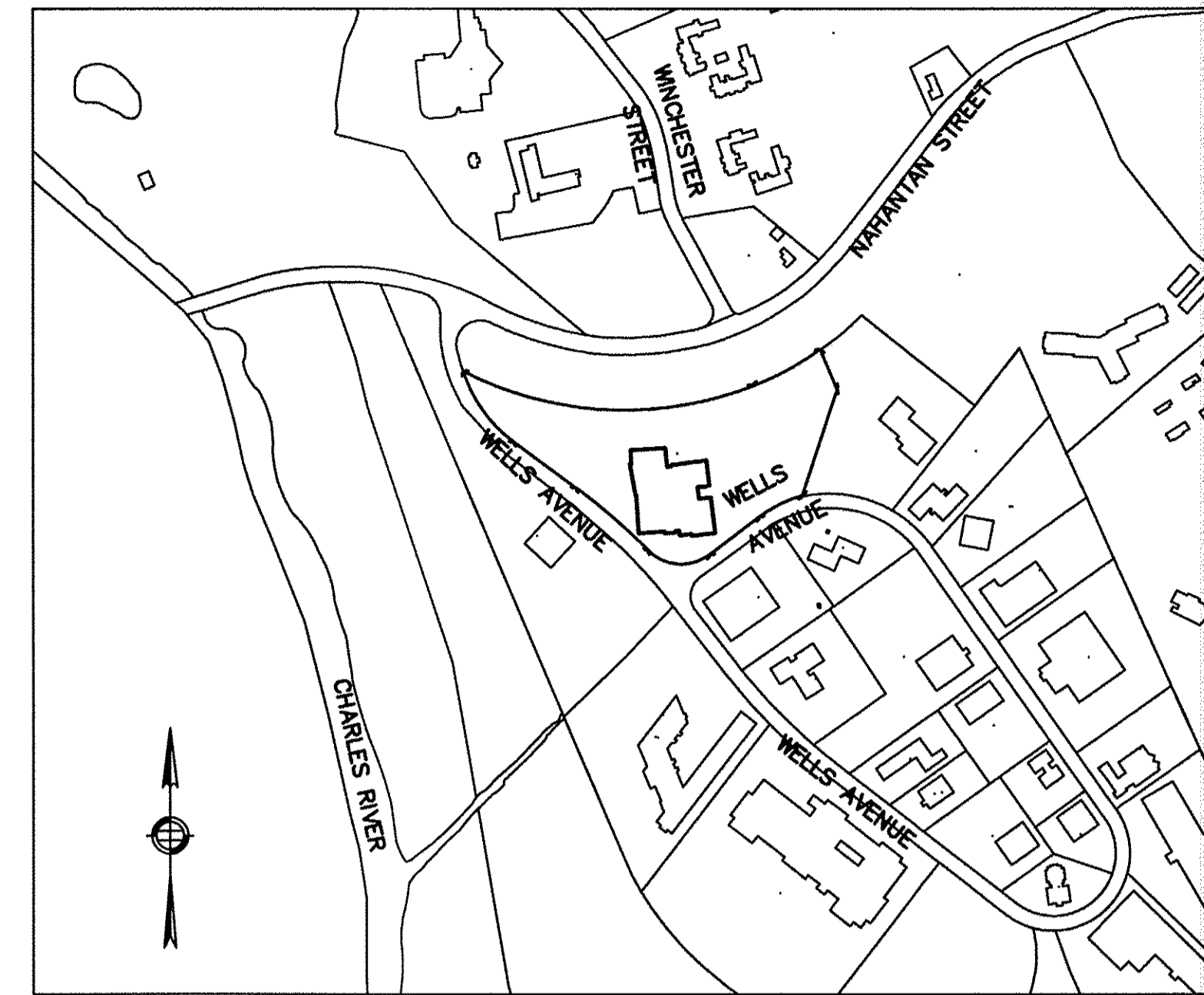


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2 WELLS AVENUE EXPANSION NEWTON, MASSACHUSETTS

PERMITTING DOCUMENTS SPECIAL PERMIT MAY 08, 2015



LOCUS PLAN

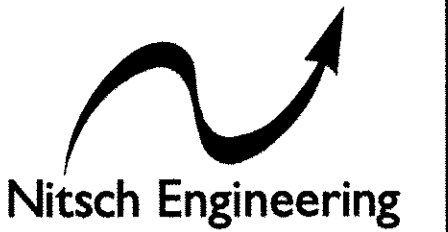
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DRAWING LIST:

SHEET NO.	TITLE
COVER	COVER SHEET
C-0.0	NOTES, ABBREVIATIONS, AND LEGEND
C-1.0	AREA WIDE PLAN AND KEY PLAN
EX-1.1	EXISTING CONDITIONS PLAN
EX-1.2	EXISTING CONDITIONS PLAN
EX-1.3	EXISTING CONDITIONS PLAN
EX-1.4	EXISTING CONDITIONS PLAN
EX-1.5	EXISTING CONDITIONS PLAN
C-2.0	LAYOUT AND MATERIALS PLAN
C-2.1	LAYOUT AND MATERIALS PLAN
C-2.2	LAYOUT AND MATERIALS PLAN
C-2.3	LAYOUT AND MATERIALS PLAN
C-2.4	FIRE ACCESS PLAN
C-2.5	SOIL TEST PIT DATA (FORM 11)
C-2.6	SOIL TEST PIT DATA (FORM 11)
C-3.0	GRADING AND UTILITY PLAN
C-3.1	GRADING AND UTILITY PLAN
C-3.2	GRADING AND UTILITY PLAN
C-3.3	GRADING AND UTILITY PLAN
C-3.4	AVERAGE GRADE PLANE PLAN
C-4.0	EROSION AND SEDIMENTATION CONTROL PLAN
C-5.0	EROSION AND SEDIMENTATION CONTROL DETAILS
C-5.1	EROSION AND SEDIMENTATION CONTROL DETAILS
C-5.2	CIVIL CONSTRUCTION DETAILS 1
C-5.3	CIVIL CONSTRUCTION DETAILS 2
C-5.4	CIVIL CONSTRUCTION DETAILS 3
C-5.5	CIVIL CONSTRUCTION DETAILS 4
C-5.6	CIVIL CONSTRUCTION DETAILS 5
C-6.1	SITE CROSS-SECTIONS
L-0.0	TREE REMOVAL PLAN 1
L-0.1	TREE REMOVAL PLAN 2
L-0.2	TREE REMOVAL PLAN 3
L-0.3	TREE REMOVAL PLAN 4
L-1.0	PLANTING PLAN 1
L-1.1	PLANTING PLAN 2
L-1.2	PLANTING PLAN 3
L-1.3	PLANTING PLAN 4
L-1.4	PLANTING PLAN 4
L-2.0	PLANT SCHEDULE AND DETAILS
L-2.1	LIGHTING PLAN 1
L-2.2	LIGHTING PLAN 2
L-2.2	LIGHTING PLAN 3
L-2.3	LIGHTING PLAN 4

**ZONING TABLE:
LIMITED MANUFACTURING DISTRICT (LMD)**

	EXISTING	REQUIRED	PROPOSED
BUILDING GROSS FLOOR AREA	68,740 SF	N/A	132,598 SF
MAX # OF STORIES	1	3	3
BLDG. HEIGHT	22.7 FT	36 FT	36.0 FT
TOTAL FAR	0.16	0.25 (PER DEED)	0.30
GSF INCREASE THRESHOLD FOR SPECIAL PERMIT	N/A	20,000 SF	63,858 SF
MINIMUM LOT AREA	0	0	441,600 SF
LOT COVERAGE	0.16	0.25	0.15
BENEFICIAL OPEN SPACE	0.53	0.25 (PER DEED)	0.42
MINIMUM FRONT SETBACK	40 FT (BUILDING) 29 FT (PARKING)	25 FT (BUILDING) 25 FT (PARKING)	25.9 FT (BUILDING) 25.6 FT (PARKING)
MINIMUM SIDE SETBACK	298 FT (BUILDING) 148 FT (PARKING)	20 FT (BUILDING) 25 FT (PARKING)	298.0 FT (BUILDING) 201.4 FT (PARKING)
MINIMUM REAR SETBACK	81 FT (BUILDING) 6 FT (PARKING)	40 FT (BUILDING) 45 FT (PARKING)	137.2 FT (BUILDING) 6.3 FT (PARKING)
BUILDING FOOTPRINT	68,740 SF	N/A	64,754 SF
PARKING SPACES	282	419	477
ACCESSIBLE PARKING SPACES	8	10	10
BIKE PARKING SPACES	0	30	30 (INSIDE) 4 (OUTSIDE)
OFF-STREET LOADING BAY	1	1	1
INTERIOR LANDSCAPING	1.1%	5.0%	5.4%

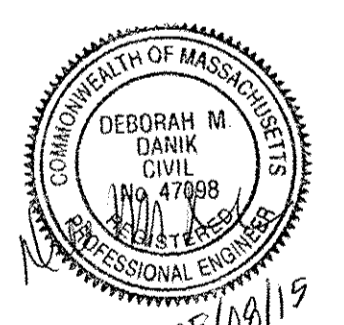


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COVER SHEET
2 WELLS AVENUE
NEWTON, MA 02459

PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
145 ROSEMARY STREET, NEEDHAM, MA 02494

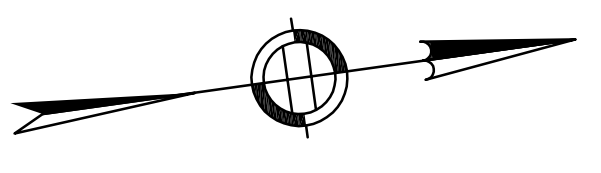
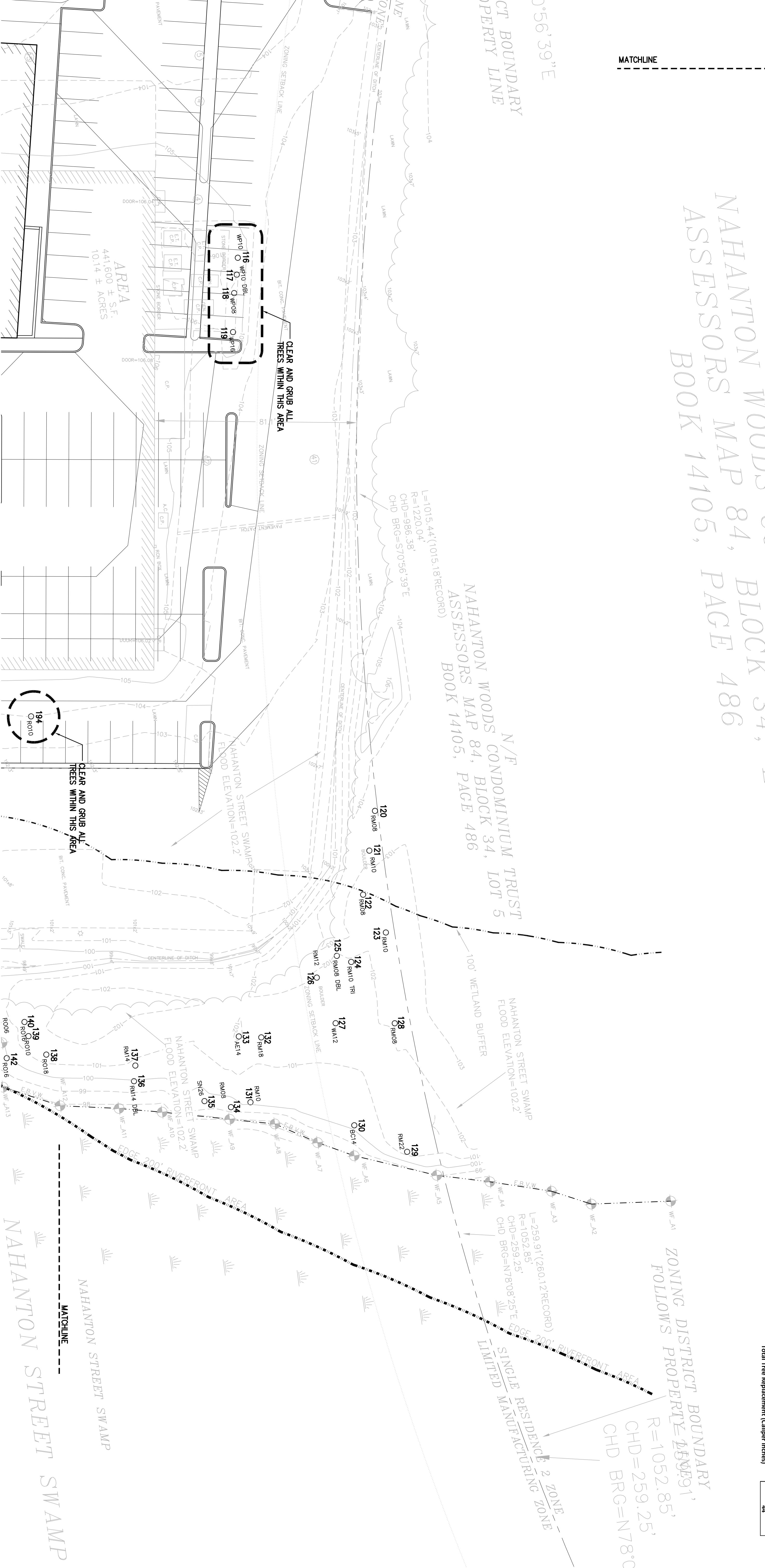


NO.	REVISION	DATE

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DATE: 05/08/2015
PROJECT MANAGER: DMD
SURVEYOR: METROWEST
DRAFTED BY: MLD
CHECKED BY: DMD

SHEET:
COVER

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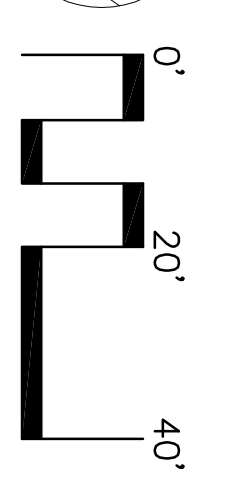
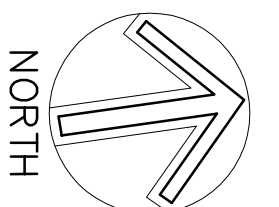
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 NAHANTON WOODS CONDOMINIUM TRUST
 BLOCK 34, LOT 5
 ASSESSORS MAP 84, PAGE 486
 BOOK 14105,

N/F
 NAHANTON WOODS CONDOMINIUM TRUST
 BLOCK 34, LOT 5
 ASSESSORS MAP 84, PAGE 486
 BOOK 14105,

ZONING DISTRICT BOUNDARY
 FOLLOWS PROPERTY LINE
 R=1052.85'
 CHD=259.25'
 CHD BRG=N78°08'25"E

TREE SURVEY

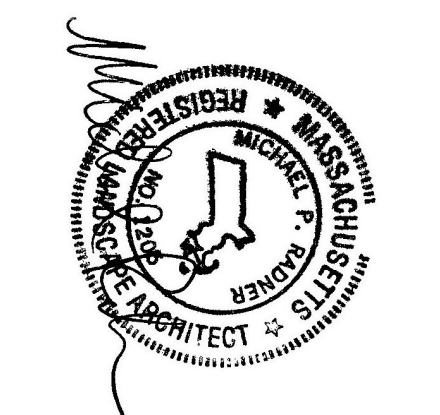
#	Species	Size (Inches)	Condition	Preserve?	Tree Replacement
116	White pine	10	Good		10
117	White pine	10	Good		10
118	White pine	8	Good		8
119	White pine	16	Good		16
120	Red Maple	8	Good	Y	
121	Red Maple	10	Good	Y	
122	Red Maple	8	Good	Y	
123	Red Maple	10	Good	Y	
124	Red Maple	10	Good	Y	
125	Red Maple	8	Good	Y	
126	Red Maple	12	Good	Y	
127	White Ash	12	Good	Y	
128	Red Oak	8	Good	Y	
129	Red Maple	22	Good	Y	
130	Black Cherry	14	Good	Y	
131	Red Maple	10	Good	Y	
132	Red Maple	18	Good	Y	
133	American Elm	14	Good	Y	
134	Red Maple	8	Good	Y	
135	?	26	Good	Y	
136	Red Maple	14	Good	Y	
137	Red Maple	14	Good	Y	
Total Tree Replacement (Caliper Inches)					44



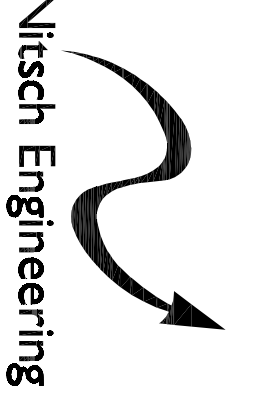
NO.	REVISION	DATE

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 PROJECT MANAGER: JETROWEST
 SURVEYOR: JETROWEST
 DRAWN BY: MPR
 CHECKED BY:

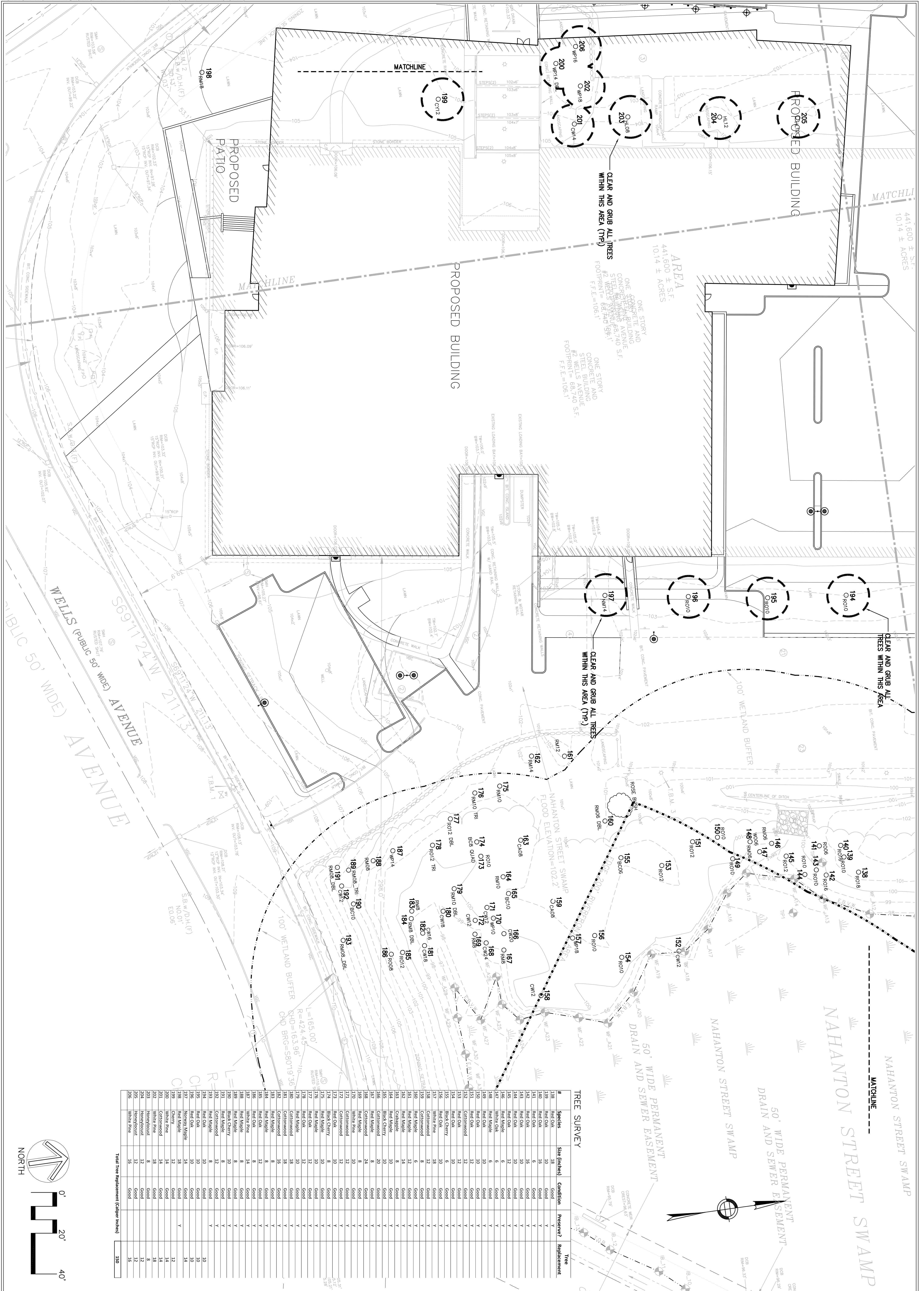
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TREE REMOVAL PLAN 2
 2 WELLS AVENUE
 NEWTON, MA 02459
 PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
 145 ROSEMARY STREET, NEEDHAM, MA 02494


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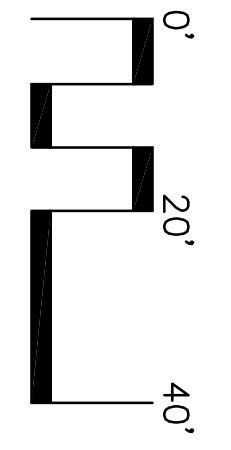
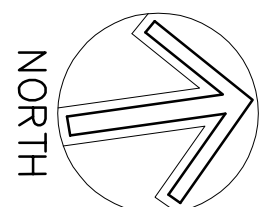
- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Sustainable Site Consulting
- ▶ Planning
- ▶ GIS



TREE SURVEY

#	Species	Site (Inches)	Condition	Preserve?	Replacement	Tree
138	Red Oak	18	Good	Y		
139	Red Oak	30	Good	Y		
140	Red Oak	16	Good	Y		
141	Red Oak	16	Good	Y		
142	Red Oak	16	Good	Y		
143	Red Oak	30	Good	Y		
144	Red Oak	30	Good	Y		
145	Red Oak	32	Good	Y		
146	Red Oak	6	Good	Y		
147	White Oak	6	Good	Y		
148	Red Oak	30	Good	Y		
149	Red Oak	30	Good	Y		
150	Red Oak	30	Good	Y		
151	Red Oak	12	Good	Y		
152	Cottonwood	12	Good	Y		
153	Red Oak	12	Good	Y		
154	Black Cherry	6	Good	Y		
155	Black Cherry	6	Good	Y		
156	Red Oak	18	Good	Y		
157	White Pine	18	Good	Y		
158	Cottonwood	12	Good	Y		
159	Red Oak	6	Good	Y		
160	Red Oak	6	Good	Y		
161	Red Maple	32	Good	Y		
162	Red Maple	6	Good	Y		
163	Catsapple	8	Good	Y		
164	Black Cherry	30	Good	Y		
165	Black Cherry	30	Good	Y		
166	Black Cherry	20	Good	Y		
167	Red Maple	8	Good	Y		
168	Cottonwood	24	Good	Y		
169	White Pine	6	Good	Y		
170	White Pine	18	Good	Y		
171	Red Oak	32	Good	Y		
172	Cottonwood	32	Good	Y		
173	Red Oak	8	Good	Y		
174	Black Cherry	30	Good	Y		
175	Red Oak	30	Good	Y		
176	Red Oak	30	Good	Y		
177	Red Oak	30	Good	Y		
178	Red Oak	30	Good	Y		
179	Red Oak	30	Good	Y		
180	Red Oak	30	Good	Y		
181	Red Oak	30	Good	Y		
182	Red Oak	30	Good	Y		
183	Red Oak	8	Good	Y		
184	Red Maple	8	Good	Y		
185	Red Maple	8	Good	Y		
186	Red Maple	8	Good	Y		
187	Red Maple	8	Good	Y		
188	Red Maple	8	Good	Y		
189	Red Maple	8	Good	Y		
190	Red Maple	8	Good	Y		
191	Red Maple	8	Good	Y		
192	Red Maple	8	Good	Y		
193	Red Maple	8	Good	Y		
194	Red Maple	8	Good	Y		
195	Red Maple	8	Good	Y		
196	Red Maple	8	Good	Y		
197	Red Maple	8	Good	Y		
198	Red Maple	8	Good	Y		
199	Red Maple	8	Good	Y		
200	Red Maple	8	Good	Y		
201	Red Maple	8	Good	Y		
202	Red Maple	8	Good	Y		
203	Red Maple	8	Good	Y		
204	Red Maple	8	Good	Y		
205	Red Maple	8	Good	Y		
206	Red Maple	8	Good	Y		

Total Tree Replacement (Caliper inches) 150



TREE REMOVAL PLAN 3
 2 WELLS AVENUE
 NEWTON, MA 02459
 PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
 145 ROSEMARY STREET, NEEDHAM, MA 02494

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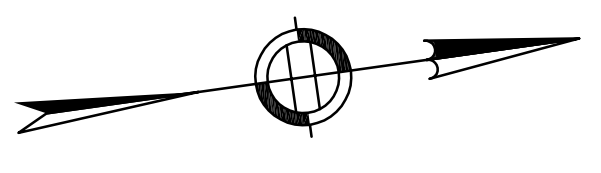
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- Land Surveying
- Transportation Engineering
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- Planning
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PROJECT MANAGER: **PHETROWEST**
 SURVEYOR: **PHETROWEST**
 DESIGNED BY: **MPR**
 CHECKED BY:
 SHEET:

NO.	REVISION	DATE

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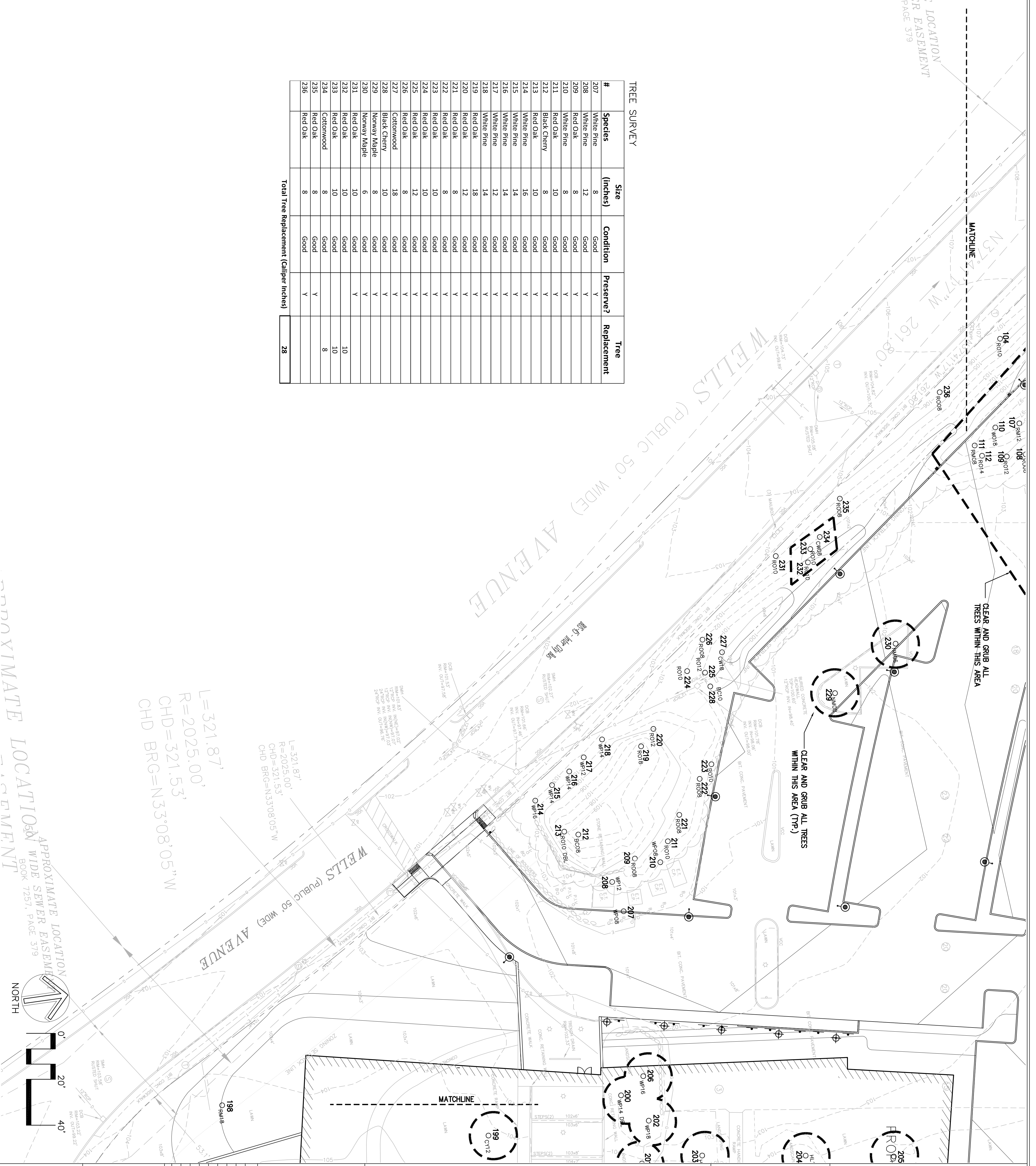
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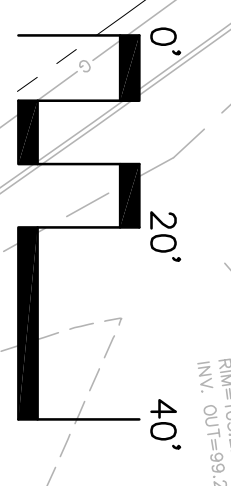
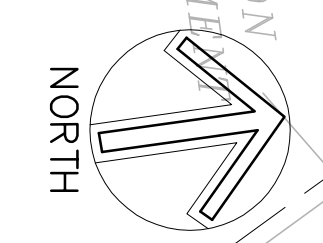
APPROXIMATE LOCATION
50' WIDE SEWER EASEMENT
BOOK 7257, PAGE 379

TREE SURVEY

#	Species	Size (inches)	Condition	Preserve?	Tree Replacement
207	White Pine	8	Good	Y	
208	White Pine	12	Good	Y	
209	Red Oak	8	Good	Y	
210	White Pine	8	Good	Y	
211	Red Oak	10	Good	Y	
212	Black Cherry	8	Good	Y	
213	Red Oak	10	Good	Y	
214	White Pine	16	Good	Y	
215	White Pine	14	Good	Y	
216	White Pine	14	Good	Y	
217	White Pine	12	Good	Y	
218	White Pine	14	Good	Y	
219	Red Oak	18	Good	Y	
220	Red Oak	12	Good	Y	
221	Red Oak	8	Good	Y	
222	Red Oak	8	Good	Y	
223	Red Oak	10	Good	Y	
224	Red Oak	10	Good	Y	
225	Red Oak	12	Good	Y	
226	Red Oak	8	Good	Y	
227	Cottonwood	18	Good	Y	
228	Black Cherry	8	Good	Y	
229	Norway Maple	8	Good	Y	
230	Norway Maple	6	Good	Y	
231	Red Oak	10	Good	Y	
232	Red Oak	10	Good		10
233	Red Oak	10	Good		8
234	Cottonwood	8	Good		
235	Red Oak	8	Good	Y	
236	Red Oak	8	Good	Y	
Total Tree Replacement (Caliper Inches)					28



L=321.87'
R=2025.00'
CHD=321.53'
CHD BRG=N33°08'05"W



NO. REVISION DATE

NITSCH PROJECT # 10444

FILE: I" = 20'

SCALE: 05/08/2015

DATE: PROJECT MANAGER: THERON WEST

SURVEYOR: DRAWN BY: MPR

CHECKED BY:

SHEET: L-0.3



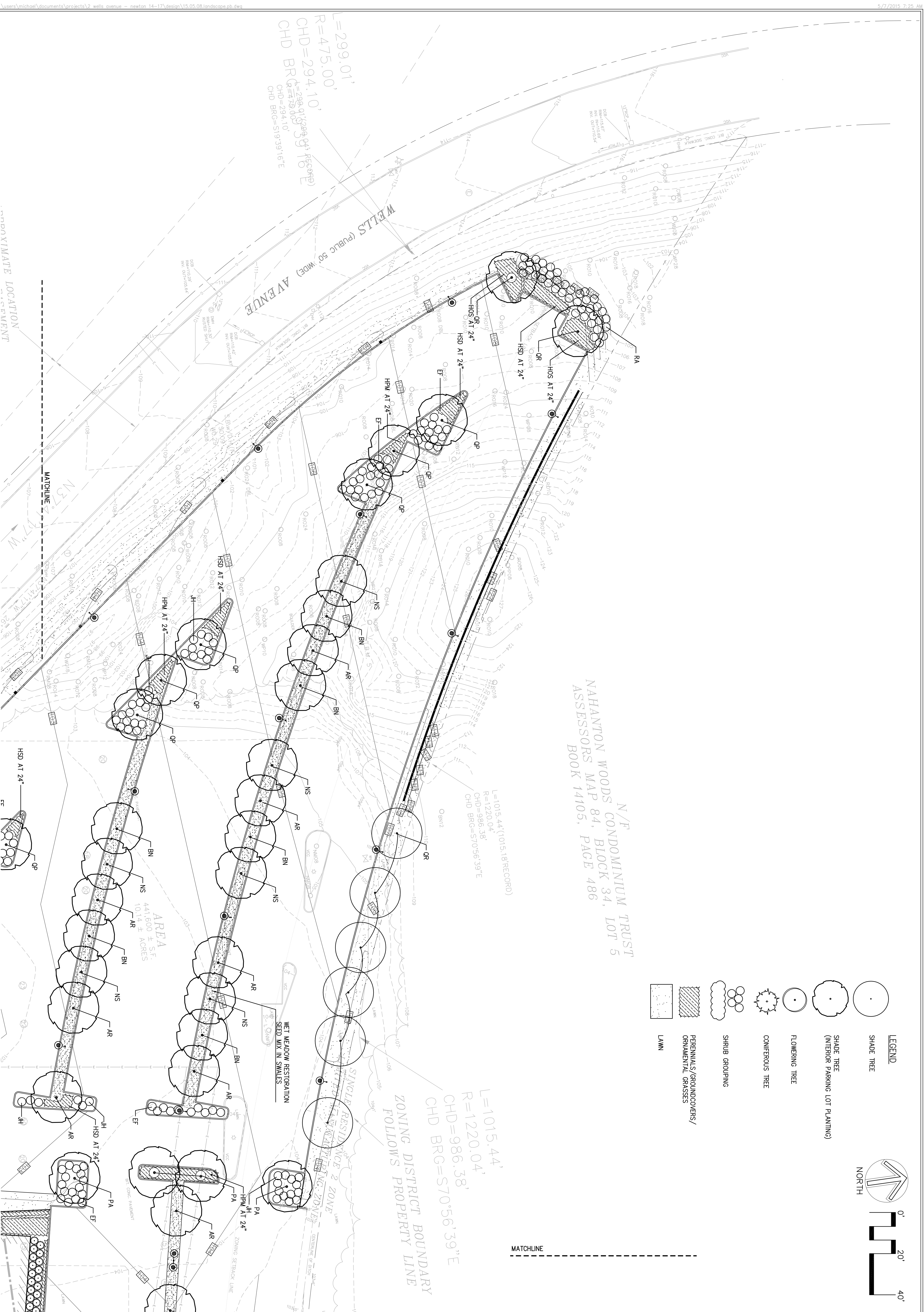
TREE REMOVAL PLAN 4
2 WELLS AVENUE
NEWTON, MA 02459

PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
145 ROSEMARY STREET, NEEDHAM, MA 02494

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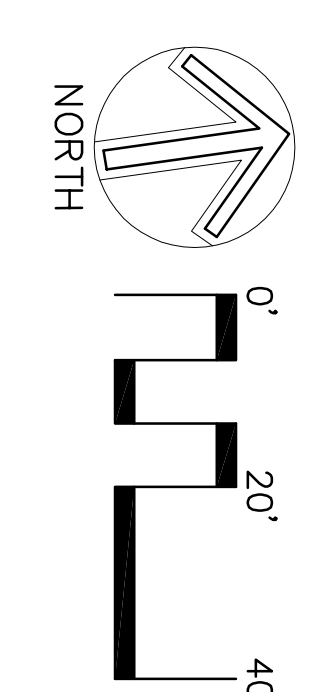
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 ASSESSORS MAP 84, BLOCK 34, LOT 5
 BOOK 14105, PAGE 486

- LEGEND**
- SHADE TREE
 - SHADE TREE (INTERIOR PARKING LOT PLANTING)
 - FLOWERING TREE
 - CONIFEROUS TREE
 - SHRUB GROUPING
 - PERENNIALS / GRASSES / ORNAMENTAL GRASSES
 - LAWN



PLANTING PLAN 1
 2 WELLS AVENUE
 NEWTON, MA 02459

PREPARED FOR:
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NO.	REVISION	DATE

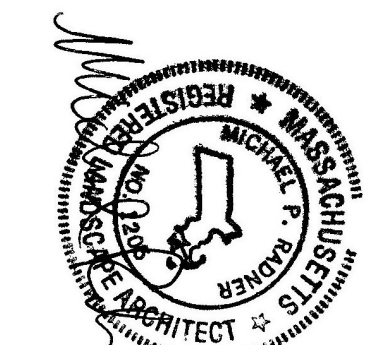
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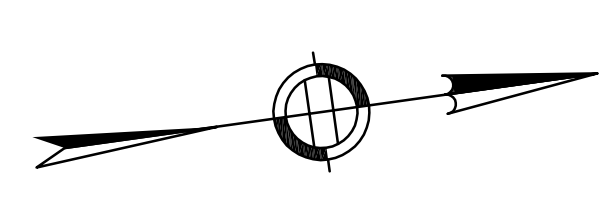
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PROJECT MANAGER: _____
 SURVEYOR: _____
 DRAWN BY: MPR
 CHECKED BY: _____

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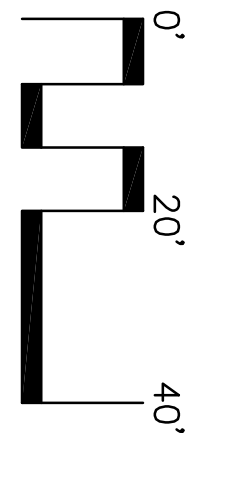
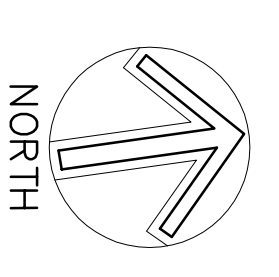
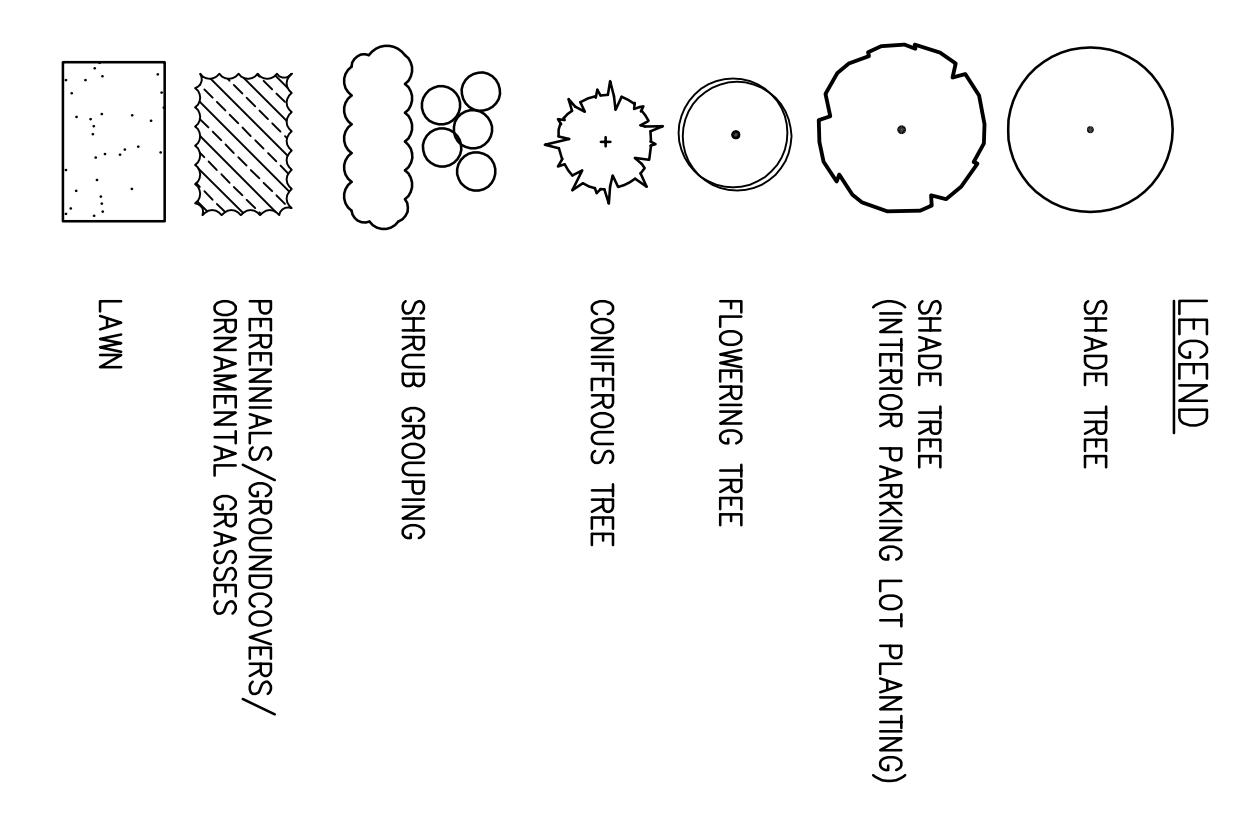
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 NAHANANTON WOODS CONDOMINIUM TRUST
 BLOCK 34, LOT 5
 ASSESSORS MAP 84, PAGE 486
 BOOK 14105,

N/F
 NAHANANTON WOODS CONDOMINIUM TRUST
 BLOCK 34, LOT 5
 ASSESSORS MAP 84, PAGE 486
 BOOK 14105,

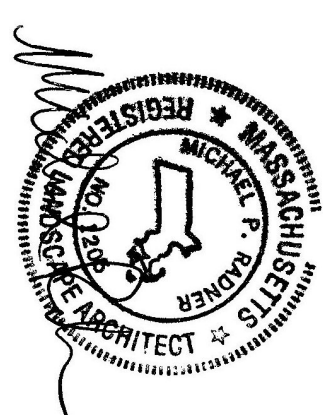


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- Planning
- GIS

PLANTING PLAN 2
 2 WELLS AVENUE
 NEWTON, MA 02459

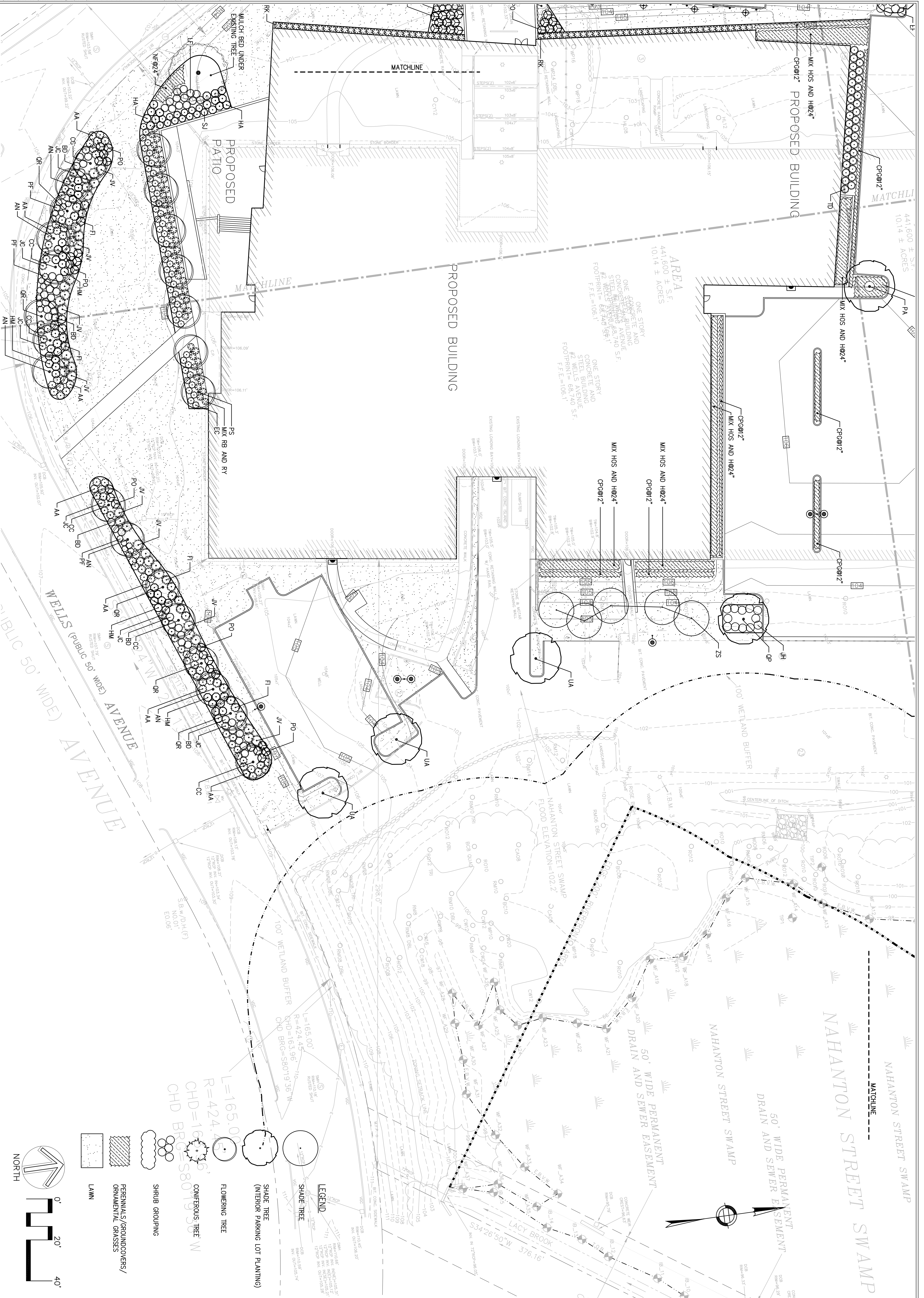
PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
 145 ROSEMARY STREET, NEEDHAM, MA 02494



NO.	REVISION	DATE

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 FILE: _____
 SCALE: 1" = 20'
 DATE: 05/08/2015
 PROJECT MANAGER: _____
 SURVEYOR: _____
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 CHECKED BY: _____
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L-11.1



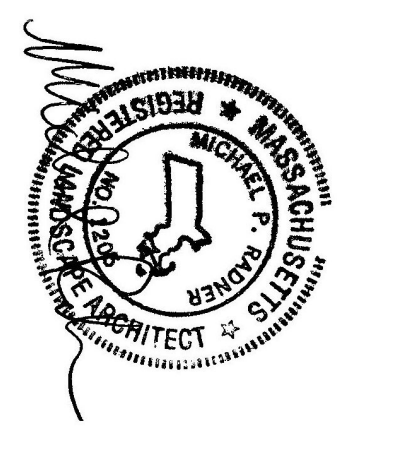
WELLS (PUBLIC 50' WIDE) AVENUE
PUBLIC 50' WIDE AVENUE

PLANTING PLAN 3
2 WELLS AVENUE
NEWTON, MA 02459

PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
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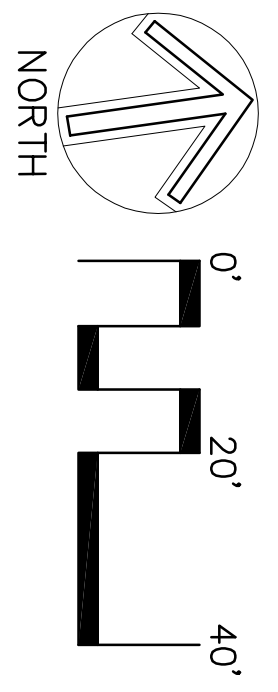
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- Land Surveying
- Transportation Engineering
- Sustainable Site Consulting
- Planning
- GIS

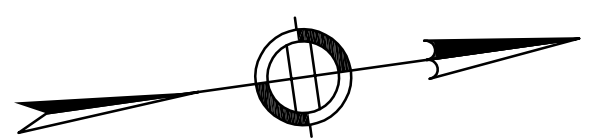


NO.	REVISION	DATE

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SCALE: 1" = 20'
DATE: 05/08/2015
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SURVEYOR: HETROWEST
DRAWN BY: MPR
CHECKED BY: MPR
SHEET:

L-1.2



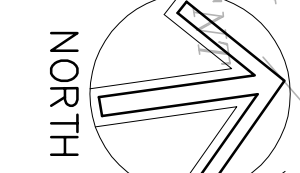
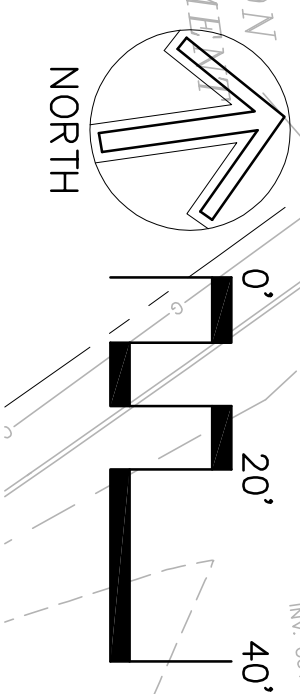


APPROXIMATE LOCATION
50' WIDE SEWER EASEMENT
BOOK 7257, PAGE 379



- LEGEND**
- SHADE TREE
 - SHADE TREE (INTERIOR PARKING LOT PLANTING)
 - FLOWERING TREE
 - CONIFEROUS TREE
 - SHRUB GROUPING
 - PERENNIALS/GROUNDCOVERS/
ORNAMENTAL GRASSES
 - LAWN

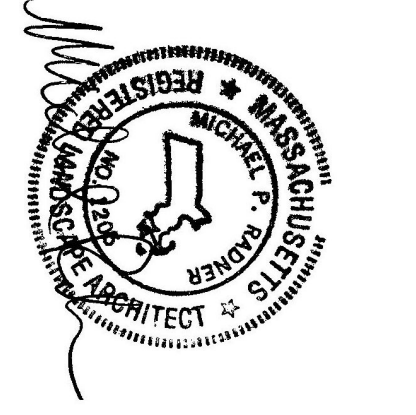
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 $R=2025.00'$
 $CHD=321.53'$
 $CHD BRG=N33°08'05"W$



APPROXIMATE LOCATION
50' WIDE SEWER EASEMENT
BOOK 7257, PAGE 379

NO.	REVISION	DATE

NITSCH PROJECT # 101444
 FILE: 1" = 20'
 DATE: 05/08/2015
 PROJECT MANAGER: HETROWEST
 SURVEYOR: HETROWEST
 DESIGNED BY: HNR
 CHECKED BY: HNR
 SHEET: L-1.3



PLANTING PLAN 4
 2 WELLS AVENUE
 NEWTON, MA 02459

PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
 145 ROSEMARY STREET, NEEDHAM, MA 02494

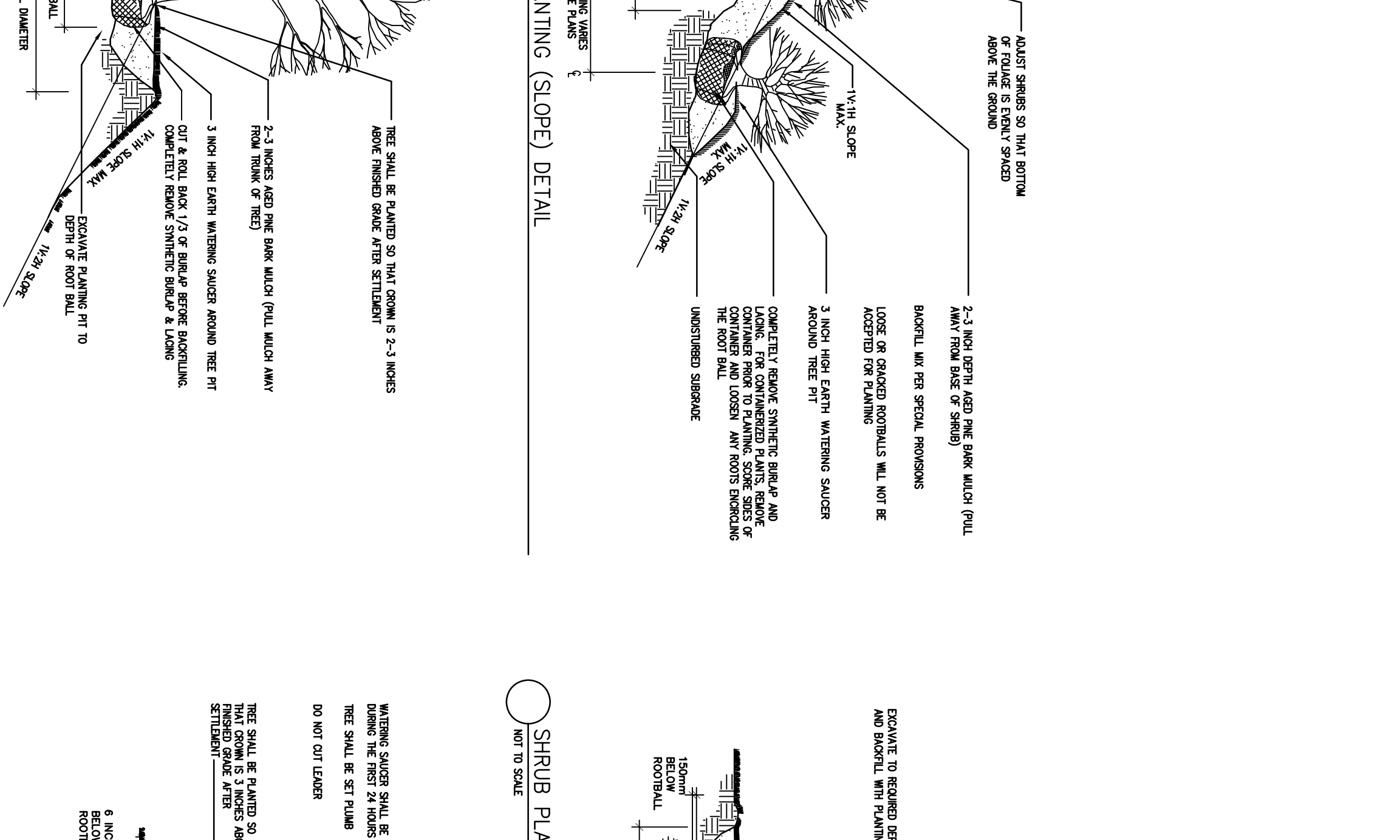
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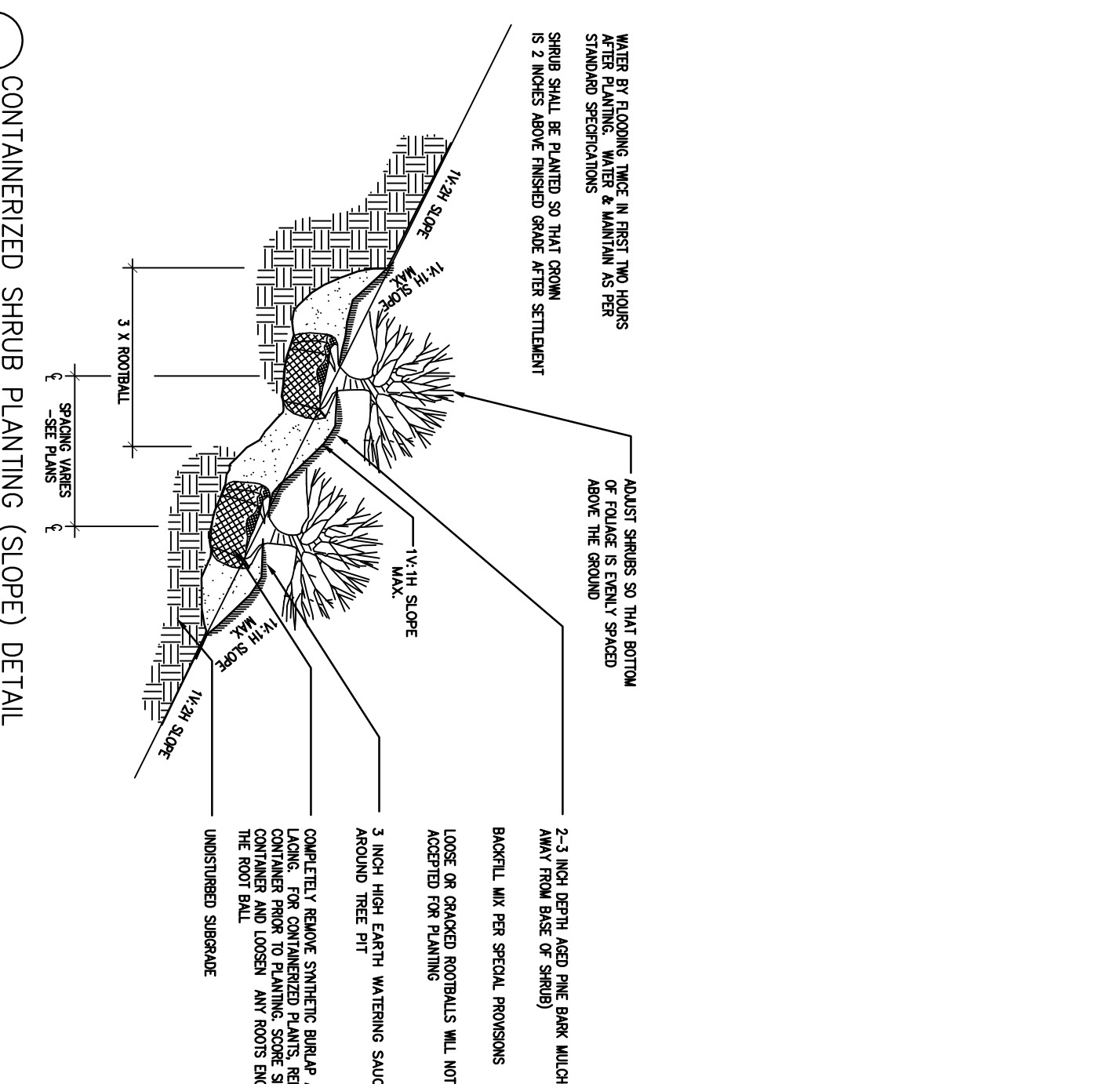
PLANTING NOTES

1. BURNISH AND INSTALL PLANTS AS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY OF SHRUBS AND GRASSES. THE GRAPHIC SHALL TAKE PRECEDENCE. A DISCREPANCY BETWEEN PLANT LIST QUANTITIES AND GRAPHICS SHALL BE RESOLVED BY THE ARCHITECT PRIOR TO THE START OF EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF PLANTING. ALL PLANTING SHALL BE COMPLETED WITHIN THE SCHEDULED TIME FRAME.
2. ALL PLANTING SHALL BE MAINTAINED IMMEDIATELY UPON PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS. ONE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS. ONE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
4. PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
5. PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK OF PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
6. PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK OF PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
7. PLANTS SHALL BE PLANTED SO THAT GROWN IS 2-3 INCHES ABOVE FINISHED GRADE AFTER SETTLEMENT.
8. PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK OF PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
9. PLANTS SHALL BE PLANTED SO THAT GROWN IS 2-3 INCHES ABOVE FINISHED GRADE AFTER SETTLEMENT.
10. MULCH FOR PLANTED AREAS TO BE AED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
11. PLANTING SOIL MIX LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5:1:1:1. PLANTING SOIL MIX LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5:1:1:1. DATE OF ACCEPTANCE.
12. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
13. PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND LANDSCAPE ARCHITECT TO FLAG TREES TO BE TRANSPORTED PRIOR TO CONSTRUCTION START.
14. AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOADED WITH TOPSOIL TO A MINIMUM DEPTH OF 6" AND SEEDED WITH A MIX CONSISTING OF 40% PERENNIAL RYE GRASS, 40% BENTON BLUEGRASS, AND 20% KY BLUEGRASS. EXISTING CONDITIONS LIE UNDER OR ARE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
15. THESE SHALL BE NO SUBSTITUTION OF PLANT SPECIES WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
16. NO PLANTING SHALL BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
17. THERE SHALL BE NO SUBSTITUTION OF PLANT SPECIES WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
18. PLANTS TO BE THOROUGHLY WATERED AFTER INSTALLATION, AT LEAST TWICE WITHIN THE FIRST 24 HOURS.

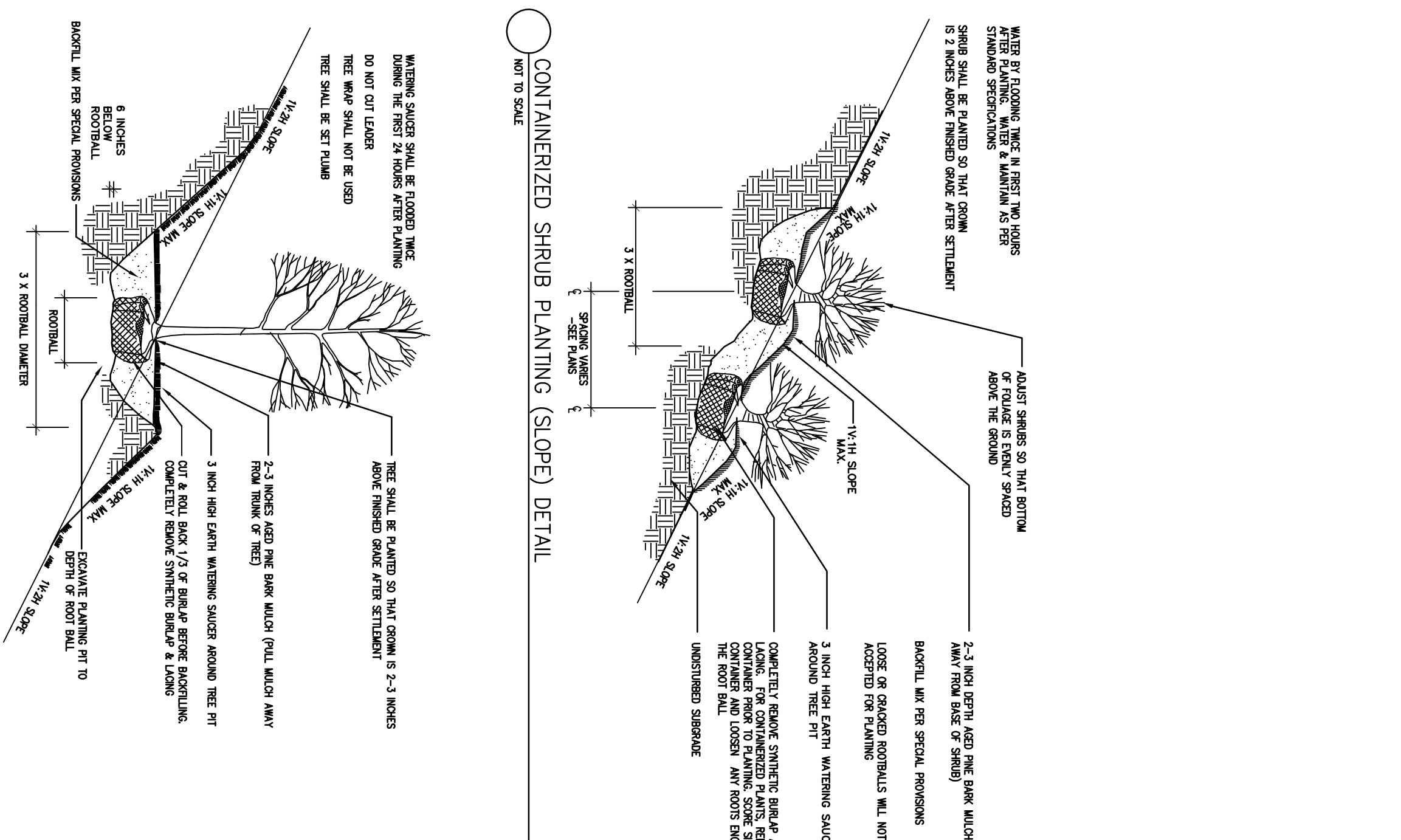
DECIDUOUS TREE PLANTING (SLOPE)



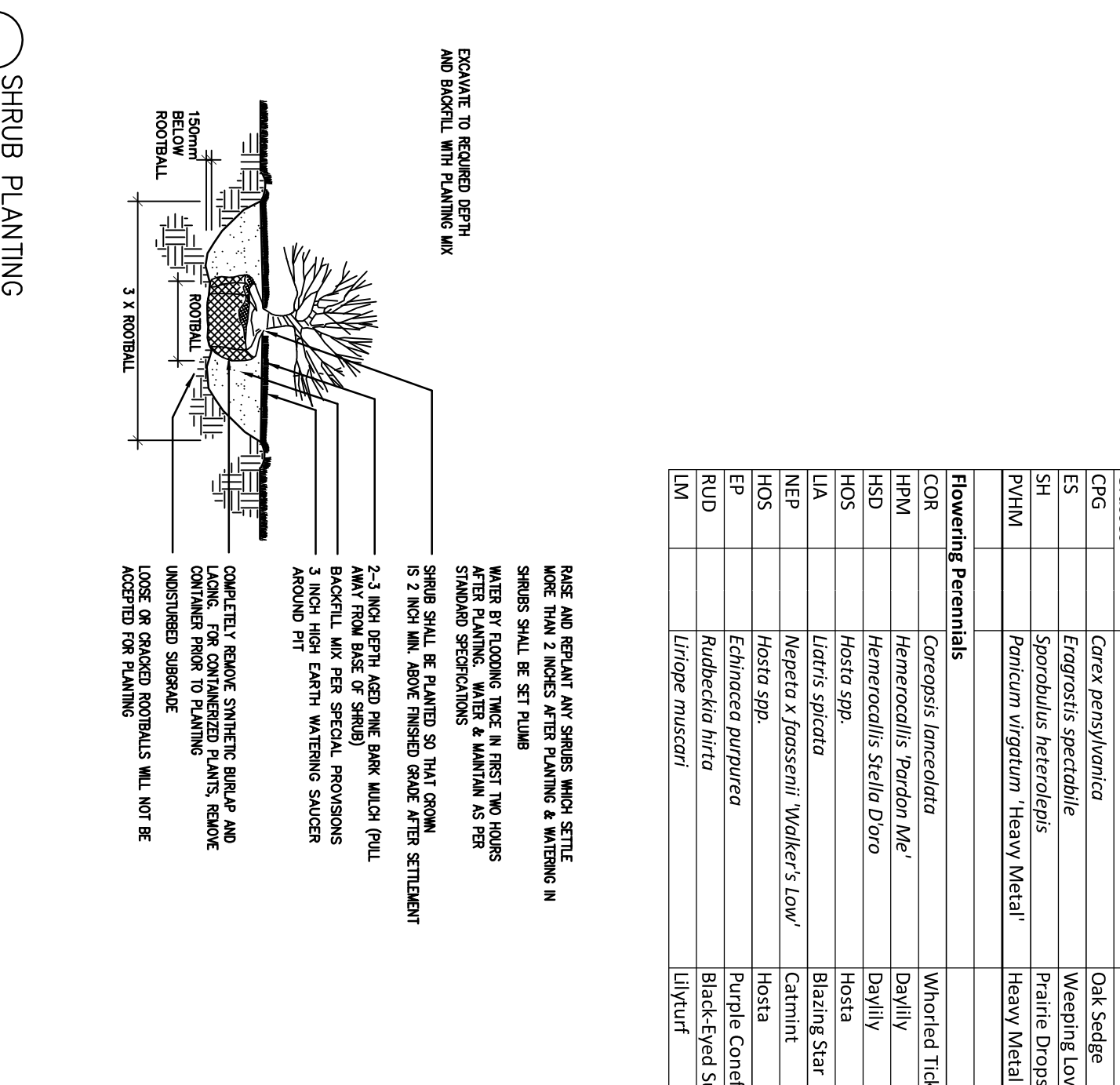
CONTAINERIZED SHRUB PLANTING (SLOPE) DETAIL



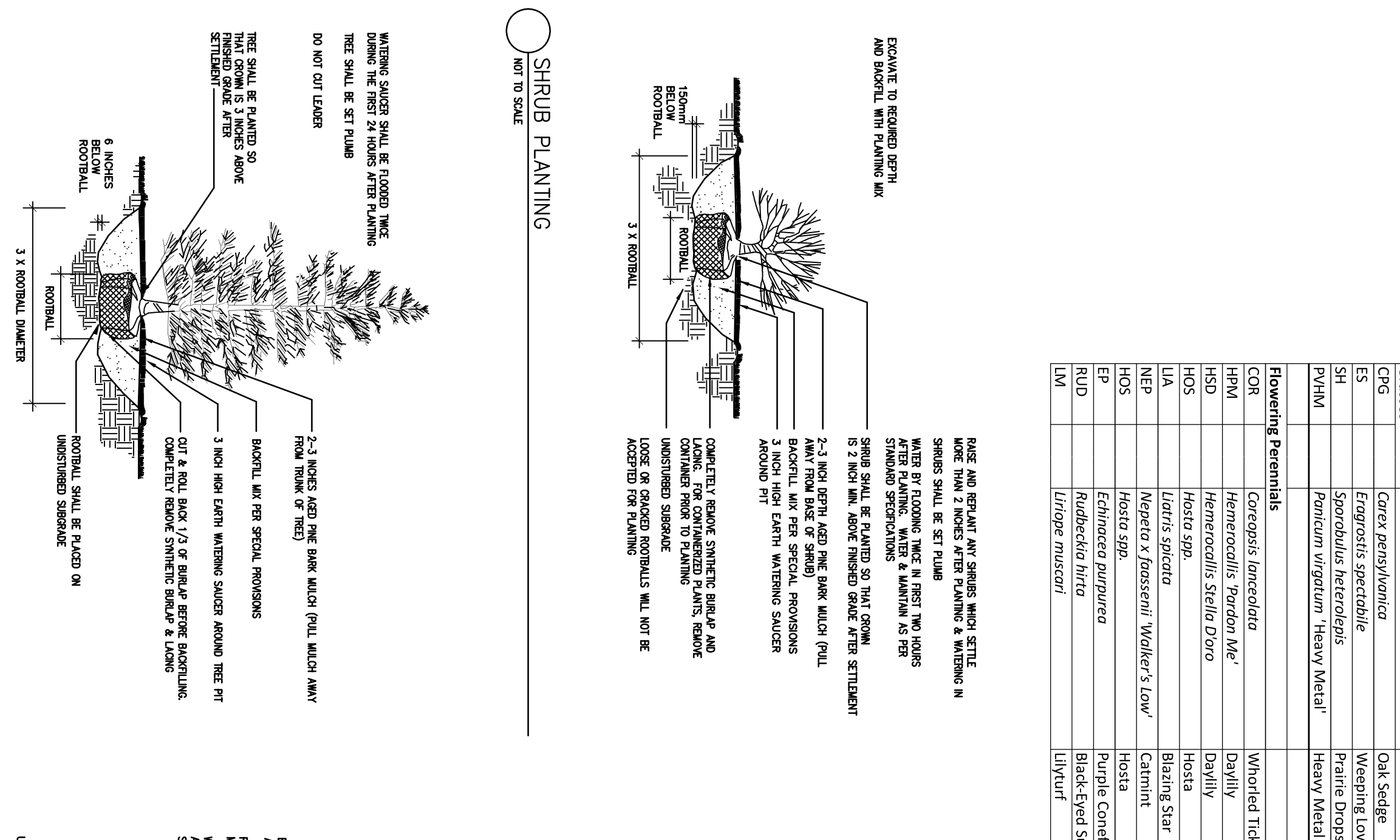
DECIDUOUS TREE PLANTING (SLOPE)



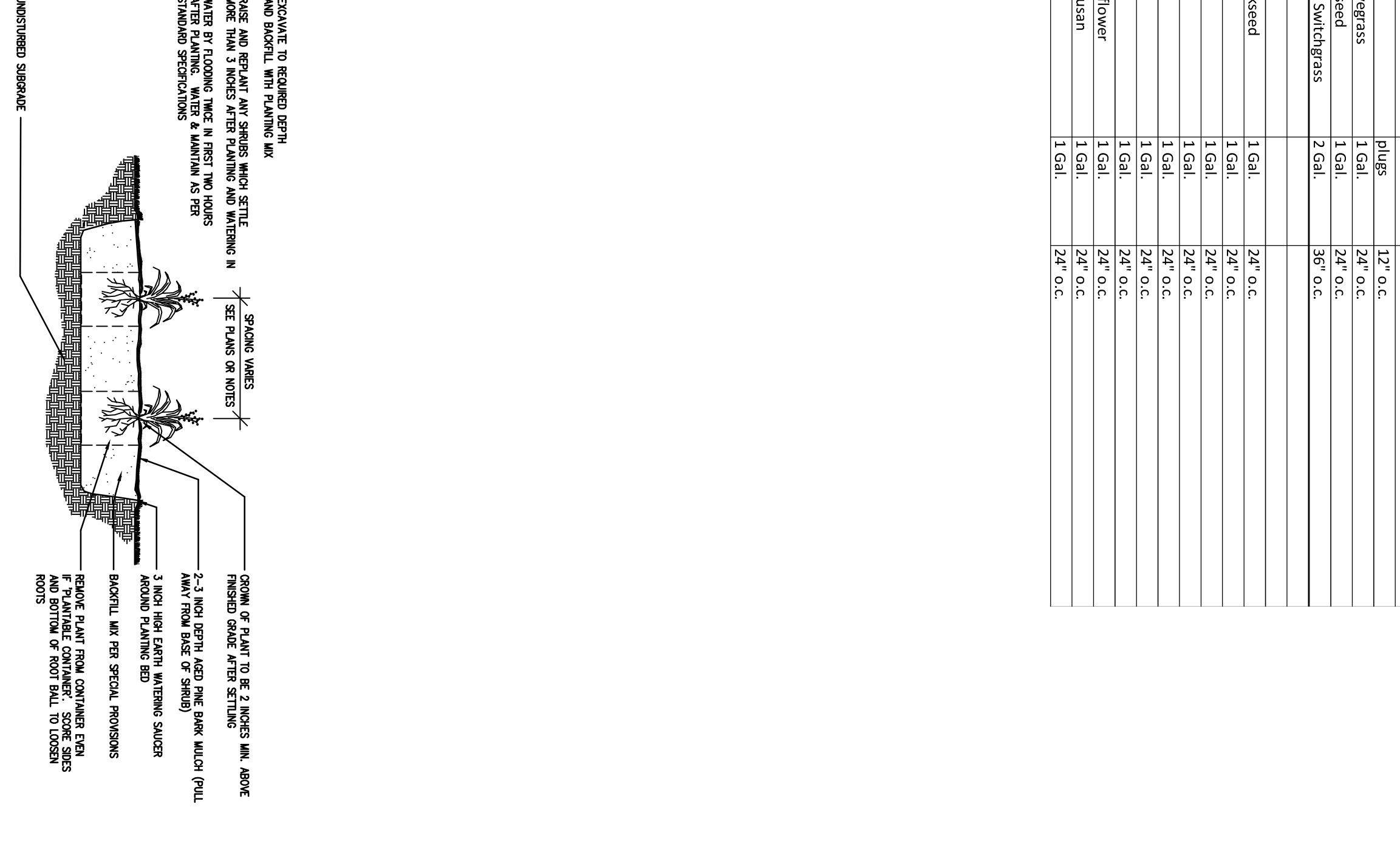
SHRUB PLANTING



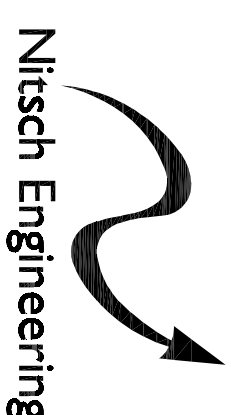
EVERGREEN TREE PLANTING



PERENNIAL PLANTING



Symbol	#	Botanical Name	Common Name	Size/Form	Remarks
Deciduous Trees:					
AN	5	<i>Acer negundo</i>	Box Elder	2-12' x 3" cal.	18B, Full, Symmetrical, High Branched
AR	10	<i>Acer rubrum</i>	Red Maple	3-3.12' x 2" cal.	18B, Full, Symmetrical, High Branched
BN	8	<i>Betula nigra</i>	River Birch	10-12'	18B, Full, Symmetrical, High Branched
CC	6	<i>Cornus americana</i>	Hop Hornbeam	2-12' x 3" cal.	18B, Full, Symmetrical, High Branched
NS	8	<i>Nyssa sylvatica</i>	Black Gum	3-3.12' x 2" cal.	18B, Full, Symmetrical, High Branched
PA	8	<i>Panicum virgatum</i>	London Plane	3-3.12' x 2" cal.	18B, Full, Symmetrical, High Branched
QP	9	<i>Quercus alba</i>	Pin Oak	3-3.12' x 2" cal.	18B, Full, Symmetrical, High Branched
QR	13	<i>Quercus rubra</i>	Red Oak	3-3.12' x 2" cal.	18B, Full, Symmetrical, High Branched
UA	5	<i>Ulmus americana</i>	Valley Forge Elm	3-3.12' x 2" cal.	18B, Full, Symmetrical, High Branched
ZS	5	<i>Zelkova serrata</i>	Japanese Zelkova	3-3.12' x 2" cal.	18B, Full, Symmetrical, High Branched
Flowering Trees:					
PS	7	<i>Prunus serrulata</i>	Columnar Sargent Cherry	10-12'	18B, Full, Symmetrical, Specimen
Coniferous Trees:					
JV	37	<i>Juniperus virginiana</i>	Eastern Redcedar	6-7' HT.	18B, Heavy, Strong Central Leader
Shrubs:					
AA	54	<i>Aronia arbutifolia</i>	Red Chokeberry	24-30"	Container
BD	35	<i>Buddleia davidii</i>	Butterfly Bush	7 gal.	Container
EC	51	<i>Erica carnea</i>	Spring Heath	1 gal.	Container
EF	20	<i>Euonymus fortunei</i>	Wintercreeper	3 gal.	Container
FI	93	<i>Forsythia intermedia</i>	Forsythia	3-4'	Container
HA	15	<i>Hydrangea arborescens</i>	Smooth Hydrangea	5 Gal.	Container
HM	29	<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea	5 Gal.	Container
IC	32	<i>Juniperus chinensis</i>	Sea Green Juniper	18-24"	Container
JH	76	<i>Juniperus horizontalis</i>	Bar Harbor Juniper	18-24" spr.	Container
LF	12	<i>Leucodermis fortuneana</i>	Drumming Lantana	7 Gal.	Container
PE	21	<i>Pentstemon quillifolius</i>	Shrubby Cinquefoil	18-24"	Container
PO	40	<i>Physocarpus opulifolius</i>	Ninebark	30-36"	Container
RA	41	<i>Rhus aromatica</i>	Low Green Sumac	3 Gal.	Container
RB	25	<i>Rhododendron Blue Baron</i>	Blue Baron Rhododendron	5 Gal.	Container
RY	25	<i>Rhododendron Yaku</i>	Yaku Rhododendron	5 Gal.	Container
RK	66	<i>Rosa Knockout</i>	Knockout Rose	3 Gal.	Container
SJ	13	<i>Spirea japonica</i>	Japanese Spirea	3 Gal.	Container
TD	35	<i>Taxus x media</i>	Dense Spreading Yew	3 Gal.	Container
Grasses:					
CGE		<i>Carex pennsylvanica</i>	Oak Sedge	12" o.c.	plugs
ES		<i>Elymus spectabilis</i>	Wheating Lovegrass	1 Gal.	24" o.c.
SH		<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 Gal.	24" o.c.
PVHM		<i>Panicum virgatum</i>	Heavy Metal Switchgrass	2 Gal.	36" o.c.
Flowering Perennials:					
COR		<i>Carex obovata</i>	Whorled Tussock	1 Gal.	24" o.c.
HRM		<i>Hemerocallis flurida</i>	Daylily	1 Gal.	24" o.c.
HSD		<i>Hemerocallis Stella D'Oro</i>	Daylily	1 Gal.	24" o.c.
HOA		<i>Hosta ssp.</i>	Hosta	1 Gal.	24" o.c.
LA		<i>Liatris spicata</i>	Blasting Star	1 Gal.	24" o.c.
NEP		<i>Nepeta x Bossini</i>	Walker's Lavender	1 Gal.	24" o.c.
HOS		<i>Hosta ssp.</i>	Hosta	1 Gal.	24" o.c.
EP		<i>Echinacea purpurea</i>	Purple Coneflower	1 Gal.	24" o.c.
RUD		<i>Rudbeckia hirta</i>	Black-eyed Susan	1 Gal.	24" o.c.
LVI		<i>Liatris spicata</i>	Walker's Lavender	1 Gal.	24" o.c.



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PLANT SCHEDULE AND DETAILS

 2 WELLS AVENUE

 NEWTON, MA 02459

PREPARED FOR:

TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC

 145 ROSEMARY STREET, NEEDHAM, MA 02494



NO.	REVISION	DATE

NITSCH PROJECT # 10444

 FILE:

 SCALE: 1" = 20'

 DATE: 05/08/2015

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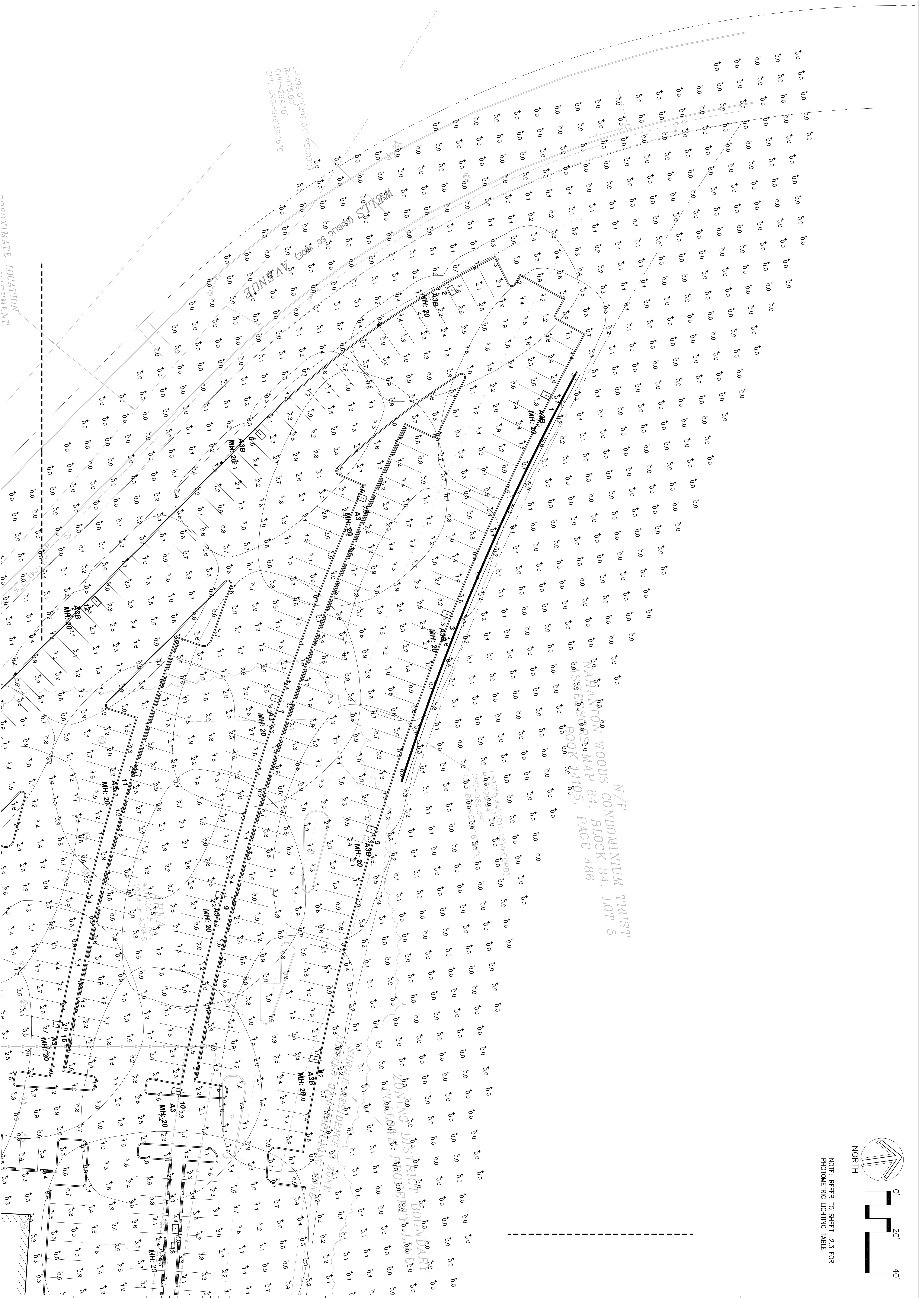
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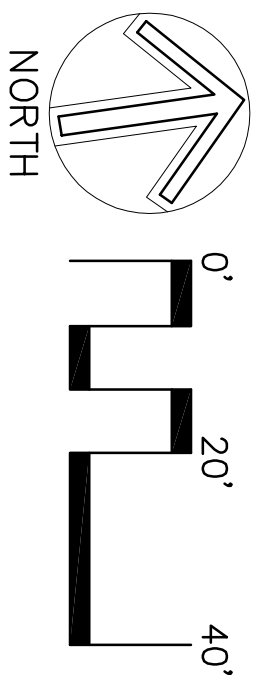
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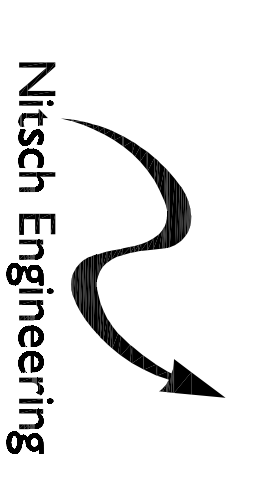
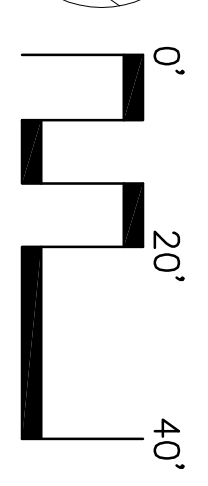
1-1.4



NOTE: REFER TO SHEET L2.3 FOR PHOTOMETRIC LIGHTING TABLE



NORTH



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LIGHTING PLAN 1
 2 WELLS AVENUE
 NEWTON, MA 02459

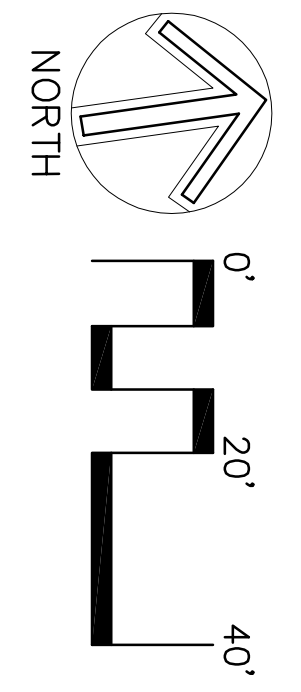
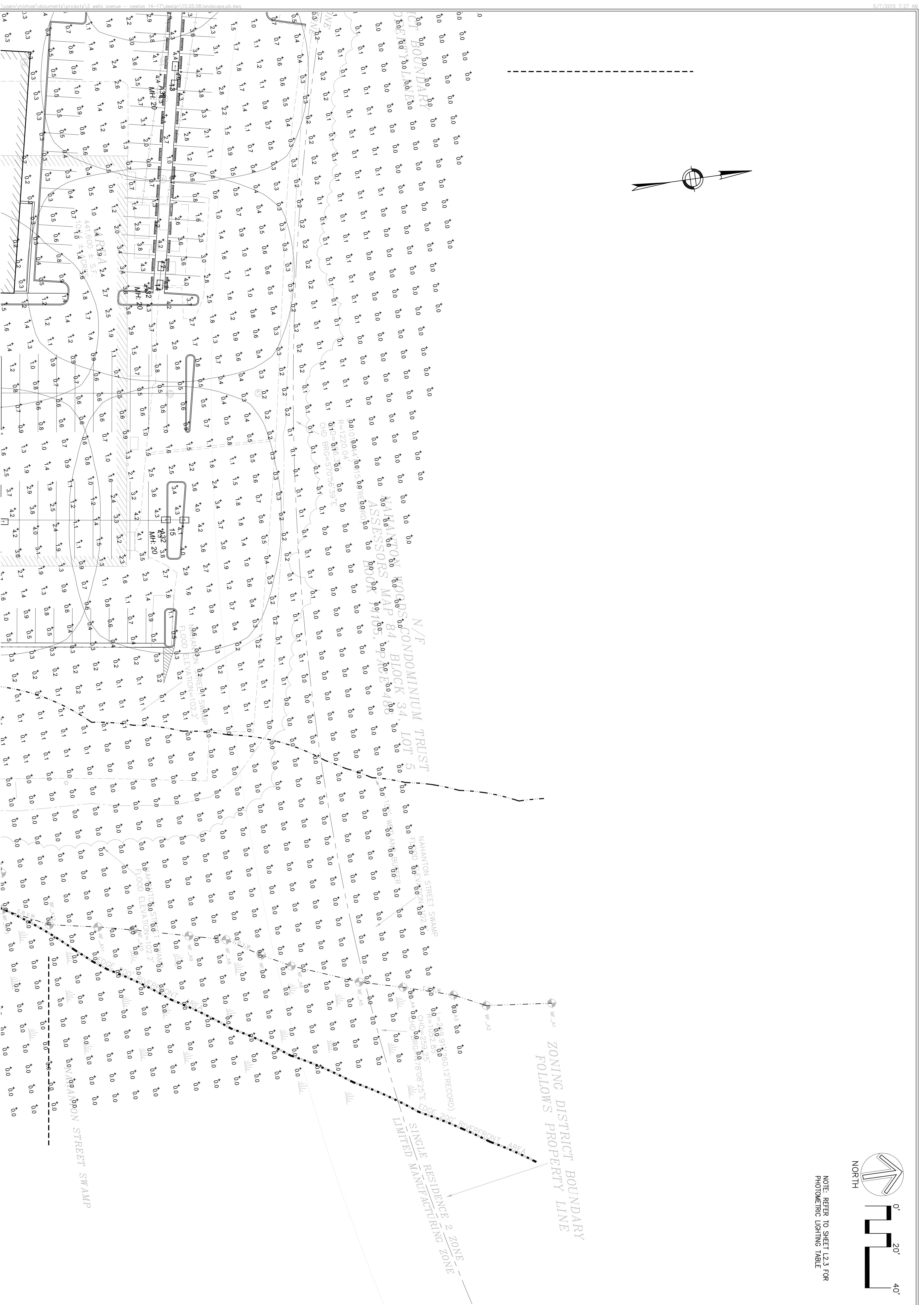
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TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
 145 ROSEMARY STREET, NEEDHAM, MA 02494



NO.	REVISION	DATE

PROJECT # 104644
 DATE: 05/08/2015
 SCALE: 1" = 20'
 PROJECT MANAGER: MHR
 SURVEYOR: MHR
 CHECKED BY: MHR
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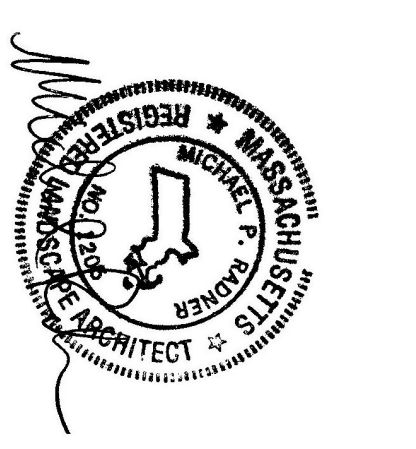
NOTE: REFER TO SHEET L2.3 FOR PHOTO-METRIC LIGHTING TABLE

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LIGHTING PLAN 2
 2 WELLS AVENUE
 NEWTON, MA 02459

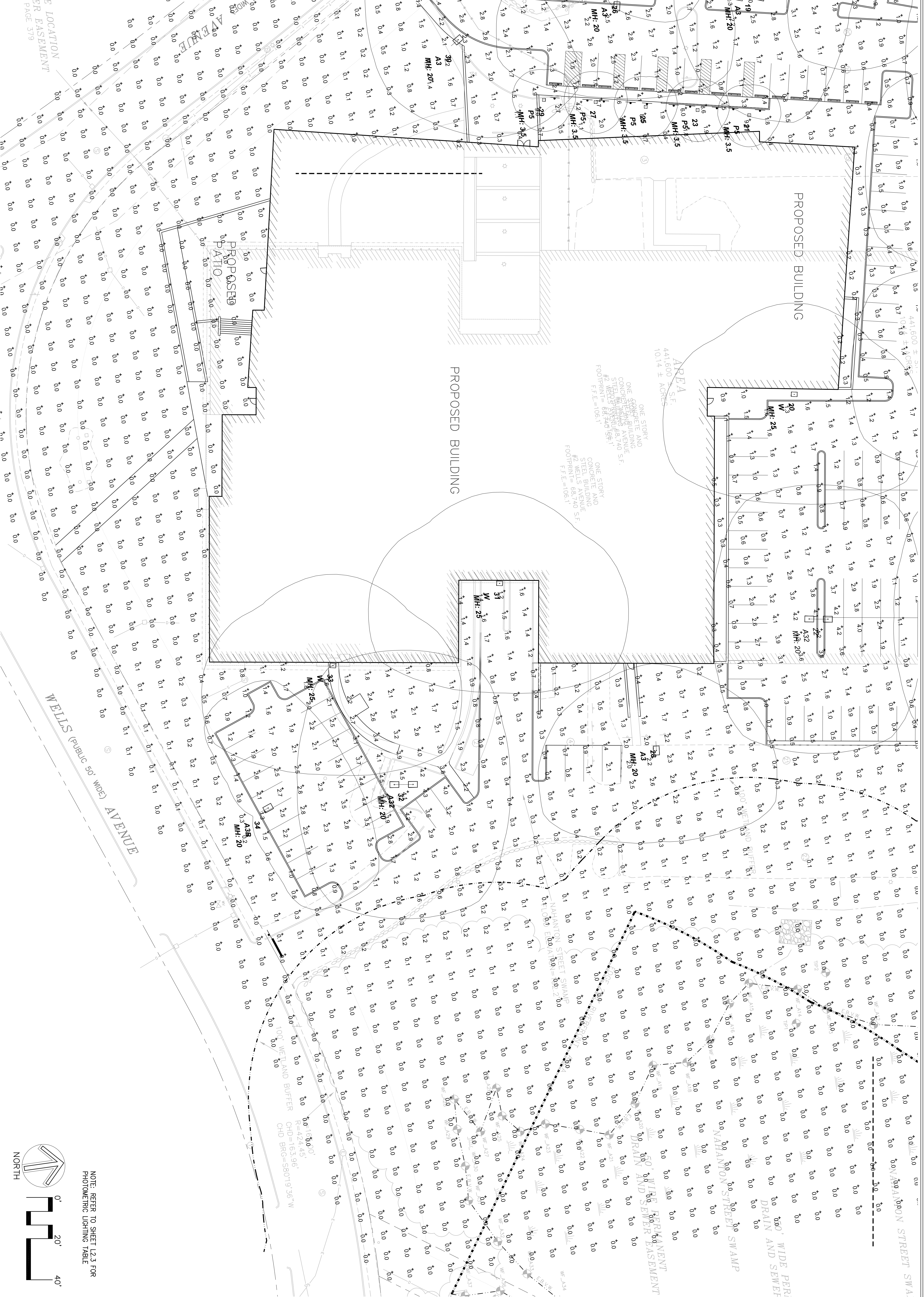
PREPARED FOR:
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 145 ROSEMARY STREET, NEEDHAM, MA 02494



NO.	REVISION	DATE

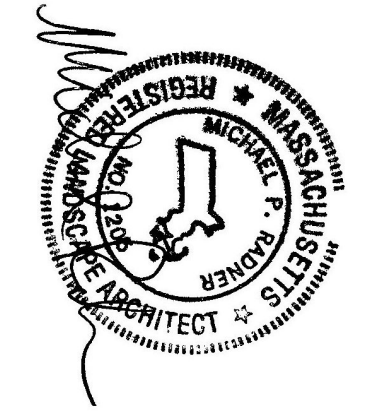
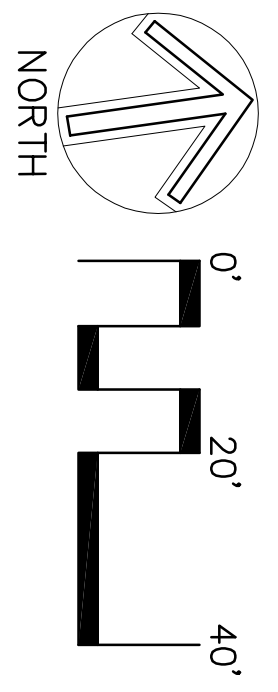
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 FILE: I" = 20"
 SCALE: 05/08/2015
 DATE: PROJECT MANAGER: MTHROWEST
 SURVEYOR: MTHROWEST
 DESIGNED BY: MTHROWEST
 CHECKED BY: MTHROWEST
 SHEET:

L-2.1



E LOCATION FOR EASEMENT PAGE 379

NOTE: REFER TO SHEET L2.3 FOR PHOTOMETRIC LIGHTING TABLE



LIGHTING PLAN 3
 2 WELLS AVENUE
 NEWTON, MA 02459

PREPARED FOR:
TWO WELLS AVENUE LLC C/O BAL MANAGEMENT LLC
 145 ROSEMARY STREET, NEEDHAM, MA 02494

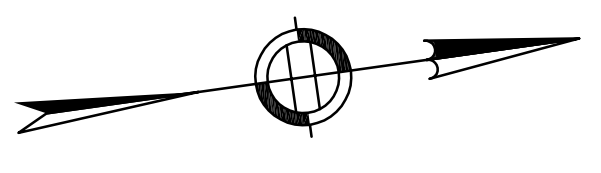
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NO.	REVISION	DATE

NITSCH PROJECT # 104444
 FILE: I = 20'
 SCALE: I = 20'
 DATE: 05/08/2015
 PROJECT MANAGER: MTHROWEST
 SURVEYOR: MTHROWEST
 DRAWN BY: MTHROWEST
 CHECKED BY: MTHROWEST
 SHEET: L-2.2

APPROXIMATE LOCATION
50' WIDE SEWER EASEMENT
BOOK 7257, PAGE 379



Luminaire	Label	X	Y	Z	Orient	TIR
1	A3B	6072.5	5772	20	235.89	0
2	A3B	5948.75	5668.25	20	21.532	0
3	A3B	6111.25	5649.25	20	241.133	0
4	A3	6049.25	5616.25	20	241.821	0
5	A3B	6270	5596.5	20	245.501	0
6	A3B	6006	5565	20	35.863	0
7	A3B	6140.25	5560.75	20	242.65	0
8	A3B	6316.75	5555.5	20	250.751	0
9	A3	6231.25	5527	20	247.671	0
10	A3	6327.75	5486.5	20	251.372	0
11	A3	6162.75	5480.5	20	67.319	0
12	A3B	6075.5	5474	20	92.07	0
13	A32	6392.25	5471.5	20	168.544	0
14	A32	6488	5451	20	168.544	0
15	A32	6607.25	5441.5	20	81.389	0
16	A3	6282.5	5433.75	20	251.565	0
17	A3	6192.25	5398.5	20	64.747	0
18	A3B	6148	5383.25	20	38.07	0
19	A3	6291.25	5363.5	20	71.046	0
20	W	6488	5357.5	25	349.759	0
21	P5	6348.75	5354.75	3.5	171.356	0
22	A32	6395.75	5354	20	81.389	0
23	P5	6342.75	5330.25	3.5	171.356	0
24	A3B	6238.25	5314	20	69.809	0
25	P5	6337.75	5306.5	3.5	171.356	0
26	A3	6283	5299.25	20	349.072	0
27	P5	6332	5281.75	3.5	171.356	0
28	A3	6243.5	5287.5	20	353.721	0
29	P5	6327.5	5257	3.5	171.356	0
30	A3	6295.25	5216	20	123.077	0
31	W	6657	5203	25	349.759	0
32	A32	6647.25	5143.25	20	82.519	0
33	W	6585.25	5117.25	25	349.759	0
34	A3B	6551	5072.25	20	170.593	0

Symbol	Qty	Label	Description	Arrangement	Am	Lum. Lumens	LLF	Filename
[Symbol]	10	A3B	ARE-EDG-A3B_06-E-UL-700-40K (700mA)	SINGLE	1.5	7603	0.900	ARE-EDG-A3B_06-E-UL-700-40K-CONFIGUREDIES
[Symbol]	11	A3	ARE-EDG-A3_06-E-UL-700-40K3	SINGLE	1.5	10655	0.900	ARE-EDG-A3_06-E-UL-700-40K3
[Symbol]	5	A32	ARE-EDG-A32_06-E-UL-700-40K3	BACKBACK	1.5	10655	0.900	ARE-EDG-A32_06-E-UL-700-40K3
[Symbol]	5	P5	PWY-EDG-P5_02-D-UL-55-40K (55mA)	SINGLE	0	1933	0.900	PWY-EDG-P5_02-D-UL-55-40K (55mA)
[Symbol]	3	W	SEC-EDG-W_06-E-12-700-40K (700mA)	SINGLE	0	10279	0.900	SEC-EDG-W_06-E-12-700-40K (700mA)

Calculation Summary	Calc Type	Units	Avg	Max	Min	AvgMin	MaxMin
Off Site	Illuminance	Fc	0.63	9.0	0.0	N.A.	N.A.

OMNI-LITE, INC.
283 WINDY HILL ROAD
MILFORD, MA 01850
PH # 781-272-2300, FAX # 781-272-0789 www.omni-lite.com
THESE DRAWINGS ARE FOR CONCEPTUAL USE ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION.
REPRESENTED ARE AN APPROXIMATION GENERATED FROM
DATA SUPPLIED BY LAMP MFG. AND TESTING LABS.

ARE-EDG-2M-DA
OmniLite
LED Luminaire
Type: SL2

Product Description:
The ARE-EDG-2M-DA is a high performance, high efficiency, high output LED luminaire. It is designed for use in a variety of applications, including street lighting, parking lots, and industrial facilities. The luminaire features a die-cast aluminum housing and a polycarbonate lens. It is available in a variety of finishes and mounting options.

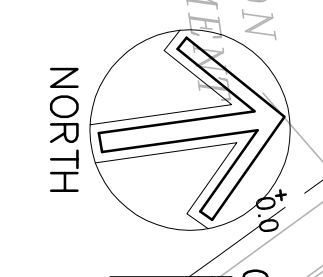
Performance Summary:
Rated Input Power: 200W
Rated Output Power: 180W
Rated Voltage: 120V
Rated Current: 1.5A
Rated Power Factor: 0.95
Rated Efficiency: 90%

Accessories:
Mounting Hardware
Cable Management
Weather Protection

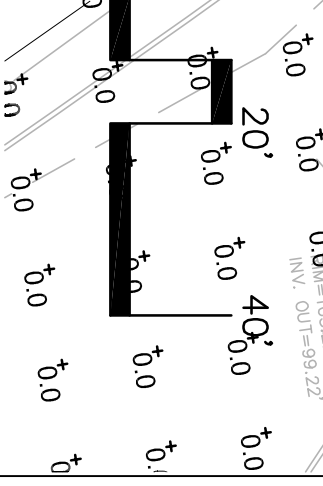
CEC (CALIFORNIA ENERGY EFFICIENCY) RATING:
The luminaire has a CEC rating of 1.5, which is the highest rating available for this type of luminaire. This indicates that the luminaire is highly energy efficient and will save money on electricity bills.

Manufacturer:
CREE
1000 SHERBORNE F RD
PHILADELPHIA, PA 19104

APPROXIMATE LOCATION
50' WIDE SEWER EASEMENT
BOOK 7257, PAGE 379



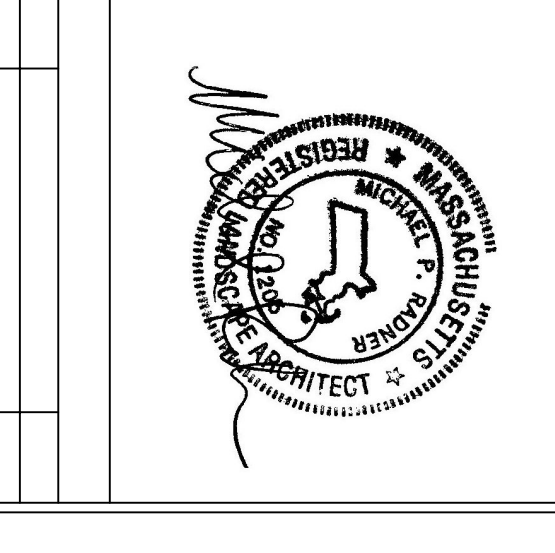
L=321.87'
R=2025.00'
CHD=321.53'
CHD BRG=N33°08'05"W



L-2.3

NO.	REVISION	DATE

PROJECT MANAGER: [Name]
DATE: 05/08/2015
SCALE: 1" = 20'
SURVEYOR: [Name]
DESIGNED BY: [Name]
CHECKED BY: [Name]



LIGHTING PLAN 4
2 WELLS AVENUE
NEWTON, MA 02459

PREPARED FOR:
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