

VILLBRIDGE MIDDLETON

10 BOSTON STREET
MIDDLETON, MA

tat

© The Architectural Team, Inc.
50 Commandant's Way at Admiral's Hill
Chelsea, MA 02150
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Consultant:

Revision:

Architect of Record:

Drawn: J.K

Checked: E.B.

Scale: NOT TO SCALE

Key Plan:

Project Name:
Villbridge Middleton

Middleton, MA

Sheet Name:

PROJECT COVER

Project Number:

22019

Issue Date:

August 22, 2023

Sheet Number:

T0.01



SUBMISSIONS :	
August 22, 2023 Application for Comprehensive Permit Submission	

DEVELOPMENT TEAM :	
OWNER / APPLICANT	VILLEBRIDGE 1150 GREAT PLAIN AVENUE #920056 NEEDHAM, MA 02492 PHONE #: 617.418.3575 FAX #:
ARCHITECT	THE ARCHITECTURAL TEAM, INC. 50 COMMANDANT'S WAY AT ADMIRAL'S HILL CHELSEA, MA 02150 PHONE #: 617.888.4402 FAX #: 617.884.4329
CIVIL ENGINEER	H.W. MOORE ASSOCIATES 121 EAST BURNELEY STREET, 4TH FLOOR BOSTON, MA 02118 PHONE #: 617.357.8145 FAX #:
LANDSCAPE ARCHITECT	HAWK DESIGN INC. P.O. BOX 1309 SANDWICH, MA 02563 PHONE #: 508.833.8800 FAX #:
TRANSPORTATION ENGINEER	VANASSE & ASSOCIATES INC. 35 NEW ENGLAND BUSINESS CENTER DRIVE - SUITE 140 ANDOVER, MA 01810 PHONE #: 978.474.8800 FAX #: 978.888.6508
PERMITTING ATTORNEY	SMOLAK & VAUGHAN LLP 31 HIGH STREET #201 NORTH ANDOVER, MA 01845 PHONE #: 978.327.5215 FAX #:

tat

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Revision:

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DRAWINGS INDEX,
PROJECT INFORMATION
& ARCHITECTURAL
SITE PLAN

Project Number:

22019

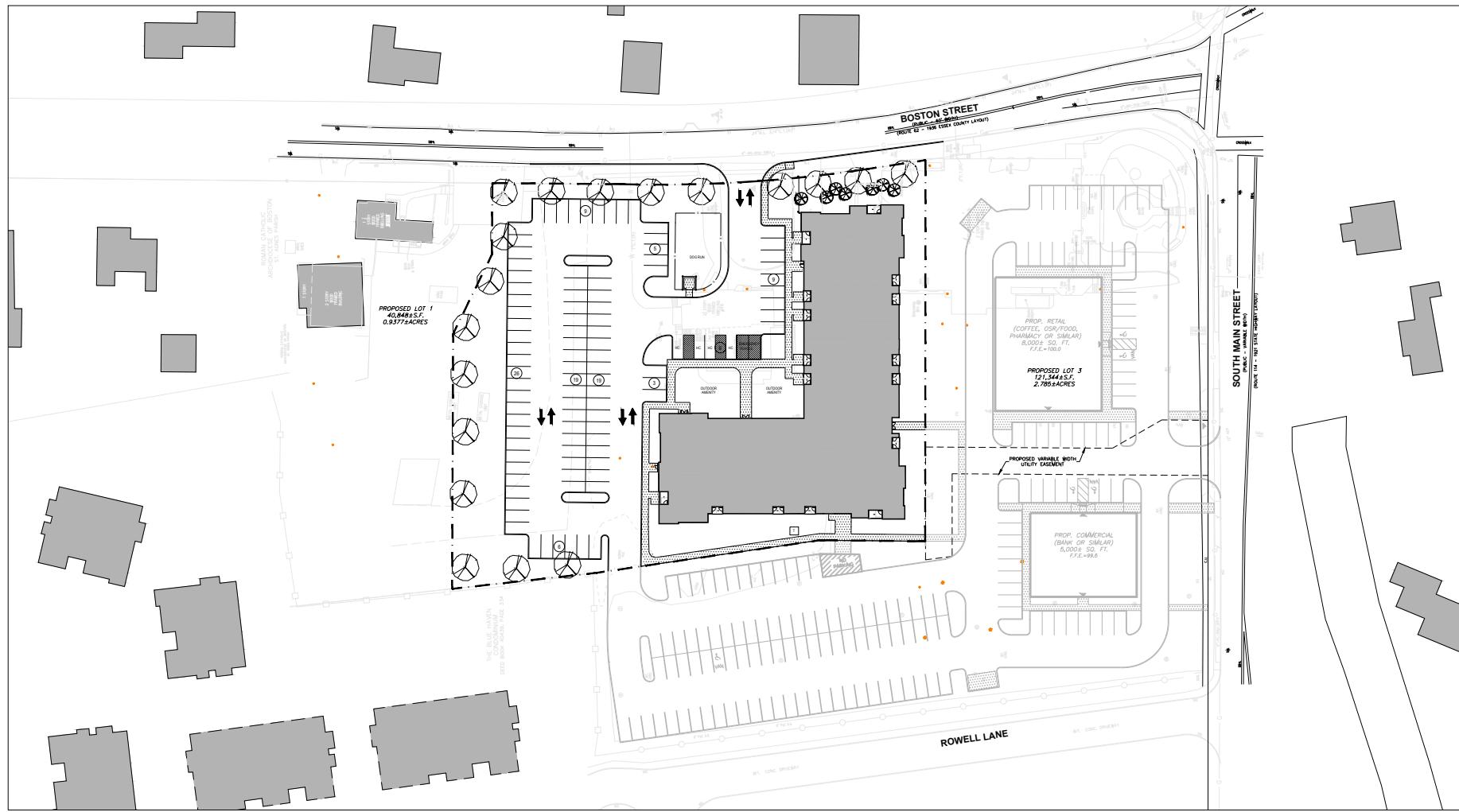
Issue Date:

August 22, 2023

Sheet Number:

T0.02

ARCHITECTURAL SITE PLAN:



DRAWING PLAN INDEX:

DWG #	DRAWING TITLE	DRAWING DATES	
		August 22, 2023	
TITLE SHEETS			
T0.01	PROJECT COVER		
T0.02	DRAWING INDEX, PROJECT INFORMATION & ARCHITECTURAL SITE PLAN		
CIVIL DRAWINGS			
EX-01	EXISTING CONDITIONS - PRELIMINARY PLAN OF LAND		
EX-02	EXISTING CONDITIONS PLAN OF LAND IN MIDDLETON, MA - 1 OF 2		
EX-03	EXISTING CONDITIONS PLAN OF LAND IN MIDDLETON, MA - 2 OF 2		
C-1	PRELIMINARY SITE LAYOUT PLAN		
C-2	PRELIMINARY GRADING, DRAINAGE		
C-3	UTILITY PLAN		
LANDSCAPE DRAWINGS			
L1.1	PLANTING PLAN		
L2.1	LIGHTING PLAN		
LD1	PLANTING SPECIFICATIONS		
LD2	BANTING DETAILS AND PLANT SCHEDULE		
ARCHITECTURAL DRAWINGS			
A1.00	FIRST FLOOR PLAN		
A1.01	SECOND & THIRD FLOOR PLAN		
A1.02	ROOF PLAN		
A2.01	TYPICAL UNIT PLANS		
A4.01	EXTERIOR ELEVATIONS		
A4.02	ILLUSTRATIVE RENDERINGS		
AS.01	BUILDING SECTIONS		

BUILDING FLOOR AREA, HEIGHT AND UNIT MIX SUMMARY :

Building	FLOOR AREA		TOTAL UNIT MIX				TOTAL UNITS	Parking Spaces
	Residential Amenity SF	Residential SF	Total SF	1 BEDROOM	2 BEDROOM	3 BEDROOM		
First Floor	4,870	19,315	24,185	12	4	2	18	102
Second Floor	833	23,352	24,185	12	7	2	21	0
Third Floor	833	22,997	23,830	12	7	2	21	0
TOTAL	6,536	65,664	72,200	36	18	6	60	102
				60%	30%	10%		

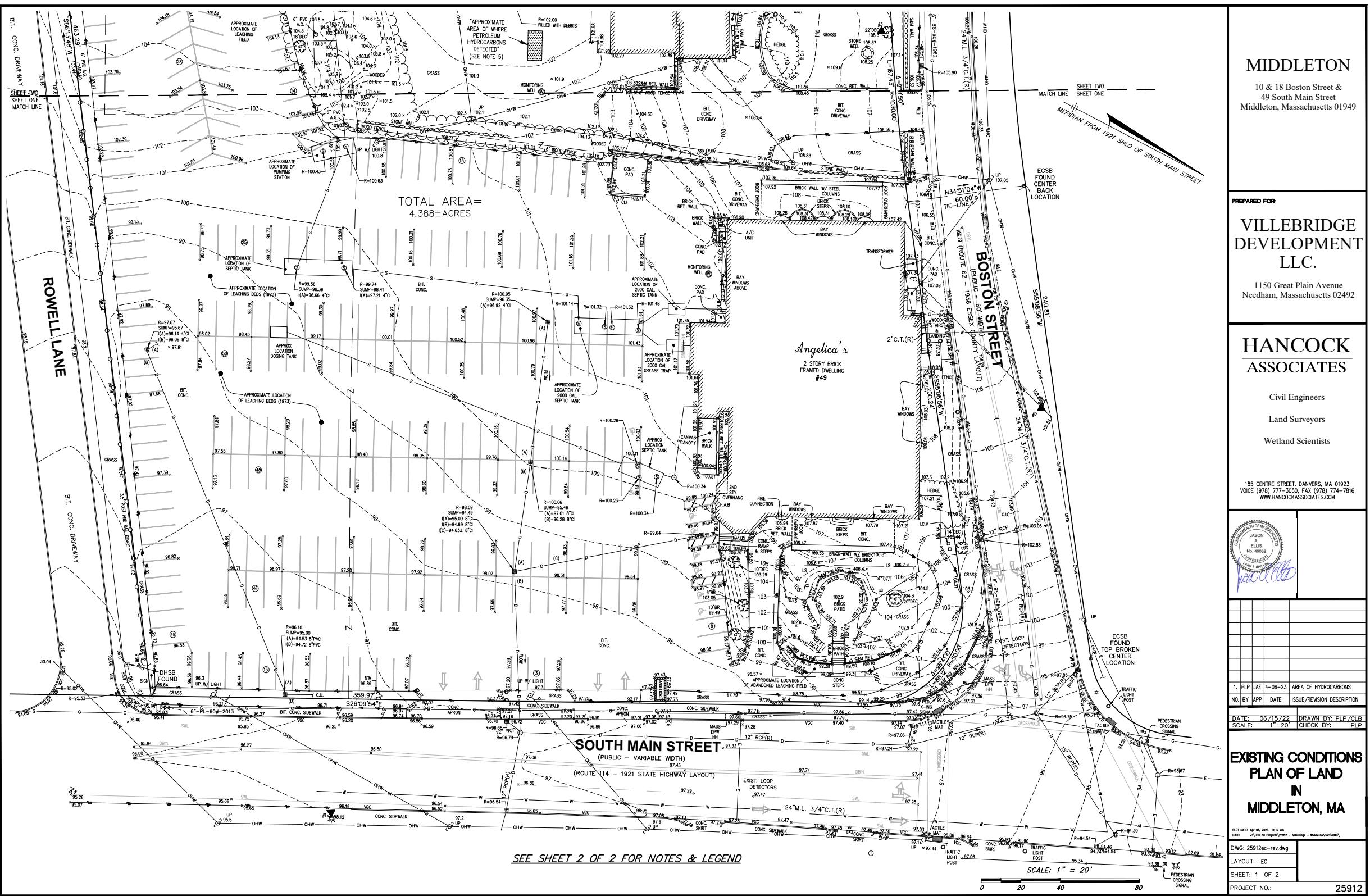
BLDG HEIGHT (Feet) 42
BLDG HEIGHT (Stories) 3
FOOTPRINT (SF) 24,185

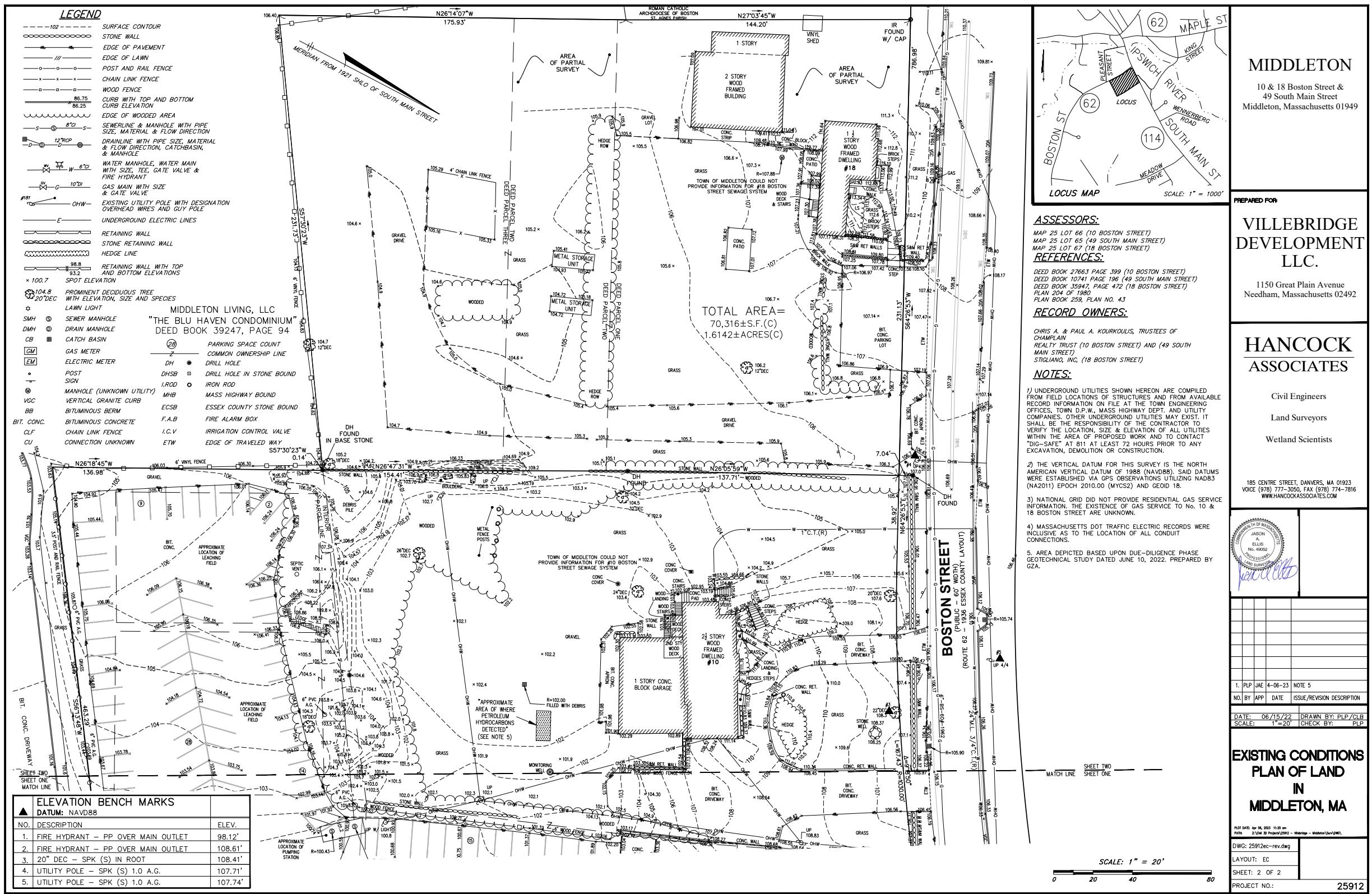
ACCESSIBLE UNIT MIX			
1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL UNITS
1	1	1	3

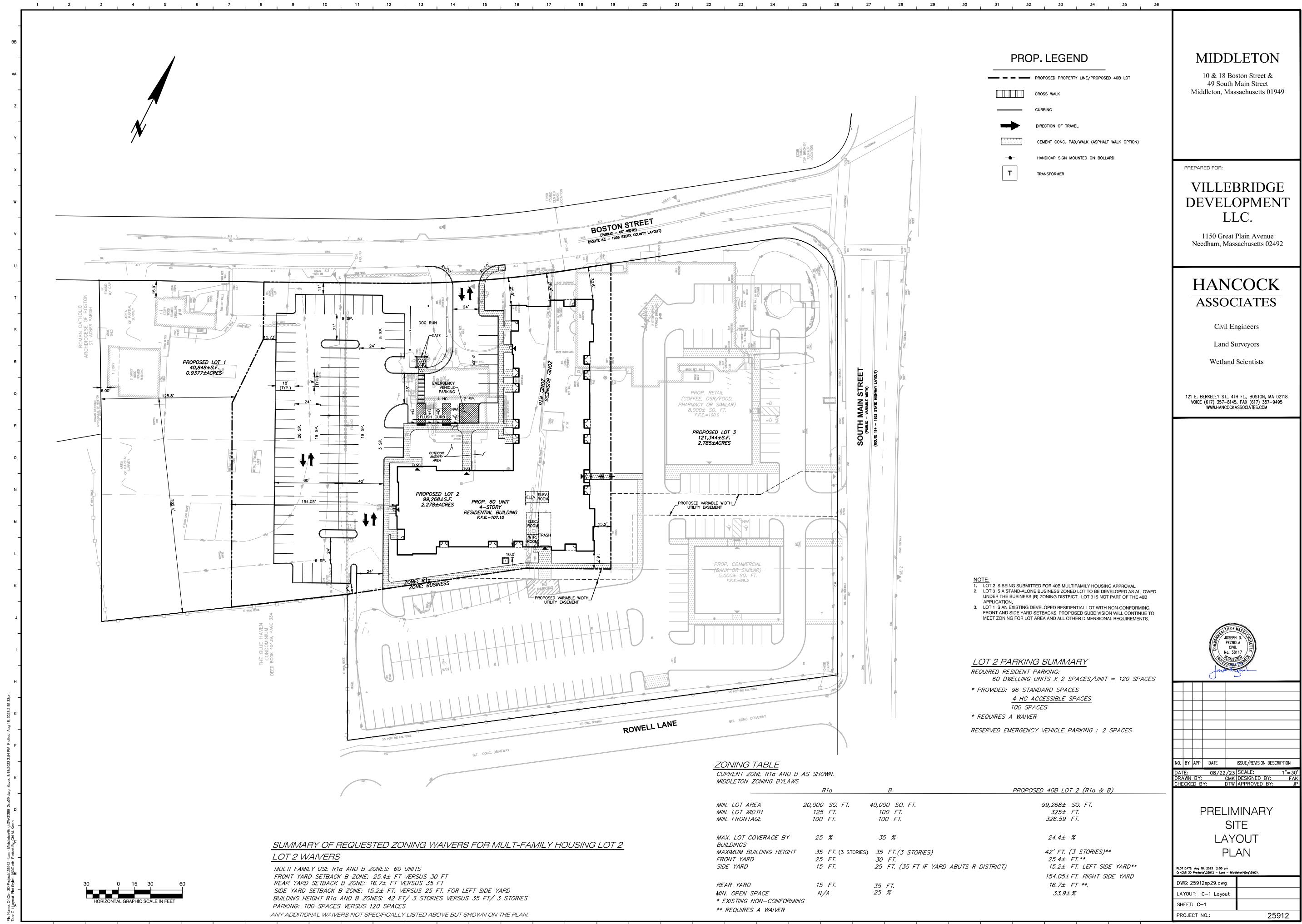
5%

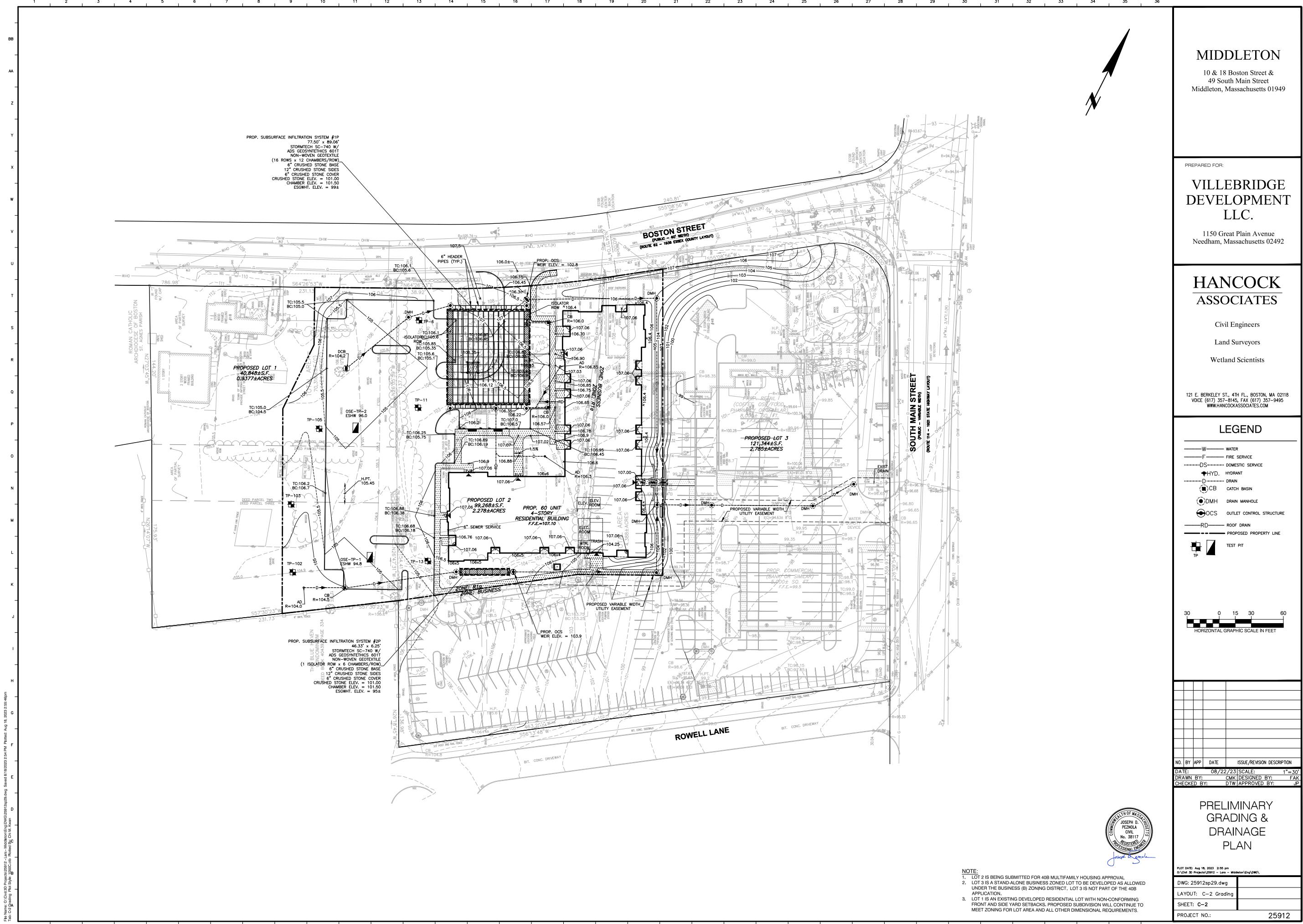
Definitions per the Zoning Bylaws of the Town of Middleton

1. Building Height shall be measured as the vertical distance from the average elevation of the finished lot grade adjoining such building to the highest point of the roof in the case of a flat roof, and to the mean height between the plate and the ridge in the case of a pitched roof.
2. Story - Each story of a building shall be deemed to be the portion of a building between the upper surface of any floor and the upper surface of the floor next above.









Commonwealth of Massachusetts
City/Town of Middleton

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

A. Facility Information

Chris A. Kourkoulis/Stiglano, Inc.
1018 Boston Street
Middleton, MA 01949
Phone: (508) 444-1234
Fax: (508) 444-1235

B. Site Information

1. (Check one) New Construction Upgrade
2. Soil Survey MassMapper 400B & 602 Canton & Urban Land Complex
Ground Moraine Soil Map Unit
Landform Soil Major Limitations
Soil Series Soil Minor Limitations
Soil Losses

3. Surface Geological Report MassMapper Till or Bedrock
4. Abstention Till Till or Bedrock
5. Description of Geologic Map Unit: Within a regulatory floodway? Yes No
6. Within a velocity zone? Yes No
7. Current Water Resource Conditions (USGS): July 27, 2022 Range: Above Normal Normal Below Normal
8. Other references reviewed: Zone II, IMA, Zone A
 Zone II, IMA, Zone A

D. Determination of High Groundwater Elevation

1. Method Used (Choose one): Obs. Hole # 1850-3 Hydrogeological Assessment Obs. Hole # 1850-4
Depth to redoxomorphic features 90" (OSE-TP-4) inches 70" (OSE-TP-1) inches
Depth to observed standing water in observation hole 90" (OSE-TP-4) inches 22" (OSE-TP-1) inches
Depth to adjusted seasonal high groundwater (S_s) (USGS methodology) inches inches

Index Well Number: Reading Date: S_s = S₁ + [S₂ (OW₁ - OW₂)/OW₁]
Obs. Hole/Well: S₁ OW₁ OW₂ OW₃ S₂

E. Depth of Pervious Material

1. Depth of Naturally Occurring Pervious Material
a. Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system? Yes No
b. If yes, at what depth was it observed (excluding A, D, E, Horizons)? Upper boundary: Varies None Lower boundary: Varies None
c. If no, at what depth was impervious material observed? Upper boundary: Varies None Lower boundary: Varies None

F. Certification

I certify that I am currently approved by the Department of Environmental Protection pursuant to 310 CMR 16.017 to conduct soil evaluations and that the above analysis has been performed by me consistent with the required training, expertise and experience described in 310 CMR 16.017. I further certify that the results of my soil evaluation, as indicated in the attached Soil Evaluation Form, are accurate and in accordance with 310 CMR 16.017 through 1509. I also certify that I am a registered professional engineer in the Commonwealth of Massachusetts.

Signature: *Raymond Wiles, P.E. (SE 2612)*
Date: *6/30/2023*
Expiration Date of License: *6/30/2025*
Name of Approving Authority: *Massachusetts Department of Environmental Protection*

C. On-Site Review (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Number: OSE-TP-1 Date: 7/29/2022 AM: 80% Overcast Weather: None Latitude: D-3% Longitude: D-3%
1. Land Use: Residential/Commercial
2. Soil Parent Material: Abstention Till
3. Distances from: Open Water Body: >100 feet
Property Line: >100 feet
Drinking Water Well: >100 feet
4. Unsuitable Materials Present: Yes No If Yes: Disturbed Soil/Fill Material Weathered/Fractured Rock Bedrock
5. Groundwater Observed: Yes No If Yes: 122" Depth to Weeping in Hole 122" Depth to Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon Layer	Soil Texture (USDA)	Soil Matrix Color (Moisture)	Redoximorphic Features	Coarse Fragments % by Volume	Gravel	Cobbles & Stones	Soil Structure	Soil Consistence (Moist)	Other
0-17	Fill	Clay	Dark Gray	Dark Gray	<5%	0%	0%	0%	0%	0%
17-20	Ab	Gravelly Coarse Sand	10 YR 3/2	Dark Gray	>5%	Single Grain	0%	0%	0%	Loose
20-35	Bw	Gravelly Coarse Sand	10 YR 5/6	Dark Gray	>5%	Single Grain	0%	0%	0%	Loose
35-132+	C	Medium Coarse Sand	2.5 Y 5/4	Dark Gray	>5%	Single Grain	0%	0%	0%	Loose

Deep Observation Number: OSE-TP-2 Date: 7/29/2022 AM: 80% Overcast Weather: None Latitude: D-3% Longitude: D-3%
1. Land Use: Residential/Commercial
2. Soil Parent Material: Abstention Till
3. Distances from: Open Water Body: >100 feet
Property Line: >100 feet
Drinking Water Well: >100 feet
4. Unsuitable Materials Present: Yes No If Yes: Disturbed Soil/Fill Material Weathered/Fractured Rock Bedrock
5. Groundwater Observed: Yes No If Yes: Depth to Weeping in Hole Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon Layer	Soil Texture (USDA)	Soil Matrix Color (Moisture)	Redoximorphic Features	Coarse Fragments % by Volume	Gravel	Cobbles & Stones	Soil Structure	Soil Consistence (Moist)	Other
0-20	Fill	Ab	First Loamy Soil	10 YR 3/2	<5%	0%	0%	0%	0%	Friable
20-25	Ab	First Loamy Soil	10 YR 5/6	Dark Gray	>5%	Massive	0%	0%	0%	Friable
25-37	Bw	Fine Loamy Soil	10 YR 5/6	Dark Gray	10%	>5%	Massive	0%	0%	Friable
37-113+	C	Medium Loamy Sand	2.5 Y 6/3	Dark Gray	10%	>5%	Massive	0%	0%	Friable

Deep Observation Number: OSE-TP-4 Date: 7/29/2022 AM: 80% Overcast Weather: None Latitude: D-3% Longitude: D-3%
1. Land Use: Residential/Commercial
2. Soil Parent Material: Abstention Till
3. Distances from: Open Water Body: >100 feet
Property Line: >100 feet
Drinking Water Well: >100 feet
4. Unsuitable Materials Present: Yes No If Yes: Disturbed Soil/Fill Material Weathered/Fractured Rock Bedrock
5. Groundwater Observed: Yes No If Yes: Depth to Weeping in Hole Depth Standing Water in Hole

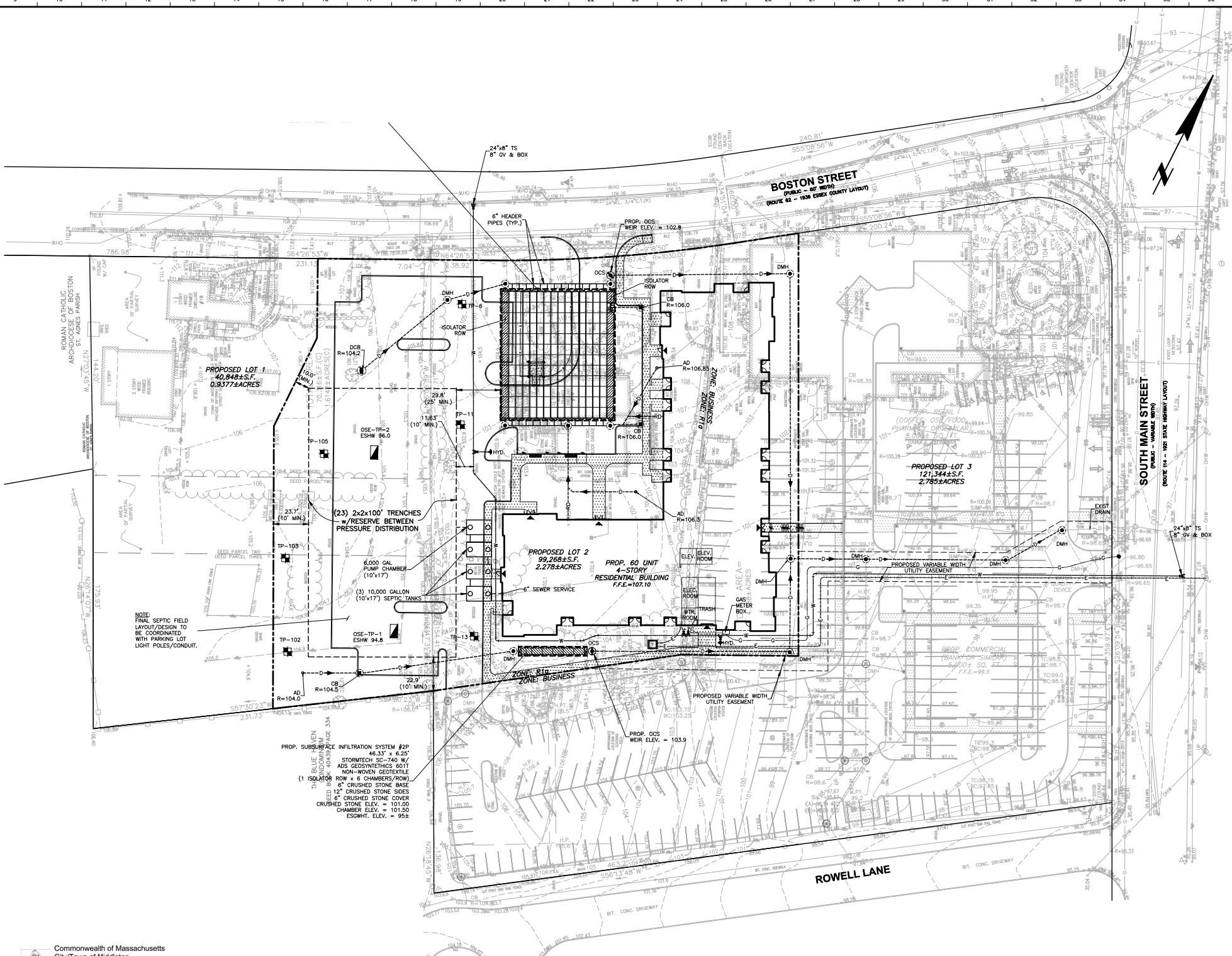
Soil Log

Depth (in)	Soil Horizon Layer	Soil Texture (USDA)	Soil Matrix Color (Moisture)	Redoximorphic Features	Coarse Fragments % by Volume	Gravel	Cobbles & Stones	Soil Structure	Soil Consistence (Moist)	Other
0-18	A	Fine Loamy Sand	10 YR 3/2	Dark Gray	<5%	0%	0%	0%	0%	Friable
18-33	Bw	Fine Loamy Sand	10 YR 5/6	Dark Gray	<5%	0%	0%	0%	0%	Friable
33-63	C	Loamy Sand	2.5 Y 6/3	Dark Gray	>5%	0%	0%	0%	0%	Friable
63-120+	C2	Loamy Sand	10 YR 5/6	Dark Gray	<5%	0%	0%	0%	0%	Friable

Deep Observation Number: OSE-TP-7 Date: 7/29/2022 PM: 80% Overcast Weather: None Latitude: D-3% Longitude: D-3%
1. Land Use: Residential/Commercial
2. Soil Parent Material: Abstention Till
3. Distances from: Open Water Body: >100 feet
Property Line: >100 feet
Drinking Water Well: >100 feet
4. Unsuitable Materials Present: Yes No If Yes: Disturbed Soil/Fill Material Weathered/Fractured Rock Bedrock
5. Groundwater Observed: Yes No If Yes: Depth to Weeping in Hole Depth Standing Water in Hole

Soil Log

Depth (in)	Soil Horizon Layer	Soil Texture (USDA)	Soil Matrix Color (Moisture)	Redoximorphic Features	Coarse Fragments % by Volume	Gravel	Cobbles & Stones	Soil Structure	Soil Consistence (Moist)	Other
0-39	Fill	Ab	First Loamy Soil	2.5 Y 5/4	<5%	0%	0%	0%	0%	Friable
39-57	Cb	Fine Loamy Sand	2.5 Y 5/4	Dark Gray	<5%	0%	0%	0%	0%	Friable
57-111+	C2	Cobbly Loamy Sand	10 YR 5/6	Dark Gray	>5%	0%	0%	0%	0%	Friable



MIDDLETON

10 & 18 Boston Street &
49 South Main Street
Middleton, Massachusetts 01949

VILLEBRIDGE DEVELOPMENT LLC.
1150 Great Plain Avenue
Needham, Massachusetts 02492

HANCOCK ASSOCIATES

Civil Engineers
Land Surveyors
Wetland Scientists

121 E. BERKELEY ST., 4TH FL., BOSTON, MA 02118
VOICE (617) 357-8145, FAX (617) 357-9495
WWW.HANCOCKASSOCIATES.COM

LEGEND

W	WATER
F	FIRE SERVICE
DS	DOMESTIC SERVICE
D	DRAIN
HYD	HYDRANT
CB	CATCH BASIN
DMH	DRAIN MANHOLE
OCS	OUTLET CONTROL STRUCTURE
RD	ROOF DRAIN
TP	TEST PIT

30 0 15 30 60
HORIZONTAL GRAPHIC SCALE IN FEET

Commonwealth of Massachusetts
City/Town of Middleton
Percolation Test
Form 12

Percolation test results must be submitted with the Soil Suitability Assessment for On-site Sewage Disposal. DEP has provided this form for use by local boards of Health. Other forms may be used, but the information must be the same and the results must be the same.

A. Site Information

Stiglano, Inc.
1018 Boston Street
Street Address or Lot #:
Middleton, MA 01949
City/Town: Middleton
State: MA
Zip Code: 01949

Contact Person (if different from Owner): Telephone Number:

Raymond Wiles, P.E.
 Paul B. Williams, P.E.
 Board of Health Wkshps.

Comments:

Comments:</p

10 BOSTON STREET

MIDDLETON, MASSACHUSETTS

LANDSCAPE PERMIT SUBMISSION SET

LIST OF DRAWINGS:

		SET DATE
L1.1	PLANTING PLAN	8/22/23
L2.1	LIGHTING PLAN	8/22/23
LD1	PLANTING SPECIFICATIONS	8/22/23
LD2	PLANTING DETAILS AND PLANT SCHEDULE	8/22/23

OWNER / APPLICANT:

VILLEBRIDGE REAL ESTATE DEVELOPMENT
1150 GREAT PLAIN AVENUE #920056
NEEDHAM, MA 02492
PHONE: 781-343-1239

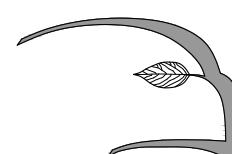
CIVIL ENGINEER:

HANCOCK ASSOCIATES
121 E. BERKLEY STREET, 4TH FLOOR
BOSTON, MA 02118
PHONE: 617-357-8145

ARCHITECT:

THE ARCHITECTURAL TEAM
50 COMMANDANTS WAY
CHELSEA, MA 02150
PHONE: 617-889-4402

PREPARED BY:

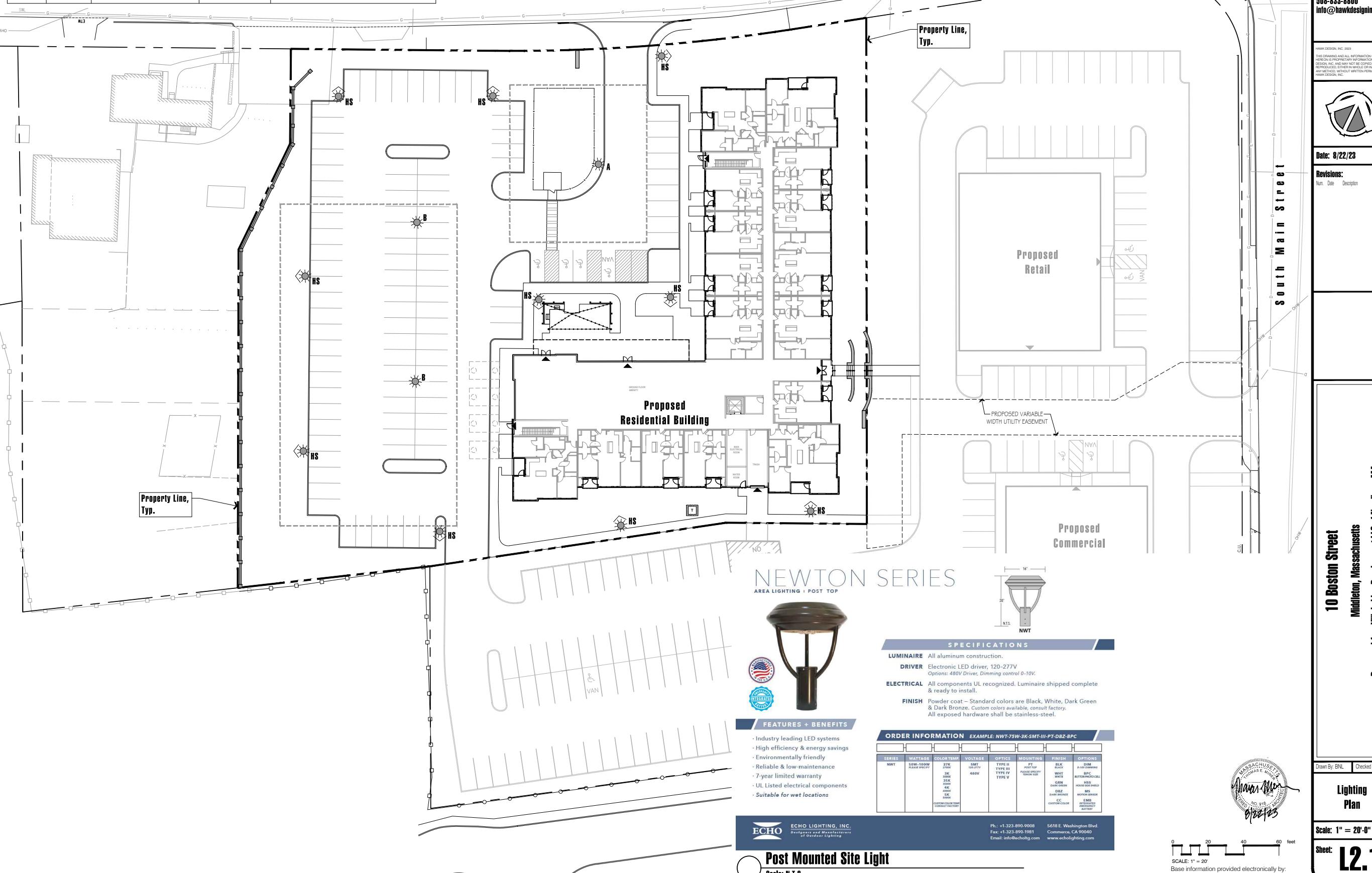


Hawk Design, Inc.
Landscape Architecture
Land Planning

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

Lighting Schedule

SYMBOL	QUANTITY	DESCRIPTION	MANUFACTURER	SPECIFICATION
	1	POST LIGHT ON 12' HT. POLE	ECHO	NWT-100W-3K-SMT-PT-BLK
	10	POST LIGHT ON 12' HT. POLE WITH HOUSE SIDE SHIELD	ECHO	NWT-100W-3K-SMT-PT-BLK-HSS
	2	POST LIGHT ON 36' HT. CONC. BASE W/ 10' HT. POLE	ECHO	NWT-100W-3K-SMT-PT-BLK
— — —	115 L.F.	CATENARY BISTRO LIGHTS	TBD.	TBD.



Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8900
info@hawkdesigninc.com



Date: 8/22/23

Revisions:

Num. Date Description





Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8900
info@hawkdesigninc.com

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HAWK DESIGN, INC.

Date: 8/22/23

Revisions:

Num. Date Description

10 Boston Street
Wellesley, Massachusetts
Prepared for: Welbridge Development LLC of Needham, MA



Drawn By: BNL | Checked By: TEM

Planting Specifications

Scale: N/A

Sheet: LD1

Base information provided electronically by:
Hancock Associates of Boston, MA

General Landscape Notes:

I. 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 WAIVED.

I. 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.

I. 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.

I. 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 PLANT FOR CLARIFICATION. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

I. 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 NURSERYMEN. PLANTING METHODS WILL BE IN ACCORDANCE WITH SITE-SPECIFIC REQUIREMENTS.

I. 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.

I. 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.

I. 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.

I. 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.

I. 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.

I. 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.

I. 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.

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

I. 14) LEDGE BOULDERS: IF DURING SITE EXCAVATION, LEDGE BOULDERS ARE AVAILABLE, THESE ARE TO BE STOCKPILED FOR USE IN FARTH PERRNS 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.

I. 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.

I. 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, ODOLESS, UNLEACHED COM MANURE, CONTAINING NOT MORE THAN 1.5% 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 MANUFACTURERS 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 MANUFACTURERS 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 extraneous 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-DESCICCANT: "WILT PRUF" 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 SEDING 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 PLANT BED EDDGESLINES: 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.

3.3 A.D.A.: THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE THAT A 7 FOOT VERTICAL CLEARANCE BE MAINTAINED FROM FREE BRANCHES TO GROUND 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.

3.4) PLANT BED EDDGESLINES: 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.

3.5) CONDITIONS FOR PLANT REJECTION:
A) REJECT PLANTS WHEN BALL OF EARTH SURROUNDING ROOTS HAS BEEN CRACKED OR BROKEN PREPARATORY TO 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 TARPANUL COVER PROCEDURES ARE SUBJECT TO REJECTION.

3.6) 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.

3.7) 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.

3.8) SOIL PERMABILITY: 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.

3.9) 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.

3.10) 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.

C) 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.

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

3.12) BALLED AND BURLAPED (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

3.13) 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.

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

3.15) 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 MILD-FREE CONDITION.

3.16) 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.

3.17) 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 RIBON.

3.18) 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.

3.19) PLANT FIELD ADJUSTMENTS:
A) THE CONTRACTOR IS TO SUITABLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITES.

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 SHALL 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.

3.20) PLANT BED EDDGESLINES: 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.

3.21) A.D.A.: THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE THAT A 7 FOOT VERTICAL CLEARANCE BE MAINTAINED FROM FREE BRANCHES TO GROUND 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.

3.22) 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 CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

3.23) 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 FOR THE PROJECTS PLANT LIST.

3.24) 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.

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

3.26) CONTINUE WITH MAINTENANCE, SEE SECTION 5.0

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

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 TREES/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 INSPECTIONS.

6.2) REMOVAL AND REPLACEMENT: 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 FOR THE PROJECTS 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 THIS 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.

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Land Planning
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Date: 8/22/23

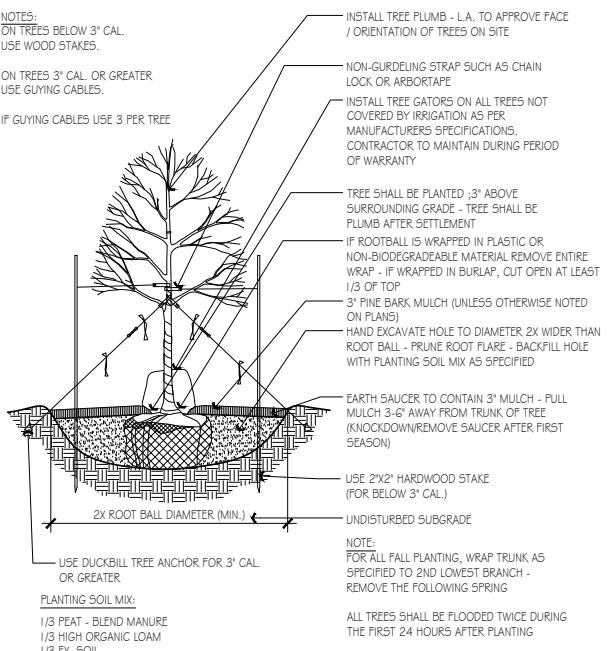
Revisions:

Num. Date Description

10 Boston Street
Wellesley, Massachusetts
Prepared for: Wellesley Development LLC of Needham, MA

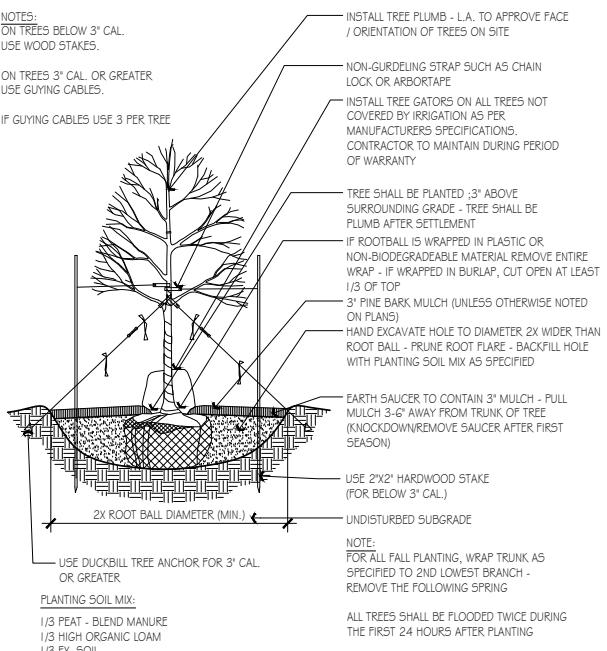
1 Tree Protection

Scale: N.T.S.



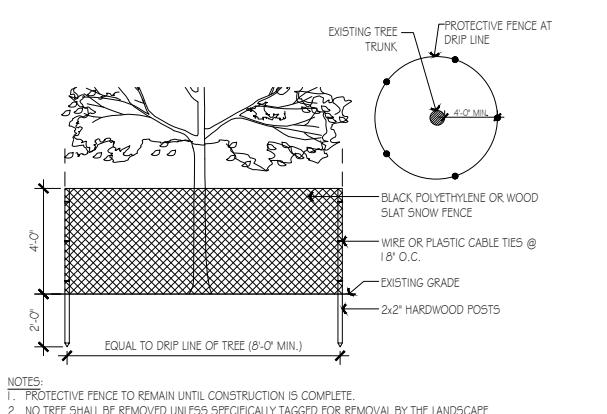
2 Deciduous Tree Planting

Scale: N.T.S.



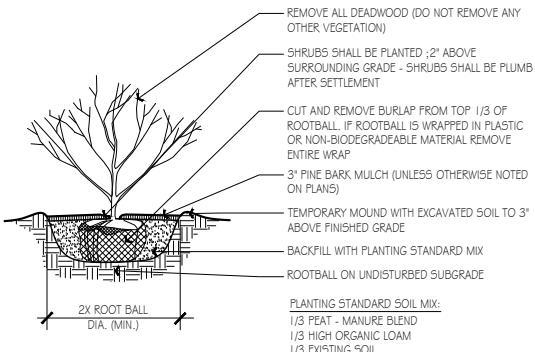
3 Coniferous Tree Planting

Scale: N.T.S.



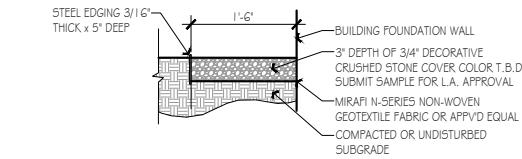
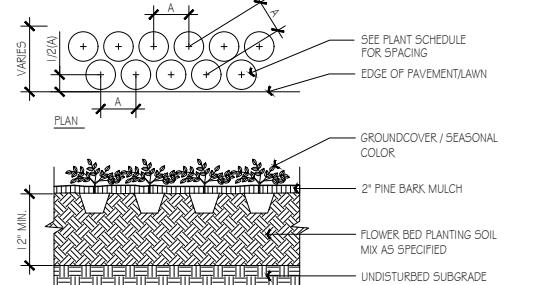
4 Shrub Planting

Scale: N.T.S.



5 Perennial, Groundcover & Seasonal Color Planting

Scale: N.T.S.



6 Metal Edged Crushed Stone Fire Protection Strip

Scale: N.T.S.

SCHEDULE OF TOPSOILS & ADDITIVES

LOCATION	DEPTH	DESCRIPTION
GENERAL PLANTING BEDS	1 2"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
FLOWER BEDS	1 2"	SCREENED LOAM 1/2 PEAT - MANURE BLEND - PELATIZED OR GROUND (50 LB. PER 100 SF.) GROUND BONE MEAL (50 LB. PER 100 SF.) 10-10-10 INORGANIC FERTILIZER (50 LB. PER 500 SF.)
LAWNS - SOIL 4 SEED	6"	6" SCREENED LOAM
PITS/TREE WELLS "STANDARD MIX" FOR BACKFILL	1 2"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
AR-RS	7	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	B & B	3-3.5" CAL	
GT-S	1	Gleditsia triacanthos 'Inermis' 'Shademaster'	Shademaster Honey Locust	B & B	3-3.5" CAL	
PA-B	4	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	B & B	3-3.5" CAL	
UA-P	6	Ulmus americana 'Princeton'	Princeton American Elm	B & B	3-3.5" CAL	
ZS-GV	1	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	B & B	3-3.5" CAL	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
TO-HW	26	Thuja occidentalis 'Hetz Wintergreen'	Hetz Wintergreen Arborvitae	B & B	7-8" HT	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	PLANT SIZE
CF-CP	1	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	B & B	2-2.5" CAL	
PS-C	4	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	B & B	2-2.5" CAL	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
CA-H	3	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	Cont.		18-24" HT
CS-K	7	Cornus sericea 'Kelseyi'	Kelseys Dwarf Red Twig Dogwood	Cont.		18-24" HT
DF	38	Deschampsia flexuosa	Wavy Hair Grass	2 GAL		
EF-EG	17	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	Cont.		18-24" HT
IG-GL	32	Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	B & B	2-2.5" HT	
IG-ST	35	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	Cont.		18-24" SPD.
IG-S	36	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	Cont.		2-2.5" HT
JC-S	3	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B	4-4.5" HT	
JH-BH	22	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	Cont.		18-24" SPD.
PJ-C	5	Pieris japonica 'Cavatine'	Cavatine Japanese Pieris	Cont.		2-2.5" HT
PO-C	2	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark	B & B	3-3.5" HT	
RH-CW	16	Rhododendron x 'Cunningham's White'	Cunningham White Rhododendron	B & B	2-2.5" HT	
RH-PG	7	Rhododendron x 'Purple Gem'	Purple Gem Rhododendron	Cont.		18-24" SPD.
RH-PJM	8	Rhododendron x 'P.J.M.'	PJM Rhododendron	B & B	2-2.5" HT	
RH-S	7	Rhododendron x 'Scintillation'	Scintillation Rhododendron	B & B	2-2.5" HT	
RO-ID	13	Rosa x 'Icy Drift'	Icy Drift Rose	Cont.		15-18" SPD.
SJ-G	10	Spiraea japonica 'Goldflame'	Goldflame Japanese Spirea	Cont.		18-24" HT
SS-SO	28	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	2 GAL		
TM-H	12	Taxus x media 'Hicksii'	Hicks Yew	B & B	4-4.5" HT	
TM-T	23	Taxus x media 'Tauntonii'	Taunton's Anglo-Japanese Yew	B & B	2-2.5" SPD.	
TO-EG	15	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	B & B	6-7" HT	
VD-BM	5	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	B & B	4-4.5" HT	
WF-MM	17	Weigela florida 'My Monet'	My Monet Weigela	Cont.		15-18" SPD.
WF-WR	36	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	B & B	2-2.5" HT	
PERENNIALS / GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	
HE-PM	28	Heuchera x 'Pardon Me'	Pardon Me Daylily	4 QT.		
LM-V	26	Liriope muscari 'Variegata'	Variegated Liriope	4 QT.		
SC	47	Seasonal Color	Seasonal Rotation	4 QT.		

Drawn By: BNL Checked By: TEM

Planting Details and Plant Schedule

Scale: As Noted

Sheet: LD2

Base information provided electronically by:
Hancock Associates of Boston, MA

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Revision:

Architect of Record:



Edw[] F. []

Drawn: J

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:

Project Name:

Middleton MA

Chapter Name

FIRST FLOOR PLAN

Project Number:

33010

Ergonomics

Issue Date:

August 22,

Sheet Number:

A 1.00

BOSTON STREET
(PUBLIC 60' WIDTH)
(ROUTE 62 - 1936 ESSEX COUNTY LAYOUT)

PROPOSED LOT 1
40,848±S.F.
0.9377±ACRES

PROPOSED LOT 3
121,344±S.F.
2.785±ACRES

PROPOSED RETAIL
(COFFEE, OSR/FOOD,
PHARMACY OR SIMILAR)
8,000± SQ. FT.
F.F.E.=100.0

PROPOSED VARIABLE WIDTH
UTILITY EASEMENT

PROPOSED COM
(BANK OR)
5,000± S
F.F.E.=5

FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

BLUE HAVEN
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Architect of Record:



Edward R. Bradbury

Drawn: J.K

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:

Project Name:
Villbridge Middleton

Middleton, MA

Sheet Name:

SECOND & THIRD
FLOOR PLANS

Project Number:

22019

Issue Date:

August 22, 2023

Sheet Number:

A1.01



20 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

10 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

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Consultant:

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Architect of Record:



Edward R. Bradburn

Drawn: J.K

Checked: E.B.

Scale: 1/16" = 1'-0"

Key Plan:

Project Name:
Villbridge Middleton

Middleton, MA

Sheet Name:

ROOF PLAN

Project Number:

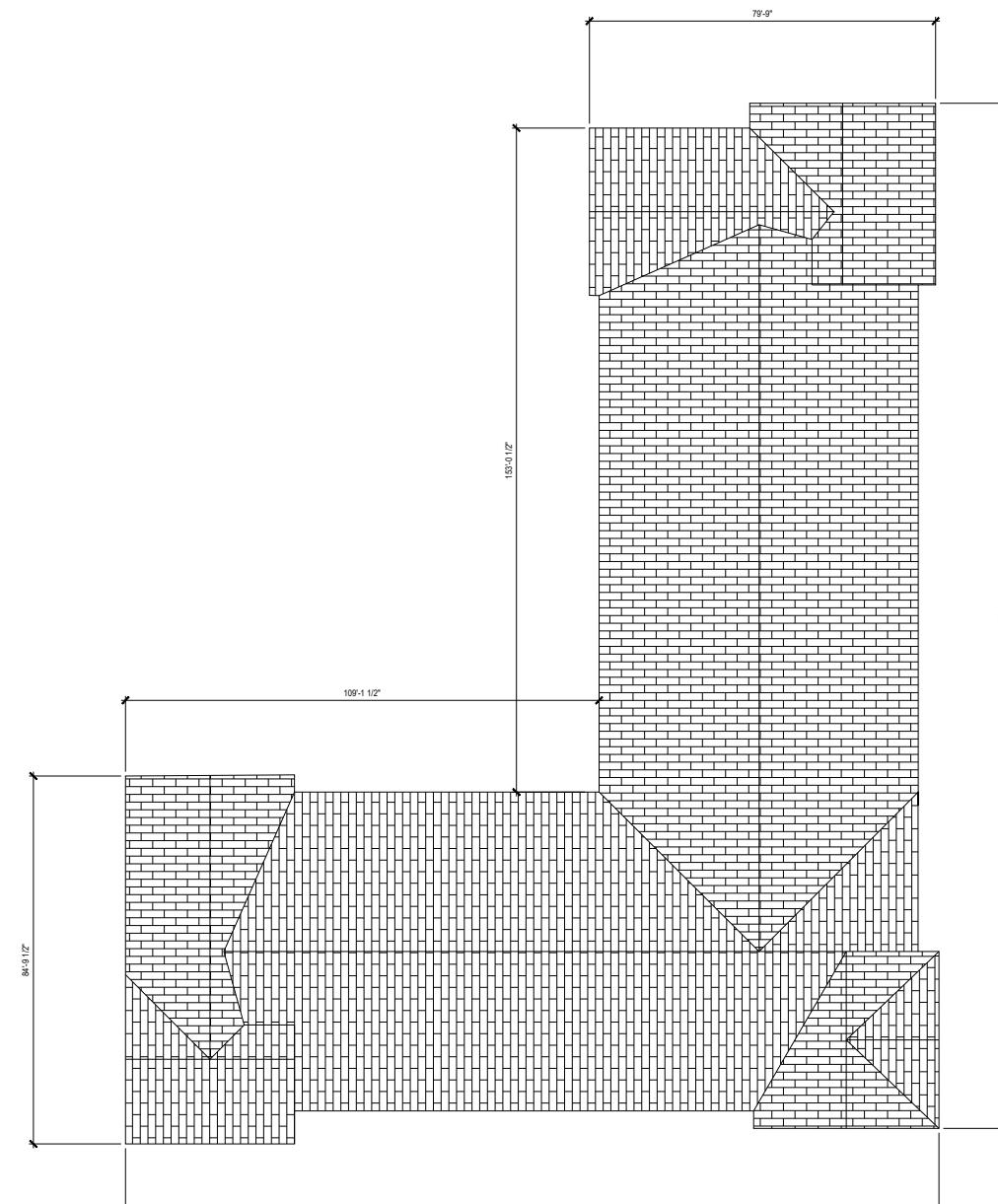
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Issue Date:

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Sheet Number:

A1.02



10 ROOF PLAN
SCALE: 1/16" = 1'-0"

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Revision:

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Drawn: J.K.

Checked: E.B.

Scale: 1/4" = 1'-0"

Key Plan:

Project Name:
Villbridge Middleton

Middleton, MA

Sheet Name:
TYPICAL UNIT PLANS

Project Number:

22019

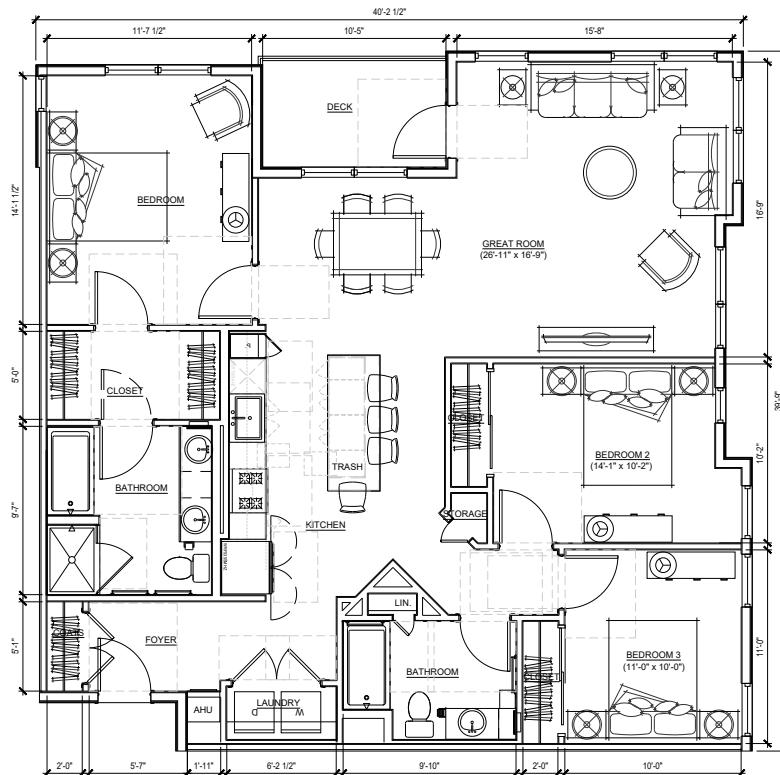
Issue Date:

August 22, 2023

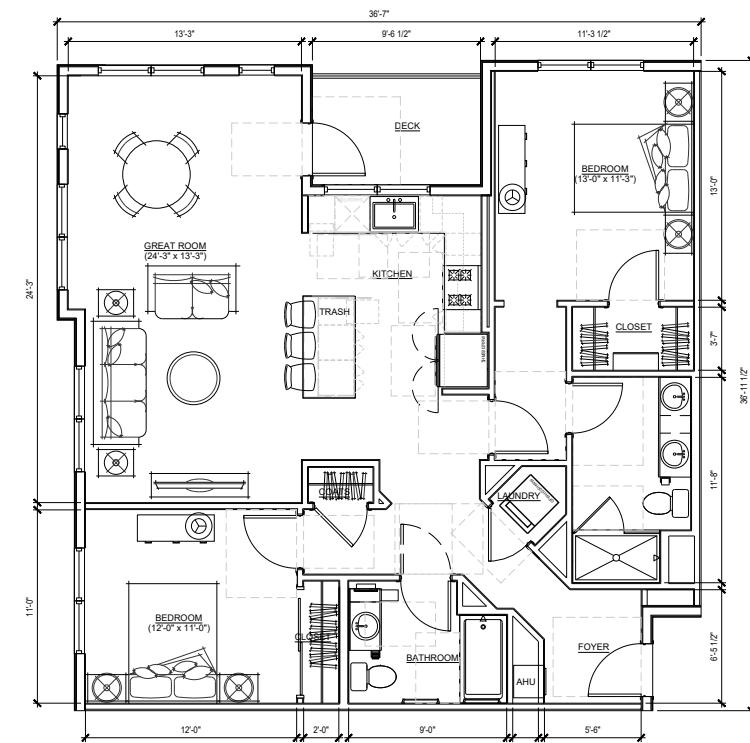
Sheet Number:

A2.01

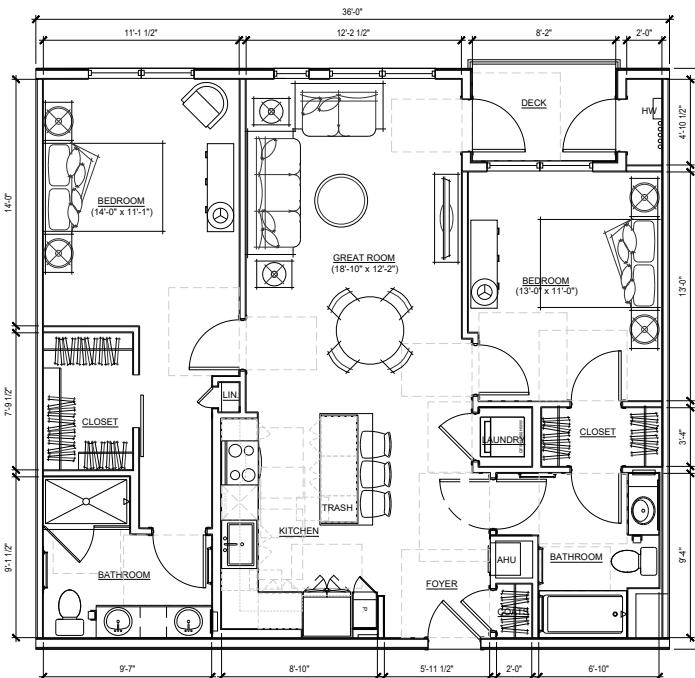
UNIT TYPE
3 BR
NSF
1484 SF



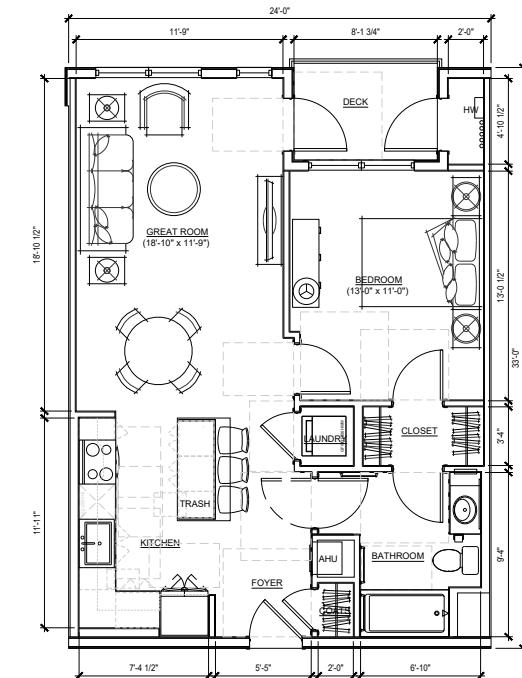
UNIT TYPE
2 BR
NSF
1244 SF



UNIT TYPE
2 BR
NSF
1145 SF



UNIT TYPE
1 BR
NSF
726 SF



tat

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Consultant:

Revision:

Architect of Record:



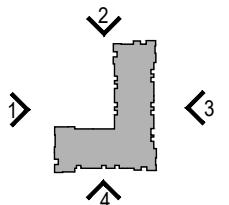
Edward R. Bradburn

Drawn: J.K

Checked: E.B.

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

Key Plan:



Project Name:
Villbridge Middleton

Middleton, MA

Sheet Name:
EXTERIOR ELEVATIONS

Project Number:
22019

Issue Date:
August 22, 2023

Sheet Number:

A4.01

MATERIAL KEY:	
EL01	ASPHALT SHINGLE ROOFING
EL02	VINYL HORIZONTAL LAP SIDING
EL03	FIBER CEMENT PANEL
EL04	COMPOSITE STONE VENEER
EL05	VINYL WINDOW
EL06	ALUMINUM BALCONY GUARDRAIL



4 SOUTH ELEVATION

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



3 EAST ELEVATION (SOUTH MAIN STREET)

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



2 NORTH ELEVATION (BOSTON STREET)

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



1 WEST ELEVATION

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

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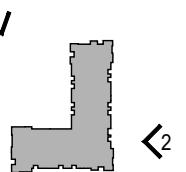
Edward R. Braden

Drawn: J.K.

Checked: E.B.

Scale: NOT TO SCALE

Key Plan:



Project Name:
Villbridge Middleton

Middleton, MA

Sheet Name:

ILLUSTRATIVE IMAGES

Project Number:

22019

Issue Date:

August 22, 2023

Sheet Number:

A4.02



2 VIEW FROM SOUTH MAIN STREET
SCALE: NOT TO SCALE



1 VIEW FROM BOSTON STREET
SCALE: NOT TO SCALE

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revision:

Architect of Record:

A circular registration stamp for Edward R. Bradford. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "MASSACHUSETTS" at the bottom. The center of the stamp contains "EDWARD R. BRADFORD" at the top, "No. 9498" in the middle, and "MELROSE, MASS." at the bottom. A handwritten signature, "Edward R. Bradford", is written across the bottom half of the stamp.

rawn: J.K

checked: E.B.

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

Key Plan:

Project Name:

Middleton, MA

Volume 4 Number 4

BUILDING SECTIONS

Project Number:

2019

Issue Date:

August 22, 2017

August 22, 1968

Sheet Number:

