

HERRING RUN APARTMENTS
1441 COMMERCIAL STREET WEYMOUTH, MA



ARCHITECT:
FISHER ASSOCIATES
35 FISHER ROAD
WEYMOUTH, MA 02190
617-733-8404

LANDSCAPE DESIGN:
CMG DESIGN
NORWELL, MA
781-249-2211

DESIGN TEAM/CONSULTING ENGINEERS
WALTER A. MCKINNON ASSOCIATES, INC.
278 WASHINGTON STREET UNIT 1
WEYMOUTH, MA 02188
781-331-5898

CIVIL ENGINEER:
HARDY+MANN DESIGN GROUP
1287 WASHINGTON STREET
WEYMOUTH, MA 02189
781-335-1464

35 FISHER ROAD WEYMOUTH, MA
P 781-337-3409 C 617-733-8404
FA
FISHER ASSOCIATES

WAM
Walter A. McKinnon Associates, Inc.
Consulting Engineers
Weymouth, Massachusetts
278 Washington Street
Phone: (781) 331-5898
Email: mckinnoneng@gmail.com

SCAN QR CODE FOR DIGITAL FILE

04	MKS	02/16/22	ZBA (3)
03	MKS	01/26/22	ZBA (2)
02	MKS	01/20/22	NBHD MEETING
01	MKS	10/25/21	ZBA APPROVAL

No.	BY	DATE	DESCRIPTION
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NEW MIXED USE BUILDING
HERRING RUN APARTMENTS
1441 COMMERCIAL ST.
WEYMOUTH, MA

COVER SHEET

SCALE:	1/8"=1'-0"
DRAWN by:	BJJ
CHKD by:	MKS
PROJECT No:	2019-029

A-0



EXISTING SITE
OVERHEAD IMAGERY

SCALE : N.T.S.



EXISTING SITE
STREET PERSPECTIVE IMAGERY

SCALE : N.T.S.



EXISTING SITE
STREET PERSPECTIVE IMAGERY

SCALE : N.T.S.

"SCAN QR CODE FOR DIGITAL FILE"			
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**NEW MIXED USE BUILDING
HERRING RUN APARTMENTS**
1441 COMMERCIAL ST.
WEYMOUTH, MA

EXISTING CONDITIONS

SCALE:	N.T.S.
DRAWN by:	B.J.J.
CHK'D by:	MKS
PROJECT No:	2019-029



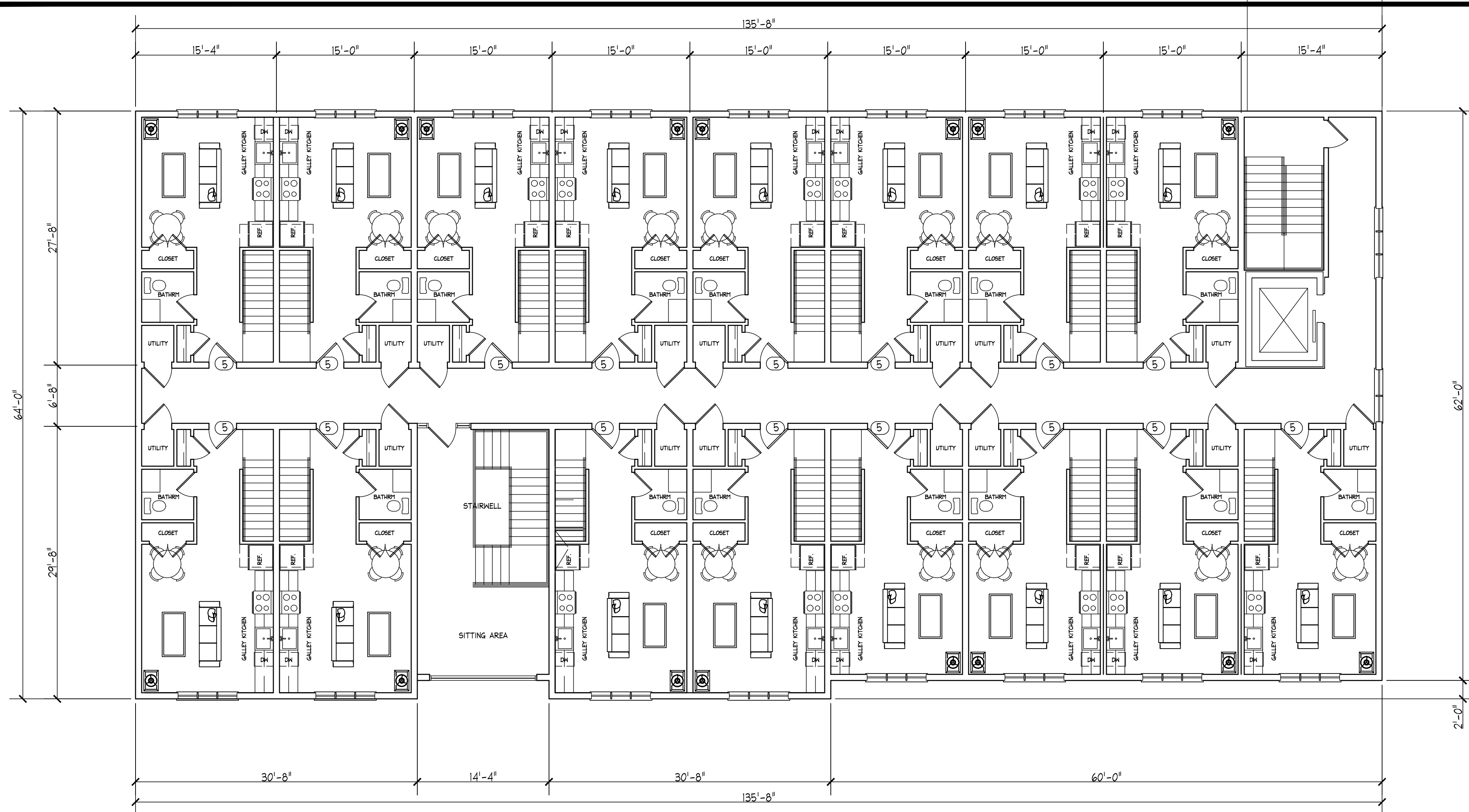
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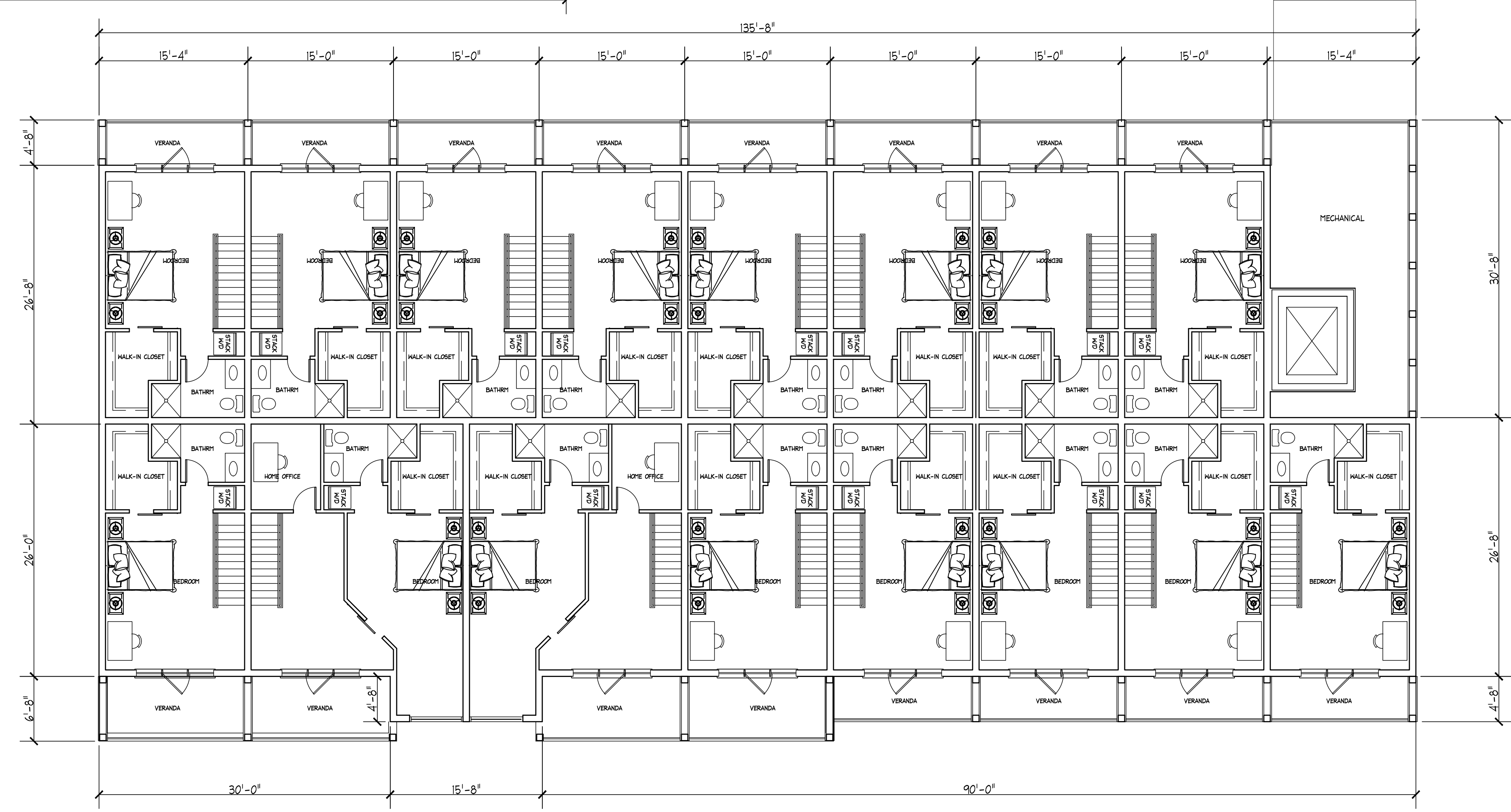
NEW MIXED USE BUILDING
HERRING RUN APARTMENTS
1441 COMMERCIAL ST.
WEYMOUTH, MA

PROPOSED
GROUND LEVEL
PLAN & SITE LAYOUT

SCALE: 1/8"=1'-0"
DRAWN by: BJJ
CHK'D by: MKS
PROJECT No: 2019-029



PROPOSED
2nd FLOOR PLAN
SCALE : 1/8"=1'-0"



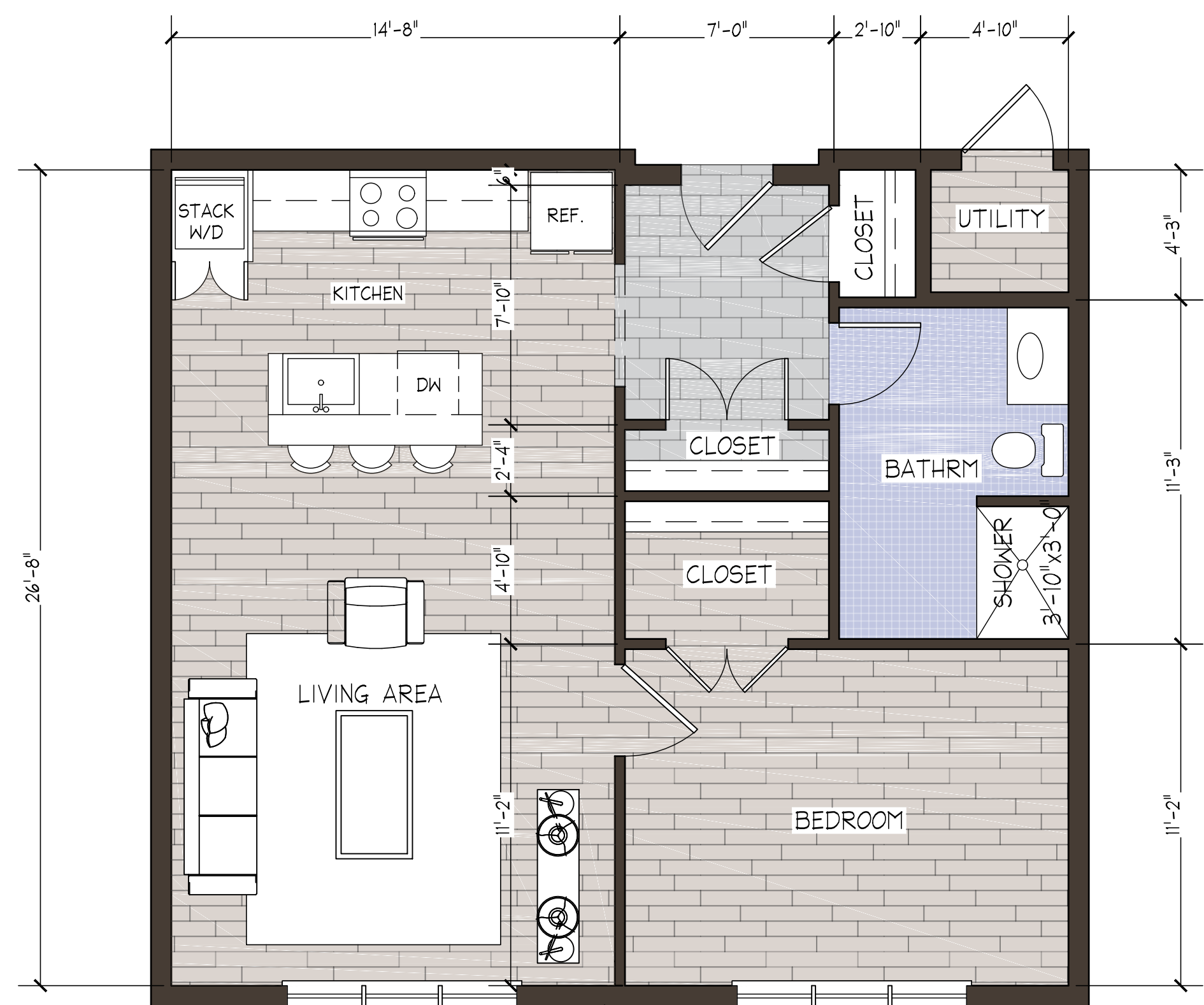
PROPOSED
3rd FLOOR PLAN
SCALE : 1/8"=1'-0"

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01	MKS	10/25/21	ZBA APPROVAL

NEW MIXED USE BUILDING
HERRING RUN APARTMENTS
1441 COMMERCIAL ST.
WEYMOUTH, MA

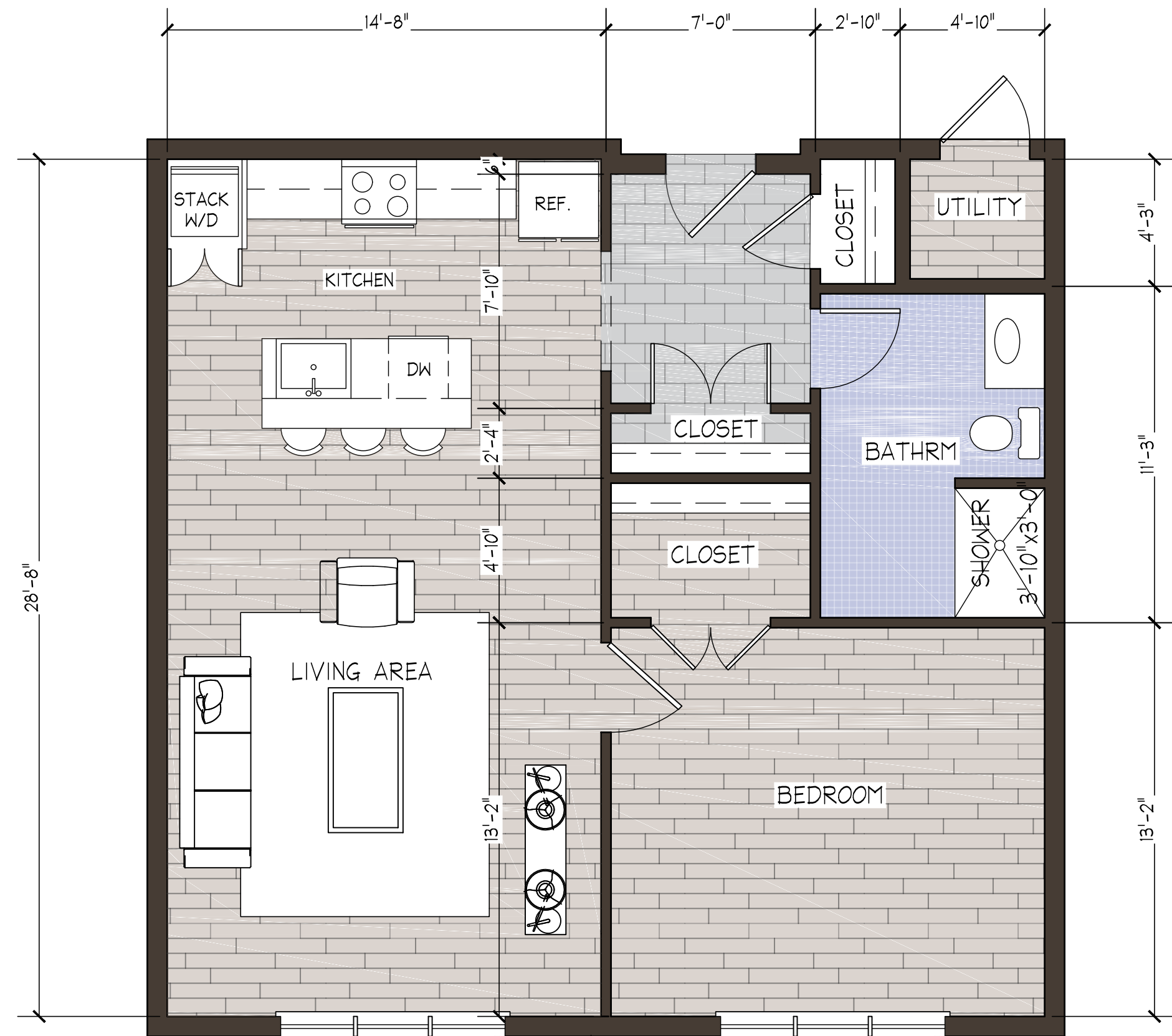
PROPOSED
2nd AND 3rd
FLOOR PLANS

SCALE:	1/8"=1'-0"
DRAWN by:	B.J.J.
CHK'D by:	MKS
PROJECT No:	2019-029



UNIT A LAYOUT
SCALE : 1/4"=1'-0"

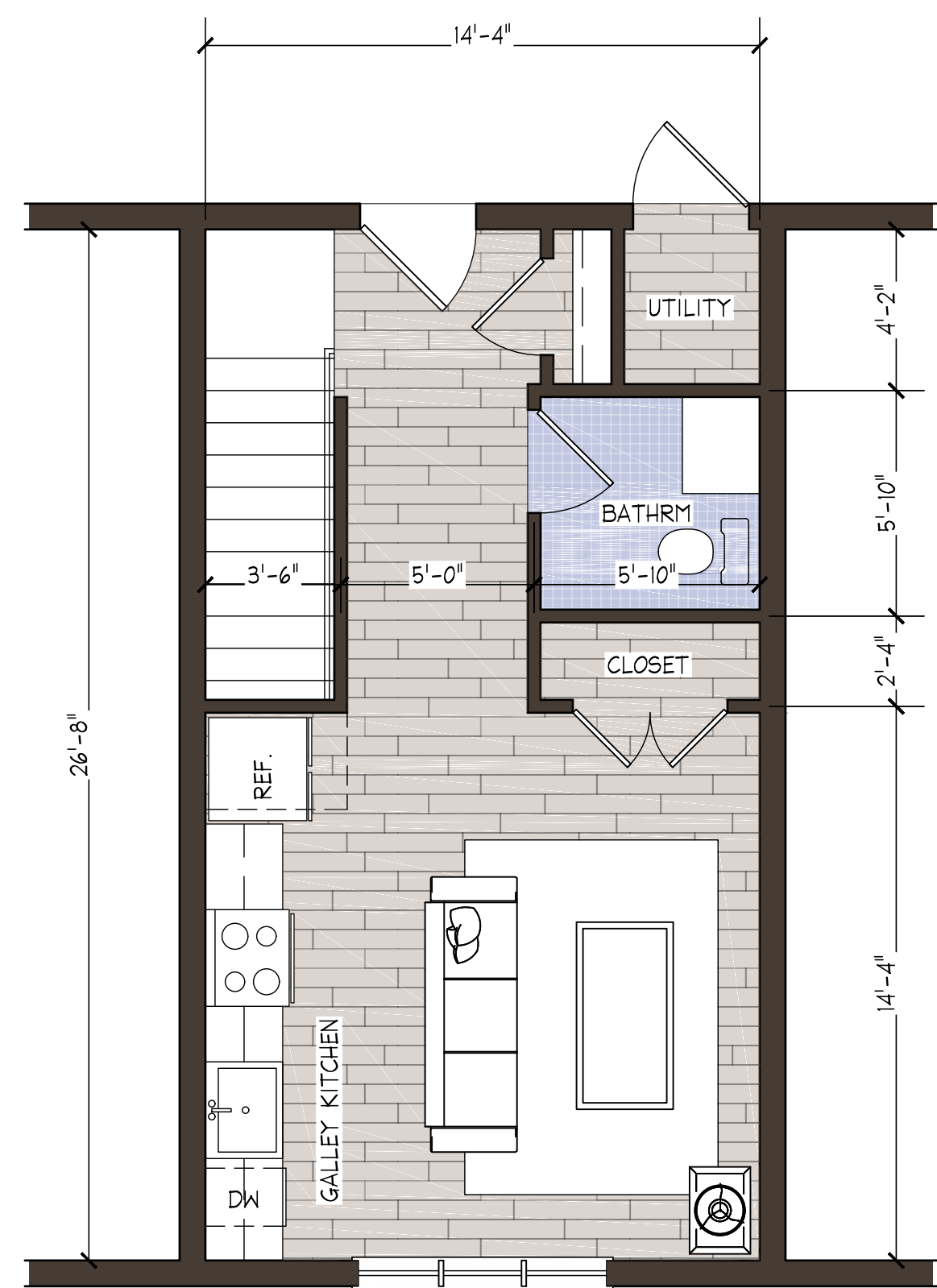
UNIT A
756 S.F.



UNIT B LAYOUT
SCALE : 1/4"=1'-0"

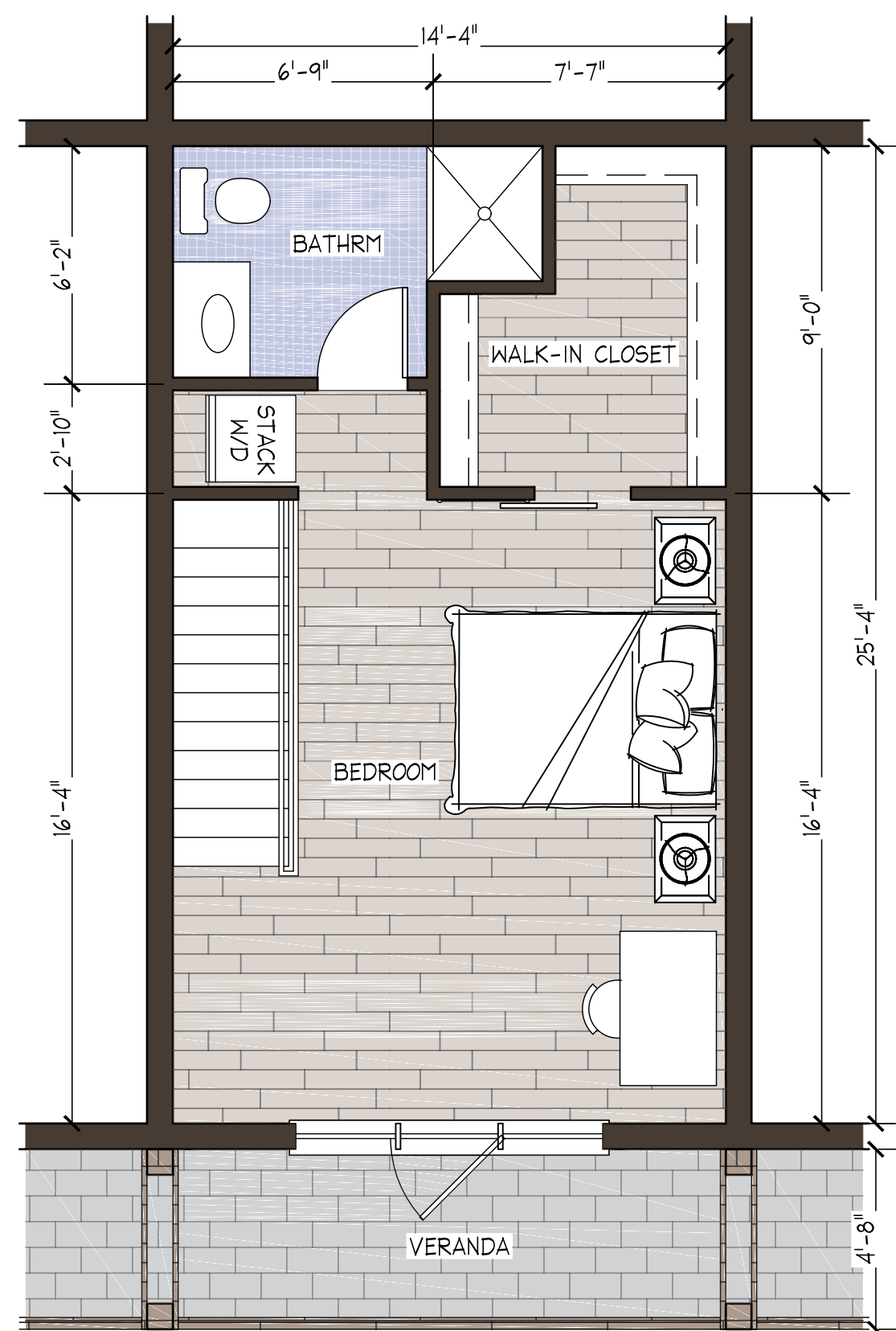
UNIT B
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BUILDING BREAKDOWN
RESIDENTIAL UNITS
8- 1 BEDROOM UNITS
15- STUDIO UNITS
COMMERCIAL SPACE
1,600 SF RETAIL



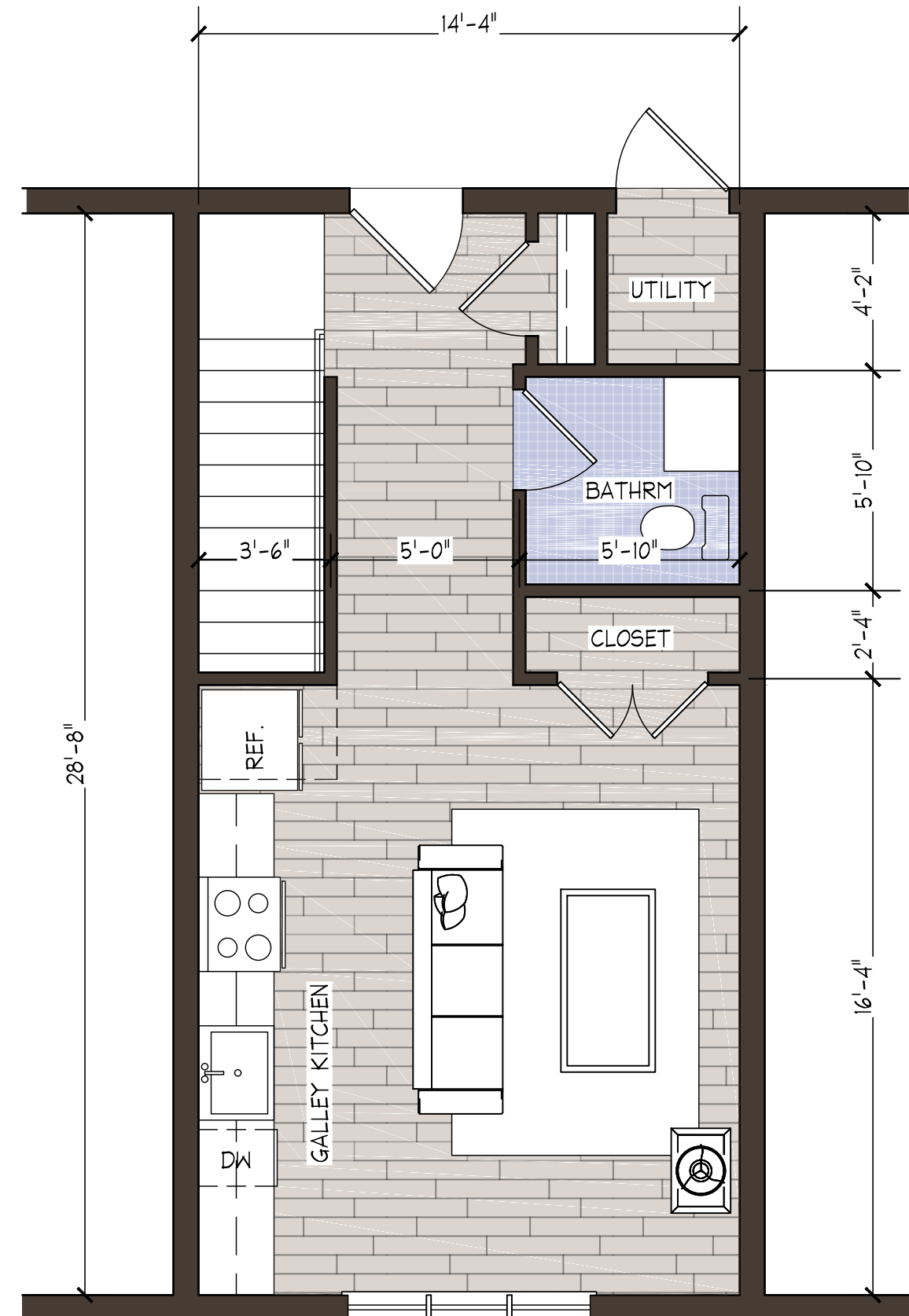
UNIT C - 1ST LEVEL
SCALE : 1/4"=1'-0"

UNIT C
730 S.F.



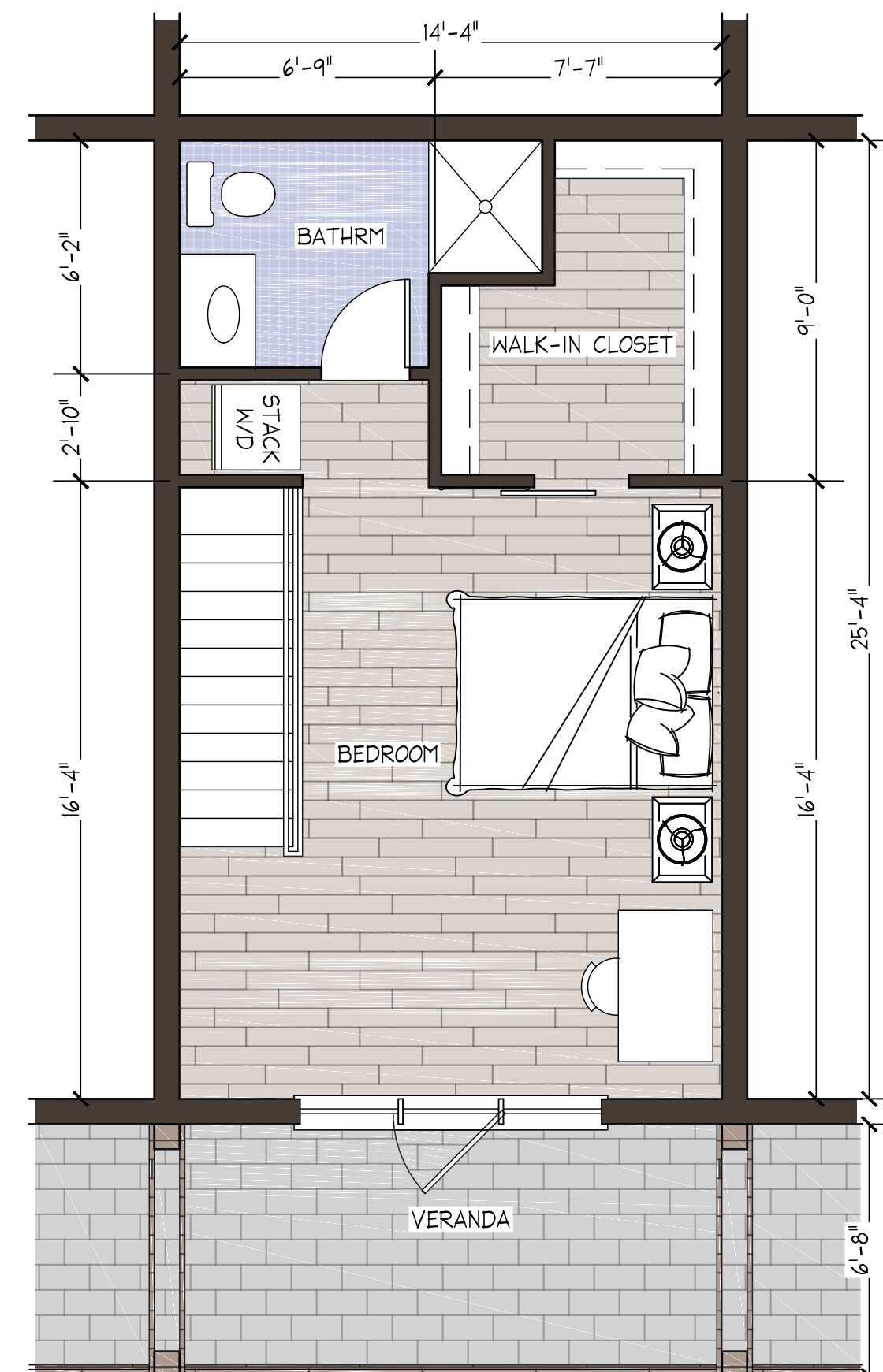
UNIT C - 2ND LEVEL
SCALE : 1/4"=1'-0"

UNIT C
730 S.F.



UNIT D - 1ST LEVEL
SCALE : 1/4"=1'-0"

UNIT D
760 S.F.



UNIT D - 2ND LEVEL
SCALE : 1/4"=1'-0"

UNIT D
760 S.F.

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L E G E N D	
NUMBER	MATERIAL
1	FIBER CEMENT PANELS (CREAM)
2	SHIPLAP HORIZONTAL SIDING (NATURAL GREY)
3	BRICK
4	PELLA WINDOWS
5	BALCONY RAILING FLOWER BOXES
6	FIBER CEMENT PANELS (BLACK)



PROPOSED
FRONT ELEVATION

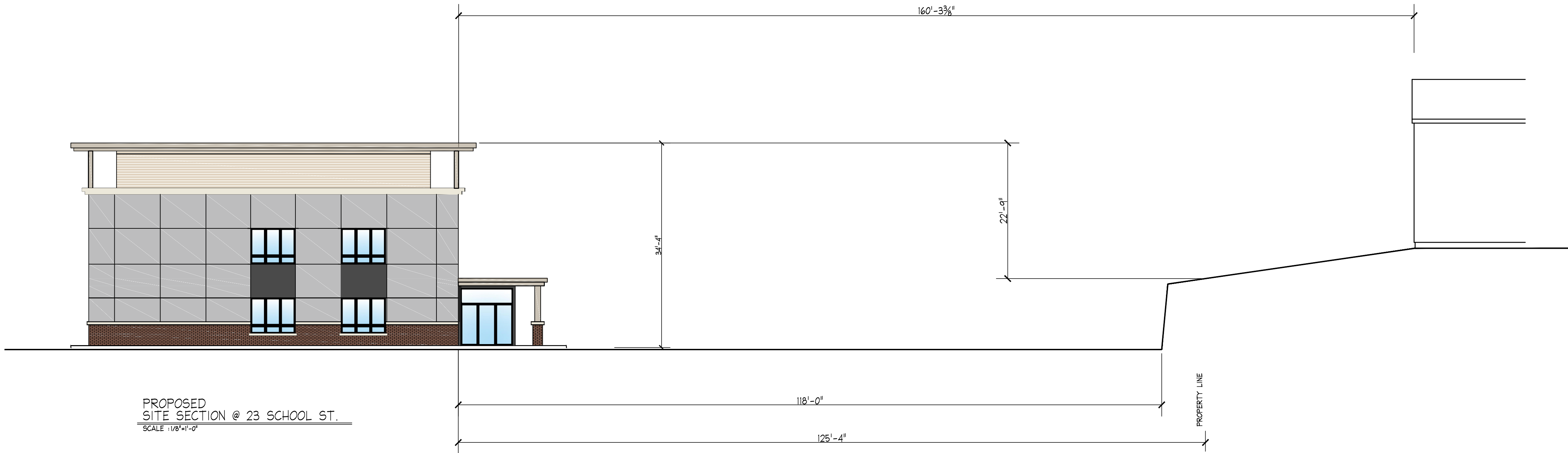
SCALE : 1/8"=1'-0"



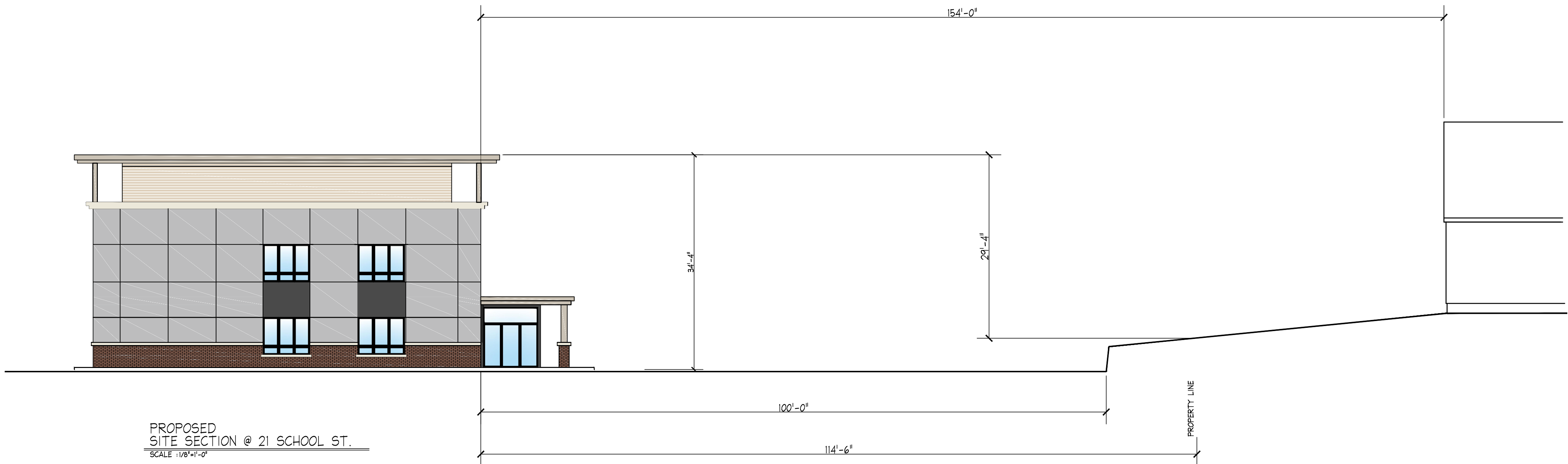
PROPOSED
REAR ELEVATION

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

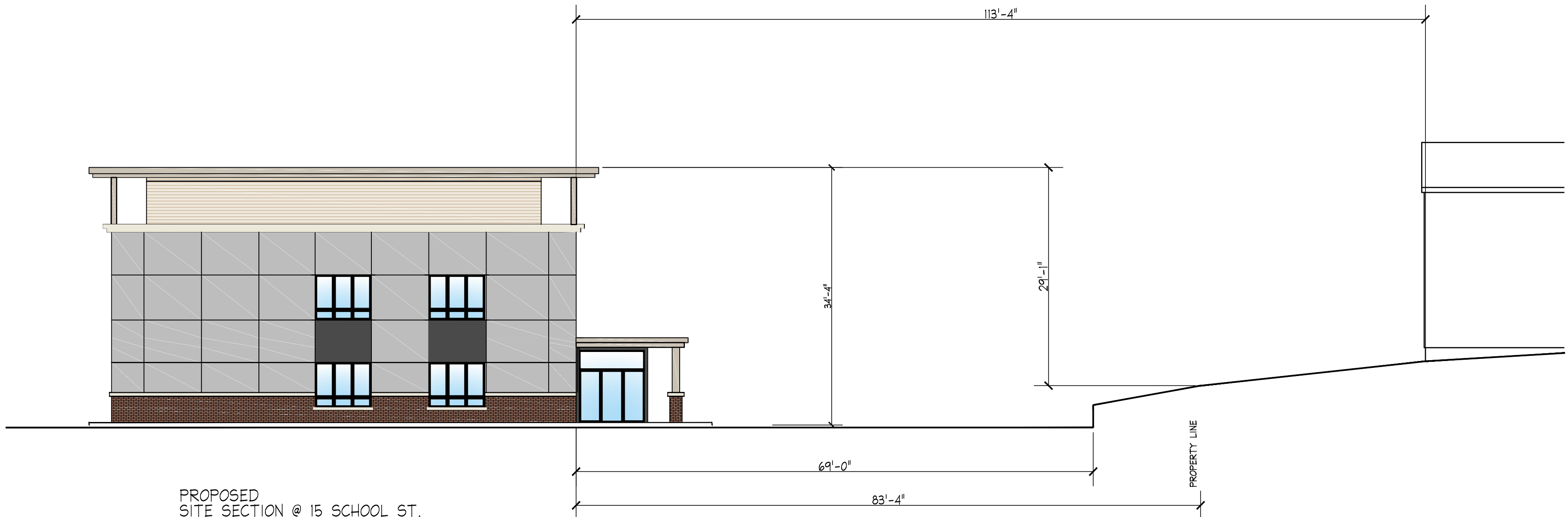
SCAN QR CODE FOR DIGITAL FILE			
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PROPOSED
SITE SECTION @ 23 SCHOOL ST.
SCALE: 1/8"=1'-0"



PROPOSED
SITE SECTION @ 21 SCHOOL ST.
SCALE: 1/8"=1'-0"



PROPOSED
SITE SECTION @ 15 SCHOOL ST.
SCALE: 1/8"=1'-0"

SCAN QR CODE FOR DIGITAL FILE

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NEW MIXED USE BUILDING
HERRING RUN APARTMENTS

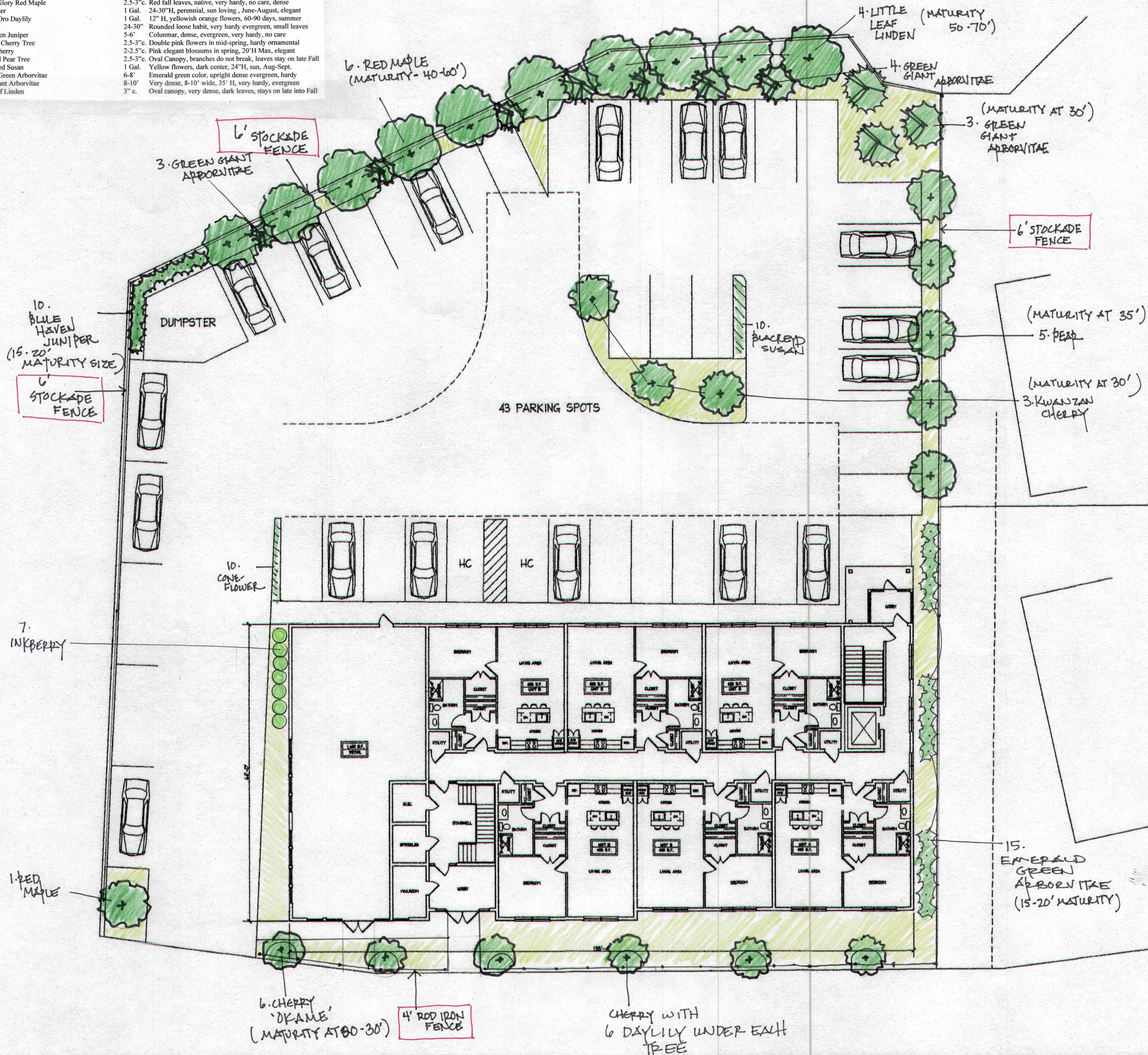
1441 COMMERCIAL ST.
WEYMOUTH, MA

PROPOSED
SITE SECTIONS

SCALE: 3/32"=1'-0"
DRAWN by: BJJ
CHK'D by: MKS
PROJECT No: 2019-029

Plant Schedule

Qty.	Latin Name	Common Name	Size	Features
7	Acer rubrum 'October Glory'	October Glory Red Maple	2.5-3" c.	Red fall leaves, native, very hardy, no care, dense
10	Echinacea	Coneflower	1 Gal.	24-30" H, perennial, sun loving, June-August, elegant
36	Hemerocallis Stella D'Oro	Stella D'Oro Daylily	1 Gal.	12" H, yellowish orange flowers, 60-90 days, summer
7	Ilex glabra	Inkberry	24-30"	Rounded loose habit, very hardy evergreen, small leaves
10	Juniperus BLUE HAVEN	Blue Haven Juniper	5-6'	Columnar, dense, evergreen, very hardy, no care
3	Prunus serrulata Kwanzan	Kwanzan Cherry Tree	2.5-3" c.	Double pink flowers in mid-spring, hardy ornamental
6	Prunus OKAME	Okame Cherry	2-2.5" c.	Pink elegant blossoms in spring, 30" H Max, elegant
5	Pyrus calleryana Cleveland Select	Cleveland Pear Tree	2.5-3" c.	Oval Canopy, branches do not break, leaves stay on late Fall
10	Rudbeckia Goldstrum	Black Eyed Susan	1 Gal.	Yellow flowers, dark center, 24" H, sun, Aug-Sept
15	Thuja occidentalis Emerald Green	Emerald Green Arborvitae	6-8'	Emerald green color, upright dense evergreen, hardy
10	Thuja plicata	Green Giant Arborvitae	8-10'	Very dense, 8-10' wide, 35' H, very hardy, evergreen
4	Tilia cordata	Little Leaf Linden	3" c.	Oval canopy, very dense, dark leaves, stays on late into Fall



Designed and Drawn by:
Carin Gosselin, CMG Design
cmgdesign@verizon.net 781-249-2211



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NEW MIXED USE BUILDING
HERRING RUN APARTMENTS

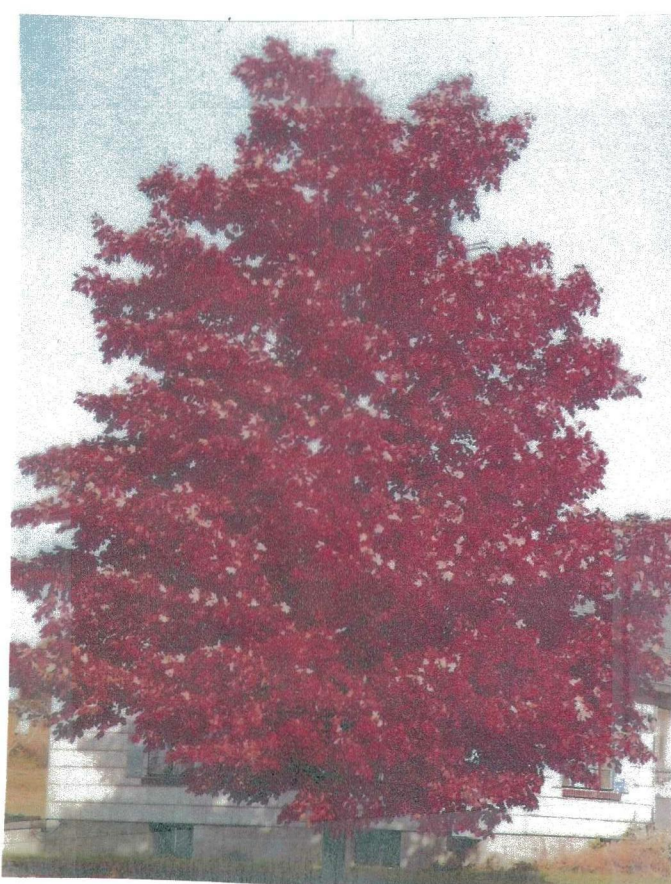
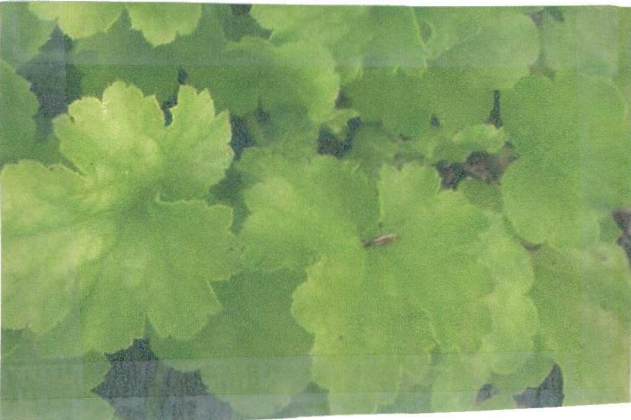
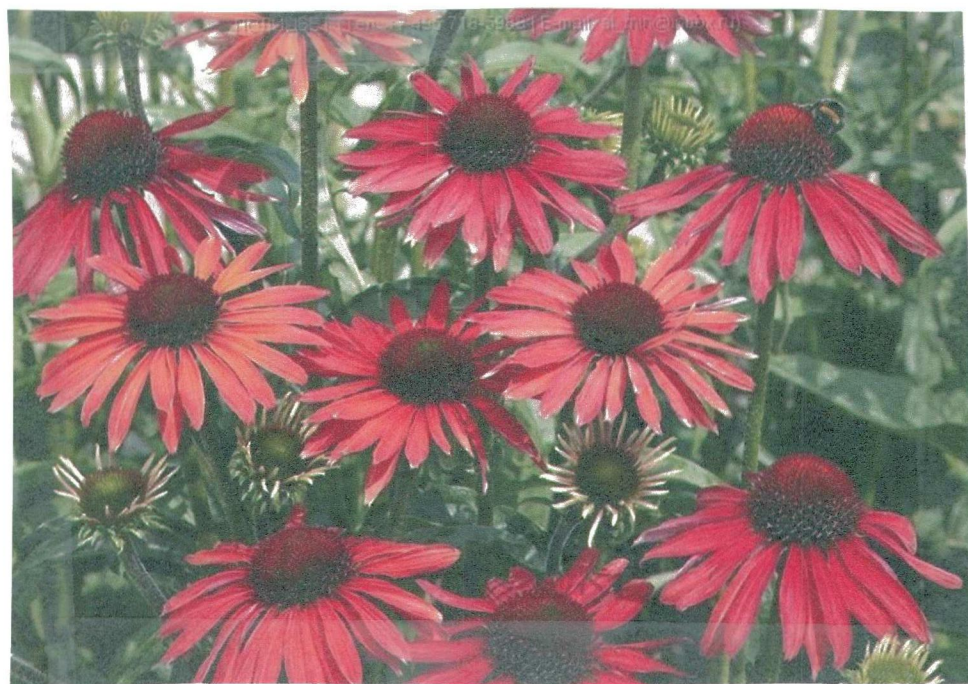
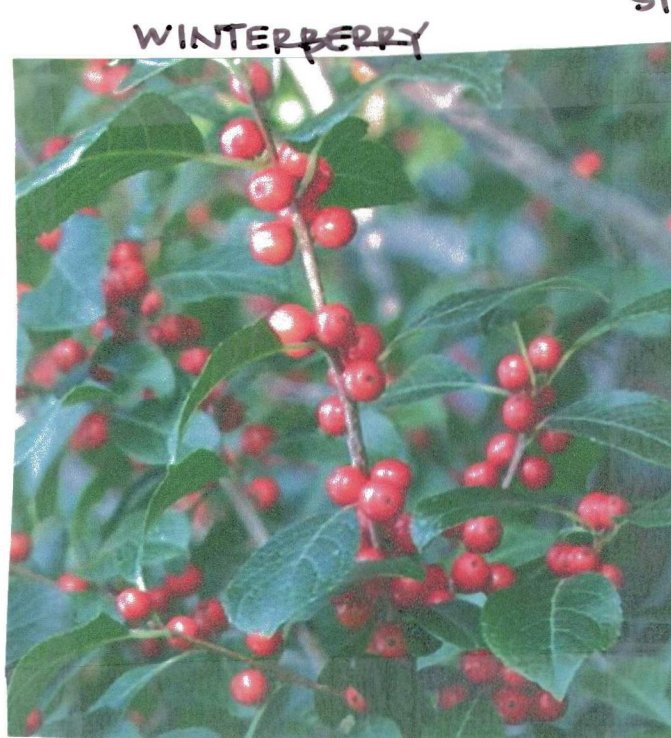
1441 COMMERCIAL ST.
WEYMOUTH, MA

PROPOSED
LANDSCAPE PLAN

SCALE:	N.T.S.
DRAWN by:	B.J.J.
CHK'D by:	MKS
PROJECT No:	2019-029

NOTES & GOALS:

- The overall objective of the landscape is to create spaces that are pleasant to walk through, sit in, or just observe from a restaurant, the window of a building, or from a car driving by. There are blooming plants from early Spring such as the row of Cleveland Pears that will be covered with white blooms, or the mid spring blooms of the Kwanzan Cherries, Magnolia, Stewardia, Rhododendron, and Siberian Iris. From Summer until Frost there will be various Hydrangeas blooming with hardy perennials such as Coneflowers, Astible, Spirea, Veronica, Black Eyed Susan, Daylily, Catmint, Drift Roses, and Sedum. Along with many blooms there is various leaf colors and textures such as the dense green evergreens, the Bloodgood Japanese Maple's dark maroon leaves, the Spirea's bright light green tones, and the great colors of the Coral Bells, Hosta, and ornamental grasses. The Fall will bring a beautiful selection of various leaves turning such as the bright Red Maples and Stewardia. Even in the winter, the Winterberry not only provides food for birds but look amazing as you enter into the property with a nice neat hedge of red berries lining the entranceway to the parking lot.
- There are open areas in the back parking lot that provide places for snow storage. The perennials in the islands will die back in the winter making it possible for snow to the plowed on top of those places as well.
- The evergreen hedge around the dumpster will screen any views, as well as the 2 trees on either side giving a screening from above.
- The pathways from the main doors allow people to travel to and from the sidewalks down the road and to connect over to the Herring Run Park.
- The dry riverbed is symbolic of the Herring Run and its history, and flows across the street to bring connection through the town center. The open green grass spaces on both sides of the road bring a nice green parkway and make a pleasant space for all. There is a little meandering riverbed path that runs along the dry riverbed as a nice little place for a stroll. At the end of the riverbed are large flat top pieces of granite that can be used as a seating area on the town sidewalk. This also brings connection from the Herring Run Park.
- The mounded island near the restaurant provides a pretty view from both sides of the island, while giving a little bit of enclosure with low growing shrubs and perennials. Mounding the island also gives interest to the landscape. There is a matching mounding island on the opposite side to connect the landscape together.
- The Birch trees will stand out nicely against the building and give scale to the building and the landscape, as well as the specimen Umbrella Pine tree on the corner.



Plant Schedule

Qty.	Latin Name	Common Name	Size	Features
3	Abies concolor	White Fir	6-7'	Whitish tinted evergreen, very hardy, dense
1	Acer palmatum Atropurpureum	Bloodgood Japanese Maple	7-8'	Specimen, maroon leaves, elegant habit, hardy
2	Acer rubrum 'October Glory'	October Glory Red Maple	2.5-3'	Oval canopy, bright fall leaves, native, very hardy
7	Astilbe Light Pink	Astilbe	1 Gal.	Pink flowers, July-Sept, 18-24"H, sun or semi-shade
5	Athyrium Goeringianum pictum	Japanese Painted Fern	1 Gal.	Silvery vein, shade tolerant, hardy, eye catching
3	Betula Jacquemonti Clump	Clump Jacquemonti Birch	8-10'	White bark, oval canopy, clump habit, disease resistant variety
16	Calamagrostis Karl Foster	Karl Foster Feather Reed Grass	3 Gal.	Upright, very neat, modern grass, beige plumes, hardy
1	Chamaecyparis obtusa Gracilis	Hinoki Cypress	3-4'	Slow growing, great coloring, evergreen, hardy, dense
17	Echinacea HOT SUMMER	Bright Coral Pink Coneflower	1 Gal.	24-30"H, perennial, sun loving, June-frost, elegant
7	Echinacea White Swan	White Coneflower	1 Gal.	30", elegant, hardy perennial, sun or shade, native
200	Galium odoratum	Sweet Woodruff	4 Trays	Shade loving groundcover, white spring flowers, spreading
9	Hemerocallis Rosy Returns	Rosy Returns Stella	1 Gal.	12"H, bright pink flowers, 60-90 days, very hardy, summer
5	Heuchera Creme Brulee, Key Lime Pie	Coral Bells	1 Gal.	12-18"H, semi-shade, mid summer white flowers, perennial
3	Hosta Sieboldiana elegans	Hosta	5 Gal.	Large blue leaves, very hardy perennial, can be divided, 36"
7	Hydrangea Macrophylla Bloomstruck	Bloomstruck Hydrangea	3 Gal.	Color all summer, blooms on old wood and new wood, hardy
5	Hydrangea macrophylla City Line Paris	City Line Paris Hydrangea	3 Gal.	Dwarf hydrangea, pink with yellow center, dark leaf, hardy
8	Hydrangea paniculata Limelight	Pee Gee Bush Hydrangea	7 Gal.	White summer flowers, bush variety, color until late Fall
21	Ilex verticillata Red Sprite	Dwarf Winterberry	5 Gal.	Red winter berries, native, hardy, will loose their leaves
7	Iris Siberian Caesar's Brother	Siberian Iris	1 Gal.	30"H, likes moisture, elegant thin leaves, June flowers
1	Magnolia soulangiana	Saucer Magnolia	8-9'	Early spring flowers, grey bark, ornamental tree, elegant
1	Miscanthus sinensis Morning Light	Morning Light Miscanthus	2 Gal.	3-4', Variegated thin leaves, silvery arching grass
6	Napeta	Cat Mint	1 Gal.	12-18"H, Lavender flowers May-Sept., spreading, sun-semi
4	Prunus serrulata Kwanzan	Kwanzan Cherry Tree	2.5-3'	Double pink flowers in mid-spring, hardy ornamental
7	Pyrus calleryana Cleveland Select	Cleveland Pear Tree	2.5-3'	Oval canopy, no care, white blooms covering tree in April
5	Rhododendron Minnatonka	Minnatonta Rhododendron	30"	Bluish purple spring color, evergreen shrub
12	Rosa Bright Pink Drift	Bright Pink Drift Rose	2 Gal.	Small shrub, pink blossoms, easy care, hardy, blooms til frost
19	Rudbeckia Goldstrum	Black Eyed Susan	1 Gal.	Yellow flowers, dark center, 24"H, sun, Aug-Sept.
1	Scadiopiys verticillate	Japanese Umbrella Pine	6-7'	Specimen tree, dark long needles, very neat, grows slow
11	Sedum Stoncrop 'Autumn Fire'	Stoncrop Sedum	1 Gal.	30"H, Bronze Sept/Oct. flowers, sun loving
13	Spirea Bumalda Magic Carpet	Magic Carpet Spirea	2 Gal.	Yellowish colored leaves, dwarf habit, pink summer color
5	Spirea 'Elf'	Elf Spirea	2 Gal.	Bright foliage, pink blooms, very dwarf habit, no care
1	Stewardia pseudocamellia	Japanese Stewardia	9-10'	Beautiful elegant flowers, specimen tree, unique bark
16	Thuja occidentalis Emerald Green	Emerald Green Arborvitae	7-8'	Emerald green color, upright dense evergreen, hardy
10	Veronica Royal Candies	Dark Purple Speedwell	1 Gal.	12-15"H, June-September flowers, sun or semi-shade

Designed and Drawn by:
Carlin Gosselin , CMG Design
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CMG
Landscape Architecture

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NEW MIXED USE BUILDING
HERRING RUN APARTMENTS

1441 COMMERCIAL ST.
WEYMOUTH, MA

PROPOSED
LANDSCAPE NOTES

SCALE:	N.T.S.
DRAWN by:	B.J.J.
CHECK'D by:	MKS
PROJECT No:	2019-029

PG. 237

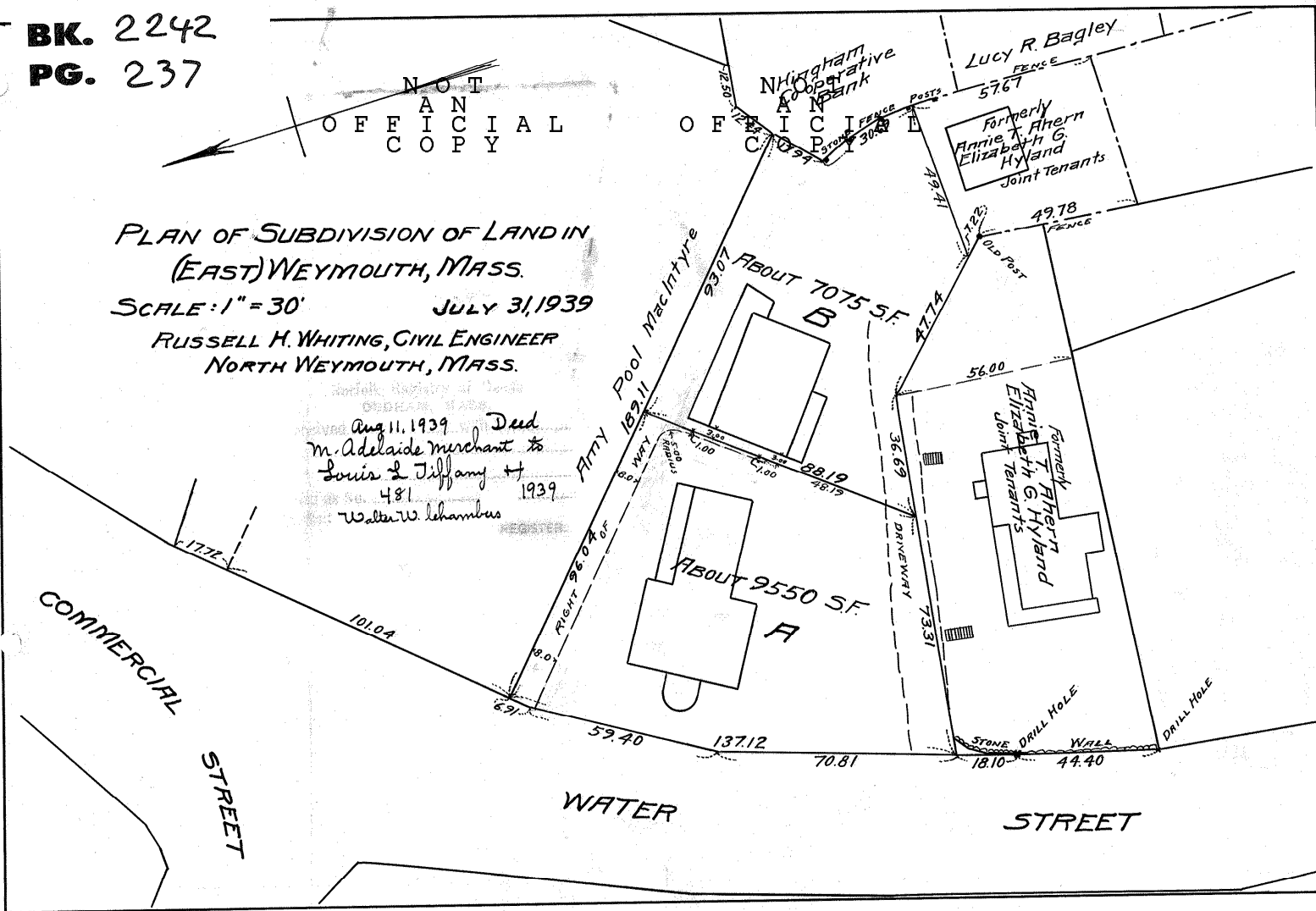
NOT
OFFICIAL
COPY

SCALE: 1" = 30'

JULY 31, 1939

RUSSELL H. WHITING, CIVIL ENGINEER
NORTH WEYMOUTH, MASS.

Aug 11, 1939 Deed
M. Adelaide Merchant to
Louis L Tiffany +
481 1939
Walter W. Lehambus





SERIES

3 Applications - 1 Design Solution

The M Series offers a comprehensive site design solution for all your outdoor lighting needs.

MaxLite®

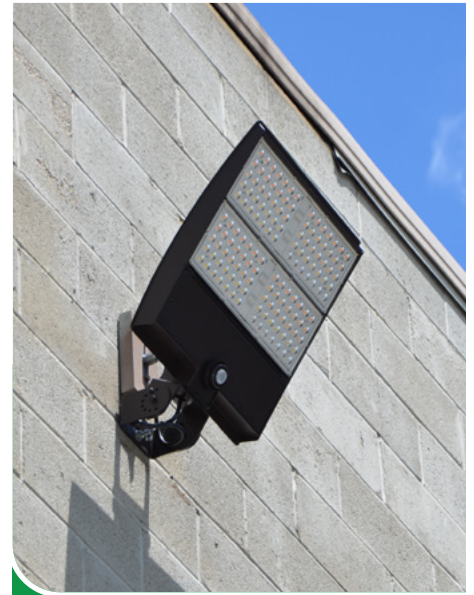
A singular housing design thrives as either an Area, Wall or Flood Fixture.



Area



Wall



Flood



4 housing sizes cover 9 wattage outputs



40/55W

4,800 - 7,000 lm



75/100W

9,000 - 13,000 lm



125/150W

15,000 - 19,500 lm

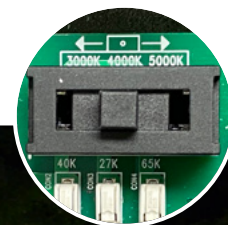


200/250/320W

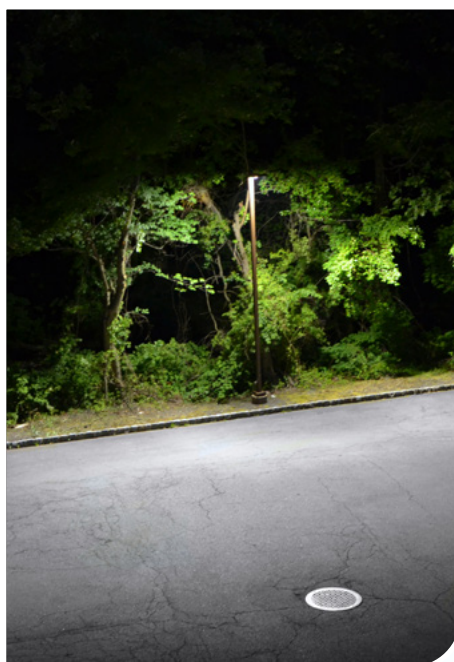
24,000 - 41,500 lm



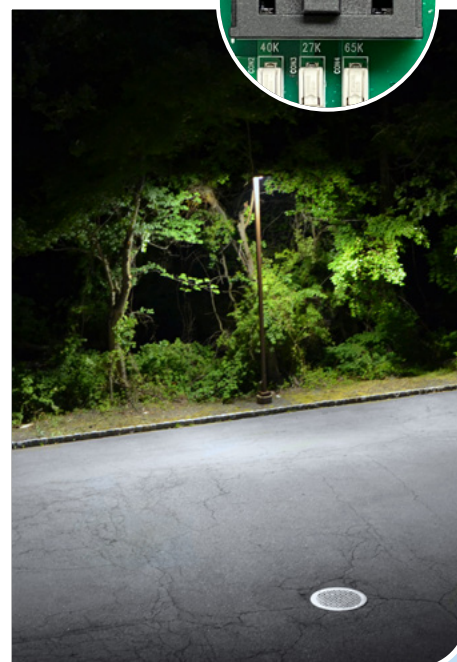
All Fixtures are CCT Selectable



3000K



4000K



5000K

Multiple Control Capabilities



- Field installable c-Max Basic Controls
- Field installable c-Max Network Controls
- 3-pin or 7-pin twist lock receptacle for third party controls
- Avi-On network controls (factory installed)

c-Max Basic Controls



High Trim
Motion Sensing (PIR)
Photocell
Requires minimum
1 Remote Control
to program
(Sold Separately)



Photocell
No Remote Control
required

c-Max Network Controls

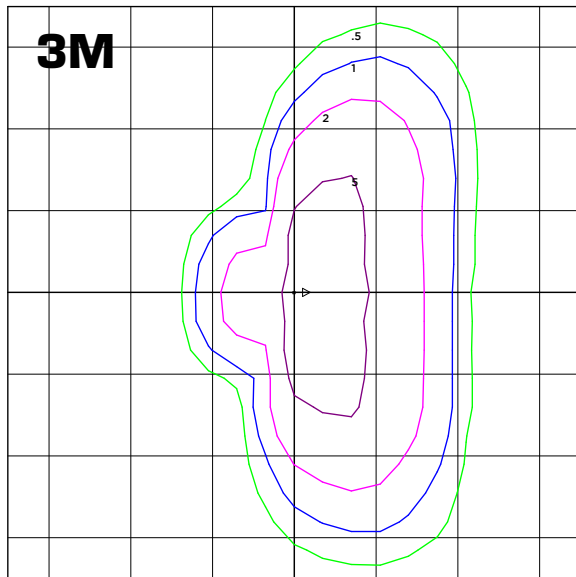


Bluetooth
High Trim
Scenes
Schedules
Works w/ c-Max app

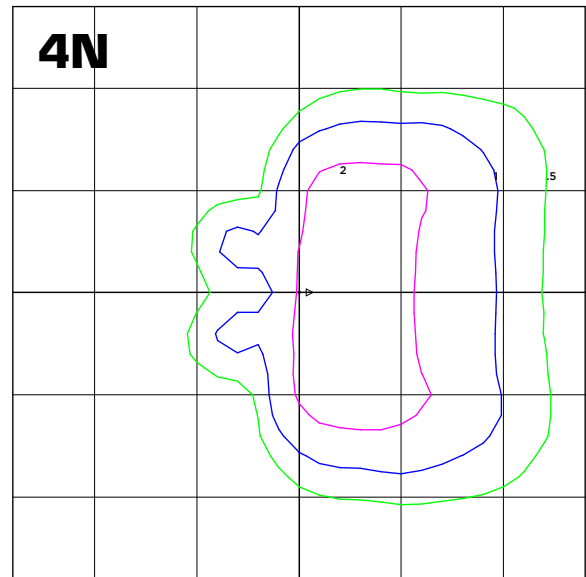


Bluetooth
Motion Sensor (PIR)
Photocell (On/Off)
High Trim
Scenes
Schedules
Works w/ c-Max app

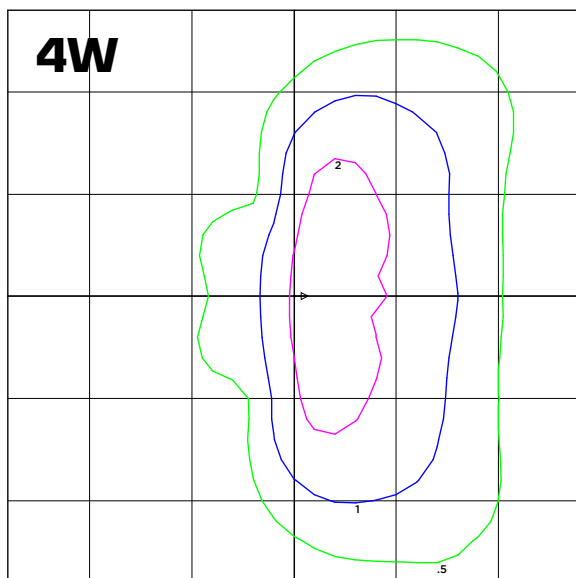
7 Lens Choices to Enhance Your Lighting Design



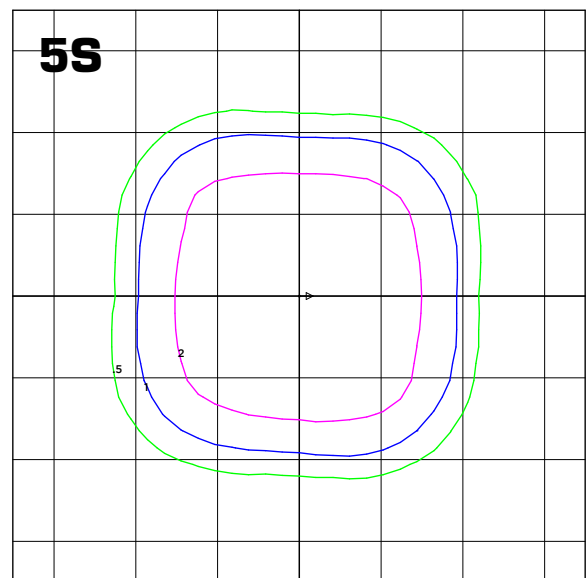
Type III Medium



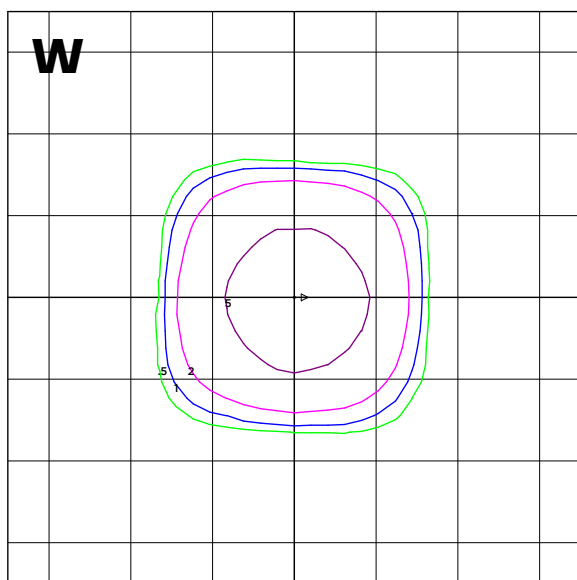
Type IV Narrow



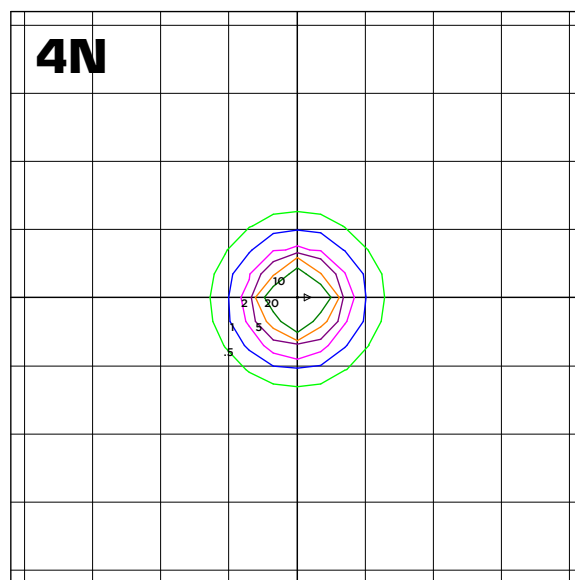
Type IV Wide



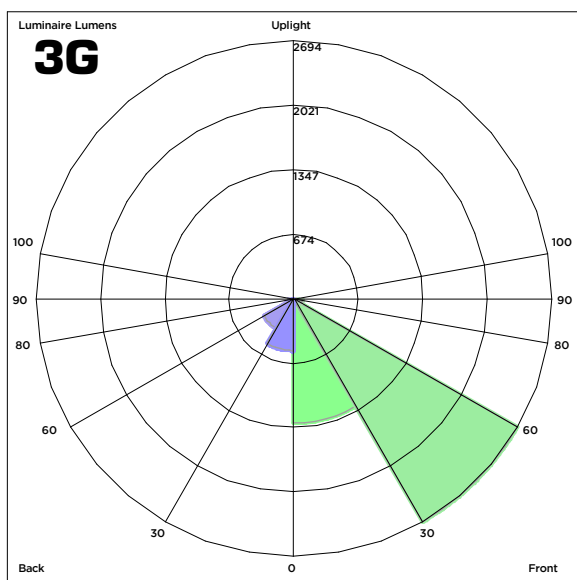
Type V Square/Flood Wide
(Soft Wide 6x7)



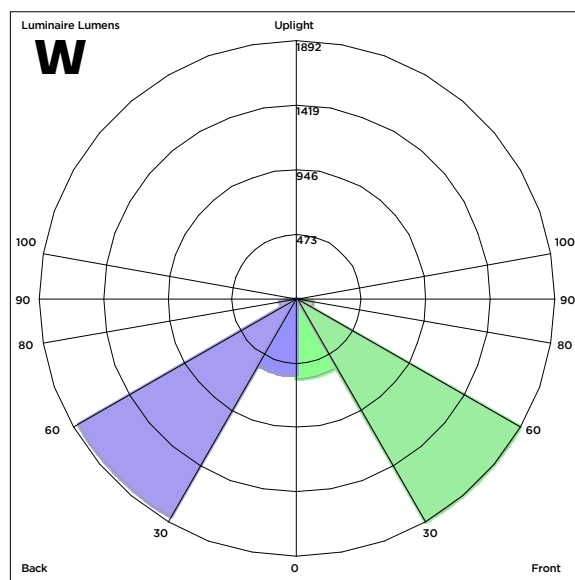
Type V Low Glare/Flood Wide
(Concentrated Wide 6x6)



Flood Narrow 4x4



Type III Low Glare



Type V Low Glare

6 Mounting Options Address Your Area, Flood & Wall Applications

ANSI 3G Rated for Vibration



Straight Arm Pole Mount
(Includes Labor Saving Slot Pattern)

ANSI 3G Rated for Vibration



Flexible Arm Pole Mount
Tilt Applications
(Includes Labor Saving Slot Pattern)

ANSI 3G Rated for Vibration



Knuckle Slipfitter
Covers 2 3/8" - 3" OD
(Outside Diameter)

ANSI 3G Rated for Vibration



Trunnion



Variable (Adjustable) Wall Mount



Fixed Wall Mount



Life Safety Wall Applications



EM Battery Backup Available

Factory Installed Back Box for 0°C (32°F) or -20°C (-4°F) Wall Applications

Field Installed Accessories



Backlight Shield

Reduces backlight to <10%



Visual Comfort Lens

Reduces glare & improves uniformity



Visors

Top or bottom, combine for full visor



Ordering Matrix

FAMILY	WATTAGE	VOLTAGE	DISTRIBUTION	-	CCT	COLOR	MOUNTING
M = M Series	40 = 40W	U = 120-277V	3G = Type 3 Low Glare	-	CS = 3000/4000/5000K	B = Dark Bronze	A = Straight Arm, Pole Mount
	55 = 55W	H = 277-480V	3M = Type 3 Medium			Contact Maxlite for additional finishes	F = Flexible Arm, Pole Mount
	75 = 75W		4N = Type 4 Narrow				K = Knuckle Slip Fitter
	100 = 100W		4W = Type 4 Wide				T = Trunnion
	125 = 125W		5S = Type 5 Square/Flood Soft Wide (6x7)				V = Variable (Adjustable) Wall Mount
	150 = 150W		N = Narrow Flood (4x4)				W = Fixed Wall Mount
	200 = 200W		Flood Concentrated				
	250 = 250W		W = Wide (6x6), Type 5 Low Glare				
	320 = 320W						

OPTIONS	EM OPTIONS	OTHER CONTROLS
CR = Controls Ready, C-Max Compatible	E0 = Battery Backup, 0°C, Wall Applications Only	RPC = 3-pin Twist Lock Receptacle
AV = Avi-on Controls (factory installed)	E2 = Battery Backup, -20°C, Wall Applications Only	PR7 = 7-pin Twist Lock Receptacle

EM and Other Controls are factory installed.

Product Video:



Controls Installation Video:

