

Kessler Woods

Modification of a Special Permit
August 2014

Chestnut Hill Realty has an agreement to purchase the property known as Kessler Woods from the Cornerstone Corporation.

The Cornerstone Corporation permitted the project in 2006 but it was never built due to a number of factors. Cornerstone has a Special Permit for the construction of 62 condominiums with an average size of 1,681s/f in three different buildings.

Chestnut Hill Realty is proposing a different housing program for the property. The previous development was mostly two-bedroom and three-bedroom condominiums. Chestnut Hill Realty is proposing 80 apartment homes in a single, 3 ½ story, elevator building.

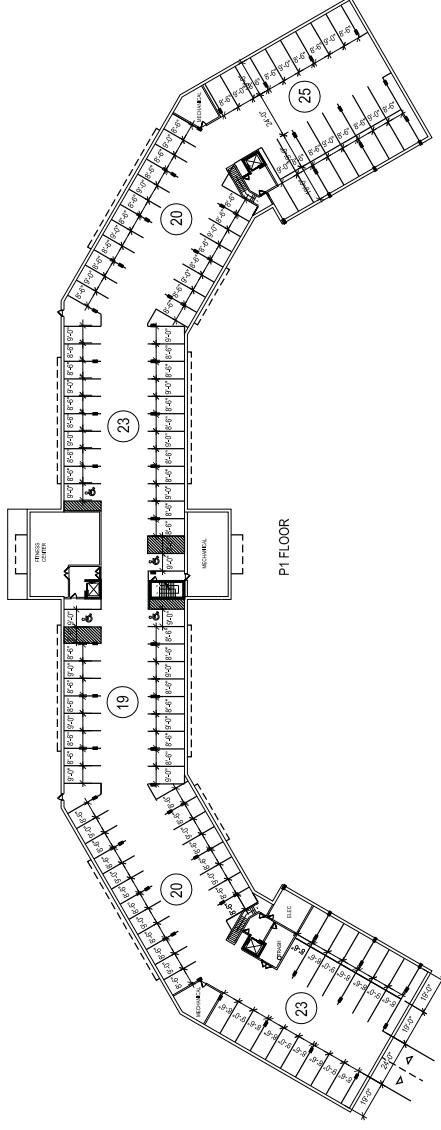
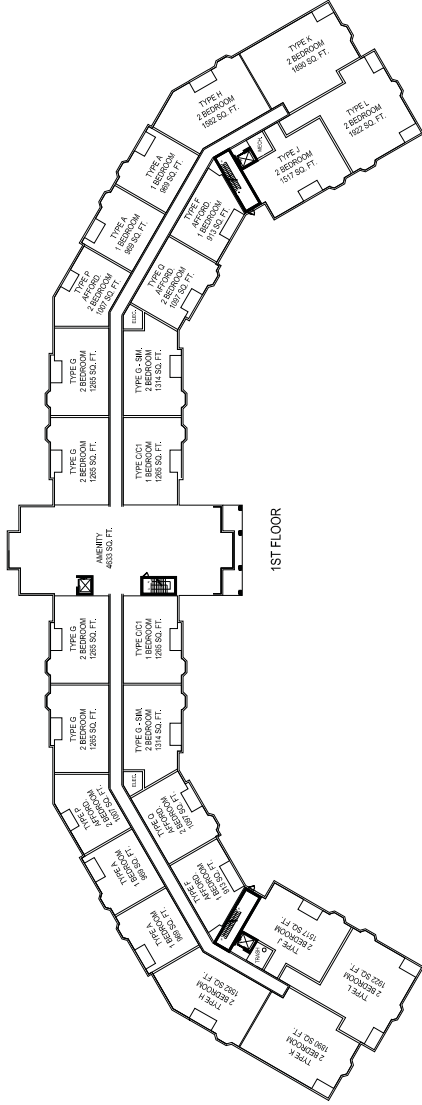
The development will include:

- 80 apartment homes
 - 24 one-bedroom units
 - 56 two-bedroom units
- Average size of the apartments of 1,399 s/f
- 130 parking spaces in a below grade garage and 30 surface parking spaces
- Common space to include a fitness center, Wifi café, community room
- Heavily landscaped lot – Many new trees planted
- 12 affordable units –
 - 6 at 50% of area median income
 - 6 at 80% of area median income
- Market rate rents start at \$3,000 for one bedroom units and \$4,500 for two bedroom units

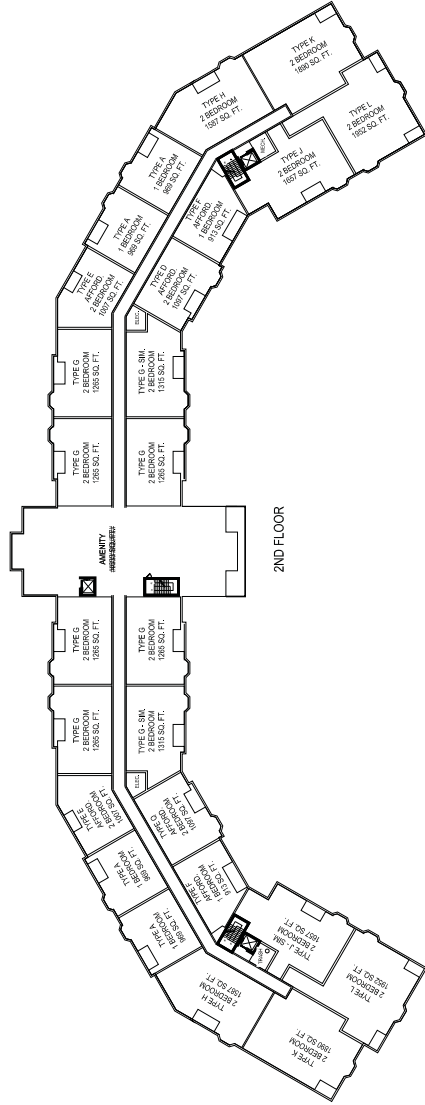
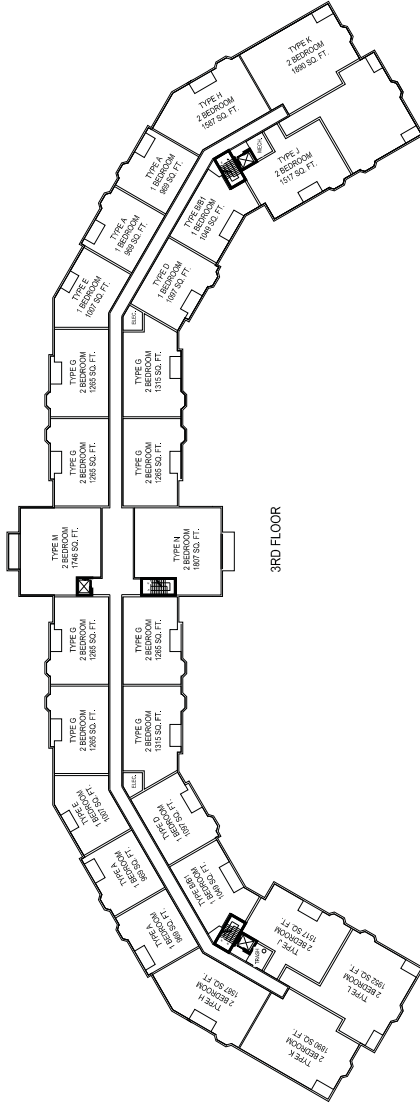
The new plan has several benefits over the previous plan:

- Building further from the closest residential neighbors
- More undisturbed open space on the property
- Less disturbed land and removal of material
- Smaller units
- Less surface parking and roadways

Contact: Margaret Murphy 781 910-6260



DRAFT BUILDING UNIT MIX		193,141 TOTAL
80 UNITS	24 (1) BEDROOM UNITS	
	56 (2) BEDROOM UNITS	
0 UNITS P1	130 PARKING SPACES (4 HP)	47,563 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS	48,230 GSF
	6 (1) MARKET. BEDROOM UNITS	
	4 (2) AFFORD. BEDROOM UNITS	
26 UNITS 2nd FLOOR	14 (2) MARKET BEDROOM UNITS	
	2 (1) AFFORD. BEDROOM UNITS	48,230 GSF
	4 (1) MARKET. BEDROOM UNITS	
	4 (2) AFFORD. BEDROOM UNITS	
28 UNITS 3rd FLOOR	10 (1) MARKET BEDROOM UNITS	48,230 GSF
	18 (2) MARKET BEDROOM UNITS	



DRAFT BUILDING UNIT MIX		193,141 TOTAL
80 UNITS	24 (1) BEDROOM UNITS	
	56 (2) BEDROOM UNITS	
0 UNITS	130 PARKING SPACES (4 HP)	47,563 GSF
	P1	
26 UNITS	2 (1) AFFORD. BEDROOM UNITS	48,230 GSF
1st FLOOR	6 (1) MARKET BEDROOM UNITS	
	4 (2) AFFORD. BEDROOM UNITS	
26 UNITS	14 (2) MARKET BEDROOM UNITS	48,230 GSF
2nd FLOOR	2 (1) AFFORD. BEDROOM UNITS	
	4 (1) MARKET BEDROOM UNITS	
	4 (2) AFFORD. BEDROOM UNITS	
28 UNITS	16 (2) MARKET BEDROOM UNITS	48,230 GSF
3rd FLOOR	10 (1) MARKET BEDROOM UNITS	
	18 (2) MARKET BEDROOM UNITS	48,230 GSF



Planning and Landscape Architecture P.C.

RESIDENCES AT KESSELER WOODS

LaGrange Street, Newton, MA



Chestnut Hill Realty

Proposed Site Plan - May 06, 2014



228 Courtyard Street
Boston, MA 02114
www.stantec.com
P: 617.533.3310

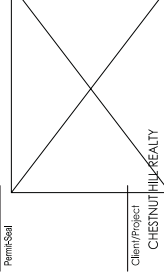
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Chestnut Hill Realty

Issue	By	Date	Scale	Sheet
SPECIAL PERMIT FEELINGS	SL/AM	1/26	AS SHOWN	1
VARIATION LETTERS	SL/AM	1/26	AS SHOWN	1
SITE PLAN	SL/AM	1/26	AS SHOWN	1

Permit/Sheet
Date: 01/26/14
Scale: AS SHOWN
Sheet: 1



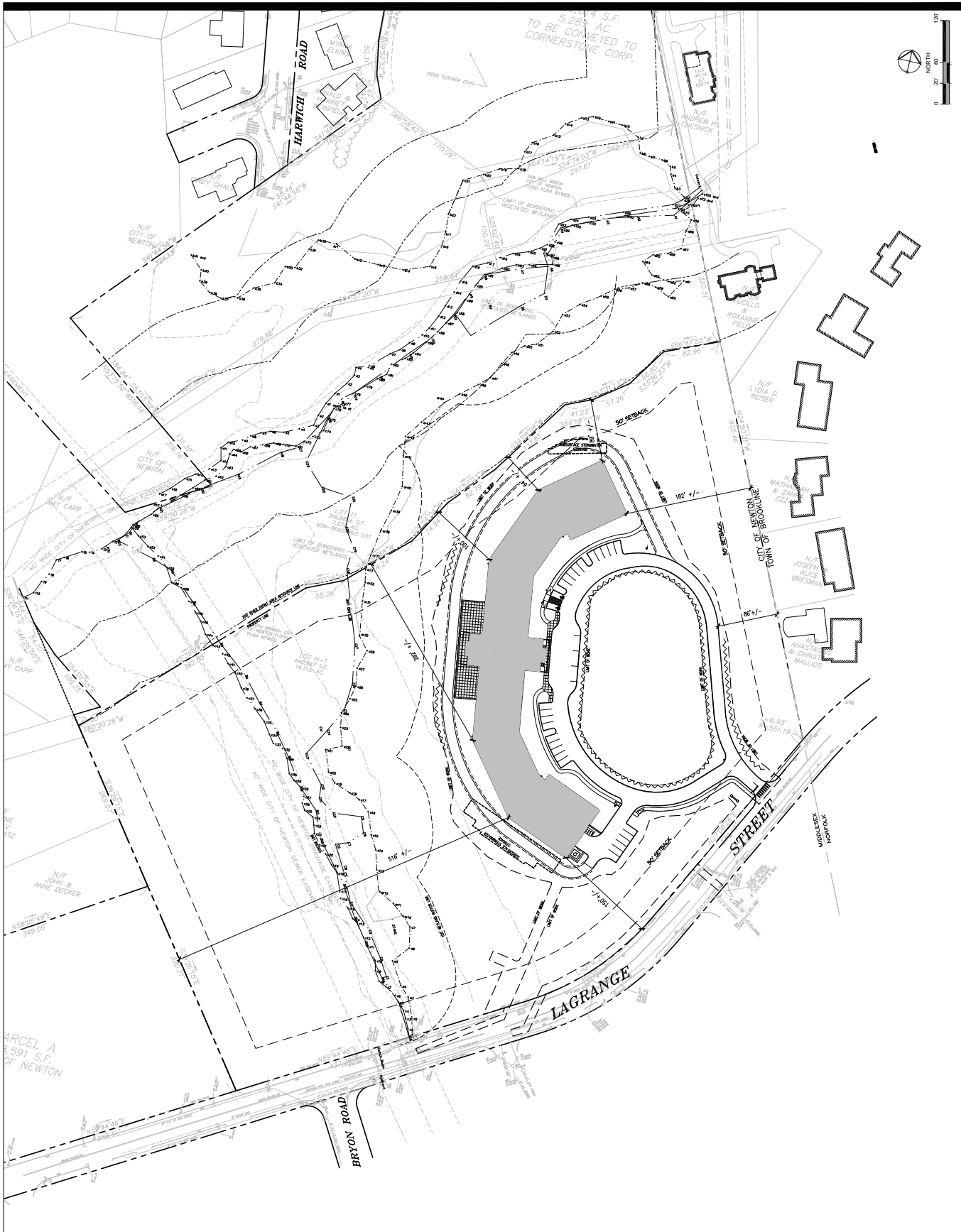
Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT
KESSELER WOODS
NEWTON, MA

Title
OVERALL SITE PLAN

Project No.
210001147

Scale
AS NOTED

Drawing No.
L-001



Consultant:

Revision:

Architect of Record:

Drawn: S.B.
Checked: T.E.S.
Scale: 1/8" = 1'-0"
App. Date:

Project Name:
Kessler Woods

Sheet Name:
BUILDING ELEVATIONS

Project Number:
14003
Issue Date:
August 4, 2014
Sheet Number:

A4.01



Consultant:

Revision:

Architect of Record:

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Checked: T.E.S.
Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
Kessler Woods

Sheet Name:
BUILDING ELEVATIONS

Project Number:
14003
Issue Date:
August 4, 2014
Sheet Number:

A4.02



- ROOF TOP
- ROOF MID-POINT
- ROOF EYE
- THIRD FLOOR
- SECOND FLOOR
- FIRST FLOOR
- GARAGE FLOOR

**PETITIONER'S RESPONSE TO LAND USE COMMITTEE QUESTIONS
FROM OCTOBER 28, 2014 PUBLIC HEARING CONTINUATION**

Dated: November 6, 2014

I. Response on Sewer Main and Water Main Locations

Following consultation with the City Engineering Department, the revised plans (L-300 and L-301) dated November 6, 2014 reflect relocation of the water main extension from the private property to LaGrange Street. This will eliminate the need for any easement to the city. The Petitioner understands this location is preferred by the Engineering Department. The Plans also show the sewer connection location in LaGrange Street above the existing culvert. This too is the recommended connection location by the Engineering Department. Per our discussion including Engineering these updated plans add the additional requirements from Engineering and the full details of these utilities will be a building permit condition.

II. Response on Public Improvements

- i. The improvement at Corey/ Vine and LaGrange Streets is shown on the attached Conceptual Intersection Improvements Plan by MDM Transportation Consultants Inc. dated November 6, 2014. The Petitioner agrees to perform or cause to be performed the scope of work shown on this Plan in an amount not to exceed \$240,000.00. The Petitioner looks forward to collaboration with the city on the local permits and reviews necessary to bring this scope of work to fruition.
- ii. The improvements at the Project driveway intersection with LaGrange Street are shown on the attached Conceptual Crosswalk Improvement Plan by MDM Transportation Consultants Inc. dated November 6, 2014. These improvements include a striped crosswalk; continuation of the unfinished sidewalk from the municipal boundary to the site driveway; and a pedestrian beacon such as the one shown on the above plan. Further, the Petitioner agrees to fund or make sidewalk improvements and repairs on the south side of LaGrange Street between Broadlawn Park and the new crossing, including HC ramps at the Broadlawn Park intersection. These improvements are estimated to cost between \$75,000.00 to \$100,000.00.
- iii. The Petitioner will make an Inflow and Infiltration payment to the city of Newton in 2 installments. The first installment will be a pre-payment or deposit to be credited to the actual payment. It shall be calculated at 1/2 of the amount determined by taking 60.9 gallons per bedroom per day x 140 bedrooms x \$8.40 per gallon x a ratio of 4:1. This amount is [\$ 143,236.50]. The first installment will be due when the Project obtains its local utility connection permit for the project. The second installment will be determined by the actual water and

wastewater flow into the city's sewer system from the stabilized project defined as 95% occupancy. This payment will calculate the actual water flow from the Project for one month (which is expected to be a number different than the 60.9 gallons per day per bedroom used to make the first installment pre-payment) and be applied to 140 bedrooms at \$8.40 per gallon x 4:1. The Petitioner will receive a credit for the initial "deposit" payment. The second payment will be due at 95% occupancy or within 2 years following the Project's final Certificate of Occupancy, whichever comes first. If the Project does not achieve 95% occupancy before 2 years from the final Certificate of Occupancy, the payment will be prorated to reflect 95% occupancy. The Petitioner agrees to embody these commitments in an agreement with the City to be entered into at the time of first installment payment.

III. Perimeter Property Landscaping

In response to comments from the Rangeley Road, Brookline abutters to the Project, the Petitioner has enhanced the amount of proposed buffer landscaping since the original Plan set. Attached are the Landscape Plans marked to show the additional plantings to be made in furtherance of buffer landscaping. The Petitioner wishes to emphasize that it intends to have its landscape architect and landscape team meet with each identified abutter where buffer landscaping is proposed to choose locations and species of plantings to maximize the screening effect of the plantings.

IV. Blasting Conditions/Blasting Plan

The Petitioner had proposed clarifying Board Order language for the commitment to mitigate any impacts caused by the blasting on groundwater flow toward the wetlands or toward the foundations of the residents on Rangeley Road. Though we believe the clarifying language was clearer to all concerned, it raised concerns with the Rangeley Road abutters. In deference to these Brookline Rangeley Road abutters, the Petitioner is willing to leave the groundwater language as is from the Cornerstone Board Order. Further, the Petitioner has supplemented the scope of the Pre Blast survey contained in the Blasting Plan by offering to include testing for whether the Rangeley Road abutters basements have pre-existing conditions of groundwater infiltration.

V. Affordable Housing Units

The Petitioner has received comments from the Planning Department and has made changes to the units and locations in the building in response to the City's requests. The original plan has 12 affordable units, 4 one bedroom and 8 two bedroom units on the first and second floors of the building. The revised plan still has 12 total units but the breakdown has changed to 3 one bedroom units and 9 two bedroom units. The reason for this is that the Petitioner has changed the unit mix to 20 one bedroom units and 60 two bedroom units in order to respond to the city's input. With this, there are now two affordable units on the third floor, a one bedroom and a two bedroom which disperses the units on all three floors. The affordable units are also dispersed between the 2 wings of the building and between front facing and rear facing units. The location of the units by size are partially a function of the structural column locations. There are now also

market rate units that are the same size as the affordable ones and there is a two bedroom market rate unit that is smaller than the affordable two bedroom on the third floor. Consistent with the original filing, the affordable units will be finished exactly the same as the market rate ones. One will not be able to distinguish the difference between the affordable and market rate units based on size, finishes and location in the building. The affordable units will also have full access the amenities on the property like fitness room, business center etc. The affordable units also meet and exceed the local ordinance requirements for the percentage of total building area and minimum size. Please see charts below.

1,086	Average market rate 1BR
652	Require 1BR affordable
892	Average affordable 1BR

1,623	Average market rate 2BR
974	Require 2BR affordable
1,021	Average affordable 2BR

113,095	total Net rentable sf of all units
11,310	10% of net rentable sf
11,884	total Net rentable sf of affordable units

VI. Recommendation of Planning Board

The Petitioner attended and presented at the public hearing of the Planning Board regarding the zone change on November 3, 2014. We understand the Planning Board may meet again on November 12, 2014. In any event, the Planning Board took 1 vote at its November 3 public hearing. That vote was to maintain the zoning of the parcel in the existing Single Residence 3 zoning district. That motion failed to carry on a vote of 3-3. In the event the planning board does not meet again or does not send subsequent recommendations to the Board of Aldermen, this vote constitutes a report with recommendations from the Planning Board to the Board of Aldermen as required by GL c. 40A, sec.5.

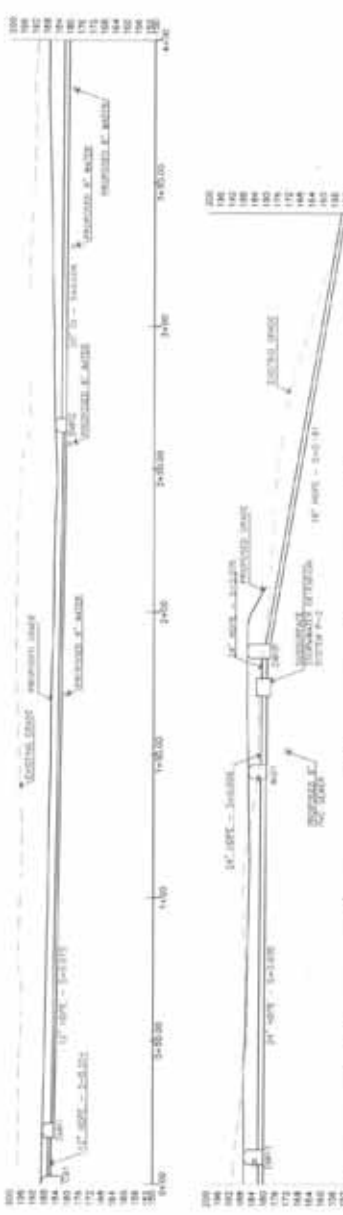
1 SUBSURFACE STORMWATER DETENTION SYSTEM SECTIONS
 SCALE: 1"=20'



2 CBS TO P2
 SCALE: 1"=20'



3 CBS TO FE2
 SCALE: 1"=20'



4 EXISTING S4H TO S4H 1
 SCALE: 1"=20'



NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	11/11/11	JK	JK
2	REVISED PER PERMITS	11/11/11	JK	JK
3	REVISED PER PERMITS	11/11/11	JK	JK
4	REVISED PER PERMITS	11/11/11	JK	JK
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9	REVISED PER PERMITS	11/11/11	JK	JK
10	REVISED PER PERMITS	11/11/11	JK	JK



James J. Kelly
 Professional Engineer
 No. 10000
 State of Massachusetts

CHANG PROJECT
 CHESTNUT HILL REALTY
 THE RESIDENCES AT
 KESSELER WOODS
 MEDFORD, MA

PROJECT NO.
 110811117
 DATE
 11-11-11

DRAWING NO.
 L-301



Figure 1

Conceptual Intersection Improvements Plan	
LAGRANGE STREET/VINE STREET/COREY STREET NEWTON, MASSACHUSETTS	
CHESTNUT HILL REALTY 300 INDEPENDENCE DRIVE CHESTNUT HILL, MASSACHUSETTS 01803	
MDM TRANSPORTATION CONSULTANTS, INC. 1100 WASHINGTON STREET SUITE 100 WASHINGTON, MA 01896 TEL: 978.234.1100 WWW.MDMINC.COM	
Date: November 6, 2014	Scale: As Noted
Project No.: 195	File: 103 Concept Plan (11-06-2014).dwg
Sheet 1 of 1	



NOTES:

- THIS PLAN INTENDS FOR DISCUSSION PURPOSES ONLY. IT IS NOT FOR CONSTRUCTION.
- FINAL DESIGN IS SUBJECT TO FIELD SURVEY BY OTHERS.
- PROPERTY LINES AND ACCESS LINE LOCATIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO DEED AND TITLE RECORDS.
- BASE PLAN SOURCE: STATEC & DOT/2012 MASSDOT PLANS.

THIS PLAN REPRESENTS A PRELIMINARY SCOPE OF WORK. IMPLEMENTATION OF THIS PLAN REQUIRES FURTHER DESIGN, PERMITTING AND INPUT FROM THE CITY OF NEWTON. THE CITY OF NEWTON CHANGES THE SCOPE OF THIS PROJECT. ANY SUCH CHANGES ARE BEYOND THIS SCOPE. THIS SCOPE ASSUMES STANDARD CITY OF NEWTON ROADWAY SPECIFICATIONS TO APPLY.

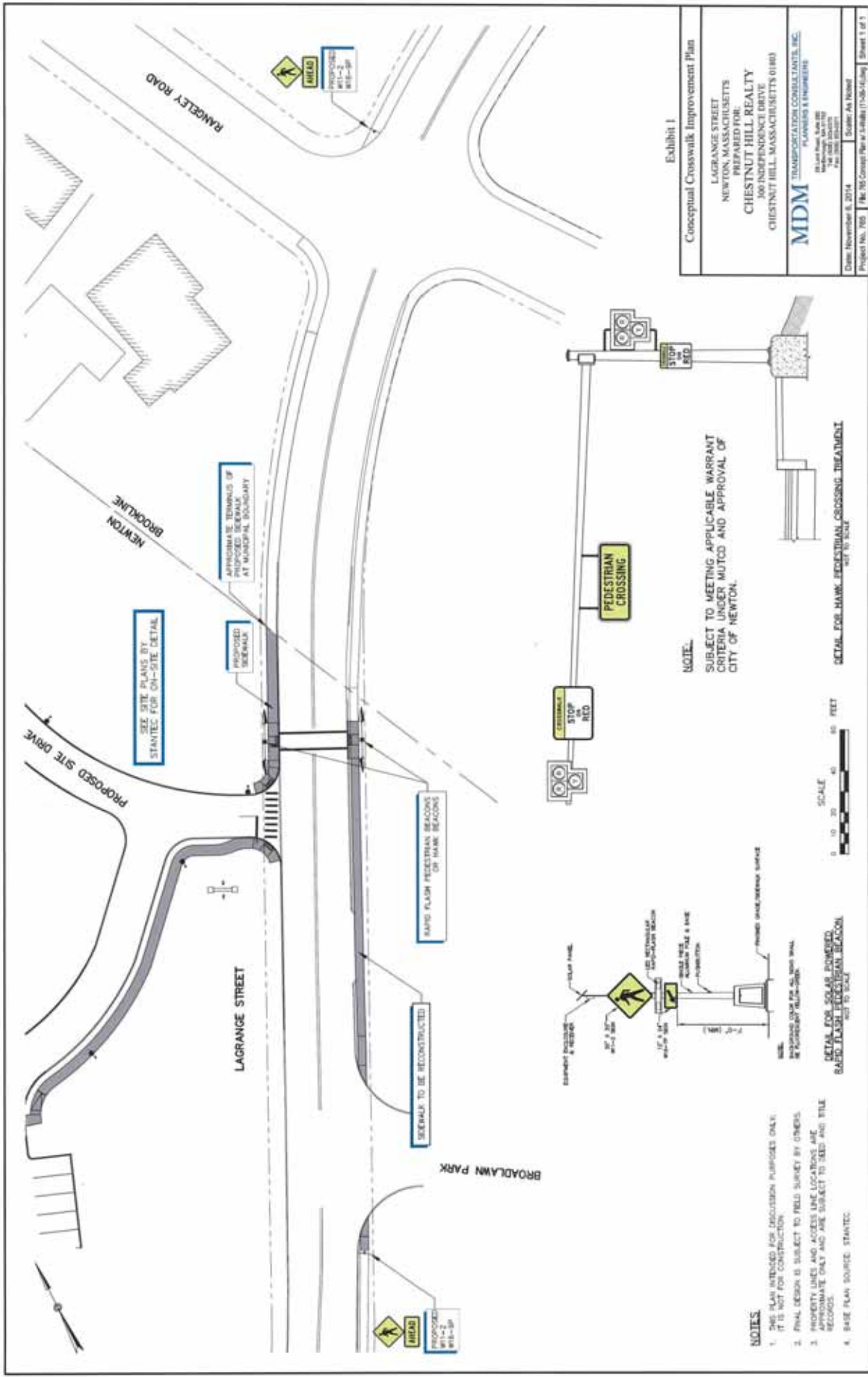
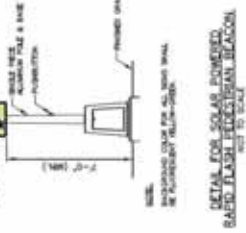


Exhibit I
 Conceptual Crosswalk Improvement Plan
 LAGRANGE STREET
 NEWTON, MASSACHUSETTS
 PREPARED FOR:
 CHESTNUT HILL REALTY
 100 INDEPENDENCE DRIVE
 CHESTNUT HILL, MASSACHUSETTS 01860
MDM TRANSPORTATION CONSULTANTS, INC.
 PLANNERS & ENGINEERS
 85 West Street, Suite 202
 Cambridge, MA 02142
 Phone: 617.552.1800
 Fax: 617.552.1801
 Date: November 6, 2014
 Project No. 705 (Rev. 02) Concept Plan & Exhibit I (7/20/14) Drawing Sheet 1 of 1

NOTE:
 SUBJECT TO MEETING APPLICABLE WARRANT
 CRITERIA UNDER MUTCD AND APPROVAL OF
 CITY OF NEWTON.



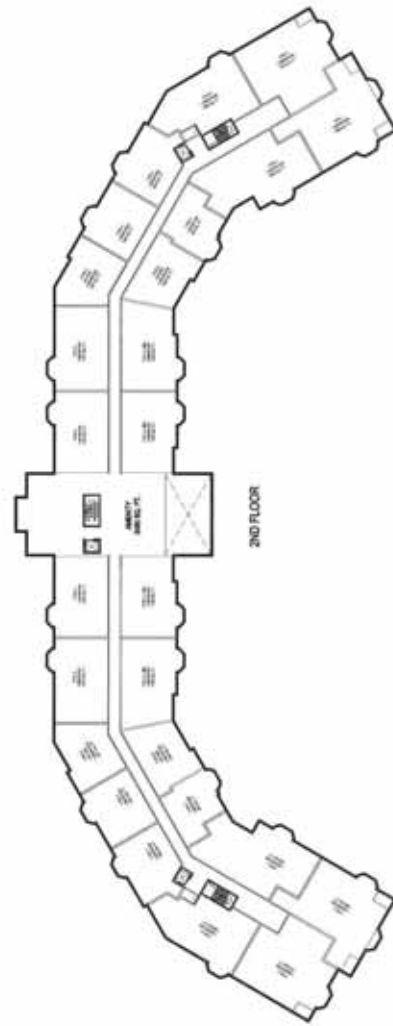
- NOTES:**
1. THIS PLAN INTENDED FOR DECISION PURPOSES ONLY. IT IS NOT FOR CONSTRUCTION.
 2. FINAL DESIGN IS SUBJECT TO FIELD SURVEY BY OTHERS.
 3. PROPERTY LINES AND ACCESS LINE LOCATIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY AND TITLE RECORDS.
 4. BASE PLAN SOURCE: STANTEC.

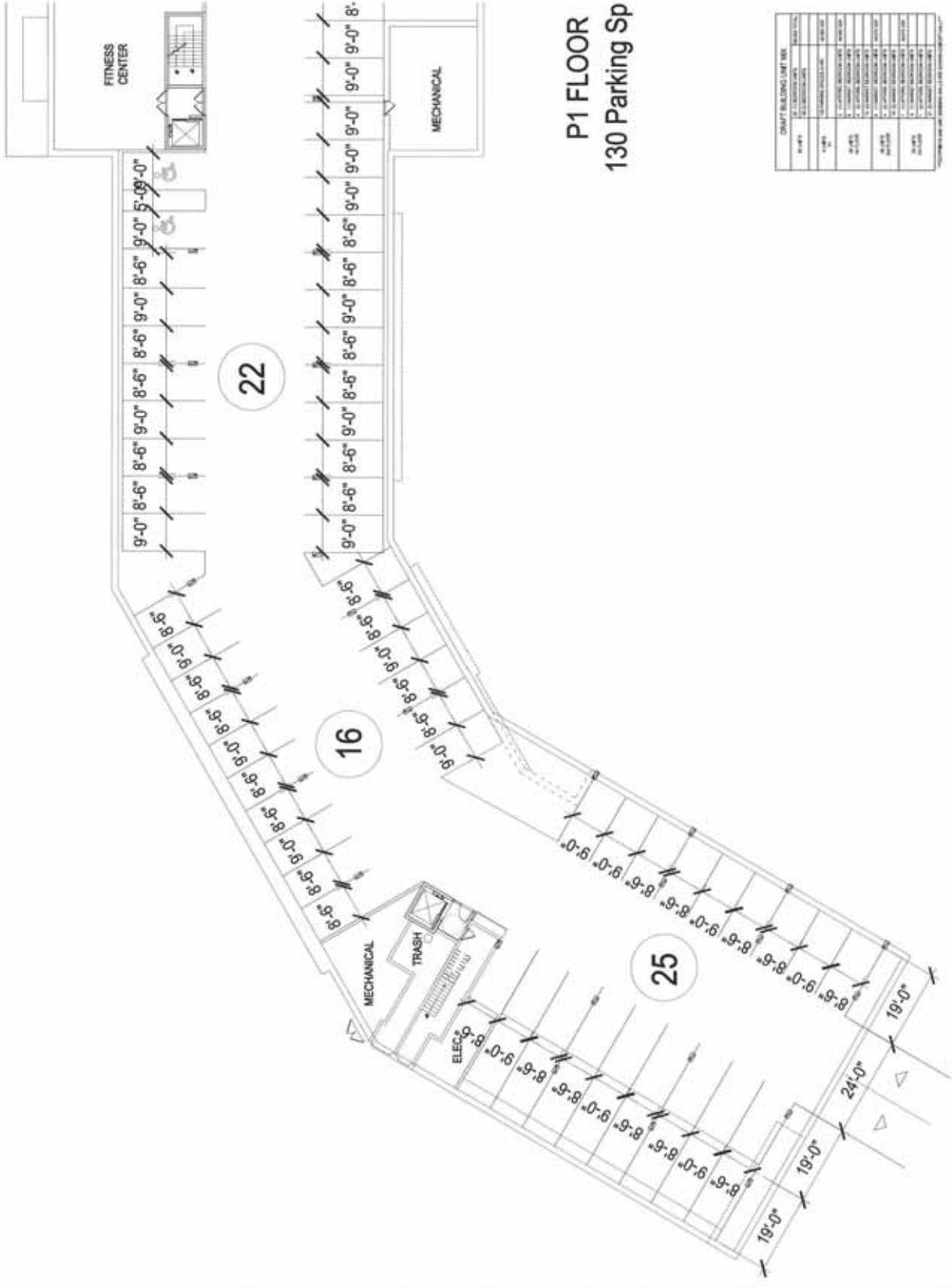


NOTE:
 SUBJECT TO MEETING APPLICABLE WARRANT
 CRITERIA UNDER MUTCD AND APPROVAL OF
 CITY OF NEWTON.



DRAFT BUILDING UNIT NO.	
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NO. 103	NO. 104
NO. 105	NO. 106
NO. 107	NO. 108
NO. 109	NO. 110
NO. 111	NO. 112
NO. 113	NO. 114
NO. 115	NO. 116
NO. 117	NO. 118
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NO. 121	NO. 122
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NO. 199	NO. 200



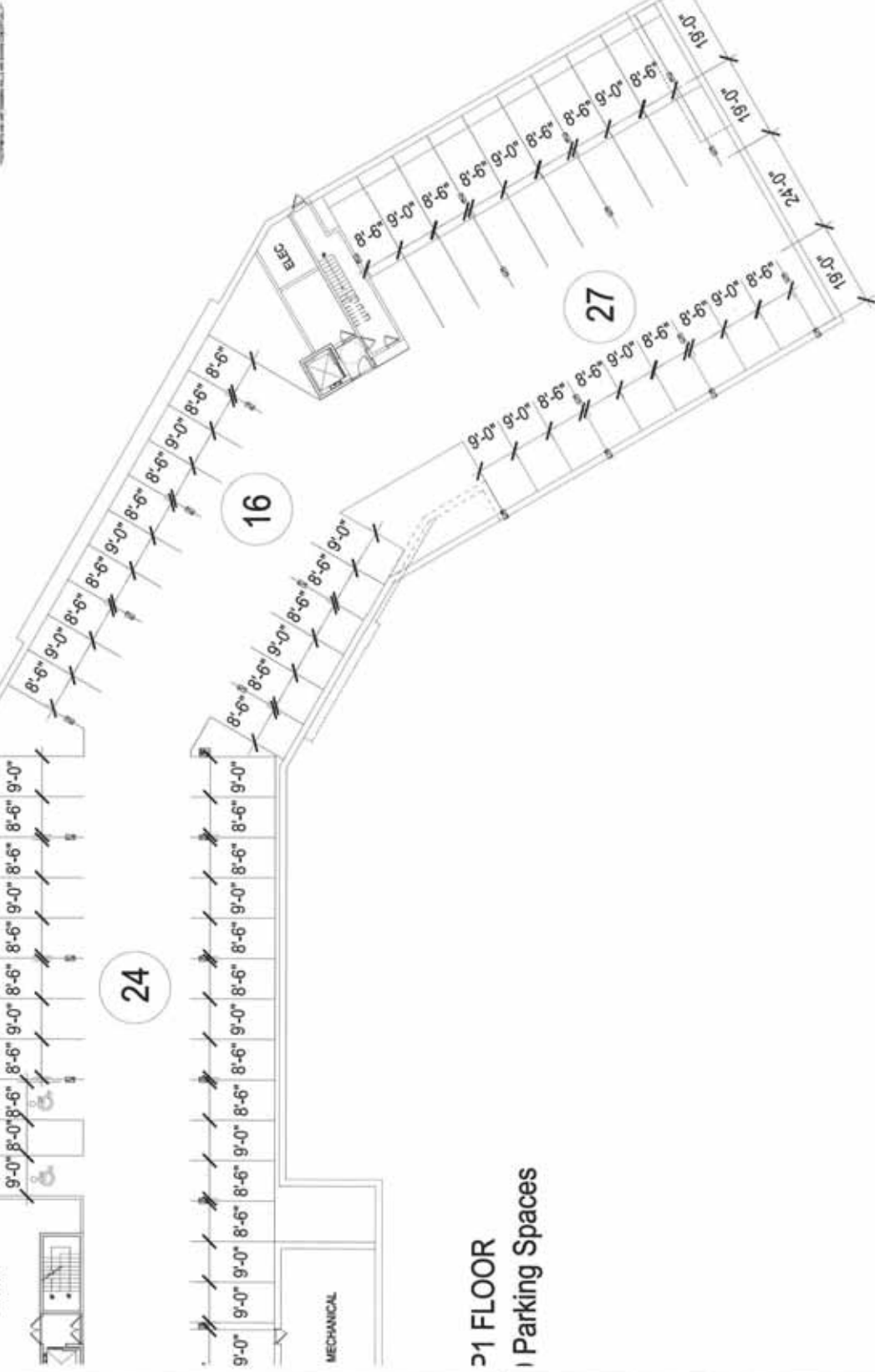


P1 FLOOR
130 Parking Sp

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110	11/05/14



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49	11/06/14
50	11/06/14



21 FLOOR
Parking Spaces

tat
the architectural team

The Architectural Team, Inc.
50 Commonwealth Way #4th Floor
Chelsea MA 02110
T 617.889.4422
F 617.884.4329
www.architecturalteam.com
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Consultant

Revision
 1. REV 1 - AUGUST 28, 2014
 2. REV 2 - OCTOBER 24, 2014
 3. REV 3 - NOVEMBER 5, 2014

Architect of Record



Drawn: T.Z.
 Checked: T.E.S.
 Scale: 1/32" = 1'-0"
 Key Plan:

Project Name:
Kessler Woods

Sheet Name:
**FLOOR PLAN:
 PARTIAL FIRST
 FLOOR PLAN**

Project Number:
 14003

Issue Date:
 August 22, 2014

Sheet Number:
A2.01A



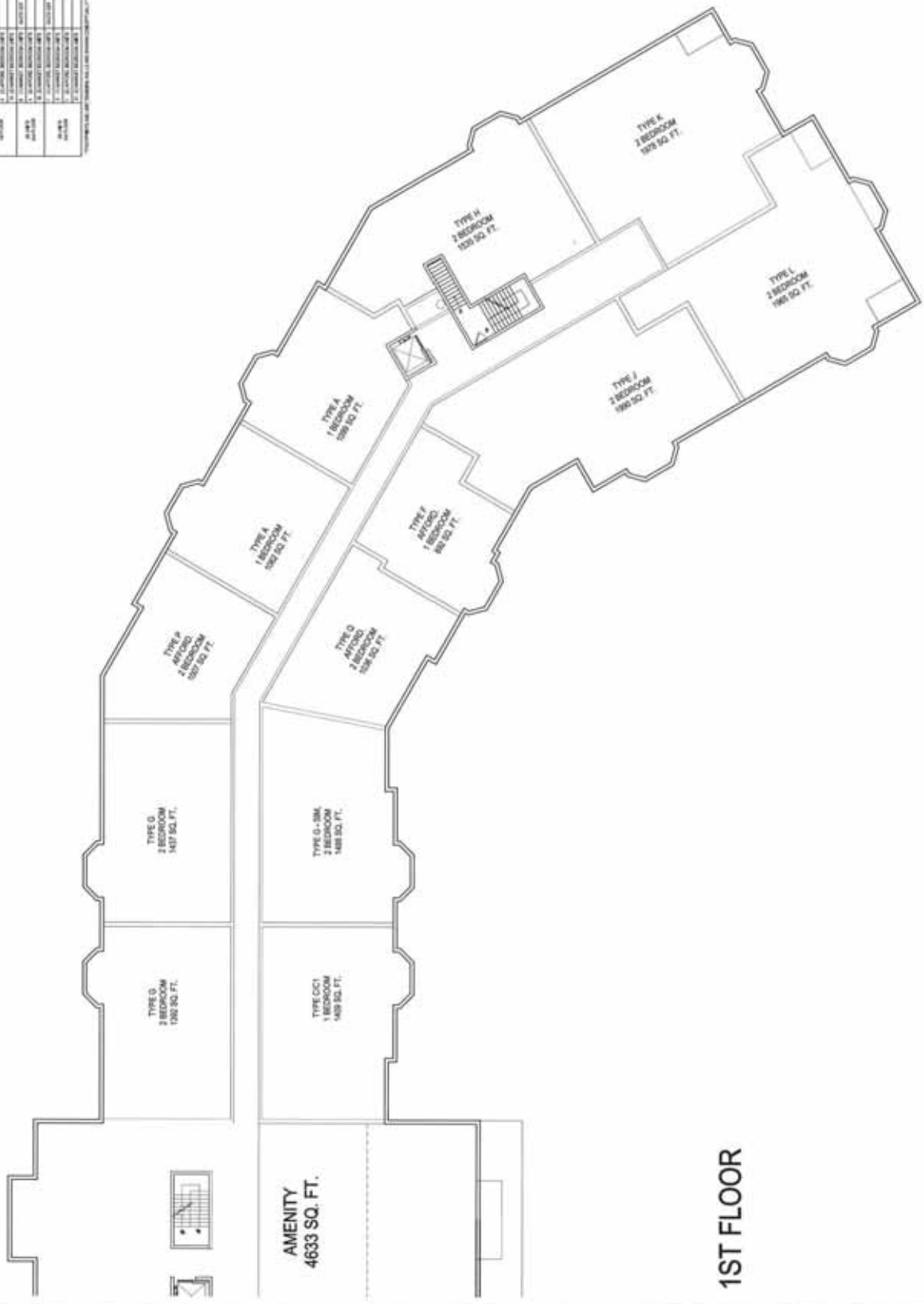
1ST FLOOR

SHAFT BUILDING UNIT MTR

UNIT	TYPE	SQ. FT.	NO. OF UNITS
A	1 BR, 1 BATH, 1 KITCHEN, 1 LIVING, 1 DINING	1087	10
B	1 BR, 1 BATH, 1 KITCHEN, 1 LIVING, 1 DINING	1087	10
C	1 BR, 1 BATH, 1 KITCHEN, 1 LIVING, 1 DINING	1087	10
D	1 BR, 1 BATH, 1 KITCHEN, 1 LIVING, 1 DINING	1087	10
E	1 BR, 1 BATH, 1 KITCHEN, 1 LIVING, 1 DINING	1087	10
G	2 BEDROOM	1382	10
G-1	2 BEDROOM	1488	10
H	2 BEDROOM	1583	10
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J	2 BEDROOM	1583	10
K	2 BEDROOM	1583	10
L	2 BEDROOM	1583	10

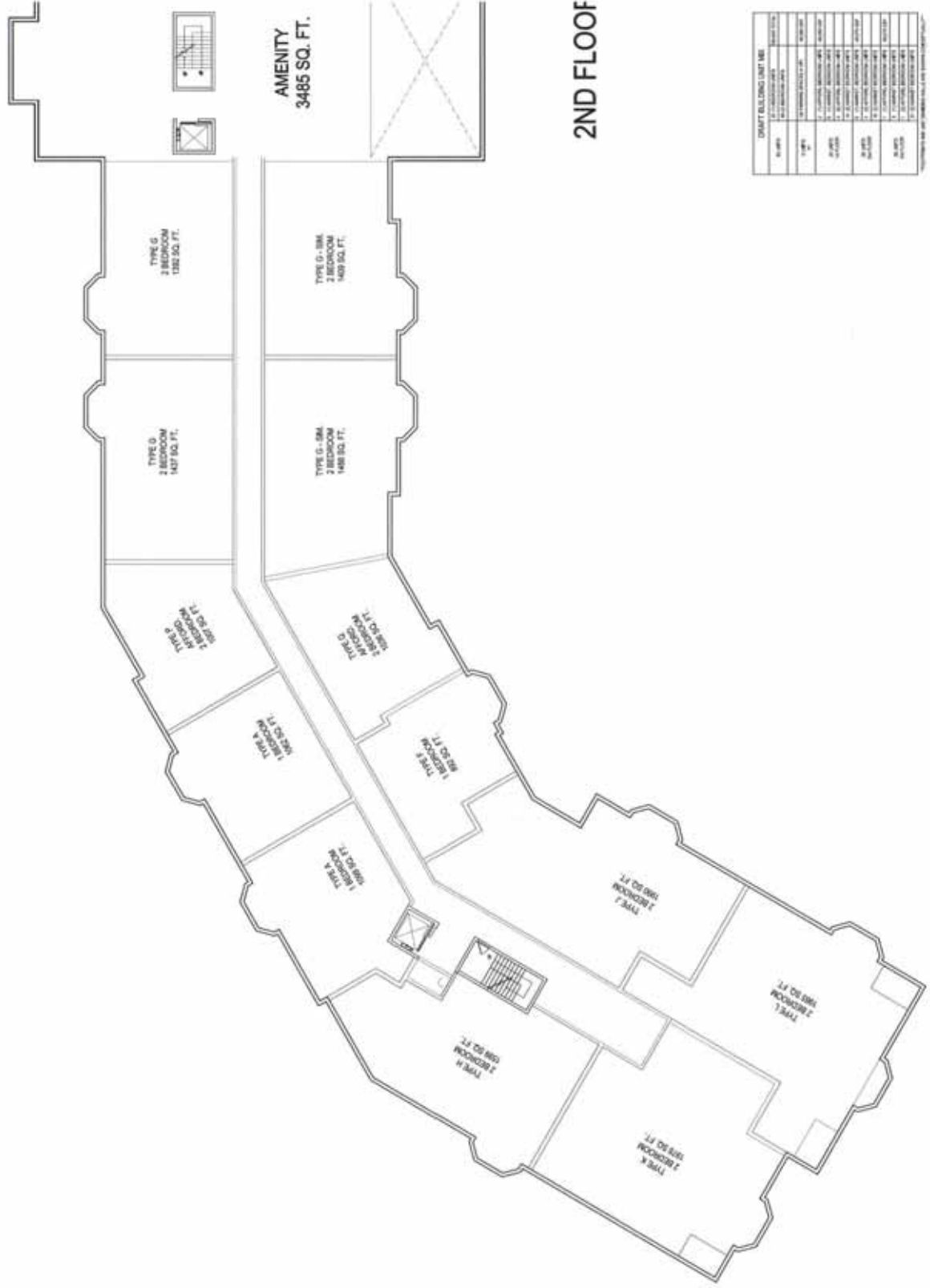


DRAFT BUILDING UNIT MIX	
UNIT	NUMBER OF UNITS
TYPE A	10
TYPE B	10
TYPE C	10
TYPE D	10
TYPE E	10
TYPE F	10
TYPE G	10
TYPE H	10
TYPE I	10
TYPE J	10
TYPE K	10
TYPE L	10
TYPE M	10
TYPE N	10
TYPE O	10
TYPE P	10
TYPE Q	10
TYPE R	10
TYPE S	10
TYPE T	10
TYPE U	10
TYPE V	10
TYPE W	10
TYPE X	10
TYPE Y	10
TYPE Z	10



AMENITY
4633 SQ. FT.

1ST FLOOR



2ND FLOOR

DRAFT BUILDING UNIT INFO	
NO.	DESCRIPTION
1	TYPE A 1 BR/1 BATH
2	TYPE B 1 BR/1 BATH
3	TYPE C 1 BR/1 BATH
4	TYPE D 1 BR/1 BATH
5	TYPE E 1 BR/1 BATH
6	TYPE F 1 BR/1 BATH
7	TYPE G 2 BR/2 BATH
8	TYPE H 2 BR/2 BATH
9	TYPE I 2 BR/2 BATH
10	TYPE J 2 BR/2 BATH
11	TYPE K 2 BR/2 BATH
12	TYPE L 2 BR/2 BATH
13	TYPE M 2 BR/2 BATH
14	TYPE N 2 BR/2 BATH
15	TYPE O 2 BR/2 BATH
16	TYPE P 2 BR/2 BATH
17	TYPE Q 2 BR/2 BATH
18	TYPE R 2 BR/2 BATH
19	TYPE S 2 BR/2 BATH
20	TYPE T 2 BR/2 BATH
21	TYPE U 2 BR/2 BATH
22	TYPE V 2 BR/2 BATH
23	TYPE W 2 BR/2 BATH
24	TYPE X 2 BR/2 BATH
25	TYPE Y 2 BR/2 BATH
26	TYPE Z 2 BR/2 BATH

Consultant:

Revision:
1- REV 1 - AUGUST 28, 2014
2- REV 2 - OCTOBER 24, 2014
3- REV 3 - NOVEMBER 6, 2014

Architect of Record:



Drawn: T.Z.
Checked: T.E.E.
Scale: 1/32" = 1'-0"
Key Plan:

Project Name:
Kesseler Woods

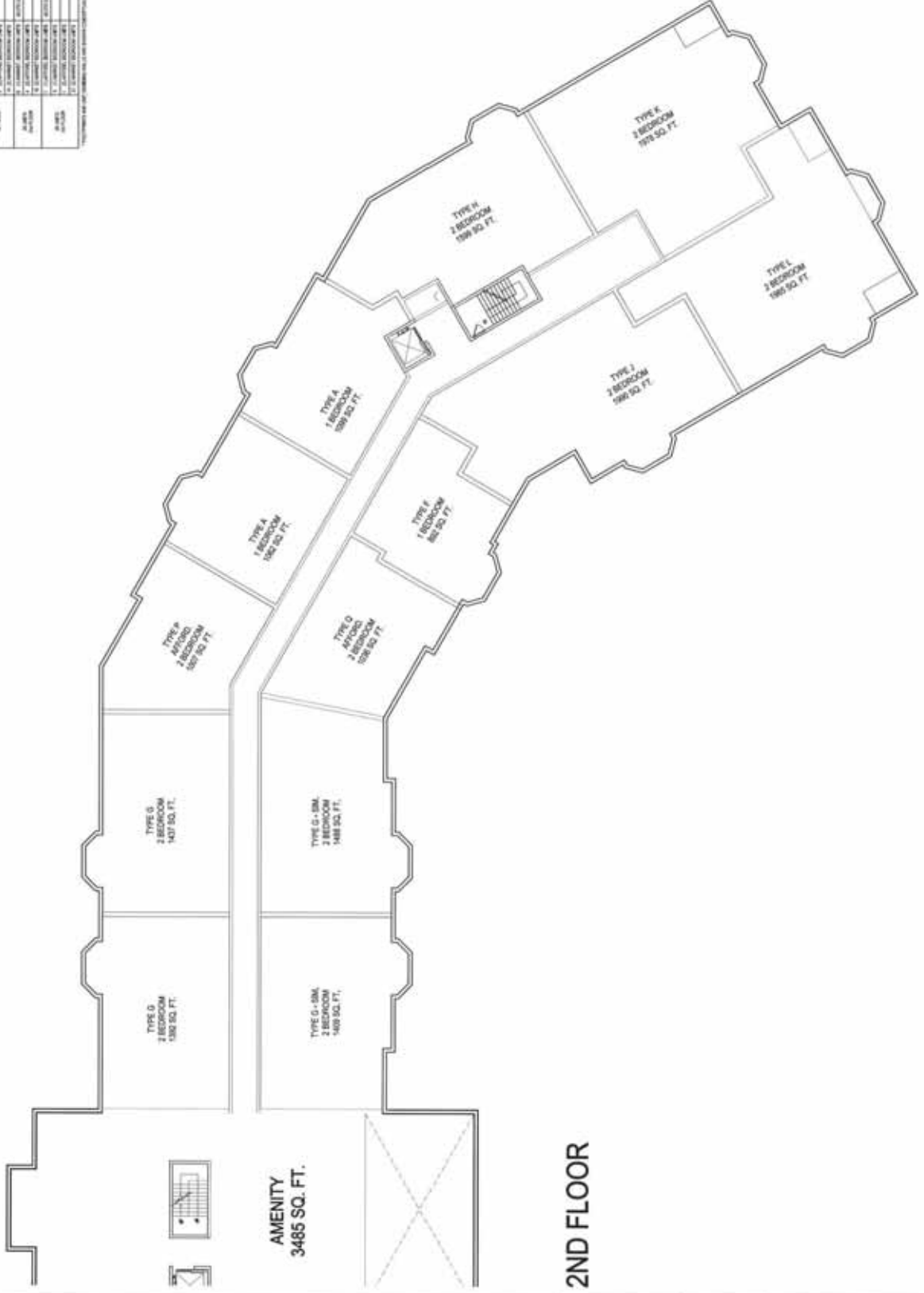
Sheet Name:
**FLOOR PLAN:
PARTIAL SECOND
FLOOR PLAN**

Project Number:
14003

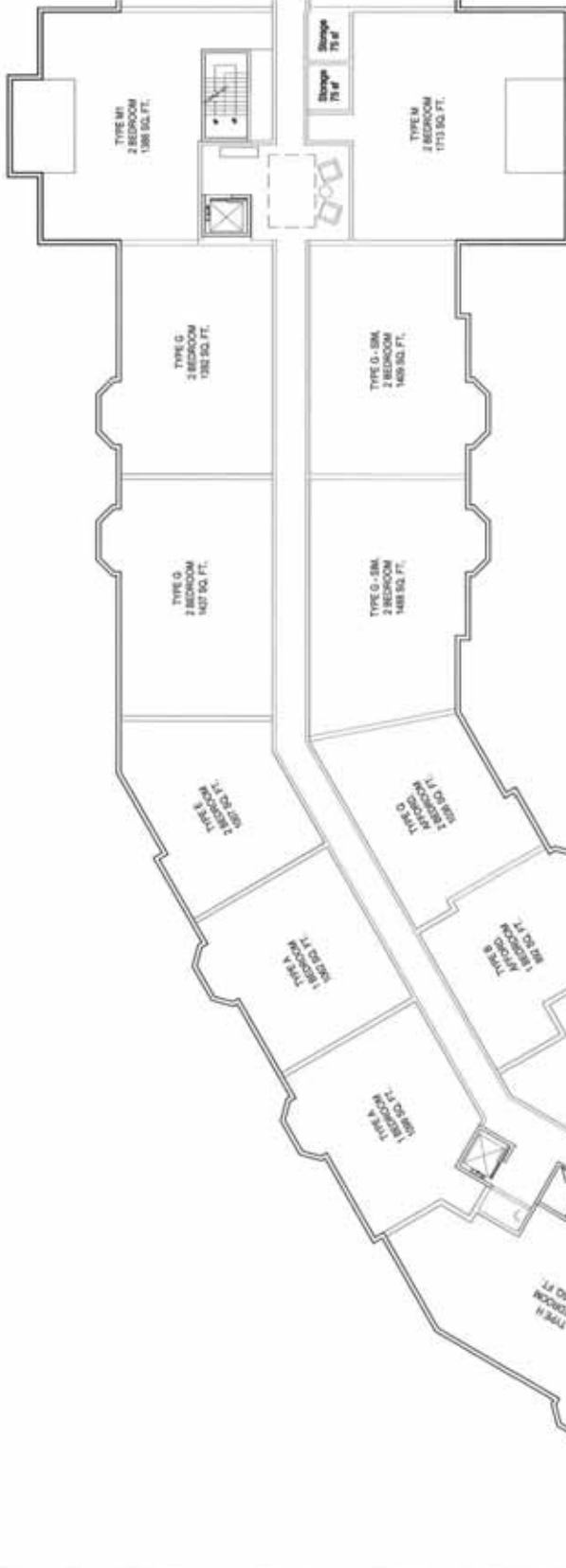
Issue Date:
August 22, 2014

Sheet Number:
A2.02B

DRAFT BUILDING UNIT NO.	
NO.	DESCRIPTION
1	TYPE G 2 BEDROOM 140 SQ. FT.
2	TYPE G - DM 2 BEDROOM 148 SQ. FT.
3	TYPE F 1 BEDROOM 88 SQ. FT.
4	TYPE D 2 BEDROOM 108 SQ. FT.
5	TYPE A 1 BEDROOM 142 SQ. FT.
6	TYPE A 1 BEDROOM 142 SQ. FT.
7	TYPE H 1 BEDROOM 199 SQ. FT.
8	TYPE J 2 BEDROOM 196 SQ. FT.
9	TYPE K 2 BEDROOM 195 SQ. FT.
10	TYPE L 2 BEDROOM 196 SQ. FT.
11	TYPE P 2 BEDROOM 102 SQ. FT.
12	TYPE G 2 BEDROOM 140 SQ. FT.
13	TYPE G - DM 2 BEDROOM 148 SQ. FT.
14	TYPE F 1 BEDROOM 88 SQ. FT.
15	TYPE D 2 BEDROOM 108 SQ. FT.
16	TYPE A 1 BEDROOM 142 SQ. FT.
17	TYPE A 1 BEDROOM 142 SQ. FT.
18	TYPE H 1 BEDROOM 199 SQ. FT.
19	TYPE J 2 BEDROOM 196 SQ. FT.
20	TYPE K 2 BEDROOM 195 SQ. FT.
21	TYPE L 2 BEDROOM 196 SQ. FT.



2ND FLOOR



3RD FLOOR

DRAFT BUILDING LINE AREA	
NO.	DESCRIPTION
1	TYPE A, 2 BEDROOM 1187 SQ. FT.
2	TYPE B, 2 BEDROOM 1187 SQ. FT.
3	TYPE C, 2 BEDROOM 1187 SQ. FT.
4	TYPE D, 2 BEDROOM 1187 SQ. FT.
5	TYPE E, 2 BEDROOM 1187 SQ. FT.
6	TYPE F, 2 BEDROOM 1187 SQ. FT.
7	TYPE G, 3 BEDROOM 1487 SQ. FT.
8	TYPE H, 2 BEDROOM 1189 SQ. FT.
9	TYPE I, 2 BEDROOM 1189 SQ. FT.
10	TYPE J, 2 BEDROOM 1189 SQ. FT.
11	TYPE K, 2 BEDROOM 1189 SQ. FT.
12	TYPE L, 2 BEDROOM 1189 SQ. FT.
13	TYPE M, 2 BEDROOM 1173 SQ. FT.
14	TYPE N, 2 BEDROOM 1173 SQ. FT.
15	TYPE O, 2 BEDROOM 1173 SQ. FT.
16	TYPE P, 2 BEDROOM 1173 SQ. FT.
17	TYPE Q, 2 BEDROOM 1173 SQ. FT.
18	TYPE R, 2 BEDROOM 1173 SQ. FT.
19	TYPE S, 2 BEDROOM 1173 SQ. FT.
20	TYPE T, 2 BEDROOM 1173 SQ. FT.
21	TYPE U, 2 BEDROOM 1173 SQ. FT.
22	TYPE V, 2 BEDROOM 1173 SQ. FT.
23	TYPE W, 2 BEDROOM 1173 SQ. FT.
24	TYPE X, 2 BEDROOM 1173 SQ. FT.
25	TYPE Y, 2 BEDROOM 1173 SQ. FT.
26	TYPE Z, 2 BEDROOM 1173 SQ. FT.
27	TYPE AA, 2 BEDROOM 1173 SQ. FT.
28	TYPE AB, 2 BEDROOM 1173 SQ. FT.
29	TYPE AC, 2 BEDROOM 1173 SQ. FT.
30	TYPE AD, 2 BEDROOM 1173 SQ. FT.
31	TYPE AE, 2 BEDROOM 1173 SQ. FT.
32	TYPE AF, 2 BEDROOM 1173 SQ. FT.
33	TYPE AG, 2 BEDROOM 1173 SQ. FT.
34	TYPE AH, 2 BEDROOM 1173 SQ. FT.
35	TYPE AI, 2 BEDROOM 1173 SQ. FT.
36	TYPE AJ, 2 BEDROOM 1173 SQ. FT.
37	TYPE AK, 2 BEDROOM 1173 SQ. FT.
38	TYPE AL, 2 BEDROOM 1173 SQ. FT.
39	TYPE AM, 2 BEDROOM 1173 SQ. FT.
40	TYPE AN, 2 BEDROOM 1173 SQ. FT.
41	TYPE AO, 2 BEDROOM 1173 SQ. FT.
42	TYPE AP, 2 BEDROOM 1173 SQ. FT.
43	TYPE AQ, 2 BEDROOM 1173 SQ. FT.
44	TYPE AR, 2 BEDROOM 1173 SQ. FT.
45	TYPE AS, 2 BEDROOM 1173 SQ. FT.
46	TYPE AT, 2 BEDROOM 1173 SQ. FT.
47	TYPE AU, 2 BEDROOM 1173 SQ. FT.
48	TYPE AV, 2 BEDROOM 1173 SQ. FT.
49	TYPE AW, 2 BEDROOM 1173 SQ. FT.
50	TYPE AX, 2 BEDROOM 1173 SQ. FT.
51	TYPE AY, 2 BEDROOM 1173 SQ. FT.
52	TYPE AZ, 2 BEDROOM 1173 SQ. FT.
53	TYPE BA, 2 BEDROOM 1173 SQ. FT.
54	TYPE BB, 2 BEDROOM 1173 SQ. FT.
55	TYPE BC, 2 BEDROOM 1173 SQ. FT.
56	TYPE BD, 2 BEDROOM 1173 SQ. FT.
57	TYPE BE, 2 BEDROOM 1173 SQ. FT.
58	TYPE BF, 2 BEDROOM 1173 SQ. FT.
59	TYPE BG, 2 BEDROOM 1173 SQ. FT.
60	TYPE BH, 2 BEDROOM 1173 SQ. FT.
61	TYPE BI, 2 BEDROOM 1173 SQ. FT.
62	TYPE BJ, 2 BEDROOM 1173 SQ. FT.
63	TYPE BK, 2 BEDROOM 1173 SQ. FT.
64	TYPE BL, 2 BEDROOM 1173 SQ. FT.
65	TYPE BM, 2 BEDROOM 1173 SQ. FT.
66	TYPE BN, 2 BEDROOM 1173 SQ. FT.
67	TYPE BO, 2 BEDROOM 1173 SQ. FT.
68	TYPE BP, 2 BEDROOM 1173 SQ. FT.
69	TYPE BQ, 2 BEDROOM 1173 SQ. FT.
70	TYPE BR, 2 BEDROOM 1173 SQ. FT.
71	TYPE BS, 2 BEDROOM 1173 SQ. FT.
72	TYPE BT, 2 BEDROOM 1173 SQ. FT.
73	TYPE BU, 2 BEDROOM 1173 SQ. FT.
74	TYPE BV, 2 BEDROOM 1173 SQ. FT.
75	TYPE BU, 2 BEDROOM 1173 SQ. FT.
76	TYPE BV, 2 BEDROOM 1173 SQ. FT.
77	TYPE BU, 2 BEDROOM 1173 SQ. FT.
78	TYPE BV, 2 BEDROOM 1173 SQ. FT.
79	TYPE BU, 2 BEDROOM 1173 SQ. FT.
80	TYPE BV, 2 BEDROOM 1173 SQ. FT.
81	TYPE BU, 2 BEDROOM 1173 SQ. FT.
82	TYPE BV, 2 BEDROOM 1173 SQ. FT.
83	TYPE BU, 2 BEDROOM 1173 SQ. FT.
84	TYPE BV, 2 BEDROOM 1173 SQ. FT.
85	TYPE BU, 2 BEDROOM 1173 SQ. FT.
86	TYPE BV, 2 BEDROOM 1173 SQ. FT.
87	TYPE BU, 2 BEDROOM 1173 SQ. FT.
88	TYPE BV, 2 BEDROOM 1173 SQ. FT.
89	TYPE BU, 2 BEDROOM 1173 SQ. FT.
90	TYPE BV, 2 BEDROOM 1173 SQ. FT.
91	TYPE BU, 2 BEDROOM 1173 SQ. FT.
92	TYPE BV, 2 BEDROOM 1173 SQ. FT.
93	TYPE BU, 2 BEDROOM 1173 SQ. FT.
94	TYPE BV, 2 BEDROOM 1173 SQ. FT.
95	TYPE BU, 2 BEDROOM 1173 SQ. FT.
96	TYPE BV, 2 BEDROOM 1173 SQ. FT.
97	TYPE BU, 2 BEDROOM 1173 SQ. FT.
98	TYPE BV, 2 BEDROOM 1173 SQ. FT.
99	TYPE BU, 2 BEDROOM 1173 SQ. FT.
100	TYPE BV, 2 BEDROOM 1173 SQ. FT.

Consultant:

Revised:
REV 1 - AUGUST 28, 2014
REV 2 - OCTOBER 24, 2014
REV 3 - NOVEMBER 6, 2014

Architect of Record:



Client: T.J.
Contract: T.J.S.
Scale: 3/32" = 1'-0"
App. P/N:

Project Name:
Kesseler Woods

Sheet Name:
**FLOOR PLAN:
PARTIAL THIRD
FLOOR PLAN**

Project Number:
14003
Issue Date:
August 22, 2014
Sheet Number:

A2.03B

DRAFT BUILDING UNIT MIX	
UNIT	NUMBER OF UNITS
TYPE A	1
TYPE B	1
TYPE C	1
TYPE D	1
TYPE E	1
TYPE F	1
TYPE G	1
TYPE H	1
TYPE I	1
TYPE J	1
TYPE K	1
TYPE L	1
TYPE M	1
TYPE N	1
TYPE O	1
TYPE P	1
TYPE Q	1
TYPE R	1
TYPE S	1
TYPE T	1
TYPE U	1
TYPE V	1
TYPE W	1
TYPE X	1
TYPE Y	1
TYPE Z	1



3RD FLOOR

To: Mr. Chris Rodgers
Chestnut Hill Realty
PO Box 396
300 Independence Drive
Chestnut Hill, MA 02467

From: Trey Dykstra, PE
Stantec Consulting
5 Dartmouth Drive
Suite 101
Auburn, NH 03032

File: 21081167

Date: October 14, 2014
Revised: November 6, 2014

Reference: Residences at Kessler Woods, Blasting Plan

Dear Mr. Rodgers

This memo presents the Blasting Plan for the proposed Residences at Kessler Woods located in Newton, Massachusetts. The attached Blasting Plan was developed from the following two documents prepared by Haley & Aldrich (H&A):

- Letter to Cornerstone Corporation, dated May 2, 2006 and revised May 8, 2006.
- Preliminary Kessler Woods Condominiums Construction Management Plan, dated September 11, 2006.

The construction management plan prepared by H&A contained recommendations for blasting at the site including such items as pre-blast surveys, insurance coverage, notifications, hours of operations, etc. The construction management plan also references the letter dated May 8, 2006 which included recommendations for vibration limits, overpressure limits, warning signals, controls for flyrock, etc. Some items were contained in both documents. Stantec reviewed both documents and agreed with the recommendations made. The recommendations from the H&A documents were then combined into the attached blasting plan. No substantive changes were made to the recommendations. Stantec added an introduction to blasting plan and a summary table that includes information about the bedrock based on the test boring program that was conducted in August and September of 2014.

Please contact us at the numbers below if you have questions.

STANTEC CONSULTING SERVICES, INC.



Nicholas C. D'Agostino, P.E.
Senior Associate, Geotechnical Engineer
Phone: (978) 577-1440
Fax: (978) 692-4578
Nicholas.Dagostino@stantec.com



Trey A. Dykstra, PE
Project Manager/Geotechnical Engineer
Phone: (603) 206-7552
Phone: (603) 669-8672
Trey.Dykstra@stantec.com

Attachment: Blasting Plan

c. Theo Kindermans, Stantec

THE RESIDENCES AT KESSELER WOODS
NEWTON, MASSACHUSETTS

BLASTING PLAN
OCTOBER 7, 2014
Revised: NOVEMBER 6, 2014

The Site for the proposed Residences at Kessler Woods contains numerous bedrock outcrops consisting of the Roxbury Conglomerate or "Puddingstone." These deposits consisted of gravel, sands, and muds which were bonded together under pressure to form the Roxbury Conglomerate.

A total of 26 borings were drilled at the Site in August/September 2014 (11 within the proposed building footprint, six along the proposed access road, and nine groundwater observation wells around the perimeter of the Site). Rock coring was performed in borings to confirm depth and quality of bedrock and the cores were measured for percent recovery and rock quality designation (RQD). For all building and roadway borings, rock recovery ranged between 42 and 100 percent. The RQDs ranged from 0 percent to 95 percent indicating very poor to excellent rock mass quality. The rock becomes more competent with depth and is location dependent. At the center of the site where the highest site elevations are present, rock mass is of better quality. Moving east towards the residences on Rangeley Road, bedrock is increasingly weathered and competent bedrock is encountered at greater depths. Table 1 presents the bedrock information obtained from the roadway and building borings where rock excavation will occur.

All blasting and drilling for the driveway, utility trenches, service trenches and/or structures, whenever they are built, will be carried out in accordance with applicable federal, state and local blasting permit laws and regulations, including the Board of Aldermen's Standard Blasting Conditions as well as the more stringent controls set forth in this document and the following conditions:

1. *Petitioner's Blasting Consultant* - The Petitioner's geotechnical blasting consultant, Stantec Consulting Services, Inc. ("Consultant") will oversee blasting for the Petitioner. The Consultant will review the qualifications of the blasting contractor, and review the blasting plan prepared by the Blasting Contractor, check the calibration of the seismograph monitors (provided by the Blasting Contractor), and approve the location and installation of the seismograph monitors. If required by the Newton Fire Department, the Consultant will determine the blast limits throughout the blast period. The Consultant will coordinate with the Newton Fire Department on an as-needed basis throughout the blasting period.
2. *Independent Blasting Consultant* - The Petitioner will pay for a qualified independent geotechnical blasting consultant ("Newton Blasting Consultant") to provide technical support to the Fire Department. This Independent Blasting Consultant will be selected by the Fire Department to check the calibration of the seismograph, monitors, and, if required by the Newton Fire Department will determine the blast limits throughout the blast period. The Newton Blasting Consultant will consult with the Newton Fire Department on an as needed basis throughout the blasting period.
3. *Selection of the Blasting Contractor* - A Blasting Contractor, acceptable to both the Petitioner and the Newton Fire Department, will be selected after review of the qualifications of such contractor by the Petitioner's Consultant and the Newton Blasting Consultant.
4. *Blasting Plan* - The Blasting Contractor will submit a Blasting Plan for review and approval by the City's Health and Human Services Department and Fire Department, and by the Newton Blasting Consultant. The Blasting Plan must include a list of proposed blasting agents; and Material Safety Data Sheets (MSDS) for those agents. The Blasting Contractor will not use Ammonium Nitrate Fuel Oil as an explosive blasting agent, or any explosive or detonators

containing Perchlorate. In addition, the Blasting Contractor will make every effort to select materials that will minimize any adverse environmental impacts. The contractor will identify in the blasting plan the measures that will be taken in order to minimize groundwater disruption.

The Blasting Plan shall be provided by the Blasting Contractor a minimum of 30 days prior to blasting at the site, detailing the planned procedures to be used at the site limits closest to the nearest residences, and also detailing procedures to be used at the deepest rock cut areas in the central portion of the site. The Blasting Plan should also contain a Blast Site Security Plan showing the locations of sentries to be provided prior to each blast round to keep unauthorized personnel from entering the blast area, and the means of communication from the blaster to the sentry to ensure the area is clear prior to detonation.

The Blasting Plan shall include the details of the test blast program consisting of at least three blasts detonated at least 300 feet from the closest residence. The Blasting Plan will be used to assess the planned procedures and to adjust the scaled distance relationships at the site.

5. *Pre-Blast Survey* - A pre-blast survey will be done in accordance with State law for the interior and exterior of all structures for properties that abut the site or are within 400 feet of the blasting area. It should be noted that 400 feet is a significantly greater distance than the 250 feet required by Massachusetts regulations (527 CMR 13.00). The pre-blast survey shall include observations for whether the house basement has pre-existing runoff and/or groundwater infiltration into the basement. Such observations shall serve as a baseline.
6. *Initial Blasting* - Initial blasting at the site shall be conducted at a location at least 300 ft from the nearest residence, using a scaled distance no less than 75 ft/lbs so that site-specific scaled distance relationships can be determined and charge weights per delay can be adjusted as blasting approaches closer to residences.
7. *Fly Rock Control* - The following controls should be in place to reduce the potential for fly rock:
 - a. Blasting mats should be used to fully cover the blast area for every blast;
 - b. Drillers logs should be kept for all blast holes drilled, documenting open joints, seams, and other anomalies; and the logs should be reviewed by the blaster prior to each blast;
 - c. Ammonium Nitrate Fuel Oil (ANFO) should not be used on the project; and
 - d. A videotape should be taken of each blast round detonated to identify issues so they can be corrected prior to the next round of blasting.
8. *Insurance Coverage* - The Blasting Contractor shall carry \$3,000,000 in comprehensive liability insurance for damage to structures caused by underground explosion and collapse hazard. A certificate will be submitted to the Newton Fire Department by the Blasting Contractor documenting that the required coverage will be in force for the duration of the blasting at the site. If there is a General Contractor or Developer associated with the blasting, each will carry a minimum of \$1,000,000 in comprehensive liability insurance.
9. *Permit and Blasting Limits* - The blasting limits identified below must be observed. However, if based upon the recommendations of the Newton Blasting Consultant, the Newton Fire Department concludes that a lower limit is necessary to protect the site and the abutting residential neighbors, that lower limit will be in effect.
 - a. Maximum blast induced ground vibrations at the nearest adjacent above ground structure to blasting should be kept below the U.S. Bureau of Mines recommended Safe Limits, as indicated on Figure 1. These limits are based on the frequency and peak particle velocity of the blast vibrations and are safe limits for preventing

cosmetic damage to residential structures;

- b. Maximum air blast overpressures should be kept below 0.013 psi at above-ground structures in the area. This will minimize the possibility of window damage and also minimize annoyance due to rattling of windows and walls; and
 - c. At roadway and parking areas, permanent rock cuts slopes over 10 feet high should be blasted utilizing perimeter control procedures such as presplitting, cushion blasting (or trim blasting) or line drilling.
10. *Vibration Monitoring* - Blast vibration monitoring should be performed and reported for each round by the Newton Blasting Consultant as follows:
- a. At the two closest residences on Rangeley Road;
 - b. At the two closest residences along Lagrange Street (including Broadlawn Park and Broadlawn Drive); and
 - c. At one other agreed upon location.

Monitoring reports should be kept on file at the site for review by the Fire Department and blasting contractor. The Fire Department and blasting contractor should be notified immediately if any vibrations exceed the regulatory limits.

11. *Noise and Dust Control* - Noise and dust from the drilling operations should be minimized through the use of appropriate mufflers and the use of water or other fluid to control dust at its source.
12. *Notification and Warning Systems* - Not less than 72 hours prior to the commencement of any blasting, the Petitioner will deliver by hand written notification to all properties that were entitled to a pre-blast survey under subparagraph 5. Such notification will state when the blasting period will begin and will include an explanation of the warning procedures for blasting including blast alarms. The Petitioner will send another letter notifying the same parties when the blasting has been completed. A system of audible warning signals/alarms must also be established in the Blasting Plan that will be used by the Blasting Contractor to warn personnel at the site and nearby residents prior to each blast. The warning signals should be audible at least 600 feet from the blast area and be used prior to each blast.
13. *Hours of Operation for Blasting* - Blasting should be limited to between the hours of 9:00 am to 4:00 pm, Monday through Friday, to minimize disturbance to the residents near the site.
14. *Road Closures* - Any necessary closures of Lagrange Street or adjacent streets will be kept to a minimum and will be coordinated with the Newton Police Department, Newton Fire Department, Newton Department of Public Works, and Newton Inspectional Services Department. Blasting that may result in road closures will be done at off-peak hours only (e.g. after 9:00 a.m. and before 3:00 p.m.). To the extent that any road closures will occur in Brookline, such closures will also be coordinated with the Brookline Police Department and Brookline Department of Public Works.
15. The Petitioner's General Contractor will coordinate hours of blasting to prevent conflicts with school-aged pedestrians walking to and from Newton, Brookline, and Boston schools and designated school bus stops, particularly during the hours of 7:00 am to 9:00 a.m.; 2:00 pm to 3:00 p.m. and from 4:00 p.m. to 6:00 p.m. on days when school is in session.

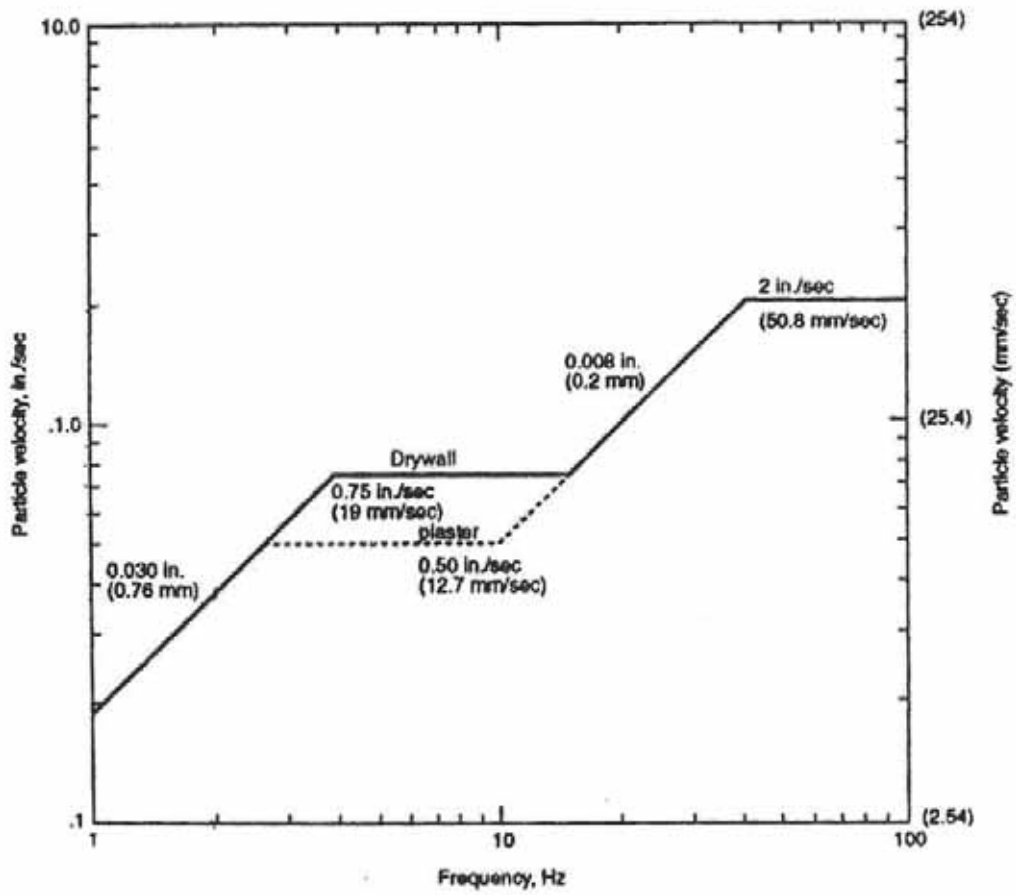


Figure 1 - Particle Velocity Vs Frequency
United States Bureau of Mines (1980)

TABLE 1 - BEDROCK RESULTS

Boring	Ground Surface Elevation (feet)	Proposed Excavation Elevation (feet)	Refusal Conditions / Top of Bedrock		Rock Core Results			
			Depth (feet)	Elevation (feet)	Core Run	Depth (feet)	Recovery (%)	RQD (%)
Roadway Borings								
R-1	194	184	4.5	189.5	C-1	4.5 - 6.5	98	21
					C-2	6.5 - 11.5	100	53
					C-3	11.5 - 15.5	88	41
R-2	192	186	1	191	C-1	1 - 6	100	36
					C-2	6 - 10	100	88
R-3	196	186	4	192	C-1	4 - 9	100	68
					C-2	9 - 14	98	87
R-4	199	189	1	198	C-1	1 - 6	100	38
					C-2	6 - 1	100	57
					C-3	11 - 16	100	83
R-5	178	184 (fill)	2.8	175.2	C-1	3 - 8	75	15
R-6	185	184 (till)	4.8	180.2	No Core			
Building Borings								
B-1	186	183	1	185	C-1	1 - 6	83	0
					C-2	6.5 - 10	87	13
B-2	185	183 (till)	3.7	181.3	C-1	4 - 9	95	18
B-3	180	183 (fill)	3.8	176.2	C-1	3.8 - 8.8	100	90
B-4	202	183	0	202	C-1	0 - 5	88	65
					C-2	5 - 10	100	92
					C-3	10 - 13	100	83
					C-4	13 - 18	98	82
					C-5	18 - 23	97	95
B-5	192	183	2	190	C-1	2.5 - 7.5	100	50
					C-2	7.5 - 12.5	90	47
B-6	198	183	0	198	C-1	0 - 5	90	30
					C-2	5 - 10	92	48
					C-3	10 - 15	100	76
					C-4	15 - 20	98	60
B-7	214	183	0	214	C-1	0 - 5	100	70
					C-2	5 - 10	98	63
					C-3	10 - 15	98	75
					C-4	15 - 20	98	75
					C-5	20 - 25	98	60
					C-6	25 - 30	97	72
B-8	190	183 (till)	10	180	C-1	10 - 15	98	87
B-9	206	183	1.8	204.2	C-1	2.5 - 7.5	83	18
					C-2	7.5 - 12.5	60	6
					C-3	12.5 - 17.5	100	50
					C-4	17.5 - 22.5	100	52
					C-5	22.5 - 25	100	33
B-10	195	183	4	191	C-1	4 - 9	42	0
B-11	194	183 (till)	10	184	C-1	11 - 16	100	87