

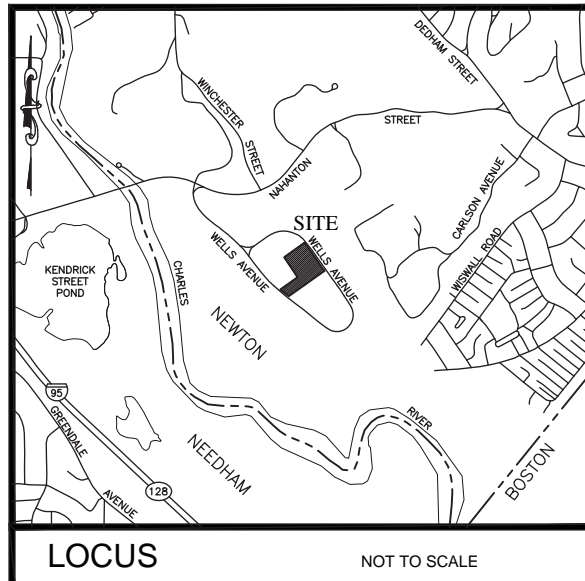
Intrum Real Estate and Project Management
180 Wells Ave, Newton, MA 02459
617.969.6000

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Special Permit Modification Submission
October 10, 2019

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R.E. Cameron & Associates, Inc.
Surveyor

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Norwood, MA 02062
P: 781.769.1777

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Civil Engineer

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G. Michael Peirce, Esq.
Counsel

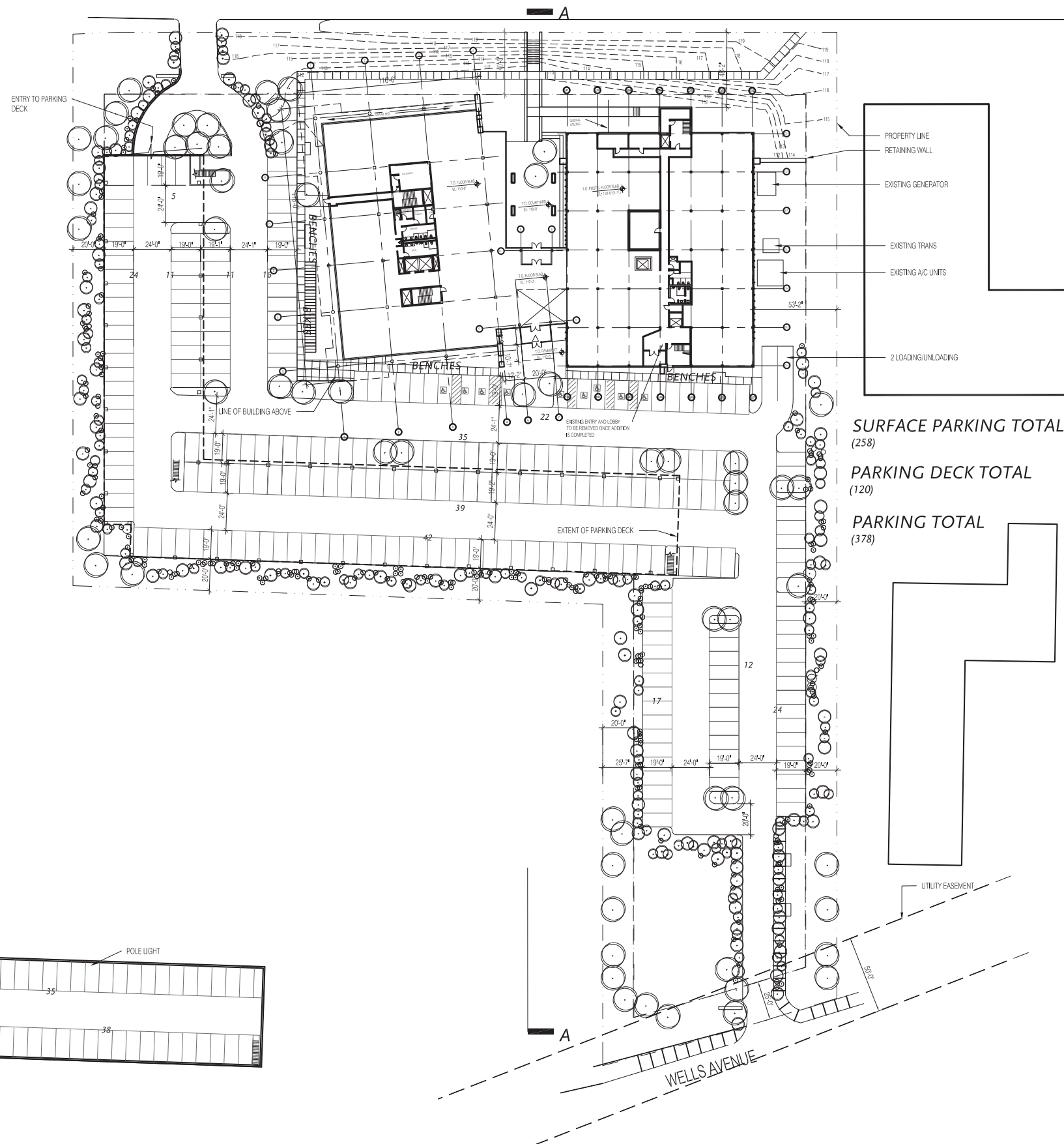
Newton Wellesley Exec. Office Park
60 Walnut Street
Wellesley, MA 02481
P: 781.239.0400

Elkus Manfredi Architects
Architect

25 Drydock Avenue
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P: 617.426.1300

Intrum Real Estate and Project Management
Developer

180 Wells Avenue
Newton, MA 02459
P: 617.969.6000



SUMMARY

GROSS FLOOR AREA

FLOOR	EXISTING	ADDITION	TOTAL AREA
1	18,592	19,198	37,790
2	18,592	20,936	39,528
3	18,592	20,467	39,059
TOTAL AREA	55,776 SF	60,601 SF	116,377 SF

PARKING

TOTAL REQUIRED	
20K/250 =	80 SPACES
96.4K/333 =	290 SPACES
	370 SPACES

TOTAL PROVIDED	378 SPACES
RATIO	3.25 SPACES/1000 S.F.

SURFACE PARKING TOTAL
(258)

PARKING DECK TOTAL
(120)

PARKING TOTAL
(378)

PROPOSED FAR & OPEN SPACE

SITE AREA :	220,097 SF
BUILDING AREA :	116,377 SF**
FAR	.53

OPEN SPACE :

REQUIRED: 40% OF SITE AREA = 88,039 SF
 PROVIDED: 88,050 SF

** PARKING STRUCTURE NOT INCLUDED

SITE ZONING REQUIREMENTS

BICYCLES

1 PER 10 PARKING SPACES
 TO 30 MAX = 30 REQUIRED

LOADING BAYS

1 REQUIRED, 2 PROVIDED

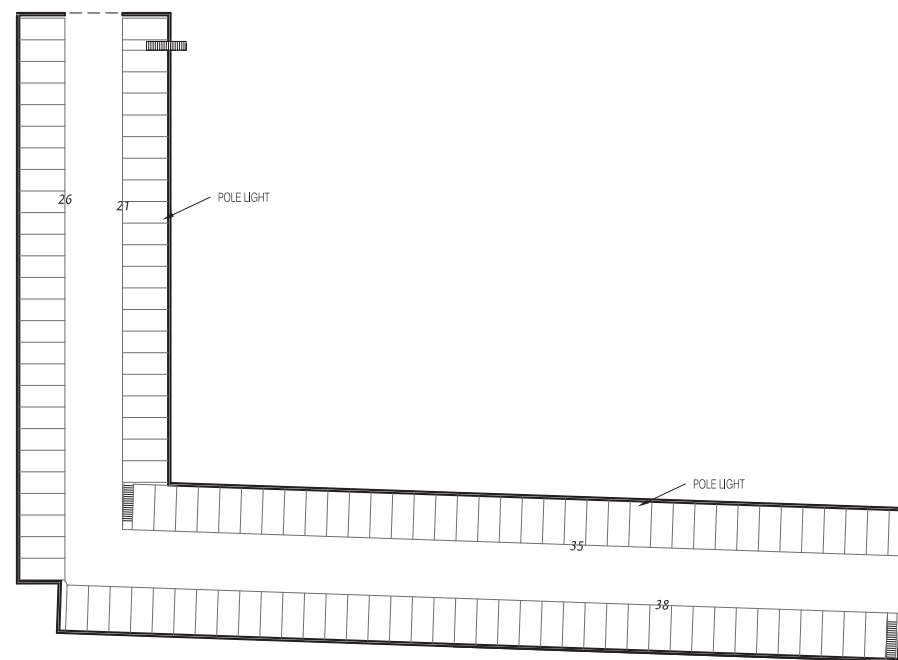
PARKING STALLS

9' W X 19' D

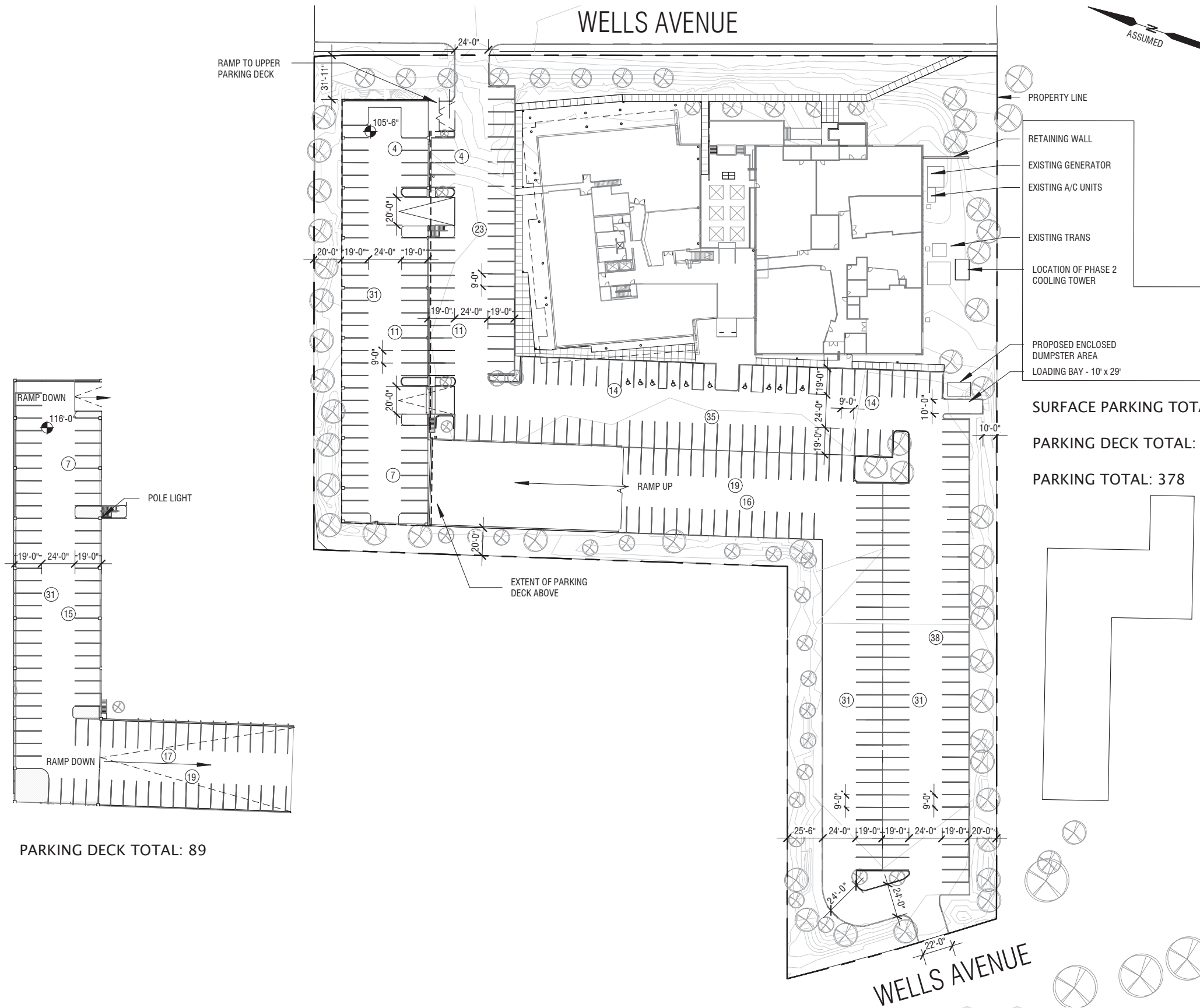
PLANTINGS

1 TREE PER 10 STALLS
 5% PARKING AREA = LANDSCAPING

NOTE: LANDSCAPE SCREENING SHOWN FOR
 DIPICTIONAL PURPOSES. SCREENING TO
 CONSIST OF EXISTING AND ADDITIONAL
 PLANTINGS.



**PARKING DECK
 TOTAL**
(120)



PARKING DECK TOTAL: 89

SURFACE PARKING TOTAL: 289

PARKING DECK TOTAL: 89

PARKING TOTAL: 378

SUMMARY

GROSS FLOOR AREA

FLOOR	EXISTING	ADDITION APPROVED 7/21/2015	SP MOD 10/10/2019	PROPOSED TOTAL AREA
1	18,592	19,198	N/C	37,790
2	18,592	20,936	N/C	39,528
3	18,592	20,467	N/C	39,059
TOTAL AREA	55,776 SF	60,601 SF	N/C	116,377 SF

PARKING

TOTAL REQUIRED
 20,000/250=
 96,400/333=
 80 SPACES
 290 SPACES
 370 SPACES

TOTAL PROVIDED:
 RATIO PROVIDED: 378 SPACES
 3.25 SPACES/1,000 SF

PROPOSED FAR & OPEN SPACE

SITE AREA: 220,097 SF
 BUILDING AREA: 116,377 SF*
 FAR .53

OPEN SPACE:

REQUIRED: 40% OF SITE AREA = 88,039 SF
 PROVIDED: 74,106 SF

* PARKING STRUCTURE NOT INCLUDED

SITE ZONING REQUIREMENTS

BICYCLES

1 PER 10 PARKING SPACES TO MAX OF 30
 30 RACK SPACES REQUIRED AND PROVIDED

LOADING BAYS

1 REQUIRED, 1 PROVIDED

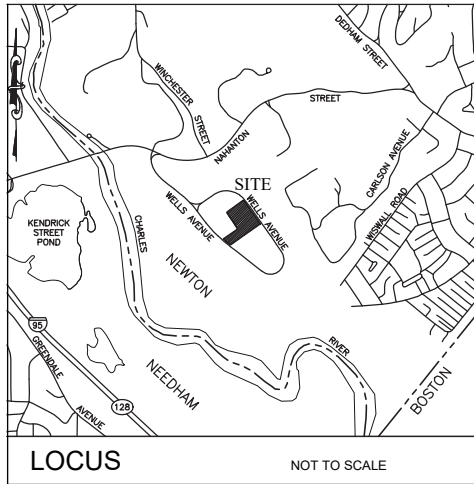
PARKING STALLS

9' W x 19' D

PLANTINGS

5% PARKING AREA = LANDSCAPING ISLANDS
 2% PARKING AREA INTERIOR LANDSCAPE PROVIDED

NOTE: LANDSCAPE SCREENING SHOWN FOR ILLUSTRATIVE PURPOSES. SCREENING TO CONSIST OF EXISTING AND ADDITIONAL PLANTINGS.



ZONED: LIMITED MANUFACTURING

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA, SF	0	220,097	N/C
FRONTAGE, FT	0	490.70	N/C
FRONT SETBACK, FT	25	48.2	40.0
SIDE SETBACK, FT	20	53.2	20.0
REAR SETBACK, FT	20	151.5	136.1
MAX # STORIES	3	3	N/C
BLDG HEIGHT, FT	36	31	35.8
TOTAL FLOOR AREA RATIO	0	.25	.53
LOT COVERAGE	.25	0.084	.18

PARKING REQUIREMENTS

ITEM	REQUIRED
1 SPACE / 250 SF 1ST 20,000 SF FLOOR AREA	80
1 SPACE / 333 SF OVER 20,000 SF FLOOR AREA	290
TOTAL REQUIRED	370
TOTAL PROVIDED	378

BICYCLES: 1 / 10 PARKING SPACES TO MAX OF 30
30 BICYCLE RACK SPACES REQUIRED & PROVIDED

LOADING BAYS, 1 REQUIRED, 2 PROVIDED

PARKING AREA INTERIOR LANDSCAPE ISLANDS, 5% REQUIRED
PARKING AREA INTERIOR LANDSCAPE ISLANDS, 5.1% PROVIDED

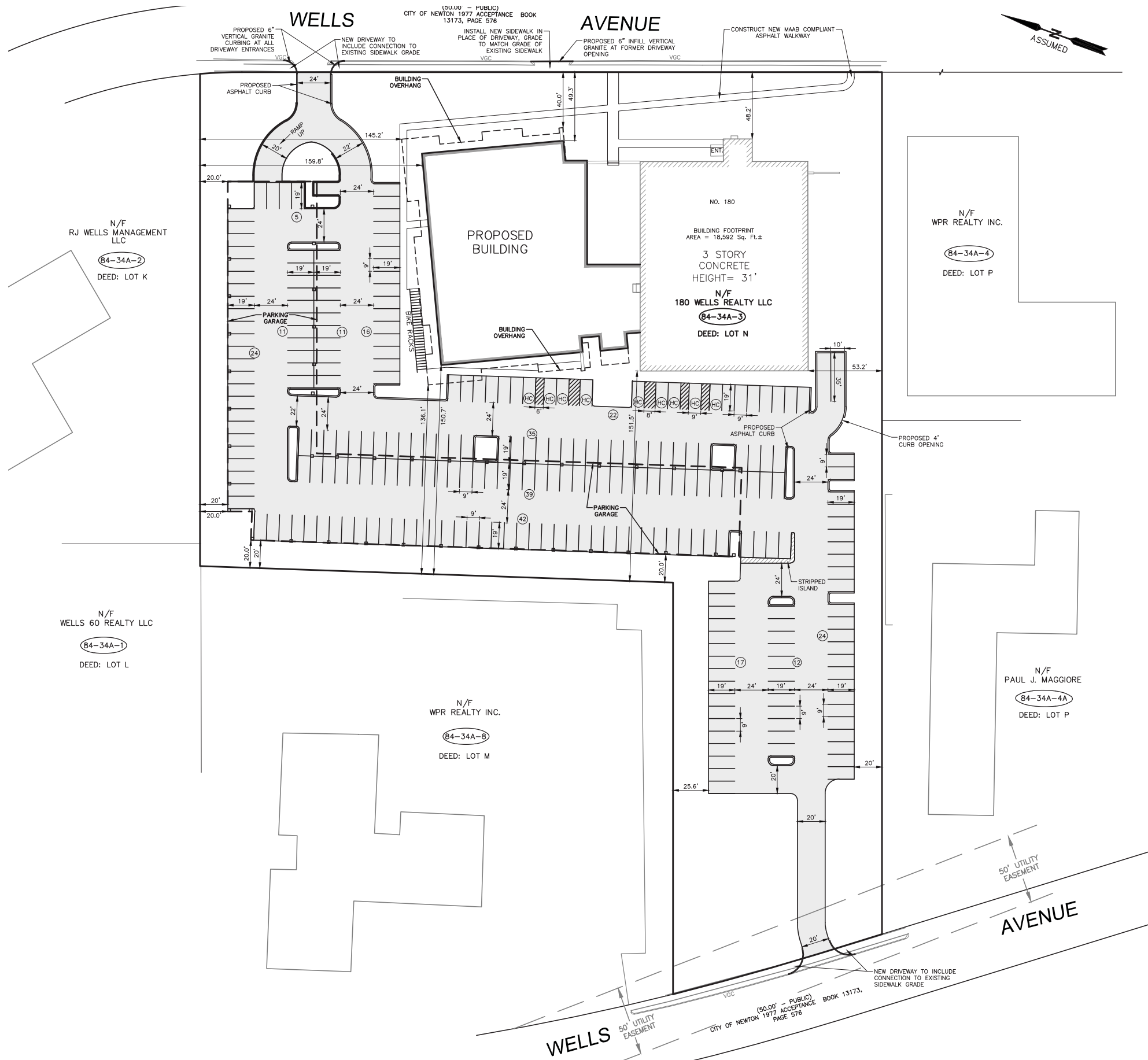
DEED RESTRICTION

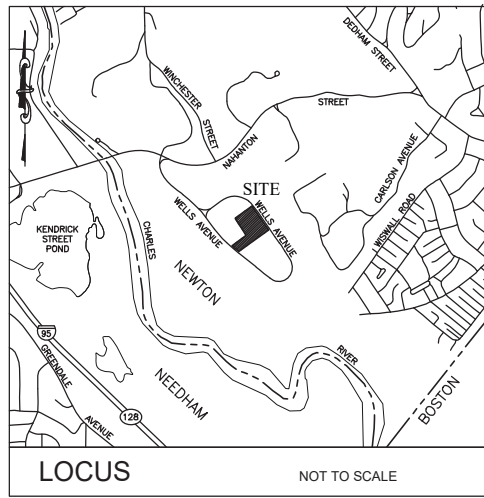
ITEM	REQUIRED	EXISTING	PROPOSED
OPEN SPACE, %	40	54.5	40.0
FLOOR AREA RATIO**	.25	.25	0.53

** FLOOR AREA RATIO DOES NOT INCLUDE PARKING GARAGE
N/C = NO CHANGE
MAAB = MASSACHUSETTS ARCHITECTURAL ACCESS BOARD

GENERAL NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY R. E. CAMERON AND ASSOCIATES, INC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
- ELEVATIONS ARE REFERENCED TO AN ASSUMED DATUM.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.





ZONED: LIMITED MANUFACTURING

ITEM	REQUIRED	APPROVED 10/19/15	PROPOSED 1/16/19	PROPOSED 10/10/19
LOT AREA, SF	0	220,097	N/C	N/C
FRONTAGE, FT	0	490.70	N/C	N/C
FRONT SETBACK, FT	25	40.0	32.6	31.3
SIDE SETBACK, FT	20	20.0	N/C	N/C
REAR SETBACK, FT	20	136.1	135.9	139.5
MAX # STORIES*	3*	3	4	3
BLDG HEIGHT*, FT	36*	35.8	48.5	35.8
TOTAL FLOOR AREA RATIO	0	0.53	0.64	0.53
LOT COVERAGE	0.25	0.18	0.192	0.18

*AS TO BUILDING HEIGHT & STORIES REFER TO MAY 22, 1969 DEED RESTRICTION GOVERNING SAME.

GROSS FLOOR AREA

EXISTING BUILDING FLOOR AREA	55,776 SF
PROPOSED ADDITION FLOOR AREA	60,601 SF
TOTAL FLOOR AREA	116,377 SF

PARKING REQUIREMENTS

ITEM	REQUIRED
1 SPACE / 250 SF 1ST 20,000 SF FLOOR AREA	80
1 SPACE / 333 SF OVER 20,000 SF FLOOR AREA	290
TOTAL REQUIRED	370
SPACES PROVIDED - GRADE LEVEL	289
SPACES PROVIDED - DECK LEVEL	89
TOTAL SPACES PROVIDED	378
BICYCLES: 1 / 10 PARKING SPACES TO MAX OF 30	
30 BICYCLE RACK SPACES REQUIRED & PROVIDED	
LOADING BAYS, 1 REQUIRED	
PARKING AREA INTERIOR LANDSCAPE ISLANDS, 5% REQUIRED	
PARKING AREA INTERIOR LANDSCAPE ISLANDS, 2.0% PROVIDED	

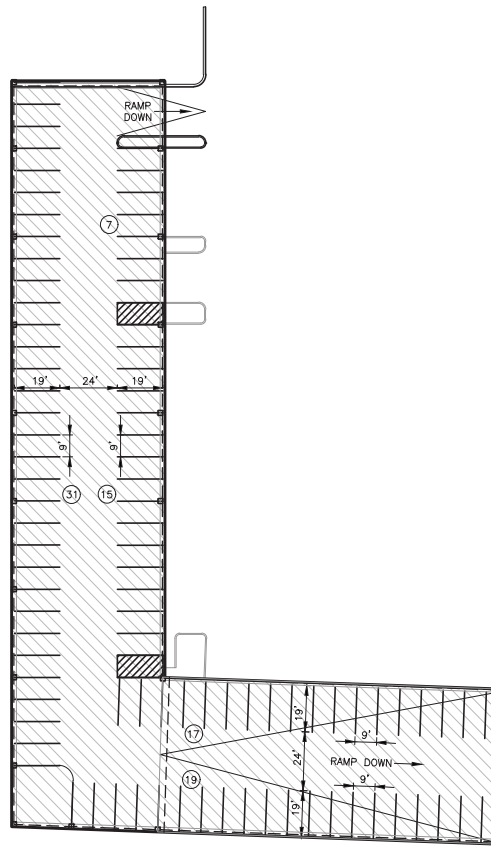
DEED RESTRICTION

ITEM	REQUIRED	APPROVED 10/19/15	PROPOSED 1/16/19	PROPOSED 10/10/19
OPEN SPACE, %	40	40.0	34.4	34.0
FLOOR AREA RATIO**	.25	0.53	0.64	0.53

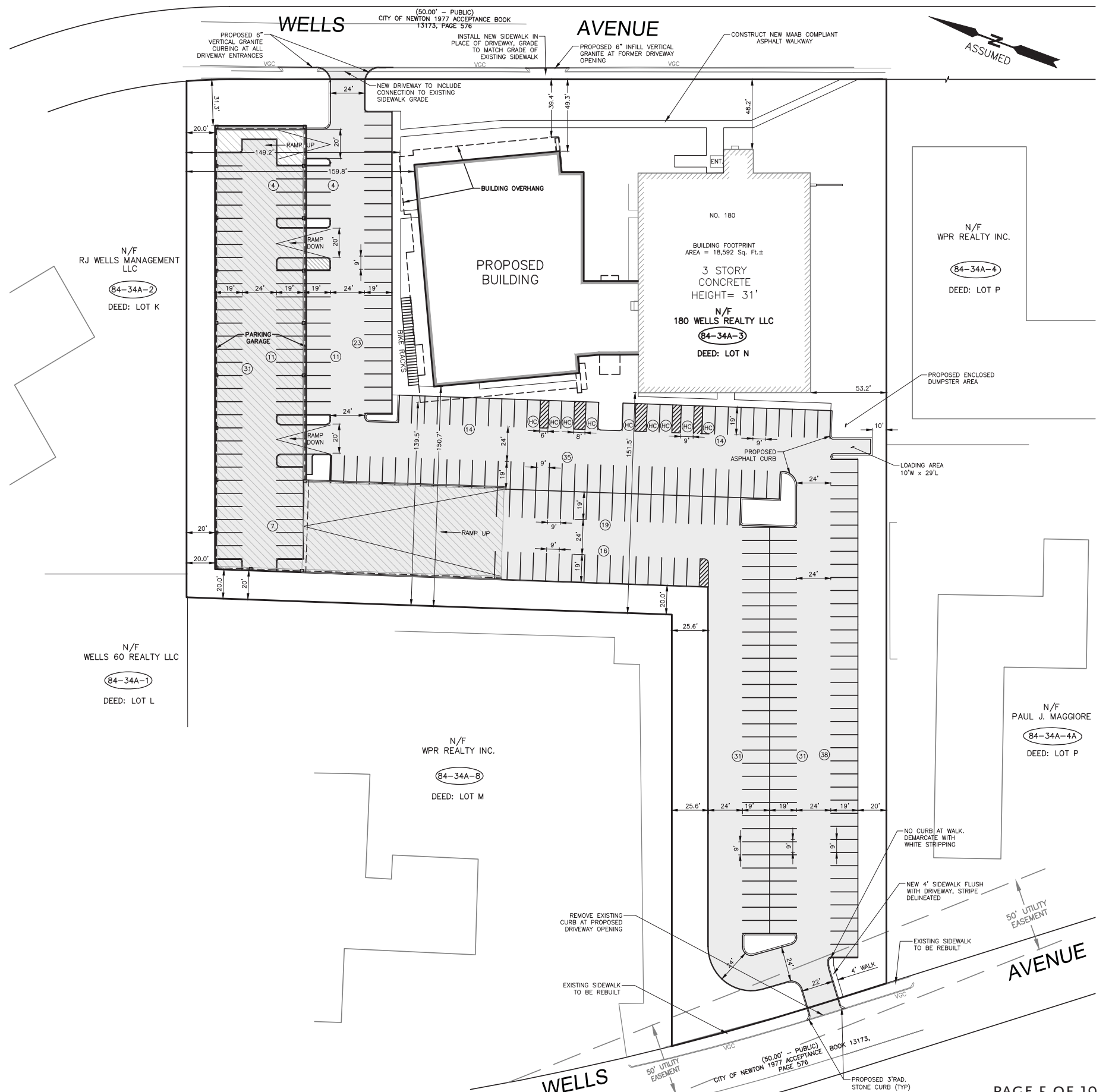
** FLOOR AREA RATIO DOES NOT INCLUDE PARKING GARAGE
 N/C = NO CHANGE
 MAAB = MASSACHUSETTS ARCHITECTURAL ACCESS BOARD

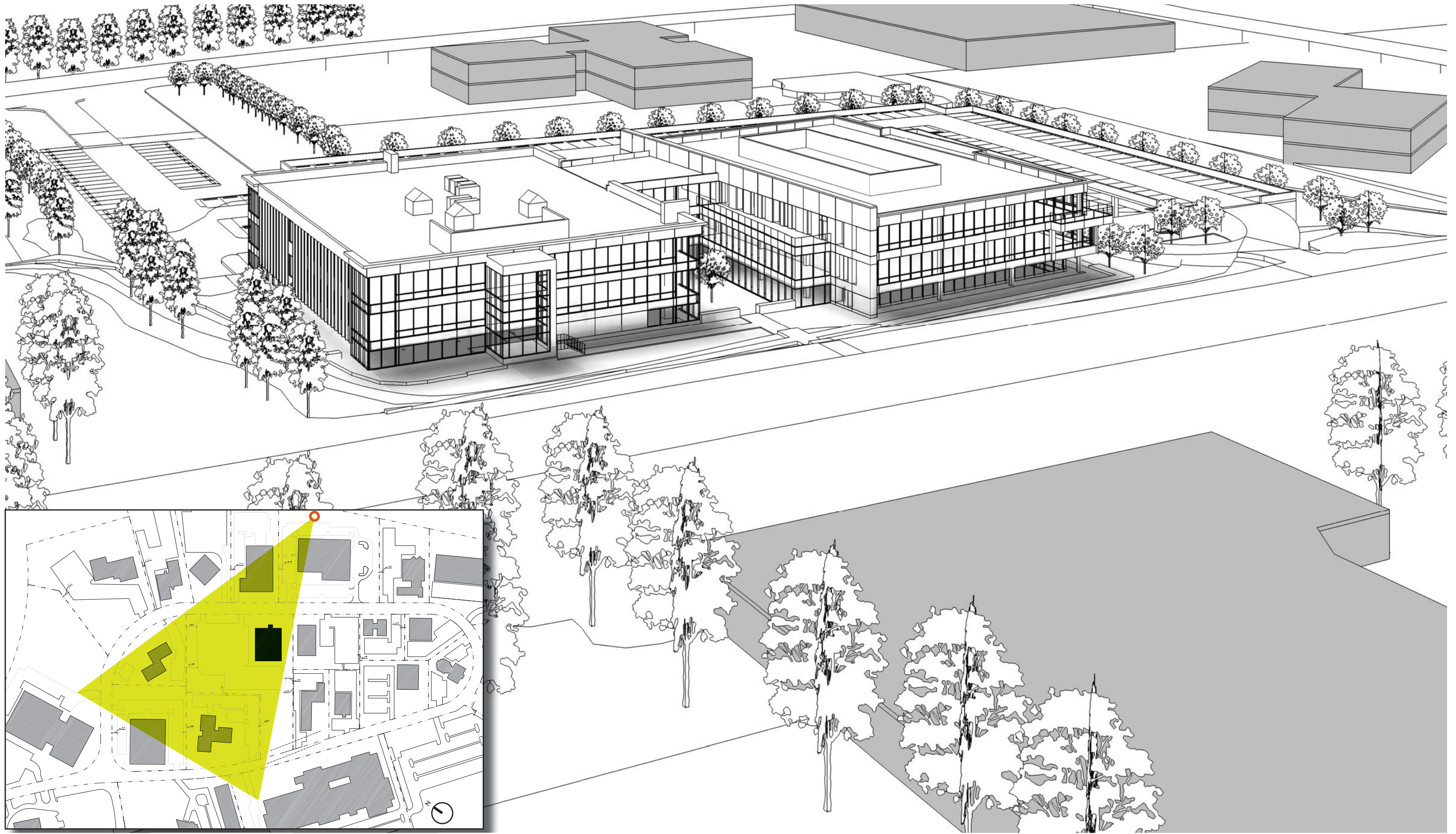
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PARKING DECK





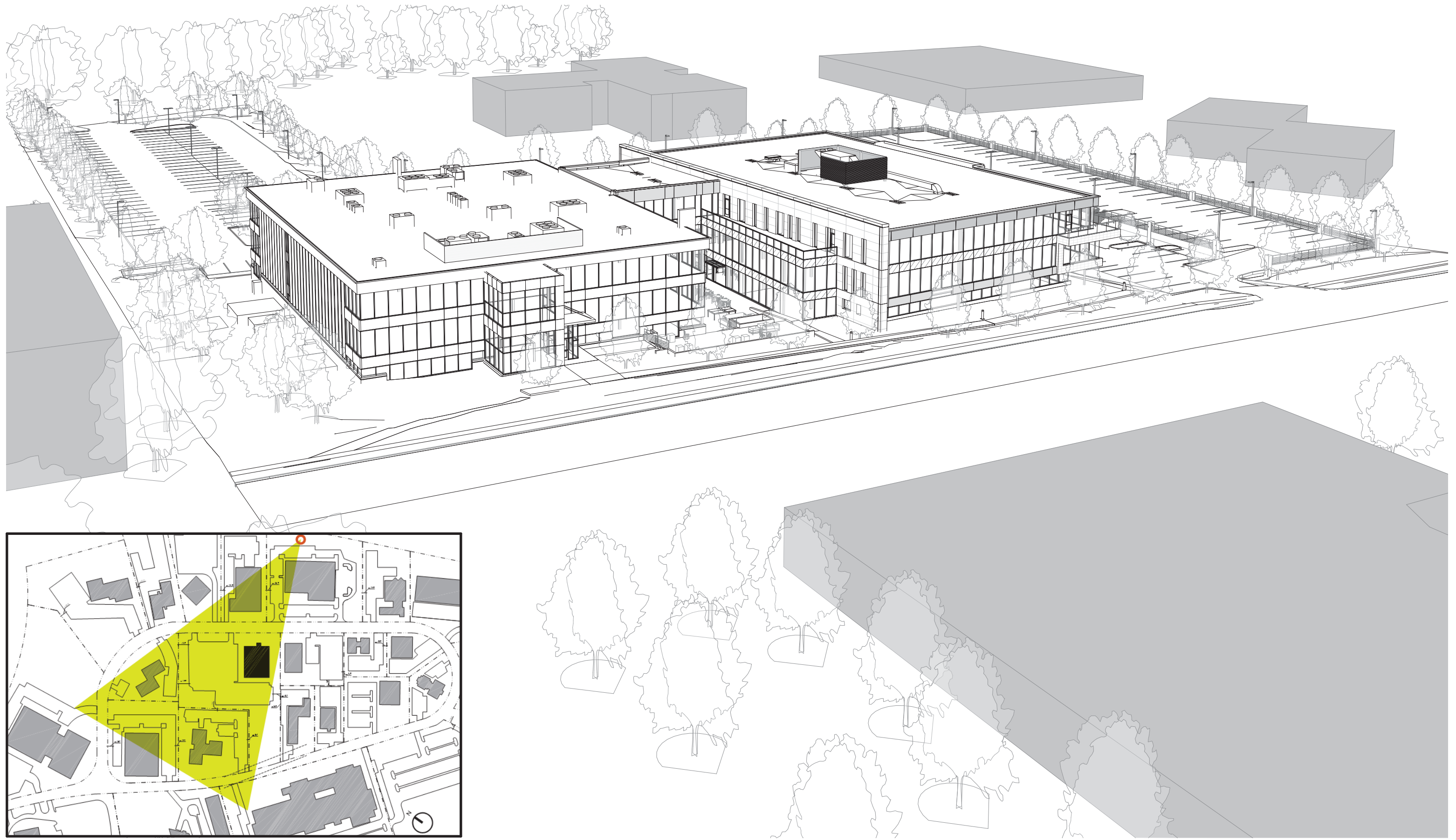
SPECIAL PERMIT MODIFICATION SUBMISSION

Newton, Massachusetts, 02459

APPROVED CONTEXT PERSPECTIVE

OCTOBER 10, 2019
(FROM JULY 21, 2015 PACKAGE)





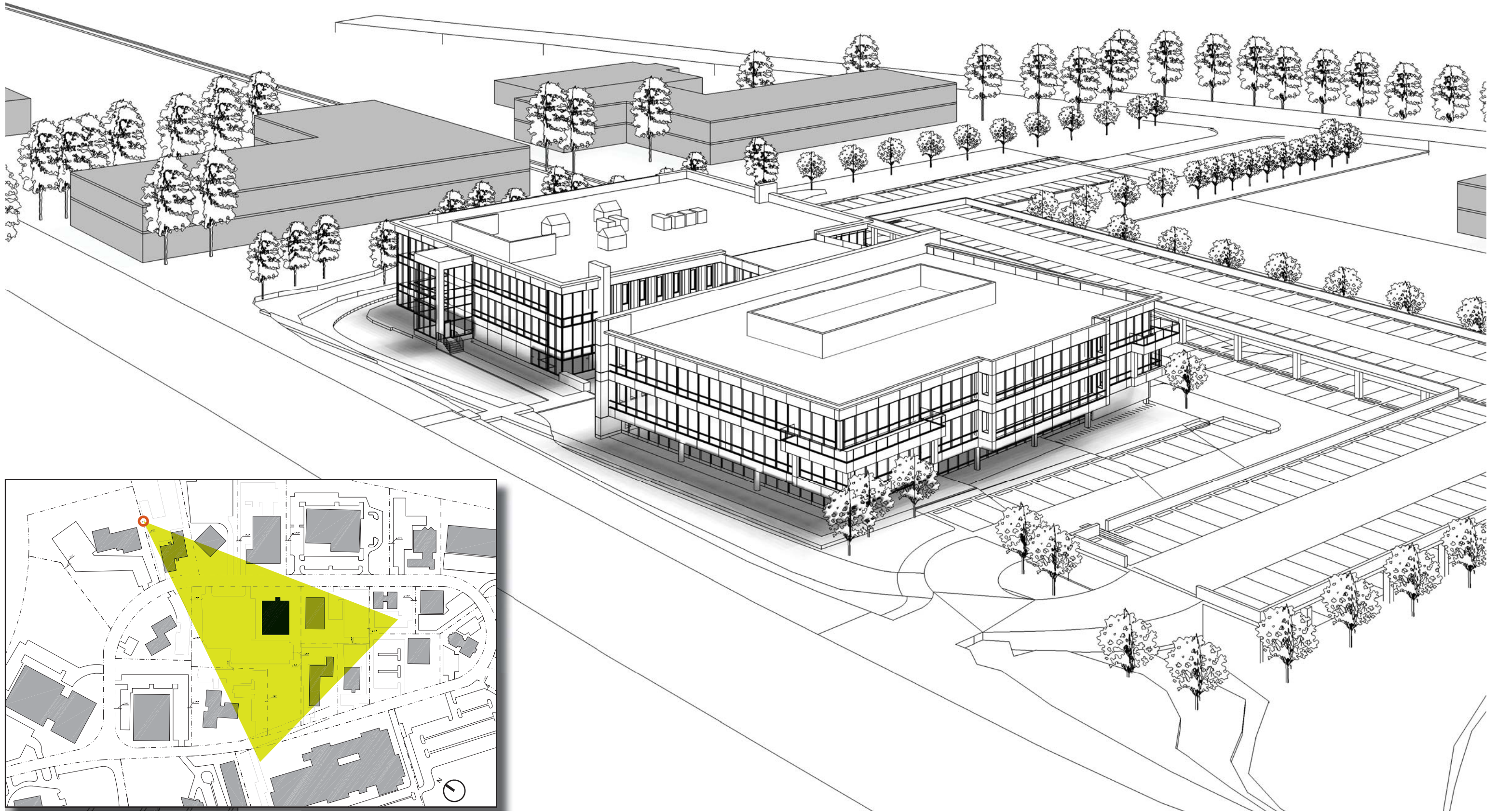
SPECIAL PERMIT MODIFICATION SUBMISSION

Newton, Massachusetts, 02459

PROPOSED CONTEXT PERSPECTIVE

OCTOBER 10, 2019





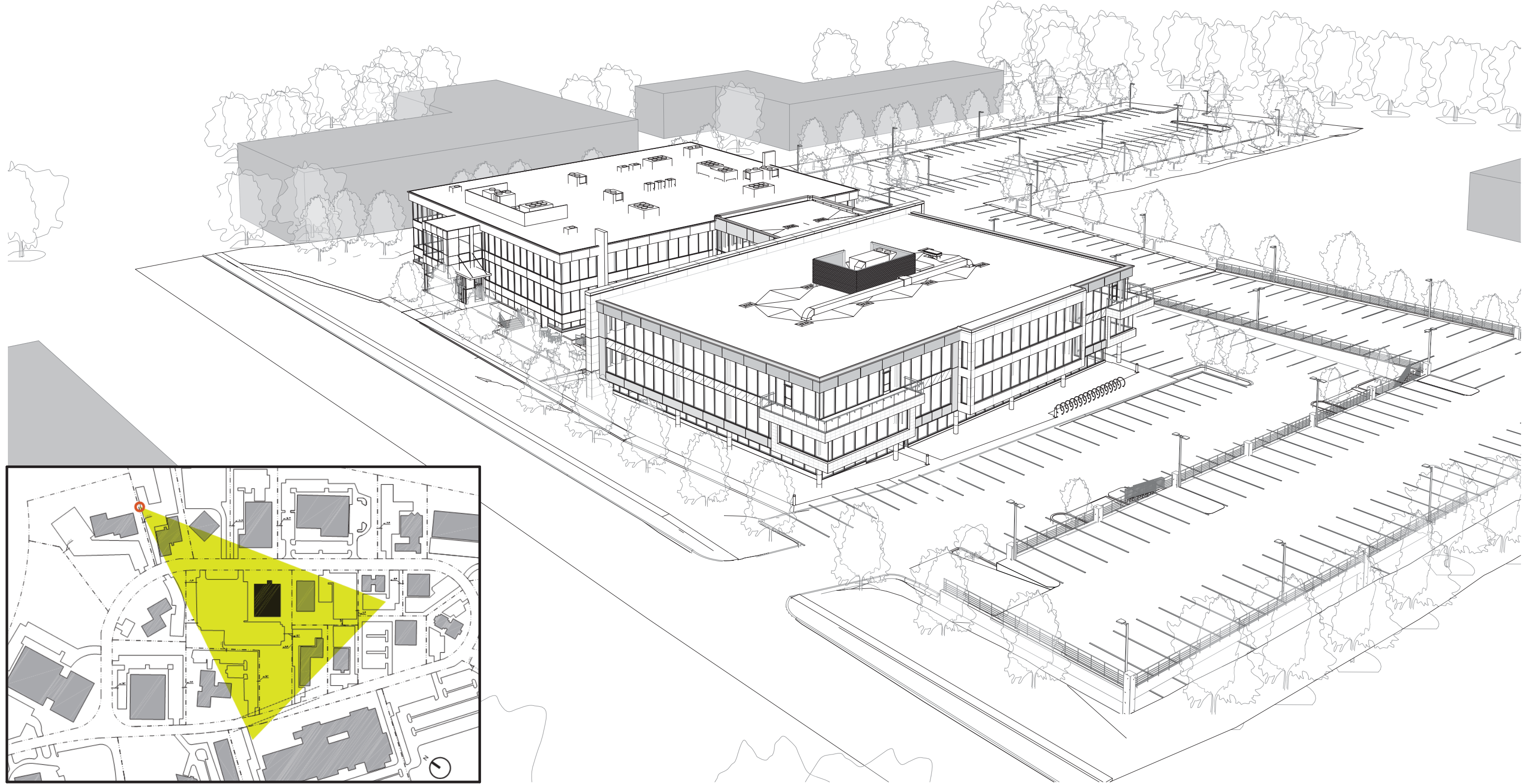
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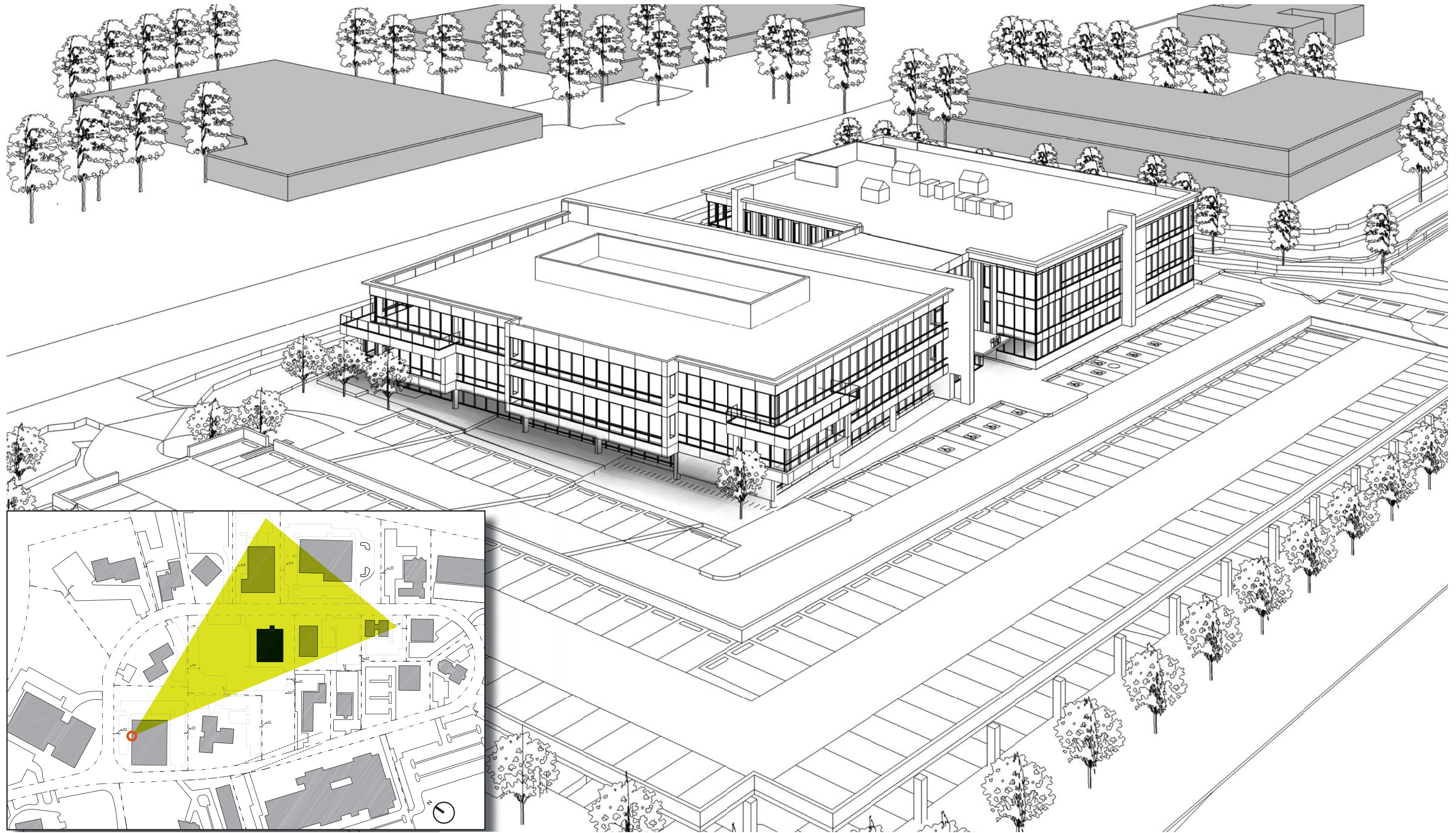
Newton, Massachusetts, 02459

APPROVED CONTEXT PERSPECTIVE

OCTOBER 10, 2019
(FROM JULY 21, 2015 PACKAGE)







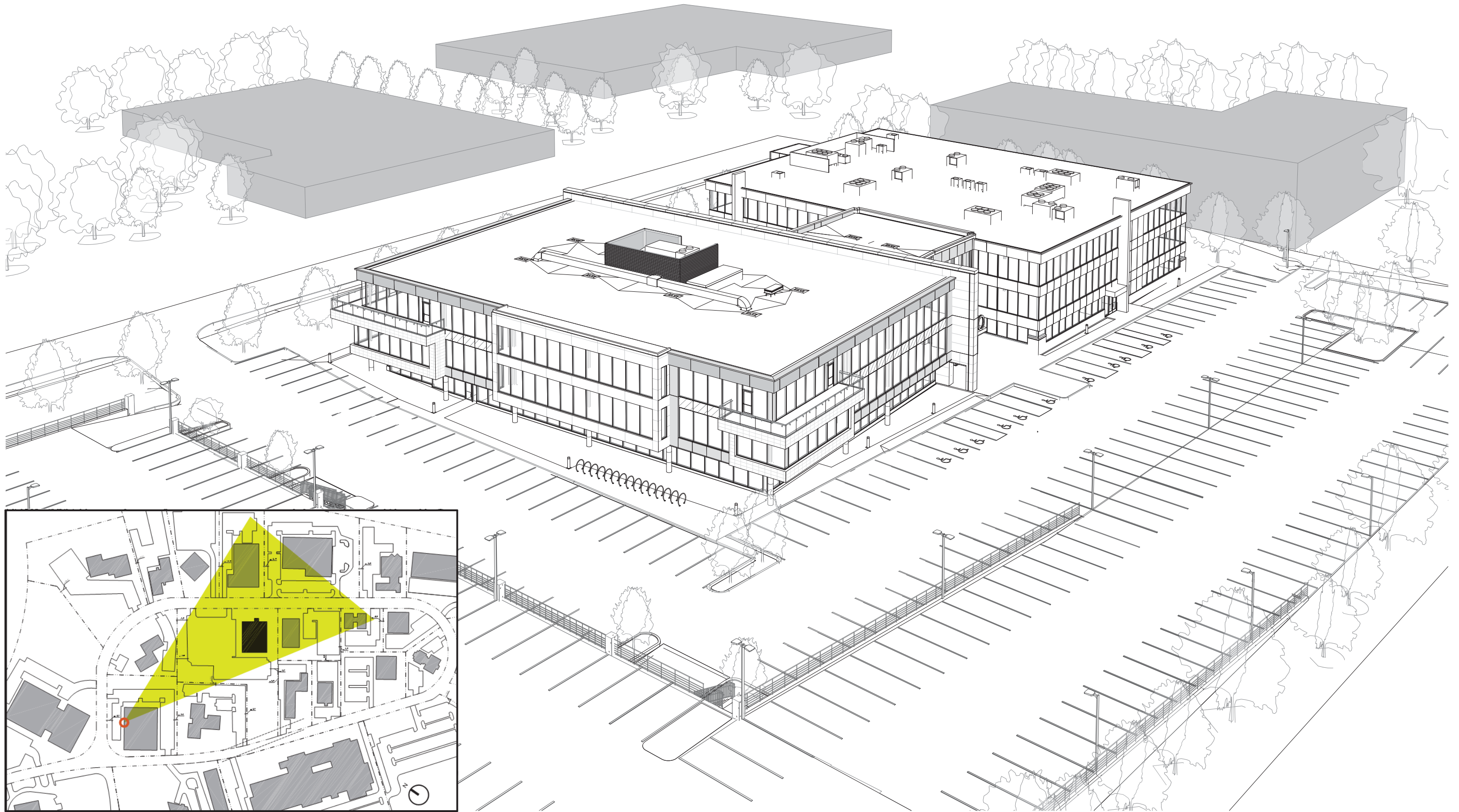
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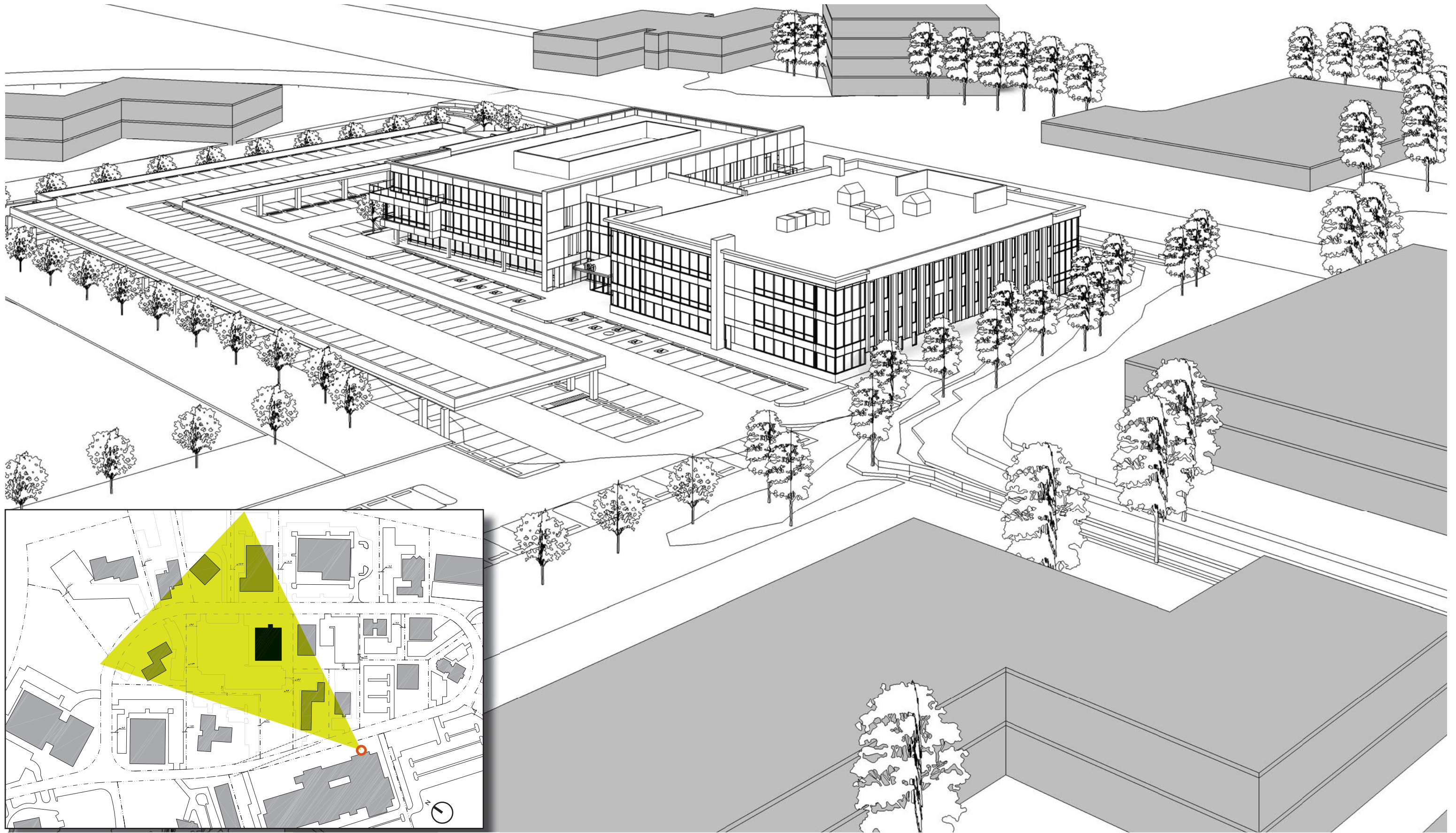
Newton, Massachusetts, 02459

APPROVED CONTEXT PERSPECTIVE

OCTOBER 10, 2019
(FROM JULY 21, 2015 PACKAGE)







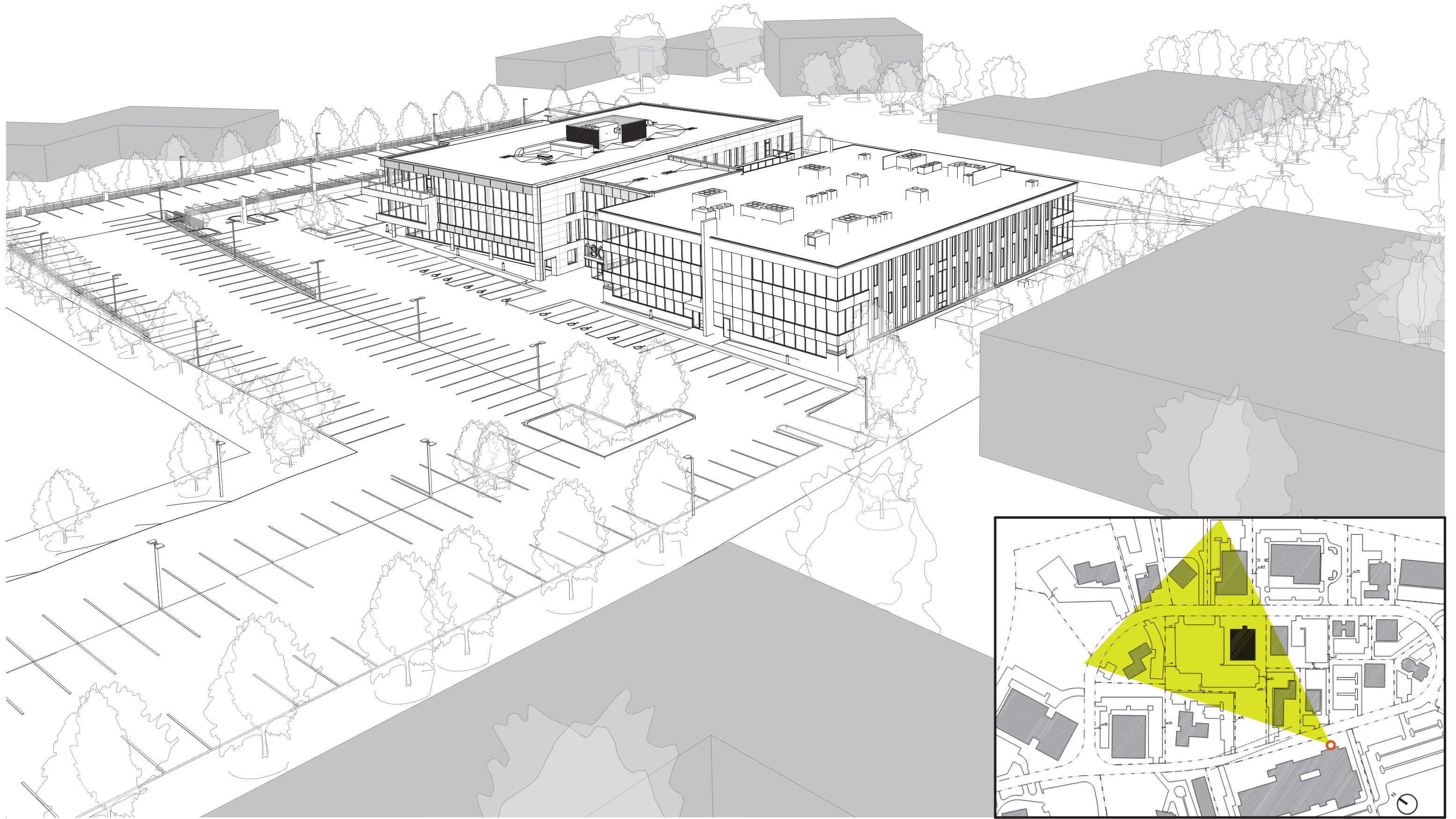
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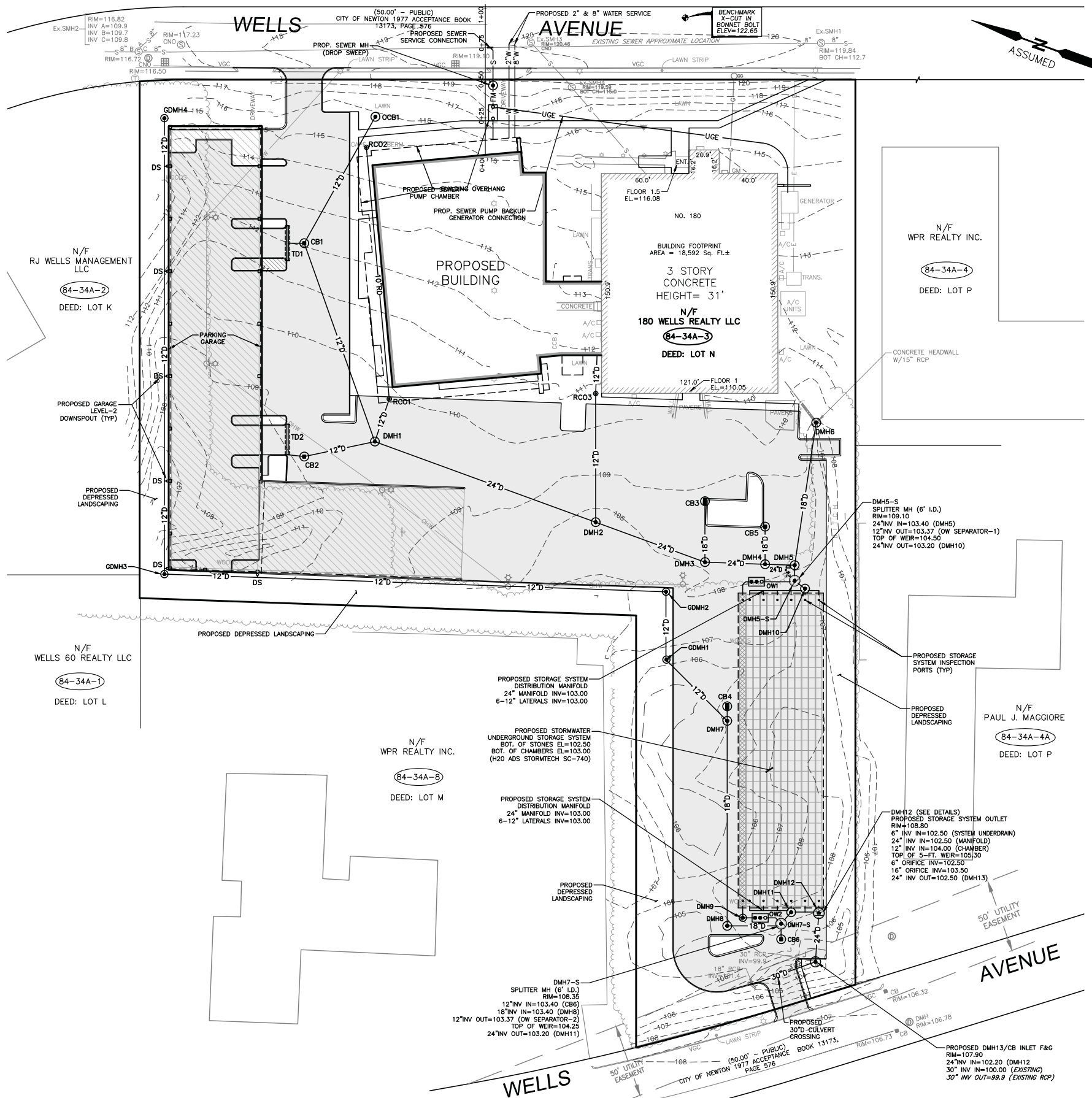
Newton, Massachusetts, 02459

APPROVED CONTEXT PERSPECTIVE

OCTOBER 10, 2019
(FROM JULY 21, 2015 PACKAGE)

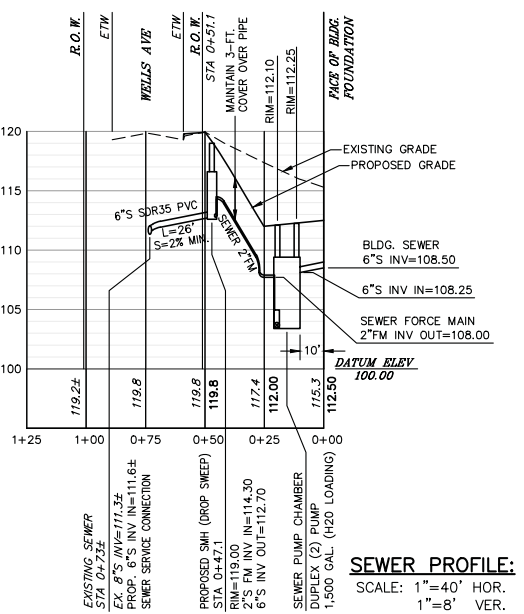




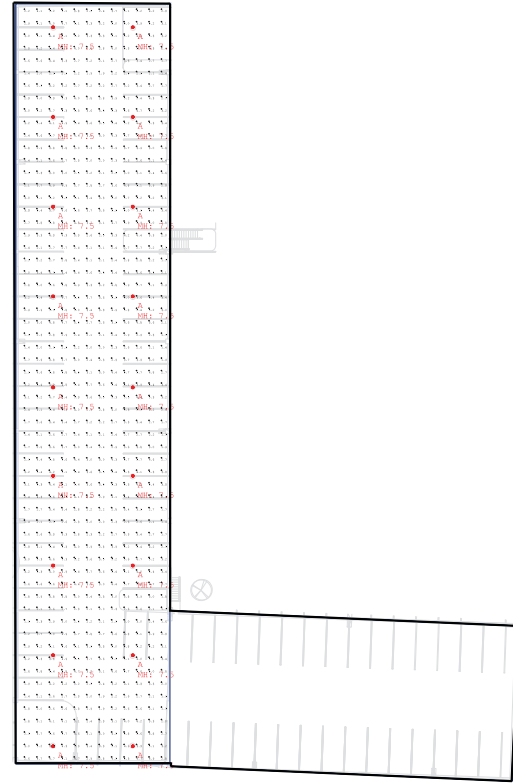


PROPOSED DRAINAGE STRUCTURES PIPE & ELEVATION SCHEDULE									
FROM STRUCTURE	RIM ELEV.	INVERT OUT	INVERT IN	TO STRUCTURE	PIPE SIZE IN & OUT (INCH.)	LENGTH (FT.)	SLOPE (FT./FT.)	CLASS	
OCB1	111.50	107.50	106.45	CB1	12	95.6	0.0110	HDPE	
TD1	109.30	106.65	106.55	CB1	8	9.0	0.0111	HDPE	
CB1	109.20	106.20	105.25	DMH1	12	140.5	0.0068	HDPE	
TD2	109.00	106.00	105.88	CB2	12	9.0	0.0133	HDPE	
CB2	108.40	105.38	105.15	DMH1	18	45.5	0.0051	HDPE	
CB3	108.40	104.55	104.36	DMH3	18	78.3	0.0050	HDPE	
CB4	108.00	104.50	104.40	DMH7	18	6.0	0.0167	HDPE	
CB5	108.20	104.39	104.17	DMH4	18	21.8	0.0101	HDPE	
CB6	108.20	103.60	103.40	DMH7-S	12	4.0	0.0500	HDPE	
RCO2	112.50	108.75	106.10	RCO1	10	172.0	0.0154	HDPE	
RCO1	109.75	106.00	105.25	DMH1	12	28.8	0.0260	HDPE	
DMH1	109.10	105.05	104.25	DMH2	24	157.3	0.0051	HDPE	
BUILDING	-	106.00	105.60	RCO3	12	26.0	0.0154	HDPE	
RCO3	109.75	105.60	104.50	DMH2	12	108.8	0.0100	HDPE	
DMH2	109.00	104.25	103.86	DMH3	24	75.8	0.0051	HDPE	
DMH3	108.80	103.86	103.67	DMH4	24	37.3	0.0051	HDPE	
DMH4	108.55	103.67	103.50	DMH5	24	16.2	0.0105	HDPE	
DMH5	108.90	103.50	103.40	DMH5-S	24	5.6	0.0179	HDPE	
DMH6	110.00	105.00	104.00	DMH5	18	95.0	0.0105	HDPE	
DMH8	108.50	103.71	103.40	DMH7-S	18	30.4	0.0102	HDPE	
DMH9	108.10	104.40	103.71	DMH8	18	136.7	0.0050	HDPE	
GDMH-4	115.00	108.60	107.00	GDMH-3	12	315.0	0.0051	HDPE	
GDMH-3	109.50	106.95	105.00	GDMH-2	12	340.5	0.0057	HDPE	
GDMH-2	109.00	105.00	104.78	GDMH-1	12	42.7	0.0052	HDPE	
GDMH-1	109.00	104.78	104.50	DMH7	12	22.0	0.0051	HDPE	
DMH5-S	109.10	103.37	103.27	OW1	12	18.2	0.0055	HDPE	
		103.20	103.10	DMH10	24	4.0	0.0250	HDPE	
OW1	108.85	103.10	103.00	CHAMBERS	12	13.0	0.0067	HDPE	
DMH7-S	108.35	103.37	103.27	OW2	12	10.0	0.0050	HDPE	
		103.20	103.10	DMH11	18	6.0	0.0167	HDPE	
OW2	108.35	103.10	103.00	DMH9	12	5.0	0.0200	HDPE	
DMH9	108.45	103.00	103.00	CHAMBERS	12	6.0	0.0000	HDPE	
DMH10	109.10	103.00	103.00	MANIFOLD	(2)24	VAR	0.0000	HDPE	
		103.00	103.00	CHAMBERS	12	3.0	0.0000	HDPE	
DMH11	108.45	103.00	103.00	MANIFOLD	24	27.0	0.0000	HDPE	
		103.00	103.00	CHAMBERS	12	3.0	0.0000	HDPE	
		103.00	102.50	DMH12	24	14.0	0.0357	HDPE	
DMH12	108.80	102.50	102.50	SYSTEM UNDERDRAIN	6	3.0	0.0000	HDPE	
		102.50	102.20	DMH13	24	30.0	0.0100	HDPE	
DMH13	107.90	99.90	-	EXISTING	30	-	-	RCP	

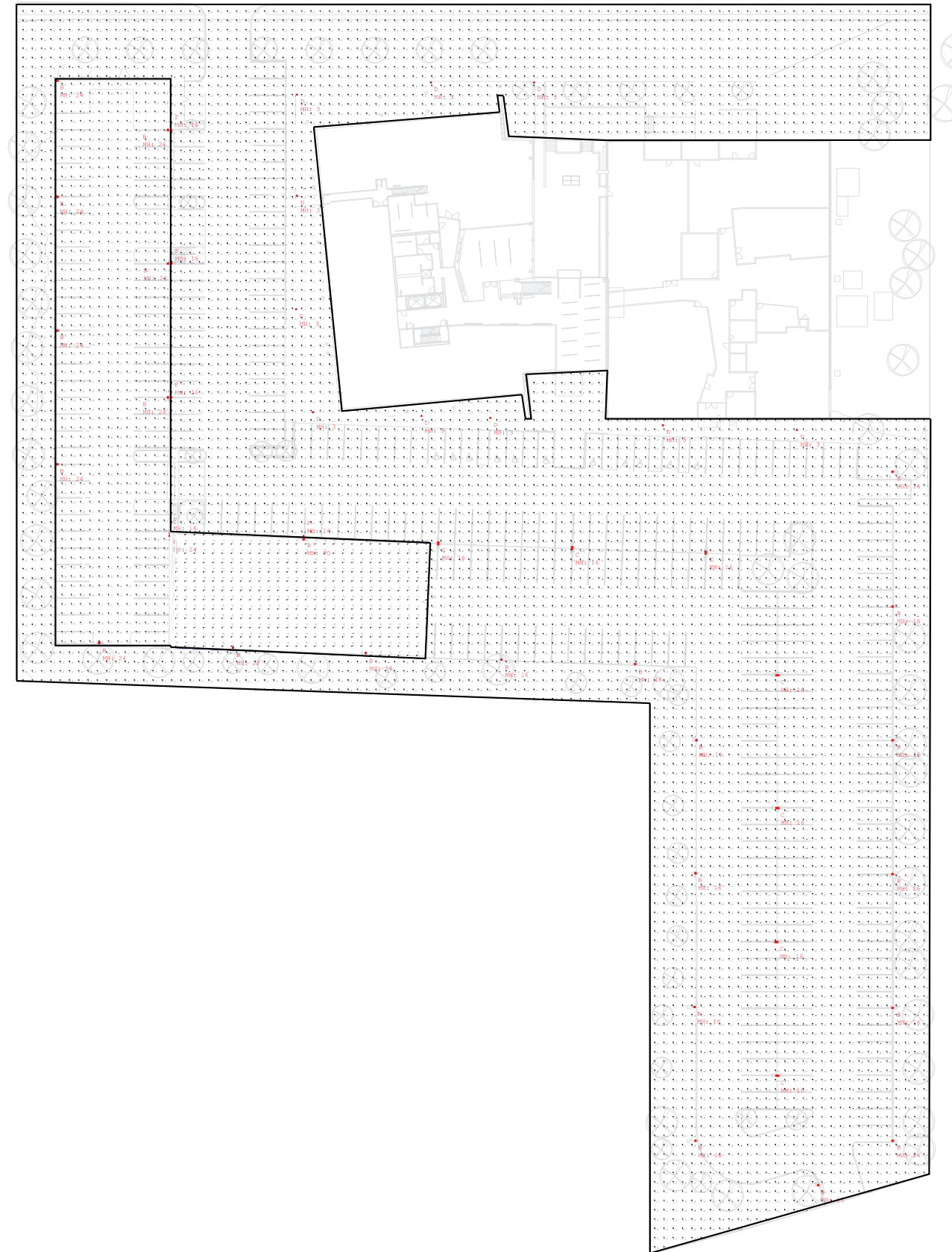
DRAINAGE NOTES:
 ALL DRAIN PIPING 10" DIA AND GREATER TO BE HDPE SMOOTH WALL INTERIOR.
 ALL DRAIN PIPING UNDER 10" DIA. TO BE SDR-35.



PARKING GARAGE LIGHTING LAYOUT



SITE LIGHTING LAYOUT

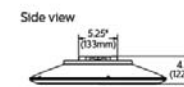
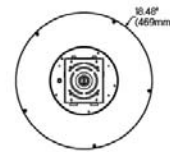


Luminaire Schedule						
Symbol	Tag	Qty	Description	Label	Lum. Lumens	Arr. Watts
	A	18	Gardco Softview	SVPG-140L-800-NW-G2-5	4153	37
	B	25	Cree XSP1 Series Type III	BXSP-B-xx-3ME-A-40K	5273	51
	C	7	Cree XSP1 Series Type III - Two Heads	BXSP-B-xx-3ME-A-40K (2)	5273	102
	D	10	Bega 180 Bollard	77753 180 bollard	411	10
	F	5	Cree XSP Series Type IV	BXSPBxx4MEA40K	4946	49

Garage Light Type A



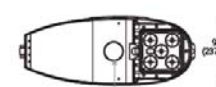
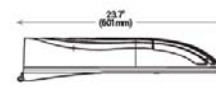
Surface / Pendant mount
Top view



Area Light Type B, C, F*



Shown with PT-1H Tenon

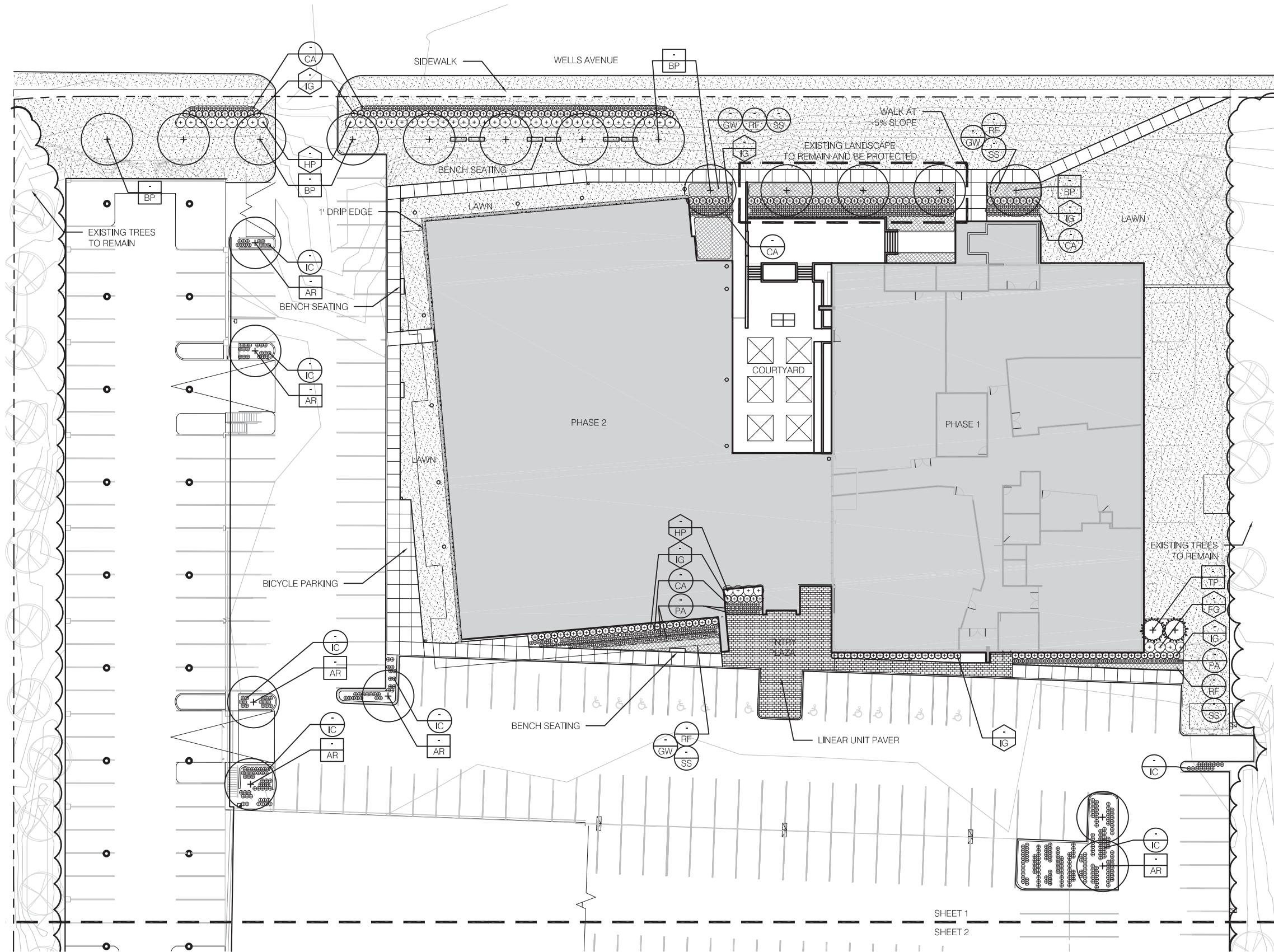


Multi-Level Sensor location (ordered as an option)

*Type B, C, F fixtures are

Bollard Type D

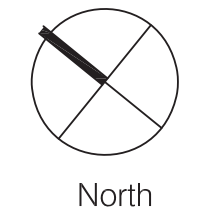




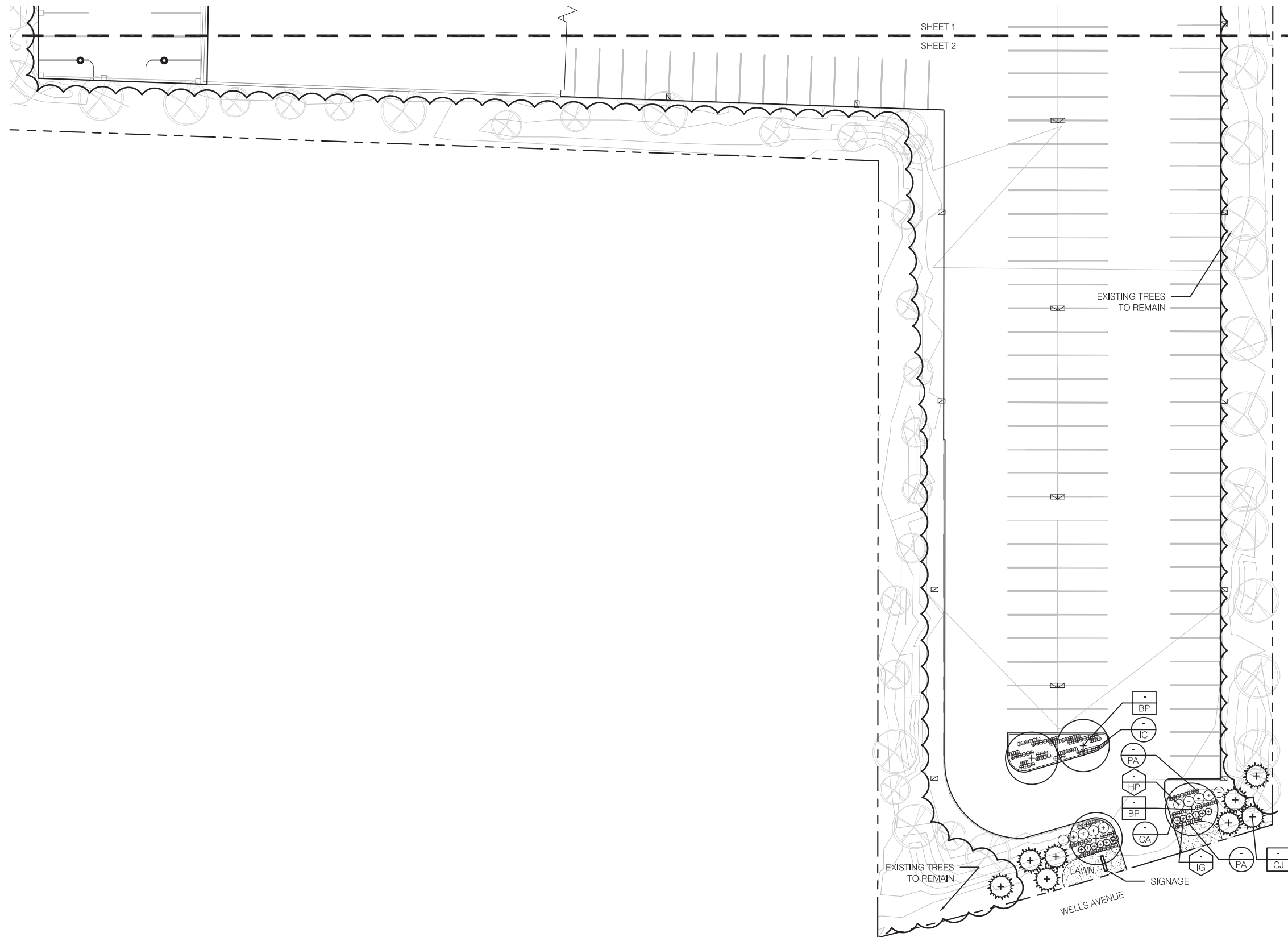
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES:				
-	AR	<i>Acer rubrum</i> 'Columnare'	Columnar Red Maple	12-14' HT
-	BP	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	12-14' HT
-	CJ	<i>Cryptomeria japonica</i>	Japanese Cryptomeria	12-14' HT
-	TP	<i>Thuja standishii</i> x <i>plicata</i> 'Green Giant'	Green Giant Arborvitae	12-14' HT
SHRUBS:				
-	FG	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	#5
-	HP	<i>Hydrangea paniculata</i> 'Jane'	Little Lime Hydrangea	#5
-	IG	<i>Ilex glabra</i> 'Densa'	Densa Inkberry	#5
PERENNIALS:				
-	GW	<i>Geranium wallichianum</i> 'Rozanne'	Blue Cranesbill	#1
-	RF	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-Eyed Susan	#1
-	SS	<i>Sedum spectabilis</i> 'Autumn Joy'	Autumn Joy Stonecrop	#1
GRASSES:				
-	CA	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1
-	IC	<i>Imperata cylindrica</i> 'Red Baron'	Japanese Blood Grass	#1
-	PA	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	#1

NOTE: ADDITIONAL TREES/PLANTINGS MAY BE ADDED ALONG SITE PERIMETER (TYPICALLY OF ACER, QUERCUS AND ULMUS SPECIES) IN ACCORDANCE WITH A TREE REMOVAL PLAN ACCEPTABLE TO THE DIVISION OF URBAN FORESTRY FOR AREAS CLEARED.

THE AGGREGATE CALIPER INCHES REMOVED WILL EITHER BE REPLACED ON SITE OR THE APPLICANT SHALL MAKE A PAYMENT INTO THE TREE PRESERVATION FUND IN ACCORDANCE WITH THE TREE ORDINANCE.



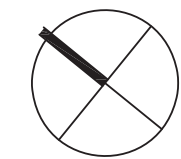
0 40'
Scale : 1" = 40'-0"



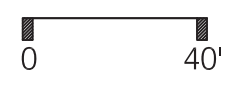
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
TREES:				
-	AR	<i>Acer rubrum</i> 'Columnare'	Columnar Red Maple	12-14' HT
-	BP	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	12-14' HT
-	CJ	<i>Cryptomeria japonica</i>	Japanese Cryptomeria	12-14' HT
-	TP	<i>Thuja standishii</i> x <i>plicata</i> 'Green Giant'	Green Giant Arborvitae	12-14' HT
SHRUBS:				
-	FG	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	#5
-	HP	<i>Hydrangea paniculata</i> 'Jane'	Little Lime Hydrangea	#5
-	IG	<i>Ilex glabra</i> 'Densa'	Densa Inkberry	#5
PERENNIALS:				
-	GW	<i>Geranium wallichianum</i> 'Rozanne'	Blue Cranesbill	#1
-	RF	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-Eyed Susan	#1
-	SS	<i>Sedum spectabilis</i> 'Autumn Joy'	Autumn Joy Stonecrop	#1
GRASSES:				
-	CA	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1
-	IC	<i>Imperata cylindrica</i> 'Red Baron'	Japanese Blood Grass	#1
-	PA	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	#1

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North



Scale : 1" = 40'-0"



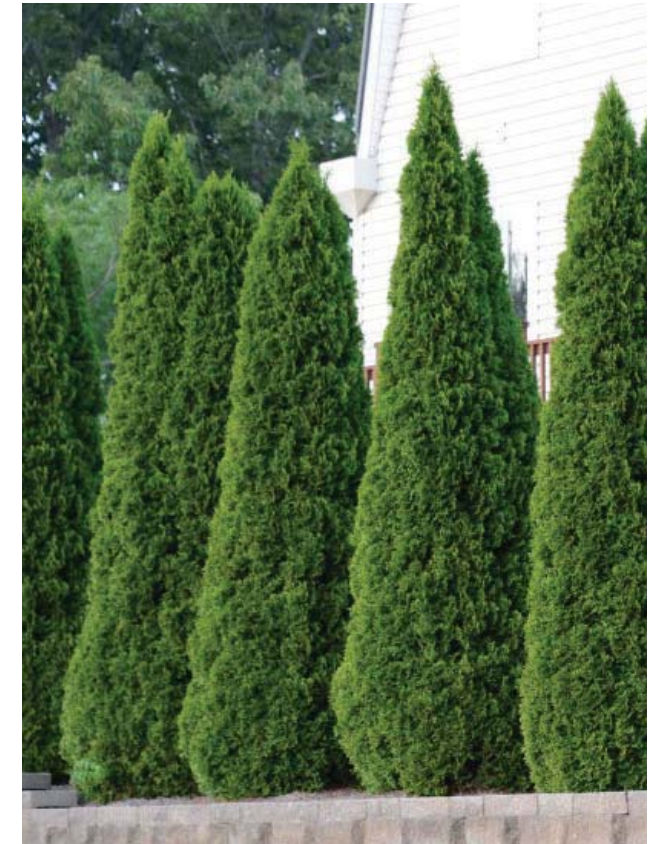
Acer rubrum 'Columnare'
Columnar Red Maple
Height: 60'
Spread: 15'



Betula populifolia 'Whitespire'
Whitespire Birch
Height: 25'-50'
Spread: 15'-25'



Cryptomeria japonica
Japanese Cryptomeria
Height: 50'-60'
Spread: 20'-30'



Thuja standishii x plicata 'Green Giant'
Green Giant Arborvitae
Height: 30'-40'
Spread: 10-15'



Fothergilla gardenii
Dwarf Fothergilla
Height: 3'-4'
Spread: 3'-4'



Hydrangea paniculata 'Jane'
Little Lime Hydrangea
Height: 4'
Spread: 4'



Ilex glabra 'Densa'
Densa Inkberry
Height: 6'-10'
Spread: 6'-10'





Geranium wallichianum 'Rozanne'
Blue Cranesbill
Height: 12"-18"
Spread: 24"



Rudbeckia fulgida 'Goldstrum'
Black-Eyed Susan
Height: 24"-36"
Spread: 24"



Sedum spectabilis 'Autumn Joy'
Autumn Joy Stonecrop
Height: 24"-30"
Spread: 24"-36"



Imperata cylindrica 'Red Baron'
Japanese Blood Grass
Height: 18"-20"
Spread: 12"-18"



Calamagrostis acutiflora 'Karl Foerster'
Karl Foerster Feather Reed Grass
Height: 36"-60"
Spread: 24"



Pennisetum alopecuroides 'Hameln'
Hameln Dwarf Fountain Grass
Height: 24"-36"
Spread: 24"-30"

