

Driscoll School
Street Trees
Existing Conditions
12/2/20

Legend
● Existing Street Tree

Dirt gap in existing sidewalk, typical

Existing Sidewalk, Typ

Existing street tree, typical

3 tree group

WESTBOURNE TERRACE

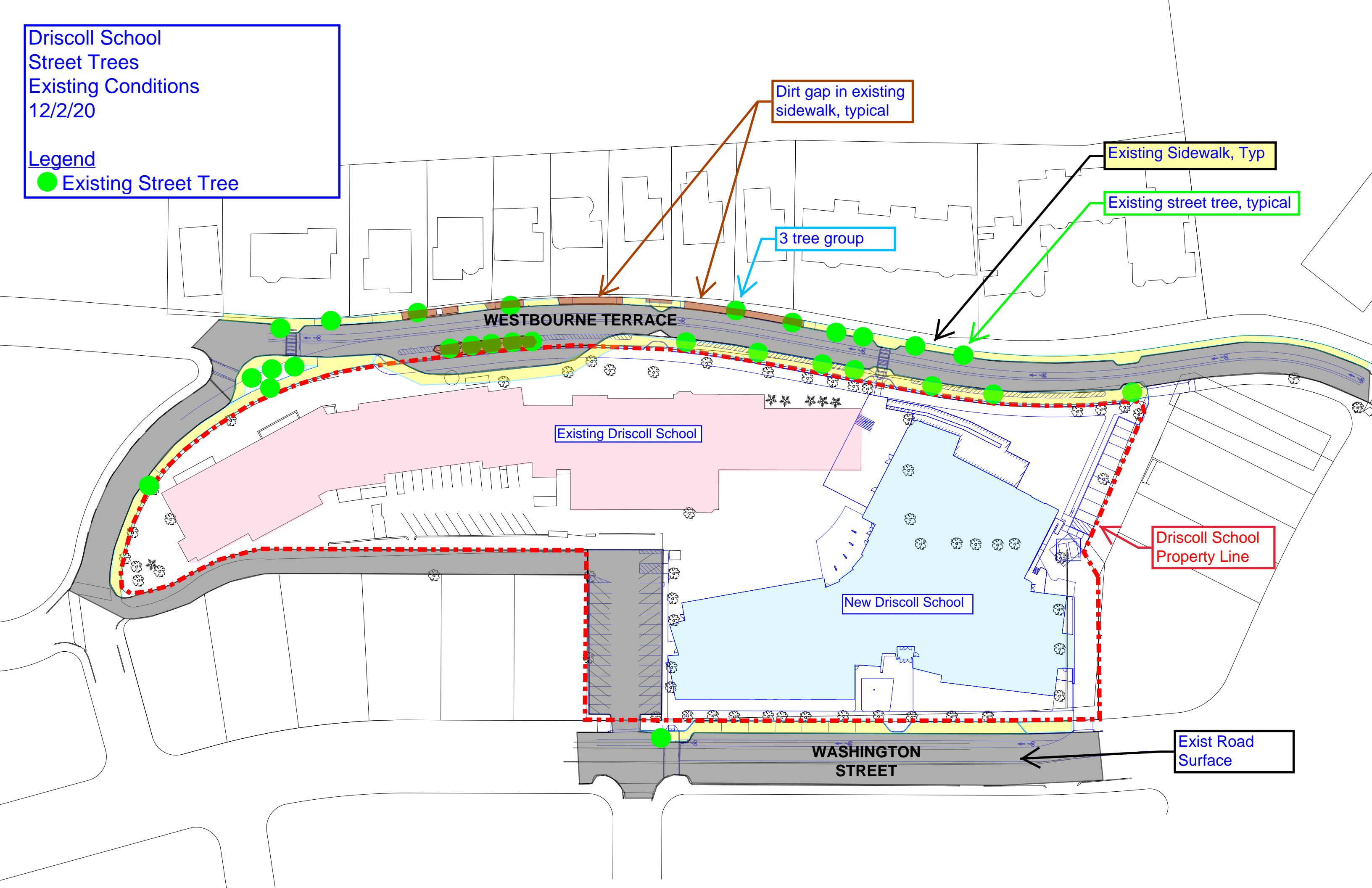
Existing Driscoll School

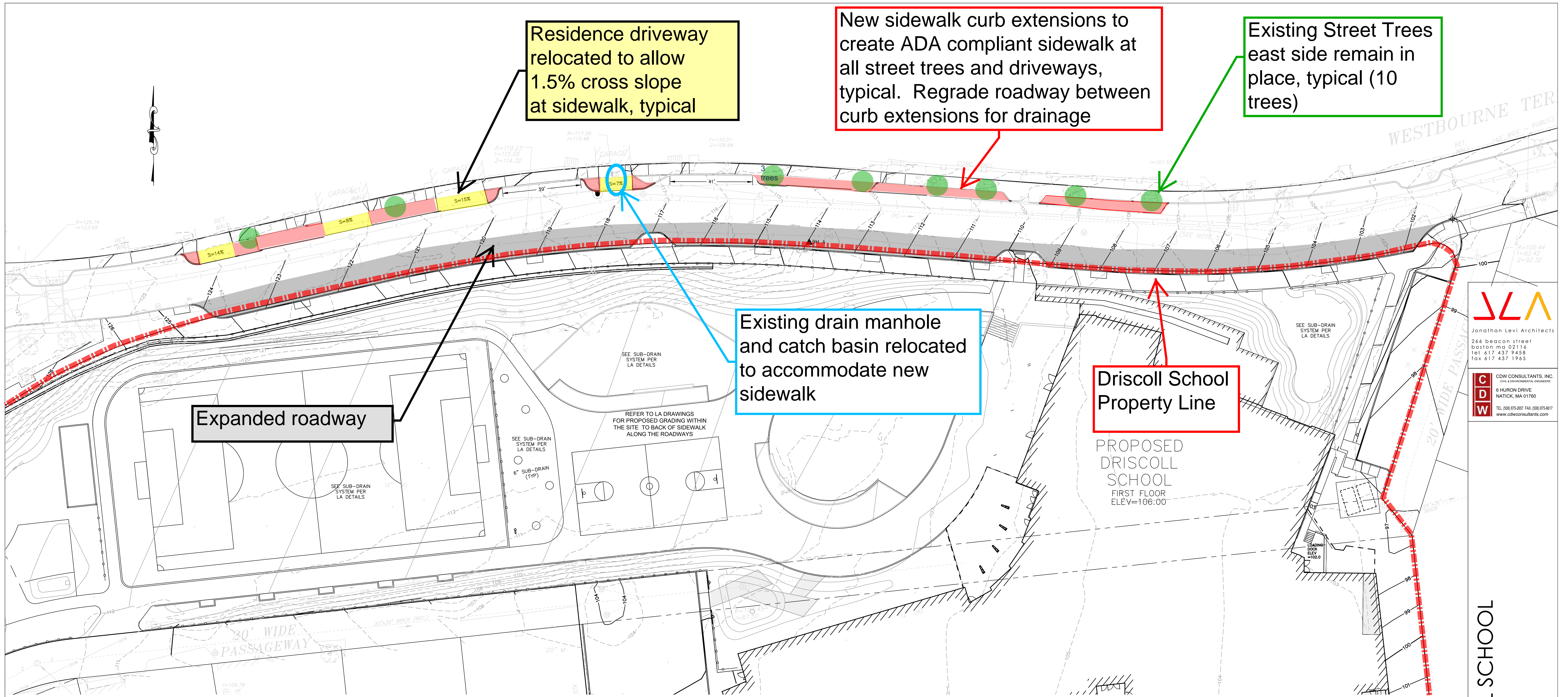
Driscoll School Property Line

New Driscoll School

Exist Road Surface

WASHINGTON STREET





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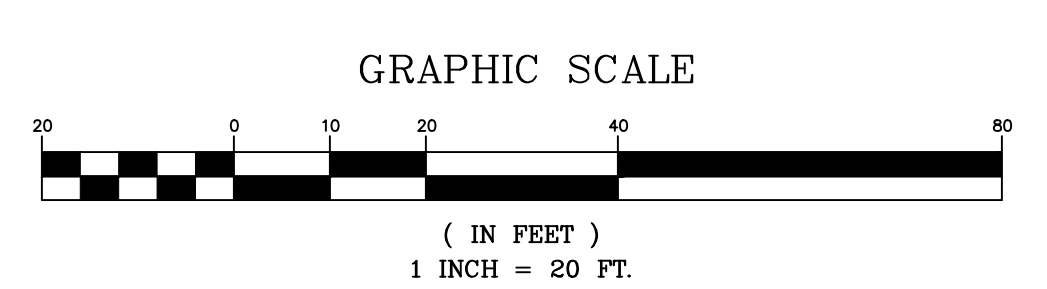
Driscoll School

Westbourne Terrace Full ADA Compliant Sidewalks

Add curb extensions into the parking lane to make the sidewalk along the eastern curb on Westbourne Terrace ADA compliant

10/19/20

LEGEND		ABBREVIATIONS	
EXISTING	PROPOSED	BIT CONC	BITUMINOUS CONCRETE
□	GRANITE BOUND FOUND	CONC	CONCRETE
⊕	UTILITY POLE	HDPE	HIGH-DENSITY POLYETHYLENE
+	GUY WIRE	EOP	EDGE OF PAVEMENT
⊙	GUY POLE	VGC	VERTICAL GRANITE CURB
⊙	SIGN	PCC	PRECAST CONCRETE CURB
⊙	POST	PVC	POLYVINYL CHLORIDE
⊙	BOLLARD	RCP	REINFORCED CONCRETE PIPE
⊙	DECIDUOUS TREE	RD	ROOF DRAIN
⊙	CONIFEROUS TREE	TYP	TYPICAL
—G—	UNDERGROUND GAS LINE	CO=	CLEAN OUT
—W—	UNDERGROUND WATER LINE	RIM=	RIM ELEVATION
—E—	UNDERGROUND ELECTRIC LINE	INV=	INVERT ELEVATION
—S—	UNDERGROUND SEWER LINE	R&D	REMOVE AND DEMOLISH
—D—	UNDERGROUND DRAIN LINE	HC	HANDICAP RAMP
⊙	DRAIN MANHOLE (DMH)		
⊙	SEWER MANHOLE (SMH)		
⊙	CATCH BASIN (CB)		
⊙	GAS/WATER GATE		
⊙	HYDRANT		
⊙	BUSH		
—	LOCUS PROPERTY LINE (±)		
—	ADJOINERS PROPERTY LINE (±)		
—OHW—	OVERHEAD WIRE		
—	TREELINE		
—	HISTORIC UTILITY LINE (G/W/E/S/D)		
—	HISTORIC BUILDING LOCATION		
—	MAJOR CONTOUR LINE	—255—	
—	MINOR CONTOUR LINE	—254—	
—	FENCE	—X—	
—	GUARD RAIL		



DRISCOLL SCHOOL
64 Westbourne Ter, Needham, MA 02446

PROJECT STATUS

CD-60% PRICING SET
9/18/20

REVISIONS

No.	Date	Description

DRAWING NAME
OVERALL GRADING & DRAINAGE PLAN

PROJECT NO.
DRAWING NO.
C-3.0

New Driscoll School
Street Trees
Proposed for Replacement
12/2/20

Legend

- Existing Street Tree to remain
- Street Tree proposed for replacement

Existing street trees proposed to be removed and replaced on new sidewalk, due to reconfigured roadway configuration, typical

3 tree group

New Sidewalk - Typ

New Road Surface
(temporary during construction)

Existing Driscoll School

New Road Surface

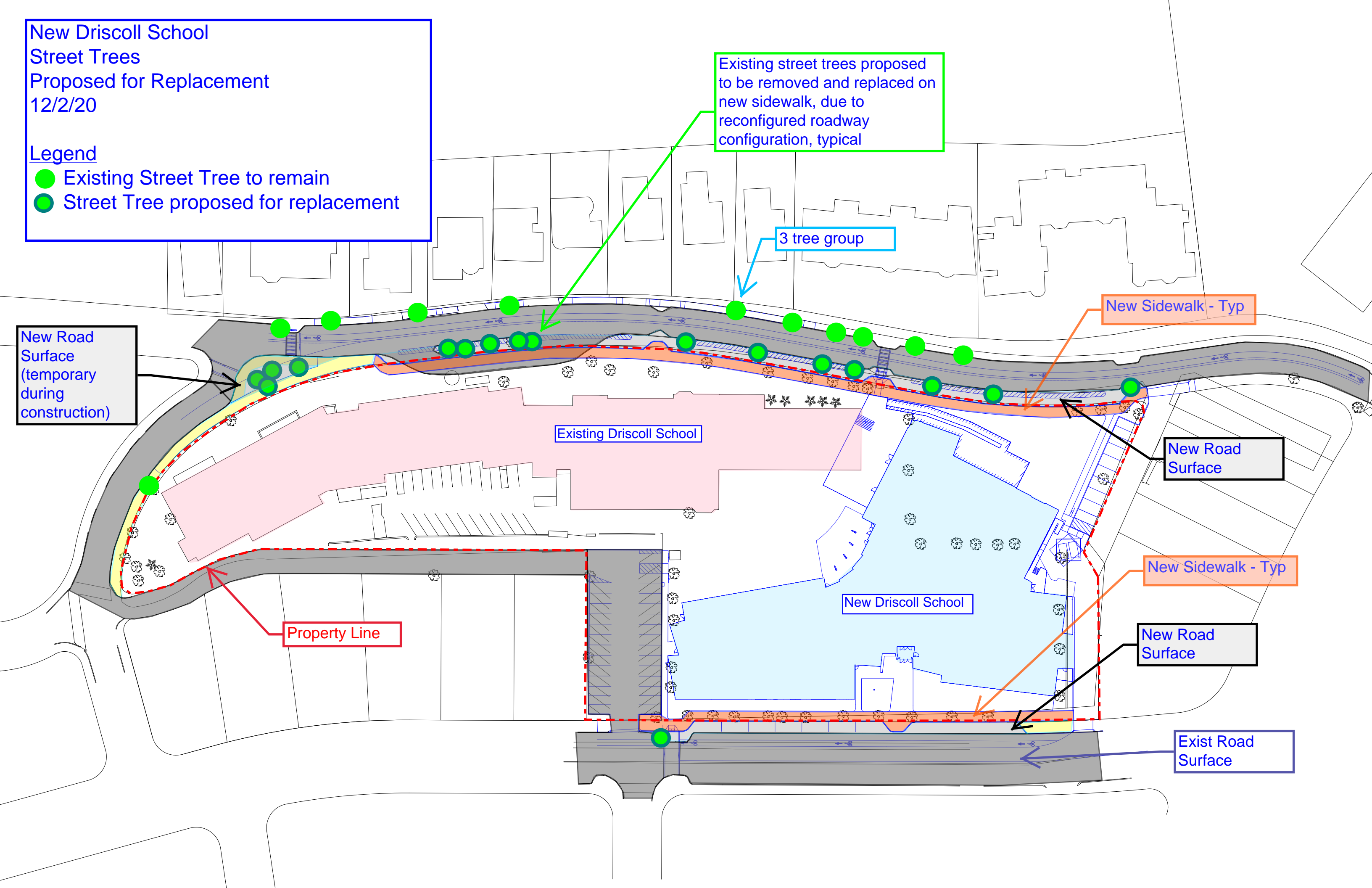
New Sidewalk - Typ

New Driscoll School

New Road Surface

Property Line

Exist Road Surface



New Driscoll School
Street Trees
Proposed locations for replacement
12/2/20

Legend

- Existing Street Tree to remain
- Street Tree proposed new location

New street trees evenly spaced on new sidewalk (12 trees)

Replace in current locations after temporary roadway returns to sidewalk (4 trees)

New Sidewalk - Typ

Existing Driscoll School

New Road Surface

New Sidewalk - Typ

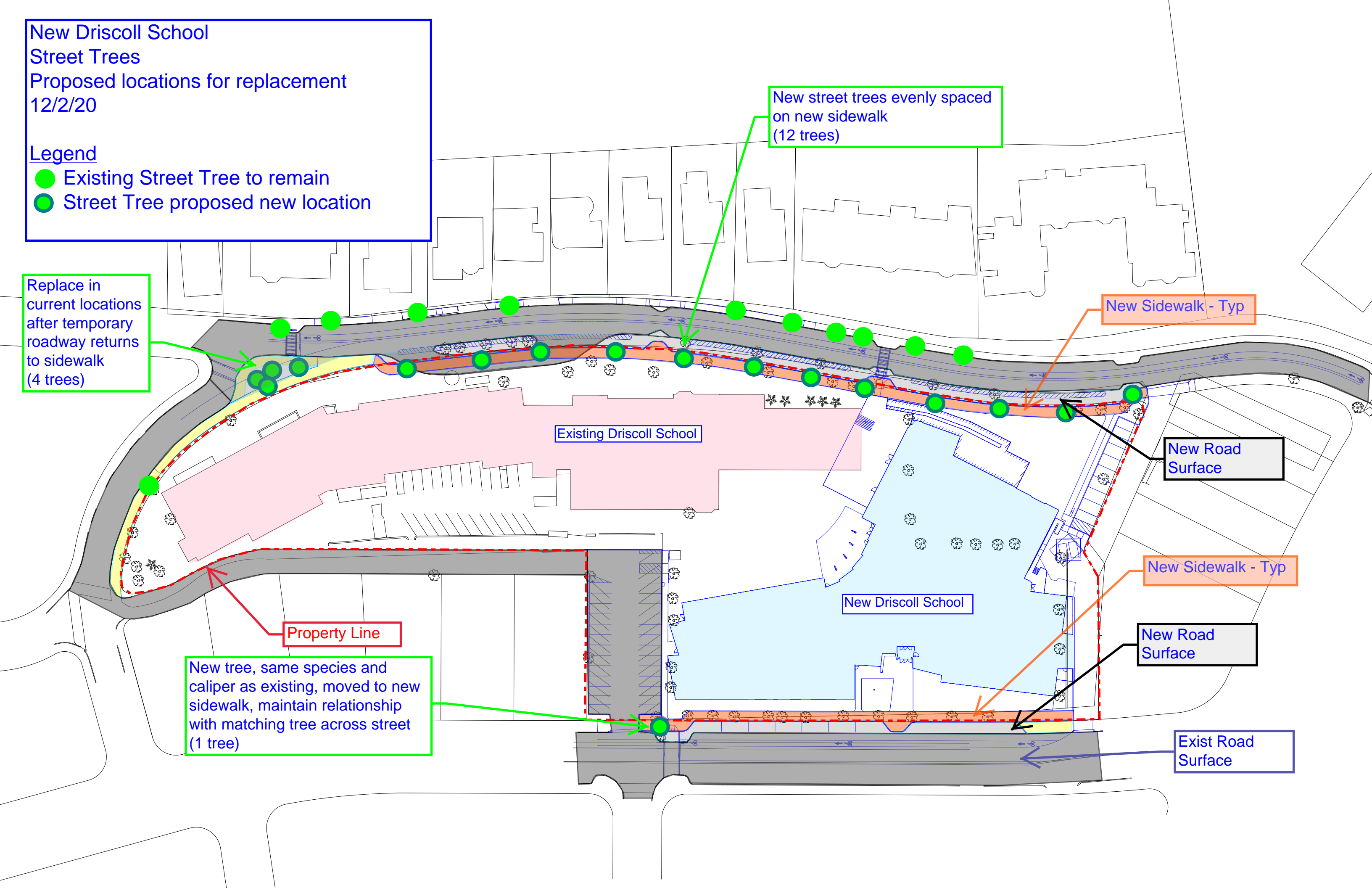
New Driscoll School

New Road Surface

Property Line

New tree, same species and caliper as existing, moved to new sidewalk, maintain relationship with matching tree across street (1 tree)

Exist Road Surface



Current Site Design as reviewed and approved at the 6/8//20 Community Landscape Design Meeting



WESTBOURNE TERRACE

BARTLETT ST

SYNTHETIC PLAY FIELD
92' X 165'

BASKETBALL COURT
42' X 74'

PLAY AREA

PLAY AREA

PRE-K-K PLAY AREA

PRE-K-K PLAY AREA

RAIN GARDEN

NEW DRISCOLL SCHOOL

PARKING AREA:
10 SPACES
7 ACCESSIBLE
2 STANDARD
2 COMPACT

PARKING AREA:
26 SPACES
2 ACCESSIBLE
18 STANDARD
6 COMPACT

WASHINGTON STREET

0 100 200 300

PLANTING NOTES

- LANDSCAPE ARCHITECT TO APPROVE PLANT MATERIAL PRIOR TO DELIVERY TO SITE.
- PLANT MATERIAL SHALL CONFORM TO "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
- NO SUBSTITUTIONS OF PLANT SPECIES WITHOUT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
- SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF AND FRUIT, COLOR AND TIME OF BLOOM, AS APPROVED BY LANDSCAPE ARCHITECT.
- LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT CONFLICTS TO LANDSCAPE ARCHITECT.
- PLANTING DEMOLITION DEBRIS, GARBAGE, LUMPS OF CONCRETE, STEEL AND OTHER MATERIALS DELETERIOUS TO PLANT'S HEALTH AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE REMOVED FROM ALL PLANTING AREAS.
- NO PLANTING TO BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
- ALL PROPOSED TREE LOCATIONS SHALL BE STAKED OR LAID OUT IN THEIR APPROXIMATE LOCATION BY THE CONTRACTOR. REFER TO LAYOUT AND PLANTING SHEETS FOR LAYOUT INFORMATION. THE CONTRACTOR SHALL ADJUST THE LOCATIONS, AS REQUESTED BY THE LANDSCAPE ARCHITECT TO ACCOUNT FOR SUBSURFACE UTILITIES AND OTHER FIELD CONDITIONS. FINAL LOCATIONS OF ALL PLANTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- INSTALL PLANTS WITH ROOT FLARES FLUSH WITH FINISHED GRADE. IMMEDIATELY REPLANT PLANTS THAT SETTLE OUT OF PLUMB OR BELOW FINISHED GRADE.
- PLANT UNDER FULL TIME SUPERVISION OF CERTIFIED ARBORIST, NURSERYMAN, OR LICENSED LANDSCAPE ARCHITECT. PROVIDE WRITTEN VERIFICATION OF CERTIFICATION AND/OR LICENSE FOR LANDSCAPE ARCHITECT'S APPROVAL.
- WATER PLANTS THOROUGHLY AFTER INSTALLATION, A MINIMUM OF TWICE WITHIN THE FIRST 24 HOURS.
- REPAIR DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF LIMIT OF WORK
- SOAK ALL PERENNIALS FOR 24 HOURS PRIOR TO INSTALLATION
- INSTALL EROSION CONTROL MAT FOR SLOPES 3:1 AND GREATER

LEGEND

SYM.	DESCRIPTION
---	LANDSCAPE LIMIT OF WORK
- - - - -	PROPERTY LINE
(+)	PROPOSED TREE
(o)	EXISTING TREE

EMBOLETT SCHOOL PLANTING LIST

TREES	Symbol	Quantity	Botanical Name	Common Name	Size	Spacing	Notes
AB CO 1	9	Abies concolor	White Fir	10-12" H, B&B			
AB CO 2	6	Abies concolor	White Fir	8-10" H, B&B			
AC FR	21	Acacia freemanii	Manro Freeman Maple	3-3" caliper, B&B			
AC NI	5	Acacia nigrescens	Black Maple	3-3" caliper, B&B			
AC NI	38	Acacia nigrescens	Black Maple	3-3" caliper, B&B			
AC SA	8	Acacia salicina	Sugar Maple	3-3" caliper, B&B			Multi stem, matched specimen
AM GR	20	Ametanther graciliflora	Vernon Bittersweet	Semi-dwarf	12-14" H, B&B		Single stem, matched specimen
BE LE	9	Betula lenta	Black Birch	3-3" caliper, B&B			Multi stem, matched specimen
BE PO	18	Betula populifolia	White Birch	3-3" caliper, B&B			
BE PO	11	Betula populifolia	White Birch	3-3" caliper, B&B			
CE JA	2	Cercis canadensis	Eastern Red Bud	3-3" caliper, B&B			
CE JA	1	Cercis canadensis	Eastern Red Bud	3-3" caliper, B&B			
FA GR	1	Fagus grandifolia	American Beech	5-5" caliper, B&B			
IL DA	0	Ilex opaca	Common Holly	8-10" H, B&B			
IL DA	0	Ilex opaca	Common Holly	8-10" H, B&B			
LI QU	2	Liquidambar styraciflua	Sweetgum	4-4" caliper, B&B			
LI QU	1	Liquidambar styraciflua	Sweetgum	4-4" caliper, B&B			
LI TU	1	Liriodendron tulipifera	Tulip Tree	3-4" caliper, B&B			
ME CL	5	Metastachyum gracile	Common Reed	2" Caliper, B&B			
NY SY	3	NYctea sylvatica	Black Tupelo	2-2" caliper, B&B			
PI OR 1	8	Pinus strobus	Common Spruce	10-12" H, B&B			
PI OR 2	2	Pinus strobus	Common Spruce	8-10" H, B&B			
QU CO	5	Quercus coccoloba	Scarlet Oak	3-3" caliper, B&B			
QU CO	7	Quercus prinus	Pin Oak	3-3" caliper, B&B			
QU CO	2	Quercus prinus	Pin Oak	3-3" caliper, B&B			
TH OC	6	Thuja occidentalis	Green Giant Arborvitae	8-10" H, B&B			
UL AM	18	Ulmus americana	Princeton Elm	4-4" caliper, B&B			
SHRUBS	Symbol	Quantity	Botanical Name	Common Name	Size	Spacing	Notes
CI AI	150	Cedrus atlantica	Blue Spruce	24-30" H, B&B	30" O.C.		
CI SA	7	Cornus sericea	Red Twig Dogwood	24-30" H, B&B	30" O.C.		
Fo Ga	180	Forsythia intermedia	Gold Flamingo	24-30" H, B&B	30" O.C.		
Ha Vi	38	Hemerocallis filifolia	Wild Iris	48" H, B&B	9" O.C.		
Hy Qu	74	Hydrangea quercifolia	Oakleaf Hydrangea	30-36" H, B&B	30" O.C.		
Il Ni	47	Ilex verticillata	Wintergreen	36" H, B&B	30" O.C.		
Il Ni	841	Ilex verticillata	Wintergreen	24-30" H, B&B	30" O.C.		
Rh Ma	86	Rhododendron maximum	Flowering Dogwood	4" H, B&B	9" O.C.		
Vi De	51	Viburnum dentatum	Arrowwood	30-36" H, B&B	48" O.C.		
PERENNIALS, GRASSES & GROUNDCOVERS	Symbol	Quantity	Botanical Name	Common Name	Size	Spacing	Notes
lir sp	480	Liriodendron tulipifera	Blue Star Anemone	2 gal	18" O.C.		
den pun	1021	Dianthus barbatus	May Sweetie Fern	1 gal	18" O.C.		
den pun	697	Dianthus barbatus	May Sweetie Fern	1 gal	18" O.C.		
pur sp	90	Echinacea purpurea	Purple Coneflower	2 gal	18" O.C.		
pur sp	47	Echinacea purpurea	Purple Coneflower	2 gal	18" O.C.		
gal int	110	Gallium obtusifolium	Spotted Woodruff	1 gal	12" O.C.		
hak mac	800	Hakonechloa macra	Hakone grass	3 gal	18" O.C.		
lir sp	518	Liriodendron tulipifera	Liriodendron	1 gal	12" O.C.		
mac sp	141	Melicope acuminata	Claytonia Fern	1 gal	24" O.C.		
mon fa	6	Monarda fistulosa	Wild Bergamot	1 gal	12" O.C.		
pan sp	50	Panicum virgatum	Switchgrass	2 gal	18" O.C.		
pur sp	1819	Purple Coneflower	Autumn Moor Grass	2 gal	18" O.C.		



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NOT FOR CONSTRUCTION

PROJECT STATUS
 CONSTRUCTION DOCUMENTS 90%
 11/20/20

REVISIONS

No.	Date	Description

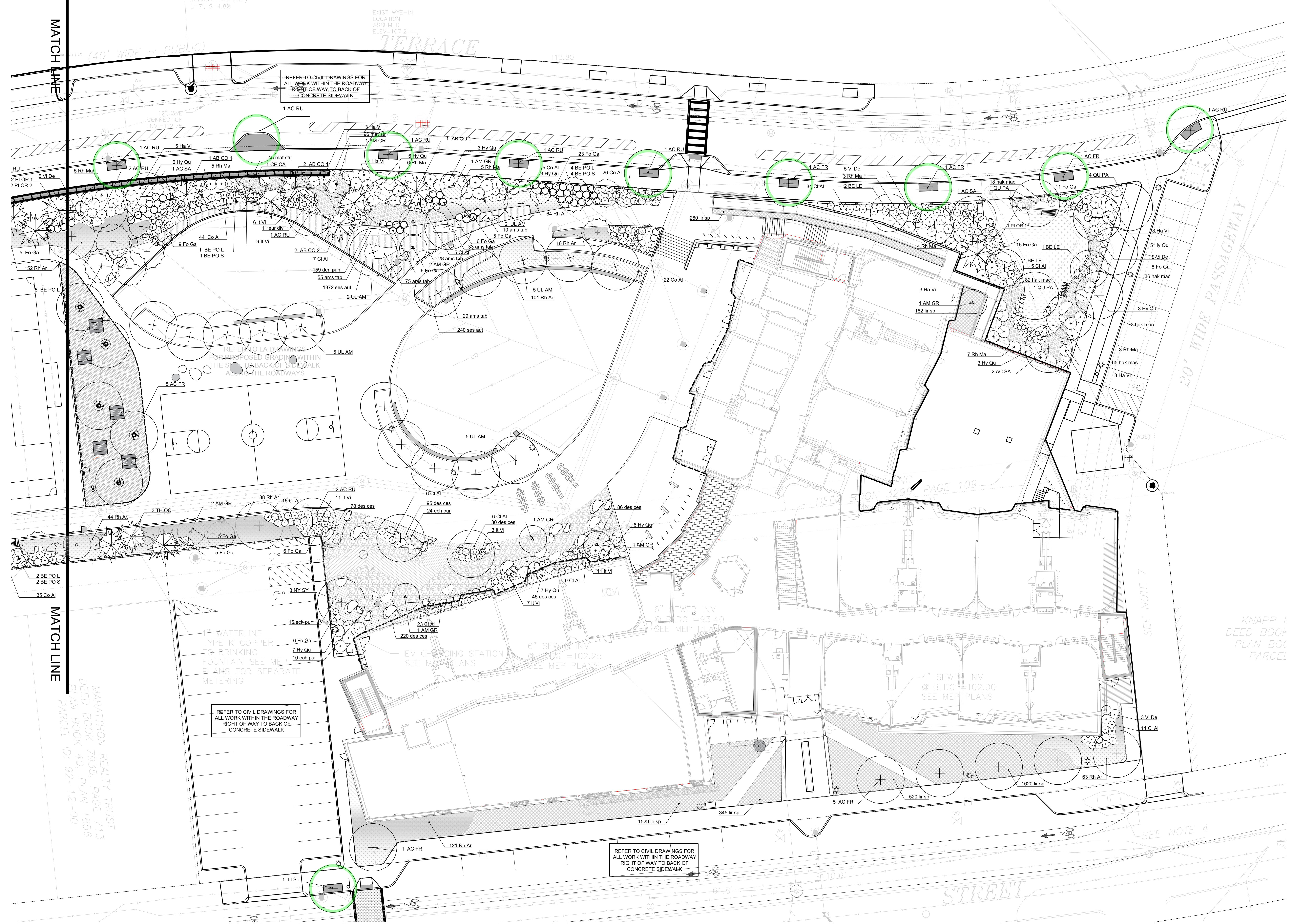
DRAWING NAME
PLANTING PLAN

PROJECT NO.
L500

DRAWING NO.
L500

8' 16' 32' 64'

10"x10"x6"
TAPPING SLEEVE
AND VALVE (2)



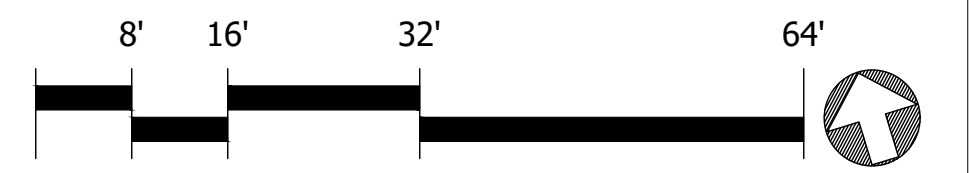
MATCH LINE

MATCH LINE

MARATHON REALTY TRUST
DEED BOOK 7935, PAGE 713
PLAN BOOK 40, PLAN 1856
PARCEL ID: 92-12-00

REFER TO CIVIL DRAWINGS FOR
ALL WORK WITHIN THE ROADWAY
RIGHT OF WAY TO BACK OF
CONCRETE SIDEWALK

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REVISIONS

No.	Date	Description

DRAWING NAME
PLANTING PLAN

PROJECT NO.
DRAWING NO.
L501

KNAPP I
DEED BOOK
PLAN BOOK
PARCEL

SEE NOTE 4

SEE NOTE 7

DEED BOOK 329
PAGE 109

4" SEWER INV
@ BLDG = 102.00
SEE MEP PLANS

6" SEWER INV
@ BLDG = 93.40
SEE MEP PLANS

EV OF PUMPING STATION
SEE MEP PLANS

18" WATERLINE
TYPE K COPPER
TO DRINKING
FOUNTAIN SEE MEP
PLANS FOR SEPARATE
METERING

6" CI AL
30 des ces
3 IL VI

6" CI AL
30 des ces
3 IL VI

6" CI AL
30 des ces
3 IL VI

3 VI De
11 CI Al

520 lr sp

1620 lr sp

5 AC FR

345 lr sp

1529 lr sp

1 AC FR

121 Rh Ar

1 LI ST

1 AC RU

1 AC RU

1 AC FR

1 AC FR

1 AC SA

1 AC SA

1 AC RU

1 AC RU

1 AC FR

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1 AC RU

12" WYE
CONNECTION
INV. = 112.25

EXIST WYE-IN
LOCATION
ASSUMED
ELEV. = 102.25

CB25
RIM: 118.20
INV. OUT: 113.1 (12")
L=7', S=4.8%

TERRACE

STREET

20' WIDE PASSAGEWAY

Driscoll School
Street Trees
11/19/20

Legend

- Existing Street Tree to Remain
- Existing Street Tree to be Replaced

BARTLETT STREET

BA
1

BA
2,3,4,5

WB-N
1

WB-N
2

WB-S
1,2,3,4,5

Existing Driscoll School

WA
1

WB-N
3,4,5

WB-N
6

WB-S
6

WB-S
7

WB-S
8

WB-S
9

WB-S
10

WB-S
11

WB-S
12

3 tree group

Dirt gap in existing sidewalk, typical

Existing Sidewalk, Typ

Existing street tree, typical

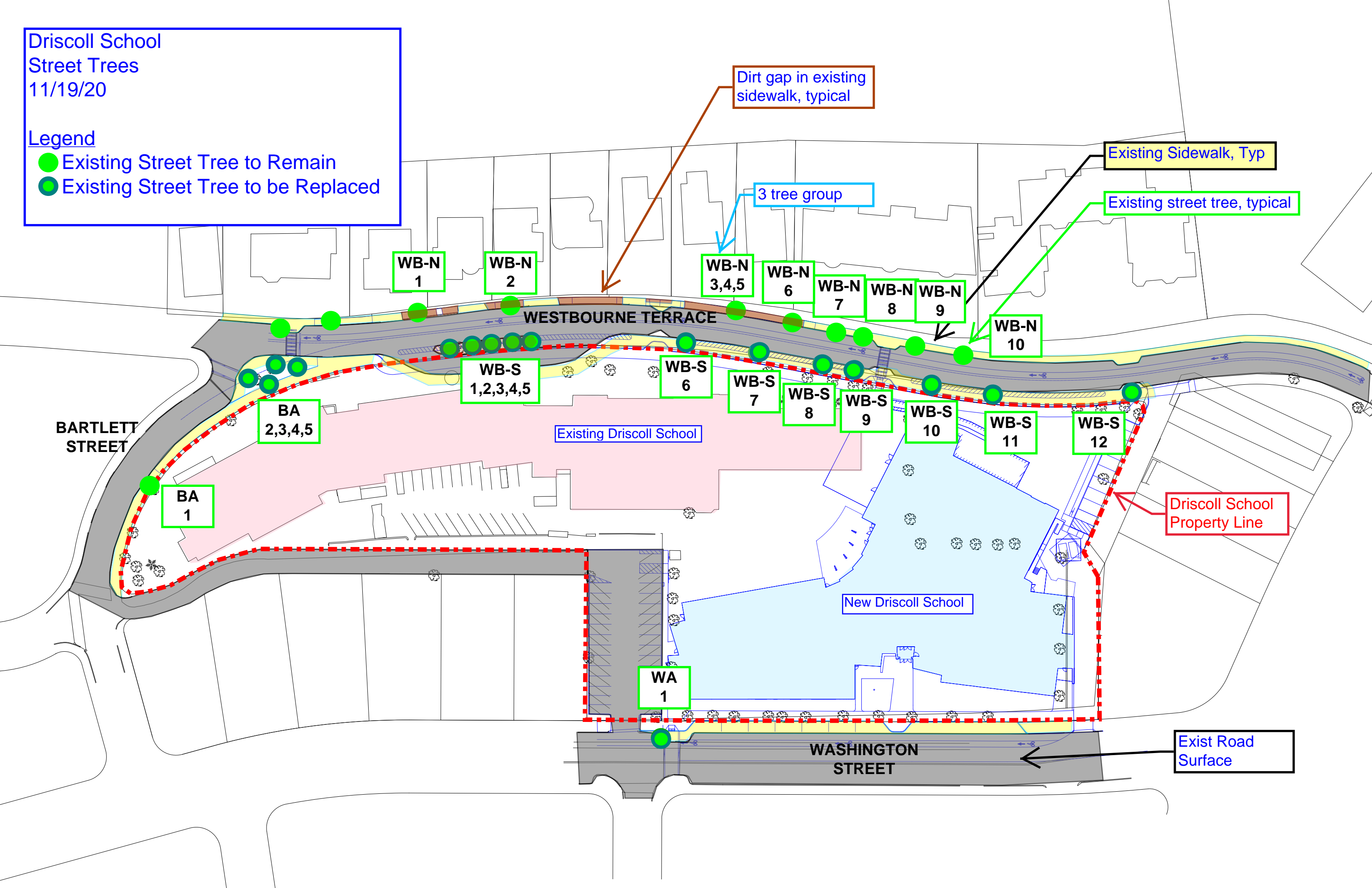
WESTBOURNE TERRACE

New Driscoll School

Driscoll School Property Line

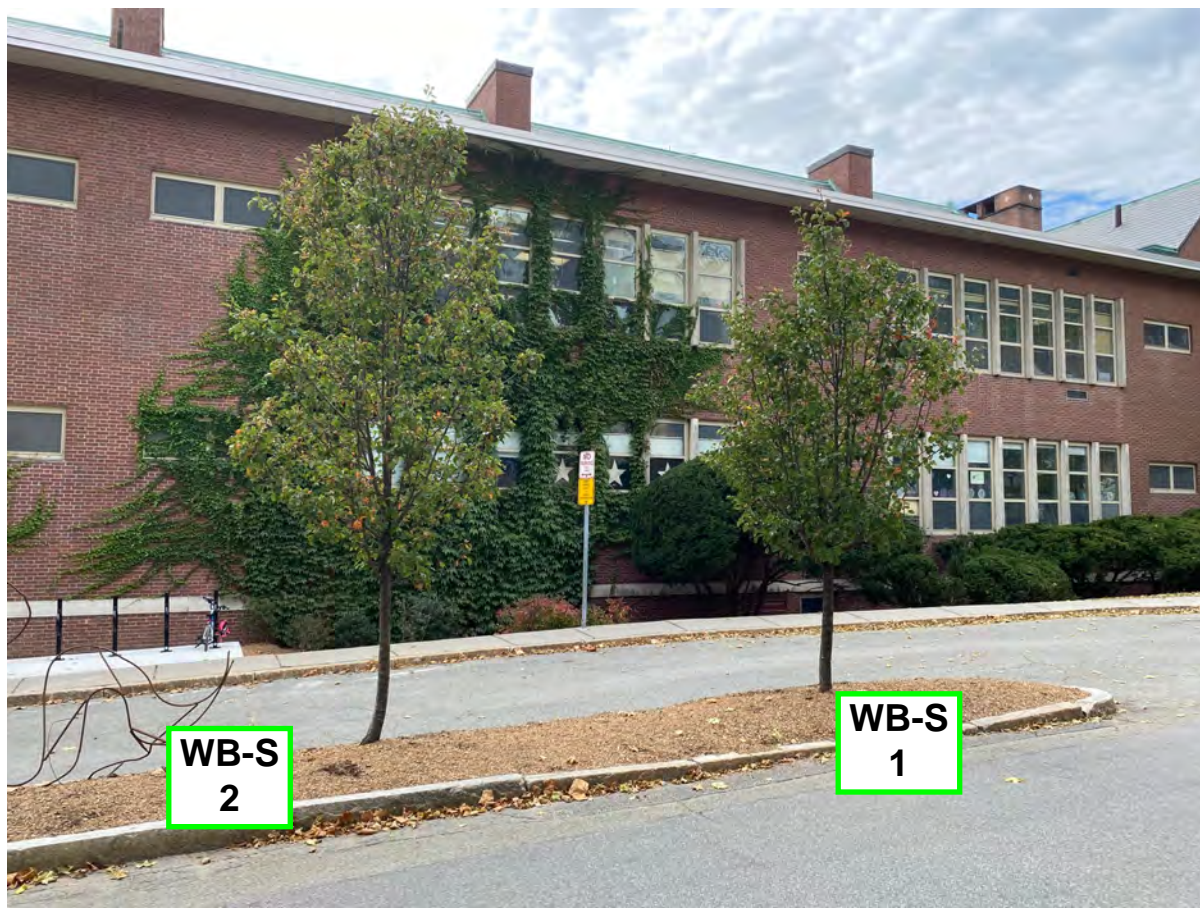
WASHINGTON STREET

Exist Road Surface





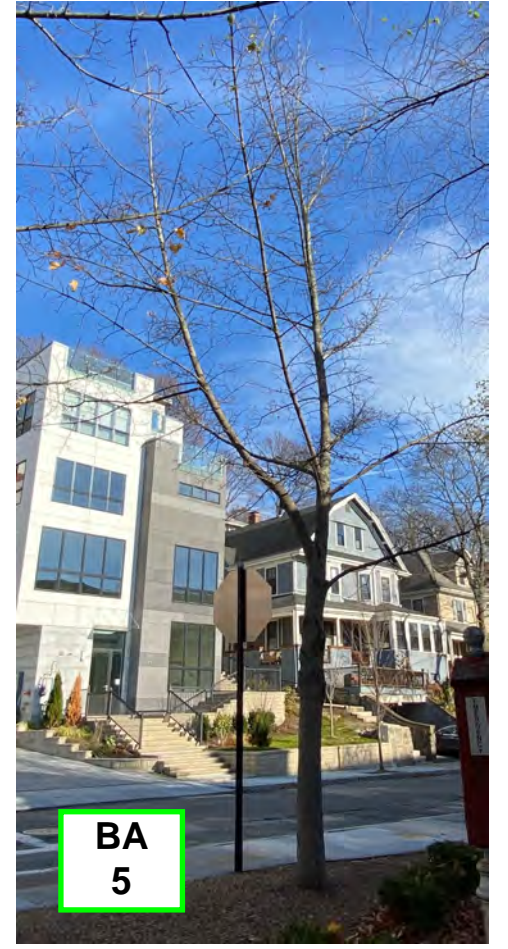
Existing Street Trees
Westbourne Terrace North Side



Existing Street Trees
Washington Street and
Westbourne Terrace South Side



Existing Street Trees
Westbourne Terrace South Side



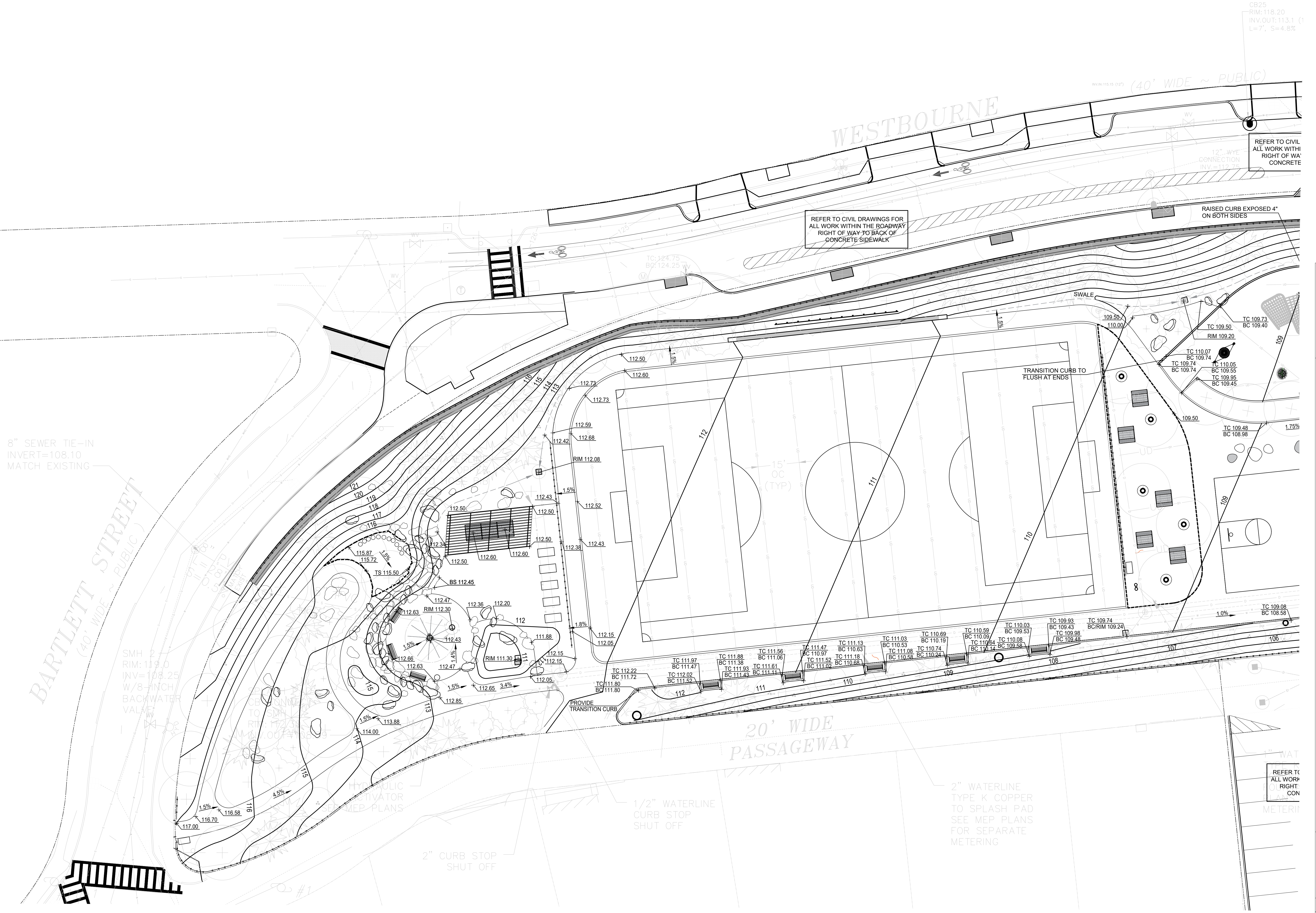
Existing Street Trees
Bartlett Street East Side

GRADING NOTES:

1. SEE CIVIL DWGS FOR GRADING OF PUBLIC RIGHT OF WAY TO BACK OF SIDEWALK.
2. SEE CIVIL DWGS FOR ROUTING, INVERTS, SIZING, CONNECTIONS ETC RELATED TO STORM SEWER, DRAINS, AND UNDERDRAINS BELOW PLANTINGS.
3. PITCH PAVEMENTS TO PROVIDE POSITIVE DRAINAGE. NOTIFY LANDSCAPE ARCHITECT BEFORE PLACING PAVEMENT OR BASE WITH PITCH 5% OR GREATER, OR 1% AND LESS, OR PAVEMENT WITH CROSS SLOPES GREATER THAN 2% OR LESS THAN 1%.
4. EMPLOY A LICENSED SURVEYOR TO VERIFY AND LAYOUT GRADES, LINES, DIMENSIONS. REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
5. CONTOUR INTERVAL IS 1'-0".
6. GRADE EVENLY BETWEEN GRADES AND CONTOURS.
7. RIM ELEVATIONS OF DRAINAGE AND UTILITY STRUCTURES TO BE FLUSH WITH FINAL SURROUNDING GRADES.
8. EXCAVATE BY HAND IN PROXIMITY TO EXISTING UTILITIES AND EXISTING STRUCTURES.
9. PLACE AND MAINTAIN WATER QUALITY AND EROSION CONTROL MEASURES AS REQUIRED TO COMPLY WITH REGULATING BODIES.
10. INSTALL EROSION CONTROL MAT FOR SLOPES 3:1 AND GREATER
11. MATCH ALL EXISTING FINISH GRADES AT PROJECT LIMITS TO CREATE FLUSH SURFACE.
12. SEE ARCH. AND STRUCTURAL DWGS. FOR TOP OF CONCRETE SLAB ELEVATIONS AND FOR COORDINATION W/ SITE ELEMENTS FOOTINGS/ BASES.

GRADING LEGEND

- TW TOP OF WALL ELEVATION
- BW BOTTOM OF WALL ELEVATION
- TC TOP OF CURB ELEVATION
- BC BOTTOM OF CURB ELEVATION
- TB TOP OF BENCH ELEVATION
- BB BOTTOM OF BENCH ELEVATION
- TD TOP OF WOOD DECK
- TS TOP OF CONCRETE SLAB BELOW WOOD DECK
- RIM TOP OF DRAINAGE INLET ELEVATION
- HP HIGH POINT ELEVATION
- (EX) EXISTING GRADE TO REMAIN



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 11/20/20

REVISIONS

No.	Date	Description

DRAWING NAME
GRADING PLAN

PROJECT NO.
 DRAWING NO.
L400



40' WIDE PUBLIC

TERRACE

20' WIDE PASSAGEWAY

STREET

REFER TO CIVIL DRAWINGS FOR ALL WORK WITHIN THE ROADWAY RIGHT OF WAY TO BACK OF CONCRETE SIDEWALK

RAISED CURB EXPOSED 4" ON BOTH SIDES

REFER TO CIVIL DRAWINGS FOR ALL WORK WITHIN THE ROADWAY RIGHT OF WAY TO BACK OF CONCRETE SIDEWALK

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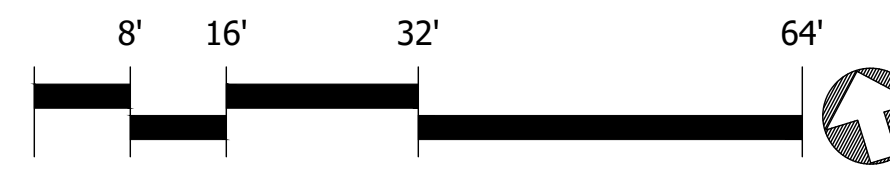
EV CHARGING STATION SEE MEP PLANS

6" SEWER INV @ BLDG = 102.25 SEE MEP PLANS

4" SEWER INV @ BLDG = 102.00 SEE MEP PLANS

SEE NOTE 7

SEE NOTE 4



NOT FOR CONSTRUCTION

PROJECT STATUS

CONSTRUCTION DOCUMENTS 90%
11/20/20

REVISIONS

No.	Date	Description

DRAWING NAME
GRADING PLAN

PROJECT NO.
 DRAWING NO.
L401

Tree	DBH	Address
All of the trees are located immediately adjacent to the Driscoll School campus		
Pyrus calleryana	3"	Westbourne Terrace
Gleditsia triacanthos	4"	Westbourne Terrace
Ulmus Americana	4"	Westbourne Terrace
Pyrus calleryana	4"	Westbourne Terrace
Acer platenoidies	13"	Westbourne Terrace
Gleditsia triacanthos	3"	Westbourne Terrace
Gingko biloba	3"	Westbourne Terrace
Pyrus calleryana	2"	Westbourne Terrace
Pyrus calleryana	8"	Westbourne Terrace
Pyrus calleryana	7"	Westbourne Terrace
Pyrus calleryana	2"	Westbourne Terrace
Pyrus calleryana	2"	Westbourne Terrace
Acer platenoidies	8"	Westbourne Terrace
Platanus acerifolia	15"	Westbourne Terrace
Acer platenoidies	8"	Westbourne Terrace
Acer platenoidies	8"	Westbourne Terrace
Liquidambar styraciflua	4.5"	Washington Street