

TOWN OF NEEDHAM
MASSACHUSETTS

RECEIVED TOWN CLERK
NEEDHAM, MA 02432
2023 FEB -7 PM 12:53

500 Dedham Avenue
Needham, MA 02492
617-455-7550

PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Project Determination: ☒ Major Project
☐ Minor Project

This application must be completed, signed, and submitted with the filing fee by the applicant or his representative in accordance with the Planning Board's Rules as adopted under its jurisdiction as a Special Permit Granting Authority. Section 7.4 of the by-laws.

Location of Property: 589 Highland Avenue, Needham, MA 02494

Name of Applicant: Wingate Development LLC

Address: 63 Kendrick Street, Needham, MA 02494 Tel.#: 781 707 9209

Applicant is Owner ☐ Tenant ☐ Purchaser ☐ Agent/Attorney ☒

Property Owner's Name: Wingate at Needham, Inc.

Address: 63 Kendrick Street, Needham, MA 02494 Tel.#: _____

Characteristics of Property: Lot Area: 110,490 sq. ft. Present Use: Nursing Home

Map #: 77 Parcel #: 1 Zoning District: Elder Services Zoning District

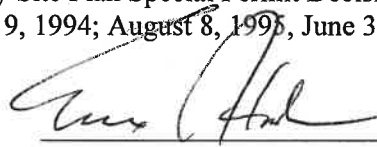
Description of Project for Site Plan Review under Section 7.4. of the Zoning By-law:

By Decision dated March 15, 2022, this Board approved an application for an amendment to the existing Special Permit, to convert the then-current Nursing Home to 50 Independent Living ("IL") Units. The Nursing Home was officially closed on or about April 21, 2022. Applicant intends to proceed with the work and change of use authorized by that amendment.

As an expansion to that project, Applicant now proposes to add a third floor to the building, which will add another 22 IL units, for a total of 72 IL units, of which 12.5%, or 9 units, will be affordable as defined in the Elder Services District bylaw. As with the previously approved amendment, no other use is proposed for the site. Major Project Site Plan Review and an amendment to the existing Special Permit is sought because Independent Living is an SP use in the Elder Services District, and because the proposed third floor will require construction in excess of 10,000 square feet.

The prior Nursing Home use was approved by Site Plan Special Permit Decision No. 93-3 dated July 27, 1993, as amended by decisions dated August 9, 1994; August 8, 1996, June 3, 1997, March 15, 2011, and December 17, 2013 (Minor Change).

Signature of Applicant (or his representative)

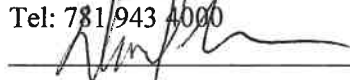


Evans Huber, Esq.

Address if not Applicant

Frieze Cramer Rosen & Huber LLP
62 Walnut Street, Suite 6, Wellesley, MA 02481
Tel: 781/943 4000

Owner's permission if other than applicant



SUMMARY OF PLANNING BOARD ACTION

Received by Planning Board [Signature] Date 2/3/23

Hearing Date _____

Decision Required by _____ (date)
(90 days after hearing for special permit)

Parties in Interest Notified
of Public Hearing _____ (date)

Granted _____ (date)

Decision and Notices of the
Decision sent _____ (date)

Denied _____ (date)

Fee Paid _____

Withdrawn _____ (date)

Fee Waived _____

NOTE: Reports on Minor Projects must be issued within 35 days of filing date.

FRIEZE CRAMER ROSEN & HUBER LLP

C O U N S E L L O R S A T L A W

62 WALNUT STREET, SUITE 6, WELLESLEY, MASSACHUSETTS 02481
781-943-4000 • FAX 781-943-4040

February 3, 2023

Via Electronic Mail and Hand Delivery

Members of the
Needham Planning Board

And

Lee Newman
Director of Planning and Community Development
Public Services Administration Building
500 Dedham Ave
Needham, MA 02492

Re: 589 Highland Ave, Needham, Application for Amendment to Special Permit

Dear Planning Board Members and Ms. Newman:

I am writing on behalf of Wingate Development LLC and Wingate at Needham, Inc., with respect to the property at 589 Highland Avenue in Needham. The original Planning Board Decision authorizing the nursing home use at this site, Site Plan Special Permit 93-3 dated July 27, 1993, was amended on August 9, 1994; August 8, 1995; June 3, 1997; March 15, 2011; and December 17, 2013 (Minor change). By Decision dated March 15, 2022, this Board approved an application for an amendment to the existing Special Permit, to convert the then-current Nursing Home to 50 Independent Living ("IL") Units. The Nursing Home was officially closed on or about April 21, 2022.

The original decision and amendments are collectively referred to herein as the "Special Permit."

Pursuant to Chapter 40A of the Massachusetts General Laws, the Needham Zoning By-Law, the Needham Planning Board Rules, and Section 4.2 of the Special Permit, the Applicant, Wingate Development LLC, and the Owner, Wingate at Needham, Inc., hereby submit an application, of which this letter is a part, requesting that the Special Permit be further amended as described below.

The property is a 2.536-acre parcel (110,489 square feet) located at the corner of Highland Avenue and Gould Street. The property is located in the Elder Services zoning district and is currently improved with a two-story brick building that housed, until April 21, 2022, a 142-bed skilled nursing facility. At the moment the building is vacant.

The Applicant and Owner intend to proceed with the work and change of use authorized by the March 15, 2022 Amendment to the Special Permit, converting the building to 50 IL units. As an expansion to that project, Applicant now proposes to add a third floor to the building, which will add another 22 IL units, for a total of 72 IL units, of which 12.5%, or 9 units, will be affordable as defined in the Elder Services District bylaw. As with the previously approved amendment, all 72 units will consist of studios, 1-bedroom and 2-bedroom apartments with full kitchens and washers and dryers. No other use is proposed for the site.

Per section 3.12.9 of the Bylaw, the parking requirement for IL units is .5 spaces per unit, resulting in a required parking supply for this proposed redevelopment of 36 spaces. Wingate also anticipates 6 full time employees which would require an additional 3 spaces (1 space per 2 employees). The additional parking requirement would bring the total required to 39 spaces.

As shown on the site layout and landscaping plans submitted herewith, there are currently 98 spaces on site. Applicant proposes to eliminate 17 parking spaces on the side of the building opposite Gould Street, to create more green space and landscaping and to eliminate head-in parking immediately adjacent to the first-floor units on that portion of the building. The proposed number of spaces on this site will therefore be 81, so that there will be more than sufficient existing parking to satisfy the bylaw requirement, and, indeed, one parking space per unit (plus staff spaces) rather than the .5 spaces per unit (plus staff spaces) required by the Bylaw. By prior special permit, permission was granted to count 10 spaces on the adjacent property (known as "Lot A") towards the required parking total. However, because the required parking supply for this proposal is so much lower than the available supply on this lot (known as "Lot B"), it is no longer necessary to count those spaces on the adjacent property as part of the available parking supply.

Please note that as indicated on the zoning table located on the site plan filed herewith, the building, including the proposed third floor, complies with all dimensional and setback requirements, and the parking areas comply with all dimensional and other requirements of section 5.1.3 of the Zoning Bylaw.

Also please note that, per the traffic analysis submitted herewith, the proposed total of 72 independent living units will generate less traffic during all time periods than the previously-existing 142-bed nursing facility. On a typical weekday, the independent living units will generate a total of 200 fewer vehicle trips (entering and exiting), including fewer trips during the morning and afternoon peak hours. On Saturdays, it is expected that the independent living units will likewise generate 27 fewer trips during the peak hour than the previously-existing facility.

Pursuant to Section 3.12.10 of the Zoning By-Law, at least 10% of the IL Apartments are required to be Affordable Housing Units. However, as noted above, in this instance the Applicant is agreeing that, consistent with the previously expressed preference of the Board, twelve and one-half percent (12.5%) of the units will be Affordable. Since the combination of the previously-approved project and the current proposal includes the creation of seventy-two (72) IL Apartments, a total of nine (9) will be designated as Affordable Housing Units.

Major Project Site Plan Review and an amendment to the existing Special Permit is sought because Independent Living is an SP use in the Elder Services District, and because the proposed third floor will require construction in excess of 10,000 square feet. The zoning relief required for this proposal is approval pursuant to the Site Plan Review process, and an Amendment to the existing Special Permit to allow an increase from the previously-approved 50 IL units, to 72 IL units, in accordance with the plans, drawings, and renderings submitted herewith. Various aspects of the existing Special Permit, as currently amended, will become moot as a result. No other zoning relief is required, because, as noted above and in the zoning and parking tables filed herewith, the proposed building will comply with all dimensional and setback requirements in the Bylaw, and the parking areas will comply with all dimensional and other requirements of section 5.1.3 of the Zoning Bylaw.

With respect to the floor plans, the Applicant reserves the right to revise said floor plans without the need for additional hearings or approvals, provided that the total square footage of the building does not increase, and the total number of IL units does not exceed seventy-two (72).

The Applicant certifies pursuant to the Zoning By-Law, Section 7.4 that the project can be constructed and/or that the proposed uses thereof can be commenced without need for the issuance of any variance from any provisions of the Zoning By-Law by the Zoning Board of Appeals.

This Application for Site Plan Review and Amendment to Special Permit includes the following documents:

1. This letter dated February 3, 2023 to the Planning Board and Planning Director.
2. Another letter from this office, also dated February 3, 2023, discussing how this project meets the Site Plan Review criteria in the Bylaw.
3. The completed application form signed by myself on behalf of the applicant, and by the owner of the property, Wingate at Needham, Inc.
4. Traffic Analysis prepared by Ron Muller & Associates, 56 Teresa Road, Hopkinton, MA 01748, dated January 25, 2023.

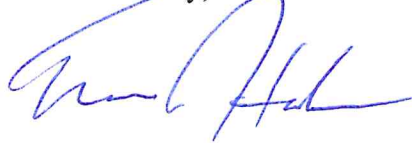
5. Engineering Plans (including zoning table) for 589 Highland Avenue, Wingate Needham, Needham Mass, dated February 3, 2023, prepared by Kelly Engineering Group, 0 Campanelli Drive, Braintree, MA 02184. Note that these plans include an existing conditions site plan, dated February 3, 2023, prepared by R.E. Cameron & Associates, Inc., 681 Washington Street, Norwood, MA 02062.
6. Stormwater management report, dated February 3, 2023 prepared by Kelly Engineering Group, 0 Campanelli Drive, Braintree, MA 02184.
7. Landscaping Plans February 3, 2023, prepared by Hawk Design Inc., P.O. Box 1309, Sandwich, MA 02563.
8. Floor plans, unit plans, elevations and renderings dated February 3, 2023, prepared by The Architectural Team, Inc., 50 Commandant's Way, Chelsea, MA 02150.
9. Application fee payable to the Town of Needham in the amount of \$ 8,129.50.

Pursuant to the Board's Covid-19 procedures, these documents are being submitted electronically; additionally two (2) hard copies of the application (1 with original signatures) and all supporting materials, including wet-stamped plans, are being hand delivered to the Planning Department along with the application fee; and, lastly, one hard copy of items 1 through 8, above (all the plans 11 x 17), is being mailed to each Board member, and to Lee Newman.

The Applicant hereby requests, pursuant to Zoning By-Law Section 7.4.4, that the Planning Board waive the submission by Applicant of any of the required information not submitted herewith.

I would appreciate your scheduling this matter for hearing at the Board's March 7, 2023 meeting, if possible. Thank you for your cooperation.

Sincerely,



Evans Huber

FRIEZE CRAMER ROSEN & HUBER LLP

C O U N S E L L O R S A T L A W

62 WALNUT STREET, SUITE 6, WELLESLEY, MASSACHUSETTS 02481
781-943-4000 • FAX 781-943-4040

February 3, 2023

Via Electronic Mail and Overnight Mail

Members of the
Needham Planning Board

And

Lee Newman
Director of Planning and Community Development
Public Services Administration Building
500 Dedham Ave
Needham, MA 02492

Re: 589 Highland Ave, Needham, Application for Amendment to Special Permit

Dear Planning Board Members and Ms. Newman:

I am writing on behalf of Wingate Development LLC and Wingate at Needham, Inc., with respect to the property at 589 Highland Avenue in Needham, in connection with the application for amendment to the existing Special Permit, of which this letter is a part. As indicated in that application, by decision dated March 15, 2022, this Board approved an application for an amendment to the existing Special Permit, to convert the then-current Nursing Home to 50 Independent Living ("IL") Units. The Nursing Home was officially closed on or about April 21, 2022. Applicant intends to proceed with the work and change of use authorized by that amendment.

As an expansion to that project, Applicant now proposes to add a third floor to the building, which will add another 22 IL units, for a total of 72 IL units, of which 12.5%, or 9 units, will be affordable as defined in the Elder Services District bylaw.

The purpose of this letter is to address how the proposed expanded project meets the Town's Site Plan Review criteria as set forth in 7.4.6 of the Bylaw.

(a) Protection of adjoining premises against seriously detrimental uses by provision for surface water drainage, sound and sight buffers and preservation of views, light, and air.

The proposed project has been designed to protect adjoining premises from detrimental impacts as follows:

The site has been designed to ensure that there will be no off-site drainage impacts. A drainage system exists on site. The drainage system will ensure that peak storm generation levels will remain unchanged. The proposed site development plans will be presented to the Town of Needham Engineering Department. The proposed project will have a net reduction in impervious area and is exempt from the Town of Needham Stormwater Bylaw.

A landscape plan has been developed for screening and enhancing the existing site. Parking spaces up against the west side of the building have been replaced with greenspace. This eliminates the issue of automobile headlights shining into the ground floor units and provides a more attractive view for residents and abutters on that side of the building. Noise and visual impacts have been minimized. Abutting properties will be protected by means of the existing solid fence and mature trees. Shade trees proposed for the newly created greenspace will add to the landscape buffering.

(b) Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets, the location of driveway openings in relation to traffic or to adjacent streets and, when necessary, compliance with other regulations for the handicapped, minors and the elderly.

The project has been designed ensure that there will be safe vehicular and pedestrian circulation throughout the site. The access and egress to the property will be via existing driveways off Gould St. and Highland Ave. that will remain and provide access to the site. Sidewalks exist on both Gould St. and Highland Ave. that connect to the sidewalks on the site. This allows for pedestrian access to the site.

The main entrance into the building is proposed to be accessed by way of a pedestrian only seating courtyard. A two-foot high retaining/seat wall on the Highland Ave. and Gould St. side of the courtyard will allow for additional berming to help with sound attenuation. A pergola will provide shading for residents and draw attention to the main entrance for visitors. New mass plantings of shrubs, ornamental grasses and perennials will rejuvenate the slope at the intersection and help to improve the existing identity sign's visibility.

Available sight distances at the site driveways on Gould St. and Highland Ave. exceed required sight distances.

Sidewalk access has been provided adjacent to the primary parking stalls for pedestrian safety. Handicap access and parking is provided.

(c) Adequacy of the arrangement of parking and loading spaces in relation to the proposed uses of the premises.

The proposed parking area complies with the Town of Needham By Law for loading, parking, and maneuvering width in aisles. The parking is distributed throughout the site to

provide convenience for employees and visitors. Please see the Layout and Zoning Plan for additional details of the parking layout.

(d) Adequacy of the methods of disposal of refuse and other wastes resulting from the uses permitted on the site;

The site has been designed to provide for adequate methods of disposal of refuse. A dumpster enclosure exists onsite. The dumpster enclosure is screened with a wooden fence. Refuse will be removed from the site by a licensed hauler.

(e) Relationship of structures and open spaces to the natural landscape, existing buildings and other community assets in the area and compliance with other requirements of this By-Law; and

The existing building is surrounded by other senior living facilities and residential properties. The proposed building expansion is consistent with these buildings. The aforementioned fence and mature, natural landscape buffer will be maintained to the west of the site. All of the existing vegetation on the north, buffering the senior living facilities and on the east, buffering Gould St. will be preserved. To the south is a strip of existing trees and shrubs that has been impacted by the Highland Ave. bike lane construction. Shrubs are proposed to infill the disturbed areas and provide screening to the parking, and from the new courtyard to the street.

The project has been designed to maximize landscaped area and reduce impervious areas. This is accomplished by removing 17 parking spaces and the main entrance drop-off circle and replacing with landscaped areas and a small, paved seating area. Additionally, the existing sunken loading dock on the southwest corner of the building will be filled and landscaped, providing an enhanced site entry and a buffer from traffic for the ground floor residents. The open space will full comply with the requirements of the bylaw.

(f) Mitigation of adverse impacts on the Town's resources including the effect on the Town's water supply and distribution system, sewer collection and treatment, fire protection, and streets; and may require when acting as the Special Permit Granting Authority or recommend in the case of minor projects, when the Board of Appeals is acting as the Special Permit Granting Authority, such appropriate conditions, limitations, and safeguards necessary to assure the project meets the criteria of a through f.

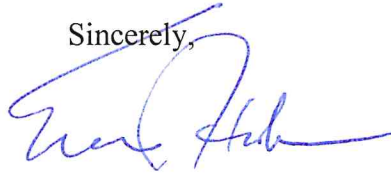
The proposed use is expected to have minimal impacts on Town resources due to the nature of the use. It is a clean, quiet, low impact use. The project has been designed to limit adverse impacts to the Town resources as follows:

Needham Planning Board Members
Lee Newman
February 3, 2023
Page 4

The project will maintain the existing water connection to the Town's water system. The project will maintain the existing sewer connections to the Town's sewer system by means of the connections to the sewer main located at the intersection of Highland Ave. and Gould St.

The proposed site layout plans will continue to maintain the existing access and circulation for emergency and fire protection vehicles.

Sincerely,

A handwritten signature in blue ink, appearing to read "Evans Huber", is written over the word "Sincerely,".

Evans Huber



Ron Müller & Associates
Traffic Engineering and Consulting Services

56 Teresa Road
Hopkinton, MA 01748
Tel.: (508) 395-1576
Fax: (508) 435-2481
www.RonMullerAssociates.com

Ref.: 21044

January 25, 2023

Mr. David Feldman
SVP Real Estate Development
Wingate Healthcare
63 Kendrick Street
Needham, MA 02494



Reg.: Proposed Wingate at Needham, Inc.
Independent Living Facility
589 Highland Avenue, Needham, MA

Dear David:

Ron Müller & Associates (RMA) has prepared this letter to document that conversion of the existing 142-bed skilled nursing facility into 72 independent senior living units will result in a reduction in site traffic generation. The existing building is located on Lot B at the corner of Gould Street and Highland Avenue in Needham, Massachusetts and will be renovated and expanded into independent senior living units. No change in site access or parking is proposed. This letter also documents that the demand for on-site parking will be reduced and that the supply of parking is more than adequate to accommodate the anticipated demand.

The Institute of Transportation Engineers (ITE) *Trip Generation Manual*¹ was used to estimate the change in traffic from the proposed conversion project. The ITE manual provides trip generation rates for nursing facilities based on the number of beds (Land Use Code 620) as well as trip generation rates for independent living facilities based on the number of units (Land Use Code 252). A summary of the expected change in traffic generation is provided in Table 1 and the trip generation worksheets are attached to this letter.

¹ *Trip Generation Manual, 11th Edition*; Institute of Transportation Engineers; Washington, DC; 2021.

Table 1
Trip Generation Comparison

Time Period	Existing Skilled Nursing Facility ^a	Proposed Independent Living Facility ^b	Change in Traffic
Weekday Daily	430	230	-200
Weekday AM Peak Hour			
Enter	14	2	-12
<u>Exit</u>	<u>6</u>	<u>13</u>	<u>+7</u>
Total	20	15	-5
Weekday PM Peak Hour			
Enter	7	10	+3
<u>Exit</u>	<u>13</u>	<u>8</u>	<u>-5</u>
Total	20	18	-2
Saturday Peak Hour			
Enter	23	13	-10
<u>Exit</u>	<u>28</u>	<u>11</u>	<u>-17</u>
Total	51	24	-27

^a ITE Land Use Code 620 (Nursing Home) trip rates applied to 142 beds.

^b ITE Land Use Code 252 (Senior Adult Housing – Attached) trip rates applied to 72 units.

As shown in the table, the proposed 72 independent living units will generate less traffic during all times periods than the existing 142-bed nursing facility. On a typical weekday, the independent living units will generate 200 fewer vehicle trips (total entering and exiting traffic) of which 5 fewer trips will occur during the weekday AM peak hour (one hour between 7:00 and 9:00 AM) and 2 fewer trips will occur during the weekday PM peak hour (one hour between 4:00 and 6:00 PM). During the Saturday peak hour (typically one hour between 11:00 AM and 2:00 PM), the proposed independent living units will generate 27 fewer trips than the existing nursing facility.

The existing nursing facility building currently provides 98 parking spaces on Lot B. The proposed remodeling and reuse of the facility will eliminate 15 general-use parking spaces and two reserve spaces for a total proposed supply of 81 spaces on site. Based on parking generation rates provided in the ITE *Parking Generation* manual,² the existing nursing facility has an average peak parking demand of 62 spaces and an 85th percentile peak parking demand of 73 spaces (Land Use Code 620). Using the ITE parking generates rates for senior adult housing (Land Use Code 252), the proposed 72 independent living units will have an average peak parking demand of 44 spaces and

² *Parking Generation, 5th Edition*; Institute of Transportation Engineers; Washington, DC: 2019.

an 85th percentile peak parking demand of 49 spaces. Accordingly, the change to independent living units will reduce the parking demand on the site and more than adequate parking will still be provided to accommodate the change in use, even with the proposed reduction in on-site spaces.

Please feel free to contact me should you have any questions regarding these estimates or conclusions.

Sincerely,

Ron Müller & Associates



Kirsten Braun, P.E.
Associate

Attachments

Institute of Transportation Engineers (ITE); 11th Edition
Land Use Code (LUC) 252 - Senior Adult Housing - Attached

Average Vehicle Trips Ends vs: Dwelling Units
Independent Variable (X): 50

AVERAGE WEEKDAY DAILY

$$T = 2.89 * (X) + 24.82$$

$$T = 169.32$$

T = 170 vehicle trips
with 50% (85 vpd) entering and 50% (85 vpd) exiting.

WEEKDAY AM PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 0.19 * (X) + 0.90$$

$$T = 10.40$$

T = 10 vehicle trips
with 14% (1 vph) entering and 66% (9 vph) exiting.

WEEKDAY PM PEAK HOUR OF ADJACENT STREET TRAFFIC

$$T = 0.25 * (X) + 0.07$$

$$T = 12.57$$

T = 13 vehicle trips
with 56% (7 vph) entering and 44% (6 vph) exiting.

SATURDAY DAILY

$$T = 2.33 * (X) + 31.21$$

$$T = 147.71$$

T = 150 vehicle trips
with 50% (75 vpd) entering and 50% (75 vpd) exiting.

SATURDAY MIDDAY PEAK HOUR OF GENERATOR

$$\ln T = 0.93 \ln (X) - 0.81$$

$$\ln T = 2.828$$

$$T = 16.91$$

T = 17 vehicle trips
with 54% (9 vph) entering and 46% (8 vph) exiting.

WINGATE AT NEEDHAM

RENOVATION / EXPANSION

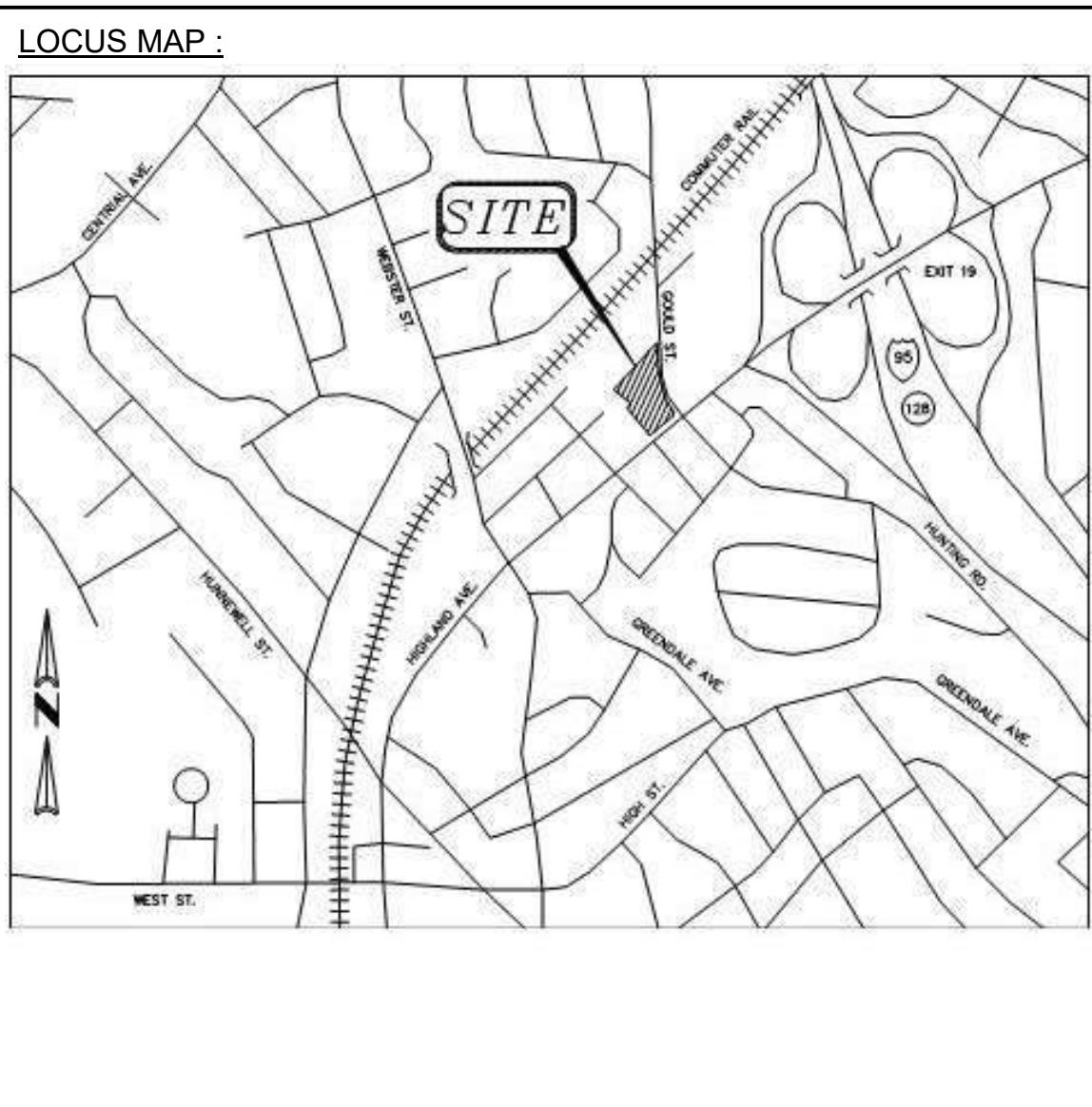
589 HIGHLAND AVENUE
NEEDHAM, MA.



SHEET LIST	
SHEET NUMBER	SHEET NAME
001 - TITLE SHEETS	
T0.01	PROJECT COVER
004 - CIVIL DRAWINGS (UNDER SEPARATE COVER)	
1	TITLE SHEET
2	SITE PLAN
3	LAYOUT PLAN
006 - LANDSCAPE DRAWINGS (UNDER SEPARATE COVER)	
L.1	PATIO PLAN
L.2	ENTRY PLAN
L.3	PARKING / PATIO PLAN
007 - DEMOLITION DRAWINGS	
D1.00	EXISTING / DEMOLITION OVERALL PLAN - BASEMENT
D1.01	EXISTING / DEMOLITION OVERALL PLANS (SCHEMATIC)
008 - ARCHITECTURAL - 1.00 OVERALL PLANS	
A1.00	PROPOSED OVERALL PLAN - BASEMENT
A1.01	PROPOSED OVERALL PLANS (SCHEMATIC)
A1.02	PROPOSED OVERALL PLAN LEVEL 3 & ROOF (SCHEMATIC)
008 - ARCHITECTURAL - 4.00 ELEVATIONS	
A4.01	EXTERIOR ELEVATIONS
A4.02	EXTERIOR ELEVATIONS
A4.03	EXTERIOR ELEVATIONS

SUBMISSIONS :	
FEBRUARY 3, 2023	PLANNING BOARD SUBMISSION FOR SITE PLAN REVIEW

PROJECT CONTACT INFORMATION :	
OWNER	WINGATE AT NEEDHAM, INC. 63 KENDRICK STREET NEEDHAM, MA 02494 PHONE #: FAX #:
ARCHITECT	THE ARCHITECTURAL TEAM 50 COMMANDANT'S WAY AT ADMIRALS HILL CHELSEA, MA 02150 PHONE #: 617.889.4402 FAX #: 617.884.4329
SURVEY CONSULTANT	R.E. CAMERON & ASSOCIATES, INC. 681 WASHINGTON ST. NORWOOD, MA 02062 PHONE #: 781.769.1777 FAX #:
TRANSPORTATION CONSULTANT	RON MULLER & ASSOCIATES 56 TERESA ROAD HOPKINTON, MA 01748 PHONE #: 508.395.1576 FAX #:
CIVIL ENGINEER	KELLY ENGINEERING GROUP, INC. 0 CAMPENELLI DRIVE BRAINTREE, MA 02184 PHONE #: FAX #:
LANDSCAPE ARCHITECT	HAWK DESIGN INC. P.O. BOX 1309 SANDWICH, MA 02563 PHONE #: FAX #:



tat

© The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
O 617.889.4402
F 617.884.4329
architecturalteam.com

Consultant:

Revision:

Architect of Record:



Drawn: JS

Checked: AS

Scale:

Key Plan:

Project Name:
WINGATE AT NEEDHAM
RENOVATION /
EXPANSION

589 HIGHLAND AVENUE
NEEDHAM, MA.

Sheet Name:

PROJECT COVER

Project Number:
21056

Issue Date:
FEBRUARY 3, 2023

Sheet Number:

T0.01

Consultant:

Revision:

Architect of Record:

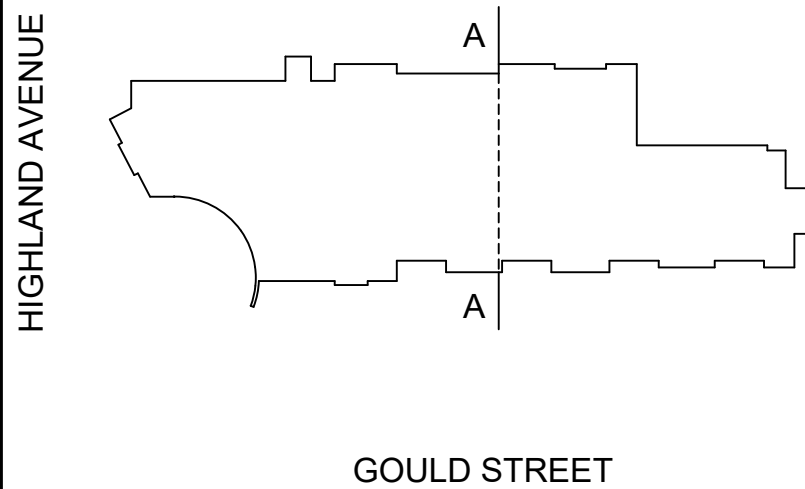


Drawn: RP

Checked: AS

Scale: 3/32" = 1'-0"

Key Plan:



Project Name:
**WINGATE AT NEEDHAM
RENOVATION /
EXPANSION**

**589 HIGHLAND AVENUE
NEEDHAM, MA.**

Sheet Name:

**EXISTING /
DEMOLITION
OVERALL PLAN -
BASEMENT**

Project Number:

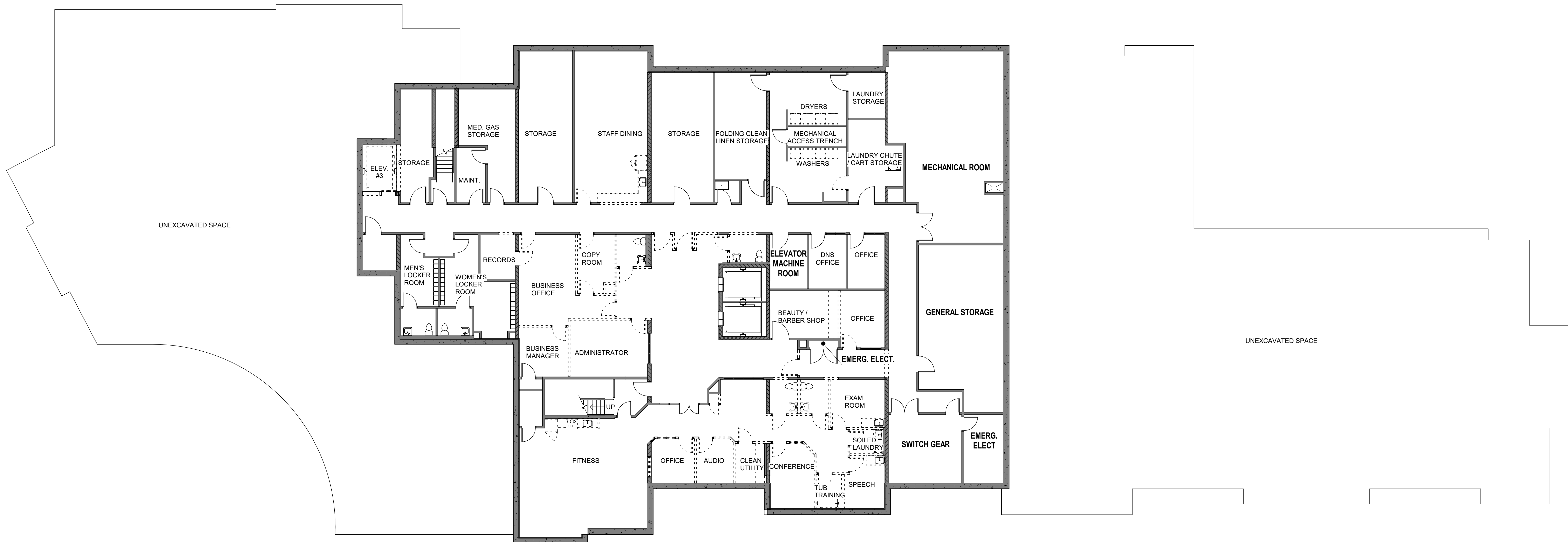
21056

Issue Date:

FEBRUARY 3, 2023

Sheet Number:

D1.00



Consultant:

Revision:

Architect of Record:

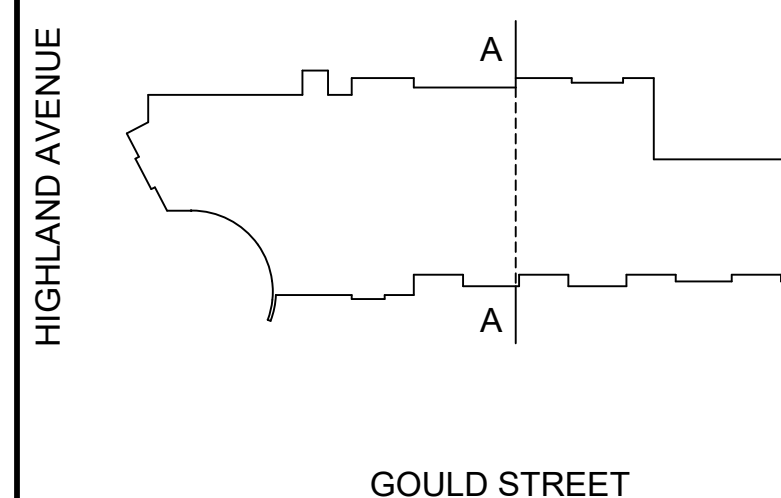


Drawn: RP

Checked: AS

Scale: 3/32" = 1'-0"

Key Plan:



Project Name:
**WINGATE AT NEEDHAM
RENOVATION /
EXPANSION**

**589 HIGHLAND AVENUE
NEEDHAM, MA.**

Sheet Name:

**EXISTING /
DEMOLITION
OVERALL PLANS
(SCHEMATIC)**

Project Number:

21056

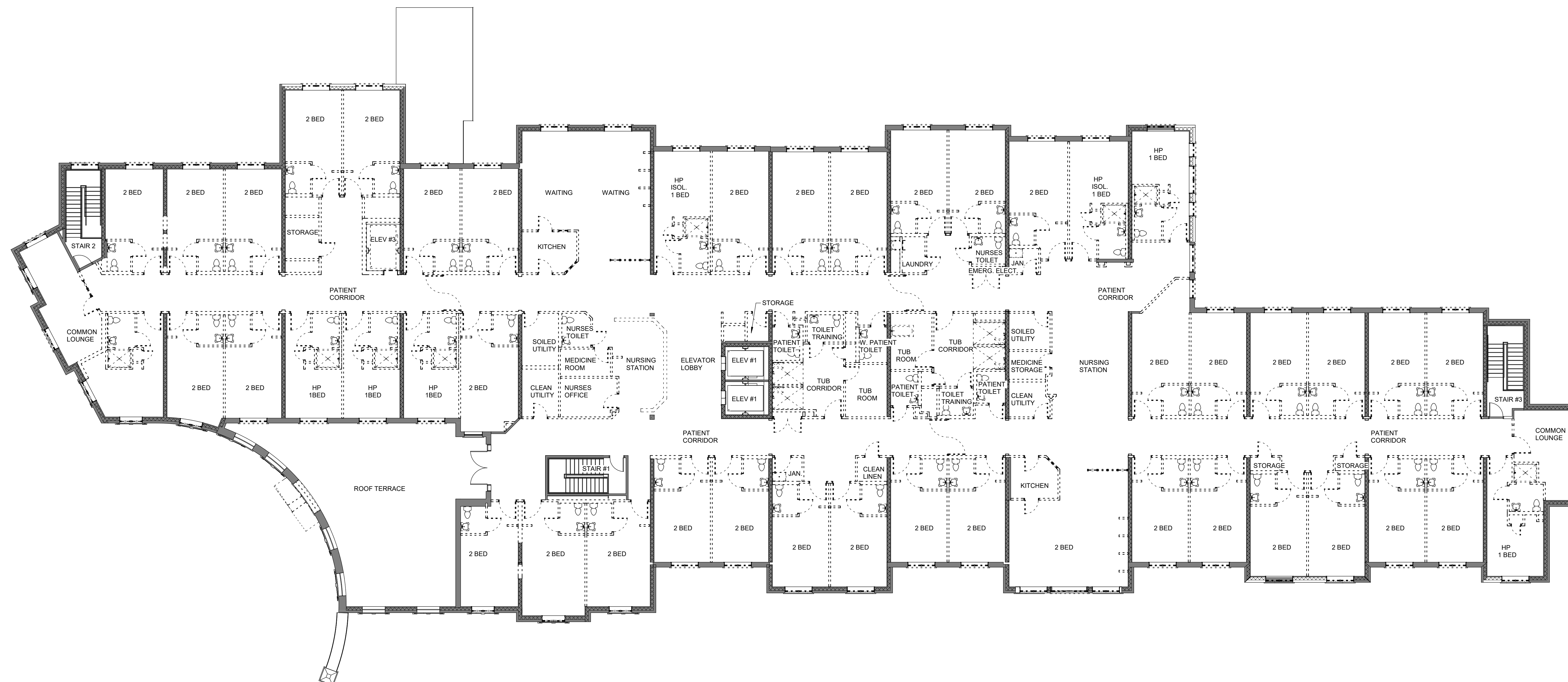
Issue Date:

FEBRUARY 3, 2023

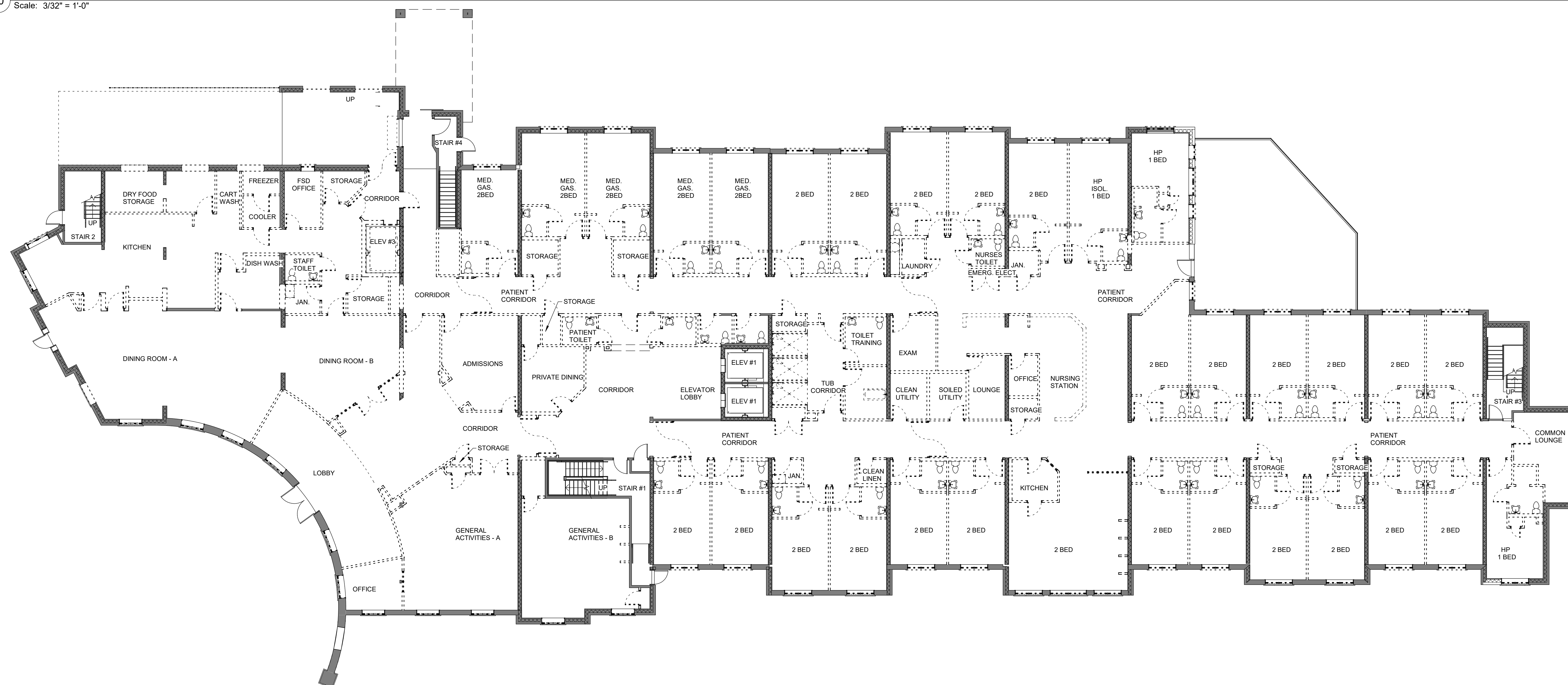
Sheet Number:

D1.01

20 DEMOLITION PLAN - LEVEL 2
Scale: 3/32" = 1'-0"



10 DEMOLITION PLAN - LEVEL 1
Scale: 3/32" = 1'-0"



tat

© The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
O 617.889.4402
F 617.884.4329
architecturalteam.com

Consultant:

Revision:

Architect of Record:

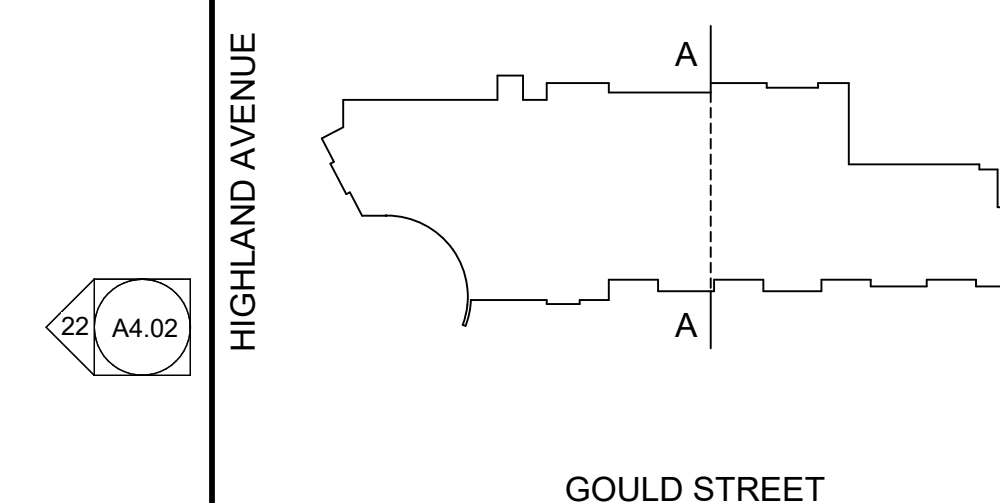


Drawn: JS

Checked: AS

Scale: 3/32" = 1'-0"

Key Plan:



Project Name:
**WINGATE AT NEEDHAM
RENOVATION /
EXPANSION**

**589 HIGHLAND AVENUE
NEEDHAM, MA.**

Sheet Name:

**PROPOSED
OVERALL PLAN -
BASEMENT**

Project Number:

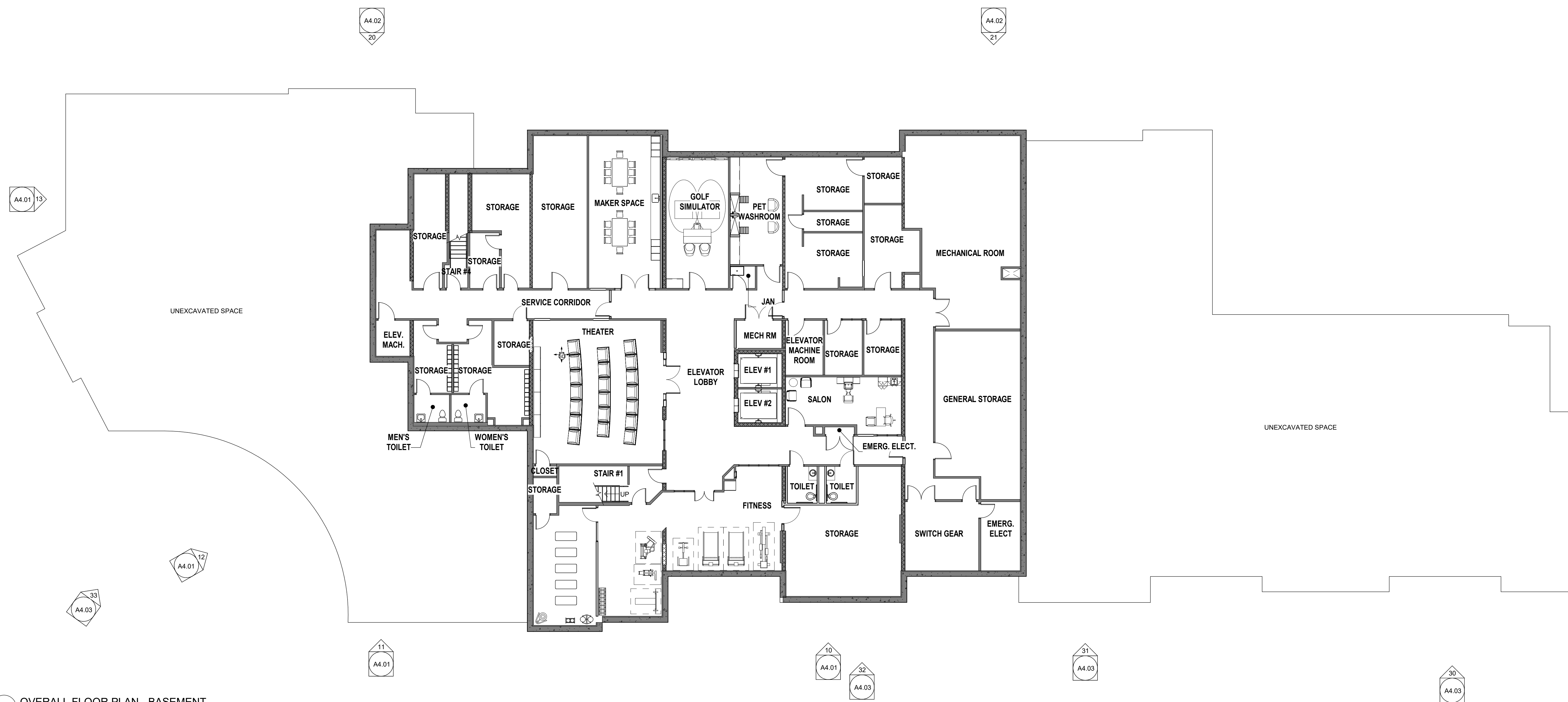
21056

Issue Date:

FEBRUARY 3, 2023

Sheet Number:

A1.00



10 OVERALL FLOOR PLAN - BASEMENT
Scale: 3/32" = 1'-0"

20 OVERALL FLOOR PLAN - LEVEL 2
Scale: 3/32" = 1'-0"

UNIT MATRIX		
UNIT BED #	UNIT TYPE	UNIT COUNT
LEVEL 1		
1BR	1 BED / 1 BATH	17
1BR+DEN	1 BED / 1.5 BATH	5
2BR	2 BED / 2 BATH	1
STUDIO (OBR)	STUDIO / 1 BATH	2
LEVEL 2		
1BR	1 BED / 1 BATH	16
1BR+DEN	1 BED / 1.5 BATH	6
2BR	2 BED / 2 BATH	2
STUDIO (OBR)	STUDIO / 1 BATH	1
Grand total		50

tat

© The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
O 617.889.4402
F 617.884.4329
architecturalteam.com

Consultant:

Revision:

Architect of Record:

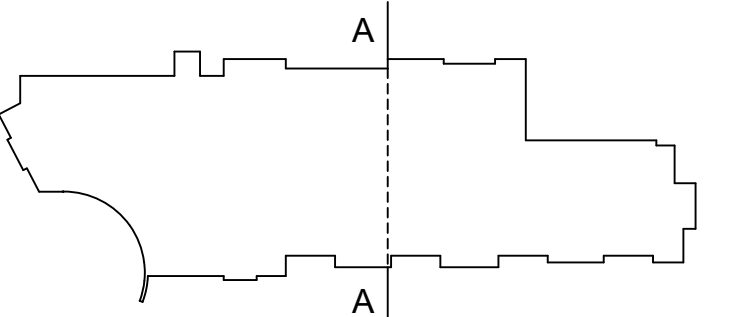


Drawn: JS

Checked: AS

Scale: 3/32" = 1'-0"

Key Plan:



Project Name:
WINGATE AT NEEDHAM
RENOVATION /
EXPANSION

589 HIGHLAND AVENUE
NEEDHAM, MA.

Sheet Name:

PROPOSED
OVERALL PLANS
(SCHEMATIC)

Project Number:

21056

Issue Date:

FEBRUARY 3, 2023

Sheet Number:

A1.01

10 OVERALL FLOOR PLAN - LEVEL 1
Scale: 3/32" = 1'-0"

Consultant:

Revision:

Architect of Record:

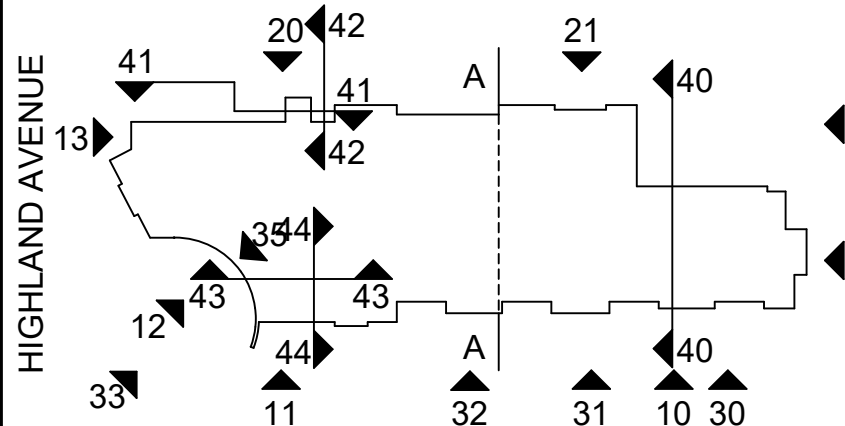


Drawn: JS

Checked: AS

Scale: 3/32" = 1'-0"

Key Plan:



Project Name:
**WINGATE AT NEEDHAM
RENOVATION /
EXPANSION**

589 HIGHLAND AVENUE
NEEDHAM, MA.

Sheet Name:

**PROPOSED
OVERALL PLAN
LEVEL 3 & ROOF
(SCHEMATIC)**

Project Number:

21056

Issue Date:

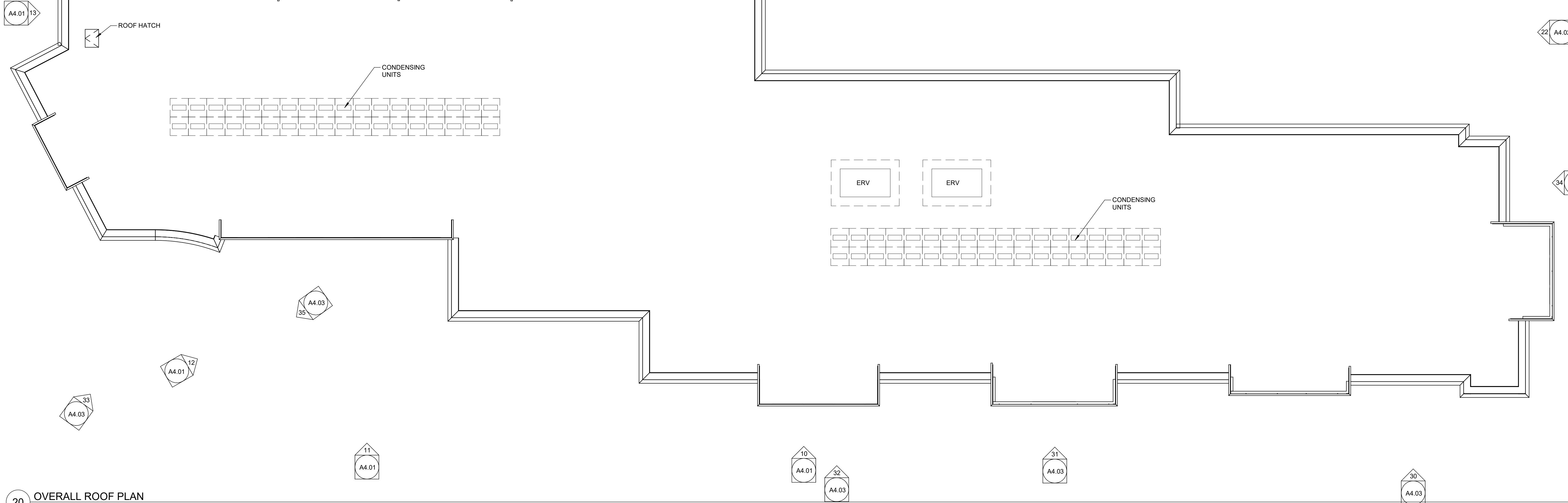
FEBRUARY 3, 2023

Sheet Number:

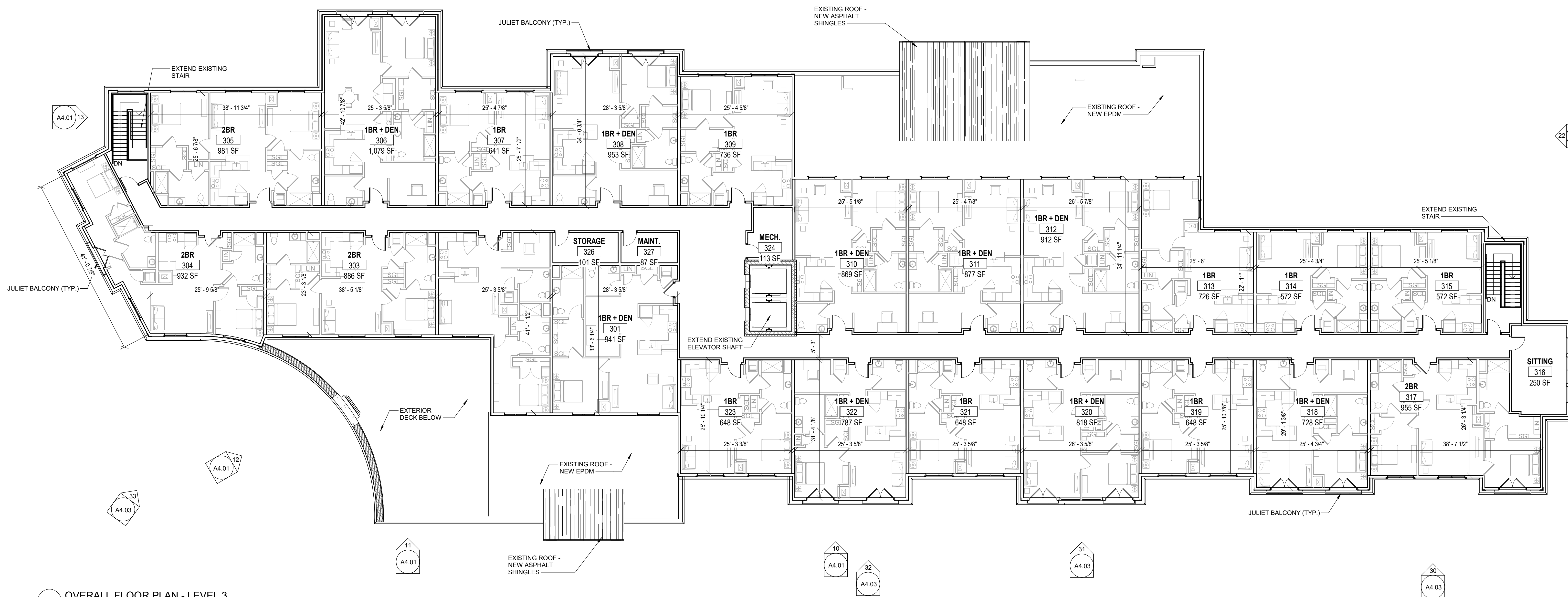
A1.02

LEVEL 3 UNIT MATRIX.	
UNIT BED #	UNIT COUNT

LEVEL 3	
1BR	8
1BR + DEN	10
2BR	4
Grand total	22

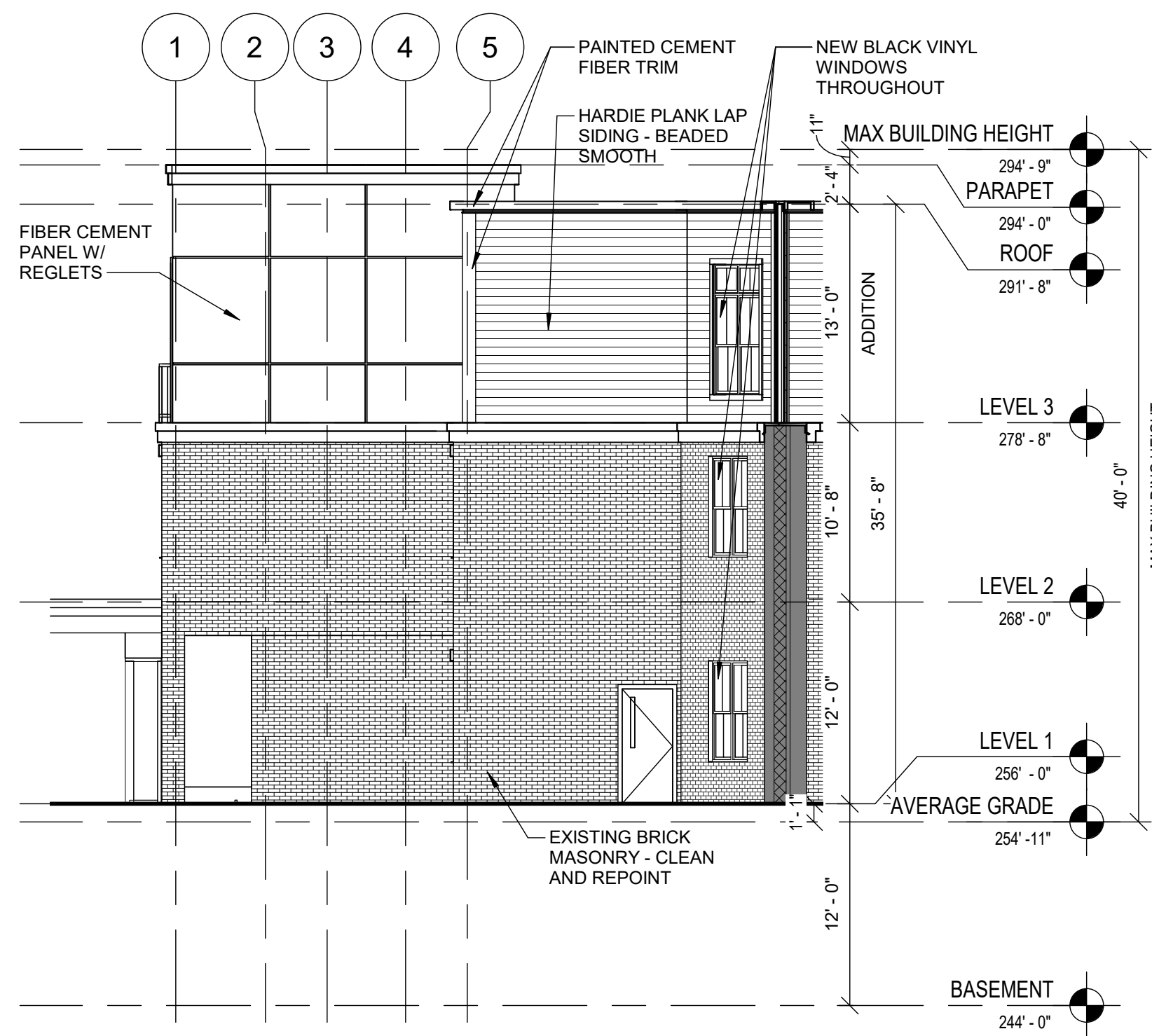


20 OVERALL ROOF PLAN
Scale: 3/32" = 1'-0"

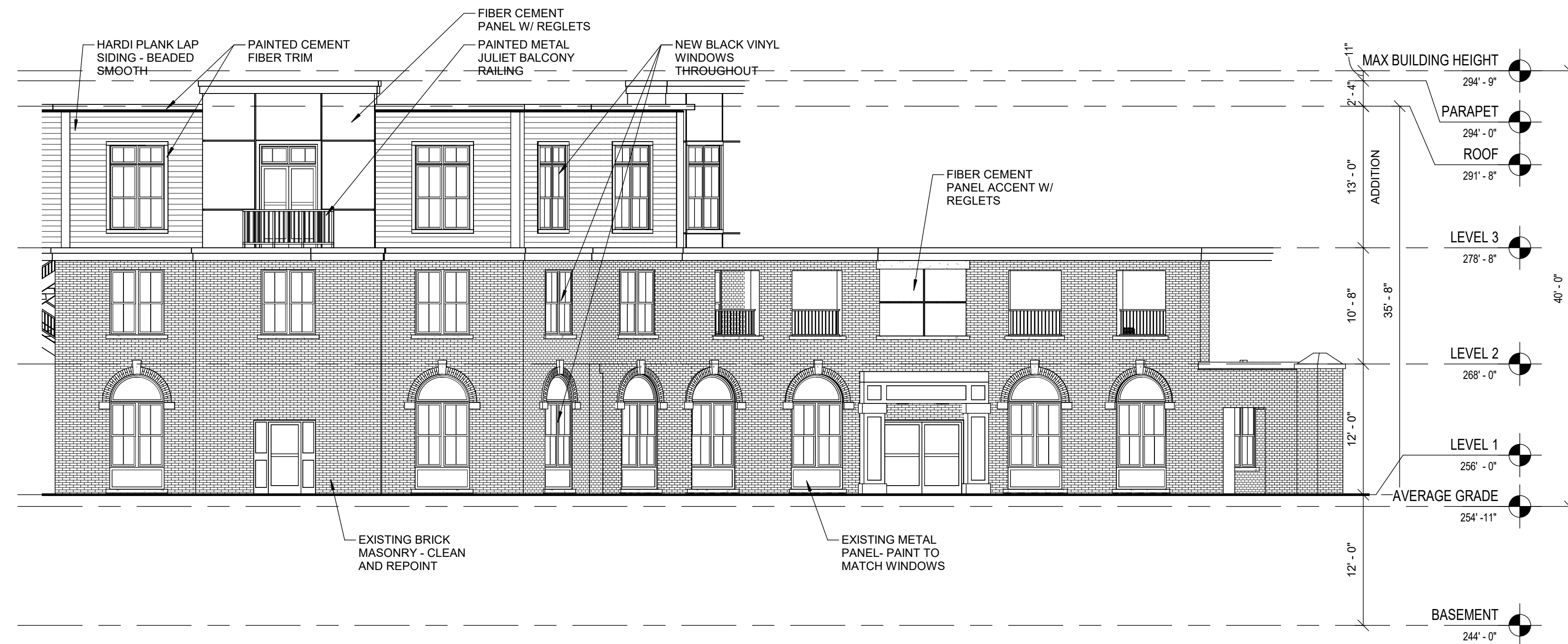


10 OVERALL FLOOR PLAN - LEVEL 3
Scale: 3/32" = 1'-0"

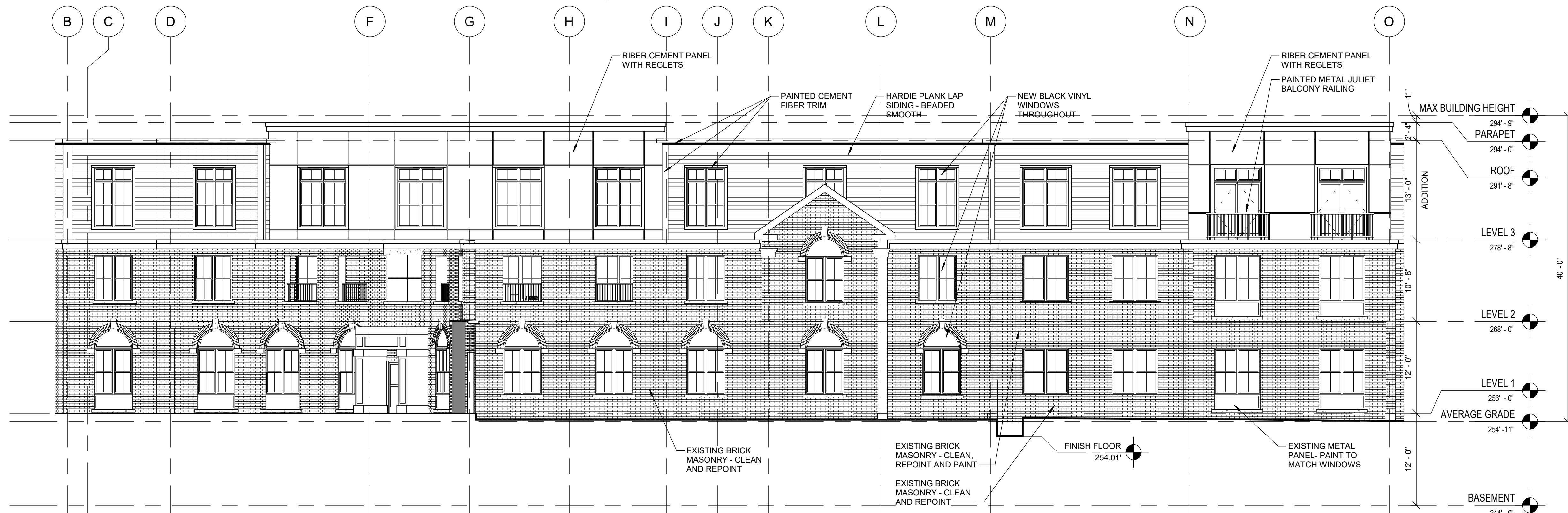
2/1/2023 8:27:21 AM
C:\Users\jsmith\Documents\21056_R21_Wingate Needham Rehabilitation_3rd floor_jsmith\ZGFGS.rvt



13 HIGHLAND AVENUE ELEVATION - B
Scale: 1/8" = 1'-0"



12 HIGHLAND AVENUE ELEVATION - A
Scale: 1/8" = 1'-0"



11 GOULD STREET ELEVATION - B
Scale: 1/8" = 1'-0"



10 GOULD STREET ELEVATION - A
Scale: 1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A.
B.
C.

tat

© The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
O 617.889.4402
F 617.884.4329
architecturalteam.com

Consultant:

Revision:

Architect of Record:

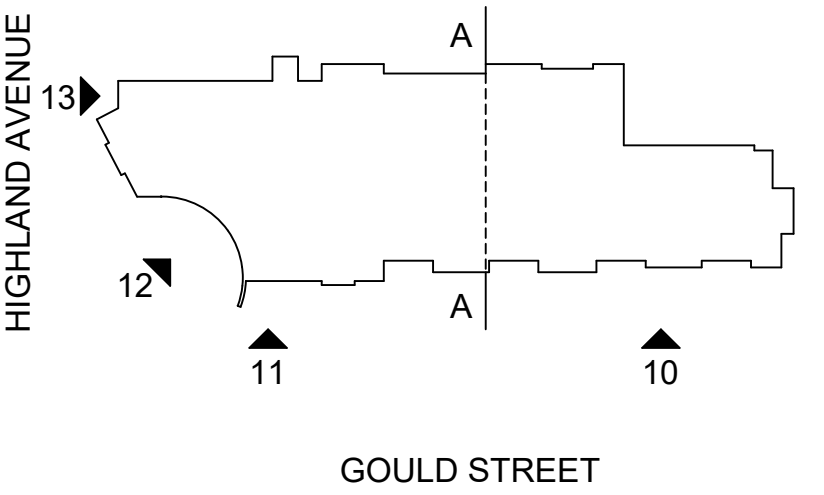


Drawn: RP

Checked: AS

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

Key Plan:



Project Name:
**WINGATE AT NEEDHAM
RENOVATION /
EXPANSION**

**589 HIGHLAND AVENUE
NEEDHAM, MA.**

Sheet Name:

**EXTERIOR
ELEVATIONS**

Project Number:

21056

Issue Date:

FEBRUARY 3, 2023

Sheet Number:

A4.01

Consultant:

Revision:

Architect of Record:

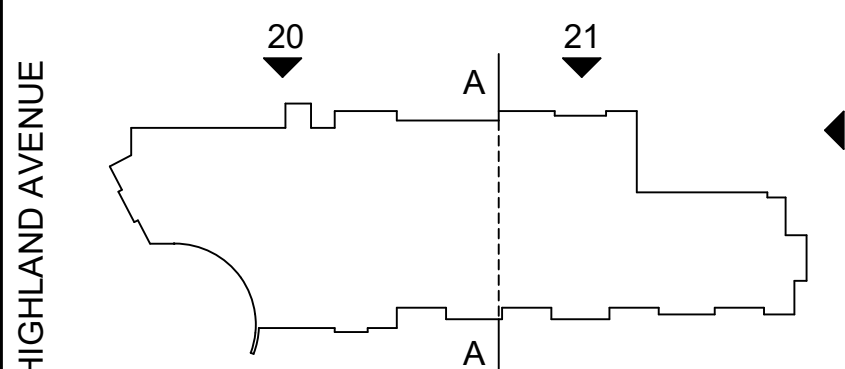


Drawn: RP

Checked: AS

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

Key Plan:



GOULD STREET

Project Name:
**WINGATE AT NEEDHAM
RENOVATION /
EXPANSION**

**589 HIGHLAND AVENUE
NEEDHAM, MA.**

Sheet Name:

**EXTERIOR
ELEVATIONS**

Project Number:

21056

Issue Date:

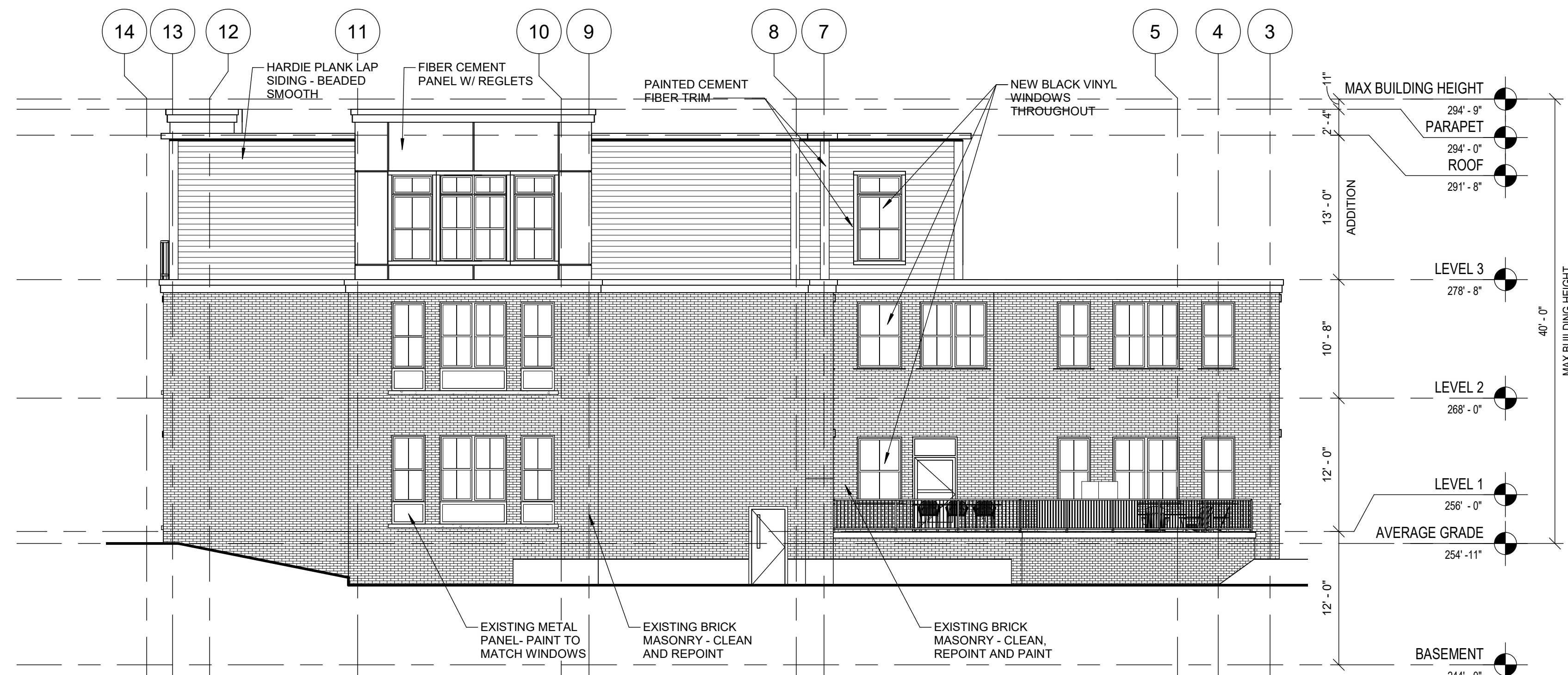
FEBRUARY 3, 2023

Sheet Number:

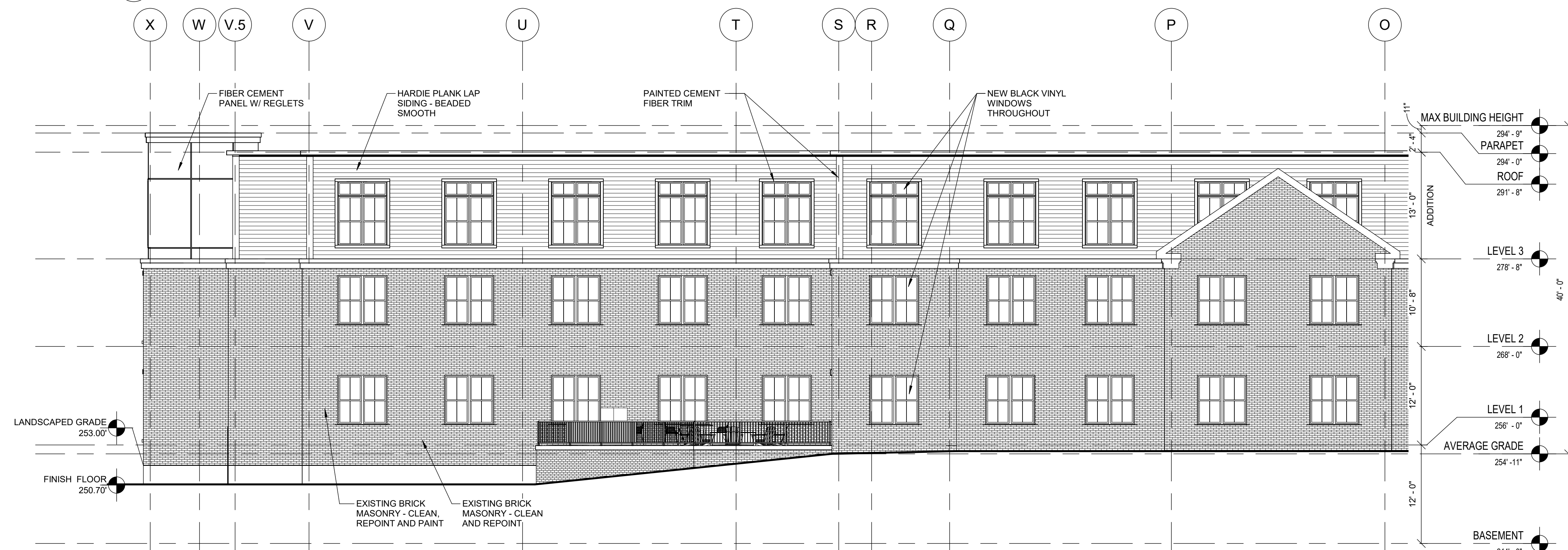
A4.02

GENERAL NOTES - EXTERIOR ELEVATIONS

A.
B.
C.



22 EAST ELEVATION - A
Scale: 1/8" = 1'-0"



21 NORTH ELEVATION - B
Scale: 1/8" = 1'-0"



20 NORTH ELEVATION - A
Scale: 1/8" = 1'-0"

Consultant:

Revision:

Architect of Record:

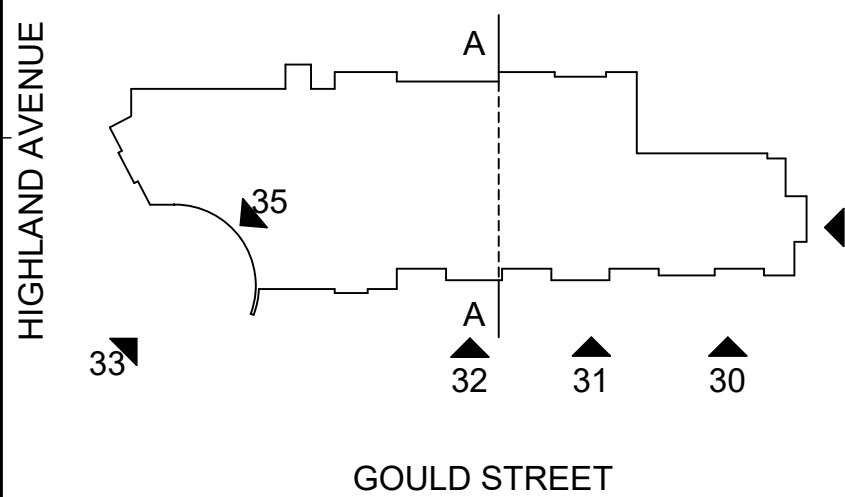


Drawn: RP

Checked: AS

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

Key Plan:



Project Name:
**WINGATE AT NEEDHAM
RENOVATION /
EXPANSION**

**589 HIGHLAND AVENUE
NEEDHAM, MA.**

Sheet Name:

**EXTERIOR
ELEVATIONS**

Project Number:

21056

Issue Date:

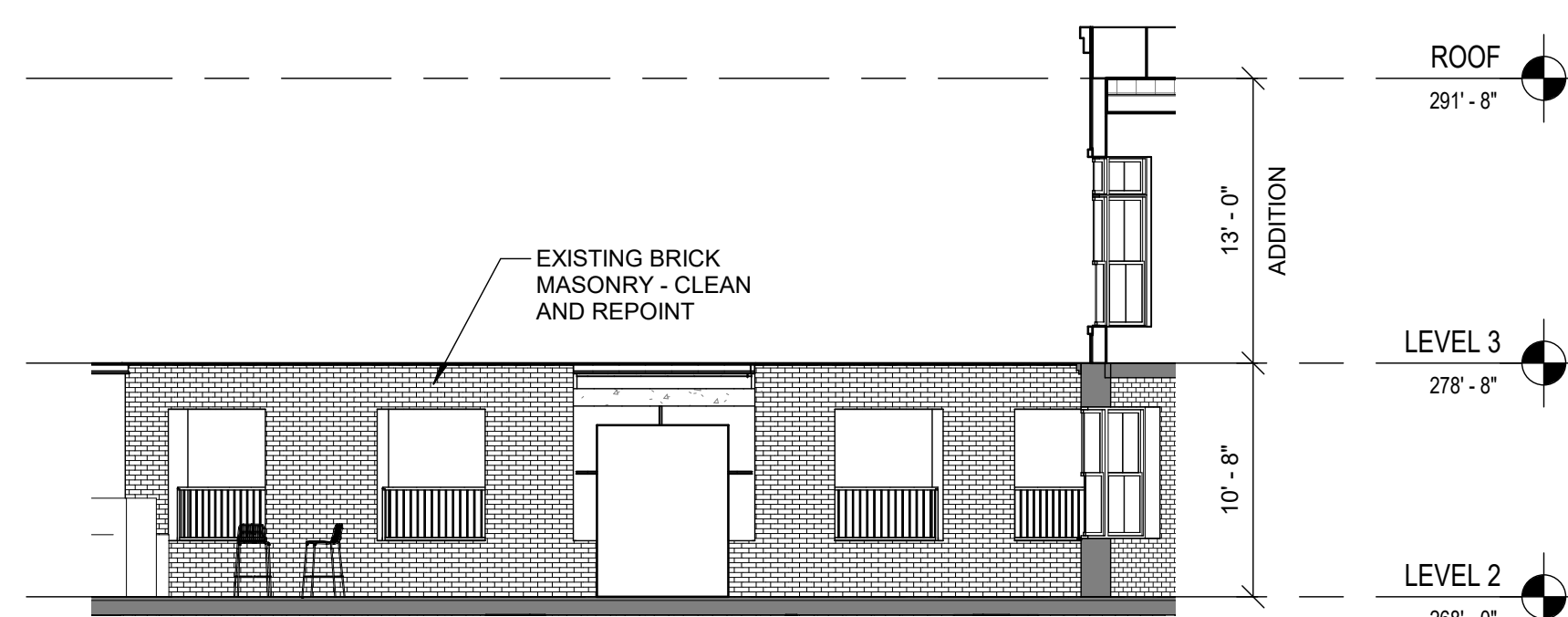
FEBRUARY 3, 2023

Sheet Number:

A4.03

GENERAL NOTES - EXTERIOR ELEVATIONS

A.
B.
C.

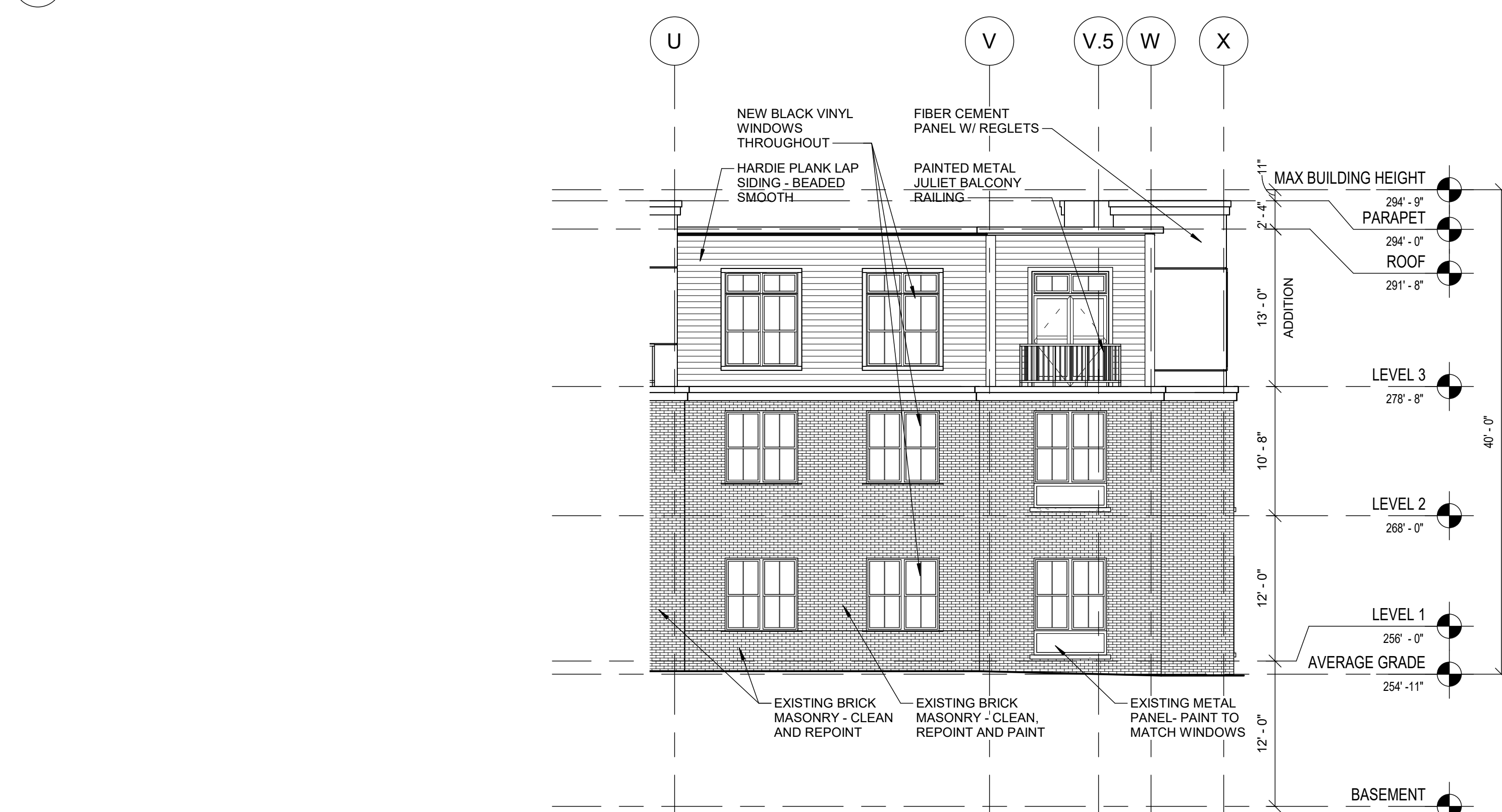


35 INTERIOR ELEVATION @ ROOF TERRACE
Scale: 1/8" = 1'-0"

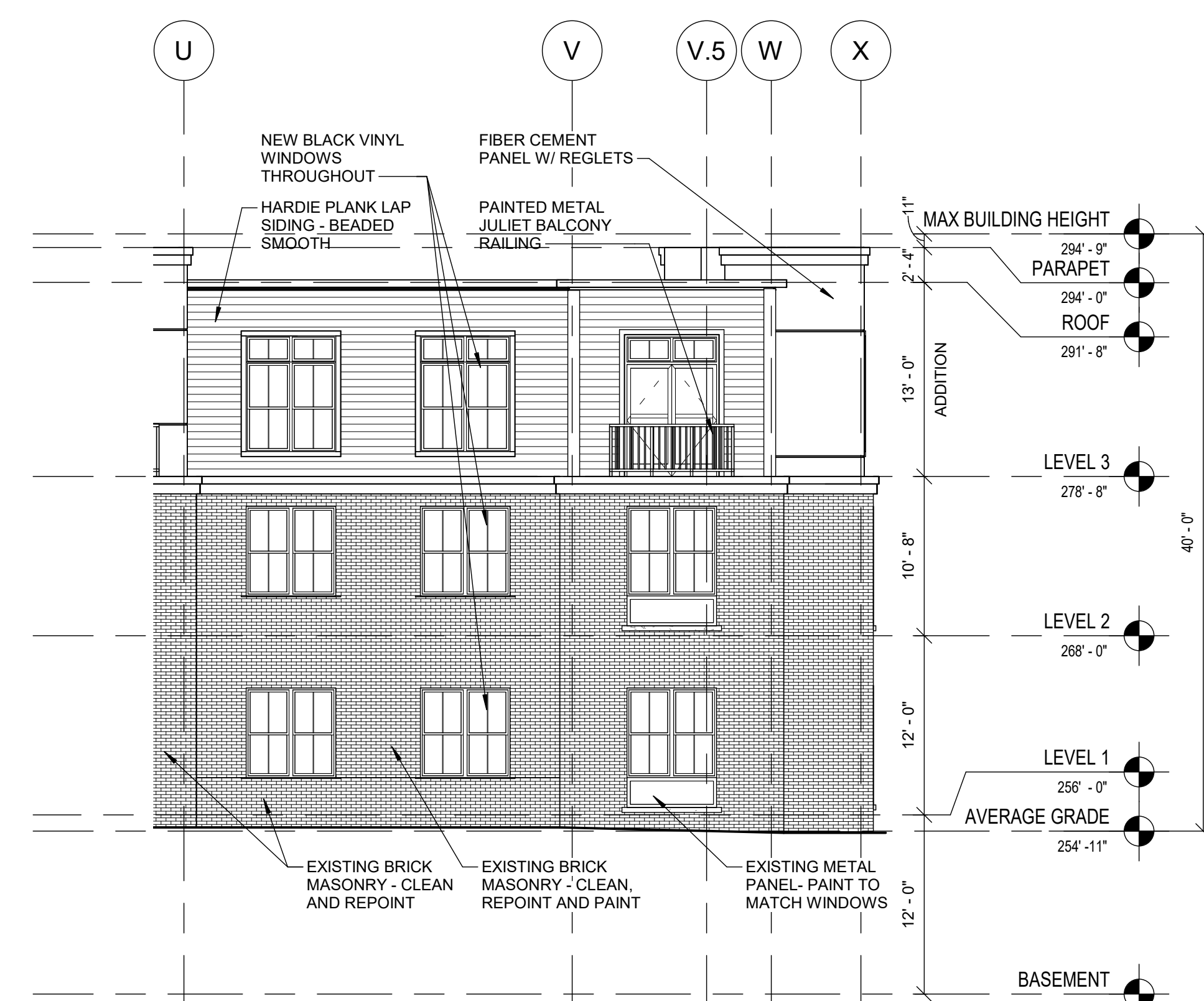
34 EAST ELEVATION - B
Scale: 1/8" = 1'-0"



32 SOUTH ELEVATION - A
Scale: 1/8" = 1'-0"



30 SOUTH ELEVATION - C
Scale: 1/8" = 1'-0"

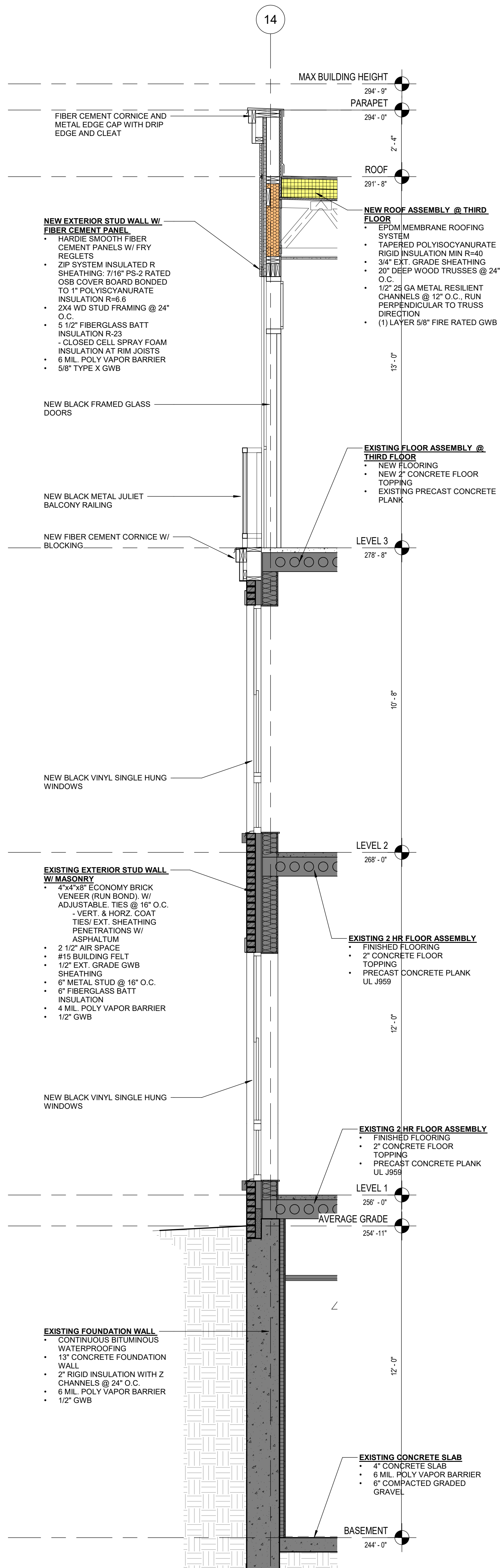


33 WEST ELEVATION - A
Scale: 1/8" = 1'-0"

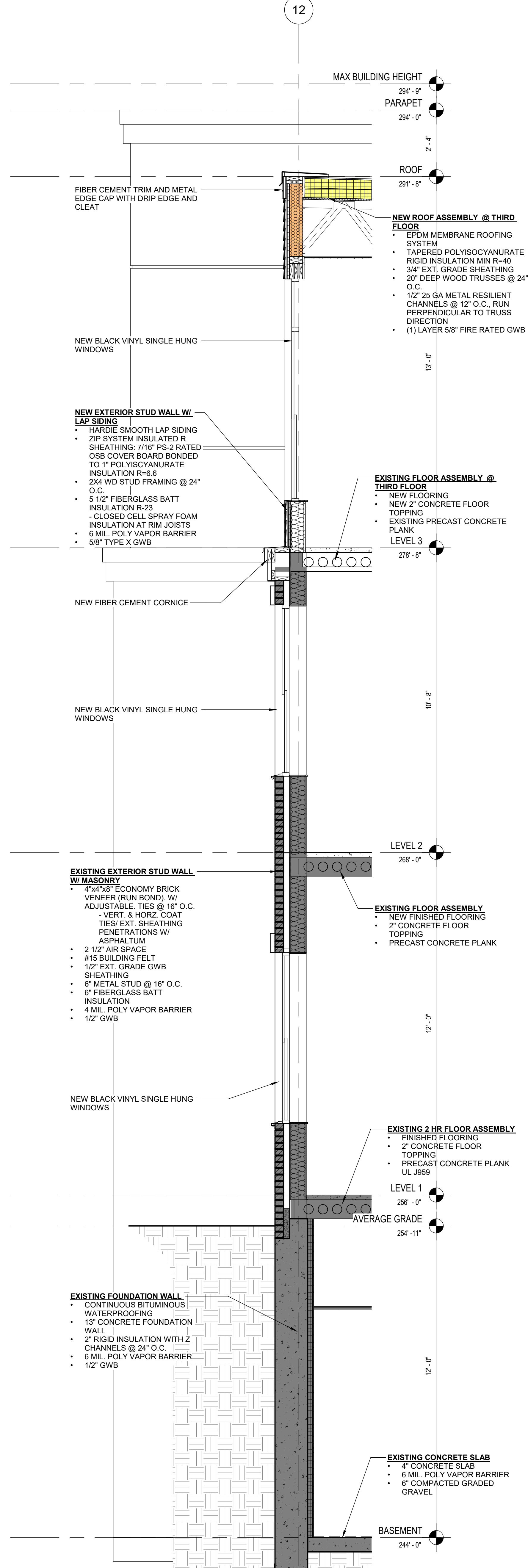


31 SOUTH ELEVATION - B
Scale: 1/8" = 1'-0"





20 WALL SECTION - AT 3RD FLOOR W/ FC PANEL
Scale: 1/2" = 1'-0"



10 WALL SECTION - AT 3RD FLR W/ LAP SIDING
Scale: 1/2" = 1'-0"

tat

© The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea MA 02150
O 617.889.4402
F 617.884.4329
architecturalteam.com

Consultant:

Revision:

Architect of Record:

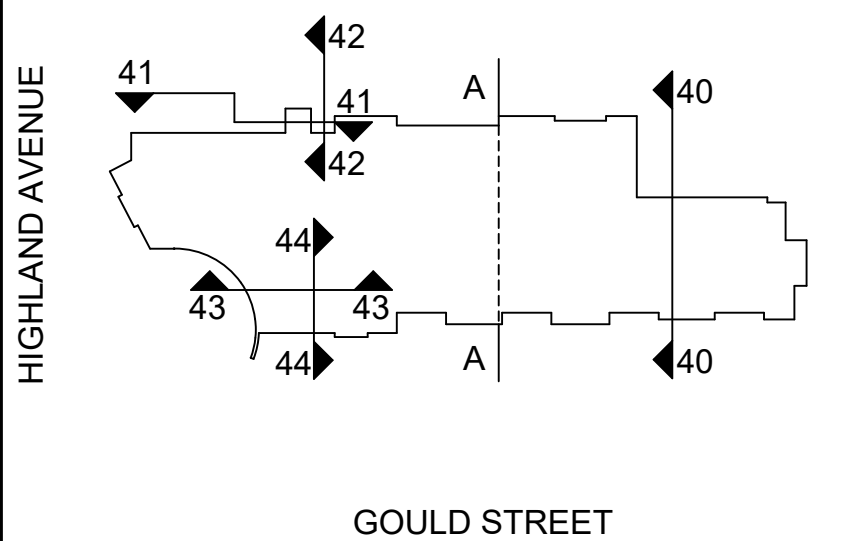


Drawn: JS

Checked: AS

Scale: 1/2" = 1'-0"

Key Plan:



Project Name:
**WINGATE AT NEEDHAM
RENOVATION /
EXPANSION**

**589 HIGHLAND AVENUE
NEEDHAM, MA.**

Sheet Name:

WALL SECTIONS

Project Number:

21056

Issue Date:

FEBRUARY 3, 2023

Sheet Number:

A5.01



Wingate at Needham Renovation / Expansion

Rendered View from Intersection of Gould Street and Highland Avenue

Needham, MA | February 1, 2023 | 21056 | © The Architectural Team, Inc.





Wingate at Needham Renovation / Expansion

Rendered View from Gould Street Looking South

Needham, MA | February 1, 2023 | 21056 | © The Architectural Team, Inc.





Wingate at Needham Renovation / Expansion

Rendered View from Rear Parking



Wingate at Needham Renovation / Expansion

Rendered View from Side Entrance

SIDING



HARDIE PLANK LAP SIDING
AT THIRD FLOOR ADDITION
- LIGHT MIST



HARDIE FIBER CEMENT SMOOTH
PANEL WITH FRY REGLETS AT
THIRD FLOOR ADDITION
- ARCTIC WHITE

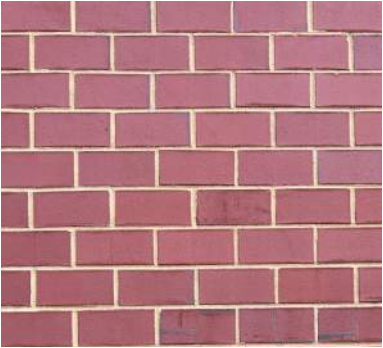


HARDIE FIBER CEMENT SMOOTH
PANEL WITH FRY REGLETS
ACCENT COLOR & ROOF CAP AT
LIGHT MIST LAP SIDING
- NIGHT GRAY



1/2" REVEAL FRY REGLET AT
FIBER CEMENT PANELS
- MILLED FINISH

MASONRY



EXISTING RED BRICK
TO REMAIN



EXISTING YELLOW
BRICK PAINTED
- SW GRIZZLE GRAY

ROOFING



ARCHITECTURAL
ASPHALT SHINGLES
WHERE ROOFING
SLOPES

WINDOWS



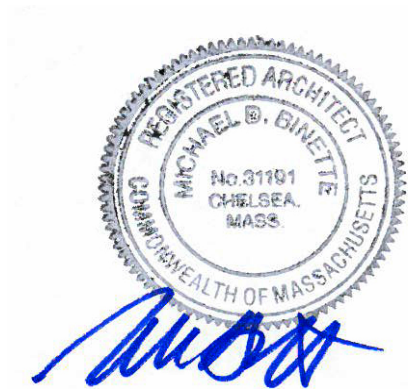
VINYL SINGLE HUNG
WINDOWS MUNTINS AS
SHOWN ON ELEVATIONS
- BLACK



RAILINGS



PRE-FINISHED ALUMINUM
JULIET BALCONY RAILINGS
- BLACK





Gould Street Looking South



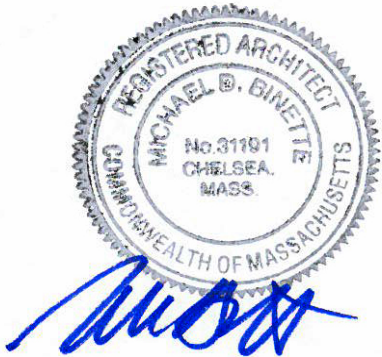
Intersection of Gould Street and Highland Ave.



Side Entrance



Rear Parking



WINGATE AT NEEDHAM RENOVATION/EXPANSION

589 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS

PLANNING BOARD SUBMISSION FOR SITE PLAN REVIEW

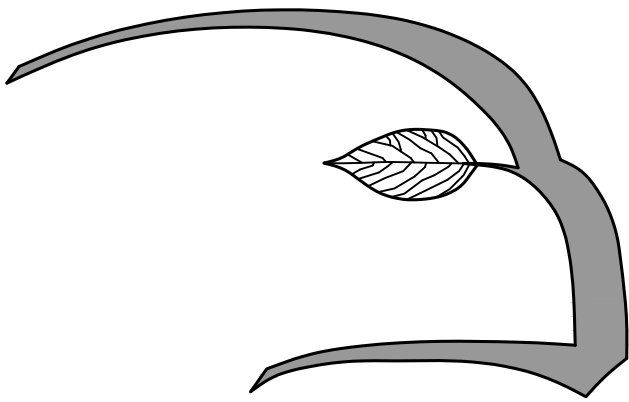
FEBRUARY 3, 2023

LIST OF DRAWINGS:

		SET DATE
L1	SITE LANDSCAPE PLAN	2/3/23
L1.1	ILLUSTRATIVE SITE PLAN RENDERING	2/3/23
L2	ENTRY LANDSCAPE PLAN	2/3/23
L3	PARKING / PATIO LANDSCAPE PLAN	2/3/23
D1	PLANTING DETAILS	2/3/23
D2	PLANTING NOTES	2/3/23



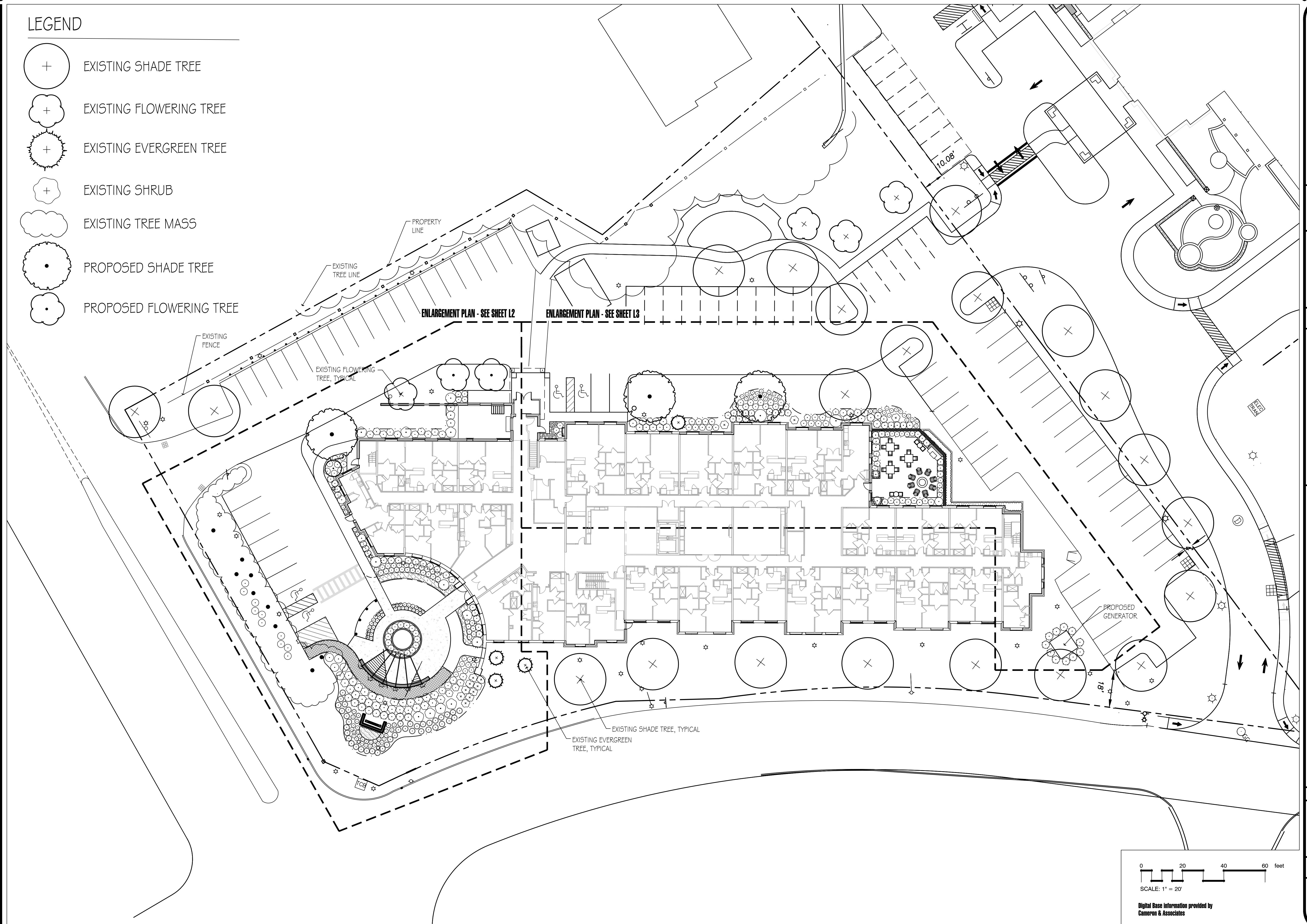
PREPARED BY:



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com

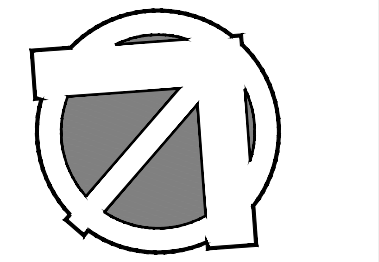
LEGEND

- EXISTING SHADE TREE
- EXISTING FLOWERING TREE
- EXISTING EVERGREEN TREE
- EXISTING SHRUB
- EXISTING TREE MASS
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com

HAWK DESIGN, INC. 2020
THIS DRAWING AND ALL INFORMATION CONTAINED
HEREON IS PROPRIETARY INFORMATION OF HAWK
DESIGN, INC. AND MAY NOT BE COPIED OR
REPRODUCED, EITHER IN WHOLE OR IN PART, BY
ANY METHOD, WITHOUT WRITTEN PERMISSION OF
HAWK DESIGN, INC.



Date: 2/3/23

Revisions:
Num. Date Description



Wingate At Needham
589 Highland Avenue - Needham, Massachusetts
Owner: Wingate At Needham, INC.

Drawn By: ND Checked By: TM

Site
Landscape
Plan

Scale: 1" = 20'-0"

Sheet: **L1**

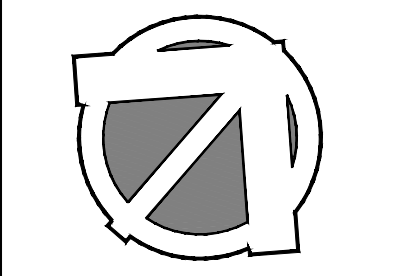
LEGEND

- EXISTING SHADE TREE
- EXISTING FLOWERING TREE
- EXISTING EVERGREEN TREE
- EXISTING SHRUB
- EXISTING TREE MASS
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com

HAWK DESIGN, INC. 2023
THIS DRAWING AND ALL INFORMATION CONTAINED
HEREIN IS PROPRIETARY INFORMATION OF HAWK
DESIGN, INC. AND MAY NOT BE COPIED OR
REPRODUCED, EITHER IN WHOLE OR IN PART, BY
ANY METHOD, WITHOUT WRITTEN PERMISSION OF
HAWK DESIGN, INC.



Date: 2/3/23

Revisions:
Num. Date Description



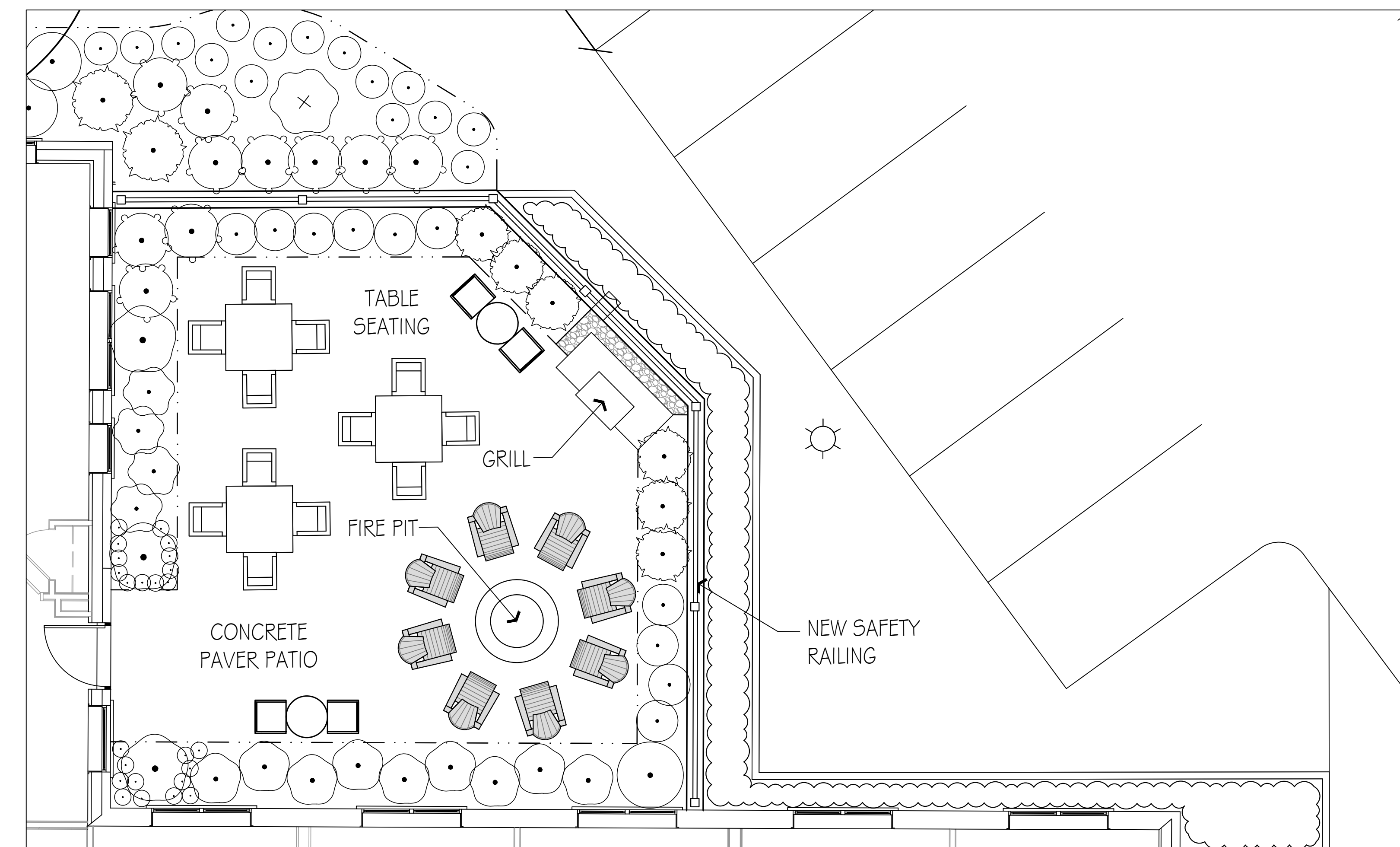
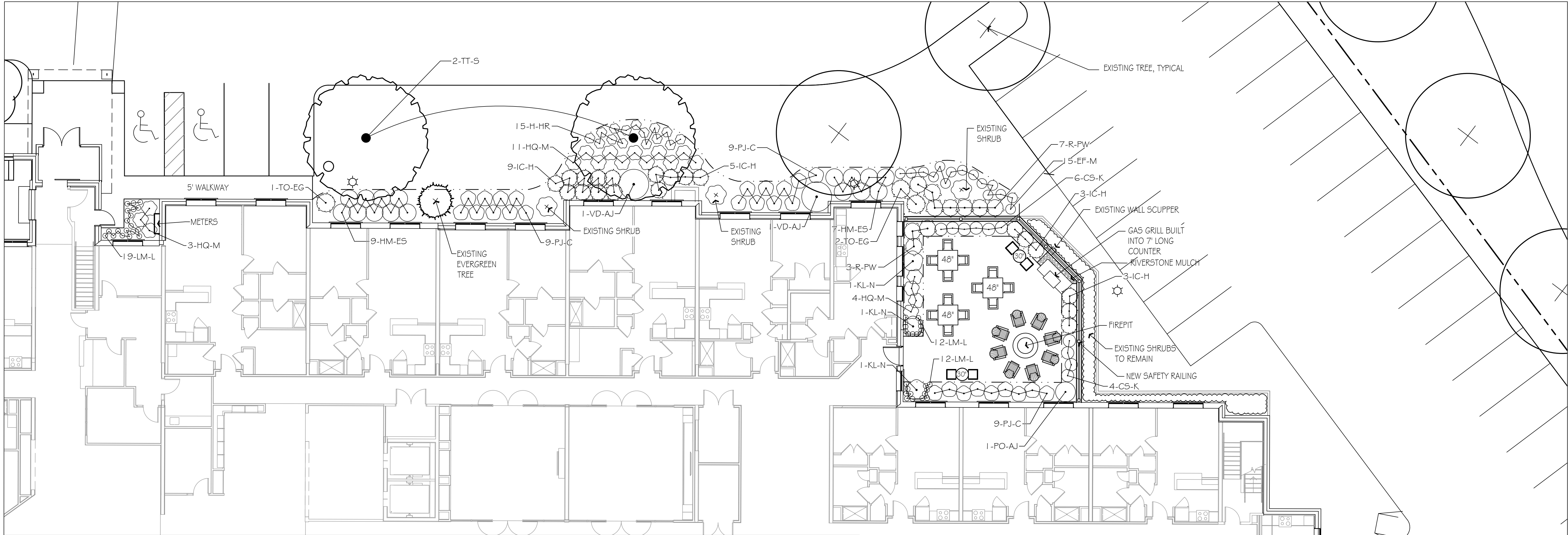
Wingate At Needham
589 Highland Avenue - Needham, Massachusetts
Owner: Wingate At Needham, INC.

Drawn By: ND Checked By: TM

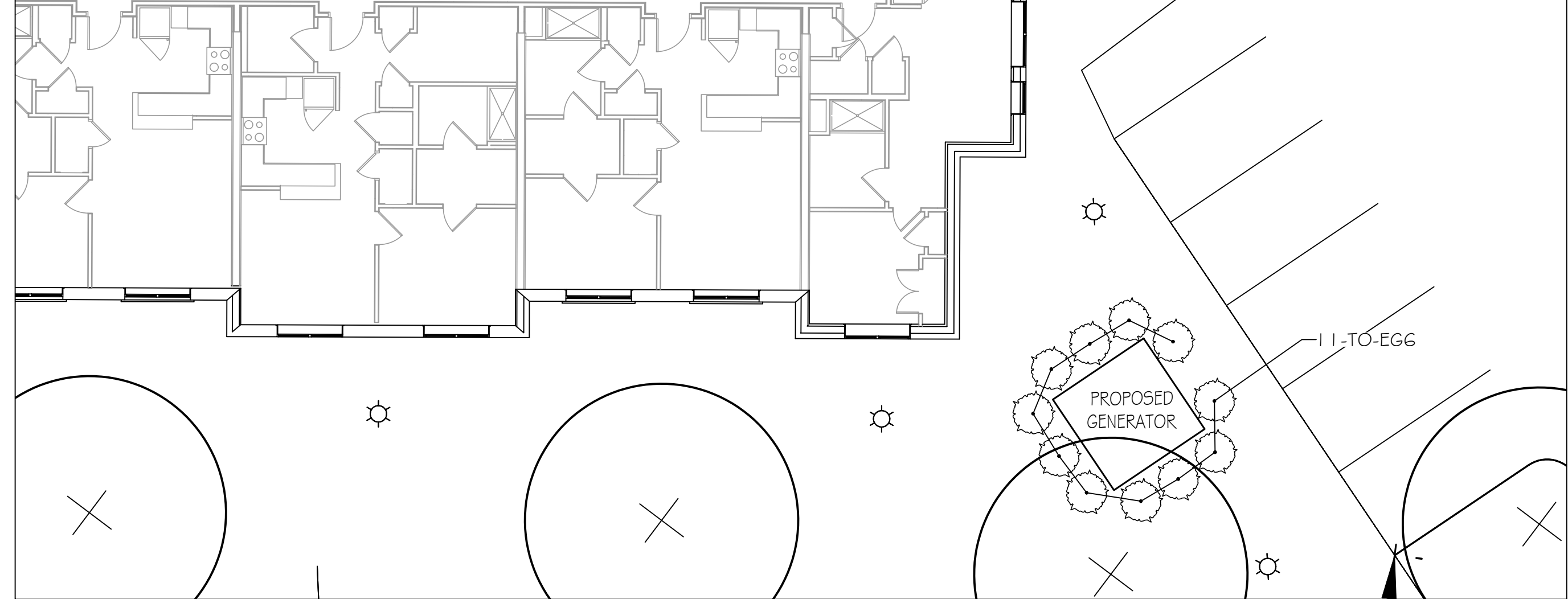
**Illustrative Site
Plan Rendering**

Scale: 1"=20'-0"

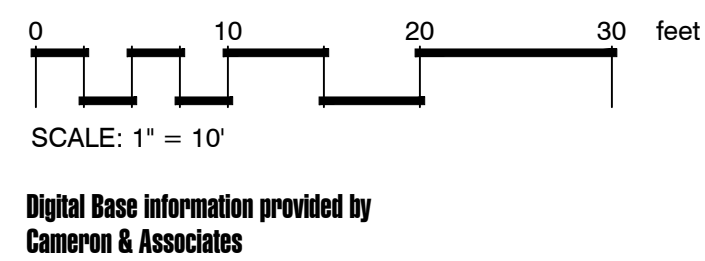
Sheet: **L1.1**



Patio Enlargement - Scale: 1" = 5'-0"

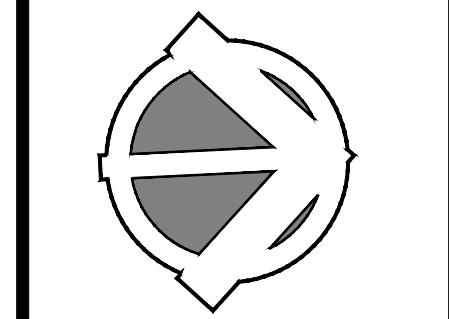


PLANT SCHEDULE PATIO & PARKING					
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
TT-S	2	Tilia tomentosa 'Sterling'	Sterling Linden	B & B	3-3.5" CAL.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CS-K	10	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	Cont.	18-24" SPD.
EF-M	15	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus	Cont.	18-24" HT.
HM-ES	16	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	B & B	2-3' HT
HQ-M	15	Hydrangea quercifolia 'Munchkin'	Oakleaf Hydrangea	Cont.	18-24" SPD.
IC-H	20	Ilex crenata 'Helleri'	Heller Japanese Holly	B & B	2-2.5' HT.
KL-N	3	Kalmia latifolia 'Nipmunk'	Nipmunk Mountain Laurel	B & B	3.5-4' HT.
PJ-C	27	Pieris japonica 'Cavatine'	Lily of the Valley Bush	Cont.	2-2.5' HT.
PO-AJ	1	Physocarpus opulifolius 'Jefam'	Amber Jubilee Ninebark	B & B	3-3.5' HT.
R-PW	10	Rhododendron 'Percy Wiseman'	Percy Wiseman Rhododendron	B & B	2-2.5' HT.
TO-EG	3	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	8-10' HT.
TO-EG6	11	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	6' HT.
VD-AJ	2	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	B & B	4.5' HT
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
H-HR	15	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	Cont.	2 Gal.
LM-L	24	Liriope muscari	Lilyturf	Cont.	1 Gal.



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com
www.hawkdesigninc.com

HAWK DESIGN, INC. 2020
THIS DRAWING AND ALL INFORMATION CONTAINED
HEREON IS PROPRIETARY INFORMATION OF HAWK
DESIGN, INC. AND MAY NOT BE COPIED OR
REPRODUCED, EITHER IN WHOLE OR IN PART, BY
ANY METHOD, WITHOUT WRITTEN PERMISSION OF
HAWK DESIGN, INC.



Date: 2/3/23

Revisions:
Num. Date Description



Wingate At Needham
589 Highland Avenue - Needham, Massachusetts
Owner: Wingate At Needham, INC.

Drawn By: ND Checked By: TM

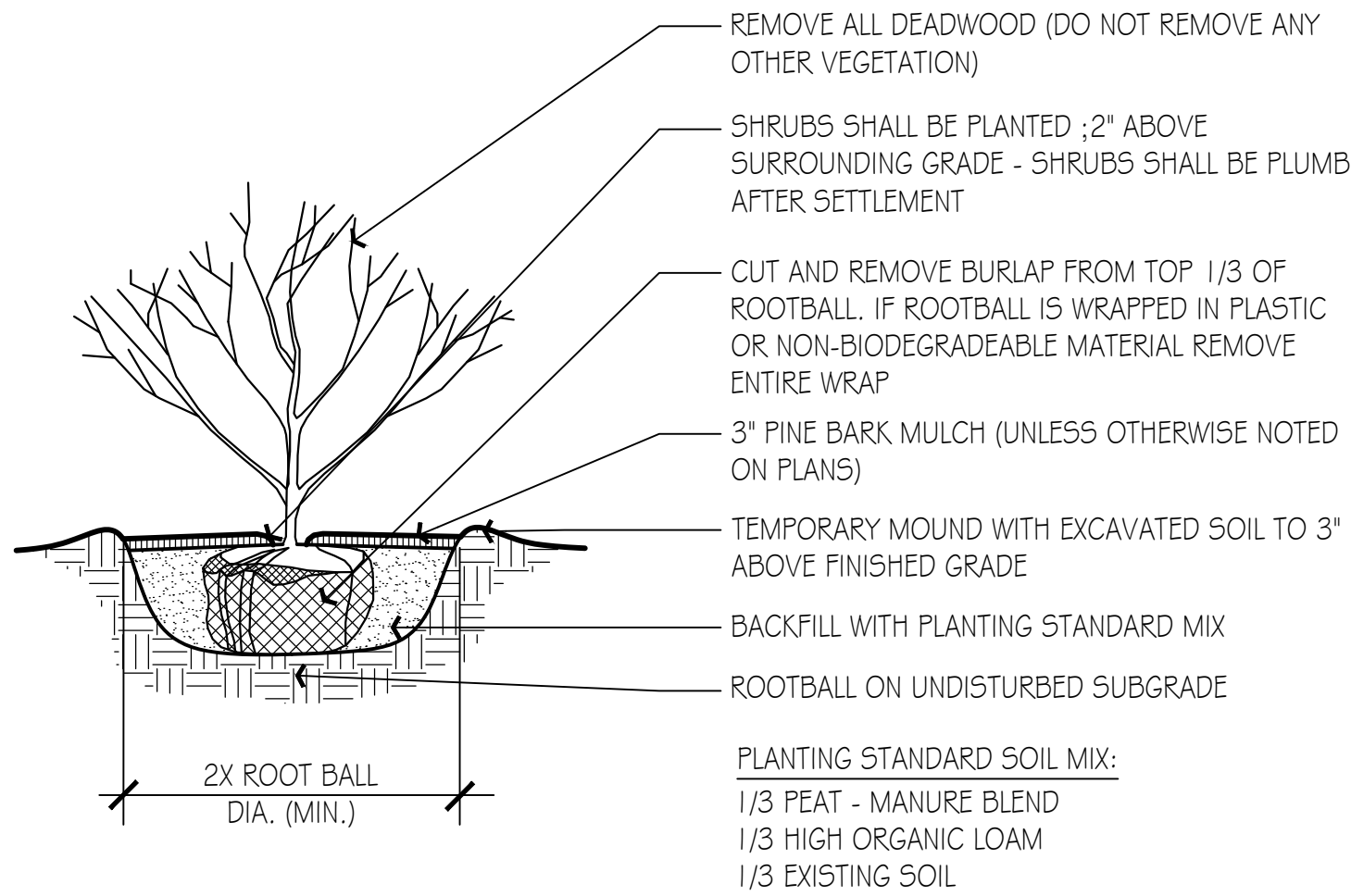
**Parking / Patio
Landscape
Plan**

Scale: 1" = 10'-0"

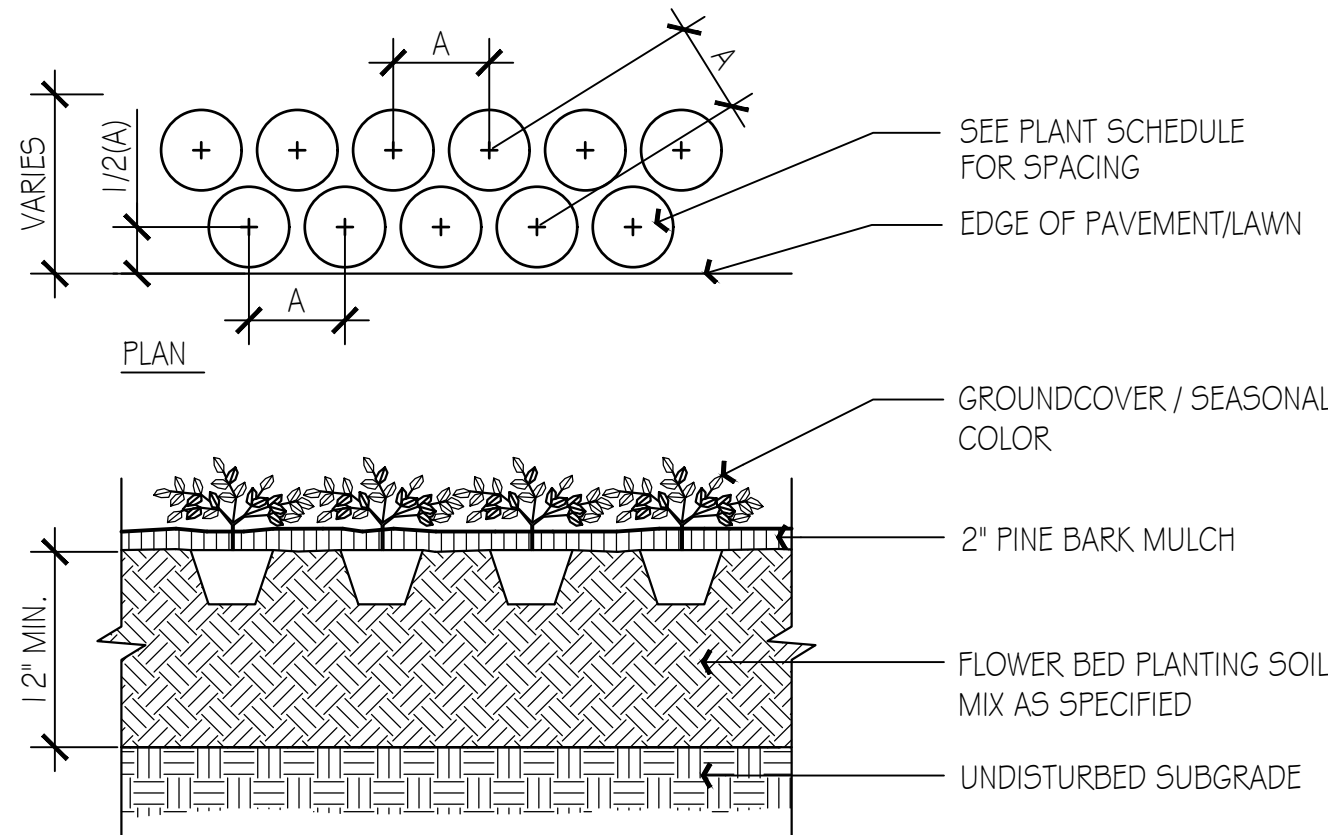
Sheet: **L3**

SCHEDULE OF TOPSOILS & ADDITIVES

LOCATION	DEPTH	DESCRIPTION
GENERAL PLANTING BEDS	6"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
FLOWER BEDS	6"	SCREENED LOAM 1/3 PEAT - MANURE BLEND LIME - PELATIZED OR GROUND (50 LB. PER 100 SF.) GROUND BONE MEAL (50 LB. PER 100 SF.) 10-10-10 ORGANIC FERTILIZER (50 LB. PER 5000 SF.)
LAWNS - SOD & SEED	6"	6" SCREENED LOAM
PITS/TREE WELLS "STANDARD MIX" FOR BACKFILL	12"	SOIL MIX 'A' - 1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
PITS/TREE WELLS "LITE WEIGHT MIX"	12"	SOIL MIX 'B' - 70% LIGHT WEIGHT SHALE 20% SAND 10% COMPOST
PITS/TREE WELLS "STRUCTURAL MIX"	12"	SOIL MIX 'C' - MIX COMPOSITION TO BE SUPPLIED BY LANDSCAPE ARCHITECT.

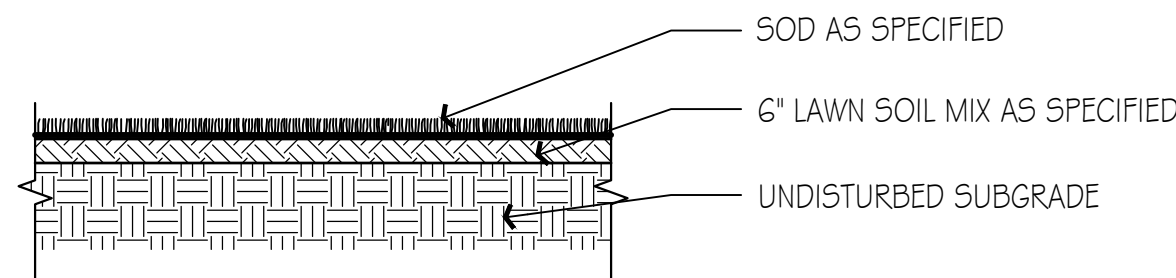


SHRUB DETAIL
NTS

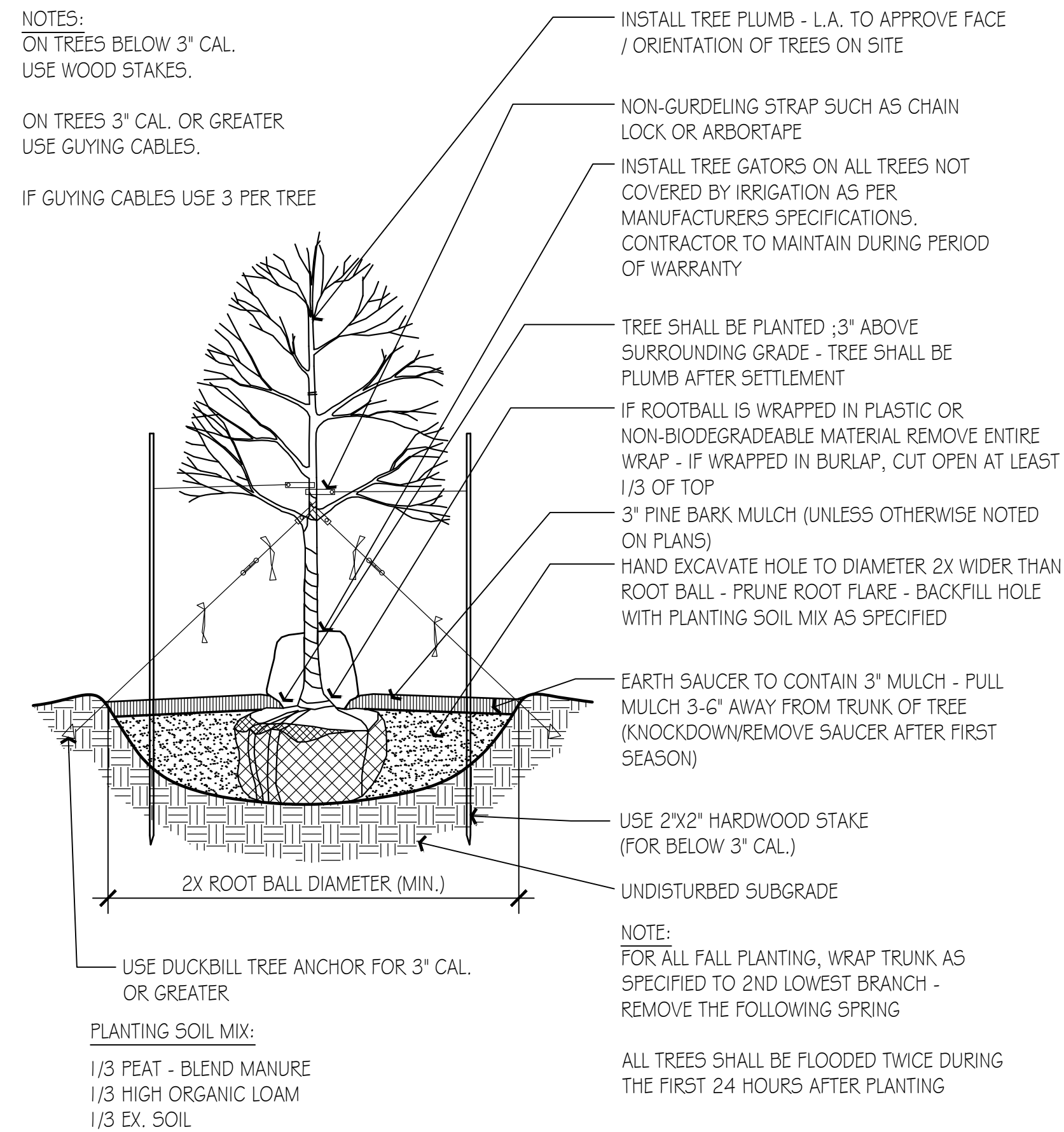


SEASONAL COLOR / PERENNIAL / GROUNDCOVER PLANTING
NTS

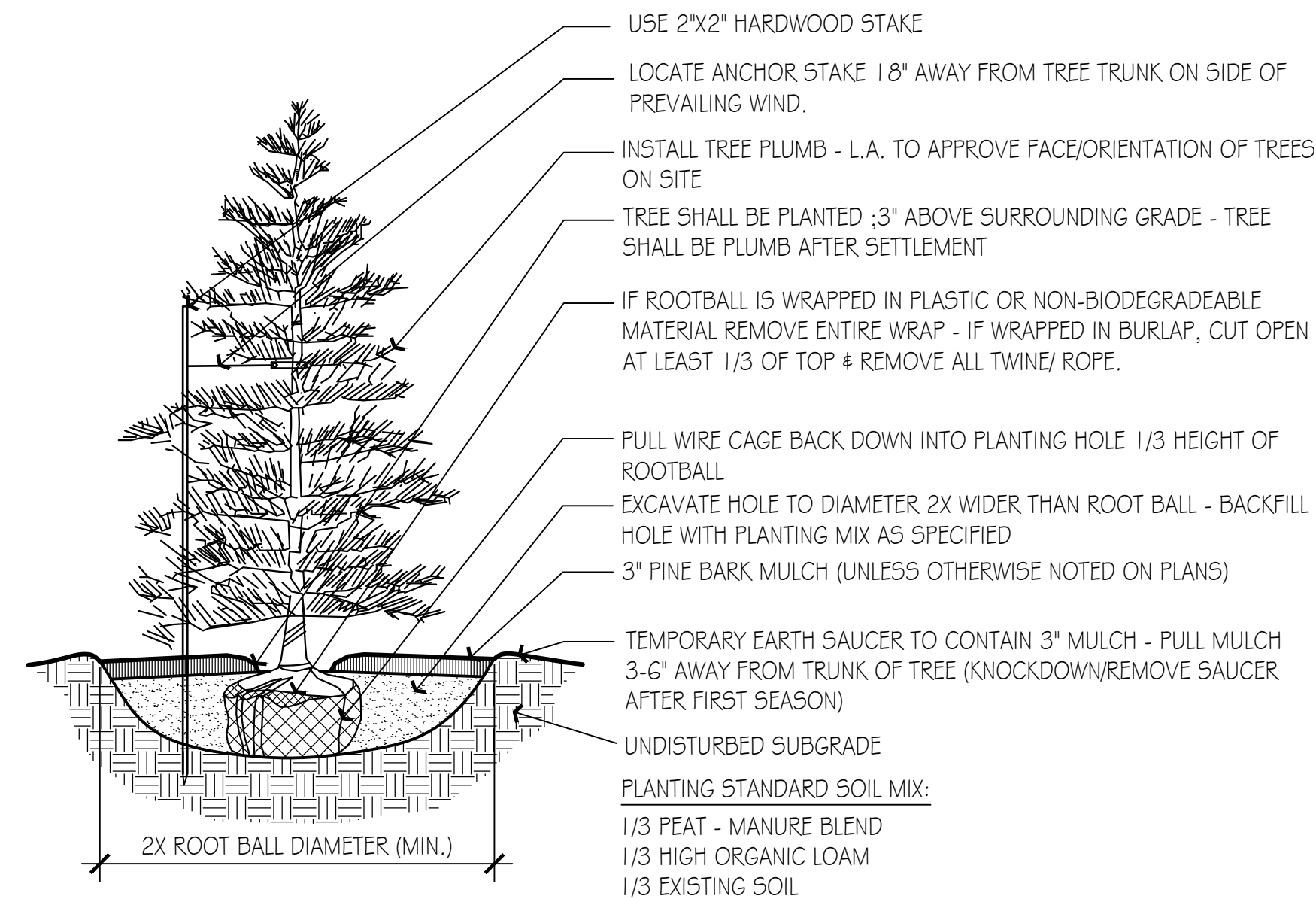
- NOTES:
- 1) LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS
 - 2) BUTT ENDS AND SIDES OF SOD STRIPS
 - 3) DO NOT OVERLAY EDGES
 - 4) STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES
 - 5) REMOVE EXCESS SOD TO AVOID SMOTHERING OF ADJACENT GRASS
 - 6) PROVIDE SOD PAD TOP FLUSH WITH ADJACENT STEEL EDGING AND PAVEMENT



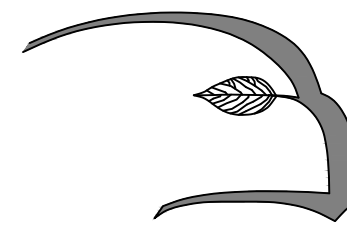
SOD LAWN DETAIL
NTS



SHADE / FLOWERING TREE DETAIL
NTS



EVERGREEN TREE DETAIL
NTS



Hawk Design, Inc.
Landscape Architecture
Land Planning

Sagamore, MA
508-833-8800
info@hawkdesigninc.com

HAWK DESIGN, INC. 2013
THIS DRAWING AND ALL INFORMATION CONTAINED HEREON IS PROPRIETARY INFORMATION OF HAWK DESIGN, INC. AND MAY NOT BE COPIED OR REPRODUCED, EITHER IN WHOLE OR IN PART, BY ANY METHOD, WITHOUT WRITTEN PERMISSION OF HAWK DESIGN, INC.

Date: 2/3/23

Revisions:

Num. Date Description



Wingate At Needham
589 Highland Avenue - Needham, Massachusetts
Owner: Wingate At Needham, INC.

Drawn By:

Checked By:

**Planting
Details**

Scale: As Noted

Sheet:

D1

General Landscape Notes:

1. 1) CONTRACTOR REQUIREMENTS:
A) ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, FROM ALL FEDERAL, STATE AND LOCAL AUTHORITIES.
- B) THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR THE COMPLETE WORK SPECIFIED HEREIN AND SHOWN ON ALL THE DRAWINGS. THE CONTRACTOR SHALL PAY FOR ANY FEES NOT WAITED.

1. 2) UTILITIES:
A) LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES PRIOR TO DOING ANY EXCAVATION ON THE SITE. IF ANY WORK IS TO BE DONE AROUND UNDERGROUND UTILITIES, THE APPROPRIATE AUTHORITY OF THAT UTILITY MUST BE NOTIFIED OF THE IMPENDING WORK.

- B) UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACCOMMODATE UTILITY LOCATIONS. REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

- C) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DONE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.

1. 3) PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS WORK COMPLETED BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.

1. 4) QUANTITIES: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES, AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANT IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF UNLABELED PLANTS IN PLAN FOR CLARIFICATION. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

1. 5) APPLICABLE PLANT MATERIALS STANDARDS: ALL PLANT MATERIALS ARE TO COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN. PLANTING METHODS WILL BE IN ACCORDANCE WITH SITE-SPECIFIC REQUIREMENTS.

1. 6) PLANT HARDINESS: ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A USDA PLANT HARDINESS ZONE, WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.

1. 7) PLANTING SEASONS: PLANTING SHALL ONLY OCCUR DURING SPECIFIED SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

1. 8) PLANT SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASON FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES THAT HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.

1. 9) THE LANDSCAPE ARCHITECT SHALL RESERVE THE RIGHT TO INSPECT ALL PLANT MATERIALS AT THE NURSERY, UPON SITE DELIVERY AND DURING INSTALLATION TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.

1. 10) MINIMUM SIZES: ALL PLANTS 3' OR GREATER IN HEIGHT OR SPREAD SHALL BE BALLED AND BURLAPPED. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUMS ON WHICH THE PLANTS ARE TO BE JUDGED.

1. 11) DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, AND REPLACED WITH THE SAME PLANT & SIZE REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AND LANDSCAPE ARCHITECT AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

1. 12) PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT EXCEPT WHERE NOTED ON THE PLANS. CONTRACTORS WHO REMOVE EXISTING TREES WITHOUT WRITTEN APPROVAL WILL BE REQUIRED TO MAKE REMEDIES DETERMINED BY THE GOVERNING URBAN FORESTER OR EQUIVALENT AUTHORITY. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON THE PLANS.

1. 13) ALL DISTURBED AREAS NOT TO RECEIVE PLANT MATERIALS ARE TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS. SEE SECTION 4.0.

1. 14) LEDGE BOULDERS: IF DURING SITE EXCAVATION, LEDGE BOULDERS ARE AVAILABLE, THESE ARE TO BE STOCKPILED FOR USE IN EARTH BERMS IF APPLICABLE, WITH HAWK DESIGN, INC. PRIOR TO INSTALLATION. THIS ITEM WILL ONLY APPLY IF SO SPECIFIED ON DRAWINGS. BOULDERS SIZES TO BE STOCKPILED WILL RANGE FROM TWO TO FIVE FEET IN DIAMETER. SEE APPROPRIATE DETAIL FOR INSTALLATION COORDINATION.

1. 15) SLEEVES: LANDSCAPE OR SITE CONTRACTOR SHALL PLACE INDIVIDUAL SLEEVES FOR LIGHTING AND IRRIGATION UNDER ANY PROPOSED WALKWAY OR VEHICULAR ROADWAY PRIOR TO INSTALLATION. COORDINATE SLEEVE LOCATIONS WITH IRRIGATION AND LIGHTING CONTRACTORS PRIOR TO INSTALLATION.

1. 16) DO NOT CLOSE OR OBSTRUCT ANY STREET, SIDEWALK, ALLEY OR PASSAGEWAY WITHOUT PRIOR NOTIFICATION AND PERMISSION. CONDUCT OPERATIONS AS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE USE ORDINARILY MADE OF ROADS, DRIVEWAYS, ALLEYS, SIDEWALKS OR OTHER FACILITIES NEAR ENOUGH TO THE WORK TO BE EFFECTED THEREBY.

Planting Materials:

2. 1) PLANTING MATERIAL ITEMS IN SECTION 2.0 ARE TO BE INCORPORATED DURING PLANT INSTALLATION UNLESS OTHERWISE DEEMED UNNECESSARY IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. SEE SECTION 3.1.

MULCH - MULCH WILL BE DOUBLE-SHREDDED PINE BARK MULCH.
- TREES AND SHRUBS SHALL RECEIVE AN EVEN 3" MULCH LAYER.
- GROUNDCOVERS, PERENNIALS AND ANNUALS SHALL RECEIVE AN EVEN 2" MULCH LAYER.

MANURE - TO BE WELL ROTTED, ODORLESS, UNLEACHED COW MANURE, CONTAINING NOT MORE THAN 15% BEDDED MATERIALS SUCH AS STRAW, WOOD CHIPS OR SHAVINGS, AGED NOT LESS THAN TWO YEARS OLD.

HERBICIDE - A PRE-EMERGENCE WEED KILLER IS TO BE USED ON ALL LAWN AND PLANTING AREAS PRIOR TO INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS. *HERBICIDES ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.

FERTILIZER - ALL TREES AND SHRUBS TO HAVE SLOW RELEASE PACKET OR PELLET PLACED INTO THE PLANT PIT WITH A MINIMUM ANALYSIS OF 10-10-10. ALL GROUNDCOVERS, PERENNIALS AND ANNUALS ARE TO RECEIVE A BROADCAST APPLICATION OF A 14-14-14 FERTILIZER AT 3 LB PR 100 SQ. FT. APPLY AS PER MANUFACTURER'S INSTRUCTIONS. *FERTILIZERS ARE NOT TO BE APPLIED IN RESTRICTED CONSERVATION AREAS.

TOPSOIL - ACCEPTABLE TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEIOUS MATTER OVER ONE INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

SOIL AMENDMENTS: APPLY AS NECESSARY ACCORDING TO SOIL TEST RESULTS, AS PER MANUFACTURES SPECIFICATIONS.

ANTI-DESICCANT - "WILT PRU" NCF OR EQUAL APPLY AS PER MANUFACTURERS' SPECIFICATIONS.

Plant Installation:

3. 1) SOIL TESTING: LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS PRIOR TO ANY PLANT INSTALLATION TO DETERMINE ANY NECESSARY AMENDMENTS TO THE EXISTING SOIL CONDITIONS FOR SEEDING AND PLANTING. THE ANALYSIS WILL ALSO BE REQUIRED FOR ESTABLISHING THE FERTILIZER PROGRAM REQUIRED. COORDINATE RESULTS AND PROVIDE WRITTEN RECOMMENDATIONS TO HAWK DESIGN, INC. 15 DAYS PRIOR TO INSTALLATION.

3. 2) ALL PLANTS SHALL BE TRANSPORTED TO THE SITE IN COVERED TRUCKS, TARPULIN COVERS SHALL BE UTILIZED TO PREVENT WIND DAMAGE OF LOAD.

3. 3) DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS MOIST. DO NOT STORE PLANT MATERIAL ON PAVED AREAS. ROOTS OR BALLS SHALL BE PROTECTED FROM THE SUN OR DRYING WINDS. AS REQUIRED BY TEMPERATURE OR WIND CONDITIONS, APPLY ANTI-DESICCANT EMULSION TO PREVENT DRYING OUT OF PLANT MATERIALS.

3. 4) CONDITIONS FOR PLANT REJECTION:
A) REJECT PLANTS WHEN BALL OF EARTH SURROUNDING ROOTS HAS BEEN CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING.

- B) WHEN BURLAP, STAVES AND ROPES REQUIRED IN CONNECTION WITH TRANSPLANTING HAVE BEEN DISPLACED PRIOR TO ACCEPTANCE.

- C) WIND DAMAGED PLANT MATERIAL FROM POOR TARPULIN COVER PROCEDURES ARE SUBJECT TO REJECTION.

3. 5) ALL PLANT MATERIAL, WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY, SHALL BE SET ON THE GROUND IN A SHADED LOCATION AND SHALL BE TEMPORARILY PROTECTED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. TEMPORARY WATERING OR IRRIGATION SHALL BE INCORPORATED AND REGULARLY CONDUCTED ON PLANTINGS IN HOLD AREAS.

3. 6) IN CASE OF CONFLICTS DURING CONSTRUCTION WITH UTILITIES, ROCK MATERIALS, TREE ROOTS OR OTHER OBSTRUCTIONS FOR THE EXCAVATION OF SHRUB BEDS AND TREE PITS. CONTACT LANDSCAPE ARCHITECT FOR APPROVED ALTERNATE LOCATIONS.

3. 7) SOIL PERMEABILITY: TEST DRAINAGE OF PLANTING BEDS AND PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3. 8) SOIL EXCAVATIONS:
A) EXCAVATE TREE PITS AND SHRUB BEDS TO DEPTHS REQUIRED BY PLANTING DETAILS. ALL PITS SHALL BE CIRCULAR IN OUTLINE, EXCEPT FOR WHOLE BEDS. SEE APPROPRIATE PLANTING DETAILS.

- B) SOIL EXCAVATIONS FOR BALLED & BURLAP AND CONTAINER PLANTINGS MUST BE NO LESS THAN 2X ROOT BALL DIAMETER, SEE PLANTING DETAILS. IF QUESTIONABLE SUBSURFACE SOIL CONDITIONS EXIST SUCH AS POOR DRAINAGE CONDITIONS, RUBBLE OR OBSTRUCTIONS, REPORT TO THE LANDSCAPE ARCHITECT AND CONSTRUCTION MANAGER BEFORE PLANTING.

3. 9) GRADING:
A) VERIFY GRADES PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

- B) POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDINGS (REFER TO ENGINEERS GRADING PLANS). REPORT ANY CONFLICTS TO HAWK DESIGN, INC. PRIOR TO INSTALLATION.

- C) FINISH GRADE OF PLANTINGS SHALL BE EQUIVALENT TO FORMER EXISTING GRADE OF PLANT IN THE NURSERY.

3. 10) BALLED AND BURLAPPED (B&B) MATERIALS:
A) CUT WIRE BASKETS ONCE IN THE PLANT PIT AND PEEL WIRE BACK.

- B) TAGS AND TWINE ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL

Plant Installation Cont'd

3. 11) CONTAINER GROWN STOCK: SHALL BE REMOVED FROM CONTAINER BY CUTTING CONTAINER AWAY TO AVOID ROOT DAMAGE TO PLANT ROOT SYSTEM. IF PLANT ROOT IS BOUND, SLICE ROOT BALLS APPROXIMATELY 2" DEEP WITH KNIFE OR SHARP SPADE.

3. 12) DO NOT USE MUDDY OR FROZEN SOIL TO BACKFILL PLANTINGS.

3. 13) WATERING: THOROUGHLY WATER UNTIL SOIL IS SATURATED AROUND ALL TREES AND SHRUBS AFTER PLANTING AND THROUGHOUT THE TIME PERIOD UNTIL FINAL ACCEPTANCE FROM CLIENT. DURING DRY CONDITIONS, WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT-FREE CONDITION.

3. 14) PRUNING: TREES SHALL BE PRUNED TO BALANCE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR NATURAL CHARACTER AND TYPICAL GROWTH HABIT. PRUNING SHALL BE RESTRICTED IN GENERAL TO THE SECONDARY BRANCHES AND SUCKER GROWTH. ALL CUTS TO BE FLUSH WITH TRUNK. DO NOT CUT A LEADER. THE LANDSCAPE ARCHITECT WILL REJECT ALL PLANTS DISFIGURED BY POOR PRUNING PRACTICES. ALL PRUNING CUTS SHALL REMAIN UNPAINTED.

3. 15) STAKING AND GUYING: ALL TREES TO BE STAKED AND GUYED WITHIN 48 HOURS OF PLANTING. METHODS AND MATERIALS FOR STAKING AND GUYING ARE ILLUSTRATED IN INDIVIDUAL PLANTING DETAILS. NEATLY FLAG ALL GUY WIRES WITH ROT RESISTANCE YELLOW TREE MARKING RIBBON.

3. 16) STAKE OUT PLANT LOCATIONS: PRIOR TO PLANTING THE CONTRACTOR SHALL LAYOUT THE EXTENT OF THE PLANT BEDS AND PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT.

3. 17) PLANTING FIELD ADJUSTMENTS:
A) THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES.

- B) LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS OR UNDER BUILDING OVERHANGS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES IN PLANTING PLAN VS. FIELD CONDITIONS.

- C) SHRUBS PLANTED NEAR HVAC UNITS ARE TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN ONE FOOT (1') AIRSPACE BETWEEN THE UNIT AND THE PLANT. ANY PLANTING SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIAL AROUND THE CONDENSERS AND ADJUST THE OTHER PLANTING ACCORDINGLY.

3. 18) PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE, FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF PLANT BEDS SHALL SHARE THE SAME MULCH BEDS.

3. 19) A.D.A. - THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE THAT A 7 FOOT VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIANS SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD TO SLIGHTLY MINIMIZE BRANCH OVERHANG AND COMPLY WITH THE A.D.A. ACT.

3. 20) TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM RETAINING WALLS AND WALKS WITHIN THE PROJECT. IF A CONFLICT ARISES BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE MATERIALS.

Seeding and Sodding:

4. 1) SEEDING OF LAWN AREAS: GRASS SEED APPLICATION SHALL BE SPREAD AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET, SEEDING SHALL BE ACCOMPLISHED BY MEANS OF A HYDRO-SEEDING PROCESS.

4. 2) WATERING OF SEEDED AREAS: 24 HOURS AFTER HYDRO SEEDING, THE CONTRACTOR SHALL WATER THE SEEDED AREA LIGHTLY AND SUFFICIENTLY TO A DEPTH OF TWO INCHES (2") 2 TIMES A DAY (BETWEEN THE HOURS OF 7 PM AND 7 AM), UNTIL THE SEEDS ARE ESTABLISHED.

4. 3) SEEDED AREA PROTECTION: THE CONTRACTOR SHALL ERECT SUITABLE SIGNS AND BARRICADES NOTIFYING THE PUBLIC TO KEEP OFF THE SEEDED AREAS UNTIL WELL ESTABLISHED. ANY TRAFFIC DAMAGE AND VANDALISM THAT MAY OCCUR PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE REPAIRED AND RESEEDED AT THE OWNER'S EXPENSE. ANY DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

4. 4) LAYING OF SOD: A KENTUCKY BLUEGRASS SOD MIX - BY LOCAL SOURCE AS SELECTED BY CONTRACTOR, SHALL BE FRESHLY CUT FROM THE SAME FIELD WITH 1/2 - 3/4 INCHES OF SOIL. SOD SHALL BE LAID IMMEDIATELY WITH ANY STORED SOD BEING UNROLLED GRASS SIDE UP AND KEPT WATERED. LAY COURSES TIGHTLY TOGETHER WITHOUT OVERLAPPING WITH THE JOINTS STAGGERED. AFTER SODDING IS COMPLETE, ROLL LIGHTLY. THE CONTRACTOR SHALL WATER THE SODDED AREAS TO A DEPTH OF AT LEAST SIX INCHES AFTER THE SODDING PROCESS. OWNER SHALL THEN BE RESPONSIBLE FOR WATERING. THE FREQUENCY SHALL BE DETERMINED BY RAIN FALL AND WINDS WITH THE UPPER TWO OR THREE INCHES OF SOIL NOT DRYING OUT MARKEDLY.

4. 5) SODDED AREA: INSPECTION AND ACCEPTANCE: FOUR WEEKS AFTER CONTRACTOR COMPLETES INSTALLATION, LANDSCAPE ARCHITECT SHALL INSPECT THE LAWN TO DETERMINE THE ACCEPTABILITY OF THE INSTALLATION. SODDED AREAS FAILING TO SHOW ADEQUATE ROOTING INTO THE SUBSOIL, OVERLAPPING, COURSE SEPARATION, UNEVENNESS OF THE SURFACE, UNEVEN COURSE COLOR AND EXCESSIVE BROADLEAF WEED CONTENT SHALL BE REPLACED. THE COST SHALL BE BORNE BY THE CONTRACTOR EXCEPT WHERE VANDALISM OR NEGLECT ON THE PART OF OTHERS NOT UNDER THE CONTRACTORS CONTROL HAS RESULTED IN DAMAGE.

4. 6) FINAL APPROVAL: SEEDED AND SODDED AREAS WILL RECEIVE FINAL APPROVAL IF COVERAGE IS FULL AND CONSISTENT, FREE OF BARE SPOTS AND WEED FREE. WHEN GRASS IS CUT AT 2" HEIGHT NO SOIL SHOULD BE VISIBLE. SOD AREAS MUST HAVE RECEIVED A MINIMUM OF TWO MOWINGS. AREAS SODDED AFTER NOVEMBER 1ST WILL BE ACCEPTED THE FOLLOWING SPRING - ONE MONTH AFTER THE START OF THE GROWING SEASON, IF THE ABOVE CRITERIA HAS BEEN MET.

Maintenance:

5. 1) MAINTENANCE DURING INSTALLATION: MAINTENANCE OPERATIONS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE AS REQUIRED UNTIL FINAL ACCEPTANCE AND THEN FOR THE GUARANTEE PERIOD. PLANTS SHALL BE KEPT IN A HEALTHY, GROWING CONDITION BY WATERING, PRUNING, SPRAYING, WEEDING AND ANY OTHER NECESSARY OPERATIONS OF MAINTENANCE. PLANT SAUCERS AND BEDS SHALL BE KEPT FREE OF WEEDS, GRASS AND OTHER UNDESIRABLE VEGETATION. PLANTS SHALL BE INSPECTED AT LEAST ONCE PER WEEK BY THE CONTRACTOR DURING THE INSTALLATION PERIOD AND ANY NEEDED MAINTENANCE IS TO BE PERFORMED PROMPTLY.

5. 2) GRASS AND WEED CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING ALL GRASS AROUND LANDSCAPE BEDS AND INDIVIDUAL TREES AND SHRUBS UNTIL FINAL ACCEPTANCE. WEED CONTROL AREAS SHALL INCLUDE ALL LANDSCAPE BEDS AND THE AREA WITHIN 2 FEET OF THE OUTER EDGE OF THE MULCH AREA OR INDIVIDUAL TREE/SHRUBS.

5. 3) THE CONTRACTOR SHALL WATER, FERTILIZE, WEED, CULTIVATE, REMULCH, SPRAY TO CONTROL INSECT INFESTATION AND DISEASE AND PERFORM ANY OTHER GOOD HORTICULTURAL PRACTICE NECESSARY TO MAINTAIN THE PLANTS IN A LIVING HEALTHY CONDITION UPON THE TIME FOR TERMINATION OF HIS RESPONSIBILITY FOR CARE AS SET OUT HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTS THROUGHOUT LIFE OF THE CONTRACT.

5. 4) ALL PLANTS STOLEN, DAMAGED OR DESTROYED BY FIRE, AUTOMOBILES, VANDALISM OR ANY OTHER CAUSE, WITH THE EXCEPTION OF PLANTS DAMAGED OR DESTROYED BY THE OWNERS MAINTENANCE OPERATIONS, SHALL BE REPLACED BY THE OWNER PRIOR TO THE DATE OF FINAL ACCEPTANCE.

5. 5) LANDSCAPE CONTRACTOR SHALL PREPARE MAINTENANCE SPECIFICATIONS AND SCHEDULE ANNUAL CARE OF ALL PLANTED AND LAWN AREAS INCLUDING FERTILIZING, WEEDING, MULCHING, BED EDGING, PRUNING AND PEST PREVENTION AND TREATMENT.

Plant Material Guarantee:

*CONTRACTOR SHALL GUARANTEE IN WRITING ALL PLANT MATERIAL AND LANDSCAPE IMPROVEMENTS FOR A PERIOD OF ONE YEAR. THE GUARANTEE IS TO INCLUDE THE FOLLOWING:

6. 1) INSPECTIONS: PERFORM PERIODIC INSPECTIONS DURING GUARANTEE PERIOD WITH RESULTING WRITTEN REPORTS TO OWNER, PROJECT ADMINISTRATOR AND LANDSCAPE ARCHITECT STATING CONDITIONS AND RECOMMEND MAINTENANCE MODIFICATIONS. THE CONTRACTOR MUST CONTACT THE OWNER AND LANDSCAPE ARCHITECT AT LEAST 10 DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTION(S).

6. 2) REMOVAL AND REPLACEMENT OF PLANTS PROVIDED BY CONTRACTOR TO BE DONE WITHIN THIRTY DAYS OF NOTIFICATION BY OWNER OF THEIR UNSATISFACTORY CONDITION DURING GROWING SEASONS. REPLACEMENT MATERIALS MUST BE EQUAL IN TYPE AND SIZE PER THE PROJECT'S PLANT LIST.

6. 3) WHEN REPLACEMENT PLANT SPECIES IS EITHER NOT READILY AVAILABLE OR NO LONGER SUITABLE TO EXISTING SITE CONDITIONS WRITTEN NOTICE RECOMMENDATION OF SUBSTITUTION TO BE PROVIDED TO THE OWNER AND LANDSCAPE ARCHITECT WITHIN FIFTEEN DAYS FOR APPROVAL.

6. 4) REMOVAL OF TREES SUPPORTS AND DEAD LIMBS PRIOR TO END OF GUARANTEE INSPECTION PERIOD.

6. 5) CONTINUE WITH MAINTENANCE, SEE SECTION 5.0

6. 6) GUARANTEE SHALL BEGIN UPON DATE OF FINAL ACCEPTANCE FROM OWNER AND WILL CONTINUE FOR ONE YEAR.

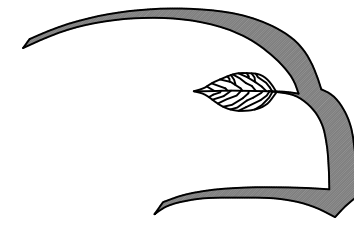
Site Cleanup:

7. 1) SITE WORK CONDITIONS: EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY WHEN PLANTING IN AN AREA HAS BEEN COMPLETED, THE AREA SHALL BE CLEARED OF ALL DEBRIS, SOIL PILES AND CONTAINERS DAILY. WHERE EXISTING GRASS AREAS HAVE BEEN DAMAGED OR SCARRED DURING PLANTING OPERATIONS, THE CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS AT HIS EXPENSE.

7. 2) CLEAN PAVED AREAS UTILIZED FOR HAULING OR EQUIPMENT STORAGE AT END OF EACH WORKDAY.

7. 3) MAINTAIN VEHICLES AND EQUIPMENT IN CLEAN CONDITION TO PREVENT SOILING OF ROADS, WALKS OR OTHER PAVED OR SURFACED AREAS.

7. 4) REMOVE PROTECTIVE BARRIERS AND WARNING SIGNS AT TERMINATION OF LAWN ESTABLISHMENT.



Hawk Design, Inc.
Landscape Architecture
Land Planning

Sagamore, MA
508-833-8800
info@hawkdesigninc.com

HAWK DESIGN, INC. 2013
THIS DRAWING AND ALL INFORMATION CONTAINED HEREON IS PROPRIETARY INFORMATION OF HAWK DESIGN, INC. AND MAY NOT BE COPIED OR REPRODUCED, EITHER IN WHOLE OR IN PART, BY ANY METHOD, WITHOUT WRITTEN PERMISSION OF HAWK DESIGN, INC.

Date: 2/3/23

Revisions:

Num. Date Description



Wingate At Needham
589 Highland Avenue - Needham, Massachusetts
Owner: Wingate At Needham, Inc.

Drawn By: Checked By:

**Planting
Notes**

Sheet: **D2**

SITE DEVELOPMENT PLANS

FOR

WINGATE AT NEEDHAM, INC
589 HIGHLAND AVENUE
NEEDHAM, MA

OWNER:
WINGATE AT NEEDHAM, INC
63 KENDRICK STREET
NEEDHAM, MA 02494

APPLICANT:
WINGATE DEVELOPMENT LLC
63 KENDRICK STREET
NEEDHAM, MA 02494

CIVIL ENGINEER:
KELLY ENGINEERING GROUP, INC.
0 CAMPANELLI DRIVE
BRAINTREE, MA 02184

LAND SURVEYOR:
R.E. CAMERON & ASSOCIATES, INC.
681 WASHINGTON ST.
NORWOOD, MA 02062

ARCHITECT:
THE ARCHITECTURAL TEAM
50 COMMANDANTS WAY
CHELSEA, MA 02150

LANDSCAPE ARCHITECT:
HAWK DESIGN INC.
P.O. BOX 1309
SANDWICH, MA 02563

TRAFFIC CONSULTANT:
RON MUELLER & ASSOCIATES
56 TERESA ROAD
HOPKINTON, MA 01748

FEBRUARY 03, 2023

SHEET INDEX					
SHEET No.	DESCRIPTION	LATEST REVISED DATE	CONSTRUCTION	REVISIONS	
1	COVER SHEET				
2	EXISTING CONDITIONS PLAN				
3	LAYOUT PLAN				



LOCATION MAP

Brandon Li
2023.02.01
16:45:17
-05'00"

SCALE
NA
DATE
02/03/23
SHEET
1 of 3
FILE #
TS00

JOB #
2022-164
DRAWN BY
C.L.
CHKD BY
DAM
APPD BY
DNK

589 HIGHLAND AVENUE
NEEDHAM ,MA

KE

KELLY ENGINEERING GROUP

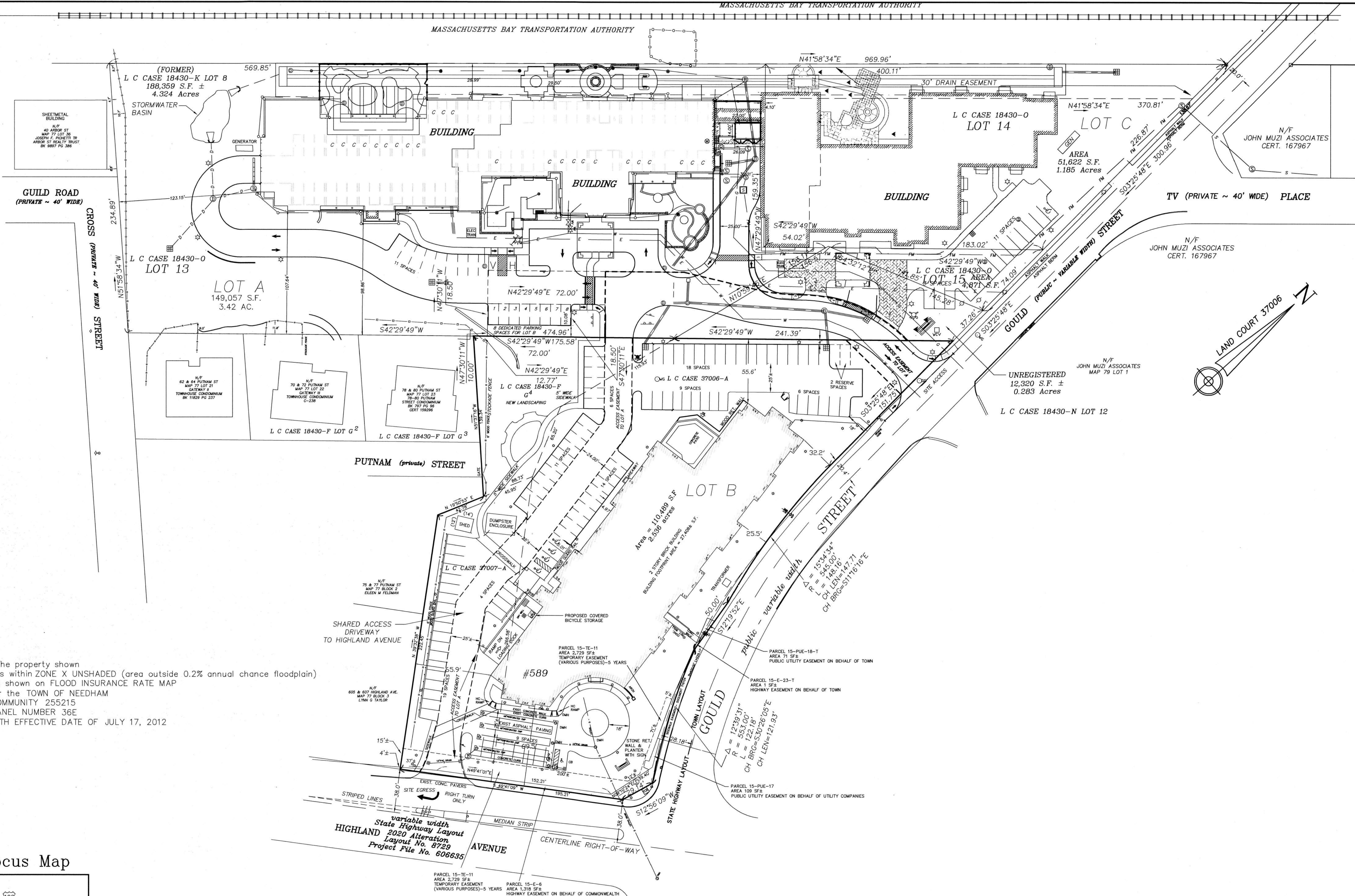
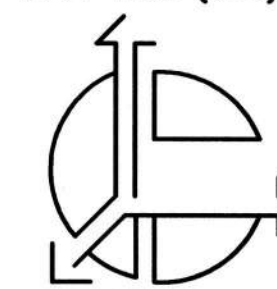
civil engineering consultants

0 Campanelli Drive, Braintree, MA 02184

Phone: 781-843-4333 www.kellyengineeringgroup.com

SHEET NO.
1

KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PERSONS OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT (C) by KELLY ENGINEERING GROUP, INC.
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF KELLY ENGINEERING GROUP. ANY VIOLATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF KELLY ENGINEERING GROUP SHALL BE PENALTY, ILLEGAL AND UNLAWFUL.



The property shown
lies within ZONE X UNSHADED (area outside 0.2% annual chance floodplain)
as shown on FLOOD INSURANCE RATE MAP
for the TOWN OF NEEDHAM
COMMUNITY 255215
PANEL NUMBER 36E
WITH EFFECTIVE DATE OF JULY 17, 2012



1.31.2023

SCALE: 1"=40' DATE: 02/03/23

DRAWN BY: SLS MATH:

JOB NUMBER: 3774 CHECKED BY:

COUNTY: NORFOLK

TITLE

EXISTING CONDITIONS PLAN
589 HIGHLAND AVENUE
WINGATE AT NEEDHAM, INC.
NEEDHAM, MASS.

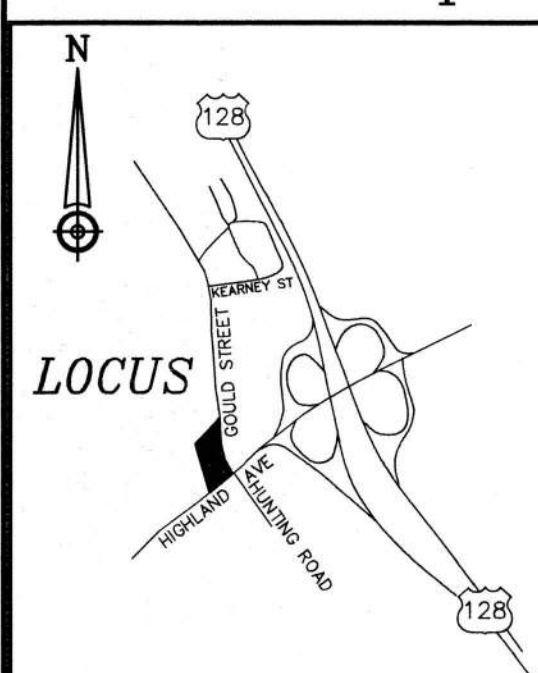
3774AB3

[illegible]

SHEET NUMBER: 2

3774

Locus Map



0 20 40 80 120 160

1 INCH = 40 FT.

ZONING TABLE LOT B				
ZONING DISTRICT: ELDER SERVICES ZONING DISTRICT				
	MINIMUM REQUIRED OR MAXIMUM ALLOWED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA	10,000 S.F.	110,489 S.F.	SAME	YES
MIN. FRONTAGE	80'	210'±	SAME	YES
MIN. YARD SETBACKS	(NOTE 1)			
– FRONT	25'	25.5'± (GOULD ST)	SAME	YES
		69.5'± (HIGHLAND AVE.)	SAME	YES
– SIDE (RESIDENTIAL)	35'	65.9'±	SAME	YES
– SIDE (OTHER)	25'	55.6'±	SAME	YES
– REAR	25'	NOT APPLIC.	SAME	NA
MAX. HEIGHT	40'	<40'	39.08' (NOTE 2)	YES
MAX. STORIES	3	2	3	YES
FAR COVERAGE	1.0	0.60	0.80 (NOTE 3)	YES
PARKING TOTAL	36	98	81 (NOTE 4)	YES
ZONING BYLAW 5.1.3 PARKING PLAN AND DESIGN REQUIREMENTS				
	MINIMUM REQUIRED OR MAXIMUM ALLOWED	EXISTING	PROPOSED	COMPLIANCE
A) PARKING ILLUMINATION	1 FOOT CANDLE AVERAGE	MEETS REQUIREMENTS	SAME	YES
B) LOADING REQUIREMENTS	ADEQUATE LOADING AREA	MEETS REQUIREMENTS	(NOTE 7)	YES
C) HANDICAPPED PARKING	4	6	4	YES
D) DRIVEWAY OPENINGS	1	2	SAME	YES
E) COMPACT CARS	MAX. 50%	36%	41% (NOTE 5)	YES
F) PARKING SPACE SIZE	9' X 18.5'	VARIES	SAME	YES
G) BUMPER OVERHANG	MAX. 1' OVERHANG	NONE REQUIRED	SAME	YES
H) PARKING SPACE LAYOUT	SEE SEC. 5.1.3 (h)	COMPLIES	SAME	YES
I) AISLE WIDTH	24' (90 DEG. STALL)	25'±	SAME	YES
	12' (ONE WAY)	18' (ONE WAY)	SAME	YES
J) PARKING SETBACK				
– FRONT	10'	10'	SAME	YES
– SIDE	4'	4'	SAME	YES
– REAR	4'	NOT APPLIC.	SAME	YES
– BUILDING	5'	5'	SAME	YES
K) LANDSCAPED AREAS	10%	>10%	>10%	YES
L) TREES	1 PER 10 SPACES	>1 PER 10 SPACES	(NOTE 6)	YES
M) LOCATION	WITHIN LOT	WITHIN LOT	SAME	YES
N) BICYCLE RACKS	1 PER 20 SPACES	NONE	6	YES

SCALE					
1"= 40'					
DATE					
02/03/23	REV	DATE	REVISION	BY	
SHEET	WINGATE AT NEEDHAM, INC. 589 HIGHLAND AVENUE NEEDHAM, MA				
3 of 3					
FILE #	LAYOUT PLAN				
LA00					
JOB #	BRANDON R. ZIEGLER 2023.02.01 16:43:48 -05'00"				
F:\P\2022-164					
DRAWN BY	 KELLY ENGINEERING GROUP civil engineering consultants 0 Campanelli Drive, Braintree, MA 02184 Phone: 861-843-4333 www.kellyengineeringgroup.com				
CJL					
CHKD BY	SHEET NO. 3				
BLI					
APPD BY					
BLI					

STORMWATER MANAGEMENT REPORT

02/03/2023

WINGATE AT NEEDHAM, INC
589 HIGHLAND AVENUE
NEEDHAM, MA

PREPARED FOR:

WINGATE AT NEEDHAM, INC
63 KENDRICK STREET
NEEDHAM, MA 02494



Brandon Li
Brandon Li
2023.01.31
18:00:29
-05'00'



Brandon Li

PREPARED BY:



KELLY ENGINEERING GROUP
civil engineering consultants
0 Campanelli Drive, Braintree, MA 02184
Phone: 781-843-4333 www.kellyengineeringgroup.com

TABLE OF CONTENTS

Stormwater Letter

Stormwater Maintenance System Operation and Maintenance Plan & Long Term Pollution Prevention Plan

NPDES Requirements for Public Outreach Letter



February 03, 2023

Town of Needham Planning Board
500 Dedham Ave.
Needham MA 02492
Attn: Lee Newman

Cc: David Feldman - Continental Wingate
Tom Ryder – Department of Public Works

Re: **Stormwater**
Special Permit & Site Plan Review
Wingate at Needham, Inc
589 Highland Avenue
Needham, MA

Dear Members of the Board:

The existing site is serviced by a fully developed storm drainage system as shown on the existing conditions plan provided with this application. We have consulted with site maintenance personnel and are not aware of any drainage issues on the property. The Needham Stormwater Bylaw Article 7 is not applicable to the proposed project. There is no increase to the existing building footprint. The renovations and floor areas in building are not increasing the footprint of the building. There is a reduction of 6,410 s.f. in impervious parking area. The existing impervious area of 71,353 s.f. will be reduced by removing 14 parking space and replace them with landscaping. This makes the proposed impervious area 64,943 s.f. and therefore exempt from the Needham Stormwater Bylaw. Façade treatments, interior renovations, and less than 1,500 s.f. increase in parking area are exempt under section 7.4.2 of the Stormwater Bylaw.

As part of the Town of Needham DPW NPDES requirements, the applicant will comply with the Public Out Reach & Education and Public Participation & Involvement control measures. Attached is a letter to the DPW identifying the measures selected and dates by which the measures will be completed in order to incorporate it into the Planning Board's decision.

We look forward to presenting this project to you at your next scheduled meeting. If you have any questions or desire any additional information regarding this matter, please do not hesitate to call our office.

Sincerely,

KELLY ENGINEERING GROUP, INC.

 Brandon Li
2023.01.31
18:00:45 -05'00'

Brandon G. Li, P.E.
Senior Engineer

0 Campanelli Drive – Braintree – MA 02184
Phone 781 843 4333 www.kellyengineeringgroup.com

**WINGATE AT NEEDHAM, INC
589 HIGHLAND AVENUE NEEDHAM, MA**

**STORMWATER MANAGEMENT SYSTEM
OPERATION AND MAINTENANCE PLAN
&
LONG-TERM POLLUTION PREVENTION PLAN**

02/03/2023

Prepared by:

KELLY ENGINEERING GROUP, INC.
Zero Campanelli Drive
Braintree, Massachusetts 02184

OWNER:
Wingate at Needham, Inc.
63 Kendrick Street
Needham, MA 02494

APPLICANT AND RESPONSIBLE PARTY:
Wingate Development, LLC
63 Kendrick Street
Needham, MA 02494



David Feldman

Note: If ownership of this property changes then the new owner becomes the responsible party.
The Owner may assign responsibility to a tenant on the property.

Introduction

The stormwater management system consists of a number of Best Management Practices (BMP's). These BMP's combine to ensure that storm runoff from the site will not damage the sensitive environmental resources surrounding the site. In order to ensure that these BMP's operate as designed it is very important that the procedures in this operation and maintenance plan be followed. Most of these operation procedures require observation and measurement; however, at certain times more extensive maintenance measures may be needed. The following is an itemization of each of these BMP's and their maintenance needs.

The party responsible for maintenance should contract with a maintenance organization capable of performing the more extensive measures such as pumping of catch basin sumps, etc.

BMP No. 1 – Paved Road Surface:

- Regularly pick up and remove litter from the paved road surface and landscaped areas.
- The paved area is to be swept on a quarterly average, with sweeping scheduled primarily in spring and fall with a high efficiency vacuum sweeper or a regenerative air sweeper. If a mechanical sweeper is used, the paved area is to be swept on a monthly average.

BMP No. 2 - Deep Sump Catch Basins:

- Basins are to be inspected 4 times per year.
 1. Verify that tees are secure and free-flowing.
 2. Measure depth of sediment below water line.
- Basins are to be cleaned whenever sediment and hydrocarbons are observed. Basins are to be cleaned a minimum of twice per year. One of these cleanings shall occur before April 15th of each year and one shall occur before September 15th of each year. Basins may be cleaned either using a clamshell or a vacuum pump.
- All liquid shall be pumped from the sump of each basin at least once per year.
- All sediments and hydrocarbons should be properly handled and disposed of, in accordance with local, state and federal guidelines and regulations.

Note: See catch basin detail for explanation of terms.

BMP No. 4 - Subsurface Recharge Systems:

- The inlet pipe and observation basin shall be inspected 4 times a year. Any accumulated debris shall be removed.
- Inspect recharge facilities following a rainfall event greater than 2.5 inches in a 24 hour period.
- If standing water is observed for more than 48 hours following a storm event, immediately retain a qualified professional to assess whether infiltration function has been lost and develop recommended corrective actions.

Snow Removal:

- Road salts and de-icing materials shall be stored on impervious pads and covered to protect from wind and precipitation.
- There shall be no plowing or stock piling of snow within any resource areas and any area subject to the jurisdiction of local and state regulations without the prior written permission from state or local approving authority.
- No de-icing materials shall be stored nor used within all resource areas and any area subject to the jurisdiction of local and state regulations without the prior written permission from state or local approving authority.

Storage and Use of Chemicals:

- No pesticides, herbicides, nor insecticides shall be stored nor used within all resource areas and any area subject to the jurisdiction of local and state regulations without the prior written permission from state or local approving authority.
- Chemical storage on site shall be limited. Any chemicals that must be stored shall be stored in a secure area in accordance with Local and State regulations.

Hazardous Waste:

- Containment – In the event of a discharge or spill of oil or another hazardous material, outlets to stormwater management ponds shall be plugged so that hazardous material do not enter resource areas.
- Reporting - In the event of a discharge or spill of oil or another hazardous material, responsible facility personnel, oil spill and/or hazardous material removal organizations, federal, state, and local regulatory agencies, the Town of Needham Department of Public Works, and the EPA National Response Center 1-800-424-8802 shall be rapidly notified.
- Hazardous Waste – All hazardous waste materials will be disposed of in the manner specified by local, state and/or federal regulations and by the manufacturer of such products.
- There shall be no illicit discharges to the stormwater management system.

Training for Long Term Pollution Prevention Plan:

- All staff or personnel involved and responsible for implementing the Stormwater Management System Operations and Maintenance Plan and the Long-Term Pollution Prevention Plan shall be properly trained as required under the DEP Stormwater Management Regulations. Training shall be documented with records kept with other stormwater maintenance records.

Pet Waste Management:

- Pooper-scooper laws for pets shall be followed.
- Never dump pet waste into storm drains, catch basins, or the drainage system.
- Pet waste shall be scooped up and disposed of properly in the garbage.

Lawn and Garden activities:

- No pesticides, herbicides, nor insecticides shall be stored nor used within any resource areas its buffers, and any area subject to the jurisdiction of local and state regulations without the prior written

permission from state or local approving authority.

- Fertilizers and pesticides shall be applied properly, sparingly, and outside any resource areas and its buffers.

To reduce the impact of fertilizers, consider the following tips;

- Don't fertilize before a rain storm.
- Consider using organic fertilizers. They release nutrients more slowly.
- Test soils before applying fertilizers. Some soils may not need fertilizers. A standard soil test costs \$9.00. (Call the UMass Extension Soil Testing Lab at 413-545-2311 or download a soil test order form at <http://www.umass.edu/plsoils/soiltest/>.)

February 03, 2023

Needham Planning Board
Needham Town Hall
500 Dedham Avenue
Needham, MA 02492
Attention: Lee Newman

RE: NPDES requirements
Wingate at Needham, Inc
589 Highland Avenue
Needham, MA

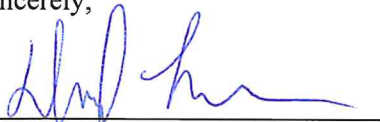
Dear Members of the Board,

As part of the NPDES requirement for Control Measure #1: Public Education and Outreach, the applicant will place an advertisement in the local newspaper to encourage environmental awareness. This advertisement will be published prior to occupancy of the building.

As part of the NPDES requirement for Control Measure #2: Public Participation and Involvement, the catch basins will include a plaque with the words "NO DUMPING - DRAINS TO RIVER" by Almetek. These plaques will be installed at prior to occupancy of the building.

If you have any questions, please contact me.

Sincerely,



David Feldman