

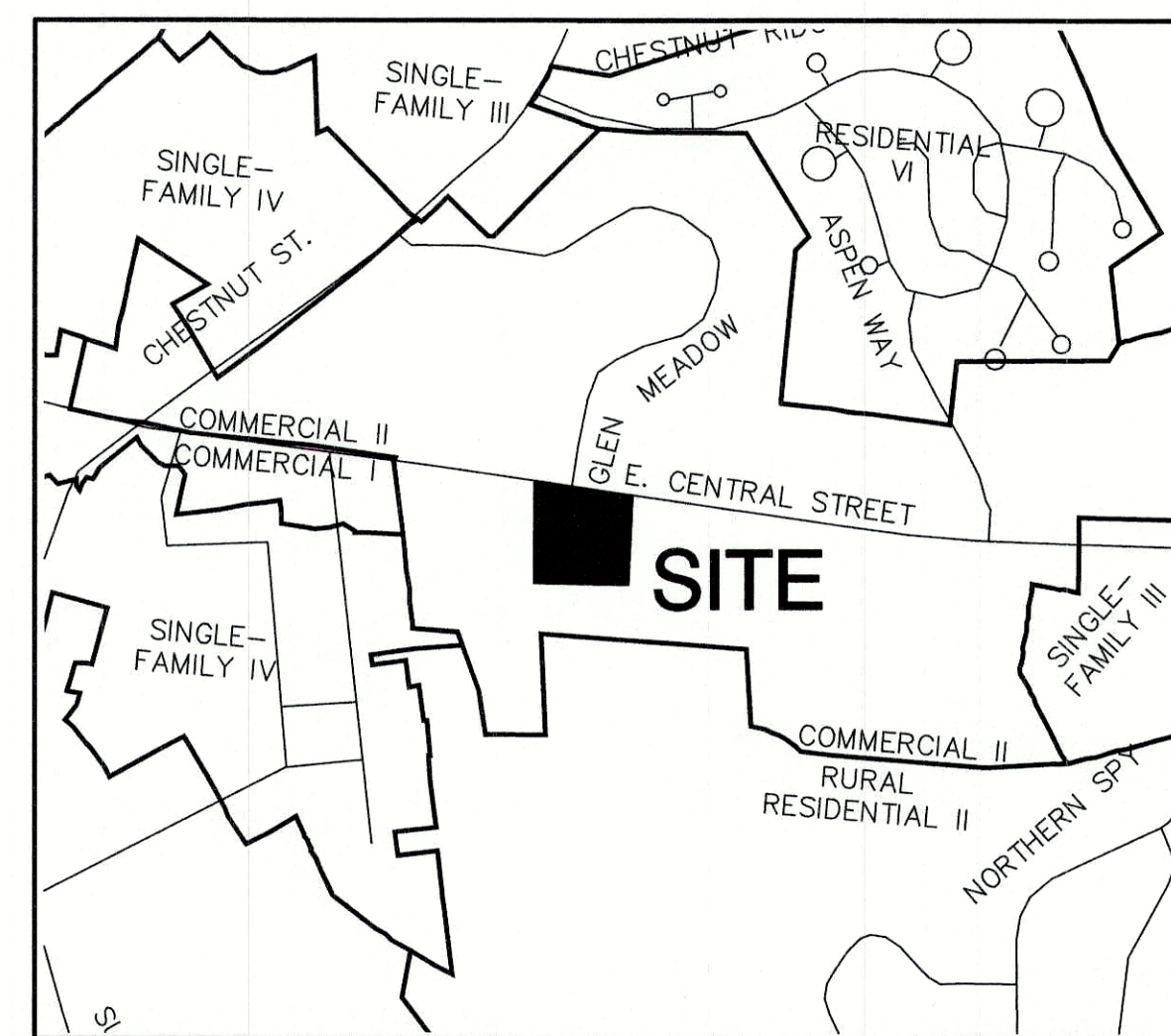
GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/MINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	PATIO AREA
---	---	WETLAND IMPACT
---	---	VEGETATED FILTER STRIP
---	---	RIPRAP
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL

PROPOSED DEVELOPMENT CENTRAL SQUARE TAX MAP 285 AND LOT NUMBER 009 340 EAST CENTRAL STREET, FRANKLIN, MA

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C1-1	DEMOLITION PLAN
C2	SITE PLAN
C3	DRAINAGE PLAN
C3-1	GRADING PLAN
C4	UTILITY PLAN
L-01	LANDSCAPE PLAN
L2	LIGHTING PLAN
D1-D8	DETAIL SHEETS
E1-E2	EROSION AND SEDIMENT CONTROL DETAILS
A1-A2	COMMERCIAL BUILDING ELEVATIONS
T1 01	APARTMENT BUILDING RENDERINGS



LOCUS MAP
SCALE 1" = 800'

PERMITS

TYPE OF PERMIT	STATUS	TYPE OF PERMIT	STATUS
MASSDOT DRIVEWAY PERMIT: DISTRICT SIX 185 KNEELAND STREET BOSTON, MA 02111 (857) 368-6100 RESPONSIBLE CONSULTANT- JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:	FRANKLIN SITE PLAN APPROVAL: TOWN OF FRANKLIN PLANNING BOARD 355 EAST CENTRAL STREET FRANKLIN, MA (508) 520-4907 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: 05/06/20 APPROVED:
USEPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT, NOTICE OF INTENT (NOI), AND NOTICE OF TERMINATION (NOT) TO BE FILED IN ACCORDANCE WITH FEDERAL AND LOCAL REGULATIONS PRIOR TO AND FOLLOWING CONSTRUCTION: EPA STORMWATER NOTICE PROCESSING CENTER MAIL CODE 4203M, US EPA 1200 PENNSYLVANIA AVENUE, NW WASHINGTON, DC 20460 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.			

APPLICANT / DEVELOPER
340 EAST CENTRAL STREET LLC
7 SWAIN DRIVE
HAMPTON FALLS, NH 03844

CIVIL ENGINEER
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: WAYNE MORRILL
EMAIL: WMORRILL@JONESANDBEACH.COM

LANDSCAPE ARCHITECT
TERRAIN PLANNING AND DESIGN LLC,
311 KAST HILL ROAD
HOPKINTON, NH 03229
(603) 491-2322
CONTACT: ERIC BUCK

TRAFFIC ENGINEER
VANASSE & ASSOCIATES, INC.
10 N.E. BUSINESS CTR. DRIVE, SUITE 314
ANDOVER, MA 01810-1066
(978) 474-8800 X30
CONTACT: JEFFREY DIRK

SURVEYOR
GUERRIERE & HALNON, INC
55 WEST CENTRAL DRIVE
FRANKLIN, MA 02038
(508) 528-3221

ELECTRIC
NATIONAL GRID
BAY STATE NORTH
1101 TURNPIKE STREET
NORTH ANDOVER, MA 01845
(978) 725-2215
CONTACT: STEVE HALL

TOWN ENGINEER
MIKE MAGLIO, P.E.
DPW ADMINISTRATION BUILDING
257 FISHER STREET
FRANKLIN, MA 02038
(508) 520-4910

WATER & SEWER DEPARTMENT
PUBLIC WORKS GARAGE
25 PUBLIC WORKS WAY
FRANKLIN, MA 02038
(508) 520-4910
CONTACT: LAURIE RUSZALA, P.E.

POLICE DEPARTMENT
911 PANTHER WAY
FRANKLIN, MA 02038
(508) 528-1212
CONTACT: CHIEF STEPHAN H. SEMERIJAN

FIRE DEPARTMENT
FRANKLIN FIRE DEPARTMENT
40 WEST CENTRAL STREET
FRANKLIN, MA 02038
(508) 528-2323
CONTACT: CHIEF GARY B. MCCARRAHER

PROJECT PARCEL
TOWN OF FRANKLIN, MA
TAX MAP 285, LOT 009

APPLICANT
340 EAST CENTRAL STREET LLC
7 SWAIN DRIVE
HAMPTON FALLS, NH 03844

TOTAL LOT AREA
283,394 ± SQ. FT.
6.50 ± ACRES

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE: _____

Design: WGM Draft: RMK Date: 05/06/20
Checked: WGM Scale: AS NOTED Project No.: 13153
Drawing Name: 13153-PLAN.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
5	09/17/20	REVISED PER PLANNING BOARD COMMENTS	EMP
4	09/09/20	REVISED PER CONSERVATION COMMISSION COMMENTS	EMP
3	09/03/20	REVISED PER PLANNING BOARD COMMENTS	EMP
2	08/19/20	REVISED PER REVIEW ENGINEER COMMENTS 2	EMP
1	07/31/20	REVISED PER REVIEW ENGINEER COMMENTS	EMP

Designed and Produced In NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

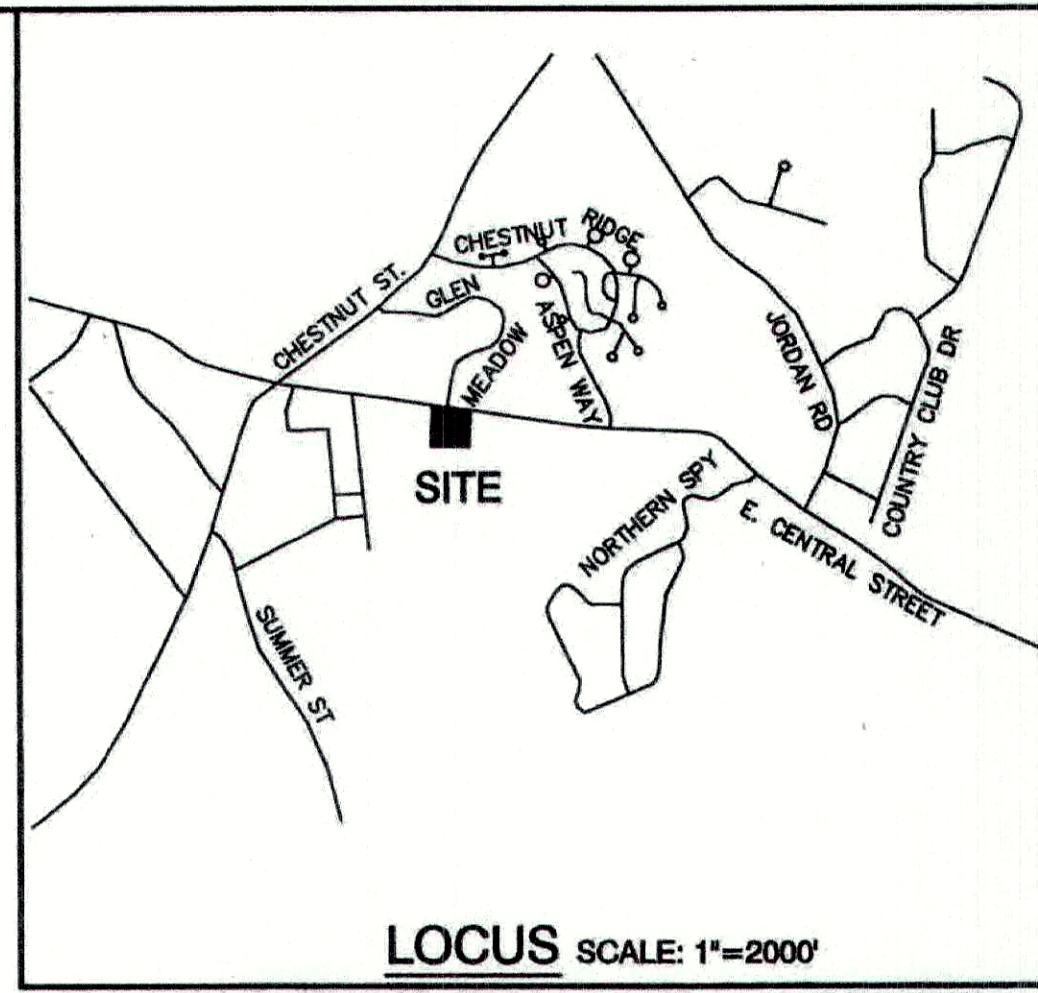
DRAWING No.
CS
SHEET 1 OF 19
JBE PROJECT NO. 13153

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CENTRAL STREET FRANKLIN

APPROVED - FRANKLIN, MA
PLANNING BOARD

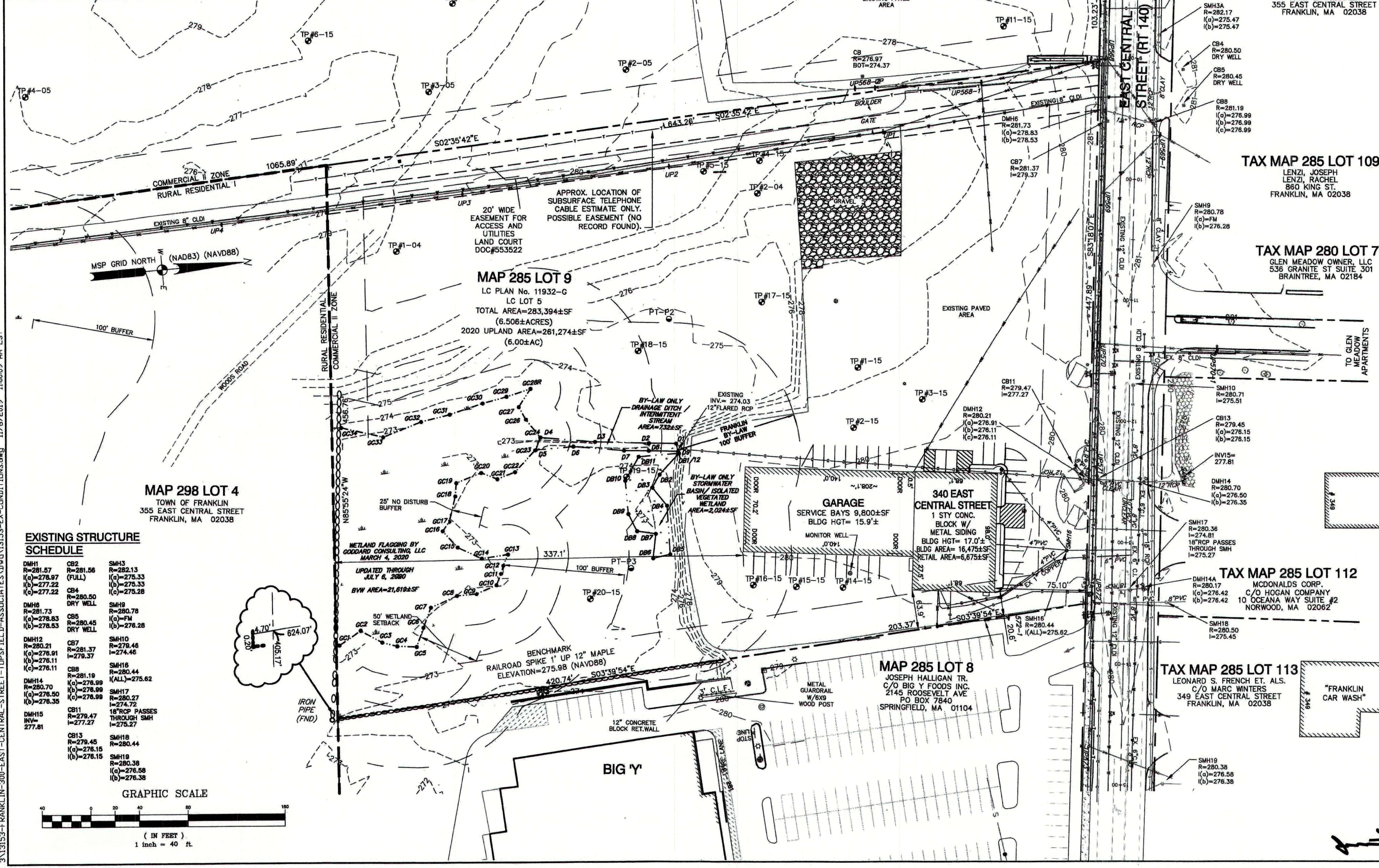
DATE:



COMMERCIAL II
FRANKLIN ZONING BYLAW SECTION 185
ATTACHMENT 9; LAST AMENDED
03-13-2016 BY AMENDMENT 19-921

REQUIRED	PROVIDED
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	175'
MINIMUM LOT DEPTH	200'
MINIMUM LOT WIDTH	157.5'
MINIMUM YARDS	
FRONT	40'
SIDE	30'
REAR	30'
MAXIMUM BUILDING HEIGHT:	
STORIES	4
HEIGHT	40'
% OF LOT UPLAND COVERED BY:	
STRUCTURES	70
STRUCTURES+PAVING	80

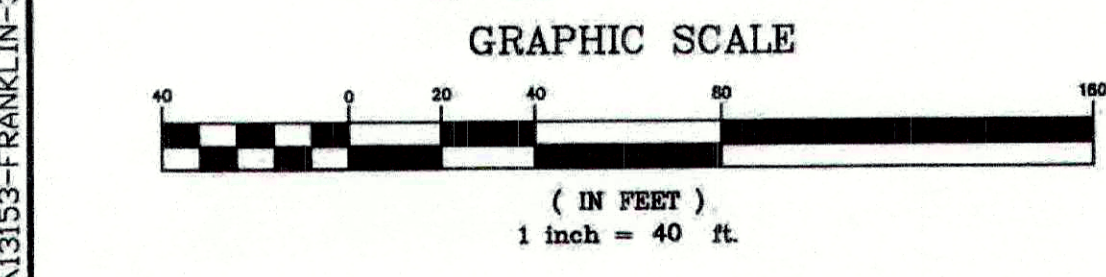
*-BUILDINGS UP TO 50' IN HEIGHT, REGARDLESS OF THE NUMBER OF STORES MAY BE PERMITTED BY A SPECIAL PERMIT FROM THE PLANNING BOARD



MAP 298 LOT 4
TOWN OF FRANKLIN
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

EXISTING STRUCTURE SCHEDULE

DMH1 R=281.57 (a)=278.97 (b)=277.22 (c)=277.22	CB2 R=281.56 (FULL)	SMH3 R=282.13 (a)=275.33 (b)=275.33 (c)=275.28
DMH6 R=281.73 (a)=278.83 (b)=278.53	CB5 R=280.45 DRY WELL	SMH9 R=280.78 (a)=FM (b)=276.28
DMH12 R=280.21 (a)=276.91 (b)=276.11 (c)=276.11	CB7 R=281.37 I=279.37	SMH10 R=280.46 I=274.46
DMH14 R=280.70 (a)=276.50 (b)=276.35	CB8 R=281.19 (a)=276.99 (b)=276.99	SMH16 R=280.44 (ALL)=275.62
DMH15 R=277.81	CB11 R=279.47 I=277.27	SMH17 R=280.27 I=274.72
	CB13 R=279.45 (a)=278.15 (b)=278.15	SMH18 R=280.44 (a)=276.58 (b)=276.38



- EXISTING CONDITIONS NOTES:**
- VERTICAL DATUM: NAVD88. HORIZONTAL DATUM: NAD83
 - BASE ELEVATION WAS ESTABLISHED THROUGH MULTIPLE GPS POST PROCESS OBSERVATIONS AND WAS REDUCED TO THE NAVD88 DATUM.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA MAP 25021C0309E, EFFECTIVE DATE 7/17/2012
 - THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GODDARD ASSOCIATES, SPRING 2020.
 - TEST PITS PERFORMED BY GUERRIERE & HALNON, INC.
 - THE EXISTING SITE IS LOCATED WITHIN THE WATER RESOURCE DISTRICT.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING FEATURES OR UNRELIABLE INFORMATION OF UNDERGROUND UTILITIES, COMPLETELY AND RELIABLY DEPICTED ON PLANS, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTOR (IN ACCORDANCE WITH MASS.G.L. CHAPTER 86A, SECTION 10A AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DISCONNECT (1-800)485-5829.

- PLAN REFERENCES:**
- SEE PLAN ENTITLED 'LAND COURT CASE NO. 11932 G, SUBDIVISION OF LOT B2 ON LAND COURT PLAN NO. 11932 D W/ CERT NO. 69846 PLAN OF LAND IN FRANKLIN, MASS. PREPARED FOR ARTHUR BENT', DATED MARCH 4, 1996 BY GUERRIERE & HALNON, INC.
 - SEE PLAN ENTITLED 'ALTA/ACSM PLAN OF LAND IN THE TOWN OF FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS DATED DECEMBER 15, 1998.

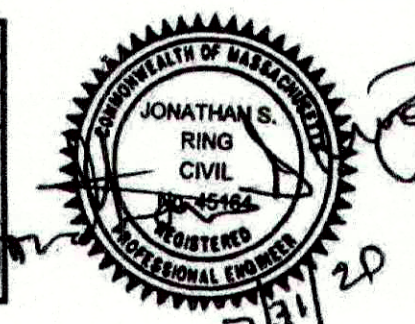
PROJECT PARCEL
TOWN OF FRANKLIN, MA
TAX MAP 285, LOT 009

APPLICANT
340 EAST CENTRAL STREET LLC
7 SWAIN DRIVE
HAMPTON FALLS, NH 03844

TOTAL LOT AREA
283,394 SQ. FT.
6.5 ACRES

Design: WGM Draft: GPC Date: 03/20/2020
Checked: WGM Scale: AS-NOTED Project No.: 13153
Drawing Name: 13153-EX-CONDITIONS.dwg

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REV.	DATE	REVISION	BY
1	07/16/20	REVISED PER FRANKLIN CONSERVATION COMMISSION	BWG
0	04/23/20	ISSUED FOR REVIEW	EMP

Guerriere & Halnon, Inc.
Engineering & Land Surveying

Ph. (508) 528-3221 55 WEST CENTRAL STREET
Fx. (508) 528-7921 FRANKLIN, MASS. 02038
www.gandhengineering.com

Plan Name: **EXISTING CONDITIONS PLAN**
PROPOSED CENTRAL SQUARE
340 E CENTRAL STREET, FRANKLIN, MA

Project: 340 EAST CENTRAL STREET, FRANKLIN, MA

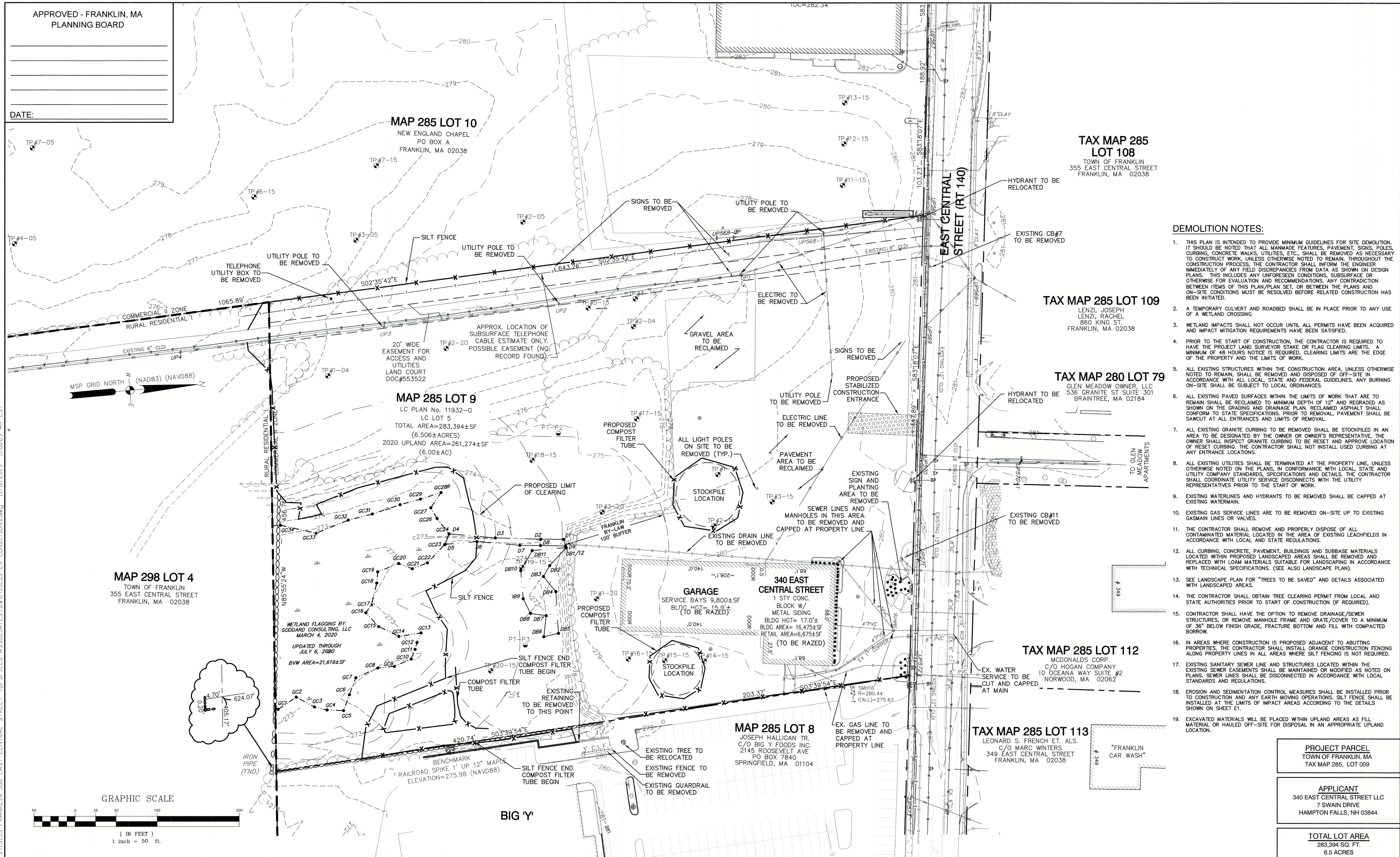
Owner of Record: 340 EAST CENTRAL STREET, EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
C1
SHEET 2 OF 18
JBE PROJECT NO. 13153

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APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:



DEMOLITION NOTES:

1. THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES, PAVEMENT, SIGNS, POLES, CURBING, CONCRETE WALKS, UTILITIES, ETC., SHALL BE REMOVED AS NECESSARY TO CONSTRUCT WORK, UNLESS OTHERWISE NOTED TO REMAIN. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES FROM DATA AS SHOWN ON DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
2. A TEMPORARY CULVERT AND ROADBED SHALL BE IN PLACE PRIOR TO ANY USE OF A WETLAND CROSSING.
3. WETLAND IMPACTS SHALL NOT OCCUR UNTIL ALL PERMITS HAVE BEEN ACQUIRED AND IMPACT MITIGATION REQUIREMENTS HAVE BEEN SATISFIED.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED. CLEARING LIMITS ARE THE EDGE OF THE PROPERTY AND THE LIMITS OF WORK.
5. ALL EXISTING STRUCTURES WITHIN THE CONSTRUCTION AREA, UNLESS OTHERWISE NOTED TO REMAIN, SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
6. ALL EXISTING PAVED SURFACES WITHIN THE LIMITS OF WORK THAT ARE TO REMAIN SHALL BE RECLAIMED TO MINIMUM DEPTH OF 12" AND REGRADED AS SHOWN ON THE GRADING AND DRAINAGE PLAN. RECLAIMED ASPHALT SHALL CONFORM TO STATE SPECIFICATIONS. PRIOR TO REMOVAL, PAVEMENT SHALL BE SAWCUT AT ALL ENTRANCES AND LIMITS OF REMOVAL.
7. ALL EXISTING GRANITE CURBING TO BE REMOVED SHALL BE STOCKPILED IN AN AREA TO BE DESIGNATED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE OWNER SHALL INSPECT GRANITE CURBING TO BE RESET AND APPROVE LOCATION OF RESET CURBING. THE CONTRACTOR SHALL NOT INSTALL USED CURBING AT ANY ENTRANCE LOCATIONS.
8. ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, UNLESS OTHERWISE NOTED ON THE PLANS, IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
9. EXISTING WATERLINES AND HYDRANTS TO BE REMOVED SHALL BE CAPPED AT EXISTING WATERMAIN.
10. EXISTING GAS SERVICE LINES ARE TO BE REMOVED ON-SITE UP TO EXISTING GASMAIN LINES OR VALVES.
11. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL CONTAMINATED MATERIAL LOCATED IN THE AREA OF EXISTING LEACHFIELDS IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
12. ALL CURBING, CONCRETE, PAVEMENT, BUILDINGS AND SUBBASE MATERIALS LOCATED WITHIN PROPOSED LANDSCAPED AREAS SHALL BE REMOVED AND REPLACED WITH LOAM MATERIALS SUITABLE FOR LANDSCAPING IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS. (SEE ALSO LANDSCAPE PLAN).
13. SEE LANDSCAPE PLAN FOR "TREES TO BE SAVED" AND DETAILS ASSOCIATED WITH LANDSCAPED AREAS.
14. THE CONTRACTOR SHALL OBTAIN TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES PRIOR TO START OF CONSTRUCTION (IF REQUIRED).
15. CONTRACTOR SHALL HAVE THE OPTION TO REMOVE DRAINAGE/SEWER STRUCTURES, OR REMOVE MANHOLE FRAME AND GRATE/COVER TO A MINIMUM OF 36" BELOW FINISH GRADE, FRACTURE BOTTOM AND FILL WITH COMPACTED BORROW.
16. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
17. EXISTING SANITARY SEWER LINE AND STRUCTURES LOCATED WITHIN THE EXISTING SEWER EASEMENTS SHALL BE MAINTAINED OR MODIFIED AS NOTED ON PLANS. SEWER LINES SHALL BE DISCONNECTED IN ACCORDANCE WITH LOCAL STANDARDS AND REGULATIONS.
18. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND ANY EARTH MOVING OPERATIONS. SILT FENCE SHALL BE INSTALLED AT THE LIMITS OF IMPACT AREAS ACCORDING TO THE DETAILS SHOWN ON SHEET ET.
19. EXCAVATED MATERIALS WILL BE PLACED WITHIN UPLAND AREAS AS FILL MATERIAL OR HAULED OFF-SITE FOR DISPOSAL IN AN APPROPRIATE UPLAND LOCATION.

TAX MAP 285 LOT 108
TOWN OF FRANKLIN
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

TAX MAP 285 LOT 109
LENZI, JOSEPH
LENZI, RACHEL
860 KING ST.
FRANKLIN, MA 02038

TAX MAP 280 LOT 79
GLEN MEADOW OWNER, LLC
536 GRANITE ST SUITE 301
BRAintree, MA 02184

MAP 298 LOT 4
TOWN OF FRANKLIN
355 EAST CENTRAL STREET
FRANKLIN, MA 02038

TAX MAP 285 LOT 112
MCDONALDS CORP.
C/O HOGAN COMPANY
10 OCEANA WAY SUITE #2
NORWOOD, MA 02062

TAX MAP 285 LOT 113
LEONARD S. FRENCH ET. ALS.
C/O MARC WINTERS
349 EAST CENTRAL STREET
FRANKLIN, MA 02038

MAP 285 LOT 8
JOSEPH HALLIGAN TR.
C/O BIG Y FOODS INC.
2145 ROOSEVELT AVE
PO BOX 7840
SPRINGFIELD, MA 01104

MAP 285 LOT 10
NEW ENGLAND CHAPEL
PO BOX A
FRANKLIN, MA 02038

MAP 285 LOT 9
LC PLAN No. 11932-G
LC LOT 5
TOTAL AREA=283,394±SF
(6.506±ACRES)
2020 UPLAND AREA=261,274±SF
(6.00±AC)

PROJECT PARCEL
TOWN OF FRANKLIN, MA
TAX MAP 285, LOT 009

APPLICANT
340 EAST CENTRAL STREET LLC
7 SWAIN DRIVE
HAMPTON FALLS, NH 03844

TOTAL LOT AREA
283,394 SQ. FT.
6.5 ACRES

REV.	DATE	REVISION	BY
5	09/17/20	REVISED PER PLANNING BOARD COMMENTS	EMP
4	09/09/20	REVISED PER CONSERVATION COMMISSION COMMENTS	EMP
3	09/03/20	REVISED PER PLANNING BOARD COMMENTS	EMP
2	09/09/20	REVISED PER FRANKLIN CONSERVATION COMMISSION	EMP
1	07/16/20	REVISED PER FRANKLIN CONSERVATION COMMISSION	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name: **DEMOLITION PLAN**

Project: **PROPOSED CENTRAL SQUARE
340 E CENTRAL STREET, FRANKLIN, MA**

Owner of Record: **340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576**

DRAWING No. **C1-1**

SHEET 3 OF 19
JBE PROJECT NO. 13153

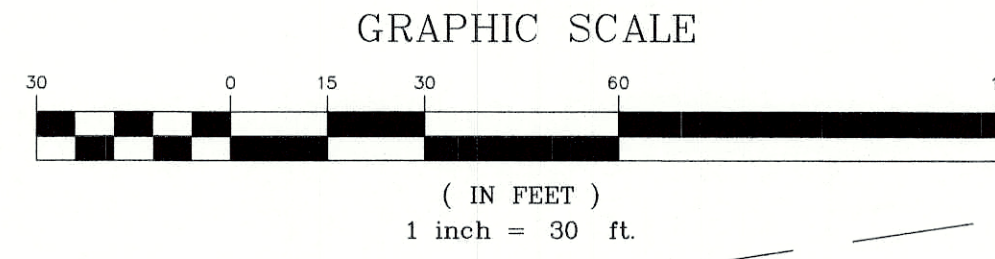
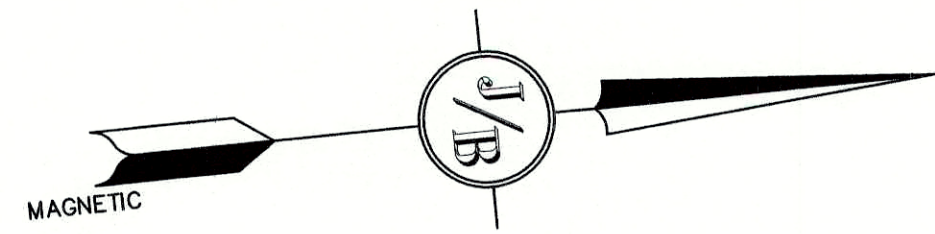
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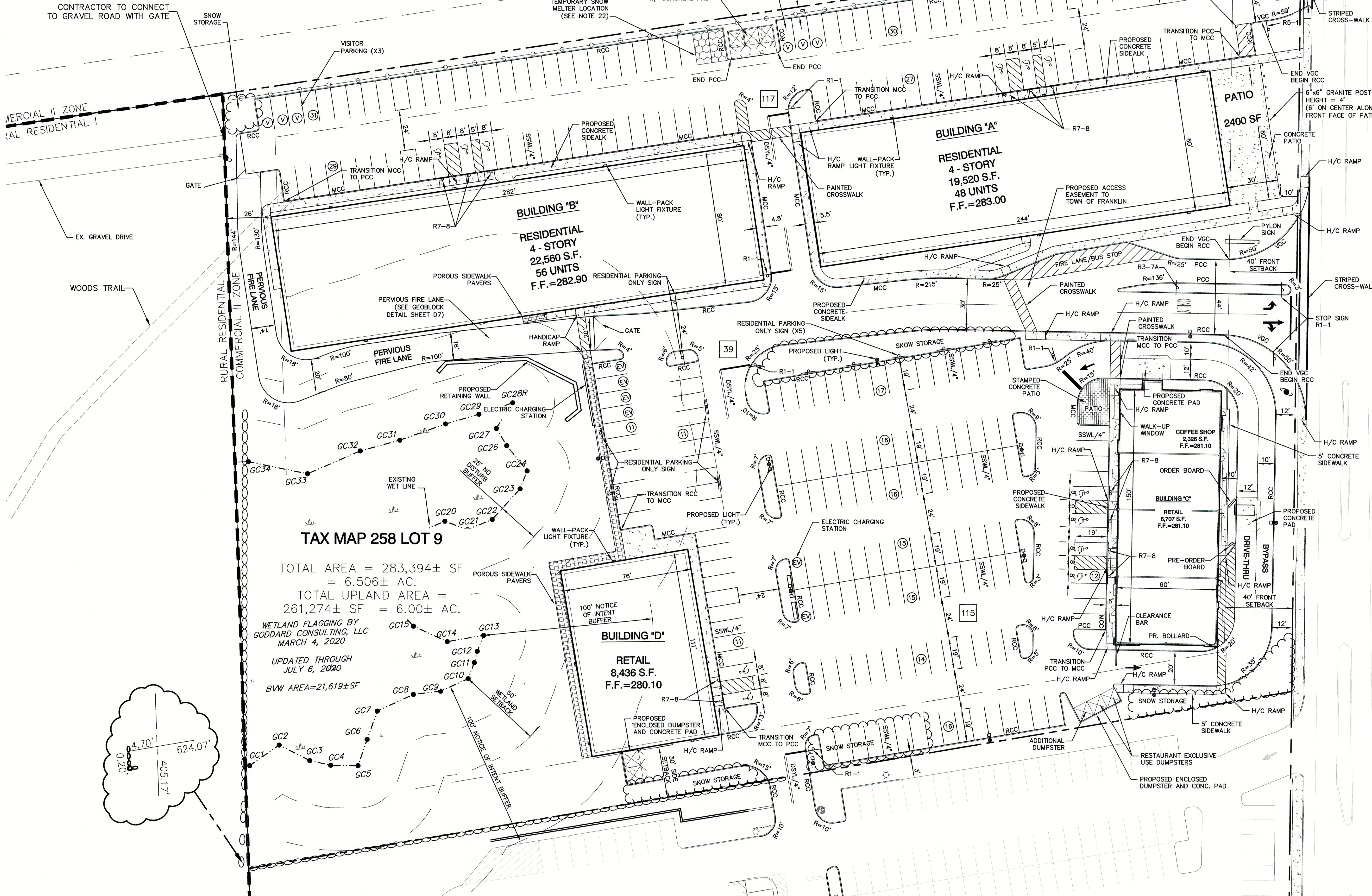
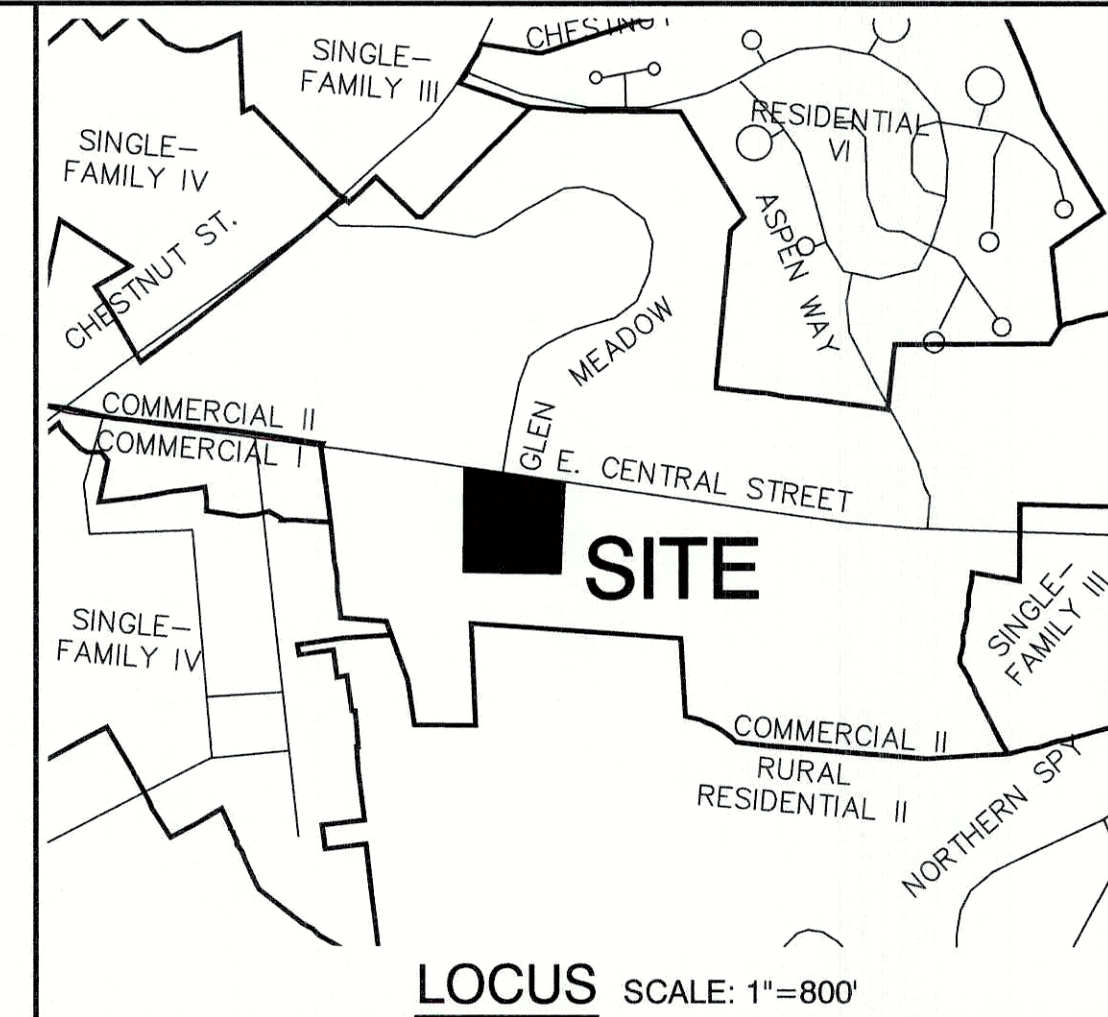
9/18/2020

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:



EAST CENTRAL
STREET (RT 140)



TAX MAP 258 LOT 9

TOTAL AREA = 283,394± SF
= 6.506± AC.
TOTAL UPLAND AREA =
261,274± SF = 6.00± AC.

WETLAND FLAGGING BY
GODDARD CONSULTING, LLC
MARCH 4, 2020

UPDATED THROUGH
JULY 6, 2020
BVW AREA=21,619±SF

- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO DEPICT THE CONCEPTUAL REDEVELOPMENT OF THE CITY OF FRANKLIN, MA, TAX MAP 285 / LOT 009.
 - ZONING DISTRICT: COMMERCIAL II
LOT AREA MINIMUM = 40,000 SF PROVIDED: 283,394 SF
LOT FRONTAGE MINIMUM = 175' 448'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 40' 31.07'
SIDE SETBACK = 30' 26.4'
REAR SETBACK = 30'
WETLAND BUFFER = 100'
MAX. BUILDING HEIGHT = 40' 50.7'
MAX. IMPERVIOUS COVERAGE (UPLAND) = 80% 73.5%
MAX. STRUCTURE COVERAGE (UPLAND) = 70% 22.8%
*SPECIAL PERMIT REQUIRED
 - PARKING CALCULATIONS (COMMERCIAL):
TOTAL SQUARE FOOTAGE = 15,143 S.F. (RETAIL)
PARKING REQUIRED = 1 SPACE / 200 S.F. (+1 PER ENTERPRISE) = 76 (+6) = 82 SPACES
TOTAL NUMBER OF SEATS = 60 SEATS (RESTAURANT)
PARKING REQUIRED = 1 SPACE / 2.5 SEATS (RESTAURANT) = 24 SPACES
PARKING CALCULATIONS (RESIDENTIAL):
PARKING REQUIRED = 2 SPACES / UNIT (1.5 SPACES / UNIT)*
= 104 UNITS = 208 SPACES (156 SPACES)*

TOTAL REQUIRED = 314 SPACES (262 SPACES)*
TOTAL PROVIDED = 271 SPACES
* = PARKING CALCULATIONS PER WAIVER REQUEST
 - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DGE SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
 - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND MASSDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL.
 - ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
 - ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED. A SIGN PERMIT, AND APPROVAL FROM THE TOWN DESIGN REVIEW COMMISSION MUST BE OBTAINED PRIOR TO SIGN INSTALLATION.
 - ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), AND MASSDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
 - ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKID BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.
 - ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
 - ALL CURBING SHALL BE CONSTRUCTED WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
 - ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
 - SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS.
 - ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU's) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ADJUTING NEIGHBORS.
 - NO OVERNIGHT TRACTOR TRAILER PARKING SHALL BE ALLOWED ON THE PREMISES. NO TRUCK HORN BLOWING SHALL BE ALLOWED ON THE PREMISES.
 - NO DELIVERIES BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM
 - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - DUMPSTERS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.
 - PLACING MORE THAN 15 CU.YD. OF FILL WITHIN THE ZONE II WATER RESOURCE DISTRICT REQUIRED A CERTIFICATION TO BE PRESENTED TO THE BOARD OF APPEALS OR ITS DESIGNATED AGENT, THAT THE FILL DOES NOT EXCEED MCF STANDARDS.
 - IN THE EVENT ON SITE SNOW STORAGE IS EXCEEDED BY A LARGE SNOW EVENT, A SNOW MELTER SHALL BE USED ON SITE TO DISPOSE OF EXCESS SNOW. SNOW MELTING MUST BE CONDUCTED ADJACENT TO A CATCH BASIN TO ENSURE TREATMENT WILL OCCUR.

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Design: WGM Draft: RMK Date: 05/06/20
Checked: WGM Scale: AS-NOTED Project No.: 13153
Drawing Name: 13153-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
5	09/17/20	REVISED PER PLANNING BOARD COMMENTS	EMP
4	09/09/20	REVISED PER CONSERVATION COMMISSION COMMENTS	EMP
3	09/03/20	REVISED PER PLANNING BOARD COMMENTS	EMP
2	08/19/20	REVISED PER REVIEW ENGINEER COMMENTS 2	EMP
1	07/31/20	REVISED PER REVIEW ENGINEER COMMENTS	EMP
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

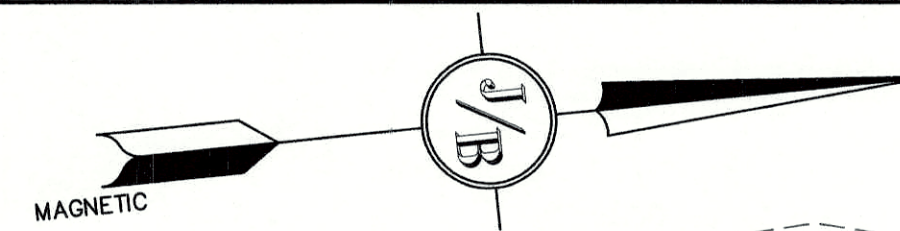
603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No. **C2**

SHEET 4 OF 19
JBE PROJECT NO. 13153

DATE:



GRADING AND DRAINAGE NOTES:

1. GRADING AND DRAINAGE NOTES ARE LOCATED ON SHEET C3-1.

Structure	Structure	Structure	Structure	Structure	Structure
DMH-502 RIM=281.90 INVin=277.95 (P-203) INVin=277.95 (P-214) INVout=277.85 (P-204)	DMH-519 RIM=279.00 INVin=275.90 (P-234) INVin=274.95 (HDR) INVout=274.85 (P-254)	DMH-531 (OS #3)** RIM=279.50 INVin=274.10 (P-251) INVin=274.00 (P-252) INVout=274.85 (P-254)	OWS #5 3,000 GALLONS RIM=274.70 INVin=274.70 (P-258) INVout=274.65 (P-257)	P-224 34'-12" CLS RCP S=0.006 FT/FT	P-225 31'-24" CLS RCP S=0.006 FT/FT
DMH-503 RIM=281.65 INVin=277.70 (P-204) INVin=277.70 (P-205) INVin=277.70 (P-206) INVout=277.60 (P-210)	DMH-520* RIM=279.10 INVin=274.60 (P-230) INVin=274.50 (HDR) INVin=274.50 (HDR) INVout=274.50 (HDR)	DMH-533 RIM=278.90 INVin=274.10 (P-251) INVin=274.00 (P-252) INVout=274.85 (P-254)	OWS #6 3,000 GALLONS RIM=274.80 INVin=274.80 (P-240) INVin=274.50 (HDR) INVout=274.50 (HDR)	P-204 21'-18" CLS RCP S=0.007 FT/FT	P-226 35'-12" CLS RCP S=0.006 FT/FT
DMH-504* RIM=282.10 INVin=277.50 (P-210) INVin=277.40 (P-211) INVout=277.40 (P-212)	DMH-522* RIM=278.80 INVin=274.80 (P-236) INVin=274.80 (P-237) INVin=274.80 (P-253) INVout=274.70 (P-238)	DMH-534 (OS #2)** RIM=279.15 INVin=274.50 (HDR) INVin=274.50 (HDR) INVout=273.90 (P-241)	OWS #7 3,000 GALLONS RIM=278.80 INVin=274.80 (P-240) INVin=274.50 (HDR) INVout=274.50 (HDR)	P-205 23'-12" CLS RCP S=0.007 FT/FT	P-228 30'-12" PVC S=0.006 FT/FT
DMH-505 RIM=281.95 INVin=277.15 (HDR) INVout=277.15 (HDR)	DMH-523* RIM=279.00 INVin=274.50 (P-246) INVin=274.50 (P-240) INVin=274.50 (HDR) INVout=274.50 (HDR)	CB 101 RIM=281.75 INVin=278.80 (P-201)	OWS #8 3,000 GALLONS RIM=279.50 INVin=274.80 (P-247)	P-208 18'-12" CLS RCP S=0.006 FT/FT	P-230 30'-24" CLS RCP S=0.005 FT/FT
DMH-506* RIM=282.20 INVin=277.25 (P-211) INVin=277.25 (P-216) INVout=277.15 (HDR) INVout=277.15 (HDR)	DMH-524* RIM=279.00 INVin=274.80 (P-245) INVin=274.80 (P-242) INVin=274.50 (HDR) INVout=274.50 (HDR)	CB 102 RIM=281.25 INVin=278.70 (P-202)	OWS #9 3,000 GALLONS RIM=278.90 INVin=274.75 (P-232)	P-210 12'-18" CLS RCP S=0.008 FT/FT	P-232 30'-12" CLS RCP S=0.006 FT/FT
DMH-513 RIM=278.90 INVin=275.85 (P-219) INVin=275.65 (P-220) INVout=275.55 (P-221)	DMH-525* RIM=278.50 INVin=274.80 (P-245) INVin=274.80 (P-242) INVin=274.50 (HDR) INVout=274.50 (HDR)	CB 103 RIM=280.80 INVin=277.85 (P-205)	OWS #10 3,000 GALLONS RIM=279.50 INVin=274.80 (P-247)	P-211 27'-18" CLS RCP S=0.006 FT/FT	P-236 30'-24" CLS RCP S=0.005 FT/FT
DMH-514 RIM=280.15 INVin=275.15 (P-221) INVin=275.15 (P-224) INVout=275.05 (P-225)	DMH-526 RIM=278.35 INVin=275.25 (P-247) INVin=275.25 (P-248) INVin=275.25 (P-249) INVout=275.35 (P-244)	CB 113 RIM=278.90 INVin=275.25 (P-232)	OWS #11 3,000 GALLONS RIM=279.50 INVin=274.80 (P-247)	P-212 8'-12" PVC S=0.006 FT/FT	P-239 11'-12" PVC S=0.005 FT/FT
DMH-519* RIM=279.45 INVin=275.50 (P-232) INVin=275.50 (P-233) INVout=275.40 (P-231)	DMH-527 RIM=281.15 INVin=275.35 (RD) INVin=275.25 (P-255) INVout=275.40 (P-231)	CB 121 RIM=277.95 INVin=275.40 (P-247)	OWS #12 3,000 GALLONS RIM=279.50 INVin=274.80 (P-247)	P-217 68'-12" CLS RCP S=0.005 FT/FT	P-240 30'-24" CLS RCP S=0.005 FT/FT
DMH-529 RIM=279.50 INVin=274.95 (HDR)	DMH-529 RIM=279.50 INVin=274.95 (HDR)	OWS #1 5,000 GALLONS RIM=277.35 (P-212) INVin=277.30 (P-256)	OWS #13 3,000 GALLONS RIM=279.50 INVin=274.80 (P-247)	P-219 53'-18" CLS RCP S=0.006 FT/FT	P-244 11'-12" PVC S=0.005 FT/FT
		OWS #2 3,000 GALLONS RIM=278.35 INVin=275.25 (P-247) INVin=275.25 (P-248) INVin=275.25 (P-249) INVout=275.15 (P-246)	OWS #14 3,000 GALLONS RIM=279.50 INVin=274.80 (P-247)	P-220 14'-12" CLS RCP S=0.005 FT/FT	P-245 33'-18" CLS RCP S=0.008 FT/FT
		OWS #3 3,000 GALLONS RIM=278.35 INVin=275.25 (P-247) INVin=275.25 (P-248) INVin=275.25 (P-249) INVout=275.15 (P-246)	OWS #15 3,000 GALLONS RIM=279.50 INVin=274.80 (P-247)	P-221 47'-18" CLS RCP S=0.005 FT/FT	P-255 33'-18" CLS RCP S=0.006 FT/FT
		OWS #4 3,000 GALLONS RIM=278.35 INVin=275.25 (P-247) INVin=275.25 (P-248) INVin=275.25 (P-249) INVout=275.15 (P-246)	OWS #16 3,000 GALLONS RIM=279.50 INVin=274.80 (P-247)	P-222 44'-12" CLS RCP S=0.006 FT/FT	P-257 33'-18" CLS RCP S=0.011 FT/FT
		OWS #5 3,000 GALLONS RIM=278.35 INVin=275.25 (P-247) INVin=275.25 (P-248) INVin=275.25 (P-249) INVout=275.15 (P-246)	OWS #17 3,000 GALLONS RIM=279.50 INVin=274.80 (P-247)	P-223 11'-12" CLS RCP S=0.009 FT/FT	

WETLAND REPLICATION AREA NOTES:

- ALL WORK FOR CONSTRUCTED WETLAND SHALL BE SUPERVISED BY A WETLAND SCIENTIST.
- BERM TO BE CONSTRUCTED AROUND EX. RED MAPLES.
- UNDER WETLAND SCIENTIST SUPERVISION INTERIOR OF CONSTRUCTED WETLAND, OUTSIDE EROSION AND INTERIOR TO BERM WILL BE HAND CLEARED OF WHITE PINES CUT FLUSH TO GRADE.
- REMOVAL OF INVASIVE SPECIES BY PULLING PLANTS WITH ROOT SYSTEM.
- SEE ORDER OF CONDITIONS AND WETLAND REPLICATION PROTOCOL BY GODDARD CONSULTING LLC CITED IN ORDER OF CONDITIONS.

WETLAND FLAGGING BY GODDARD CONSULTING, LLC MARCH 4, 2020
UPDATED THROUGH JULY 6, 2020
BVW AREA=21,619±S.

UNDISTURBED FOREST. NO TREE CLEARING WITHIN HATCHED AREA. HAND CUT PINE SAPPLINGS AND REMOVE UNDER WETLAND SCIENTIST SUPERVISION

REV.	DATE	REVISION	BY
5	09/17/20	REVISED PER PLANNING BOARD COMMENTS	EMP
4	09/09/20	REVISED PER CONSERVATION COMMISSION COMMENTS	EMP
3	09/03/20	REVISED PER PLANNING BOARD COMMENTS	EMP
2	08/19/20	REVISED PER REVIEW ENGINEER COMMENTS 2	EMP
1	07/31/20	REVISED PER REVIEW ENGINEER COMMENTS	EMP

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

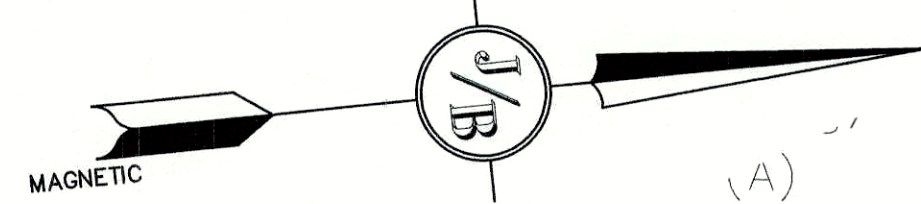
Plan Name: **DRAINAGE PLAN**
Project: **PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA**
Owner of Record: 340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No. **C3**
SHEET 5 OF 19
JBE PROJECT NO. 13153

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APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:



TP #3-05

TP #2-05

TP #4-15

TP #5-15

TP #6-15

TP #7-15

TP #8-15

TP #9-15

TP #10-15

TP #11-15

TP #12-15

TP #13-15

TP #14-15

TP #15-15

TP #16-15

TP #17-15

TP #18-15

TP #19-15

TP #20-15

TP #21-15

TP #22-15

TP #23-15

TP #24-15

TP #25-15

TP #26-15

TP #27-15

TP #28-15

TP #29-15

TP #30-15

TP #31-15

TP #32-15

TP #33-15

TP #34-15

TP #35-15

GRADING AND DRAINAGE NOTES:

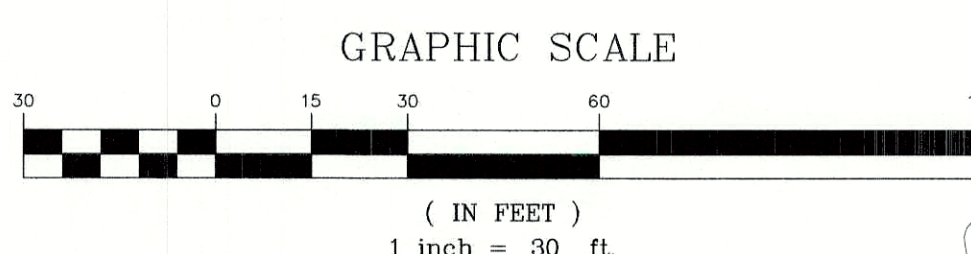
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL ROOF DRAINS FROM BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
- ALL DRAINAGE STRUCTURES AND OUTFALLS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 4" DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE SHEET C3 FOR DRAINAGE STRUCTURE SCHEDULE AND SHEETS D1-D3 FOR DRAINAGE DETAILS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO $\pm 1/2"$ PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- ALL DRAINAGE PIPE OTHER THAN ROOF DRAINS SHALL BE CLASS 3 REINFORCED CONCRETE WITH A MINIMUM COVER OF 42". CLASS 5 REINFORCED CONCRETE PIPE SHALL BE USED WHEN PIPE COVER IS LESS THAN 42".
- STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
- BUILDING "A" AND BUILDING "B" ROOF DRAINS TO BE CONNECTED TO CHAMBER SYSTEM #3.
- INLET PROTECTION TO BE USED ON ALL CATCH BASINS UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES.
- PRIOR TO THE PLACEMENT OF ANY CONSTRUCTION FILL IN EXCESS OF 15 CUBIC YARDS INTO A ZONE II WATER RESOURCE DISTRICT, A CERTIFICATION SHALL BE PRESENTED TO THE BOARD OF APPEALS OR ITS DESIGNATED AGENT FROM A DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) LICENSED SITE PROFESSIONAL (LSP) THAT THE FILL MATERIAL DOES NOT EXCEED THE STANDARDS FOR AND HAZARDOUS MATERIAL SET FORTH IN THE MOST RECENTLY PUBLISHED MASS CONTINGENCY PLAN (MCP).

54B
A)

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WETLAND FLAGGING BY
GODDARD CONSULTING, LLC
MARCH 4, 2020
UPDATED THROUGH
JULY 6, 2020
BVW AREA=21,619±SF

IRON PIPE
(FND)



REV.	DATE	REVISION	BY
5	09/17/20	REVISED PER PLANNING BOARD COMMENTS	EMP
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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name: **GRADING PLAN**

Project: **PROPOSED CENTRAL SQUARE
340 E CENTRAL STREET, FRANKLIN, MA**

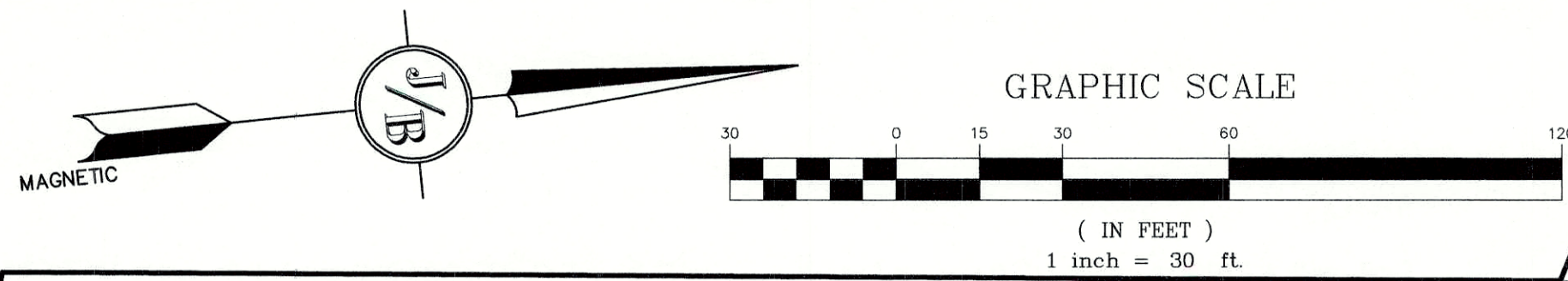
Owner of Record: 340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No. **C3-1**

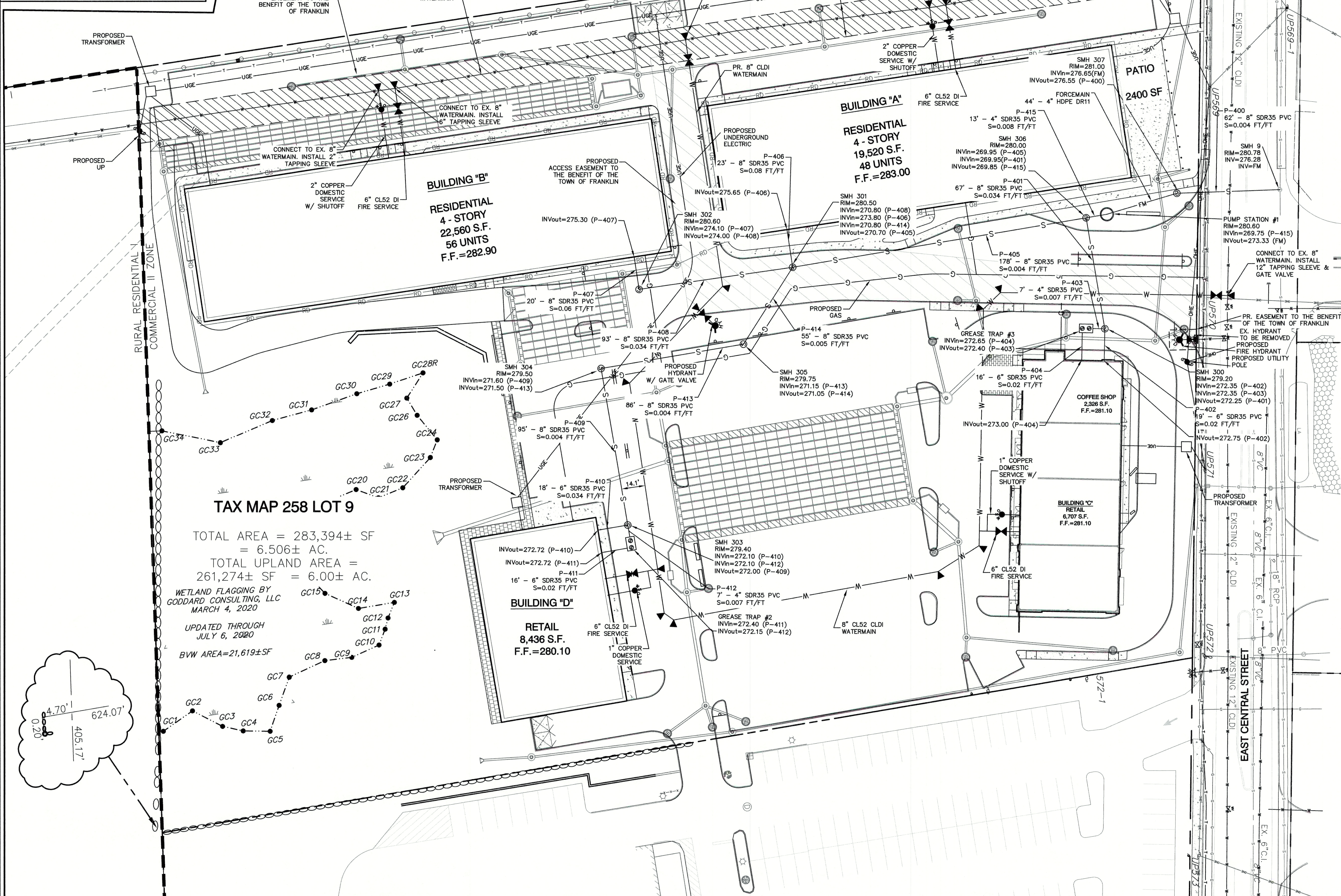
SHEET 6 OF 19
JBE PROJECT NO. 13153



APPROVED - FRANKLIN, MA
PLANNING BOARD



DATE:



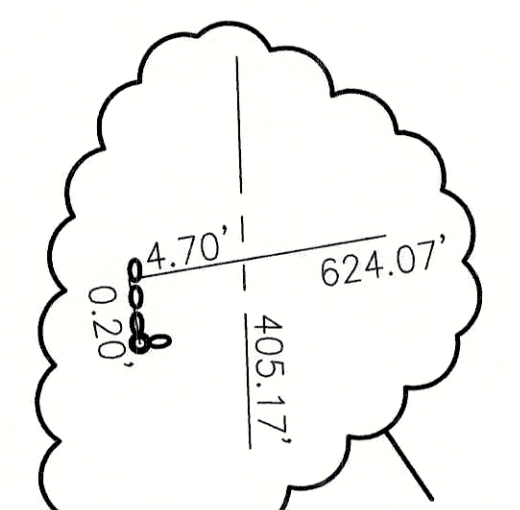
TAX MAP 258 LOT 9

TOTAL AREA = 283,394± SF
= 6.506± AC.
TOTAL UPLAND AREA =
261,274± SF = 6.00± AC.

WETLAND FLAGGING BY
GODDARD CONSULTING, LLC
MARCH 4, 2020

UPDATED THROUGH
JULY 6, 2020

BVW AREA=21,619±SF



UTILITY NOTES:

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, GAS, WATER, AND SEWER).
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN STANDARDS AND REGULATIONS, AND MASSDEP STANDARDS AND SPECIFICATIONS, WHICHEVER ARE MORE STRINGENT, UNLESS OTHERWISE SPECIFIED.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- BUILDINGS TO BE SERVICED BY UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS. ENGINEER TO BE NOTIFIED.
- AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR TO PROVIDE UNDERDRAIN, AS NECESSARY, AT DISCRETION OF THE PROJECT ENGINEER.
- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELVE AND INVERT CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE THROUGH CHANNEL UNDERLAYMENT OF INVERT, AND SHELVE SHALL CONSIST OF BRICK MASONRY.
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS.
- SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H20 LOADS.
- CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGNATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
- ALL SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS.
- PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
- ALL WATER MAINS AND SERVICE PIPES SHALL HAVE A MINIMUM 12" VERTICAL AND 24" HORIZONTAL SEPARATION TO MANHOLES, OR CONTRACTOR SHALL INSTALL BOARD INSULATION FOR FREEZING PROTECTION.
- WATER MAINS SHALL BE HYDROSTATICALLY PRESSURE TESTED FOR LEAKAGE PRIOR TO ACCEPTANCE. WATER MAINS SHALL BE TESTED AT 1.5 TIMES THE WORKING PRESSURE OR 150 PSI, WHICHEVER IS GREATER. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 4 OF AWWA STANDARD C 600. WATER MAINS SHALL BE DISINFECTED AFTER THE ACCEPTANCE OF THE PRESSURE AND LEAKAGE TESTS ACCORDING TO AWWA STANDARD C 651.
- ALL WATER AND SANITARY LEADS TO BUILDING(S) SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END.
- IF THE BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, MECHANICAL JOINTS AND FIRE HYDRANTS.
- DIMENSIONS ARE SHOWN TO CENTERLINE OF PIPE OR FITTING.
- REFER TO FIRE PROTECTION SHEETS OF THE ARCHITECTURAL PLANS FOR LOCATION AND DETAIL OF FIRE LINE LEAD IN TO BUILDING.
- FIRE LINE SHALL BE STUBBED UP 1' ABOVE FINISH FLOOR ELEVATION IN SPRINKLER ROOM.
- AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 101 LIFE SAFETY CODE/NFPA 1 AND LOCAL REGULATIONS. FIRE DEPARTMENT CONNECTION SHALL BE FIELD VERIFIED BY LOCAL FIRE DEPARTMENT TO ENSURE OPTIMUM PLACEMENT.
- THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
- CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPlicate TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- EXISTING UTILITIES SHALL BE DIGSAFE BEFORE CONSTRUCTION.
- ALL WATER LINES SHOULD HAVE TESTABLE BACKFLOW PREVENTERS AT THE ENTRANCE TO EACH BUILDING.
- ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO MASSDEP SEWER SYSTEM EXTENSION AND CONNECTION PROGRAM, 314 CMR 7.00.
- SANITARY SEWER LINES SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM AN EXISTING OR PROPOSED WATER LINE. WHEN A SEWER LINE CROSSES UNDER A WATER LINE, THE SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATERMAIN. THE SEWER LINE SHALL ALSO MAINTAIN A VERTICAL SEPARATION OF NOT LESS THAN 18 INCHES.
- SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED.
- SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY IS TO REMAIN PRIVATE, HOWEVER, THE TOWN RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE).
- ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5'-0" FROM HYDRANT.
- THE CONTRACTOR SHALL MINIMIZE THE DISRUPTIONS TO THE EXISTING SEWER FLOWS AND THOSE INTERRUPTIONS SHALL BE LIMITED TO FOUR (4) HOURS OR LESS AS DESIGNATED BY THE TOWN SEWER DEPARTMENT.
- THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO USERS AT ALL TIMES. REQUIREMENTS BY THE TOWN WATER DEPARTMENT REGARDING NOTIFICATION FOR INTERRUPTION OF SERVICE SHOULD BE INCLUDED (TYPICALLY 24 HOURS) AND ALLOWABLE INTERRUPTION DURATION. WATER TESTING AND DISINFECTION REQUIREMENTS SHALL BE PERFORMED IN ACCORDANCE WITH TOWN AND MASSDEP REGULATIONS.
- ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- ALL WATER AND SEWER INSTALLATION ARE TO BE DONE IN ACCORDANCE WITH TOWN OF FRANKLIN REGULATIONS.
- MECHANICALS ON TOP OF THE COMMERCIAL BUILDINGS WILL BE SCREENED.
- ALL WATER AND SEWER UTILITY INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF FRANKLIN DEPARTMENT OF PUBLIC WORKS STANDARDS FOR SEWER AND WATER MATERIALS AND INSTALLATION.

Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS-NOTED	Project No.: 13153
Drawing Name: 13153-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



REV.	DATE	REVISION	BY
5	09/17/20	REVISED PER PLANNING BOARD COMMENTS	EMP
4	09/09/20	REVISED PER CONSERVATION COMMISSION COMMENTS	EMP
3	09/03/20	REVISED PER PLANNING BOARD COMMENTS	EMP
2	08/19/20	REVISED PER REVIEW ENGINEER COMMENTS 2	EMP
1	07/31/20	REVISED PER REVIEW ENGINEER COMMENTS	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

Plan Name: **UTILITY PLAN**

Project: **PROPOSED CENTRAL SQUARE**
340 E CENTRAL STREET, FRANKLIN, MA

Owner of Record: 340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No. **C4**

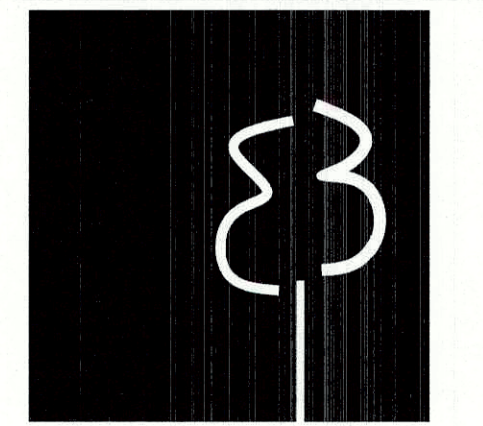
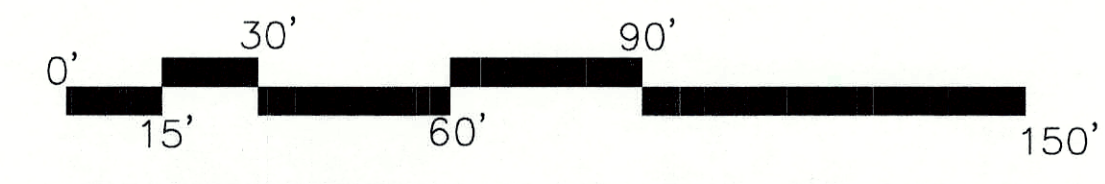
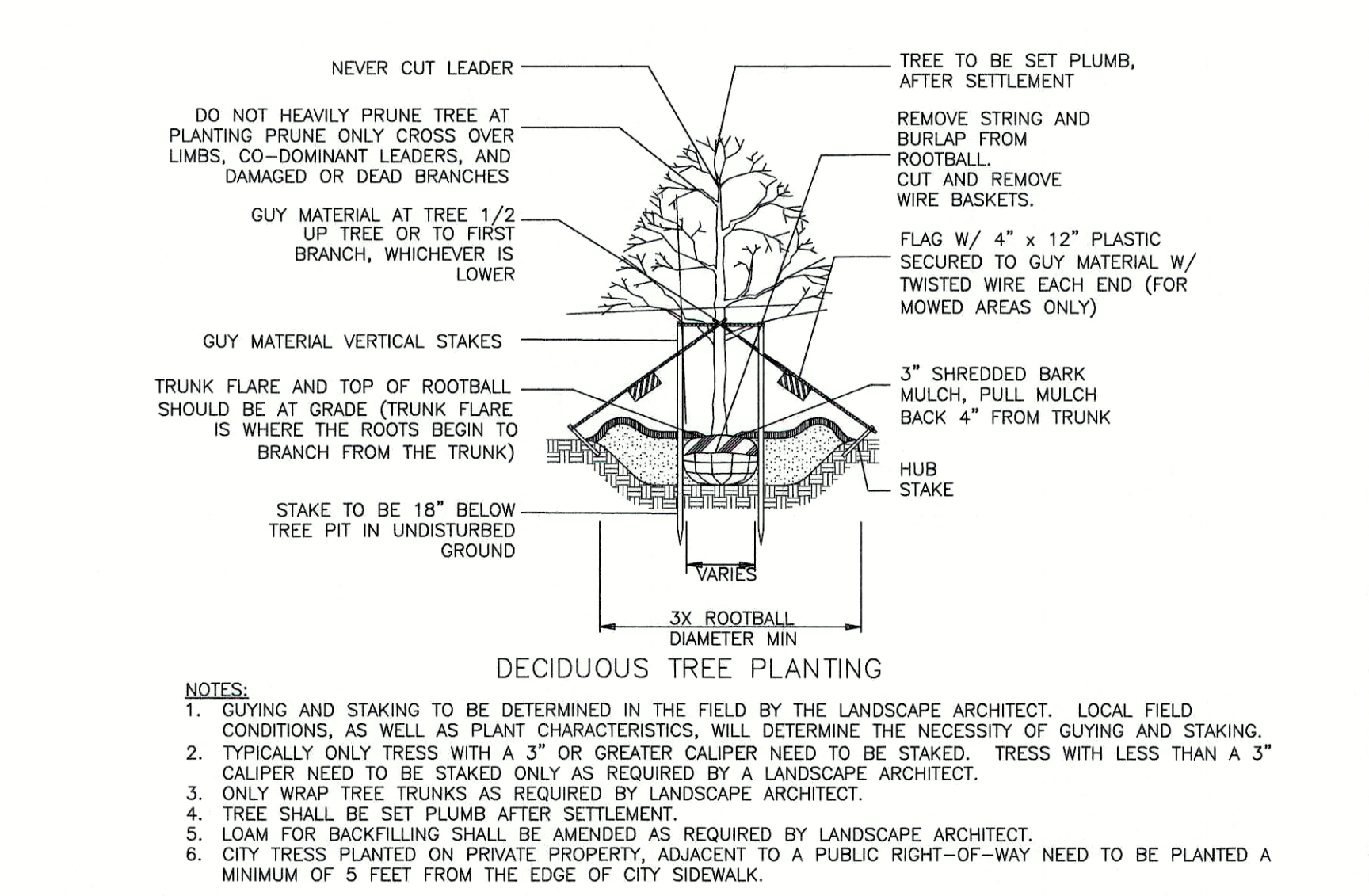
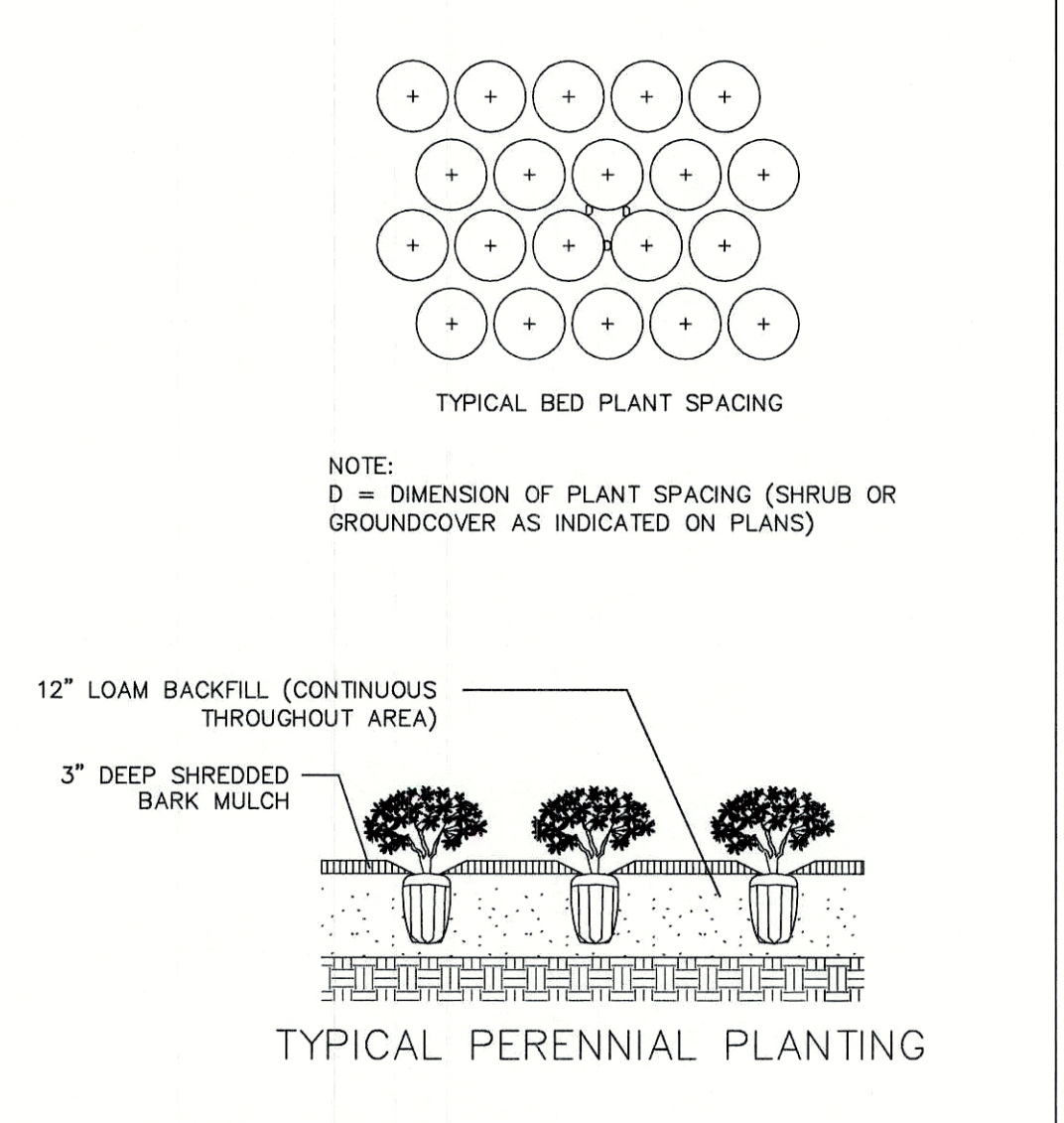
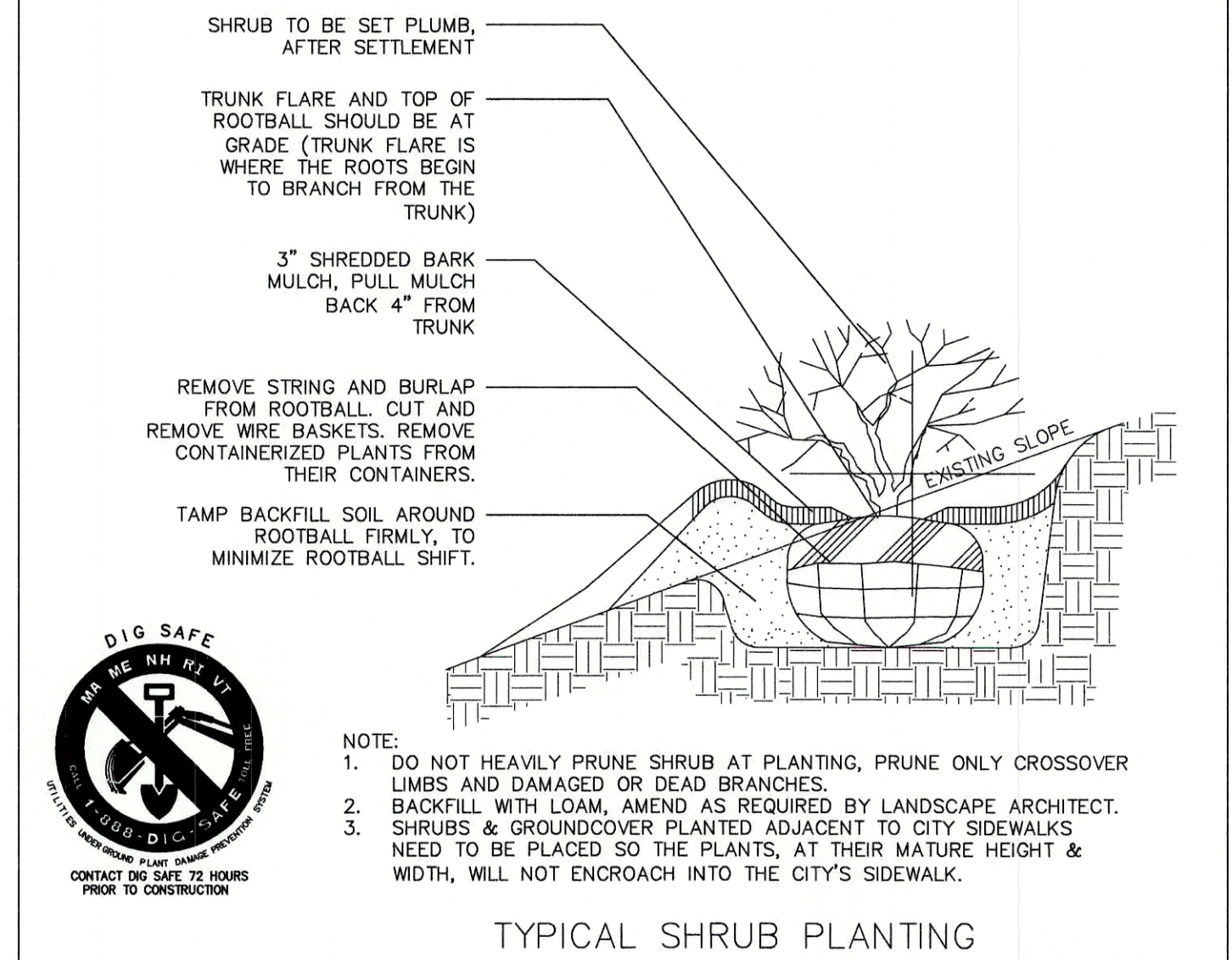
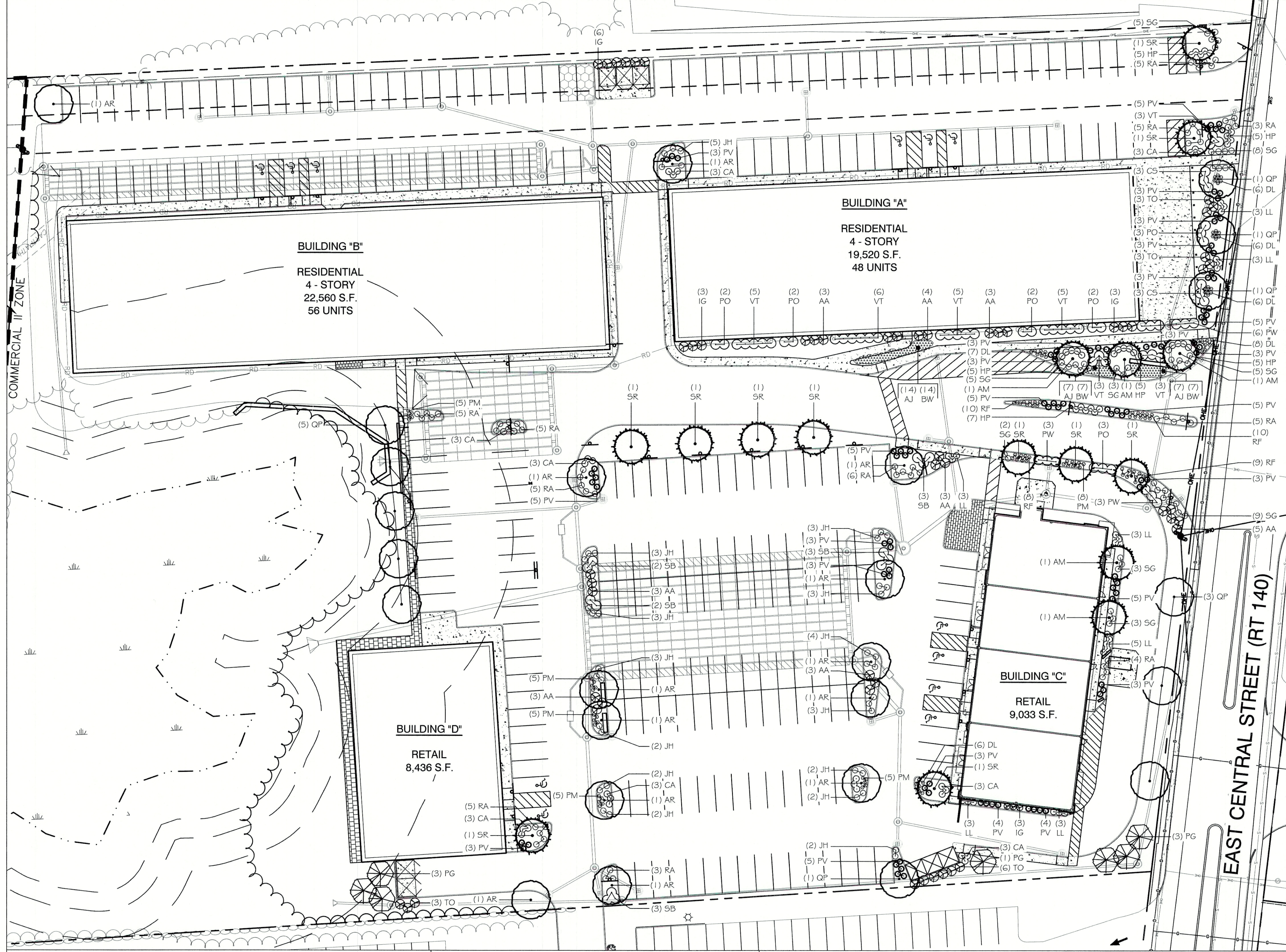
SHEET 7 OF 19
JBE PROJECT NO. 13153

F:\Local Projects\313153-FRANKLIN-300-EAST-CENTRAL-STREET-TOPFIELD-ASSOCIATES.dwg 1/28/2017 9:04:12 AM EST

- GENERAL NOTES:**
1. BASE PLAN DEVELOPED FROM INFORMATION PROVIDED BY JONES & BEACH ENGINEERS, INC., DRAWING TITLE, "SITE PLAN, PROPOSED CENTRAL SQUARE, 340 E CENTRAL STREET, FRANKLIN, MA" DATED 01-23-20.
 2. VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS IN THE FIELD, PRIOR TO CONSTRUCTION. VERIFY FIELD CONDITIONS RELATING TO WORK TO BE INSTALLED. NOTIFY LANDSCAPE ARCHITECT OF ANY UNUSUAL OR DIFFICULT CONDITIONS IN A TIMELY FASHION PRIOR TO CONSTRUCTION CONCERNING THE CONDITION IN QUESTION.
 3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF FRANKLIN AND STATE OF MASSACHUSETTS. NOTIFY APPROPRIATE AGENCIES AT LEAST 48 HOURS PRIOR TO PERFORMING THE WORK UNDER THEIR JURISDICTION.
 4. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL CONSTRUCTION PERMITS AND LICENSES REQUIRED TO COMPLETE SITE WORK. CONTRACTOR IS RESPONSIBLE FOR ALL APPROPRIATE INSPECTIONS OF HIS/HER WORK.
 5. ALL WORK SHALL BE OF WORKMANLIKE QUALITY AND IN CONFORMANCE WITH ALL APPLICABLE CODES. CONTRACTOR SHALL READ ALL ZONING AND ENVIRONMENTAL PERMITS WHICH PERTAIN TO THE PROJECT AND SHALL COMPLY WITH ALL THE CONDITIONS THEREIN.
 6. NOTIFY LANDSCAPE ARCHITECT AT LEAST 72 HOURS PRIOR TO ANY ROUTINE REQUIRED FIELD OBSERVATION. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF THE LAYOUT OF ALL IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF DAMAGE OR DISTURBANCE TO OTHER AREAS WHICH MAY OCCUR AS THE RESULT OF HIS/HER WORK WHETHER WITHIN OR OUTSIDE OF THE CONTRACT LIMIT LINES.
 8. CONSTRUCTION SHALL FOLLOW THE SEQUENCES AND CONDITIONS ESTABLISHED IN THE SPECIFICATIONS AND PERMITS.
 9. IT IS INTENDED THAT THE WORK BE EXECUTED IN ACCORDANCE WITH THE BEST CUSTOMARY BUILDING PRACTICES. IF WORK IS REQUIRED IN A MANNER TO MAKE IT IMPOSSIBLE TO PRODUCE FIRST-CLASS WORK OR IF ERRORS, CONFLICTS OR DISCREPANCIES APPEAR AMONG THE CONTRACT DOCUMENTS, INFORM THE LANDSCAPE ARCHITECT IMMEDIATELY AND REQUEST INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
 10. IF CONTRACTOR FAILS TO MAKE SUCH A STATEMENT AND REQUEST, NO EXCUSE WILL THEREAFTER BE ENTERTAINED, NOR ADDITIONAL EXPENSE BE ACCEPTED, FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON THE MORE EXPENSIVE WAY OF DOING WORK UNLESS HE/SHE SHALL HAVE OBTAINED A WRITTEN DECISION, BEFORE SUBMITTING HIS BID, AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
 11. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS AND EQUIPMENT STORED AT SITE.
 12. EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY WORK.
 13. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
 14. VISIBLE EXISTING CONDITIONS WHERE FIELD LOCATED, AND UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE. SITE SUBCONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, DIMENSIONS, AND GRADES. PRIOR TO START OF ANY FOUNDATION OR UTILITY WORK.
 15. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
 16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TERRAIN PLANNING & DESIGN LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR HIS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR, ENGINEER OR LANDSCAPE ARCHITECT HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 18. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.
 19. TERRAIN PLANNING & DESIGN LLC ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
 20. BASE PREPARATION UNDER ALL HARD SURFACES TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
 21. SITE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO ANY EXCAVATION. 1-888-DIG-SAFE.

- PLANTING NOTES:**
1. CONTRACTOR SHALL OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PURCHASING AND/OR INSTALLING SUBSTITUTE PLANT MATERIAL PRIOR TO PURCHASE OF ANY SUBSTITUTE MATERIALS.
 2. CONSTRUCTION ACCESS WILL BE AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ACCESS ROUTE AND ALL AREAS DISTURBED BY PLANTING OPERATIONS UPON COMPLETION OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO THE OWNER.
 3. LAYOUT OF ALL PLANTING BEDS AND LOCATION OF PLANTS TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO CONSTRUCTION AND INSTALLATION.
 4. CONTRACTOR TO REMOVE ALL DEBRIS GENERATED BY PLANT INSTALLATION. DEBRIS TO BE DISPOSED OF IN A LEGAL MANNER.
 5. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR ONE YEAR FROM THE DATE OF FINAL INSTALLATION APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE, WITHOUT COST TO OWNER, AND AS SOON AS WEATHER CONDITIONS PERMIT, ALL DEAD AND NON-FLOURISHING PLANTS AS DETERMINED BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANTS SHALL BE GUARANTEED IDENTICAL TO ORIGINAL PLANTS, TIME PERIOD COMMENCING FROM DATE OF REPLACEMENT PLANTING APPROVAL BY LANDSCAPE ARCHITECT.
 6. ALL BEDS TO BE MULCHED WITH 4" DEPTH SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
 7. CONTRACTOR TO PROVIDE NECESSARY TEMPORARY IRRIGATION IF NEEDED BASED ON TIME OF YEAR THE PROJECT IS IMPLEMENTED.
 8. THE MAJORITY OF PLANTINGS SHALL COME FROM THE BEST DEVELOPMENT PRACTICES GUIDEBOOK.

Plant Schedule	Botanical Name / Common Name	Size	Label	Quantity	Mature Height
Trees					
	<i>Acer rubrum</i> 'October Glory' / October Glory Red Maple	2-2.5" CAL.	AR	13	40-60'
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2-2.5" CAL.	AM	5	20-30'
	<i>Picea glauca</i> / White Spruce	5-6" B&B	PG	7	40-60'
	<i>Quercus palustris</i> / Pin Oak	2-2.5" CAL.	QP	12	60'+
	<i>Syringa reticulata</i> / Japanese Lilac Tree	2-2.5" CAL.	SR	11	20-30'
	<i>Thuja occidentalis</i> 'Smaragd' / Emerald Green Arborvitae	4-5" B&B	TO	15	15-20'
Shrubs					
	<i>Azalea atlantica</i> 'Marydel' / Marydel Azalea	#3 Gal.	AA	24	4-5'
	<i>Clethra alnifolia</i> 'Compacta' / Compact Summersweet	#3 Gal.	CA	27	3-4'
	<i>Cornus sericea</i> 'Arctic Fire' / Arctic Fire Red-Osier Dogwood	#5 Gal.	CS	6	5-6'
	<i>Hydrangea paniculata</i> 'Bobo' / Bobo Panicle Hydrangea	#3 Gal.	HP	32	2-3'
	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Panicle Hydrangea	#3 Gal.	LL	23	3-4'
	<i>Hydrangea paniculata</i> 'Pinky Winky' / Pinky Winky Panicle Hydrangea	#5 Gal.	PW	12	6-8'
	<i>Ilex glabra</i> 'Compacta' / Compact Inkberry	#5 Gal.	IG	15	5-6'
	<i>Physocarpus opulifolius</i> 'Amber Jubilee' / Amber Jubilee Ninebark	#5 Gal.	PO	14	5-6'
	<i>Spiraea bumalda</i> 'Anthony Waterer' / Anthony Waterer Spiraea	#3 Gal.	SB	13	3-4'
	<i>Spiraea bumalda</i> 'Goldflame' / Goldflame Spiraea	#3 Gal.	SG	38	2-3'
	<i>Viburnum trilobum</i> 'Compacta' / Compact American Cranberry Viburnum	#5 Gal.	VT	30	5-6'
Grasses					
	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#2 Gal.	PV	93	3-4'
Perennials					
	<i>Hemerocallis</i> 'Happy Returns' / Happy Returns Daylily	#1 Gal.	DL	39	18-24"
	<i>Hemerocallis</i> 'Pardon Me' / Pardon Me Daylily	#1 Gal.	PM	33	18-24"
	<i>Nepeta</i> 'Blue Wonder' / Blue Wonder Catmint	#1 Gal.	BW	28	12"
	<i>Rudbeckia fulgida</i> 'Goldsturm' / Goldsturm Black-Eyed Susan	#1 Gal.	RF	37	2'
	<i>Sedum spectabile</i> 'Autumn Joy' / Autumn Joy Stonecrop	#1 Gal.	AJ	28	18-24"
Groundcovers					
	<i>Juniperus horizontalis</i> 'Bar Harbor' / Bar Harbor Juniper	#1 Gal.	JH	39	6-12"
	<i>Rhus aromatica</i> 'Glow Low' / Glow Low Fragrant Sumac	#1 Gal.	RA	51	18-24"



terrain
planning & design llc

311 kast hill road
hopkinton nh 03229
603. 746. 3512
terrainplanning.com

PROPOSED CENTRAL SQUARE

Site Location:
340 E. Central Street
Franklin, MA 02038
Tax Map: 285
Lot #: 9

Prepared For:
Jones & Beach Engineering, Inc.
85 Portsmouth Avenue
Stratham, NH 03885

LANDSCAPE PLAN

DATE: 04-01-2020

SCALE: 1" = 30'

PROJECT #: 2016

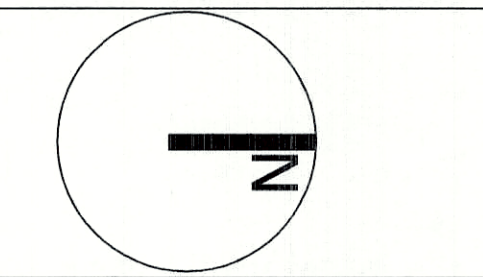
Drawn By: RNM

Checked By: ERB

REVISIONS:	DATE:
Revised per Client	06/10/2020
Revised per Client	06/22/2020
Revised per Client	07/30/2020
Revised per Client	08/18/2020
Revised per Client	09/18/2020

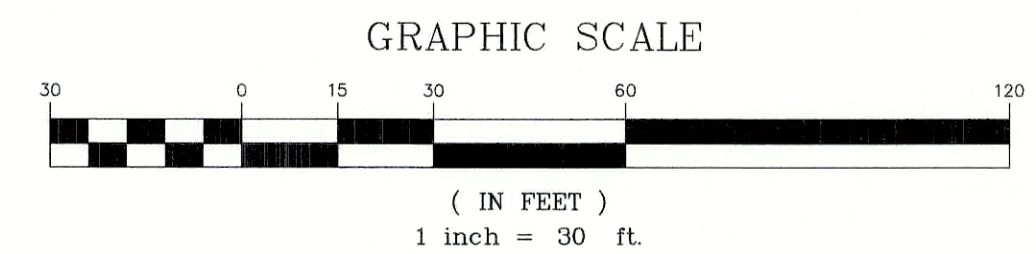
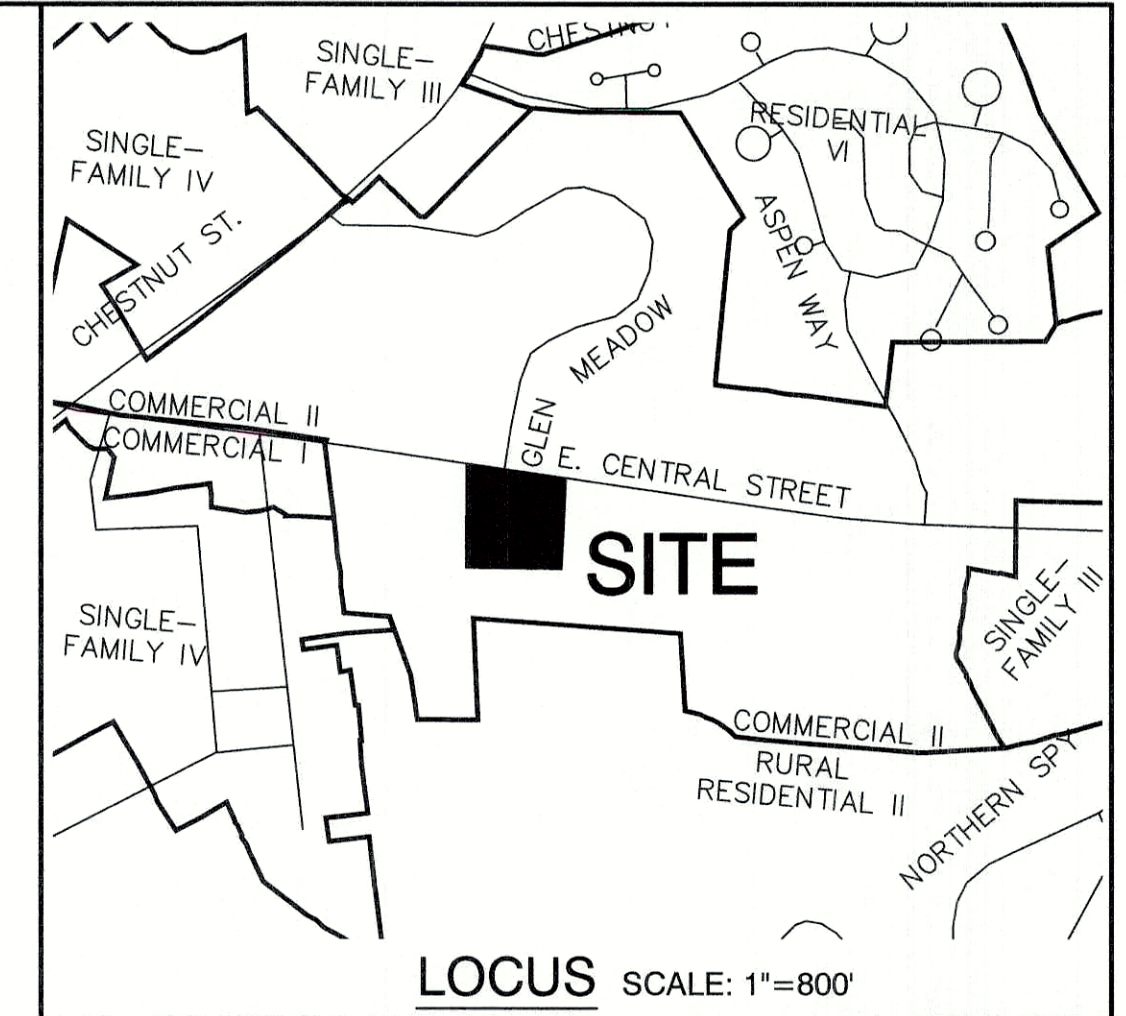
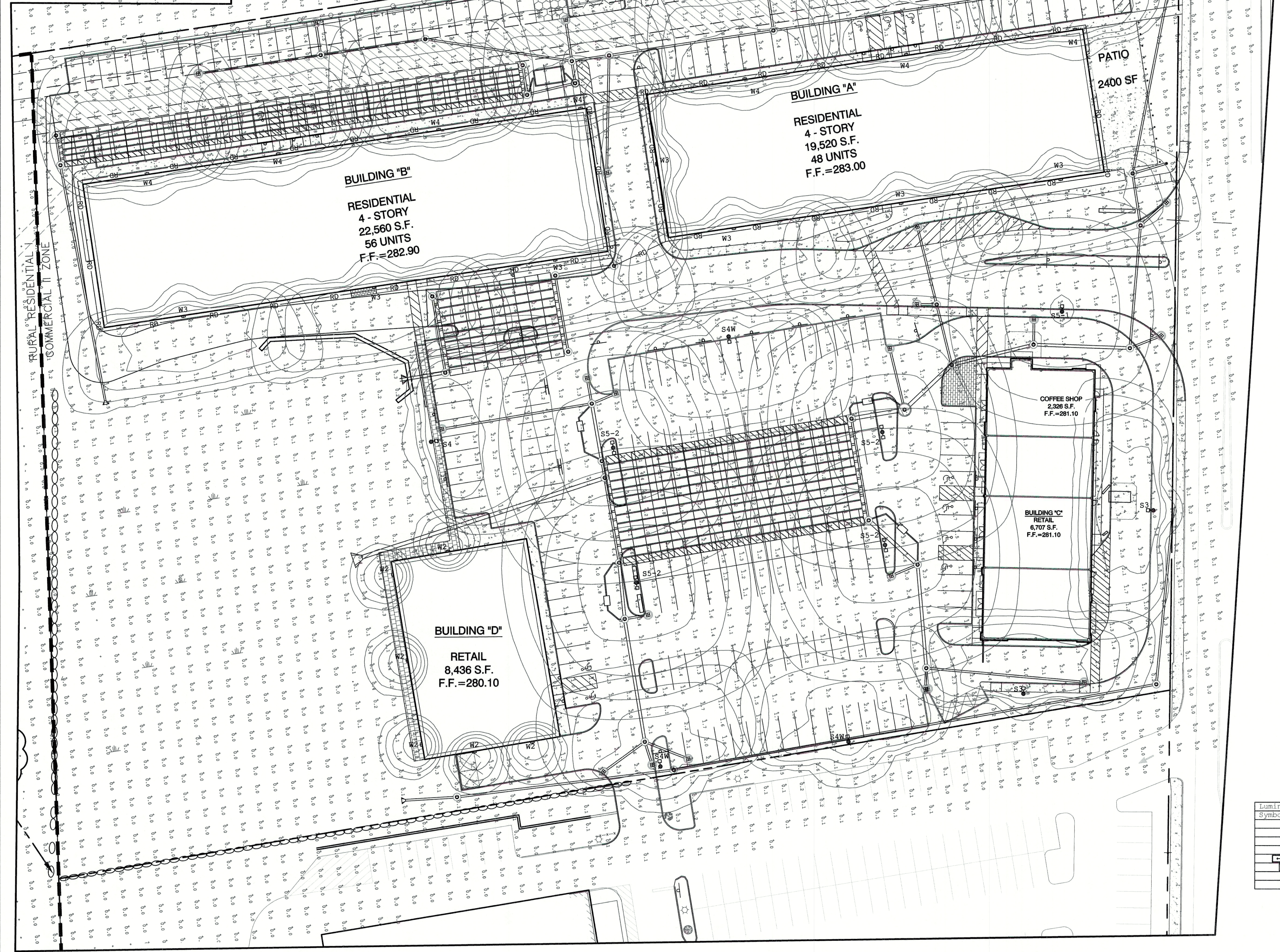
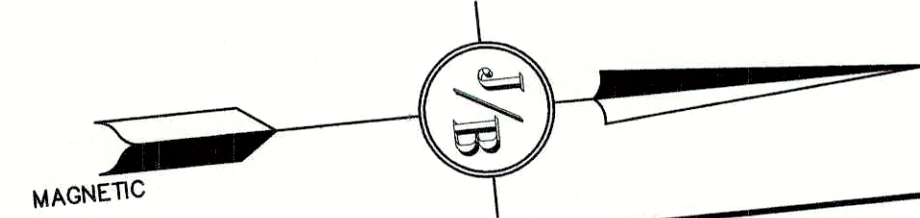
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APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:



LIGHTING AND ELECTRICAL NOTES:

- SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.
- CONTRACTOR SHALL INSTALL PROPOSED LIGHT POLES ACCORDING TO TOWN REGULATIONS.
- ALL OUTDOOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH TIMERS TO REDUCE ILLUMINATION LEVELS TO NON-OPERATIONAL VALUES PER TOWN REGULATIONS.
- LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.
- ILLUMINATION READINGS SHOWN ARE BASED ON A TOTAL LLF OF 0.75 AT GRADE. ILLUMINATION READINGS SHOWN ARE IN UNITS OF FOOT-CANDELES.
- LIGHTING CALCULATIONS SHOWN ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM AND SAFETY.
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF DARK-SKY COMPLIANT, UNLESS OTHERWISE NOTED.
- SEE DETAIL SHEET D3 FOR LIGHTING DETAILS.
- THE PROPOSED LIGHTING CALCULATIONS AND DESIGN WAS PERFORMED BY CHARRON, INC., P.O. BOX 4550, MANCHESTER, NH 03108, ATTENTION KEN SWEENEY. ALL LIGHTS SHOULD BE PURCHASED FROM THIS COMPANY, OR AN EQUAL LIGHTING DESIGN SHOULD BE SUBMITTED FOR REVIEW IF EQUAL SUBSTITUTIONS ARE PROPOSED BY THE CONTRACTOR OR OWNER.

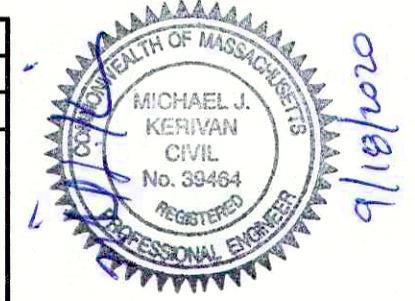
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StatArea 3 TRAVEL LANE OF RESIDENTIAL PARKING AREA Illuminance (Fc) Average = 1.43 Maximum = 2.5 Minimum = 0.3 Avg/Min Ratio = 1.79 Max/Min Ratio = 3.13

Symbol	Qty	Label	Arrangement	Description
[Symbol]	2	S3	SINGLE	GLEON-AF-02-LED-E1-SL3/ SSS4A20SPN1 (20' AFG)
[Symbol]	1	S4	SINGLE	GLEON-AF-02-LED-E1-SL4/ SSS4A20SPN1 (20' AFG)
[Symbol]	3	S4W	SINGLE	GLEON-AF-02-LED-E1-T4W/ SSS4A20SPN1 (20' AFG)
[Symbol]	1	S5-1	SINGLE	GLEON-AF-02-LED-E1-5W0/ SSS4A20SPN1 (20' AFG)
[Symbol]	4	S5-2	BACK-BACK	2-GLEON-AF-02-LED-E1-5W0/ SSS4A20SPN2 (20' AFG)
[Symbol]	6	W2	SINGLE	XTOR1B/ WALL MTD 12' AFG
[Symbol]	7	W3	SINGLE	GWC-AF-02-LED-E1-SL3/ WALL MTD 20' AFG
[Symbol]	7	W4	SINGLE	GWC-AF-02-LED-E1-SL4/ WALL MTD 20' AFG

F:\Land Projects\3\13153-FRANKLIN-300-EAST-CENTRAL-STREET-TOPSFIELD-ASSOCIATES.dwg\13153-PLAN.dwg 1/26/2017 9:04:12 AM EST

Design: WGM Draft: RMK Date: 05/06/20
Checked: WGM Scale: AS-NOTED Project No.: 13153
Drawing Name: 13153-PLAN.dwg
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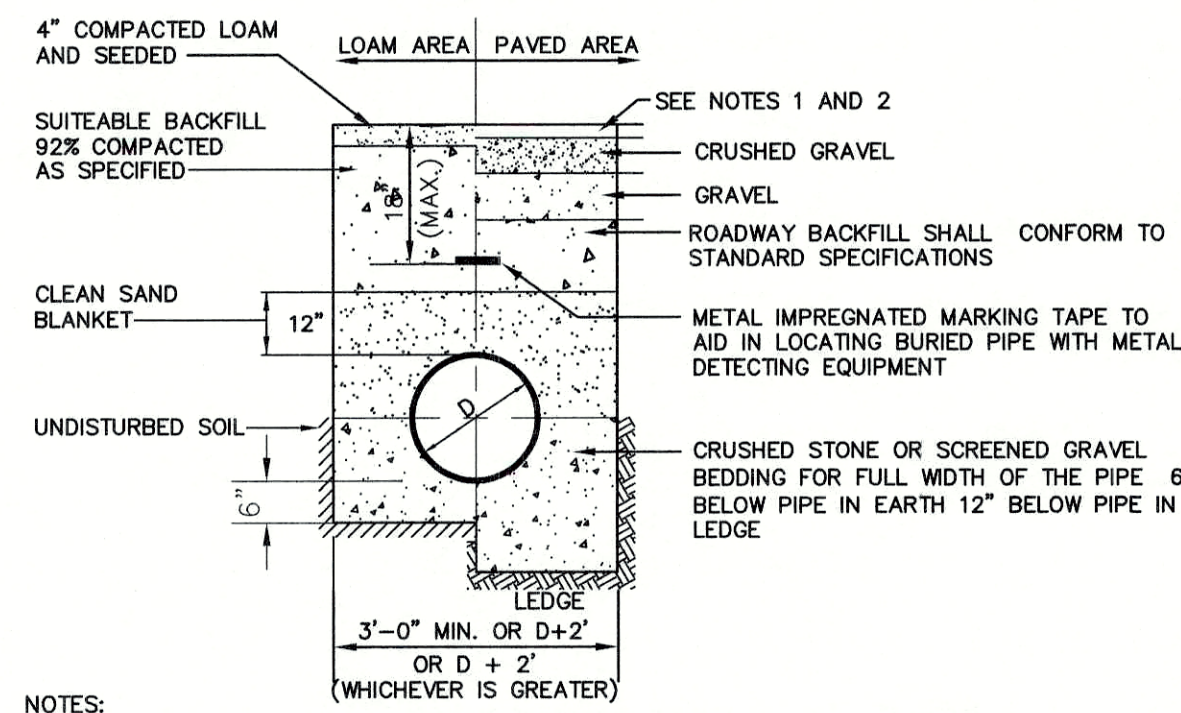


REV.	DATE	REVISION	BY
5	09/17/20	REVISED PER PLANNING BOARD COMMENTS	EMP
4	09/09/20	REVISED PER CONSERVATION COMMISSION COMMENTS	EMP
3	09/03/20	REVISED PER PLANNING BOARD COMMENTS	EMP
2	08/19/20	REVISED PER REVIEW ENGINEER COMMENTS 2	EMP
1	07/31/20	REVISED PER REVIEW ENGINEER COMMENTS	EMP

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name: **LIGHTING PLAN**
Project: **PROPOSED CENTRAL SQUARE
340 E CENTRAL STREET, FRANKLIN, MA**
Owner of Record: 340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

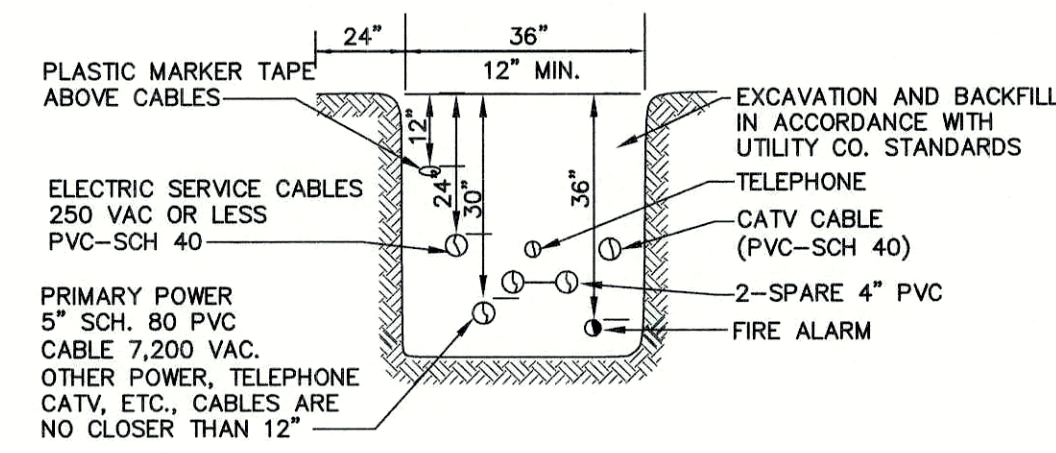
DRAWING No. **L2**
SHEET 9 OF 19
JBE PROJECT NO. 13153



- NOTES:
- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 - NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
 - GAPS BETWEEN SECTIONS OF INSULATION TO BE COVERED WITH 2" x 2" x 2" PIECE OF INSULATION OVER GAP.
 - RIGID FOAM INSULATION TO BE PROVIDED WHERE COVER IN THE ROADWAY IS LESS THAN 5' AND CROSS COUNTRY IS LESS THAN 4'.

SEWER TRENCH

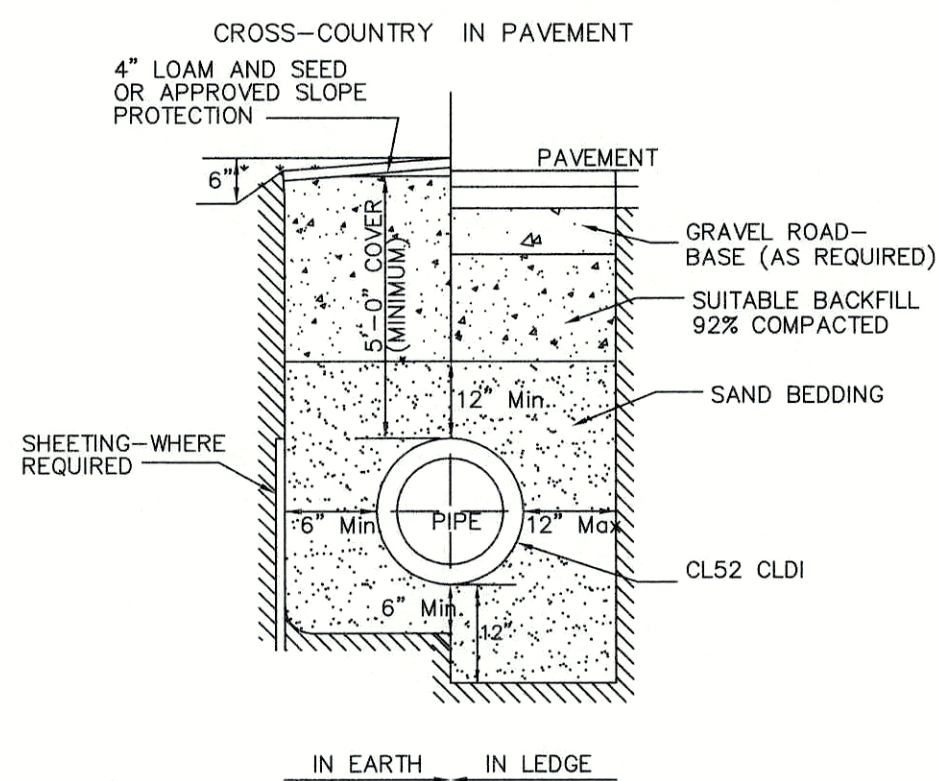
NOT TO SCALE



NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

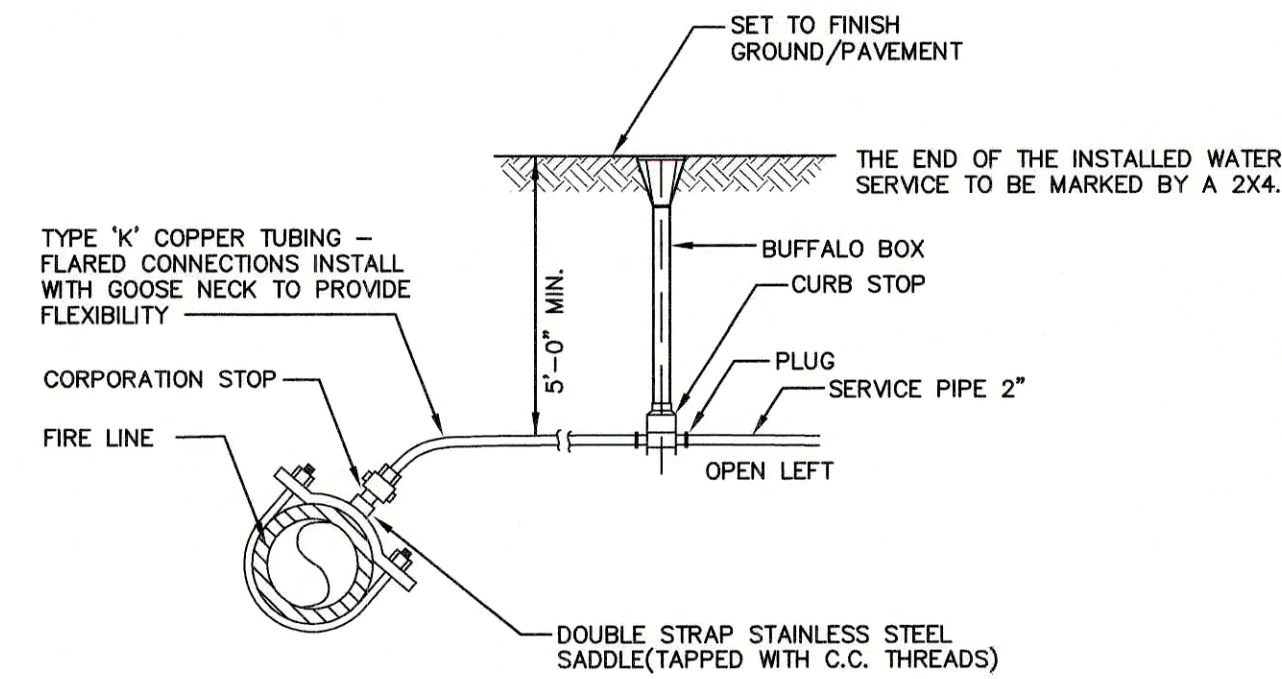
UTILITY TRENCH DETAIL

NOT TO SCALE



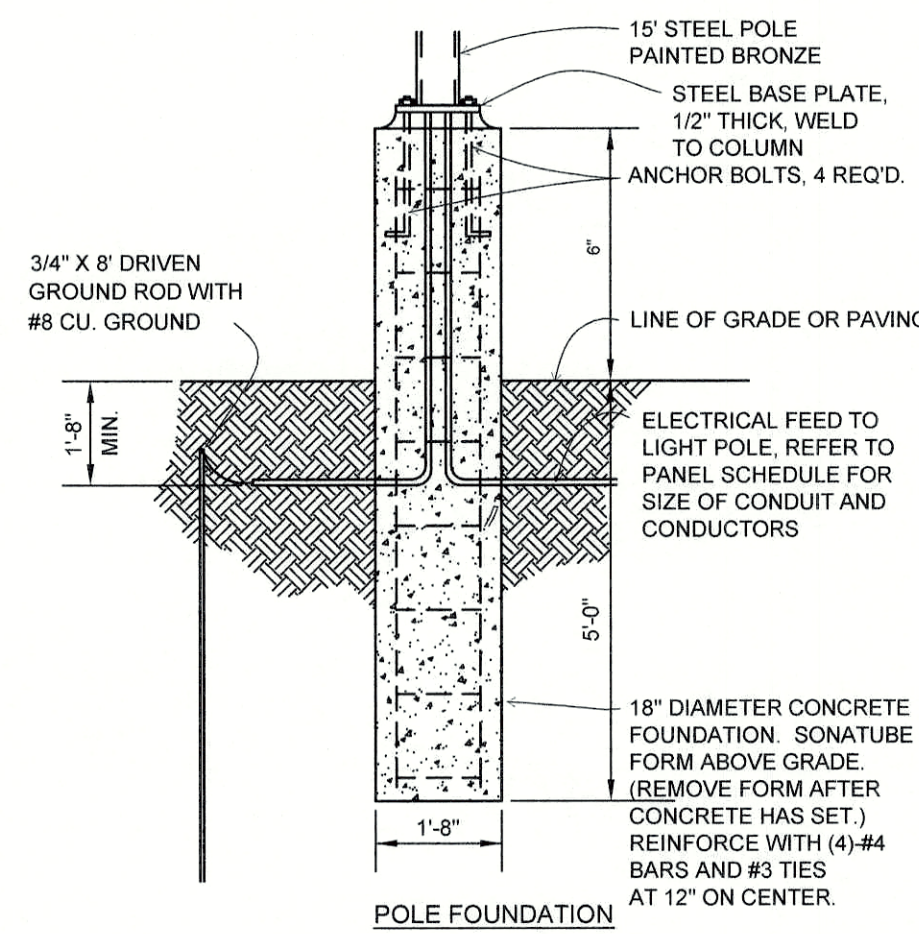
WATER LINE TRENCH DETAIL (RETAIL FIRE LINE)

NOT TO SCALE



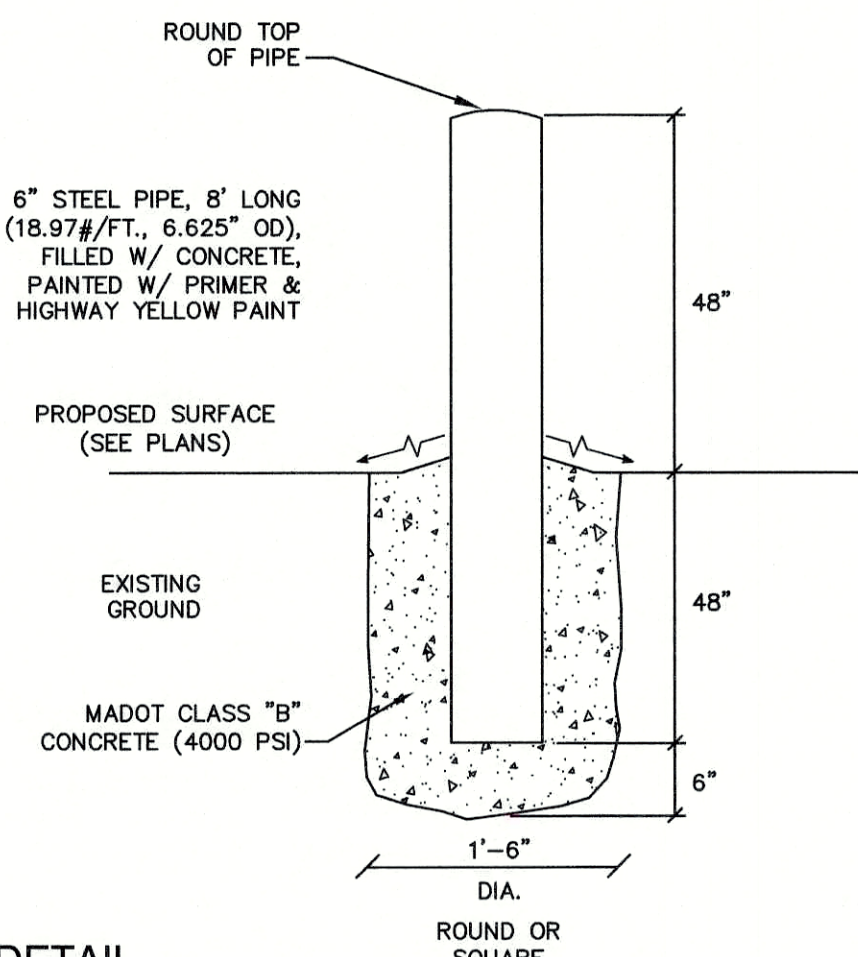
WATER SERVICE CONNECTION (DOMESTIC)

NOT TO SCALE



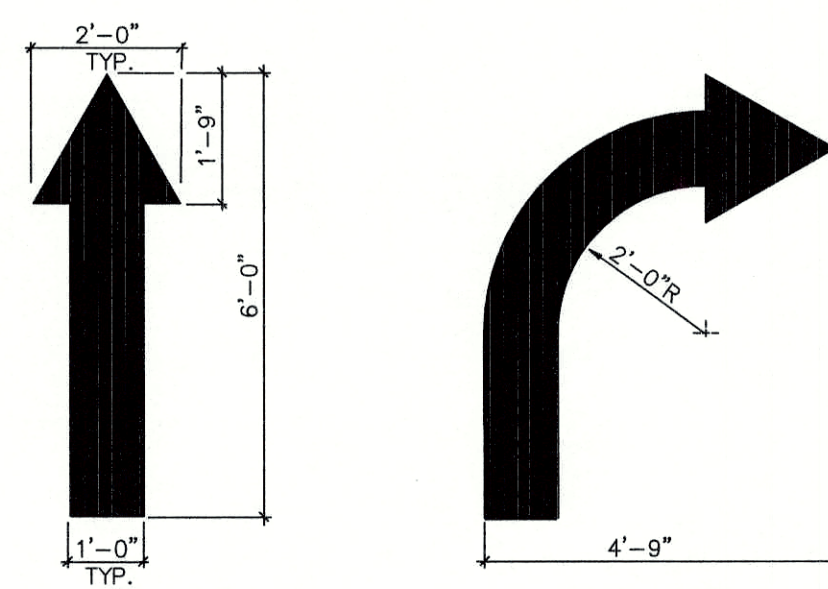
PARKING LOT LIGHTPOLE BASE

NOT TO SCALE



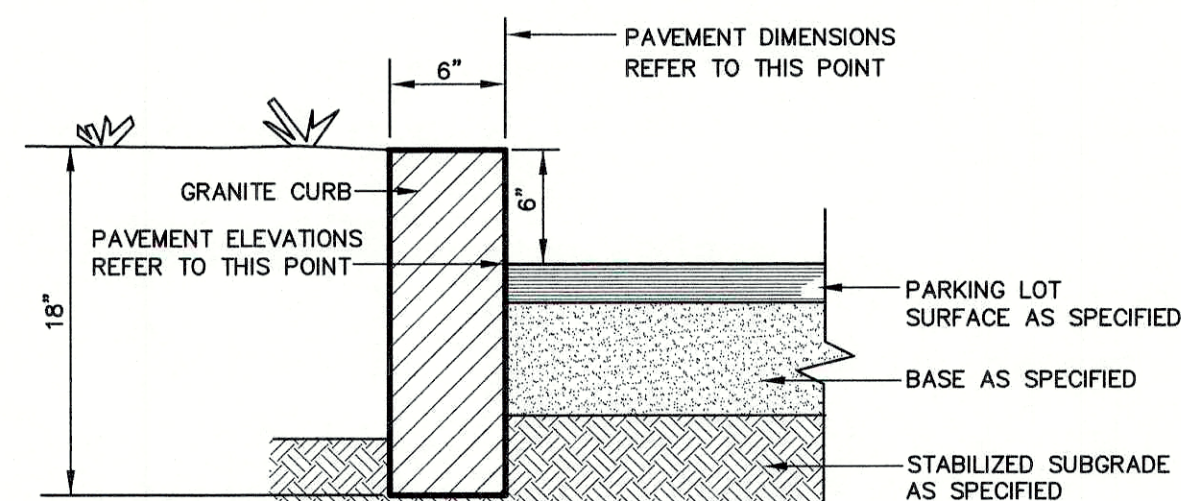
BOLLARD DETAIL

NOT TO SCALE



PAINTED TRAFFIC ARROWS

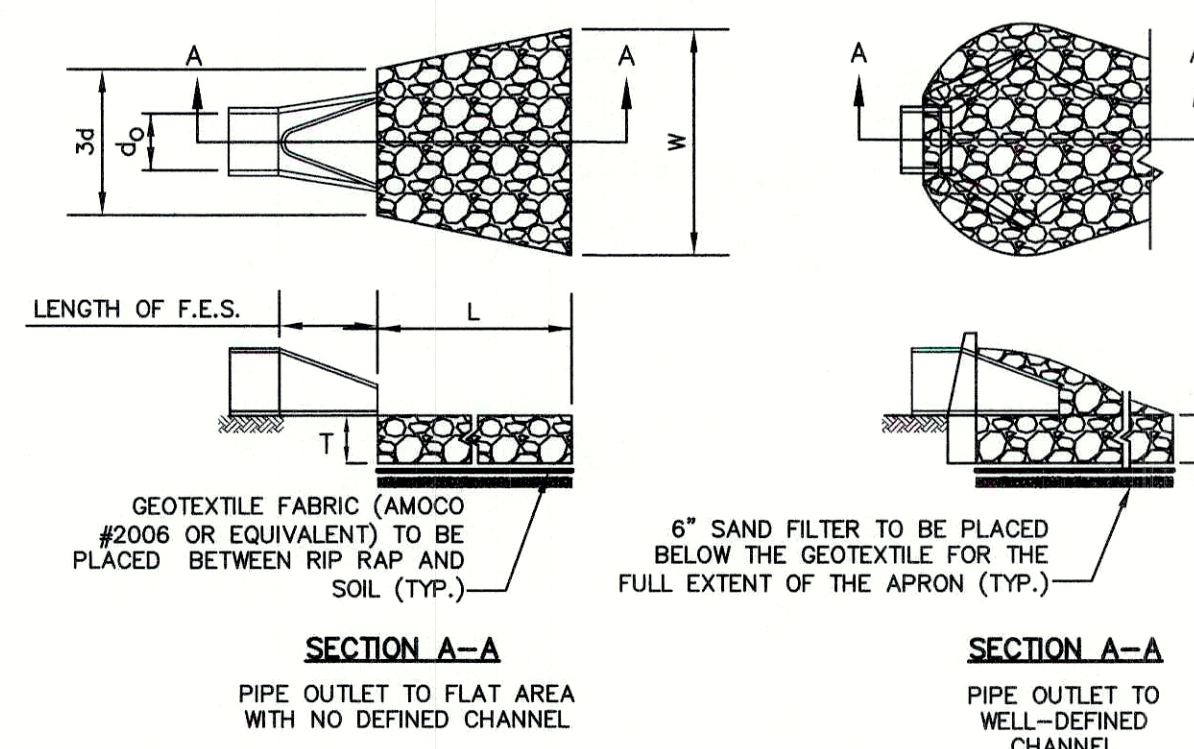
NOT TO SCALE



- NOTES:
- JOINTS BETWEEN STONES SHALL BE MORTAR.
 - EDGING TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.

VERTICAL GRANITE CURB

NOT TO SCALE



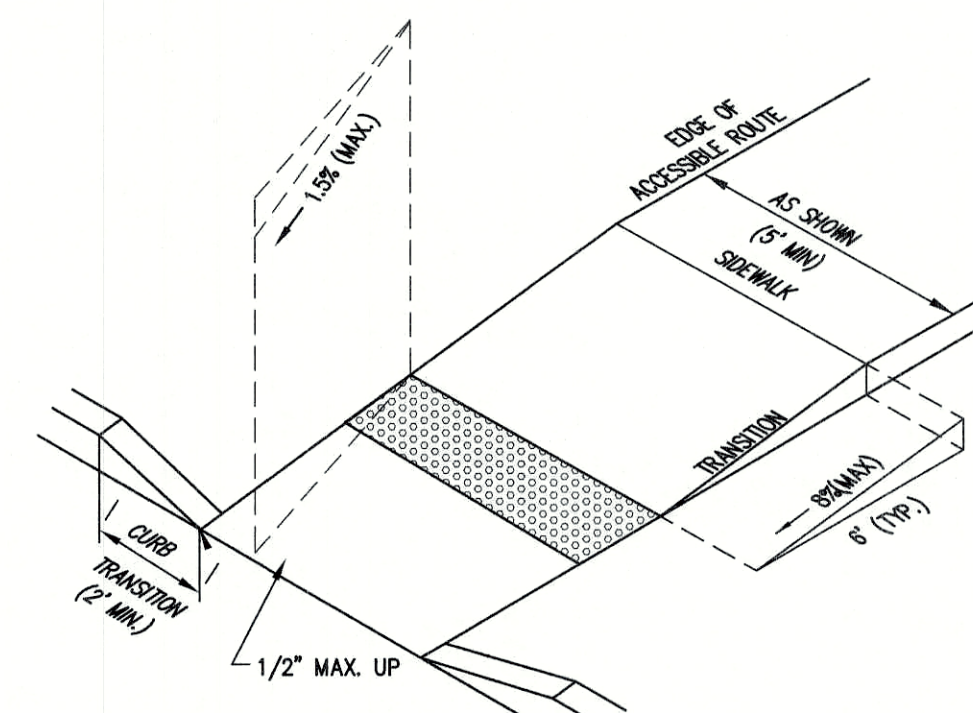
RIP RAP OUTLET PROTECTION APRON

NOT TO SCALE

- NOTES:
- THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
 - THE RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
 - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
 - STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
 - OUTLETS TO A DEFINED CHANNEL SHALL HAVE 2:1 OR FLATTER SIDE SLOPES AND SHOULD BEGIN AT THE TOP OF THE CULVERT AND TAPER DOWN TO THE CHANNEL BOTTOM THROUGH THE LENGTH OF THE APRON.
 - MAINTENANCE: THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

RIP RAP OUTLET PROTECTION APRON

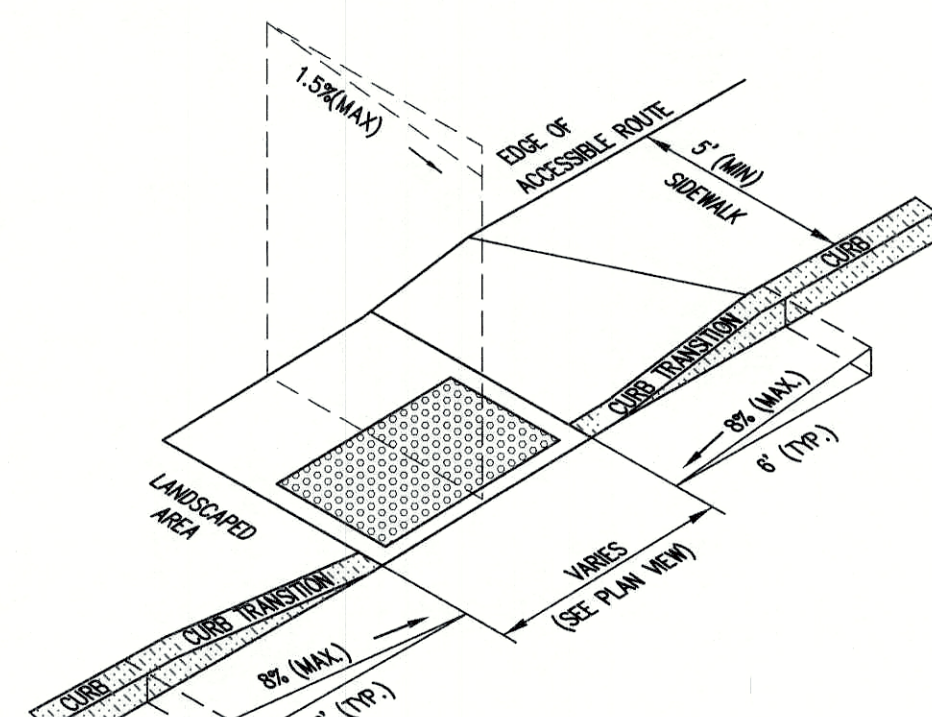
NOT TO SCALE



- NOTES:
- THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8%.
 - A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 - CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
 - BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 - SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE CURB RAMP (TYPE 'B')

NOT TO SCALE



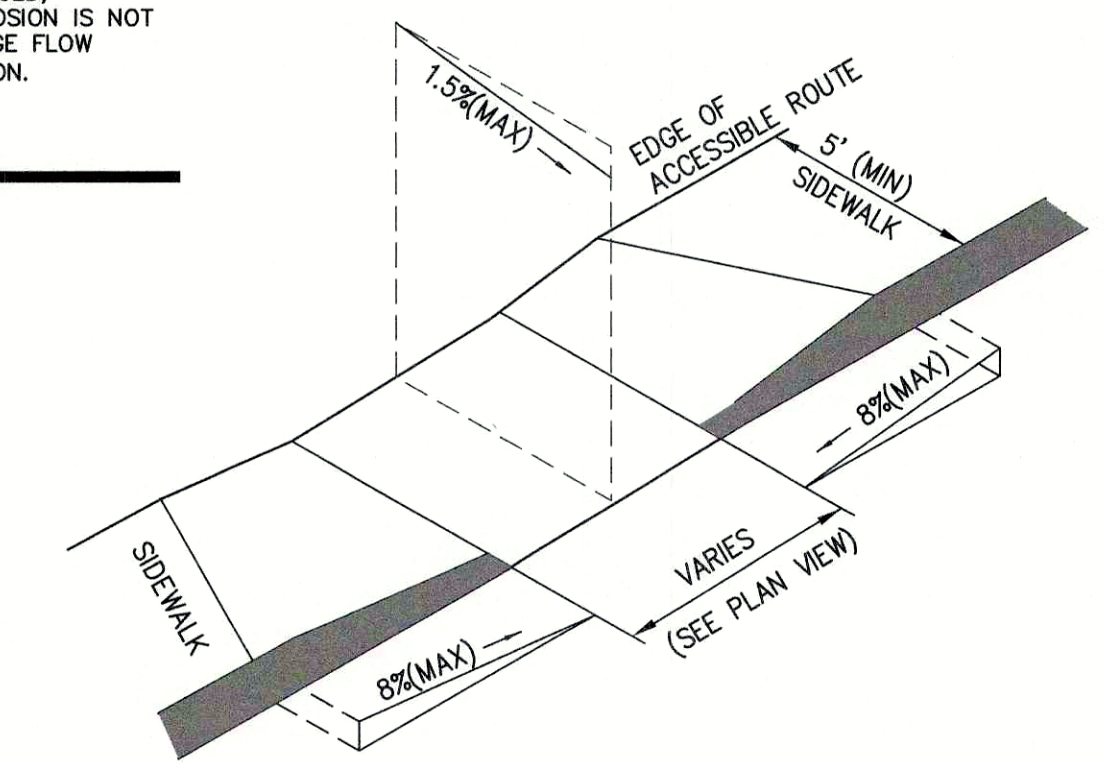
- NOTES:
- THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8%.
 - A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 - CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
 - BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 - SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE CURB RAMP (TYPE 'I')

NOT TO SCALE

TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
THICKNESS OF RIP RAP = 1.5 FEET			
d50 SIZE=	0.50 FEET	6 INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO	
100%	9	12	
85%	8	11	
50%	6	9	
15%	2	3	

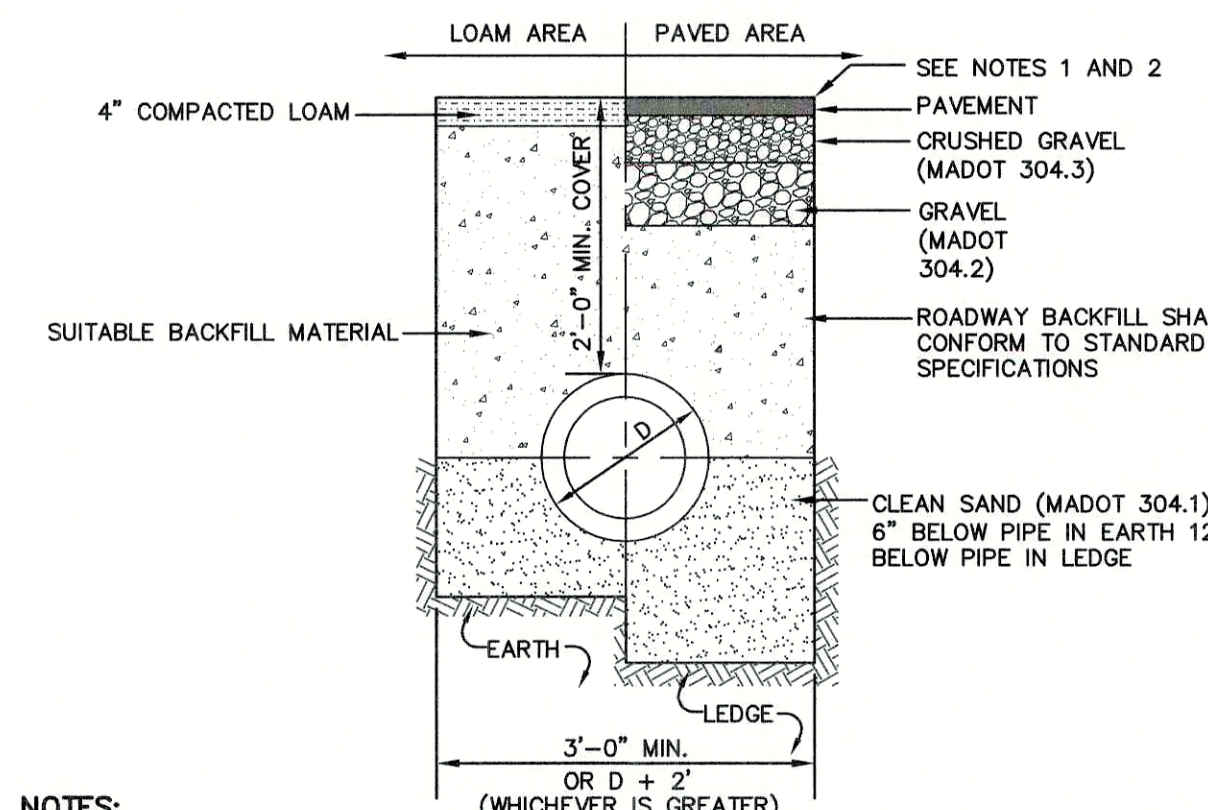
TABLE 7-24--RECOMMENDED RIP RAP GRADATION RANGES			
THICKNESS OF RIP RAP = 3.0 FEET			
d50 SIZE=	0.50 FEET	12 INCHES	
% OF WEIGHT SMALLER THAN THE GIVEN d50 SIZE	SIZE OF STONE (INCHES) FROM	TO	
100%	18	24	
85%	16	22	
50%	12	18	
15%	4	6	



- NOTES:
- THE MAXIMUM ALLOWABLE CROSS SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) AND CURB SHALL BE 1.5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMP SHALL BE 5%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE (SIDEWALK) CURB RAMP SHALL BE 8%.
 - A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (i.e., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
 - CURB TREATMENT VARIES. SEE PLANS FOR CURB TYPE.
 - BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
 - SEE TYPICAL SECTION FOR RAMP CONSTRUCTION.

ACCESSIBLE CURB RAMP (TYPE 'A')

NOT TO SCALE



- NOTES:
- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 - NEW ROADWAY CONSTRUCTION SHALL CONFORM WITH PROJECT AND TOWN SPECIFICATIONS.
 - ALL MATERIALS ARE TO BE COMPACTED TO 95% OF ASTM D-1557.

DRAINAGE TRENCH

NOT TO SCALE

APPROVED - FRANKLIN, MA PLANNING BOARD

DATE: _____

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Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS NOTED	Project No.: 13153
Drawing Name: 13153-PLAN.dwg		

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1	07/31/20	REVISED PER REVIEW ENGINEER COMMENTS	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

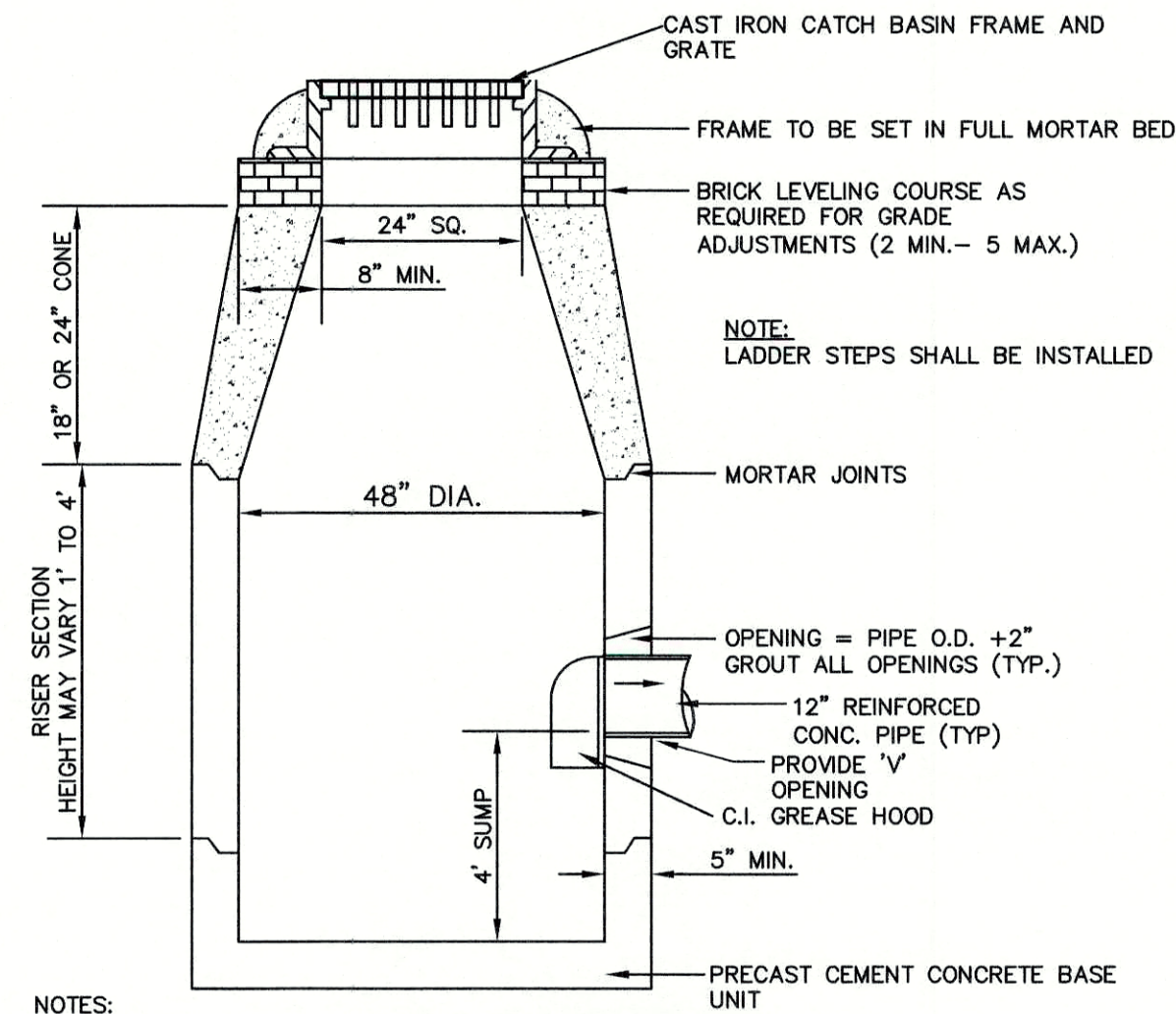
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

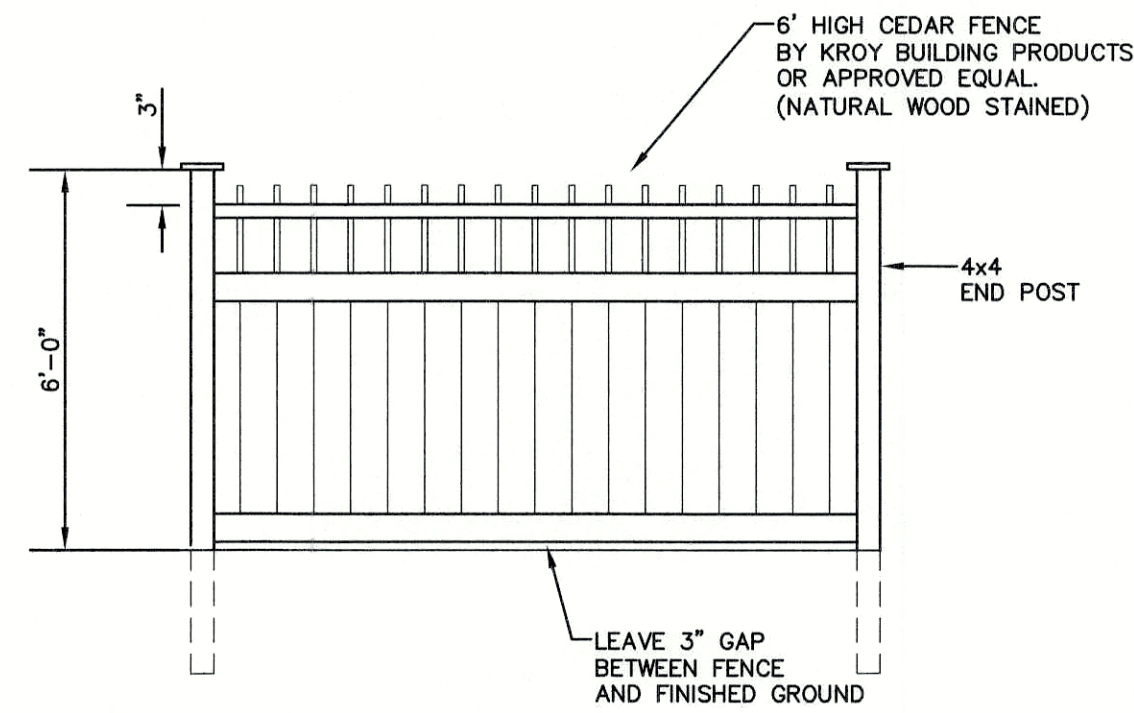
DRAWING No.	D1
SHEET 10 OF 19	JBE PROJECT NO. 13153



NOTES:
 1. HOODS ARE NOT TO BE INSTALLED IN CATCH BASINS WITHIN THE STATE HIGHWAY LAYOUT.
 2. MIN. 0.12 SQ. IN. STEEL PER VERTICAL FOOT, PLACED ACCORDING TO AASHTO DESIGNATION M-199.

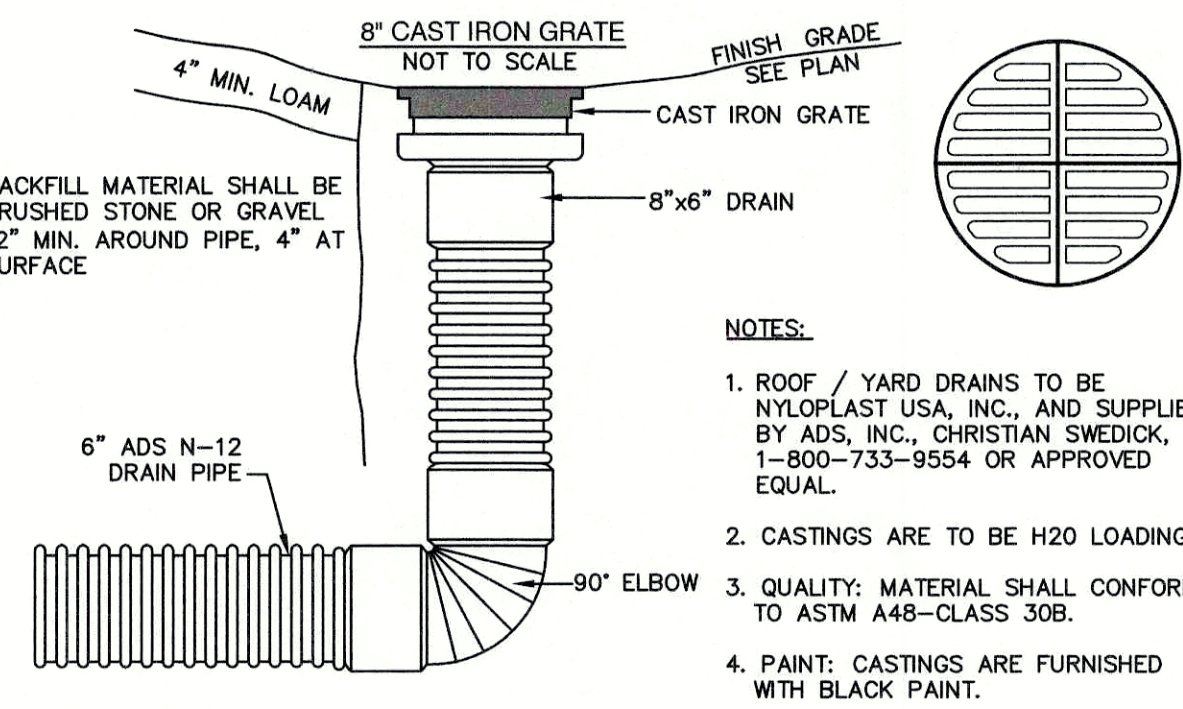
CATCH BASIN (MA)

NOT TO SCALE



RETAINING WALL FENCE (OPEN BALUSTER TOP)

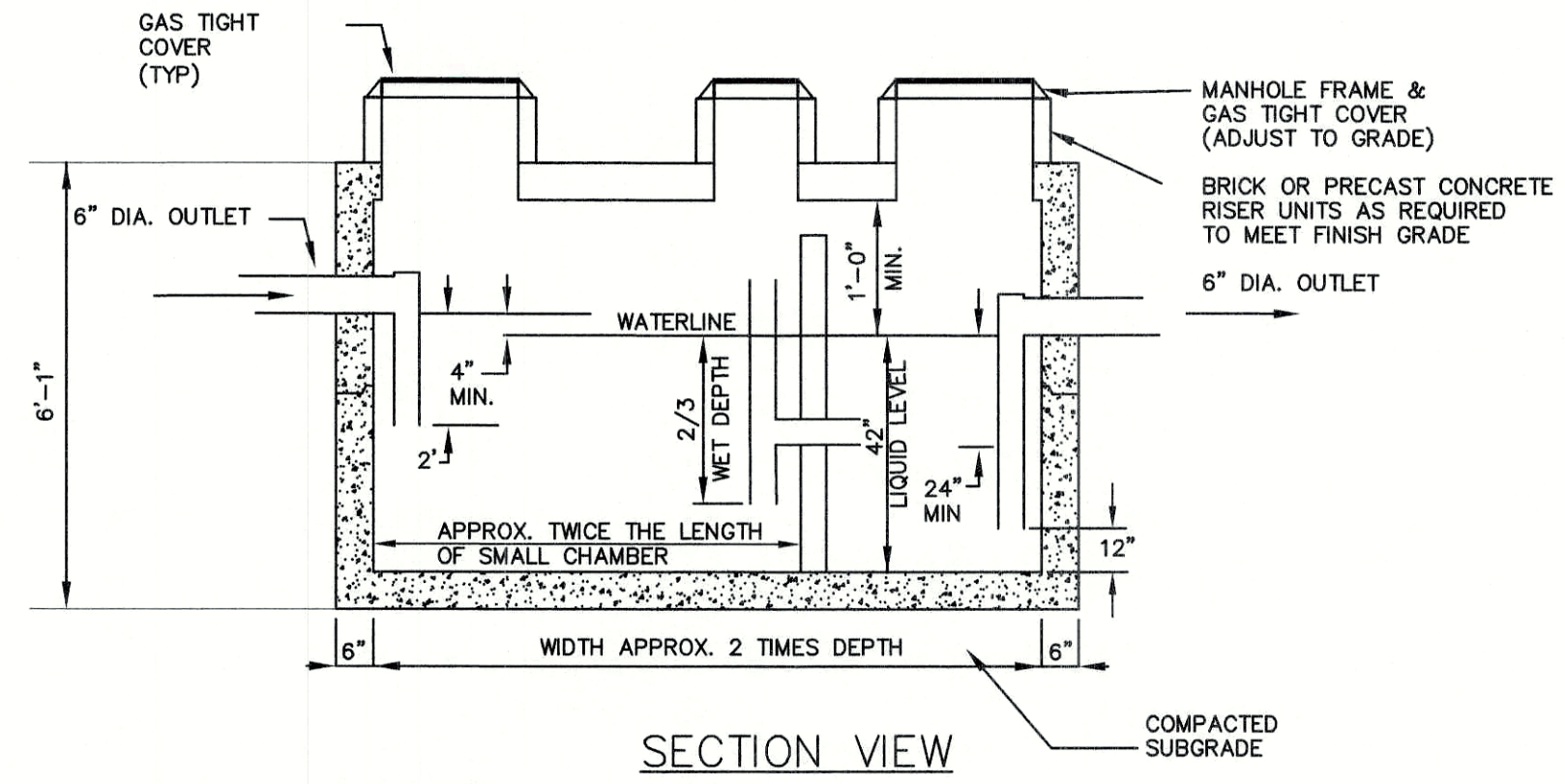
NOT TO SCALE



ADS N-12 YARD DRAIN

NOT TO SCALE

- NOTES:
 1. ROOF / YARD DRAINS TO BE NYLOPLAST USA, INC., AND SUPPLIED BY ADS, INC., CHRISTIAN SWEDICK, 1-800-733-9554 OR APPROVED EQUAL.
 2. CASTINGS ARE TO BE H20 LOADING.
 3. QUALITY: MATERIAL SHALL CONFORM TO ASTM A48-CLASS 30B.
 4. PAINT: CASTINGS ARE FURNISHED WITH BLACK PAINT.



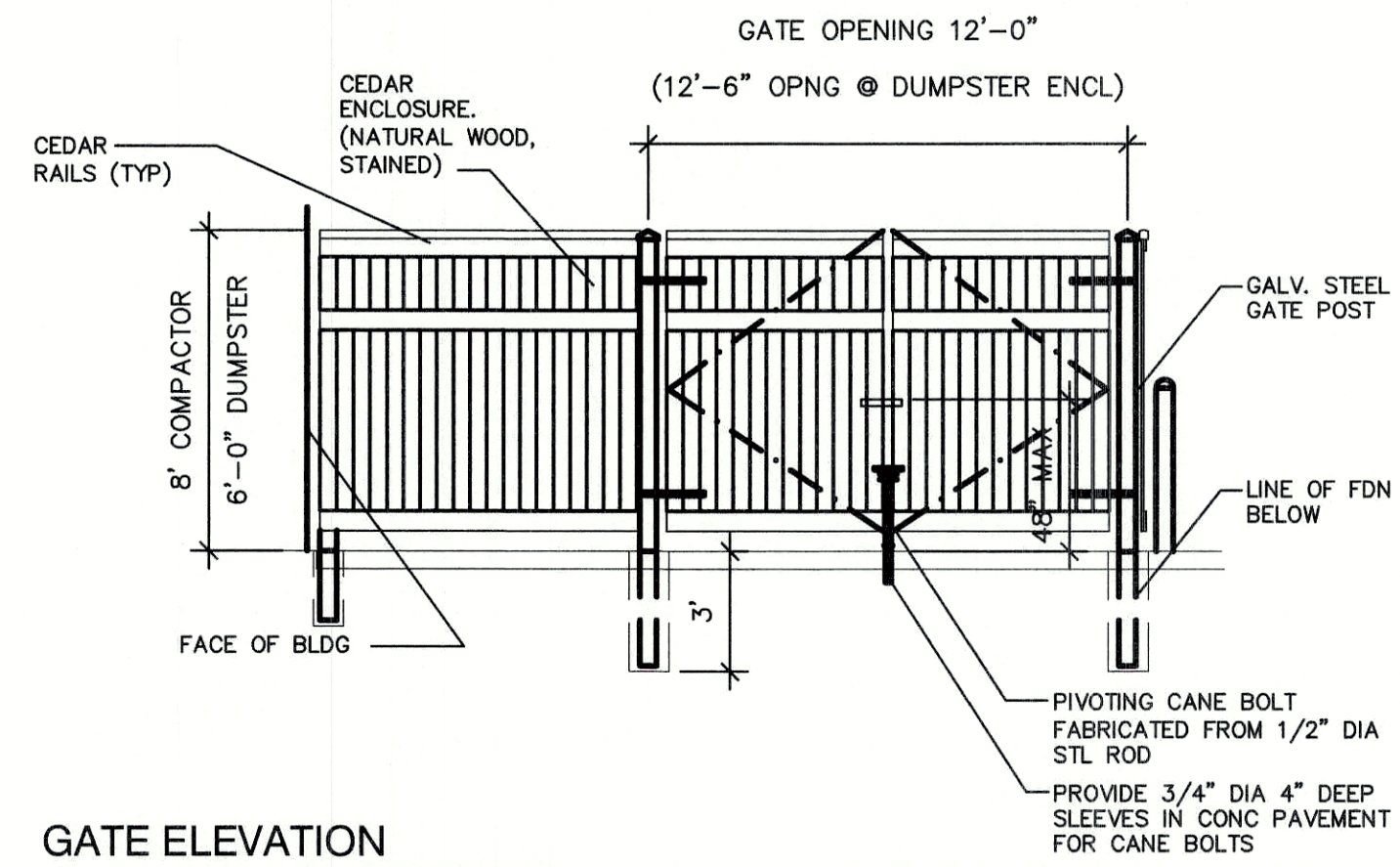
DESIGN DATA & GENERAL NOTES:

- (1) CONCRETE STRENGTH 3,000 PSI MIN. STRENGTH @ 28 DAYS
- (2) STEEL REINFORCEMENT - ASTM A-615 GRADE 60
- (3) COVER TO STEEL - 1" MIN.
- (4) TANKS ARE DESIGNED TO MEET ASTM C858 AND ACI 318 WITH AASHTO HS-20 LOADING
- (5) EARTH COVER - 0 TO 4 FEET
- (6) CONSTRUCTION JOINT - SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIVALENT
- (7) CONSTRUCTION TO CONFORM WITH ASTM C1613

NOTE: PRECAST CONCRETE GREASE TRAP MUST CONFORM TO ALL STATE & LOCAL PLUMBING CODES

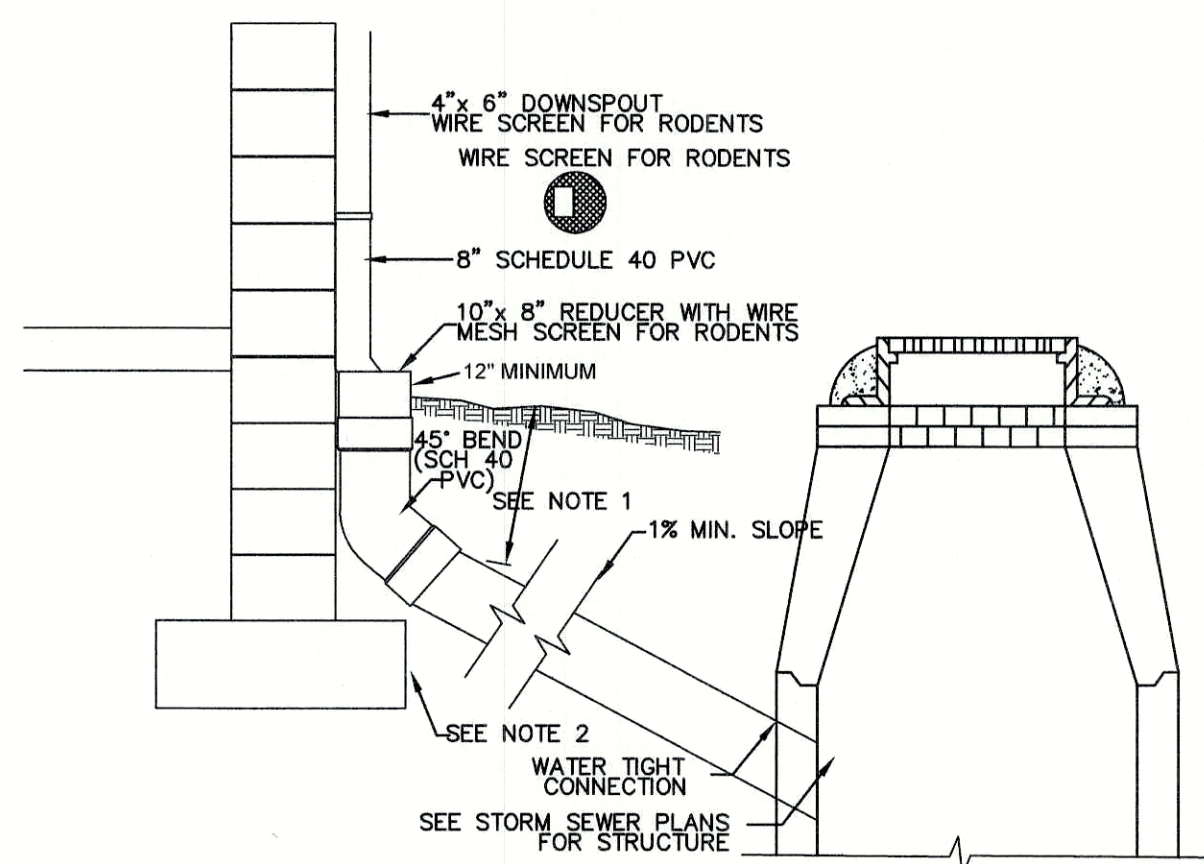
1,500 GALLON GREASE TRAP (H-20)

NOT TO SCALE



GATE ELEVATION

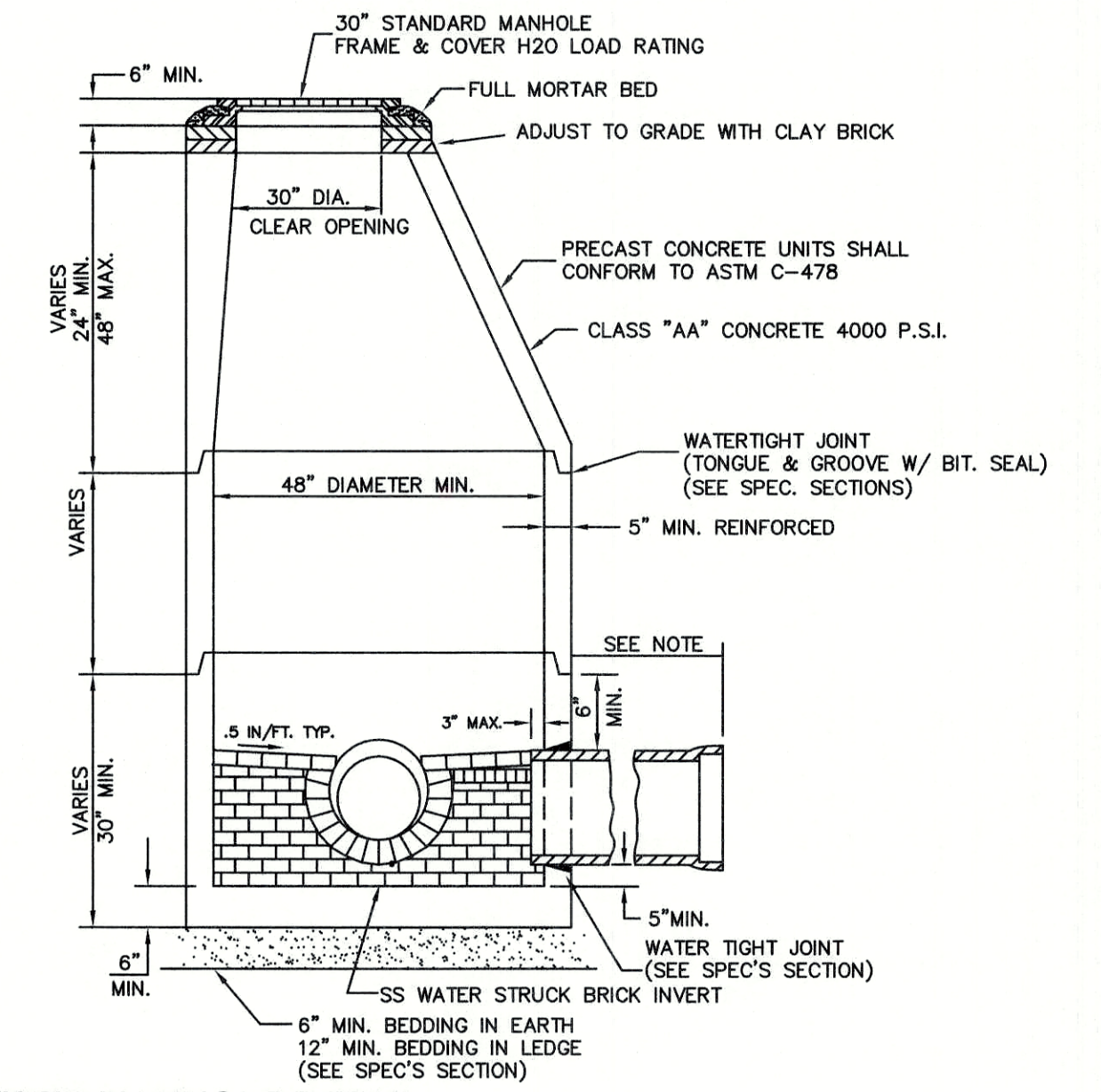
NOT TO SCALE



DOWNSPOUT COLLECTOR

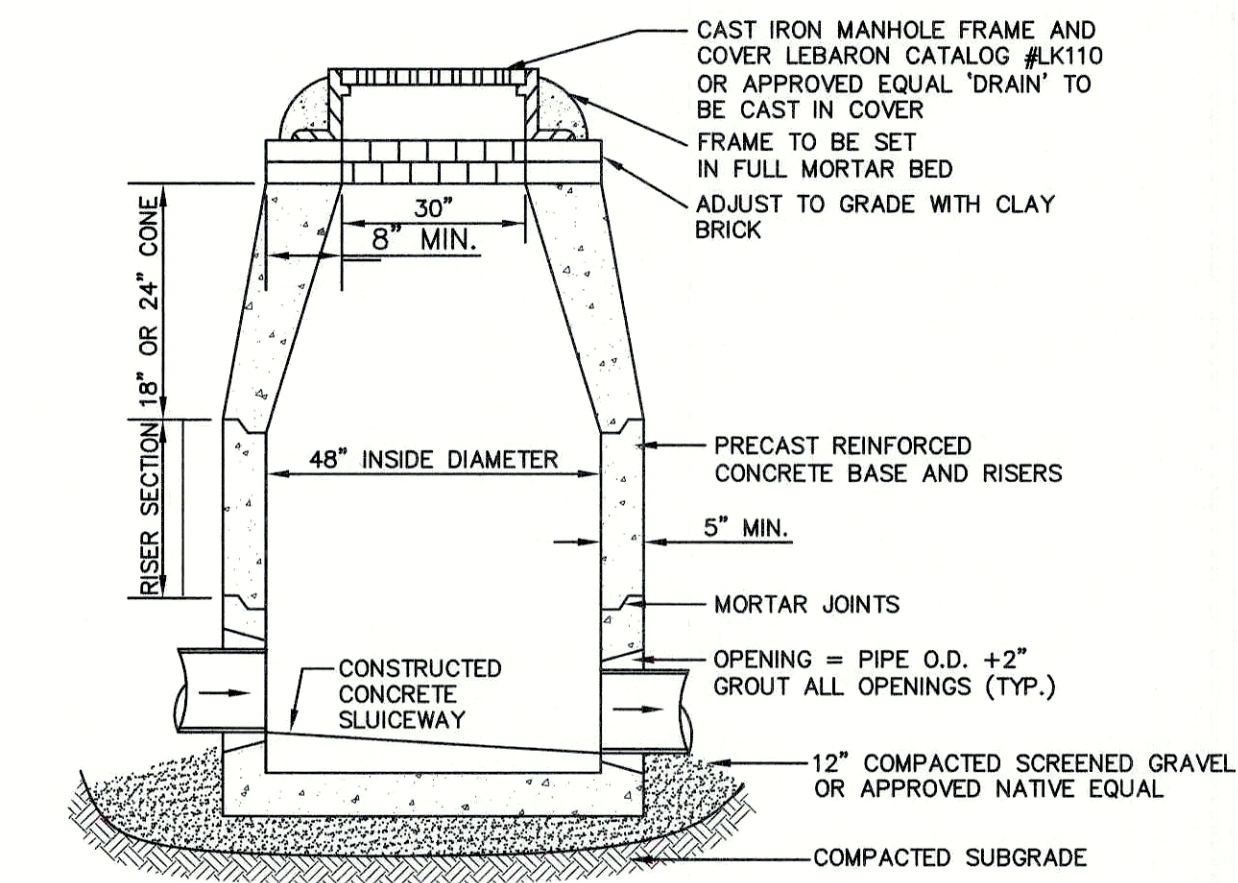
NOT TO SCALE

1. FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
2. A WATER TIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
3. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.



SEWER MANHOLE DETAIL

NOT TO SCALE



DRAIN MANHOLE (MA)

NOT TO SCALE

APPROVED - FRANKLIN, MA
 PLANNING BOARD

DATE:

Design: WGM Draft: RMK Date: 05/06/20
 Checked: WGM Scale: AS NOTED Project No.: 13153
 Drawing Name: 13153-PLAN.dwg
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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03885

603-772-4746
 FAX: 603-772-0227
 E-Mail: JBE@JONESANDBEACH.COM

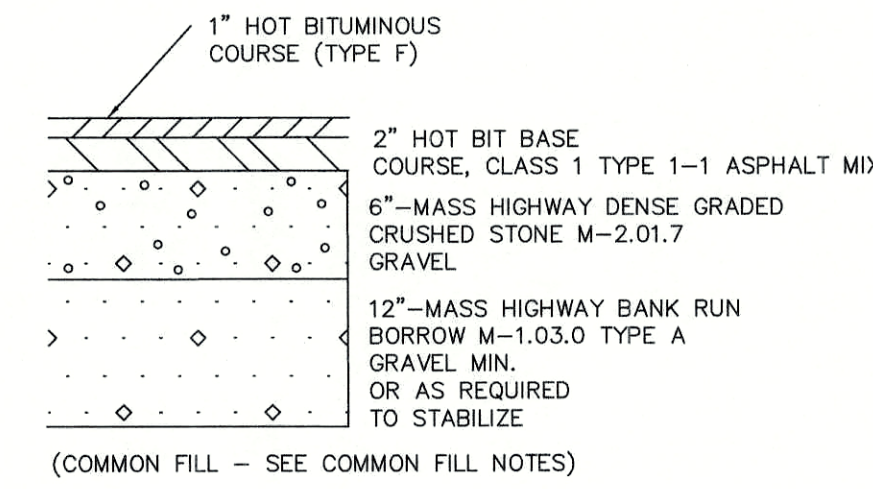
Plan Name: **DETAIL SHEET**

Project: **PROPOSED CENTRAL SQUARE
 340 E CENTRAL STREET, FRANKLIN, MA**

Owner of Record: 340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190578

DRAWING No. **D2**

SHEET 11 OF 19
 JBE PROJECT NO. 13153

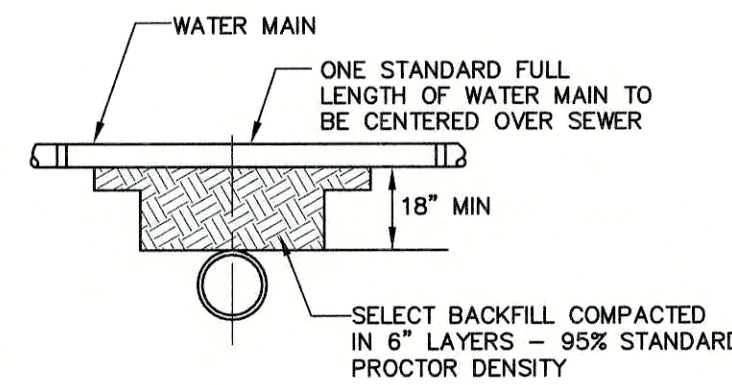


COMMON FILL	
SIEVE SIZE	PERCENT PASSING BY WEIGHT
6-INCH	100
3/4-INCH	60-100
No. 4	20-85
No. 200	0-25

- NOTES:**
- FOR USE AS COMMON/SUBGRADE FILL IN PARKING AREAS AND ROADWAY EMBANKMENTS.
 - FOR USE AS FOUNDATION WALL BACKFILL IF USED IN CONJUNCTION WITH A BOND BREAK AND CRUSHED STONE M-2.01.7 GRAVEL.
 - 12"-MASS HIGHWAY BANK RUN BORROW M-1.03.0 TYPE A GRAVEL MIN. OR AS REQUIRED TO STABILIZE (COMMON FILL - SEE COMMON FILL NOTES)
 - PLACE IN LIFTS NOT EXCEEDING 12 INCHES.
 - MAXIMUM STONE SIZE SHOULD NOT EXCEED 1/2 THE ACTUAL LIFT THICKNESS.
 - COMPACT TO AT LEAST 92% RELATIVE COMPACTION PER ASTM D1557 WHEN PLACED AS SUBGRADE FILL IN PARKING AREAS OR ROADWAY EMBANKMENTS.
 - COMPACT TO AT LEAST 95% RELATIVE COMPACTION PER ASTM D1557 WHEN PLACED AS FOUNDATION WALL BACKFILL IN CONJUNCTION WITH A BOND BREAK.
 - COMPACTION EFFORTS SHOULD BE VERIFIED BY FIELD DENSITY TESTING.
 - MATERIAL SECTION SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER AND MATERIAL SECTION TO BE CONSTRUCTED PER THEIR RECOMMENDATIONS.

TYPICAL PAVEMENT SECTION

NOT TO SCALE

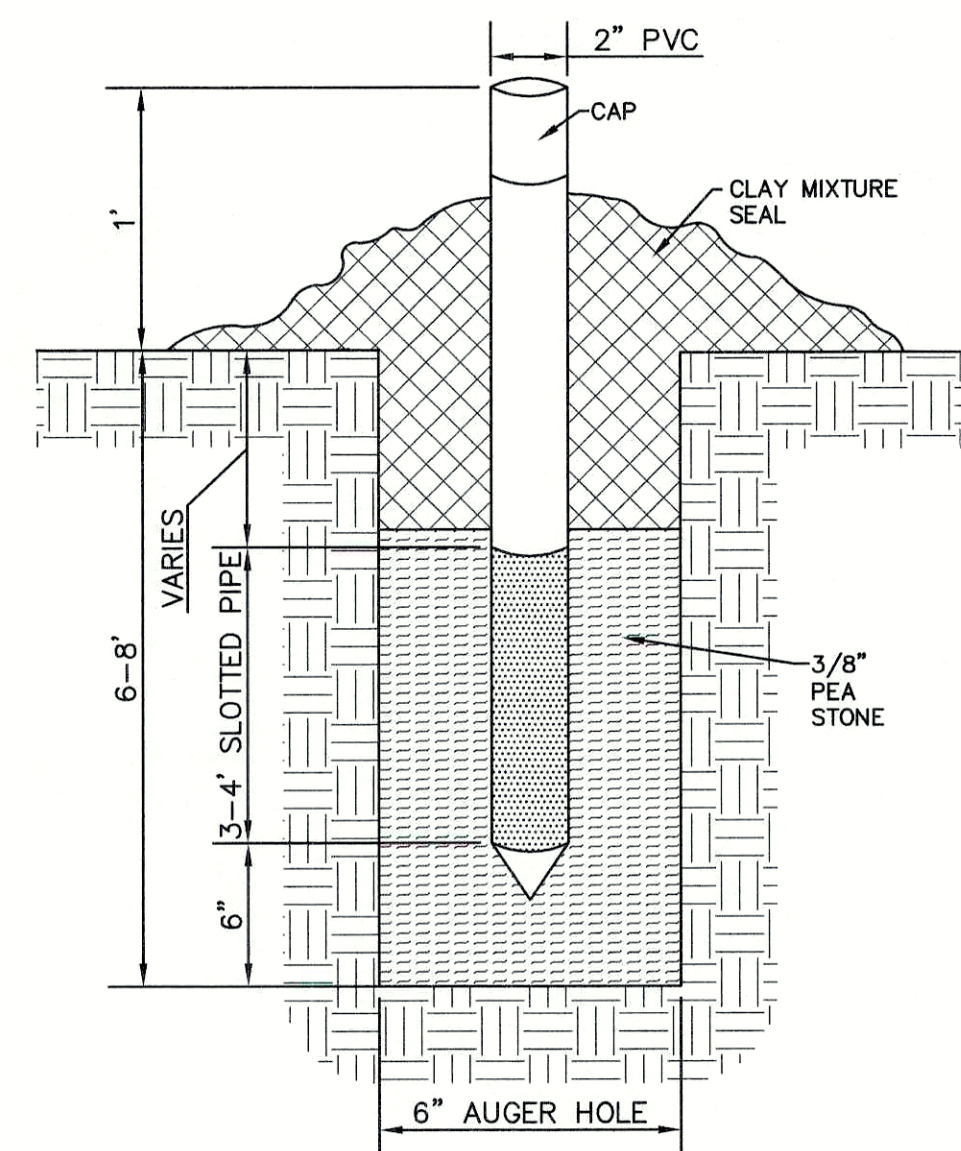


SEPARATION NOTES:

- WATER MAINS SHALL BE LAID TO AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWERS. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE.
- WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN PIPES. SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN.

TYPICAL WATER / SEWER SEPARATION

NOT TO SCALE



SHALLOW MONITORING WELL DETAIL

NOT TO SCALE

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

Catalog #	Type
Project	Date
Comments	
Prepared by	

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP68 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

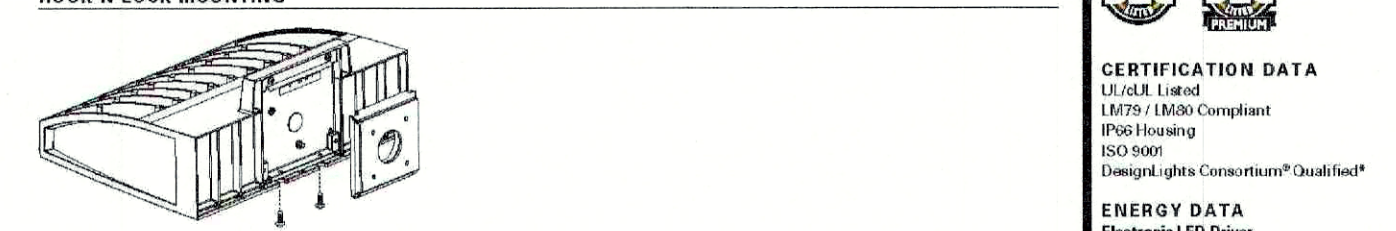
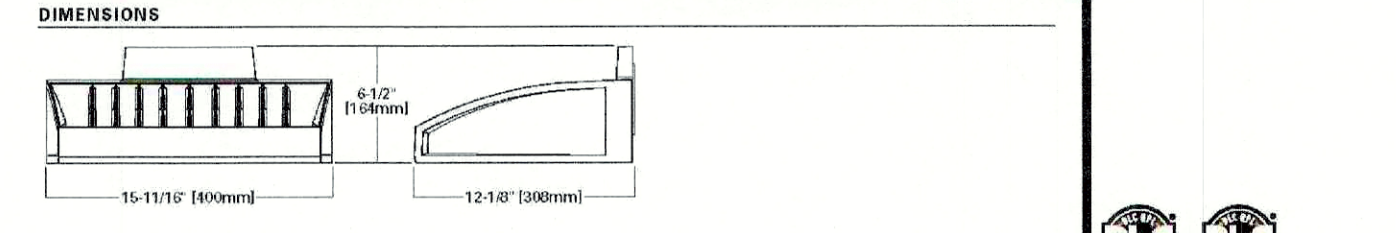
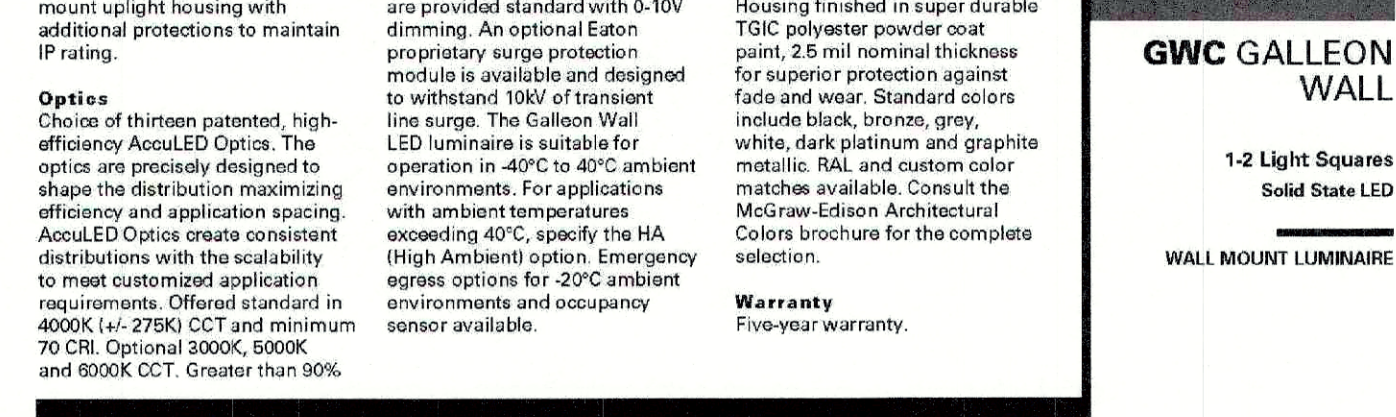
Optics
Patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K CCT) and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 500mA drive currents.

Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" x 4" box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.



CERTIFICATION DATA
UL Listed
UL974 (IMB) Compliant
IP68 Housing
300760
Energy Lights Consortium® Qualified®

ENERGY DATA
Electronics LED Driver
+20% Power Factor
≥20% Total Harmonic Distortion
120/277V 60/50Hz
347V, 480V 60Hz
40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
77 lbs. (17.2 kgs.)

McGraw-Edison
www.designlights.org
April 9, 2018 3:02 PM

DESCRIPTION

The patented Lumark Crestour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crestour luminaire ideal for wall surface, inverted mount for facade canopy illumination, post-bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

Catalog #	Type
Project	Date
Comments	
Prepared by	

SPECIFICATION FEATURES

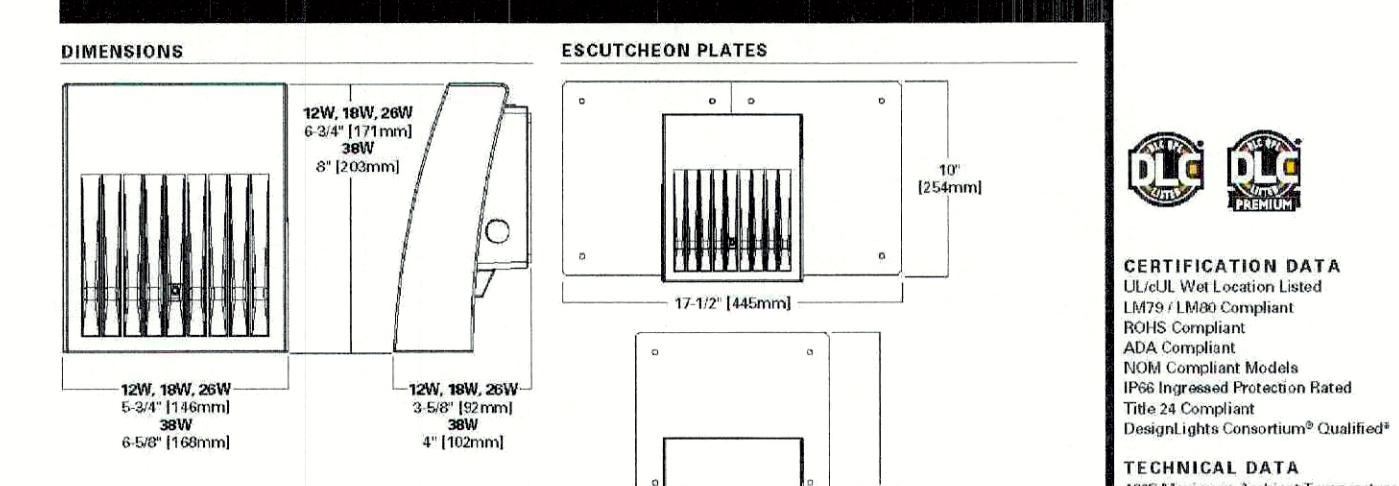
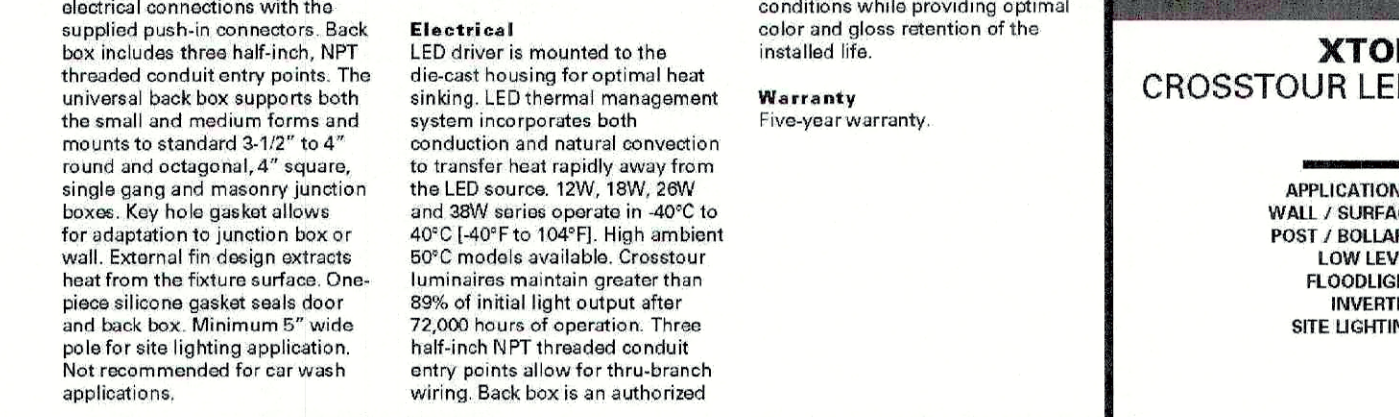
Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum housing removable floor and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 28W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" x 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets ESNR requirements for full cutoff compliance. Available in warm white lumen packages, 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 28W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Finish
Crestour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.



CERTIFICATION DATA
UL Listed
UL974 (IMB) Compliant
IP68 Housing
300760
Energy Lights Consortium® Qualified®

ENERGY DATA
Electronics LED Driver
+20% Power Factor
≥20% Total Harmonic Distortion
120/277V 60/50Hz
347V, 480V 60Hz
40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
77 lbs. (17.2 kgs.)

Lumark
www.designlights.org
September 17, 2015 3:02 PM

McGraw-Edison

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP68 rated and UL Listed for wet locations.

Catalog #	Type
Project	Date
Comments	
Prepared by	

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end cap encloses housing and die-cast aluminum heat sink. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP68 rated.

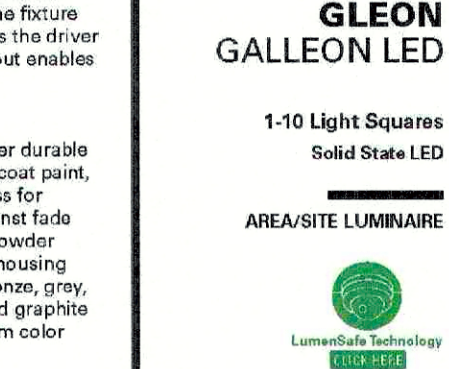
Optics
Patented, high-efficiency AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K CCT) to 50K. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP68 rated. Greater than 50% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extension arm may be required. Refer to the arm mounting requirement table.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

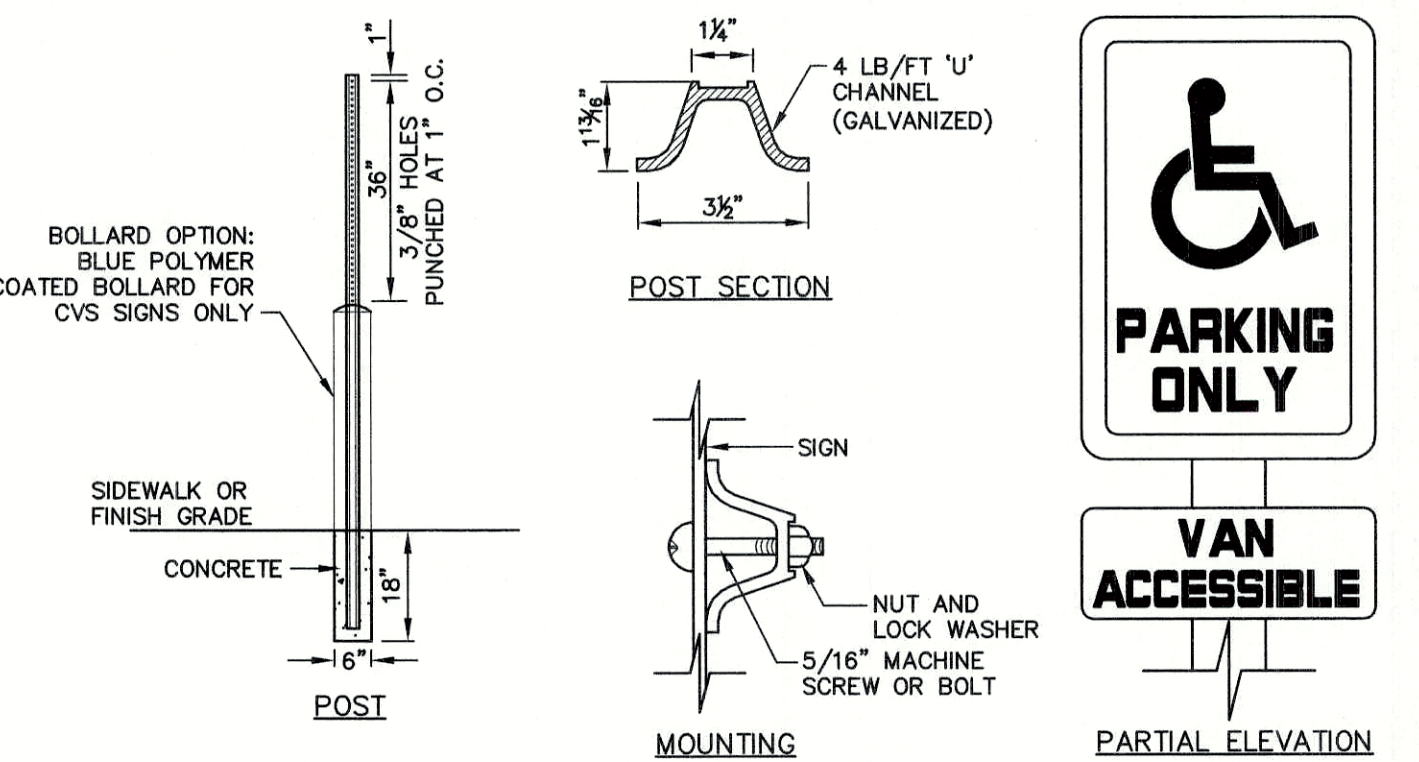
Warranty
Five-year warranty.



CERTIFICATION DATA
UL Listed Wet Locations Listed
80-9008
IMB (IMB) Compliant
3G Vibration Rated
IP68 Housing
Energy Lights Consortium® Qualified®

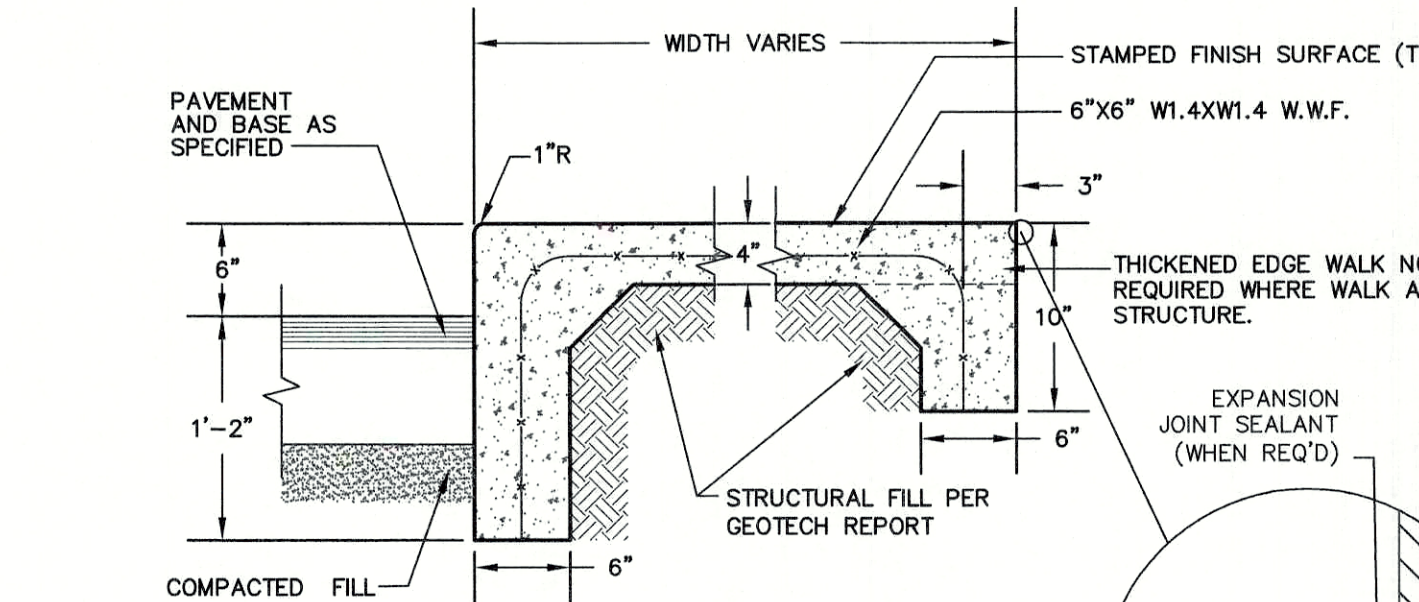
ENERGY DATA
Electronics LED Driver
+20% Power Factor
≥20% Total Harmonic Distortion
120/277V 60/50Hz
347V, 480V 60Hz
40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

McGraw-Edison
www.designlights.org
January 17, 2019 2:30 PM



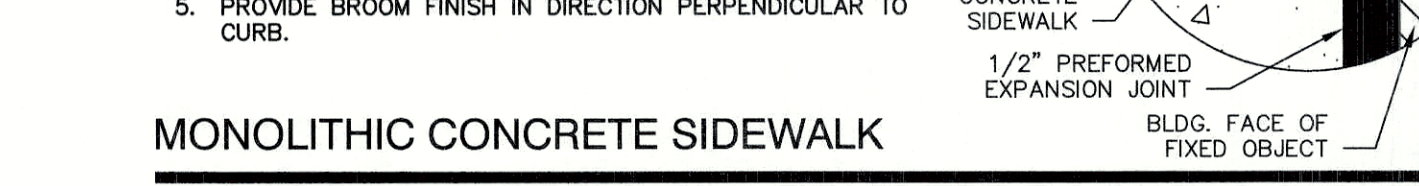
HANDICAP SIGN DETAILS

NOT TO SCALE



MONOLITHIC CONCRETE SIDEWALK

NOT TO SCALE

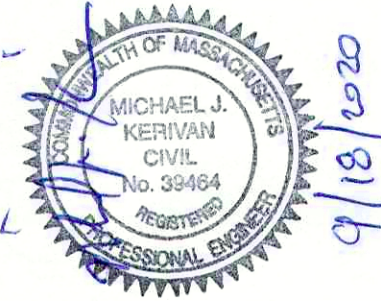


HANDICAP PARKING LAYOUT

NOT TO SCALE

Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS NOTED	Project No.: 13153
Drawing Name: 13153-PLAN.dwg		

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3	09/03/20	REVISED PER PLANNING BOARD COMMENTS	EMP
2	08/19/20	REVISED PER REVIEW ENGINEER COMMENTS 2	EMP
1	07/31/20	REVISED PER REVIEW ENGINEER COMMENTS	EMP
		REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
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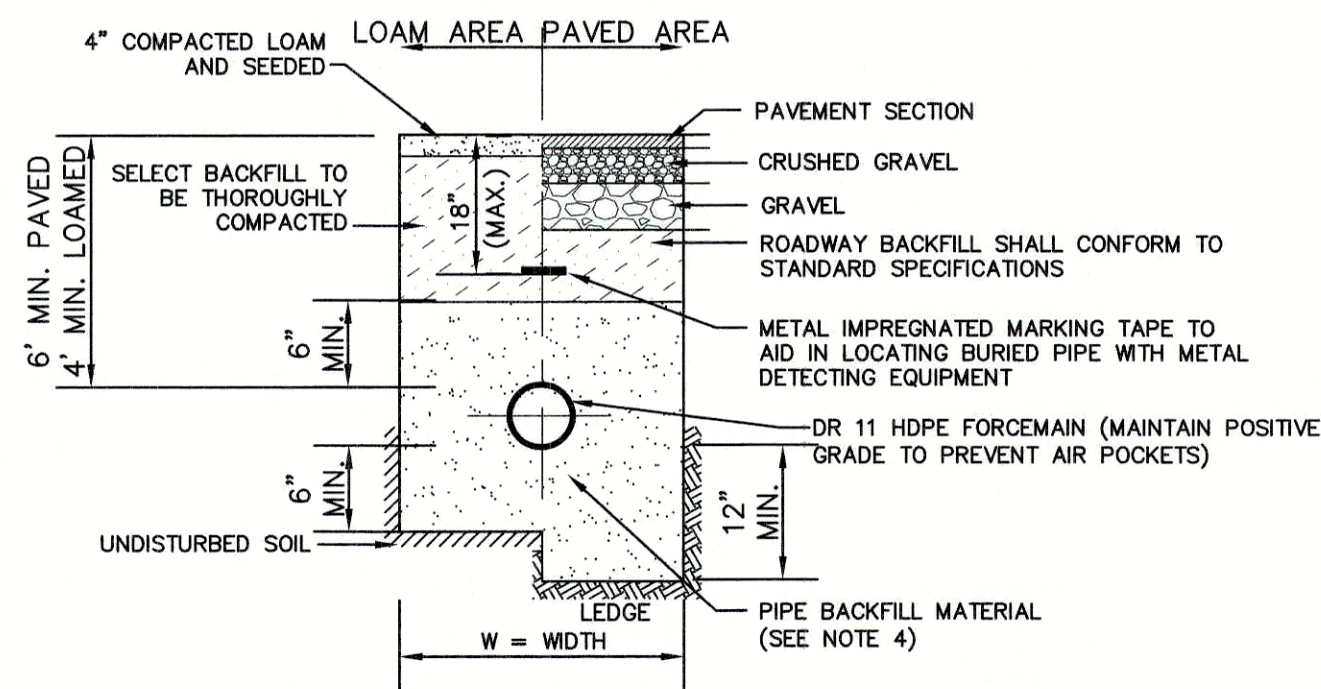
Plan Name: **DETAIL SHEET**

Project: **PROPOSED CENTRAL SQUARE
340 E CENTRAL STREET, FRANKLIN, MA**

Owner of Record: 340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No. **D3**

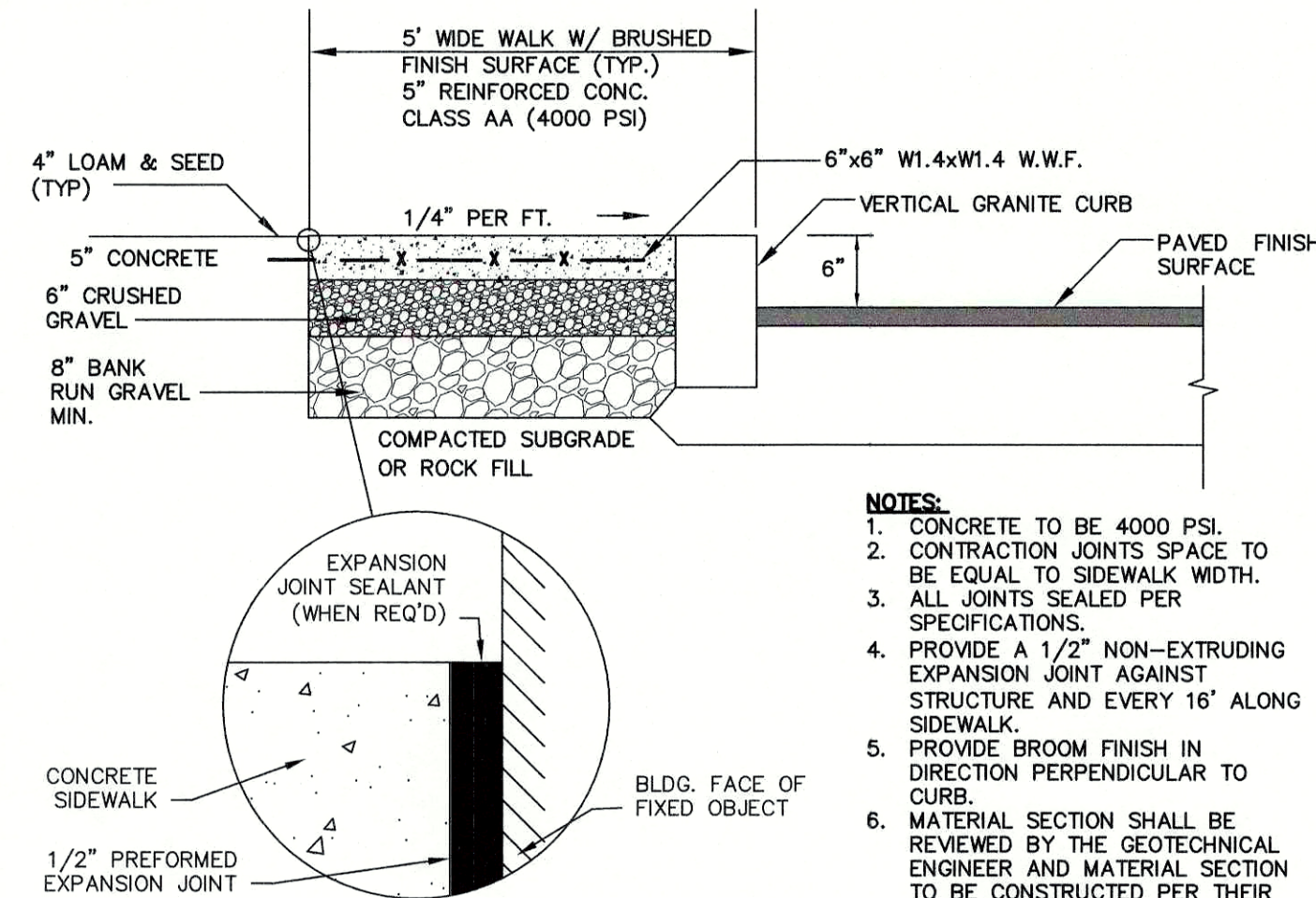
SHEET 12 OF 19
JBE PROJECT NO. 13153



- NOTES:
- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
 - NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.
 - W=MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12" INCHES ABOVE THE PIPE. W SHALL BE NO MORE THAN 36"
 - SAND BEDDING AND BLANKET SHALL BE CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 90-100% PASSES A 1/2 INCH SIEVE AND NO MORE THAN 15% WILL PASS A #200 SIEVE.

FORCE MAIN SEWER TRENCH

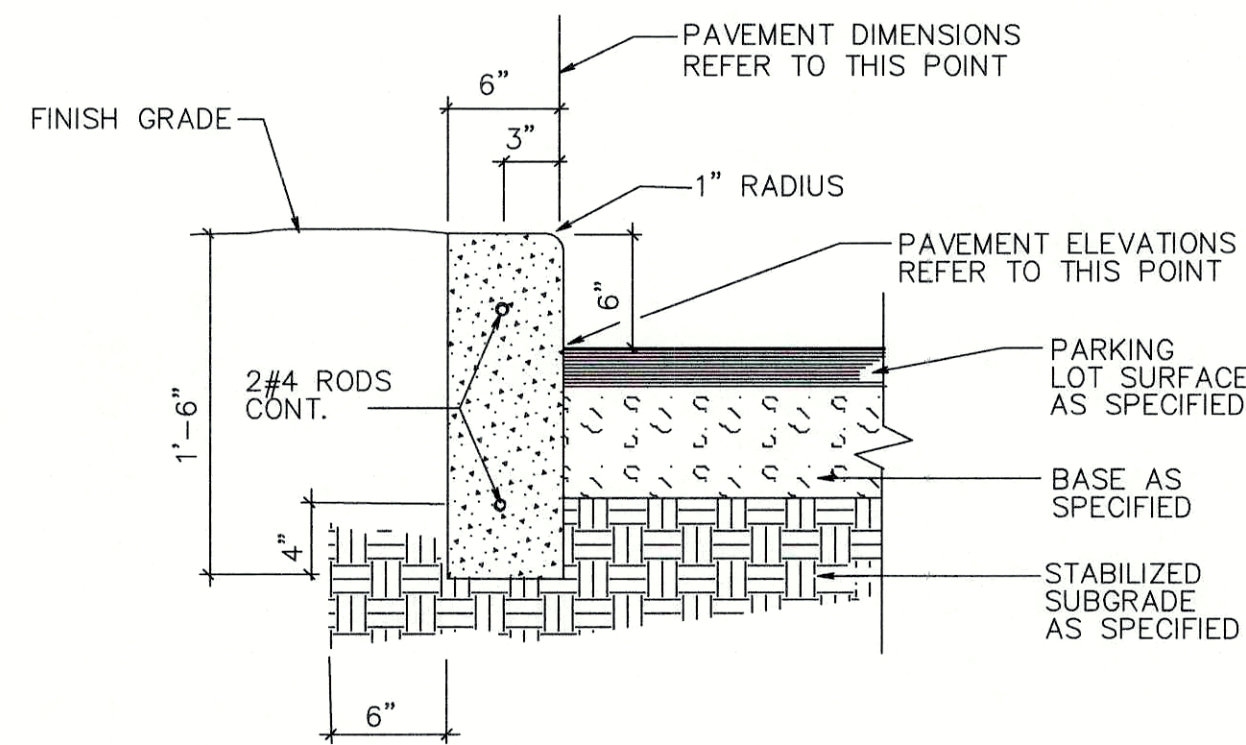
NOT TO SCALE



- NOTES:
- CONCRETE TO BE 4000 PSI.
 - CONTRACTION JOINTS SPACE TO BE EQUAL TO SIDEWALK WIDTH.
 - ALL JOINTS SEALED PER SPECIFICATIONS.
 - PROVIDE A 1/2" NON-EXTRUDING EXPANSION JOINT AGAINST STRUCTURE AND EVERY 16' ALONG SIDEWALK.
 - PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
 - MATERIAL SECTION SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER AND MATERIAL SECTION TO BE CONSTRUCTED PER THEIR RECOMMENDATIONS.

CONCRETE SIDEWALK W/ VERTICAL GRANITE CURB (ROADWAY)

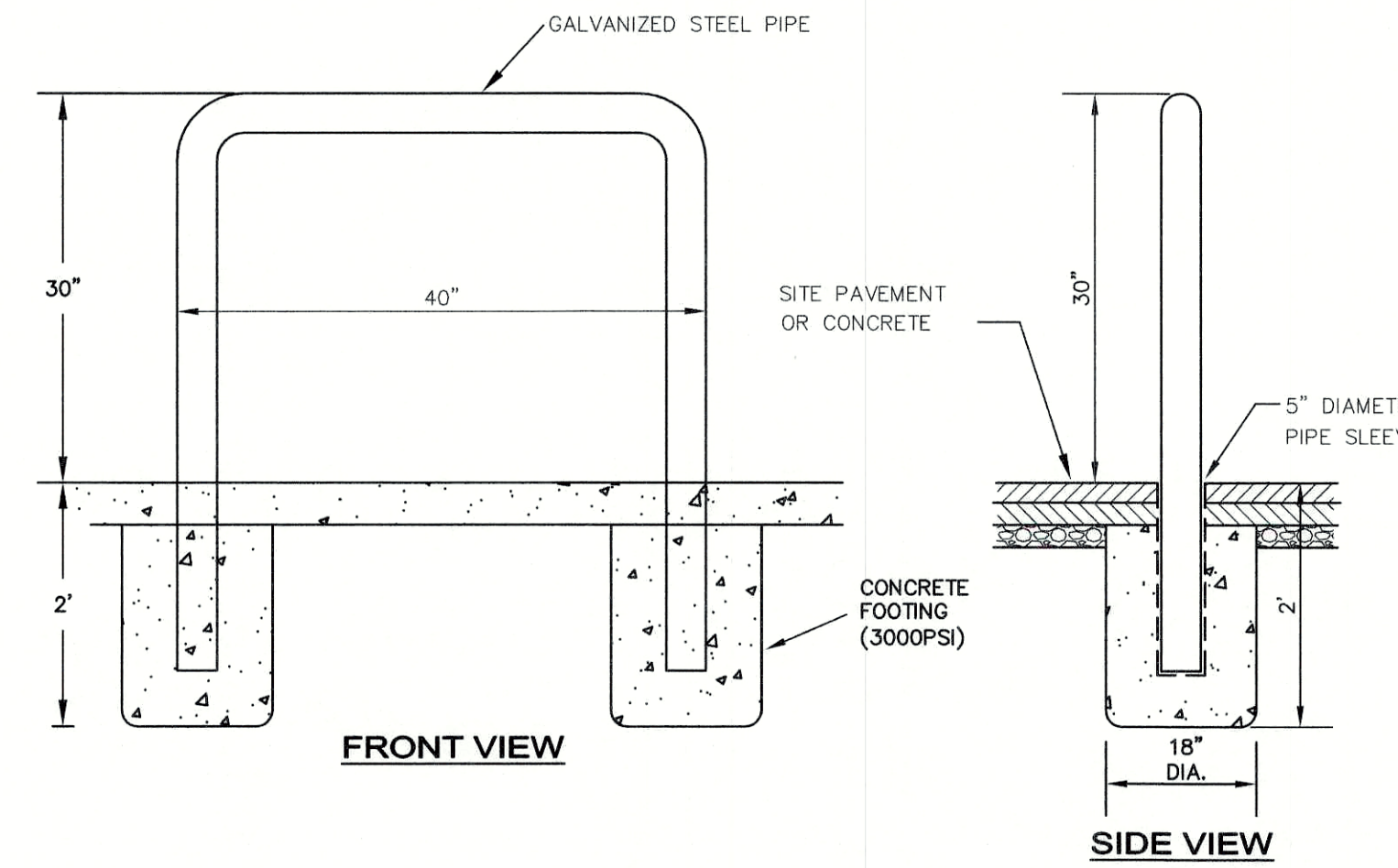
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NOTE:
ALL CURBING TO BE 3000PSI 28-DAY CONCRETE

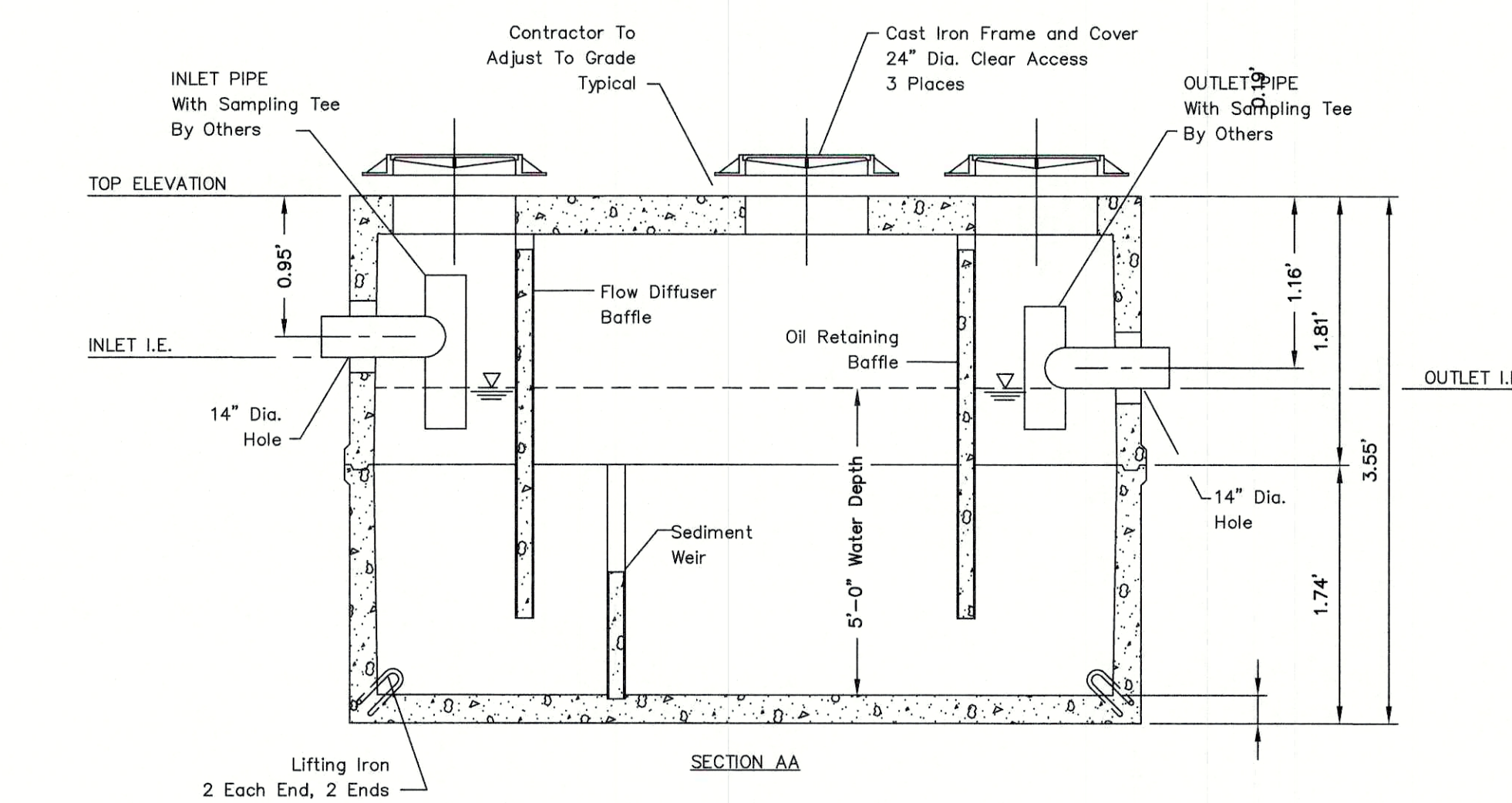
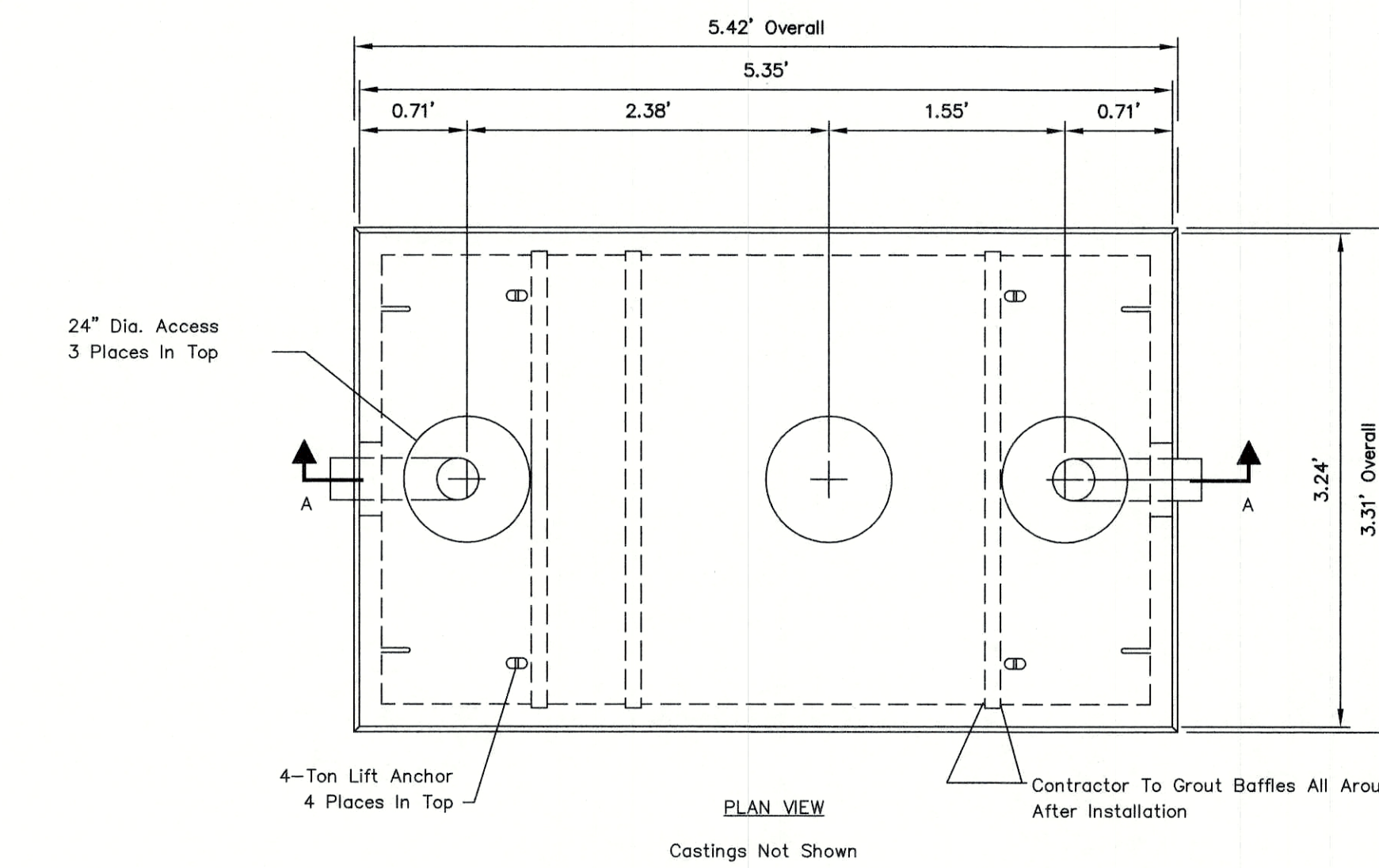
VERTICAL CONCRETE CURB

NOT TO SCALE



U-SHAPED BOLLARD

NOT TO SCALE



- STRUCTURAL NOTES:
- Concrete: 28 Day Compressive Strength $f'_c = 7000$ psi
 - Rebar: ASTM A-615 Grade 60
 - Mesh: ASTM A-185 Grade 65
 - Design: ACI-318-05 Building Code
ASTM C-890 "Minimum Structural Design Loading For Underground Precast Concrete Water and Wastewater Structures"
 - Loads: HS-20 Truck Wheel w/ 30% Impact Per AASHTO

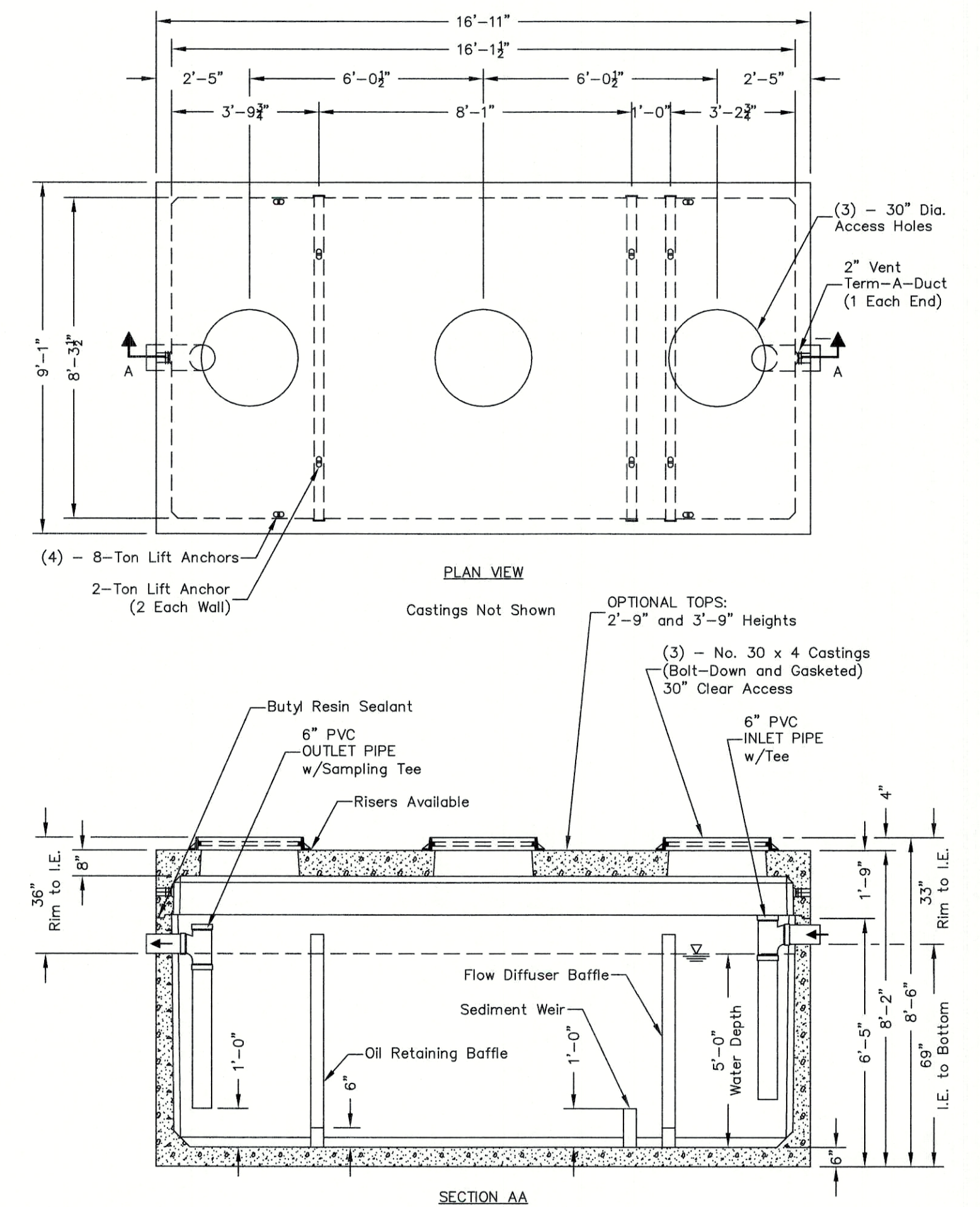
- GENERAL NOTES:
- All Baffles and Weirs To Be Precast Concrete
 - Contractor to:
Supply and Install All Piping & Sampling Tees
Grout In All Pipes
Fill With Clean Water Prior To "Start-Up" Of System
Verify All Blockout Sizes and Locations

3,000 GAL OIL / WATER SEPARATOR

NOT TO SCALE

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:



- Notes:
- Designed in accordance with ASTM C 890 for AASHTO HS20-44 vehicle loading
 - Flow Rate 333 GPM based on 15 min. retention time.
 - Manufacturer's recommendations:
 - Ventilate each end to open atmosphere.
 - Prior to "Start Up" of System, fill with clean water to bottom of outlet pipe (approx. one foot deep). For best results, fill to flow line.
 - Follow Regular Inspection, Cleaning, & Maintenance Schedule (See Clean Out & Maintenance).

5,000 GAL OIL / WATER SEPARATOR

NOT TO SCALE

Design: WGM Draft: RMK Date: 05/06/20
Checked: WGM Scale: AS NOTED Project No.: 13153
Drawing Name: 13153-PLAN.dwg

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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

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Civil Engineering Services

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FAX: 603-772-0227
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Plan Name: **DETAIL SHEET**
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Owner of Record: 340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.

D4

SHEET 13 OF 19
JBE PROJECT NO. 13153

**ACCEPTABLE FILL MATERIALS
STORMTECH SC-310 AND SC-740 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
(D) PAVEMENT SUBGRADE, DEPTHS PER SPECIFICATIONS	PAVEMENT SUBGRADE MATERIALS PER SPECIFICATIONS	N/A	N/A	PREPARE PER SPECIFICATIONS AND PLANS. PAVED INSTALLATIONS HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
(C) FILL MATERIAL FROM 1.50' ABOVE CHAMBERS TO BOTTOM OF PAVEMENT SUBGRADE	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	A-1 A-2 A-3	COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
(B) EMBEDMENT STONE SURROUNDING AND TO A 1.50' ELEVATION ABOVE CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN X - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	NO COMPACTION REQUIRED
(A) 6" FOUNDATION STONE BELOW CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN X - 2 INCH	3, 357, 4, 467, 5, 56, 57	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY

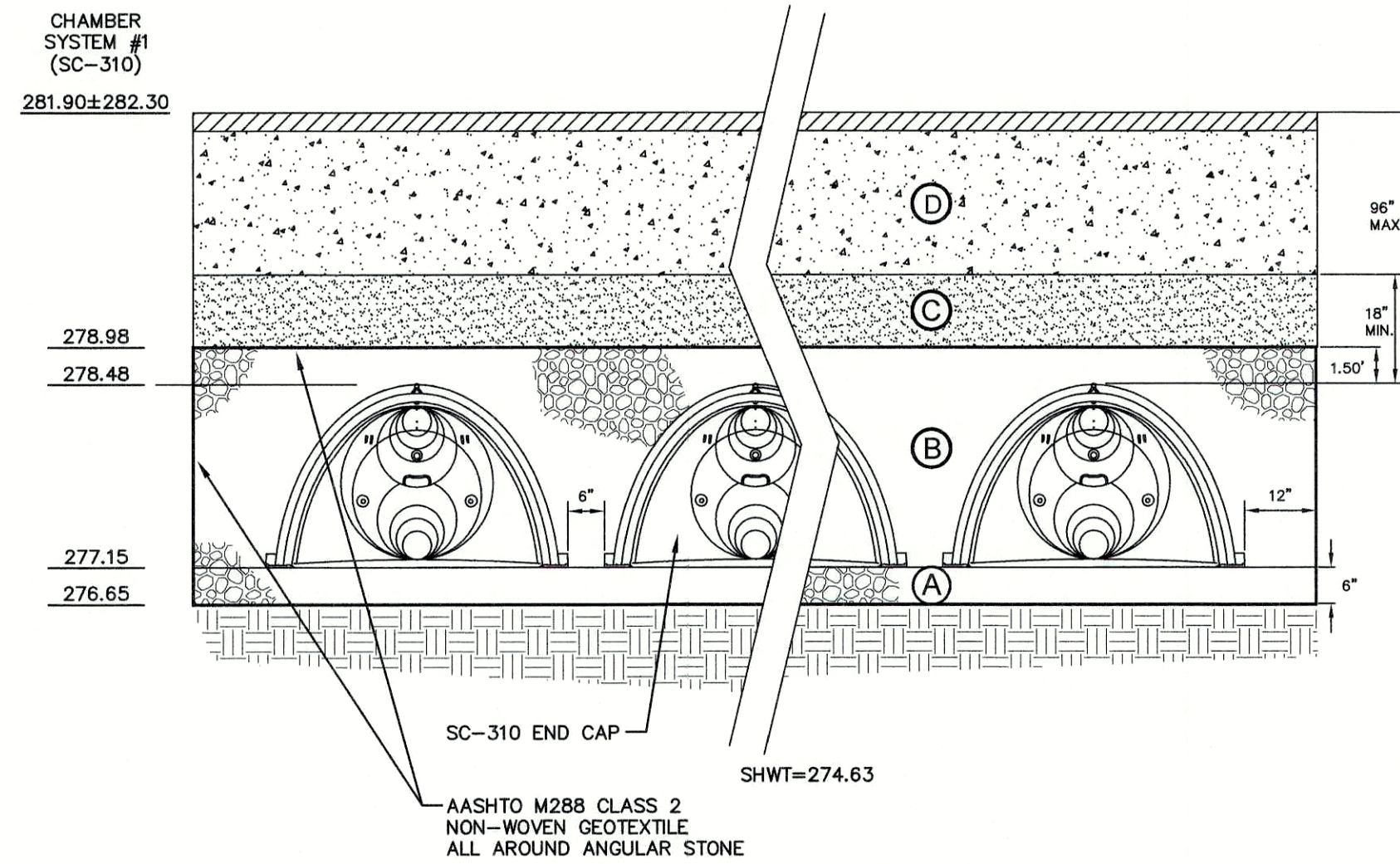
PLEASE NOTE: THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE WASHED CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS WASHED, CRUSHED, ANGULAR NO. 4 STONE.

NOTES:

- SC-310 AND SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 AND SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

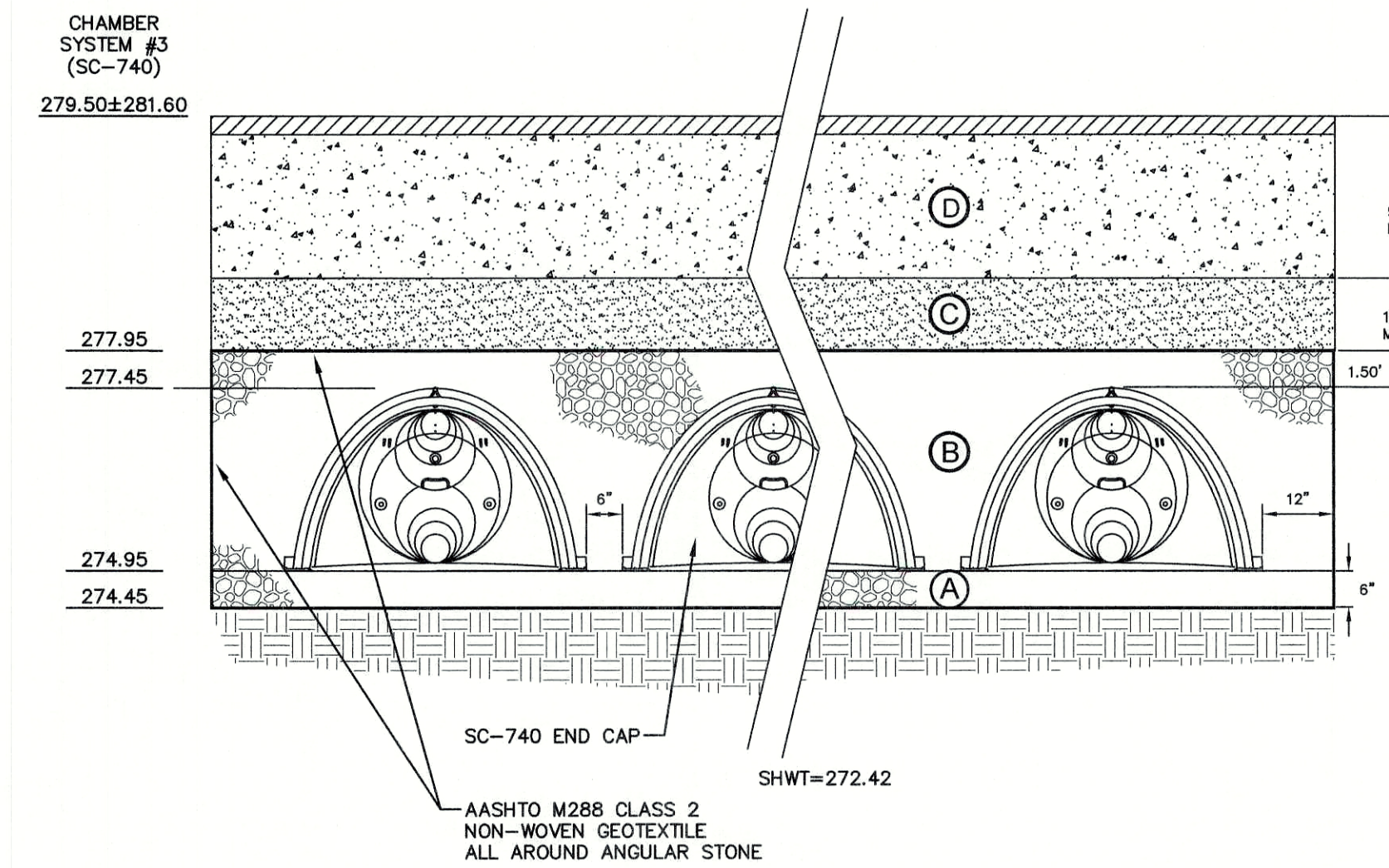
TRAFFIC CONTROL SCHEDULE						
SIGN NUMBER	SIGN	SIZE OF SIGN WIDTH HEIGHT	DESCRIPTION	MOUNT TYPE	MOUNT HEIGHT	REMARKS
R1-1	STOP	30" 30"	WHITE ON RED	CHANNEL	7'-0"	REFLECTORIZED SIGN
R5-1	CHURN TRUCKS	30" 30"	RED / SILVER	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8	TRUCKS	12" 24"	BLUE & GREEN ON WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R7-8A	TRUCKS	12" 6"	BLUE & GREEN ON WHITE	CHANNEL	5'-0"	REFLECTORIZED SIGN
RES-1	RESIDENTIAL PARKING ONLY	12" 18"	BLACK / WHITE	FENCE	5'-0"	REFLECTORIZED SIGN
R6-2	ONE WAY	24" 30"	BLACK / WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN
R5-2A	NO TRUCKS	24" 24"	BLACK / WHITE	CHANNEL	7'-0"	REFLECTORIZED SIGN

SIGN LEGEND			
R1-1	STOP	R3-5R	ONLY
R3-2	NO LEFT TURN	R4-7	ONLY
R3-1	NO RIGHT TURN	R5-1	DO NOT ENTER
R3-7L	LEFT LANE MUST TURN LEFT	R6-1	ONE WAY
R4-4	BEGIN RIGHT TURN LANE YIELD TO BIKES		
R3-8b			ONLY ONLY



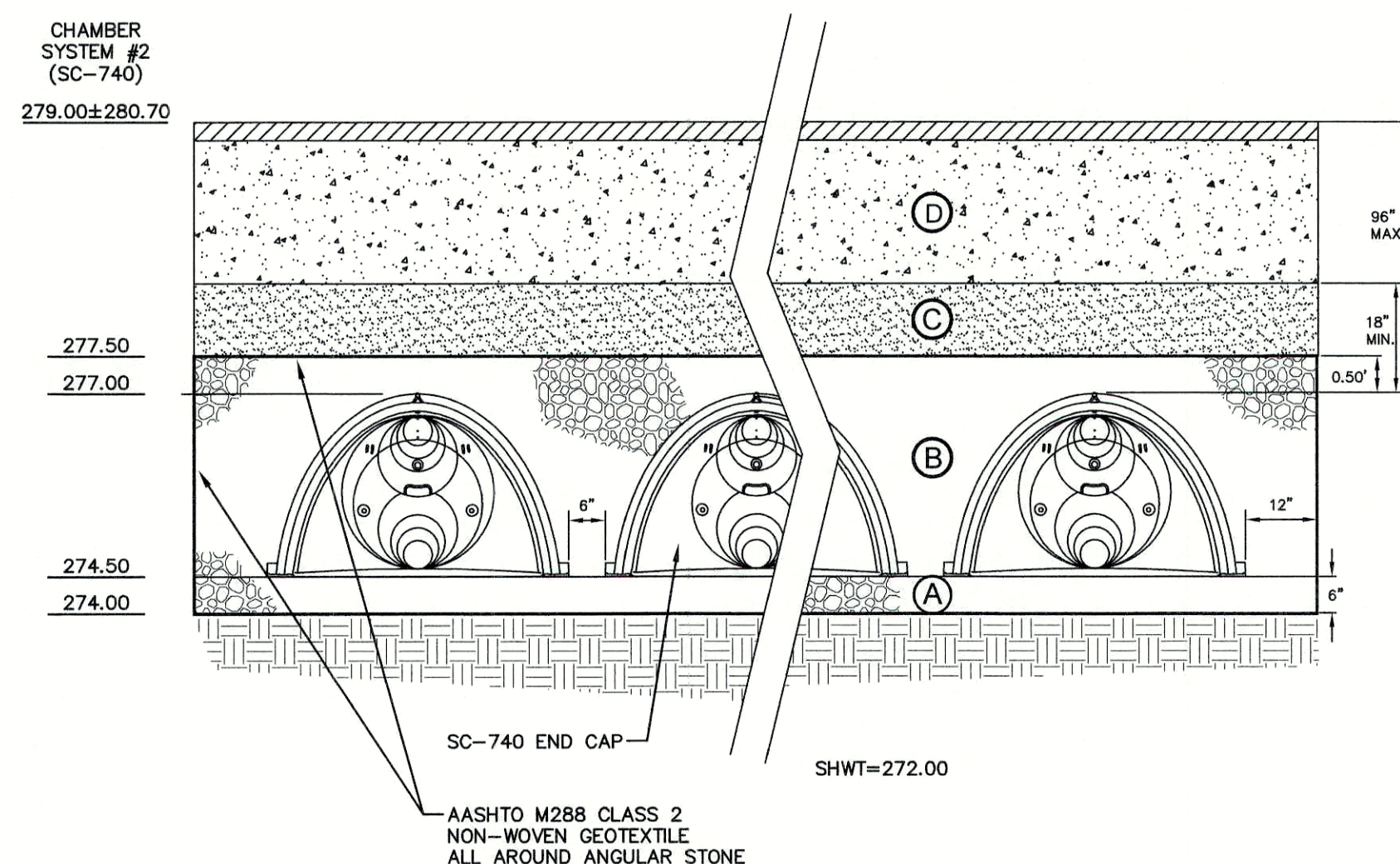
TYPICAL SC-310 CROSS-SECTION (CHAMBER SYSTEM #1)

NOT TO SCALE



TYPICAL SC-740 CROSS-SECTION (CHAMBER SYSTEM #3)

NOT TO SCALE

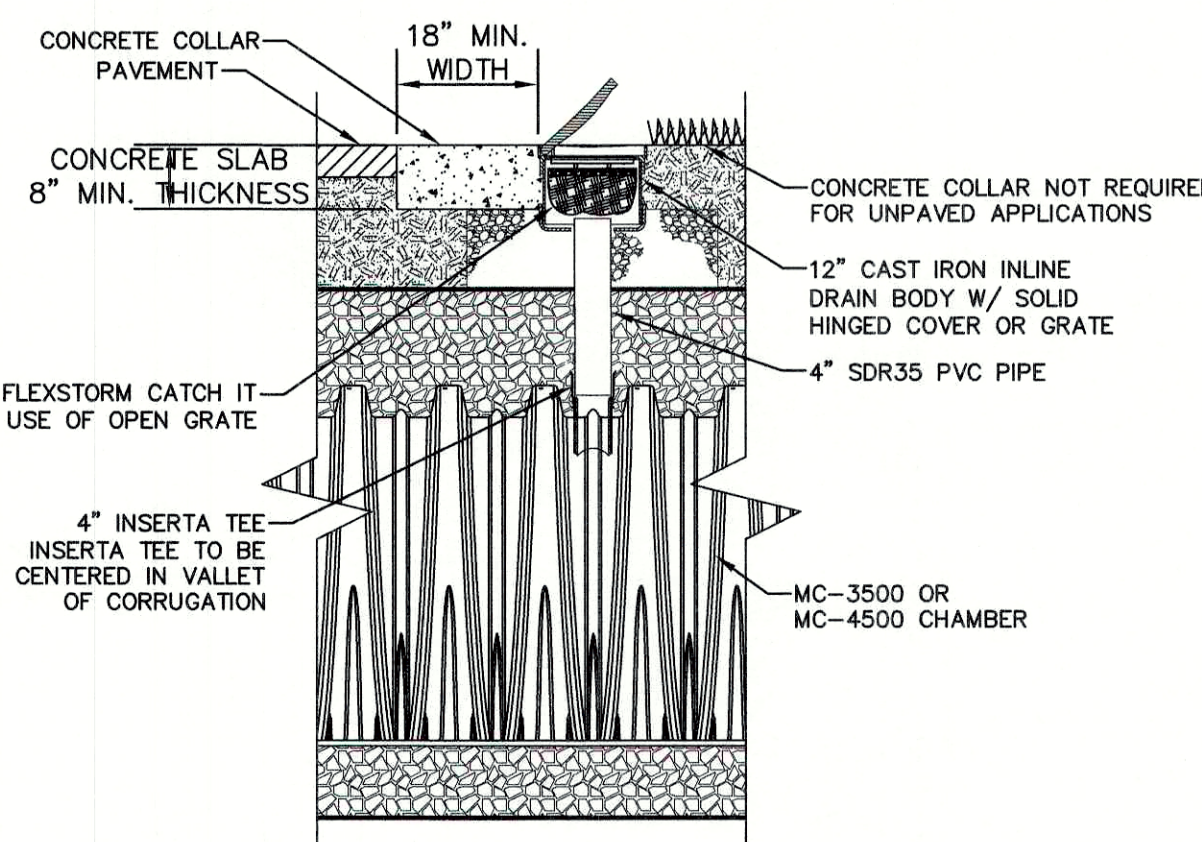


TYPICAL SC-740 CROSS-SECTION (CHAMBER SYSTEM #2)

NOT TO SCALE

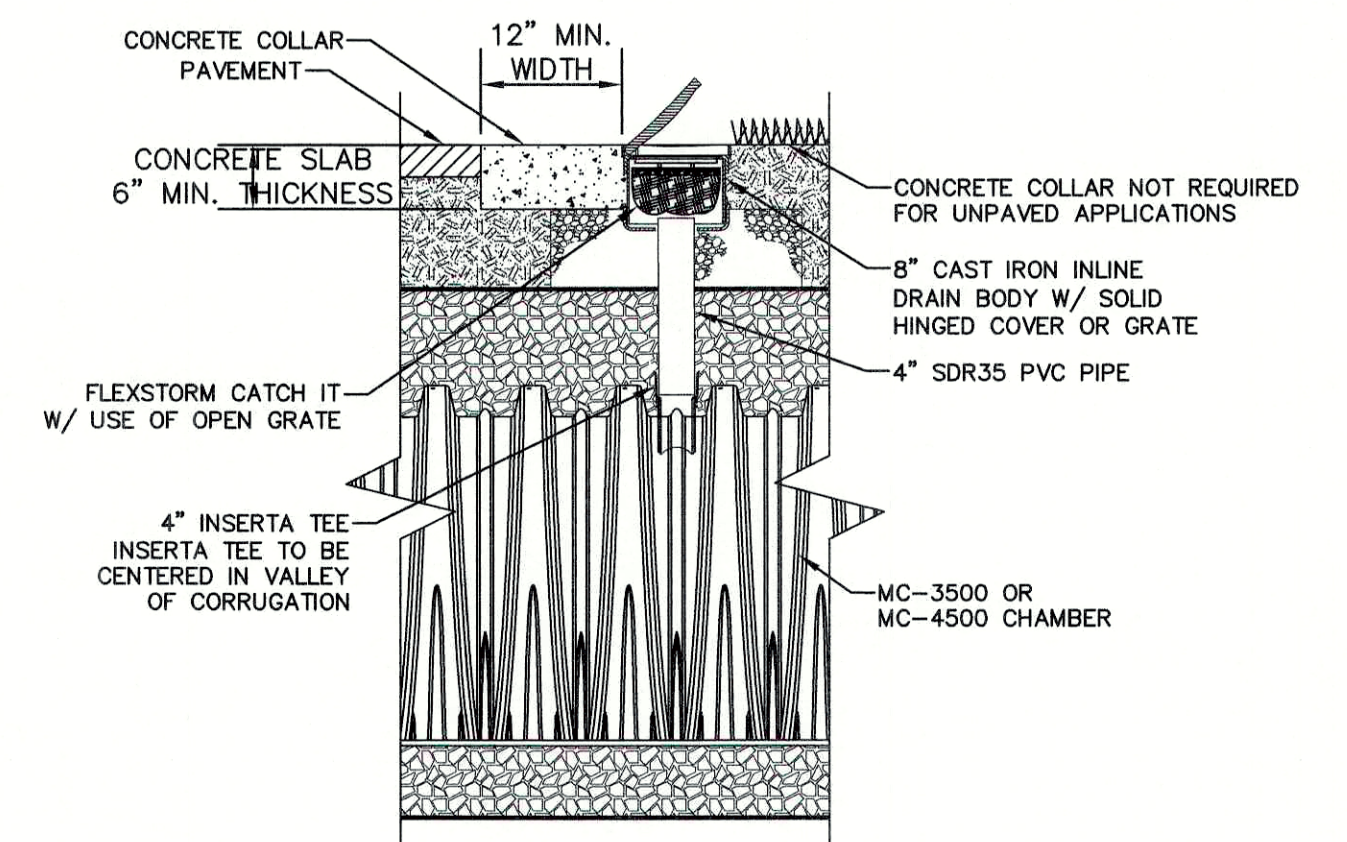
STORMTECH GENERAL NOTES

- STORMTECH LLC ("STORMTECH") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
- STORMTECH OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICE DEPARTMENT OR LOCAL STORMTECH REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 860-529-8188 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
- STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.): MINIMUM COVER IS 24 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 6.5 FEET INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 6.5 FEET.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
- AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
- STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
- THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
- STORMTECH PRODUCT WARRANTY IS LIMITED. CONTACT STORMTECH FOR WARRANTY INFORMATION.



TYPICAL SC-740 4" INSPECTION PORT

NOT TO SCALE



TYPICAL SC-310 4" INSPECTION PORT

NOT TO SCALE

Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS NOTED	Project No.: 13153
Drawing Name: 13153-PLAN.dwg		
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85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

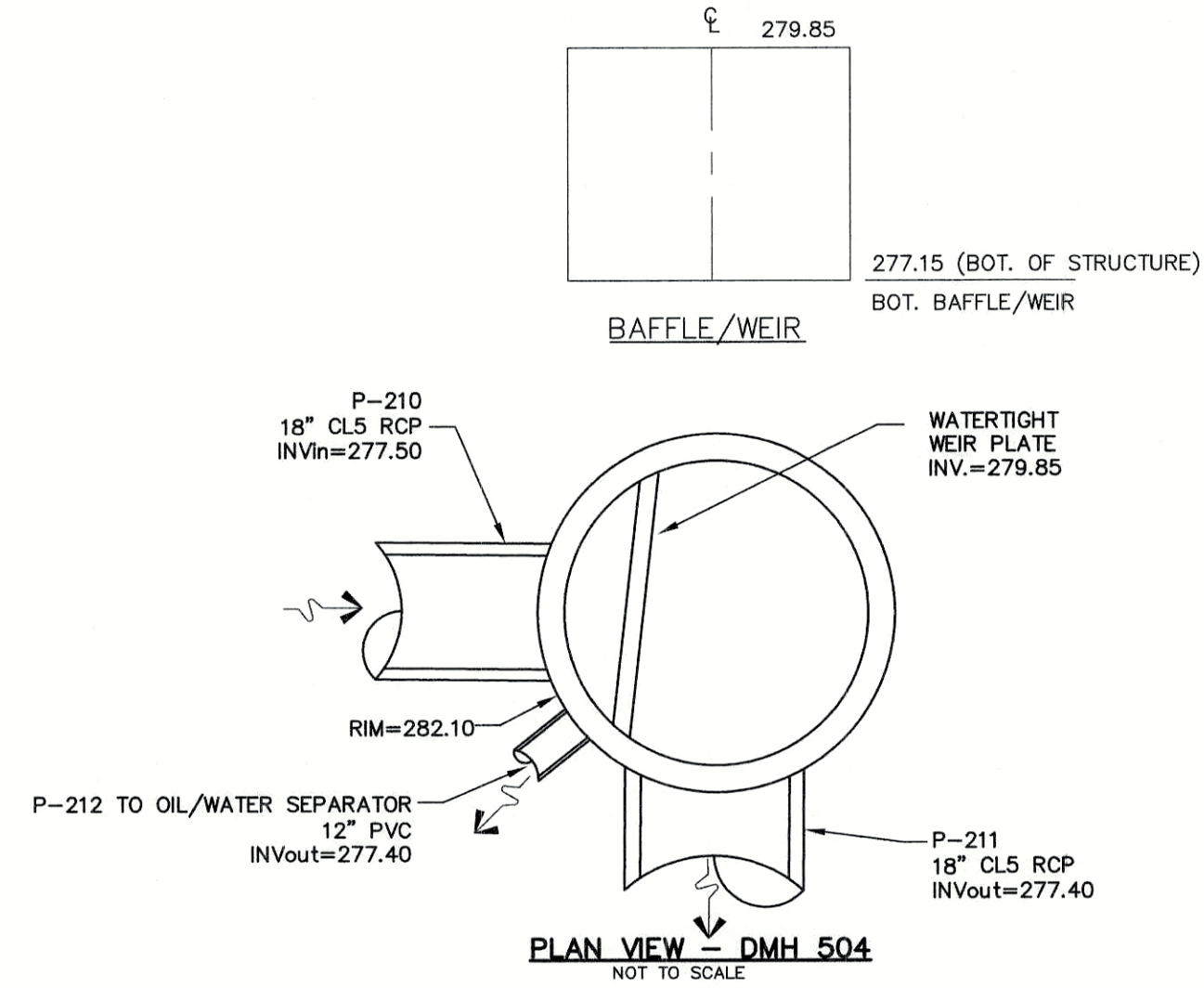
603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

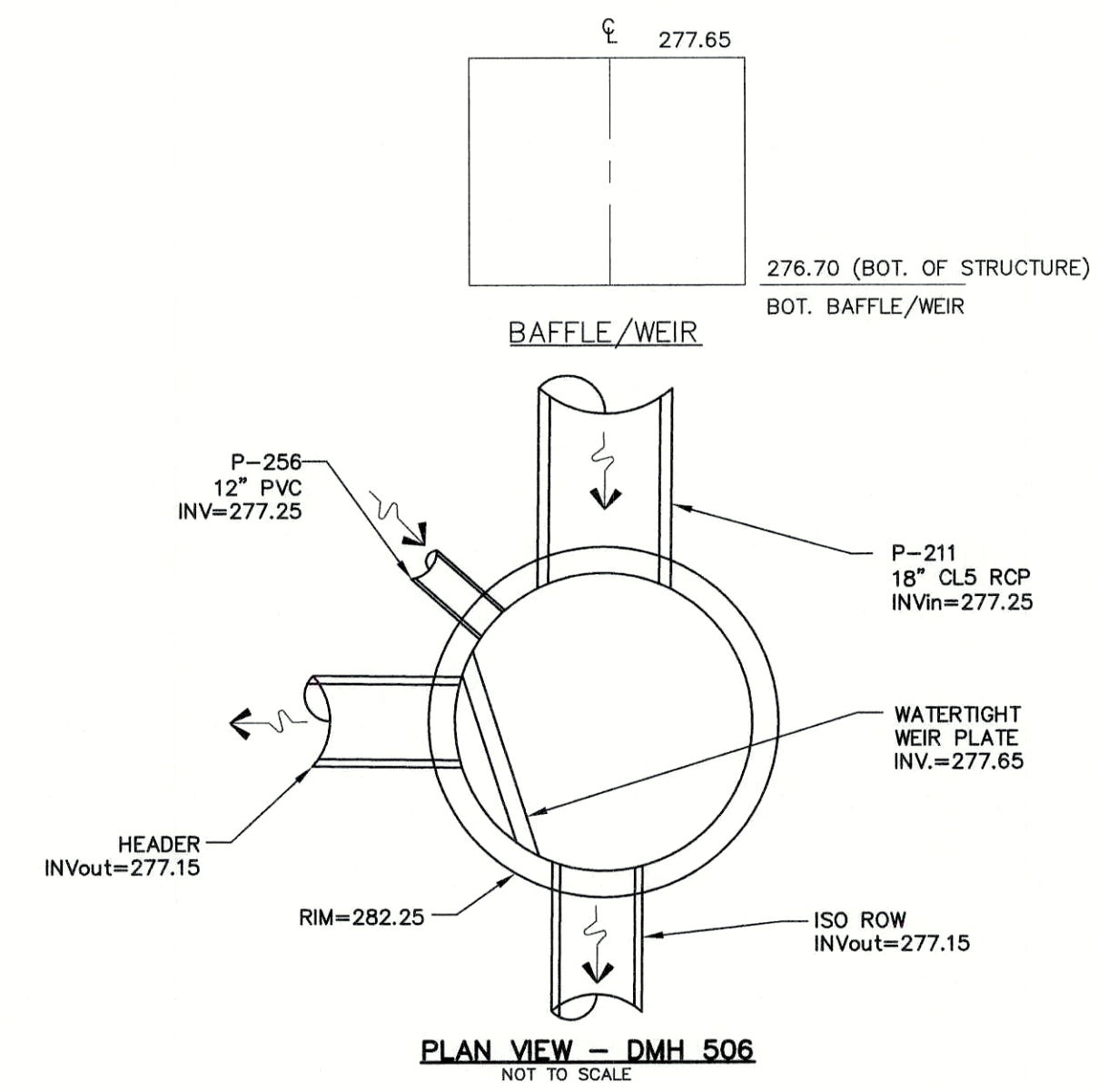
DRAWING No.	D5
SHEET 14 OF 19	JBE PROJECT NO. 13153

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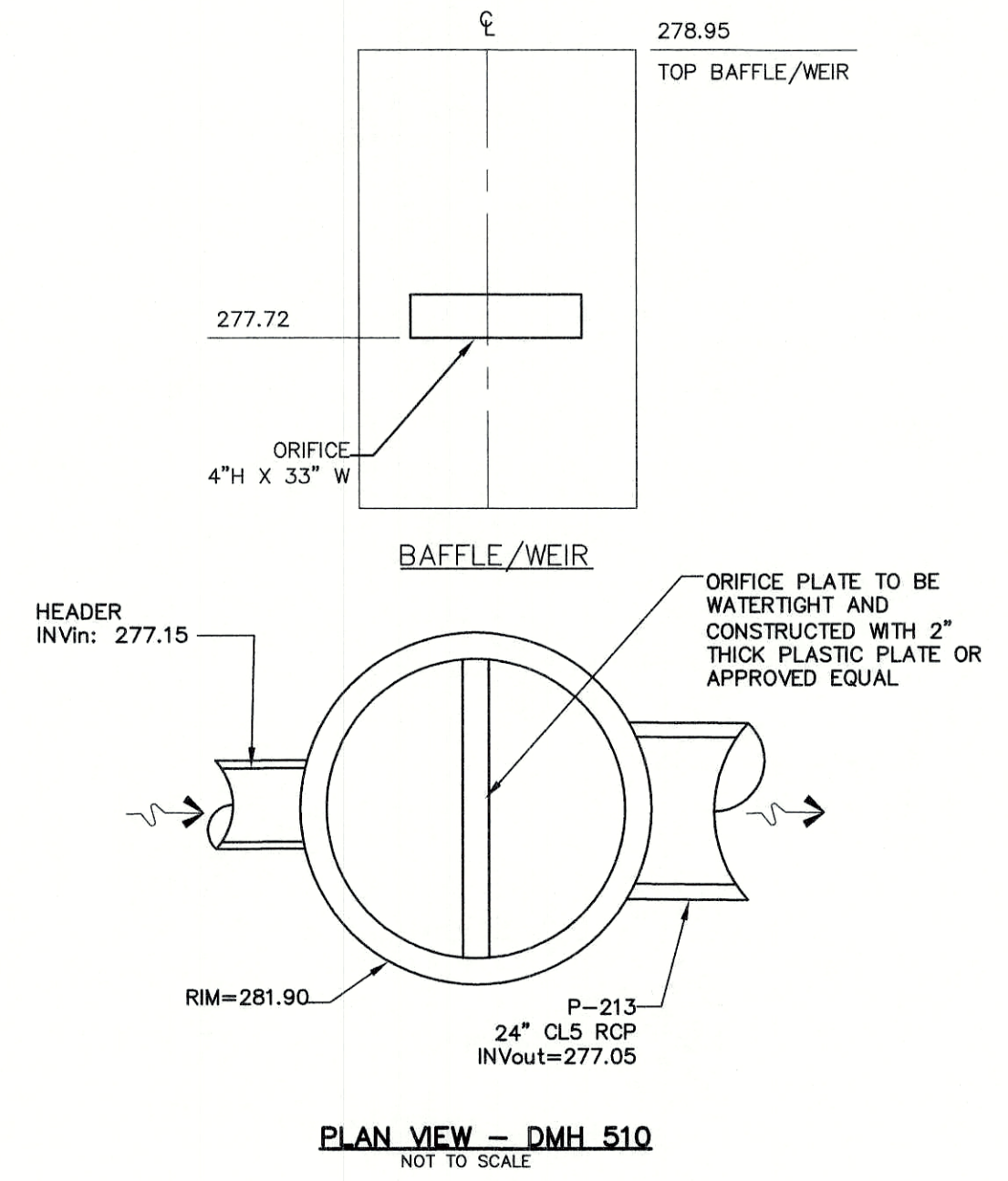
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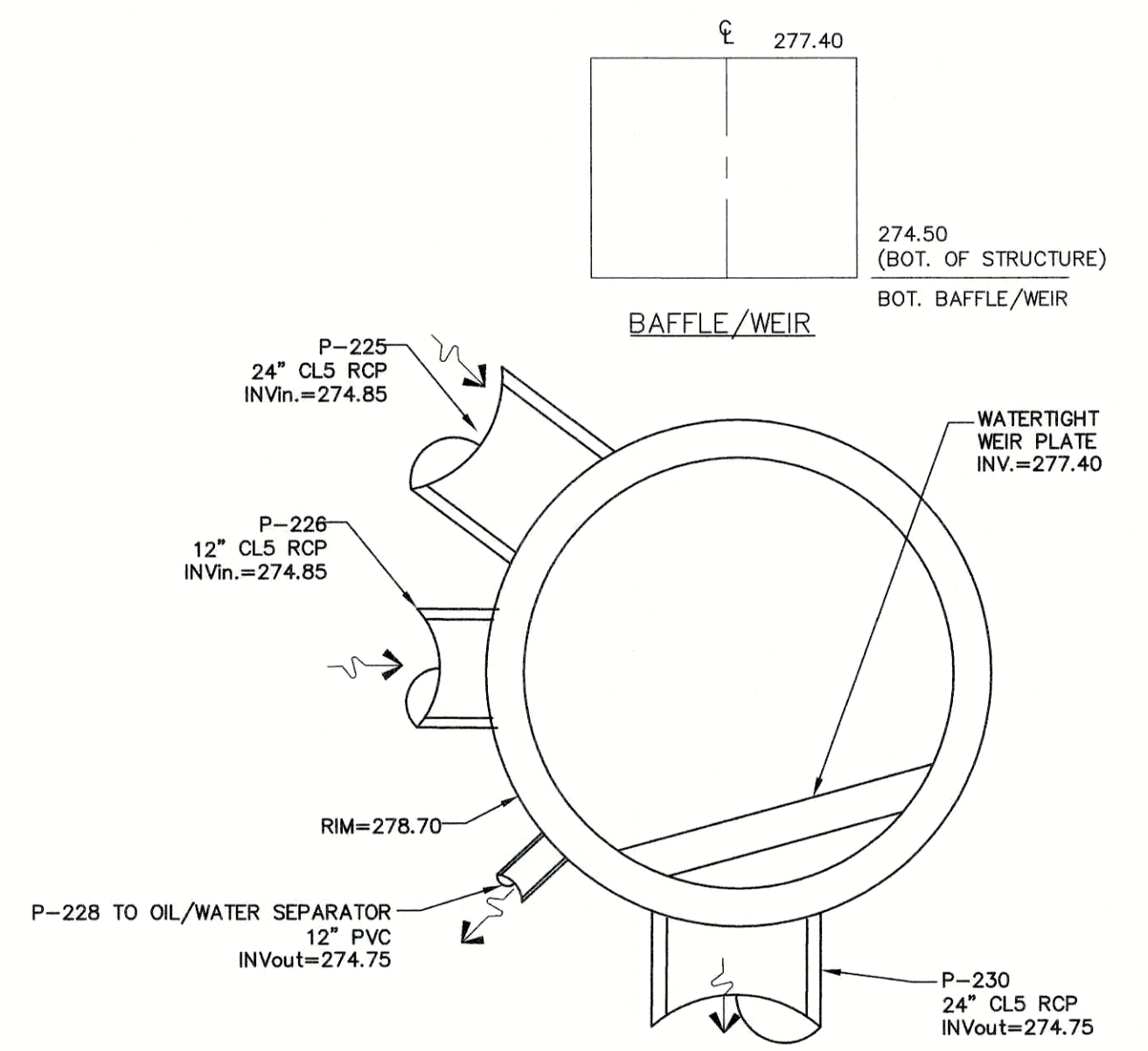
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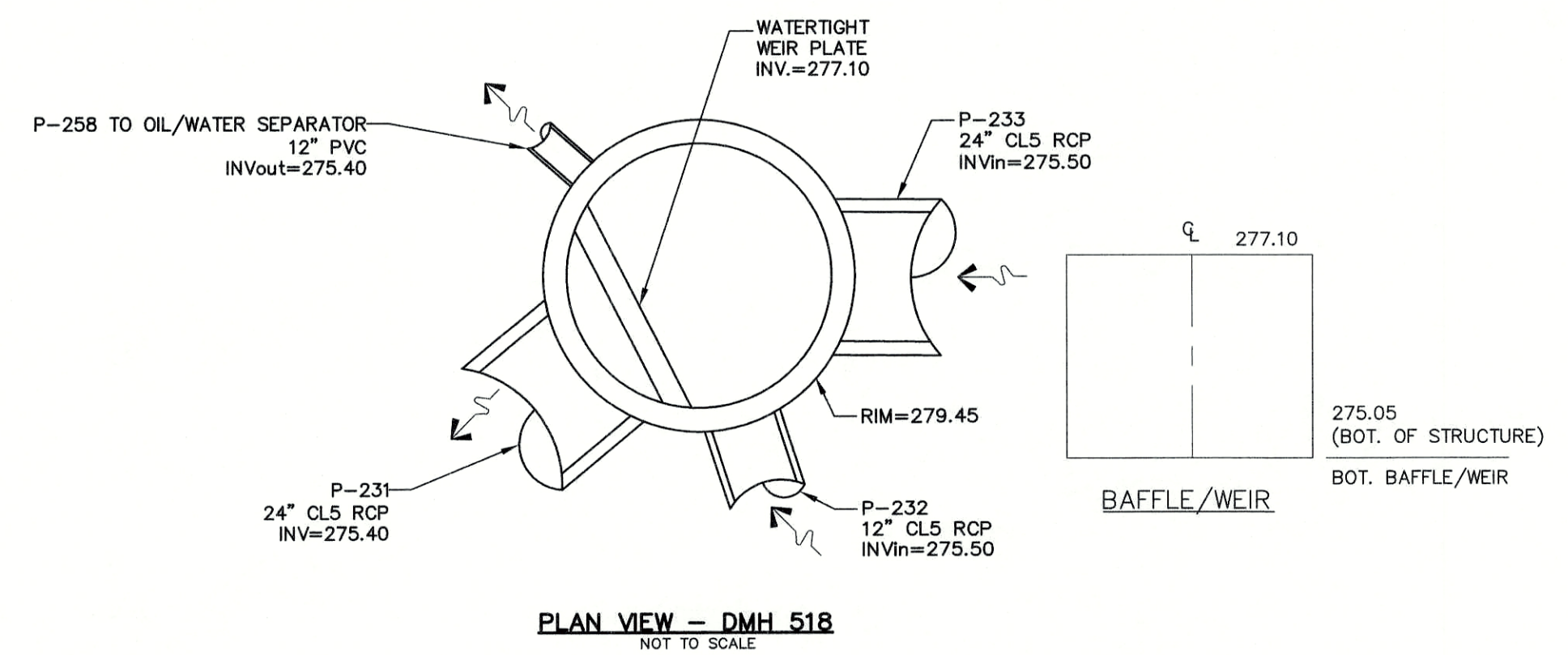
DMH 506 DETAIL
NOT TO SCALE



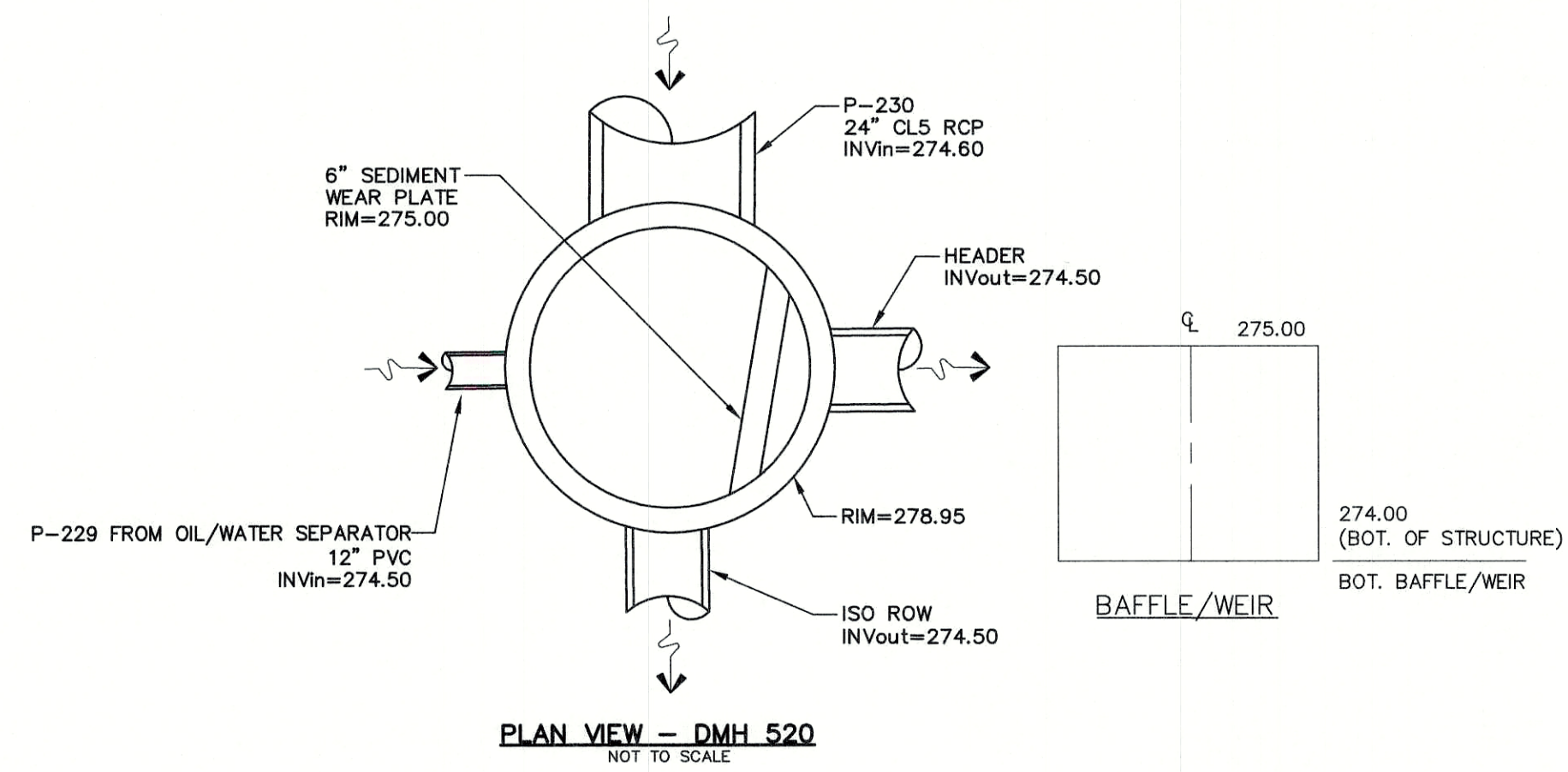
OUTLET STRUCTURE #1 (DMH-510)
NOT TO SCALE



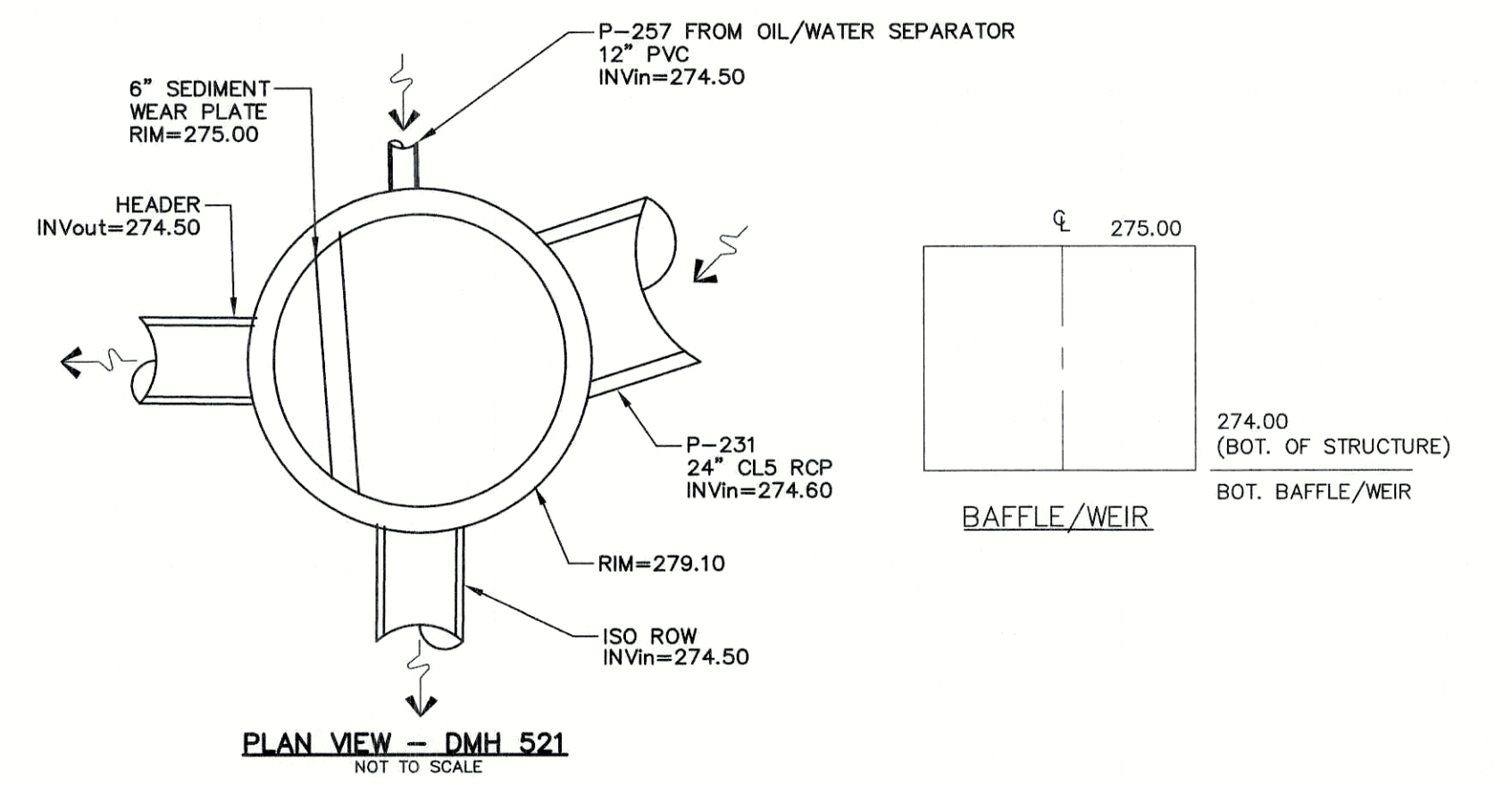
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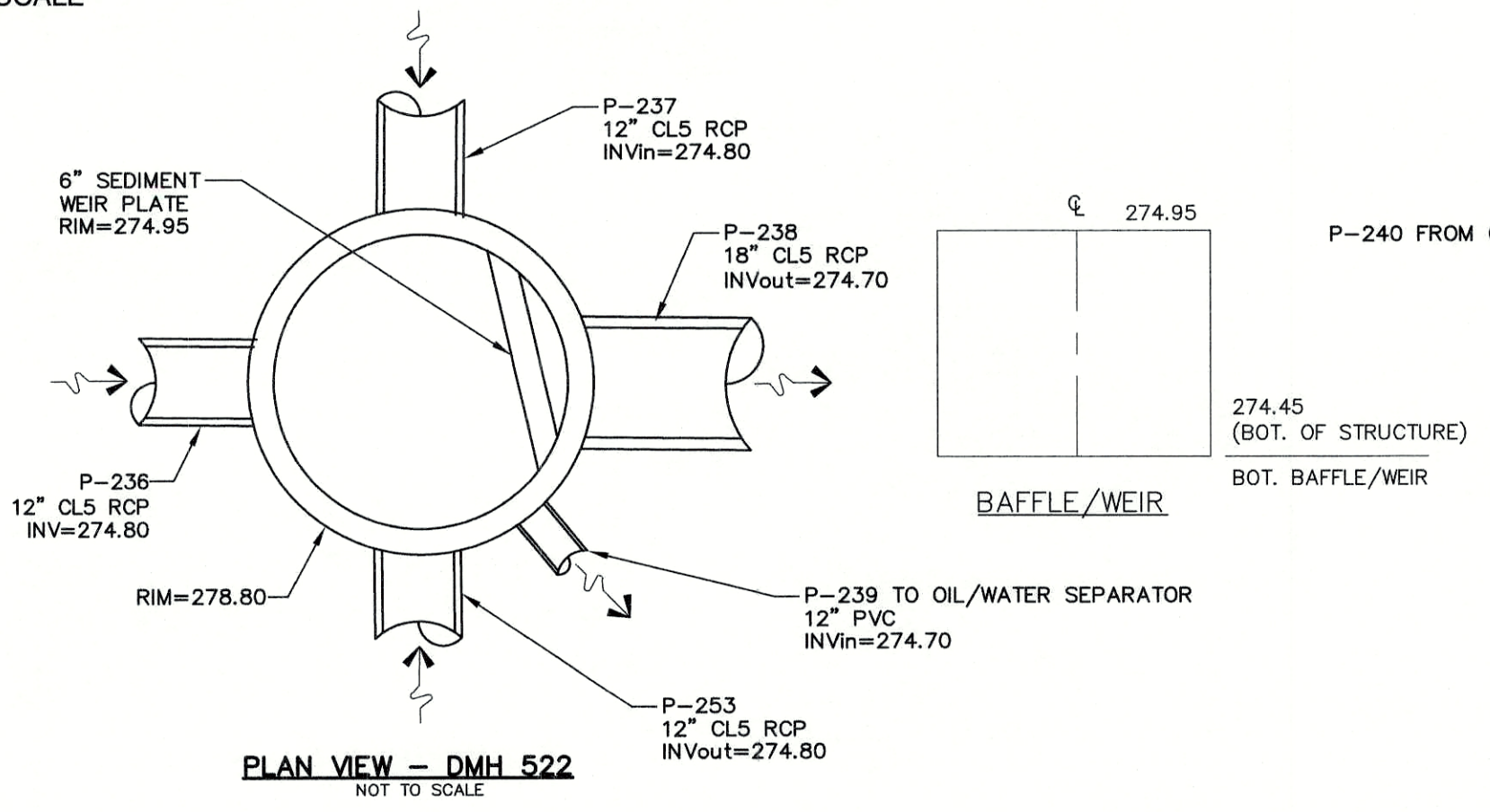
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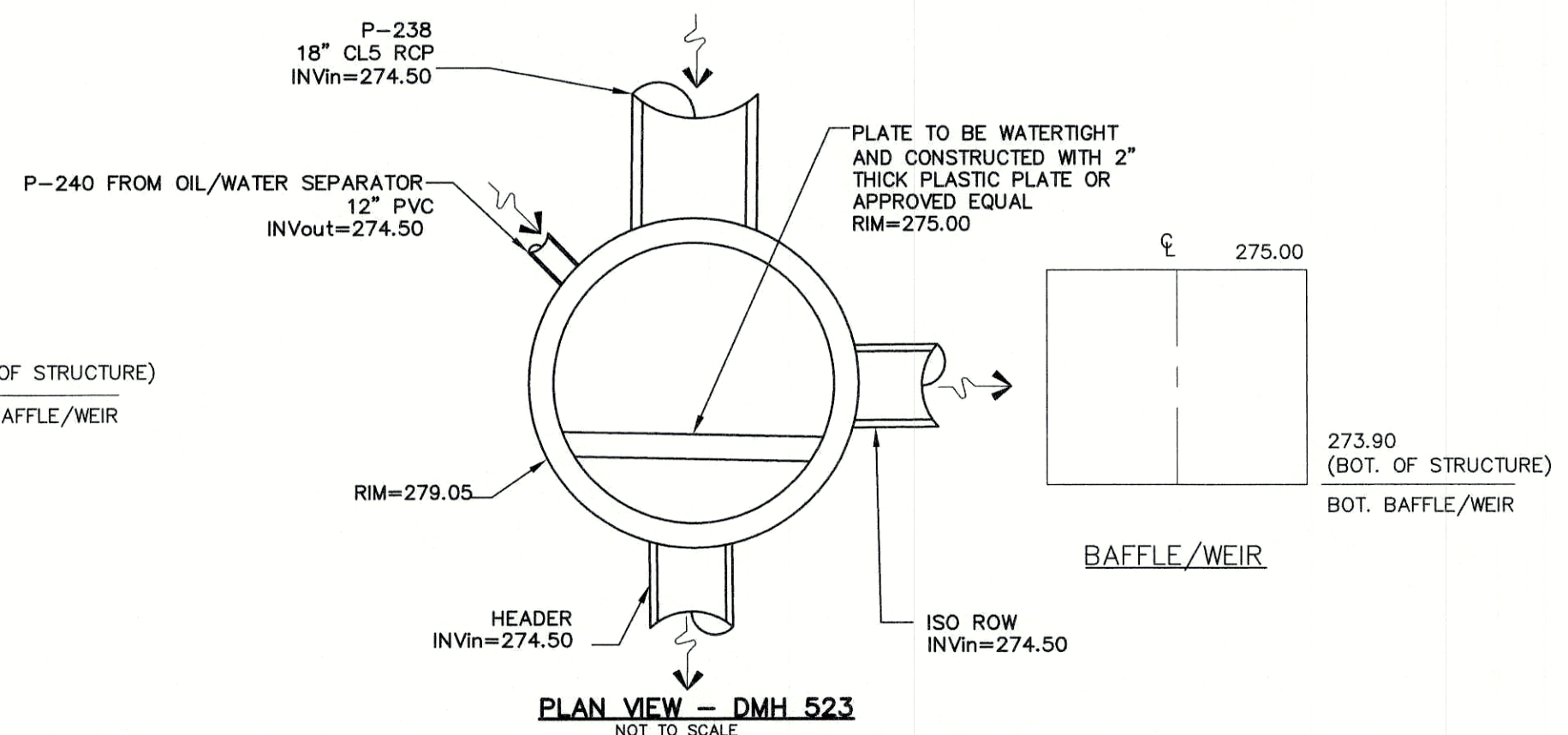
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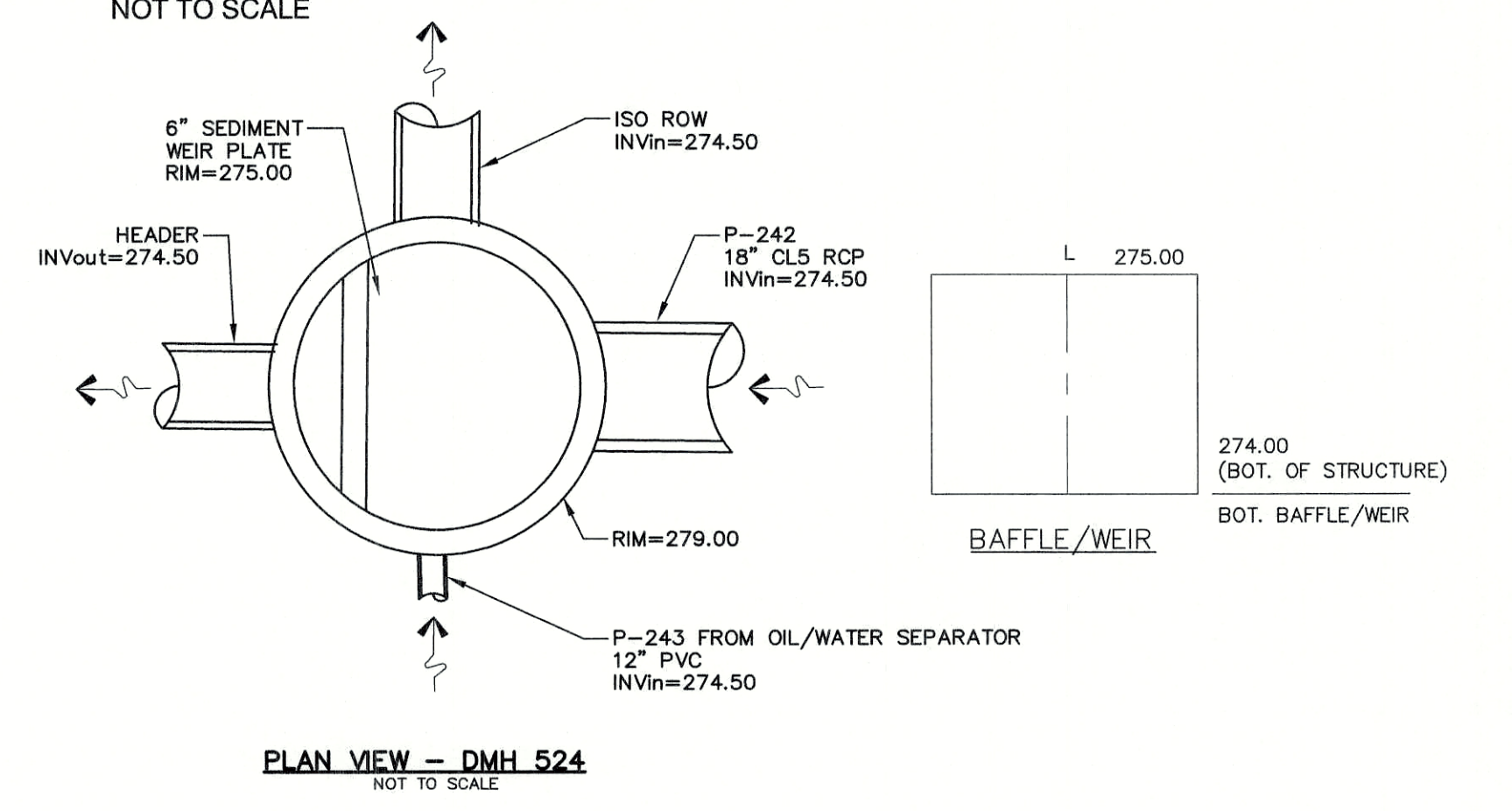
DMH 521 DETAIL
NOT TO SCALE



DMH 522 DETAIL
NOT TO SCALE



DMH-523 DETAIL
NOT TO SCALE



DMH 524 DETAIL
NOT TO SCALE

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Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS NOTED	Project No.: 13153
Drawing Name: 13153-PLAN.dwg		
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2	08/19/20	REVISED PER REVIEW ENGINEER COMMENTS 2	EMP
1	07/31/20	REVISED PER REVIEW ENGINEER COMMENTS	EMP

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

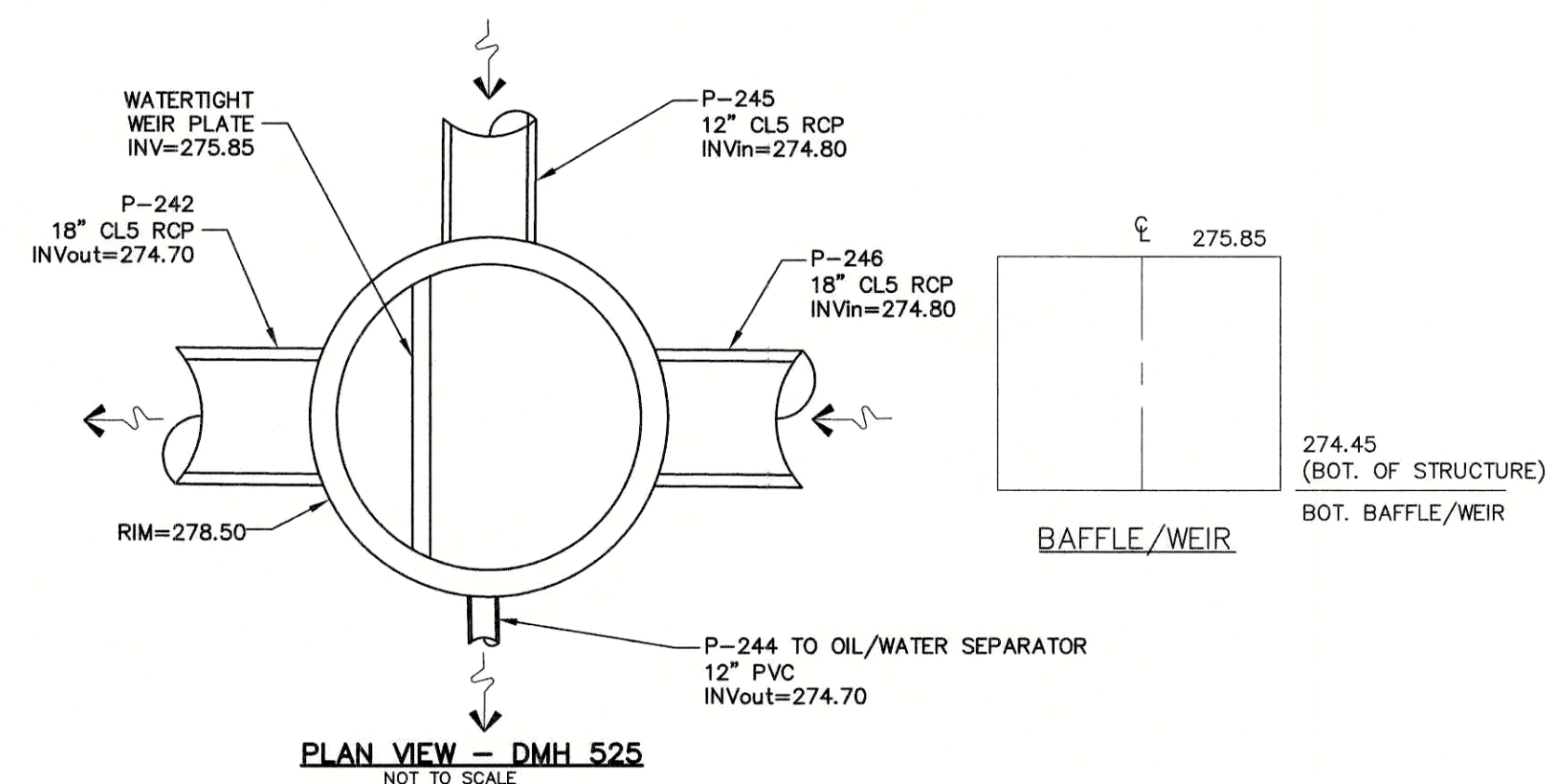
Civil Engineering Services

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

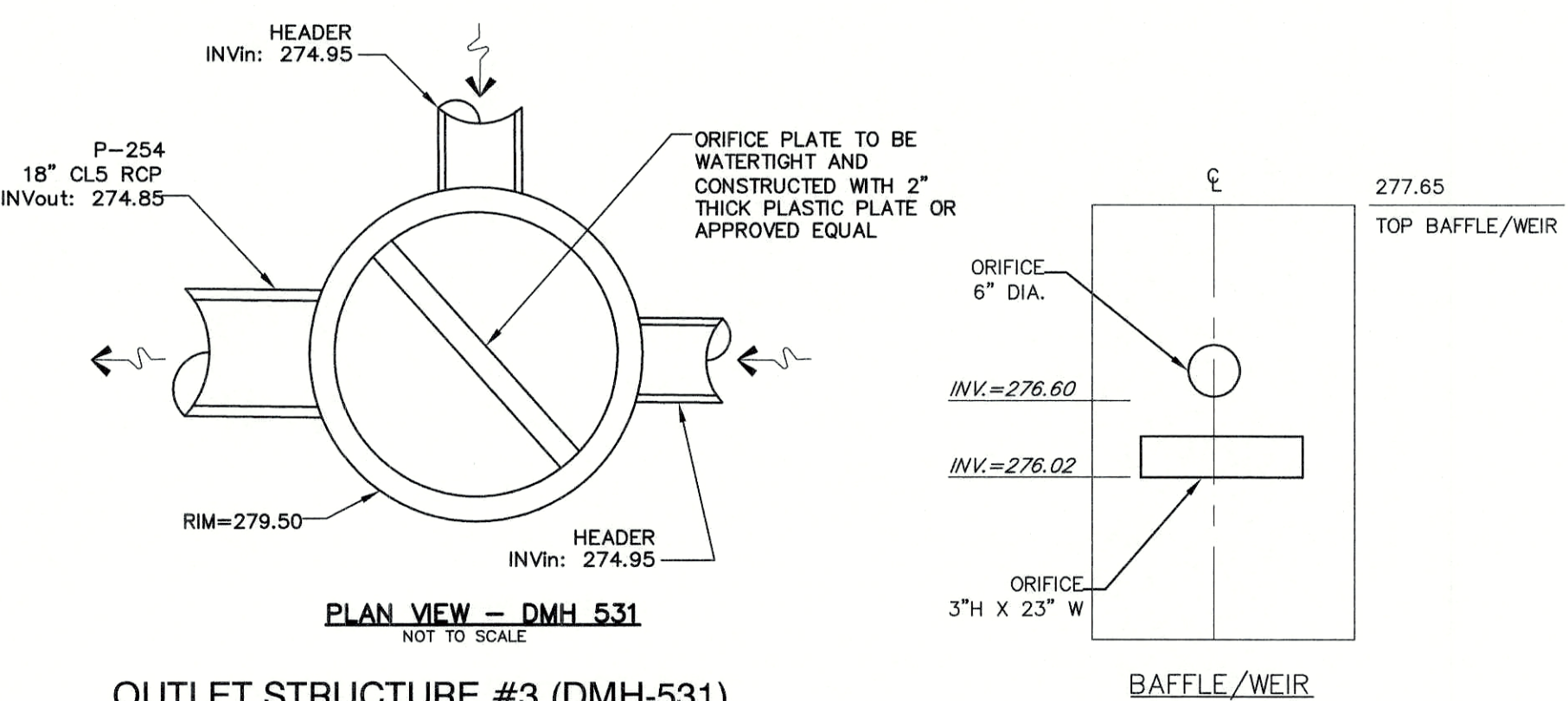
Plan Name:	DETAIL SHEET
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.	D6
SHEET 15 OF 19	JBE PROJECT NO. 13153



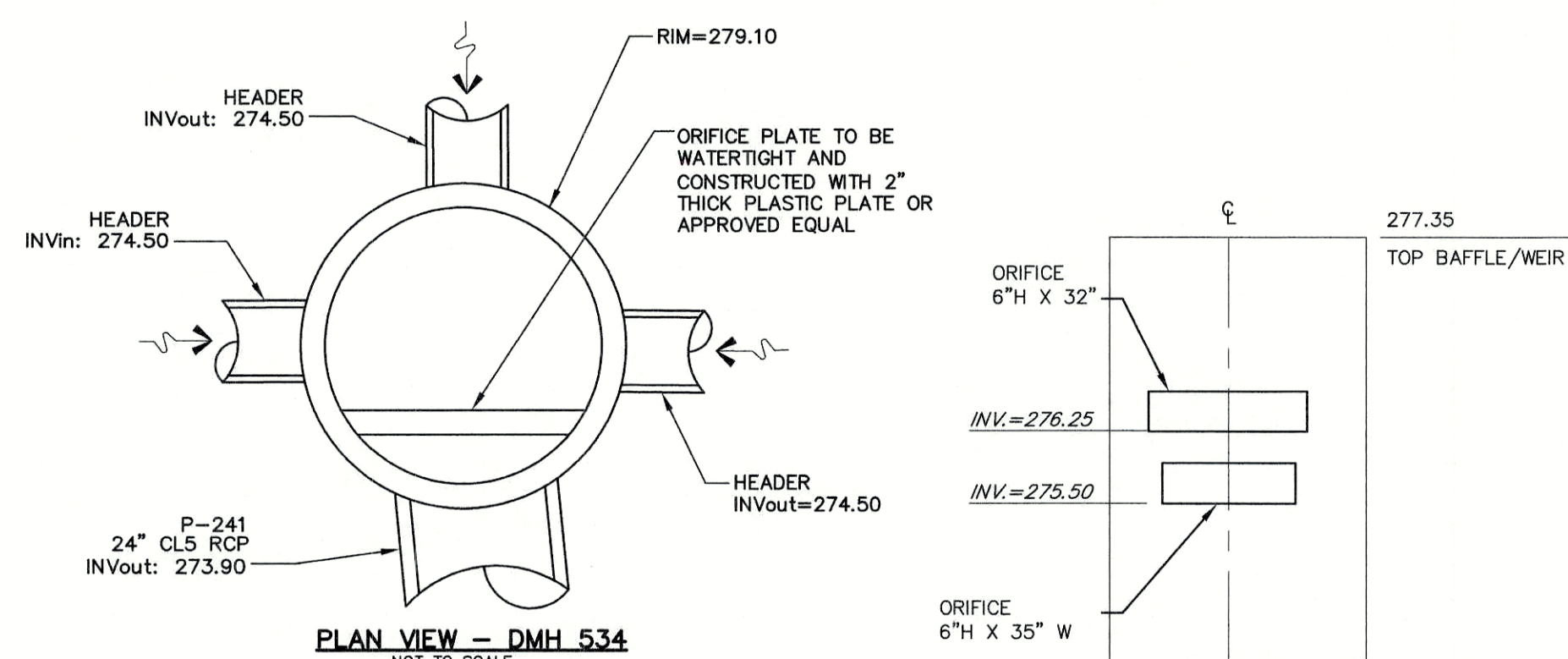
DMH 525 DETAIL

NOT TO SCALE



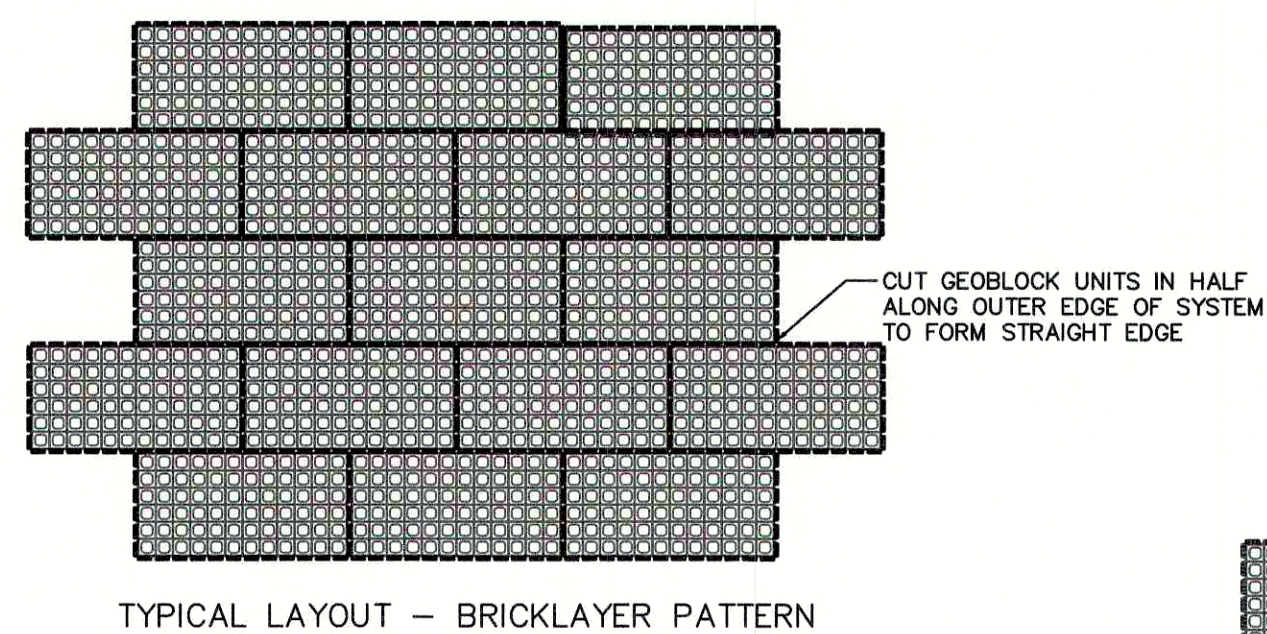
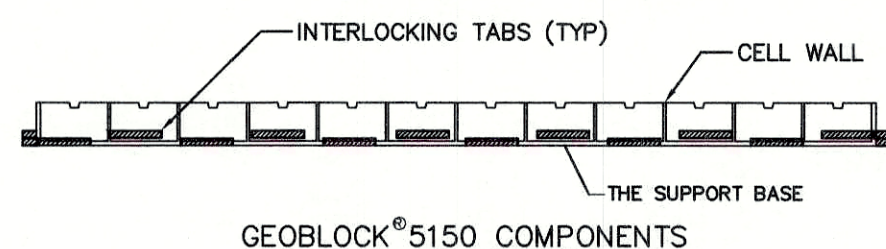
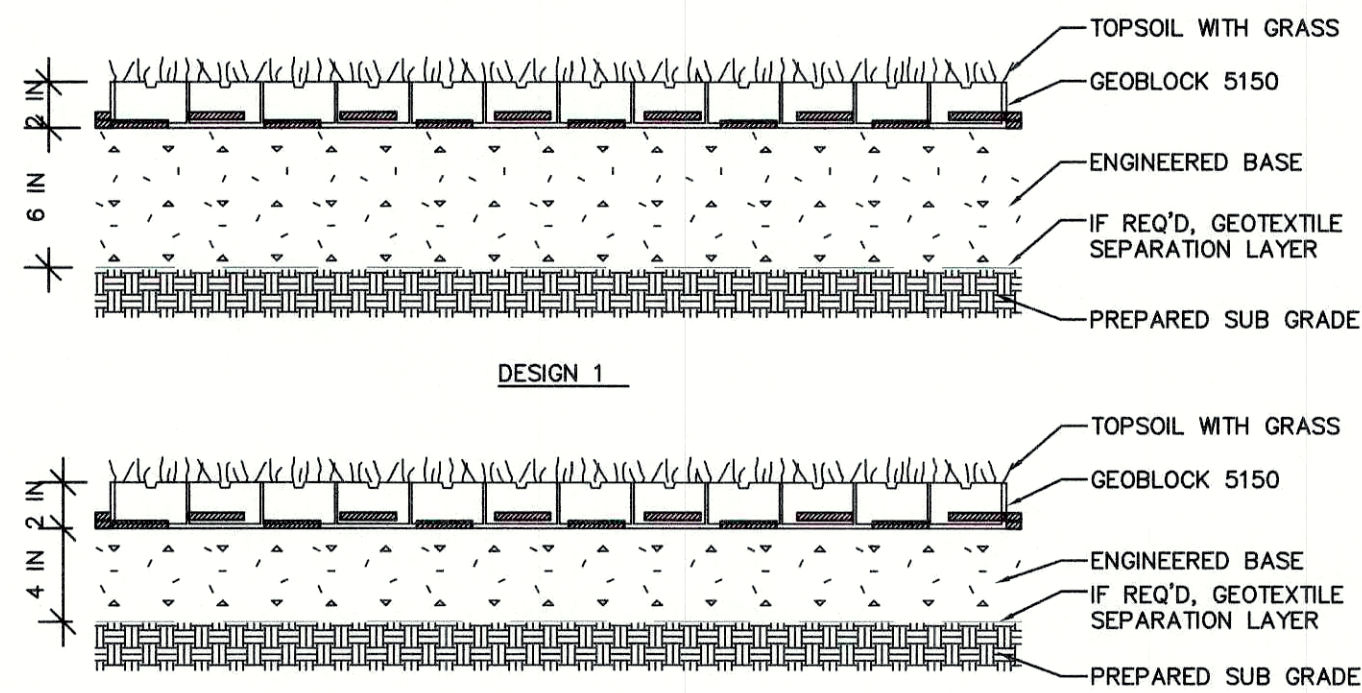
OUTLET STRUCTURE #3 (DMH-531)

NOT TO SCALE

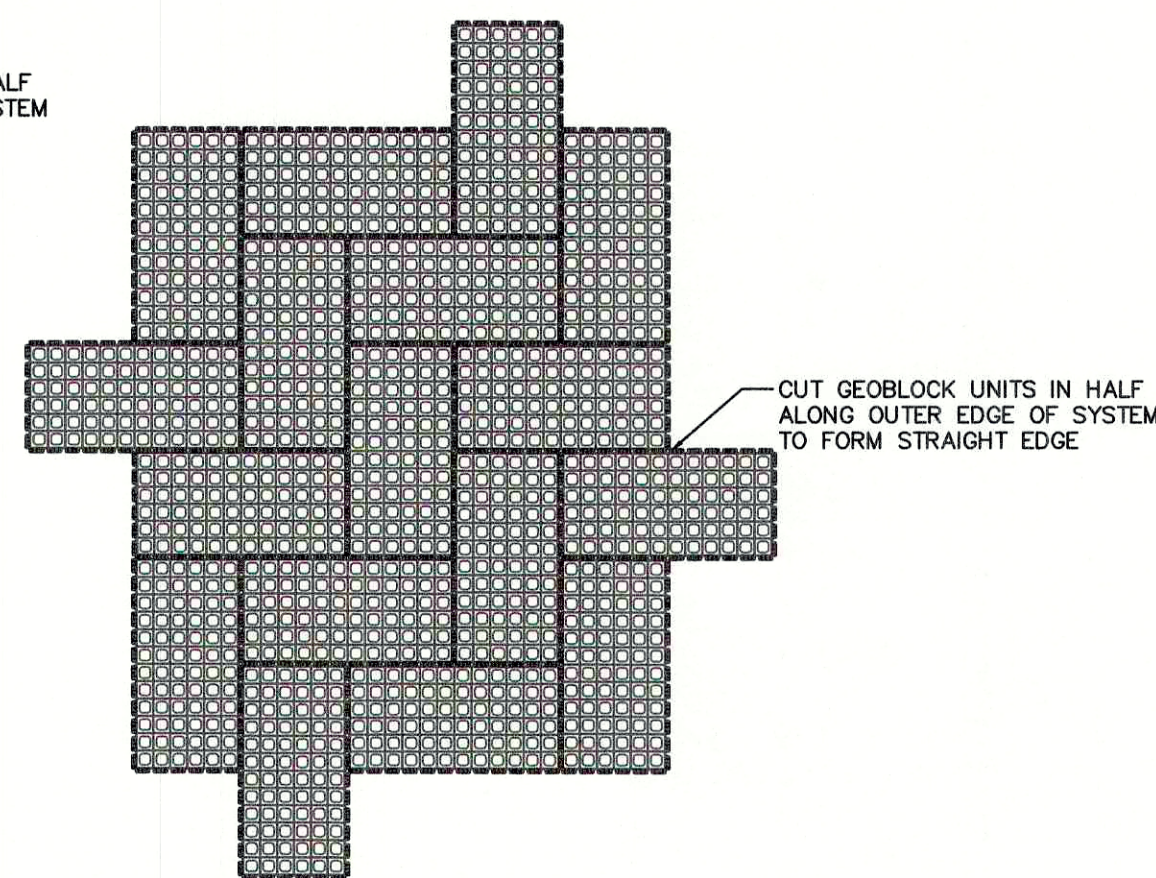


OUTLET STRUCTURE #2 (DMH-534)

NOT TO SCALE



TYPICAL LAYOUT - BRICKLAYER PATTERN

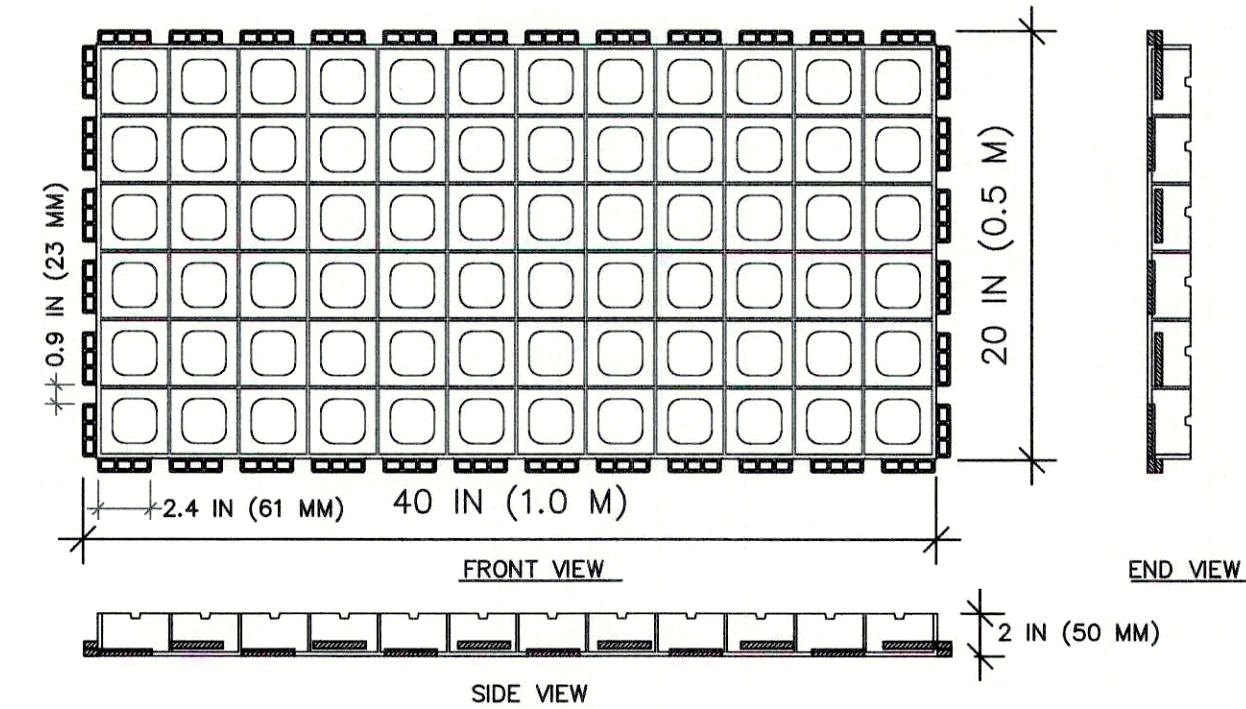


TYPICAL LAYOUT - HERRINGBONE PATTERN

DESIGN GUIDELINES		
LOAD DESCRIPTION	CBR 2 - 4%	CBR > 4%
Heavy Fire Truck Access & H/HS-20 loading. Typical 110 psi (758 kPa) tire pressure. Single axle loadings of 32 kips (145 kN), tandem axle loadings of 48 kips (220 kN). Gross vehicle weight of 80,000 lbs (36.3 MT). Infrequent passes.	Design 1 - 6" Base	Design 2 - 4" Base
Light Fire Truck Access & H/HS-15 loading. Typical 85 psi (586 kPa) tire pressure. Single axle loadings of 24 kips (110 kN). Gross vehicle loads of 60,000 lbs (27.2 MT). Infrequent passes.	Design 2 - 4" Base	Design 3 - 2" Base
Utility & Delivery Truck Access & H/HS-10 loading. Typical 60 psi (414 kPa) tire pressure. Single axle loadings of 16 kips (75 kN). Gross vehicle loads of 40,000 lbs (18.1 MT). Infrequent passes.	Design 3 - 2" Base	Design 3 - 2" Base
Cars & Pick-up Truck Access. Typical 45 psi (310 kPa) tire pressure. Single axle loadings of 4 kips (18 kN). Gross vehicle loads of 8,000 lbs (3.6 MT). Infrequent passes.	Design 4 - No Base	Design 4 - No Base
Trail Use. Loading for pedestrian, wheelchair, equestrian, bicycle, motorcycle and ATV traffic.	Design 4 - No Base	Design 4 - No Base

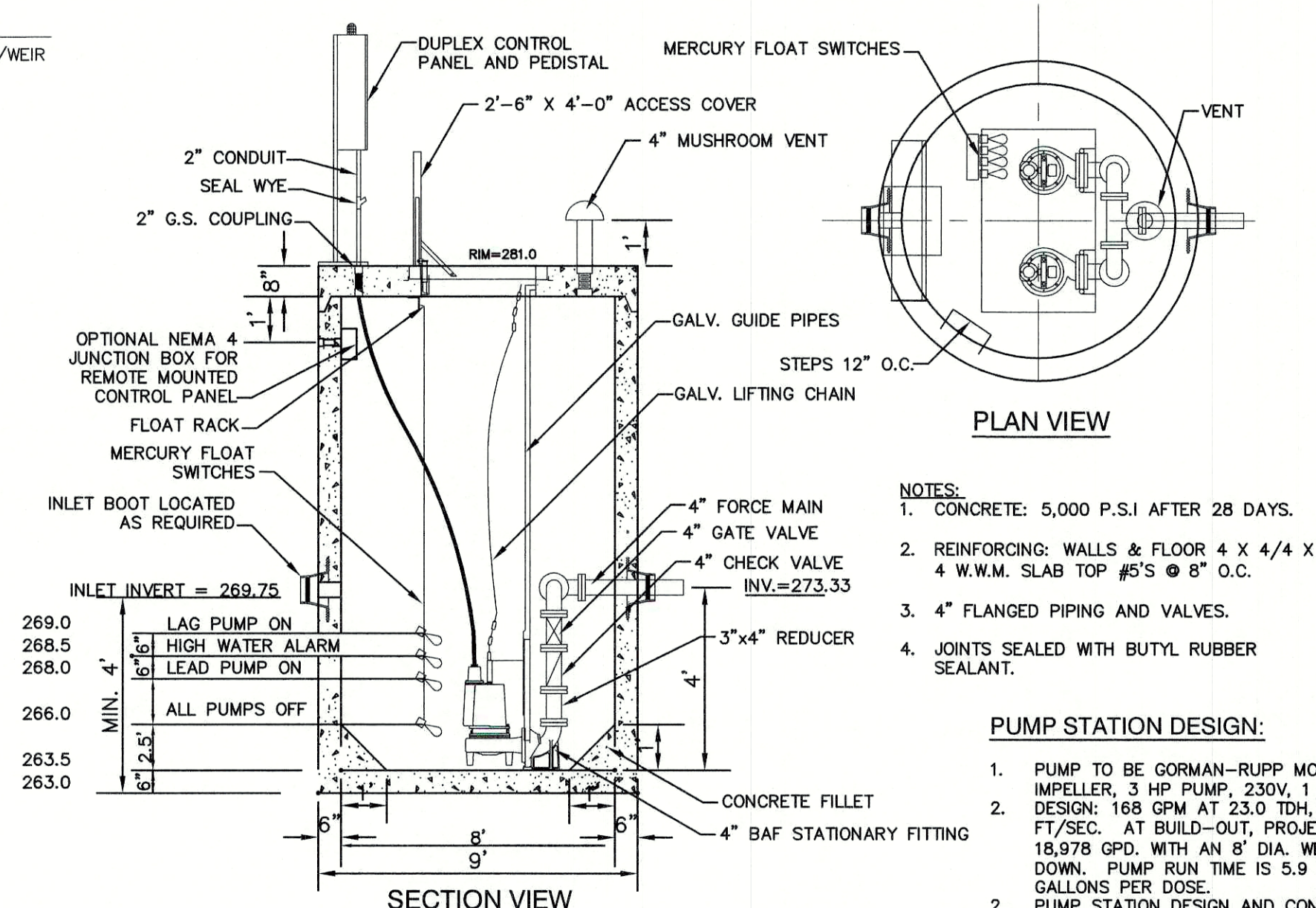
- Notes:
- This information is based on the use of Geoblock 5150 manufactured by Presto Products Co. All rights reserved. Any use of this information for any rigid porous paver product other than that manufactured by Presto is strictly prohibited and makes this information invalid.
 - Engineered base is a homogenous mixture consisting of open graded crushed aggregate having an AASHTO # 5 or similar designation blended with pulverized topsoil and a void component generally containing air and/or water. This homogenous mixture will promote vegetative growth and provide required structural support. The aggregate portion shall have a particle range from 9.5 mm to 25 mm (0.375 to 1.0 in) with a D50 of 13 mm (0.5 in). The percentage void-space of the aggregate portion when compacted shall be at least 30%. The pulverized topsoil portion shall equal 33% +/- of the total volume and be added and blended to produce a homogenous mixture prior to placement.
 - If required, provide a non-woven geotextile separation layer and install in accordance with Manufacturer recommendations including overlaps based on sub grade CBR.
 - Connect Geoblock 5150 panels with the interlocking offset tab so that adjacent sections have horizontally level profiles.
 - Refer to the Geoblock 5150 Design and Construction Overview for a complete description of the design and construction methods.

GEOBLOCK 5150 MATERIAL SPECIFICATION	
MATERIAL	UP TO 100% RECYCLED POLYETHYLENE
COLOR	RANGES DARK SHADES GRAY TO BLACK
CHEMICAL RESISTANCE	SUPERIOR
CARBON BLACK FOR UV STABILIZATION, %	1.5 TO 2.0%
UNIT MIN CRUSH STRENGTH - EMPTY @ 70F (21C)	420 PSI (2,900 KPa)
UNIT MIN CRUSH STRENGTH - SAND FILLED @ 70F (21C)	7,058 PSI (48,734 KPa)
FLEXURAL MODULUS @ 73F (21C)	35,000 PSI (240,000 KPa)
NOMINAL DIMENSIONS - WIDTH X LENGTH	20 X 40 IN (0.5 X 1.0 M)
NOMINAL UNIT DEPTH	2 IN (50 MM)
NOMINAL AREA	5.3 SQFT (0.5 SOMTR)
CELLS PER UNIT	72
CELL SIZE	3.1 X 3.2 IN (79 X 81 MM)
TOP OPEN AREA PER UNIT	87%
BOTTOM OPEN AREA PER UNIT	41%
INTERLOCKING OFFSET SHEAR TRANSFER PINS	12 TABS PER 40 IN (PER 1 M)
NOMINAL WEIGHT PER UNIT	8.7 LBS (4.0 KG)
RUNOFF COEFFICIENT @ 2.5 IN/HR (64 MM) RAIN	0.15
UNITS PER PALLET	50



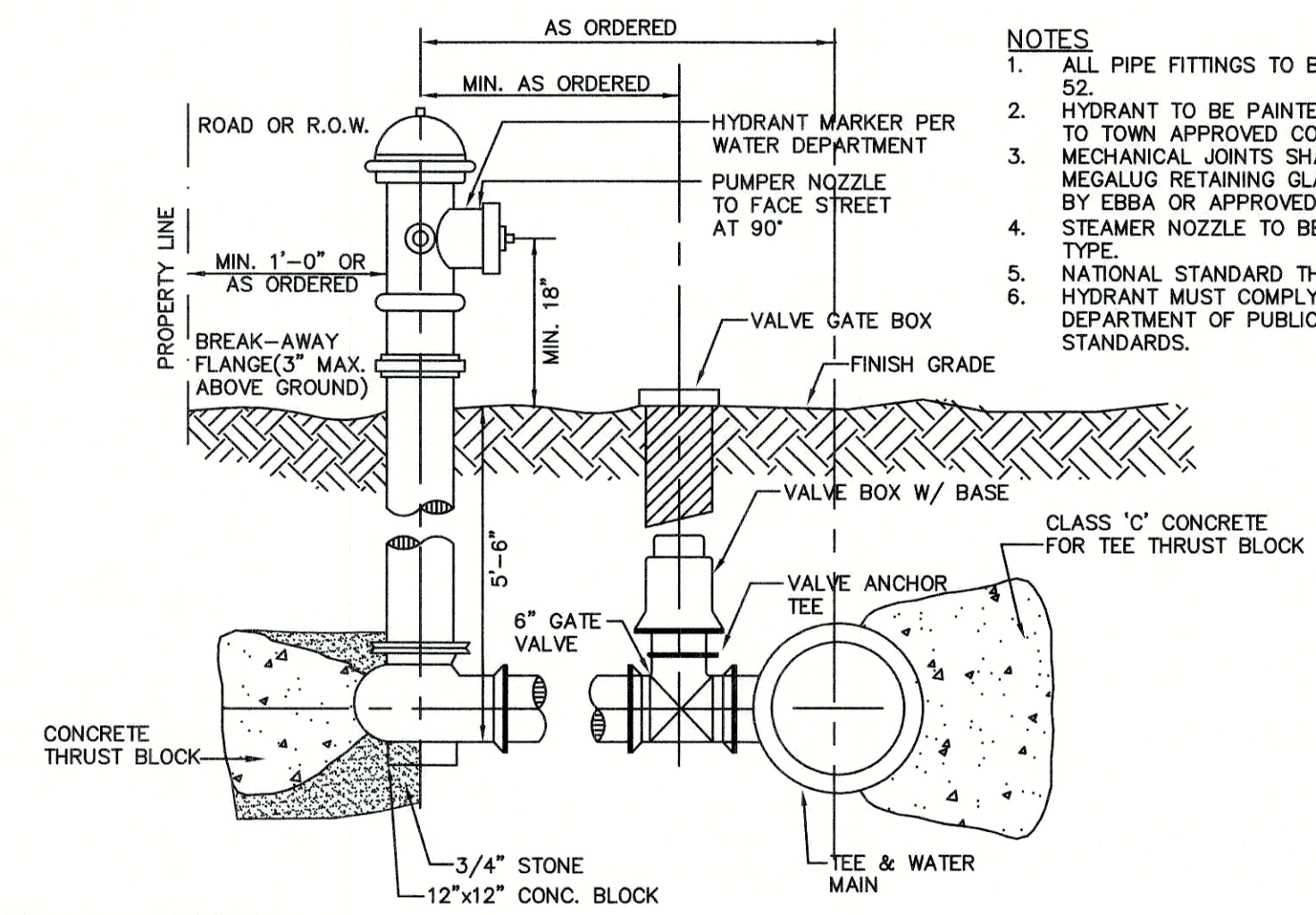
GEOBLOCK 5150

NOT TO SCALE



SEWER PUMP STATION #1

NOT TO SCALE



HYDRANT INSTALLATION

NOT TO SCALE

- NOTES
- ALL PIPE FITTINGS TO BE D.I. CLASS 52
 - HYDRANT TO BE PAINTED AT FACTORY TO TOWN APPROVED COLORS.
 - MECHANICAL JOINTS SHALL HAVE MEGALING RETAINING GLANDS AS MADE BY EBBA OR APPROVED EQUAL. STEAMER NOZZLE TO BE "STORCH" TYPE.
 - NATIONAL STANDARD THREAD.
 - HYDRANT MUST COMPLY WITH ALL DEPARTMENT OF PUBLIC WORKS STANDARDS.

APPROVED - FRANKLIN, MA PLANNING BOARD

DATE:

Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS NOTED	Project No.: 13153
Drawing Name: 13153-PLAN.dwg		
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Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

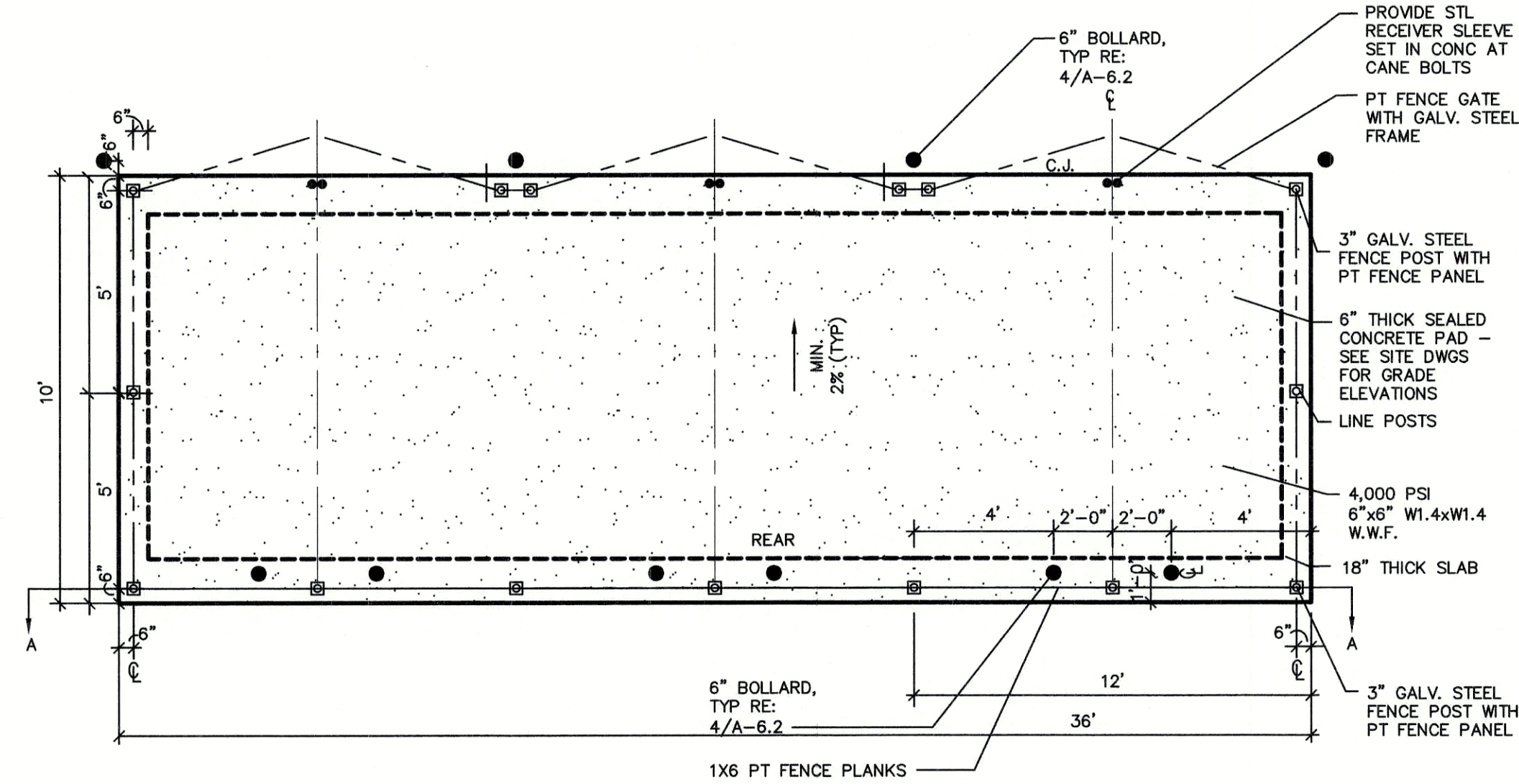
Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.	D7
SHEET 16 OF 19	JBE PROJECT NO. 13153

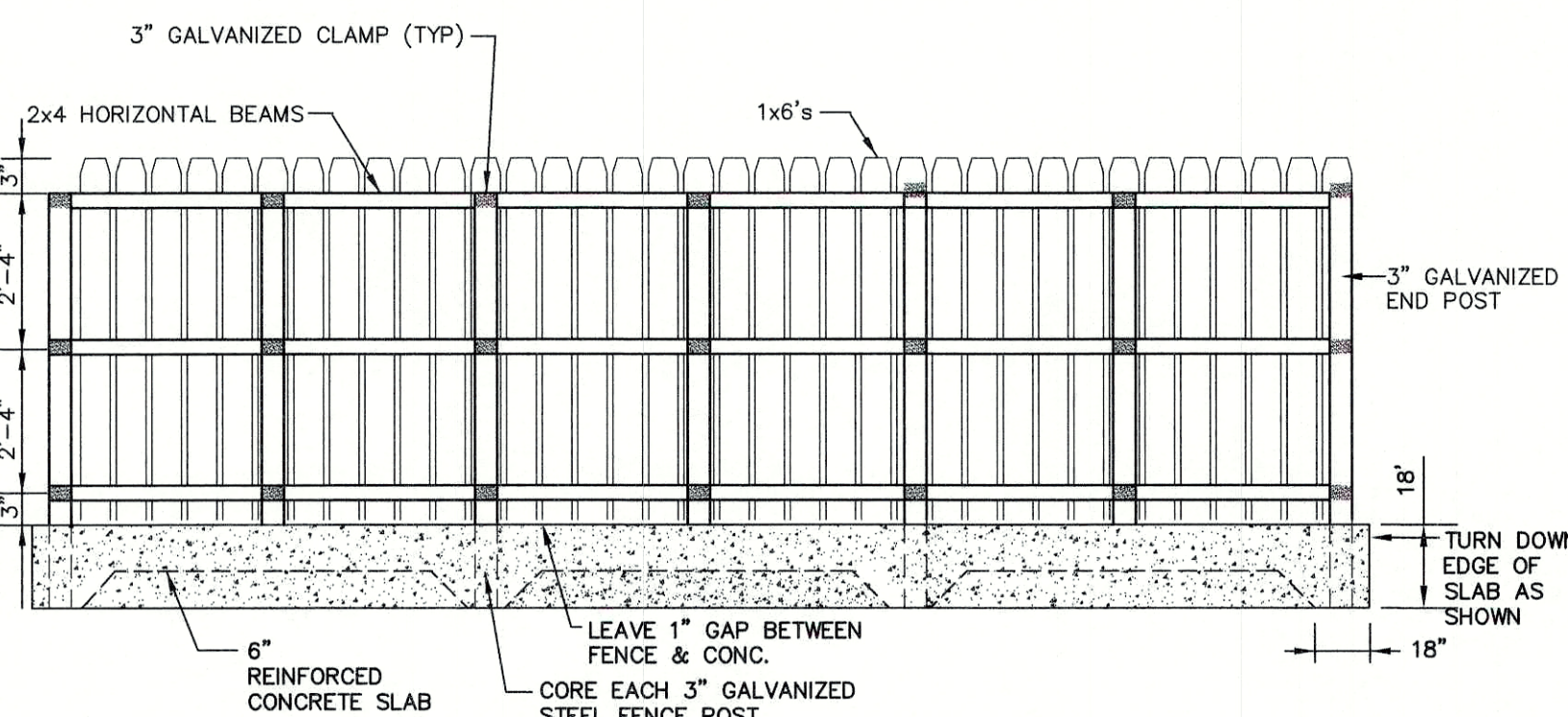
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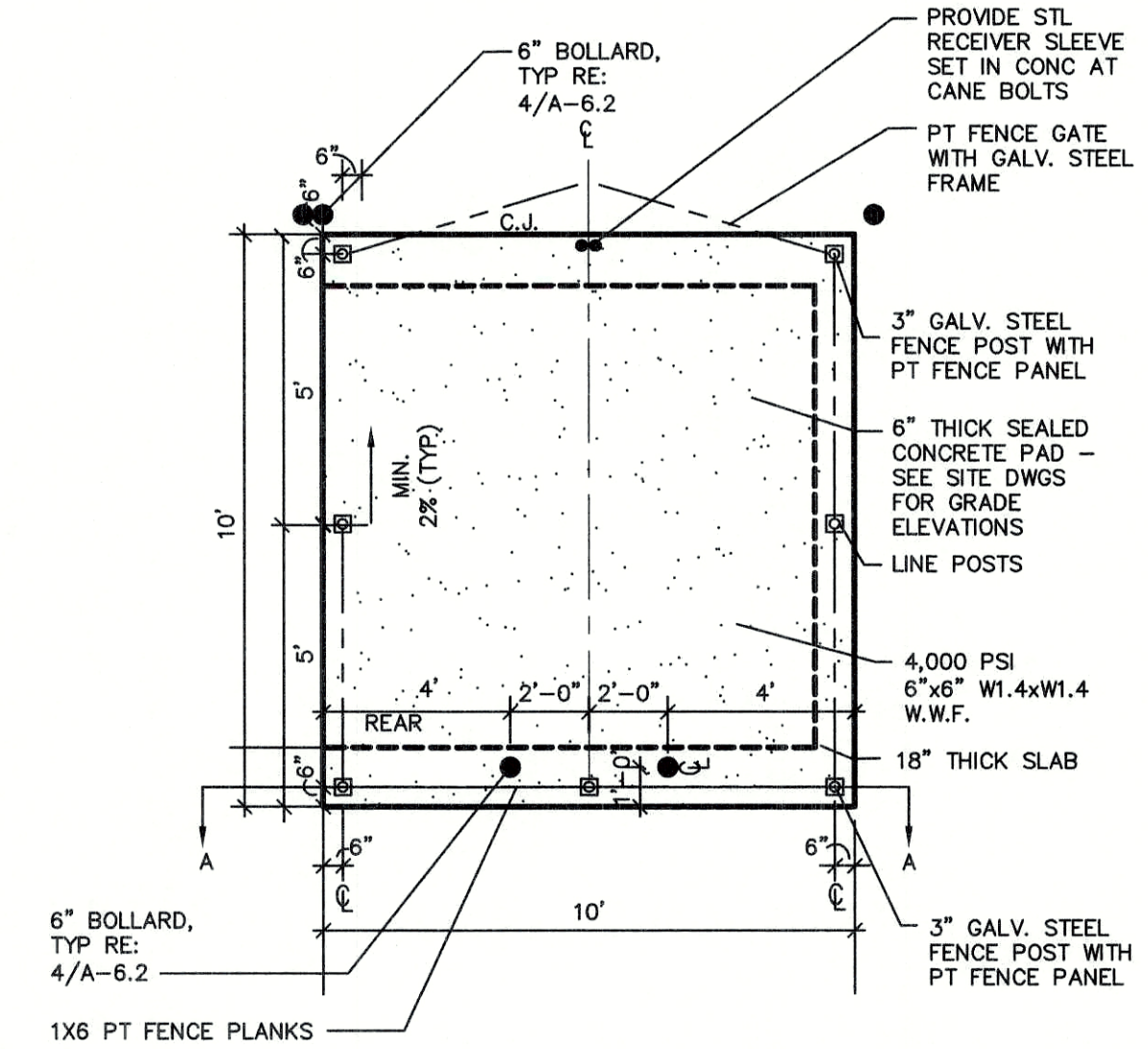
TRIPLE DUMPSTER ENCLOSURE PLAN

NOT TO SCALE

- NOTES**
1. ALL LUMBER TO BE PRESSURE TREATED.
 2. WOOD FENCE TO BE PAINTED OR STAINED TO MATCH BUILDING FOUNDATION.
 3. DUMPSTER SIZE VARIES, SEE SITE PLANS FOR SCREENING SIZE



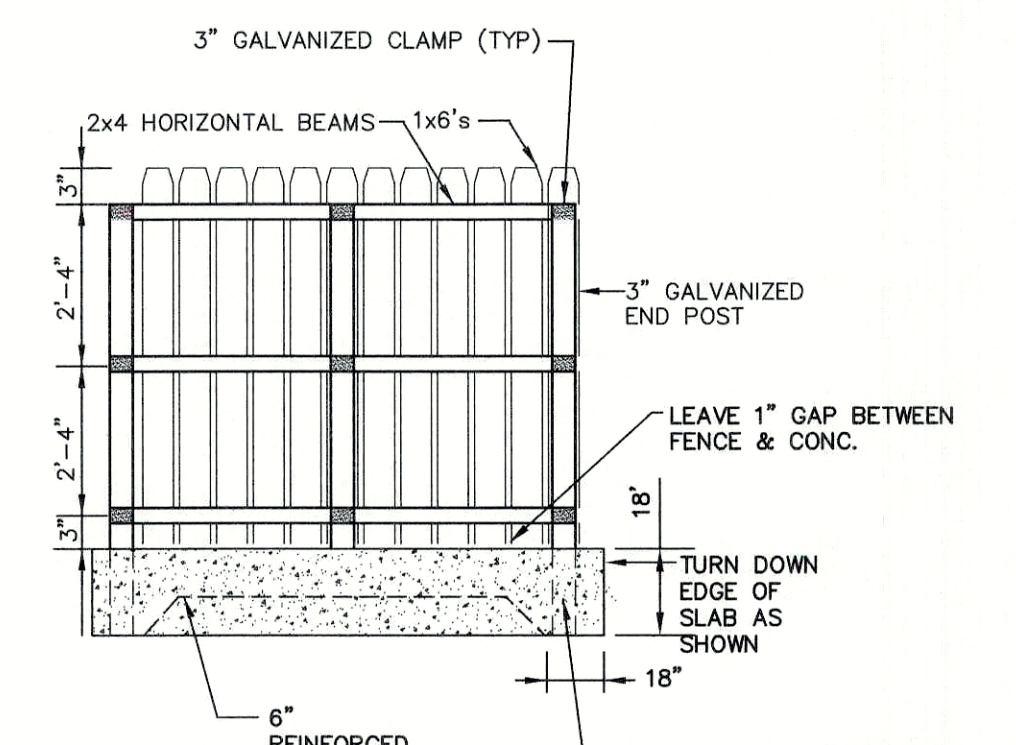
SECTION A-A



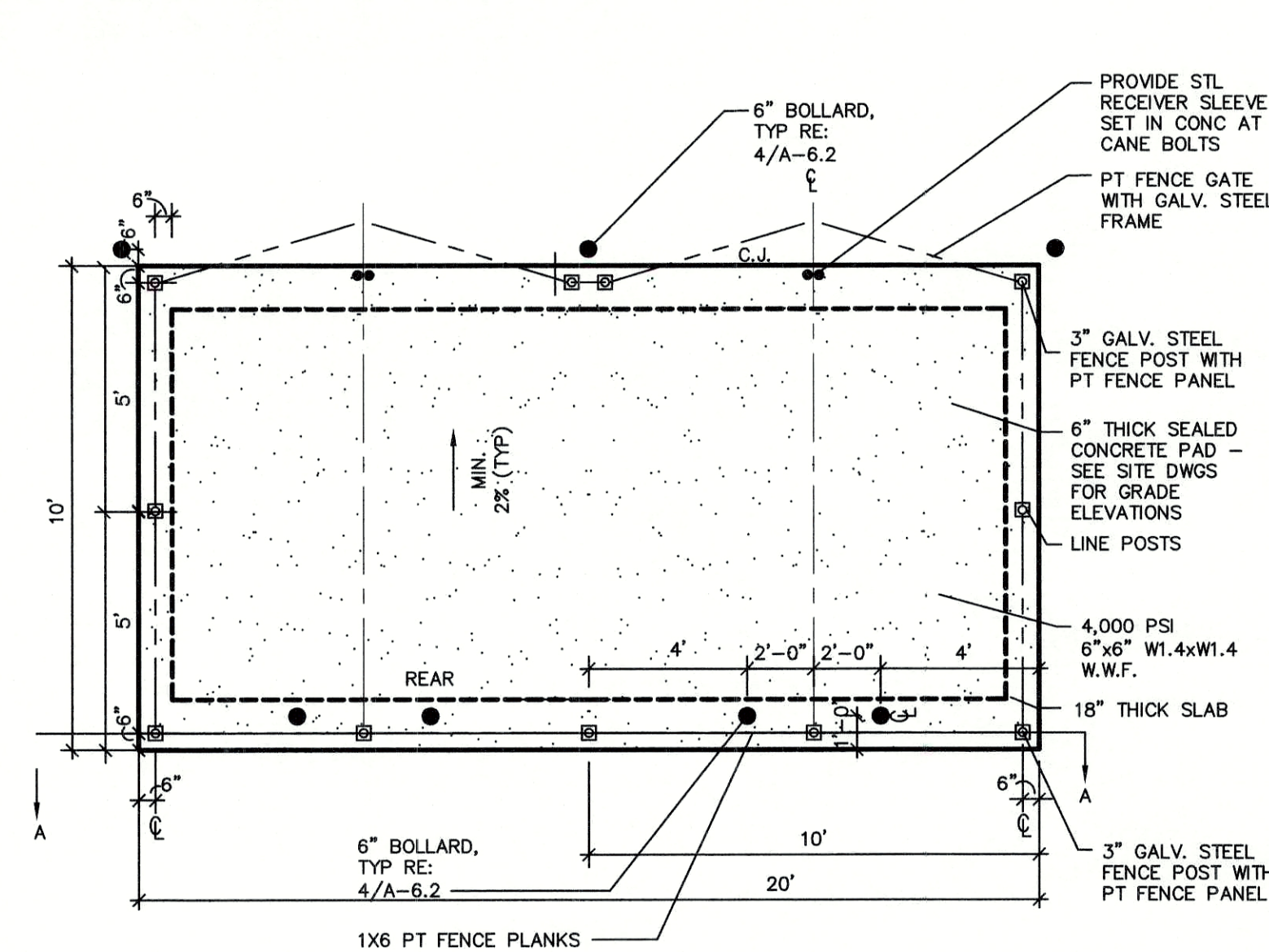
SINGLE DUMPSTER ENCLOSURE PLAN

NOT TO SCALE

- NOTES**
1. ALL LUMBER TO BE PRESSURE TREATED.
 2. WOOD FENCE TO BE PAINTED OR STAINED TO MATCH BUILDING FOUNDATION.
 3. DUMPSTER SIZE VARIES, SEE SITE PLANS FOR SCREENING SIZE



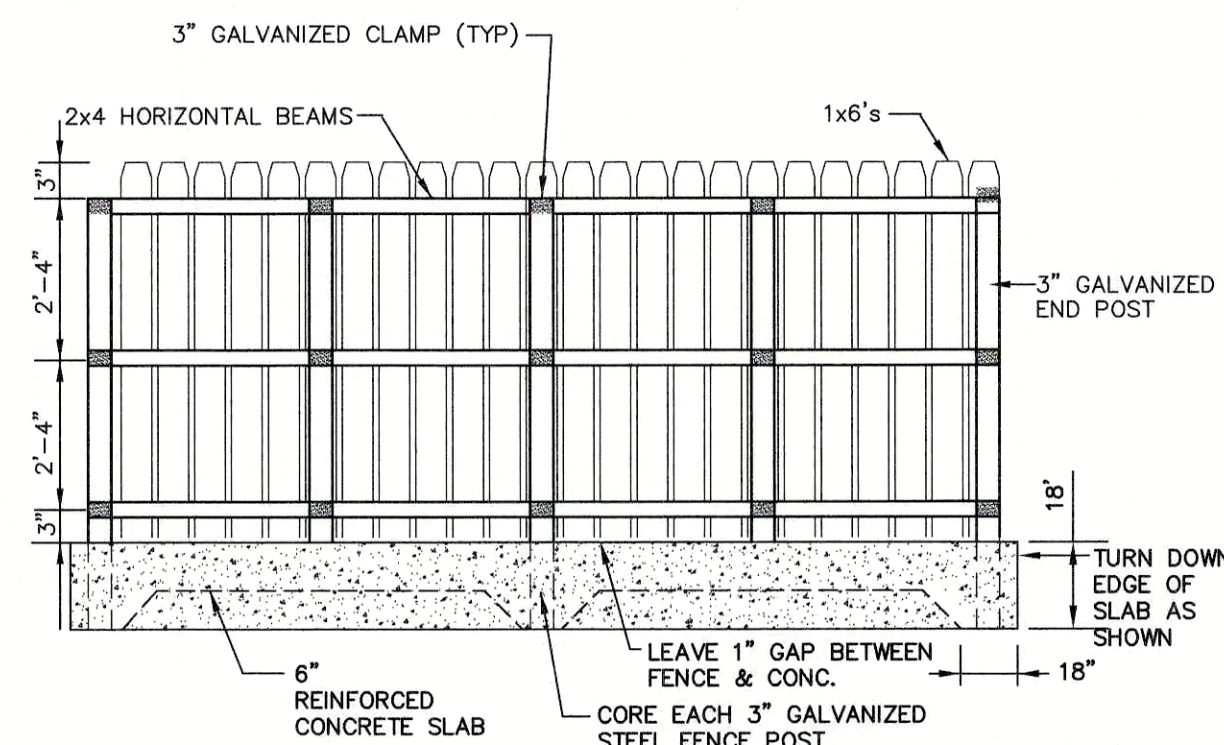
SECTION A-A



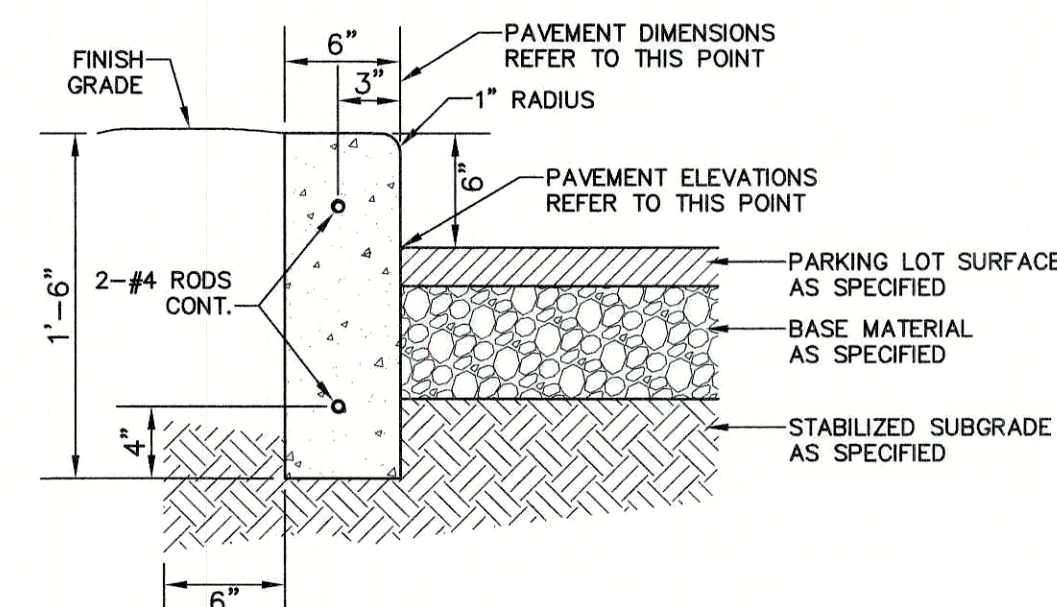
DOUBLE DUMPSTER ENCLOSURE PLAN

NOT TO SCALE

- NOTES**
1. ALL LUMBER TO BE PRESSURE TREATED.
 2. WOOD FENCE TO BE PAINTED OR STAINED TO MATCH BUILDING FOUNDATION.
 3. DUMPSTER SIZE VARIES, SEE SITE PLANS FOR SCREENING SIZE

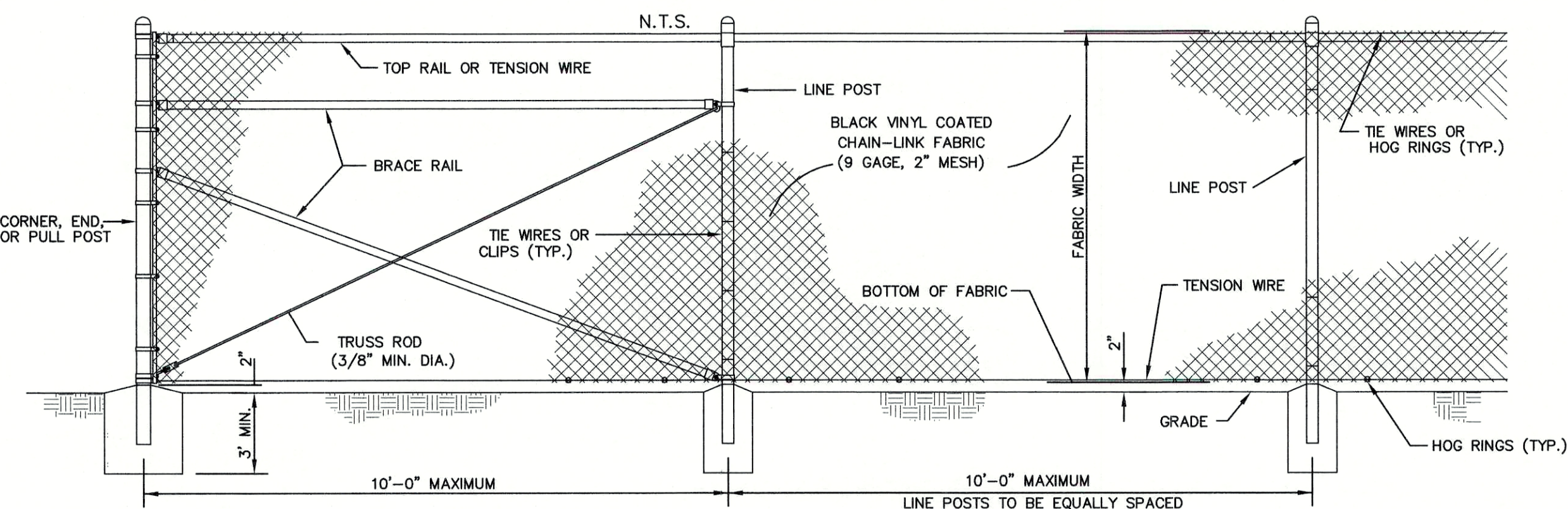


SECTION A-A



VERTICAL REINFORCED CONCRETE CURB

NOT TO SCALE

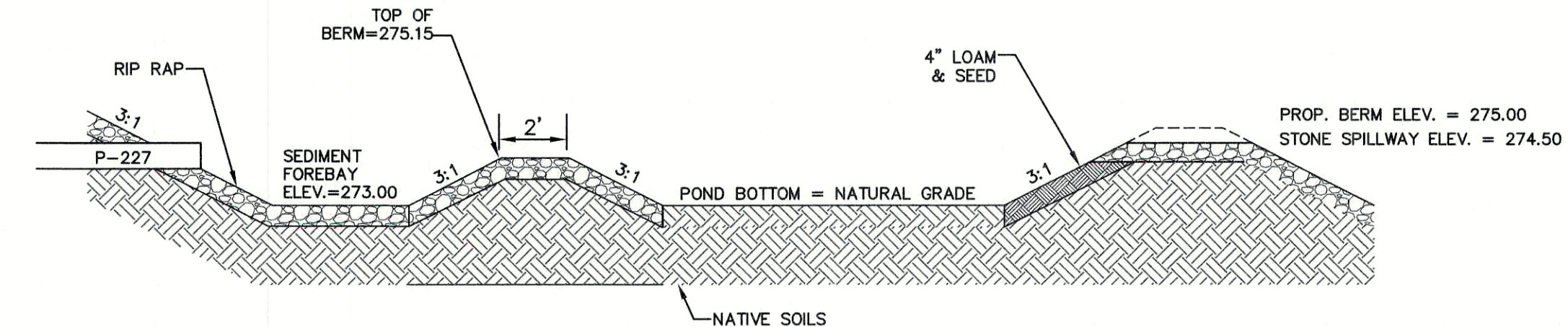


PUMP STATION DESIGN:

1. BLACK SLAT LATTICE TO BE INTERWOVEN IN CHAIN LINK FENCE TO PROVIDE SCREENING.
2. DEPTH OF POST AT INSERTION POINT TO BE EQUAL TO TWICE THE HEIGHT OF 1:1 SLOPE AT EACH POST LOCATION.

6' HIGH BLACK VINYL CHAIN-LINK FENCE

NOT TO SCALE



ISOLATED WETLAND REPLICATION AREA/CONSTRUCTED WETLAND DETAIL

NOT TO SCALE

APPROVED - FRANKLIN, MA
PLANNING BOARD

DATE:

Design: WGM Draft: FMK Date: 05/06/20
 Checked: WGM Scale: AS NOTED Project No.: 13153
 Drawing Name: 13153-PLAN.dwg
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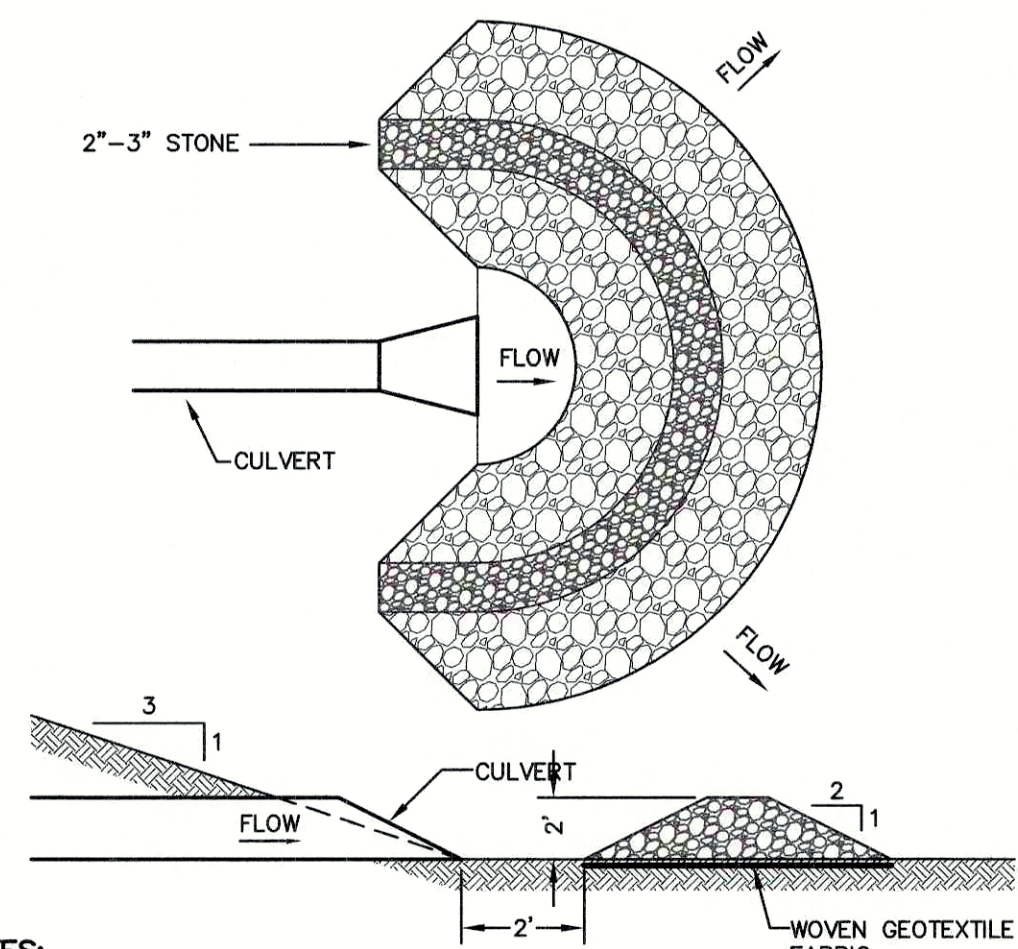
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 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746
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 E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
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Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.
D8
 SHEET 17 OF 19
 JBE PROJECT NO. 13153

DATE:

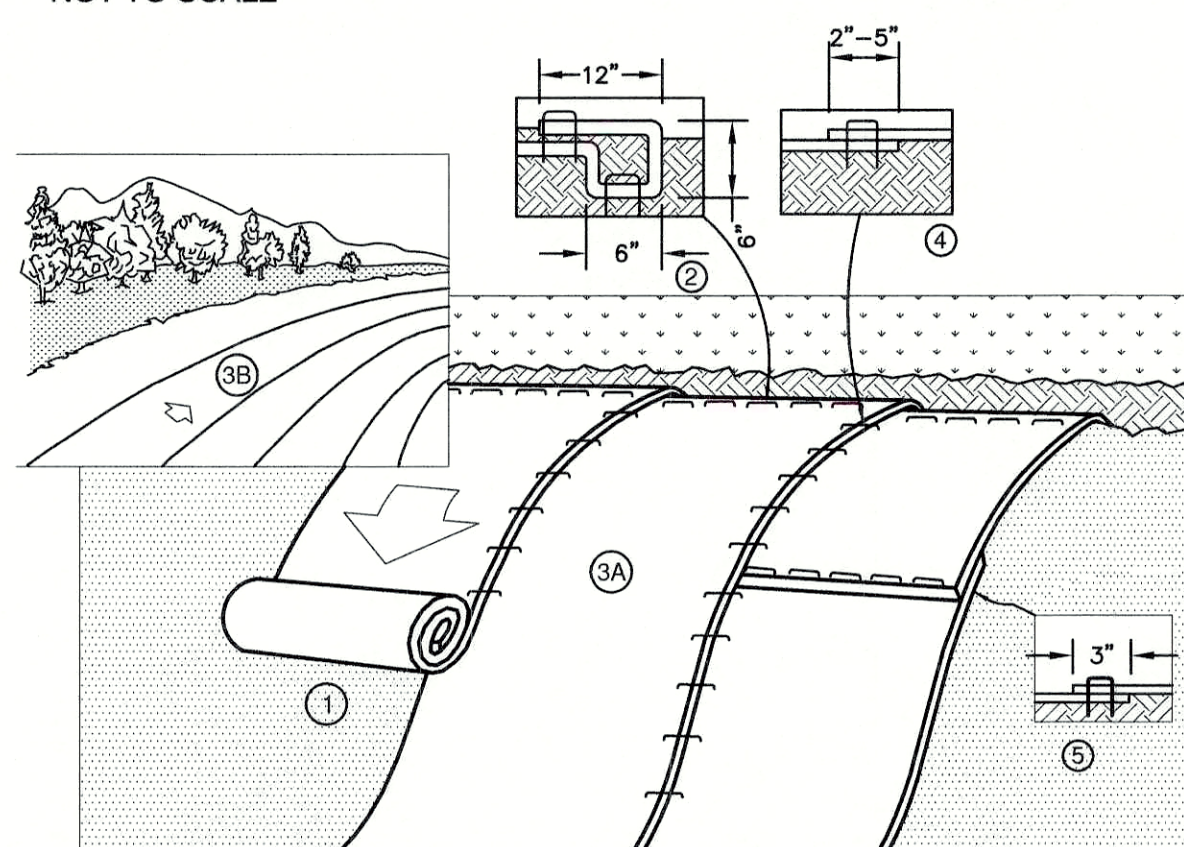


NOTES:

1. TEMPORARY CULVERT INLET PROTECTION CHECK DAMS SHALL BE CONSTRUCTED OF 2-3" STONE OVER WOVEN GEOTEXTILE FABRIC.
2. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURE WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE STRUCTURE WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE STRUCTURE.
4. STRUCTURE SHALL BE REMOVED WHEN THE SITE IS STABILIZED WITH THE PROPOSED RIP RAP FIELD. AREAS OUTSIDE THE RIP RAP FIELD ARE TO BE VEGETATED AND SMOOTHED.

TEMPORARY CULVERT OUTLET PROTECTION CHECK DAM

NOT TO SCALE



NOTES:

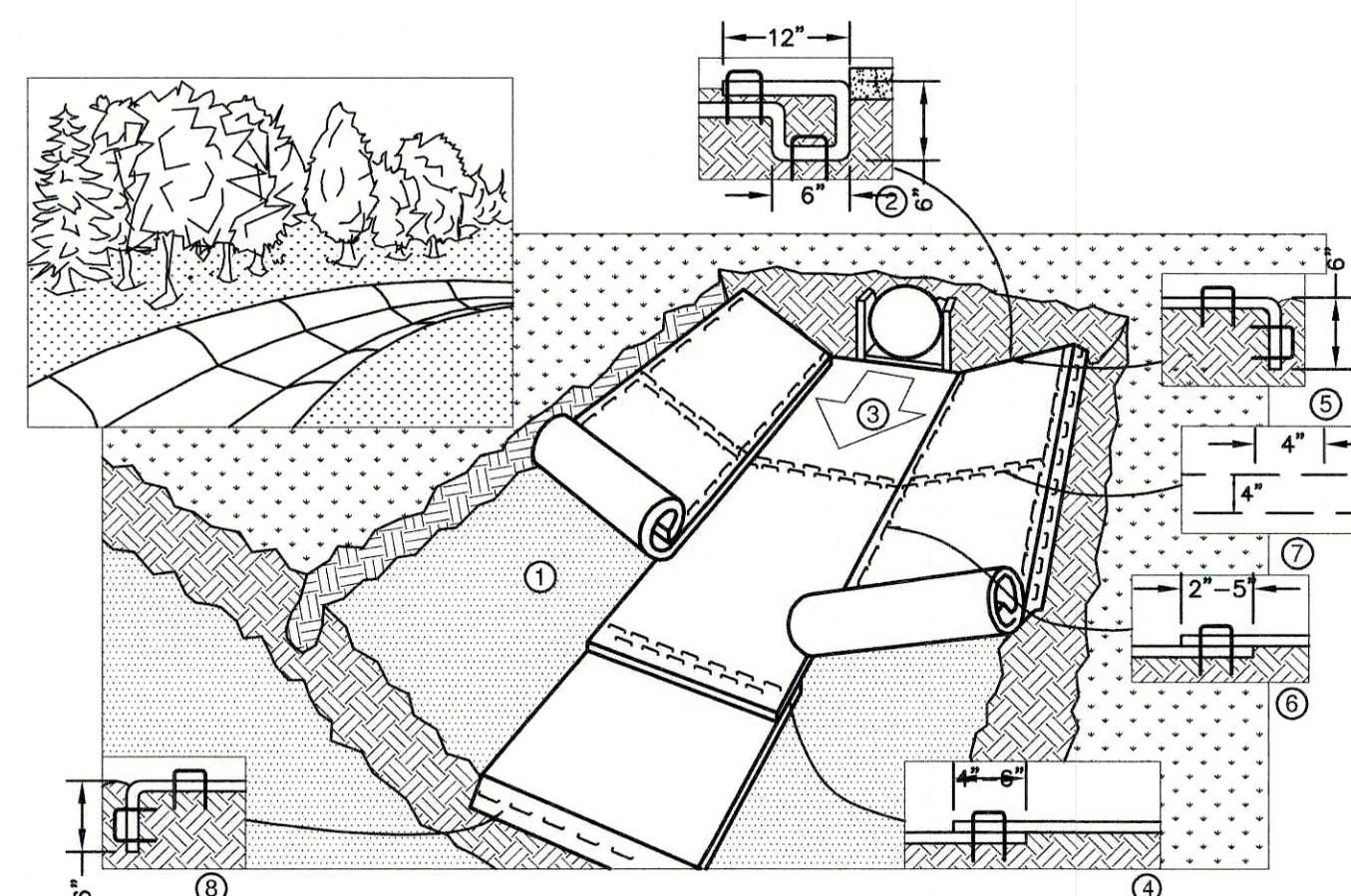
1. EROSION CONTROL BLANKET SHALL BE BIONET S75 AS PRODUCED BY NORTH AMERICAN GREEN (OR AN EQUIVALENT NATURAL MATERIAL MATTING APPROVED IN WRITING BY THE ENGINEER).
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
4. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
6. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH
EVANSVILLE, INDIANA 47725
1-800-772-2040

(North American Green)

EROSION CONTROL BLANKET SLOPE INSTALLATION

NOT TO SCALE

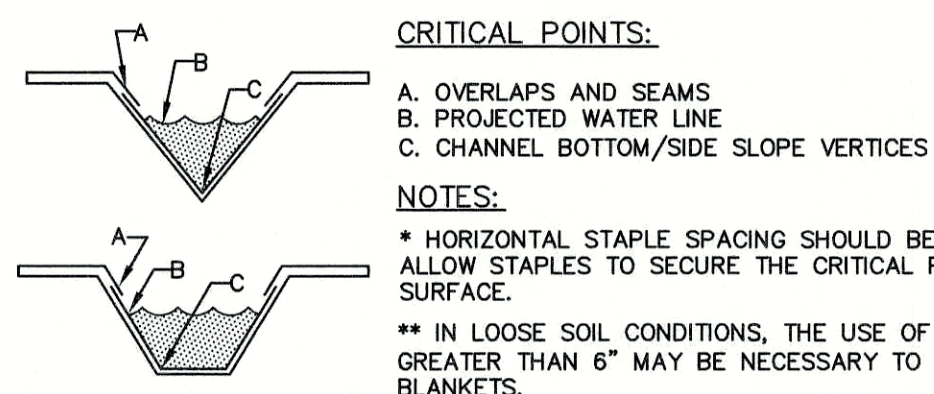


NOTES:

1. EROSION CONTROL BLANKET SHALL BE BIONET S75 AS PRODUCED BY NORTH AMERICAN GREEN (OR AN EQUIVALENT NATURAL MATERIAL MATTING APPROVED IN WRITING BY THE ENGINEER).
2. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
3. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
4. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
5. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
6. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
7. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (DEPENDING ON BLANKET TYPE) AND STAPLED. TO INSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
8. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
9. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

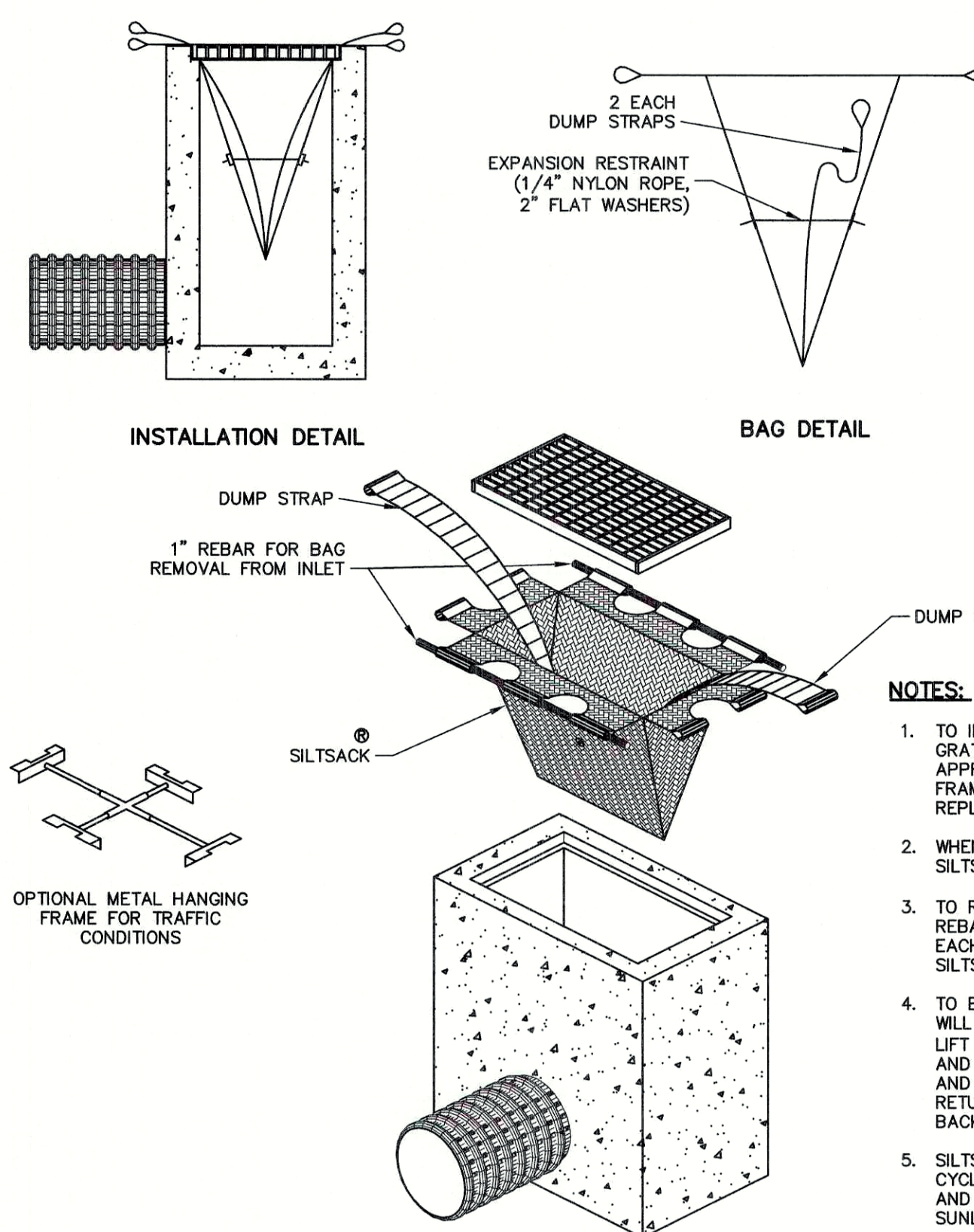
NORTH AMERICAN GREEN
14649 HIGHWAY 41 NORTH
EVANSVILLE, INDIANA 47725
1-800-772-2040

CRITICAL POINTS:



EROSION CONTROL BLANKET SWALE INSTALLATION
(North American Green)

NOT TO SCALE

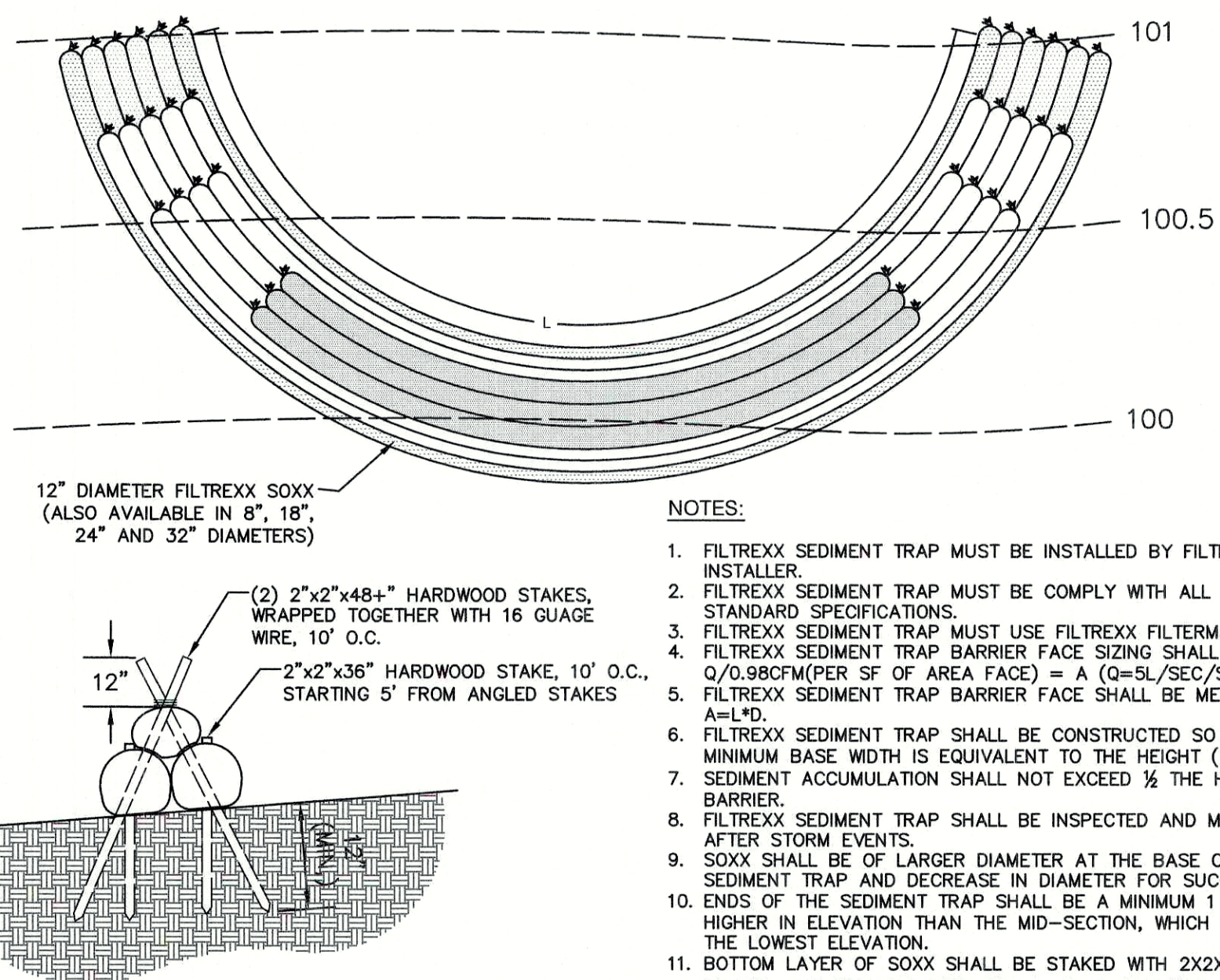


NOTES:

1. TO INSTALL SILTSACK IN THE CATCH BASIN, REMOVE THE GRATE AND PLACE THE SACK IN THE OPENING. HOLD APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME. THIS IS THE AREA OF THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.
2. WHEN THE RESTRAINT CORD IS NO LONGER VISIBLE, SILTSACK IS FULL AND SHOULD BE EMPTIED.
3. TO REMOVE SILTSACK, TAKE TWO PIECES OF 1" DIAMETER REBAR AND PLACE THROUGH THE LIFTING LOOPS ON EACH SIDE OF THE SACK TO FACILITATE THE LIFTING OF SILTSACK.
4. TO EMPTY SILTSACK, PLACE UNIT WHERE THE CONTENTS WILL BE COLLECTED. PLACE THE REBAR THROUGH THE LIFT STRAPS (CONNECTED TO THE BOTTOM OF THE SACK) AND LIFT. THIS WILL LIFT SILTSACK FROM THE BOTTOM AND EMPTY THE CONTENTS. CLEAN OUT AND RINSE. RETURN SILTSACK TO ITS ORIGINAL SHAPE AND PLACE BACK IN THE BASIN.
5. SILTSACK IS REUSABLE. ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE SILTSACK FROM THE BASIN AND CLEAN. SILTSACK SHOULD BE STORED OUT OF SUNLIGHT UNTIL NEXT USE.

SILTSACK INLET SEDIMENT CONTROL DEVICE
TYPE A - WITHOUT CURB DEFLECTOR

NOT TO SCALE



NOTES:

1. FILTREXX SEDIMENT TRAP MUST BE INSTALLED BY FILTREXX CERTIFIED INSTALLER.
2. FILTREXX SEDIMENT TRAP MUST BE COMPLY WITH ALL FILTREXX STANDARD SPECIFICATIONS.
3. FILTREXX SEDIMENT TRAP MUST USE FILTREXX FILTERMEDIA.
4. FILTREXX SEDIMENT TRAP BARRIER FACE SIZING SHALL USE Q/0.98CFM(PER SF OF AREA FACE) = A (Q=SI/SEC/SQ.M)
5. FILTREXX SEDIMENT TRAP BARRIER FACE SHALL BE MEASURED AS A=Ld.
6. FILTREXX SEDIMENT TRAP SHALL BE CONSTRUCTED SO THAT THE MINIMUM BASE WIDTH IS EQUIVALENT TO THE HEIGHT (1H:1V). SEDIMENT ACCUMULATION SHALL NOT EXCEED 1/2 THE HEIGHT OF THE BARRIER.
7. FILTREXX SEDIMENT TRAP SHALL BE INSPECTED AND MAINTAINED AFTER STORM EVENTS.
8. SOXX SHALL BE OF LARGER DIAMETER AT THE BASE OF THE SEDIMENT TRAP AND DECREASE IN DIAMETER FOR SUCCESSIVE LAYERS.
9. ENDS OF THE SEDIMENT TRAP SHALL BE A MINIMUM 1 FT (30 CM) HIGHER IN ELEVATION THAN THE MID-SECTION, WHICH SHALL BE AT THE LOWEST ELEVATION.
10. BOTTOM LAYER OF SOXX SHALL BE STAKED WITH 2X2X36" WOODEN STAKES. SUCCESSIVE LAYERS SHALL BE STAKED WITH 1/2" REBAR AT A 45 DEGREE ANGLE.

GENERAL NOTES:

1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50% OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OFF AND STABILIZED.

FILTREXX SEDIMENT TRAP DETAIL

NOT TO SCALE

Design: WGM	Draft: RMK	Date: 05/06/20
Checked: WGM	Scale: AS NOTED	Project No.: 13153
Drawing Name: 13153-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		



5	09/17/20	REVISED PER PLANNING BOARD COMMENTS	EMP
4	09/09/20	REVISED PER CONSERVATION COMMISSION COMMENTS	EMP
3	09/03/20	REVISED PER PLANNING BOARD COMMENTS	EMP
2	08/19/20	REVISED PER REVIEW ENGINEER COMMENTS 2	EMP
1	07/31/20	REVISED PER REVIEW ENGINEER COMMENTS	EMP
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03888

Civil Engineering Services

603-772-4746
FAX: 603-772-0227
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	PROPOSED CENTRAL SQUARE 340 E CENTRAL STREET, FRANKLIN, MA
Owner of Record:	340 EAST CENTRAL. EPK PROPERTIES, LLC. LAND COURT CERTIFICATE 190576

DRAWING No.

E2

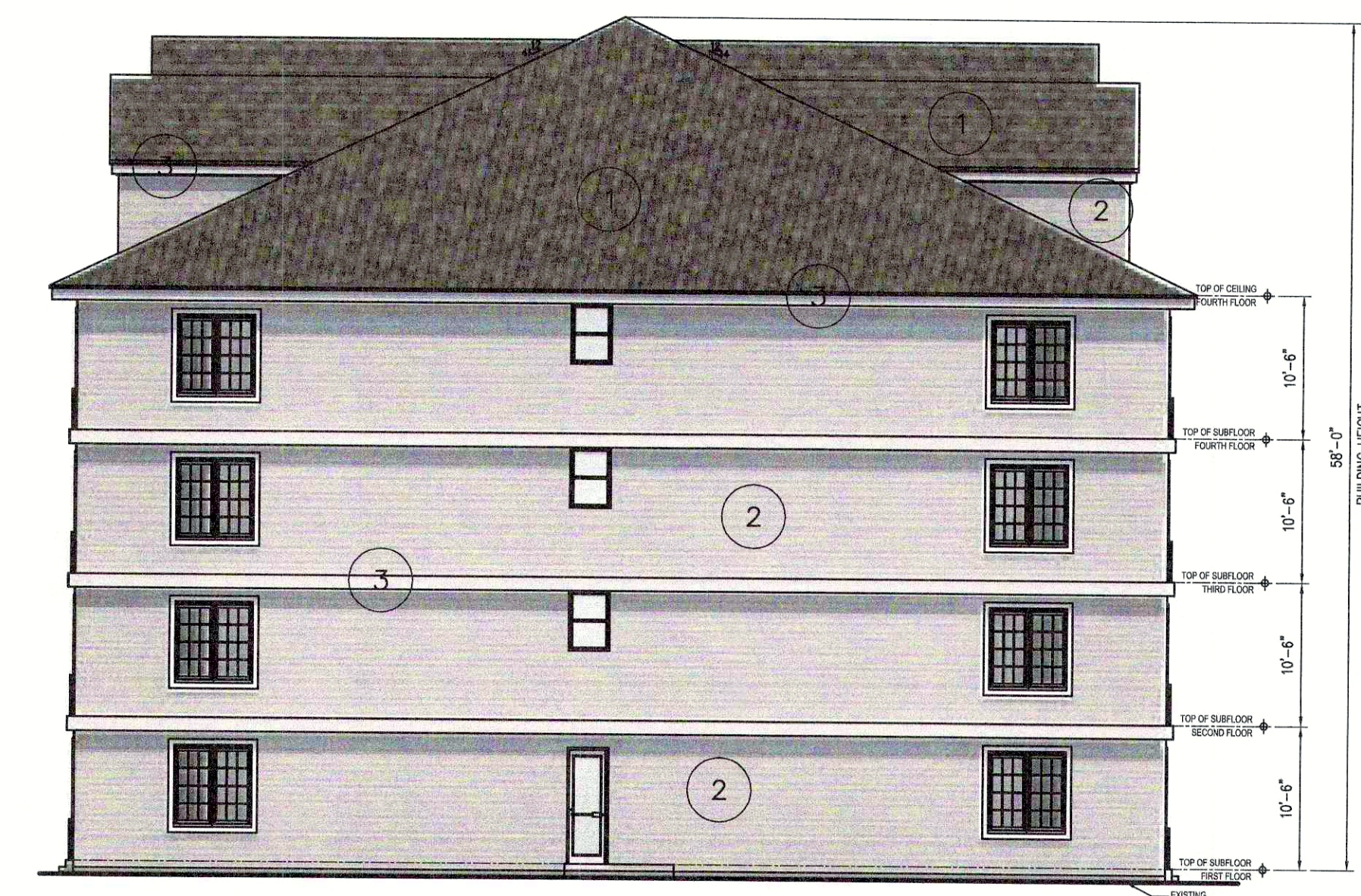
SHEET 19 OF 19
JBE PROJECT NO. 13153



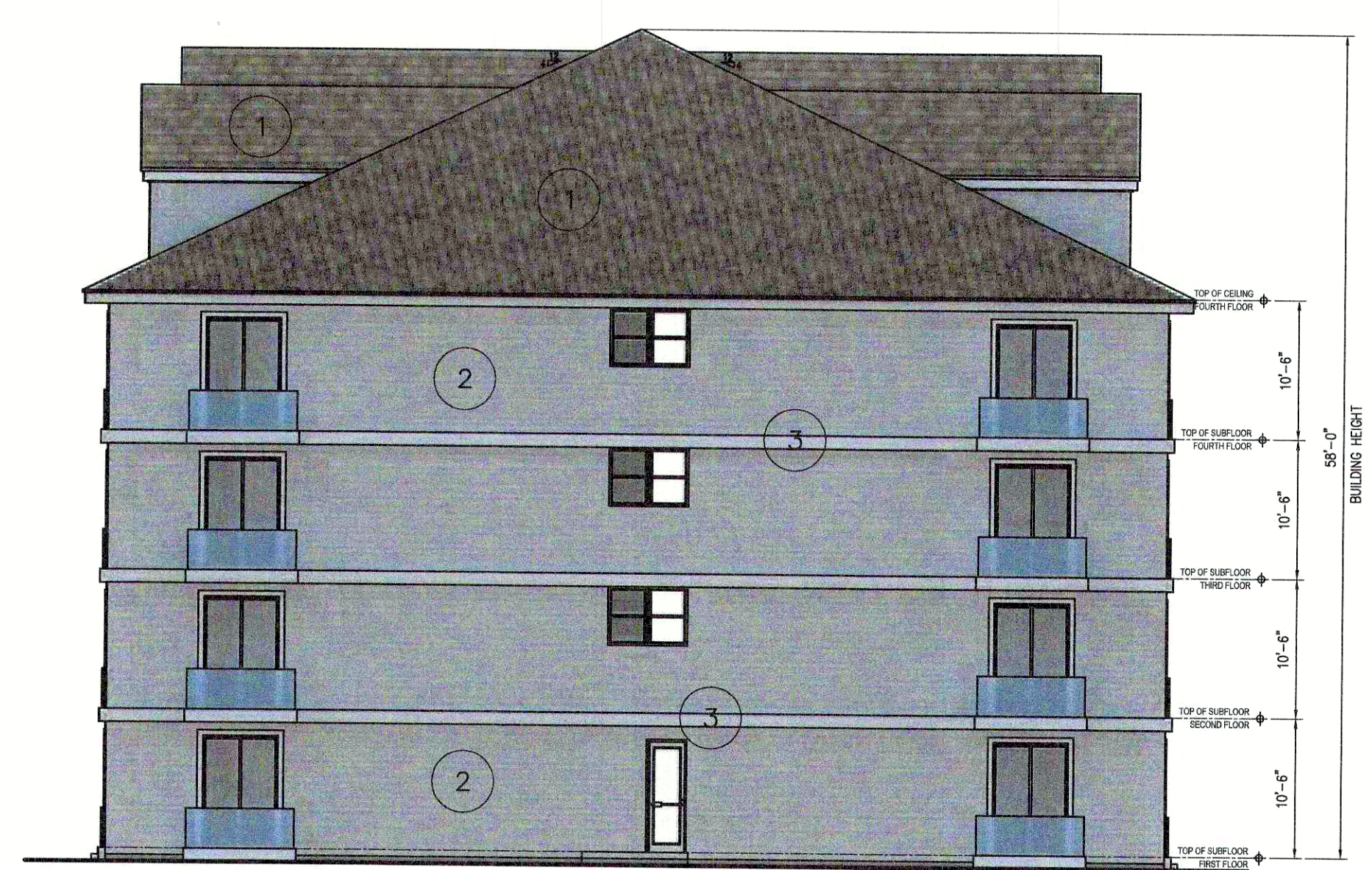
1 FRONT ELEVATION
A20



2 BACK ELEVATION
A20



3 RIGHT ELEVATION
A20

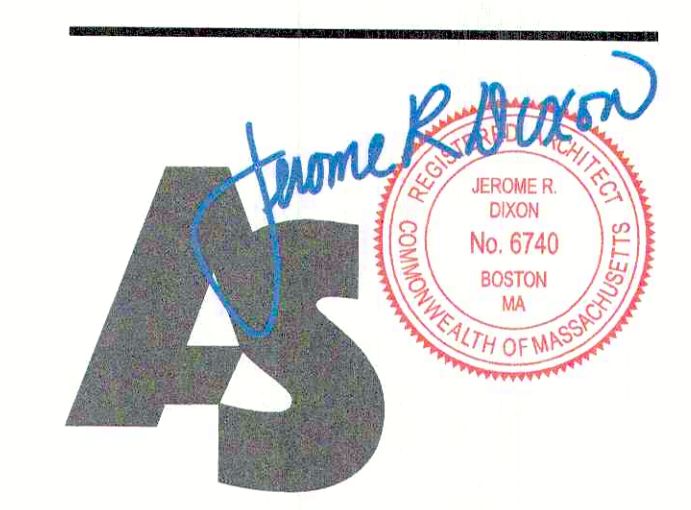


4 LEFT ELEVATION
A20

KEY TO ELEVATIONS

- 1 ROOF SYSTEM: ARCHITECTURAL SHINGLES EQUAL TO GAF TIMBERLINE
COLOR: CHORCOAL
- 2 FIBER CEMENTITIOUS SIDING EQUAL TO HARDIE PLANK MANUFACTURED
COLOR: PEARL GRAY
PATTERN: HORIZONTAL
- 3 TRIM AND ACCENT PANELS: PVC
COLOR: WHITE
- 4 FIBER CEMENTITIOUS SIDING EQUAL TO HARDIE PLANK MANUFACTURED
COLOR: SIMULATED WOOD (KHAKI BROWN)
PATTERN: VERTICAL
- 5 FIBER CEMENTITIOUS SIDING EQUAL TO HARDIE PLANK MANUFACTURED
COLOR: SIMULATED WOOD (WOODSTOCK BROWN)
PATTERN: VERTICAL

TAJ ESTATES
340 E Central Square
Franklin, MA



ARCHITECTS' STUDIO 1
Jerome R. Dixon, Architect

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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PHONE: 508.230.9684
FAX: 508.219.4693
E-mail: ARCHITECTSstudio1@oneoperation@gmail.com
WWW.ARCHITECTSSTUDIO1.COM

Conceptual
Architectural
Elevations Building A

DATE: 06-29-2020
DRAWN BY: LP
CHECKED BY: JRD
ARCHITECT'S PROJECT NO: J20013

3/32"=1'-0" 1/48
0 3 6 12 24 FEET

A20

C:\Users\lenin\Documents\CAS PROJECTS 2020\J20013 TAJ FRANKLIN\J2013 TAJ FRANKLIN ELEVATIONS V3.dwg, A20 ELEVATIONS, 9/18/2020 11:47:24 AM, AutoCAD PDF (General Documentation).pc3

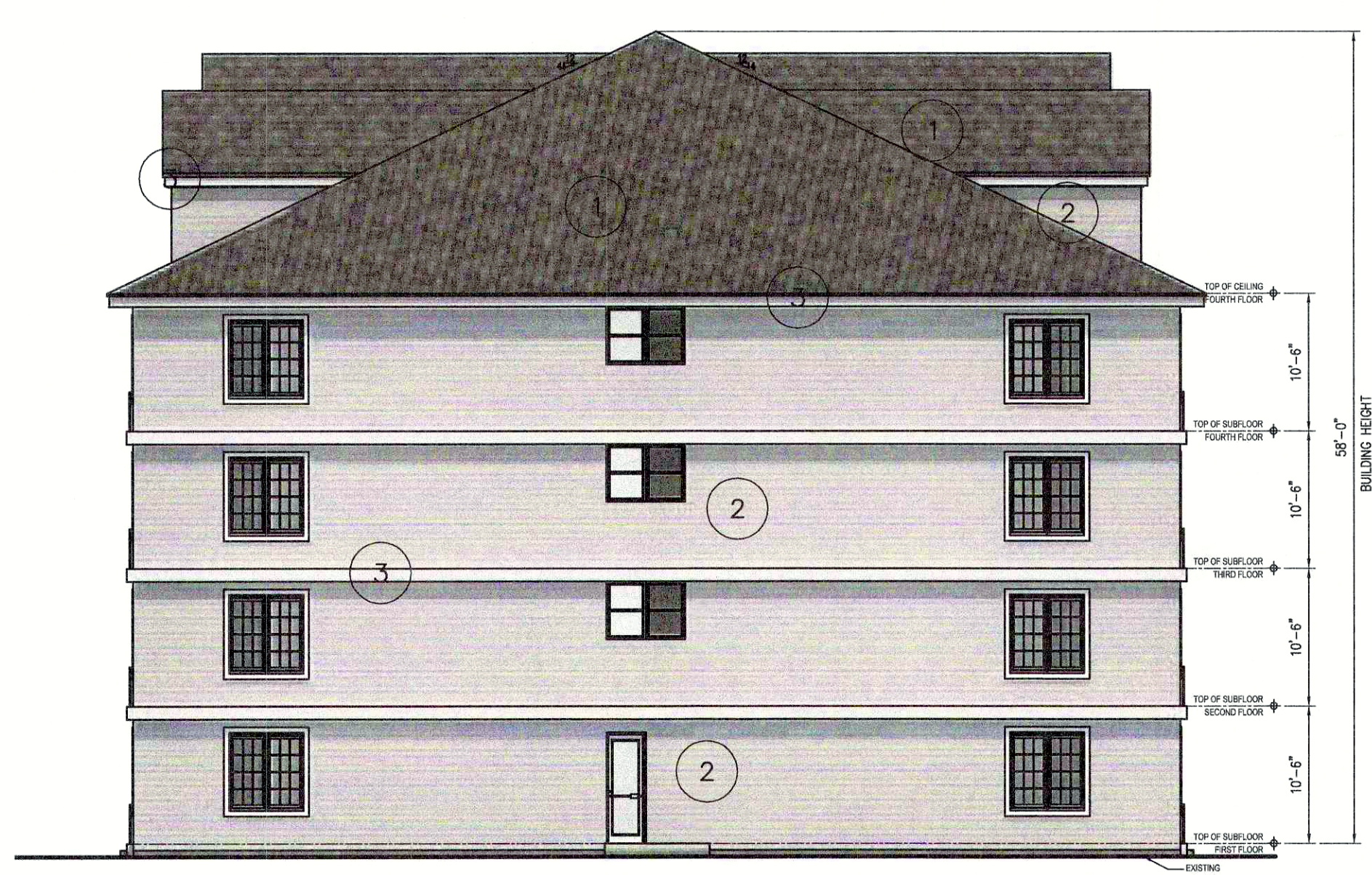
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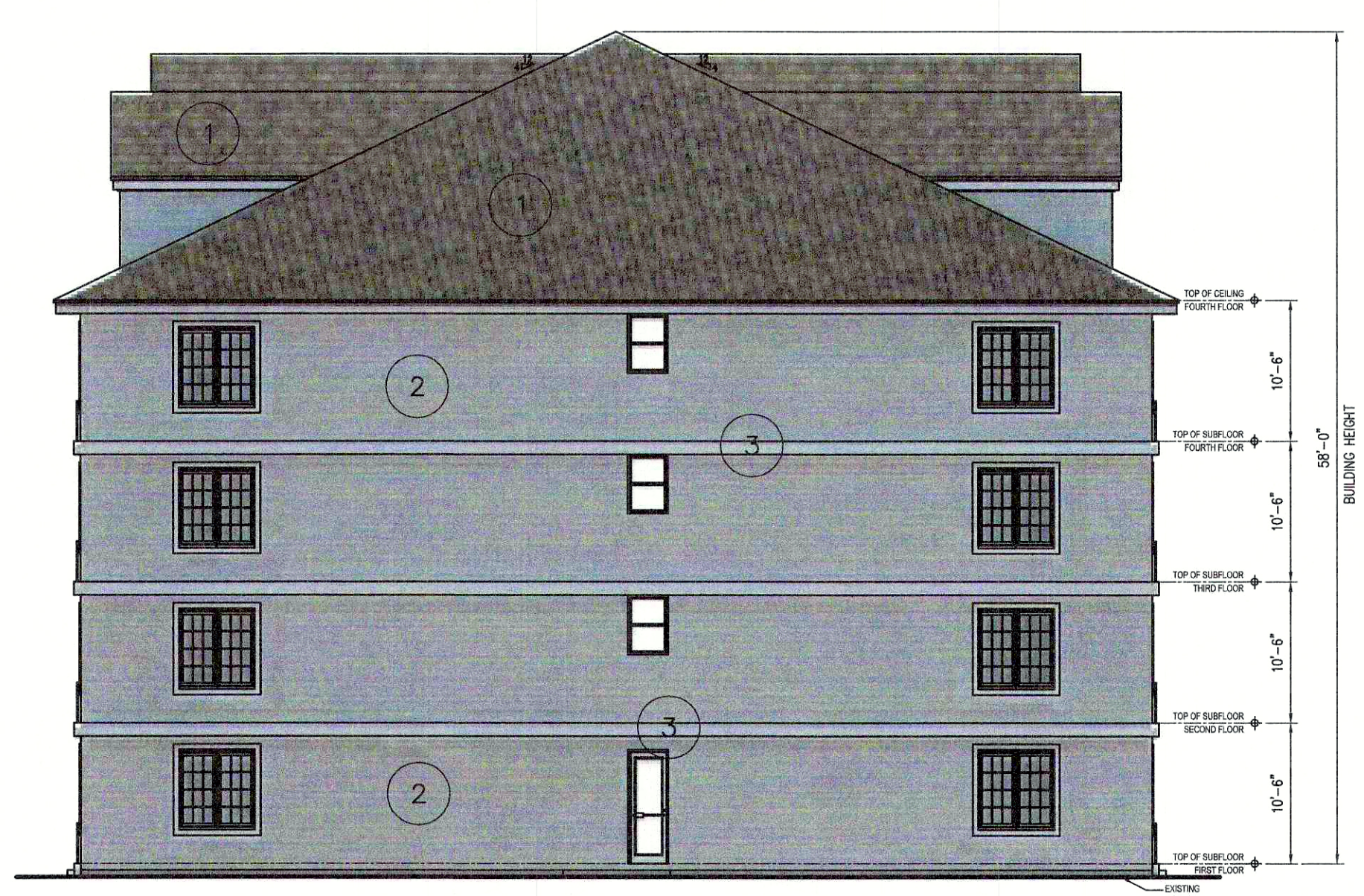
1 FRONT ELEVATION
A21



2 BACK ELEVATION
A21



3 RIGHT ELEVATION
A21

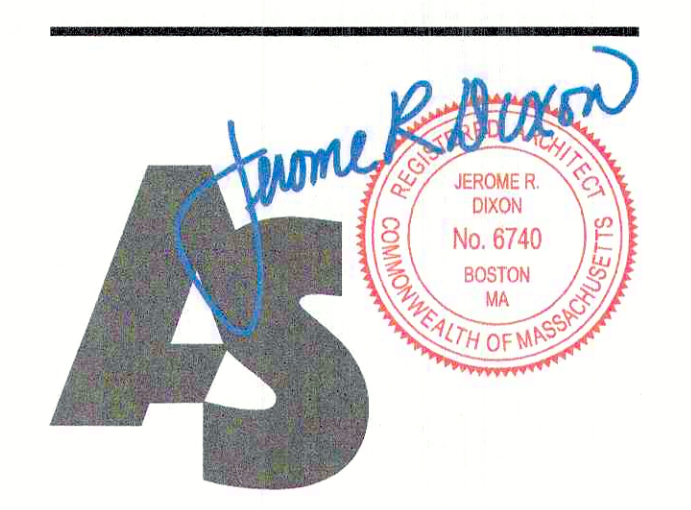


4 LEFT ELEVATION
A21

KEY TO ELEVATIONS

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COLOR: CHORCOAL
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PATTERN: VERTICAL
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COLOR: SIMULATED WOOD (WOODSTOCK BROWN)
PATTERN: VERTICAL

TAJ ESTATES
340 E Central Square
Franklin, MA



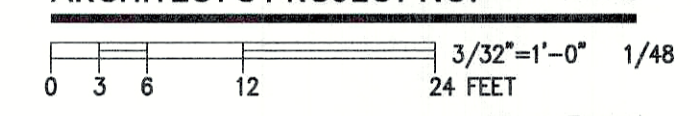
ARCHITECTS' 1
STUDIO 1
Jerome R. Dixon, Architect

ARCHITECTURE
PLANNING
INTERIOR DESIGN

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Stoughton MA 02072-3654
PHONE: 508.230.9684
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WWW.ARCHITECTSSTUDIO1.COM

Conceptual
Architectural
Elevations Building B

DATE: 06-29-2020
DRAWN BY: LP
CHECKED BY: JRD
ARCHITECT'S PROJECT NO: J20013



A21

TAJ ESTATES of FRANKLIN Building A

03-CONTRACT DOCUMENTS
TAJ ESTATES OF FRANKLIN
J20013

PROJECT INFORMATION

00002 - PROJECT DIRECTORY

OWNER/ DEVELOPER/ CONTRACTOR:
TAJ ESTATES
Contact: Miraj Amed
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Stoughton, MA
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FAX: -
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E-mail: mirajahmed@yahoo.com

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Principal Architect: Jerome R. Dixon, Architect, AIA NCARB CSI
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FAX: (508) 219-4493
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STRUCTURAL ENGINEER:
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Phone: 603-772-4746
FAX: 603-772-0227
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Fax: -
E-mail: -

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NATIONAL LUMBER
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E-mail: rharris@national-lumber.com

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Cell: 603-552-0523
E-mail: -

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Fax: -
E-mail: -

SITE LIGHTING DESIGN
JONES & BEACH ENGINEERS, INC.
Contact: -
85 Portsmouth Ave. PO Box 219
Stratham NH 03885
Phone: 603-772-4746
FAX: 603-772-0227
E-mail: JBESANDBEACH.COM

LIST OF DRAWINGS

ARCHITECTURAL

NO.	DESCRIPTION	REV	DATE
T101	Key Plans		
.	Project Information, Code Compliance & Gen. Requirements		
A100	Wall, Floor, and Ceiling Assemblies		
A101	Typical 2-Bed Apartment Unit Plans		
A102	Typical 2-Bed Townhouse Unit Plans		
A103	Typical 2-Bed Townhouse Unit Plans		
A111	First Floor Plan		
A112	Second Floor Plan		
A113	Third Floor Plan		
A114	Fourth Floor Plan		
A115	Mezzanine Floor Plan		
A116	Roof Floor Plan		
A132	Stair A Plans & Sections		
A133	Stair B Plans & Sections		
A134	Loft Staircase		
A151	Interior Elevations		
A152	Interior Elevations		
A211	Exterior Elevations		
A212	Exterior Elevations		
A300	Building Section		
A301	Exterior Wall sections		
A302	Exterior Wall sections		
A810	Wall Types& Floor/ Ceiling Assembly		
A901	Exterior Openings Sections		

S000	Building 2 General Structural Notes
S110	Building 2 Foundation Plan
.	Bolt Plan
.	Elevations

GENERAL REQUIREMENTS

The Contractor and all Subcontractors shall perform their Work according to the following:
01010 SUMMARY OF WORK
Included in the Work are the following:
a. Multi-Family Apartment Building

01035 SUBSTITUTIONS AND CHANGE ORDERS
a. DO NOT substitute materials, equipment or methods unless such substitution is first discussed with the Architect and has been approved specifically in writing by the Owner.
b. Notify the Architect immediately by telephone of any hidden, unforeseen conditions and any requirements Confirm all notifications and action required in writing within 24 hours of the event.
c. Milestone date changes must be made in writing by Owner.

01040 COORDINATION
a. The Contractor and each Subcontractor shall be thoroughly familiar with the Work shown on the drawings and on the other Contract Documents.
b. Each Subcontractor shall coordinate their Work with that of others and be aware of all Related Work to be performed by others, via the Contractor.

01050 EXISTING CONDITIONS
a. Prior to submitting bid proposals, the Contractor and each Subcontractor shall visit the proposed site and make themselves familiar with all existing conditions, take field measurements and record all information needed to provide a complete scope of Work.
b. Notify the Architect immediately of conditions which may contribute to unnecessary, excessive costs.
c. No additional compensation will be paid by the Owner for disputes which result from a lack of familiarity with the existing conditions.

01060 REGULATORY REQUIREMENTS
Comply with all applicable national, state and local codes.

01100 SPECIAL REQUIREMENTS AND PROCEDURES
a. Maintain a written daily journal.
b. The Owner shall provide a phone on site.
c. Designate a superintendent for the duration of the Project and submit his/her name to the Architect.
d. Work shall be completed in a timely manner, consistent with the approved construction schedule.
e. The Contractor shall be responsible for receiving and maintaining in good condition all millwork, fixtures and equipment up to the Date of Substantial Completion.
f. All Owners' material delivered to the Project shall be checked against the Owners' material list by the Contractor at the time of delivery. All discrepancies shall be noted in the Receiving Report and in the Daily Journal, and the Contractor shall immediately notify the Owner of same. All shortages occurring after the receipt of goods shall be charged back to the Contractor.
g. Note on all Bills of Lading, "CASES NOT INSPECTED FOR CONCEALED DAMAGES AND SHORTAGES"

01300 SUBMITTALS
a. Product samples, manufacturer's data and shop drawings shall be submitted to the Architect for review.

01700 CONTRACT CLOSEOUT
a. Substantial Completion is the date certified by the Architect on which the Work or designated portion thereof is sufficiently complete so the Owner may occupy the same for the intended purpose.
b. Provide the following for closeout:

- 1-Daily Journal
- 2-Operation and Maintenance Data
- 3-Keys
- 4-Spare Parts, Materials and Stock
- 5-Certificate of Inspection/Occupancy
- 6-Certificate of Insurance
- 7-Evidence of Payment and Release of Liens
- 8-List of Subcontractors, Vendors and Suppliers
- 9-Final Statement of Account

01710 CLEANING
a. Each Subcontractor shall clean his/her Work and remove all trash, debris, packing, etc. resulting from that Work.
b. Final cleaning shall be done by a professional cleaner.

SYMBOLS AND ABBREVIATIONS Key to Symbols

CS	CSI SPECIFICATION DIVISION NUMBER	SC	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
HT	ITEM, NOTE OR LINE NUMBER	HD	HEAT DETECTOR
A	ELEVATION KEY NUMBER	P	PULL STATION
A-3	SHEET NUMBER	F	MINI AUDIO/VISUAL DEVICE
A	DETAIL OR SECTION KEY NUMBER	FE	FIRE EXTINGUISHER
A-3	SHEET NUMBER	EM	EMERGENCY LIGHT
W	WINDOW KEY	EXIT	EXIT SIGN
A	DOOR KEY	EXIT	EXIT SIGN WITH EMERGENCY LIGHT
1	NOTE KEY	FACP	FIRE ALARM CONTROL PANEL
7	KEY TO WALLS AND PARTITION SCHEDULE	MFCP	MASTER FIRE CONTROL PANEL
		EE	EMERGENCY EXIT LIGHT
		EF	BATHROOM EXHAUST FAN

DUPLUX OUTLET
WEATHER-PROOF
GROUND-FAULT INTERRUPTED
FLOOR DRAIN
220 VOLT RECEPTACLE
CEILING-MOUNTED LIGHT
RECESSED
PENDENT
WALL-MOUNTED LIGHT
SMOKE DETECTOR
HEAT DETECTOR
THERMOSTAT
DIMMER
PARTITION SCHEDULE
CABLE
TELEPHONE
CEILING FAN
DOORBELL
RECESSED EXHAUST FAN
RECESSED EXHAUST FAN WITH HEAT
RECESSED EXHAUST FAN WITH LIGHT
RECESSED EXHAUST FAN WITH LIGHT AND HEAT

Key to wall types

■	EXTERIOR INSULATED WALL 2x6 @ 16" O.C.
□	INTERIOR INSULATED WALL 2x4 @ 16" O.C.
▨	INTERIOR WET WALL WITH SOUND BATTS 2x8 @ 16" O.C.
▩	INTERIOR WALL WITH SOUND BATTS 2x4 @ 16" O.C.
□	INTERIOR WALL 2x4 @ 16" O.C.
□	E and F Sheet A00

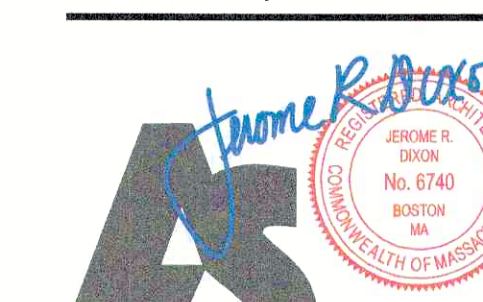
SIGNATURES

BY _____ DATE _____
OWNER

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	08/11/2017	Issued for Permit

TAJ Estates of Franklin
340 E Central Square
Franklin, MA



ARCHITECTS' STUDIO
Jerome R. Dixon, Architect

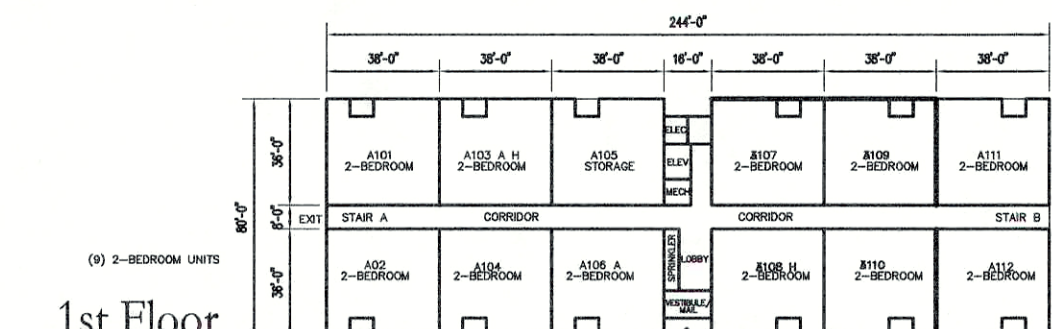
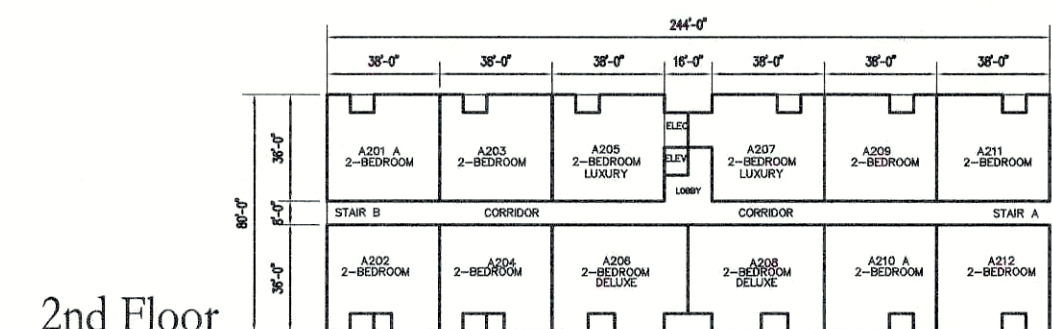
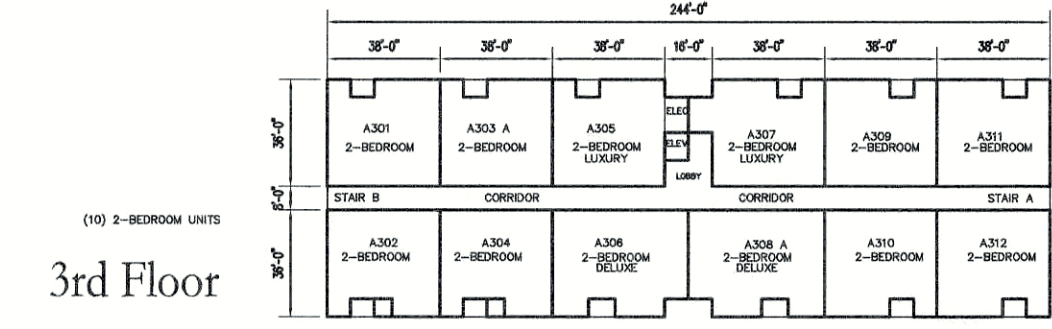
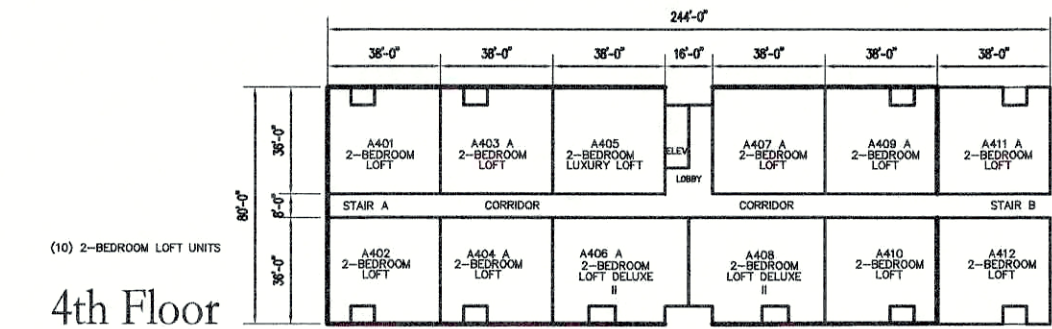
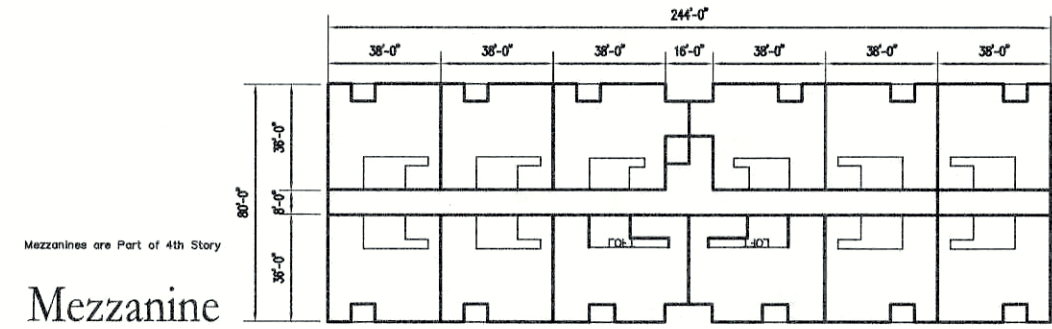
**ARCHITECTURE
PLANNING
INTERIOR DESIGN**

50 Oliver Street
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PHONE: 508.230.9684
FAX: 508.219.4693
E-Mail: ARCHITECT77@AOL.COM
WWW.ARCHITECTSSTUDIO1.COM

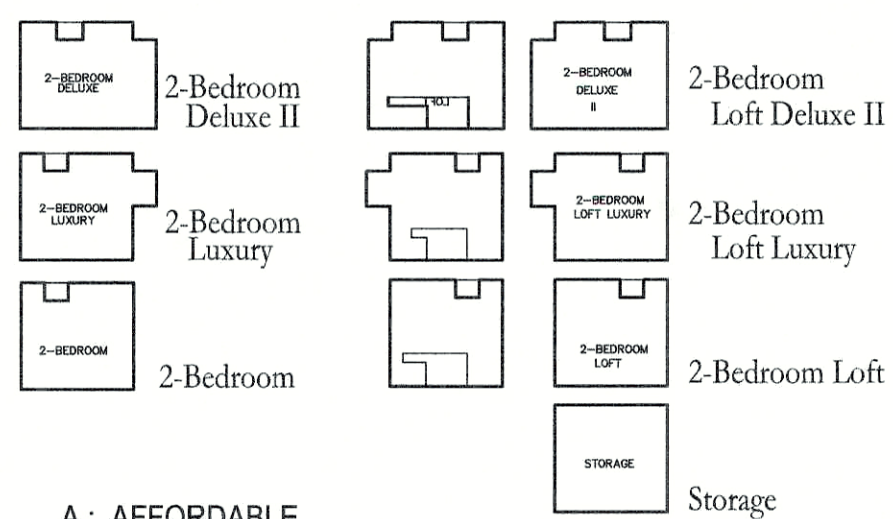
**Building A
Project
Information**

DATE: Rev 0 Apr 26, 2020
DRAWN BY: K3
CHECKED BY: JRD
ARCHITECTS' PROJECT NUMBER: 20013



BUILDING B

Use R-2 Multi-family Apartment Building
Building Area 19,520 SF
4 Stories above grade
1st Floor is a slab at grade
Building Height 50 feet
Construction Type VA (Protected)
NFPA 13 Sprinklers



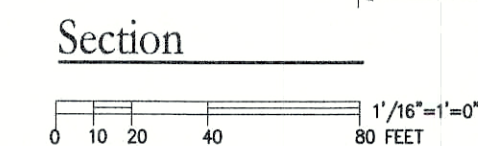
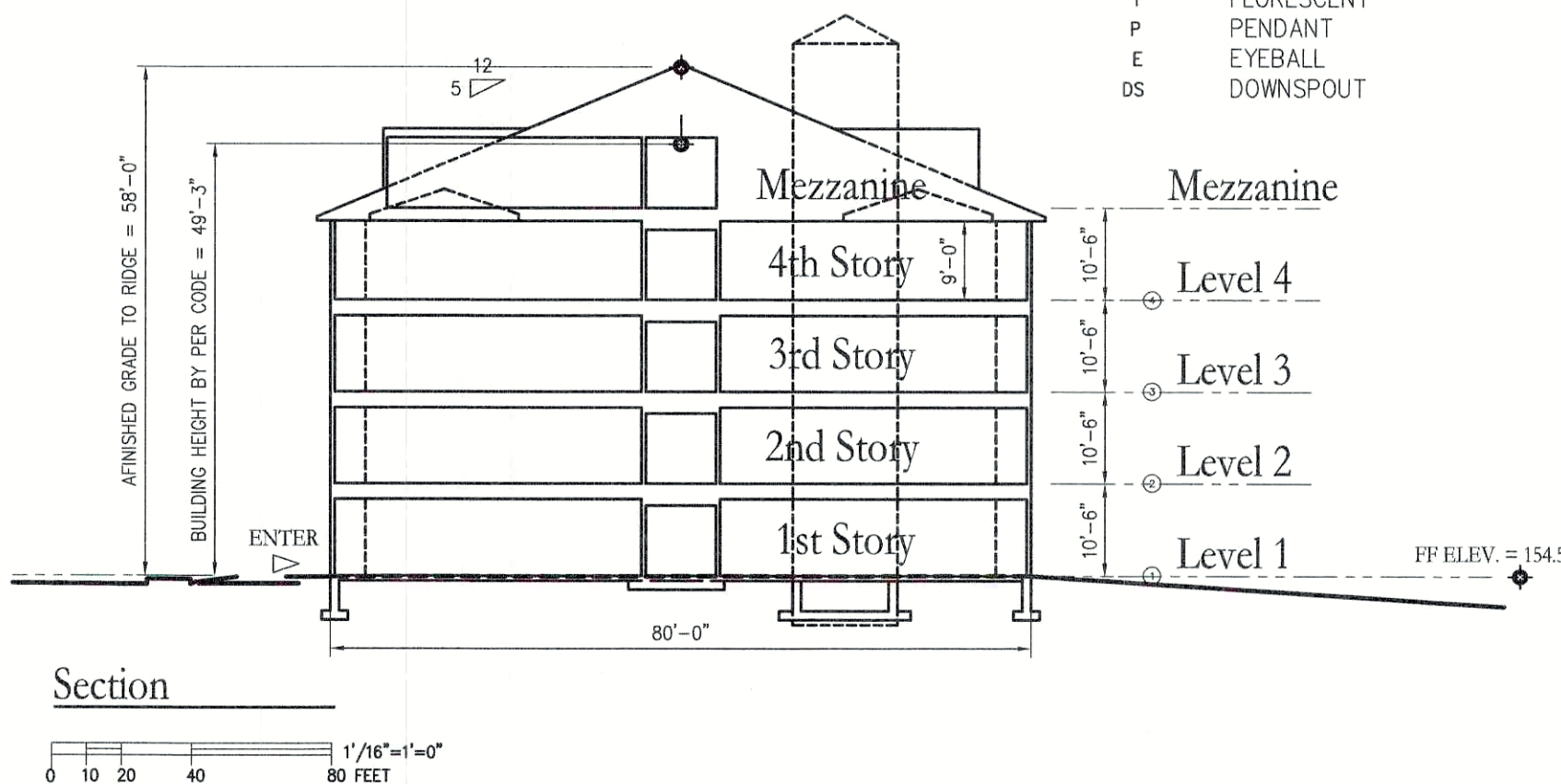
A : AFFORDABLE
H : ACCESSIBLE

Key to Unit Types



CODE COMPLIANCE

BASE CODE:	780 MASSACHUSETTS STATE BUILDING CODE 8th Edition Amendments to INTERNATIONAL BUILDING CODE 2009 (IBC 2009) 521 CMR ARCHITECTURAL ACCESS BOARD 248 CMR PLUMBING AND GAS 527 CMR FIRE PREVENTION; Where items are not addressed, defer to IFC and/or IMC INTERNATIONAL ENERGY CONSERVATION CODE 2012 (IEEC2012) 271 CMR DUCTWORK AND SHEETMETAL	REFERENCE
OCCUPANCY CLASSIFICATION	R-2 RESIDENTIAL (APARTMENT BUILDING) C LOW-HAZARD STORAGE ENCLOSED	SECTION 310.1
SPECIAL REQUIREMENTS	GROUP R-2 SEPARATION WALLS FIRE PARTITIONS 1-Hr Min. FIRE RESISTANCE EXCEPTION: 1/2-Hr W/ SPRINKLER SYSTEM	SECTION 420 SECTION 420.2 SECTION 709 SECTION 709.3
CONSTRUCTION CLASSIFICATION	TYPE VA COMBUSTIBLE, PROTECTED	CHAPTER 6
MINIMUM FIRE RESISTANCE OF STRUCTURAL ELEMENTS EXTERIOR WALLS	0	TABLE 601
BUILDING AREA	7,000 ALLOWED 21,000 SF ALLOWED WITH AUTOMATIC SPRINKLER SYSTEM XX,XXX SF PROPOSED GROSS AREA	TABLE 503 TABLE 506.3 SECTION 502.1
BUILDING HEIGHT NUMBER OF STORIES	2 STORIES ABOVE GRADE PLANE WITH BASEMENT, 1 STORY BELOW GRADE PLANE ALLOWED WITH SPRINKLERS	TABLE 503 (2308.2)
SPRINKLERED	YES	SECTION 903.3.1.1



TAJ ESTATES of FRANKLIN Building B

03-CONTRACT DOCUMENTS
TAJ ESTATES OF FRANKLIN
J20013

PROJECT INFORMATION

00002 - PROJECT DIRECTORY

OWNER/ DEVELOPER/ CONTRACTOR:
TAJ ESTATES
Contact: Miraj Amed
1779 Central Street
Stoughton, MA
Phone: -
FAX: -
Cell: 508-962-1928
E-mail: mirajahmed@yahoo.com

ARCHITECT:
ARCHITECTStudio, Incorporated
Principal Architect: Jerome R. Dixon, Architect, AIA NCARB CSI
50 Oliver Street Studio W7
North Easton, MA 02356
Phone: (508) 230-9684
FAX: (508) 219-4493
Contact: Karen S
Phone: (508) 230-9684
E-mail: TASKaren@aol.com

STRUCTURAL ENGINEER:
JOHN SPINK Structural Engineer
Contact: John Spink, PE
Phone: 774-766-0544-353-5888
E-mail: jspink1@gmail.com

SITE SURVEY/ CIVIL ENGINEERS:
JONES & BEACH ENGINEERS, INC.
Contact: -
85 Portsmouth Ave. PO Box 219
Stratham NH 03885
Phone: 603-772-4746
FAX: 603-772-0227
E-mail: JBESANDBEACH.COM

SOIL ENGINEER
Contact: -
Phone: -
FAX: =
E-mail: -

LUMBER SUPPLIER:
NATIONAL LUMBER
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71 Maple Street
Mansfield, MA 02048
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TRUSS SUPPLIER:
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200 Weby Road
New Bedford, MA 02745
Phone: (603) 796-2131 ext 1713
Cell: 603-552-0523
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FIRE PROTECTION:
FIRE INSPECTONAL SERVICES INC.
Contact: -
Phone: -
FAX: -
E-mail: -

SITE LIGHTING DESIGN
JONES & BEACH ENGINEERS, INC.
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Stratham NH 03885
Phone: 603-772-4746
FAX: 603-772-0227
E-mail: JBESANDBEACH.COM

LIST OF DRAWINGS

ARCHITECTURAL

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	- Elevations		

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- 01010 SUMMARY OF WORK**
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a. Multi-Family Apartment Building
- 01035 SUBSTITUTIONS AND CHANGE ORDERS**
a. DO NOT substitute materials, equipment or methods unless such substitution is first discussed with the Architect and has been approved specifically in writing by the Owner
b. Notify the Architect immediately by telephone of any hidden, unforeseen conditions and any requirements Confirm all notifications and action required in writing within 24 hours of the event.
c. Milestone date changes must be made in writing by Owner.

- 01040 COORDINATION**
a. The Contractor and each Subcontractor shall be thoroughly familiar with the Work shown on the drawings and on the other Contract Documents.
b. Each Subcontractor shall coordinate their Work with that of others and be aware of all Related Work to be performed by others, via the Contractor.

- 01050 EXISTING CONDITIONS**
a. Prior to submitting bid proposals, the Contractor and each Subcontractor shall visit the proposed site and make themselves familiar with all existing conditions, take field measurements and record all information needed to provide a complete scope of Work.
b. Notify the Architect immediately of conditions which may contribute to unnecessary, excessive costs.
c. No additional compensation will be paid by the Owner for disputes which result from a lack of familiarity with the existing conditions.

- 01060 REGULATORY REQUIREMENTS**
Comply with all applicable national, state and local codes.

- 01100 SPECIAL REQUIREMENTS AND PROCEDURES**
a. Maintain a written daily journal.
b. The Owner shall provide a phone on site.
c. Designate a superintendent for the duration of the Project and submit his/her name to the Architect
d. Work shall be completed in a timely manner, consistent with the approved construction schedule.
e. The Contractor shall be responsible for receiving and maintaining in good condition all millwork, fixtures and equipment up to the Date of Substantial Completion.
f. All Owners' material delivered to the Project shall be checked against the Owners' material list by the Contractor at the time of delivery. All discrepancies shall be noted in the Receiving Report and in the Daily Journal, and the Contractor shall immediately notify the Owner of same. All shortages occurring after the receipt of goods shall be charged back to the Contractor.
g. Note on all Bills of Lading, "CASES NOT INSPECTED FOR CONCEALED DAMAGES AND SHORTAGES"

- 01300 SUBMITTALS**
a. Product samples, manufacturer's data and shop drawings shall be submitted to the Architect for review.

- 01700 CONTRACT CLOSEOUT**
a. Substantial Completion is the date certified by the Architect on which the Work or designated portion thereof is sufficiently complete so the Owner may occupy the same for the intended purpose.
b. Provide the following for closeout:
1-Daily Journal
2-Operation and Maintenance Data
3-Keys
4-Spare Parts, Materials and Stock
5-Certificate of Inspection/Occupancy
6-Certificate of Insurance
7-Evidence of Payment and Release of Liens
8-List of Subcontractors, Vendors and Suppliers
9-Final Statement of Account

- 01710 CLEANING**
a. Each Subcontractor shall clean his/her Work and remove all trash, debris, packing, etc. resulting from that Work.
b. Final cleaning shall be done by a professional cleaner.

SYMBOLS AND ABBREVIATIONS

Key to Symbols

	CSI SPECIFICATION DIVISION NUMBER		COMBINATION SMOKE & CARBON MONOXIDE DETECTOR
	ITEM, NOTE OR LINE NUMBER		HEAT DETECTOR
	ELEVATION KEY NUMBER		PULL STATION
	SHEET NUMBER		MINI AUDIO/VISUAL DEVICE
	DETAIL OR SECTION KEY NUMBER		FIRE EXTINGUISHER
	SHEET NUMBER		EMERGENCY LIGHT
	WINDOW KEY		EXIT SIGN
	DOOR KEY		EXIT SIGN WITH EMERGENCY LIGHT
	NOTE KEY		FIRE ALARM CONTROL PANEL
	KEY TO WALLS AND PARTITION SCHEDULE		MASTER FIRE CONTROL PANEL
	DUPLEX OUTLET		EMERGENCY EXIT LIGHT
	WEATHER-PROOF		BATHROOM EXHAUST FAN
	GROUND-FALT INTERRUPTED		
	FLOOR DRAIN		
	220 VOLT RECEPTACLE		
	CEILING-MOUNTED LIGHT		
	RECESSED		
	PENDENT		
	WALL-MOUNTED LIGHT		
	SMOKE DETECTOR		
	HEAT DETECTOR		
	THERMOSTAT		
	DIMMER		
	PARTITION SCHEDULE		
	CABLE		
	TELEPHONE		
	CEILING FAN		
	DOORBELL		
	RECESSED EXHAUST FAN		
	RECESSED EXHAUST FAN WITH HEAT		
	RECESSED EXHAUST FAN WITH LIGHT		
	RECESSED EXHAUST FAN WITH LIGHT AND HEAT		
	ABOVE FINISHED FLOOR		
	DIMMER		
	THERMOSTAT		
	GROUND-FALT		
	WEATHER-PROOF		
	RECESSED		
	CHANDELIER		
	FLORESCENT		
	PENDANT		
	EYEBALL		
	DOWNSPOUT		

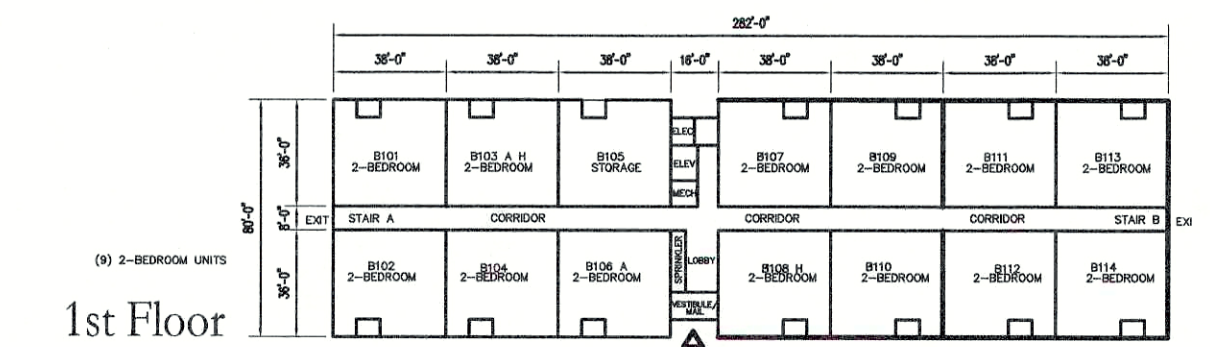
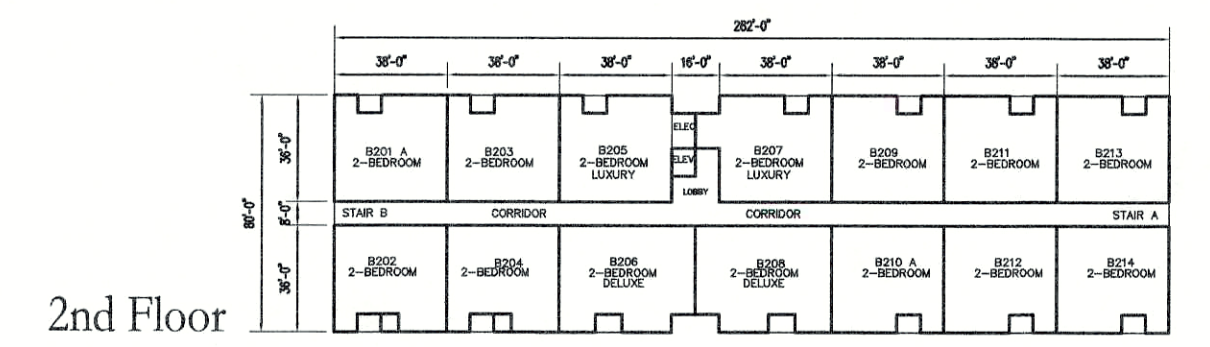
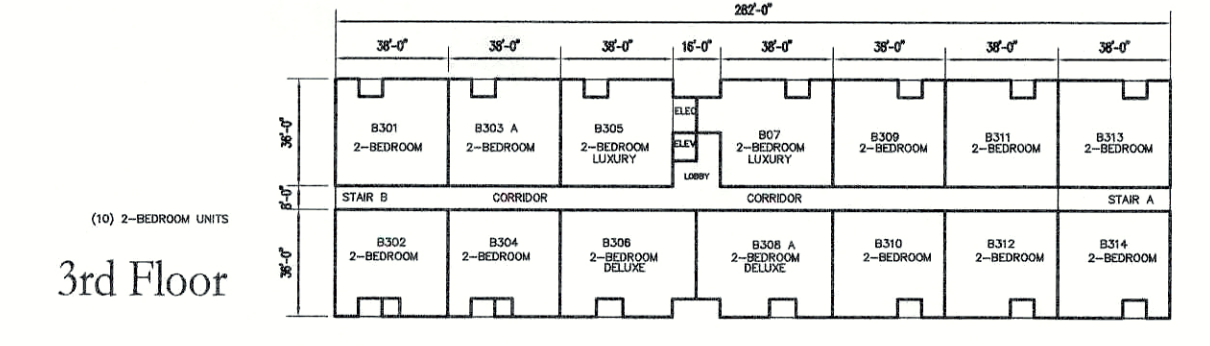
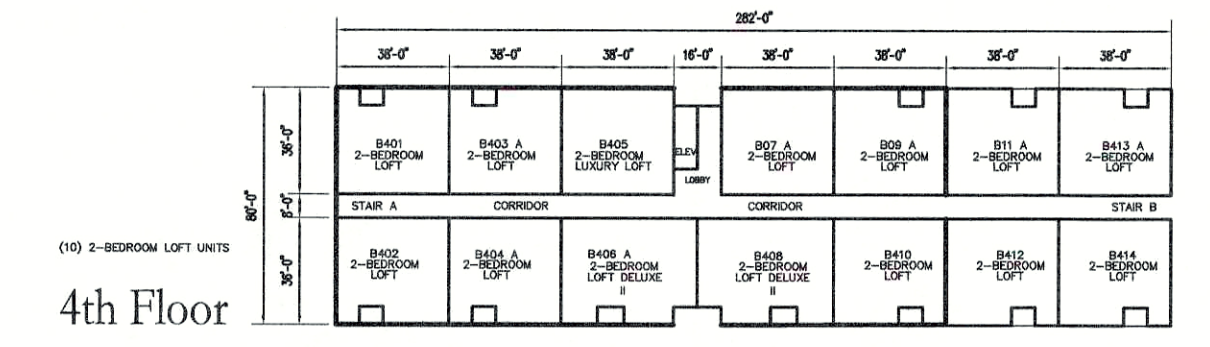
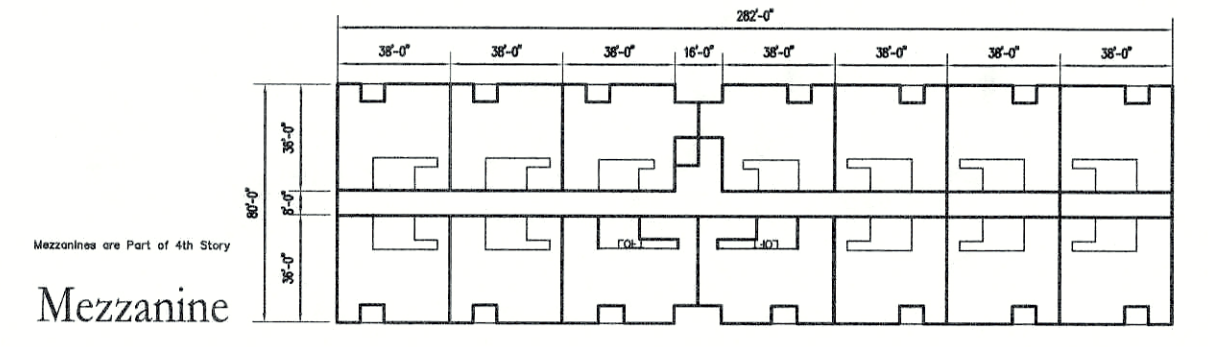
Key to wall types

	EXTERIOR INSULATED WALL 2x6 @ 16" O.C.
	INTERIOR INSULATED WALL 2x4 @ 16" O.C.
	INTERIOR WET WALL WITH SOUND BATTS 2x8 @ 16" O.C.
	INTERIOR WALL WITH SOUND BATTS 2x4 @ 16" O.C.
	INTERIOR WALL 2x4 @ 16" O.C.
	E and F Sheet AOO

SIGNATURES
BY _____ DATE _____
OWNER

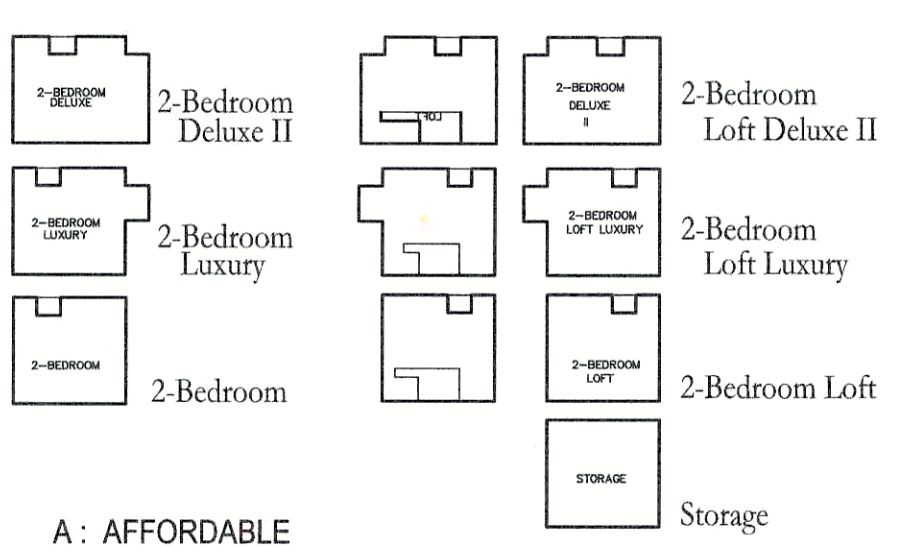
REVISION HISTORY

NO.	DATE	DESCRIPTION
1	09/11/2017	Issued for Permit



BUILDING B

Use R-2 Multi-family Apartment Building
Building Area 22,560 SF
4 Stories above grade
1st Floor is a slab at grade
Building Height 50 feet
Construction Type VA (Protected)
NFPA 13 Sprinklers



A: AFFORDABLE
H: ACCESSIBLE

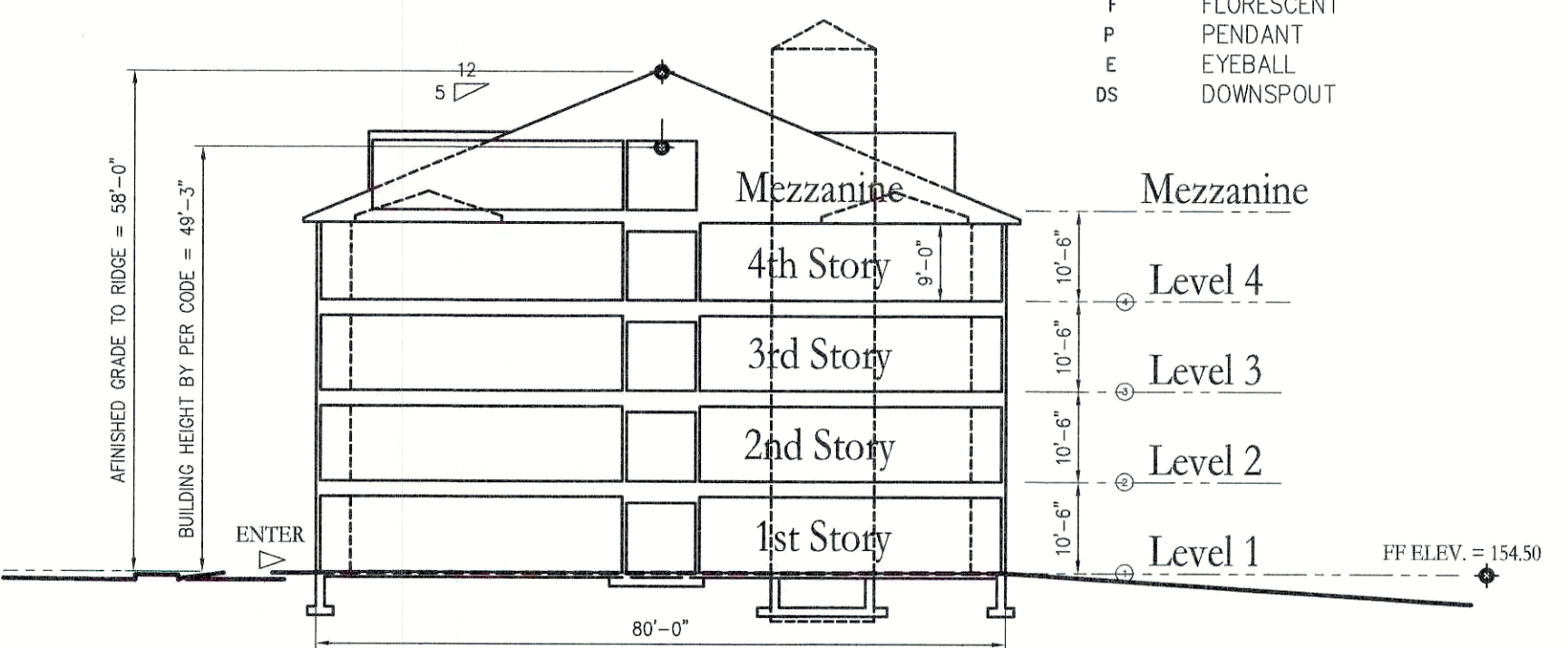
Key to Unit Types



CODE COMPLIANCE

BASE CODE:	780 MASSACHUSETTS STATE BUILDING CODE 8th Edition Amendments to INTERNATIONAL BUILDING CODE 2009 (IBC 2009) 521 CMR ARCHITECTURAL ACCESS BOARD 248 CMR PLUMBING AND GAS 527 CMR FIRE PREVENTION; Where items are not addressed, defer to IFC and/or IMC INTERNATIONAL ENERGY CONSERVATION CODE 2012 (IECC2012) 271 CMR DUCTWORK AND SHEETMETAL
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		REFERENCE
OCCUPANCY CLASSIFICATION	R-2 RESIDENTIAL (APARTMENT BUILDING) C LOW-HAZARD STORAGE ENCLOSED	SECTION 310.1
SPECIAL REQUIREMENTS	GROUP R-2 SEPARATION WALLS FIRE PARTITIONS 1-Hr Min. FIRE RESISTANCE EXCEPTION: 1/2-Hr W/ SPRINKLER SYSTEM	SECTION 420 SECTION 420.2 SECTION 709 SECTION 709.3
CONSTRUCTION CLASSIFICATION	TYPE VA COMBUSTIBLE, PROTECTED	CHAPTER 6
MINIMUM FIRE RESISTANCE OF STRUCTURAL ELEMENTS EXTERIOR WALLS	0	TABLE 601
BUILDING AREA	7,000 ALLOWED 21,000 SF ALLOWED WITH AUTOMATIC SPRINKLER SYSTEM XX,XXX SF PROPOSED GROSS AREA	TABLE 503 TABLE 506.3 SECTION 502.1
BUILDING HEIGHT NUMBER OF STORIES	2 STORIES ABOVE GRADE PLANE WITH BASEMENT, 1 STORY BELOW GRADE PLANE ALLOWED WITH SPRINKLERS	TABLE 503 (2308.2)
SPRINKLERED	YES	SECTION 903.3.1.1



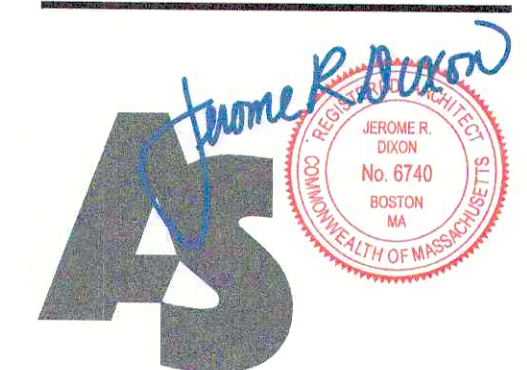
2020 PROJECTS\20013 TAJ ESTATES OF FRANKLIN\BUILDING B\20013B\BDOB.T101_Building Information.dwg, 9/11/2017 10:45:51 AM, Adbbe PDF

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Building B Project Information
DATE: _____ Rev 0 April 26, 2020
DRAWN BY: _____ KS
CHECKED BY: _____ ASD
ARCHITECT'S PROJECT NUMBER: 20013



TAJ ESTATES
340 E Central Square
Franklin, MA



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Jerome R. Dizion, Architect

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3D RENDERS



DATE: Rev 0 April 26, 2020
DRAWN BY: KS
CHECKED BY: JRO
ARCHITECT'S PROJECT NUMBER: 20013