PERMIT SET

GROVE STREET RESIDENCES

MULTFAMILY DEVELOPMENT

FRANKLIN, MA 02038

DATE: JULY 1ST, 2025

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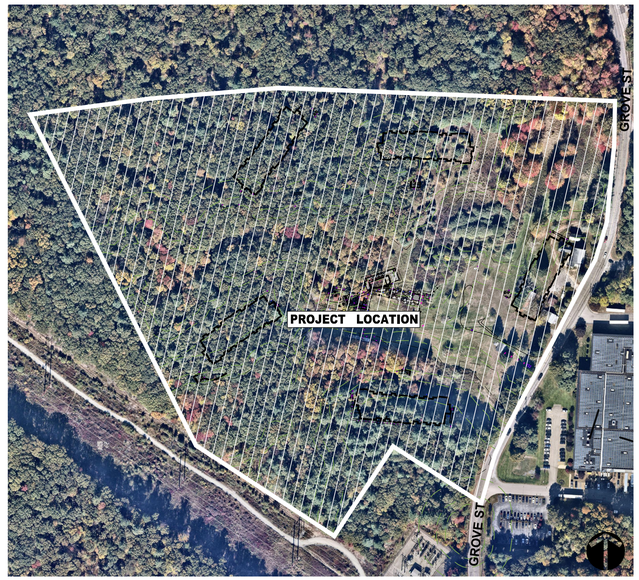
VICINITY MAP



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GROVE STREET RESIDENCES
LD PN 2024243

COVER

L000

LandDesign.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
   - 2.1. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
   - 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE..
4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
   - 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
5. CONCRETE THICKNESS:
   - 5.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
   - 5.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
6. CONTROL JOINTS (TROWEL OR SAW CUT)
   - 6.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
   - 6.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
   - 6.3. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
7. EXPANSION JOINTS
   - 7.1. PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
   - 7.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
   - 7.3. EXPANSION JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED WITH A SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
   - 7.4. CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
8. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
9. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
10. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.

CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.

11. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
12. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. UNLESS NOTED OTHERWISE, TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 4.9% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
3. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER LOCAL CITY LANDSCAPE ORDINANCE.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
5. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.
6. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
7. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
8. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
9. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
12. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
13. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
15. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
16. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
18. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
19. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
20. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
21. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.
22. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE LANDSCAPE ARCHITECT.
23. ALL EXPOSED BURLAP, WIRE BASKETS AND OTHER MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING. CARE SHALL BE TAKEN NOT TO DISTURB THE ROOT BALL OF PLANTS.
24. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
25. TRANSPLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK.
26. LOAM USED IN PLANT BEDS SHALL BE UNIFORM IN COMPOSITION, FREE FROM SUBSOIL, STONES LARGER THAN 1", NOXIOUS SEEDS AND SUITABLE FOR THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.
27. MULCH IN TREE AND SHRUB BEDS SHALL BE NATURAL, NATIVE HEMLOCK MULCH FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. SUBMIT SAMPLES FOR APPROVAL.
28. SOIL DEPTHS: A.) SHRUBS AND PERENNIAL BEDS: 18" MIN.; B.) GROUNDCOVER: 6" MIN.; C.) TREES: SEE DETAIL; D.) SOD/SEED: 6"MIN.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF CLEAN, WASHED AGGREGATE SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND AGGREGATE AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.
6. THE DESIGN/BUILD IRRIGATION SUB-CONTRACTOR SHALL PROVIDE A COMPLETE SYSTEM FOR THE IRRIGATION AREAS SHOWN ON THE PLAN, WHICH INCLUDES NEW AND EXISTING TRANSPLANTED PLANT MATERIALS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL LAYOUT OF IRRIGATION SHOWING LOCATIONS AND SIZES OF MAIN LINES AND LATERAL LINES, ZONES, RAIN AND SOIL SENSORS, AND CUT SHEETS FOR CONTROLLER SYSTEM AND COMPONENTS. INCLUDE ANY NECESSARY SLEEVING ON A DIAGRAM.
7. IRRIGATION CONTRACTOR SHALL VERIFY PSI/GPM REQUIREMENTS AT THE SITE BEFORE STARTING CONSTRUCTION.
8. TREES SHOULD BE ON A SEPARATE ZONE.
9. ALL LAWN AREAS SHALL BE SPRAY HEAD IRRIGATED. THE HEADS SHALL BE LOCATED FOR HEAD TO HEAD
10. COVERAGE WITH ABSOLUTELY NO OVER SPRAY ONTO THE PAVEMENT. INSTALL DRIP TUBING, .6GPH, 12" CENTERS, STAKED EVERY TURN OR EVERY 4'
11. THE CONTRACTOR SHALL BE EXTREMELY CAREFUL DURING THE INSTALLATION PROCESS NOT TO DISTURB NEW OR EXISTING PLANT MATERIALS. THE CONTRACTOR IS TO COORDINATE HIS WORK WITH OTHER SUB-CONTRACTORS.
12. THE IRRIGATION CONTRACTOR SHALL CONFORM TO ANY LOCAL CODES OR ORDINANCES THAT MAY BE REQUIRED TO COMPLETE THE WORK.
13. WATER SUPPLY AND CONTROLLER: COORDINATE CONNECTION TO WATER SUPPLY WITH GENERAL CONTRACTOR. COORDINATE CONTROLLER LOCATION WITH GENERAL CONTRACTOR.
14. MEP CONTRACTOR TO PROVIDE BACK FLOW PREVENTION.
15. THE IRRIGATION CONTRACTOR SHALL TEST WATER SOURCE FOR WATER QUALITY INCLUDING MINERALS THAT MAY CAUSE STAINING OF CONCRETE AND PAVING SURFACES.
16. INSTALLER SHALL INSTALL MOISTURE SENSORS. CONTRACTOR SHALL INSTALL PER MANUFACTURER'S'S SPECIFICATIONS AND SHALL BE RESPONSIBLE TO PROGRAM RELATED HYDROZONES TO RESPECTIVE SOIL MOISTURE SENSORS. PROVIDE ONE FOR EACH IRRIGATION ZONE WITH AUTOMATIC SHUT-OFF ONCE MOISTURE REQUIREMENTS ARE MET.

GENERAL NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: RJ O'CONNELL & ASSOCIATES, INC
2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: CNK ARCHITECTS, INC
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS SPECIFIC TO THE SCOPE OF THIS DRAWING PACKAGE ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM INACCURATE CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS.
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
5. ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
7. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
8. LAY PAVERS IN PATTERN(S) AS SPECIFIED IN THE PRODUCT SCHEDULE. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
9. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
10. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
11. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
12. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
13. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
14. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
15. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
4. REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
6. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE ON POSITIVE DRAINAGE.
7. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE.
8. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
9. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
10. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
11. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
12. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
13. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

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ALEXANDRIA, VA 22314
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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE ST

FAIRFIELD 55 SUMMER ST SOUTH
WALPOLE, MA 02071

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

VERT:
HORZ:

SH

ABBREVIATIONS

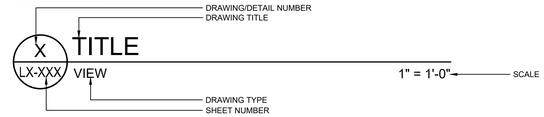
A	AD	AREA DRAIN
	ADJ	ADJACENT
	AFG	ABOVE FINISHED GRADE
	ALT	ALTERNATE
	ALUM	ALUMINUM
	APPROX	APPROXIMATE
	ARCH	ARCHITECT(URAL)
B	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BLKG	BLOCKING
	BOC	BACK OF CURB
	BOT	BOTTOM
	BR	BOTTOM OF RAMP
	BS	BOTTOM OF STAIR
	BW	BOTTOM OF WALL
C	CEM	CEMENT
	CIP	CAST IN PLACE
	CJ	CONTROL JOINT
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COL	COLUMN
	CONT	CONTINUOUS
	CONC	CONCRETE
	CU FT	CUBIC FEET
D	DD	DECK DRAIN
	DE	DRAINAGE EASEMENT
	DI	DRAIN INLET
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DN	DOWN
	DS	DOWN SPOUT
	DWG(S)	DRAWING(S)
E	E	EAST
	EA	EACH
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	ESMT	EASEMENT
	EW	EACH WAY
	EXP	EXPANSION
	EXIST	EXISTING
	EXT	EXTERIOR
F	FAB	FABRIC
	FDC	FIRE DEPT. CONNECTION
	FG	FINISHED GRADE
	FH	FIRE HYDRANT
	FIN	FINISH
	FOC	FACE OF CURB
	FT	FOOT, FEET
	FTG	FOOTING
G	GA	GAUGE
	GAL	GALLON
	GALV	GALVANIZED
	GC	GENERAL CONTRACTOR
	GV	GATE VALVE
H	HDW	HARDWARE
	HDWD	HARDWOOD
	HORZ	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
I	ID	INSIDE DIAMETER
	INCL	INCLUDE
	INSUL	INSULATION
	INT	INTERIOR
	INV	INVERT
J	JB	JUNCTION BOX
	JT	JOINT
K	KO	KNOCK OUT
L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT
M	MAS	MASONRY
	MATL	MATERIAL
	MAX	MAXIMUM
	MECH	MECHANICAL
	MED	MEDIUM
	MFR	MANUFACTURER
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MTL	METAL
N	N	NORTH
	NIC	NOT IN CONTRACT
	NO	NUMBER
	NOM	NOMINAL
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OPNG	OPENING
	OPP	OPPOSITE
P	PB	PLANT BED
	PERF	PERFORATED
	PNL	PANEL
	PNT	PAINT(ED)
	PSI	POUNDS/SQUARE INCH
	PT	PRESSURE TREATED
	POB	POINT OF BEGINNING
	POC	POINT OF CURVATURE
	PROP	PROPOSED
Q	QTY	QUANTITY
R	RAD	RADIUS
	REINF	REINFORC(E), (ING)
	REQD	REQUIRED
	REV	REVISION
	R.O.W	RIGHT OF WAY
S	S	SOUTH
	SB	SETBACK
	SCHED	SCHEDUL(E), (ED)
	SD	STORM DRAIN
	SF	SQUARE FOOT, FEET
	SIM	SIMILAR
	SQ	SQUARE
	SSMH	SANITARY SEWER MANHOLE
	STL	STEEL
	SSTL	STAINLESS STEEL
	STD	STANDARD
	SUSP	SUSPENDED
	SW	SIDEWALK
	SYM	SYMBOL
T	TBD	TO BE DETERMINED
	TC	TOP OF CURB
	THK	THICK(NESS)
	TR	TOP OF RAMP
	TS	TOP OF STAIR
	TW	TOP OF WALL
	TYP	TYPICAL
U	UE	UTILITY EASEMENT
	U.N.O	UNLESS NOTED OTHERWISE
V	VERT	VERTICAL
	VIF	VERIFY IN FIELD
W	W	WEST, WIDE, WIDTH
	W/	WITH
	W/O	WITHOUT
	WD	WOOD
	WL	WATER LINE
	WM	WATER METER
	WT	WEIGHT
	WWM	WELDED WIRE MESH

SYMBOLS

DRAWING TITLE



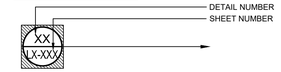
SECTION REFERENCE



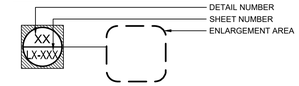
ELEVATION OR VIEW REFERENCE



DETAIL REFERENCE



ENLARGEMENT REFERENCE



DETAIL KEYNOTE INDICATOR



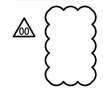
NORTH ARROW



GRAPHIC SCALE



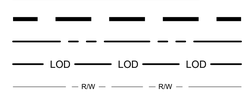
REVISION



SPOT ELEVATION



LINETYPE LEGEND



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SHEET TITLE

GENERAL NOTES

SHEET NUMBER

L002

PRODUCT SCHEDULE

CUSTOM (C)

TAG	DESCRIPTION	PLAN LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR	SUBMITTAL TYPE	MOCK UP	REMARKS	OR APPROVED EQUAL
C-01 A	CUSTOM GRILL - SMALL 1	CLUBHOUSE							SHOP DRAWINGS	YES - IN SITU		X
	GRILL CONSTRUCTION TYPE				SEE DETAILS				SHOP DRAWINGS		1. STANDARD CMU CONSTRUCTION WITH VENEER 2. FOOTER SIZE BY STRUCTURAL. SEE DETAIL FOR MORE INFORMATION	X
	GRILL		AOG	36NBL	SEE DETAILS	STAINLESS STEEL	STAINLESS STEEL		PRODUCT DATA		1. BTU'S: 50,000 PRIMARY + 12,000 BACKBURNER; 2. NATURAL GAS WITH PROPANE CONVERSION KIT 3. CUT-OUT: 37" W x 19.5" D x 8.5" H 4. INCLUDE ADA KIT, GRILL COVER 5. PROPANE GAS CONNECTION TO BE COORDINATED WITH MEP.	X
	ACCESS DOOR		AOG	20-30-SSD	21" x 30"	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	PRODUCT DATA		1. INSTALL PER MANUFACTURER'S SPECIFICATIONS	X
	TIMER/EMERGENCY CUT OFF				SEE DETAILS				PRODUCT DATA			X
	VENEER		TILE BAR	KAI MINT GREEN 1X4 TRI-STACKED MOSAIC TILE	1" X 4"	GLOSSY	PORCELAIN	LIGHT GREEN	SAMPLES			X
	COUNTERTOP		SOURCED BY CONTRACTOR	GRANITE	2" THICK	LEATHERED	GRANITE	BLACK	SAMPLES			X
	LOUVERED VENT		THE BBQ DEPOT WWW.THEBBQDEPOT.COM	VENT-L	15" X 6.5"	STAINLESS STEEL	304 STAINLESS STEEL	STAINLESS STEEL	SAMPLES			X
	GFCI RECEPTACLE		SOURCED BY CONTRACTOR						PRODUCT DATA			X
C-01 B	CUSTOM GRILL - SMALL 2	BUILDING #1-5								YES - IN SITU		X
	GRILL CONSTRUCTION TYPE				SEE DETAILS				SHOP DRAWINGS		1. STANDARD CMU CONSTRUCTION WITH VENEER 2. FOOTER SIZE BY STRUCTURAL. SEE DETAIL FOR MORE INFORMATION	X
	GRILL		AOG	36NBL	SEE DETAILS	STAINLESS STEEL	STAINLESS STEEL		PRODUCT DATA		1. BTU'S: 50,000 PRIMARY + 12,000 BACKBURNER; 2. NATURAL GAS WITH PROPANE CONVERSION KIT 3. CUT-OUT: 37" W x 19.5" D x 8.5" H 4. INCLUDE ADA KIT, GRILL COVER 5.INCLUDE INDIVADUAL PROPAN TANK IN ENCLOUSURE. PROPANE GAS CONNECTION TO BE COORDINATED WITH MEP.	X
	ACCESS DOOR		AOG	20-30-SSD	21" x 30"	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	PRODUCT DATA		1. INSTALL PER MANUFACTURER'S SPECIFICATIONS	X
	TIMER/EMERGENCY CUT OFF				SEE DETAILS				PRODUCT DATA			X
	VENEER		TILE BAR	BORN SAGE GREEN 5X5 TILE	5" X 5"	MATTE	PORCELAIN	GREEN	SAMPLES			X
	COUNTERTOP		SOURCED BY CONTRACTOR	GRANITE	2" THICK	LEATHERED	GRANITE	BLACK	SAMPLES			X
	LOUVERED VENT		SOURCED BY CONTRACTOR			STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	SAMPLES			X
	GFCI RECEPTACLE		SOURCED BY CONTRACTOR						PRODUCT DATA			X
C-02	CUSTOM GRILL - LARGE	CLUBHOUSE										X
	GRILL CONSTRUCTION TYPE				SEE DETAILS				SHOP DRAWINGS		1. STANDARD CMU CONSTRUCTION WITH VENEER 2. FOOTER SIZE BY STRUCTURAL. SEE DETAIL FOR MORE INFORMATION	X
	GRILL		AOG	36NBL	SEE DETAILS	STAINLESS STEEL	STAINLESS STEEL		PRODUCT DATA		1. BTU'S: 50,000 PRIMARY + 12,000 BACKBURNER; 2. NATURAL GAS WITH PROPANE CONVERSION KIT 3. CUT-OUT: 37" W x 19.5" D x 8.5" H 4. INCLUDE ADA KIT, GRILL COVER 5.PROPANE GAS CONNECTION TO BE COORDINATED WITH MEP.	X
	ACCESS DOOR		AOG	20-30-SSD	SEE DETAILS	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	PRODUCT DATA		1. INSTALL PER MANUFACTURER'S SPECIFICATIONS	X
	TIMER/EMERGENCY CUT OFF				SEE DETAILS				PRODUCT DATA			X
	VENEER		TILE BAR	KAI MINT GREEN 1X4 TRI-STACKED MOSAIC TILE	1" X 4"	GLOSSY	PORCELAIN	LIGHT GREEN	SAMPLES			X
	COUNTERTOP		SOURCED BY CONTRACTOR	GRANITE	2" THICK	LEATHERED	GRANITE	BLACK	SAMPLES			X
	LOUVERED VENT		THE BBQ DEPOT WWW.THEBBQDEPOT.COM	VENT-L	15" X 6.5"	STAINLESS STEEL	304 STAINLESS STEEL	STAINLESS STEEL	SAMPLES			X
	GFCI RECEPTACLE		SOURCED BY CONTRACTOR						PRODUCT DATA			X
	PIZZA OVEN		LYNX	30" NAPOLO OUTDOOR LPZA OVEN	SEE DETAILS	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	PRODUCT DATA		1. BTU'S: 40,000 2. CUT-OUT: 29" W x 24.5" D x 4" H 3. PROPANE GAS CONNECTION TO BE COORDINATED WITH MEP.	X
C-03	BUILT-IN BENCH	CLUBHOUSE, BUILDING #4	SOURCED BY CONTRACTOR		SEE DETAILS	SMOOTH	CONCRETE	NATURAL GREY	SHOP DRAWINGS	YES - IN SITU	1. FOOTER SIZE BY STRUCTURAL. SEE DETAIL FOR MORE INFORMATION	X
	BENCH TOPPER		SITE PIECES	MONOLINE TOPPER LEG RETURN; ML-TOPLEG-72	72" X 21" X 13.5" H	POWDER COAT	ALUMINUM	DARK CHERRY SLATS; OLIVE FRAME	SAMPLES		2. CONTRACTOR TO SUBMIT SHOP DRAWING BEFORE CONSTRUCTION 3. BENCH TOPPER SURFACE MOUNT ON PRECAST CONCRETE WAL	X
C-04	OVERHEAD STRUCTURE	DOG PARK	STURDESIGN	ARCO BOLD PERGOLA	24' L X 10' W X 9' H	POWDER COAT	ALUMINUM	DARK TAUPE SATIN FRAME. LIGHT KNOTTY PINE SLATS	SHOP DRAWINGS		1. FOOTER SIZE BY STRUCTURAL. SEE DETAIL FOR MORE INFORMATION 2. CONTRACTOR TO SUBMIT SHOP DRAWING BEFORE CONSTRUCTION 3. VERTICALLY ORIENTED INSET INTO BEAMS 4. (2) GFC OUTLETS & COVERS ON MIDDLE POST 5. (1) WALL PACK LIGHT INTEGRATED TO THE POST 6. UNDERHANGING ROOF WITH SQUARE END STYLE 7. POWER CONNECTION TO BE COORDINATED WITH MEP.	X
C-05	MONUMENT SIGN	ENTRANCE			SEE DETAILS	SEE DETAILS	SEE DETAILS	SEE DETAILS	SHOP DRAWINGS	YES - IN SITU	1. FOOTER SIZE BY STRUCTURAL ENGINEERS 2. CONTRACTOR TO SUBMIT SHOP DRAWING BEFORE CONSTRUCTION	X
C-06A	WAYFIDING SIGNAGE - VEHICULAR	CLUBHOUSE			SEE DETAILS	SEE DETAILS	SEE DETAILS	SEE DETAILS	SHOP DRAWINGS		1. FOOTER SIZE BY STRUCTURAL ENGINEERS 2. CONTRACTOR TO SUBMIT SHOP DRAWING BEFORE CONSTRUCTION	X
C-06B	WAYFIDING SIGNAGE - PEDESTRIAN	CLUBHOUSE			SEE DETAILS	SEE DETAILS	SEE DETAILS	SEE DETAILS	SHOP DRAWINGS		1. FOOTER SIZE BY STRUCTURAL ENGINEERS 2. CONTRACTOR TO SUBMIT SHOP DRAWING BEFORE CONSTRUCTION	X

PAVING (P)

TAG	DESCRIPTION	PLAN LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR	SUBMITTAL TYPE	MOCK UP	REMARKS	OR APPROVED EQUAL
P-01	CONCRETE PAVING - PEDESTRIAN	CLUBHOUSE, BUILDING #1-5	SOURCED BY CONTRACTOR			MEDIUM BRUSH FINISH PERPENDICULAR TO PATH OF TRAVEL	CONCRETE	NATURAL GREY	PRODUCT DATA	YES - IN SITU	1. SAW CUT JOINTS	X
P-02	UNIT PAVER	CLUBHOUSE	HANOVER	TRADITIONAL PREST BRICK	12" L X 6" W X 2" H	TUDOR	CONCRETE	TAN/CHARCOAL BLEND | NATURAL	SAMPLES	YES - IN SITU	1. ENSURE JOINTS ARE POLYMERIC SAND-SWEPT 2. ALL EDGES TO HAVE METAL EDGING OR MORTARED, SEE DETAILS	X
P-03	ARTIFICIAL TURF	CLUBHOUSE, BUILDING #1	DUPONT FOREVERLAWN	SELECT LX		STANDARD	SYNTHETIC GRASS	GREEN	PRODUCT DATA	YES - IN SITU	1. UNDERDRAINS TO BE CONNECTED BY CIVIL 2. INSTALL PER MANUFACTURERS RECOMMENDATION.	X
P-04	K9 ARTIFICIAL TURF	DOG PARK	DUPONT FOREVERLAWN	K9 GRASS CLASSIC		STANDARD	SYNTHETIC GRASS	GREEN	PRODUCT DATA	YES - IN SITU	1. UNDERDRAINS TO BE CONNECTED BY CIVIL 2. ENSURE PROPER CROSS SECTION AS RECOMMENDED BY MANUFACTURER IS INSTALLED TO MITIGATE ODORS AND PESTS	X
P-05	18" AGGREGATE FOUNDATION EDGING (PER MASSACHUSETTS CODE)	CLUB HOUSE, BUILDING #1-5	SOURCED BY CONTRACTOR				STONE	DARK GREY	PRODUCT DATA	YES - IN SITU	1. ALONG BUILDING FOUNDATION ADJACENT TO COMBUSTIBLE MATERIALS BY CODE	X
P-06	STEPPING STONE	CLUB HOUSE	HANOVER	PREST PAVER	2' X 3'X 2" H	TUDOR	CONCRETE	NATURAL	PRODUCT DATA			X
P-07	GRAVEL	CLUB HOUSE, BUILDING #1-5	SOURCED BY CONTRACTOR				STONE	DARK GREY	PRODUCT DATA	YES - IN SITU	1. ALONG BUILDING FOUNDATION ADJACENT TO COMBUSTIBLE MATERIALS BY CODE	X
P-08	BITUMINOUS CONCRETE PAVING	CLUB HOUSE, BUILDING #1-5	SEE CIVIL									X
P-09 A	TRAIL - ON GRADE	CLUB HOUSE, BUILDING #1-5	SEE CIVIL									X
P-09 B	TRAIL - BOARDWALK	CLUB HOUSE, BUILDING #1-5	BY OTHERS									X
P-10	MULTI-PURPOSE TRAIL	GROVE ST	BY OTHERS									X

POOL (PL)

TAG	DESCRIPTION	PLAN LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR	SUBMITTAL TYPE	MOCK UP	REMARKS	OR APPROVED EQUAL
PL-01	POOL DECK	POOL	SIKA AND SCOFIELD			STAMPED	CONCRETE	LIGHT GREY WITH COLOR HARDENER	SAMPLES	YES - IN SITU	1. LANDSCAPE ARCHITECT TO REVIEW SAMPLE PRIOR TO SELECTION. 2. SCORING PATTERN SHALL BE CENTERED WITH POOL AND SHALL BE SAW CUT JOINTS. SEE PLANS.	X
PL-02	POOL WATERLINE TILE	POOL	NPT POOL	BARBADOS	2" X 2"	GLOSSY	PORCELAIN	AQUA	SAMPLES			X
PL-03	POOL STEP TILE	POOL	DALTILE	KEYSTONES STRAIGHT JOINT	1"X2"X1/4"	MATTE	PORCELAIN	SEA SPECKLE	SAMPLES			X
PL-04	POOL CABANA	POOL	TUUCI	M1 PLUS SOLANOX	8' X 8' X 9.5' H	POWDER COAT	ALUMINUM	GRAPHITE FRAME, NATURAL ALUMA-TEAK SLATS	SHOP DRAWINGS		1. SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATION. 2. TRELLIS ROOF AND REAR WALL SLATS 3. OUTLET INCLUDE. POWER CONNECTION TO BE COORDINATED WITH MEP	X
PL-05	POOL GATE - SINGLE DOOR	POOL	CLEM'S ORNAMENTAL IRON WORKS	CUSTOM, INFILL PANEL 2X2 MESH, 3X3 POST	5' H MIN.	POWDER COAT	ALUMINUM	BLACK	SHOP DRAWINGS		1. COORDINATION WITH MEP FOR FOB ACCESS AND BUILDING EMERGENCY SYSTEM REQUIRED. ELECTRONIC ACCESS SYSTEM SHALL BE SELECTED BY OWNER. 2. PROVIDE 18" CLEARANCE ON THE PULL SIDE OF THE GATE. 3. PROVIDE 12" CLEARANCE ON THE PUSH SIDE OF THE GATE. 4. KICK PLATES SHALL BE PROVIDED ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE GATE AND SHALL BE 10" IN HEIGHT. 5. EMERGENCY PUSH BAR SHALL BE PROVIDED ON THE PUSH SIDE OF THE GATE. 6. ALL GATE HARDWARE AND ACCESSORIES SHALL MATCH COLOR OF GATE AND FENCE. 7. FOOTER SIZE BY STRUCTURAL. SEE DETAIL FOR MORE INFORMATION	X
PL-06	POOL GATE - DOUBLE DOOR	POOL	CLEM'S ORNAMENTAL IRON WORKS	CUSTOM, INFILL PANEL 2X2 MESH, 3X3 POST	5' H MIN.	POWDER COAT	ALUMINUM	BLACK	SHOP DRAWINGS		1. COORDINATION WITH MEP FOR BUILDING EMERGENCY SYSTEM REQUIRED. ELECTRONIC ACCESS SYSTEM SHALL BE SELECTED BY OWNER 2. FOOTER SIZE BY STRUCTURAL. SEE DETAIL FOR MORE INFORMATION 2. DOUBLE GATE SHALL BE FOR EMERGENCY ACCESS ONLY. 3. EMERGENCY PUSH BAR SHALL BE PROVIDED ON THE PUSH SIDE OF THE GATE 4. FOOTER SIZE BY STRUCTURAL. SEE DETAIL FOR MORE INFORMATION	X
PL-07	POOL FENCE	POOL	CLEM'S ORNAMENTAL IRON WORKS	CUSTOM, INFILL PANEL 2X2 MESH, 3X3 POST	5' H MIN.	POWDER COAT	ALUMINUM	BLACK	SHOP DRAWINGS		1. SQUARE POSTS. 2. MESH INFILL PANEL PER MASSACHUSETTS CODE. 3. FOOTER SIZE BY STRUCTURAL. SEE DETAIL FOR MORE INFORMATION	X
PL-08	POOL LIGHTING - WITHIN POOL	POOL	BY POOL CONTRACTOR								1. TO BE PROVIDED AS REQUIRED BY CODE.	X
PL-09	POOL HANDRAIL	POOL			SEE DETAILS	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	SHOP DRAWINGS		1. INSTALL PER MANUFACTURER OR FABRICATOR'S RECOMMENDATIONS.	X
PL-10	POOL LIFT	POOL	SR SMITH	MULTILIFT 2 POOL LIFT	PER MANUFACTURER				PRODUCT DATA		1. TO BE REMOVED AND STORED WHEN NOT IN USE	X
PL-11	EMERGENCY POOL PHONE	POOL	AA COMMUNICATIONS	RB91134G					PRODUCT DATA		1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. 2. THIS PRODUCT IS A 911 ONLY CELLULAR PHONE SERVICE WHICH WILL AUTOMATICALLY CONNECT TO THE LOCAL 911 CENTER.	X
PL-12	POOL COPING	POOL	SIKA AND SCOFIELD			STAMPED	CONCRETE	DARK GREY WITH COLOR HARDENER	SAMPLES	YES - IN SITU	1. LANDSCAPE ARCHITECT TO REVIEW SAMPLE PRIOR TO SELECTION. 2. SCORING PATTERN SHALL BE CENTERED WITH POOL AND SHALL BE SAW CUT JOINTS. SEE PLANS.	X
PL-13	POOL BUBBLER	POOL	BY POOL CONTRACTOR								1. SEE PLANS FOR BUBBLER LOCATION. 2. LIGHTING TO BE PROVIDED AT EACH BUBBLER.	X
PL-14	POOL LIFE SAFETY EQUIPMENT	POOL	BY POOL CONTRACTOR								1. SEE PLANS FOR MOUNTING LOCATION.	X

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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE ST

FAIRFIELD 55 SUMMER ST SOUTH
WALPOLE, MA 02071

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

VERT:
HORZ:

SHEET TITLE

PRODUCT SCHEDULE

SHEET NUMBER

L003

PRODUCT SCHEDULE

DRAINAGE (D)

TAG	DESCRIPTION	PLAN LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR	SUBMITTAL TYPE	MOCK UP	REMARKS	OR APPROVED EQUAL
D-01	PLANTER DRAIN	CLUBHOUSE, BUILDING #1-5	NDS DRAINS	4" ROUND ATRIUM GRATE	2.75" L X 2/75" W X 4-7/16" H		HDPE	BLACK	PRODUCT DATA		1. CIVIL TO PROVIDE SUBSURFACE DRAIN BODIES AND PIPING CONNECTIONS.	X
D-02	AREA DRAIN	CLUBHOUSE, BUILDING #1-5	NDS DRAINS	BRASS GRATE - 6" SQUARE	6" SQ	SATIN BRASS	BRASS	BRASS	PRODUCT DATA		1. CIVIL TO PROVIDE SUBSURFACE DRAIN BODIES AND PIPING CONNECTIONS.	X
D-03	TRENCH DRAIN	CLUBHOUSE	NDS DRAINS	DURA SLOPE STANDARD GRATES - PERFORATED	6" X 24"	STAINLESS STEEL	STAINLESS STEEL	STAINLESS STEEL	PRODUCT DATA		1. CIVIL TO PROVIDE SUBSURFACE DRAIN BODIES AND PIPING CONNECTIONS. 2. 1/4" HEEL PROOF SLOT DRAIN OPENINGS.	X

LIGHTING + ELECTRICAL (L)

TAG	DESCRIPTION		MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR	SUBMITTAL TYPE	MOCK UP	REMARKS	OR APPROVED EQUAL
L-01	POLE LIGHT	CLUBHOUSE, BUILDING #1-5	DIVINE LIGHTING	EPTS101C	15.75" DIA. X 23.19" H @ 10' H POLE	POWDER COAT	ALUMINUM	DARK BRONZE	PRODUCT DATA		1. POWER CONNECTION TO BE COORDINATED WITH MEP. 2. FOOTER SIZE BY STRUCTURAL, SEE DETAIL FOR MORE INFORMATION	X
L-02	PARKING LOT LIGHT - SINGLE HEADED	PARKING LOT & STREETSCAPE	NATURAL LED	SLIM AREA LIGHT - SINGLE HEADED	14" X 12" X 2.6" H @ 20' H POLE	POWDER COAT	STEEL & CAST ALUMINUM	BRONZE	SHOP DRAWINGS		1. SEE MEP DRAWINGS FOR FIXTURE SCHEDULE. 2. SEE LANDSCAPE DRAWINGS FOR LOCATIONS AND FIXTURE SPECIFICATION.	X
L-03	PARKING LOT LIGHT - DOUBLE HEADED	PARKING LOT & STREETSCAPE	NATURAL LED	SLIM AREA LIGHT - DOUBLE HEADED @ 180 DEGREE	14" X 12" X 2.6" H @ 20' H POLE	POWDER COAT	STEEL & CAST ALUMINUM	BRONZE	SHOP DRAWINGS		1. SEE MEP DRAWINGS FOR FIXTURE SCHEDULE. 2. SEE LANDSCAPE DRAWINGS FOR LOCATIONS AND FIXTURE SPECIFICATION.	X
L-04	ELECTRIC OUTLET	BUILDING #1-5	GARD-N-POST	GP 26	26" H		PLASTIC	BRONZE	PRODUCT DATA			X
L-05	TREE UPLIGHTING	CLUBHOUSE, ENTRANCE	FX LUMINAIRE	FB LED UP LIGHT	7.5'H	POWDER COAT	ALUMINUM	BRONZE	PRODUCT DATA		1. POWER CONNECTION TO BE COORDINATED WITH MEP. 2. SEE PLANS FOR LOCATIONS OF TREE UPLIGHTS FOR CERTAIN TREES.	X
L-06	STRING LIGHTS	CLUBHOUSE	TIVOLI	LITESPHERE 2.0					PRODUCT DATA		1. 24" OC, 3 LUMENS PER FOOT, 0.04 WATTS PER FOOT, 3500 KELVIN TEMPERATURE. 2. POWER CONNECTION TO BE COORDINATED WITH MEP.	X
L-07	STRING LIGHT POST	CLUBHOUSE	CONGRESSIONAL IRON WORKS	POST FOR STRING LIGHTS	11' H	FIELD PAINTED (2 COATS OF PRIMER AND 2 COATS OF PAINT)	STEEL	BRONZE	SHOP DRAWINGS		1. STRING LIGHT ATTACHMENT TO BE 1' BELOW TOP OF POST TO ALLOW FOR 12" SAG. 2. ELECTRICAL LINE TO BE FED THROUGH POST. 3. FOOTER SIZE BY STRUCTURAL, SEE DETAIL FOR MORE INFORMATION	X
L-08	BOLLARD LIGHT	CLUBHOUSE	DIVINE LIGHTING	BOLGR	10" W X 39.8" H	POWDER COAT	ALUMINUM	DARK BRONZE	PRODUCT DATA		1. POWER CONNECTION TO BE COORDINATED WITH MEP. 2. DOWN LIGHT ONLY	X
L-09	WALL LIGHT	DOG PARK, CLUBHOUSE, BUILDING #1	DIVINE LIGHTING	WCDN	8.878" X 12.5" X 5.75"	POWDER COAT	ALUMINUM	DARK BRONZE	PRODUCT DATA		1. POWER CONNECTION TO BE COORDINATED WITH MEP.	X
L-10	STEP LIGHT	CLUBHOUSE	WAC LIGHTING	WL-LED100 STEP AND WALL LIGHT	5" X 3" H X 1 1/2" D	POWDER COAT	ALUMINUM	BLACK	PRODUCT DATA		1. POWER CONNECTION TO BE COORDINATED WITH MEP.	X
L-11	SIGNAGE UPLIGHTING	ENTRANCE	FX LUMINAIRE	LC LED UPLIGHT	4.5" X 3" X 6.5" H	POWDER COAT	BRASS, ALUMINUM	BRONZE	PRODUCT DATA		1. POWER CONNECTION TO BE COORDINATED WITH MEP. 2. SHOP DRAWINGS TO BE PROVIDED BY SIGN FABRICATOR.	X
L-12	SPEAKERS	POOL	TIC	GS3-8" OUTDOOR WEATHER RESISTANT OMNIDIRECTIONAL IN-GROUND SPEAKER	12.8" X 12.7" X 12.8" H	STANDARD		BLACK	PRODUCT DATA		1. POWER CONNECTION TO BE COORDINATED WITH MEP. 2. AUDIO MANAGEMENT SYSTEM TO BE LOCATED INDOORS.	X
L-13	EMERGENCY SHUT OFF	CLUBHOUSE, BUILDING #1-5							PRODUCT DATA		1. INSTALL PER MANUFACTURER'S SPECIFICATIONS 2. TO BE COORDINATED WITH MEP 3. FOR ALL FIRE-FED ITEMS (FIRE PITS, TABLES, AND GRILLS). 4. CONTRACTOR TO SUBMIT EMERGENCY CUT OFF BUTTON FOR APPROVAL	X
L-14	SOLAR BOLLARD LIGHT	TRAIL	FLT	CLASSIC ROUND - PLB	10" DIA. X 35" H	POWDER COAT	ALUMINUM	BRONZE	PRODUCT DATA		1. INSTALL PER MANUFACTURER'S SPECIFICATIONS	X
L-15	SOLAR WALL MOUNTED LIGHT	TRAIL	HALO	SOLAR WEDGE - 500 LM	5.36 L X 5.27" D X 3.32" H	TEXTURED BRONZE	POLYCARBONATE	BRONZE	PRODUCT DATA		1. INSTALL PER MANUFACTURER'S SPECIFICATIONS	X

RAILINGS & FENCES (R)

TAG	DESCRIPTION	PLAN LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR	SUBMITTAL TYPE	MOCK UP	REMARKS	OR APPROVED EQUAL
R-01	HANDRAIL	CLUBHOUSE			34"-38" TO COMPLY WITH ADA	POWDER COAT	ALUMINUM	BLACK	SHOP DRAWINGS		1. DOUBLE HANDRAIL PER MASSACHUSETTS CMR CODE. 2. 48" MIN BETWEEN HANDRAILS PER MASSACHUSETTS CMR CODE.	X
R-02A	DOG PARK FENCE	DOG PARK	JERITH MANUFACTURING CO.	SAFETY-PUP	5'H MIN	POWDER COAT	ALUMINUM	BLACK	SHOP DRAWINGS		1. INSTALL PER MANUFACTURER OR FABRICATOR'S RECOMMENDATIONS.	X
R-02B	DOG PARK FENCE ON MODULAR WALL	DOG PARK	JERITH MANUFACTURING CO.	SAFETY-PUP	5'H MIN	POWDER COAT	ALUMINUM	BLACK	SHOP DRAWINGS		1. INSTALL PER MANUFACTURER OR FABRICATOR'S RECOMMENDATIONS.	X
R-03	DOG PARK GATE	DOG PARK	JERITH MANUFACTURING CO.	SAFETY-PUP	5'H MIN	POWDER COAT	ALUMINUM	BLACK	SHOP DRAWINGS		1. COORDINATION WITH MEP FOR FOB ACCESS AND BUILDING EMERGENCY SYSTEM REQUIRED. ELECTRONIC ACCESS SYSTEM SHALL BE SELECTED BY OWNER.	X
R-04	GUARDRAIL	CLUBHOUSE, BUILDING #1-5	JERITH MANUFACTURING CO.	LIBERTY #202 FLAT TOP	42" H MIN.	POWDER COAT	ALUMINUM	BLACK	SHOP DRAWINGS			X
R-05 A	PRIVACY FENCE - PANEL	BUILDING #1	SLEEK FENCE	PREASSEMBLED SCREEN PANEL - SKU 1008	6' H MIN.	POWDER COAT	ALUMINUM	BLACK	SHOP DRAWINGS		1. INSTALL PER MANUFACTURER'S SPECIFICATIONS	X
R-05 B	PRIVACY FENCE - PICKET	BUILDING #1	JERITH MANUFACTURING CO.	LIBERTY #202 FLAT TOP	6' H MIN.	POWDER COAT	ALUMINUM	BLACK	SHOP DRAWINGS		1. INSTALL PER MANUFACTURER'S SPECIFICATIONS	X

WALLS & STAIRS (W)

TAG	DESCRIPTION	PLAN LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR	SUBMITTAL TYPE	MOCK UP	REMARKS	OR APPROVED EQUAL
W-01	C.I.P. CONCRETE WALL	BUILDING #1-5	SEE CIVIL & STRUCTUNAL			SMOOTH	CONCRETE	NATUNAL GRAY	SHOP DRAWINGS		1. STRUCTUNAL ENGINEER TO DESIGN CIP WALL. 2. WEEP HOLES TO BE PROVIDED AS RECOMMENDED BY STRUCTURAL ENGINEER. 3. CIVIL ENGINEER TO PROVIDE DRAINAGE DESIGN BEHIND RETAINING WALLS. 4. CIVIL ENGINEER TO CONNECT DRAIN PIPES TO STORM DRAIN SYSTEM.	X
W-02	C.I.P. CONCRETE WALL WITH FORMLINER	CLUBHOUSE, BUILDING #1 & BUILDING 5	ARCHITECTURAL POLYMERS	933 LEDGESTONE DRY STACK	HEIGHT VARIES, SEE STRUCTURAL ENGINEERING PLANS; 2" THICK PRECAST WALL CAP	FORMLINER WALL; SMOOTH FINISH WALL CAP	CONCRETE	FORMLINER MATCH ARCH STONE COLOR; DARK GRAY WALL CAP	SHOP DRAWINGS	YES - IN SITU	1. STRUCTURAL ENGINEER TO DESIGN CIP WALL. 2. WEEP HOLES TO BE PROVIDED AS RECOMMENDED BY STRUCTURAL ENGINEER. 3. CIVIL ENGINEER TO PROVIDE DRAINAGE DESIGN BEHIND RETAINING WALLS. 4. CIVIL ENGINEER TO CONNECT DRAIN PIPES TO STORM DRAIN SYSTEM.	X
W-03	MODULAR WALL	CLUBHOUSE, BUILDING #1-5	BY OTEHRES								1. REDI-ROCK DESIGN BUILD 2. LEGESTONE TEXTURE, COLOR TO MATCH ARCH STONE COLOR OR APPROVE BY OWNERS. LANDSCAPE ARCHITECT TO REVIEW SAMPLE PRIOR TO SELECTION.	X
W-04	CONCRETE ADA RAMP	CLUBHOUSE			SEE DETAILS	MEDIUM BROOM FINISH	CONCRETE	NATURAL GRAY	SHOP DRAWINGS		1. FOOTER SIZE PER STRUCTURAL ENGINEERS	X
W-05	C.I.P. STAIRS	CLUBHOUSE			SEE DETAILS	MEDIUM BROOM FINISH	CONCRETE	NATURAL GRAY	SHOP DRAWINGS		1. FOOTER SIZE PER STRUCTURAL ENGINEERS	X

SITE FURNISHING (SF)

TAG	DESCRIPTION	PLAN LOCATION	MANUFACTURER	MODEL	SIZE	FINISH	MATERIAL	COLOR	SUBMITTAL TYPE	MOCK UP	REMARKS	OR APPROVED EQUAL
SF-01	TRELLIS	CLUBHOUSE	STURDESIGN	CASCATA PERGOLA	19' X 15' X 10' H	POWDER COAT	ALUMINUM	DARK TAUPE SATIN FRAME. LIGHT KNOTTY PINE SLATS	SHOP DRAWINGS	YES - IN SITU	1. FOOTER SIZE BY STRUCTURAL, SEE DETAIL FOR MORE INFORMATION 2. CONTRACTOR TO SUBMIT SHOP DRAWING BEFORE CONSTRUCTION 3. VERTICALLY ORIENTED INSET INTO BEAMS 4. (2) GFC OUTLETS & COVERS ON MIDDLE POST 5. (2) WALL PACK LIGHT INTEGRATED TO THE POST 6. TV MOUNT PANEL PER MANUFACTURE DESIGN 7. POWER CONNECTION TO BE COORDINATED WITH MEP	X
SF-02	FIRE PIT	CLUBHOUSE	ORE DESIGN	4013 FIRE BOWL	34" DIA. X 20" H	POWDER COATED	STEEL	OIL RUBBED BRONZE	PRODUCT DATA		1. INCLUDE PROPANE BURNE; GAS CONNECTION TO BE PROVIDED BY MEP. 2. ELECTRIC IGNITION. 3. PROVIDE TEMPERED GLASS SCREEN. 4. PROVIDE ALL WEATHER COVER. 5. PROVIDE TABLE TOP / COVER / FIRE FEATURE LIDAS AVAILABLE BY THE MANUFACTURER. 6. FOR ALL FIRE-FED ITEMS (FIRE PITS, TABLES, AND GRILLS). SEE DETAIL, CONTRACTOR TO SUBMIT EMERGENCY CUT OFF BUTTON FOR APPROVAL	X
	FIRE PIT INFILL		ORE DESIGN	RECYCLED GLASS ROCK			RECYCLED GLASS	GRAY	SAMPLES		1. DO NOT USE LAVA ROCK.	X
SF-03	TRASH RECEPTACLE	CLUBHOUSE, BUILDING #1-5	SITE PIECES	MONOLINE LITTER BIN	19" X 19" X 42"H (36 GAL)	POWDER COAT	ALUMINUM & PLASTIC	ALPINE GREEN	PRODUCT DATA		1. SURFACE MOUNT PER MANUFACTURERS RECOMMENDATION.	X
SF-04	RECYCLING RECEPTACLE	CLUBHOUSE, BUILDING #1-5	SITE PIECES	MONOLINE LITTER BIN	19" X 19" X 42"H (36 GAL)	POWDER COAT	ALUMINUM & PLASTIC	ALPINE GREEN	PRODUCT DATA		1. SURFACE MOUNT PER MANUFACTURERS RECOMMENDATION.	X
SF-05	PET WASTE STATION	DOG PARK	SITE PIECES	MONOLINE NO.2 COMBO UNIT	11" X 9" X 42" H;	POWDER COAT	ALUMINUM & PLASTIC	ALPINE GREEN	SAMPLES		1. SURFACE MOUNT PER MANUFACTURERS RECOMMENDATION.	X
SF-06	DOG PARK WATER FOUNTAIN W/ HOSE BIBB	DOG PARK	DOG-ON-IT PARKS	DELUXE DOG WATERING STATION 7214	22 1/2" W X 32" H	POWDER COAT	STEEL	AUTUMN BRONZE	SAMPLES		1. SURFACE MOUNT PER MANUFACTURERS RECOMMENDATION. 2. IF INSTALLING UNIT WITH FREEZE RESISTANT VALVES, THE HOSE BIB IS NOT FREE RESISTANT AND REQUIRES ITS OWN SEPARATE WATER LINE 3. PROVIDE DRAIN LINE FOR WATER FOUNTAIN.	X
SF-07	DOG PARK BENCH	DOG PARK	SITE PIECES	MONOLINE BENCH BACKED	72" X 27" X 38.5"H	POWDER COAT	ALUMINUM	DARK CHERRY SLATS, OLIVE FRAME	SAMPLES		1. SURFACE MOUNT PER MANUFACTURERS RECOMMENDATION.	X
SF-08	BOULDER	DOG PARK	SALVAGED FROM SITE		VARIES; SEE DETAILS		STONE			YES - IN SITU	1. TO BE INTEGRATED WITH ARTIFICIAL TURF. 2. TO SPECIFICALLY BE ARRANGED IN A PAW PRINT PATTERN; SEE PLANS.	X
SF-09	CAR VACUUM	BUILDING #3	J.E ADAMS	J.E. ADAMS COMMERCIAL MODEL - 9420-1C	27" X 27" X 53.5" H	STANDARD	STANDARD	STANDARD	PRODUCT DATA		1. INSTALL PER MANUFACTURERS RECOMMENDATION. 2. FOOTER SIZE PER STRUCTURAL ENGINEERS. 3. MEP TO PROVIDE POWER CONNECTION.	X
SF-10	WATER PEDESTAL	BUILDING #4	CM MARINE	DOCK WATER PEDESTAL STANCHION WITH HOSE HOLDER, 36-INCH; CMPW36-BLK	36"H; 8"IB" BASE	POWDER COAT	ALUMINUM	BLACK	PRODUCT DATA		1. INSTALL PER MANUFACTURERS RECOMMENDATION. 2. FOOTER SIZE PER STRUCTURAL ENGINEERS. 3. MEP TO PROVIDE POWER & WATER CONNECTION.	X
SF-11	HOSE BIBB	CLUBHOUSE, BUILDING #1-5	MOST DEPENDABLE	MDF 36 DB (36" PEDESTAL)	6"DIA X 36"HT	POWDER COAT	ALUMINUM	TEXTURED BLACK	PRODUCT DATA		1. INSTALL PER MANUFACTURERS RECOMMENDATION. 2. FOOTER SIZE PER STRUCTURAL ENGINEERS. 3. MEP TO PROVIDE POWER CONNECTION. 4. DRAINLINE TO BE PROVIDED.	X
SF-12A	PICNIC TABLE	CLUBHOUSE, BUILDING #1-5	SITE PIECES	MONOLINE CAROUSEL TABLE; ML-CT-4SEAR-RD	77.3" X 77.3" X 29.3" H	POWDER COAT	ALUMINUM	DARK CHERRY SLATS, OLIVE FRAME	SAMPLES		1. INSTALL PER MANUFACTURER'S SPECIFICATIONS	X
SF-12B	PICNIC TABLE ADA	CLUBHOUSE, BUILDING #1-5	SITE PIECES	MONOLINE CAROUSEL TABLE ADA; ML-CT-3SEAR-RD	77.3" X 59.6" X 29.3" H	POWDER COAT	ALUMINUM	DARK CHERRY SLATS, OLIVE FRAME	SAMPLES		1. INSTALL PER MANUFACTURER'S SPECIFICATIONS	X
SF-13	BIKE RACK	CLUBHOUSE	SITE PIECES	MONOLINE CORE BIKE RACK	9.5" X 3" X 36"H	POWDER COAT	ALUMINUM	DARK CHERRY SLATS, ALPINE GREEN FRAME	SAMPLES		1. SURFACE MOUNT PER MANUFACTURERS RECOMMENDATION.	X
SF-14	PLANTER POT-SQUARE	CLUBHOUSE	TOURNESOL	WILSHIRE PLANTER ALUMINUM SQUARE W/ TOE KICK	72" X 72" X 42" H	POWDER COAT	ALUMINUM	FERN	SAMPLES		1. PROVIDE DRAIN HOLE AND IRRIGATION 2. PLANTER SET ON GRAVEL BASE	X
SF-15	PLANTER POT-RECTANGULE 01	CLUBHOUSE	TOURNESOL	WILSHIRE PLANTER ALUMINUM RECTANGULE	96" X 36" X 30" H	POWDER COAT	ALUMINUM	PUDDLE	SAMPLES		1. PROVIDE DRAIN HOLE AND IRRIGATION 2. PLANTER SET ON GRAVEL BASE	X
SF-16	PLANTER POT-RECTANGULE 02	CLUBHOUSE	TOURNESOL	WILSHIRE PLANTER ALUMINUM RECTANGULE	72" X 36" X 30" H	POWDER COAT	ALUMINUM	WHITE	SAMPLES		1. PROVIDE DRAIN HOLE AND IRRIGATION 2. PLANTER SET ON GRAVEL BASE	X

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KEY MAP

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07/01/2025

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LANDDESIGN PROJ.#
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1	DESIGN DEVELOPMENT	03.25.25
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SCALE NORTH

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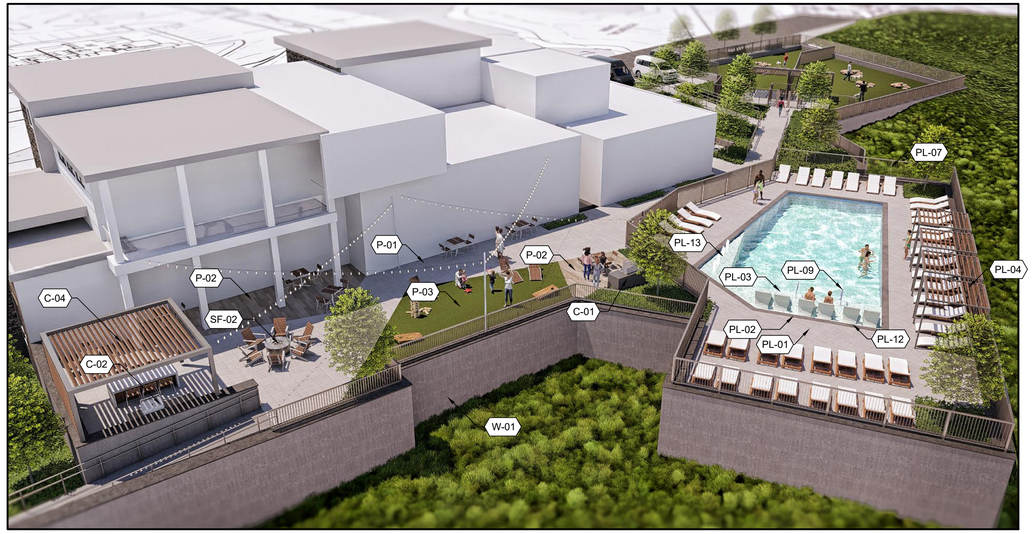
SHEET TITLE

PRODUCT SCHEDULE

SHEET NUMBER

L004



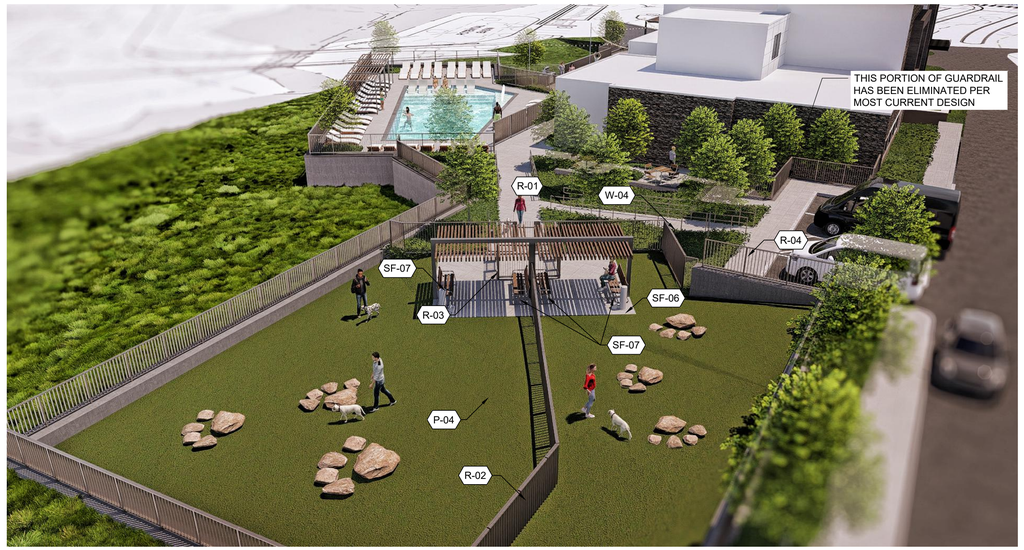
01 L005 CLUBHOUSE - POOL VIEW

SECTION NTS



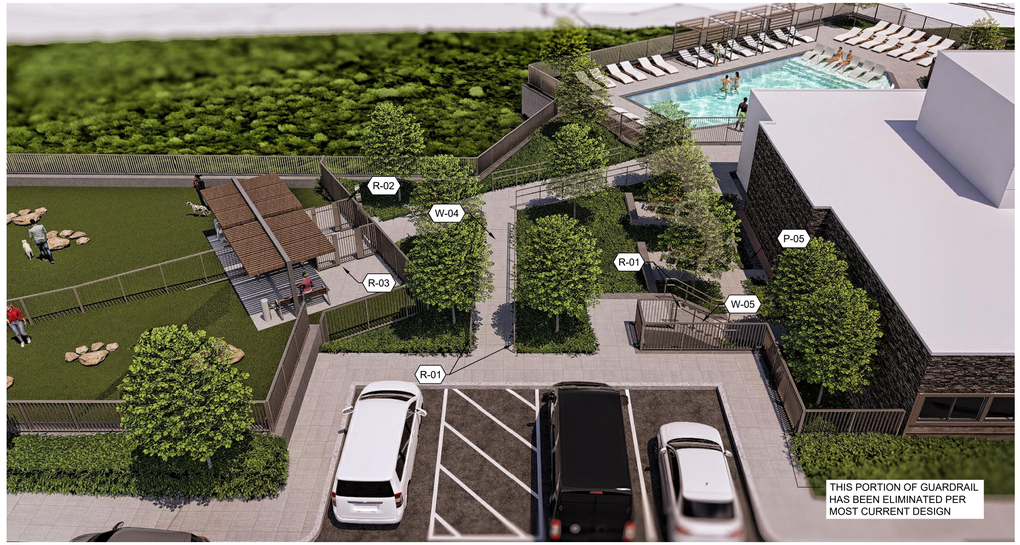
03 L005 CLUBHOUSE - ENTRY AREA

SECTION NTS



02 L005 CLUBHOUSE - DOG PARK VIEW

SECTION NTS

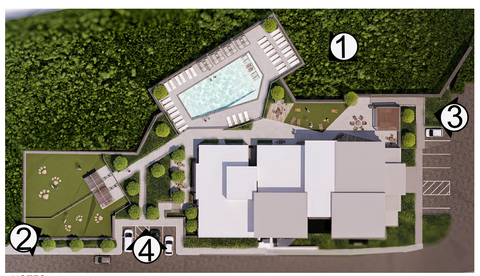


04 L005 CLUBHOUSE - DELIVERY/HANDICAP PARKING VIEW

SECTION NTS

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
CUSTOM		
C-01	CUSTOM GRILL - SMALL	01/L740
C-02	CUSTOM GRILL - LARGE	01/L741
C-04	OVERHEAD STRUCTURE	01/L742
PAVING & CURBS		
P-01	CONCRETE PAVING - PEDESTRIAN	01/L700
P-02	UNIT PAVER	02/L700
P-03	ARTIFICIAL TURF	01/L701
P-04	K9 ARTIFICIAL TURF	02/L701
P-05	18" ARREGATE FOUNDATION EDGING	03/L700
POOL		
PL-01	POOL DECK	/
PL-02	POOL WATERLINE TILE	04/L730
PL-03	POOL STEP TILE	05/L730
PL-04	POOL CABANA	/
PL-07	POOL FENCE	01/L731
PL-09	POOL HANDRAIL	01/L730
PL-12	POOL COPING	02/L730
PL-13	POOL BUBBLER	
RAILINGS & FENCES		
R-01	HANDRAIL	03/L712
R-02	DOG PARK FENCE	01/L720
R-03	DOG PARK GATE	03/L720
R-04	GUARDRAIL	/
FURNISHINGS		
SF-02	FIRE PIT	
SF-06	DOG PARK WATER FOUNTAIN W/HOSE BIBB	
SF-07	DOG PARK BENCH	
WALLS & STAIRS		
W-01	C.I.P. CONCRETE WALL	01/L710
W-04	CONCRETE ADA RAMP	02/L712
W-05	C.I.P. STAIRS	01/L712



NOTES:
PERSPECTIVE FOR ILLUSTRATION PURPOSE ONLY, REFER TO PRODUCT SCHEDULE, PLAN AND DETAILS FOR FINAL MATERIALS AND PRODUCT SELECTIONS.

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

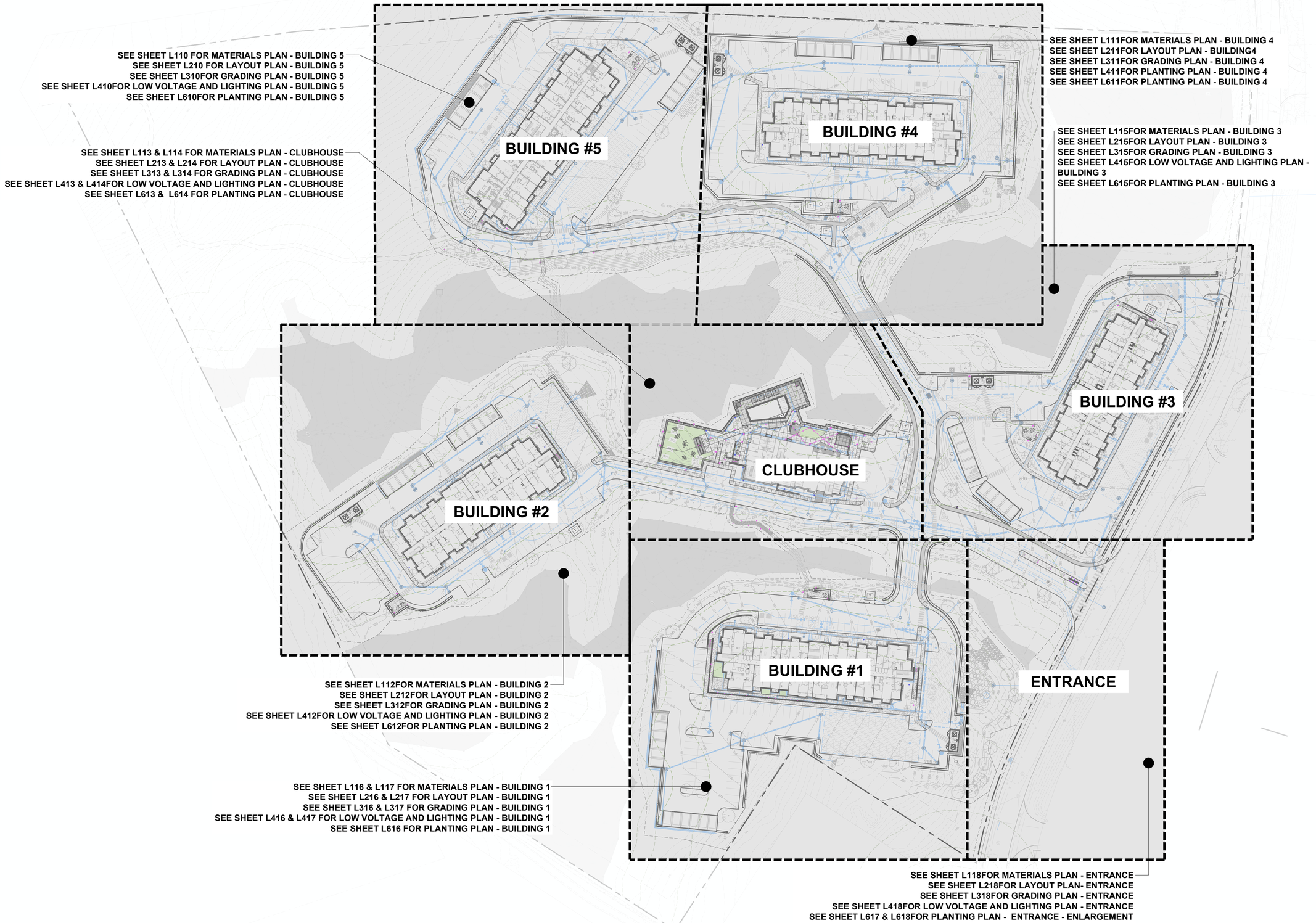
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

PRESPECTIVES

SHEET NUMBER

L005



SEE SHEET L110 FOR MATERIALS PLAN - BUILDING 5
SEE SHEET L210 FOR LAYOUT PLAN - BUILDING 5
SEE SHEET L310FOR GRADING PLAN - BUILDING 5
SEE SHEET L410FOR LOW VOLTAGE AND LIGHTING PLAN - BUILDING 5
SEE SHEET L610FOR PLANTING PLAN - BUILDING 5

SEE SHEET L111FOR MATERIALS PLAN - BUILDING 4
SEE SHEET L211FOR LAYOUT PLAN - BUILDING4
SEE SHEET L311FOR GRADING PLAN - BUILDING 4
SEE SHEET L411FOR PLANTING PLAN - BUILDING 4
SEE SHEET L611FOR PLANTING PLAN - BUILDING 4

SEE SHEET L115FOR MATERIALS PLAN - BUILDING 3
SEE SHEET L215FOR LAYOUT PLAN - BUILDING 3
SEE SHEET L315FOR GRADING PLAN - BUILDING 3
SEE SHEET L415FOR LOW VOLTAGE AND LIGHTING PLAN - BUILDING 3
SEE SHEET L615FOR PLANTING PLAN - BUILDING 3

SEE SHEET L113 & L114 FOR MATERIALS PLAN - CLUBHOUSE
SEE SHEET L213 & L214 FOR LAYOUT PLAN - CLUBHOUSE
SEE SHEET L313 & L314 FOR GRADING PLAN - CLUBHOUSE
SEE SHEET L413 & L414FOR LOW VOLTAGE AND LIGHTING PLAN - CLUBHOUSE
SEE SHEET L613 & L614 FOR PLANTING PLAN - CLUBHOUSE

SEE SHEET L112FOR MATERIALS PLAN - BUILDING 2
SEE SHEET L212FOR LAYOUT PLAN - BUILDING 2
SEE SHEET L312FOR GRADING PLAN - BUILDING 2
SEE SHEET L412FOR LOW VOLTAGE AND LIGHTING PLAN - BUILDING 2
SEE SHEET L612FOR PLANTING PLAN - BUILDING 2

SEE SHEET L116 & L117 FOR MATERIALS PLAN - BUILDING 1
SEE SHEET L216 & L217 FOR LAYOUT PLAN - BUILDING 1
SEE SHEET L316 & L317 FOR GRADING PLAN - BUILDING 1
SEE SHEET L416 & L417 FOR LOW VOLTAGE AND LIGHTING PLAN - BUILDING 1
SEE SHEET L616 FOR PLANTING PLAN - BUILDING 1

SEE SHEET L118FOR MATERIALS PLAN - ENTRANCE
SEE SHEET L218FOR LAYOUT PLAN- ENTRANCE
SEE SHEET L318FOR GRADING PLAN - ENTRANCE
SEE SHEET L418FOR LOW VOLTAGE AND LIGHTING PLAN - ENTRANCE
SEE SHEET L617 & L618FOR PLANTING PLAN - ENTRANCE - ENLARGEMENT

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SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

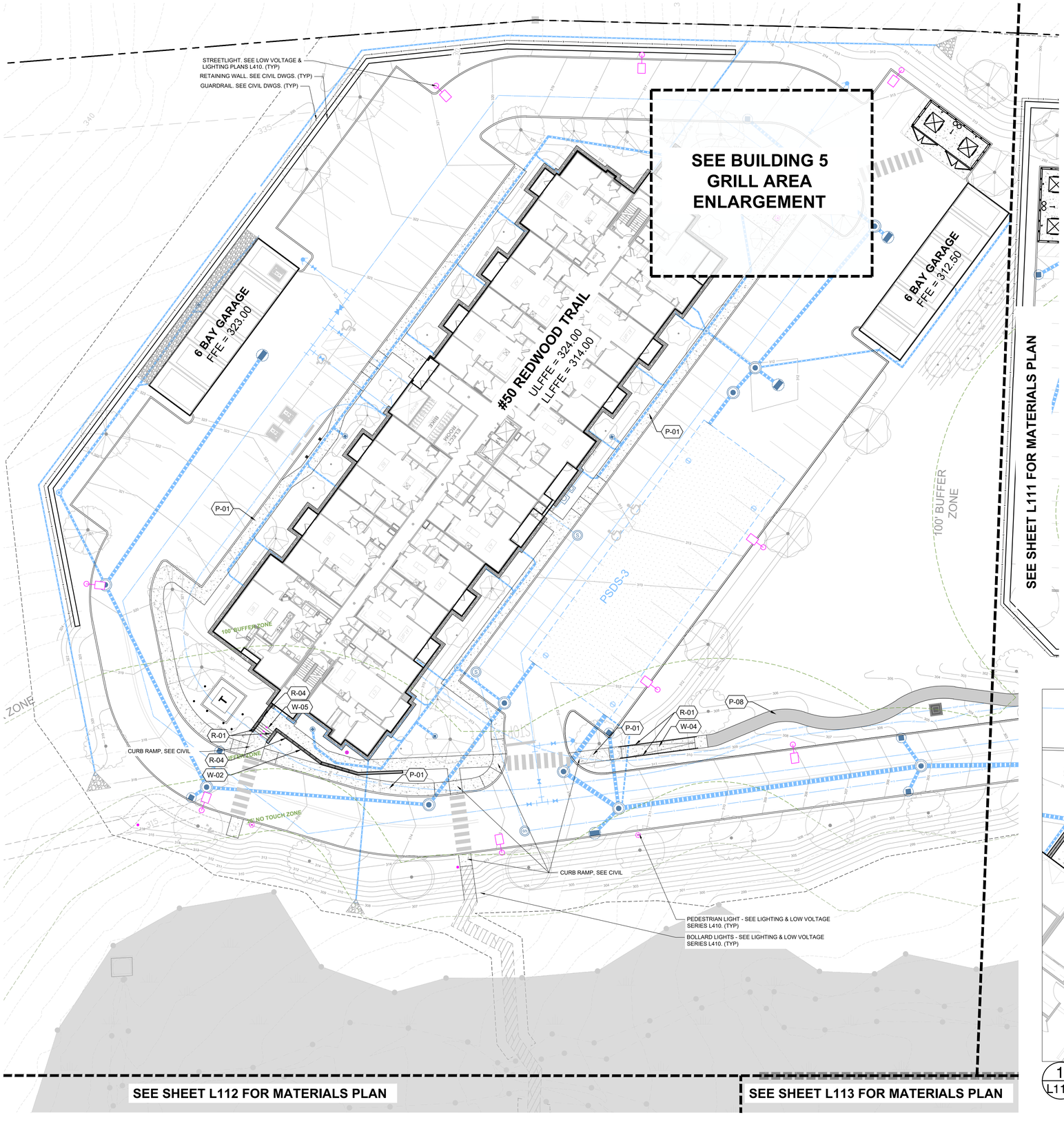
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=60'
0 30' 60' 120'

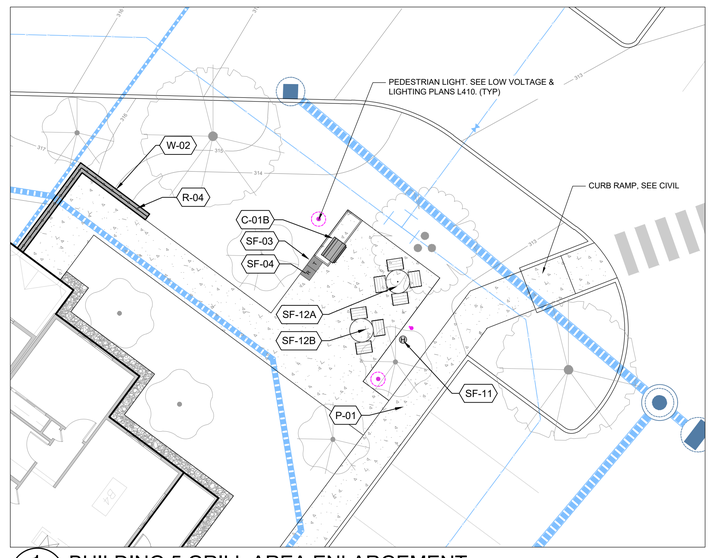
NORTH

SHEET TITLE
REFERENCE PLAN

SHEET NUMBER
L010



NOTE: AREA DRAIN TO BE PROVIDED IN CENTER OF PATIO



1 L110 BUILDING 5 GRILL AREA ENLARGEMENT PLAN

1" = 10'

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
CUSTOM		
C-01B	CUSTOM GRILL - SMALL	01/L740
PAVING & CURBS		
P-01	CONCRETE PAVING - PEDESTRIAN	01/L700
P-08	BITUMINOUS CONCRETE PAVING - SEE CIVIL	
RAILINGS & FENCES		
R-01	HANDRAIL	03/L712
R-04	GUARDRAIL	5/L720
FURNISHINGS		
SF-03	TRASH RECEPTACLE	
SF-04	RECYCLING RECEPTACLE	
SF-11	HOSE BIBB	
SF-12A	PICNIC TABLE	
SF-12B	PICNIC TABLE ADA	
WALLS & STAIRS		
W-02	CONCRETE WALL W/ FORMLINER	1/L710
W-04	CONCRETE ADA RAMP	02/L712
W-05	C.I.P. STAIRS	01/L712

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MASSACHUSETTS MATTHEW V. CLARK Matthew V. Clark NO. 4282 REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.# 2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

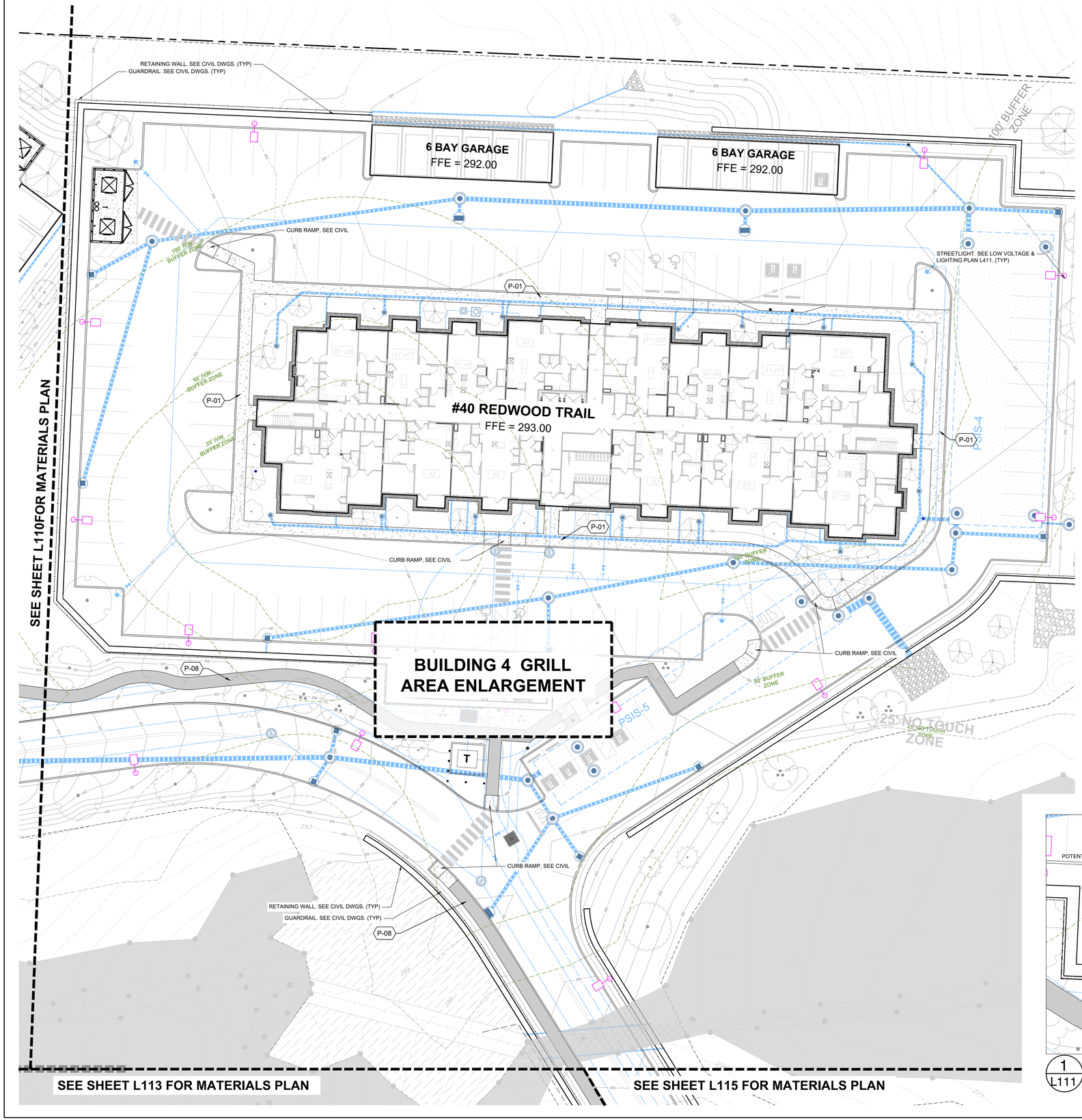
NORTH

SHEET TITLE

MATERIALS PLAN - BUILDING 5

SHEET NUMBER

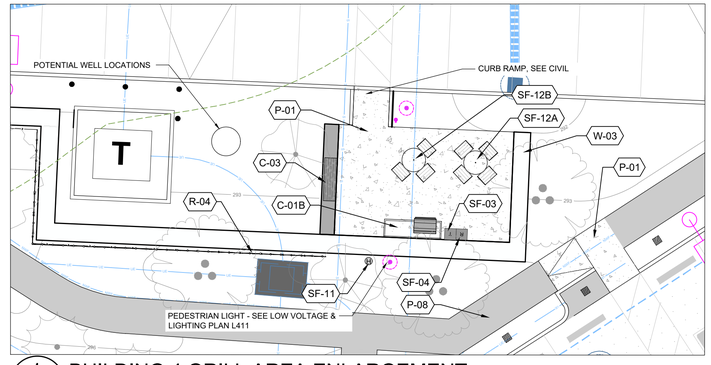
L110



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
CUSTOM		
C-01B	CUSTOM GRILL - SMALL	01/L740
C-03	BUILT-IN BENCH	01/L711
PAVING & CURBS		
P-01	CONCRETE PAVING - PEDESTRIAN	01/L700
P-08	BITUMINOUS CONCRETE PAVING - SEE CIVIL	
FURNISHINGS		
SF-03	TRASH RECEPTACLE	
SF-04	RECYCLING RECEPTACLE	
SF-11	HOSE BIBB	
SF-12A	PICNIC TABLE	
SF-12B	PICNIC TABLE ADA	
WALLS & STAIRS		
W-03	MODULAR WALL - BY OTHERS	/

NOTE: AREA DRAIN TO BE
PROVIDED IN CENTER OF PATIO



1 L111 BUILDING 4 GRILL AREA ENLARGEMENT PLAN

1" = 10'

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KEY MAP

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MASSACHUSETTS
MATTHEW V. CLARK
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07/01/2025

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GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

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FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

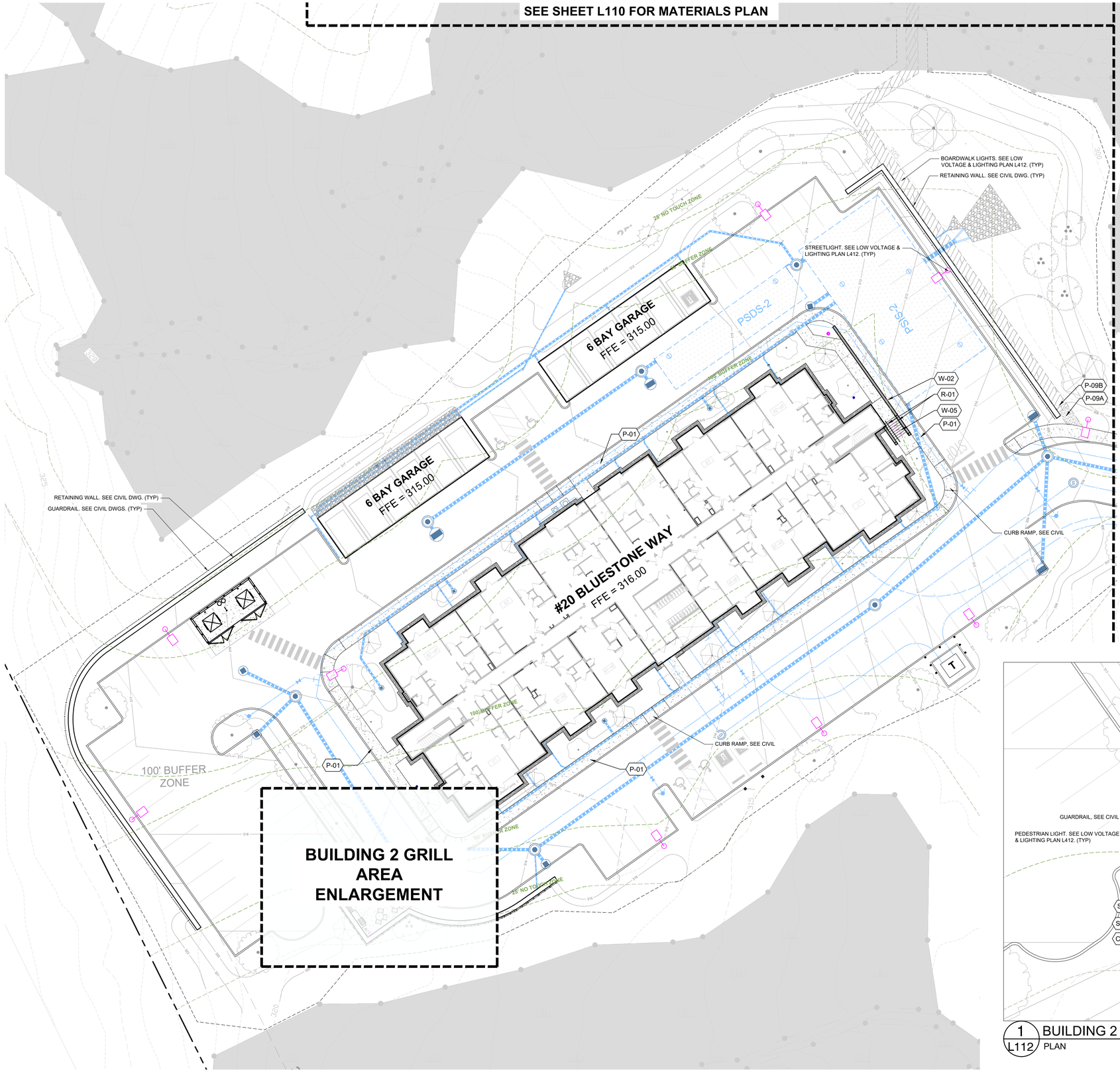
NORTH

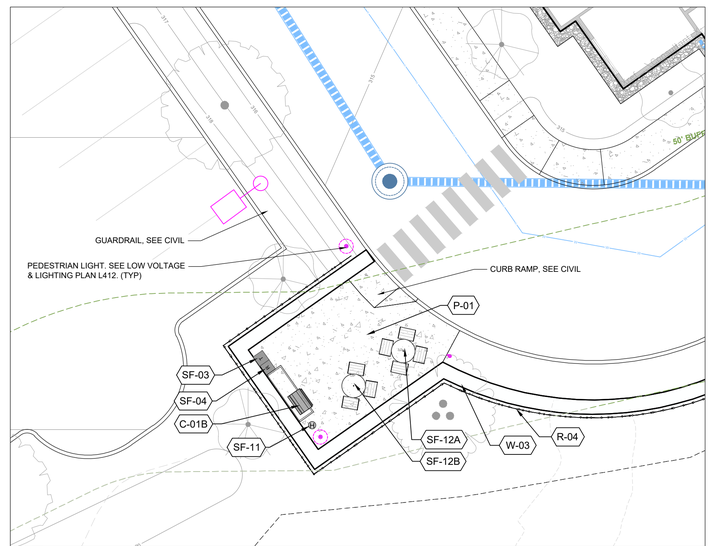
SHEET TITLE

MATERIALS PLAN - BUILDING 4

SHEET NUMBER

L111





1 L112 BUILDING 2 GRILL AREA ENLARGEMENT PLAN — 1" = 10'

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
CUSTOM		
C-01B	CUSTOM GRILL - SMALL	01/L740
PAVING & CURBS		
P-01	CONCRETE PAVING - PEDESTRIAN	01/L700
P-09A	TRAIL - ON GRADE - SEE CIVIL	
P-09B	TRAIL - BOARDWALK- BY OTHERS	
RAILINGS & FENCES		
R-01	HANDRAIL	03/L712
R-04	GUARDRAIL	5/L720
FURNISHINGS		
SF-03	TRASH RECEPTACLE	
SF-04	RECYCLING RECEPTACLE	
SF-11	HOSE BIBB	
SF-12A	PICNIC TABLE	
SF-12B	PICNIC TABLE ADA	
WALLS & STAIRS		
W-02	CONCRETE WALL W/ FORMLINER	1/L710
W-03	MODULAR WALL - BY OTHERS	/
W-05	C.I.P. STAIRS	01/L712

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KEY MAP

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REGISTERED LANDSCAPE ARCHITECT
NO. 4282
07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

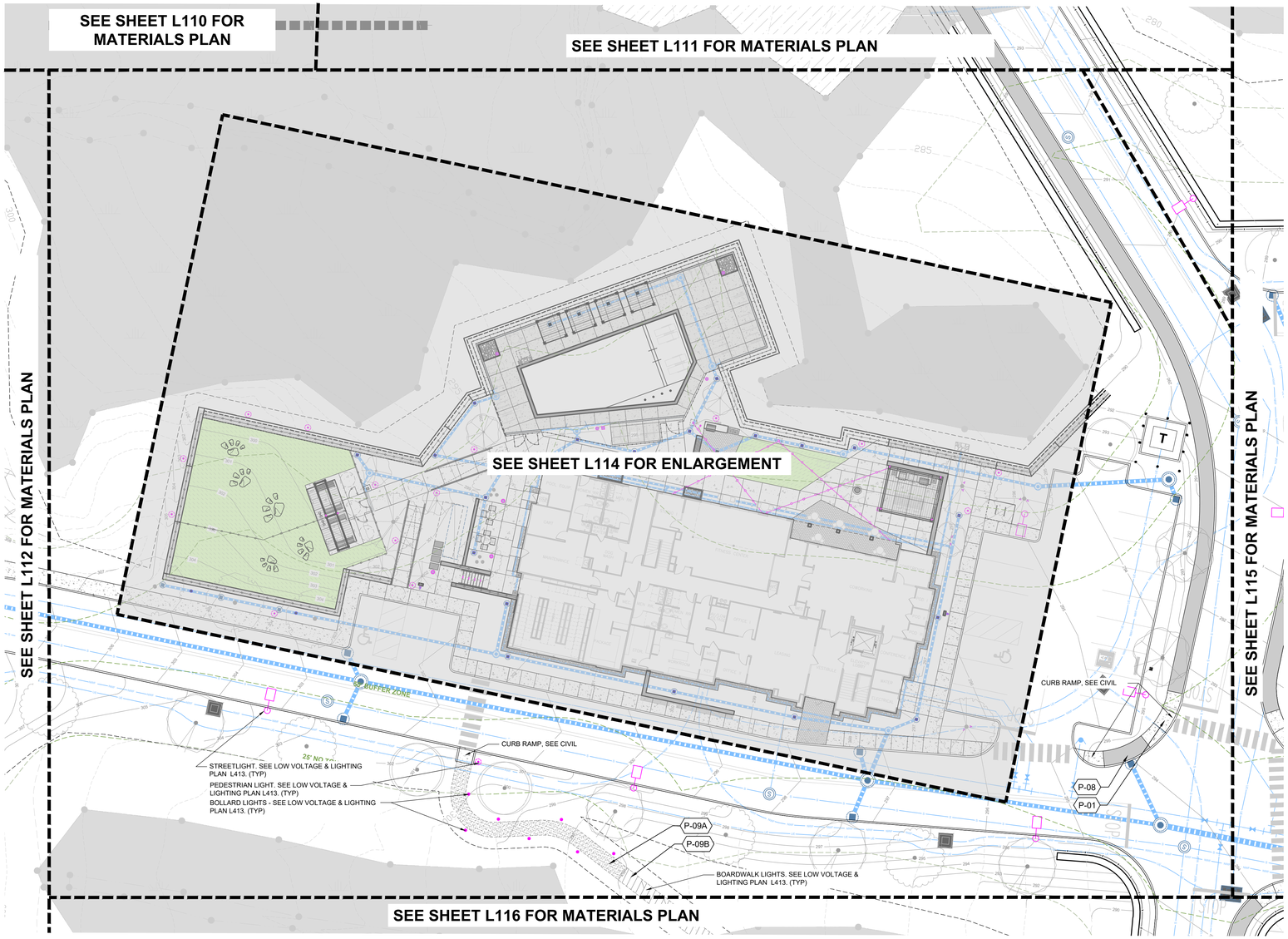
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
MATERIALS PLAN - BUILDING 2

SHEET NUMBER
L112



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
PAVING & CURBS		
P-01	CONCRETE PAVING - PEDESTRIAN	01/L700
P-08	BITUMINOUS CONCRETE PAVING - SEE CIVIL	
P-09A	TRAIL - ON GRADE - SEE CIVIL	
P-09B	TRAIL - BOARDWALK- BY OTHERS	

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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

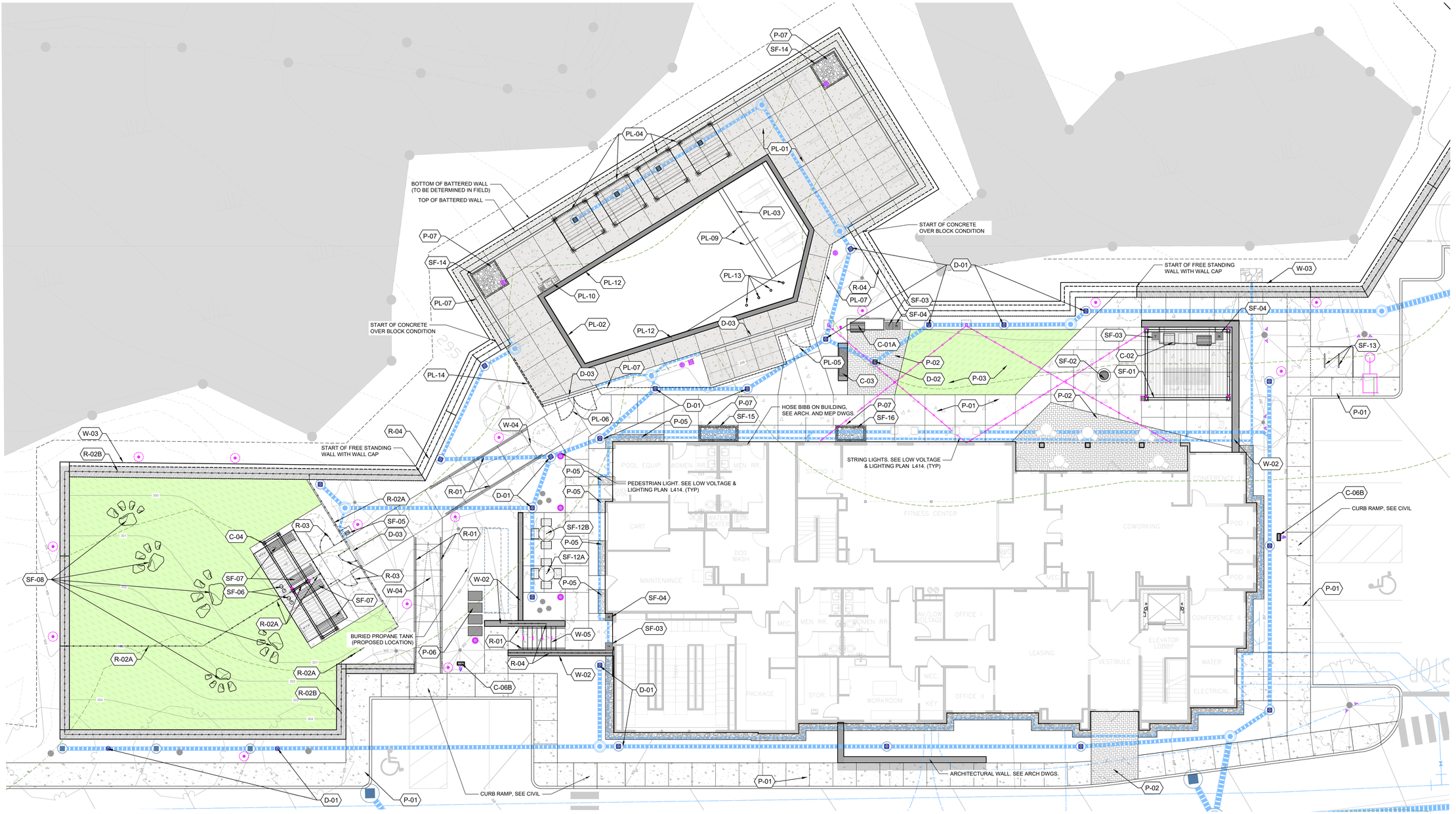
NORTH

SHEET TITLE

MATERIALS PLAN - CLUBHOUSE

SHEET NUMBER

L113



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
CUSTOM		
C-01A	CUSTOM GRILL - SMALL	01/L740
C-02	CUSTOM GRILL - LARGE	01/L741
C-03	BUILT-IN BENCH	01/L711
C-04	OVERHEAD STRUCTURE	01/L742
C-06B	WAYFINDING SIGNAGE - PEDESTRIAN	1/L744
DRAINAGE		
D-01	PLANTER DRAIN	01/L760
D-02	AREA DRAIN	02/L760
D-03	TRENCH DRAIN	03/L760
PAVING & CURBS		
P-01	CONCRETE PAVING - PEDESTRIAN	01/L700
P-02	UNIT PAVER	02/L700
P-03	ARTIFICIAL TURF	01/L701
P-04	K9 ARTIFICIAL TURF	02/L701
P-05	18" ARREGATE FOUNDATION EDGING	03/L700
P-06	STEPPING STONE	/
P-07	GRAVEL	
POOL		
PL-01	POOL DECK	/
PL-02	POOL WATERLINE TILE	02/L730
PL-03	POOL STEP TILE	05/L730
PL-04	POOL CABANA	/
PL-05	POOL GATE - SINGLE DOOR	02/L731
PL-06	POOL GATE - DOUBLE DOOR	03/L731
PL-07	POOL FENCE	01/L731
PL-09	POOL HANDRAIL	01/L730
PL-10	POOL LIFT	/
PL-12	POOL COPING	04/L730
PL-13	POOL BUBBLER	
PL-14	POOL LIFE SAFETY EQUIPMENT	
RAILINGS & FENCES		
R-01	HANDRAIL	03/L712
R-02A	DOG PARK FENCE	1/L720
R-02B	DOG PARK FENCE	
R-03	DOG PARK GATE	2/L720
R-04	GUARDRAIL	5/L720
FURNISHINGS		
SF-01	TRELLIS	01/L743
SF-02	FIRE PIT	
SF-03	TRASH RECEPTACLE	
SF-04	RECYCLING RECEPTACLE	
SF-05	PET WASTE STATION	
SF-05	PET WASTE STATION	
SF-06	DOG PARK WATER FOUNTAIN W/HOSE BIBB	
SF-07	DOG PARK BENCH	
SF-08	BOULDER	
SF-12A	PICNIC TABLE	
SF-12B	PICNIC TABLE ADA	
SF-13	BIKE RACK	
SF-14	PLANTER POT-SQUARE	
SF-15	PLANTER POT-RECTANGULE 01	
SF-16	PLANTER POT-RECTANGULE 02	
WALLS & STAIRS		
W-02	CONCRETE WALL W/ FORMLINER	1/L710
W-03	MODULAR WALL - BY OTHERS	/
W-04	CONCRETE ADA RAMP	02/L712
W-05	C.I.P. STAIRS	01/L712

NOTE:
1. PLANTER DRAINS TO BE PROVIDED IN ALL PLANT BED.
2. AREA AND CHANNEL DRAINS TO BE PROVIDED IN HARDSCAPE AREAS.
3. SEE L-410-418 FOR LOW VOLTAGE AND LIGHTING PLANS.

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT
07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

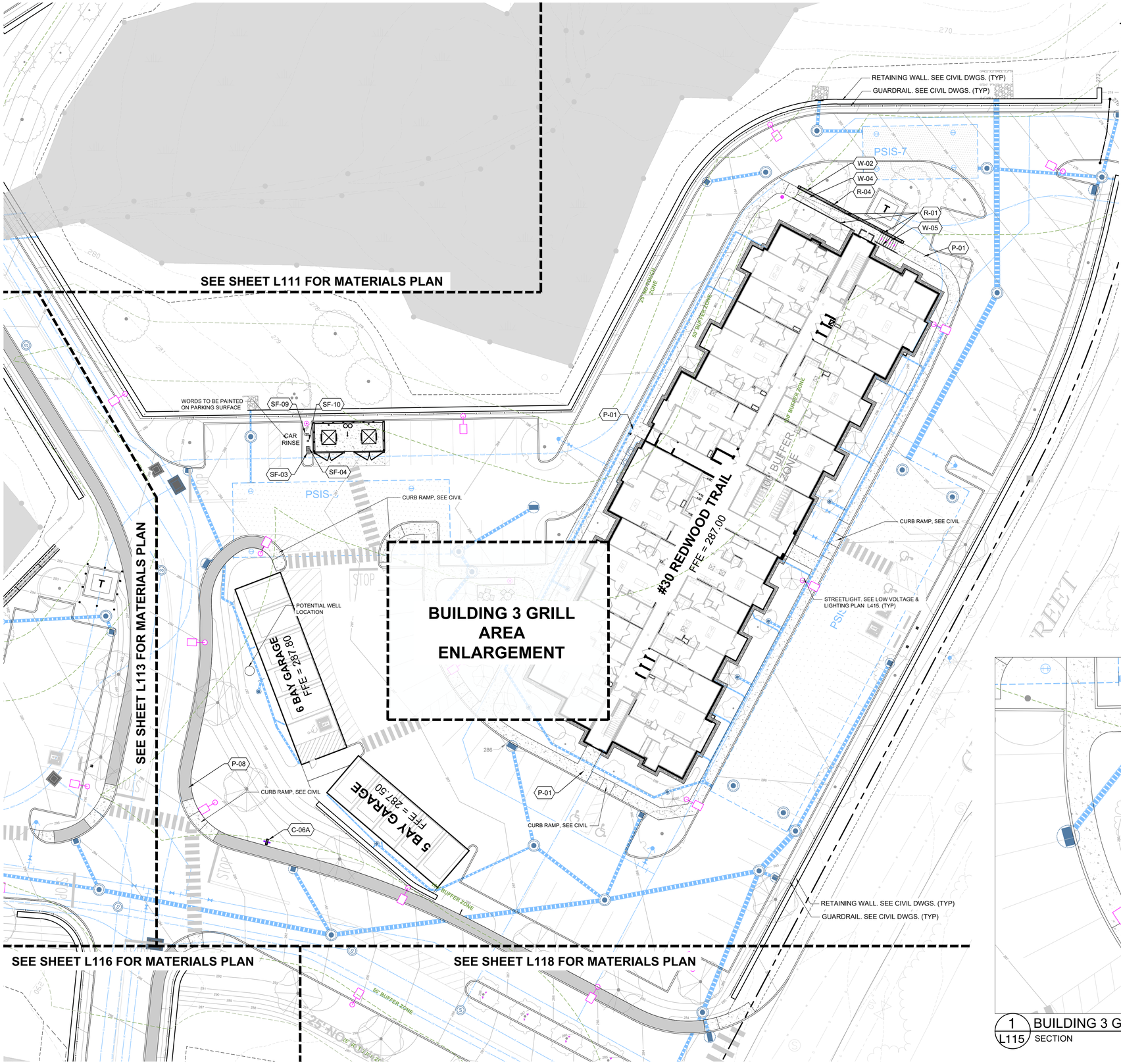
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

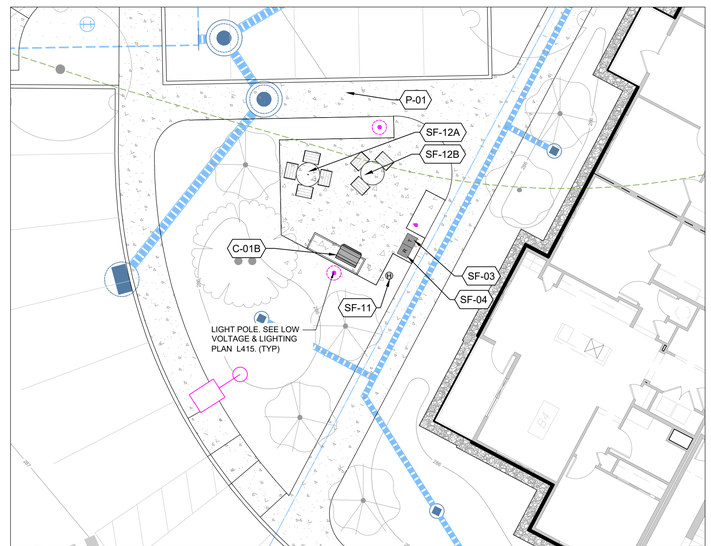
SCALE
NORTH
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

SHEET TITLE
MATERIALS PLAN ENLARGEMENT - CLUBHOUSE

SHEET NUMBER
L114



NOTE: AREA DRAIN TO BE PROVIDED IN CENTER OF PATIO



1 L115 BUILDING 3 GRILL AREA ENLARGEMENT
SECTION 1" = 10'

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
CUSTOM		
C-01B	CUSTOM GRILL - SMALL	01/L740
C-06A	WAYFINDING SIGNAGE- VEHICULAR	1/L744
PAVING & CURBS		
P-01	CONCRETE PAVING - PEDESTRIAN	01/L700
P-08	BITUMINOUS CONCRETE PAVING - SEE CIVIL	
RAILINGS & FENCES		
R-01	HANDRAIL	03/L712
R-04	GUARDRAIL	5/L720
FURNISHINGS		
SF-03	TRASH RECEPTACLE	
SF-04	RECYCLING RECEPTACLE	
SF-09	CAR VACUUM	
SF-10	WATER PEDESTAL	
SF-11	HOSE BIBB	
SF-12A	PICNIC TABLE	
SF-12B	PICNIC TABLE ADA	
WALLS & STAIRS		
W-02	CONCRETE WALL W/ FORMLINER	1/L710
W-04	CONCRETE ADA RAMP	02/L712
W-05	C.I.P. STAIRS	01/L712

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT
07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

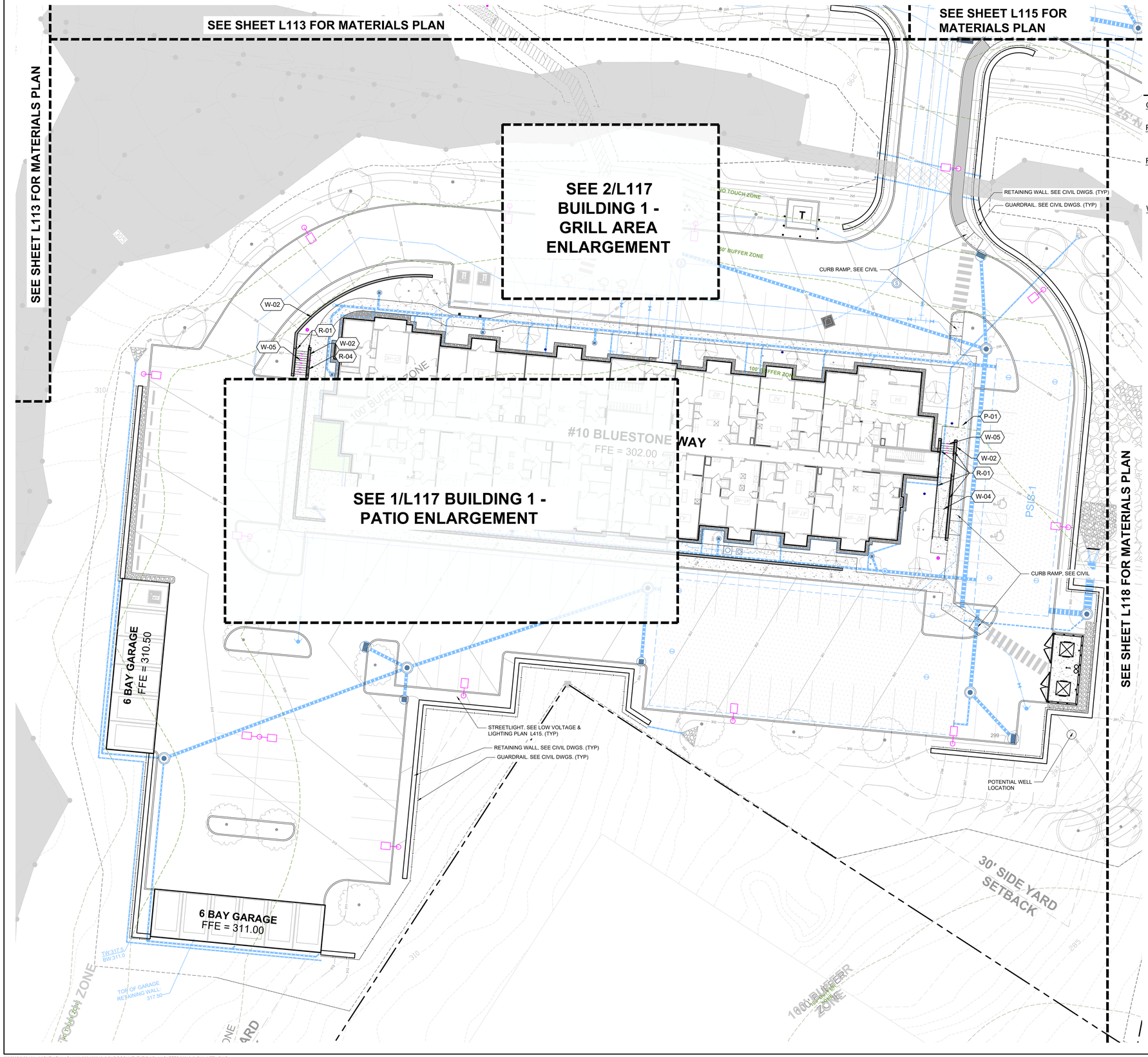
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
MATERIALS PLAN - BUILDING 3

SHEET NUMBER
L115



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
PAVING & CURBS		
P-01	CONCRETE PAVING - PEDESTRIAN	01/L700
RAILINGS & FENCES		
R-01	HANDRAIL	03/L712
R-04	GUARDRAIL	5/L720
WALLS & STAIRS		
W-02	CONCRETE WALL W/ FORMLINER	1/L710
W-04	CONCRETE ADA RAMP	02/L712
W-05	C.I.P. STAIRS	01/L712

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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

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REVISION / ISSUANCE

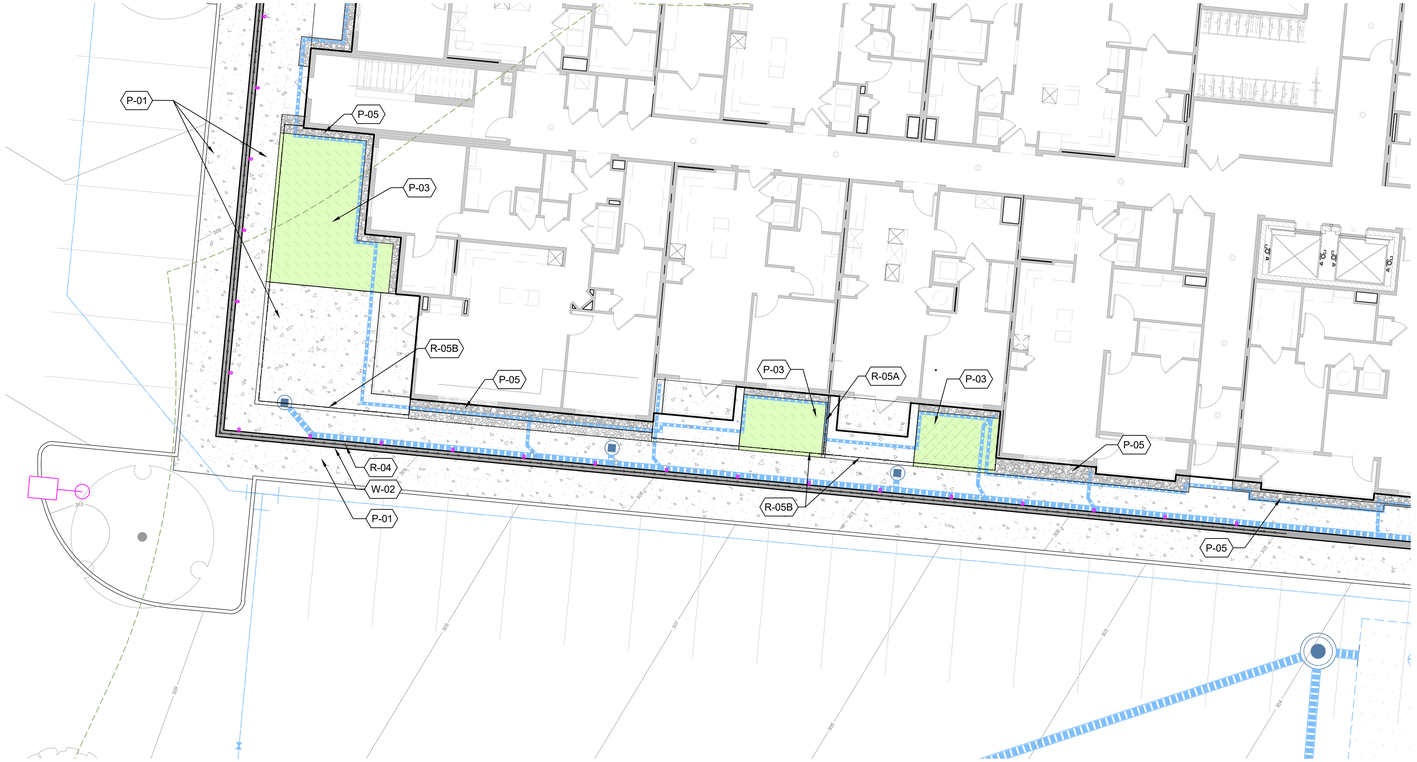
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
MATERIALS PLAN - BUILDING 1

SHEET NUMBER
L116

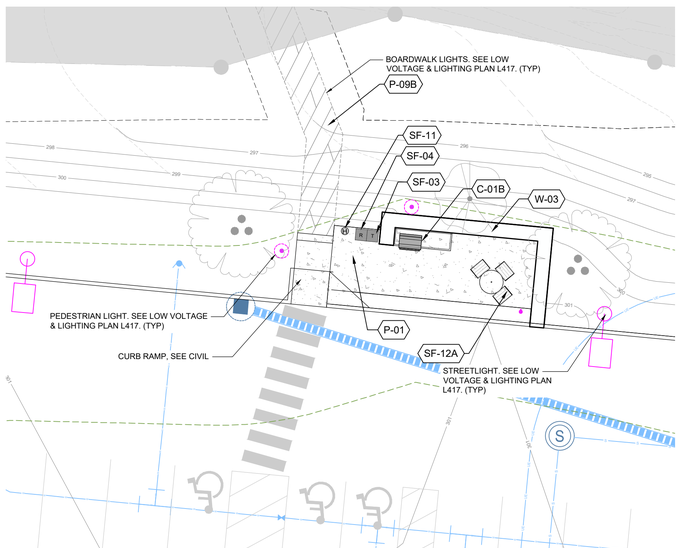


1 L117 BUILDING 1 - PATIO ENLARGEMENT PLAN

1" = 10'

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
CUSTOM		
C-01B	CUSTOM GRILL - SMALL	01/L740
PAVING & CURBS		
P-01	CONCRETE PAVING - PEDESTRIAN	01/L700
P-03	ARTIFICIAL TURF	01/L701
P-05	18" ARREGATE FOUNDATION EDGING	03/L700
P-09B	TRAIL - BOARDWALK- BY OTHERS	
RAILINGS & FENCES		
R-04	GUARDRAIL	5/L720
R-05A	PRIVACY FENCE - PANEL	4/L720
R-05B	PRIVACY FENCE - PICKET	4/L720
FURNISHINGS		
SF-03	TRASH RECEPTACLE	
SF-04	RECYCLING RECEPTACLE	
SF-11	HOSE BIBB	
SF-12A	PICNIC TABLE	
SF-12B	PICNIC TABLE ADA	
WALLS & STAIRS		
W-02	CONCRETE WALL W/ FORMLINER	1/L710
W-03	MODULAR WALL - BY OTHERS	/



2 L117 BUILDING 1 - GRILL AREA ENLARGEMENT PLAN

1" = 10'

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
CUSTOM		
C-01B	CUSTOM GRILL - SMALL 2	01/L740
PAVING & CURBS		
P-01	CONCRETE PAVING - PEDESTRIAN	01/L700
P-03	ARTIFICIAL TURF	01/L701
P-05	18" ARREGATE FOUNDATION EDGING	03/L700
P-09B	TRAIL - BOARDWALK- BY OTHERS	
RAILINGS & FENCES		
R-04	GUARDRAIL	5/L720
R-05A	PRIVACY FENCE - PANEL	4/L720
R-05B	PRIVACY FENCE - PICKET	4/L720
FURNISHINGS		
SF-03	TRASH RECEPTACLE	
SF-04	RECYCLING RECEPTACLE	
SF-11	HOSE BIBB	
SF-12A	PICNIC TABLE	
WALLS & STAIRS		
W-02	CONCRETE WALL W/ FORMLINER	1/L710
W-03	MODULAR WALL - BY OTHERS	/

NOTE: AREA DRAIN TO BE PROVIDED IN CENTER OF PATIO

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

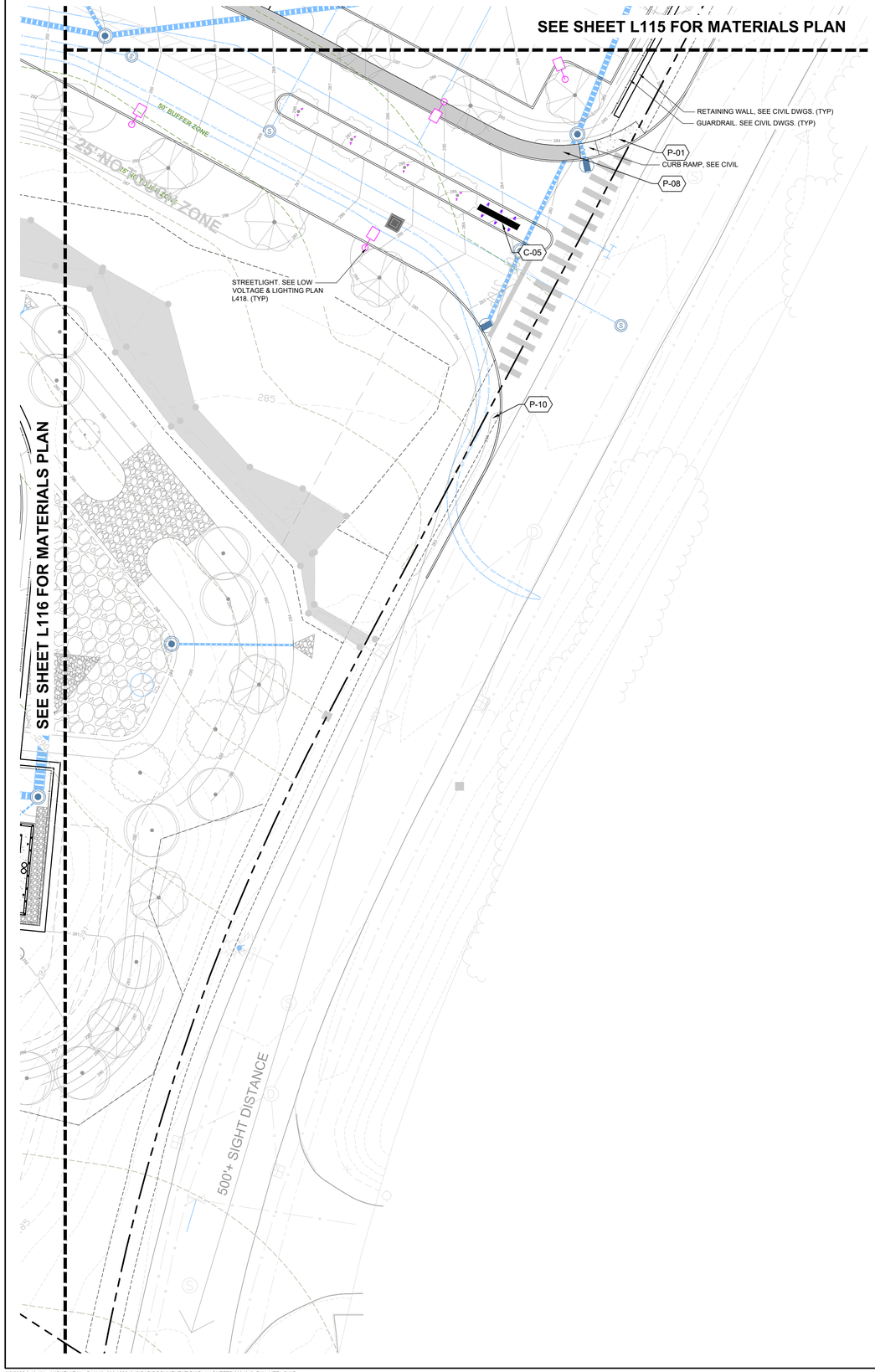
NORTH

SHEET TITLE

MATERIALS PLAN ENLARGEMENTS - BUILDING 1

SHEET NUMBER

L117



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
CUSTOM		
C-05	MONUMENT SIGN	1/L744
PAVING & CURBS		
P-01	CONCRETE PAVING - PEDESTRIAN	01/L700
P-08	BITUMINOUS CONCRETE PAVING - SEE CIVIL	
P-10	MULTI-PURPOSE TRAIL - BY OTHERS	

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07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

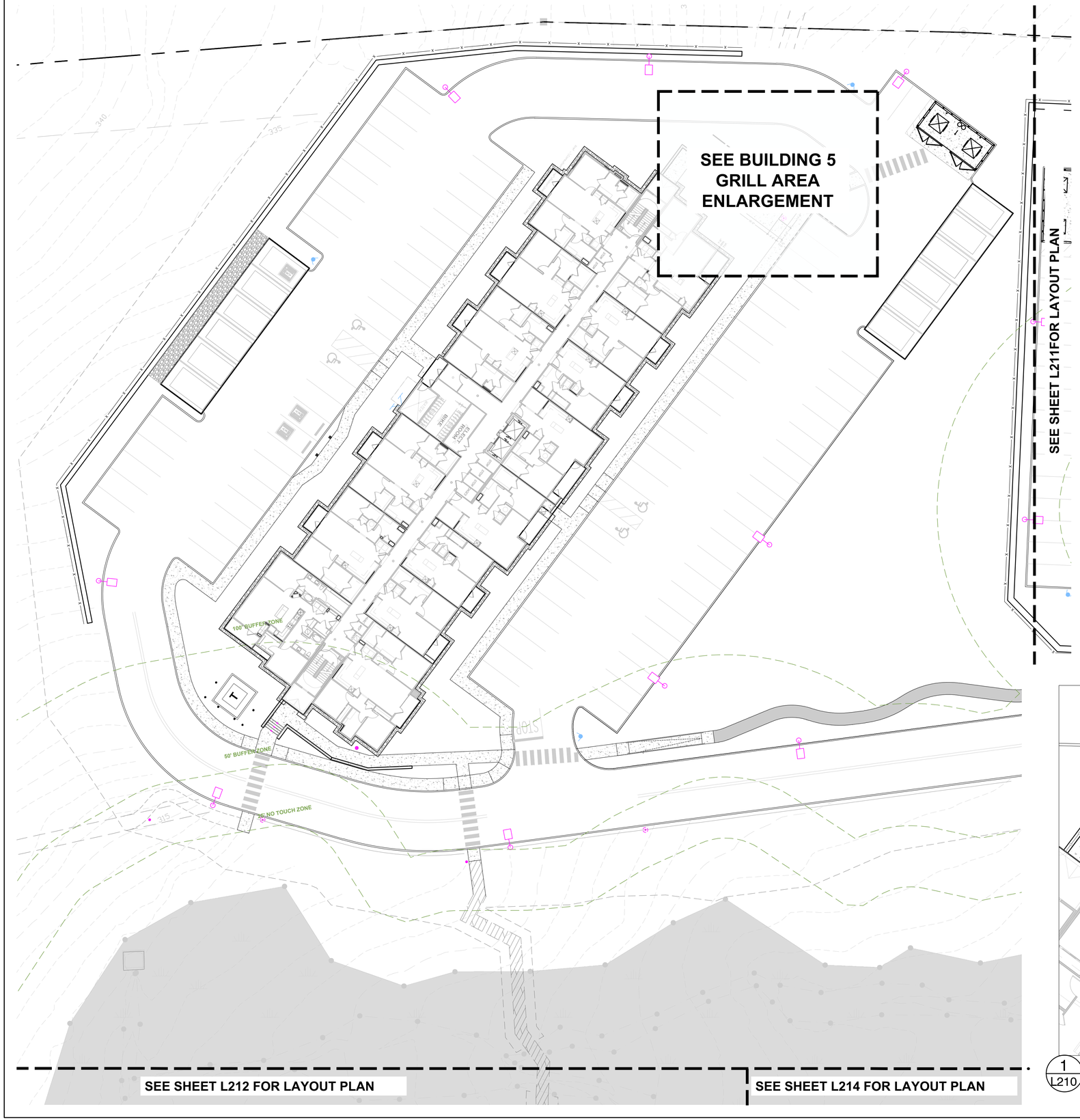
NORTH

SHEET TITLE

MATERIALS PLAN - ENTRANCE

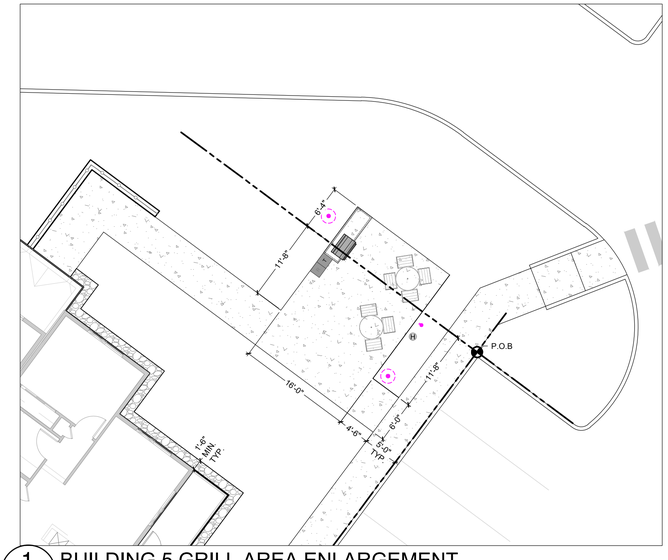
SHEET NUMBER

L118



LAYOUT LEGEND

- X'-X" — DIMENSION
- ALIGN — ALIGN ARROW, ALIGN PLAN ELEMENTS AS SHOWN
- CENTERLINE
- POINT OF BEGINNING
- L1 — BASELINE
- CENTER POINT
- TANGENT POINT
- REFERENCE LINE



1 L210 BUILDING 5 GRILL AREA ENLARGEMENT PLAN

#########

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KEY MAP

SEAL

MASSACHUSETTS
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NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

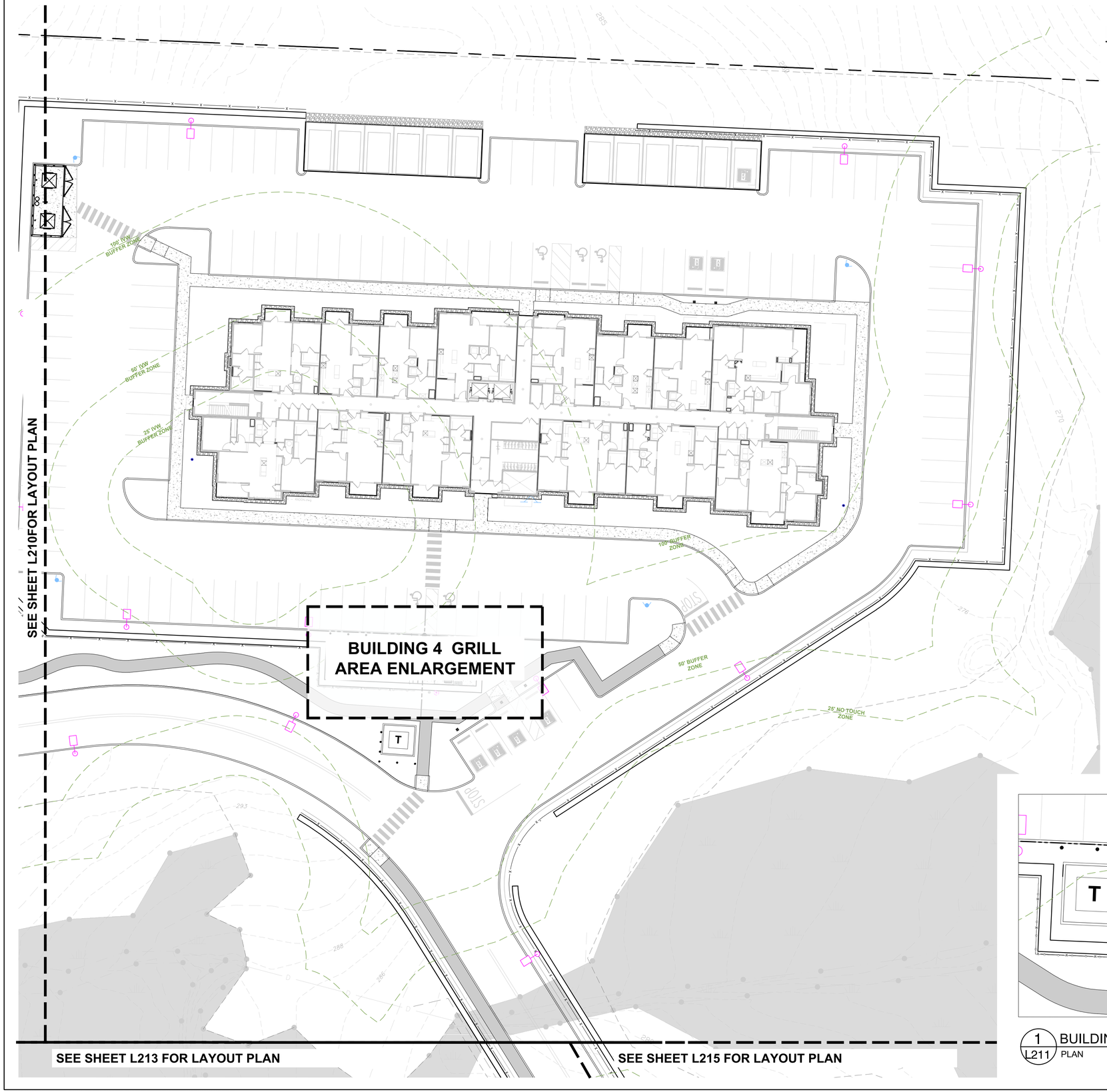
NORTH

SHEET TITLE

LAYOUT PLAN - BUILDING 5

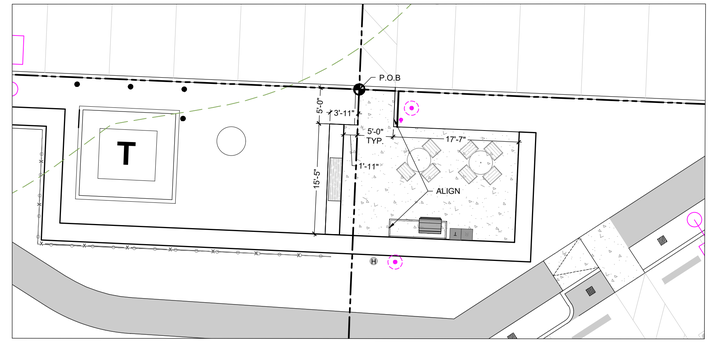
SHEET NUMBER

L210



LAYOUT LEGEND

- X'-X" — DIMENSION
- ALIGN — ALIGN ARROW, ALIGN PLAN ELEMENTS AS SHOWN
- CENTERLINE
- POINT OF BEGINNING
- L1 — BASELINE
- CENTER POINT
- TANGENT POINT
- REFERENCE LINE



1 / L211 BUILDING 4 GRILL AREA ENLARGEMENT PLAN — 1" = 10'

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT
07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
LAYOUT PLAN - BUILDING4

SHEET NUMBER
L211

SEE SHEET L210 FOR LAYOUT PLAN

SEE SHEET L213 FOR LAYOUT PLAN

SEE BUILDING 2 GRILL AREA ENLARGEMENT

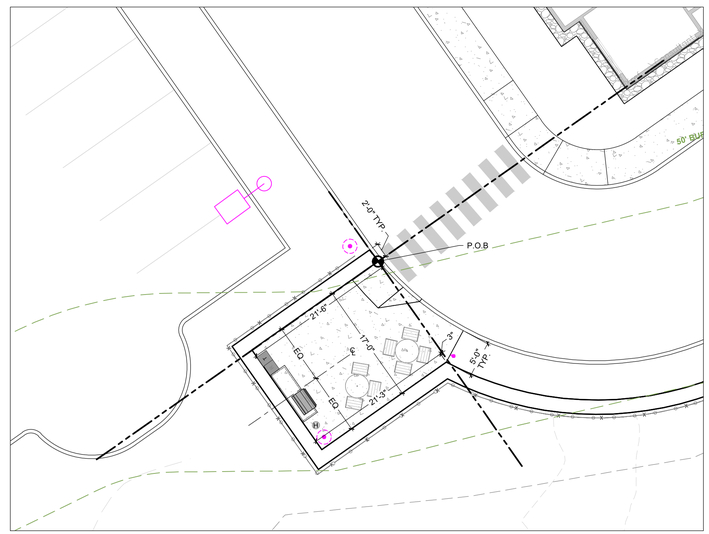
25' NO TOUCH ZONE

50' BUFFER ZONE

100' BUFFER ZONE

LAYOUT LEGEND

- X'-X" — DIMENSION
- ALIGN — ALIGN ARROW, ALIGN PLAN ELEMENTS AS SHOWN
- CENTERLINE
- POINT OF BEGINNING
- L1 — BASELINE
- CENTER POINT
- TANGENT POINT
- REFERENCE LINE



1 L212 BUILDING 2 GRILL AREA ENLARGEMENT PLAN

1" = 10'

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

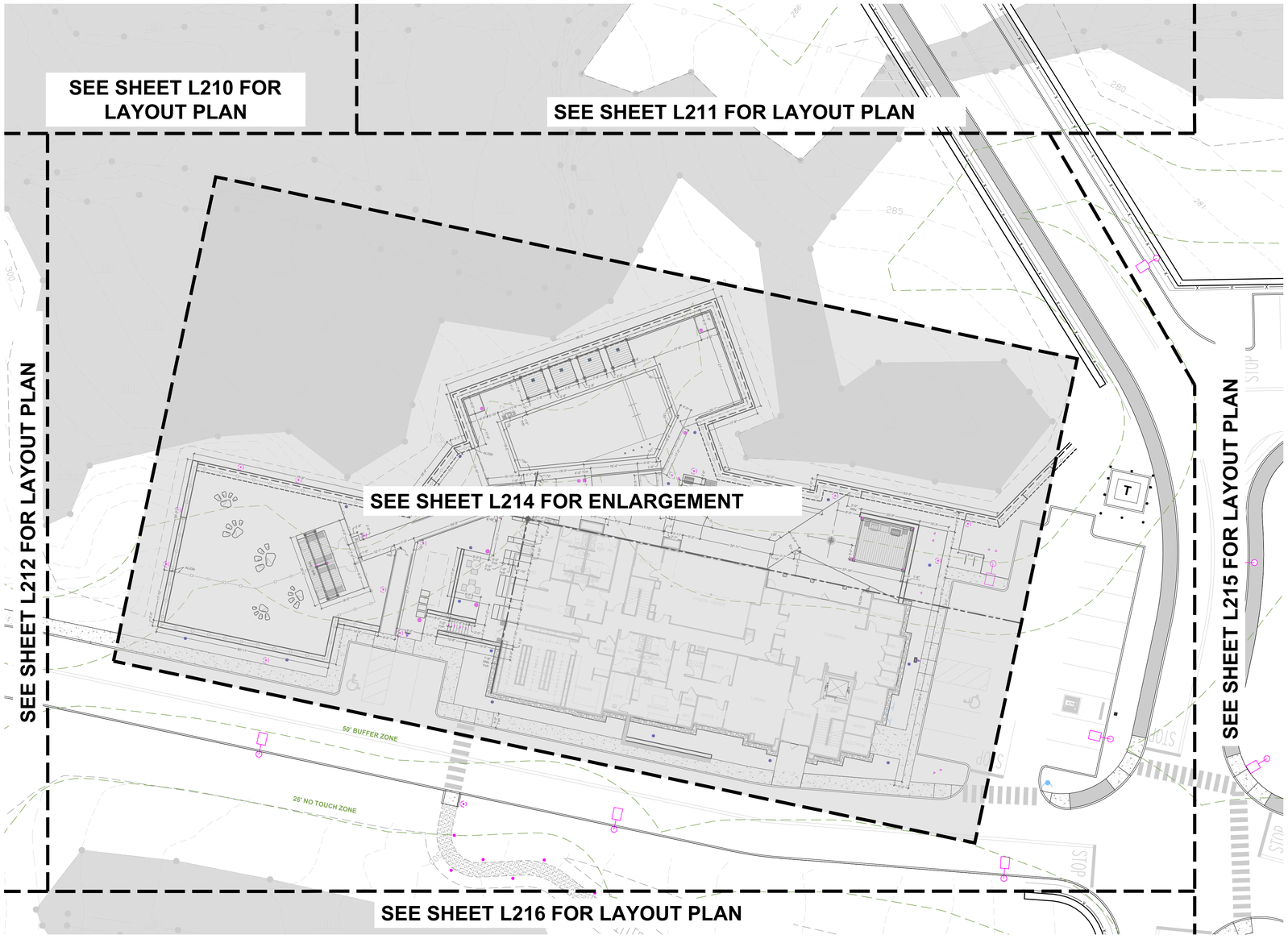
NORTH

SHEET TITLE

LAYOUT PLAN - BUILDING 2

SHEET NUMBER

L212



LAYOUT LEGEND

- DIMENSION (X'-X")
- ALIGN ARROW, ALIGN PLAN ELEMENTS AS SHOWN (ALIGN)
- CENTERLINE
- POINT OF BEGINNING
- BASELINE (L1)
- CENTER POINT
- TANGENT POINT
- REFERENCE LINE

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
REGISTERED LANDSCAPE ARCHITECT
NO. 4282

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

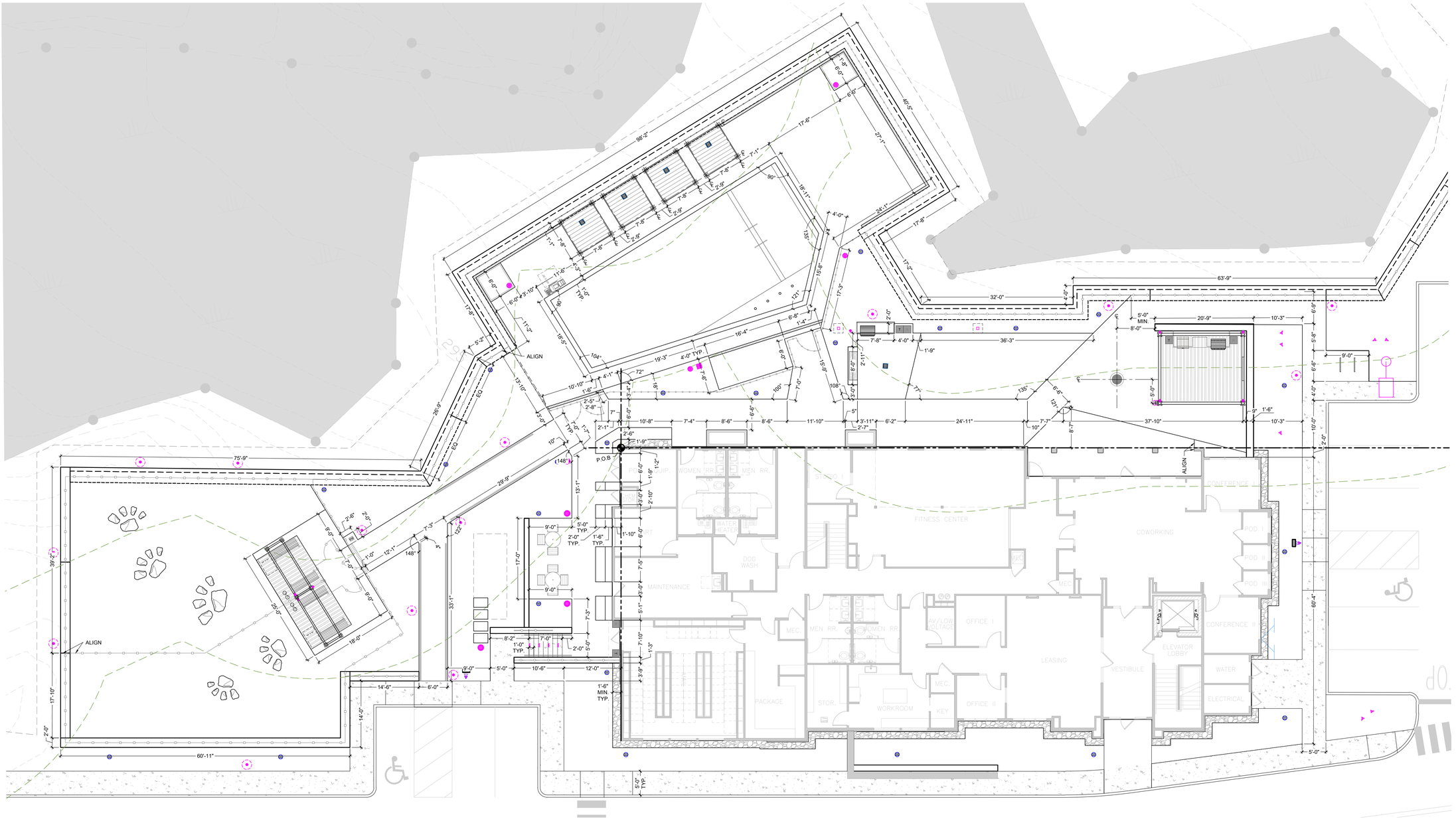
NORTH

SHEET TITLE

LAYOUT PLAN - CLUBHOUSE

SHEET NUMBER

L213



LAYOUT LEGEND

- X'-X" — DIMENSION
- ALIGN — ALIGN ARROW, ALIGN PLAN ELEMENTS AS SHOWN
- ℄ — CENTERLINE
- POINT OF BEGINNING
- L1 — BASELINE
- CENTER POINT
- TANGENT POINT
- REFERENCE LINE

NOTES:

1. MODULAR WALL BY OTHERS
2. WALL DIMENSIONS AND STEPPING LOCATION ONLY SHOW DESIGN INTENT, AND ARE SUBJECT TO CHANGE
3. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD

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SEAL

MASSACHUSETTS
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REGISTERED LANDSCAPE ARCHITECT
NO. 4282
07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

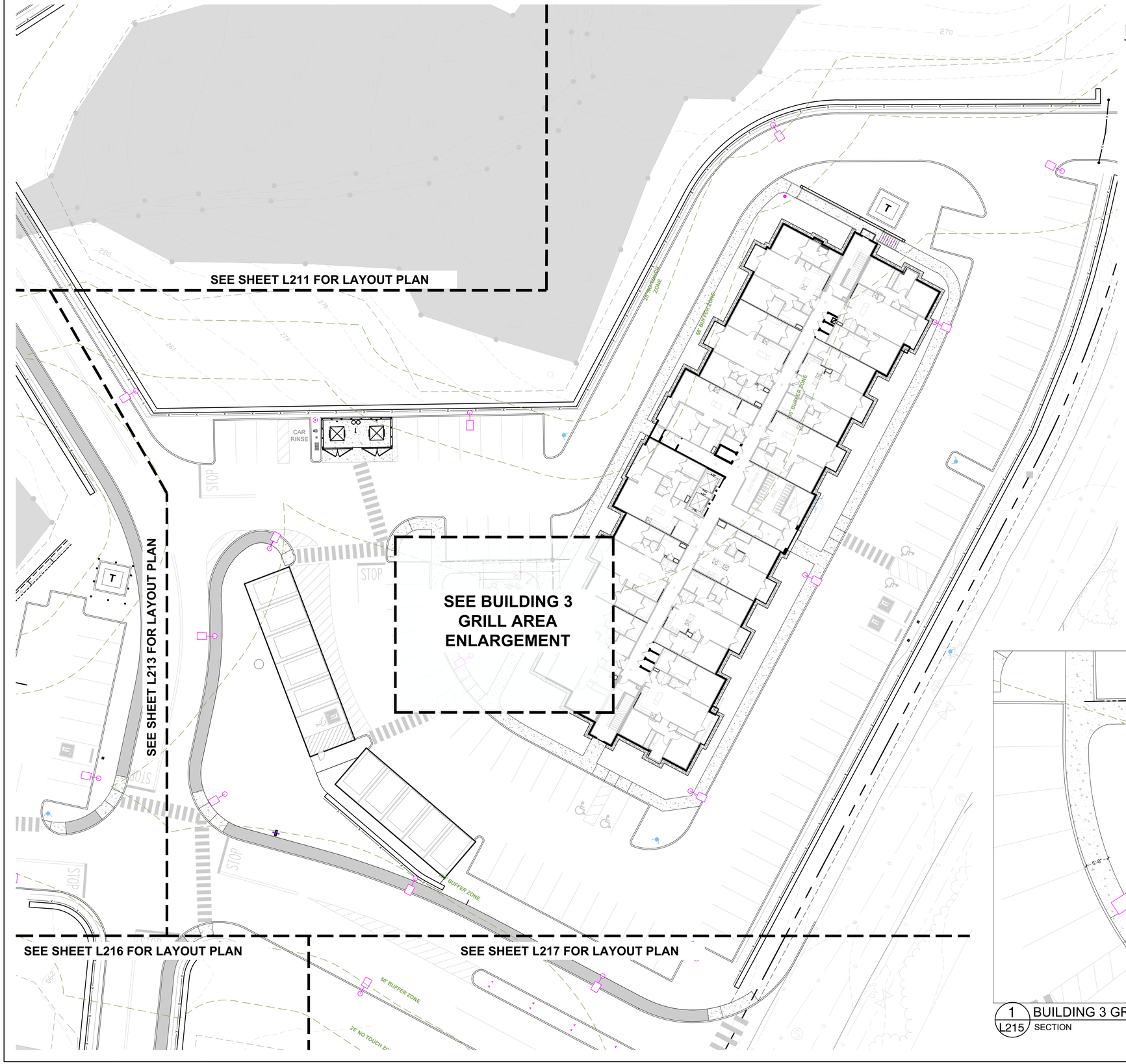
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

NORTH

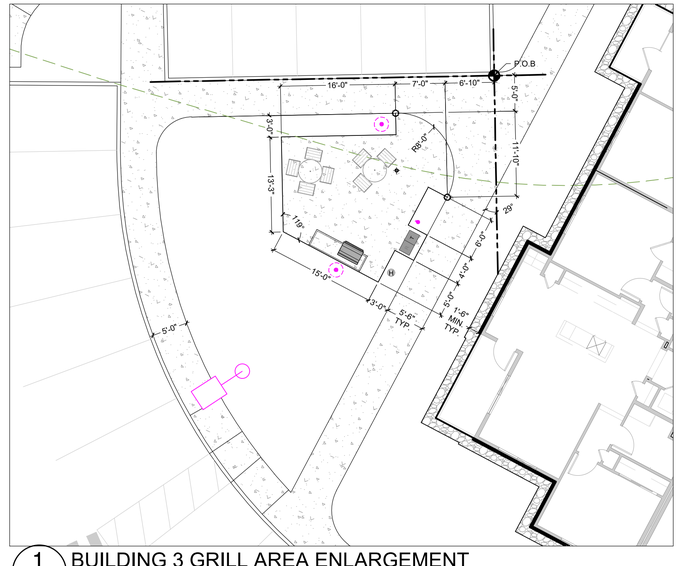
SHEET TITLE
LAYOUT PLAN ENLARGEMENTS - CLUBHOUSE

SHEET NUMBER
L214



LAYOUT LEGEND

- DIMENSION
- ALIGN ARROW, ALIGN PLAN ELEMENTS AS SHOWN
- CENTERLINE
- POINT OF BEGINNING
- BASELINE
- CENTER POINT
- TANGENT POINT
- REFERENCE LINE



1 L215 BUILDING 3 GRILL AREA ENLARGEMENT
SECTION
1:10

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

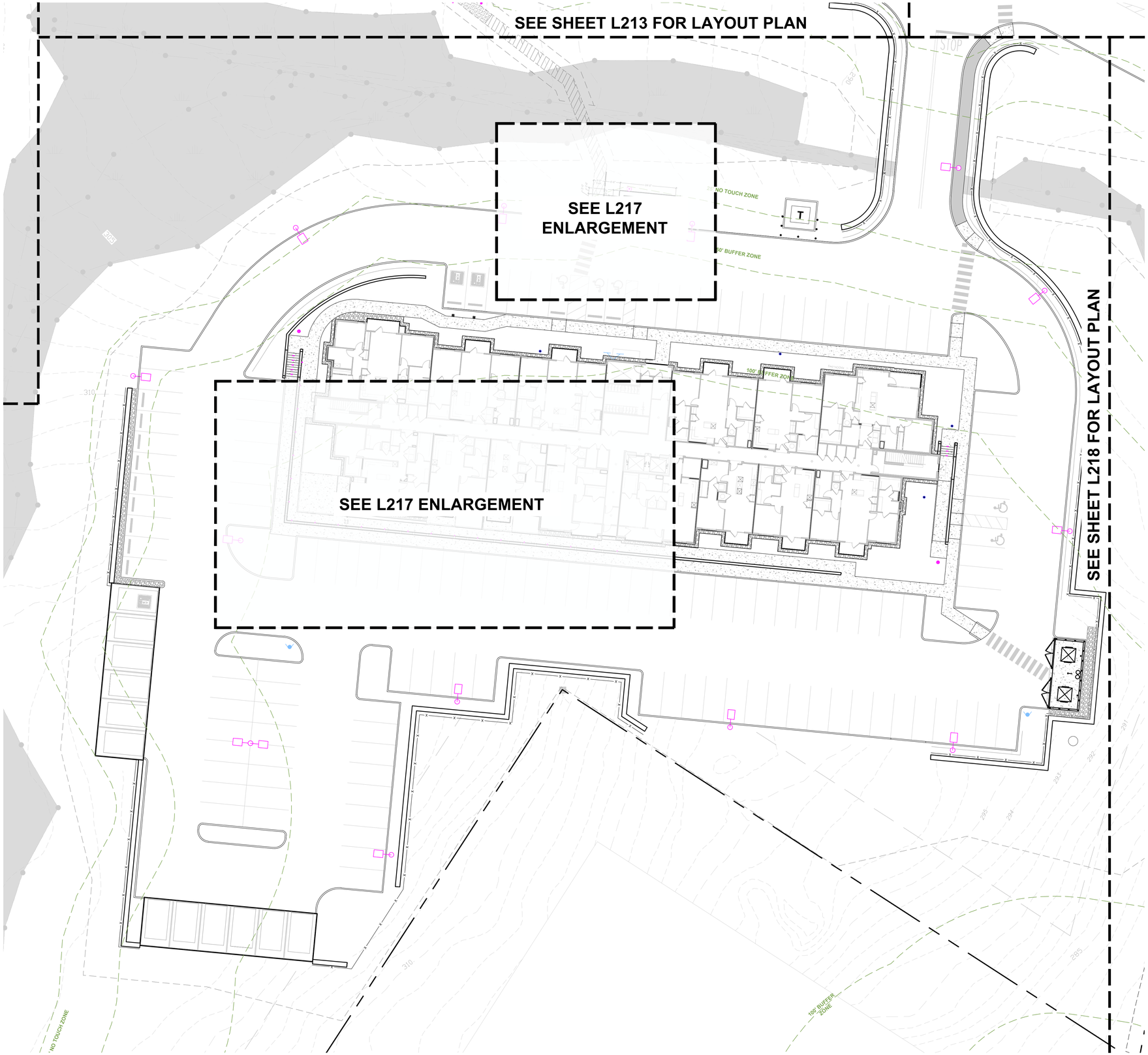
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
LAYOUT PLAN - BUILDING 3

SHEET NUMBER
L215



LAYOUT LEGEND

- X'-X" — DIMENSION
- ALIGN — ALIGN ARROW, ALIGN PLAN ELEMENTS AS SHOWN
- CENTERLINE
- POINT OF BEGINNING
- L1 — BASELINE
- CENTER POINT
- TANGENT POINT
- REFERENCE LINE

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KEY MAP

SEAL

COMMONWEALTH OF MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
LAYOUT PLAN - BUILDING 1

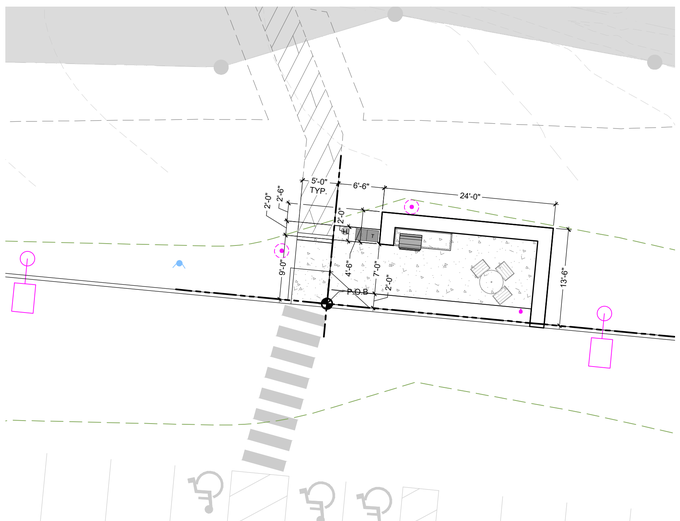
SHEET NUMBER
L216



1 BUILDING 1 - PATIO ENLARGEMENT

L217 PLAN

1" = 10'



2 BUILDING 1 GRILL AREA ENLARGEMENT

L217 PLAN

1" = 10'

LAYOUT LEGEND

- X'-X" — DIMENSION
- ALIGN — ALIGN ARROW, ALIGN PLAN ELEMENTS AS SHOWN
- ℄ — CENTERLINE
- POINT OF BEGINNING
- L1 — BASELINE
- CENTER POINT
- TANGENT POINT
- REFERENCE LINE

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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=10'

0 5' 10' 20'

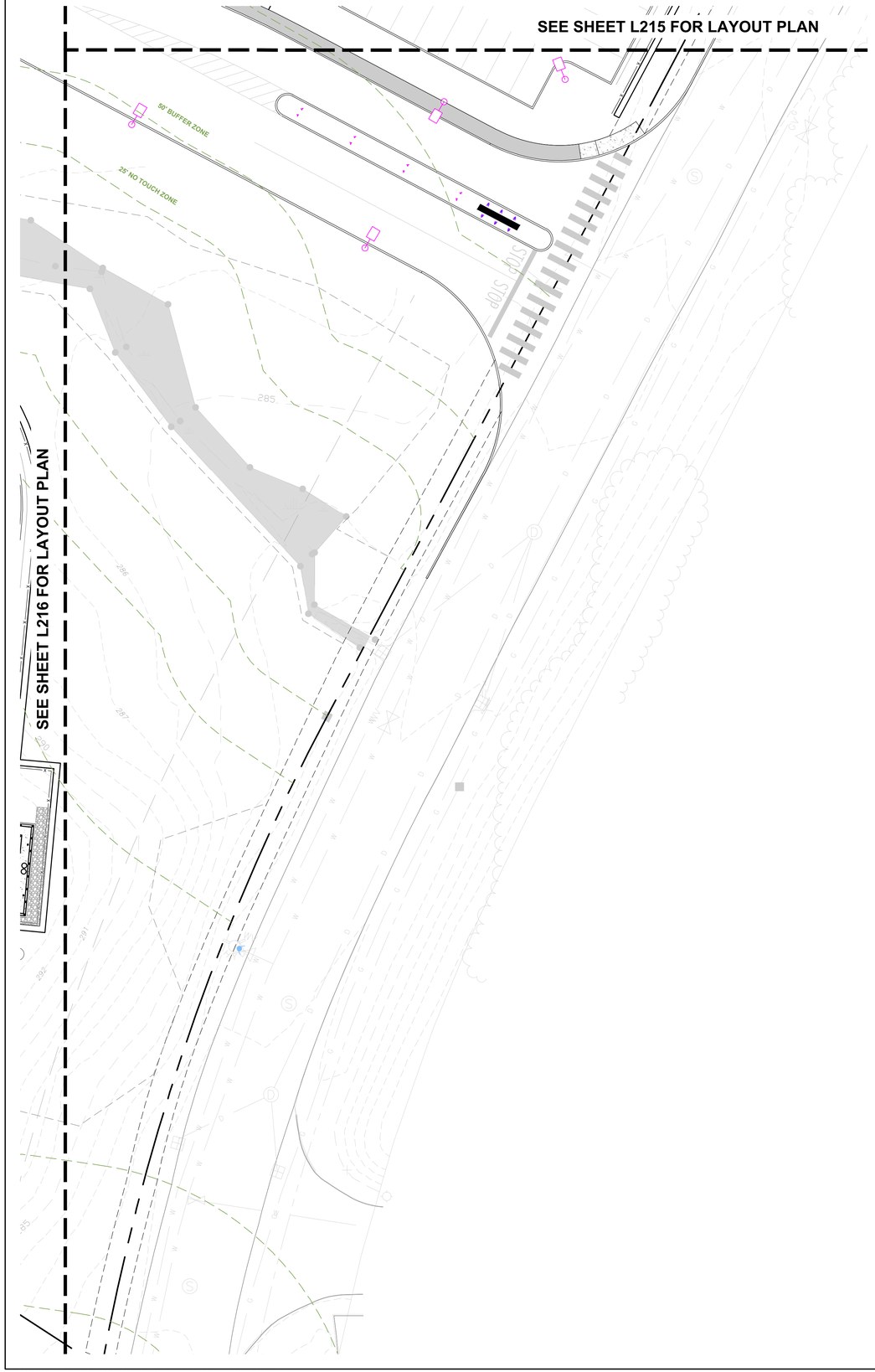
NORTH

SHEET TITLE

LAYOUT PLAN
ENLARGEMENTS - BUILDING 1

SHEET NUMBER

L217



LAYOUT LEGEND

- X'-X" — DIMENSION
- ALIGN — ALIGN ARROW, ALIGN PLAN ELEMENTS AS SHOWN
- ℄ — CENTERLINE
- POINT OF BEGINNING
- L1 — BASELINE
- CENTER POINT
- TANGENT POINT
- REFERENCE LINE

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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=10'

0 5' 10' 20'

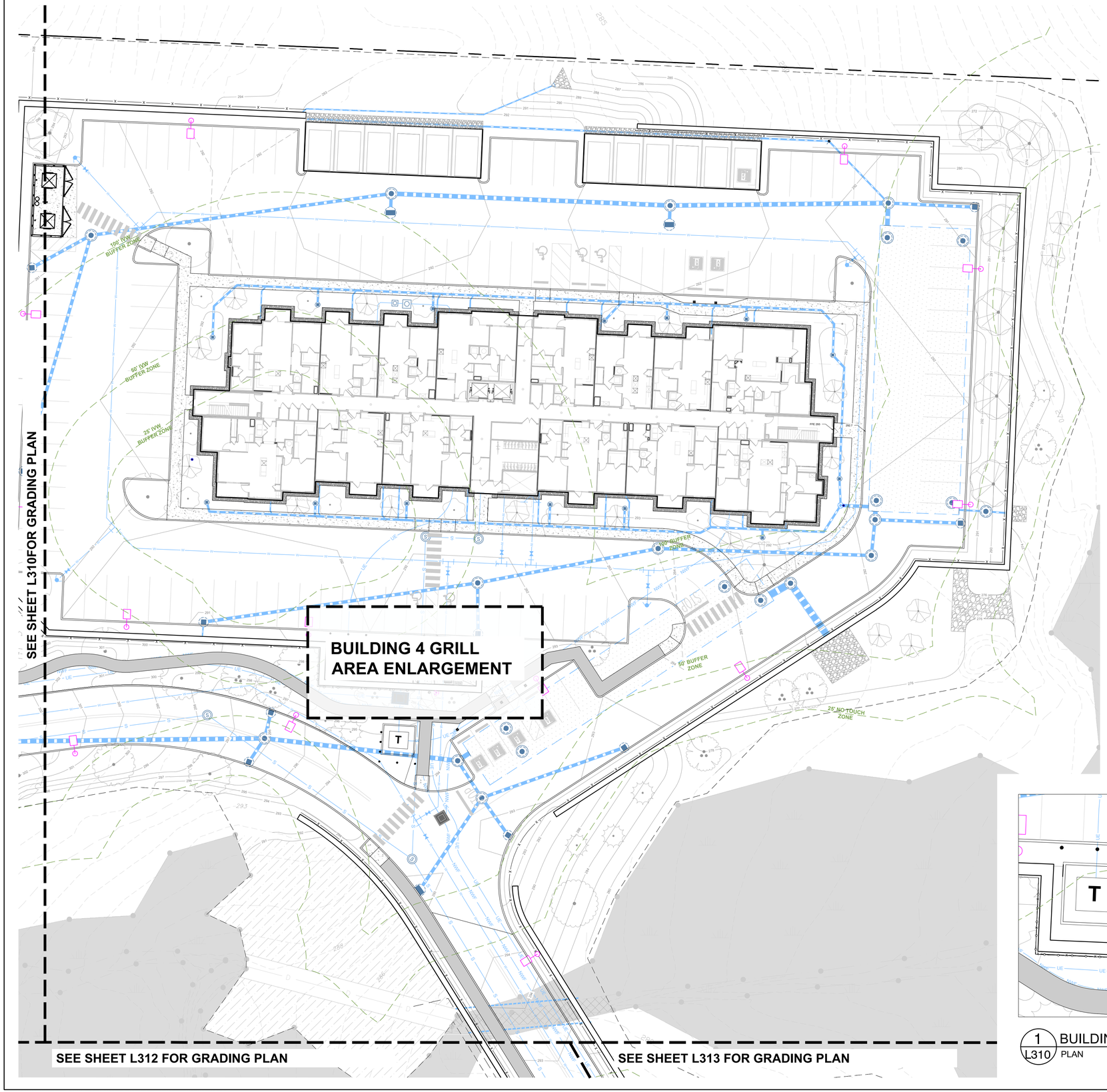
NORTH

SHEET TITLE

LAYOUT PLAN- ENTRANCE

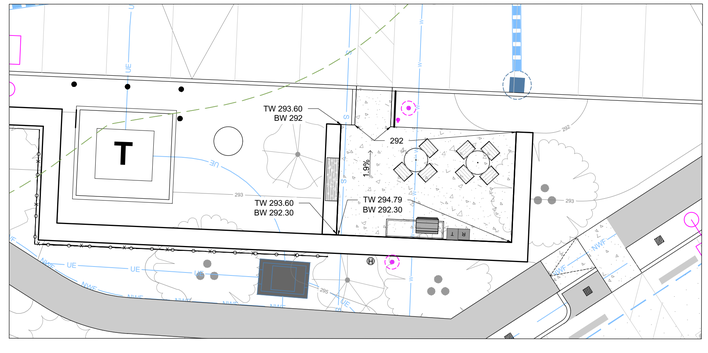
SHEET NUMBER

L218



GRADING LEGEND

X.XX	SPOT ELEVATION
TW X.XX	TOP OF WALL CAP
BW X.XX	BOTTOM OF WALL
TF X.XX	TOP OF FENCE
LP X.XX	LOW POINT
HP X.XX	HIGH POINT
X.X%	SLOPE



1 L310 BUILDING 4 GRILL AREA ENLARGEMENT PLAN

1" = 10'

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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

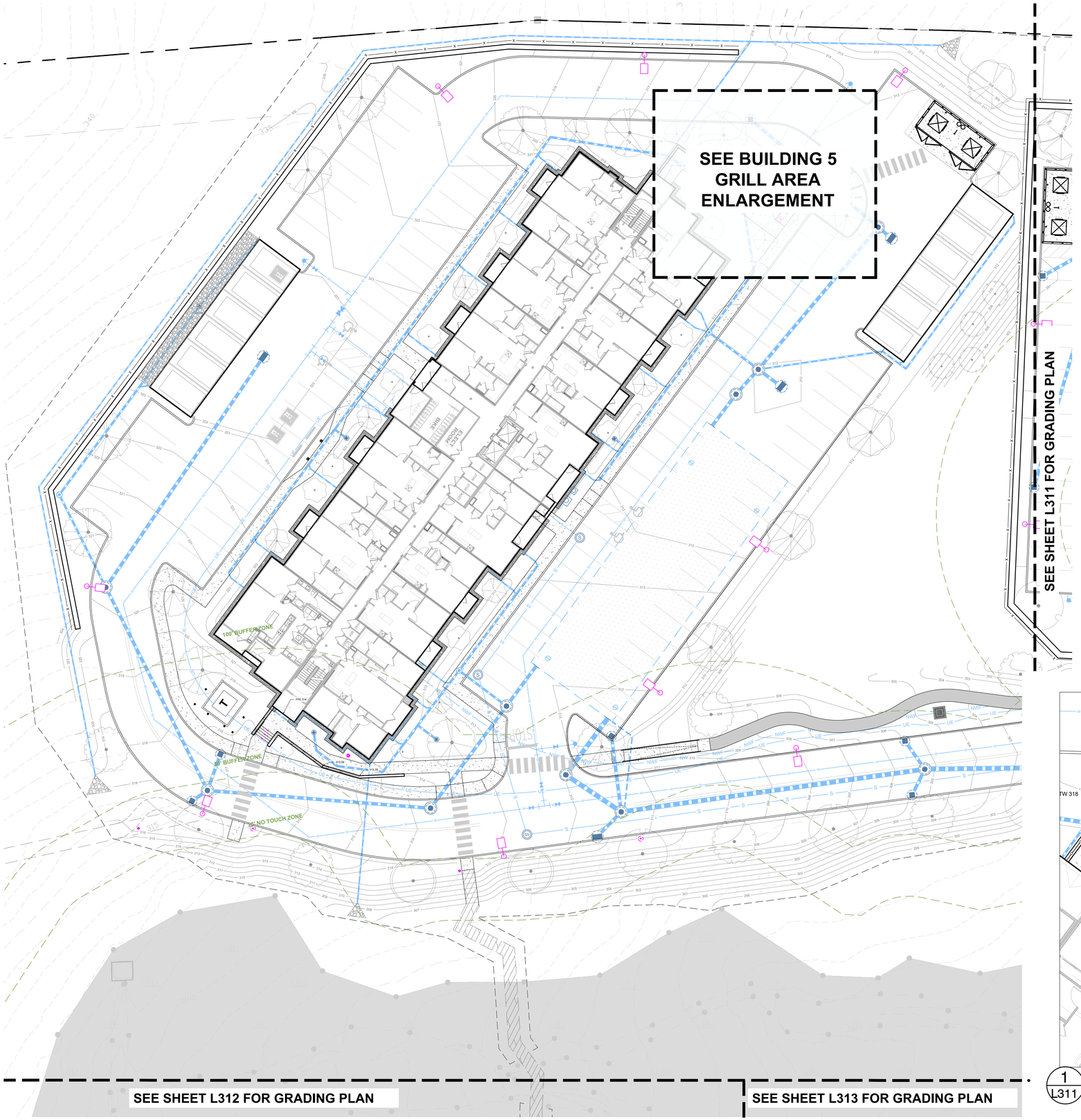
NORTH

SHEET TITLE

GRADING PLAN - BUILDING 5

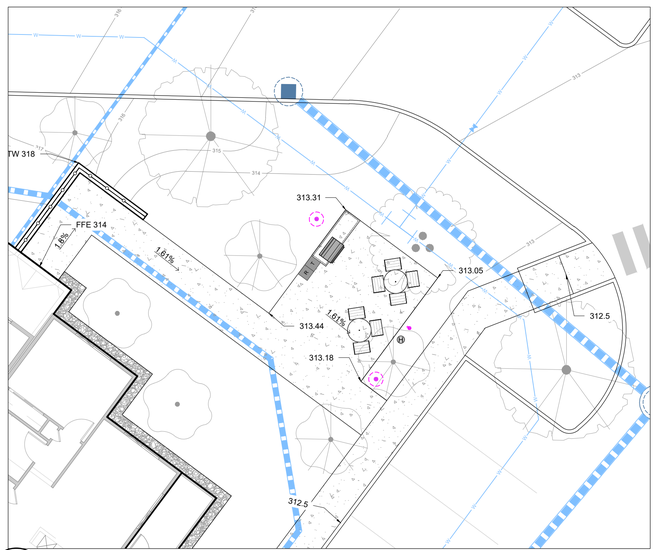
SHEET NUMBER

L310



GRADING LEGEND

X.XX	SPOT ELEVATION
TW X.XX	TOP OF WALL CAP
BW X.XX	BOTTOM OF WALL
TF X.XX	TOP OF FENCE
BS X.XX	TOP OF STAIR
TS X.XX	BOTTOM OF STAIR
LP X.XX	LOW POINT
HP X.XX	HIGH POINT
X.X%	SLOPE



1 L311 BUILDING 5 GRILL AREA ENLARGEMENT PLAN

########

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

SHEET TITLE

GRADING PLAN - BUILDING 4

SHEET NUMBER

L311

SEE SHEET L310 FOR GRADING PLAN

SEE SHEET L313 FOR GRADING PLAN

6 BAY GARAGE
FFE = 315.00

6 BAY GARAGE
FFE = 315.00

#20 BLUESTONE WAY
FFE = 316.00

25' NO TOUCH ZONE

50' BUFFER ZONE

100' BUFFER ZONE

100' BUFFER ZONE

50' BUFFER ZONE

25' NO TOUCH ZONE

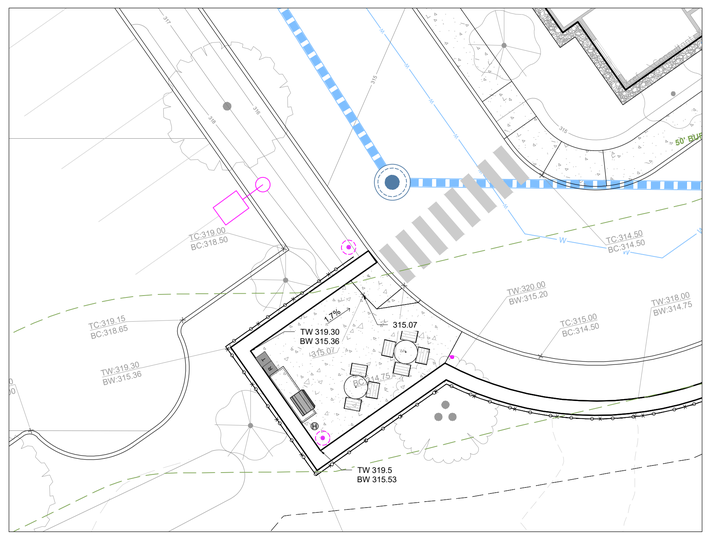
100' BUFFER ZONE

SEE BUILDING 2 ENLARGEMENT

PSS-2

PSS-2

T



1 L312 BUILDING 2 GRILL AREA ENLARGEMENT PLAN

1:10

GRADING LEGEND

X.XX	SPOT ELEVATION
TW X.XX	TOP OF WALL CAP
BW X.XX	BOTTOM OF WALL
TF X.XX	TOP OF FENCE
BS X.XX	TOP OF STAIR
TS X.XX	BOTTOM OF STAIR
LP X.XX	LOW POINT
HP X.XX	HIGH POINT
X.X%	SLOPE

LandDesign.
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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

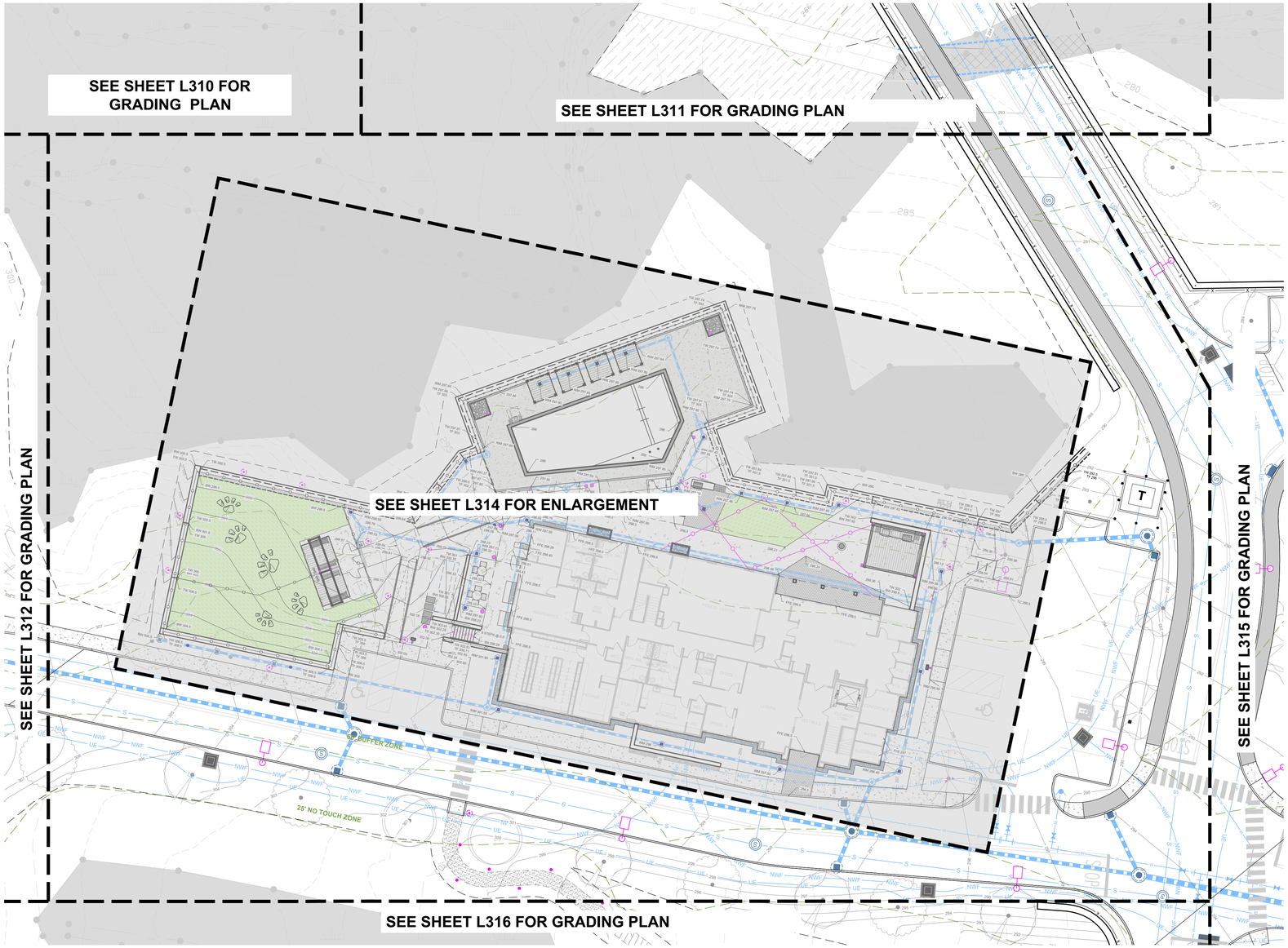
NORTH

SHEET TITLE

GRADING PLAN - BUILDING 2

SHEET NUMBER

L312



GRADING LEGEND

X.XX	SPOT ELEVATION
TW X.XX	TOP OF WALL CAP
BW X.XX	BOTTOM OF WALL
TF X.XX	TOP OF FENCE
BS X.XX	TOP OF STAIR
TS X.XX	BOTTOM OF STAIR
LP X.XX	LOW POINT
HP X.XX	HIGH POINT
X.X%	SLOPE

LandDesign.
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WWW.LANDDESIGN.COM

KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

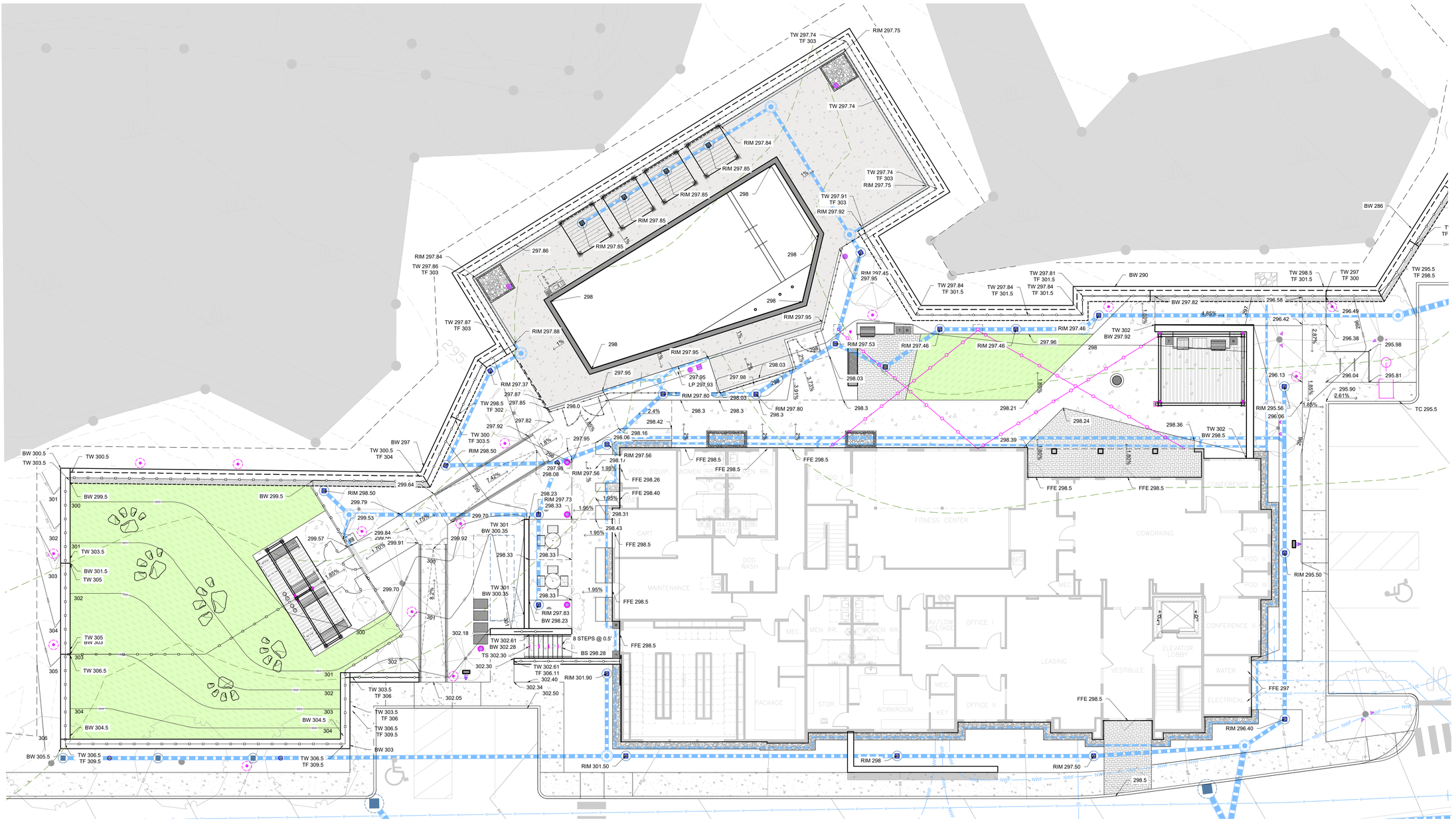
NORTH

SHEET TITLE

GRADING PLAN - CLUBHOUSE

SHEET NUMBER

L313



GRADING LEGEND

- X.XX — SPOT ELEVATION
- TW X.XX — TOP OF WALL CAP
- BW X.XX — BOTTOM OF WALL
- TF X.XX — TOP OF FENCE
- BS X.XX — TOP OF STAIR
- TS X.XX — BOTTOM OF STAIR
- LP X.XX — LOW POINT
- HP X.XX — HIGH POINT
- X.X% — SLOPE

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WWW.LANDDESIGN.COM

KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
REGISTERED LANDSCAPE ARCHITECT
NO. 4282
07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

NORTH

VERT: N/A
HORZ: 1"=10'

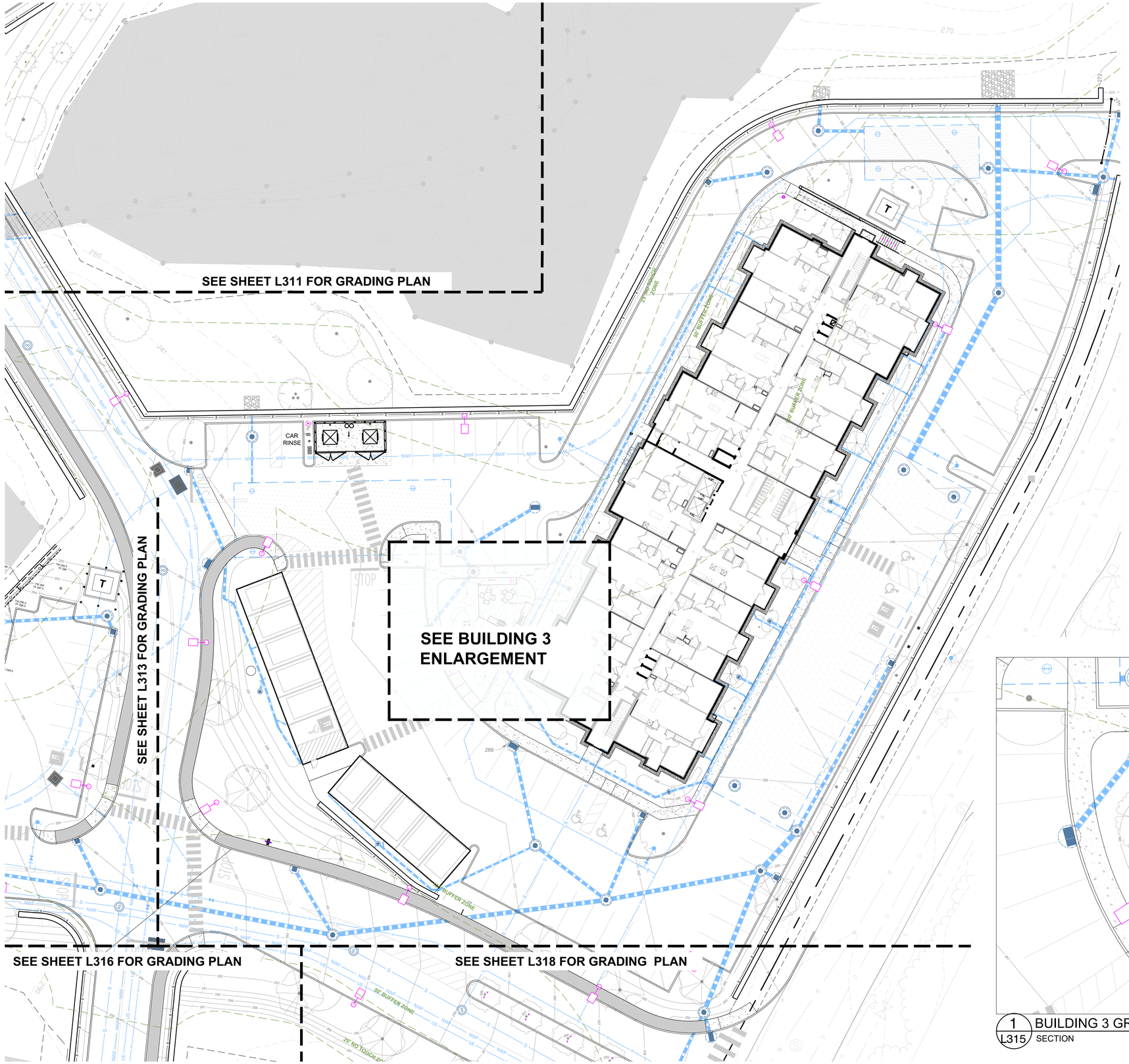
0 5' 10' 20'

SHEET TITLE

GRADING PLAN - ENLARGEMENTS - CLUBHOUSE

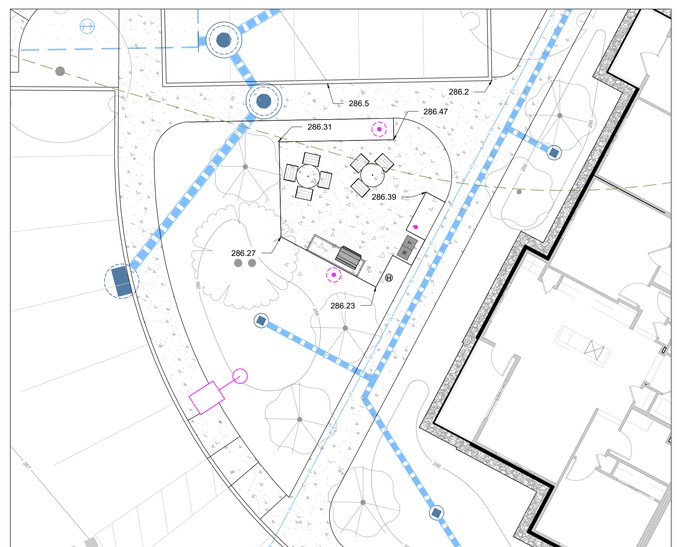
SHEET NUMBER

L314



GRADING LEGEND

X.XX	SPOT ELEVATION
TW X.XX	TOP OF WALL CAP
BW X.XX	BOTTOM OF WALL
TF X.XX	TOP OF FENCE
BS X.XX	TOP OF STAIR
TS X.XX	BOTTOM OF STAIR
LP X.XX	LOW POINT
HP X.XX	HIGH POINT
X.X%	SLOPE



1 L315 BUILDING 3 GRILL AREA ENLARGEMENT
SECTION
1:10

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT
07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

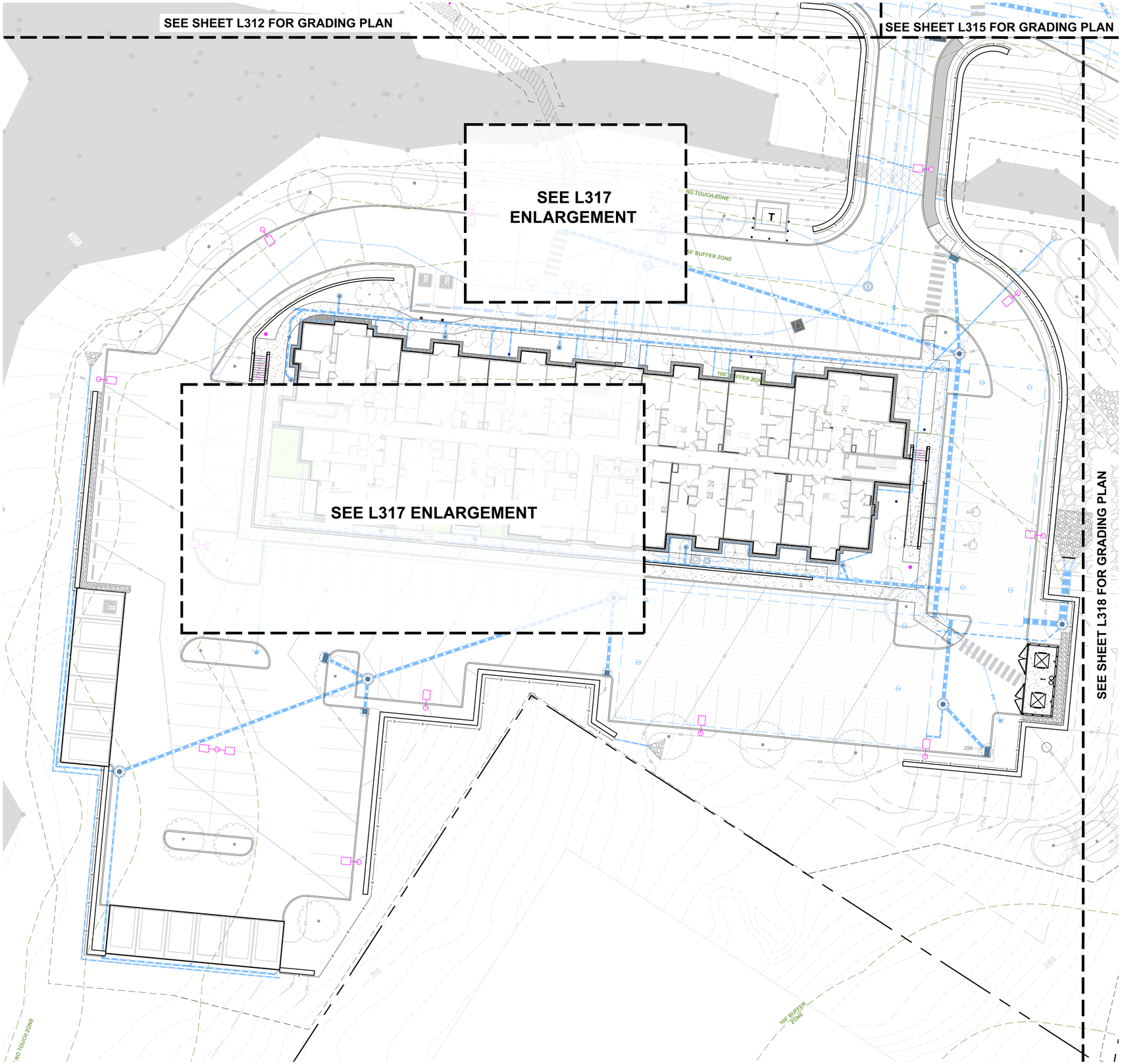
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
GRADING PLAN - BUILDING 3

SHEET NUMBER
L315



GRADING LEGEND

X.XX	SPOT ELEVATION
TW X.XX	TOP OF WALL CAP
BW X.XX	BOTTOM OF WALL
TF X.XX	TOP OF FENCE
BS X.XX	TOP OF STAIR
TS X.XX	BOTTOM OF STAIR
LP X.XX	LOW POINT
HP X.XX	HIGH POINT
X.X%	SLOPE

KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

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PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

NORTH

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

SHEET TITLE

GRADING PLAN - BUILDING 1

SHEET NUMBER

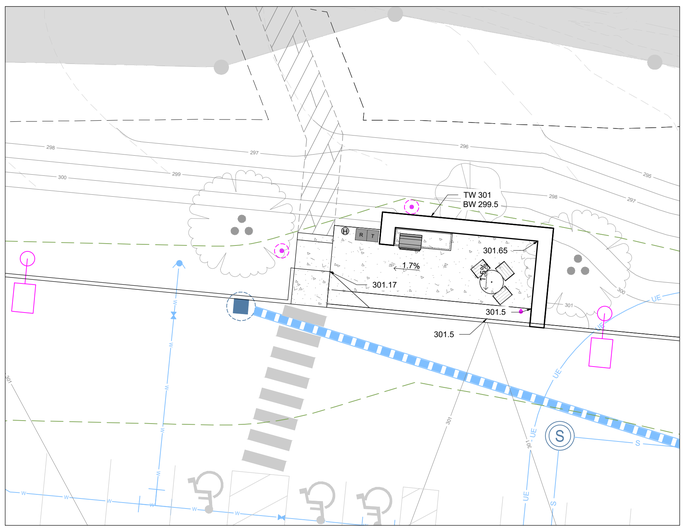
L316



1 L317 BUILDING 1 - PATIO ENLARGEMENT

PLAN

1" = 10'



2 L317 BUILDING 1 - GRILL AREA ENLARGEMENT

PLAN

1" = 10'

GRADING LEGEND

X.XX	SPOT ELEVATION
TW X.XX	TOP OF WALL CAP
BW X.XX	BOTTOM OF WALL
TF X.XX	TOP OF FENCE
BS X.XX	TOP OF STAIR
TS X.XX	BOTTOM OF STAIR
LP X.XX	LOW POINT
HP X.XX	HIGH POINT
X.X%	SLOPE

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

SHEET TITLE

GRADING PLAN-ENLARGEMENTS - BUILDING 1

SHEET NUMBER

L317



GRADING LEGEND

X.XX	SPOT ELEVATION
TW X.XX	TOP OF WALL CAP
BW X.XX	BOTTOM OF WALL
TF X.XX	TOP OF FENCE
BS X.XX	TOP OF STAIR
TS X.XX	BOTTOM OF STAIR
LP X.XX	LOW POINT
HP X.XX	HIGH POINT
X.X%	SLOPE

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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=10'

0 5' 10' 20'

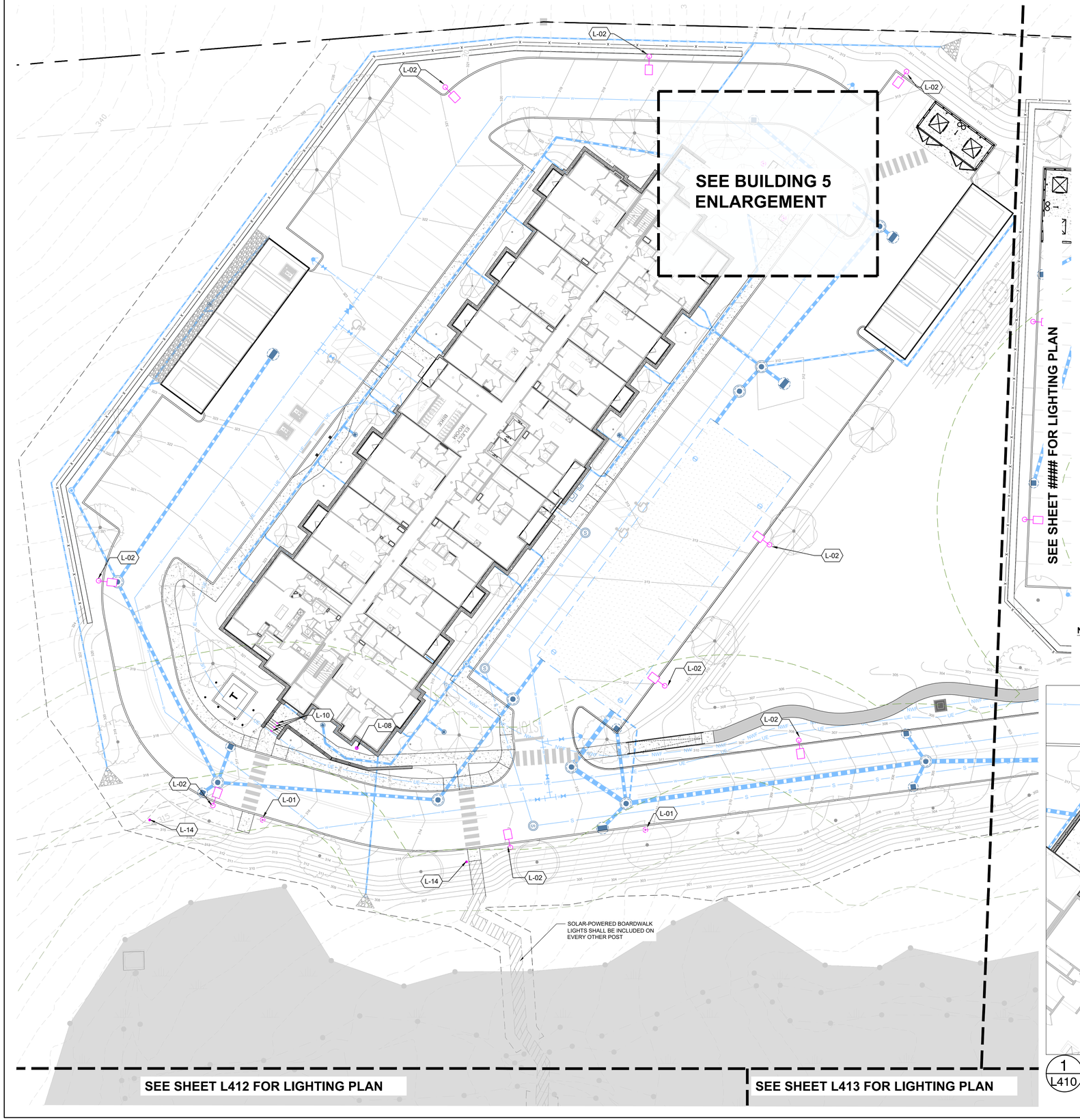
NORTH

SHEET TITLE

GRADING PLAN - ENTRANCE

SHEET NUMBER

L318

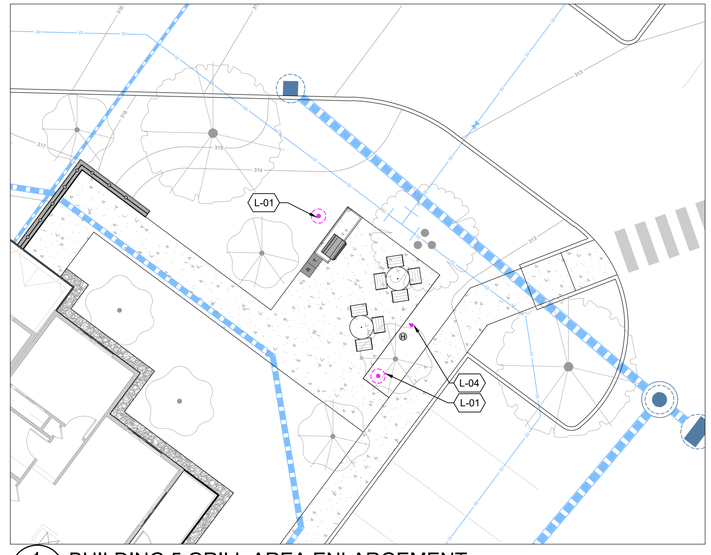


REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
LIGHTING & ELECTRICAL		
L-01	POLE LIGHT	01/L750
L-02	PARKING LOT LIGHT - SINGLE HEADED	01/L751
L-04	ELECTRICAL OUTLET	/
L-08	BOLLARD LIGHT	/
L-10	STEP LIGHT	
L-14	SOLAR BOLLARD	

NOTES:

1. **BUILDING MOUNTED LIGHTS ARE LOCATED ON ARCH. AND MEP DRAWINGS**



1 L410 BUILDING 5 GRILL AREA ENLARGEMENT PLAN

1"=10'

LandDesign.
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ALEXANDRIA, VA 22314
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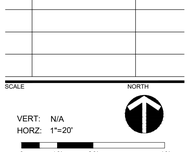
KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

NORTH

VERT: N/A
HORZ: 1"=20'

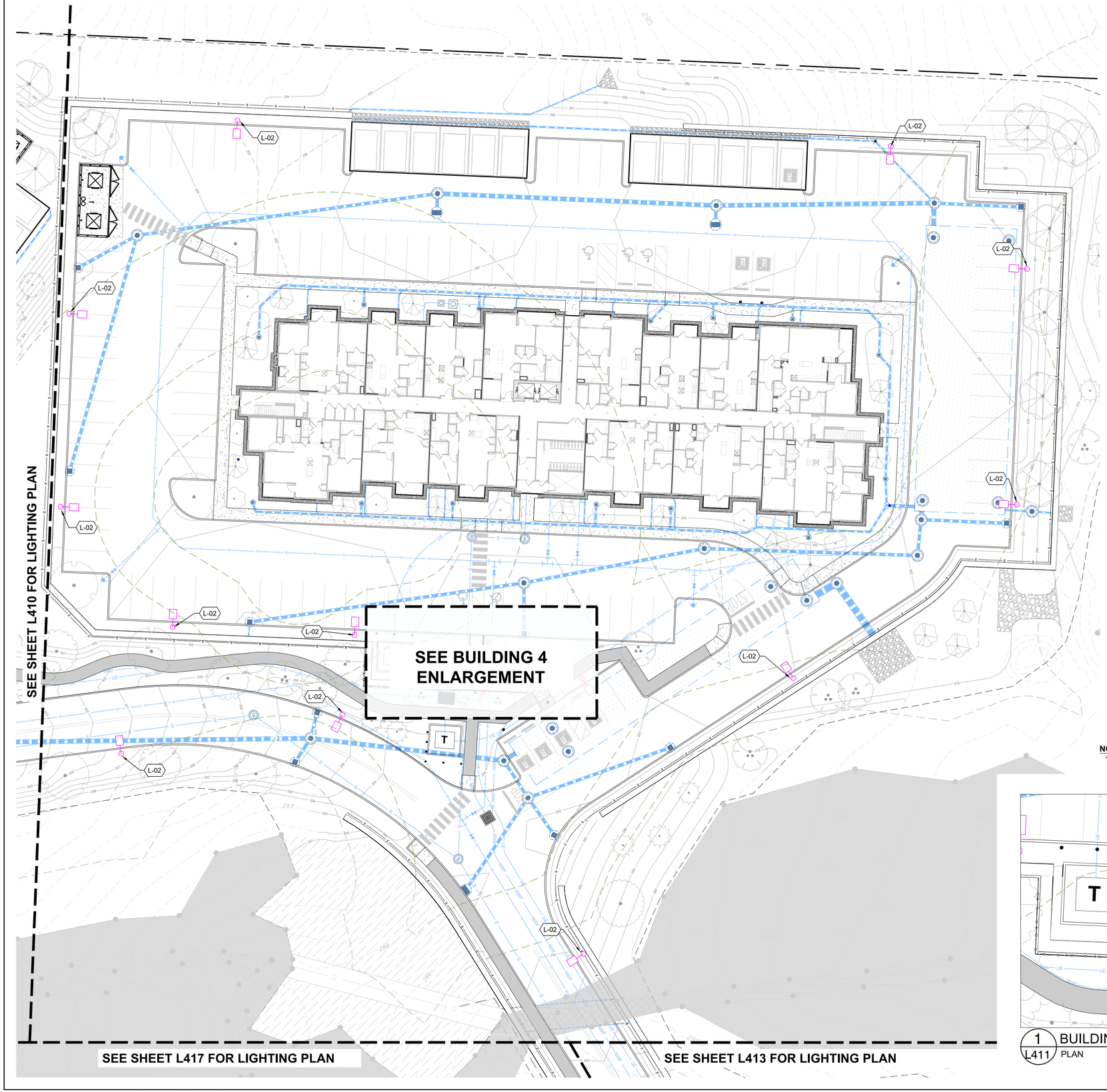
0 10' 20' 40'

SHEET TITLE

LOW VOLTAGE AND LIGHTING PLAN - BUILDING 5

SHEET NUMBER

L410

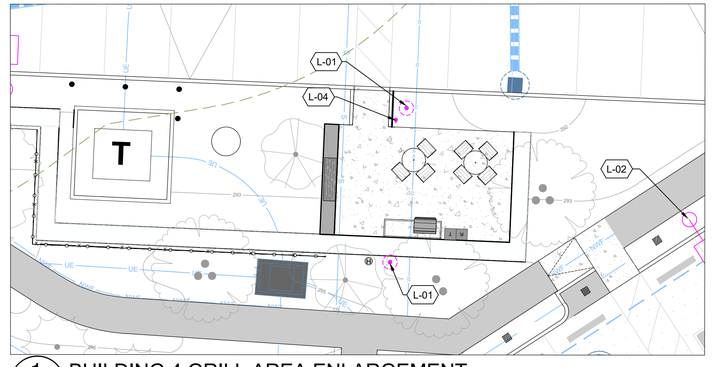


REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
L-01	POLE LIGHT	01/L750
L-02	PARKING LOT LIGHT - SINGLE HEADED	01/L751
L-04	ELECTRICAL OUTLET	/

NOTES:

1. BUILDING MOUNTED LIGHTS ARE LOCATED ON ARCH. AND MEP DRAWINGS



1 L411 BUILDING 4 GRILL AREA ENLARGEMENT PLAN

1" = 10'

LandDesign.
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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

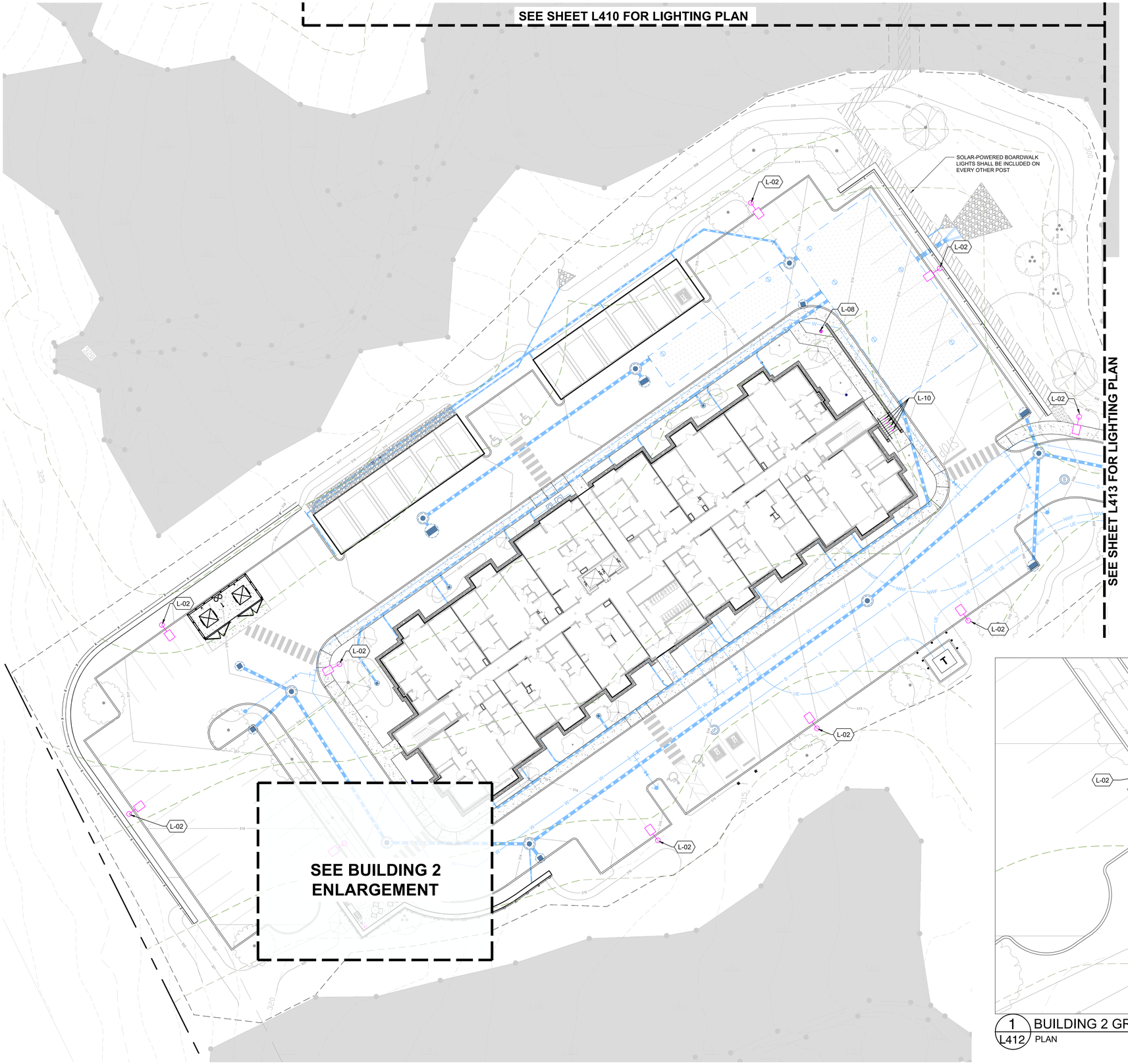
NORTH

SHEET TITLE

LOW VOLTAGE AND LIGHTING PLAN - BUILDING 4

SHEET NUMBER

L411

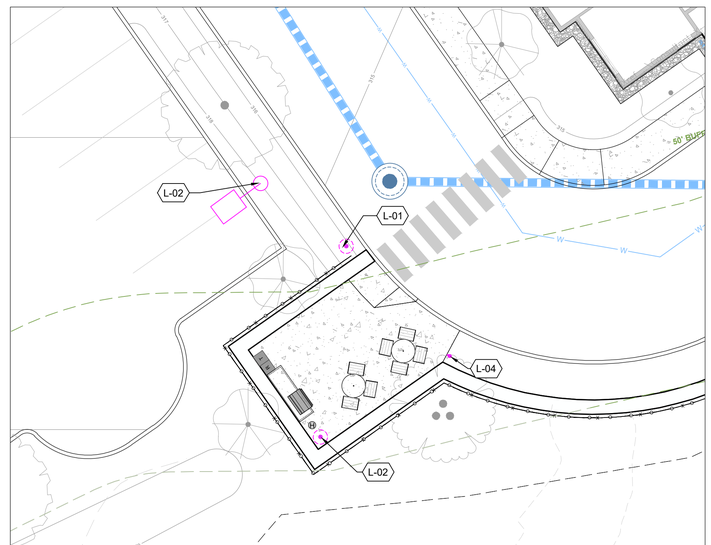


REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
LIGHTING & ELECTRICAL		
L-01	POLE LIGHT	01/L750
L-02	PARKING LOT LIGHT - SINGLE HEADED	01/L751
L-04	ELECTRICAL OUTLET	/
L-08	BOLLARD LIGHT	/
L-10	STEP LIGHT	

NOTES:

1. **BUILDING MOUNTED LIGHTS ARE LOCATED ON ARCH. AND MEP DRAWINGS**



1 L412 BUILDING 2 GRILL AREA ENLARGEMENT PLAN

1"=10'

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
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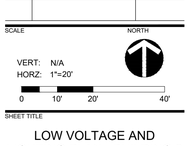
WWW.LANDDESIGN.COM

KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

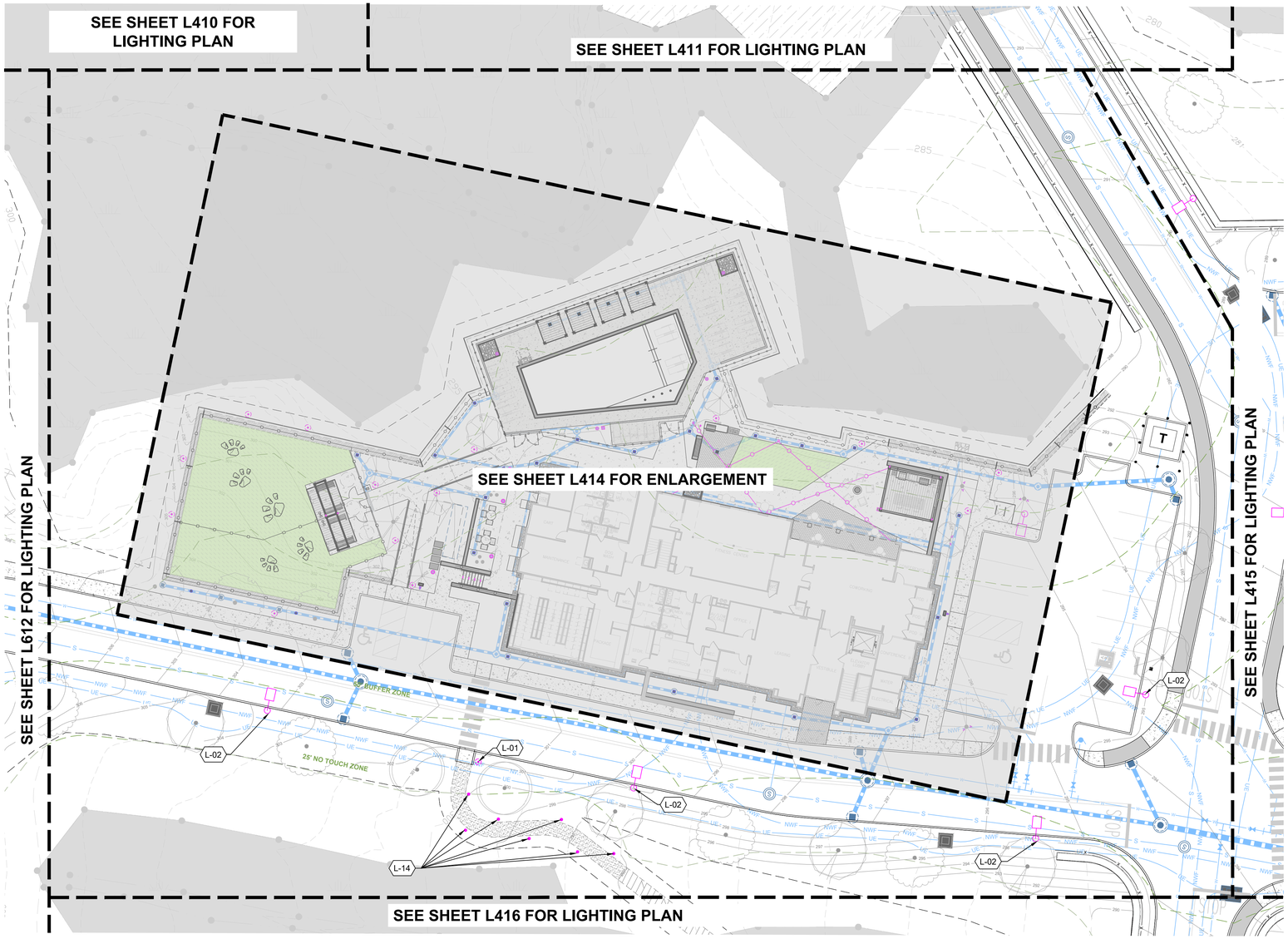
NORTH

SHEET TITLE

LOW VOLTAGE AND LIGHTING PLAN - BUILDING 2

SHEET NUMBER

L412



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
LIGHTING & ELECTRICAL		
L-01	POLE LIGHT	01/L750
L-02	PARKING LOT LIGHT - SINGLE HEADED	01/L751
L-14	SOLAR BOLLARD	

NOTES:

1. **BUILDING MOUNTED LIGHTS ARE LOCATED ON ARCH. AND MEP DRAWINGS**

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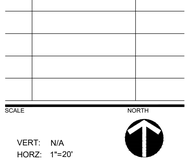
KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121
GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

NORTH

VERT: N/A
HORZ: 1"=20'

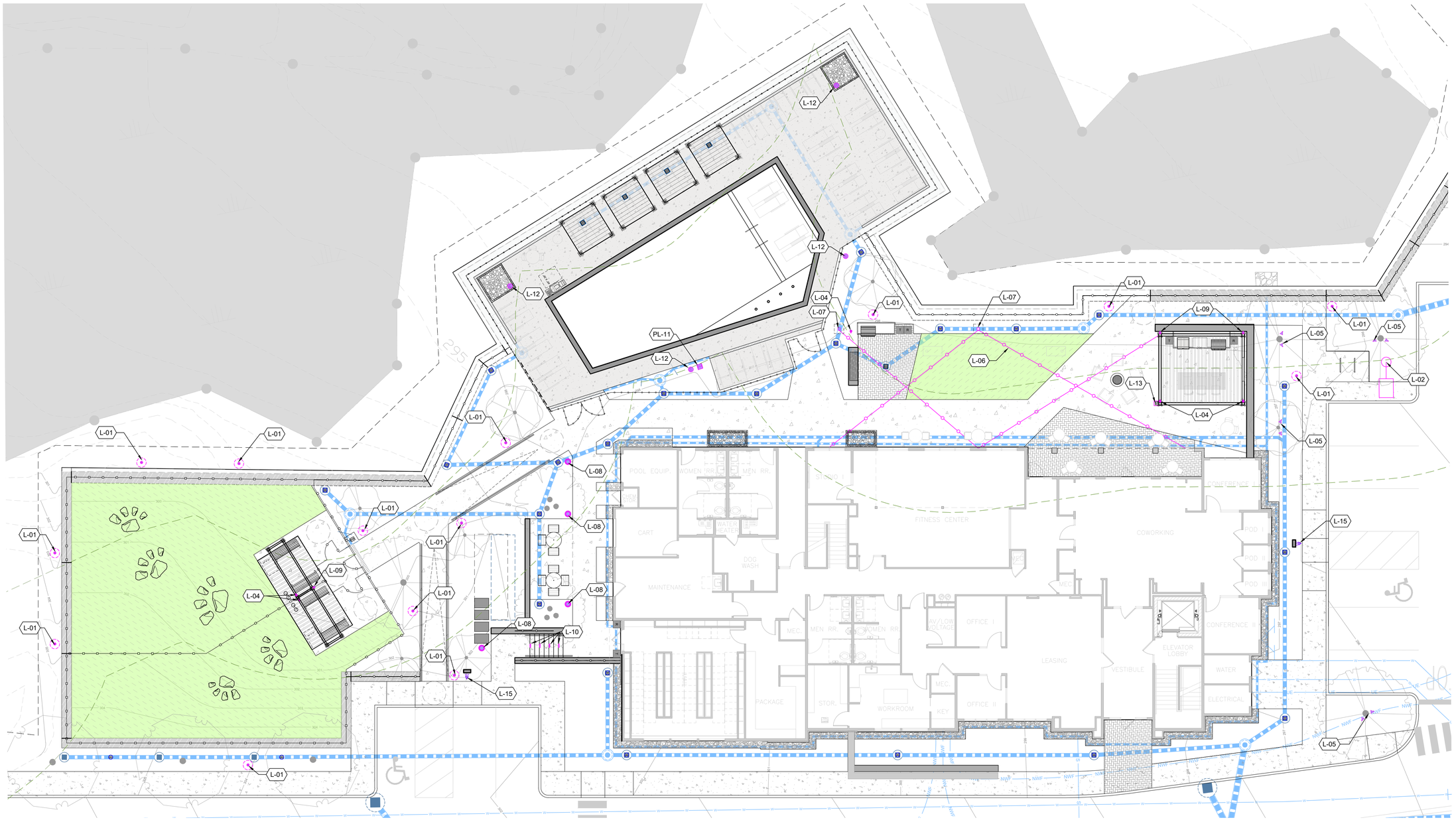
0 10' 20' 40'

SHEET TITLE

LOW VOLTAGE AND LIGHTING PLAN - CLUBHOUSE

SHEET NUMBER

L413



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
LIGHTING & ELECTRICAL		
L-01	POLE LIGHT	01/L750
L-02	PARKING LOT LIGHT - SINGLE HEADED	01/L751
L-04	ELECTRICAL OUTLET	/
L-05	TREE UPLIGHTING	02/L750
L-06	STRING LIGHTS	
L-07	STRING LIGHT POST	03/L750
L-08	BOLLARD LIGHT	/
L-09	WALL LIGHT	
L-10	STEP LIGHT	
L-12	SPEAKERS	
L-13	EMERGENCY SHUT OFF	
L-15	SOLAR WALL MOUNTED LIGHT	
POOL		
PL-11	EMERGENCY POOL PHONE	/

NOTES:

1. **BUILDING MOUNTED LIGHTS ARE LOCATED ON ARCH. AND MEP DRAWINGS**

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT
07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=10'

0 5' 10' 20'

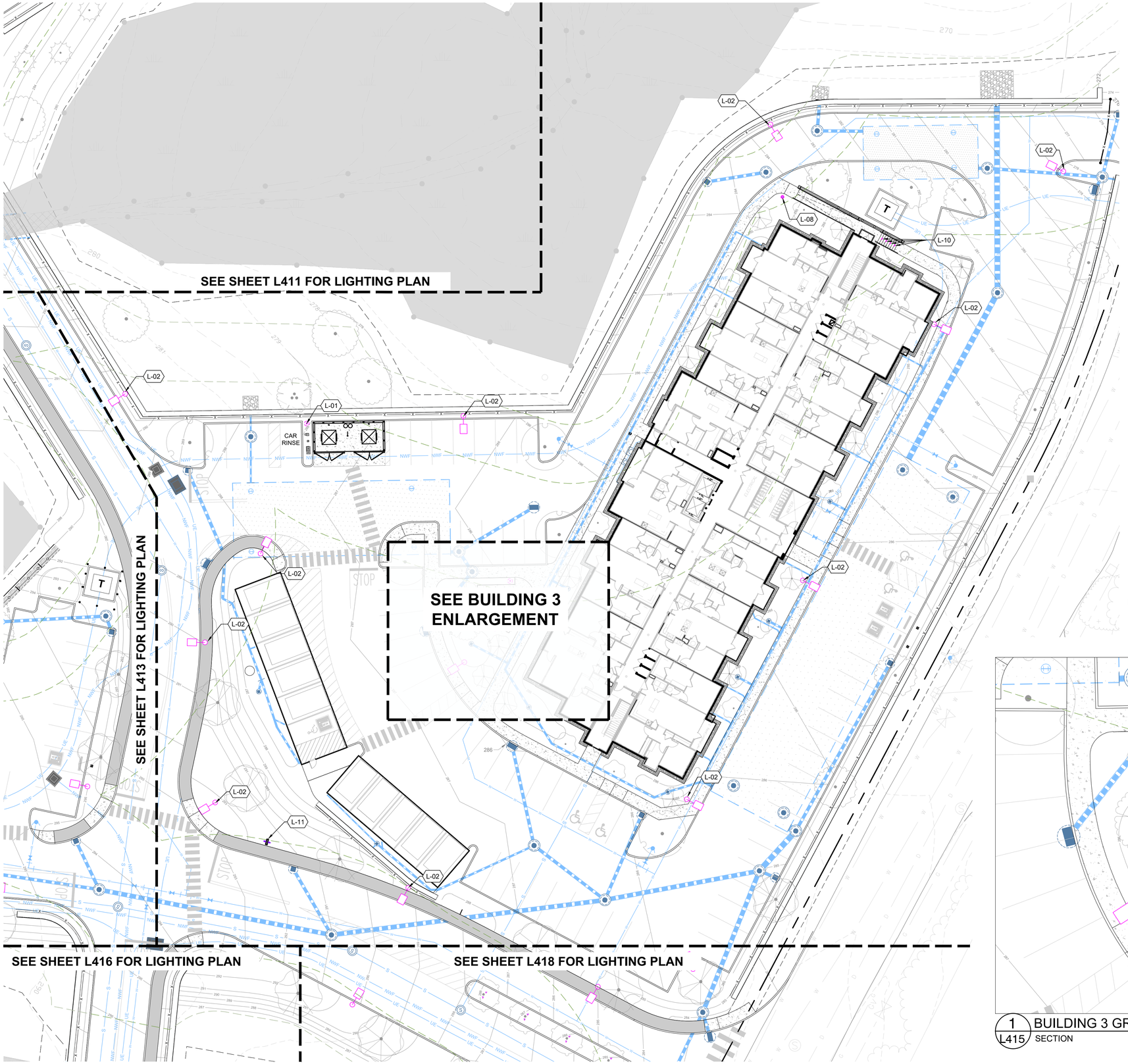
NORTH

SHEET TITLE

LOW VOLTAGE AND LIGHTING PLAN - ENLARGEMENTS - CLUBHOUSE

SHEET NUMBER

L414

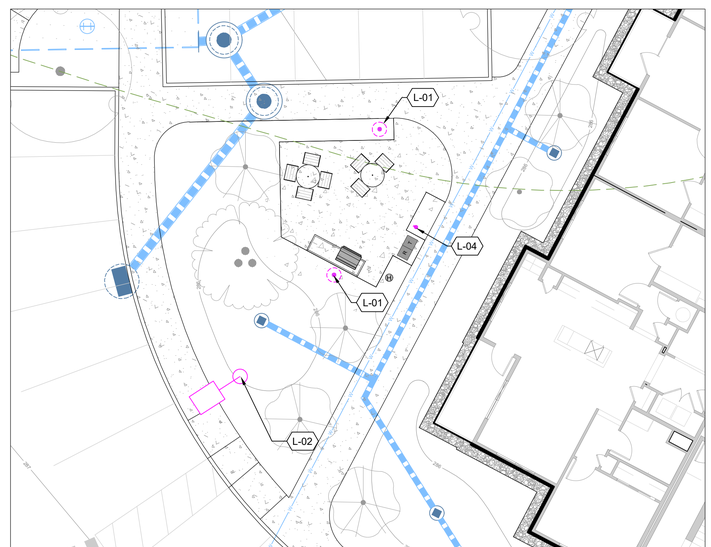


REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
LIGHTING & ELECTRICAL		
L-01	POLE LIGHT	01/L750
L-02	PARKING LOT LIGHT - SINGLE HEADED	01/L751
L-04	ELECTRICAL OUTLET	/
L-08	BOLLARD LIGHT	/
L-10	STEP LIGHT	
L-11	SIGNAGE UPLIGHTING	

NOTES:

1. **BUILDING MOUNTED LIGHTS ARE LOCATED ON ARCH. AND MEP DRAWINGS**



1 L415 BUILDING 3 GRILL AREA ENLARGEMENT
SECTION 1"=10'

LandDesign.
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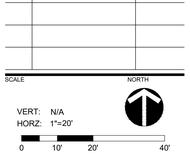
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

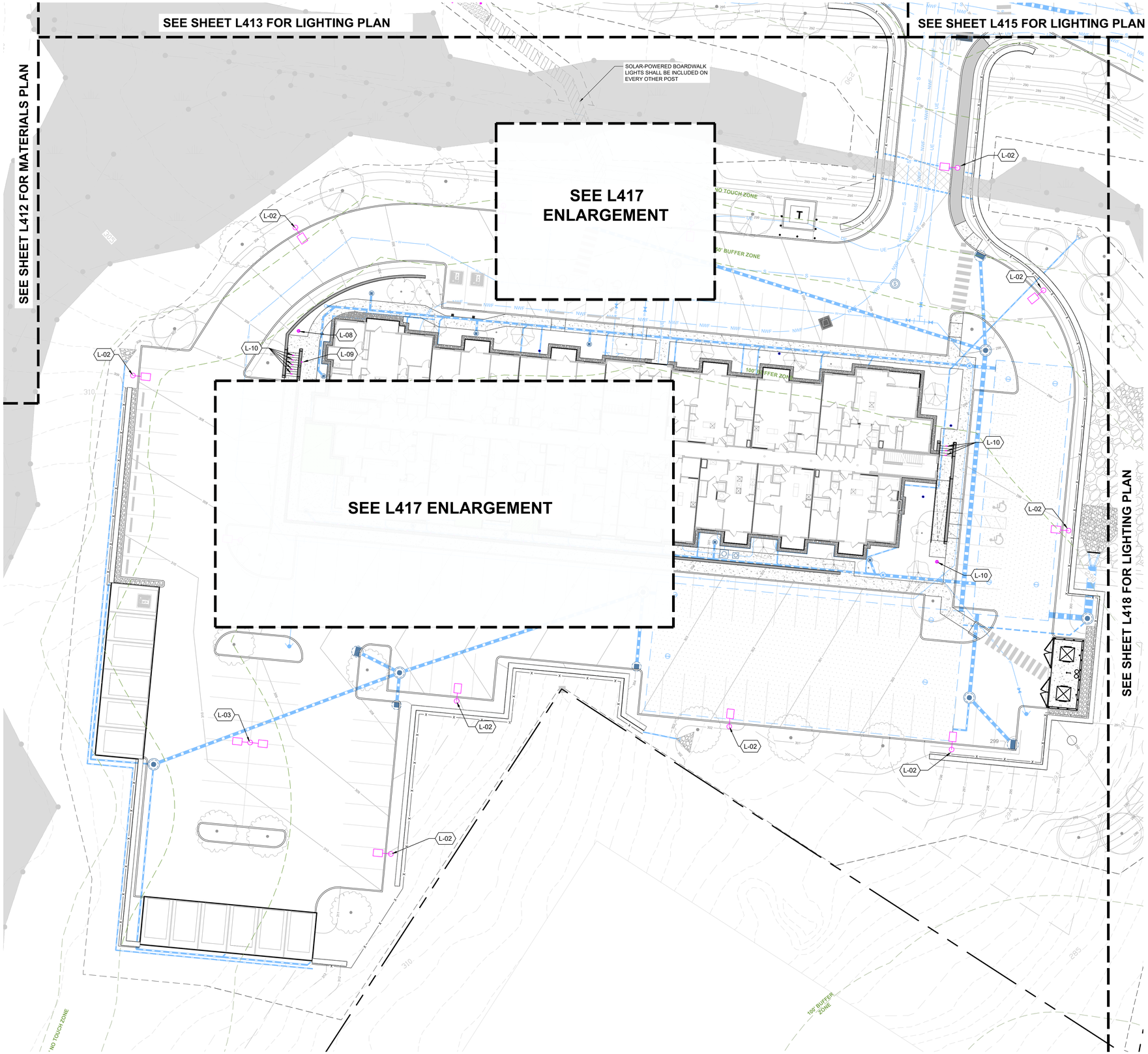
NORTH

SHEET TITLE

LOW VOLTAGE AND LIGHTING PLAN - BUILDING 3

SHEET NUMBER

L415



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
LIGHTING & ELECTRICAL		
L-02	PARKING LOT LIGHT - SINGLE HEADED	01/L751
L-03	PARKING LOT LIGHT - DOUBLE HEADED	01/L751
L-08	BOLLARD LIGHT	/
L-09	WALL LIGHT	
L-10	STEP LIGHT	

NOTES:

1. BUILDING MOUNTED LIGHTS ARE LOCATED ON ARCH. AND MEP DRAWINGS

LandDesign.
200 S. PEYTON STREET
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703.549.7784
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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

NORTH

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

SHEET TITLE

LOW VOLTAGE AND LIGHTING PLAN - BUILDING 1

SHEET NUMBER

L416



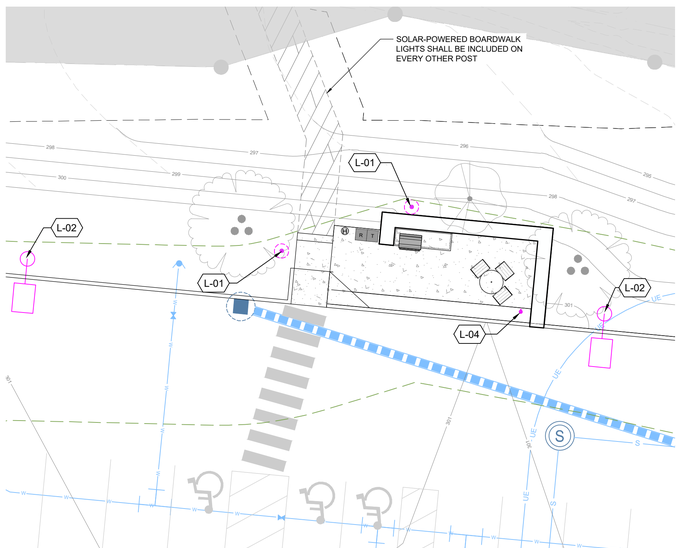
1 L417 BUILDING 1 - PATIO ENLARGEMENT

PLAN

1"=10'

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
LIGHTING & ELECTRICAL		
L-01	POLE LIGHT	01/L750
L-02	PARKING LOT LIGHT - SINGLE HEADED	01/L751
L-09	WALL LIGHT	



2 L417 BUILDING 1 - GRILL AREA ENLARGEMENT

PLAN

1"=10'

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
LIGHTING & ELECTRICAL		
L-01	POLE LIGHT	01/L750
L-02	PARKING LOT LIGHT - SINGLE HEADED	01/L751
L-04	ELECTRICAL OUTLET	/

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT
07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=10'
0 5' 10' 20'

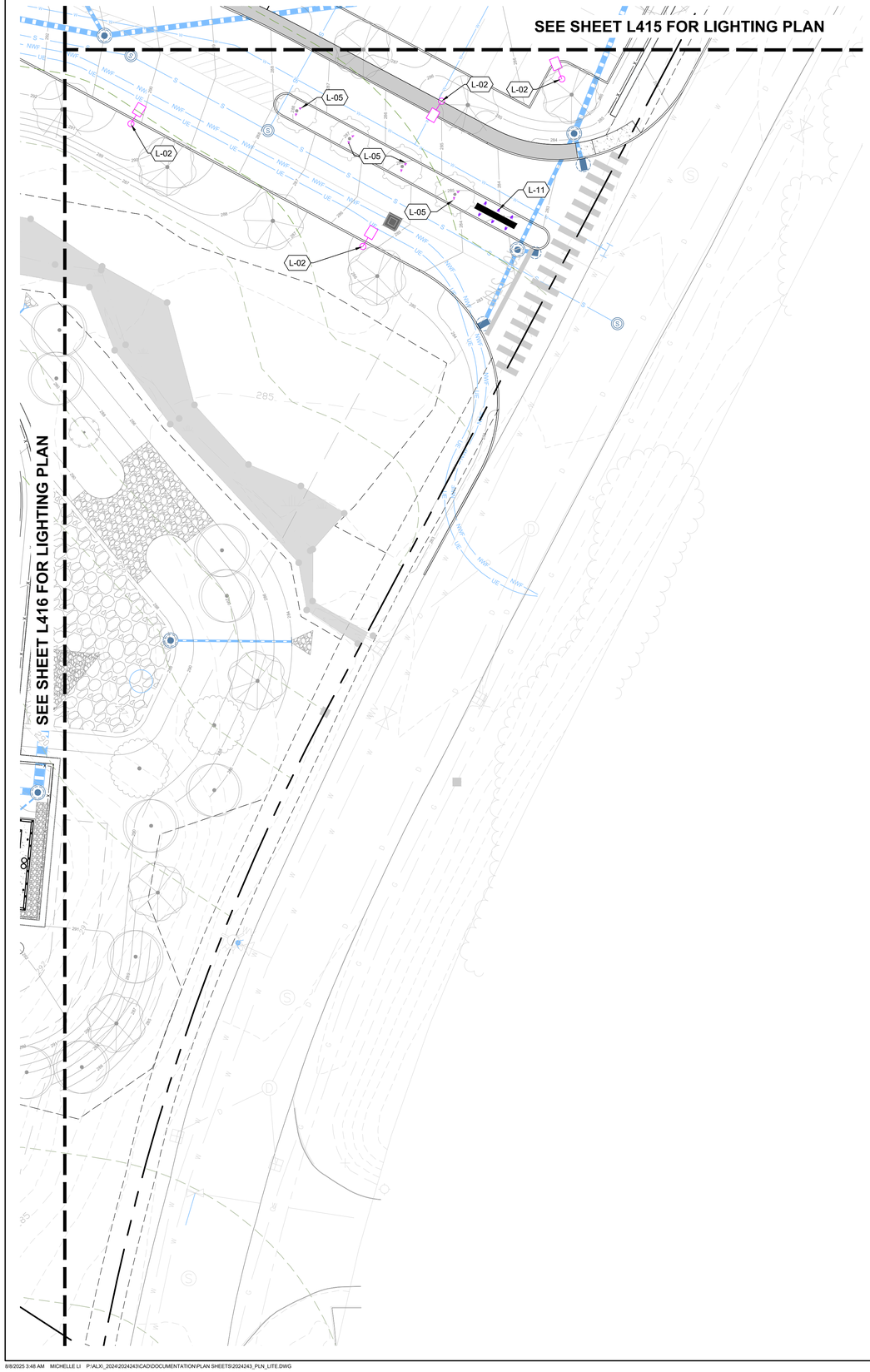
NORTH

SHEET TITLE

LOW VOLTAGE AND LIGHTING PLAN - ENLAGEMENTS - BUILDING 1

SHEET NUMBER

L417



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
LIGHTING & ELECTRICAL		
L-02	PARKING LOT LIGHT - SINGLE HEADED	01/L751
L-05	TREE UPLIGHTING	02/L750
L-11	MONUMENT SIGNAGE LIGHTING	

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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121
GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

SHEET TITLE

LOW VOLTAGE AND LIGHTING PLAN - ENTRANCE

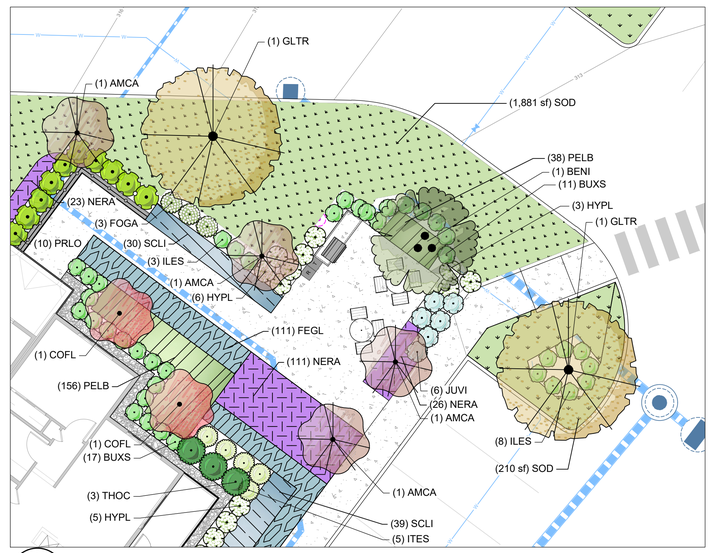
SHEET NUMBER

L418



PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	ACSA	ACER SACCHARUM / SUGAR MAPLE
	GLTR	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUPA	QUERCUS PALUSTRIS / PIN OAK
	TILA	TILIA AMERICANA / AMERICAN LINDEN
EVERGREEN TREES		
	ABBA	ABIES BALSAMEA / BALSAM FIR
ORNAMENTAL TREES		
	AMCA	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
	COFL	CORNUS FLORIDA / FLOWERING DOGWOOD
DECIDUOUS SHRUBS		
	COST	CORNUS STOLONIFERA 'ARCTIC FIRE' / RED TWIG DOGWOOD
	HYPL	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA
	ITES	ITEA VIRGINICA 'SPRICH' / LITTLE HENRY® SWEETSPIRE
	RHAR	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
EVERGREEN SHRUBS		
	BUXS	BUXUS SEMPERVIRENS / COMMON BOXWOOD
	ILCR	ILEX CRENATA 'COMPACTA' / DWARF JAPANESE HOLLY
	ILES	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	PLVC	PRUNUS LAUROCERASUS 'JONG1' / VOLCANO CHERRY LAUREL
	RHPE	RHODODENDRON X 'P.J.M. ELITE' / P.J.M. ELITE RHODODENDRON
	THOC	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE
GROUND COVERS		
		SEED MIX 1 - NATIVE STEEP SLOPES (SPRING/FALL)
ORANMENTAL GRASSES		
	FEGL	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE
	PELB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS
	SCLI	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
PERENNIALS		
	CHVI	CHRYSOGONUM VIRGINIANUM / GREEN-AND-GOLD
	ECPW	ECHINACEA X 'PAS702918' / POWWOW® WHITE CONEFLOWER
	NERA	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT
SOD/SEED		
	SOD	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS



1 L610 BUILDING 5 GRILL AREA ENLARGEMENT PLAN — 1" = 10'

NOTES:

1. SEE USE OF MUNICIPAL WATER IS ALLOWED SUBJECT TO WATERING BANS AS DETERMINED BY THE TOWN OF FRANKLIN. AS SUCH, PRIVATE, ON-SITE WELLS SHALL BE INCORPORATED INTO THE PROGRAM. CONTRACTOR SHALL PURSUE WELL LOCATIONS AND SEEK THE REQUIRED PERMITS THRU THE TOWN OF FRANKLIN BOARD OF HEALTH.
2. NO ROCK SALT: NO ROCK SALT (SODIUM CHLORIDE) CAN BE USED ON PAVED SURFACES WITHIN ONE HUNDRED FEET OF WETLAND RESOURCE AREAS. OTHER DE-ICING CHEMICALS MAY BE USED WITH THE PRIOR WRITTEN APPROVAL OF THE CONSERVATION COMMISSION, AND ONLY AFTER A FORMAL REVIEW OF THE PROPOSED SUBSTANCE. SIGNS, SUBMITTED TO AND APPROVED BY THE CONSERVATION COMMISSION, SHALL BE POSTED AT THE SITE STATING THIS IS A NO-SALT ZONE. THE CONSERVATION COMMISSION SHALL NOT GRANT A PERPETUAL USE OF ANY SALT ALTERNATIVE CHEMICAL FOR THE SITE. THIS CONDITION WILL BE NOTED ON THE CERTIFICATE OF COMPLIANCE AND WILL CONTINUE IN PERPETUITY.
3. NO FERTILIZERS: PESTICIDES, HERBICIDES, AND FUNGICIDES WILL NOT BE USED WITHIN THE 100-FOOT BUFFER ZONE RESOURCE AREA. FERTILIZERS MAY BE USED IF IT IS A SLOW RELEASE FERTILIZER AND HAS BEEN APPROVED IN ADVANCE BY THE CONSERVATION COMMISSION. THIS CONDITION WILL BE NOTED ON THE CERTIFICATE OF COMPLIANCE AND WILL CONTINUE IN PERPETUITY.
4. ALL PLANTING BED AT CLUBHOUSE, ENTRY WAY, AROUND BUILDING 1-5 TO BE IRRIGATED.

LandDesign.
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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT
07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.# 2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

NORTH

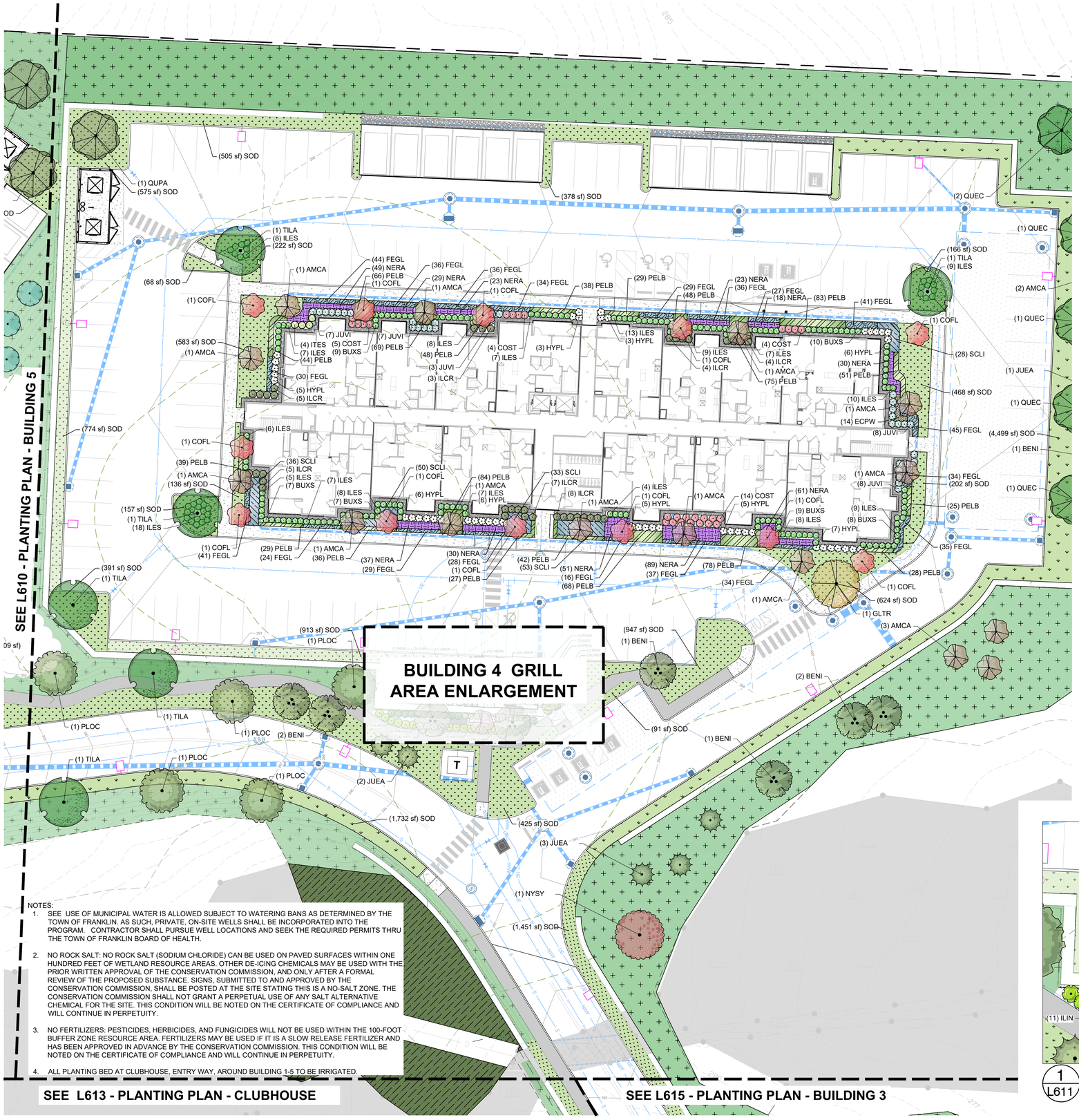
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

PLANTING PLAN - BUILDING 5

SHEET NUMBER

L610



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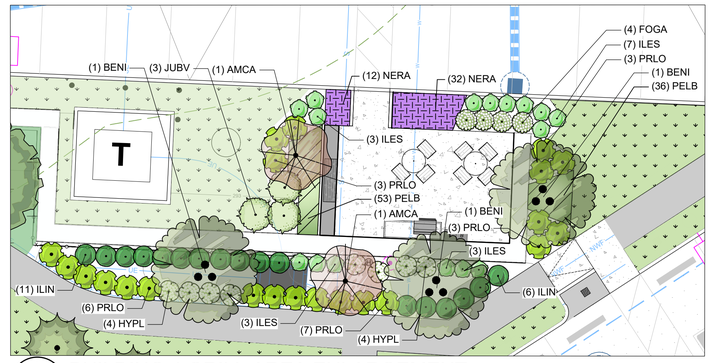
4. ALL PLANTING BED AT CLUBHOUSE, ENTRY WAY, AROUND BUILDING 1-5 TO BE IRRIGATED.



1 L611 BUILDING 4 GRILL AREA ENLARGEMENT PLAN 1" = 10'

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	BENI	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH
	GLTR	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
	NYSY	NYSSA SYLVATICA / TUPELO
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUEC	QUERCUS COCCINEA / SCARLET OAK
	QUPA	QUERCUS PALUSTRIS / PIN OAK
	TILA	TILIA AMERICANA / AMERICAN LINDEN
EVERGREEN TREES		
	JUEA	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
ORNAMENTAL TREES		
	AMCA	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
	COFL	CORNUS FLORIDA / FLOWERING DOGWOOD
DECIDUOUS SHRUBS		
	COST	CORNUS STOLONIFERA 'ARCTIC FIRE' / RED TWIG DOGWOOD
	HYPL	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA
	ITES	ITEA VIRGINICA 'SPRICH' / LITTLE HENRY® SWEETSPIRE
EVERGREEN SHRUBS		
	BUXS	BUXUS SEMPERVIRENS / COMMON BOXWOOD
	ILCR	ILEX CRENATA `COMPACTA` / DWARF JAPANESE HOLLY
	ILES	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	JUVI	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR
GROUND COVERS		
		SEED MIX 2 - RAIN GARDEN MIX
ORANMENTAL GRASSES		
	FEGL	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE
	PELB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS
	SCLI	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
PERENNIALS		
	ECPW	ECHINACEA X 'PAS702918' / POWWOW® WHITE CONEFLOWER
	NERA	NEPETA RACEMOSA `WALKER`S LOW` / WALKER`S LOW CATMINT
SOD/SEED		
	SOD	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
REGISTERED LANDSCAPE ARCHITECT
NO. 4282
07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
PLANTING PLAN - BUILDING 4

SHEET NUMBER
L611

NOTES:

1. SEE USE OF MUNICIPAL WATER IS ALLOWED SUBJECT TO WATERING BANS AS DETERMINED BY THE TOWN OF FRANKLIN. AS SUCH, PRIVATE, ON-SITE WELLS SHALL BE INCORPORATED INTO THE PROGRAM. CONTRACTOR SHALL PURSUE WELL LOCATIONS AND SEEK THE REQUIRED PERMITS THRU THE TOWN OF FRANKLIN BOARD OF HEALTH.
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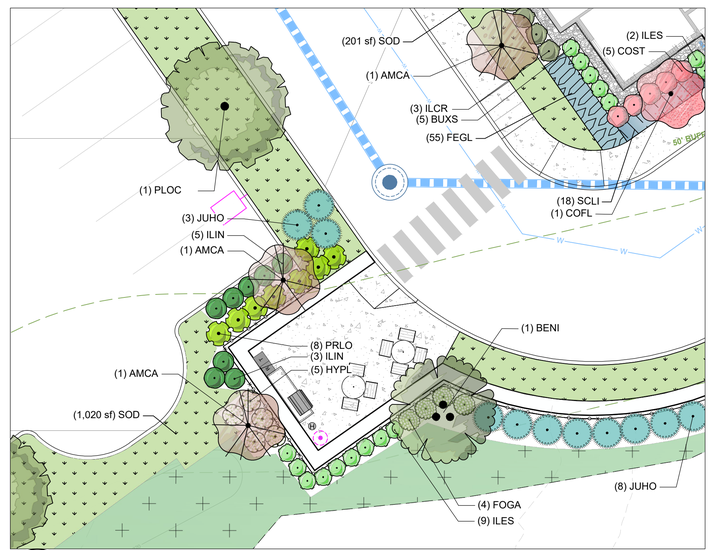
4. ALL PLANTING BED AT CLUBHOUSE, ENTRY WAY, AROUND BUILDING 1-5 TO BE IRRIGATED.

SEE L610 - PLANTING PLAN - BUILDING 5

SEE L613 - PLANTING PLAN - CLUBHOUSE

SEED MIX 1 - NATIVE STEEP SLOPES (SPRING/FALL) (9,303 sf)
(222 sf) SOD
(70) FEGL
(93) PELB
(18) NERA
(69) PELB
(602 sf) SOD
(987 sf) SOD
(1) PLOC
(385 sf) SOD
(966 sf) SOD
(1) PLOC
(1) PLOC
(1) PLOC
(1) JUEA
(1) NYSY
(1) NYSY
(1) PLOC
(786 sf) SODA
(1) QUPA
(767 sf) SOD
SEED MIX 1 - NATIVE STEEP SLOPES (SPRING/FALL) (10,786 sf)
(1) AMCA
(412 sf) SOD
(3) BENI
(1) COFL
(17) SCLI
(15) ECPW
(81) FEGL
(7) JUVI
(69) PELB
(1) AMCA
(37) FEGL
(22) PAVI
(55) PELB
(65) FEGL
(1) COFL
(5) HYPL
(5) ILES
(2) THOC
(1) COFL
(26) FEGL
(146 sf) SOD
(1) QUPA
(33) ECPW
(7) BUXS
(6) COST
(74) PELB
(6) ILES
(2) THOC
(9) ILES
(24) NERA
(3) ILCR
(23) SCLI
(7) ILES
(3) HYPL
(11) JUVI
(33) FEGL
(34) FEGL
(33) PELB
(3) HYPL
(7) ILES
(4) ILCR
(11) RHAR
(1) COFL
(28) PELB
(40) FEGL
(1) AMCA
(4) JUVI
(9) ILES
(9) SCLI
(859 sf) SOD
(3) HYPL
(11) BUXS
(1) COFL
(59) ECPW
(1) AMCA
(15) ECPW
(6) ILCR
(29) SCLI
(5) HYPL
(45) NERA
(5) ILES
(1) COFL
(18) ECPW
(4) COST
(5) ILES
(66) FEGL
(5) JUVI
(7) JUVI
(3) ILCR
(12) NERA
(82) PELB
(61) FEGL
(1) AMCA
(2) HYPL
(2) JUVI
(3) HYPL
(46) PELB
(82) FEGL
(123) PELB
(6) ILES
(29) NERA
(1) AMCA
(5) THOC
(5) ILCR
(1) COFL
(19) ECPW
(76) FEGL
(26) PAVI
(5) ILES
(5) COST
(1) AMCA
(8) BUXS
(3) HYPL
(1) GLTR
(4) COST
(44) FEGL
(1) COFL
(5) ILCR
(31) NERA
(3) THOC
(7) ILES
(4) JUVI
(1) COFL
(2) HYPL
(41) NERA
(6) BUXS
(6) ITES
(59) FEGL
(36) SCLI
(42) NERA
(1) AMCA
(2) HYPL
(24) ECPW
(106) PELB
(38) PELB
(8) ILES
(1) ILCR
(55) PELB
(1) AMCA
(29) FEGL
(8) ILES
(1,642 sf) SOD
(1) PLOC
(1) PLOC
(1) PLOC
SEED MIX 1 - NATIVE STEEP SLOPES (SPRING/FALL) (8,935 sf)

BUILDING 2 GRILL AREA ENLARGEMENT



1 L612 BUILDING 2 GRILL AREA ENLARGEMENT PLAN 1" = 10'

PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	BENI	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH
	GLTR	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
	NYSY	NYSSA SYLVATICA / TUPELO
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUPA	QUERCUS PALUSTRIS / PIN OAK
EVERGREEN TREES		
	JUEA	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR
ORNAMENTAL TREES		
	AMCA	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
	COFL	CORNUS FLORIDA / FLOWERING DOGWOOD
DECIDUOUS SHRUBS		
	COST	CORNUS STOLONIFERA 'ARCTIC FIRE' / RED TWIG DOGWOOD
	HYPL	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA
	ITES	ITEA VIRGINICA 'SPRICH' / LITTLE HENRY® SWEETSPIRE
	RHAR	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
EVERGREEN SHRUBS		
	BUXS	BUXUS SEMPERVIRENS / COMMON BOXWOOD
	ILCR	ILEX CRENATA 'COMPACTA' / DWARF JAPANESE HOLLY
	ILES	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	JUVI	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR
	THOC	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE
GROUND COVERS		
		SEED MIX 1 - NATIVE STEEP SLOPES (SPRING/FALL)
ORNAMENTAL GRASSES		
	FEGL	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE
	PAVI	PANICUM VIRGATUM 'WARRIOR' / WARRIOR SWITCH GRASS
	PELB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS
	SCLI	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
PERENNIALS		
	ECPW	ECHINACEA X 'PAS702918' / POWWOW® WHITE CONEFLOWER
	NERA	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT
SOD/SEED		
	SOD	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS

LandDesign.
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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
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07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

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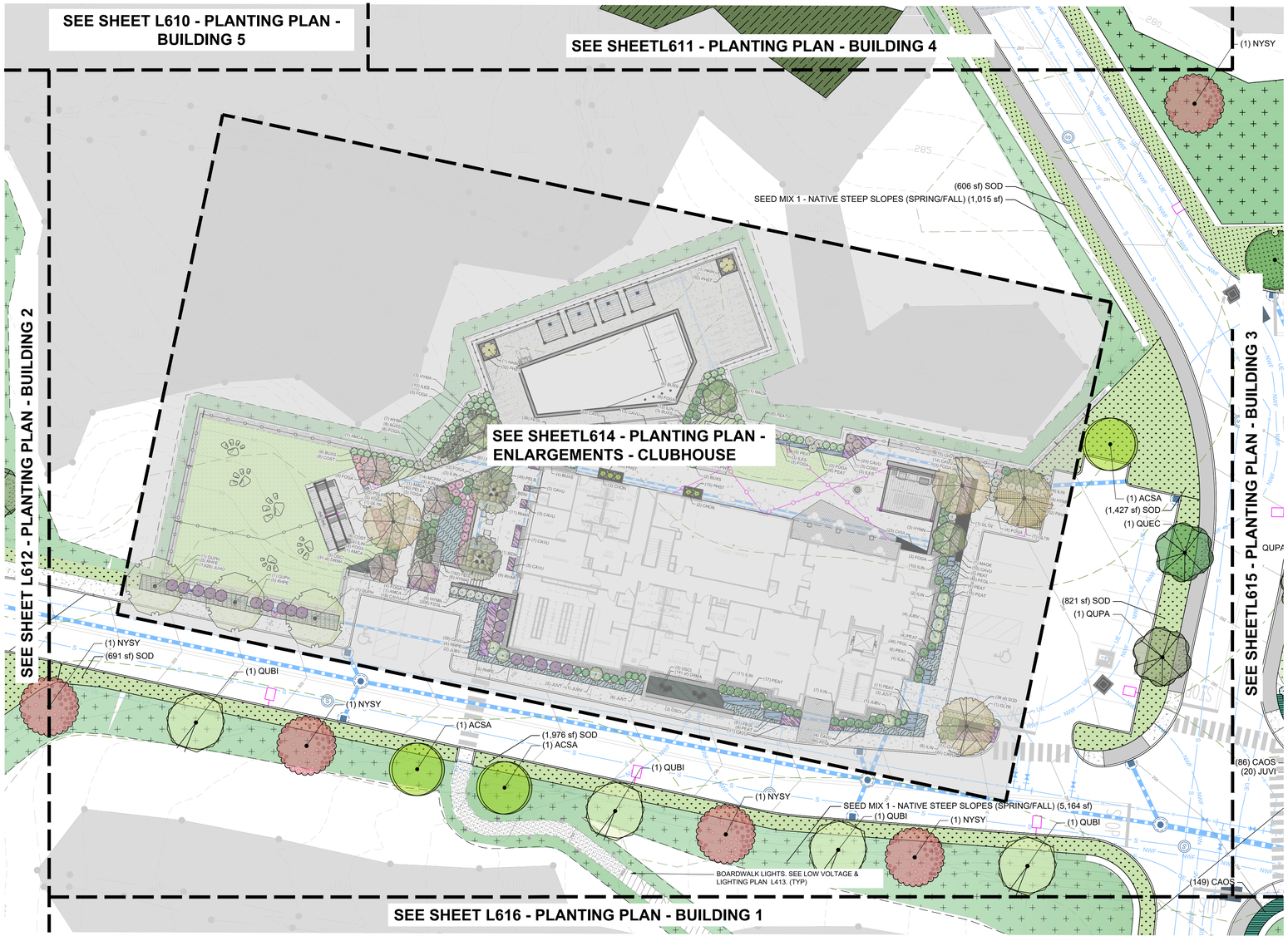
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
PLANTING PLAN - BUILDING 2

SHEET NUMBER
L612



PLANT PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	ACSA	ACER SACCHARUM / SUGAR MAPLE
	NYSY	NYSSA SYLVATICA / TUPELO
	QUBI	QUERCUS BICOLOR / SWAMP WHITE OAK
	QUEC	QUERCUS COCCINEA / SCARLET OAK
	QUPA	QUERCUS PALUSTRIS / PIN OAK
GROUND COVERS		
		SEED MIX 1 - NATIVE STEEP SLOPES (SPRING/FALL)
		SEED MIX 2 - RAIN GARDEN MIX
SOD/SEED		
	SOD	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS

NOTES:

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT
07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.# 2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

SHEET TITLE

PLANTING PLAN - CLUBHOUSE

SHEET NUMBER

L613

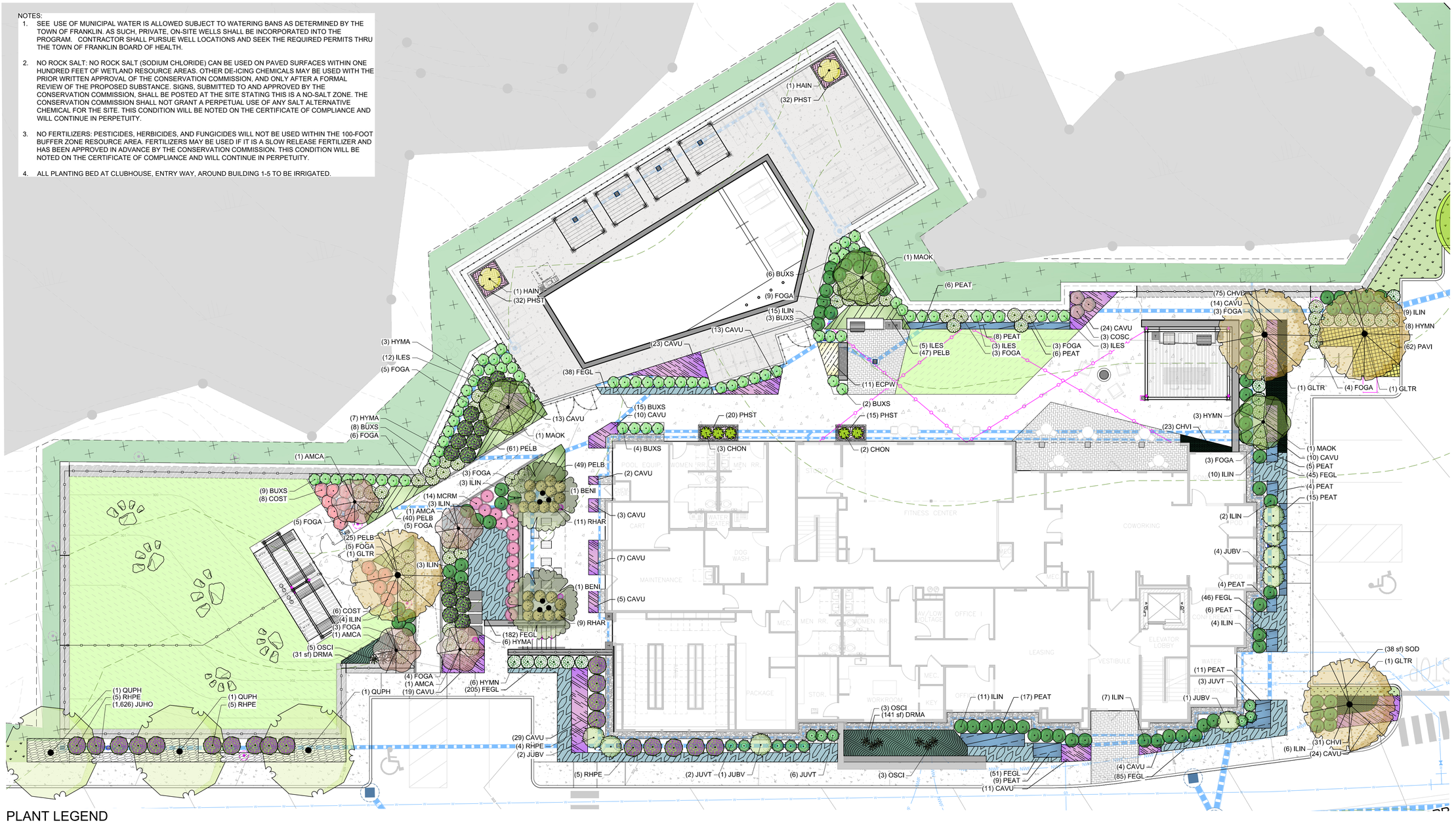
NOTES:

1. SEE USE OF MUNICIPAL WATER IS ALLOWED SUBJECT TO WATERING BANS AS DETERMINED BY THE TOWN OF FRANKLIN. AS SUCH, PRIVATE, ON-SITE WELLS SHALL BE INCORPORATED INTO THE PROGRAM. CONTRACTOR SHALL PURSUE WELL LOCATIONS AND SEEK THE REQUIRED PERMITS THRU THE TOWN OF FRANKLIN BOARD OF HEALTH.

2. NO ROCK SALT: NO ROCK SALT (SODIUM CHLORIDE) CAN BE USED ON PAVED SURFACES WITHIN ONE HUNDRED FEET OF WETLAND RESOURCE AREAS. OTHER DE-ICING CHEMICALS MAY BE USED WITH THE PRIOR WRITTEN APPROVAL OF THE CONSERVATION COMMISSION, AND ONLY AFTER A FORMAL REVIEW OF THE PROPOSED SUBSTANCE. SIGNS, SUBMITTED TO AND APPROVED BY THE CONSERVATION COMMISSION, SHALL BE POSTED AT THE SITE STATING THIS IS A NO-SALT ZONE. THE CONSERVATION COMMISSION SHALL NOT GRANT A PERPETUAL USE OF ANY SALT ALTERNATIVE CHEMICAL FOR THE SITE. THIS CONDITION WILL BE NOTED ON THE CERTIFICATE OF COMPLIANCE AND WILL CONTINUE IN PERPETUITY.

3. NO FERTILIZERS: PESTICIDES, HERBICIDES, AND FUNGICIDES WILL NOT BE USED WITHIN THE 100-FOOT BUFFER ZONE RESOURCE AREA. FERTILIZERS MAY BE USED IF IT IS A SLOW RELEASE FERTILIZER AND HAS BEEN APPROVED IN ADVANCE BY THE CONSERVATION COMMISSION. THIS CONDITION WILL BE NOTED ON THE CERTIFICATE OF COMPLIANCE AND WILL CONTINUE IN PERPETUITY.

4. ALL PLANTING BED AT CLUBHOUSE, ENTRY WAY, AROUND BUILDING 1-5 TO BE IRRIGATED.



PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	BENI	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH
	GLTR	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
	QUPH	QUERCUS PHELLOS / WILLOW OAK
EVERGREEN TREES		
	JUBV	JUNIPERUS VIRGINIANA 'BURKII' / BURK EASTERN REDCEDAR
	JUVT	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR JUNIPER
ORNAMENTAL TREES		
	AMCA	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
	MAOK	MAGNOLIA KOBUS STELLATA / STAR MAGNOLIA
DECIDUOUS SHRUBS		
	COSC	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD
	COST	CORNUS STOLONIFERA 'ARCTIC FIRE' / RED TWIG DOGWOOD
	FOGA	FOTHERGILLA GARDENII / DWARF FOTHERGILLA
	HAIN	HAMAMELIS X INTERMEDIA `ARNOLD PROMISE` / ARNOLD PROMISE WITCH HAZEL
	HYMA	HYDRANGEA MACROPHYLLA 'PIIHM-II' / ENDLESS SUMMER® BLOOMSTRUCK® HYDRANGEA
	HYMN	HYDRANGEA QUERCIFOLIA 'MUNCHKIN' / MUNCHKIN OAKLEAF HYDRANGEA
	OSCI	OSMUNDA CINNAMOMEA / CINNAMON FERN
	RHAR	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
EVERGREEN SHRUBS		
	BUXS	BUXUS SEMPERVIRENS / COMMON BOXWOOD
	CHON	CHAMAECYPARIS OBTUSA 'NANA LUTEA' / DWARF GOLDEN HINOKI FALSE CYPRESS
	ILIN	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY
	ILES	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	RHPE	RHODODENDRON X 'P.J.M. ELITE' / P.J.M. ELITE RHODODENDRON
ORNAMENTAL GRASSES		
	MCRM	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS
EVERGREEN SHRUBS		
	CAVU	CALLUNA VULGARIS 'MERLYN' / MERLYN HEATHER
FERNS		
	DRMA	DRYOPTERIS MARGINALIS / MARGINAL SHIELD FERN
ORANMENTAL GRASSES		
	FEGL	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE
	PAVI	PANICUM VIRGATUM `WARRIOR` / WARRIOR SWITCH GRASS
	PELB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS
PERENNIALS		
	CHVI	CHRYSOGONUM VIRGINIANUM / GREEN-AND-GOLD
	ECPW	ECHINACEA X 'PAS702918' / POWWOW® WHITE CONEFLOWER
	PEAT	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
	PHST	PHLOX STOLONIFERA 'SHERWOOD PURPLE' / SHERWOOD PURPLE CREEPING PHLX
SOD/SEED		
	SOD	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS

NOTE:
1. PLANTER DRAINS TO BE PROVIDED IN ALL PLANT BEDS.
2. AREA AND CHANNEL DRAINS TO BE PROVIDED IN HARDSCAPE AREAS.
3. SEE L-410-418 FOR LOW VOLTAGE AND LIGHTING PLANS.

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
REGISTERED LANDSCAPE ARCHITECT
NO. 4282
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HORZ: 1"=10'
0 5' 10' 20'

NORTH

SHEET TITLE
PLANTING PLAN - ENLARGEMENTS - CLUBHOUSE

SHEET NUMBER
L614

NOTES:

1. SEE USE OF MUNICIPAL WATER IS ALLOWED SUBJECT TO WATERING BANS AS DETERMINED BY THE TOWN OF FRANKLIN. AS SUCH, PRIVATE, ON-SITE WELLS SHALL BE INCORPORATED INTO THE PROGRAM. CONTRACTOR SHALL PURSUE WELL LOCATIONS AND SEEK THE REQUIRED PERMITS THRU THE TOWN OF FRANKLIN BOARD OF HEALTH.
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3. NO FERTILIZERS: PESTICIDES, HERBICIDES, AND FUNGICIDES WILL NOT BE USED WITHIN THE 100-FOOT BUFFER ZONE RESOURCE AREA. FERTILIZERS MAY BE USED IF IT IS A SLOW RELEASE FERTILIZER AND HAS BEEN APPROVED IN ADVANCE BY THE CONSERVATION COMMISSION. THIS CONDITION WILL BE NOTED ON THE CERTIFICATE OF COMPLIANCE AND WILL CONTINUE IN PERPETUITY.
4. ALL PLANTING BED AT CLUBHOUSE, ENTRY WAY, AROUND BUILDING 1-5 TO BE IRRIGATED.

SEE SHEET L611 - PLANTING PLAN - BUILDING 4

SEE SHEET L613 - PLANTING PLAN - CLUBHOUSE

SEE SHEETL616 - PLANTING PLAN - BUILDING 1

SEE SHEETL618 - PLANTING PLAN - ENTRANCE - ENLARGEMENT

BUILDING 3 GRILL AREA ENLARGEMENT

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	BENI	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH
	NYSY	NYSSA SYLVATICA / TUPELO
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUPA	QUERCUS PALUSTRIS / PIN OAK
	TILA	TILIA AMERICANA / AMERICAN LINDEN
ORNAMENTAL TREES		
	AMCA	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
	COFL	CORNUS FLORIDA / FLOWERING DOGWOOD
DECIDUOUS SHRUBS		
	COST	CORNUS STOLONIFERA 'ARCTIC FIRE' / RED TWIG DOGWOOD
	ITES	ITEA VIRGINICA 'SPRICH' / LITTLE HENRY® SWEETSPIRE
	RHAR	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
EVERGREEN SHRUBS		
	BUXS	BUXUS SEMPERVIRENS / COMMON BOXWOOD
	ILCR	ILEX CRENATA `COMPACTA` / DWARF JAPANESE HOLLY
	ILES	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	ILEW	ILEX VERTICILLATA / WINTERBERRY
	JUVI	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR
	THOC	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE
GROUND COVERS		
		SEED MIX 1 - NATIVE STEEP SLOPES (SPRING/FALL)
ORNAMENTAL GRASSES		
	PAVI	PANICUM VIRGATUM `WARRIOR` / WARRIOR SWITCH GRASS
	PELB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS
PERENNIALS		
	CHVI	CHRYSOGONUM VIRGINIANUM / GREEN-AND-GOLD
	NERA	NEPETA RACEMOSA `WALKER`S LOW` / WALKER`S LOW CATMINT
SOD/SEED		
	SOD	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS



1 L615 BUILDING 3 GRILL AREA ENLARGEMENT SECTION 1" = 10'

LandDesign.
200 S. PEYTON STREET
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KEY MAP

SEAL

MASSACHUSETTS MATTHEW V. CLARK REGISTERED LANDSCAPE ARCHITECT NO. 4282

07/01/2025

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SCALE

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HORZ: 1"=20'
0 10' 20' 40'

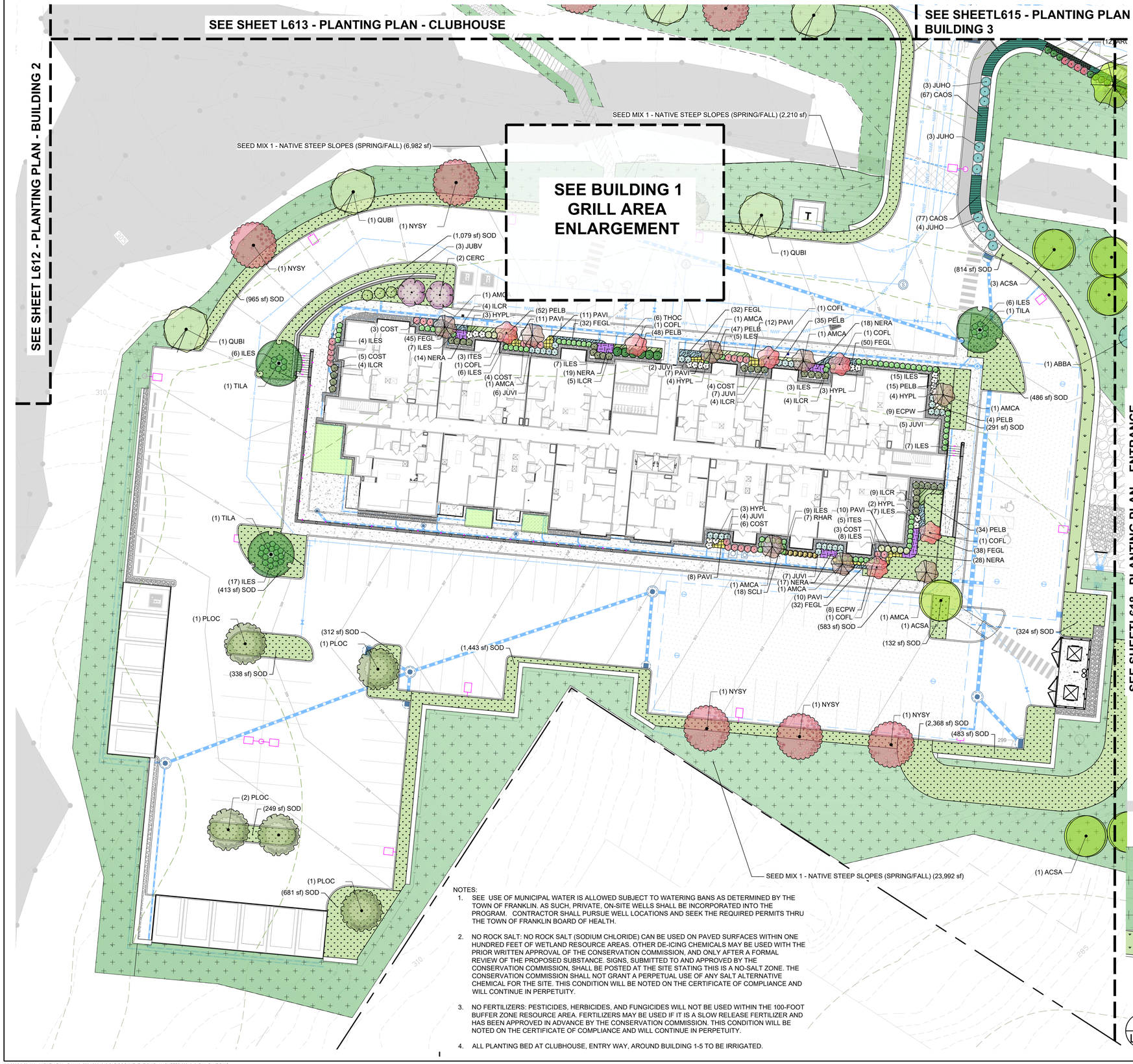
NORTH

SHEET TITLE

PLANTING PLAN - BUILDING 3

SHEET NUMBER

L615



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PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	ACSA	ACER SACCHARUM / SUGAR MAPLE
	NYSY	NYSSA SYLVATICA / TUPELO
	PLOC	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QUBI	QUERCUS BICOLOR / SWAMP WHITE OAK
	QUPA	QUERCUS PALUSTRIS / PIN OAK
	TILA	TILIA AMERICANA / AMERICAN LINDEN
EVERGREEN TREES		
	JUBV	JUNIPERUS VIRGINIANA 'BURKII' / BURK EASTERN REDCEDAR
ORNAMENTAL TREES		
	AMCA	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
	CERC	CERCIS CANADENSIS / EASTERN REDBUD
	COFL	CORNUS FLORIDA / FLOWERING DOGWOOD
DECIDUOUS SHRUBS		
	COST	CORNUS STOLONIFERA 'ARCTIC FIRE' / RED TWIG DOGWOOD
	HYPL	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA
	ITES	ITEA VIRGINICA 'SPRICH' / LITTLE HENRY® SWEETSPIRE
	RHAR	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
EVERGREEN SHRUBS		
	ILCR	ILEX CRENATA `COMPACTA` / DWARF JAPANESE HOLLY
	ILIN	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY
	ILES	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY
	JUVI	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR
	THOC	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE
GROUND COVERS		
		SEED MIX 1 - NATIVE STEEP SLOPES (SPRING/FALL)
ORANMENTAL GRASSES		
	FEGL	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE
	PAVI	PANICUM VIRGATUM `WARRIOR` / WARRIOR SWITCH GRASS
	PELB	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS
	SCLI	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
PERENNIALS		
	ARUV	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNIKINNICK
	ECPW	ECHINACEA X 'PAS702918' / POWWOW® WHITE CONEFLOWER
	NERA	NEPETA RACEMOSA `WALKER`S LOW` / WALKER`S LOW CATMINT
SEDGE		
	CAOS	CAREX OSHIMENSIS 'CARFIT01' / EVERCOLOR® EVEREST JAPANESE SEDGE
SOD/SEED		
	SOD	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS

1 L616 BUILDING 1 GRILL AREA ENLARGEMENT PLAN — 1" = 10'

LandDesign.
200 S. PEYTON STREET
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KEY MAP

SEAL

MASSACHUSETTS — MATTHEW V. CLARK — NO. 4282 — REGISTERED LANDSCAPE ARCHITECT

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0 10' 20' 40'

NORTH

SHEET TITLE

PLANTING PLAN - BUILDING 1

SHEET NUMBER

####



PLANT LEGEND

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	ACSA	ACER SACCHARUM / SUGAR MAPLE
	NYSY	NYSSA SYLVATICA / TUPELO
	QUEC	QUERCUS COCCINEA / SCARLET OAK
	QUPA	QUERCUS PALUSTRIS / PIN OAK
EVERGREEN TREES		
	ABBA	ABIES BALSAMEA / BALSAM FIR
	MAGR	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S BEAUTY SOUTHERN MAGNOLIA
BULB		
	ALST	ALLIUM STELLATUM / PRAIRIE ONION
DECIDUOUS SHRUBS		
	COST	CORNUS STOLONIFERA 'ARCTIC FIRE' / RED TWIG DOGWOOD
EVERGREEN SHRUBS		
	BUXS	BUXUS SEMPERVIRENS / COMMON BOXWOOD
	ILIN	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY
PERENNIALS		
	ARUV	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNIKINNICK
SEDGE		
	CAOS	CAREX OSHIMENSIS 'CARFIT01' / EVERCOLOR® EVEREST JAPANESE SEDGE

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NORTH

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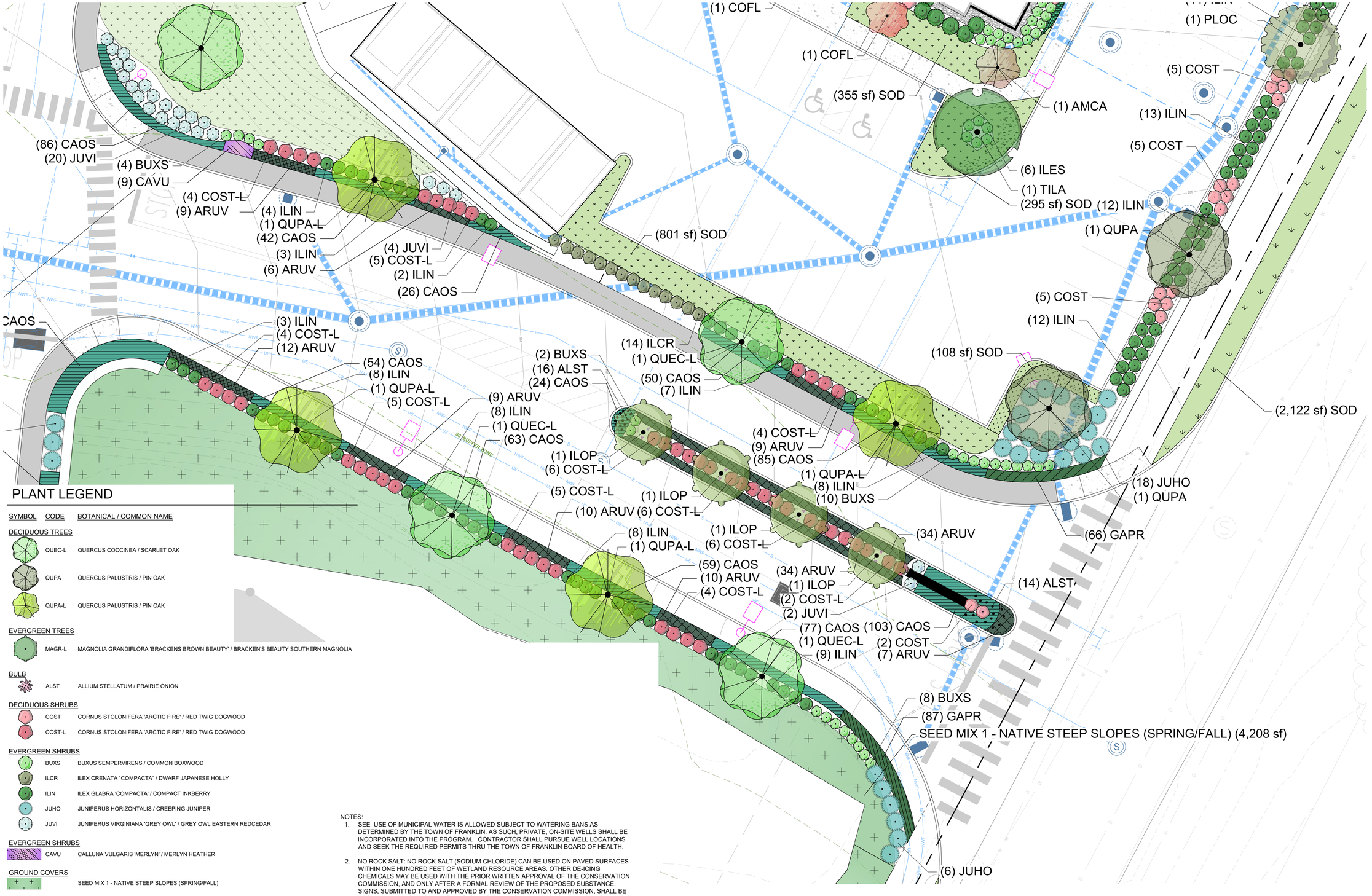
SHEET TITLE

PLANTING PLAN - ENTRANCE

SHEET NUMBER

L617



PLANT LEGEND

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	ARUV	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNIKINNICK
	GAPR	GAULTHERIA PROCUMBENS / WINTERGREEN
SOD/SEED		
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KEY MAP

SEAL

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PLANTING PLAN - ENTRANCE - ENLARGEMENT

SHEET NUMBER
L618

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	REMARKS
DECIDUOUS TREES							
	ACSA	16	ACER SACCHARUM / SUGAR MAPLE	B & B	3" - 3.5"	14` - 16`	STRONG CENTRAL LEADER
	BENI	21	BETULA NIGRA 'BNMTF' / DURA HEAT® RIVER BIRCH	B & B	MULTI-STEM	10` - 12`	MULTI-STEM
	GLTR	18	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	3" - 3.5"	14` - 16`	STRONG CENTRAL LEADER, 6' CLEAR BRANCHING
	NYSY	17	NYSSA SYLVATICA / TUPELO	B & B	3" - 3.5"	14` - 16`	STRONG CENTRAL LEADER
	PLOC	31	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	3" - 3.5"	14` - 16`	STRONG CENTRAL LEADER
	QUBI	7	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3" - 3.5"	14` - 16`	STRONG CENTRAL LEADER
	QUEC	10	QUERCUS COCCINEA / SCARLET OAK	B & B	3" - 3.5"	14` - 16`	STRONG CENTRAL LEADER
	QUEC-L	4	QUERCUS COCCINEA / SCARLET OAK	B & B	4" - 4.5"	18` - 20`	STRONG CENTRAL LEADER, CONTRACTOR TO CONFIRM BOTH CALIPER AN LANDSCAPE ARCHITECT BEFORE PURCHASE
	QUPA	13	QUERCUS PALUSTRIS / PIN OAK	B & B	3" - 3.5"	14` - 16`	STRONG CENTRAL LEADER
	QUPA-L	4	QUERCUS PALUSTRIS / PIN OAK	B & B	4" - 4.5"	18` - 20`	STRONG CENTRAL LEADER, CONTRACTOR TO CONFIRM BOTH CALIPER AN LANDSCAPE ARCHITECT BEFORE PURCHASE
	QUPH	3	QUERCUS PHELLOS / WILLOW OAK	B & B	3" - 3.5"	14` - 16`	STRONG CENTRAL LEADER
	TILA	17	TILIA AMERICANA / AMERICAN LINDEN	B & B	3" - 3.5"	14` - 16`	STRONG CENTRAL LEADER
EVERGREEN TREES							
	ABBA	5	ABIES BALSAMEA / BALSAM FIR	B & B		6` - 8`	
	ILOP	4	ILEX OPACA 'SATYR HILL' / SATYR HILL AMERICAN HOLLY	B & B	4"	14` - 16`	
	JUEA	8	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	B & B		6` - 8`	
	JUBV	14	JUNIPERUS VIRGINIANA 'BURKII' / BURK EASTERN REDCEDAR	B & B		6` - 8`	
	JUVT	11	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR JUNIPER	B & B		6` - 8`	
ORNAMENTAL TREES							
	AMCA	68	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	MULTI-STEM	7` - 8`	
	CERC	2	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2"CAL	6` - 8`	STRONG CENTRAL LEADER
	COFL	52	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	MULTI-STEM	6`	
	MAOK	3	MAGNOLIA KOBUS STELLATA / STAR MAGNOLIA	B & B	MULTI-STEM	6` - 8`	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
BULB							
	ALST	30	ALLIUM STELLATUM / PRAIRIE ONION	BULB			
DECIDUOUS SHRUBS							
	COSC	3	CORNUS SERICEA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	5 GAL	30" - 36"		SPACING AS SHOWN
	COST	320	CORNUS STOLONIFERA 'ARCTIC FIRE' / RED TWIG DOGWOOD	3 GAL	18" - 24"		SPACING AS SHOWN
	COST-L	51	CORNUS STOLONIFERA 'ARCTIC FIRE' / RED TWIG DOGWOOD	5 GAL	2` - 3`		SPACING AS SHOWN
	FOGA	75	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	3 GAL	2` - 3`		SPACING AS SHOWN
	HAIN	2	HAMAMELIS X INTERMEDIA `ARNOLD PROMISE` / ARNOLD PROMISE WITCH HAZEL	5 GAL	5` - 6`		SPACING AS SHOWN
	HYMA	16	HYDRANGEA MACROPHYLLA 'PIIHM-II' / ENDLESS SUMMER® BLOOMSTRUCK® HYDRANGEA	3 GAL	18" - 24"		SPACING AS SHOWN
	HYPL	177	HYDRANGEA PANICULATA 'LITTLE LIME' / LITTLE LIME PANICLE HYDRANGEA	3 GAL	18" - 24"		SPACING AS SHOWN
	HYMN	17	HYDRANGEA QUERCIFOLIA 'MUNCHKIN' / MUNCHKIN OAKLEAF HYDRANGEA	3 GAL	15" - 18"		SPACING AS SHOWN
	ITES	38	ITEA VIRGINICA 'SPRICH' / LITTLE HENRY® SWEETSPIRE	3 GAL	2` - 3`		SPACING AS SHOWN
	OSCI	11	OSMUNDA CINNAMOMEA / CINNAMON FERN	2 GAL	15" - 18"		SPACING AS SHOWN
	RHAR	204	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL	18" - 24"		SPACING AS SHOWN

EVERGREEN SHRUBS							
	BUXS	266	BUXUS SEMPERVIRENS / COMMON BOXWOOD	5 GAL	18" - 24"		SPACING AS SHOWN
	CHON	5	CHAMAECYPARIS OBTUSA 'NANA LUTEA' / DWARF GOLDEN HINOKI FALSE CYPRESS	3 GAL	24" - 36"		SPACING AS SHOWN
	ILCR	148	ILEX CRENATA `COMPACTA` / DWARF JAPANESE HOLLY	5 GAL	24" - 36"		SPACING AS SHOWN
	ILIN	356	ILEX GLABRA 'COMPACTA' / COMPACT INKBERRY	5 GAL	18" - 24"		SPACING AS SHOWN
	ILES	578	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	5 GAL	18" - 24"		SPACING AS SHOWN; DIOECIOUS - PLANT 1/2 MALE, 1/2 FEMALE.
	ILEW	25	ILEX VERTICILLATA / WINTERBERRY	3 GAL	18" - 24"		SPACING AS SHOWN
	JUHO	55	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	3 GAL	15" - 18"		SPACING AS SHOWN
	JUVI	149	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	3 GAL	18" - 24"		SPACING AS SHOWN
	PLVC	11	PRUNUS LAUROCERASUS 'JONG1' / VOLCANO CHERRY LAUREL	5 GAL	36" - 42"		SPACING AS SHOWN
	PRLO	58	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	5 GAL	36" - 42"		SPACE AS SHOWN
	RHPE	33	RHODODENDRON X 'P.J.M. ELITE' / P.J.M. ELITE RHODODENDRON	5 GAL	24" - 36"		SPACING AS SHOWN
	THOC	58	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	CONTAINER	6`		SPACING AS SHOWN
ORNAMENTAL GRASSES							
	MCRM	14	MUHLENBERGIA CAPILLARIS 'REGAL MIST' / PINK MUHLY GRASS	2 GAL		30"	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD	SPACING	REMARKS
EVERGREEN SHRUBS								
	CAVU	225	CALLUNA VULGARIS 'MERLYN' / MERLYN HEATHER	3 GAL	18" - 24"		18" o.c.	
FERNS								
	DRMA	172 SF	DRYOPTERIS MARGINALIS / MARGINAL SHIELD FERN	#2	18" - 24"	15" - 18"		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
GROUND COVERS								
		137,521 SF	SEED MIX 1 - NATIVE STEEP SLOPES (SPRING/FALL)					SPECIES: OATS (SPRING), INDIANGRASS (NY4 ECOTYPE, SPRING). INDIANGRASS (PA ECOTYPE, FALL), BIG BLUESTEM `NIAGARA` (SPRING/FALL), VIRGINIA WILDRYE (PA ECOTYPE, SPRING/FALL), CANADA WILDRYE (SPRING/FALL), LITTLE BLUESTEM (FORT INDIANTOWN GAP-PA ECOTYPE, SPRING), LITTLE BLUESTEM `CAMPER` (FALL), PURPLETOP (FORT INDIANTOWN GAP-PA ECOTYPE, SPRING/FALL), AUTUMN BENTGRASS (ALBANY PINE BUSH-NY ECOTYPE, SPRING/FALL), SWITCHGRASS `SHAWNEE` (SPRING/FALL), PARTRIDGE PEA (PA ECOTYPE, SPRING/FALL), PURPLE CONEFLOWER (SPRING/FALL), PERENNIAL GAILLARDIA (SPRING/FALL), BLACKEYED SUSAN (SPRING/FALL), OXEYE SUNFLOWER (PA ECOTYPE, SPRING/FALL), CALICO ASTER (FALL), NEW ENGLAND ASTER (PA ECOTYPE, SPRING), COMMON MILKWEED (PA ECOTYPE, SPRING/FALL), MARSH BLAZING STAR (SPRING/FALL), TALL WHITE BEARDTONGUE (SPRING)
		6,037 SF	SEED MIX 2 - RAIN GARDEN MIX					SPECIES: LITTLE BLUESTEM (ALBANY PINE BUSH-NY ECOTYPE), VIRGINIA WILDRYE (PA ECOTYPE), FOX SEDGE (PA ECOTYPE), REDTOP PANICGRASS (COASTAL PLAIN NC ECOTYPE), PURPLE CONEFLOWER, LANCELEAF COREOPSIS, BLACKEYED SUSAN, BLUNT BROOM SEDGE (PA ECOTYPE), PARTRIDGE PEA (PA ECOTYPE), MISTFLOWER (VA ECOTYPE), OXEYE SUNFLOWER (PA ECOTYPE), TAIL WHITE BEARDTONGUE (PA ECOTYPE), SWAMP MILKWEED (PA ECOTYPE), SOFT RUSH, PATH RUSH (PA ECOTYPE), MARSH BLAZING STAR, NEW ENGLAND ASTER (PA ECOTYPE), SMOOTH BLUE ASTER (NY ECOTYPE), ORANGE CONEFLOWER (NORTHERN VA ECOTYPE), WILD SENNA (VA AND WV ECOTYPE), WILD BERGAMOT (FORT INDIANTOWN GAP-PA ECOTYPE), NARROWLEAF MOUNTAINMINT, EARLY GOLDENROD (PA ECOTYPE)
ORANMENTAL GRASSES								
	FEGL	3,207	FESTUCA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE	1 GAL			12" o.c.	
	PAVI	193	PANICUM VIRGATUM `WARRIOR` / WARRIOR SWITCH GRASS	2 GAL			18" o.c.	
	PELB	4,967	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	2 GAL			12" o.c.	
	SCLI	692	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM	1 GAL			18" o.c.	
PERENNIALS								
	ARUV	140	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / MASSACHUSETTS KINNIKINNICK	1 GALLON			24" o.c.	
	CHVI	677	CHRYSOGONUM VIRGINIANUM / GREEN-AND-GOLD	1 GAL			12" o.c.	
	ECPW	239	ECHINACEA X 'PAS702918' / POWWOW® WHITE CONEFLOWER	2 GAL			18" o.c.	
	GAPR	153	GAULTHERIA PROCUMBENS / WINTERGREEN	1 GALLON			12" o.c.	
	NERA	1,616	NEPETA RACEMOSA `WALKER`S LOW` / WALKER`S LOW CATMINT	2 GAL			15" o.c.	
	PEAT	91	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	3 GAL.			18" o.c.	
	PHST	99	PHLOX STOLONIFERA 'SHERWOOD PURPLE' / SHERWOOD PURPLE CREEPING PHLOX	1 GAL			12" o.c.	
SEDGE								
	CAOS	962	CAREX OSHIMENSIS 'CARFIT01' / EVERCOLOR® EVEREST JAPANESE SEDGE	2 GAL			12" o.c.	
SOD/SEED								
	SOD	68,657 SF	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD				

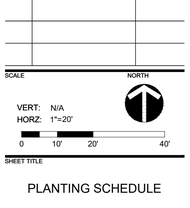
NOTES:

1. SEE USE OF MUNICIPAL WATER IS ALLOWED SUBJECT TO WATERING BANS AS DETERMINED BY THE TOWN OF FRANKLIN. AS SUCH, PRIVATE, ON-SITE WELLS SHALL BE INCORPORATED INTO THE PROGRAM. CONTRACTOR SHALL PURSUE WELL LOCATIONS AND SEEK THE REQUIRED PERMITS THRU THE TOWN OF FRANKLIN BOARD OF HEALTH.
2. NO ROCK SALT: NO ROCK SALT (SODIUM CHLORIDE) CAN BE USED ON PAVED SURFACES WITHIN ONE HUNDRED FEET OF WETLAND RESOURCE AREAS. OTHER DE-ICING CHEMICALS MAY BE USED WITH THE PRIOR WRITTEN APPROVAL OF THE CONSERVATION COMMISSION, AND ONLY AFTER A FORMAL REVIEW OF THE PROPOSED SUBSTANCE. SIGNS, SUBMITTED TO AND APPROVED BY THE CONSERVATION COMMISSION, SHALL BE POSTED AT THE SITE STATING THIS IS A NO-SALT ZONE. THE CONSERVATION COMMISSION SHALL NOT GRANT A PERPETUAL USE OF ANY SALT ALTERNATIVE CHEMICAL FOR THE SITE. THIS CONDITION WILL BE NOTED ON THE CERTIFICATE OF COMPLIANCE AND WILL CONTINUE IN PERPETUITY.
3. NO FERTILIZERS: PESTICIDES, HERBICIDES, AND FUNGICIDES WILL NOT BE USED WITHIN THE 100-FOOT BUFFER ZONE RESOURCE AREA. FERTILIZERS MAY BE USED IF IT IS A SLOW RELEASE FERTILIZER AND HAS BEEN APPROVED IN ADVANCE BY THE CONSERVATION COMMISSION. THIS CONDITION WILL BE NOTED ON THE CERTIFICATE OF COMPLIANCE AND WILL CONTINUE IN PERPETUITY.
4. ALL PLANTING BED AT CLUBHOUSE, ENTRY WAY, AROUND BUILDING 1-5 TO BE IRRIGATED.
5. SEE L620 FOR SEED MIX PLANTING SCHEDULE

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

SHEET TITLE

PLANTING SCHEDULE

SHEET NUMBER

L619

PLANTING SCHEDULE

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Spring

Date: August 28, 2018

Native Steep Slope Mix w/Grain Oats - ERNMX-181-1

	Botanical Name	Common Name	Price/lb
40.00 %	*Avena sativa, Variety Not Stated*	Oats, Variety Not Stated	0.22
20.40 %	*Sorghastrum nutans, NY4 Ecotype*	Indiangrass, NY4 Ecotype	12.90
8.10 %	*Andropogon gerardii, 'Niagara'*	Big Bluestem, 'Niagara'	13.06
7.50 %	*Elymus virginicus, PA Ecotype*	Virginia Wildrye, PA Ecotype	7.72
5.20 %	*Elymus canadensis*	Canada Wildrye	12.87
4.50 %	*Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype*	Little Bluestem, Fort Indiantown Gap-PA Ecotype	12.00
3.70 %	*Tridens flavus, Fort Indiantown Gap-PA Ecotype*	Purpletop, Fort Indiantown Gap-PA Ecotype	18.78
3.00 %	*Agrostis perennans, Albany Pine Bush-NY Ecotype*	Autumn Bentgrass, Albany Pine Bush-NY Ecotype	14.00
2.30 %	*Panicum virgatum, 'Shawnee'*	Switchgrass, 'Shawnee'	7.51
1.10 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	10.00
1.00 %	*Echinacea purpurea*	Purple Coneflower	36.00
0.80 %	*Gaillardia aristata*	Perennial Gaillardia (Blanketflower)	32.00
0.80 %	*Rudbeckia hirta*	Blackeyed Susan	20.00
0.70 %	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype	42.00
0.40 %	*Aster novae-angliae, PA Ecotype*	New England Aster, PA Ecotype	360.00
0.20 %	*Asclepias syriaca, PA Ecotype*	Common Milkweed, PA Ecotype	196.00
0.20 %	*Liatris spicata*	Marsh (Dense) Blazing Star (Spiked Gayfeather)	210.00
0.10 %	*Penstemon digitalis*	Tall White Beardtongue	160.00

100.00 % **Mix Price/lb Bulk:** **$10.45**

Seeding Rate: 75 lb per acre

Erosion Control & Revegetation

Use this formula with grain oats as a cover crop in the spring and summer (until September 1st). Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Price quotes guaranteed for 30 days.
All prices are FOB Meadville, PA.
Please check our web site at www.ernstseed.com
for current pricing when placing orders.

01 L620 SEED MIX 1 - NATIVE STEEP SLOPES (SPRING)
NTS

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Fall

Date: August 28, 2018

Native Steep Slope Mix w/Grain Rye - ERNMX-181-2

	Botanical Name	Common Name	Price/lb
40.00 %	*Secale cereale, Variety Not Stated*	Grain Rye, Variety Not Stated	0.21
20.40 %	*Sorghastrum nutans, PA Ecotype*	Indiangrass, PA Ecotype	10.60
8.10 %	*Andropogon gerardii, 'Niagara'*	Big Bluestem, 'Niagara'	13.06
7.50 %	*Elymus virginicus, PA Ecotype*	Virginia Wildrye, PA Ecotype	7.72
5.20 %	*Elymus canadensis*	Canada Wildrye	12.87
4.50 %	*Schizachyrium scoparium, 'Camper'*	Little Bluestem, 'Camper'	12.59
3.70 %	*Tridens flavus*	Purpletop	18.56
3.00 %	*Agrostis perennans, Albany Pine Bush-NY Ecotype*	Autumn Bentgrass, Albany Pine Bush-NY Ecotype	14.00
2.30 %	*Panicum virgatum, 'Shawnee'*	Switchgrass, 'Shawnee'	7.51
1.10 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	10.00
1.00 %	*Echinacea purpurea*	Purple Coneflower	36.00
0.80 %	*Gaillardia aristata*	Perennial Gaillardia (Blanketflower)	32.00
0.80 %	*Rudbeckia hirta*	Blackeyed Susan	20.00
0.70 %	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype	42.00
0.40 %	*Aster laterriflorus*	Calico Aster	320.00
0.30 %	*Liatris spicata*	Marsh (Dense) Blazing Star (Spiked Gayfeather)	210.00
0.20 %	*Asclepias syriaca, PA Ecotype*	Common Milkweed, PA Ecotype	196.00

100.00 % **Mix Price/lb Bulk:** **$9.88**

Seeding Rate: 75 lb per acre

Erosion Control & Revegetation

Use this formula with grain rye as a cover crop (from August 1st-February 15th). Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Price quotes guaranteed for 30 days.
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Please check our web site at www.ernstseed.com
for current pricing when placing orders.

02 L620 SEED MIX 1 - NATIVE STEEP SLOPES (FALL)
NTS

Ernst Conservation Seeds
8884 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: August 28, 2018

Rain Garden Mix - ERNMX-180

	Botanical Name	Common Name	Price/lb
31.50 %	*Schizachyrium scoparium, Albany Pine Bush-NY Ecotype*	Little Bluestem, Albany Pine Bush-NY Ecotype	12.02
20.00 %	*Elymus virginicus, PA Ecotype*	Virginia Wildrye, PA Ecotype	7.72
10.00 %	*Carex vulpinoidea, PA Ecotype*	Fox Sedge, PA Ecotype	24.00
10.00 %	*Panicum rigidulum, Coastal Plain NC Ecotype*	Redtop Panicgrass, Coastal Plain NC Ecotype	48.00
5.00 %	*Echinacea purpurea*	Purple Coneflower	36.00
3.00 %	*Coreopsis lanceolata*	Lanceleaf Coreopsis	24.00
3.00 %	*Rudbeckia hirta*	Blackeyed Susan	20.00
2.00 %	*Carex scoparia, PA Ecotype*	Blunt Broom Sedge, PA Ecotype	72.00
2.00 %	*Chamaecrista fasciculata, PA Ecotype*	Partridge Pea, PA Ecotype	10.00
2.00 %	*Eupatorium coelestinum, VA Ecotype*	Mistflower, VA Ecotype	128.00
2.00 %	*Heliopsis helianthoides, PA Ecotype*	Oxeye Sunflower, PA Ecotype	42.00
2.00 %	*Penstemon digitalis, PA Ecotype*	Tall White Beardtongue, PA Ecotype	160.00
1.00 %	*Asclepias incarnata, PA Ecotype*	Swamp Milkweed, PA Ecotype	160.00
1.00 %	*Juncus effusus*	Soft Rush	40.00
1.00 %	*Juncus tenuis, PA Ecotype*	Path Rush, PA Ecotype	56.00
1.00 %	*Liatris spicata*	Marsh (Dense) Blazing Star (Spiked Gayfeather)	210.00
0.80 %	*Aster novae-angliae, PA Ecotype*	New England Aster, PA Ecotype	360.00
0.70 %	*Aster laevis, NY Ecotype*	Smooth Blue Aster, NY Ecotype	320.00
0.50 %	*Rudbeckia fulgida var. fulgida, Northern VA Ecotype*	Orange Coneflower, Northern VA Ecotype	300.00
0.50 %	*Senna hebecarpa, VA & WV Ecotype*	Wild Senna, VA & WV Ecotype	24.00
0.40 %	*Monarda fistulosa, Fort Indiantown Gap-PA Ecotype*	Wild Bergamot, Fort Indiantown Gap-PA Ecotype	160.00
0.30 %	*Pycnanthemum tenuifolium*	Narrowleaf Mountainmint	140.00
0.30 %	*Solidago fistulosa, PA Ecotype*	Early Goldenrod, PA Ecotype	280.00

100.00 % **Mix Price/lb Bulk:** **$37.29**

Seeding Rate: 20 lb per acre with a cover crop of grain rye at 30 lb per acre

Uplands & Meadows

The native perennial forbs and grasses provide food and cover for rain garden biodiversity. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Price quotes guaranteed for 30 days.
All prices are FOB Meadville, PA.
Please check our web site at www.ernstseed.com
for current pricing when placing orders.

03 L620 SEED MIX 2 - RAIN GARDEN MIX
NTS

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT
07/01/2025

PROJECT

GROVE STREET

FAIRFIELD GROVE STREET LLC 121 GROVE STREET FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

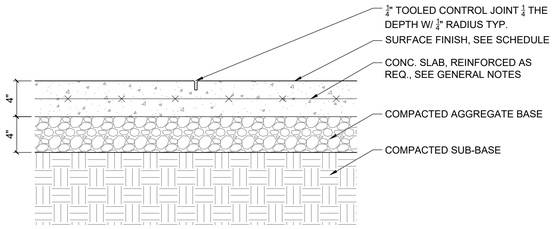
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE
PLANTING SCHEDULE

SHEET NUMBER
L620



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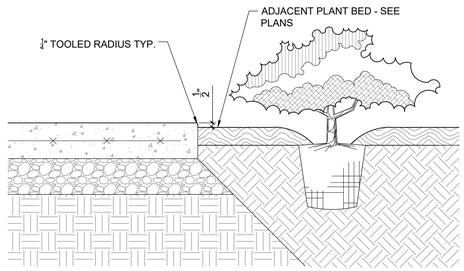
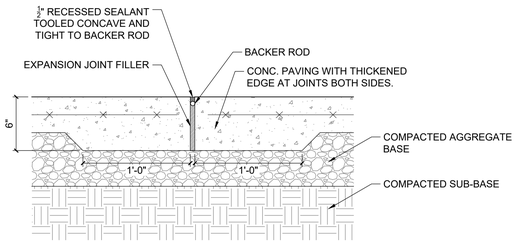
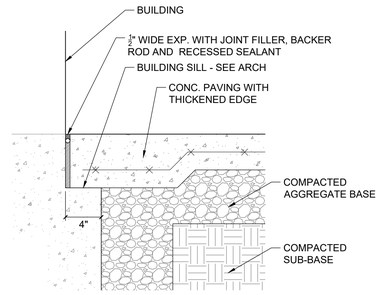


B TYP. CONC. EDGE @ PLANT BED
SECTION 1 1/2" = 1'-0"



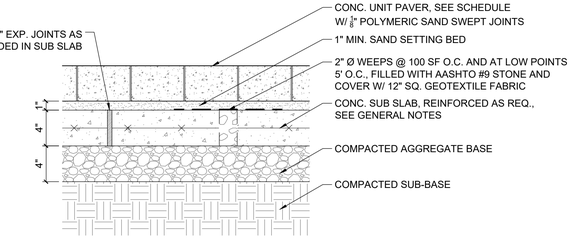
C TYP. CONC. FIELD EXPANSION JOINT W/ SEALANT
SECTION 1 1/2" = 1'-0"



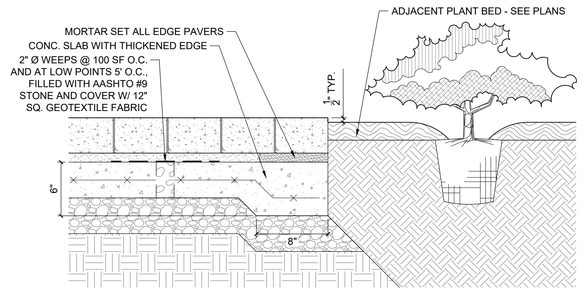
D TYP. CONC. EXPANSION JOINT W/ SILL @ BUILDING
SECTION 1 1/2" = 1'-0"

01 L700 CONCRETE PAVING - PEDESTRIAN (P-01)

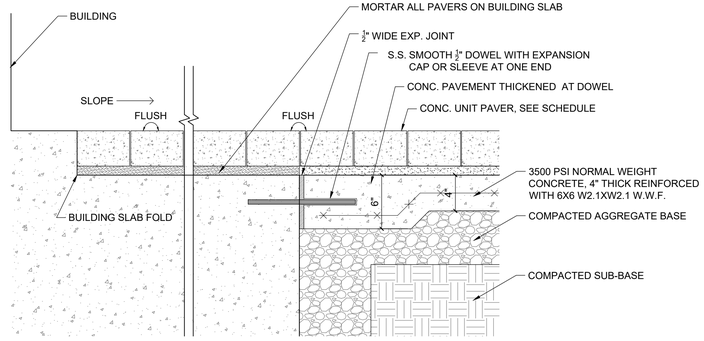
SECTION 1 1/2" = 1'-0"



A TYP. SECTION
SECTION 1 1/2" = 1'-0"



B TYP. EDGE @ PLANT BED
SECTION 1 1/2" = 1'-0"



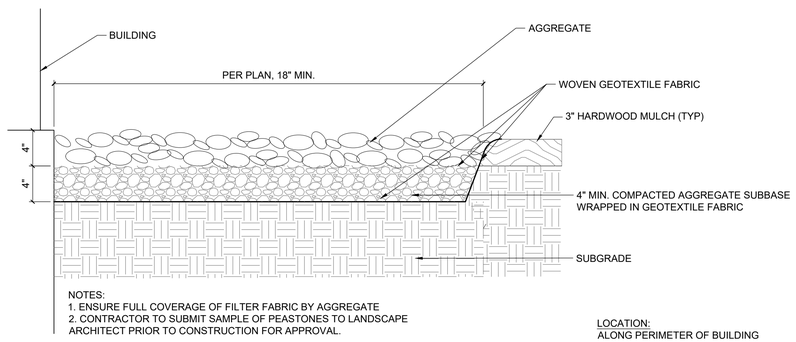
C TYP. CONC. DOWELED EXPANSION JOINT @ BUILDING
SECTION 1 1/2" = 1'-0"

NOTES:

1. ALL STRUCTURAL INFORMATION INCLUDING REINFORCING REBAR SIZES, PSI, ETC ARE PROVIDED IN DETAIL FROM INPUT FROM STRUCTURAL ENGINEER.

02 L700 UNIT PAVER (P-02)

SECTION 1 1/2" = 1'-0"



NOTES:
1. ENSURE FULL COVERAGE OF FILTER FABRIC BY AGGREGATE
2. CONTRACTOR TO SUBMIT SAMPLE OF PEASTONES TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR APPROVAL.

LOCATION:
ALONG PERIMETER OF BUILDING

03 L700 18" AGGREGATE FOUNDATION EDGING (P-05)

SECTION 1 1/2" = 1'-0"

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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE ST

FAIRFIELD 55 SUMMER ST SOUTH
WALPOLE, MA 02071

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

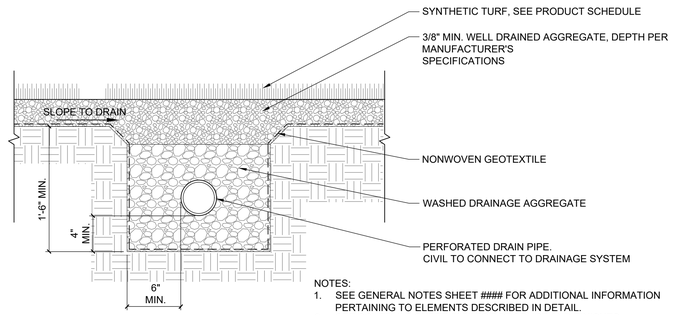
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

DETAILS - PAVING

SHEET NUMBER

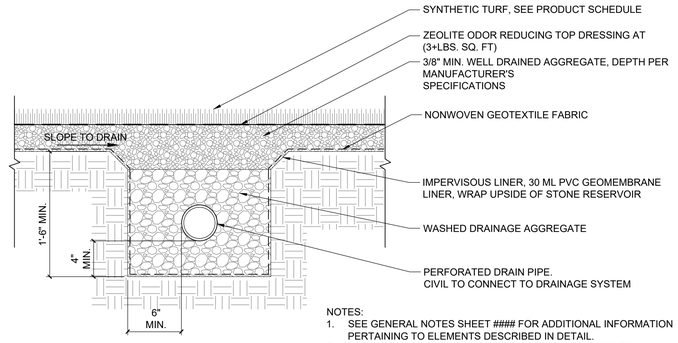
L700



NOTES:
1. SEE GENERAL NOTES SHEET #### FOR ADDITIONAL INFORMATION PERTAINING TO ELEMENTS DESCRIBED IN DETAIL.
2. SEE SCHEDULE SHEET #### FOR PRODUCT AND FINISHES INFORMATION.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS
4. FOR UNDERDRAINAGE PLEASE SEE CIVIL DOCUMENTATION

01 L701 ARTIFICIAL TURF (P-03)

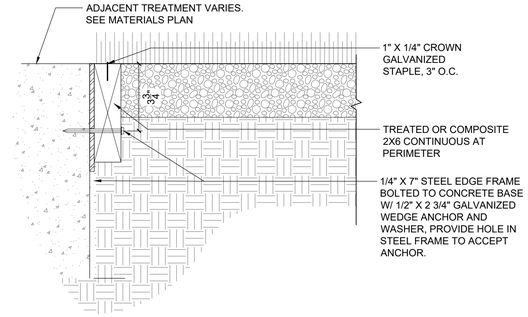
SECTION 1 1/2" = 1'-0"



NOTES:
1. SEE GENERAL NOTES SHEET #### FOR ADDITIONAL INFORMATION PERTAINING TO ELEMENTS DESCRIBED IN DETAIL.
2. SEE SCHEDULE SHEET #### FOR PRODUCT AND FINISHES INFORMATION.
3. INSTALL PER MANUFACTURER'S INSTRUCTIONS
4. FOR UNDERDRAINAGE PLEASE SEE CIVIL DOCUMENTATION

02 L701 K9 ARTIFICIAL TURF (P-04)

SECTION 1 1/2" = 1'-0"



ENLARGEMENT OF TURF ATTACHMENT

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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE ST

FAIRFIELD 55 SUMMER ST SOUTH
WALPOLE, MA 02071

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

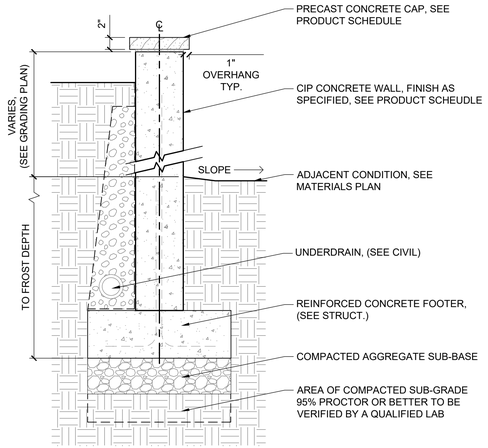
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

DETAILS - PAVING

SHEET NUMBER

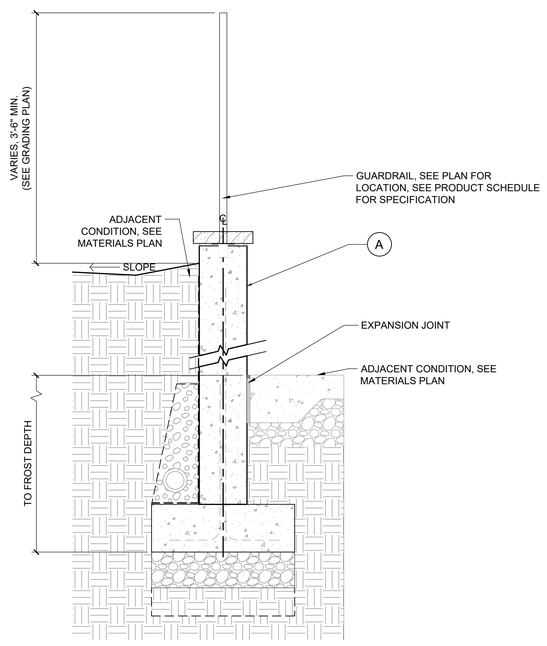
L701



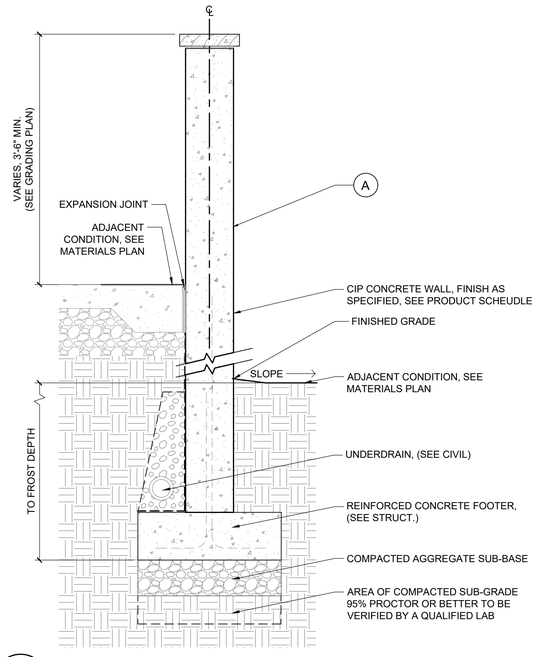
A C.I.P. WALL WITH FORMLINER
SECTION 1" = 1'-0"

NOTES:

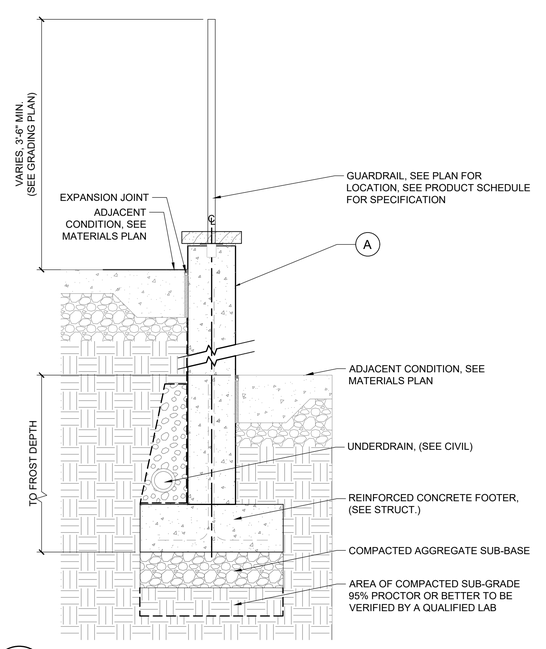
1. STRUCTURAL INFORMATION REGARDING REBAR, PSI ETC WAS PROVIDED BY STRUCTURAL ENGINEER
2. SEE STRUCTURAL DETAIL 10/S203 FOR ALL CIP WALL DESIGNS



B C.I.P. WALL WITH FORMLINER @ CLUBHOUSE MAIL ROOM
SECTION 1" = 1'-0"



C C.I.P. WALL WITH FORMLINER @ CLUBHOUSE CONFRENCE
SECTION 1" = 1'-0"



D C.I.P. WALL WITH FORMLINER @BUILDING #1 PATIO
SECTION 1" = 1'-0"

1 L710 C.I.P CONCRETE WALL WITH FORMLINER (W-02)
SECTION

############

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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE ST

FAIRFIELD 55 SUMMER ST SOUTH
WALPOLE, MA 02071

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

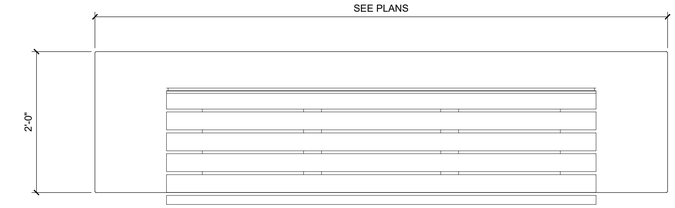
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

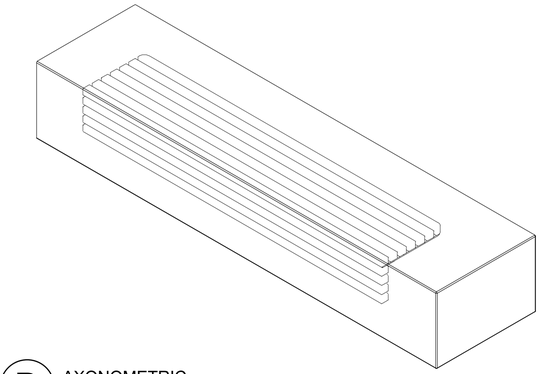
DETAILS - WALLS

SHEET NUMBER

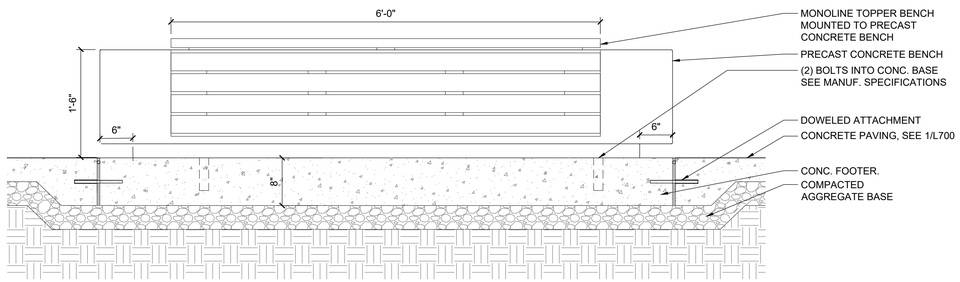
L710



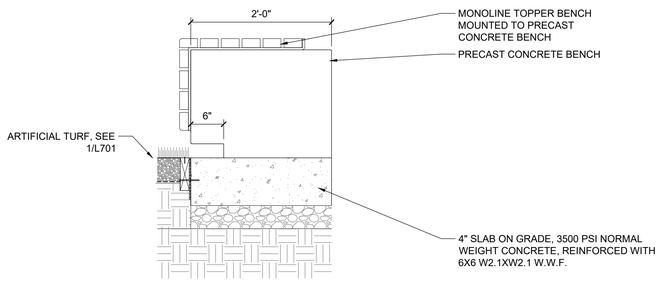
A PLAN VIEW 1" = 1'-0"



B AXONOMETRIC VIEW NTS



C SECTION/ ELEVATION VIEW 1" = 1'-0"



D SECTION VIEW 1" = 1'-0"

01 L711 BUILT-IN BENCH (C-03) SECTION 1" = 1'

NOTES:

1. STRUCTURAL INFORMATION REGARDING REBAR, PSI ETC WAS PROVIDED BY STRUCTURAL ENGINEER
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS

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KEY MAP

SEAL



07/01/2025

PROJECT

GROVE ST

FAIRFIELD 55 SUMMER ST SOUTH
WALPOLE, MA 02071

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2024243

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1	DESIGN DEVELOPMENT	03.25.25
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SCALE NORTH

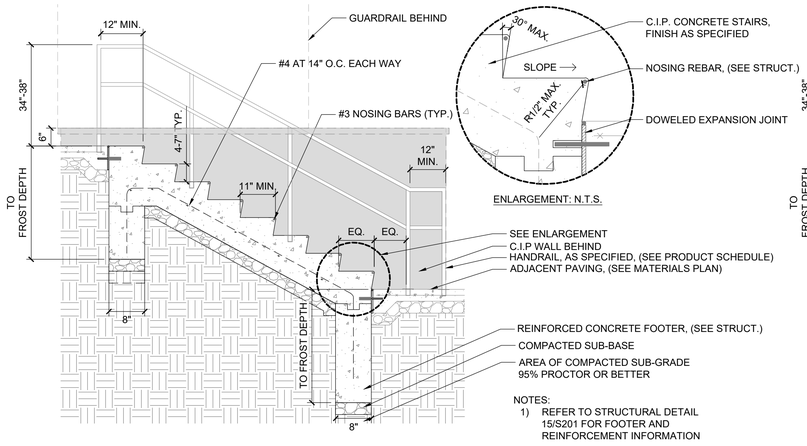
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

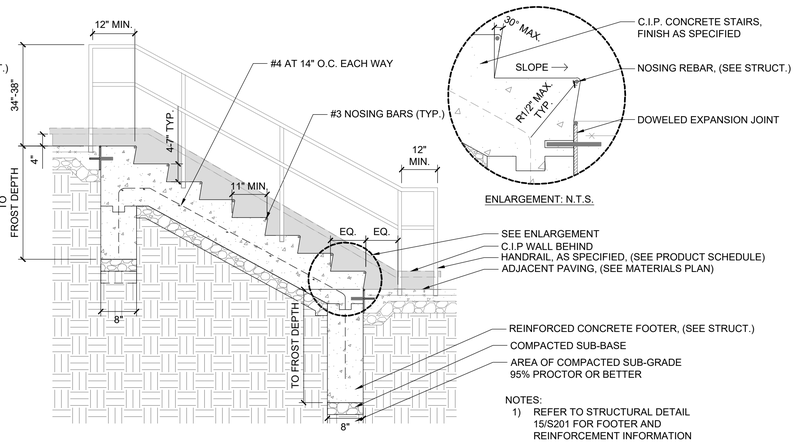
DETAILS - WALLS

SHEET NUMBER

L711

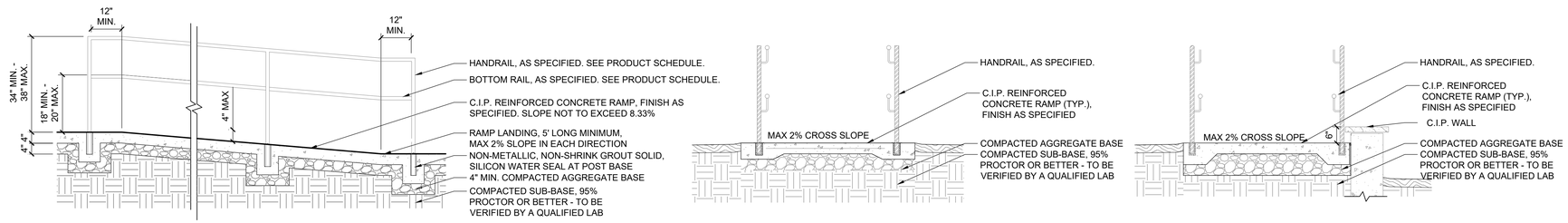


A C.I.P STAIRS @ CLUBHOUSE
SECTION 1/2" = 1'-0"

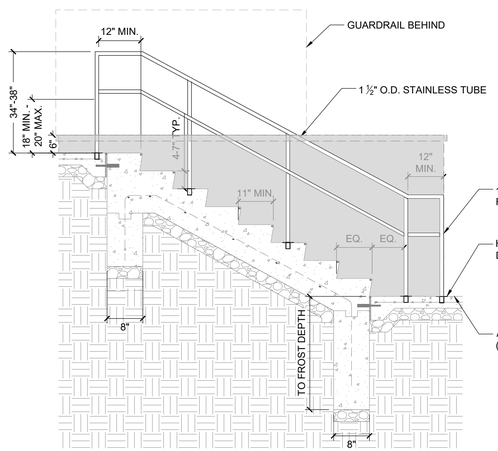


B C.I.P STAIRS @ BUILDING ENTRANCE
SECTION 1/2" = 1'-0"

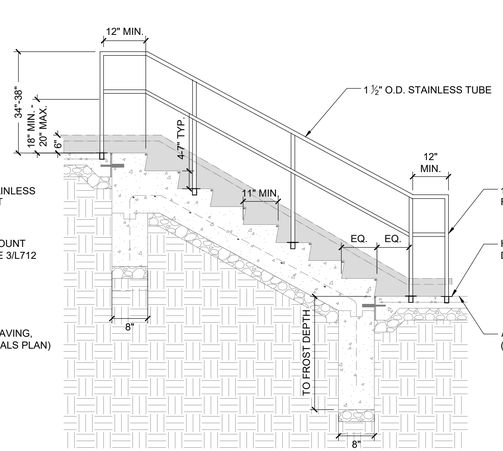
01 L712 C.I.P. STAIRS (W-05)
SECTION 1/2" = 1'-0"



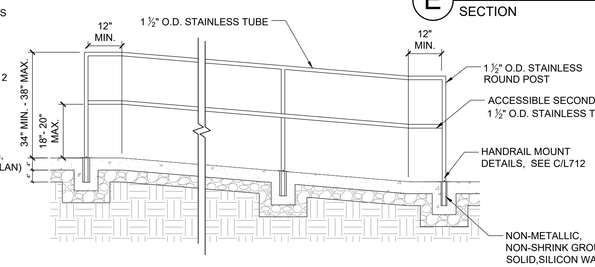
02 L712 CONCRETE ADA RAMP (W-04)
SECTION 1/2" = 1'-0"



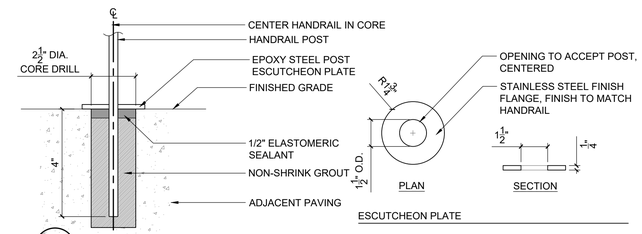
A HANDRAIL AT C.I.P STAIRS @ CLUBHOUSE
SECTION 1/2" = 1'-0"



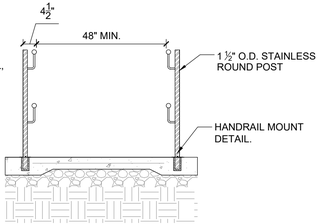
B HANDRAIL AT C.I.P STAIRS @ BUILDING ENTRANCE
SECTION 1/2" = 1'-0"



C HANDRAIL @ C.I.P RAMP
SECTION 1" = 1'-0"



E HANDRAIL ATTACHMENT
SECTION 3" = 1'-0"



D HANDRAIL
SECTION 1" = 1'-0"

03 L712 HANDRAIL (R-01)
SECTION AS SHOWN

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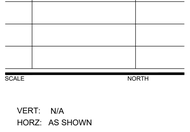
KEY MAP

SEAL



07/01/2025

PROJECT

GROVE ST

FAIRFIELD 55 SUMMER ST SOUTH
WALPOLE, MA 02071

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

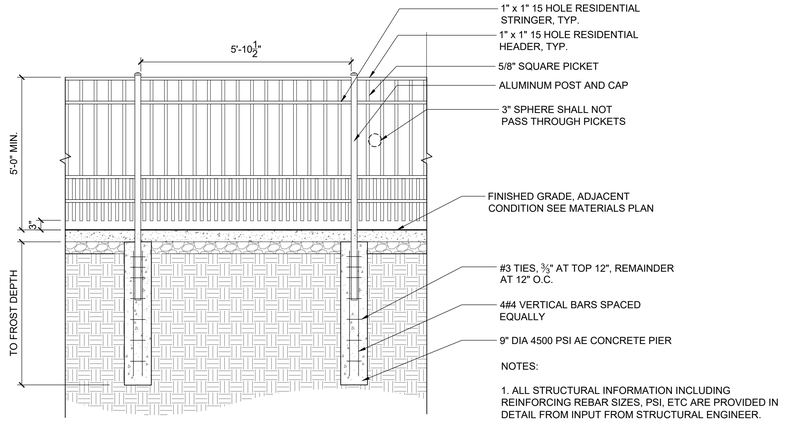
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

DETAILS - STAIRS & RAMPS

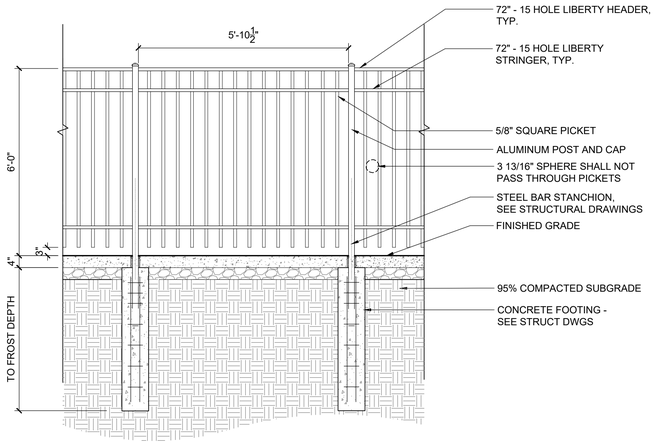
SHEET NUMBER

L712



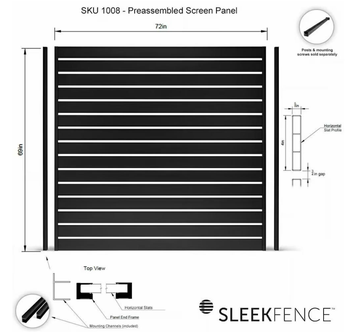
1 DOG PARK FENCE (R-02A)

L720 SECTION — 1/2" = 1'-0"



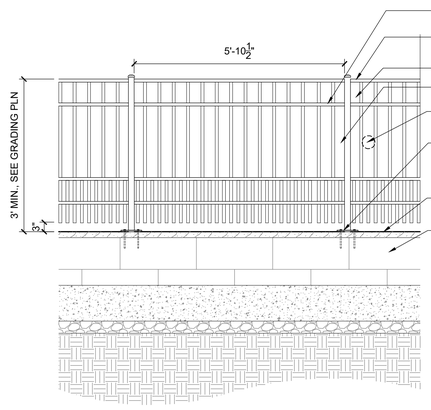
A PRIVACY FENCE - PICKET

SECTION — 1/2" = 1'-0"

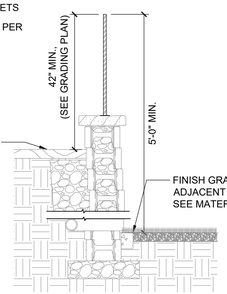


B PRIVACY FENCE - PANEL

SECTION — 1/2" = 1'-0"

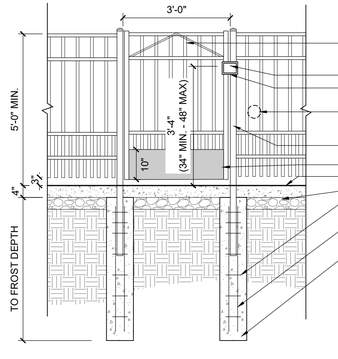


NOTES:
1. SHOP DRAWINGS TO BE COORDINATED ONCE FINAL SELECTED MODULAR BLOCK DESIGN/BUILD
2. FINAL LOCATION OF HANDRAIL IN SECTION TO BE COORDINATED WITH FINAL SELECTED MODULAR BLOCK DESIGN/BUILD



2 DOG PARK GATE (R-03)

L720 SECTION — 1/2" = 1'-0"



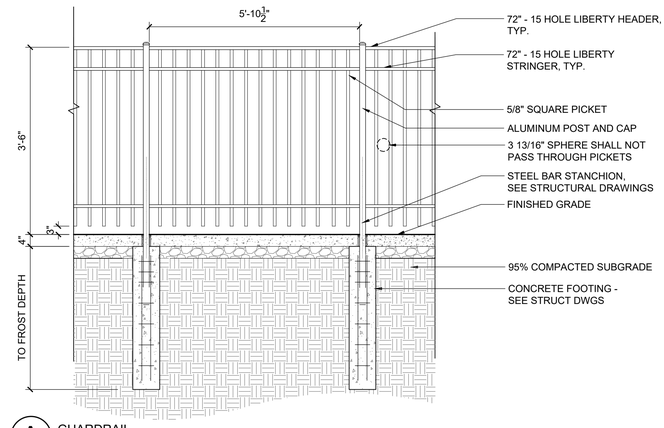
NOTES:
1. PULL SIDE OF THE STRIKE EDGE OF DOOR/ GATE REQUIRES MINIMUM OF 18" CLEAR AND LEVEL. PUSH SIDE OF THE STRIKE EDGE FOR ALL DOORS/ GATES THAT ARE EQUIPPED WITH BOTH A LATCH AND A CLOSURE REQUIRES MINIMUM OF 12" CLEAR AND LEVEL.
2. ALL STRUCTURAL INFORMATION INCLUDING REINFORCING REBAR SIZES, PSI, ETC ARE PROVIDED IN DETAIL FROM INPUT FROM STRUCTURAL ENGINEER.

3 DOG PARK FENCE ON MODULAR WALL (R-02B)

L720 SECTION — 1/2" = 1'-0"

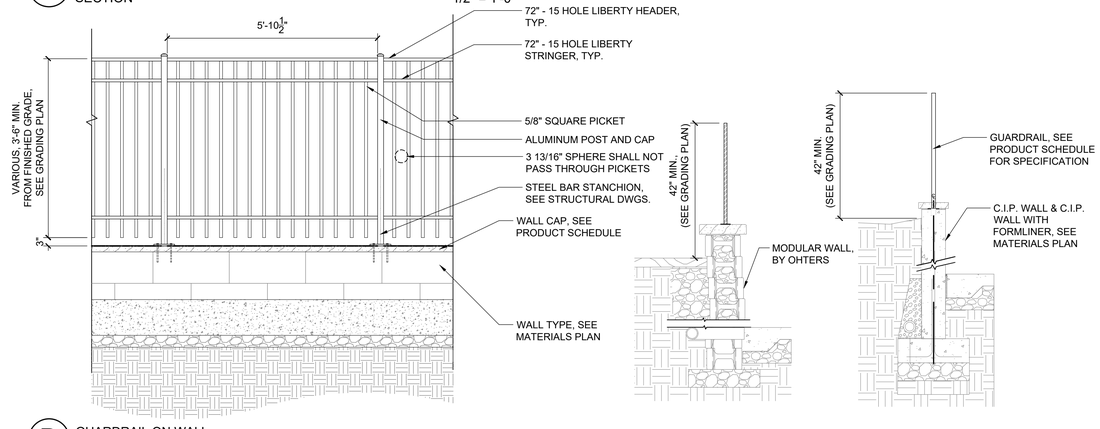
4 PRIVACY FENCE (R-05A, R-05B)

L720 SECTION — 1/2" = 1'-0"



A GUARDRAIL

SECTION — 1/2" = 1'-0"



B GUARDRAIL ON WALL

SECTION — 1/2" = 1'-0"

5 GUARDRAIL (R-04)

L720 SECTION — 1/2" = 1'-0"

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KEY MAP

SEAL

COMMONWEALTH OF MASSACHUSETTS — MATTHEW V. CLARK — NO. 4282 — REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE — NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

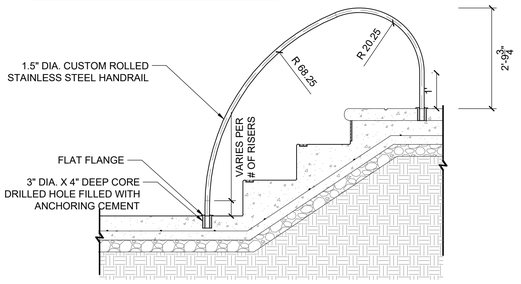
DETAILS - FENCES

SHEET NUMBER

L720

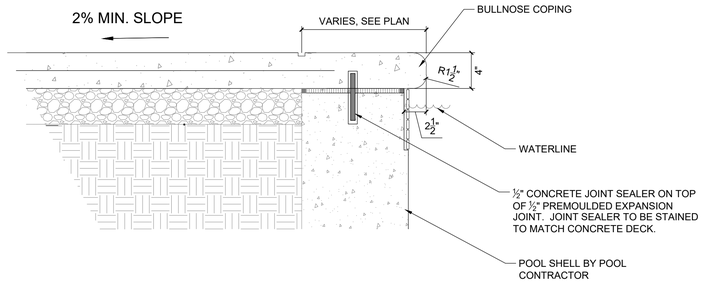
PRODUCT SPECIFICATIONS:

SIZE:	1.5" DIA. CUSTOM ROLLED HANDRAIL
FINISH:	STAINLESS STEEL



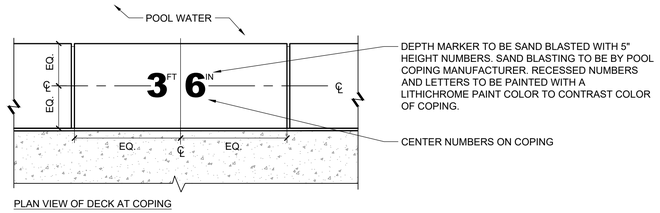
01 L730 POOL HANDRAIL (PL-09)

SECTION — 1/2" = 1'-0"

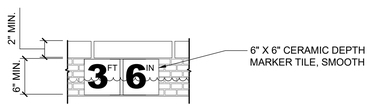


04 L730 POOL COPING (PL-12)

SECTION — 1 1/2" = 1'-0"



PLAN VIEW OF DECK AT COPING



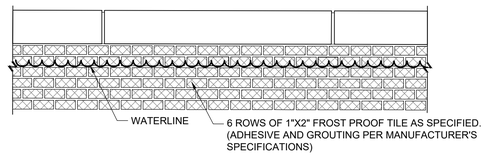
ELEVATION VIEW OF WATERLINE TILES

PRODUCT SPECIFICATIONS:

DEPTH MARKER COLOR BACKGROUND:	WHITE
TEXT COLOR:	BLACK

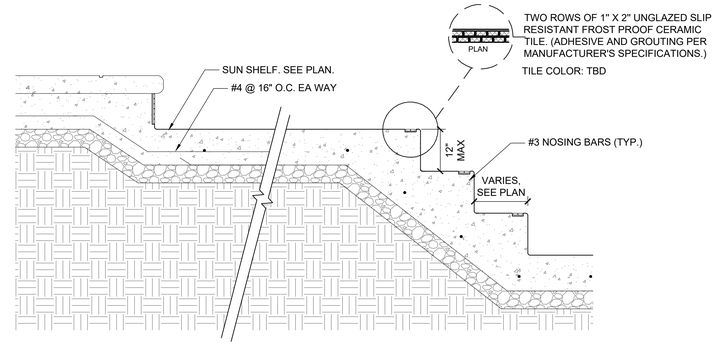
06 L730 POOL DEPTH MARKERS

SECTION — 1" = 1'-0"



02 L730 POOL WATERLINE TILE (PL-02)

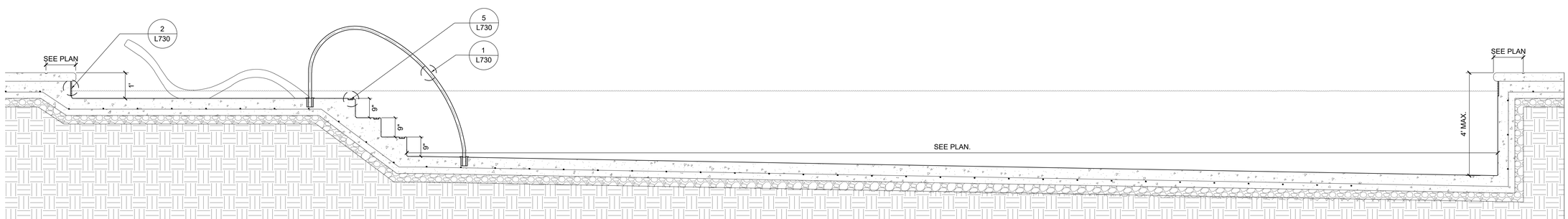
SECTION — 1 1/2" = 1'



NOTE:
SEE PLAN FOR QUANTITY OF STEPS TO 3' DEPTH.
CONTRACTOR TO PROVIDE SHOP DRAWINGS.

05 L730 POOL STEP TILE (PL-03)

SECTION — 3/4" = 1'-0"



03 L730 POOL SECTION

SECTION — 1/2" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE — NORTH

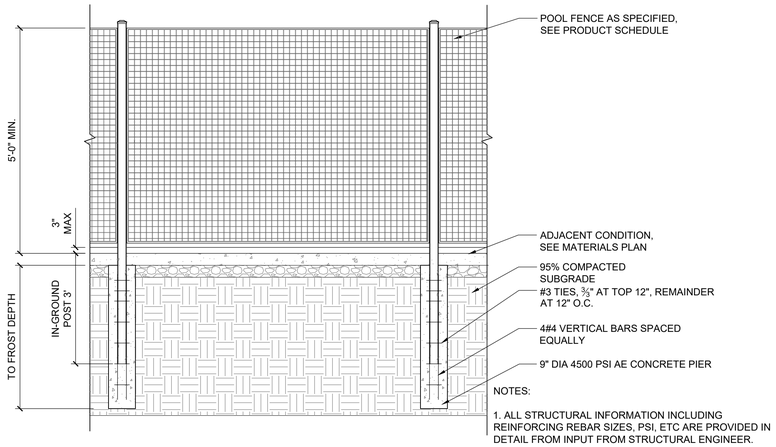
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

DETAILS - POOL

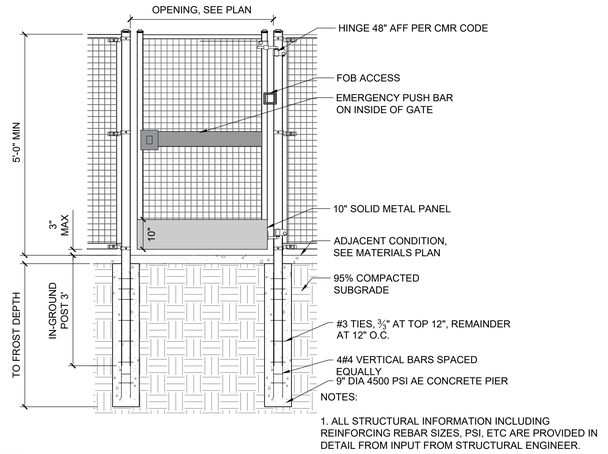
SHEET NUMBER

L730



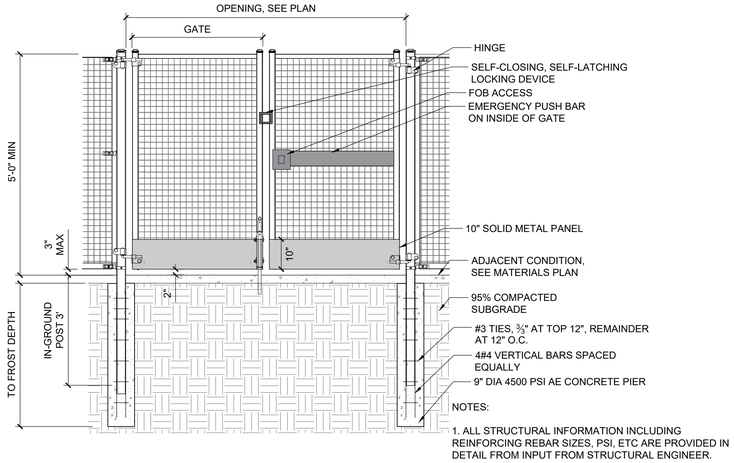
01 L731 POOL FENCE (PL-07)

SECTION 1/2" = 1'-0"



02 L731 POOL GATE - SINGLE DOOR (PL-05)

SECTION 1/2" = 1'-0"



03 L731 POOL GATE - DOUBLE DOOR (PL-06)

SECTION 1/2" = 1'-0"

LandDesign.
200 S. PEYTON STREET
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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
REGISTERED LANDSCAPE ARCHITECT
NO. 4282

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

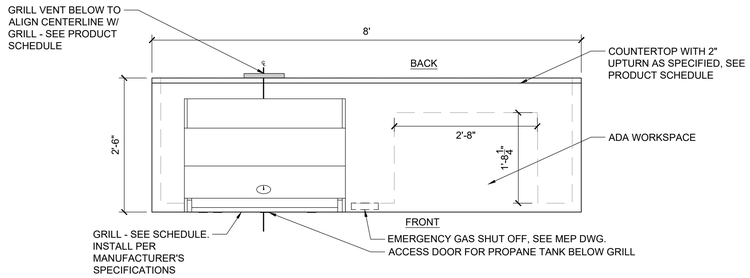
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

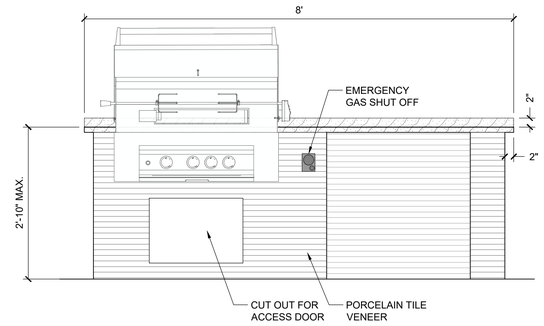
DETAILS - POOL

SHEET NUMBER

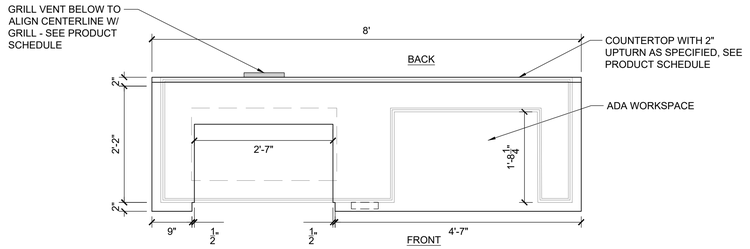
L731



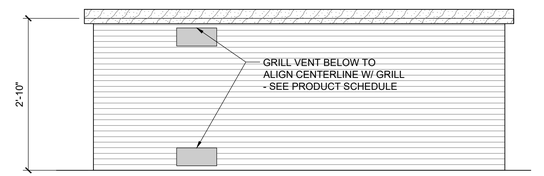
A GRILL PLAN — 3/4" = 1'-0"



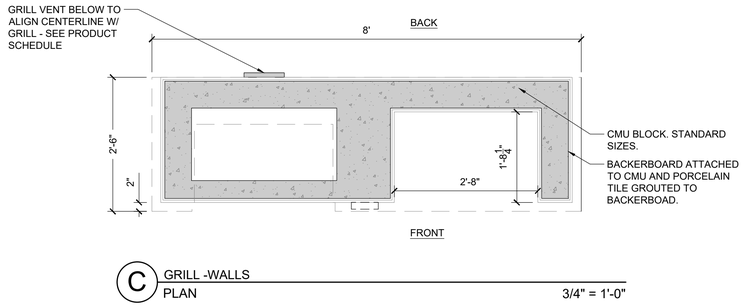
D FRONT ELEVATION — 3/4" = 1'-0"



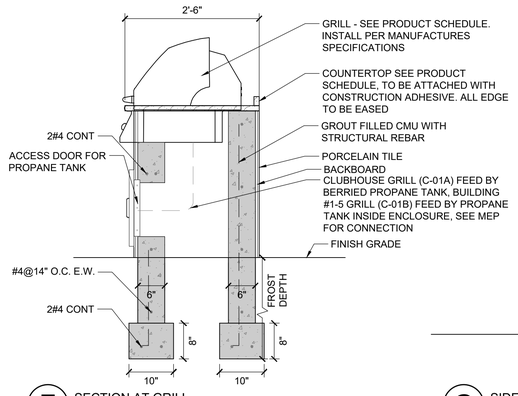
B GRILL - MAIN COUNTER TOP PLAN — 3/4" = 1'-0"



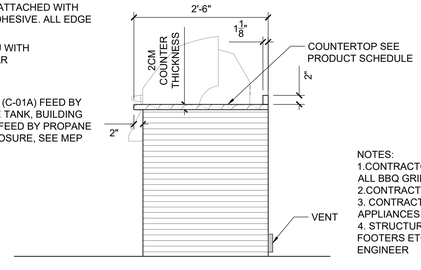
E BACK ELEVATION — 3/4" = 1'-0"



C GRILL -WALLS PLAN — 3/4" = 1'-0"



F SECTION AT GRILL SECTION — 3/4" = 1'-0"



NOTES:
1.CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL BBQ GRILL AREAS.
2.CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD
3. CONTRACTOR TO PROVIDE CUTSHEETS FOR ALL APPLIANCES
4. STRUCTURAL INFORMATION REGARDING REBAR, FOOTERS ETC WAS PROVIDED BY STRUCTURAL ENGINEER

G SIDE ELEVATION ELEVATION — 3/4" = 1'-0"

01 L740 CUSTOM GRILL - SMALL (C-01A & C-01B) SECTION — 3/4" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

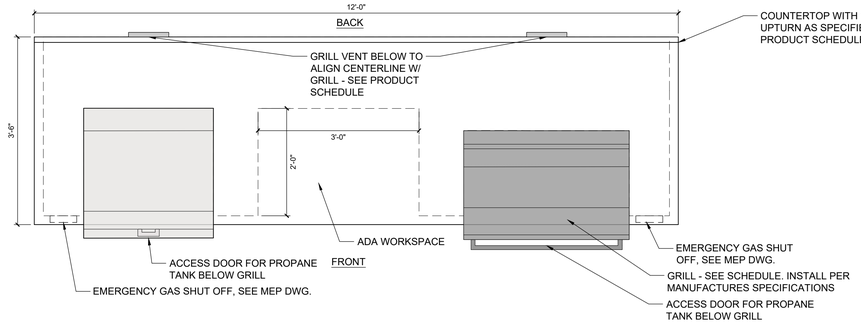
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

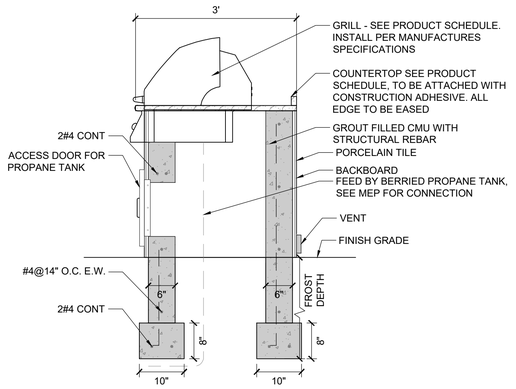
DETAILS - CUSTOM

SHEET NUMBER

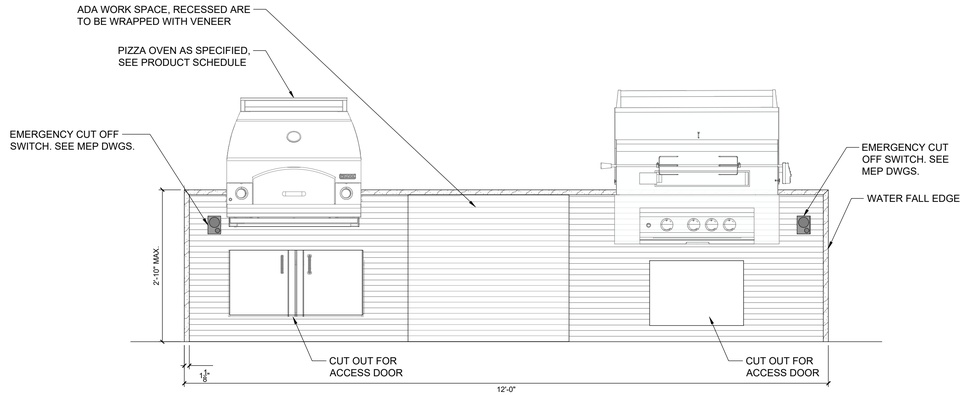
L740



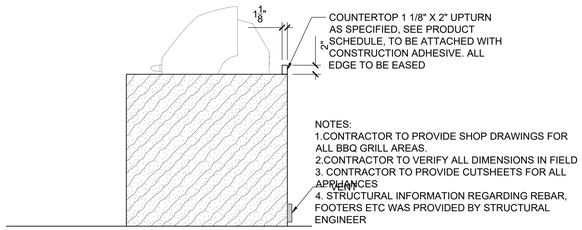
A GRILL PLAN 3/4" = 1'-0"



C SECTION AT GRILL SECTION 3/4" = 1'-0"



B GRILL ELEVATION 3/4" = 1'-0"



D SIDE ELEVATION ELEVATION 3/4" = 1'-0"

01 L741 CUSTOM GRILL - LARGE (C-02)
SECTION 3/4" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

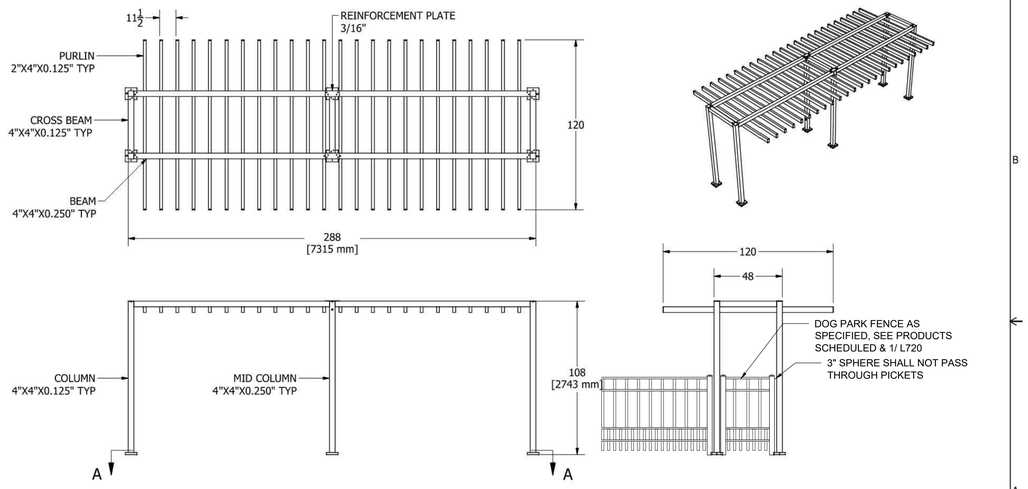
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

DETAILS - CUSTOM

SHEET NUMBER

L741



NOTES:

1. SITE SPECIFIC ENGINEERING BEYOND THE ANCHOR FASTENERS IS BY OTHERS.
2. **PLEASE CONFIRM MOUNTING LOCATIONS FOR ALL COLUMNS ARE TO BE SET AT THE SAME HEIGHT.**
   IF THERE IS ANY CHANGE IN GRADE BETWEEN COLUMN LOCATIONS THEN COLUMNS CAN BE PROVIDED AT DIFFERENT HEIGHTS TO ACCOMMODATE.
3. UNLESS OTHERWISE SPECIFIED, MATERIAL OF STRUCTURAL COMPONENTS IS ALUMINUM ALLOY 6061-T6.

DESIGNED:	A.KOPEGYNSKI	TOLERANCE: FRACTIONS ± 1/8" ANGLES ± 0.5°	sturdesign www.sturdesign.com
APPROVED:	MIKE SANKEY	UNITS: INCHES	
DATE:	2025-06-02	(UNLESS OTHERWISE SPECIFIED)	
Layout		MATERIAL: Aluminum 6061	
		WEIGHT ESTIMATE: N/A	
SIZE: B	SHEET: 1 OF 3	SCALE: 1 / 45	PROJECT: (1898) 121 Grove St - Franklin, MA
REV: 3	PRODUCT CODE: 1898(1)-CP-2A-288x120-UVA24-EL-CV		PRODUCT: Custom Viso Pergola

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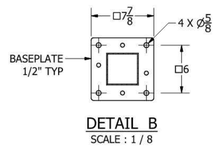
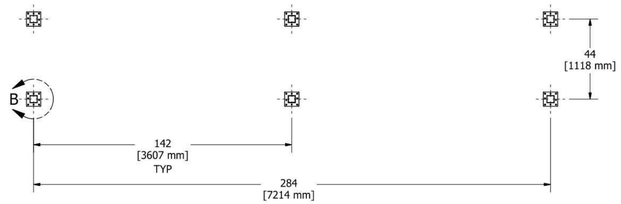


DETAIL B
SCALE : 1 / 8



SECTION A-A
FOOTING, COVERS ARE OMITTED FOR CLARITY
SCALE: 1 / 35

Layout		MATERIAL: Aluminum 6061	sturdesign
		WEIGHT ESTIMATE: N/A	
SIZE: B	SHEET: 2 OF 3	SCALE: 1 / 35	PROJECT: (1898) 121 Grove St - Franklin, MA
REV: 3	PRODUCT CODE: 1898(1)-CP-2A-288x120-UVA24-EL-CV		PRODUCT: Custom Viso Pergola

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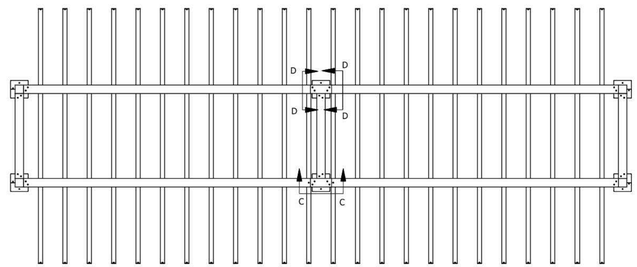
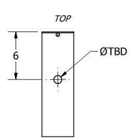
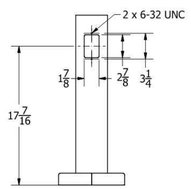
ELECTRICAL DETAIL





SECTION C-C
WALL PACK LIGHT DETAIL
TO BE CONFIRMED
SCALE: 1 / 8



SECTION D-D
OUTLET DETAIL, 2 SIDES
TO BE CONFIRMED
SCALE: 1 / 8

DESIGNED:	A.KOPEGYNSKI	TOLERANCE: FRACTIONS ± 1/8" ANGLES ± 0.5°	sturdesign www.sturdesign.com
APPROVED:	MIKE SANKEY	UNITS: INCHES	
DATE:	2025-06-02	(UNLESS OTHERWISE SPECIFIED)	
Layout		MATERIAL: Aluminum 6061	
		WEIGHT ESTIMATE: N/A	
SIZE: B	SHEET: 3 OF 3	SCALE: 1 / 30	PROJECT: (1898) 121 Grove St - Franklin, MA
REV: 3	PRODUCT CODE: 1898(1)-CP-2A-288x120-UVA24-EL-CV		PRODUCT: Custom Viso Pergola

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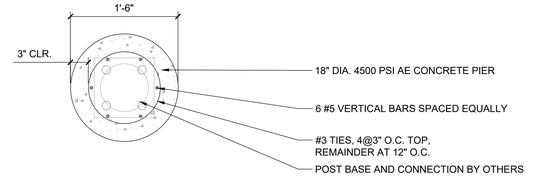
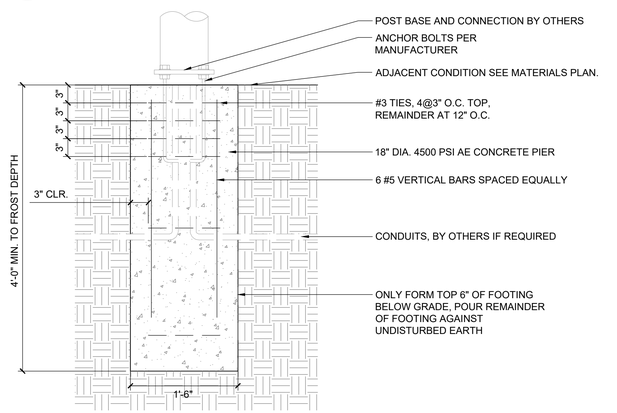


A PIER PLAN — 1" = 1'-0"



B PIER SECTION — 1" = 1'-0"

01 L742 OVERHEAD STRUCTURE (C-04)
SECTION

NTS

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

MASSACHUSETTS MATTHEW V. CLARK REGISTERED LANDSCAPE ARCHITECT NO. 4282

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

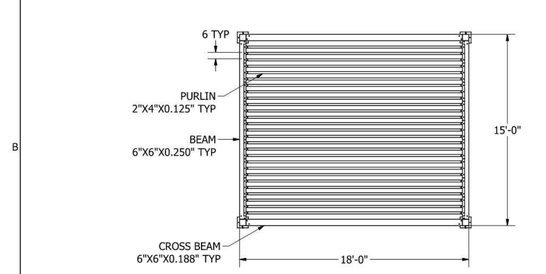
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

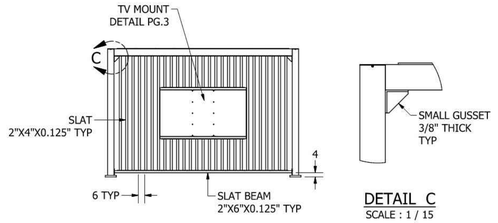
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE
DETAILS - SHADE STRUCTURES

SHEET NUMBER
L742







DETAIL C
SCALE : 1 / 15

NOTES:

1. SITE SPECIFIC ENGINEERING BEYOND THE ANCHOR FASTENERS IS BY OTHERS.
2. **PLEASE CONFIRM MOUNTING LOCATIONS FOR ALL COLUMNS ARE TO BE SET AT THE SAME HEIGHT.**
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3. UNLESS OTHERWISE SPECIFIED, MATERIAL OF STRUCTURAL COMPONENTS IS ALUMINUM ALLOY 6061-T6.

DESIGNED:	A.KOPEGYNSKI	TOLERANCE: FRACTIONS ± 1/8" ANGLES ± 0.5°	sturdesign www.sturdesign.com
APPROVED:	MIKE SANKEY	UNITS: INCHES (UNLESS OTHERWISE SPECIFIED)	
DATE:	2025-07-07	MATERIAL: Aluminum 6061	
Layout		WEIGHT ESTIMATE: 1964.5 lbmass	
SIZE: B	SHEET: 1 OF 3	SCALE: 1 / 60	PROJECT: (1898) 121 Grove St - Franklin, MA
REV: 4	PRODUCT CODE: CP-VB-216X180-PPIVA24-IVA24L-TV-EL-CV		PRODUCT: Custom Viso Bold Pergola

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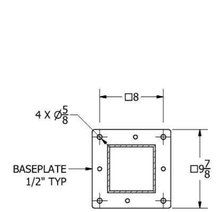
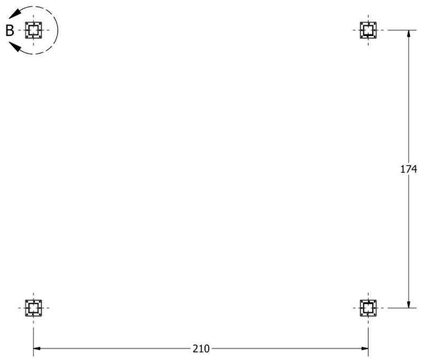


DETAIL B
SCALE : 1 / 8



SECTION A-A
FOOTING, COVERS ARE OMITTED FOR CLARITY
SCALE: 1 / 40

Layout		MATERIAL: Aluminum 6061	sturdesign
		WEIGHT ESTIMATE: 1964.5 lbmass	
SIZE: B	SHEET: 2 OF 3	SCALE: 1 / 40	PROJECT: (1898) 121 Grove St - Franklin, MA
REV: 4	PRODUCT CODE: CP-VB-216X180-PPIVA24-IVA24L-TV-EL-CV		PRODUCT: Custom Viso Bold Pergola

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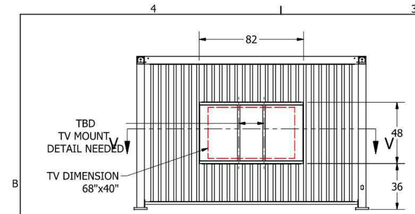
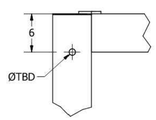
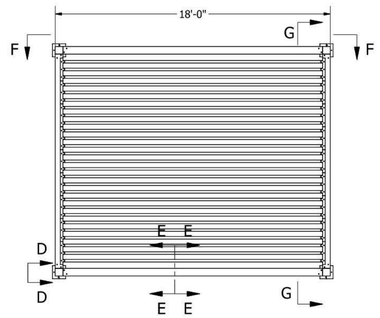
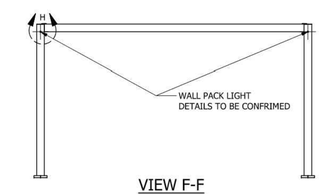


SECTION G-G
TV MOUNT
SCALE: 1 / 50



DETAIL H
WALL PACK LIGHT DETAIL
TO BE CONFIRMED
SCALE : 1 / 10

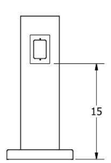




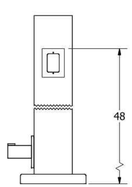
VIEW F-F
SCALE: 1 / 50



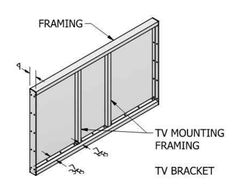
SECTION V-V
SCALE: 1 / 25
TV BRACKET IS BY OTHERS AND NOT CONSIDERING ON THIS VIEW



SECTION E-E
OUTLET DETAIL
SCALE: 1 / 10



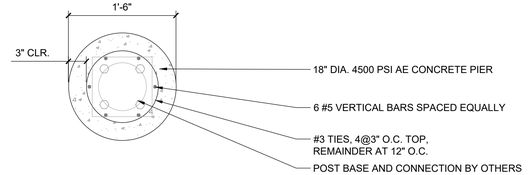
VIEW D-D
EMERGENCY SHUTOFF
SCALE: 1 / 10



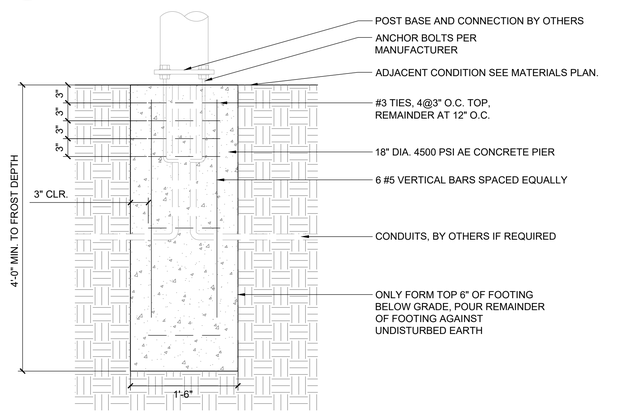
TV MOUNT
DETAILS TO BE CONFIRMED

Layout		MATERIAL: Aluminum 6061	sturdesign
		WEIGHT ESTIMATE: 1964.5 lbmass	
SIZE: B	SHEET: 3 OF 3	SCALE: 1 / 50	PROJECT: (1898) 121 Grove St - Franklin, MA
REV: 4	PRODUCT CODE: CP-VB-216X180-PPIVA24-IVA24L-TV-EL-CV		PRODUCT: Custom Viso Bold Pergola

THE INFORMATION AND DESIGNS CONTAINED IN THIS DRAWING ARE CONFIDENTIAL AND THE PROPRIETARY PROPERTY OF STUR DESIGN INC. NEITHER THIS DESIGN NOR ANY INFORMATION CONTAINED IN THIS DRAWING MAY BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF STUR DESIGN INC.



A PIER PLAN 1" = 1'-0"



B PIER SECTION 1" = 1'-0"

01 L743 TRELLIS (SF-01)
SECTION

NTS

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL

MASSACHUSETTS MATTHEW V. CLARK REGISTERED LANDSCAPE ARCHITECT NO. 4282

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC
121 GROVE STREET
FRANKLIN, MA

LANDDESIGN PROJ.#
2024243

REVISION / ISSUANCE

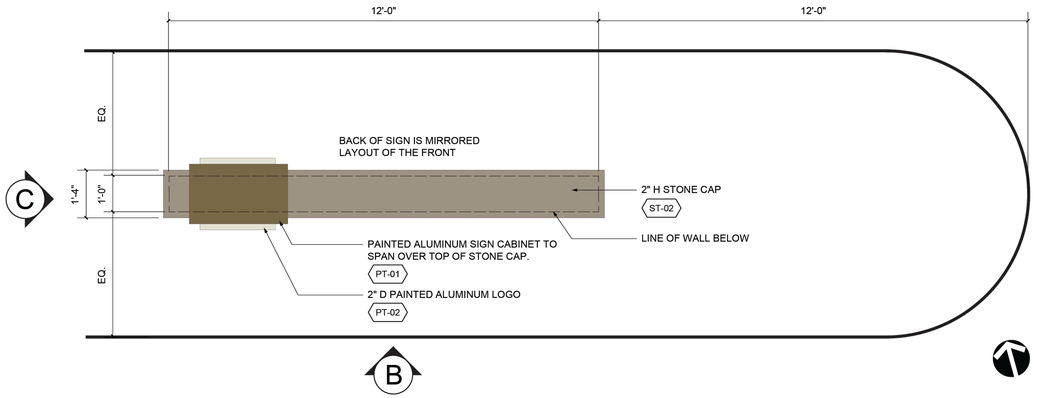
NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

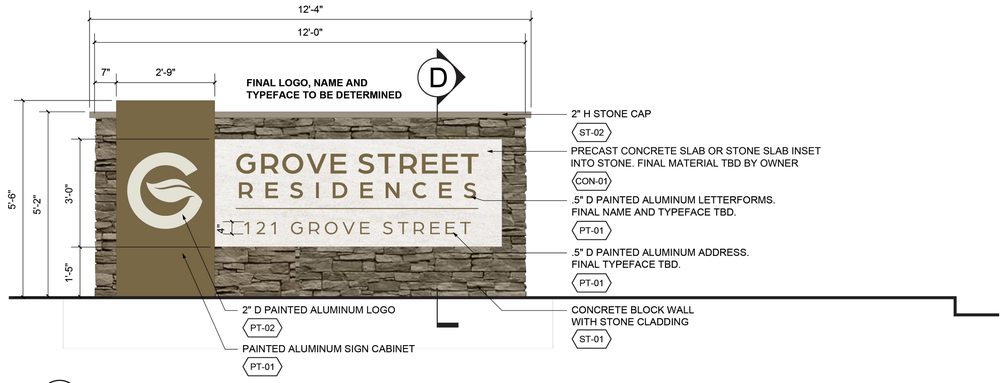
SHEET TITLE
DETAILS - SHADE STRUCTURES

SHEET NUMBER
L743



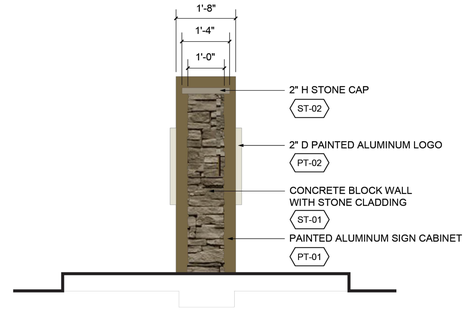
A MONUMENT SIGN (SIGN TYPE A): LOCATION DETAIL

1/2"=1'-0"



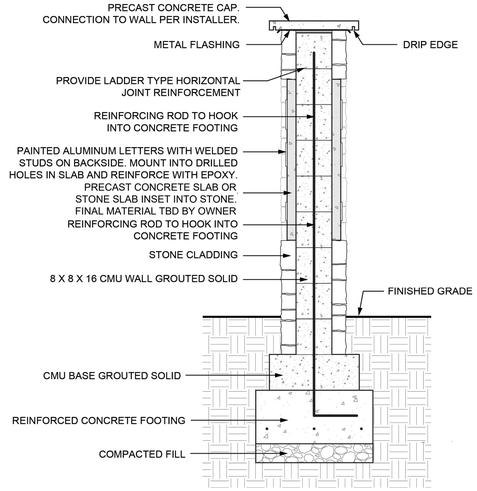
B MONUMENT SIGN (SIGN TYPE A): FRONT ELEVATION

1/2"=1'-0"



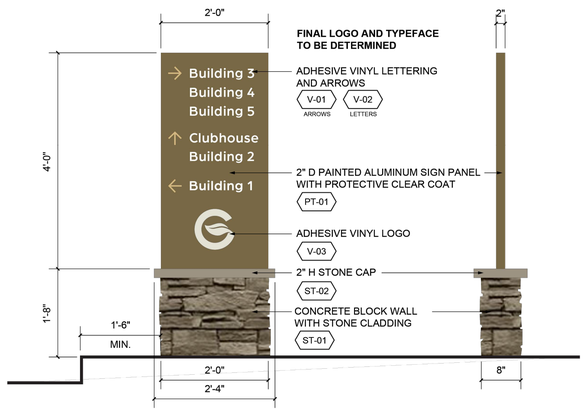
C MONUMENT SIGN (SIGN TYPE A): SIDE ELEVATION

1/2"=1'-0"



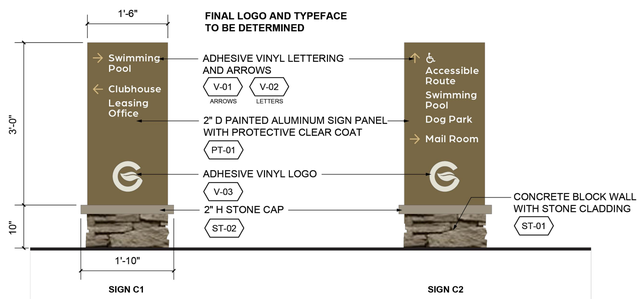
D MONUMENT SIGN (SIGN TYPE A): SECTION

3/4"=1'-0"



E VEHICLE WAYFINDING SIGN (SIGN TYPE B): ELEVATIONS

3/4"=1'-0"



F PEDESTRIAN WAYFINDING SIGN (SIGN TYPE C): ELEVATIONS

3/4"=1'-0"

MATERIAL NOTES



SYMBOL	DESCRIPTION	DETAIL
ST-01	STONE CLADDING	MATCH STONE CLADDING OF BUILDINGS
ST-02	STONE CAP	MATCH STONE TRIM OF BUILDINGS
CON-01	PRECAST CONCRETE PANEL	COORDINATE COLOR/FINISH WITH ST-01
PT-01	PRECAST CONCRETE SLAB OR STONE SLAB	MATCH BUILDING ACCENT COLOR
PT-02	SIGN PAINT	COORDINATE COLOR/FINISH WITH ST-01
V-01	ADHESIVE VINYL	3M OPAQUE VINYL FILM, MATTE WHITE 20
V-02	ADHESIVE VINYL	3M OPAQUE VINYL FILM, TAN 39
V-03	ADHESIVE VINYL	3M OPAQUE VINYL FILM, BEIGE 49

1 L744 SECTION

SIGNAGE & WAYFINDING (C05, C-06A, C-06B)

NTS

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

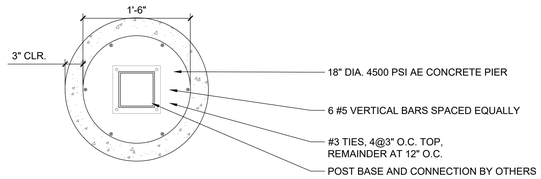
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

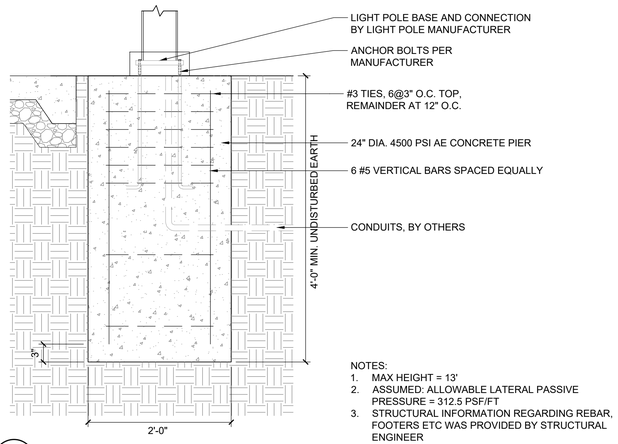
DETAILS - SIGNAGE

SHEET NUMBER

L744



A FOOTER PLAN — 1" = 1'-0"

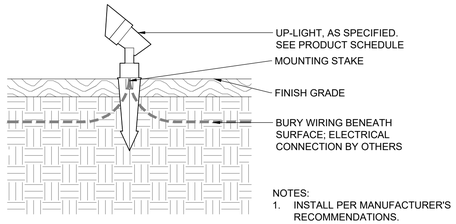


NOTES:
1. MAX HEIGHT = 13'
2. ASSUMED: ALLOWABLE LATERAL PASSIVE PRESSURE = 312.5 PSF/FT
3. STRUCTURAL INFORMATION REGARDING REBAR, FOOTERS ETC WAS PROVIDED BY STRUCTURAL ENGINEER

B FOOTER SECTION — 1" = 1'-0"

01 L750 POLE LIGHT (L-01)

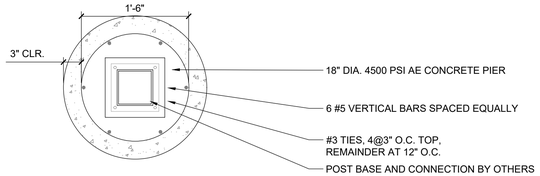
SECTION — 1" = 1'



NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

02 L750 TREE UPLIGHTING (L-05)

SECTION — 1 1/2" = 1'



A FOOTER PLAN — 1" = 1'-0"

03 L750 STRING LIGHT POST (L-07)

VIEWS — 1" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE — NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

DETAILS - ELECTRICAL & LIGHTS

SHEET NUMBER

L750

PROJECT: Franklin

SCHEDULE: DATE:

PREPARE BY:

NOTES:

SAL Slim Area Light Z10

DESCRIPTION

Slim Area Light is constructed with a durable, die-cast aluminum housing and excellent thermal design and is the perfect lighting solution for your parking lot, street, walkway, building flood up/down light and/or as a sign lighter. It provides uniform, consistent color with a wide range of wattage selections to replace from 100W to 1500W HID fixtures. Our fixtures are DLC Premium certified and IP66 rated with four types of mounting options available: Pole Mount, Slip Fitter, Wall Mount, and Yoke Mount. Compatible integrated autonomous and photocell motion sensors are available as options to address your energy savings. Energy savings can be as much as 85% while eliminating maintenance costs in labor and lamp and ballast replacement.



Rated Life 50,000 Hours
Warranty 7 Years*

APPLICATIONS

Area/ Parking, Security, Pathway, Perimeter, Wall Lighting

FEATURES

- DLC Premium
- IP66 Rated
- ETL/cETL Listed
- Wattage and Color Selectable
- Z10 Receptacle Pre-installed

- Wattage: 25-75W, 90-150W, 200-340W
- Color Temp: CCT3 (30/40/50K)
- Voltage: 120-277V, 120-347V
- Surge Protection: 20KV
- Dimmable: 0-10V
- CRI: >80
- Operating Temperature: -40°F - 122°F
- Power Cable Length: 3-ft
- Beam Distribution: Type 3 (T2, T4, T5, and T3BLC Backlight Cutoff Lens Available)
- Lens: UV Resistant Polycarbonate Lens
- Material: Die Cast Aluminum
- Color: Bronze / Black / White
- Warranty: 7-year limited warranty
- Optional Accessories for Purchase: Mounts, Controls, Photocell, Surge Protector, and Glare Shield.

ACCESSORIES

- Pole Mount Arm
- Slip Fitter
- Yoke Mount
- Receptacle
- Sensors
- Surge Protection
- Shorting Cap
- Photocell
- Lens- Type 3 or 4
- Pole Brackets
- Wall Mount
- Glare Shield

SAMPLE NUMBER SAL/150S/T3/8C3/BZ-Z10

SERIES	WATTAGE	TYPE	CRI/COLOR TEMP	COLOR	CONTROL READY
SAL	150S	T3	8C3	BZ	Z10
Slim Area Light	<150 Selectable Wattage	Type 3	CRI 80 Selectable Color Temp (3000, 4000, 5000K)	(BZ) Bronze (BK) Black (WH) White	Z10 Receptacle

DLC PREMIUM · ETL Intertek · FC · LM 79 · LM 80 · RoHS COMPLIANT · TITLE 24 · 0-10V DIMMING

10 YEAR WARRANTY * Extended 10 year limited warranty available. Contact your sales rep for more information

1/10

SLIM AREA LIGHT Z10

WALL & AREA LUMINAIRES

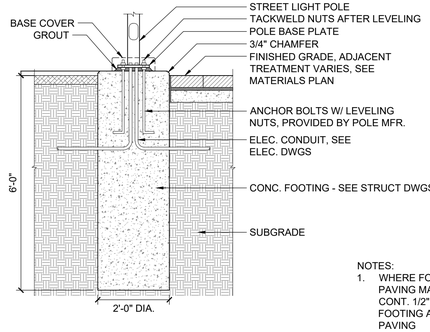
*P= Premium DLC / *S = Standard DLC

ORDERING

Watts (W)	Ordering Code	Description	CCT (K)	Lumens (Lm)	Equiv. Wattage (W)	Color	IP66 Rated	DLC (S/P)
25	**9714**	SAL75S/T3/8C3/BZ-Z10	3CCT (3K/4K/5K)	3,500	100-400	Bronze	•	P
42				5,880				
50				7,000				
75				10,555				
25	**9715**	SAL75S/T3/8C3/BK-Z10	3CCT (3K/4K/5K)	3,500	100-400	Black	•	P
42				5,880				
50				7,000				
75				10,555				
25	**9716**	SAL75S/T3/8C3/WH-Z10	3CCT (3K/4K/5K)	3,500	100-400	White	•	P
42				5,880				
50				7,000				
75				10,555				
90	**9677**	SAL/150S/T3/8C3/BZ-Z10	3CCT (3K/4K/5K)	12,649	400-575	Bronze	•	P
120				16,800				
150				21,118				
90	**9681**	SAL/150S/T3/8C3/BK-Z10	3CCT (3K/4K/5K)	12,649	400-575	Black	•	P
120				16,800				
150				21,118				
90	**9679**	SAL/150S/T3/8C3/WH-Z10	3CCT (3K/4K/5K)	12,649	400-575	White	•	P
120				16,800				
150				21,118				
200	**9678**	SAL/340S/T3/8C3/BZ-Z10	3CCT (3K/4K/5K)	28,000	1000-1500	Bronze	•	P
270				37,800				
340				47,600				
200	**9682**	SAL/340S/T3/8C3/BK-Z10	3CCT (3K/4K/5K)	28,000	1000-1500	Black	•	P
270				37,800				
340				47,600				
200	**9680**	SAL/340S/T3/8C3/WH-Z10	3CCT (3K/4K/5K)	28,000	1000-1500	White	•	P
270				37,800				
340				47,600				
90	***9720**	SAL/150S/T3/8C3/BZ/480-Z10	3CCT (3K/4K/5K)	12,649	400-575	Bronze	•	P
120				16,800				
150				21,118				
90	***9721**	SAL/150S/T3/8C3/BK/480-Z10	3CCT (3K/4K/5K)	12,649	400-575	Black	•	P
120				16,800				
150				21,118				
90	***9722**	SAL/150S/T3/8C3/WH/480-Z10	3CCT (3K/4K/5K)	12,649	400-575	White	•	P
120				16,800				
150				21,118				
200	***9723**	SAL/340S/T3/8C3/BZ/480-Z10	3CCT (3K/4K/5K)	28,000	1000-1500	Bronze	•	P
270				37,800				
340				47,600				
200	***9724**	SAL/340S/T3/8C3/BK/480-Z10	3CCT (3K/4K/5K)	28,000	1000-1500	Black	•	P
270				37,800				
340				47,600				
200	***9725**	SAL/340S/T3/8C3/WH/480-Z10	3CCT (3K/4K/5K)	28,000	1000-1500	White	•	P
270				37,800				
340				47,600				

*Made to order

2/10

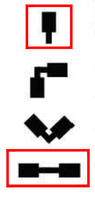


NOTES:
1. WHERE FOOTING OCCURS IN PAVING MATERIALPROVIDE CONT. 1/2" EXP. JOINT BETWEEN FOOTING AND ADJACENT PAVING

A PARKING LOT LIGHT POST
VIEW 1/2" = 1'-0"

EPA RATING

75SW / 150SW



Config.	EPA (ft²)
1	0.212
2 @ 90°	0.723
2 @ 120°	0.625
2 @ 180°	0.573



Config.	EPA (ft²)
3 @ 90°	0.74
3 @ 120°	0.82
4 @ 90°	1.25

01 L751 PARKING LOT LIGHT - SINGLE HEADED (L-02) AND DOUBLE HEADED (L-03)
PICTORIAL NST

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

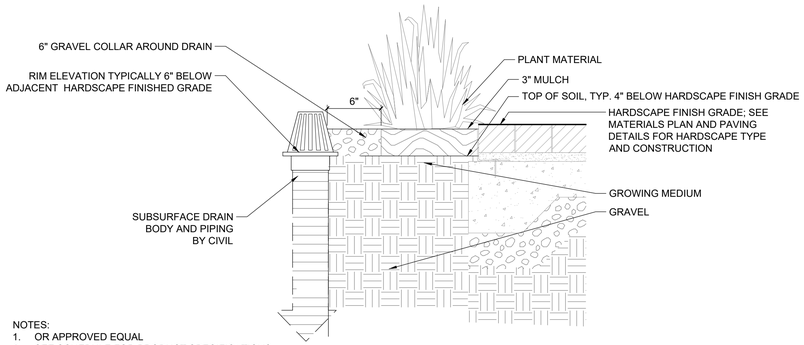
VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

DETAILS - ELECTRICAL & LIGHTS

SHEET NUMBER

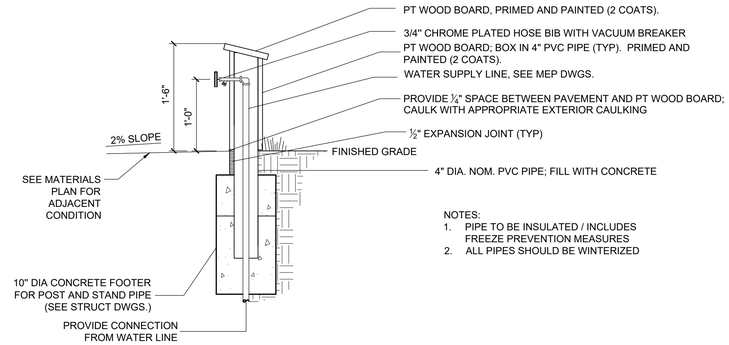
L751



NOTES:
1. OR APPROVED EQUAL
2. SEE SCHEDULE FOR PRODUCT SPECIFICATIONS
3. INSTALL PLANTER DRAIN PER MANUFACTURER'S INSTRUCTIONS
4. FOR DRAINS ON NATURAL GRADE, EXTEND STANDPIPE FROM DRAINS, CONNECT TO STORM DRAIN SYSTEM PER CIVIL DWGS
5. FOR DRAINS IN PLANTERS IN COURTYARDS, SEE CIVIL'S ENGINEER'S PLAN FOR ALL SUBSURFACE PIPING CONNECTIONS AND PIPE SIZING DATA
6. CONTRACTOR AND CIVIL TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND MEP ENGINEER PRIOR TO ORDERING AND INSTALLATION

01 L760 PLANTER DRAIN (D-01)

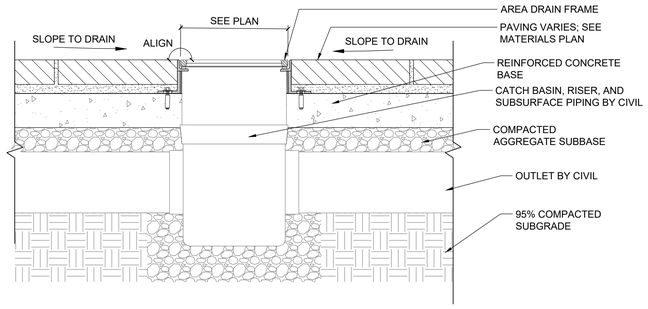
SECTION — 1 1/2" = 1'-0"



NOTES:
1. PIPE TO BE INSULATED / INCLUDES FREEZE PREVENTION MEASURES
2. ALL PIPES SHOULD BE WINTERIZED

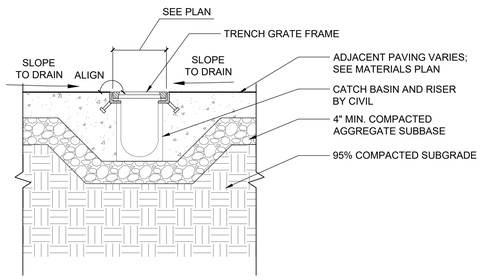
04 L760 HOSE BIBB (SF-11)

SECTION — 1" = 1'-0"



02 L760 AREA DRAIN (D-02)

SECTION — 1 1/2" = 1'-0"



03 L760 TRENCH DRAIN (D-03)

SECTION — 1 1/2" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

NORTH

VERT: N/A
HORZ: ######

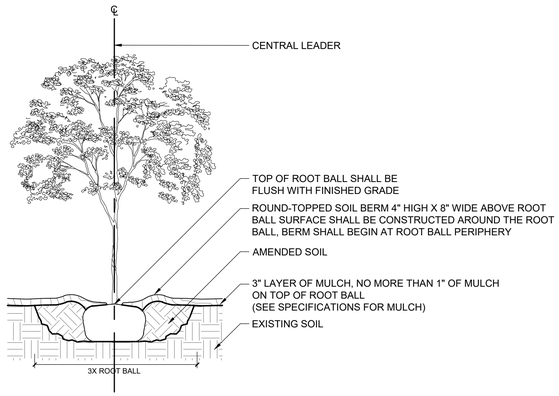
##

SHEET TITLE

DETAILS - DRAIN

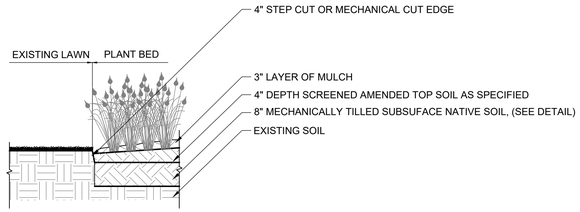
SHEET NUMBER

L760



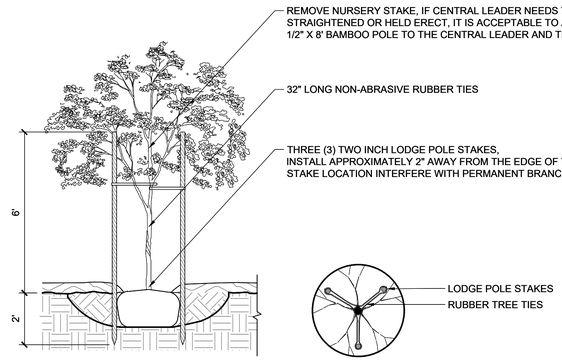
01 L770 TREE PLANTING

SECTION 3/8" = 1'-0"



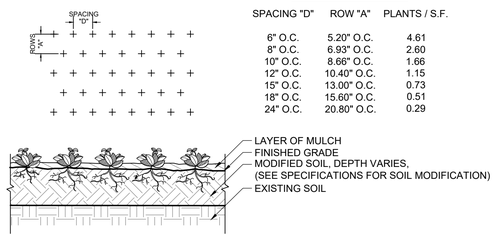
04 L770 STEEL CUT EDGE

SECTION 1/2" = 1'-0"



02 L770 TREE STAKING

SECTION 3/8" = 1'-0"

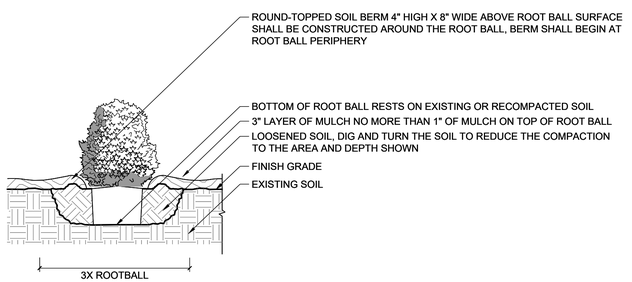


PLANT SPACING CHART

SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5.20" O.C.	4.61
8" O.C.	6.93" O.C.	2.60
10" O.C.	8.66" O.C.	1.66
12" O.C.	10.40" O.C.	1.15
15" O.C.	13.00" O.C.	0.73
18" O.C.	15.60" O.C.	0.51
24" O.C.	20.80" O.C.	0.29

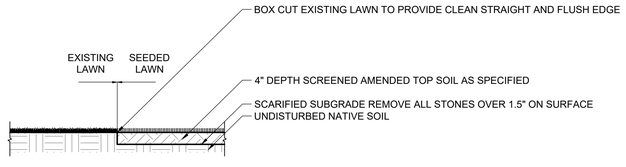
05 L770 GROUNDCOVER SPACING - TRIANGULAR

SECTION 1/2" = 1'-0"



03 L770 SHRUB PLANTING

SECTION 1/2" = 1'-0"



06 L770 SEEDED LAWN

SECTION 1/2" = 1'-0"

LandDesign.
200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

KEY MAP

SEAL



07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE

VERT: N/A
HORZ: ######

##

NORTH

SHEET TITLE

DETAILS - PLANTING

SHEET NUMBER

L770

(1) PROPANE GAS BUILT-IN GRILL WITH PORTABLE PROPANE TANK- NEED EMERGENCY SHUT-OFF
(1) ELECTRIC OUTLET
(1) HOSE BIB
(1) POLE LIGHT

POTENTIAL WELL LOCATION

(1) PROPANE GAS BUILT-IN GRILL WITH PORTABLE PROPANE TANK- NEED EMERGENCY SHUT-OFF
(1) ELECTRIC OUTLET
(1) HOSE BIB
(2) POLE LIGHT

(1) POOL (POTENTIALLY HEATED)

(1) PROPANE GAS BUILT-IN GRILL

(1) CAR RINSE STATION
(1) CAR VACUUM
(1) WATER PEDESTAL

KEY FOB FOR POOL GATE

PROPOSED BURIED PROPANE TANK LOCATION (FEEDING CLUBHOUSE AMENITIES) NEED EMERGENCY SHUT-OFF

(2) DOG PARK WATER FOUNTAIN WITH HOSE BIB

(1) PROPANE GAS BUILT-IN GRILL WITH PORTABLE PROPANE TANK- NEED EMERGENCY SHUT-OFF
(1) ELECTRIC OUTLET
(1) HOSE BIB
(1) POLE LIGHT

(1) PROPANE GAS BUILT-IN GRILL - NEED EMERGENCY SHUT-OFF
(1) PROPANE OVEN - NEED EMERGENCY SHUT-OFF

(1) PROPANE GAS FIRE PIT NEED EMERGENCY SHUT-OFF

(1) PROPANE GAS BUILT-IN GRILL WITH PORTABLE PROPANE TANK- NEED EMERGENCY SHUT-OFF
(1) ELECTRIC OUTLET
(1) HOSE BIB
(1) POLE LIGHT

POTENTIAL WELL LOCATION

(1) PROPANE GAS BUILT-IN GRILL WITH PORTABLE PROPANE TANK- NEED EMERGENCY SHUT-OFF
(1) ELECTRIC OUTLET
(1) HOSE BIB
(1) POLE LIGHT

LandDesign.
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KEY MAP

SEAL

MASSACHUSETTS
MATTHEW V. CLARK
REGISTERED LANDSCAPE ARCHITECT
NO. 4282

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

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REVISION / ISSUANCE

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SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

COORDINATION PLAN - SITE

SHEET NUMBER

L800

AREA DRAIN

PLANTER DRAIN

TRENCH DRAIN

PLANTER POT NEED IRRIGATION LINE ND DRAIN

(4) GFC OUTLET AND COVER

PLANTER POT NEED IRRIGATION LINE ND DRAIN

TRENCH DRAIN

(1) POOL (POTENTIALLY HEATED)

PLANTER DRAIN, TYP.

(1) PROPANE GAS BUILT-IN GRILL

ARTIFICIAL TURF WITH UNDERDRAIN

(1) PROPANE GAS BUILT-IN GRILL - NEED EMERGENCY SHUT-OFF
(1) PROPANE OVEN - NEED EMERGENCY SHUT-OFF

(4)AREA DRAIN

AREA DRAIN

TRENCH DRAIN

TRENCH DRAIN

PROPOSED BURIED PROPANE TANK LOCATION (FEEDING CLUBHOUSE AMENITIES) NEED EMERGENCY SHUT-OFF

TRENCH DRAIN

KEY FOB FOR POOL GATE

(1) PROPANE GAS FIRE PIT NEED EMERGENCY SHUT-OFF

(1)TV MOUNT ON SHADE STRUCTURE
(2) WALL PACK LIGHT
(2) GFC OUTLET AND COVER
(1) PROPANE GAS FIRE PIT EMERGENCY SHUT-OFF INTEGRATED IN POSTS

ARTIFICIAL TURF WITH UNDERDRAIN

KEY FOB FOR DOG PARK GATE

(1) WALL PACK LIGHT
(2) GFC OUTLET AND COVER

PLANTER POT NEED IRRIGATION LINE ND DRAIN

HOSE BIB ON BUILDING

(1) PROPANE GAS FIRE PIT NEED EMERGENCY SHUT-OFF

STRING LIGHT ATTACH ON BUILDING

PAVER WITH SLAB FOLD

(2) DOG PARK WATER FOUNTAIN WITH HOSE BIB

#15 BLUESTONE WAY
(CLUBHOUSE)

FFE = 298.50

PAVER WITH SLAB FOLD

50' BUFFER ZONE

25' NO TOUCH ZONE

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KEY MAP

SEAL

COMMONWEALTH OF MASSACHUSETTS
MATTHEW V. CLARK
NO. 4282
REGISTERED LANDSCAPE ARCHITECT

07/01/2025

PROJECT

GROVE STREET RESIDENCES

FAIRFIELD GROVE STREET LLC

121 GROVE STREET

FRANKLIN, MA

LANDDESIGN PROJ.#

2024243

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	DESIGN DEVELOPMENT	03.25.25
2	PERMIT SET	07.01.25

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

COORDINATION PLAN - CLUBHOUSE

SHEET NUMBER

L801