Glover Residences at Vinnin Square

299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of Marblehead; 20 Vinnin SQ, City of Salem Essex County, MA

Project Status: Amended Planning Board Filing - Marblehead December 5, 2022

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PROJECT TEAM: LEGGAT McCALL PROPERTIES BUILDING OWNER

10 POST OFFICE SQUARE BOSTON MA 02109 BOHLER ENGINEERING

352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 SV DESIGN, LLC ARCHITECT

126 DODGE STREET BEVERLY, MA 01915

MARBLEHEAD (SMART GROWTH)

UNITS	30 UNITS / ACRE	44 UNITS
PARKING SPACES	2 PARKING SPACES / UNIT	78 PARKING SPACES
FOOTPRINT	17,169 SF FOOTPRINT	
G.F.A.	62,953 SF G.F.A.	

MARBLEHEAD GROSS FLOOR AREA SUMMARY

	RESIDENTIAL BUILDING 3
LEVEL I	17,169 SF
LEVEL 2	15,332 SF
LEVEL 3	15,332 SF
LEVEL 4	15,120 SF
TOTAL	62,953 SF

UNIT MIX (MARBLEHEAD)

	ONE BEDROOM	TWO BEDROOM	3 BEDROOM	TOTAL
LEVEL I	2	0	0	2
LEVEL 2	8	6	0	4
LEVEL 3	8	6	0	14
LEVEL 4	8	6	0	14
TOTAL	26	18	0	<u>44</u>

MARBLEHEAD

TOTAL UNIT MIX SUMMARY

	ONE BEDROOM	TWO BEDROOM	3 BEDROOM	TOTAL
LEVEL I	6	8	0	14
LEVEL 2	20	21		42
LEVEL 3	20	21		42
LEVEL 4	20	21		42
TOTAL	66	71	3	140

SWAMPSCOTT (GLOVER MULTIFAMILY **OVERLAY DISTRICT**)

	BUILDING I	BUILDING 2	COMMON AMENITY WING	
LEVEL I	14,651 SF	17,422 SF	4,377 SF	
LEVEL 2	14,767 SF	16,486 SF		
LEVEL 3	14,767 SF	16,486 SF		
LEVEL 4	14,676 SF	16,435 SF		
TOTAL	58,861 SF	66,829 SF	4,377 SF	130,067

UNITS	41.6 UNITS / ACRE	96 UNITS
PARKING SPACES	I .5 PARKING SPACES / UNIT	144 PARKING SPACES
FOOTPRINT	36,450 SF FOOTPRINT	
G.F.A.	130,067 SF G.F.A.	

*41 PARKING SPACES SHOWN IN MARBLEHEAD

UNIT MIX (SWAMPSCOTT)

	ONE BEDROOM		TWO BEDROOM		3 BEDROOM		TOTAL
	BLDG I	BLDG 2	BLDG I	BLDG 2	BLDG I	BLDG 2	
LEVEL I	4	0	8	0	0	0	12
LEVEL 2	5	7	8	7	0		28
LEVEL 3	5	7	8	7	0		28
LEVEL 4	5	7	8	7	0		28
TOTAL	19	21	32	21	0	3	<u>96</u>

SWAMPSCOTT

COMBINED

COMPLETE SUMMARY

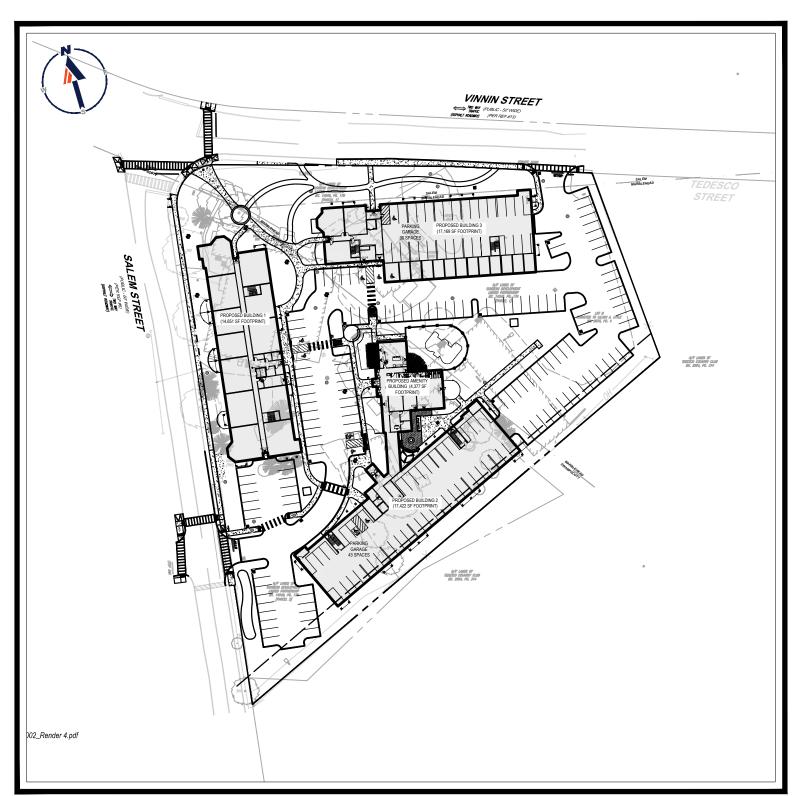
UNITS	140 UNITS
PARKING	232 PARKING SPOTS REQUIRED - 222 PROVIDED
	4 I PARKING SPACES IN MARBLEHEAD FOR SWAMPSCOTT BU
FOOTPRINT	53,619 SF FOOTPRINT
G.F.A.	193,020 SF G.F.A.

Revisions Amended Planning Board December 5, lssue Filing - Marblehead 2022 Date: Description Checked By		
PROJECT SUMMARY	Scale: 1/8" = 1'-0"	Drawn By: Author Checked By: Checker Date: December 5, 2022 Project #:
Glover Residences at Vinnin Square	279 Satelli 34, TOWILOT SWallipscott, 202-204 Tedesco 34, TOWILOT Martheneau, 20 Vinnin SQ, City of Salem Essex County, MA	SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745
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SWAMPSCOTT GROSS FLOOR AREA SUMMARY

BUILDING

SITE PLAN DOCUMENTS



SITE MAP SCALE: 1" = 100' SOURCE: BOHLER

LEGGAT McCALL **PROPERTIES, LLC** PROPOSED **GLOVER RESIDENCES AT VINNIN SQUARE** LOCATION OF SITE: 299 SALEM STREET, TOWN OF SWAMPSCOTT; 202-204 TEDESCO STREET, TOWN OF MARBLEHEAD; 20 VINNIN SQUARE, CITY OF SALEM **ESSEX COUNTY, MASSACHUSETTS** TOWN OF SWAMPSCOTT - MAP #17, LOT #29 TOWN OF MARBLEHEAD - MAP #01, LOT #01 CITY OF SALEM - MAP #20, LOT #10



SCALE: 1" = 2,000' SOURCE: GOOGLE MAPS



MT		SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING	PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TPANEDOPTATION SEPVICES	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER
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LANDSCAPE NOTES AND DETAILS	L-703
ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)	1 SHEET

GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL UBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- SURVEY "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 02-10-2021.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE. THIS IS CONTRACTOR'S RESPONSIBILITY.
- ALL ACCESSIBLE (A/K/A ADA) PARKING SPACES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM. THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIÉS ACT" (ADA) CODE (42 U.S.C. § 12101 et seq. AND 42 U.S.C. § 4151 et seq.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THE PROJECT IS TO BE CONSTRUCTED, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED. PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO
- CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES. THE OWNER/CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE
- OF A CERTIFICATE OF OCCUPANCY. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS,
- RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT . THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. 7. CONTRACTOR MUST FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING, IN WRITING, IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES. . ALL DIMENSIONS SHOWN ON THE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR MUST NOTIFY
- ENGINEER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER WRITTEN NOTIFICATION OF SAME AND ENGINEER, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK
- CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS. 10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE
- APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR 10. AMBIGUITIES WHICH EXIST 1. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN
- ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR. 12. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
- 3. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN. AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES. PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE 12 ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAM CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION
- 15. ALL CONCRETE MUST BE AIR ENTRAINED AND HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, 14. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL DETAILS AND/OR GEOTECHNICAL REPORT 16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, 15. DURING THE INSTALLATION OF SANITARY SEWER, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS/SCOPE REVISIONS WHICH
- RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION 7. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY. THE ENGINEER OF RECORD HAS NOT BEEN RETAINED TO PERFORM OR BE RESPONSIBLE 16. WHEN THE SITE IMPROVEMENT PLANS INVOLVE MULTIPLE BUILDINGS, SOME OF WHICH MAY BE BUILT AT A LATER DATE, THE CONTRACTOR MUST EXTEND ALL LINES, INCLUDING BUT NOT FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER'S SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD IS NOT RESPONSIBLE

TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES, AT ANY TIME

- 18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS 17. PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR ONE YEAR AFTER THE COMPLETION OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND 15. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% 16. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNA EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTOR'S OBLIGATION TO ENSURE THAT DESIGN ENGINEER APPROVES FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION OF SAME. VILIPIES CLAIMS ACTIONS DENALTIES EXPENSES DUNITIVE DAMAGES TORT DAMAGES STATUTORY CLAIMS STATUTORY CAUSES OF ACTION LOSSES CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY 19. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST 17. CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS, ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER
- 19. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH 21. WHERE RETAINING WALLS (WHETHER OR NOT THEY MEET THE JURISDICTIONAL DEFINITION) ARE IDENTIFIED ON PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS CONSTRUCTION MEANS AND/OR METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER. BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW OF A SPECIFIC ITEM MUST NOT 22 STORM DRAINAGE PIPE JUN ESS INDICATED OTHERWISE ALL STORM SEWER PIPE MUST BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS WHEN HIGH-DENSITY INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT PROMPTLY AND IMMEDIATELY BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED
- 20. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS OFFICERS DIRECTORS PARTNERS SHAREHOLDERS MEMBERS PRINCIPALS COMMISSIONERS AGENTS SERVANTS EMPLOYEES AFEILIATES SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERA CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES 25. STORM AND SANITARY SEWER PIPE LENGTHS INDICATED ARE NOMINAL AND MEASURED CENTER OF INLET AND/OR MANHOLES STRUCTURE TO CENTER OF STRUCTURE OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT 26. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON PRELIMINARY ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE TO AND FOR VERIFYING LOCATIONS OF SAME BASED ON AND/OR PROPERTY. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND MUST BE NAMED AN ADDITIONAL 27. INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE IN NOTE 19 FOR JOB SITE SAFETY
- 21. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS. INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER, TO THE FULLEST EXTENT ERMITTED UNDER THE LAW, IN ACCORDANCE WITH PARAGRAPH 19 HEREIN, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, PENALTIES AND THE LIKE RELATED TO SAME 22. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR
- ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE. 23. ALL SIGNING AND PAVEMENT STRIPING MUST CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCALLY APPROVED SUPPLEMENT.
- WITH THE APPROVED PLANS. IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS. THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER 25 OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS. IN STRICT
- AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS. OWNER AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE. 26. ALL DIMENSIONS MUST BE TO FACE OF CURB. EDGE OF PAVEMENT. OR EDGE OF BUILDING. UNLESS NOTED OTHERWISE.
- 27. ALL CONSTRUCTION AND MATERIALS MUST COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, ORDINANCES, RULES AND CODES, AND ALL APPLICABLE OSHA REQUIREMENTS.
- 28. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD ENGINEER HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
- 29. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH EPA REQUIREMENTS FOR SITES WHERE ONE (1) ACRE OR MORE (UNLESS THE LOCAL JURISDICTION REQUIRES FEWER) IS DISTURBED BY CONSTRUCTION ACTIVITIES CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL ACTIVITIES. INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP. INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE. 30. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED APPLICATION DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER, THE USE OF THE
- WORDS CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF "PROFESSIONAL OPINION" REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

GENERAL GRADING & UTILITY PLAN NOTES

- SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- UTILITIES DURING CONSTRUCTION
- TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE
- STATUTES, LAWS, ORDINANCES AND CODES.
- MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION. ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS
- ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES, EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR
- ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO. COMPACTION AND BACKFILL. FURTHER, CONTRACTOR IS FULLY RESPONSIBLE FOR EARTHWORK BALANCE.
- RELATED FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
- APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- PROVIDE TO THE OWNER AT THE COMPLETION OF WORK

- IMMEDIATELY NOTIFY THE DESIGN ENGINEER. IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS
- MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK

- UNLESS INDICATED OTHERWISE ON THE DRAWINGS, SANITARY SEWER PIPE SHALL BE AS FOLLOWS: FOR PIPES LESS THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 35 PER ASTM D3034 FOR PIPES MORE THAN 12 FT. DEEP: POLYVINYL CHLORIDE (PVC) SDR 26 PER ASTM D3034
- FINAL ARCHITECTURAL PLANS
- JURISDICTION OVER SAME
- MUST BE PROVIDED
- AWWA STANDARDS IN EFFECT AT THE TIME OF APPLICATION. WITH THE AGENCY WITH JURISDICTION OVER SAME. 30. LOCATION OF PROPOSED UTILITY POLE RELOCATION IS AT THE SOLE DISCRETION OF UTILITY COMPANY

1. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF 1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED. IN WRITING. TO THE ENGINEER. CONSTRUCTION MUST COMMENCE • SURVEY - "ALTA/NSPS LAND TITLE SURVEY" PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 02-10-2021 BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY 3 WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY 5. BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES. REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES AND CODES AND, FURTHER, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SAME. 4. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE

THE CONTRACTOR MUST FAMILIARIZE ITSELF WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS. RULES.

THE CONTRACTOR MUST INSTALL ALL STORM SEWER AND SANITARY SEWER COMPONENTS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. GREASE TRAF REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR NSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS WITH JURISDICTION AND/OR CONTROL OF THE SITE, AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE SITE PLANS AND THE ARCHITECTURAL PLANS. OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE SAME

WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE MUST INCLUDE ALL FEES, COSTS AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE FULL AND COMPLETE WORKING SERVICE. CONTRACTOR MUST CONTACT THE APPLICABLE

ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES MUST BE INSTALLED IN

SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE. SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND

ALL FILL. COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND MUST 9. BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS. FILL AND COMPACTION MUST. AT A MINIMUM. COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL.

THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS

PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED

CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THE UTILITY PLAN. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY

LIMITED TO STORM SEWER, SANITARY SEWER, UTILITIES, AND IRRIGATION LINE, TO A POINT AT LEAST FIVE (5) FEET BEYOND THE PAVED AREAS FOR WHICH THE CONTRACTOR IS RESPONSIBLE. CONTRACTOR MUST CAP ENDS AS APPROPRIATE. MARK LOCATIONS WITH A 2X4. AND MUST NOTE THE LOCATION OF ALL OF THE ABOVE ON A CLEAN COPY OF THE DRAINAGE OR UTILITY PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER UPON COMPLETION OF THE WORK.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION CONTRACTOR MUST CONFIRM AND ENSURE 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT (EXCEPT WHERE ADA REQUIREMENTS OR EXISTING TOPOGRAPHY LIMIT GRADES). TO PREVENT PONDING. CONTRACTOR MUST IMMEDIATELY IDENTIFY. IN WRITING TO THE ENGINEER ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY. HEALTH OR GENERAL WELFARE, OR PROJECT COST, JE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER NOTIFICATION. MUST BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE DESIGN ENGINEER FOR ANY DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM SAME

CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR

WALL. WALL FOOTINGS/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED HEREIN AND ARE TO BE SET/DETERMINED BY THE CONTRACTOR BASED ON FINAL STRUCTURAL DESIGN SHOP DRAWINGS PREPARED BY THE APPROPRIATE PROFESSIONAL LICENSED IN THE STATE WHERE THE CONSTRUCTION OCCURS

POLYETHYLENE PIPE (HDPE) IS CALLED FOR ON THE PLANS. IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. PVC PIPE FOR ROOF DRAIN CONNECTION MUST BE SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.

FOR PIPE WITHIN 10 FT. OF BUILDING, PIPE MATERIAL SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES. CONTRACTOR TO VERIEV WITH LOCAL OFFICIALS

SEWERS CROSSING STREAMS AND/OR LOCATION WITHIN 10 FEET OF THE STREAM EMBANKMENT, OR WHERE SITE CONDITIONS SO INDICATE, MUST BE CONSTRUCTED OF STEEL REINFORCED CONCRETE, DUCTILE IRON OR OTHER SUITABLE MATERIAL. SEWERS CONVEYING SANITARY FLOW COMBINED SANITARY AND STORMWATER FLOW OR INDUSTRIAL FLOW MUST BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE. THE PIPES MUST BE IN SEPARATE TRENCHES WITH THE SEWER AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN, OR SUCH OTHER SEPARATION AS APPROVED BY THE GOVERNMENT AGENCY WITH

WHERE APPROPRIATE SEPARATION FROM A WATER MAIN IS NOT POSSIBLE, THE SEWER MUST BE ENCASED IN CONCRETE, OR CONSTRUCTED OF DUCTILE IRON PIPE USING MECHANICAL OR SLIP-ON JOINTS FOR A DISTANCE OF AT LEAST 10 FEET ON EITHER SIDE OF THE CROSSING. IN ADDITION, ONE FULL LENGTH OF SEWER PIPE SHOULD BE LOCATED ADDA INSTRUCTIONS TO CONTRACTOR: SO BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER

28. WATER MAIN PIPING MUST BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL WATER PURVEYOR. IN THE ABSENCE OF SUCH REQUIREMENTS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DIP) MINIMUM CLASS 52 THICKNESS. ALL PIPE AND APPURTENANCES MUST COMPLY WITH THE APPLICABLE

24. ENGINEER IS NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE 29. CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SEWER, WATER AND STORM SYSTEMS, MUST BE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK

ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN AND, FURTHER ENGINEER IS NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE 31. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY

GENERAL DEMOLITION NOTES

- CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 et MENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME
- BOHLER ENGINEERING HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR M REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW S

CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS. CONCERNS REGARDING THE APPLIC SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. WITH BOHLER ENGINEERING, IN W RESPONDED TO BY BOHLER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE P IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:

- A.OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES WITH JURISDICTION TH THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
- B.NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION DISTRICT, 72 HOURS PRIOR TO THE START OF WORK.
- C.INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE
- D.IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARKOUT, IN ADVAN E.LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHO FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENT
- APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
- ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE RE THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTIN AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
- H.COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THI RTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL. THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFIC/ CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK AND IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A S
- AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR MUST PROVIDE ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURE
- OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIR MUST INCLUDE THE RESTORATION OF ANY ITEMS REPAIRED TO THE PRE-L CONDITION, OR BETTER. CONTRACTOR SHALL PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE

THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERI THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER T DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.

- CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMED IN COMPLIANCE WITH THE RECOMMENDA GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREV ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
- EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS MUST BE IN PLACE PRIOR TO CO STARTING AN EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TEST REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL C TRAFFIC CONTROL DEVICES" (MUTCD). AND THE FEDERAL. STATE. AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND/O RIGHT-OF-WAY
- 13. CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALK OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENT ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY
- DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT WRITTEN PERMISSION OF THE OWNER OVERNMENTAL AGENCIES WITH JURISDICTION.
- THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDE AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOV AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-D
- PERSONS AT ANY TIME.
- CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY WHICH MUST INCLUDE BUT NOT BE UMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS FU OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED TO ACCOMPLISH THAT WORK. PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MU WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- 19. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH ALL COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR MUST MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVI PROMPTLY PROVIDED TO THE OWNER UPON REQUEST
- 20. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OV OWNER/DEVELOPER UPON COMPLETION OF THE WORK

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (ACCESSIBLE) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FC SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURREN AND/OR STATE ARCHITECTURAL ACCESS BOARD STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAM FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVELEROM PARKING SPACE. PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT. MUST COMPLY WITH THESE ADA AND/OR ARCHITECTURAL ACCESS BOARD CODE REQUIREMENTS. THESE INCLUD ARE NOT LIMITED TO THE FOLLOWING:

• PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

THAN 1:50 IN ANY DIRECTION (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

- CURB RAMPS SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET. • LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (1/4" PER NOMINALLY 2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3 A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED I
- DOORWAYS MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (1/4" PER NOMINALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG. EXCEPT WHERE OTHERWISE PERMITTEE

STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY CODE.)

- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DO OR SURFACES CONTRACTOR MUST VERIFY EXISTING FLEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA ST FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES. IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEE DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS. IN WRITING, BEFORE COMMENCE WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND REQUIREMENTS.
- THE CONTRACTOR MUST VERIEV THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXI CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE

IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

		TYPICAL	. ABE	BREV	ATIONS	M	
-	KEY	DESCRIPTIO	NC	KEY	DESCRIPTION		U V
-	BC	BOTTOM CURB		PROP.	PROPOSED		CONSULTING ENGINEERING ND SURVEYING AM MANAGEMENT APE ARCHITECTURE AINABLE DESIGN ITTING SERVICES ORTATION SERVICES
	TC	TOP CURB		TBR/R	TO BE REMOVED AND REPLACED		
	BOC	BACK OF CURB		TBR	TO BE REMOVED		VIL AND CONSULTING ENGINE LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
-	BW	BOTTOM OF WALL G	RADE	TPF	TREE PROTECTION FENCE		The second second second second second surveying second surveying scape architec second stainable designments sportation serves sportation serves second sec
TW TOP OF WALL ND ED EXIST. EXISTING			BLDG.			AND CONSUL LAND SUR' ROGRAM MAI NDSCAPE AR SUSTAINABL PERMITTING 3 ANSPORTATIC	
-0	BM.	BENCHMARK		SF SMH	SQUARE FEET		LAND CON LAND SON PROGRAM ANDSCAPE SUSTAIN PERMITTII
-	EOP	EDGE OF PAVEME	NT	DMH	DRAIN MANHOLE		LAND CC LANE PROGRA ANDSCAF SUSTAI PERMIT
UT .		CENTERLINE		STM.	STORM		Ū
-	۴ FF	FINISHED FLOOI	2	SAN.	SANITARY		SITE
	V.I.F.	VERIFY IN FIELD		CONC.	CONCRETE		0
۱Y .	GC	GENERAL CONTRAC	TOR	ARCH.	ARCHITECTURAL		
E, IE	HP	HIGH POINT		DEP.	DEPRESSED		
-	LP	LOW POINT		R	RADIUS		
-	TYP.	TYPICAL		MIN.	MINIMUM	- F	REVISIONS
ŀ	INT.	INTERSECTION		MAX.	MAXIMUM	REV DATE	COMMENT
	PC.	POINT OF CURVAT	JRE	No. / #	NUMBER	1 09/20/2022	BUILDING FOOTPRINT REVISIONS
-	PT.	POINT OF TANGEN	ICY	W.	WIDE	2 12/05/2022	RESPONSE TO PEER REVIEW
ŀ	PI.	POINT OF INTERSEC	TION	DEC.	DECORATIVE		
-	PVI.	POINT OF VERTICA	AL	ELEV.	ELEVATION	-	
-	STA.	STATION		UNG.	UNDERGROUND	-	
	GRT	GRATE		R.O.W.	RIGHT OF WAY		
-	INV.	INVERT		LF	LINEAR FOOT		
	DIP	DUCTILE IRON PI	PE	LOD	LIMIT OF DISTURBANCE		
	PVC	POLYVINYL CHLORID	E PIPE	LOW	LIMIT OF WORK		
	HDPE	HIGH DENSITY POLYE PIPE	THYLENE	L.S.A.	LANDSCAPED AREA		0.000
-	RCP	REINFORCED CONC PIPE	RETE	±	PLUS OR MINUS		811
	S	SLOPE		o	DEGREE		
	ME	MEET EXISTING	G	Ø / DIA.	DIAMETER		w what's below. Call before you dig.
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		EXISTING	PROPE	RTY LINE	PROPOSED	ISSUE	D FOR PERM
-				BACK			TENDED FOR MUNICIPAL AND/OR A
			-	MENT			UNLESS INDICATED OTHERWISE.
		\bigcirc		JRB MANHOLE	@	PROJECT No.: DRAWN BY:	M AF
		S	SEWER	MANHOLE	(©)	CHECKED BY: DATE:	EE 07/*
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-						ESS	SEX COUNTY, MA
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REFER TO SOIL EROSION CONTROL NOTES & DETAILS SHEET FOR TYPICAL EROSION NOTES AND DETAILS

REFER TO LANDSCAPE NOTES & DETAILS SHEET FOR TYPICAL LANDSCAPE NOTES AND DETAILS

REFER TO LIGHTING PLAN FOR TYPICAL LIGHTING NOTES AND TABLES

DOCOMENTS				
FOR				
GLOVER RESIDENCES AT VINNIN SQUARE				
PROPOSED RESIDENTIAL DEVELOPMENT				
299 SALEM ST, TOWN OF SWAMPSCOTT; 202-204 TEDESCO ST, TOWN OF MARBLEHEAD; 20 VINNIN SQ, CITY OF SALEM ESSEX COUNTY, MA				
BOHLER//				
45 FRANKLIN STREET, 5th FLOOR BOSTON, MA 02110 Phone: (617) 849-8040				
www.BohlerEngineering.com				
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GENERAL NOTES SHEET				

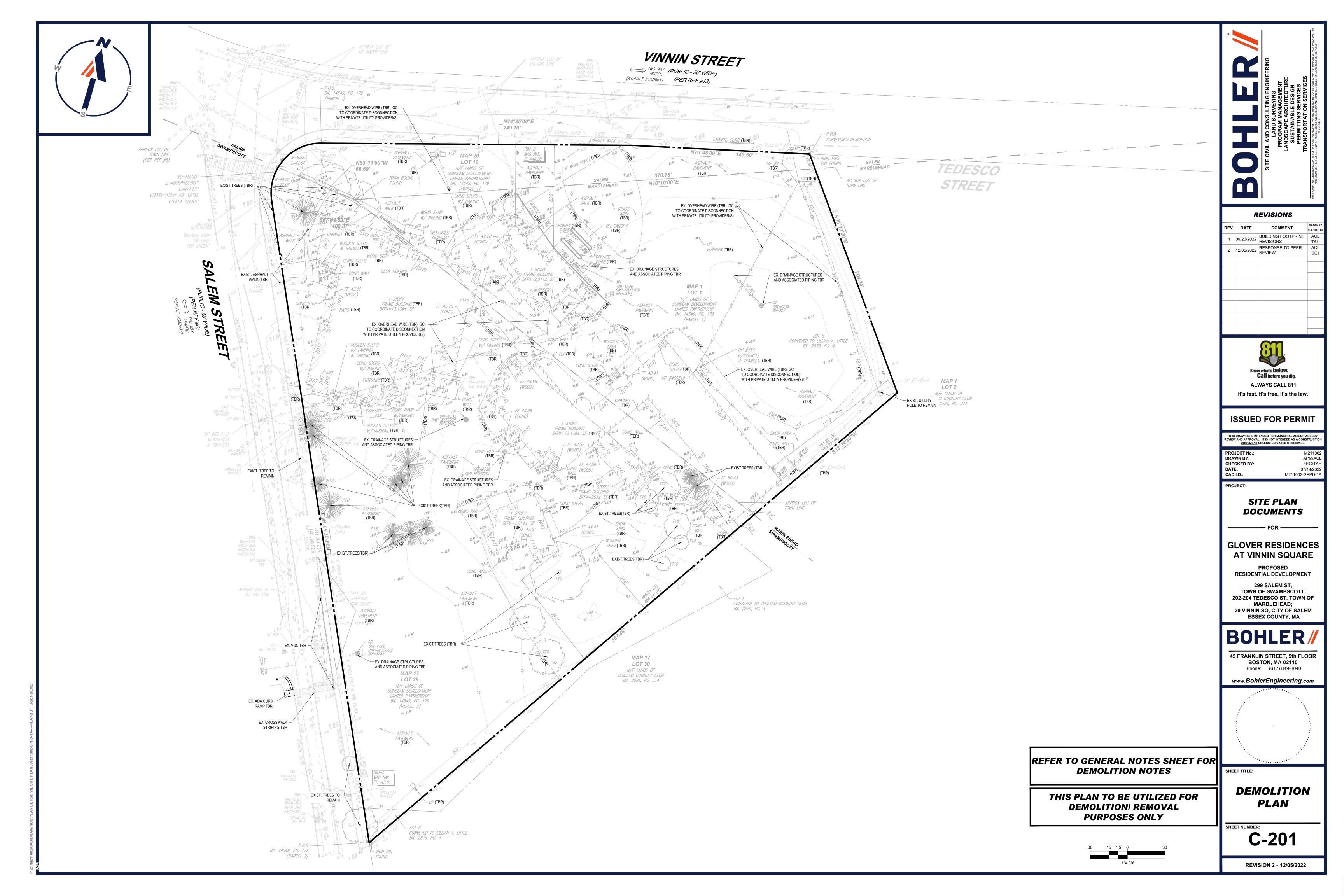
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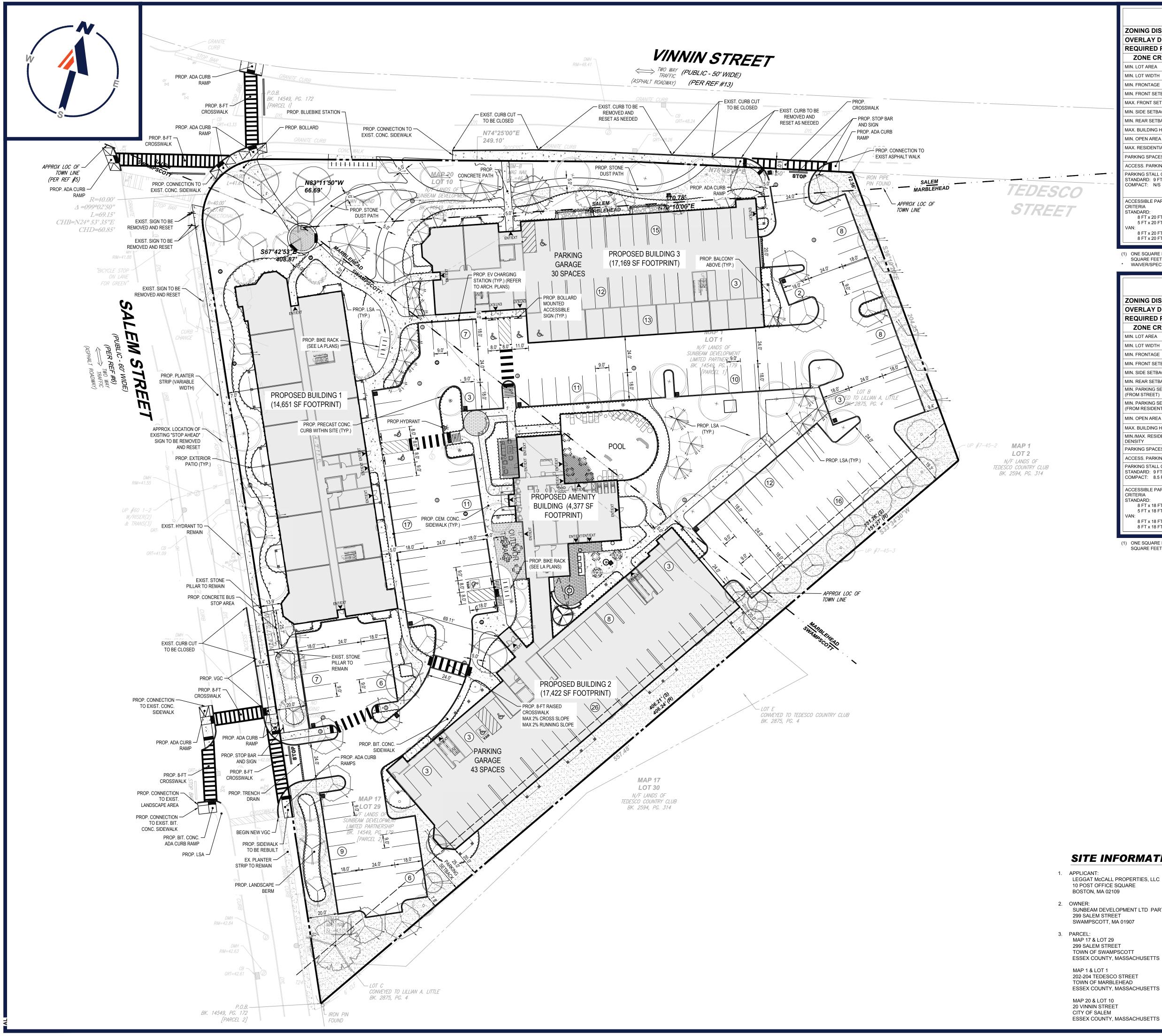
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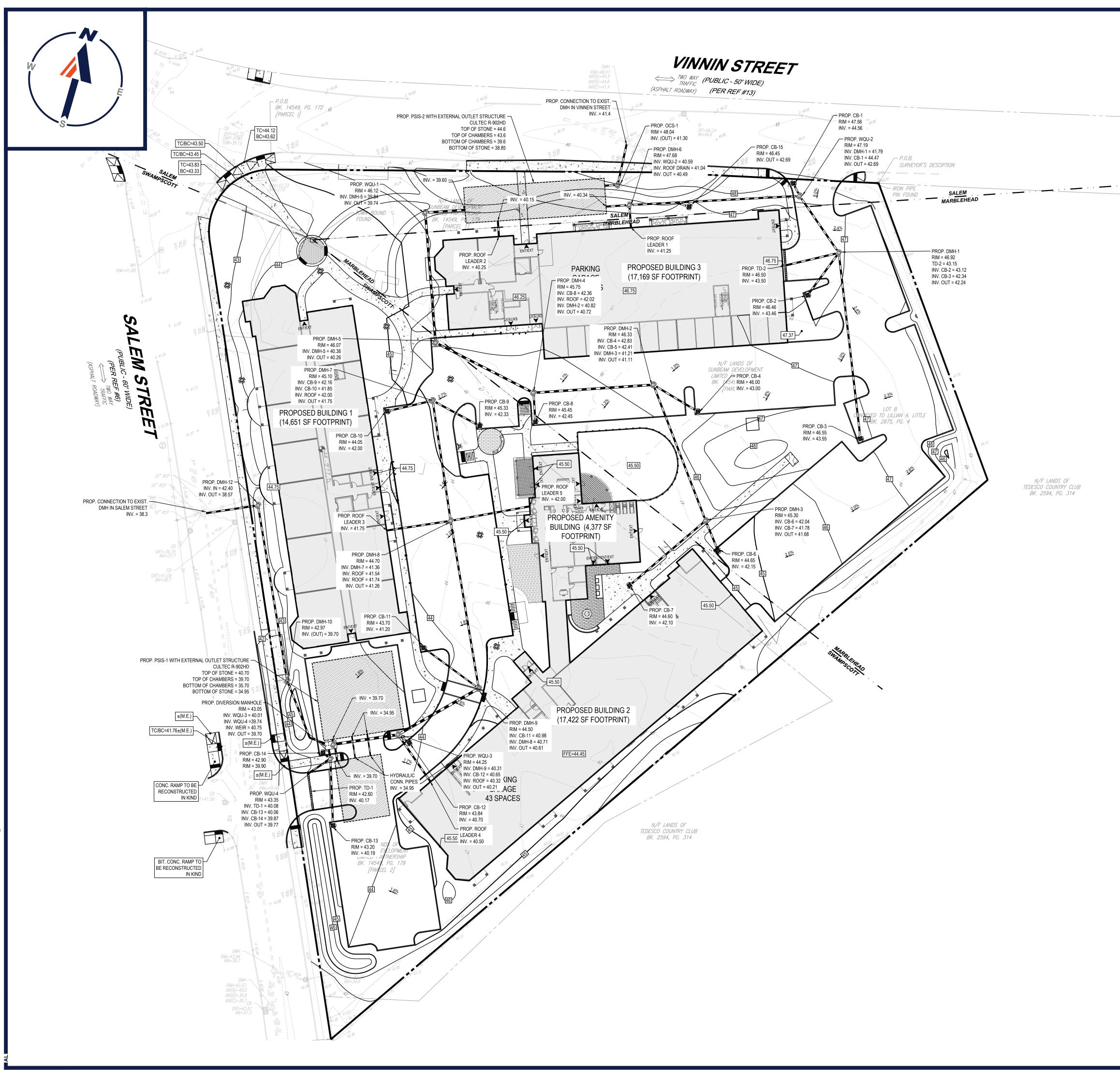
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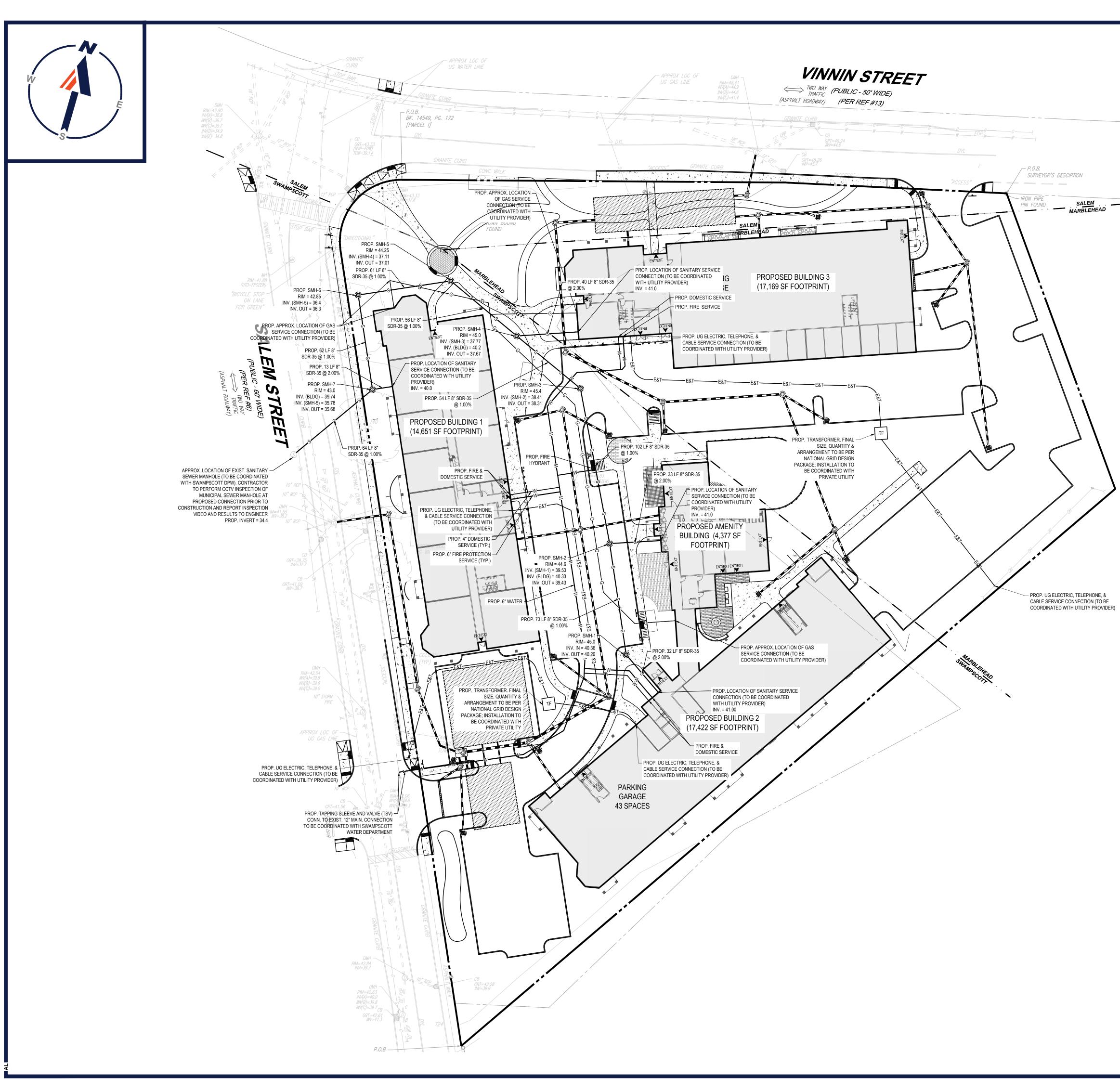


	ONING ANALYSIS TA OWN OF MARBLEHE		N/A - NOT APPLICABLE N/S - NOT SPECIFIED (V) - VARIANCE REQUESTED	¥ ₽	
	B1 - BUSINESS 1 DISTRICT		(W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE		ERING
OVERLAY DISTRICT REQUIRED PERMIT	SG - SMART GROWTH DISTRICT		_		U
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED		RIN I
MIN. LOT AREA	10,000 SF 75% OF REQUIRED LOT FRONTAGE	64,444 SF (176,983 SF OVERALL) 191.8 FT (ENC)	NO CHANGE NO CHANGE		RE RE
MIN. FRONTAGE	35 FT	370.8 FT	NO CHANGE NO CHANGE		CONSULTING ENGINEERING ND SURVEYING AM MANAGEMENT APE ARCHITECTURE AINABLE DESIGN IITTING SERVICES ORTATION SERVICES
MIN. FRONT SETBACK MAX. FRONT SETBACK	NONE TWICE THE LOT FRONTAGE	64.7 FT 64.7 FT	20.41 FT 20.41 FT		NSULTING ENC SURVEYING I MANAGEMEN E ARCHITECTU ABLE DESIGN ING SERVICES
MAX. FRONT SETBACK	6 FT	04.7 FT 117.1 FT	9.44 FT		SULT URVE MANA ARCH BLE IG SE
MIN. REAR SETBACK	9 FT 42 FT	6.9 FT (ENC)	19.26 FT		D SL D SL D SL D SL D SL D SL D SL D SL
MAX. BUILDING HEIGHT MIN. OPEN AREA	42 FT SEE NOTE (1) (31,477 SF)	< 35 FT	49.0 FT * 34,888 SF		
MAX. RESIDENTIAL DENSITY	30 UNITS / ACRE	N/A	30 UNITS / ACRE		PRC AND SL FE
PARKING SPACES ACCESS. PARKING SPACES	88 4		117 3		SITE CIVIL AND PROGI LANDSC SUS TRANSP
PARKING STALL CRITERIA STANDARD: 9 FT x 20 FT	USE/CATEGORY: MULTIFAMILY REQUIRED PARKING: 2 SPACES	S / DWELLING UNIT			III III
COMPACT: N/S		UNITS * (2 SPACES / DWELLII	IG UNIT) = 88 SPACES		SITE CIVIL AND LA PROGF LANDSC SUST PERM TRANSP
ACCESSIBLE PARKING CRITERIA	1-25 SPACES = 1 MIN. ACCESSIBL 26-50 SPACES = 2 MIN. ACCESSIBL	E SPACES 501-1,000 SPACE	S = MIN. 2% OF TOTAL		
	51-75 SPACES = 3 MIN. ACCESSIBL 76-100 SPACES = 4 MIN. ACCESSIBL 101-150 SPACES = 5 MIN. ACCESSIBL	E SPACES	= MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000		
	151-200 SPACES = 6 MIN. ACCESSIBL 201-300 SPACES = 7 MIN. ACCESSIBL 301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP	AN SPACE PER 6 STANDARD ACES (MIN.)	F	REVISIONS
				REV DATE	
 ONE SQUARE FOOT OF OPE SQUARE FEET OF GROSS FL WAIVER/SPECIAL PERMIT/VA 		EAS OF REQUIRED PARKING SPA	CES FOR SUCH LOT) FOR EACH TWO		
	ARIANCE MAT DE REQUIRED			1 09/20/2022 2 12/05/2022	
-	NING ANALYSIS TA OWN OF SWAMPSCO		N/A - NOT APPLICABLE N/S - NOT SPECIFIED	2 12/05/2022	REVIEW
ZONING DISTRICT	B1 - BUSINESS 1 DISTRICT		(V) - VARIANCE REQUESTED (W) - WAIVER REQUESTED (E) - EXIST. NON-CONFORMANCE		
	SG - GLOVER MULTIFAMILY OVERLAY	DISTRICT	_		
REQUIRED PERMIT ZONE CRITERIA	REQUIRED (B1/SG)	EXISTING	PROPOSED		
MIN. LOT AREA	10,000 SF (SG)	99,579 SF (176,983 SF OVERALL)	NO CHANGE		
MIN. LOT WIDTH MIN. FRONTAGE	N/S 35 FT (SG)	406.21 FT 549.53 FT	NO CHANGE NO CHANGE		
MIN. FRONT SETBACK	NONE	5.1 FT	13.67 FT		-
MIN. SIDE SETBACK MIN. REAR SETBACK	6 FT (SG) 6 FT (SG)	0.8 FT (ENC)	N/A 20 FT		
MIN. PARKING SETBACK (FROM STREET)	20 FT (B1)	-	20 FT		\mathbf{m}
MIN. PARKING SETBACK (FROM RESIDENTIAL)	25 FT (B1)	-	25 FT	1	
MIN. OPEN AREA	SEE NOTE (1) (52,053 SF) (SG)	-	62,705 SF		ow what's below .
MAX. BUILDING HEIGHT MIN./MAX. RESIDENTIAL	50 FT (SG)	1 STORY	49.0 FT		Call before you dig.
DENSITY PARKING SPACES	42 UNITS/ACRE (SG) 144 (SG)	-	41.6 UNITS/ACRE 138 (41 IN MARBLEHEAD)		WAYS CALL 811
ACCESS. PARKING SPACES	5 (SG)	-	6	it s iast	. It's free. It's the law.
STANDARD: 9 FT x 18 FT COMPACT: 8.5 FT x 16 FT	USE/CATEGORY: MULTIFAMILY REQUIRED PARKING: 1.5 SPACI CALCULATION: 96 DWELLING				
ACCESSIBLE PARKING	1-25 SPACES = 1 MIN. ACCESSIBL	·		ISSUE	D FOR PERMI
CRITERIA STANDARD:	26-50 SPACES = 2 MIN. ACCESSIBL 51-75 SPACES = 3 MIN. ACCESSIBL	E SPACES 1001+ SPACES	S = MIN. 2% OF TOTAL = MIN. 20 + 1 FOR EACH 100	THIS DRAWING IS IN	NTENDED FOR MUNICIPAL AND/OR AGE
5 FT x 18 FT AISLE (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN:	76-100 SPACES = 4 MIN. ACCESSIBL 101-150 SPACES = 5 MIN. ACCESSIBL 151-200 SPACES = 6 MIN. ACCESSIBL	E SPACES	SPACES OVER 1,000		AL. IT IS NOT INTENDED AS A CONSTR T UNLESS INDICATED OTHERWISE.
	201-300 SPACES = 7 MIN. ACCESSIBL		AN SPACE PER 6 STANDARD		
	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP	AN SPACE PER 6 STANDARD ACES (MIN.)	PROJECT No.: DRAWN BY:	M2 APN
		E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)		
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY:	APN
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE:	APN EEC 07/14
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT:	APN EEC 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT:	APM EEC 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT:	APM EEG 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT:	APM EEC 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT:	APM EEG 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO	APA EEC 07/14 M211002-SPF
1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO	APM EEG 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VI	APM EEC 07/14 M211002-SPF TE PLAN CUMENTS FOR FOR FOR R RESIDENCE NNIN SQUARE
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VII RESIDEN	APM EEC 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VI RESIDEN 2 TOWN 202-204 T	APM EEG 07/14 M211002-SPF
1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VI RESIDEN 202-204 T M	APM EEC 07/14 M211002-SPF
1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VII RESIDEN 202-204 T M 20 VINNI	APM EEG 07/14 M211002-SPF
1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VII RESIDEN 202-204 T N 20 VINNI ESS	APM EEC 07/14 M211002-SPF
1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VII RESIDEN 202-204 T N 20 VINNI ESS	APM EEG 07/14 M211002-SPF
1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VII RESIDEN 202-204 T N 20 VINNI ESS BOO	APM EEG 07/14 M211002-SPF
1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VII RESIDEN 20 TOWN 202-204 T N 20 VINNI ESS BOO 45 FRANKI	APM EEG 07/14 M211002-SPF
1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VII RESIDEN 20 TOWN 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO	APM EEG 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VII RESIDEN 202-204 T N 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO Phor	APM EEG 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VII RESIDEN 202-204 T N 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO Phor	APA ECO 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VII RESIDEN 202-204 T N 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO Phor	APA ECO 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SIDO GLOVE AT VII RESIDEN 202-204 T N 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO Phor	APA ECO 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE SQUARE FEET OF GROSS FI	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SIDO GLOVE AT VII RESIDEN 202-204 T N 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO Phor	APA ECO 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SIDO GLOVE AT VII RESIDEN 202-204 T N 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO Phor	APA ECO 07/14 M211002-SPF
1) ONE SQUARE FOOT OF OPE SQUARE FEET OF GROSS FI	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SIDO GLOVE AT VII RESIDEN 202-204 T N 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO Phor	APA ECO 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE SQUARE FEET OF GROSS FI	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SIDO GLOVE AT VII RESIDEN 202-204 T N 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO Phor	APA ECO 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE SQUARE FEET OF GROSS FI	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SI DO GLOVE AT VII RESIDEM 20 20 VINNI 202-204 T N 20 VINNI ESS BO 45 FRANKI BO Phor WWW.BO	APA ECO 07/14 M211002-SPF
(1) ONE SQUARE FOOT OF OPE SQUARE FEET OF GROSS FI	301-400 SPACES = 8 MIN. ACCESSIBL	E SPACES ACCESSIBLE SP E SPACES	ACES (MIN.)	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SIDO GLOVE AT VII RESIDEN 202-204 T N 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO Phor	APA ECO 7714 M211002-SPF
1) ONE SQUARE FOOT OF OPE SQUARE FEET OF GROSS FI	301-400 SPACES = 8 MIN. ACCESSIBL N LAND AREA (LAND AREA NOT ENCUN OOR AREA OF THE BUILDINGS		ACES (MIN.) S) FOR EACH TWO AND ONE-HALF	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SIDO GLOVE AT VII RESIDEN 20 TOWN 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO Phor WWW.BOP	TEPLAN CONTA M211002-SPF
1) ONE SQUARE FOOT OF OPE SQUARE FEET OF GROSS FI	301-400 SPACES = 8 MIN. ACCESSIBL N LAND AREA (LAND AREA NOT ENCUM OOR AREA OF THE BUILDINGS		ACES (MIN.) S) FOR EACH TWO AND ONE-HALF	DRAWN BY: CHECKED BY: DATE: CAD I.D.: PROJECT: SIDO GLOVE AT VII RESIDEN 20 TOWN 202-204 T N 20 VINNI ESS BOO 45 FRANKI BO Phor WWW.BOP	APA ECO 7714 M211002-SPF
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REVISION 2 - 12/05/2022



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	PROJECT: SITE PLAN DOCUMENTS FOR ———
	GLOVER RESIDENCES AT VINNIN SQUARE PROPOSED RESIDENTIAL DEVELOPMENT 299 SALEM ST, TOWN OF SWAMPSCOTT; 202-204 TEDESCO ST, TOWN OF MARBLEHEAD; 20 VINNIN SQ, CITY OF SALEM ESSEX COUNTY, MA
	BOHLER // 45 FRANKLIN STREET, 5th FLOOR BOSTON, MA 02110 Phone: (617) 849-8040 www.BohlerEngineering.com
THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES	SHEET TITLE: GRADING & DRAINAGE PLAN SHEET NUMBER:
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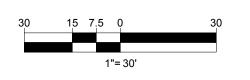


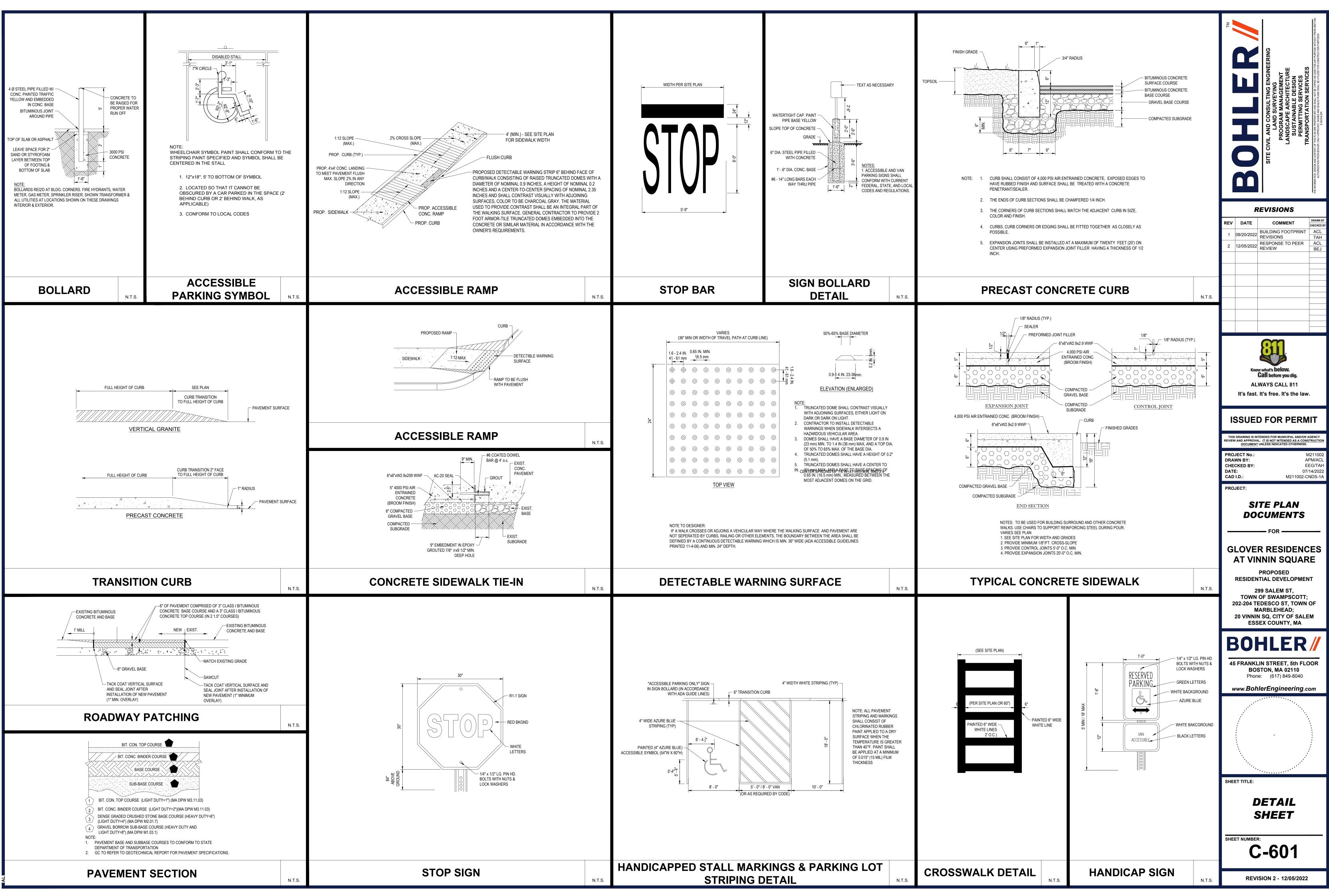
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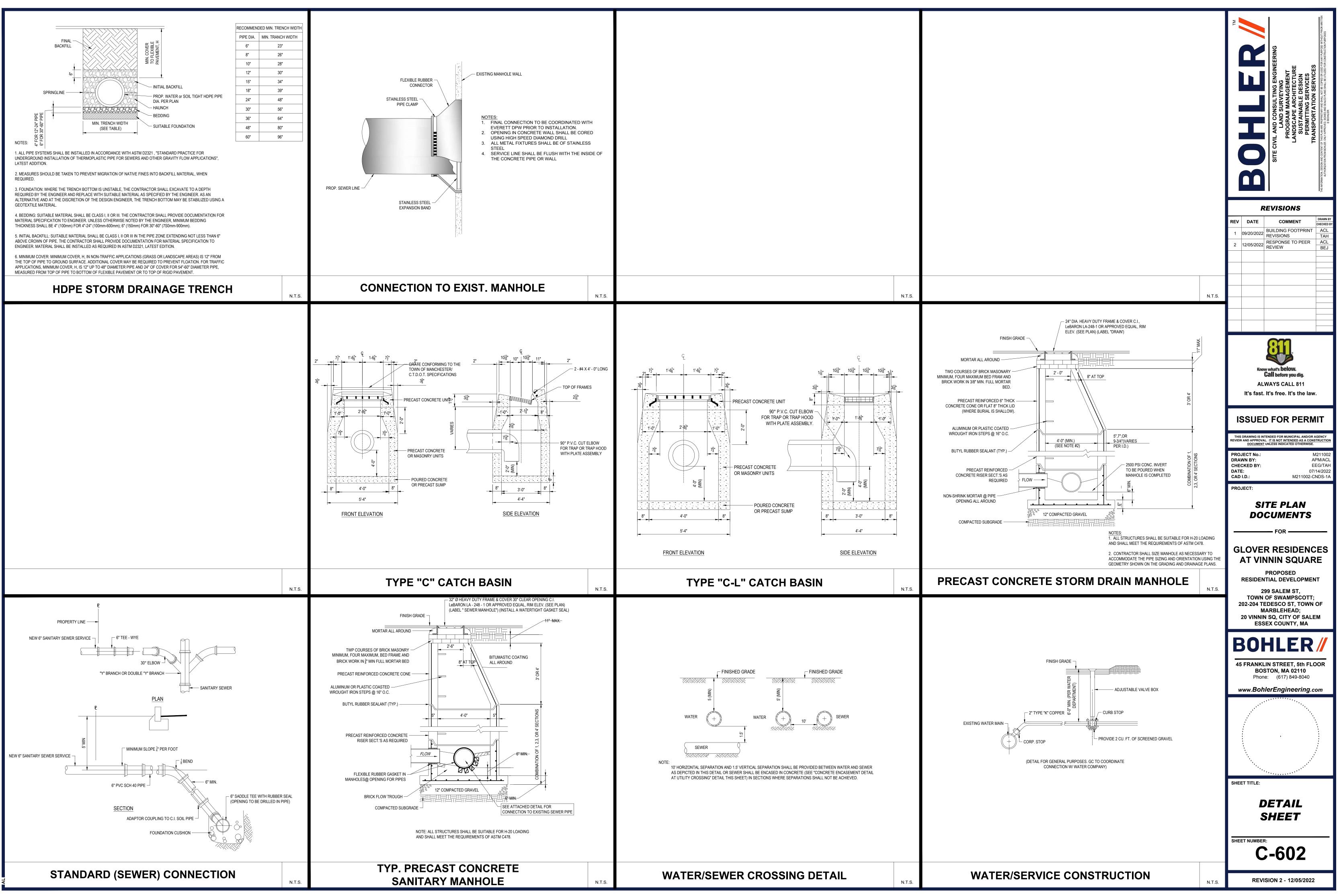
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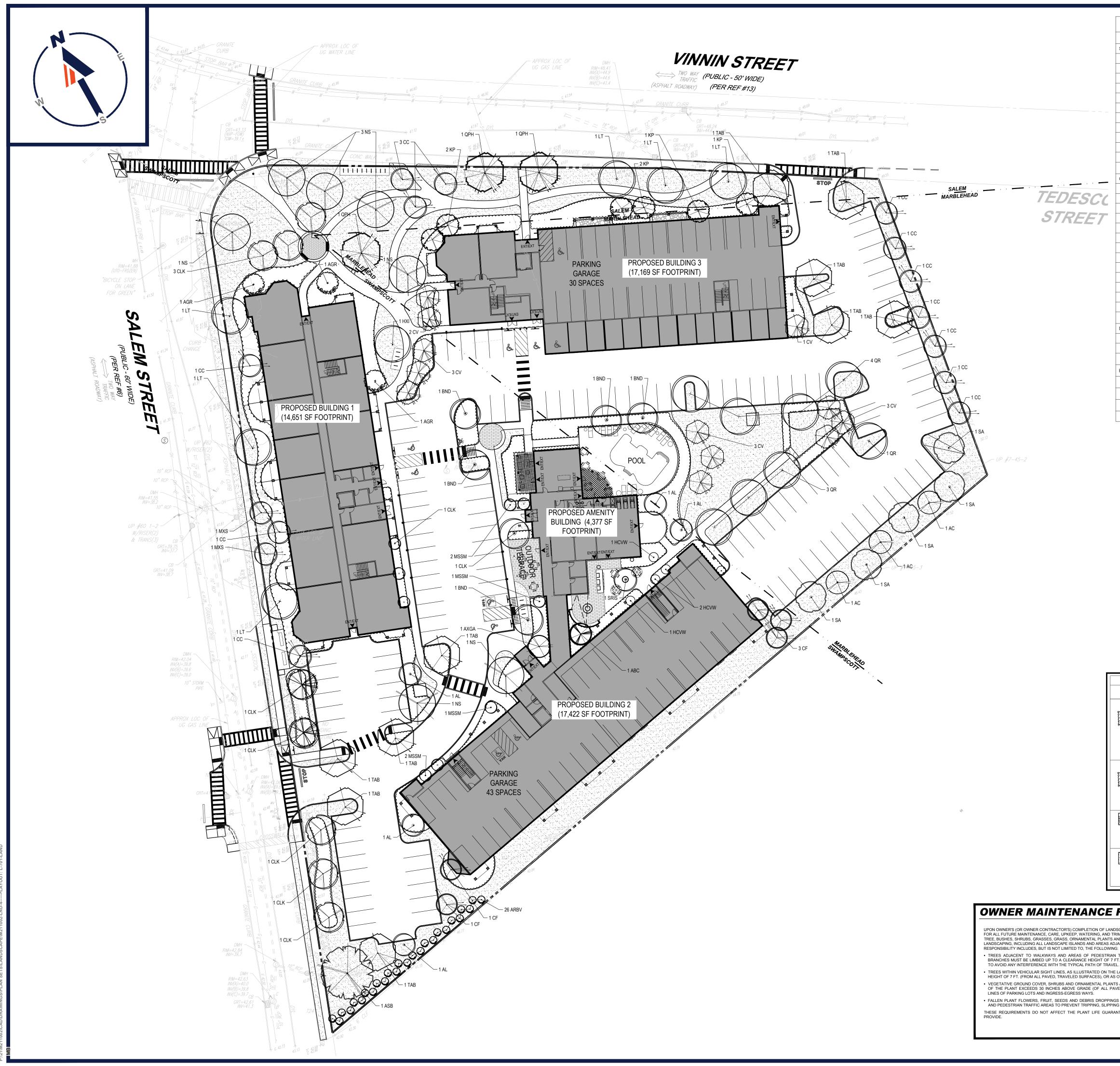
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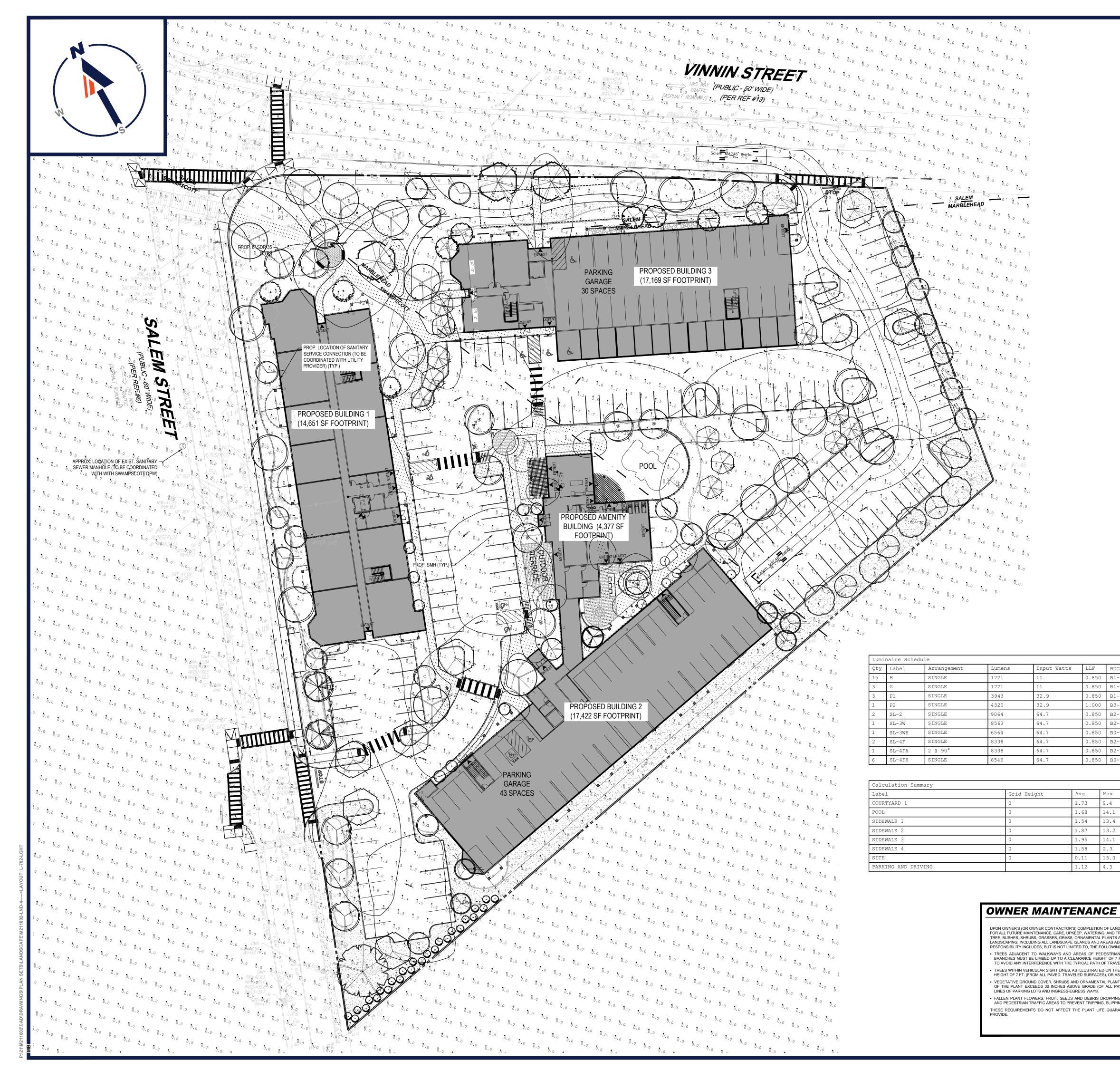


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SYNTHETIC TURF 338 SF SYNTHETIC TURF 338 SF ESPONSIBILITIES THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY SHEET TITLE:	ET, 5th FLOOF A 02110	45 FRANKLIN STREET, 5th BOSTON, MA 02110 Phone: (617) 849-804	2,941	: "Morning Light" 'Stella de Oro' Se), astilbe × Arendsii Iidcote" (Hidcote	(PORCUPINE GRASS), MISCANTHUS SINENSIS RIOPE MUSCARI (LILYTURF), HEMEROCALLIS Y), PEROVSKIA ATRIPLICIFOLIA (RUSSIAN SAC STA "PATRIOT", LAVANDULA ANGUSTIFOLIA "H	SINENSIS "STRICTUS" (F (FOUNTAIN GRASS), LIR (REBLOOMING DAYLILY 'FANAL' (ASTILBE), HOS			
ESPONSIBILITIES ING WORK, THE OWNER IS FULLY RESPONSIBLE IG OF ALL INSTALLED VEGETATION, PLANTS, JOWERS, FLOWERS, GROUND COVER, AND	neering.com	www.BohlerEngineerin	36,000 SF				NATURAL LAWN		
ING WORK, THE OWNER IS FULLY RESPONSIBLE IG OF ALL INSTALLED VEGETATION, PLANTS, OWERS, FLOWERS, GROUND COVER, AND			338 SF				SYNTHETIC TURF		
SCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE RWISE INDICATED ON THE PLANS. GRASSES MUST BE TRIMMED SO THAT NO PORTION		SHEET TITLE: LANDSCAI PLAN	NLY S &	POSES ON PE NOTES R LANDS	ANDSCAPE PURI EFER LANDSCA AILS SHEET FO	LA RI	IS FULLY RESPONSIBLE GETATION, PLANTS, JUND COVER, AND DSCAPED AREAS. THIS NED TO ASSURE THAT ANY URFACES) OR PRUNED BACK E TRIMMED TO A CLEARANCE HE PLANS. IMMED SO THAT NO PORTION	OWNER IS LLED VEG RS, GROU HE LANDS MAINTAINE TRIAN SUF RE TO BE T ED ON THE T BE TRIM	NG WORK, THE O G OF ALL INSTALL OWERS, FLOWER T OR PART OF TH FIC MUST BE M OM ALL PEDESTF SCAPE PLAN, ARE RWISE INDICATED GRASSES MUST
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3	G	SINGLE	1721	11	0.850	B1-U0-
3	Pl	SINGLE	3943	32.9	0.850	B1-U0-
1	P2	SINGLE	4320	32.9	1.000	B3-U0-
2	SL-2	SINGLE	9064	64.7	0.850	B2-U0-
1	SL-3W	SINGLE	8563	64.7	0.850	B2-U0-
1	SL-3WH	SINGLE	6564	64.7	0.850	B0-U0-
2	SL-4F	SINGLE	8338	64.7	0.850	B2-U0-
1	SL-4FA	2 @ 90°	8338	64.7	0.850	B2-U0-
6	SL-4FH	SINGLE	6546	64.7	0.850	B0-U0-

Calculation Summary									
Label	Grid Height	Avg	Max						
COURTYARD 1	0	1.73	9.4						
POOL	0	1.68	14.1						
SIDEWALK 1	0	1.54	13.4						
SIDEWALK 2	0	1.87	13.2						
SIDEWALK 3	0	1.95	14.1						
SIDEWALK 4	0	1.58	2.3						
SITE	0	0.11	15.0						
PARKING AND DRIVING		1.12	4.3						

OWNER MAINTENANCE

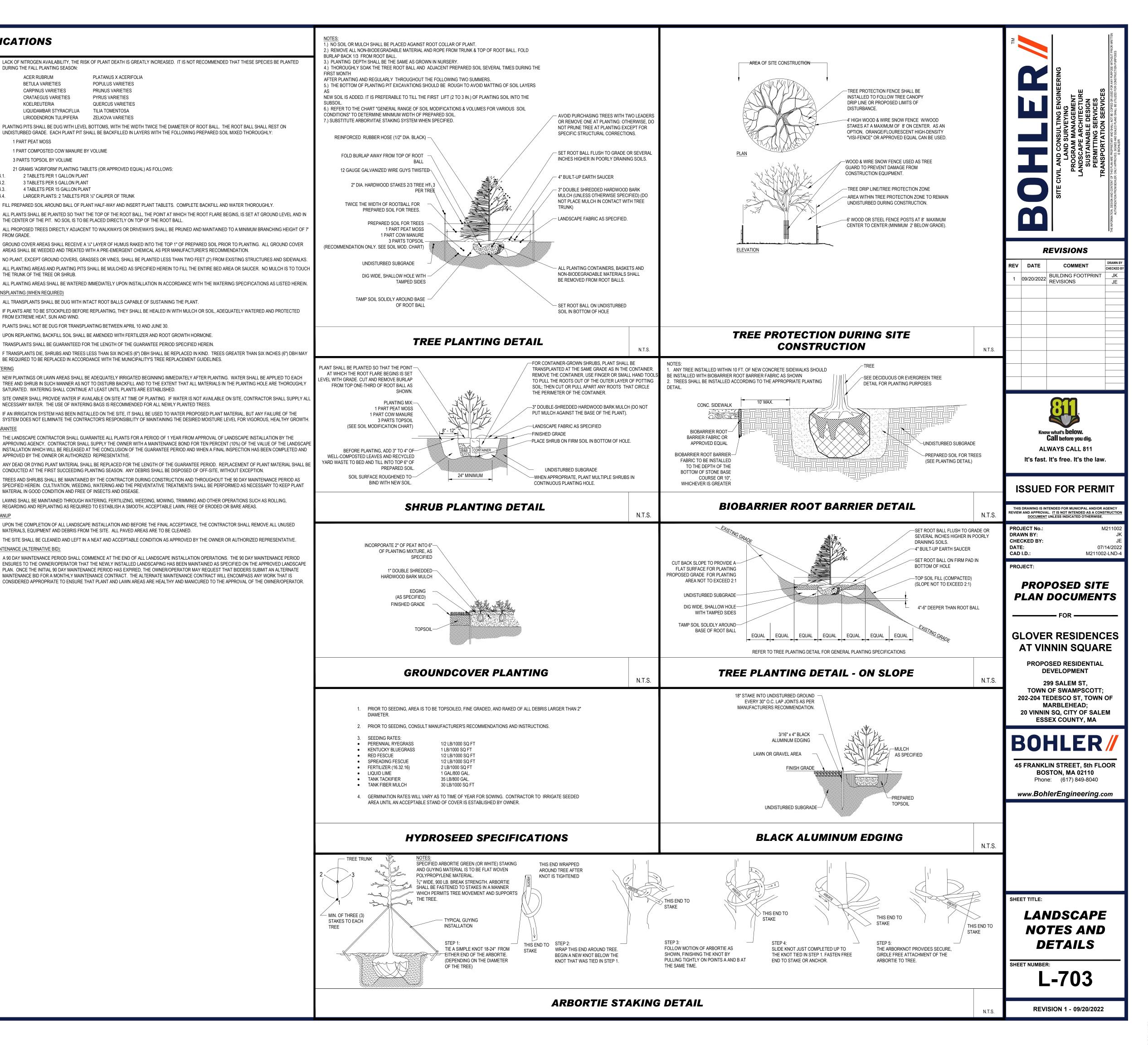
- FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS AD. RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 F
- TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVE TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANT OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAV
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPING AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPIN THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARAN

												SITE CIVIL AND CONSULTING ENGINEERING	LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES	TRANSPORTATION SERVICES THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PR AUTHORIZATION FROM BOHLER, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES
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Rating -U0-G1 -U0-G1 -U0-G2 -U0-G2 -U0-G2 -U0-G2 -U0-G2 -U0-G3	PIL CRI US ARCH US ARCH US ARCH US ARCH US ARCH	RZRB-PLED-IV-20L CKET+ 20A/M 26W-1 DSS20-PLED-III-W DSS20-PLED-VSQ-M RZR-PLED-III-40LE RZR-PLED-III-W-4 RZR-PLED-III-W-4	ED-175mA-WW-VOLT- 20/277V-80-3000-3 -20LED-525mA-WW-V -20LED-525mA-WW-V D-525mA-WW-VOLT-F 0LED-525mA-WW-VOL 0LED-525mA-WW-VOL	0°-FINISH OLT-MOUNT OLT-MOUNT INISH / M T-FINISH T-FINISH-	TING-FINISH TING-FINISH MOUNTED TO / MOUNTED -HS-PLED /	H / MOUN' H / MOUN' 20FT PO: TO 20FT MOUNTED	TED @14FT TED @14FT LE POLE TO 20FT	' AFG TO BOI ' AFG TO BOI		2	AT VI PROP E TOWN 02-204 T 20 VINNI	COSED DEVEI 299 SA OF S EDES MARB	RESIDENTIA OPMENT ALEM ST, WAMPSCOT SCO ST, TOW LEHEAD; , CITY OF SA	AL TT; /N OF
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AND FLOWERS, FL JJACENT OR PART G: N TRAFFIC MUST FT. (FROM ALL PE EL. E LANDSCAPE PLA S OTHERWISE IND IS AND GRASSES	OWERS, GROUNE OF THE LANDSCA BE MAINTAINED DESTRIAN SURFA N, ARE TO BE TRI CATED ON THE PI MUST BE TRIMME	COVER, AND PED AREAS. THIS TO ASSURE THAT ANY CES) OR PRUNED BACK MMED TO A CLEARANCE											ITING .AN	;
NG OR ANY OTHE	R HAZARDS.	TELY FROM VEHICULAR		30	15 7.5	0	3	30		SHE			702	
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LANDSCAPE SPECIFICATIONS

1. <u>SCOPE OF WORK:</u>	LACK OF NITROGEN AVAILABILITY, THE RISK DURING THE FALL PLANTING SEASON:
1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT,	ACER RUBRUM BETULA VARIETIES
UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR. 2. MATERIALS	CARPINUS VARIETIES CRATAEGUS VARIETIES
2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.	KOELREUTERIA LIQUIDAMBAR STYRACIFLUA
2.2. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF	LIRIODENDRON TULIPIFERA
DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS. 2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT,	9.8. PLANTING PITS SHALL BE DUG WITH LEVEL E UNDISTURBED GRADE. EACH PLANT PIT SHA
AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN	9.8.1. 1 PART PEAT MOSS
 2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED. 2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 	9.8.2. 1 PART COMPOSTED COW MANURE BY 9.8.3. 3 PARTS TOPSOIL BY VOLUME
SHALL BE PEGGED TO HOLD SOD IN PLACE. 2.4. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED	9.8.4. 21 GRAMS 'AGRIFORM' PLANTING TABLE
ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES /DETAILS.	9.8.4.1.2 TABLETS PER 1 GALLON PLANT9.8.4.2.3 TABLETS PER 5 GALLON PLANT
 2.5. FERTILIZER 2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND 	9.8.4.3. 4 TABLETS PER 15 GALLON PLANT 9.8.4.4. LARGER PLANTS: 2 TABLETS PER
NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.	9.9. FILL PREPARED SOIL AROUND BALL OF PLAN
2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.	9.10. ALL PLANTS SHALL BE PLANTED SO THAT TH THE CENTER OF THE PIT. NO SOIL IS TO BE
 2.6. PLANT MATERIAL 2.6.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST 	9.11. ALL PROPOSED TREES DIRECTLY ADJACENT FROM GRADE.
EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).	9.12. GROUND COVER AREAS SHALL RECEIVE A 1/2
2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR	AREAS SHALL BE WEEDED AND TREATED WI 9.13. NO PLANT, EXCEPT GROUND COVERS, GRAS
VERIFICATION PURPOSES DURING THE FINAL INSPECTION.	9.14. ALL PLANTING AREAS AND PLANTING PITS SI THE TRUNK OF THE TREE OR SHRUB.
2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK	9.15. ALL PLANTING AREAS SHALL BE WATERED IN
BRANCHES. 2.6.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES,	10. TRANSPLANTING (WHEN REQUIRED)
DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE. 2.6.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE	10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTA 10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE
FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE INFURAL GRADE (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.	FROM EXTREME HEAT, SUN AND WIND.
2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.	 PLANTS SHALL NOT BE DUG FOR TRANSPLAT UPON REPLANTING. BACKFILL SOIL SHALL BE
2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.	10.5. TRANSPLANTS SHALL BE GUARANTEED FOR
 <u>GENERAL WORK PROCEDURES</u> CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN 	10.6. F TRANSPLANTS DIE, SHRUBS AND TREES LE BE REQUIRED TO BE REPLACED IN ACCORD/
STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.	11. <u>WATERING</u>
3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.	11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE TREE AND SHRUB IN SUCH MANNER AS NOT
4. <u>SITE PREPARATIONS</u>	SATURATED. WATERING SHALL CONTINUE A 11.2. SITE OWNER SHALL PROVIDE WATER IF AVA
4.1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.	NECESSARY WATER. THE USE OF WATERING
4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH	11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTAL SYSTEM DOES NOT ELIMINATE THE CONTRA
CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY.	12. <u>GUARANTEE</u>
 CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE 	12.1. THE LANDSCAPE CONTRACTOR SHALL GUAF APPROVING AGENCY. CONTRACTOR SHALL
MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.	INSTALLATION WHICH WILL BE RELEASED AT APPROVED BY THE OWNER OR AUTHORIZED
 <u>TREE PROTECTION</u> CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT 	12.2. ANY DEAD OR DYING PLANT MATERIAL SHAL CONDUCTED AT THE FIRST SUCCEEDING PL/
THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.	12.3. TREES AND SHRUBS SHALL BE MAINTAINED
5.2. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL	SPECIFIED HEREIN. CULTIVATION, WEEDING MATERIAL IN GOOD CONDITION AND FREE O
POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.	12.4. LAWNS SHALL BE MAINTAINED THROUGH WA REGARDING AND REPLANTING AS REQUIRED
5.3. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE	13. <u>CLEANUP</u>
 LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED. 5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION 	13.1. UPON THE COMPLETION OF ALL LANDSCAPE MATERIALS, EQUIPMENT AND DEBRIS FROM
ZONE.	13.2. THE SITE SHALL BE CLEANED AND LEFT IN A
 <u>SOIL MODIFICATIONS</u> CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A 	14. <u>MAINTENANCE (ALTERNATIVE BID):</u> 14.1. A 90 DAY MAINTENANCE PERIOD SHALL COM
CERTIFIED SOIL LABORATORY.	ENSURES TO THE OWNER/OPERATOR THAT PLAN. ONCE THE INITIAL 90 DAY MAINTENAN
6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.	MAINTENANCE BID FOR A MONTHLY MAINTEN CONSIDERED APPROPRIATE TO ENSURE TH/
6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.	
6.3.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE	
COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.	
6.3.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE	
 TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE. 6.3.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL 	
MIX.	
 <u>FINISHED GRADING</u> UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE 	
ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.	
7.2. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).	
7.3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.	
7.4. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.	
8. <u>TOPSOILING</u>	
8.1. CONTRACTOR SHALL PROVIDE A <u>6"</u> THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.	
8.2. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN	
PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION. 8.3. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING	
AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.	
8.4. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4")	
IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):	
 8.4.1. 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER 8.4.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER 	
8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.	
9. <u>PLANTING</u>	
9.1. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. DI ANTS THAT WILL NOT BE DI ANTED FOR A REPLOD OF TIME CREATED THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OF MULL OF TO	
DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.	
9.2. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.	
9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.	
9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER	
BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING. 9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO	
EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.	
9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS DECADD AS FOLLOWING THE DIANTING OF THEFE SUBJECT SUBJECT OF COUNTS	
IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:	
9.6.1. PLANTS: MARCH 15 TO DECEMBER 15	
9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 19.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S	
DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS. 9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL	
S. TO MINIER DAWAGE, THE TOLLOWING THE VARIETIES AND UNDOUGLET SUGGEFTIDLE TO WINTER DAWAGE. WITH TRANSPLANT SHUGK AND THE SEASUNAL	

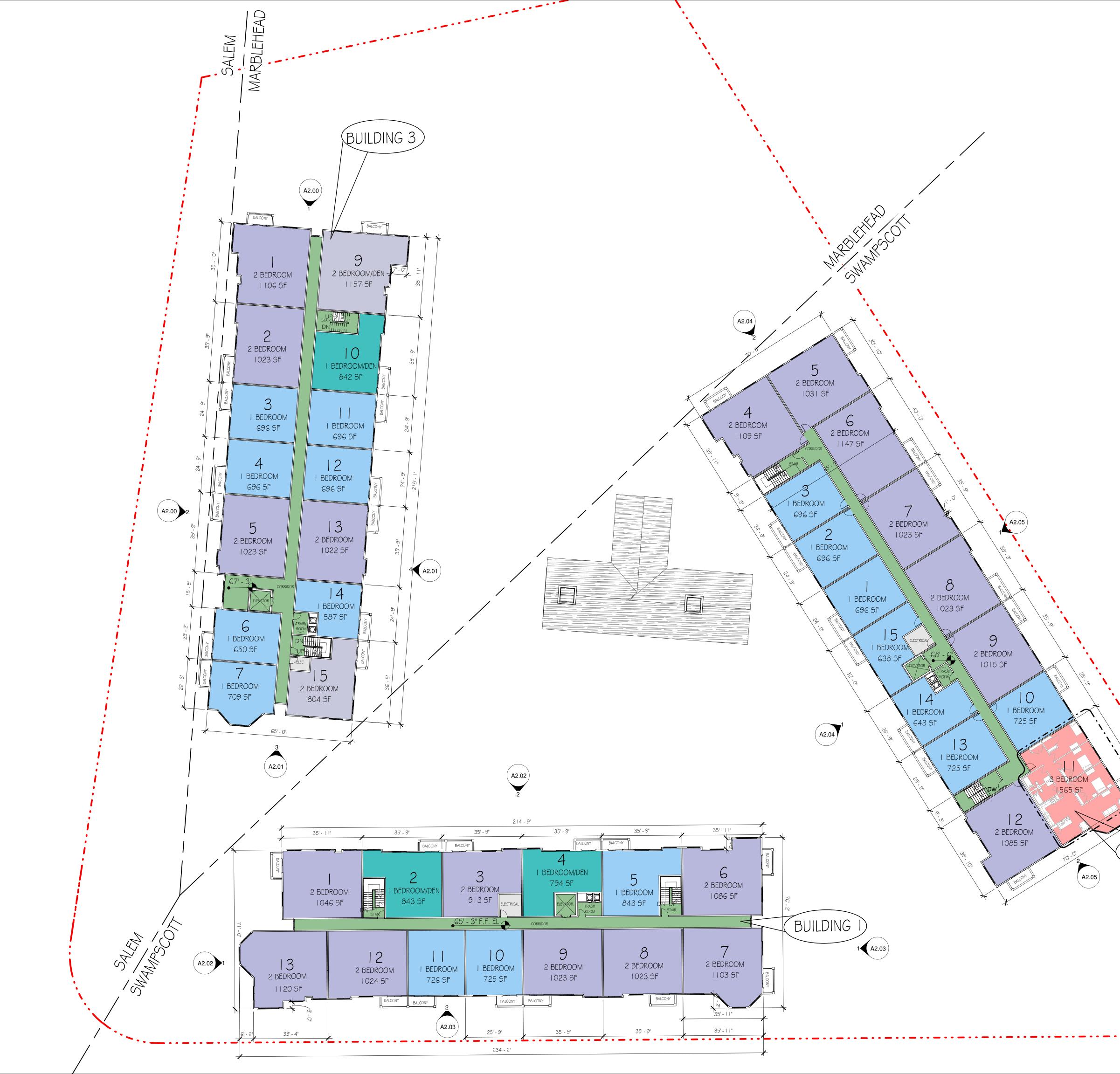




lan Legend 1 BEDROOM 1 BEDROOM/DEN 2 BEDROOM	Revisions Amended Planning Board December 5, lssue Filing - Marblehead 2022 Date: Description Checked By	
2 BEDROOM/DEN 3 BEDROOM CIRCULATION/COMMON GARAGE UTILITY = WALL MOUNTED DOUBLE BICYCLE RACK = 34 EV CHARGING STATIONS I 7 @ 2 HEAD) CONDUIT TO BE RUN BELOW GARAGE SLAB FOR FUTURE INCREASED EV STATIONS	GROUND FLOOR PLAN	Scale: As indicatedChecked By:Drawn By:Checked By:Date: December 5, 2022Project #:
PARKING SUMMARY 86 GARAGE SPACES 136 SURFACE SPACES 222 TOTAL SPACES NOTE: REFER TO CIVIL + LANDSCAPE DRAWINGS FOR SITE INFORMATION. SITE INFORMATION SHOWN ON THIS SHEET IS TO ILLUSTRATE OVERALL PROJECT CONCEPT	at Vinnin Square	
$\frac{GROUND FLOOR PLAN}{1" = 20'-0"}$	Glover Residences at Vinnin S 299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of Marbleh	20 Vinnin SQ, City of Salem Essex County, MA SV DESIGN 126 Dodge Street Beverly, Mas
CALLED NORTH	DESI DESI DESI CONTRACTOR DESI DESI DESI DESI DESI DESI DESI DESI	© SV Design, LLC.

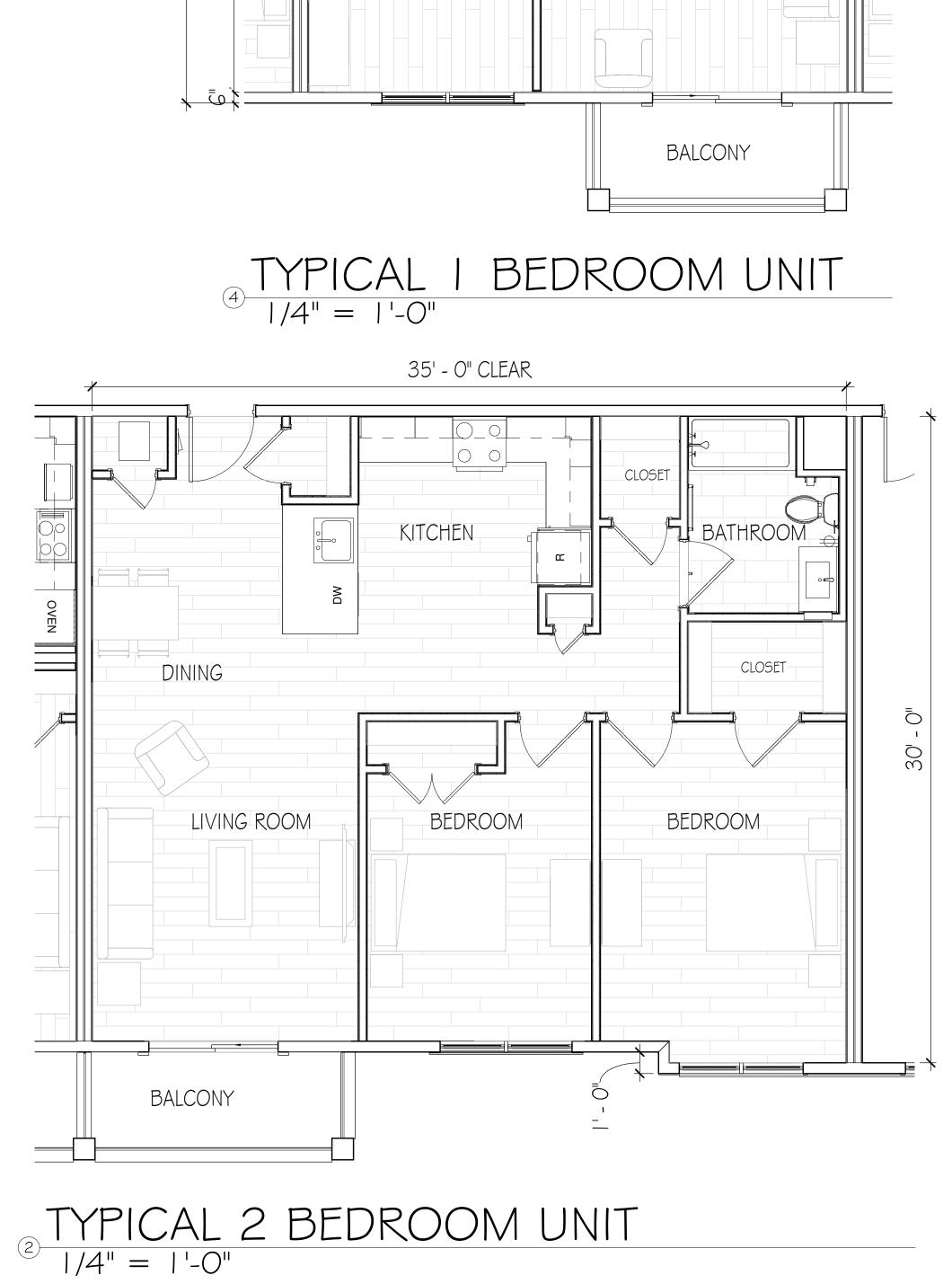


Revisions Amended Planning Board December 5, lssue Filing - Marblehead 2022 Date: Description Checked By					
				Checked By:	Project #:
LEVEL 2 PLAN		Scale: As indicated		Drawn By:	Date: December 5, 2022
Glover Residences at Vinnin Square	299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of Marblehead;	20 Vinnin SQ, City of Salem Essex County, MA		CV DECIGN 126 Dodre Street Beverly Massachusetts 01015 www.svdesign.com + 978 927 3745	
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LEVEL 2 PLA)2	2		

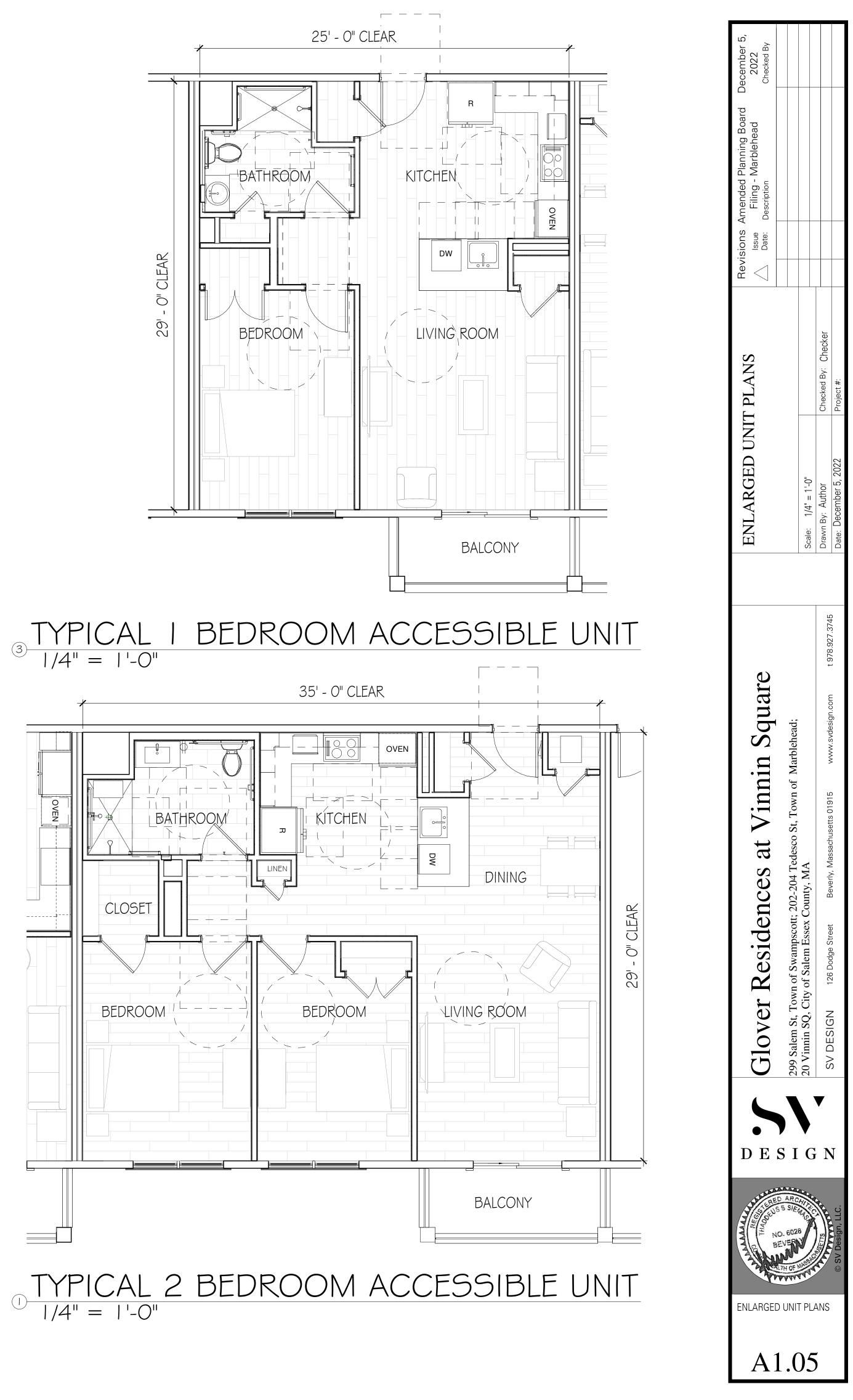


		December 5, 2022 ^{Checked By}	
		Revisions Amended Planning Board Issue Filing - Marblehead Date: Description	
		Rev	
		AN	
		LEVEL 3 PLAN	Scale: As indicated
	Ian Legend 1 BEDROOM 1 BEDROOM/DEN 2 BEDROOM/DEN 3 BEDROOM CIRCULATION/COMMON	Glover Residences at Vinnin Square	Town of Swampscott; 202-204 Tedesco St, Town of Marblehead; , City of Salem Essex County, MA
5. 1.2 1.2 1.06	GARAGE	Glover Re	299 Salem St, Town of S 20 Vinnin SQ, City of Sa
BUILDING 2 Level " = 2	<u>3 Plan</u> 0'-0"	DE	S I G
	RUTE CALLED NORTH	LEVEL 3 PL	C. 6028
	·	A	1.03











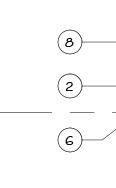
TYPICAL 3 BEDROOM UNIT <math>1/4" = 1'-0"



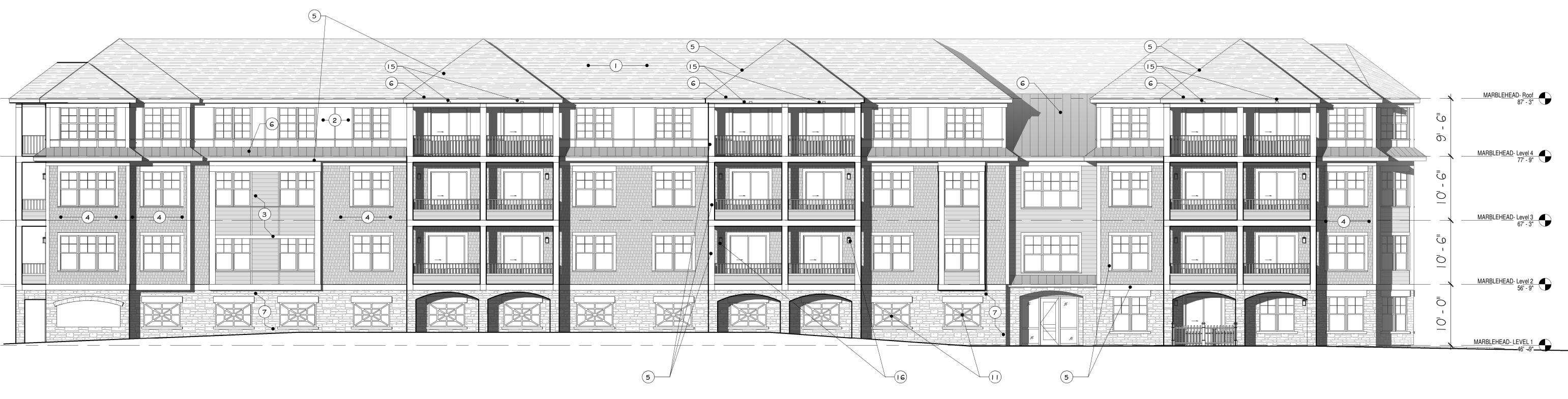




		Checked By: Checker	Project #:
	Scale: 1/4" = 1'-0"	Drawn By: Author	Date: December 5, 2022
299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of Marblehead;	20 Vinnin SQ, City of Salem Essex County, MA	136 Dodra Streat Reverly Massachusatts 01915 www.evdasian.com	
AROA	G		© SV Design, LLC.
		D 20 Vinnin SQ, City of Salem Essex County, MA	299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of Marblehead; 299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of Marblehead; 20 Vinnin SQ, City of Salem Essex County, MA Scale: 1/4" = 1'-0"











SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915

$\frac{MARBLEHEAD-NORTH BUILDING ELEVATION}{1/8" = 1'-0"}$

2 MARBLEHEAD-WEST BUILDING ELEVATION1/8" = 1'-0"

MARBLEHEAD EXTER ELEVATIONS

Scale: 1/8" = 1'-0" Drawn By: Author

Date: December 5, 2022

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	EXTERI	OR ELEVATION KEYNOTES
NUMBER	ITEM	DESCRIPTION (OR EQUAL)
	Architectural Asphalt Shingles	CertainTeed Landmark Moire Black
2	Panel Board and Batten	Off-white Azek panel with applied 1/2" x 2 1/2 batten strips
3	Cementitious horizontal channel siding	Boral 1 x 8, painted soft blue
4	Cementitious shingle siding	Boral Foundry, painted weathered gray
5	Cementitious trim	Boral, painted taupe
6	Standing seam metal roof	Everlast DL-100 in slate gray
7	Stone veneer w/ cast stone lintel + sill	Stoneworks I" Vineyard granite, square and rec.
8	Vinyl windows	Simulated divided lite Mathews Brothers in black (or equal)
9	Decorative louver	Vinyl louver off-white
10	Garage door	Cloplay 2" polystyrene insulated minor ribbed door in soft blue
	Decorative garage panel	Black aluminum frame
12	Entry door	Kawneer black anodized aluminum storefront system
13	Utility exterior door	Fiberglass flat panel door in soft blue
14	Balcony railing	Black aluminum vertical railing
15	Recessed light fixture at porch ceiling	2" diameter LED 3,000k soffit light
16	Wall mounted light	Kichler I O" black Toman LED 3,000k
7	Aluminum storefront system w/ cast stone lintel	Kawneer black anodized aluminum storefront system

RIOR				Amended Planning Board Filing - Marblehead Description	December 5, 2022 Checked By	A2.00
						A2.00
	Checked By: Checker					MARBLEHEAD EXTERIOR
	Project #:					ELEVATIONS







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Glover Residences at Vinnin Square 299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of Marblehead; 20 Vinnin SQ, City of Salem Essex County, MA

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$\frac{MARBLEHEAD-SOUTH BUILDING ELEVATION}{1/8" = 1'-0"}$

A ARBLEHEAD- EAST BUILDING ELEVATION 1/8" = 1'-0"

MARBLEHEAD EXTER ELEVATIONS

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

Drawn By: Author Date: December 5, 2022

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	EXTERI	OR ELEVATION KEYNOTES
NUMBER	ITEM	DESCRIPTION (OR EQUAL)
	Architectural Asphalt Shingles	CertainTeed Landmark Moire Black
2	Panel Board and Batten	Off-white Azek panel with applied 1/2" x 2 1/2 batten strips
3	Cementitious horizontal channel siding	Boral I x 8, painted soft blue
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5	Cementitious trim	Boral, painted taupe
6	Standing seam metal roof	Everlast DL-100 in slate gray
7	Stone veneer w/ cast stone lintel + sill	Stoneworks I" Vineyard granite, square and rec.
8	Vinyl windows	Simulated divided lite Mathews Brothers in black (or equal)
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4	Balcony railing	Black aluminum vertical railing
15	Recessed light fixture at porch ceiling	2" diameter LED 3,000k soffit light
16	Wall mounted light	Kichler I O" black Toman LED 3,000k
17	Aluminum storefront system w/ cast stone lintel	Kawneer black anodized aluminum storefront system

MARBLEHEAD- LEVEL 1 46' - 9"

\backslash				MARBLEHEAD- Roof
				MARBLEHEAD- Roof 87' - 3"
			ري ب	MARBLEHEAD- Level 4 77' - 9"
			Ū,	//·-9·
			0 	
			ē	MARBLE <u>HEAD- Level 3</u> 67' - 3"
			- 0 -	
			`	MARBLEHEAD- Level 2 56' - 9"
			ō	
			1	
			Ō	
				MARBLEHEAD-LEVEL 1 46' - 9"
			'	40 - 9

RIOR	Revi	sions Issue Date:	Amended Planning Board Filing - Marblehead Description	December 5, 2022 Checked By	A2.01
Checked By: Checker Project #:					MARBLEHEAD EXTERIOR ELEVATIONS



Architectural Asphalt Shingles



Standing seam metal roof



Cloplay2" polystyrene insulated minor ribbed door Color: Soft blue





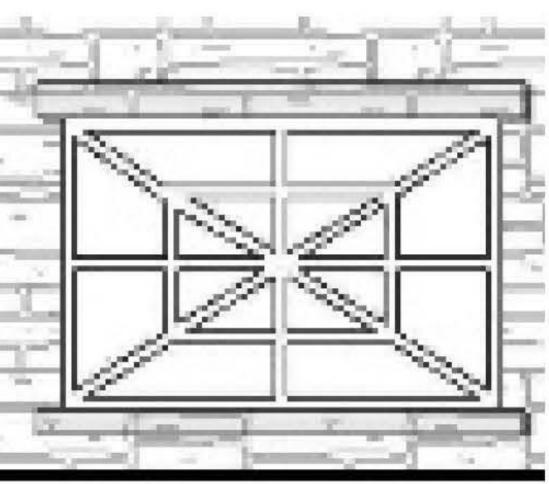
Glover Residences at Vinnin Square 299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of 20 Vinnin SQ, City of Salem Essex County, MA SV DESIGN 126 Dodge Street t 978.927.37 Beverly, Massachusetts 01915 www.svdesign.com



Panel Board and Batten



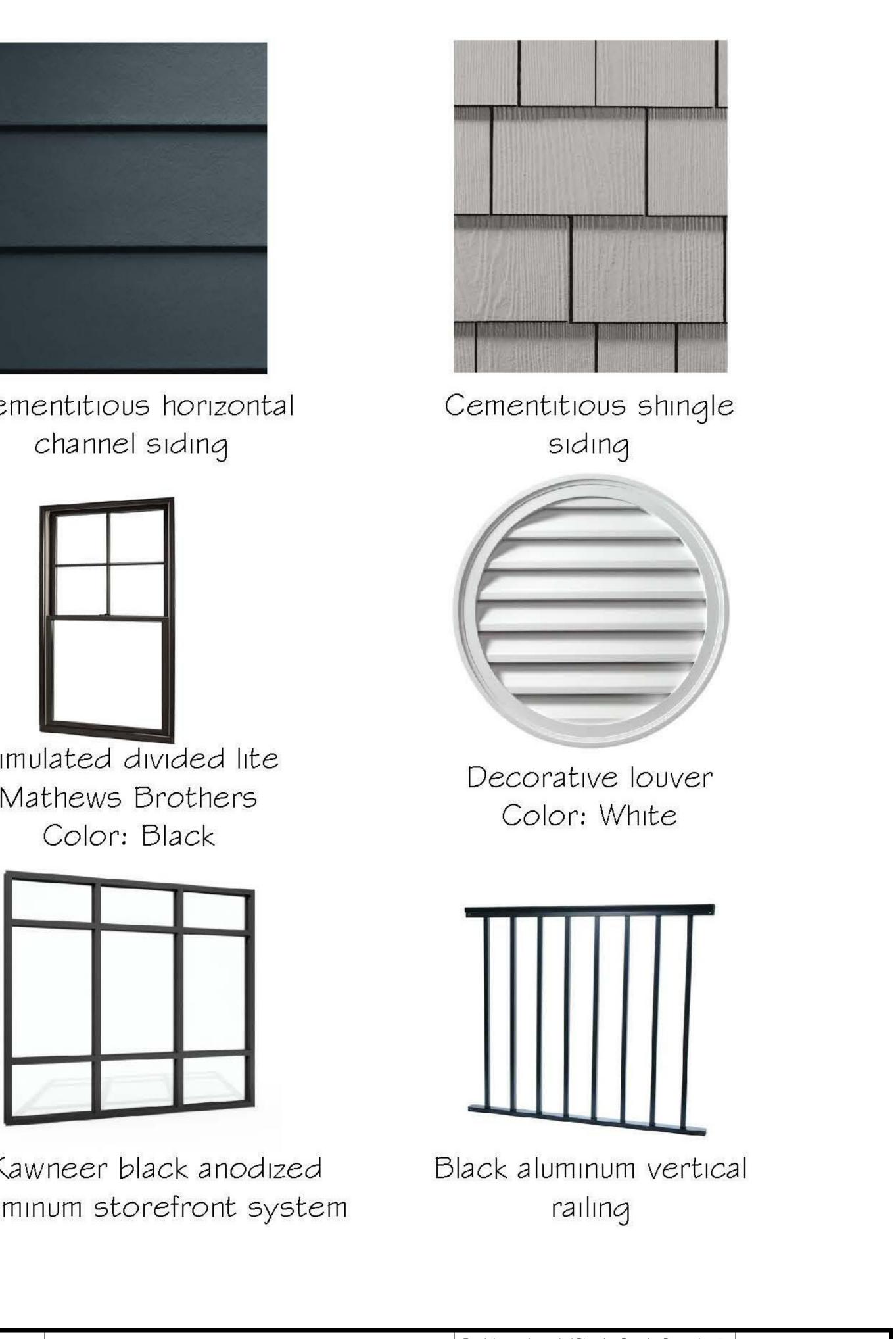
Stoneworks I" vineyard granite, square and rectangle



Decorative garage panel







Marblehead;	MATERIALS BOA	RD	Revisions Amended Planning Board Issue Filing - Marblehead Date: Description	December 5, 2022 Checked By	A2.07	
	Scale:				MATERIALS BOARD	
245	Drawn By: Author Date: December 5, 2022	Checked By: Checker Project #:				







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ad;	CORNER OF VINNIN STREET AND SALEM STREET RENDERING		Revisions Amended Planning Board Issue Filing - Marblehead Date: Description	December 5, 2022 Checked By	A3.01	
	Scale:					
	Drawn By:	Checked By:			CORNER OF VINNIN STREET AND SALEM STREET	
	Date: December 5, 2022	Project #:			RENDERING	







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MARBLEHEAD BUILD FROM VINNIN STREET

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Scale:

DING T	Rev	isions Issue Date:	Amended Planning Board Filing - Marblehead Description	December 5, 2022 Checked By	A3.10
Checked By: Checker Project #:					MARBLEHEAD BUILDING FROM VINNIN STREET







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MARBLEHEAD BUILD RENDERING

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DING		Amended Planning Board Filing - Marblehead Description	December 5, 2022 Checked By	A3.11
Checked By: Checker Project #:				MARBLEHEAD BUILDING RENDERING







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MARBLEHEAD BUILD RENDERING

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	Checked By: Checker Project #:				MARBLEHEAD BUILDING RENDERING







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Drawn By: Author Date: December 5, 2022

Scale

DING		Amended Planning Board Filing - Marblehead Description	December 5, 2022 Checked By	A3.13
Checked By: Checker Project #:	-			MARBLEHEAD BUILDING RENDERING

BUILDING TO BE DEMOLISHED -



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BUILDING TO BE DEMOLISHED







BUILDING TO BE DEMOLISHED

LOCUS PLAN



- BUILDING TO BE DEMOLISHED



BUILDING TO BE DEMOLISHED

B

SALEM STREET

- SITE

DEMOLITION NOTES

I . COMPLY WITH LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OR PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLIBABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.

3. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.

4. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

5. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK

6. REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCT WORK, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED.

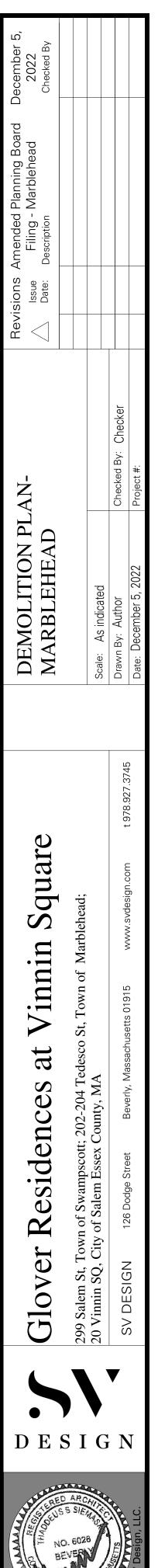
HAZARDOUS MATERIALS

I. IN THE EVENT OF ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE OR THE SUBSTANTIAL RISK THEREOF, CLIENT WILL HAVE THE DUTY TO INFORM THE ARCHITECT OF SUCH RISKS KNOWN OR REASONABLY KNOWABLE TO CLIENT.

2. IF ASBESTOS OR ANY OTHER TOXIC SUBSTANCE, OR RISK TO EXPOSURE THERETO IS DISCOVERED BY ARCHITECT DURING WORK ON THE PROJECT, ARCHITECT SHALL IN ITS SOLE DISCRETION, HAVE THE RIGHT TO SUSPEND WORK ON THE PROJECT.

3. CLIENT SHALL HAVE THE DUTY TO PROMPTLY RETAIN A QUALIFIED EXPERT SAFELY TO REMOVE OR SUPERVISE THE REMOVAL OF SUCH ASBESTOS OR OTHER TOXIC SUBSTANCE.

4. CLIENT SHALL INDEMNIFY AND HOLD ARCHITECT, ITS AFFILIATES AND SUBCONTRACTORS AND THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY ON THE PART OF OR DAMAGE TO SUCH FEES AND EXPENSES ARE INCLURRED, WHICH MAY RESULT IN ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE ON THE PROJECT.





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MARBLEHEAD

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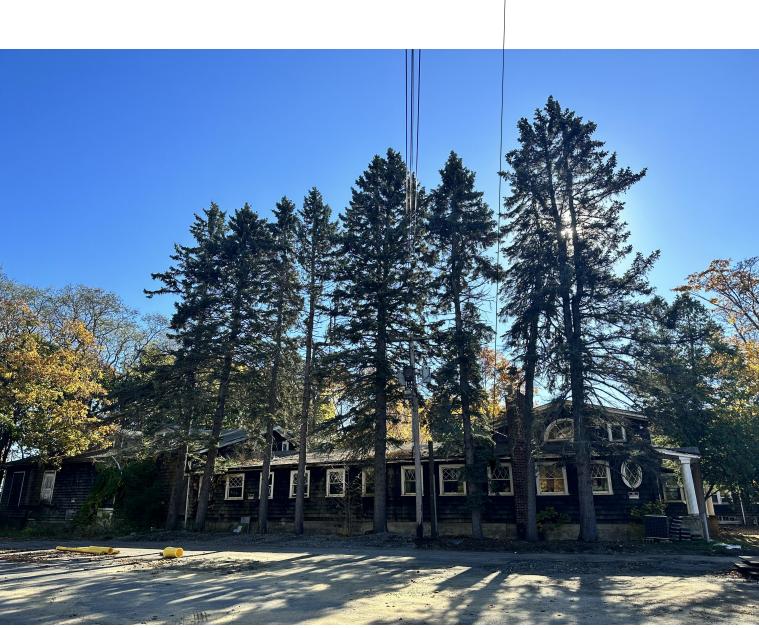


BUILDING TO BE DEMOLISHED









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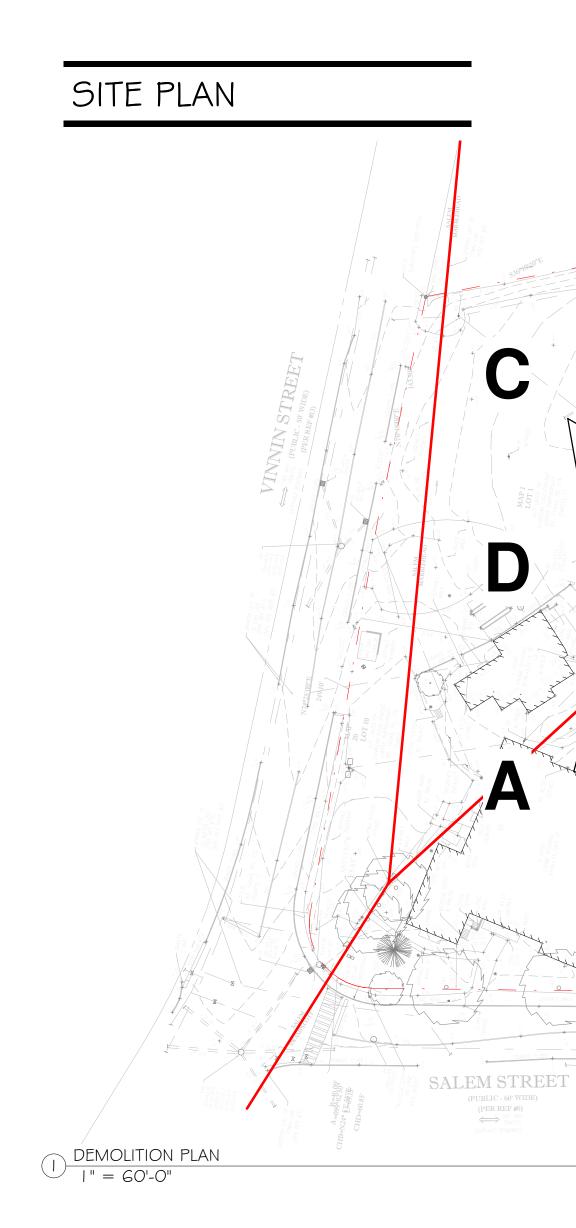
BUILDING TO BE DEMOLISHED

BUILDING TO BE DEMOLISHED

LOCUS PLAN



BUILDING TO BE DEMOLISHED



- SITE

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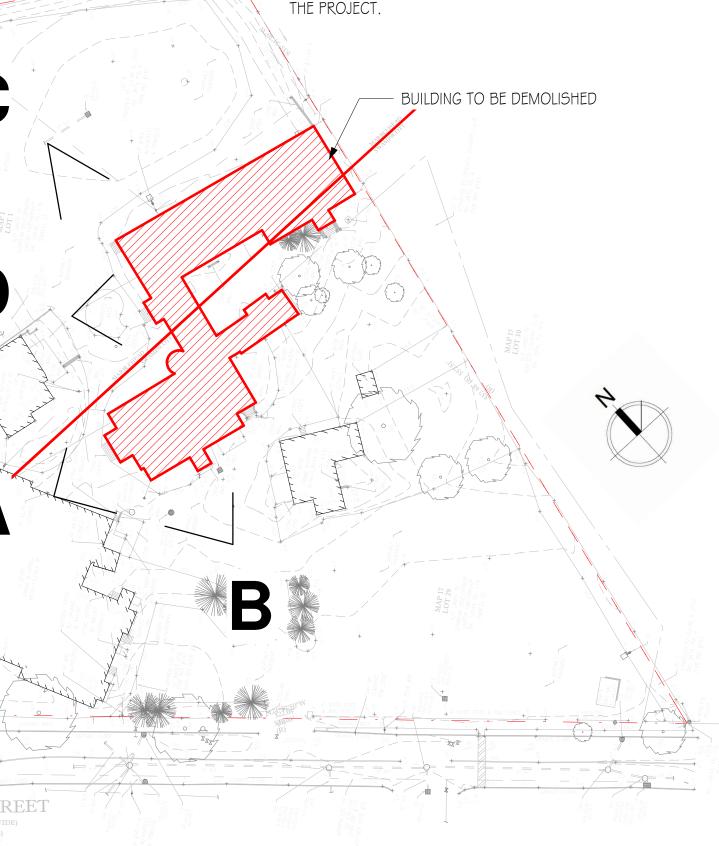
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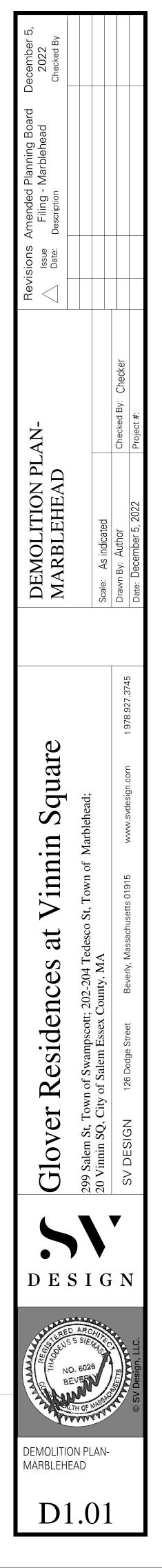
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LOCUS PLAN



- BUILDING TO BE DEMOLISHED

SITE PLAN



- SITE

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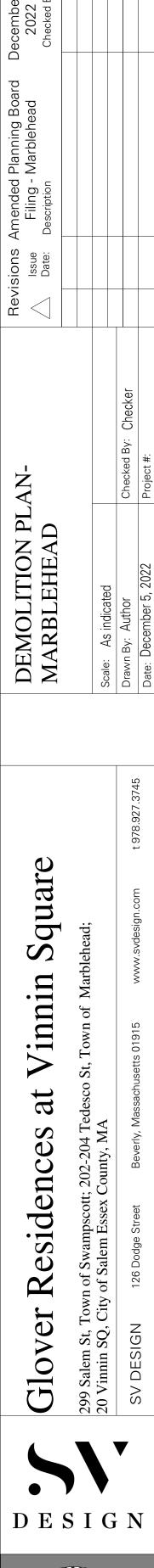
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MARBLEHEAD

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