

**LAYOUT AND MATERIAL NOTES**

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY HARRY R. FELDMAN, INC. OF THE WELLESLEY INN IN WELLESLEY, MA AND IS DATED APRIL 15, 2004.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DISSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF WELLESLEY AND THE MASSACHUSETTS HIGHWAY DEPARTMENT.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDINGS, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, HALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (MAAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT BUTTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES ARE TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- FOR LAYOUT AND DIMENSIONS OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPOSED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

**MATERIALS LEGEND**

- PROPERTY LINE
- LIMIT OF WORK LINE
- SAWCUT LINE
- BOLLARD LIGHTING
- AD AREA DRAIN
- STONE PAVEMENT
- STEP STONES
- UNIT PAVERS
- BRICK BANDING
- BITUMINOUS CONCRETE PAVEMENT
- GRANITE STAIRS
- 6" VERTICAL GRANITE CURB
- CEDAR LATTICE SCREEN FENCE
- 42" CEDAR GUARD RAIL
- BENCH
- AZEK LATTICE PANEL
- REUSE AND RESET OF EXISTING CURB MEETS NEW VERTICAL GRANITE CURB.

**PARKING SUMMARY**

GARAGE SPACES: 54  
SURFACE SPACES: 9

REVISIONS	#	DATE	DESCRIPTION

**Wellesley Inn Site Redevelopment**  
576 Washington St.  
Wellesley, MA

HRV Development, LLC

cbt 617 262 4354 cbrarchitects.com  
110 canal street boston, ma 02114



PREPARED FOR:  
PROJECT OF SIGNIFICANT  
IMPACT (PSI)

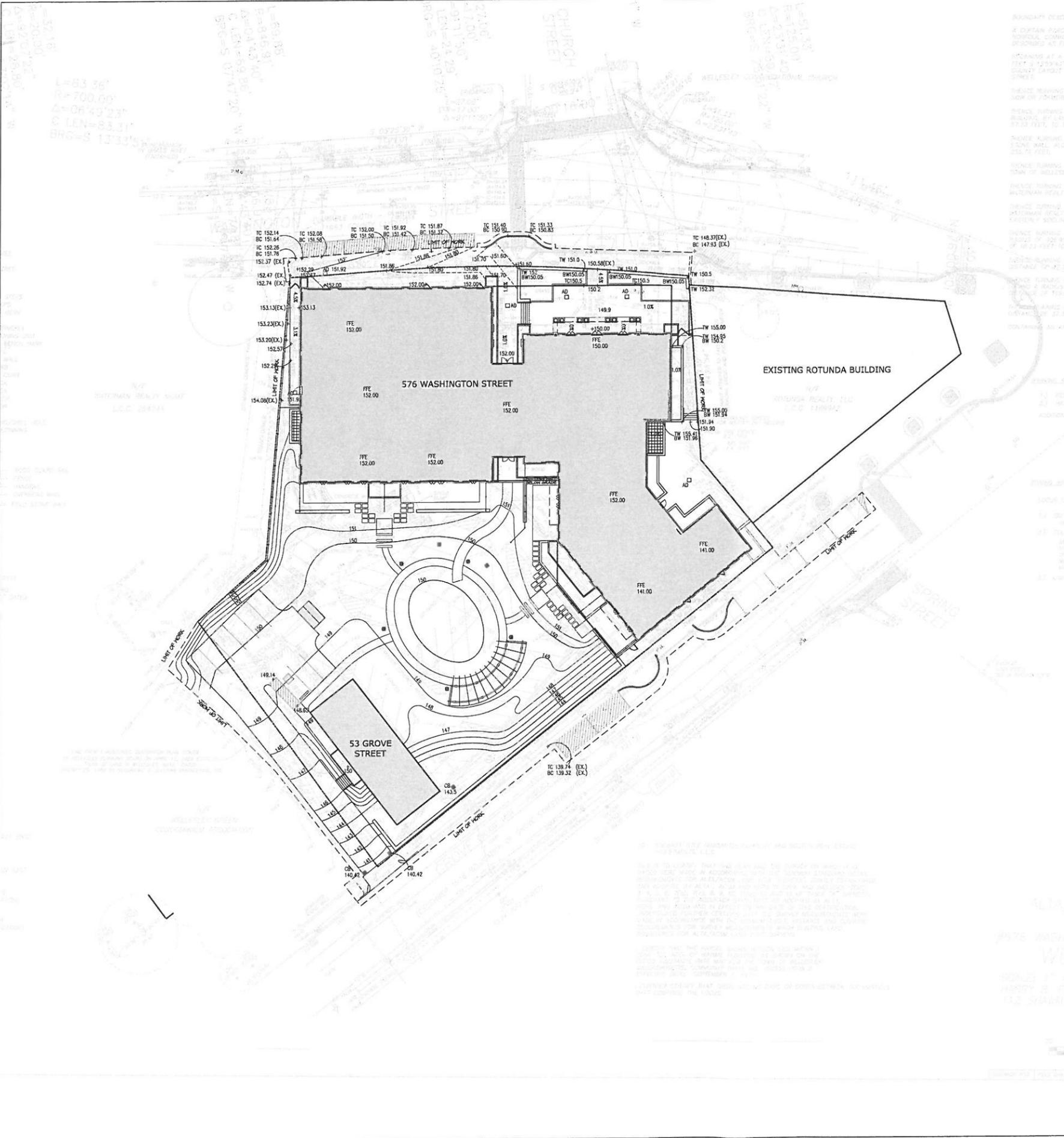
2013-06-03

MATERIALS PLAN - ALT. 1

SCALE 1"=20'-0" DATE ISSUED 08.03.2013



L-1.1



**GRADING NOTES**

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3. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. POODING AT TRANSITION AREAS WILL NOT BE ALLOWED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
5. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3%, UNLESS OTHERWISE NOTED.
6. ENSURE ALL EXISTING (TO REMAIN) AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICES.
7. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
9. CONTRACTOR TO ADJUST UTILITY ELEMENT HEIGHT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
10. SCREENED IMAGES SHOW EXISTING CONDITIONS, WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

**GRADING LEGEND**

— 110 —	PROPOSED CONTOUR MAJOR LINE
— 112 —	PROPOSED CONTOUR MINOR LINE
--- 112.85 ---	PROPOSED IN BETWEEN CONTOUR LINE
+124.00	SPOTGRADE
■	CATCHBASIN
AD	AREA DRAIN

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**cbt** 617.262.4334 cbr@architects.com  
 110 canal street boston, ma 02114



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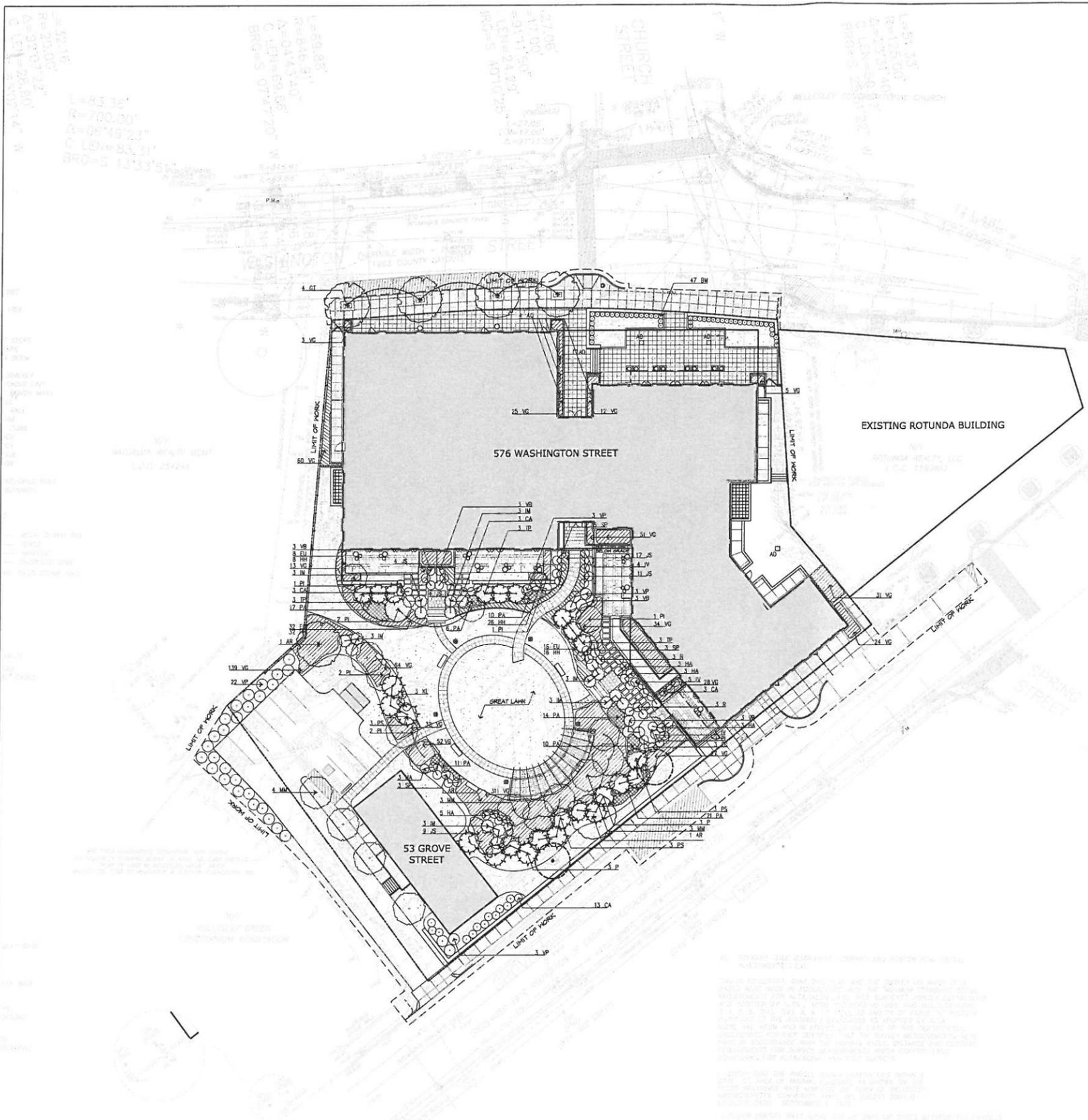
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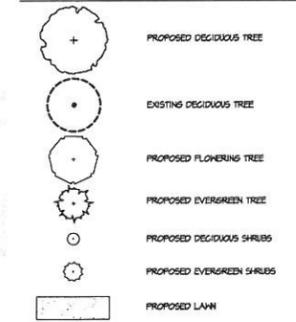
**L-1.2**



**PLANTING NOTES**

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- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIALS.
- LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL PLANTS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF HOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDING WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.

**PLANTING LEGEND**



**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
<b>DECIDUOUS TREES</b>					
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	3	4 - 4 1/2" CAL.	
GT	GLYPTISIA TRICANTHOS	COMMON HONEY LOCUST	4	4 - 4 1/2" CAL.	
PI	PRUNUS X INCIAM 'OKAME'	OKAME CHERRY	10	4 - 4 1/2" CAL.	
MW	MAGNOLIA X LOEBNER 'WERRILL'	MERRILL MAGNOLIA	10	4 - 4 1/2" CAL.	MULTI-STEM
<b>EVERGREEN TREES</b>					
P	PICEA ABIES	NORWAY SPRUCE	6	10-12' HT.	UNSHEARED
PS	PINUS STROBUS 'FASTIGIATA'	WHITE PINE	8	10-12' HT.	UNSHEARED
IP	THUJA PLICATA	WESTERN RED CEDAR	9	8-10' HT.	UNSHEARED
<b>SHRUBS</b>					
BM	BUXUS MICROPHYLLA	BOXWOOD	49	3 1/2 - 4"	B&B
CA	CLETHRA ALNIFOLIA	SUMMERSHEET CLETHRA	9	3 1/2 - 4"	B&B
EC	ERIGANTHUS CAMPANULATUS	RED VEN ERIGANTHUS	3	3 1/2 - 4"	B&B
HA	HYDRANZIA ARRORDESCENS	SMOOTH HYDRANZIA	17	3 1/2 - 4"	B&B
IM	ILEX MESSEYAE	BLUE HOLLY	21	3 1/2 - 4"	B&B
IV	ILEX VERTICILLATA	WINTERBERRY	12	3 1/2 - 4"	B&B
KL	KALMA LATIFOLIA	MOUNTAIN LAUREL	3	3 1/2 - 4"	B&B
PJ	PERIS JAPONICA	JAPANESE PERIS	3	3 1/2 - 4"	B&B
R	RHODODENDRON 'PAM'	P.M. RHODODENDRON	6	3 1/2 - 4"	B&B
RP	RHODODENDRON VEDDENSE VAR. POUKHANENSE	KOREAN AZALEA	4	3 1/2 - 4"	B&B
SA	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	3	3 1/2 - 4"	B&B
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	11	3 1/2 - 4"	B&B
VC	VBURNUM CARLESII	KOREAN SPICE VIBURNUM	12	3 1/2 - 4"	B&B
VP	VBURNUM PLICATUM VAR. TOMENTOSUM	DOUBLEFILE VIBURNUM	11	3 1/2 - 4"	B&B
VB	VBURNUM X BURKWOODI	BURKWOOD VIBURNUM	12	3 1/2 - 4"	B&B
<b>GROUNDCOVER, VINES AND GRASSES</b>					
AQ	AKERIA QUINATA	FIVELEAF AKERIA	4	#2 POT	VINE
JS	JUNIPEROUS 'SQUAMATA' BLUE CARPET	BLUE CARPET JUNIPER	56	#2 POT	PLANTED 2' O.C.-CG
PA	POINSETTUM ALPEDIROIDES	POINSETT GRASS	89	#2 POT	PLANTED 4' O.C.-CG
YG	YACONUM ANGUSTIFOLIUM	LOW BUSH BLUEBERRY	1033	#2 POT	PLANTED 2' O.C.-CG
<b>PERENNIALS</b>					
EU	EDINACIA PURPUREA	CONEFLOWER	56	#2 POT	PLANTED 18" O.C.-CG
HI	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILY	82	#2 POT	PLANTED 18" O.C.-CG

**REVISIONS**

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Wellesley, MA

HRV Development, LLC

**cbt** 617 262 4354 cbitarchitects.com  
110 Canal Street Boston, MA 02114  
**Starbuc** Starbuc Planning and Landscape Architecture P.C.  
141 Portland St.  
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617.523.8103  
www.starbuc.com

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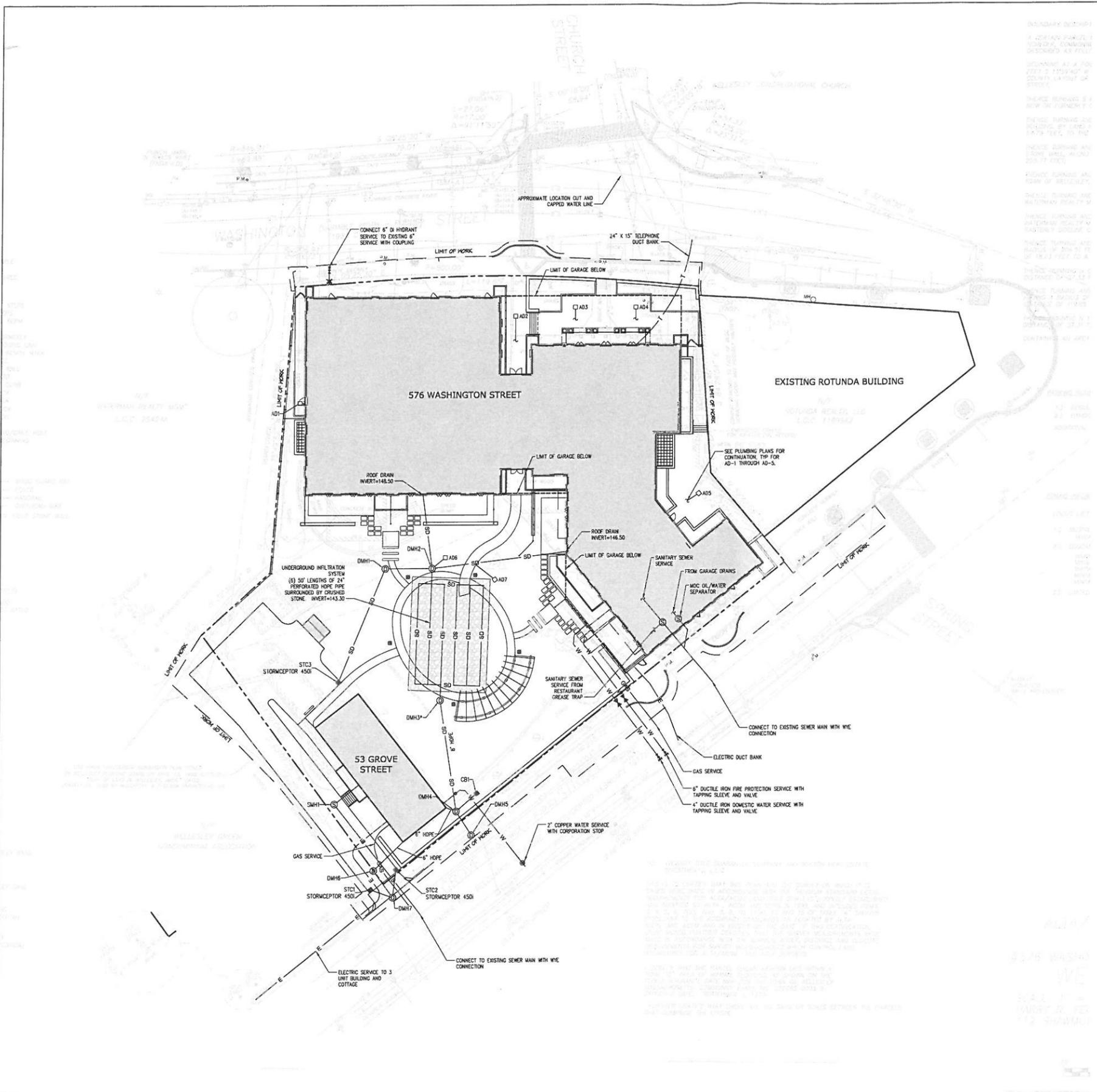
2013-06-03

PLANTING PLAN - ALT. 1

SCALE 1"=20'-0" DATE ISSUED 06.03.2013



**L-1.3**



**UTILITY NOTES**

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- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF WELLESLEY.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- IF AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE, AS NECESSARY, ALL UTILITY AND SITE STRUCTURES SUCH AS: LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR ORDERED BY OWNER'S REPRESENTATIVE.
- ALL SEWER PIPES SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1734 WITH RUBBER GASKET JOINTS.
- REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING. DESIGN OF PLUMBING SERVICES WITHIN 5' OF FOUNDATION IS BY PLUMBING ENGINEER. CONTRACTOR SHALL COORDINATE SERVICE SIZES, LOCATIONS, AND ELEVATIONS.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
- ALL DRAINAGE PIPE SHALL BE 12" HIGH DENSITY POLYETHYLENE PIPE UNLESS OTHERWISE NOTED.
- ALL SEWER PIPE SHALL BE 6" POLYVINYL CHLORIDE PIPE UNLESS OTHERWISE NOTED.

**UTILITY LEGEND**

- PROPERTY LINE
- W WATER PIPE
- CORPORATION STOP
- CURB STOP
- H GATE VALVE
- I= TAPPING SLEEVE AND VALVE
- ≡ HYDRANT
- SD DRAIN PIPE
- ⊙ DRAIN MANHOLE
- AREA DRAIN
- ▣ CATCH BASIN
- S SANITARY SEWER PIPE
- ⊙ SANITARY SEWER MANHOLE
- GAS SERVICE
- E ELECTRIC DUCT BANK
- T TELEPHONE DUCT BANK

DRAIN	
STRUCTURE NAME	STRUCTURE DETAILS
AD1	RM = 151.97 INV.=149.97 BLDG SOUTH WALL
AD2	RM = 151.70 INV.=149.70 BLDG ENTRANCE WALL
AD3	RM = 148.50 INV.=149.70 BLDG WEST WALL
AD4	RM = 148.50 INV.=149.70 BLDG WEST WALL
AD5	RM = 151.65 INV.=149.65 BLDG NORTH WALL
AD6	RM = 149.85 INV.=144.50 DMH2
AD7	RM = 148.85 INV.=146.00 DMH2
CB1	RM = 143.50 INV.=136.25 DMH4
DMH1	RM = 148.80 INV.=144.97 STC1 INV.=145.00 DMH2
DMH2	RM = 149.80 INV.=146.50 BLDG WEST INV.=144.75 DMH1 INV.=144.00 AD6 INV.=143.50 PERF. PIPES INV.=146.50 BLDG NORTH
DMH3*	RM = 148.70 INV.=143.30 PERF. PIPES INV.=142.00 DMH4
DMH4	RM = 144.10 INV.=139.00 DMH3* INV.=137.80 CB1 INV.=142.73 COTTAGE RD INV.=137.50 DMH5
DMH5	RM = 138.30 INV.=135.00 DMH4 INV.=135.00 EX. CS INV.=135.00 MATCH EX
DMH6	RM = 143.50 INV.=137.75 COTTAGE RD INV.=137.65 DMH7
DMH7	RM = 139.40 INV.=136.00 DMH5 INV.=136.30 STC1 INV.=136.00 STC2 INV.=135.00 MATCH EX INV.=135.00 MATCH EX
STC1	RM = 140.42 INV.=136.50 DMH7
STC2	RM = 140.42 INV.=136.50 DMH7
STC3	RM = 148.50 INV.=142.00 DMH1

\*DRAIN MANHOLE WITH HUB AND ORIFICE. HUB ELEVATION = 147.00, 24" X 3" ORIFICE INVERT=149.00

SEWER	
STRUCTURE NAME	STRUCTURE DETAILS
SH1	RM = 146.35 INV.=132.00 COTTAGE SERVICE INV.=132.00 WYE CONNECTION

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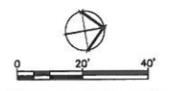
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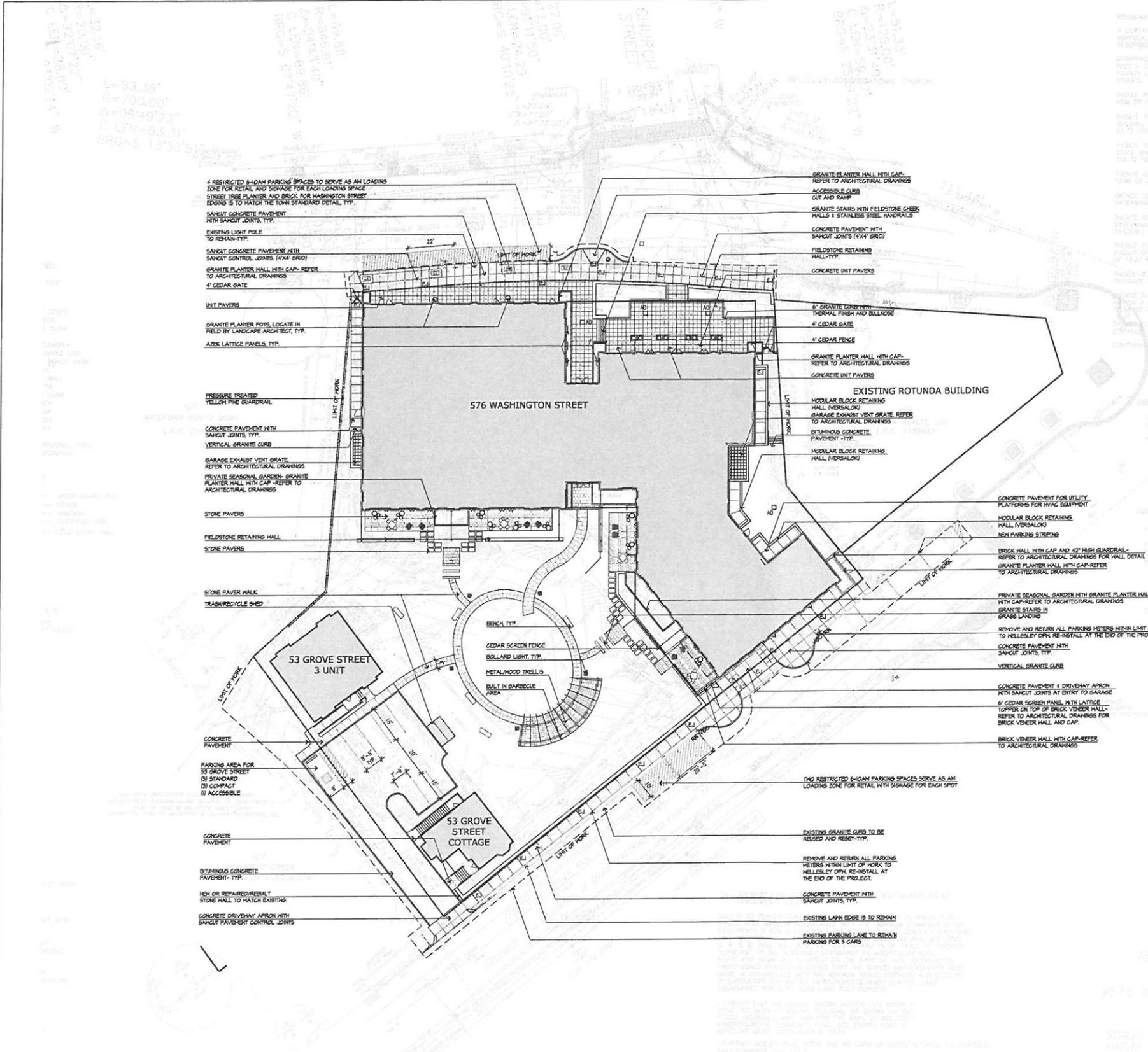
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UTILITY PLAN - ALT. 1

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**L-1.4**





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- SANGUIT LINE
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- AD AREA DRAIN
- STONE PAVEMENT
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- BITUMINOUS CONCRETE PAVEMENT
- GRANITE STAIRS
- 6" VERTICAL GRANITE CURB
- CEDAR LATTICE SCREEN FENCE
- 42" CEDAR GUARD RAIL
- BENCH
- AZEK LATTICE PANEL
- REUSE AND RESET OF EXISTING CURB MEETS NEW VERTICAL GRANITE CURB.

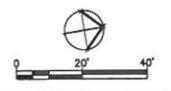
NOTE: THE PARCEL IS 37,004 S.F. (0.85 ACRES) AND IS LOCATED WITHIN THE WELLESLEY SQUARE COMMERCIAL DISTRICT

**PARKING SUMMARY**

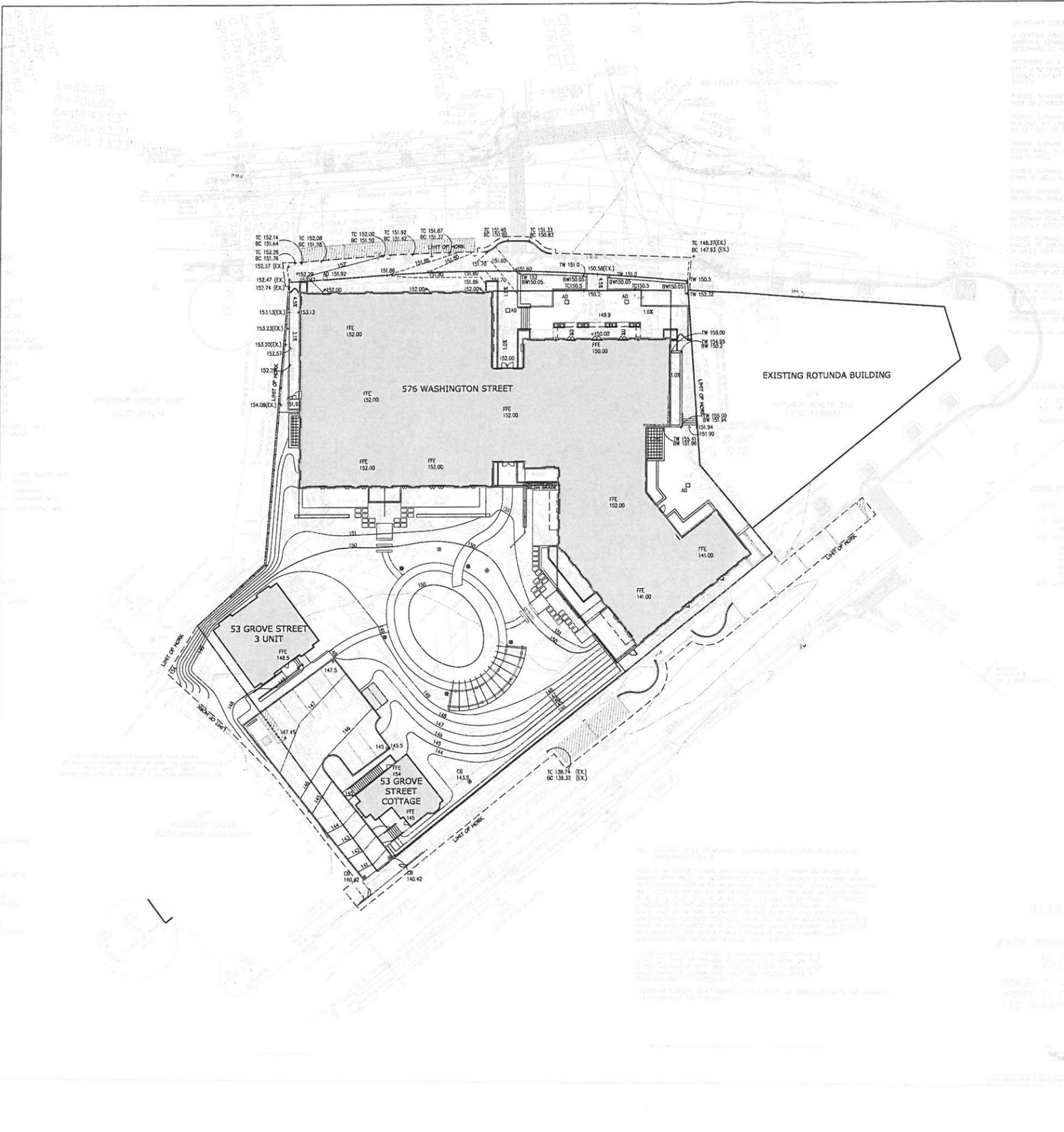
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MATERIALS PLAN - ALT. 2

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7. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
8. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
9. CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAR-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
10. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

**GRADING LEGEND**

110	PROPOSED CONTOUR MAJOR LINE
112	PROPOSED CONTOUR MINOR LINE
112.85	PROPOSED IN BETWEEN CONTOUR LINE
+124.00	SPOT GRADE
■	CATCH BASIN
AD■	AREA DRAIN

**REVISIONS**

#	DATE	DESCRIPTION

**Wellesley Inn Site  
Redevelopment**  
576 Washington St.  
Wellesley, MA

HRV Development, LLC

**cbt** 617 262 4354 cbtarchitects.com  
110 Canal Street Boston, MA 02114

**Starbuck** Starbuck Planning and Landscape Architecture P.C.  
141 Portland St.  
Boston, MA 02114  
617.222.8103  
www.starbuck.com

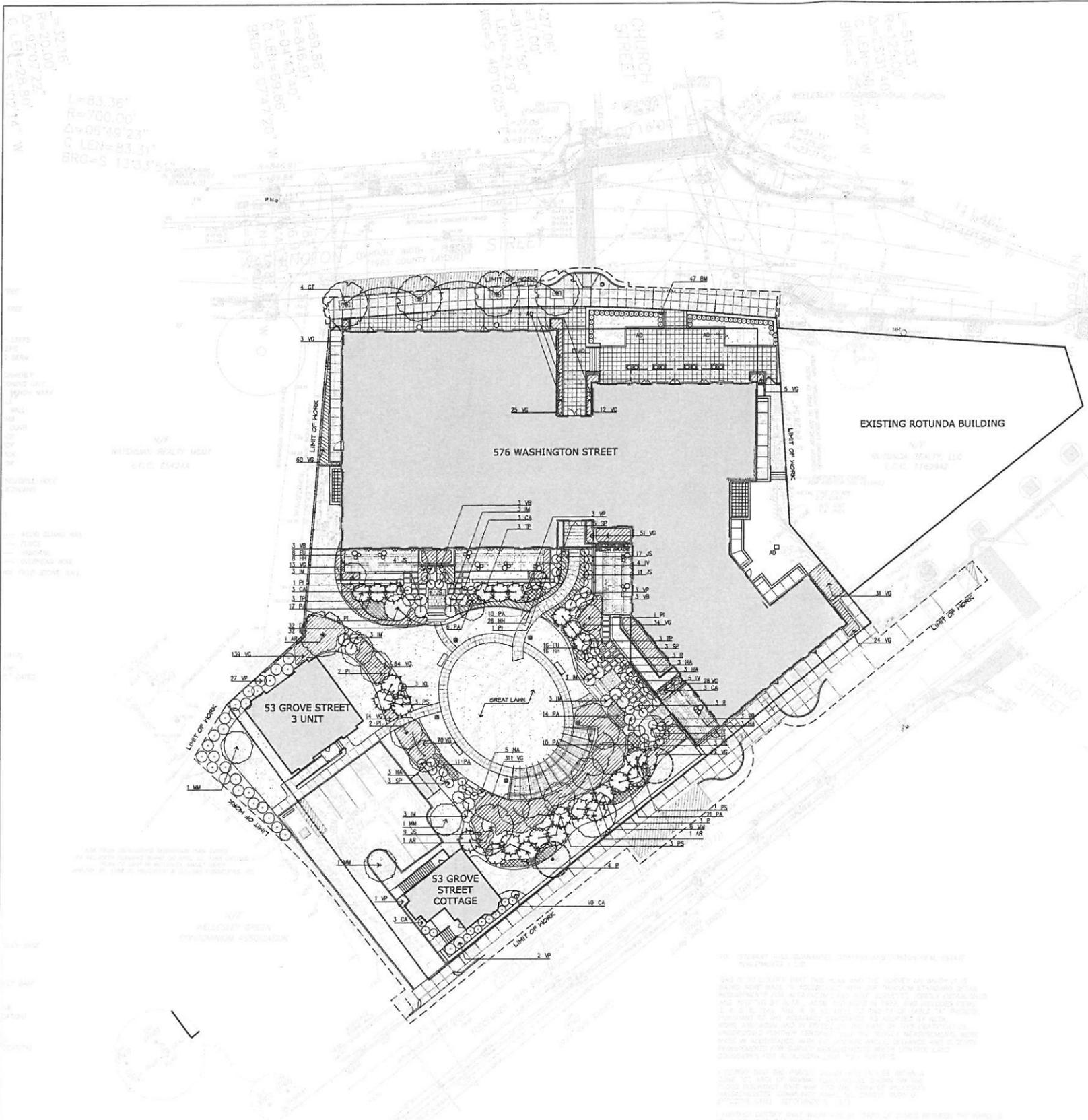
PREPARED FOR:  
PROJECT OF SIGNIFICANT  
IMPACT (PSI)

2013-06-03

GRADING PLAN - ALT. 2

SCALE 1"=20'-0" DATE ISSUED 06.03.2013

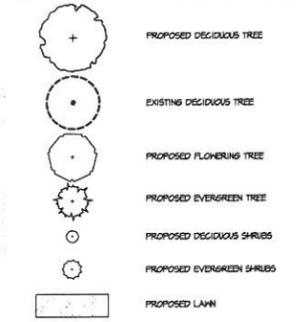
**L-2.2**



**PLANTING NOTES**

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY HARRY R. FELDMAN, INC. OF THE WELLESLEY INN, IN WELLESLEY, MA, AND IS DATED APRIL 15, 2004.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DISSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 9 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.

**PLANTING LEGEND**



**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
<b>DECIDUOUS TREES</b>					
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	3	4 - 4 1/2" CAL.	
GT	GLEDITSIA TRIACANTHOS	COMMON HONEY LOCUST	4	4 - 4 1/2" CAL.	
PI	PRUNUS X INCAM 'OKAME'	OKAME CHERRY	10	4 - 4 1/2" CAL.	
MW	MAGNOLIA X LOEBNERI 'MERRILL'	MERRILL MAGNOLIA	9	4 - 4 1/2" CAL.	MULB-STEM
<b>EVERGREEN TREES</b>					
P	PICEA ABIES	NORWAY SPRUCE	6	10-12 HT.	UNSHARED
PS	PINUS STROBUS 'FASTIGIATA'	WHITE PINE	9	10-12 HT.	UNSHARED
TP	THUJA PLICATA	WESTERN RED CEDAR	9	8-10' HT.	UNSHARED
<b>SHRUBS</b>					
BM	BUXUS MICROPHYLLA	BOXWOOD	49	3 1/2 - 4"	B&B
CA	CLETHRA ALNIFOLIA	SWAMPSWEEET CLETHRA	9	3 1/2 - 4"	B&B
EC	ENIGMANTIS CAMPANELLATUS	RED KEN ENIGMANTIS	3	3 1/2 - 4"	B&B
HA	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	17	3 1/2 - 4"	B&B
IM	ILEX x MESSEYAE	BLUE HOLLY	21	3 1/2 - 4"	B&B
IV	ILEX VERTICILLATA	WINTERBERRY	12	3 1/2 - 4"	B&B
KL	KALMA LATIFOLIA	MOUNTAIN LAUREL	3	3 1/2 - 4"	B&B
PJ	PIERIS JAPONICA	JAPANESE PIERIS	3	3 1/2 - 4"	B&B
R	RHODODENDRON 'PAM'	PAM RHODODENDRON	6	3 1/2 - 4"	B&B
RP	RHODODENDRON 'VEDENSIS' VAR. POUHANGENSIS	KOREAN AZALEA	4	3 1/2 - 4"	B&B
SA	SPIRONOCARPUS ALBUS	COMMON CHERRYBERRY	3	3 1/2 - 4"	B&B
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	11	3 1/2 - 4"	B&B
VC	VBURNUM CARLESII	KOREAN SPICE VBURNUM	12	3 1/2 - 4"	B&B
VP	VBURNUM PLICATUM VAR. TOMENTOSUM	DOUBLEFILE VBURNUM	11	3 1/2 - 4"	B&B
VB	VBURNUM X BURKWOODI	BURKWOOD VBURNUM	12	3 1/2 - 4"	B&B
<b>GROUNDCOVER, VINES AND GRASSES</b>					
AQ	AKEBIA QUINATA	FIVELEAF AKEBIA	4	#2 POT	MNE
JS	JUNIPERUS 'SQUAMATA' BLUE CARPET	BLUE CARPET JUNPER	56	#2 POT	PLANTED 2' O.C.-CG
PA	PENSETEM ALBOCERULEOS	FOUNTAIN GRASS	89	#2 POT	PLANTED 4' O.C.-CG
VC	VACCINIUM ANGIUSTIFOLIUM	LOW BUSH BLUEBERRY	1031	#2 POT	PLANTED 2' O.C.-CG
<b>PERENNIALS</b>					
EU	ECHINACEA PURPUREAE	CONEFLOWER	56	#2 POT	PLANTED 18" O.C.-CG
HI	HEMERICALLIS 'HYPERION'	HYPERION DATILLY	82	#2 POT	PLANTED 18" O.C.-CG

**REVISIONS**

#	DATE	DESCRIPTION

**Wellesley Inn Site Redevelopment**  
 576 Washington St  
 Wellesley, MA

HRV Development, LLC

**cbt** 617.262.4354 cbrchitects.com  
 110 canal street boston, ma 02114

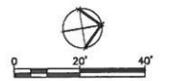
Starbuck Planning and Landscape Architecture P.C.  
 141 Portland St.  
 Boston, MA 02114  
 617.323.8103  
 www.starbuck.com

PREPARED FOR:  
 PROJECT OF SIGNIFICANT  
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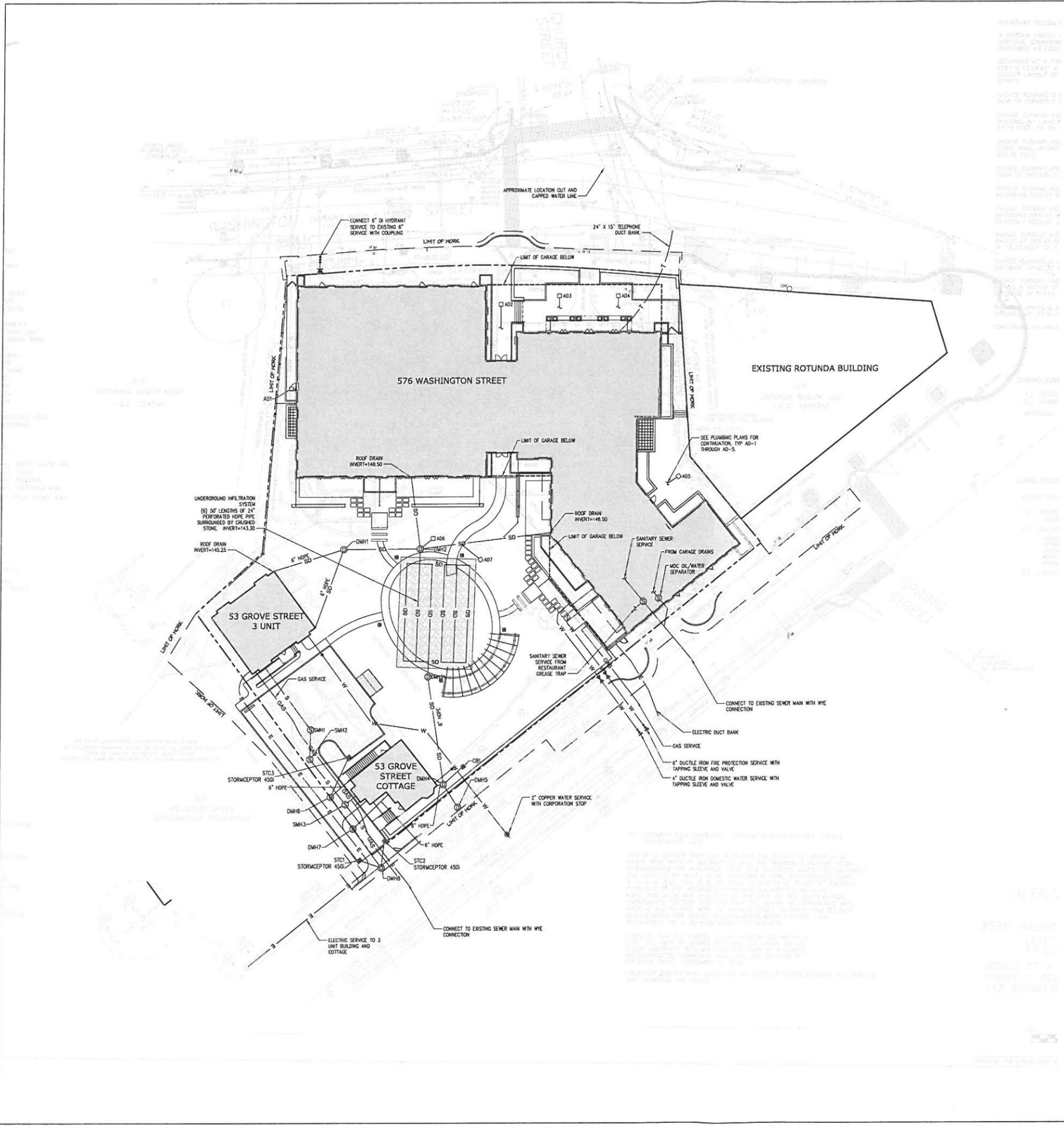
2013-06-03

PLANTING PLAN - ALT. 2

SCALE 1"=20'-0" DATE ISSUED 06.03.2013



**L-2.3**



**UTILITY NOTES**

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEYING, INC. OF SOUTHBOROUGH, MA AND IS DATED 15 JANUARY 2015.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- ALL WORK TO BE DONE WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF WELLESLEY.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
- CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE, AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS: LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL SEWER PIPES SHALL BE PVC PER ASTM D2054, SDR-26 AND ASTM D754 WITH RUBBER GASKET JOINTS.
- REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING. DESIGN OF PLUMBING SERVICES WITHIN OF FOUNDATION IS BY PLUMBING ENGINEER, CONTRACTOR SHALL COORDINATE SERVICE SIZES, LOCATIONS, AND ELEVATIONS.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL). FINAL DESIGN LOCATIONS AT THE BUILDING SHALL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
- ALL DRAINAGE PIPE SHALL BE 12" HIGH DENSITY POLYETHYLENE PIPE UNLESS OTHERWISE NOTED.
- ALL SEWER PIPE SHALL BE 6" POLYVINYL CHLORIDE PIPE UNLESS OTHERWISE NOTED.

**UTILITY LEGEND**

- PROPERTY LINE
- W --- WATER PIPE
- CORPORATION STOP
- CURB STOP
- H GATE VALVE
- ⊕ TAPPING SLEEVE AND VALVE
- ⊕ HYDRANT
- SD DRAIN PIPE
- ⊙ DRAIN MANHOLE
- AREA DRAIN
- CATCH BASIN
- S SANITARY SEWER PIPE
- ⊙ SANITARY SEWER MANHOLE
- GAS --- GAS SERVICE
- E --- ELECTRIC DUCT BANK
- E --- TELEPHONE DUCT BANK

DRAIN		SEWER	
STRUCTURE NAME	STRUCTURE DETAILS	STRUCTURE NAME	STRUCTURE DETAILS
A01	RM = 151.97 INV=148.00 BLDG SOUTH WALL	SMH1	RM = 146.40 INV=136.00 3 UNIT SERVICE INV=136.00 SMH2
A02	RM = 151.70 INV=149.70 BLDG ENTRANCE WALL	SMH2	RM = 146.05 INV=134.50 SMH1 INV=134.50 SMH3
A03	RM = 149.50 INV=149.70 BLDG WEST WALL	SMH3	RM = 143.05 INV=132.00 SMH2 INV=132.00 COTTAGE SERVICE INV=132.00 WYE CONNECTION
A04	RM = 149.50 INV=149.70 BLDG WEST WALL		
A05	RM = 151.55 INV=149.55 BLDG NORTH WALL		
A06	RM = 149.85 INV=144.50 DMH2		
A07	RM = 149.85 INV=146.00 DMH2		
CB1	RM = 143.51 INV=136.25 DMH4		
DMH1	RM = 149.80 INV=145.00 3 UNIT RD INV=145.00 3 UNIT RD INV=145.00 DMH2		
DMH2	RM = 149.80 INV=146.50 BLDG WEST INV=144.75 DMH1 INV=144.00 A06 INV=143.50 PERF. PIPES INV=146.50 BLDG NORTH		
DMH3*	RM = 149.70 INV=143.50 PERF. PIPES INV=142.00 DMH4		
DMH4	RM = 144.10 INV=139.00 DMH3* INV=137.00 CB1 INV=138.00 COTTAGE RD INV=137.50 DMH5		
DMH5	RM = 136.30 INV=135.00 DMH4 INV=133.00 EX CB INV=133.00 MATCH EX		
DMH6	RM = 144.40 INV=140.00 STC3 INV=139.00 COTTAGE RD INV=139.00 DMH7		
DMH7	RM = 142.40 INV=137.65 DMH6 INV=137.50 COTTAGE RD INV=137.65 DMH8		
DMH8	RM = 139.40 INV=136.80 DMH7 INV=136.50 STC1 INV=136.00 STC2 INV=135.00 MATCH EX INV=135.00 MATCH EX		
STC1	RM = 140.42 INV=136.50 DMH8		
STC2	RM = 140.42 INV=136.50 DMH8		
STC3	RM = 145.00 INV=142.00 DMH8		
DRAIN MANHOLE WITH PERI AND ORIFICE. THEIR ELEVATION = 141.00, 24" X 54" ORIFICE INVERT=149.00			

REVISIONS

#	DATE	DESCRIPTION

**Wellesley Inn Site Redevelopment**  
578 Washington St.  
Wellesley, MA

HRV Development, LLC

**cbt** 617 262 4354 cbrain@cbtcs.com  
110 canal street boston, ma 02114

**Starlec** Starlec Planning and Landscape Architecture P.C.  
141 Portland St.  
Boston, MA 02114  
617.523.8103  
www.starlec.com

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UTILITY PLAN - ALT. 2

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**L-2.4**

