

DESIGN REVIEW BOARD

Monday, June 27, 2022

7:30 p.m.

Virtual Meeting using Zoom

Meeting ID: 845-1987-6965

(Instructions for accessing below)

Under Governor Baker's Act "Extending Certain COVID-10 Measures Adopted During the State of Emergency", extending the "Executive Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, S20," issued June 16, 2021, and in effect until April 1, 2022, meeting of public bodies may be conducted virtually provided that adequate access is provided to the public. Recently the Governor signed into law (Chapter 22 of the Acts of 2022) an extension to the temporary provisions that allow for remote public meetings to continue through July 15, 2022.

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:

Continued public notice is hereby given that Williston Weaves to be located at 56 Brook St, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.5.3.1 (a) The applicant is asking for an additional wall sign not permitted under the By-Law, and any other applicable sections of the By-law.

Public notice is hereby given that Chase Bank located at 173 Chestnut Street, has made application to the Design Review Board for a Special Permit pursuant to the Sign By-Law Section 5.5.3.1 a) **Number:** Seeking second sign, and Section 5.4.2.2 f) **Location:** Sign is closer than 15' from a street-line, and any other applicable sections of the By-law.

APPLICANTS:

Christina Moreau, Agnoli Sign Co., Inc. representing Williston Weavers located at 56 Brook Road and applying for signage.

Evans Huber, attorney representing Well Balfour Needham and the assisted living facility to be located at 100 West Street applying for site plan review.

Ray Thill, Boston Sign Company, Inc. representing EPIC Insurance located at 144 Gould Street and applying for signage.

Randy Goldberg of Intrum Corp. located at 110-116 Gould Street, 95 -101 Hampton, 45 -55 Kearney Road and applying for a monument sign.

REVIEW

Minutes of 5/16/2022 meeting.

Next Public Meeting – July 11, 2022 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: 56 BROOK RD **Date:** 6/7/22

Owner: BOYAJIAN BROTHERS REALTY LLC

Address: 9 BEDFORD ST, BURLINGTON MA 01803
Street City State Zip

Telephone: 781-272-7600 X311

Applicant: AGNOLI SIGN CO., INC.

Address: 722 WORTHINGTON ST, SPRINGFIELD MA 01105
Street City State Zip

Telephone: 413-732-5111

Designer/Installer: AGNOLI SIGN CO., INC.

Address: 722 WORTHINGTON ST, SPRINGFIELD MA 01105
Street City State Zip

Telephone: 413-732-5111

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:

SIGN "A" 1-30" X 96" ALUMINUM BELT

SIGN - DIRECTING CUSTOMERS TO FRONT

ENTRANCE FROM PARKING LOT - SPECIAL

Please email completed application to elitchman@needhamma.gov

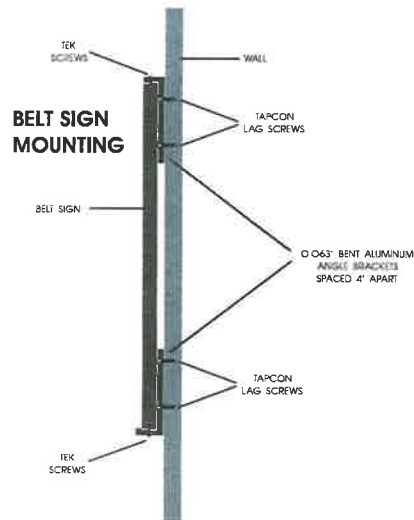
PERMIT NEEDED

A



30" x 96" ALUMINUM BELT SIGN
TO REPLACE EXISTING SIGN

20sqft



Proposed



Existing



Agnoli Sign Company Inc.
AGNOLI SIGN COMPANY, INC.
722 WASHINGTON STREET
SPRINGFIELD, MA 01105
TEL: (413) 739-5111

ORIG. DATE: 03-15-22
REV. DATE: 5-4-22

REV. DATE:

CUSTOMER:
WILLISTON WEAVES
56 BROOK RD.
NEEDHAM, MA

LOCATION:
WILLISTON WEAVES
56 BROOK RD.
NEEDHAM, MA

CONTACT:
AJ BOYALIAN
STORE#: 0000

APPROVAL:
☐ APPROVED
DATE:
☐ APPROVED AS NOTED
DATE:
☐ REVISE & RE-SUBMIT
DATE:

DJOBS/ WILLISTONWEAVES.PLT
CDR/WILLISTON WEAVES.CDR

SALESPERSON:
DESIGNER: AM

PROJECT MANAGER:
GUNNAR

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COMPANY INCORPORATED
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OR REPRODUCTION ARE
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WOS#

PAGE:

A



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Needham, MA 02492

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Telephone: 781-272-7600 X 311

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Telephone: 413-732-5111

Designer/Installer: AGNOLI SIGN CO, INC.

Address: 722 WORTHINGTON ST, SPRINGFIELD MA 01105

Telephone: 413-732-5111

Type of Application	
☐	Sign <u>FACADE CHANGE</u>
☐	Minor Project
☐	Exterior Alterations
Major Project (Site Plan Review)	
☐	- preliminary
☐	- final
☐	Flexible Subdivision
☐	Planned Residential Development
☐	Residential Compound

Brief description of sign or project:

SIGN B AWNING - FACADE CHANGE 1 - 55" x 168"
12" VERTICAL PANEL ON BOTTOM 10" x 168" TOP PANEL

ALUMINUM FRAME, COOLEY VINYL FACE, TO BE

Please email completed application to elitchman@needhamma.gov

RECOVERED, NO COPY, LOWERED BELOW
RED COPING ON BUILDING



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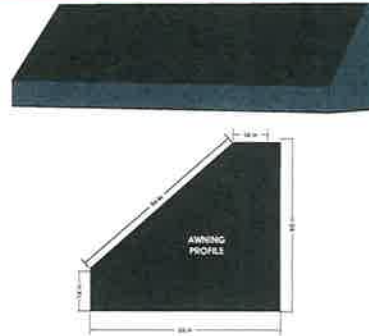
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☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

SIGN "B" 1-2 1/2' x 12' ALUMINUM BELT
SIGN INSTALLED TO LEFT OF AWNING

Please email completed application to elitchman@needhamma.gov

B



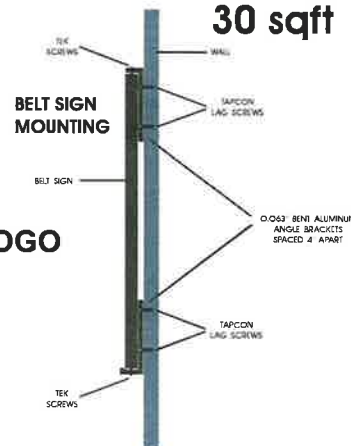
144"

30"



**REMOVE AWNING AND RECOVER WITH
20oz COOLEY AWNING FABRIC
REMOVE CANOPY INSTALLED UNDER
EXISTING AWNING
REINSTALL AWNING BELOW
RED TRIM ON ROOF LINE
30"x144" ALUMINUM BELT SIGN WITH PRINTED LOGO
INSTALLED ON WALL TO LEFT OF ENTRANCE**

PANTONE 432C
PANTONE 453C



Existing



Proposed



**LIGHT BAR TO BE REMOVED
PRIOR TO INSTALLATION**

Agnoli Sign Company Inc.
AGNOLI SIGN COMPANY INC.
777 WORTHINGTON STREET
SPRINGFIELD, MA 01105
(413) 732-5111

ORIG. DATE: 03-15-22
REV. DATE: 5-4-22

REV. DATE:

CUSTOMER:
WILLISTON WEAVES
56 BROOK RD
NEEDHAM, MA

LOCATION:
WILLISTON WEAVES
56 BROOK RD.
NEEDHAM, MA

CONTACT:
AJ BOYAJIAN
STORE #: 0000

APPROVAL:
☐ APPROVED
DATE:
☐ APPROVED AS NOTED
DATE:
☐ REVISE & RE-SUBMIT
DATE:

DJOBS/ WILLISTONWEAVES.PLT
CDR/ WILLISTON WEAVES.CDR

SALESPERSON:
DESIGNER: AM

PROJECT MANAGER:
GUNNAR

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B



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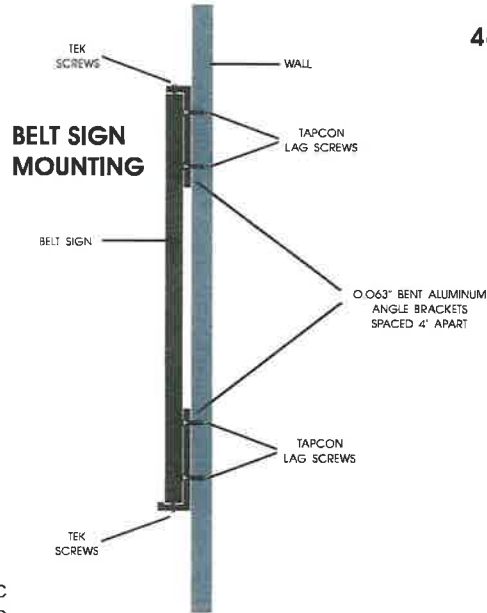
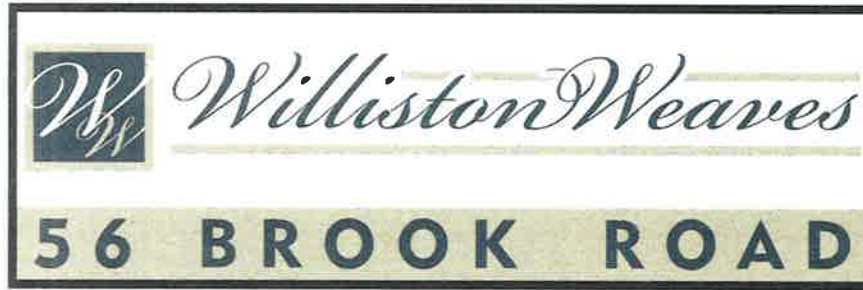
Brief description of sign or project:

SIGN "C" 1-4'X12' ALUMINUM BELT
SIGN ON BUILDING - SPECIAL PERMIT
REQUIRED

Please email completed application to elitchman@needhamma.gov

C

48sqft



**48"x144" ALUMINUM BELT SIGN
TO REPLACE EXISTING SIGN
REMOVAL OF "BATHS" SIGN**

PANTONE 432C
PANTONE 453C

Existing



Proposed



Agnoli Sign
Company Inc.
AGNOLI SIGN COMPANY INC
722 WORTHINGTON STREET
SPRINGFIELD, MA 01105
TEL: (413) 732-5111

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56 BROOK RD.
NEEDHAM, MA

CONTACT:
AJ BOYAJIAN
STORE #: 0000

APPROVAL:
☐ APPROVED
DATE:
☐ APPROVED AS NOTED
DATE:
☐ REVISE & RF-SUBMIT
DATE:

DJOBS/ WILLISTONWEAVES.PLT
CDR/WILLISTON WEAVES.CDR

SALESPERSON:
DESIGNER: AM

PROJECT MANAGER
GUNNAR

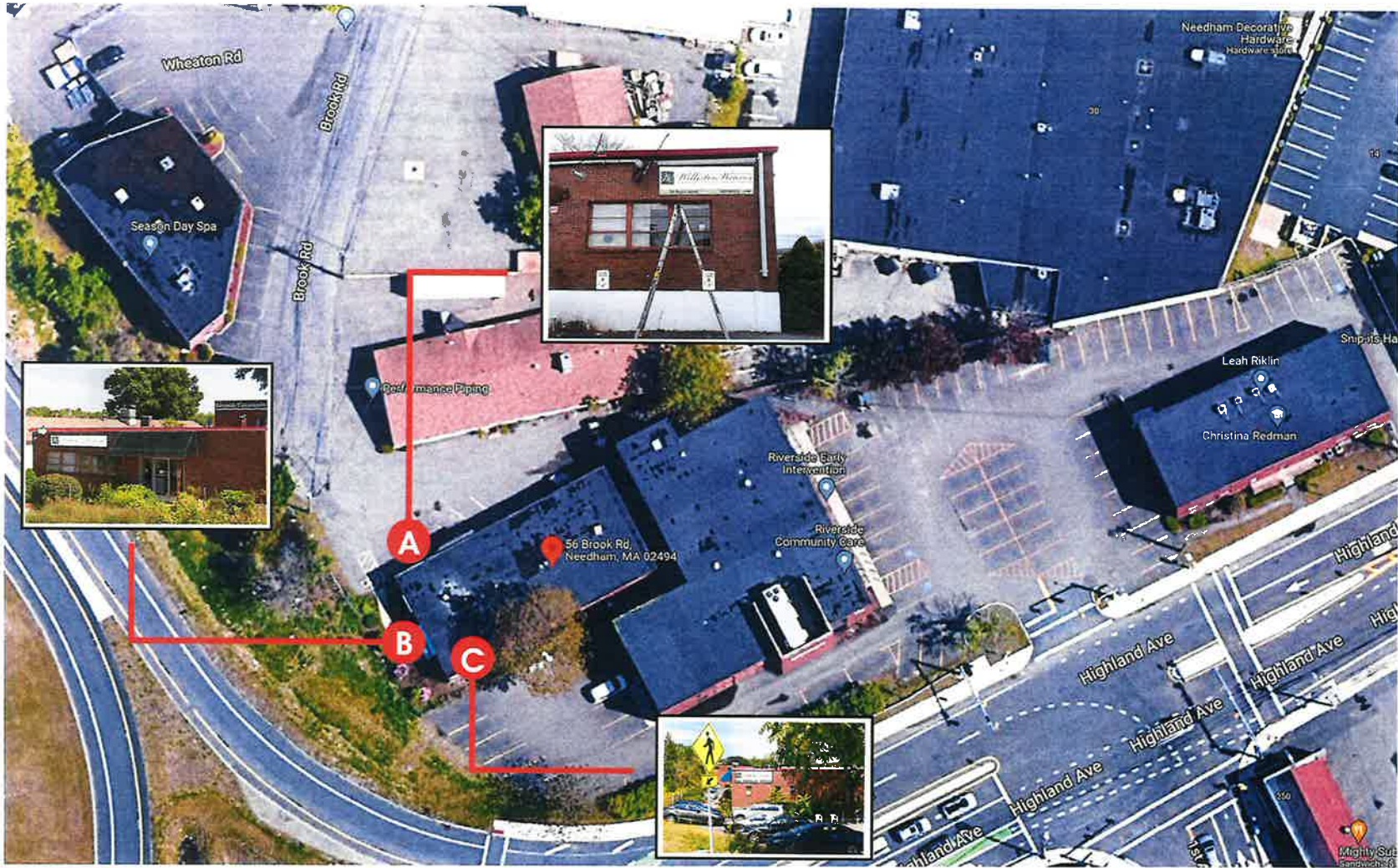
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PAGE:

C



Agnoli Sign
Company, Inc.
AGNOLI SIGN COMPANY, INC.
772 WORTHINGTON STREET
SPRINGFIELD, MA 01105
TEL: (413) 732-5811

ORIG. DATE: 03-15-22
REV. DATE:
CUSTOMER:
WILLISTON WEAVES
56 BROOK RD.
NEEDHAM, MA

REV. DATE:
LOCATION:
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56 BROOK RD.
NEEDHAM, MA

CONTACT:
AJ BOYAJIAN
STORE#: 0000

APPROVAL:
☐ APPROVED
DATE:
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DATE:
☐ REVISE & RE-SUBMIT
DATE:

DJOBS/ WILLISTONWEAVES.PLT
CDR/ WILLISTON WEAVES.CDR

SALESPERSON:
DESIGNER:
CM

PROJECT MANAGER:
GUNNAR

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SITE MAP



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

Public Service Administration Building

500 Dedham Avenue

Needham, MA 02492

Application and Report

Location: 173 CHESTNUT STREET Date: 5/15/2022

Owner: 173 CHESTNUT STREET LLC

Address: 12 EATON ROAD NEEDHAM MA 02492
Street City State Zip

Telephone: 617 508.612.6954

Applicant: PHILADELPHIA SIGN CO. BY: HEATHER DUDKO

Address: 27 OLD MEETINGHOUSE ROAD AUBURN, MA 01501
Street City State Zip

Telephone: (508) 612.6954

Designer/Installer: PHILADELPHIA SIGN COMPANY

Address: 50 PORTER ROAD LITTLETON MA 01460
Street City State Zip

Telephone: (508) 612.6954

Type of Application
☒ Sign
☐ Minor Project
☐ Exterior Alterations
Major Project
☐ - preliminary
☐ - final
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☐ Planned Residential Development
☐ Residential Compound

Brief description of sign or project:

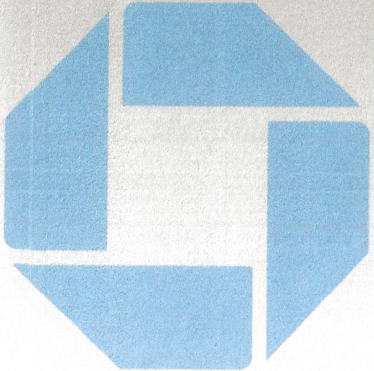
REPLACE EXISTING "7-ELEVEN" SIGN TO "CHASE". NEW
ACRYLIC FACE ONLY IN EXISTING CABINET. NO
STRUCTURAL CHANGES TO SIGN. (4' x 4' @ 16 ft)
INTERNALLY ILLUMINATED.

EXISTING E.OI. REPAIRS ONLY-

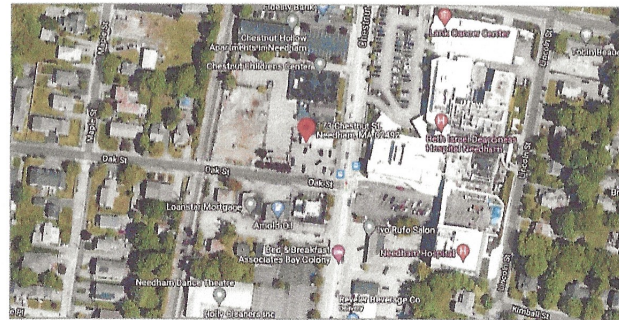
CHS.NB.980

NEEDHAM

173 Chestnut Street
Needham, MA 02492



09.30.21	JM	Revised E03. Added E09 and Options for E02.
10.06.21	JM	Revised E02 Option 1. Deleted E09.
10.12.21	AC	Deleted Option 1. Revised E02.
12.15.21	AC	Revised E02.
02.21.22	PEM	Revised E01.
02.24.22	AC	Revised E02 & Removed E07.
03.03.22	JM	Updated Floor Plan.

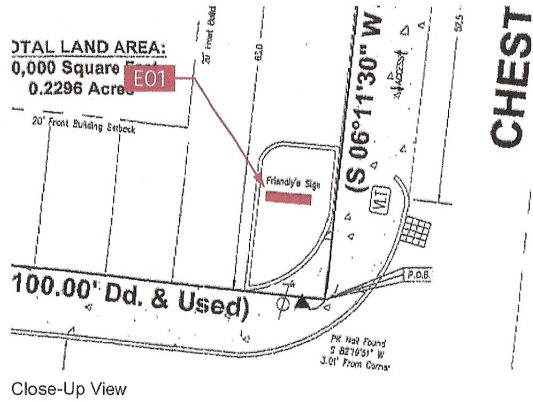


B97258

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE

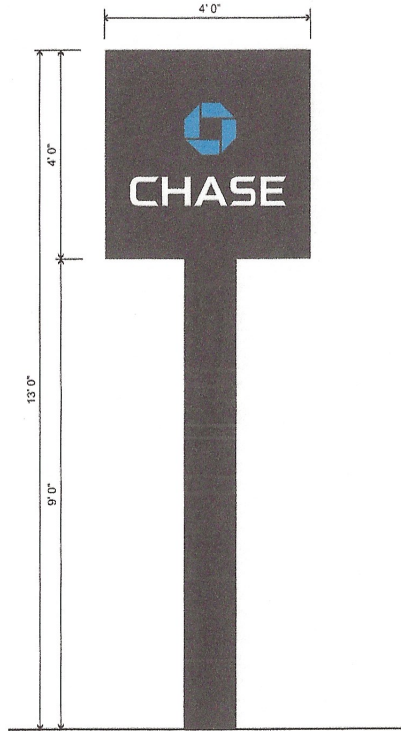
REPLACE ONLY 16 Φ.

E01 - CUST-PYLON



Rendering

DIMENSIONS TO BE FIELD VERIFIED



INSTALL NEW FACES ON EXISTING POLE SIGN

(E.01)

CHASE

CHS.NB.980 - Needham
173 Chestnut Street
Needham, MA 02492

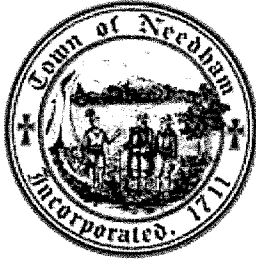
DESIGNER - JM

CREATED - 09.24.21

DRAWING - B97258

PHILADELPHIASIGN
BRINGING THE WORLD'S BRANDS TO LIFE
707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08055
P: 856-629-1450 • F: 856-829-6549 • WEB: <http://www.philadelphiaesign.com>

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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:** 6/10/22

Owner: HCRI Massachusetts Properties Trust II

Address: 4500 Dorr Street Toledo Ohio 43615
Street City State Zip
Telephone: (419) 247-2800

Applicant: WELL Balfour Needham Landlord LLC

Address: 4500 Dorr Street Toledo Ohio 43615
Street City State Zip
Telephone: (419) 247-2800

Designer/Installer: The Architectural Team, Inc.

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

Telephone: (617) 889-4402

<i>Type of Application</i>
☐ 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
Application to Design Review Board
WELL Balfour Needham Landlord LLC
Property at 100-110 West Street, Needham, MA

Description of Project

On or about May 26, 2021, this Board issued a Major Project Site Plan Review Special Permit for this property, approving a facility that would have been run by LCB Senior Living, and would have included Independent Living apartments, Assisted Living apartments, and Memory Care units. Welltower, which owns the entity that is the legal owner of this property, no longer intends to proceed with LCB to develop the site according to that Special Permit.

Welltower and Balfour are proposing to redevelop the property at 100 West Street to a 155-unit Assisted Living facility, including 28 Alzheimer's/Memory Care units. The project will be known as Balfour at Needham, and the facility will be operated by WELL Balfour Needham Landlord LLC. 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's Zoning Bylaws, a partial fourth story will be added to create 11 of the proposed Assisted 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, and an appropriately fenced and gated Memory Care courtyard.

All of the foregoing is more particularly shown on the plans filed herewith.

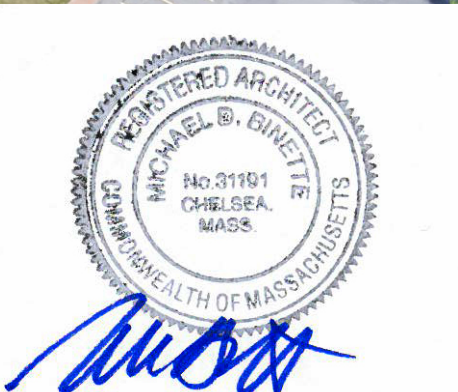
Welltower and Balfour seek review of this project by the Design Review Board.



Balfour at Needham

Needham, MA | June 2, 2022 | 18017 | © The Architectural Team, Inc.

Proposed Aerial View

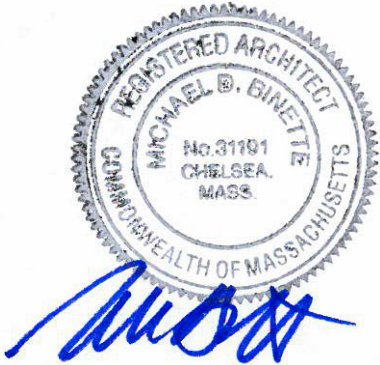


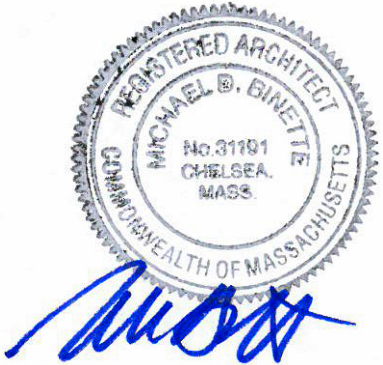


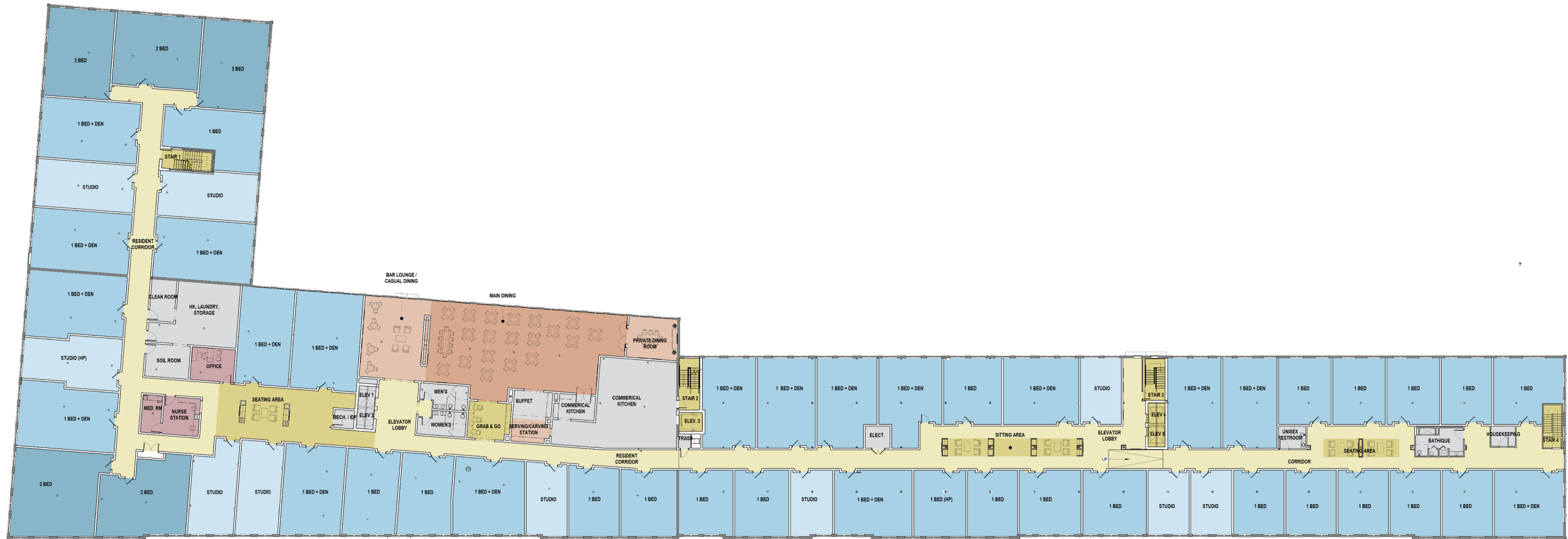
Balfour at Needham

Needham, MA | June 2, 2022 | 18017 | © The Architectural Team, Inc.

First Floor Plan



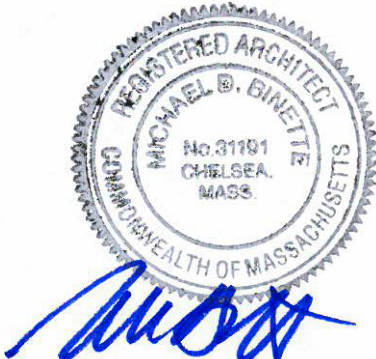


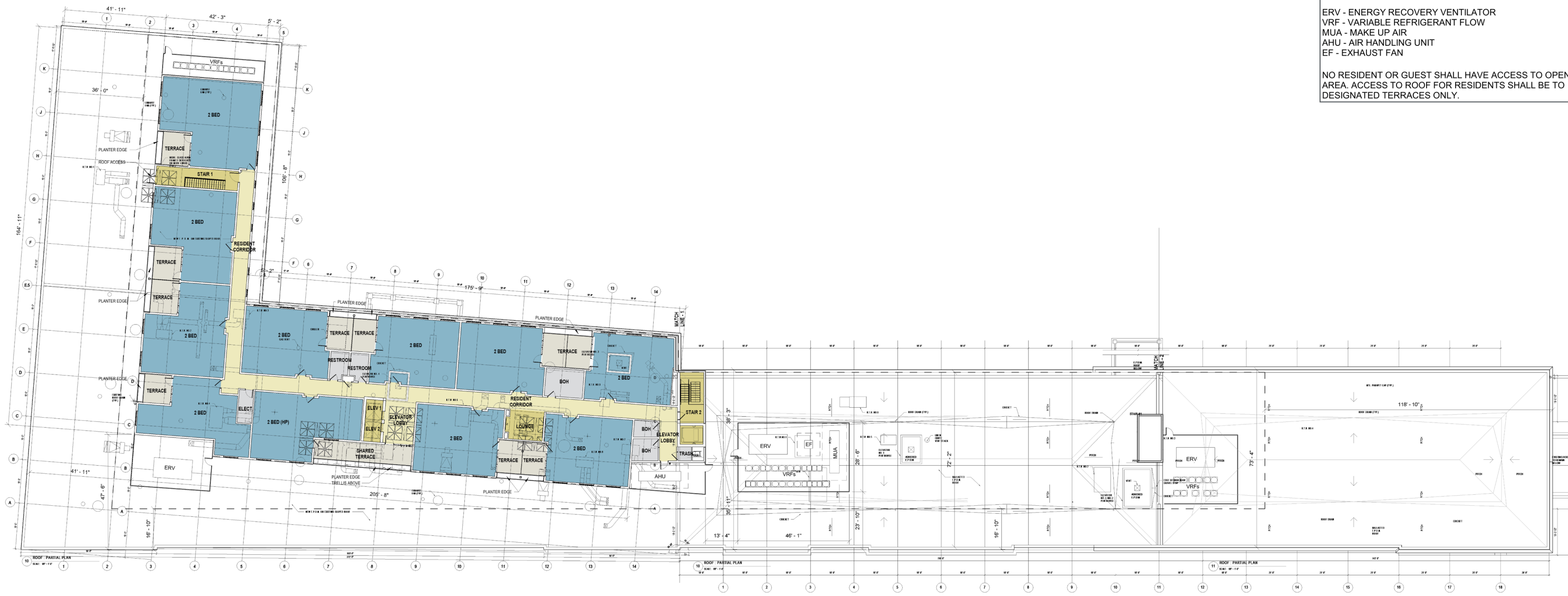


Balfour at Needham

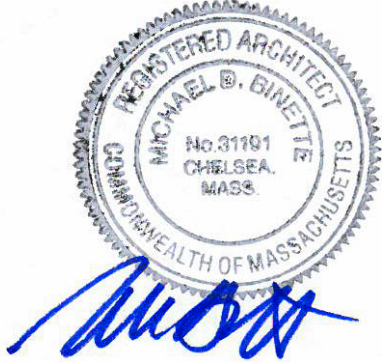
Needham, MA | June 2, 2022 | 18017 | © The Architectural Team, Inc.

Third Floor Plan



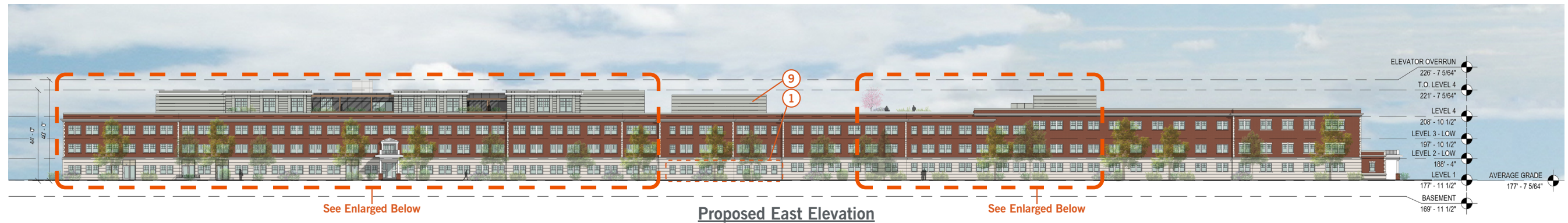


SQUARE FOOTAGE OF EXISTING ROOF	62,775 SF
SQUARE FOOTAGE OF PROPOSED AL FOURTH FLOOR (INCLUDING TERRACES)	18,325 SF
PERCENT OF ROOF COVERED (INCLUDING TERRACES)	29%
SQUARE FOOTAGE OF PROPOSED AL FOURTH FLOOR & AL COMMON SPACE (EXCLUDING TERRACES)	16,089 SF
PERCENT OF ROOF COVERED (EXCLUDING TERRACES)	26%
ERV - ENERGY RECOVERY VENTILATOR VRF - VARIABLE REFRIGERANT FLOW MUA - MAKE UP AIR AHU - AIR HANDLING UNIT EF - EXHAUST FAN NO RESIDENT OR GUEST SHALL HAVE ACCESS TO OPEN ROOF AREA. ACCESS TO ROOF FOR RESIDENTS SHALL BE TO DESIGNATED TERRACES ONLY.	

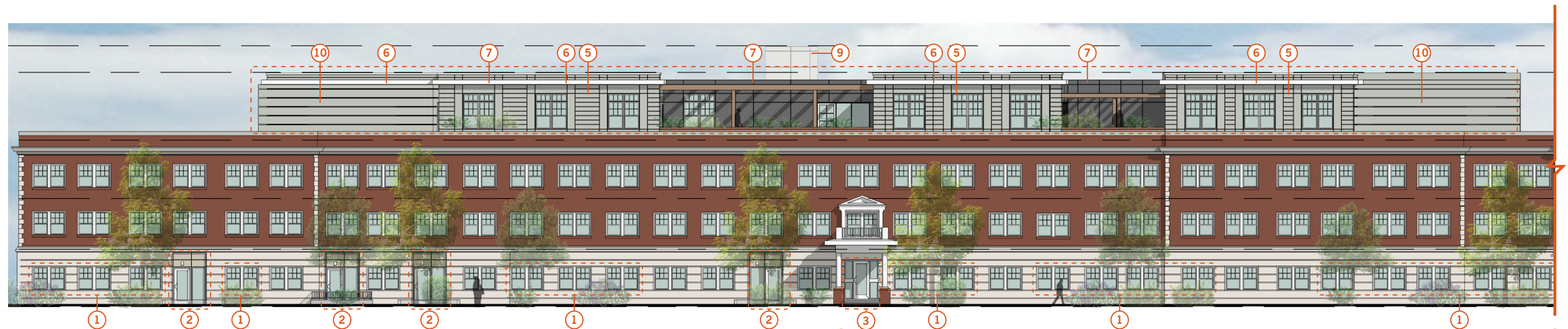




Existing East Elevation



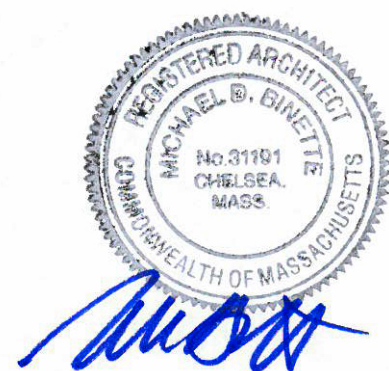
Proposed East Elevation



(Refer to materials page for further information)

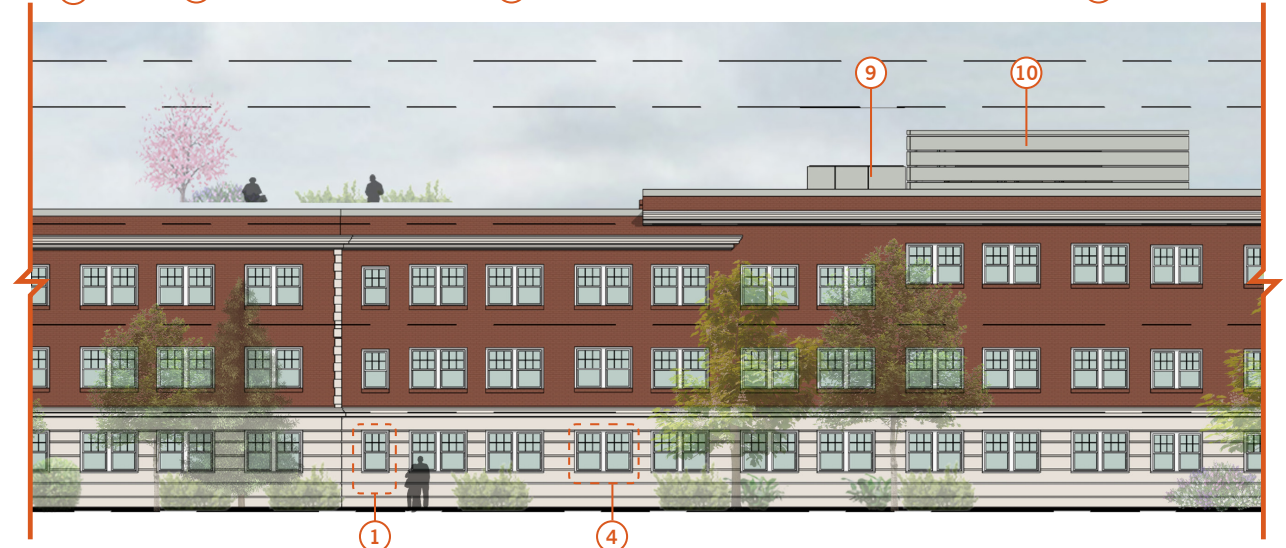
- ① Upgraded windows in existing masonry opening with similar appearance to existing windows. All windows to be replaced.
- ② First floor single swing door additions
 - New full glass single swing door with sidelite
 - EIFS to be removed to underside of cornice, smooth fiber cement infill wall
 - PVC privacy screen where required at shared patios
 - New downlight over door
- 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 Arctic white trim banding
- ⑦ Assisted Living patios
 - Smooth fiber cement panel
 - Natural stain wood trellis and planter

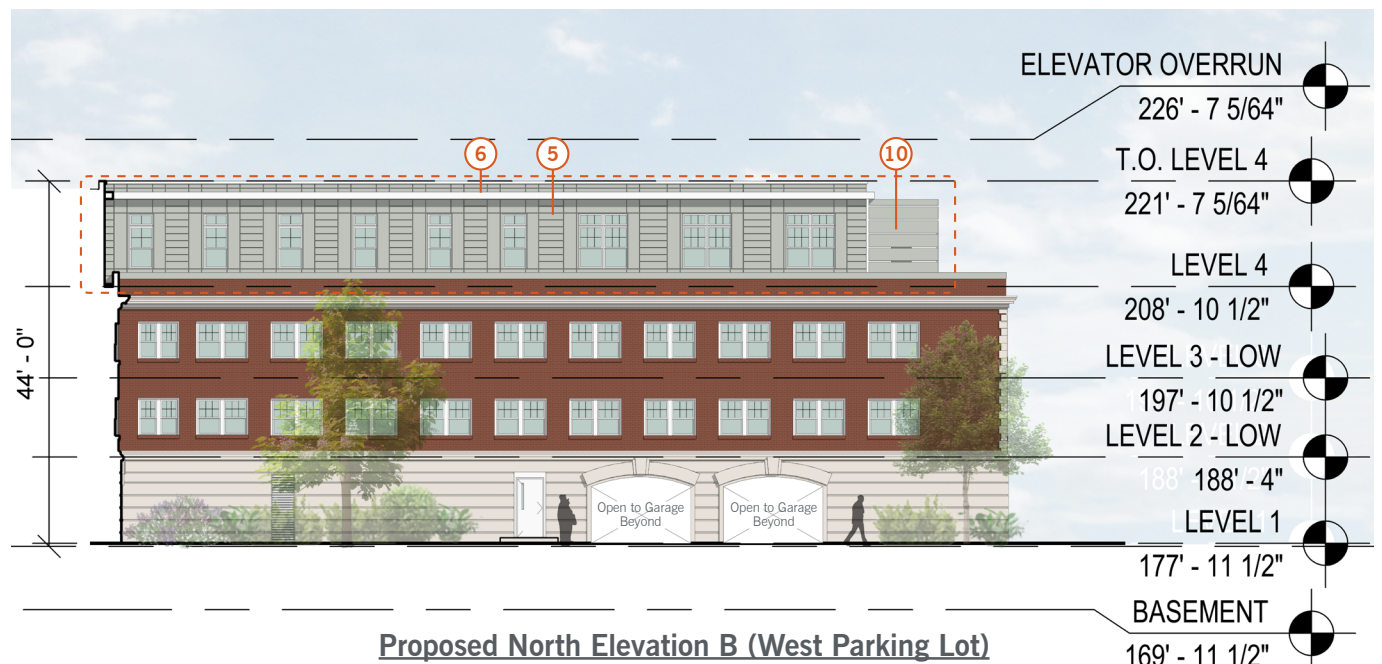
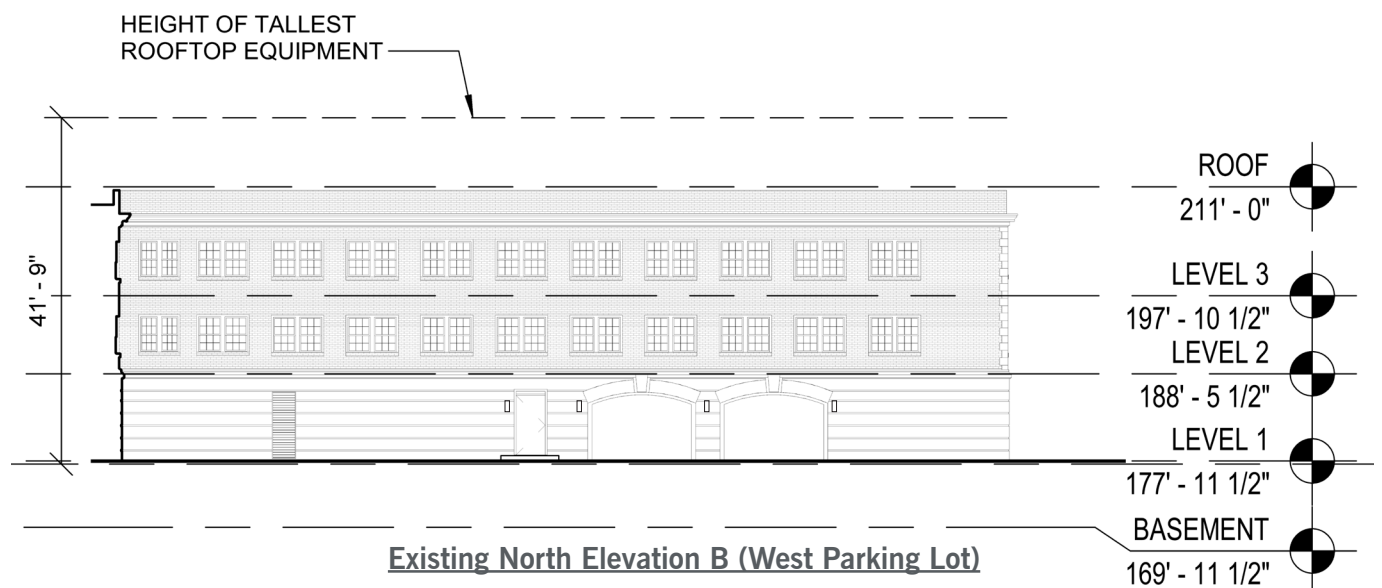
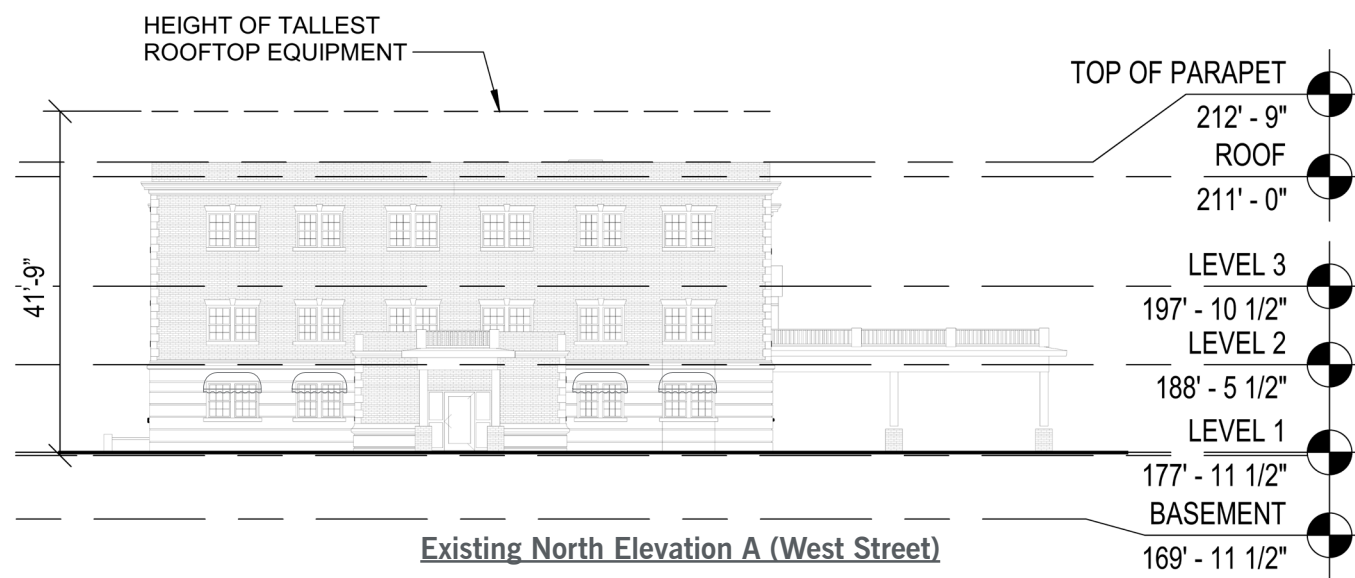


cement panel

match

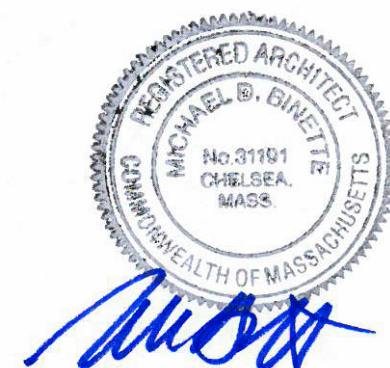


East Elevation (Highland Avenue)



(Refer to materials page for further information)

- 5** Fiber cement panel with recessed trim and exposed fasteners
- 6** Arctic white trim banding
- 9** Elevator overrun, smooth fiber cement panel
- 10** Mechanical screening, color to match
- 11** Remove awnings from windows





Existing West Elevation

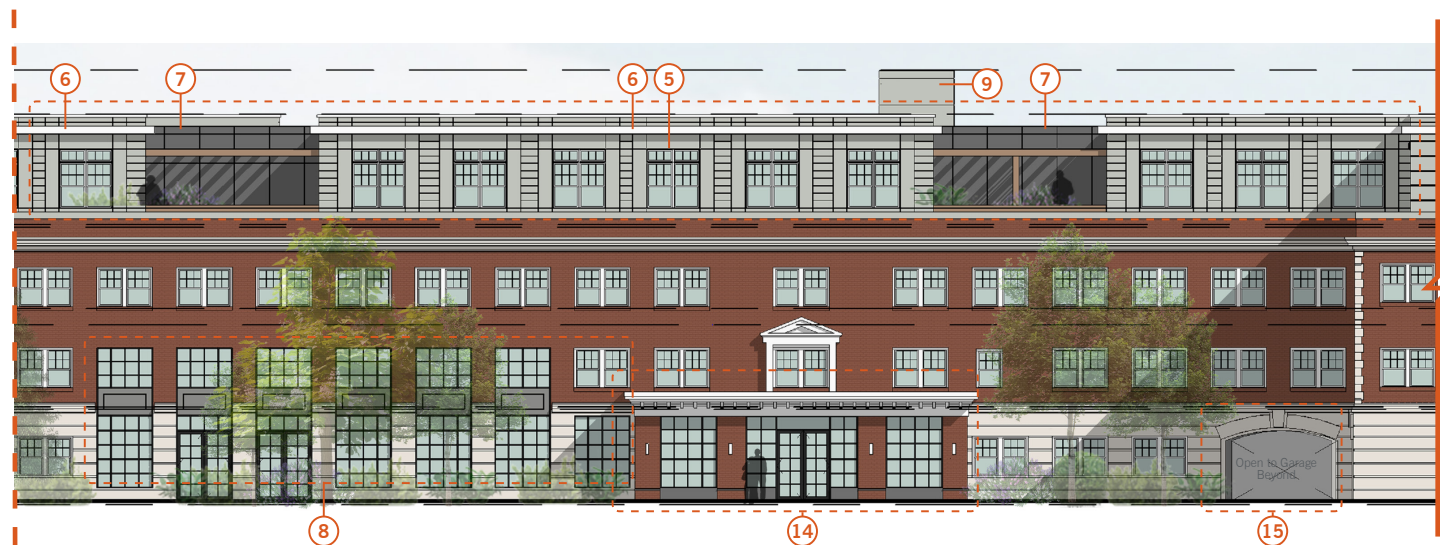
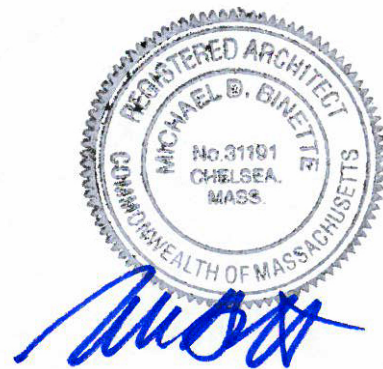


Proposed West Elevation

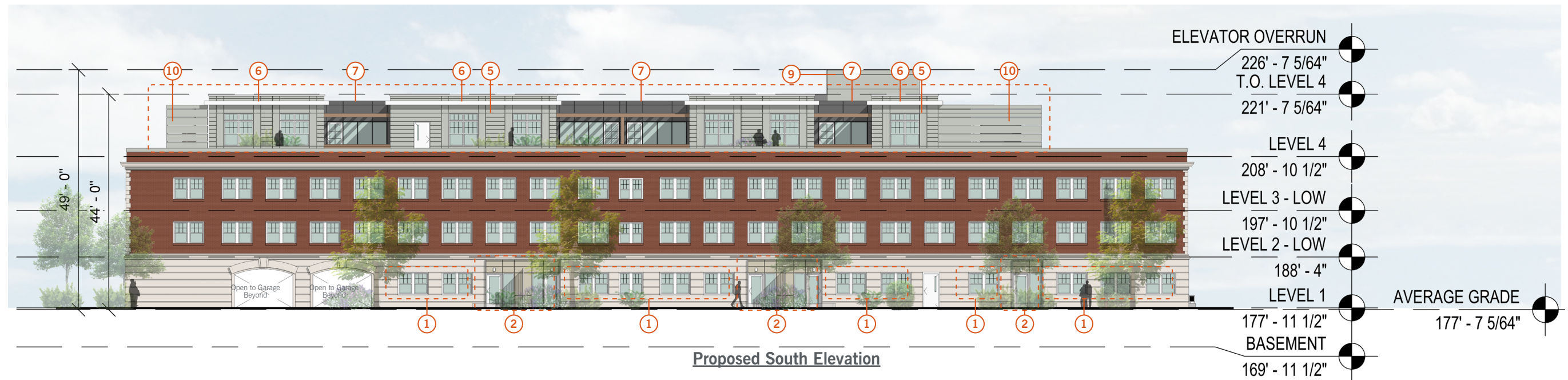
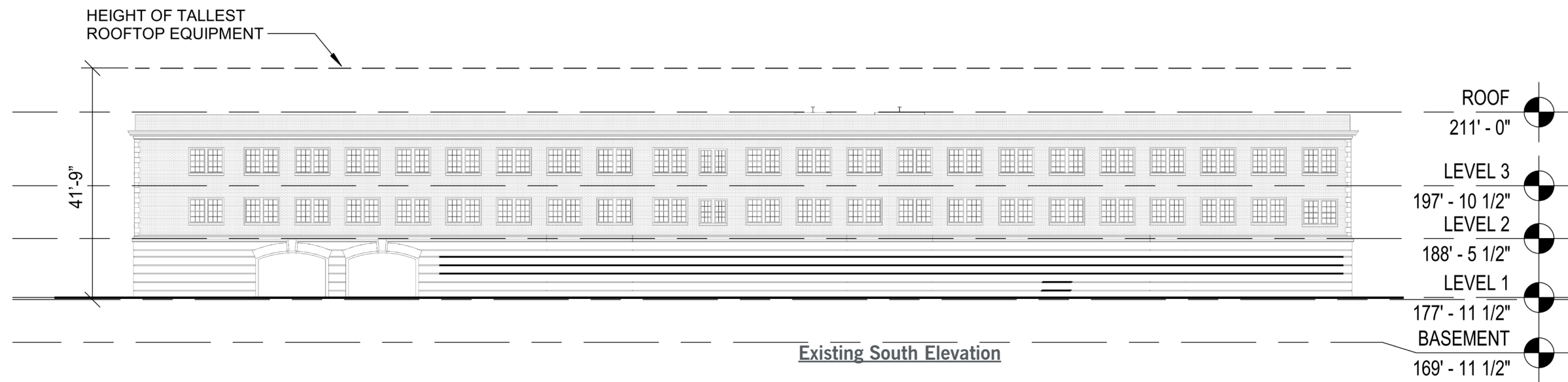


(Refer to materials page for further information)

- ① Upgraded windows in existing masonry opening with similar appearance to existing. All windows to be replaced
- ⑤ Fiber cement panel with recessed trim and exposed fasteners
- ⑥ Arctic white trim banding
- ⑦ Assisted Living Patios
 - Smooth fiber cement panel
 - Natural stain wood trellis and planter
- ⑧ Enlarged Double-Height Openings for Double-Height Amenity Space
- 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 baluster from top of porte-cochere,
 - Clean and reface elements as needed
- ⑬ Infill existing garage openings with new storefront system.
- ⑭ Portico
 - Remove balusters from top of portico
 - Remove existing roof si
 - Replace all trim elemer
 - Enclose portico and cr
 - New enclosure to be fa
- ⑮ New opening into garage



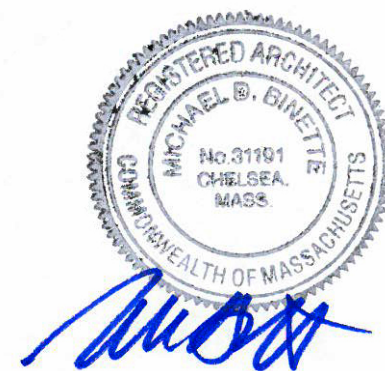
West Elevation

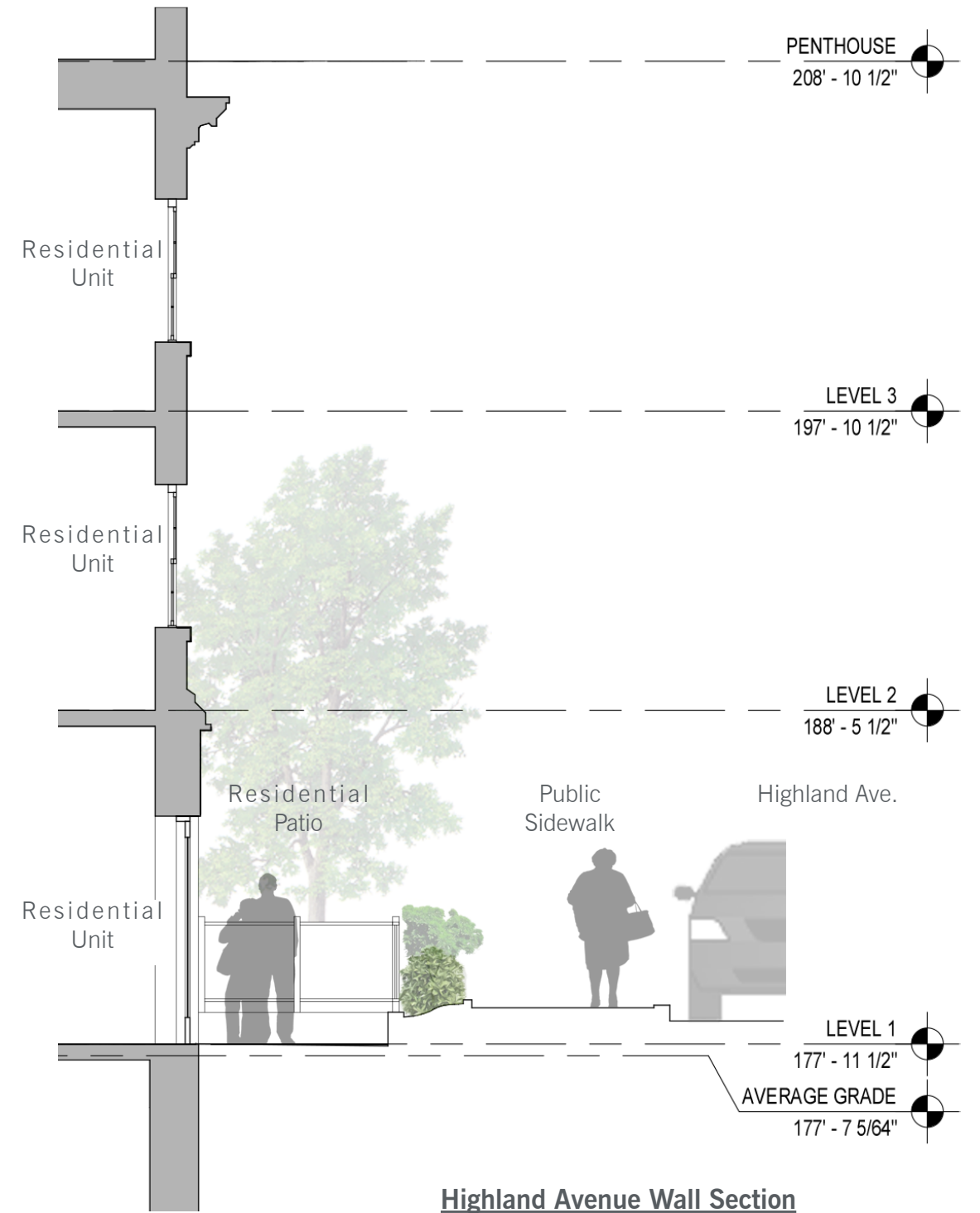
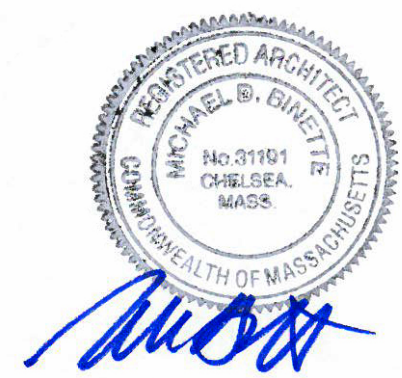
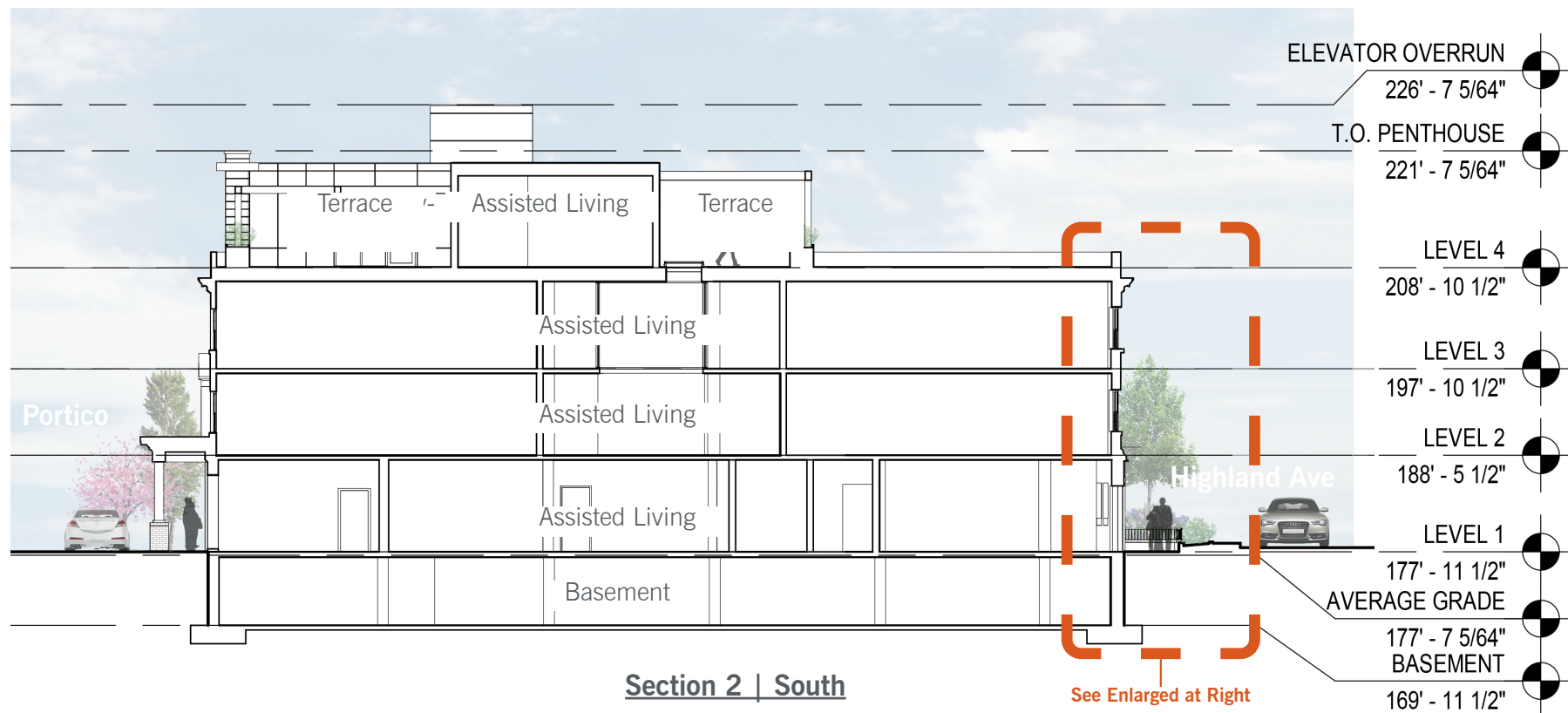
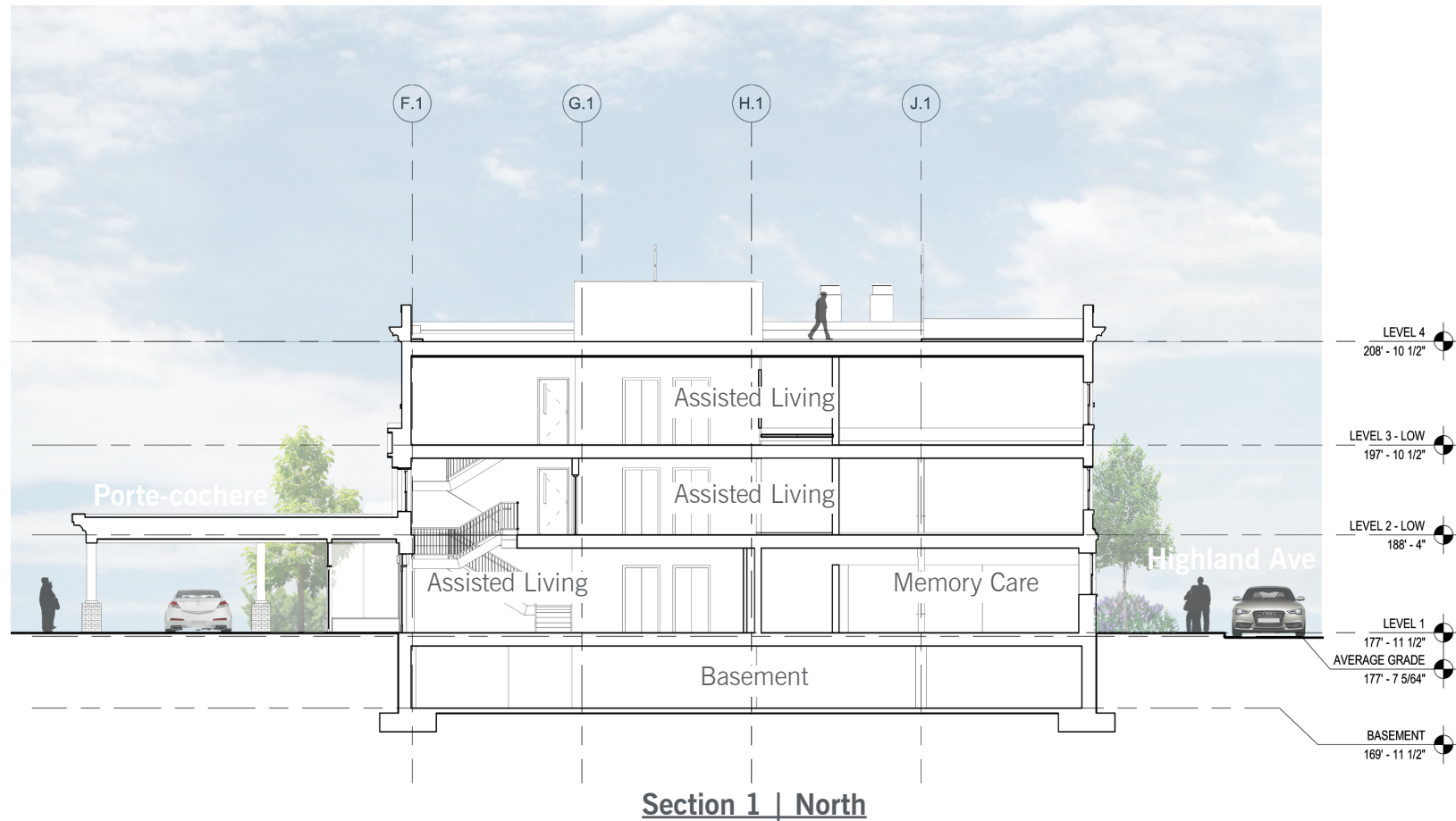


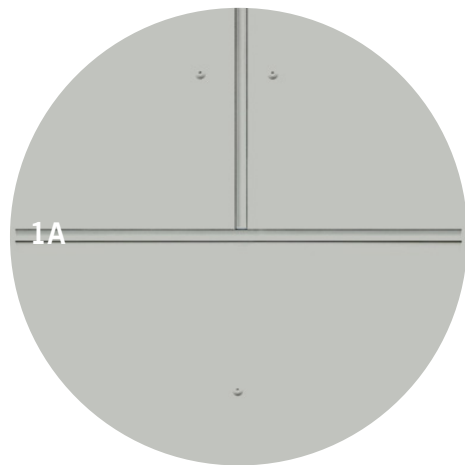
(Refer to materials page for further information)

- ① Upgraded windows in existing masonry opening with similar appearance to existing. All windows to be replaced.
- 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)

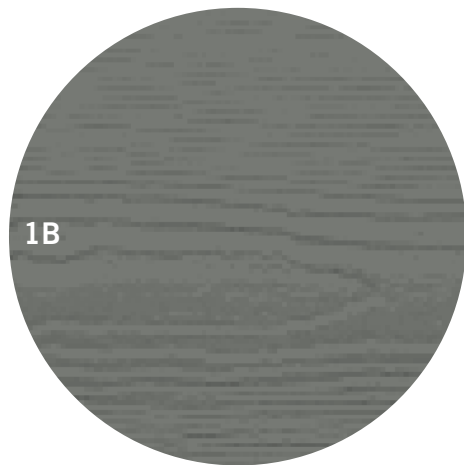
- ⑤ Fiber cement panel with recessed trim and exposed fasteners
- ⑥ Arctic white trim banding
- ⑦ Assisted Living patios
 - Smooth fiber cement panel
 - Natural stain wood trellis and planter
- ⑨ Elevator overrun, smooth fiber cement panel
- ⑩ Mechanical screening, color to match



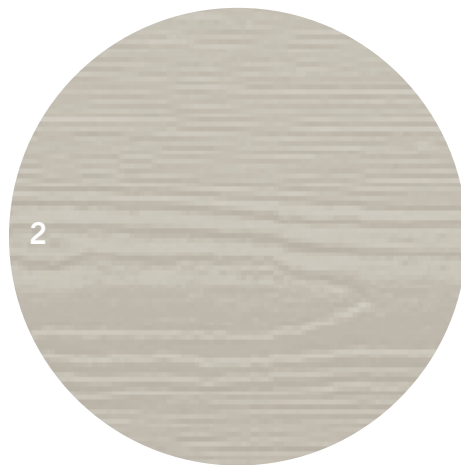




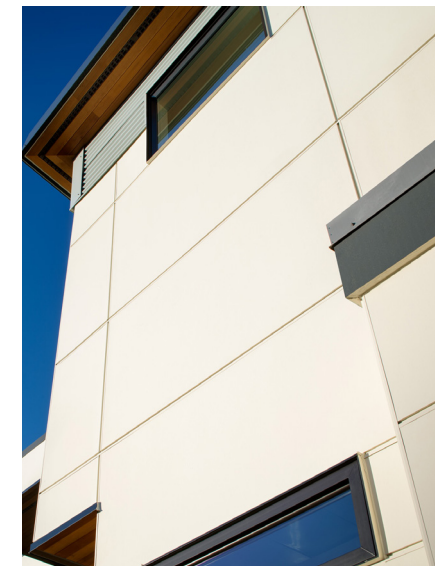
Fiber Cement - Panel with recess trim & exposed fasteners
Color - Light Mist



Fiber Cement - Panel with 3/4" reveal
Color - Night Gray



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



Recess reveal examples



Partial South Elevation

Existing brick & precast facade

Screen at shared patios

Existing EIFS

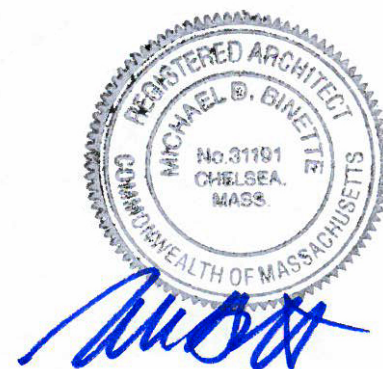
Natural stain, wood screen & planter

Arctic White Banding

2



Precedent Images



SITE DEVELOPMENT PLANS

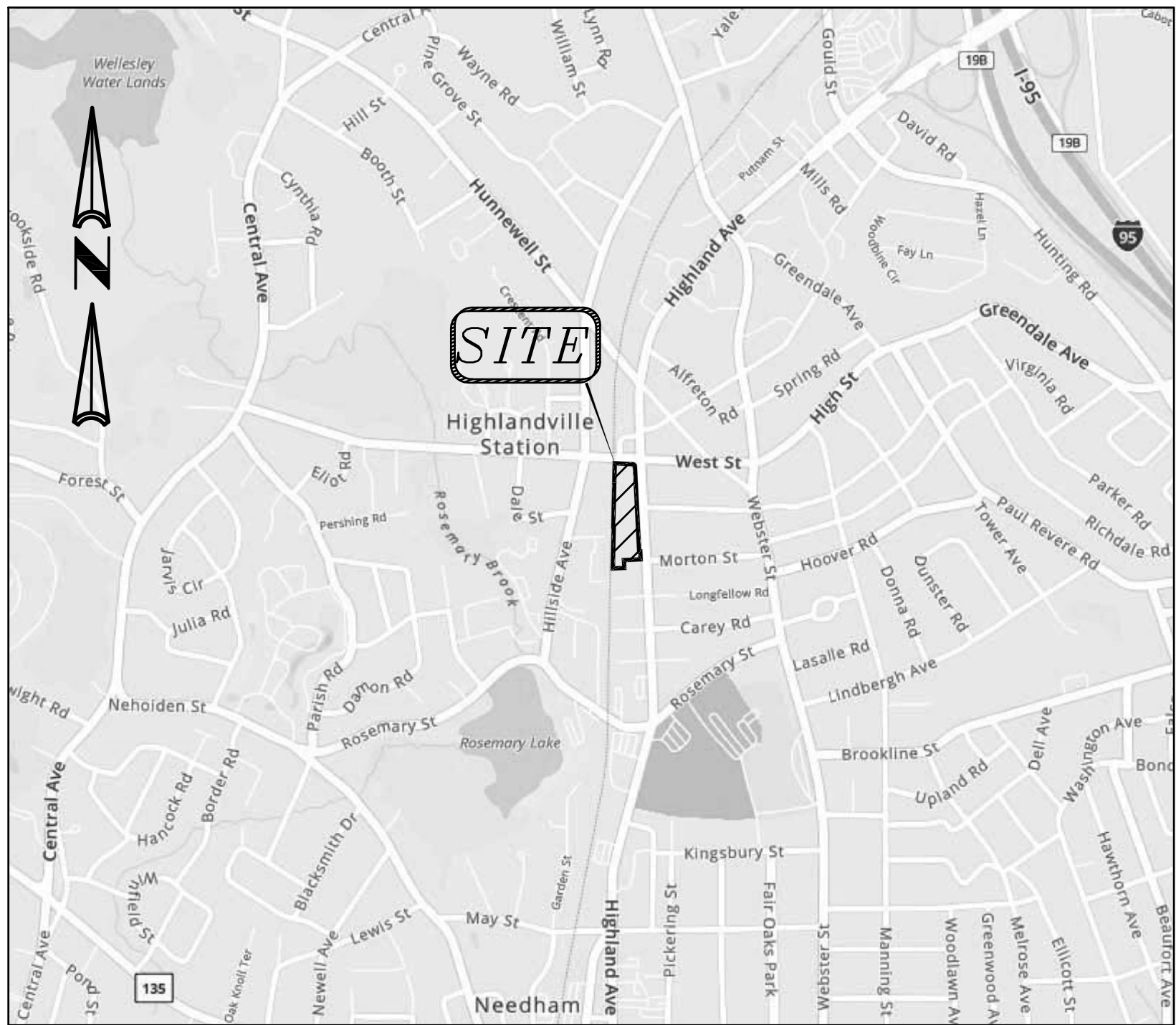
FOR

BALFOUR AT NEEDHAM

100 WEST STREET NEEDHAM, MA

JUNE 2, 2022

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



LOCATION MAP

OWNER:

HCRI MASSACHUSETTS PROPERTY TRUST II
4500 DORR STREET
TOLEDO, OHIO 43615

APPLICANT:

WELL BALFOUR NEEDHAM LANDLORD LLC
4500 DORR STREET
TOLEDO, OHIO 43615

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

Digitally signed by David Noel
Kelly P.E.
DN: cn=David Noel Kelly P.E.,
o=Kelly Engineering Group, Inc.,
ou,
email=dnkelly@kellyengineeringg
roup.com, c=US
Date: 2022.06.07 12:21:13 -0400

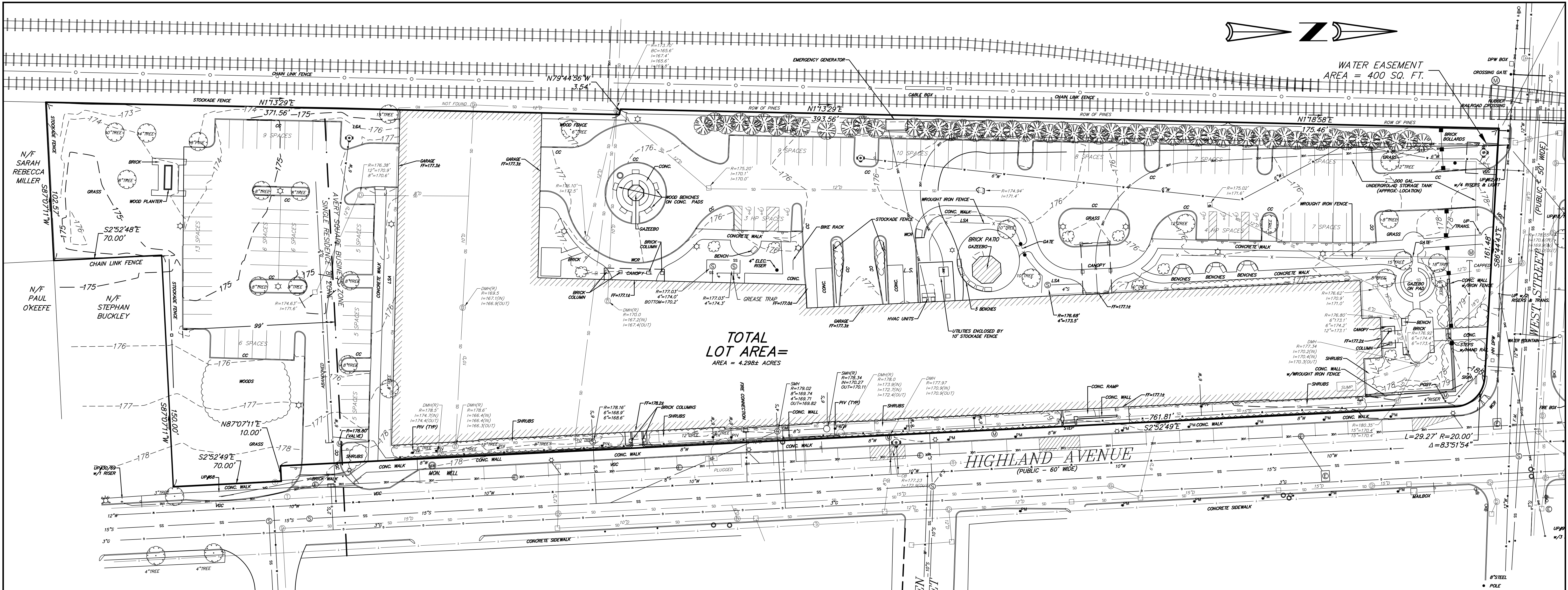
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	SCALE	JOB #		100 WEST STREET NEEDHAM, MA	SHEET NO. 1
	DATE	DRAWN BY			
	SHEET	CHKD BY			
	FILE #	APPD BY			
	NA	F:\P\2022-080			
	06/02/22	CIL			
	1 OF 6	DAM			
	TS02	DNK			

KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com



TOTAL LOT AREA =
AREA = 4.2981 ACRES

LEGEND

CCB	CAPE COD BERM		TRANSFORMER
VOC	VERTICAL GRANITE CURB		OVERHEAD ELECTRIC LINE
CC	CONCRETE CURB		UNDERGROUND ELECTRIC LINE
EOP	EDGE OF PAVEMENT		TELEPHONE MANHOLE
	HANDICAP SPACE		TELEPHONE LINE
	CURB STOP		BOLLARD
LS	LANDSCAPED AREA		FENCE
	CATCH BASIN		STOCKADE FENCE
	DOUBLE CATCH BASIN		CHAIN LINK FENCE
	AREA DRAIN		CONTOUR LINE (MNR)
	TRENCH DRAIN		CONTOUR LINE (MUR)
	DRAIN MANHOLE		PROPERTY LINE
	STORM CEPTOR		ZONE LINE
	DRAIN LINE		
	ROOF DRAIN LINE		
	AREA DRAIN LINE		
	SEWER MANHOLE		
	SEWER CLEAN OUT		
	SEWER LINE		
	SEWER FORCE MAIN		
	GAS VALVE		
	GAS LINE		
	HYDRANT		
	WATER VALVE		
	WATER LINE		
	UTILITY POLE		
	LIGHT POLE		
	FLOOD LIGHT		
	ELECTRIC MANHOLE		

NOTES:

- 1.) UNDERGROUND FEATURES HAVE BEEN COMPILED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KELLY ENGINEERING GROUP, INC. DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS PLAN. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO KELLY ENGINEERING GROUP, INC. THE SIZE, LOCATION, AND EXISTENCE OF ALL SUCH FEATURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION.
- 2.) THE LOCATION OF ALL UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED USING ASCE 38-02 (STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA) QUALITY LEVEL C.
- 3.) THE SITE DETAIL AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PLAN PREPARED BY VMB ENTITLED LCB 5TH LIVING, WEST STREET, NEEDHAM, MASSACHUSETTS, EXISTING CONDITIONS PLAN OF LAND, DATED FEBRUARY 18, 2020. KELLY ENGINEERING GROUP HAS CONFIRMED THE CONDITIONS BY PHYSICAL SURVEY AND INSPECTION IN APRIL OF 2020.
- 4.) ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD88). VERTICAL CONTROL WAS PROVIDED BY GPS RTK SURVEY PERFORMED BY KELLY ENGINEERING GROUP, INC.

GRAPHIC SCALE



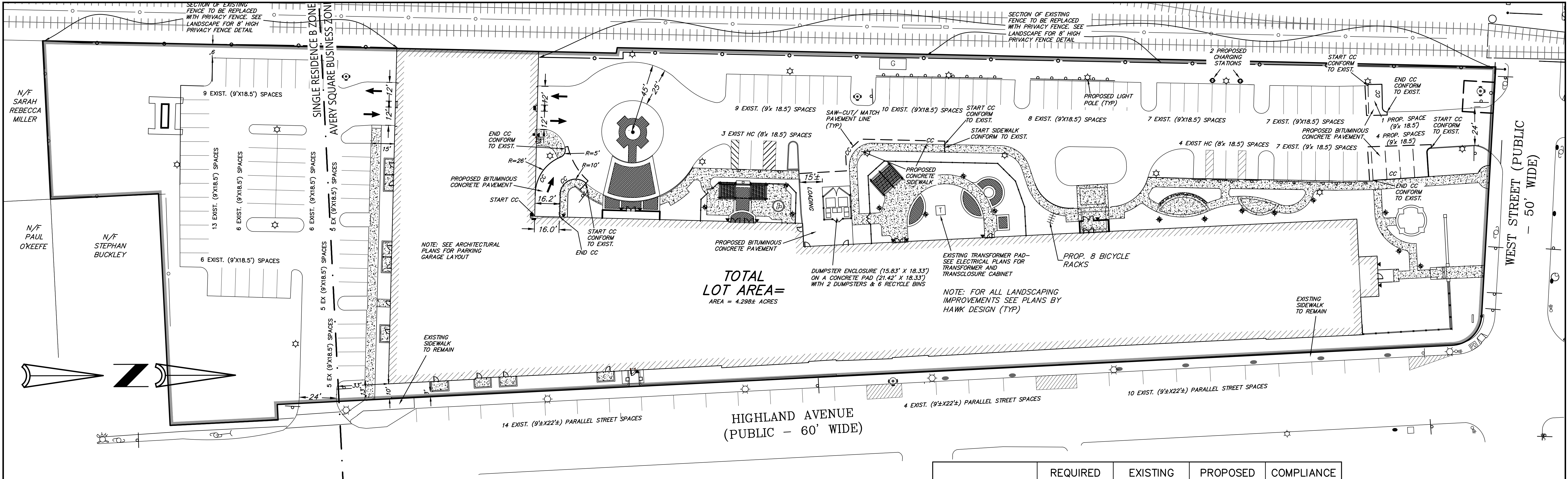
(IN FEET)
1 inch = 30 ft.

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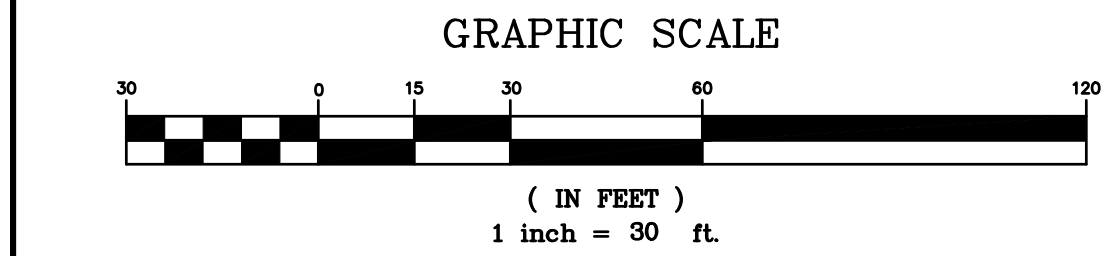
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SCALE 1"= 30'				
DATE 06/02/22	REV	DATE	REVISION	BY
SHEET 2 of 6				
FILE # EX00				
JOB # F:\P\2022-080				
DRAWN BY SMH				
CHKD BY SMH				
APPD BY SMH				
BALFOUR AT NEEDHAM 100 WEST STREET NEEDHAM, MA EXISTING CONDITIONS PLAN				
KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com				
SHEET NO. 2				



ZONING LEGEND				
ZONING DISTRICT: AVERY SQUARE BUSINESS DISTRICT/ SINGLE RESIDENCE B/ AVERY SQUARE OVERLAY DISTRICT (DIMENSIONAL REQUIREMENTS PROVIDED FOR AVERY SQUARE BUSINESS DISTRICT AND ASDO)				
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. AREA	10,000 S.F.	187,219 S.F. (4.30 AC)	SAME	YES
MIN. FRONTAGE	80'	856'±	SAME	YES
MIN. SETBACK FRONT	10'	10'±	10'	YES (NOTE 1)
MIN. SETBACK SIDE (RESIDENTIAL DISTRICT)	50' (NOTE 1)	33'±	SAME	PRE-EXISTING NONCONFORMING
MIN. SETBACK SIDE	NA	0'±	SAME	YES
MIN. SETBACK REAR	NA	NA	SAME	YES
MAX. STORIES	4	3	4	YES
4TH FL. SETBACKS (NOTE 2)				
EAST FACADE	15'	NA	15' (NOTE 2)	YES
WEST FACADE	0'	NA	0' (NOTE 2)	YES
SOUTH FACADE	35'	NA	35' (NOTE 2)	YES
NORTH FACADE	110'	NA	110' (NOTE 2)	YES
4TH FL. AREA (NOTE 3)	35%	NA	APPROX. 29% (NOTE 3)	YES
MAX. HEIGHT	44' - 49' (NOTE 4)	41'-9" (NOTE 4)	44' & 49' (NOTE 4)	YES
LOT COVERAGE	NA (NOTE 5)	0.34	SAME	YES
FLOOR AREA RATIO	1.1 (NOTE 6)	1.00±	1.03	YES
PARKING TOTAL	124 (NOTE 7)	193	145 (NOTE 7)	YES
DRIVEWAY OPENINGS	18'-25' (TWO WAY)	24'	24'	YES



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- 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. 26%
- 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 = 193,250 S.F./187,219 S.F. = 1.03 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:
180 ASSISTED LIVING BEDS x 0.5 SPACES/ BEDS + 68± EMPLOYEES x 1 SPACE/2 EMPLOYEES ON LARGEST SHIFT= 124 SPACES REQUIRED
(TOWN OF NEEDHAM ZONING BYLAW SECTION 3.15.5)

PROVIDED:
30 GARAGE SPACES & 115 EXTERIOR PARKING SPACES = 145 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 173 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	5	7±	9	YES
D) DRIVEWAY OPENINGS	2	2	SAME	YES
E) MAX. COMPACT CARS	50% (8'x16')	38%	21% (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: 30 PROPOSED COMPACT SPACES IN PARKING GARAGE (21%).
- 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.

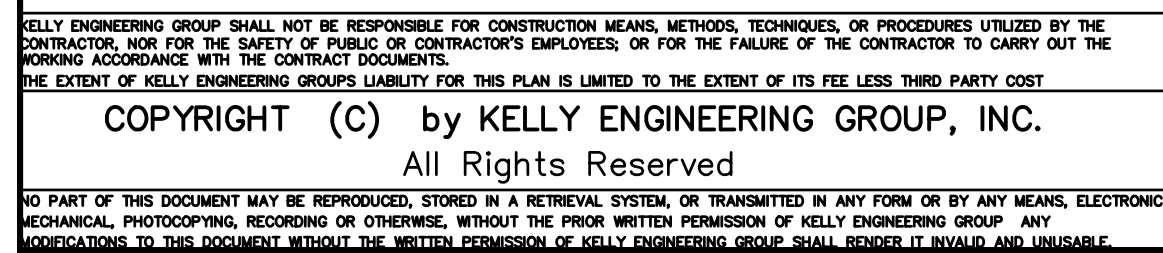
EXISTING LEGEND	
	SIGN
	LIGHT POLE
	EXISTING HYDRANT
	PROPERTY LINE

PROPOSED LEGEND	
	CONCRETE CURB
	PROPOSED PRIVACY FENCE
	VEHICLE CHARGING STATION
	PROPOSED LIGHT POLE
	LANDSCAPE LIGHTING
	WALL MOUNT LIGHT

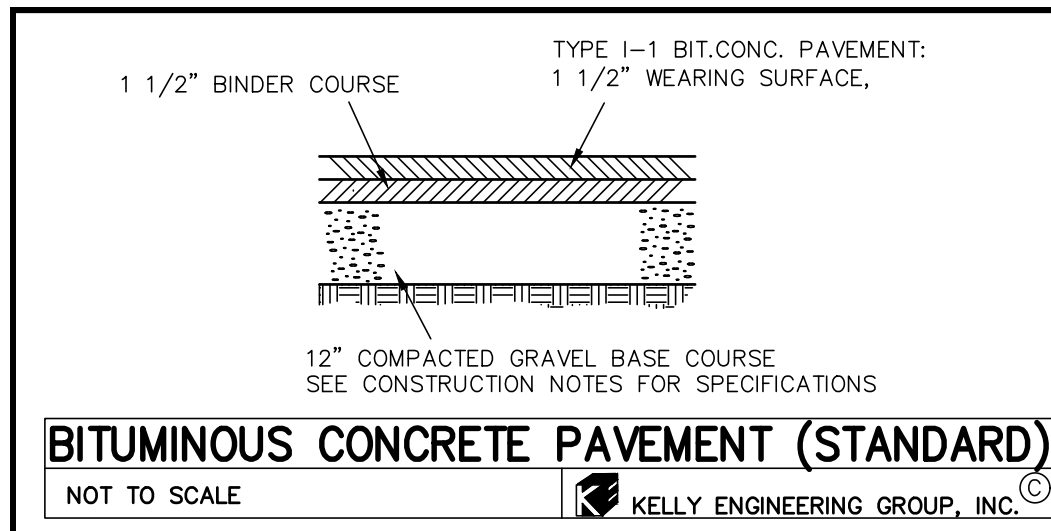
SCALE 1"= 30'				
DATE 06/02/22	REV	DATE	REVISION	BY
SHEET 3 OF 6	BALFOUR AT NEEDHAM 100 WEST STREET NEEDHAM, MA LAYOUT AND ZONING PLAN			
FILE # LA02				
JOB # F:\P\2022-080	KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com			
DRAWN BY C.J.L.				
CHKD BY BGL				
APPD BY DNK				

	Digitally signed by David Noel Kelly P.E. DN: cn=David Noel Kelly, o=Kelly Engineering Group, Inc., ou=, email=dnoel@kellyengr.com, c=US Date: 2022.06.07 12:13:33 -0400

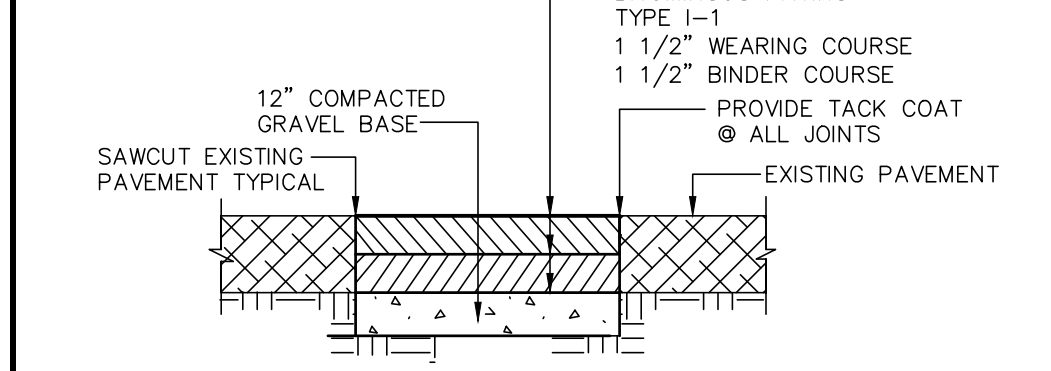
177.0	SPOT GRADE
M.E.	MATCH EXISTING
— — — —	SAW CUT/ MATCH PAVEMENT LINE
•	AREA DRAIN ON PATIO
	SILT SACK
•	VEHICLE CHARGING STATION
☆	PROPOSED LIGHT POLE
✦	LANDSCAPE LIGHTING
▼	WALL MOUNT LIGHT



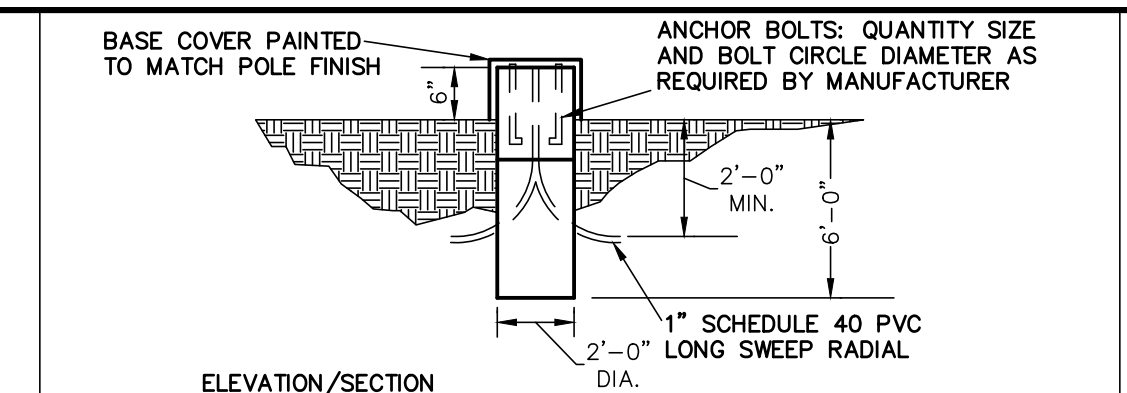
SCALE				
1"= 30'				
DATE				
06/02/22	REV	DATE	REVISION	
SHEET	BALFOUR AT NEEDHAM 100 WEST STREET NEEDHAM, MA SITE PLAN			
4 of 6				
FILE #				
SP02				
JOB #	KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 781-843-4333 www.kellyengineeringgroup.com			
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BGL				
APPD BY				
DNK				
Digitally signed by David Noel Kelly P.E. DN: cn=David Noel Kelly P.E., o=Kelly Engineering Group, inc., ou, email=civil@kellyeng ineeringgroup.com, c=US Date: 2022.06.02 12:29:00 -0400 SHEET NO. 4				



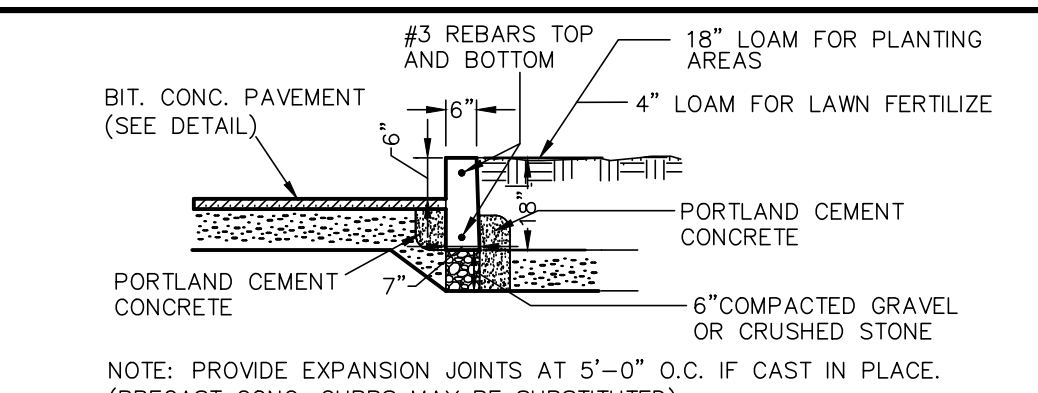
BITUMINOUS CONCRETE PAVEMENT (STANDARD)
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.



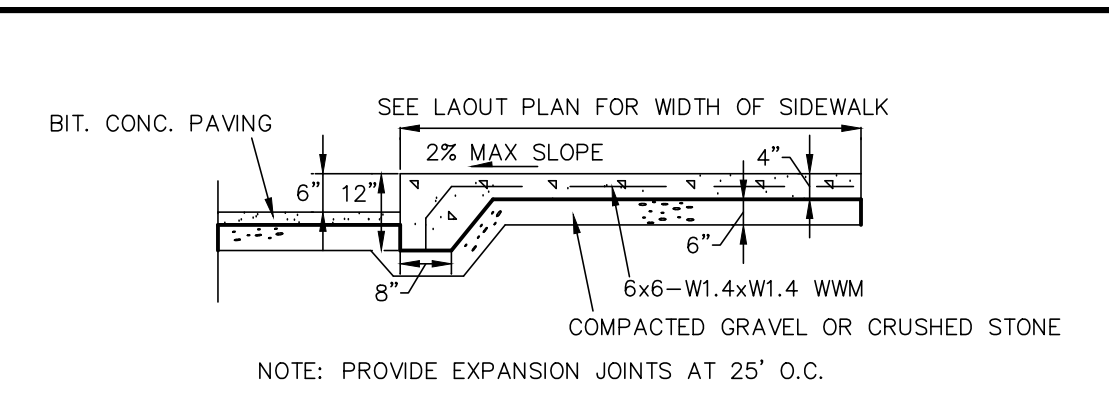
PAVEMENT MATCH/ SAW-CUT DETAIL
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.



LIGHT POLE DETAIL (LANDSCAPED AREAS)
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CONCRETE CURB DETAIL
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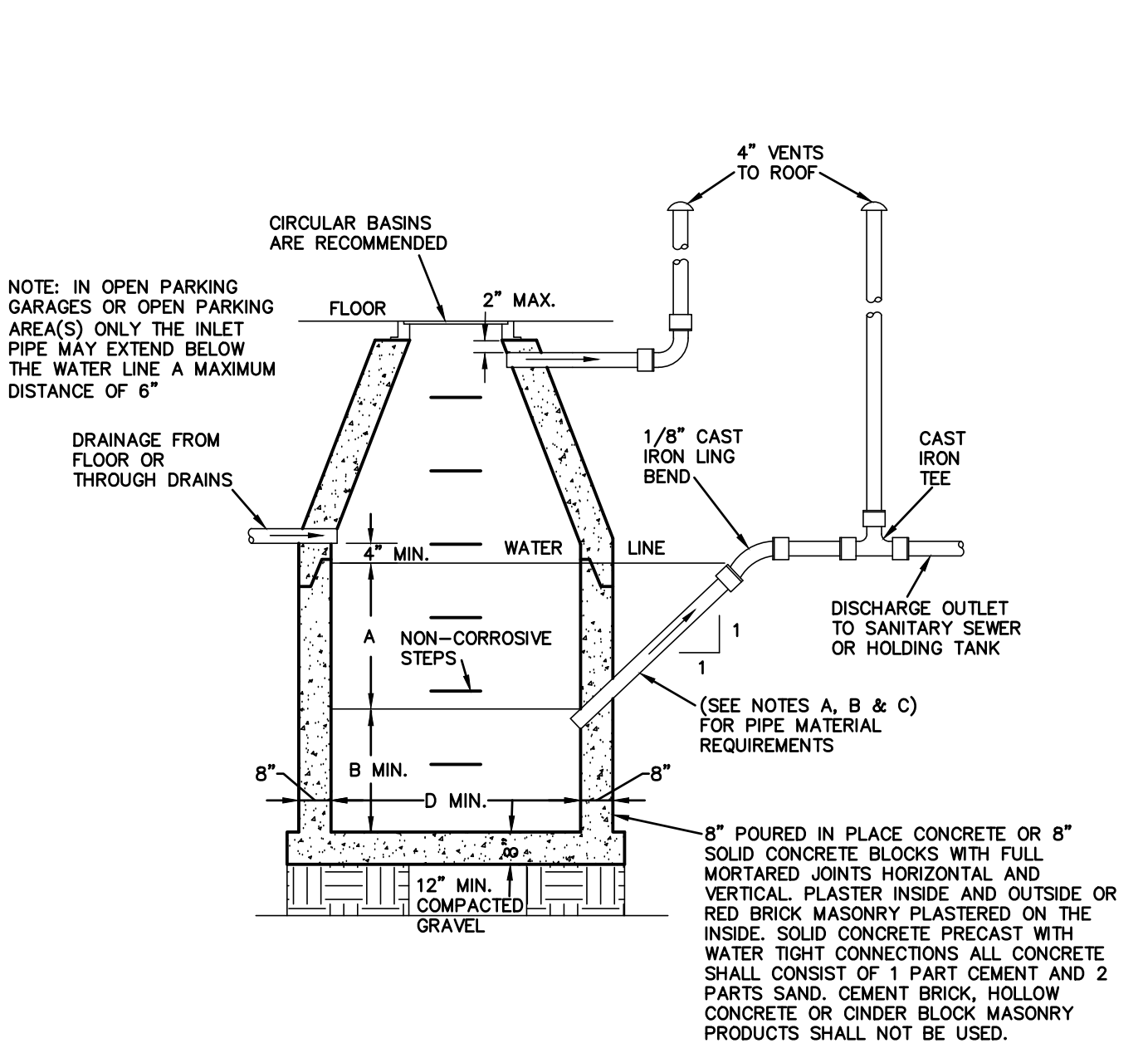


INTEGRAL SIDEWALK/ CURB DETAIL
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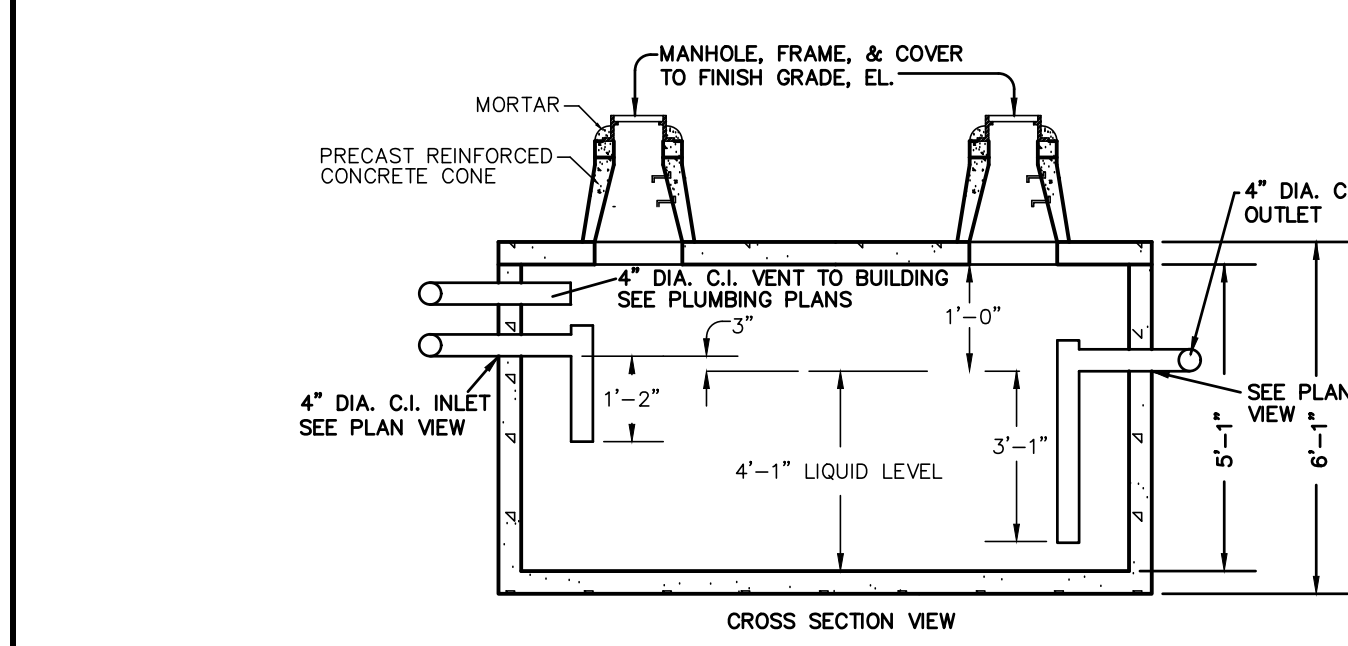
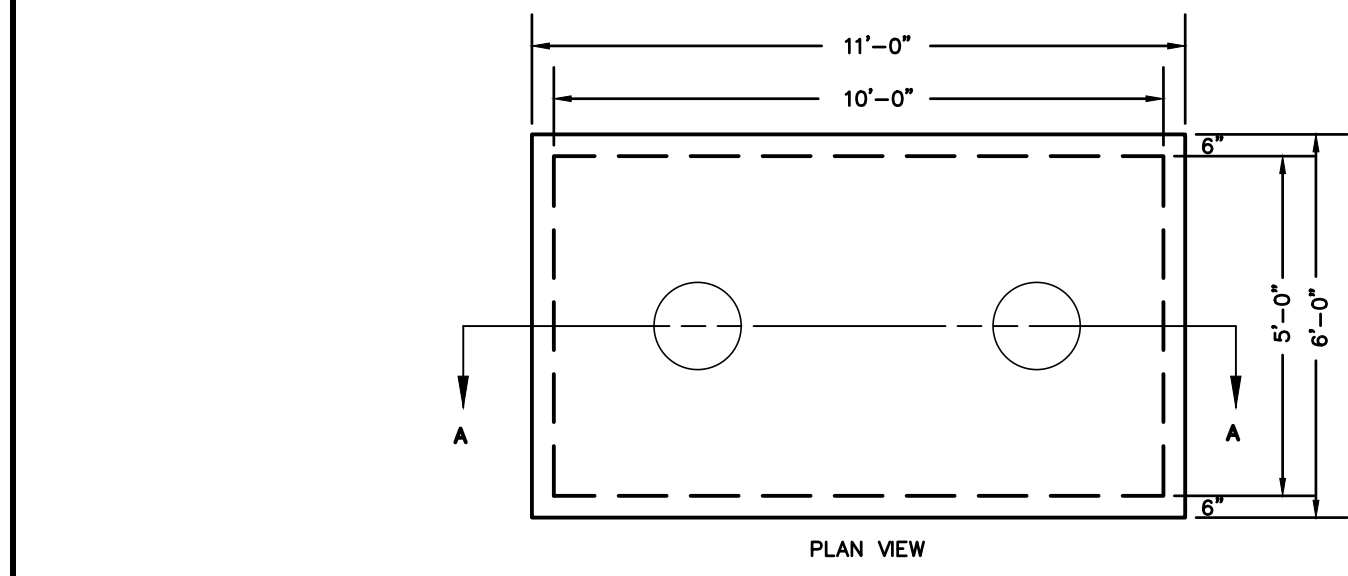
INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"
5"	3'-6"	3'-0"	2'-6"
6"	3'-6"	3'-0"	2'-6"
8"	3'-6"	3'-0"	2'-6"

PIPING MATERIAL NOTES:
A. NO-HUB CAST IRON PRODUCT-APPROVED STAINLESS STEEL CLAMPS
B. SERVICE WEIGHT CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD & OAKUM JOINTS.
C. EXTRA HEAVY CAST IRON WITH PRODUCT-APPROVED RESILIENT GASKETS OR LEAD & OAKUM JOINTS.

GENERAL CONSTRUCTION NOTES:
THE SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER IS TO INCORPORATE A CENTER-HOLE. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER SHALL BE NO LESS THAN A 24" DIAMETER. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB-SURFACE WATER FROM ENTERING. THE INLET PIPE SHALL BE NO LESS THAN FOUR INCHES ABOVE THE WATER LINE LEVEL. WHEN THE SEPARATOR IS SUBJECT TO FREEZING IT SHALL BE SET A MINIMUM OF THREE FEET BELOW GRADE. THE SEPARATOR SHALL BE FILLED WITH WATER AND LEAK TESTED BEFORE BEING INTRODUCED INTO SERVICE. THE NON-CORROSIVE STEPS SHALL BE SPACED AT 18" INCHES APART. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.



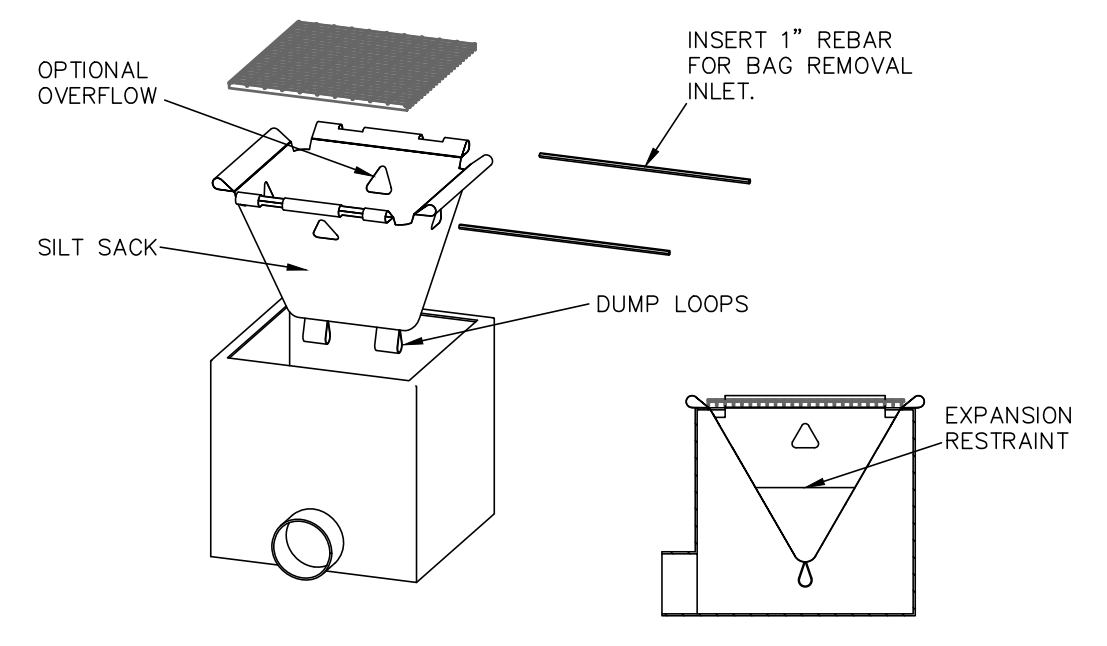
THE COMMONWEALTH OF MASSACHUSETTS
BOARD OF EXAMINERS OF PLUMBINGS
AND GASFITTERS GASOLINE, OIL AND
SAND SEPARATOR DESIGN
NOT TO SCALE
KELLY ENGINEERING GROUP, INC.



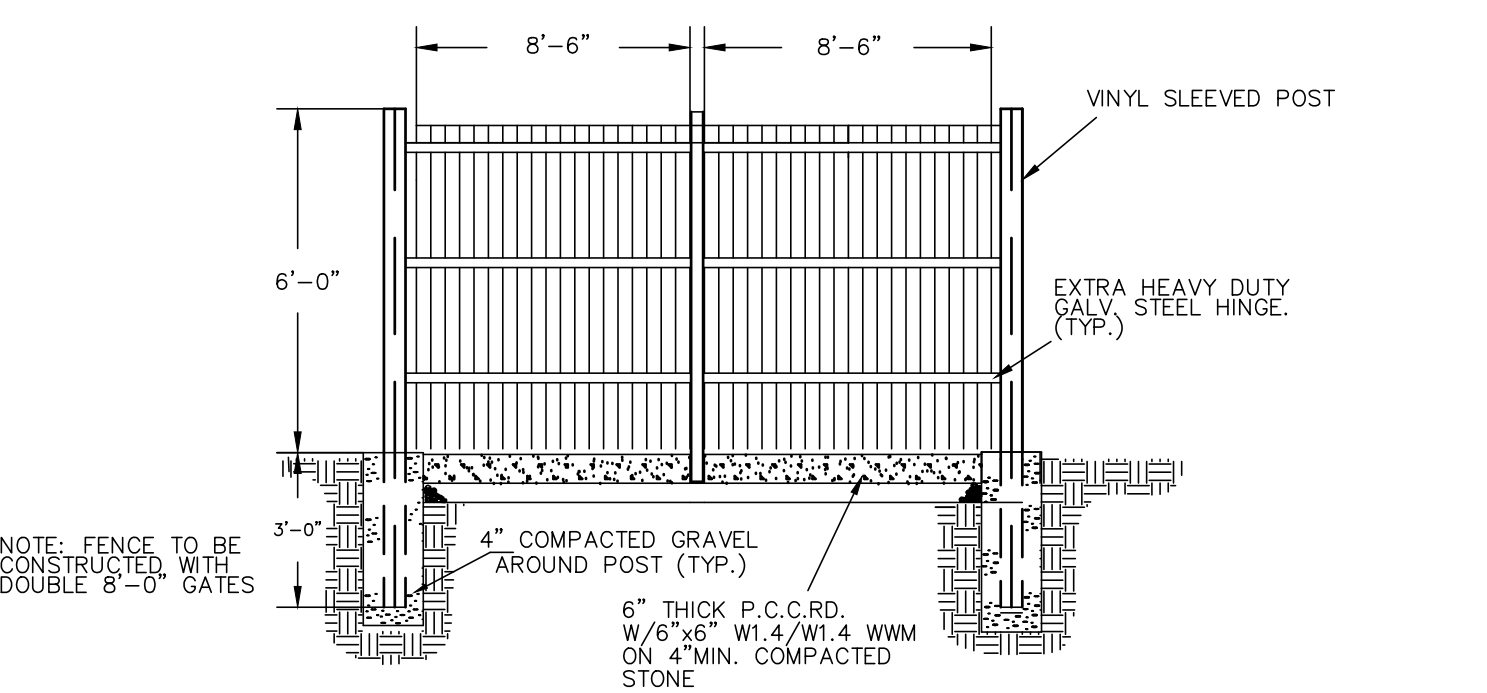
NOTE:
1. VENT SHALL BE PIPED TO THE INSIDE OF THE BUILDING IN COMPLIANCE WITH 248 CMR 10.16(5)(E). VENT SHALL BE ABOVE WATER LEVEL AND INVERTS.
2. THE INLET TEE SHALL EXTEND TO THE MID DEPTH OF THE TANK. THE OUTLET TEE SHALL EXTEND TO WITHIN 12 INCHES OF THE BOTTOM OF THE TANK. TEES SHALL BE SCHEDULE 40 PVC AND PROPERLY SUPPORTED BY A HANGER, STRAP OR OTHER DEVICE. (310 CMR 15.230(5))
3. SHALL BE INSTALLED ON A LEVEL STABLE BASE THAT HAS BEEN MECHANICALLY COMPACTED AND ONTO WHICH 6 INCHES OF CRUSHED STONE HAS BEEN PLACED TO MINIMIZE UNEVEN SETTLING.
4. THE INLET AND OUTLET SHALL BE LOCATED AT THE CENTER LINE OF THE TANK, AND AT LEAST 12 INCHES ABOVE THE HIGH GROUNDWATER ELEVATION.

1,500 GALLONS PRECAST GREASE TRAP
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KELLY ENGINEERING GROUP, INC.

KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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SILT SACK- TYPE A DETAIL
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DUMPSTER SCREEN GATE /DUMPSTER PAD DETAIL
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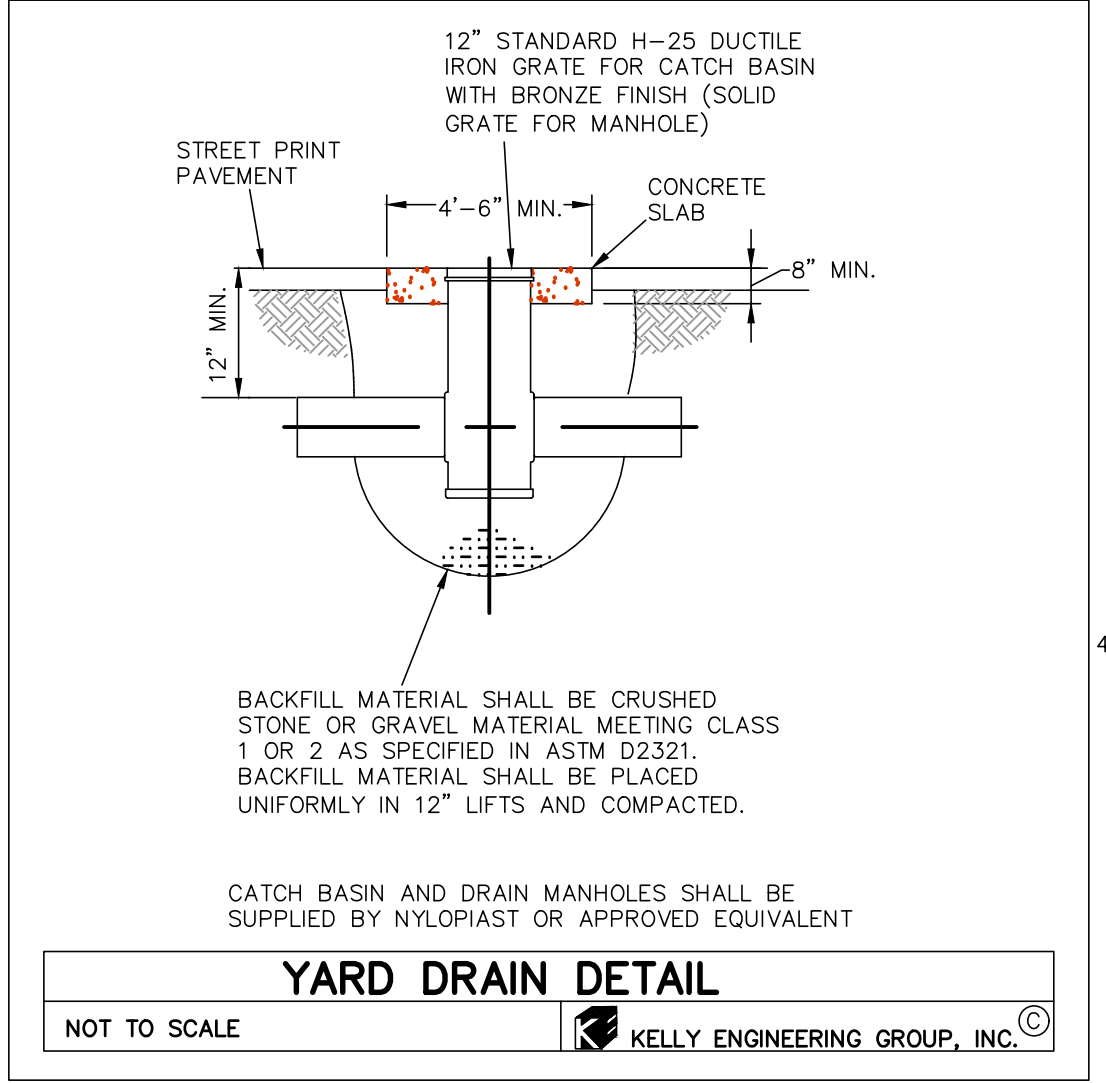
CONSTRUCTION NOTES

- 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.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF NEEDHAM DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- 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.
- ALL WORK SHALL CONFORM TO A SPECIAL PERMIT TO BE ISSUED BY THE TOWN OF NEEDHAM.
- 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 SUPPLIED 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.
- THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSION AND DOOR LOCATIONS.
- 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.
- REFER TO PLUMBING PLANS FOR EXACT SIZE AND LOCATION OF SANITARY AND WATER CONNECTIONS.
- REFER TO ELECTRICAL PLANS FOR THE LIGHTING CIRCUITS, FIXTURE DETAIL AND BUILDING CONNECTION LOCATION.
- 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 ROP SHALL BE CLASS III.
- 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.
- 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 WMM 6x6 W1.4/W1.4 CONFORMING TO ASTM A184.
- BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.P.W. M103.1, 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.
- GENERATOR PAD SHALL BE INSTALLED PER MANUFACTURING SPECIFICATIONS.

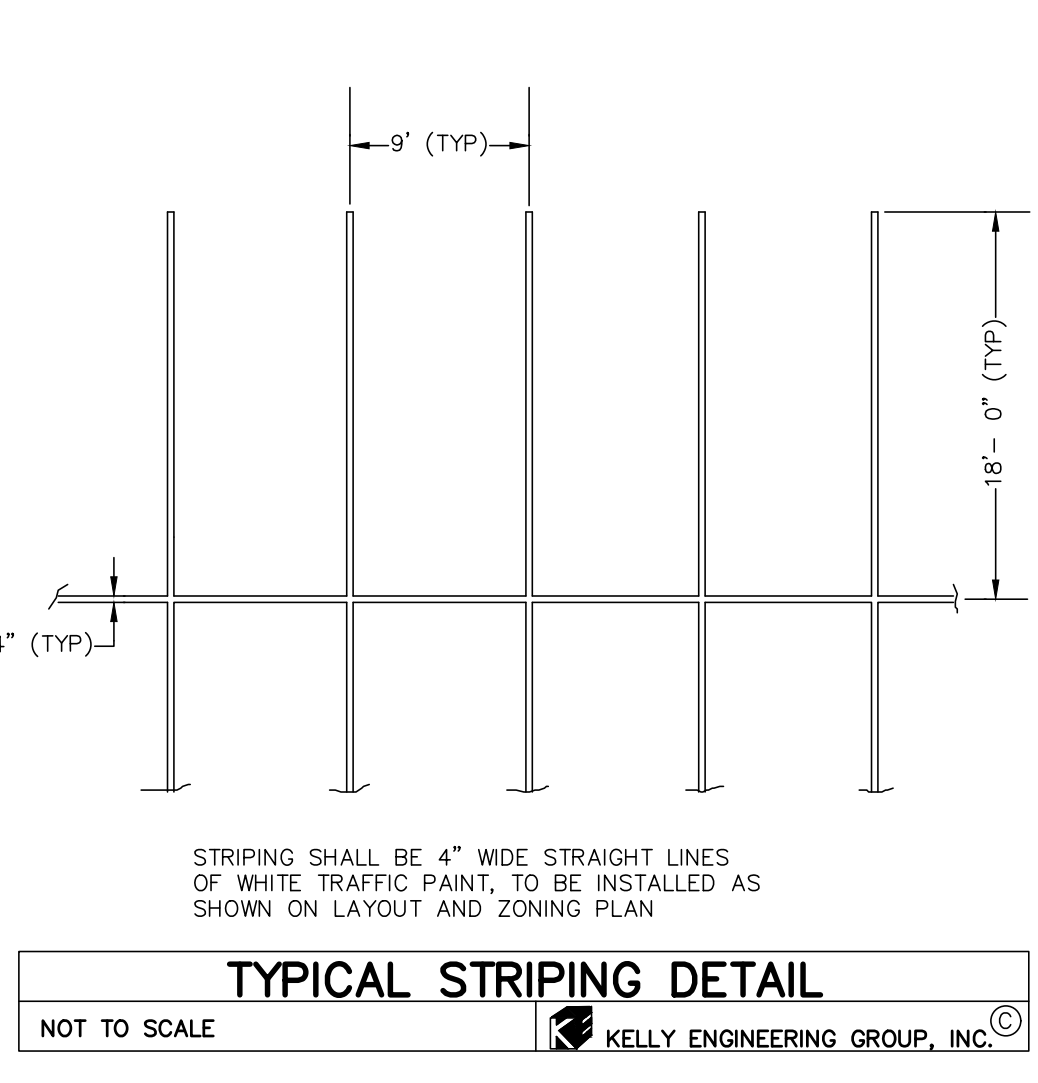
- PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS 1 BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.
- THE AGGREGATE SHALL BE COMPOSED, MIXED AND LAID HOT IN TWO COURSES AS SPECIFIED IN THE "COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGE", 1988 EDITION, SECTION 460 FOR CLASS 1 BITUMINOUS CONCRETE PAVEMENT, AS SPECIFICALLY SET FORTH IN SECTION 460.20 AND 460.82.
- 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 WMM 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- PRIOR TO THE COMMENCEMENT OF ANY OTHER WORK A SILT SACK SHALL BE INSTALLED IN EACH EXISTING DRAINAGE INLET.
- AFTER INSTALLATION OF EACH DRAINAGE INLET A SILT SACK SHALL BE INSTALLED IN EACH INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
- AT THE END OF CONSTRUCTION ALL DRAINAGE STRUCTURES ARE TO BE CLEANED OF SILT, STONES AND OTHER DEBRIS.
- 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.



YARD DRAIN DETAIL
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TYPICAL STRIPING DETAIL
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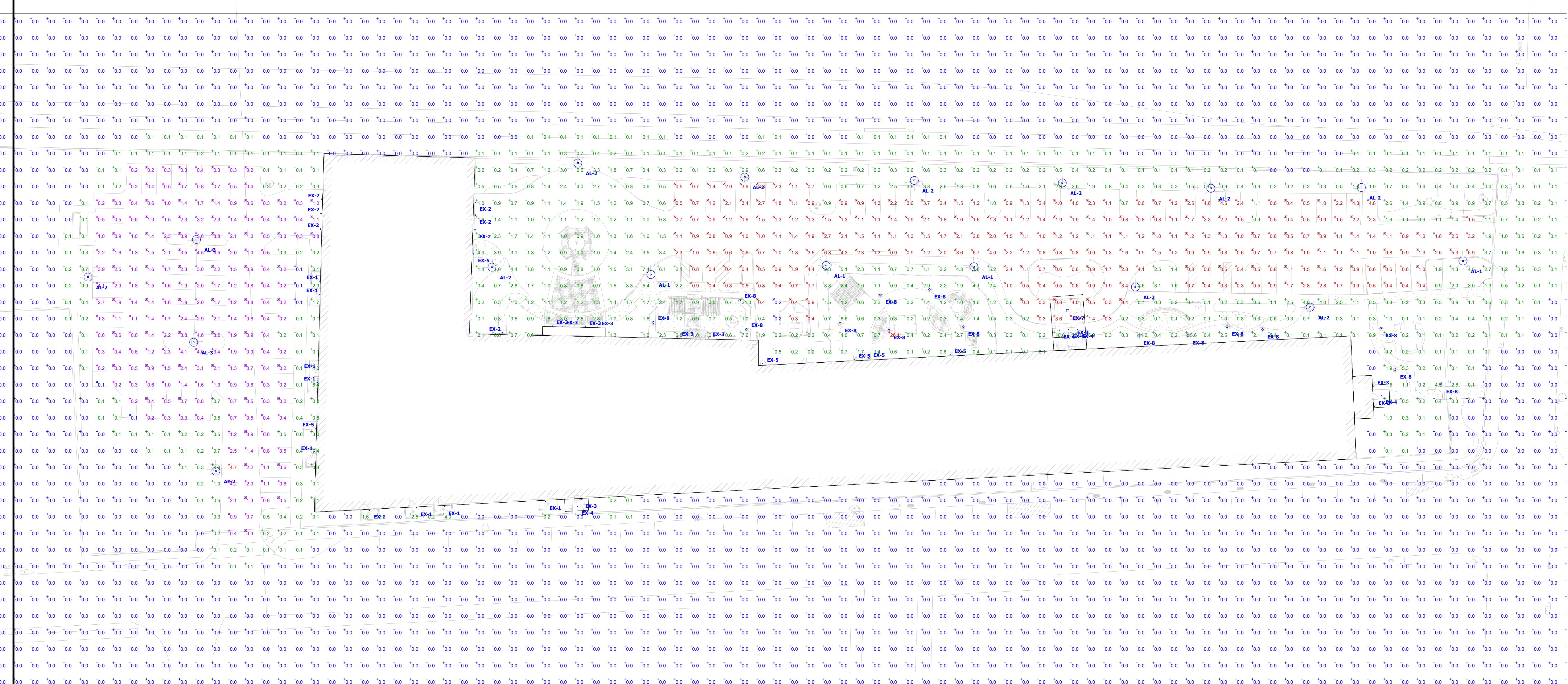
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SHEET	5 of 6			BY
FILE #	DT02			
JOB #	F:\P\2022-080			
DRAWN BY	C.L.			
CHKD BY	BGL			
APPD BY	DNK			

BALFOUR AT NEEDHAM
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

DAVID NOEL KELLY
CIVIL
NO. 37942
REGISTERED PROFESSIONAL ENGINEER

SHEET NO.
5



Plan View
Scale - 1" = 28ft



Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	AL-1	4	Lumenpulse	PUR100V 120 CSL M150 30K CRI 80 4 BK DIM TN4	Post Mounted Full cutoff with Type IV Distribution on 14' straight Steel Pole	9718	0.9	132
	AL-2	11	Lumenpulse	PUR100V 120 CSL M150 30K CRI 80 4BLS BK DIM TN4	Post Mounted Full cutoff with Type IV Distribution with backside shield on 14' straight Steel Pole	5246	0.9	132
	AL-3	2	Lumenpulse	PUR100V 120 CSL M150 30K CRI 80 5S BK DIM TN4	Post Mounted Full cutoff with Type V Distribution on 14' straight Steel Pole	10499	0.9	132
	EX-1	9	Lightology	TLG482514 30K	Bowman 4 Series	1653	0.35	39
	EX-2	7	Brownlee	7176 18 AS H08 30K XX	Wall Mounted 18" long vertical exterior sconce	698	0.9	7.88131
	EX-3	10	Brownlee	7176 34 AS H21 30K XX	Wall Mounted 34" long vertical exterior sconce	1946	0.9	20.83
	EX-4	5	Spectrum	SP4ES 20L 30K DX // AR4LED SG MF XX WL	Recessed 4" diameter exterior downlight	1653	0.9	19.5
	EX-5	6	Lightology	TLG749332 30K	Wall Mounted Sconce	140	0.9	11.99
	EX-6	0	Lightology	TLG482515 30K	Wall Mounted Sconce	1653	0.45	24
	EX-7	1	Lightology	TLG748574	Wall Mounted Sconce	2325	0.9	71
	EX-8	15	Lithonia	RADB LED P4 30K SYM DDBXD	Ground Mounted 42" high Type V Full Cutoff Bollard	1335	0.9	18.59

NOTES:

- REFLECTANCES ASSUMED:
 - SURFACE: 50
- MOUNTING HEIGHTS: 14'-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

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Front Parking Lot	✖	1.5 fc	10.7 fc	0.2 fc	53.5:1	7.5:1
Side Parking Lot	✖	1.2 fc	4.7 fc	0.1 fc	47.0:1	12.0:1

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.

BALFOUR AT NEEDHAM

100 WEST STREET
NEEDHAM, MASSACHUSETTS

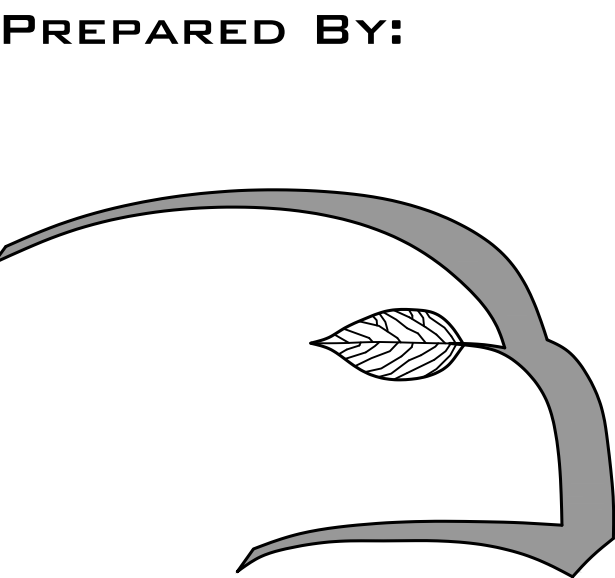
LANDSCAPE PERMIT PLANS

LIST OF DRAWINGS:

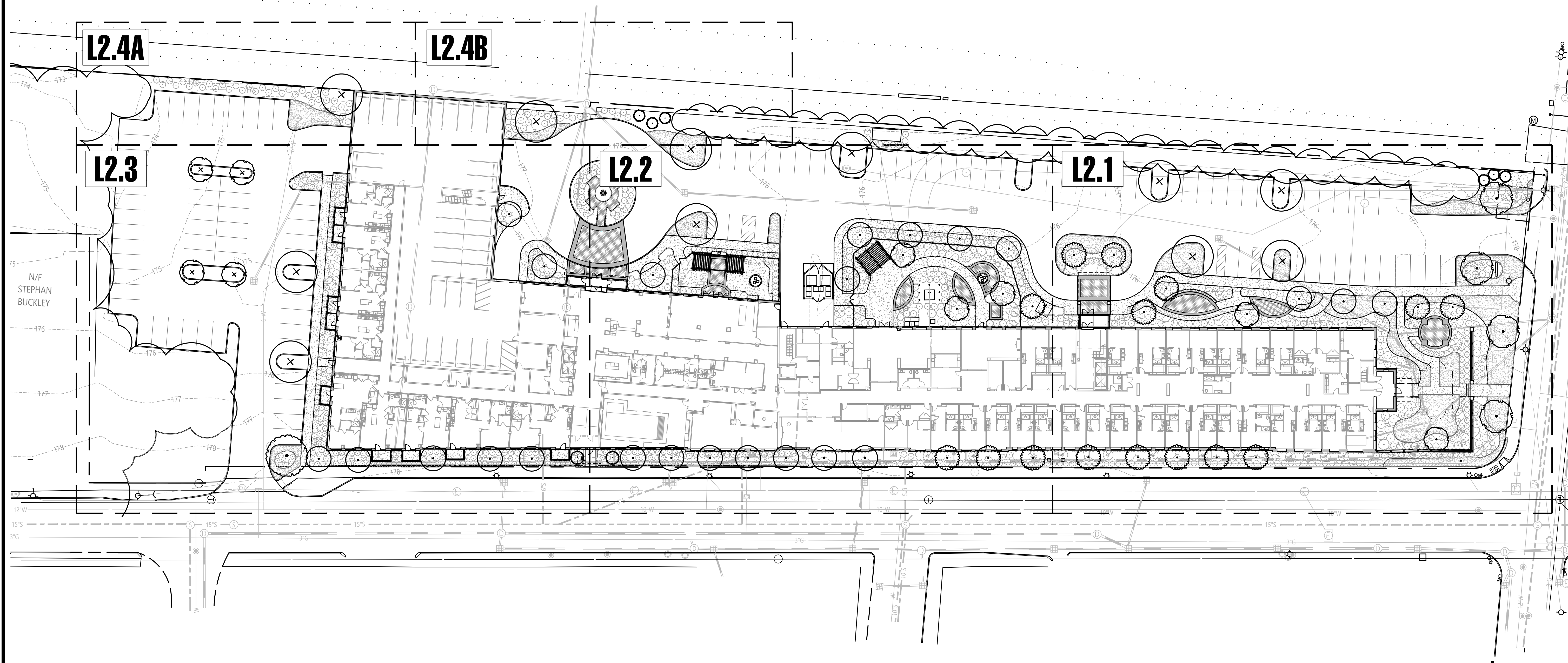
		SET DATE
L1.0	SITE LANDSCAPE MASTER PLAN	6/2/22
L2.1	NORTH PLANTING PLAN	6/2/22
L2.2	CENTRAL PLANTING PLAN	6/2/22
L2.3	SOUTH PLANTING PLAN	6/2/22
L2.4	WEST BUFFER PLANTING PLAN	6/2/22
L3.1	NORTH MATERIALS PLAN	6/2/22
L3.2	BUILDING ARRIVAL & RESIDENT COURTYARD MATERIALS PLAN	6/2/22
L3.3	ASSISTED LIVING ARRIVAL MATERIALS PLAN	6/2/22
LD1	PLANT SCHEDULE & PLANTING DETAILS	6/2/22
LD2	PLANTING NOTES	6/2/22
LD3	CONSTRUCTION DETAILS	6/2/22

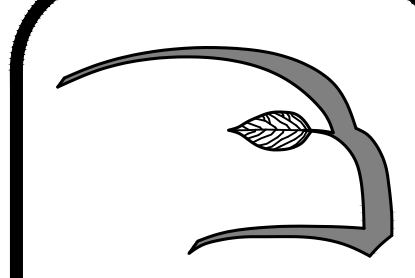
APPLICANT:
**WELL Balfour Needham
Landlord LLC**
**4500 Dorr Street
Toledo, OH 43615
Tel: 419-247-2800**

OWNER:
**HCRI Massachusetts
Properties Trust II**
**4500 Dorr Street
Toledo, OH 43615
Tel: 419-247-2800**



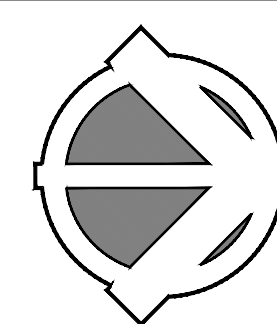
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Date: 6/2/22

Revisions:
Num. Date Description



MASSACHUSETTS
LANDSCAPE ARCHITECT
6/2/22

Balfour at Needham
100 West Street Needham, Massachusetts
WELL Balfour Needham Landlord LLC
HCRI Massachusetts Properties Trust II
4500 Dorr Street, Toledo, Ohio 43615

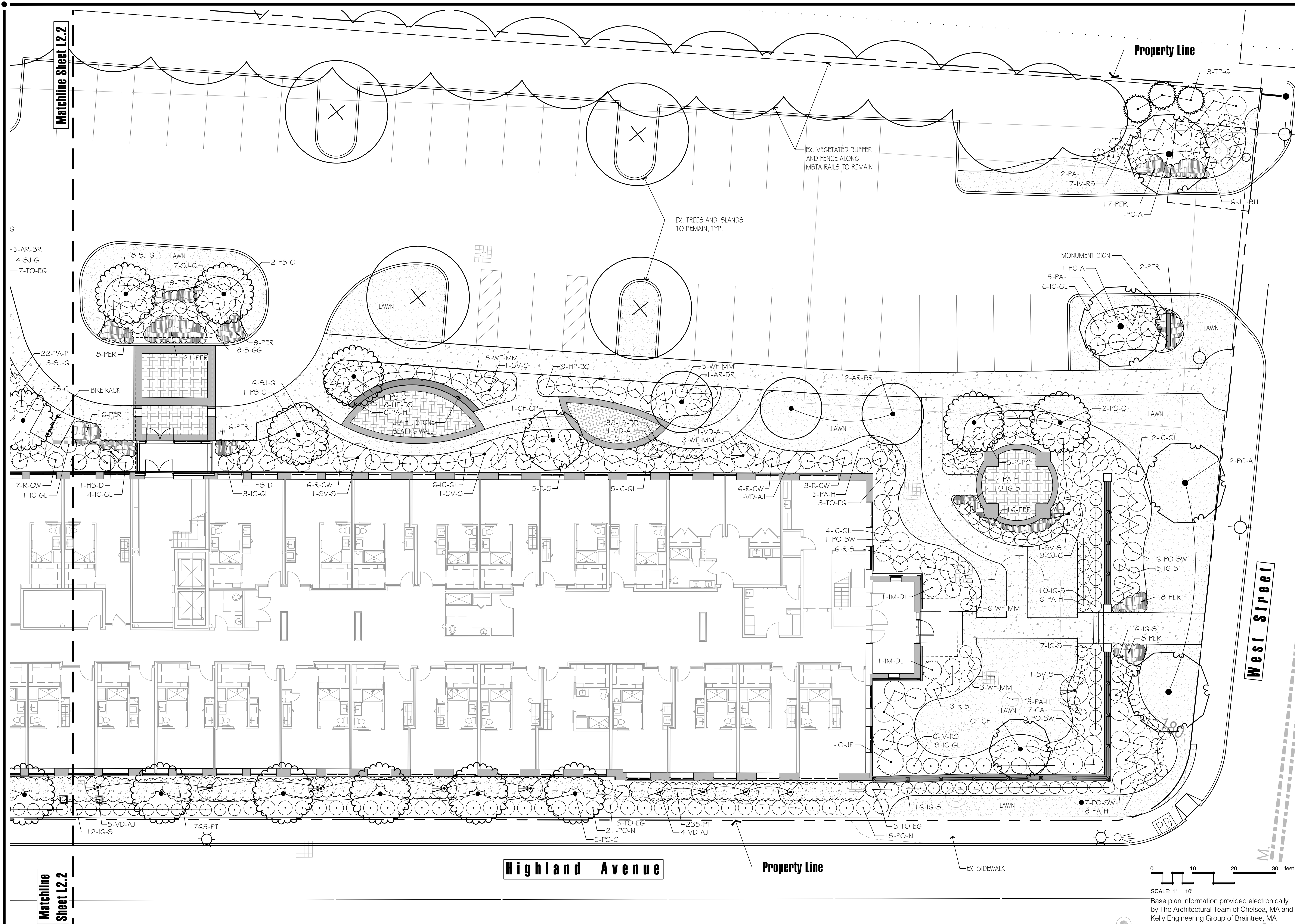
Drawn By: BNL Checked By: TEM

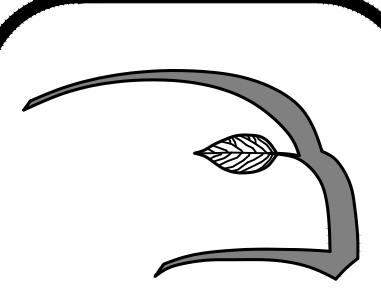
Landscape Master Plan

Scale: 1" = 30'-0"

Sheet: **L1.0**

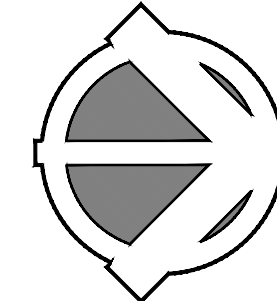
0 30 60 90 feet
SCALE: 1" = 30'
Base plan information provided electronically
by The Architectural Team of Chelsea, MA and
Kelly Engineering Group of Braintree, MA





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508-833-8800
info@hawkdesigninc.com

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Date: 6/2/22

Revisions:

Num.	Date	Description
1	6/2/22	Initial Design



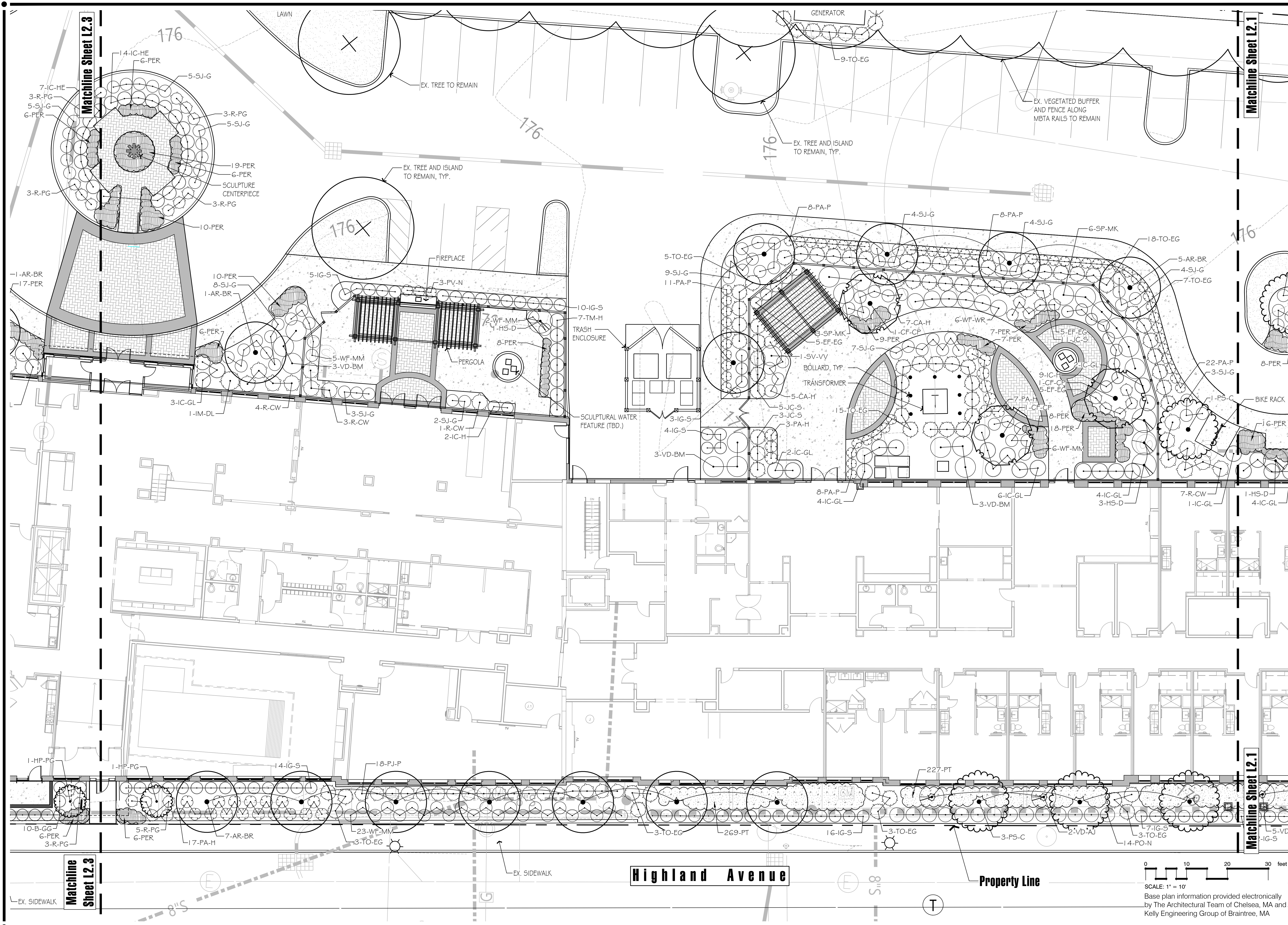
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100 West Street Needham, Massachusetts
WELL Balfour Needham Landlord LLC
HCRI Massachusetts Properties Trust II
4500 Dorr Street, Toledo, Ohio 43615

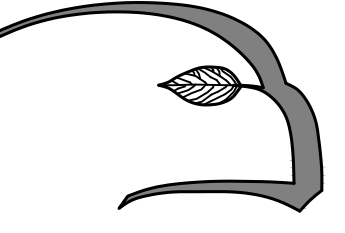
Drawn By: BNL
Checked By: TEM

North Planting Plan

Scale: 1" = 10'-0"

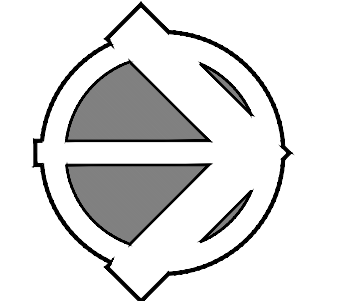
Sheet: **L2.1**





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Date: 6/2/22

Revisions:
Num. Date Description



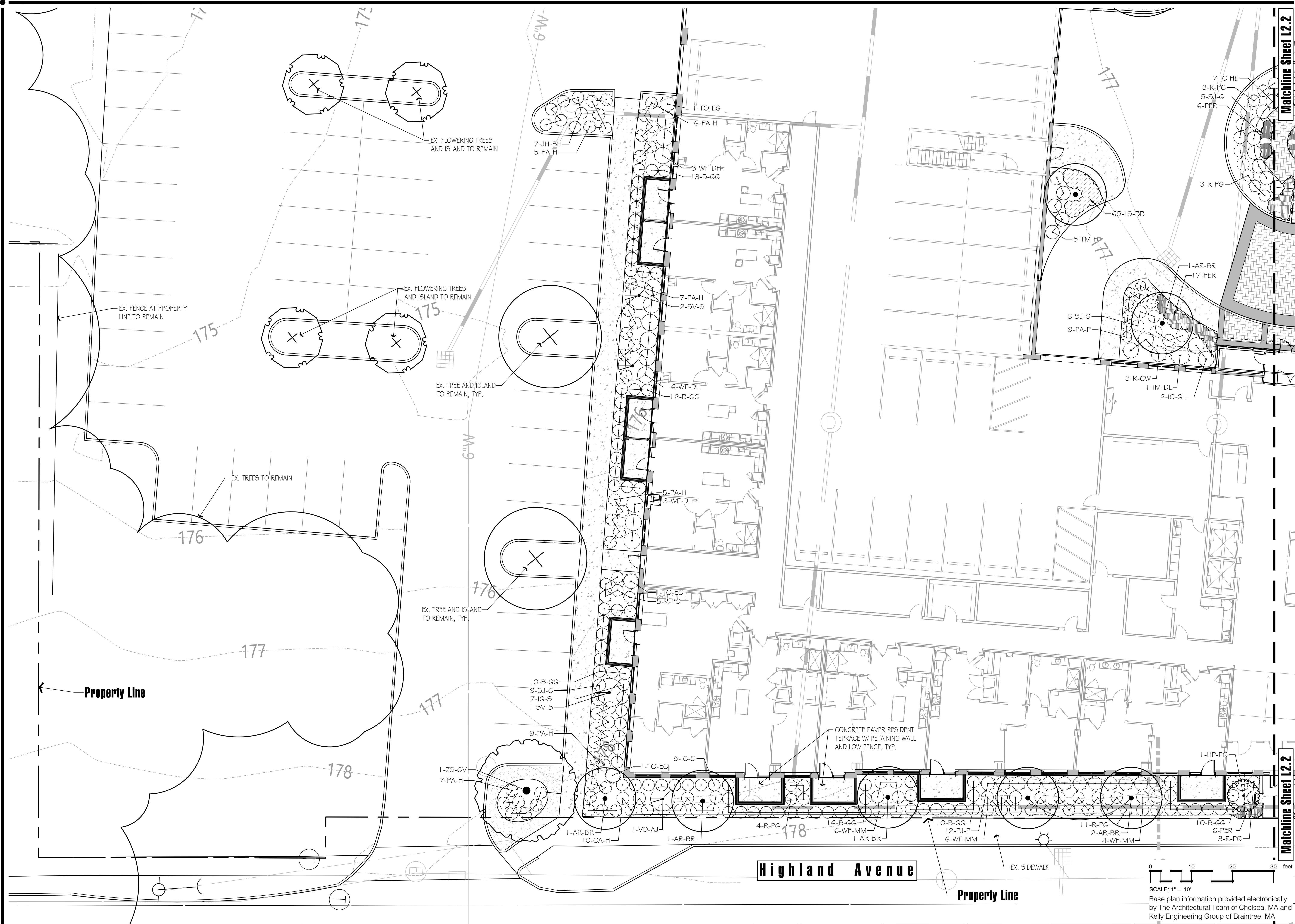
Balfour at Needham
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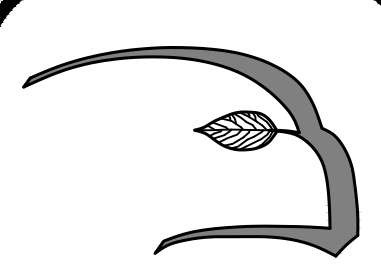
Drawn By: BNL Checked By: TEM

Central Planting Plan

Scale: 1" = 10'-0"

Sheet: **L2.2**

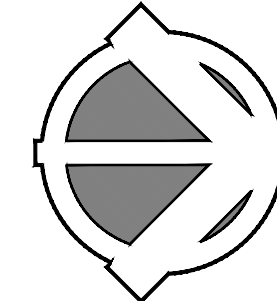




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Date: 6/2/22

Revisions:

Num.	Date	Description
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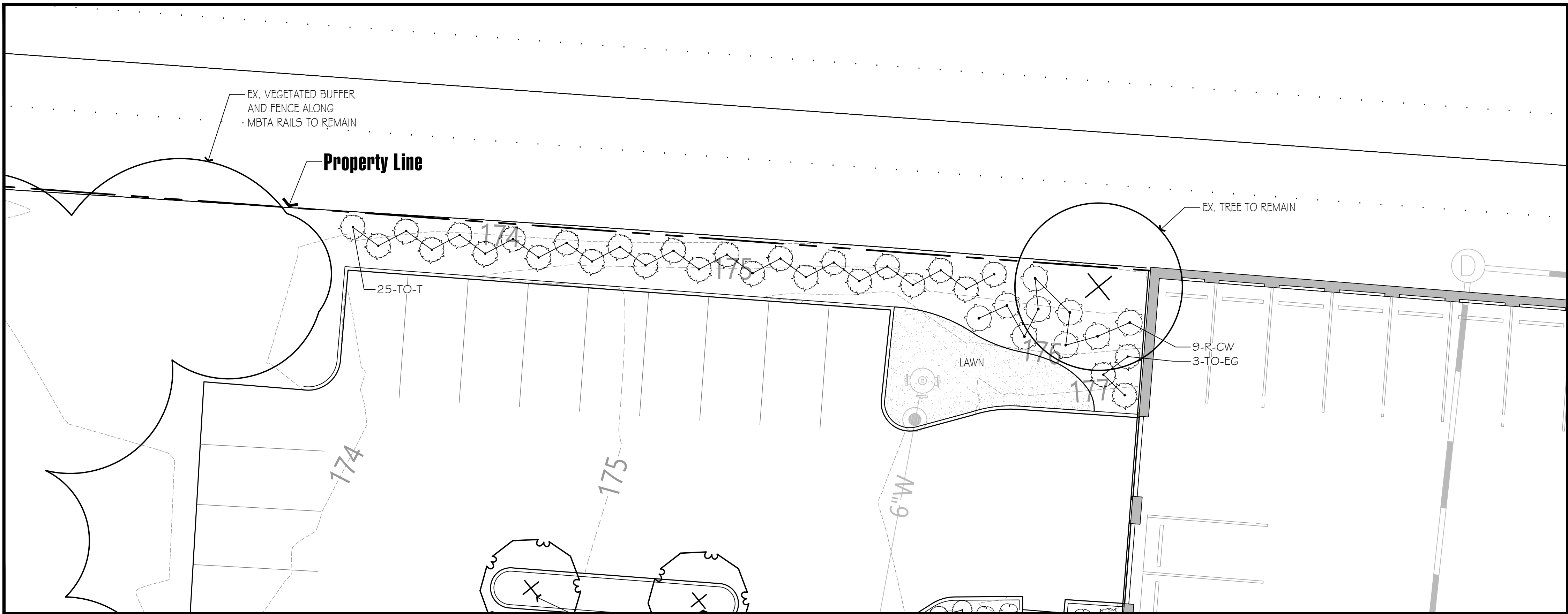
Balfour at Needham
100 West Street Needham, Massachusetts
WELL Balfour Needham Landlord LLC
HCRI Massachusetts Properties Trust II
4500 Dorr Street, Toledo, Ohio 43615

Drawn By: BNL Checked By: TEM

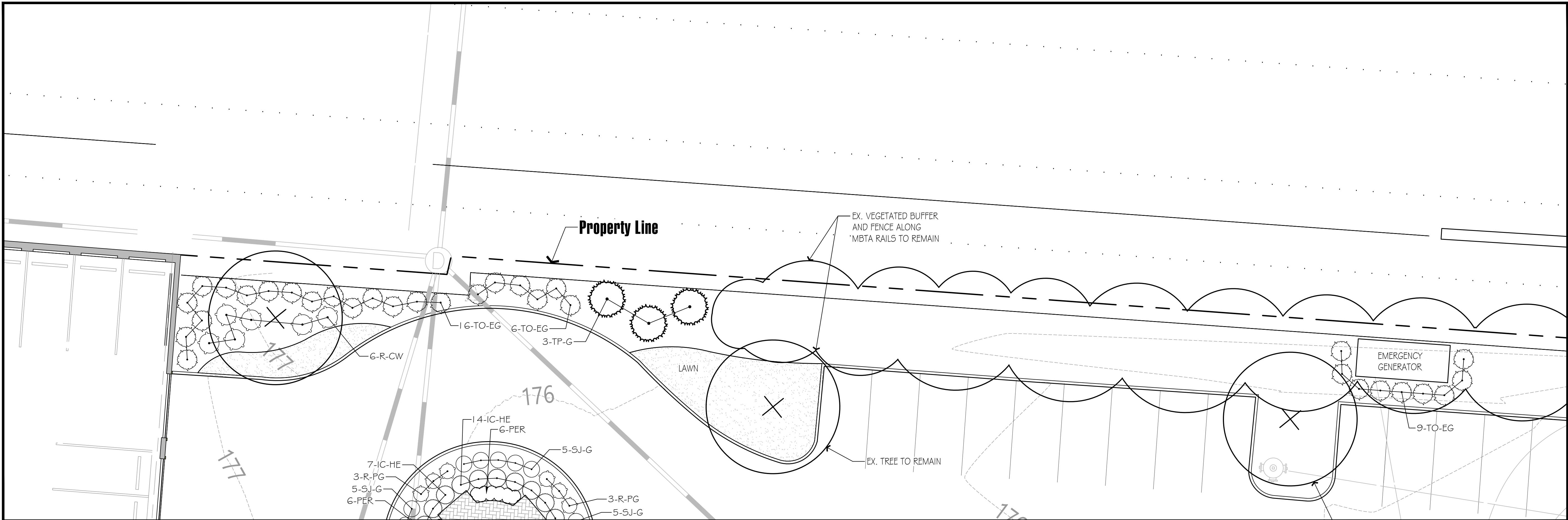
South Planting Plan

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
Kelly Engineering Group of Braintree, MA

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Date: 6/2/22

Revisions:
Num. Date Description

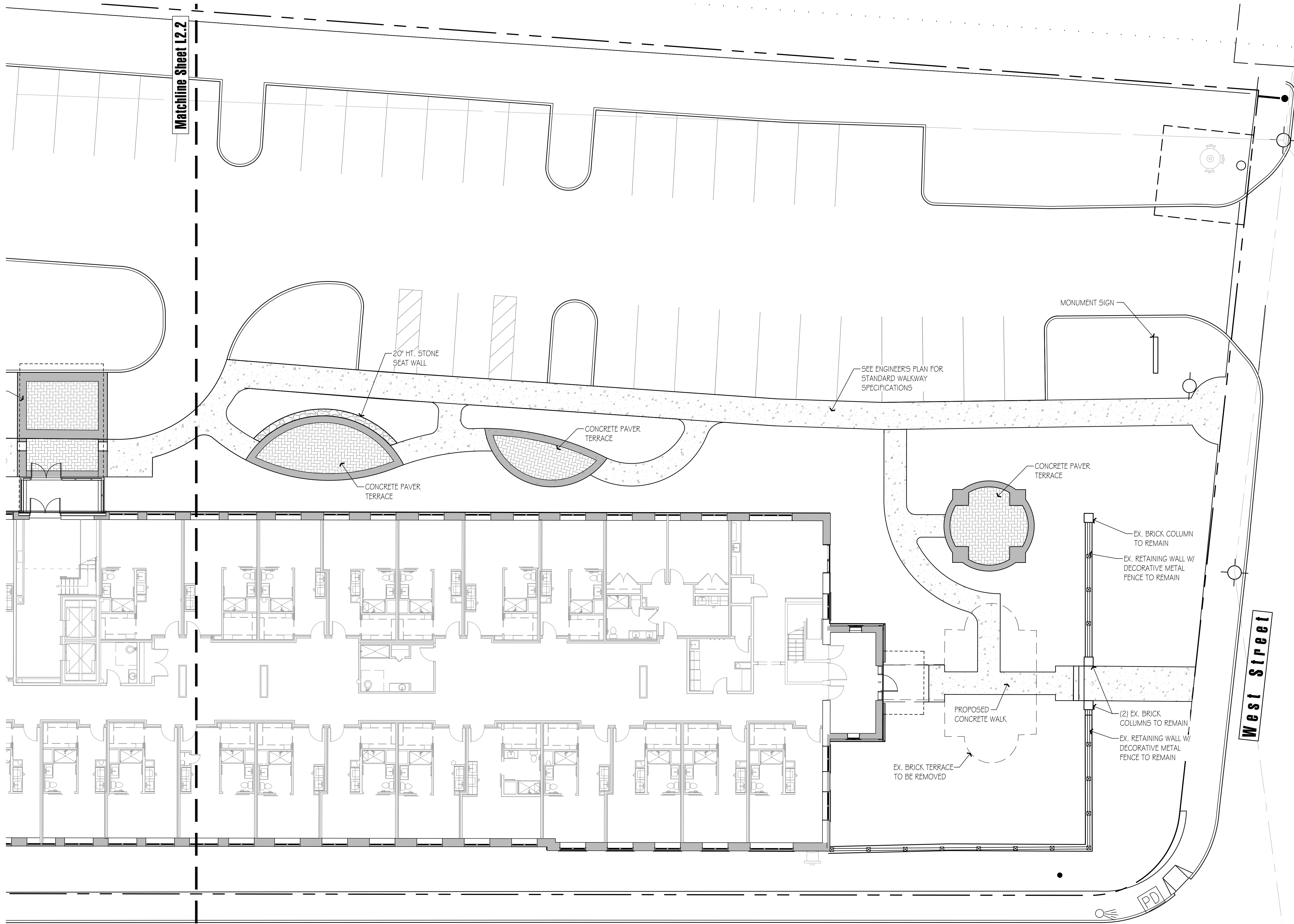
Balfour at Needham
100 West Street Needham, Massachusetts
WELL Balfour Needham Landlord LLC
HCRI Massachusetts Properties Trust II
4500 Dorr Street, Toledo, Ohio 43615

Drawn By: BNL Checked By: TEM

**West Buffer
Planting Plans**

Scale: 1" = 10'-0"

Sheet: **L2.4**



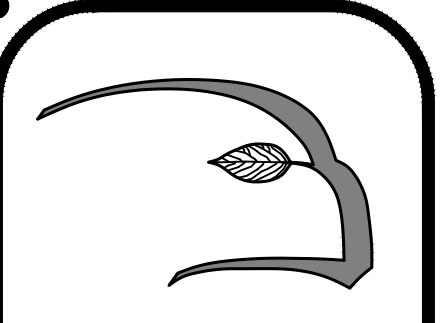
Matchline Sheet 12.2

Matchline Sheet 12.2

Highland Avenue

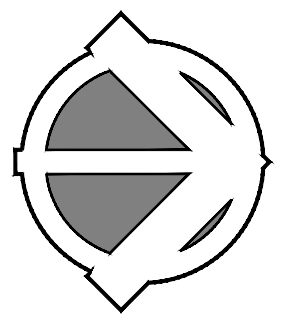
West Street

0 10 20 30 feet
SCALE: 1" = 10'
Base plan information provided electronically by The Architectural Team of Chelsea, MA and Kelly Engineering Group of Braintree, MA

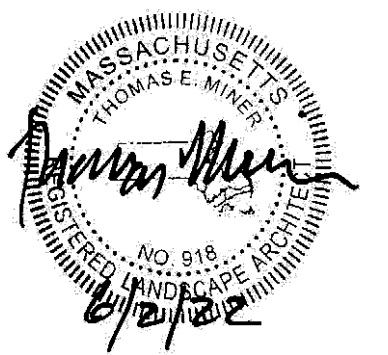


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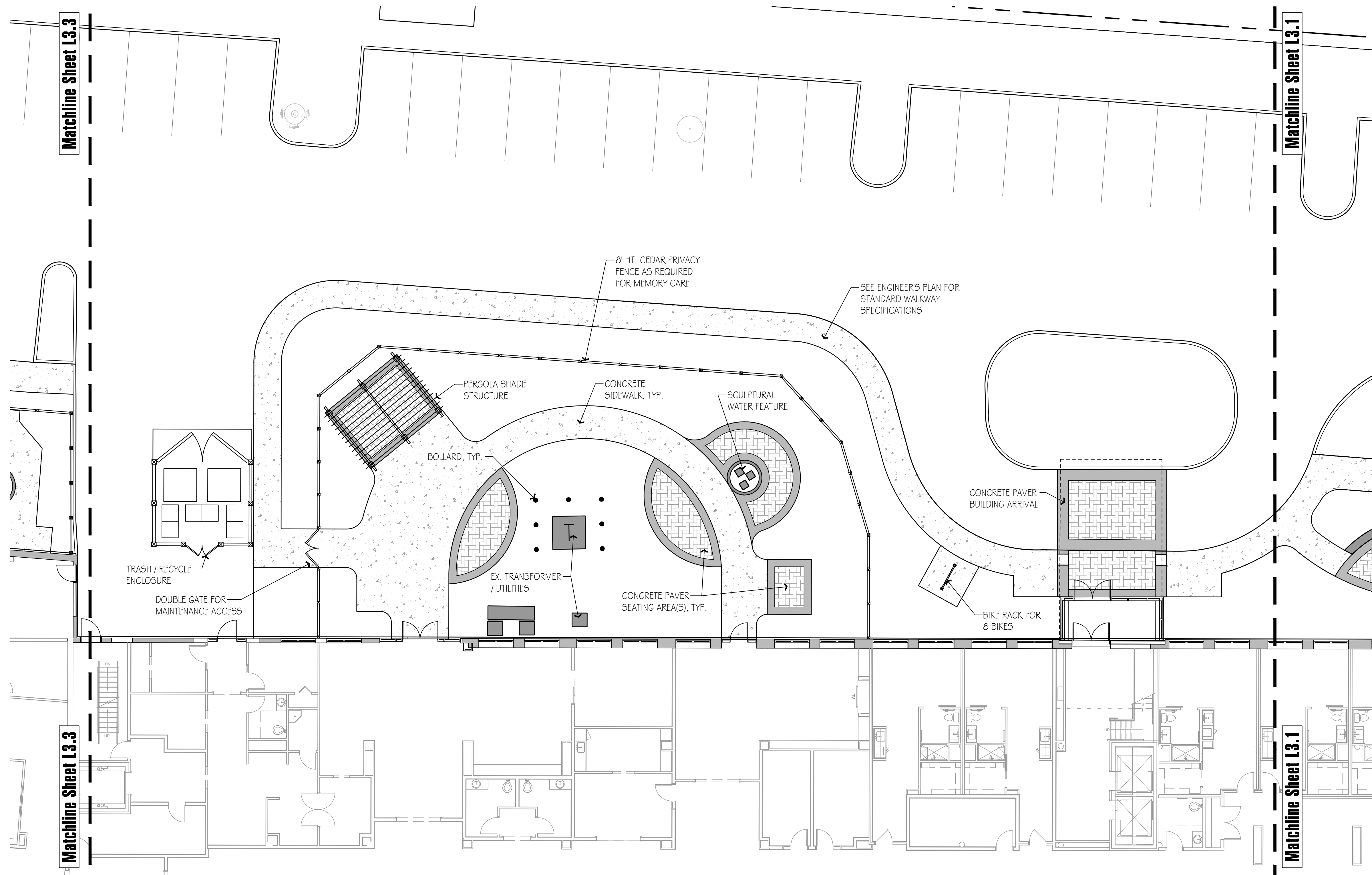
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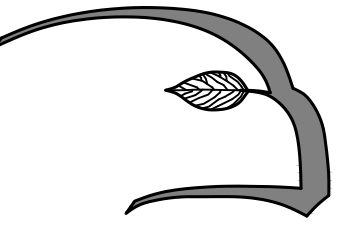
North Materials Plan

Scale: 1" = 10'-0"

Sheet: **L3.1**

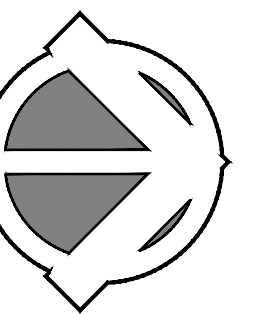


0 10 20 30 feet
SCALE: 1" = 10'
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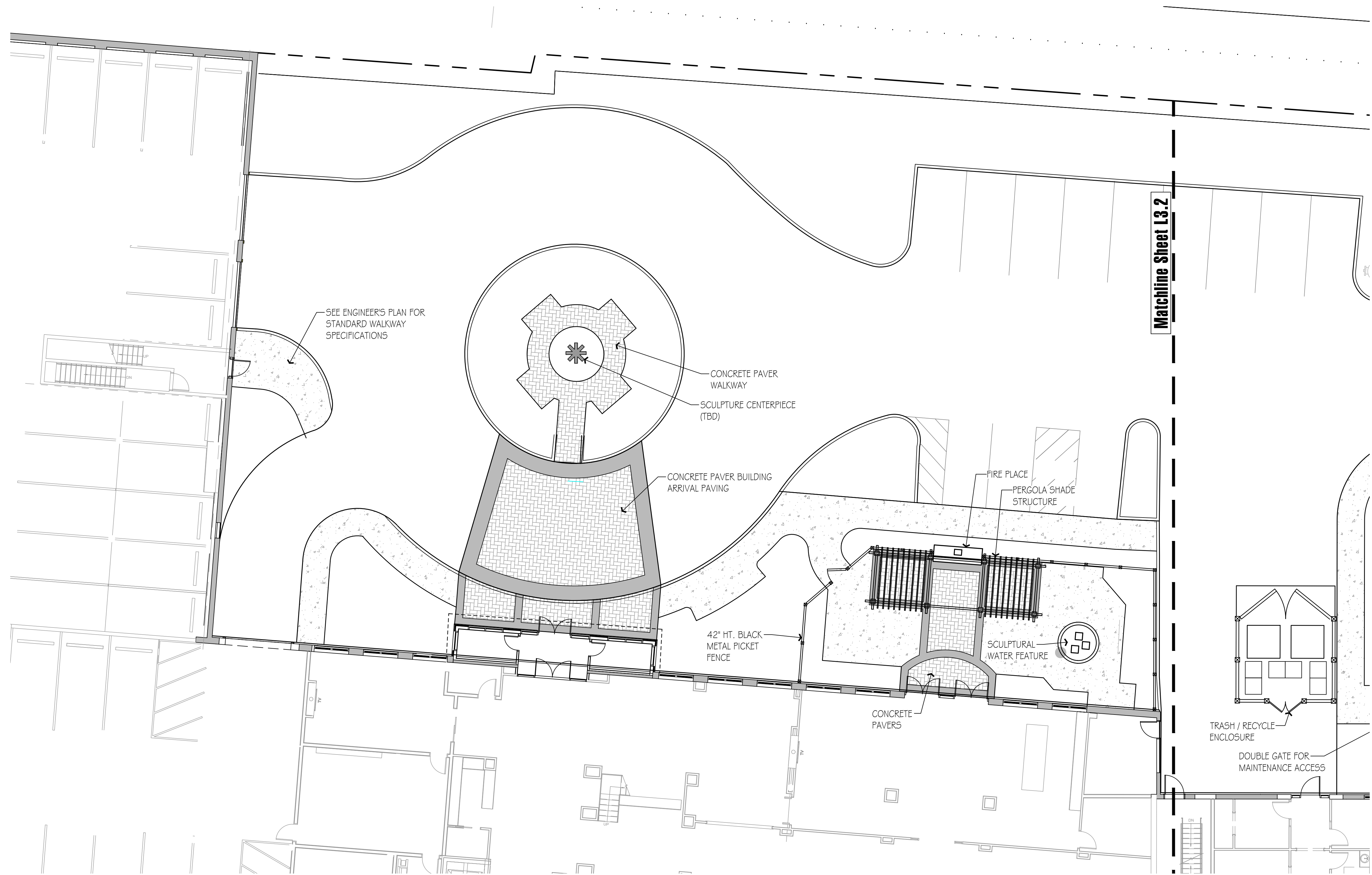
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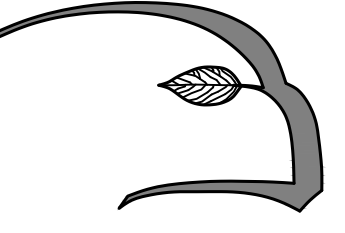
**Building Arrival &
Resident Courtyard
Materials Plan**

Scale: 1" = 10'-0"

Sheet: **L3.2**

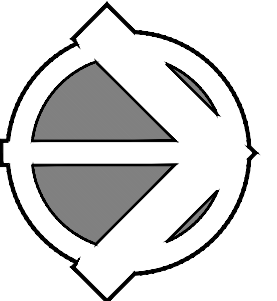


0 10 20 30 feet
SCALE: 1" = 10'
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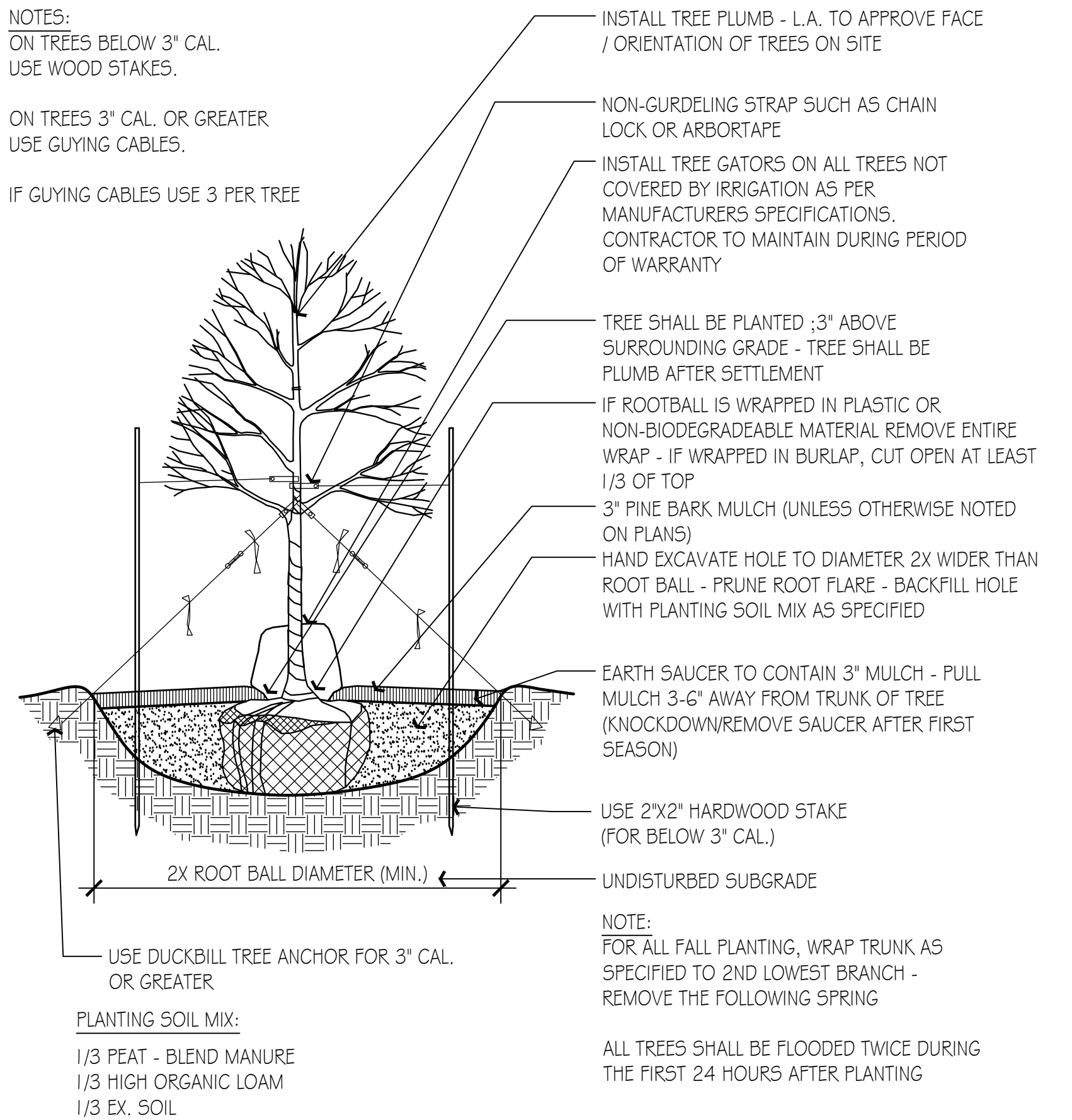
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**Assisted Living
Entrance Materials
Plan**

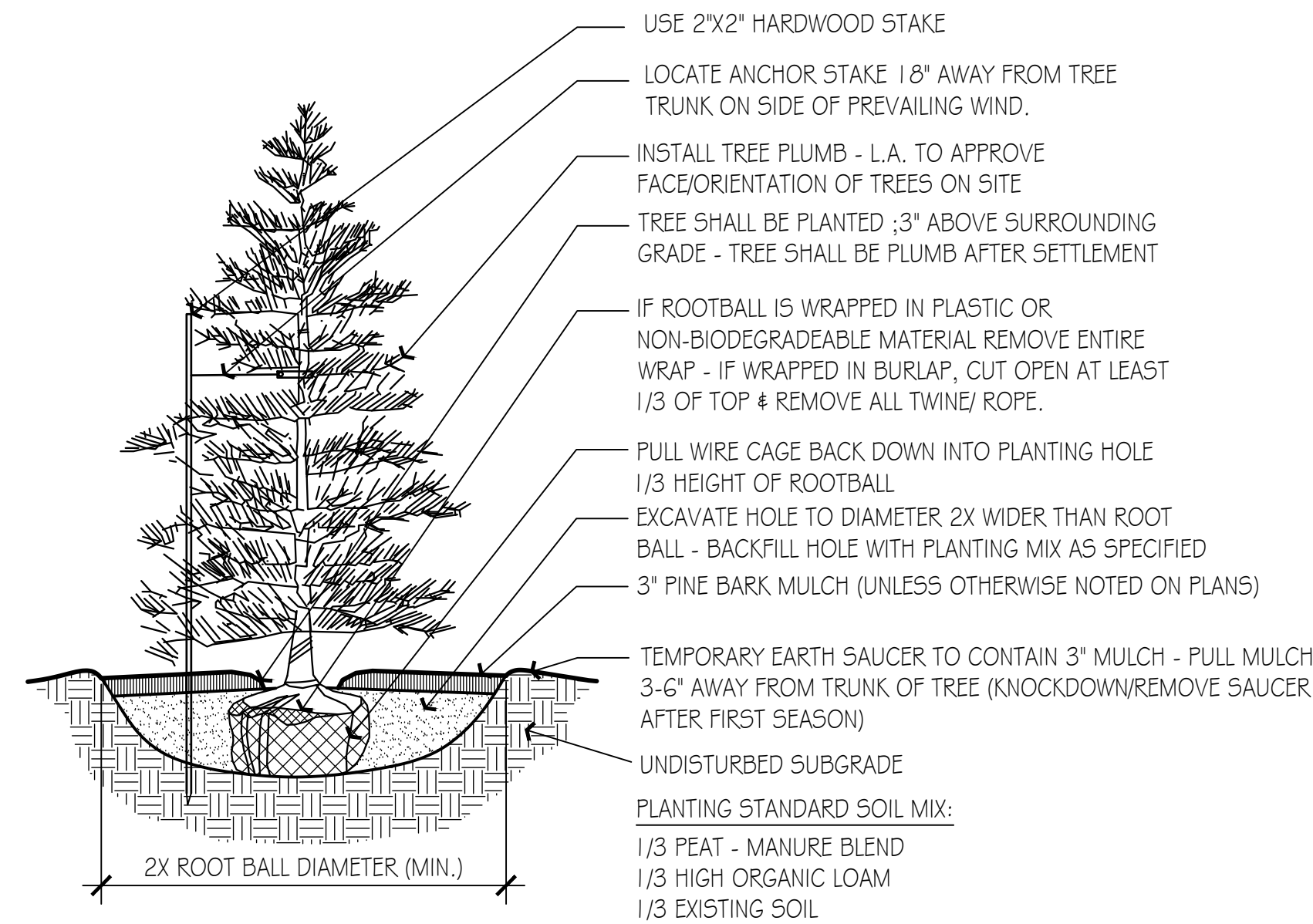
Scale: 1" = 10'-0"

Sheet: **L3.3**



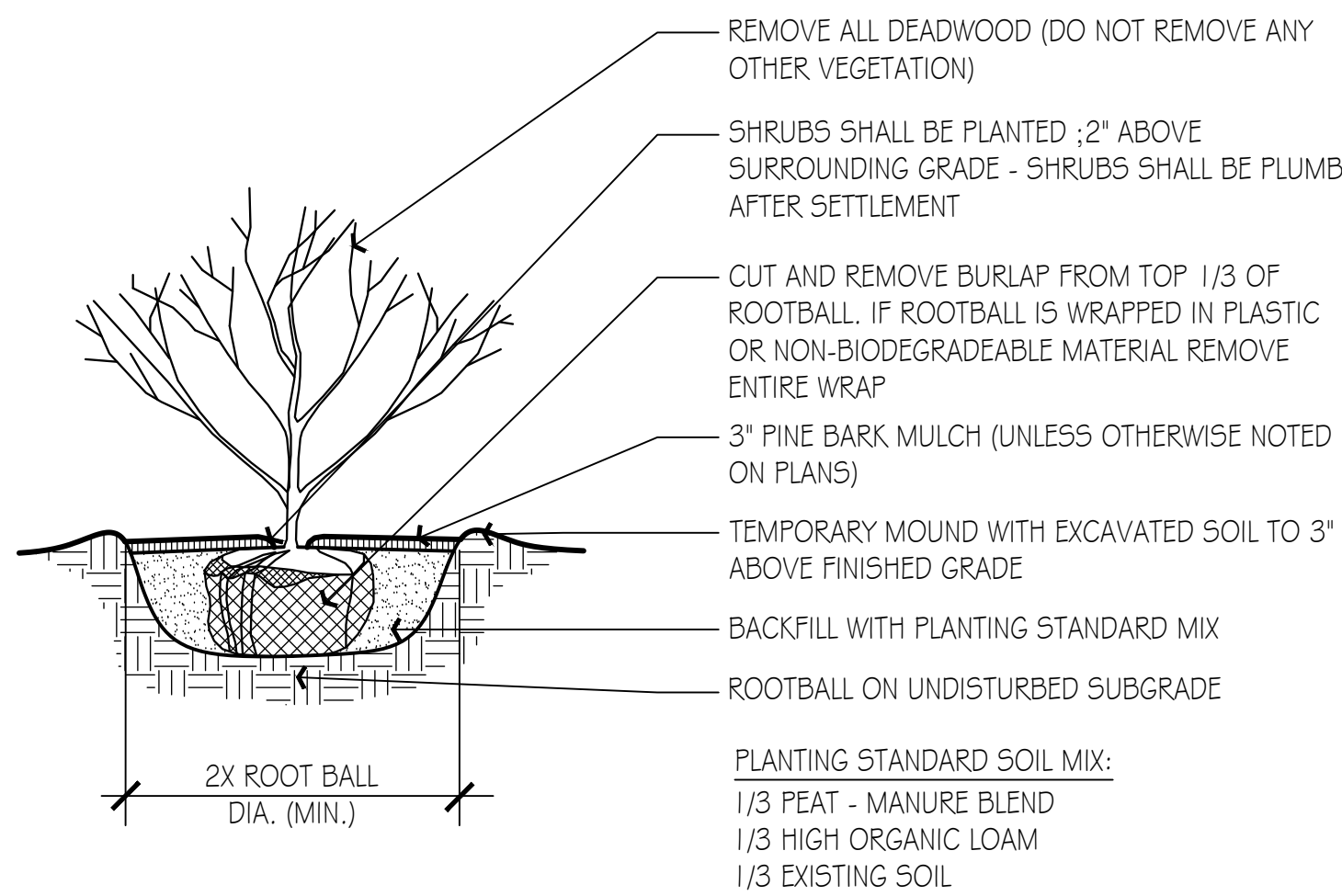
1 Deciduous Tree Planting

Scale: N.T.S.



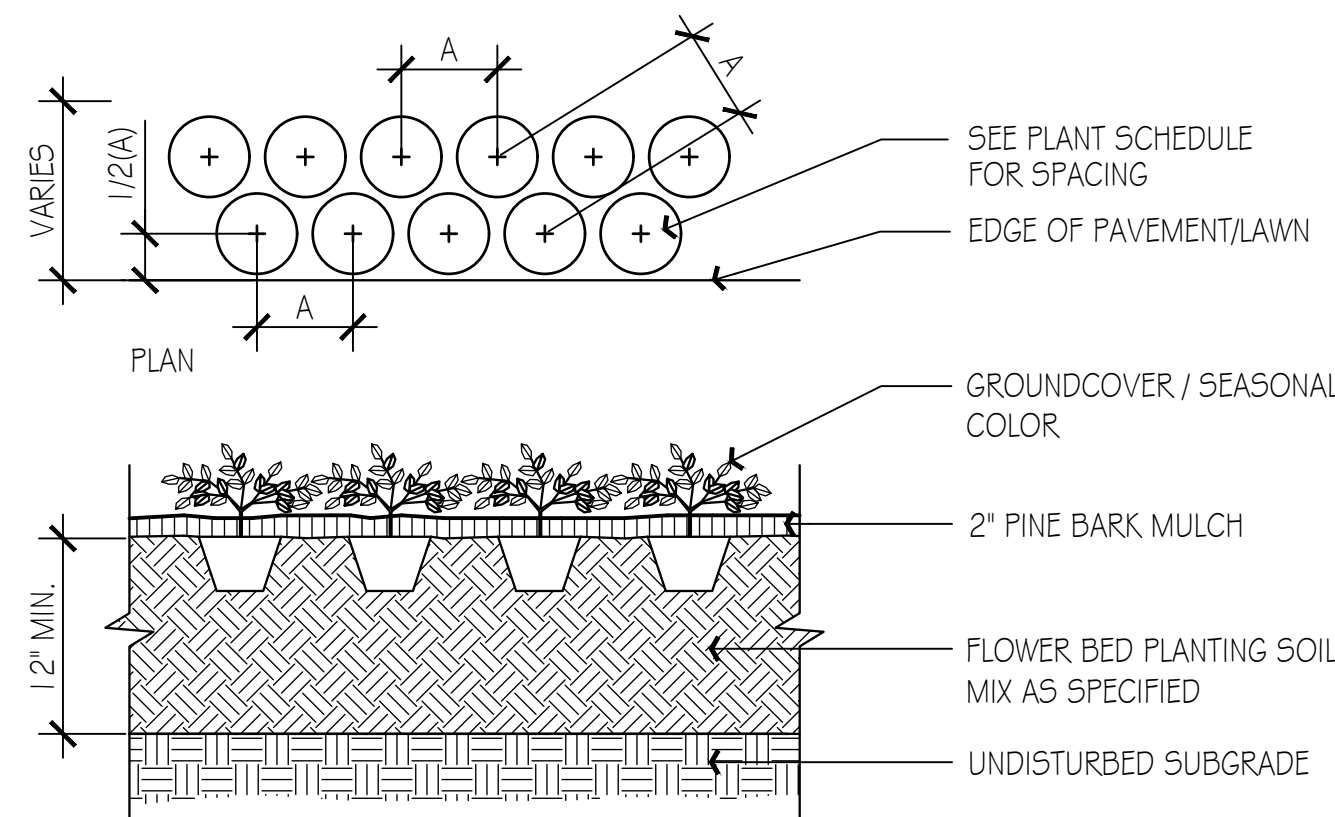
2 Conifer Tree Planting

Scale: N.T.S.



3 Shrub Planting

Scale: N.T.S.



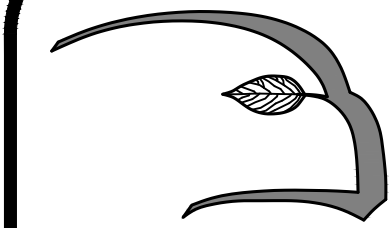
4 Perennial & Groundcover Planting

Scale: N.T.S.

Schedule of Soils

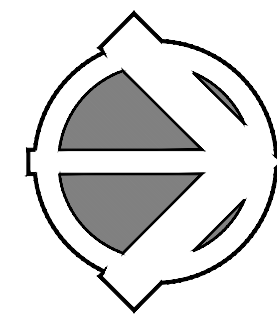
LOCATION	DEPTH	DESCRIPTION
GENERAL PLANTING BEDS	12"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
FLOWER BEDS	12"	SCREENED LOAM 1/3 PEAT - MANURE BLEND LIME - PELATIZED OR GROUND (50 LB. PER 100 SF.) GROUND BONE MEAL (50 LB. PER 100 SF.) 10-10-10 INORGANIC FERTILIZER (50 LB. PER 5000 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	23	Acer rubrum 'Bowhall Red'	Bowhall Columnar Red Maple	B & B	3-3.5" CAL.	
ZS-GV	1	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	6	Thuja plicata 'Green Giant'	Green Giant Arborvitae	B & B		8-10' HT.
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
CF-CP	5	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.	
PC-A	4	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	B & B	3-3.5" CAL.	
PS-C	15	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	B & B	3-3.5" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
B-GG	79	Buxus x 'Green Gem'	Green Gem Boxwood	Cont.		2' HT.
CA-H	29	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	B & B		18-24" HT.
EF-EG	15	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	Cont.		18-24" HT.
HP-BS	17	Hydrangea paniculata 'Bombshell'	Bombshell Hydrangea	Cont.		2-2.5' HT.
HS-D	6	Hibiscus syriacus 'Diana'	Diana Rose of Sharon	B & B		5-6' HT.
IC-GL	73	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	B & B		2-2.5' HT.
ICH	11	Ilex crenata 'Helleri'	Heler Japanese Holly	Cont.		18-24" SPD.
IC-HE	21	Ilex crenata 'Hetzli'	Hetzli Japanese Holly	B & B		2-2.5' HT.
IG-S	140	Ilex glabra 'Shamrock'	Shamrock Inkberry	B & B		2-2.5' HT.
IM-DL	4	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	13	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	B & B		2-2.5' HT.
JC-S	19	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B		6-8' HT.
JH-BH	13	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	Cont.		18-24" SPD.
PA-H	119	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 GAL		
PA-P	66	Pennisetum alopecuroides 'Piglet'	Piglet Dwarf Fountain Grass	2 GAL		
PJ-P	31	Pieris japonica 'Prelude'	Prelude Andromeda	Cont.		2-2.5' HT.
PO-N	50	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	B & B		2-2.5' HT.
PO-SW	17	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	B & B		3-3.5' HT.
PV-N	3	Panicum virgatum 'Northwind'	Northwind Switch Grass	3 GAL		
R-CW	48	Rhododendron 'Cunningham's White'	Cunningham White Rhododendron	B & B		2-2.5' HT.
R-PG	45	Rhododendron 'Purple Gem'	Purple Gem Rhododendron	Cont.		18-24" HT.
R-S	14	Rhododendron 'Scintillation'	Scintillation Rhododendron	B & B		2-2.5' HT.
SJ-G	109	Spiraea japonica 'Goldflame'	Goldflame Spirea	Cont.		18-24" HT.
SP-MK	9	Syringa patula 'Miss Kim'	Miss Kim Lilac	B & B		4-5' HT.
SV-S	8	Syringa vulgaris 'Sensation'	Sensation Lilac	B & B		5-6' HT.
SV-VV	1	Syringa vulgaris 'Virtual Violet'	Virtual Violet Lilac	B & B		4-4.5' HT.
TM-H	12	Taxus x media 'Hicksii'	Hicks Yew	B & B		3-3.5' HT.
TO-EG	103	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B		6-7' HT.
TO-T	25	Thuja occidentalis 'Techny'	Techny Arborvitae	B & B		6-7' HT.
VD-AJ	15	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B		5-6' HT.
VD-BM	9	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	B & B		5-6' HT.
WF-DH	12	Weigela florida 'Dark Horse'	Dark Horse Weigela	Cont.		2-2.5' HT.
WF-MM	74	Weigela florida 'My Monet'	My Monet Weigela	Cont.		15-18" HT.
WF-WR	6	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	B & B		2-2.5' HT.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
LS-BB	103	Liriope spicata 'Big Blue'	Creeping Lily Turf	4 QT.		
PER	289	Perennials	Assorted Perennials	1 gal		
PT	1,496	Pachysandra terminalis	Japanese Spurge	4"pot		
LAWN	QTY	BOTANICAL NAME	COMMON NAME	CONT		
LAWN	7,498 sf	Lawn	Lawn	seed		



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**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 EXTRANEIOUS 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.
- 2.2) ALL PLANTS SHALL BE TRANSPORTED TO THE SITE IN COVERED TRUCKS, TARPAULIN COVERS SHALL BE UTILIZED TO PREVENT WIND DAMAGE OF LOAD.
- 2.3) 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.
- 2.4) 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.
- 2.5) 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.
- 2.6) 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.
- 2.7) 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.
- 2.8) 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.
- 2.9) 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:

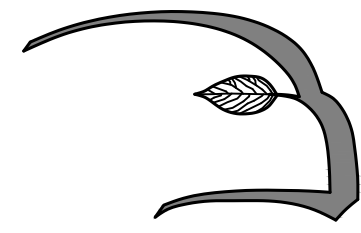
- *CONTRACTOR SHALL GUARANTEE IN WRITING ALL PLANT MATERIAL AND LANDSCAPE IMPROVEMENTS FOR A PERIOD OF ONE YEAR. THE GUARANTEE IS TO INCLUDE THE FOLLOWING:
- 6.1) INSPECTIONS: PERFORM PERIODIC INSPECTIONS DURING GUARANTEE PERIOD WITH RESULTING WRITTEN REPORTS TO OWNER, PROJECT ADMINISTRATOR AND LANDSCAPE 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 SCARRED 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.

Irrigation Notes:

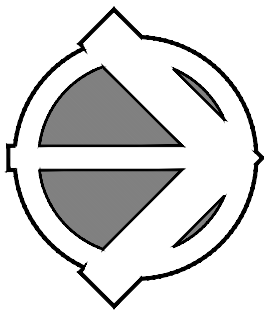
- 8.1) ALL IRRIGATION SYSTEM COMPONENTS SHALL BE SUPPLIED BY REGIONALLY AUTHORIZED DISTRIBUTORS TO PROVIDE SINGLE SOURCE RESPONSIBILITY FOR WARRANTY SERVICE AND OPERATIONS TO CONFORM TO SPECIFICATIONS IN ALL RESPECTS.
- 8.2) THE CONTRACTOR IS TO SUBMIT PLANS PREPARED BY A IRRIGATION SPECIALIST TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- 8.3) ALL LINE VOLTAGE TO CONTROLLER AND ASSOCIATED BREAKER, CONDUIT ETC TO BE PERFORMED BY A LICENSED ELECTRICIAN.
- 8.4) ALL WIRES FOR RAIN SENSOR TO BE RUN IN SCHEDULE 40 PVC CONDUIT FOR APPLICATIONS IN EXPOSED AREAS UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
- 8.5) SLEEVES TO BE COORDINATED, LOCATED AND INSTALLED UNDER ALL HARDSCAPE FEATURES SUCH AS WALKS, WALLS AND DRIVEWAYS. THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ALL CONFLICT AND DISCREPANCIES.
- 8.6) CONTRACTOR WILL REVIEW WITH CLIENT ALL IRRIGATION PROCEDURES AND PROCESSES (i.e. TIMERS, ZONES AND ALL OTHER ITEMS INVOLVED W/ THE IRRIGATION SYSTEM) AND PROVIDE NECESSARY DOCUMENTATION FOR OPERATION OF IRRIGATION SYSTEM.
- 8.7) THE CONTRACTOR IS TO PROVIDE WIRES FOR FUTURE EXPANSION IN 1/2" DIAMETER VALVE BOX AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CLIENT.
- 8.8) UNLESS INDICATED OTHERWISE, ALL PLANT BEDS ARE TO BE IRRIGATED WITH DRIP IRRIGATION, ALL LAWN AREAS TO BE IRRIGATED WITH SPRAY HEADS.



Hawk Design, Inc.
Landscape Architecture
Land Planning

Sagamore, MA
508-833-8800
info@hawkdesigninc.com

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Date: 6/2/22

Revisions:

Num. Date Description



Balfour at Needham
100 West Street Needham, Massachusetts
WELL Balfour Needham Landlord LLC
HCRI Massachusetts Properties Trust II
4500 Dorr Street, Toledo, Ohio 43615

Drawn By: BNL Checked By: TEM

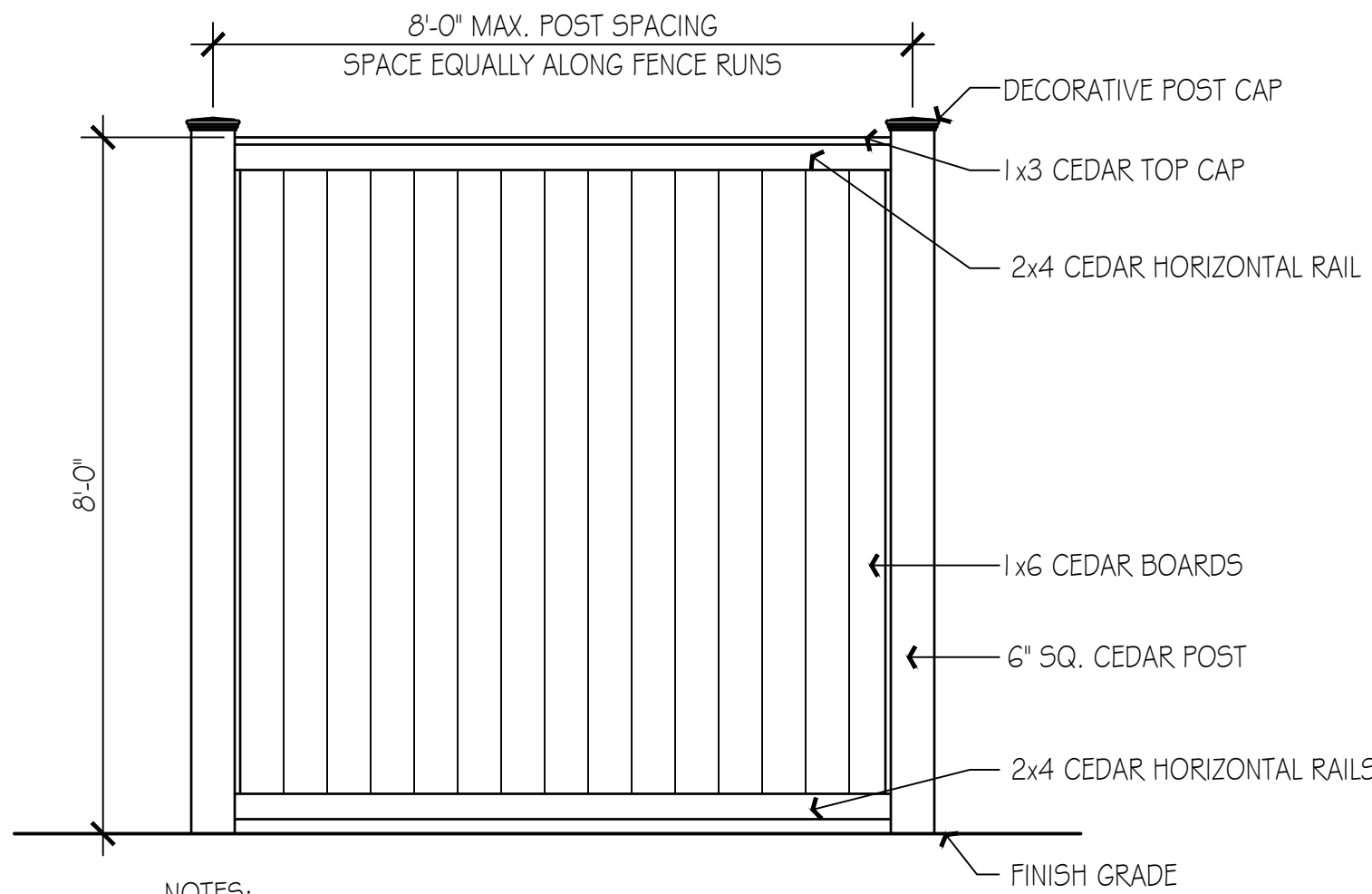
**Planting
Notes**

Scale: As Noted

Sheet:

LD 2

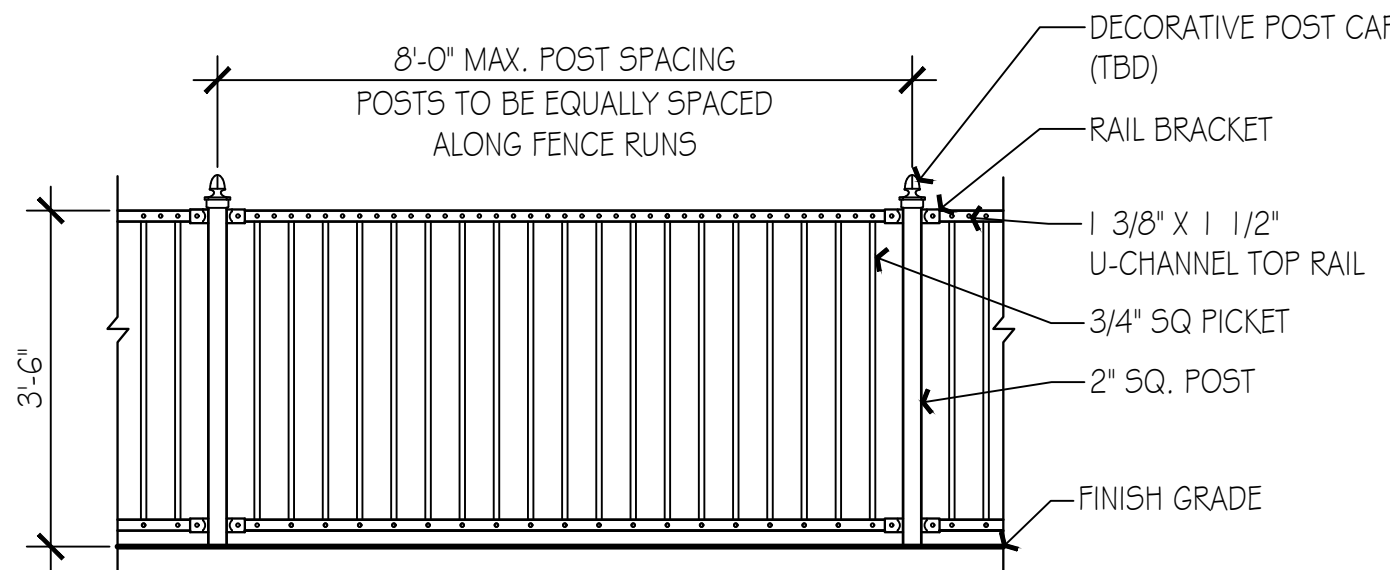
Base plan information provided electronically by The Architectural Team of Chelsea, MA and Kelly Engineering Group of Braintree, MA



- 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

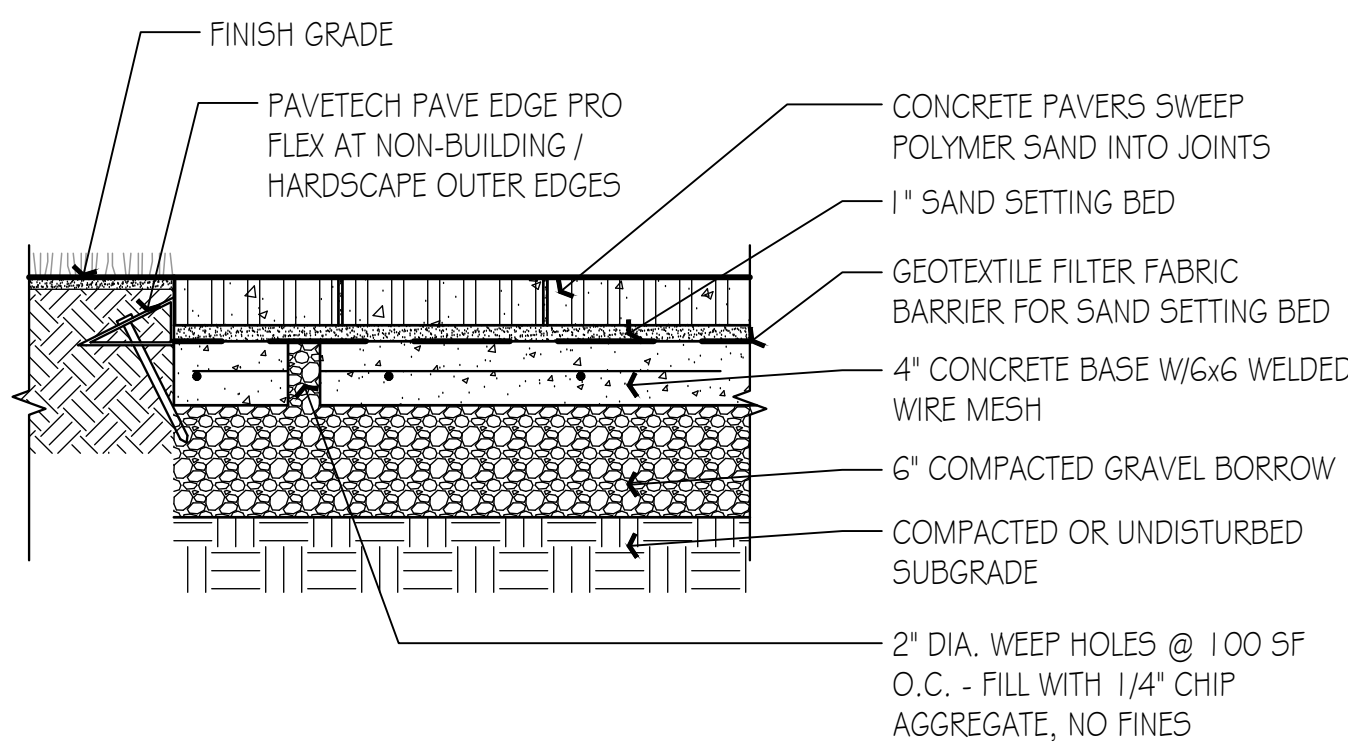
Scale: 1/2" = 1'-0"



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

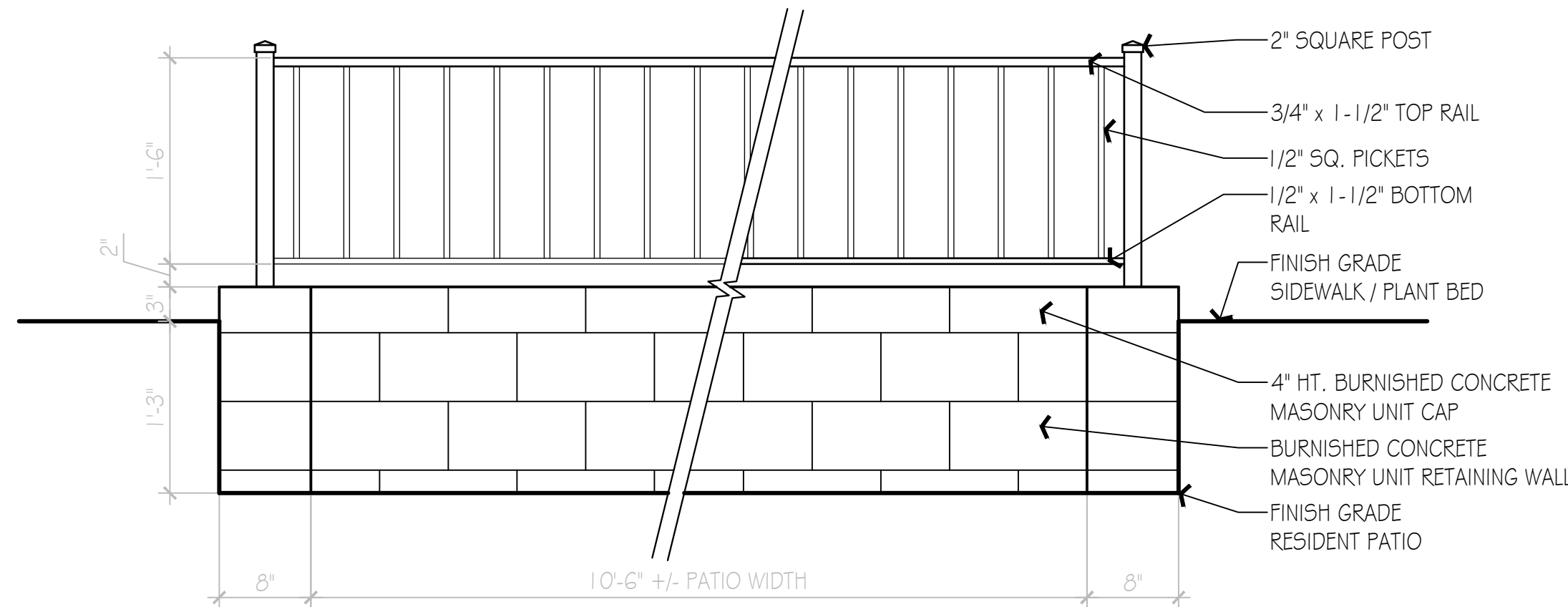
2 42" Height Ornamental Metal Fence

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



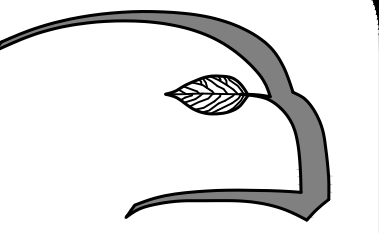
3 Brick Paver

Scale: 1" = 1'-0"



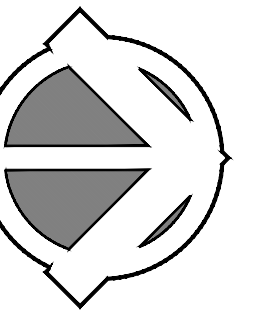
4 Resident Patio Retaining Wall and Fence

Scale: 1" = 1'-0"



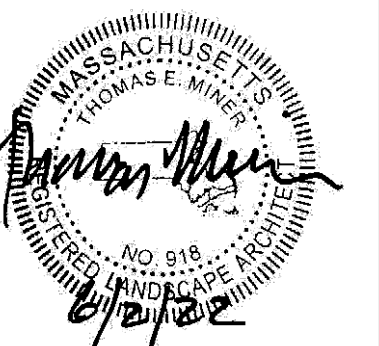
Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com

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Date: 6/2/22

Revisions:
Num. Date Description



Balfour at Needham
100 West Street Needham, Massachusetts
WELL Balfour Needham Landlord LLC
HCRI Massachusetts Properties Trust II
4500 Dorr Street, Toledo, Ohio 43615

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



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 144 Gould St. #100 Needham, MA **Date:** 6/6/22

Owner: GOULD STREET DE, LLC
116 HUNTINGTON AVE STE 600 BOSTON MA 02116
Address: Street (781) 707-4000 City State Zip
Telephone:

Applicant: Ray Thill, Boston Sign Company, Inc.
40 Plympton Street Boston MA 01228
Address: Street 617-216-2567 City State Zip
Telephone:

Designer/Installer: Ray Thill, Boston Sign Company, Inc.
40 Plympton Street Boston MA 01228
Address: Street 617-216-2567 City State Zip
Telephone:

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

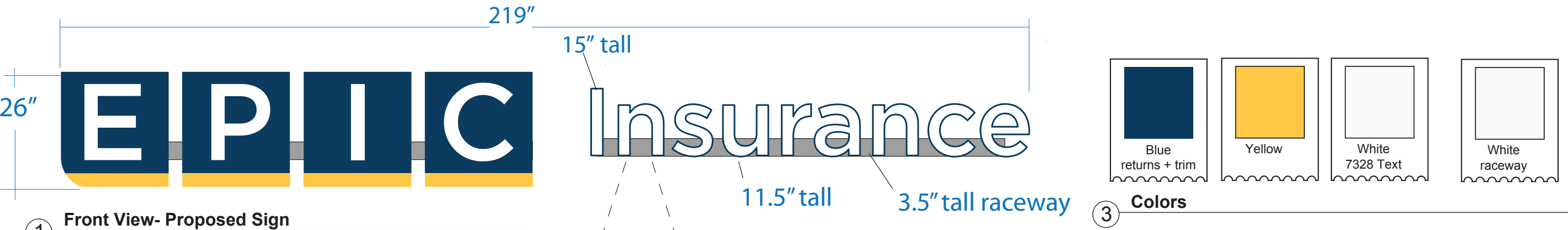
Brief description of sign or project:
replace face lit Roblin Insurance raceway wall sign with
face lit EPIC Insurance raceway wall sign

Please email completed application to elitchman@needhamma.gov

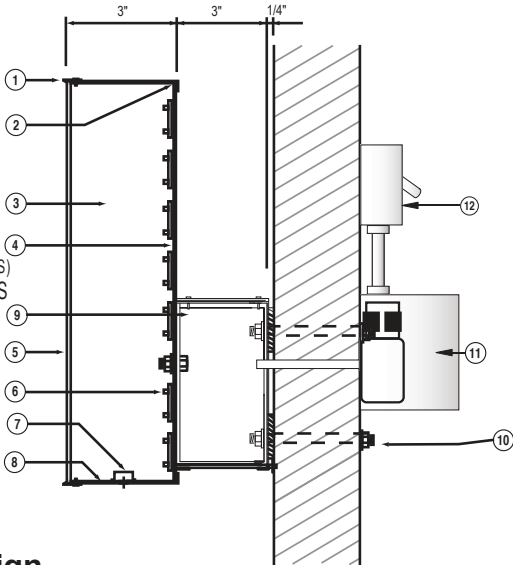
Existing Conditions



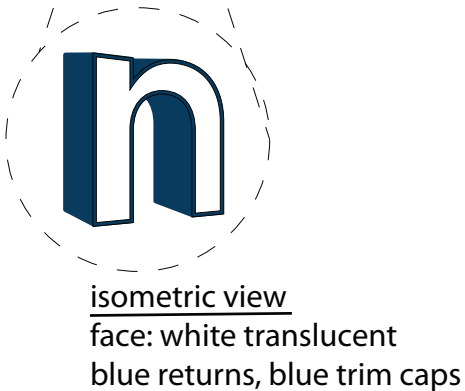
Proposed Signage- 39.5 square feet



- 1. JEWEL-LITE TRIMCAP - BLACK
- 2. SILICONE SEAL - TYPICAL
- 3. INTERIOR PAINTED WHITE
- 4. .063" ALUMINUM BACK
- 5. 3/16" PLEX FACE-3M CARDINAL RED
- 6. LED MODULES
- 7. WEEP HOLES WITH BAFFLES
- 8. .040 ALUMINUM RETURN BLACK
- 9. 3.5"x 3" DEEP RACEWAY (SEAL ALL PENETRATIONS)
- 10. 3/8" STAINLESS STEEL TROUGH BOLT +NUTS
- 11. REMOTE LED DRIVER IN BUILDING
- 12. 120v DISCONNECT

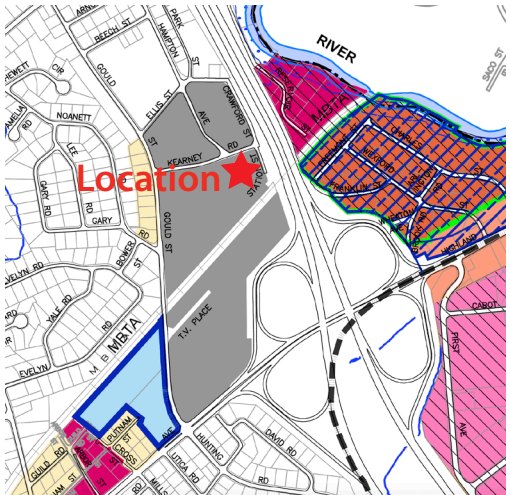


② Side View - Proposed Sign
NTS



Zoning & Code

USE DISTRICTS		OVERLAY DISTRICTS	
SRA	SINGLE RESIDENCE - A	WIRELESS COMMUNICATIONS FACILITIES TOW	
SRB	SINGLE RESIDENCE - B	ADULT USE OVERLAY DISTRICT	
GENERAL RESIDENCE		MEDICAL OVERLAY DISTRICT	
APARTMENTS A-1		AQUIFER PROTECTION DISTRICT	
APARTMENTS A-2		NEEDHAM CENTER OVERLAY DISTRICT A	
RURAL RESIDENCE - CONSERVATION		NEEDHAM CENTER OVERLAY DISTRICT B	
INSTITUTIONAL		LOWER CHESTNUT STREET OVERLAY DISTRICT	
BUSINESS		GARDEN STREET OVERLAY DISTRICT	
INDUSTRIAL		LARGE SCALE GROUND MOUNTED SOLAR PHC	
INDUSTRIAL - 1		TEMPORARY METEOROLOGICAL TOWERS OVE	
AVERY SQUARE BUSINESS		MIXED USE OVERLAY DISTRICT (MOUD)	
CENTER BUSINESS		July 17, 2012 - FLOOD PLAIN DISTRICT	
CHESTNUT STREET BUSINESS		(ALL ELEVATIONS REFER TO U.S. MEAN SEA LEVEL DATUM)	
HIGHLAND COMMERCIAL - 128			
HILLSIDE AVENUE BUSINESS			
MIXED USE - 128			
NEIGHBORHOOD BUSINESS			
NEW ENGLAND BUSINESS CENTER			
ELDER SERVICES ZONING DISTRICT			
TOWN BOUNDARY			
PARCEL			



Business, Industrial, or Industrial Park

Attached if visible from Rt. 128 [5.5.3.2]

5 Copies for DRB



TOWN OF NEEDHAM

DESIGN REVIEW BOARD

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

Property Location: 110-116 GOULD ST. 95-101 Hampton Date: 6/13/22
45-55 Kearney Rd

Owner: IC NEEDHAM GOULD PORTFOLIO LLC

Address: 180 Wells Ave Ste. 100 Newton MA 02459
Street City State Zip

Telephone: 617 969 6000

Applicant: Intrum Corp., Manager

Address: 180 Wells Ave Ste. 100 Newton MA 02459
Street City State Zip

Telephone: 617 969-6000

Designer/Installer: Bart Stealy
View Point Sign & Awning

Address: 35 LYMAN ST. Northborough MA 01532
Street City State Zip

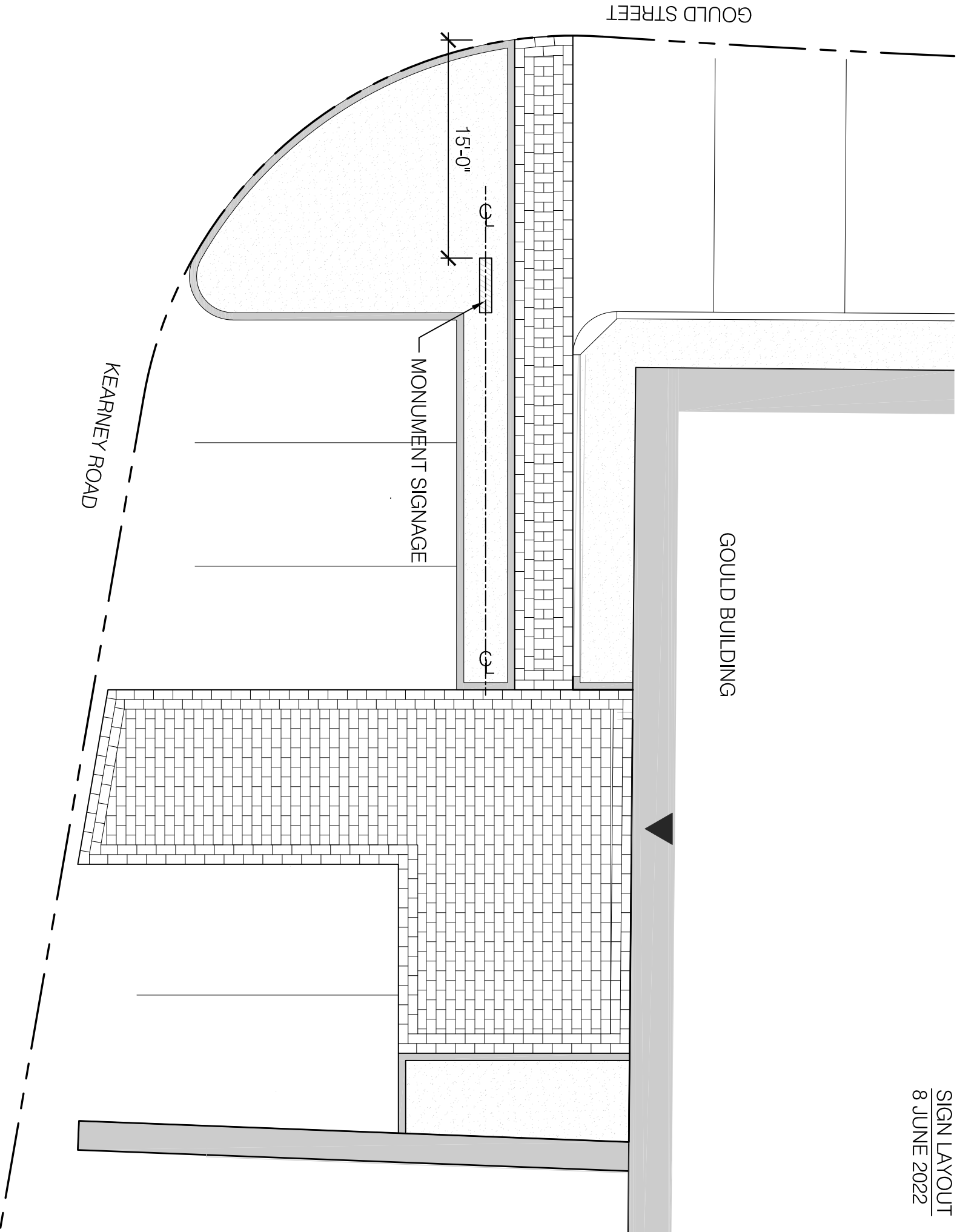
Telephone: 508 393 8200

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

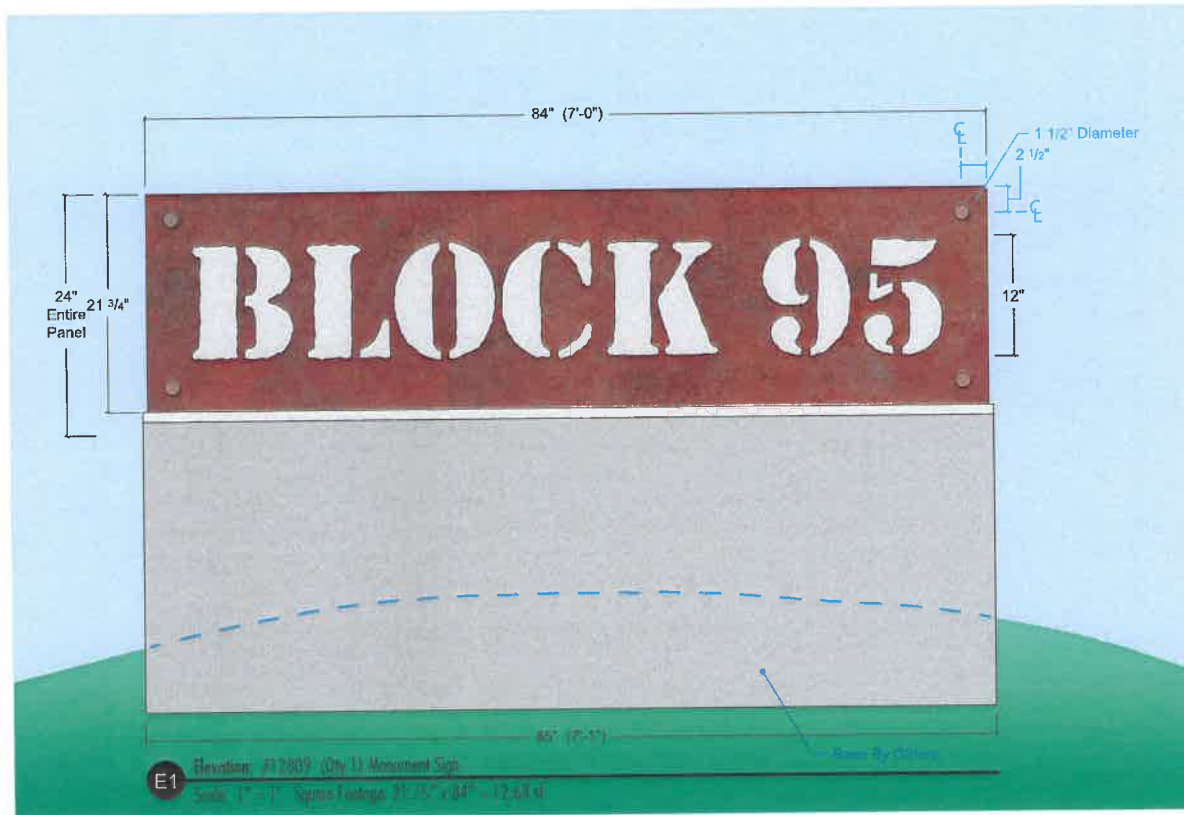
Brief description of sign or project:

BLOCK 95 Monument Sign @ Gould &
Kearney Rd.

Please email completed application to elitchman@needhamma.gov



Monument Sign



Description:

(Qty 1) Monument Sign, single-sided

- Front panel is 1/4" Corten steel with stencil-cut graphics and decorative pucks.
- Front panel is up-lit with Blue Colorline LED stripe.
- Back panel has a aluminum tube inner frame with 1/8" DiBond on front and back.
- Back panel is up-lit with White Colorline LED stripe.
- Panels and LED stripes are attached to 1" tube frame base.
- Tube frame base is mount into concrete base. (concrete base by other)
- Power supplies & power feed concealed in base. Need to coordinate with manufacturer of base. (VIF)

Typeface: Stencil Std Bold (Edited by ViewPoint)

Colors:

Front Panel:

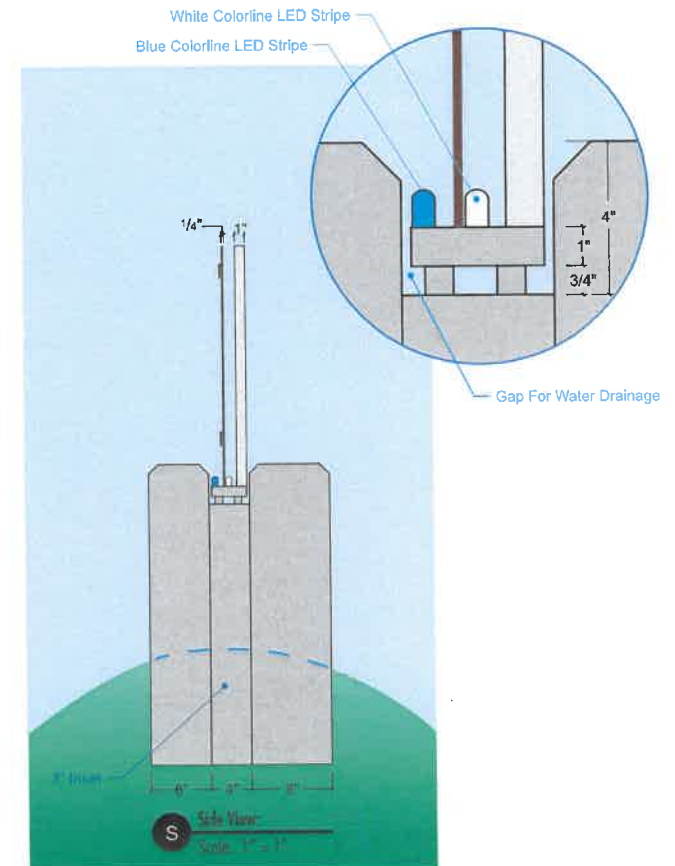
- Face & Returns - Corten Steel
- Back - painted Matte Silver to match building color (TBD)

Decorative Pucks -

- Back Panel - Corten Steel
- Back Panel - painted Matte Silver to match building color (TBD)

Up Lighting:

- For Front Panel - Blue Sloan Colorline LED Stripe
- For Back Panel - White Sloan Colorline LED Stripe



Installation:

By ViewPoint.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code (NEC) and/or other applicable Local Electrical Codes (LEC). This includes proper grounding and bonding of the sign.

Job:
Intrum Corp - Block 95
Location:
Needham, MA

Account Manager:
Bart Steele
File:
IntrumCorp_Block95_MonoSign_1.cai

Date:
05.04.22 2.25
Designer:
Matthew Heard

Revisions:
05.24.22 .5 SM
06.03.22 .5 MH

Revisions:

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Acct. Manager Approval

Production Approval

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Design Review Board Meeting Minutes
Monday, May 16, 2022
7:30 PM

Board Members:

Mark Gluesing, Chair (P)
Bob Dermody, Board Member (P)
Susan Opton, Board Member (P)
Chad Reilly, Board Member (P)
Steve Tanner, Board Member (P)
Rana Mana-Doerfer, DRB Recording Secretary (P)
Elisa Litchman, Administrative Specialist, Planning & Community Development (P)

Applicants & Attendees:

1. Steve Schwede, FastSigns representing Needham Upholstery located at 81 Chapel Street and applying for signage.
2. 557 Highland Avenue LLC, The Bulfinch Companies owner of 557 Highland Avenue and applying for Site Plan Review.
 - Mark Diorio, General Counsel, Bulfinch Companies
 - Tim Sullivan, Goulston & Storrs, Attorney
 - Robert Schlager, Developer & President, Bulfinch Companies
 - Paul Finger, President, Principal, Paul Finger Associates Landscape Architect
 - Eric Weyant, Principal Stantec
 - Eric Joseph, Senior Program Manager, Paul Finger Associates
 - Kristen Weigel, Designer/Manager, Stantec
 - Tom Urtz, Senior Associate, Stantec

Mr. Chair called the meeting to order on May 16th, 2022, at 7:30 PM EST.

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

Agenda Item 1:

FastSigns representing Needham Upholstery located at 81 Chapel Street and applying for signage. -
Steve Schwede, FastSigns

Mr. Schwede came before the Board representing his client Needham Upholstery. They are seeking to install a 96 x 24 in sign at their store front. The sign is grey and black, with a chair logo left justified.

The sign is a 2” thick black aluminum bar frame, mounted flush to the building with galvanized L-brackets and hardware.

Mr. Tanner had one comment regarding the spacing of the letters “D” & “H” in the word Needham. He asked it to be spaced like the other letters. Otherwise, he had no issues with the sign.

Mr. Chair said he is worried about the four-inch letter’s being too small. But if the client is comfortable with it, so is he.

Motion to approve the sign with the condition to modify the spacing between the D & H in the word Needham by Mr. Tanner.

Motion seconded by Mr. Dermody.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Susan Opton	Aye	
Steve Tanner	Aye	

Agenda Item 2:

557 Highland Avenue LLC, The Bulfinch Companies owner of 557 Highland Avenue and applying for Site Plan Review.- Robert Schlager, President.

Mr. Schlager came before the Board to present his project, the development of 557 Highland Ave, formerly the Muzi Site.

Mr. Eric Weyant, Design Principal at Stantec took over the slide deck to walk the Board through the proposed design of the site. When they began the project, Stantec reviewed historic images of the site to understand the evolution of the site. Previously the primary access of the site was off of Highland Ave and through Gould Street, now there is only a primary access point on Gould.

The packet submitted to the Design Review Board includes conceptual diagrams for the project, the project will include a 3 story “South Building” primarily along Highland Avenue 42’ in height, there’s the “North Building” 5 stories high or 70’ in height, a connecting 2 story central atrium of 30’ height. There will also be a 5-story structured garage 5 stories high or 55’ high. The site includes a ½ mile fitness and walking path with passive style exercise stations, and there will also be a 10,000 square feet retail space and plaza that includes an outdoor seating area along Gould near Highland Avenue. The koi pond that was located along the corner for many years will be reinterpreted as a wayfinding and landmark element. The parking garage is a 5 story 55’ in height. Overall, the project is a little of 500,000 square feet. Behind the garage will be a retention pond with a lookout bridge, which will have Koi fish in it.

There will be a new primary entry on Gould Street aligned with the Wingate entrance. It will be a signalized intersection. Gould Street will be widened with turning lanes added and bike lanes added. entry. There is a detention pond at the bottom corner of the site (TV Place and Rt 128).

The building exterior material will include charcoal grey ribbed metal mechanical screening on the roof, aluminum curtainwall systems with vision and spandrel panel glazing. It is essentially a punch window set within a terracotta toned building. The building finishes will include GRFC precast panels, Gypsum Fiber Reinforced Concrete pre-glazed with the windows. This material allows for a lot of different textures/finishes to happen with sandblasting and other techniques. It is very resilient. Various terrace locations for outdoor workspace are also proposed on the South Building.

The garage will use structural precast concrete spandrel panels, and an aluminum curtainwall system with vision and spandrel glazing at the stair and elevator enclosure at the entrance. The idea of using an exterior graphic banner to conceal some of the structured parking is proposed.

Green aspects of the project include electric vehicle charging stations, rainwater collection and reuse, hybrid electric heating, the garage may have a solar canopy, as well as LEED lighting throughout the buildings. Many features proposed are focused on sustainability and a LEED Gold approach.

Mr. Weyant also explained that they are proposing numerous traffic upgrades as well.

Mr. Finger explained more of the landscaping. There will be a water feature/fountain where the Muzi koi pond had been located. There will also be hardscape areas with pavers, tables, an area for gathering, dining, and sitting. Some of the plantings will include shade trees, ornamental trees, evergreens, shrubs, pin oaks, honey locusts, serviceberries, dogwoods, sweet bay magnolias and more. The details of which plantings will be where was not developed at this time. The applicant proposes 3.5-4" caliper trees.

Mr. Joseph went through the listing of various types of plantings that are proposed and Mr. Schlager noted that the colors of the plantings would change with the seasons.

Mr. Chair asked Mr. Schlager about joint planning efforts with neighbors for the landscaping. Mr. Schlager said they are working with the community regarding the landscaping. Various ideas such as a pickleball court have been suggested, along with green lawn, and a community garden. They are continuing to refine the ideas as they get close to the public hearing with the Planning Board on June 7th. Mr. Chair said the plans submitted show mostly trees and grass and he would like to see more development of plantings and beds. Mr. Chair stated that they should come back to do a final review of the landscaping once they have finalized their plans and have more detail.

Ms. Opton had some general comments regarding the fitness path and the landscaping around it, she is hoping the path itself can be buffered from the street and highway traffic with more robust and interesting landscaping, trying to use native plants.

Mr. Tanner concurred with Ms. Opton's comments. He would like to see more details, including actual samples of the building materials. Mr. Schlager said that sample materials would be sent to the Planning Office for review by DRB members.

Mr. Dermody said he would like to see some grasses that are not lawn grass. He was worried how the illumination at night will be. The project will be using dark sky lighting. All the lighting will be digitally controlled, the lighting in the garage will be operated via solar energy, the light will be dim at about 10/15% most of the time, and it will adjust its brightness based on activity levels in the garage.

Mr. Dermody suggested a lighter screening color for the mechanical screening on the roof. He also asked whether the solar array is on the top tray of the parking garage. Mr. Weyant confirmed that is what is proposed is checking the zoning but they propose that it is on the entire footprint of the garage. Mr. Dermody expressed a concern about glare and how it is framed.

Mr. Chair thought the site works well, but he would like to see more variety in the planting schemes, including the lawn areas. Lawn areas seem to conflict with the sustainability aspect of the project. He was concerned about the 50-foot setback wasn't very street friendly in the zoning at the corner of Gould Street and Highland Avenue and he is pleased it is being developed as something different than just landscape space but an amenity of outdoor seating. The water feature will be appreciated since there was a strong tradition of the koi pond. He stated that the building design is a comfortable mix of materials that are well proportioned and scaled. A few concerns he had are that the parking garage doors are big, flat grey panels that could have some detail. As for the parking garage he is concerned about the screening to be used. He suggested using a second layer and second type of screening, and use the support framing to add some 3-dimensional diversity. Sometimes the spandrel panels can go above the roof a bit. He suggested using more of this along the Gould Street side where it is quite visible.

Mr. Reilly had some concerns regarding the outdoor seating area is a heavily trafficked idling area so having more screening would make it more pleasant area. He wondered if the new intersection across from Wingate is too close to the Highland Avenue intersection and there might be back-up there. Mr. Weyant explained the traffic modeling. The garage that is visible from the highway should be considered how it appears, that this is different than how the neighbors on Gould Street will see it.

Mr. Chair said he looks forward to reviewing the landscaping plan in more detail once they have finalized their plans, as well as the site lighting, and to include more information on the building materials and samples if available. A site plan review will be written and forwarded to the Planning Board.

Minutes:

No review of minutes until the 6/6/22 meeting.

Motion to Adjourn:

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

Motion was seconded by Mr. Reilly.

Meeting adjourned at 9:10 PM.

Name	Aye	Nay
Mark Gluesing	Aye	
Bob Dermody	Aye	
Chad Reilly	Aye	
Susan Opton	Aye	
Steve Tanner	Aye	

Future Meetings:

June 27, 2022

Via Zoom

July 11, 2022

Via Zoom

July 25, 2022	Via Zoom
Aug. 8, 2022	Via Zoom
Aug. 22, 2022	Via Zoom
September 12, 2022	Via Zoom
October 3, 2022	Via Zoom
October 17, 2022	Via Zoom
November 7, 2022	Via Zoom
December 5, 2022	Via Zoom
December 19, 2022	Via Zoom

DRAFT