KAESTLE BOOS
associates, inc

RECEIVED
JUL 20 2020
BEVERLY PLANNING BOARD

July 20, 2020

Beverly Planning Board
City Hall
191 Cabot Street
Beverly, MA 01915

Attn: Darlene Wynne

RE: Beverly Police Station Planning Review Changes

Dear Members of the Beverly Planning Board,

Changes in the design of the building and site were made during the intervening 6 months between the City's Planning submittal of the Beverly Police Station and the time that the drawings went to bid in January. The changes were minor, and include the following:

- The reduction of plaza pavement at the north staff entrance
- The reallocation of parking from staff to public, which entailed relocation of the secure fencing around the staff lot, and the realignment of the west end of the north parking lot.
- Relocation of the flagpoles from behind a segmental retaining wall to a more stable ground location to the north of the main entrance to the building
- The addition of a walkway on the south side of the building to provide ADA access from the stair well and the Prisoner release to the visitor parking.

Back in May of this year, we received approval from the DRB for these changes. We would now like to present these same changes to the Planning Board. All of these changes are shown on the attached plans. We have included two files, the first being the original application drawings and the second, the actual documents that went to bid for your comparison. We look forward to discussing these changes if need be and answering any questions you might have pertaining to them.

Thank you for your consideration regarding this project. If the Board or City staff have any questions, please feel free to contact our office or me directly.

Sincerely,

David McKinley
Landscape Architect
Kaestle Boos Associates
ENC

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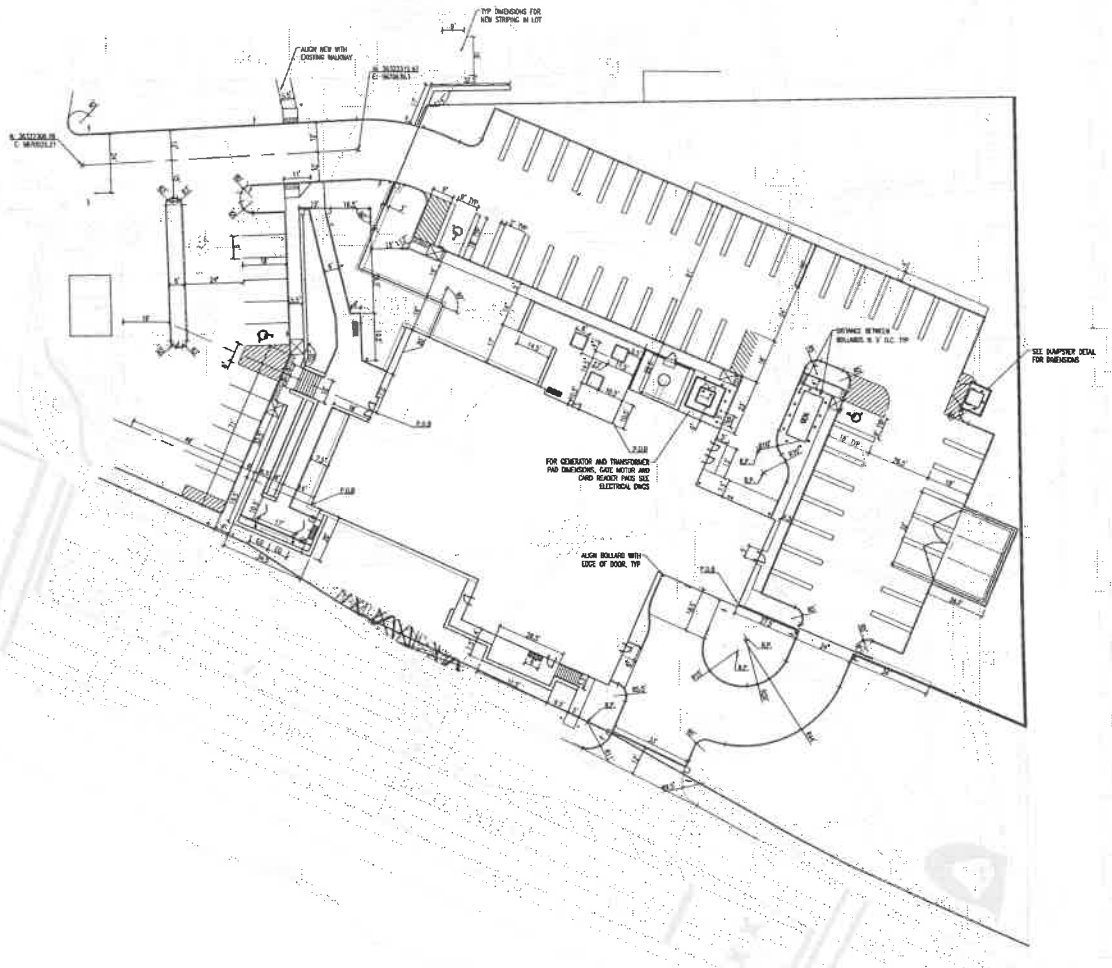

LAYOUT LEGEND

- PROPERTY LINE
- EXPANSION JOINTS
- CONTROL JOINTS
- LAYOUT BASE LINE
- RADIAL DIMENSION
- LINEAR DIMENSION
- ANGULAR DIMENSION
- PARKING TYPIN

LAYOUT NOTES

1. LAYOUT INFORMATION IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL LAYOUT INFORMATION. BRING ANY INCONSISTENCIES TO THE ARCHITECT'S ATTENTION FOR REVIEW AND CLARIFICATION.
2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

ZONING TABLE

PARCEL ADDRESS	175 ELLIOTT STREET			
ASSESSOR MAP/PARCEL	19-120			
ZONING DISTRICT	IG GENERAL INDUSTRIAL ABUTS RMD SE EAST			
	REQUIRED	EXISTING	PROVIDED	
MIN. LOT AREA (SF)	NONE	200,963	200,963	
MIN. FRONTAGE (FT)	NONE	NONE	428	
FRONT SETBACK (FT)	NONE	NONE	19	ELLIOTT STREET
SIDE SETBACK (FT)	NONE	NONE	43	WEST SIDE
REAR SETBACK (FT)	NONE	NONE	145	EDMUNDS CREK
GROSS SQUARE FOOTAGE	NR	NONE	81,515	
MAX. % LOT COVERAGE	NONE	NONE	-	
MAX. STORIES	NONE	-	-	
MAX. HEIGHT (FT)	35	NONE	42	
PARKING SPACES	N/A DIRSIRE	NONE	84	
MAX. CURB CUT	NONE	48'	48'	ELLIOTT STREET

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ISSUE DATE

DATE	DESCRIPTION
AUGUST 2, 2019	DESIGN DEVELOPMENT ESTIMATE SET
AUGUST 12, 2019	PLANNING BOARD SUBMISSION

REVISIONS

DATE	DESCRIPTION

FOR ALL ABBREVIATIONS, SYMBOL LEGENDS, AND GENERAL NOTES SEE SHEET R0.01

KEY PLAN

SCALE: 1" = 20'-0"

PROJECT TRUE

BEVERLY POLICE DEPARTMENT

175 Elliott Street Beverly, MA 01915

PROJECT NO.: 19028.00 DRAWN BY: Author

SITE LAYOUT PLAN

DRAWING NO.: L2.00

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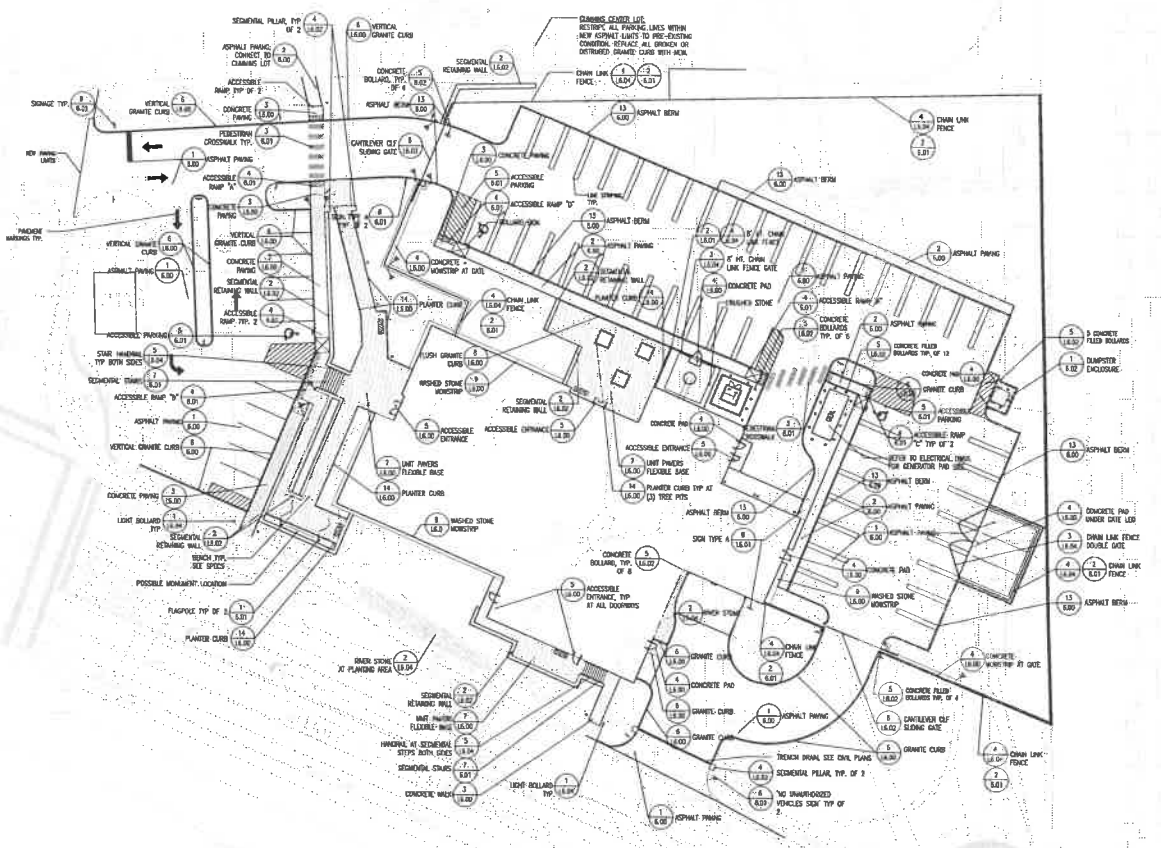

MATERIALS LEGEND

- DETAIL / SHEET — DETAIL REFERENCE TAG
- SECTION / SHEET — SECTION REFERENCE TAG
- DENOTES MATERIAL CHANGE
- CONCRETE PAVING
- PAVER PAVING
- STORAGE
- LIGHTING
- CURBING
- CONCRETE CURB RAMP
- GATES
- FENCE

NOTE: ALL CURB CUTS AND CURB ENDS SHALL BE TRANSITIONED TO FINISHED GRADES UNLESS OTHERWISE NOTED IN THE DRAWINGS.

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KEY PLAN

0' 20' 40'
SCALE: 1" = 20'-0"
PROJECT TRUE

BEVERLY POLICE DEPARTMENT

175 Elliott Street Beverly, MA 01915

PROJECT NO.: 190226.00 DRAWN BY: Author

SITE MATERIALS PLAN

DRAWING NO.:
L3.00

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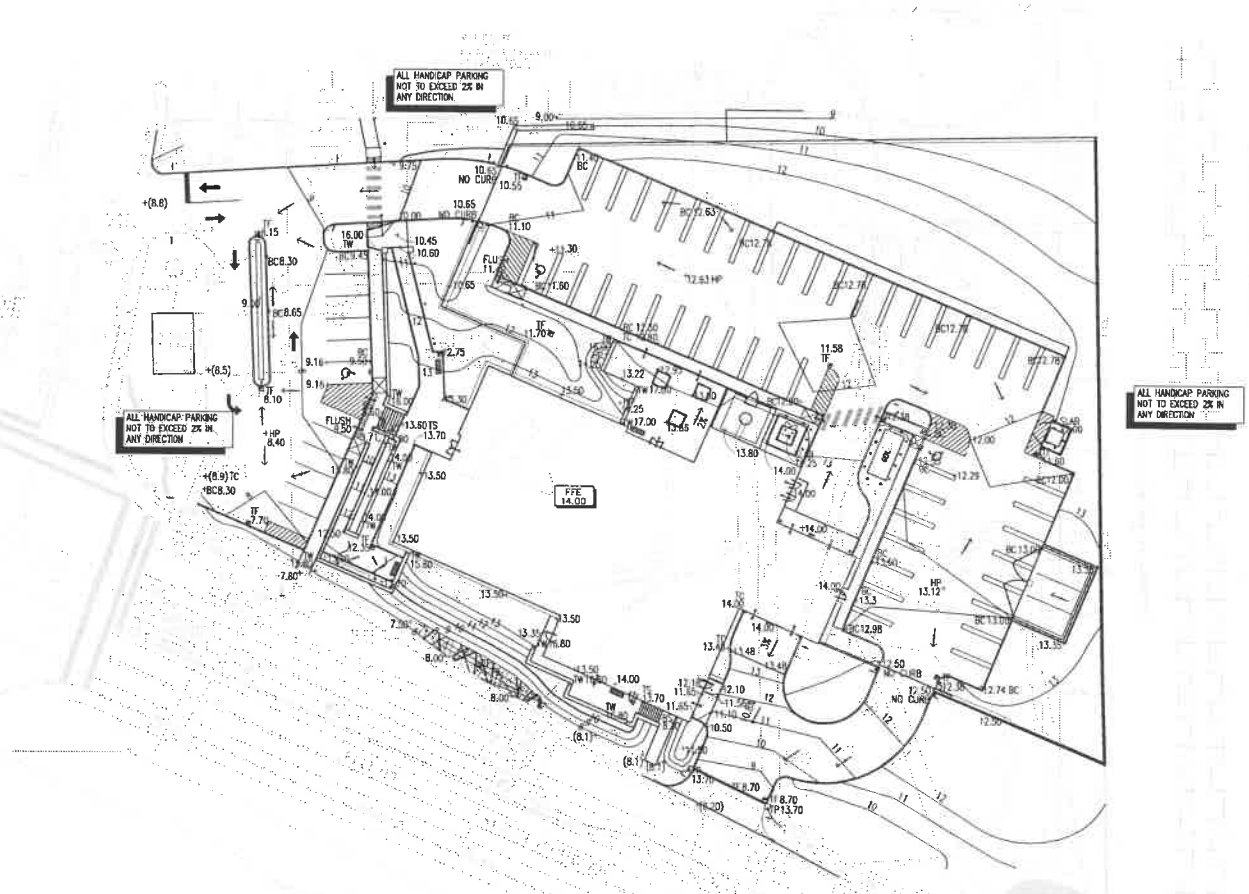

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KEY PLAN

SCALE: 1" = 20'-0"

PROJECT TRUE

BEVERLY POLICE DEPARTMENT

175 Elliott Street Beverly, MA 01915

PROJECT NO.: 18028.00 DRAWN BY: Author

SITE GRADING PLAN

DRAWING NO.:
L4.00

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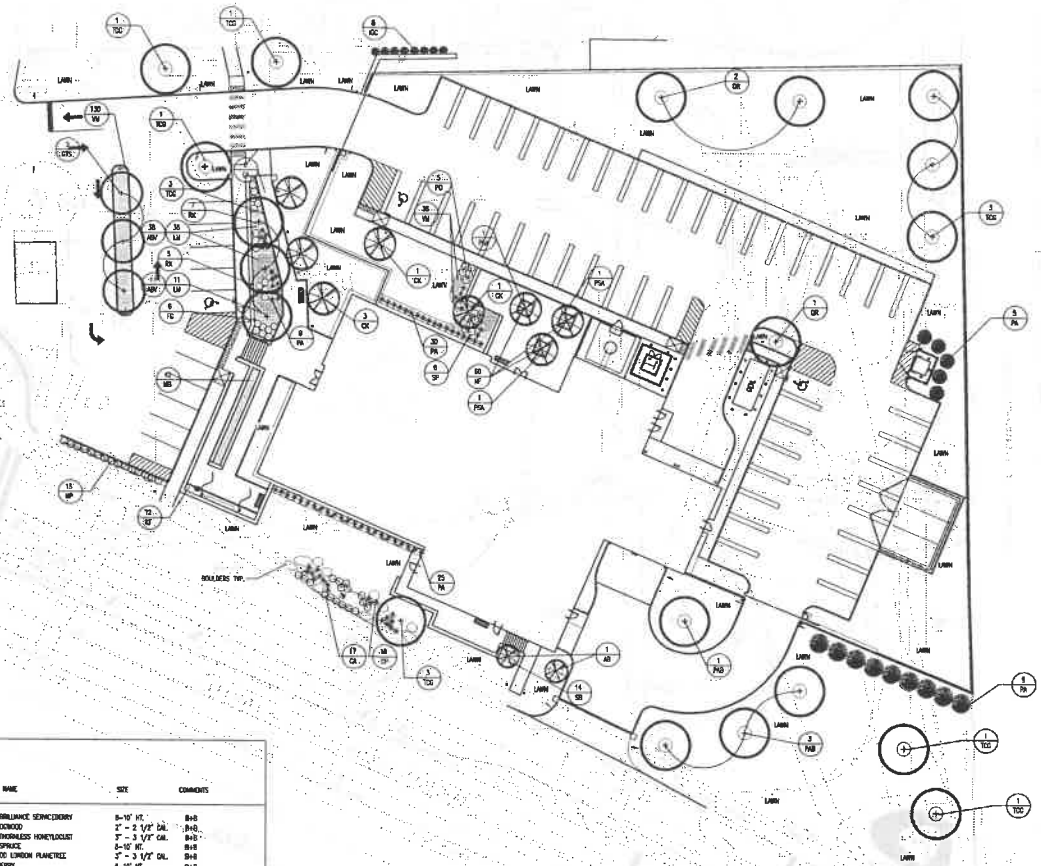

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
AB	AMELANCHIER SP?, "AUTUMN BRILLIANCE"	AUTUMN BRILLIANCE SERVICEBERRY	8-10' HT.	B+B
CK	CORNUS KOUSA	KOUSA DOGWOOD	2" - 2 1/2" CAL.	B+B
GTS	GLEDITSIA TRIACANTHOS "SKYLINE"	SKYLINE THORNLESS HONEYLOCUST	3" - 3 1/2" CAL.	B+B
PG	PICEA GLAUCA	NORWAY SPRUCE	8-10' HT.	B+B
PAB	PLATANUS X ACERIFOLIA "BLOODGOOD"	BLOODGOOD LONDON PLANETREE	3" - 3 1/2" CAL.	B+B
PSA	PRUNUS SUBHIRTELLA "AUTUMNALIS"	HIGAN CHERRY	8-10' HT.	B+B
QR	QUERCUS RUBRA	RED OAK	3" - 3 1/2" CAL.	B+B
TCG	TILIA CORDATA "GREENSPIRE"	GREENSPIRE LITTLELEAF LINDEN	3" - 3 1/2" CAL.	B+B
SHRUBS				
FD	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18-24"	CONT.
IWG	ILEX VERTICILLATA	WINTER GEM BERRY	18-24"	CONT.
CA	CORNUS ALBA "MORY HALO"	MORY HALO RESTING DOGWOOD	24-30"	CONT.
RK	RHODODENDRON "KAREN"	KAREN RHODODENDRON	24-30"	CONT.
ICC	ILEX CRENATA "COMPACTA"	COMPACT INGENBRY HOLLY	18-24"	CONT.
H	ITEA VIRGINICA "LITTLE HENRY"	LITTLE HENRY SWEETSPIRE	18-24"	CONT.
SP	SYRINGA PUBESCENS "MISS KIM"	MANCHURIAN LILAC "MISS KIM"	18-24"	CONT.
PO	PHYSOCARPUS OPULIFOLIUS	NINE BARK	18-24"	CONT.
PERENNIALS				
ABV	ASTILBE "BRIDAL VEIL"	BRIDAL VEIL ASTILBE	1 GAL.	18" O.C.
LM	LIRIOPE MUSCARI "VARIEGATA"	VARIEGATED CREEPING LILYTURF	1 GAL.	12" O.C.
NF	NEPETA FASSENIA "WALKERS LOW"	WALKERS LOW CATMINT	2 GAL.	24" O.C.
LA	LAVENDULA AUGUSTIFOLIA	ENGLISH LAVENDER	1 GAL.	36" O.C.
RF	RUDBECKIA FULGIDA	CONEFLOWERS	1 GAL.	36" O.C.
SB	SPRING BULBS	MIX OF TULIPS/HYACINTH/MUSCARI	BULBS	GROUPINGS
ORNAMENTAL GRASS				
KF	CALAMAGROSTIS X ACUTIFLORA "KARL FOERSTER"	KARL FOERSTER	3 GAL.	CONT.
CP	CAREX PENNSYLVANICA	SWITCHGRASS	3 GAL.	CONT.
PA	PENNISETUM ALOPECUROIDES "HAMELN"	DWARF FOUNTAIN GRASS	3 GAL.	CONT.
GROUNDCOVER				
VM	VINCA MINOR "BOWLES"	VINCA	FLATS	12" SPACING
PS	PHLOX STOLONIFERA	CREEPING PHLOX	FLATS	12" SPACING

PLANTING LEGEND

- QUANTITY / SYMBOL — PLANT TAG
- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED SOD
- PROPOSED PERENNIALS

PLANTING NOTES

1. ALL EXTERIOR GROUND AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY BUILDINGS, STRUCTURES, PAVING, CONTINUOUS PLANTING BEDS OR OTHER SITE IMPROVEMENTS SHALL BE GRADED, TOPSOILED TO A MINIMUM DEPTH OF 6" AND GRASS SEEDED.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS OF THE MA ASSOCIATION OF LANDSCAPE CONTRACTORS SPECIFICATIONS AND THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION'S STANDARDS FOR NURSERY STOCK.
3. ALL TREE STAKING OR GUYING SHALL BE DONE IMMEDIATELY AFTER PLANTING, BUT IN NO INSTANCE MORE THAN 24 HOURS AFTER PLANTING. SEE STAKING/GUYING DETAIL. AT COMPLETION OF MAINTENANCE PERIOD REMOVE ALL STAKES, FLAGS, GUYS, TREE WRAP, AND ANCHORS.
4. MULCH ALL NEW SHRUB BEDS AND PLANT PITS TO ACHIEVE A 3" DEPTH (AFTER SETTLEMENT). MULCH ALL GROUND COVER BEDS TO ACHIEVE A 2" DEPTH (AFTER SETTLEMENT). MULCH FOR SHRUBS AND PLANTING AREAS TO BE A DURABLE SHREDDED BARK MULCH.
5. ALL LAWN AND PLANTING AREA SOIL PREPARATION SHALL BE FERTILIZED AND AMENDED ACCORDING TO RECOMMENDATIONS OF A SOIL ANALYSIS PROVIDED BY AN APPROVED SOIL TESTING LABORATORY.
6. SEE SPECIFICATIONS FOR LAWN AREA SEED MIXTURE
7. PROVIDE LAWN DEVELOPMENT IN ALL AREAS OF SELECTIVE CLEARING AS DIRECTED.

FINAL LOCATION OF PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD.

IRRIGATION NOTES

1. IRRIGATION, WHETHER DRIP OR SPRAY, SHALL BE PROVIDED TO ALL PLANTING AREAS (BARING ON PLANTS).
2. IRRIGATION SHALL BE PERFORMANCE BASED AND DESIGNED. SERVICE LINES SHALL BEGIN SPRINKLER HEADS. PLANTING AREAS IN PROXIMITY TO THE BUILDING SHALL USE DRIP IRRIGATION.
3. IRRIGATION CONCEPT IS SHOWN FOR CONVENIENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & PROVIDE COVERAGE TO ALL AREAS CALLED OUT TO BE IRRIGATED.

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ISSUE DATE

DATE	DESCRIPTION
AUGUST 2, 2019	DESIGN DEVELOPMENT ESTIMATE SET
AUGUST 12, 2019	PLANNING BOARD SUBMISSION

REVISIONS

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FOR ALL ABBREVIATIONS, SYMBOL LEGENDS, AND GENERAL NOTES SEE SHEET R0.01

KEY PLAN

SCALE: 1" = 20'-0"

PROJECT TRUE

BEVERLY POLICE DEPARTMENT

175 Elliott Street Beverly, MA 01915

PROJECT NO.: 1802LBD DRAWN BY: Author

SITE PLANTING PLAN

DRAWING NO.: L5.00

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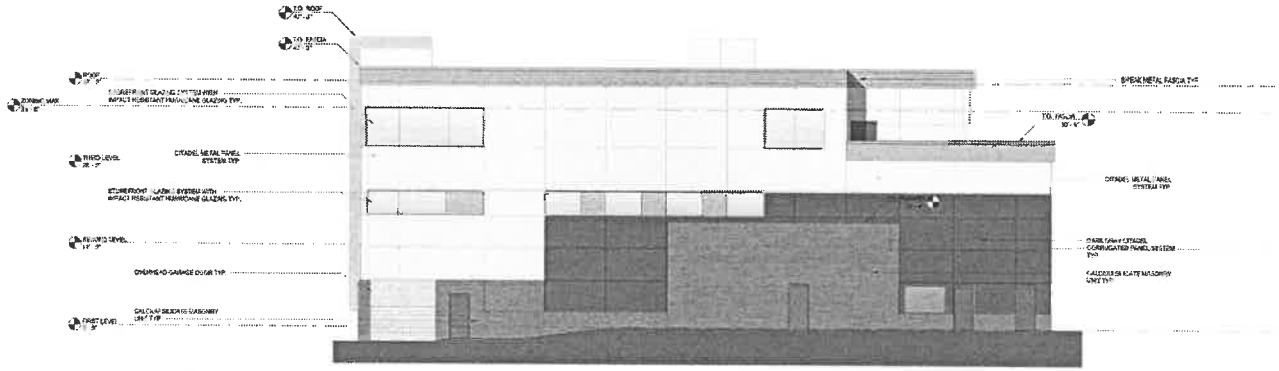
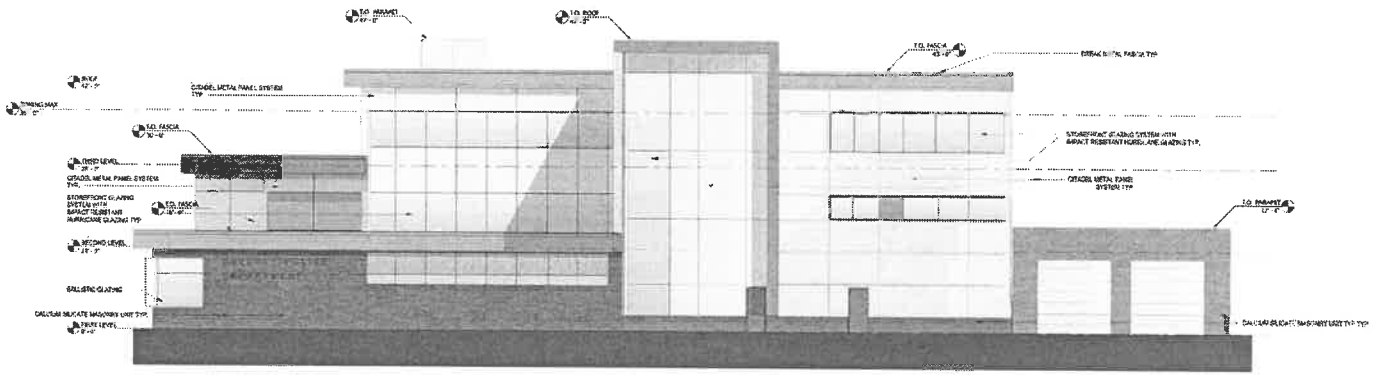


1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

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[illegible]

ISSUE DATE

DATE: JUNE 5, 2019	DESCRIPTION
MONTH DAY, YEAR	DRAWINGS ISSUED FOR
	30 ESTIMATE
AUGUST 12, 2019	PLANNING BOARD SUBMISSION

REVISIONS

DATE	DESCRIPTION

FOR ALL ABBREVIATIONS, SYMBOL LEGENDS, AND GENERAL NOTES SEE SHEET R0.01

KEY PLAN

SCALE: 1" = 1'-0"

PROJECT TRUE

BEVERLY POLICE DEPARTMENT

Elliott Street Beverly, MA 01915

PROJECT NO.: DRAWN BY: Author

EXTERIOR ELEVATIONS I

DRAWING NO.:
A5.01

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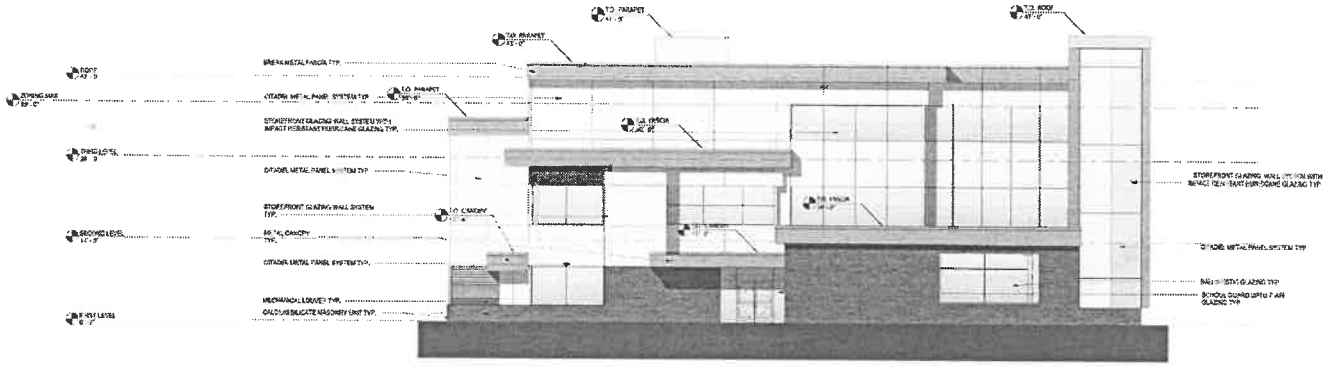
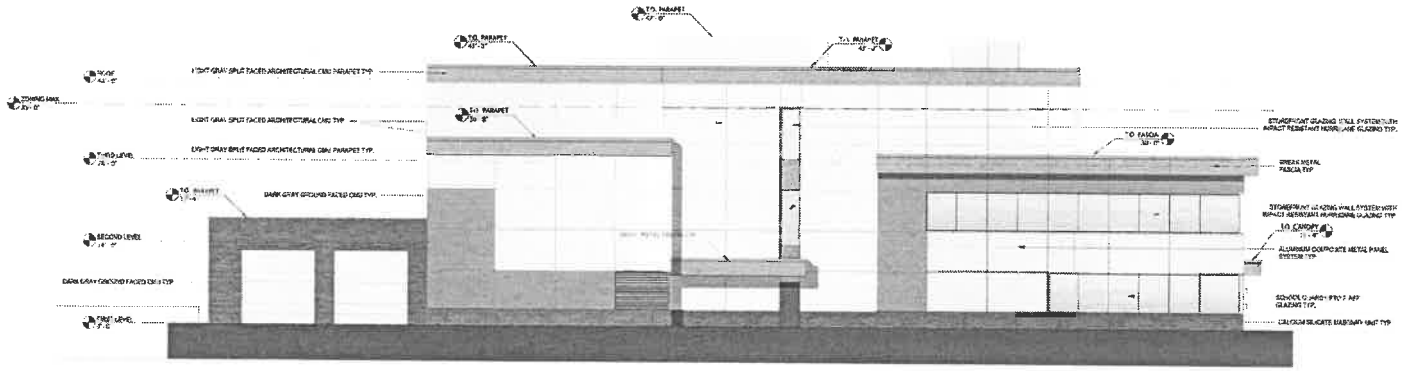


1 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

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ISSUE DATE

DATE: JUNE 5 2019	DESCRIPTION
MONTH DAY, YEAR	DRAWINGS ISSUED FOR
AUGUST 12, 2019	DD ESTIMATE
	PLANNING BOARD SUBMISSION

REVISIONS

DATE	DESCRIPTION

FOR ALL ABBREVIATIONS, SYMBOL LEGENDS, AND GENERAL NOTES SEE SHEET R0.01

KEY PLAN

SCALE 1/8" = 1'-0"

PROJECT TRUE

BEVERLY POLICE DEPARTMENT

Elliott Street Beverly, MA 01915

PROJECT No: DRAWN BY: NJMG

EXTERIOR ELEVATIONS II

DRAWING NO:
A5.02

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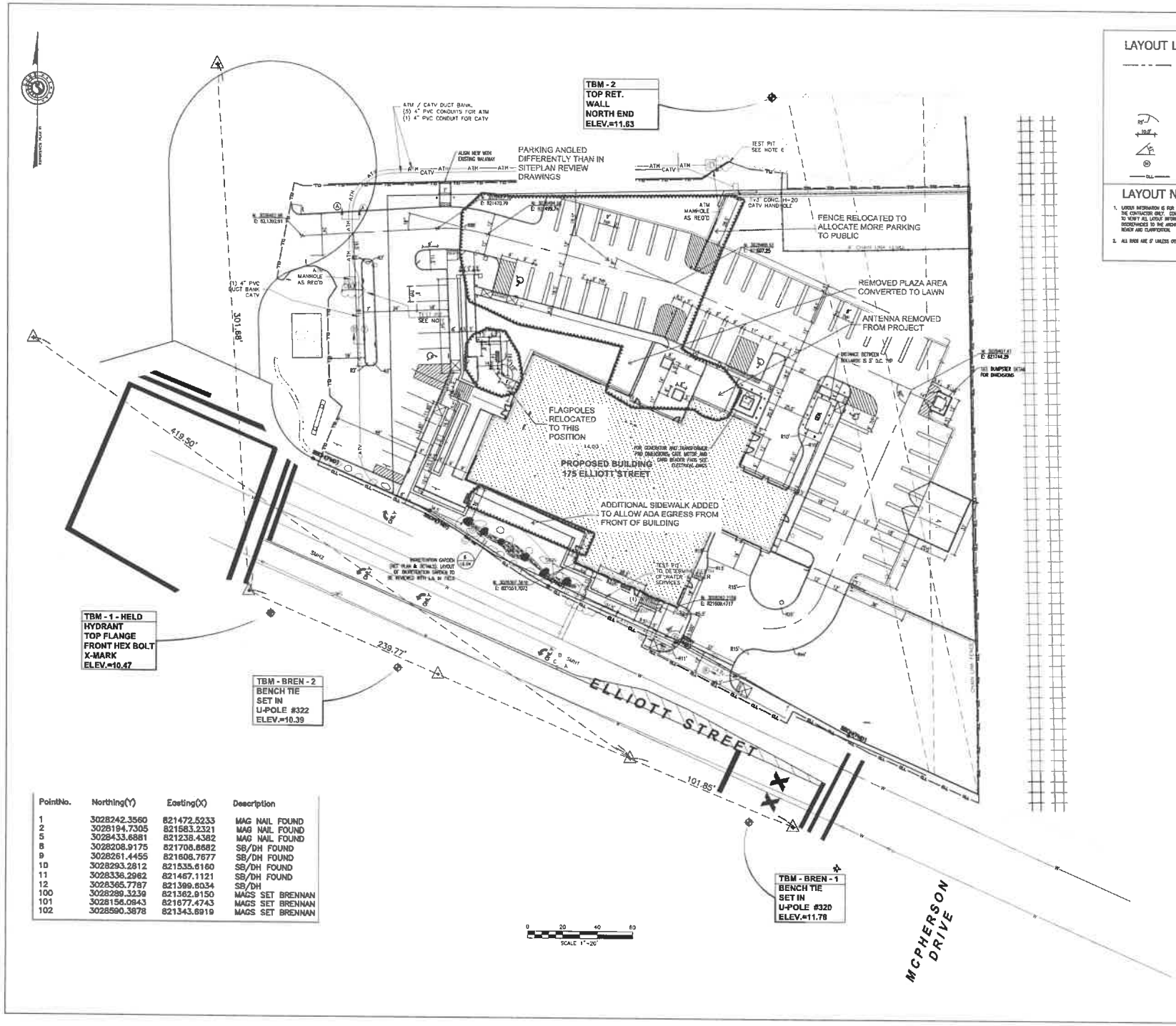

PointNo.	Northing(Y)	Easting(X)	Description
1	3028242.3560	821472.5233	MAG NAIL FOUND
2	3028194.7305	821583.2321	MAG NAIL FOUND
5	3028433.6881	821238.4382	MAG NAIL FOUND
8	3028208.9175	821706.6682	SB/DH FOUND
9	3028261.4455	821606.7677	SB/DH FOUND
10	3028293.2812	821535.6160	SB/DH FOUND
11	3028336.2962	821457.1121	SB/DH FOUND
12	3028365.7787	821399.6034	SB/DH
100	3028289.3239	821362.9150	MAGS SET BRENNAN
101	3028156.0943	821677.4743	MAGS SET BRENNAN
102	3028590.3878	821343.6919	MAGS SET BRENNAN

LAYOUT LEGEND

- PROPERTY LINE
- EXPANSION JOINTS
- CONTROL JOINTS
- LAYOUT BASE LINE
- RADIAL DIMENSION
- LINEAR DIMENSION
- ANGULAR DIMENSION
- PARKING TOTAL
- CONSTRUCTION LIMIT LINE

LAYOUT NOTES

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2. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

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ISSUE DATE

DATE	DESCRIPTION
FEBRUARY 3, 2020	DRAWINGS ISSUED FOR BIDDING AND CONSTRUCTION

REVISIONS

DATE	DESCRIPTION

KEY PLAN

SCALE: 1" = 20'-0" PROJECT TRUE

BEVERLY POLICE STATION

175 Elliott Street
Beverly, MA 01915

PROJECT NO.: M20018 DRAWN BY: DGM

SITE LAYOUT PLAN

DRAWING NO.: L2.00

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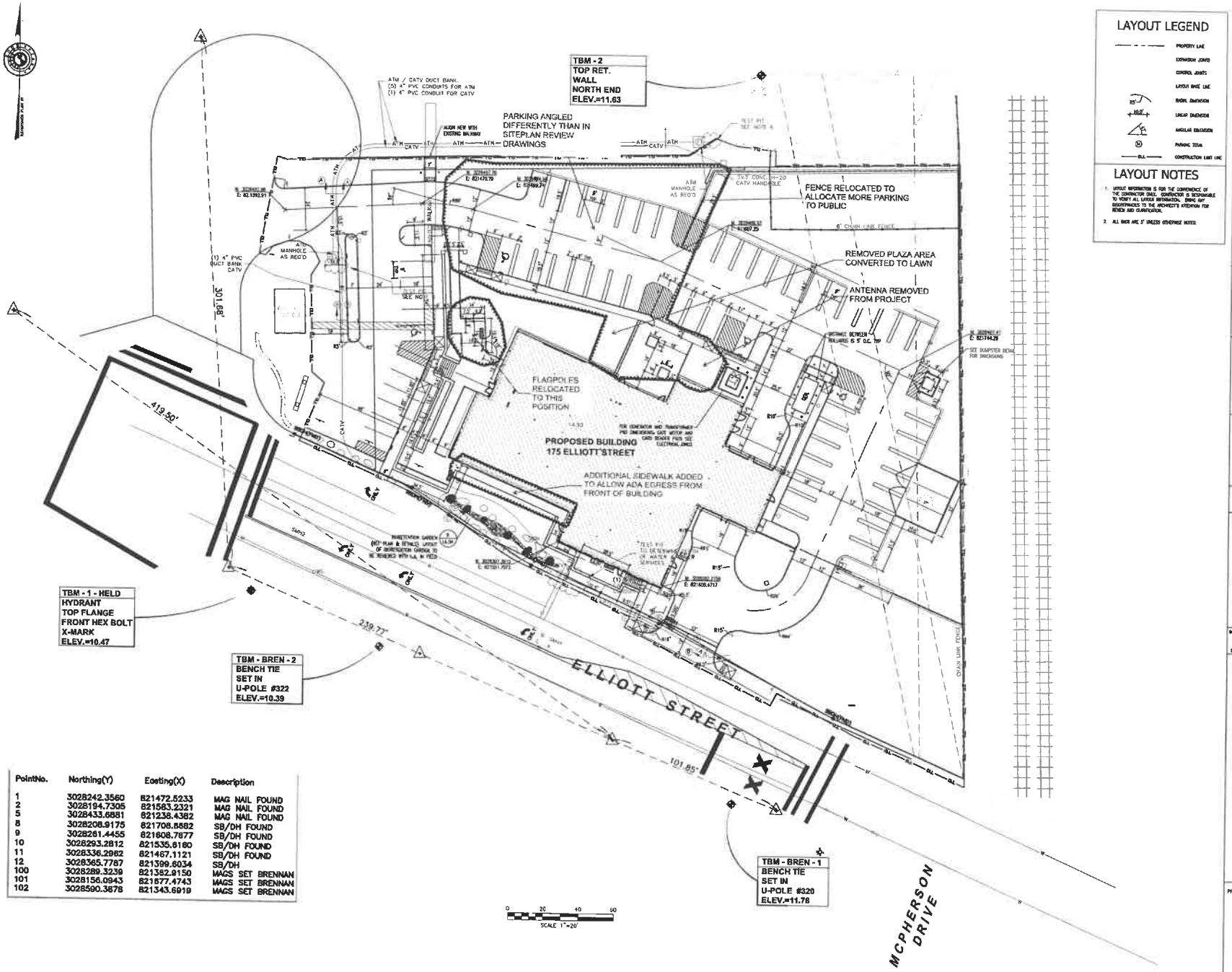

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10	3028293.2812	821535.6160	SB/DH FOUND
11	3028336.2982	821467.1121	SB/DH FOUND
12	3028365.7787	821399.6034	SB/DH
100	3028289.3239	821382.9150	MAGS SET BRENNAN
101	3028156.0943	821577.4743	MAGS SET BRENNAN
102	3028590.3878	821343.6919	MAGS SET BRENNAN

LAYOUT LEGEND

- PROPERTY LINE
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- RADIAL DIMENSION
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- ANGULAR DIMENSION
- PARKING ZONE
- CONSTRUCTION LIMIT LINE

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ISSUE DATE

DATE	DESCRIPTION
JANUARY 7, 2020	EARLY PACKAGE #2
FEBRUARY 3, 2020	DRAWINGS ISSUED FOR BIDDING AND CONSTRUCTION

REVISIONS

DATE	DESCRIPTION

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BEVERLY POLICE STATION

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SITE LAYOUT PLAN

DRAWING NO.:
L2.00

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