoir Street
Needham, MA 02492

Logo Height = 52.6in
GBAC "G" Height = 10.9in
Sign Height = 96in
Sign Width = 96in
Square Footage Each = 64sq'
Primary Grade to ground = 21ft



Existing Signage

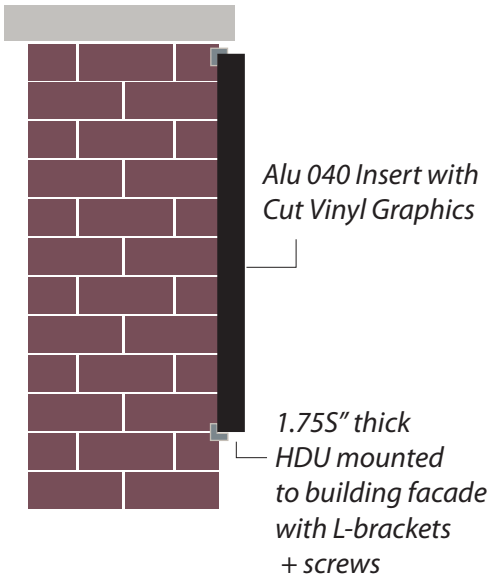
*Graphics not to scale but are proportionate.



Proposed Signage

Grade 21' From Top of Sign to Ground

Mounting Detail for Bar Frame



Neighborhood View

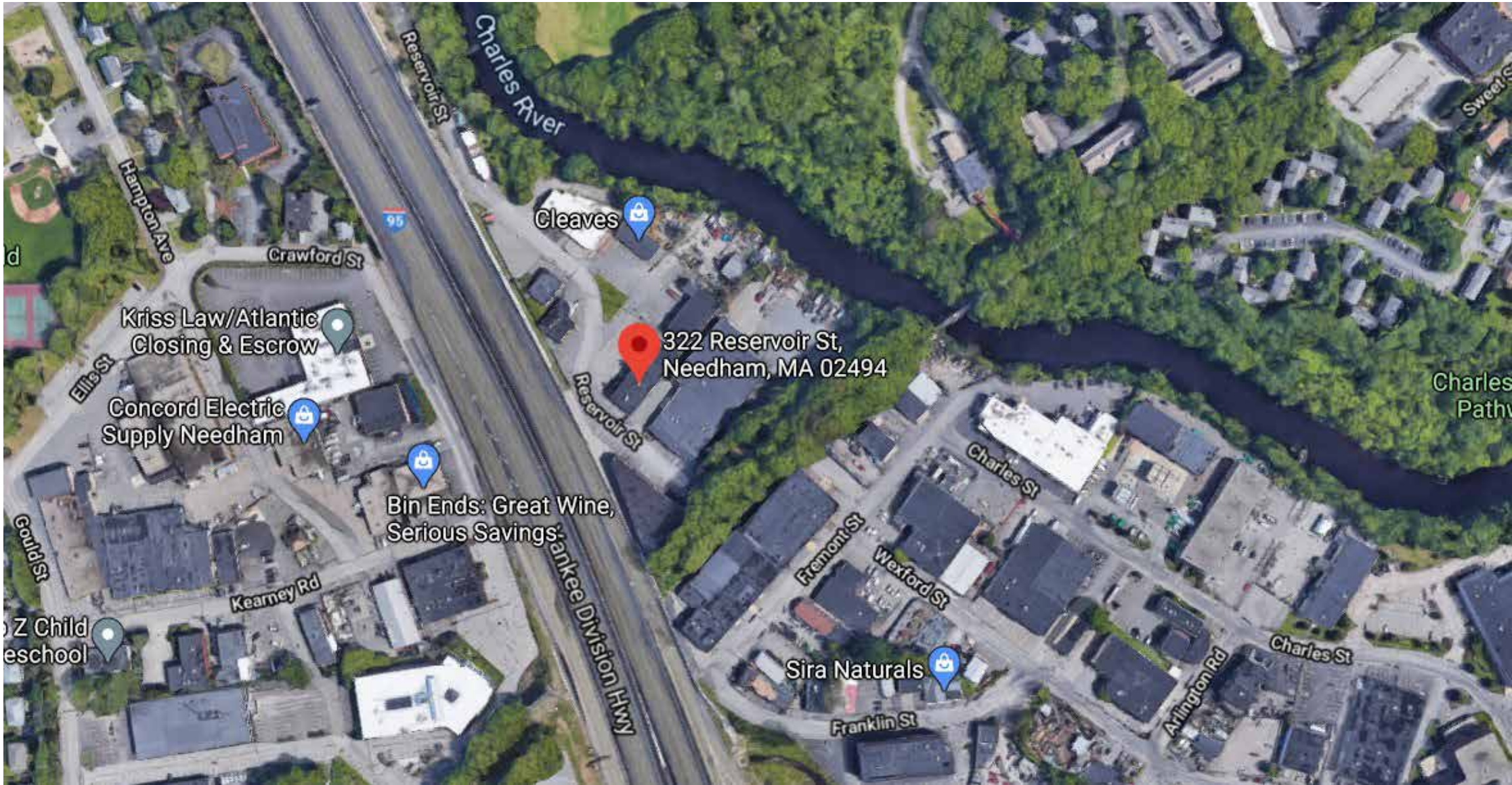
Greater Boston Addiction Centers
Aluminum Barframe Sign
322 Reservoir Street
Needham, MA 02492



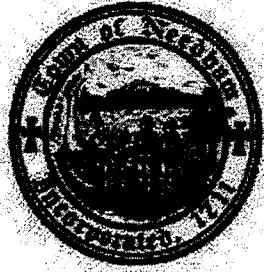
322 Reservoir Street, Needham, MA 02492

Aerial View

Greater Boston Addiction Centers
Aluminum Barframe Sign
322 Reservoir Street
Needham, MA 02492



322 Reservoir Street, Needham, MA 02492



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building
500 Dedham Avenue
Needham, MA 02492
Application and Report

Property Location: 100-110 West Street, Needham, MA **Date:** 1/29/21

Owner: Welltower Inc.

Address: 4500 Dorr Street Toledo Ohio 43615
Street City State Zip

Telephone: (419) 247-2800

Applicant: LCB Senior Living

Address: 3 Edgewater Drive, Suite 101 Norwood MA 02062
Street City State Zip

Telephone: (781) 619-9320

Designer/Installer: The Architectural Team, Inc.

Address: 50 Commandants Way Chelsea MA 02150
Street City State Zip

Telephone: (617) 889-4402

Type of Application
☐ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project (Site Plan Review)
☐ - preliminary
☒ - final
☐ Flexible Subdivision
☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

See Exhibit A attached hereto.

Please email completed application to elitchman@needhamma.gov

Exhibit A to Design Review Board Application
100-110 West Street, Needham

The property at this address is currently vacant and is improved by a three-story brick building of approximately 186,000 SF, outdoor parking areas to the south and west of the building and an indoor parking area. The Applicant, LCB Senior Living, is proposing to redevelop the property to include an 83-unit Assisted Living and Alzheimer's/Memory Care facility and 72 Independent Living Apartments. The existing 3-story brick building will remain. The existing footprint of the building will not change. As allowed by section 3.15 of the Town Bylaws, a partial fourth story will be added to create 10 of the proposed 72 Independent Living Apartments. The parking lot to the south of the building will remain unchanged except for selected new landscaping and the parking lot west of the building and adjacent to the railroad right of way will be modified slightly, including selected new landscaping.

These proposed changes are shown in detail on the plans filed herewith.

SITE DEVELOPMENT PLANS

FOR

THE RESIDENCE AT CARTER MILL 100 WEST STREET NEEDHAM, MA

JANUARY 29, 2021

SHEET INDEX						
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION	REVISIONS		
1	COVER SHEET					
2	EXISTING CONDITIONS PLAN					
3	LAYOUT PLAN					
4	GRADING PLAN					
5	DETAIL SHEET					
	PHOTOMETRIC PLAN					

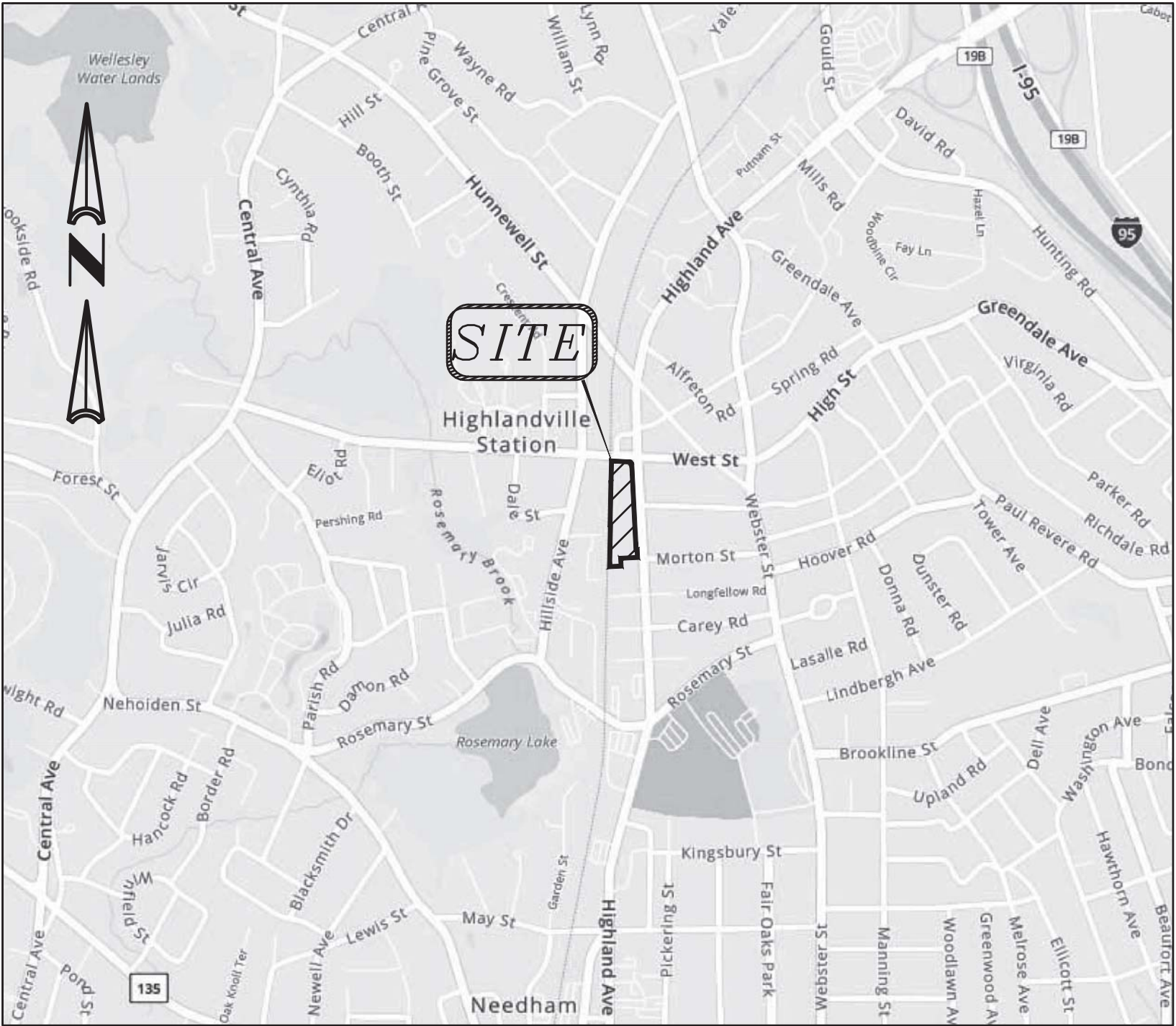
OWNER:
WELLTOWER INC.
4500 DORR ST
TOLEDO, OHIO 43615

OWNER/APPLICANT:
LCB SENIOR LIVING, LLC
3 EDGEWATER DRIVE
NORWOOD, MA 02062

CIVIL ENGINEERS:
KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

ARCHITECT:
THE ARCHITECTURAL TEAM
50 COMMANDANT’S WAY AT ADMIRAL’S HILL
CHELSEA, MA 02150

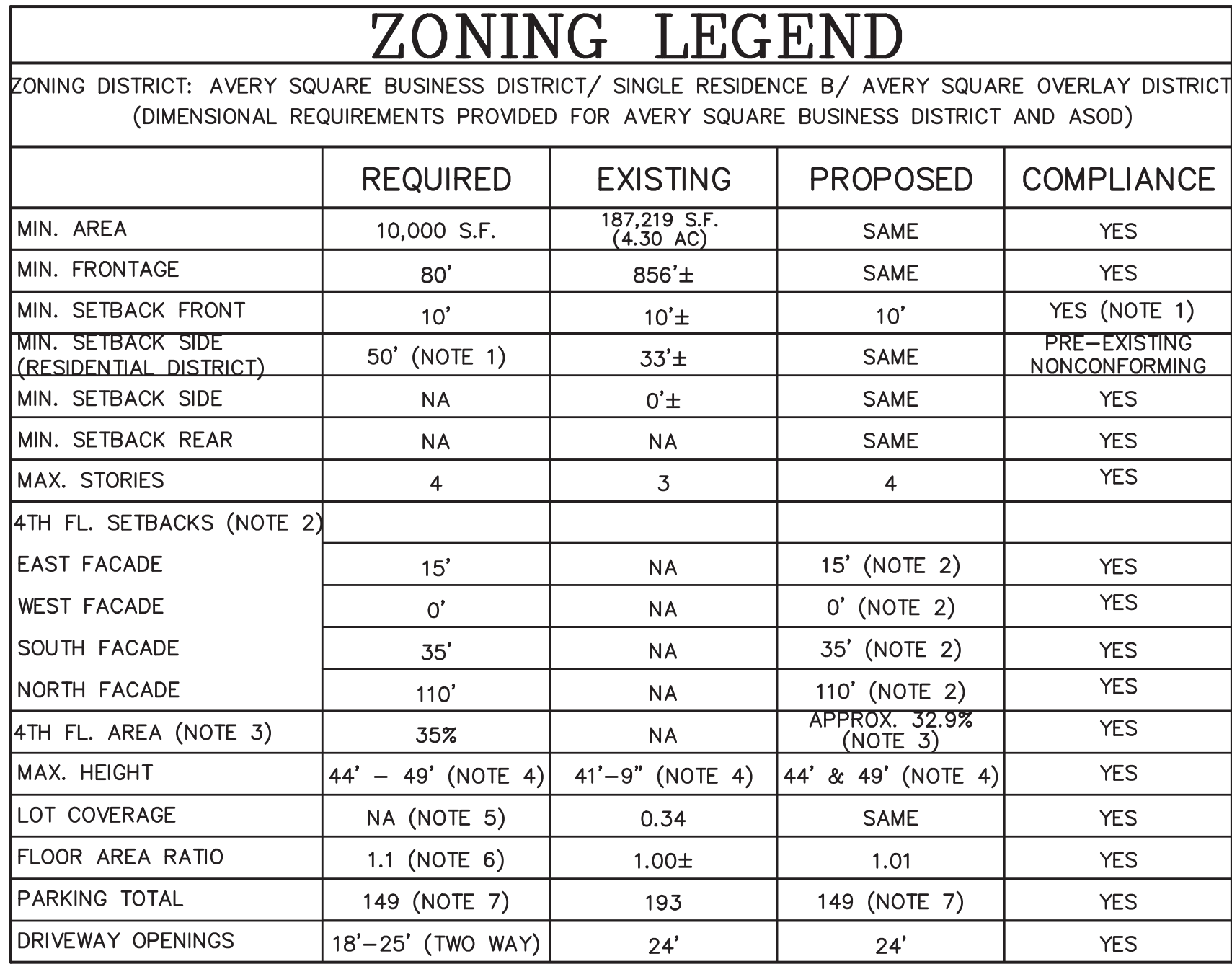
LANDSCAPE ARCHITECT:
HAWK DESIGN, INC
P.O. 1309
SANDWICH, MA 02563



LOCATION MAP

Digitally signed by David Noel Kelly P.E.
DN: cn=David Noel Kelly P.E., o=Kelly Engineering Group, Inc., ou, email=dkelly@kellyengr.com, c=US
Date: 2021.01.29 14:35:21 -0500

	SCALE NA	JOB # F:\P\2020-030	100 WEST STREET NEEDHAM, MA	
	DATE 01/29/21	DRAWN BY C.J.L.		
	SHEET 1 OF 6	CHKD BY DAM	 KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com	SHEET NO. 1
	FILE # TS01	APPD BY DNK		



NOTE 1. YARD ASSUMPTIONS:
HIGHLAND AVE. AND WEST ST. ARE FRONT YARDS
MBTA RAIL AND SOUTH LOT LINE ARE SIDE YARDS
THERE ARE NO REAR YARDS

EXISTING BUILDING WILL REMAIN 10' FROM HIGHLAND AVE PROPERTY LINE. PROPOSED PATIOS ARE 3' FROM FRONT PROPERTY LINE, BUT ARE NOT CONSIDERED TO BE STRUCTURES.

THE TOWN OF NEEDHAM ZONING BYLAW SECTION 4.4.8.4, 50' SETBACK TO RESIDENTIAL DISTRICT

NOTE 2. SETBACKS ARE MEASURED FROM EXISTING BUILDING FACADE. (BYLAW SECTION 3.15.4.1) AS SHOWN ON THE ARCHITECTURAL PLANS, SETBACK DIMENSIONS VARY. PROPOSED SETBACKS ARE MINIMUMS.

NOTE 3. PER BYLAW SECTION 3.15.4.1 TOTAL FLOOR AREA OF THE 4TH FLOOR MAY NOT EXCEED 35% OF THE TOTAL ROOF AREA OF THE BUILDING. MECHANICAL EQUIPMENT IS NOT INCLUDED IN THE CALCULATION OF MAXIMUM ALLOWABLE FLOOR AREA. THE PROPOSED PERCENTAGE OF ROOF COVERAGE INCLUDES ROOF TERRACES. IF THOSE ARE EXCLUDED, THE PERCENTAGE OF ROOF COVERAGE IS APPROX. 25.3%

NOTE 4. EXISTING BUILDING HEIGHT OF 33±' TO TOP OF ROOF. 41'9" TO TOP OF HIGHEST POINT (MECHANICAL OR ELEVATOR OVERRIDE)

MAX ALLOWABLE BUILDING HEIGHT IS 44' TO TOP OF 4TH STORY AND ALL MECHANICALS
OTHER THAN ELEVATOR OVERRIDE; 49' TO TOP OF ELEVATOR OVERRIDE. ACTUAL HEIGHTS ARE PLANNED TO BE SLIGHTLY LESS THAN MAX ALLOWABLE.

BUILDING HEIGHT WAS CALCULATED FROM THE AVERAGE GRADE PLANE OF THE EXISTING BUILDING OF 177.6±.
THE PROPOSED 4TH STORY ELEVATION IS 221.6±.
THE PROPOSED ELEVATOR OVERRUN ELEVATION IS 226.6±.

NOTE 5. THE TOWN OF NEEDHAM ZONING BYLAW SECTION 4.4.2 (E) THERE IS NO LIMITATION ON LOT COVERAGE IN THE AVERY SQUARE BUSINESS DISTRICT OR THE AVERY SQUARE OVERLAY DISTRICT.

TOTAL BUILDING COVERAGE= 63,700 S.F./ 187,219 S.F.= 0.34

NOTE 6. FLOOR AREA RATIO:
EXISTING FAR = 186,300 S.F./187,219 S.F. = 1.00 FAR
PROPOSED FAR = 189,220 S.F./187,219 S.F. = 1.01 FAR

THE CALCULATION OF PROPOSED FAR DOES NOT INCLUDE UNDERGROUND PARKING, AS ALLOWED IN THE AVERY SQUARE OVERLAY DISTRICT.

THE APPLICABLE BYLAW DEFINITION OF FLOOR AREA EXCLUDES "UNENCLOSED PORCHES AND BALCONIES," THE FAR CALCULATION FOR THIS PROJECT DOES NOT INCLUDE THE AREA OF PROPOSED FIRST FLOOR PATIOS AND ROOF TERRACES, ALL OF WHICH WILL BE UNENCLOSED.

NOTE 7. REQUIRED PARKING:
72 INDEPENDENT LIVING UNITS x 1.0 SPACES/UNIT + 96 ASSISTED LIVING BEDS x 0.5 SPACES/ BEDS
+ 58± EMPLOYEES x 1 SPACE/2 EMPLOYEES ON LARGEST SHIFT
= 149 SPACES REQUIRED
(TOWN OF NEEDHAM ZONING BYLAW SECTION 3.15.5)

PROVIDED:
34 GARAGE SPACES & 115 EXTERIOR PARKING SPACES = 149 SPACES (EXCLUDES 28 PARALLEL PARKING SPACES ON HIGHLAND AVE. ADJACENT TO THE PROPERTY THAT CAN BE COUNTED AS OFF-STREET PARKING PURSUANT TO SECTION 5.1.1.7 OF THE BYLAW FOR A TOTAL PARKING SUPPLY OF 177 SPACES.)

	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
ZONING BYLAW 5.1.3 PARKING	PLAN AND DESIGN	REQUIREMENTS		
A) PARKING ILLUMINATION	AVG 1 FOOT CANDLE	NA	AVG 2± FC	YES
B) LOADING REQUIREMENTS	1	2	1	YES
C) HANDICAPPED PARKING	6	7±	SAME	YES
D) DRIVEWAY OPENINGS	2	2	SAME	YES
E) MAX. COMPACT CARS	50% (8'x16')	38%	23% (NOTE 8)	YES
F) PARKING SPACE SIZE	9'x18.5'	9'x18.5'	SAME	YES
G) BUMPER OVERHANG	1' OVERHANG	NONE REQUIRED	SAME	YES
H) PARKING SPACE LAYOUT	(NOTE 9)	0	INCL. 5 TANDEM (NOTE 9)	SPECIAL PERMIT
I) AISLE WIDTH EXTERIOR	24' (90 DEG. STALL)	24'	SAME	YES
J) AISLE WIDTH INTERIOR	24' (90 DEG. STALL)	16'-8"	SAME (NOTE 10)	SPECIAL PERMIT
J) PARKING SETBACK				
-FRONT	10'	13'±	SAME	YES
-SIDE	4'	9'±	SAME	YES
-REAR	4'	NA	SAME	YES
-BUILDING	5'	15'±	SAME	YES
K) LANDSCAPED AREAS	10%	>10% (NOTE 11)	11%- 12% (NOTE 11)	YES
L) TREES	1 PER 10 SPACES	(NOTE 12)	(NOTE 12)	YES
M) LOCATION	WITHIN LOT	WITHIN LOT	SAME	YES
N) BICYCLE RACKS	8	0	8	YES

NOTE 8.	COMPACT PARKING: 34 PROPOSED COMPACT SPACES IN PARKING GARAGE (23%).			
NOTE 9.	PARKING SPACE LAYOUT: 5 TANDEM SPACES PROPOSED IN PARKING GARAGE. A SPECIAL PERMIT IS REQUESTED FROM THE PLANNING BOARD.			
NOTE 10:	INTERIOR AISLE WIDTHS IN THE GARAGE ARE 16'-8". A SPECIAL PERMIT IS REQUESTED FROM THE PLANNING BOARD, BECAUSE THE EXISTING COLUMN TO COLUMN SPACING IS A UNIQUE CIRCUMSTANCE.			
NOTE 11.	LANDSCAPE AREAS: BETWEEN 11% AND 12% OF THE INTERIOR PORTION OF THE PARKING AREAS IS LANDSCAPED. THE AREAS OUTSIDE THE PERIMETER OF THE PAVED PARKING AREAS ARE NOT INCLUDED IN THIS CALCULATION. THIS SATISFIES THE REQUIREMENT THAT 10% OF THE PARKING AREA BE LANDSCAPED, AS WELL AS THE REQUIREMENT THAT AT LEAST ONE QUARTER OF THE LANDSCAPED AREA BE LOCATED IN THE INTERIOR OF THE PARKING AREA.			
NOTE 12.	TREES: SEE LANDSCAPE PLAN BY HAWK DESIGN, INC.	SCALE		

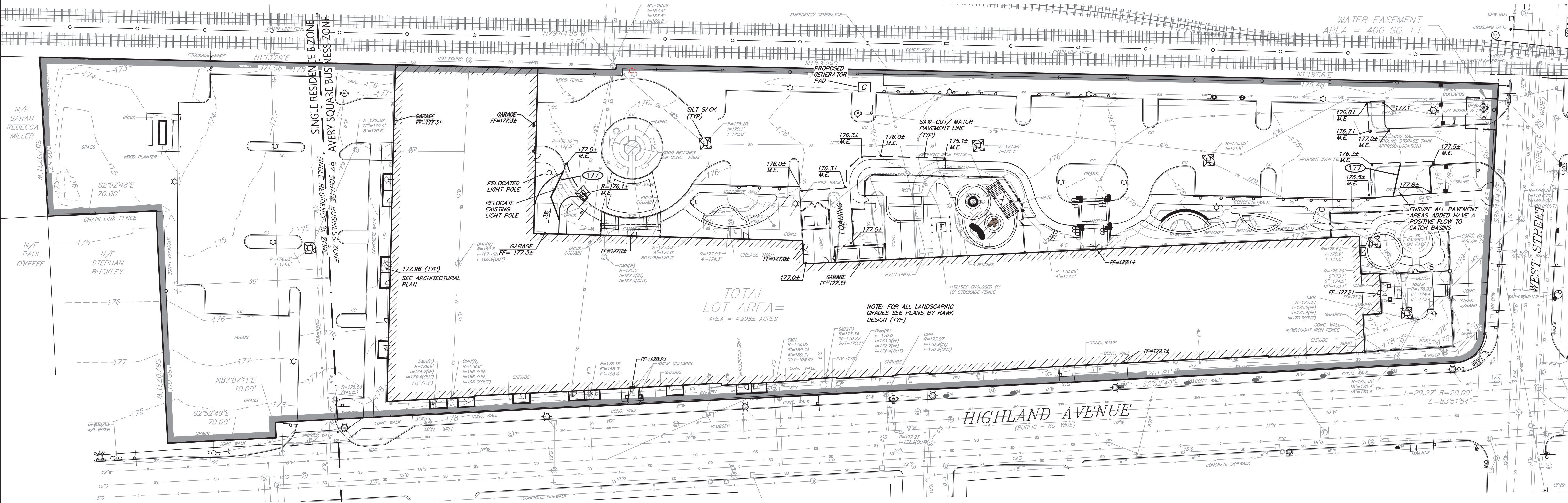
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1" = 30'				
DATE				
01/29/21	REV	DATE	REVISION	BY
SHEET	THE RESIDENCE AT CARTER MILL 100 WEST STREET NEEDHAM, MA			
3 OF 6				
FILE #				
LA00	LAYOUT AND ZONING PLAN			
JOB #				
F:\P\2020-030				
DRAWN BY	 KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com			
CHKD BY				
BGL				
APPD BY				
DNK				



PROPOSED LEGEND

	SPOT GRADE
	MATCH EXISTING
	SAW CUT/ MATCH PAVEMENT LINE
	SILT SACK

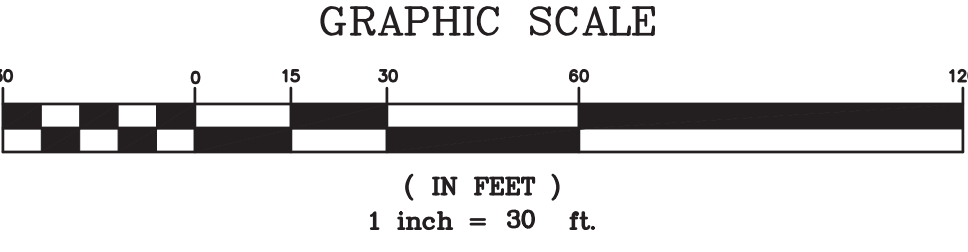
NOTE: FOR EXISTING SYMBOL LEGEND SEE SHEET 2



TOTAL
LOT AREA =
AREA = 4.298± ACRES

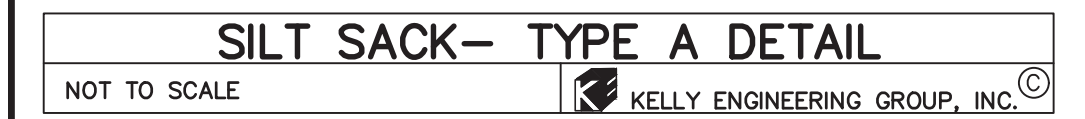
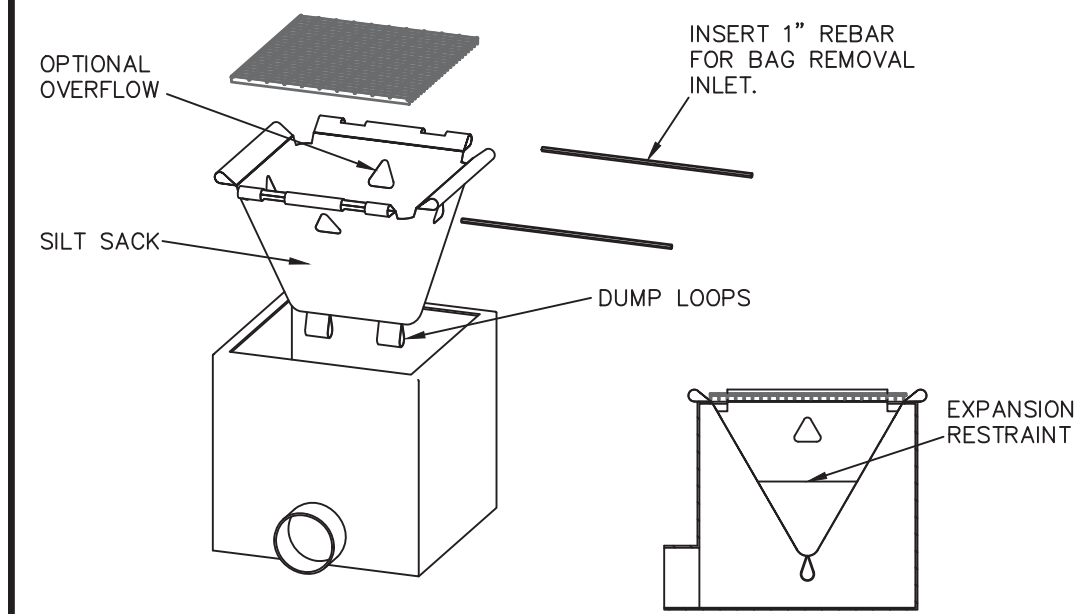
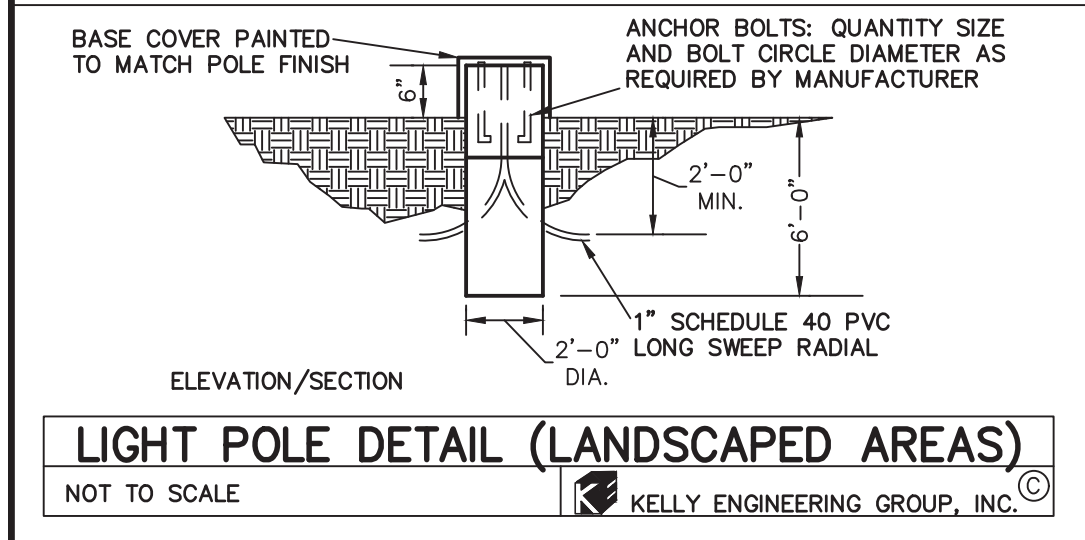
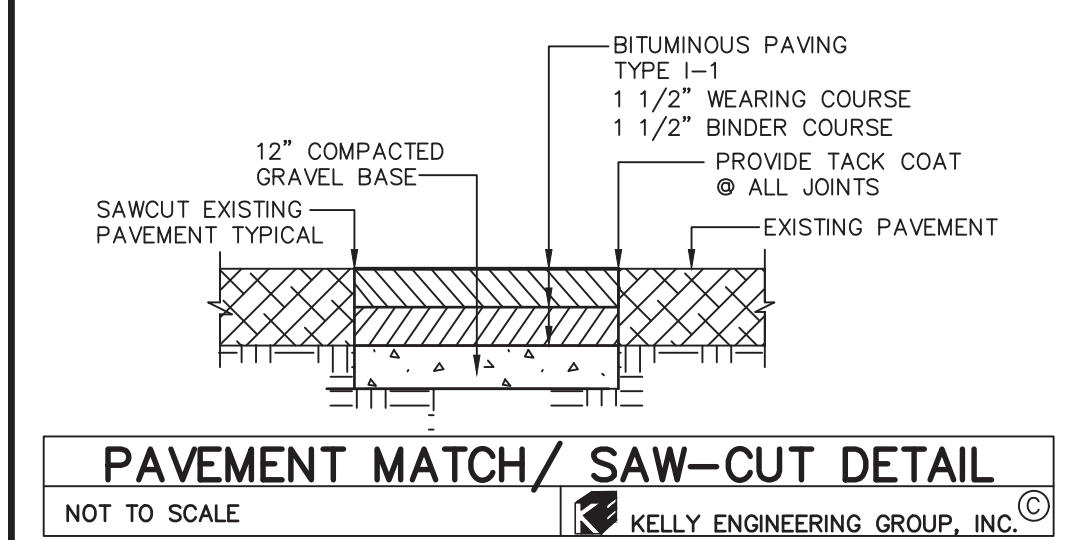
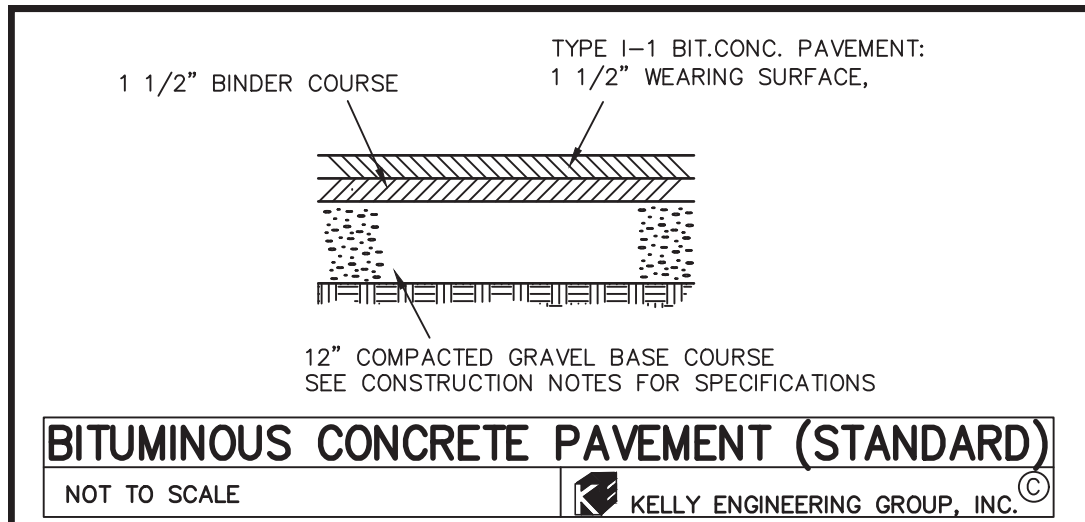
NOTE: FOR ALL LANDSCAPING
GRADES SEE PLANS BY HAWK
DESIGN (TYP)

ENSURE ALL PAVEMENT
AREAS ADDED HAVE A
POSITIVE FLOW TO
CATCH BASINS



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SCALE 1"= 30'				
DATE 01/29/21	REV	DATE	REVISION	BY
SHEET 4 of 6				
FILE # SP00	THE RESIDENCE AT CARTER MILL 100 WEST STREET NEEDHAM, MA			
JOB # F:\P\2020-030	GRADING PLAN			
DRAWN BY C.L.				
CHKD BY BGL				
APPD BY DNK				
		KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com		
				SHEET NO. 4

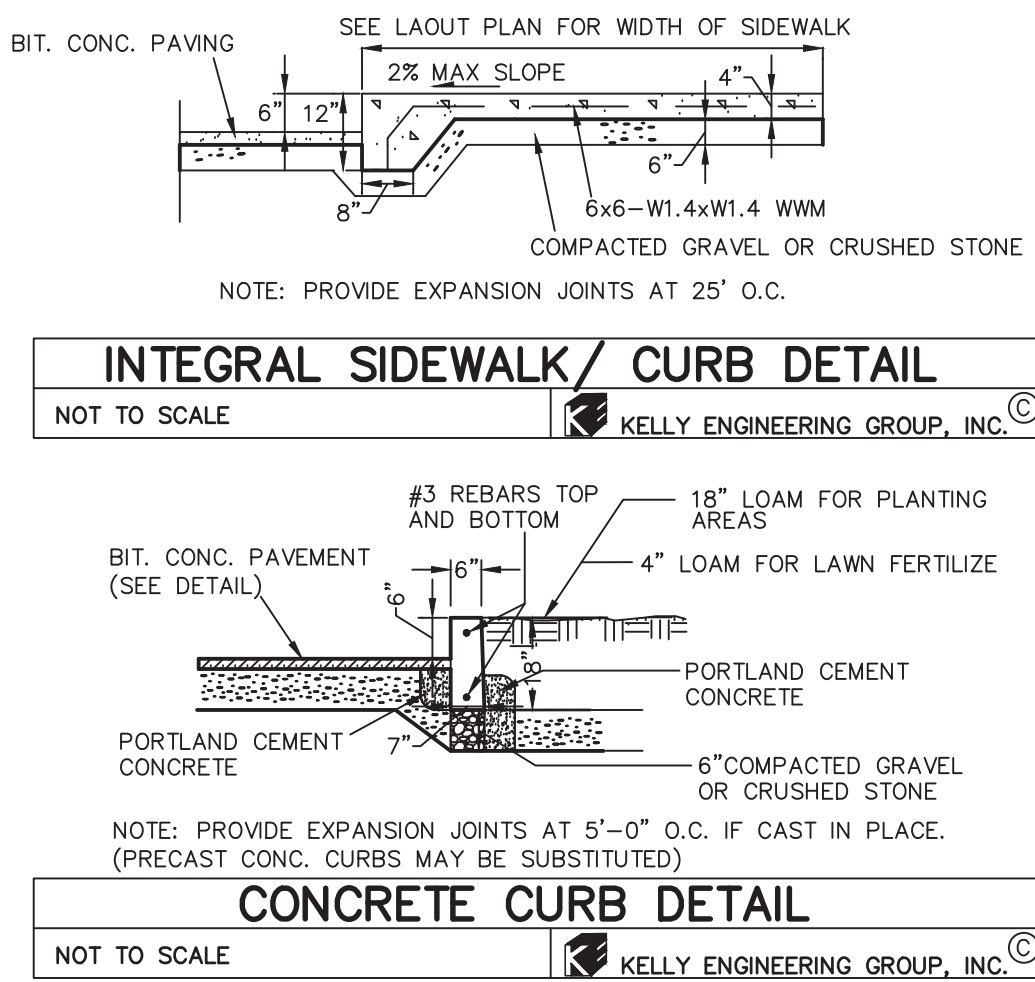
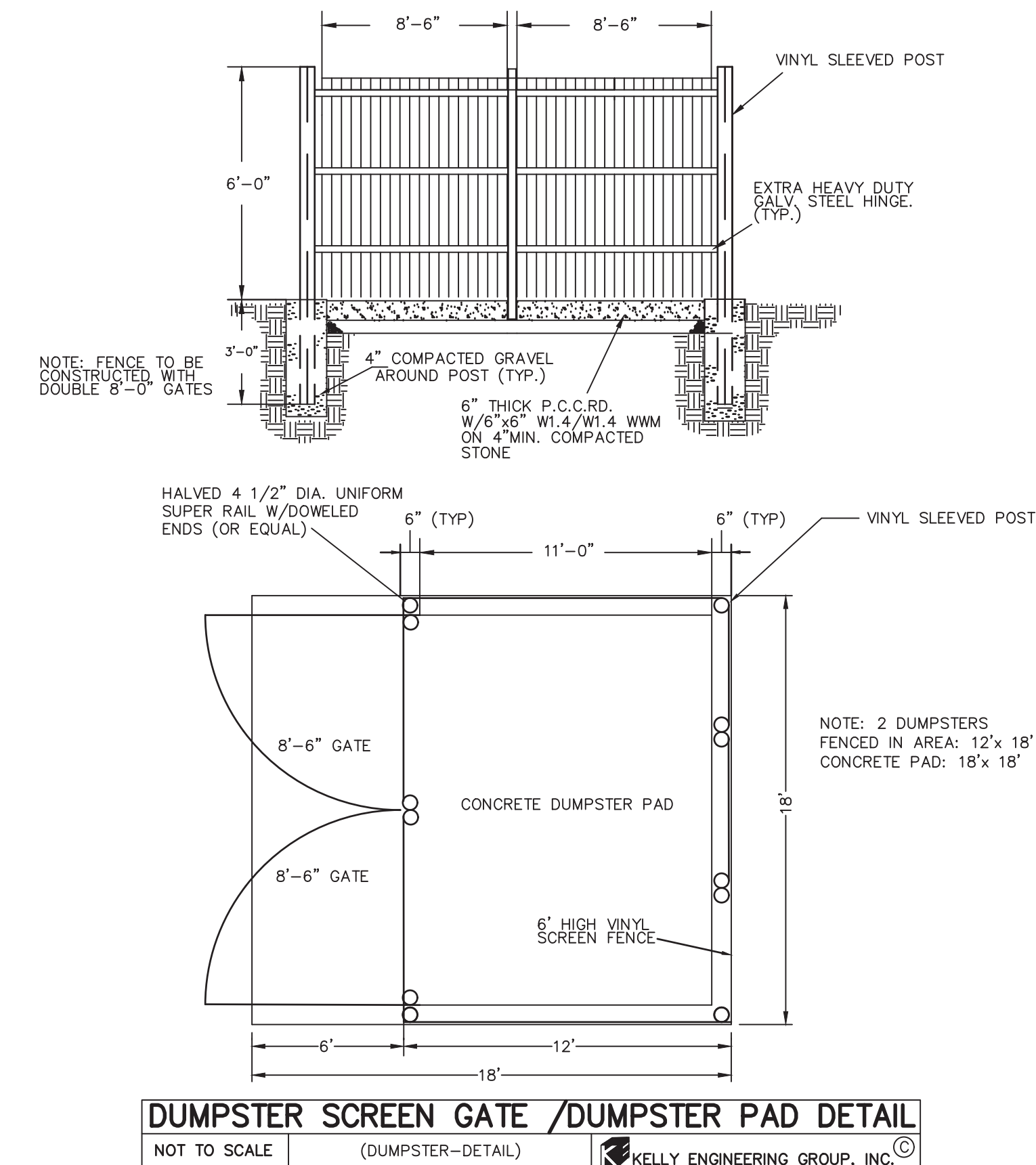
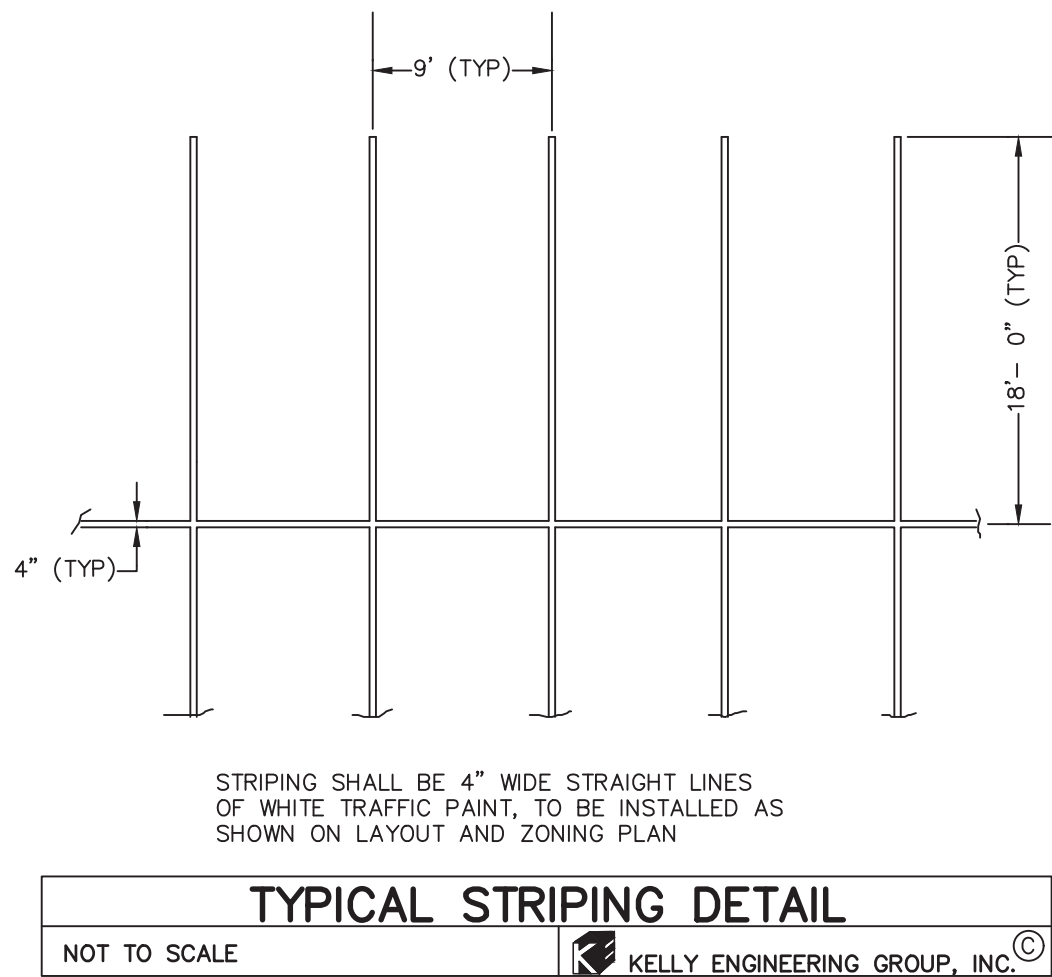


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CONSTRUCTION NOTES

- A1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
- A2. THE CONTRACTOR SHALL NOTIFY THE TOWN OF NEEDHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- A3. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.
- A4. ALL WORK SHALL CONFORM TO A SPECIAL PERMIT TO BE ISSUED BY THE TOWN OF NEEDHAM.
- A5. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-888-344-7233.
- A6. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
- A7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSION AND DOOR LOCATIONS.
- A8. ALL PROPOSED SITE GAS, ELECTRIC, TELEPHONE, CATV FEATURES SHOWN ON SITE DEVELOPMENT PLANS ARE INTENDED AS A GUIDE ONLY. FINAL CONFIGURATION TO BE CONFIRMED WITH PROJECT MEP ENGINEER AND UTILITY PROVIDER.
- B1. REFER TO PLUMBING PLANS FOR EXACT SIZE AND LOCATION OF SANITARY AND WATER CONNECTIONS.
- B2. REFER TO ELECTRICAL PLANS FOR THE LIGHTING CIRCUITS, FIXTURE DETAIL AND BUILDING CONNECTION LOCATION.
- B3. ALL H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE SHALL BE ADS N-12 OR APPROVED EQUAL. SEWER SHALL BE SDR 35 WITH RUBBER RING JOINTS. WATER LINES SHALL BE CL 52 D.I.P. (DUCTILE IRON PIPE), REINFORCED CONCRETE PIPE RCP SHALL BE CLASS III.
- B4. NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF THE SEWER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.
- C1. WALKS SHALL BE 4" THICK AND SHALL BE CONSTRUCTED ON 6" OF COMPACTED BANK GRAVEL. CONCRETE FOR WALKS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 4,000 PSI. WALKS SHALL BE REINFORCED WITH WWM 6x 6 W1.4/W1.4 CONFORMING TO ASTM A184.
- C2. BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.P.W. M1.03.1, WITH NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL. PULVERIZED MATERIAL MAY BE USED AS BASE MATERIAL PROVIDING IT MEETS THIS SPECIFICATIONS. AREAS TO BE REPAVED SHALL BE PULVERIZED AND REGRADED TO PROVIDE POSITIVE FLOW TO DRAINAGE AND AWAY FROM BUILDING. PAVE WITH 1 1/2" WEARING COURSE ON 1 1/2" BINDER COURSE. ALL VALVES BOXES, MANHOLES AND OTHER UTILITIES APPURTENANCES SHALL BE ADJUSTED TO CONFORM TO FINAL GRADE.
- C3. GENERATOR PAD SHALL BE INSTALLED PER MANUFACTURING SPECIFICATIONS.

- C4. PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
- C5. THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGE", 1988 EDITION, SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.82.
- C6. DUMPSTER PAD SHALL BE 8" THICK REINFORCED CONCRETE SLAB WITH CONTROL JOINTS EVERY 10'. THE PAD SHALL BE CONSTRUCTED OVER 6" OF GRAVEL BASE, COMPACT TO 95% REINFORCEMENT SHALL BE WWM 6x6- W1.4 x W1.4 PLACED AT THE CENTER OF THE SLAB. THE FRONT END OF COMPACTOR PAD SHALL HAVE EMBEDDED A 6"x 6"x 3/8" STEEL ANGLE.
- C7. ALL EXISTING PAVING TO BE DISTURBED SHALL BE CUT ALONG A STRAIGHT LINE THROUGH ITS ENTIRE THICKNESS, BUTT NEW PAVING INTO THE EXISTING PAVEMENT TO REMAIN AND TACK COAT THE JOINT.
- C8. ANY PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH A PAVEMENT SECTION CONSISTING OF 1 1/2" WEARING COURSE OVERLAYING A 1 1/2" BINDER COURSE OVERLAYING A 12" COMPACTED GRAVEL BASE COURSE.
- D1. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE TREATED WITH 100 POUNDS OF GROUND LIMESTONE PER 1,000 S.F. OF AREA PLANTED. ALL AREAS TO BE PLANTED WITH GRASS SHALL BE FERTILIZED WITH 10-10-10 AT THE RATE OF 1,000 POUNDS PER ACRE OR AS REQUIRED BY SOIL TEST. 40% OF THE NITROGEN SHALL BE ORGANIC FORM.
- D2. ALL LANDSCAPED AREAS TO BE LOAMED AND SEEDED SHALL HAVE THE FOLLOWING MIX.
- | | |
|--|-----|
| PERENNIAL RYE | 25% |
| KENTUCKY BLUE | 25% |
| CREeping RED FESCUE OR PENNLAwn FESCUE | 50% |
| SEED AT THE RATE OF 5#/1,000 S.F. | |
- D3. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL SPREAD EVENLY THROUGHOUT. PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PROVIDE SLOPE STABILITY UNTIL VEGETATION IS ESTABLISHED. (NOTE: IF THERE IS A CONFLICT BETWEEN THESE PLANS AND LANDSCAPE PLANS THE LANDSCAPE PLANS SHALL DICTATE.
- E1. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEANUP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.
- E2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES NOT OCCUR. MEASURES SHALL INCLUDE SILT SACKS IN DRAINAGE INLETS, MULCHING AND PLANTING OF DISTURBED AREAS.
- E3. PRIOR TO THE COMMENCEMENT OF ANY OTHER WORK A SILT SACK SHALL BE INSTALLED IN EACH EXISTING DRAINAGE INLET.
- E4. AFTER INSTALLATION OF EACH DRAINAGE INLET A SILT SACK SHALL BE INSTALLED IN EACH INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
- E5. AT THE END OF CONSTRUCTION ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS.
- E6. DURING CONSTRUCTION THE EROSION CONTROL MEASURES SHALL BE INSPECTED ONCE PER WEEK AND WITHIN 24 HOURS OF ANY STORM EVENT GENERATING MORE THAN 1/2" OF RAINFALL. THE EROSION CONTROL MEASURES SHALL BE CLEANED REGULARLY AND ADJUSTED IF NECESSARY TO ENSURE THAT NO SILT OR DEBRIS LEAVES THE SITE.

SCALE				
NA				
DATE	01/29/21	REV	DATE	REVISION
SHEET	4 of 6			BY
FILE #	DT00			
JOB #	F:\P\2020-030			
DRAWN BY	CdL			
CHKD BY	BGL			
APPD BY	DNK			
THE RESIDENCE AT CARTER MILL 100 WEST STREET NEEDHAM, MA				
DETAIL SHEET				
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com				
SHEET NO. 5				

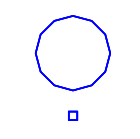
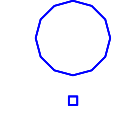
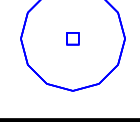
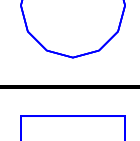
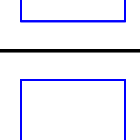
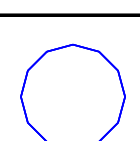
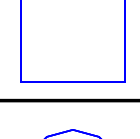
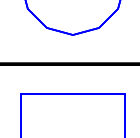
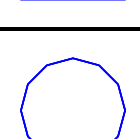


Digitally signed by David
Noel Kelly P.E.
DN: cn=David Noel Kelly
P.E., o=Kelly Engineering
Group, Inc., ou=
email=dkelly@kellyengr.com
c=US
Date: 2021.01.28 14:36:23
+0200



Plan View
Scale - 1" = 28ft

SCHEDULE

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	# OF LAMPS	LLF	WATTAGE
	AL-1	9	Lumenpulse	ALG72XX VOLT CSL M150 30K CRI70 4 FINISH DIM XX ST	Allegra Bell Shaped Area Light w/ Type 4 Distribution	LED	1	0.9	132
	AL-1b	7	Lumenpulse	ALG72XX VOLT CSL M150 30K CRI70 4BLS FINISH DIM XX ST	Allegra Bell Shaped Area Light w/ Type 4 Back Light Shield Distribution	LED	1	0.9	132
	AL-3	2	Lumenpulse	ALG72XX VOLT CSL M150 30K CRI70 5S FINISH DIM XX TM	Allegra Bell Shaped Area Light w/ Type 5 Square Distribution	LED	1	0.9	132
	EX-1	13	Lightology	TLG482514	Bowman 4	LED	1	0.35	39
	EX-2	6	Brownlee Lighting Inc	7176 18 AS H08 30K XX	BEAM 7176 Exterior Luminous Cylinder Wall Sconce - 18" Body	LED	1	0.9	7.88131
	EX-3	5	Brownlee Lighting Inc	7176 34 AS H21 30K XX	BEAM 7176 Exterior Luminous Cylinder Wall Sconce - 34" Body	LED	1	0.9	20.83
	EX-4	13	Spectrum Lighting	SP4ES 20L 30K DX // AR4LED SG MF XX	Estimator Series Recessed 4" Downlight	LED	1	0.9	19.5
	EX-5	8	Lightology	TLG749332	Pitch Wall Sconce	LED	6	0.9	11.99
	EX-6	3	Lightology	TLG482515	Bowman 6	LED	1	0.45	24
	EX-7	1	Lightology	TLG748574	Roton 18	LED	1	0.9	71
	EX-8	28	Lithonia Lighting	RADB LED P4 30K SYM DDBXD	Radean Bollard	LED	1	0.9	18.59

NOTES:

- REFLECTANCES ASSUMED:
 - SURFACE: 50
- MOUNTING HEIGHTS: 16'-0" AFG
 - RECESSED LIGHTS IN CANOPY @ 12'-0" AFG
 - WALL SCONCES @ 6'-0" & 8'-0" AFG
- TASK HEIGHT: AT SURFACE
- CALCULATION POINT SPACING: 7'X7' OC

DISCLAIMER:

-THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Outer Perimeter		0.3 fc	35.0 fc	0.0 fc	N/A	N/A
Parking Lot		1.7 fc	8.0 fc	0.1 fc	80.0:1	17.0:1
Parking Lot		2.5 fc	24.0 fc	0.1 fc	240.0:1	25.0:1

THE RESIDENCE AT CARTER MILL

100 WEST STREET
NEEDHAM, MASSACHUSETTS

LANDSCAPE PERMIT PLANS

LIST OF DRAWINGS:

		SET DATE
L1.0	SITE LANDSCAPE MASTER PLAN	1/29/21
L2.1	NORTH PLANTING PLAN	1/29/21
L2.2	CENTRAL PLANTING PLAN	1/29/21
L2.3	SOUTH PLANTING PLAN	1/29/21
L2.4	WEST BUFFER PLANTING PLAN	1/29/21
L3.1	NORTH MATERIALS PLAN	1/29/21
L3.2	BUILDING ARRIVAL & RESIDENT COURTYARD MATERIALS PLAN	1/29/21
L3.3	ASSISTED LIVING ARRIVAL MATERIALS PLAN	1/29/21
LD1	PLANT SCHEDULE & PLANTING DETAILS	1/29/21
LD2	PLANTING NOTES	1/29/21
LD3	CONSTRUCTION DETAILS	1/29/21

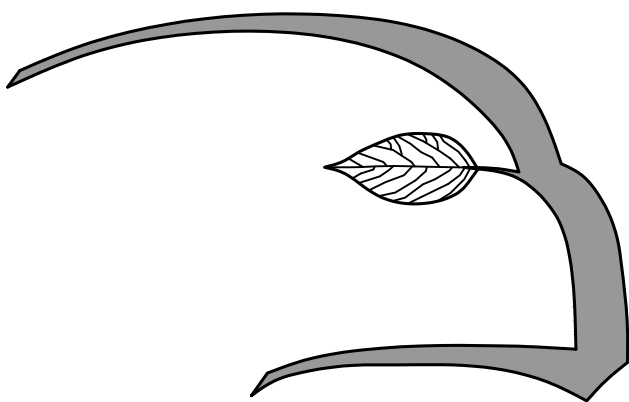
APPLICANT:

LCB Senior Living, LLC
3 Edgewater Drive
Norwood, MA 02062
Tel: 781-619-9320

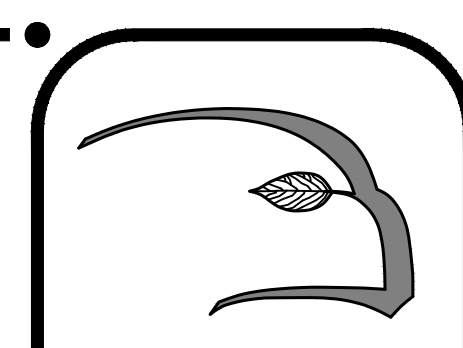
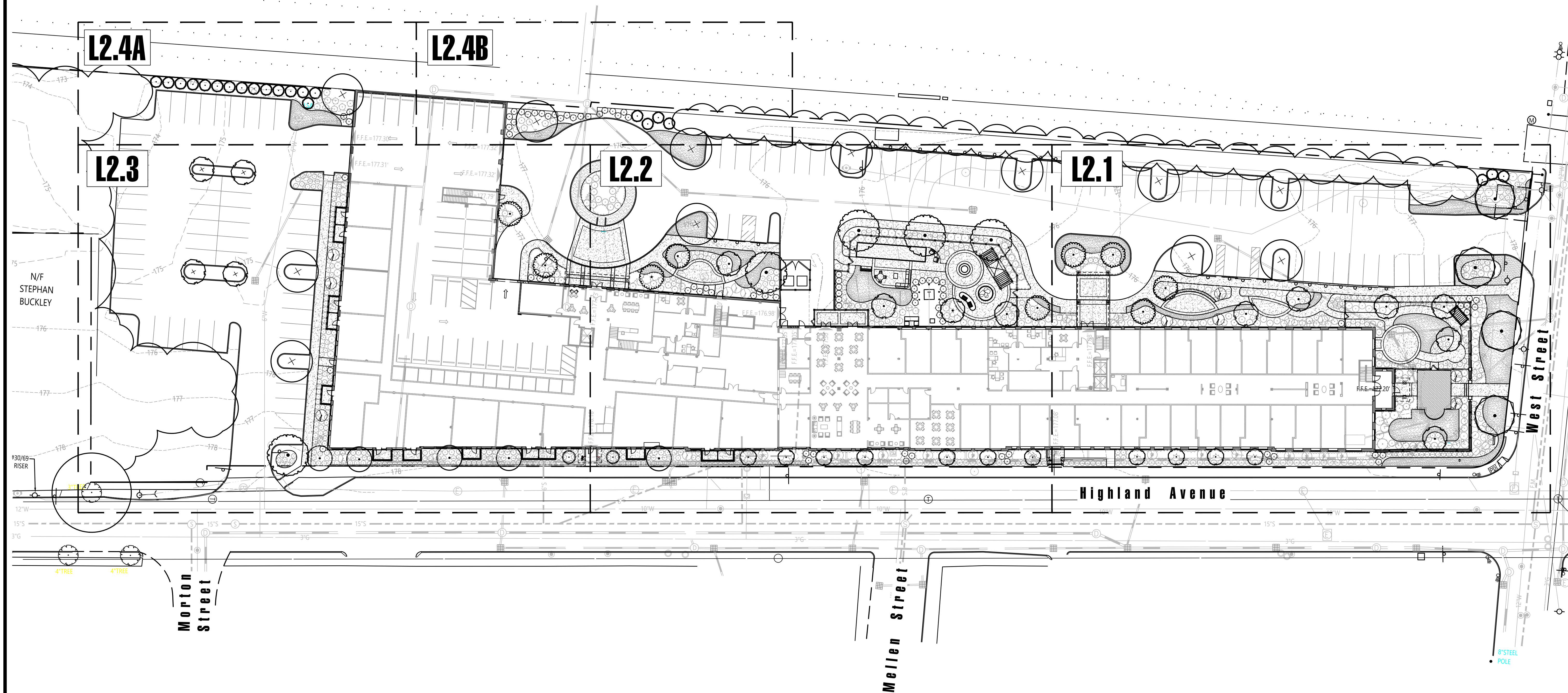
OWNER:

Welltower, Inc.
4500 Dorr Street
Toledo, OH 43615
Tel: 419-247-2800

PREPARED BY:

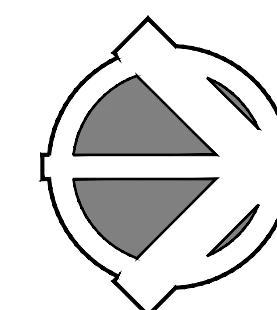


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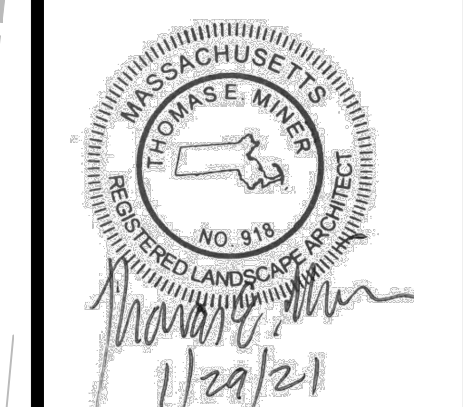
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The Residence at Carter Mill
100 West Street Needham, Massachusetts
LCB Senior Living, 3 Edgewater Drive, Norwood, MA

Drawn By: BNL Checked By: TEM

**Landscape
Master Plan**

Scale: 1" = 30'-0"

Sheet: **L1.0**

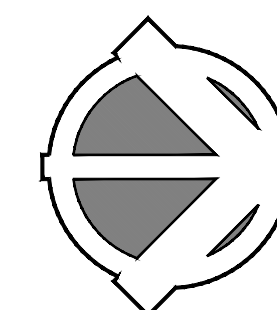
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SCALE: 1" = 30'
Base plan information provided electronically
by The Architectural Team of Chelsea, MA and
Kelly Engineering Group of Braintree, MA



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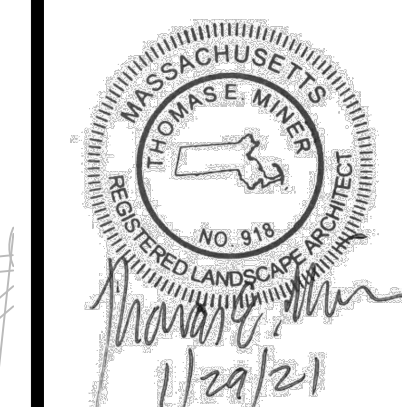
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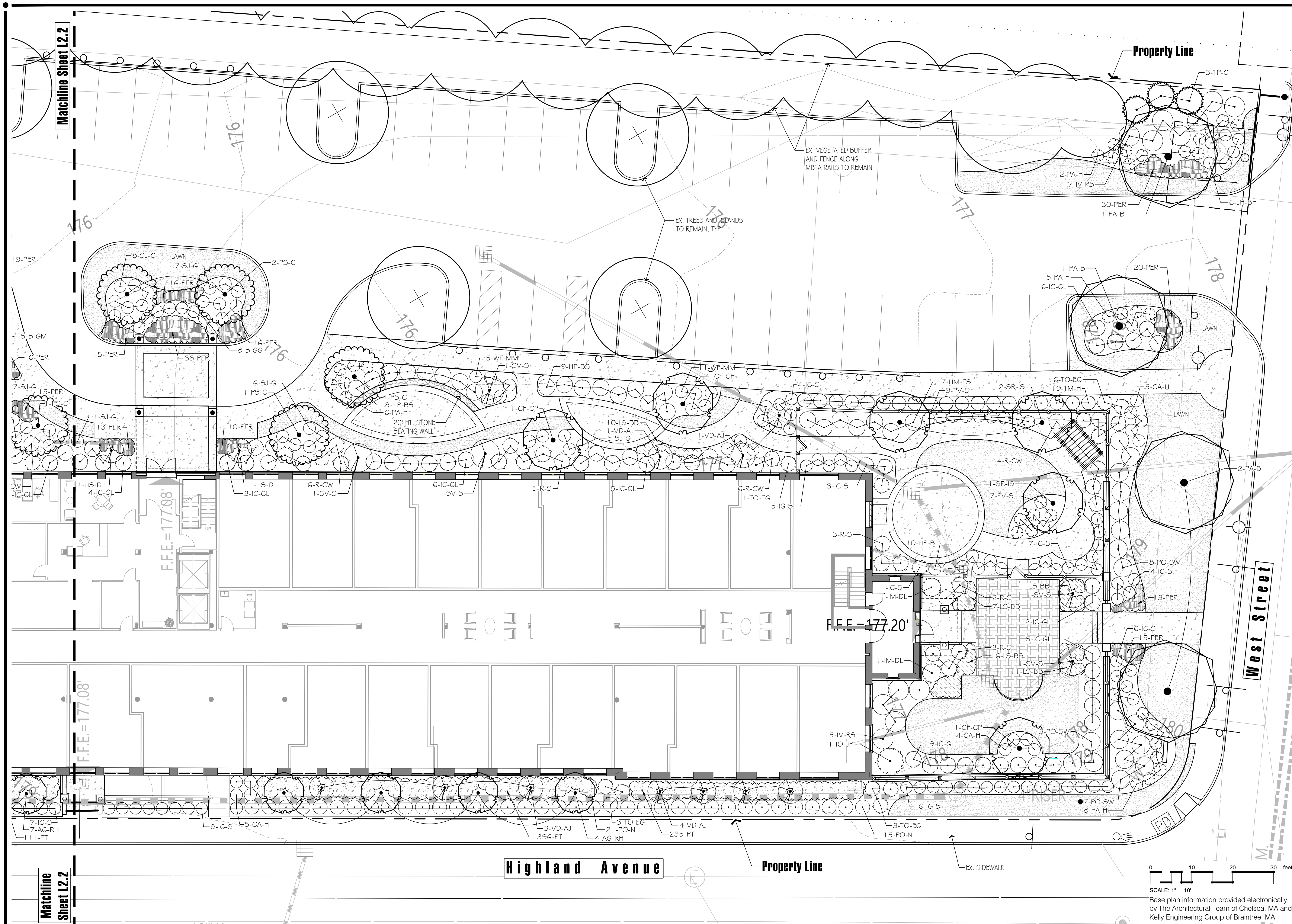
The Residence at Carter Mill

100 West Street Needham, Massachusetts
LCB Senior Living, 3 Edgewater Drive, Norwood, MA

Drawn By: BNL	Checked By: TE
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North Planting Plan

Scale: 1" = 10'-0"

Sheet: **L2.1**



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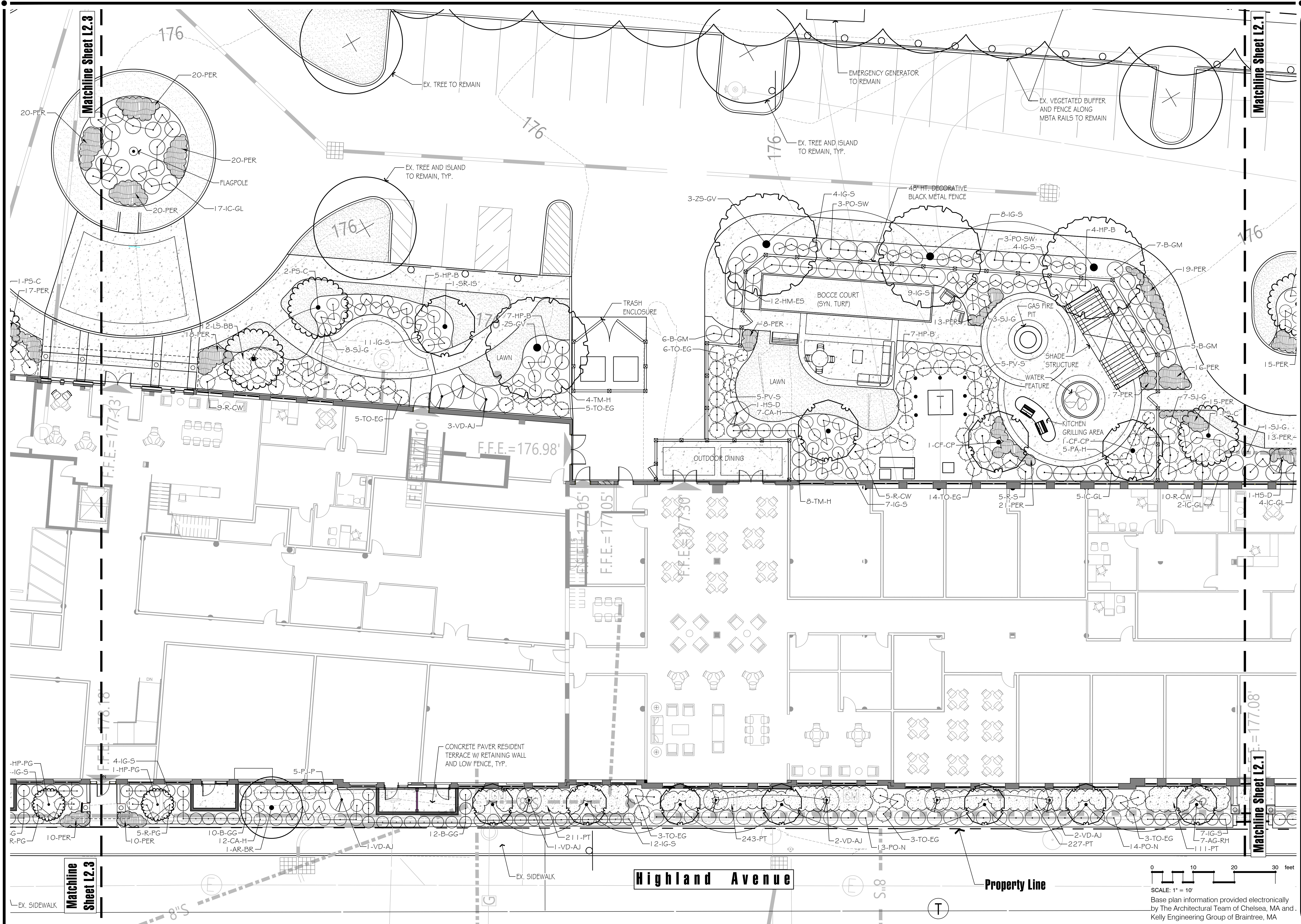
The Residence at Carter Mill

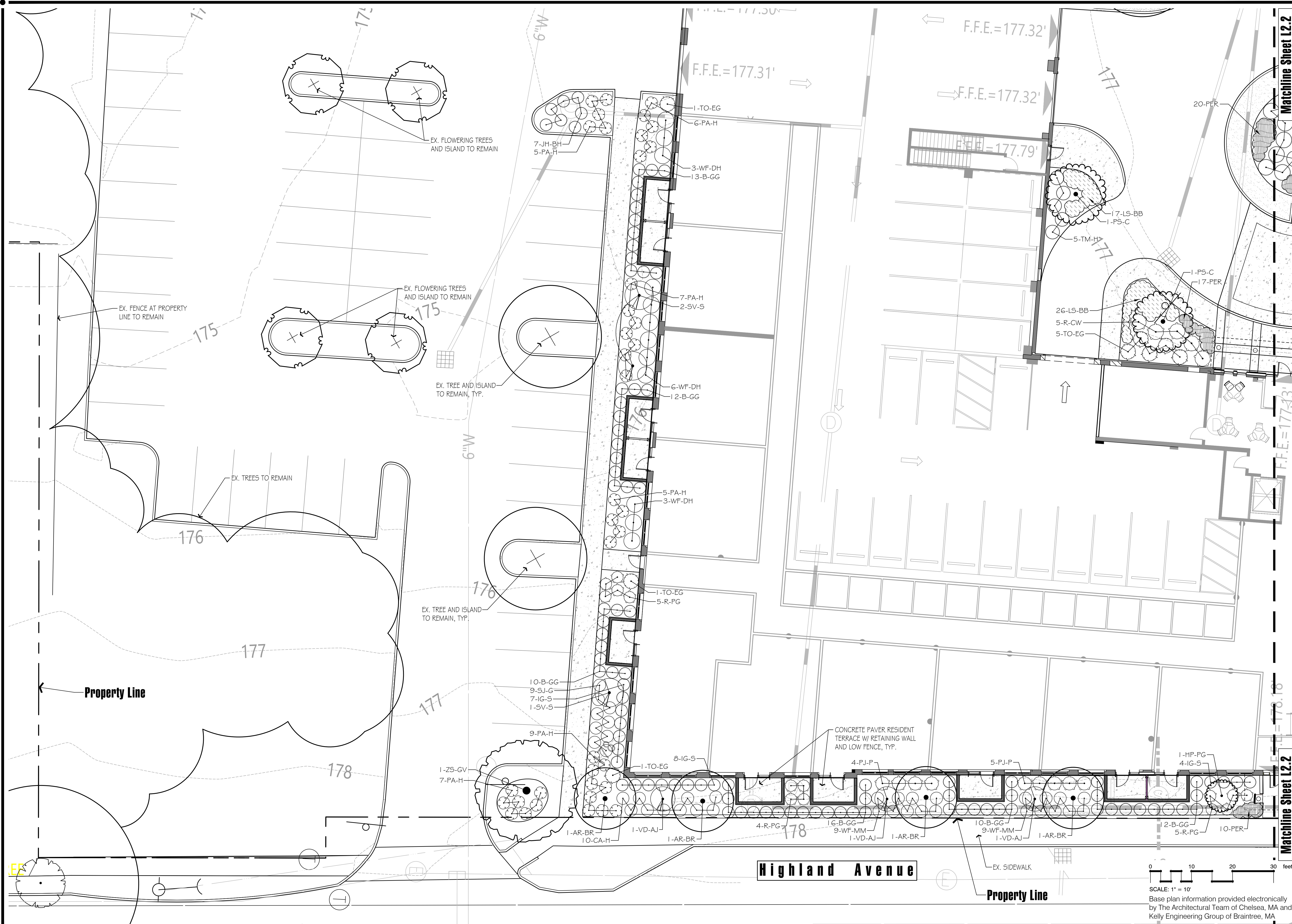
100 West Street Needham, Massachusetts
LCB Senior Living, 3 Edgewater Drive, Norwood, MA

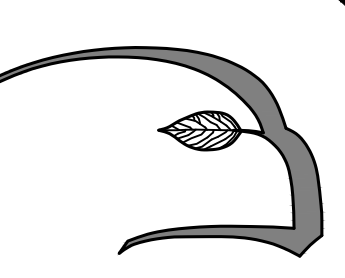
Drawn By: BNL	Checked By: TEM
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Central Planting Plan

Scale: 1" = 10'-0"

Sheet: **L2.2**

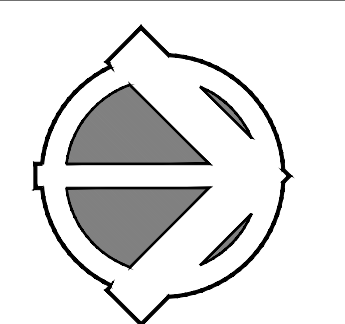




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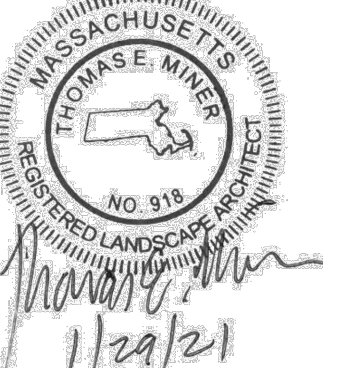
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1/29/21

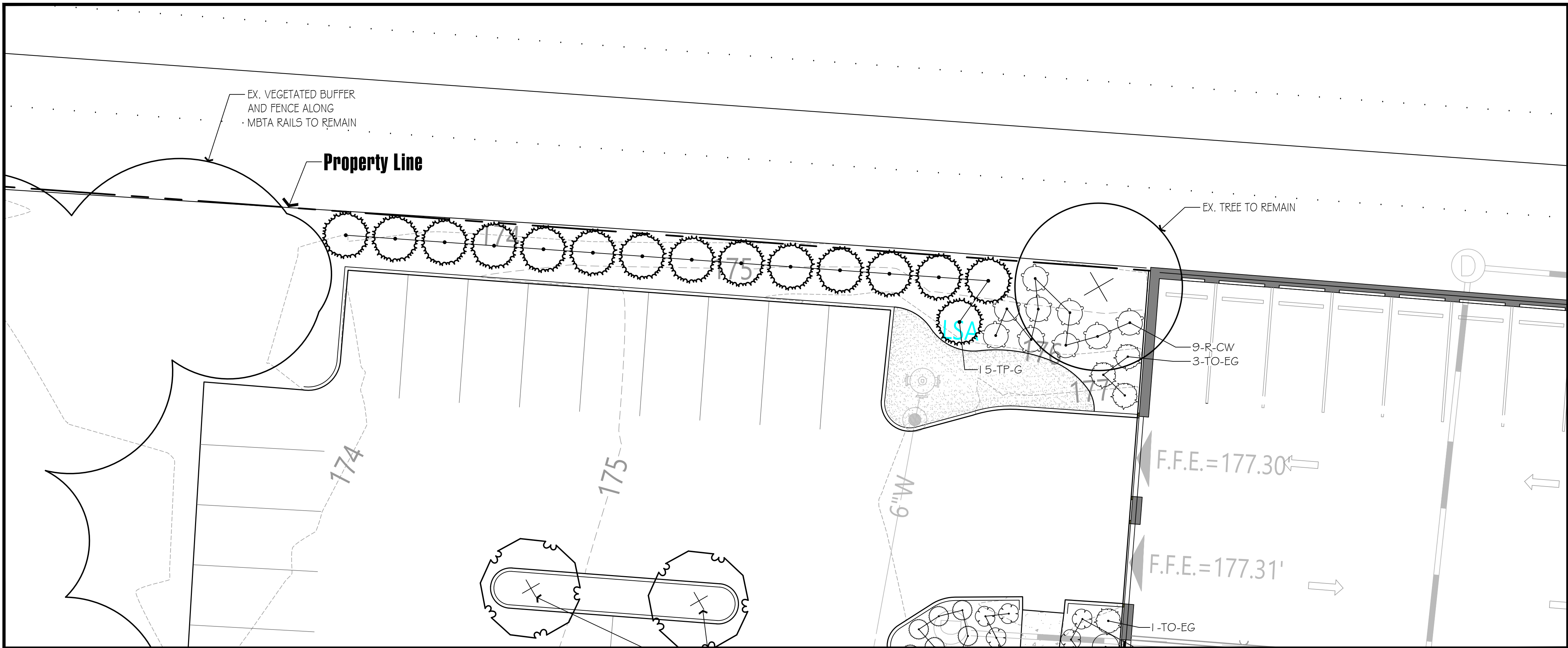
The Residence at Carter Mill
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Drawn By: BNL Checked By: TEM

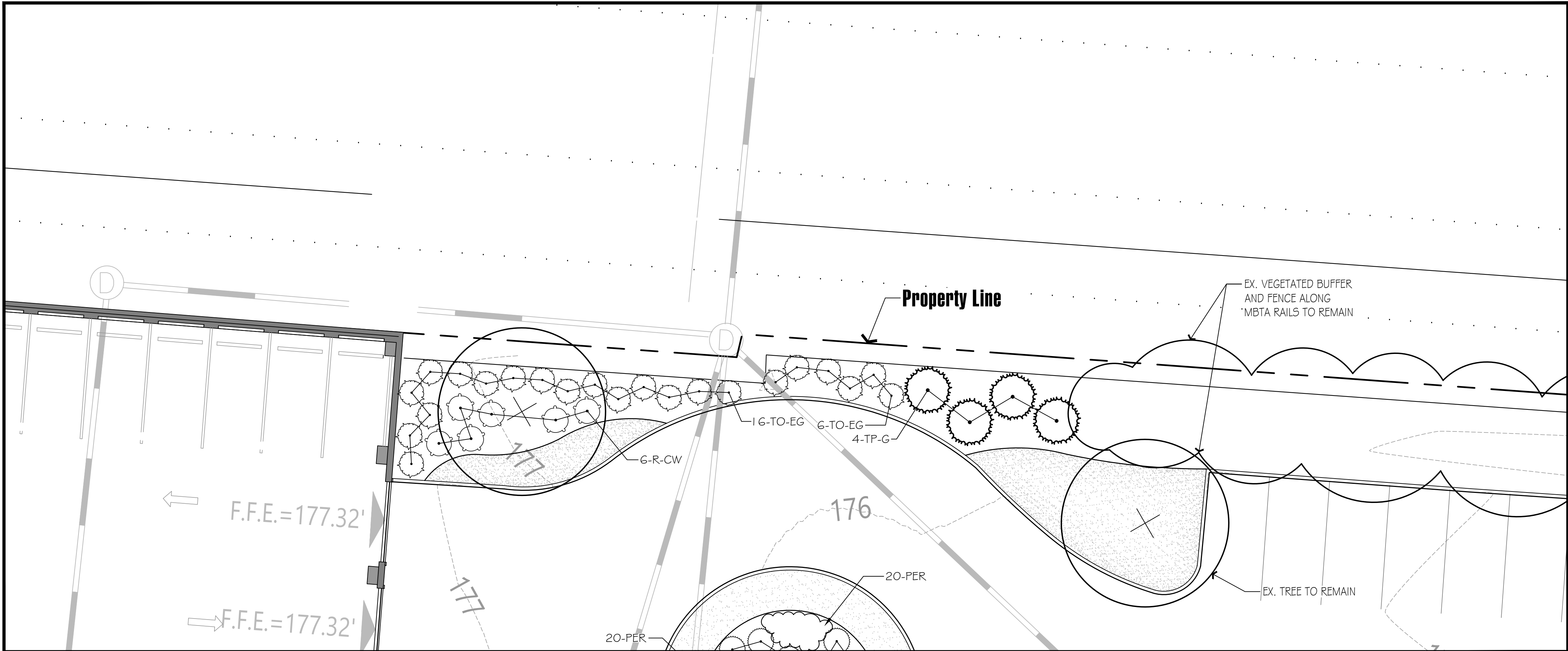
South Planting Plan

Scale: 1" = 10'-0"

Sheet: **L2.3**



A **Property Line Buffer Planting**
 Scale: 1" = 10'-0"



B **Property Line Buffer Planting**
 Scale: 1" = 10'-0"

0 10 20 30 feet
 SCALE: 1" = 10'
 Base plan information provided electronically
 by The Architectural Team of Chelsea, MA and
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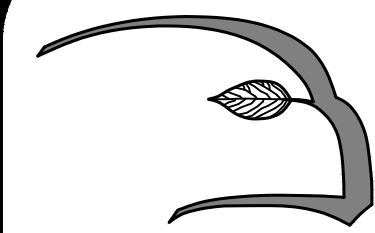
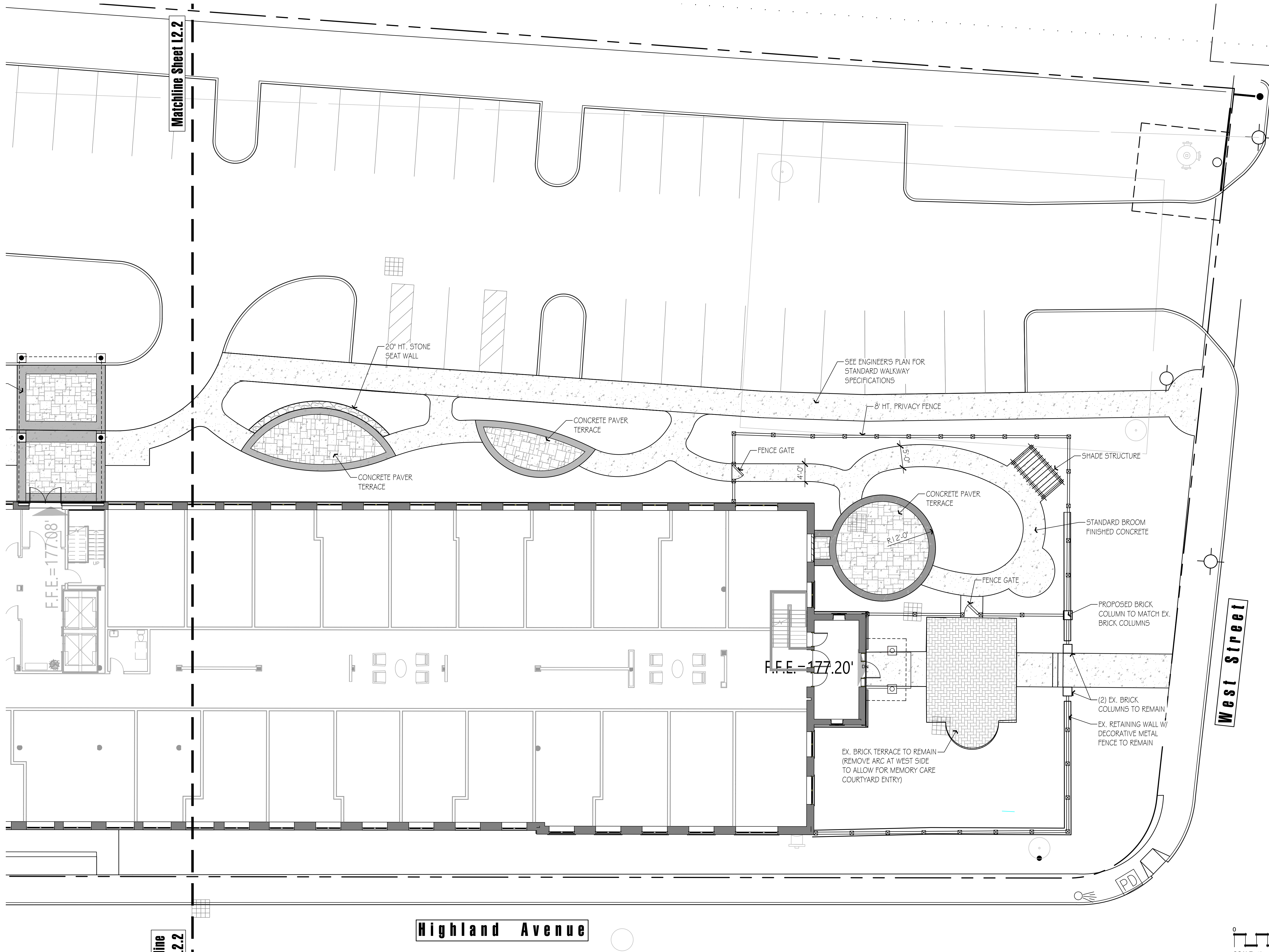
The Residence at Carter Mill
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 LCB Senior Living, 3 Edgewater Drive, Norwood, MA

Drawn By: BNL Checked By: TEM

**West Buffer
 Planting Plans**

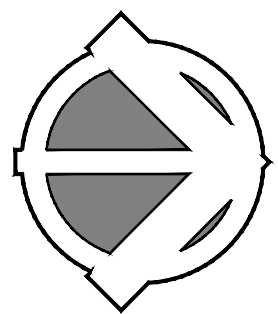
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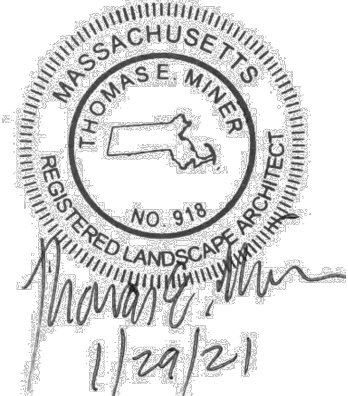
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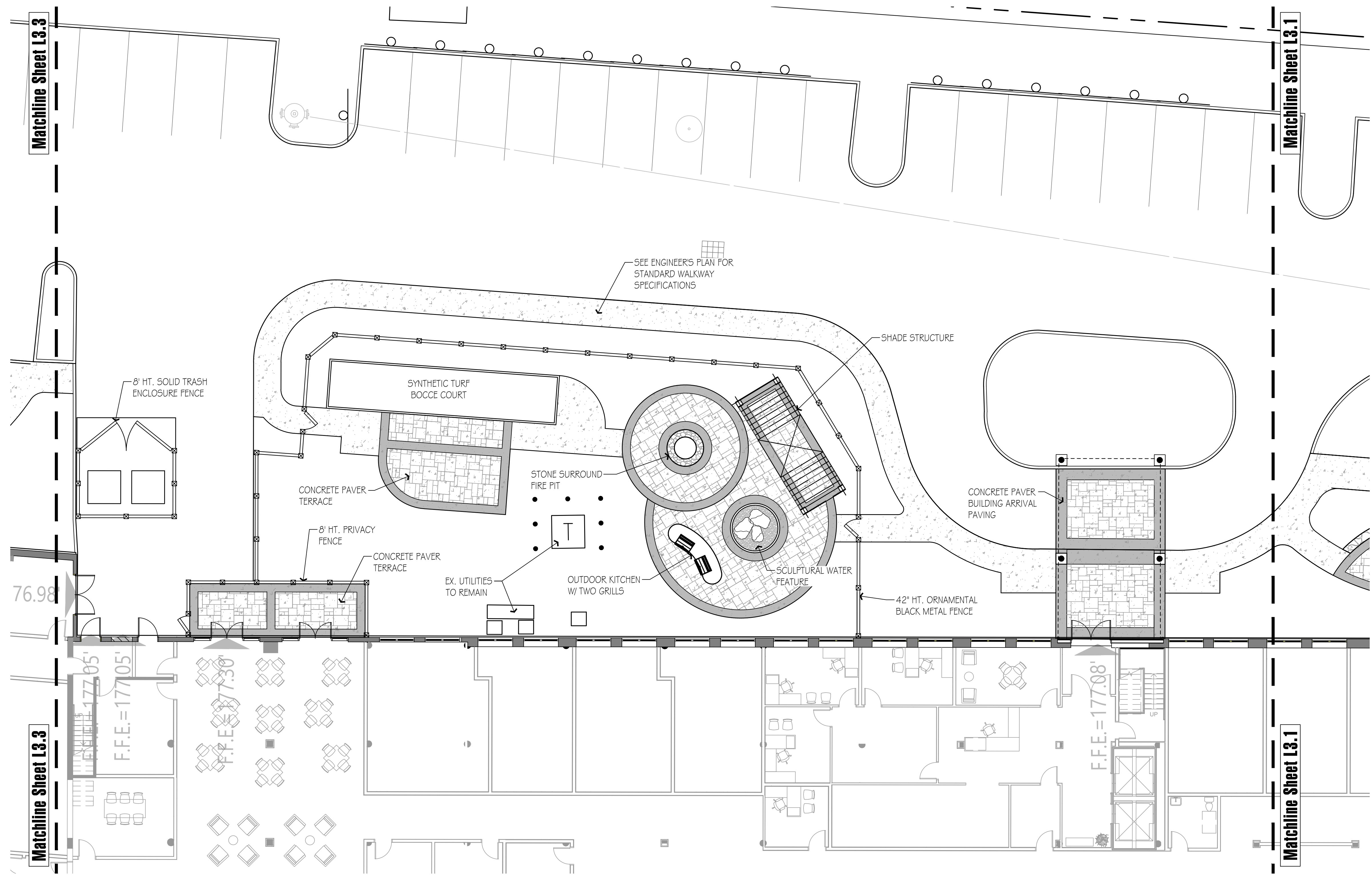
Drawn By: BNL Checked By: TEM

**North Materials
Plan**

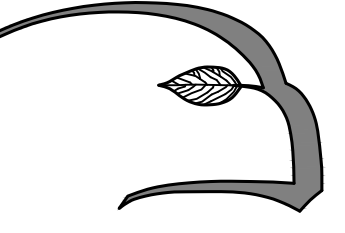
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Sheet: **L3.1**

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SCALE: 1" = 10'
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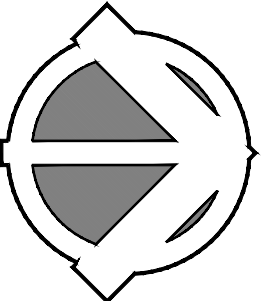


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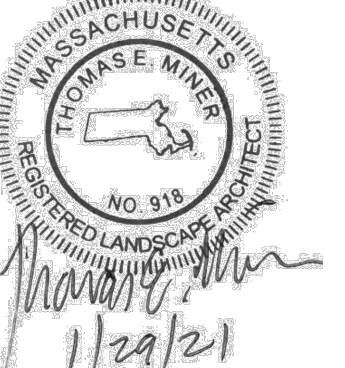
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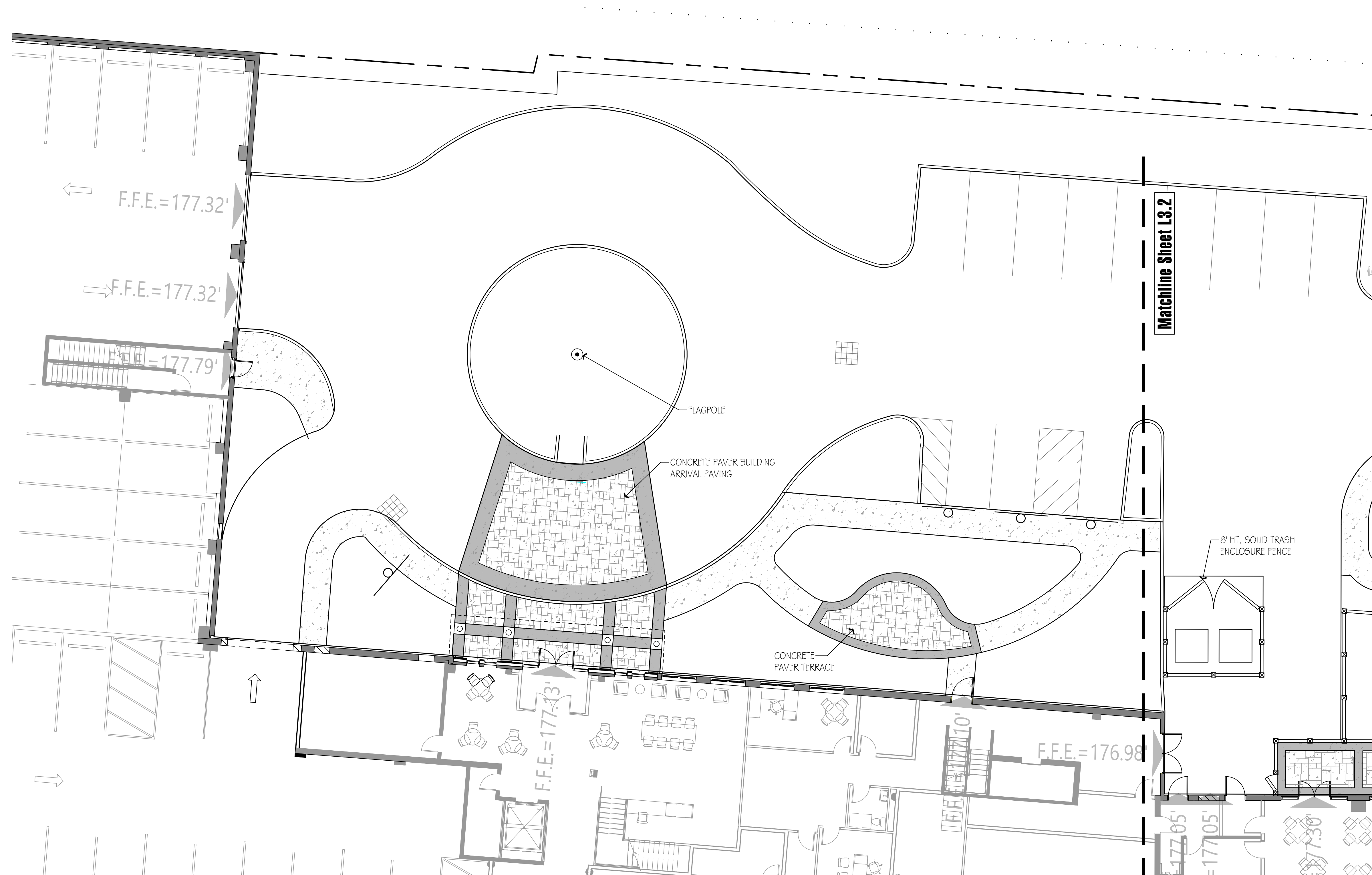
The Residence at Carter Mill
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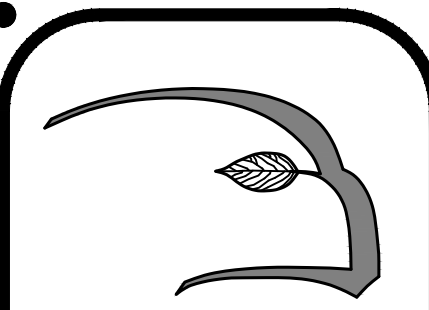
**Building Arrival &
Resident Courtyard
Materials Plan**

Scale: 1" = 10'-0"

Sheet: **L3.2**

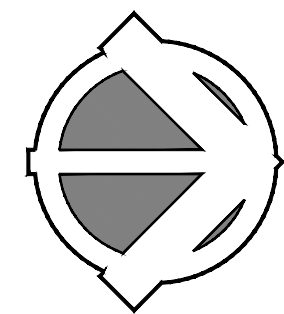


0 10 20 30 feet
SCALE: 1" = 10'
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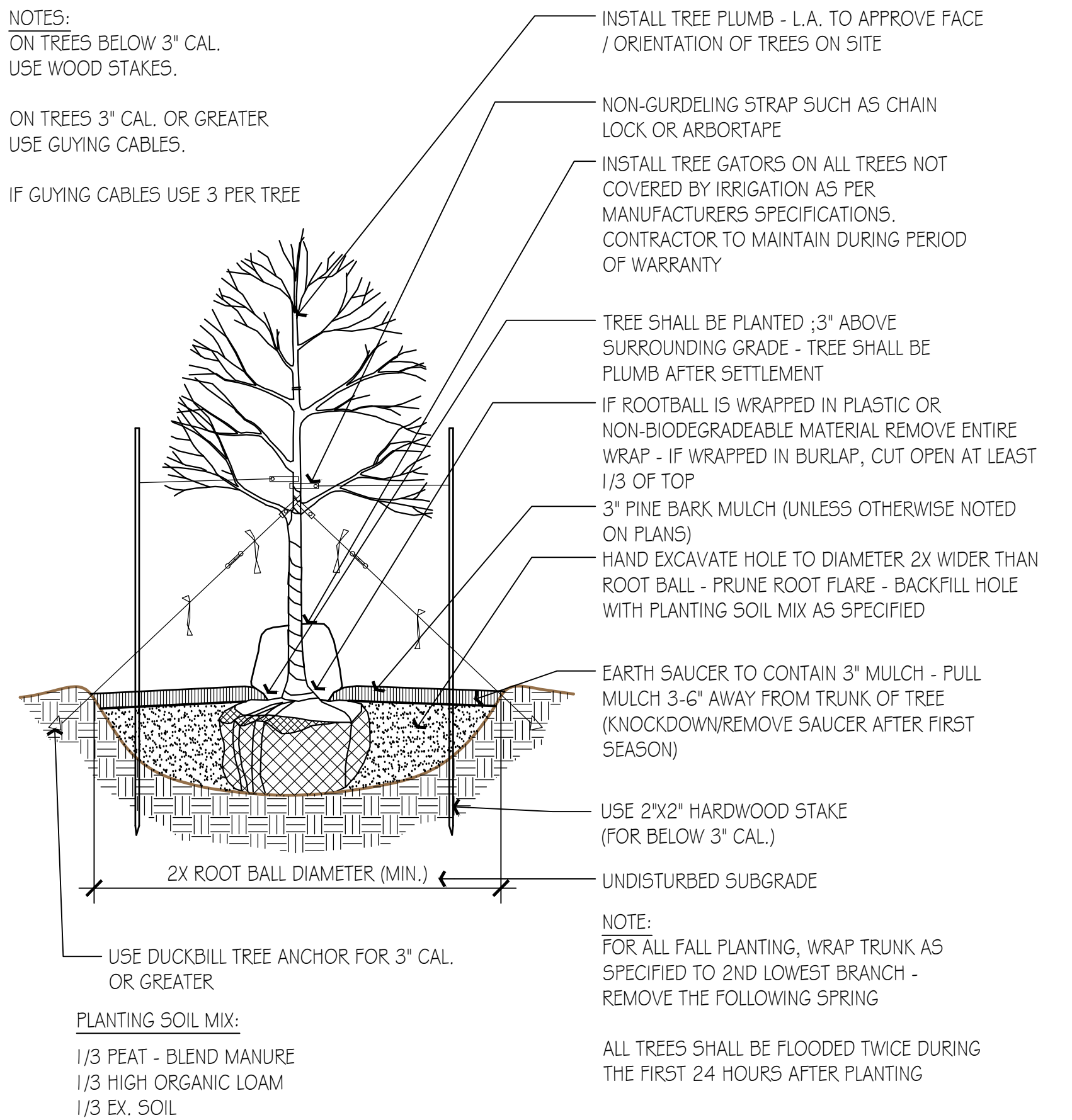
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**Assisted Living
Entrance Materials
Plan**

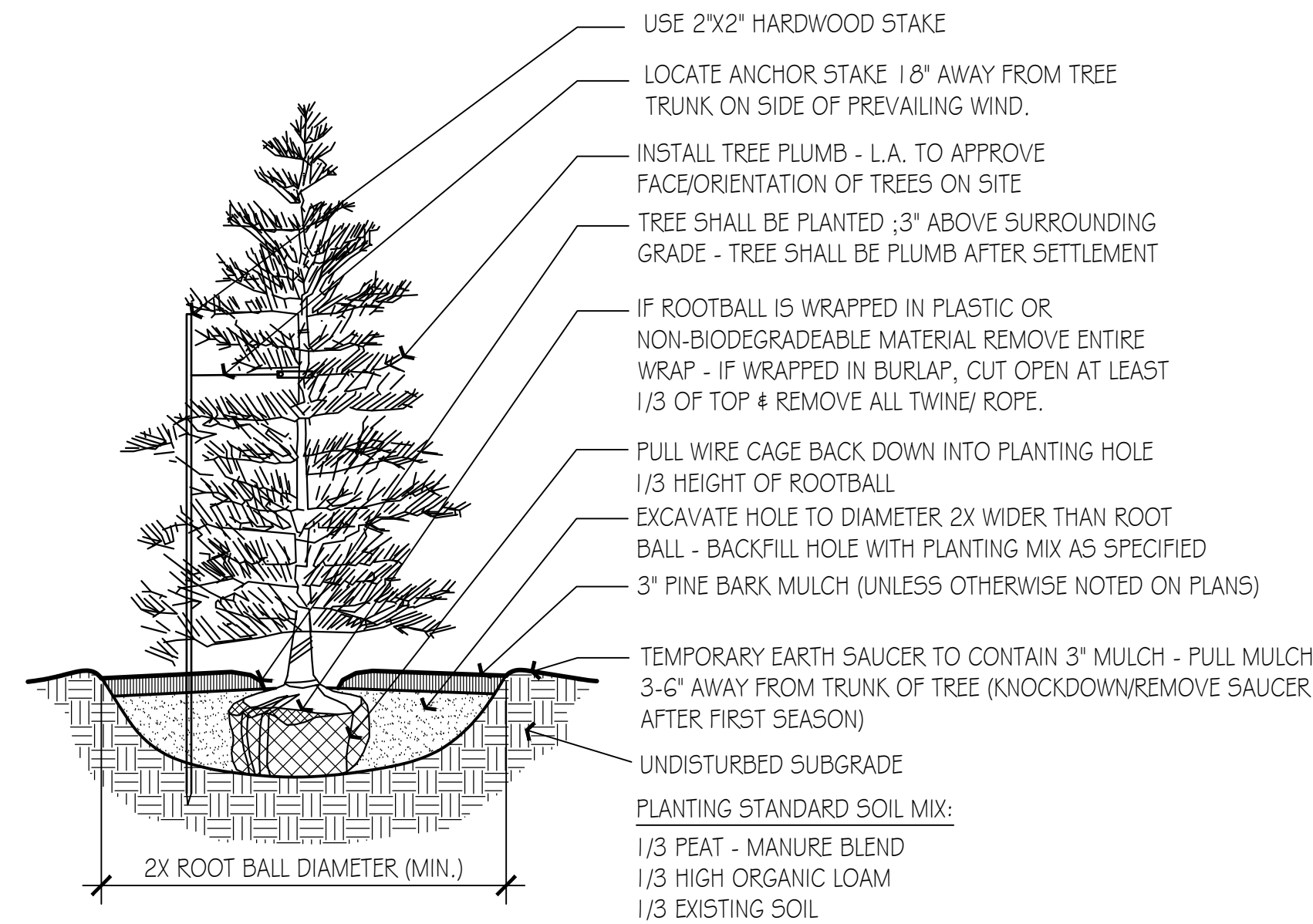
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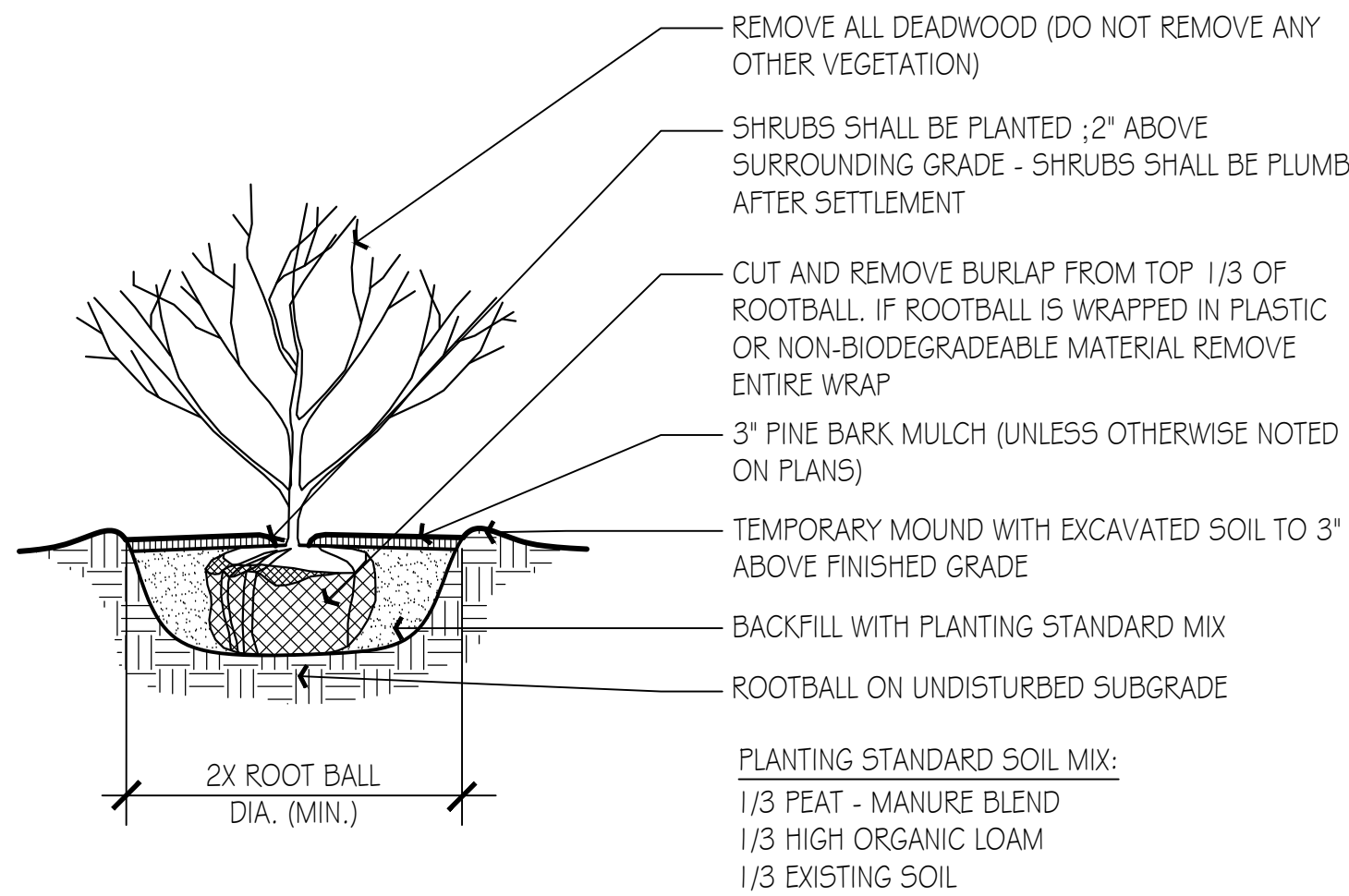
1 Deciduous Tree Planting

Scale: N.T.S.



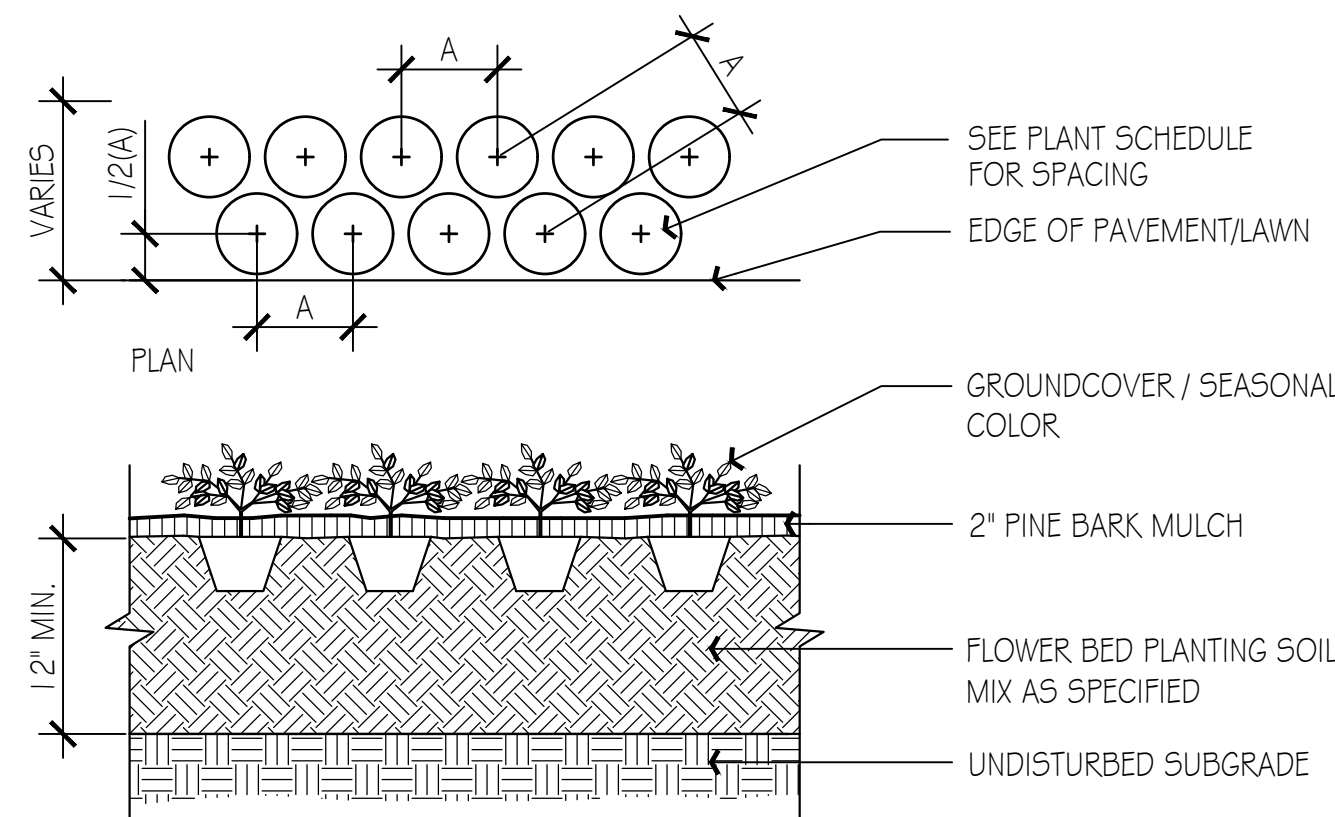
2 Conifer Tree Planting

Scale: N.T.S.



3 Shrub Planting

Scale: N.T.S.



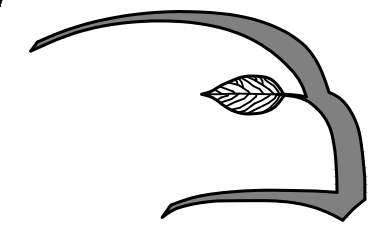
4 Perennial & Groundcover Planting

Scale: N.T.S.

Schedule of Soils

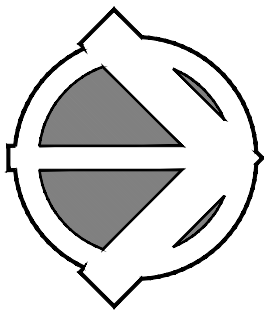
LOCATION	DEPTH	DESCRIPTION
GENERAL PLANTING BEDS	12"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
FLOWER BEDS	12"	SCREENED LOAM 1/3 PEAT - MANURE BLEND LIME - PELATIZED OR GROUND (50 LB. PER 100 SF.) GROUND BONE MEAL (50 LB. PER 100 SF.) 10-10-10 INORGANIC FERTILIZER (50 LB. PER 5000 SF.)
LAWNS - SOD & SEED	6"	6" SCREENED LOAM
PITS/TREE WELLS "STANDARD MIX" FOR BACKFILL	12"	SOIL MIX 'A' - 1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
AR-BR	5	Acer rubrum 'Bowhall Red'	Bowhall Columnar Red Maple	B & B	3-3.5" CAL.	
PA-B	4	Platanus acerifolia 'Bloodgood'	Bloodgood London Plane Tree	B & B	3-3.5" CAL.	
ZS-GV	5	Zelkova serrata 'Green Vase'	Green Vase Zelkova	B & B	3-3.5" CAL.	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
TP-G	22	Thuja plicata 'Green Giant'	Green Giant Arborvitae	B & B		8-10' HT.
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
AG-RH	11	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	B & B		6-7' HT.
CF-CP	6	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	B & B	3-3.5" CAL.	
HP-PG	2	Hydrangea paniculata 'PeeGee Tree'	Tree Form Pee Gee Tree Hydrangea	B & B	2-2.5" CAL.	
PS-C	9	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	B & B	3-3.5" CAL.	
SR-IS	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	3-3.5" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
B-GG	103	Buxus x 'Green Gem'	Green Gem Boxwood	Cont.		2' HT.
B-GM	18	Buxus x 'Green Mountain'	Green Mountain Boxwood	B & B		2-2.5' HT.
CA-H	43	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	B & B		18-24" HT.
HM-ES	19	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B & B		2-2.5' HT.
HP-B	33	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	Cont.		18-24" HT.
HP-BS	17	Hydrangea paniculata 'Bombshell'	Bombshell Hydrangea	Cont.		2-2.5' HT.
HS-D	3	Hibiscus syriacus 'Diana'	Diana Rose of Sharon	B & B		5-6' HT.
IC-GL	64	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	B & B		2-2.5' HT.
IC-S	4	Ilex crenata 'Steeds'	Steeds Japanese Holly	B & B		5-6' HT.
IG-S	135	Ilex glabra 'Shamrock'	Shamrock Inkberry	B & B		2-2.5' HT.
IM-DL	2	Ilex x meserveae 'Dragon Lady'	Dragon Lady Meserve Holly	B & B		5-6' HT.
IO-JP	1	Ilex opaca 'Jersey Princess'	Jersey Princess Holly	B & B		5-6' HT.
IV-RS	12	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	B & B		2-2.5' HT.
JH-BH	13	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	Cont.		18-24" SPD.
PA-H	75	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	2 GAL.		
PJ-P	15	Pieris japonica 'Prelude'	Prelude Andromeda	Cont.		2-2.5' HT.
PO-N	63	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	B & B		2-2.5' HT.
PO-SW	24	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	B & B		3-3.5' HT.
PV-S	26	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	3 GAL.		
R-CW	60	Rhododendron 'Cunningham's White'	Cunningham White Rhododendron	B & B		2-2.5' HT.
R-PG	19	Rhododendron 'Purple Gem'	Purple Gem Rhododendron	Cont.		18-24" HT.
R-S	18	Rhododendron 'Scintillation'	Scintillation Rhododendron	B & B		2-2.5' HT.
SJ-G	54	Spiraea japonica 'Goldflame'	Goldflame Spirea	Cont.		18-24" HT.
SV-S	8	Syringa vulgaris 'Sensation'	Sensation Lilac	B & B		5-6' HT.
TM-H	36	Taxus x media 'Hicksii'	Hicks Yew	B & B		3-3.5' HT.
TO-EG	85	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B		6-7' HT.
VD-AJ	22	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B		5-6' HT.
WF-DH	12	Weigela florida 'Dark Horse'	Dark Horse Weigela	Cont.		2-2.5' HT.
WF-MM	34	Weigela florida 'My Monet'	My Monet Weigela	Cont.		15-18" HT.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
LS-BB	110	Liriope spicata 'Big Blue'	Creeping Lily Turf	1 GAL.		
PER	420	Perennials	Assorted Perennials	1 gal		
PT	1,423	Pachysandra terminalis	Japanese Spurge	4"pot		



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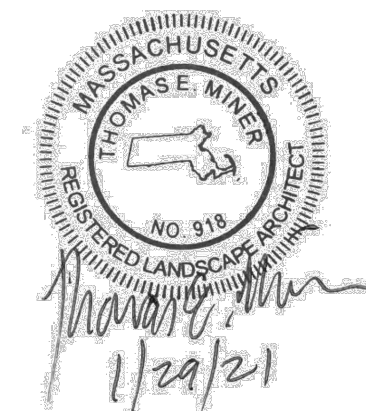
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Revisions:

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The Residence at Carter Mill
100 West Street Needham, Massachusetts
LCB Senior Living, 3 Edgewater Drive, Norwood, MA

Drawn By: BNL Checked By: TEM

**Plant Schedule
and Planting
Details**

Scale: As Noted

Sheet:

LD 1

Base plan information provided electronically by The Architectural Team of Chelsea, MA and Kelly Engineering Group of Braintree, MA

General Landscape Notes:

- 1.1) CONTRACTOR REQUIREMENTS:
A) ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS , FROM ALL FEDERAL, STATE AND LOCAL AUTHORITIES.
- B) THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR THE COMPLETE WORK SPECIFIED HEREIN AND SHOWN ON ALL THE DRAWINGS. THE CONTRACTOR SHALL PAY FOR ANY FEES NOT WAIVED.
- 1.2) UTILITIES:
A) LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES PRIOR TO DOING ANY EXCAVATION ON THE SITE. IF ANY WORK IS TO BE DONE AROUND UNDERGROUND UTILITIES, THE APPROPRIATE AUTHORITY OF THAT UTILITY MUST BE NOTIFIED OF THE IMPENDING WORK.
- B) UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACCOMMODATE UTILITY LOCATIONS. REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- C) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DONE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.
- 1.3) PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS WORK COMPLETED BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.
- 1.4) QUANTITIES: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES, AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANT IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF UNLABELED PLANTS IN PLAN FOR CLARIFICATION. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.
- 1.5) APPLICABLE PLANT MATERIALS STANDARDS: ALL PLANT MATERIALS ARE TO COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING METHODS WILL BE IN ACCORDANCE WITH SITE-SPECIFIC REQUIREMENTS.
- 1.6) PLANT HARDINESS: ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A USDA PLANT HARDINESS ZONE, WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.
- 1.7) PLANTING SEASONS: PLANTING SHALL ONLY OCCUR DURING SPECIFIED SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.
- 1.8) PLANT SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASON FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES THAT HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.
- 1.9) THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO INSPECT ALL PLANT MATERIALS AT THE NURSERY, UPON SITE DELIVERY AND DURING INSTALLATION TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.
- 1.10) MINIMUM SIZES: ALL PLANTS 3" OR GREATER IN HEIGHT OR SPREAD SHALL BE BALLED AND BURLAPPED. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUMS ON WHICH THE PLANTS ARE TO BE JUDGED.
- 1.11) DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, AND REPLACED WITH THE SAME PLANT & SIZE REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AND LANDSCAPE ARCHITECT AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- 1.12) PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT EXCEPT WHERE NOTED ON THE PLANS. CONTRACTORS WHO REMOVE EXISTING TREES WITHOUT WRITTEN APPROVAL WILL BE REQUIRED TO MAKE REMEDIES DETERMINED BY THE GOVERNING URBAN FORESTER OR EQUIVALENT AUTHORITY. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON THE PLANS.
- 1.13) ALL DISTURBED AREAS NOT TO RECEIVE PLANT MATERIALS ARE TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS. SEE SECTION 4.0.
- 1.14) LEDGE BOULDERS: IF DURING SITE EXCAVATION, LEDGE BOULDERS ARE AVAILABLE, THESE ARE TO BE STOCKPILED FOR USE IN EARTH BERMS IF APPLICABLE, WITH HAWK DESIGN, INC. PRIOR TO INSTALLATION. THIS ITEM WILL ONLY APPLY IF SO SPECIFIED ON DRAWINGS. BOULDERS SIZES TO BE STOCKPILED WILL RANGE FROM TWO TO FIVE FEET IN DIAMETER. SEE APPROPRIATE DETAIL FOR INSTALLATION COORDINATION.
- 1.15) SLEEVES: LANDSCAPE OR SITE CONTRACTOR SHALL PLACE INDIVIDUAL SLEEVES FOR LIGHTING AND IRRIGATION UNDER ANY PROPOSED WALKWAY OR VEHICULAR ROADWAY PRIOR TO INSTALLATION. COORDINATE SLEEVE LOCATIONS WITH IRRIGATION AND LIGHTING CONTRACTORS PRIOR TO INSTALLATION.
- 1.16) DO NOT CLOSE OR OBSTRUCT ANY STREET, SIDEWALK, ALLEY OR PASSAGEWAY WITHOUT PRIOR NOTIFICATION AND PERMISSION. CONDUCT OPERATIONS AS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE USE ORDINARILY MADE OF ROADS, DRIVEWAYS, ALLEYS, SIDEWALKS OR OTHER FACILITIES NEAR ENOUGH TO THE WORK TO BE EFFECTED THEREBY.

Planting Materials:

- 2.1) PLANTING MATERIAL ITEMS IN SECTION 2.0 ARE TO BE INCORPORATED DURING PLANT INSTALLATION UNLESS OTHERWISE DEEMED UNNECESSARY IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. SEE SECTION 3.1.
- MULCH - MULCH WILL BE DOUBLE-SHREDDED PINE BARK MULCH.
- TREES AND SHRUBS SHALL RECEIVE AN EVEN 3" MULCH LAYER.
- GROUNDCOVERS, PERENNIALS AND ANNUALS SHALL RECEIVE AN EVEN 2" MULCH LAYER.
- MANURE- TO BE WELL ROTTED, ODORLESS, UNLEACHED COW MANURE, CONTAINING NOT MORE THAN 15% BEDDED MATERIALS SUCH AS STRAW, WOOD CHIPS OR SHAVINGS, AGED NOT LESS THAN TWO YEARS OLD.
- HERBICIDE- A PRE-EMERGENCE WEED KILLER IS TO BE USED ON ALL LAWN AND PLANTING AREAS PRIOR TO INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS. *HERBICIDES ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.
- FERTILIZER- ALL TREES AND SHRUBS TO HAVE SLOW RELEASE PACKET OR PELLET PLACED INTO THE PLANT PIT WITH A MINIMUM ANALYSIS OF 10-10-10. ALL GROUNDCOVERS, PERENNIALS AND ANNUALS ARE TO RECIEVE A BROADCAST APPLICATION OF A 14-14-14 FERTILIZER AT 3 LB PR 100 SQ. FT. APPLY AS PER MANUFACTURER'S INSTRUCTIONS. *FERTILIZERS ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.
- TOPSOIL- ACCEPTABLE TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THIER ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER ONE INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- SOIL AMENDMENTS: APPLY AS NECESSARY ACCORDING TO SOIL TEST RESULTS, AS PER MANUFACTURES SPECIFICATIONS.
- ANTI-DESICCANT- "WILT PRUP" NCF OR EQUAL APPLY AS PER MANUFACTURERS' SPECIFICATIONS.
- 3.1) SOIL TESTING: LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS PRIOR TO ANY PLANT INSTALLATION TO DETERMINE ANY NECESSARY AMENDMENTS TO THE EXISTING SOIL CONDITIONS FOR SEEDING AND PLANTING. THE ANALYSIS WILL ALSO BE REQUIRED FOR ESTABLISHING THE FERTILIZER PROGRAM REQUIRED. COORDINATE RESULTS AND PROVIDE WRITTEN RECOMMENDATIONS TO HAWK DESIGN, INC. 15 DAYS PRIOR TO INSTALLATION.
- 3.2) ALL PLANTS SHALL BE TRANSPORTED TO THE SITE IN COVERED TRUCKS, TARPAULIN COVERS SHALL BE UTILIZED TO PREVENT WIND DAMAGE OF LOAD.
- 3.3) DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS MOIST. DO NOT STORE PLANT MATERIAL ON PAVED AREAS. ROOTS OR BALLS SHALL BE PROTECTED FROM THE SUN OR DRYING WINDS. AS REQUIRED BY TEMPERATURE OR WIND CONDITIONS, APPLY ANTI-DESICCANT EMULSION TO PREVENT DRYING OUT OF PLANT MATERIALS.
- 3.4) CONDITIONS FOR PLANT REJECTION:
A) REJECT PLANTS WHEN BALL OF EARTH SURROUNDING ROOTS HAS BEEN CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING.
- B) WHEN BURLAP, STAVES AND ROPES REQUIRED IN CONNECTION WITH TRANSPLANTING HAVE BEEN DISPLACED PRIOR TO ACCEPTANCE.
- C) WIND DAMAGED PLANT MATERIAL FROM POOR TARPAULIN COVER PROCEDURES ARE SUBJECT TO REJECTION.
- 3.5) ALL PLANT MATERIAL, WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY, SHALL BE SET ON THE GROUND IN A SHADED LOCATION AND SHALL BE TEMPORARILY PROTECTED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. TEMPORARY WATERING OR IRRIGATION SHALL BE INCORPORATED AND REGULARLY CONDUCTED ON PLANTINGS IN HOLD AREAS.
- 3.6) IN CASE OF CONFLICTS DURING CONSTRUCTION WITH UTILITIES, ROCK MATERIALS, TREE ROOTS OR OTHER OBSTRUCTIONS FOR THE EXCAVATION OF SHRUB BEDS AND TREE PITS. CONTACT LANDSCAPE ARCHITECT FOR APPROVED ALTERNATE LOCATIONS.
- 3.7) SOIL PERMABILITY: TEST DRAINAGE OF PLANTING BEDS AND PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 3.8) SOIL EXCAVATIONS:
A) EXCAVATE TREE PITS AND SHRUB BEDS TO DEPTHS REQUIRED BY PLANTING DETAILS. ALL PITS SHALL BE CIRCULAR IN OUTLINE, EXCEPT FOR WHOLE BEDS. SEE APPROPRIATE PLANTING DETAILS.
- B) SOIL EXCAVATIONS FOR BALLED & BURLAP AND CONTAINER PLANTINGS MUST BE NO LESS THAN 2X ROOT BALL DIAMETER, SEE PLANTING DETAILS. IF QUESTIONABLE SUBSURFACE SOIL CONDITIONS EXIST SUCH AS POOR DRAINAGE CONDITIONS, RUBBLE OR OBSTRUCTIONS, REPORT TO THE LANDSCAPE ARCHITECT AND CONSTRUCTION MANAGER BEFORE PLANTING.
- 3.9) GRADING:
A) VERIFY GRADES PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.
- B) POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDINGS (REFER TO ENGINEERS GRADING PLANS). REPORT ANY CONFLICTS TO HAWK DESIGN, INC. PRIOR TO INSTALLATION.
- C) FINISH GRADE OF PLANTINGS SHALL BE EQUIVALENT TO FORMER EXISTING GRADE OF PLANT IN THE NURSERY.
- 3.10) BALLED AND BURLAPED (B&B) MATERIALS:
A) CUT WIRE BASKETS ONCE IN THE PLANT PIT AND PEEL WIRE BACK.
- B) TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL

Plant Installation Cont'd

- 3.11) CONTAINER GROWN STOCK: SHALL BE REMOVED FROM CONTAINER BY CUTTING CONTAINER AWAY TO AVOID ROOT DAMAGE TO PLANT ROOT SYSTEM. IF PLANT ROOT IS BOUND, SLICE ROOT BALLS APPROXIMATELY 2" DEEP WITH KNIFE OR SHARP SPADE.
- 3.12) DO NOT USE MUDDY OR FROZEN SOIL TO BACKFILL PLANTINGS.
- 3.13) WATERING: THOROUGHLY WATER UNTIL SOIL IS SATURATED AROUND ALL TREES AND SHRUBS AFTER PLANTING AND THROUGHOUT THE TIME PERIOD UNTIL FINAL ACCEPTANCE FROM CLIENT. DURING DRY CONDITIONS, WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT-FREE CONDITION.
- 3.14) PRUNING: TREES SHALL BE PRUNED TO BALANCE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR NATURAL CHARACTER AND TYPICAL GROWTH HABIT. PRUNING SHALL BE RESTRICTED IN GENERAL TO THE SECONDARY BRANCHES AND SUCKER GROWTH. ALL CUTS TO BE FLUSH WITH TRUNK. DO NOT CUT A LEADER. THE LANDSCAPE ARCHITECT WILL REJECT ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES. ALL PRUNING CUTS SHALL REMAIN UNPAINTED.
- 3.15) STAKING AND GUYING: ALL TREES TO BE STAKED AND GUYED WITHIN 48 HOURS OF PLANTING. METHODS AND MATERIALS FOR STAKING AND GUYING ARE ILLUSTRATED IN INDIVIDUAL PLANTING DETAILS. NEATLY FLAG ALL GUY WIRES WITH ROT RESISTANCE YELLOW TREE MARKING RIBBON.
- 3.16) STAKE OUT PLANT LOCATIONS: PRIOR TO PLANTING THE CONTRACTOR SHALL LAYOUT THE EXTENT OF THE PLANT BEDS AND PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT.
- 3.17) PLANTING FIELD ADJUSTMENTS:
A) THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITES.
- B) LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS OR UNDER BUILDING OVERHANGS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES IN PLANTING PLAN VS. FIELD CONDITIONS.
- C) SHRUBS PLANTED NEAR HVAC UNITS ARE TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN ONE FOOT (1') AIRSPACE BETWEEN THE UNIT AND THE PLANT. ANY PLANTING SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIAL AROUND THE CONDENSERS AND ADJUST THE OTHER PLANTING ACCORDINGLY.
- 3.18) PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE, FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF PLANT BEDS SHALL SHARE THE SAME MULCH BEDS.
- 3.19) A.D.A. - THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE THAT A 7 FOOT VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIANS SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD TO SLIGHTLY MINIMIZE BRANCH OVERHANG AND COMPLY WITH THE A.D.A. ACT.
- 3.20) TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM RETAINING WALLS AND WALKS WITHIN THE PROJECT. IF A CONFLICT ARISES BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

Seeding and Sodding:

- 4.1) SEEDING OF LAWN AREAS: GRASS SEED APPLICATION SHALL BE SPREAD AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET, SEEDING SHALL BE ACCOMPLISHED BY MEANS OF A HYDRO-SEEDING PROCESS.
- 4.2) WATERING OF SEEDED AREAS: 24 HOURS AFTER HYDRO SEEDING, THE CONTRACTOR SHALL WATER THE SEEDED AREA LIGHTLY AND SUFFICIENTLY TO A DEPTH OF TWO INCHES (2") 2 TIMES A DAY (BETWEEN THE HOURS OF 7 PM AND 7 AM), UNTIL THE SEEDS ARE ESTABLISHED.
- 4.3) SEEDED AREA PROTECTION: THE CONTRACTOR SHALL ERECT SUITABLE SIGNS AND BARRICADES NOTIFYING THE PUBLIC TO KEEP OFF THE SEEDED AREAS UNTIL WELL ESTABLISHED. ANY TRAFFIC DAMAGE AND VANDALISM THAT MAY OCCUR PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE REPAIRED AND RESEEDED AT THE OWNERS EXPENSE. ANY DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- 4.4) LAYING OF SOD: A KENTUCKY BLUEGRASS SOD MIX - BY LOCAL SOURCE AS SELECTED BY CONTRACTOR, SHALL BE FRESHLY CUT FROM THE SAME FIELD WITH 1/2 -3/4 INCHES OF SOIL. SOD SHALL BE LAID IMMEDIATELY WITH ANY STORED SOD BEING UNROLLED GRASS SIDE UP AND KEPT WATERED. LAY COURSES TIGHTLY TOGETHER WITHOUT OVERLAPPING WITH THE JOINTS STAGGERED. AFTER SODDING IS COMPLETE, ROLL LIGHTLY. THE CONTRACTOR SHALL WATER THE SODDED AREAS TO A DEPTH OF AT LEAST SIX INCHES AFTER THE SODDING PROCESS. OWNER SHALL THEN BE RESPONSIBLE FOR WATERING. THE FREQUENCY SHALL BE DETERMINED BY RAIN FALL AND WINDS WITH THE UPPER TWO OR THREE INCHES OF SOIL NOT DRYING OUT MARKEDLY.
- 4.5) SODDED AREA: INSPECTION AND ACCEPTANCE: FOUR WEEKS AFTER CONTRACTOR COMPLETES INSTALLATION, LANDSCAPE ARCHITECT SHALL INSPECT THE LAWN TO DETERMINE THE ACCEPTABILITY OF THE INSTALLATION. SODDED AREAS FAILING TO SHOW ADEQUATE ROOTING INTO THE SUBSOIL, OVERLAPPING, COURSE SEPARATION, UNEVENNESS OF THE SURFACE, UNEVEN COURSE COLOR AND EXCESSIVE BROADLEAF WEED CONTENT SHALL BE REPLACED. THE COST SHALL BE BORNE BY THE CONTRACTOR EXCEPT WHERE VANDALISM OR NEGLECT ON THE PART OF OTHERS NOT UNDER THE CONTRACTORS CONTROL HAS RESULTED IN DAMAGE.
- 4.6) FINAL APPROVAL: SEEDED AND SODDED AREAS WILL RECEIVE FINAL APPROVAL IF COVERAGE IS FULL AND CONSISTENT, FREE OF BARE SPOTS AND WEED FREE. WHEN GRASS IS CUT AT 2" HEIGHT NO SOIL SHOULD BE VISIBLE. SOD AREAS MUST HAVE RECEIVED A MINIMUM OF TWO MOWINGS. AREAS SODDED AFTER NOVEMBER 1ST WILL BE ACCEPTED THE FOLLOWING SPRING - ONE MONTH AFTER THE START OF THE GROWING SEASON, IF THE ABOVE CRITERIA HAS BEEN MET.

Maintenance:

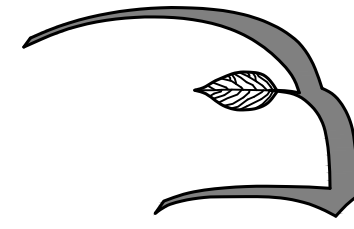
- 5.1) MAINTENANCE DURING INSTALLATION: MAINTENANCE OPERATIONS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE AS REQUIRED UNTIL FINAL ACCEPTANCE AND THEN FOR THE GUARANTEE PERIOD. PLANTS SHALL BE KEPT IN A HEALTHY, GROWING CONDITION BY WATERING, PRUNING, SPRAYING, WEEDING AND ANY OTHER NECESSARY OPERATIONS OF MAINTENANCE. PLANT SAUCERS AND BEDS SHALL BE KEPT FREE OF WEEDS, GRASS AND OTHER UNDESIRED VEGETATION. PLANTS SHALL BE INSPECTED AT LEAST ONCE PER WEEK BY THE CONTRACTOR DURING THE INSTALLATION PERIOD AND ANY NEEDED MAINTENANCE IS TO BE PERFORMED PROMPTLY.
- 5.2) GRASS AND WEED CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING ALL GRASS AROUND LANDSCAPE BEDS AND INDIVIDUAL TREES AND SHRUBS UNTIL FINAL ACCEPTANCE. WEED CONTROL AREAS SHALL INCLUDE ALL LANDSCAPE BEDS AND THE AREA WITHIN 2 FEET OF THE OUTER EDGE OF THE MULCH AREA OR INDIVIDUAL TREE/SHRUBS.
- 5.3) THE CONTRACTOR SHALL WATER, FERTILIZE, WEED, CULTIVATE, REMULCH, SPRAY TO CONTROL INSECT INFESTATION AND DISEASE AND PERFORM ANY OTHER GOOD HORTICULTURAL PRACTICE NECESSARY TO MAINTAIN THE PLANTS IN A LIVING HEALTHY CONDITION UPON THE TIME FOR TERMINATION OF HIS RESPONSIBILITY FOR CARE AS SET OUT HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTS THROUGHOUT LIFE OF THE CONTRACT.
- 5.4) ALL PLANTS STOLEN, DAMAGED OR DESTROYED BY FIRE, AUTOMOBILES, VANDALISM OR ANY OTHER CAUSE, WITH THE EXCEPTION OF PLANTS DAMAGED OR DESTROYED BY THE OWNERS MAINTENANCE OPERATIONS, SHALL BE REPLACED BY THE OWNER PRIOR TO THE DATE OF FINAL ACCEPTANCE.
- 5.5) LANDSCAPE CONTRACTOR SHALL PREPARE MAINTENANCE SPECIFICATIONS AND SCHEDULE ANNUAL CARE OF ALL PLANTED AND LAWN AREAS INCLUDING FERTILIZING, WEEDING, MULCHING, BED EDGING, PRUNING AND PEST PREVENTION AND TREATMENT.

Plant Material Guarantee:

- *CONTRACTOR SHALL GUARANTEE IN WRITING ALL PLANT MATERIAL AND LANDSCAPE IMPROVEMENTS FOR A PERIOD OF ONE YEAR. THE GUARANTEE IS TO INCLUDE THE FOLLOWING:
- 6.1) INSPECTIONS: PERFORM PERIODIC INSPECTIONS DURING GUARANTEE PERIOD WITH RESULTING WRITTEN REPORTS TO OWNER, PROJECT ADMINISTRATOR AND LANDSCAPE ARCHITECT STATING CONDITIONS AND RECOMMEND MAINTENANCE MODIFICATIONS. THE CONTRACTOR MUST CONTACT THE OWNER AND LANDSCAPE ARCHITECT AT LEAST 10 DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S).
- 6.2) REMOVAL AND REPLACEMENT OF PLANTS PROVIDED BY CONTRACTOR TO BE DONE WITHIN THIRTY DAYS OF NOTIFICATION BY OWNER OF THEIR UNSATISFACTORY CONDITION DURING GROWING SEASONS. REPLACEMENT MATERIALS MUST BE EQUAL IN TYPE AND SIZE PER THE PROJECTS PLANT LIST.
- 6.3) WHEN REPLACEMENT PLANT SPECIES IS EITHER NOT READILY AVAILABLE OR NO LONGER SUITABLE TO EXISTING SITE CONDITIONS WRITTEN NOTICE RECOMMENDATION OF SUBSTITUTION TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT WITHIN FIFTEEN DAYS FOR APPROVAL.
- 6.4) REMOVAL OF TREE'S SUPPORTS AND DEAD LIMBS PRIOR TO END OF GUARANTEE INSPECTION PERIOD.
- 6.5) CONTINUE WITH MAINTENANCE, SEE SECTION 5.0
- 6.6) GUARANTEE SHALL BEGIN UPON DATE OF FINAL ACCEPTANCE FROM OWNER AND WILL CONTINUE FOR ONE YEAR.

Site Cleanup:

- 7.1) SITE WORK CONDITIONS: EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY WHEN PLANTING IN AN AREA HAS BEEN COMPLETED, THE AREA SHALL BE CLEARED OF ALL DEBRIS, SOIL PILES AND CONTAINERS DAILY. WHERE EXISTING GRASS AREAS HAVE BEEN DAMAGED OR SCARRD DURING PLANTING OPERATIONS, THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS AT HIS EXPENSE.
- 7.2) CLEAN PAVED AREAS UTILIZED FOR HAULING OR EQUIPMENT STORAGE AT END OF EACH WORKDAY.
- 7.3) MAINTAIN VEHICLES AND EQUIPMENT IN CLEAN CONDITION TO PREVENT SOILING OF ROADS, WALKS OR OTHER PAVED OR SURFACED AREAS.
- 7.4) REMOVE PROTECTIVE BARRIERS AND WARNING SIGNS AT TERMINATION OF LAWN ESTABLISHMENT.

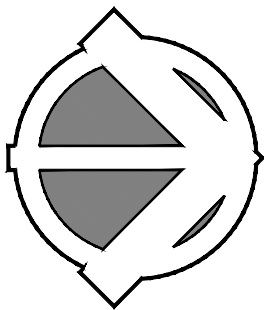


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HAWK DESIGN, INC. 2021

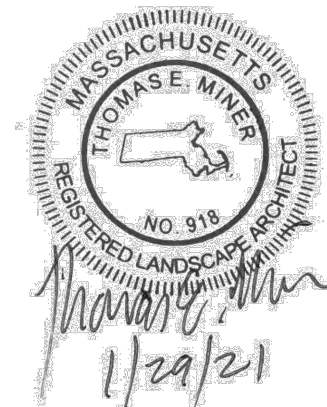
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Date: 1/29/21

Revisions:

Num. Date Description



The Residence at Carter Mill

100 West Street Needham, Massachusetts

LCB Senior Living, 3 Edgewater Drive, Norwood, MA

Drawn By: BNL

Checked By: TEM

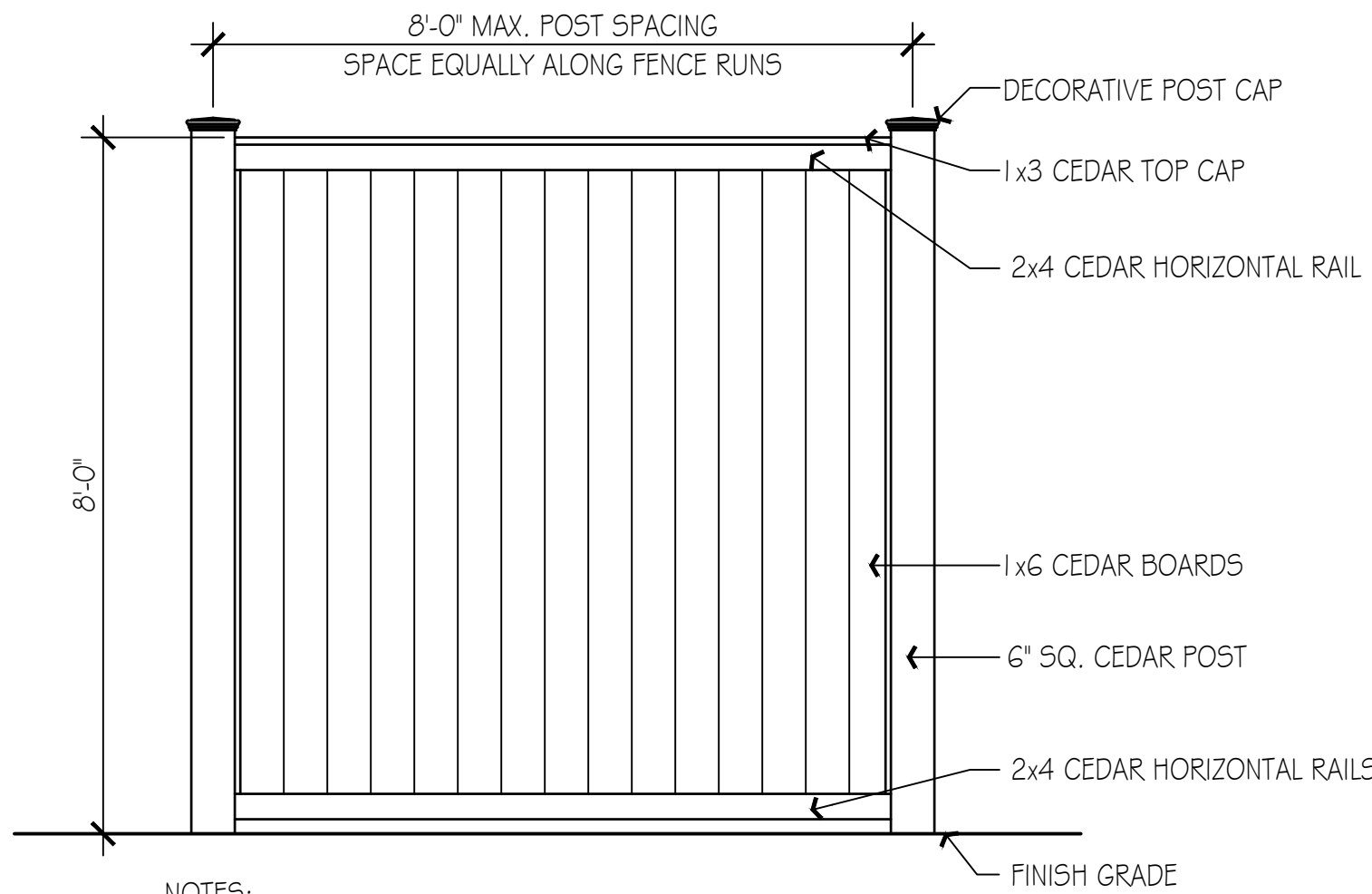
Planting
Notes

Scale: As Noted

Sheet:

LD 2

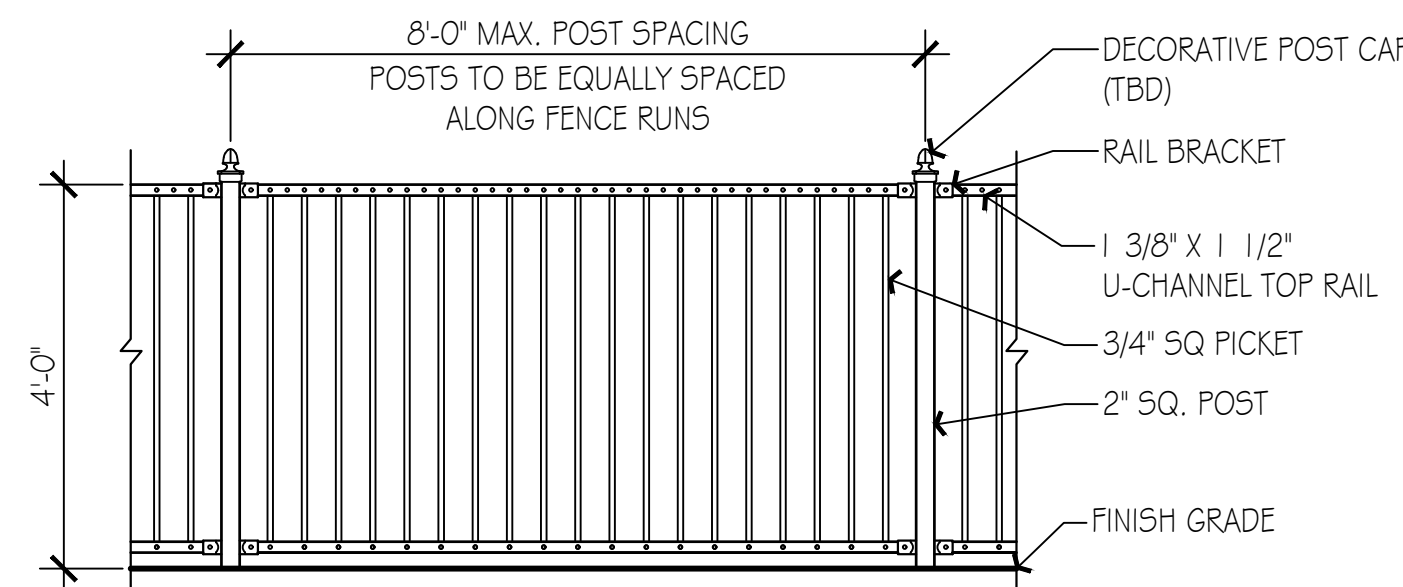
Base plan information provided electronically by The Architectural Team of Chelsea, MA and Kely Engineering Group of Braintree, MA



- NOTES:
1. TOP CAP TO HAVE 5% WATER SHED
 2. ALL SCREWS AND FASTENERS TO BE STAINLESS STEEL
 3. ALL FASTENERS AND PLUGS SHOULD BE ALIGNED TO FORM A PATTERN AND SANDED SMOOTH

1 8' Height Privacy Fence

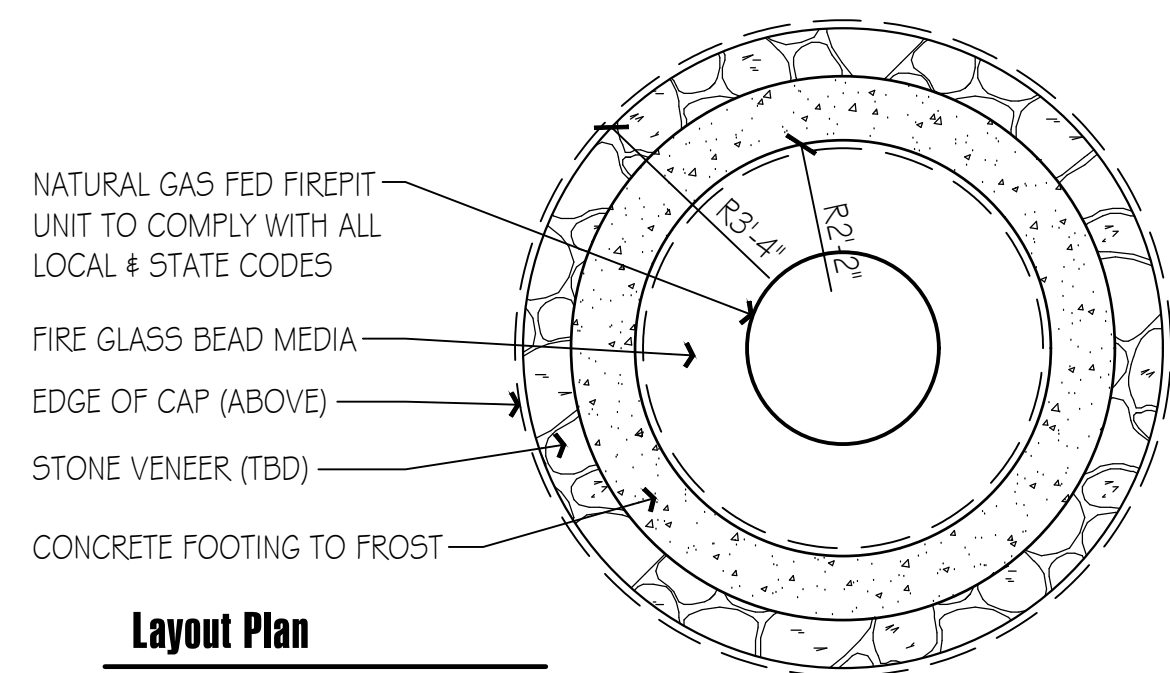
Scale: 1/2" = 1'-0"



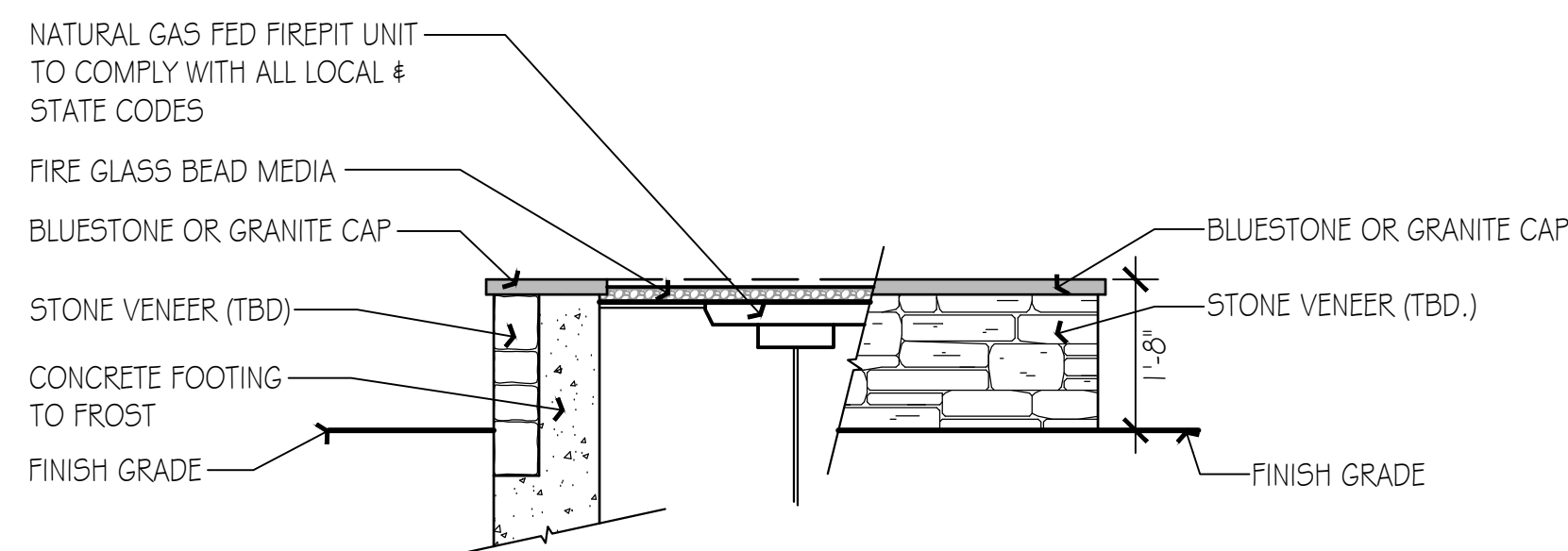
- NOTES:
1. ALL FENCE COMPONENTS TO BE POWDER COATED BLACK COLOR

2 48" Height Ornamental Metal Fence

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



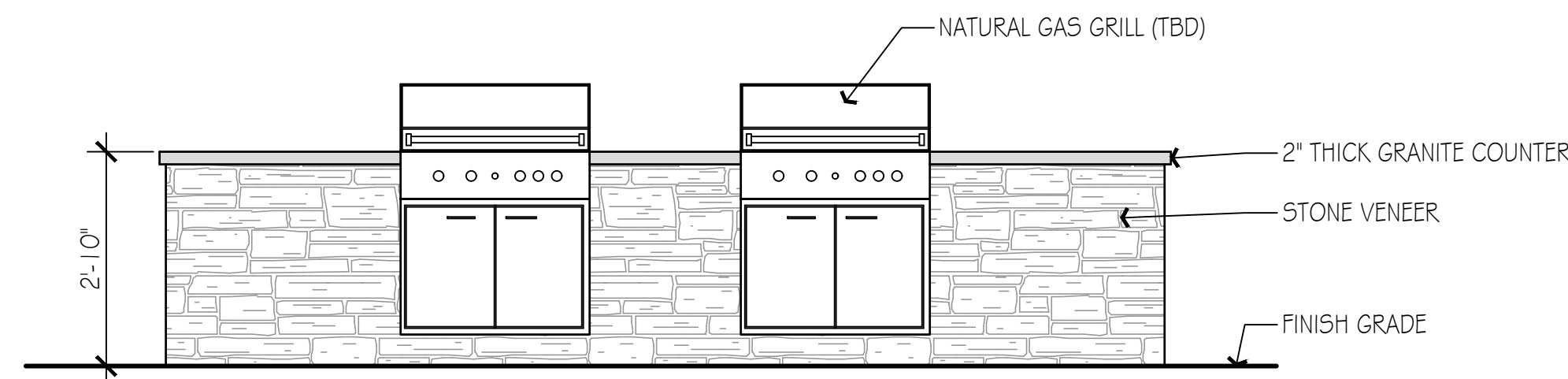
Layout Plan



Section - Elevation

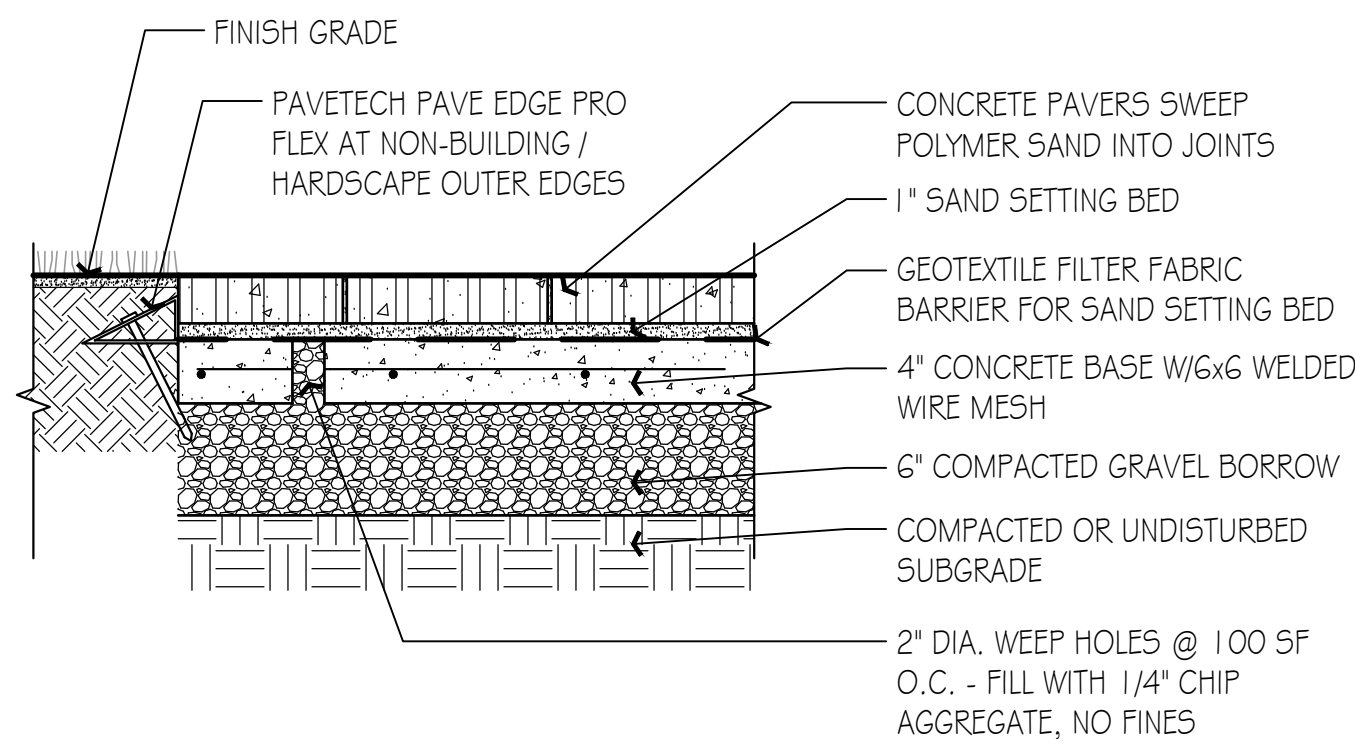
3 Fire Pit (Natural Gas)

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



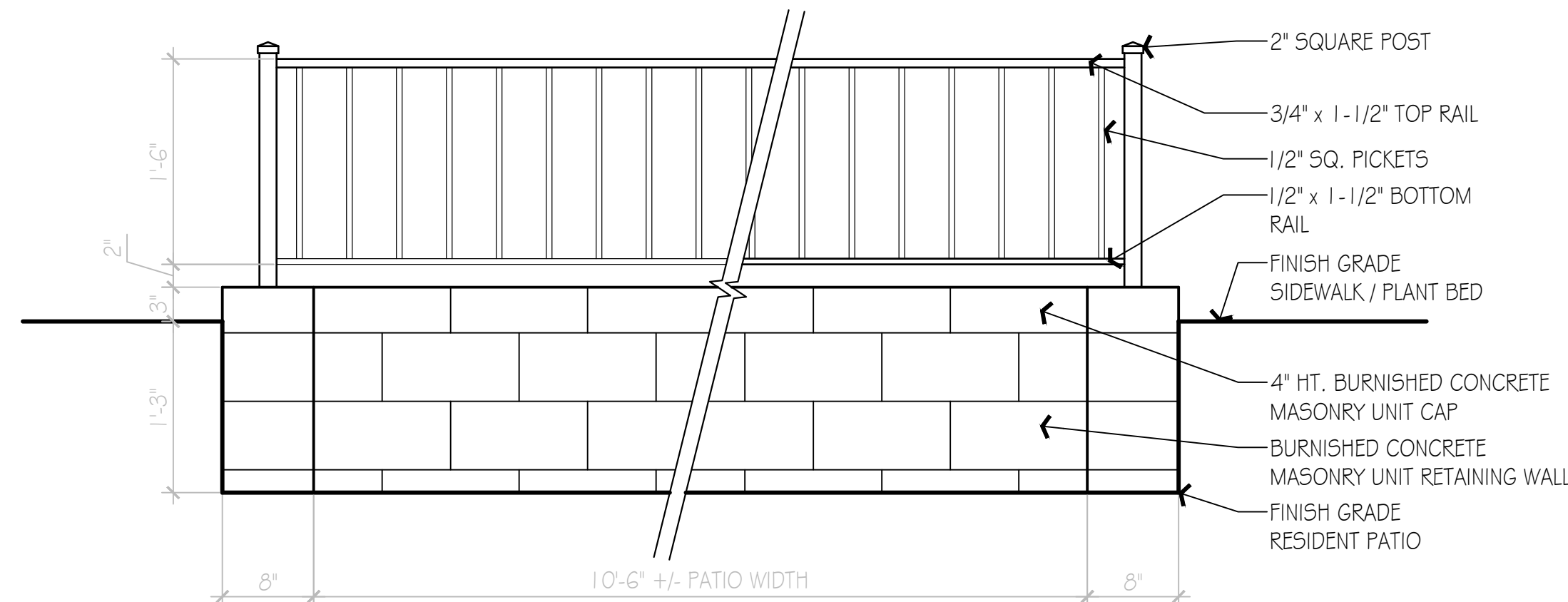
4 Outdoor Kitchen Area

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



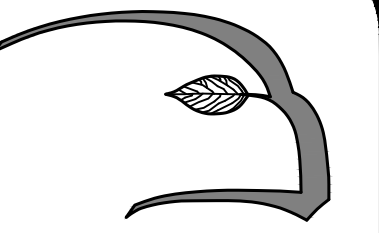
5 Brick Paver

Scale: 1" = 1'-0"



6 Resident Patio Retaining Wall and Fence

Scale: 1" = 1'-0"

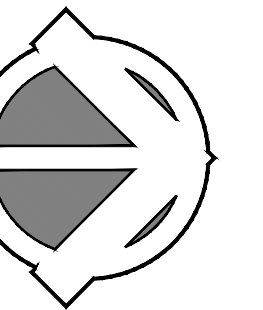


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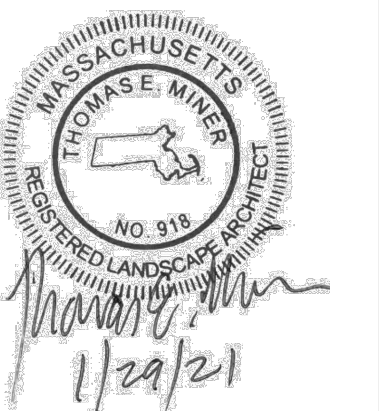
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Date: 1/29/21

Revisions:

Num. Date Description



The Residence at Carter Mill

100 West Street Needham, Massachusetts
LCB Senior Living, 3 Edgewater Drive, Norwood, MA

Drawn By: BNL

Checked By: TEM

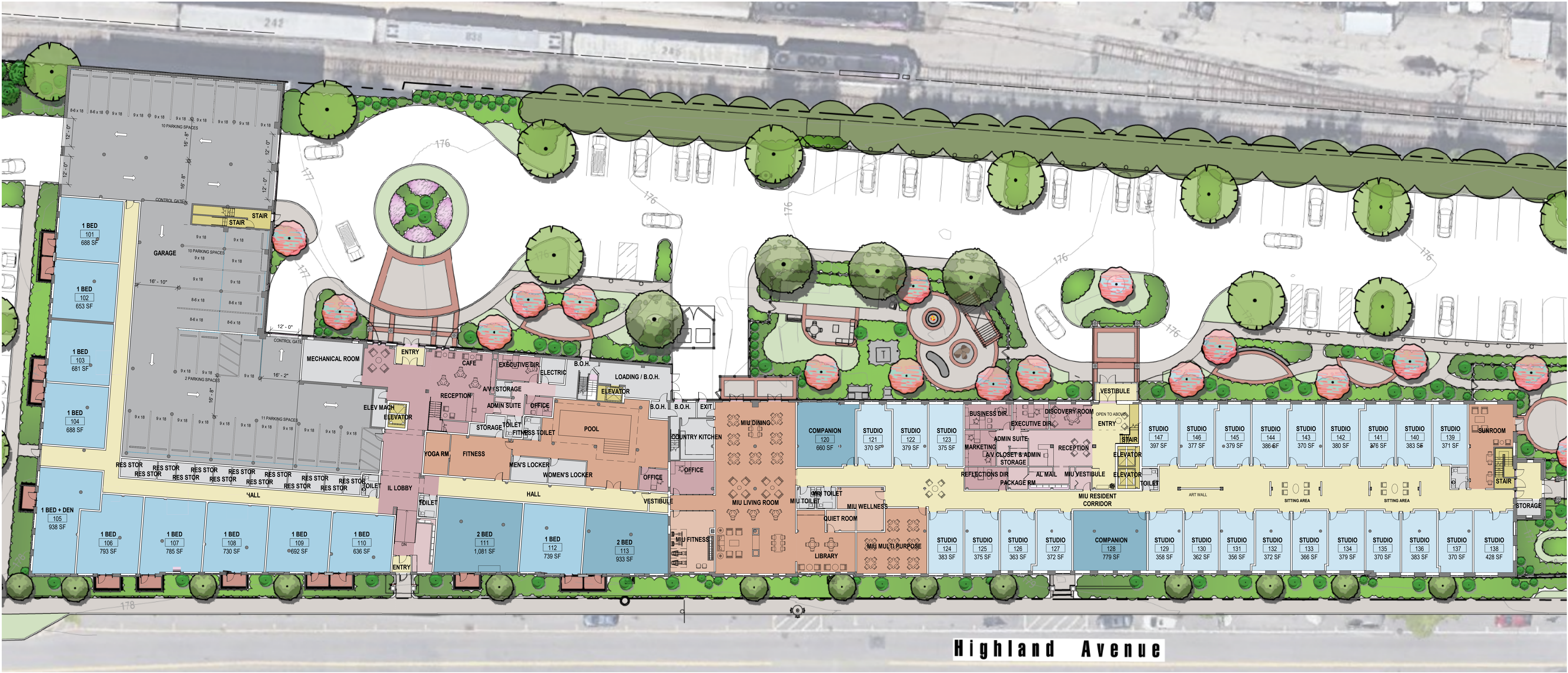
**Construction
Details**

Scale: As Noted

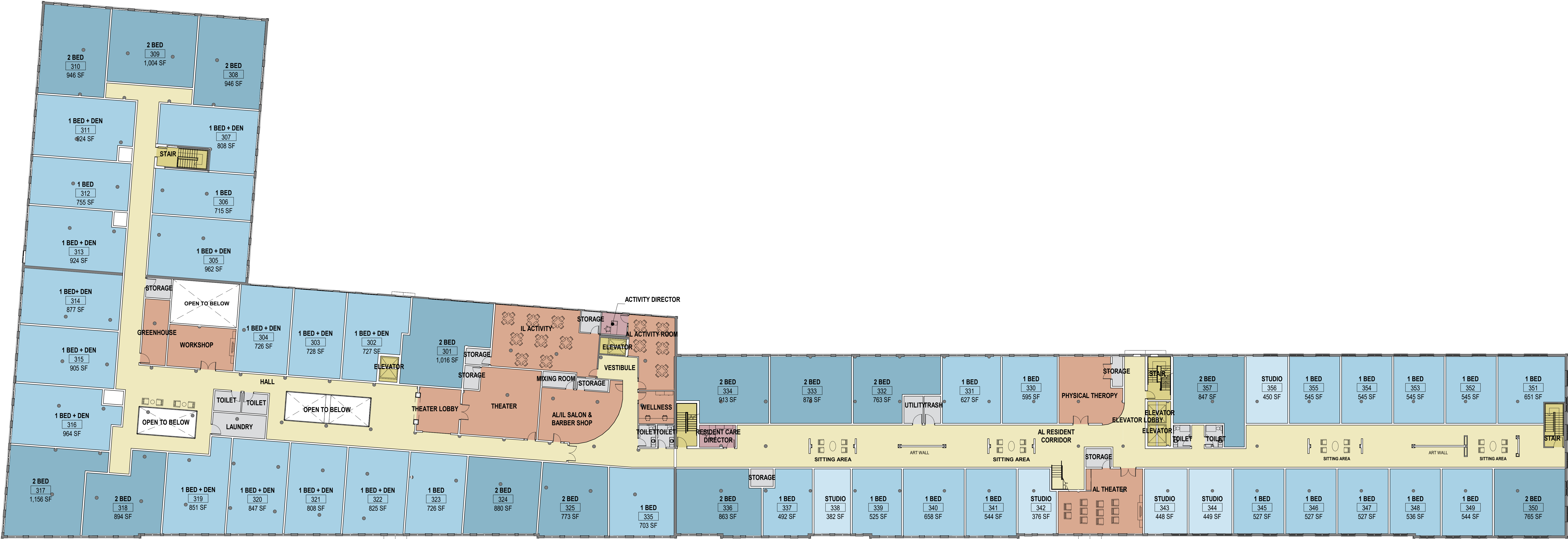
Sheet:

LD 3

Base plan information provided electronically
by The Architectural Team of Chelsea, MA and
Kelly Engineering Group of Braintree, MA

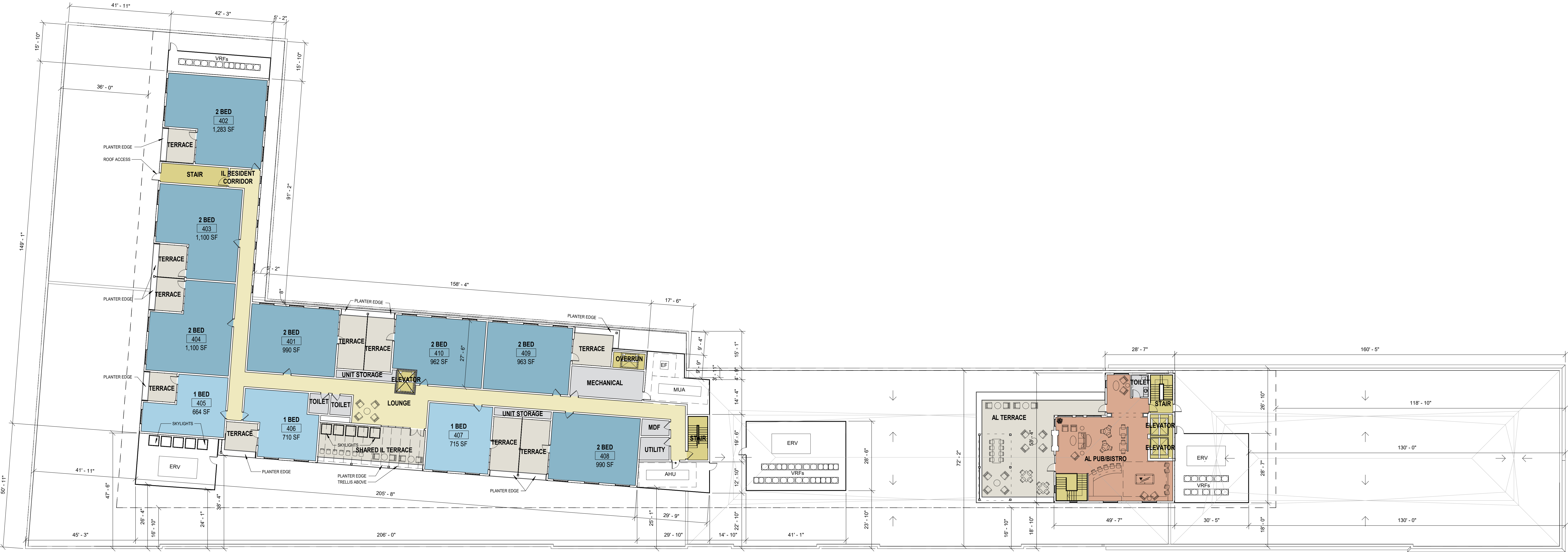






SQUARE FOOTAGE OF EXISTING ROOF	62,775 SF
SQUARE FOOTAGE OF PROPOSED IL FOURTH FLOOR & AL COMMON SPACE (INCLUDING TERRACES)	20,650 SF
PERCENT OF ROOF COVERED (INCLUDING TERRACES)	32.9%
SQUARE FOOTAGE OF PROPOSED IL FOURTH FLOOR & AL COMMON SPACE (EXCLUDING TERRACES)	15,900 SF
PERCENT OF ROOF COVERED (EXCLUDING TERRACES)	25.3%

ERV - ENERGY RECOVERY VENTILATOR
VRF - VARIABLE REFRIGERANT FLOW
MUA - MAKE UP AIR
AHU - AIR HANDLING UNIT
EF - EXHAUST FAN





The Residence at Carter Mill

Needham, MA | January 29, 2021 | 18017 | © The Architectural Team, Inc.

Existing | NW View from Highland Avenue



The Residence at Carter Mill

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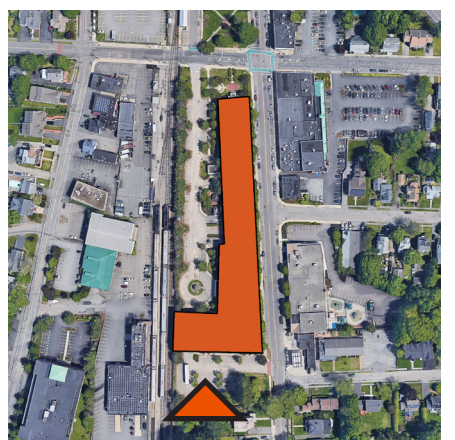
Existing | SW View from Highland Avenue



The Residence at Carter Mill

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Existing | View from Mellen Street



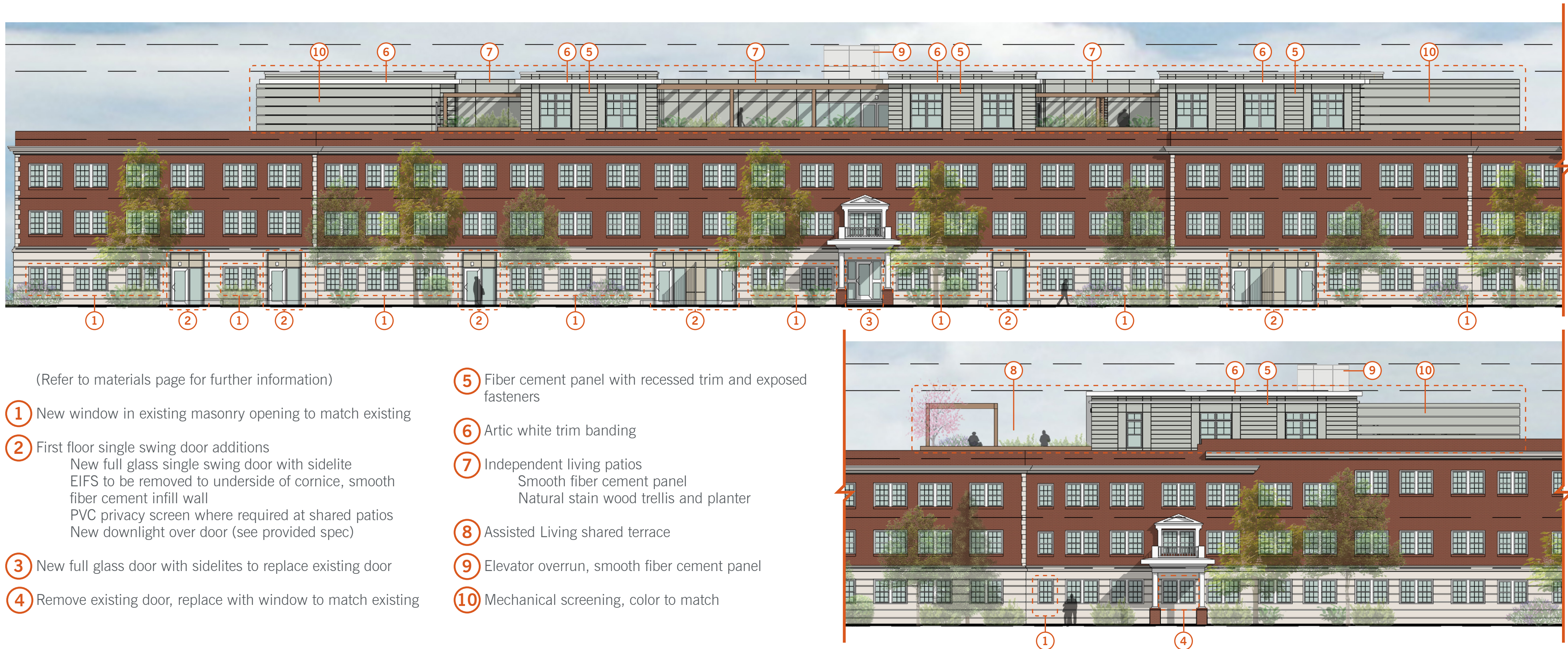
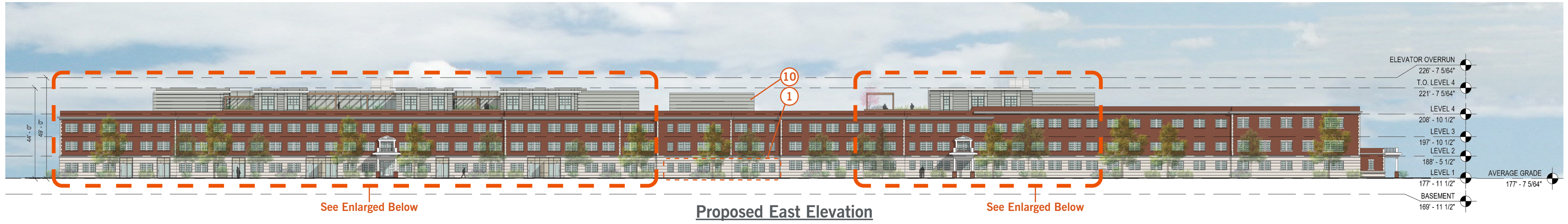
The Residence at Carter Mill

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Existing | North View from South Parking Lot







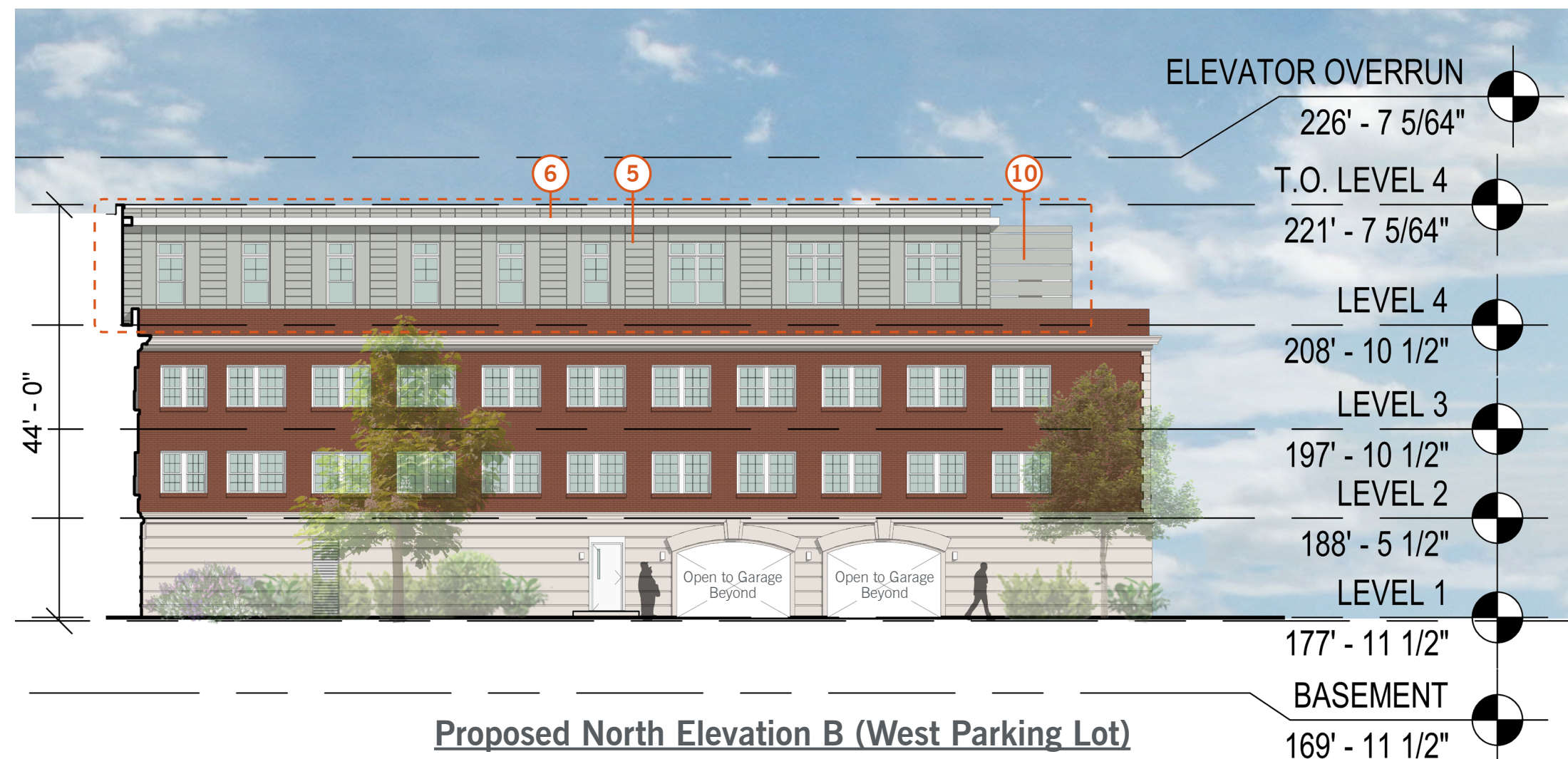
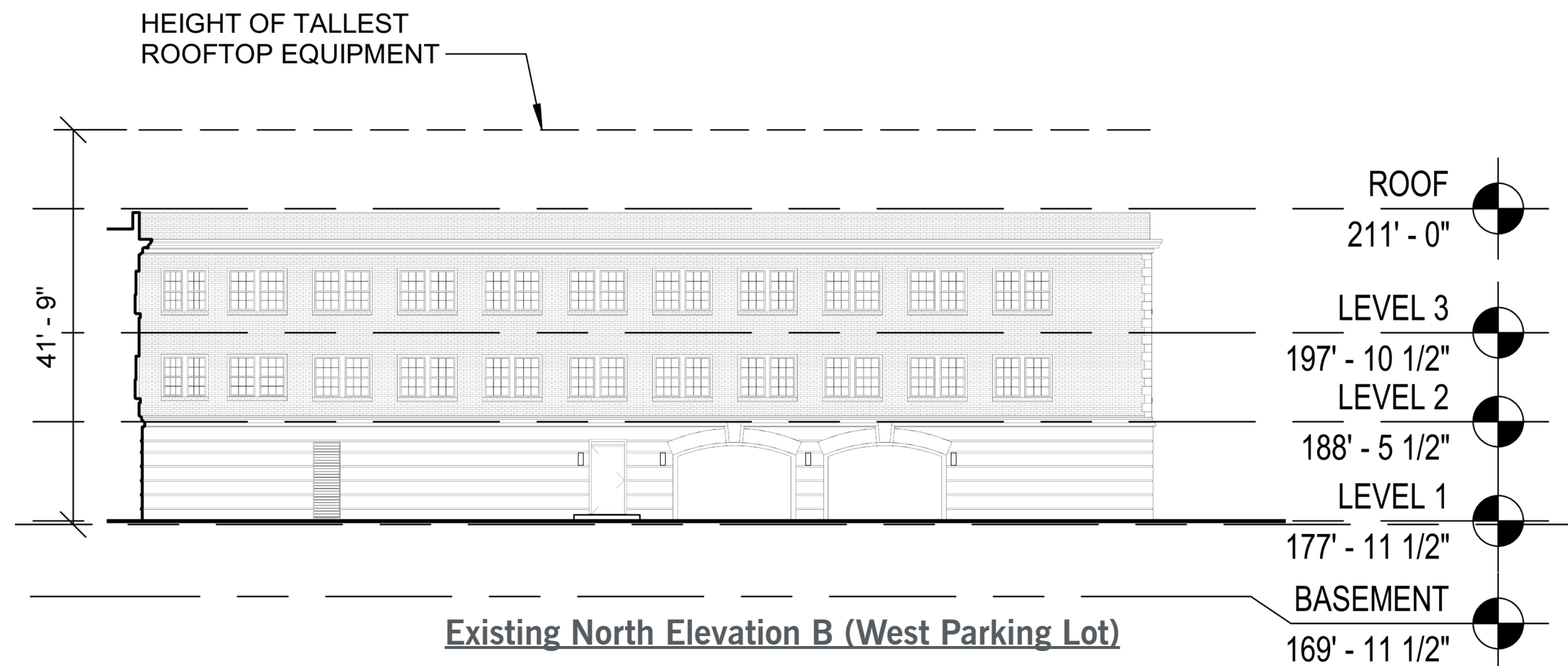
The Residence at Carter Mill

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East Elevation (Highland Avenue)

LCB
SENIOR LIVING

tat



(Refer to materials page for further information)

- 2** First floor single swing door additions
New full glass single swing door with sidelite
EIFS to be removed to underside of cornice, smooth fiber cement infill wall
PVC privacy screen where required at shared patios
New downlight over door (see provided spec)
- 5** Fiber cement panel with recessed trim and exposed fasteners
- 6** Artic white trim banding
- 9** Elevator overrun, smooth fiber cement panel
- 10** Mechanical screening, color to match
- 11** Remove awnings from windows

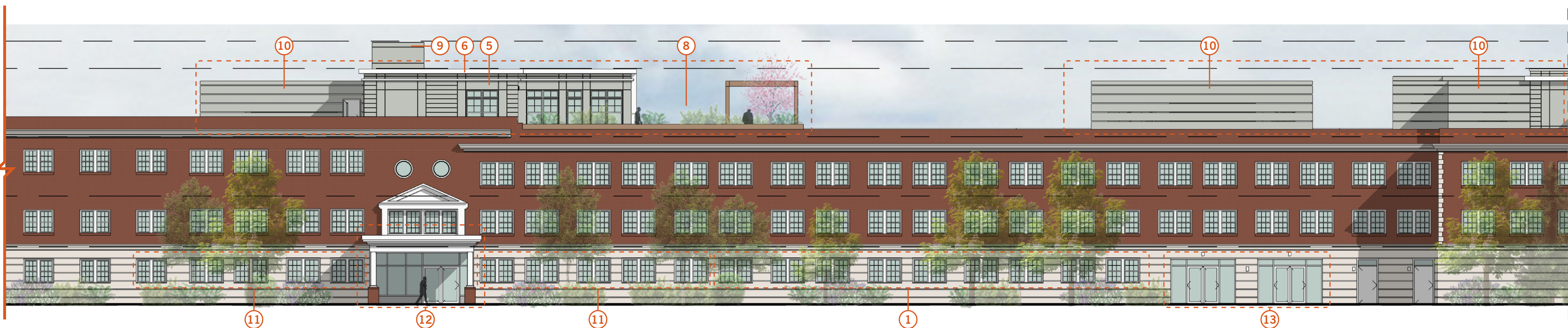
The Residence at Carter Mill

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North Elevation - A & B (West Street & From West Parking Lot)

LCB
SENIOR LIVING

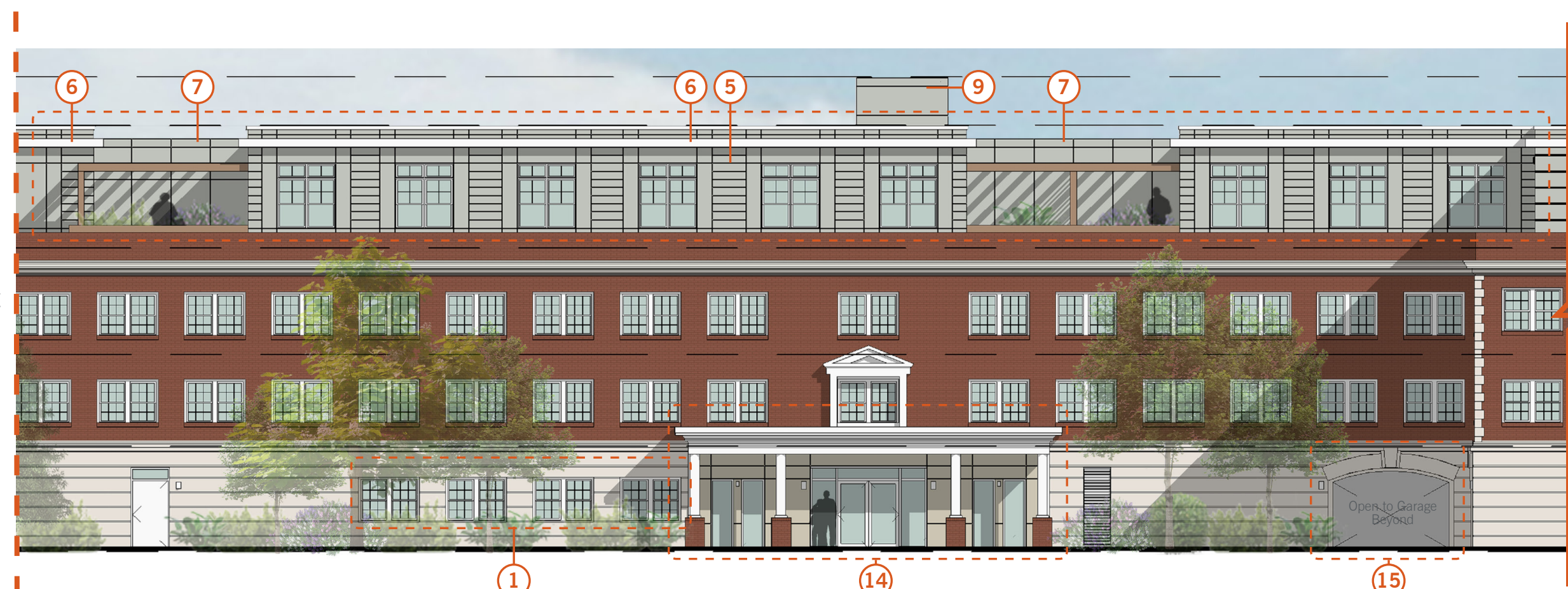
tat



(Refer to materials page for further information)

- 1** New window in existing masonry opening to match existing
- 5** Fiber cement panel with recessed trim and exposed fasteners
- 6** Artic white trim banding
- 7** Independent living patios
Smooth fiber cement panel
Natural stain wood trellis and planter
- 8** Assisted Living shared terrace
- 9** Elevator overrun, smooth fiber cement panel
- 10** Mechanical screening, color to match

- 11** Remove awnings from windows
- 12** Porte-cochere
Remove EIFS to underside of roof
New glass entry vestibule with double door
Smooth fiber cement infill wall
Remove balluster from top of porte-cochere, clean and reface elements as needed
- 13** Infill existing garage openings with new storefront system to match existing windows
- 14** Portico
Remove ballusters from top of portico
Clean and reface trim elements as needed
New storefront windows in place of existing french doors
- 15** New opening into garage to match existing



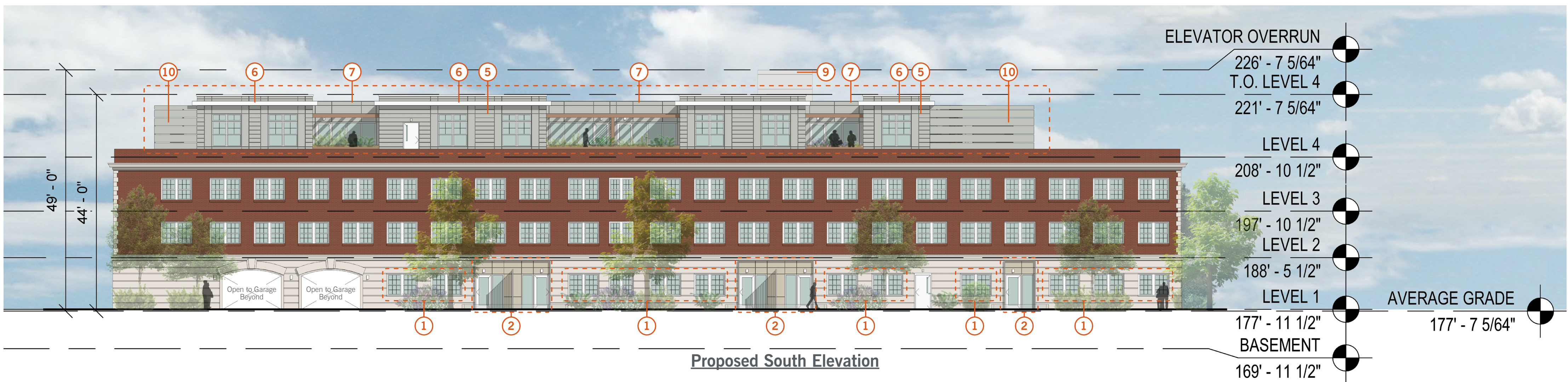
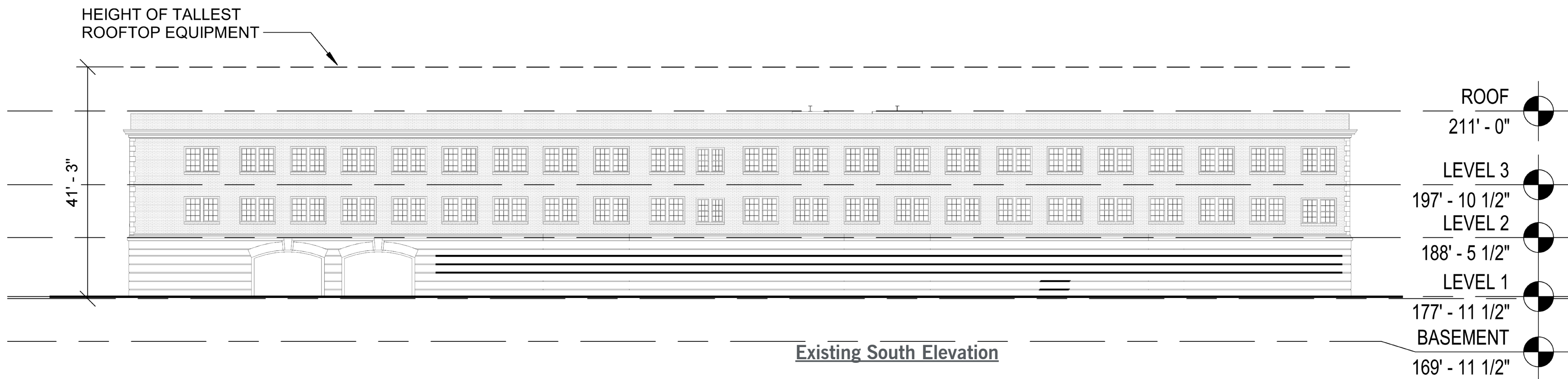
The Residence at Carter Mill

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West Elevation

LCB
SENIOR LIVING

tat



(Refer to materials page for further information)

- ① New window in existing masonry opening to match existing
- ② First floor single swing door additions
New full glass single swing door with sidelite
EIFS to be removed to underside of cornice, smooth fiber cement infill wall
PVC privacy screen where required at shared patios
New downlight over door (see provided spec)
- ③ New full glass door with sidelites to replace existing door
- ④ Remove existing door, replace with window to match existing

- ⑤ Fiber cement panel with recessed trim and exposed fasteners
- ⑥ Artic white trim banding
- ⑦ Independent living patios
Smooth fiber cement panel
Natural stain wood trellis and planter
- ⑧ Assisted Living shared terrace
- ⑨ Elevator overrun, smooth fiber cement panel
- ⑩ Mechanical screening, color to match

The Residence at Carter Mill

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South Elevation

LCB
SENIOR LIVING

tat



The Residence at Carter Mill

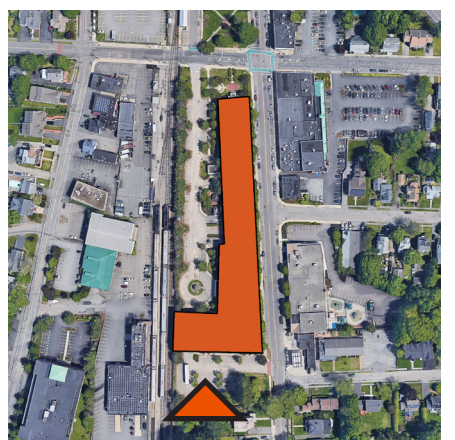
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Proposed | Aerial View









The Residence at Carter Mill

Needham, MA | January 29, 2021 | 18017 | © The Architectural Team, Inc.

Proposed | North View from South Parking Lot





The Residence at Carter Mill

Needham, MA | January 29, 2021 | 18017 | © The Architectural Team, Inc.

Proposed | SE View from West Parking Lot



The Residence at Carter Mill

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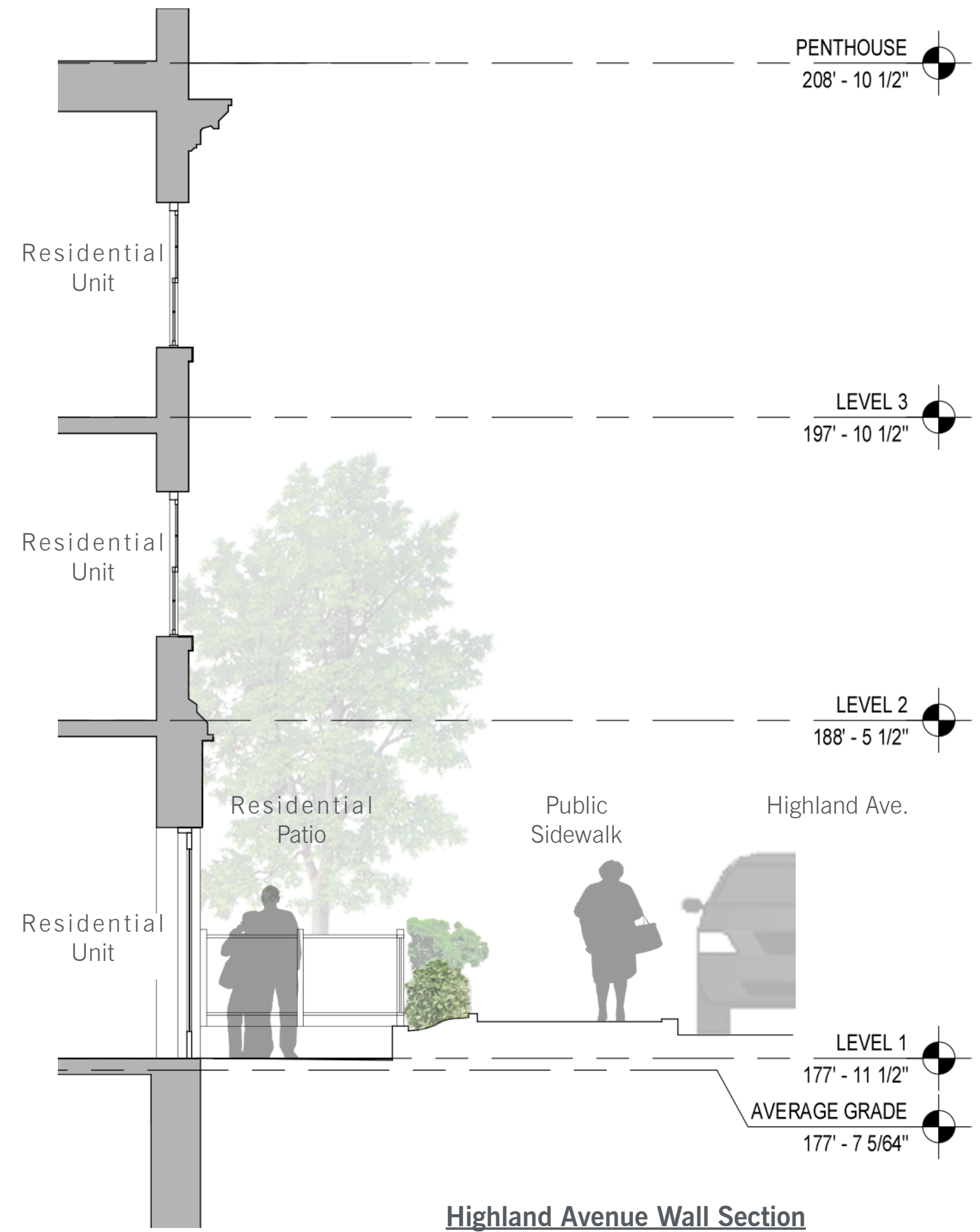
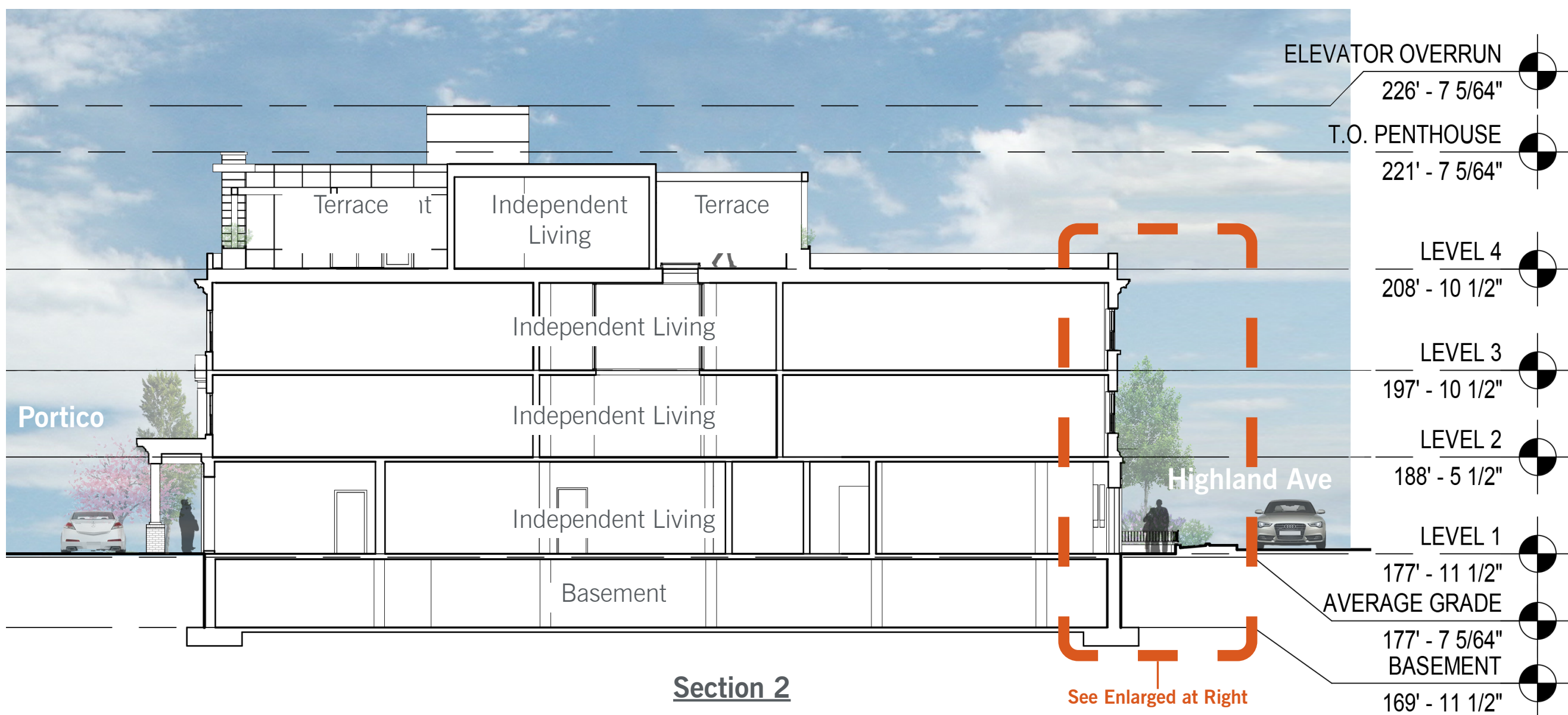
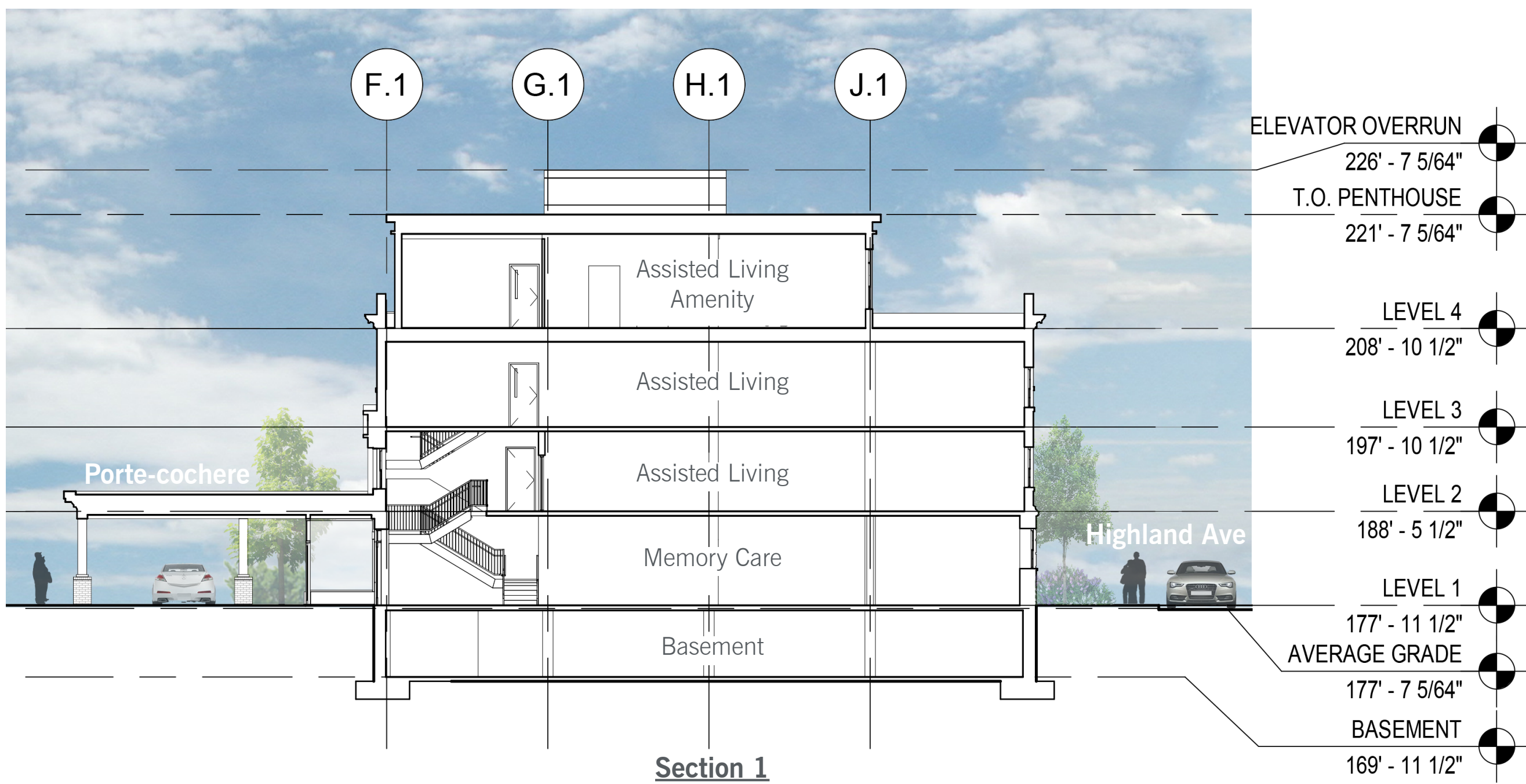
Proposed | NW View from Fourth Floor



The Residence at Carter Mill

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Proposed | North View from Fourth Floor



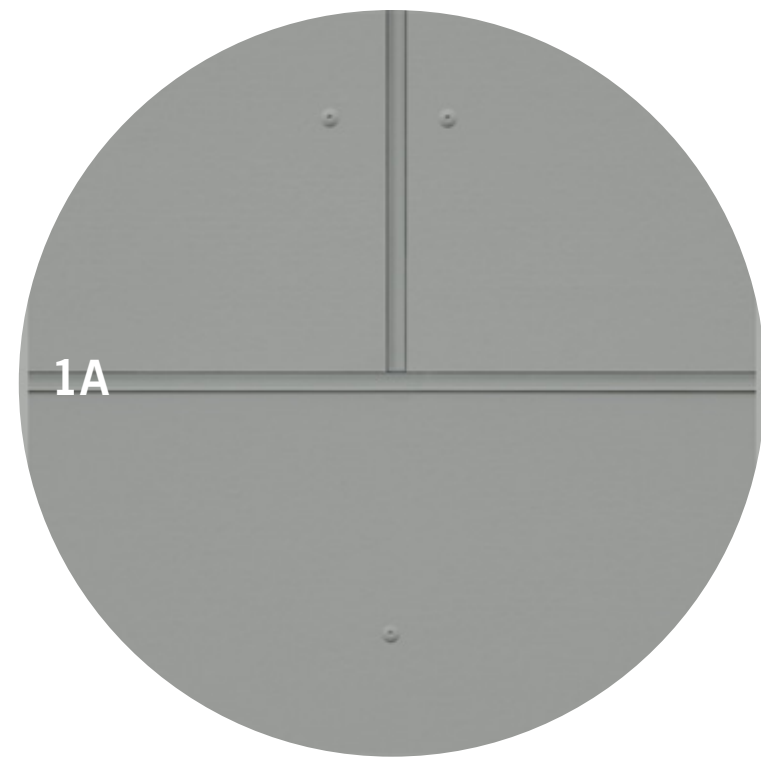
The Residence at Carter Mill

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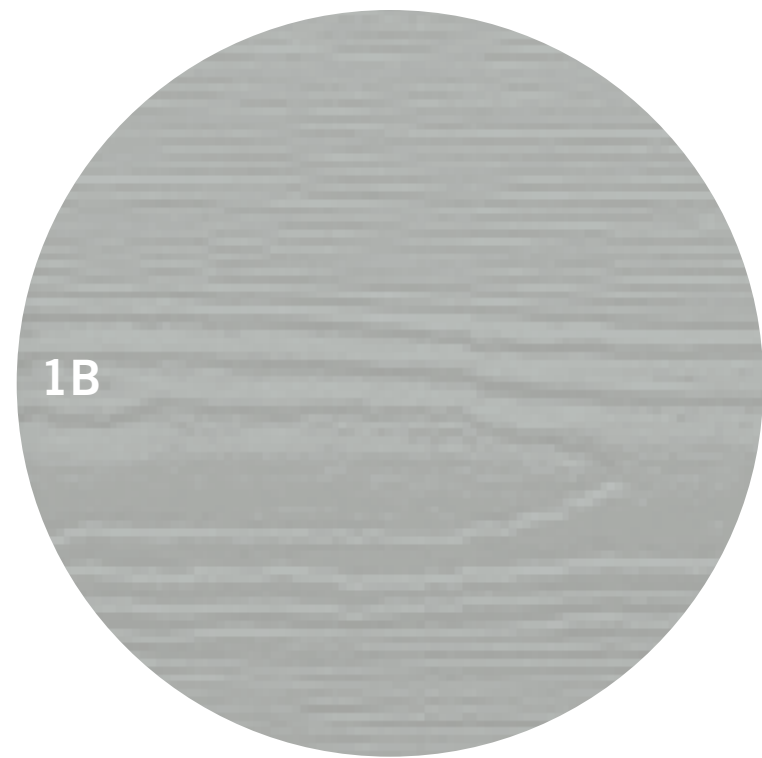
Building Sections

LCB
SENIOR LIVING

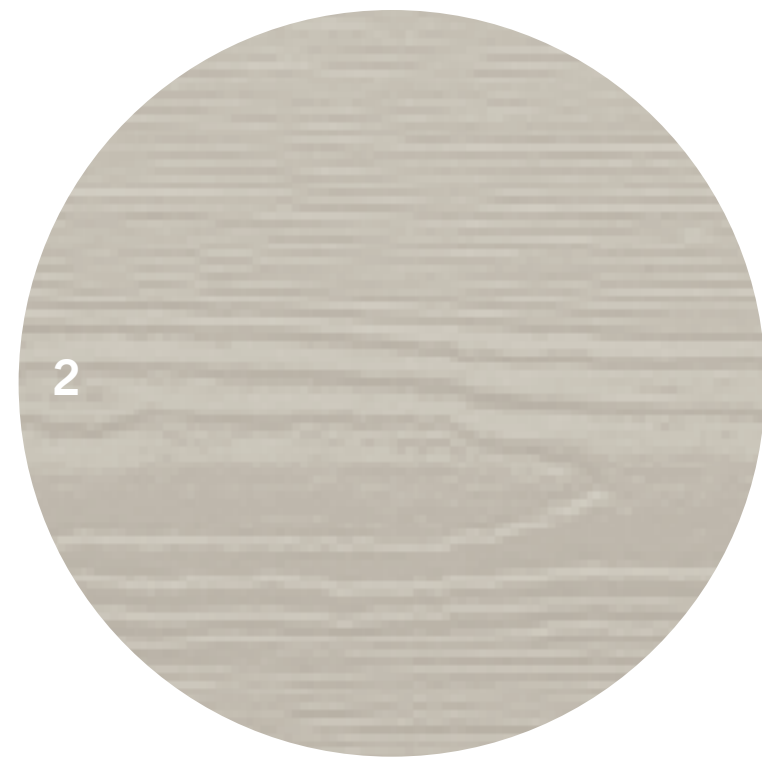
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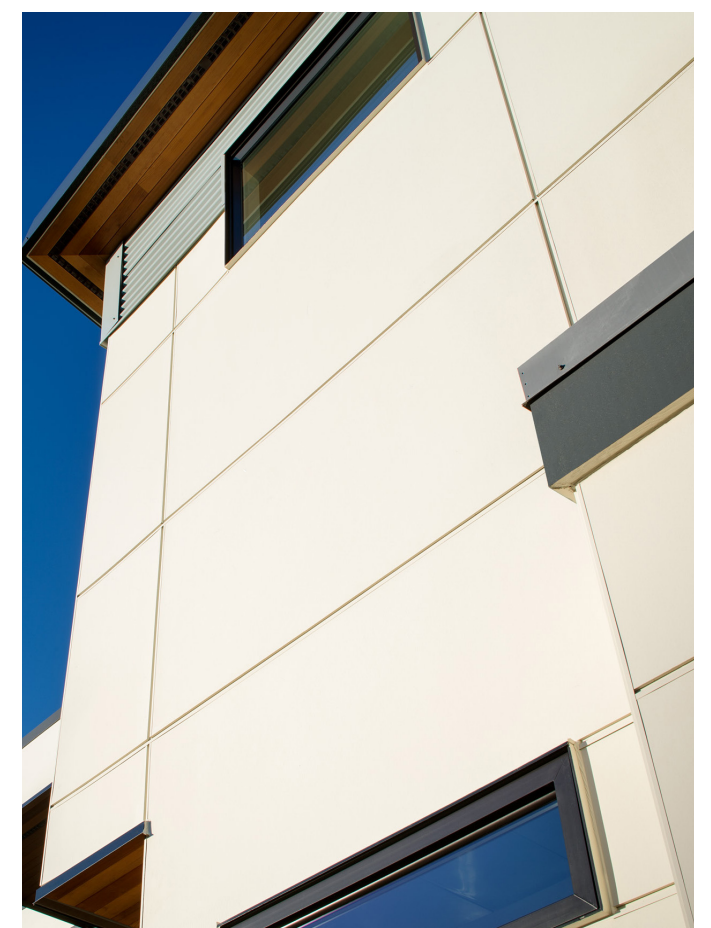
Fiber Cement - Panel with recess trim & exposed fasteners
Color - Light Mist



Fiber Cement - Panel with 3/4" reveal
Color - Light Mist



Fiber Cement - Panel with 3/4" reveal
Color - Cobble Stone



Recess reveal examples



Partial South Elevation



Precedent Images

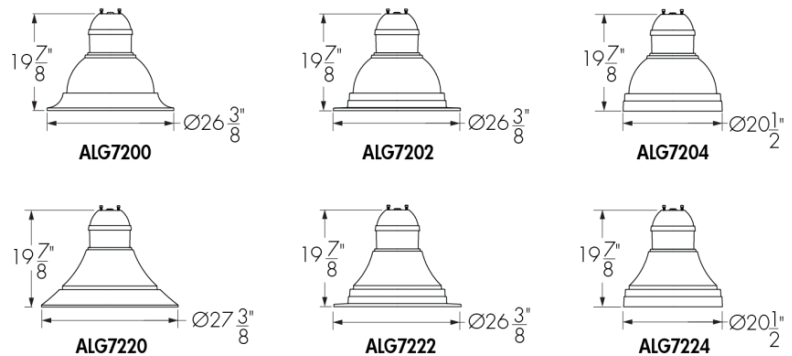
The Residence at Carter Mill

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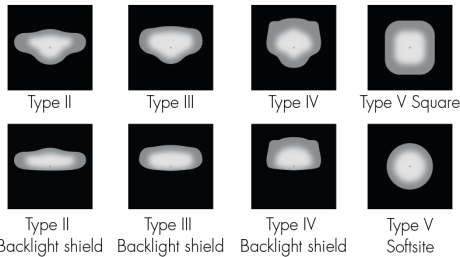
Proposed Elevation Materials

Project Name _____ Qty _____

Type _____ Catalog / Part Number _____



Distributions



Colors and Color Temperatures



Controls

ON/OFF 0-10V

Rating

IP66 (optical chamber)

Certifications



Description

The Allegra Medium is a durable, stylish luminaire for urban lighting applications, including pedestrian plazas, residential streets and collector roads. Offering a choice of outputs, color temperatures, and distributions, the Allegra Medium is elegance personified.

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type II, Type III or Type IV (with or without backlight shield), Type 5 square and Type V Softsite
Options	Corrosion-resistant coating for hostile environments, Surge protector
Mounting Options	Top mounted, Side top mounted
Warranty	5-year limited warranty

Performance

Output (nominal lumens)	Minimum 3000lm / Maximum 17000lm
Color Rendering	3 SDCM for CRI 70+ and 2 SDCM for CRI 80+
Lumen Maintenance	TM-21 L70 527,000 hrs (projected, Ta 77 °F), 36,000 hrs (reported, Ta 77 °F)
Dark Sky	Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of U0)

Physical

Housing Material	Die cast low copper 360 aluminum alloy
Lens Material	Optical tempered clear glass (Clearsite lens), Optical tempered opal glass (Softsite lens)
Weight	Up to 35 lbs
EPA	Up to 1.13 sq ft



BRAND

Tech Lighting

DESCRIPTION

The Bowman Outdoor Wall Light with its soft silhouette of classic table lamp shades is referenced and transformed into a sleek LED wall sconce fixture suitable for both indoor and outdoor applications. Body made of die-cast aluminum in a marine-grade powder coat finish available in Antique Bronze, Black, Silver, Charcoal or White. Houses a powerful LED light source for plentiful illumination on even the darkest of nights. Features a UV stabilized frosted acrylic lens which diffuses the LED light to create an even glow. Available in two sizes. Mounts down only. 5 year warranty. NOTE: Limited finish options in 2700K color temperature.



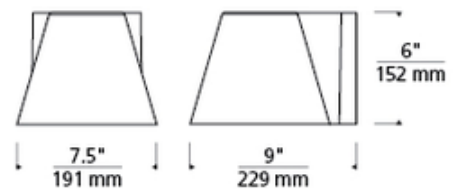
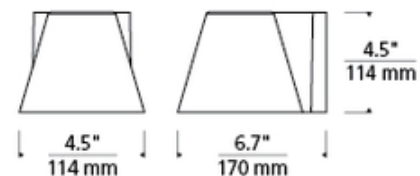
Shown in: Charcoal

SHADE COLOR	N/A
BODY FINISH	Charcoal
WATTAGE	17.8W
DIMMER	Low Voltage Electronic
DIMENSIONS	4.5"W x 4.5"H x 6.7"D
LAMP	1 x LED/17.8W/120V LED

Technical Information

LUMINOUS FLUX	697 lumens
LUMENS/WATT	39.16
LAMP COLOR	3000 K
COLOR RENDERING	80 CRI

ITEM NUMBER	TLG482514
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COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE



Nickel Tone (NT) finish, 45"



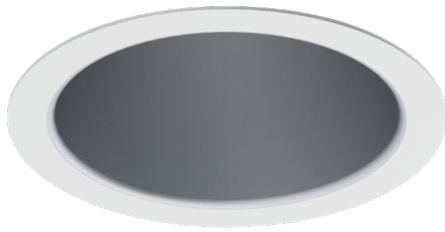
7176 LED

The 7176 BEAM LED is a wet location rated product featuring a modern, architectural aesthetic. With four sizes available, this product is ideal for decorative exterior facades, breezeways, commercial interiors, bathrooms, healthcare and even stairwells (battery options available). Constructed of heavy duty aluminum with a stout, perfectly illuminated white acrylic diffuser. Refer to model 7177 LED for an ADA compliant version of this product.

FINISHES



4" ROUND DOWNLIGHT



PERFORMANCE DATA				
MODEL NUMBER	SOURCE LUMENS ¹	DELIVERED LUMENS ²	SYSTEM WATTS	LPW
AR4ES11L	1100	909	11	83
AR4ES15L	1500	1240	15	83
AR4ES20L	2000	1653	20	85

FEATURES

4" downlight and wall wash series with deep regress for visual comfort providing 50° source cutoff. Optional downlight lens for wet location applications. Zhaga international standard LED module for ease of maintenance and future replacement. Tool-less LED module and J-Box access. Expandable 14.2"-26". bar hangers included. Quick connect LED module and trim attachment.

TRIM FINISH

Variety of powdercoat and anodized finishes available. Specify finish and flange finish.

ELECTRONICS

120V-277V universal input with standard 0-10V 1% Dimming. LED system features high efficacy LEDs backed by standard softening lens. Standard CRI is 80+. Drivers are overload and short circuit protected as well as thermally regulated. Sound rating A. Auto dim thermal protector for long term reliability.

CONSTRUCTION

Housing/frame constructed of #22 GA galvanized steel. Self-flanged one piece trim spun from 0.063" thick high purity aluminum and finished to specification. Passive internal aluminum heatsink.

CODE COMPLIANCE

ENERGY STAR® Certified when used with AR4ES and SG or MW trims only. BAA Compliant. Non-IC rated. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Manufactured and tested to UL standards No. 1598/8750.

RATED LIFE

Rated for 50,000 Hours at 70% lumen maintenance. (L70)

HOUSING DIMENSIONS

SP4ES - 4" NEW CONSTRUCTION

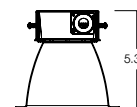


A	B	C	S1	S2
4.7 119.4 mm	12.7 322.6 mm	8.6 218.4 mm	4.5 114.3 mm	5.8 147.3 mm

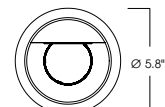
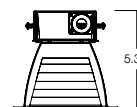
Ceiling Cutout: Ø 4.8

TRIM OPTIONS

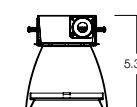
AR4ES - 4" DOWNLIGHT



AR4WES - 4" WALL WASH



AR4LES - 4" LENSED WET LOCATION



FIXTURE HOUSING SPECIFICATION

SERIES	LUMENS ¹	CCT	DRIVER / VOLTAGE
SP4ES	11L 1100 Lm 15L 1500 Lm 20L 2000 Lm	30K 3000K 35K 3500K 40K 4000K	DX 1%, 0-10V, 120V/277V

TRIM / MODULE SPECIFICATION

TRIM	FINISH	FLANGE FINISH
AR4ES AR4WES AR4LES	SG Semi-Diffuse MW Matte White AN Anodic Natural AC Anodic Champagne MB Matte Black PT Platinum Silver CC ³ Custom Finish	MF ⁴ Matching Flange WF ⁵ White Flange

ACCESSORIES
GRES4 Goof Ring



EXAMPLE: SP4ES11L30KDX/AR4ESMWMF

NOTES:

1 Nominal Source Lumens at 35K 2 Nominal Delivered Lumens 80 CRI at 35K with AR4ES-SG, with Any Flange Finish
3 Contact Factory for Special Finishes 4 Flange Same Color as Inside of Trim 5 For Use with Non-White Trim

Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.



BRAND

Tech Lighting

DESCRIPTION

Pitch Wall features modern architectural design and significant light output making this LED wall fixture suitable for both indoor and outdoor applications. A die-cast metal body in Black, Silver, Bronze or Charcoal finish with frosted acrylic lens. Includes 26.1 watt LED module, 2700K or 3000K color temperature, 80CRI, 823 net lumens. ADA compliant. ETL listed. Title 24. IP65 for wet locations. Can be mounted for up lighting or down lighting.



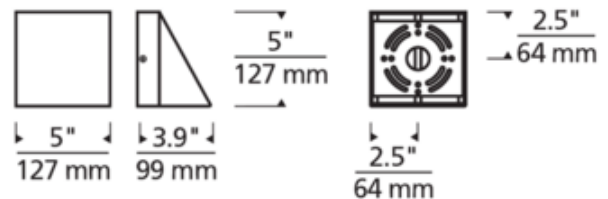
Shown in: Charcoal

SHADE COLOR	N/A
BODY FINISH	Charcoal
WATTAGE	26.1W
DIMMER	Low Voltage Electronic
DIMENSIONS	5"W x 5"H x 3.9"D
LAMP	1 x LED/26.1W/120V LED

Technical Information

LUMINOUS FLUX	823 lumens
LUMENS/WATT	31.53
LAMP COLOR	3000 K
COLOR RENDERING	80 CRI

ITEM NUMBER	TLG749332
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COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE



BRAND

Tech Lighting

DESCRIPTION

The Bowman Outdoor Wall Light with its soft silhouette of classic table lamp shades is referenced and transformed into a sleek LED wall sconce fixture suitable for both indoor and outdoor applications. Body made of die-cast aluminum in a marine-grade powder coat finish available in Antique Bronze, Black, Silver, Charcoal or White. Houses a powerful LED light source for plentiful illumination on even the darkest of nights. Features a UV stabilized frosted acrylic lens which diffuses the LED light to create an even glow. Available in two sizes. Mounts down only. 5 year warranty. NOTE: Limited finish options in 2700K color temperature.



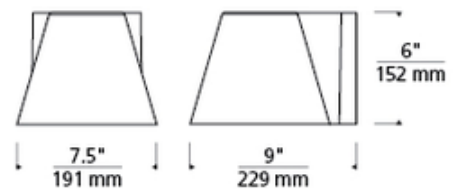
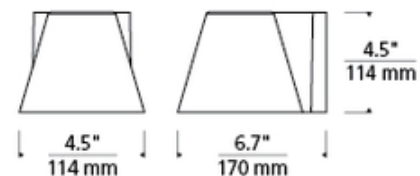
Shown in: Charcoal

SHADE COLOR	N/A
BODY FINISH	Charcoal
WATTAGE	47.2W
DIMMER	Low Voltage Electronic
DIMENSIONS	7.5"W x 6"H x 9"D
LAMP	1 x LED/47.2W/120V LED

Technical Information

LUMINOUS FLUX	1163 lumens
LUMENS/WATT	24.64
LAMP COLOR	3000 K
COLOR RENDERING	80 CRI

ITEM NUMBER	TLG482515
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COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE



BRAND

Tech Lighting

DESCRIPTION

The Roton Outdoor Pendant makes an impressive design statement in the simplicity and scale of its cylindrical geometry. Features a spun aluminum body in marine-grade powder coat finishes and subtle impact-resistant, UV stabilized diffuser. Offered in two sizes and three color temperature options. Supplied with adjustable 3, 6 and 12 inch stem lengths and integrated ball joint that accommodates a sloped ceiling up to 45 degrees. Universal 120-277V. 5 year warranty. Dimmable with a low voltage electronic, 0-10V or Triac dimmer, sold separately.



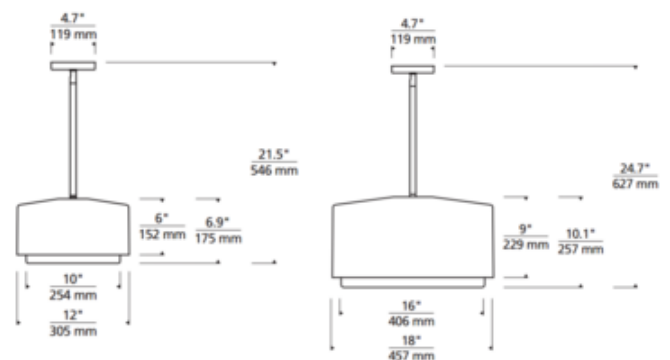
Shown in: Charcoal

SHADE COLOR	N/A
BODY FINISH	Charcoal
WATTAGE	36W
DIMMER	Low Voltage Electronic
DIMENSIONS	34.8"L x 18"W x 10.1"H
LAMP	1 x LED/36W/120V LED

Technical Information

LUMINOUS FLUX	2556 lumens
LUMENS/WATT	71.00
LAMP COLOR	3000 K
COLOR RENDERING	90 CRI

ITEM NUMBER	TLG748574
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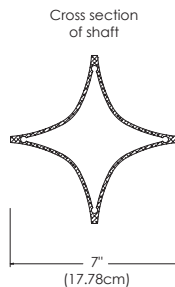
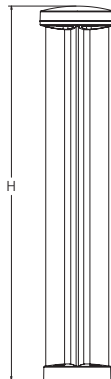
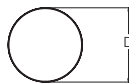


COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE



RADEAN Bollard

LED Site Luminaire



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Diameter: D = 8.25"
(20.96cm)

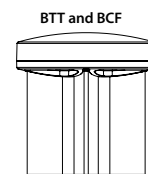
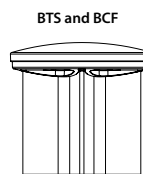
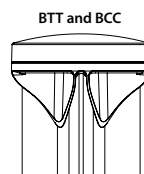
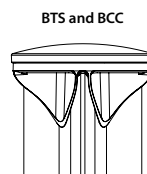
Height: H = 41.5" Standard
(105.41cm)

Weight (max): 20lbs
(9.07Kg)

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.



Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED						
Series	Performance Package	Color temperature		Distribution	Voltage	Control options
RADB LED	P1	27K	2700 K	ASY Asymmetric ²	MVOLT ³	Shipped installed
	P2	30K	3000 K	SYM Symmetric ¹	120	PE Photoelectric cell, button type ^{4,5}
	P3	35K	3500 K		208 ³	DMG 0-10V dimming driver (no controls)
	P4	40K	4000 K		240 ³	E7WH Emergency battery backup, Certified in CA Title 20 MAEDBS ^{6,7}
	P5 ¹	50K	5000 K		277	FAO Field adjustable output ⁵
					347	PIR Motion sensor Bi-level ^{3,5,6,7}
					480	

Bollard crown (required)				Other options	Finish (required)
Deep Crown		Flat Crown		H24 ^{6,9} 24" overall height	DDBXD Dark bronze
BCC	Deep crown, painted to match shaft ⁸	BCF	Flat crown, painted to match shaft ⁸	H30 ^{6,9} 30" overall height	DBLXD Black
BCCDWHXD	Deep crown, white ⁸	BCFDBLXD	Flat crown, black textured ⁸	H36 ^{6,9} 36" overall height	DNAXD Natural aluminum
BCCDBLXD	Deep crown, black ⁸	BCFDBLXD	Flat crown, black ⁸	L/AB Without anchor bolts	DWHXD White
BCCDBLXD	Deep crown, black textured ⁸	BCFDDBTXD	Flat crown, dark bronze textured ⁸		DDBTXD Textured dark bronze
BCCDBTXD	Deep crown, dark bronze textured ⁸	BCFDDBTXD	Flat crown, dark bronze ⁸		DBLXD Textured black
BCCDBDXD	Deep crown, dark bronze ⁸	BCFDNATXD	Flat crown, natural aluminum textured ⁸		DNATXD Textured natural aluminum
BCCDNATXD	Deep crown, natural aluminum textured ⁸	BCFDNATXD	Flat crown, natural aluminum ⁸		DWHGXD Textured white
BCCDNAXD	Deep crown, natural aluminum ⁸	BCFDNAXD	Flat crown, natural aluminum ⁸		
BCCDWHGXD	Deep crown, white textured ⁸	BCFDWHGXD	Flat crown, white textured ⁸		
		BCFDWHXD	Flat crown, white ⁸		

Accessories

Ordered and shipped separately.

RADBAB U	Anchor bolts (4)	RK1RADB BCKIT (FINISH) U	Base cover with bolt caps
RADBABC DDBXD U	Replacement anchor bolt covers (specify finish) (4)	RK1RADB EMTESTMAG U	Emergency test stylus

NOTES

- P5 only available in SYM distribution.
- ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM-4-quadrant product.
- PIR not available with 208V or 240V.
- PE only available with ASY.
- PE, PIR and FAO not available with BTS.

- E7WH and PIR only available in full height. Not available with H24, H30 or H36.
- PIR not available with E7WH.
- Architectural and custom colors available (additional leadtimes and cost may apply).
- 42" Height is standard. H24, H30 and H36 have longer leadtimes.



COMMERCIAL OUTDOOR

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Design Review Board Meeting Minutes

Monday, February 1, 2021

7:30 PM

Board Members:

Mark Gluesing, Chair (P)
Bob Dermody, Board Member (P)
Nelson Hammer, Board Member (P)
Steve Tanner, Board Member (P)
Rana Mana-Doerfer, DRB Recording Secretary (NP)
Elisa Litchman, Administrative Assistant, Planning & Community Development (P)

Applicants & Attendees:

1. (Continued) Carol Fournier, Fast Signs representing Winters Home Service located at 33 Highland Avenue and applying for signage.
2. Design Review Board to discuss informally potential signage for Children's Hospital, 380 First Avenue.

Mr. Chair called the meeting to order on February 1, 2021 at 7:30 PM EST.

Mr. Chair notified attendees of new public meeting orders issued by the governor of Massachusetts.

Agenda Item 1:

(Continued) Fast Signs representing Winters Home Service located at 33 Highland Avenue and applying for signage.- Carol Fournier

Ms. Fournier came back before the Board to present her updated signage for Winters Home Service located at 33 Highland Ave.

Ms. Fournier said she got approval from corporate headquarters to drop some of colors to make "Winters" larger, and she reduced the size of the words "Plumbing, Heating & Cooling".

She asked the Board if “Drain Cleaning” can remain on the sign as it is a big part of what the business does. She submitted 3 separate applications for 3 separate signs for the business, she hopes 2 of the 3 to be approved as she stated in the previous meeting, and she explained her concern that the pylon sign in front may be taken down due to road widening work taking place at this section of Highland Ave.

Mr. Chair asked if she is simply refacing the existing sign cabinets. Ms. Fournier said they are replacing the faces in all but for the pylon sign, as there is nothing there at this time.

Mr. Chair asked if the two building signs are internally illuminated. Ms. Fournier said yes, they are.

Mr. Tanner asked if the sign faces are a digital print sheet or vinyl panel with the whites cutout and a background inlay. He is concerned the digital prints fade quickly. Ms. Fournier said she is going to cut the white out of the translucent green. The orange we will either print an overlay or she can do cut outs.

Mr. Tanner said he had no objections.

Mr. Dermody asked if she can match the size and shape of the existing sign on the pylon sign. Ms. Fournier said that she intends to make it the same size.

Mr. Hammer said he thinks the wording for the services offered is still a little too big. He also said that the color of the font is not darker or lighter than the background and he is worried someone who is colorblind might not be able to see that.

Mr. Chair said it seems the applicant took the Board’s suggestions from the last meeting and created signs more in keeping with what the Board likes to see. He said that the Board has allowed similar signs in the past, where if a business has a wall sign and the building is recessed from the street view, they have allowed pylon signs. If the Board wishes to vote on all three tonight, they can. He would like to review them one at a time.

Motion to approve sign #1 on Highland Ave. as submitted by Mr. Dermody.

Motion was seconded by Mr. Hammer.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Steve Tanner	Aye	

Mr. Chair and Mr. Dermody both raised a concern that in the application for this sign it appears as though the applicant is asking for 2 signs. Ms. Fournier said this must be a typo as they intend to install only one sign in that spot.

Motion to approve sign #2 wall sign with the condition that it is only one sign by Mr. Dermody.

Motion was seconded by Mr. Hammer.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Steve Tanner	Aye	

Motion to approve sign #3 Pylon sign with the condition that it match the dimensions, size and shape of the existing and adjacent Nail Spa sign, by Mr. Dermody.

Motion was seconded by Mr. Tanner.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Steve Tanner	Aye	

Agenda Item 2:

Informal Board discussion of potential signage for Children's Hospital, 380 First Avenue and that of the surrounding N Squared area.

Mr. Chair said he got a preview with the Building Commissioner, of the proposed signage. The purpose was to set the parameters of the special permit applications. The Boston Children's Hospital is proposing to have a couple of signs on the building, and a ground sign at their entrance. He also had a discussion regarding which ones they should apply for as special permits, which ones would be by-right signs, and also any donor signage that they might consider and where it might be located.

Mr. Chair said he and Mr. Dermody had discussed the final sign for Trip Advisor which is a little small in terms of the scale of the building and the sign location.

Mr. Chair said the Board has not modified its rules for 5-story buildings in the N-Squared district and how they want to deal with them going forward. Also, how to deal with multiple tenants in a large building, which they will run into with the former PTC Building. He would like the Board members to think about this issue especially for the N-Squared area.

In the past the Board has allowed 2 signs for businesses such as the Homewood Suites. The Chair wants the Board to be careful and thoughtful regarding this section of town. He believes that they should have a strategy for what to tell people when they come before the Board.

Mr. Dermody said he agrees, and it is a good idea to have a discussion about the Hospital and what they should do for future business along the 128 area within Needham.

Mr. Dermody said his main concern is where the sign would be on the building as that makes the difference for him. If the sign is set back as opposed to being on the front of the building the signs have a different impact.

Mr. Chair explained that usually these sign applications are submitted through a special permit, the Board can deny alternatives. But if a building with 2 tenants submit signage applications, the Board could probably approve and handle two signs on these large buildings.

Mr. Chair said he understands that the buildings will want a façade sign facing 128 which is fine and then another facing the back or side street. More than that signage could be located on monument signs. The Board can enforce this informally with these parameters at this point through the special permit process (These parameters are not in bylaw at this point). Anything more than that the Chair feels he would decline more than 2 signs on the building. Other businesses would go on a compound ground sign.

As for the maximum size he does not know where to set it.

Mr. Tanner said usually what they get presented with is the largest the applicants think they can put up. And it is all on a case-by-case basis. He does agree that two signs on buildings this large is probably the maximum. He added that the Board can make a determination on scaling down signage if necessary.

Mr. Dermody said he will drive through the N Squared area and see what is out there.

Mr. Chair said if the Board could do that just to get a sense of what's there, that would be helpful. He would like to consider putting some regulations in place to give applicants some guidance, recognizing the value of case-by-case review as mentioned by Mr. Tanner and Mr. Dermody.

Approval of Minutes:

Motion to approve the minutes of January 11, 2021 by Mr. Hammer.

Motion seconded by Mr. Dermody.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Steve Tanner	Aye	

Motion to Adjourn:

Motion to adjourn the Design Review Board meeting by Mr. Dermody.

Motion was seconded by Mr. Tanner.

Meeting adjourned at 7:54 PM

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Nelson Hammer	Aye	
Steve Tanner	Aye	

Future Meetings:

February 22, 2021	Via Zoom
March 8, 2021	Via Zoom
March 22, 2021	Via Zoom
April 12, 2021	Via Zoom
May 3, 2021	Via Zoom
May 24, 2021	Via Zoom
June 7, 2021	Via Zoom
June 28, 2021	Via Zoom