

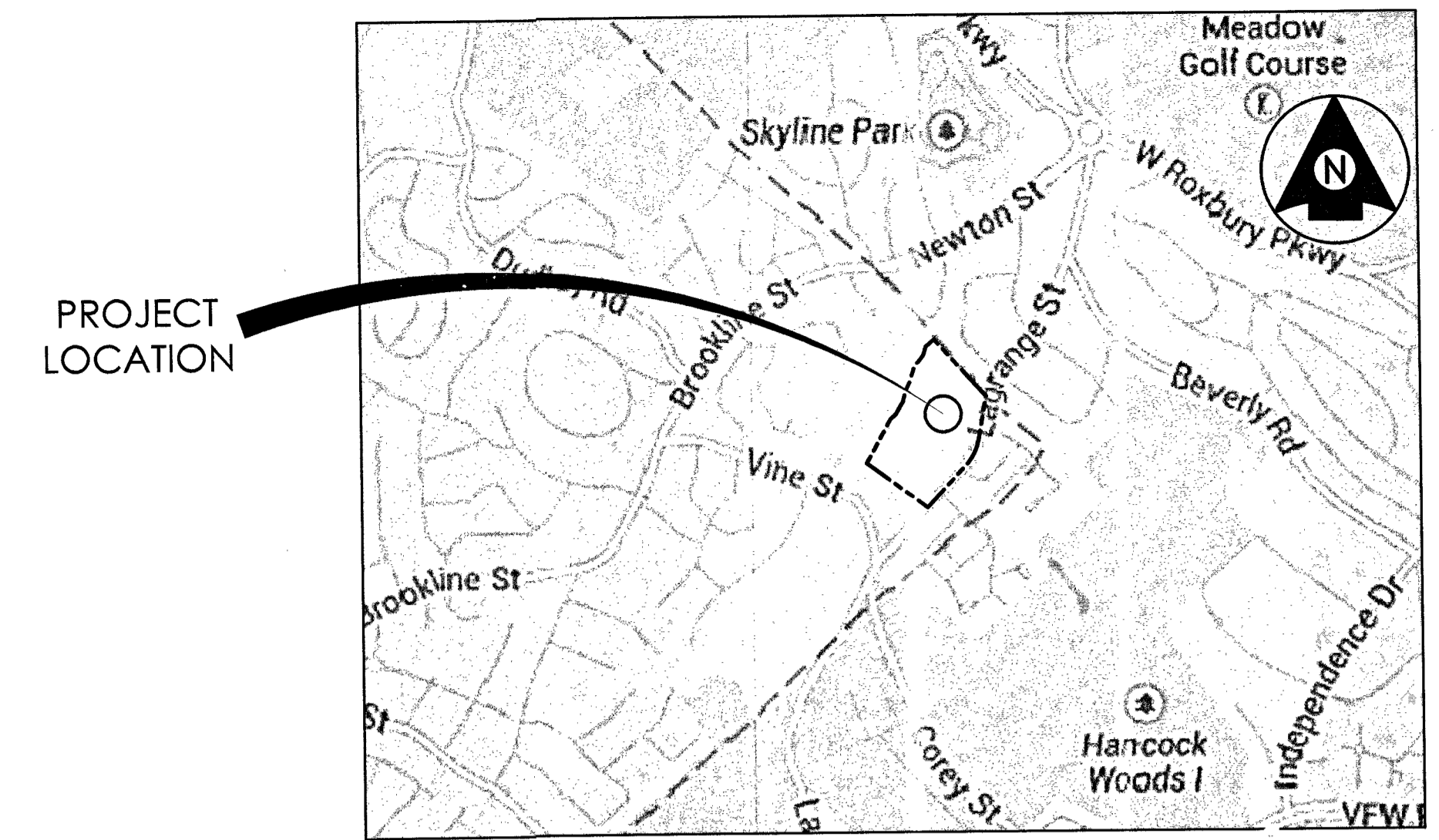


SPECIAL PERMIT DRAWING SET FOR:

THE RESIDENCES AT KESSELER WOODS

Newton, Massachusetts

ISSUED: AUGUST 4, 2014
 REVISED: AUGUST 29, 2014
 OCTOBER 24, 2014



LOCUS MAP
SCALE: N.T.S

APPLICANT

CHESTNUT HILL REALTY DEVELOPMENT, LLC
 300 INDEPENDENCE DRIVE
 CHESTNUT HILL, MA 02467
 617.323.2100

OWNER

KESSELER DEVELOPMENT, LLC
 400 BLUE HILL DRIVE
 WESTWOOD, MA 02090

LANDSCAPE ARCHITECT AND CIVIL ENGINEER

STANTEC PLANNING AND LANDSCAPE ARCHITECTURE P.C.
 226 CAUSEWAY STREET
 BOSTON, MA 02114
 617.523.8103

ARCHITECT

THE ARCHITECTURAL TEAM, INC
 50 COMMANDMENTS WAY
 CHELSEA, MA 02150
 617.889.4402

ZONING DATA - MR-3			
	REQUIRED / ALLOWED	CURRENT SPECIAL PERMIT	PROPOSED
MINIMUM LOT SIZE	10,000 S.F.	640,847 S.F. (14.7 ACRES)	640,847 S.F. (14.7 ACRES)
CONTINUOUS FRONTAGE	80'	625' +/- (LAGRANGE STREET)	625' +/- (LAGRANGE STREET)
MINIMUM FRONT YARD	15'	203' +/-	150' +/-
MINIMUM SIDE YARD	14'	110' +/- (NEWTON/BROOKLINE TOWN LINE) 202' +/- (SOUTHWEST PROPERTY LINE)	182' +/- (NEWTON/BROOKLINE TOWN LINE) 516' +/- (SOUTHWEST PROPERTY LINE)
MINIMUM REAR YARD	24'	77' +/-	60' +/-
MINIMUM DISTANCE FROM STRUCTURE TO STREET	150' (FOOTNOTE 5)	202' +/-	150' +/-
MINIMUM DISTANCE FROM STRUCTURE TO LOT LINE	75' (FOOTNOTE 5)	112' +/-	182' +/-
MINIMUM SETBACKS TO LOT LINES	50' (FOOTNOTE 5)	203' FRONT; 77' REAR; 110' SIDE	150' FRONT; 60' REAR; 182' SIDE
MAXIMUM NUMBER OF STORIES	4 STORIES (FOOTNOTE 5)	3.5 STORIES	4 STORIES MAX.
MAXIMUM BLDG HEIGHT	48' (FOOTNOTE 5)	46.75'	48' MAX.
MAXIMUM BLDG LOT COVERAGE BY STRUCTURES	45%	8% +/-	8% +/-
MINIMUM AMOUNT OF OPEN SPACE	30%	80% +/-	85% +/-
PARKING			
MINIMUM CAR PARKING REQUIREMENT	2 SPACES FOR EACH DWELLING UNIT	146 SPACES FOR 62 UNITS	160 SPACES FOR 80 UNITS
CAR PARKING SPACES	9x17' WITH OVERHANG AND 24' AISLE PARALLEL 9'X21'	9x19' WITH OVERHANG AND 20' AISLE PARALLEL 10'X20'	9x17' WITH OVERHANG AND 24' AISLE PARALLEL 9'X21'
ACCESSIBLE PARKING SPACES	2 VAN ACCESSIBLE	1 VAN ACCESSIBLE	2 VAN ACCESSIBLE
PARKING SETBACK	15' AT STREET R.O.W.	93' +/-	96' +/-

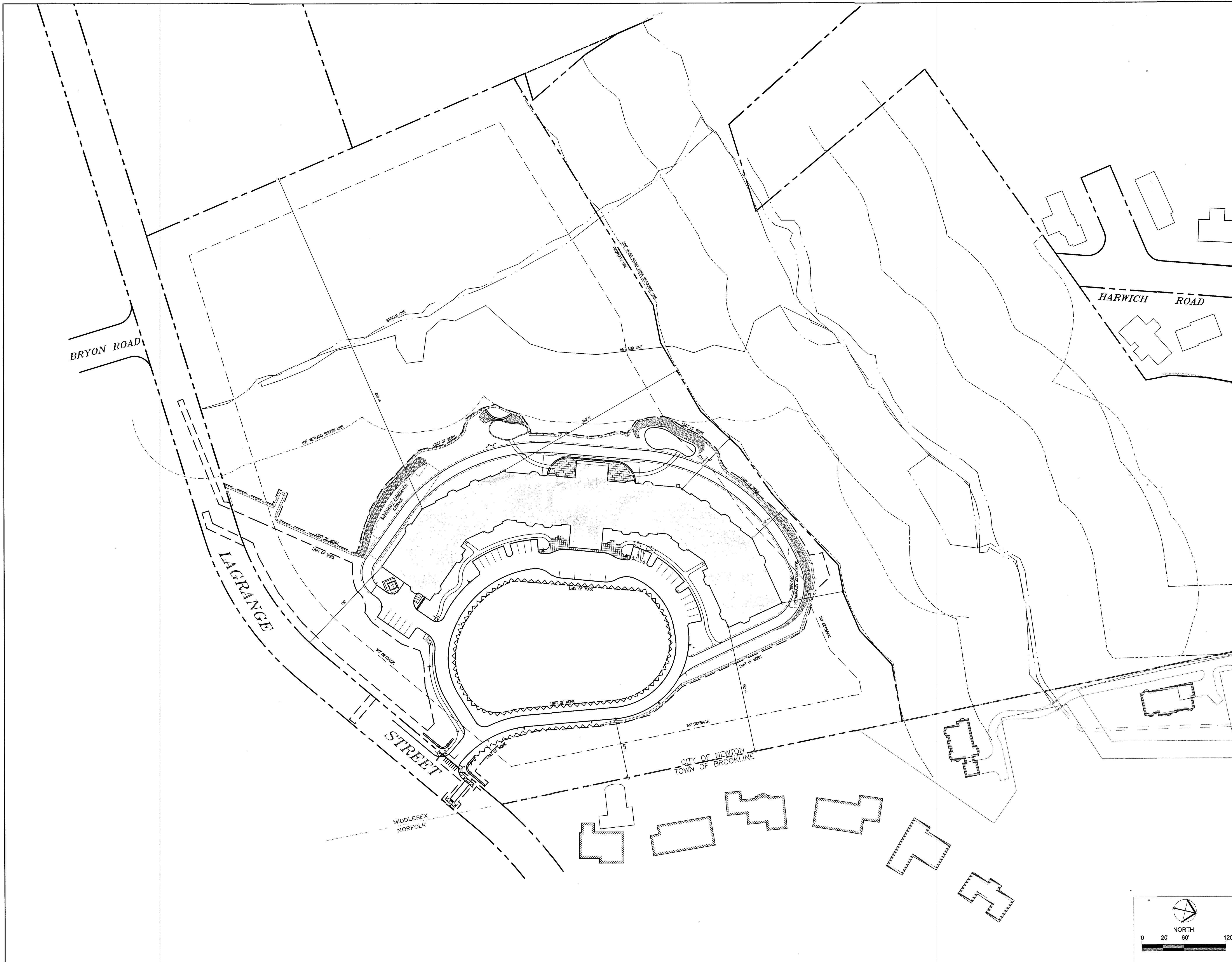
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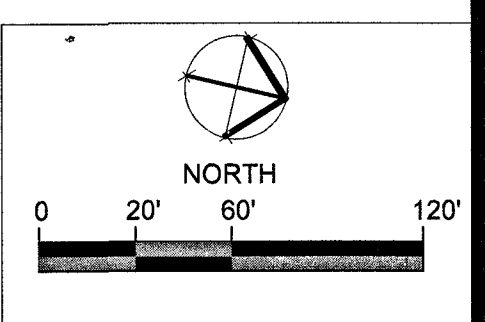
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Permit-Seal

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

Title
OVERALL SITE PLAN

Project No. 210801167
Scale AS NOTED



LEGEND

---	PROPERTY LINE
---	LIMIT OF WORK LINE
---	50' SETBACK
~	ROCK FACE
•	SITE LIGHTING
□	CONCRETE PAVEMENT
VCC	VERTICAL GRANITE CURB
IC	INTEGRAL CONCRETE CURB
CB	CAPE COD BERM

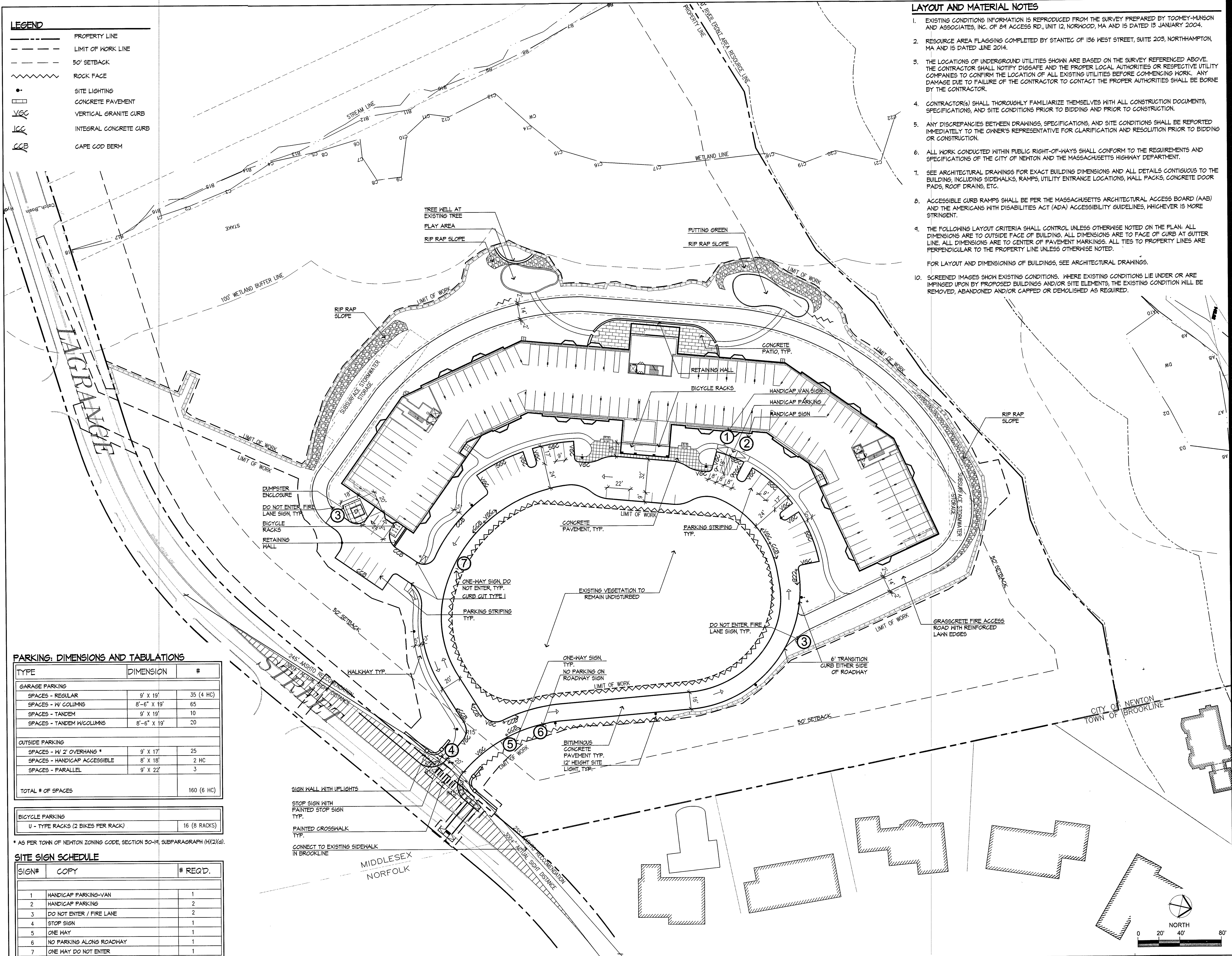
LAYOUT AND MATERIAL NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY TOOMEY-MUNSON AND ASSOCIATES, INC. OF 84 ACCESS RD., UNIT 12, NORWOOD, MA AND IS DATED 13 JANUARY 2004.
 - RESOURCE AREA FLAGGING COMPLETED BY STANTEC OF 136 WEST STREET, SUITE 203, NORTHAMPTON, MA AND IS DATED JUNE 2014.
 - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DISSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
 - CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
 - ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
 - ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF NEWTON AND THE MASSACHUSETTS HIGHWAY DEPARTMENT.
 - SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
 - ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
 - THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



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PARKING: DIMENSIONS AND TABULATIONS

TYPE	DIMENSION	#
GARAGE PARKING		
SPACES - REGULAR	9' X 19'	35 (4 HC)
SPACES - W/ COLUMNS	8'-6" X 19'	65
SPACES - TANDEM	9' X 19'	10
SPACES - TANDEM W/COLUMNS	8'-6" X 19'	20
OUTSIDE PARKING		
SPACES - W/ 2' OVERHANG *	9' X 17'	25
SPACES - HANDICAP ACCESSIBLE	8' X 18'	2 HC
SPACES - PARALLEL	9' X 22'	3
TOTAL # OF SPACES		160 (6 HC)

BICYCLE PARKING	
U - TYPE RACKS (2 BIKES PER RACK)	16 (8 RACKS)

* AS PER TOWN OF NEWTON ZONING CODE, SECTION 50-19, SUBPARAGRAPH (H)(2)(d).

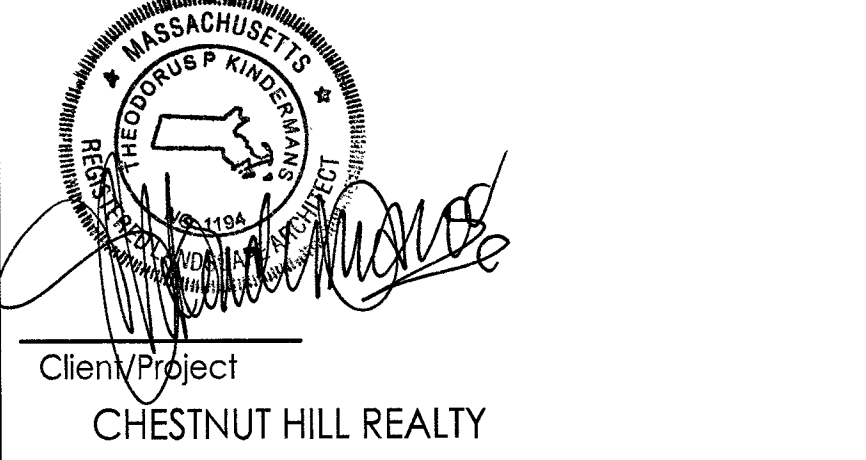
SITE SIGN SCHEDULE

SIGN#	COPY	# REQ'D.
1	HANDICAP PARKING-VAN	1
2	HANDICAP PARKING	2
3	DO NOT ENTER / FIRE LANE	2
4	STOP SIGN	1
5	ONE WAY	1
6	NO PARKING ALONG ROADWAY	1
7	ONE WAY DO NOT ENTER	1

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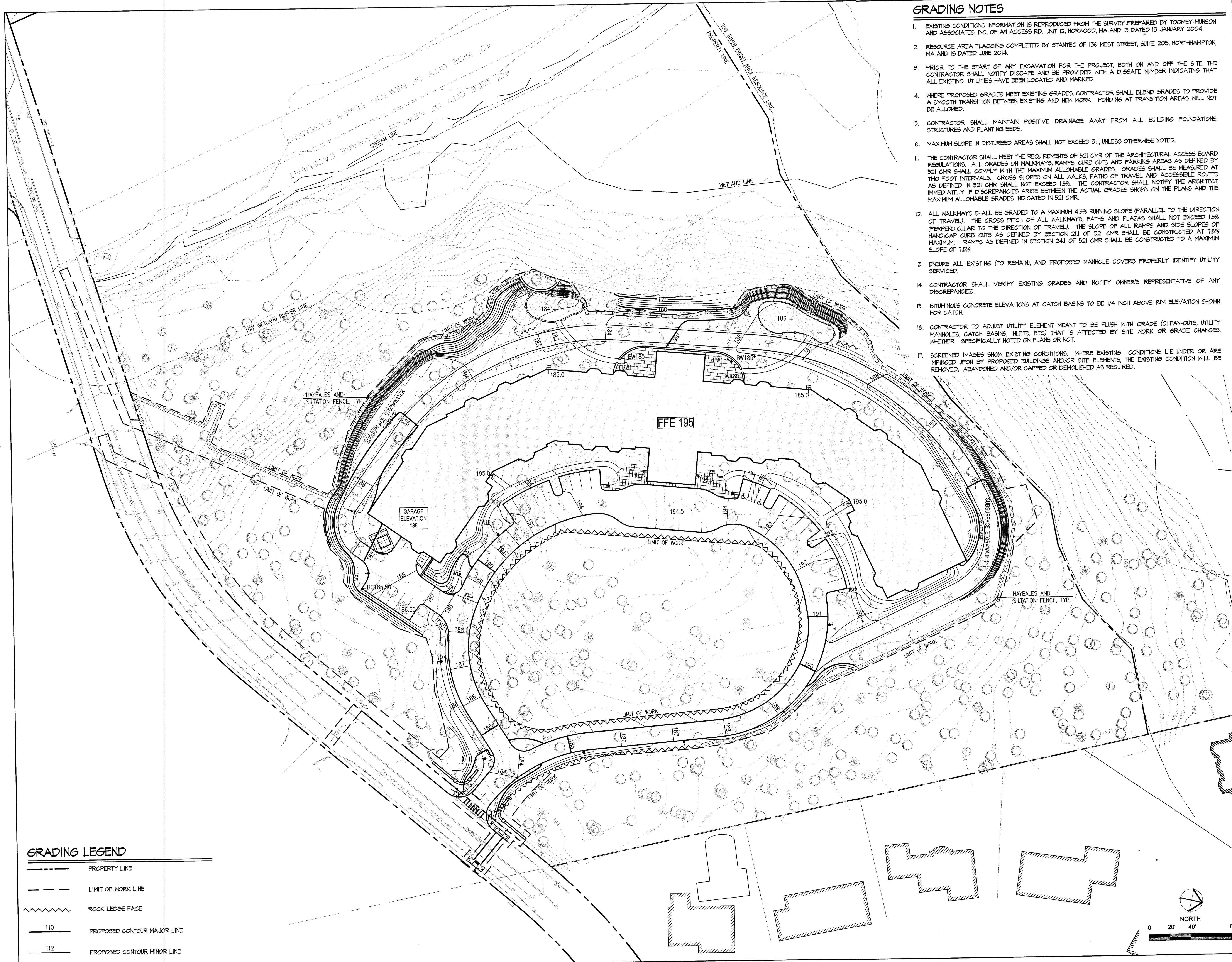
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Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT
KESSELER WOODS
NEWTON, MA

Title
LAYOUT AND MATERIALS PLAN

Project No. 210801167 Scale AS NOTED



GRADING LEGEND

---	PROPERTY LINE
---	LIMIT OF WORK LINE
~~~~~	ROCK LEDGE FACE
110	PROPOSED CONTOUR MAJOR LINE
112	PROPOSED CONTOUR MINOR LINE

**GRADING NOTES**

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY TOOMEY-MUNSON AND ASSOCIATES, INC. OF 49 ACCESS RD, UNIT 12, NORWOOD, MA AND IS DATED 13 JANUARY 2004.
- RESOURCE AREA FLAGGING COMPLETED BY STANTEC OF 136 WEST STREET, SUITE 203, NORTHAMPTON, MA AND IS DATED JUNE 2014.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF 521 CMR OF THE ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL GRADES ON WALKWAYS, RAMPS, CURB CUTS AND PARKING AREAS AS DEFINED BY 521 CMR SHALL COMPLY WITH THE MAXIMUM ALLOWABLE GRADES. GRADES SHALL BE MEASURED AT TWO FOOT INTERVALS. CROSS SLOPES ON ALL WALKS, PATHS OF TRAVEL AND ACCESSIBLE ROUTES AS DEFINED IN 521 CMR SHALL NOT EXCEED 1.5%. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARISE BETWEEN THE ACTUAL GRADES SHOWN ON THE PLANS AND THE MAXIMUM ALLOWABLE GRADES INDICATED IN 521 CMR.
- ALL WALKWAYS SHALL BE GRADED TO A MAXIMUM 4.5% RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL). THE CROSS PITCH OF ALL WALKWAYS, PATHS AND PLAZAS SHALL NOT EXCEED 1.5% (PERPENDICULAR TO THE DIRECTION OF TRAVEL). THE SLOPE OF ALL RAMPS AND SIDE SLOPES OF HANDICAP CURB CUTS AS DEFINED BY SECTION 211 OF 521 CMR SHALL BE CONSTRUCTED AT 1.5% MAXIMUM. RAMPS AS DEFINED IN SECTION 241 OF 521 CMR SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 1.5%.
- ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
- CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.



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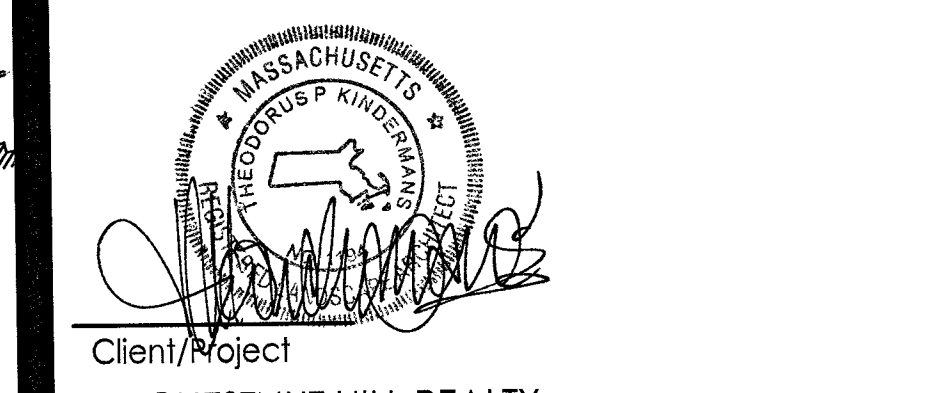
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Client/Project  
CHESTNUT HILL REALTY  
THE RESIDENCES AT  
KESSELER WOODS  
NEWTON, MA  
Title  
GRADING PLAN

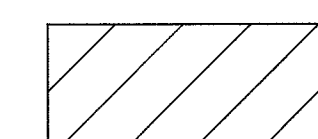
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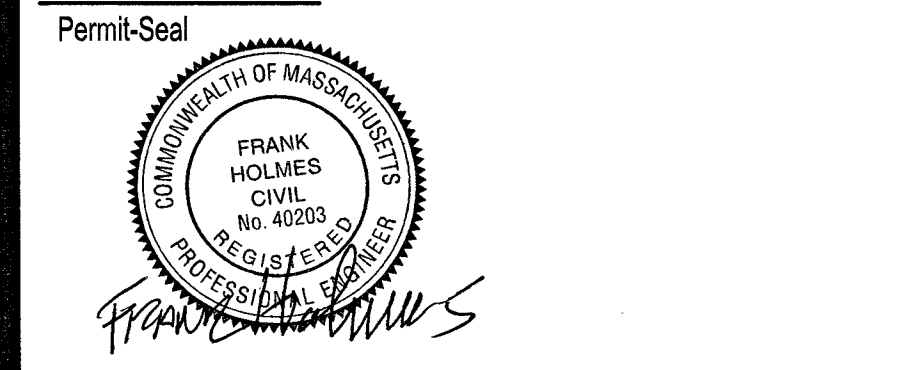
PROPOSED CUTS



PREVIOUSLY APPROVED CUTS

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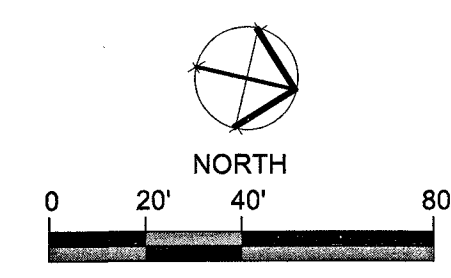


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CHESTNUT HILL REALTY  
THE RESIDENCES AT  
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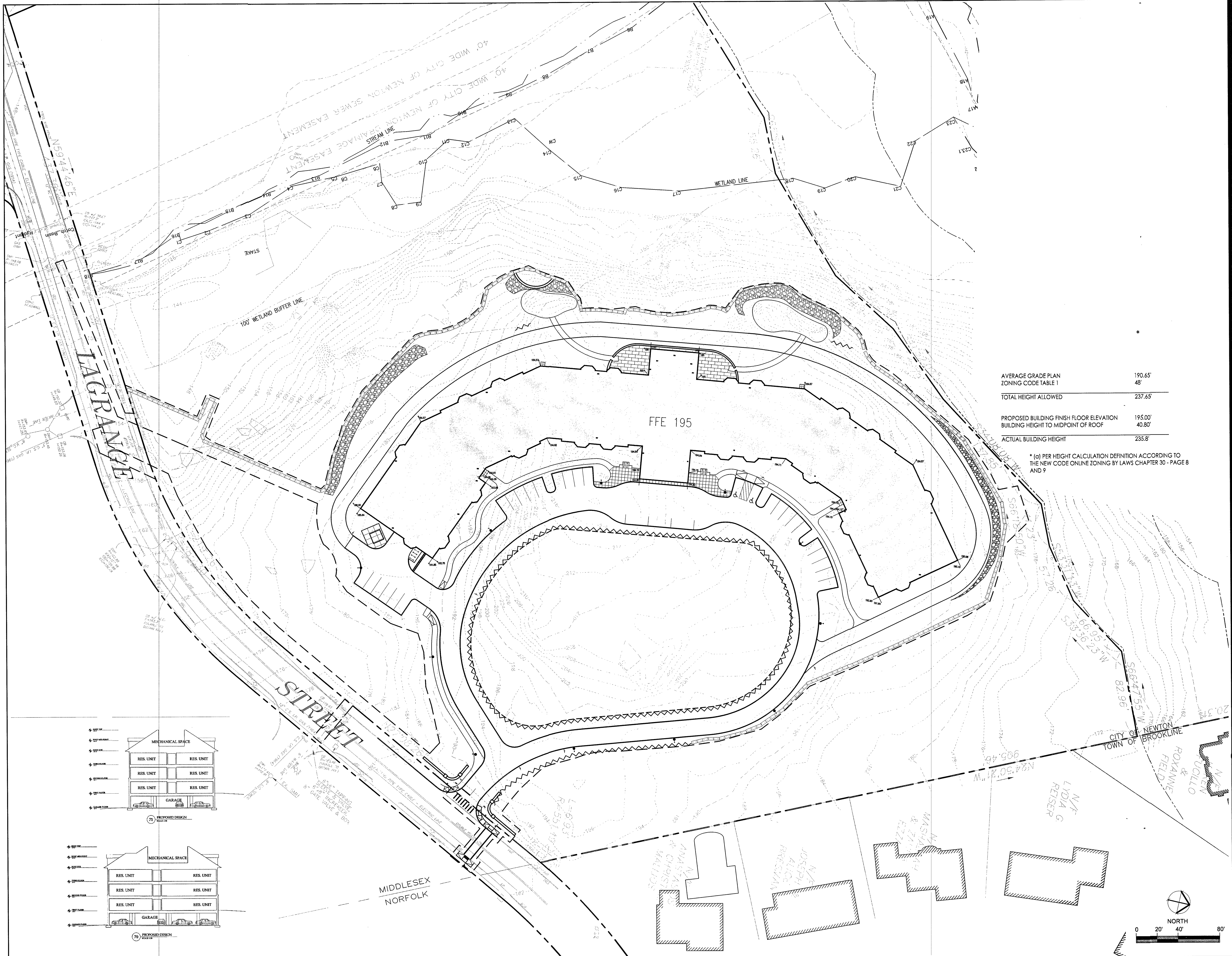
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BLASTING COMPARISON PLAN

Project No. 210801167 Scale AS NOTED

Drawing No. L-201



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AVERAGE GRADE PLAN	190.65'
ZONING CODE TABLE 1	48'
TOTAL HEIGHT ALLOWED	237.65'
PROPOSED BUILDING FINISH FLOOR ELEVATION	195.00'
BUILDING HEIGHT TO MIDPOINT OF ROOF	40.80'
ACTUAL BUILDING HEIGHT	235.8'

* (a) PER HEIGHT CALCULATION DEFINITION ACCORDING TO THE NEW CODE ONLINE ZONING BY LAWS CHAPTER 30 - PAGE 8 AND 9

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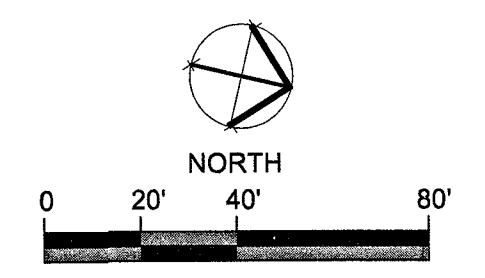
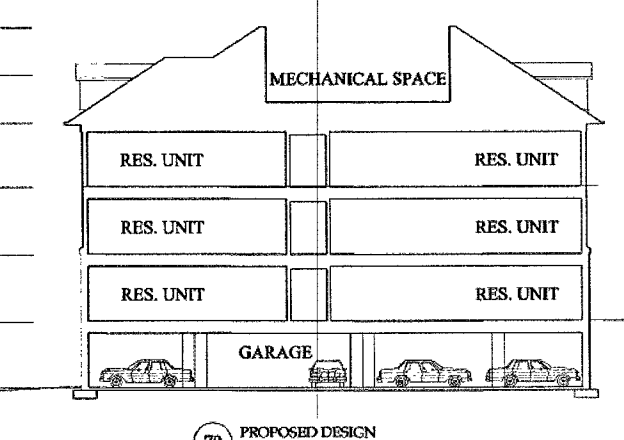
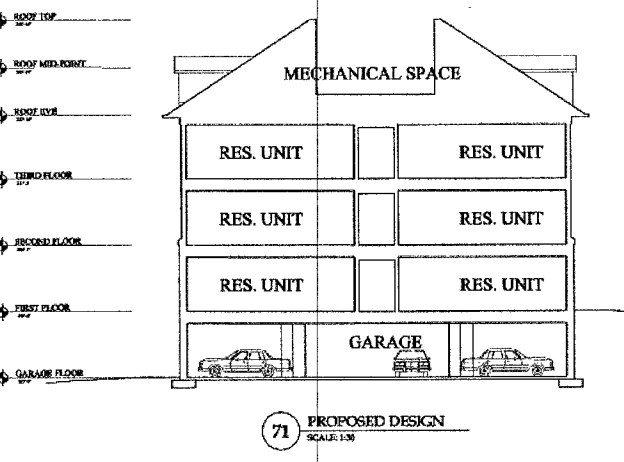


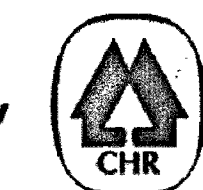
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 HEIGHT CALCULATION PLAN

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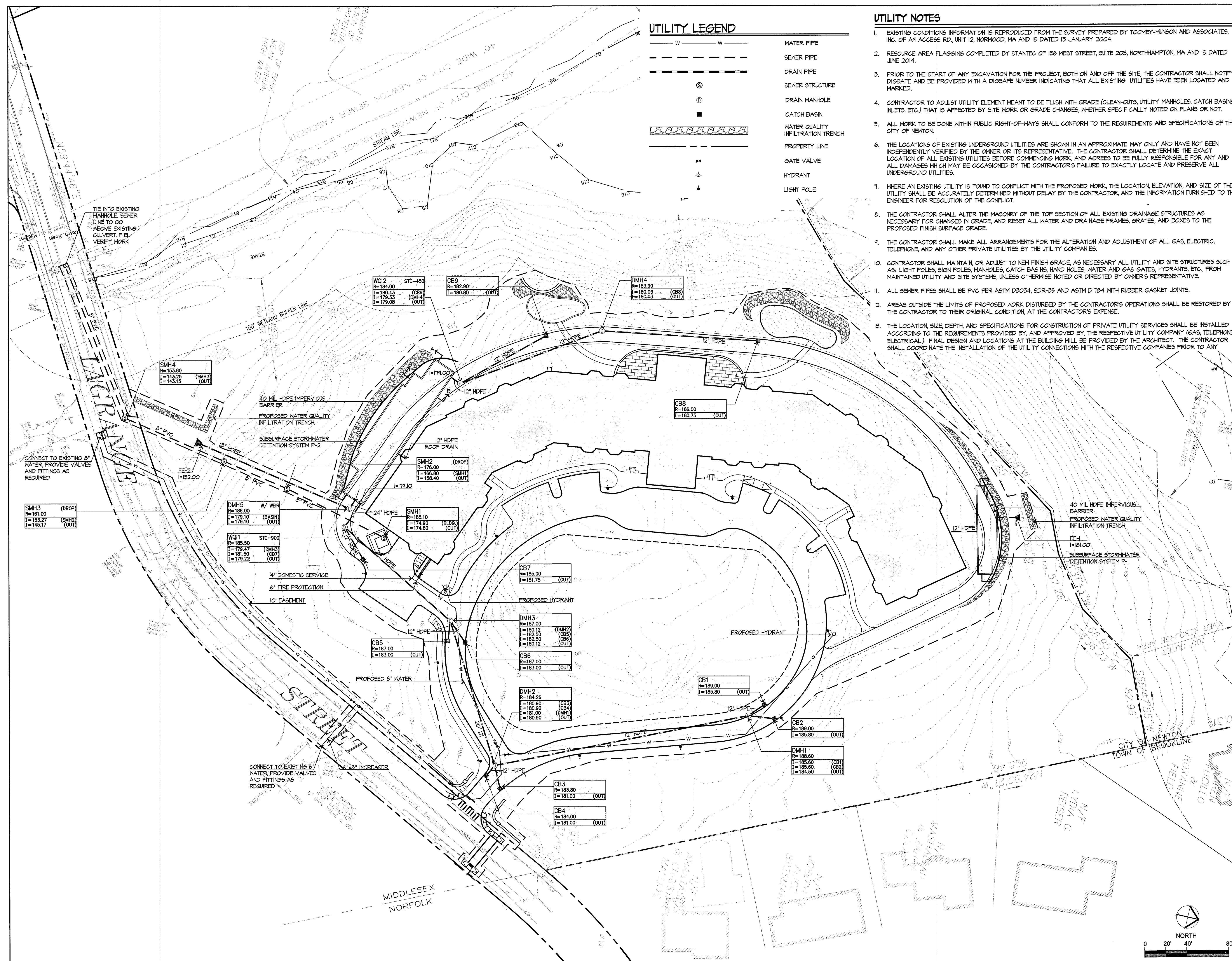


### UTILITY LEGEND

— W — W —	WATER PIPE
---	SEWER PIPE
---	DRAIN PIPE
⊙	SEWER STRUCTURE
⊙	DRAIN MANHOLE
■	CATCH BASIN
⊘	WATER QUALITY INFILTRATION TRENCH
---	PROPERTY LINE
⊕	GATE VALVE
⊕	HYDRANT
⊕	LIGHT POLE

### UTILITY NOTES

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- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
- ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF NEWTON.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES, AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- CONTRACTOR SHALL MAINTAIN, OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS: LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1184 WITH RUBBER GASKET JOINTS.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY



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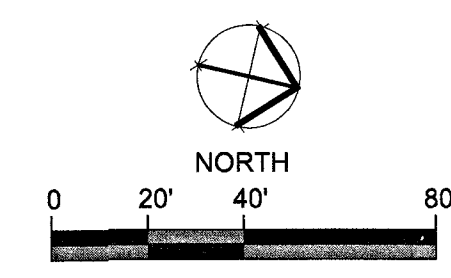
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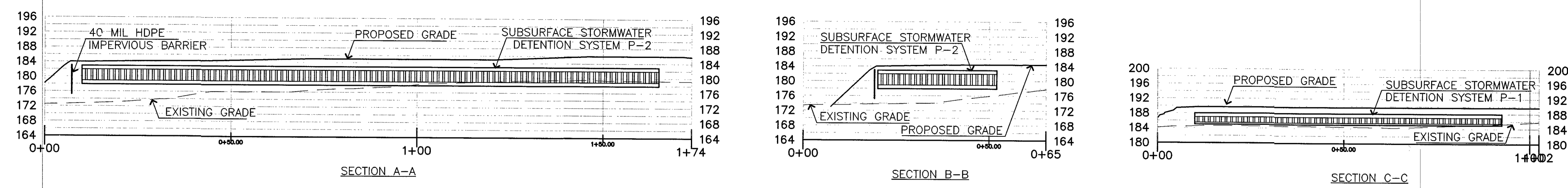
FRANK HOLMES  
CIVIL  
No. 40203  
REGISTERED PROFESSIONAL ENGINEER

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

Project No. 210801167 Scale AS NOTED

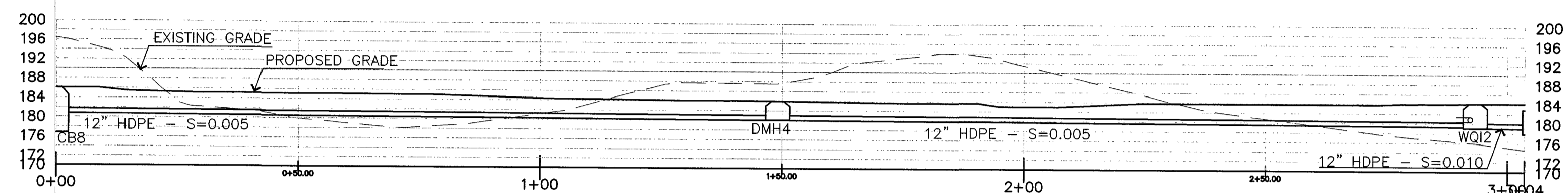


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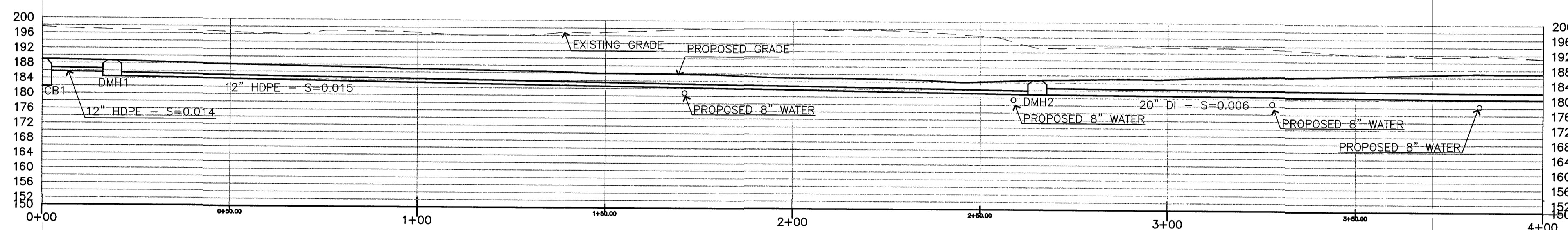
**1 SUBSURFACE STORMWATER DETENTION SYSTEM SECTIONS**

SCALE: NTS



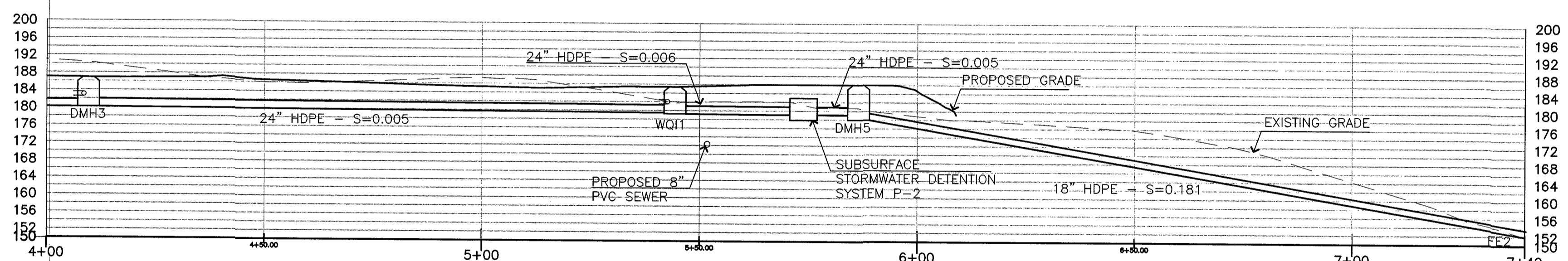
**2 CB8 TO P2**

SCALE: NTS



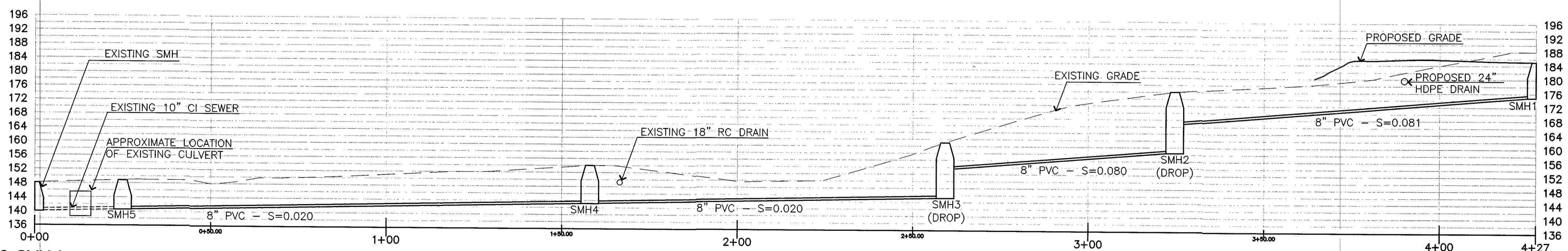
**3 CB1 TO FE2**

SCALE: NTS



**4 EXISTING SMH TO SMH 1**

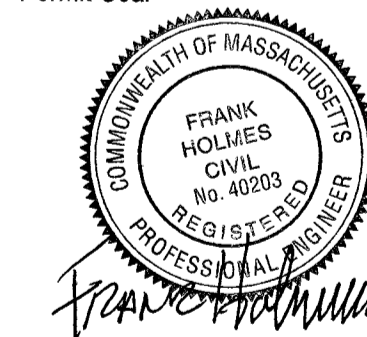
SCALE: NTS



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SPECIAL PERMIT FILING	CL/JM	TPK	08.04.14
VARIOUS EDITS	CL/JM	TPK	07.14.14
SITE PLAN	JM	TPK	11.28.13
Issued	By	Appd.	MM.DD.YY

File Name:	JM/CL		
	Dwn.	Chkd.	Dgn.
			MM.DD.YY

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

Title  
UTILITY PROFILES

Project No. 210801167  
Scale 1" = 20'



**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
<b>DECIDUOUS TREES</b>					
AG	ACER GRiseum	PAPERBARK MAPLE	1	3 - 3 1/2" CAL.	
AS	ACER SACCHARUM	SUGAR MAPLE	21	3 - 3 1/2" CAL.	
GT	GLEDITSIA TRIANCANTHOS	HONEY LOCUST	35	3 - 3 1/2" CAL.	
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	37	3 - 3 1/2" CAL.	
<b>ORNAMENTAL TREES</b>					
AA	AMELANCHIER ARBOREA	SERVICEBERRY	45	3 - 3 1/2" CAL.	MULTI STEM
BJ	BETULA PAPIRIFERA	PAPER BIRCH	16	3 - 3 1/2" CAL.	TRIPLE CLUMP
CC	CERCIS CANADENSIS	EASTERN REDBUD	31	3 - 3 1/2" CAL.	
CP	CARPINUS CAROLINIANA	BRADFORD PEAR	12	3 - 3 1/2" CAL.	
HV	HAMAMALIS VIRGINIANA	WITCH-HAZEL	24	3 - 3 1/2" CAL.	
<b>EVERGREEN TREES</b>					
AC	ABIES CONCOLOR	WHITE FIR	44	8-10' / 3" CAL	
CF	CHAMAECYPARIS 'FILIFERA AUREA'	CHAMAECYPARIS	19	8-10' / 3" CAL	
PN	PINUS NIGRA 'AUSTRIACA'	AUSTRIAN PINE	60	8-10' / 3" CAL	
PS	PINUS STROBUS	WHITE PINE	146	8-10' / 3" CAL	
TO	THUJA OCCIDENTALIS x 'GREEN GIANT'	GREEN GIANT ARBORVITAE	67	8-10' / 3" CAL	
<b>DECIDUOUS SHRUBS</b>					
AZ	AZALEA ABORESCENS	AZALEA			
CA	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SUMMERSWEET			
COA	CORNUS 'ARCTIC FIRE'	'ARCTIC FIRE' DOGWOOD			
COB	CORNUS 'BUDS YELLOW'	'BUDS YELLOW' DOGWOOD			
FG	FOTHERGILLA GARDENII	FOTHERGILLA			
FS	FORSYTHIA X INTERMEDIA 'SPECTABILIS'	FORSYTHIA			
HD	HYDRANGEA LIMELIGHT	LIMELIGHT HYDRANGEA			
KL	KALMIA LATIFOLIA	MOUNTAIN LAUREL			
<b>EVERGREEN SHRUBS</b>					
ILS	ILEX X BLUE PRINCE	'BLUE PRINCE' HOLLY			
ILC	ILEX X BLUE PRINCESS	'BLUE PRINCESS' HOLLY			
RD	RHODODENDRON 'MIDNIGHT RUBY'	'MIDNIGHT RUBY' HYDRANGEA			
<b>VINES</b>					
HA	HYDRANGEA ANOMOLA 'PETIOLARIS'	CLIMBING HYDRANGEA	17	#5 POT	BASE OF LEDGE

**PERENNIALS/GRASSES**

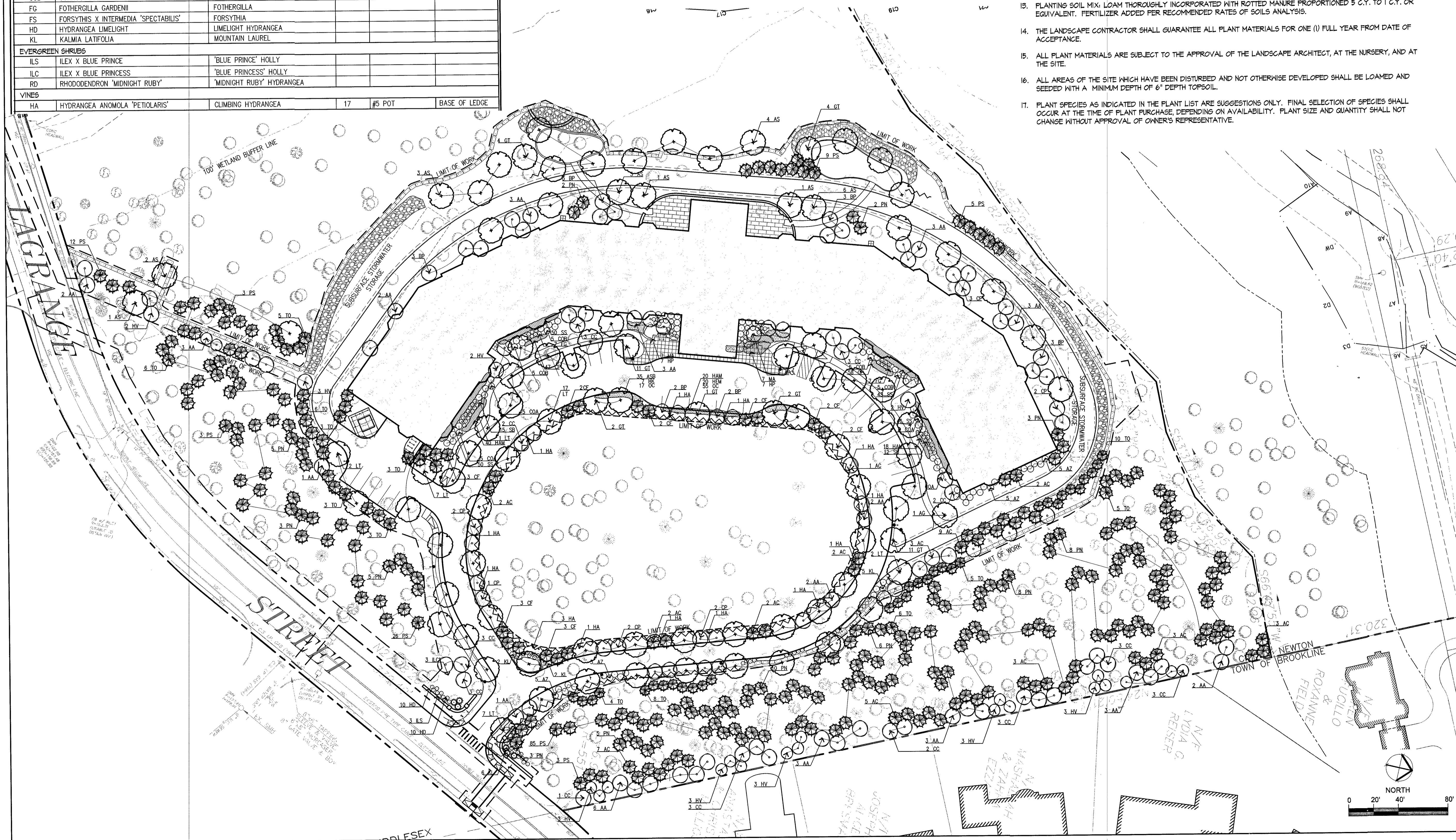
AS	ASTILBE 'SNOWDRIFT'	ASTILBE	#2 POT
ASB	ASTILBE 'BURGUNDY RED'	ASTILBE	#2 POT
HP	HOSTA 'PATRIOT'	HOSTA	#2 POT
HK	HOSTA 'KROSS REGAL'	HOSTA	#2 POT
IV	IRIS VERSICOLOR	IRIS	#2 POT
MA	MATTEUCCUA STRUTHIOPTERIS	OSTRICH FERN	#2 POT
OC	OSMUNDA CINNAMONEA	CINNAMON FERN	#1 POT
SS	SCHIZACEHYMON SCOPARIUM	LITTLE BLUE STEM	#1 POT

**LEGEND**

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- VINES
- LIMIT OF WORK
- PROPERTY LINE
- ROCK LEDGE FACE

**PLANTING NOTES**

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY TOOMEY-MANSON AND ASSOCIATES, INC. OF 44 ACCESS RD., UNIT 12, NORWOOD, MA AND IS DATED JANUARY 2004.
- RESOURCE AREA FLAGGING COMPLETED BY STANTEC OF 136 WEST STREET, SUITE 203, NORTHHAMPTON, MA AND IS DATED JUNE 2014.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF HOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.



**Stantec**  
 226 Causeway Street  
 Boston MA U.S.A., 02114  
 www.stantec.com  
 P.617.523.8103

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**Chestnut Hill Realty**

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

Title  
 PLANTING PLAN

Project No. 210801167 Scale AS NOTED



**LEGEND**

	TREE TO BE REMOVED
	LIMIT OF WORK

**TO BE REMOVED:**

PINE TOTAL	297.00 CALIPER INCHES
ALL DECIDUOUS	3,284.00 CALIPER INCHES
TOTALS	3,581.00 CALIPER INCHES
	266 LIVE TREES

**TREES TO BE ADDED:**

PINE TOTAL	1,008.00 CALIPER INCHES
ALL DECIDUOUS	666.00 CALIPER INCHES
TOTALS	1,674.00 CALIPER INCHES
	558 PROPOSED TREES

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			MM.DD.YY

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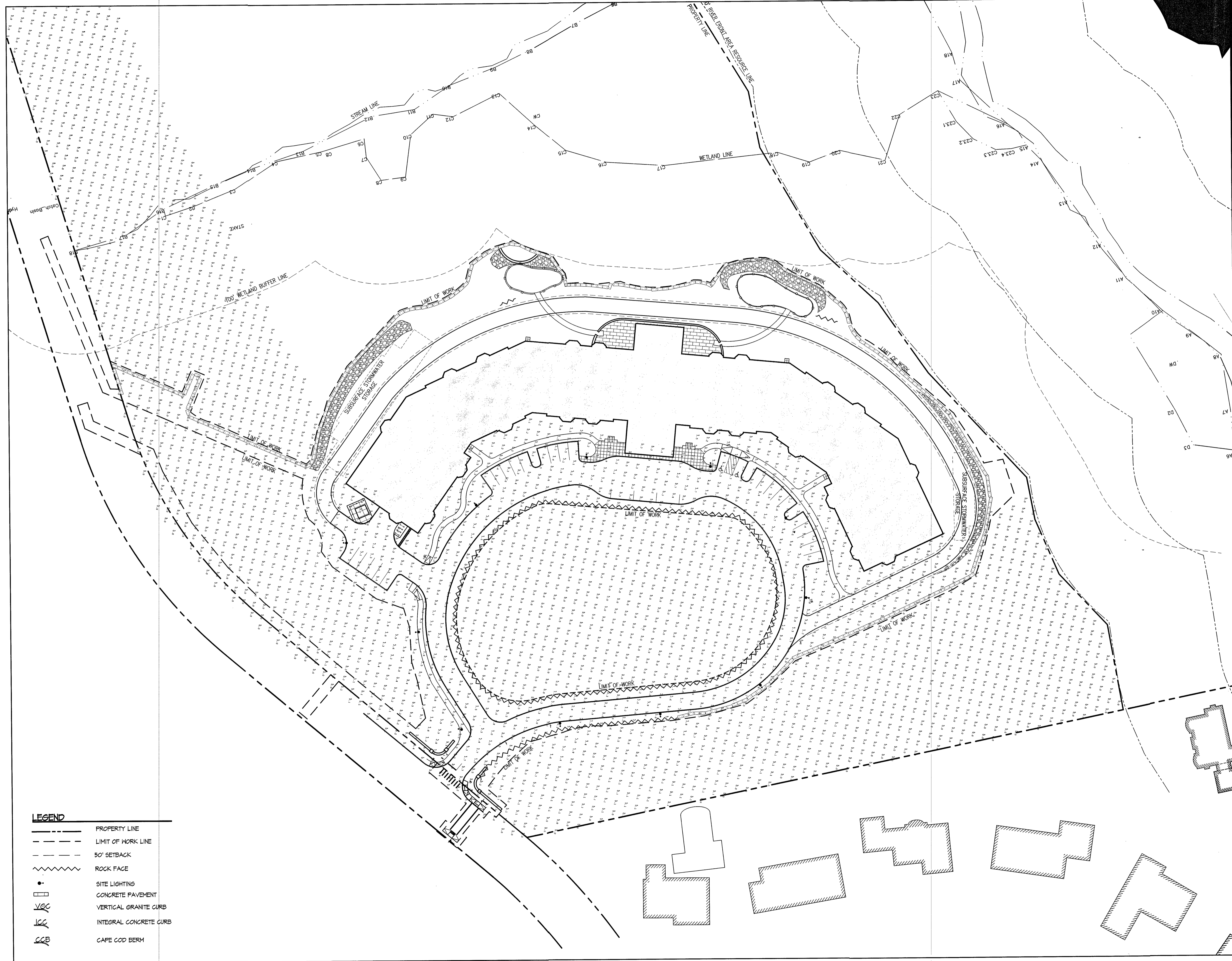
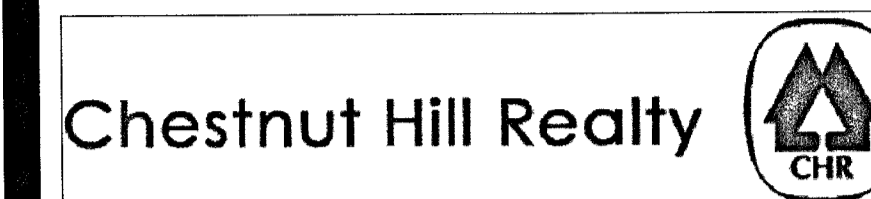
Client/Project

CHESTNUT HILL REALTY  
THE RESIDENCES AT  
KESSELER WOODS  
NEWTON, MA  
Title

**TREE REMOVAL PLAN**

Project No. 210801167 Scale 1"=40'-0"

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**LEGEND**

---	PROPERTY LINE
- - - -	LIMIT OF WORK LINE
- - - -	50' SETBACK
~~~~~	ROCK FACE
•	SITE LIGHTING
□	CONCRETE PAVEMENT
VGC	VERTICAL GRANITE CURB
ICC	INTEGRAL CONCRETE CURB
GCB	CAPE COD BERM

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VARIOUS EDITS	CL/JM	TPK	08.29.14
SPECIAL PERMIT FILING	CL/JM	TPK	08.04.14
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SITE PLAN	JM	TPK	11.26.13
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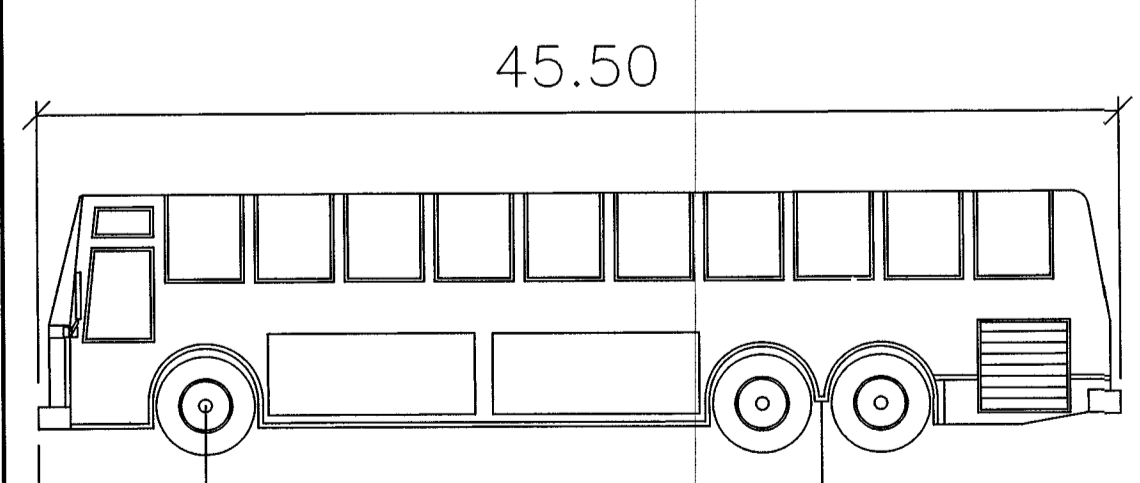
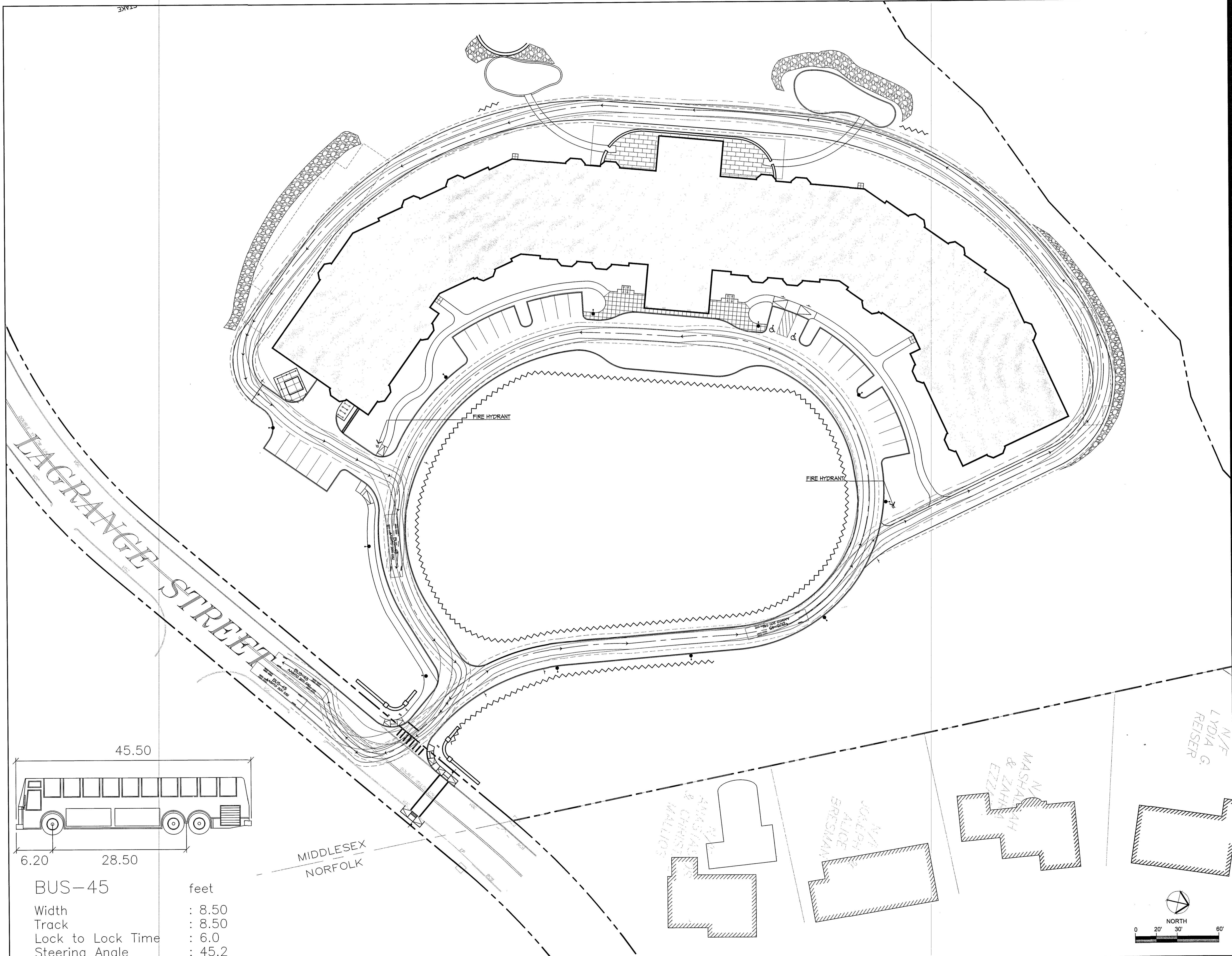
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Dwn. Chkd. Dsgn. MM.DD.YY

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Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT KESSELER WOODS
NEWTON, MA
Title
PHOTOMETRICS PLAN
Project No. 210801167 Scale AS NOTED
Drawing No. L-500

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BUS-45	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.2

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VARIOUS EDITS	CL/JM	TPK	08.29.14
SPECIAL PERMIT FILING	CL/JM	TPK	08.04.14
VARIOUS EDITS	CL/JM	TPK	07.14.14
SITE PLAN	JM	TPK	11.26.13
Issued	By	Appd.	MM.DD.YY

File Name:	JM/CL		
	Dwn.	Chkd.	Dgn.
			MM.DD.YY

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FRANK HOLMES
CIVIL ENGINEER
No. 9020
STATE OF MASSACHUSETTS

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

Title
LIFE SAFETY PLAN

Project No. 210801167
Scale AS NOTED

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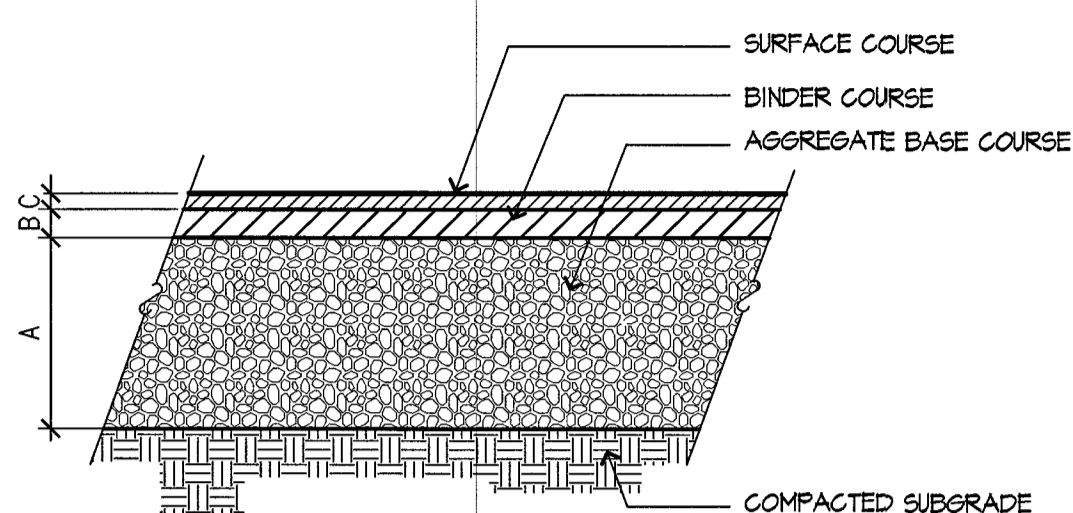
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Chestnut Hill Realty



BIT. CONCRETE WALK	A	B	C
	6"	1 1/2"	1"
BIT. CONCRETE DRIVE	12"	2 1/2"	1 1/2"

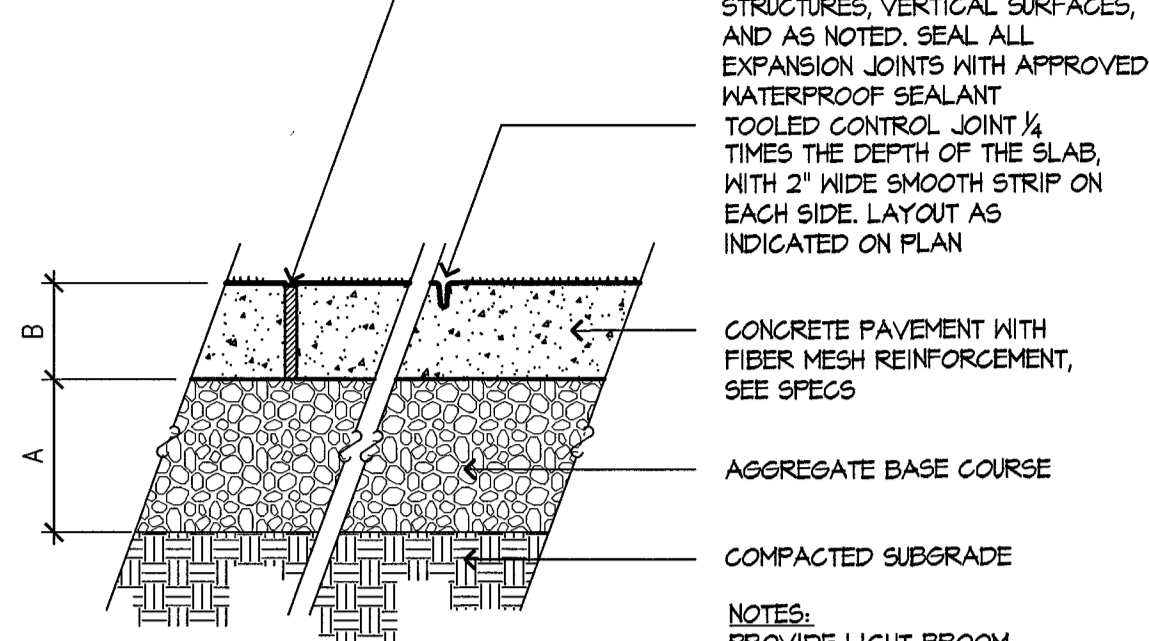
• PLACED IN TWO LIFTS
• SUBJECT TO FINAL GEOTECHNICAL APPROVAL.



1 BITUMINOUS CONCRETE PAVEMENT
SCALE: 1" = 1'-0"

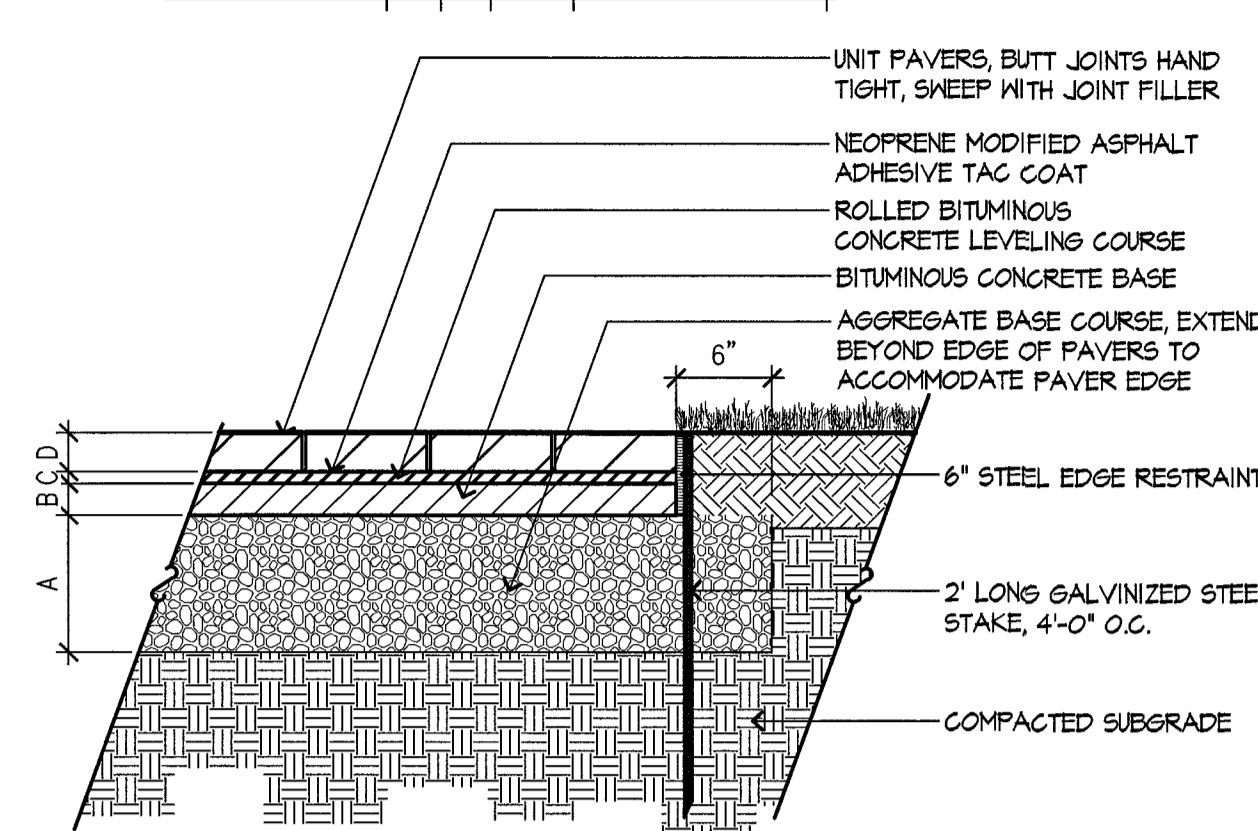
WALKWAY	A	B	C
HEAVY DUTY	12"	6"	6"

*SUBJECT TO FINAL GEOTECHNICAL RECOMMENDATIONS

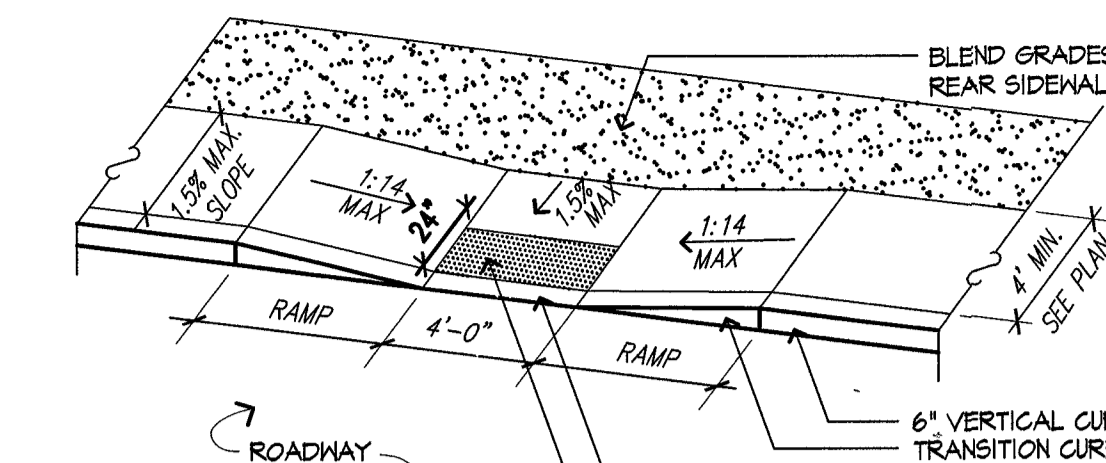


2 CONCRETE PAVEMENT
SCALE: 1-1/2" = 1'-0"

PEDESTRIAN USE	A	B	C	D
	8"	2"	3/4"	2" MIN. SEE SPECS

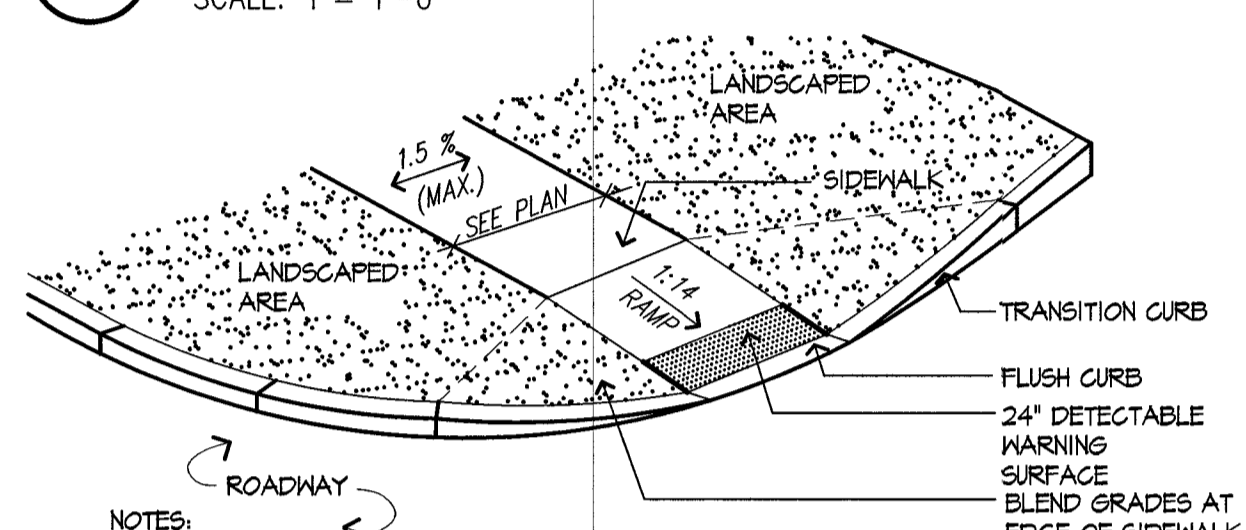


3 UNIT PAVERS
SCALE: 1" = 1'-0"



- NOTES:
- RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. AND MAAB REQUIREMENTS.
 - PROVIDE EXPANSION JOINT AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
 - PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
 - MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
 - TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
 - FIXED OBJECTS (I.E. UTILITY POLES, HYDRANTS ETC.) MUST NOT ENCR OACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.

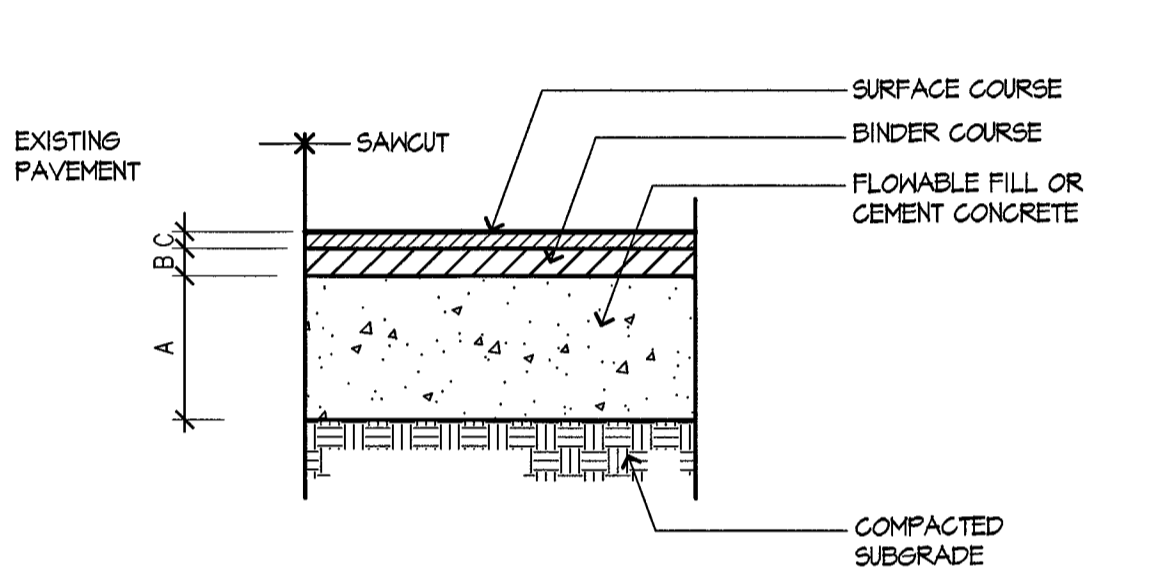
4 CURB CUT
SCALE: N.T.S.



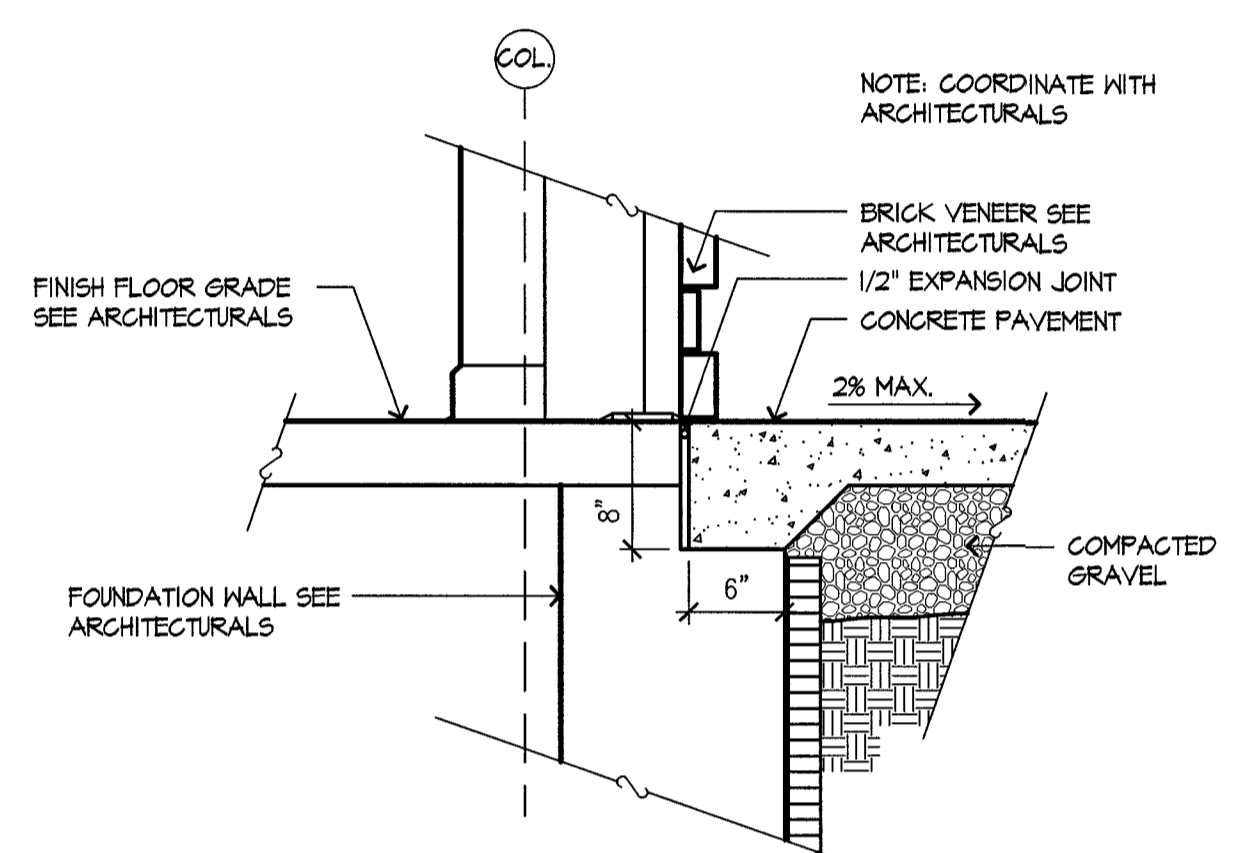
- NOTES:
- RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. AND MAAB REQUIREMENTS.
 - PROVIDE EXPANSION JOINT AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
 - PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
 - MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
 - TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
 - FIXED OBJECTS (I.E. UTILITY POLES, HYDRANTS ETC.) MUST NOT ENCR OACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
 - AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED WITHIN THE PROPERTY LINE.

5 CURB CUT
SCALE: N.T.S.

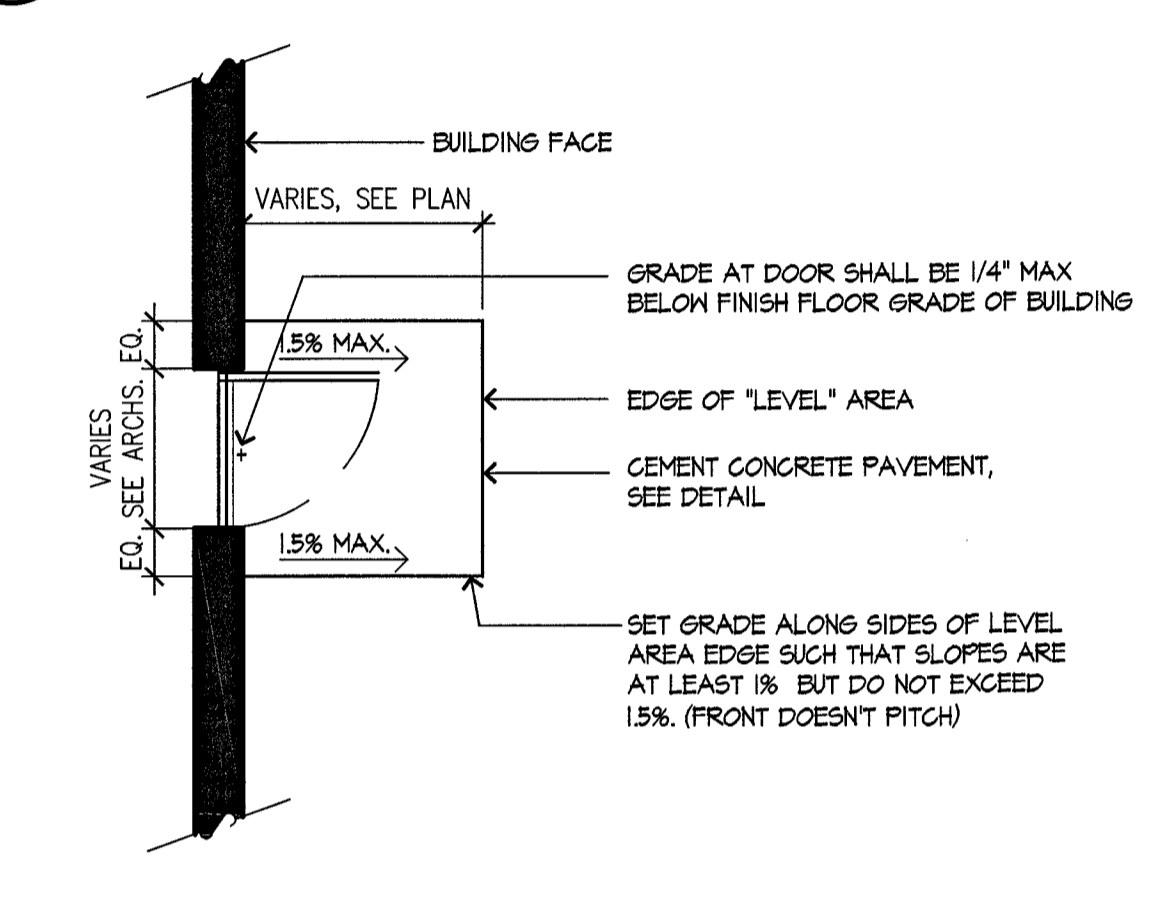
BIT. CONCRETE WALK	A	B	C
	6"	1 1/2"	1"
BIT. CONCRETE ROAD	12"	2"	1"



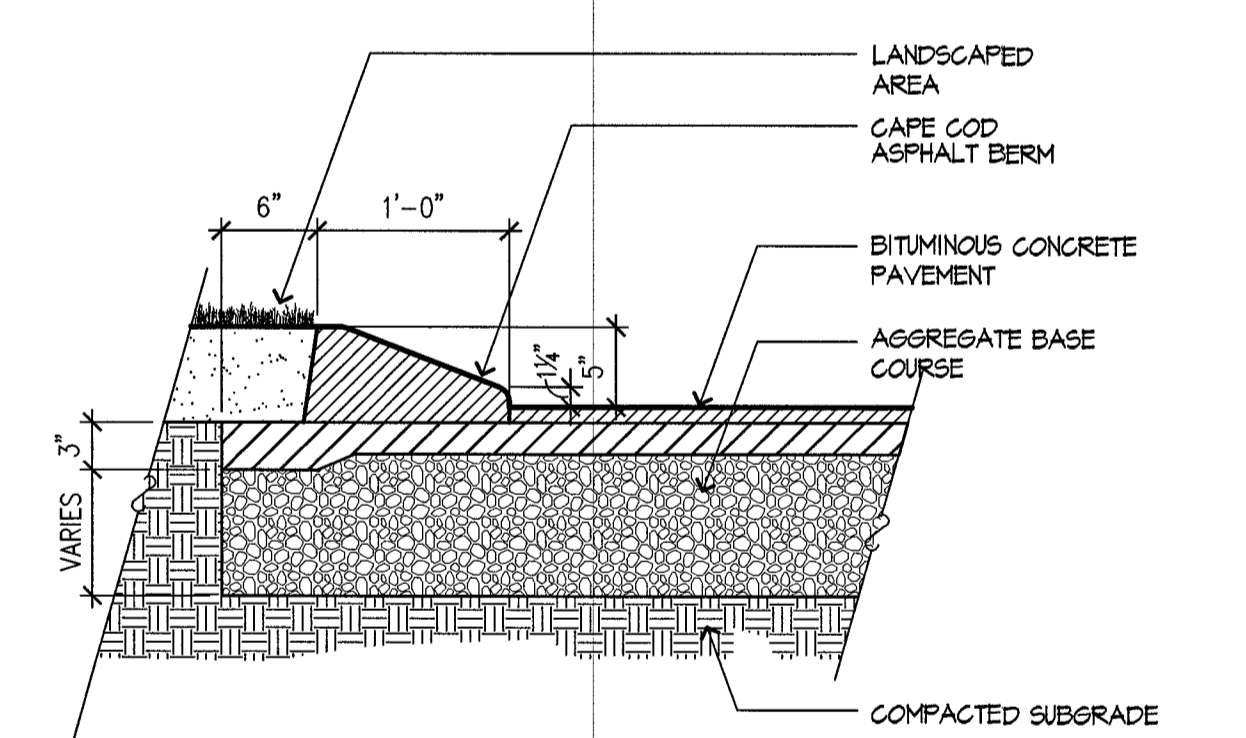
6 BITUMINOUS CONCRETE PATCH
SCALE: 3/4" = 1'-0"



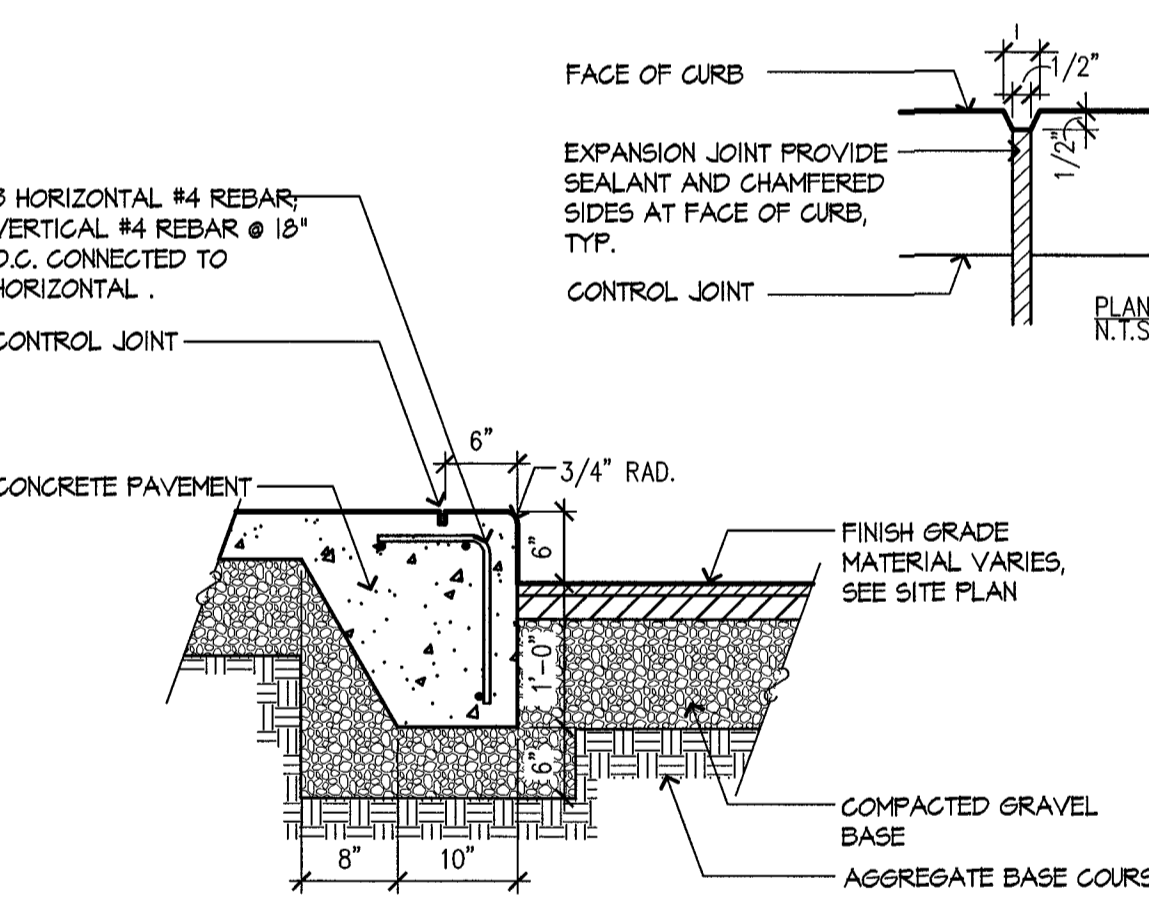
7 PAVEMENT AT THRESHOLD
SCALE: 1" = 1'-0"



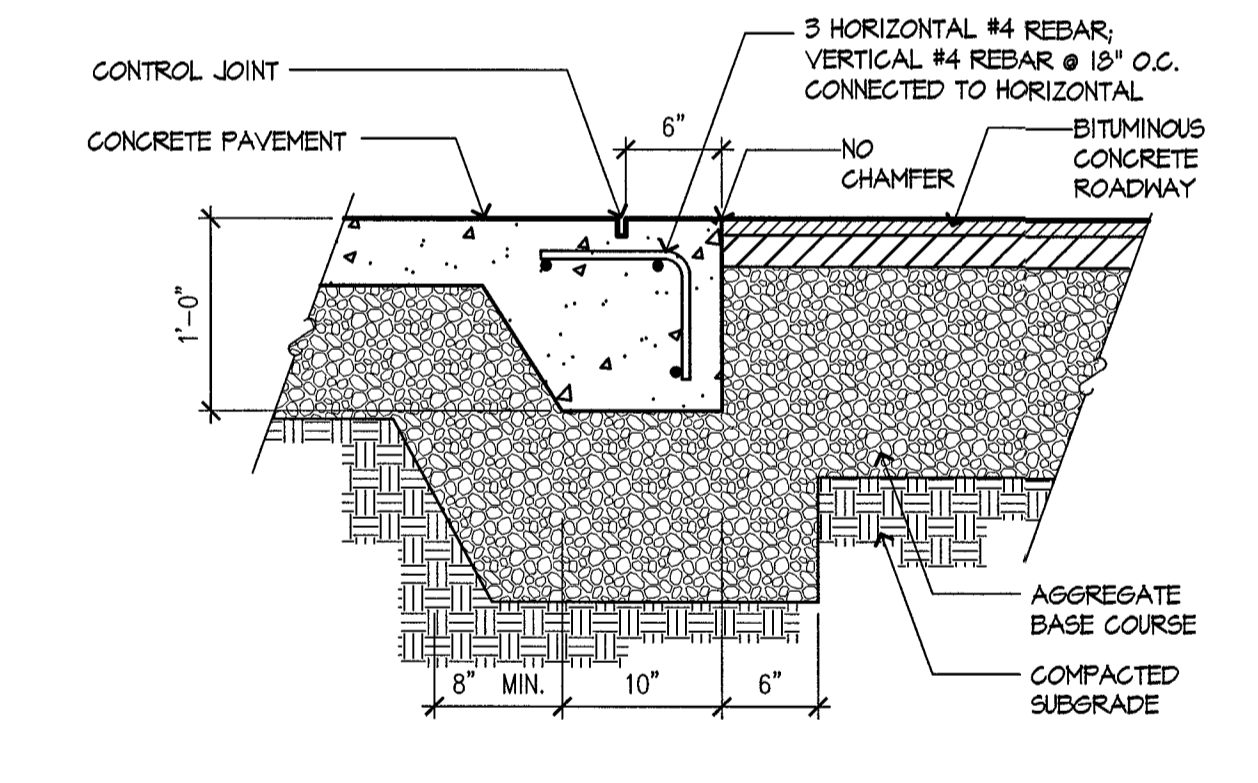
8 LEVEL CONCRETE LANDING
SCALE: 1/4" = 1'-0"



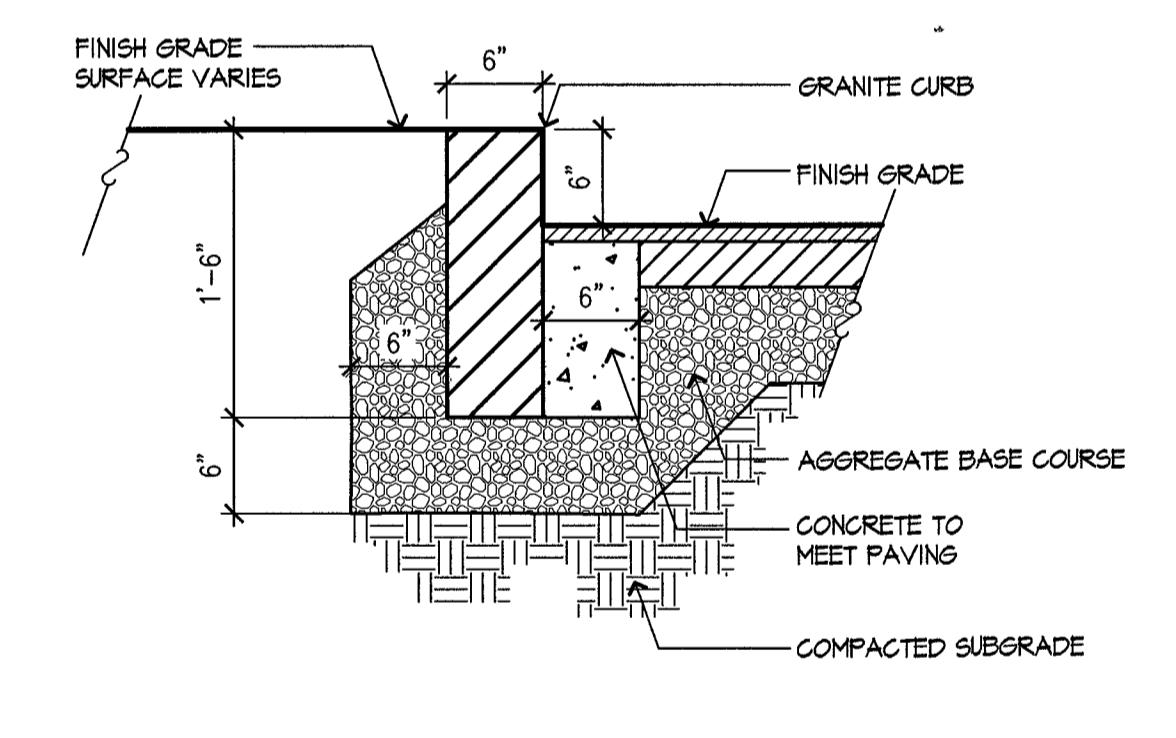
9 CAPE COD BERM (CCB)
SCALE: 1" = 1'-0"



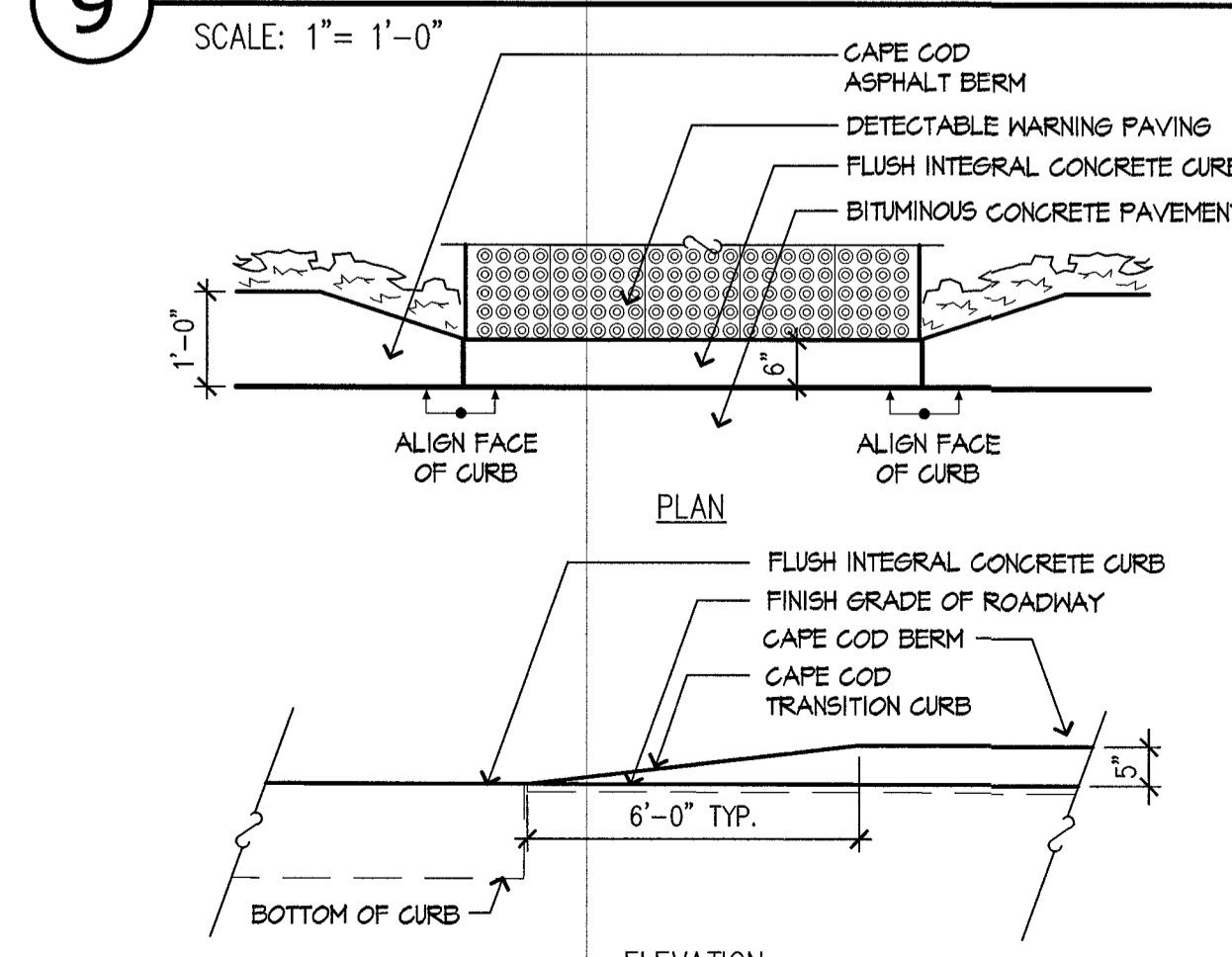
10 INTEGRAL CONCRETE CURB (ICC)
SCALE: 3/4" = 1'-0"



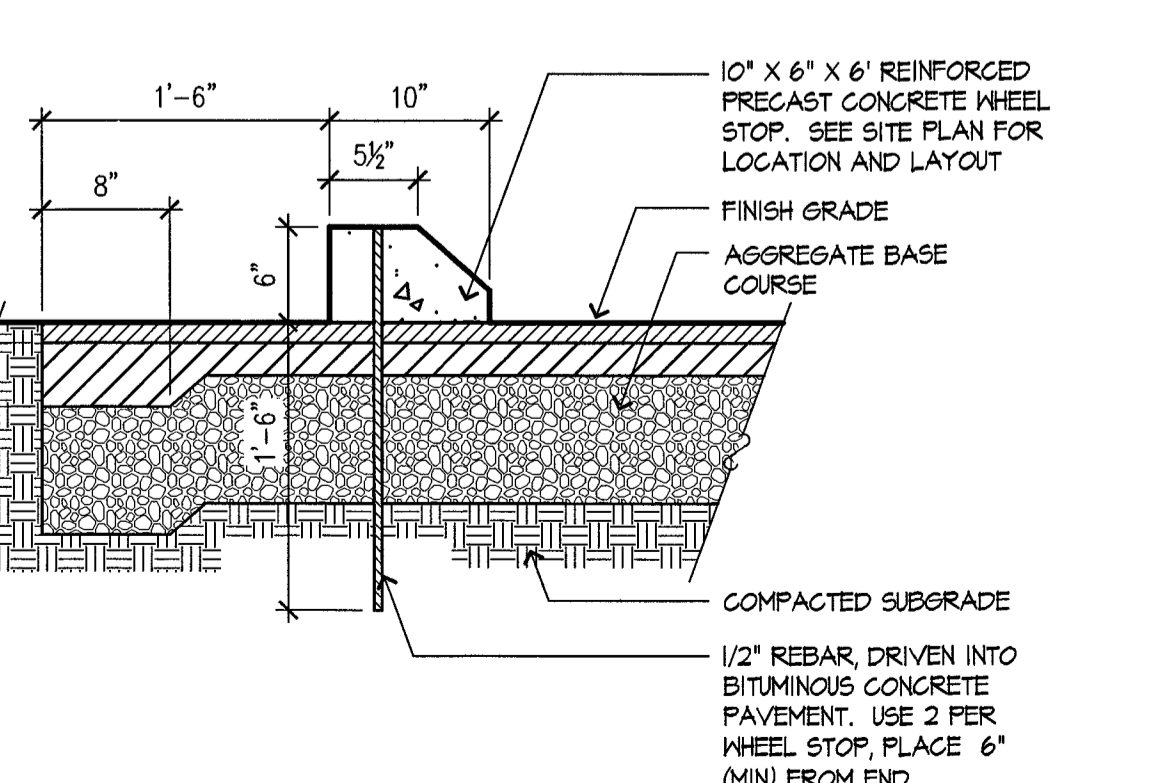
11 FLUSH INTEGRAL CONCRETE CURB
SCALE: 1" = 1'-0"



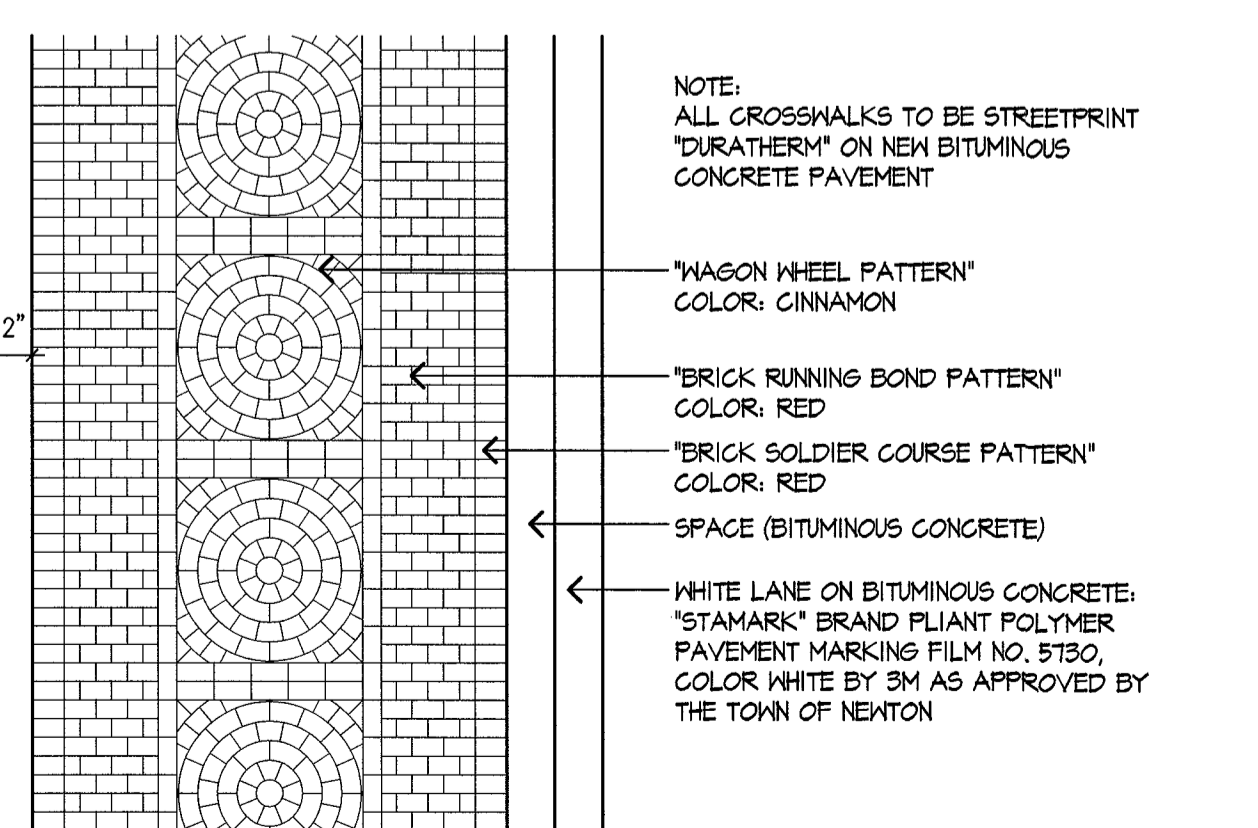
12 VERTICAL GRANITE CURB (VGC)
SCALE: 1" = 1'-0"



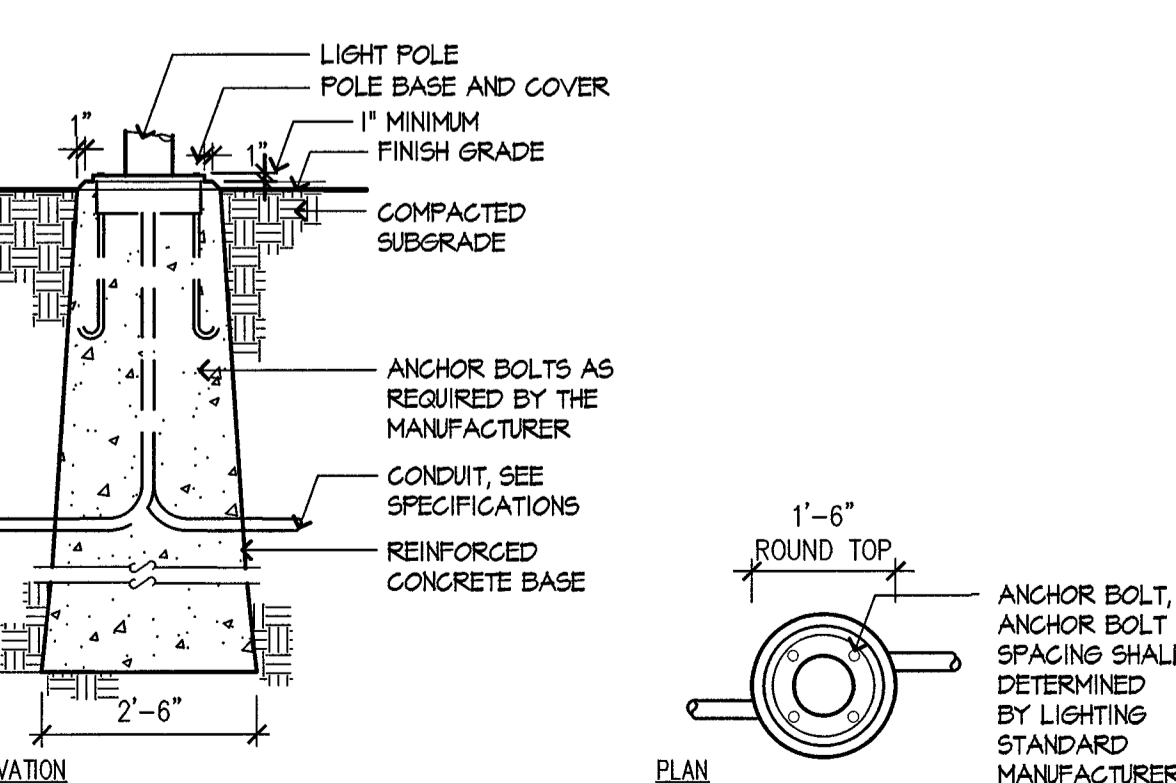
13 TRANSITION - ICC TO CCB
SCALE: 1/2" = 1'-0"



14 PRECAST CONCRETE WHEEL STOP
SCALE: 1" = 1'-0"



15 DURATHERM CROSSWALK
N.T.S.



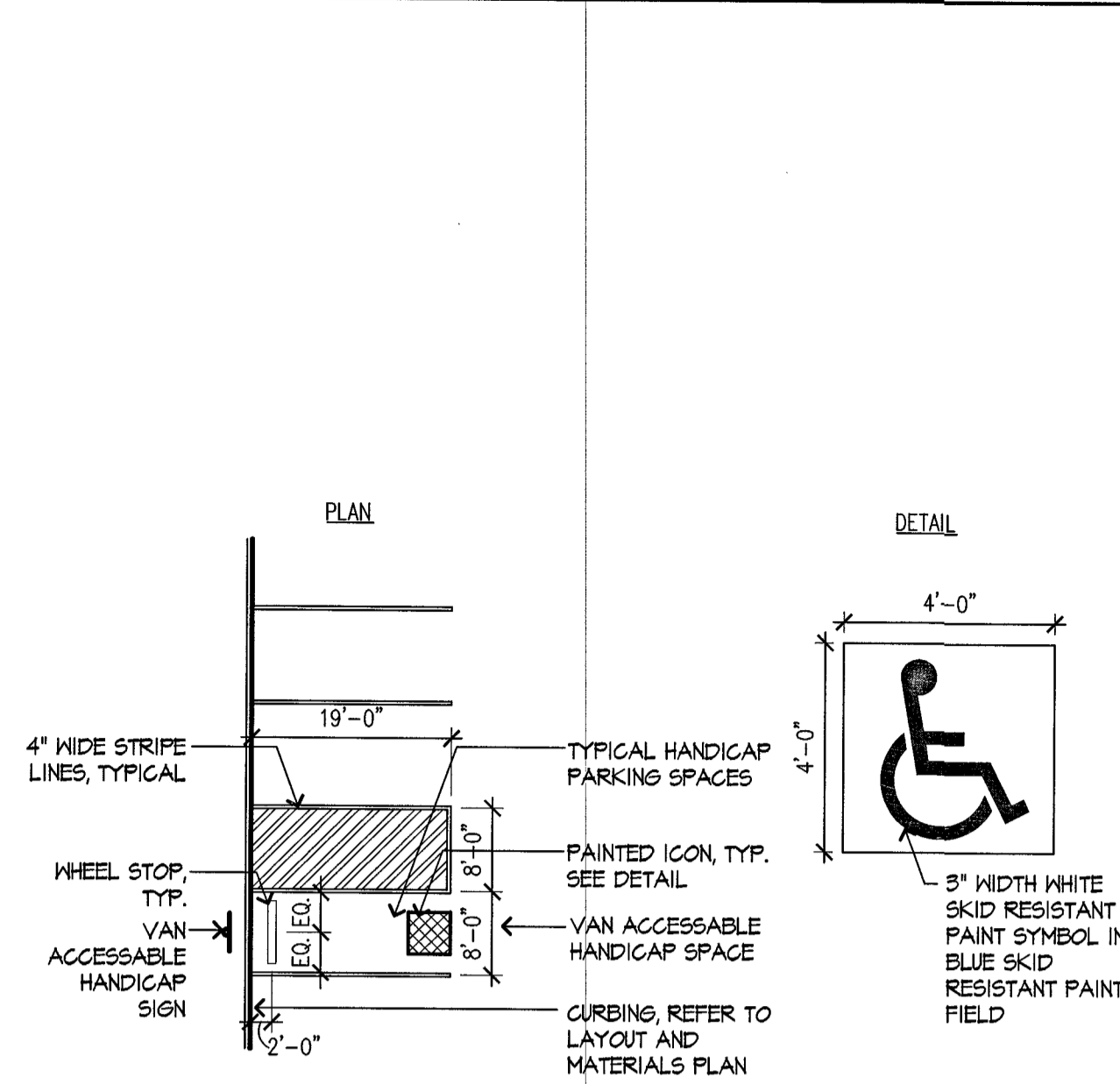
16 PRECAST CONCRETE LIGHT POLE BASE
SCALE: 1/2" = 1'-0"

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VARIOUS EDITS	CL/JM	TPK	08.29.14
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VARIOUS EDITS	CL/JM	TPK	07.14.14
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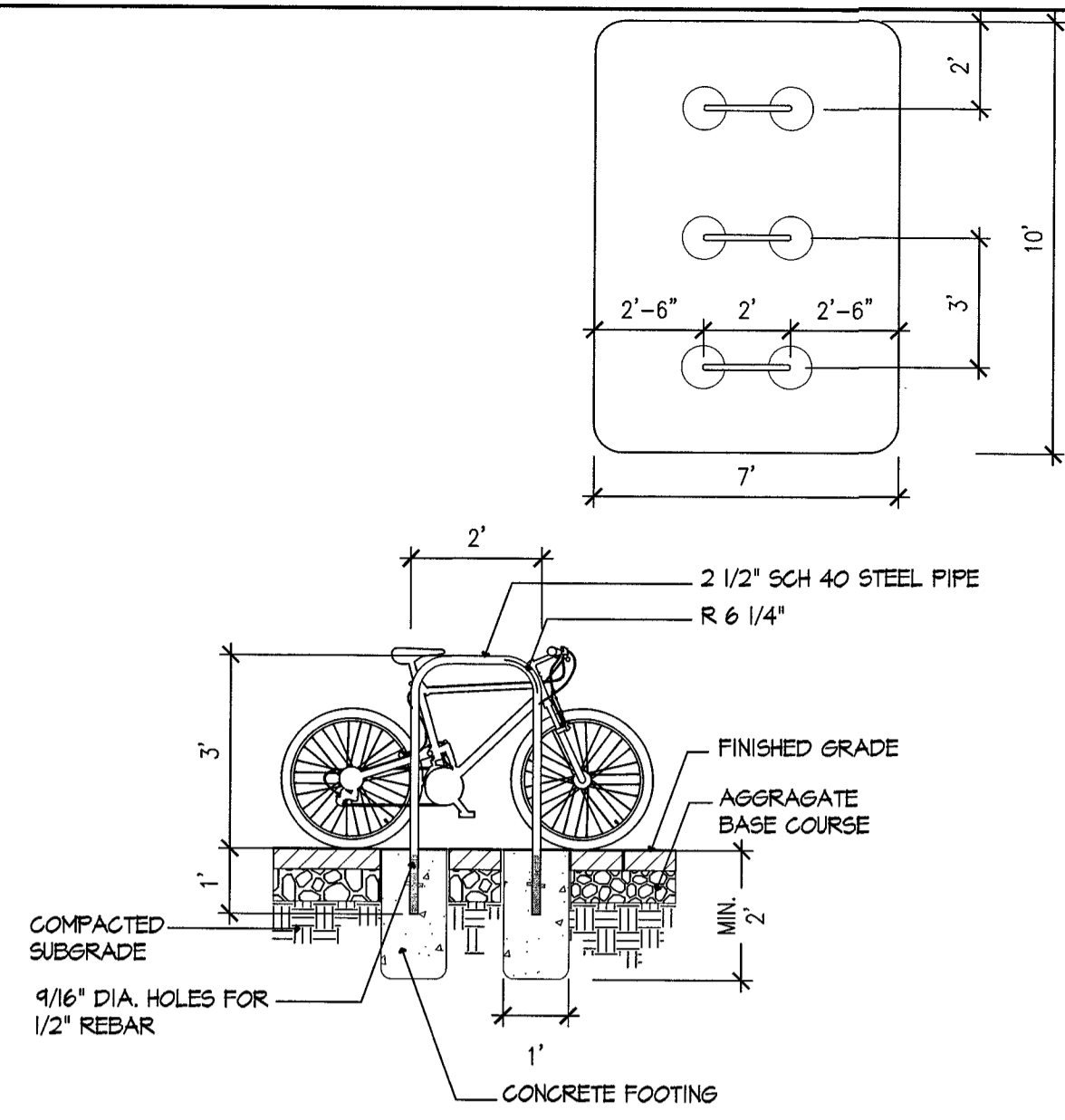
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Permit/Seal			MM.DD.YY



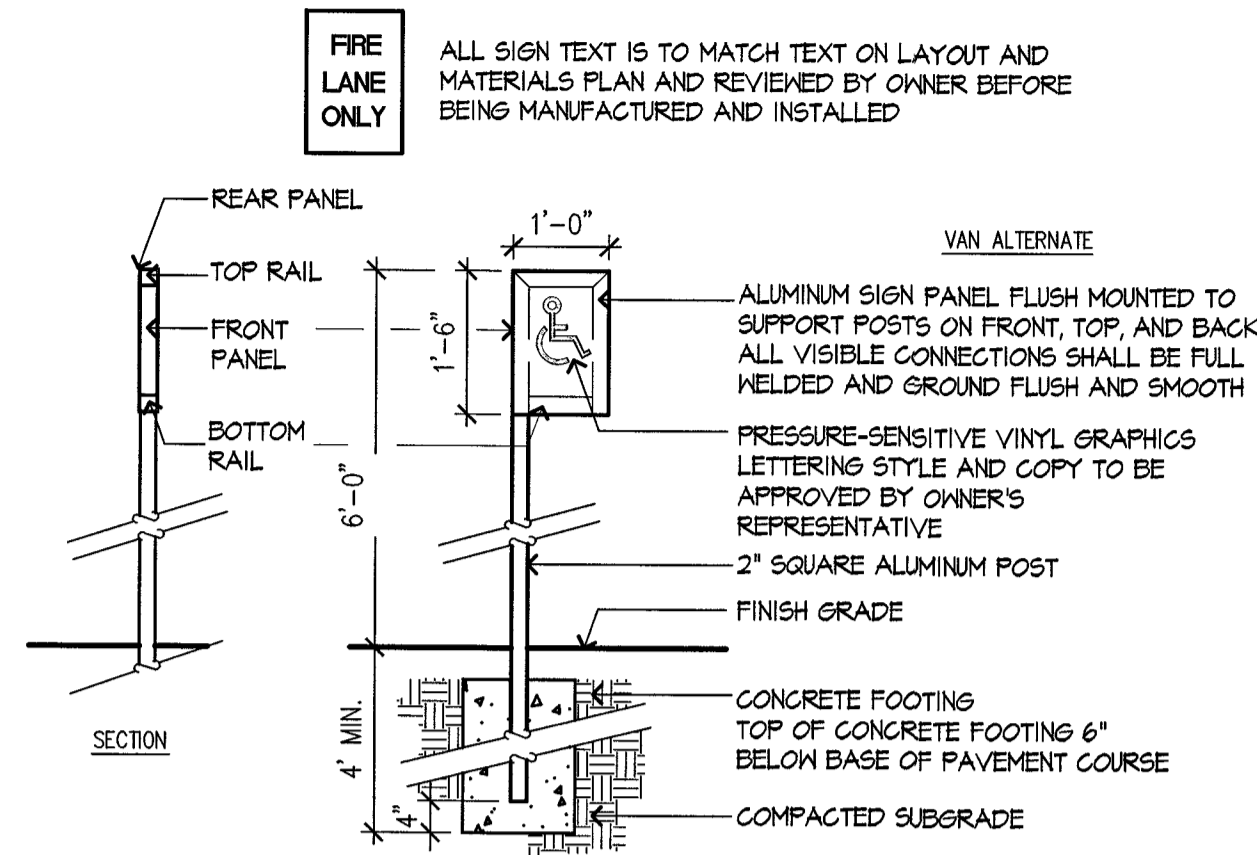
Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT KESSELER WOODS
NEWTON, MA
Title
SITE DETAILS 1
Project No. 210801167 Scale AS NOTED
Drawing No. L-700



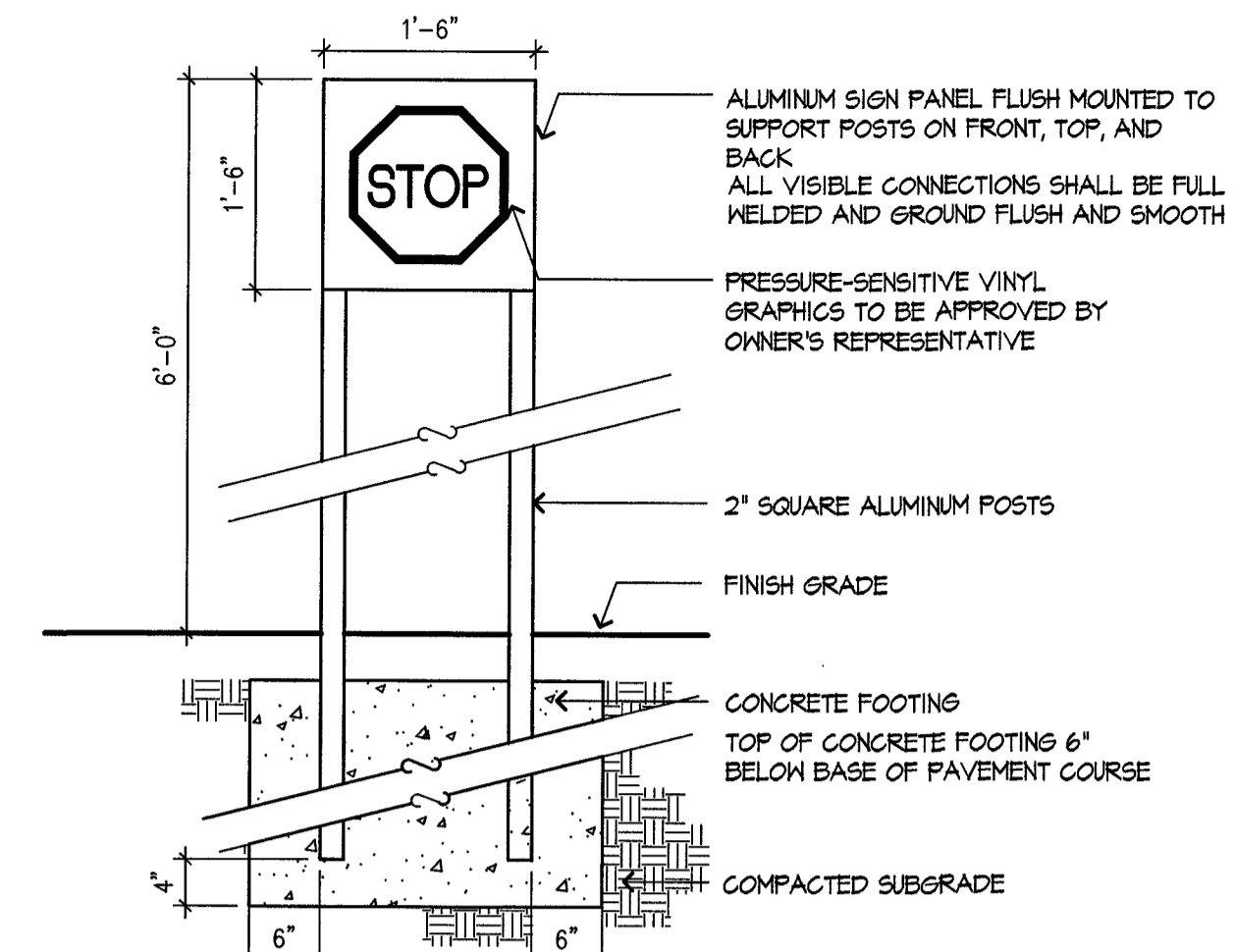
1 HANDICAP STRIPING
SCALE: 1/16" = 1'-0"



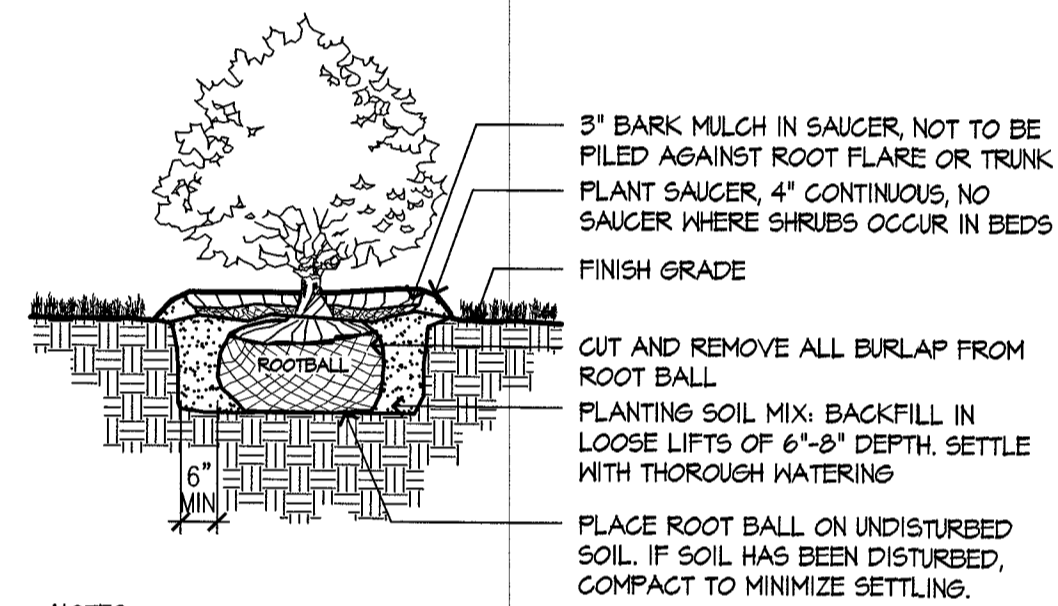
2 BIKE RACK
SCALE: 3/8" = 1'



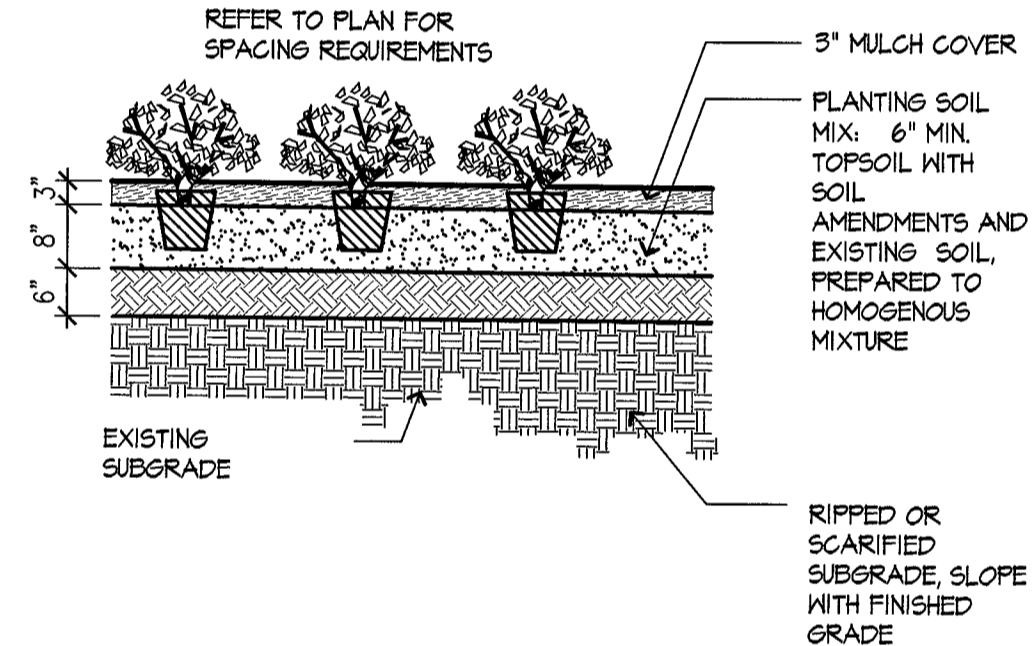
3 HANDICAP PARKING SIGNAGE
SCALE: 1/2" = 1'-0"



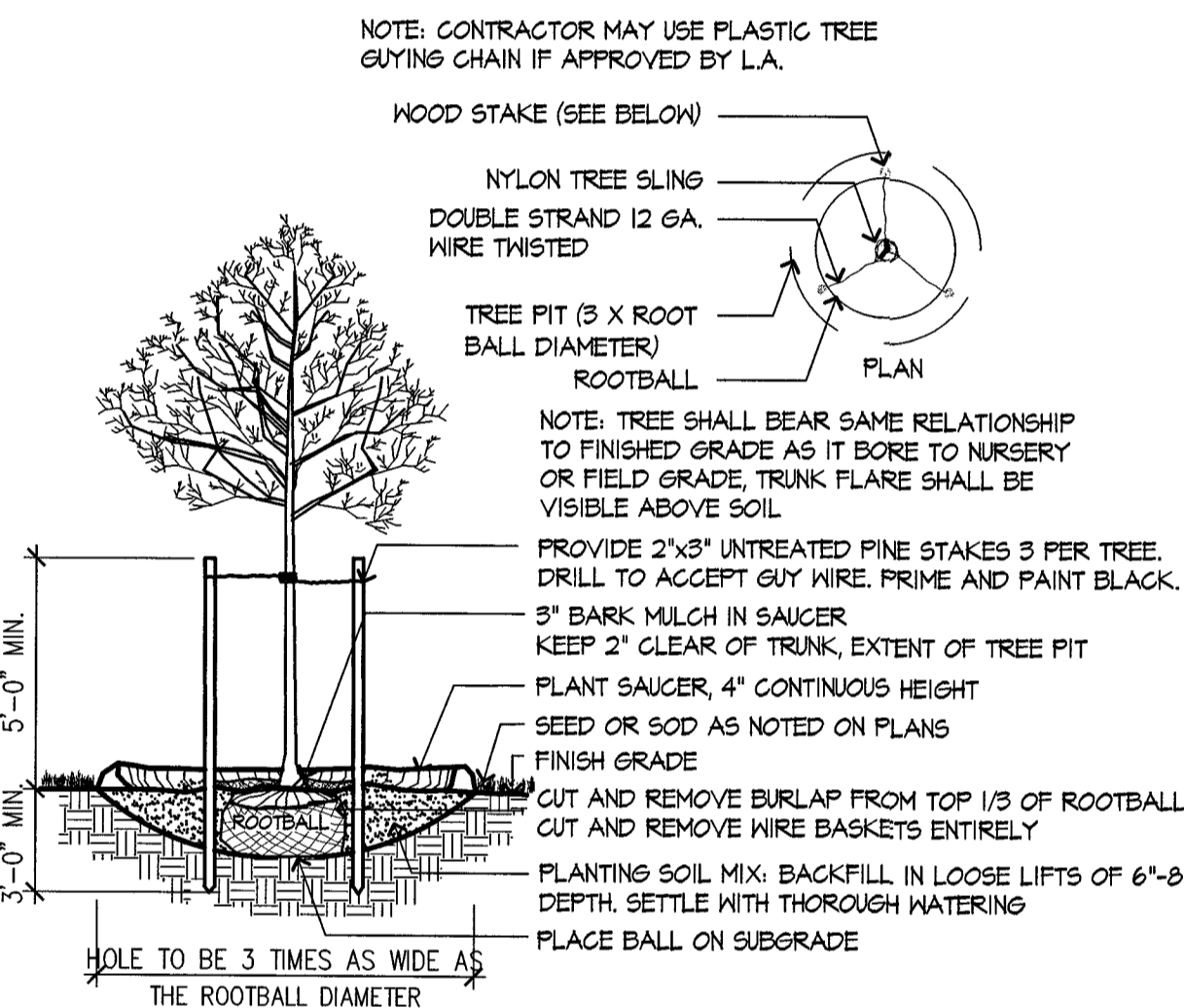
4 STOP SIGN
SCALE: 3/4" = 1'-0"



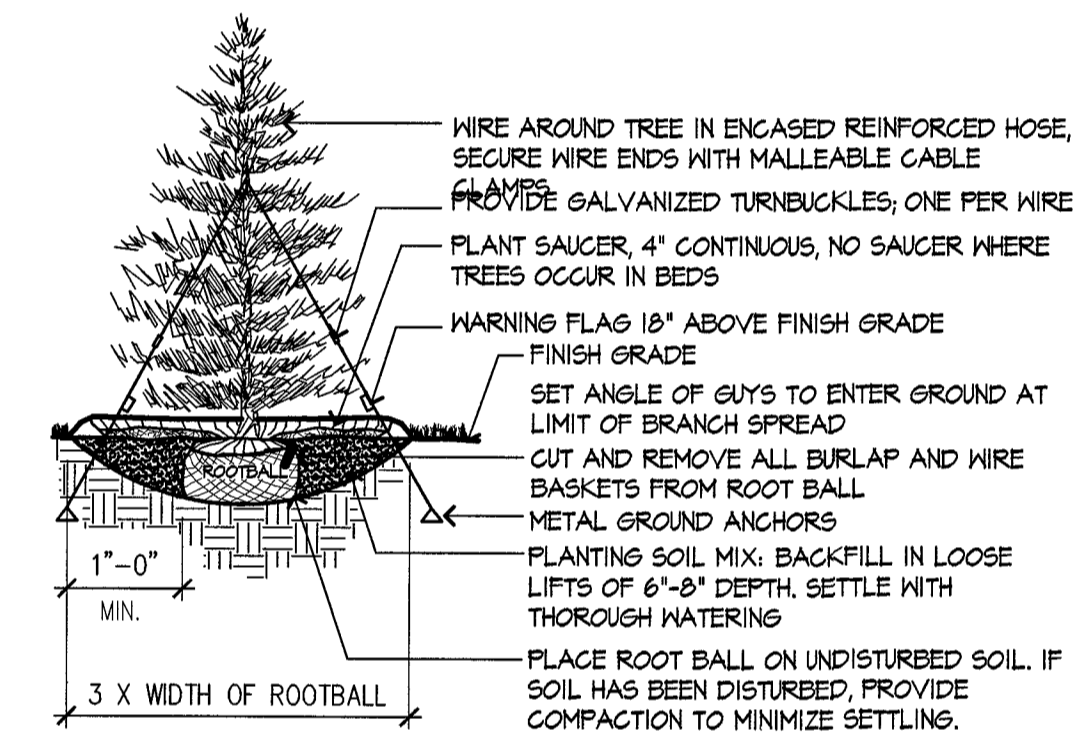
5 SHRUB PLANTING
SCALE: 3/8" = 1'-0"



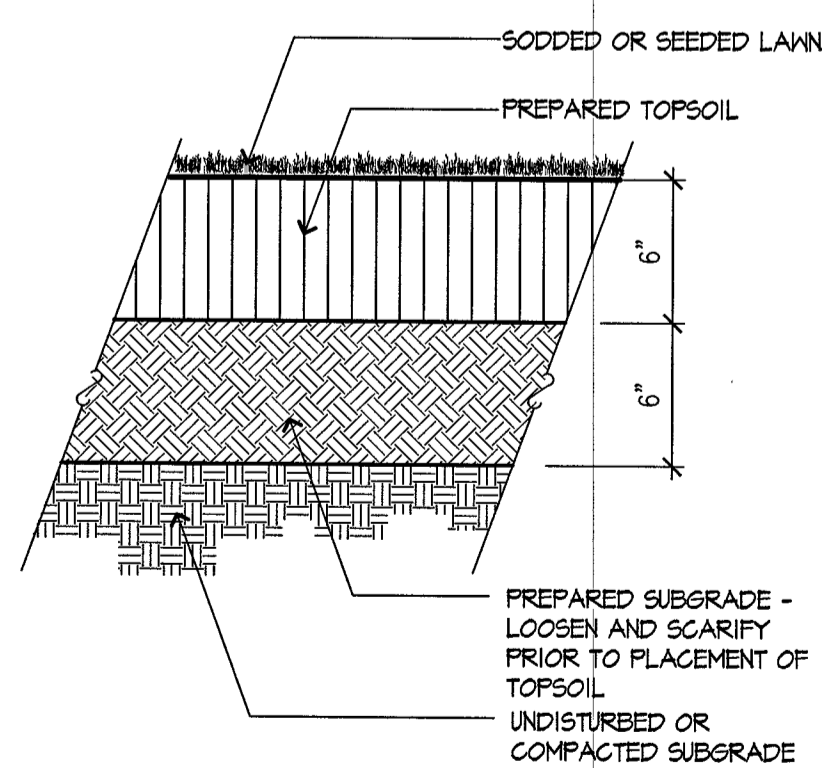
6 PERENNIAL AND GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"



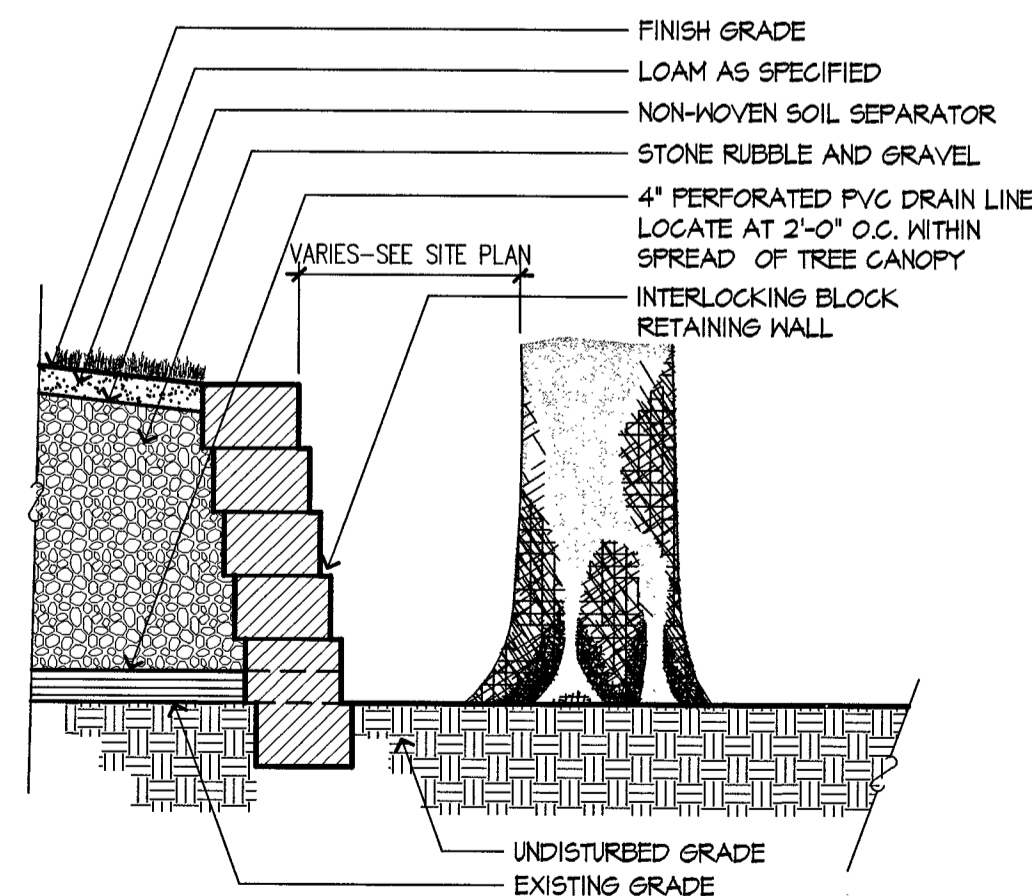
7 DECIDUOUS TREE PLANTING
SCALE: 1/4" = 1'-0"



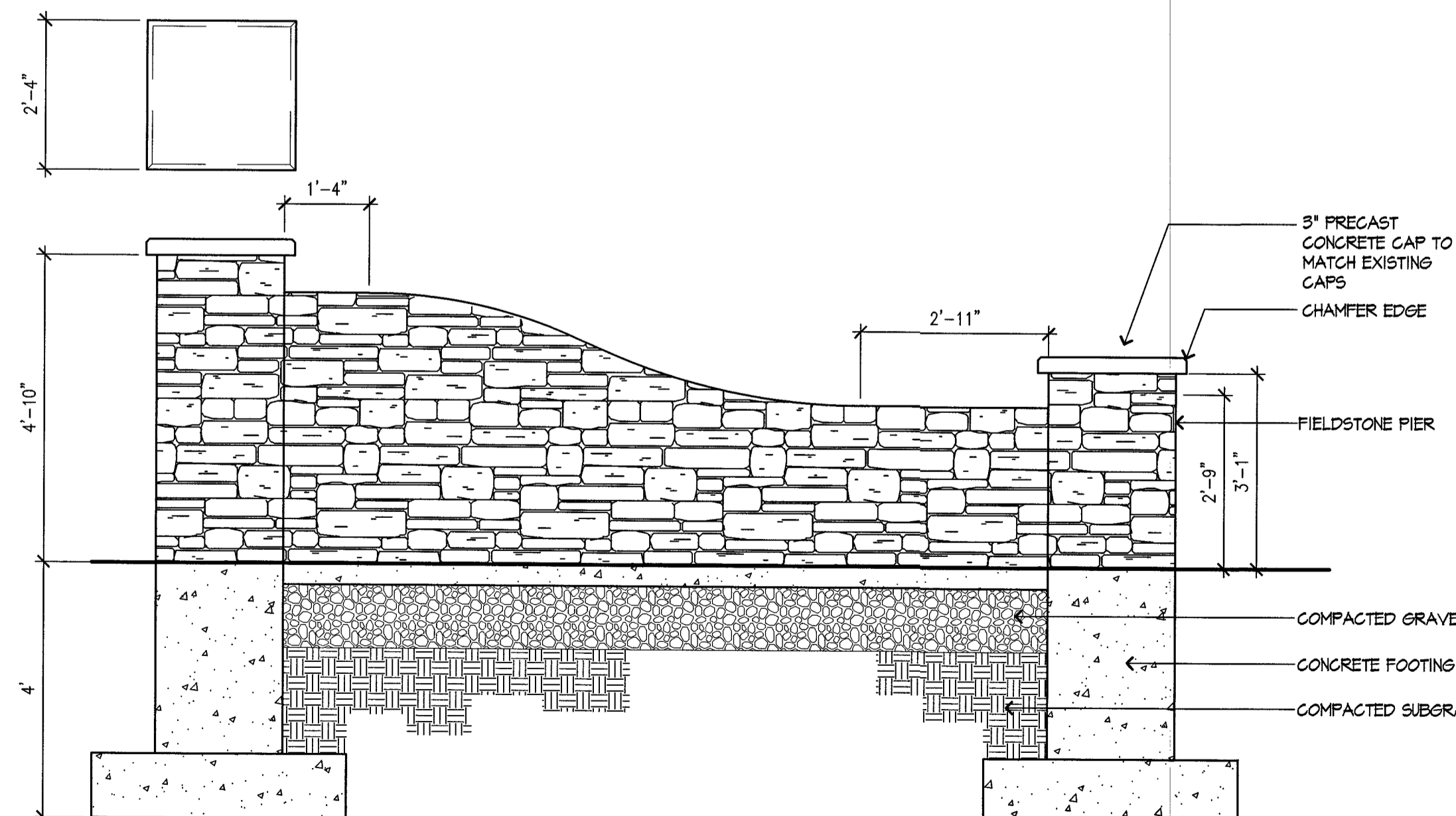
8 EVERGREEN TREE PLANTING
SCALE: 1/8" = 1'-0"



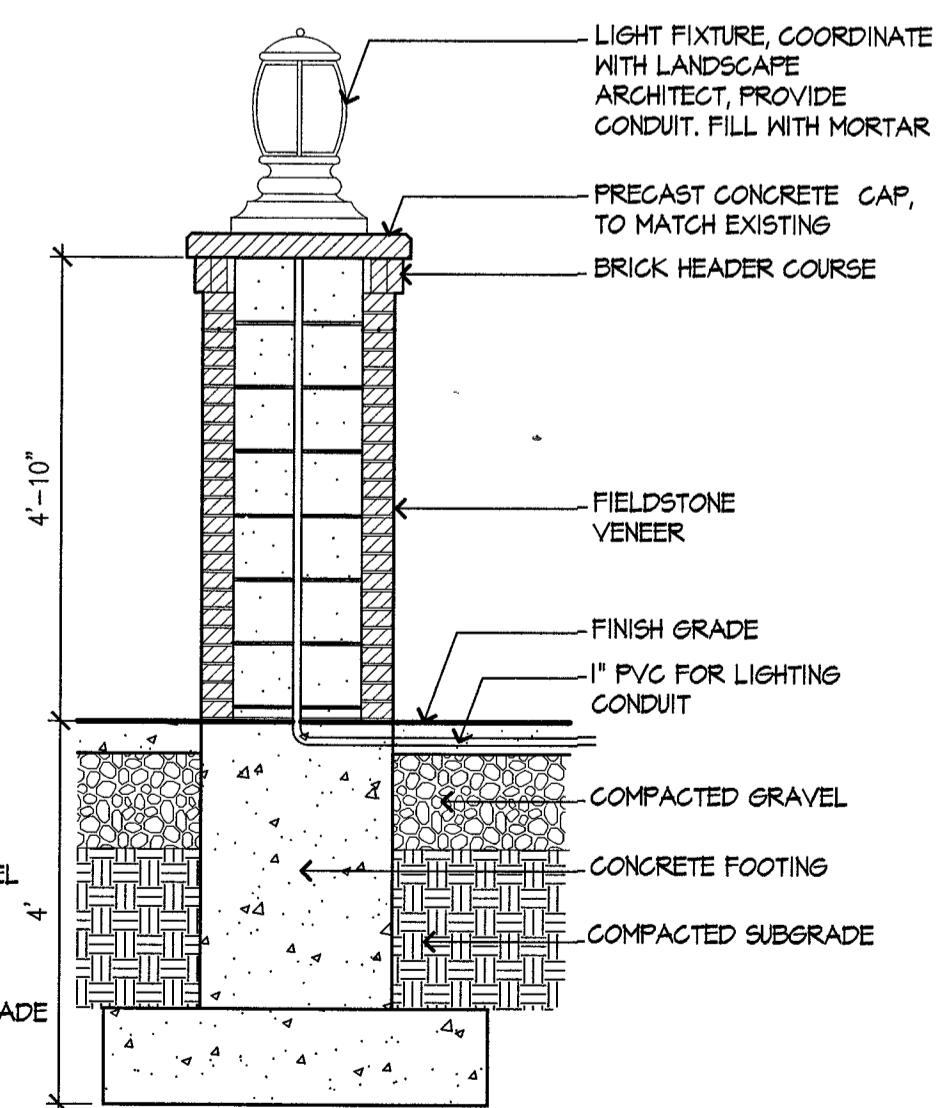
9 LAWN
SCALE: 1 1/2" = 1'-0"



10 TREE WELL AT EXISTING TRWW
SCALE: 1/2" = 1'-0"



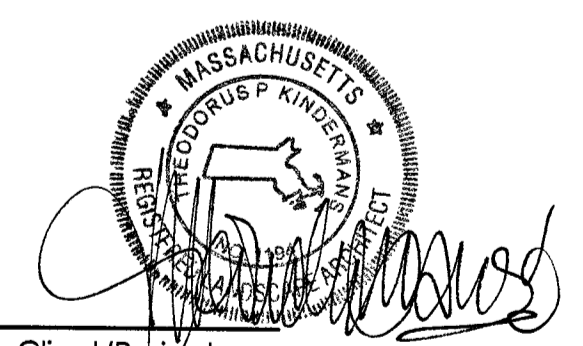
11 ENTRY SIGN
SCALE: NTS



VARIOUS EDITS	JM	TPK	10.24.14
VARIOUS EDITS	CL/JM	TPK	08.29.14
SPECIAL PERMIT FILING	CL/JM	TPK	08.04.14
VARIOUS EDITS	CL/JM	TPK	07.14.14
SITE PLAN	JM	TPK	11.28.13
Issued	By	Appd.	MM.DD.YY

File Name:	JM/CL	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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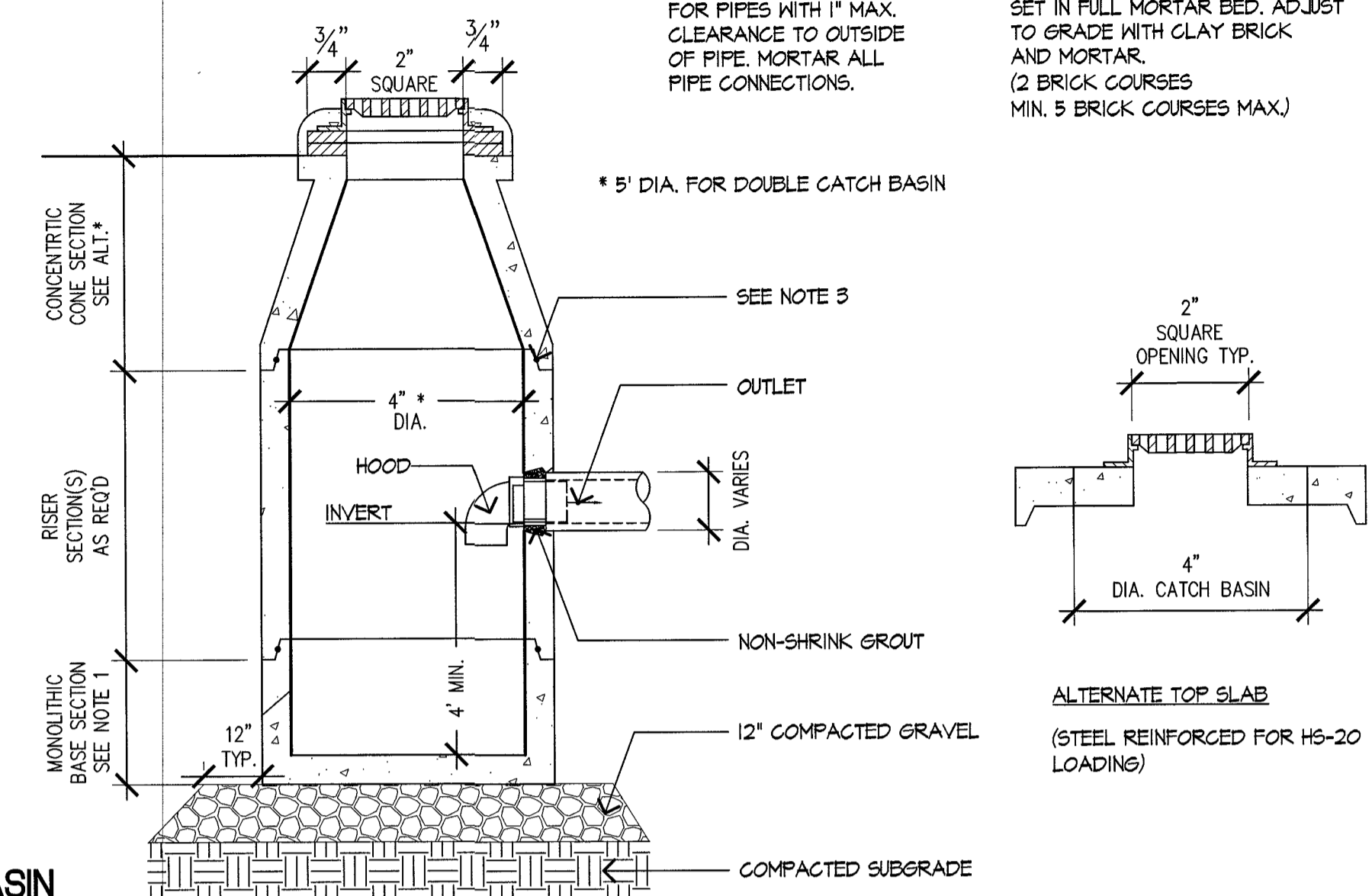


Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT
KESSELER WOODS
NEWTON, MA

Title
SITE DETAILS 2

Project No.	Scale
210801167	AS NOTED

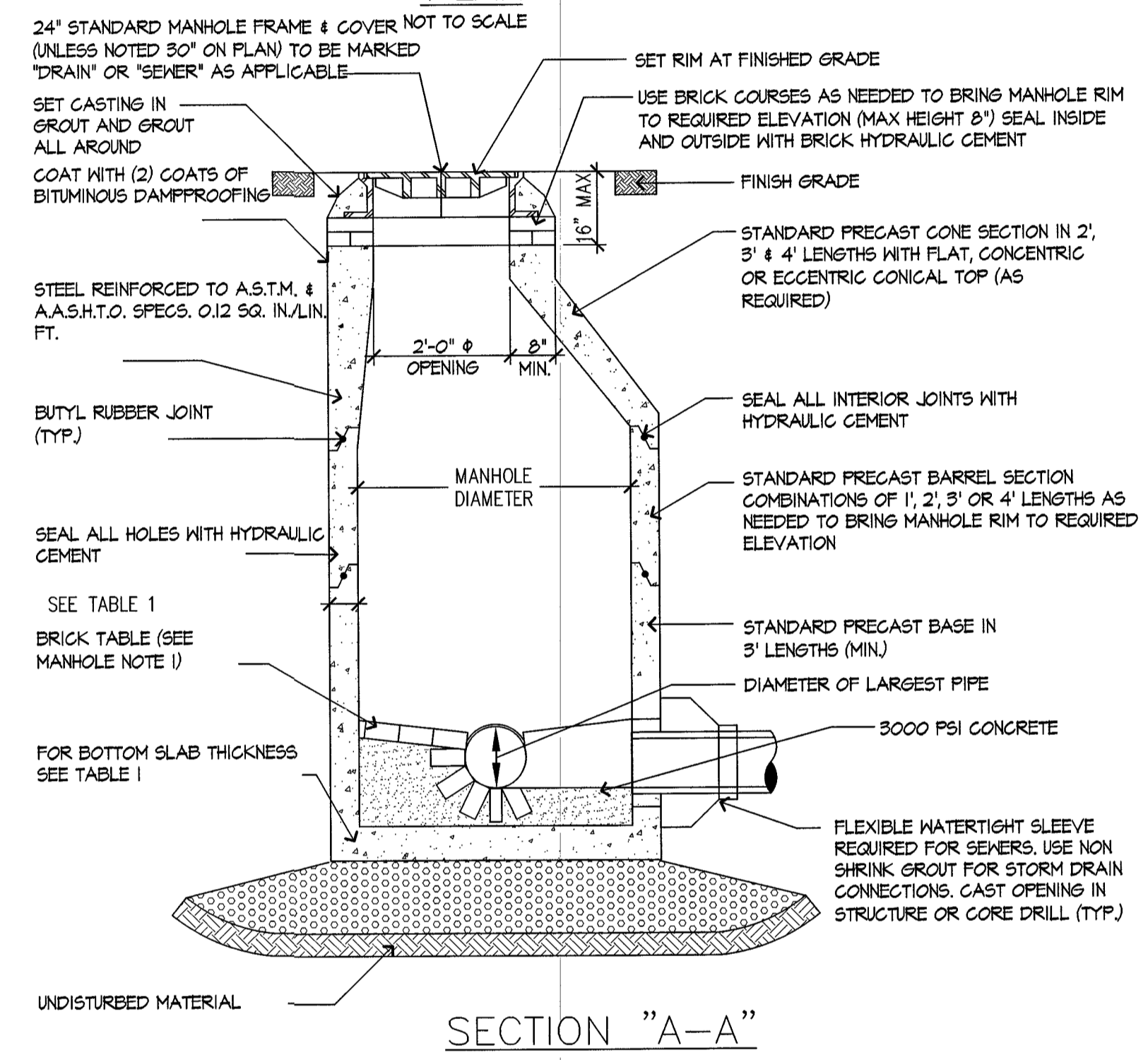
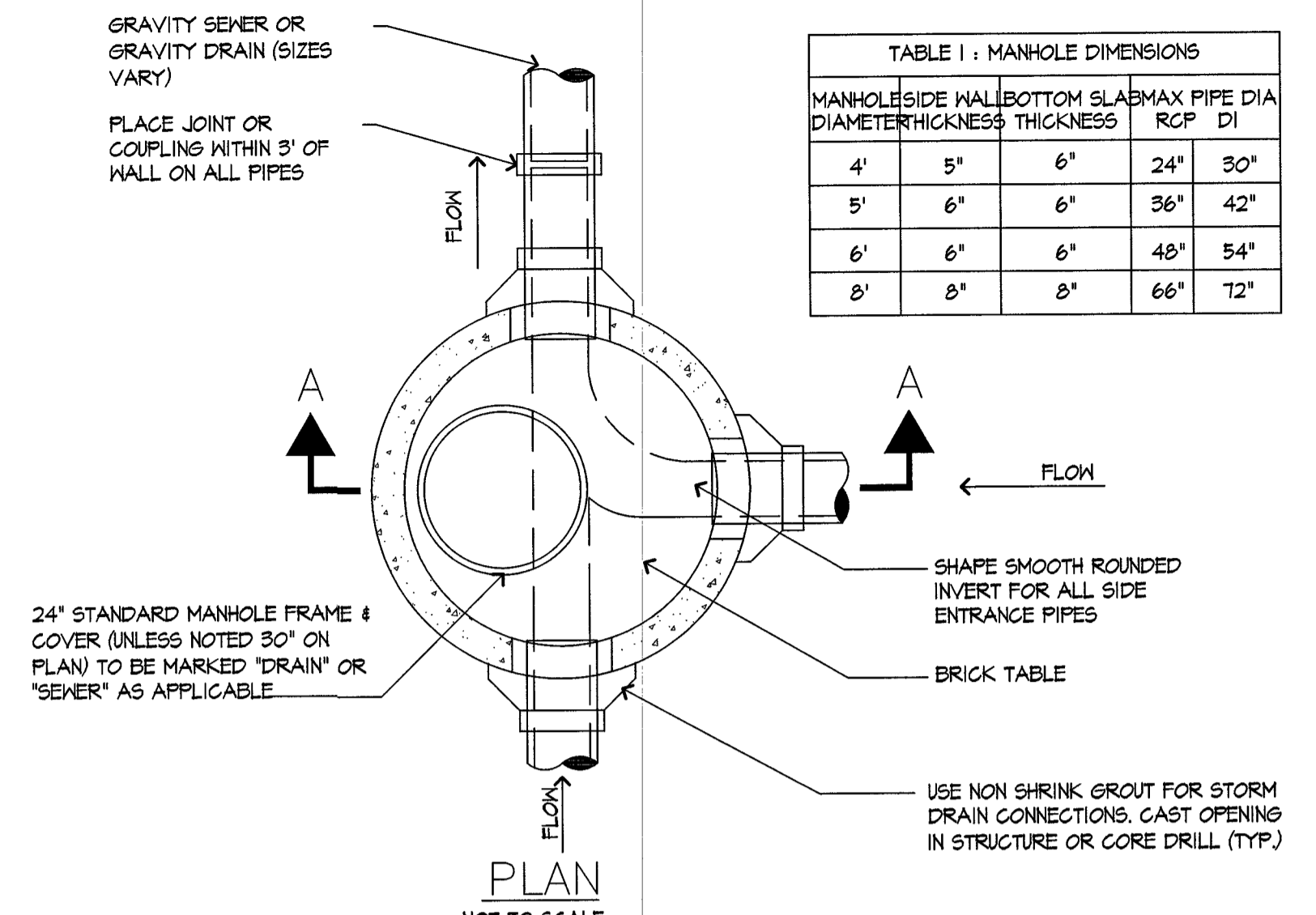
- NOTES:**
- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 - PROVIDE 1/4" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 - CATCH BASIN FRAME SHALL BE SET IN FULL MORTAR BED, ADJUST TO GRADE WITH CLAY BRICK AND MORTAR. (2 BRICK COURSES MIN. 5 BRICK COURSES MAX.)



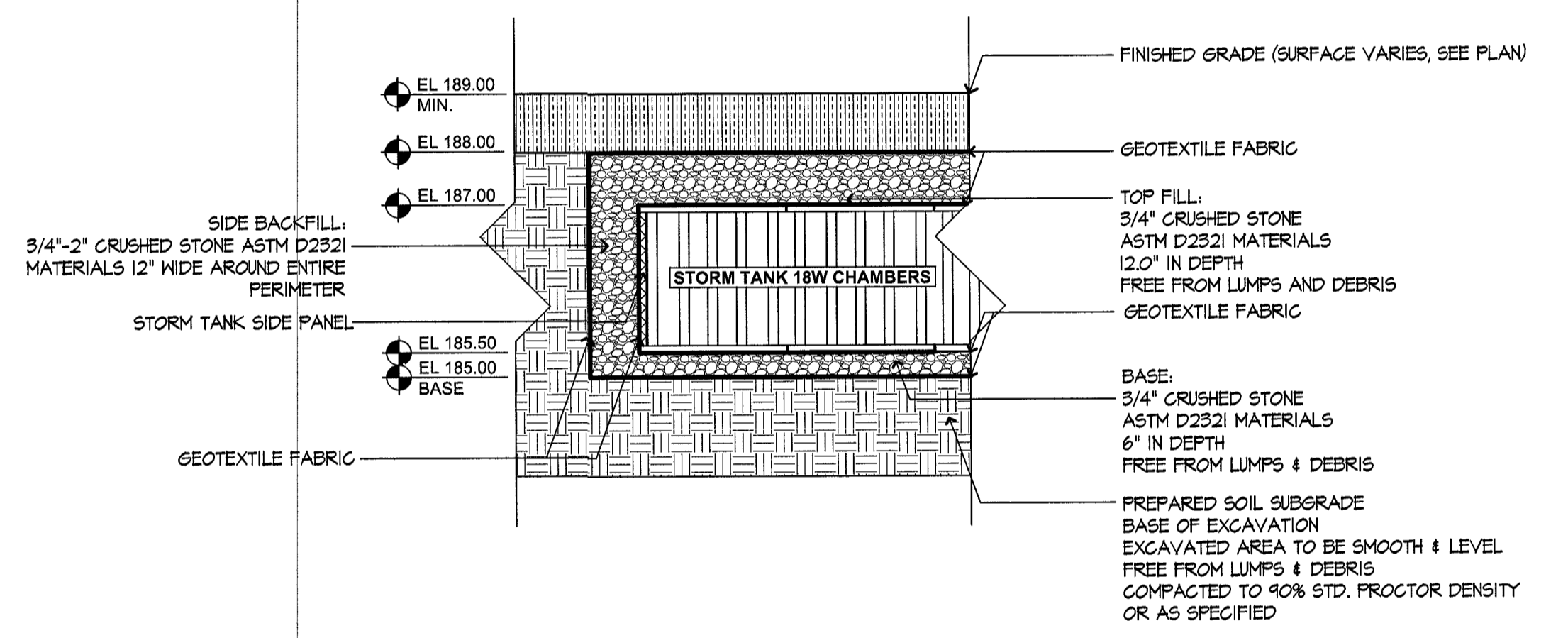
1 CATCH BASIN
SCALE: NTS

TABLE 1: MANHOLE DIMENSIONS

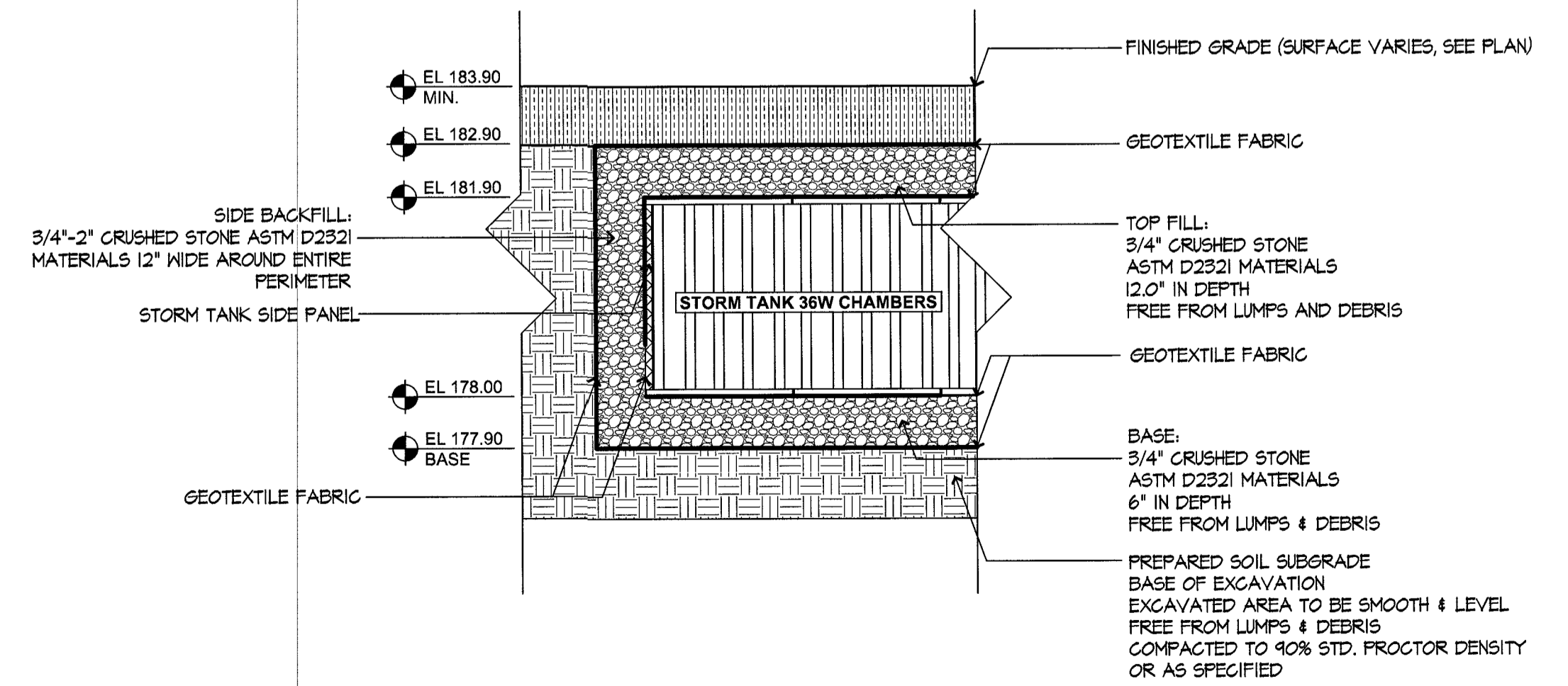
MANHOLE DIA	MANHOLE SIDE DIAMETER	HALL BOTTOM THICKNESS	SLAB MAX RCP	PIPE DIA
4'	5'	6"	24"	30"
5'	6'	6"	36"	42"
6'	6'	6"	48"	54"
8'	8'	8"	66"	72"



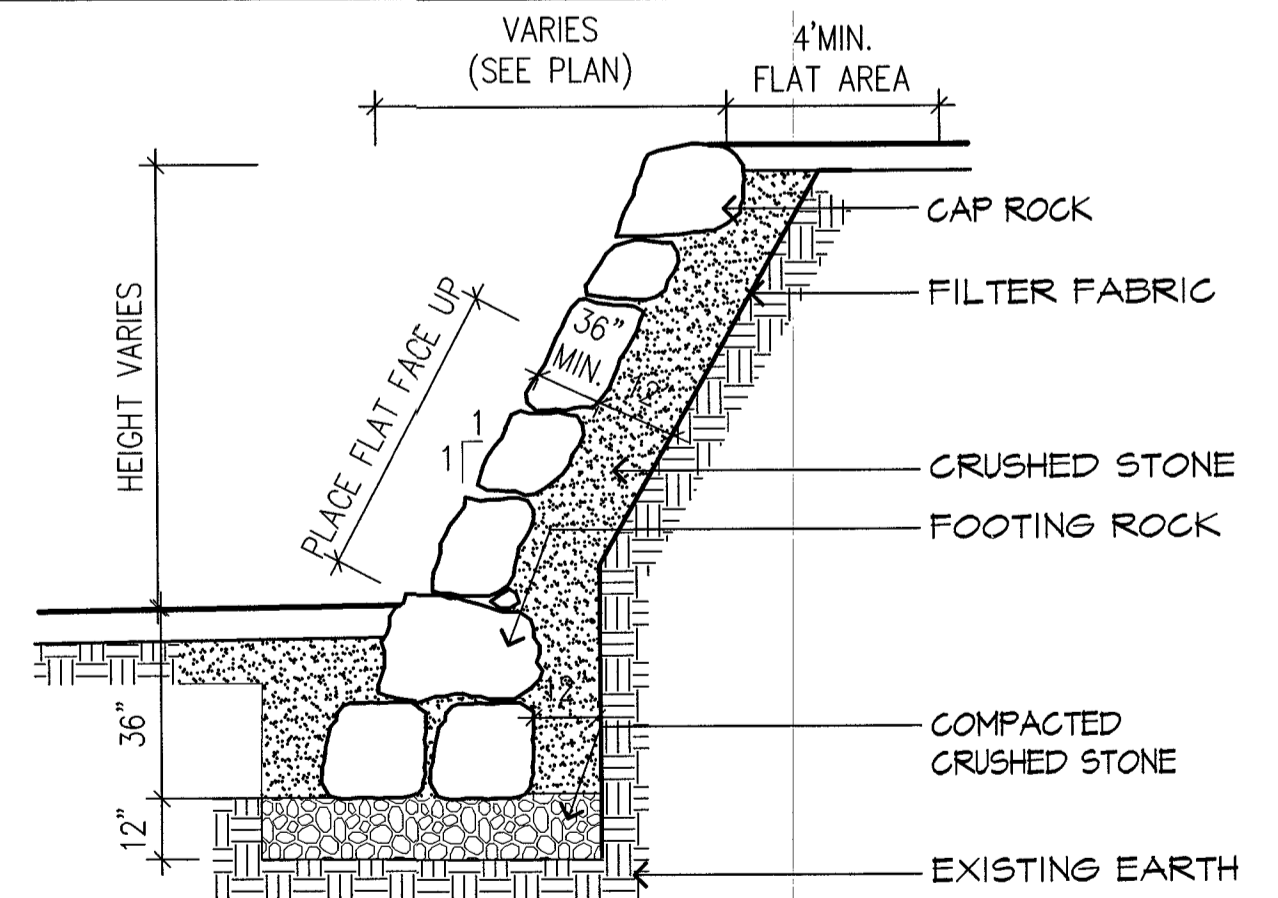
4 DRAIN MANHOLE
SCALE: NTS



2 SUBSURFACE STORMWATER DETENTION SYSTEM P-1
SCALE: NTS



3 SUBSURFACE STORMWATER DETENTION SYSTEM P-2
SCALE: NTS



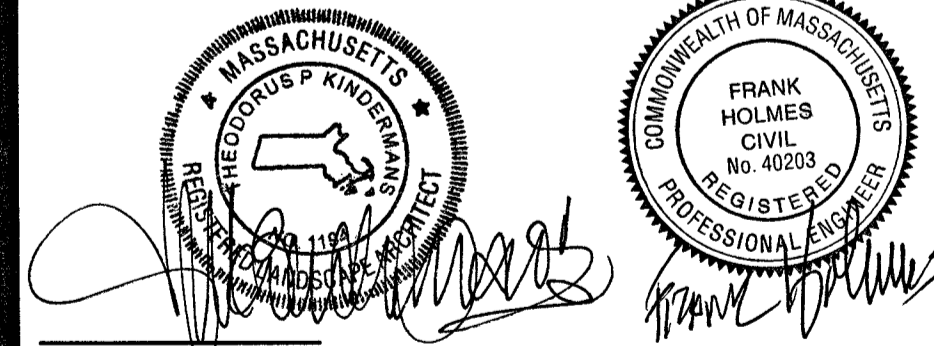
5 RIP RAP WALL
SCALE: NTS

- NOTES:**
- MATERIALS:**
 - STONE SHALL BE SOUND, ANGULAR IN SHAPE, AND FREE FROM STRUCTURAL DEFECTS.
 - EACH STONE SHALL HAVE ONE REASONABLY FLAT FACE AND A THICKNESS PERPENDICULAR TO THE FACE OF NOT LESS THAN 12-INCHES.
 - APPROXIMATELY 60 PERCENT OF THE STONES SHALL VARY FROM 9- TO 10-CUBIC FEET IN VOLUME AND THE REMAINDER (40%) SHALL VARY FROM 8- TO 9-CUBIC FEET IN VOLUME.
 - ALL STONE USED SHALL BE FROM THE SAME SOURCE.
 - EXECUTION:**
 - LARGER STONES SHALL BE CAREFULLY PLACED (NOT DUMPED) CLOSELY TOGETHER THROUGH-OUT THE SURFACE AND THE INTERSTICES CAREFULLY CHINKED WITH SMALLER STONES.
 - TRENCH BOTTOM TO BE COMPACTED PRIOR TO PLACEMENT OF GRAVEL.

VARIOUS EDITS	JM	TPK	10.24.14
VARIOUS EDITS	CL/JM	TPK	08.29.14
SPECIAL PERMIT FILING	CL/JM	TPK	08.04.14
VARIOUS EDITS	CL/JM	TPK	07.14.14
SITE PLAN	JM	TPK	11.26.13
Issued	By	Appd.	MM.DD.YY

File Name: JM/CL
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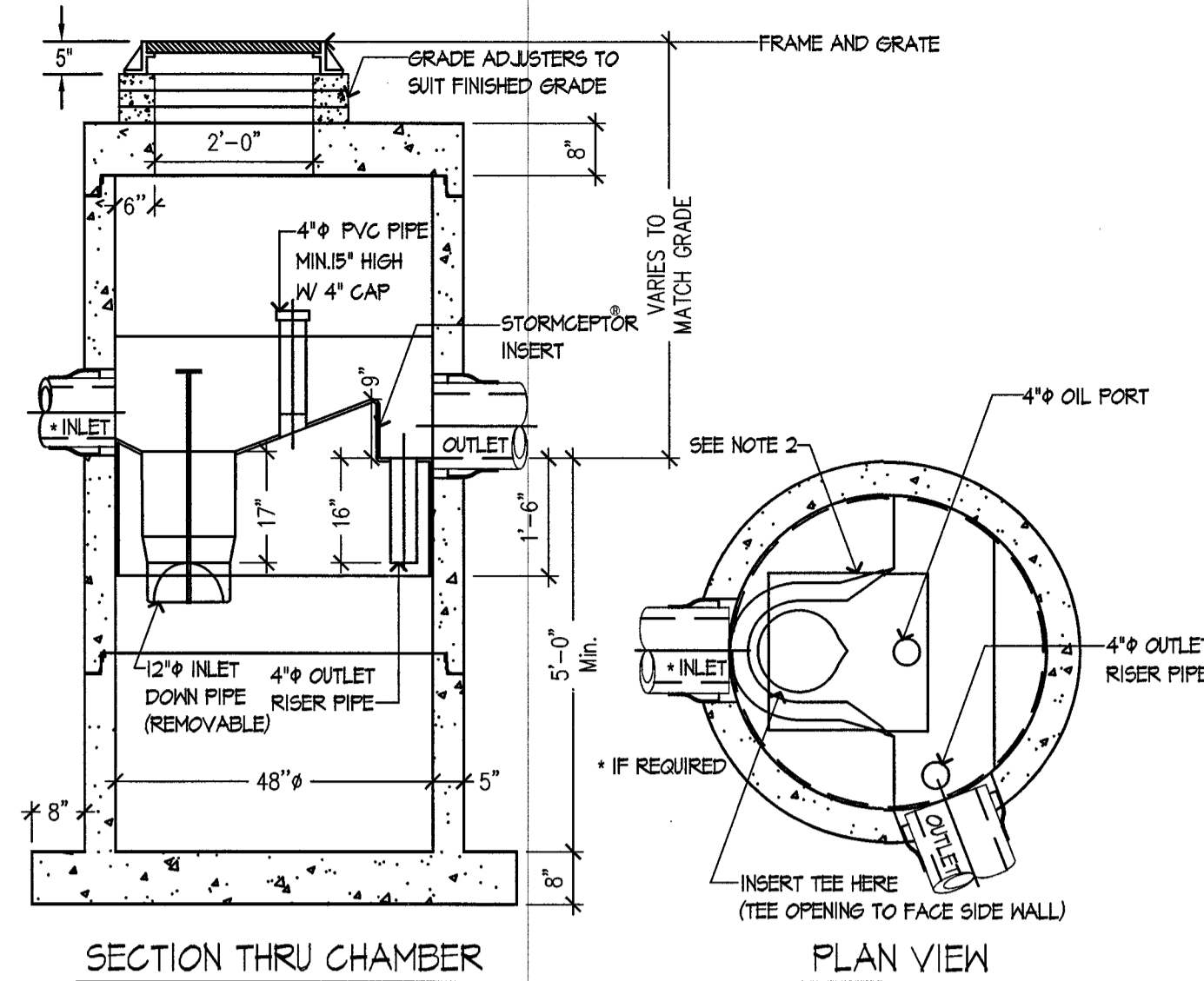


Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT
KESSELER WOODS
NEWTON, MA

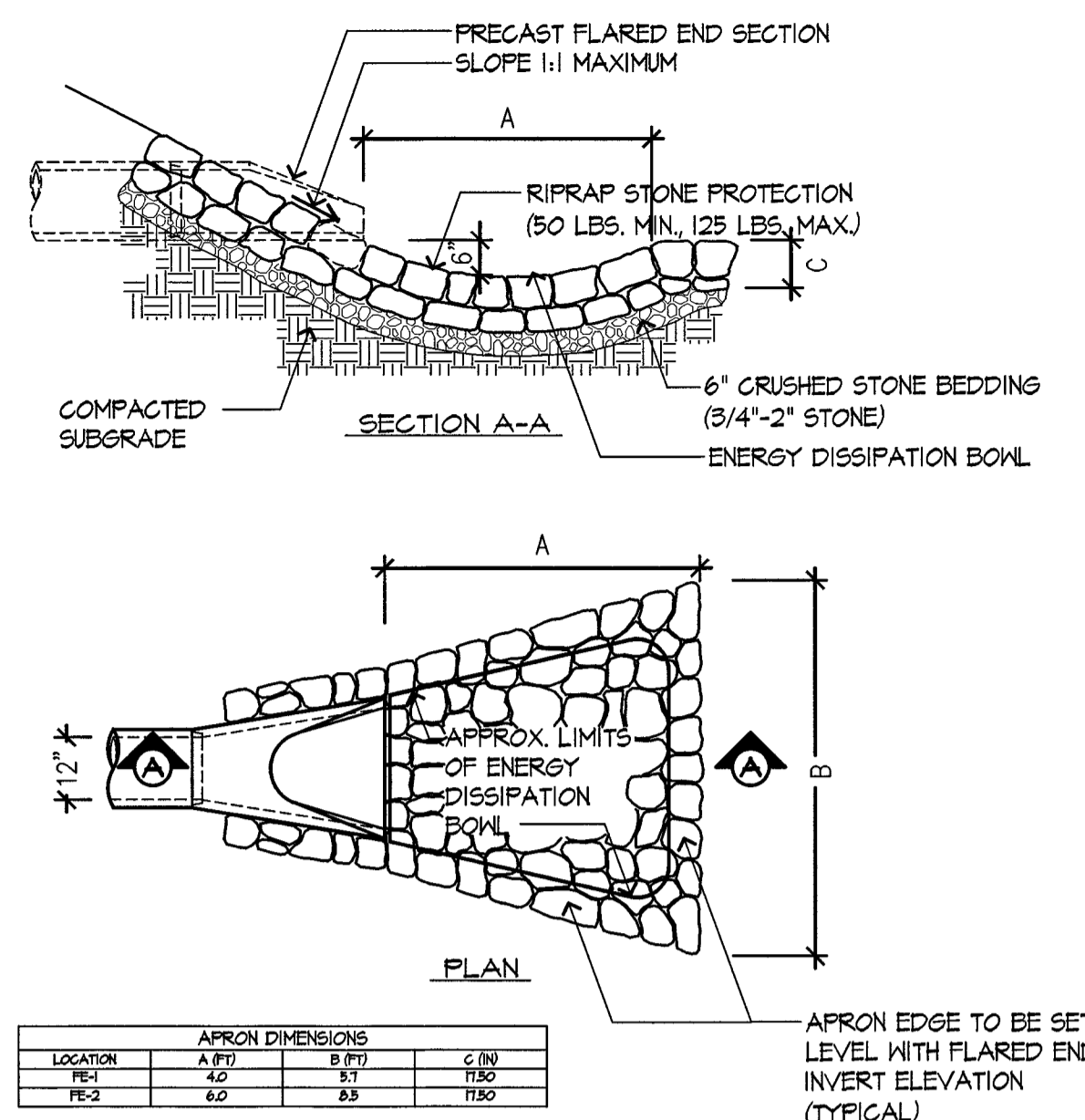
Title
SITE DETAILS 3

Project No. 210801167
Scale AS NOTED

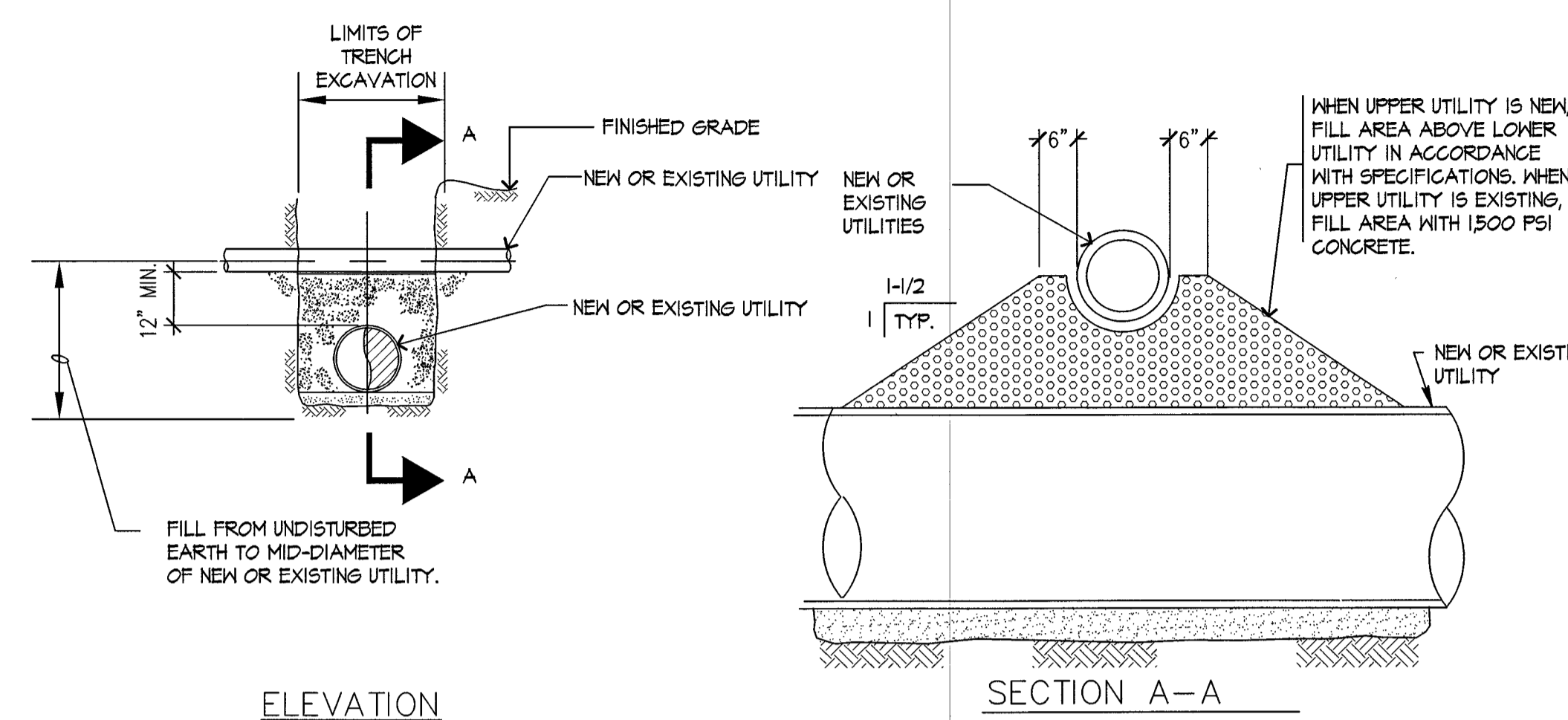
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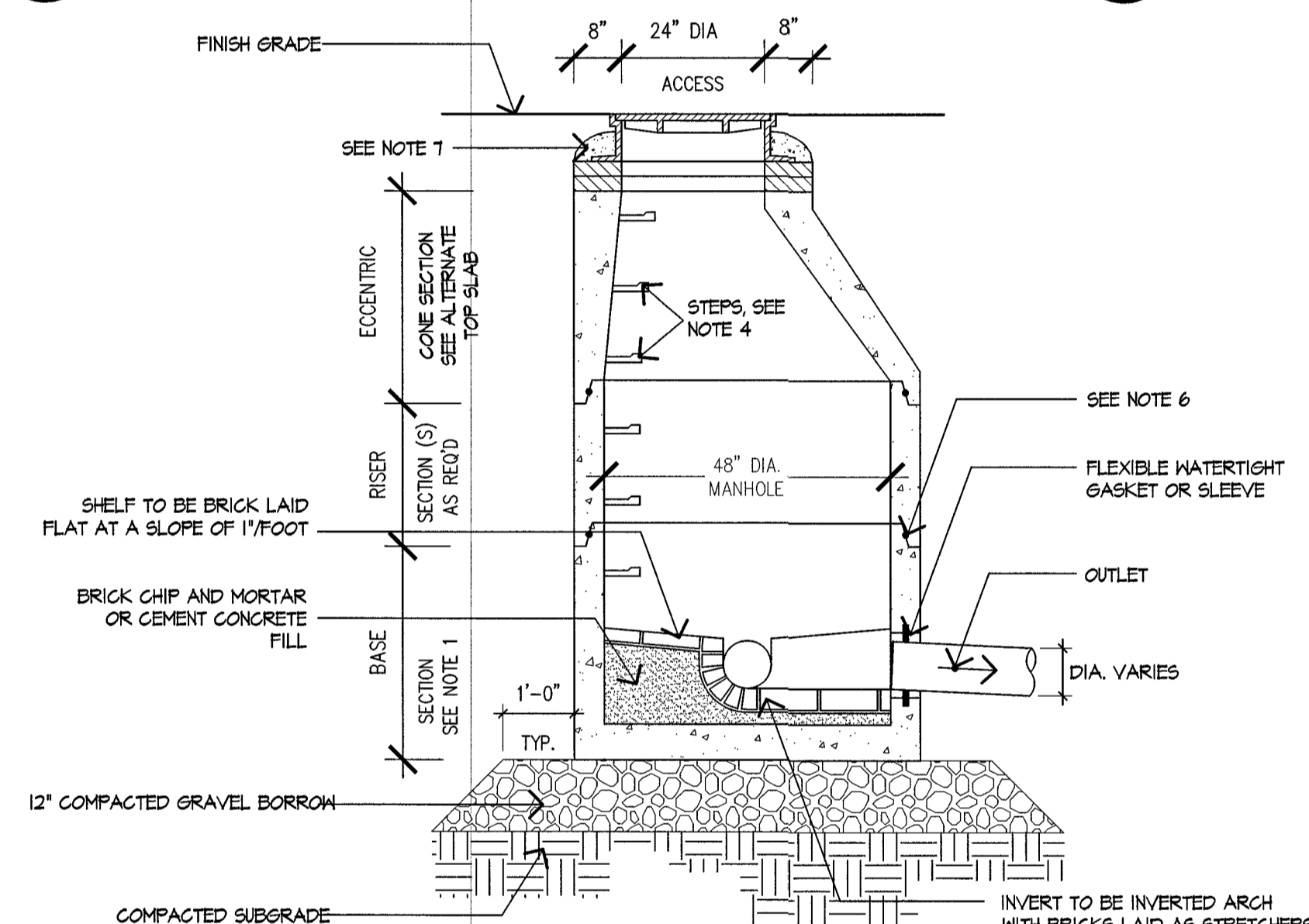
- NOTES:
1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE AND THE OIL PORT.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #44285148, #54418291, #5125160, #5753115, #5844181, #6068765, #6371640.
 4. CONTACT A CONCRETE PIPE DIVISION REPRESENTATIVE FOR FURTHER DETAILS NOT LISTED ON THIS DRAWING.



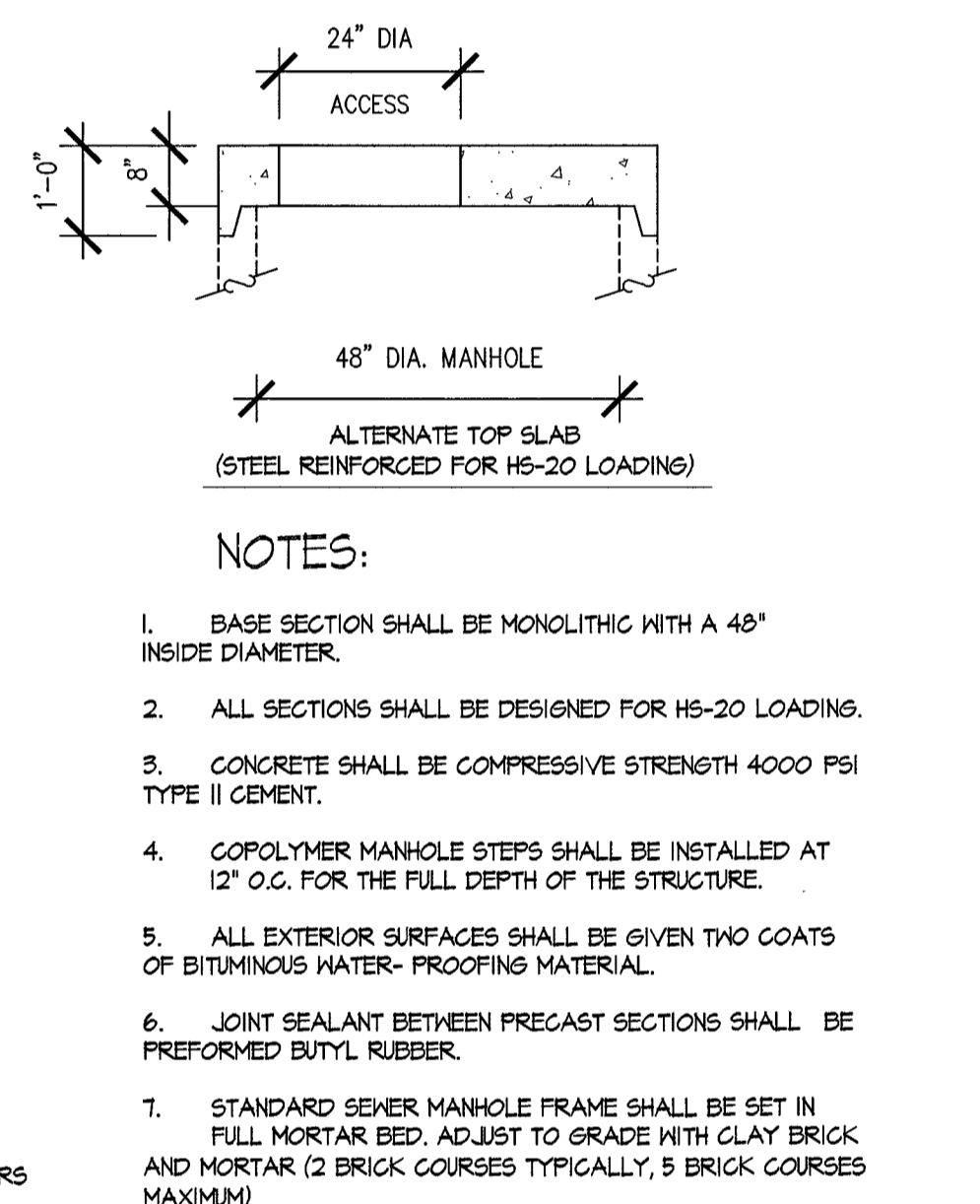
LOCATION	APRON DIMENSIONS		
	A (FT)	B (FT)	C (IN)
FE-1	6.0	3.1	11.80
FE-2	6.0	3.3	11.80



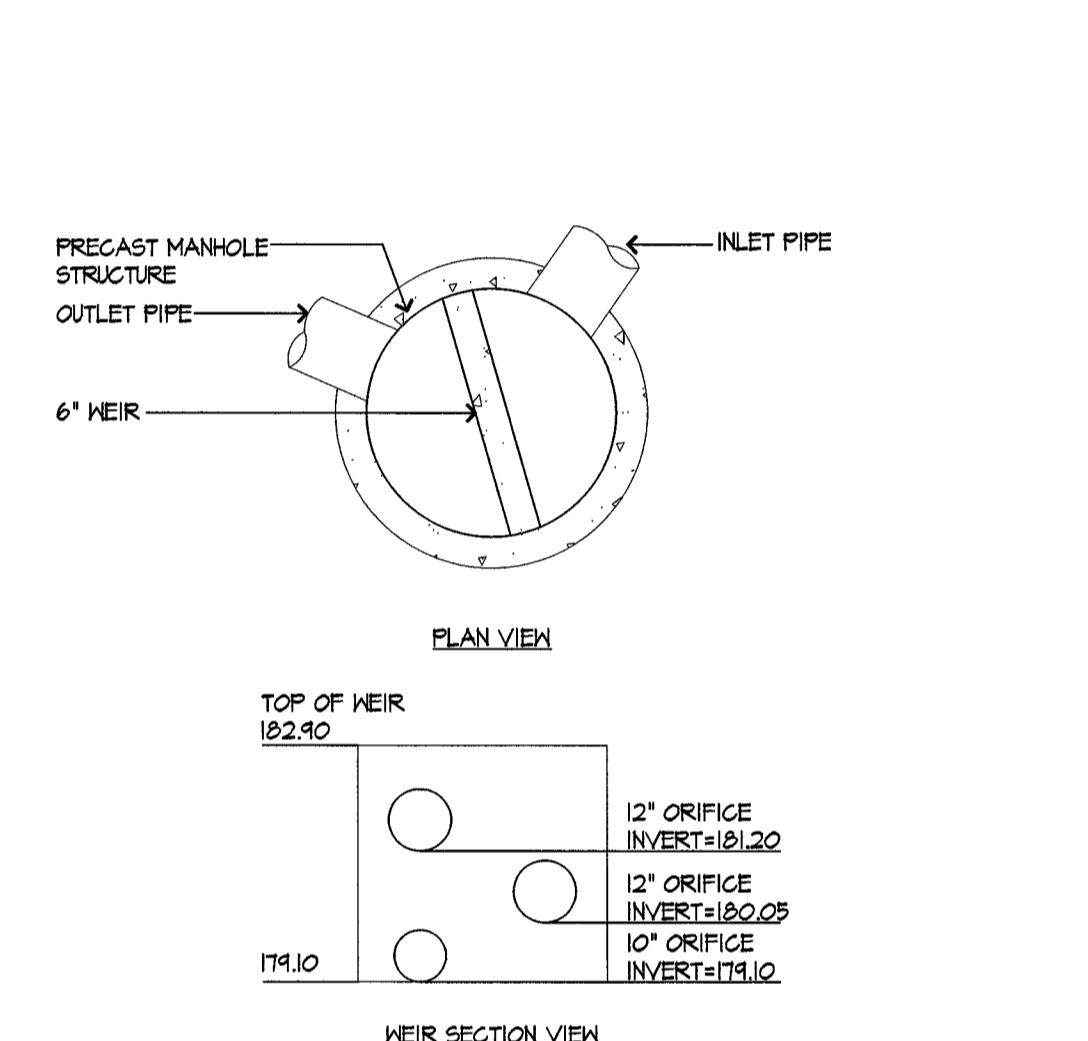
1 WATER QUALITY STRUCTURE - STORMCEPTOR 450
SCALE: NTS



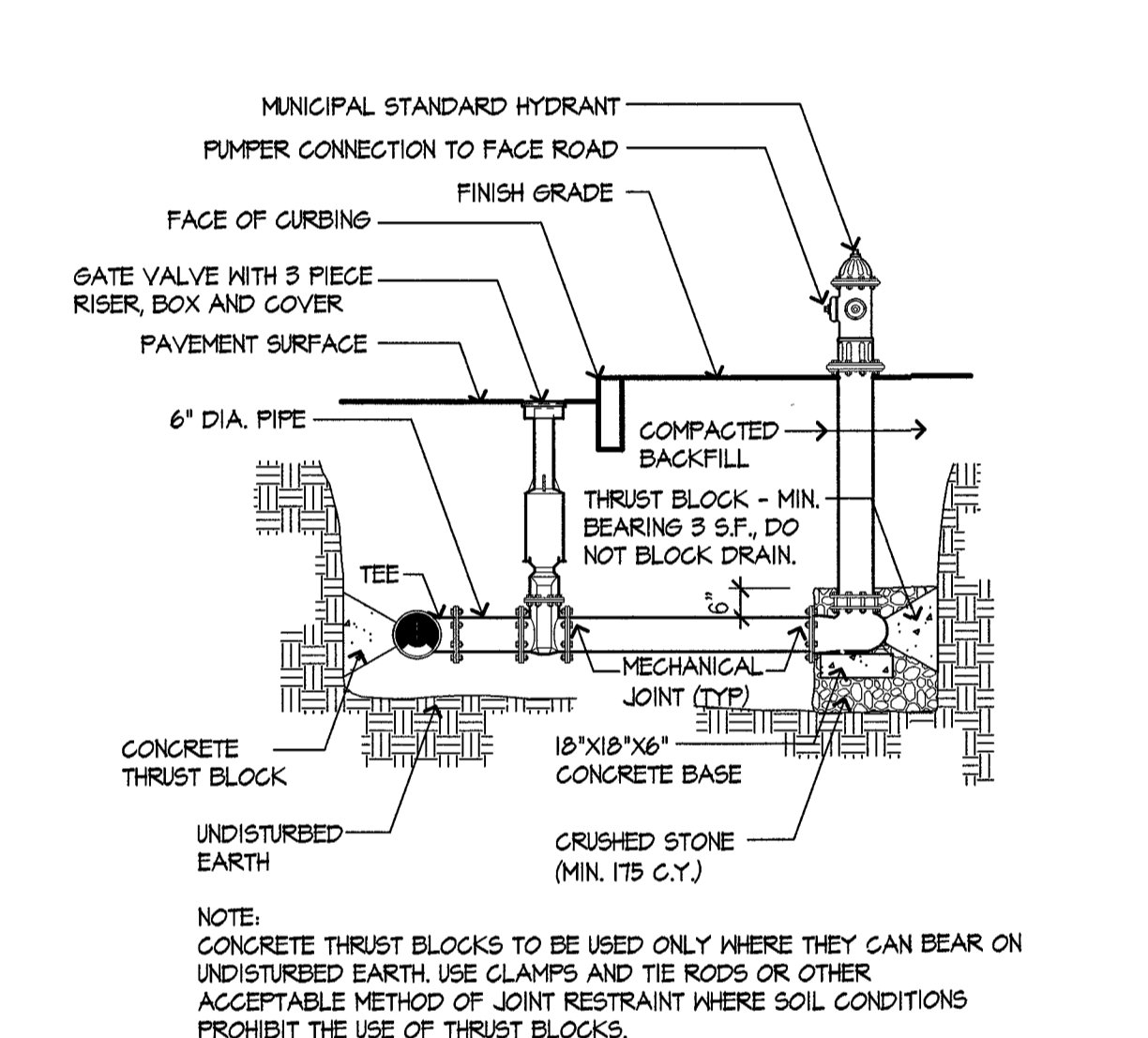
2 FLARED END SECTION WITH RIP RAP PAD
SCALE: NTS



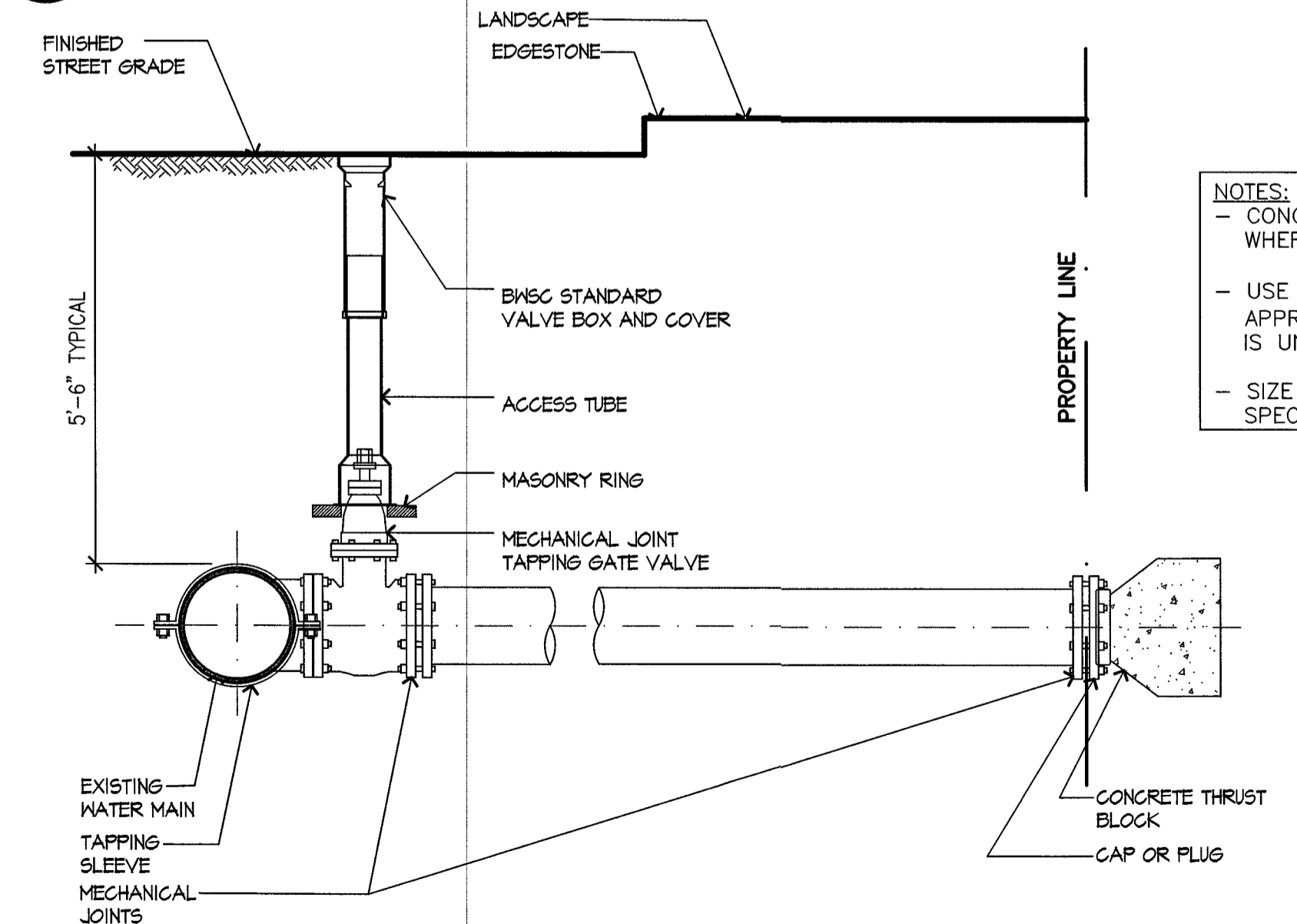
3 TYPICAL UTILITY CROSSING
SCALE: NTS



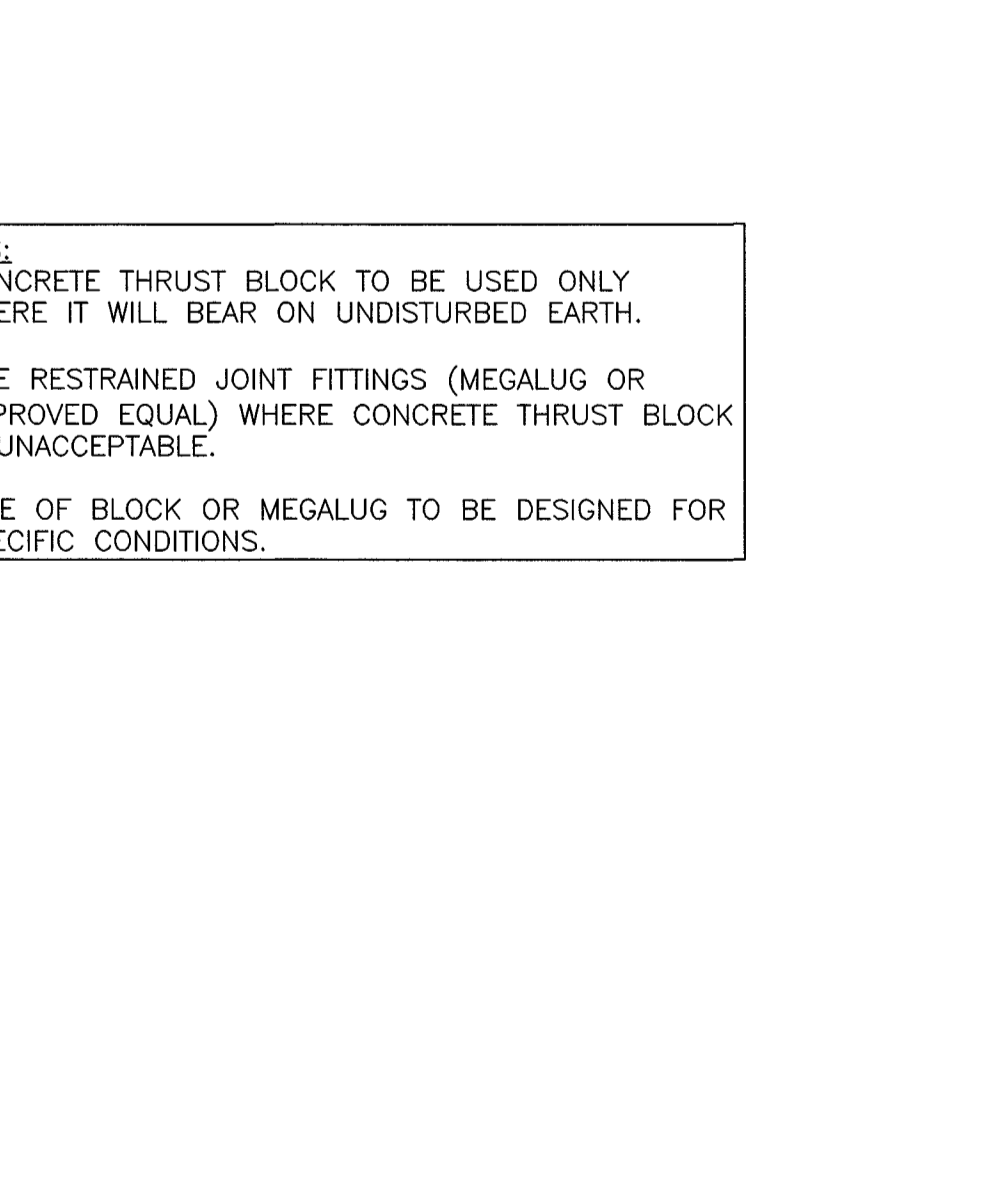
6 HYDRANT
SCALE: NTS



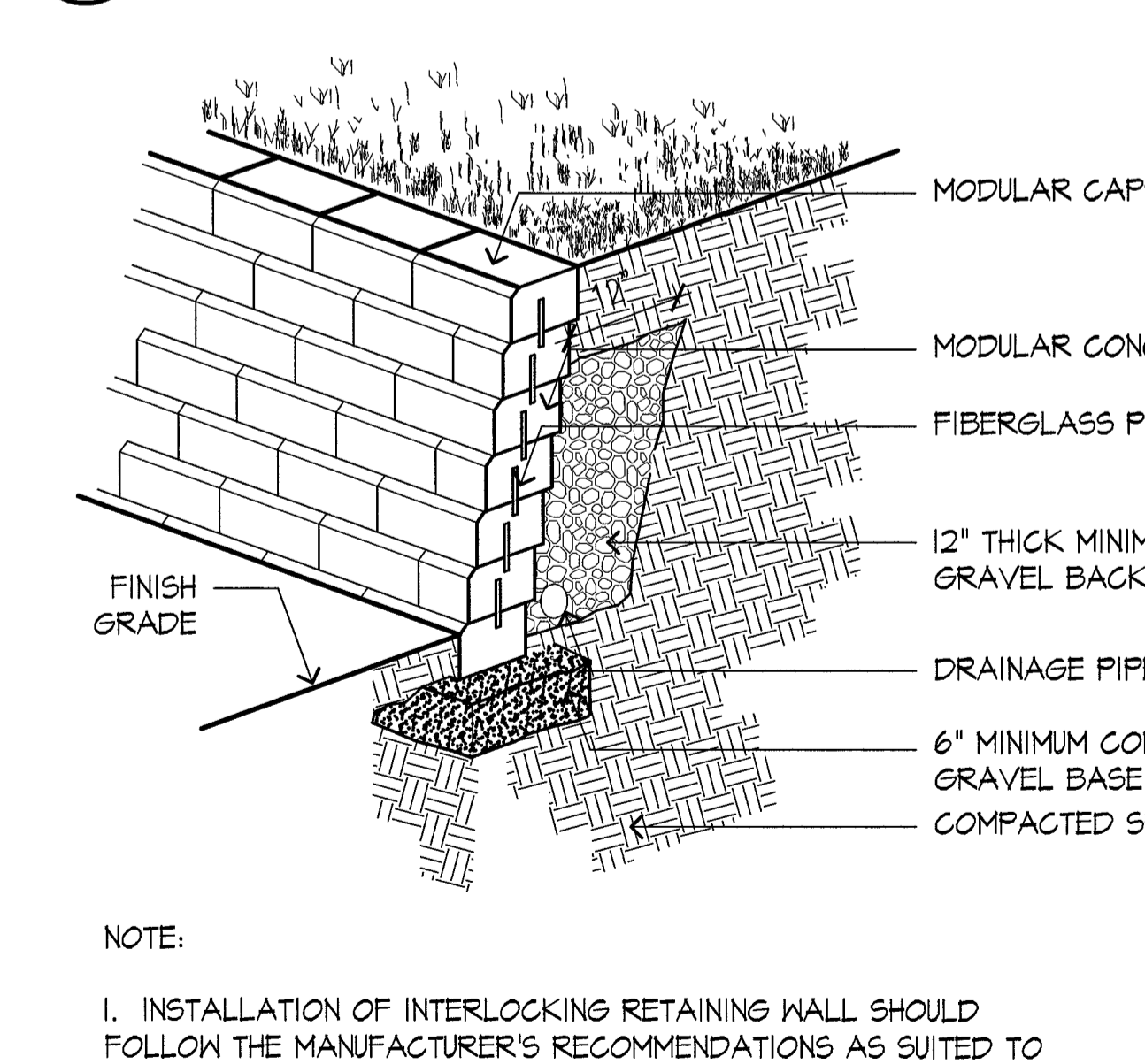
4 SEWER MANHOLE
SCALE: NTS



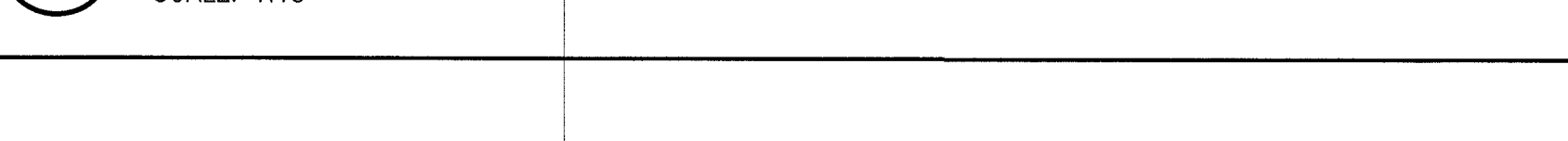
5 DMH7 WITH WEIR
SCALE: NTS



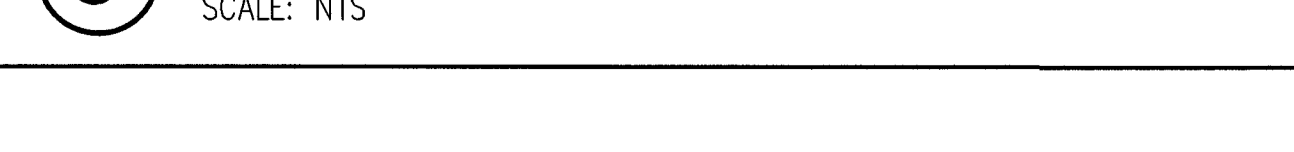
5 DMH7 WITH WEIR
SCALE: NTS



7 WATER CONNECTION
SCALE: NTS

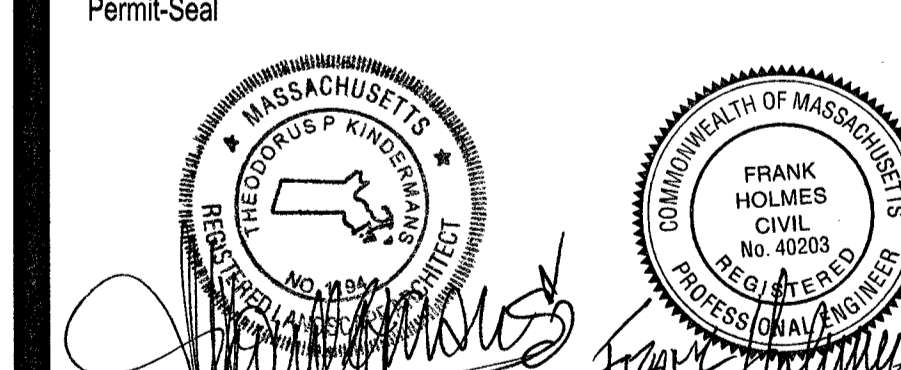


8 MODULAR BLOCK RETAINING WALL
SCALE: NTS



VARIOUS EDITS	JM	TPK	10.24.14
VARIOUS EDITS	CL/JM	TPK	08.29.14
SPECIAL PERMIT FILING	CL/JM	TPK	08.04.14
VARIOUS EDITS	CL/JM	TPK	07.14.14
SITE PLAN	JM	TPK	11.26.13
Issued	By	Appd.	MM.DD.YY

File Name:	JM/CL	Dwn.	Chgd.	Dign.	MM.DD.YY
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Client/Project
CHESTNUT HILL REALTY
THE RESIDENCES AT
KESSELER WOODS
NEWTON, MA

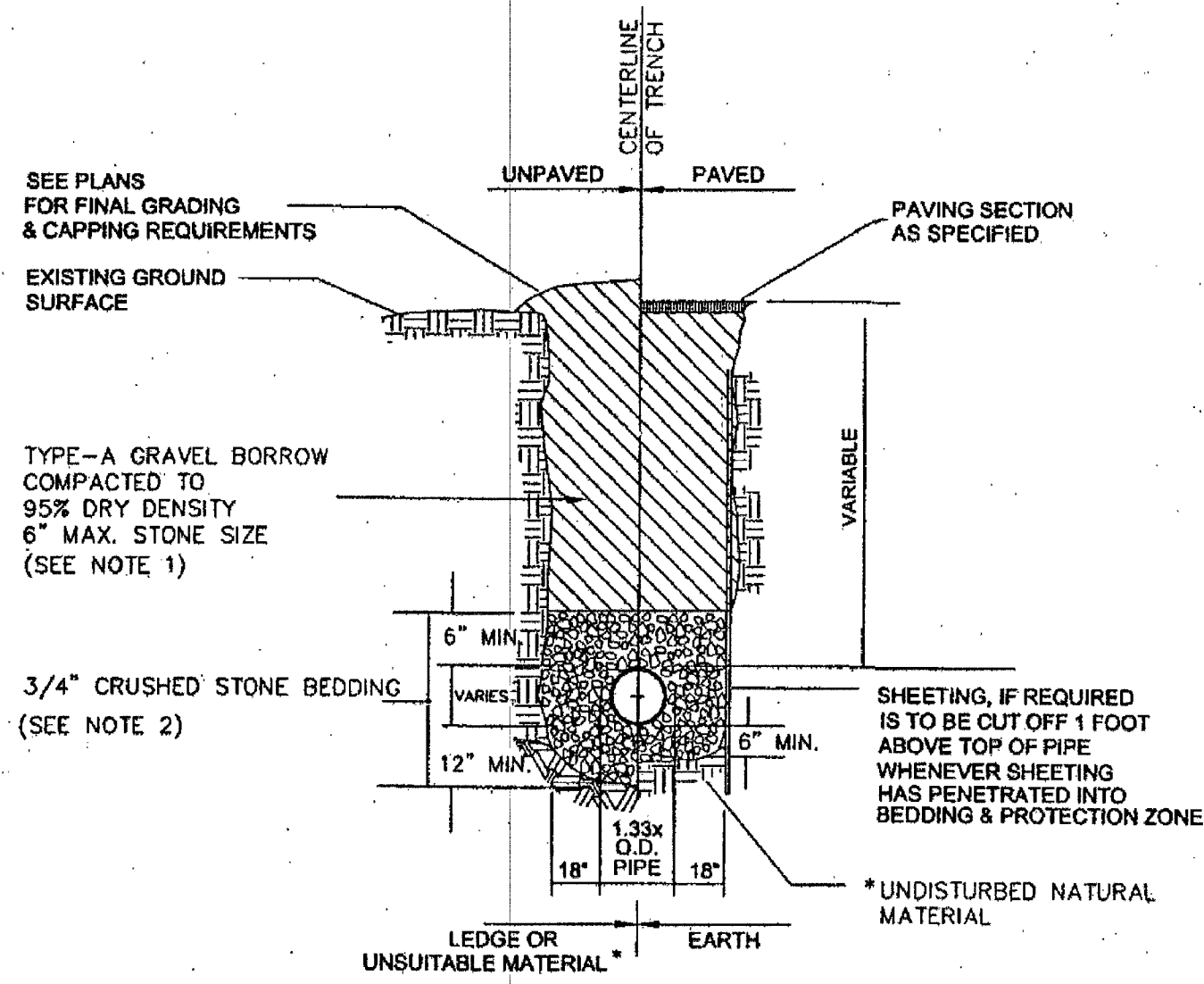
Title
SITE DETAILS 4

Project No.	Scale
210801167	AS NOTED

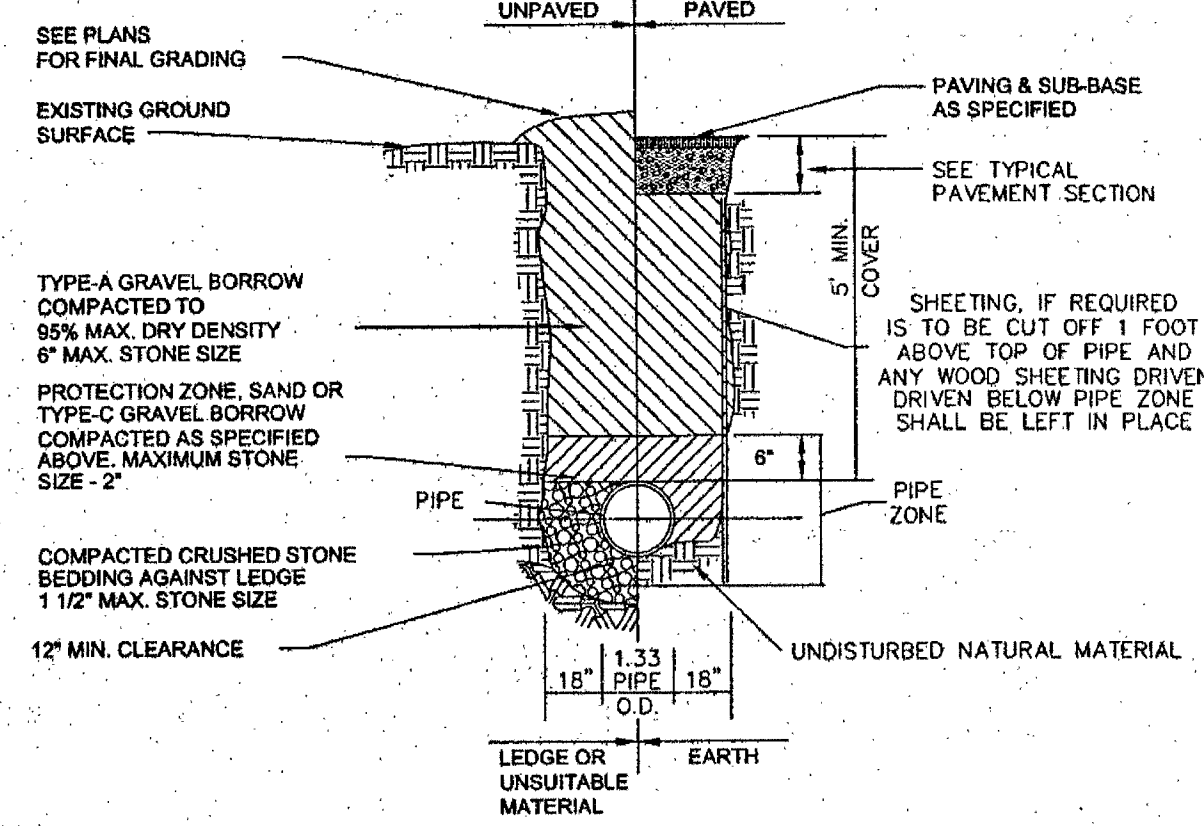
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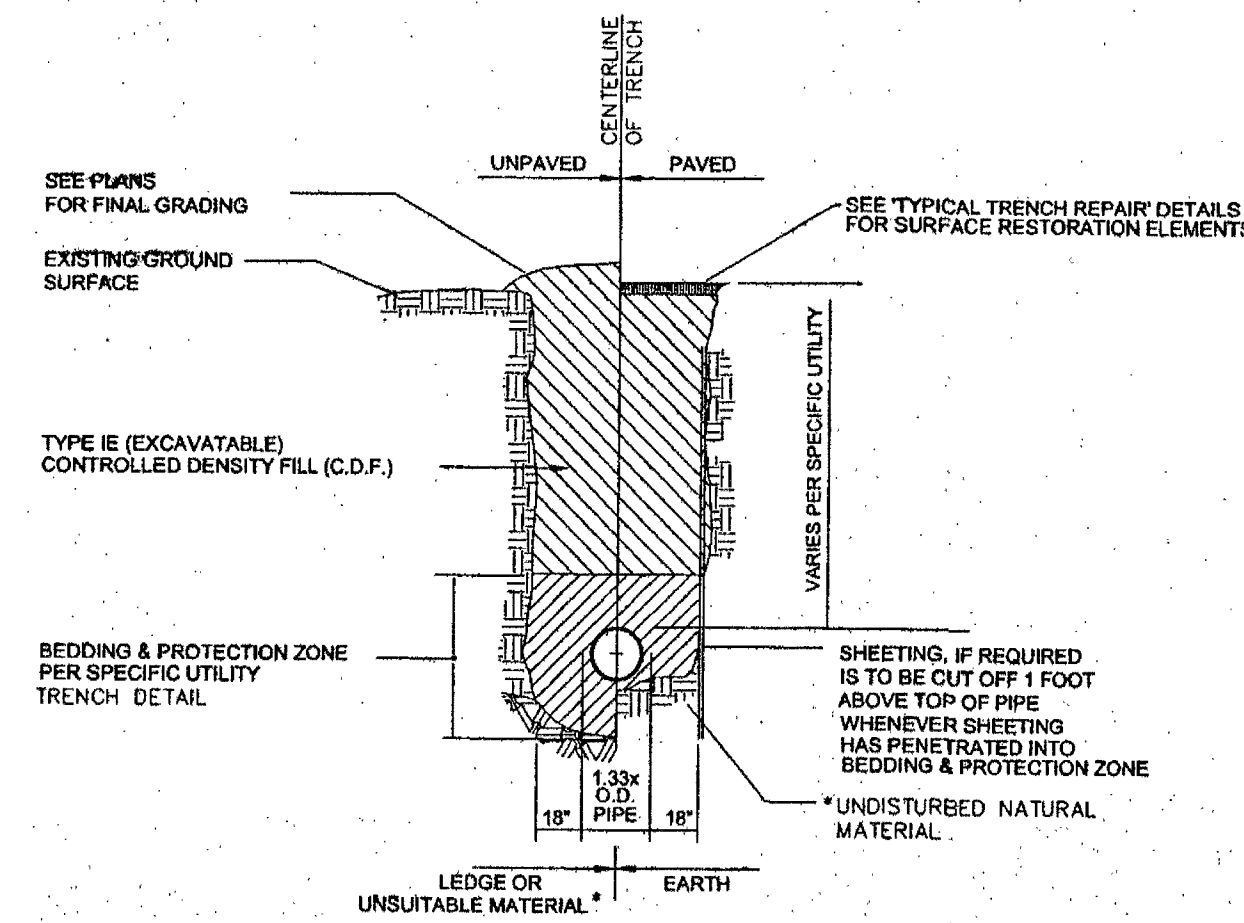
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- * SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
- 1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
- 2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1



- * SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.
- 1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
- 2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

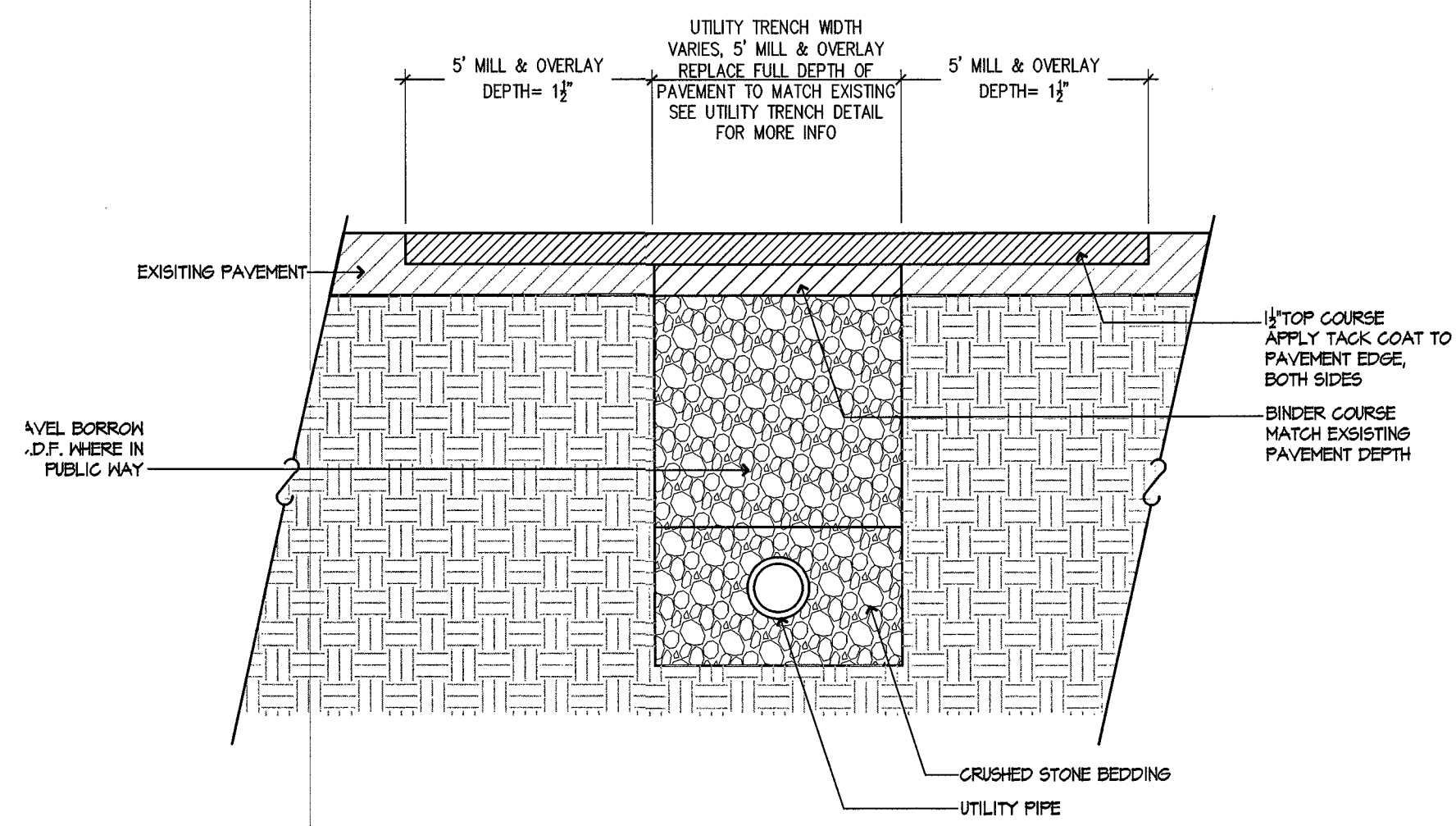


- * SUITABILITY OF MATERIAL IS TO BE DETERMINED BY THE CITY OF NEWTON.

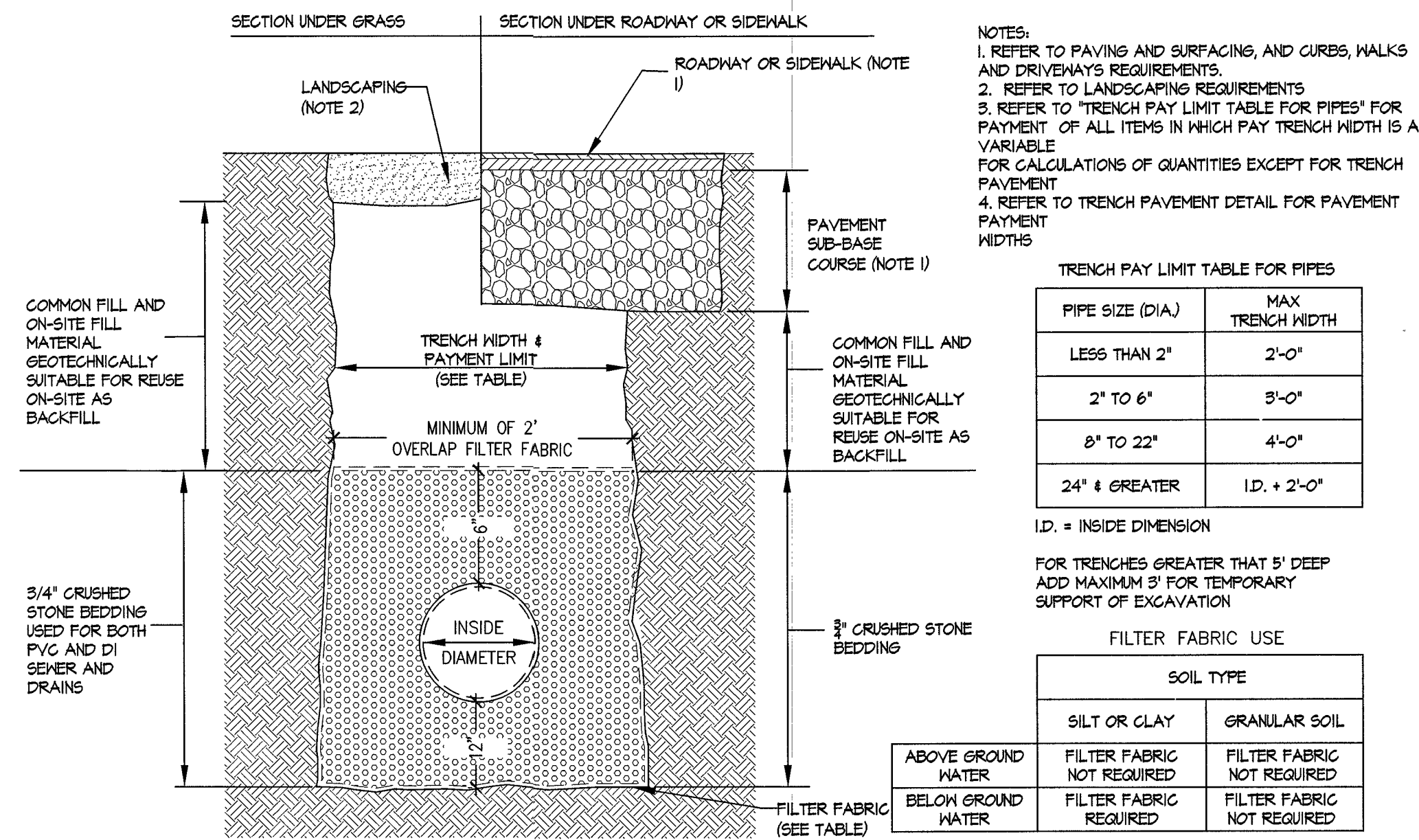
1 SEWER TRENCH
SCALE: NTS

2 WATER TRENCH
SCALE: NTS

3 C.D.F. TRENCH
SCALE: NTS



4 PAVEMENT PATCH
SCALE: NTS



- NOTES:
1. REFER TO PAVING AND SURFACING, AND CURBS, WALKS AND DRIVEWAYS REQUIREMENTS.
2. REFER TO LANDSCAPING REQUIREMENTS
3. REFER TO 'TRENCH PAY LIMIT TABLE FOR PIPES' FOR PAYMENT OF ALL ITEMS IN WHICH PAY TRENCH WIDTH IS A VARIABLE
4. REFER TO TRENCH PAVEMENT DETAIL FOR PAVEMENT PAYMENT WIDTHS

TRENCH PAY LIMIT TABLE FOR PIPES

PIPE SIZE (DIA)	MAX TRENCH WIDTH
LESS THAN 2"	2'-0"
2" TO 6"	3'-0"
8" TO 22"	4'-0"
24" & GREATER	1D. + 2'-0"

ID. = INSIDE DIMENSION

FOR TRENCHES GREATER THAN 5' DEEP ADD MAXIMUM 3' FOR TEMPORARY SUPPORT OF EXCAVATION

FILTER FABRIC USE

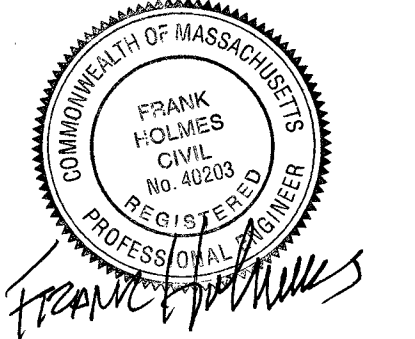
	SOIL TYPE	
	SILT OR CLAY	GRANULAR SOIL
ABOVE GROUND WATER	FILTER FABRIC NOT REQUIRED	FILTER FABRIC NOT REQUIRED
BELOW GROUND WATER	FILTER FABRIC REQUIRED	FILTER FABRIC NOT REQUIRED

5 DRAINAGE TRENCH
SCALE: NTS

VARIOUS EDITS	JM	TPK	10.24.14
VARIOUS EDITS	CL/JM	TPK	08.29.14
SPECIAL PERMIT FILING	CL/JM	TPK	08.04.14
VARIOUS EDITS	CL/JM	TPK	07.14.14
SITE PLAN	JM	TPK	11.28.13
Issued	By	Appd.	MM.DD.YY

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CHESTNUT HILL REALTY
THE RESIDENCES AT
KESSELER WOODS
NEWTON, MA

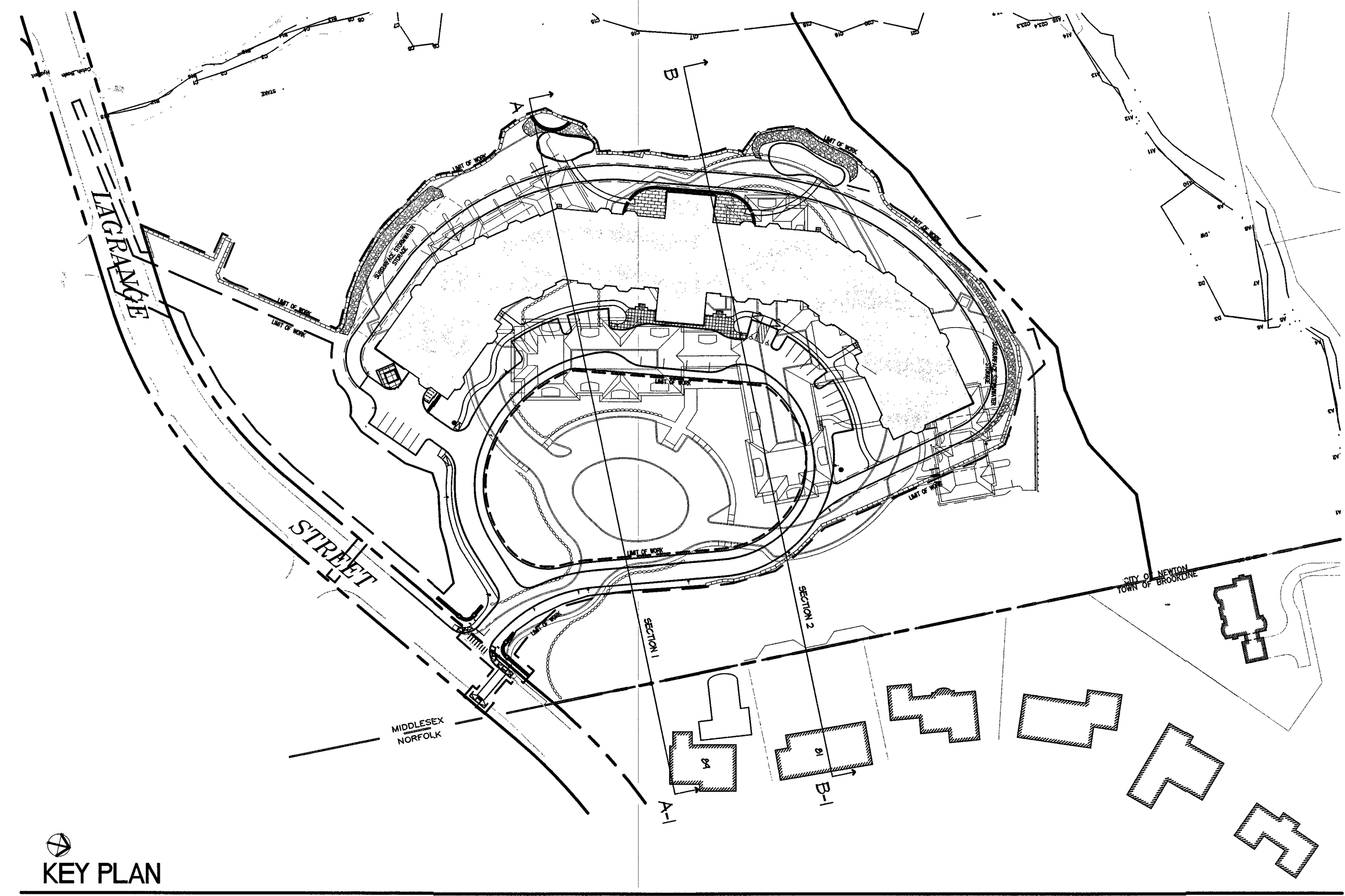
Title
SITE DETAILS 5

Project No. 210801167 Scale AS NOTED

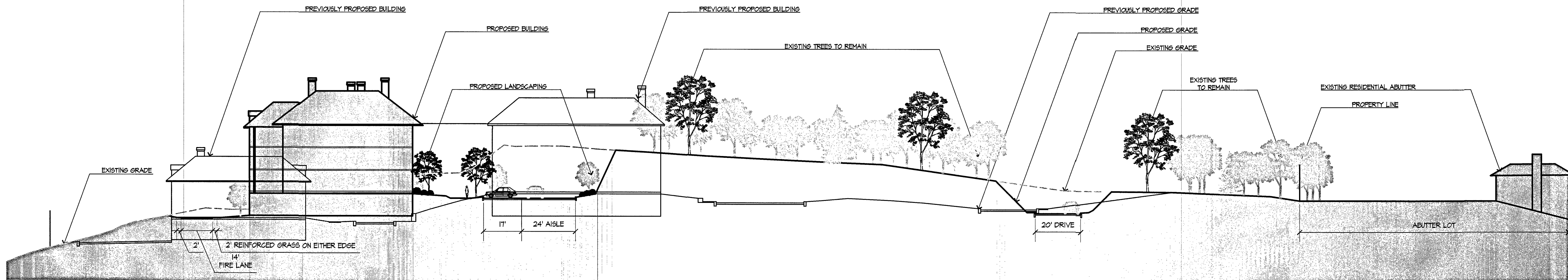
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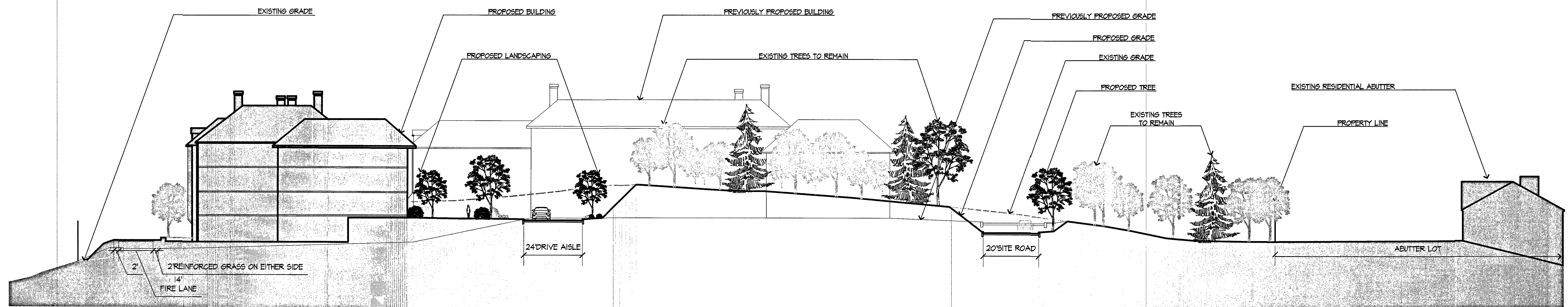
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KEY PLAN



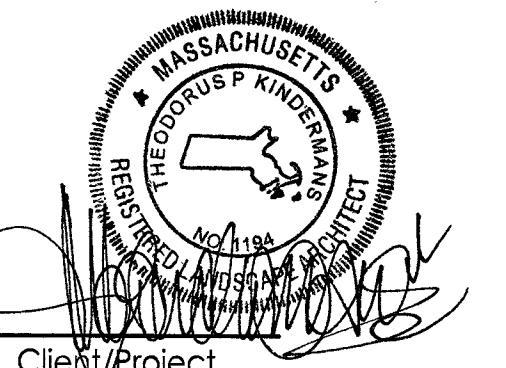
1 SITE SECTION A-A1
SCALE: 1/2" = 1'-0"



2 SITE SECTION B-B1
SCALE: 1/2" = 1'-0"

VARIOUS EDITS	JM	TPK	10.24.14
VARIOUS EDITS	CL/JM	TPK	08.29.14
SPECIAL PERMIT FILING	CL/JM	TPK	08.04.14
VARIOUS EDITS	CL/JM	TPK	07.14.14
SITE PLAN	JM	TPK	11.26.13
Issued	By	Appd.	MM.DD.YY

File Name:	JM/CL		
	Dwn.	Chkd.	Dgn.
Permit-Seal			MM.DD.YY



Client/Project
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THE RESIDENCES AT
KESSELER WOODS
NEWTON, MA

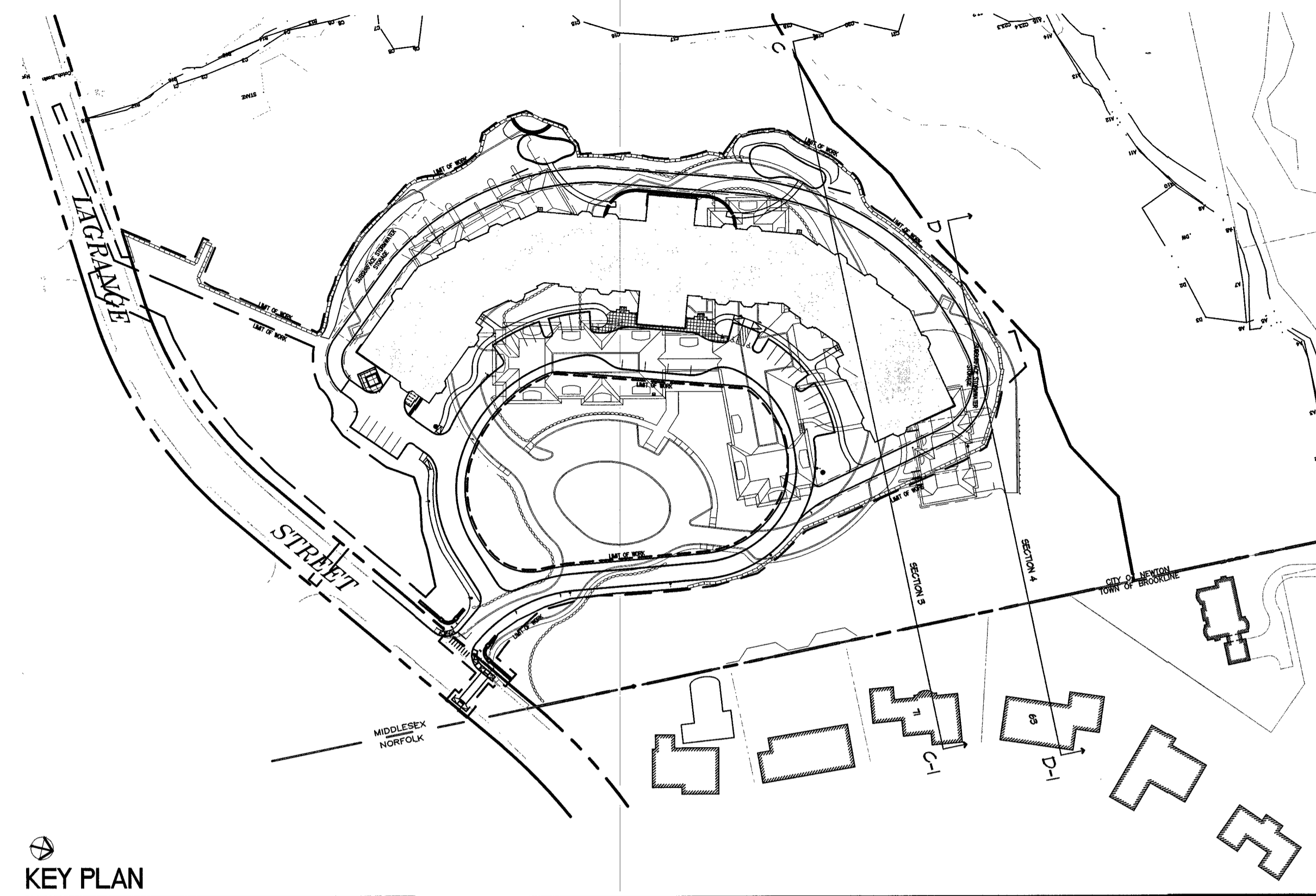
Title
SITE SECTIONS 1

Project No. 210801167
Scale AS NOTED

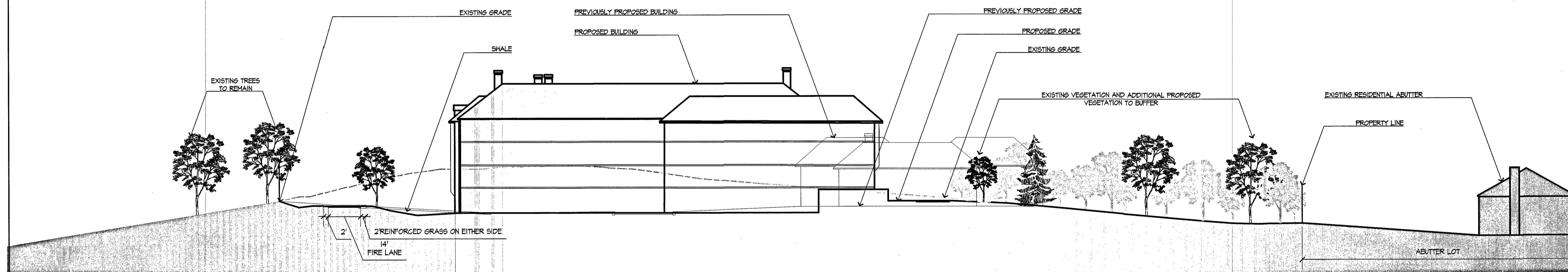
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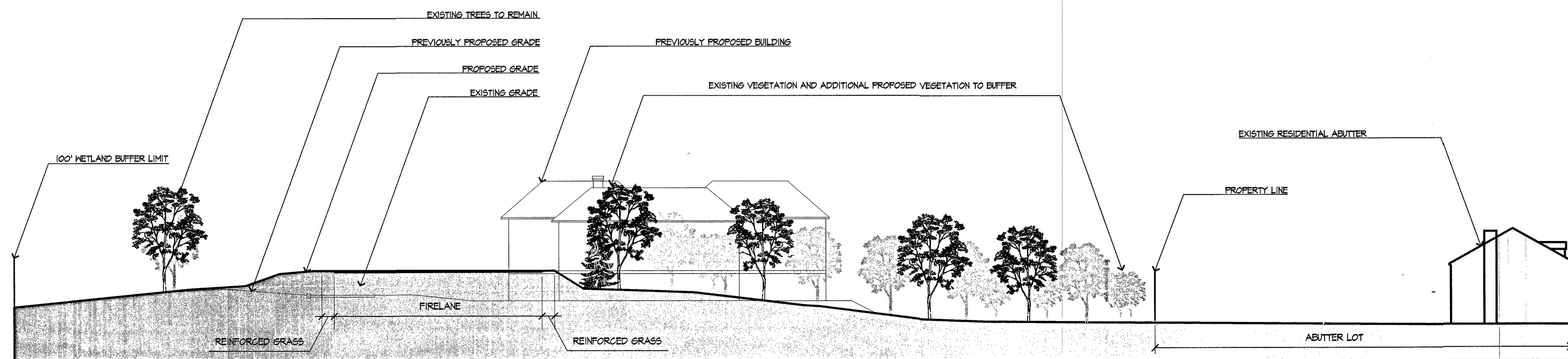
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KEY PLAN



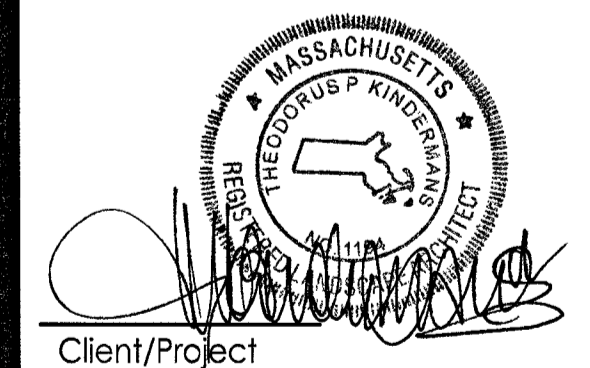
3 SITE SECTION C-C1
SCALE: 1/2" = 1'-0"



4 SITE SECTION D-D1
SCALE: 1/2" = 1'-0"

VARIOUS EDITS	JM	TPK	10.24.14
VARIOUS EDITS	CL/JM	TPK	08.29.14
SPECIAL PERMIT FILING	CL/JM	TPK	08.04.14
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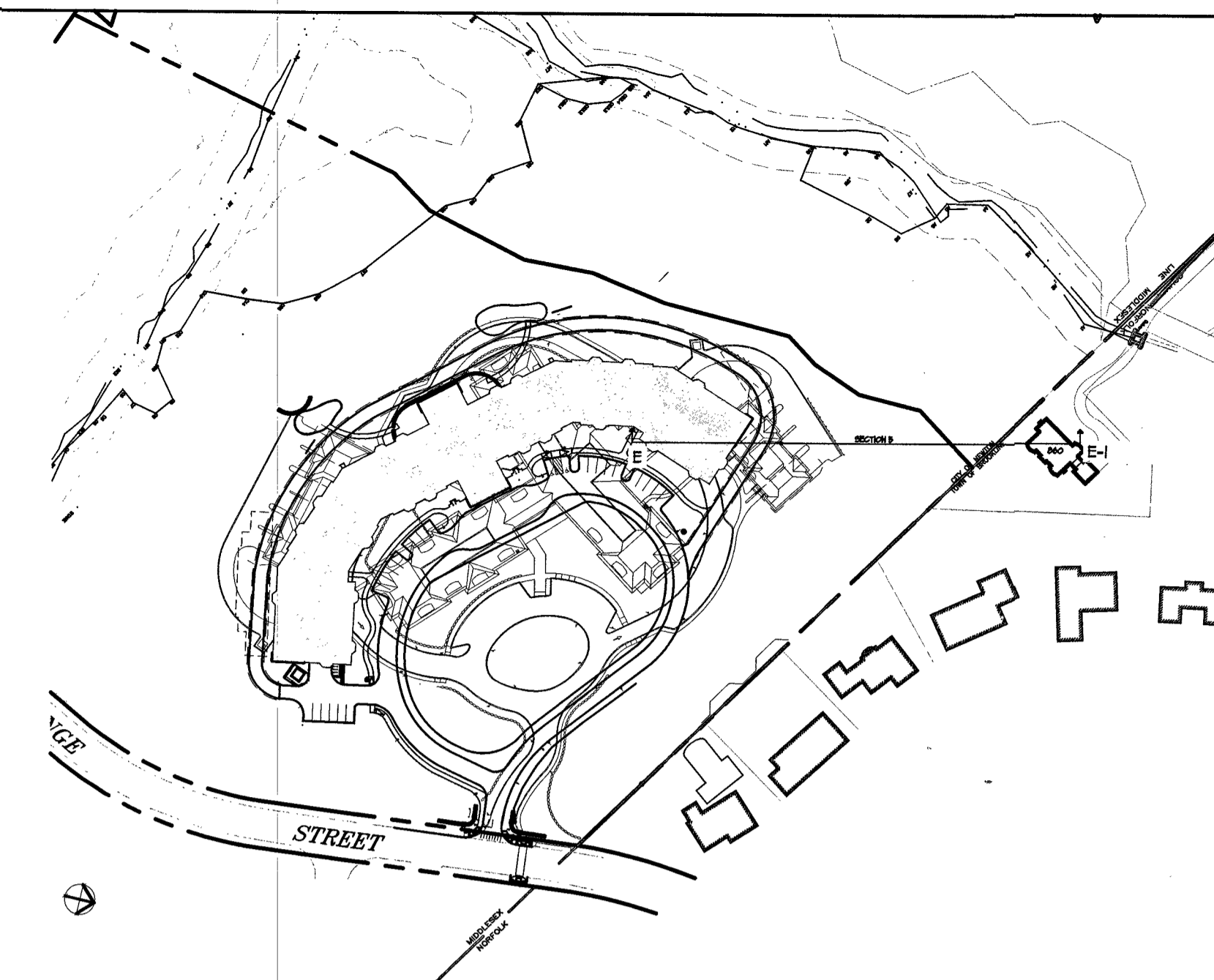


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THE RESIDENCES AT
KESSELER WOODS
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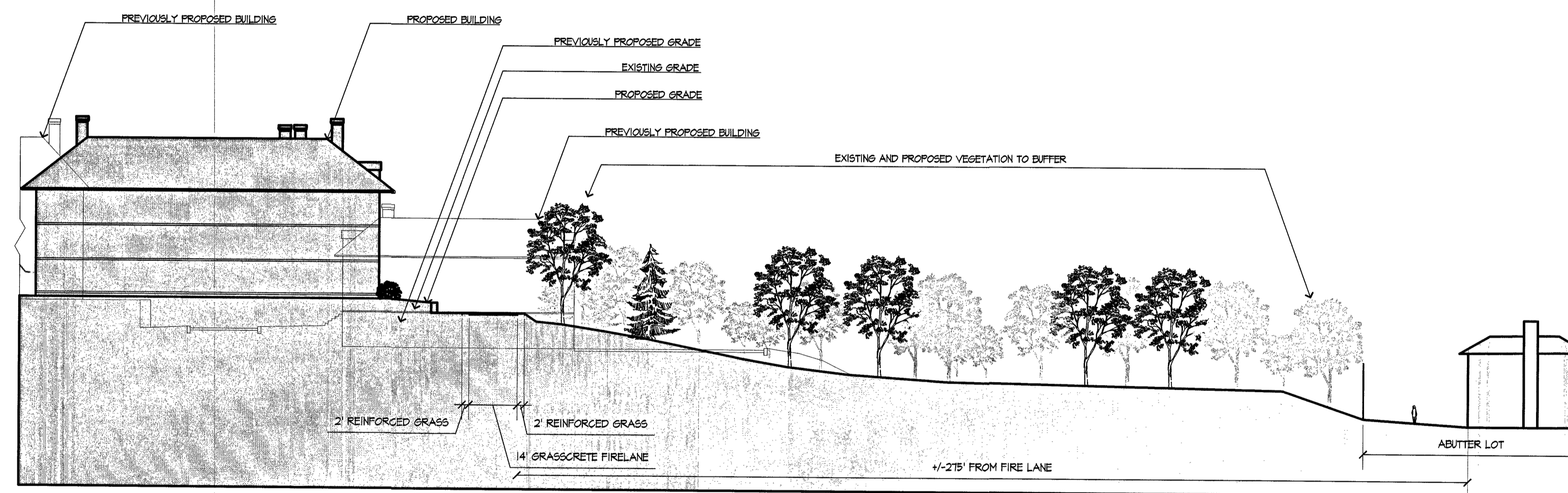
Title
SITE SECTIONS 2

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KEY PLAN



5 SITE SECTION E-E1
SCALE: 1/2" = 1'-0"

VARIOUS EDITS	JM	TPK	10.24.14
VARIOUS EDITS	CL/JM	TPK	08.29.14
SPECIAL PERMIT FILING	CL/JM	TPK	08.04.14
VARIOUS EDITS	CL/JM	TPK	07.14.14
SITE PLAN	JM	TPK	11.26.13
Issued	By	Appd.	MM.DD.YY

File Name:	JM/CL			
	Dwn.	Chkd.	Dsgn.	MM.DD.YY

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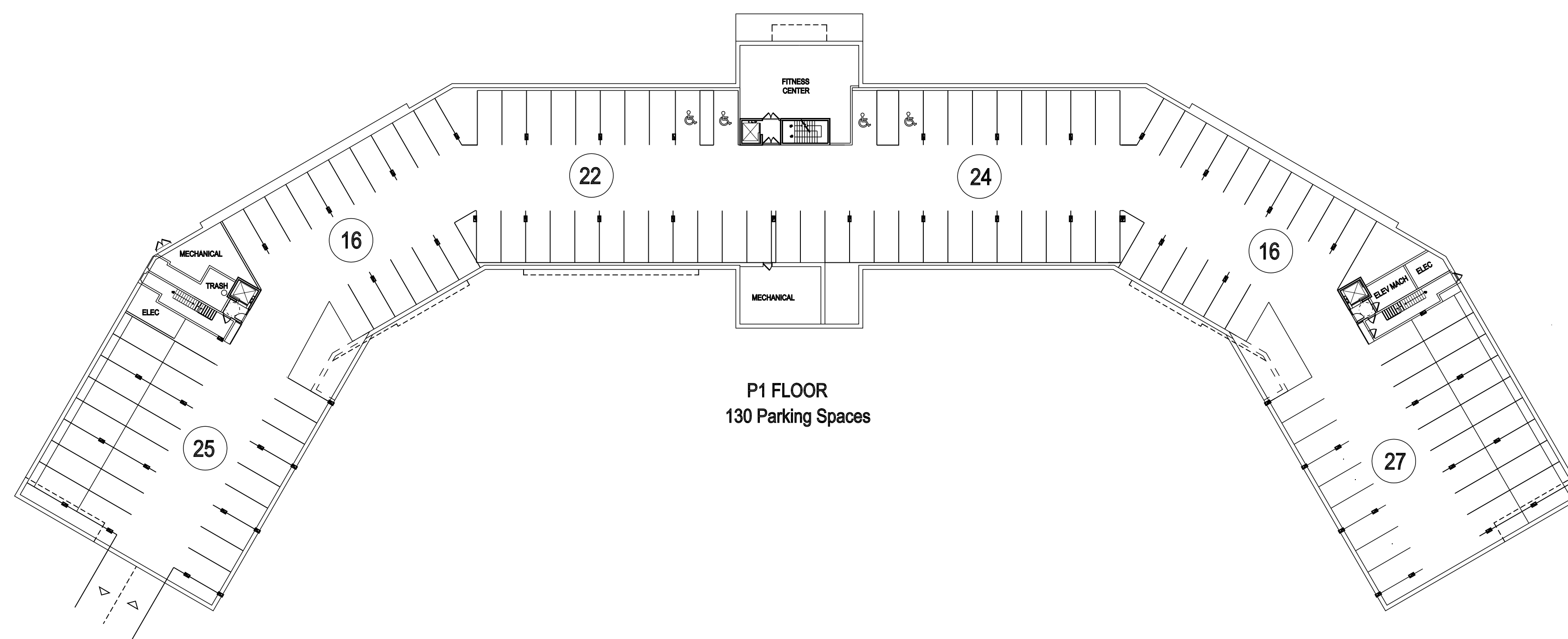
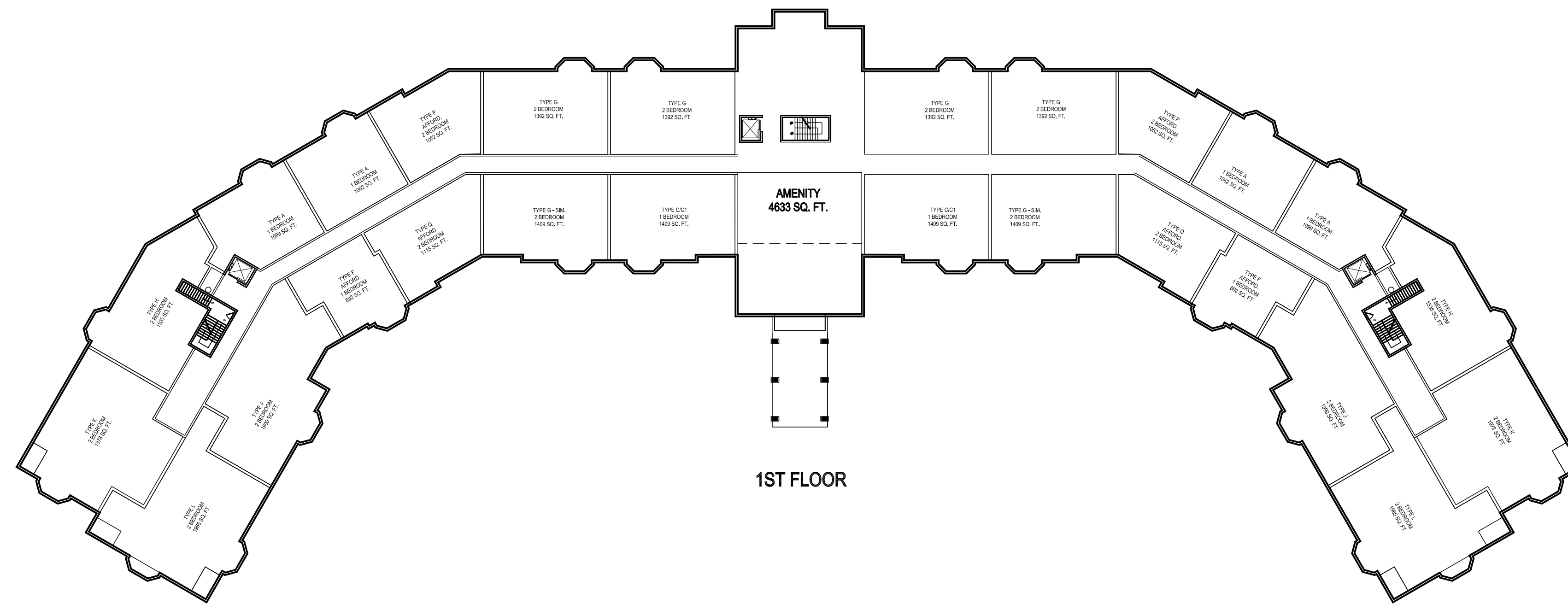


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CHESTNUT HILL REALTY
THE RESIDENCES AT
KESSELER WOODS
NEWTON, MA

Title
SITE SECTIONS 3

Project No. 210801167
Scale AS NOTED

BUILDING UNIT MIX		
80 UNITS	24 (1) BEDROOM UNITS 56 (2) BEDROOM UNITS	195,650 TOTAL
0 UNITS P1	130 PARKING SPACES (4 HP)	48,560 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS 6 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 14 (2) MARKET. BEDROOM UNITS	48,950 GSF
26 UNITS 2nd FLOOR	2 (1) AFFORD. BEDROOM UNITS 4 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 16 (2) MARKET. BEDROOM UNITS	49,070 GSF
28 UNITS 3rd FLOOR	10 (1) MARKET. BEDROOM UNITS 18 (2) MARKET. BEDROOM UNITS	49,070 GSF



tat |
the architectural team

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www.architecturalteam.com
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Consultant:

Revision:
 △- REV 1 - AUGUST 29, 2014
 △- REV 2 - OCTOBER 24, 2014

Architect of Record:

Drawn: A.S.

Checked: T.E.S.

Scale: 1/32" = 1'-0"

Key Plan:

Project Name:
Kessler Woods

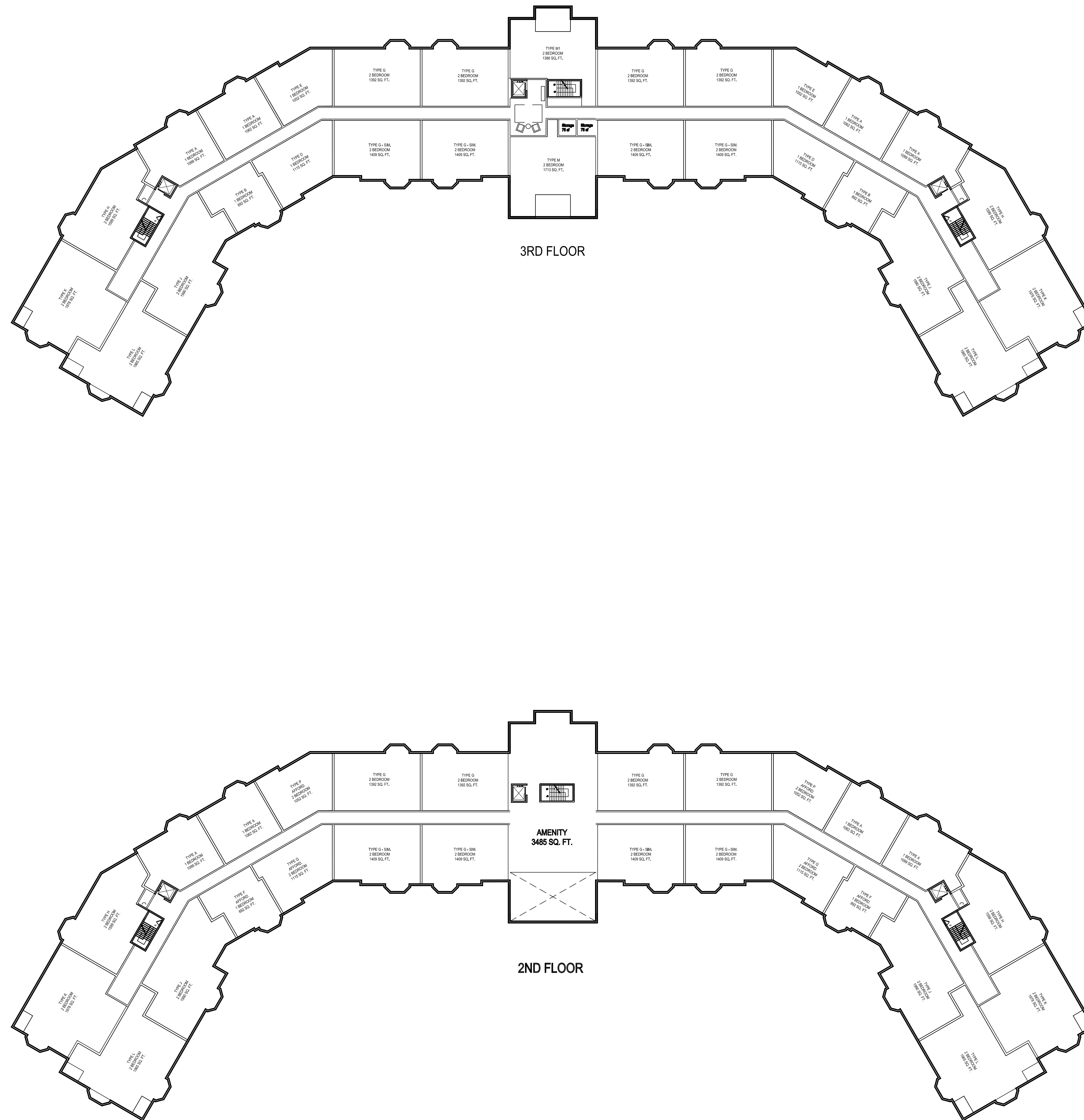
Sheet Name:
**FLOOR PLAN:
PARKING FLOOR PLAN
&
FIRST FLOOR PLAN**

Project Number:
14003

Issue Date:
August 22, 2014

Sheet Number:
A1.00

Thursday, October 23, 2014 1:31:49 PM
 P:\14003 Kessler Woods CHR\Drawings\Working\CAD\Plot Files\14003_A1.01 - SECOND & THIRD FLOOR PLAN.dwg



BUILDING UNIT MIX		
80 UNITS	24 (1) BEDROOM UNITS 56 (2) BEDROOM UNITS	195,650 TOTAL
0 UNITS P1	130 PARKING SPACES (4 HP)	48,560 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS 6 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 14 (2) MARKET BEDROOM UNITS	48,950 GSF
26 UNITS 2nd FLOOR	2 (1) AFFORD. BEDROOM UNITS 4 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 16 (2) MARKET BEDROOM UNITS	49,070 GSF
26 UNITS 3rd FLOOR	10 (1) MARKET BEDROOM UNITS 16 (2) MARKET BEDROOM UNITS	49,070 GSF

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 △- REV 2 - OCTOBER 24, 2014

Architect of Record:

Drawn: A.S.

Checked: T.E.S.

Scale: 1/32" = 1'-0"

Key Plan:

Project Name:
Kessler Woods

Sheet Name:
**FLOOR PLAN:
 SECOND FLOOR PLAN
 &
 THIRD FLOOR PLAN**

Project Number:
14003

Issue Date:
August 22, 2014

Sheet Number:
A1.01

Consultant:

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△ REV 2 - OCTOBER 24, 2014

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Scale: 1/32" = 1'-0"

Key Plan:

Project Name:

Kessler Woods

Sheet Name:

FLOOR PLAN:
PARTIAL PARKING
FLOOR PLAN

Project Number:

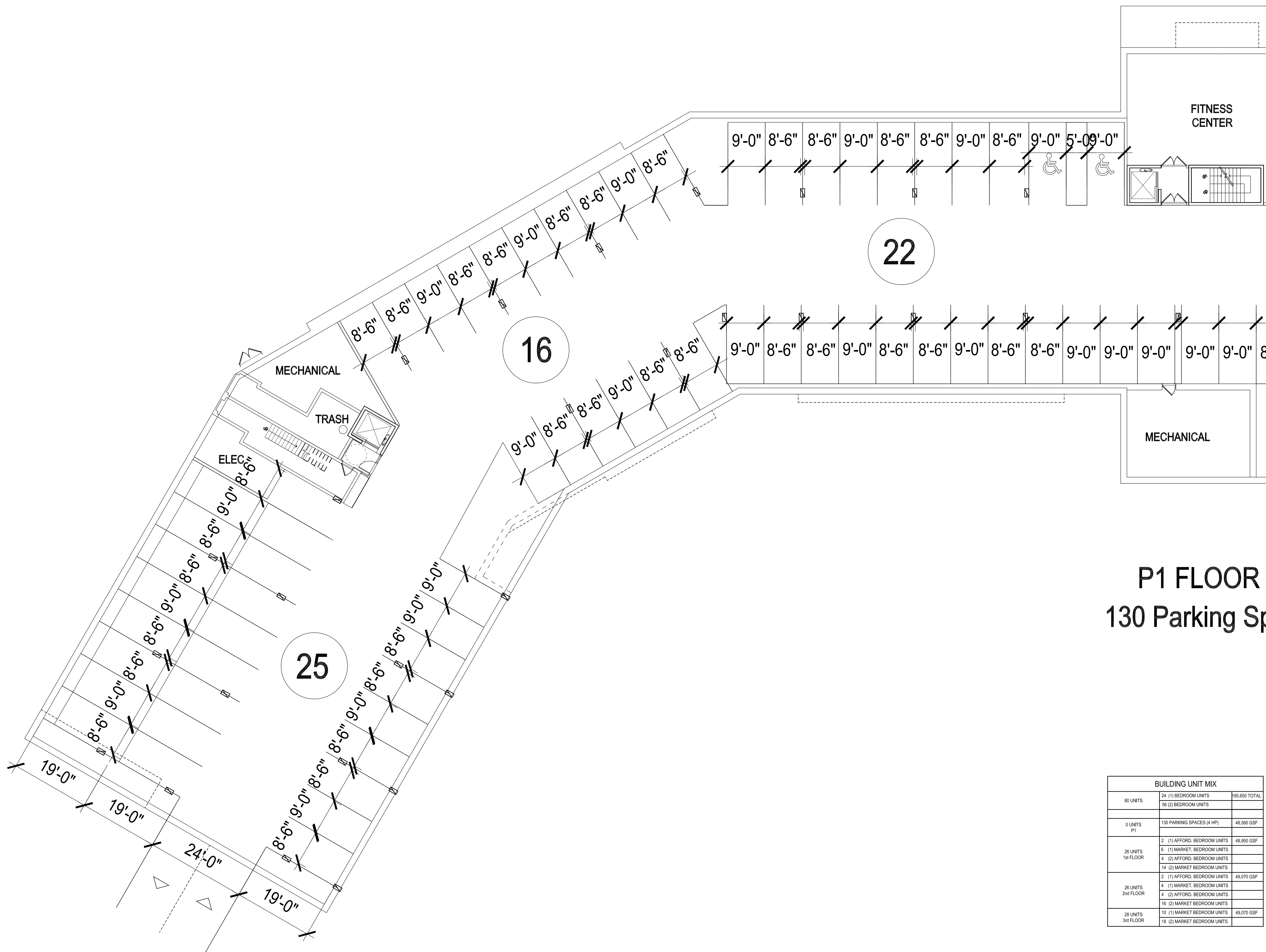
14003

Issue Date:

August 22, 2014

Sheet Number:

A2.00A



**P1 FLOOR
130 Parking Sp**

BUILDING UNIT MIX		
80 UNITS	24 (1) BEDROOM UNITS 36 (2) BEDROOM UNITS	95,650 TOTAL
0 UNITS P1	130 PARKING SPACES (4 HP)	48,560 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS 6 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 14 (2) MARKET BEDROOM UNITS	48,950 GSF
26 UNITS 2nd FLOOR	2 (1) AFFORD. BEDROOM UNITS 4 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 16 (2) MARKET BEDROOM UNITS	49,070 GSF
28 UNITS 3rd FLOOR	10 (1) MARKET BEDROOM UNITS 18 (2) MARKET BEDROOM UNITS	49,070 GSF

BUILDING UNIT MIX		
80 UNITS	24 (1) BEDROOM UNITS 56 (2) BEDROOM UNITS	195,650 TOTAL
0 UNITS P1	130 PARKING SPACES (4 HP)	48,560 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS	48,950 GSF
	4 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS	
28 UNITS 2nd FLOOR	2 (1) AFFORD. BEDROOM UNITS	49,070 GSF
	4 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 16 (2) MARKET. BEDROOM UNITS	
28 UNITS 3rd FLOOR	10 (1) MARKET. BEDROOM UNITS	49,070 GSF
	18 (2) MARKET. BEDROOM UNITS	

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Key Plan:

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Kessler Woods

Sheet Name:

**FLOOR PLAN:
PARTIAL PARKING
FLOOR PLAN**

Project Number:

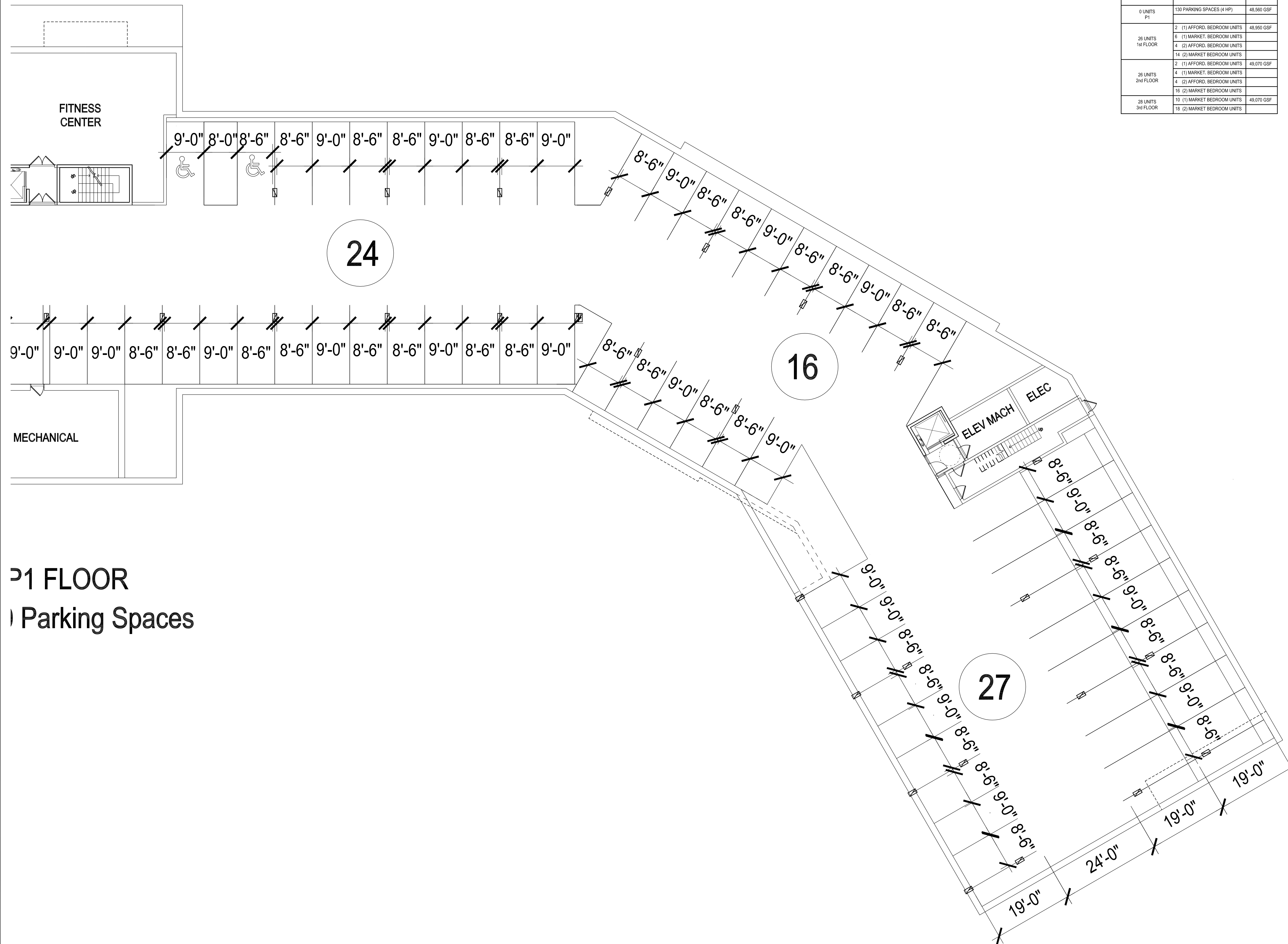
14003

Issue Date:

August 22, 2014

Sheet Number:

A2.00B



P1 FLOOR
Partial Parking Spaces

Consultant:

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Architect of Record:

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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

BUILDING UNIT MIX		
80 UNITS	24 (1) BEDROOM UNITS 36 (2) BEDROOM UNITS	95,650 TOTAL
0 UNITS P1	130 PARKING SPACES (4 HP)	48,560 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS 6 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 14 (2) MARKET BEDROOM UNITS	48,950 GSF
26 UNITS 2nd FLOOR	2 (1) AFFORD. BEDROOM UNITS 4 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 16 (2) MARKET BEDROOM UNITS	49,070 GSF
26 UNITS 3rd FLOOR	10 (1) MARKET BEDROOM UNITS 18 (2) MARKET BEDROOM UNITS	49,070 GSF

BUILDING UNIT MIX		
80 UNITS	24 (1) BEDROOM UNITS 56 (2) BEDROOM UNITS	195,650 TOTAL
0 UNITS P1	130 PARKING SPACES (4 HP)	48,560 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS	48,950 GSF
	6 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS	
26 UNITS 2nd FLOOR	2 (1) AFFORD. BEDROOM UNITS	49,070 GSF
	4 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 16 (2) MARKET. BEDROOM UNITS	
26 UNITS 3rd FLOOR	10 (1) MARKET. BEDROOM UNITS	49,070 GSF
	16 (2) MARKET. BEDROOM UNITS	

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Key Plan:

Project Name:

Kessler Woods

Sheet Name:

**FLOOR PLAN:
PARTIAL FIRST
FLOOR PLAN**

Project Number:

14003

Issue Date:

August 22, 2014

Sheet Number:

A2.01B



**AMENITY
4633 SQ. FT.**

1ST FLOOR

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 ▲ REV1 - AUGUST 29, 2014
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Key Plan:

Project Name:

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Sheet Name:

**FLOOR PLAN:
PARTIAL SECOND
FLOOR PLAN**

Project Number:

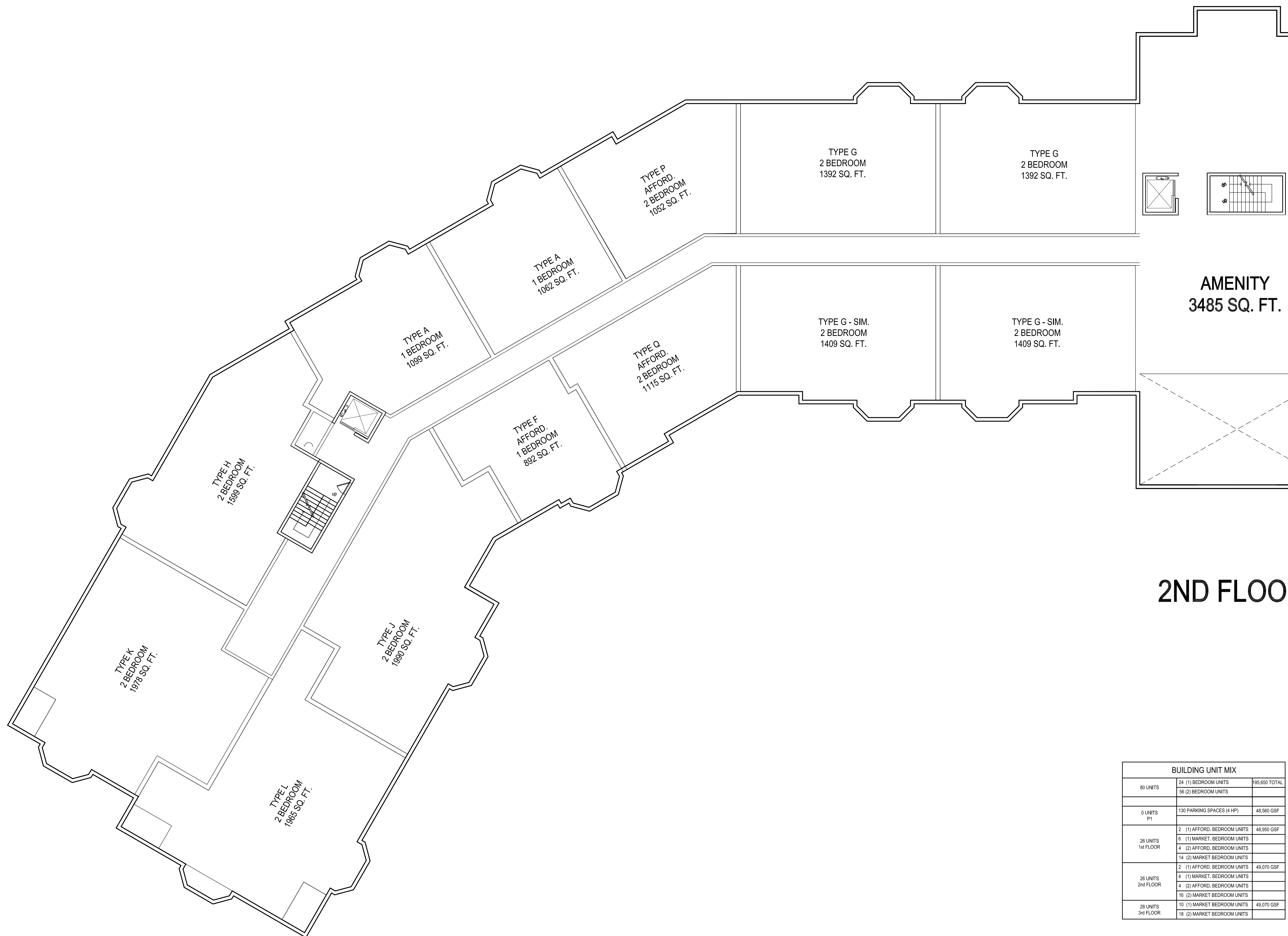
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Issue Date:

August 22, 2014

Sheet Number:

A2.02A



BUILDING UNIT MIX		
80 UNITS	24 (1) BEDROOM UNITS 36 (2) BEDROOM UNITS	95,650 TOTAL
0 UNITS P1	130 PARKING SPACES (4 HP)	48,560 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS 6 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 14 (2) MARKET BEDROOM UNITS	48,950 GSF
26 UNITS 2nd FLOOR	2 (1) AFFORD. BEDROOM UNITS 4 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 16 (2) MARKET BEDROOM UNITS	49,070 GSF
28 UNITS 3rd FLOOR	10 (1) MARKET BEDROOM UNITS 18 (2) MARKET BEDROOM UNITS	49,070 GSF

BUILDING UNIT MIX		
80 UNITS	24 (1) BEDROOM UNITS 56 (2) BEDROOM UNITS	195,650 TOTAL
0 UNITS P1	130 PARKING SPACES (4 HP)	48,560 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS	48,950 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	49,070 GSF
26 UNITS 3rd FLOOR	4 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS	
	16 (2) MARKET. BEDROOM UNITS	
	10 (1) MARKET. BEDROOM UNITS 16 (2) MARKET. BEDROOM UNITS	49,070 GSF

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Key Plan:

Project Name:

Kessler Woods

Sheet Name:

**FLOOR PLAN:
PARTIAL SECOND
FLOOR PLAN**

Project Number:

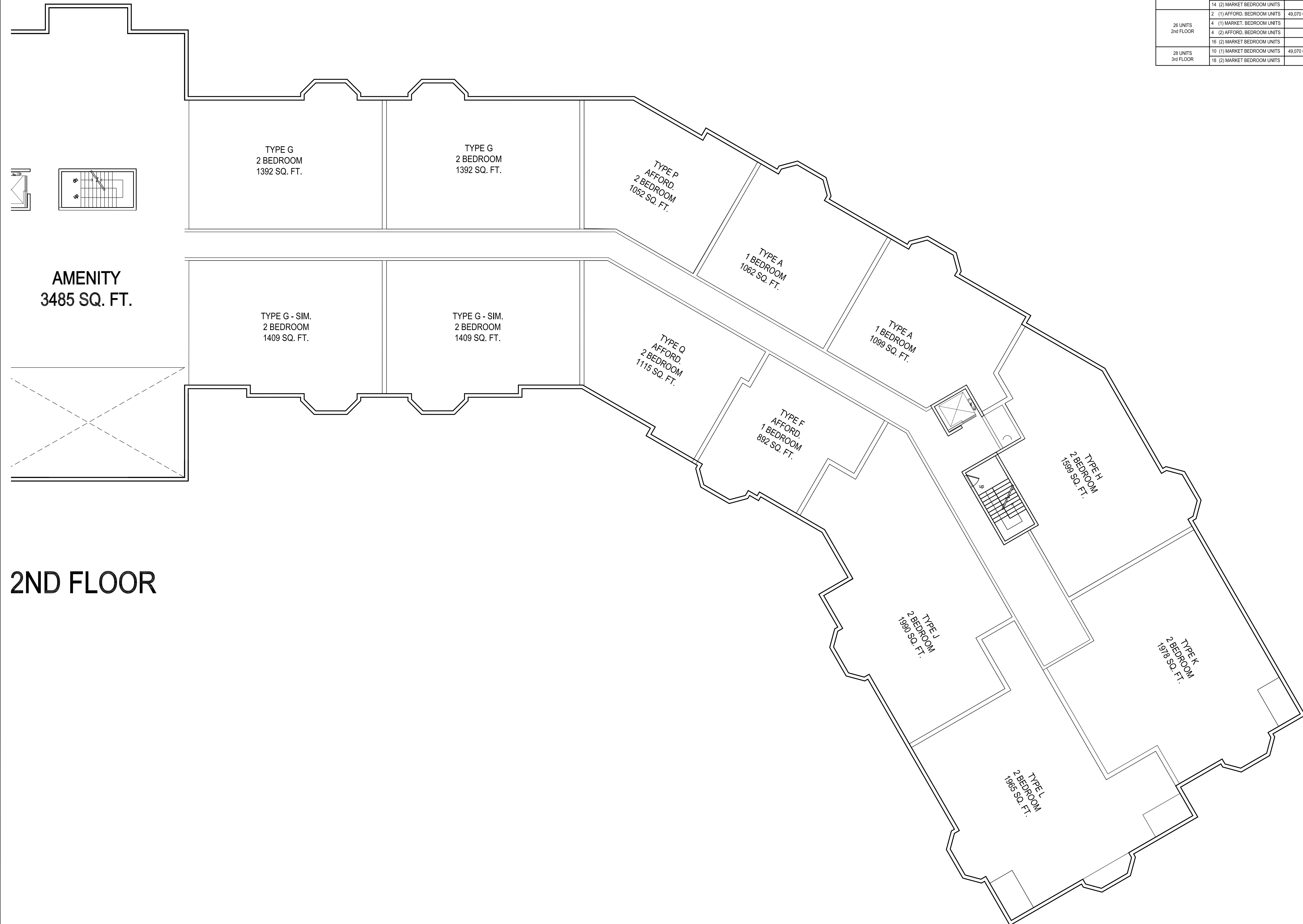
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Sheet Number:

A2.02B



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Key Plan:

Project Name:

Kessler Woods

Sheet Name:

**FLOOR PLAN:
PARTIAL THIRD
FLOOR PLAN**

Project Number:

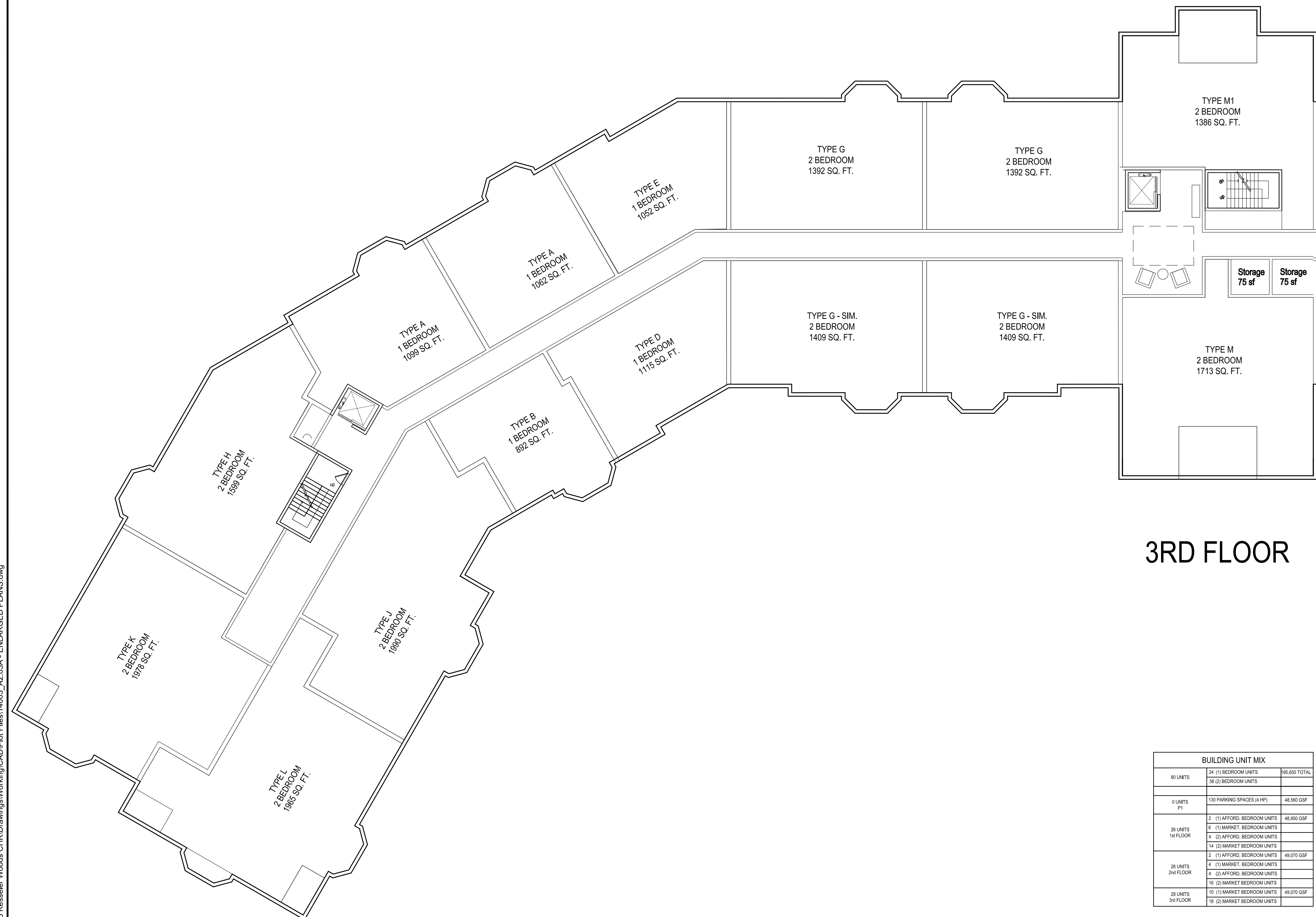
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Issue Date:

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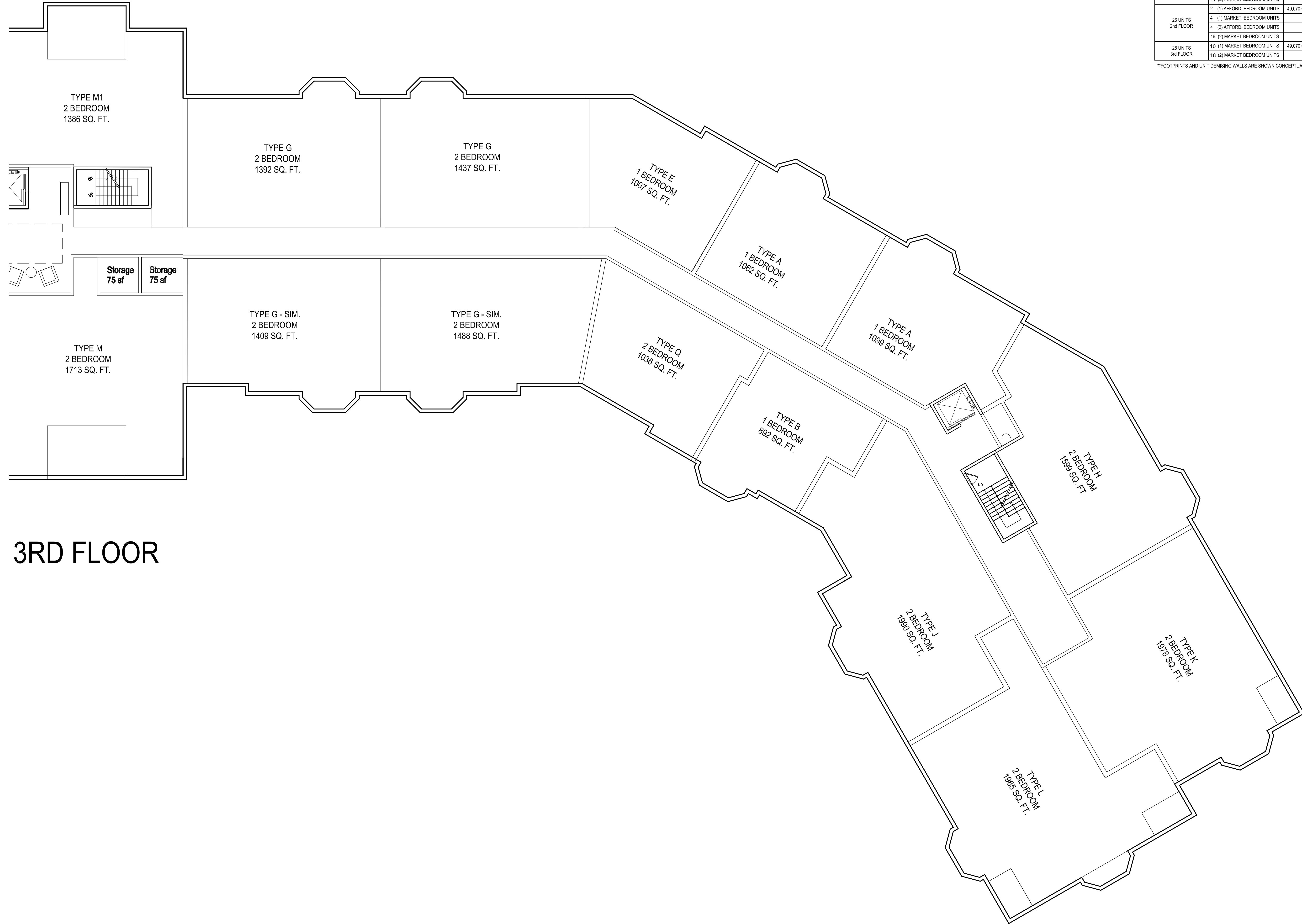
A2.03A



BUILDING UNIT MIX		
80 UNITS	24 (1) BEDROOM UNITS 36 (2) BEDROOM UNITS	95,650 TOTAL
0 UNITS P1	130 PARKING SPACES (4 HP)	48,560 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS 6 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 14 (2) MARKET BEDROOM UNITS	48,950 GSF
26 UNITS 2nd FLOOR	2 (1) AFFORD. BEDROOM UNITS 4 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 16 (2) MARKET BEDROOM UNITS	49,070 GSF
28 UNITS 3rd FLOOR	10 (1) MARKET BEDROOM UNITS 18 (2) MARKET BEDROOM UNITS	49,070 GSF

DRAFT BUILDING UNIT MIX		
80 UNITS	24 (1) BEDROOM UNITS 56 (2) BEDROOM UNITS	195,650 TOTAL
0 UNITS P1	130 PARKING SPACES (4 HP)	48,560 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS	48,950 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 4 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 16 (2) MARKET. BEDROOM UNITS	49,070 GSF
28 UNITS 3rd FLOOR	10 (1) MARKET. BEDROOM UNITS 18 (2) MARKET. BEDROOM UNITS	49,070 GSF

FOOTPRINTS AND UNIT DEMISING WALLS ARE SHOWN CONCEPTUALLY



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Key Plan:

Project Name:
Kessler Woods

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

Project Number:
14003

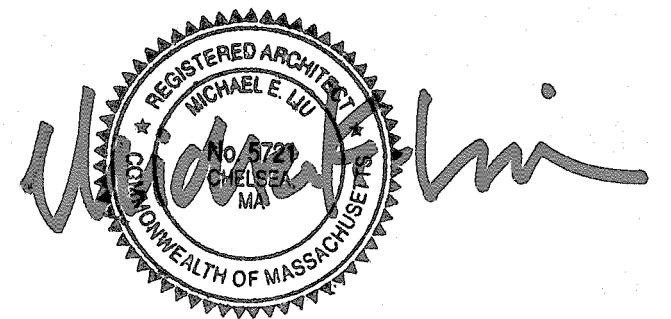
Issue Date:
August 22, 2014

Sheet Number:
A2.03B

Consultant:

Revision:

Architect of Record:



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Scale: 1/8" = 1'-0"

Key Plan:

Project Name:

Kessler Woods

Sheet Name:

BUILDING ELEVATIONS

Project Number:

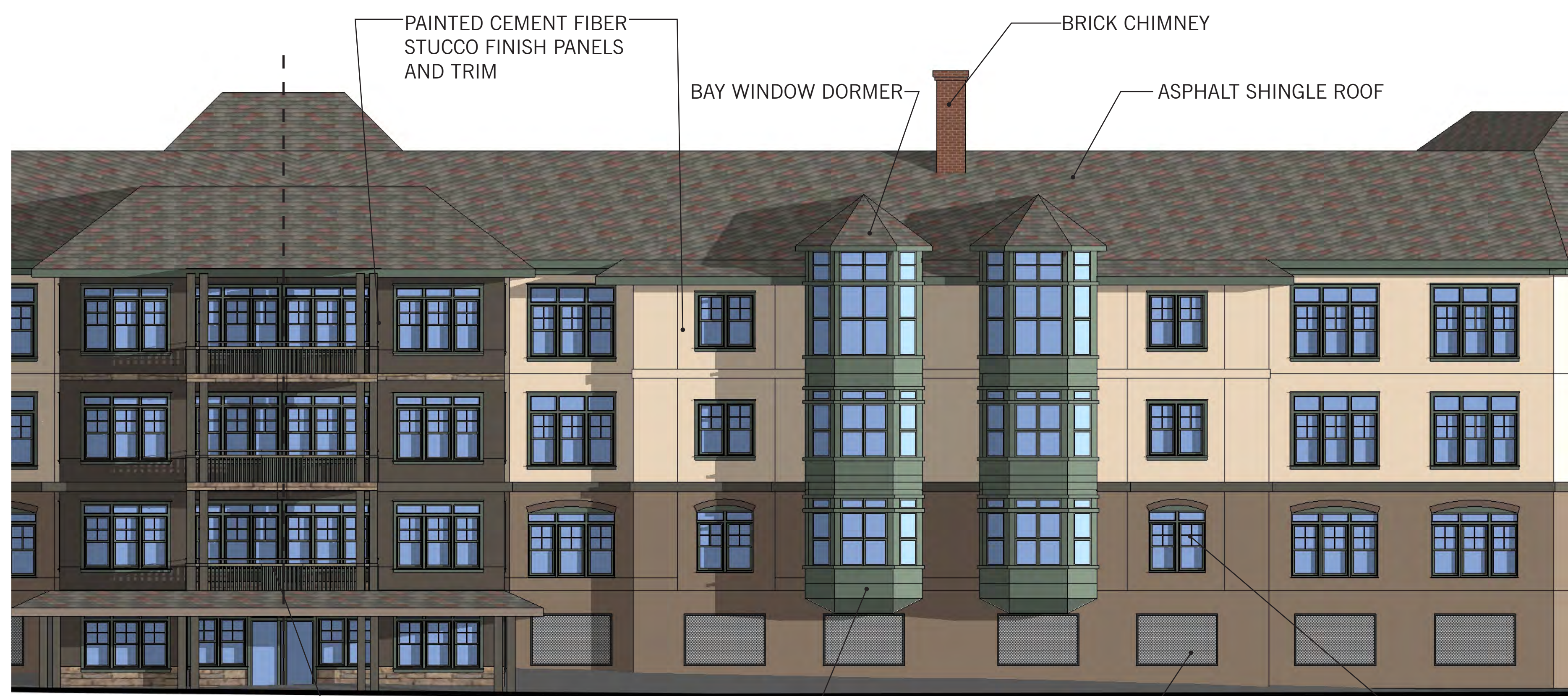
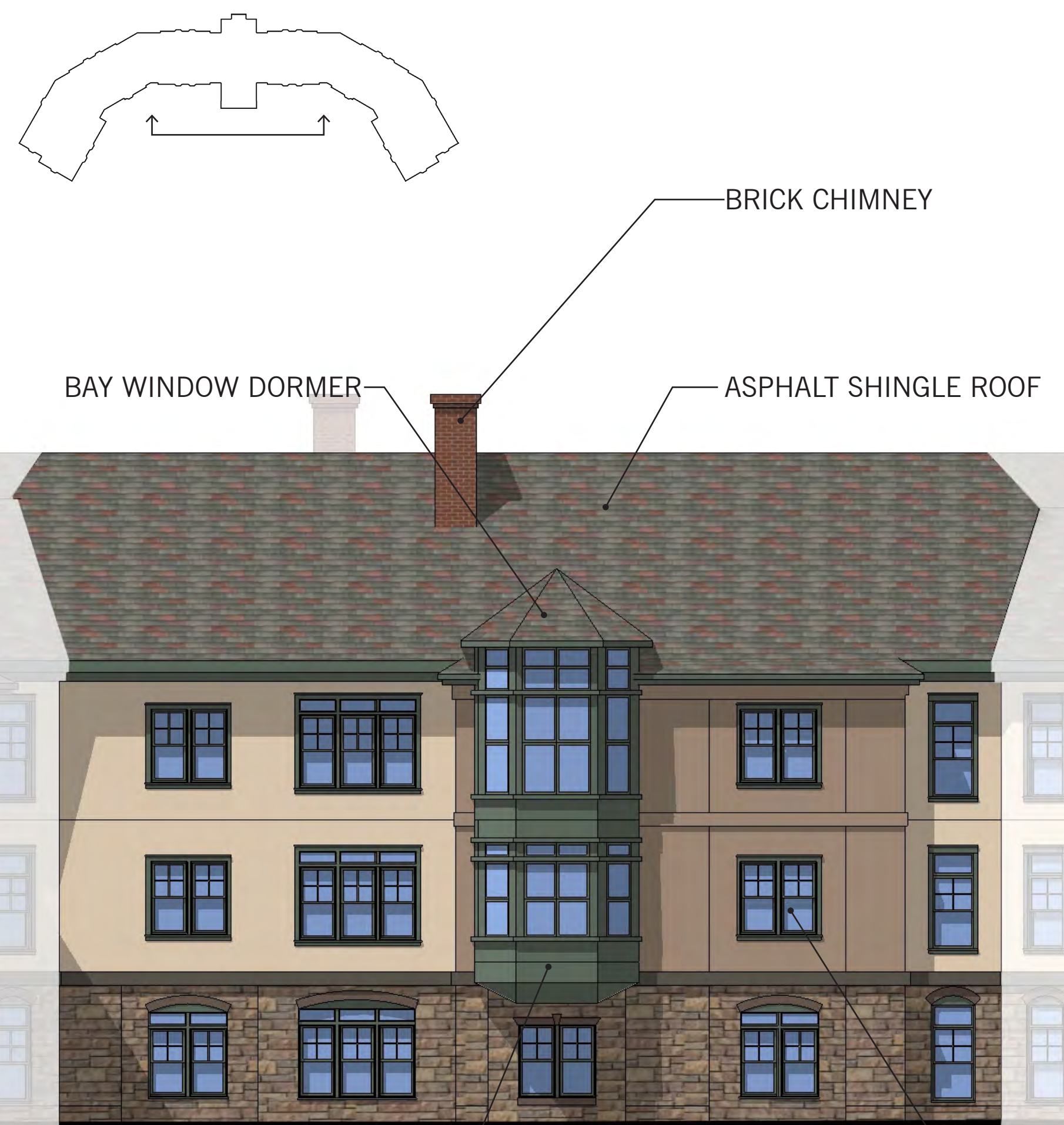
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Issue Date:

October 24, 2014

Sheet Number:

A4.01



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Consultant:

Revision:

Architect of Record:

Drawn: S.B.

Checked: T.E.S.

Scale: 1/8" = 1'-0"

Key Plan:

Project Name:

Kessler Woods

Sheet Name:

BUILDING ELEVATIONS

Project Number:

14003

Issue Date:

October 24, 2014

Sheet Number:

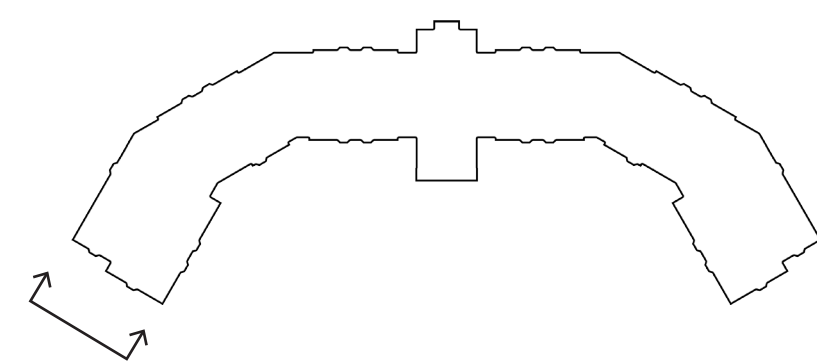
A4.02

- ROOF TOP
245'-0"
- ROOF MID-POINT
235'-0"
- ROOF EVE
227'-0"
- THIRD FLOOR
217'-2"
- SECOND FLOOR
206'-1"
- FIRST FLOOR
195'-0"
- GARAGE FLOOR
185'-0"



BAY WINDOWS,
PAINTED CEMENT FIBER
PANELS AND TRIM

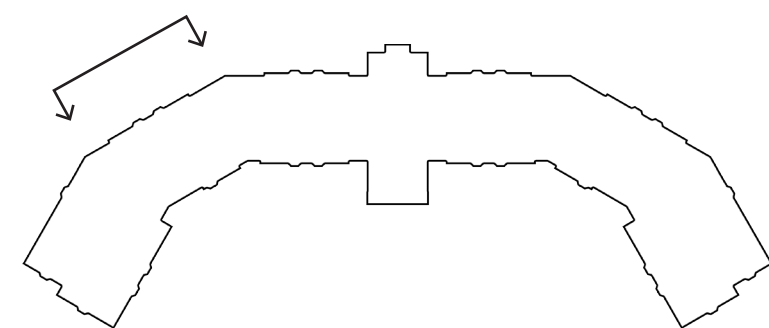
DOUBLE-HUNG WINDOWS



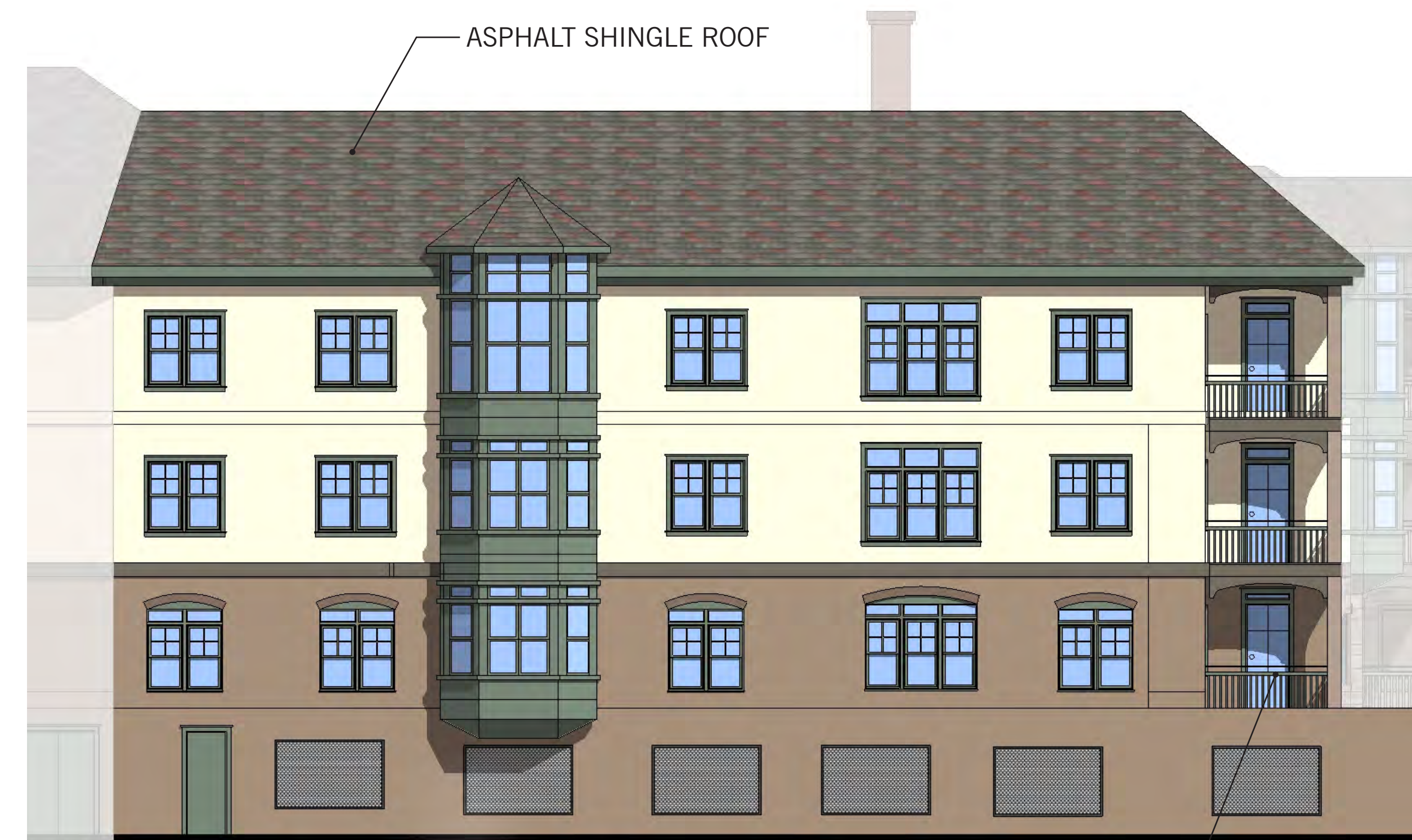
PAINTED CEMENT FIBER
STUCCO FINISH PANELS
AND TRIM



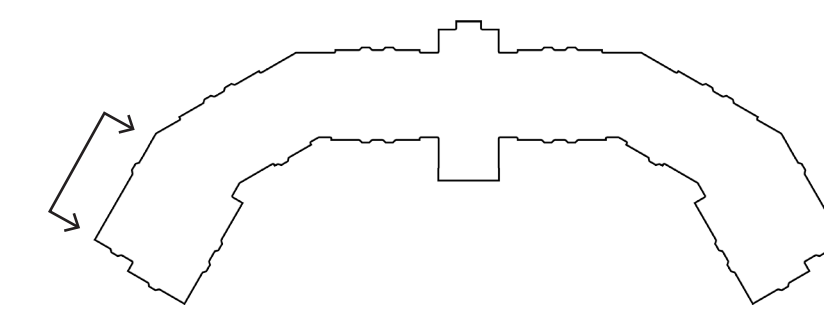
MESH PANELS



ASPHALT SHINGLE ROOF



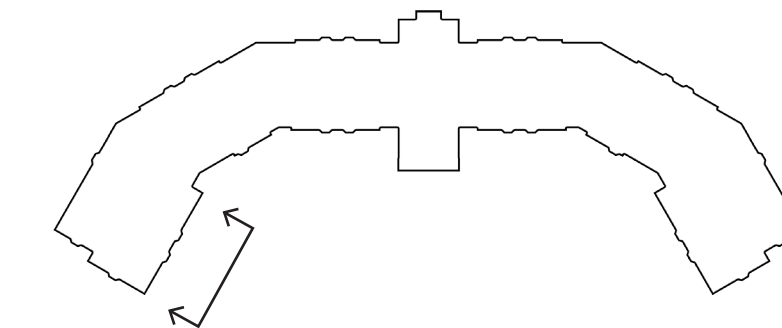
PAINTED WOOD BALCONY



BRICK CHIMNEY

BAY WINDOW DORMER

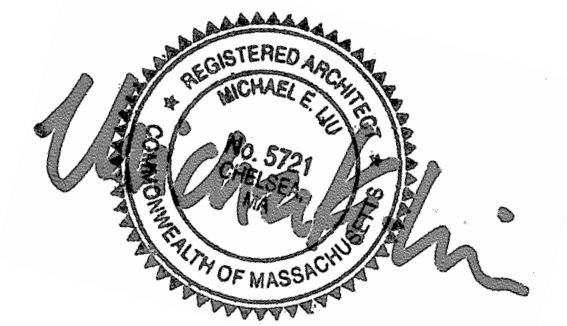
ASPHALT SHINGLE ROOF



Consultant:

Revision:

Architect of Record:



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Scale: 1/8" = 1'-0"

Key Plan:

Project Name:

Kessler Woods

Sheet Name:

BUILDING SECTIONS:

Project Number:

14003

Issue Date:

August 4, 2014

Sheet Number:

A5.01

ROOF TOP
243'-10"

ROOF MID-POINT
235'-10"

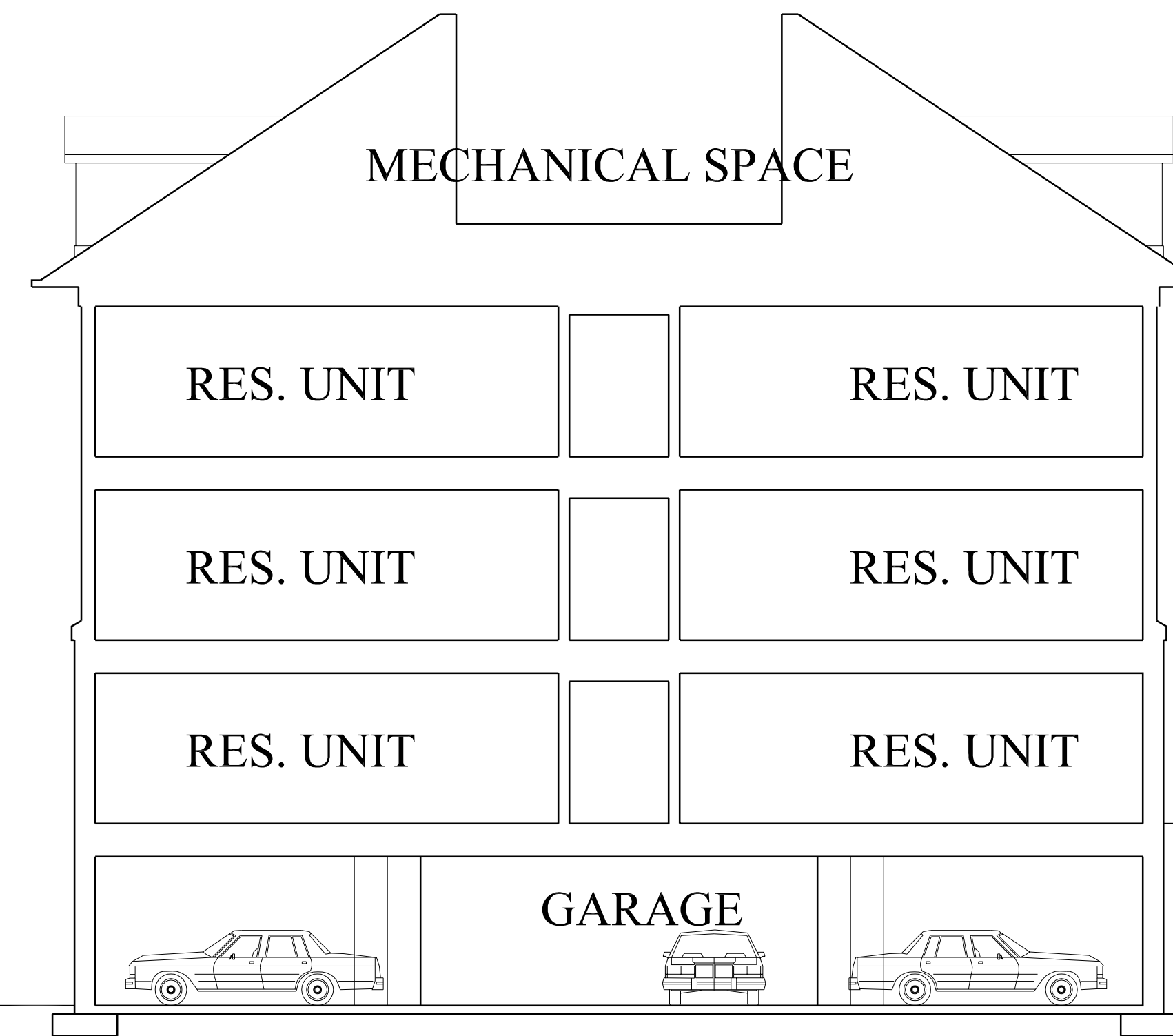
ROOF EVE
227'-10"

THIRD FLOOR
217'-2"

SECOND FLOOR
206'-1"

FIRST FLOOR
195'-0"

GARAGE FLOOR
185'-0"



71 PROPOSED DESIGN
SCALE: 1:30

ROOF TOP
243'-10"

ROOF MID-POINT
235'-10"

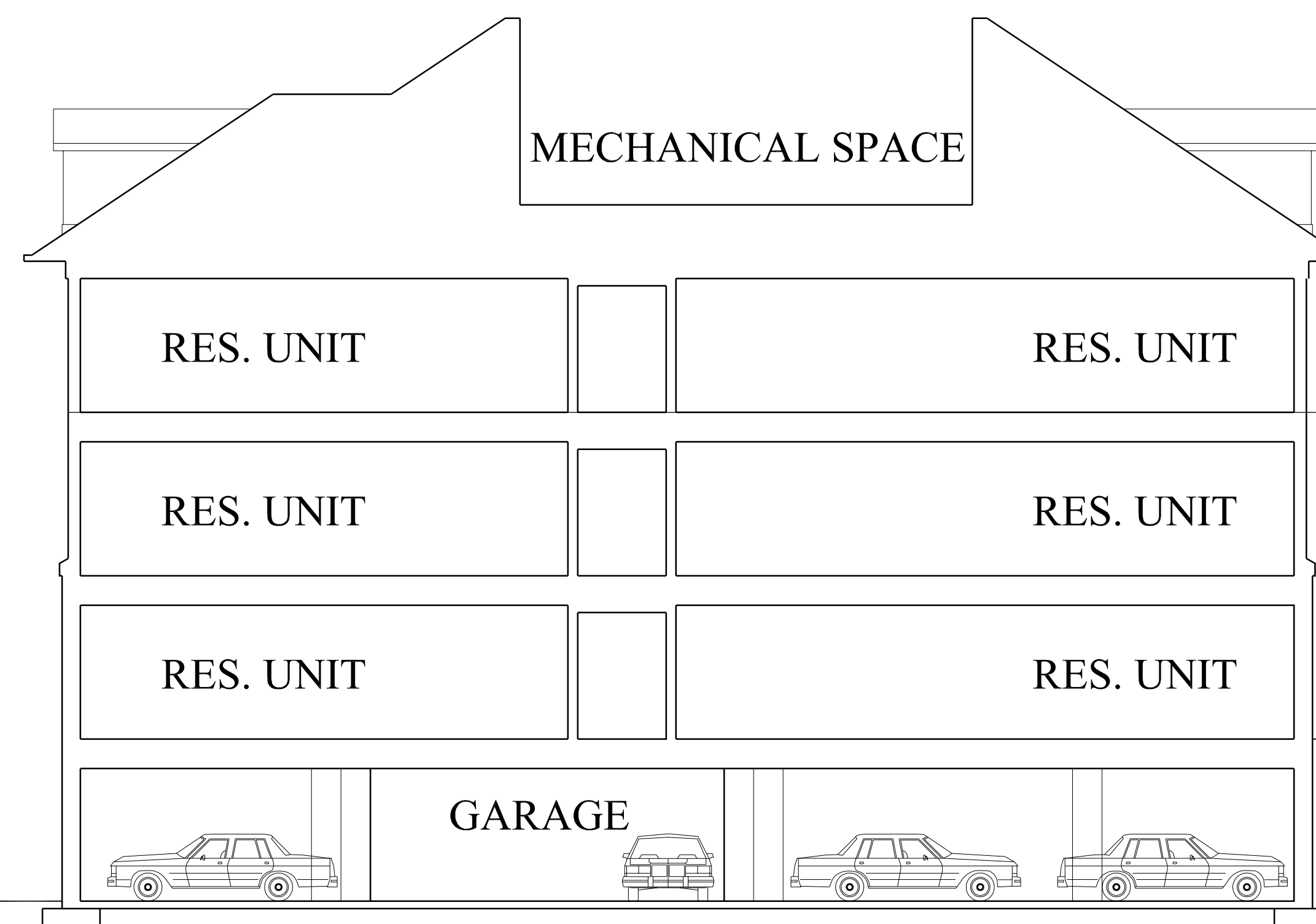
ROOF EVE
227'-10"

THIRD FLOOR
217'-2"

SECOND FLOOR
206'-1"

FIRST FLOOR
195'-0"

GARAGE FLOOR
185'-0"



70 PROPOSED DESIGN
SCALE: 1:30