

1 OVERALL SECOND FLOOR PLAN
1" = 20'-0"

DRA

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225 Oakland Road Studio 205 South Windsor, CT 06074
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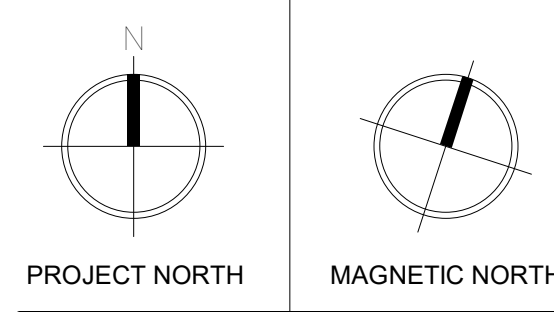
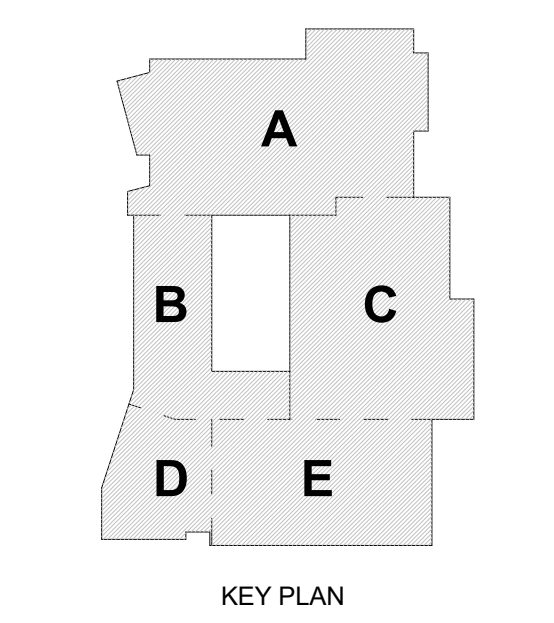
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Tri-County Regional Vocational Technical High School

147 Pond St, Franklin, MA 02038

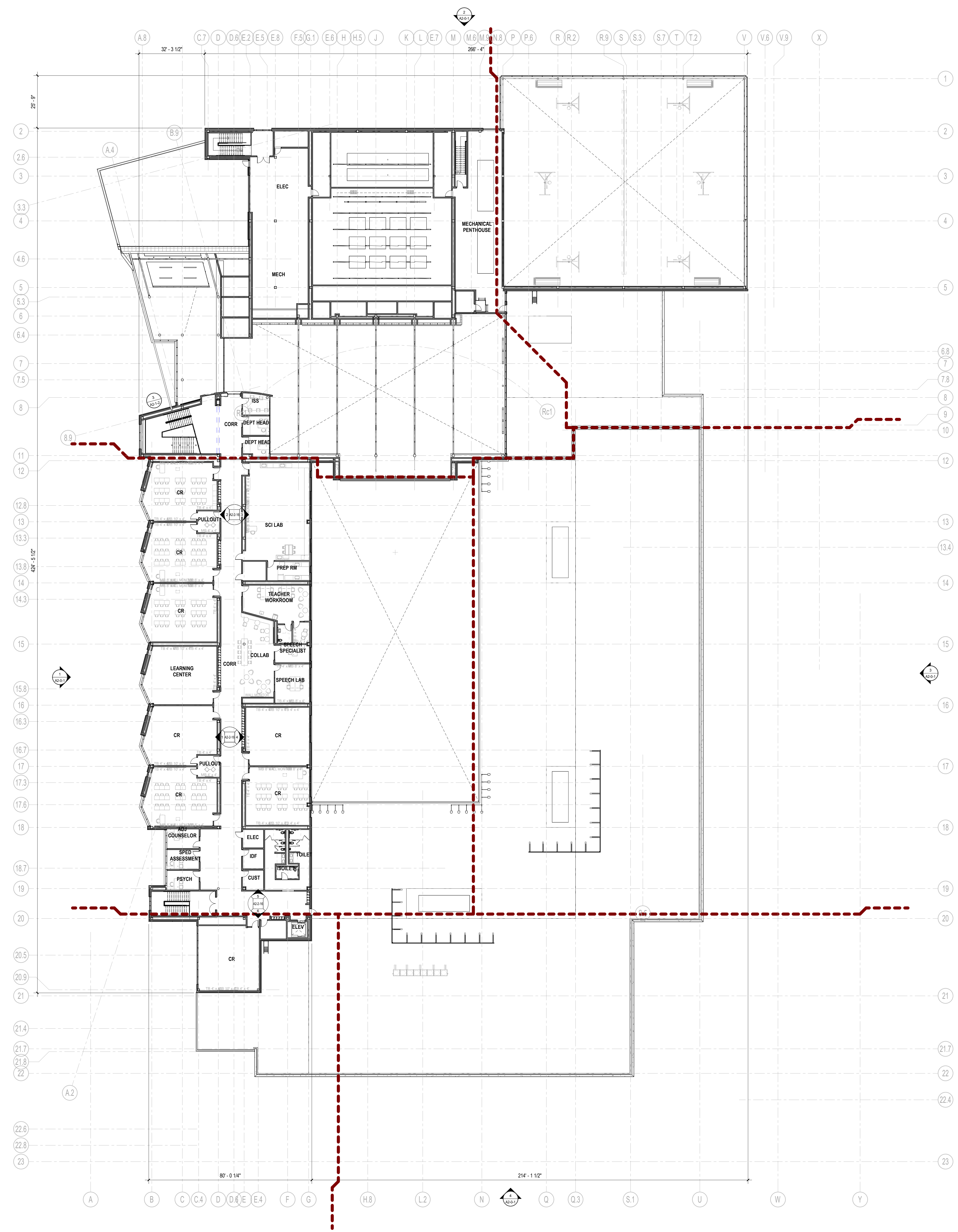
PROGRESS SET - FOR REFERENCE ONLY

05/08/2024



OVERALL SECOND FLOOR PLAN

Scale: 1" = 20'-0"
Project: 22001.00
Author:
Date: 05/08/2024



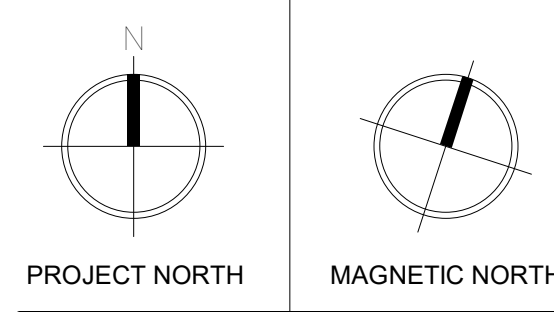
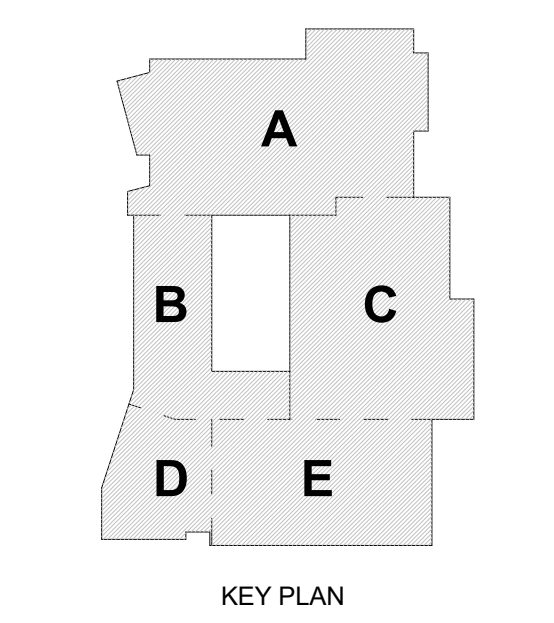
1 OVERALL THIRD FLOOR PLAN
1" = 20'-0"

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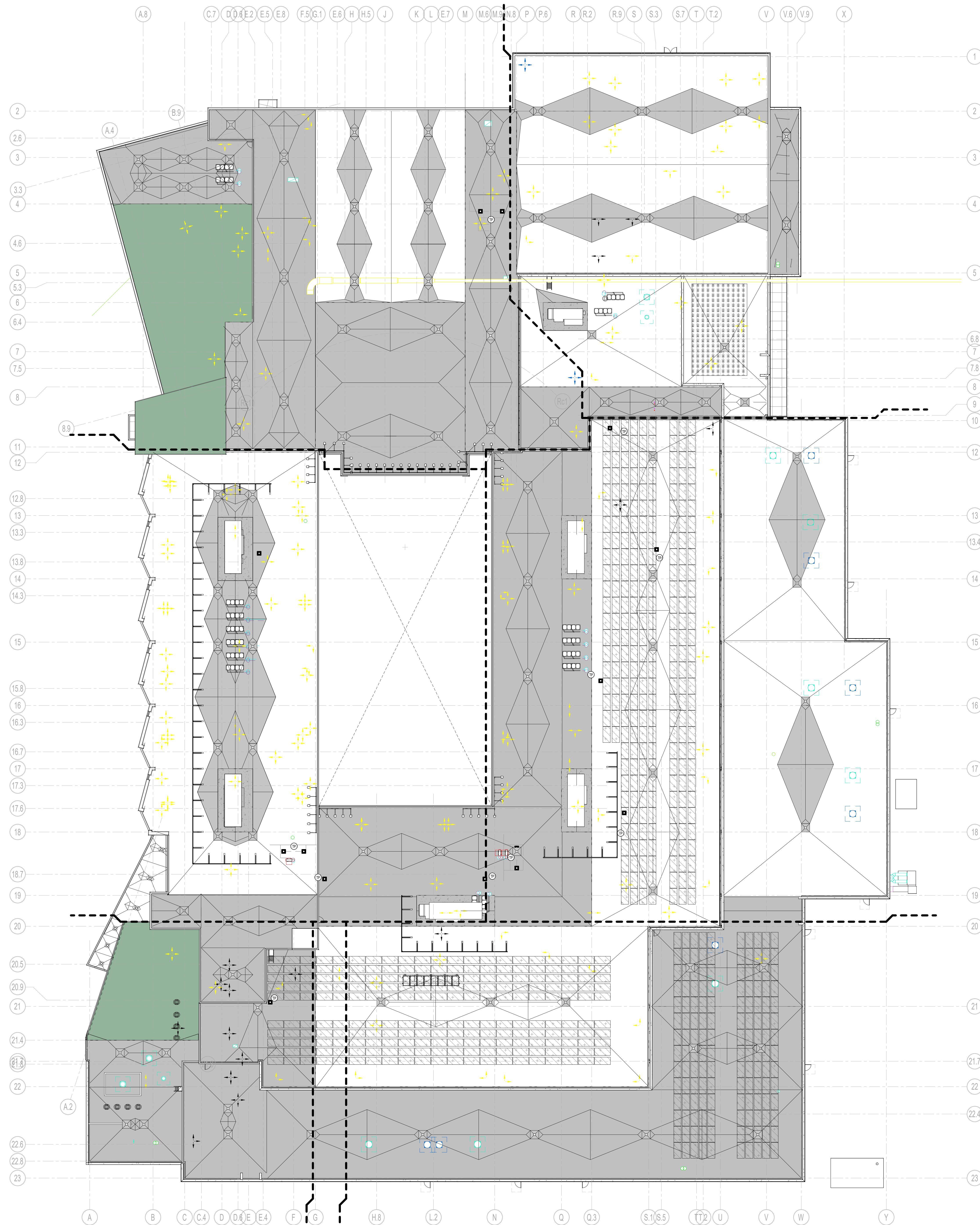
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OVERALL THIRD FLOOR PLAN

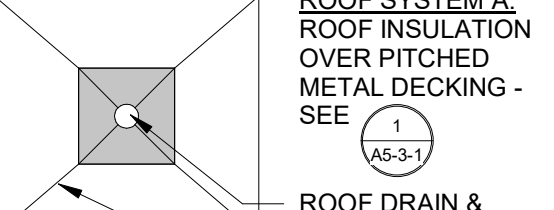
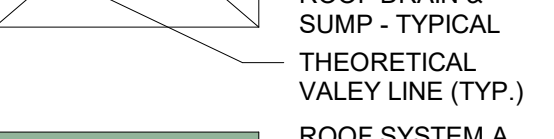
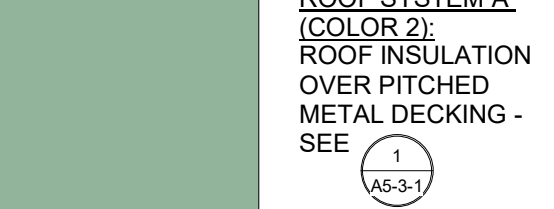
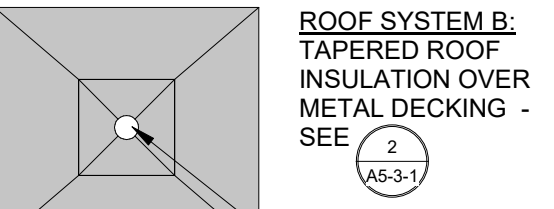

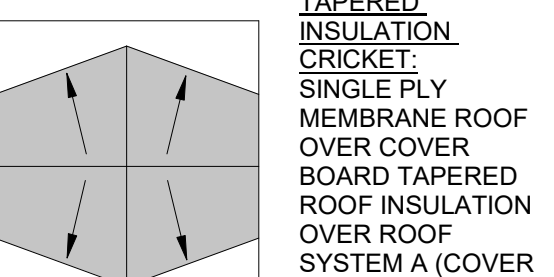
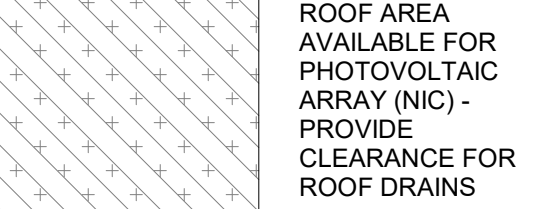
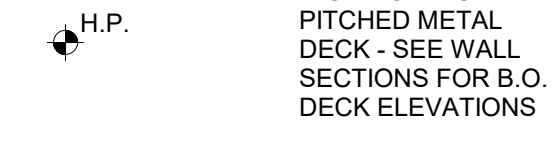
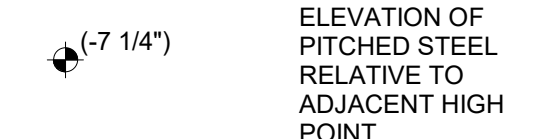
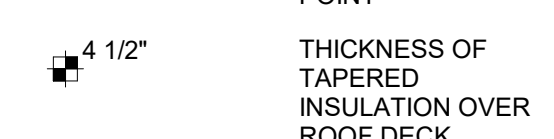


1 OVERALL ROOF PLAN
1" = 20'-0"

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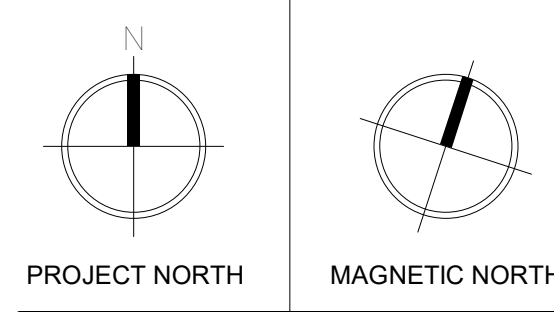
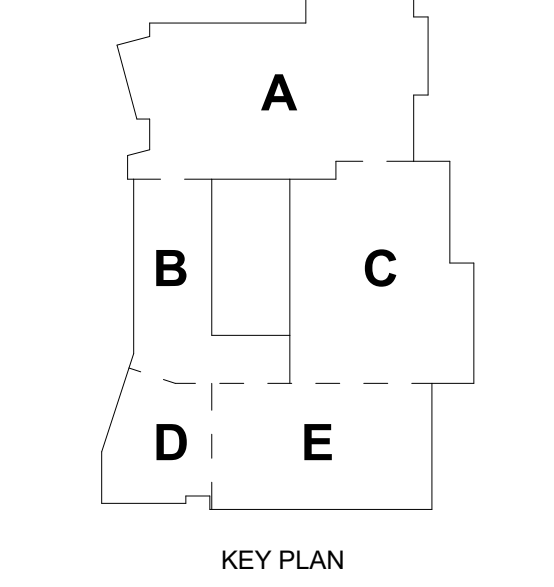
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ROOF LEGEND

-  **ROOF SYSTEM A**
ROOF INSULATION OVER PITCHED METAL DECKING - SEE (A3.1)
-  **ROOF DRAIN & SUMP** - TYPICAL
THEORETICAL VALEY LINE (TYP.)
-  **ROOF SYSTEM A (COLOR 2)**
ROOF INSULATION OVER PITCHED METAL DECKING - SEE (A3.1)
-  **ROOF SYSTEM B**
TAPERED ROOF INSULATION OVER METAL DECKING - SEE (A3.7)
-  **ROOF DRAIN & SUMP** - TYPICAL
-  **TAPERED INSULATION**
CRACKS
SINGLE PLY MEMBRANE ROOF OVER COVER BOARD TAPERED ROOF INSULATION OVER ROOF SYSTEM A (COVER BOARD OMITTED) - MIN. 1/2" PER FOOT SLOPE
-  **ROOF AREA AVAILABLE FOR PHOTOVOLTAIC ARRAY (INC.)**
PROVIDE CLEARANCE FOR ROOF DRAINS
-  **H.P.**
HIGH POINT OF PITCHED METAL DECK - SEE WALL SECTIONS FOR B.O. DECK ELEVATIONS
-  **(-7' 1/4")**
ELEVATION OF PITCHED STEEL RELATIVE TO ADJACENT HIGH POINT
-  **4' 1/2"**
THICKNESS OF TAPERED INSULATION OVER ROOF DECK

PROGRESS SET - FOR REFERENCE ONLY

05/08/2024



OVERALL ROOF PLAN

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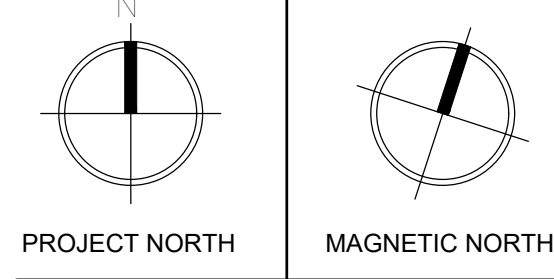
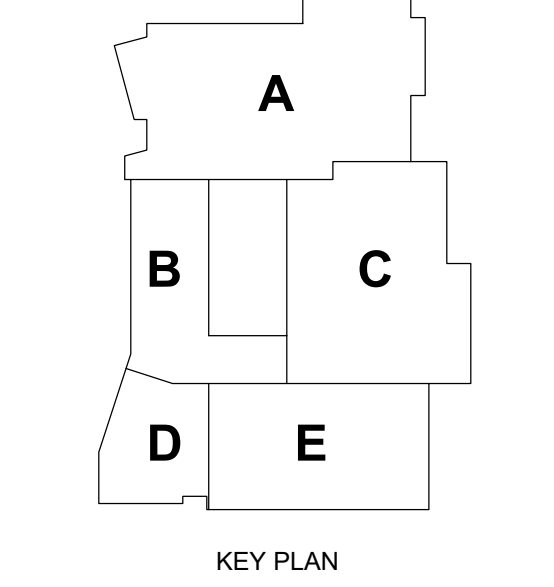
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WARNER LARSON
 LANDSCAPE ARCHITECTS
 180 WEST BROADWAY, BOSTON MA 02107
 617.464.1440 warnerlarson.com

MSBA DESIGN DEVELOPMENT SET

April 26, 2024



OVERALL SITE PLAN

Scale: 1"=60'
 Project: 22091.00
 Author: WLI
 Date: 4/26/2024

L200

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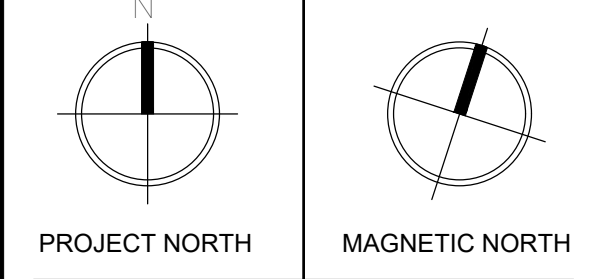
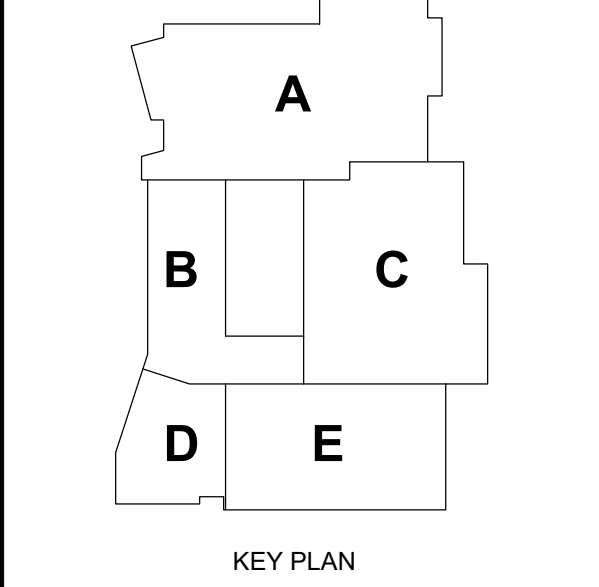
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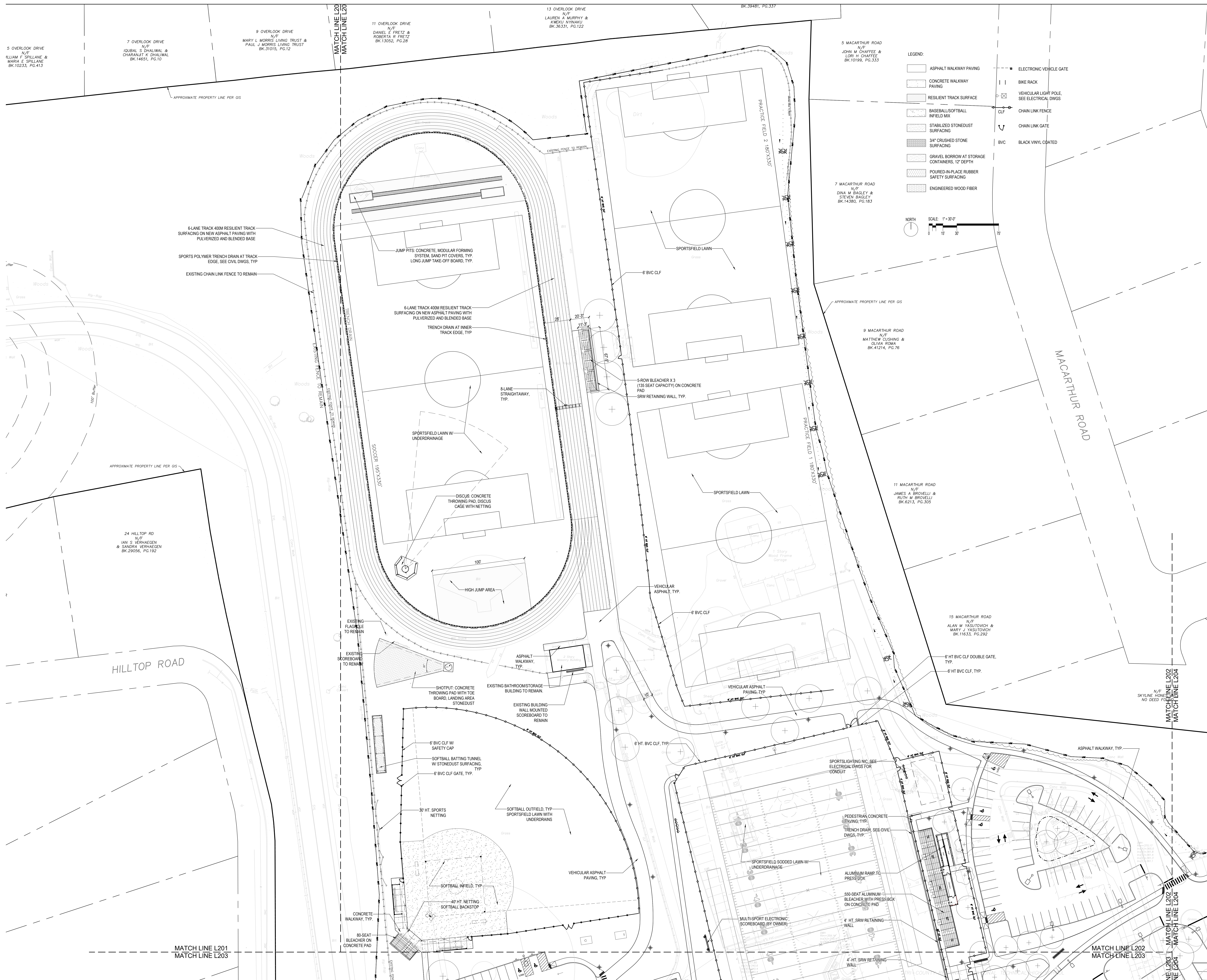
April 26, 2024



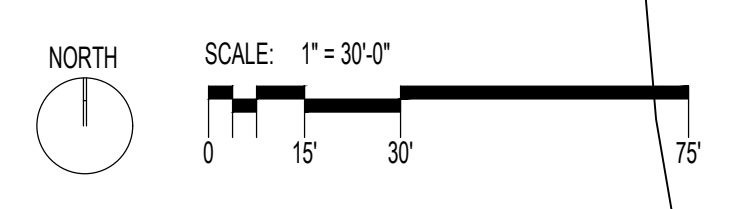
LANDSCAPE MATERIALS PLAN

Scale: 1"=30'
 Project: 22001.00
 Author: WLJ
 Date: 4/26/2024

L201



- LEGEND:
- ASPHALT WALKWAY PAVING
 - CONCRETE WALKWAY PAVING
 - RESILIENT TRACK SURFACE
 - BASEBALL/SOFTBALL INFIELD MIX
 - STABILIZED STONEDUST SURFACING
 - 3/4" CRUSHED STONE SURFACING
 - GRAVEL BORROW AT STORAGE CONTAINERS, 12" DEPTH
 - POURED-IN-PLACE RUBBER SAFETY SURFACING
 - ENGINEERED WOOD FIBER
 - ELECTRONIC VEHICLE GATE
 - BIKE RACK
 - VEHICULAR LIGHT POLE, SEE ELECTRICAL DWGS
 - CHAIN LINK FENCE
 - CHAIN LINK GATE
 - BVC
 - BLACK VINYL COATED



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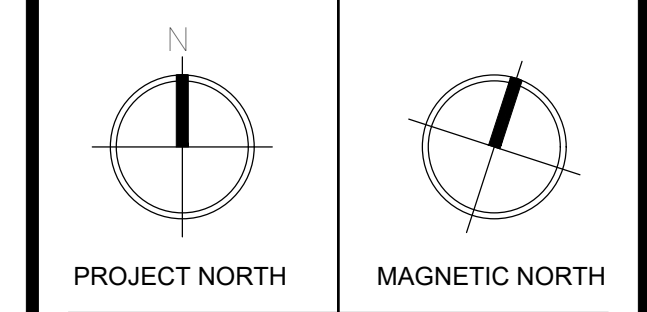
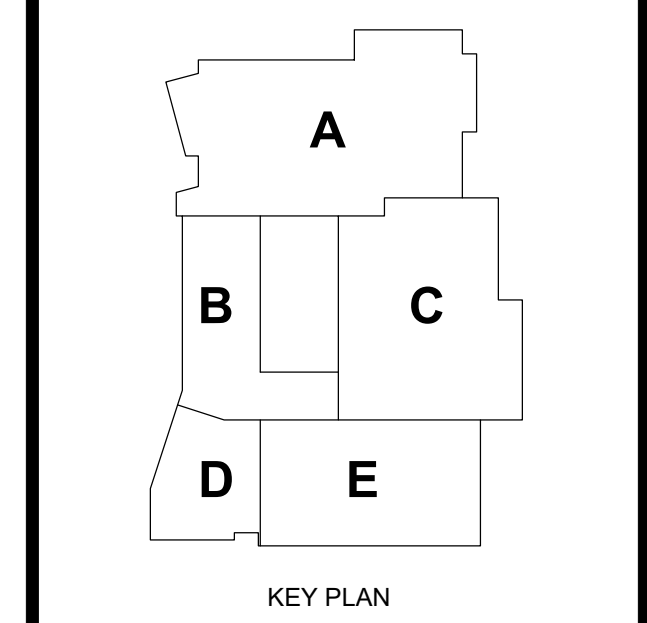
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MSBA DESIGN DEVELOPMENT SET

April 26, 2024



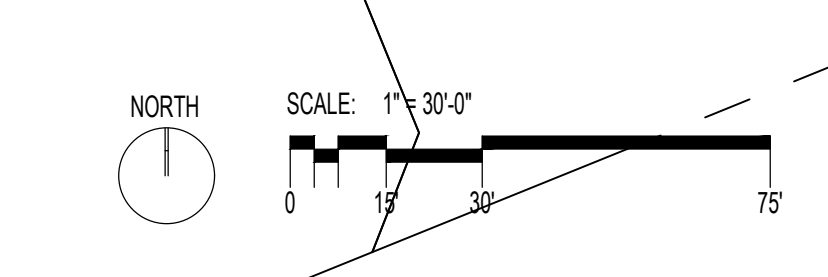
LANDSCAPE MATERIALS PLAN

Scale: 1"=30'
 Project: 22001.00
 Author: WLJ
 Date: 4/26/2024

L202



- LEGEND:
- ASPHALT WALKWAY PAVING
 - CONCRETE WALKWAY PAVING
 - RESILIENT TRACK SURFACE
 - BASEBALL/SOFTBALL INFIELD MIX
 - STABILIZED STONEDUST SURFACING
 - 3/4" CRUSHED STONE SURFACING
 - GRAVEL BORROW AT STORAGE CONTAINERS, 12" DEPTH
 - POURED-IN-PLACE RUBBER SAFETY SURFACING
 - ENGINEERED WOOD FIBER
 - ELECTRONIC VEHICLE GATE
 - BIKE RACK
 - VEHICULAR LIGHT POLE. SEE ELECTRICAL DWGS
 - CHAIN LINK FENCE
 - CHAIN LINK GATE
 - BVC BLACK VINYL COATED



MATCH LINE L203
 MATCH LINE L205
 52 HILLTOP RD
 N/A
 S2 HILLTOP ROAD
 REALTY TRUST
 BK. 29097, PG. 396

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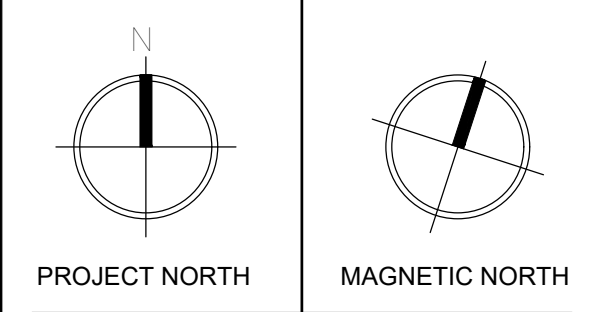
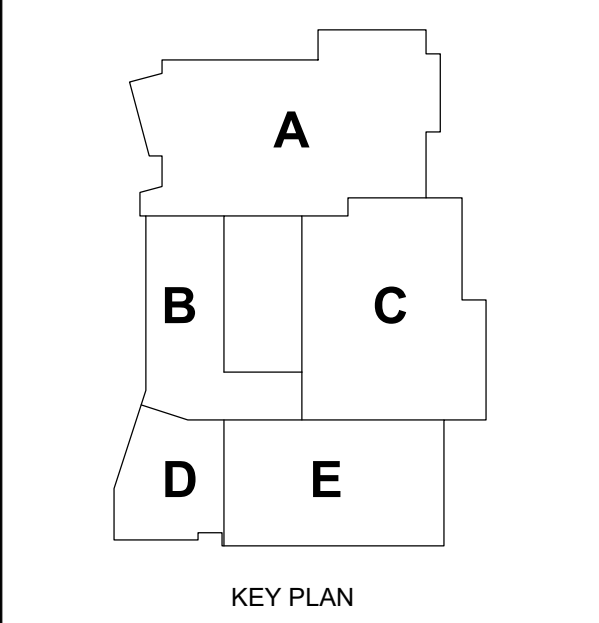
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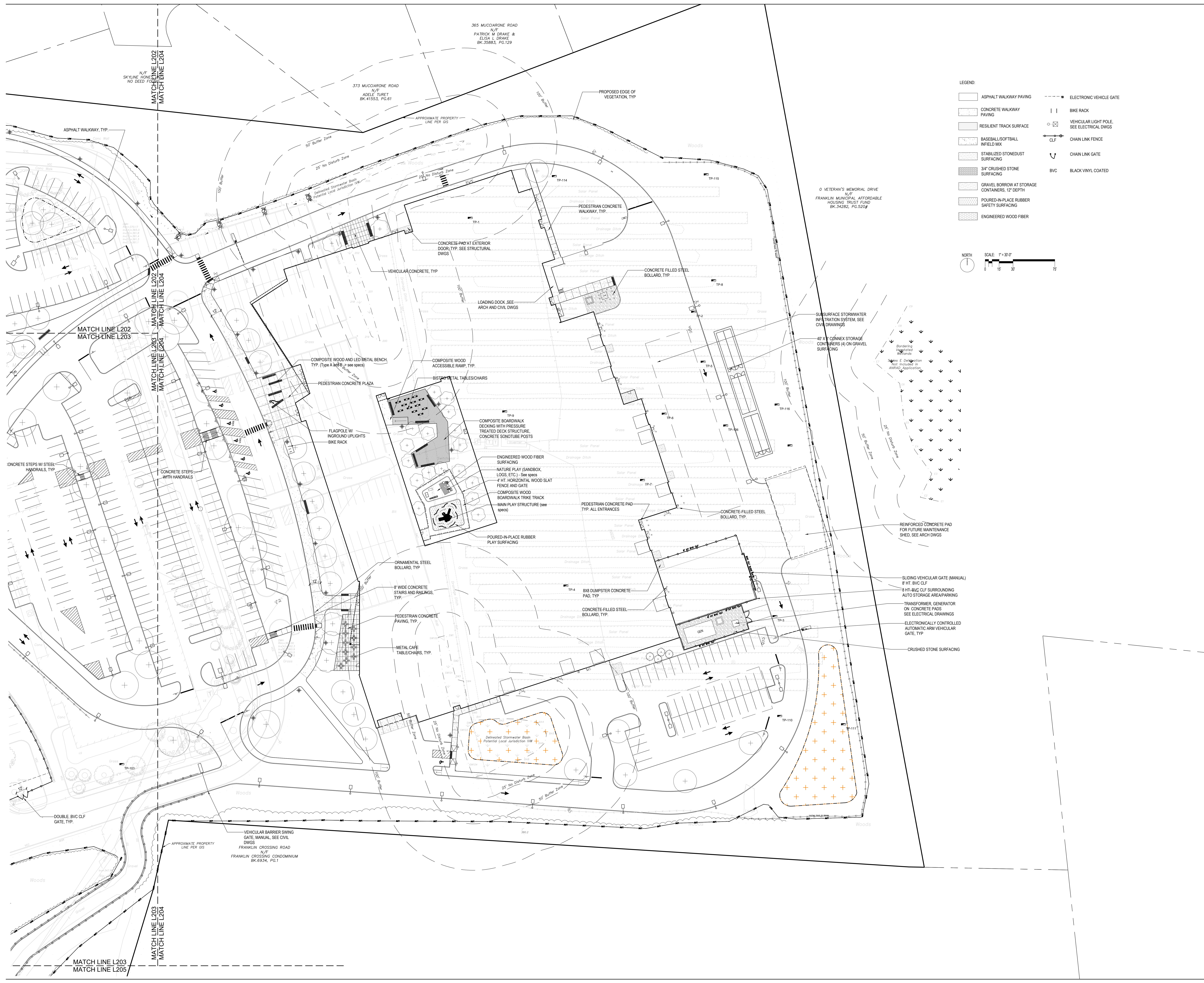
April 26, 2024



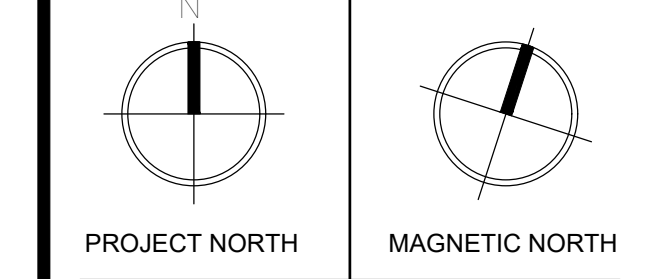
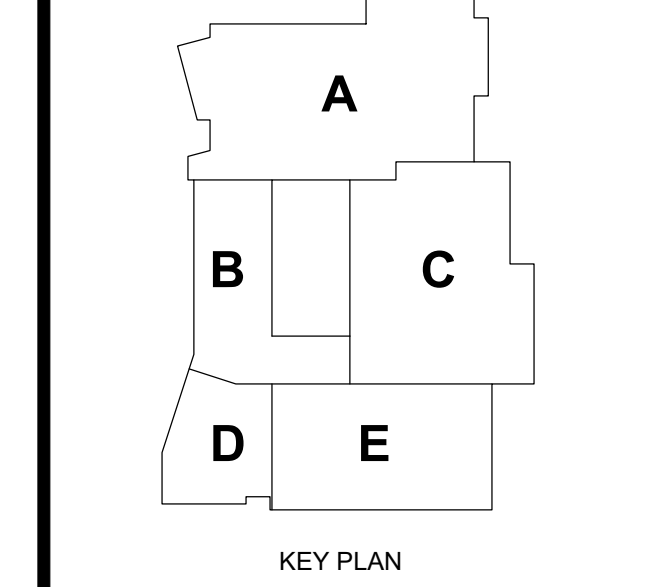
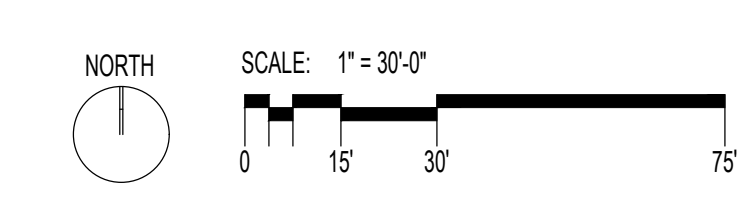
LANDSCAPE MATERIALS PLAN

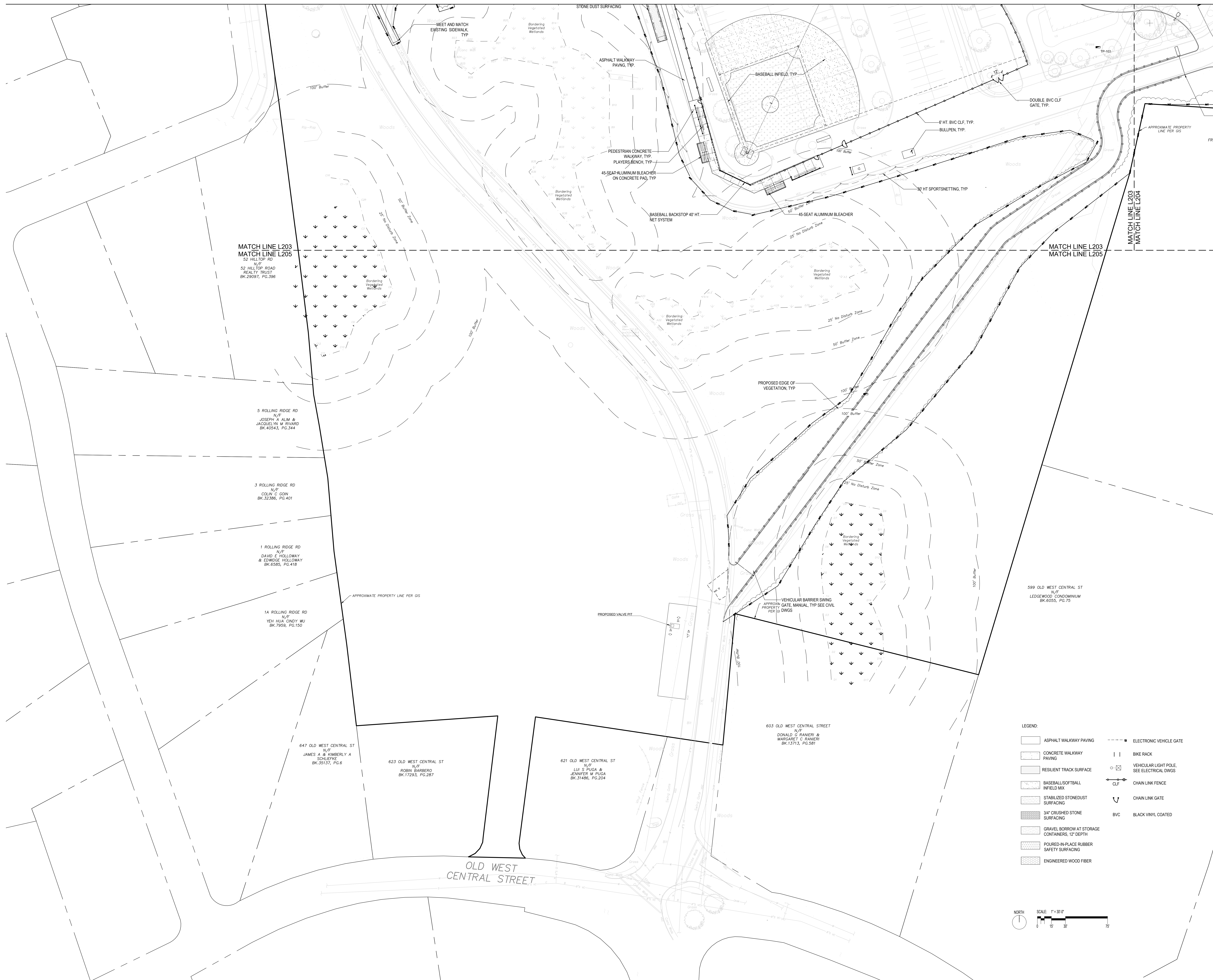
Scale: 1"=30'
 Project: 22001.00
 Author: WJL
 Date: 4/26/2024

L203



- LEGEND:**
- ASPHALT WALKWAY PAVING
 - CONCRETE WALKWAY PAVING
 - RESILIENT TRACK SURFACE
 - BASEBALL/SOFTBALL INFIELD MIX
 - STABILIZED STONEDUST SURFACING
 - 3/4" CRUSHED STONE SURFACING
 - GRAVEL BORROW AT STORAGE CONTAINERS, 12" DEPTH
 - POURED-IN-PLACE RUBBER SAFETY SURFACING
 - ENGINEERED WOOD FIBER
 - ELECTRONIC VEHICULAR GATE
 - BIKE RACK
 - VEHICULAR LIGHT POLE, SEE ELECTRICAL DWGS
 - CHAIN LINK FENCE
 - CHAIN LINK GATE
 - BLACK VINYL COATED





MATCH LINE L203
MATCH LINE L205
52 HILLTOP RD
N/F
52 HILLTOP ROAD
REALTY TRUST
BK.29097, PG.396

5 ROLLING RIDGE RD
N/F
JOSEPH A ALIM &
JACQUELYN M RIVARD
BK.40543, PG.344

3 ROLLING RIDGE RD
N/F
COLIN S GOIN
BK.32386, PG.401

1 ROLLING RIDGE RD
N/F
DAVID E HOLLOWAY
& EDWIGE HOLLOWAY
BK.6985, PG.418

1A ROLLING RIDGE RD
N/F
YEH HUA CINDY WU
BK.7959, PG.150

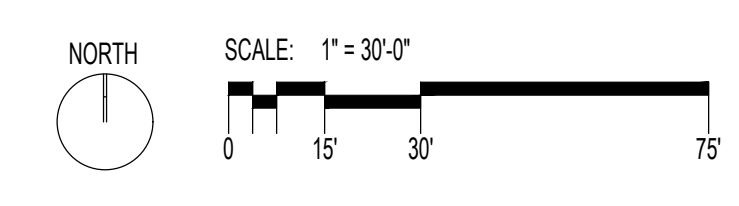
647 OLD WEST CENTRAL ST
N/F
JAMES A & KIMBERLY A
SCHLIERE
BK.35137, PG.6

623 OLD WEST CENTRAL ST
N/F
ROBIN BARBERO
BK.17293, PG.287

621 OLD WEST CENTRAL ST
N/F
LUI S PUGA &
JENNIFER M PUGA
BK.31486, PG.204

603 OLD WEST CENTRAL STREET
N/F
DONALD S RANIERI &
MARGARET C RANIERI
BK.13713, PG.581

- LEGEND:
- [Hatched Box] ASPHALT WALKWAY PAVING
 - [Hatched Box] CONCRETE WALKWAY PAVING
 - [Hatched Box] RESILIENT TRACK SURFACE
 - [Hatched Box] BASEBALL SOFTBALL INFIELD MIX
 - [Hatched Box] STABILIZED STONEDUST SURFACING
 - [Hatched Box] 3/4" CRUSHED STONE SURFACING
 - [Hatched Box] GRAVEL BORROW AT STORAGE CONTAINERS, 12" DEPTH
 - [Hatched Box] POURED-IN-PLACE RUBBER SAFETY SURFACING
 - [Hatched Box] ENGINEERED WOOD FIBER
 - [Dashed Line] ELECTRONIC VEHICLE GATE
 - [Vertical Line] BIKE RACK
 - [Circle with X] VEHICULAR LIGHT POLE, SEE ELECTRICAL DWGS
 - [Line with Triangle] CHAIN LINK FENCE
 - [Line with Square] CHAIN LINK GATE
 - [Line with Circle] BVC BLACK VINYL COATED



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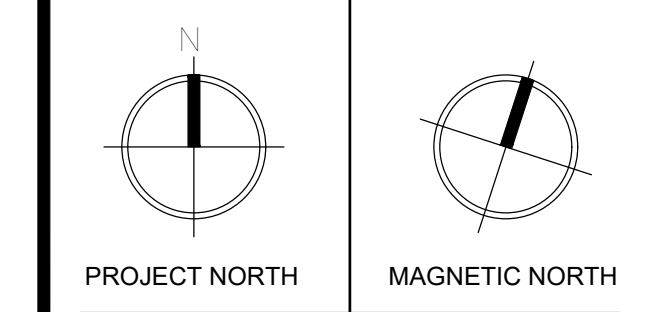
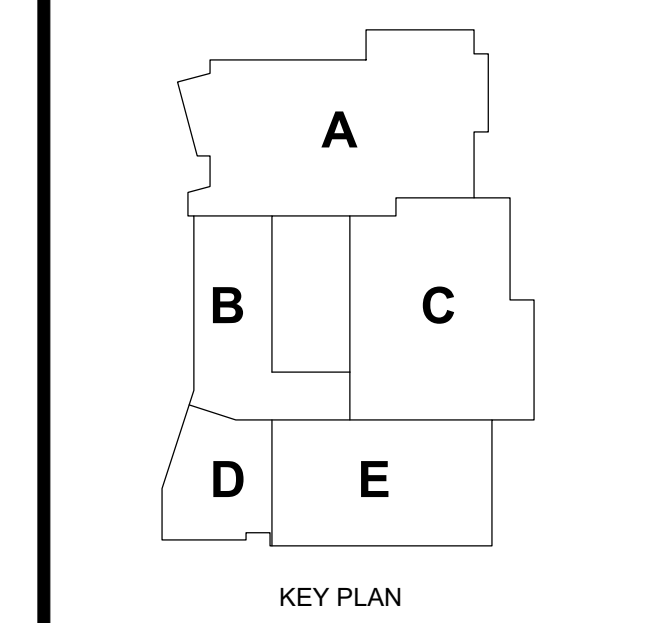
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617-661-1440 warnerlarson.com

MSBA DESIGN DEVELOPMENT SET

April 26, 2024



LANDSCAPE MATERIALS PLAN

Scale: 1"=30'
Project: 22001.00
Author: WJ
Date: 4/26/2024

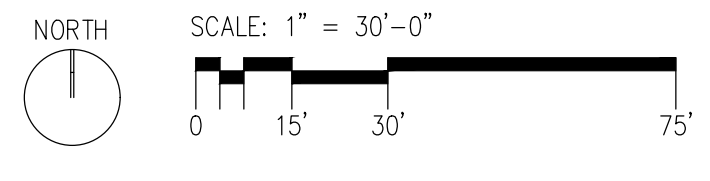
L205



- NOTES:**
- CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING WORK.
 - CONTRACTOR SHALL NOTIFY DIGSAFE 1-888-DIG-SAFE AND VERIFY UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO ROADS, WALKS, UTILITIES, SITE IMPROVEMENTS, EXISTING OR PROPOSED, DAMAGED BY THIS PROJECT.
 - CONTRACTOR SHALL STAKE OUT ALL SITE IMPROVEMENTS BOTH HORIZONTALLY AND VERTICALLY IN THE FIELD, AND SUCH STAKEOUT TO BE APPROVED BY THE ARCHITECT PRIOR TO CONTINUING WORK.
 - ALL CONCRETE PADS AT EXTERIOR DOORS SHALL BE PINNED TO BUILDING FOUNDATION. REFER TO STRUCTURAL DRAWINGS.
 - EXTERIOR CONCRETE PAVING AT DOOR THRESHOLDS SHALL BE FLUSH WITH FINISH FLOOR ELEVATION (UNLESS OTHERWISE SHOWN) AND SHALL SLOPE AT 1.5% PITCH AWAY FROM THE BUILDING. REFER TO STRUCTURAL DRAWINGS FOR DETAIL OF PAVEMENT / BUILDING CONNECTION.
 - CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, TREE ROOTBALLS, SITE FOOTINGS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONTINUING WORK.
 - SPOT GRADES AND CONTOURS INDICATED ON THIS PLAN DESCRIBE FINAL SURFACE ELEVATIONS FOR COMPLETED CONSTRUCTION.
 - ALL CHANGES IN PAVEMENT MATERIALS SHALL BE FLUSH WITH EACH OTHER UNLESS OTHERWISE SHOWN.
 - SEE CIVIL DRAWINGS FOR SUBSURFACE DRAINAGE SYSTEMS (BACKGROUND SHOWN FOR REFERENCE ONLY).
 - IF EXISTING TREES, UTILITIES OR STRUCTURES IMPEDE EXCAVATION ACTIVITIES IN ANY MANNER, CONTRACTOR SHALL INFORM THE ARCHITECT AND OWNER PRIOR TO CONTINUING WITH CONSTRUCTION ACTIVITIES.
 - SLOPES SHALL NOT EXCEED 3:1 SLOPE EXCEPT AS SHOWN ON THE PLANS.
 - ALL PAVED WALKWAY AREAS, PLAZAS, CROSSWALKS, ACCESSIBLE PARKING SPACES, AND ASSOCIATED ACCESS AISLES AND ACCESSIBLE ROUTES SHALL BE GRADED SUCH THAT THEY ARE IN FULL COMPLIANCE WITH THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD RULES AND REGULATIONS.

LEGEND:	
	APPROX. LIMIT OF WORK
	EXISTING CONTOUR
	550 PROPOSED CONTOUR
	551 PROPOSED CONTOUR
	553.1 EXISTING SPOT ELEVATION
	556.15 PROPOSED SPOT ELEVATION
	10% PROPOSED SLOPE
	TOP OF STAIR
	BOTTOM OF STAIR
	TOP OF WALL
	BOTTOM OF WALL
	SPILLWAY
	TOP OF CURB
	BOTTOM OF CURB
	DOOR THRESHOLD
	HIGH POINT
	RIM ELEVATION
	UNDER DRAIN, SEE DETAILS
	SUBSURFACE DRAIN AND DRAIN STRUCTURE, SEE CIVIL DRAWINGS

NOTE: FOR OVERALL SITE GRADING REFER TO CIVIL DWGS. FOR DETAILED GRADING IN SPORTSFIELDS, PLAZAS AND OTHER PEDESTRIAN AREAS, REFER TO L-SERIES GRADING PLANS.



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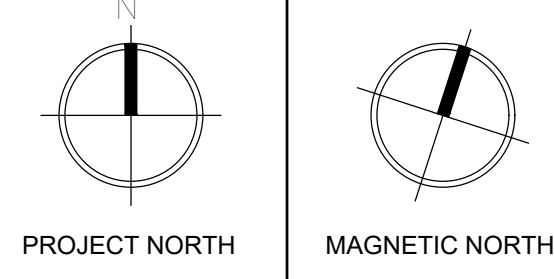
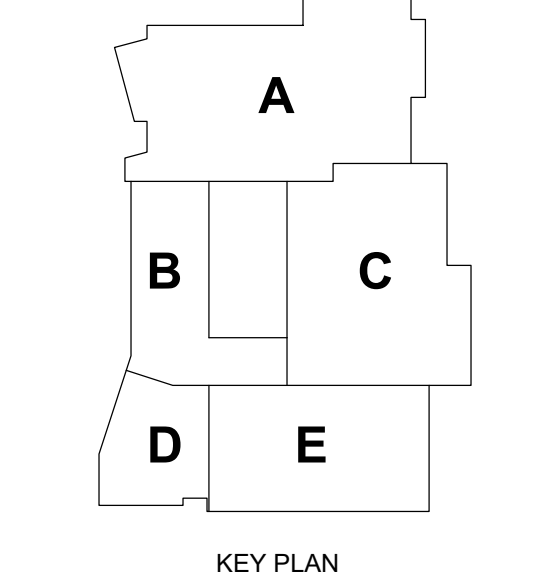
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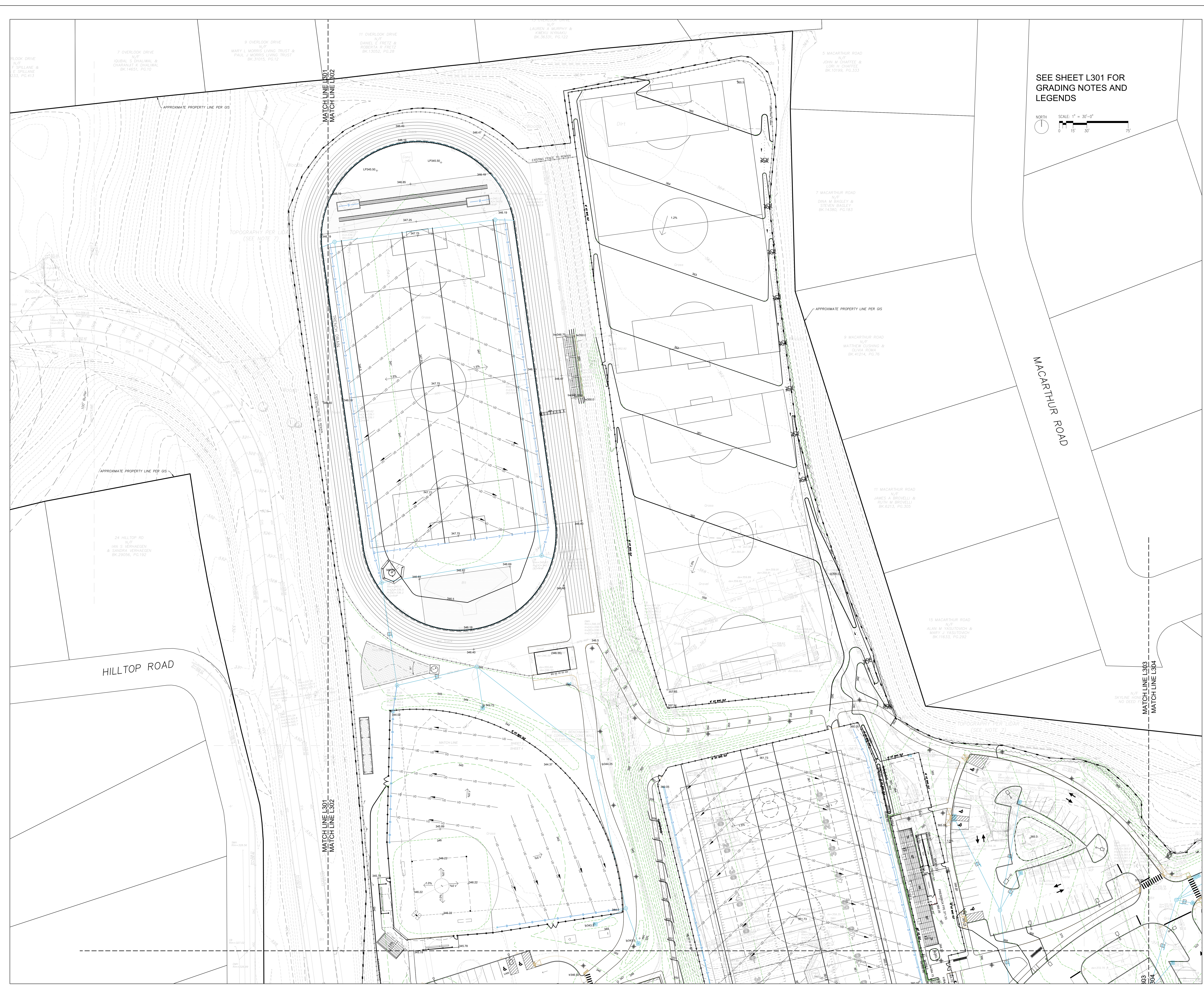
MSBA DESIGN DEVELOPMENT SET

April 26, 2024

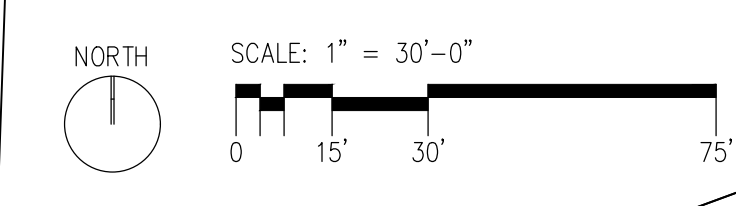


LANDSCAPE GRADING PLAN

Scale: 1"=30'
 Project: 22001.00
 Author: WLI
 Date: 4/26/2024
L301



SEE SHEET L301 FOR
GRADING NOTES AND
LEGENDS



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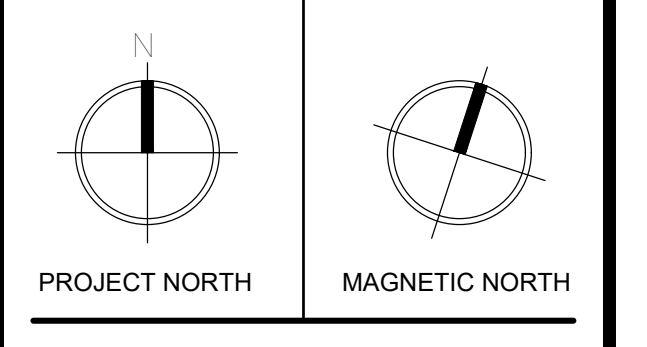
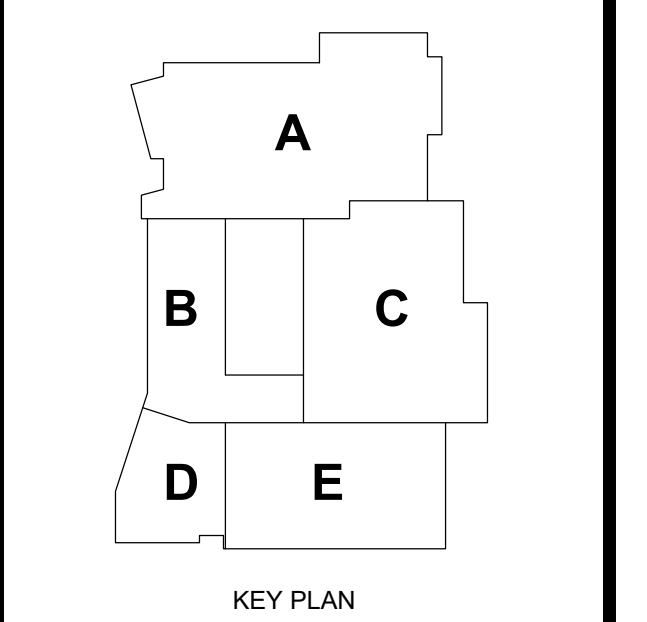
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Regional
Vocational
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02038

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MSBA DESIGN
DEVELOPMENT SET

April 26, 2024

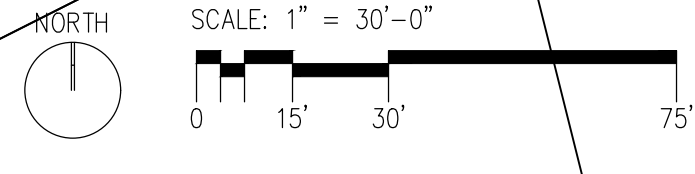


**LANDSCAPE
GRADING PLAN**

Scale: 1"=30'
Project: 22001.00
Author: WLJ
Date: 4/26/2024

L302

SEE SHEET L301 FOR
GRADING NOTES AND
LEGENDS



DRA

Drumsey Rosane Anderson, Inc.
200 Charles Street
Waltham, MA 02453
225 Oakland Road
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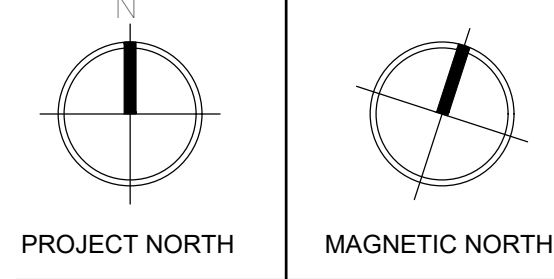
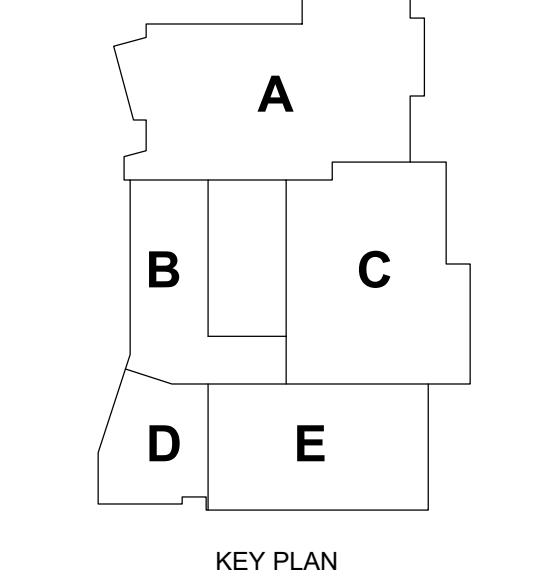
**Tri-County
Regional
Vocational
Technical High School**

147 Pond St, Franklin, MA
02038

WARNER LARSON
LANDSCAPE ARCHITECTS
130 WEST BROADWAY, BOSTON MA 02107
617.464.1440 www.warnerlarson.com

**MSBA DESIGN
DEVELOPMENT SET**

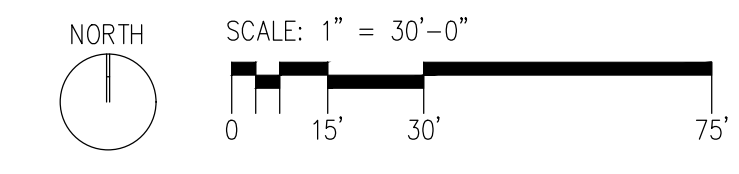
April 26, 2024



**LANDSCAPE
GRADING PLAN**

Scale: 1"=30'
Project: 22001.00
Author: WLI
Date: 4/26/2024

L303



SEE SHEET L301 FOR GRADING NOTES AND LEGENDS



Drumey Rosane Anderson, Inc.
 260 Charles Street Studio 300 Waltham, MA 02453
 225 Oakland Road Studio 205 South Windsor, CT 06074
 Tel: 617.964.1700 www.dra.com

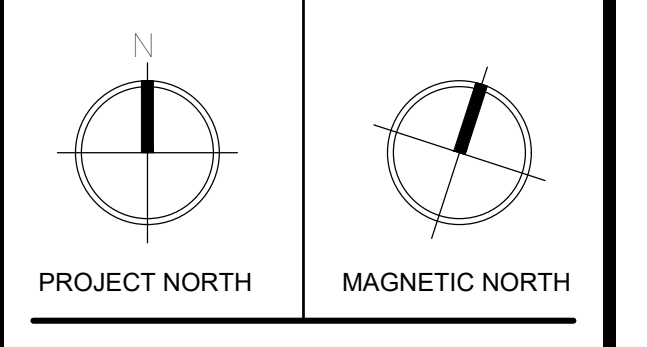
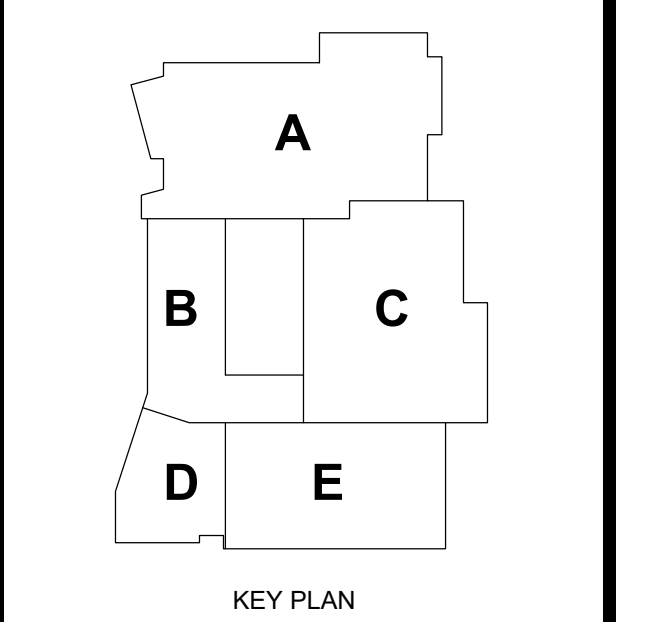
Tri-County Regional Vocational Technical High School

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MSBA DESIGN DEVELOPMENT SET

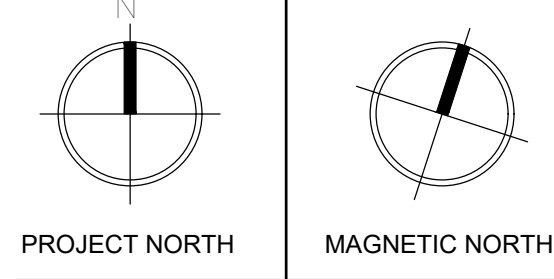
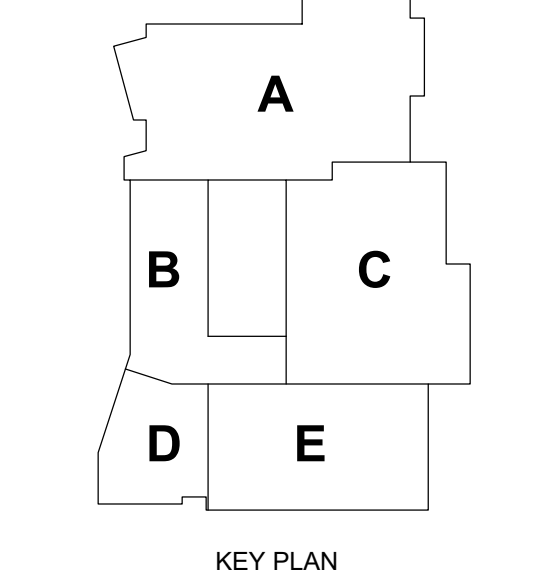
April 26, 2024



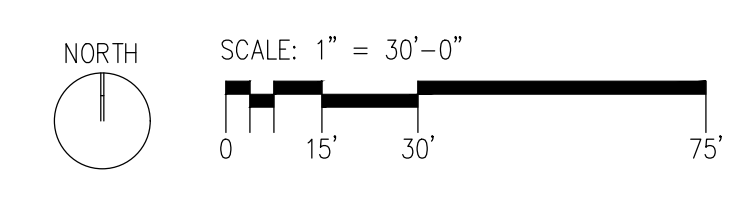
LANDSCAPE GRADING PLAN

Scale: 1"=30'
 Project: 22001.00
 Author: WLJ
 Date: 4/26/2024

L304



SEE SHEET L301 FOR
 GRADING NOTES AND
 LEGENDS



OLD WEST
 CENTRAL STREET

MATCH LINE L303
 MATCH LINE L305

MATCH LINE L303
 MATCH LINE L305

MATCH LINE L303
 MATCH LINE L304

52 HILLTOP RD
 N/E
 52 HILLTOP ROAD
 REALTY TRUST
 BK.20097, PG.306

5 ROLLING RIDGE RD
 N/E
 JOSEPH A. ALM &
 JACQUELYN M. RIVARD
 BK.40543, PG.344

3 ROLLING RIDGE RD
 N/E
 COLIN C. GONN
 BK.32386, PG.401

1 ROLLING RIDGE RD
 N/E
 DAVID E. HOLLOWAY
 & EDWIGE HOLLOWAY
 BK.63853, PG.419

1A ROLLING RIDGE RD
 N/E
 YEH HUA GINDY WU
 BK.79599, PG.150

647 OLD WEST CENTRAL ST
 N/E
 JAMES A. & KIMBERLY A.
 SCHNEDE
 BK.35137, PG.6

623 OLD WEST CENTRAL ST
 N/E
 ROBIN BARBERO
 BK.77261, PG.267

601 OLD WEST CENTRAL ST
 N/E
 LU S. PUGA &
 DENNIS M. PUGA
 BK.31486, PG.204

603 OLD WEST CENTRAL STREET
 N/E
 DONALD G. RANIERI &
 MARGARET C. RANIERI
 BK.13713, PG.381

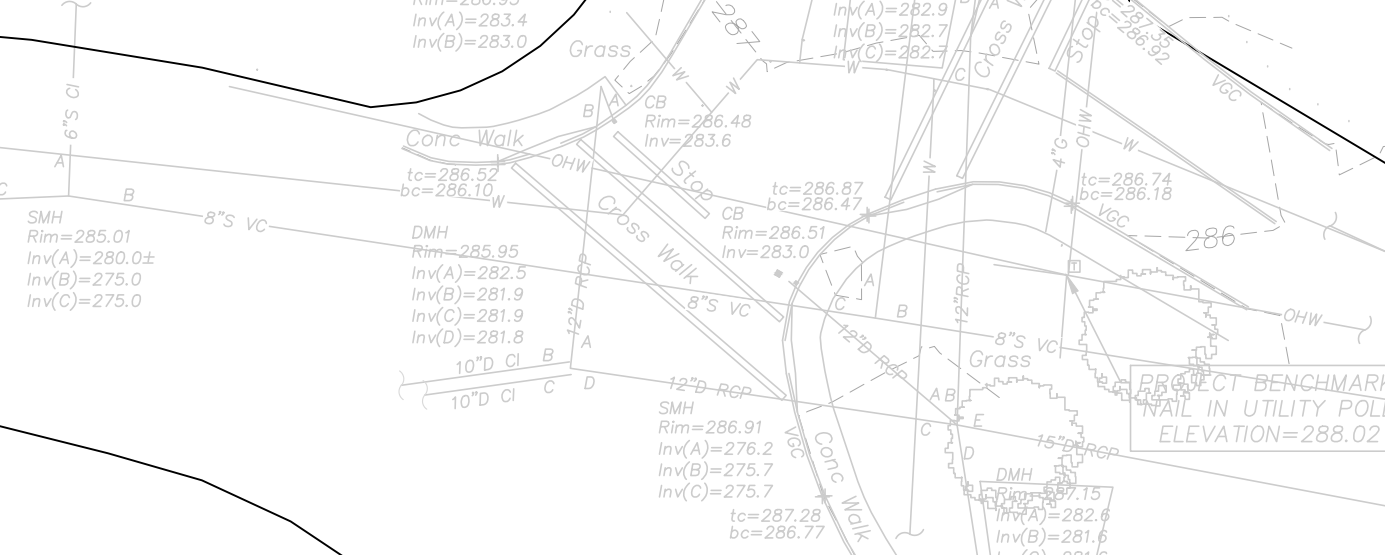
599 OLD WEST CENTRAL ST
 N/E
 LEDGWOOD CONDOMINIUM
 BK.6055, PG.75

TOPOGRAPHY PER LIDAR
 (SEE NOTE 7)

APPROXIMATE PROPERTY LINE PER GIS

APPROXIMATE PROPERTY LINE PER GIS

PROPOSED VALVE PIT

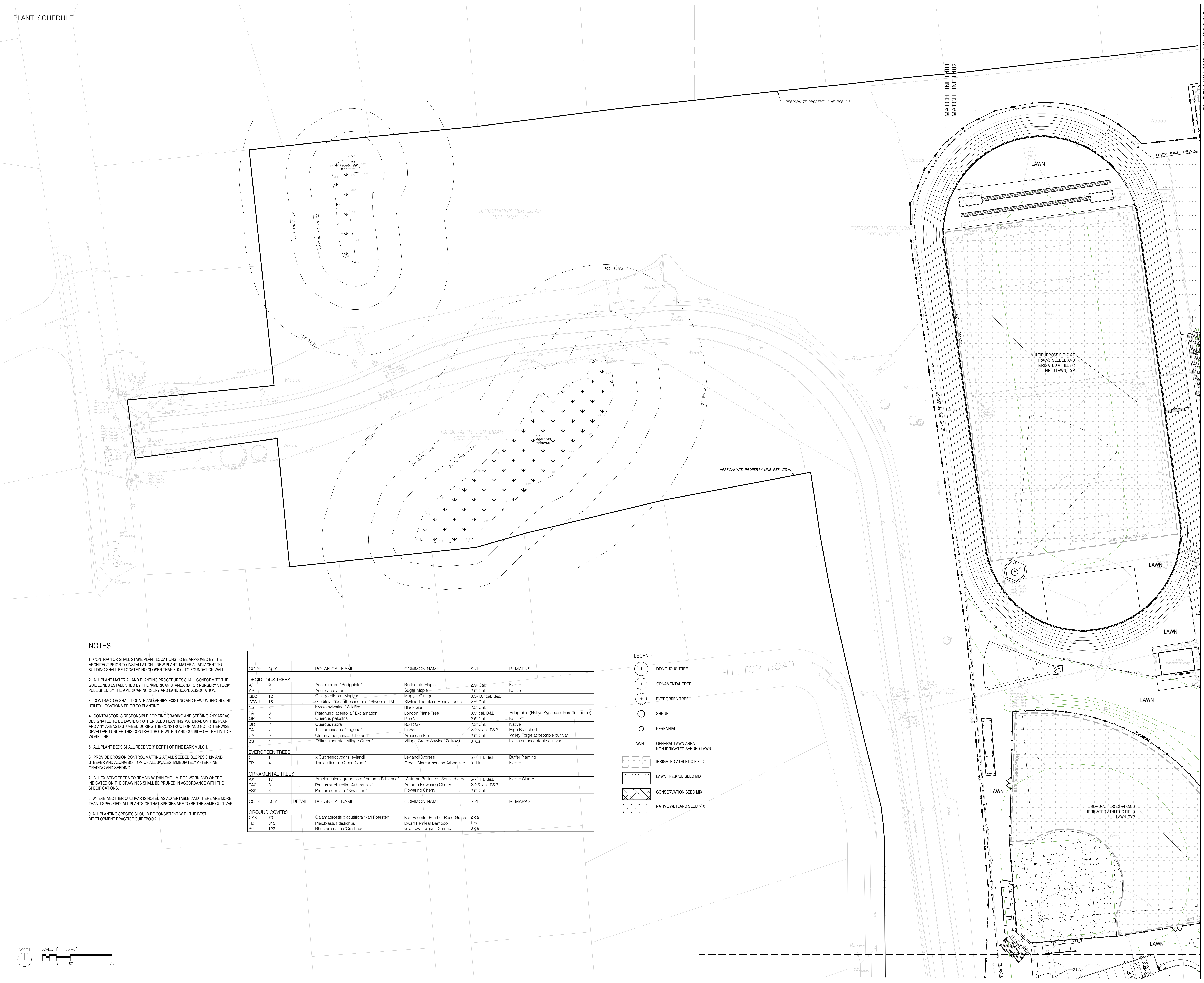


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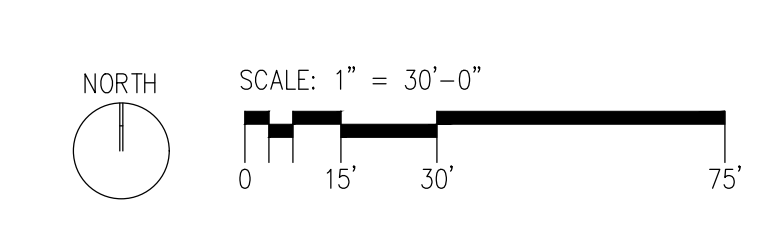
NOTES

- CONTRACTOR SHALL STAKE PLANT LOCATIONS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. NEW PLANT MATERIAL ADJACENT TO BUILDING SHALL BE LOCATED NO CLOSER THAN 3' O.C. TO FOUNDATION WALL.
- ALL PLANT MATERIAL AND PLANTING PROCEDURES SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE 'AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- CONTRACTOR SHALL LOCATE AND VERIFY EXISTING AND NEW UNDERGROUND UTILITY LOCATIONS PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND SEEDING ANY AREAS DESIGNATED TO BE LAWN, OR OTHER SEED PLANTING MATERIAL ON THIS PLAN AND ANY AREAS DISTURBED DURING THE CONSTRUCTION AND NOT OTHERWISE DEVELOPED UNDER THIS CONTRACT BOTH WITHIN AND OUTSIDE OF THE LIMIT OF WORK LINE.
- ALL PLANT BEDS SHALL RECEIVE 3" DEPTH OF PINE BARK MULCH.
- PROVIDE EROSION CONTROL MATTING AT ALL SEEDED SLOPES 3:1:1 AND STEEPER AND ALONG BOTTOM OF ALL SWALES IMMEDIATELY AFTER FINE GRADING AND SEEDING.
- ALL EXISTING TREES TO REMAIN WITHIN THE LIMIT OF WORK AND WHERE INDICATED ON THE DRAWINGS SHALL BE PRUNED IN ACCORDANCE WITH THE SPECIFICATIONS.
- WHERE ANOTHER CULTIVAR IS NOTED AS ACCEPTABLE, AND THERE ARE MORE THAN 1 SPECIFIED, ALL PLANTS OF THAT SPECIES ARE TO BE THE SAME CULTIVAR.
- ALL PLANTING SPECIES SHOULD BE CONSISTENT WITH THE BEST DEVELOPMENT PRACTICE GUIDEBOOK.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
DECIDUOUS TREES						
AR	9	Acer rubrum 'Redpointe'	Redpointe Maple	2.5' Cal.	Native	
AS	2	Acer saccharum	Sugar Maple	2.5' Cal.	Native	
GB2	12	Ginkgo biloba 'Magyar'	Magyar Ginkgo	3.5-4.0' cal. B&B		
GT5	15	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	2.5' Cal.		
NS	3	Nyssa sylvatica 'Wildfire'	Black Gum	2.5' Cal.		
PA	8	Platanus x acerifolia 'Exclamation'	London Plane Tree	3.5' cal. B&B	Adaptable (Native Sycamore hard to source)	
OP	2	Quercus palustris	Pin Oak	2.5' Cal.	Native	
QR	2	Quercus rubra	Red Oak	2.5' Cal.	Native	
TA	7	Tilia americana 'Legend'	Linden	2-2.5' cal. B&B	High Branched	
UA	9	Ulmus americana 'Jefferson'	American Elm	2.5' Cal.	Valley Forge acceptable cultivar	
ZS	4	Zelkova serrata 'Village Green'	Village Green Sawleaf Zelkova	3' Cal.	Halka an acceptable cultivar	
EVERGREEN TREES						
CL	14	x Cupressocyparis leylandii	Leyland Cypress	5-6' Ht. B&B	Buffer Planting	
TP	4	Thuja plicata 'Green Giant'	Green Giant American Arborvitae	8' Ht.	Native	
ORNAMENTAL TREES						
AX	17	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	6-7' Ht. B&B	Native Clump	
PA2	8	Prunus subhirtella 'Autumnalis'	'Autumn Flowering Cherry	2-2.5' cal. B&B		
PSK	3	Prunus serrulata 'Kawazans'	Flowering Cherry	2.5' Cal.		
CODE	QTY	DETAIL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
GROUND COVERS						
CK3	73		Calamagrostis x acutiflora Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal.	
PD	813		Pleurostachys distichus	Dwarf Fernleaf Bamboo	1 gal.	
RG	122		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	

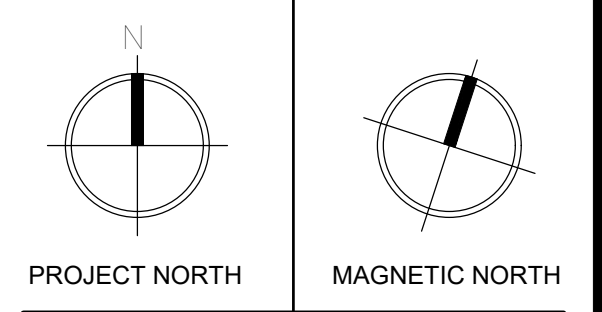
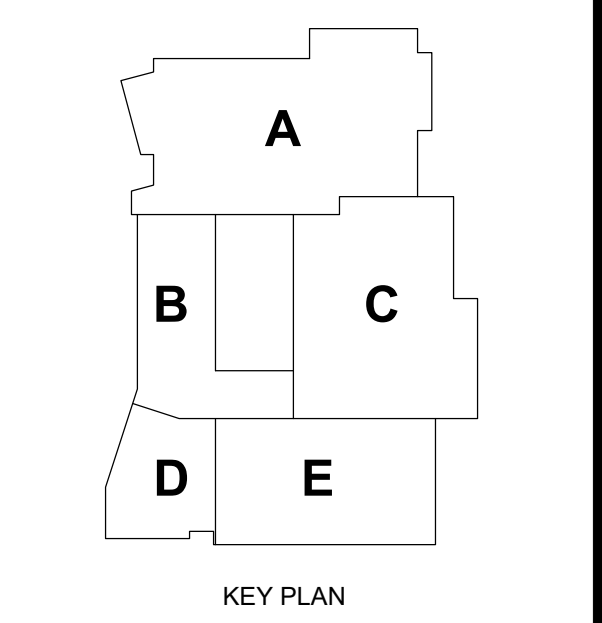
LEGEND:

- ⊕ DECIDUOUS TREE
- ⊕ ORNAMENTAL TREE
- ⊕ EVERGREEN TREE
- SHRUB
- PERENNIAL
- LAWN GENERAL LAWN AREA, NON-IRRIGATED SEEDED LAWN
- IRRIGATED ATHLETIC FIELD
- LAWN: FESCUE SEED MIX
- CONSERVATION SEED MIX
- NATIVE WETLAND SEED MIX



MSBA DESIGN DEVELOPMENT SET

April 26, 2024



PLANTING PLAN

Scale: 1"=30'
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L401