

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

Dated: November 6, 2014

**I. Response on Sewer Main and Water Main Locations**

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

**II. Response on Public Improvements**

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

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

### **III. Perimeter Property Landscaping**

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

### **IV. Blasting Conditions/Blasting Plan**

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

### **V. Affordable Housing Units**

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



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

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

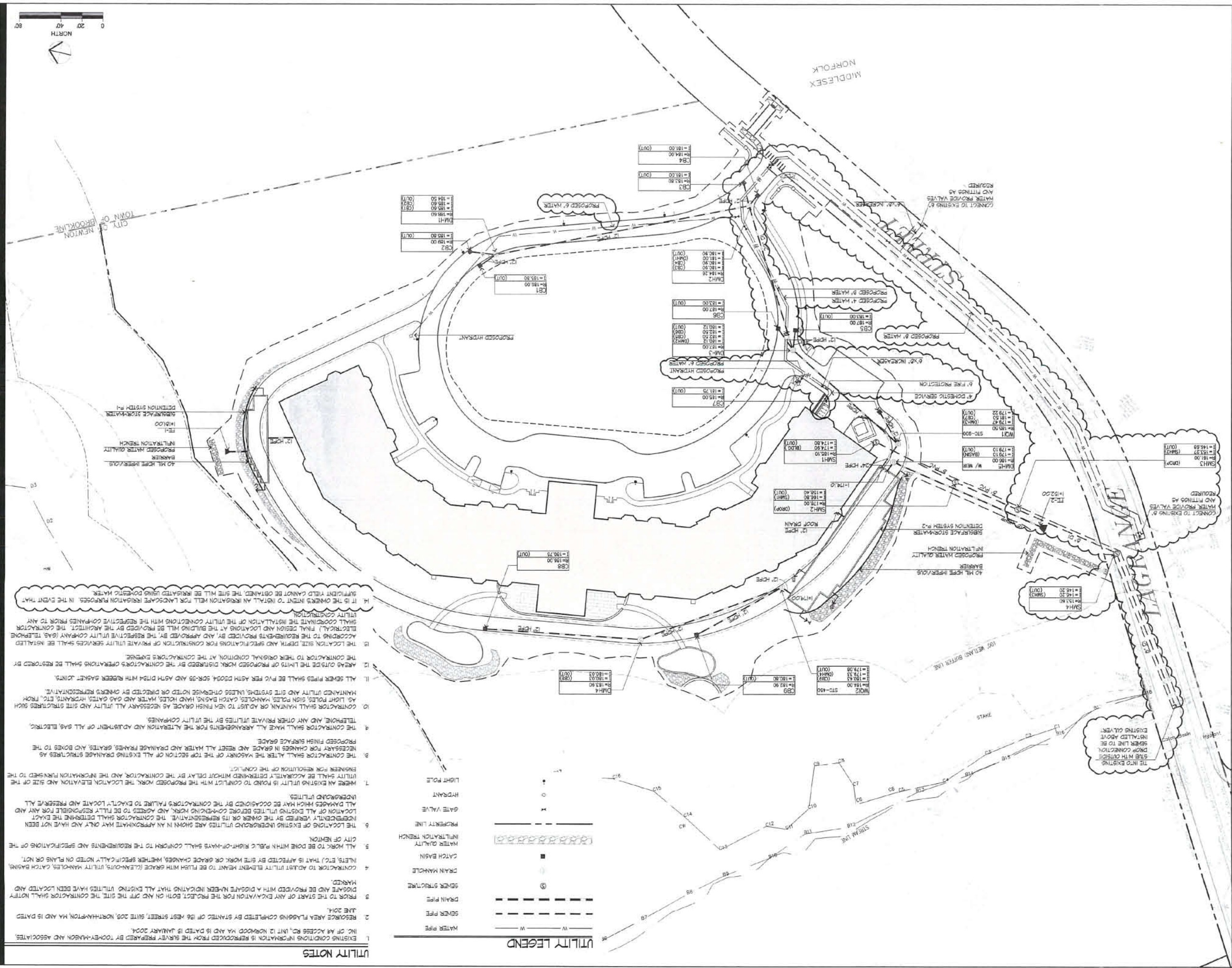
1,623	Average market rate 2BR
974	Require 2BR affordable
1,021	Average affordable 2BR

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

**VI. Recommendation of Planning Board**

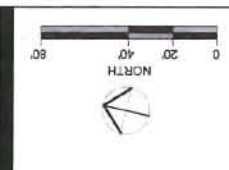
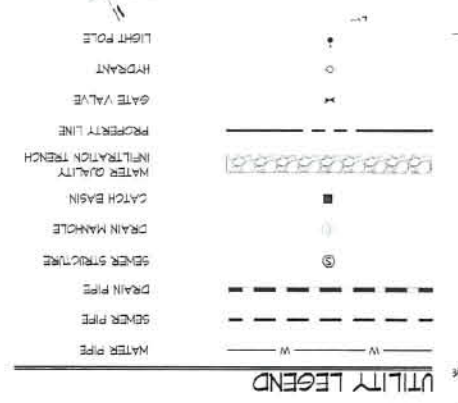
The Petitioner attended and presented at the public hearing of the Planning Board regarding the zone change on November 3, 2014. We understand the Planning Board may meet again on November 12, 2014. In any event, the Planning Board took 1 vote at its November 3 public hearing. That vote was to maintain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





**UTILITY NOTES**

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY TOOMEY-MANSON AND ASSOCIATES, INC. OF AN ACCESS RD., UNIT 12, NORWOOD, MA AND IS DATED 15 JANUARY 2004.
- RESOLVE AREA FLAGGING COMPLETED BY STANTEC OF 186 WEST STREET, SUITE 205, NORTHAMPTON, MA AND IS DATED JUNE 2014.
- BEFORE THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY THE CITY OF NEWTON IN WRITING AND BE PROVIDED WITH A DISINFECTANT NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- CONTRACTOR TO ADJUST UTILITY ELEVATION MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, NETS, 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 LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER 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 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 INFILTRATION PATCHED TO THE BENCHMARK FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL ALTER THE VERTICAL ALIGNMENT 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 D2003, SDR-35 AND ASTM D1584 WITH RUBBER GASKET JOINTS.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISBURSED 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, ETC.). FINAL DESIGN AND LOCATION AT THE BUILDING CONNECTIONS WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY ELECTRICAL WORK.
- IF THE OWNER'S INTENT TO INSTALL AN IRRIGATION WELL FOR LANDSCAPE IRRIGATION PURPOSES, IN THE EVENT THAT SUFFICIENT YIELD CANNOT BE OBTAINED, THE SITE WILL BE REGRADED USING DOMESTIC WATER.



**Client/Project:** CHESTNUT HILL REALTY  
**The Residences At Kesseler Woods**  
 NEWTON, MA

**Title:** UTILITY PLAN

**Project No.:** 210801167  
**Scale:** AS NOTED

**Permit Seal:** [Seal of the City of Newton, Massachusetts]

DATE	BY	CHKD.	APP'D.	REVISION
11.08.14	ZT	FH		VARIOUS EDITS
10.24.14	JM	TK		VARIOUS EDITS
08.29.14	DJ/M	TK		VARIOUS EDITS
08.24.14	DJ/M	TK		SPECIAL PERMIT FILING
07.14.14	DJ/M	TK		VARIOUS EDITS
11.26.13	JM	TK		SITE PLAN

**Issued:**

**THE HOME:** [Blanks]

**Permit Seal:** [Blanks]

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 Boston MA 02414  
 www.stantec.com  
 617.523.8103

**Stantec**

**Chestnut Hill Realty**

**CHR**

NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO THE CONTRACTOR WITHIN 30 DAYS OF THE DATE OF THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS, 00 DIMENSIONS WITHOUT DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPERTY OF THE DRAWING. STANTEC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OTHER THAN THOSE IDENTIFIED BY STANTEC OR ITS FIELD OFFICES.





Issued	By	App'd	MM.DD.YY
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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	11.28.13

Rev	DATE	BY	CHKD	REASON



Client/Project

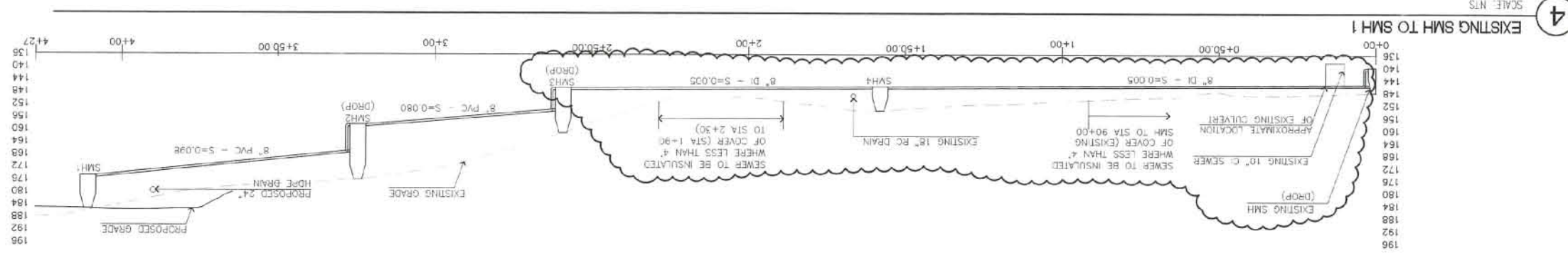
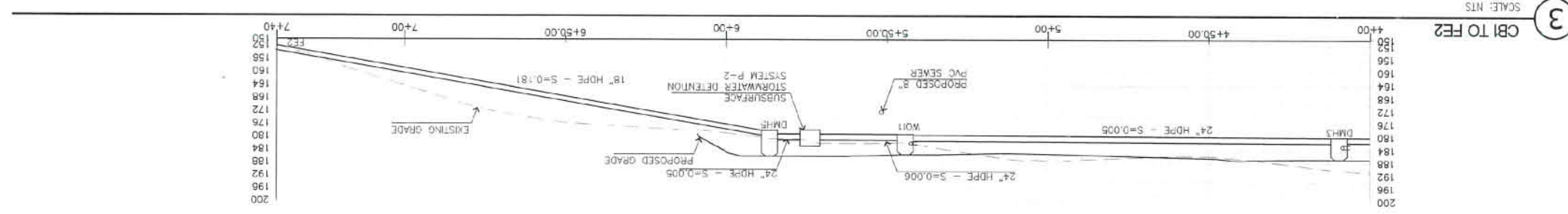
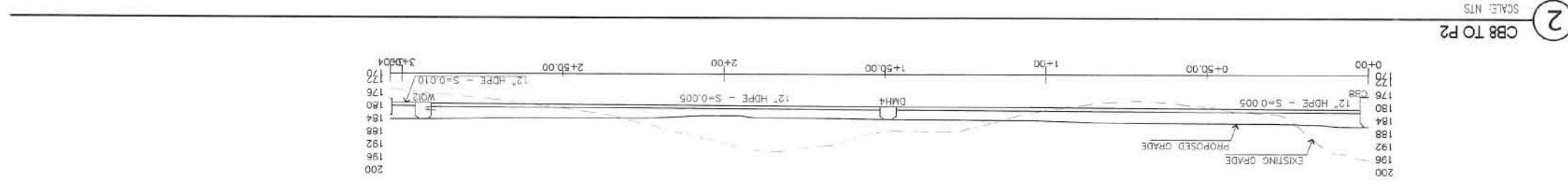
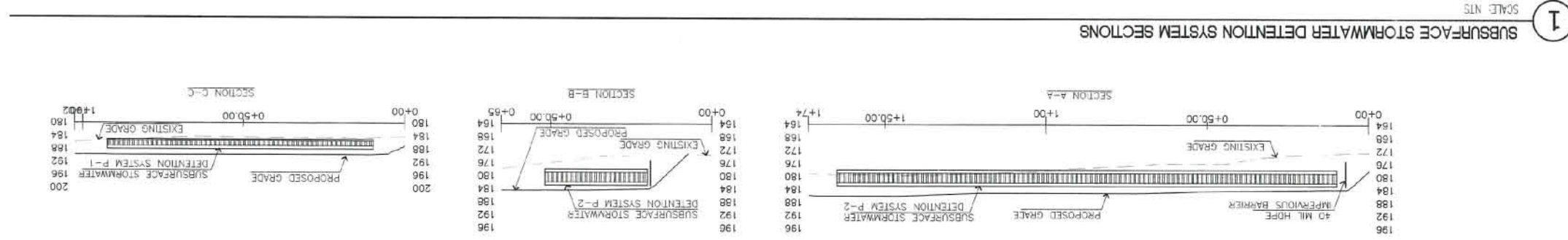
CHESTNUT HILL REALTY  
THE RESIDENCES AT  
KESSELER WOODS

NEWTON, MA

Title

UTILITY PROFILES

Project No. 210801167  
Scale 1" = 20'





- NOTES**
1. THIS PLAN INTENDED FOR DISCUSSION PURPOSES ONLY; IT IS NOT FOR CONSTRUCTION.
  2. FINAL DESIGN IS SUBJECT TO FIELD SURVEY BY OTHERS.
  3. PROPERTY LINES AND ACCESS LINE LOCATIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO DEED AND TITLE RECORDS.
  4. BASE PLAN SOURCE: STANTEC & DIGITIZED MASSGIS PLAN.
  5. THIS PLAN REPRESENTS A DISCREET SCOPE OF WORK. IMPLEMENTATION OF THIS PLAN REQUIRES FURTHER DESIGN, PERMITTING AND INPUT FROM THE CITY OF NEWTON. IF SUCH FURTHER DESIGN, PERMITTING AND INPUT FROM THE CITY OF NEWTON CHANGES THE SCOPE OF THIS PROJECT, ANY SUCH CHANGES ARE BEYOND THIS SCOPE. THIS SCOPE ASSUMES STANDARD CITY OF NEWTON ROADWAY SPECIFICATIONS TO APPLY.

LEGEND

- MBTA BUS 37
- STOP
- R1-1
- R3-7L
- R4-7
- LEFT LANE MUST TURN LEFT

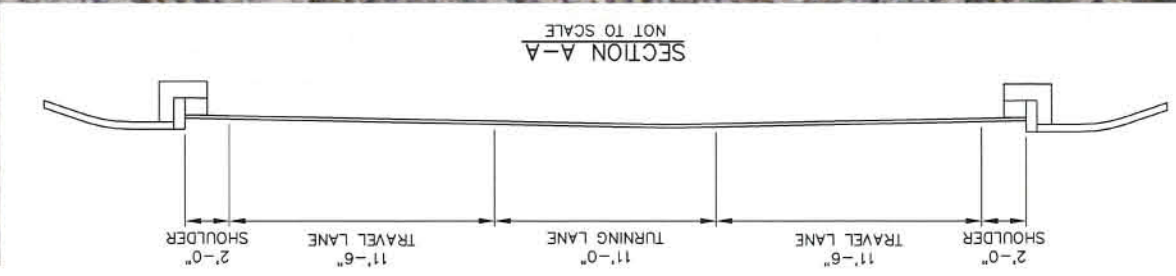
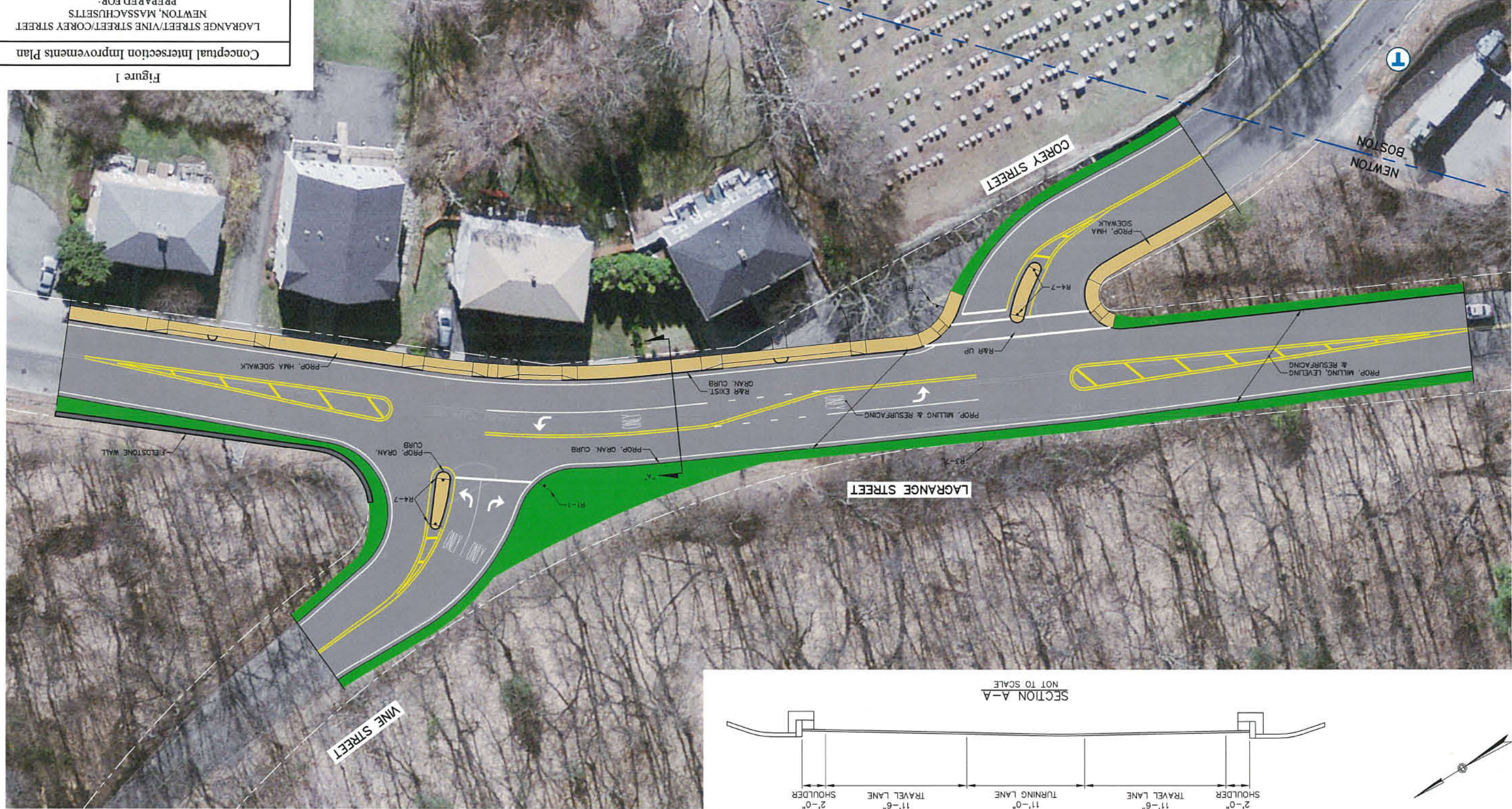


Project No. 765  
 Date: November 6, 2014  
 File: 765 Concept Plan (11-06-2014).dwg  
 Scale: As Noted  
 Sheet 1 of 1

MDM TRANSPORTATION CONSULTANTS, INC.  
 PLANNERS & ENGINEERS  
 28 Lord Road, Suite 200  
 Marlborough, MA 01752  
 Tel: (508) 303-0370  
 Fax: (508) 303-0371

LAGRANGE STREET/VINE STREET/COREY STREET  
 NEWTON, MASSACHUSETTS  
 PREPARED FOR:  
 CHESTNUT HILL REALTY  
 300 INDEPENDENCE DRIVE  
 CHESTNUT HILL, MASSACHUSETTS 01803

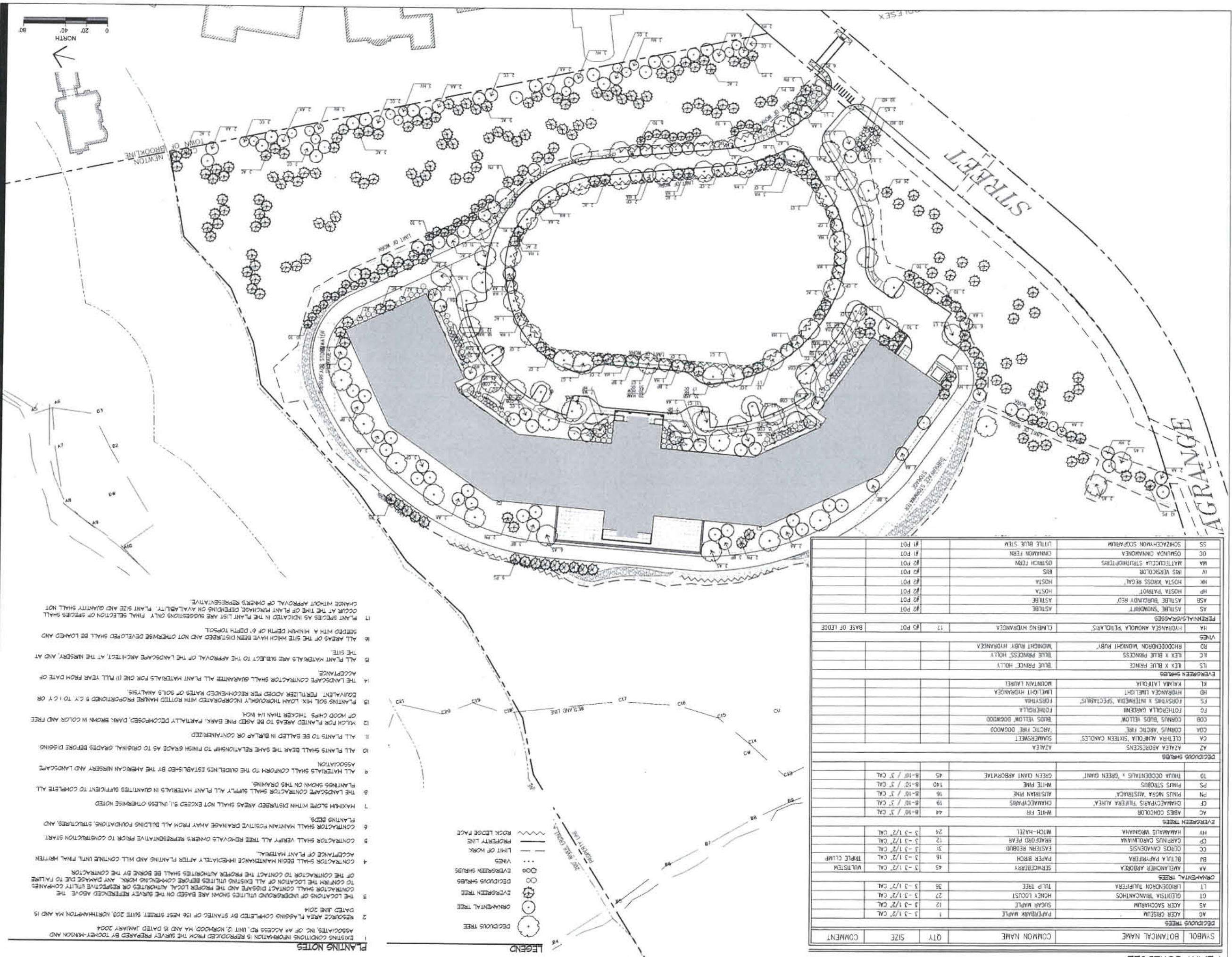
Conceptual Intersection Improvements Plan  
 Figure 1



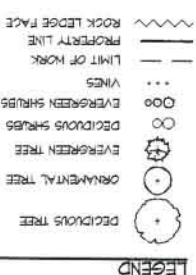








SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
AG	ACER GINSENG	PAPERBARK MAPLE	1	3 - 1 1/2" CAL	
AS	ACER SACCHARUM	SUGAR MAPLE	12	3 - 1 1/2" CAL	
OT	OLEOSTA FRAXINIFOLIOS	HONEY LOCUST	27	3 - 1 1/2" CAL	
LT	LIMNODORUM TULIPIFERA	TULIP TREE	36	3 - 1 1/2" CAL	
AA	AMELANCHIERA ALBOCEREA	SERICEBERBERRY	45	3 - 1 1/2" CAL	MULISTEM
BA	BETULA PAYERBERGERA	PAPER BIRCH	16	3 - 1 1/2" CAL	TRIPLE CLUMP
CC	CERIS CANADENSIS	EASTERN BIRDCH	31	3 - 1 1/2" CAL	
CP	QUERCUS CAROLINIANA	BRAZOSD PEAR	12	3 - 1 1/2" CAL	
HV	HAMMILUS VIRGINIANA	WITCH-HAZEL	24	3 - 1 1/2" CAL	
EA	EVGREEN TREES				
AC	ABIES CONCOLOR	WHITE FIR	44	8-10 / 5" CAL	
CF	CHAMAECYPARIS THIEREA ALUEA	AUSTRIAN PINE	16	8-10 / 5" CAL	
PN	PIRUS MORA AUSTRIACA	AMERICAN PINE	16	8-10 / 5" CAL	
PS	PIRUS SYRBIENS	WHITE PINE	140	8-10 / 5" CAL	
TD	THUJA OCCIDENTALIS + GREEN GANT	GREEN GANT ARBORVITAE	45	8-10 / 5" CAL	
AZ	AZALEA ABBRESCENS	AZALEA			
CA	CALTHA ALUTICA SIXTEEN CANDLES	SUMMERSWEET			
COA	CORNUS ARCTIC FINE	ARCTIC FINE DOGWOOD			
COB	CORNUS BUDS YELLOW	BUDS YELLOW DOGWOOD			
FO	FOTHECOLLA GARDENII	FOTHECOLLA			
FS	FORSYTHIA X INTERMEDIA 'SPECTABILIS'	FORSYTHIA			
HD	HYDRANGEA LIMELIGHT	HYDRANGEA			
KL	KALIMA LATIFOLIA	MOUNTAIN LAUREL			
ES	EVERGREEN SHRUBS				
LS	LEX X BLUE PRINCE	BLUE PRINCE HOLLY			
LC	LEX X BLUE PRINCESS	BLUE PRINCESS HOLLY			
RD	RHOODENDRON 'MIDNIGHT RUBY'	MIDNIGHT RUBY HYDRANGEA			
VINES					
HA	HYDRANGEA ANOMOLA 'PETIOLARIS'	CLIMING HYDRANGEA	17	6" POT	BASE OF LEDGE
AS	ASTILBE 'BURUNDY RED'	ASTILBE	2	6" POT	
HP	HOSTA 'PANTROT'	HOSTA	2	6" POT	
HR	HOSTA 'KROSS REGAL'	HOSTA	2	6" POT	
IV	IRIS VERSICOLOR	IRIS	2	6" POT	
MA	MALTEUCOCIA STRUTHOFERIS	OSTRICH FERN	2	6" POT	
OC	OSMANA CINNAMOMI	CINNAMON FERN	2	6" POT	
SS	SCHIZOCYON SCOPARIUM	LITTLE BLUE STEM	2	6" POT	



- PLANTING NOTES**
- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY TONKEY-HANSON AND ASSOCIATES, INC. OF AN ACCESS RD. (INT. 2, NORWOOD, MA) AND IS DATED JANUARY 2004.
  - RESURFACE AREA FLAGGING COMPLETED BY STANTEC OF 156 WEST STREET, SUITE 209, NORTHAMPTON, MA AND IS DATED JUNE 2014.
  - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES 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 OWNERS 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 5% 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 WOOD CHIPS THICKER THAN 1/4 INCH.
  - 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 LOADED AND SEEDED WITH A MIXTURE 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 OWNERS REPRESENTATIVE.

**PLANTING PLAN**

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

Project No. 210801167  
 Scale AS NOTED

Permit/Seal: [Blank]

Issued: [Blank]

Various Edits: SPECIAL PERMIT FILING  
 Various Edits: SITE PLAN

DATE	BY	APP'D	DATE
08/25/14	CL/M	TR	08/25/14
08/04/14	CL/M	TR	08/04/14
07/14/14	CL/M	TR	07/14/14
11/26/13	TR	TR	11/26/13
08/03/13	TR	TR	08/03/13

8/29

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 # 617 523 8103

Chestnut Hill Realty



PLANTING PLAN

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



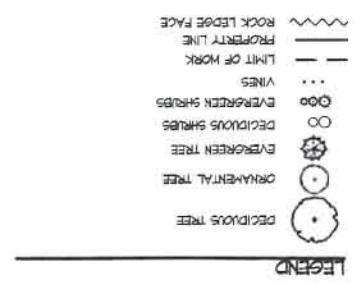
Permit/Seal

Issued	By	App'd	MA 08.14
VARIOUS EDITS	JM	TRK	10.24.14
SPECIAL PERMIT FILING	CL/JM	TRK	08.04.14
VARIOUS EDITS	CL/JM	TRK	07.14.14
VARIOUS EDITS	JM	TRK	11.28.13
SITE PLAN	JM	TRK	04.08.13

10/24



- PLANTING NOTES**
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  - RESOURCE AREA FLAGGING COMPLETED BY STANTEC OF 196 WEST STREET, SUITE 205, NORTHAMPTON, 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 VERIFY ALL TREE REMOVALS OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
  - MAXIMUM SLOPE WITHIN DISBURSED 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.
  - MATCH FOR PLANTED AREAS TO BE ASGED FINE BARK, PARTIALLY DECOMPOSED DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
  - PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 CY TO 1 CY. 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 LOADED AND SEDED 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 OWNERS REPRESENTATIVE.



**PERENNIALS/GRASSES**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
AS	ASTILBE 'SNOWBERT'	ASTILBE	#2 POT		
ASB	ASTILBE 'BURBANDY RED'	ASTILBE	#2 POT		
HP	HOSTA 'PARROT'	HOSTA	#2 POT		
HK	HOSTA 'KROSS REGAL'	HOSTA	#2 POT		
HS	HOSTA	HOSTA	#2 POT		
IV	IRIS VERSICOLOR	IRIS	#2 POT		
VA	MATTEUCOCCIA STRUTHIOPTERIS	OSTRICH FERN	#2 POT		
GM	GAMUNIA CINNAMOMI	CINNAMON FERN	#1 POT		
OC	OSMUNDA CINNAMOMI	LITTLE BLUE STEM	#1 POT		
SS	SCHIZOCHEILON SCOPARIUM				

**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
AG	ACEER GINSEUM	PAPERBARK MAPLE	1	3-3 1/2" CAL.	
AS	ACEER SACHAHAM	SUGAR MAPLE	21	3-3 1/2" CAL.	
GT	GALETSTRIA TRIANGULATISS	HONEY LOCUST	35	3-3 1/2" CAL.	
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	37	3-3 1/2" CAL.	
AA	AMLANCHER ARBOREA	SERFCEBERRY	45	3-3 1/2" CAL.	MULTIPLUM
BU	BETULA PAYERBERGIA	PAYERB BIRCH	16	3-3 1/2" CAL.	TRIPLE CLUMP
CP	CERPIS CANADENSIS	EASTERN REDBUD	31	3-3 1/2" CAL.	
OC	CORPUS CAROLINIANA	BRIGHT STAR	12	3-3 1/2" CAL.	
HV	HAMMILS VIRGINIANA	WITCH-HAZEL	24	3-3 1/2" CAL.	
EA	EMALANCHER ARBOREA	SERFCEBERRY	45	3-3 1/2" CAL.	MULTIPLUM
BU	BETULA PAYERBERGIA	PAYERB BIRCH	16	3-3 1/2" CAL.	TRIPLE CLUMP
CF	CHAMAECYPARIS 'TULIFERA AUREA'	CHAMAECYPARIS	19	8-10' / 3" CAL.	
PN	FINUS NIGRA 'AUSTRIAN PINE'	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 ARBORWITAE	67	8-10' / 3" CAL.	
HA	HYDRANGEA ARBOREA 'PETALS-A-PALACE'	CLIMBING HYDRANGEA	17	#5 POT	BASE OF LEDGE
VN	VINES				
CA	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SUMMERSHET			
COA	CONIUS ARCTIC FIRM	ARCTIC FIRM DOGWOOD			
COB	CONIUS BRUS YELLOW	BRUS YELLOW DOGWOOD			
FG	FOSTERIOLA GARDNERI	FOSTERIOLA			
FS	FORSYTHIA x INTERMEDIA 'SPECTABILIS'	FORSYTHIA			
HD	HYDRANGEA LIMELIGHT	LIMELIGHT HYDRANGEA			
KL	KALINA LATIFOLIA	MOUNTAIN LAUREL			
ES	EVGREEN SHRUBS				
ILS	ILEX x BLUE PRINCE	BLUE PRINCE HOLLY			
ILC	ILEX x BLUE PRINCESS	BLUE PRINCESS HOLLY			
RD	RHODOCYPRON 'MIDNIGHT RUBY'	MIDNIGHT RUBY HYDRANGEA			

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**Chestnut Hill Realty**



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

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

File: 21081167

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

---

**Reference: Residences at Kessler Woods, Blasting Plan**

Dear Mr. Rodgers

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

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

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

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

**STANTEC CONSULTING SERVICES, INC.**



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Attachment: Blasting Plan

c. Theo Kindermans, Stantec



**THE RESIDENCES AT KESSELER WOODS**  
**NEWTON, MASSACHUSETTS**

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

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

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

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

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



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

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

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

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



cosmetic damage to residential structures;

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

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

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



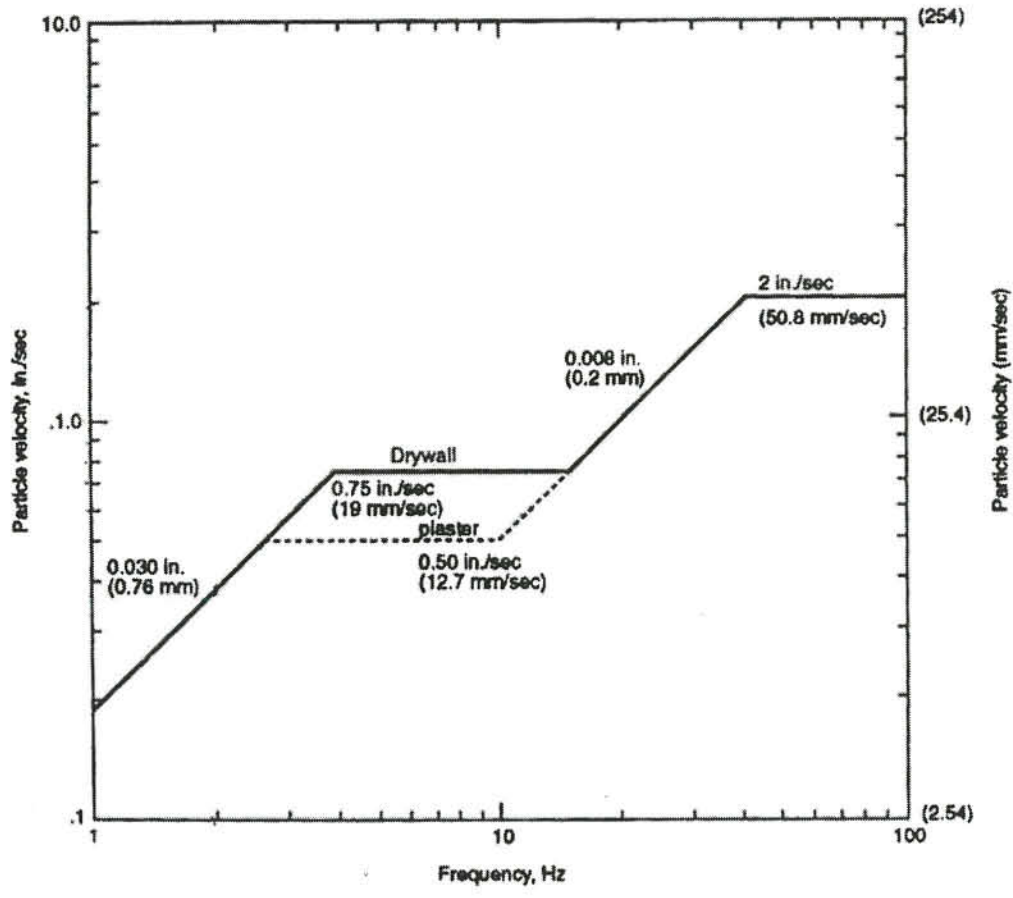


Figure 1 - Particle Velocity Vs Frequency  
 United States Bureau of Mines (1980)



**TABLE 1 - BEDROCK RESULTS**

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



DRAFT BUILDING UNIT MIX		
80 UNITS	20 (1) BEDROOM UNITS 60 (2) BEDROOM UNITS	195,650 TOTAL
0 UNITS FT	130 PARKING SPACES (4 HP)	48,500 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	6 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 16 (2) MARKET BEDROOM UNITS	49,070 GSF
28 UNITS 3rd FLOOR	1 (1) AFFORD. BEDROOM UNITS 5 (1) MARKET. BEDROOM UNITS 1 (2) AFFORD. BEDROOM UNITS 21 (2) MARKET BEDROOM UNITS	49,070 GSF

\*\*FOOTPRINTS AND UNIT DEMING WALLS ARE SHOWN CONCEPTUALLY\*\*

**tat** |  
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- △- REV 3 - NOVEMBER 6, 2014

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Key Plan:

Project Name:

**Kessler Woods**

Sheet Name:

**FLOOR PLAN:  
PARTIAL SECOND  
FLOOR PLAN**

Project Number:

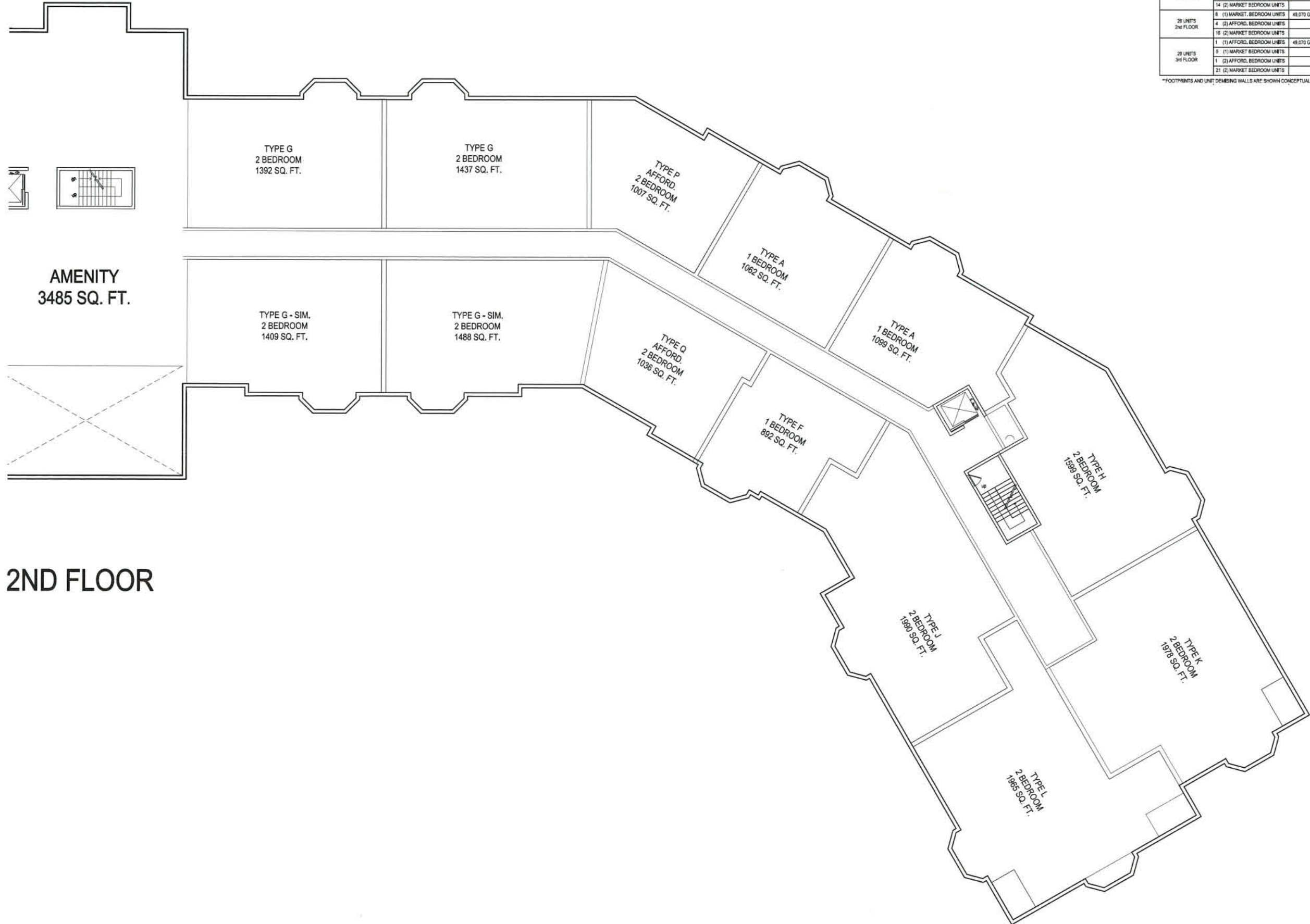
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**August 22, 2014**

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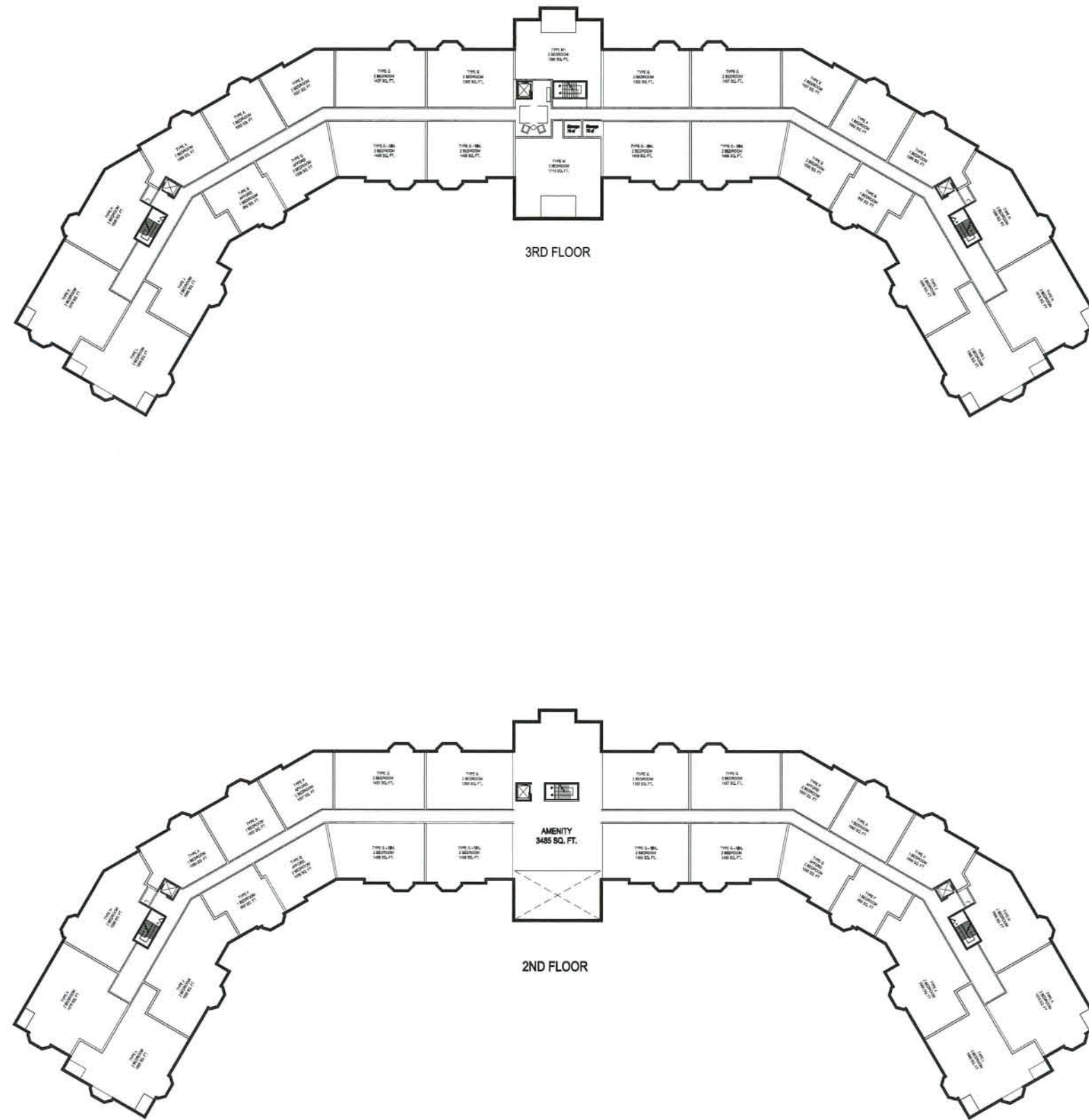
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**2ND FLOOR**

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DRAFT BUILDING UNIT MIX		
80 UNITS	20 (1) BEDROOM UNITS	165,650 TOTAL
	60 (2) BEDROOM UNITS	
0 UNITS PT.	130 PARKING SPACES (4 HP)	48,590 GSF
26 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS	48,950 GSF
	9 (1) MARKET. BEDROOM UNITS	
	4 (2) AFFORD. BEDROOM UNITS	
	14 (2) MARKET. BEDROOM UNITS	
26 UNITS 2nd FLOOR	6 (1) MARKET. BEDROOM UNITS	49,070 GSF
	4 (2) AFFORD. BEDROOM UNITS	
	16 (2) MARKET. BEDROOM UNITS	
28 UNITS 3rd FLOOR	1 (1) AFFORD. BEDROOM UNITS	49,070 GSF
	5 (1) MARKET. BEDROOM UNITS	
	1 (2) AFFORD. BEDROOM UNITS	
	21 (2) MARKET. BEDROOM UNITS	

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 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**



DRAFT BUILDING UNIT MIX		
80 UNITS	20 (1) BEDROOM UNITS	165,650 TOTAL
	60 (2) BEDROOM UNITS	
0 UNITS FT	130 PARKING SPACES (4 HP)	48,580 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	49,670 GSF
	6 (1) MARKET. BEDROOM UNITS	
	4 (2) AFFORD. BEDROOM UNITS	
28 UNITS 3rd FLOOR	1 (1) AFFORD. BEDROOM UNITS	49,670 GSF
	5 (1) MARKET. BEDROOM UNITS	
	1 (2) AFFORD. BEDROOM UNITS	
	21 (2) MARKET. BEDROOM UNITS	

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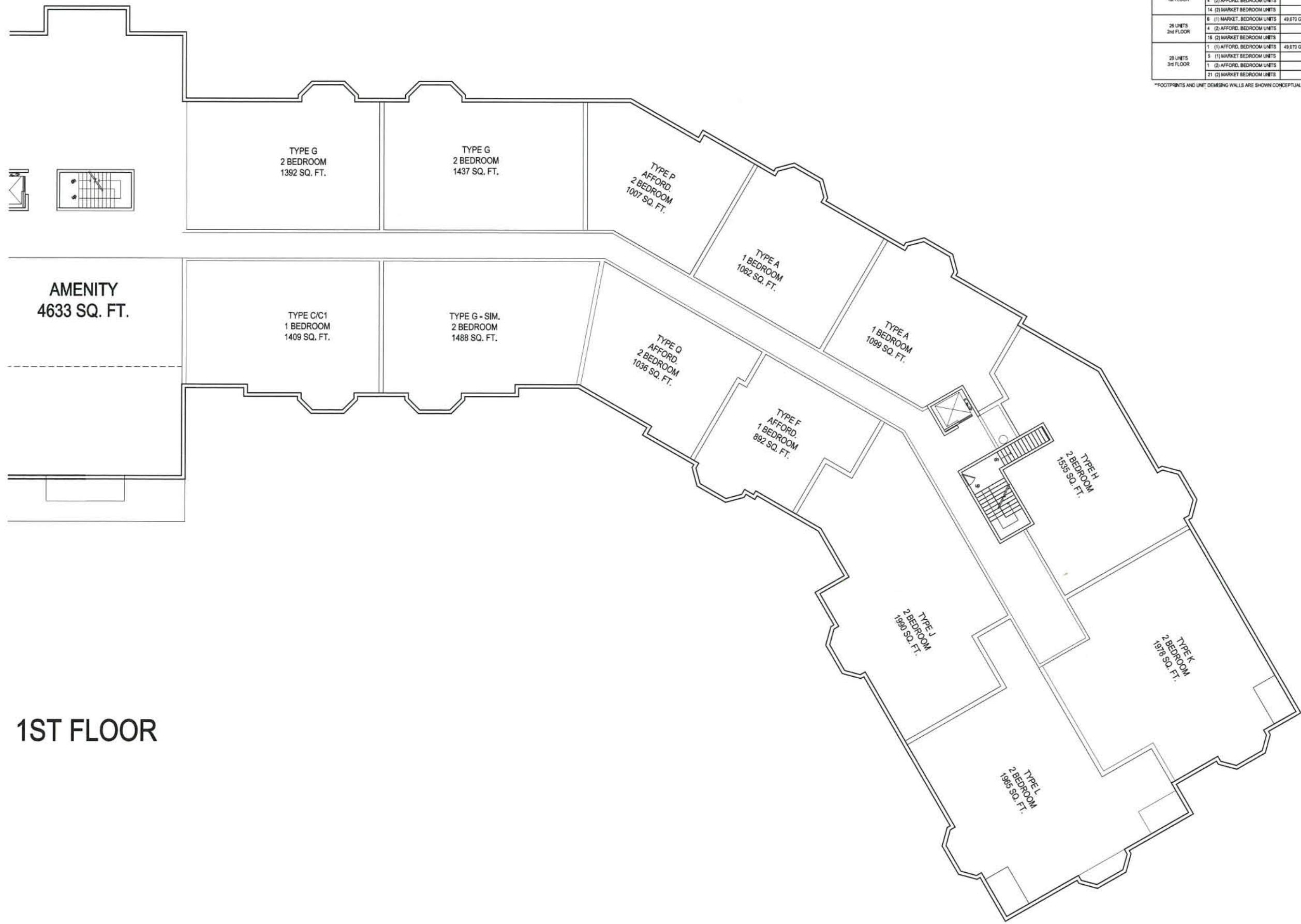
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Project Name:  
**Kessler Woods**

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

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

Sheet Number:  
**A2.01B**



**1ST FLOOR**

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Key Plan:

Project Name:

**Kessler Woods**

Sheet Name:

**FLOOR PLAN:  
PARTIAL THIRD  
FLOOR PLAN**

Project Number:

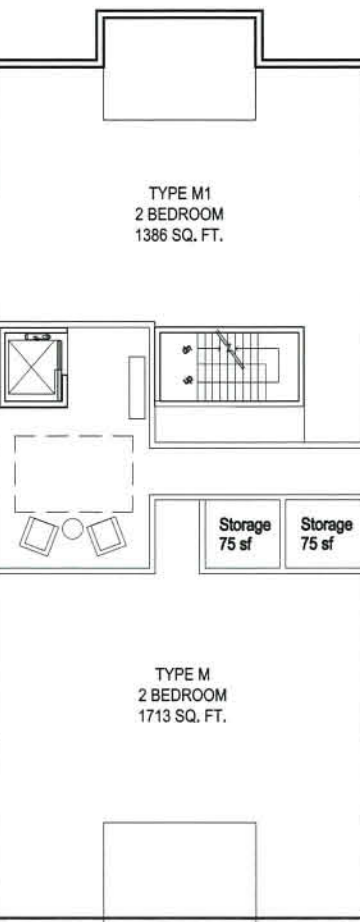
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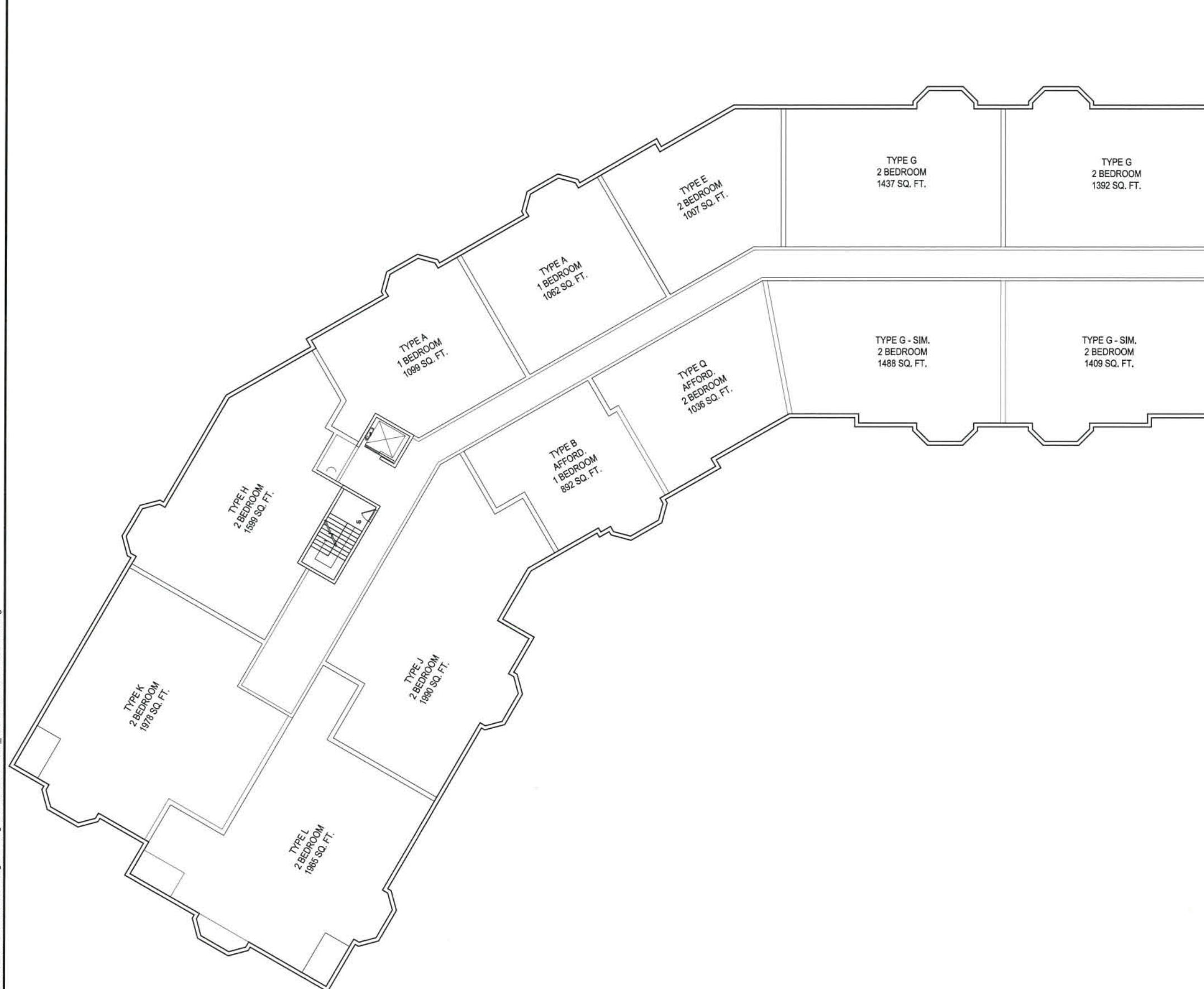
**August 22, 2014**

Sheet Number:

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**3RD FLOOR**



DRAFT BUILDING UNIT MIX		
80 UNITS	20 (1) BEDROOM UNITS	395,650 TOTAL
	60 (2) BEDROOM UNITS	
0 UNITS	130 PARKING SPACES (4 HP)	48,560 GSF
	PT	
26 UNITS	2 (1) AFFORD. BEDROOM UNITS	48,950 GSF
1st FLOOR	6 (1) MARKET. BEDROOM UNITS	
	4 (2) AFFORD. BEDROOM UNITS	
	14 (2) MARKET. BEDROOM UNITS	
26 UNITS	6 (1) MARKET. BEDROOM UNITS	49,070 GSF
2nd FLOOR	4 (2) AFFORD. BEDROOM UNITS	
	16 (2) MARKET. BEDROOM UNITS	
26 UNITS	1 (1) AFFORD. BEDROOM UNITS	49,070 GSF
3rd FLOOR	5 (1) MARKET. BEDROOM UNITS	
	1 (2) AFFORD. BEDROOM UNITS	
	21 (2) MARKET. BEDROOM UNITS	

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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:

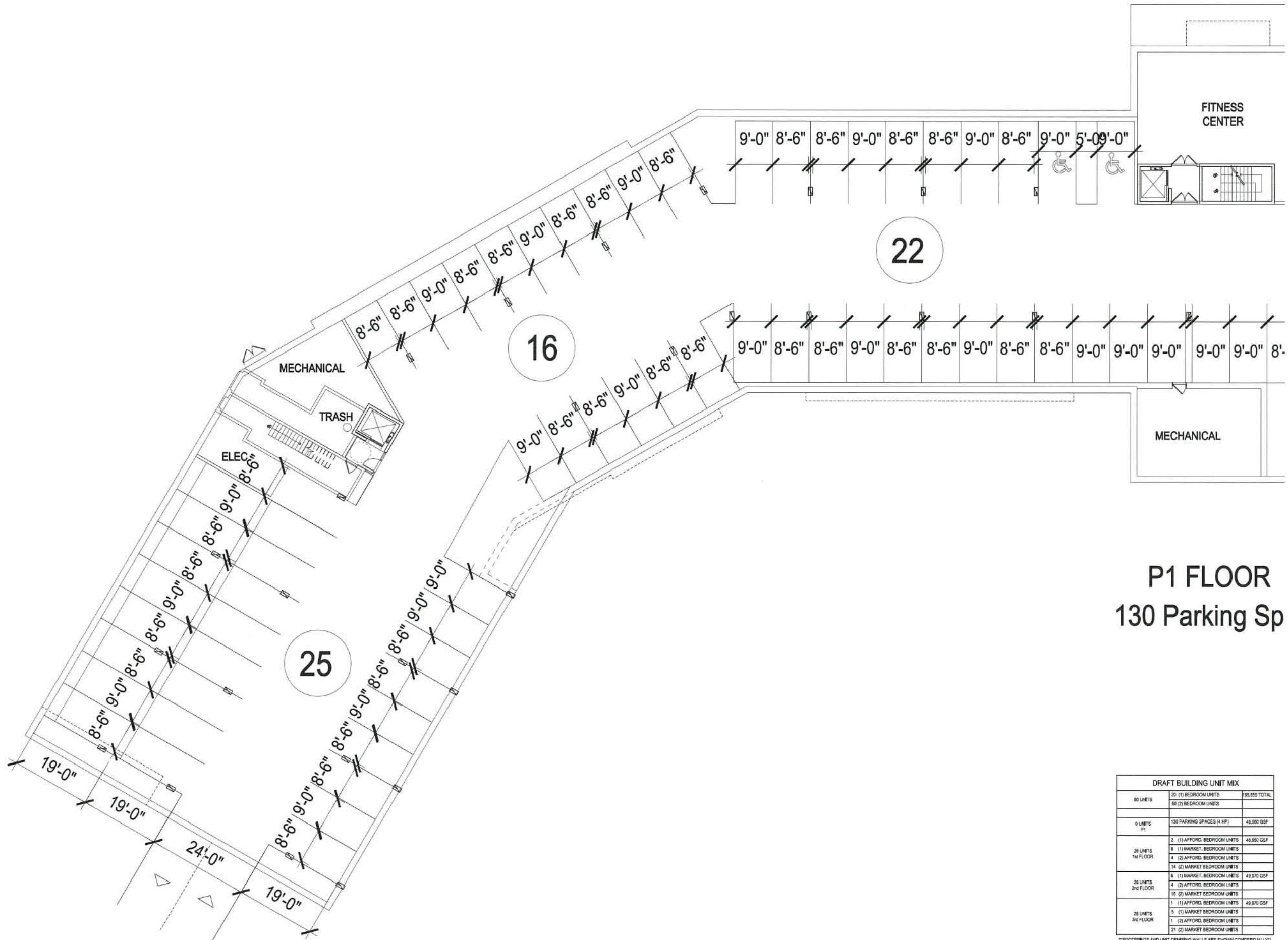
14003

Issue Date:

August 22, 2014

Sheet Number:

**A2.00A**



**P1 FLOOR**  
**130 Parking Sp**

DRAFT BUILDING UNIT MIX		
80 UNITS	20 (1) BEDROOM UNITS	195,650 TOTAL
	60 (2) BEDROOM UNITS	
0 UNITS	130 PARKING SPACES (4 HP)	48,580 GSF
P1		
28 UNITS	2 (1) AFFORD. BEDROOM UNITS	48,950 GSF
1st FLOOR	8 (1) MARKET. BEDROOM UNITS	
	4 (2) AFFORD. BEDROOM UNITS	
	14 (2) MARKET BEDROOM UNITS	
28 UNITS	6 (1) MARKET. BEDROOM UNITS	49,070 GSF
2nd FLOOR	4 (2) AFFORD. BEDROOM UNITS	
	16 (2) MARKET BEDROOM UNITS	
28 UNITS	1 (1) AFFORD. BEDROOM UNITS	49,070 GSF
3rd FLOOR	5 (1) MARKET BEDROOM UNITS	
	1 (2) AFFORD. BEDROOM UNITS	
	21 (2) MARKET BEDROOM UNITS	

\*\*FOOTPRINTS AND UNIT DIMENSING WALLS ARE SHOWN CONCEPTUALLY\*\*



Consultant:

Revision:

- △ - REV 1 - AUGUST 29, 2014
- △ - REV 2 - OCTOBER 24, 2014
- △ - REV 3 - NOVEMBER 6, 2014

Architect of Record:



Drawn: T.Z.

Checked: T.E.S.

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Key Plan:

Project Name:

**Kessler Woods**

Sheet Name:

**FLOOR PLAN:  
PARTIAL SECOND  
FLOOR PLAN**

Project Number:

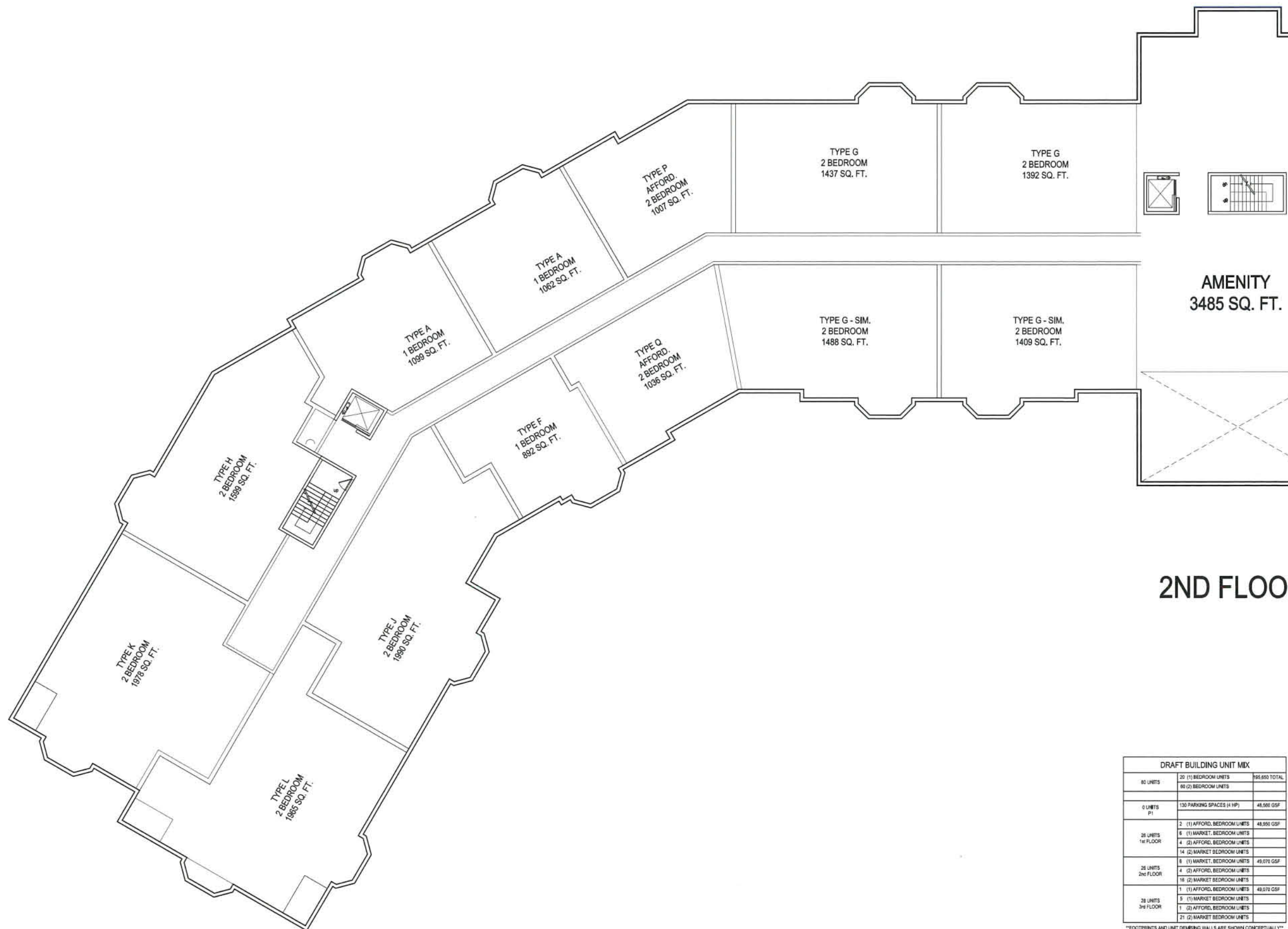
**14003**

Issue Date:

**August 22, 2014**

Sheet Number:

**A2.02A**



**2ND FLOOR**

DRAFT BUILDING UNIT MIX		
80 UNITS	20 (1) BEDROOM UNITS	195,650 TOTAL
	60 (2) BEDROOM UNITS	
0 UNITS	130 PARKING SPACES (4 HP)	48,500 GSF
36 UNITS	2 (1) AFFORD. BEDROOM UNITS	48,950 GSF
1st FLOOR	6 (1) MARKET. BEDROOM UNITS	
	4 (2) AFFORD. BEDROOM UNITS	
	14 (2) MARKET BEDROOM UNITS	
26 UNITS	6 (1) MARKET. BEDROOM UNITS	49,070 GSF
2nd FLOOR	4 (2) AFFORD. BEDROOM UNITS	
	18 (2) MARKET BEDROOM UNITS	
28 UNITS	1 (1) AFFORD. BEDROOM UNITS	49,070 GSF
3rd FLOOR	5 (1) MARKET BEDROOM UNITS	
	1 (2) AFFORD. BEDROOM UNITS	
	21 (2) MARKET BEDROOM UNITS	

\*\*FOOTPRINTS AND UNIT DIMENSION WALLS ARE SHOWN CONCEPTUALLY\*\*



DRAFT BUILDING UNIT MIX		
80 UNITS	20 (1) BEDROOM UNITS 60 (2) BEDROOM UNITS	85,650 TOTAL
0 UNITS P1	130 PARKING SPACES (4 HP)	48,540 GSF
38 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS	48,890 GSF
	8 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS	
26 UNITS 2nd FLOOR	14 (2) MARKET BEDROOM UNITS	
	8 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS	42,070 GSF
28 UNITS 3rd FLOOR	16 (2) MARKET BEDROOM UNITS	
	1 (1) AFFORD. BEDROOM UNITS 5 (1) MARKET BEDROOM UNITS 1 (2) AFFORD. BEDROOM UNITS 21 (2) MARKET BEDROOM UNITS	49,070 GSF

\*\*FOOTPRINTS AND UNIT DEMISING WALLS ARE SHOWN CONCEPTUALLY\*\*

**tat** |  
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Consultant:

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

Architect of Record:



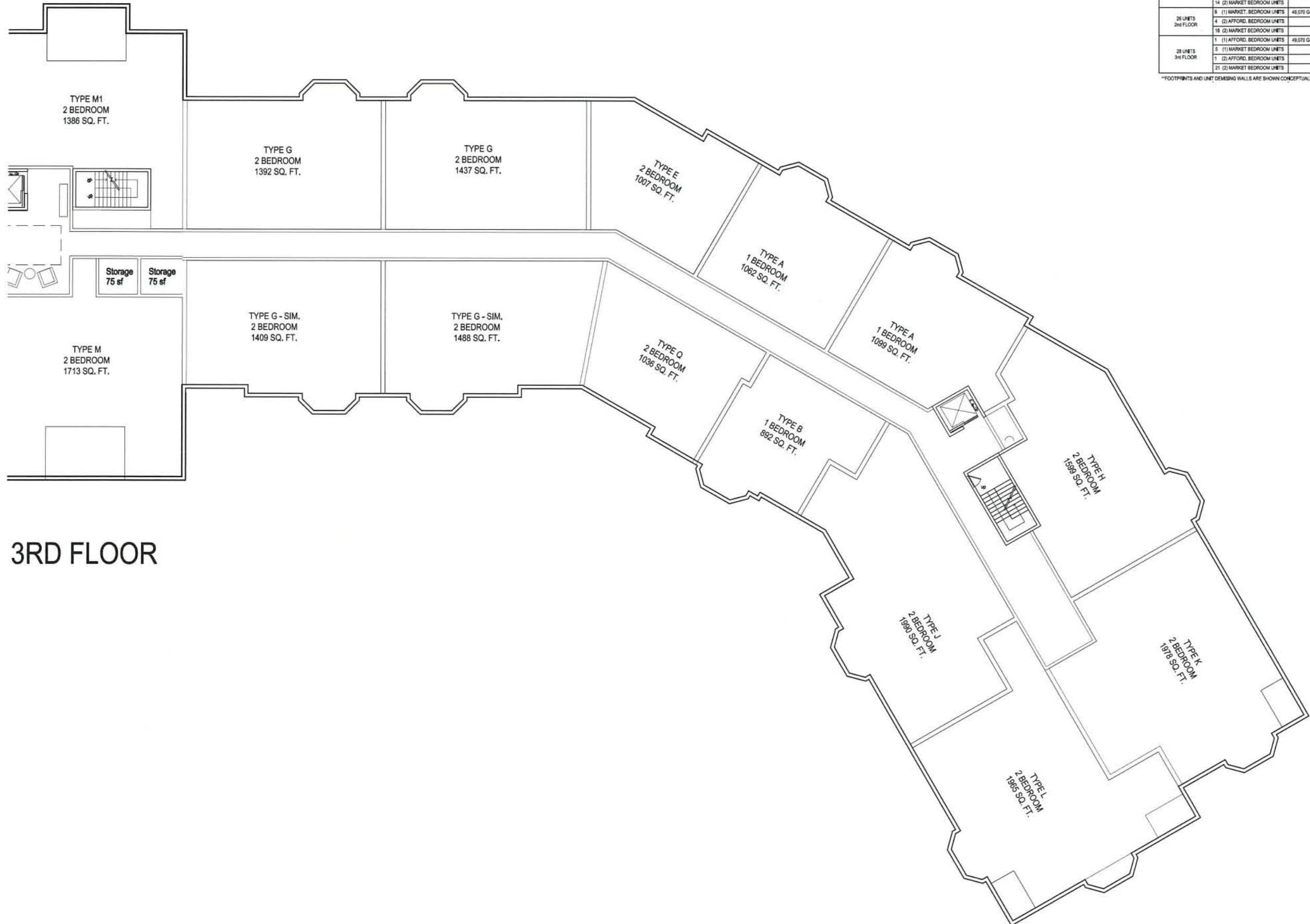
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 Key Plan:

Project Name:  
**Kessler Woods**

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

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

**A2.03B**



**3RD FLOOR**

Thursday, November 06, 2014 11:48:57 AM  
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DRAFT BUILDING UNIT MIX		
90 UNITS	20 (1) BEDROOM UNITS 60 (2) BEDROOM UNITS	99,650 TOTAL
5 UNITS P1	130 PARKING SPACES (4 HP)	48,580 GSF
25 UNITS 1st FLOOR	2 (1) AFFORD. BEDROOM UNITS 6 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 14 (2) MARKET BEDROOM UNITS	49,950 GSF
25 UNITS 2nd FLOOR	8 (1) MARKET. BEDROOM UNITS 4 (2) AFFORD. BEDROOM UNITS 18 (2) MARKET BEDROOM UNITS	49,670 GSF
28 UNITS 3rd FLOOR	1 (1) AFFORD. BEDROOM UNITS 5 (1) MARKET BEDROOM UNITS 1 (2) AFFORD. BEDROOM UNITS 21 (2) MARKET BEDROOM UNITS	49,670 GSF

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Revision:  
 ▲ REV 1 - AUGUST 29, 2014  
 ▲ REV 2 - OCTOBER 24, 2014  
 ▲ REV 3 - NOVEMBER 6, 2014

Architect of Record:



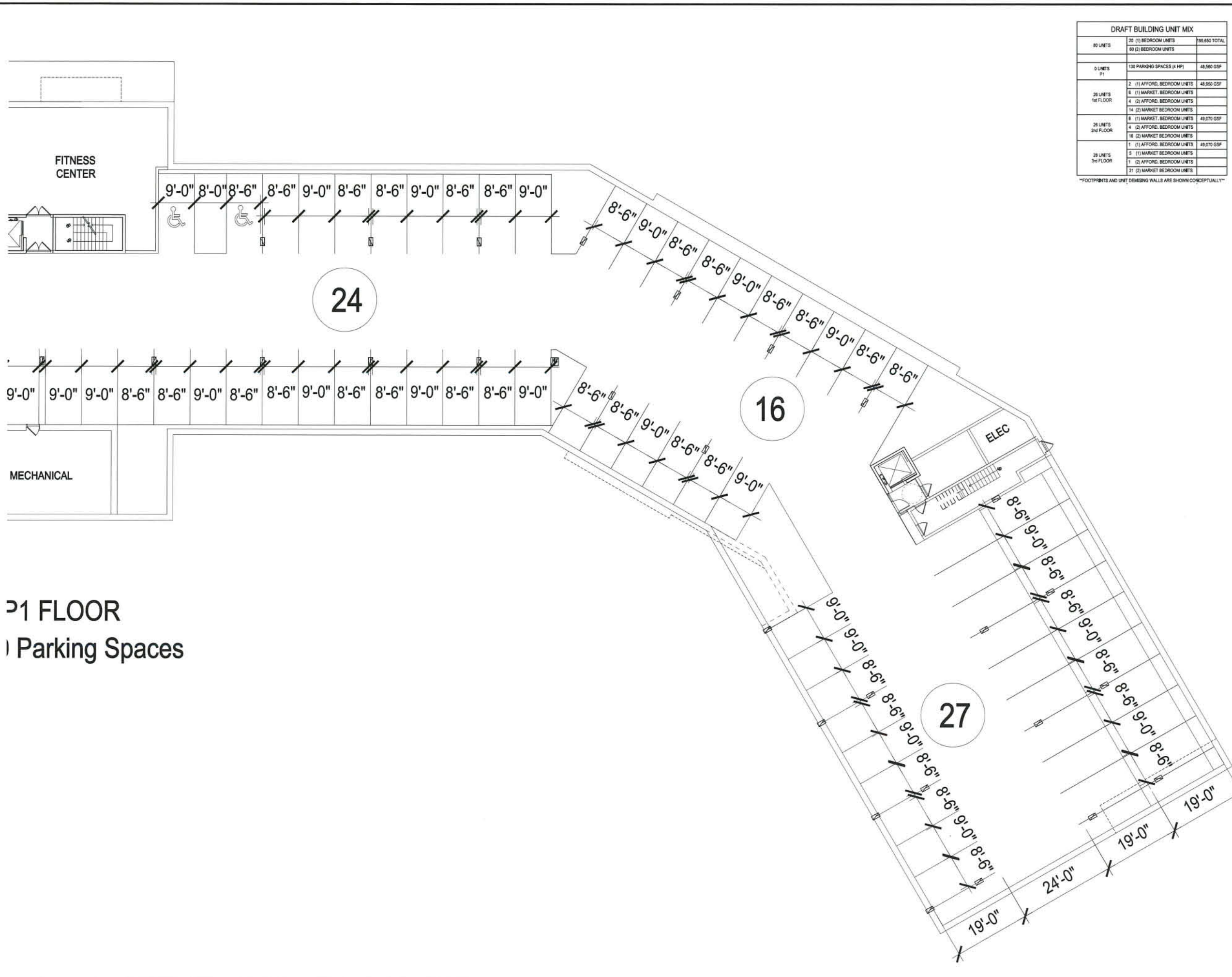
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Project Name:  
**Kessler Woods**

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**

Thursday, November 06, 2014 11:56:11 AM  
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Revision:

- △ REV 1 - AUGUST 29, 2014
- △ REV 2 - OCTOBER 24, 2014
- △ REV 3 - NOVEMBER 6, 2014

Architect of Record:



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Checked: T.E.S.

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Key Plan:

Project Name:

**Kessler Woods**

Sheet Name:

**FLOOR PLAN:  
PARTIAL FIRST  
FLOOR PLAN**

Project Number:

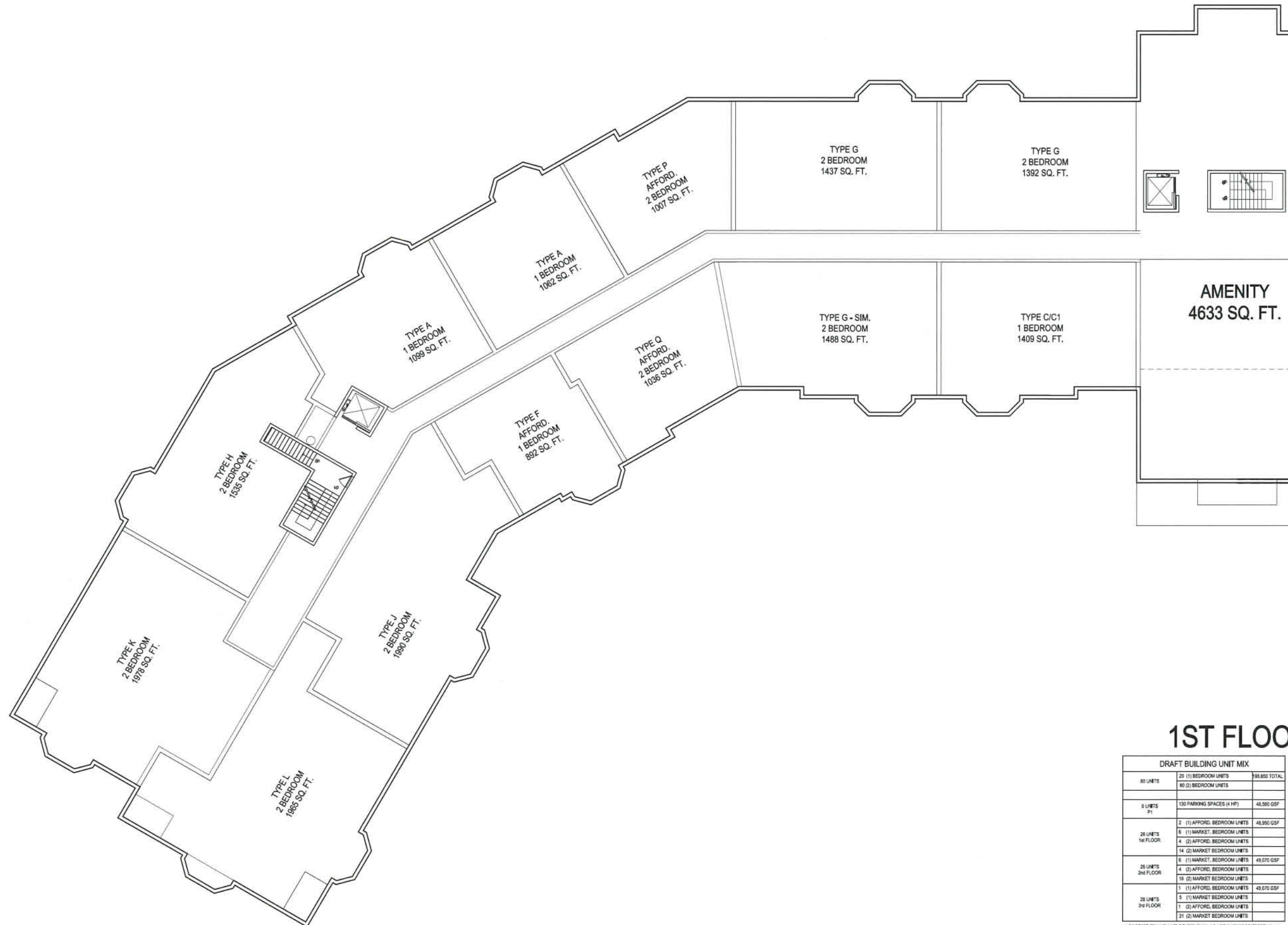
**14003**

Issue Date:

**August 22, 2014**

Sheet Number:

**A2.01A**



**1ST FLOOR**

DRAFT BUILDING UNIT MIX		
80 UNITS	20 (1) BEDROOM UNITS	88,650 TOTAL
	60 (2) BEDROOM UNITS	
0 UNITS	130 PARKING SPACES (4 HP)	48,500 GSF
26 UNITS	2 (1) AFFORD. BEDROOM UNITS	48,950 GSF
1st FLOOR	5 (1) MARKET. BEDROOM UNITS	
	4 (2) AFFORD. BEDROOM UNITS	
	14 (2) MARKET. BEDROOM UNITS	
25 UNITS	5 (1) MARKET. BEDROOM UNITS	49,070 GSF
2nd FLOOR	4 (2) AFFORD. BEDROOM UNITS	
	16 (2) MARKET. BEDROOM UNITS	
28 UNITS	1 (1) AFFORD. BEDROOM UNITS	49,070 GSF
3rd FLOOR	5 (1) MARKET. BEDROOM UNITS	
	1 (2) AFFORD. BEDROOM UNITS	
	21 (2) MARKET. BEDROOM UNITS	

"FOOTPRINTS AND UNIT DEMISING WALLS ARE SHOWN CONCEPTUALLY"