

JACKSON SQUARE

WEYMOUTH, MA

NOVEMBER 30, 2023

SITE PLAN REVIEW

ABBREVIATIONS

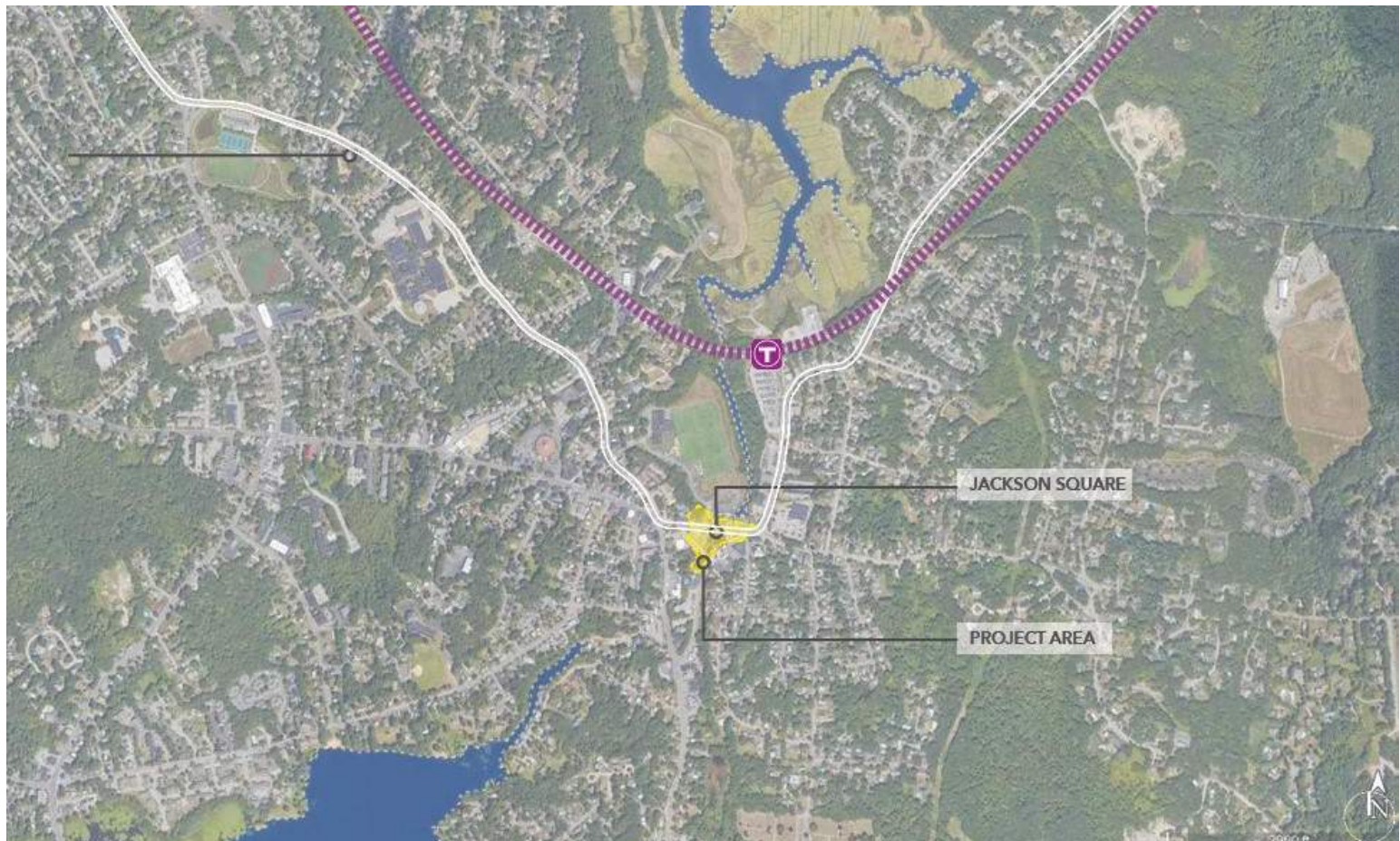
A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTIC CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AV	AUDIO VISUAL
BIDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
CAB	CABINET
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL	CENTERLINE
COL	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	CONTROL JOINT
DTL	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
(E)	EXISTING
EL	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
FD.	FLOOR DRAIN
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
GFIC	GROUND FAULT INTERCEPTOR CIRCUIT
GSM.	GALVANIZED SHEET METAL
GW.B	GYPSUM WALL BOARD
H OR HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
H.B.	HOSE BIB
HM	HOLLOW METAL
MAX	MAXIMUM
M.O.	MASONRY OPENING
MECH.	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
PLYWD.	PLYWOOD
PTD.	PAINTED
R.D.	ROOF DRAIN
REQD.	REQUIRED
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
S.G.	STAIN GRADE
SIM	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SQ.	SQUARE
SPEC.	SPECIFICATION
S.S.D.	SEE STRUCTURAL DRAWINGS
SSTL	STAINLESS STEEL
STL	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
T.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICKNESS
T.O.	TOP OF
T.O.S.	TOP OF SLAB
T.S.	TUBULAR STEEL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD	WOOD
WPM.	WATERPROOFING MEMBRANE

SYMBOLS

	REFERENCE NUMBER BUILDING SECTION DRAWING SHEET
	REFERENCE NUMBER WALL SECTION DRAWING SHEET
	REFERENCE NUMBER DETAIL DRAWING SHEET
	REFERENCE NUMBER DRAWING DRAWING SHEET
	REFERENCE NUMBER INTERIOR ELEVATION DRAWING SHEET
	REFERENCE NUMBER EXTERIOR ELEVATION DRAWING SHEET
	NORTH ARROW
	WINDOW TAG
	DOOR TAG
	INTERIOR WALL TYPE TAG
	APPLIANCE TAG
	REVISION TAG
	CENTER LINE



VICINITY MAP



SHEET LIST

GENERAL

A000	COVER SHEET
A001	PROGRAM AND ZONING ANALYSIS

CIVIL

C-1	SITE LAYOUT PLAN BUILDINGS A&B
C-2	SITE LAYOUT PLAN BUILDINGS C&D
C-3	GRADING & DRAINAGE PLAN BUILDINGS A&B
C-4	GRADING & DRAINAGE PLAN BUILDINGS C&D
C-5	CONSTRUCTION DETAILS
C-6	CONSTRUCTION DETAILS
C-7	CONSTRUCTION DETAILS
C-8	CONSTRUCTION DETAILS
C-9	CONSTRUCTION DETAILS
C-10	CONSTRUCTION DETAILS
C-11	CONSTRUCTION DETAILS
C-12	EROSION CONTROL PLAN
C-13	EROSION CONTROL PLAN
C-14	EROSION CONTROL PLAN
C-15	LONG-TERM OPERATIONS & MAINTENANCE PLAN
C-16	LONG-TERM OPERATIONS & MAINTENANCE PLAN

ARCHITECTURAL

A010	ARCHITECTURAL SITE PLAN - STREET LEVEL
A011	ARCHITECTURAL SITE PLAN - BASEMENT LEVEL
A012	ARCHITECTURAL SITE PLAN - ROOF LEVEL
A013	PARKING AND LOADING SITE PLAN
A101A	BUILDING A FLOOR PLANS
A101B	BUILDING A FLOOR PLANS
A102	BUILDING B FLOOR PLANS
A103	BUILDING C FLOOR PLANS
A104	BUILDING D FLOOR PLANS
A201	BUILDING A ELEVATIONS
A202	BUILDING B ELEVATIONS
A203	BUILDING C ELEVATIONS
A204	BUILDING D ELEVATIONS
A210	BUILDING MATERIALS
A901	PERSPECTIVE VIEWS
A902	PERSPECTIVE VIEWS
A903	PERSPECTIVE VIEWS
A904	SHADOW STUDIES

LANDSCAPE

L0	LANDSCAPE KEY PLAN
L1	LANDSCAPE PLANTING AND LIGHTING PLAN
L2	LANDSCAPE PLANTING AND LIGHTING PLAN
L3	LANDSCAPE PLANTING AND LIGHTING PLAN
L4	LANDSCAPE PHOTOMETRICS PLAN
L5	LANDSCAPE PHOTOMETRICS PLAN
L6	LANDSCAPE PHOTOMETRICS PLAN
L7	LANDSCAPE DETAILS
L8	LANDSCAPE DETAILS
L9	LANDSCAPE DETAILS

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BOSTON, MA 02127

JACKSON SQUARE

WEYMOUTH, MA

SITE PLAN REVIEW

REVISIONS

MARK	ISSUE	DATE
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DRAWING INFORMATION

ISSUE:	SITE PLAN REVIEW
DATE:	NOVEMBER 30, 2023
PROJECT #:	22034
SCALE:	As indicated

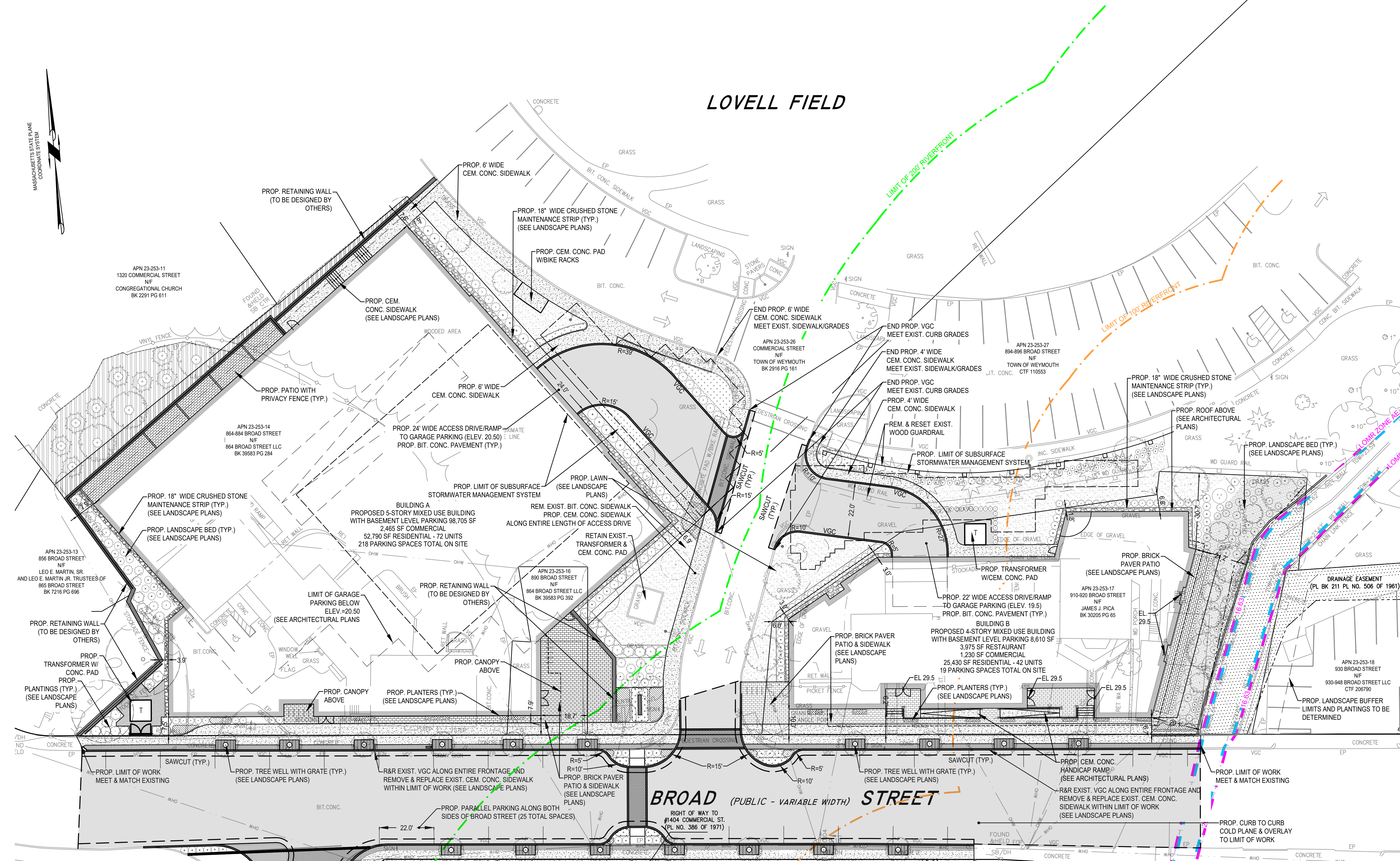
DRAWING TITLE

COVER SHEET

DRAWING NUMBER

A000

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ABBREVIATIONS	
FTE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
COB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCP	REINFORCED CONCRETE PIPE
VGC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BERM
VCC	VERTICAL CONCRETE CURB
OMP	CORRUGATED METAL PIPE

LEGEND	
SURVEY SYMBOLS	
•	REBAR
∨	ANGLE IRON
CB/DH	CONCRETE BOUND WITH DRILL HOLE
SB	STONE BOUND
SB/DH	STONE BOUND
UTILITY SYMBOLS	
CHIMNEY	CHIMNEY
ELECTRIC HAND HOLE	ELECTRIC HAND HOLE
GUY POLE	GUY POLE
GW	GUY WIRE
HVAC UNIT	HVAC UNIT
BUILDING LIGHT W/MAST	BUILDING LIGHT W/MAST
BUILDING LIGHT	BUILDING LIGHT
TRANSFORMER	TRANSFORMER
WATER GATE	WATER GATE
EXH	EXHAUST VENT
AIR VENT	AIR VENT
DRAINAGE SLUMP	DRAINAGE SLUMP
EMH	ELECTRIC MANHOLE
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
TMH	TELEPHONE MANHOLE
CBN	DRAINAGE CATCH BASIN
DOOR WAY THRESHOLD	DOOR WAY THRESHOLD
HYDRANT	HYDRANT
POST INDICATOR VALVE	POST INDICATOR VALVE
UTILITY POLE	UTILITY POLE
YARD LIGHT	YARD LIGHT
RIP RAP	RIP RAP
BOLLARD	BOLLARD
SIGN	SIGN
FIRE ALARM	FIRE ALARM
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
LINE DESIGNATORS	
WATER MAIN	WATER MAIN
HANDRAIL	HANDRAIL
JERSEY BARRIER	JERSEY BARRIER
RAILROAD TRACKS	RAILROAD TRACKS
OVERHEAD WIRES	OVERHEAD WIRES
GAS LINE	GAS LINE
WATER SERVICE	WATER SERVICE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
STORM DRAIN LINE	STORM DRAIN LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
DRAINAGE SWALE	DRAINAGE SWALE
CHAIN LINK FENCE	CHAIN LINK FENCE
LAWN AREA	LAWN AREA
LANDSCAPE BEDS/AREAS	LANDSCAPE BEDS/AREAS
PAVERS	PAVERS
CEM. CONC. SIDEWALK	CEM. CONC. SIDEWALK

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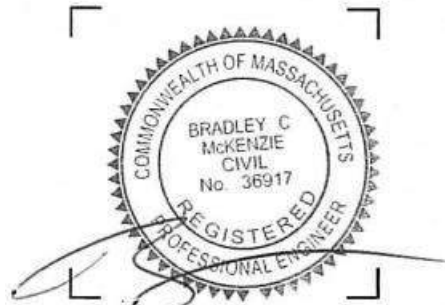
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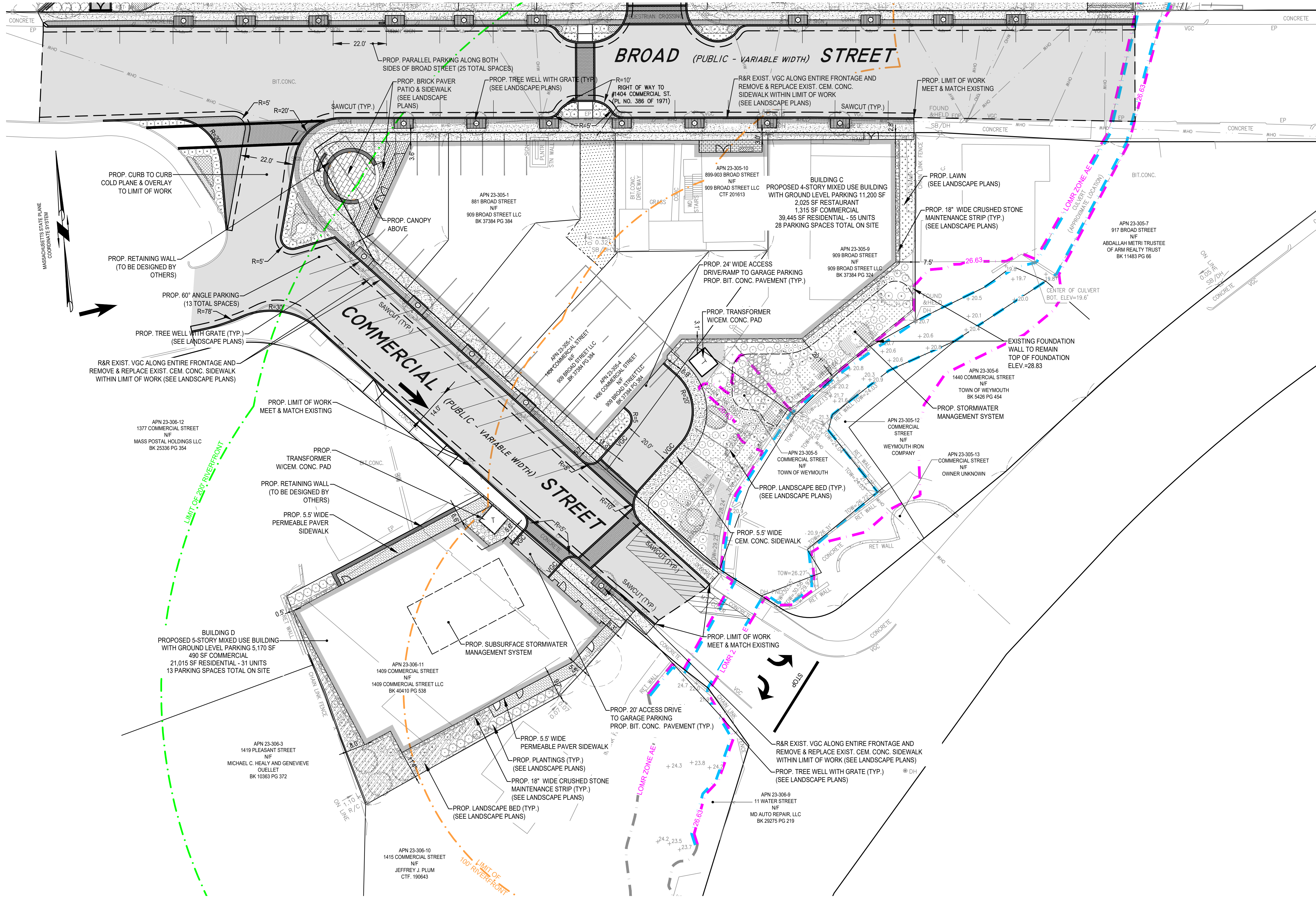
DRAWING INFORMATION	
ISSUE:	NOI PLAN REVIEW
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PROJECT #:	22034
SCALE:	1" = 20'

DRAWING TITLE
SITE LAYOUT PLAN
BUILDINGS A&B

DRAWING NUMBER
C-1
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COB	CAPE COD BERM
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OMP	CORRUGATED METAL PIPE

LEGEND

SURVEY SYMBOLS

- REBAR
- ANGLE IRON
- CB/DH CONCRETE BOUND WITH DRILL HOLE
- SB STONE BOUND
- SB/DH STONE BOUND

UTILITY SYMBOLS

- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH ELECTRIC MANHOLE
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- TMH TELEPHONE MANHOLE
- CBN DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATOR VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- BOLLARD
- SIGN
- FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

- WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- RAILROAD TRACKS
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE

- LAWN AREA
- LANDSCAPE BEDS/AREAS
- PAVERS
- CEM. CONC. SIDEWALK

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SITE LAYOUT PLAN
BUILDINGS C&D

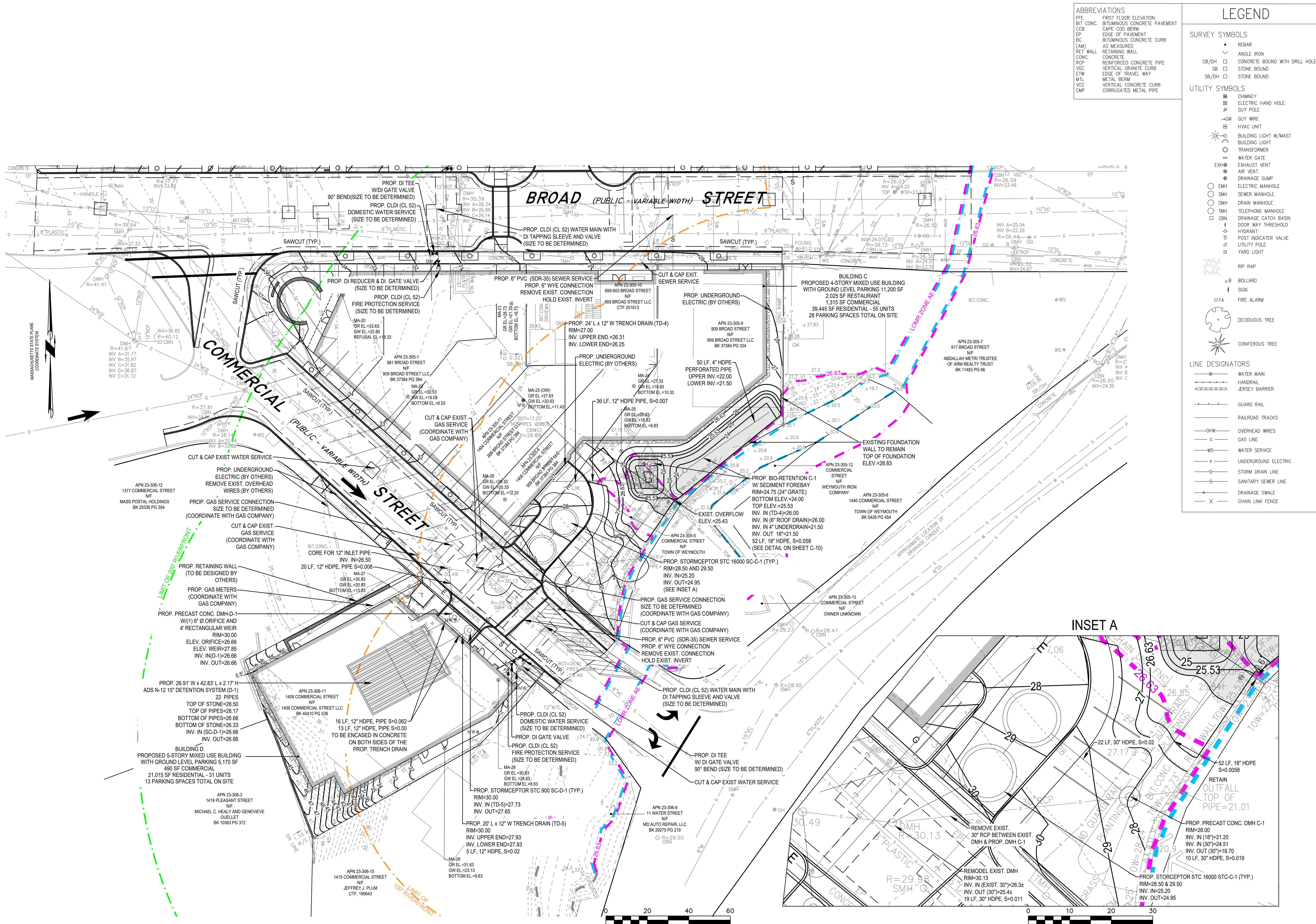
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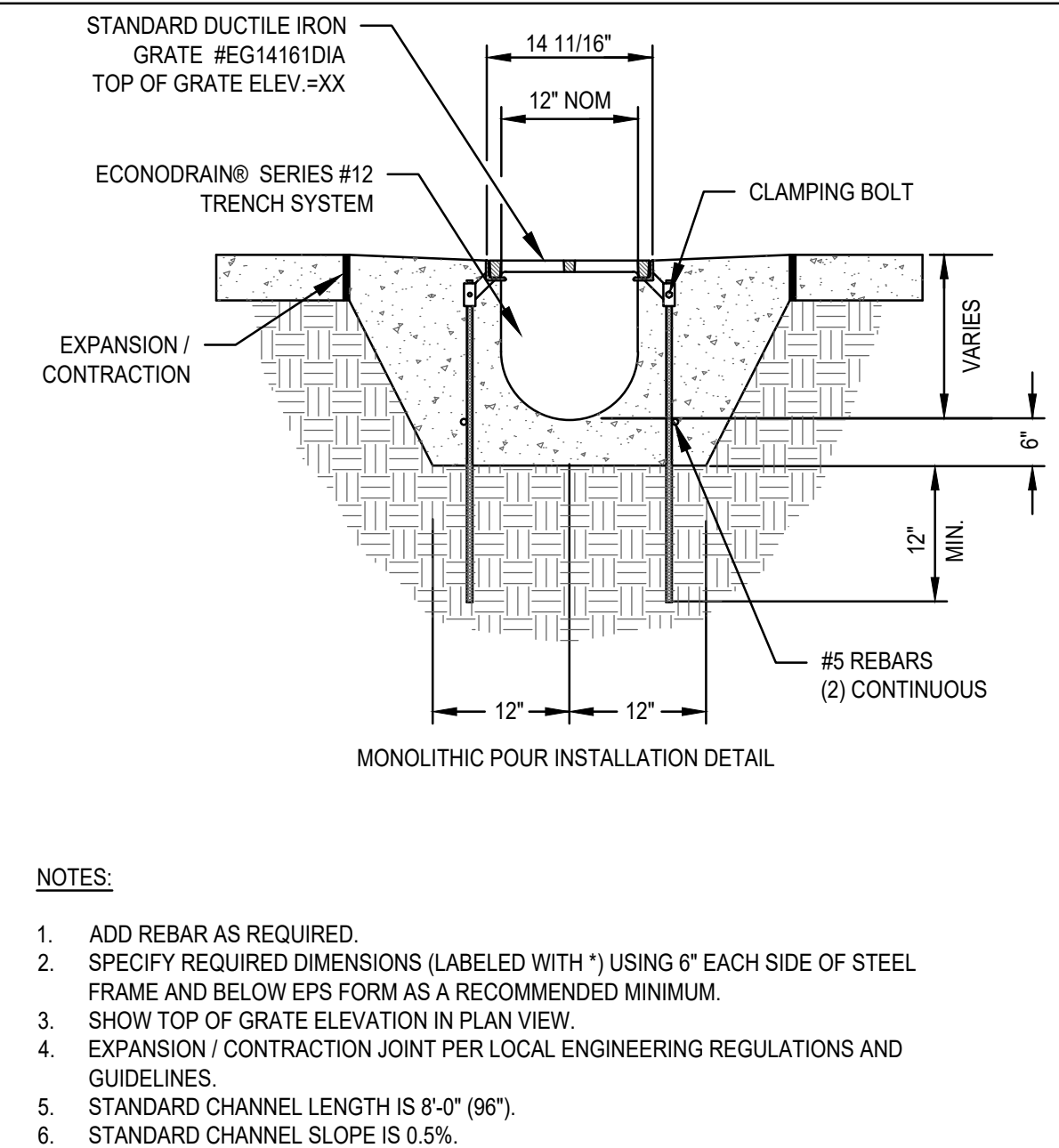
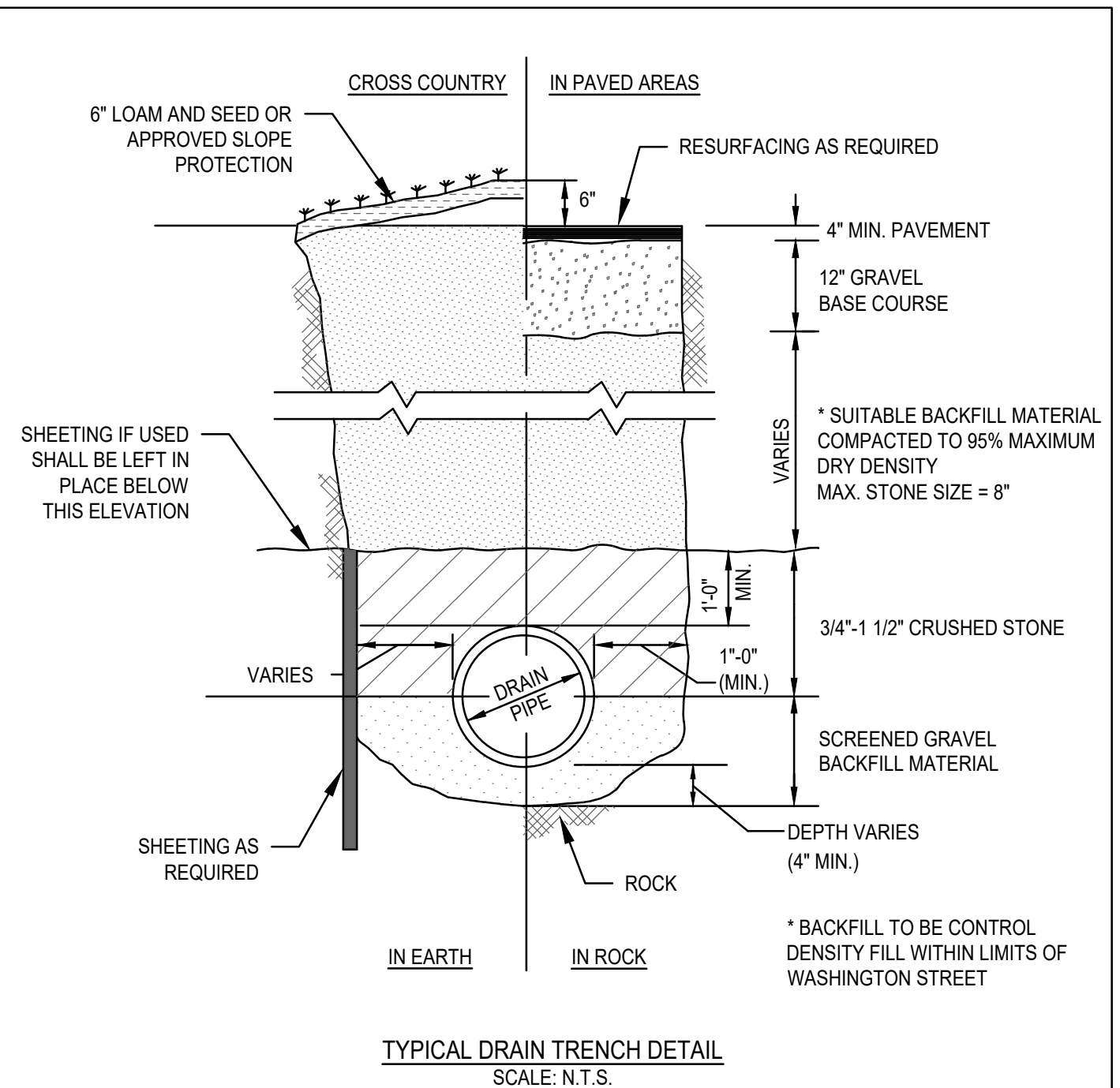
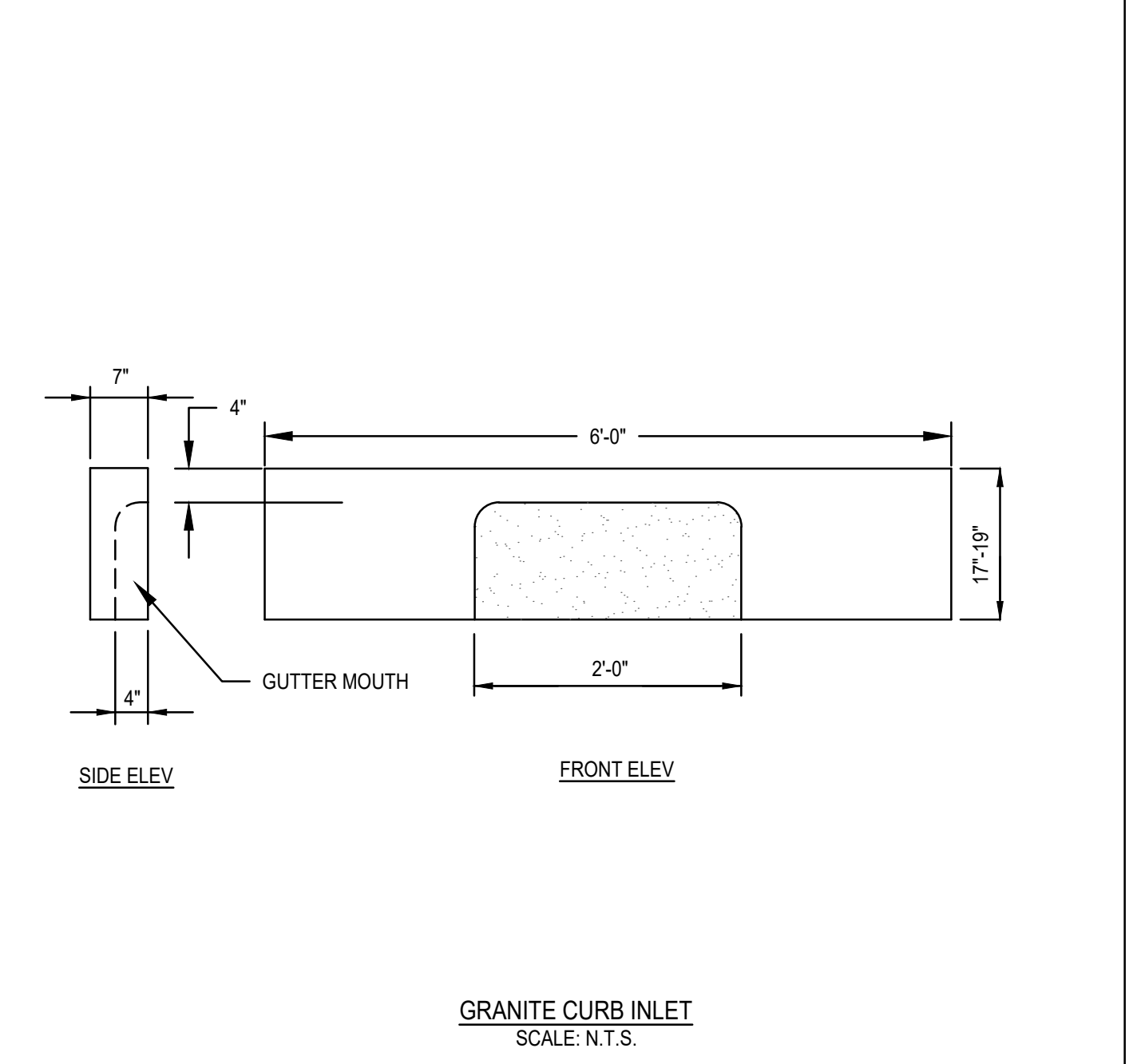
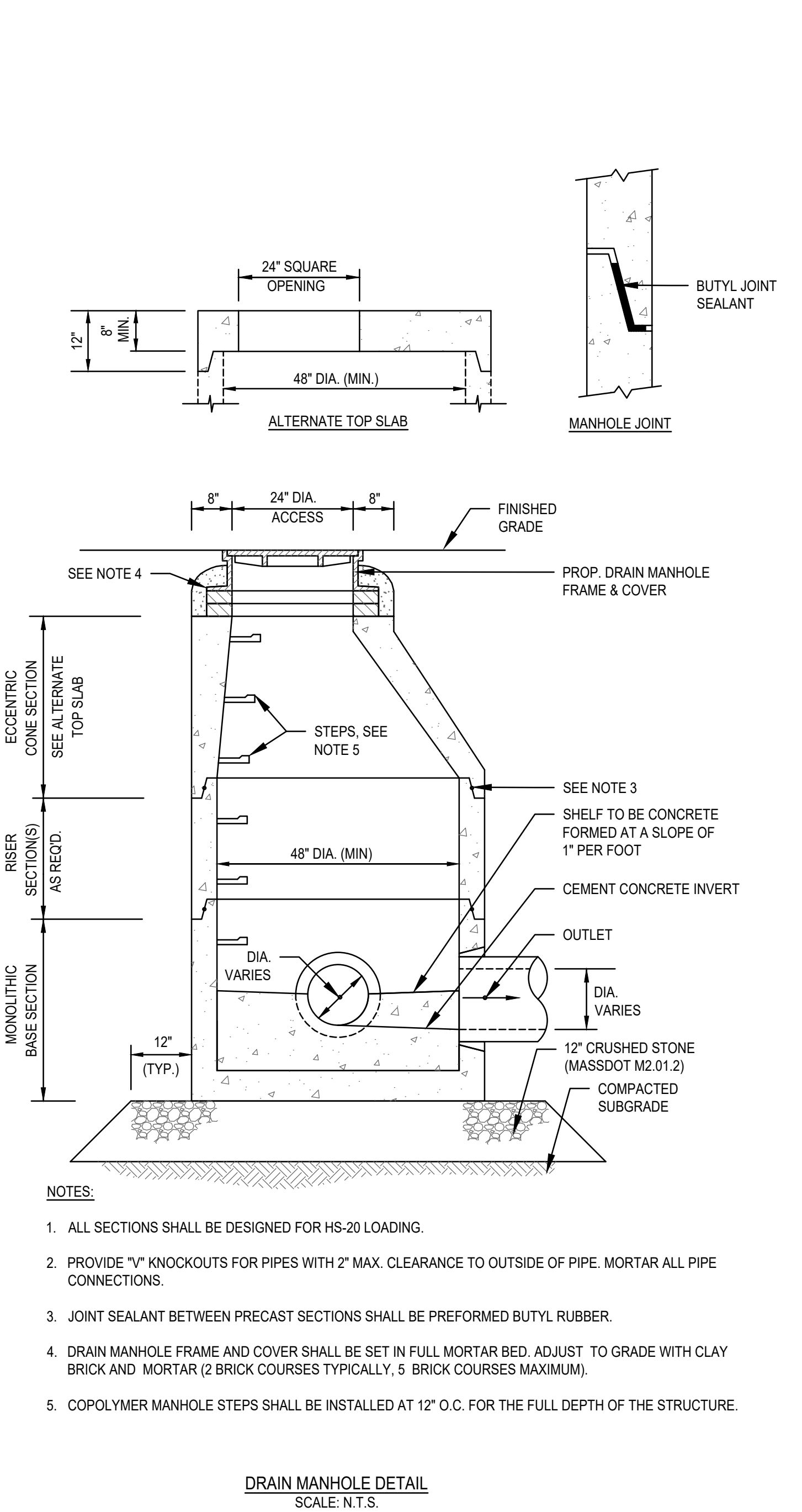
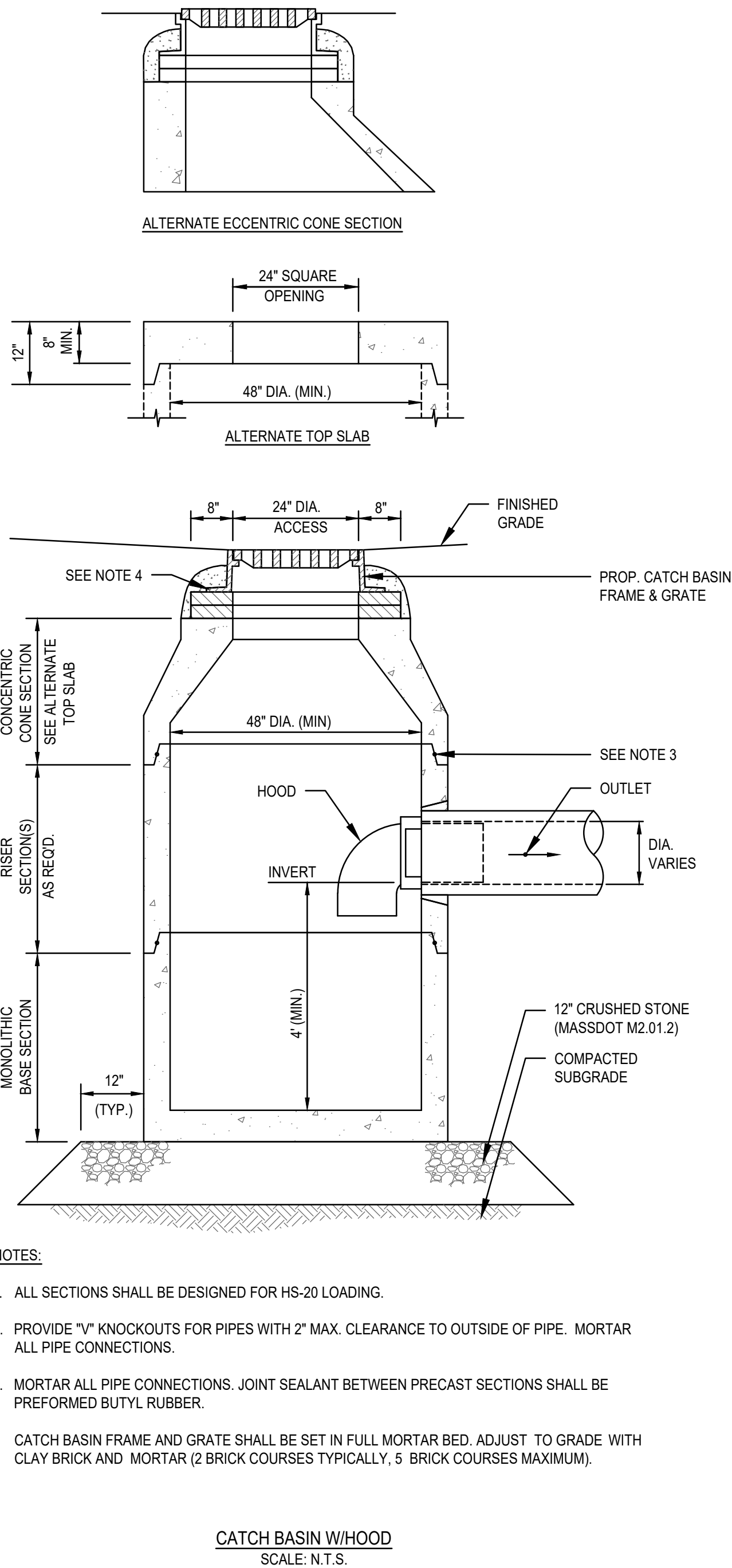






GENERAL UTILITY NOTES:

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO INSTALLING THE WATER SERVICE TO VERIFY THE SIZE, ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR SHALL EXCAVATE TEST PITS AT THE PROPOSED UTILITY CONNECTION LOCATIONS SHOWN ON THE PLAN PRIOR TO COMMENCING WORK TO VERIFY THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
- ALL WATER SERVICES SHALL BE INSTALLED WITH 5' OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE.
- THE FIRE SERVICE SHALL BE CEMENT LINED DUCTILE IRON PIPE (C.L.D.I.) AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE VALVES AND BOXES.
- ALL WATER AND FIRE SERVICE APPURTENANCES, MATERIALS, METHODS OF INSTALLATION SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
- THE DOMESTIC WATER SERVICE SHALL BE ADEQUATELY PROTECTED AGAINST BACKFLOW (BACKFLOW PREVENTION) AT THE BUILDING.
- AFTER PRESSURE TESTING AND CHLORINATION IS COMPLETED, SAMPLES SHALL BE TAKEN FROM THE DOMESTIC WATER SERVICE AND SHALL BE TESTED AT 200 PSI FOR A MINIMUM OF 2 HOURS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE SALISBURY DEPARTMENT OF PUBLIC WORKS AT LEAST 24 HOURS PRIOR TO THE TESTING.
- THE DOMESTIC WATER SERVICE SHALL BE TESTED IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. A MINIMUM OF 2 SEPARATE WATER SAMPLES SHALL BE TESTED AT A STATE CERTIFIED LABORATORY.
- A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER SERVICES AND WATER SERVICES. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER SERVICE, THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER SERVICE.
- ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
- WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
- THE LOCATIONS OF PROPOSED ELECTRIC, TELEPHONE AND COMMUNICATION (E.T.C.) SERVICES ARE APPROXIMATE. THE PROJECT ELECTRICAL ENGINEER SHALL VERIFY THESE LOCATIONS PRIOR TO THE START OF CONSTRUCTION. COORDINATE ALL E.T.C. WORK WITH THE APPROPRIATE UTILITY COMPANIES.
- ALL WORK WITHIN THE STATE HIGHWAY LAYOUT SHALL BE PERFORMED IN ACCORDANCE WITH MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
- IF THE NEED FOR EXCAVATION DEWATERING ARISES DURING THE CONSTRUCTION PROCESS A DEWATERING FILTER PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROPRIATE STORMWATER MANAGEMENT AND ENGINEERING PRACTICES.
- WORK ASSOCIATED WITH THE RETIREMENT OF EXISTING NATURAL GAS SERVICES AND CONSTRUCTION OF NEW SERVICES SHALL BE COORDINATED WITH NATIONAL GRID.



EPS FORM	MIN	DEPTH	MAX	FLOW GPM
10	8"	8 1/2"	743	
11	8 1/2"	9"	829	
12	9"	9 1/2"	915	
13	9 1/2"	10"	1003	
14	10"	10 1/2"	1091	
15	10 1/2"	11"	1180	
16	11"	11 1/2"	1269	
17	11 1/2"	12"	1359	
18	12"	12 1/2"	1450	
19	12 1/2"	13"	1541	
20	13"	13 1/2"	1633	
21	13 1/2"	14"	1725	
22	14"	14 1/2"	1817	
23	14 1/2"	15"	1910	
24	15"	15 1/2"	2002	
25	15 1/2"	16"	2095	
26	16"	16 1/2"	2189	
27	16 1/2"	17"	2282	
28	17"	17 1/2"	2376	
29	17 1/2"	18"	2470	
30	18"	18 1/2"	2564	
31	18 1/2"	19"	2658	
32	19"	19 1/2"	2753	
33	19 1/2"	20"	2847	
34	20"	20 1/2"	2942	
35	20 1/2"	21"	3036	
36	21"	21 1/2"	3131	
37	21 1/2"	22"	3226	
38	22"	22 1/2"	3321	
39	22 1/2"	23"	3416	
40	23"	23 1/2"	3511	
41	23 1/2"	24"	3607	
42	24"	24 1/2"	3702	
43	24 1/2"	25"	3798	
44	25"	25 1/2"	3893	
45	25 1/2"	26"	3989	

SHALLOW EPS FORMS

DEEP EPS FORMS

EPS FORM CHART

ECONODRAIN® SERIES #12 TRENCH DRAIN

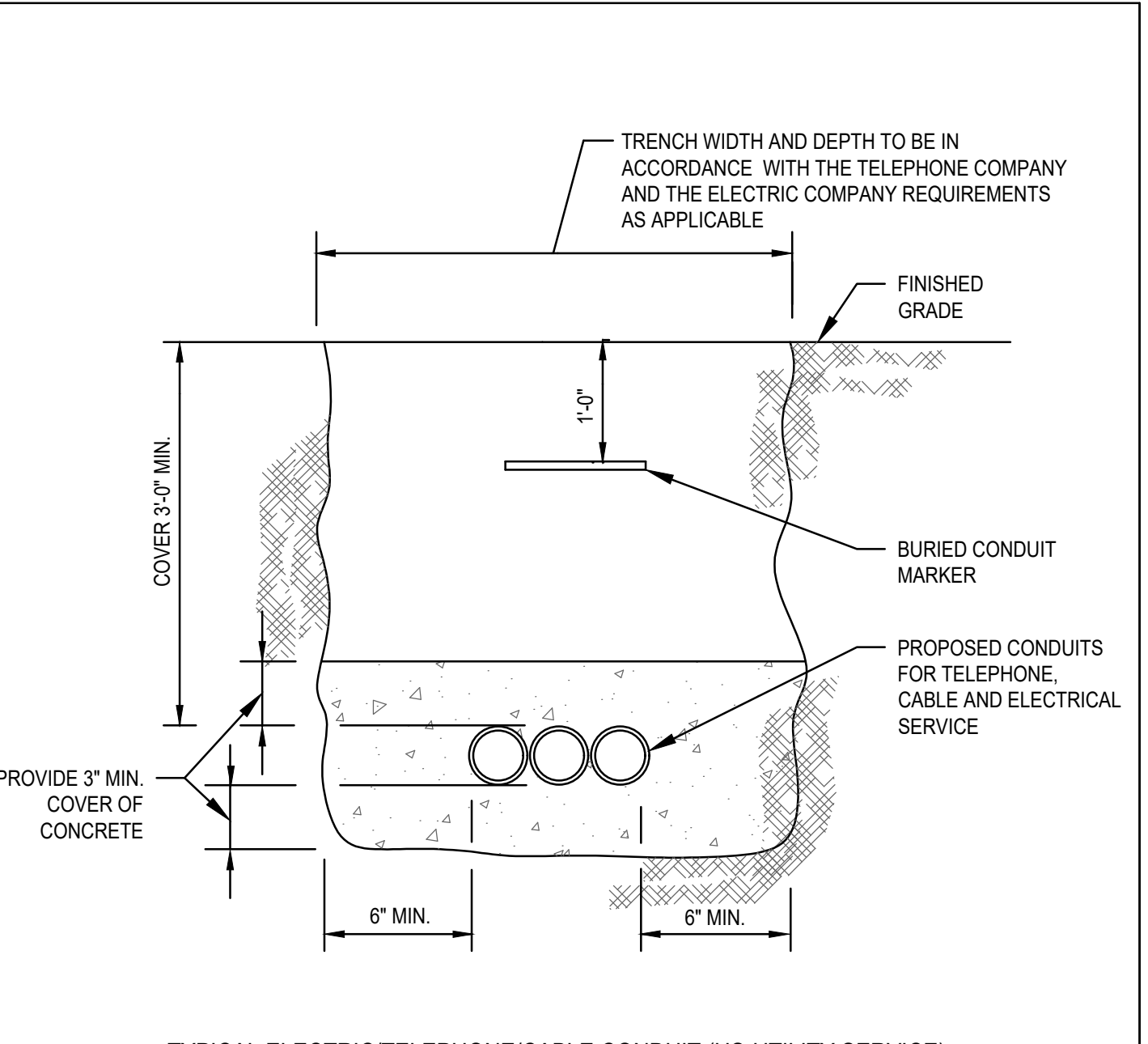
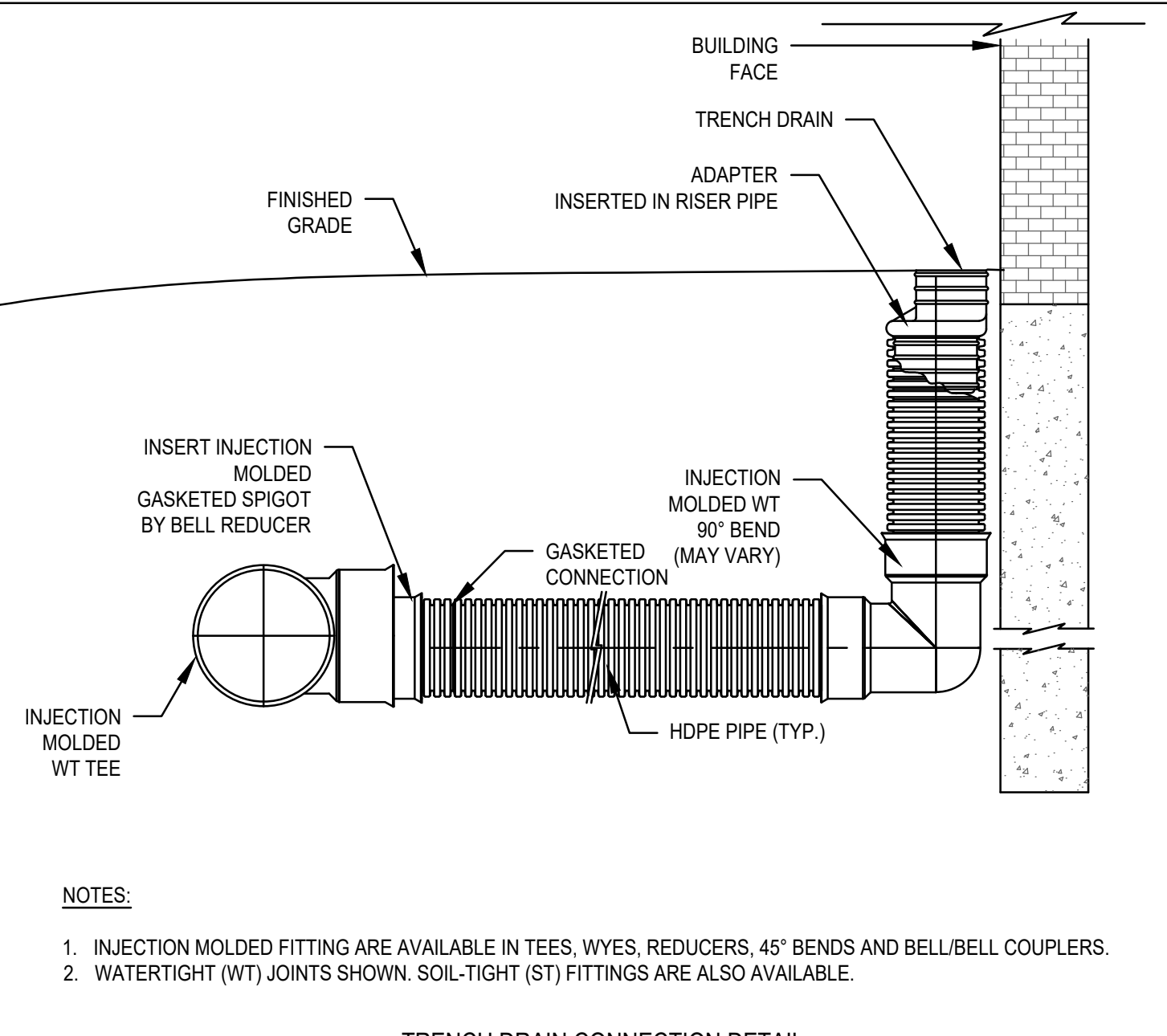
SCALE: N.T.S.

NOTES:

- ADD REBAR AS REQUIRED.
- SPECIFY REQUIRED DIMENSIONS (LABELED WITH *) USING 6" EACH SIDE OF STEEL FRAME AND BELOW EPS FORM AS A RECOMMENDED MINIMUM.
- SHOW TOP OF GRATE ELEVATION IN PLAN VIEW.
- EXPANSION / CONTRACTION JOINT PER LOCAL ENGINEERING REGULATIONS AND GUIDELINES.
- STANDARD CHANNEL LENGTH IS 8'-0" (96").
- STANDARD CHANNEL SLOPE IS 0.5%.

CONSTRUCTION NOTES:

- INSTALLATION TO BE COMPLETE IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
- SECURE OUTLET PIPE PRIOR TO CONCRETE OPERATIONS.
- FOR ILLUSTRATION ONLY - DO NOT SCALE



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SCALE: NOT TO SCALE

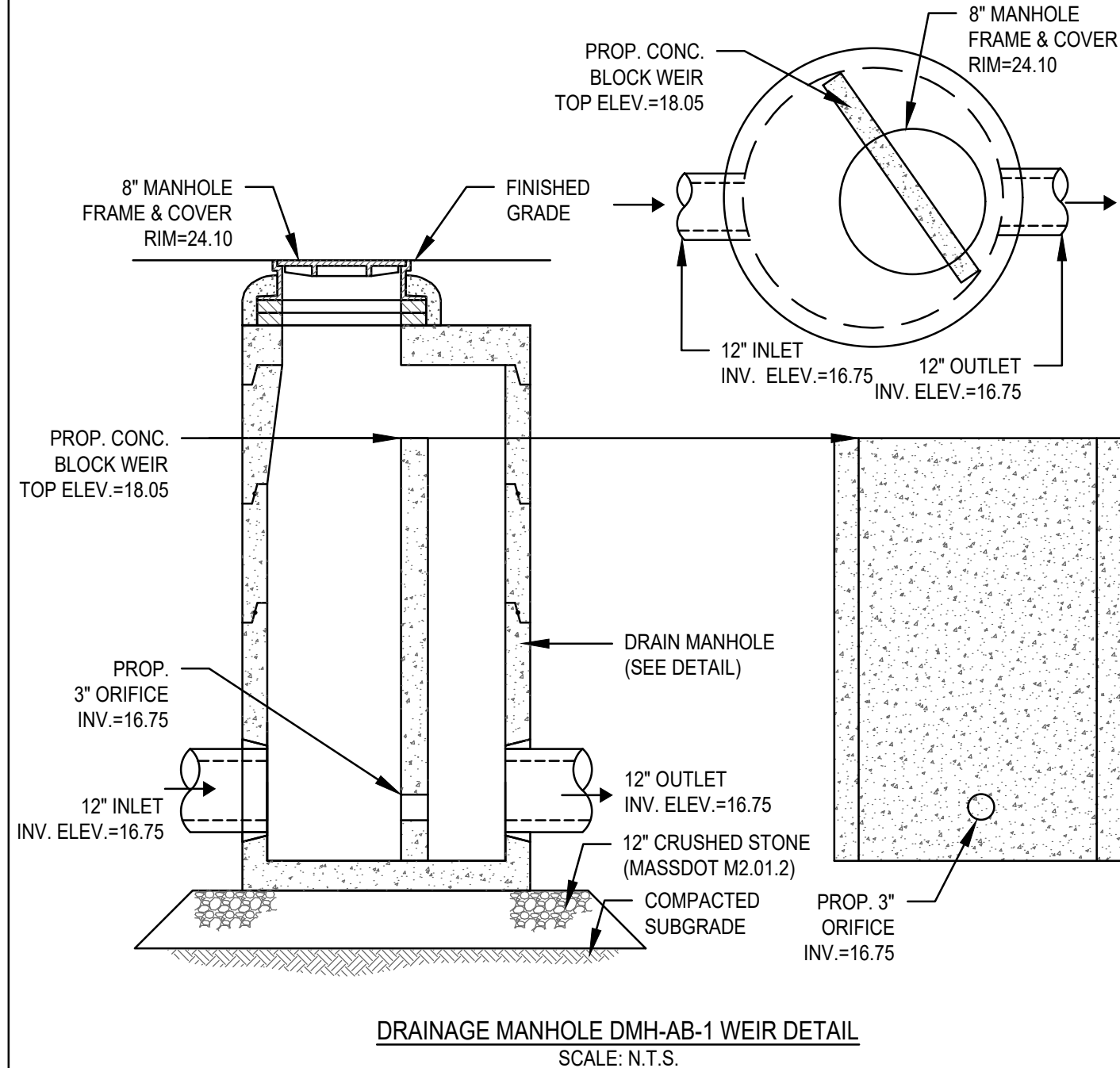
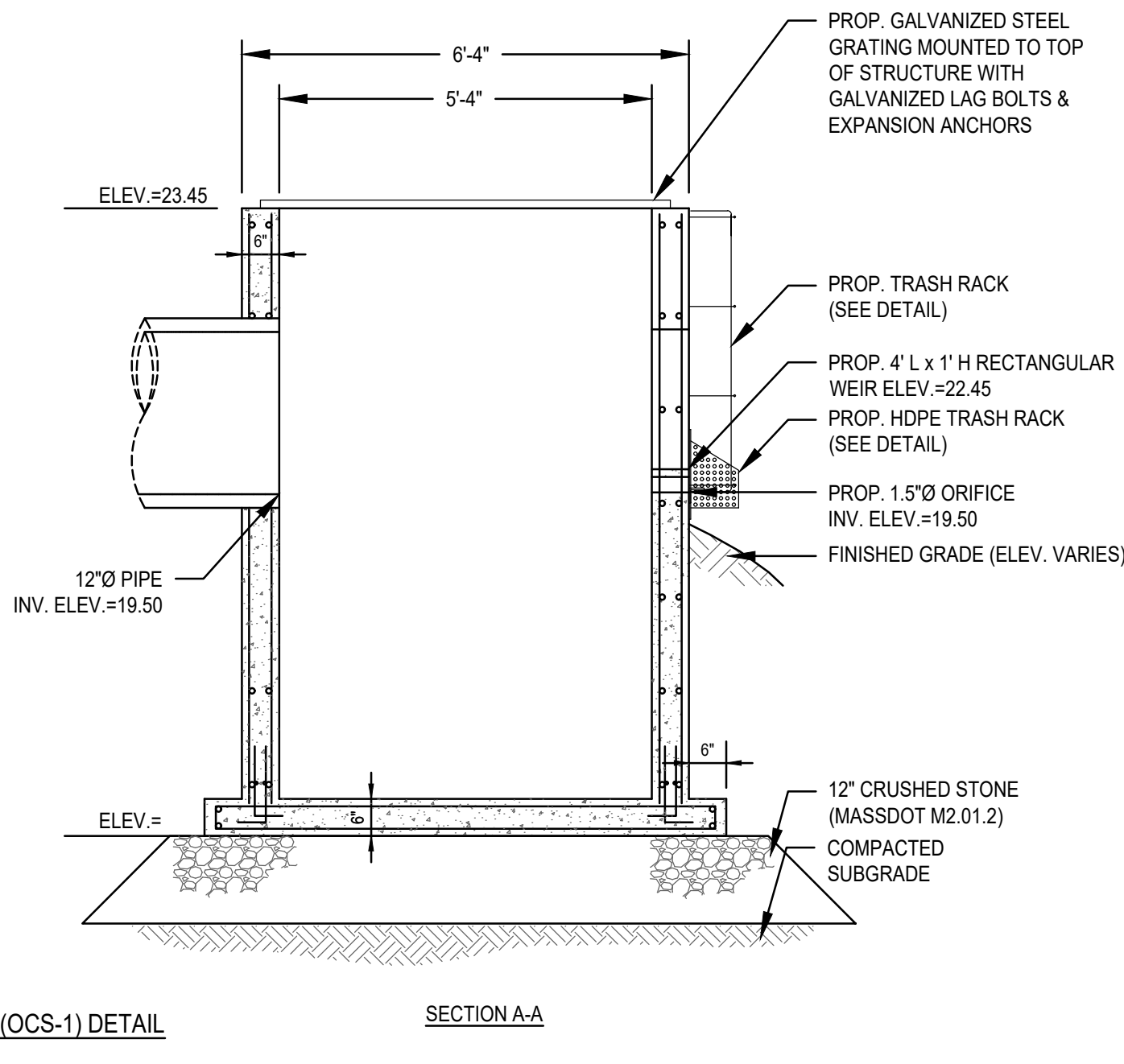
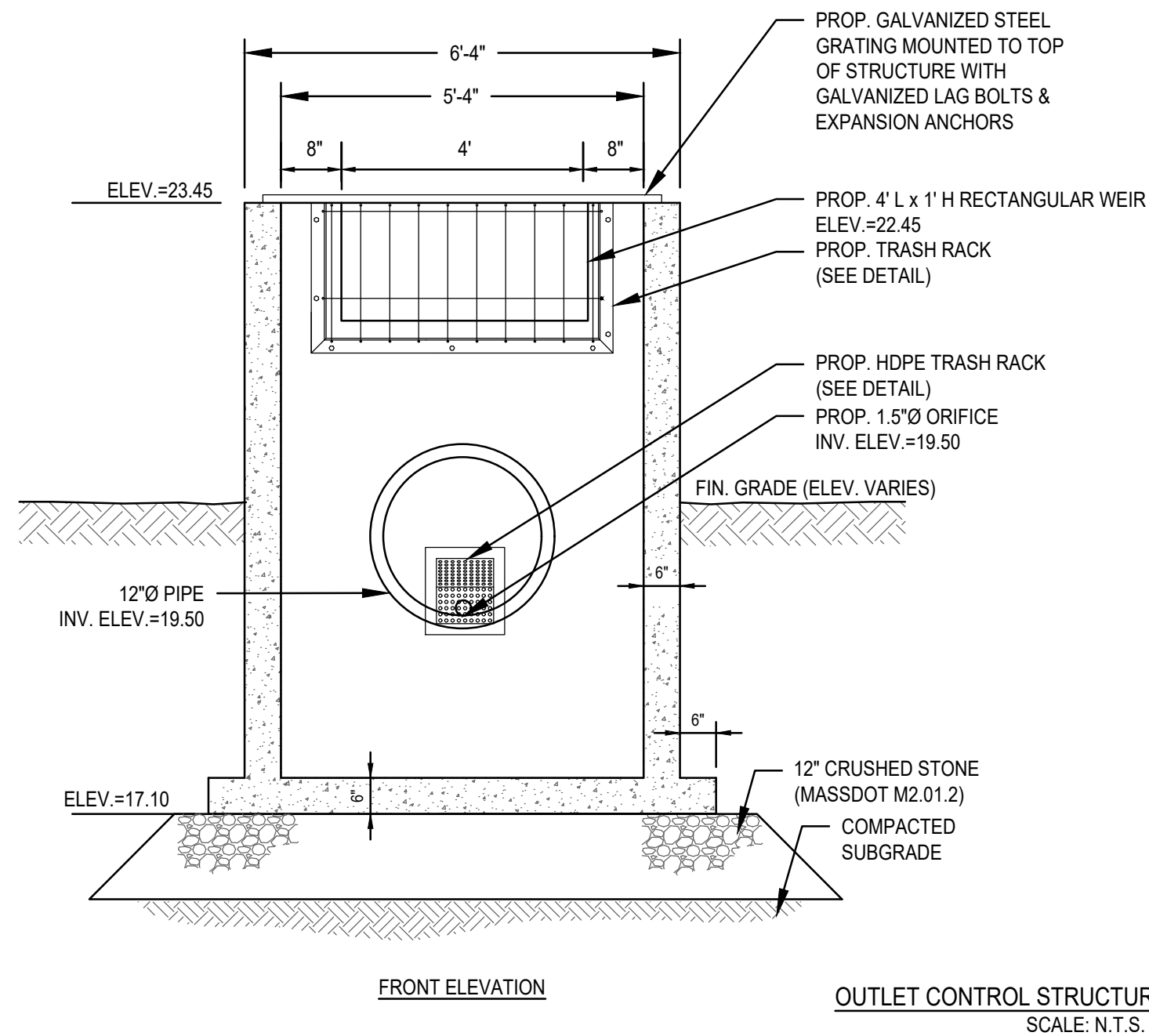
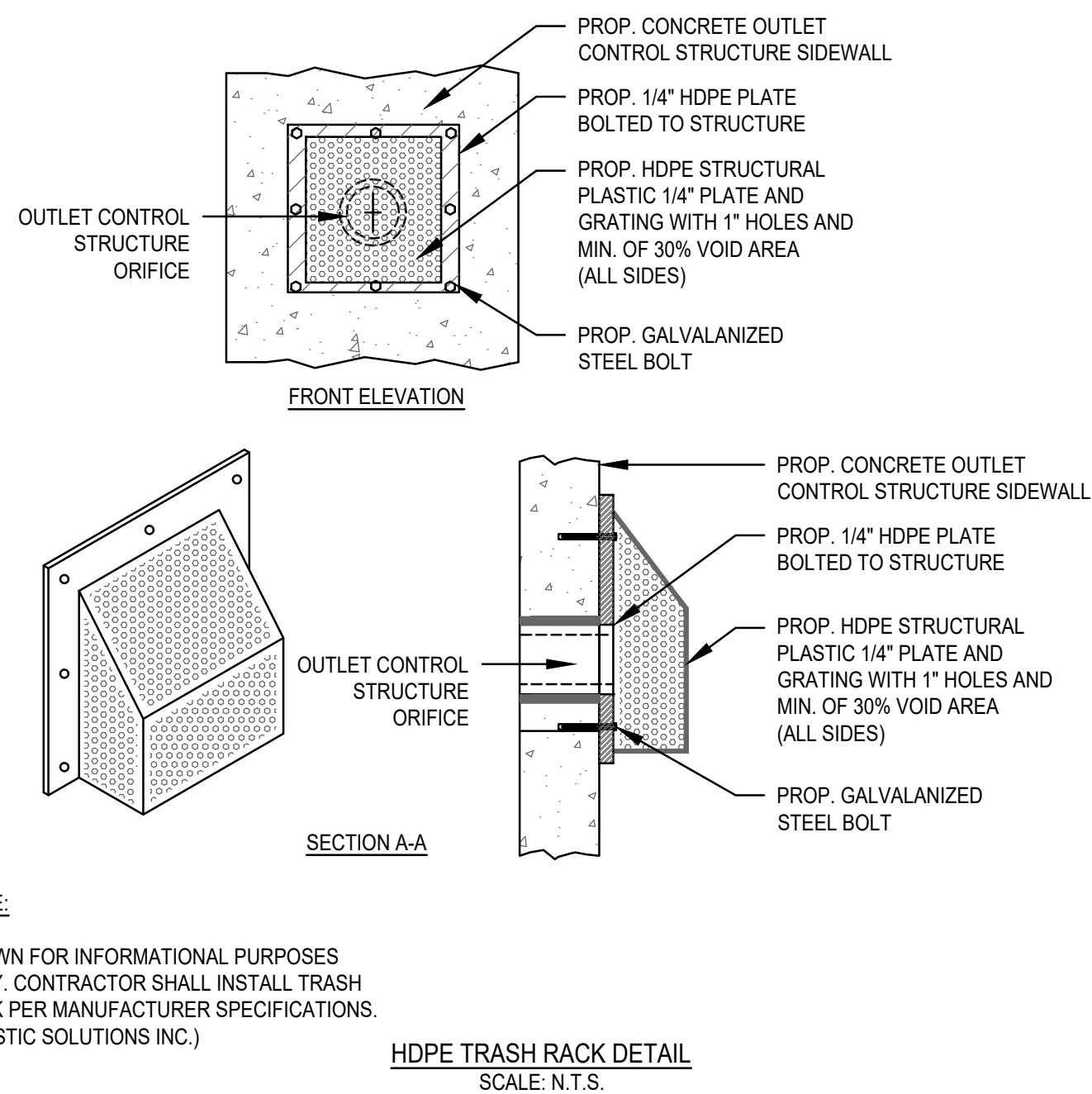
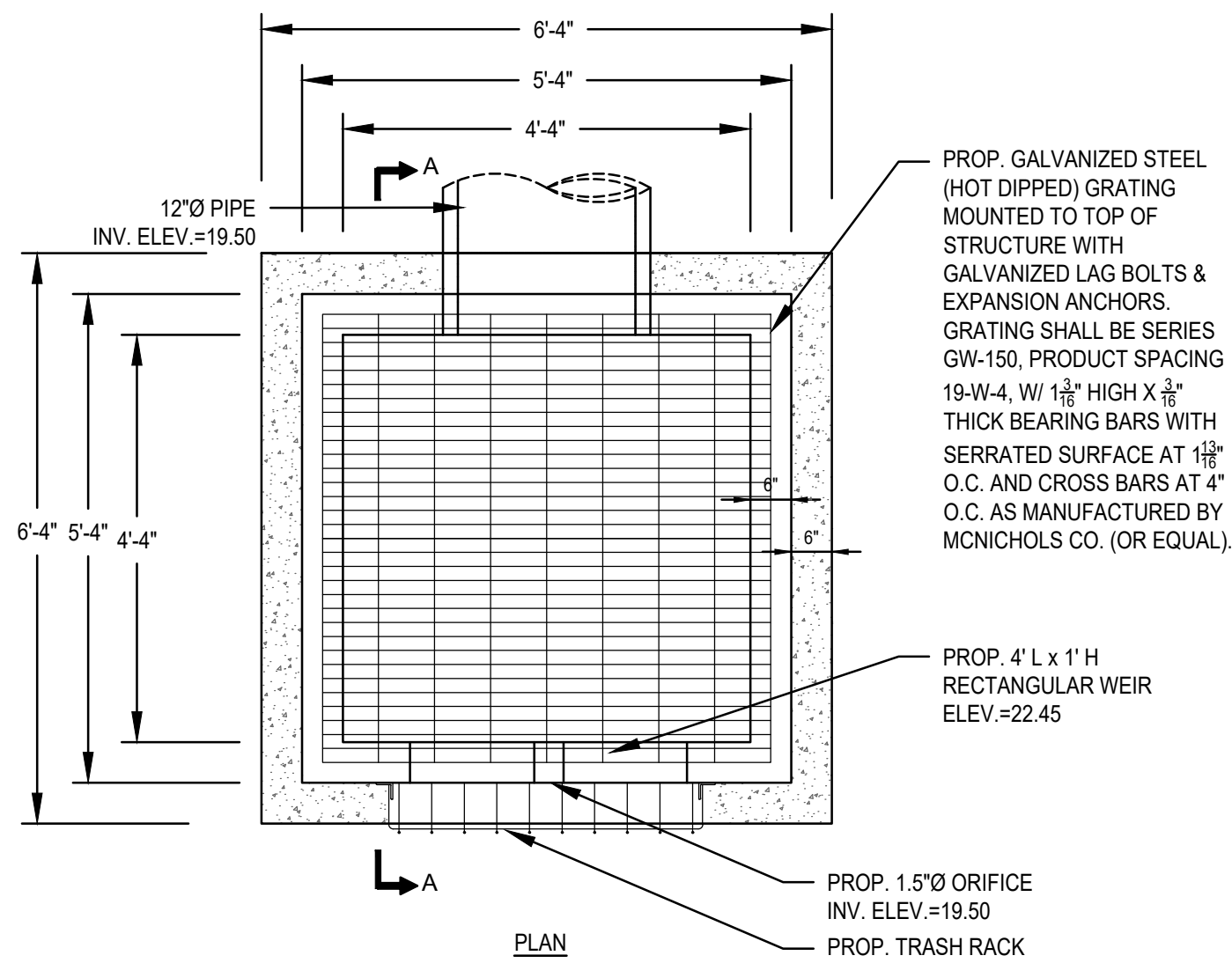
DRAWING TITLE

CONSTRUCTION DETAILS

DRAWING NUMBER

C-6

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NOTES:

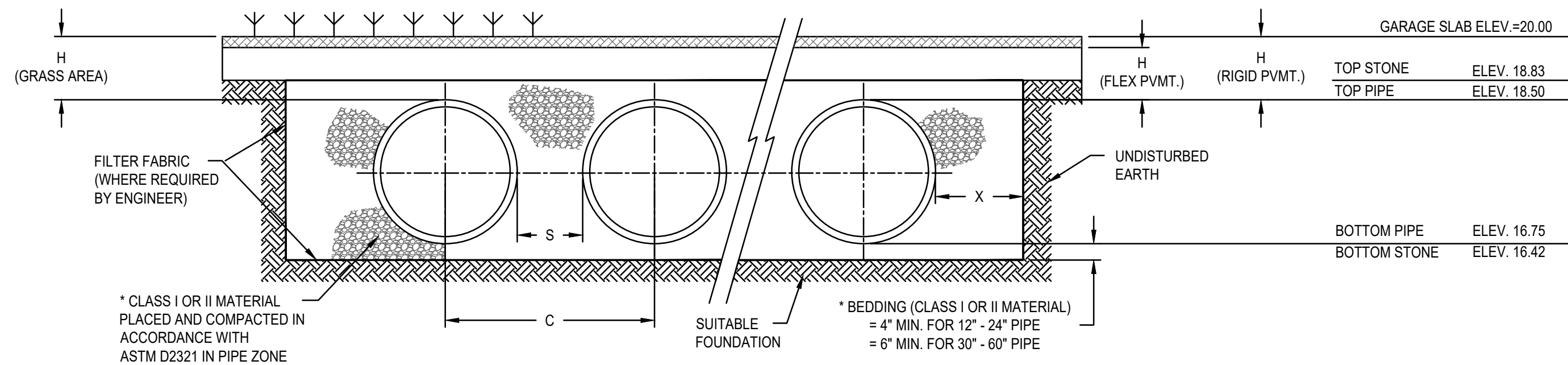
- EXCAVATE BELOW BOTTOM OF CRUSHED STONE BASE AND BACKFILL WITH CLEAN GRAVEL BORROW (MASS. HIGHWAY M1.03.0 TYPE B) TO NATURALLY OCCURRING PERVIOUS MATERIAL. (REFER TO TEST PIT SOIL LOGS SUBMITTED HEREWITH).
- INSTALLATION AND INSPECTION OF ALL SUBSURFACE INFILTRATION AND DETENTION SYSTEMS SHALL BE PERFORMED AND WRITTEN APPROVAL OBTAINED BEFORE CONSTRUCTION OF THE ACCESS ROAD AND PARKING LOT BASE COURSE BEGINS.

CRUSHED STONE:

SHALL BE DURABLE CRUSHED ROCK CONSISTING OF ANGULAR FRAGMENTS, FREE FROM A DETRIMENTAL QUANTITY OF THIN, FLAT, ELONGATED PIECES OR DURABLE CRUSHED GRAVEL STONE OBTAINED BY ARTIFICIAL CRUSHING OF BOULDERS OR FIELDSTONE. THE CRUSHED STONE MUST BE FREE FROM CLAY, LOAM, OR DELETERIOUS MATERIAL.

CRUSHED STONE TO CONFORM TO THE FOLLOWING GRADATIONS:

SIEVE SIZE	PERCENT PASSING			
	1 1/4" INCH	3/4" INCH	1/2" INCH	3/8" INCH
2"				
1 1/2"	100			
1 1/4"	85-100			
1"		100		
3/4"	10-40	90-100		
5/8"			100	
1/2"	0-8	10-50	85-100	100
3/8"		0-20	14-45	85-100
#4		0-5	0-15	20-20
#8			0-5	0-15
#16				0-5



SUBSURFACE DETENTION SYSTEMS AB-1
SCALE: N.T.S.

NOTES:

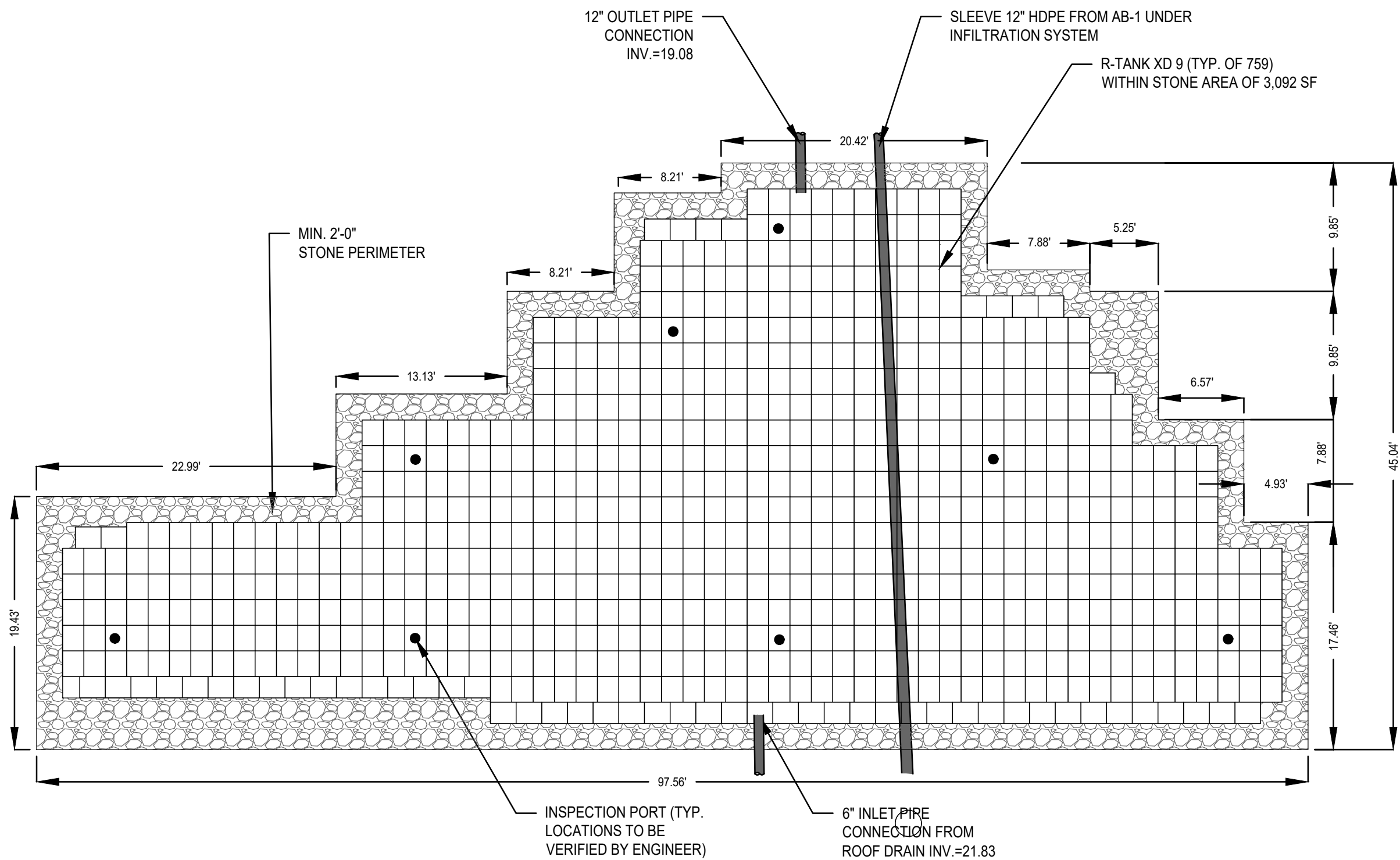
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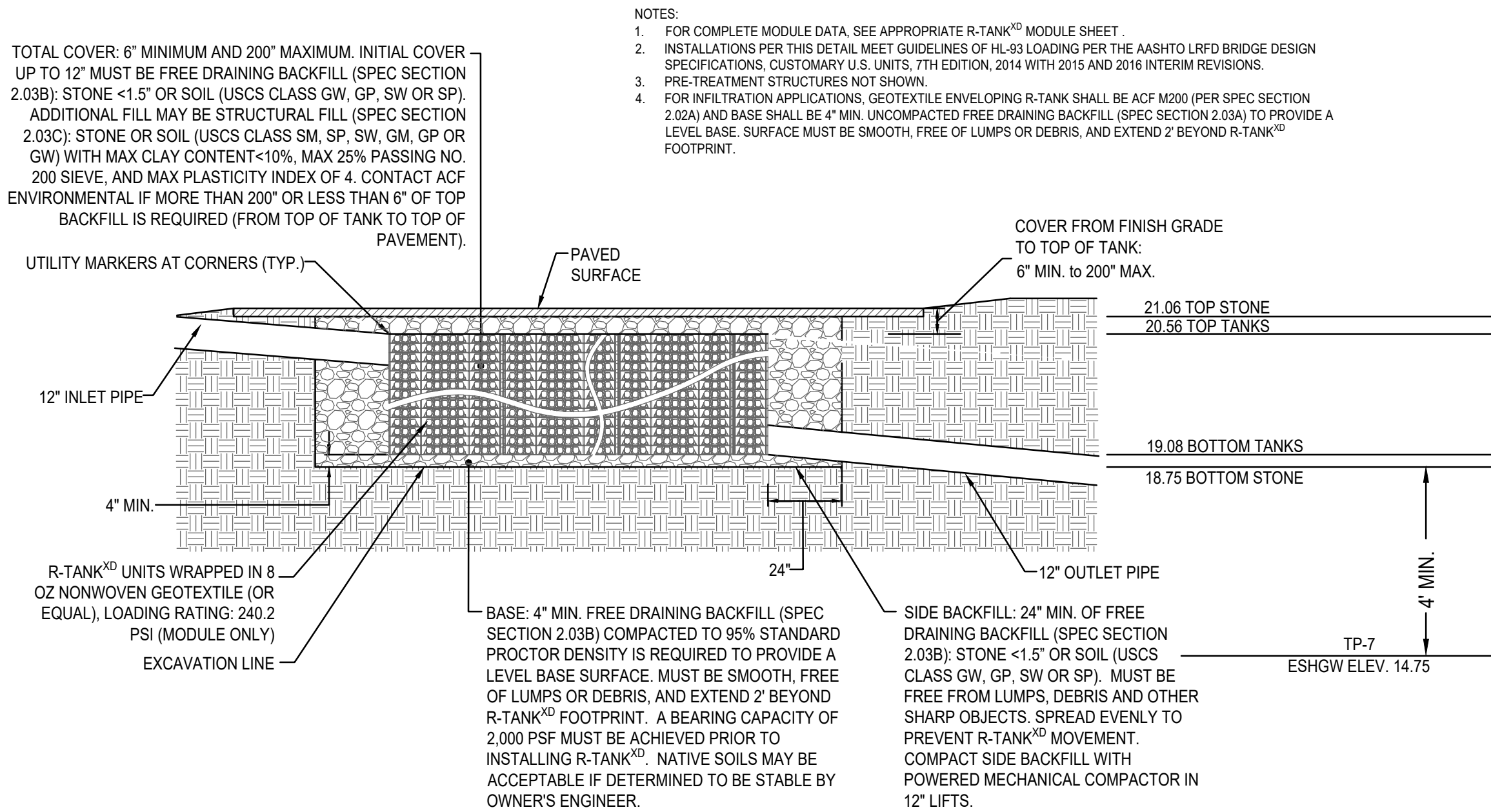
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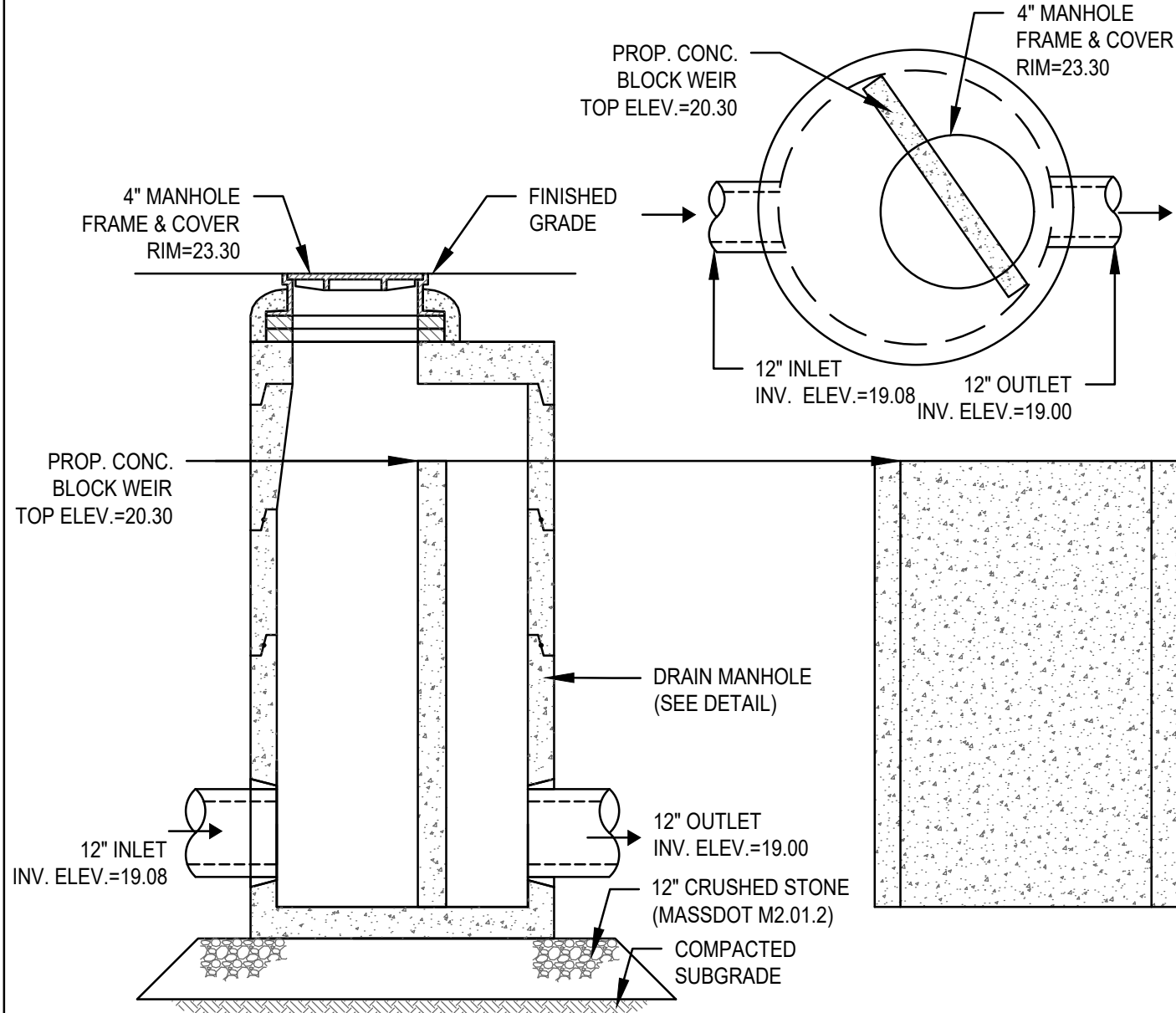
SIEVE SIZE	PERCENT PASSING			
	STONE SIZE			
	1 1/4 INCH	3/4 INCH	1/2 INCH	3/8 INCH
2"				
1 1/2"	100			
1 1/4"	85-100			
1"		100		
3/4"	10-40	90-100		
5/8"				100
1/2"	0-8	10-50	85-100	100
3/8"		0-20	14-45	85-100
#4		0-5	0-15	20-20
#8			0-5	0-15
#16				0-5



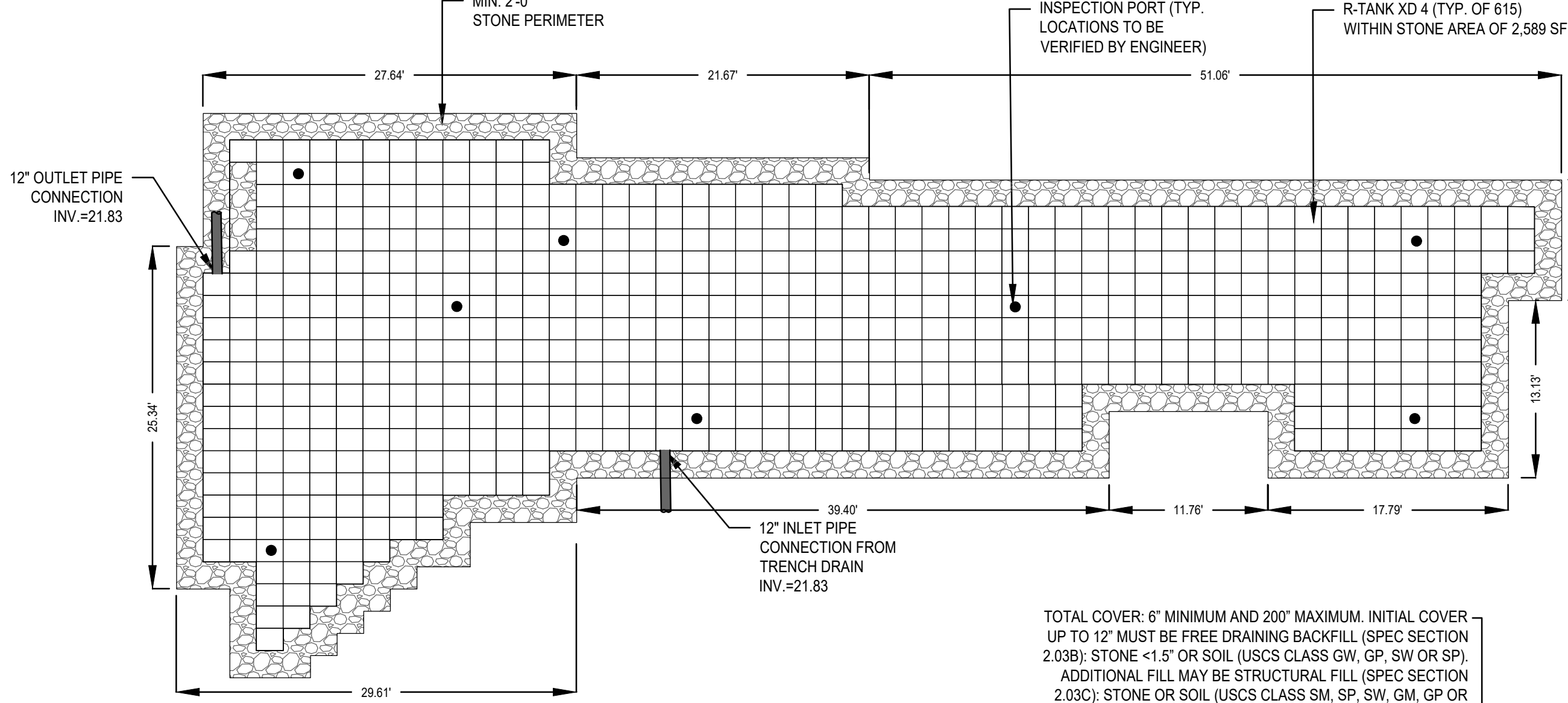
SUBSURFACE INFILTRATION SYSTEMS AB-2
SCALE: N.T.S.



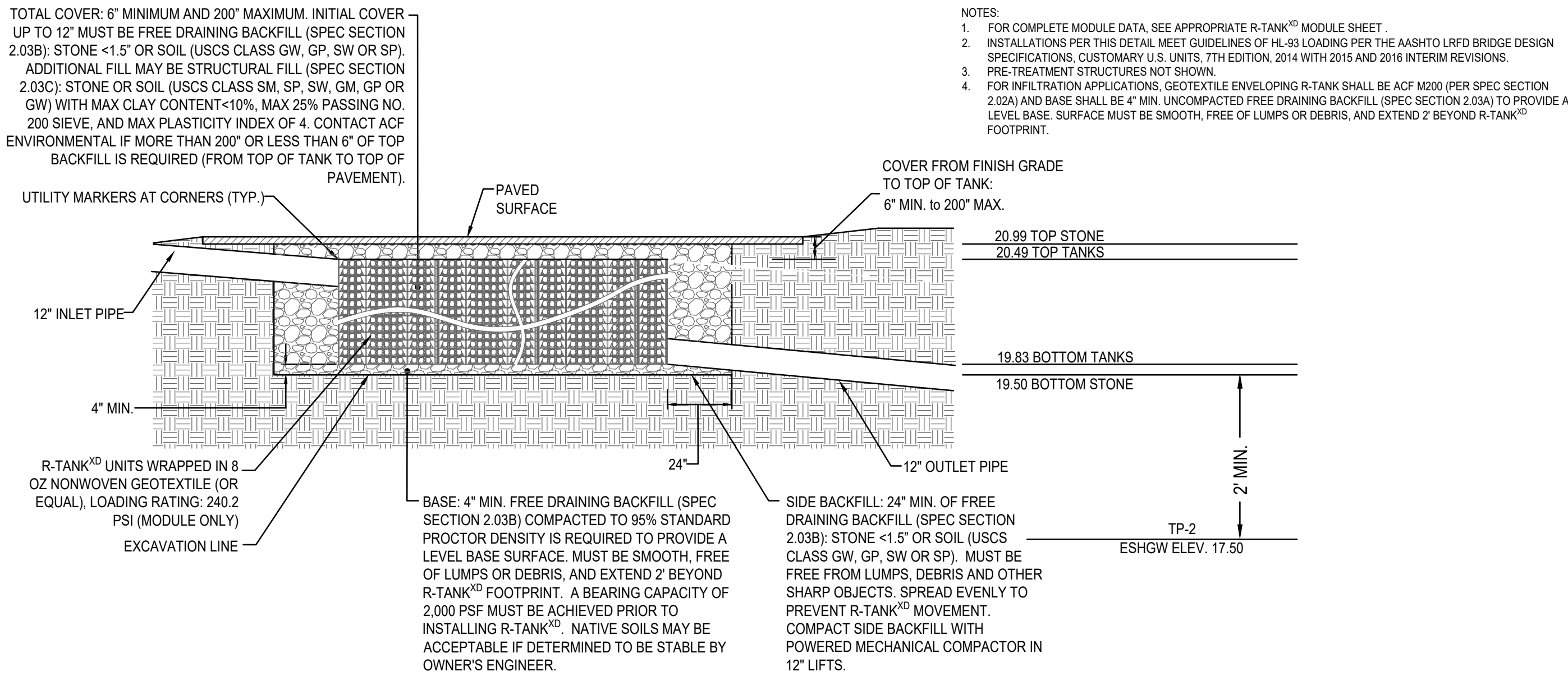
R-TANK^{XD} TANK WRAP & EXCAVATION ENVELOPE DETAIL



DRAINAGE MANHOLE DMH-AB-2 WEIR DETAIL
SCALE: N.T.S.



SUBSURFACE INFILTRATION SYSTEMS AB-3
SCALE: N.T.S.



R-TANK^{XD} TANK WRAP & EXCAVATION ENVELOPE DETAIL

NOTES:

- EXCAVATE BELOW BOTTOM OF CRUSHED STONE BASE AND BACKFILL WITH CLEAN GRAVEL BORROW (MASS. HIGHWAY M1.03.0 TYPE B) TO NATURALLY OCCURRING PERVIOUS MATERIAL. (REFER TO TEST PIT SOIL LOGS SUBMITTED HEREWITH).
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	STONE SIZE			
	1 1/4 INCH	3/4 INCH	1/2 INCH	3/8 INCH
2"				
1 1/2"	100			
1 1/4"	85-100			
1"		100		
3/4"	10-40	90-100		
5/8"				100
1/2"	0-8	10-50	85-100	100
3/8"		0-20	14-45	85-100
#4		0-5	0-15	20-20
#8			0-5	0-15
#16				0-5

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JACKSON SQUARE

WEYMOUTH, MA

SITE PLAN REVIEW

REVISIONS

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ISSUE: NOI PLAN REVIEW
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SCALE: NOT TO SCALE

DRAWING TITLE

CONSTRUCTION
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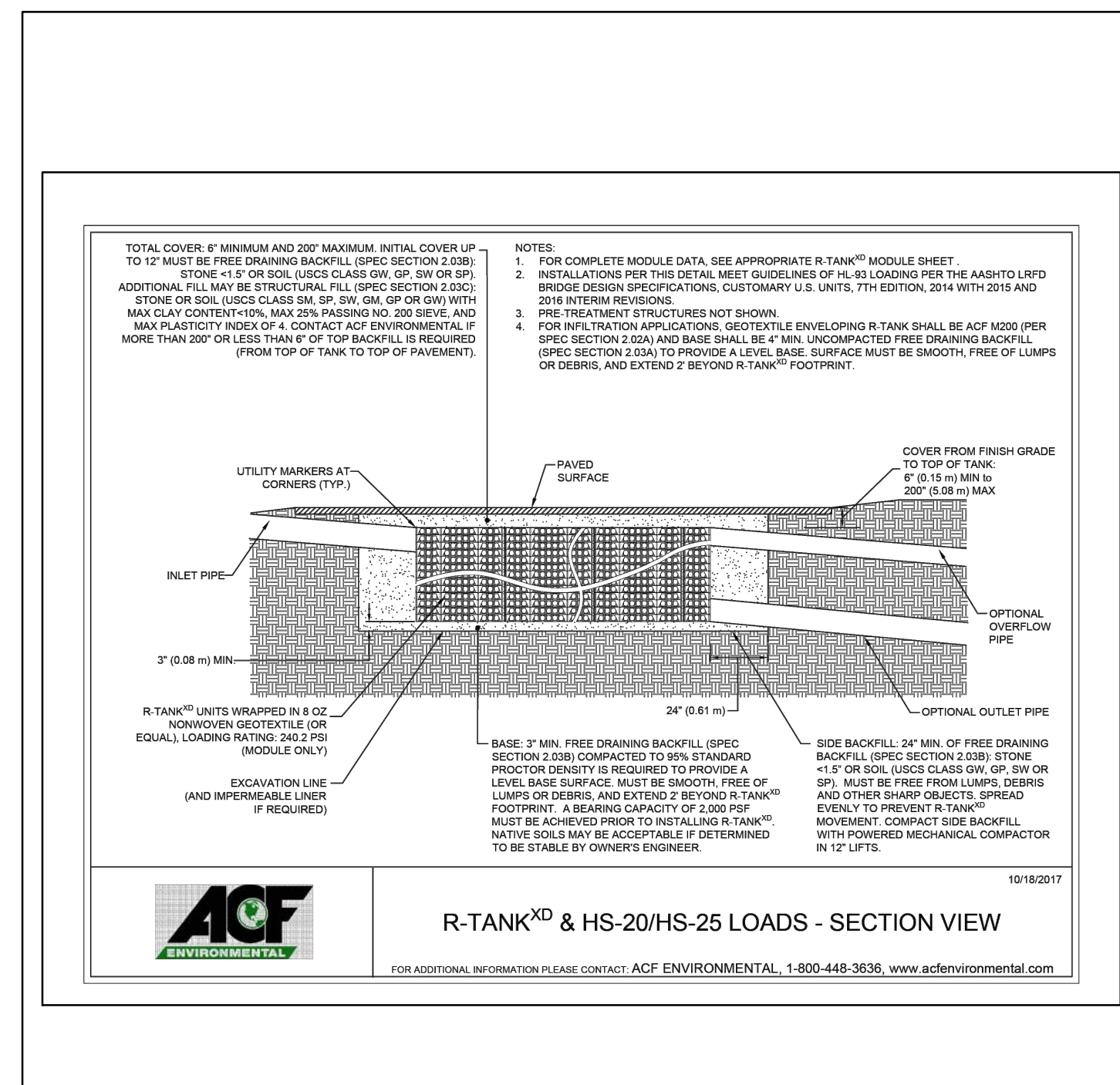
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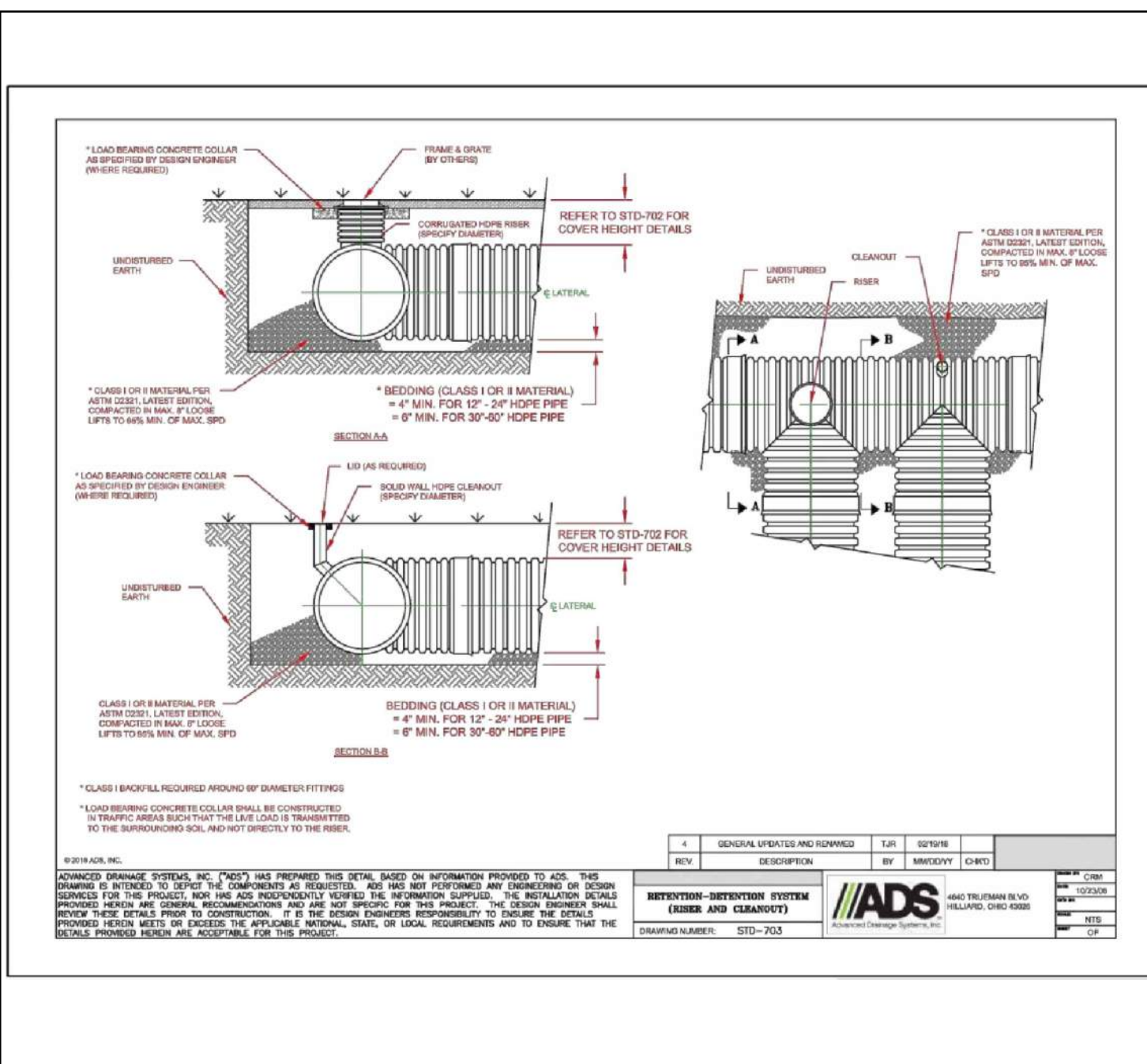
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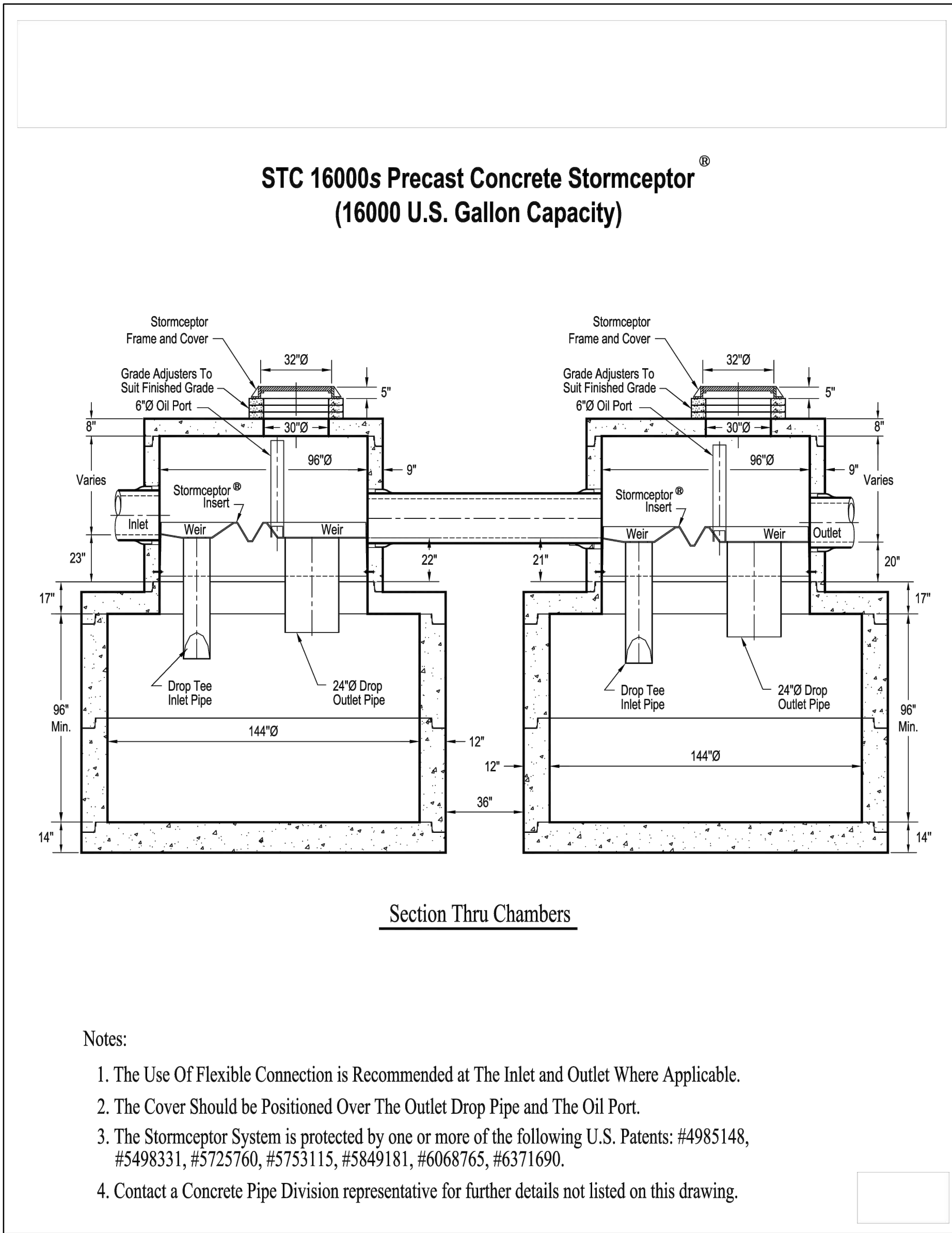
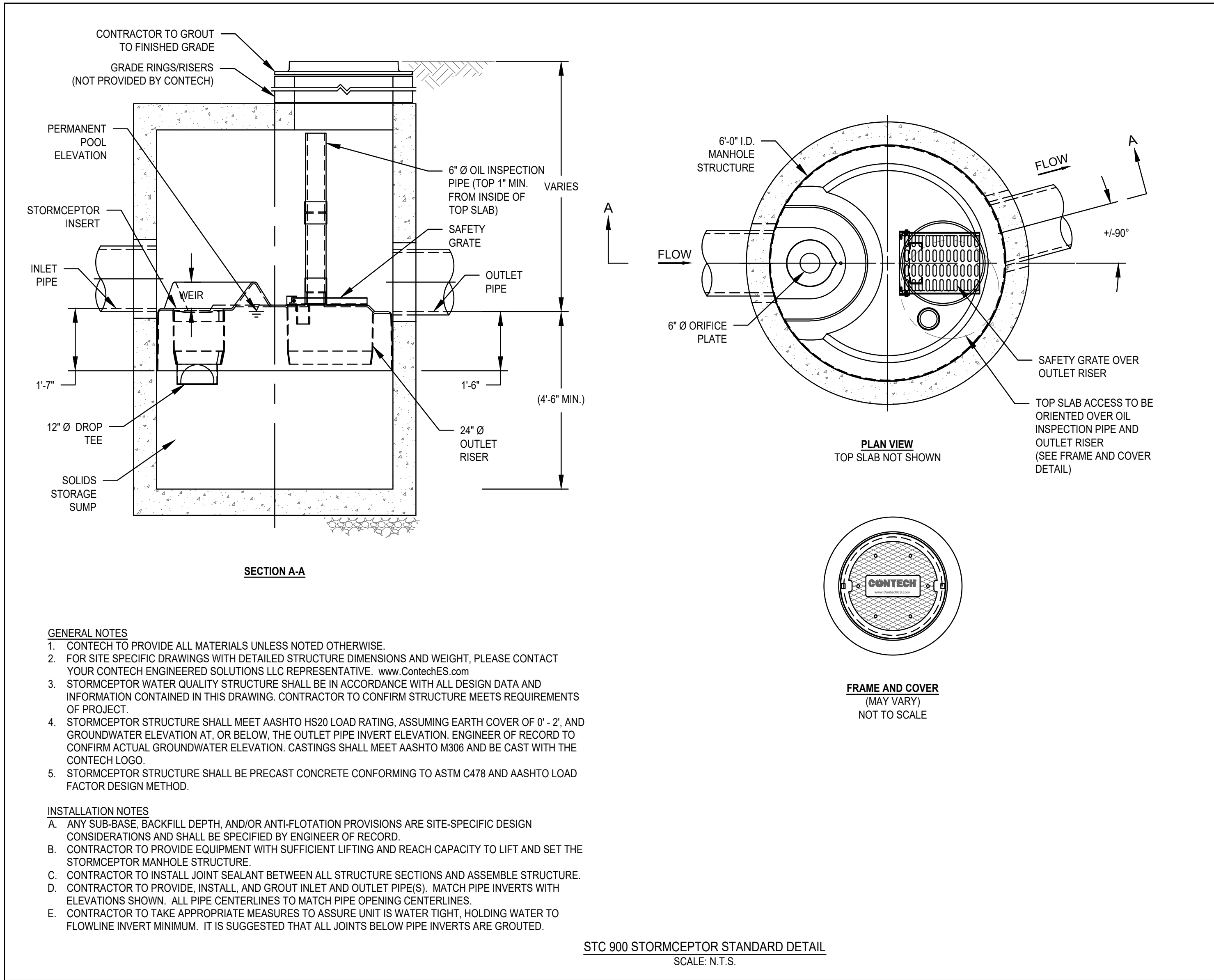
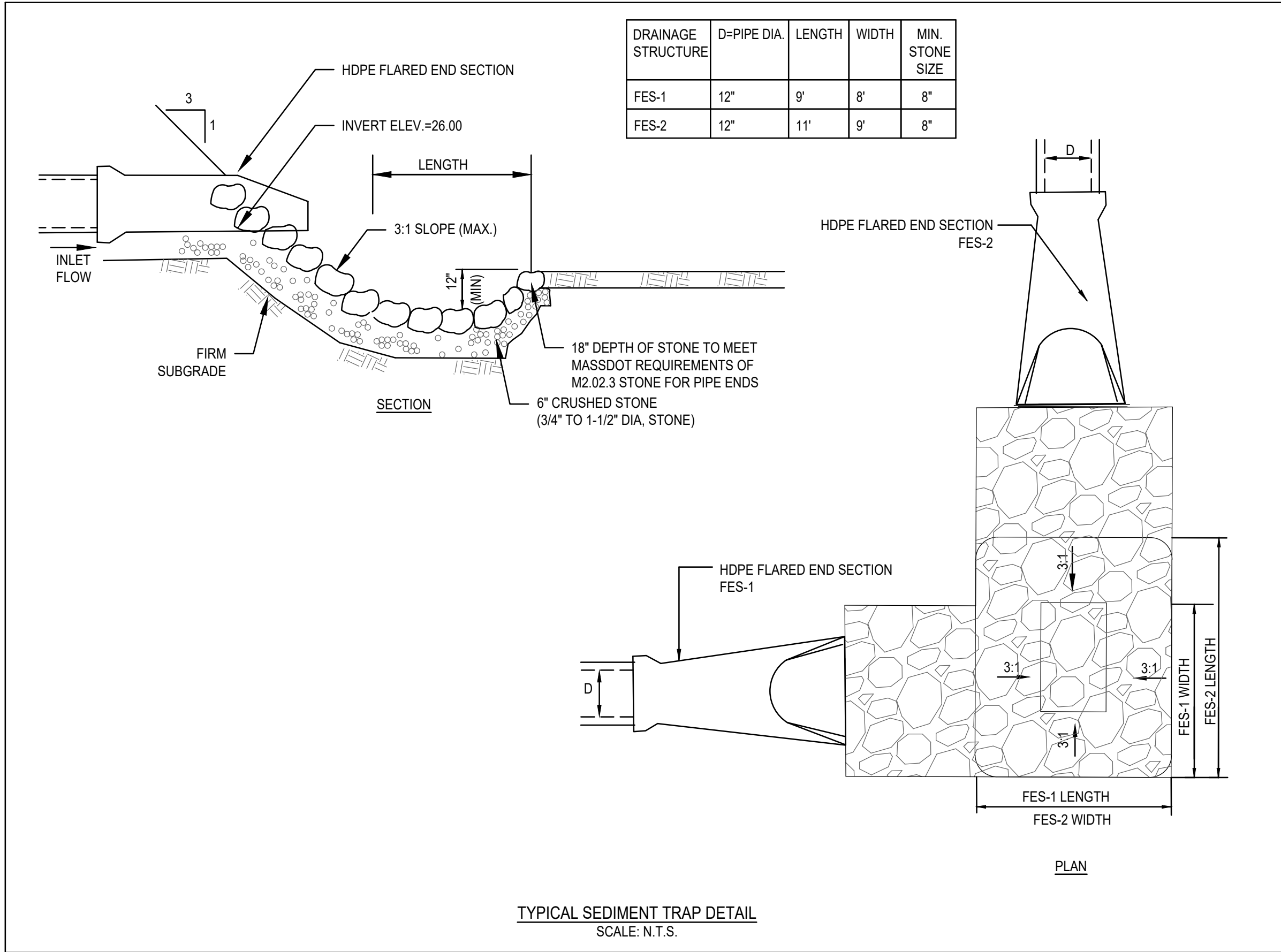
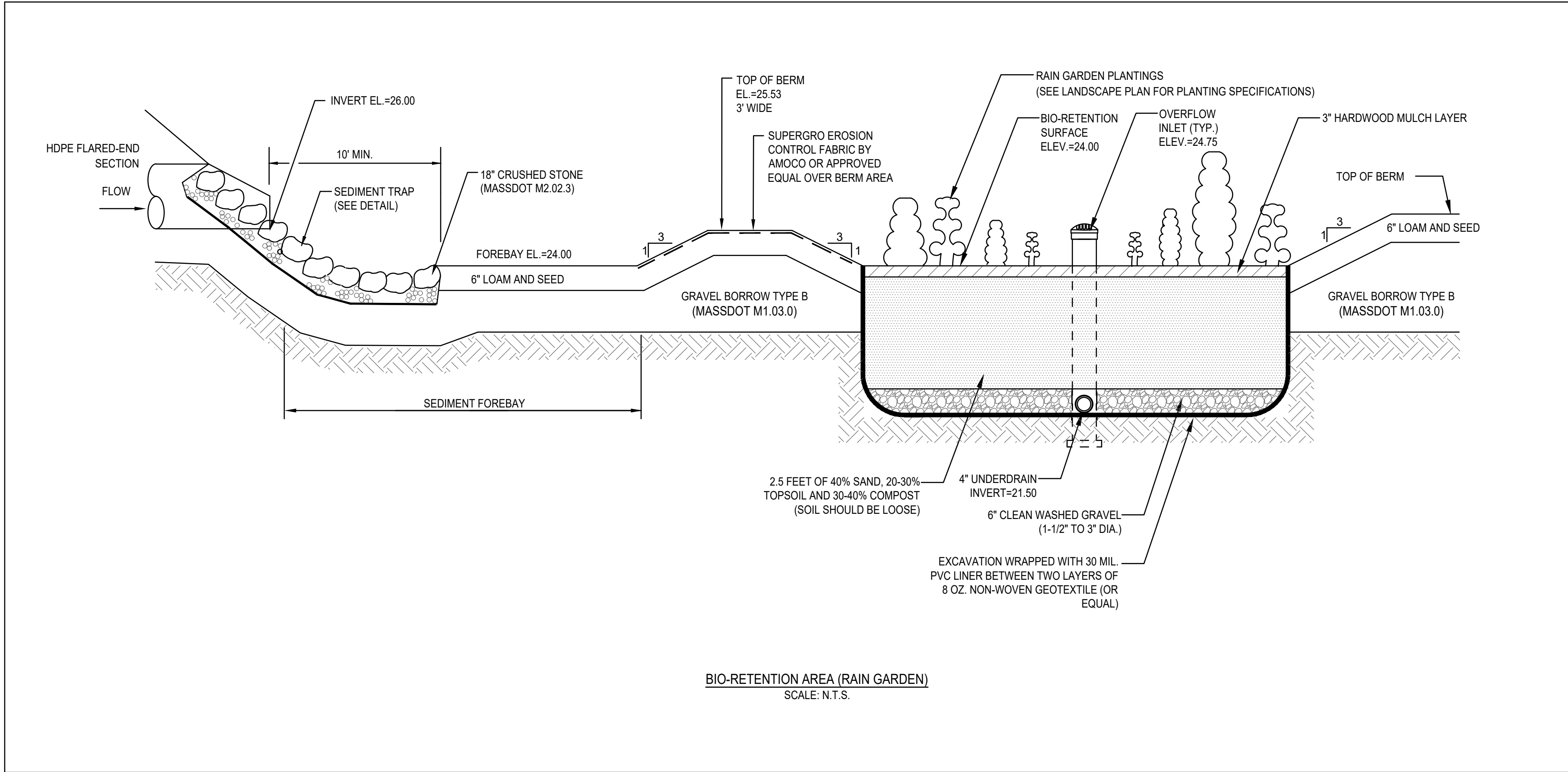
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- | NOMINAL DIMETER | NOMINAL O.D. | TYPICAL SPACING "S" | NOMINAL SPACING "C" | TYPICAL SIDE WALL "X" | H (NON-TRAFFIC) | H (TRAFFIC) |
|-----------------|-----------------|---------------------|---------------------|-----------------------|-----------------|----------------|
| 12" | 14.5"
(30mm) | (279mm) | 25.5"
(648mm) | (203mm) | 12"
(305mm) | 12"
(305mm) |
| 15" | 18" | 11.5"
(292mm) | 28.0"
(737mm) | 20" | 12"
(305mm) | 12"
(305mm) |
| 37.5mm | 45.7mm | | 38.0"
(985mm) | 8.3mm | 12"
(305mm) | 12"
(305mm) |
| 16" | 21" | 17.0"
(432mm) | 40.0"
(1016mm) | 22.9mm | 12"
(305mm) | 12"
(305mm) |
| 45.3mm | 53.3mm | | | | 12"
(305mm) | 12"
(305mm) |
| 24" | 28" | 14.0"
(356mm) | 41.5"
(1054mm) | 10" | 12"
(305mm) | 12"
(305mm) |
| 60.0mm | 71.1mm | | 105.0"
(2692mm) | 25.4mm | 30.5mm | 30.5mm |
| 36" | 36" | 16" | 53.0"
(1346mm) | (457mm) | 30.5mm | 30.5mm |
| 75.0mm | 91.4mm | 45.7mm | | | 30.5mm | 30.5mm |
| 36" | 42" | 22" | 63.0"
(1600mm) | 45.7mm | 12"
(305mm) | 12"
(305mm) |
| 48" | 50.8mm | 55.9mm | 120" | 25.4" | 30.5mm | 30.5mm |
| 102mm | 106.7mm | | | | 30.5mm | 30.5mm |
| 48" | 50.8mm | 55.9mm | 120" | 25.4" | 30.5mm | 30.5mm |
| 102mm | 121.9mm | 61.0mm | 182.9mm | 45.7mm | 30.5mm | 61.0mm |
| 48" | 54" | 25" | 78.5"
(1994mm) | 18" | 12"
(305mm) | 24"
(610mm) |
| 120mm | 137.2mm | 63.5mm | 199.4mm | 45.7mm | 30.5mm | 61.0mm |
| 60" | 68" | 30" | 86" | 18" | 24" | 24" |
| 150.0mm | 170.2mm | 61.0mm | 226.8mm | 45.7mm | 30.5mm | 61.0mm |



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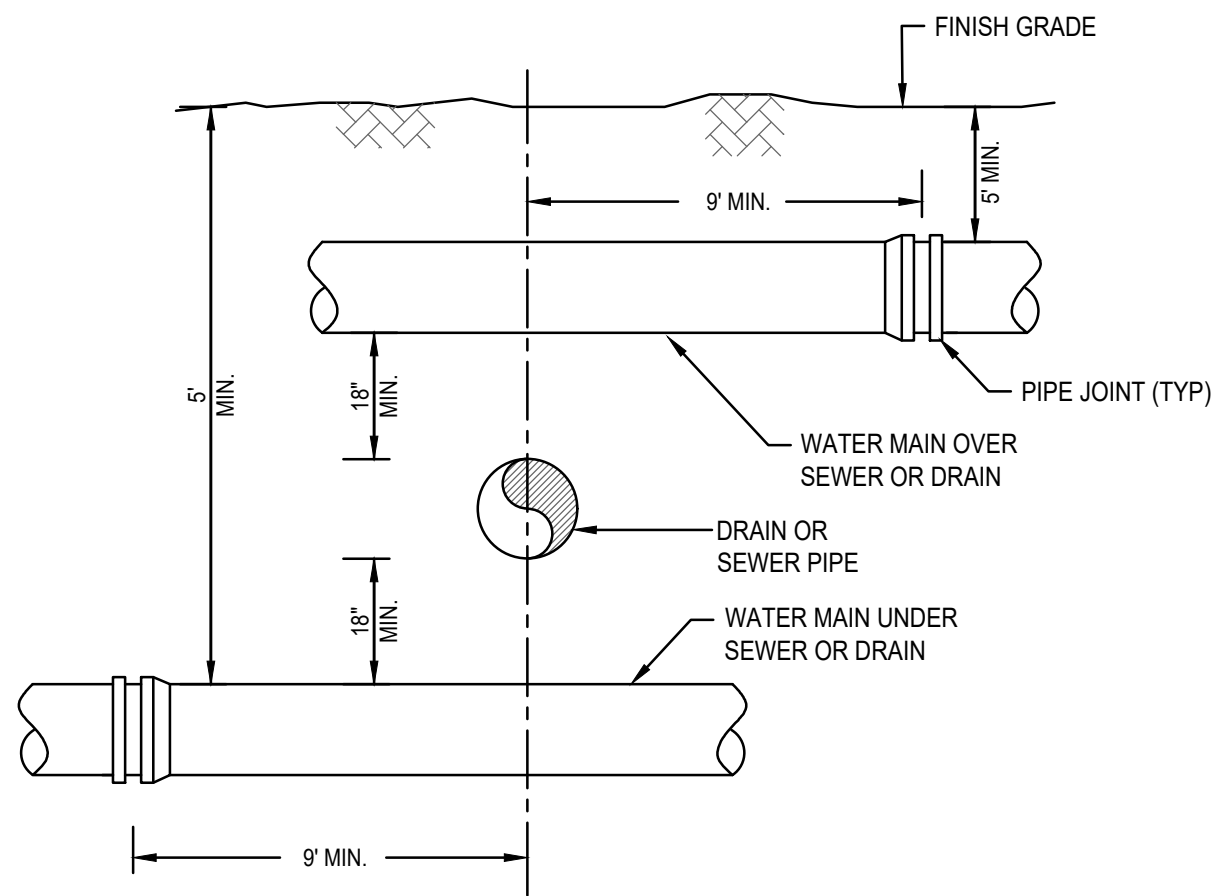
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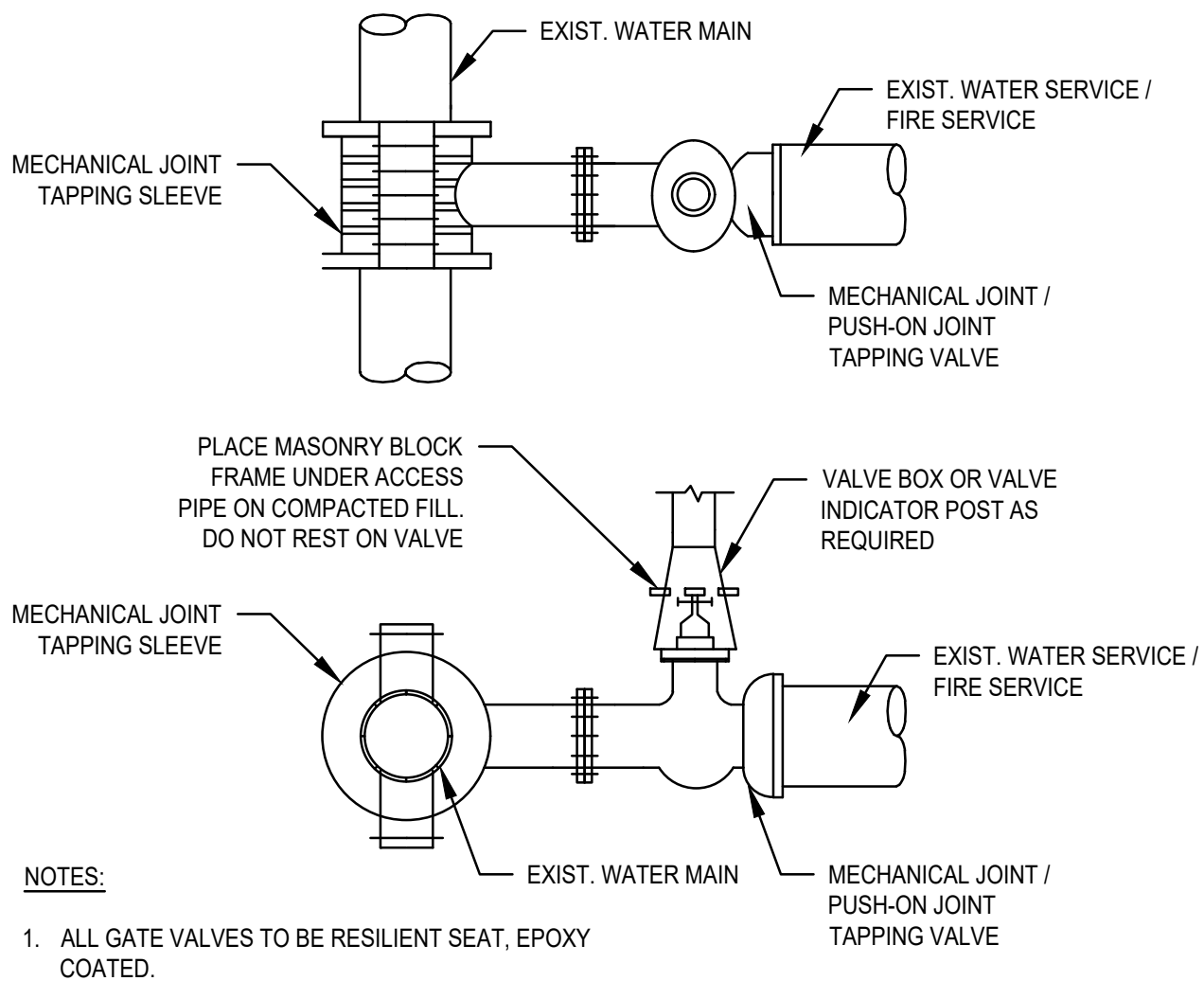
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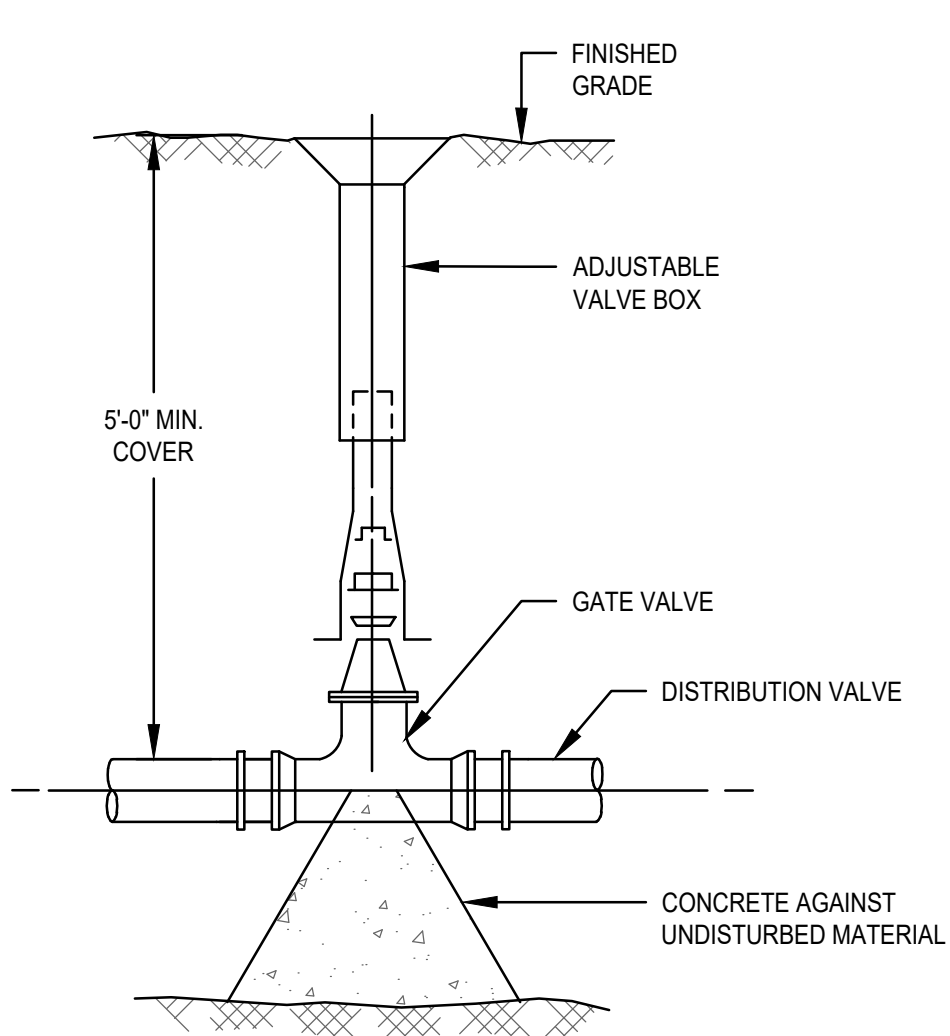
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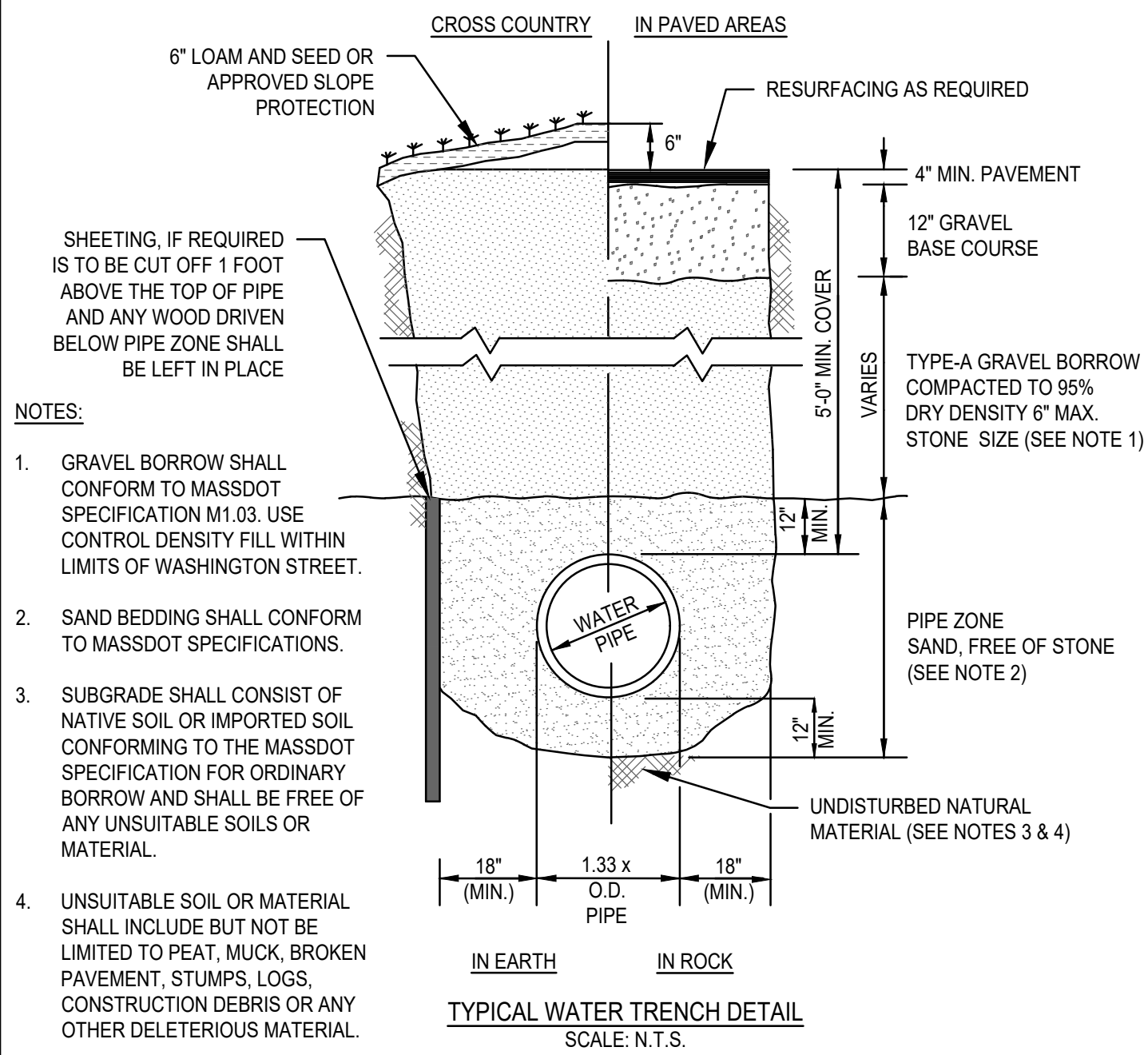
SEWER OR DRAIN CROSSING DETAIL
N.T.S.



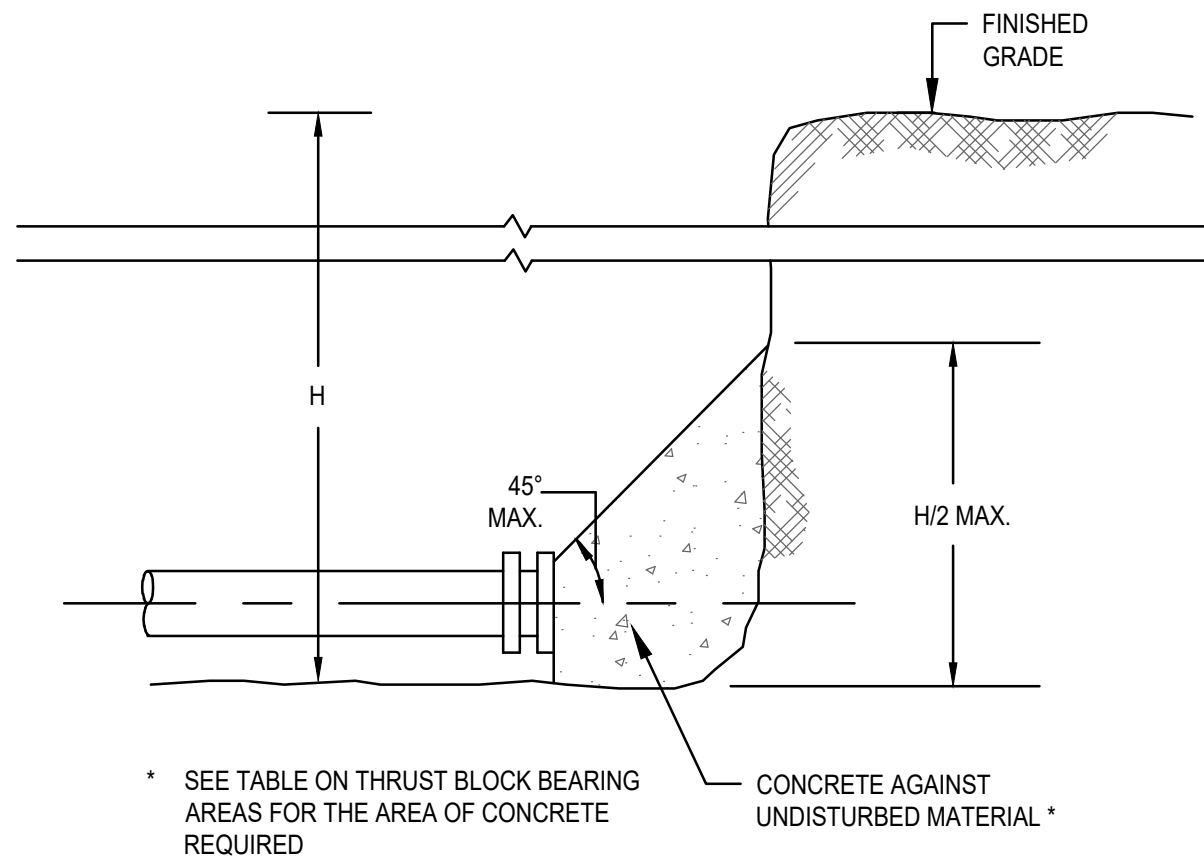
TYPICAL TAPPING SLEEVE AND VALVE DETAIL
SCALE: N.T.S.



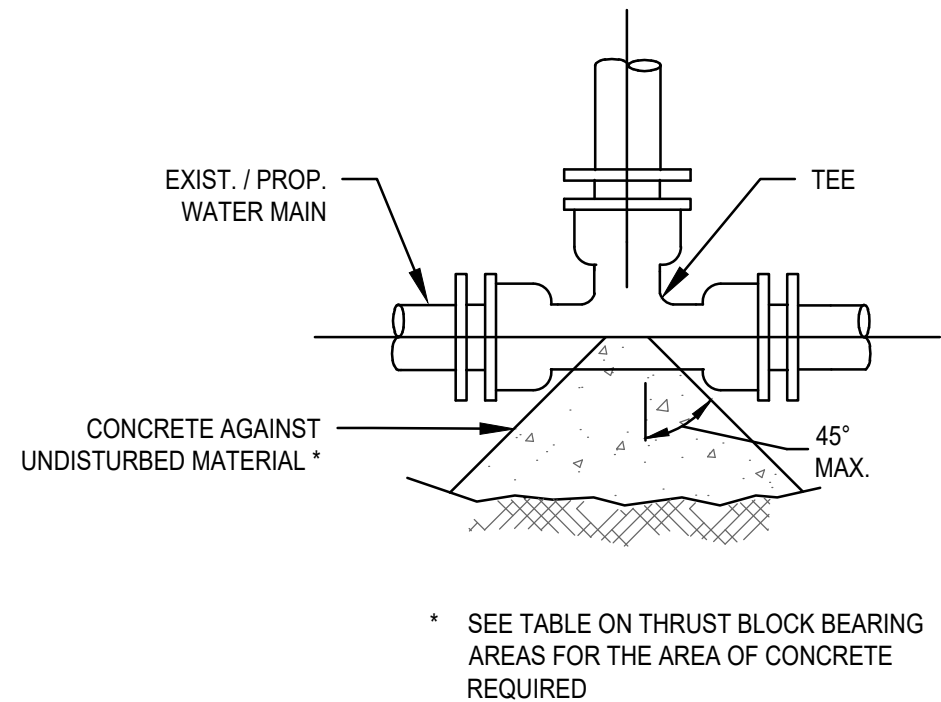
WATER GATE DETAIL
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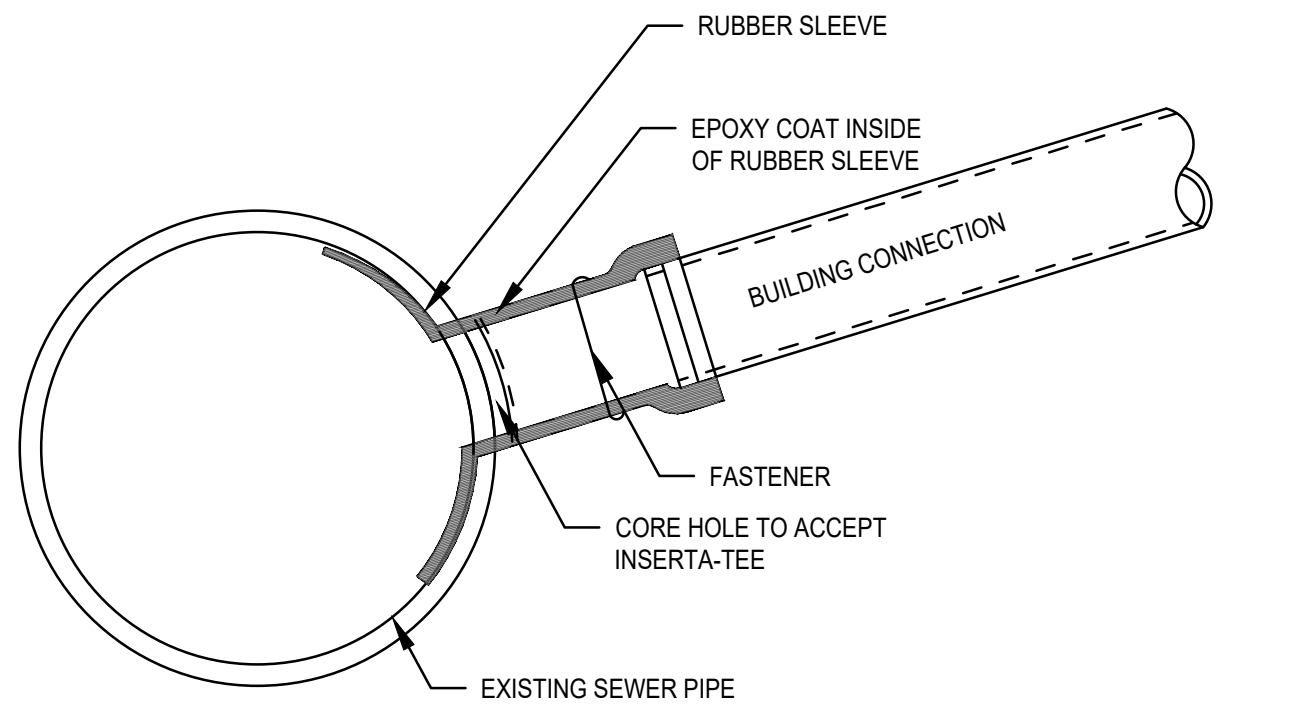
TYPICAL WATER TRENCH DETAIL
SCALE: N.T.S.



THRUST WATER MAIN PLUG
SCALE: N.T.S.



TYPICAL WATER MAIN TEE THRUST BLOCK DETAIL
SCALE: N.T.S.



- A. BELL END ACCEPTS PIPE WITH SDR 26, SDR 35 AND ASTM D3034 OR EQUIVALENT O.D. SPECIFICATION IN 4" AND 6" SIZES.
- B. CURVATURE VARIES WITH MAINLINE DIAMETERS.
- C. SPIGOT END SDR 26, PVC SDR 35, ASTM D3034 DIAMETERS: 4" AND 6"

PART	PART NAME
1	HUB ADAPTOR
2	RUBBER GASKET
3	SECURING CLAMP*

4	RUBBER SLEEVE
4A	UPPER SEGMENT**
4B	LOWER SEGMENT**

* OPTIONAL: #316 STAINLESS STEEL BAND, SCREW AND HOUSING
** DISTANCE BETWEEN 4A AND 4B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

INSERTA TEE SIZE	HOLE DIAMETER
4" (100 mm)	4 1/2" (114 mm)
6" (150 mm)	6 1/2" (165 mm)

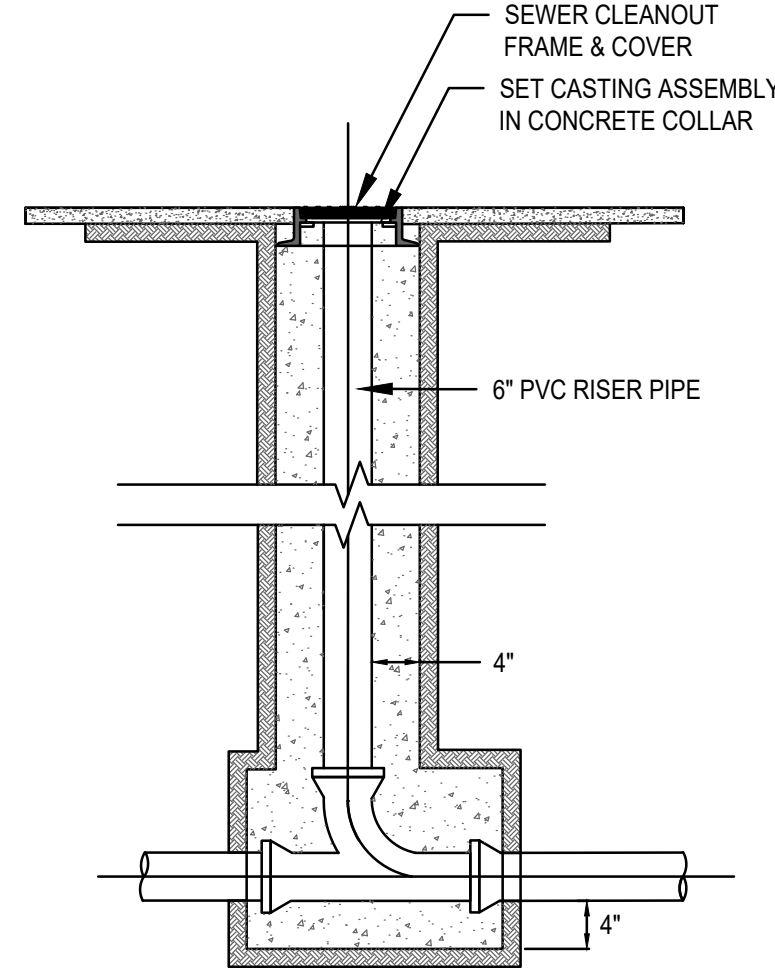
MATERIALS
PVC SDR 26 ASTM D3034
ASTM F477
BAND SS #301
SCREW SS #305
HOUSING SS #301
ASTM F477

BUILT IN STOP FOLLOWS CONTOUR OF MAINLINE PIPE (PATENT PENDING)
CUSTOM MADE TO MATCH THE INTERIOR RADIUS OF THE MAINLINE PIPE OR STRUCTURE

NOTES:

- DETAILS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. PRODUCT SPECIFICATIONS AND INSTALLATION SHALL COME FROM MANUFACTURER.
- RECOMMENDED METHOD OF CUTTING HOLE IS WITH HOLE SAW FOR PVC AND OTHER PLASTICS, AND DIAMOND BIT FOR CONCRETES, CLAY, FRP, AND D.I. (SEE INSTALLATION INSTRUCTIONS.)

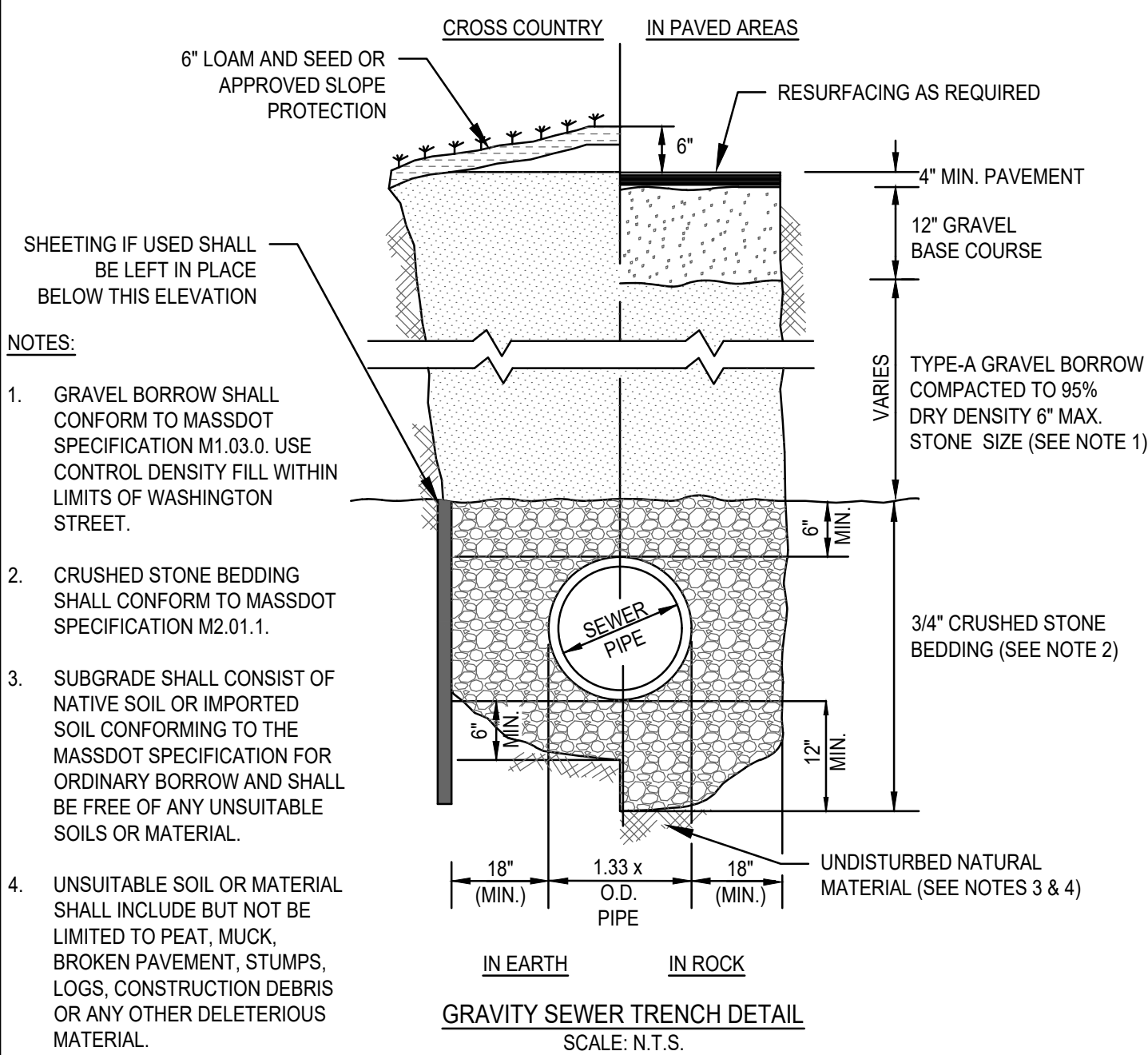
INSERTA-TEE SEWER CONNECTION TO EXISTING SEWER
SCALE: N.T.S.



NOTES:

- CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.

IN LINE SEWER CLEANOUT DETAIL
SCALE: N.T.S.



GRAVITY SEWER TRENCH DETAIL
SCALE: N.T.S.

THRUST BLOCK BEARING AREAS FOR WATER PIPE			
TABLE OF BEARING AREAS IN SQ. FT. AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS*			
SIZE OF MAIN (IN.)	90° BEND	TEES AND PLUGS	45° BEND
6	4	2.5	2
8	6	4	3
12	12	9	7
16	21	16	12

NOTES:

- FOR FITTINGS WITH LESS THAN 45° DEFLECTION, USE BEARING AREAS FOR 45° BEND.
- BEARING AREAS BASED ON HORIZONTAL PASSIVE SOIL PRESSURE OF 2000 P.S.F. AND INTERNAL WATER PRESSURE OF 150 P.S.I.G. JOINTS SHALL NOT BE ENCASED IN CONCRETE. BEARING AREAS MAY BE DIERGARED FOR TRENCHES IN ROCK WHERE THE TOP OF THE ROCK FACE IS AT OR ABOVE THE CROWN OF THE PIPE. HOWEVER, CONCRETE BACKING SHALL BE PLACED BETWEEN THE PIPE AND THE ROCK FACE.
- THE CONTRACTOR SHALL SUBMIT 2 WEEKS IN ADVANCE OF PLACEMENT, WORKING DRAWINGS FOR EACH THRUST BLOCK TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
- ALL VALVES AND FITTINGS SHALL BE RODDED TOGETHER.

ASSUMPTIONS:

* TYPE OF SOIL IS MEDIUM CLAYEY, 6 OR MORE BLOWS PER FOOT, OR LOOSE GRANULAR, 9 OR MORE BLOWS PER FOOT. SOIL CONDITIONS OTHER THAN THOSE GIVEN WILL REQUIRE LARGER BEARING AREAS.

THRUST BLOCK DETAILS
SCALE: N.T.S.

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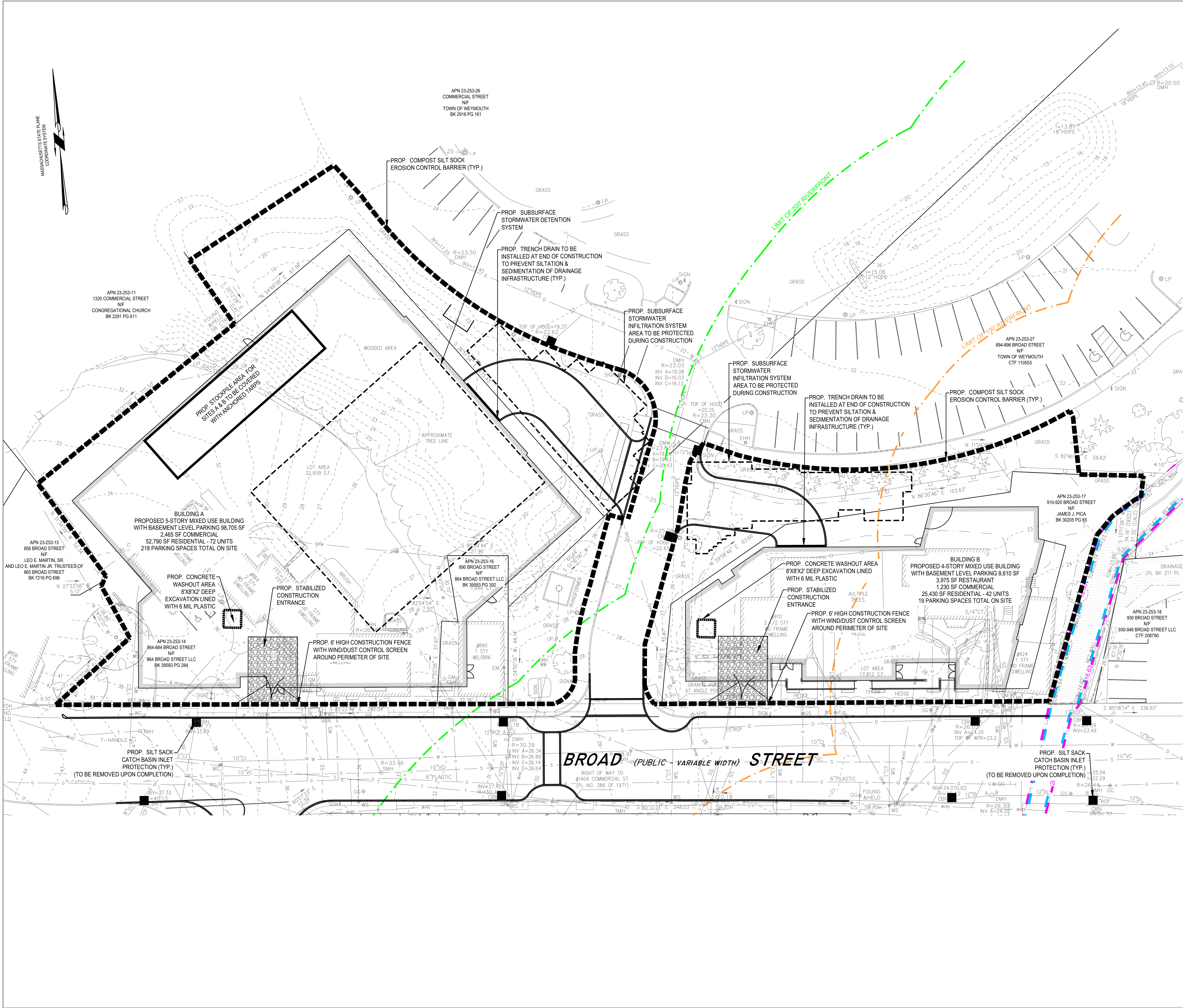
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**CONSTRUCTION
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CONSTRUCTION SEQUENCE

- TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.
1. STAKE LOCATIONS OF ALL STORMWATER CONTROLS.
 2. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH ALL INTERESTED PARTIES INCLUDING BUT NOT LIMITED TO THE DEVELOPER, CONSTRUCTION SUPERINTENDENT, ENGINEER, CONSERVATION COMMISSION AGENT, TOWN PLANNER, PUBLIC WORKS SUPERINTENDENT, PRIOR TO ANY CONSTRUCTION ACTIVITY.
 3. HOURS OF CONSTRUCTION SHALL BE LIMITED TO THE FOLLOWING:
MONDAY - FRIDAY: 7AM - 6PM, OR DUSK, WHICHEVER IS EARLIER
SATURDAY: 8AM - 5PM, OR DUSK, WHICHEVER IS EARLIER
SUNDAY: NONE
FEDERAL HOLIDAYS: NONE
NO HAULING OF FILL SHALL OCCUR DURING MORNING AND AFTERNOON SCHOOL BUS OPERATIONS, EXCLUDING MID-DAY KINDERGARTEN BUSES, WITH THE PRECISE HOURS THAT ARE TO BE EXCLUDED TO BE ESTABLISHED BY THE SCHOOL SUPERINTENDENT, AT THE BEGINNING OF EACH SCHOOL YEAR.
 2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN & PLACE SILK SOCK BARRIERS AT LOCATIONS AS INDICATED ON THE SITE PLANS.
 3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
 4. NO DEMOLITION AND FOUNDATION WORK FOR SITES B AND C FROM MARCH 1ST - JUNE 30TH.
 5. DEMOLITION ALL EXISTING STRUCTURES. SITE PREPARATION INCLUSIVE OF UTILITY CUT/CAPS, ABATEMENT, CLEARING, GRUBBING AND OFF-SITE REMOVAL OF DEMOLISHED MATERIALS.
 6. DRILLING AND BLASTING, HAMMERING, AND OFF-SITE REMOVAL OF LEDGE.
 7. EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS AND STOCKPILE ON SITE IN LOCATIONS SHOWN ON THE PLAN. CONSIDERATION SHOULD BE GIVEN TO LOCATING STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, WHERE POSSIBLE, TO ACT AS TEMPORARY DIVERSIONS. CONSTRUCT CUT AND FILL AREAS, INSTALLING CHECK DAMS AT TOES OF ALL 3:1 OR GREATER SLOPES, AND AT ENDS OF ALL CUT AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN.
 9. LAYOUT AND EXCAVATE FOR RETAINING WALLS.
 10. LAYOUT AND EXCAVATE FOR BUILDING FOUNDATION. FORM AND POUR BUILDING FOUNDATION.
 11. BACKFILL GRADE AROUND BUILDING FOUNDATION.
 12. INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UNDERGROUND UTILITIES. CONSTRUCT THE SUBSURFACE DRAINAGE SYSTEMS TO CONTAIN THE RUNOFF FROM A TWO-YEAR STORM EVENT THROUGH AND INCLUDING A ONE-HUNDRED-YEAR STORM EVENT PRIOR TO PAVING AND CONNECTION OF THE STORM DRAIN SYSTEM. ALL CATCH BASINS SHALL BE COVERED WITH SILTSACK OR EQUIVALENT INLET PROTECTION.
 13. CONSTRUCT SUPERSTRUCTURE AND FINISHES.
 14. GRADE DRIVEWAY AND WALKWAYS TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN.
 15. PLACE GRAVEL SUBBASE.
 16. PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON DRIVEWAY AND PARKING LOT, INSTALL CURBING.
 17. GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH.
 18. PLACE THE FINAL WEARING COURSE OF PAVEMENT.
 19. COMPLETE FINE GRADING OF SHOULDERS AND PLACE PAVEMENT IN MISCELLANEOUS AREAS.
 20. REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED AND HAS BEEN APPROVED BY THE CONSERVATION COMMISSION. CONTRACTOR TO REQUEST APPROVAL BY THE CONSERVATION COMMISSION PRIOR TO THE REMOVAL OF ANY TEMPORARY EROSION CONTROL DEVICES. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

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SCALE: 1" = 20'

DRAWING TITLE

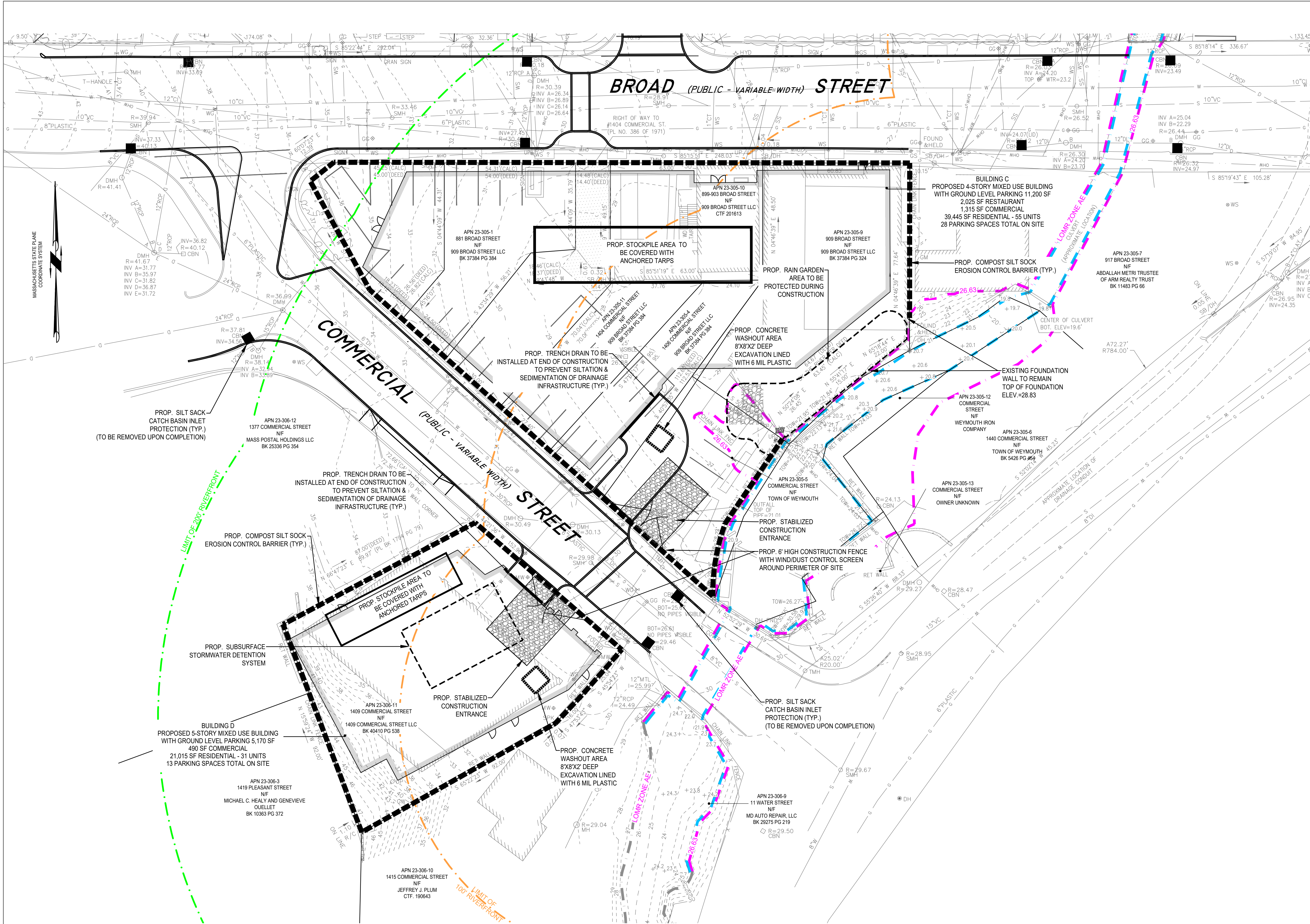
EROSION
CONTROL PLAN

DRAWING NUMBER

C-12

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CONSTRUCTION SEQUENCE

- TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.
- STAKE LOCATIONS OF ALL STORMWATER CONTROLS.
 - THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING WITH ALL INTERESTED PARTIES INCLUDING BUT NOT LIMITED TO THE DEVELOPER, CONSTRUCTION SUPERINTENDENT, ENGINEER, CONSERVATION COMMISSION AGENT, TOWN PLANNER, PUBLIC WORKS SUPERINTENDENT, PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - HOURS OF CONSTRUCTION SHALL BE LIMITED TO THE FOLLOWING:
MONDAY - FRIDAY: 7AM - 6PM, OR DUSK, WHICHEVER IS EARLIER
SATURDAY: 8AM - 5PM, OR DUSK, WHICHEVER IS EARLIER
SUNDAY: NONE
FEDERAL HOLIDAYS: NONE
NO HAULING OF FILL SHALL OCCUR DURING MORNING AND AFTERNOON SCHOOL BUS OPERATIONS, EXCLUDING MID-DAY KINDERGARTEN BUSES, WITH THE PRECISE HOURS THAT ARE TO BE EXCLUDED TO BE ESTABLISHED BY THE SCHOOL SUPERINTENDENT, AT THE BEGINNING OF EACH SCHOOL YEAR.
 - STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN & PLACE SILK SOCK BARRIERS AT LOCATIONS AS INDICATED ON THE SITE PLANS. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
 - NO DEMOLITION AND FOUNDATION WORK FOR SITES B AND C FROM MARCH 1ST - JUNE 30TH.
 - DEMOLITION ALL EXISTING STRUCTURES. SITE PREPARATION INCLUSIVE OF UTILITY CUT/CAPS, ABATEMENT, CLEARING, GRUBBING AND OFF-SITE REMOVAL OF DEMOLISHED MATERIALS.
 - DRILLING AND BLASTING, HAMMERING, AND OFF-SITE REMOVAL OF LEDGE. EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS AND STOCKPILE ON SITE IN LOCATIONS SHOWN ON THE PLAN. CONSIDERATION SHOULD BE GIVEN TO LOCATING STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, WHERE POSSIBLE, TO ACT AS TEMPORARY DIVERSIONS. CONSTRUCT CUT AND FILL AREAS, INSTALLING CHECK DAMS AT TOES OF ALL 3:1 OR GREATER SLOPES, AND AT ENDS OF ALL CUT AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN.
 - LAYOUT AND EXCAVATE FOR RETAINING WALLS.
 - LAYOUT AND EXCAVATE FOR BUILDING FOUNDATION. FORM AND POUR BUILDING FOUNDATION.
 - BACKFILL GRADE AROUND BUILDING FOUNDATION.
 - INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UNDERGROUND UTILITIES. CONSTRUCT THE SUBSURFACE DRAINAGE SYSTEMS TO CONTAIN THE RUNOFF FROM A TWO-YEAR STORM EVENT THROUGH AND INCLUDING A ONE-HUNDRED-YEAR STORM EVENT PRIOR TO PAVING AND CONNECTION OF THE STORM DRAIN SYSTEM. ALL CATCH BASINS SHALL BE COVERED WITH SILTSACK OR EQUIVALENT INLET PROTECTION.
 - CONSTRUCT SUPERSTRUCTURE AND FINISHES.
 - GRADE DRIVEWAY AND WALKWAYS TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN.
 - PLACE GRAVEL SUBBASE.
 - PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON DRIVEWAY AND PARKING LOT, INSTALL CURBING.
 - GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH.
 - INSTALL LANDSCAPING.
 - PLACE THE FINAL WEARING COURSE OF PAVEMENT.
 - COMPLETE FINE GRADING OF SHOULDERS AND PLACE PAVEMENT IN MISCELLANEOUS AREAS.
 - REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED AND HAS BEEN APPROVED BY THE CONSERVATION COMMISSION. CONTRACTOR TO REQUEST APPROVAL BY THE CONSERVATION COMMISSION PRIOR TO THE REMOVAL OF ANY TEMPORARY EROSION CONTROL DEVICES. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

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LANDSCAPE

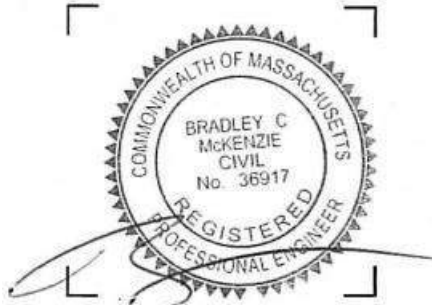
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SITE PLAN REVIEW

REVISIONS

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DRAWING INFORMATION

ISSUE: NOI PLAN REVIEW
DATE: NOVEMBER 30, 2023
PROJECT #: 22034
SCALE: 1" = 20'

DRAWING TITLE

EROSION
CONTROL PLAN

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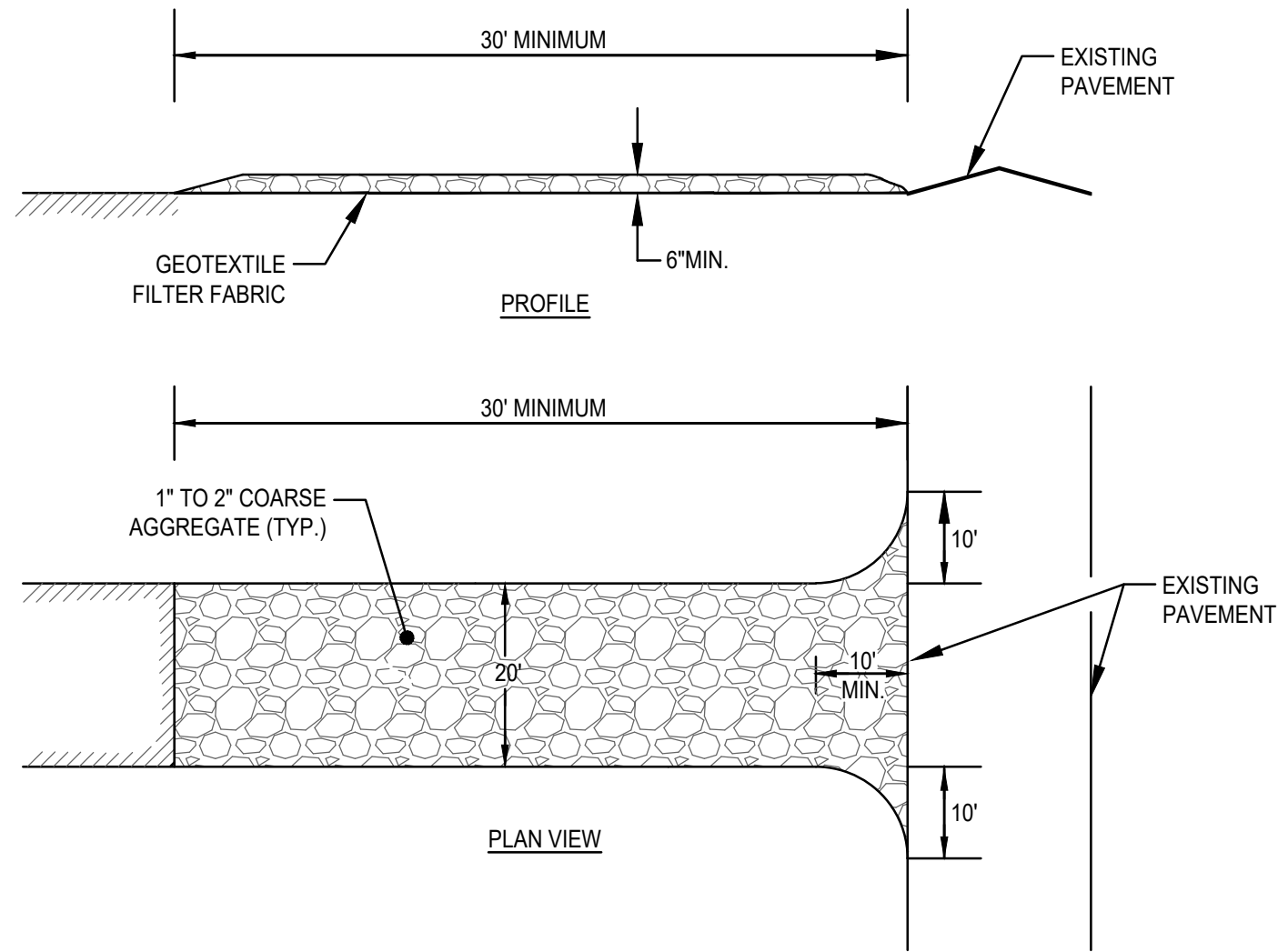
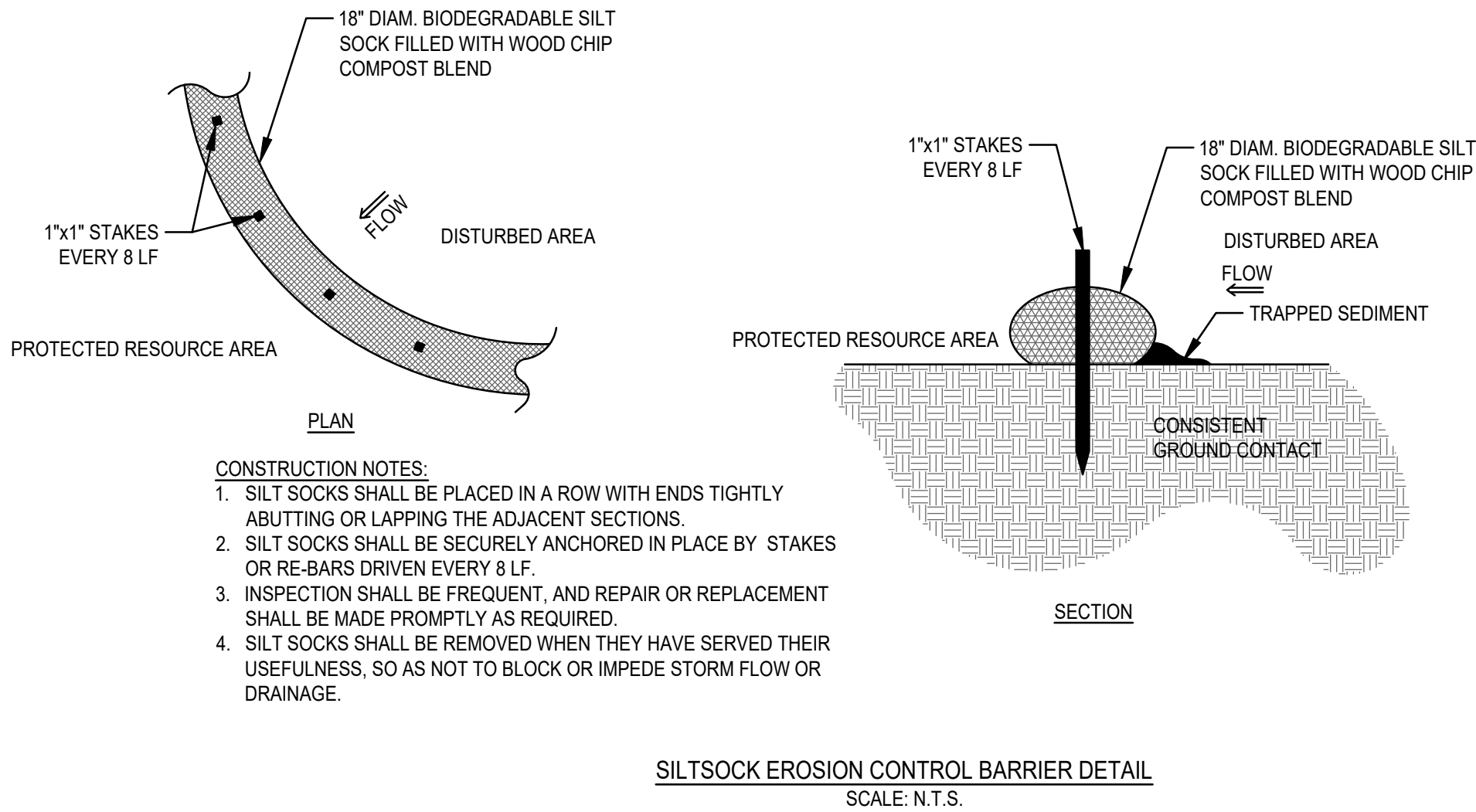
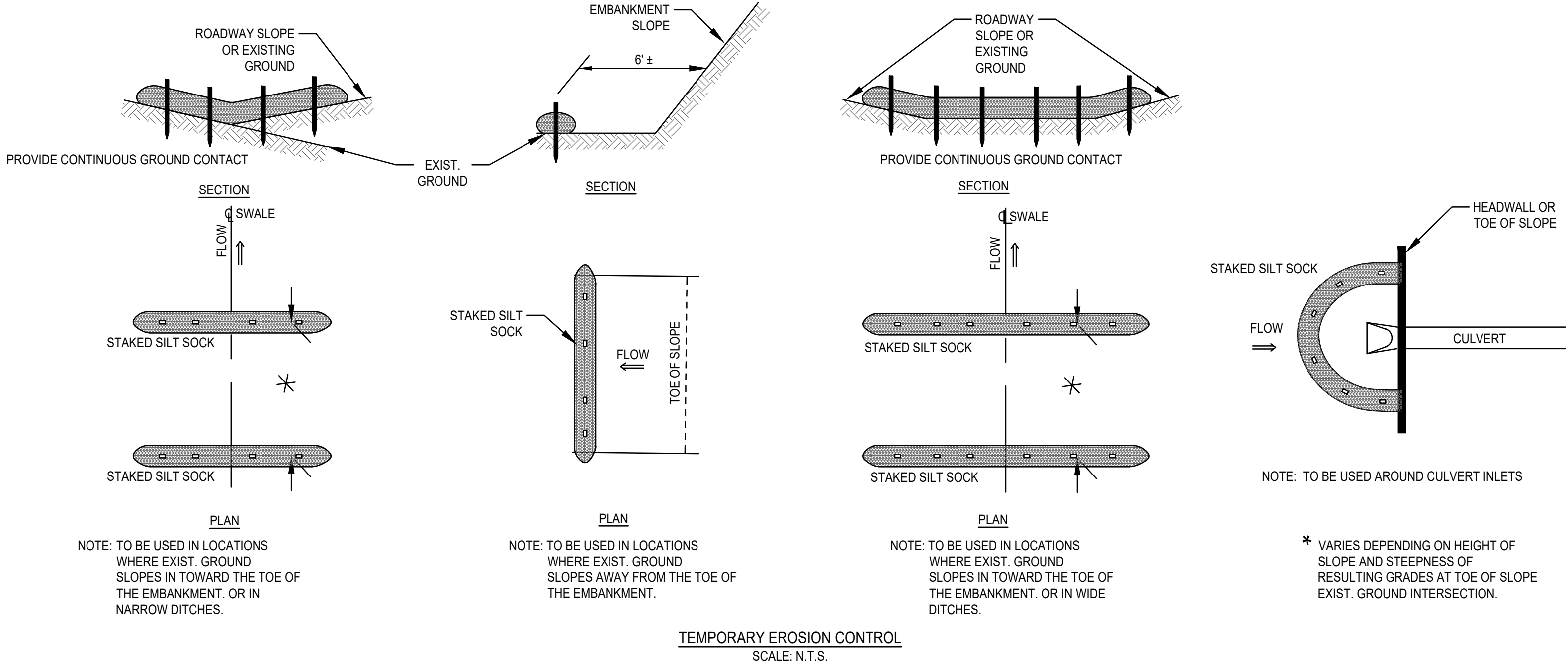
EROSION AND SEDIMENTATION CONTROL

REFER TO MASS DEP STORMWATER MANAGEMENT HANDBOOK FOR SPECIFICATIONS AND STRUCTURAL AND DUST CONTROL EROSION BEST MANAGEMENT PRACTICES.

- STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SILT SOCK BARRIER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY DIVERSION SWALES WITH STONE CHECK DAMS, SEDIMENT BASINS, AND INLET PROTECTION SUBJECT TO CITY OF WEYMOUTH ENGINEERING APPROVAL.
- STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
- IN GENERAL, THE SMALLEST POSSIBLE AREA OF LAND SHOULD BE EXPOSED AT ONE TIME. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE CONFINED TO A MAXIMUM PERIOD OF 3 MONTHS. LAND SHALL NOT BE EXPOSED DURING THE WINTER MONTHS. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND THAT WILL BE REGRADED AT A LATER DATE SHALL BE MACHINE HAY MULCHED AND SEEDED WITH WINTER RYE TO PREVENT EROSION.

CONSTRUCTION PHASE BMP OPERATION AND MAINTENANCE NOTES:

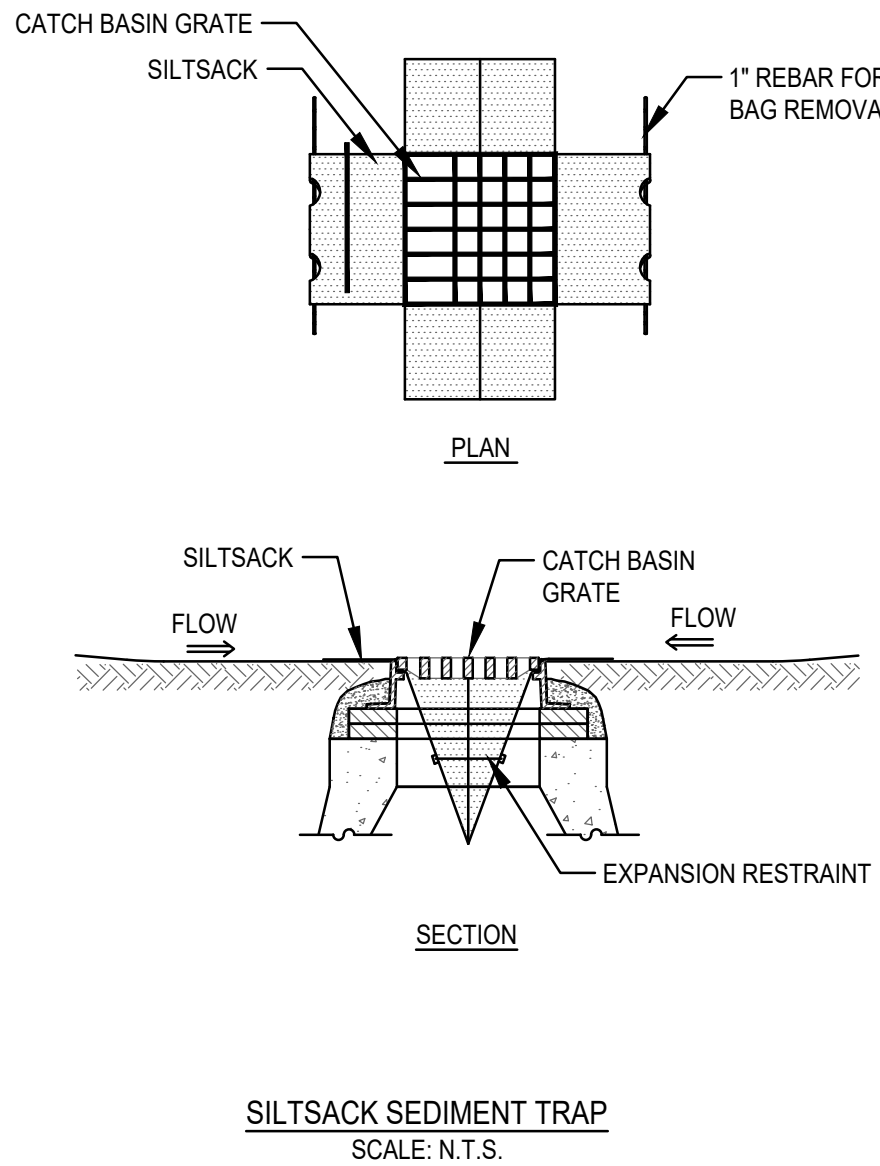
- REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED UNDER THE E.P.A. GENERAL CONSTRUCTION PERMIT PROVISIONS FOR FURTHER DETAIL OF STRUCTURAL, STABILIZATION, DUST CONTROL AND EROSION AND SEDIMENTATION CONTROL MEASURES.
- STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE EROSION CONTROL BARRIERS, STABILIZED CONSTRUCTION ENTRANCES, TEMPORARY DIVERSION SWALES WITH CHECK DAMS, SEDIMENT BASINS, AND INLET PROTECTION.
- STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
- OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 1/2 INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH RESPECT TO THE FOLLOWING:
 - WHETHER OR NOT THE MEASURE WAS INSTALLED/PERFORMED CORRECTLY.
 - WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE MEASURE SINCE IT INSTALLED OR PERFORMED.
 - WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE MEASURE.
- THE INSPECTOR SHALL COMPLETE THE INSPECTION SCHEDULE AND EVALUATION CHECKLIST FOR FINDINGS AND SHOULD REQUEST THE REQUIRED MAINTENANCE OR REPAIR. THE CHECKLIST IS PROVIDED WITHIN THE OPERATION AND MAINTENANCE PLAN.
- ANY TEMPORARY BASINS SHALL BE INSPECTED AND CLEANED IF REQUIRED PRIOR TO ANY PREDICTED LARGE STORM EVENT.



(SCE) CONSTRUCTION SPECIFICATIONS:

- STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
- ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE (SCE) DETAIL
SCALE: N.T.S.



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SITE PLAN REVIEW

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EROSION
CONTROL PLAN

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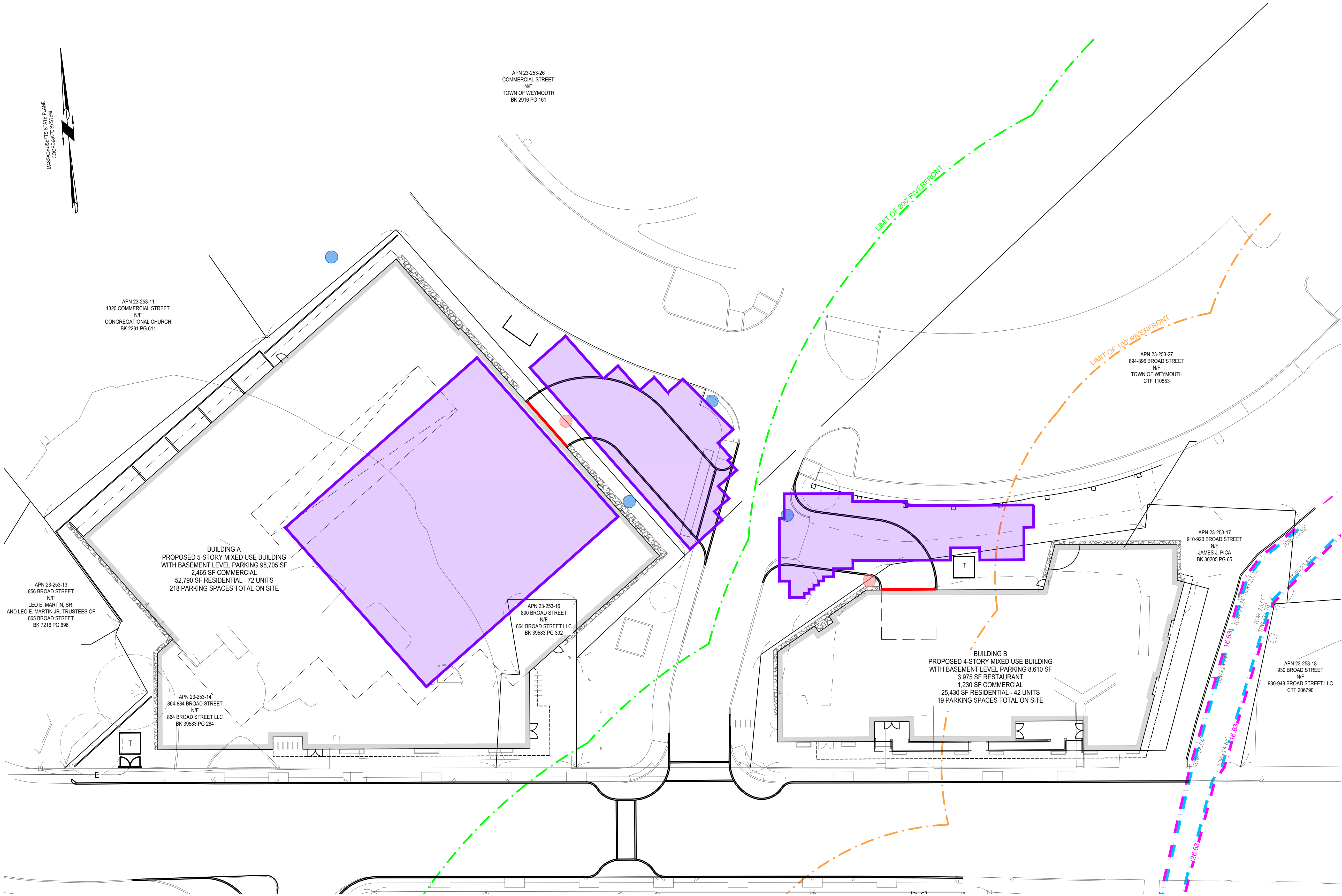
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DATE:	NOVEMBER 30, 2023
PROJECT #:	22034
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LONG-TERM
OPERATIONS &
MAINTENANCE PLAN

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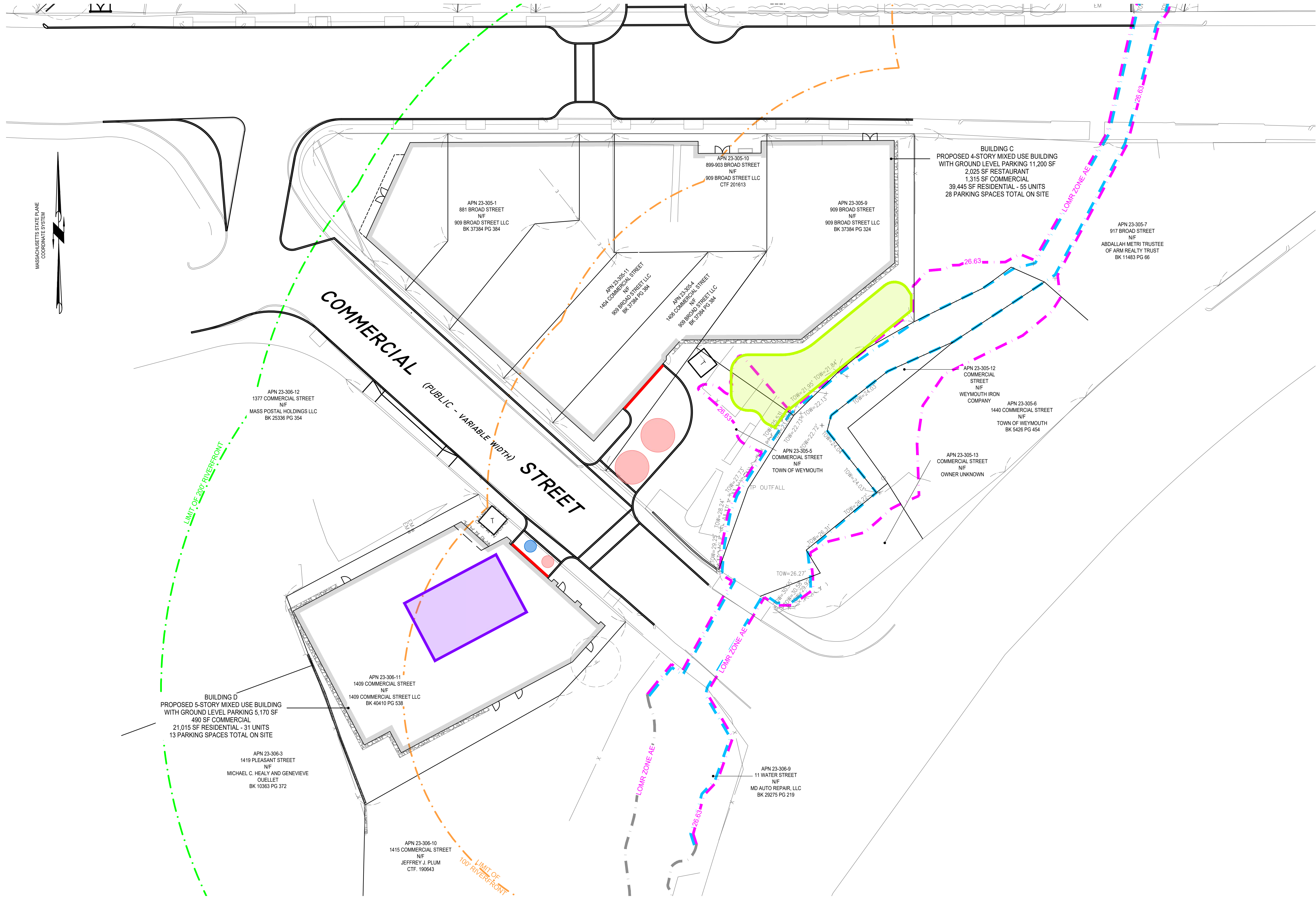
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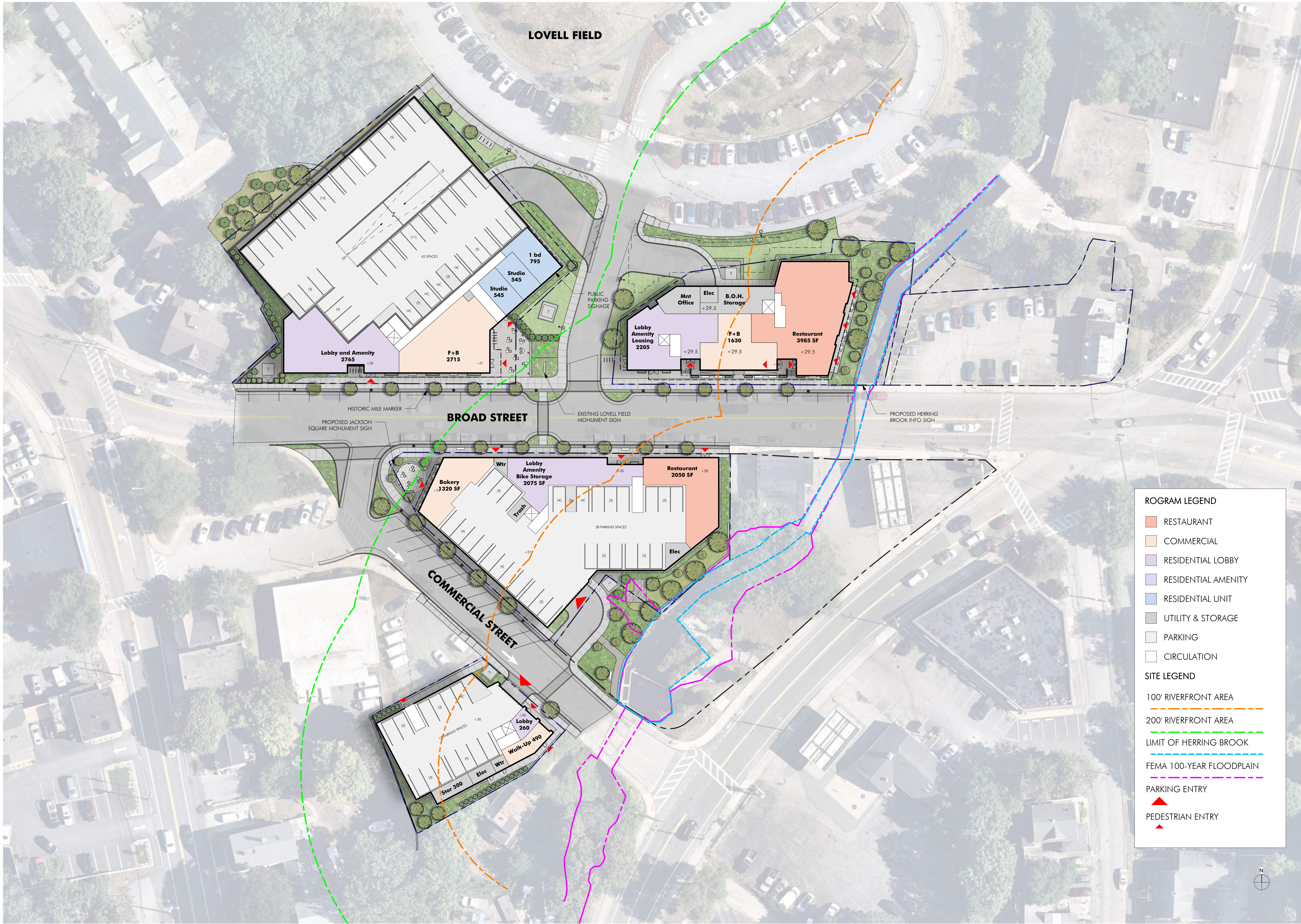
LONG-TERM
OPERATIONS &
MAINTENANCE PLAN

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BOSTON
COMMONWEALTH OF MASSACHUSETTS

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DATE: NOVEMBER 30, 2023
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DRAWING TITLE

ARCHITECTURAL
SITE PLAN -
STREET LEVEL

DRAWING NUMBER

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NO. 20350

BOSTON

STATE OF MASSACHUSETTS

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ARCHITECTURAL
SITE PLAN -
BASEMENT LEVEL

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NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

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ARCHITECTURAL
SITE PLAN - ROOF
LEVEL

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PARKING AND
LOADING SITE
PLAN

DRAWING NUMBER

A013

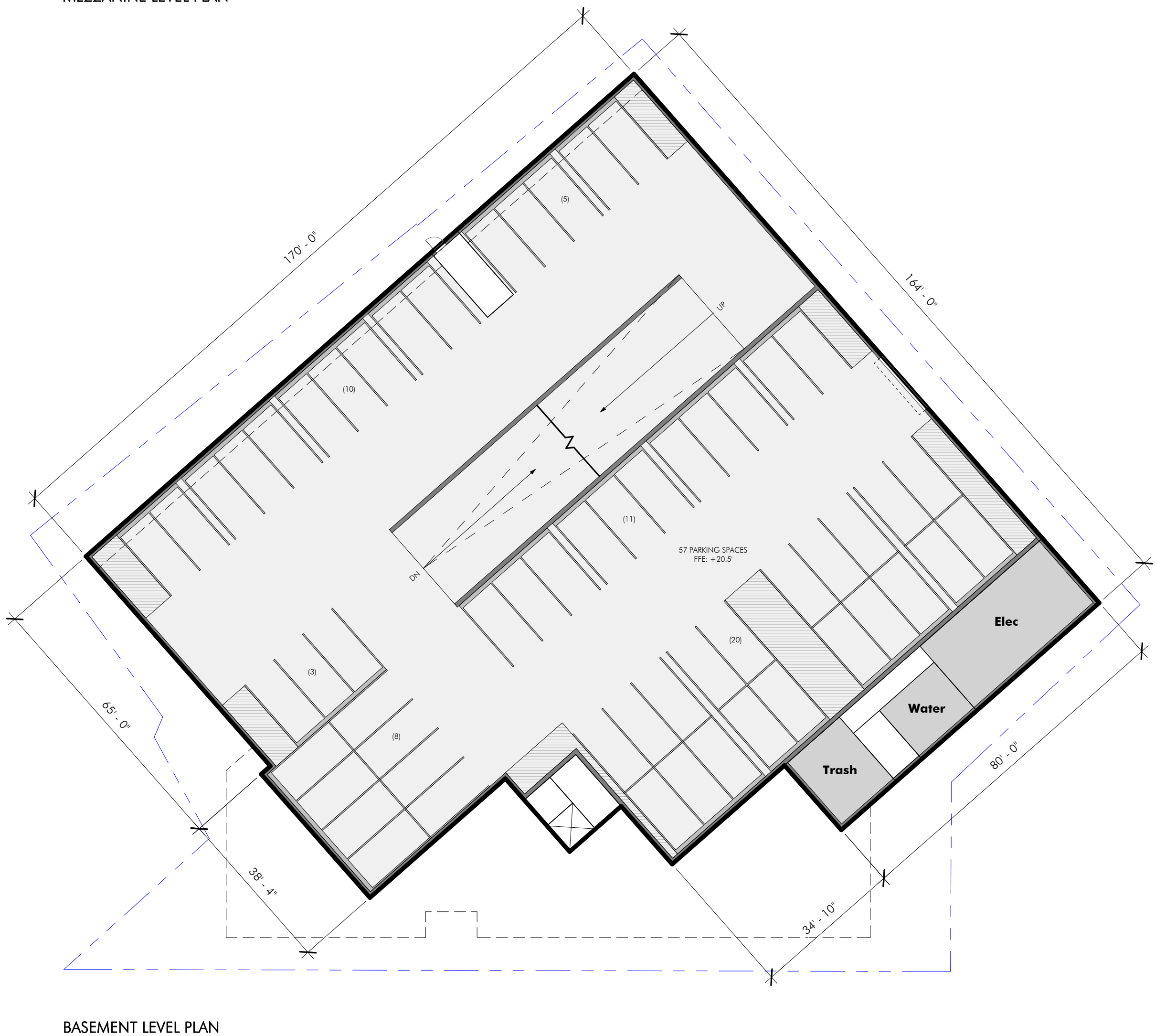
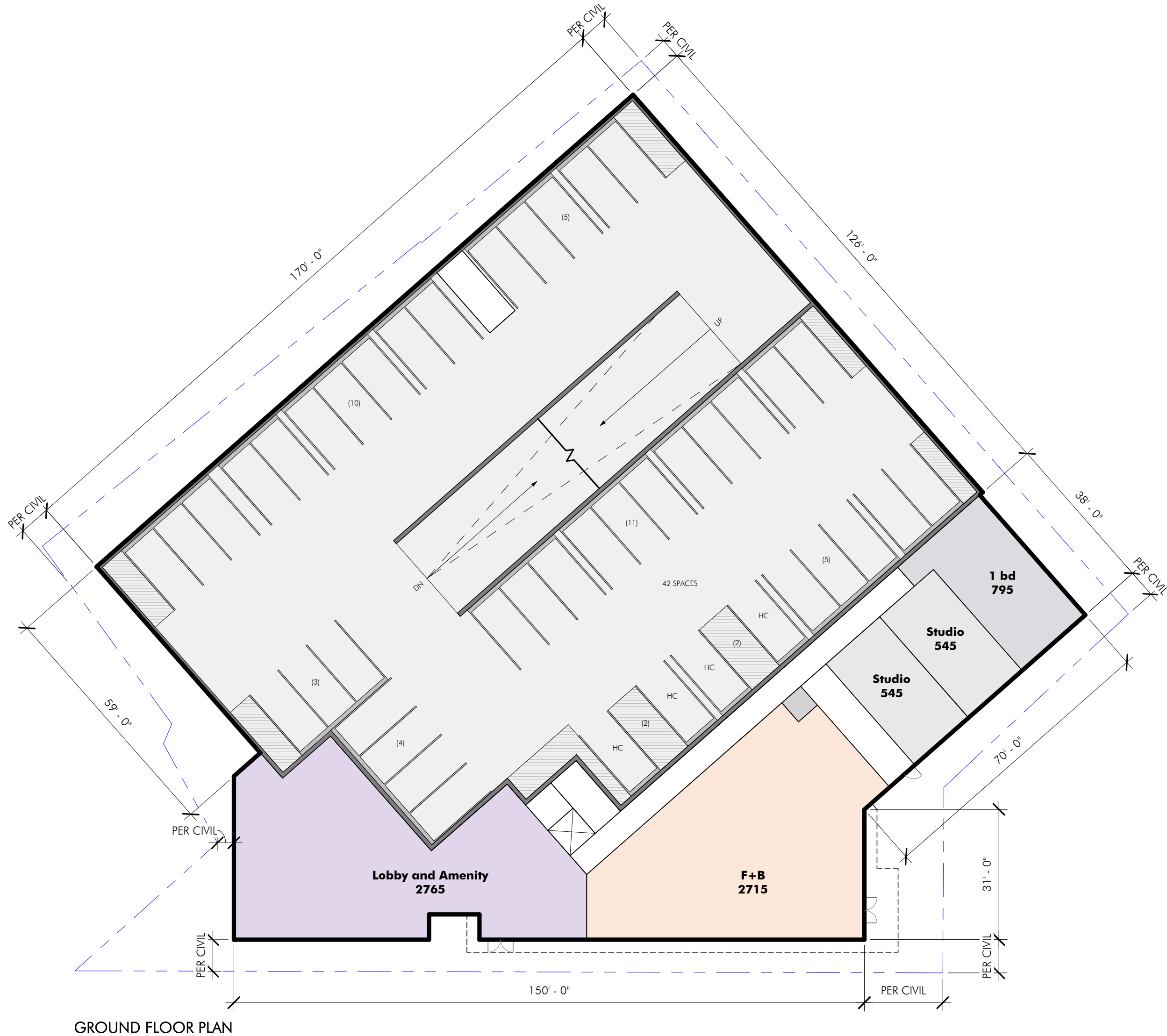
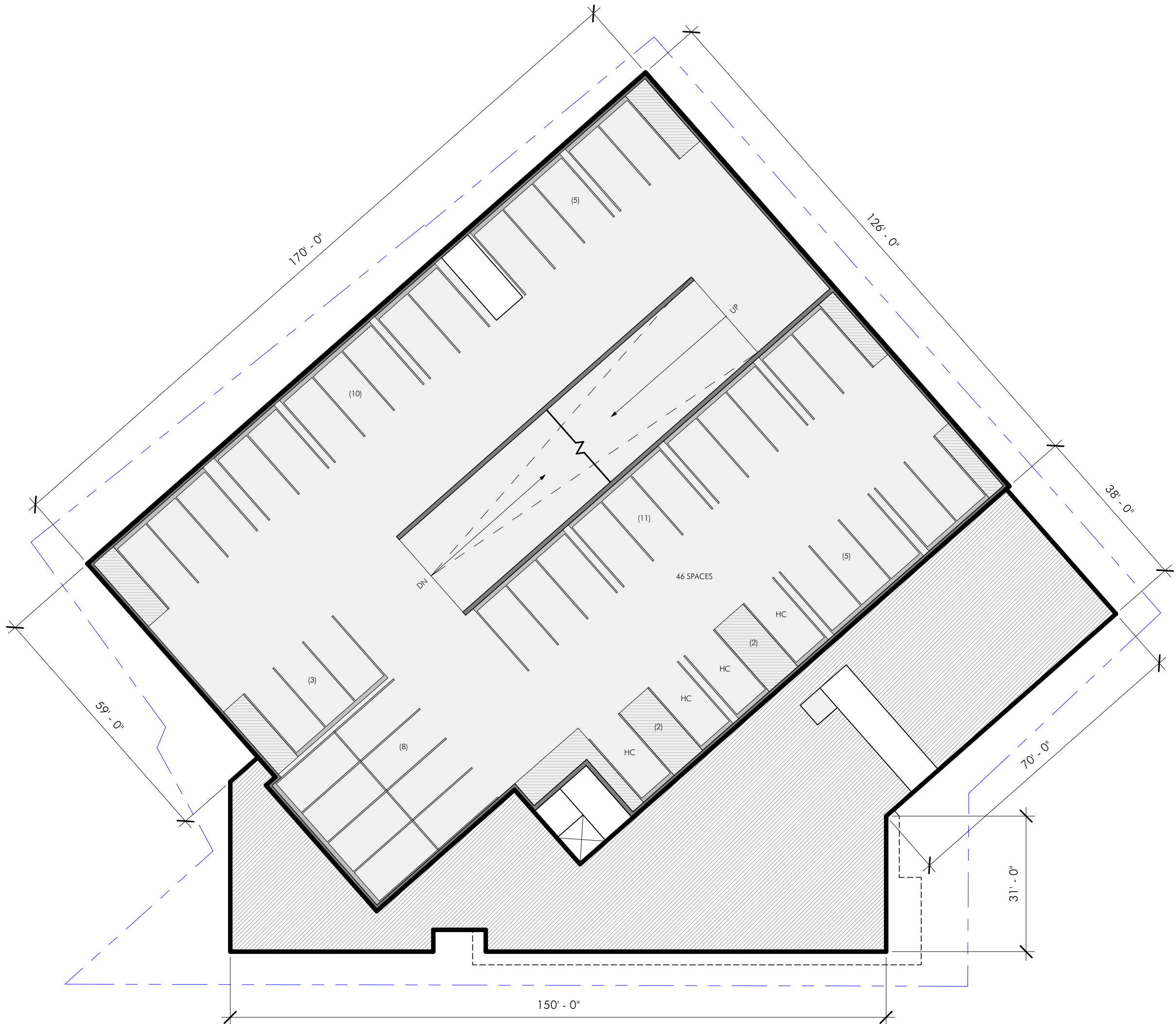
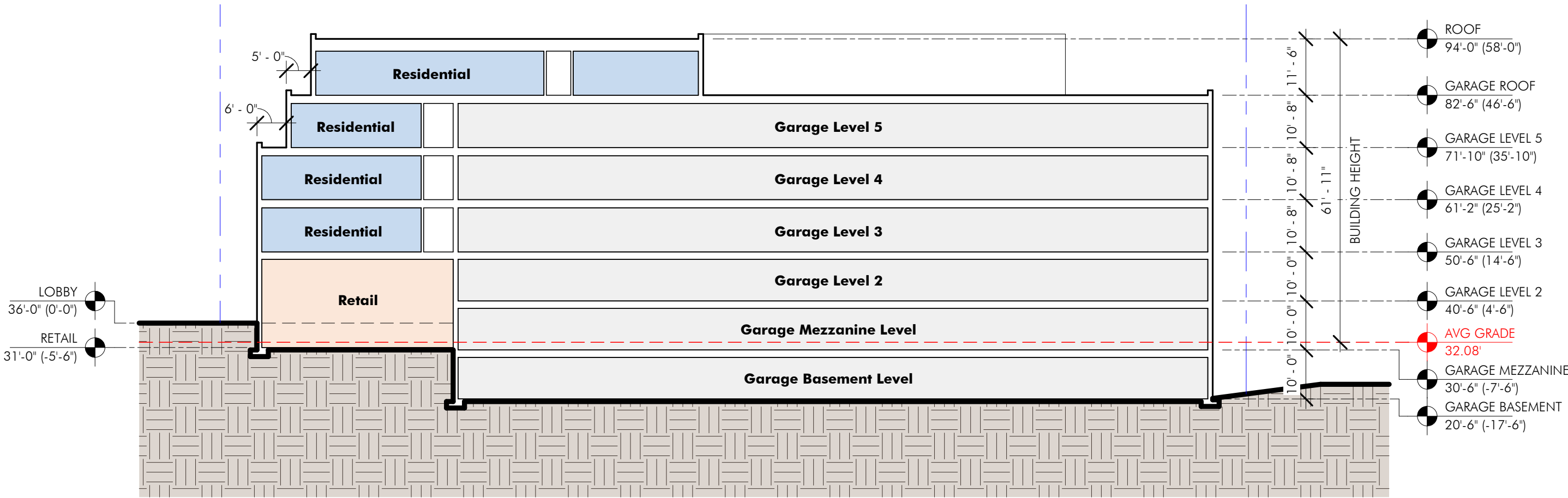
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BUILDING GROSS SQUARE FOOTAGE	
Basement	24,310
Mezzanine	20,895
Ground Floor	28,095
Second Floor	27,535
Third Floor	27,535
Fourth Floor	26,835
Fifth Floor	17,220
Total Building GSF	172,425

PROGRAM SUMMARY	
Residential Area	52,115
Restaurant Area	0
Commercial Area	2,715
Lobby & Amenity Area	3,685
Common Area	14,015
Total Building GFA	72,530
Garage Parking GSF	98,695
Storage & Utility Area	1,200
Total Building GSF	172,425

UNIT COUNT					
	Studio	1 Bedroom	1 Bedroom +	2 Bedroom	Total
Ground Floor	2	1	0	0	3
Second Floor	8	5	1	3	17
Third Floor	8	5	1	3	17
Fourth Floor	8	4	1	3	16
Fifth Floor	9	2	1	7	19
Total Units	35	17	4	16	72
Average SF	559	752	858	1,021	724
Ratio	48.6%	23.6%	5.4%	22.2%	100%

PARKING COUNT	
Total Spaces	227
Garage Spaces	227
Surface Spaces	0
Accessible Spaces	8
Tandem Spaces	20



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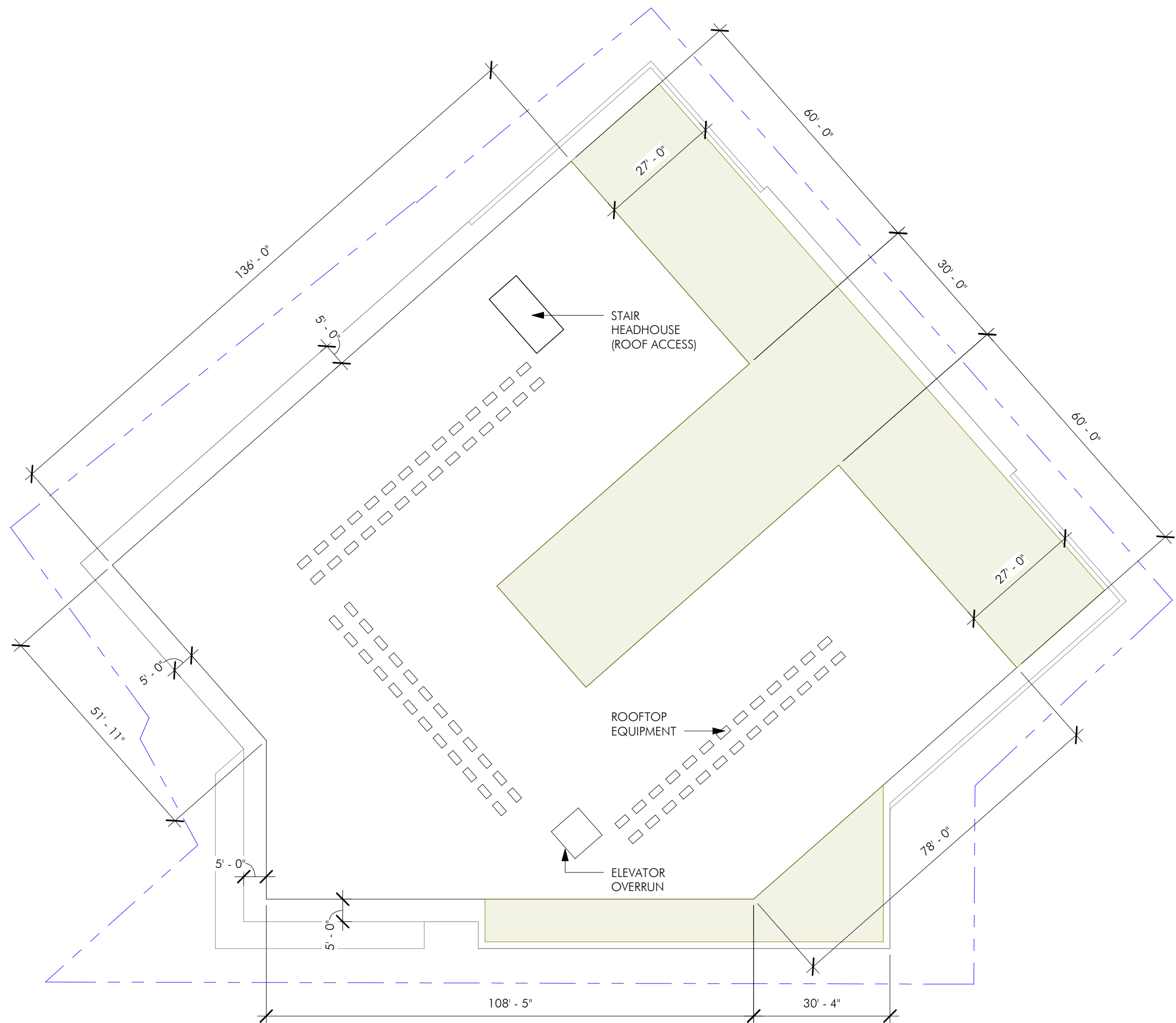
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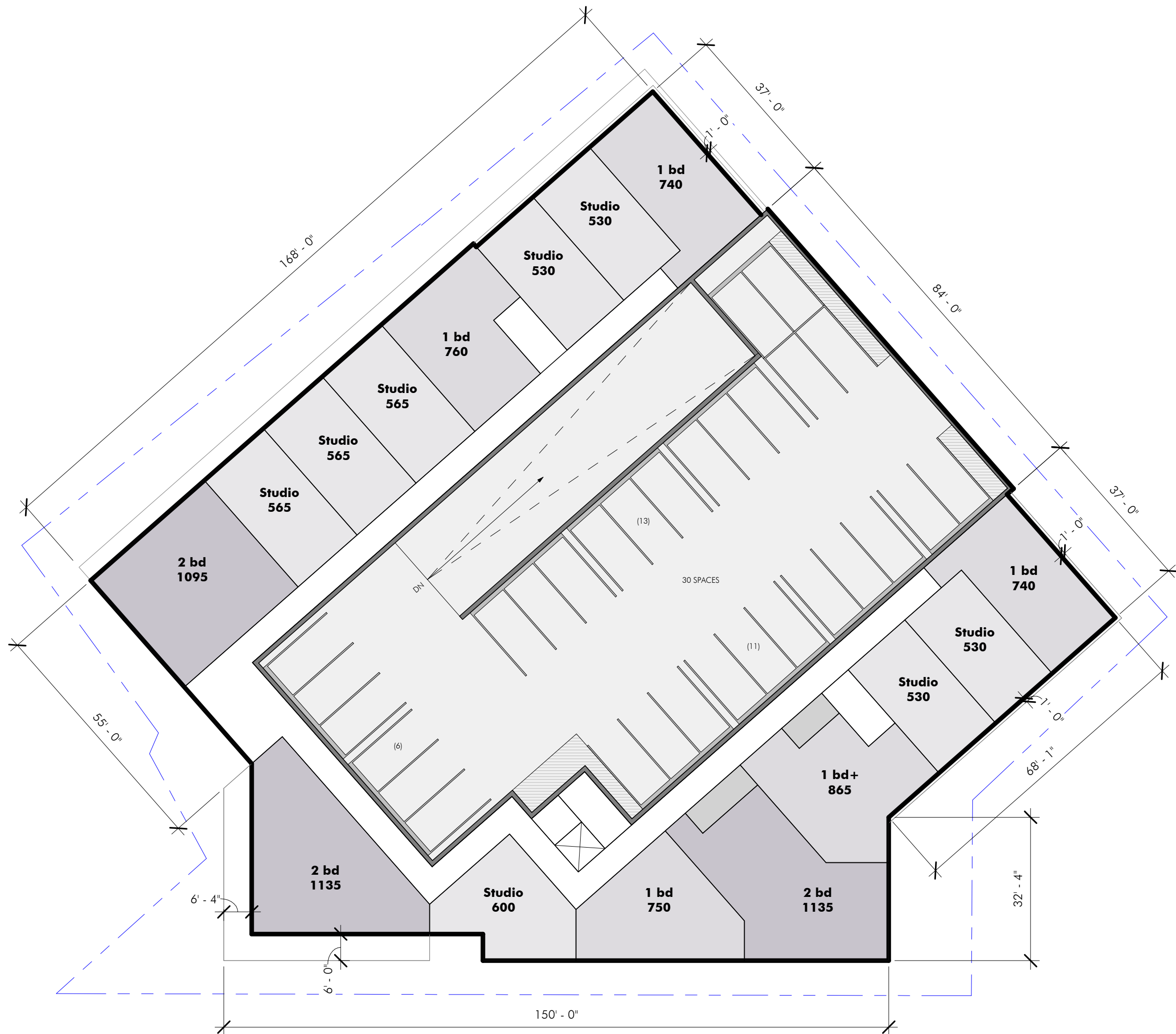
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ISSUE: SITE PLAN REVIEW
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PROJECT #: 22034
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BUILDING A
FLOOR PLANS

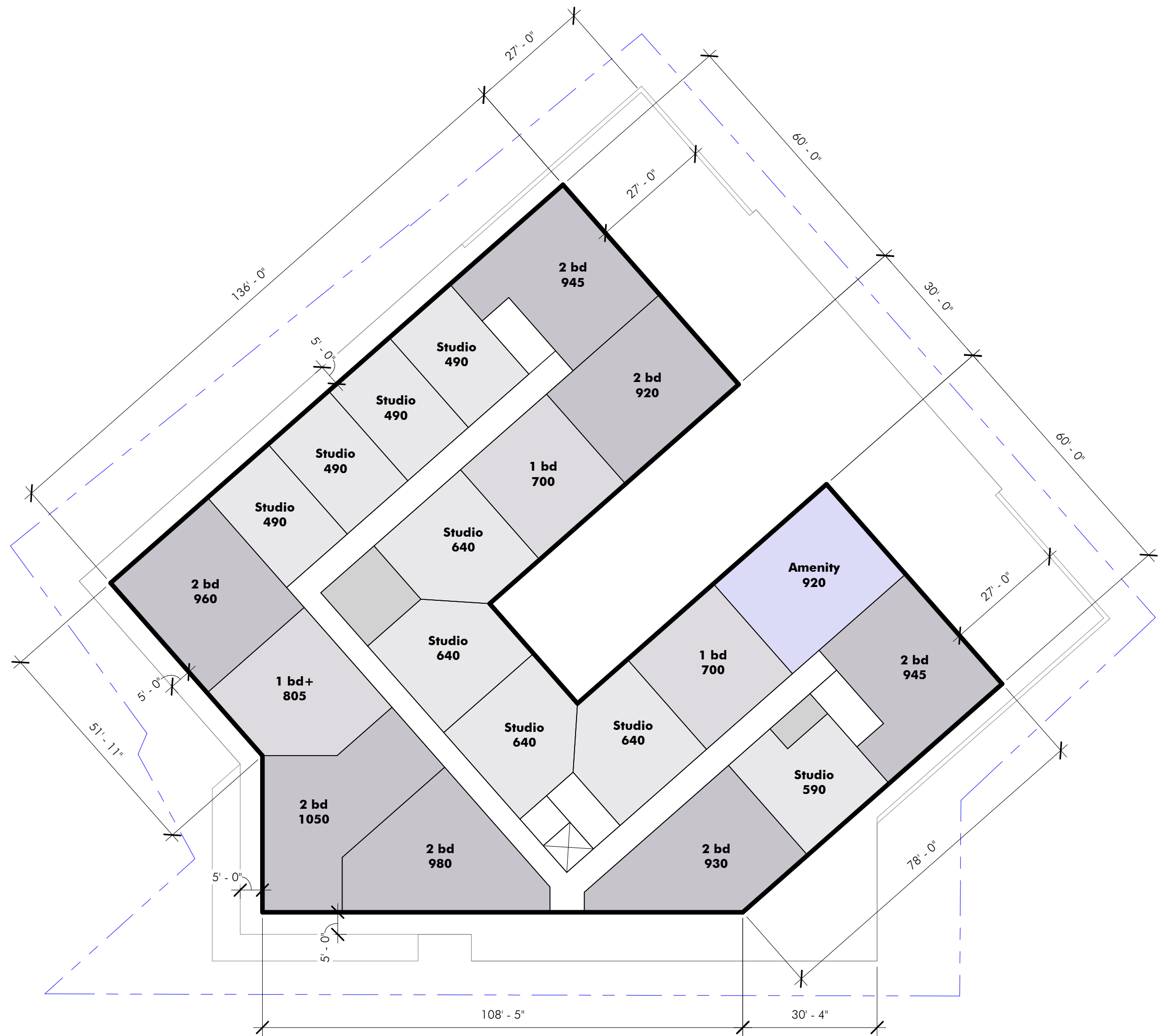
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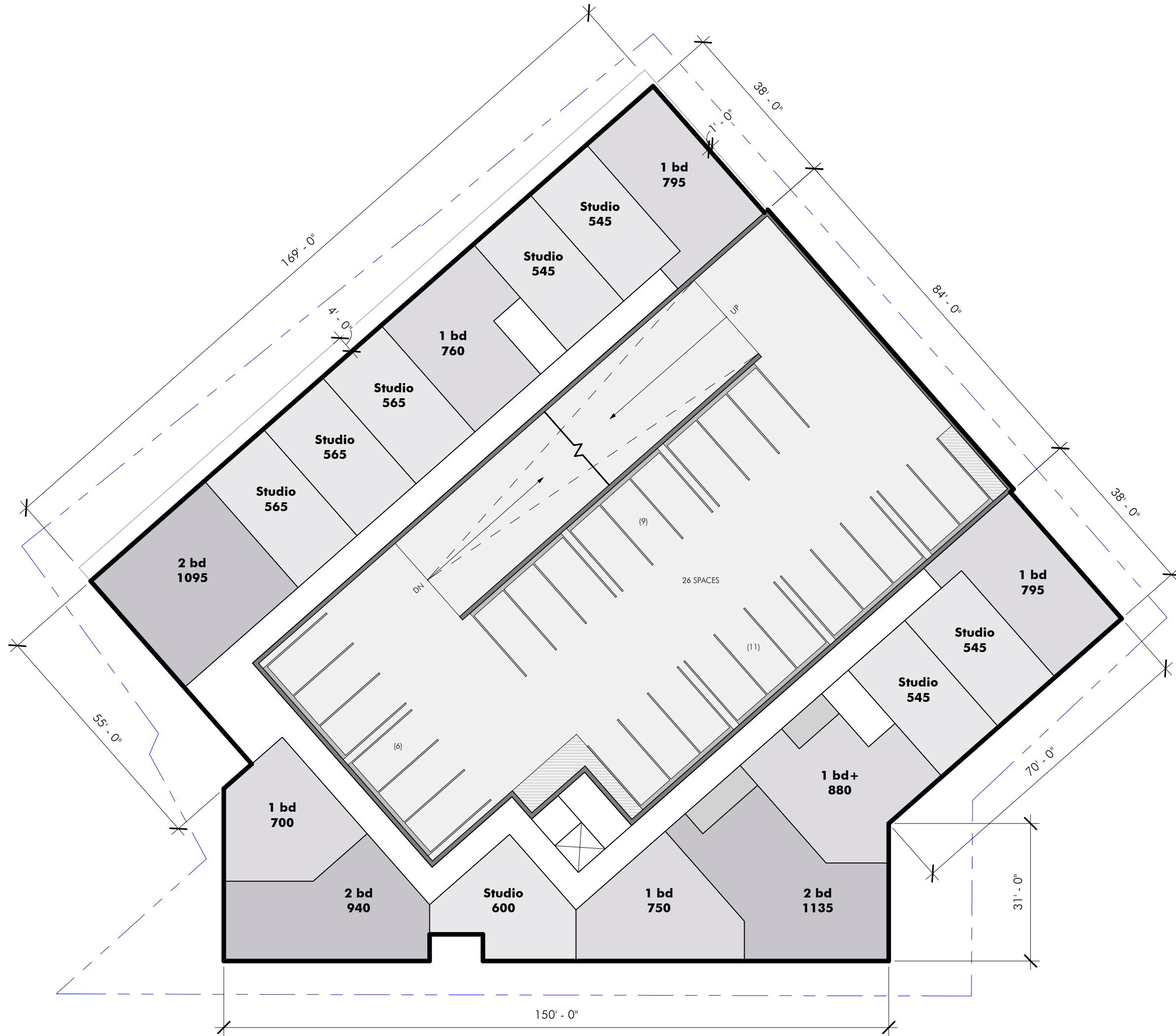
ROOF PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



SECOND AND THIRD FLOOR PLAN

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BUILDING A
FLOOR PLANS

DRAWING NUMBER

A101B

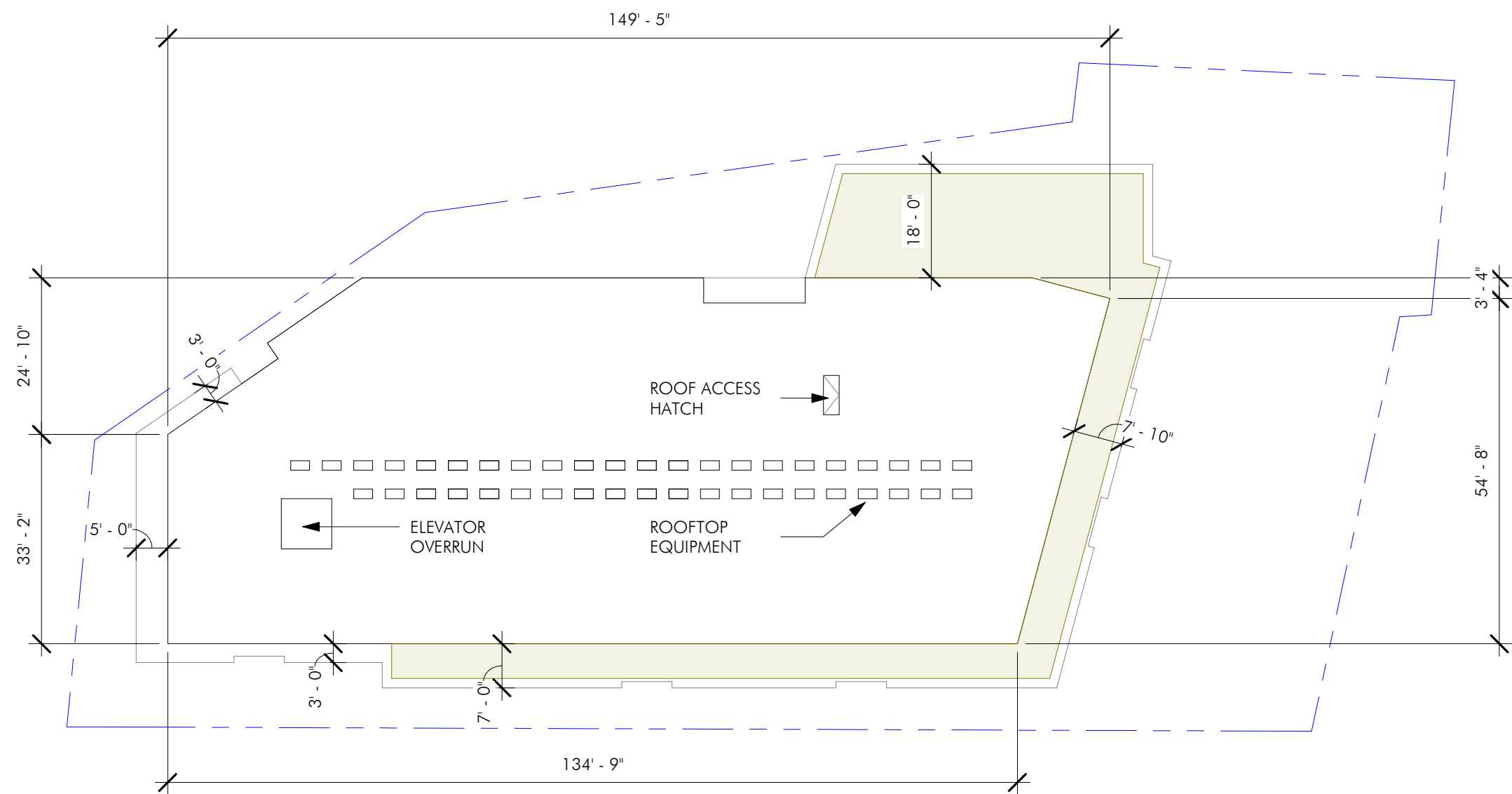
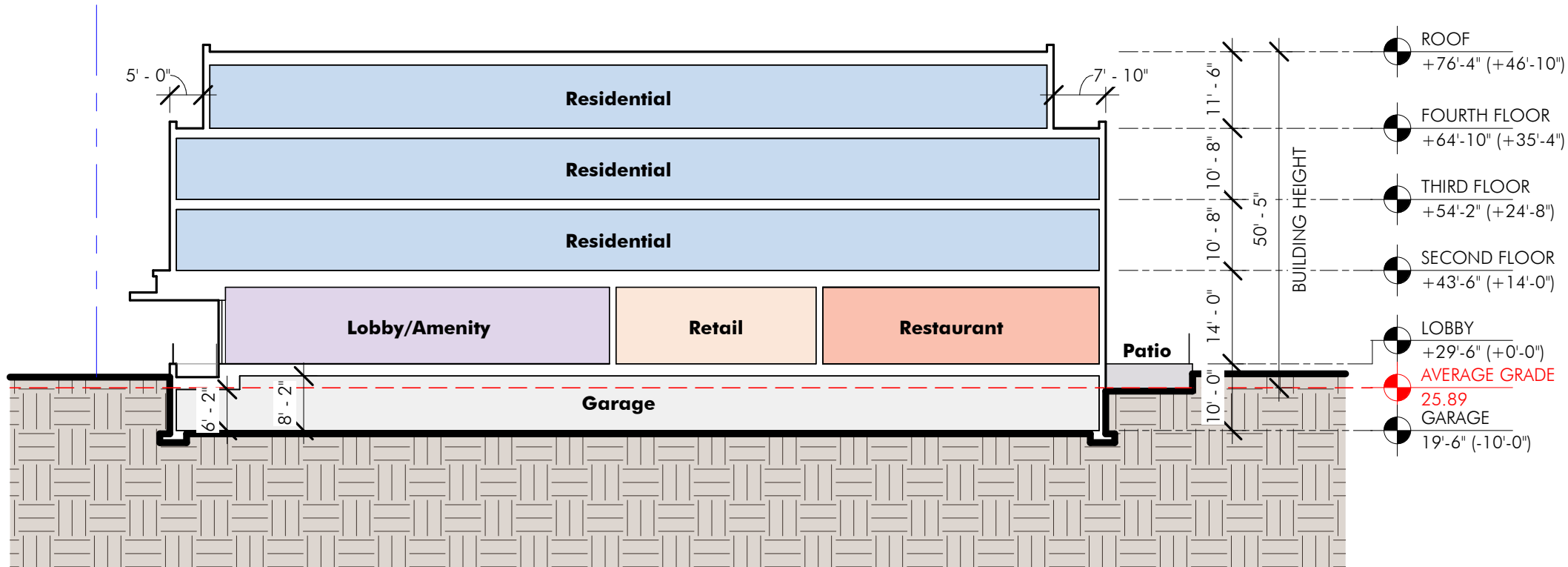
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BUILDING GROSS SQUARE FOOTAGE	
Basement	10,395
Ground Floor	9,800
Second Floor	10,355
Third Floor	10,355
Fourth Floor	7,755
Total Building GSF	48,660

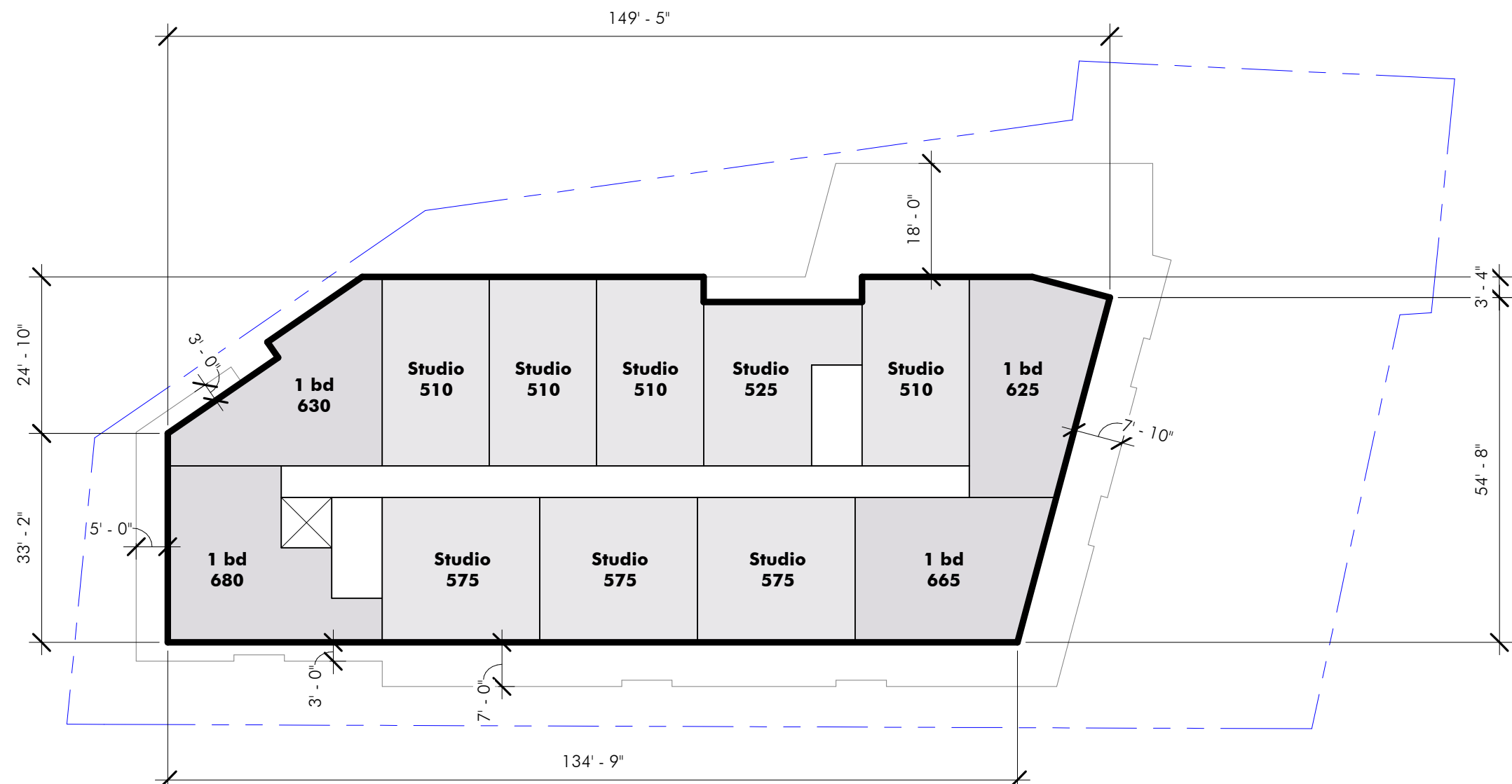
PROGRAM SUMMARY	
Residential Area	25,430
Restaurant Area	3,985
Commercial Area	1,630
Lobby & Amenity Area	2,825
Common Area	3,785
Total Building GFA	37,655
Parking Area	8,235
Storage & Utility Area	2,770
Total Building GSF	48,660

UNIT COUNT					
	Studio	1 Bedroom	1 Bedroom +	2 Bedroom	Total
Ground Floor	0	0	0	0	0
Second Floor	8	3	4	0	15
Third Floor	8	3	4	0	15
Fourth Floor	8	4	0	0	12
Total Units	24	10	8	0	42
Average SF	520	657	799	n/a	605
Ratio	57%	24%	19%	0%	100%

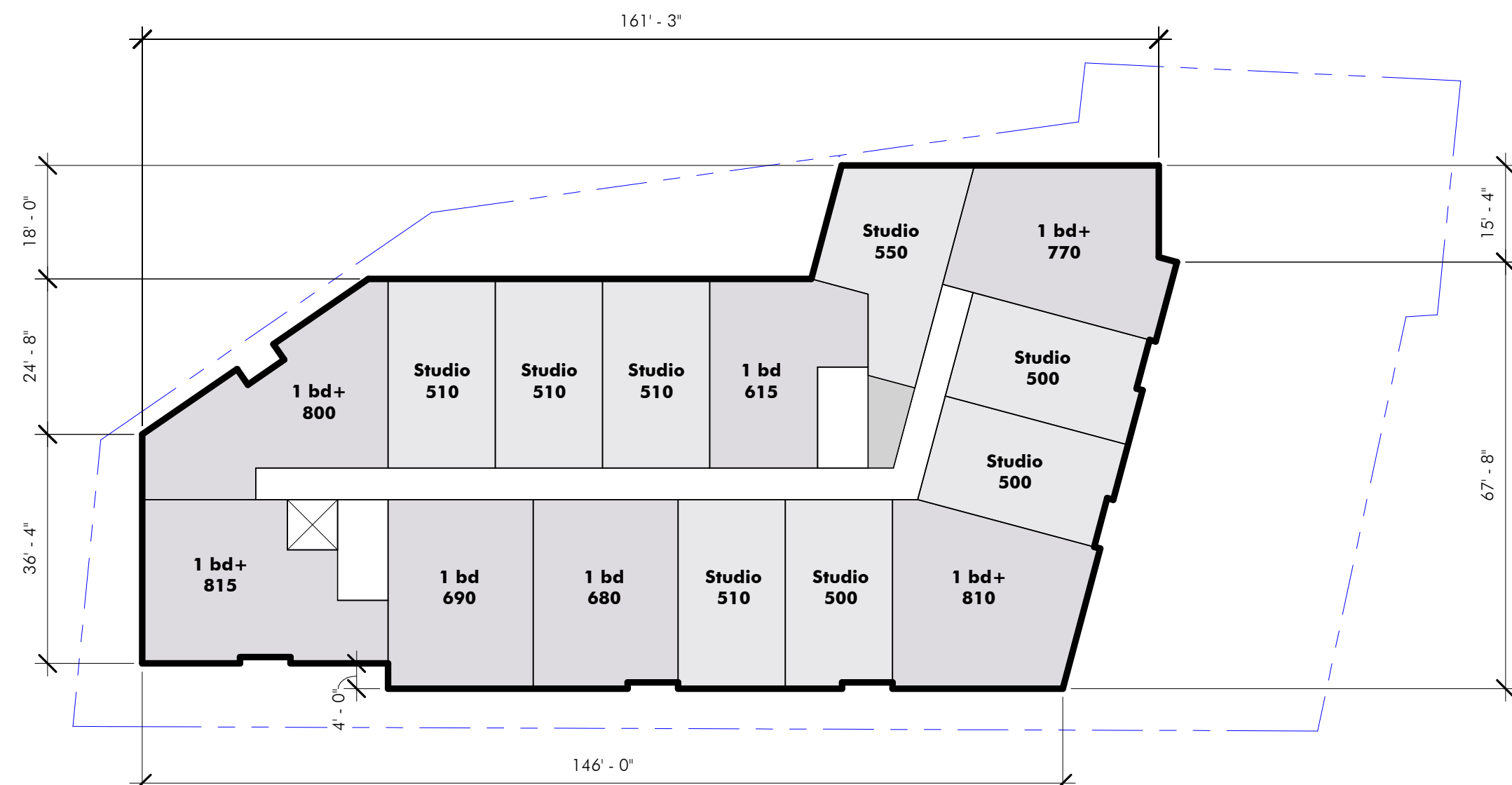
PARKING COUNT	
Total Spaces	19
Garage Spaces	19
Surface Spaces	0
Accessible Spaces	1
Tandem Spaces	3



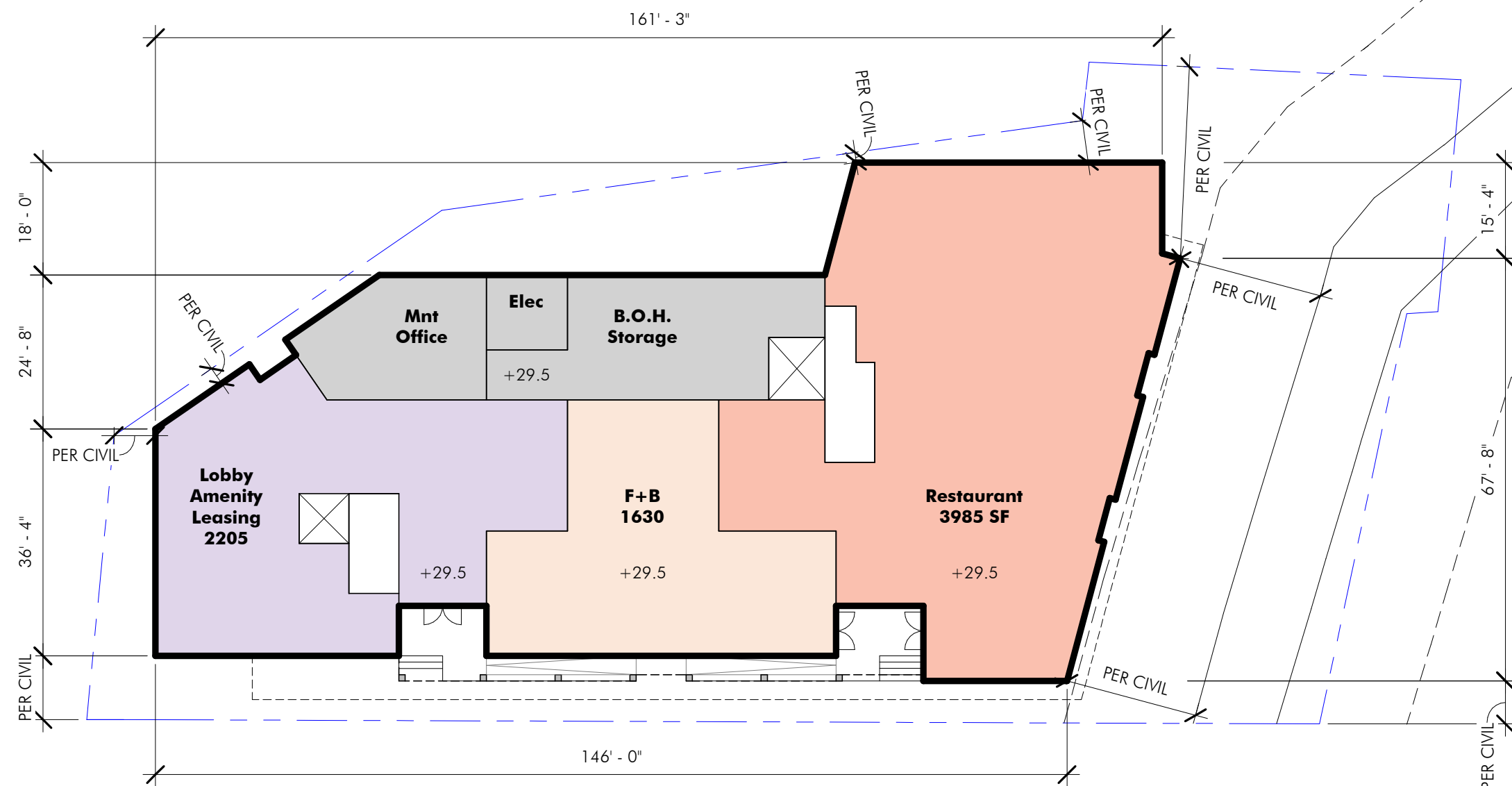
ROOF PLAN



FOURTH FLOOR PLAN



SECOND AND THIRD FLOOR PLAN



GROUND FLOOR PLAN



BASEMENT LEVEL PLAN

ARCHITECT
EMBARC
580 HARRISON AVE, SUITE 2W
BOSTON, MA 02118
O: 617.765.8000
www.embarcdesign.com

OWNER
IRAKLIS N PAPACHRISTOS,
MANAGER OF 864, 909, 910 BROAD ST LLC
AND 1409 COMMERCIAL ST LLC
1 FRANKLIN STREET, UNIT 2308
BOSTON, MA 02110
202.230.1693

CONSULTANTS
CIVIL
MCKENZIE ENGINEERING GROUP
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE
MDLA
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SUITE #201A
BOSTON, MA 02127

JACKSON SQUARE
WEYMOUTH, MA
SITE PLAN REVIEW

REVISIONS		
MARK	ISSUE	DATE



DRAWING INFORMATION
ISSUE: SITE PLAN REVIEW
DATE: NOVEMBER 30, 2023
PROJECT #: 22034
SCALE: 3/64" = 1'-0"

DRAWING TITLE
BUILDING B
FLOOR PLANS

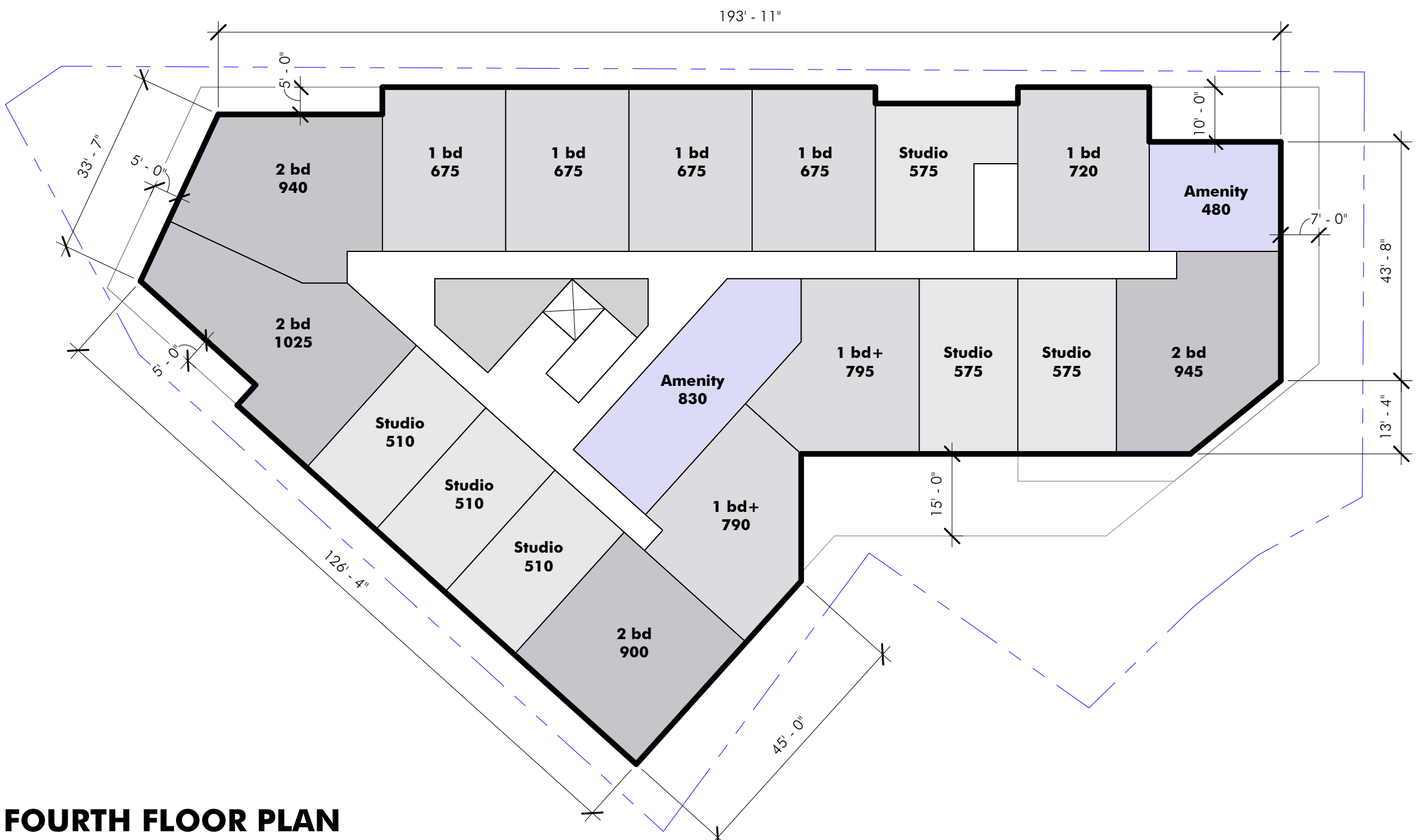
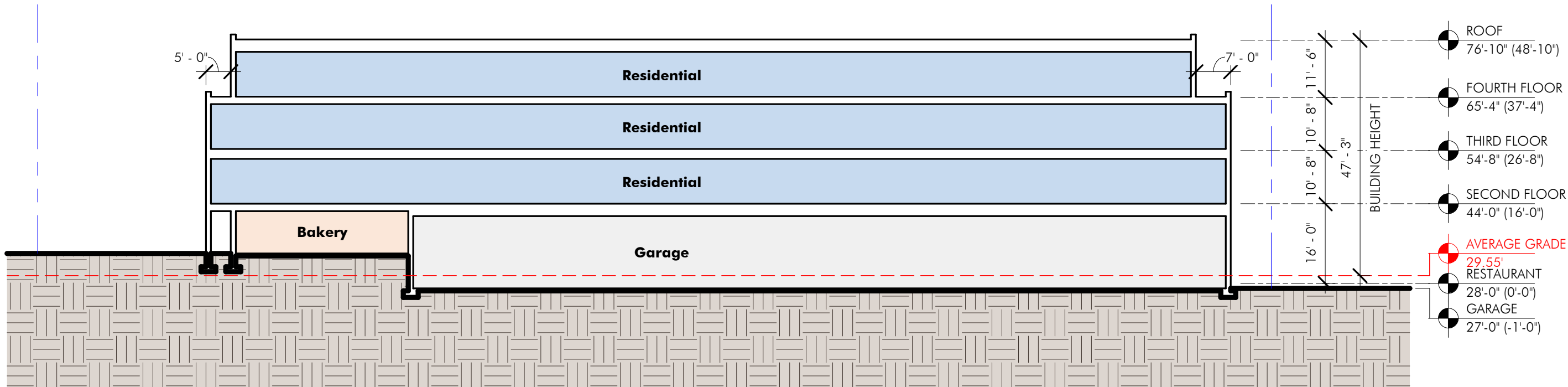
DRAWING NUMBER
A102
copyright: EMBARC INC.

BUILDING GROSS SQUARE FOOTAGE	
Ground Floor	17,530
Second Floor	16,900
Third Floor	16,900
Fourth Floor	15,600
Total Building GSF	66,930

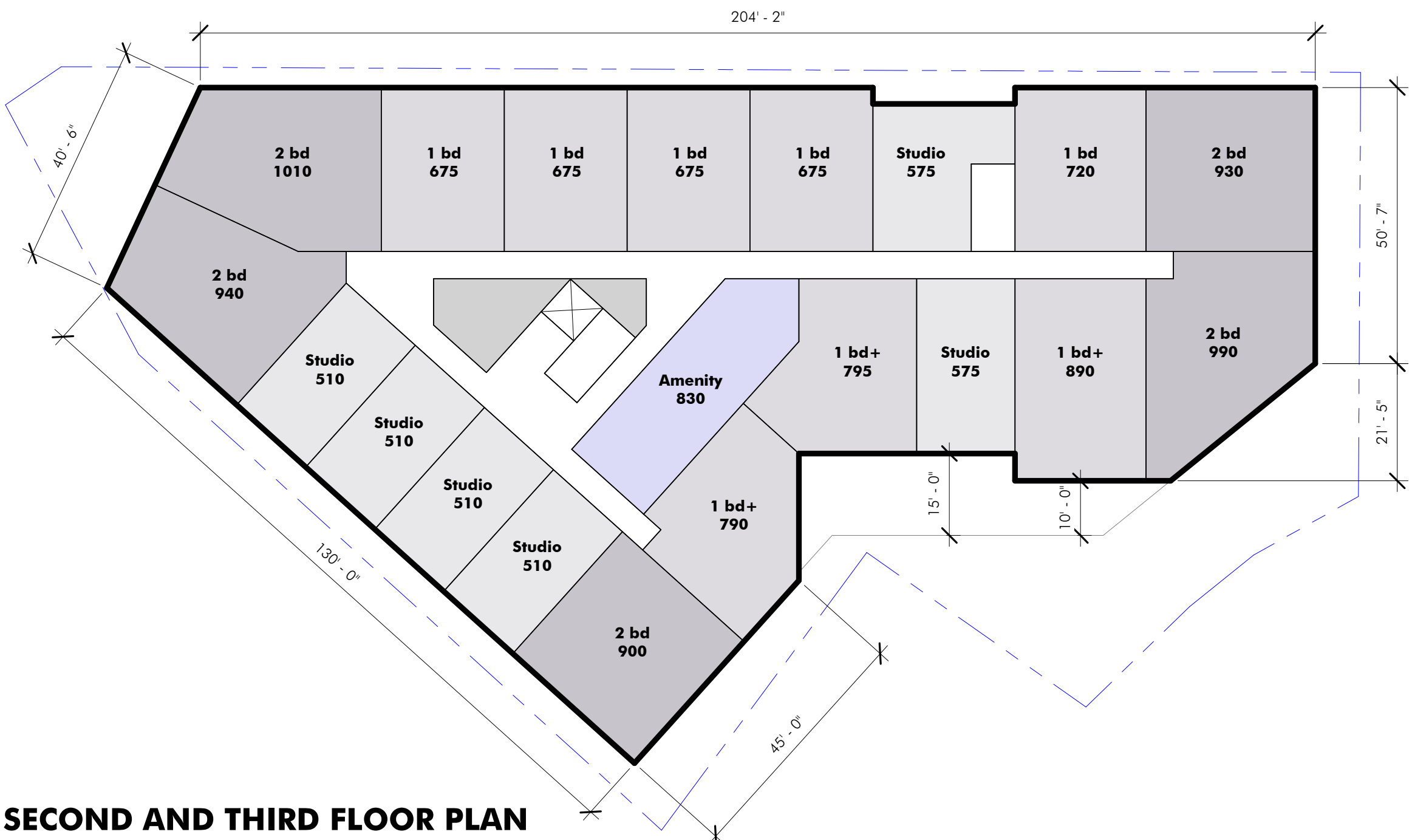
PROGRAM SUMMARY	
Residential Area	39,500
Restaurant Area	2,050
Commercial Area	1,320
Lobby & Amenity Area	5,045
Common Area	7,320
Total Building GFA	55,235
Parking Area	11,200
Storage & Utility Area	495
Total Building GSF	66,930

UNIT COUNT					
	Studio	1 Bedroom	1 Bedroom +	2 Bedroom	Total
Ground Floor	0	0	0	0	0
Second Floor	6	5	3	5	19
Third Floor	6	5	3	5	19
Fourth Floor	6	5	2	4	17
Total Units	18	15	8	14	55
Average SF	535	668	817	951	718
Ratio	33%	27%	15%	25%	100%

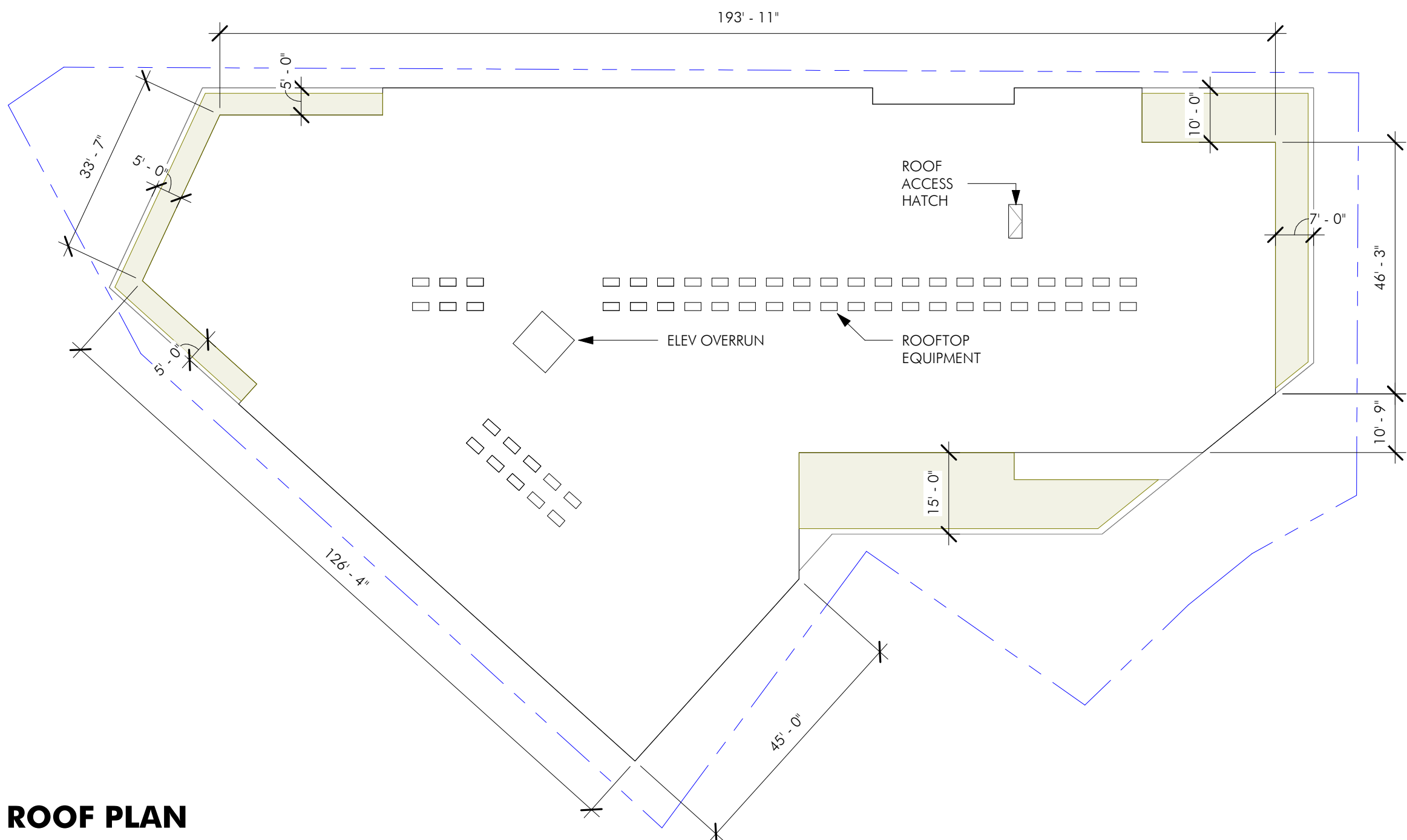
PARKING COUNT	
Total Spaces	28
Garage Spaces	28
Surface Spaces	0
Accessible Spaces	2
Tandem Spaces	0



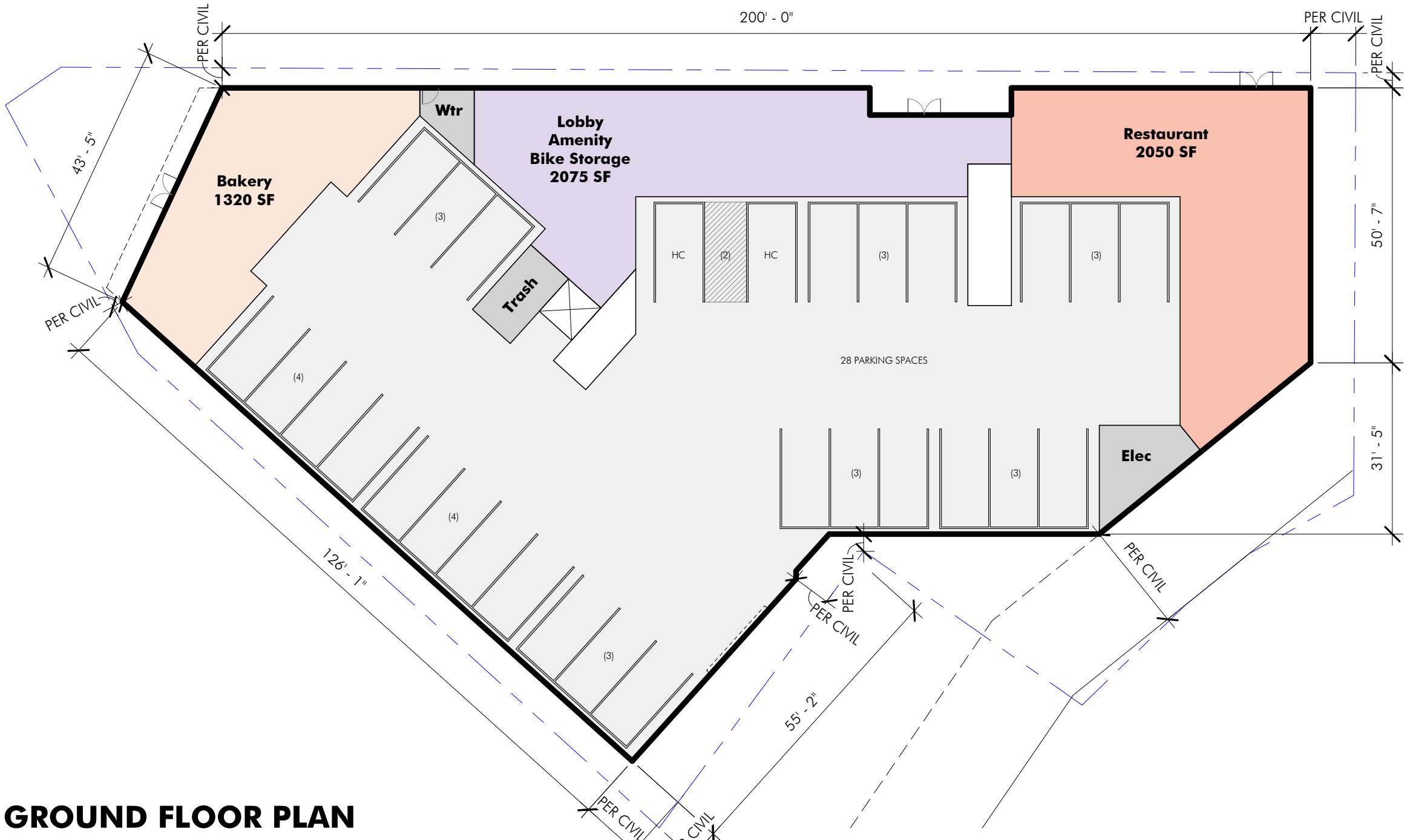
FOURTH FLOOR PLAN



SECOND AND THIRD FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN

ARCHITECT

EMBARC

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OWNER

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LANDSCAPE

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SUITE #201A
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JACKSON SQUARE
WEYMOUTH, MA

SITE PLAN REVIEW

REVISIONS

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REGISTERED ARCHITECT
EMBARC
NO 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE: SITE PLAN REVIEW
DATE: NOVEMBER 30, 2023
PROJECT #: 22034
SCALE: 3/64" = 1'-0"

DRAWING TITLE

BUILDING C
FLOOR PLANS

DRAWING NUMBER

A103

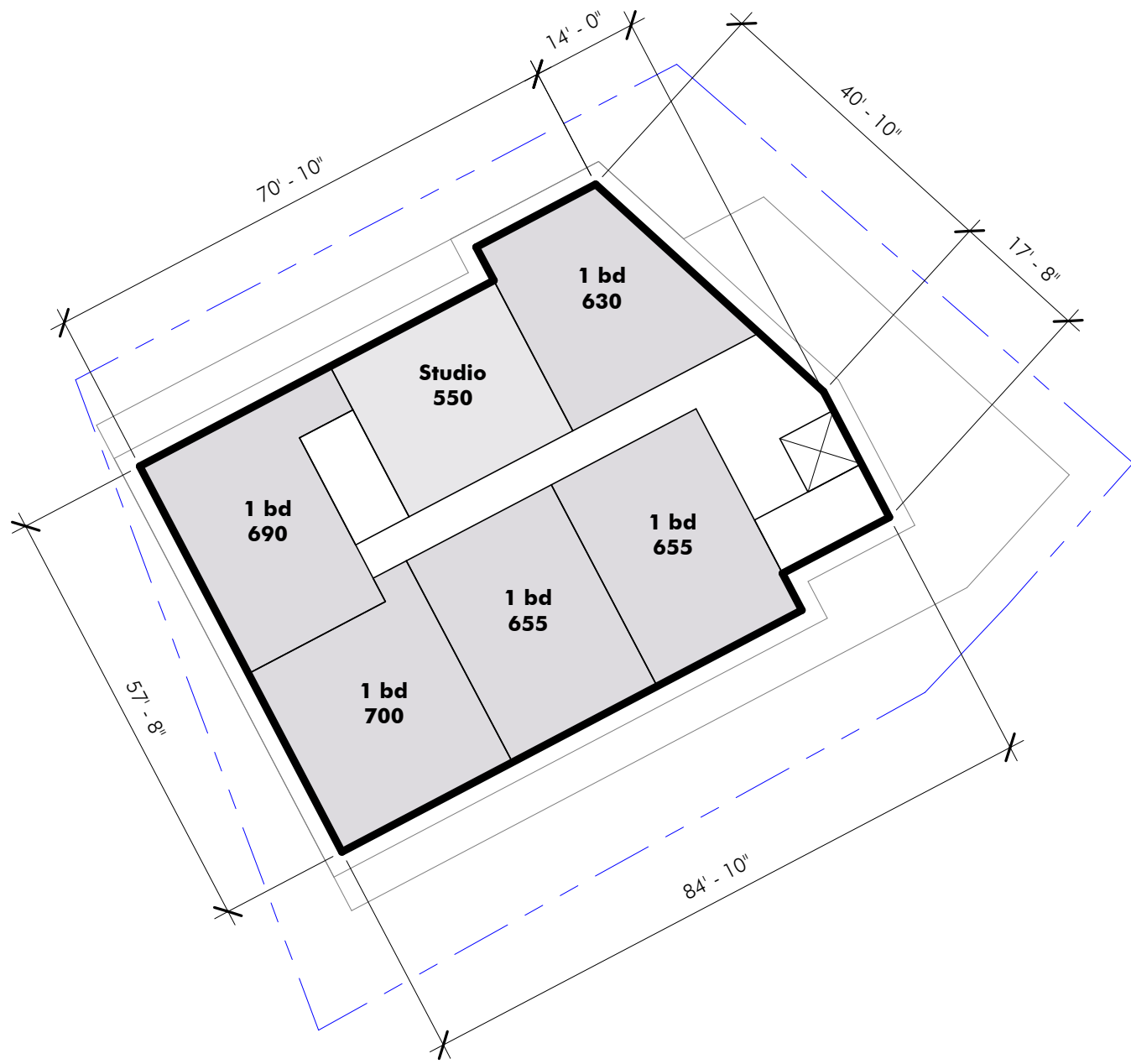
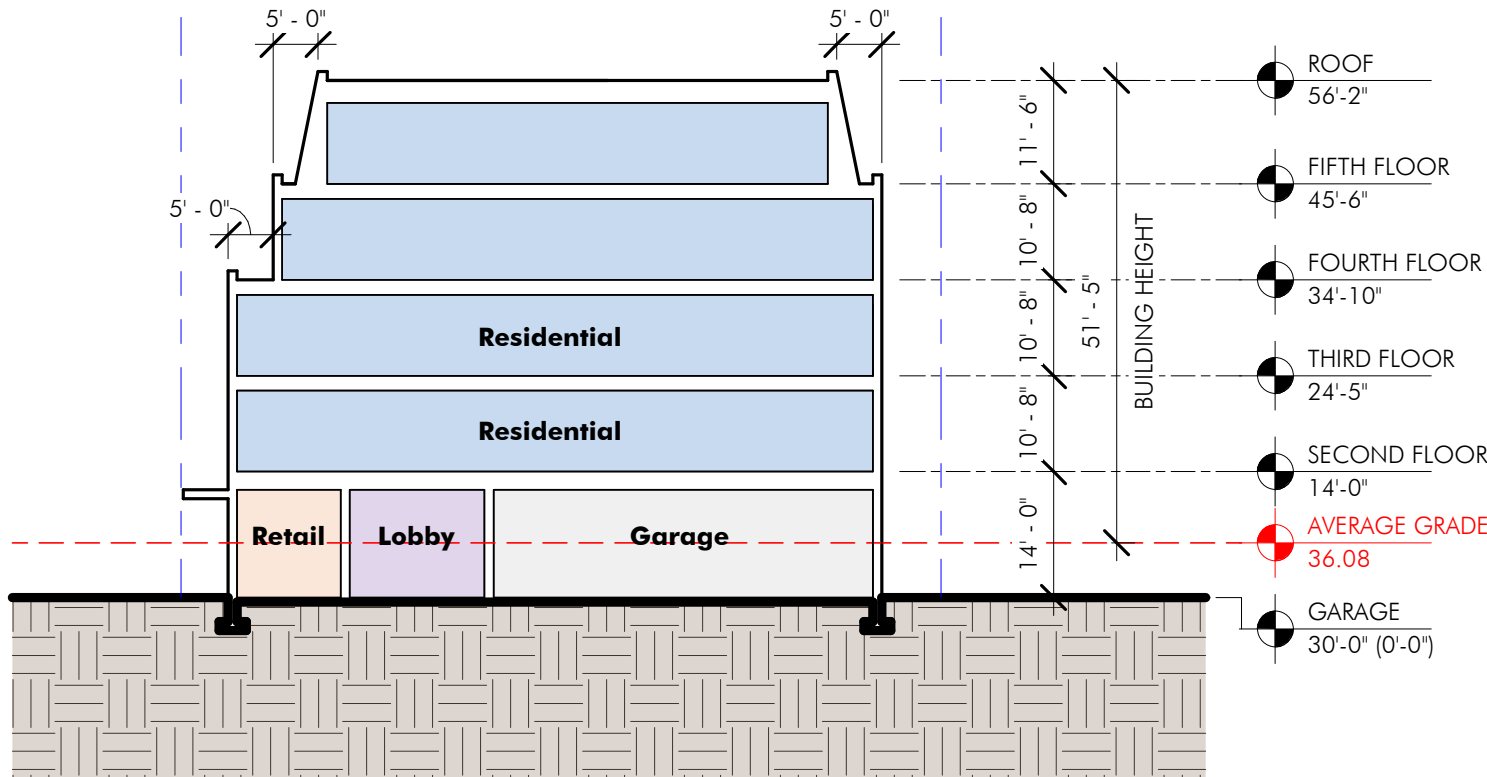
copyright: EMBARC INC.

BUILDING GROSS SQUARE FOOTAGE	
Ground Floor	6,915
Second Floor	7,045
Third Floor	7,045
Fourth Floor	5,265
Fifth Floor	4,695
Total Building GSF	30,965

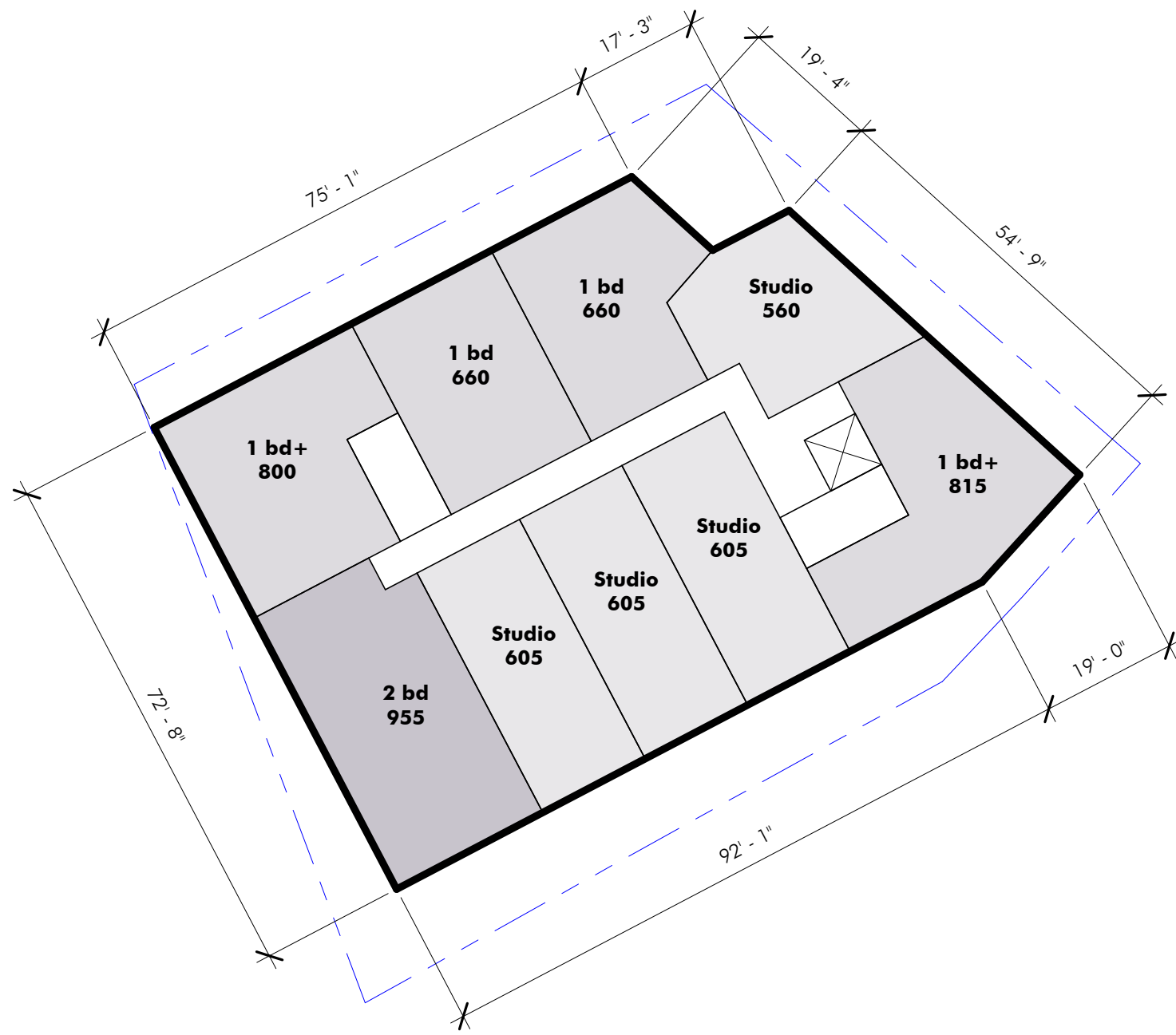
PROGRAM SUMMARY	
Residential Area	20,955
Restaurant Area	0
Commercial Area	490
Lobby & Amenity Area	260
Common Area	3,300
Total Building GFA	25,205
Parking Area	5,170
Storage & Utility Area	590
Total Building GSF	30,965

UNIT COUNT					
	Studio	1 Bedroom	1 Bedroom +	2 Bedroom	Total
Ground Floor	0	0	0	0	0
Second Floor	4	2	2	1	9
Third Floor	4	2	2	1	9
Fourth Floor	4	2	0	1	7
Fifth Floor	1	5	0	0	6
Total Units	13	11	4	3	31
Average SF	571	673	808	967	676
Ratio	42%	35%	13%	10%	100%

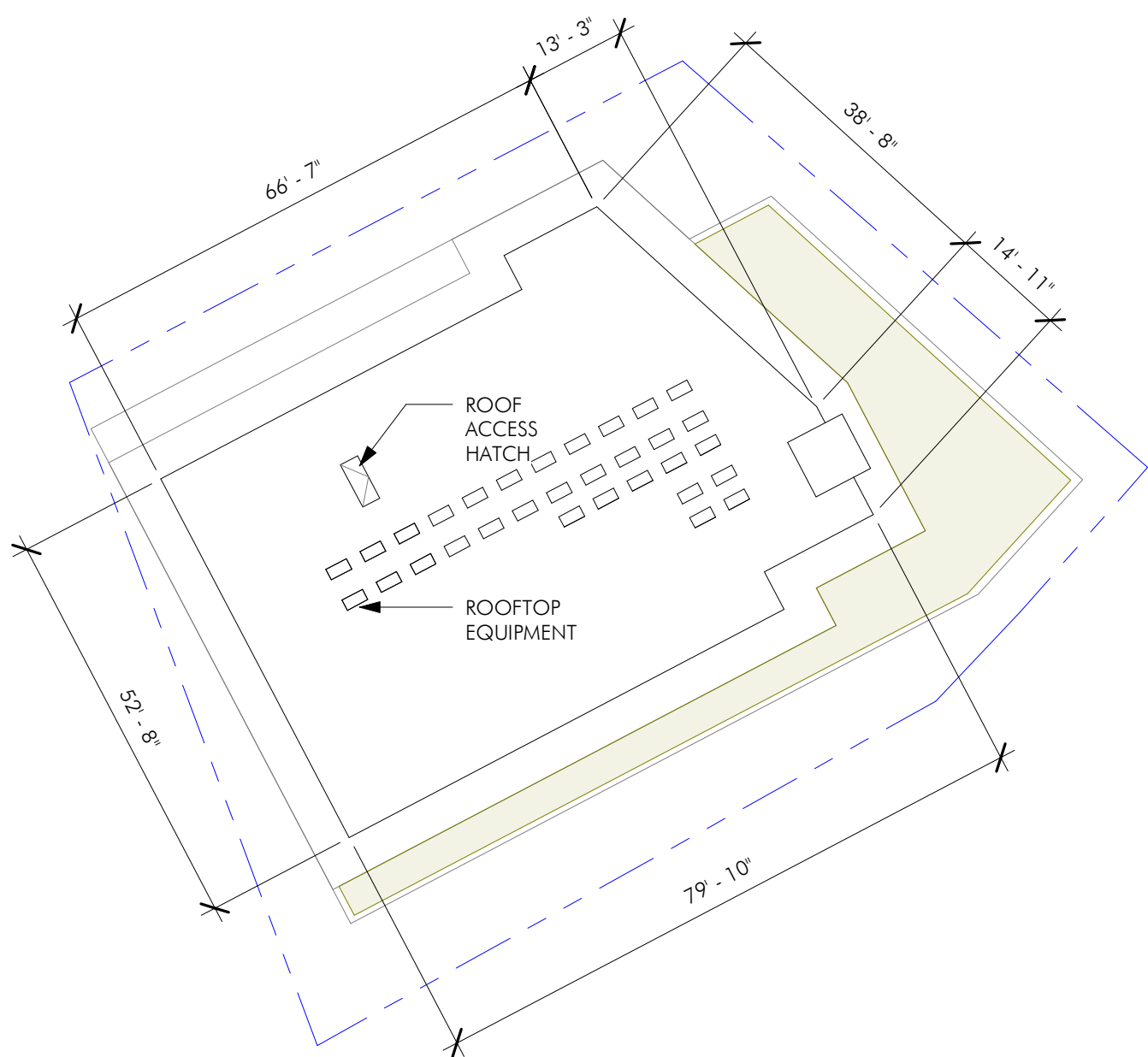
PARKING COUNT	
Total Spaces	13
Garage Spaces	13
Surface Spaces	0
Accessible Spaces	1
Tandem Spaces	0



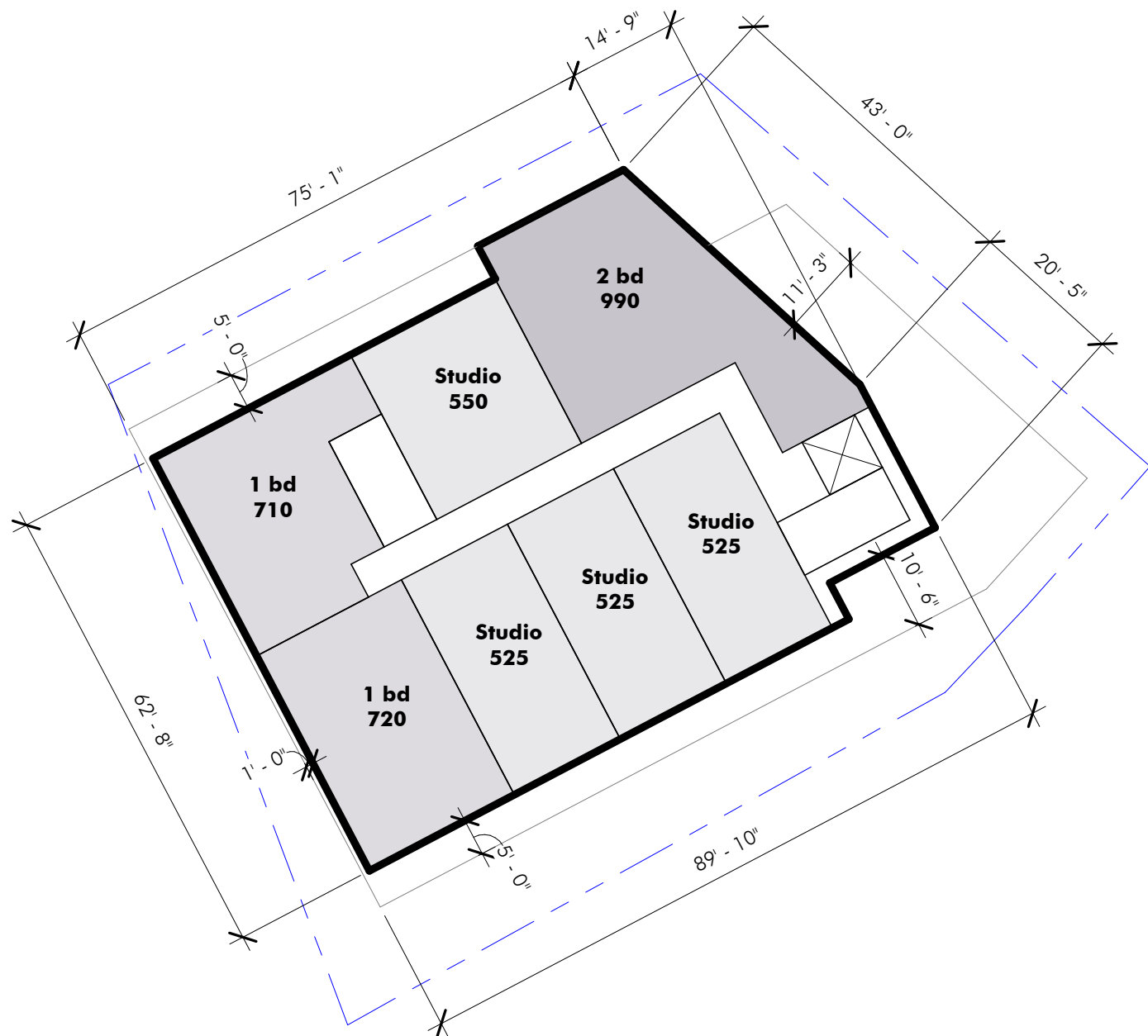
FIFTH FLOOR PLAN



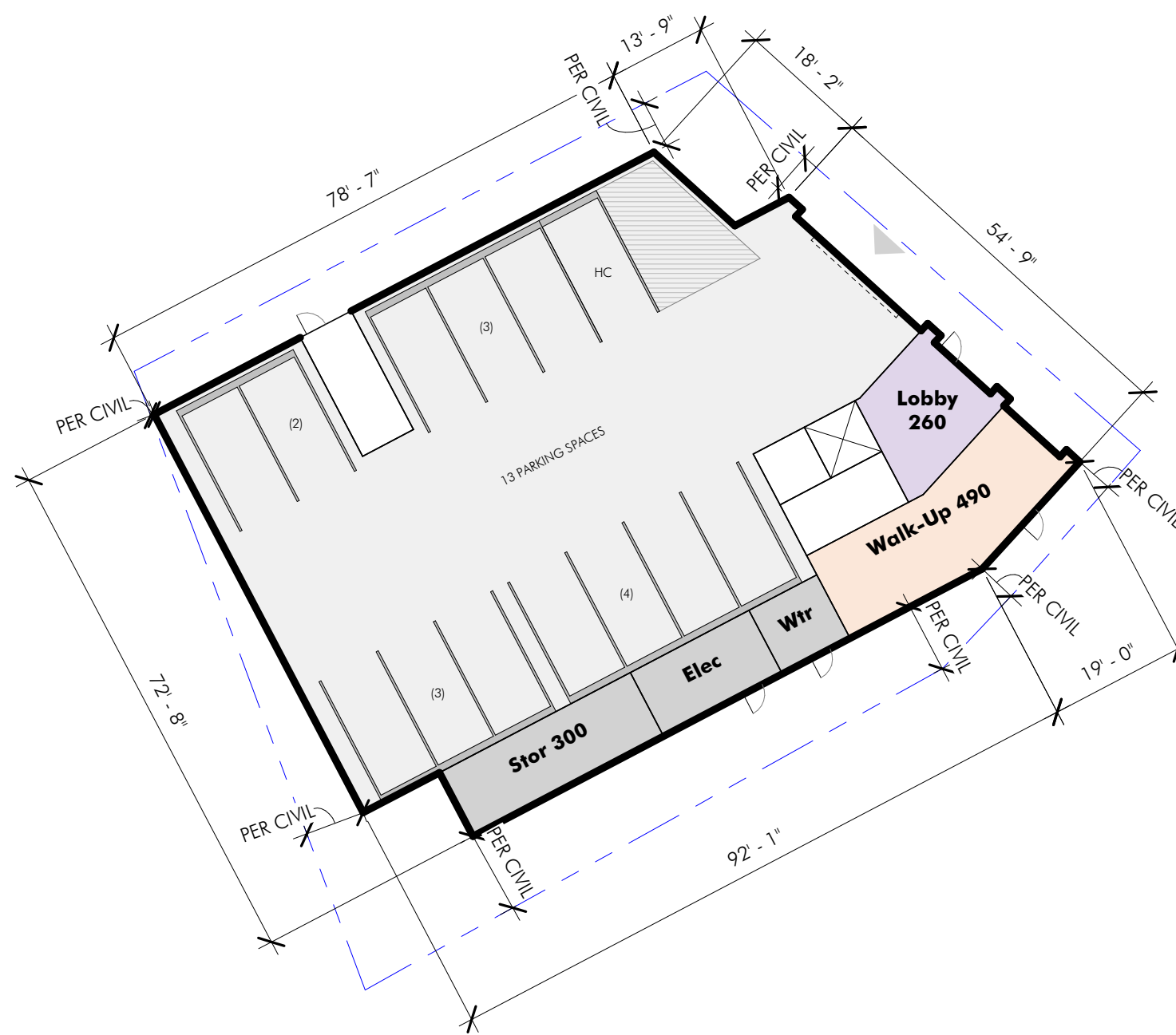
SECOND AND THIRD FLOOR PLAN



ROOF PLAN



FOURTH FLOOR PLAN



GROUND FLOOR PLAN

ARCHITECT
EMBARC
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SUITE #201A
BOSTON, MA 02127

JACKSON SQUARE
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ISSUE:	SITE PLAN REVIEW
DATE:	NOVEMBER 30, 2023
PROJECT #:	22034
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DRAWING TITLE
**BUILDING D
FLOOR PLANS**

DRAWING NUMBER
A104
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SOUTH (BROAD STREET) ELEVATION



EAST ELEVATION



NORTH (LOVELL FIELD) ELEVATION

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DRAWING INFORMATION
ISSUE: SITE PLAN REVIEW
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DRAWING TITLE
**BUILDING A
ELEVATIONS**

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A201
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WEST ELEVATION



SOUTH (BROAD STREET) ELEVATION



NORTH (LOVELL FIELD) ELEVATION



EAST (HERRING RUN BROOK) ELEVATION

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LANDSCAPE

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SUITE #201A
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WEYMOUTH, MA

SITE PLAN REVIEW

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REGISTERED ARCHITECT
EMBARC
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE: SITE PLAN REVIEW
DATE: NOVEMBER 30, 2023
PROJECT #: 22034
SCALE: 1/16" = 1'-0"

DRAWING TITLE

BUILDING B
ELEVATIONS

DRAWING NUMBER

A202

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NORTH (BROAD STREET) ELEVATION



SOUTH (COMMERCIAL STREET) ELEVATION



EAST (HERRING RUN BROOK) ELEVATION

ARCHITECT

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NORWELL, MA 02061
781.792.3900

LANDSCAPE

MDLA
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SUITE #201A
BOSTON, MA 02127

JACKSON SQUARE
WEYMOUTH, MA

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DRAWING INFORMATION

ISSUE: SITE PLAN REVIEW

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PROJECT #: 22034

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

DRAWING TITLE

BUILDING C
ELEVATIONS

DRAWING NUMBER

A203

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12/1/2023 3:47:32 PM



NORTH (COMMERCIAL STREET) ELEVATION



WEST ELEVATION



EAST ELEVATION

ARCHITECT

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AND 1409 COMMERCIAL ST LLC
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202.230.1693

CONSULTANTS

CIVIL

MCKENZIE ENGINEERING GROUP
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE

MDLA
840 SUMMER STREET
SUITE #201A
BOSTON, MA 02127

JACKSON SQUARE
WEYMOUTH, MA

SITE PLAN REVIEW

REVISIONS

REGISTERED ARCHITECT
STATE OF MASSACHUSETTS
NO. 20350
BOSTON

DRAWING INFORMATION

ISSUE: SITE PLAN REVIEW
DATE: NOVEMBER 30, 2023
PROJECT #: 22034
SCALE: 1/16" = 1'-0"

DRAWING TITLE

BUILDING D
ELEVATIONS

DRAWING NUMBER

A204

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BUILDING A ENLARGED FRONT FACADE



BUILDING A ENLARGED REAR FACADE



BUILDING B ENLARGED FACADE



BUILDING C ENLARGED FRONT FACADE



BUILDING D ENLARGED FRONT FACADE



ARCHITECT

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BOSTON, MA 02118
O: 617.765.8000
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AND 1409 COMMERCIAL ST LLC
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BOSTON, MA 02110
202.230.1693

CONSULTANTS

CIVIL

MCKENZIE ENGINEERING GROUP

150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE

MDLA

840 SUMMER STREET
SUITE #201A
BOSTON, MA 02127

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WEYMOUTH, MA

SITE PLAN REVIEW

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REGISTERED ARCHITECT
EMBARC
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

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ISSUE: SITE PLAN REVIEW

DATE: NOVEMBER 30, 2023

PROJECT #: 22034

SCALE:

DRAWING TITLE

BUILDING
MATERIALS

DRAWING NUMBER

A210

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1 VIEW LOOKING EAST AT CORNER OF BROAD AND COMMERCIAL STREETS



2 AERIAL VIEW OF PEDESTRIAN PLAZA AT FRONT OF BUILDING C RETAIL



3 VIEW OF PEDESTRIAN PLAZA AT FRONT OF BUILDING A RETAIL



4 VIEW LOOKING SOUTH TOWARD BUILDING C FROM BUILDING A PEDESTRIAN PLAZA

ARCHITECT

EMBARC

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OWNER

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MANAGER OF 864, 909, 910 BROAD ST LLC
AND 1409 COMMERCIAL ST LLC
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BOSTON, MA 02110
202.230.1693

CONSULTANTS

CIVIL

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NORWELL, MA 02061
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LANDSCAPE

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840 SUMMER STREET
SUITE #201A
BOSTON, MA 02127

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ISSUE: SITE PLAN REVIEW
DATE: NOVEMBER 30, 2023
PROJECT #: 22034
SCALE:

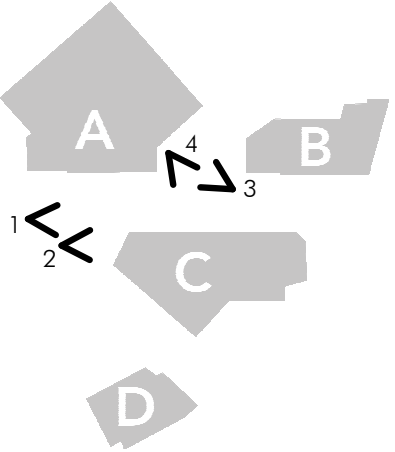
DRAWING TITLE

PERSPECTIVE
VIEWS

DRAWING NUMBER

A901

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5 VIEW LOOKING WEST UP BROAD STREET TOWARD BUILDING B AND HERRING RUN BROOK



6 VIEW OF RESTAURANT PATIO AREA AT BUILDING B



7 VIEW LOOKING WEST UP BROAD STREET SIDEWALK TOWARD BUILDING A



8 AERIAL VIEW OF BROAD STREET PEDESTRIAN STREETScape AT FRONT OF BUILDING C

ARCHITECT
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BOSTON, MA 02118
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OWNER
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AND 1409 COMMERCIAL ST LLC
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LANDSCAPE
MDLA
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BOSTON, MA 02127

JACKSON SQUARE
WEYMOUTH, MA
SITE PLAN REVIEW

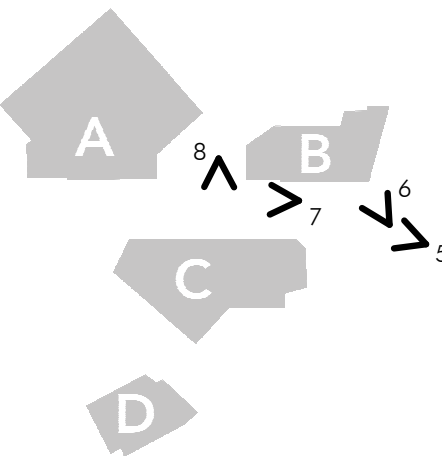
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DRAWING TITLE
**PERSPECTIVE
VIEWS**

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A902
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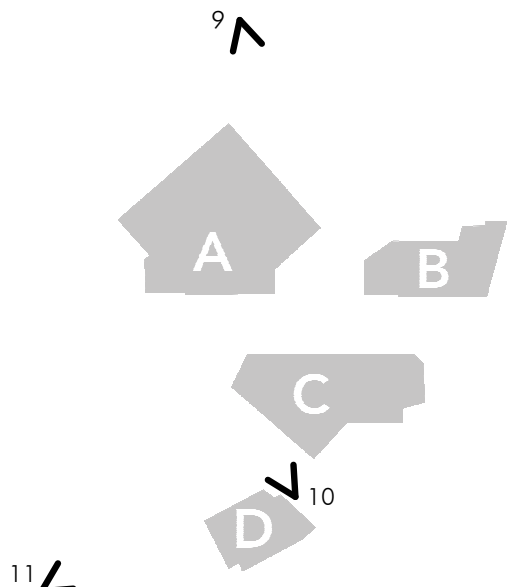
9 VIEW LOOKING SOUTH TOWARD BUILDING A AND BUILDING B REAR FROM LOVELL FIELD PARKING



10 VIEW LOOKING NORTH UP COMMERCIAL STREET TOWARD BUILDING C



11 VIEW LOOKING EAST TOWARD BUILDING D REAR FROM PLEASANT STREET



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AND 1409 COMMERCIAL ST LLC
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NORVELL, MA 02061
781.792.3900

LANDSCAPE
MDLA
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SUITE #201A
BOSTON, MA 02127

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WEYMOUTH, MA
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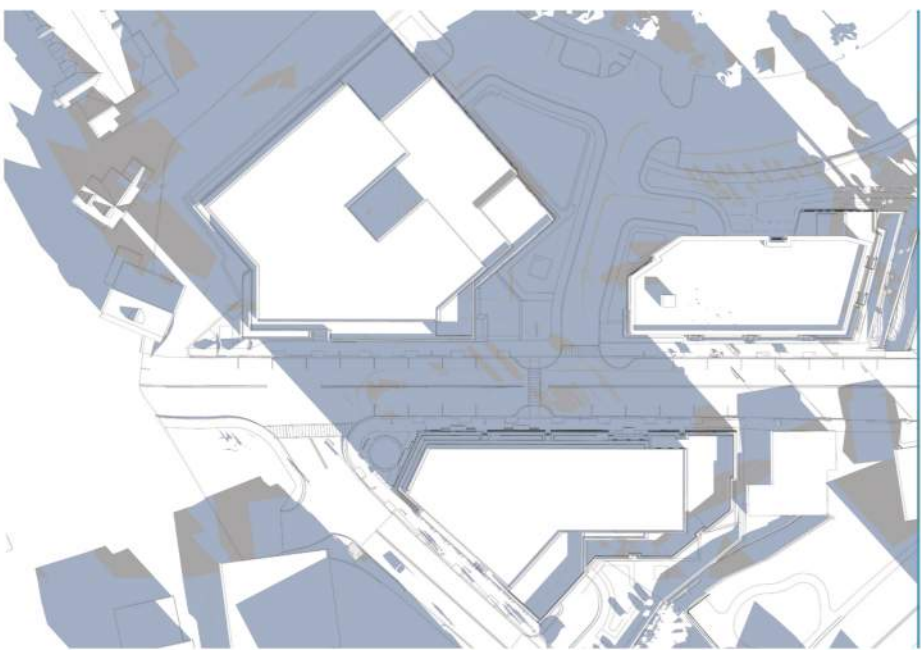


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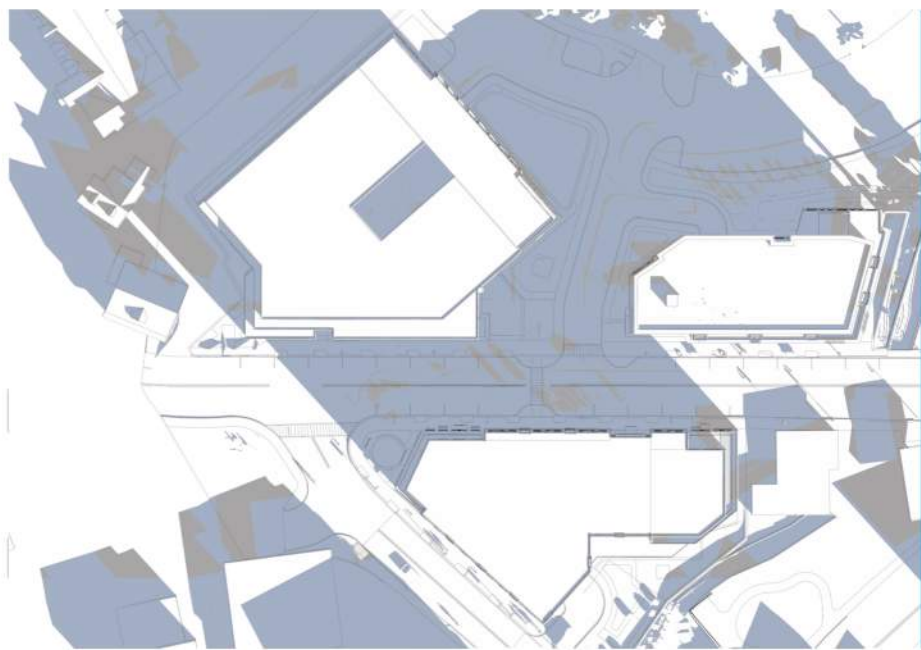
ISSUE: SITE PLAN REVIEW
DATE: NOVEMBER 30, 2023
PROJECT #: 22034
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DRAWING TITLE
PERSPECTIVE
VIEWS

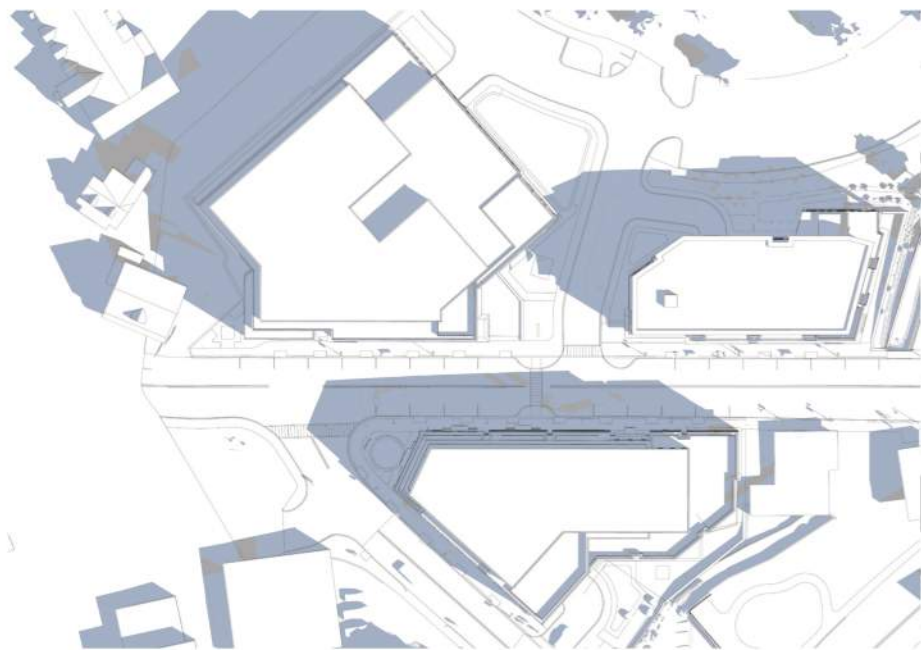
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A903
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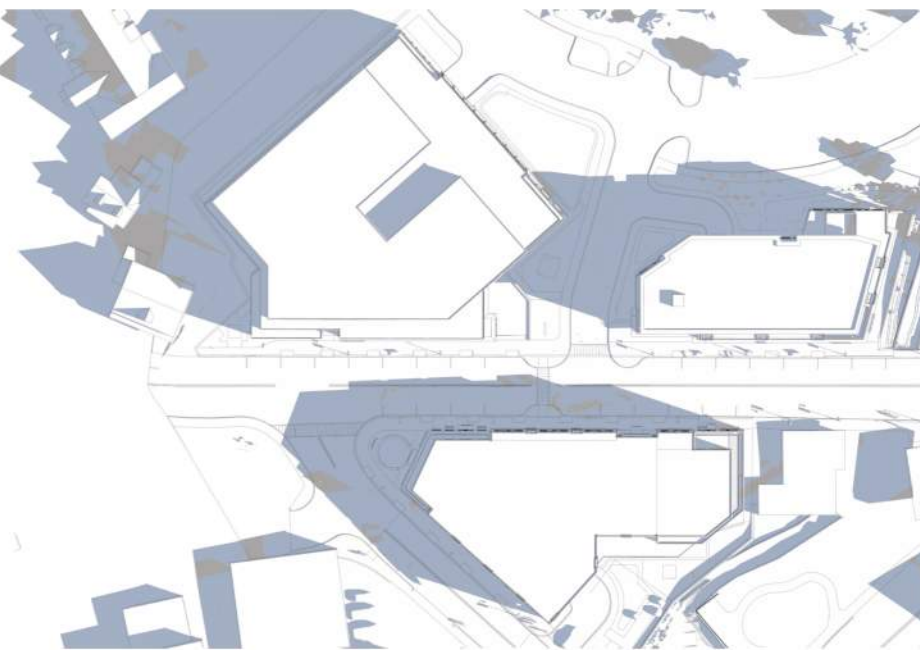
BUILDING C_5 FLOOR OPTION
WINTER SOLSTICE- 12.22 - 09:00 AM



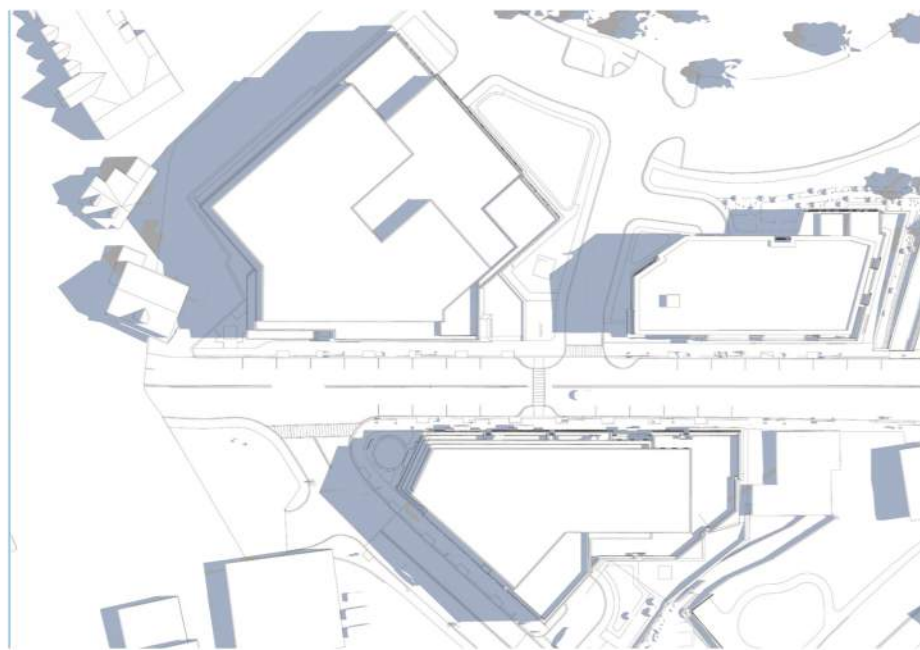
BUILDING C_4 FLOOR OPTION
WINTER SOLSTICE- 12.22 - 09:00 AM



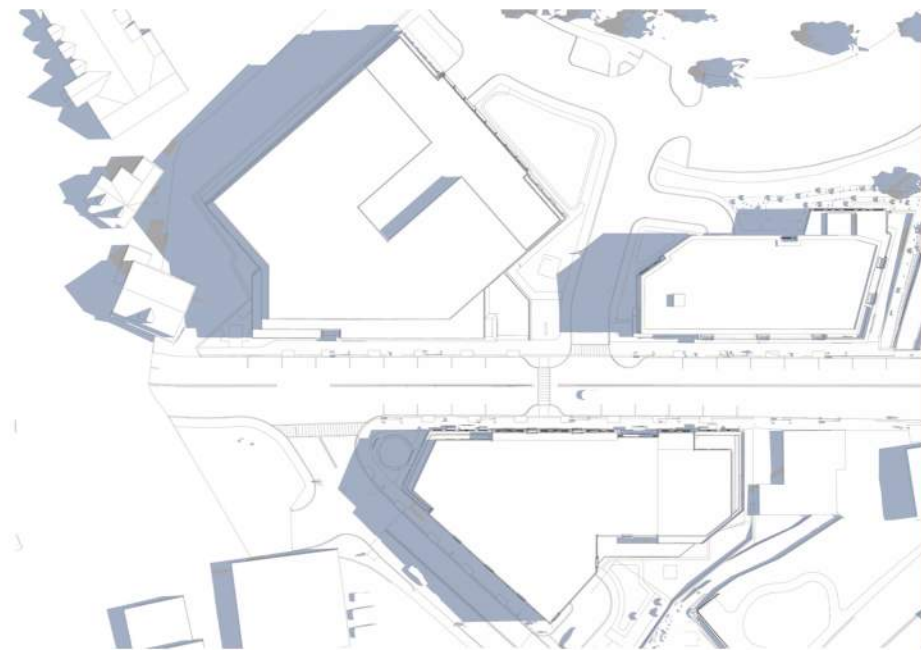
BUILDING C_5 FLOOR OPTION
SPRING EQUINOX - 03.21 - 09:00 AM



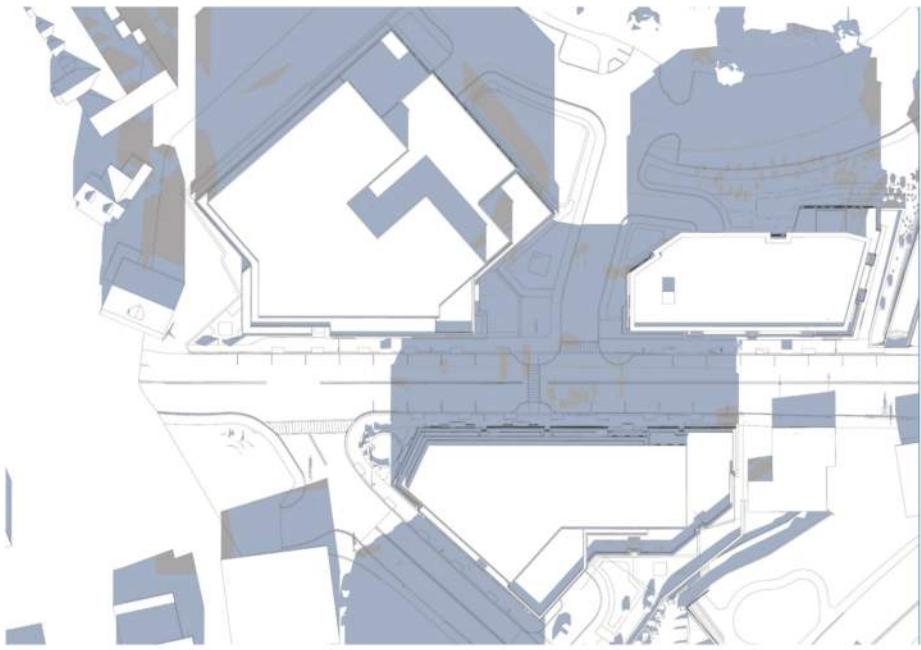
BUILDING C_4 FLOOR OPTION
SPRING EQUINOX - 03.21 - 09:00 AM



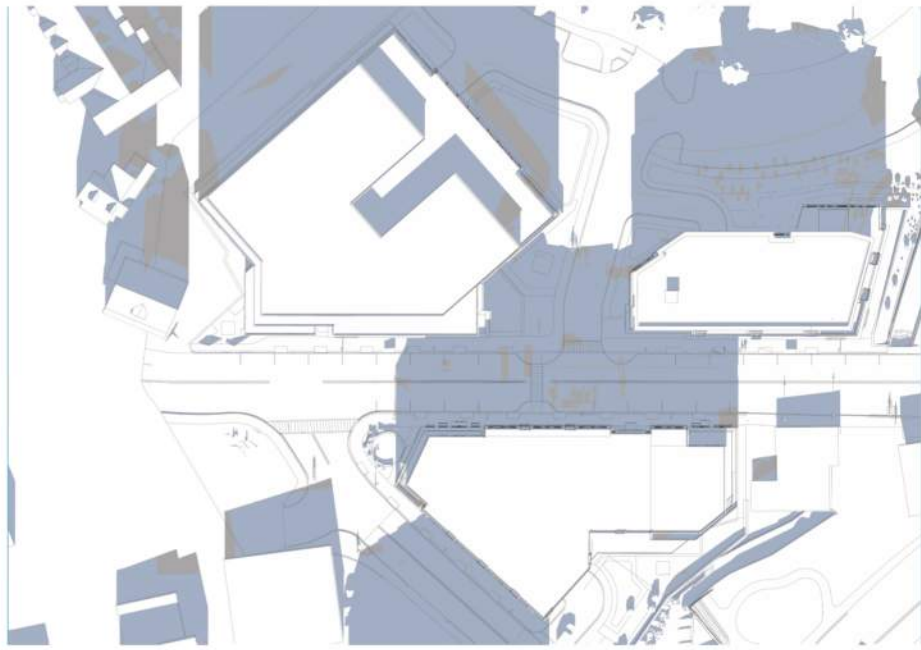
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SUMMER SOLSTICE- 06.22 - 09:00 AM



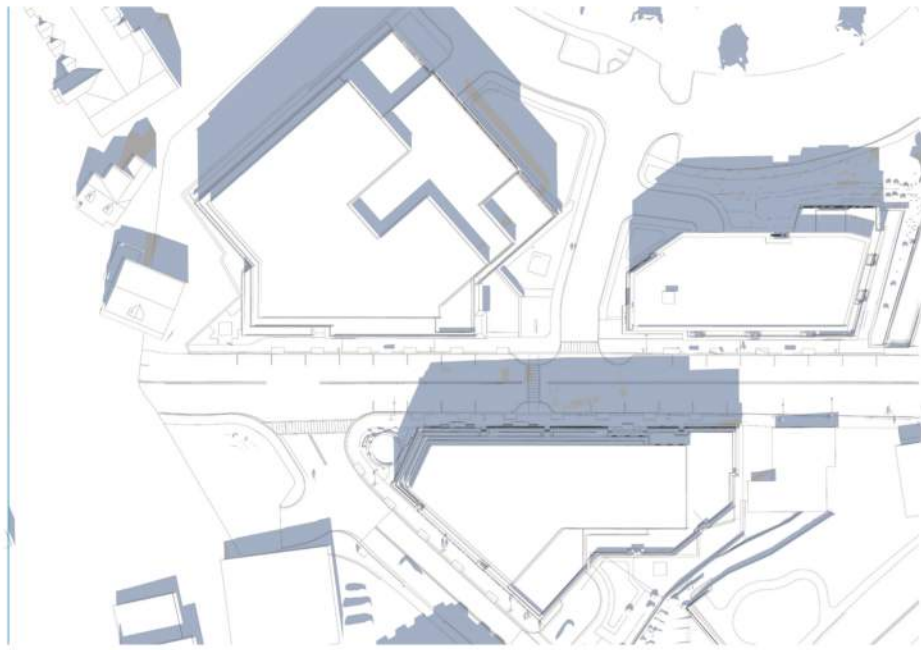
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SUMMER SOLSTICE- 06.22 - 09:00 AM



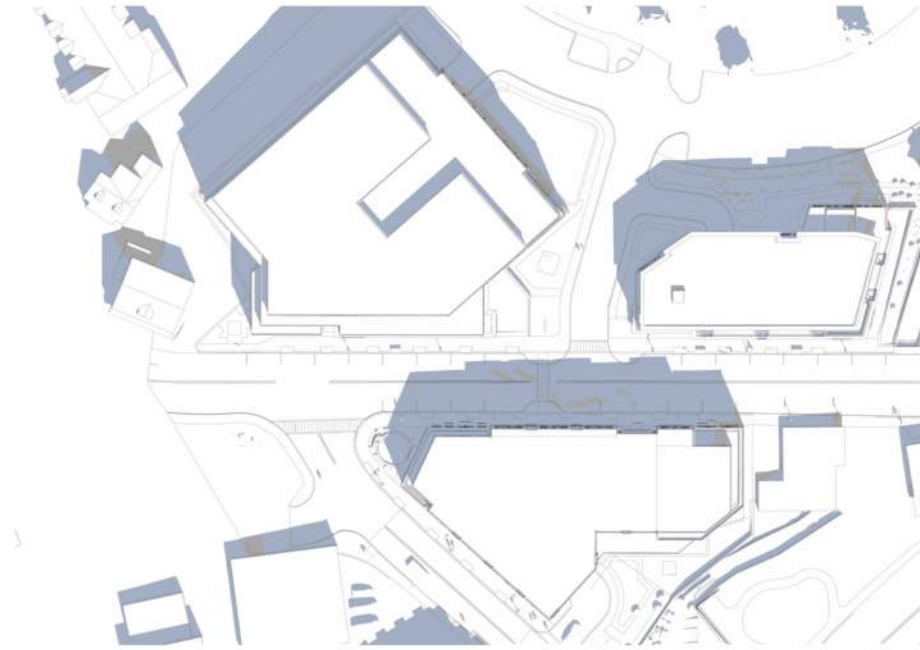
BUILDING C_5 FLOOR OPTION
WINTER SOLSTICE- 12.22 - 12:00 PM



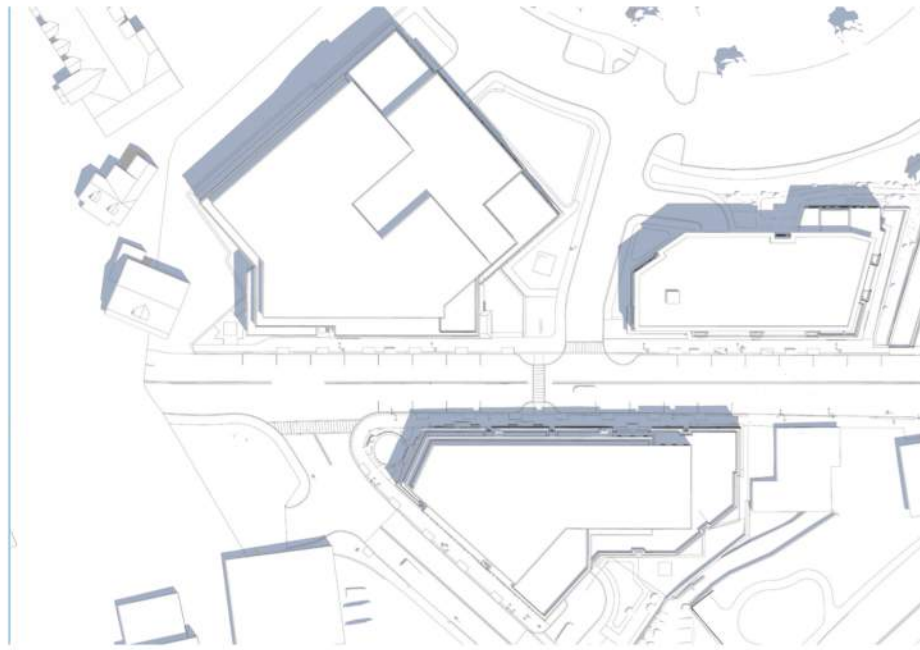
BUILDING C_4 FLOOR OPTION
WINTER SOLSTICE- 12.22 - 12:00 PM



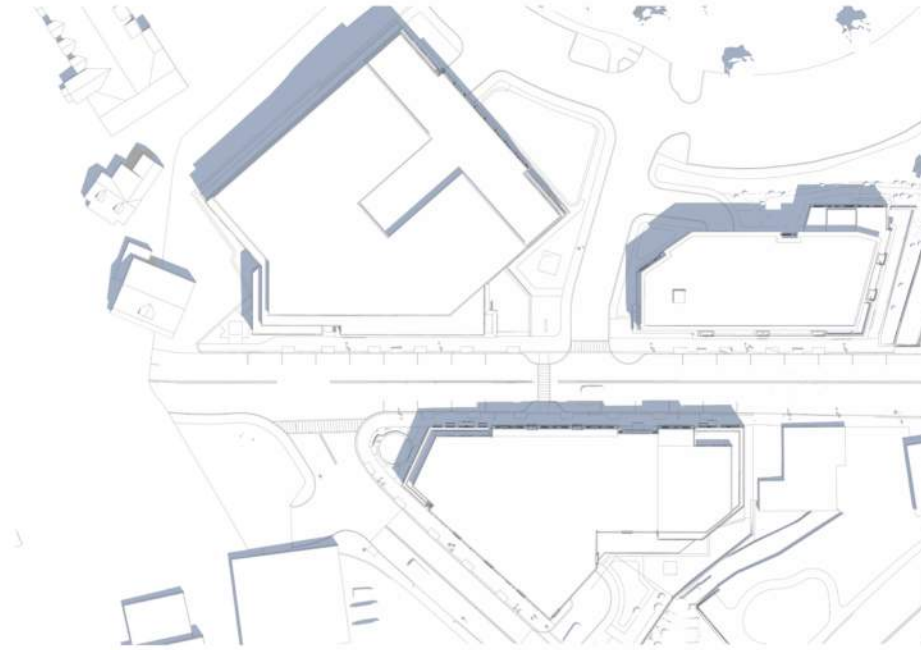
BUILDING C_5 FLOOR OPTION
SPRING EQUINOX - 03.21 - 12:00 PM



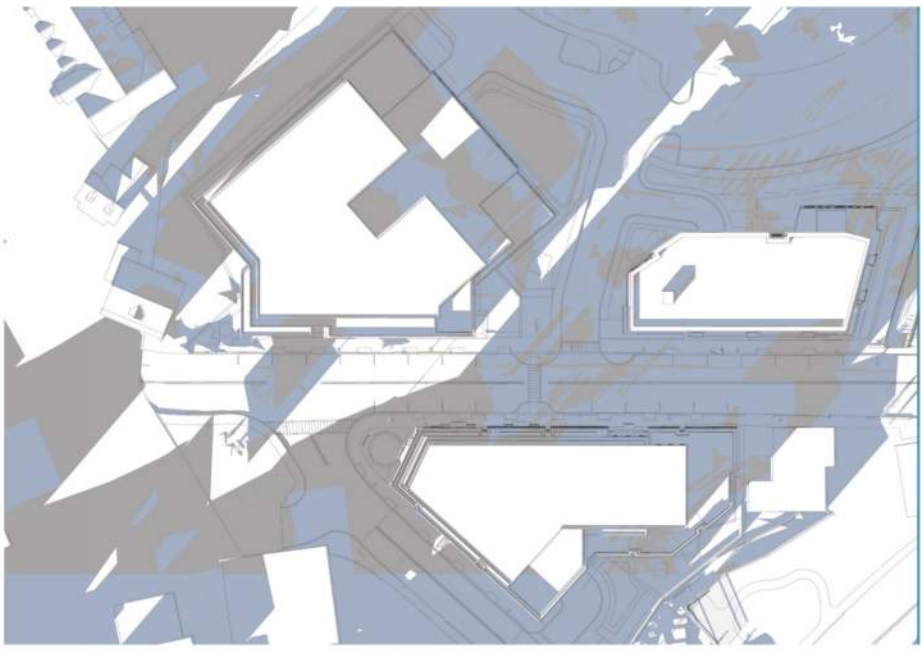
BUILDING C_4 FLOOR OPTION
SPRING EQUINOX - 03.21 - 12:00 PM



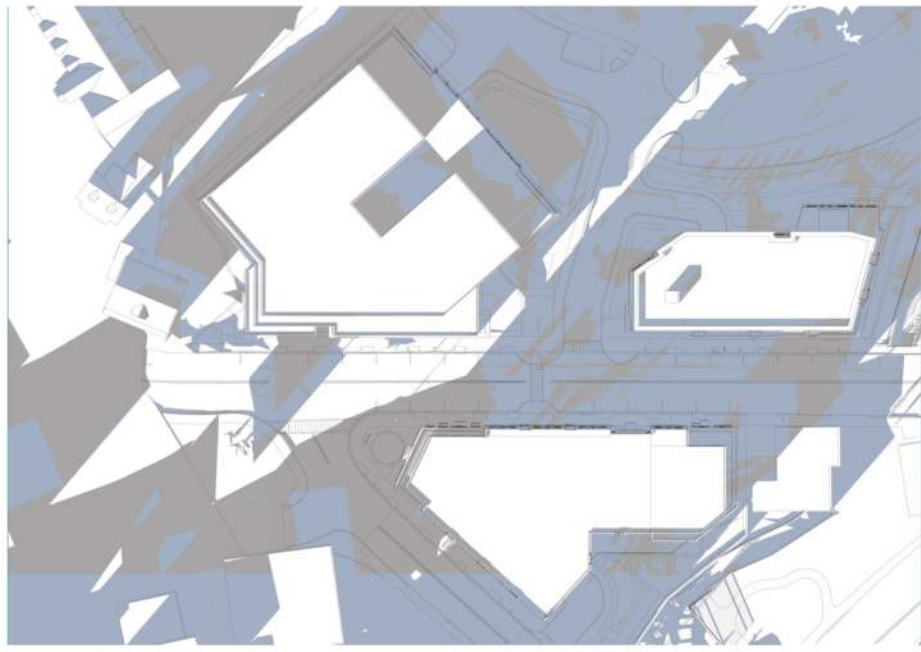
BUILDING C_5 FLOOR OPTION
SUMMER SOLSTICE- 06.22 - 12:00 PM



BUILDING C_4 FLOOR OPTION
SUMMER SOLSTICE- 06.22 - 12:00 PM



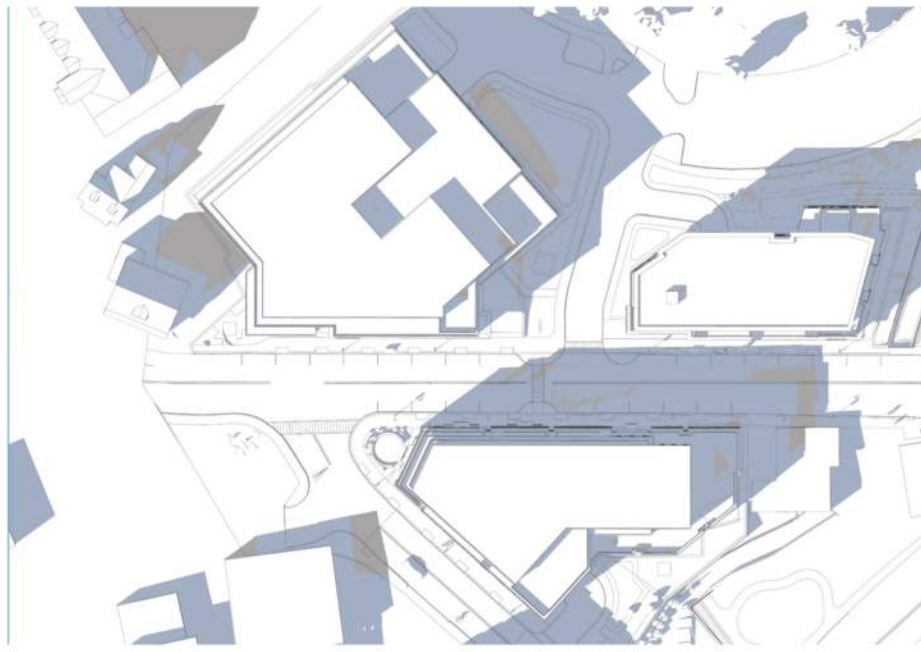
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WINTER SOLSTICE- 12.22 - 03:00 PM



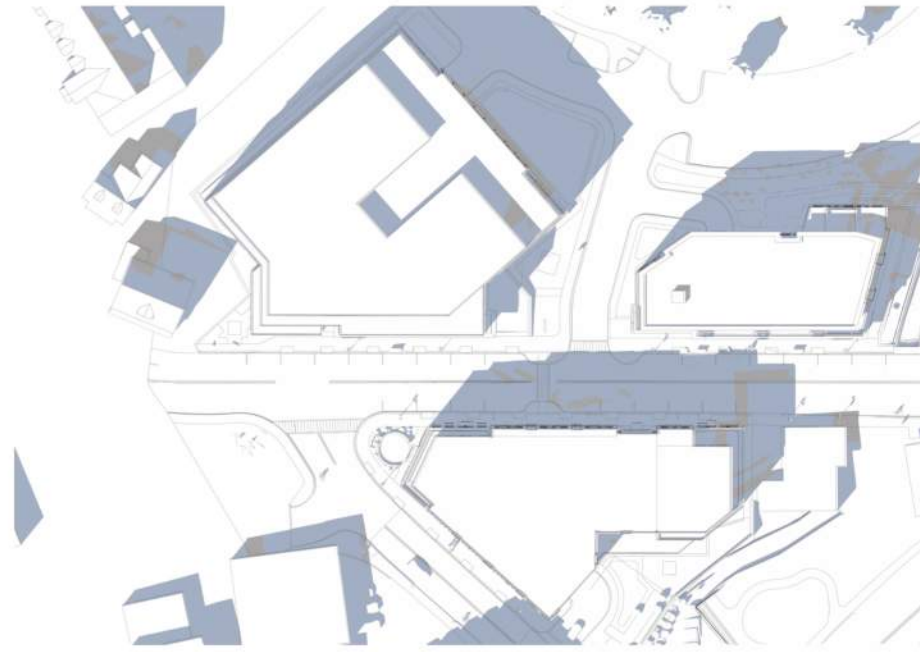
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NET NEW SHADOWS
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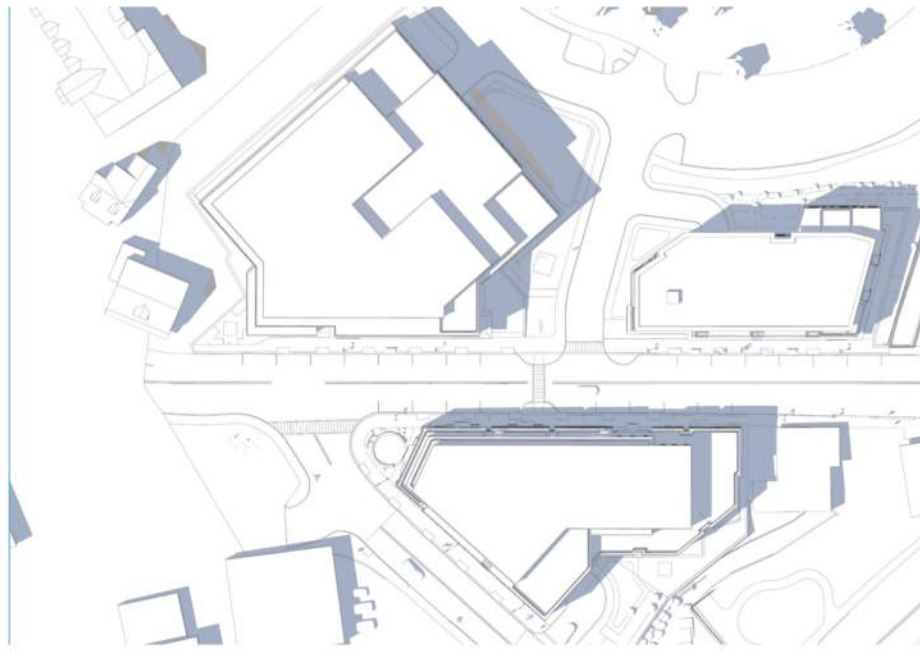
NOTE: TREES AND THEIR
SHADOW IMPACT ARE NOT
SHOWN WITHIN THIS STUDY



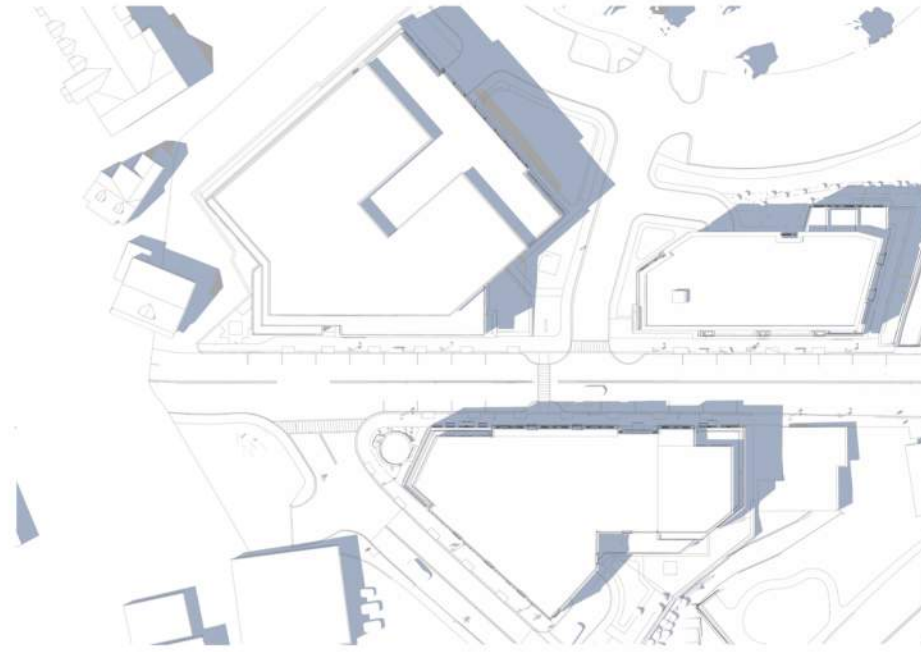
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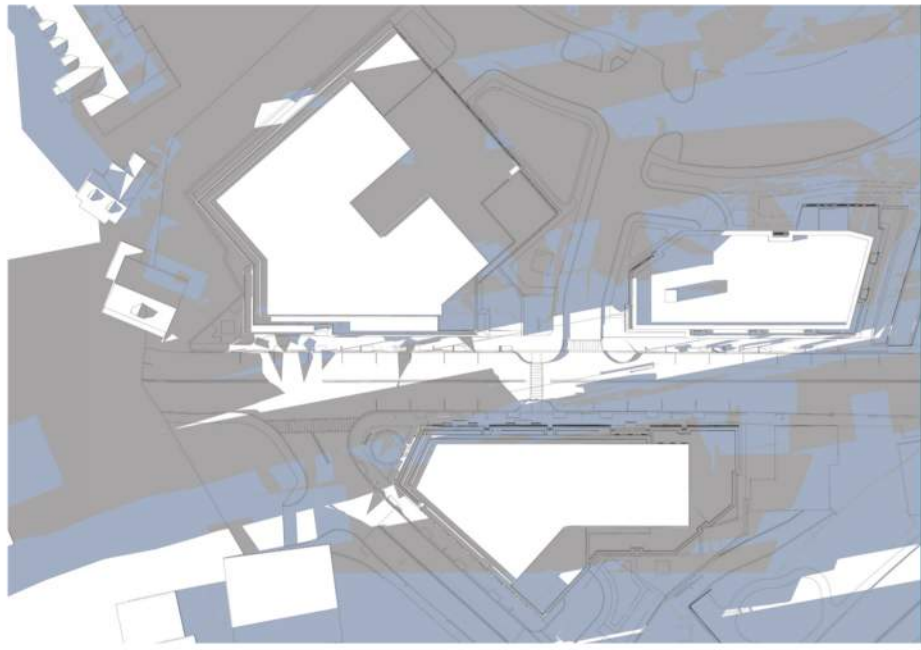
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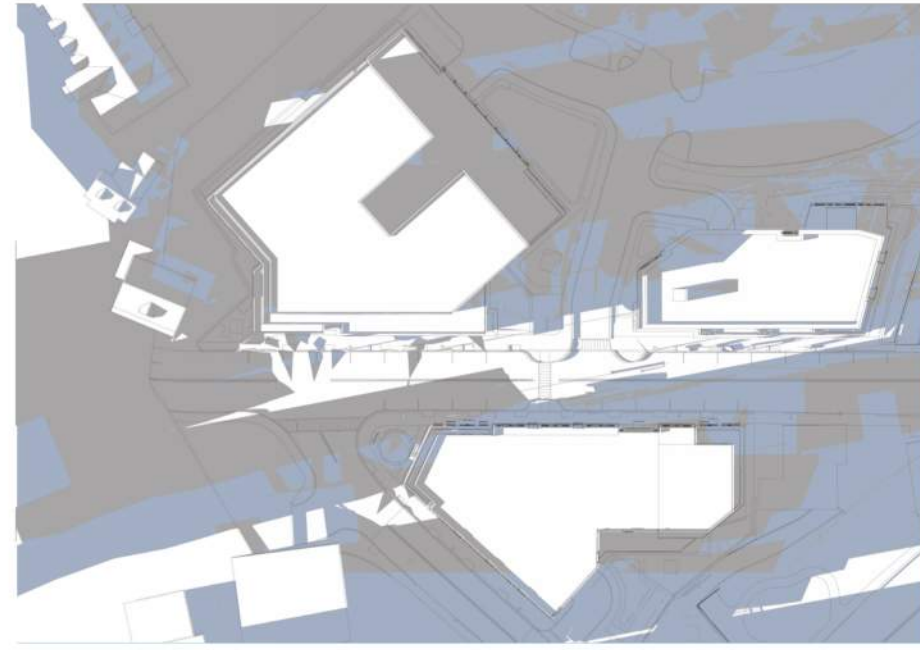
BUILDING C_5 FLOOR OPTION
SUMMER SOLSTICE- 06.22 - 03:00 PM



BUILDING C_4 FLOOR OPTION
SUMMER SOLSTICE- 06.22 - 03:00 PM



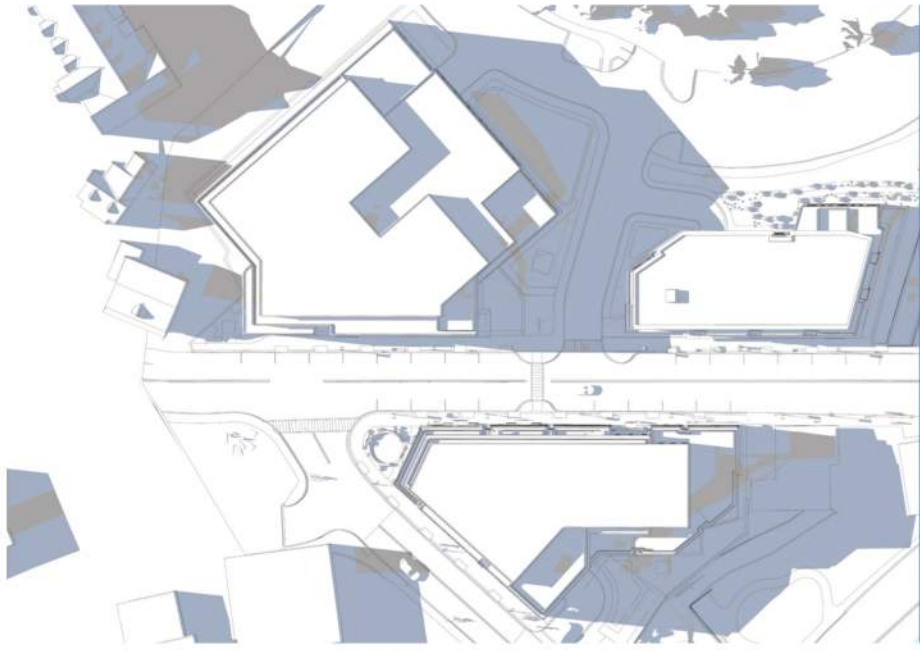
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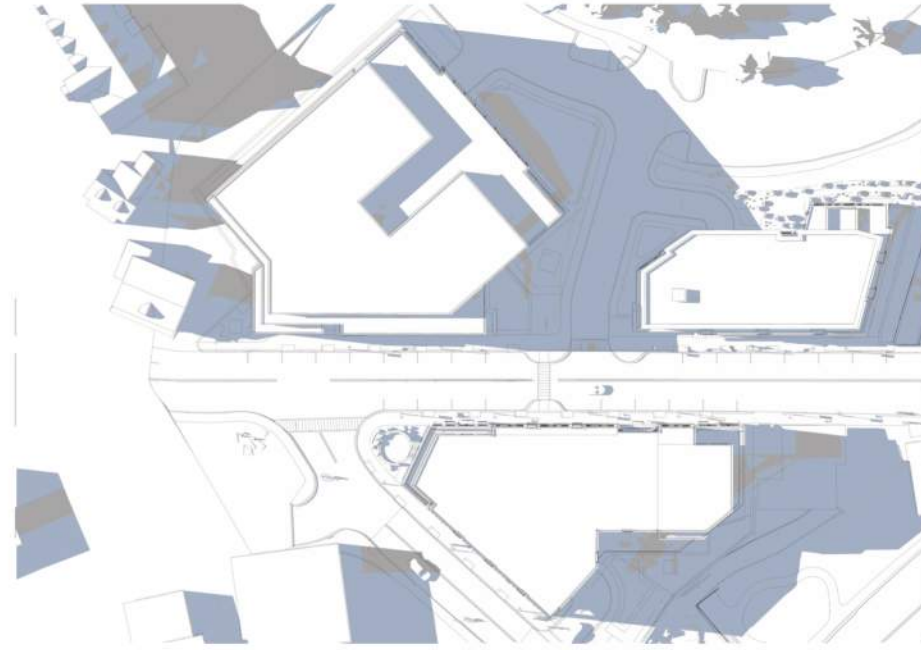
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NET NEW SHADOWS
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NOTE: TREES AND THEIR
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BUILDING C_5 FLOOR OPTION
SUMMER SOLSTICE- 06.22 - 06:00 PM



BUILDING C_4 FLOOR OPTION
SUMMER SOLSTICE- 06.22 - 06:00 PM

NET NEW SHADOWS
EXISTING SHADOWS

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LANDSCAPE

MDLA

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SUITE #201A
BOSTON, MA 02127

JACKSON SQUARE
WEYMOUTH, MA

SITE PLAN REVIEW

REVISIONS

MARK	ISSUE	DATE
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DRAWING INFORMATION

ISSUE: SITE PLAN REVIEW
DATE: NOVEMBER 30, 2023
PROJECT #: 22034
SCALE:

DRAWING TITLE

SHADOW
STUDIES

DRAWING NUMBER

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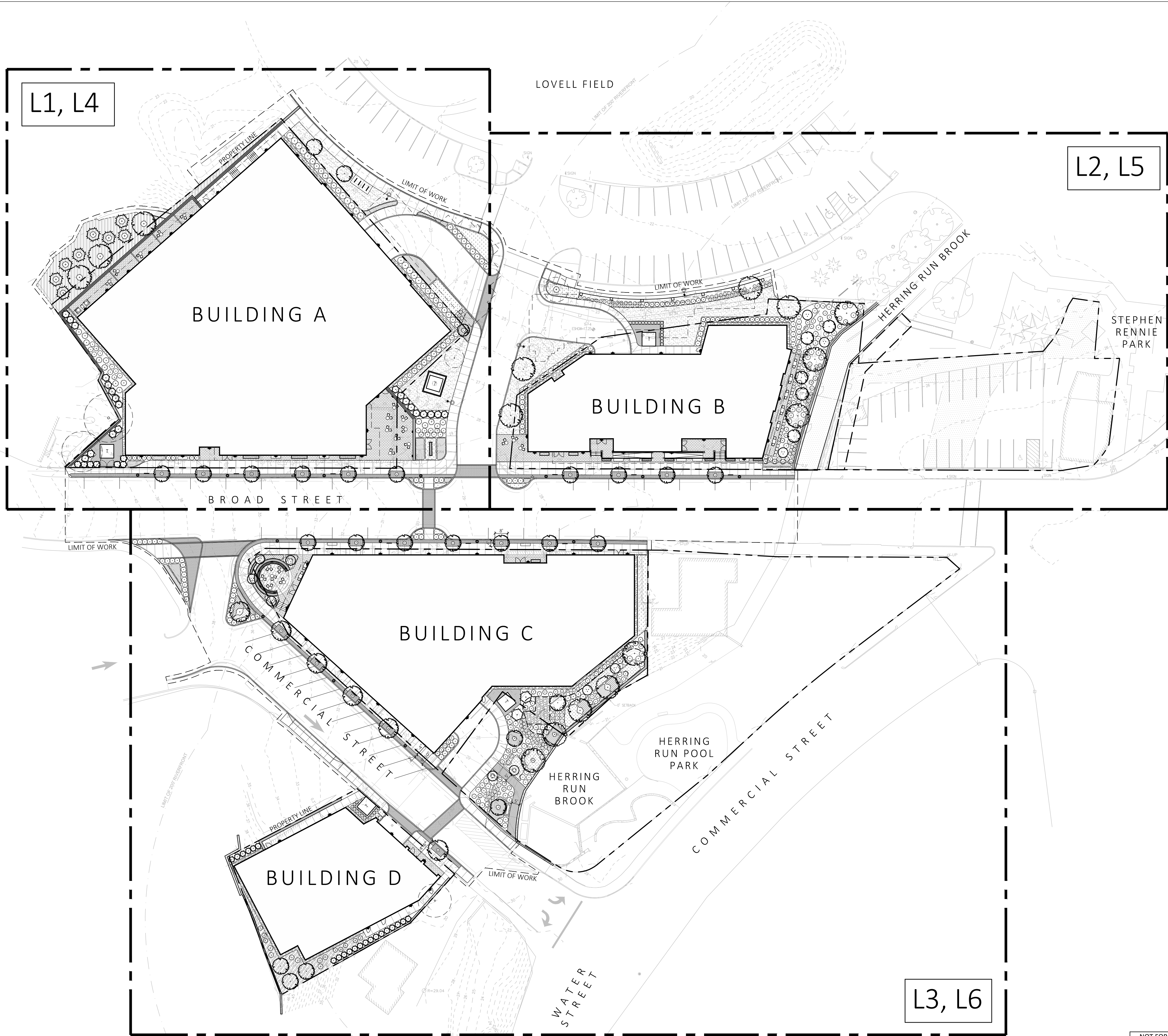
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MARK	ISSUE	DATE
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2	NOI SUBMISSION	9/6/23
3	NOI SUBMISSION	11/17/23
4	BZA SUBMISSION	11/20/23



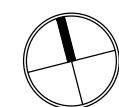
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DRAWING TITLE
LANDSCAPE
KEY PLAN

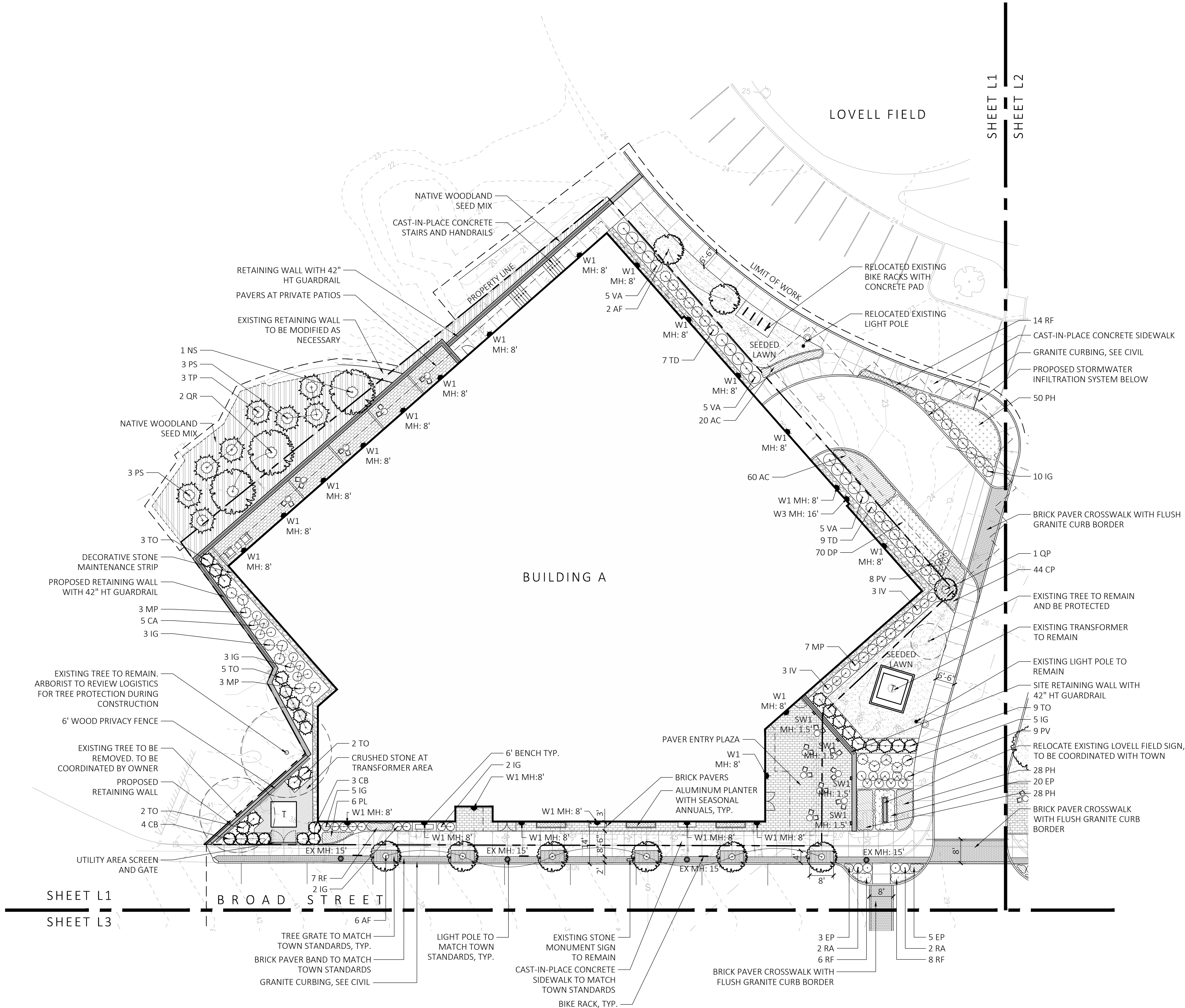
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PLANT SCHEDULE					
SYM.	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AF	19	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5"-3" CAL.	B&B, 6' CLEAR BRANCHING
AR	4	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5"-3" CAL.	B&B, 6' CLEAR BRANCHING
AS	10	AMELANCHIER 'AUTUMN BRILLIANCE'	SERVICEBERRY	6-7' TALL	B&B, MULTI-STEM
BN	4	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	6-7' TALL	B&B, MULTI-STEM
CB	7	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	6-7' TALL	B&B, MATCHED
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	6-7' TALL	B&B, SINGLE AND MULTI-STEM
GT	6	GLEDITSEA TRICANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5"-3" CAL.	B&B, 6' CLEAR BRANCHING
JV	2	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-10' TALL	B&B, MATCHED
LT	2	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5"-3" CAL.	B&B, 6' CLEAR BRANCHING
NS	2	NYSSA SYLVATICA	BLACK GUM	2.5"-3" CAL.	B&B, 6' CLEAR BRANCHING
PS	6	PINUS STROBUS	EASTERN WHITE PINE	8'-10' TALL	B&B, MATCHED
QB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"-3" CAL.	B&B, 6' CLEAR BRANCHING
QP	1	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR OAK	2.5"-3" CAL.	B&B, 6' CLEAR BRANCHING
QR	3	QUERCUS RUBRA	RED OAK	2.5"-3" CAL.	B&B, MATCHED
SA	3	SWIDA ALTERNIFOLIA	PAGODA DOGWOOD	8'-10' TALL	B&B, MATCHED
TO	42	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8'-10' TALL	B&B, MATCHED
TP	3	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8'-10' TALL	B&B, MATCHED
SHRUBS PALETTE					
AA	9	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GALLON	36" O.C. B&B
CA	26	CLETHERA ALNIFOLIA	SUMMERSWEET	3 GALLON	36" O.C. B&B
CO	14	COMPTONIA PEREGRINA	SWEET FERN	3 GALLON	36" O.C. B&B
CS	11	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	3 GALLON	36" O.C. B&B
IG	117	ILEX GLABRA	INKBERRY	3 GALLON	36" O.C. B&B
IV	51	ILEX VERTICILLATA	WINTERBERRY	3 GALLON	36" O.C. B&B
MP	45	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	3 GALLON	36" O.C. B&B
RA	51	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	3 GALLON	36" O.C. B&B
TD	35	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	3 GALLON	36" O.C. B&B
TM	33	TAXUS X MEDIA 'HICKSI'	HICKS YEW	3 GALLON	36" O.C. B&B
VA	21	VIBURNUM ACERIFOLIUM	MAPLE LEAF VIBURNUM	3 GALLON	36" O.C. B&B
VD	6	VIBURNUM DENTATUM	NORTHERN ARROWWOOD	3 GALLON	36" O.C. B&B
PERENNIALS AND GRASSES PALETTE					
AC	82	ASTILBE CHINESIS 'VISION IN WHITE'	VISION IN WHITE ASTILBE	1 GAL	18" O.C. CONTAINER
AI	18	ASCLEPIAS INCARNATA	SWAMP MILKWEED	1 GAL	24" O.C. CONTAINER
AT	35	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL	18" O.C. CONTAINER
CP	144	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL	18" O.C. CONTAINER
DP	70	DENNSTAEDTIA PUNCTILOBULA	HAYCENTED FERN	1 GAL	18" O.C. CONTAINER
EI	43	EUTROCHILIUM PURPUREUM	SWEET JOE PYE WEED	1 GAL	36" O.C. CONTAINER
EP	118	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL	18" O.C. CONTAINER
NW	9	NEPETA X FAASSENII 'WALKERS LOW'	CATMINT	1 GAL	18" O.C. CONTAINER
PH	197	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL	24" O.C. CONTAINER
PL	25	PEROVSKIA A. 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL	18" O.C. CONTAINER
PV	174	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	2 GAL	30" O.C. CONTAINER
RF	209	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYE SUSAN	1 GAL	18" O.C. CONTAINER
SN	75	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL	18" O.C. CONTAINER
SEED MIX					
ERNST SEEDS 800-873-3321		ERNST "NATIVE WOODS MIX" (ERNMX-132-1)		30 LB/ACRE	APPLY COVER CROP; FALL: GRAIN RYE, SPRING: OAT

- NOTE:
- FINAL SELECTION OF PLANTINGS WILL BE MADE FROM THE SPECIES LISTED IN EACH CATEGORY OF PLANT TYPE ABOVE
 - PLANT TYPES NOTED WITH "*" ARE INCLUDED IN THE 20' WIDE LANDSCAPE BUFFER ALONG HERRING RUN BROOK, SEE PLANS FOR QUANTITIES.

LIGHT SCHEDULE					
SYMBOL	LABEL	MODEL	MOUNT	DESCRIPTION	OPTIONS
☼	EX	COOPER LIGHTING - FIXTURE: ANE-10S-X-4-33-2 POLE/BASE: DEAT14PU	CONCRETE FOOTING; KEEP 3" ABOVE GRADE	SINGLE	COLOR: BLK
☼	SW1	MP LIGHTING - RECESSED WALL LIGHT L368-8W30HNC-S6	WALL LIGHT	SINGLE	COLOR: S.S.
☼	W1	BEGA LED WALL LUMINAIRES 24219-K3-BLK	BUILDING MOUNT	SINGLE	COLOR: BLK
☼	W2	BEGA LED WALL LUMINAIRES 24243-K3-BLK	BUILDING MOUNT	SINGLE	COLOR: BLK
☼	W3	BEACON RATION WALL RWL1-48L-25-3K7-4W-U	BUILDING MOUNT	SINGLE	COLOR: BLK

- NOTES:
- SUBMIT CUT SHEETS FOR APPROVAL; SEE PHOTOMETRIC PLAN PROVIDED WITH THIS DRAWING SET FOR MORE INFORMATION.
 - STREETSCAPE LIGHTING (FIXTURE "EX") TO BE COORDINATED WITH TOWN ENGINEER

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SITE PLAN REVIEW

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4	BZA SUBMISSION	11/20/23



DRAWING INFORMATION
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SCALE:

DRAWING TITLE
**LANDSCAPE
PLANTING AND
LIGHTING PLAN**

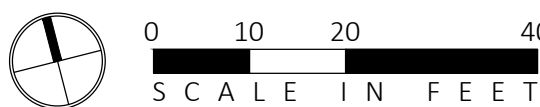
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1 LANDSCAPE PLANTING AND LIGHTING ENLARGEMENT

SCALE: 1" = 20'-0"



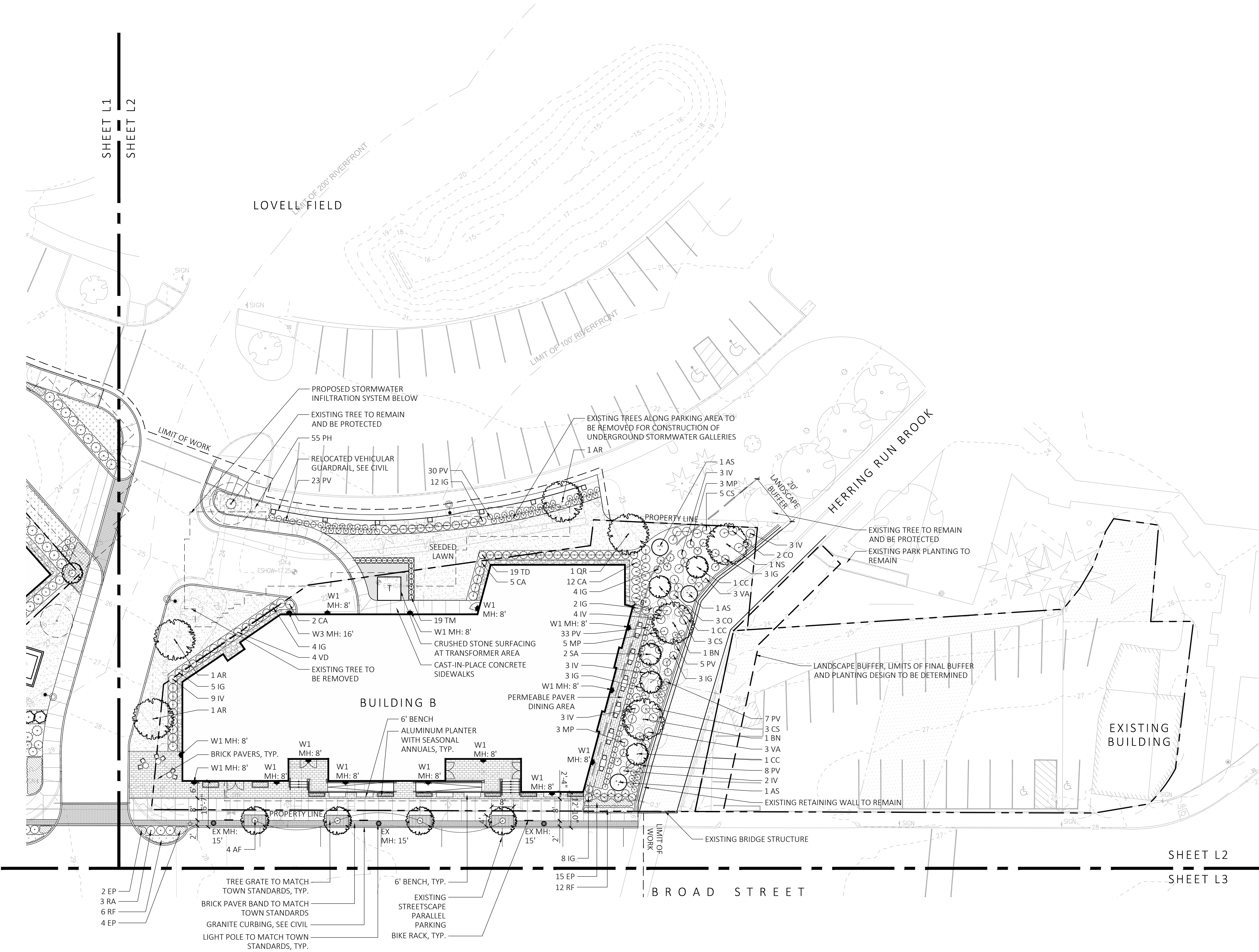
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LANDSCAPE PLANTING AND LIGHTING ENLARGEMENT

SCALE: 1" = 20'-0"



PLANT SCHEDULE				
SYM.	QTY.	LATIN NAME	COMMON NAME	SIZE
TREES				
AF	19	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5"-3" CAL.
AR	4	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5"-3" CAL.
AS	10	AMELANCHIER 'AUTUMN BRILLIANCE'	SERVICEBERRY	6-7' TALL
BN	4	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8-10' TALL
CB	7	CARPINUS BETULUS 'TRANS FONTAINE'	FRANS FONTAINE HORNBEAM	6-7' TALL
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	6-7' TALL
GT	6	GLEDITSEA TRICANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5"-3" CAL.
JV	2	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8-10' TALL
LT	2	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5"-3" CAL.
NS	2	NYSSA SYLVATICA	BLACK GUM	2.5"-3" CAL.
PS	6	PINUS STROBUS	EASTERN WHITE PINE	8-10' TALL
QB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"-3" CAL.
QP	1	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR OAK	2.5"-3" CAL.
QR	3	QUERCUS RUBRA	RED OAK	2.5"-3" CAL.
SA	3	SWIDA ALTERNIFOLIA	PAGODA DOGWOOD	8-10' TALL
TA	42	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8-10' TALL
TP	3	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8-10' TALL
SHRUBS PALETTE				
AA	9	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GALLON
CA	26	CLETHERA ALNIFOLIA	SUMMERSWEET	3 GALLON
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IG	117	ILEX GLABRA	INKBERRY	3 GALLON
IV	51	ILEX VERTICILLATA	WINTERBERRY	3 GALLON
MP	45	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	3 GALLON
RA	51	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	3 GALLON
TD	35	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	3 GALLON
TM	33	TAXUS X MEDIA 'HICKSII'	HICKS YEW	3 GALLON
VA	21	VIBURNUM ACERIFOLIUM	MAPLE LEAF VIBURNUM	3 GALLON
VD	6	VIBURNUM DENTATUM	NORTHERN ARROWWOOD	3 GALLON
PERENNIALS AND GRASSES PALETTE				
AC	82	ASTILBE CHINESIS 'VISION IN WHITE'	VISION IN WHITE ASTILBE	1 GAL
AI	18	ASCLEPIAS INCARNATA	SWAMP MILKWEED	1 GAL
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PL	25	PEROVSKIA A. 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL
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SEED MIX				
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- NOTE:
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LIGHT SCHEDULE						
SYMBOL	LABEL	MODEL	MOUNT	DESCRIPTION	OPTIONS	REP.
	EX	COOPER LIGHTING - FITTURE: ANE-105-X-4-33-2 POLE/BASE: DEA714PU	CONCRETE FOOTING; KEEP 3" ABOVE GRADE	SINGLE	COLOR: BLK	ILLUMINATE 617-947-8996 STEVE PRUDHOMME
	SW1	MP LIGHTING - RECESSED WALL LIGHT L368-8W30HNC-56	WALL LIGHT	SINGLE	COLOR: S.S.	
	W1	BEGA LED WALL LUMINAIRES 24219-K3-BLK	BUILDING MOUNT	SINGLE	COLOR: BLK	
	W2	BEGA LED WALL LUMINAIRES 24243-K3-BLK	BUILDING MOUNT	SINGLE	COLOR: BLK	
	W3	BEACON RATION WALL RWL1-48L-25-3K7-4W-U	BUILDING MOUNT	SINGLE	COLOR: BLK	

- NOTES:
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LANDSCAPE
PLANTING AND
LIGHTING PLAN

DRAWING NUMBER

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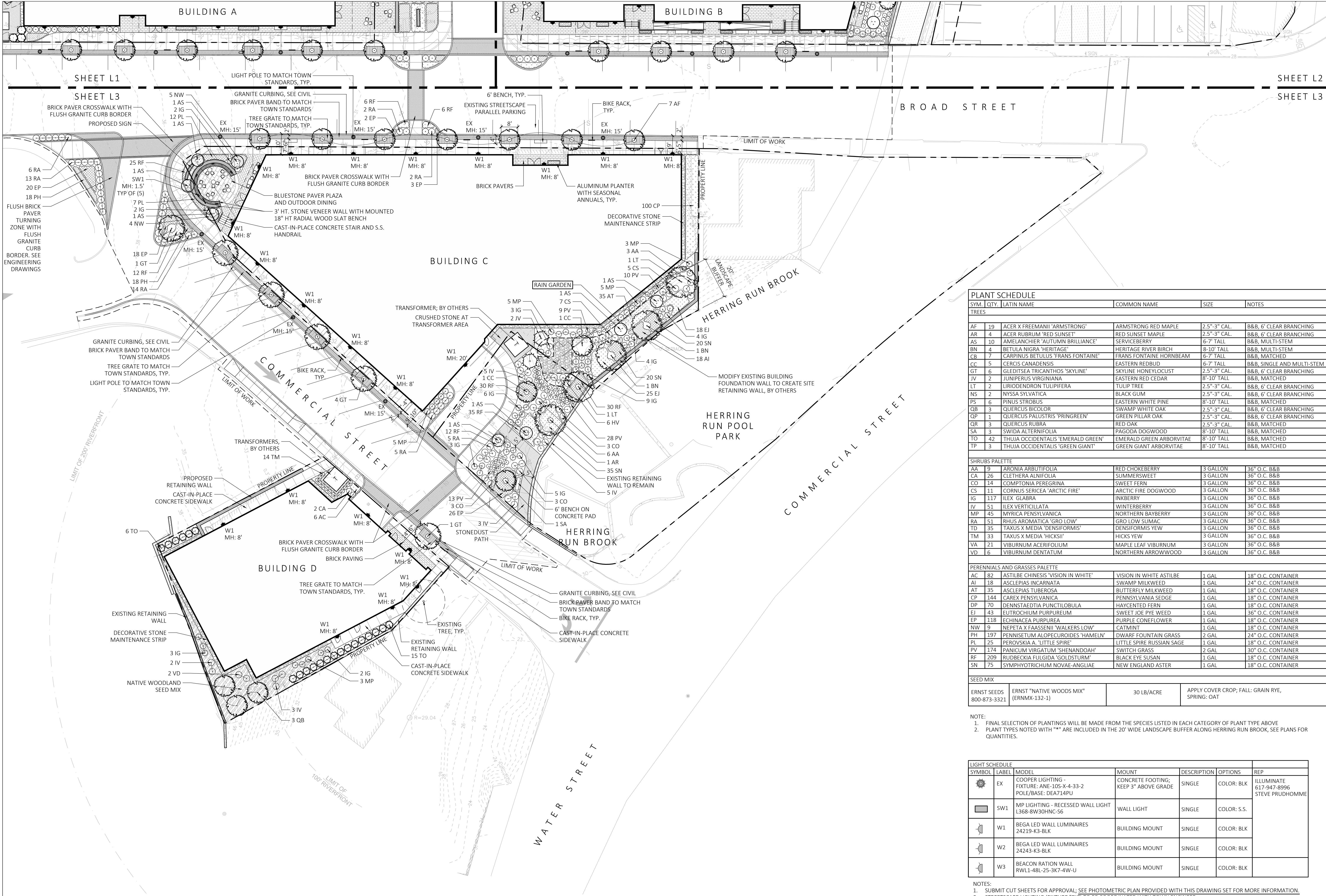
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PLANT SCHEDULE				
SYM.	QTY.	LATIN NAME	COMMON NAME	NOTES
TREES				
AF	19	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5"-3" CAL. B&B, 6' CLEAR BRANCHING
AR	4	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5"-3" CAL. B&B, 6' CLEAR BRANCHING
AS	10	AMELANCHIER 'AUTUMN BRILLIANCE'	SERVICEBERRY	6-7' TALL B&B, MULTI-STEM
BN	4	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8-10' TALL B&B, MULTI-STEM
CB	7	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	6-7' TALL B&B, MATCHED
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	6-7' TALL B&B, SINGLE AND MULTI-STEM
GT	6	GLEDITSEA TRICANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5"-3" CAL. B&B, 6' CLEAR BRANCHING
JV	2	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'-10' TALL B&B, MATCHED
LT	2	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5"-3" CAL. B&B, 6' CLEAR BRANCHING
NS	2	NYSSA SYLVATICA	BLACK GUM	2.5"-3" CAL. B&B, 6' CLEAR BRANCHING
PS	6	PINUS STROBUS	EASTERN WHITE PINE	8'-10' TALL B&B, MATCHED
QB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"-3" CAL. B&B, 6' CLEAR BRANCHING
QP	1	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR OAK	2.5"-3" CAL. B&B, 6' CLEAR BRANCHING
QR	3	QUERCUS RUBRA	RED OAK	2.5"-3" CAL. B&B, MATCHED
SA	3	SWIDA ALTERNIFOLIA	PAGODA DOGWOOD	8'-10' TALL B&B, MATCHED
TO	42	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8'-10' TALL B&B, MATCHED
TP	3	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8'-10' TALL B&B, MATCHED
SHRUBS PALETTE				
AA	19	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GALLON 36" O.C. B&B
CA	26	CLETHERA ALNIFOLIA	SUMMERSWEET	3 GALLON 36" O.C. B&B
CO	14	COMPTONIA PEREGRINA	SWEET FERN	3 GALLON 36" O.C. B&B
CS	11	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	3 GALLON 36" O.C. B&B
IG	117	ILEX GLABRA	INKBERRY	3 GALLON 36" O.C. B&B
JV	51	ILEX VERTICILLATA	WINTERBERRY	3 GALLON 36" O.C. B&B
MP	45	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	3 GALLON 36" O.C. B&B
RA	51	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	3 GALLON 36" O.C. B&B
TD	35	TAXUS X MEDIA 'DENSIFORMIS'	DENSIFORMIS YEW	3 GALLON 36" O.C. B&B
TM	33	TAXUS X MEDIA 'HICKSI'	HICKS YEW	3 GALLON 36" O.C. B&B
VA	21	VIBURNUM ACERIFOLIUM	MAPLE LEAF VIBURNUM	3 GALLON 36" O.C. B&B
VD	6	VIBURNUM DENTATUM	NORTHERN ARROWWOOD	3 GALLON 36" O.C. B&B
PERENNIALS AND GRASSES PALETTE				
AC	82	ASTILBE CHINESIS 'VISION IN WHITE'	VISION IN WHITE ASTILBE	1 GAL 18" O.C. CONTAINER
AI	18	ASCLEPIAS INCARNATA	SWAMP MILKWEED	1 GAL 24" O.C. CONTAINER
AT	35	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1 GAL 18" O.C. CONTAINER
CP	144	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL 18" O.C. CONTAINER
DP	70	DENNSTAEDTIA PUNCTIOBOLA	HAYCENTED FERN	1 GAL 18" O.C. CONTAINER
EJ	43	EUTROCHIMUM PURPUREUM	SWEET JOE PYE WEED	1 GAL 36" O.C. CONTAINER
EP	118	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL 18" O.C. CONTAINER
NW	9	NEPETA X FAASSENII 'WALKERS LOW'	CATMINT	1 GAL 18" O.C. CONTAINER
PH	197	PENNISSETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL 24" O.C. CONTAINER
PL	25	PEROVSKIA A. 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL 18" O.C. CONTAINER
PV	174	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	2 GAL 30" O.C. CONTAINER
RF	209	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYE SUSAN	1 GAL 18" O.C. CONTAINER
SN	75	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL 18" O.C. CONTAINER
SEED MIX				
ERNST SEEDS 800-873-3321		ERNST "NATIVE WOODS MIX" (ERNMX-132-1)	30 LB/ACRE	APPLY COVER CROP; FALL: GRAIN RYE, SPRING: OAT

- NOTE:
1. FINAL SELECTION OF PLANTINGS WILL BE MADE FROM THE SPECIES LISTED IN EACH CATEGORY OF PLANT TYPE ABOVE
 2. PLANT TYPES NOTED WITH "*" ARE INCLUDED IN THE 20' WIDE LANDSCAPE BUFFER ALONG HERRING RUN BROOK, SEE PLANS FOR QUANTITIES.

LIGHT SCHEDULE		MOUNT	DESCRIPTION	OPTIONS	REP
SYMBOL	LABEL				
	EX	COOPER LIGHTING - FITTURE: ANE-10S-X-4-33-2 POLE/BASE: DEA714PU	CONCRETE FOOTING; KEEP 3" ABOVE GRADE	SINGLE	COLOR: BLK
	SW1	MP LIGHTING - RECESSED WALL LIGHT L368-8W30HNC-S6	WALL LIGHT	SINGLE	COLOR: S.S.
	W1	BEGA LED WALL LUMINAIRES 24219-K3-BLK	BUILDING MOUNT	SINGLE	COLOR: BLK
	W2	BEGA LED WALL LUMINAIRES 24243-K3-BLK	BUILDING MOUNT	SINGLE	COLOR: BLK
	W3	BEACON RATION WALL RWL1-48L-25-3K7-4W-U	BUILDING MOUNT	SINGLE	COLOR: BLK

- NOTES:
1. SUBMIT CUT SHEETS FOR APPROVAL; SEE PHOTOMETRIC PLAN PROVIDED WITH THIS DRAWING SET FOR MORE INFORMATION.
 2. STREETSCAPE LIGHTING (FITTURE "EX") TO BE COORDINATED WITH TOWN ENGINEER

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JACKSON SQUARE
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SITE PLAN REVIEW

MARK	ISSUE	DATE
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DRAWING INFORMATION

ISSUE: SITE PLAN REVIEW

DATE: NOVEMBER 30, 2023

PROJECT #: 22034

SCALE:

DRAWING TITLE

LANDSCAPE
PLANTING AND
LIGHTING PLAN

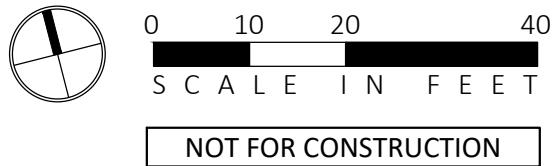
DRAWING NUMBER

L3

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1 LANDSCAPE PLANTING AND LIGHTING ENLARGEMENT

SCALE: 1" = 20'-0"



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WEYMOUTH, MA
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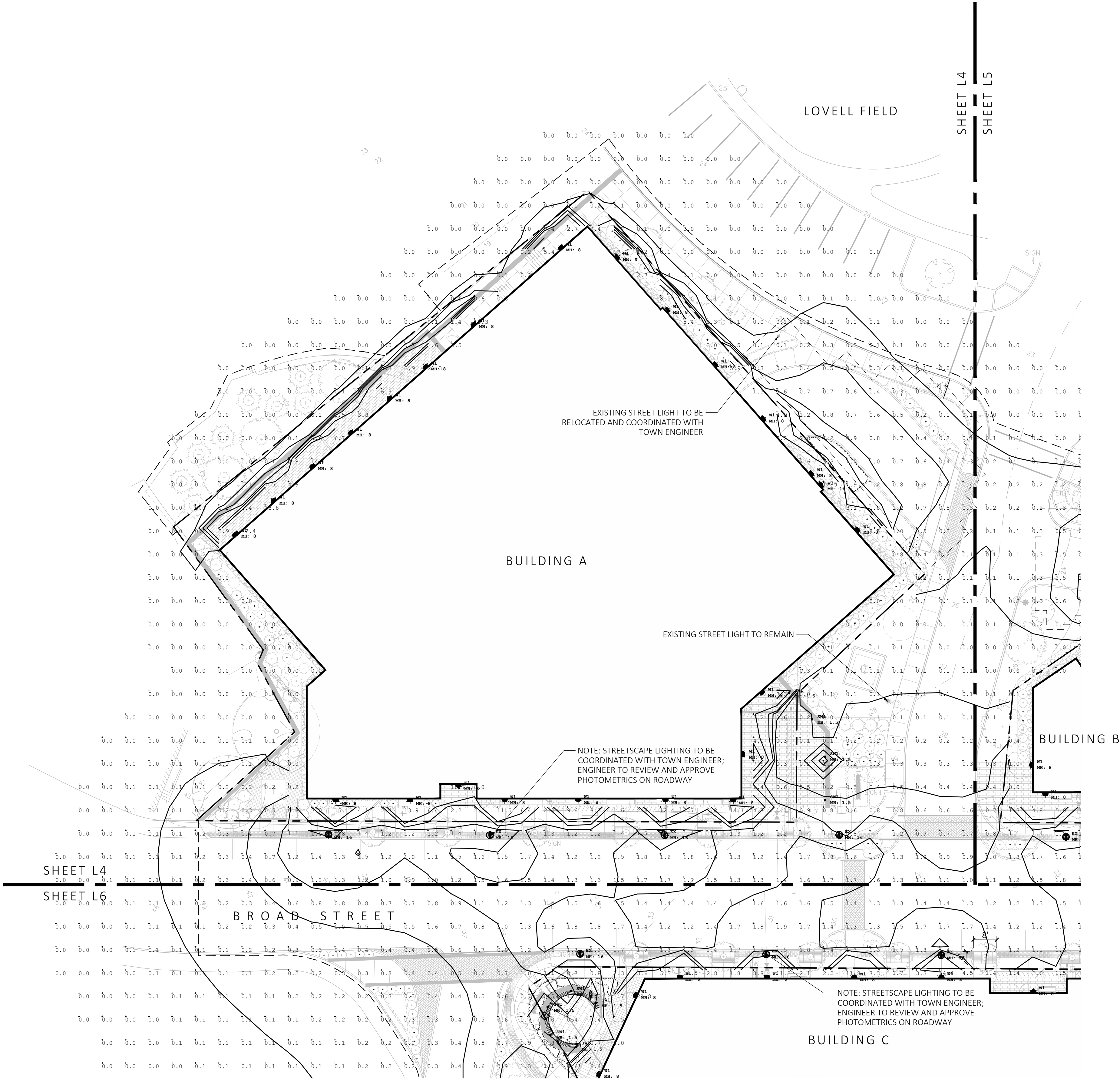
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ISSUE:	SITE PLAN REVIEW
DATE:	NOVEMBER 30, 2023
PROJECT #:	22034
SCALE:	

DRAWING TITLE
**LANDSCAPE
PHOTOMETRICS PLAN**

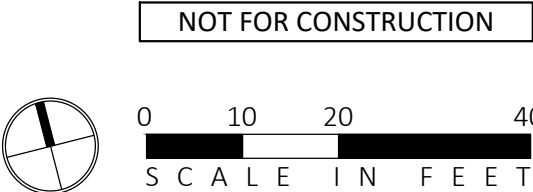
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Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
14	EX	71.9	SINGLE	0.900	ULA-A9-D-U-ASYM-VMx-BK-PDR
9	SW1	8	SINGLE	0.900	L368-8W30HNC-S6
57	W1	18	SINGLE	0.900	24219_BEGA_IES
1	W2	34	SINGLE	0.900	33243_BEGA_IES
2	W3	28	SINGLE	0.900	RWL1-48L-25-3K7-4W-U

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.72	22.4	0.0	N.A.	N.A.



1 LANDSCAPE PHOTOMETRICS ENLARGEMENT
SCALE: 1" = 20'-0"



JACKSON SQUARE
WEYMOUTH, MA
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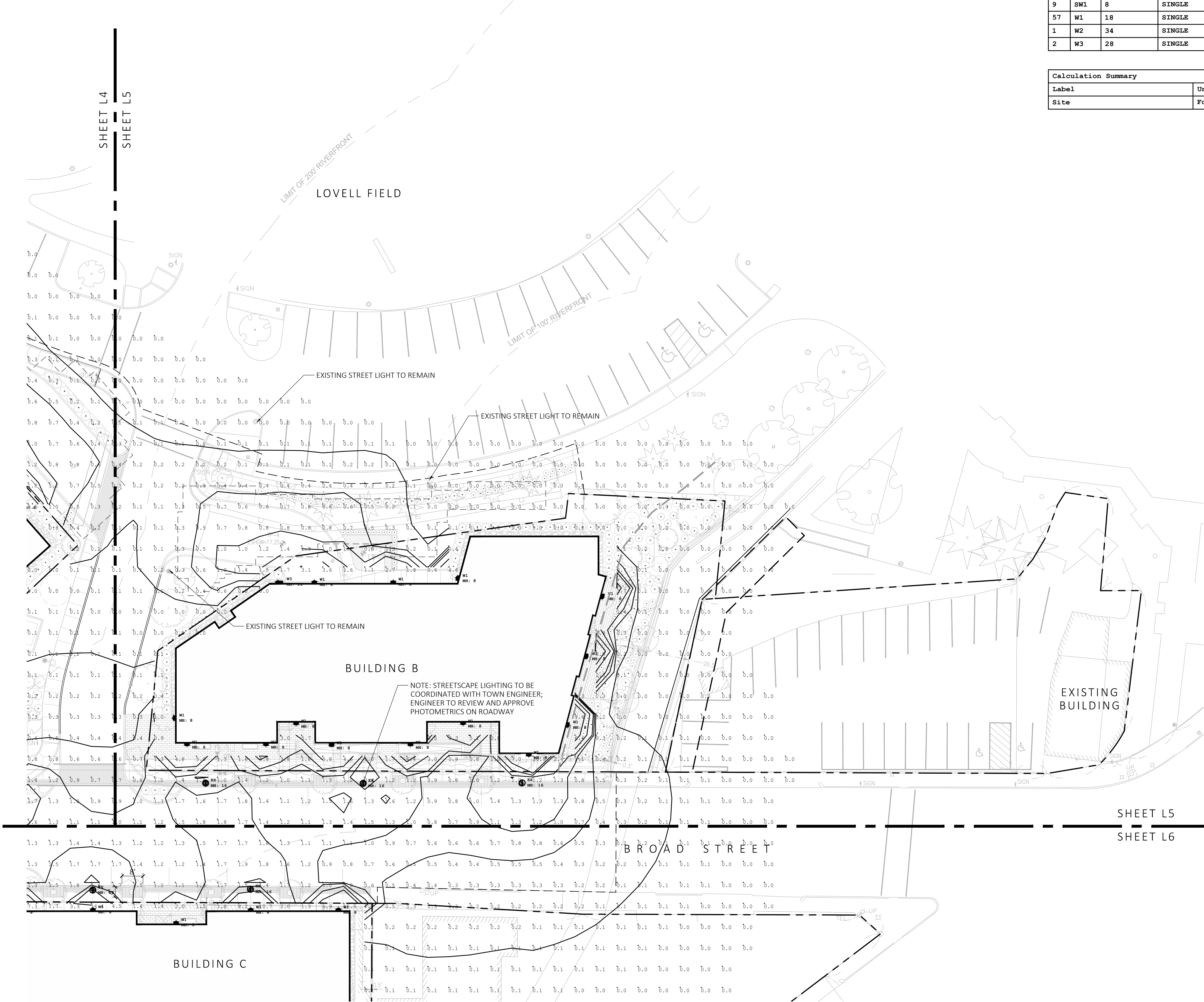
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ISSUE:	SITE PLAN REVIEW
DATE:	NOVEMBER 30, 2023
PROJECT #:	22034
SCALE:	

DRAWING TITLE
**LANDSCAPE
PHOTOMETRICS PLAN**

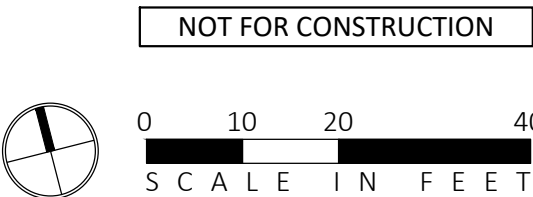
DRAWING NUMBER
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9	SW1	8	SINGLE	0.900	L368-8W30HNC-S6
57	W1	18	SINGLE	0.900	24219_BEGA_IES
1	W2	34	SINGLE	0.900	33243_BEGA_IES
2	W3	28	SINGLE	0.900	RWL1-48L-25-3K7-4W-U

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.72	22.4	0.0	N.A.	N.A.



1 LANDSCAPE PHOTOMETRICS ENLARGEMENT
SCALE: 1" = 20'-0"



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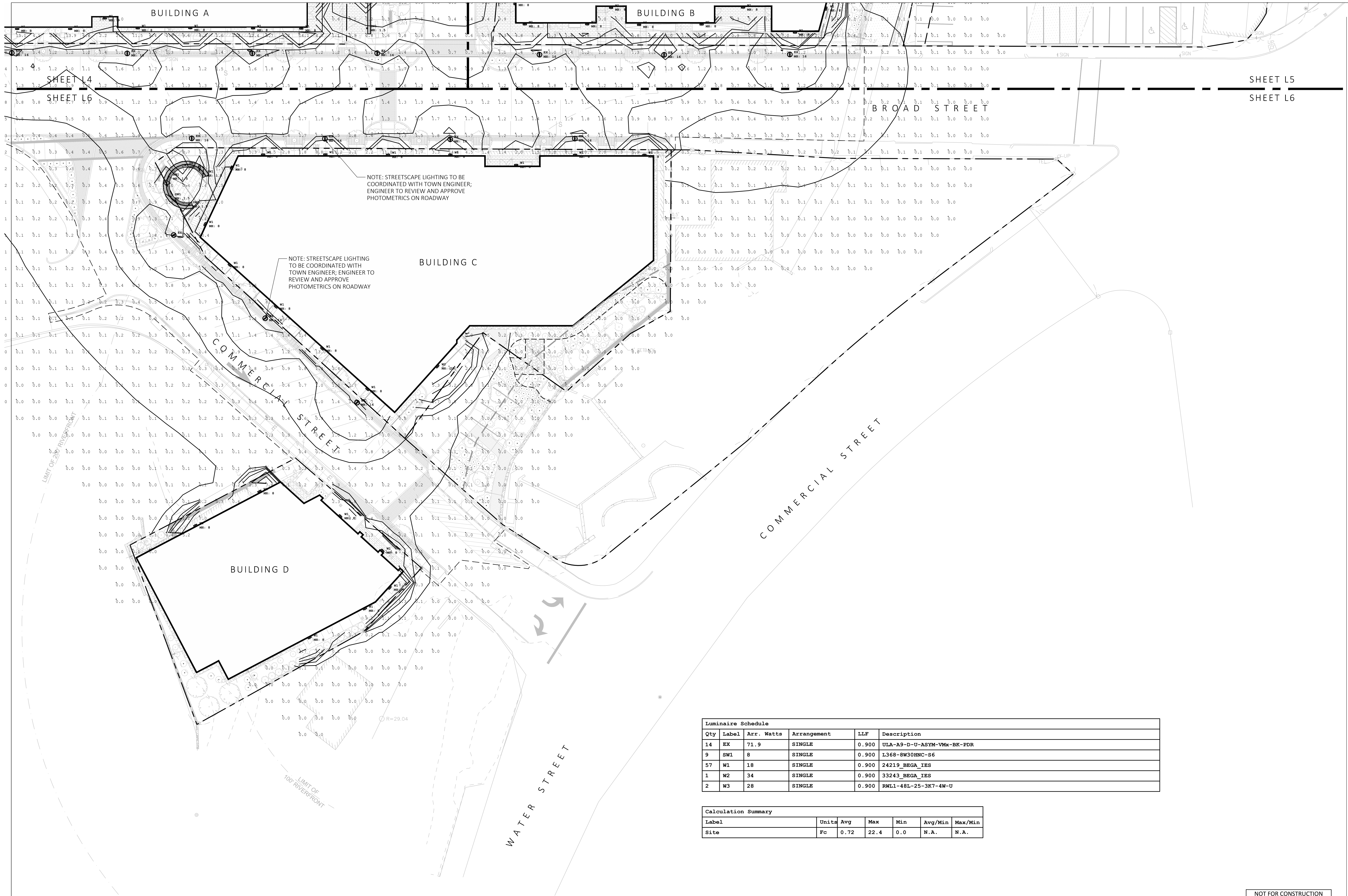
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PROJECT #:	22034
SCALE:	

DRAWING TITLE
**LANDSCAPE
PHOTOMETRICS PLAN**

DRAWING NUMBER

L6

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Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
14	EX	71.9	SINGLE	0.900	ULA-A9-D-U-ASYM-VMx-BK-PDR
9	SW1	8	SINGLE	0.900	L368-8W30HNC-S6
57	W1	18	SINGLE	0.900	24219_BEGA_IES
1	W2	34	SINGLE	0.900	33243_BEGA_IES
2	W3	28	SINGLE	0.900	RWL1-48L-25-3K7-4W-U

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.72	22.4	0.0	N.A.	N.A.

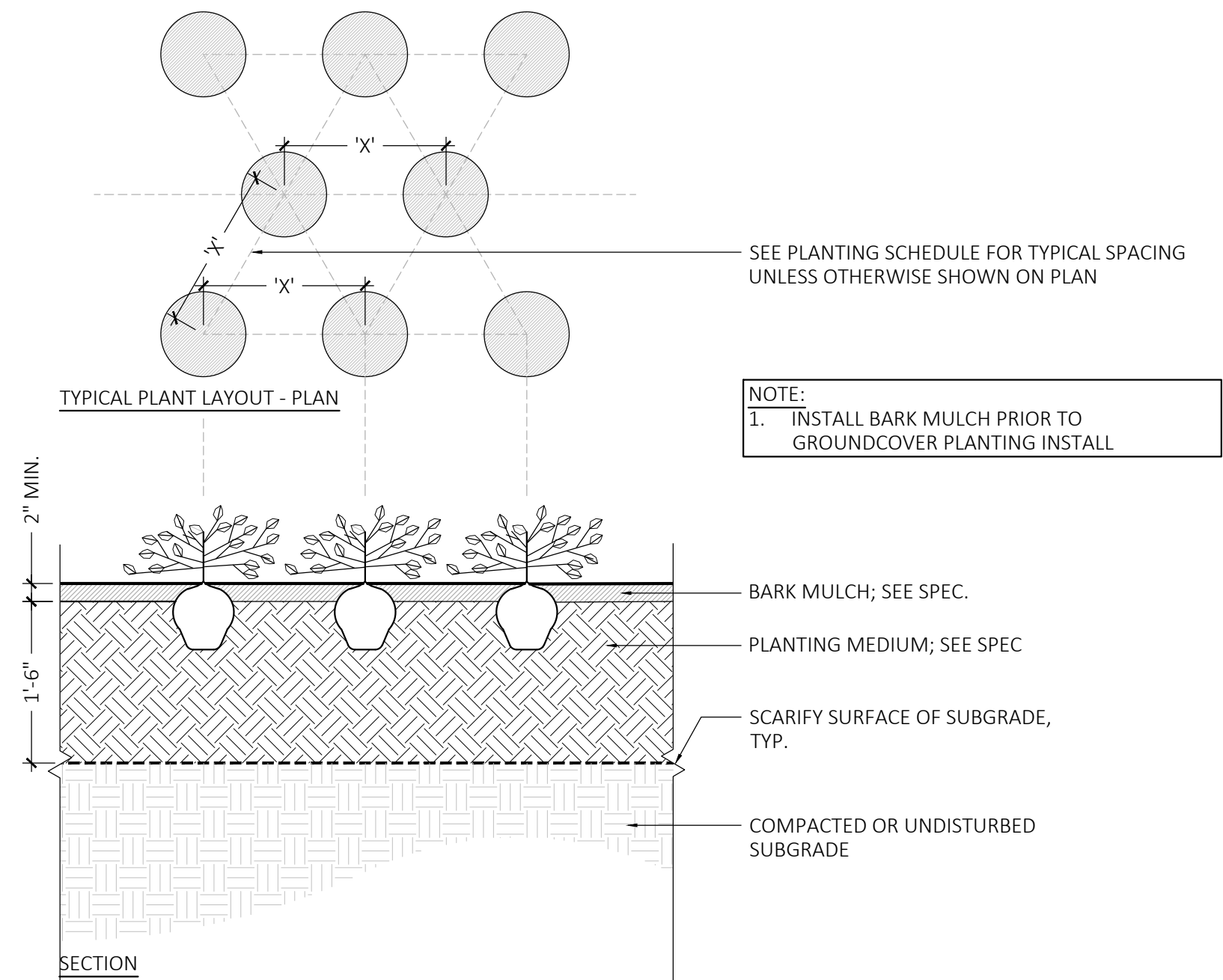
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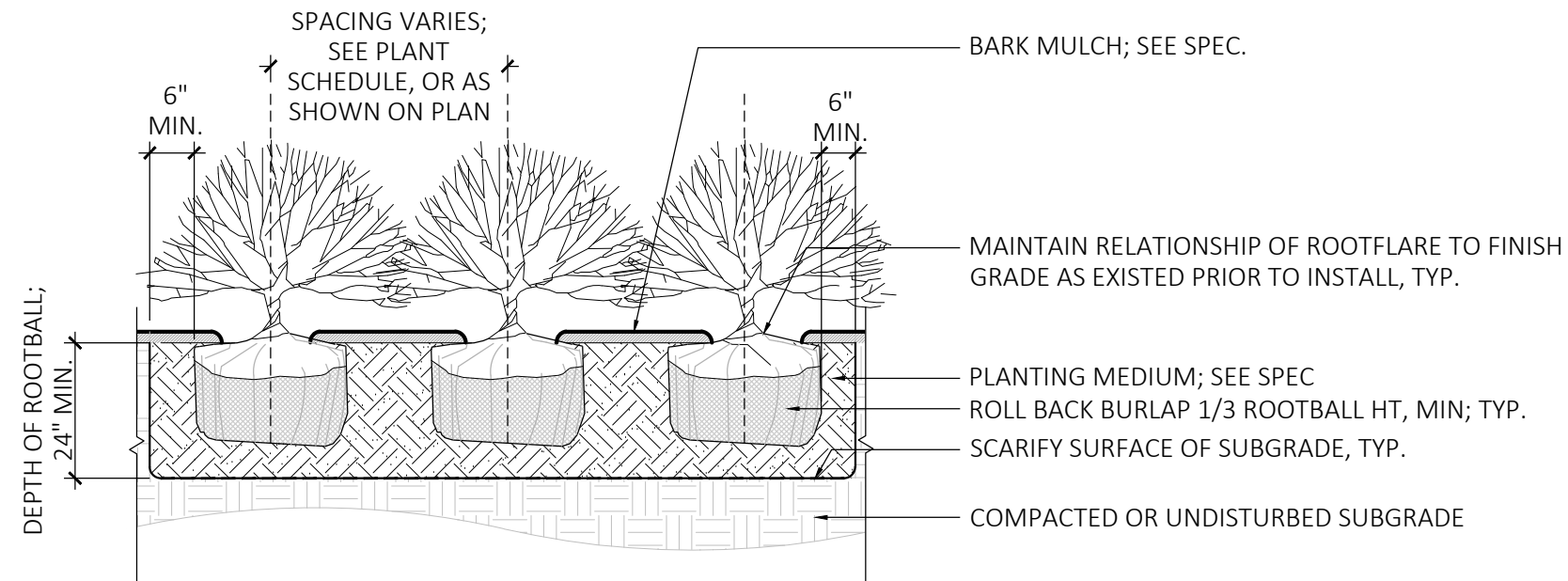
1 LANDSCAPE PHOTOMETRICS ENLARGEMENT
SCALE: 1" = 20'-0"

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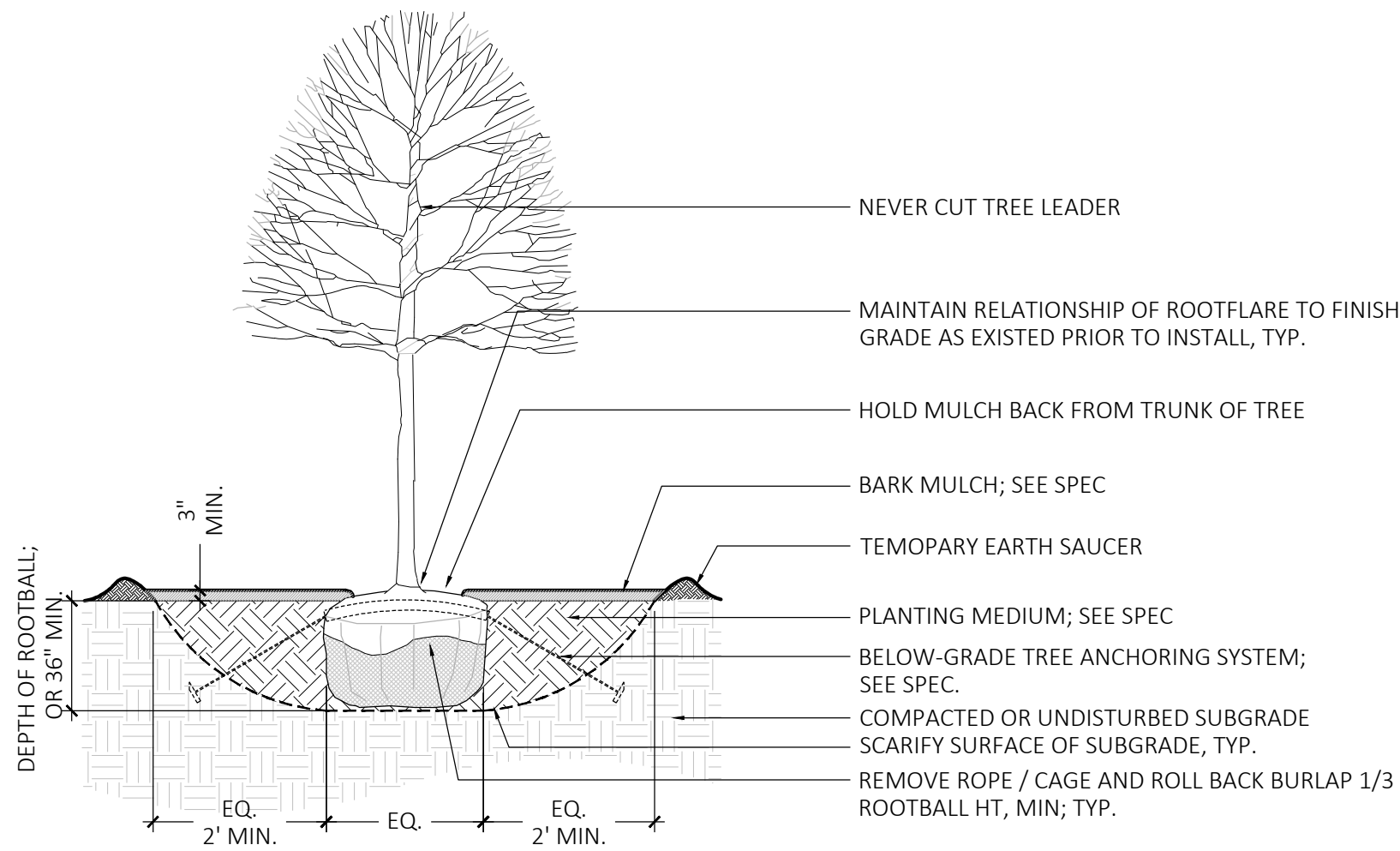
1 GROUNDCOVER PLANTING



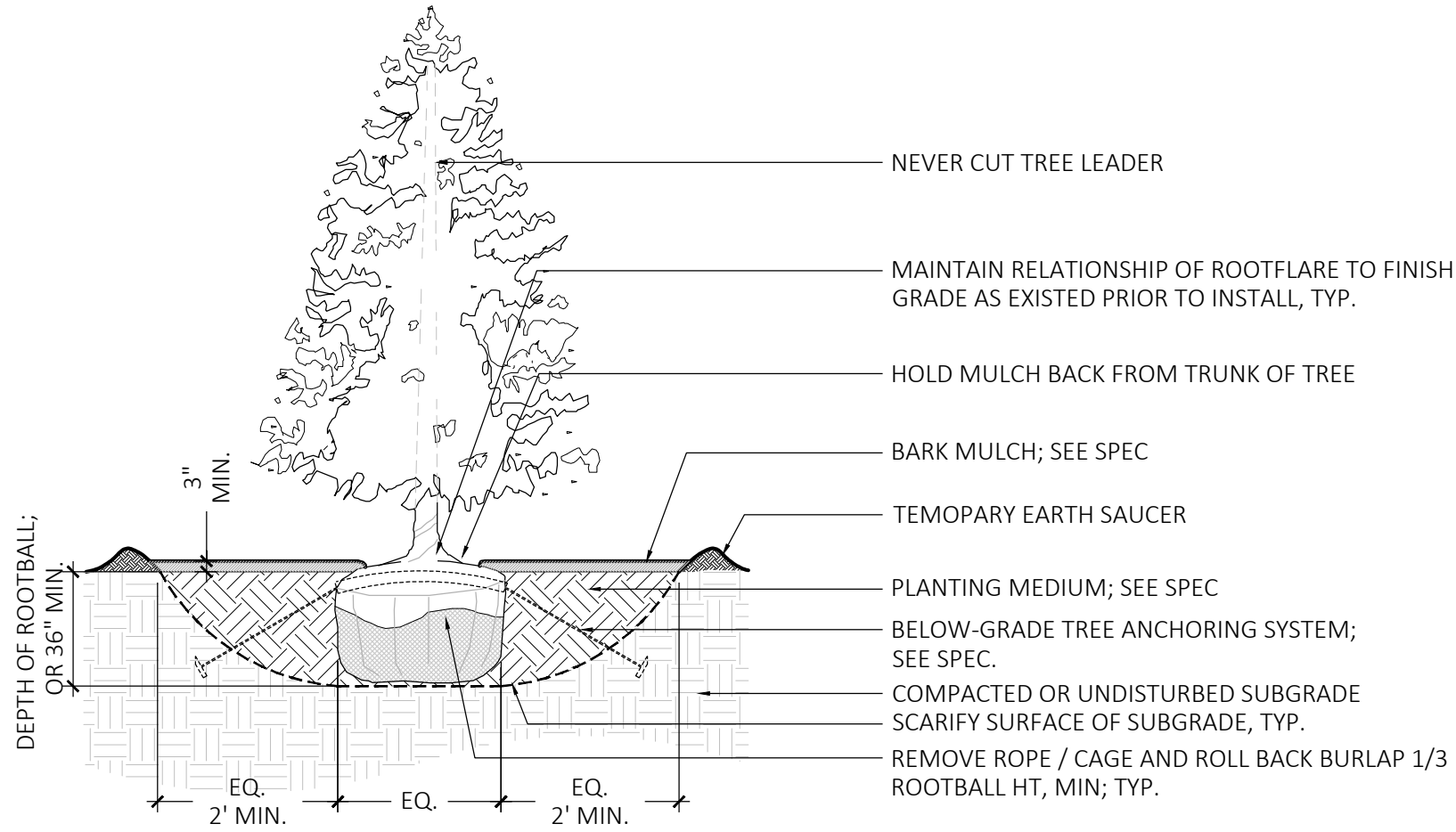
4 SHRUB PLANTING



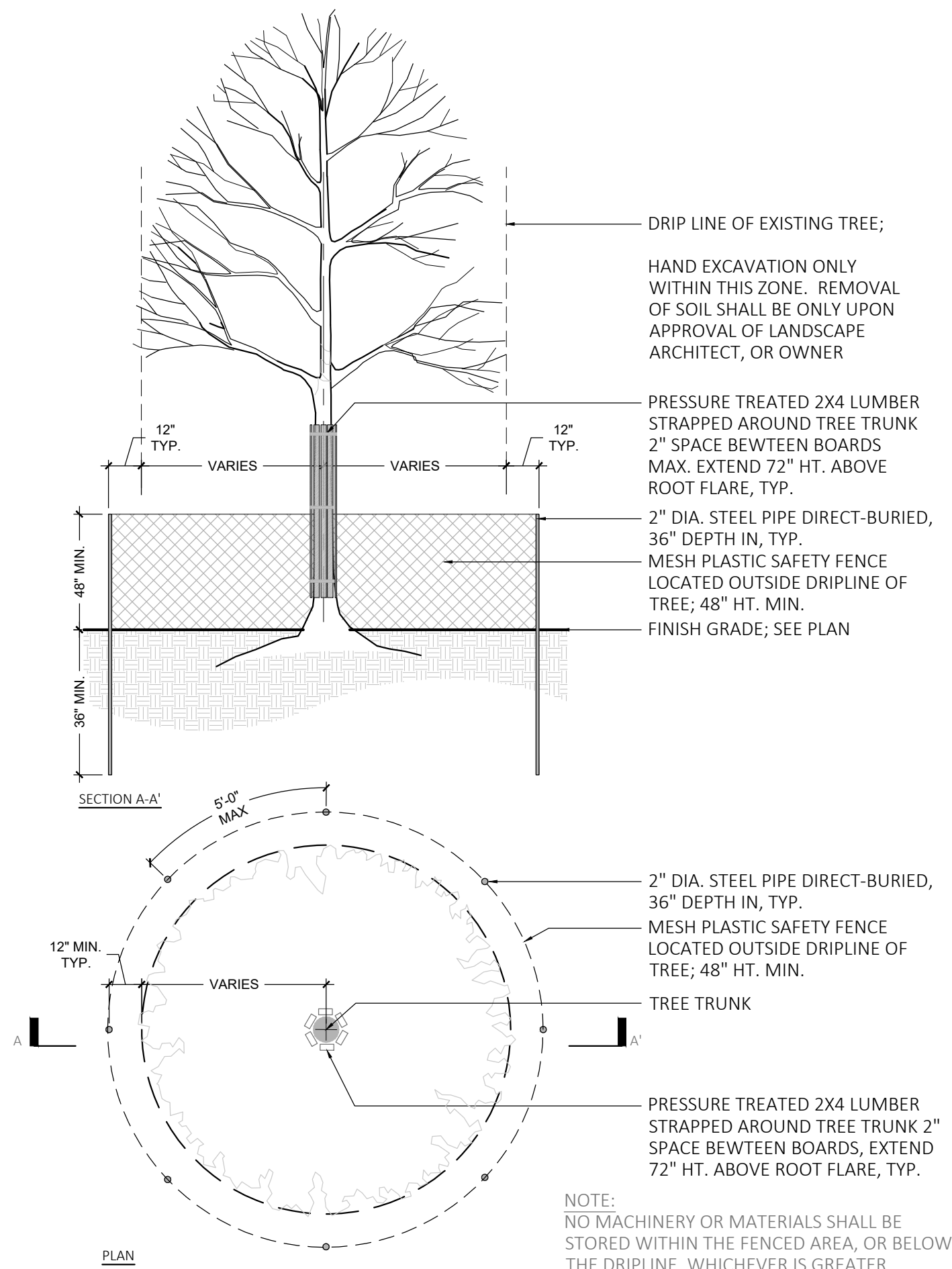
2 DECIDUOUS TREE PLANTING



3 EVERGREEN TREE PLANTING

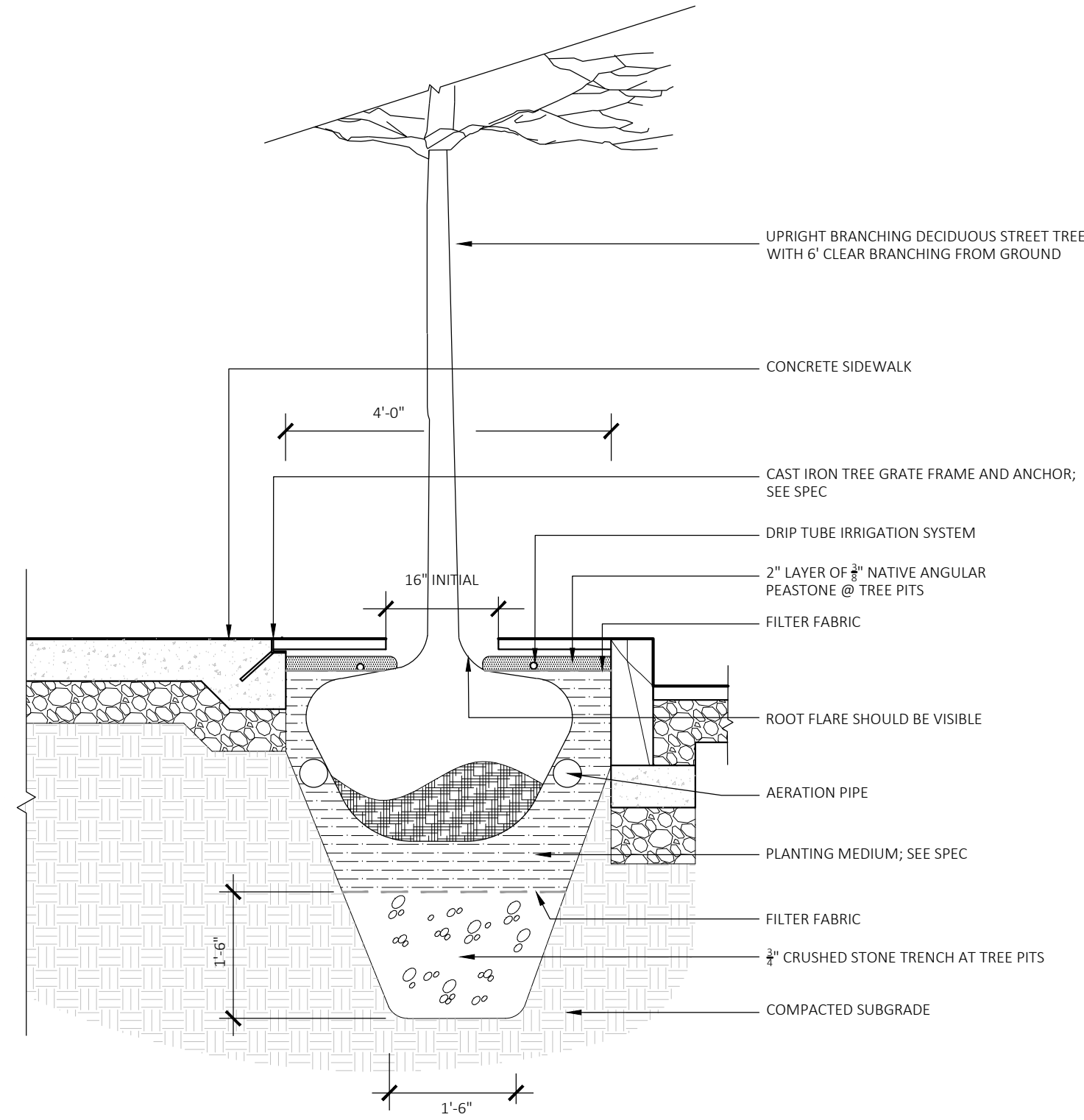


5 EXISTING TREE PROTECTION



6 TREE GRATE - SECTION

SCALE: $\frac{3}{4}" = 1'-0"$



PLANTING NOTES:

- DURING CONSTRUCTION, PROTECT ALL EXISTING SITE FEATURES, STRUCTURES AND UTILITIES.
- PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT APPROVAL IS REQUIRED BEFORE PLANT MATERIAL IS PURCHASED. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SEE ALL MATERIAL IN PERSON AT THE NURSERY. IF TRAVEL OUTSIDE OF MA IS REQUIRED, LANDSCAPE ARCHITECT'S TRAVEL COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
- ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PLANTS.
- THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
- WHERE DISCREPANCIES IN QUANTITIES OCCUR, DRAWINGS SUPERCEDE PLANT NOTES AND SCHEDULE.
- TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
- LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1", NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE pH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
- MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
- LOCATIONS FOR PLANTS AND/OR OUTLINE OF AREAS TO BE PLANTED ARE TO BE STAKED OUT AT THE SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
- SOIL DEPTHS: a.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; b.) GROUNDCOVER: 6" MIN.; c.) TREES: SEE DETAIL; d.) SOD/SEED: 6" MIN.
- PROVIDE A SUBSURFACE ROOTBALL ANCHOR BY PLATIPUS EARTH ANCHORS, SIZE FOR CALIPER

IRRIGATION NOTES:

- IRRIGATION SHALL BE A DESIGN-BUILD INSTALLATION. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL LAYOUT OF IRRIGATION SHOWING LOCATIONS AND SIZES OF MAIN LINES AND LATERAL LINES, ZONES, RAIN AND SOIL SENSORS, AND CUT SHEETS FOR CONTROLLER SYSTEM AND COMPONENTS. INCLUDE ANY NECESSARY SLEEVING.
- IRRIGATION CONTRACTOR SHALL VERIFY PSI/GPM REQUIREMENTS AT THE SITE BEFORE STARTING CONSTRUCTION.
- TREES SHALL BE ON A SEPARATE ZONE.
- PROVIDE A REMOTE RAIN SENSOR ON A ROOF AREA THAT IS NOT OBSTRUCTED FROM THE OPEN SKY.
- COORDINATE WITH OWNER FOR POINT OF CONNECTION LOCATION.
- COORDINATE WITH OWNER FOR IRRIGATION CONTROLLER LOCATION.
- INSTALL DRIPTUBING, .6GPH, 12" CENTERS, STAKED EVERY TURN OR EVERY 4'
- COORDINATE WITH OWNER FOR BACKFLOW PREVENTION LOCATION.
- INSTALLER SHALL INSTALL LIGHTNING AND SURGE PROTECTION DEVICES THROUGHOUT SYSTEM AS PER MANUFACTURER'S HIGHEST SPECIFICATION LEVELS.
- INSTALLER SHALL ADHERE TO ALL MANUFACTURER'S SPECIFICATIONS RELATED TO CONTROL SYSTEM INSTALLATION.
- INSTALLER SHALL INSTALL MOISTURE SENSORS. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE RESPONSIBLE TO PROGRAM RELATED HYDROZONES TO RESPECTIVE SOIL MOISTURE SENSORS. PROVIDE ONE FOR EACH IRRIGATION ZONE WITH AUTOMATIC SHUT-OFF ONCE MOISTURE REQUIREMENTS ARE MET.
- PRIOR TO BID, CONTRACTOR TO VERIFY THAT ALL MATERIALS, INSTALLATION PARAMETERS, AND OPERATIONS CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. NO LATER THAN FIVE DAYS BEFORE BID SUBMITTALS CONTRACTOR SHALL NOTIFY DESIGNER AND OWNER OF ANY CHANGES REQUIRED DUE TO CURRENT CODE OR ORDINANCE DISCREPANCIES.

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SITE PLAN REVIEW

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DETAILS

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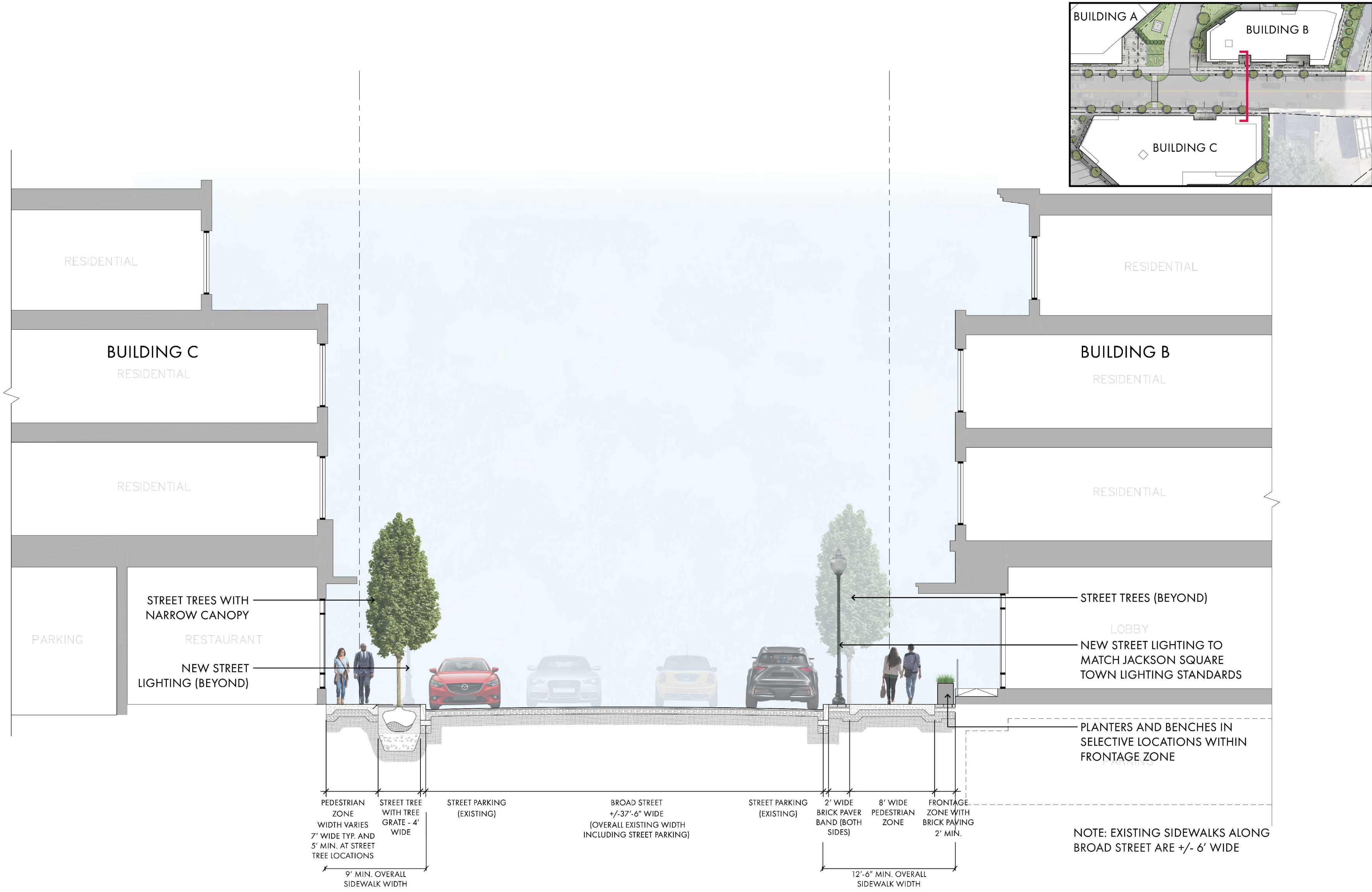
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LANDSCAPE
DETAILS

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1

STREETSCAPE SECTION - BROAD STREET (FOR REFERENCE)
SCALE: N.T.S.

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