

JACKSON SQUARE

WEYMOUTH, MA

NOVEMBER 17, 2023

NOI PLAN REVIEW

ARCHITECT
EMBARC

580 HARRISON AVE, SUITE 2W
BOSTON, MA 02118
O: 617.766.8330
www.embarcdesign.com

OWNER

IRAKLIS N PAPACHRISTOS,
MANAGER OF B&A, 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
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781.792.3900

LANDSCAPE

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

ABBREVIATIONS

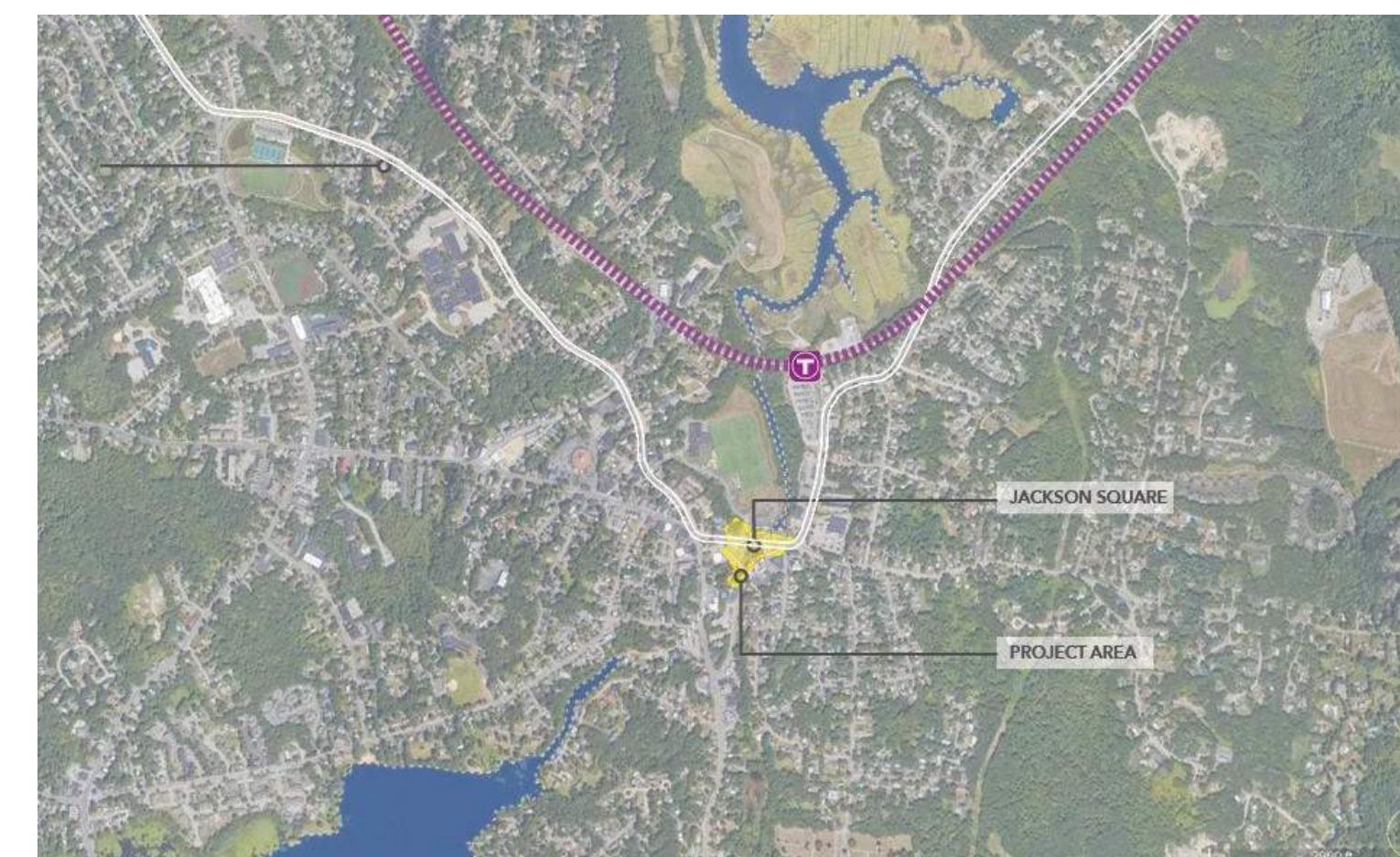
A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTIC CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AV	AUDIO VISUAL
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
CAB	CABINET
C.H.	CEILING HEIGHT
CLR.	CLEAR
CL	CENTERLINE
COL.	COLUMN
CONT.	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
C.J.	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
GWB	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

ARCHITECTURAL

A000	COVER SHEET
A010	ARCHITECTURAL SITE PLAN

CIVIL

EX-1	EXISTING CONDITIONS PLAN
EX-2	EXISTING CONDITIONS PLAN
EX-3	EXISTING CONDITIONS PLAN
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

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 DETAILS
L5	LANDSCAPE DETAILS

JACKSON SQUARE
 WEYMOUTH, MA
NOI PLAN REVIEW

REVISIONS

MARK	ISSUE	DATE



DRAWING INFORMATION

ISSUE:	NOI PLAN REVIEW
DATE:	NOVEMBER 17, 2023
PROJECT #:	22034
SCALE:	As indicated

DRAWING TITLE

COVER SHEET

DRAWING NUMBER

A000

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PROGRAM LEGEND

- RESTAURANT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITY
- RESIDENTIAL UNIT
- UTILITY & STORAGE
- PARKING
- CIRCULATION

SITE LEGEND

- 100' RIVERFRONT AREA
- 200' RIVERFRONT AREA
- LIMIT OF HERRING BROOK
- FEMA 100-YEAR FLOODPLAIN

REVISIONS

MARK	ISSUE	DATE



DRAWING INFORMATION

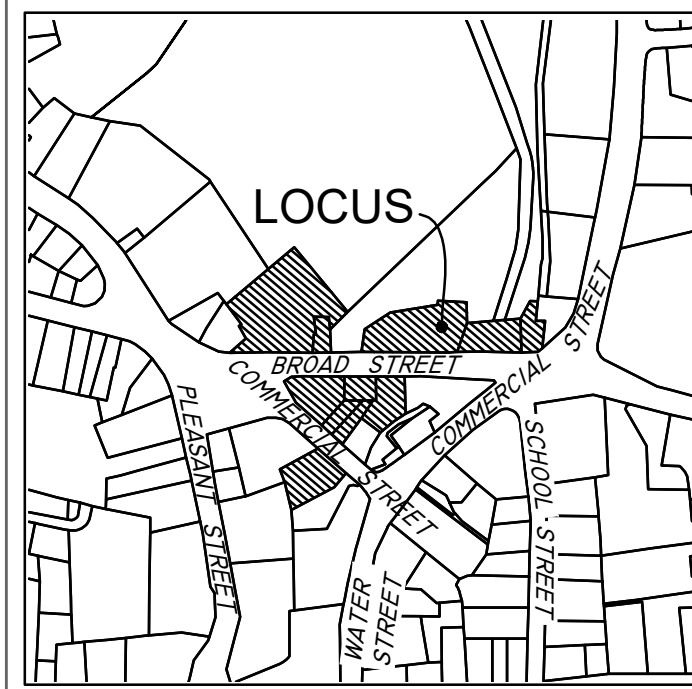
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DRAWING TITLE
 ARCHITECTURAL
 SITE PLAN

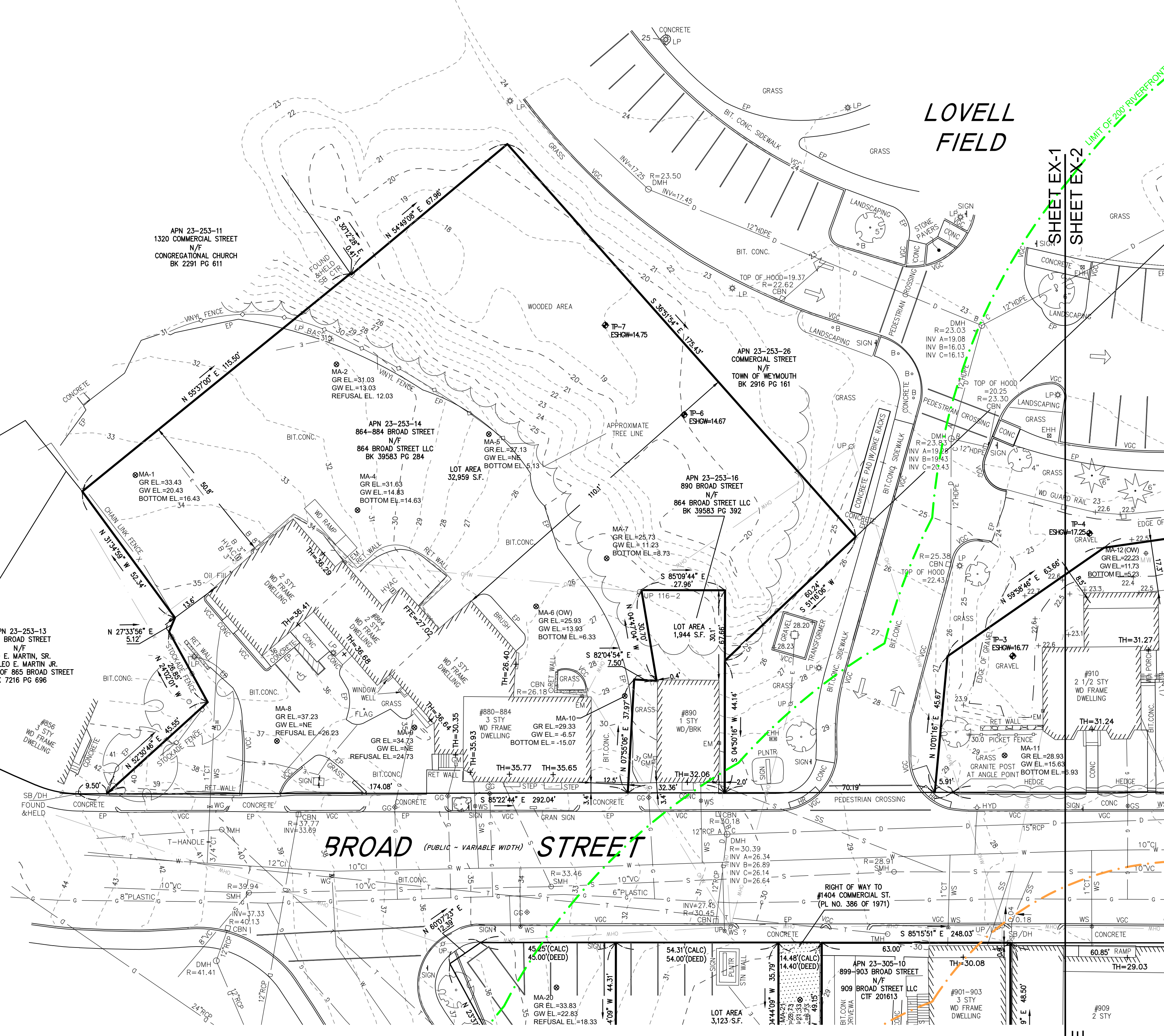
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A010
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LOCUS MAP
Not to Scale



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
 - ELECTRIC MANHOLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - DRAINAGE CATCH BASIN
 - DOOR WAY THRESHOLD
 - HYDRANT
 - POST INDICATOR VALVE
 - UTILITY POLE
 - YARD LIGHT
- LINE DESIGNATORS**
- WATER MAIN
 - HANDRAIL
 - JERSEY BARRIER
 - GUARD RAIL
 - RAILROAD TRACKS
 - OHW — OVERHEAD WIRES
 - G — GAS LINE
 - WS — WATER SERVICE
 - — UNDERGROUND ELECTRIC
 - D — STORM DRAIN LINE
 - S — SANITARY SEWER LINE
 - T — TELEPHONE LINE
 - — DRAINAGE SWALE
 - X — CHAIN LINK FENCE
- ABBREVIATIONS**
- BIT CONC. BITUMINOUS CONCRETE PAVEMENT
 - CCB CAPE CDD BERM
 - EP EDGE OF PAVEMENT
 - BC BITUMINOUS CONCRETE CURB
 - RET WALL RETAINING WALL
 - CONC. CONCRETE
 - RCP REINFORCED CONCRETE PIPE
 - VCC VERTICAL GRANITE CURB
 - ETW EDGE OF TRAVEL WAY
 - MIL METAL BERM
 - VCC VERTICAL CONCRETE CURB
 - CMP CORRUGATED METAL PIPE
 - TH THRESHOLD ELEVATION

- SURVEY NOTES:**
- LOCUS IS SHOWN ON THE TOWN OF WEYMOUTH ASSESSORS MAP SHEET 23 AS PARCELS:
 - 253-14 (864-884 BROAD STREET)
 - 305-1 (881 BROAD STREET)
 - 253-16 (890 BROAD STREET)
 - 305-10 (899 BROAD STREET)
 - 305-9 (909 BROAD STREET)
 - 253-17 (910 BROAD STREET)
 - 253-18 (930 BROAD STREET)
 - 253-21 (948 BROAD STREET)
 - 305-11 (1404 COMMERCIAL STREET)
 - 305-4 (1406 COMMERCIAL STREET)
 - 306-11 (1409 COMMERCIAL STREET)
 - DEED TO LOCUS IS RECORDED IN THE NORFOLK COUNTY REGISTRY OF DEEDS AT 40704 PAGE 156, BOOK 37384, PAGE 324, BOOK 37384, PAGE 384, BOOK 39583, PAGE 284, BOOK 39583, PAGE 392, BOOK 40410, PAGE 538, LC CTF. 206790, LC CTF. 206791, LC CTF. 201613.
 - THIS SURVEY WAS MADE ON THE GROUND IN NOVEMBER OF 2022 THROUGH JANUARY OF 2023 BY MCKENZIE ENGINEERING GROUP, INC.
 - ELEVATIONS SHOWN ARE REFERENCED TO TOWN OF WEYMOUTH DATUM. TOWN OF WEYMOUTH DATUM SUBTRACT 6.63' = NAVD88 (FEMA DATUM).
 - WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
 - LOCUS IS ZONED GENERAL BUSINESS (B-2) MINIMUM SETBACK REQUIREMENTS:
 - FRONT YARD NONE*
 - SIDE YARD NONE*
 - REAR YARD NONE*
 - LOCUS IS SITUATED IN ZONE X AND AE AS SHOWN ON F.I.R.M. NO 250210233E, EFFECTIVE JULY 17, 2012.
 - ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ZONE AE - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.
 - LOCUS IS NOT LOCATED IN A DEP ZONE 2 OR TOWN OF WEYMOUTH WATERSHED PROTECTION DISTRICT ZONE.
 - UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

10. PLAN REFERENCES:

PB	PG	PLAN NO
2346		2346
1435	417	
1784	403	
1794	79	
2210	473	
2215	526	359 OF 1936
2249	374	
2291	611	513 OF 1940
157	587	OF 1950
211	506	OF 1981 (DRAINAGE EASEMENT)
4379	604	943 OF 1966
4737	111	386 OF 1971
4807	500	111 OF 1972
288	286	OF 1981
290	617	OF 1981
6491	249	1045 OF 1984
355	782	OF 1987
LC PLAN 8571A		
LC PLAN 11926A		
LC PLAN 10022A		
LC PLAN 32001A		
LC PLAN 34047A		
LC PLAN 34543A		

SHEET EX-3

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY CONDUCTED BY MCKENZIE ENGINEERING GROUP, INC. IN NOVEMBER, 2022.

RICHARD J. HOOD, PLS DATE



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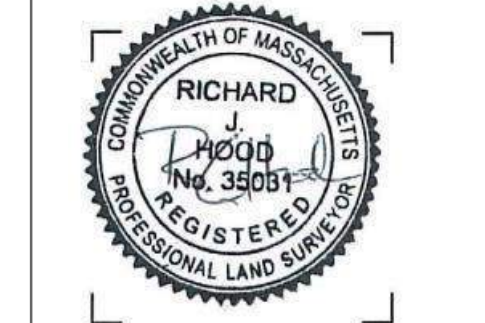
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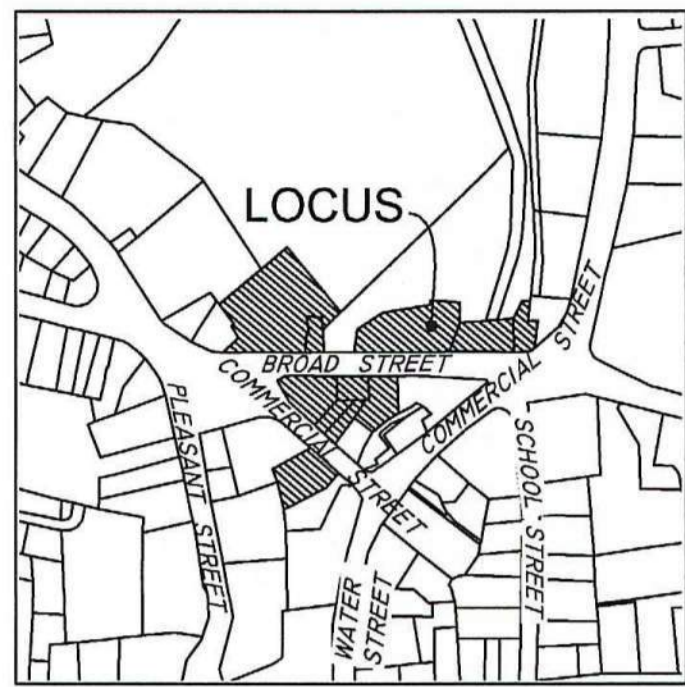


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SCALE: 1" = 20'
DRAWING TITLE
EXISTING CONDITIONS PLAN

DRAWING NUMBER

EX-1

copyright: EMBARC INC.



LOCUS MAP
Not to Scale

LOVELL FIELD



SHEET EX-1
SHEET EX-2

SHEET EX-3

MATCH LINE



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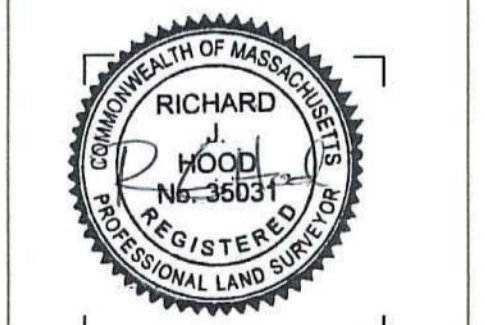
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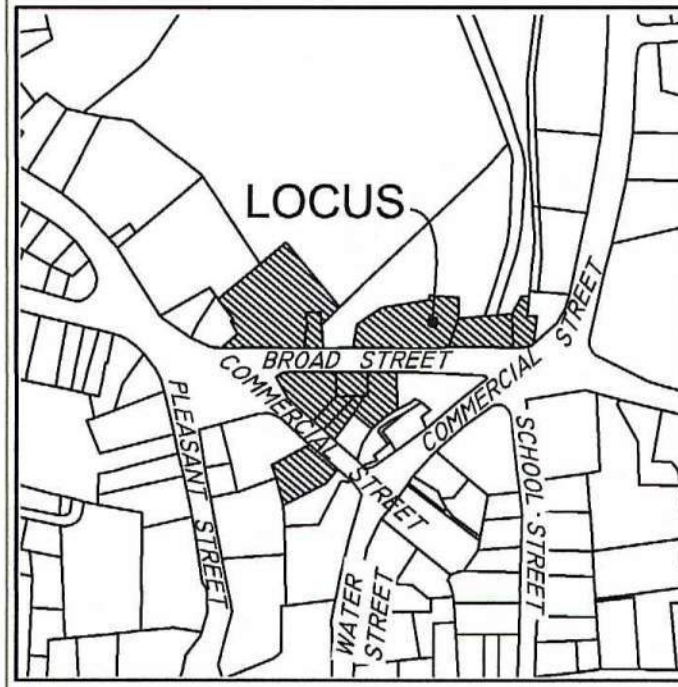
REVISIONS

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DRAWING TITLE
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EX-2
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SHEET EX-1

MATCH LINE

SHEET EX-2

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LOCUS MAP
Not to Scale

BROAD (PUBLIC - VARIABLE WIDTH) STREET

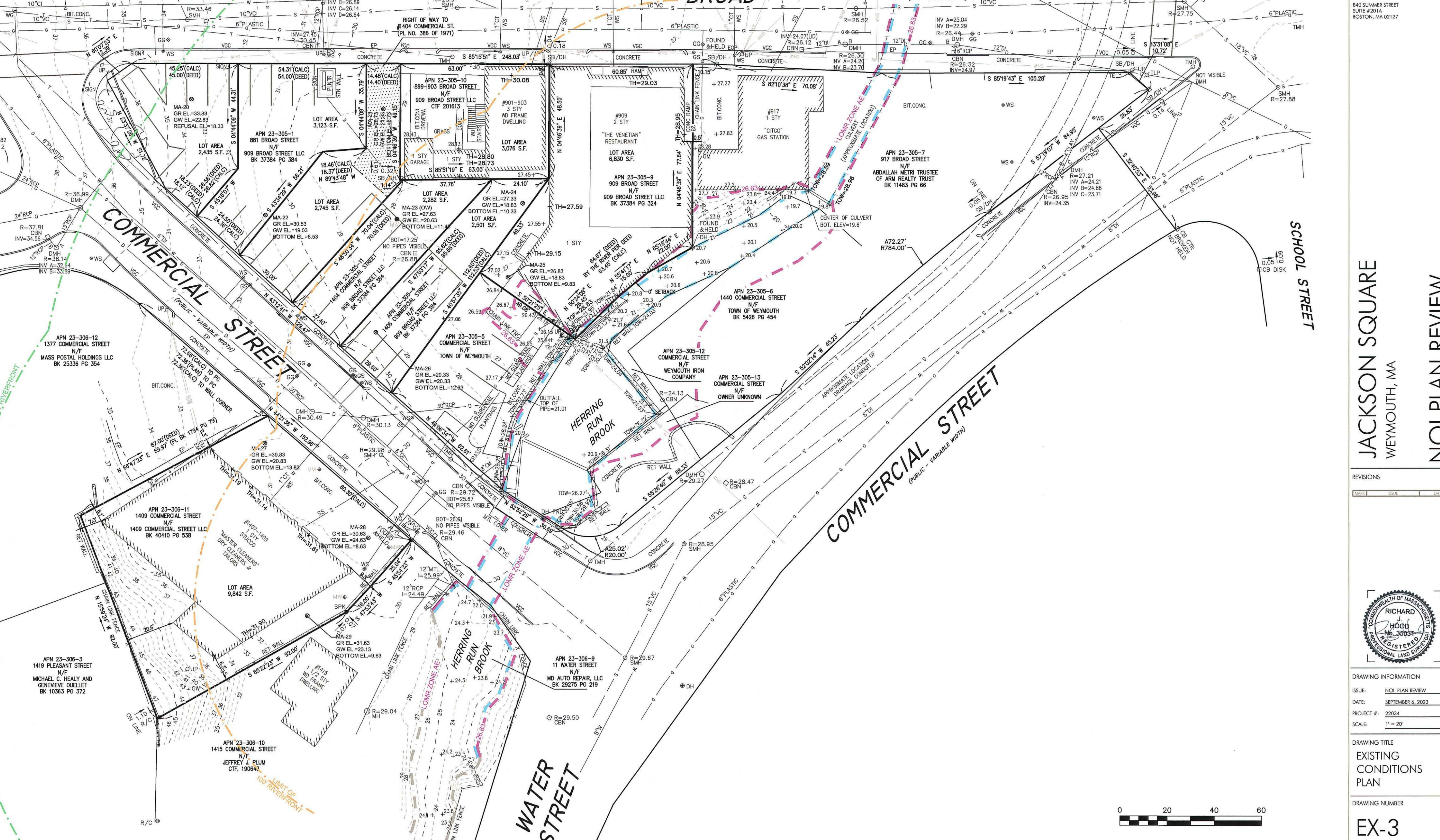
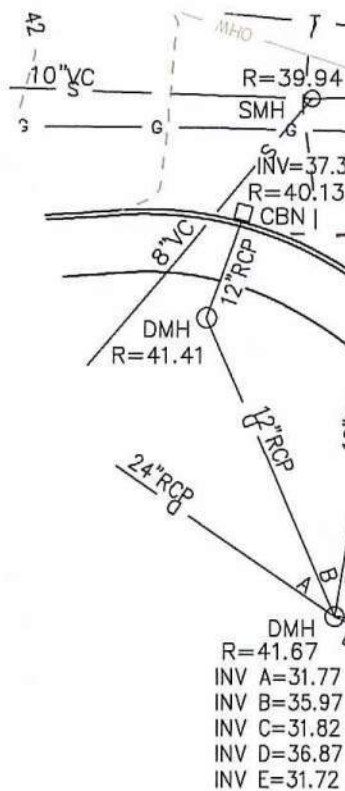
BROAD (PUBLIC - VARIABLE WIDTH) STREET

COMMERCIAL STREET
(Public - Variable Width)

COMMERCIAL STREET
(Public - Variable Width)

SCHOOL STREET

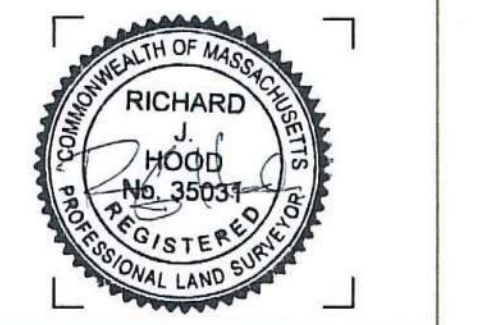
WATER STREET



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NOI PLAN REVIEW

REVISIONS

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DRAWING TITLE
**EXISTING
CONDITIONS
PLAN**

DRAWING NUMBER

EX-3

copyright: EMBARC INC.





LOVELL FIELD

BROAD (PUBLIC - VARIABLE WIDTH) STREET

ABBREVIATIONS

F1E	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
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CMP	CORRUGATED METAL PIPE

LEGEND

SURVEY SYMBOLS

- REBAR
- ANGLE IRON
- CONCRETE BOUND WITH DRILL HOLE
- STONE BOUND
- 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 SLUMP
- EMH ELECTRIC MANHOLE
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- TMH TELEPHONE MANHOLE
- CBN DRAINAGE CATCH BASIN
- DRYDRY 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

AREA PATTERNS

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

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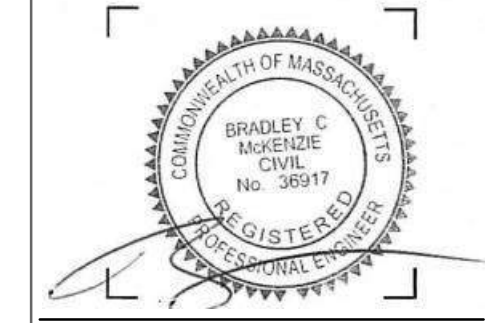
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REVISIONS

NO.	REVISION COMMENTS	DATE
1	PER REVIEW COMMENTS	11/13/23



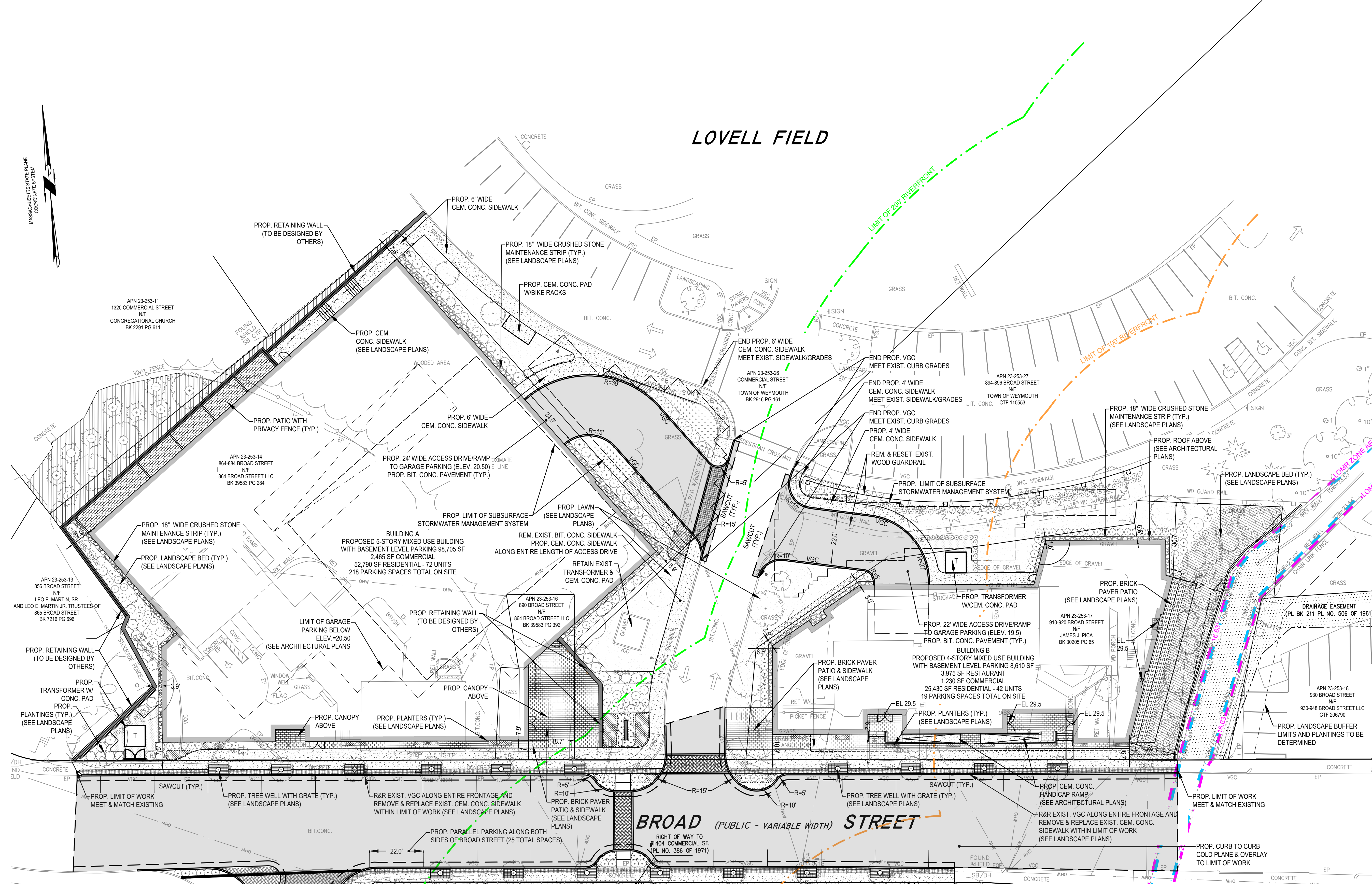
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DRAWING TITLE
SITE LAYOUT PLAN
BUILDINGS A & B

DRAWING NUMBER
C-1

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C:\Users\lmcginn\Documents\22034 - Jackson Square Weymouth_Rev01.dwg 9/6/2023 5:27:10 PM

ABBREVIATIONS

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COB	CAPE COD BERM
EP	EDGE OF PAVEMENT
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- ⊕ ELECTRIC HAND HOLE
- ⊕ GUY POLE
- GW GUY WIRE
- ⊕ HVAC UNIT
- ☀ BUILDING LIGHT W/MAST
- ☀ BUILDING LIGHT
- ⊕ TRANSFORMER
- ⊕ WATER GATE
- EXH ⊕ EXHAUST VENT
- ⊕ AIR VENT
- ⊕ DRAINAGE SLUMP
- ⊕ ELECTRIC MANHOLE
- ⊕ SEWER MANHOLE
- ⊕ DRAIN MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ DRAINAGE CATCH BASIN
- ⊕ DOOR WAY THRESHOLD
- ⊕ HYDRANT
- ⊕ POST INDICATOR VALVE
- ⊕ UTILITY POLE
- ⊕ YARD LIGHT
- ⊕ RIP RAP
- ⊕ BOLLARD
- ⊕ SIGN
- ⊕ FA FIRE ALARM
- ⊕ DEODOROUS TREE
- ⊕ CONFEROUS TREE

LINE DESIGNATORS

- WATER MAIN
- HANDRAIL
- JERSEY BARRIER
- GUARD RAIL
- RAILROAD TRACKS
- OHW OVERHEAD WIRES
- G GAS LINE
- WS WATER SERVICE
- U UNDERGROUND ELECTRIC
- D STORM DRAIN LINE
- S SANITARY SEWER LINE
- S DRAINAGE SWALE
- X CHAIN LINK FENCE

AREA DESIGNATORS

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

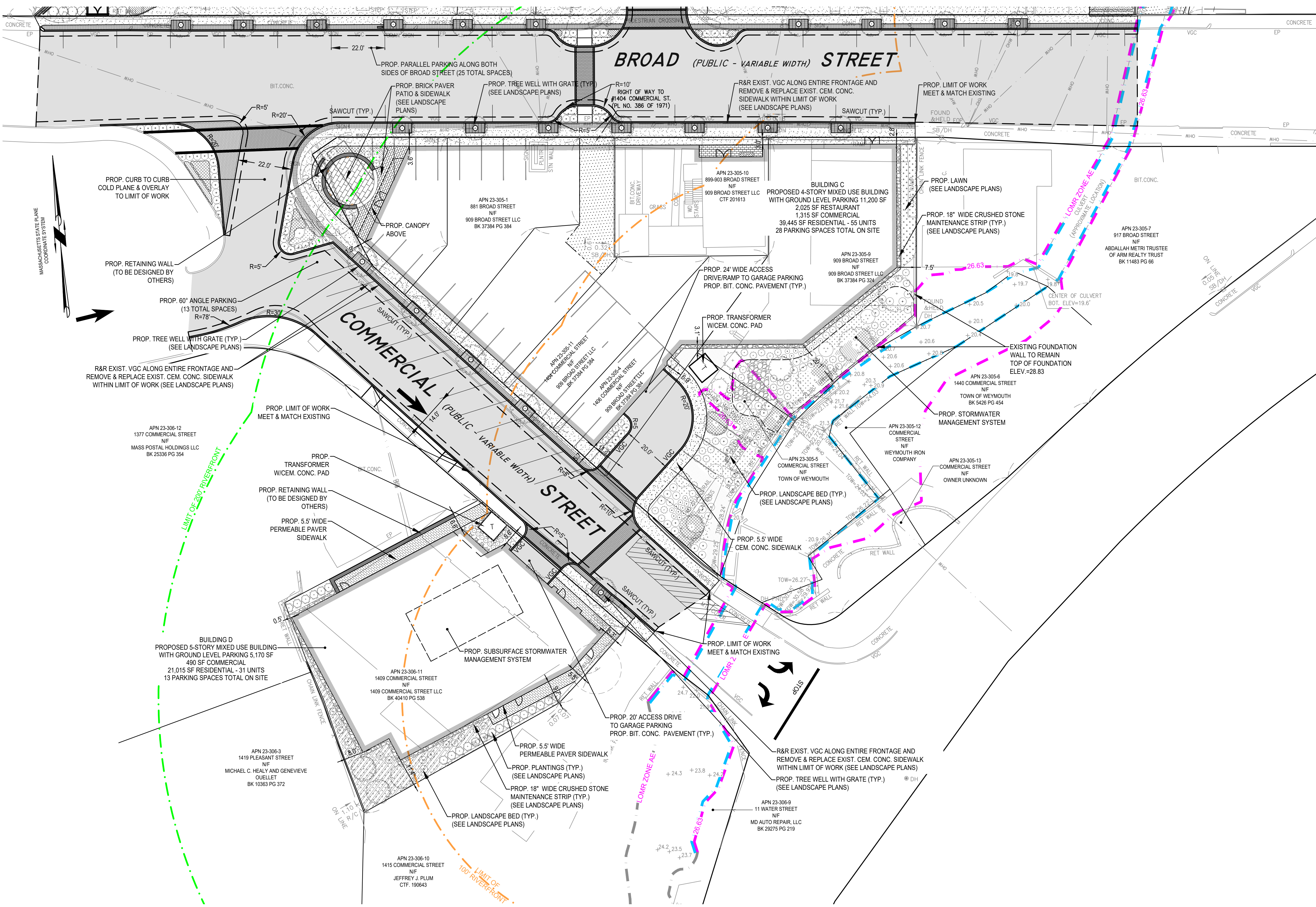
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OWNER
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MANAGER OF 864, 909, 910 BROAD ST LLC
AND 1409 COMMERCIAL ST LLC
1 FRANKLIN STREET, UNIT 2308
BOSTON, MA 02110
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MCKENZIE ENGINEERING GROUP
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

NOI PLAN REVIEW

REVISIONS

NO.	DESCRIPTION	DATE
1	PER REVIEW COMMENTS	11/13/23

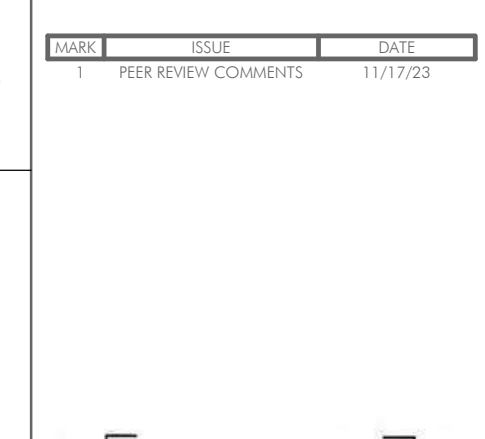
DRAWING INFORMATION

ISSUE: NOI PLAN REVIEW
DATE: SEPTEMBER 6, 2023
PROJECT #: 22034
SCALE: 1" = 20'

DRAWING TITLE
SITE LAYOUT PLAN
BUILDINGS C&D

DRAWING NUMBER
C-2

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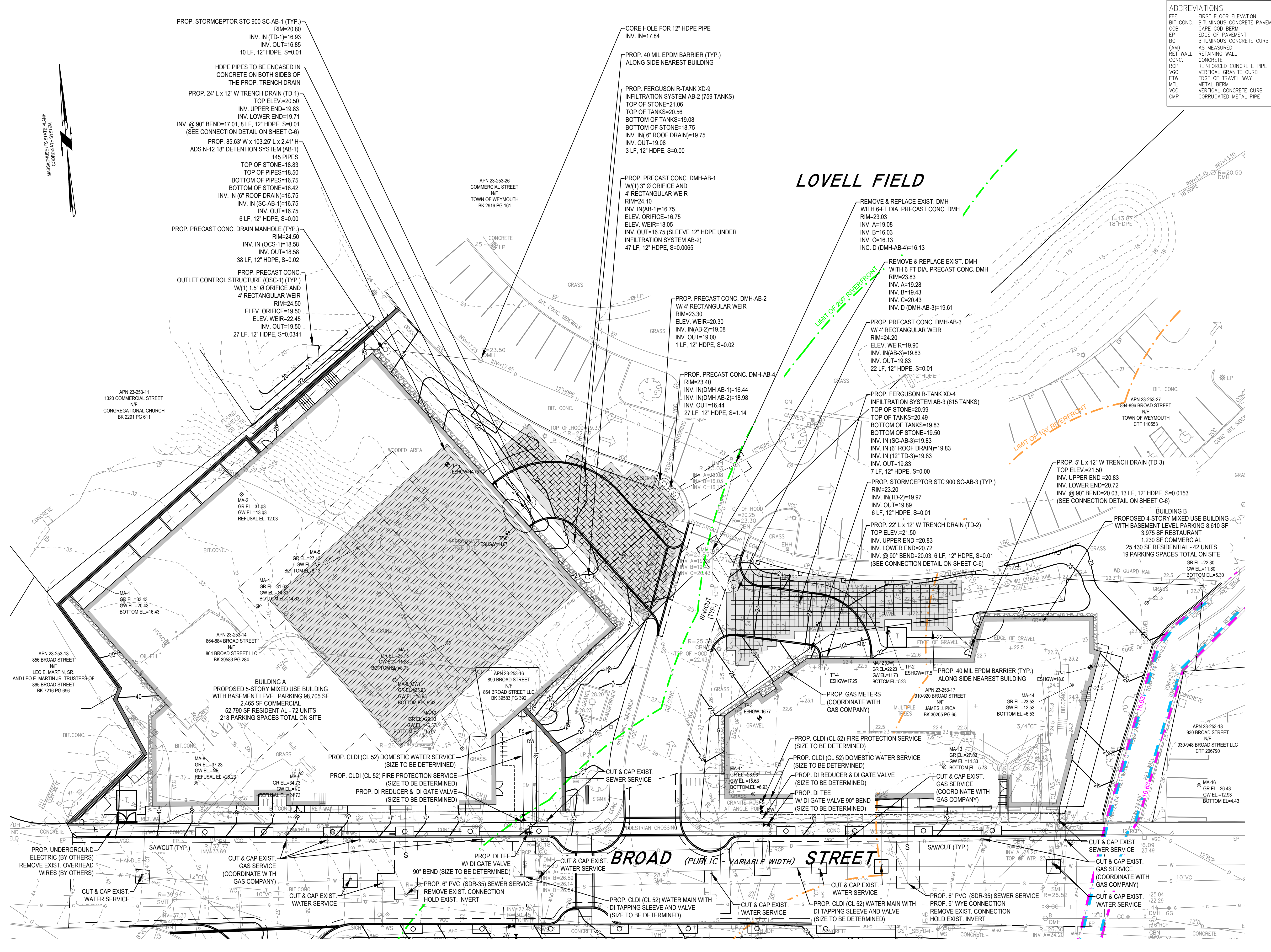
LEGEND

- 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
 - GW GUY WIRE
 - ⊠ HVAC UNIT
 - ⊠ BUILDING LIGHT W/MAST
 - ⊠ BUILDING LIGHT
 - ⊠ TRANSFORMER
 - ⊠ WATER GATE
 - EXH ⊠ 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
 - ⊠ DFA FIRE ALARM
 - ⊠ DECIDUOUS TREE
 - ⊠ CONIFEROUS TREE
- LINE DESIGNATORS**
- WATER MAIN
 - HANDRAIL
 - JERSEY BARRIER
 - GUARD RAIL
 - RAILROAD TRACKS
 - OHW OVERHEAD WIRES
 - GAS LINE
 - WS WATER SERVICE
 - UNDERGROUND ELECTRIC
 - D STORM DRAIN LINE
 - S SANITARY SEWER LINE
 - DRAINAGE SWALE
 - X CHAIN LINK FENCE

ABBREVIATIONS

F1E	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
(AM)	AS MEASURED
RET WALL	RETAINING WALL
CONC.	CONCRETE
RCF	REINFORCED CONCRETE PIPE
VCC	VERTICAL GRANITE CURB
ETW	EDGE OF TRAVEL WAY
MTL	METAL BEAM
VCC	VERTICAL CONCRETE CURB
CMP	CORRUGATED METAL PIPE

LOVELL FIELD



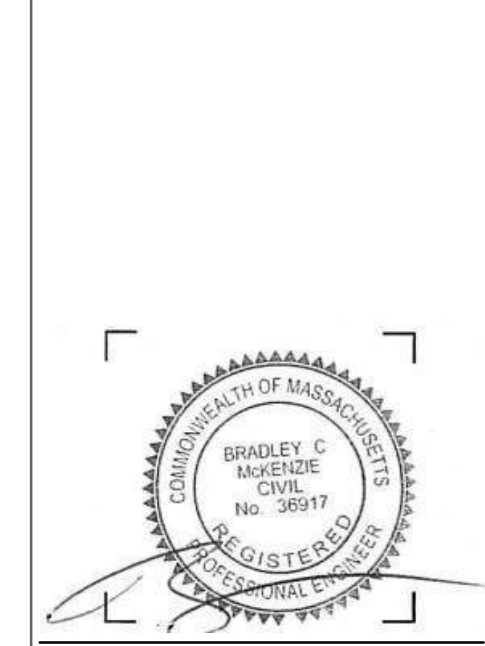
NOTE:
1. OFFSITE CONTOURS DOWNLOADED FROM MASSGIS LIDAR



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WEYMOUTH, MA
NOI PLAN REVIEW

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1	11/11/23	FOR REVIEW COMMENTS



DRAWING INFORMATION
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DRAWING TITLE
GRADING & DRAINAGE PLAN
BUILDINGS A&B

DRAWING NUMBER

C-3
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ABBREVIATIONS

FF	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
CCB	CAPE COD BERM
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
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LEGEND

SURVEY SYMBOLS

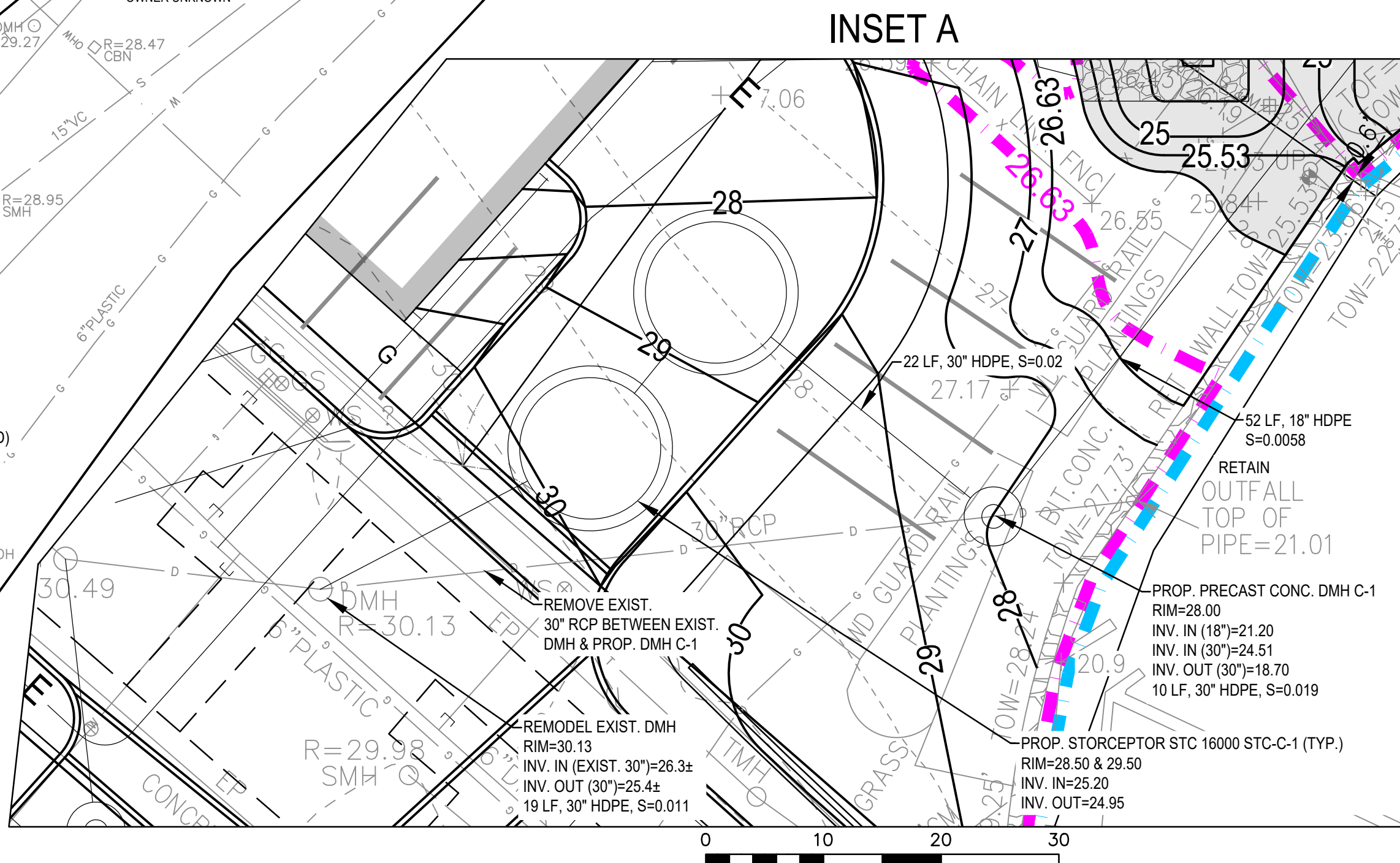
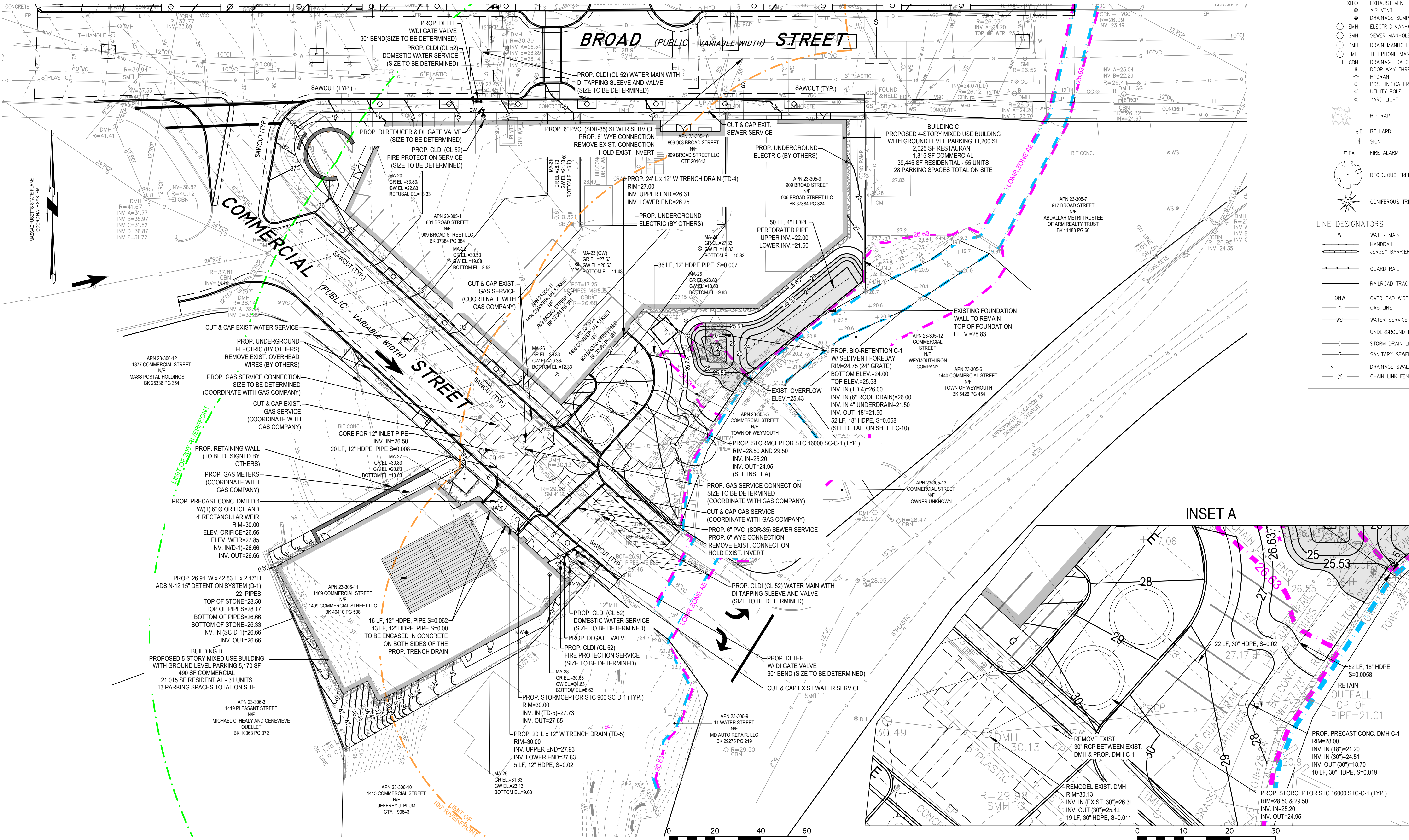
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- CONCRETE BOUND WITH DRILL HOLE
- STONE BOUND
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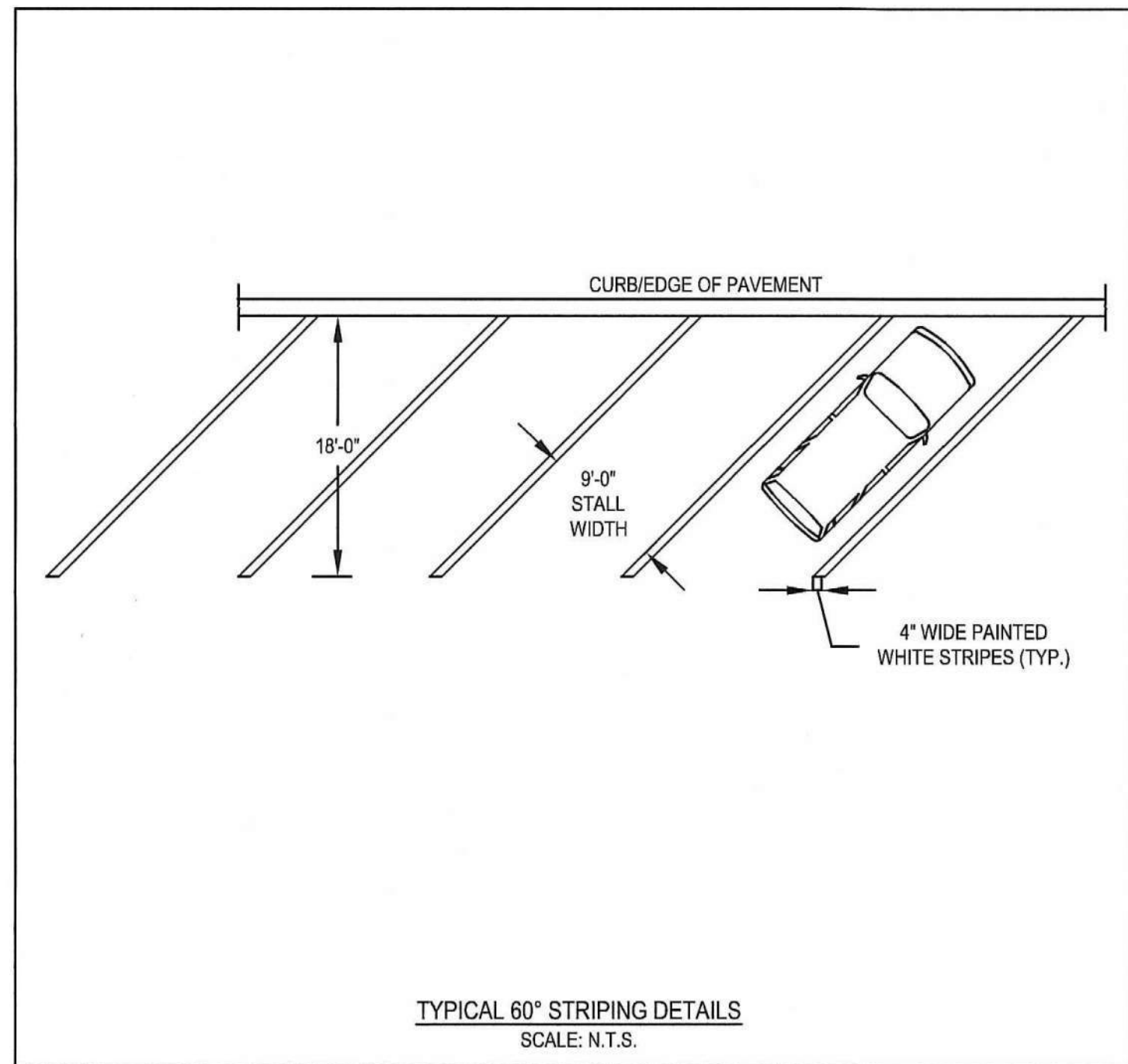
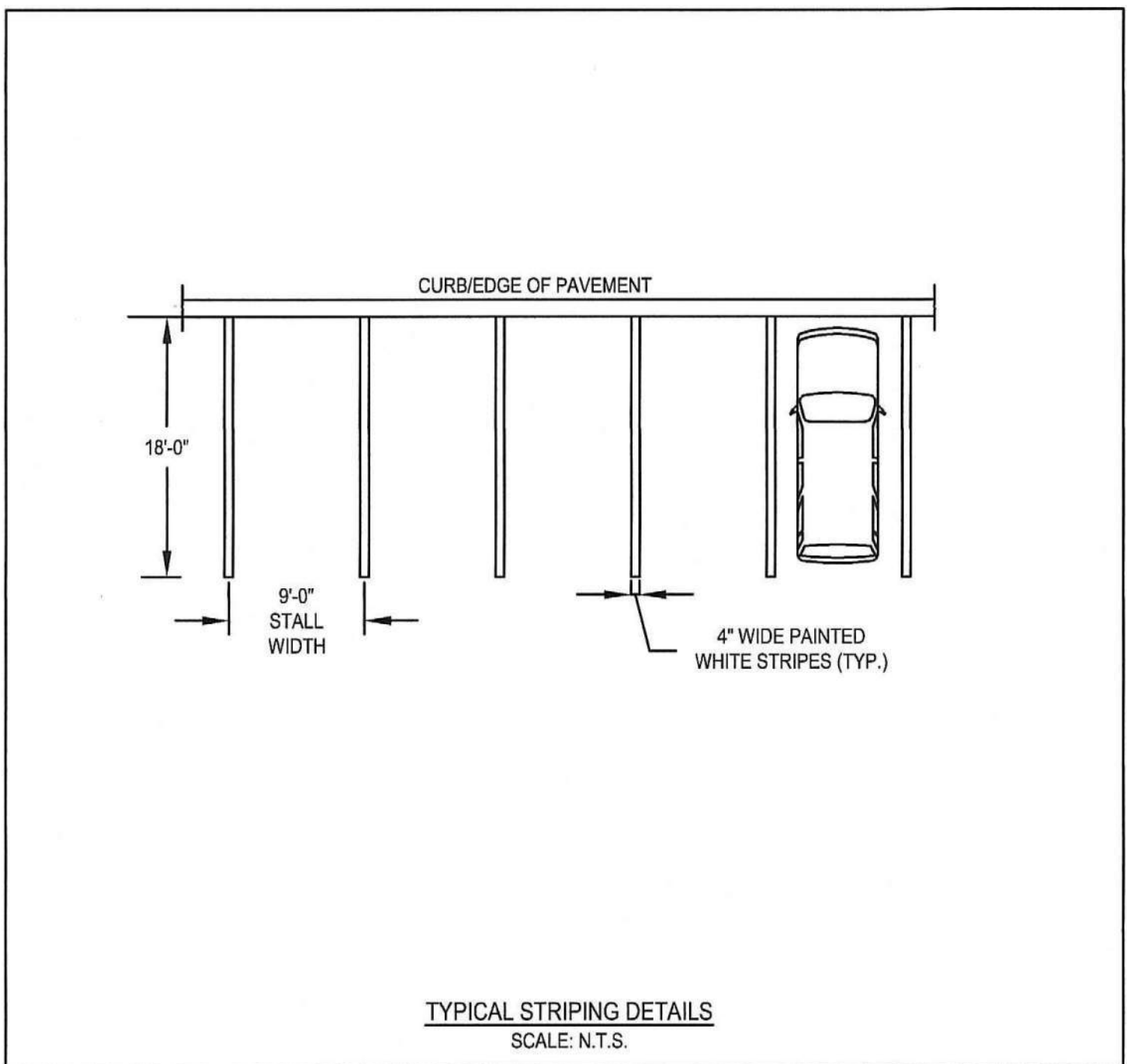
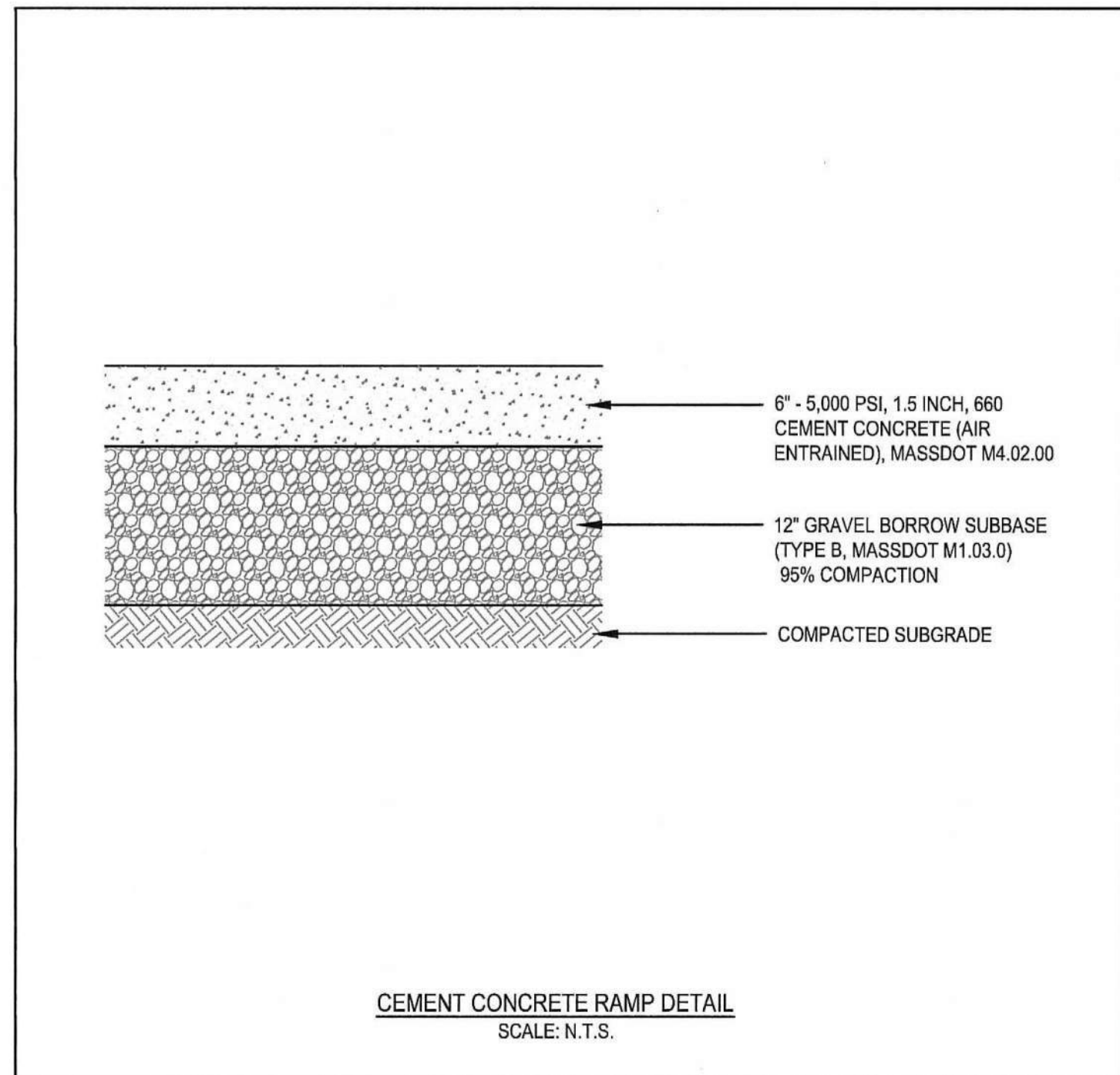
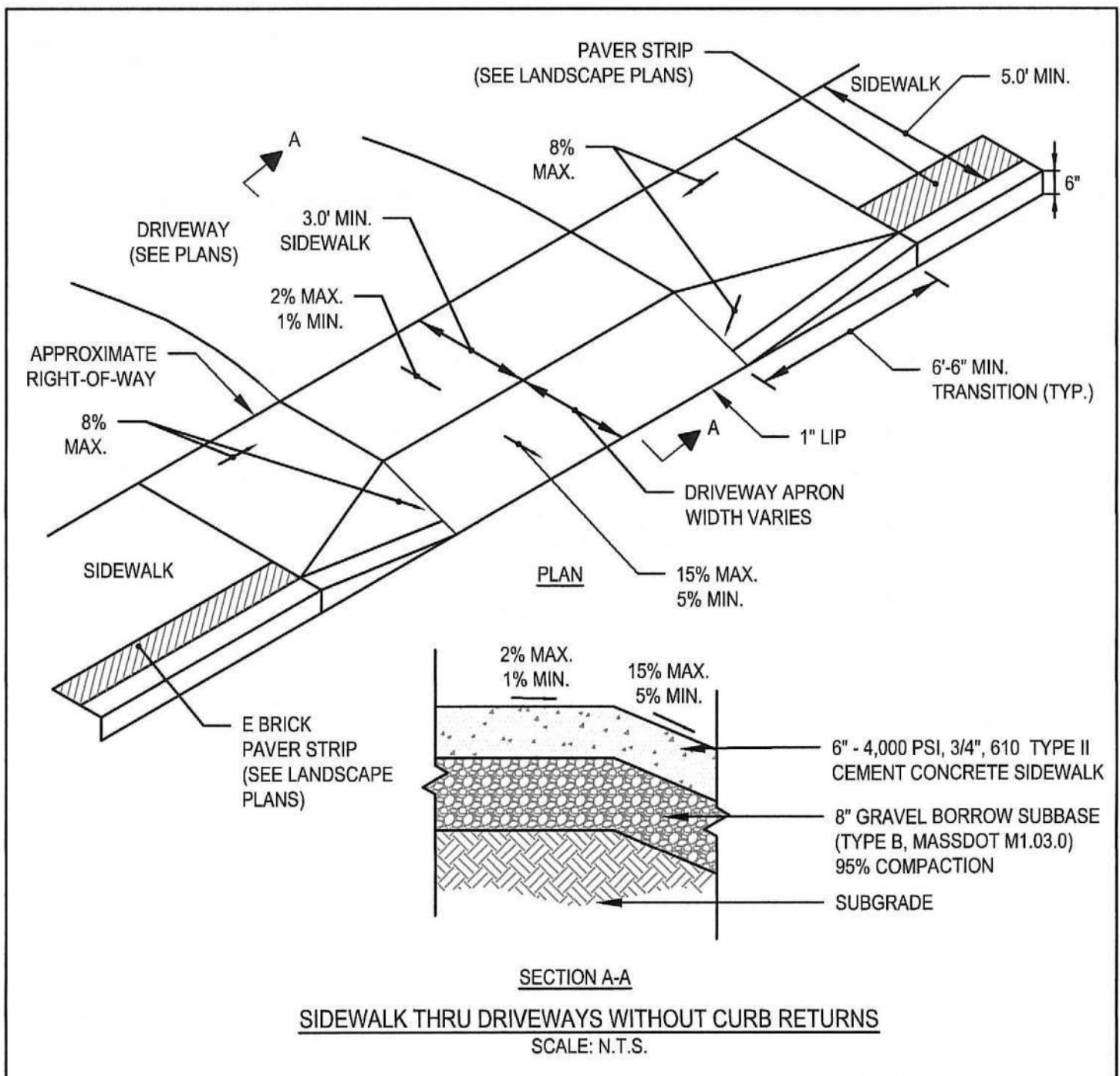
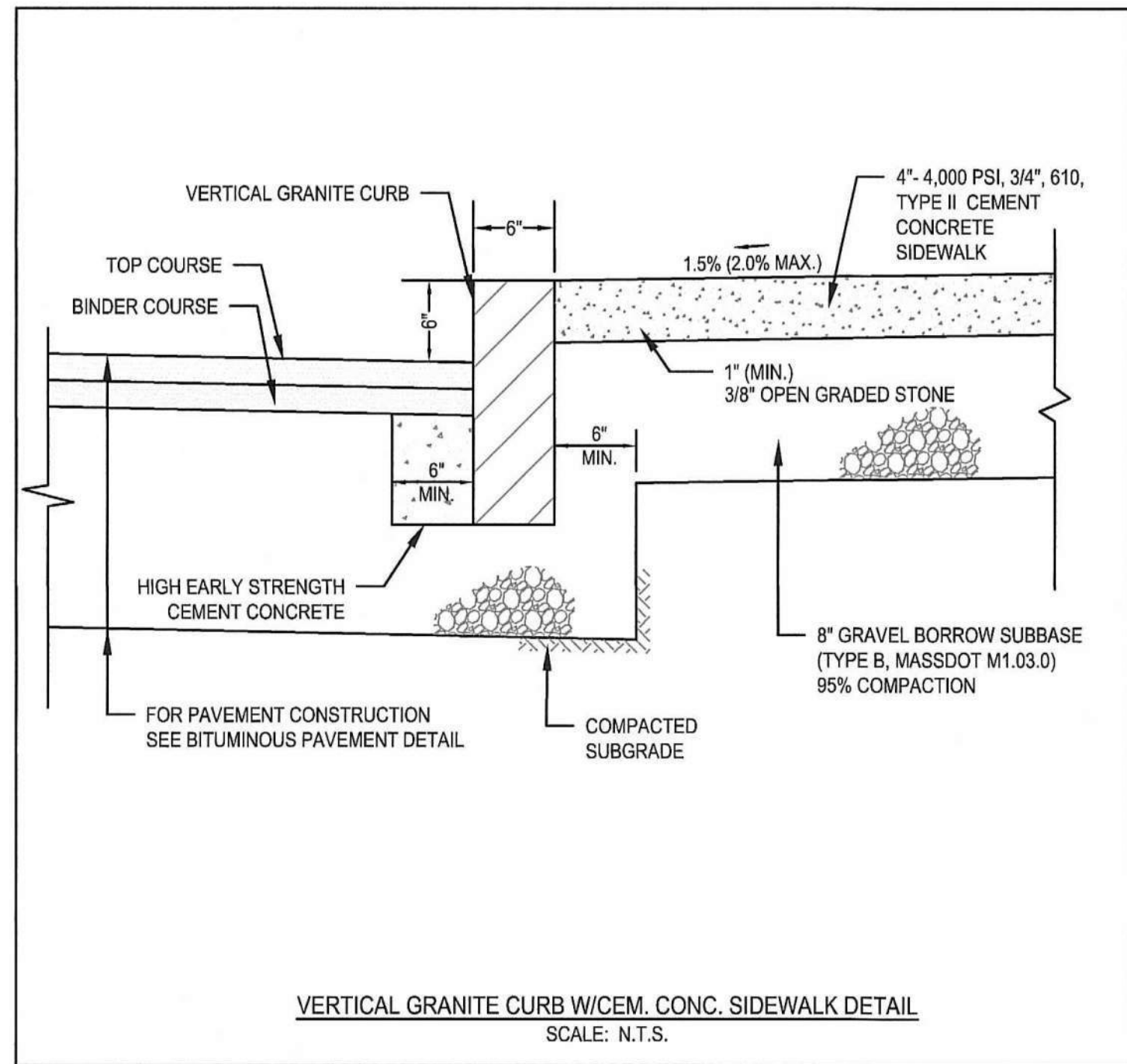
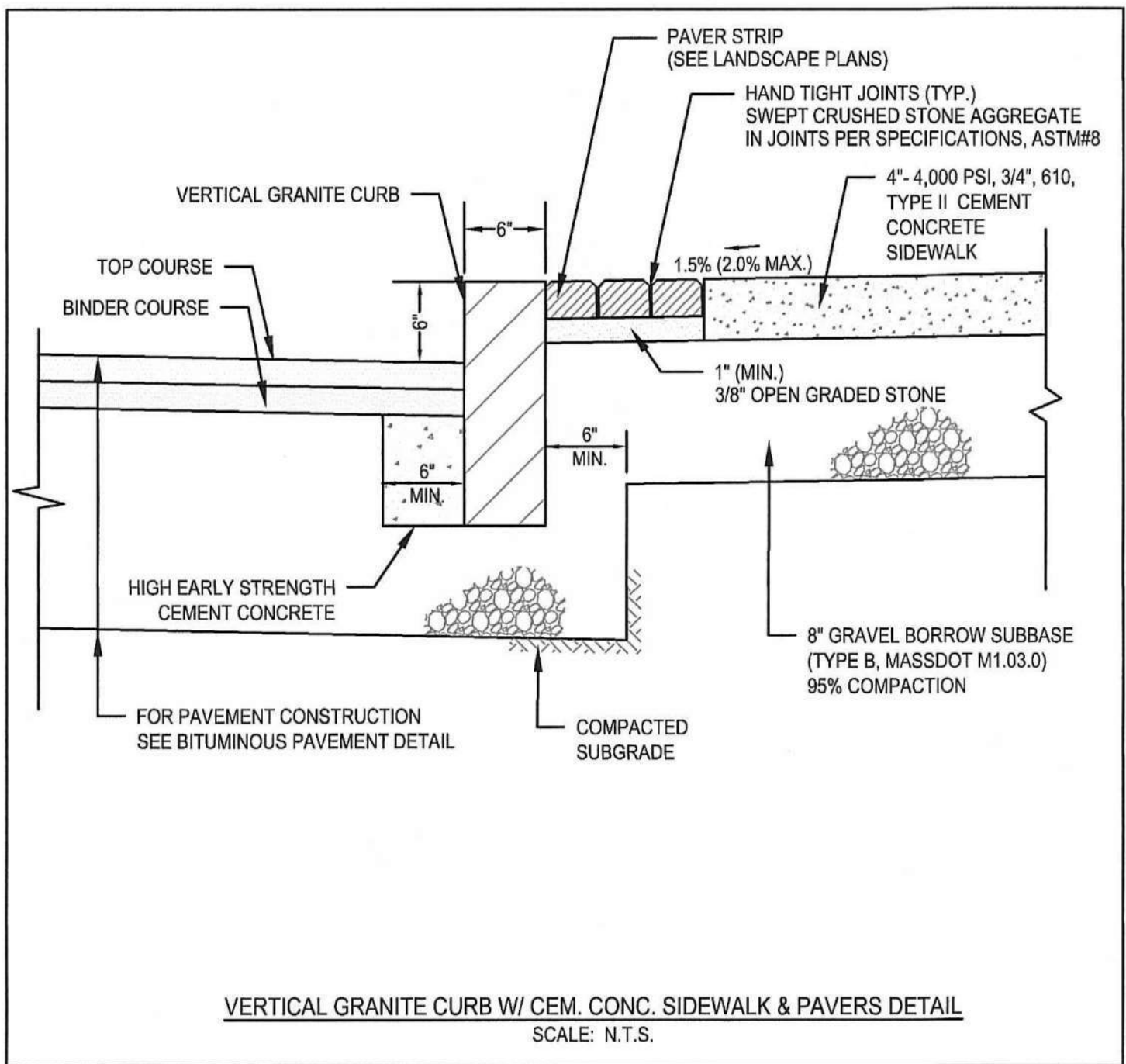
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GRADING & DRAINAGE PLAN BUILDINGS C&D

DRAWING NUMBER
C-4

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SEEDING SPECIFICATIONS

SEEDING RECOMMENDATIONS

1. SEEDBED PREPARATION

A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.

B. STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT FOUR INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

2. ESTABLISHING A STAND

A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:

AGRICULTURAL LIMESTONE: 2 TONS PER ACRE OR 100 LBS. PER SQ. FT.
 NITROGEN (N): 50 LBS. PER ACRE OR 1.1 LBS. PER 1000 SQ. FT.
 PHOSPHATE (P O): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
 POTASH (K O): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.

(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10 FERTILIZER)

B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 INCH OF SOIL OR LESS, BY CULTIVATING OR RAKING.

C. REFER TO SEEDING RATES AND SEEDING GUIDES FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING.

D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.

3. MULCH

A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.

B. MULCH WILL BE HELD IN PLACE USING TECHNIQUES AS SPECIFIED IN THE "BEST MANAGEMENT PRACTICES OPERATION AND MAINTENANCE PLAN"

4. MAINTENANCE TO ESTABLISH A STAND

A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.

B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.

C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

NOTES:

1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.

2. TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 3/4" AND SHALL CONFORM TO THE FOLLOWING GRADATION:

SIEVE	% PASSING
1 1/4 INCH	100
No. 4	85-100
No. 40	60-85
No. 100	38-60
No. 200	28-40

SEEDING RATES

	POUND / ACRE	POUNDS / 1,000 S.F.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
REDTOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
BIRDSFOOT TREFOIL	15	0.35
TOTAL	40	0.95
C. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. BIRDSFOOT TREFOIL	10	0.25
REDTOP	5	0.10
REED CANARY GRASS	15	0.35
TOTAL	30	0.70
E. TALL FESCUE	20	0.45
FLATPEA	30	0.75
TOTAL	50	1.20
F. CREEPING RED FESCUE 1/	85	2.00
KENTUCKY BLUEGRASS 1/	85	2.00
TOTAL	170	4.00
G. TALL FESCUE 1/	150	3.60

TEMPORARY SEEDING RATES

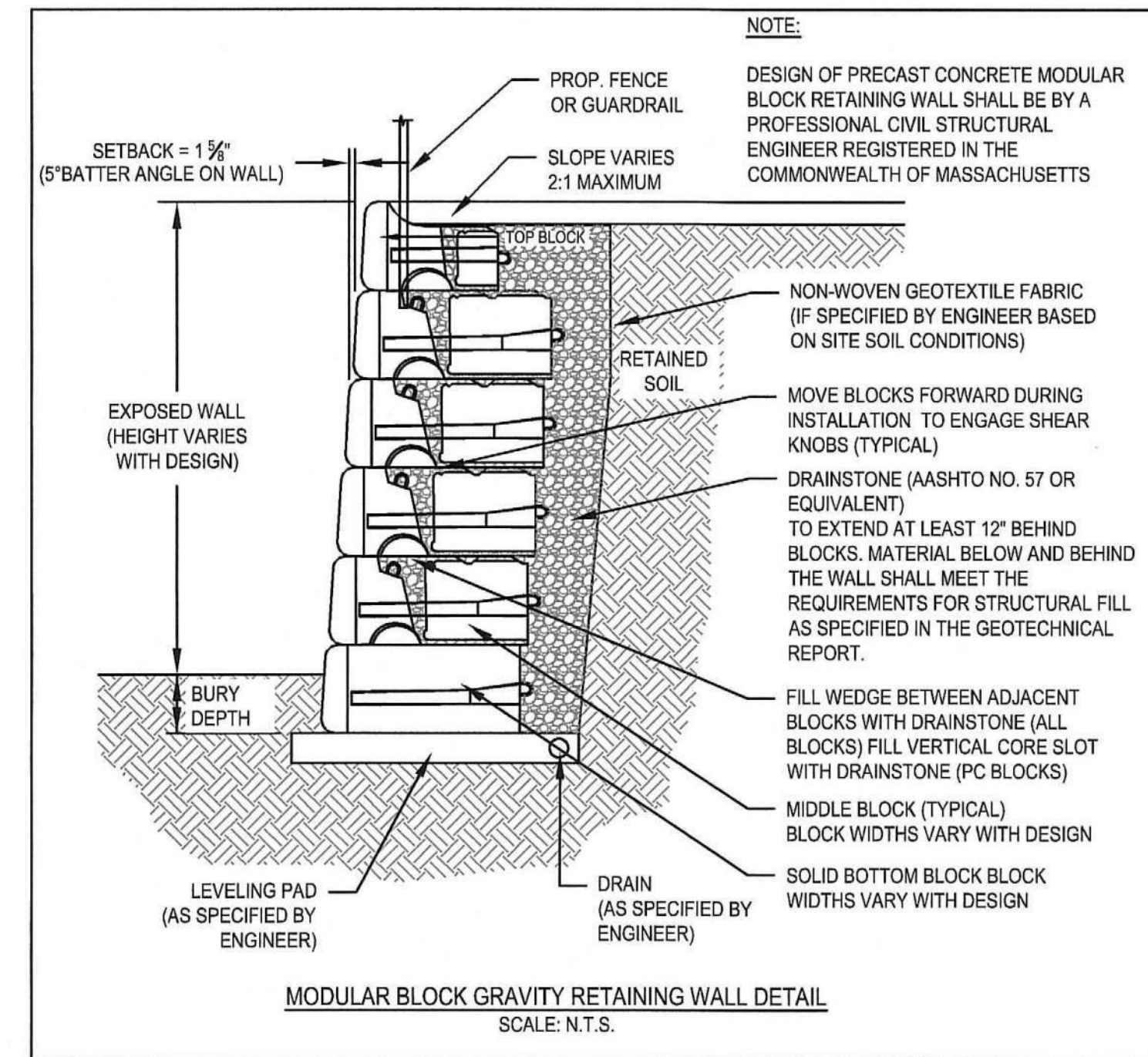
H. WINTER RYE	112	2.50 (BEST FOR FALL SEEDING, AUG 15 TO SEPT. 5)
OATS	80	2.00 (BEST FOR SPRING SEEDING, BEFORE MAY 15)
ANNUAL RYEGRASS	40	1.00 (BEST FOR FALL SEEDING, AUG 15 TO SEPT. 15)
TOTAL	232	5.50 (MAY BE USED EARLY SPRING ALSO)

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING GUIDE

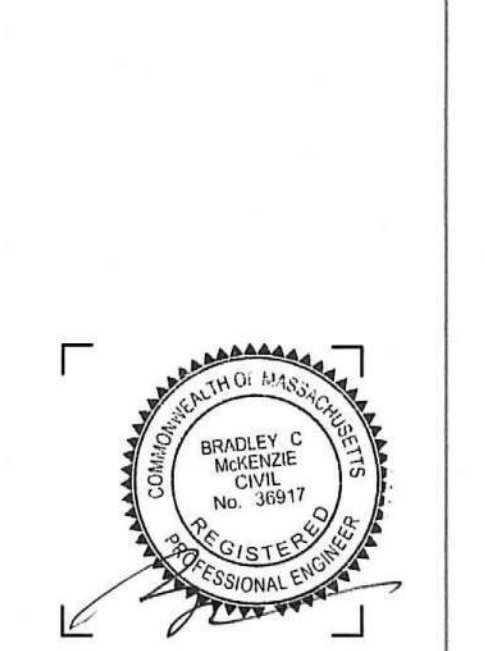
USE	SEEDING MIXTURE 1/
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	E
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	D
LAWN AREAS	F

SEEDED OR SODDED LAWN DETAIL
SCALE: N.T.S.



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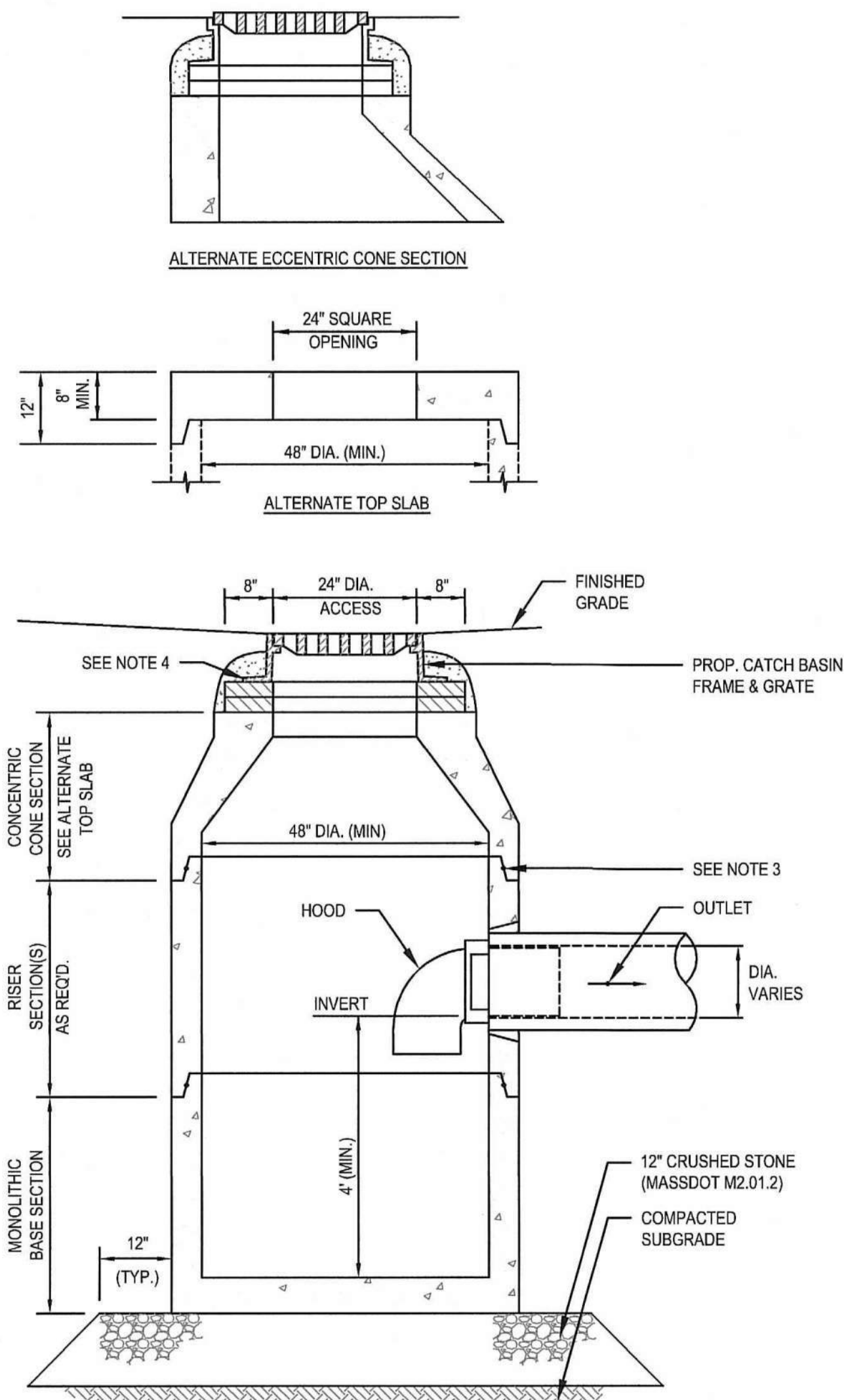
ISSUE: NOI PLAN REVIEW
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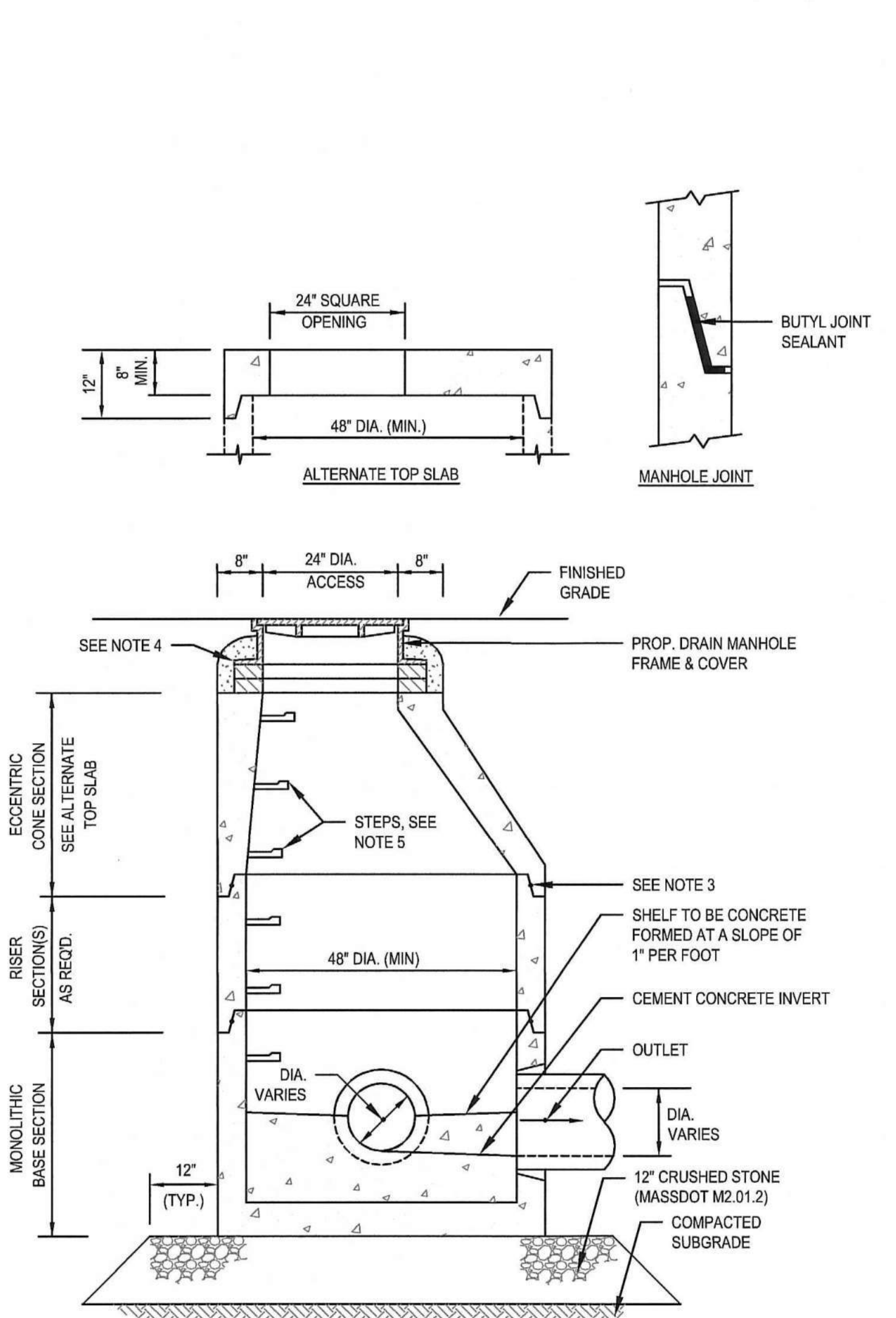
DRAWING NUMBER
 C-5

GENERAL UTILITY NOTES:

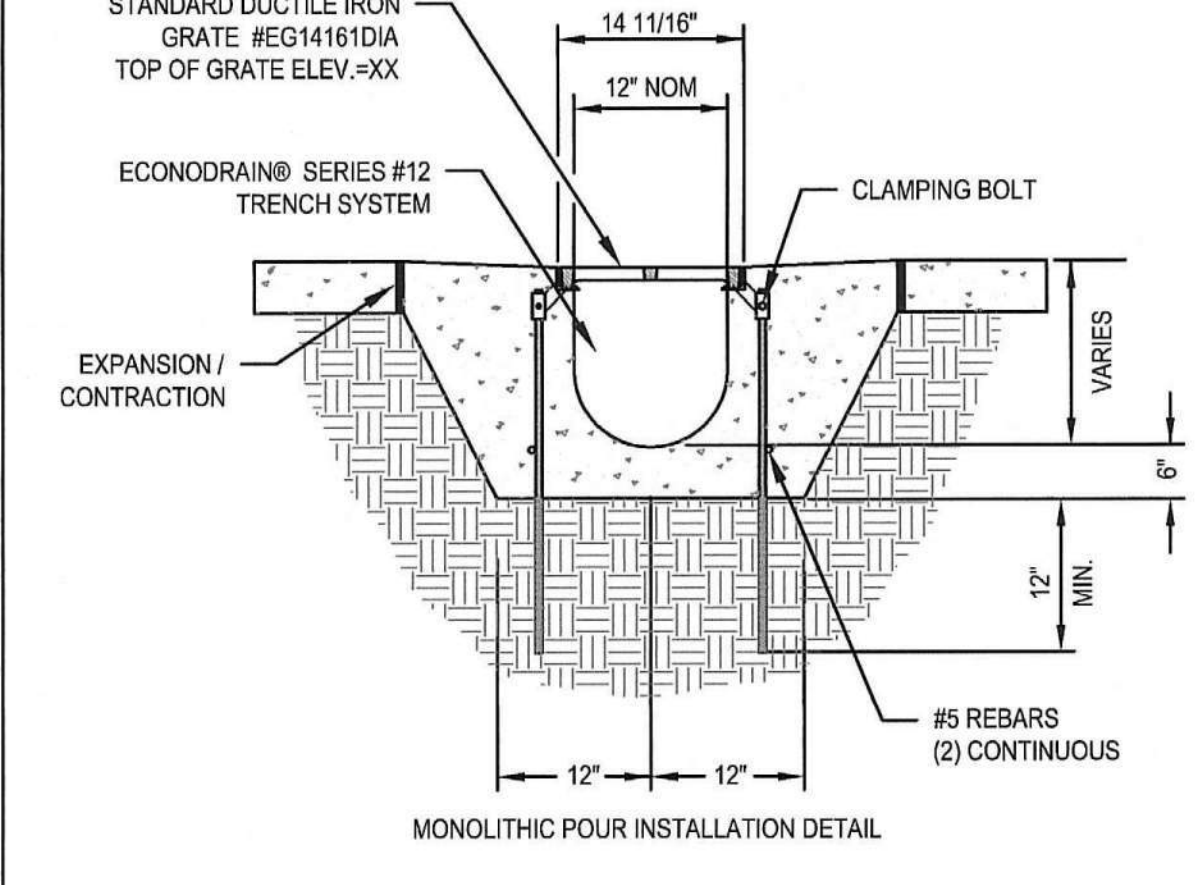
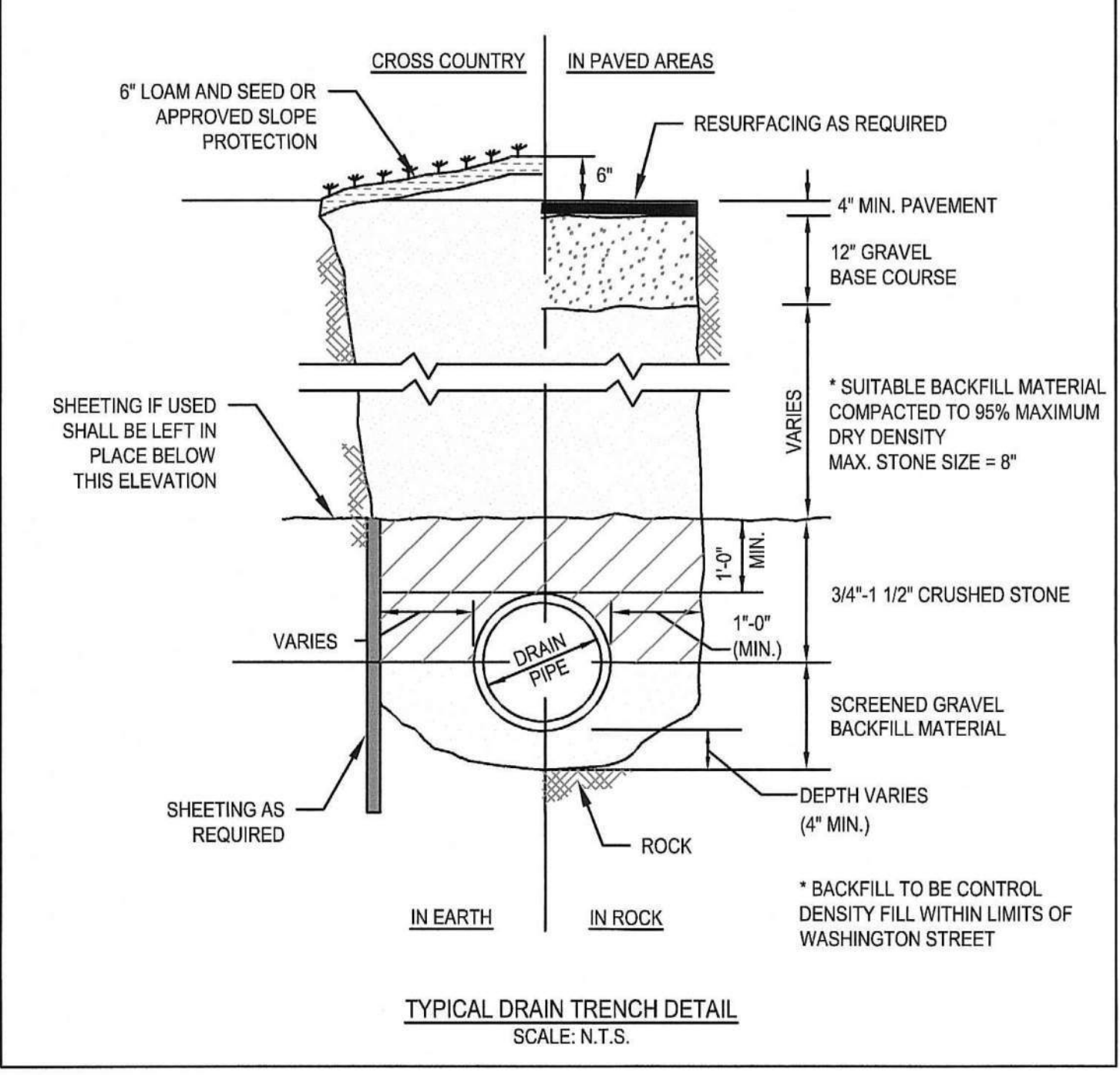
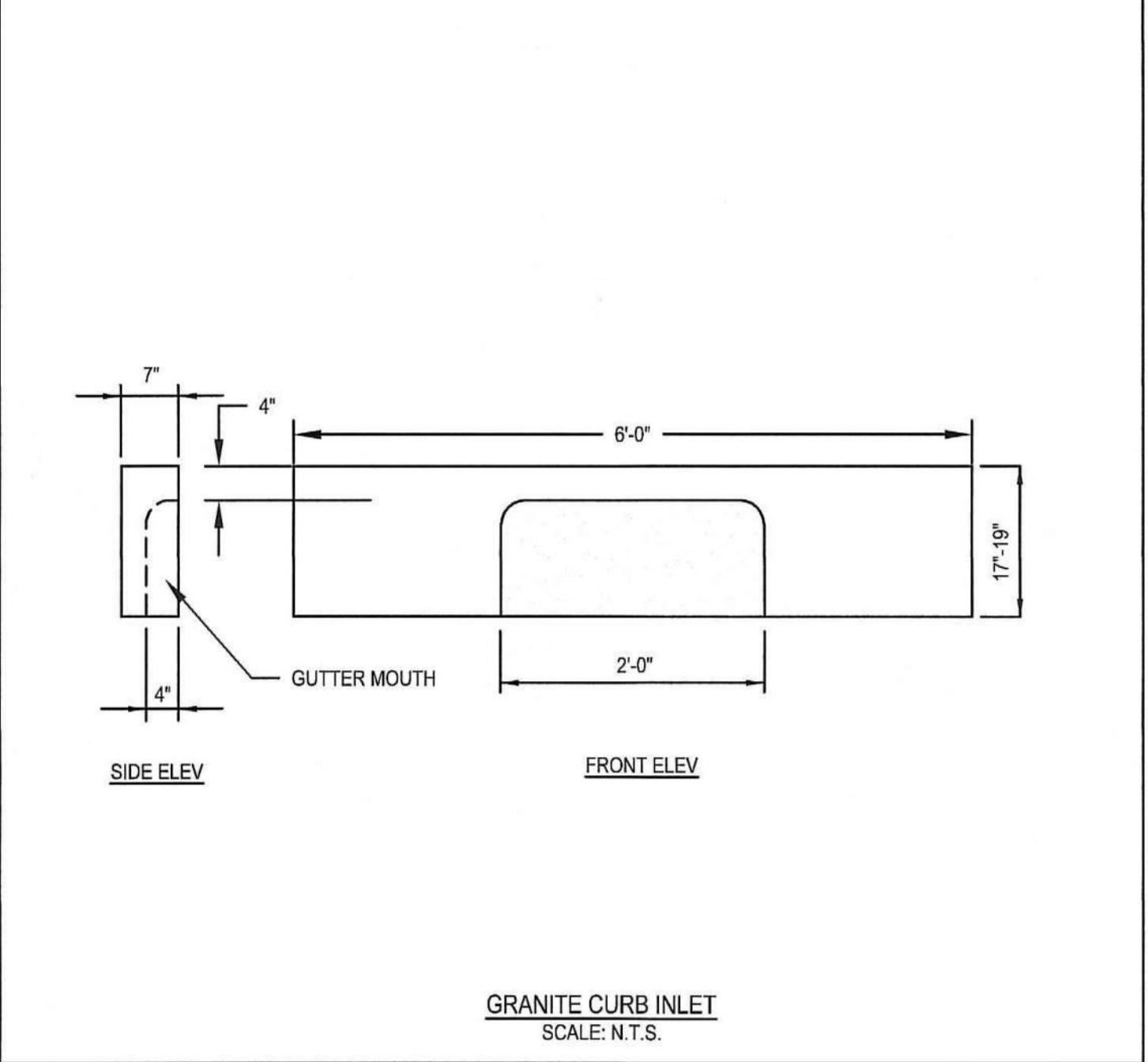
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO INSTALLING THE WATER 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.



- NOTES:**
- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 - PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 - MORTAR ALL PIPE CONNECTIONS. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 - CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

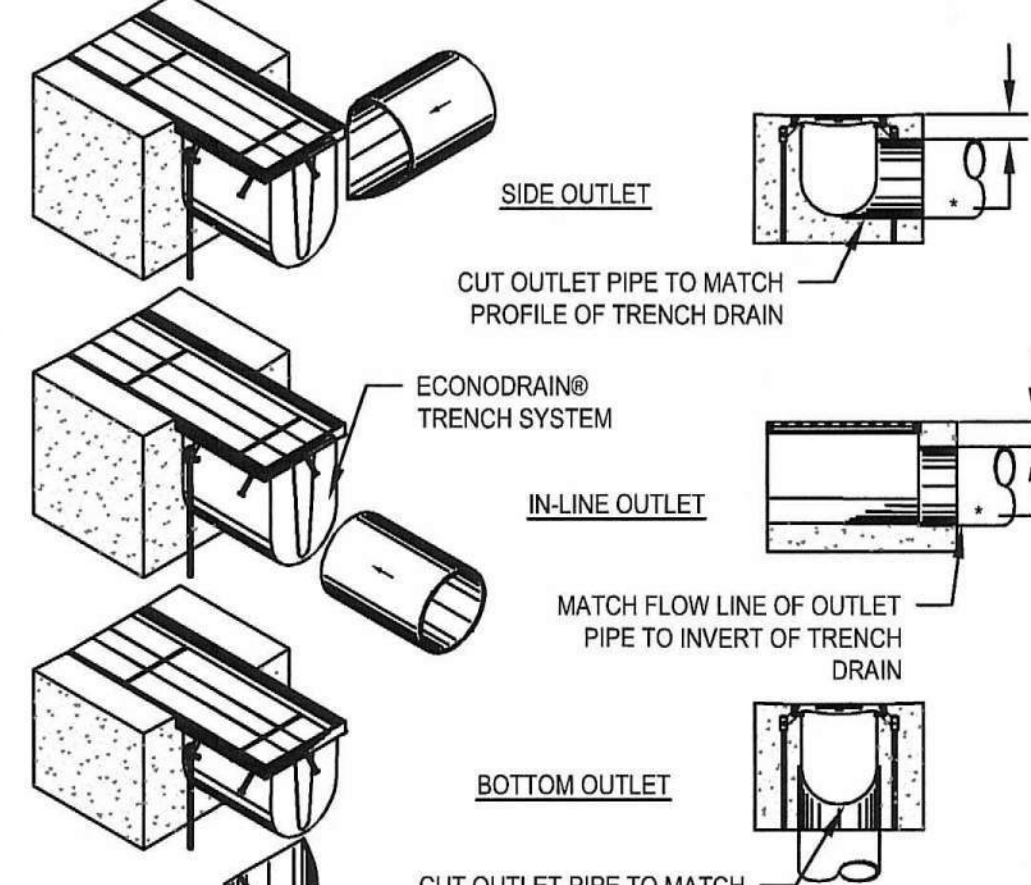


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 - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 - DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
 - COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.

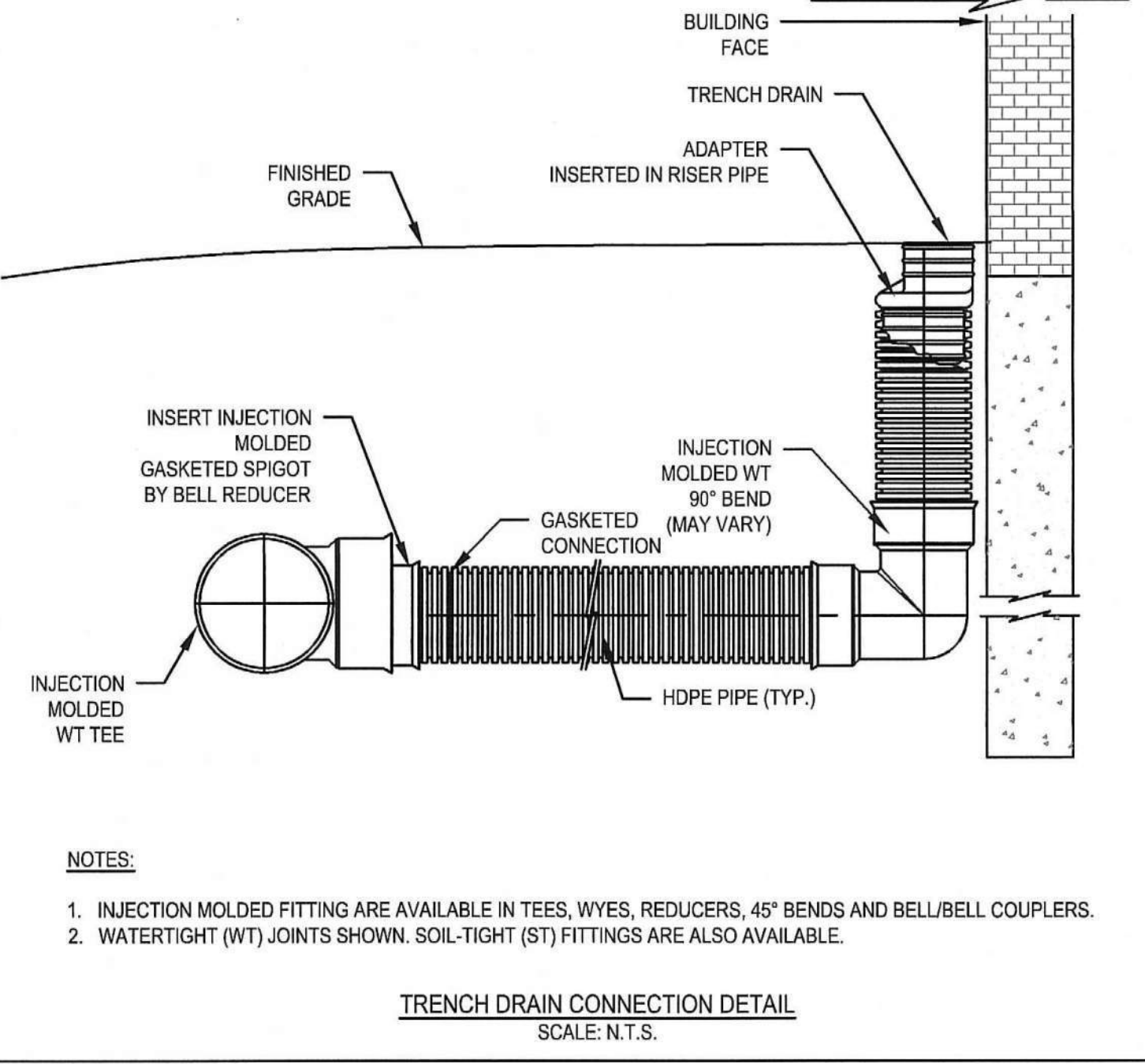


EPS FORM	DEPTH		FLOW GPM
	MIN	MAX	
10	8"	8 1/2"	743
11	8 1/2"	9"	829
12	9"	9 1/2"	915
13	9 1/2"	10"	1003
14	10"	10 1/2"	1091
15	10 1/2"	11"	1180
16	11"	11 1/2"	1269
17	11 1/2"	12"	1359
18	12"	12 1/2"	1450
19	12 1/2"	13"	1541
20	13"	13 1/2"	1633
21	13 1/2"	14"	1725
22	14"	14 1/2"	1817
23	14 1/2"	15"	1910
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

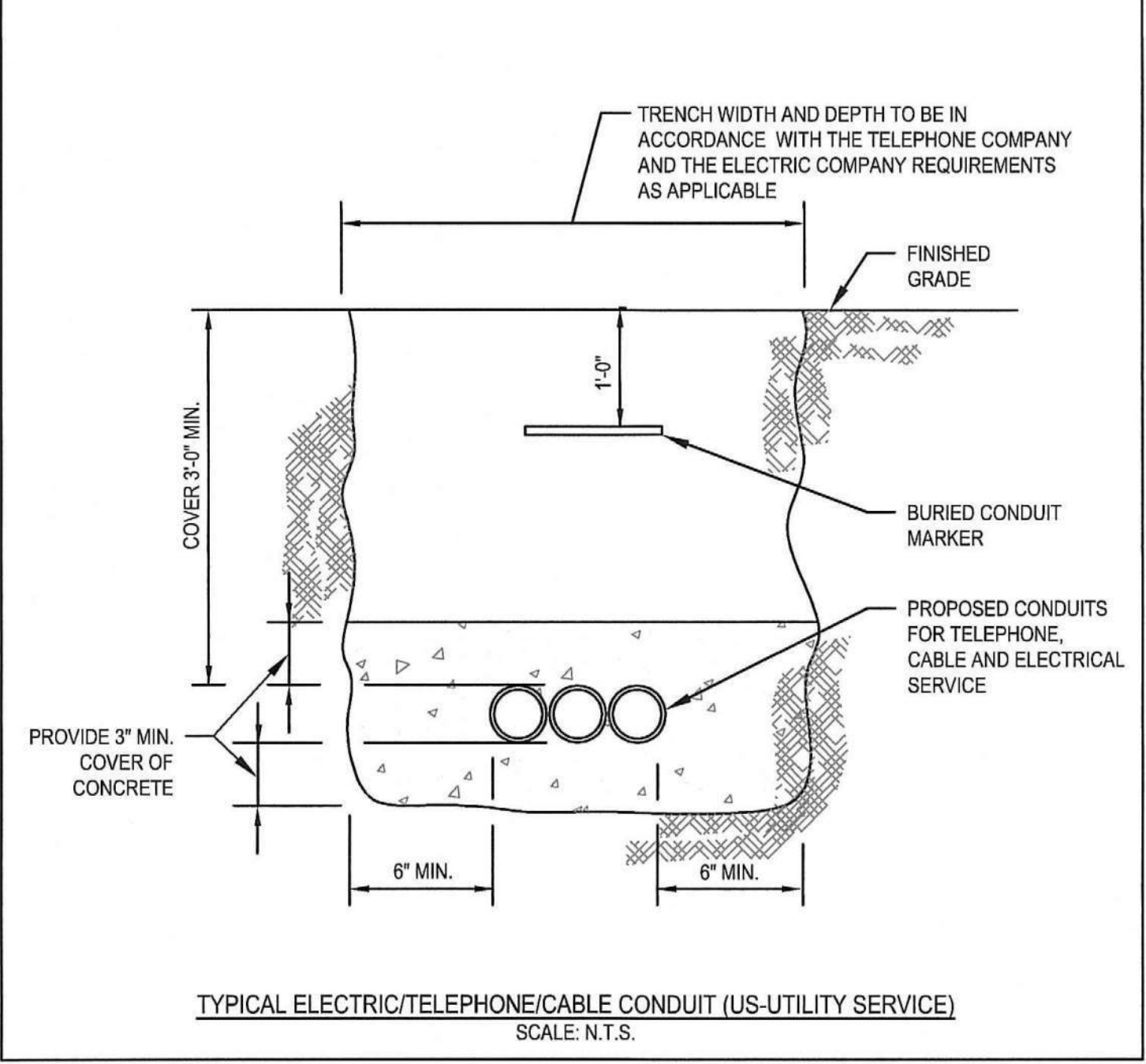
ECONODRAIN® SERIES #12 TRENCH DRAIN
SCALE: N.T.S.



- NOTES:**
- ADD REBAR AS REQUIRED
 - SPECIFY MINIMUM CONCRETE ENCASEMENT.
 - 4" MINIMUM CONCRETE COVERAGE OF OUTLET PIPE IS RECOMMENDED (LABELED WITH *).
 - FINAL CONCRETE THICKNESS PER LOCAL ENGINEERING REGULATIONS AND GUIDELINES.
- CONSTRUCTION NOTES:**
- INSTALLATION TO BE COMPLETE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - SECURE OUTLET PIPE PRIOR TO CONCRETE OPERATIONS.
 - FOR ILLUSTRATION ONLY - DO NOT SCALE



- NOTES:**
- INJECTION MOLDED FITTING ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
 - WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.



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CONSTRUCTION DETAILS

DRAWING NUMBER
C-6

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OWNER

IRAKLIS N. PARACHRISTOS,
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

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MCKENZIE ENGINEERING GROUP
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NORWELL, MA 02061
781.792.9900

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

JACKSON SQUARE
WEYMOUTH, MA

NOI PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/23	FOR REVIEW COMMENTS



DRAWING INFORMATION

ISSUE: NOI PLAN REVIEW

DATE: SEPTEMBER 6, 2023

PROJECT #: 22034

SCALE: NOT TO SCALE

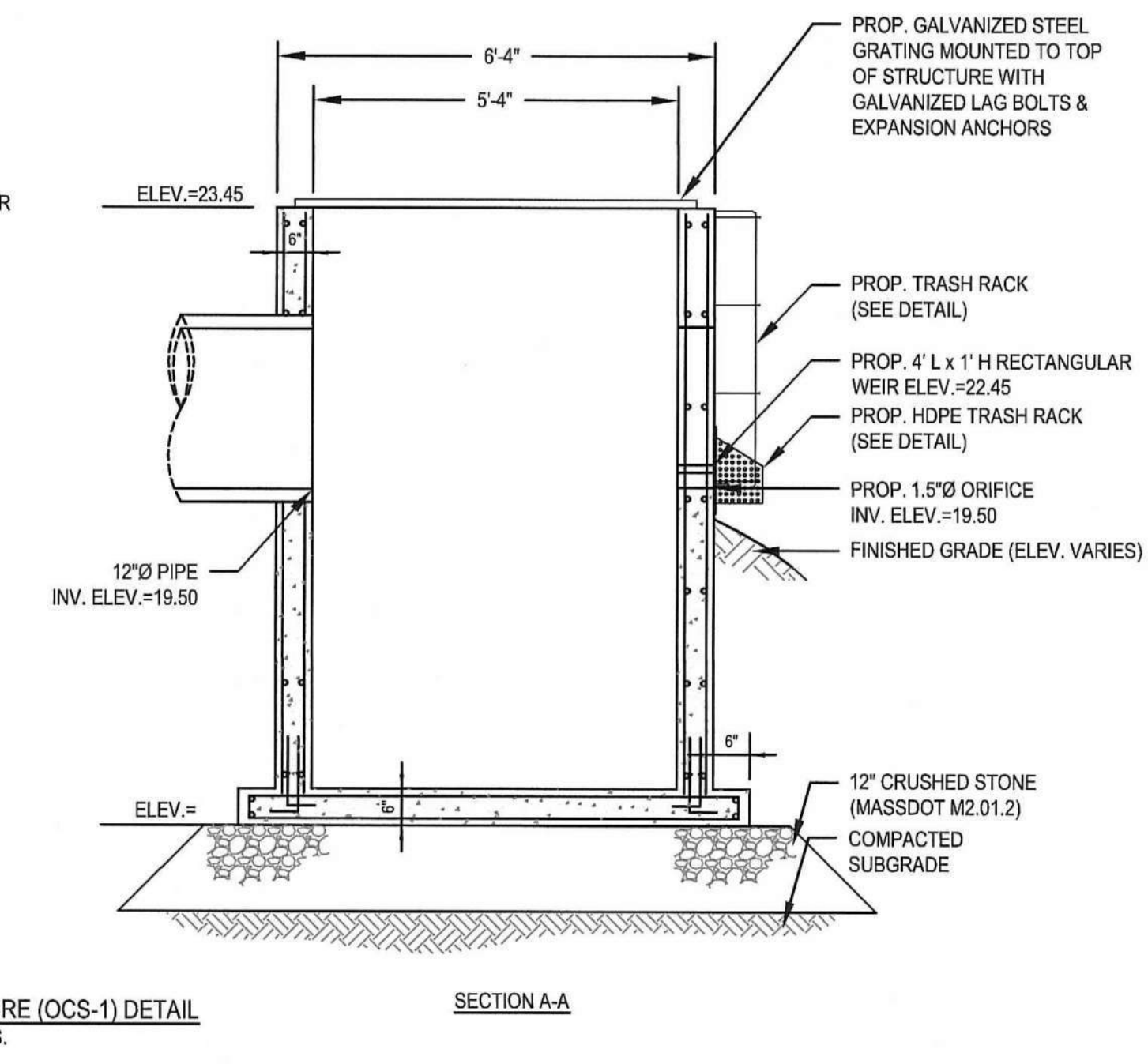
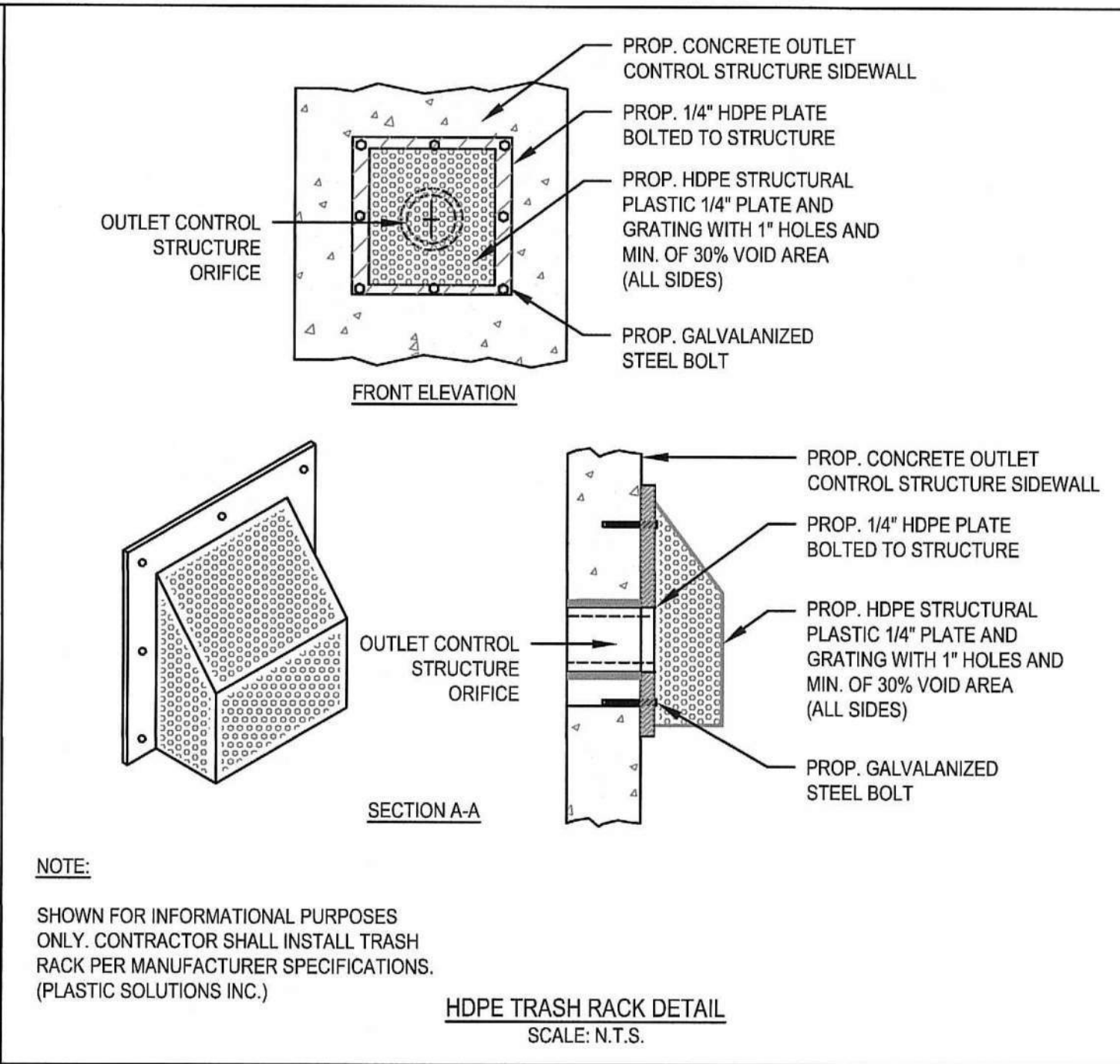
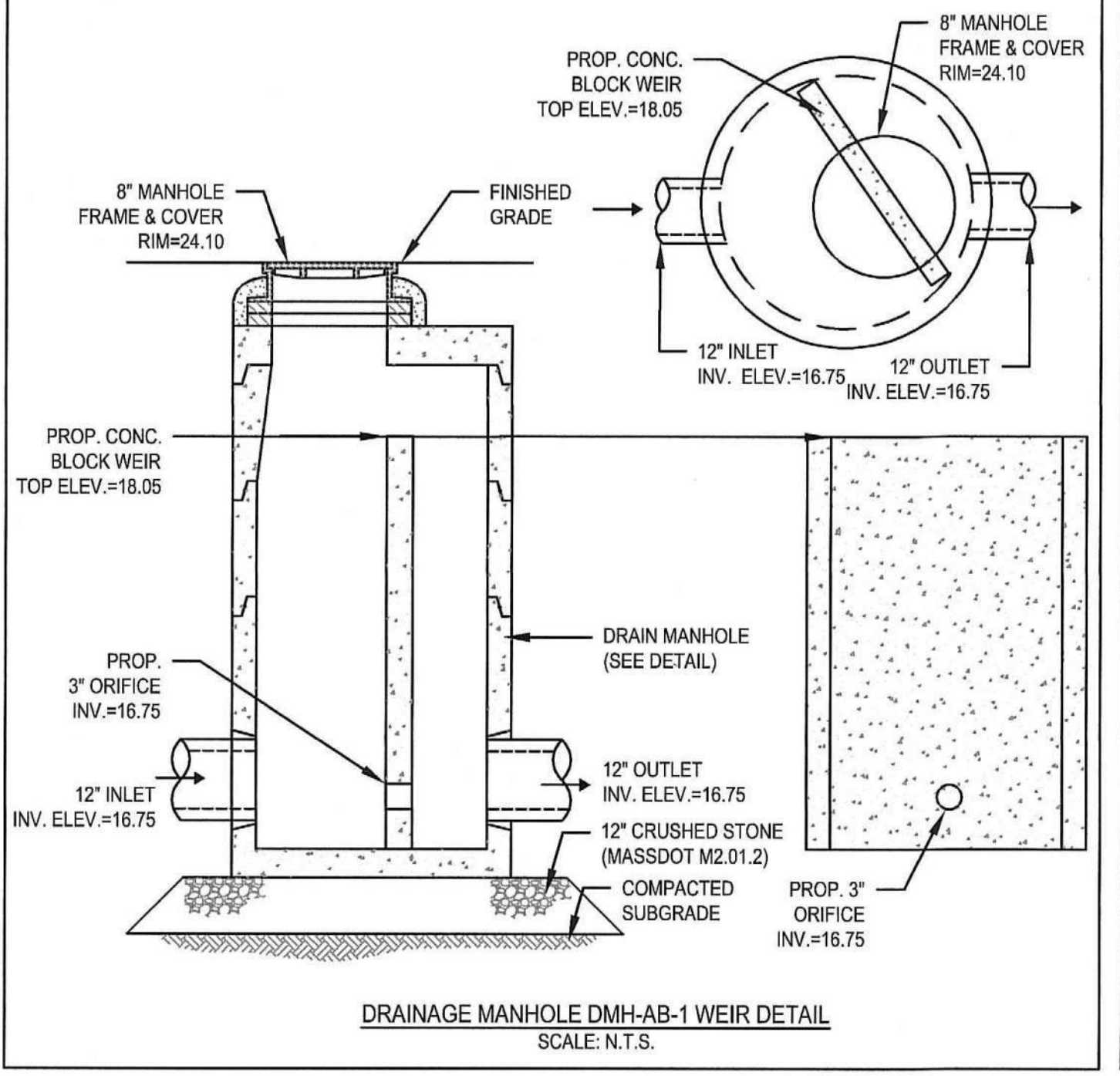
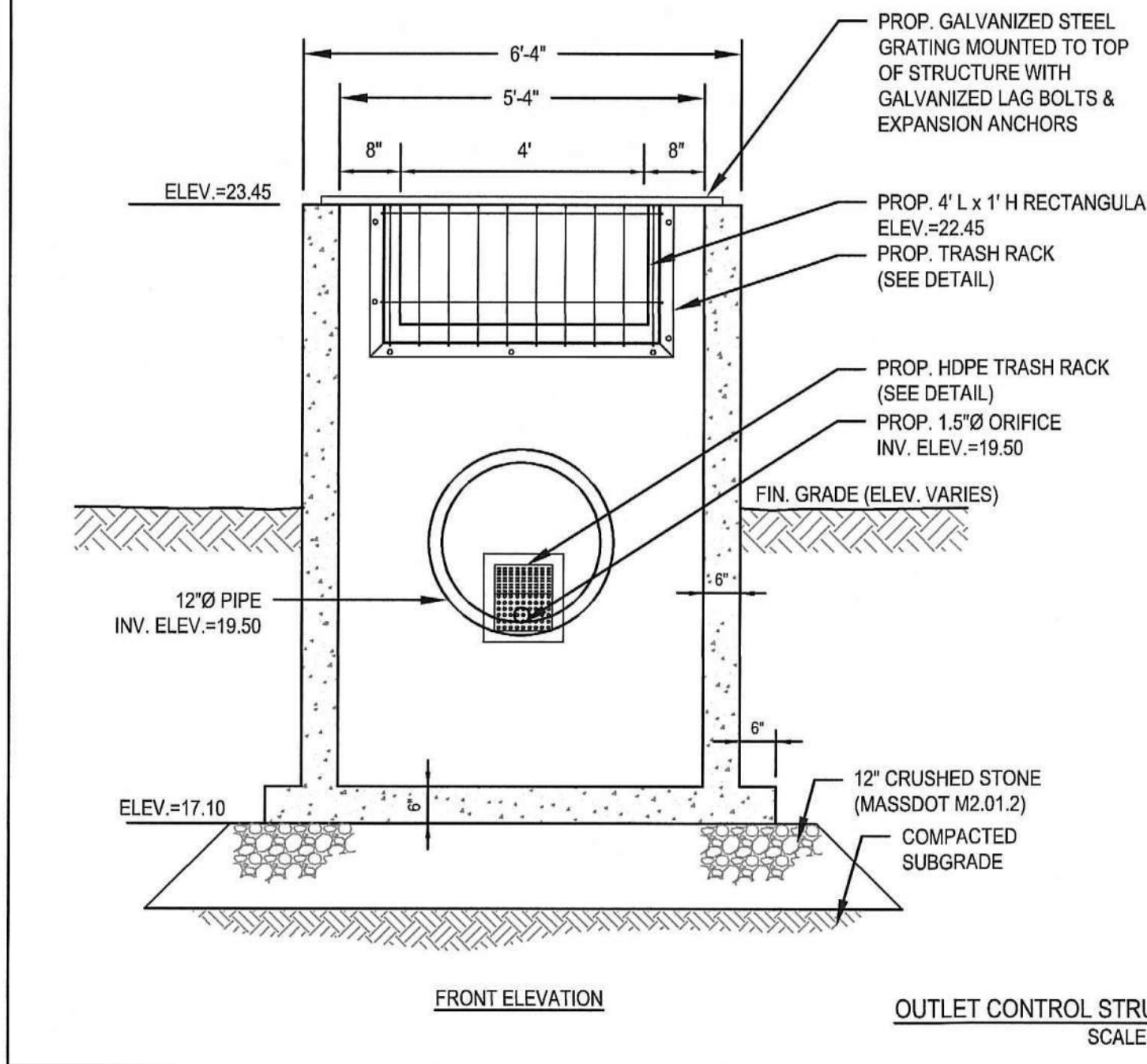
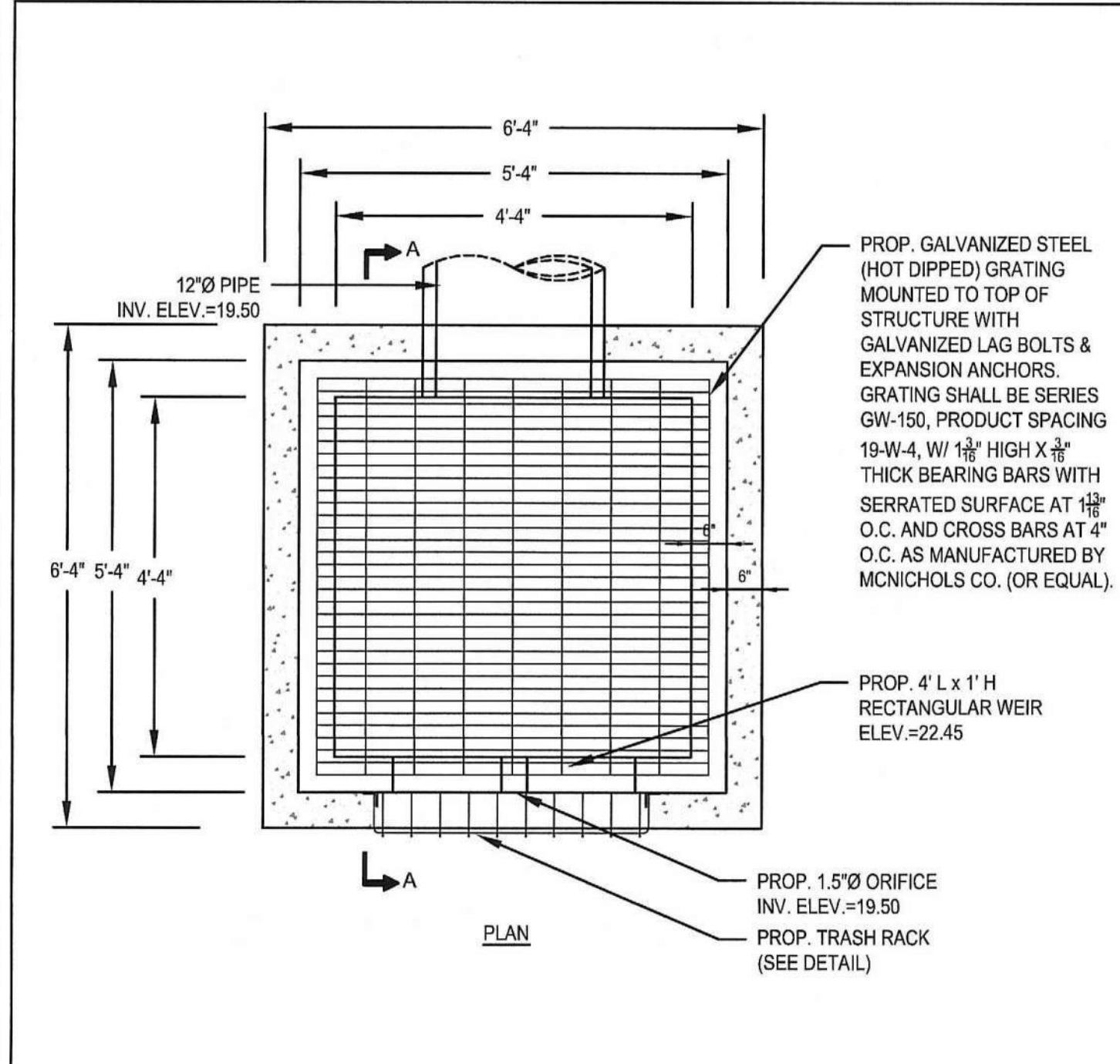
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CONSTRUCTION
DETAILS

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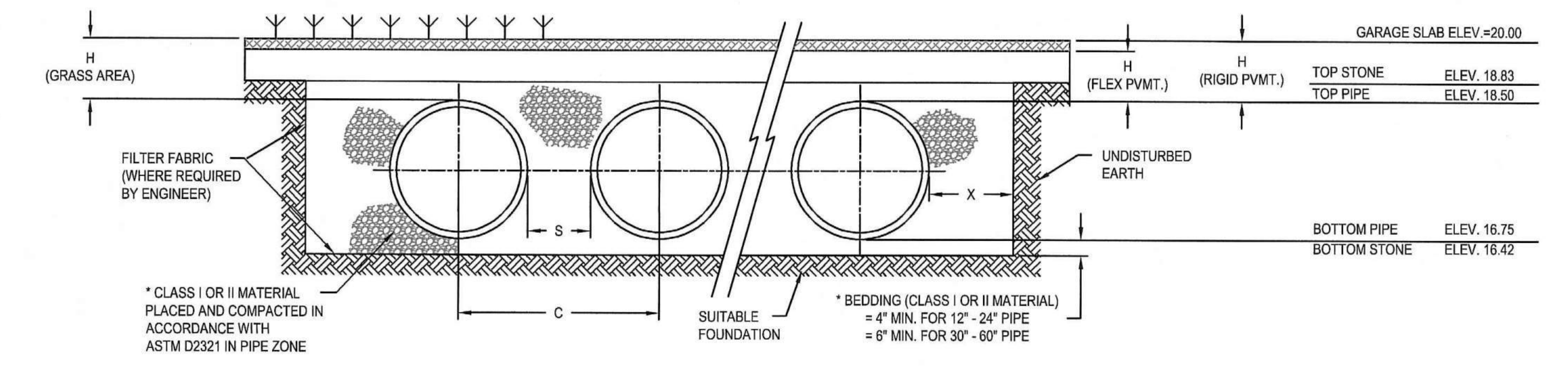
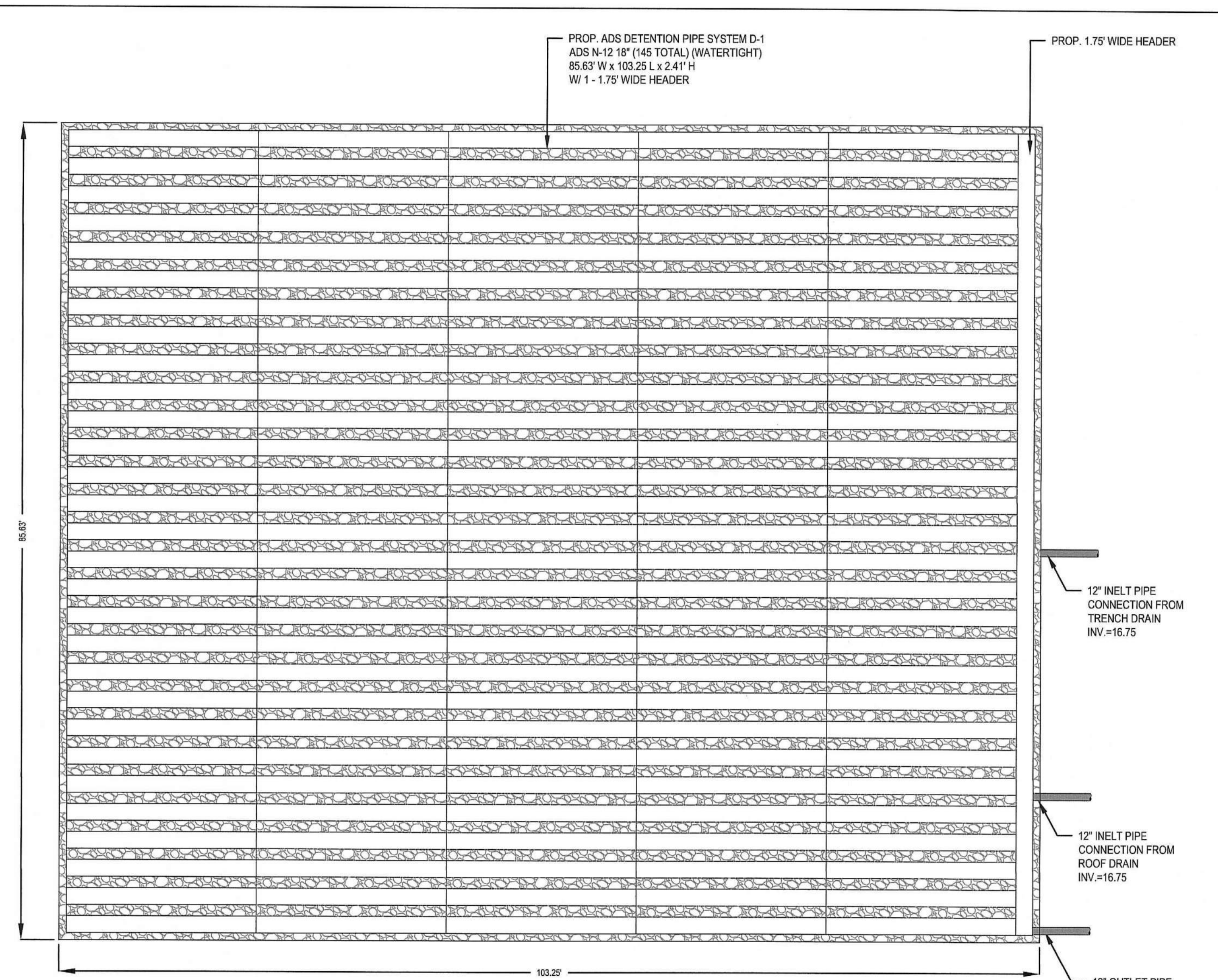


- NOTES:
- EXCAVATE BELOW BOTTOM OF CRUSHED STONE BASE AND BACKFILL WITH CLEAN GRAVEL BORROW (MASS. HIGHWAY M1.03.0 TYPE B) TO NATURALLY OCCURRING PERVIOUS MATERIAL. (REFER TO TEST PIT SOIL LOGS SUBMITTED HERewith).
 - INSTALLATION AND INSPECTION OF ALL SUBSURFACE INFILTRATION AND DETENTION SYSTEMS SHALL 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"	100	100	100	100
1 1/2"	85-100	100	100	100
1 1/4"	100	100	100	100
1"	10-40	90-100	100	100
3/4"	0-8	10-50	85-100	100
5/8"		0-20	14-45	85-100
1/2"		0-5	0-15	20-20
3/8"			0-5	0-15
#4				0-5
#8				0-5
#16				0-5



NOMINAL DIAMETER	NOMINAL O.D.	TYPICAL SPACING "S"	NOMINAL SPACING "C"	TYPICAL SIDE WALL "X"	H (NON-TRAFFIC)	H (TRAFFIC)
12" (300mm)	14.5" (368mm)	11" (279mm)	25.5" (648mm)	8" (203mm)	12" (305mm)	12" (305mm)
15" (375mm)	18" (457mm)	11.5" (292mm)	28.0" (713mm)	8" (203mm)	12" (305mm)	12" (305mm)
18" (450mm)	21" (533mm)	17.0" (432mm)	38.0" (965mm)	9" (229mm)	12" (305mm)	12" (305mm)
24" (600mm)	28" (711mm)	24" (609mm)	41.5" (1054mm)	10" (254mm)	12" (305mm)	12" (305mm)
30" (750mm)	36" (914mm)	30" (762mm)	53.0" (1346mm)	12" (305mm)	12" (305mm)	12" (305mm)
36" (900mm)	42" (1067mm)	36" (914mm)	63.0" (1600mm)	18" (457mm)	12" (305mm)	12" (305mm)
42" (1050mm)	48" (1219mm)	42" (1067mm)	72.0" (1829mm)	18" (457mm)	12" (305mm)	24" (610mm)
48" (1200mm)	54" (1372mm)	48" (1219mm)	78.5" (1994mm)	18" (457mm)	12" (305mm)	24" (610mm)
60" (1500mm)	66" (1676mm)	60" (1524mm)	90" (2286mm)	18" (457mm)	12" (305mm)	24" (610mm)

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

NOTES:

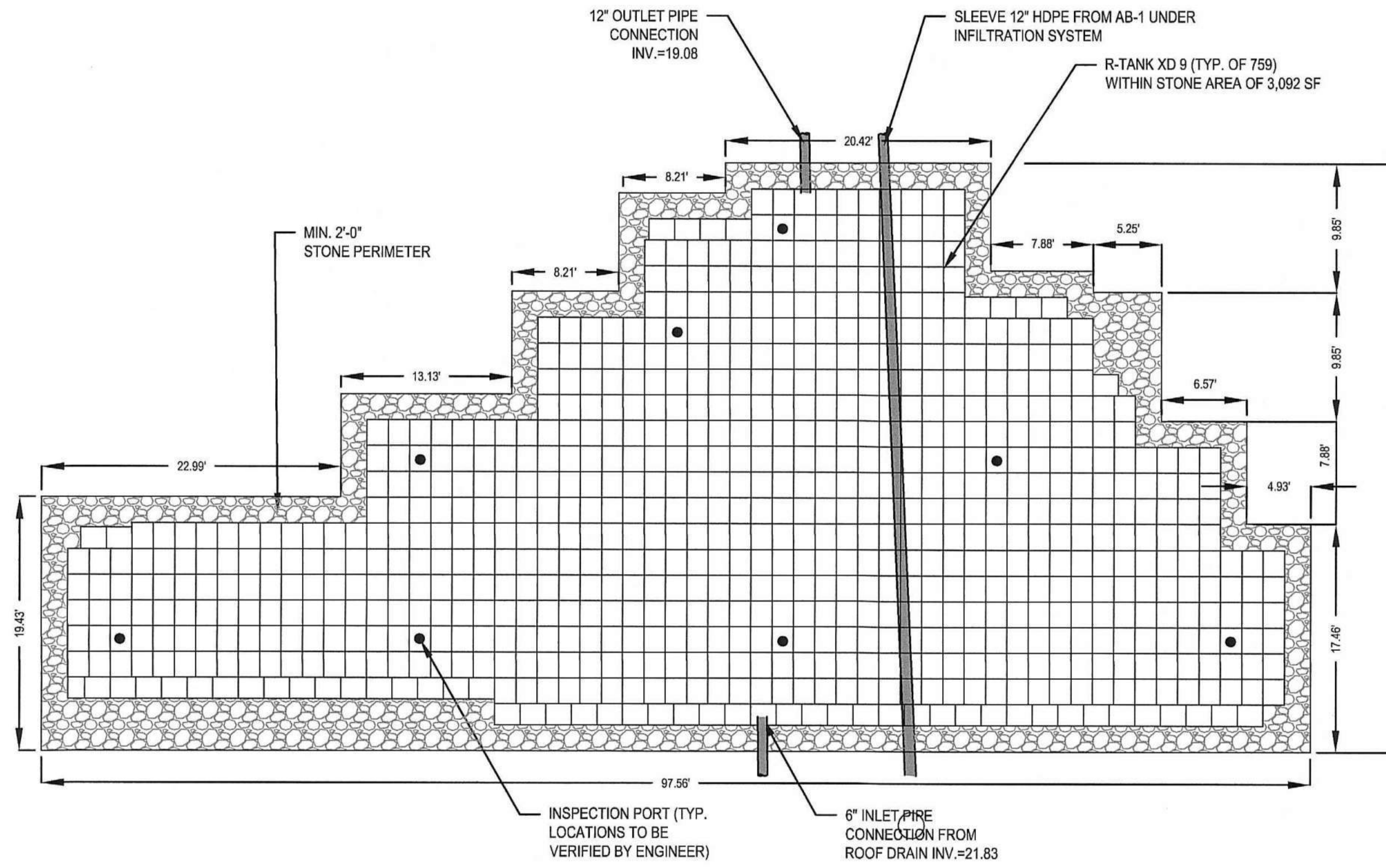
- EXCAVATE BELOW BOTTOM OF CRUSHED STONE BASE AND BACKFILL WITH CLEAN GRAVEL BORROW (MASS. HIGHWAY M1.03.0 TYPE B) TO NATURALLY OCCURRING PERVIOUS MATERIAL. (REFER TO TEST PIT SOIL LOGS SUBMITTED HERewith).
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CRUSHED STONE:

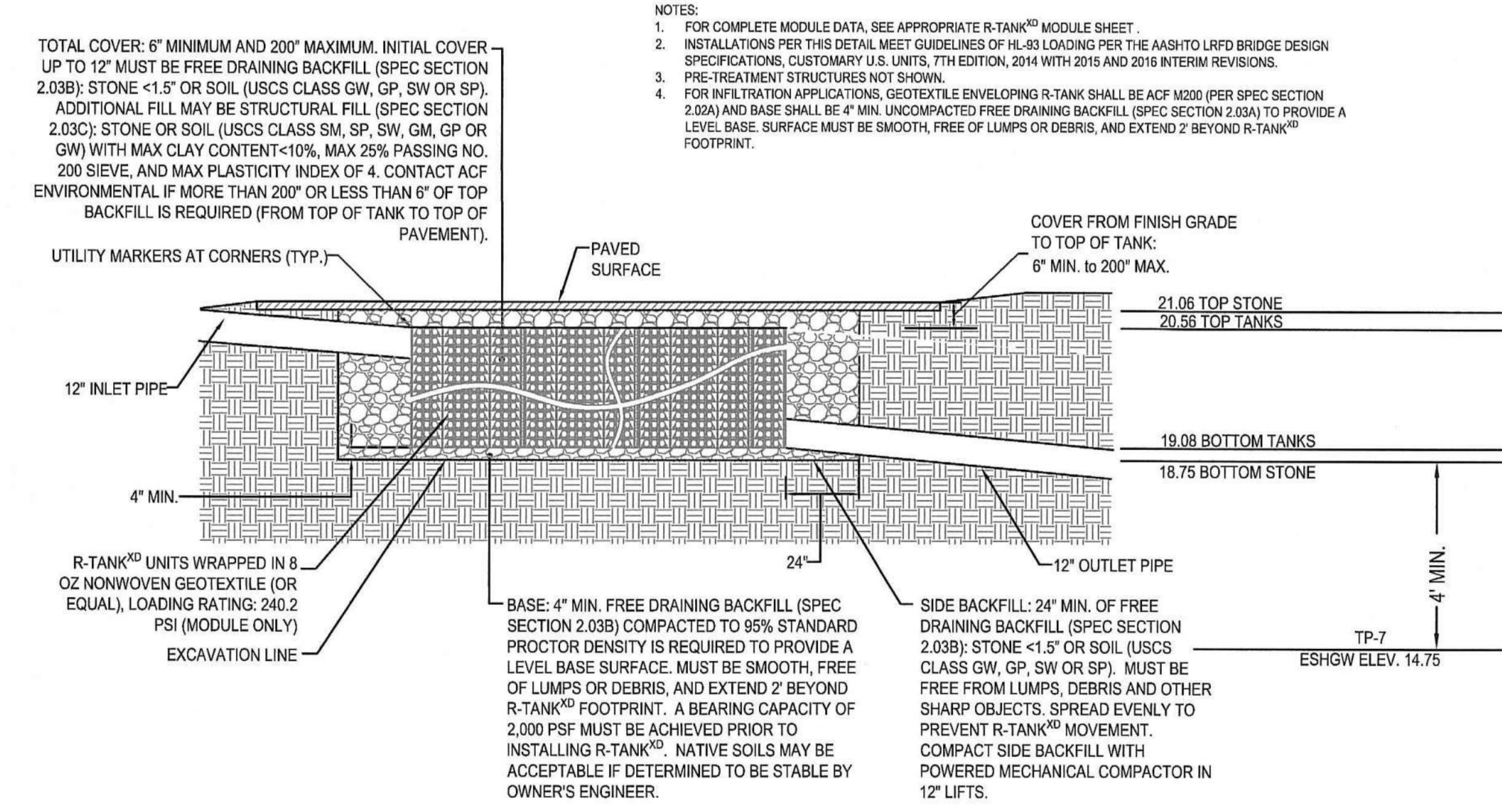
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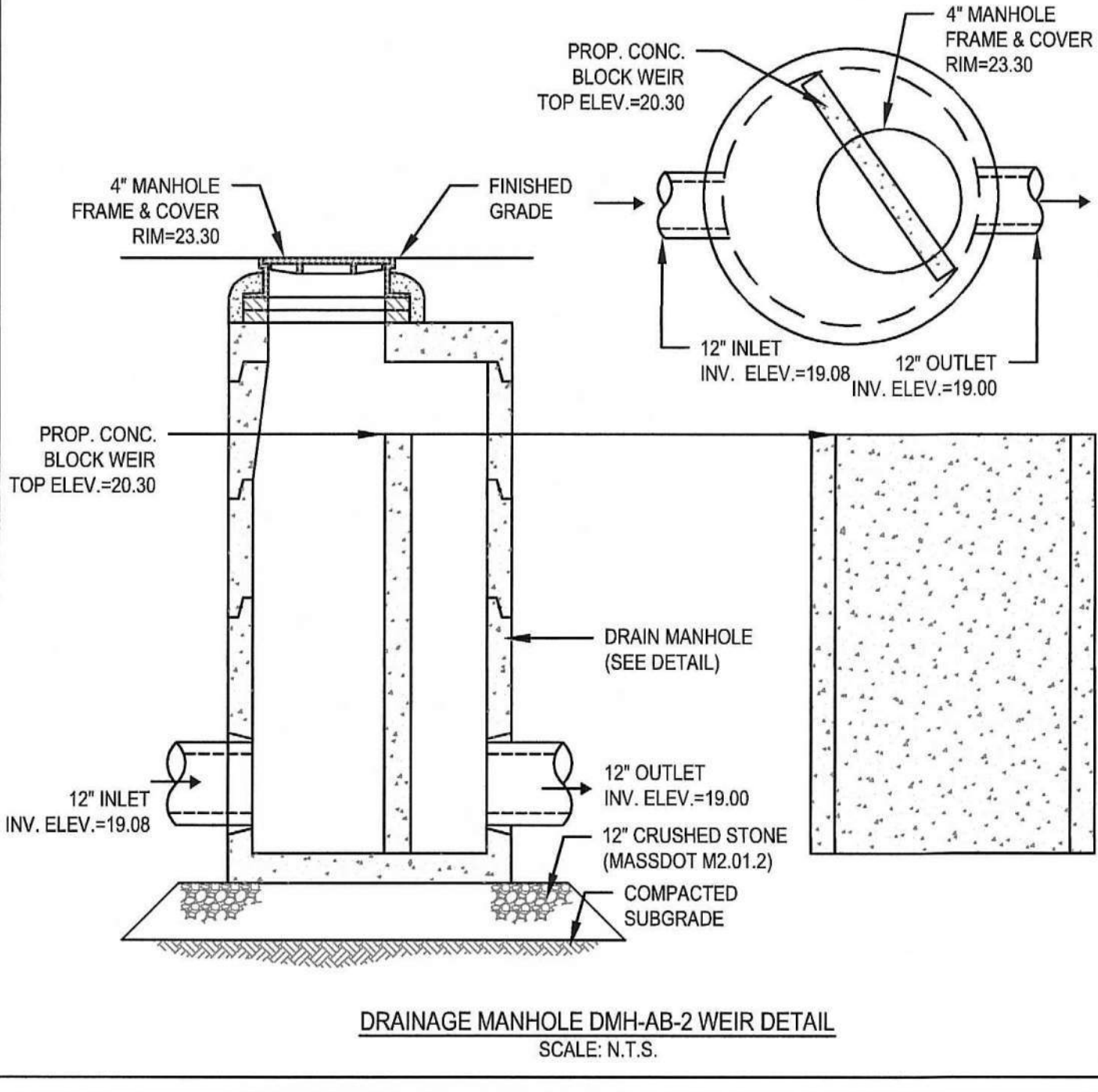
SIEVE SIZE	PERCENT PASSING			
	1 1/4 INCH	3/4 INCH	1/2 INCH	3/8 INCH
2"	100			
1 1/2"	100			
1 1/4"	85-100			
1"		100		
3/4"	10-40	90-100		
5/8"			100	
1/2"	0-8	10-50	85-100	100
3/8"		0-20	14-45	85-100
#4		0-5	0-15	20-20
#6			0-5	0-15
#16				0-5



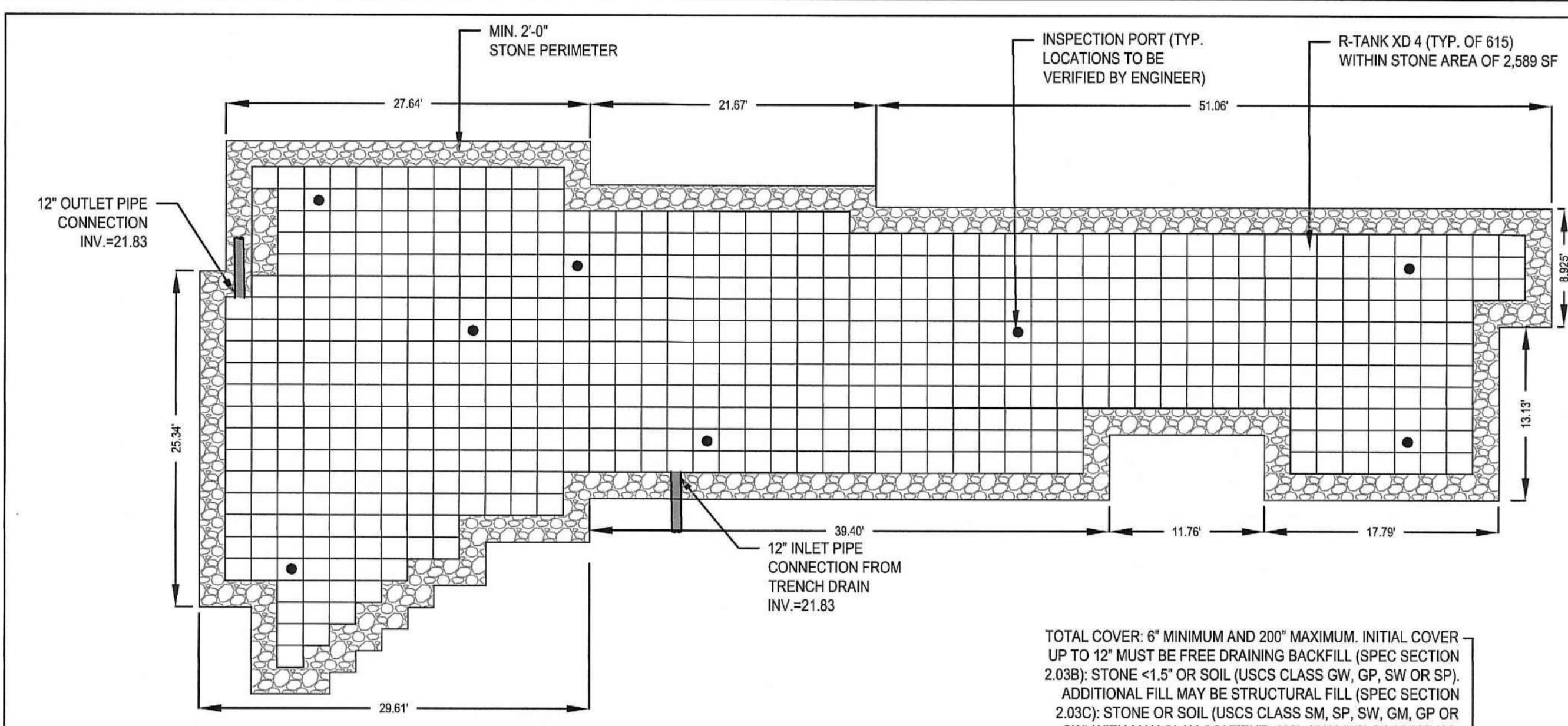
SUBSURFACE INFILTRATION SYSTEMS AB-2
SCALE: N.T.S.



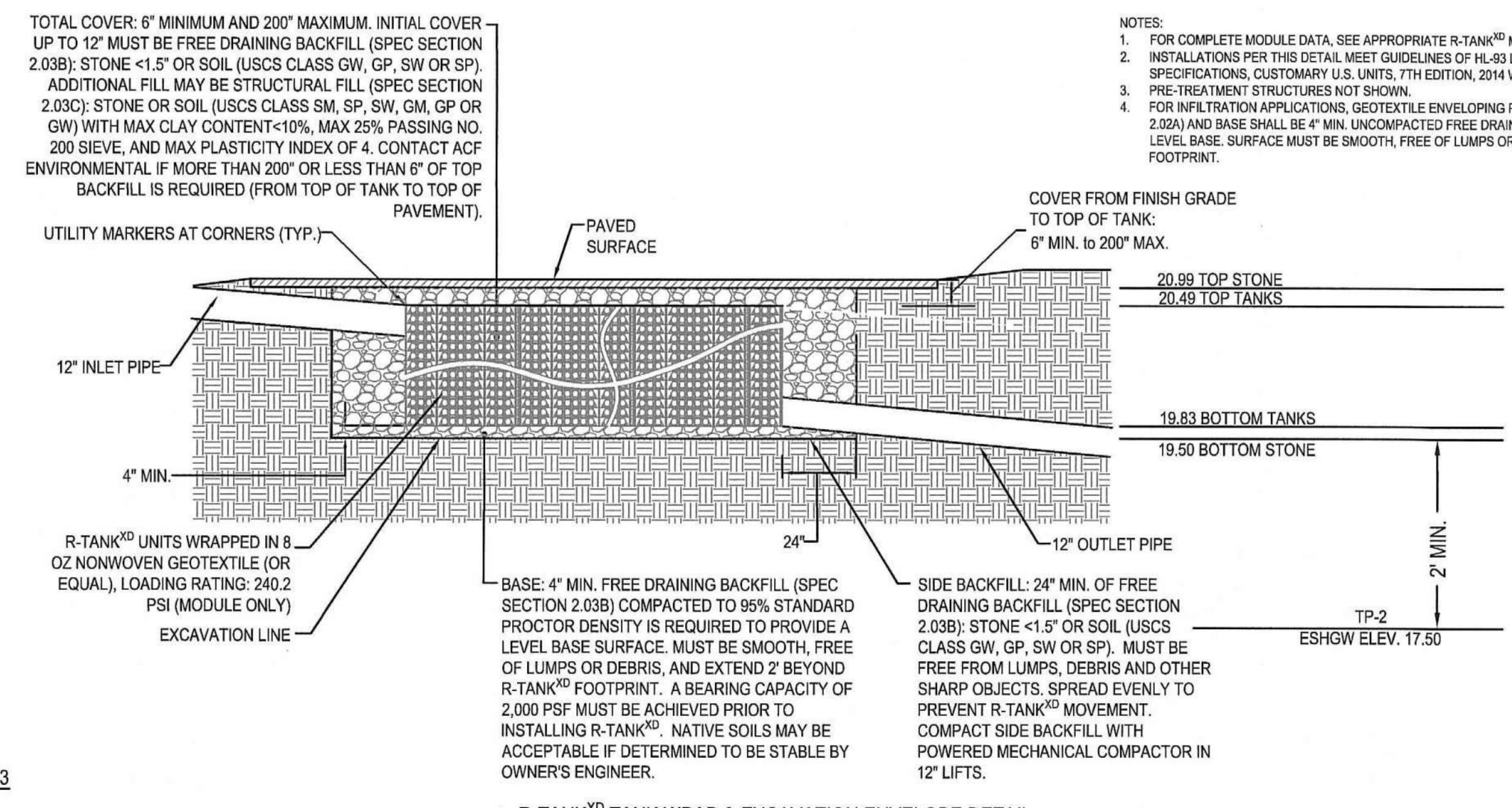
R-TANK^{XD} TANK WRAP & EXCAVATION ENVELOPE DETAIL



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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	1 1/4 INCH	3/4 INCH	1/2 INCH	3/8 INCH
2"	100			
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
#6			0-5	0-15
#16				0-5

REVISIONS

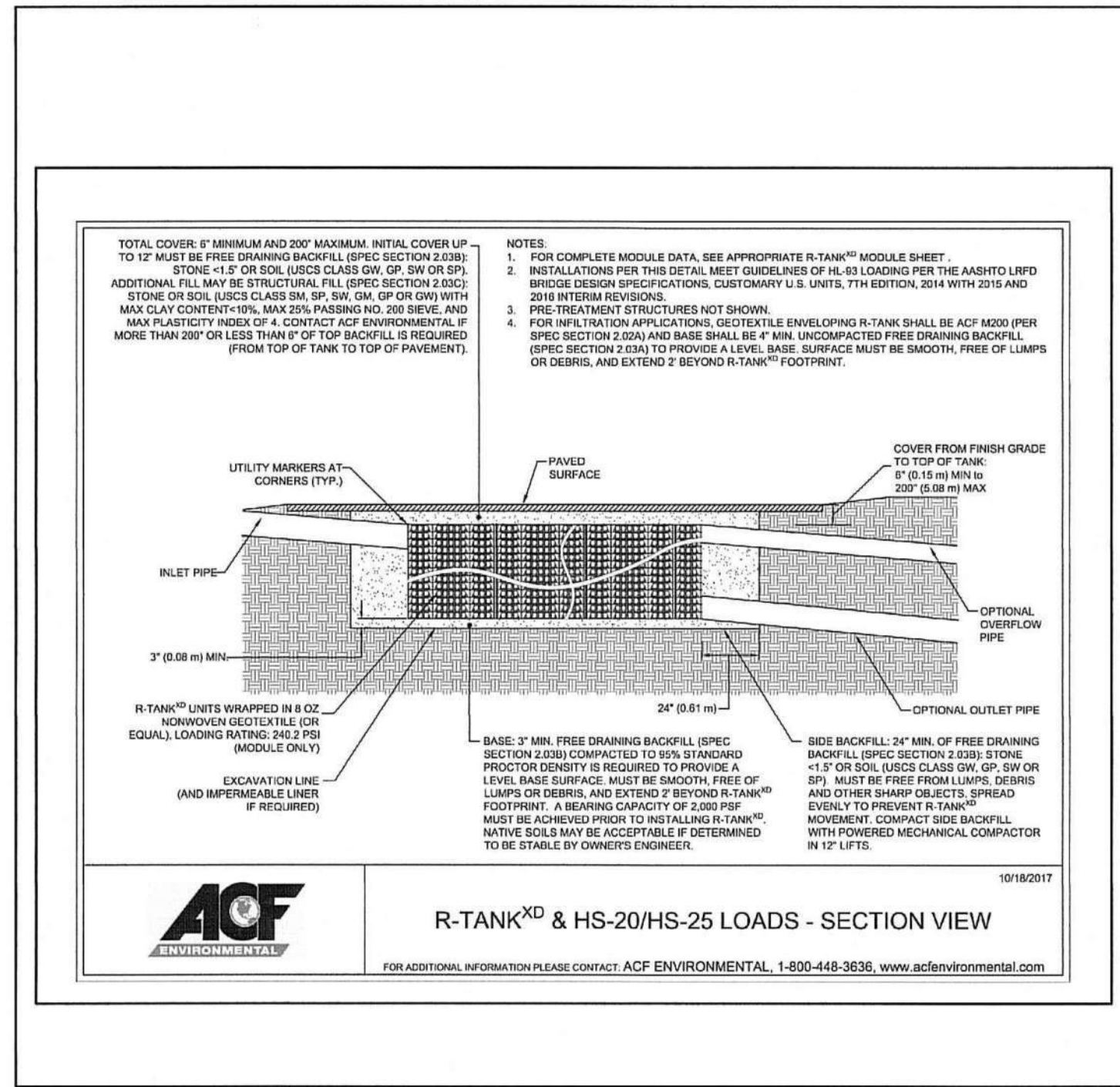
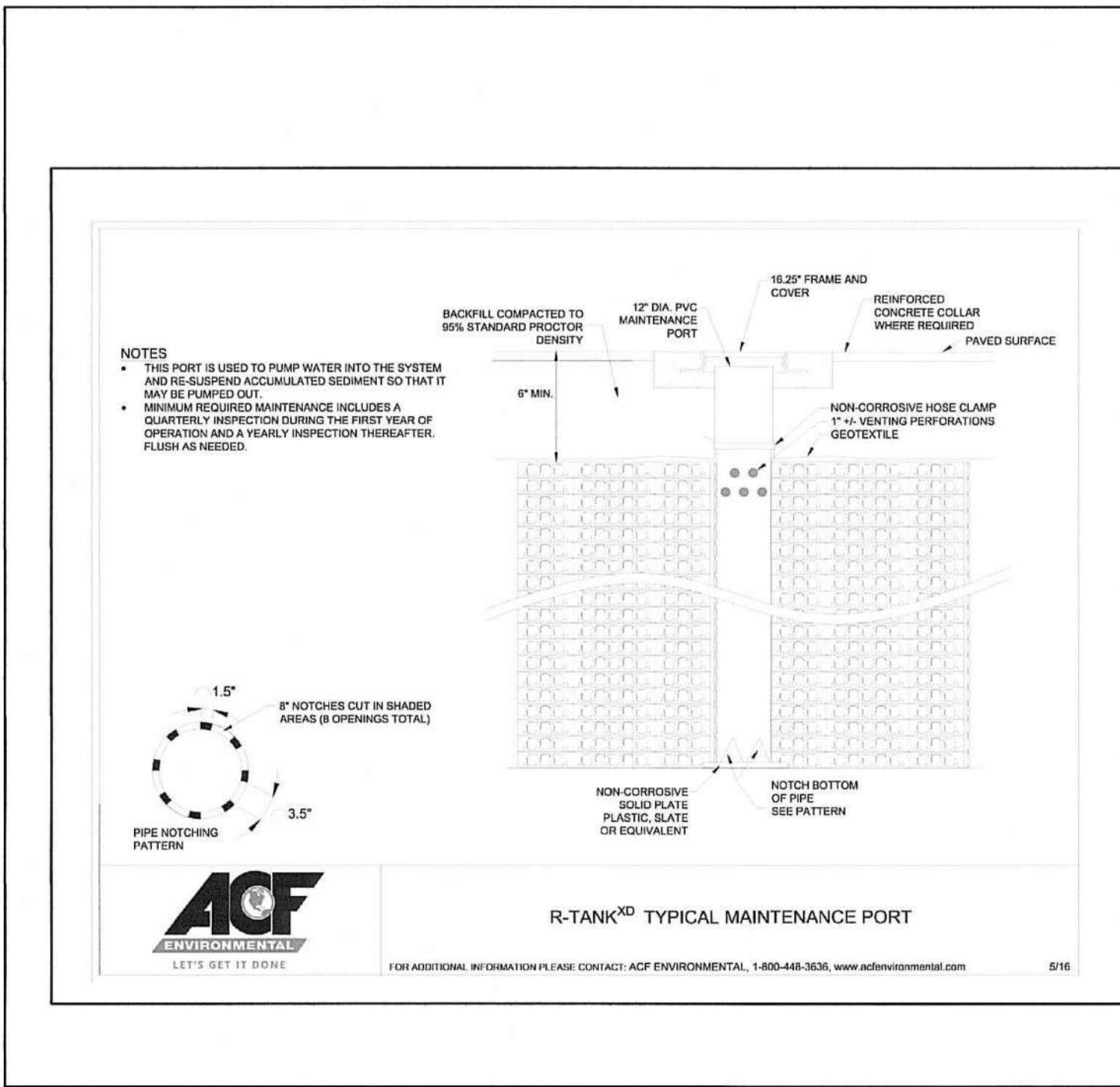
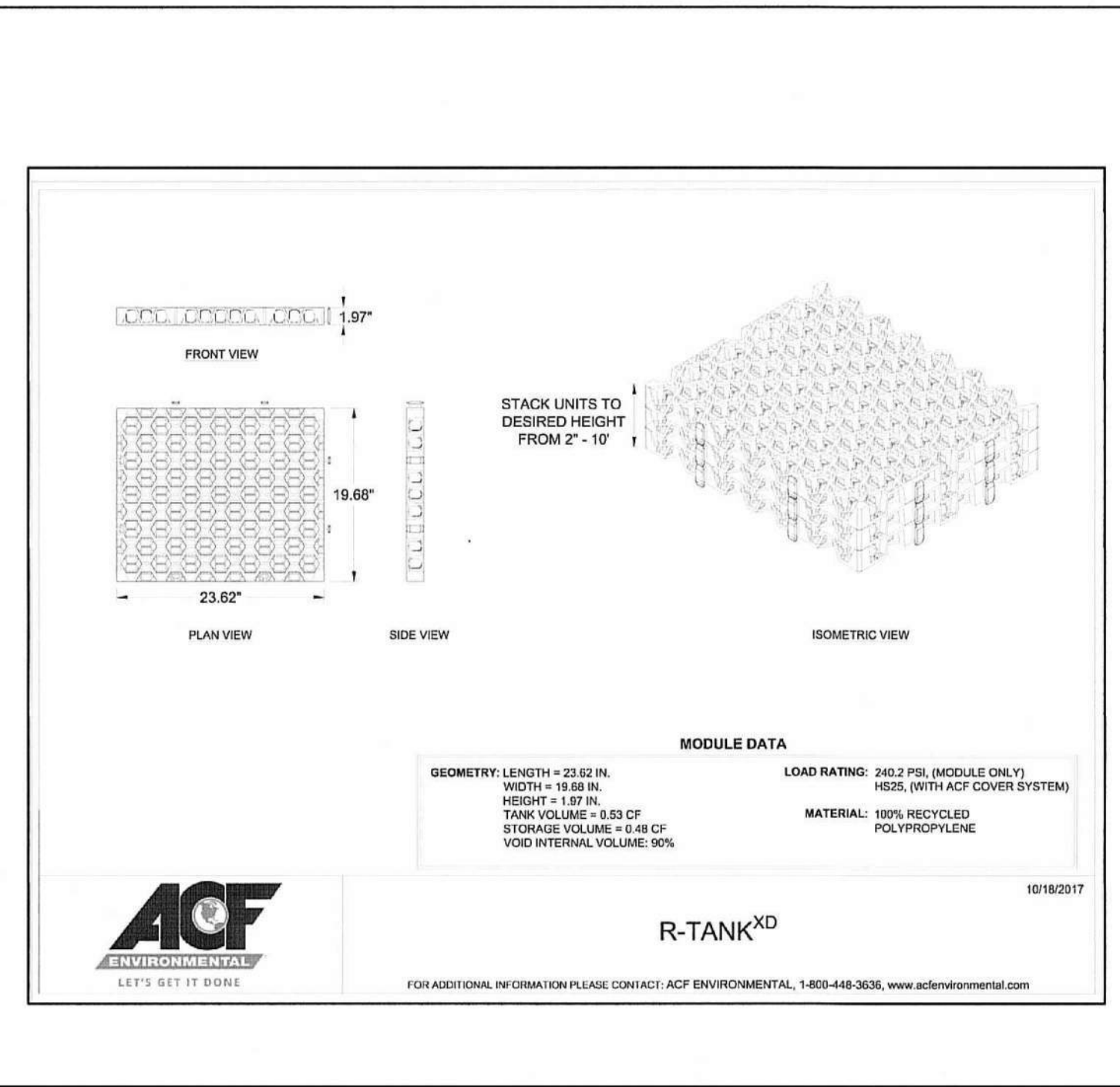
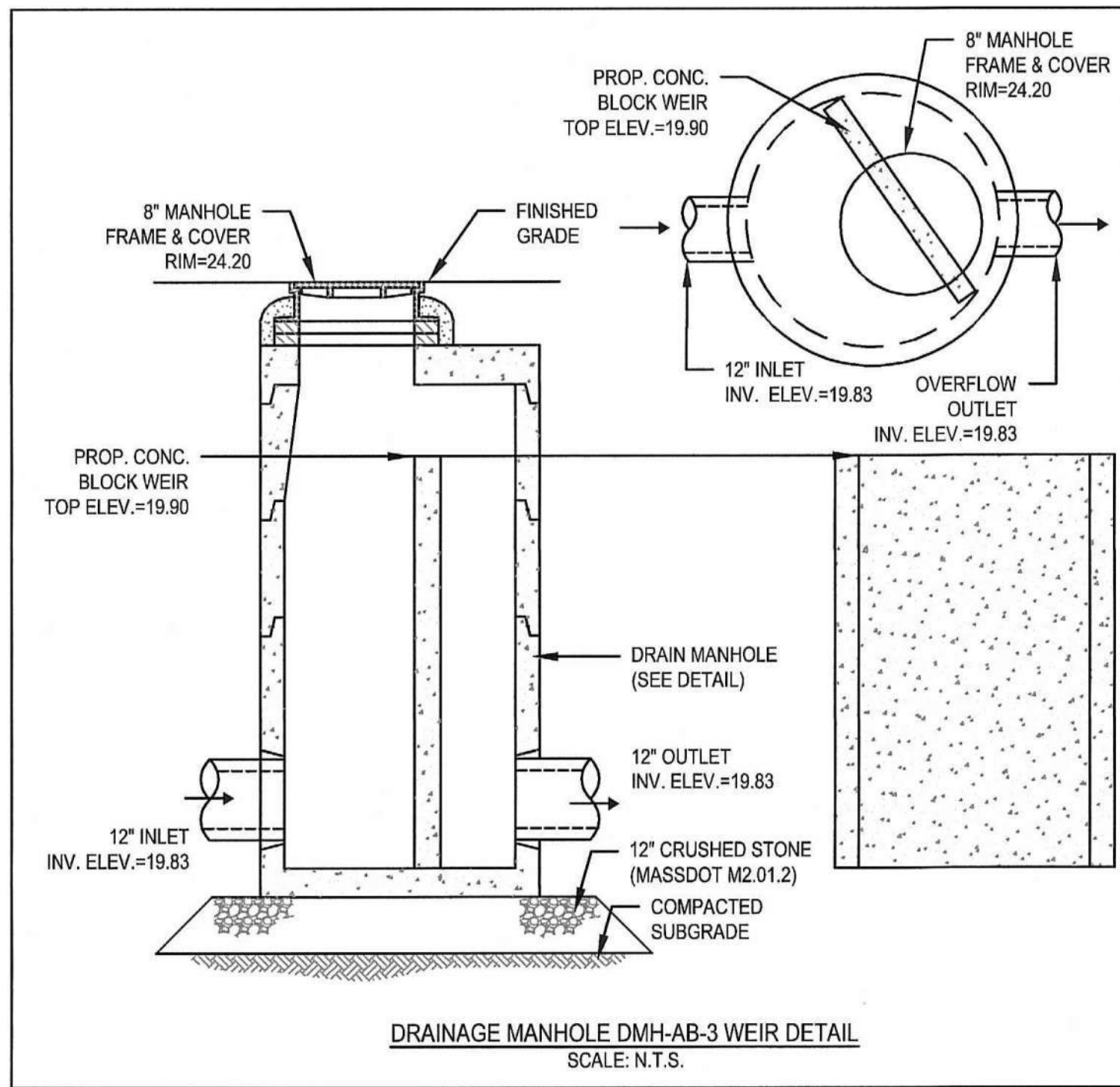
NO.	DATE	DESCRIPTION
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ISSUE: NOI PLAN REVIEW
DATE: SEPTEMBER 6, 2023
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SCALE: NOT TO SCALE

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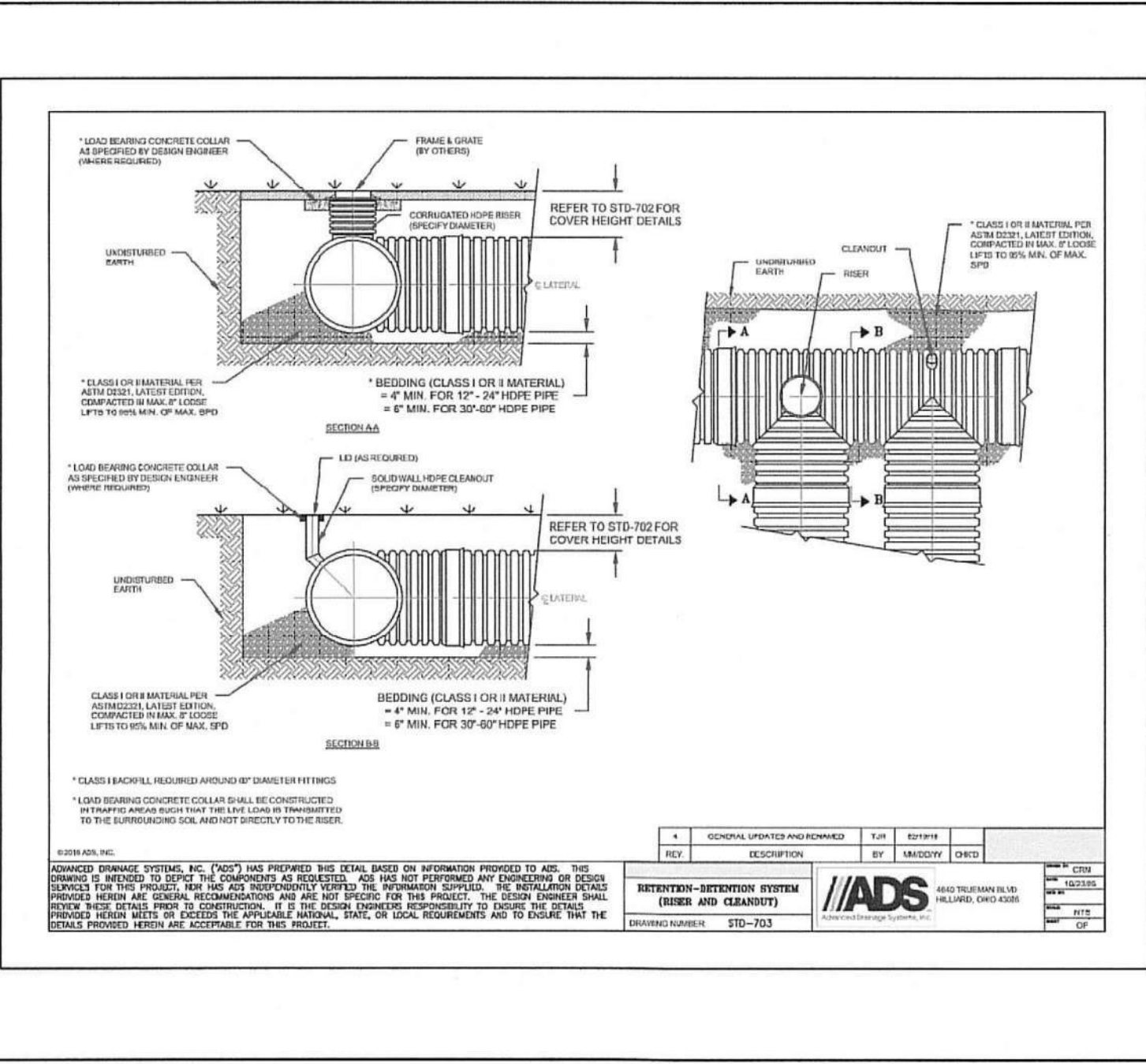
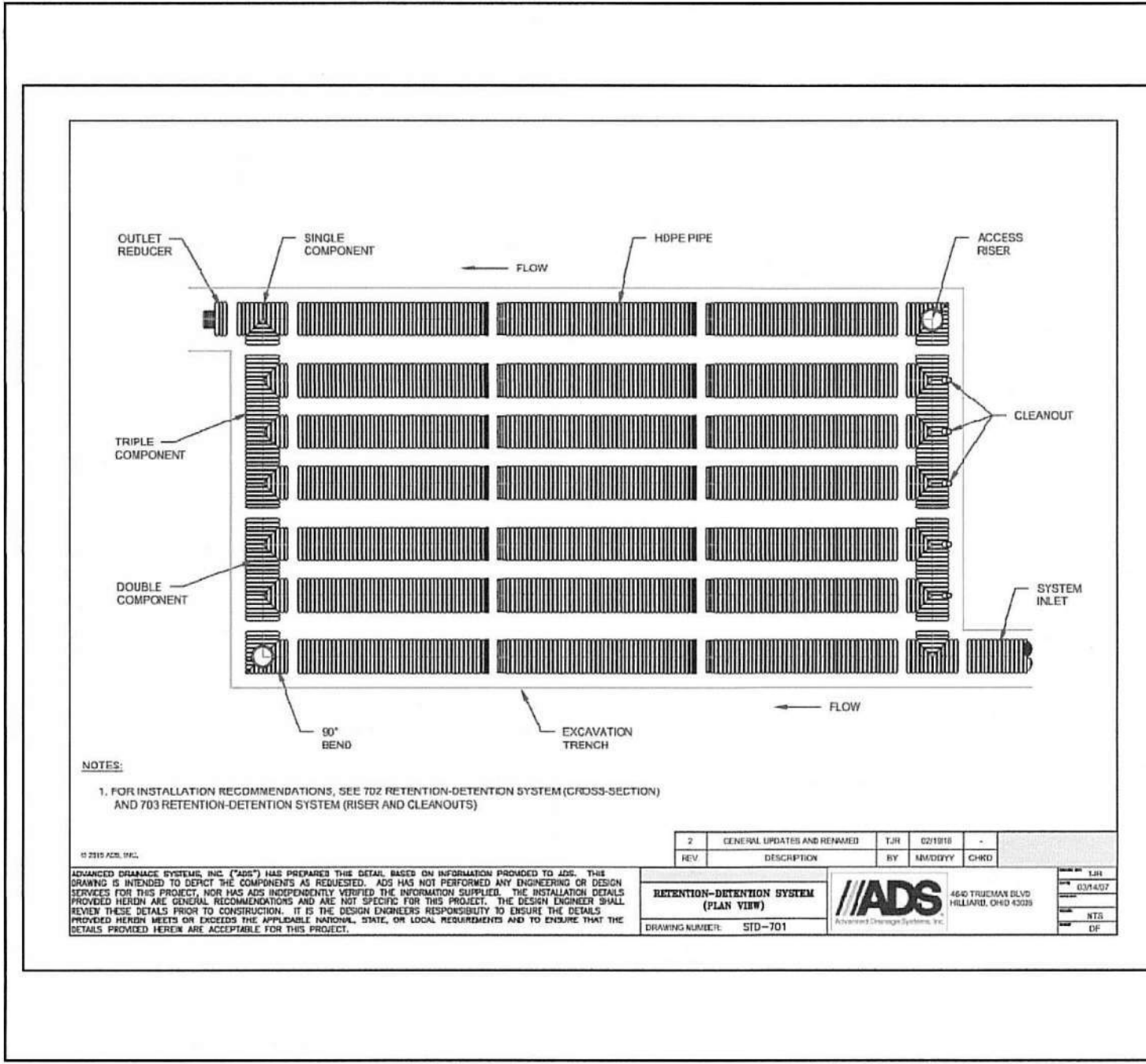
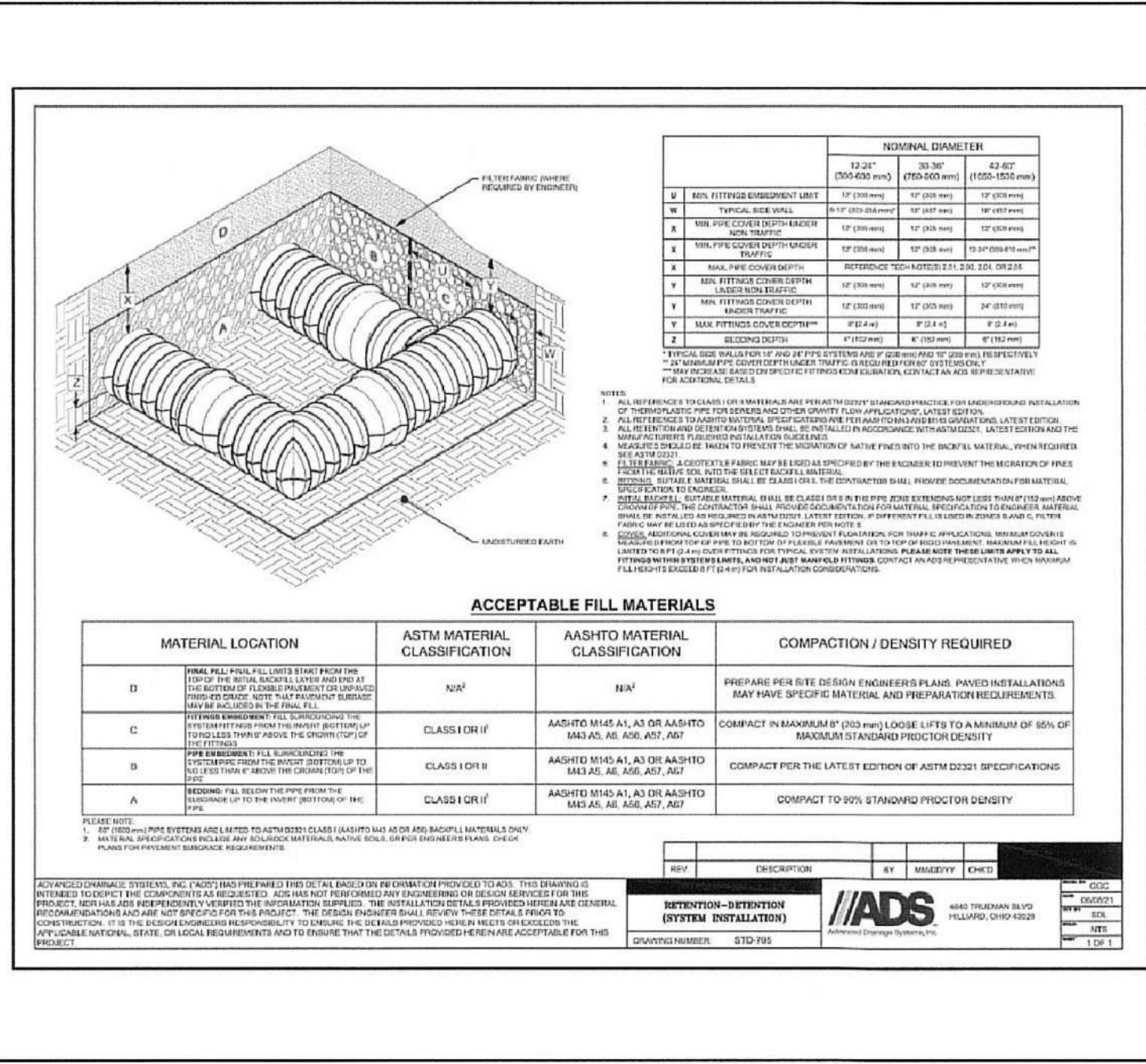
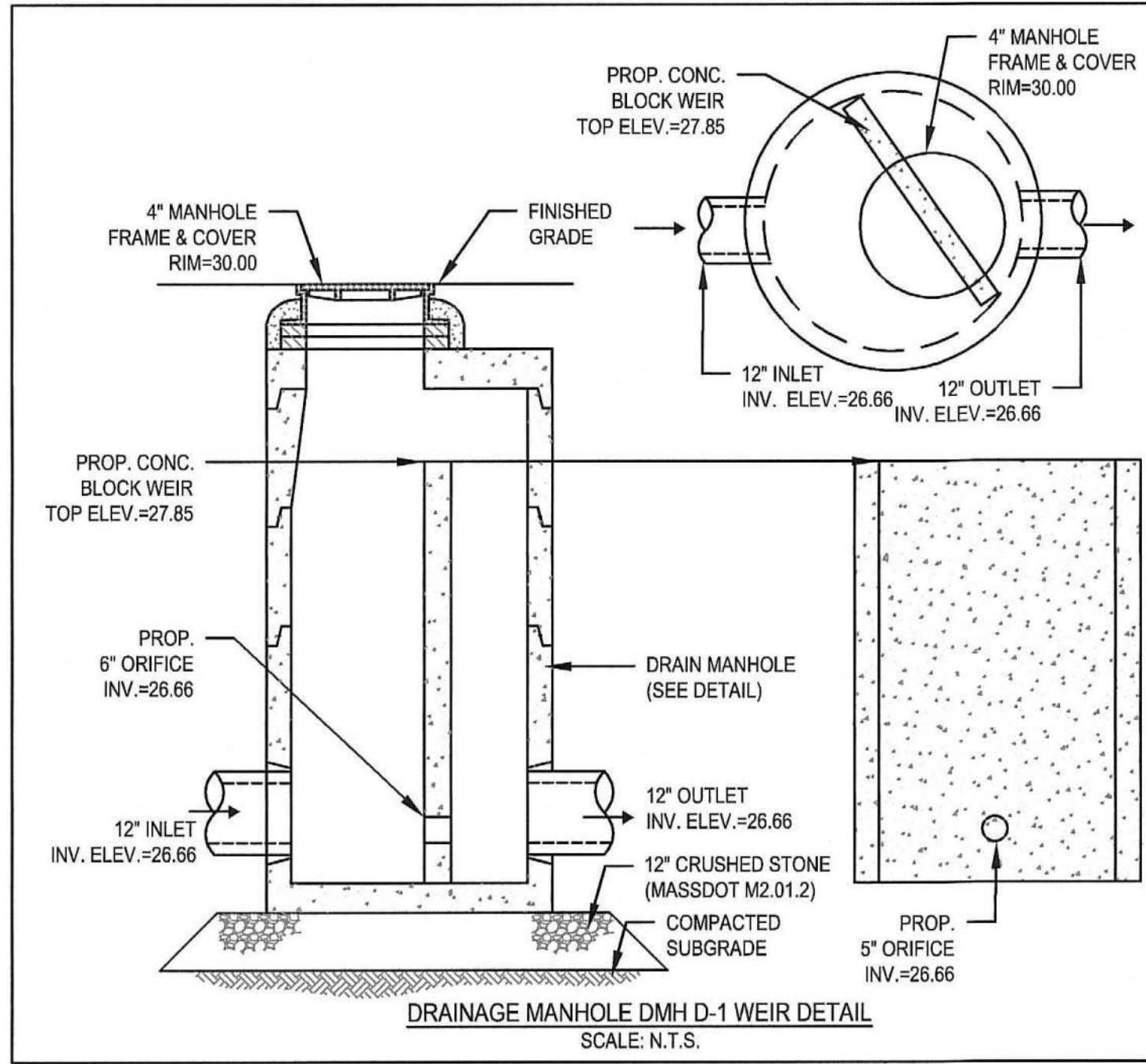
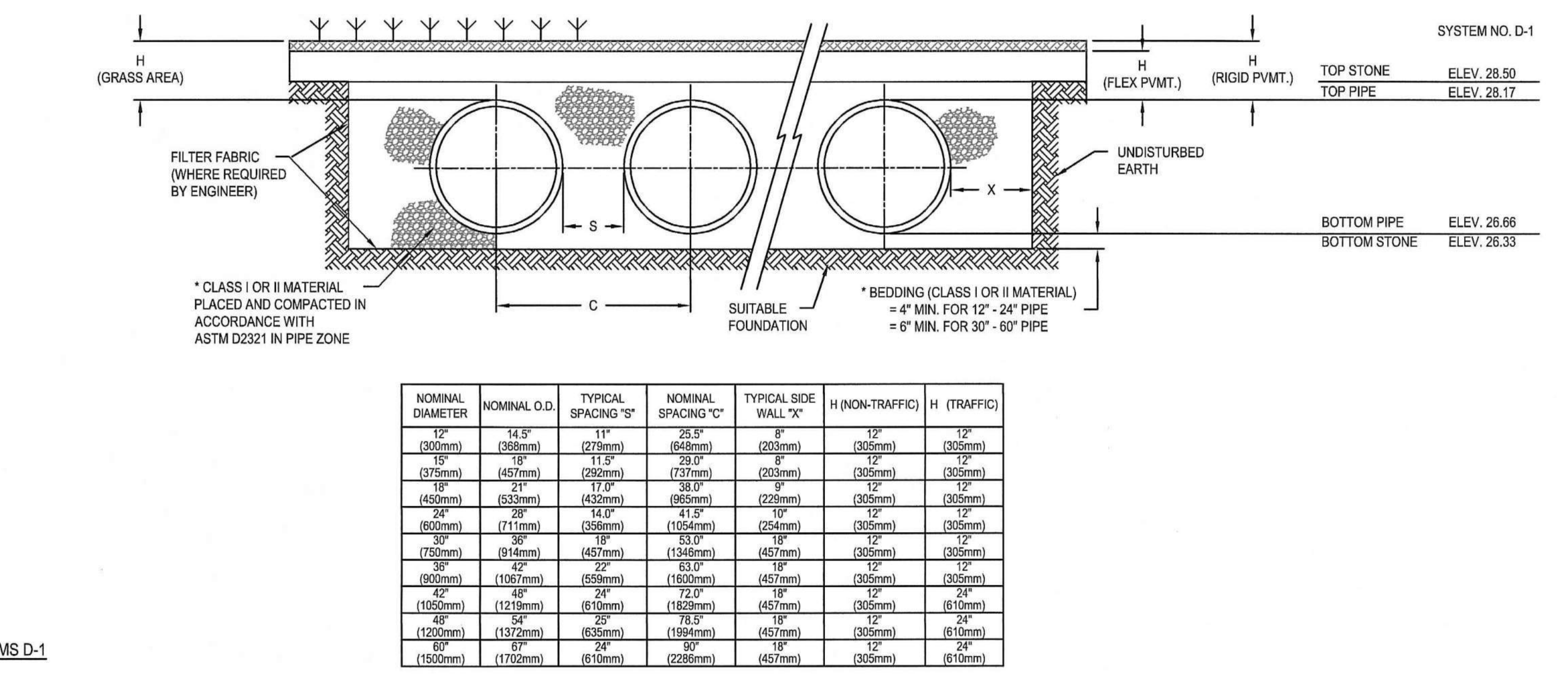
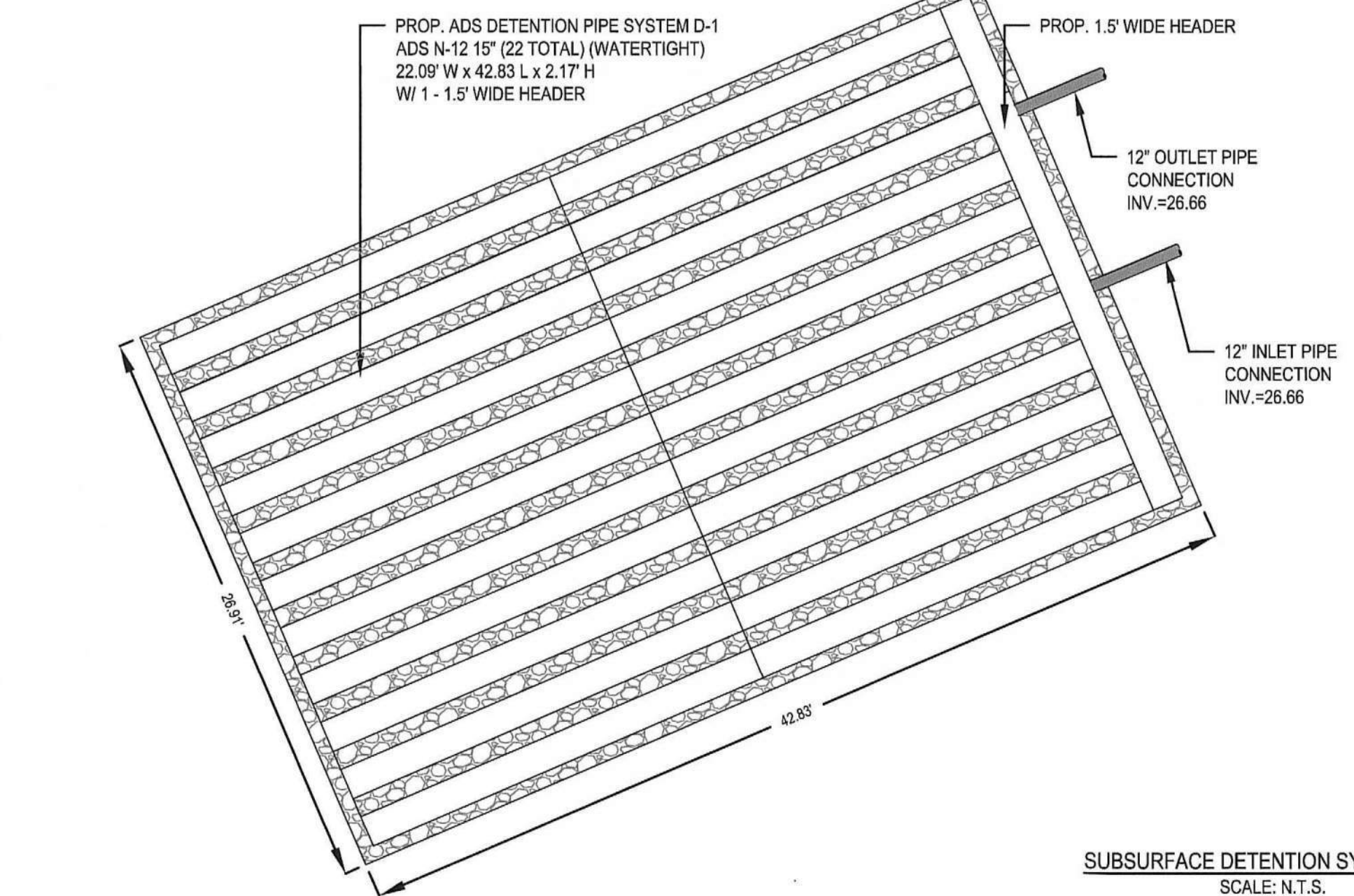


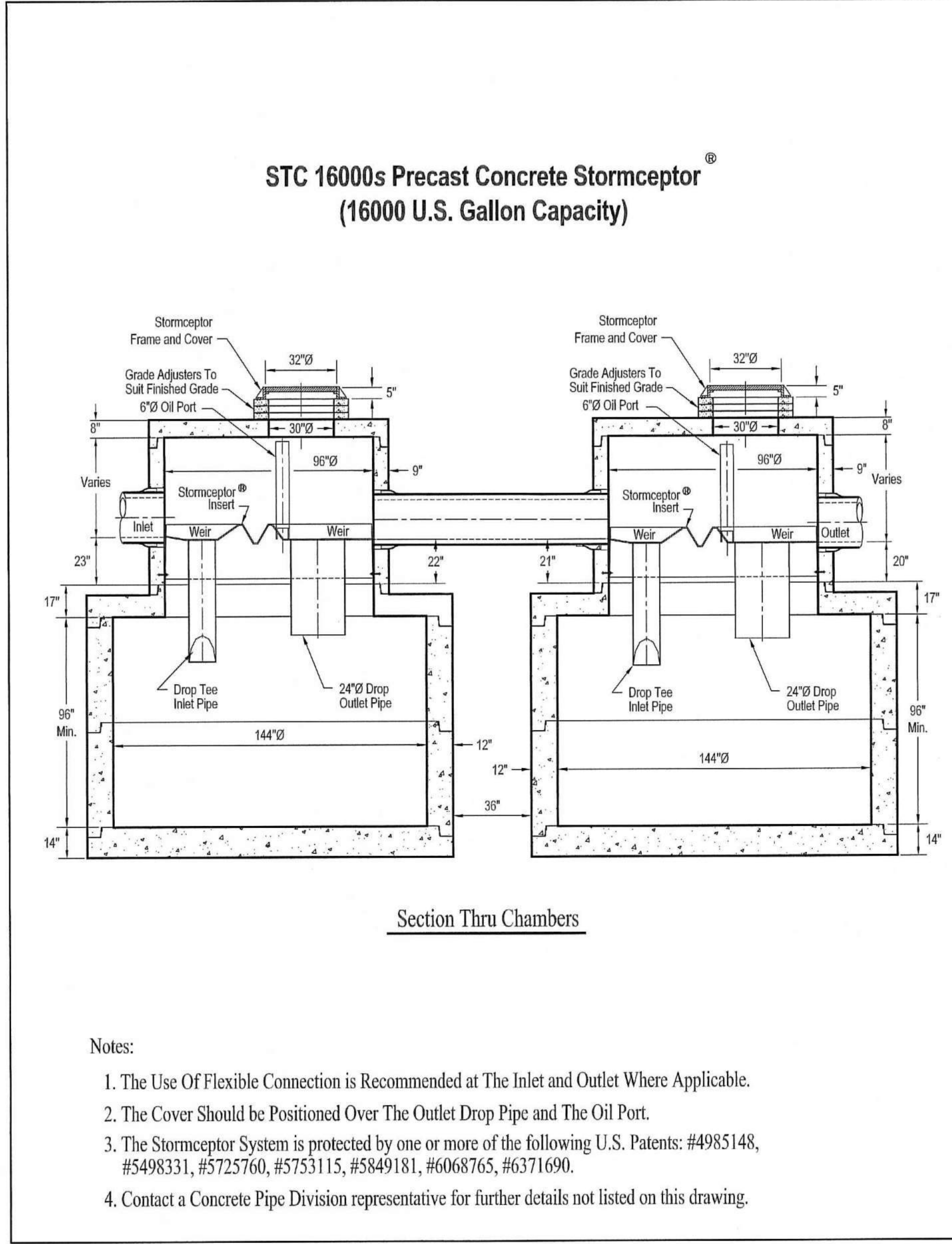
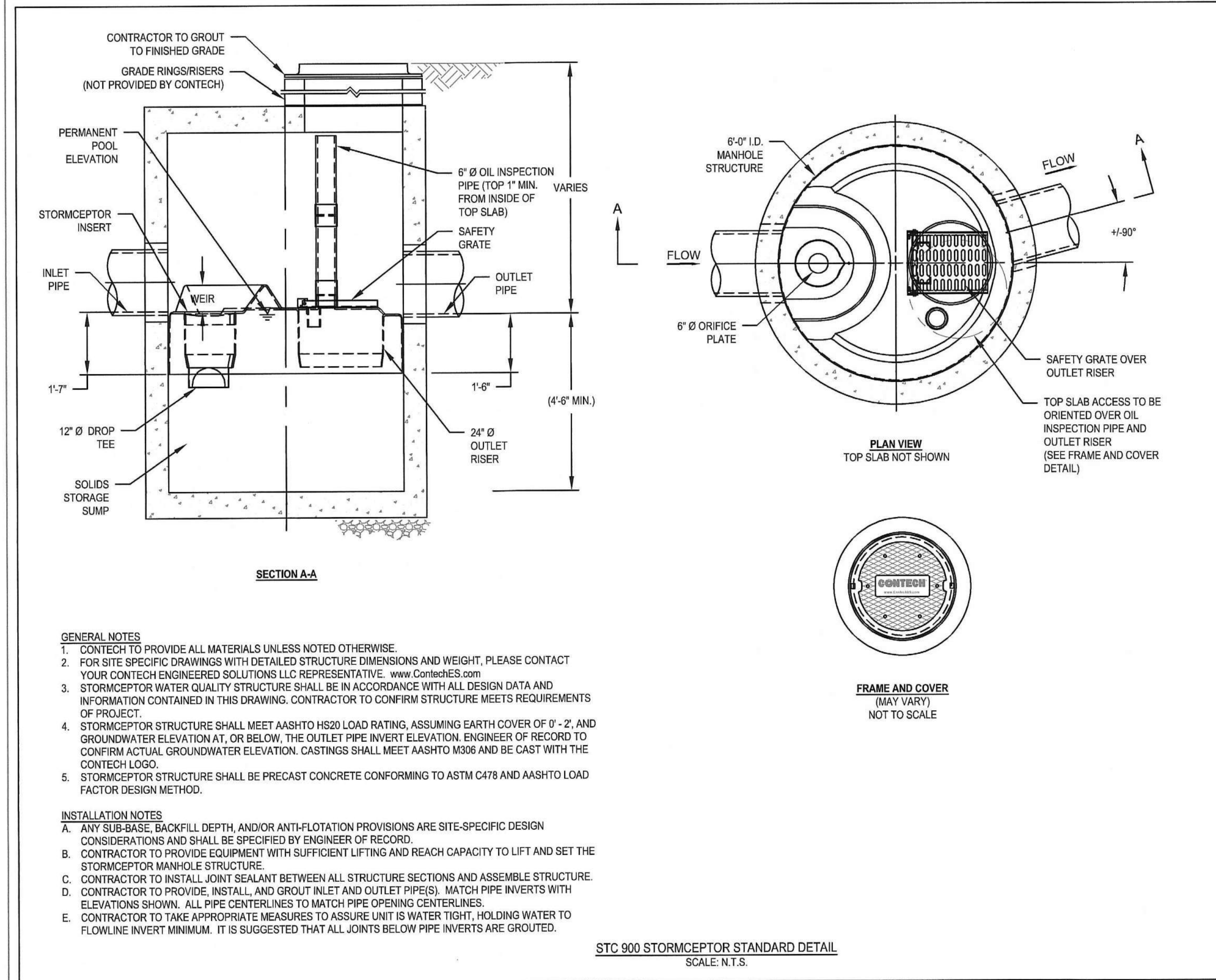
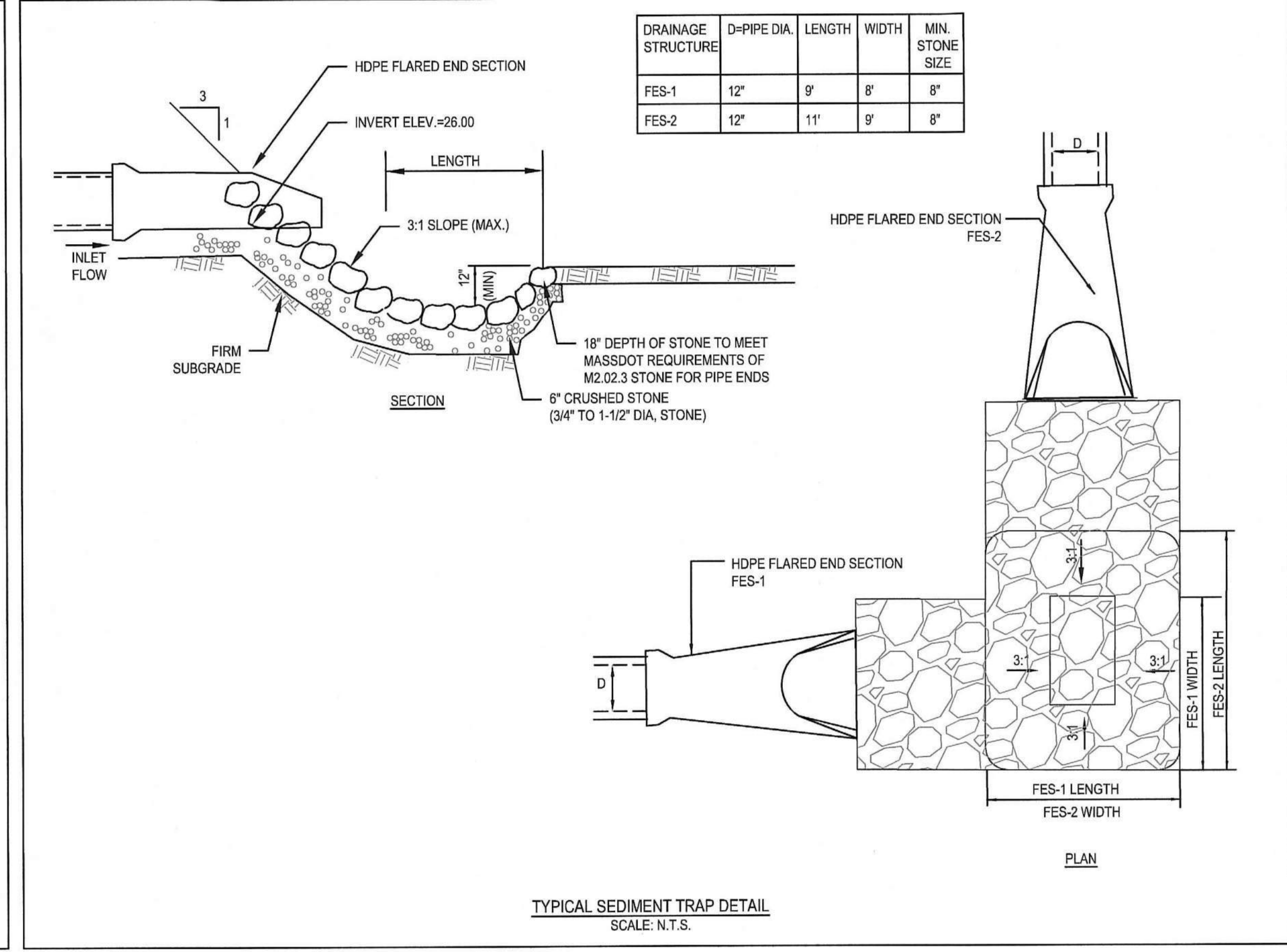
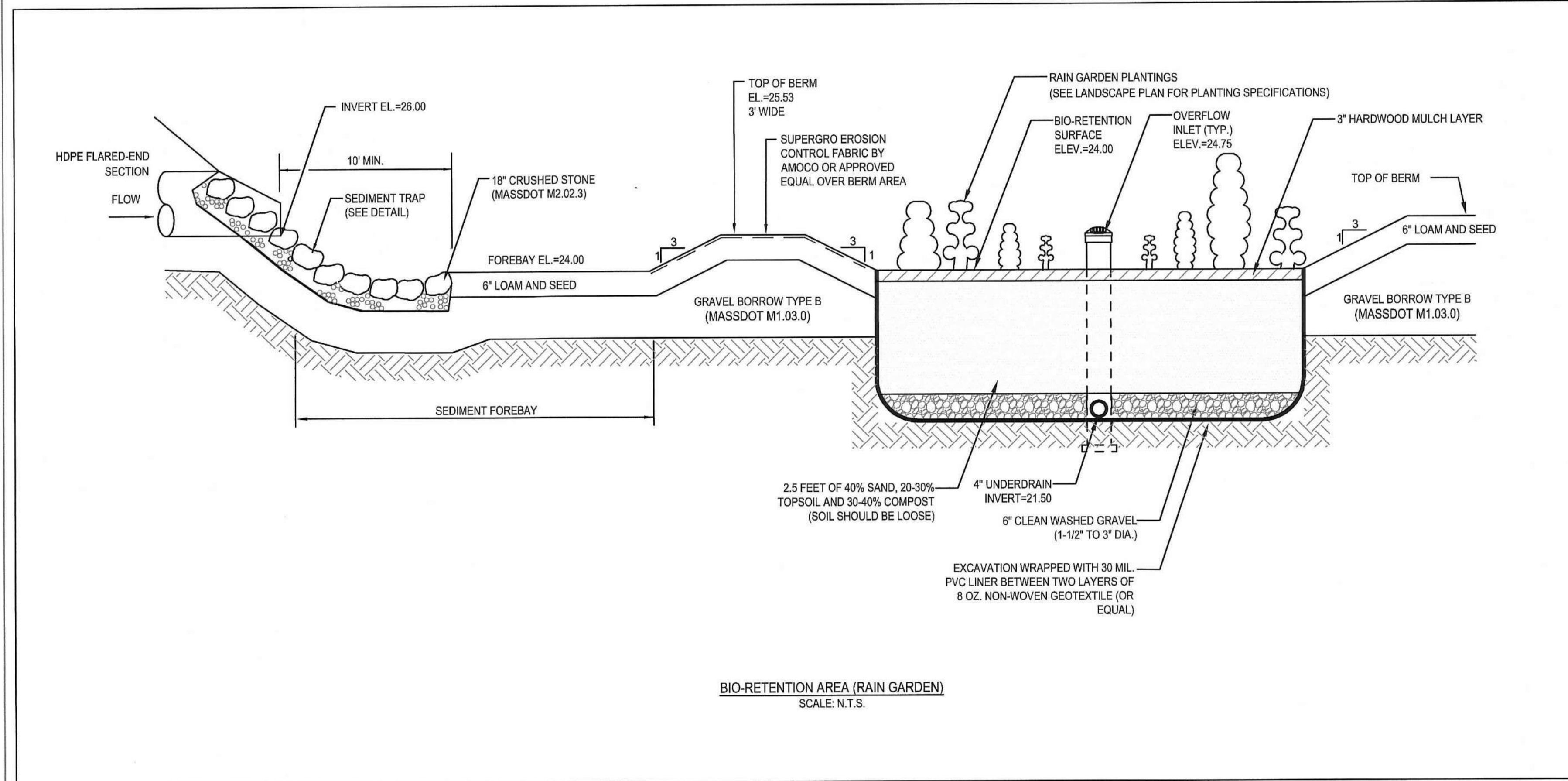
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CRUSHED STONE TO CONFORM TO THE FOLLOWING GRADATIONS:

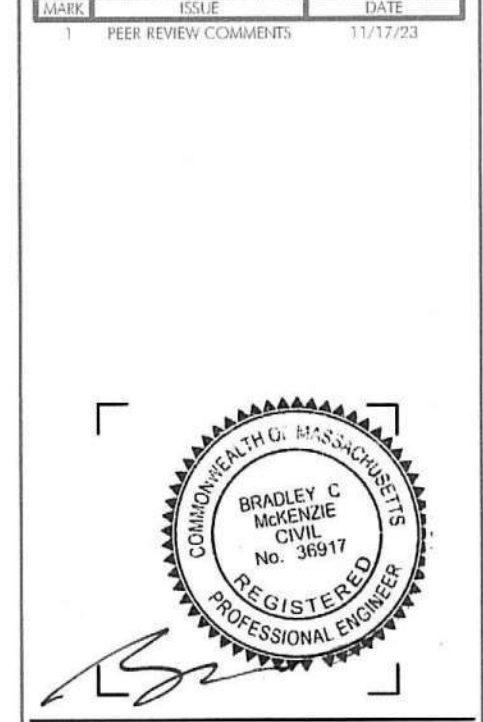
SIEVE SIZE	PERCENT PASSING			
	1 1/4 INCH	3/4 INCH	1/2 INCH	3/8 INCH
2"	100			
1 1/2"	85-100			
1 1/4"		100		
1"		10-40	90-100	
3/4"		0-8	10-50	85-100
5/8"		0-20	14-45	85-100
1/2"		0-5	0-15	20-20
3/8"			0-5	0-15
#8				0-5
#16				0-5





REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/23	PER REVIEW COMMENTS



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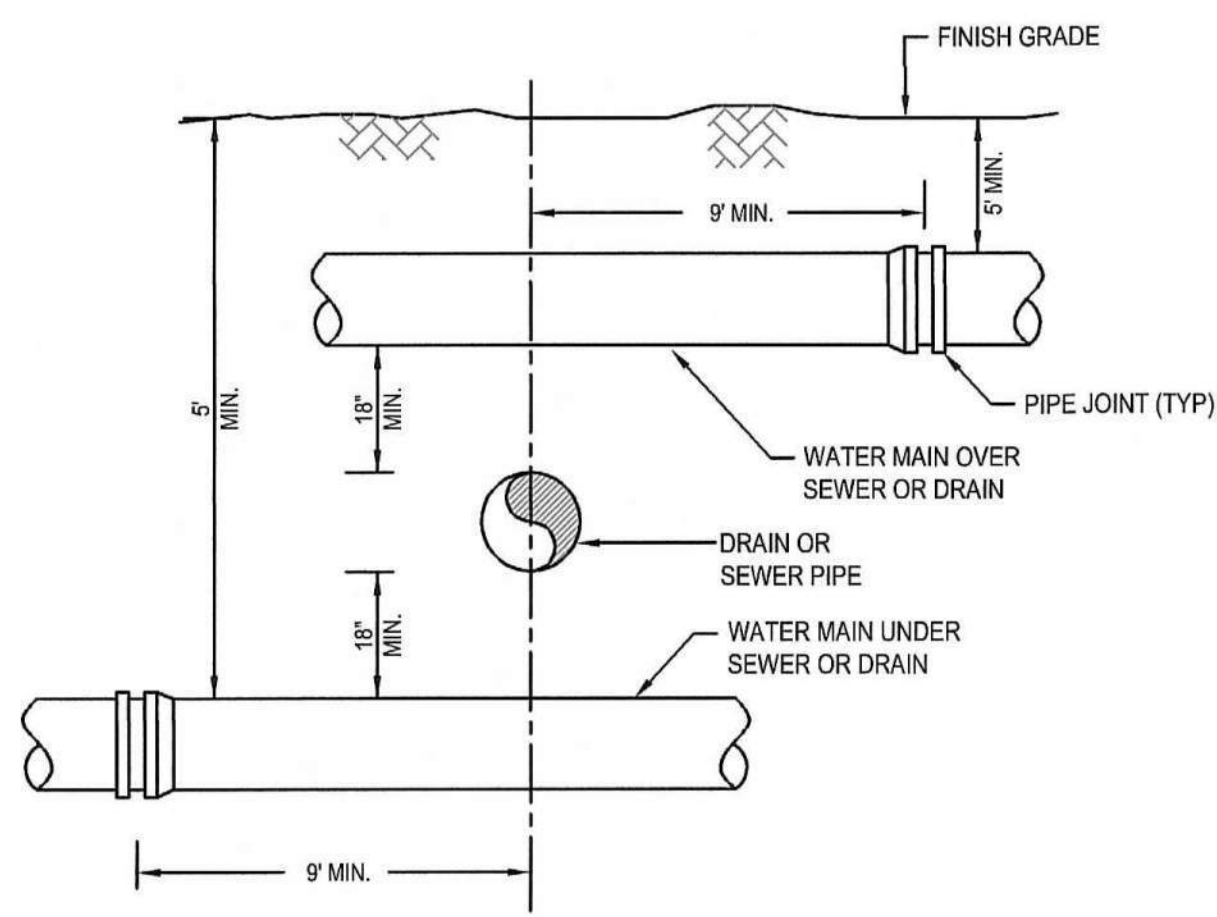
PROJECT #: 22034

SCALE: NOT TO SCALE

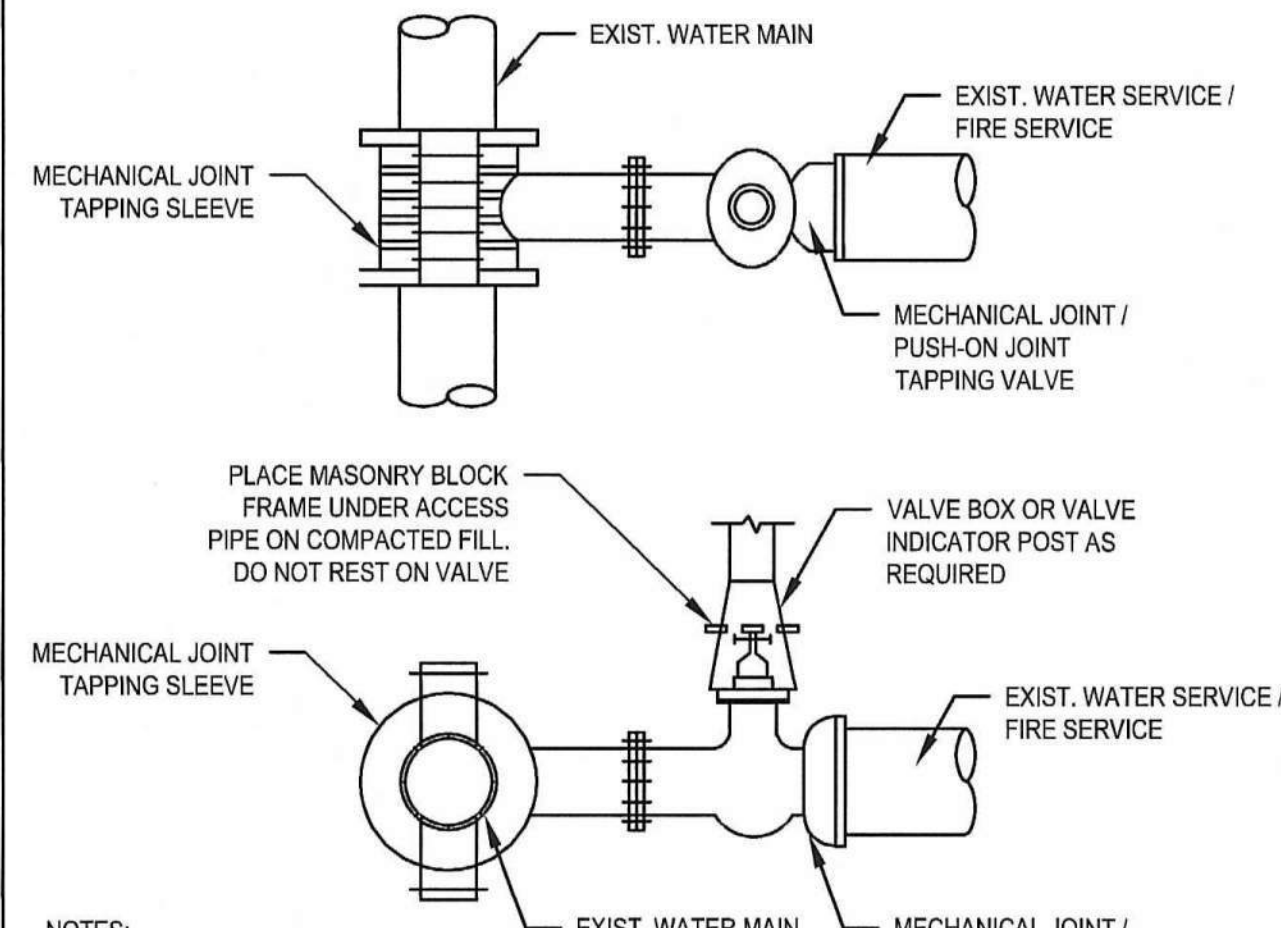
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DRAWING NUMBER
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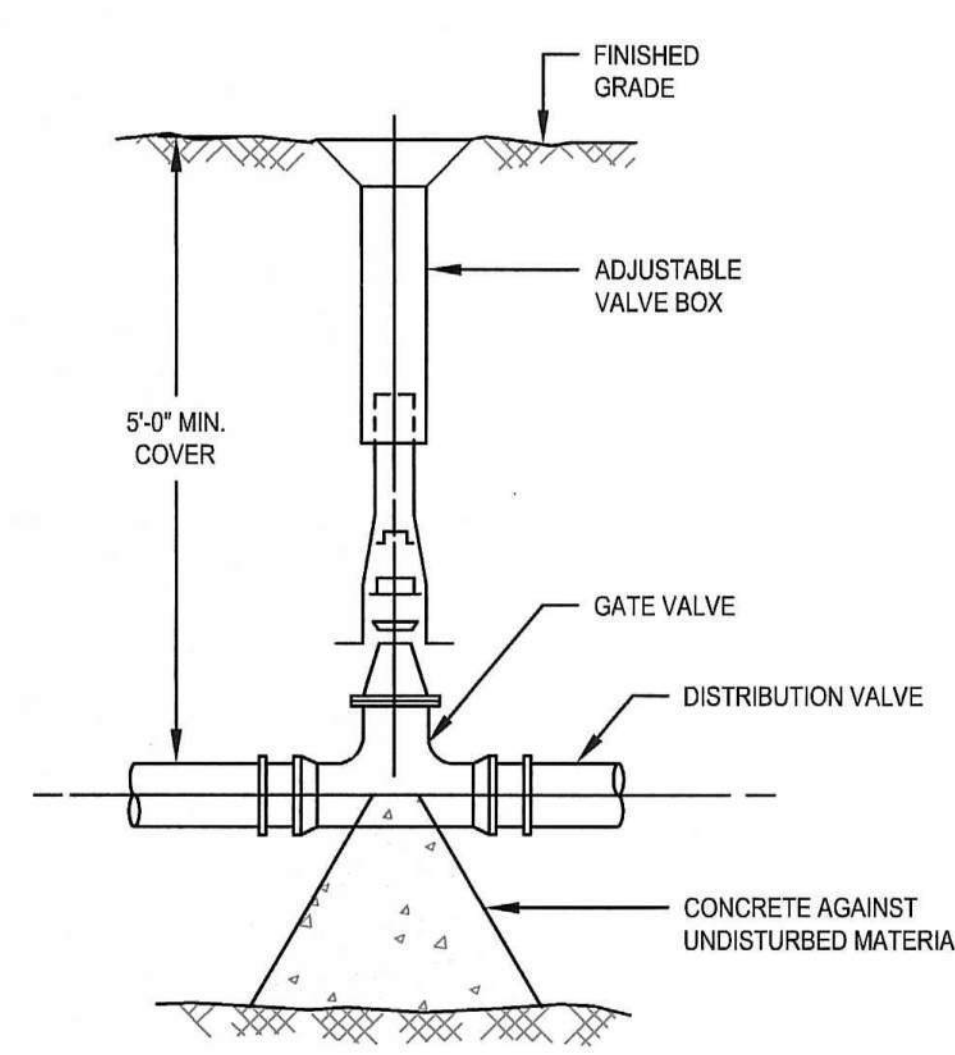
SEWER OR DRAIN CROSSING DETAIL
N.T.S.



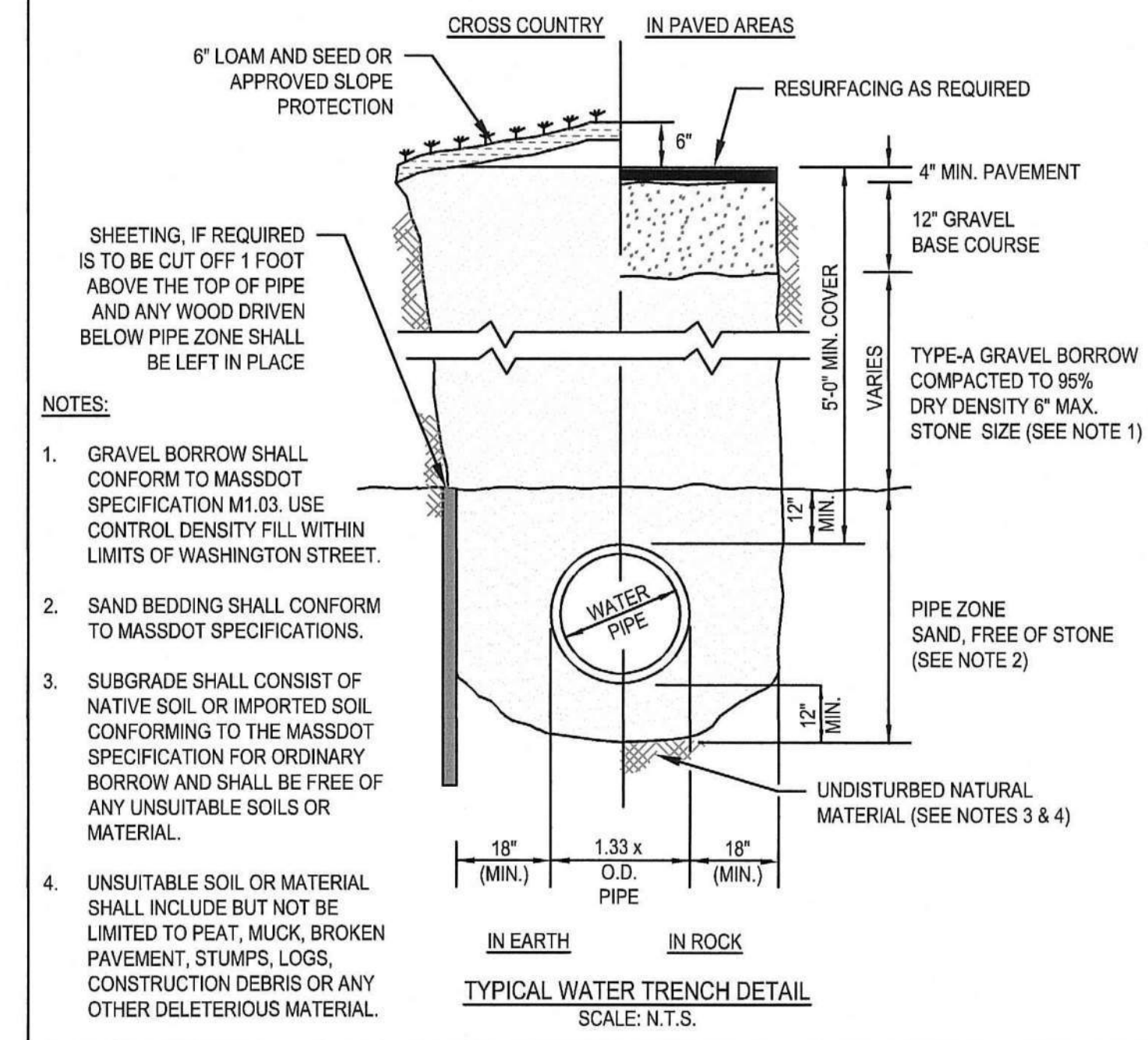
TYPICAL TAPPING SLEEVE AND VALVE DETAIL
SCALE: N.T.S.

NOTES:

1. ALL GATE VALVES TO BE RESILIENT SEAT, EPOXY COATED.

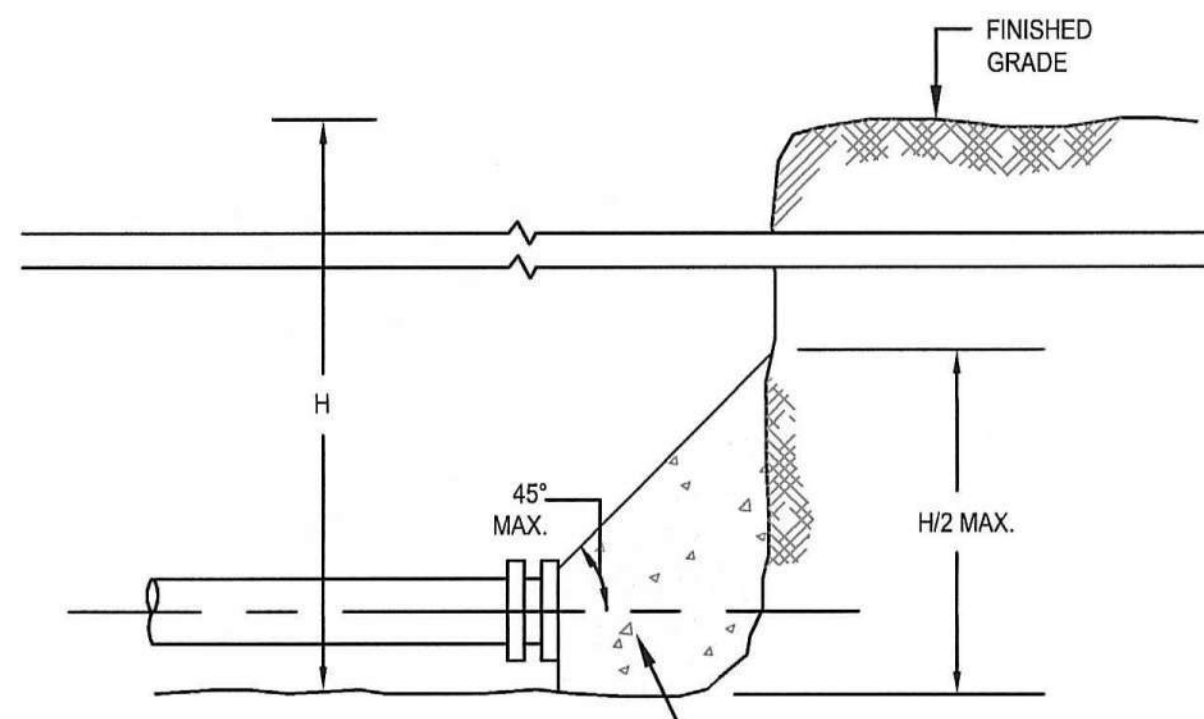


WATER GATE DETAIL
SCALE: N.T.S.



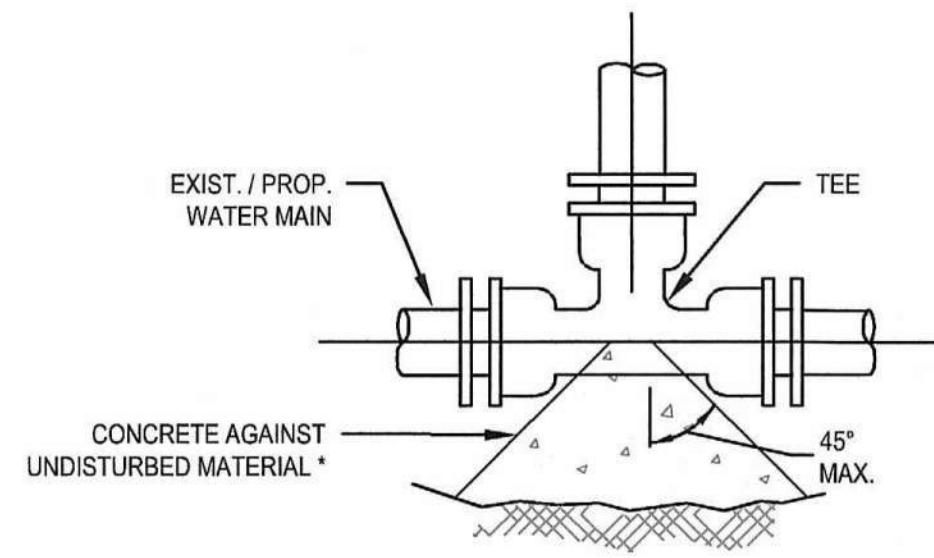
NOTES:

1. GRAVEL BORROW SHALL CONFORM TO MASSDOT SPECIFICATION M1.03. USE CONTROL DENSITY FILL WITHIN LIMITS OF WASHINGTON STREET.
2. SAND BEDDING SHALL CONFORM TO MASSDOT SPECIFICATIONS.
3. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO THE MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE SOILS OR MATERIAL.
4. UNSUITABLE SOIL OR MATERIAL SHALL INCLUDE BUT NOT BE LIMITED TO PEAT, MUCK, BROKEN PAVEMENT, STUMPS, LOGS, CONSTRUCTION DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.



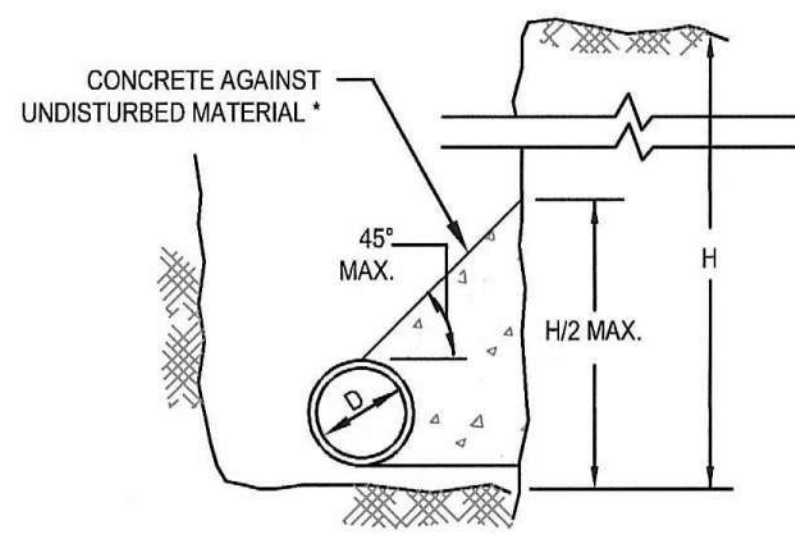
THRUST WATER MAIN PLUG
SCALE: N.T.S.

* SEE TABLE ON THRUST BLOCK BEARING AREAS FOR THE AREA OF CONCRETE REQUIRED

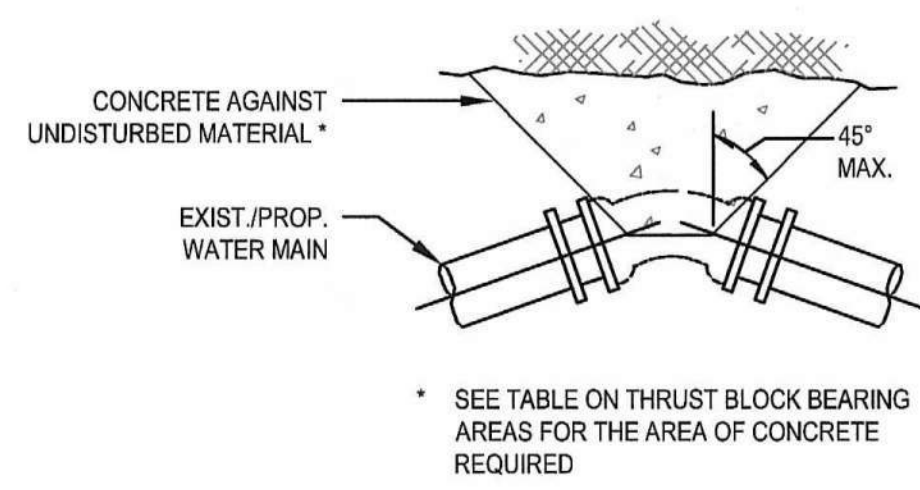


TYPICAL WATER MAIN TEE THRUST BLOCK DETAIL
SCALE: N.T.S.

* SEE TABLE ON THRUST BLOCK BEARING AREAS FOR THE AREA OF CONCRETE REQUIRED



THRUST WATER MAIN THRUST BLOCK SECTION DETAIL
SCALE: N.T.S.



THRUST WATER MAIN BEND THRUST BLOCK DETAIL
SCALE: N.T.S.

* SEE TABLE ON THRUST BLOCK BEARING AREAS FOR THE AREA OF CONCRETE REQUIRED

NOTES:

1. FOR FITTINGS WITH LESS THAN 45° DEFLECTION, USE BEARING AREAS FOR 45° BEND.
2. 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 DIEREGARDED 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.
3. THE CONTRACTOR SHALL SUBMIT 2 WEEKS IN ADVANCE OF PLACEMENT, WORKING DRAWINGS FOR EACH THRUST BLOCK TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
4. ALL VALVES AND FITTINGS SHALL BE RODDED TOGETHER.

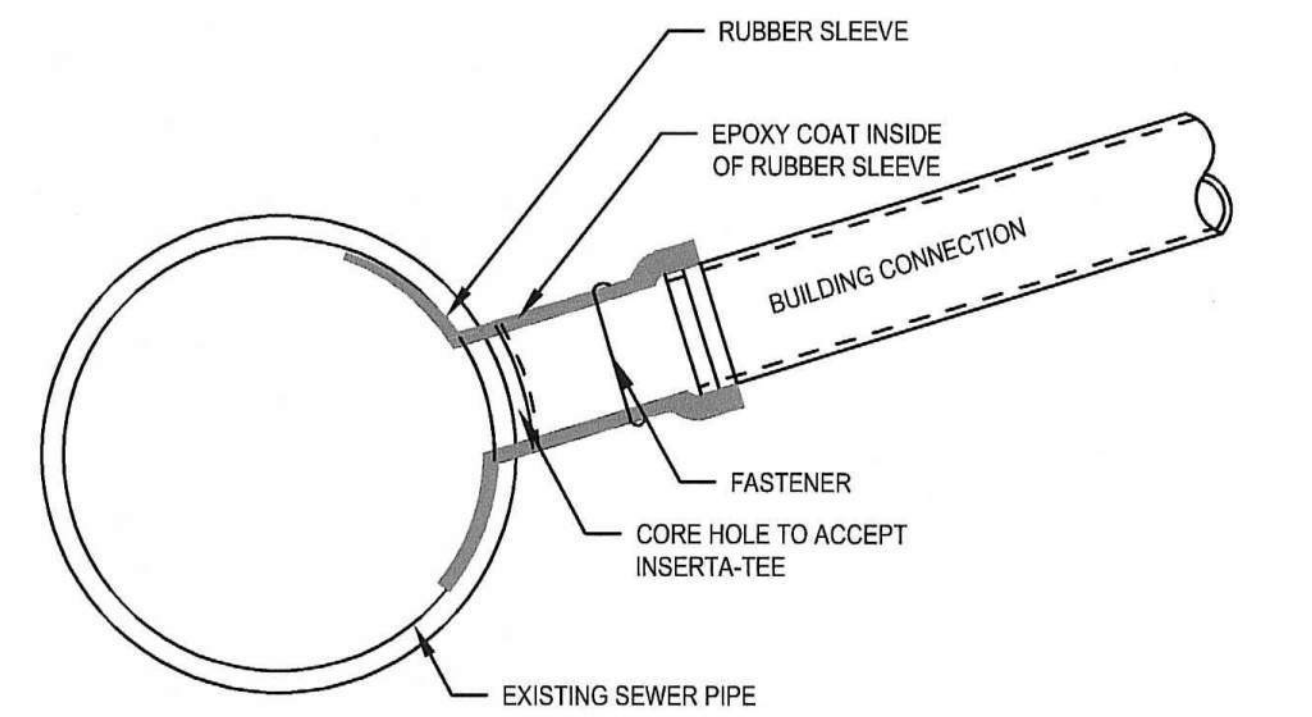
ASSUMPTIONS:

* 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.

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



- 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 UPPER SEGMENT**
4A	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)

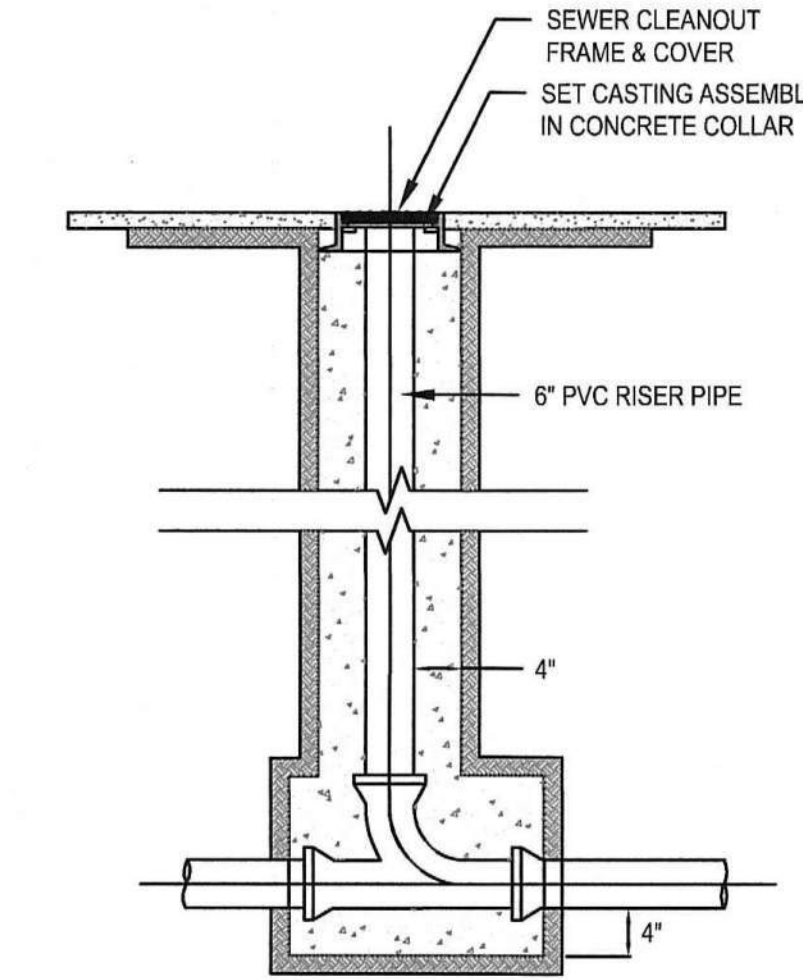
MATERIALS
PVC SDR 26 ASTM D3034
ASTM F477
BAND SS #301
SCREW SS #305
HOUSING SS #301
ASTM F477

NOTES:

1. DETAILS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. PRODUCT SPECIFICATIONS AND INSTALLATION SHALL COME FROM MANUFACTURER.
2. 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.)

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

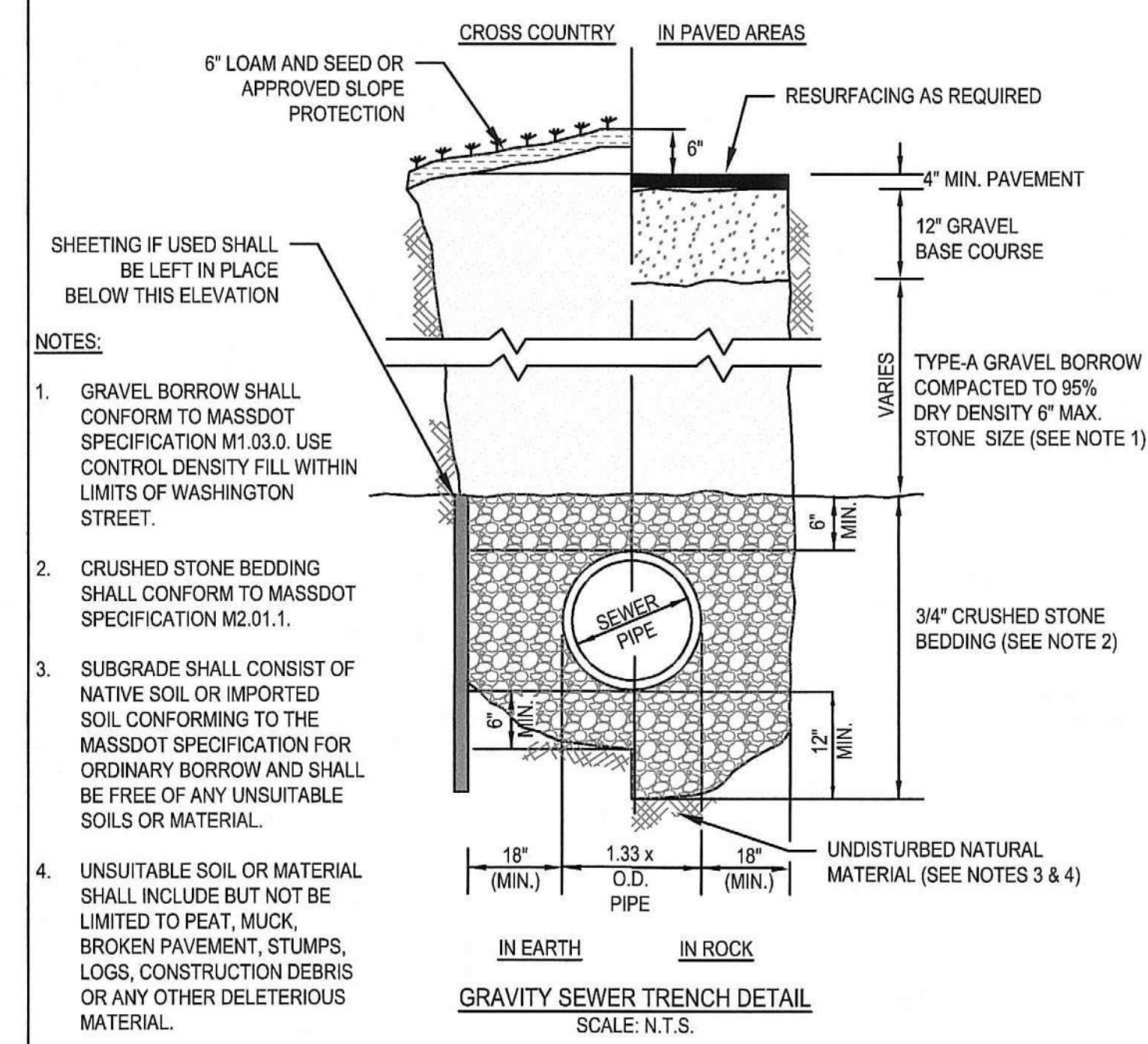
INSERTA-TEE SEWER CONNECTION TO EXISTING SEWER
SCALE: N.T.S.



NOTES:

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

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



NOTES:

1. GRAVEL BORROW SHALL CONFORM TO MASSDOT SPECIFICATION M1.03.0. USE CONTROL DENSITY FILL WITHIN LIMITS OF WASHINGTON STREET.
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASSDOT SPECIFICATION M2.01.1.
3. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO THE MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE SOILS OR MATERIAL.
4. UNSUITABLE SOIL OR MATERIAL SHALL INCLUDE BUT NOT BE LIMITED TO PEAT, MUCK, BROKEN PAVEMENT, STUMPS, LOGS, CONSTRUCTION DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.

CONSULTANTS

LANDSCAPE

REVISIONS

DATE	USER	DESCRIPTION
11/17/23	FEED REVIEW CHAIRMAN	



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ISSUE:	NOI PLAN REVIEW
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C-11

MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM

APN 23-253-26
COMMERCIAL STREET
N/F
TOWN OF WEYMOUTH
BK 2916 PG 161

APN 23-253-11
1320 COMMERCIAL STREET
N/F
CONGREGATIONAL CHURCH
BK 2291 PG 611

APN 23-253-13
856 BROAD STREET
N/F
LEO E. MARTIN, JR.
AND LEO E. MARTIN, JR. TRUSTEES OF
856 BROAD STREET
BK 7216 PG 686

PROPOSED BUILDING A
5-STORY MIXED USE BUILDING
WITH BASEMENT LEVEL PARKING 98,705 SF
2,465 SF COMMERCIAL
52,790 SF RESIDENTIAL - 72 UNITS
218 PARKING SPACES TOTAL ON SITE

APN 23-253-14
864-884 BROAD STREET
N/F
864 BROAD STREET LLC
BK 39583 PG 284

APN 23-253-16
880 BROAD STREET
N/F
884 BROAD STREET LLC
BK 39583 PG 302

APN 23-253-17
910-920 BROAD STREET
N/F
JAMES J. PICA
BK 30255 PG 65

APN 23-253-17
910-920 BROAD STREET
N/F
JAMES J. PICA
BK 30255 PG 65

APN 23-253-18
930 BROAD STREET
N/F
930-948 BROAD STREET LLC
CTF 238789

BROAD STREET (PUBLIC VARIABLE WIDTH)

RIGHT OF WAY TO
#1404 COMMERCIAL ST.
(PL. NO. 386 OF 1971)

PROP. SILT SOCK
CATCH BASIN INLET
PROTECTION (TYP.)
(TO BE REMOVED UPON COMPLETION)

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 SILT 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 CUTCUPS, 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 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.
- 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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JACKSON SQUARE
WEYMOUTH, MA
NOI PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION
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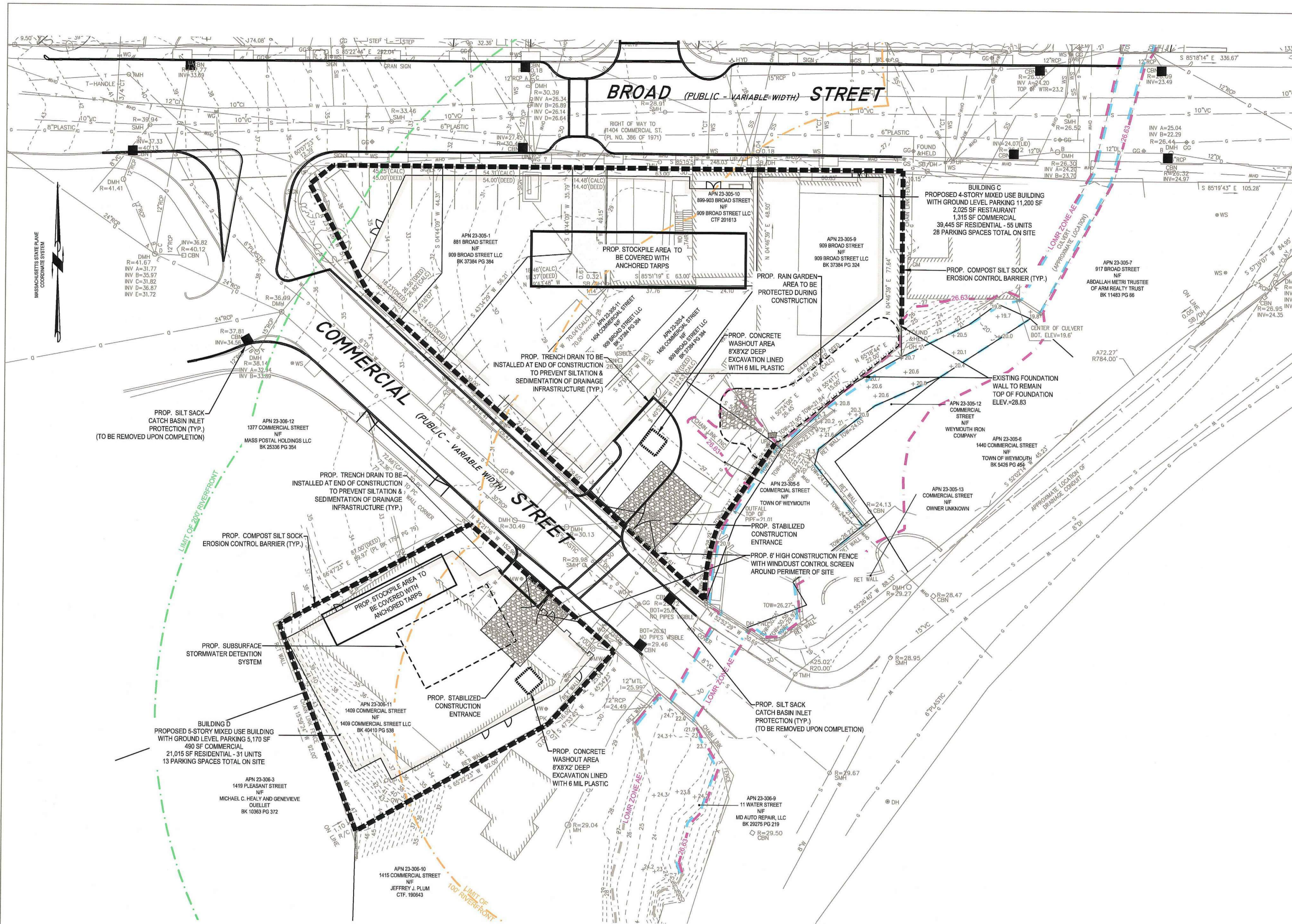


DRAWING INFORMATION
ISSUE: NOI PLAN REVIEW
DATE: SEPTEMBER 6, 2023
PROJECT #: 22034
SCALE: 1" = 20'

DRAWING TITLE
EROSION CONTROL PLAN

DRAWING NUMBER
C-12
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- CONSTRUCTION SEQUENCE**
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 - 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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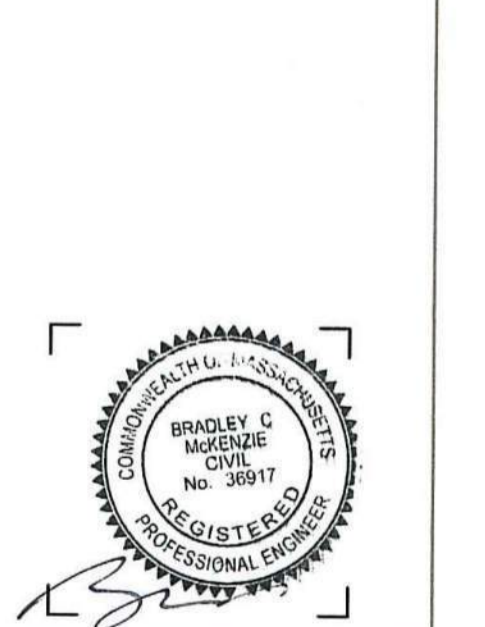
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 NOI PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/20	PRELIMINARY COMMENTS



DRAWING INFORMATION
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DRAWING TITLE
EROSION CONTROL PLAN

DRAWING NUMBER
C-13



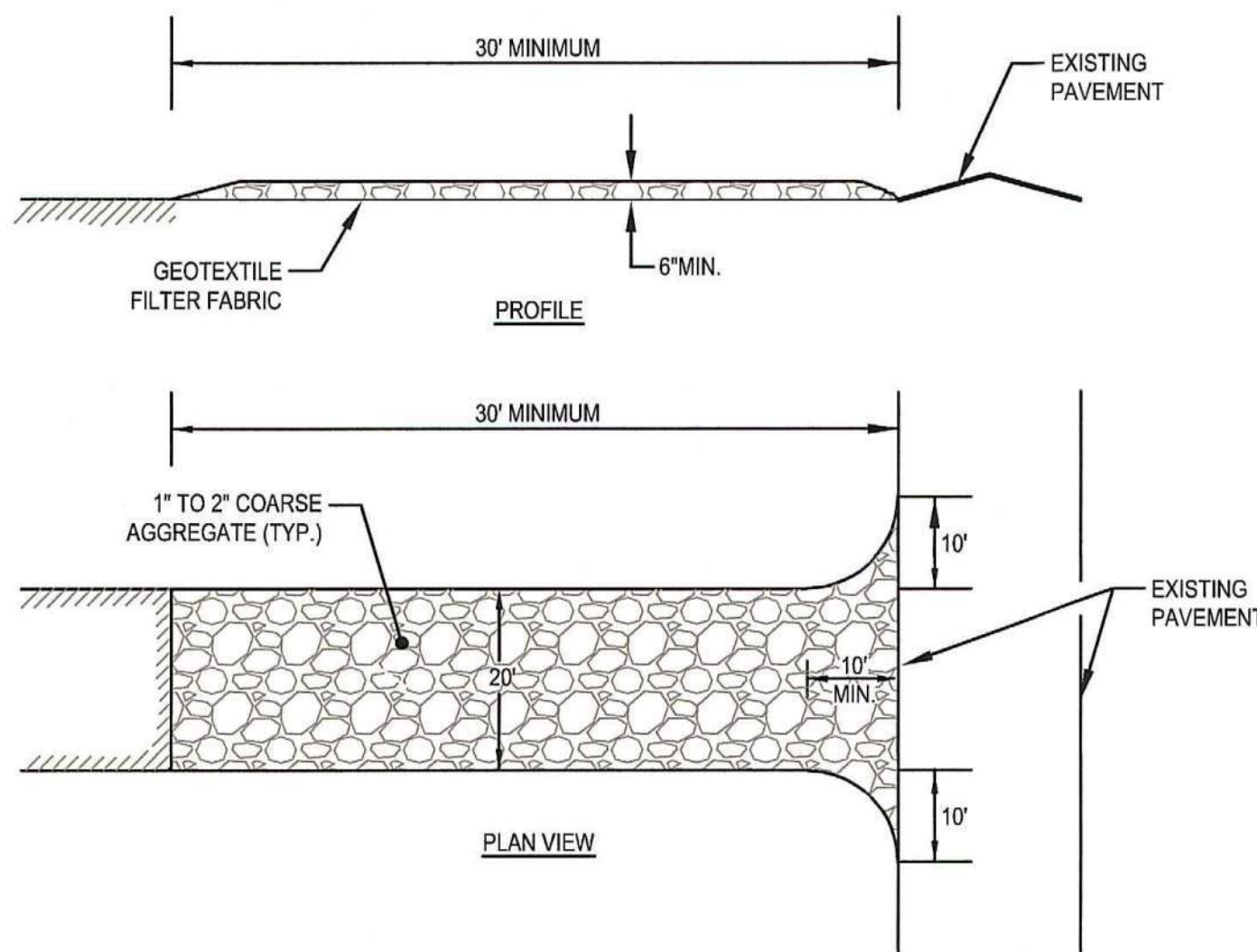
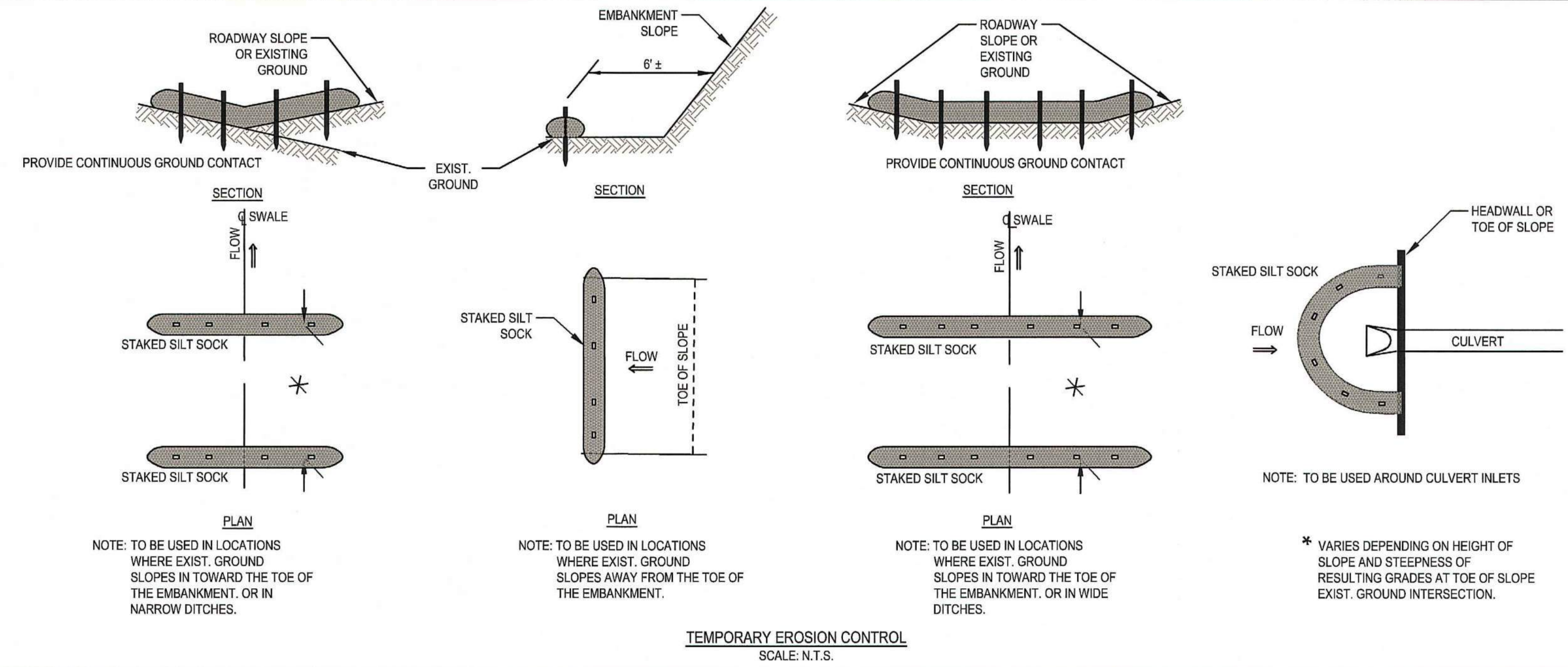
EROSION AND SEDIMENTATION CONTROL

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.

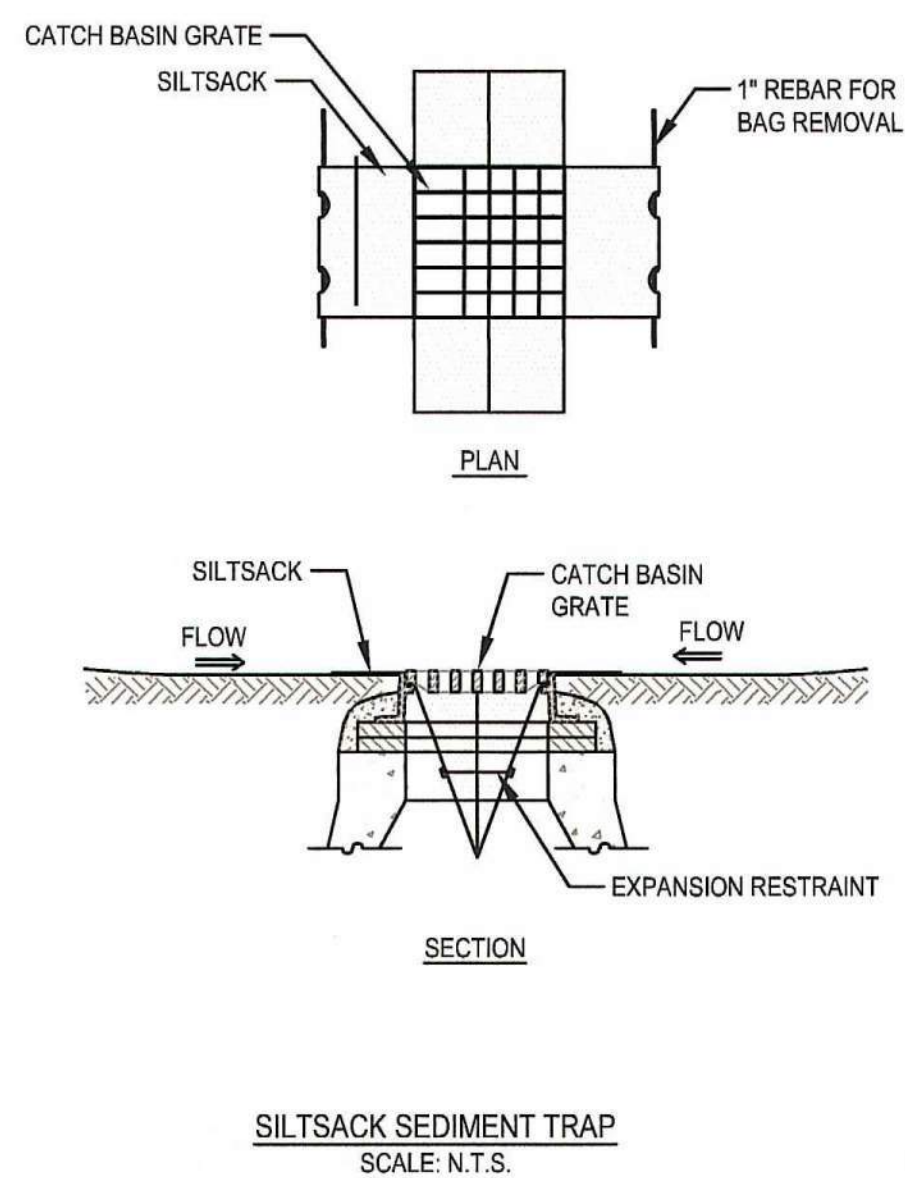
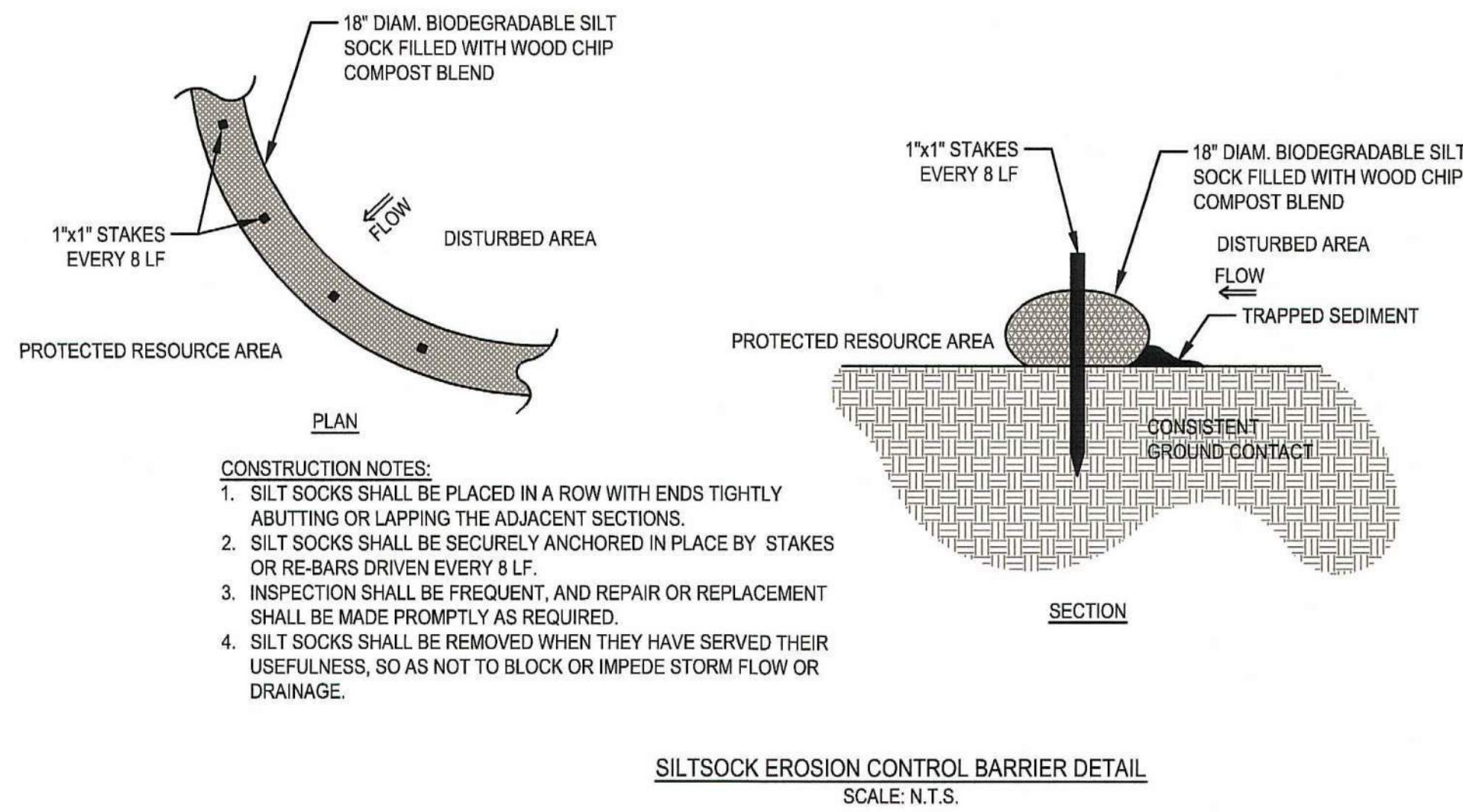
CONSTRUCTION PHASE BMP OPERATION AND MAINTENANCE NOTES:

- 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 WAS 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.



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JACKSON SQUARE
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NOI PLAN REVIEW

REVISIONS

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DRAWING INFORMATION

ISSUE: NOI PLAN REVIEW
DATE: SEPTEMBER 6, 2023
PROJECT #: 22034
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EROSION CONTROL PLAN

DRAWING NUMBER

C-14

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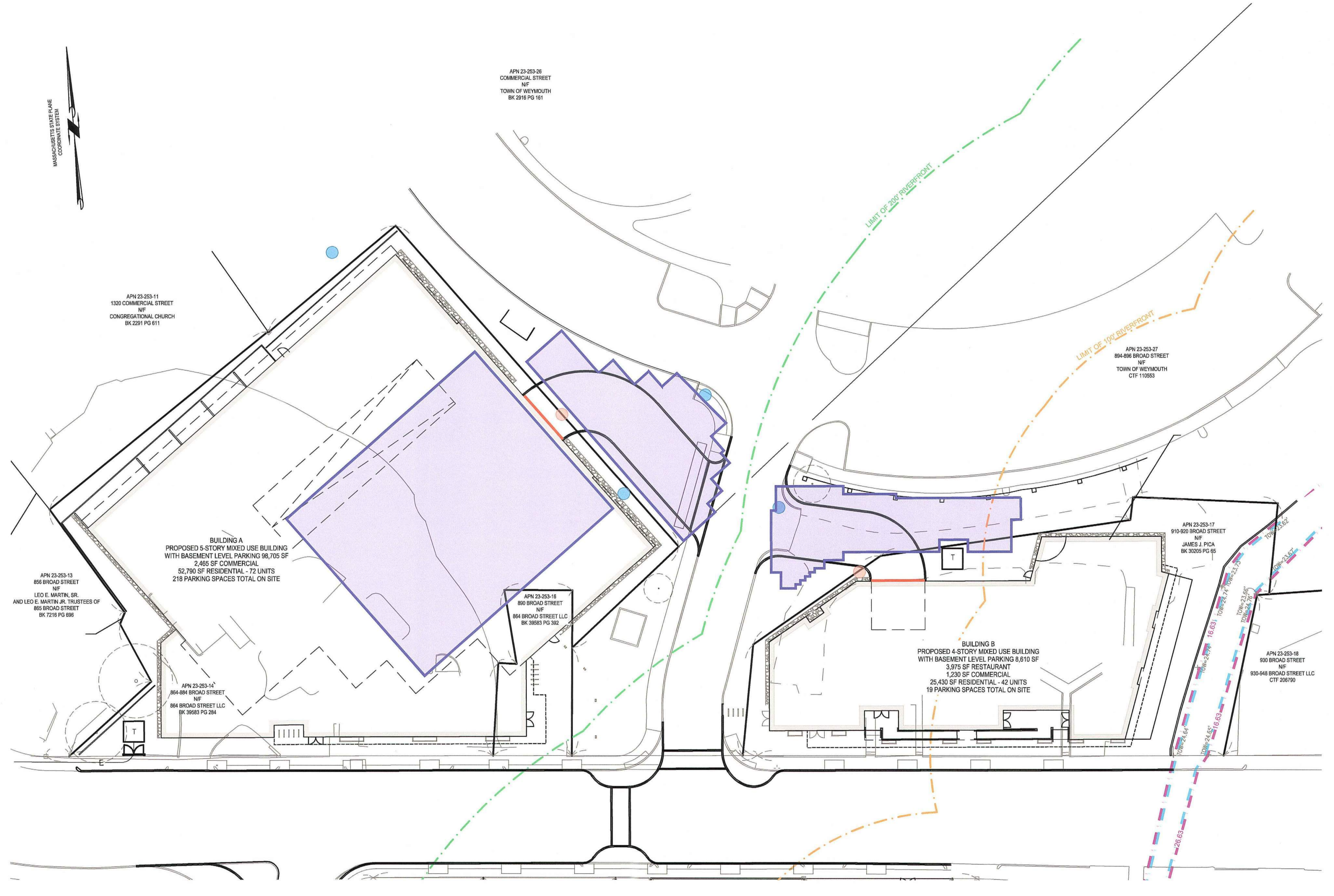


DRAWING INFORMATION

ISSUE:	NOI PLAN REVIEW
DATE:	SEPTEMBER 6, 2023
PROJECT #:	22034
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DRAWING TITLE
LONG-TERM OPERATIONS & MAINTENANCE PLAN

DRAWING NUMBER
C-15



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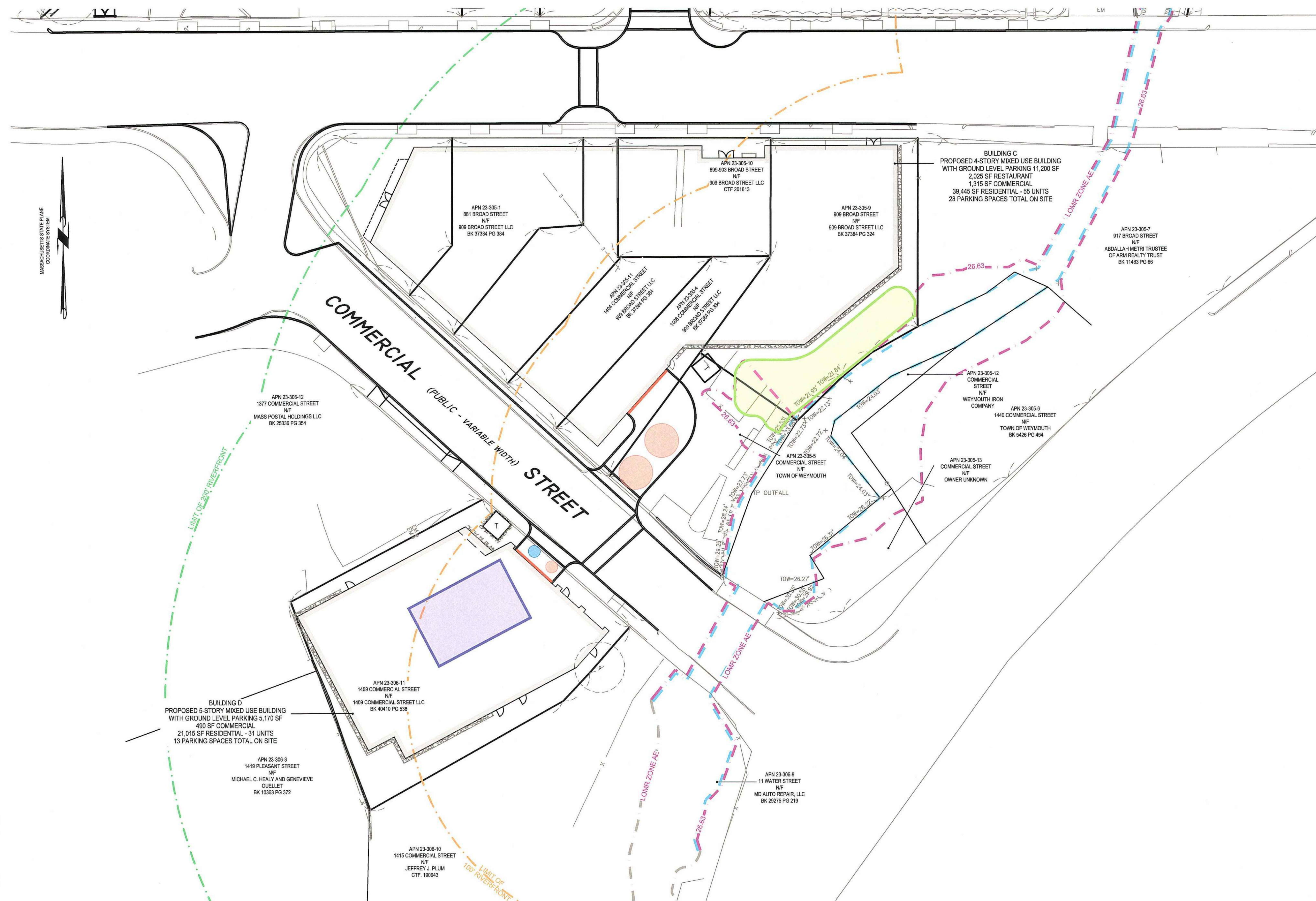


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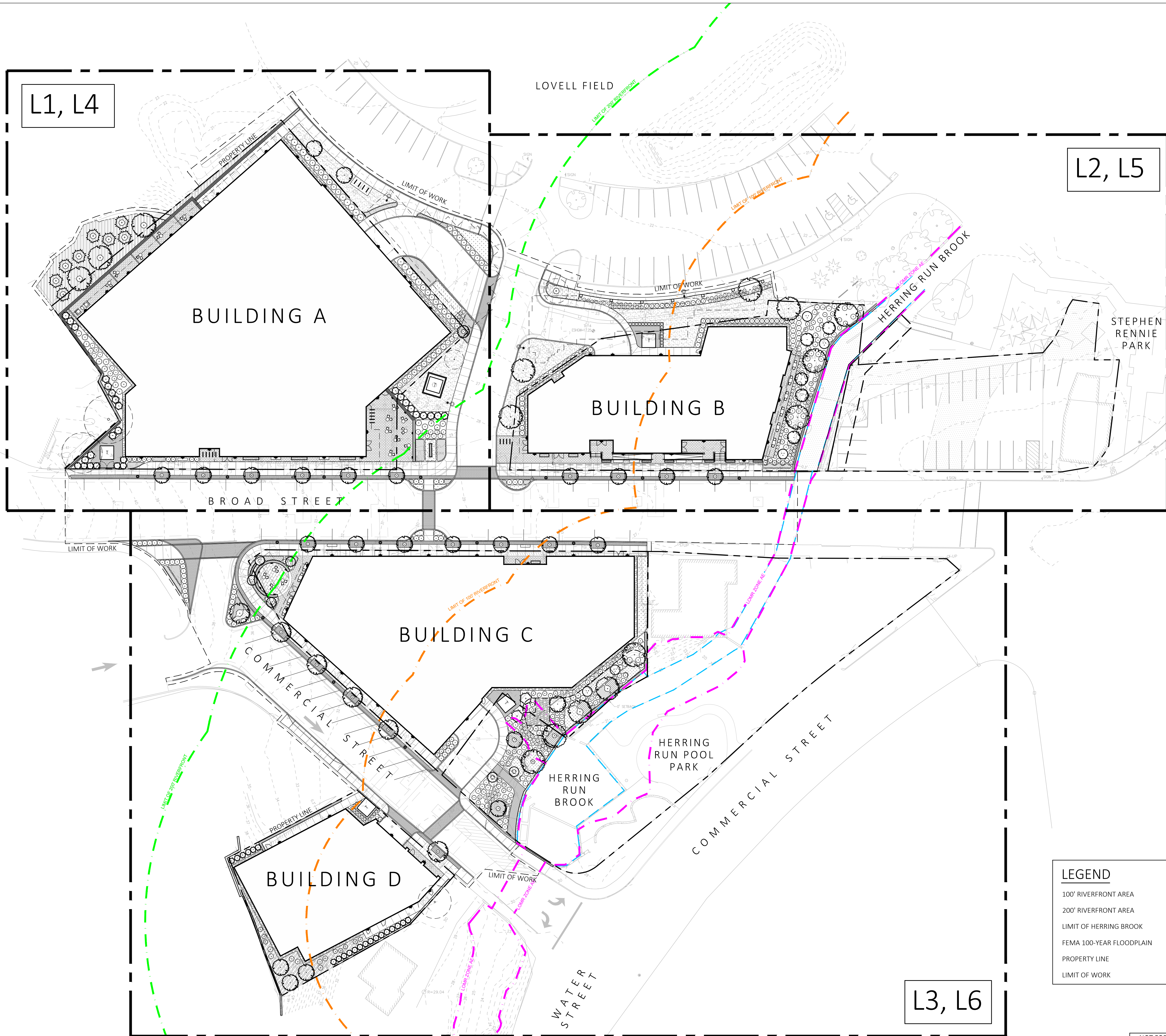
DRAWING NUMBER
C-16



LEGEND

- PROPRIETARY PRETREATMENT UNITS
- OUTLET CONTROL STRUCTURE
- RAIN GARDEN WITH SEDIMENT FOREBAY
- SUBSURFACE PIPE/TANK SYSTEMS
- TRENCH DRAINS





LEGEND

100' RIVERFRONT AREA	Orange dashed line
200' RIVERFRONT AREA	Green dashed line
LIMIT OF HERRING BROOK	Blue dashed line
FEMA 100-YEAR FLOODPLAIN	Pink dashed line
PROPERTY LINE	Solid black line
LIMIT OF WORK	Dashed black line

JACKSON SQUARE
WEYMOUTH, MA
NOI PLAN REVIEW

REVISIONS

MARK	ISSUE	DATE
1	BZA SUBMISSION	8/4/23
2	NOI SUBMISSION	9/8/23
3	NOI SUBMISSION	11/17/23



DRAWING INFORMATION

ISSUE:	NOI PLAN REVIEW
DATE:	NOVEMBER 17, 2023
PROJECT #:	22034
SCALE:	

DRAWING TITLE
LANDSCAPE KEY PLAN

DRAWING NUMBER
L0

1 LANDSCAPE KEY PLAN
SCALE: 1" = 30'-0"

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REVISIONS

MARK	ISSUE	DATE
1	BZA SUBMISSION	8/4/23
2	NOI SUBMISSION	9/8/23
3	NOI SUBMISSION	11/17/23



DRAWING INFORMATION

ISSUE:	NOI PLAN REVIEW
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PROJECT #:	22034
SCALE:	

DRAWING TITLE
LANDSCAPE PLANTING AND LIGHTING PLAN

DRAWING NUMBER
L1

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	8-10' TALL	B&B, MULTI-STEM
CB	7	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEEAM	6-7' TALL	B&B, MATCHED
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	6-7' TALL	B&B, SINGLE AND MULTI-STEM
GT	6	GLEDETSEA 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 'HICKSII'	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 CHINESE '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	EUTROCHIUM 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:
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.

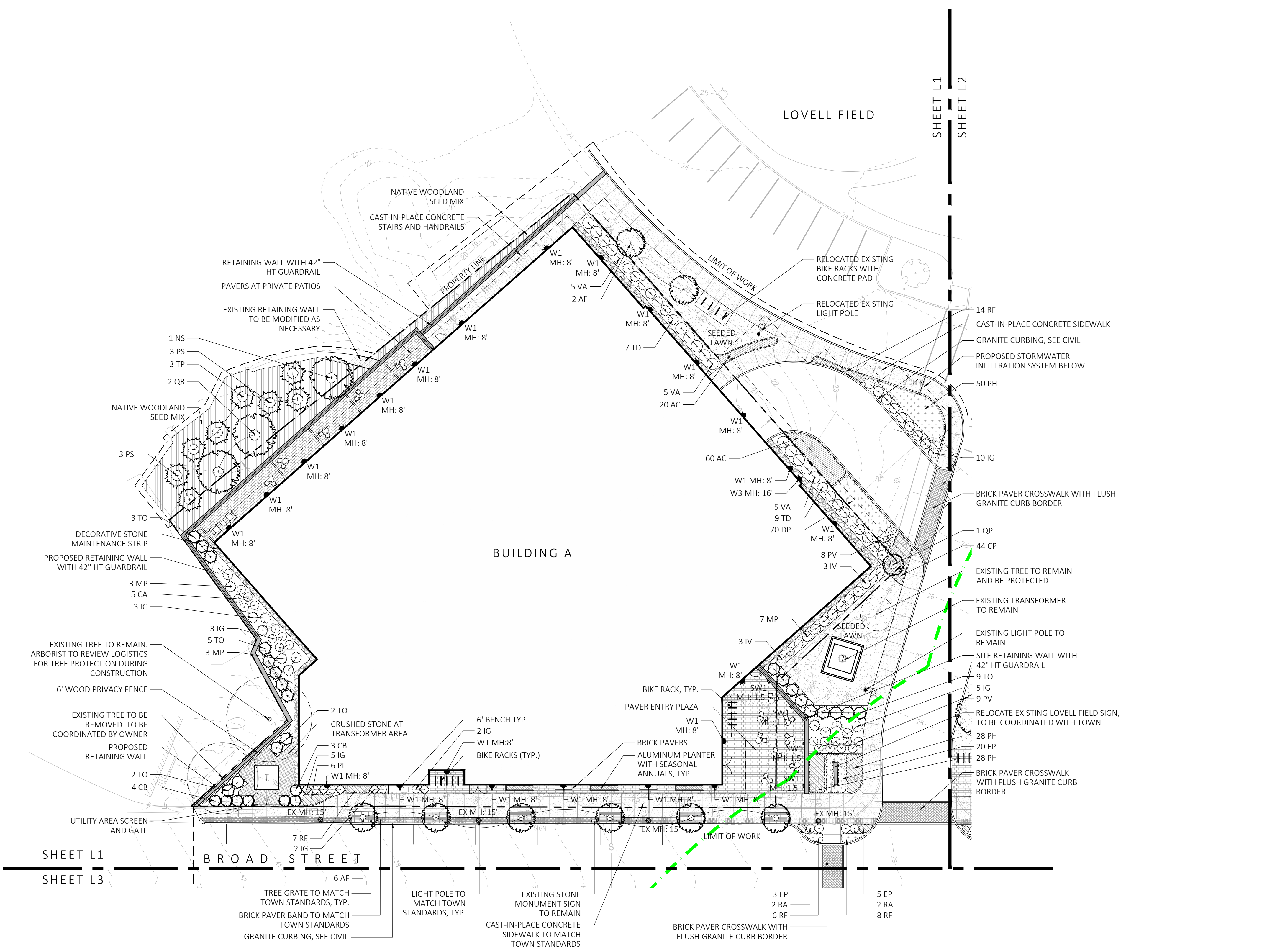
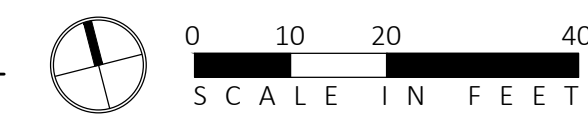
LIGHT SCHEDULE					
SYMBOL	LABEL	MODEL	MOUNT	DESCRIPTION	REP
	EX	COOPER LIGHTING - FITTURE: ANE-105-X-4-33-2 POLE/BASE: DEA714PU	CONCRETE FOOTING; KEEP 3" ABOVE GRADE	SINGLE	COLOR: BLK ILLUMINATE 617-947-8996 STEVE PRUDHOMME
	SW1	MP LIGHTING - RECESSED WALL LIGHT L368-8W30HNC-S6	WALL LIGHT	SINGLE	COLOR: 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

LEGEND

100' RIVERFRONT AREA	--- --
200' RIVERFRONT AREA	--- --
LIMIT OF HERRING BROOK	--- --
FEMA 100-YEAR FLOODPLAIN	--- --
PROPERTY LINE	--- --
LIMIT OF WORK	--- --

NOT FOR CONSTRUCTION



1 LANDSCAPE PLANTING AND LIGHTING ENLARGEMENT
SCALE: 1" = 20'-0"

REVISIONS

MARK	ISSUE	DATE
1	B2A SUBMISSION	8/4/23
2	NOI SUBMISSION	9/8/23
3	NOI SUBMISSION	11/17/23



DRAWING INFORMATION

ISSUE:	NOI PLAN REVIEW
DATE:	NOVEMBER 17, 2023
PROJECT #:	22034
SCALE:	

DRAWING TITLE
LANDSCAPE PLANTING AND LIGHTING PLAN

DRAWING NUMBER
L2

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	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
IV	2	IUNIPERUS 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	THUIA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	8'-10' TALL	B&B, MATCHED
TP	3	THUIA 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 'HICKSII'	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	182	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	DEHNSTAEADIA PUNCTILOBULA	HAYCENTED FERN	1 GAL.	18" O.C. CONTAINER
EJ	43	EUTROCHILUM 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.

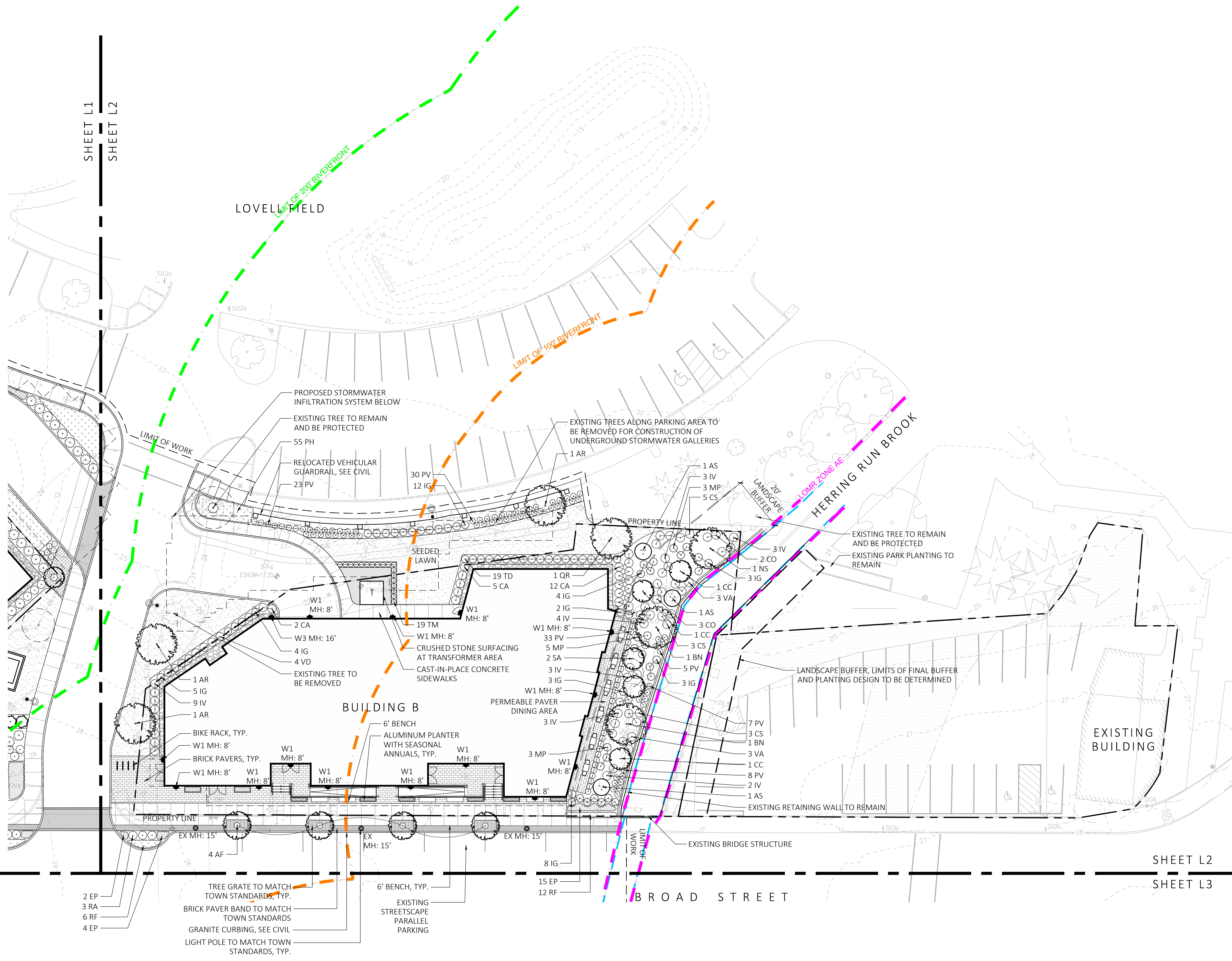
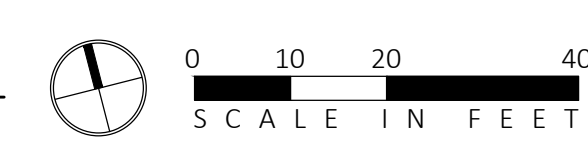
LIGHT SCHEDULE						
SYMBOL	LABEL	MODEL	MOUNT	DESCRIPTION	OPTIONS	REP.
☀	EX	COOPER LIGHTING - FITTURE: ANE-10S-X-4-33-2 POLE/BASE: DEA714PU	CONCRETE FOOTING; KEEP 3" ABOVE GRADE	SINGLE	COLOR: BLK	ILLUMINATE 617-947-8996 STEVE PRUDHOMME
☼	SW1	MP LIGHTING - RECESSED WALL LIGHT L368-8W30HNC-56	WALL LIGHT	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:
- SUBMIT CUT SHEETS FOR APPROVAL; SEE PHOTOMETRIC PLAN PROVIDED WITH THIS DRAWING SET FOR MORE INFORMATION.
 - STREETSCAPE LIGHTING (FITTURE "EX") TO BE COORDINATED WITH TOWN ENGINEER

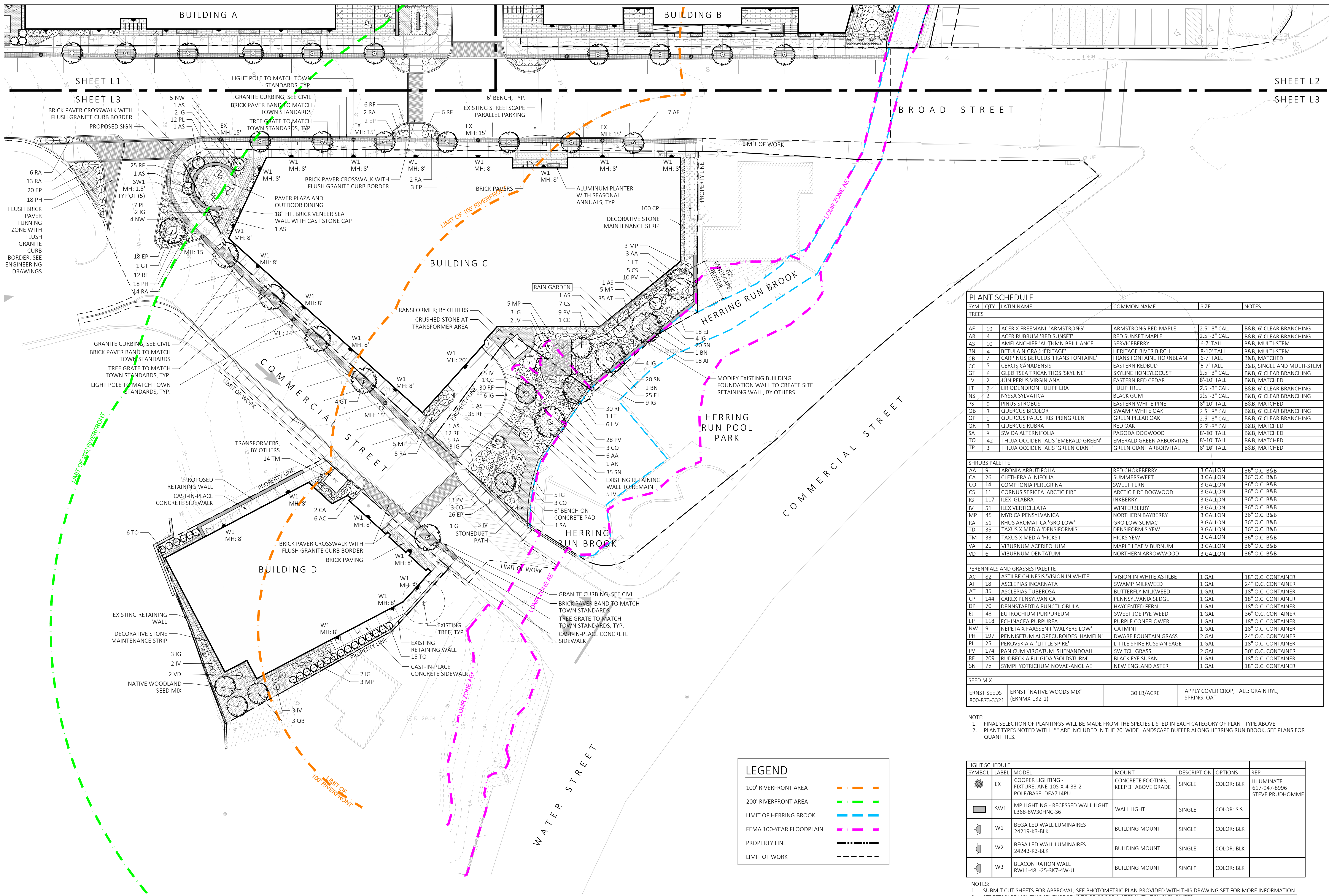
LEGEND

100' RIVERFRONT AREA	--- -- --
200' RIVERFRONT AREA	--- -- --
LIMIT OF HERRING BROOK	--- -- --
FEMA 100-YEAR FLOODPLAIN	--- -- --
PROPERTY LINE	--- -- --
LIMIT OF WORK	--- -- --

NOT FOR CONSTRUCTION



1 LANDSCAPE PLANTING AND LIGHTING ENLARGEMENT
SCALE: 1" = 20'-0"



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JACKSON SQUARE
 WEYMOUTH, MA
NOI PLAN REVIEW

REVISIONS

MARK	ISSUE	DATE
1	B2A SUBMISSION	8/4/23
2	NOI SUBMISSION	9/8/23
3	NOI SUBMISSION	11/17/23



DRAWING INFORMATION
 ISSUE: NOI PLAN REVIEW
 DATE: NOVEMBER 17, 2023
 PROJECT #: 22034
 SCALE:

DRAWING TITLE
**LANDSCAPE
 PLANTING AND
 LIGHTING PLAN**

DRAWING NUMBER
L3
 copyright: EMBARC INC.

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	8-10' TALL	B&B, MULTI-STEM
CB	7	CARPINUS BETULOSA '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 'HICKSII'	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 CHINESE '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	DENNSTAEDIA PUNCTILOBULA	HAYCENTED FERN	1 GAL	18" O.C. CONTAINER
EJ	43	EUTROCHIUM PURPUREUM	SWEET JOE PEE WEEED	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 'HAMLEN'	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

SYM.	QTY.	LATIN NAME	COMMON NAME	SIZE	NOTES
ER	800-873-3321	ERNST SEEDS	ERNST "NATIVE WOODS MIX" (ERNMX-132-1)	30 LB/ACRE	APPLY COVER CROP; FALL: GRAIN RYE, SPRING: OAT

SYMBOL	LABEL	MODEL	MOUNT	DESCRIPTION	OPTIONS	REP
EX	COOPER LIGHTING - FIXTURE: ANE-10S-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-BW30HNC-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	

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

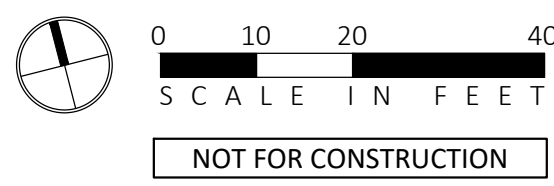
NOTE:
 1. FINAL SELECTION OF PLANTINGS WILL BE MADE FROM THE SPECIES LISTED IN EACH CATEGORY OF PLANT TYPE ABOVE
 2. PLANT TYPES NOTED WITH "*" ARE INCLUDED IN THE 20' WIDE LANDSCAPE BUFFER ALONG HERRING RUN BROOK, SEE PLANS FOR QUANTITIES.

SYMBOL	LABEL	MODEL
---	100' RIVERFRONT AREA	
---	200' RIVERFRONT AREA	
---	LIMIT OF HERRING BROOK	
---	FEMA 100-YEAR FLOODPLAIN	
---	PROPERTY LINE	
---	LIMIT OF WORK	

SYMBOL	LABEL	MODEL	MOUNT	DESCRIPTION	OPTIONS	REP
EX	COOPER LIGHTING - FIXTURE: ANE-10S-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-BW30HNC-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 (FIXTURE "EX") TO BE COORDINATED WITH TOWN ENGINEER.

1 LANDSCAPE PLANTING AND LIGHTING ENLARGEMENT
 SCALE: 1" = 20'-0"



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REVISIONS

MARK	ISSUE	DATE
1	BZA SUBMISSION	8/4/23
2	NOI SUBMISSION	9/8/23
3	NOI SUBMISSION	11/17/23



DRAWING INFORMATION

ISSUE: NOI PLAN REVIEW
DATE: NOVEMBER 17, 2023
PROJECT #: 22034
SCALE:

DRAWING TITLE

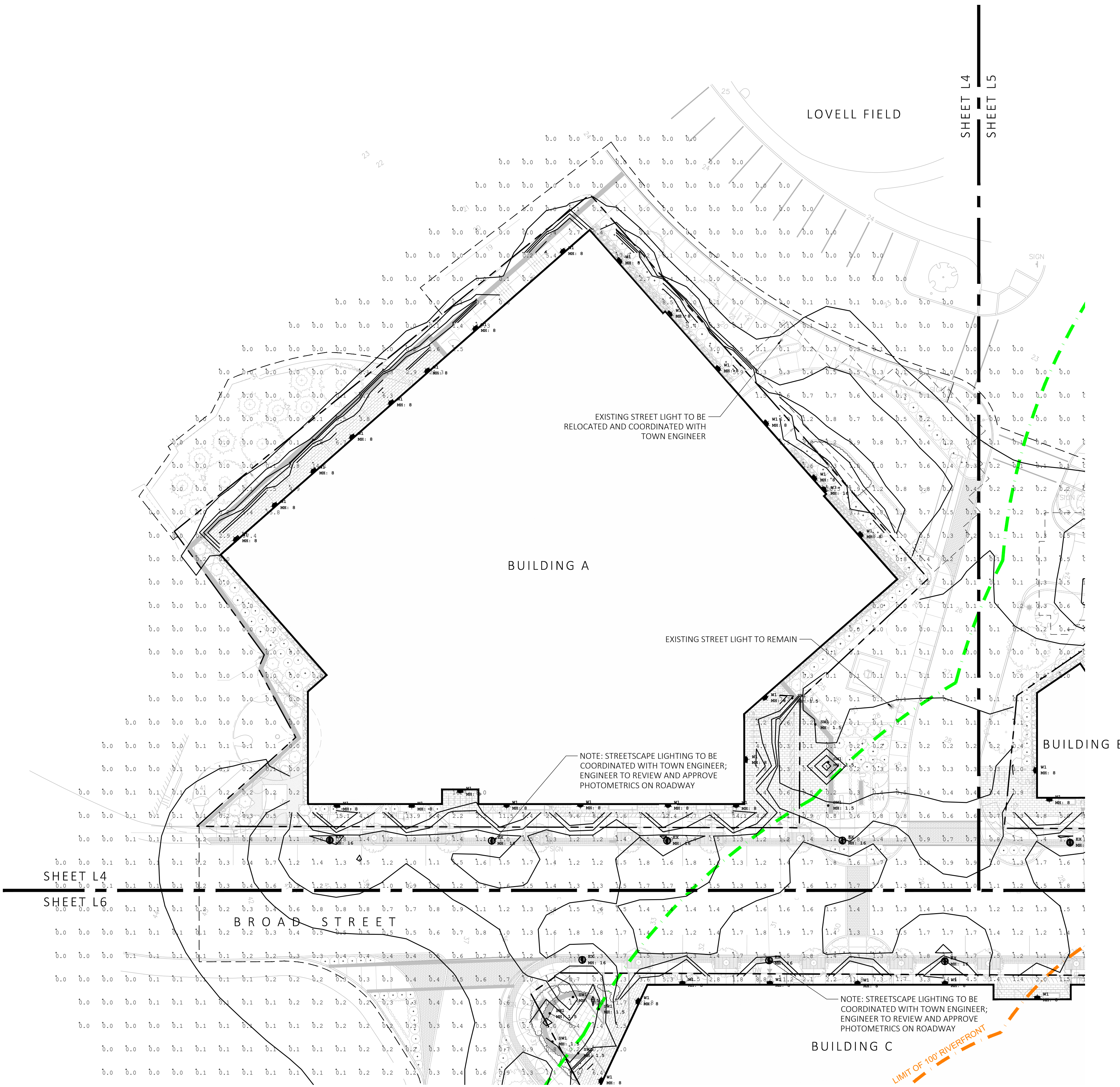
LANDSCAPE
PHOTOMETRICS PLAN

DRAWING NUMBER

L4

Luminaire Schedule				
Qty	Label	Arr. Watts	Arrangement	Description
14	EX	71.9	SINGLE	0.900 ULA-A9-D-U-ASYM-VMx-BK-PDR
9	SW1	8	SINGLE	0.900 L368-BW30RNC-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

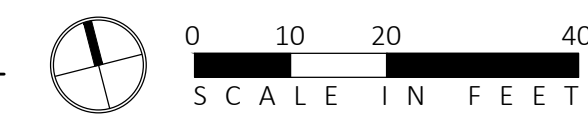
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.72	22.4	0.0	N.A.	N.A.



LEGEND

- 100' RIVERFRONT AREA (Orange dashed line)
- 200' RIVERFRONT AREA (Green dashed line)
- LIMIT OF HERRING BROOK (Blue dashed line)
- FEMA 100-YEAR FLOODPLAIN (Pink dashed line)
- PROPERTY LINE (Black dashed line)
- LIMIT OF WORK (Black dashed line)

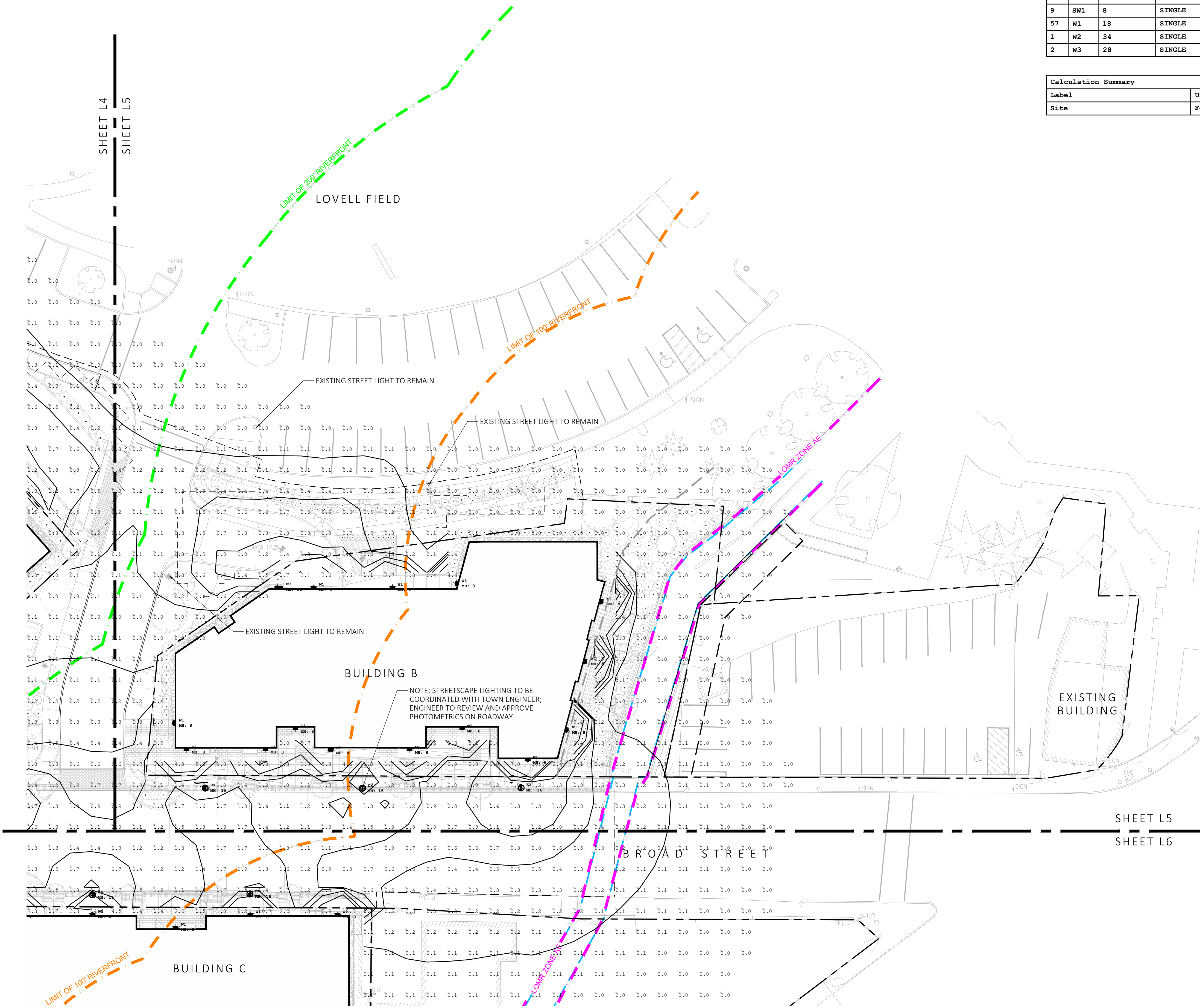
NOT FOR CONSTRUCTION



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

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-BW30HNC-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

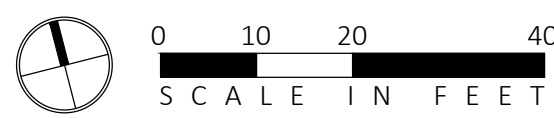
Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.72	22.4	0.0	N.A.	N.A.



LEGEND

100' RIVERFRONT AREA	— — — — —
200' RIVERFRONT AREA	— — — — —
LIMIT OF HERRING BROOK	— — — — —
FEMA 100-YEAR FLOODPLAIN	— — — — —
PROPERTY LINE	— — — — —
LIMIT OF WORK	— — — — —

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JACKSON SQUARE
WEYMOUTH, MA
NOI PLAN REVIEW

REVISIONS

MARK	ISSUE	DATE
1	BZA SUBMISSION	8/4/23
2	NOI SUBMISSION	9/8/23
3	NOI SUBMISSION	11/17/23

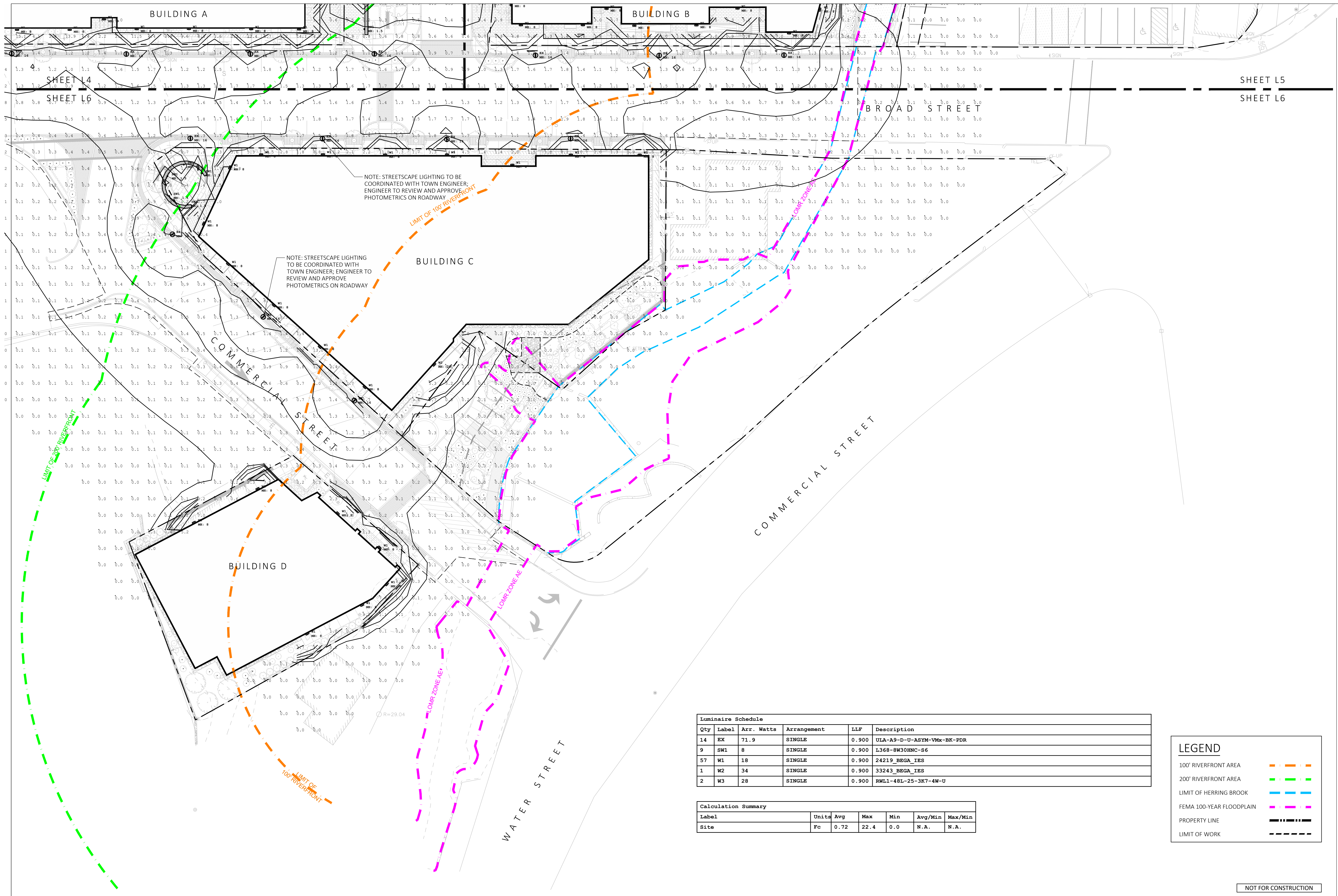


DRAWING INFORMATION
ISSUE: NOI PLAN REVIEW
DATE: NOVEMBER 17, 2023
PROJECT #: 22034
SCALE:

DRAWING TITLE
**LANDSCAPE
PHOTOMETRICS PLAN**

DRAWING NUMBER
L5

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



NOTE: STREETSCAPE LIGHTING TO BE COORDINATED WITH TOWN ENGINEER; ENGINEER TO REVIEW AND APPROVE PHOTOMETRICS ON ROADWAY

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LEGEND	
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JACKSON SQUARE
 WEYMOUTH, MA
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MARK	ISSUE	DATE
1	BZA SUBMISSION	8/4/23
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3	NOI SUBMISSION	11/17/23



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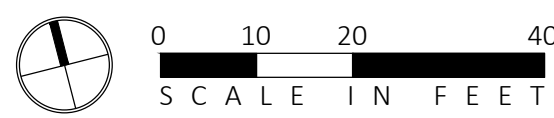
DRAWING TITLE
 LANDSCAPE
 PHOTOMETRICS PLAN

DRAWING NUMBER
L6

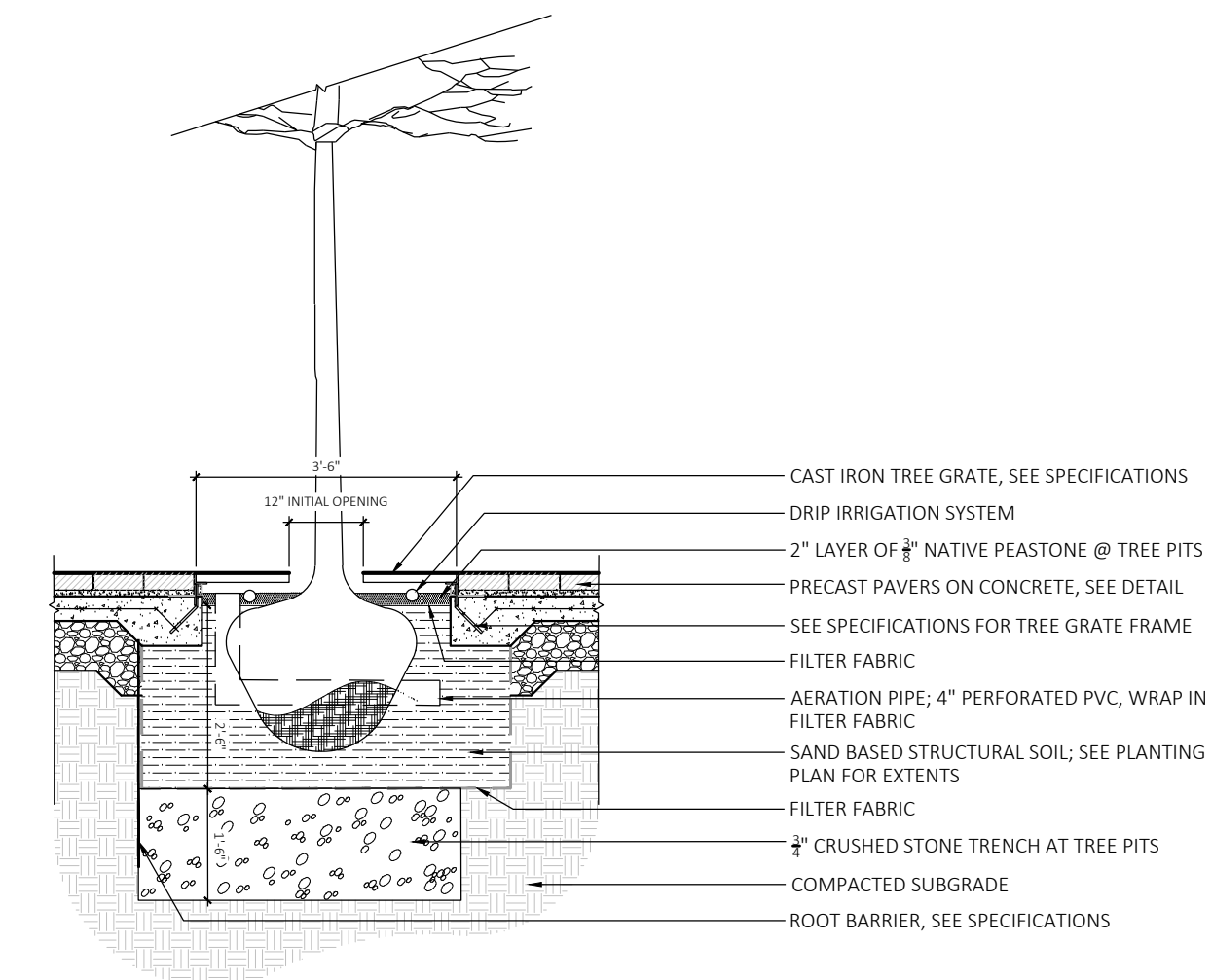
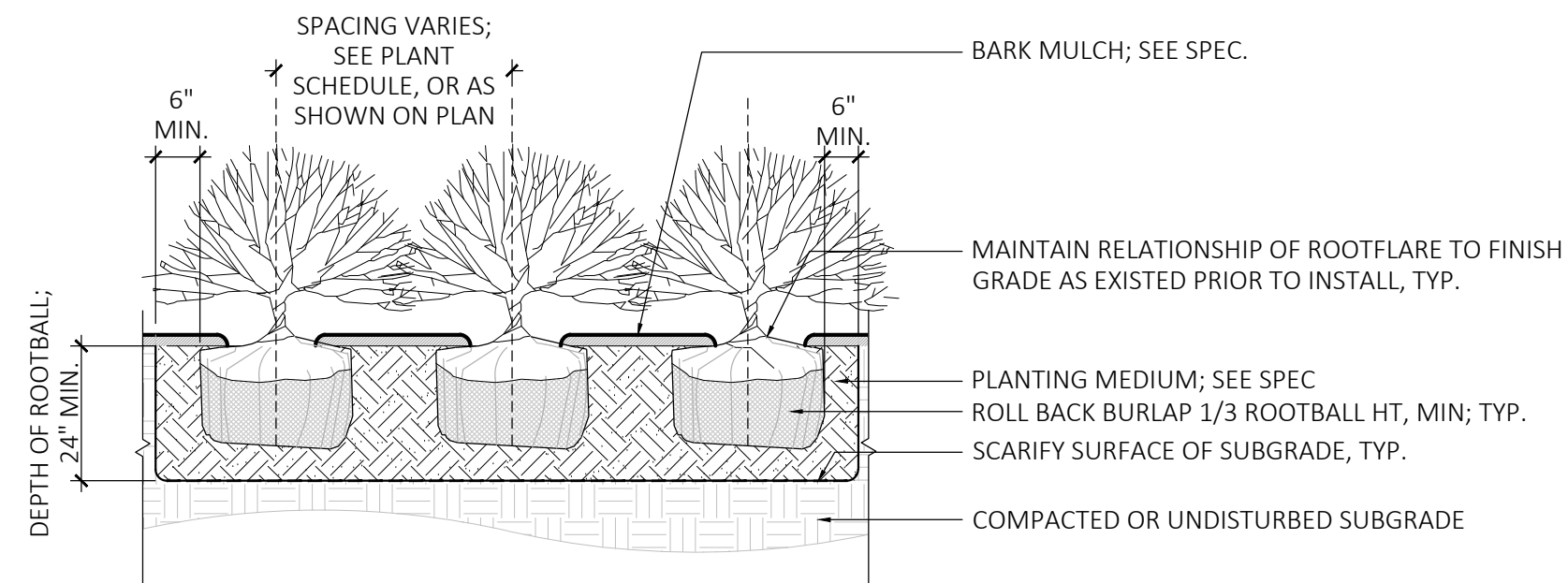
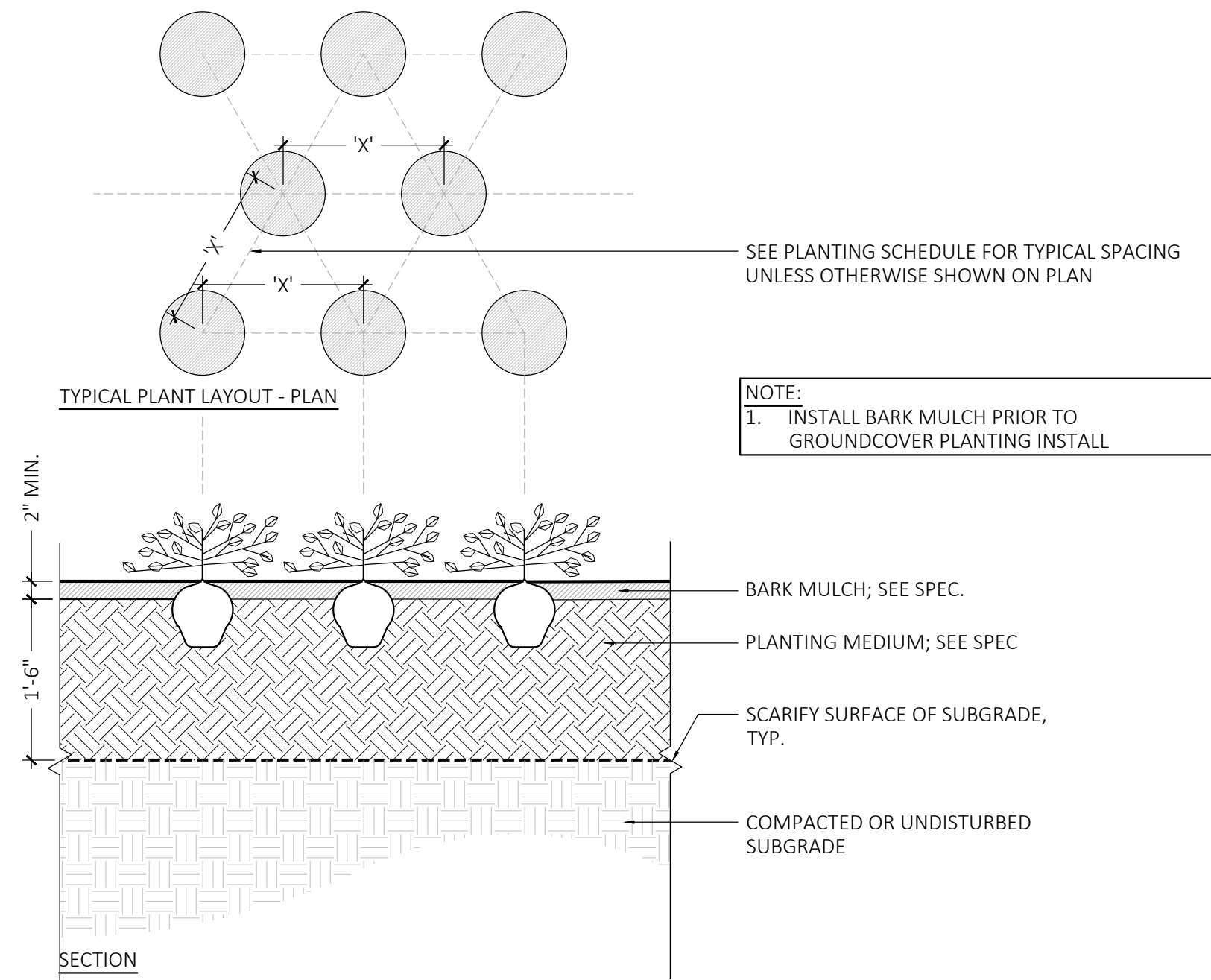
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1 LANDSCAPE PHOTOMETRICS ENLARGEMENT
 SCALE: 1" = 20'-0"

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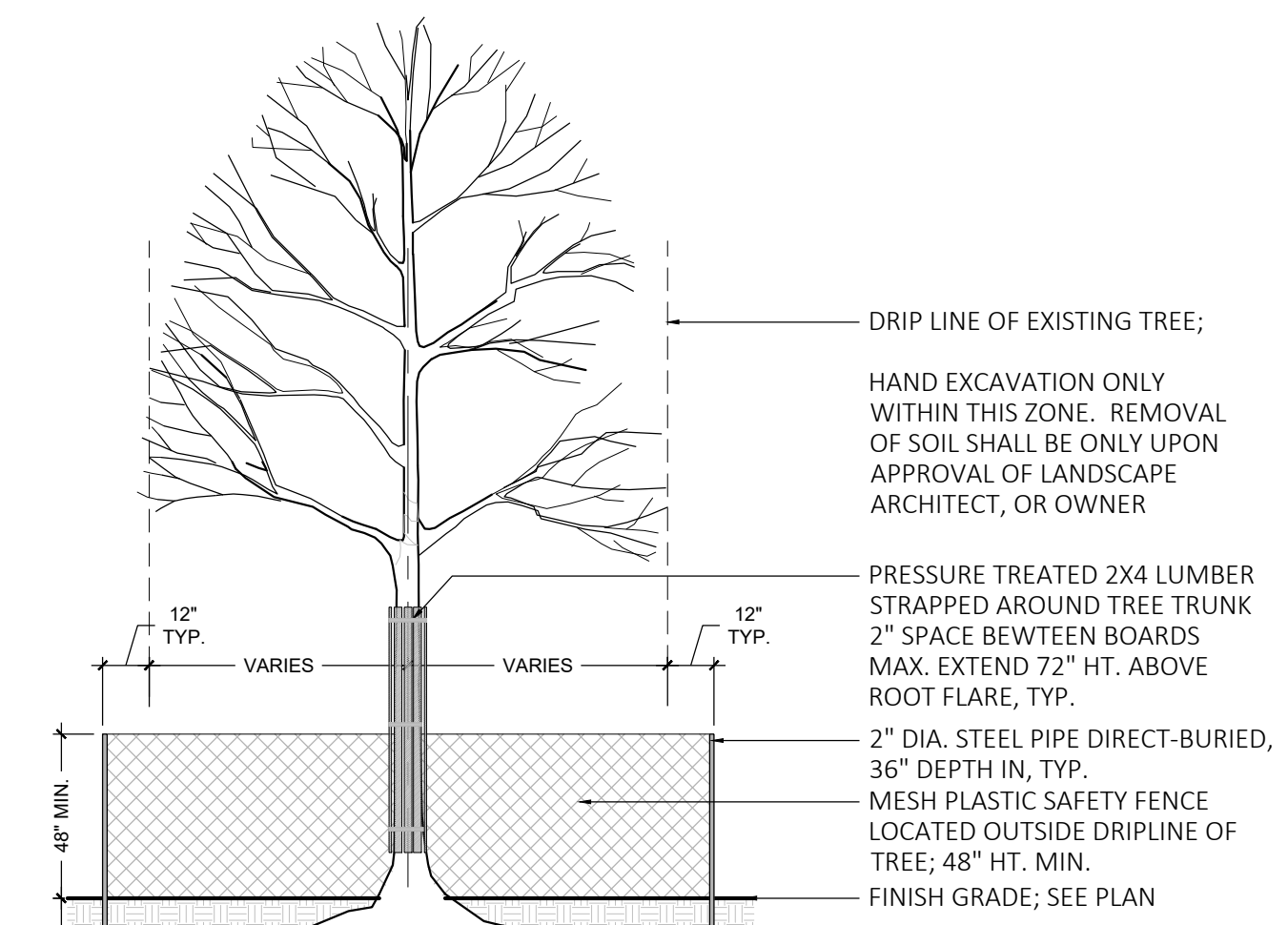
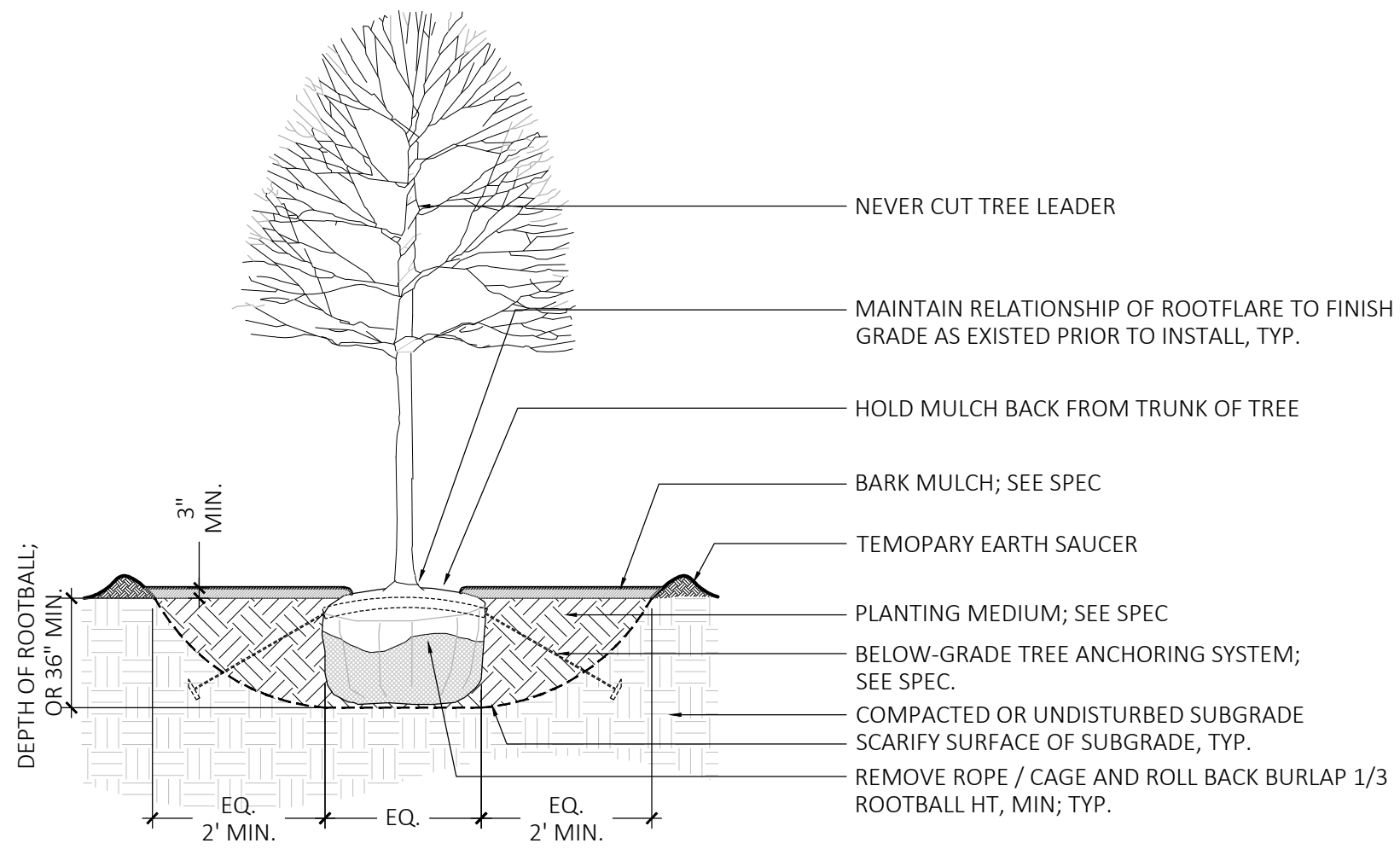
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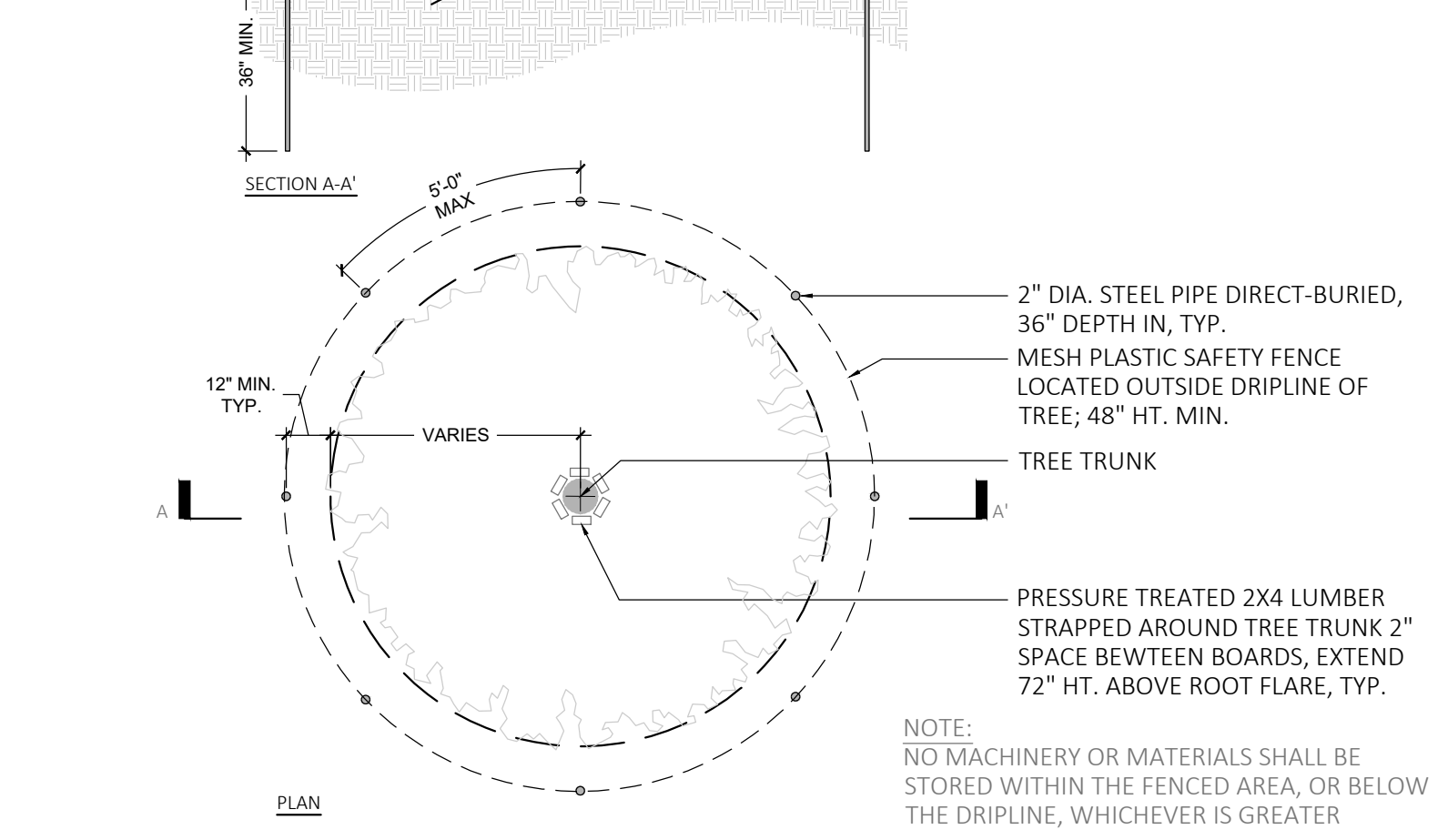
1 GROUND COVER PLANTING
 NOT TO SCALE

4 SHRUB PLANTING
 NOT TO SCALE

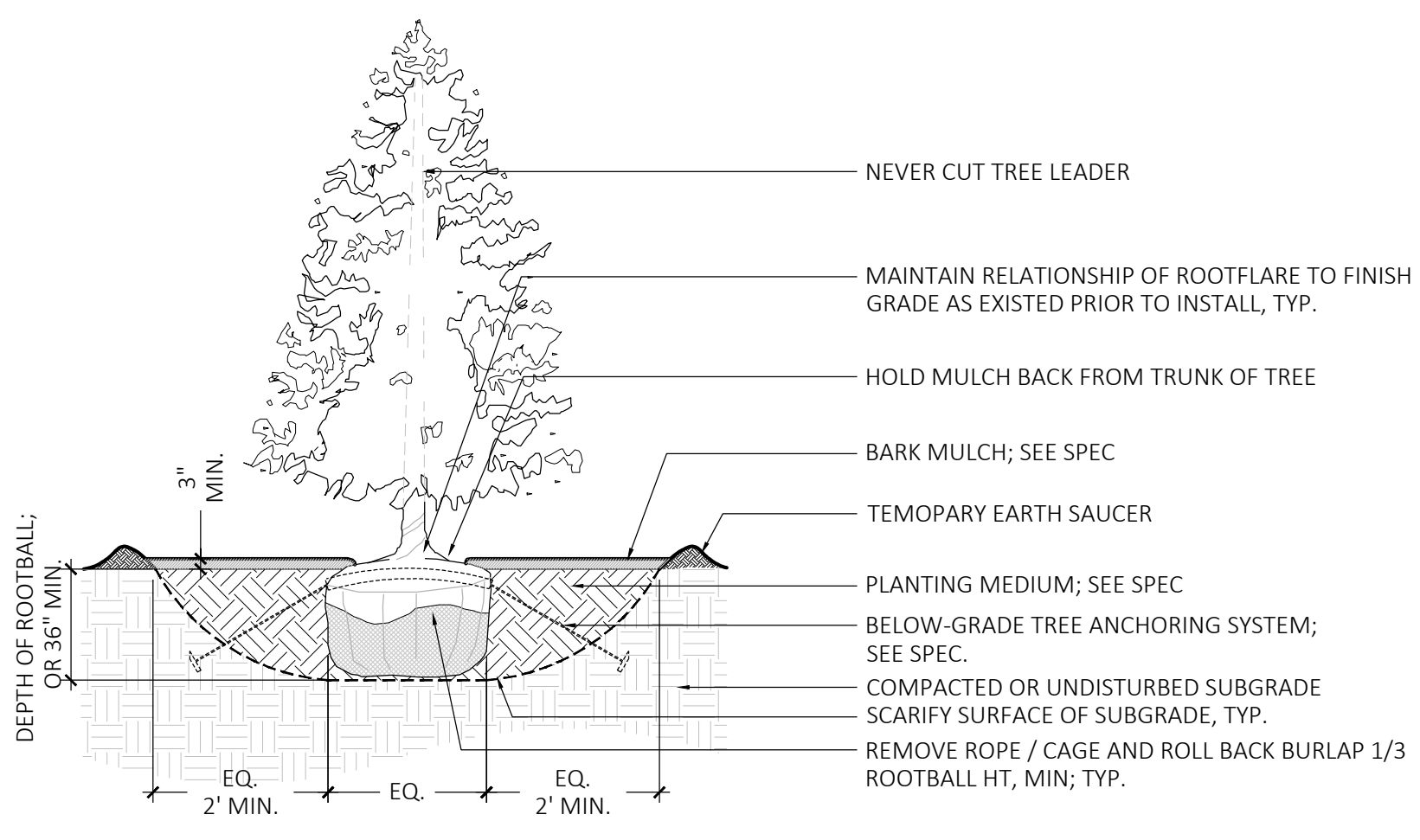
6 TREE GRATE - SECTION
 SCALE: 1/2" = 1'-0"



2 DECIDUOUS TREE PLANTING
 NOT TO SCALE



5 EXISTING TREE PROTECTION
 NOT TO SCALE



3 EVERGREEN TREE PLANTING
 NOT TO SCALE

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.) GROUND COVER: 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 DRIP TUBING, .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.

JACKSON SQUARE
 WEYMOUTH, MA
 NOI PLAN REVIEW

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DRAWING INFORMATION

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DRAWING TITLE
**LANDSCAPE
 DETAILS**

DRAWING NUMBER

L7

NOT FOR CONSTRUCTION

