Apartments at

Glen Brook Way - Phase 2

2 & 6 Glen Brook Way, Medway Massachusetts 02053

Project Summary

<u>2 Glen Brook Way (Building D)</u>

Building Type: R2
Gross square feet - 22,442 sf

CBH units: 2
Sensory Disability Units: 1
Mobility Disability (MAAB Group 2B): 9
Total unit: 20

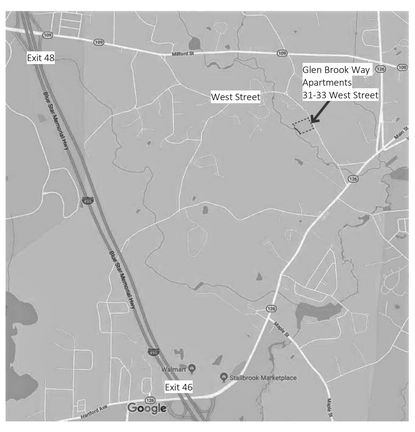
<u>6 Glen Brook Way (Building E)</u>

Building Type: R2
Gross square feet - 27,034 sf

CBH units: 1
Sensory Disability units: 2
Mobility Disability units (MAAB Group 2B): 11
Total units: 24

Above: Rendering of Building E Community Patio

Drawing List	
Sheet Number	Sheet Name
G000	GBW P2 Site Cover Sheet
C-101	Existing Conditions
C-201	Civil Site Layout
C-301	Grading & Utilities
C-302	Erosion Control Plan
C-401	Details
C-402	Details
C-403	Details
C-404	Details
L-100	Landscape Materials Plan
L-200	Landscape Layout Plan
L-201	Photometric Analysis
L-300	Landscape Planting Plan
L-310	Landscape Planting List, Notes & Details
L-400	Landscape Construction Details
L-410	Landscape Details
A000 - D	Building D Set (See cover sheet for drawing list)
A000 - E	Building E Set (See cover sheet for drawing list)



Left: Site Locus Map Above: Rendering of the entry to Building D

Project Team

CIVIL
Merrill Engineers and Land Surveyors
427 Columbia Road, Hanover, MA 02339
Contact: Dana Altobello 781.826.9200

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24 Thorndike Street, Cambridge, MA 02138
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375 Faunce Corner Road, Suite D Dartmouth, MA 02747
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Structural Engineer
ROOME & GUARRACINO LLC
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Contact: Jennifer Fischer Bowman 617.628.1700

OWNER:
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79A Chapel Street, Newton MA, 02458
Contact: Derek Hansen 617.923.3505

ARCHITECT:
Meander Studio Collaborative Design
14 Spring Street, 2nd Floor, Waltham, MA 02451
Contact: Michael Wolfson 617.812.4828

Meander Studio
Collaborative Design

Confirmatory Set
June 29, 2022

Meander Project Number: 18002

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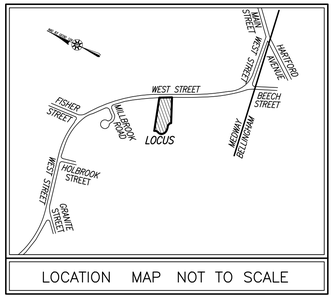
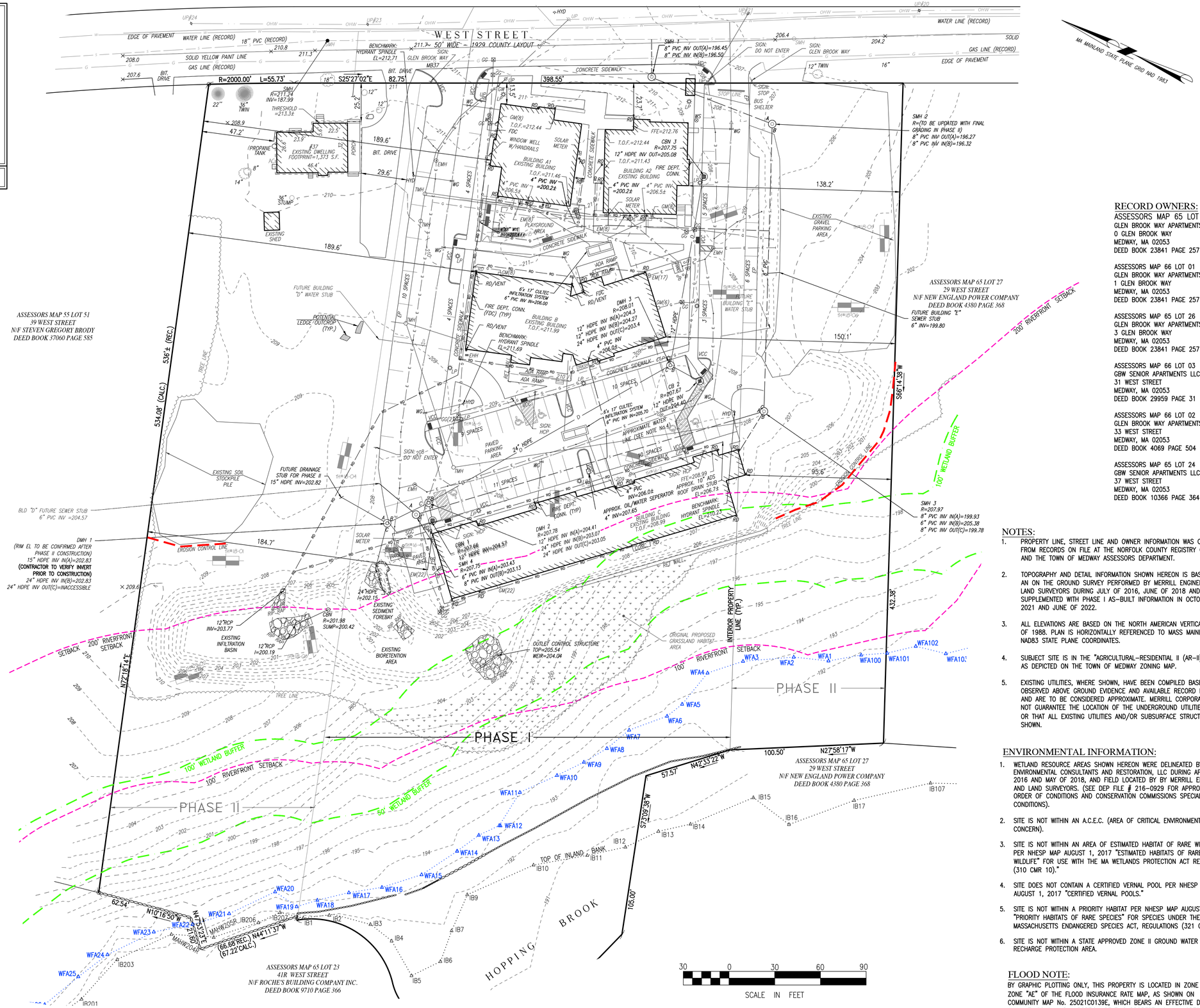


LOCATION MAP NOT TO SCALE



LEGEND

- DIMPLED MAT (HP)
- DMH — DRAIN MANHOLE
- EM — ELECTRIC METER
- EMH — ELECTRIC MANHOLE
- EHH — ELECTRIC HANDHOLE
- FFE — FIRST FLOOR ELEVATION
- GG — GAS GATE
- GM — GAS METER
- RIP RAP
- HYD — FIRE HYDRANT
- INV — INVERT
- LP — LIGHT POLE (PUBLIC)
- HANDICAP SPACE
- RD — ROOF DRAIN PIPE
- SIGN — SIGN
- B — BOLLARD
- SMH — SEWER MANHOLE
- TMH — TELEPHONE MANHOLE
- UP — UTILITY POLE
- WG — WATER GATE
- WS — WATER SERVICE
- ARROW STRAIGHT
- POST AND RAIL FENCE
- 100 — CONTOUR LINE
- LS — LANDSCAPE AREA
- EDGE OF DIRT
- WETLAND LINE
- OHW — OVERHEAD WIRES
- S — SANITARY SEWER
- TEL/COMMUNICATION
- W — WATER

RECORD OWNERS:

ASSESSORS MAP 65 LOT 25
GLEN BROOK WAY APARTMENTS LLC
0 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

ASSESSORS MAP 66 LOT 01
GLEN BROOK WAY APARTMENTS LLC
1 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

ASSESSORS MAP 65 LOT 26
GLEN BROOK WAY APARTMENTS LLC
3 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

ASSESSORS MAP 66 LOT 03
GBW SENIOR APARTMENTS LLC
31 WEST STREET
MEDWAY, MA 02053
DEED BOOK 29959 PAGE 31

ASSESSORS MAP 66 LOT 02
GLEN BROOK WAY APARTMENTS LLC
33 WEST STREET
MEDWAY, MA 02053
DEED BOOK 4069 PAGE 504

ASSESSORS MAP 65 LOT 24
GBW SENIOR APARTMENTS LLC
37 WEST STREET
MEDWAY, MA 02053
DEED BOOK 10366 PAGE 364

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF MEDWAY ASSESSORS DEPARTMENT.
2. TOPOGRAPHY AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JULY OF 2016, JUNE OF 2018 AND SUPPLEMENTED WITH PHASE I AS-BUILT INFORMATION IN OCTOBER OF 2021 AND JUNE OF 2022.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. PLAN IS HORIZONTALLY REFERENCED TO MASS MAINLAND NAD83 STATE PLANE COORDINATES.
4. SUBJECT SITE IS IN THE "AGRICULTURAL-RESIDENTIAL II (AR-II)" DISTRICT AS DEPICTED ON THE TOWN OF MEDWAY ZONING MAP.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL CORPORATION DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

ENVIRONMENTAL INFORMATION:

1. WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY ENVIRONMENTAL CONSULTANTS AND RESTORATION, LLC DURING APRIL OF 2016 AND MAY OF 2018, AND FIELD LOCATED BY BY MERRILL ENGINEERS AND LAND SURVEYORS. (SEE DEP FILE # 216-0929 FOR APPROVED ORDER OF CONDITIONS AND CONSERVATION COMMISSIONS SPECIAL CONDITIONS).
2. SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
3. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2017 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
4. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2017 "CERTIFIED VERNAL POOLS."
5. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2017 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
6. SITE IS NOT WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25021C0139E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND A PORTION OF THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

Glen Brook Way Phase 2

6 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

Merrill
Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
WWW.MERRILLINC.COM

COMMONWEALTH OF MASSACHUSETTS
DANA MATTHEW ALTOBELLO
No. 46237
CIVIL
REGISTERED PROFESSIONAL ENGINEER

THIS AREA IS FOR NOTES :

AMENDED PHASE II CONFIRMATORY SITE PLAN CONFORMED SET

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
1	2/9/22	ADDENDUM #1
2	2/16/22	ADDENDUM #2
3	6/9/22	VE CHANGE LOG/CON-COM

CLIENT:
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Claire Comeau

ARCHITECT:
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Waltham, MA 02451
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Reg Roome

MEP:
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370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	AS NOTED
JOB NO.	16-064.2
DATE.	6/29/2022

EXISTING CONDITIONS (W/PHASE I AS-BUILT CONDITIONS)

C-101

ZONING DATA

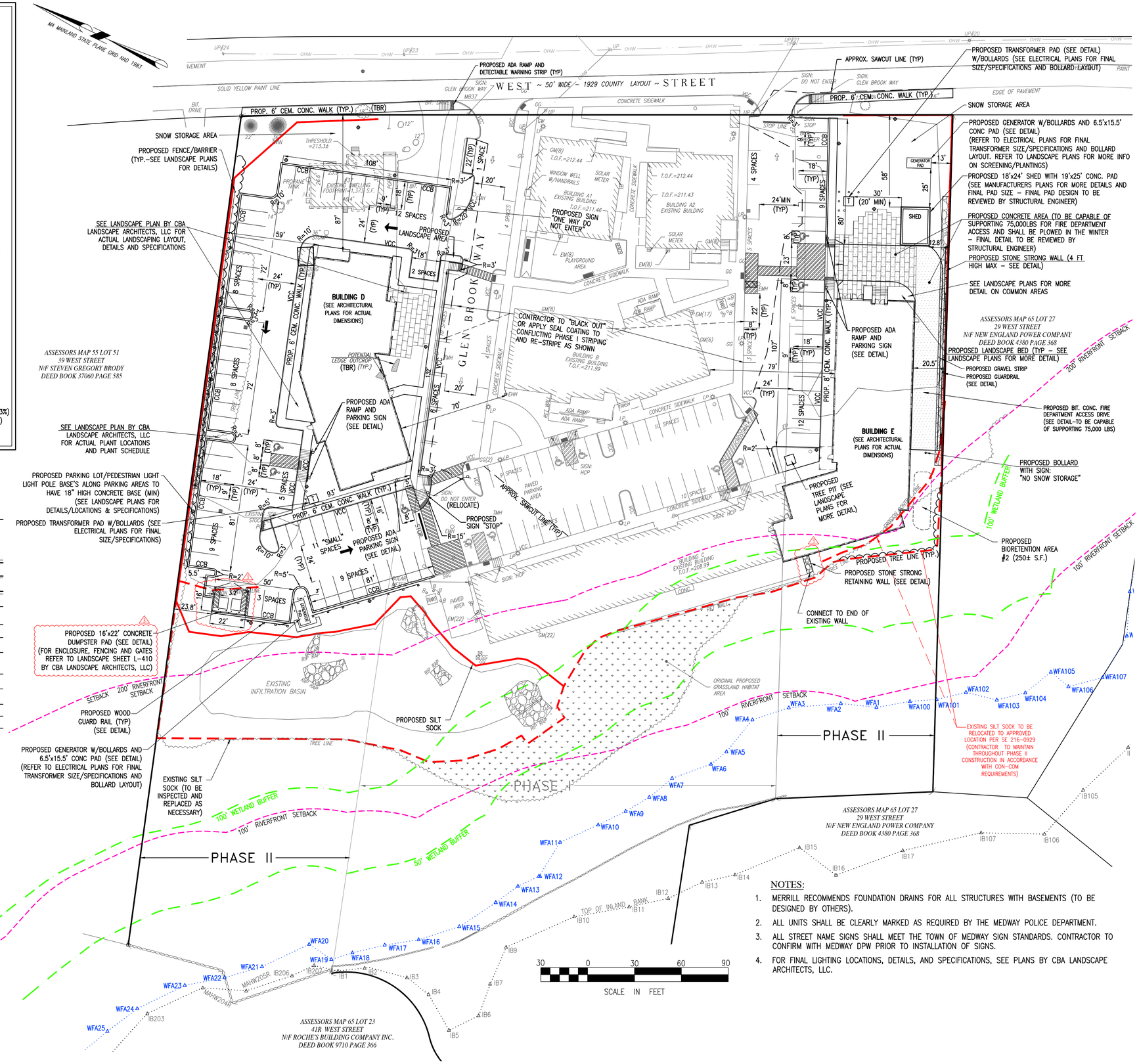
1. TOTAL PARCEL SIZE: 5.87± ACRES (255,538± S.F.)
2. ZONE: AGRICULTURAL – RESIDENTIAL (AR–II)
3. USE: EXISTING: RESIDENTIAL; PROPOSED: (NO CHANGE)
4. BUILDING COVERAGE: MAX. ALLOWED: 76,661± S.F. (30%); EXISTING: 5,024 S.F. (1.9%); PROPOSED: 36,672 S.F. (14.35%)
5. IMPERVIOUS COVERAGE: MAXIMUM ALLOWED: 102,215± S.F. (40%); EXISTING: 8,688± S.F. (3.4%); PROPOSED: 113,268± S.F. (44%)
6. DIMENSIONAL REQUIREMENTS:

DISTRICT: AR–II		EXISTING:	PROPOSED:
MIN. LOT AREA	22,500 S.F.	255,538 S.F.	(NO CHANGE)
MIN. LOT FRONTAGE	150'	379.56'	(NO CHANGE)
MIN. FRONT YARD	35'	24.6' (WEST ST)	13' (WEST ST)
MIN. SIDE YARD	15'	12.9'	20'
MIN. REAR YARD	15'	24.4'	149'

7. PARKING:
   SECTION 7 (PAGE 61)
   PARKING: UNIT RESIDENTIAL (MIXED USE): 1.5 SPACE/UNIT MINIMUM SPACE = 9' x 18'
   – 92 UNITS x 1.5 SPACE/UNIT = 138 SPC MIN
   – UP TO 30% OF REQUIRED SPACES CAN BE "SMALL SPACES" (8' WIDE x 15' LONG)
   138 x 30% = 41± SPACES (30 SPACES PROVIDED)
   PARKING SPACES PROVIDED: STANDARD SPACES = 120 SPACES
   "SMALL" SPACES = 30 SPACES
   TOTAL = 150 SPACES > 149 SPACES MIN.
   (11 ADA SPACES PROVIDED)
8. SANITARY SEWERAGE FLOWS: (137 BEDROOMS PROPOSED)
   PHASE I: 110 GPD/BEDROOM X 91 BEDROOMS = 10,010 GPD
   PHASE II: 110 GPD/BEDROOM X 46 BEDROOMS = 5,060 GPD
   TOTAL = 15,070 GPD
9. WATER CONSUMPTION:
   PER MA DEP: "FOR RESIDENCE, PER CAPITA RATES WILL BE BASED ON WATER USE RECORDS, ASSUMING 80% OF WATER CONSUMPTION IS DISCHARGED AS WASTEWATER."
   WATER CONSUMPTION = 15,070 GPD/(0.80) = 18,838± GPD
10. RIVERFRONT AREA:
   TOTAL AREA ON SITE: 99,655± S.F.
   MAXIMUM ALLOWABLE ALTERATION: 10% (11,086± S.F.)
   PROPOSED ALTERATION: 20.8% (23,102±) — INFILTRATION BASIN: 14,275± (14.3%); OTHER CONSTRUCTION: 8,722± (8.8%)
   IMPERVIOUS AREA: APPROVED=3,946± S.F. (DEP #216–0929 – AMENDED 6/9/2020); PROPOSED=3,934± S.F.

LEGEND

EXISTING/PHASE I	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	CROWSFEET	
178	2' CONTOUR	20
+178.8	SPOT ELEVATION	+178.50
	EDGE OF PAVEMENT	
VGC	VERTICAL GRANITE CURB	VGC
	VERTICAL CONCRETE CURB	VCC
12"CCB	CAPE COD BERM	12"CCB
W	WATER LINE	W
OHW	OVERHEAD WIRE	OHW
GAS	GAS LINE	GAS
ETC	ELECTRIC & TELEPHONE CABLE	ETC
E	UNDERGROUND ELECTRIC	E
X	FENCE	X
D	DRAIN LINE	
S	SEWER LINE	S
	ROOF DRAIN	RD
E	ELECTRICAL MANHOLE	E
DMH	DRAIN MANHOLE	
HYD	HYDRANT	HYD
WG	WATER GATE	WG
CB	CATCH BASIN	CB
SIGN	SIGN	SIGN
BOLLARD	BOLLARD	BOLLARD
UP	UTILITY POLE	UP
SMH	SEWER MANHOLE	SMH
MH	UNIDENTIFIED MANHOLE	MH
MW	MONITORING WELL	MW
GG	GAS GATE	GG
GM	GAS METER	GM
WM	WATER METER	WM
EM	ELECTRICAL METER	EM
DYCL	DOUBLE YELLOW CENTER LINE	DYCL
SWEL	SINGLE WHITE EDGE LINE	SWEL
PVC	POLYVINYL CHLORIDE	PVC
MHB (fnd)	MASS. HIGHWAY BOUND FOUND	MHB (fnd)
CB (fnd)	CONCRETE BOUND FOUND	CB (fnd)
6	PARKING SPACE COUNT	6
	AREA LIGHT	
	GRADE TO DRAIN	GTD



NOTES:

1. MERRILL RECOMMENDS FOUNDATION DRAINS FOR ALL STRUCTURES WITH BASEMENTS (TO BE DESIGNED BY OTHERS).
2. ALL UNITS SHALL BE CLEARLY MARKED AS REQUIRED BY THE MEDWAY POLICE DEPARTMENT.
3. ALL STREET NAME SIGNS SHALL MEET THE TOWN OF MEDWAY SIGN STANDARDS. CONTRACTOR TO CONFIRM WITH MEDWAY DPW PRIOR TO INSTALLATION OF SIGNS.
4. FOR FINAL LIGHTING LOCATIONS, DETAILS, AND SPECIFICATIONS, SEE PLANS BY CBA LANDSCAPE ARCHITECTS, LLC.

C201 Civil Site Layout
SCALE 1"=30'

Glen Brook Way Phase 2
6 Glen Brook Way
Medway, MA 02053

Meander Studio Collaborative Design

Merrill Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826–9200
26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746–6060
WWW.MERRILLINC.COM

COMMONWEALTH OF MASSACHUSETTS
DANA MATTHEW ALTOBELLO
No. 46237
CIVIL
REGISTERED PROFESSIONAL ENGINEER

THIS AREA IS FOR NOTES :

AMENDED PHASE II CONFIRMATORY SITE PLAN
CONFORMED SET

ISSUE LOG
△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
1	2/9/22	ADDENDUM #1
2	2/16/22	ADDENDUM #2
3	6/9/22	VE CHANGE LOG/CON-COM

CLIENT:
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Claire Comeau

ARCHITECT:
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Waltham, MA 02451
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CIVIL:
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LANDSCAPE:
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Clara Batchelor

STRUCTURAL:
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MEP:
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370 Faunce Corner Road
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Richard Newell

SCALE	AS NOTED
JOB NO.	16-064.2
DATE.	6/29/2022

CIVIL SITE LAYOUT

C-201

PROPOSED BIORETENTION AREA DETAILS

BASIN PLANT REQUIREMENTS:

Area is approx. 2,500 sq. ft.
Plant spacing is 24 inches on center
Plant size is 2 inch plug plants
Plug total is 725

PLANT LIST
104 Cinnamon Fern (Osmunda cinnamomea)
104 Soft Rush (Juncus effusus)
104 Joe Pye Weed (Eupatorium maculatum)
104 Goldenrod (Solidago species)
103 Dense Blazing Star (Liatris spicata)
103 Wool Grass (Schoenoplectus cyperinus)
103 New England Aster (Symphyotrichum novae-angliae)

SIDE SLOPE PLANT REQUIREMENTS

Area is approx. 2,800 sq. ft.
15 Shrub plants as shown on the plan
Herbaceous plant spacing is 24 inches on center
Herbaceous Plant size is 2 inch plug plants
Plug total is 812

PLANT LIST
112 Switch Grass (Panicum virgatum)
100 Little Bluestem (Schizachyrium scoparium)
100 Goldenrod (Solidago species)
100 Butterfly Weed (Asclepias tuberosa)
100 Purple Coneflower (Echinacea purpurea)
100 Black Eyed Susan (Rudbeckia hirta)
100 Purple Joe Pye Weed (Eupatorium purpureum)
100 New England Aster (Symphyotrichum novae-angliae)

Bioretention Plant Legend

Symbol	Qty	Common	Botanical	Size
	725	Basin Plants		2" Plug Plant
	4	Black Chokeberry	Aronia melanocarpa	2 ft. high
	3	Highbush Blueberry	Vaccinium corymbosum	2 ft. high
	4	Inkberry	Ilex glabra	2 ft. high
	812	Side Slope Plants		2" Plug Plant
	4	Winterberry	Ilex Verticillata	2 ft. high

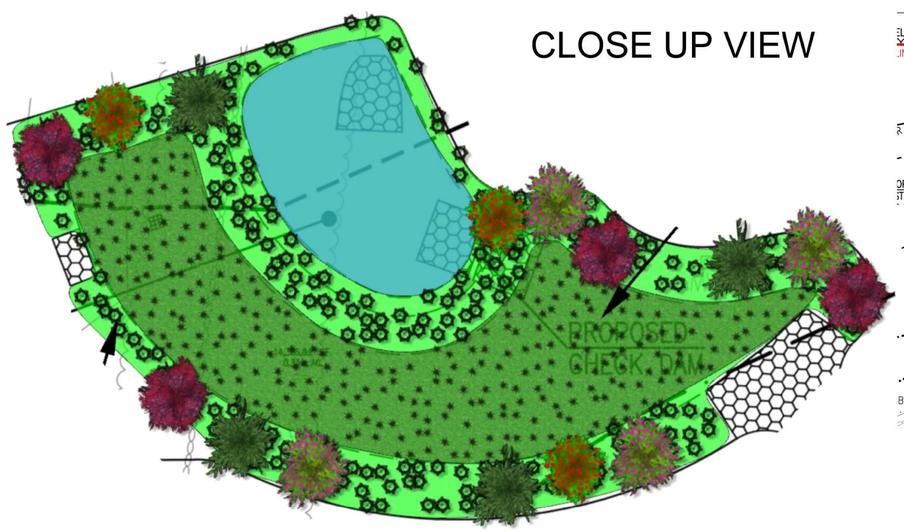
Notes:
1. Area to be hand raked and seeded with native seed mix, see seed mix profile below.
2. Shrubs to be mulched with natural wood chips upon planting.

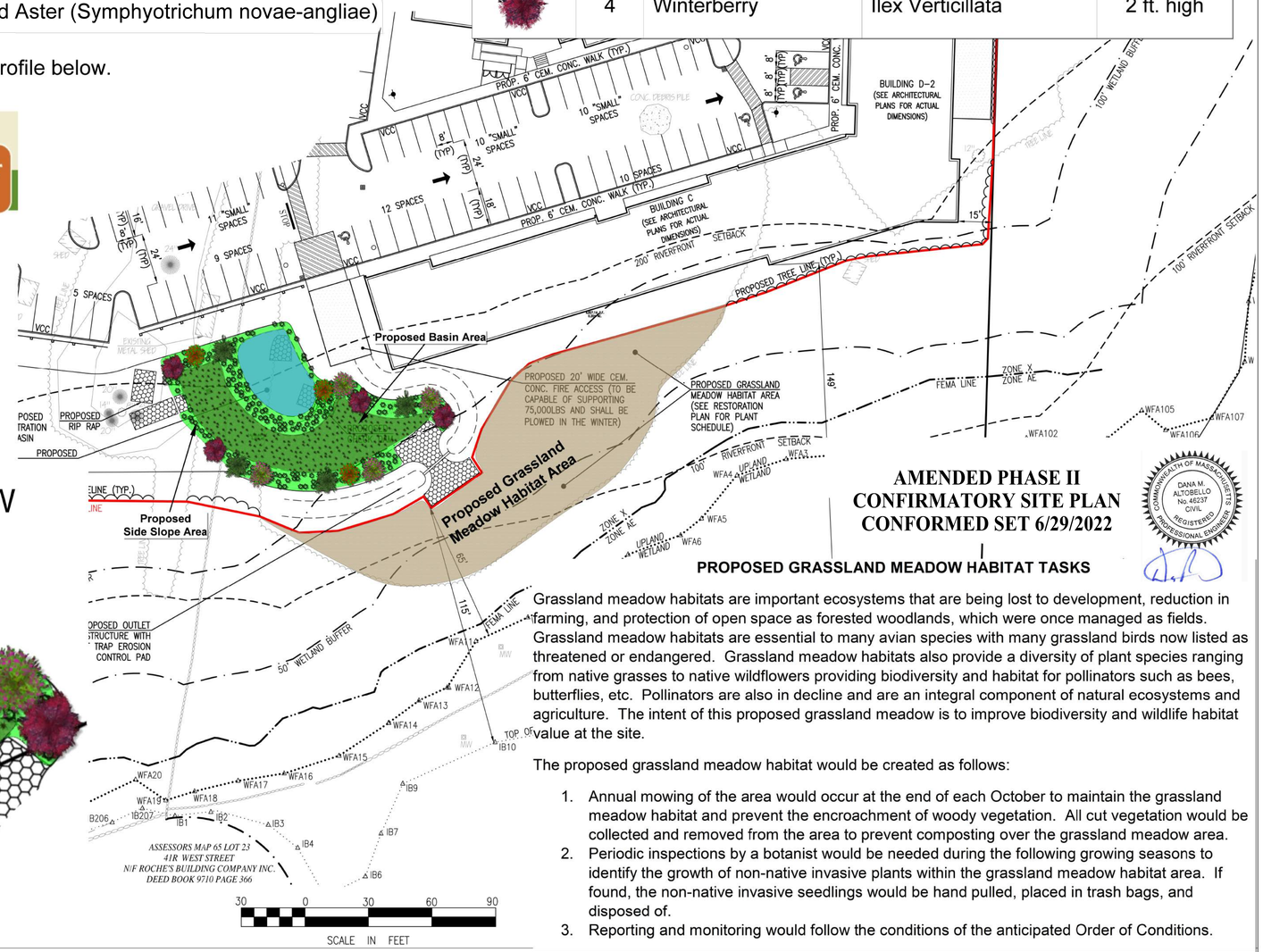
ERNST SEEDS
Catalog | Price List | Project Planner | Contact | 800-873-3321
Products | Resource Center | About Us | News & Media
Seed Finder TOOL

Retention Basin Wildlife Mix

Mix Composition
25.0% *Panicum clandestinum, 'Tioga'* (Deertongue, 'Tioga')
22.0% *Elymus virginicus, PA Ecotype* (Virginia Wildrye, PA Ecotype)
22.0% *Poa palustris* (Fowl Bluegrass)
15.0% *Carex vulpinoidea, PA Ecotype* (Fox Sedge, PA Ecotype)
6.0% *Carex lupulina, PA Ecotype* (Hop Sedge, PA Ecotype)
5.0% *Carex scoparia, PA Ecotype* (Blunt Broom Sedge, PA Ecotype)
3.0% *Juncus effusus* (Soft Rush)
1.0% *Asclepias incarnata, PA Ecotype* (Swamp Milkweed, PA Ecotype)
0.5% *Eupatorium perfoliatum, PA Ecotype* (Boneset, PA Ecotype)
0.5% *Scirpus cyperinus, PA Ecotype* (Woolgrass, PA Ecotype)

CLOSE UP VIEW





AMENDED PHASE II CONFIRMATORY SITE PLAN CONFORMED SET 6/29/2022

COMMONWEALTH OF MASSACHUSETTS
DANA M. ALTOBELLO
No. 46237
CIVIL
REGISTERED PROFESSIONAL ENGINEER

PROPOSED GRASSLAND MEADOW HABITAT TASKS

Grassland meadow habitats are important ecosystems that are being lost to development, reduction in farming, and protection of open space as forested woodlands, which were once managed as fields. Grassland meadow habitats are essential to many avian species with many grassland birds now listed as threatened or endangered. Grassland meadow habitats also provide a diversity of plant species ranging from native grasses to native wildflowers providing biodiversity and habitat for pollinators such as bees, butterflies, etc. Pollinators are also in decline and are an integral component of natural ecosystems and agriculture. The intent of this proposed grassland meadow is to improve biodiversity and wildlife habitat value at the site.

The proposed grassland meadow habitat would be created as follows:

1. Annual mowing of the area would occur at the end of each October to maintain the grassland meadow habitat and prevent the encroachment of woody vegetation. All cut vegetation would be collected and removed from the area to prevent composting over the grassland meadow area.
2. Periodic inspections by a botanist would be needed during the following growing seasons to identify the growth of non-native invasive plants within the grassland meadow habitat area. If found, the non-native invasive seedlings would be hand pulled, placed in trash bags, and disposed of.
3. Reporting and monitoring would follow the conditions of the anticipated Order of Conditions.

C202 Restoration Plan
SCALE 1"=30'

Merrill Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
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WWW.MERRILLINC.COM

No.	Revision/Submission	Date
1.	PRICING SET	10/30/18
2.	CON-COM SUBMITTAL	11/28/18

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Richard Newell

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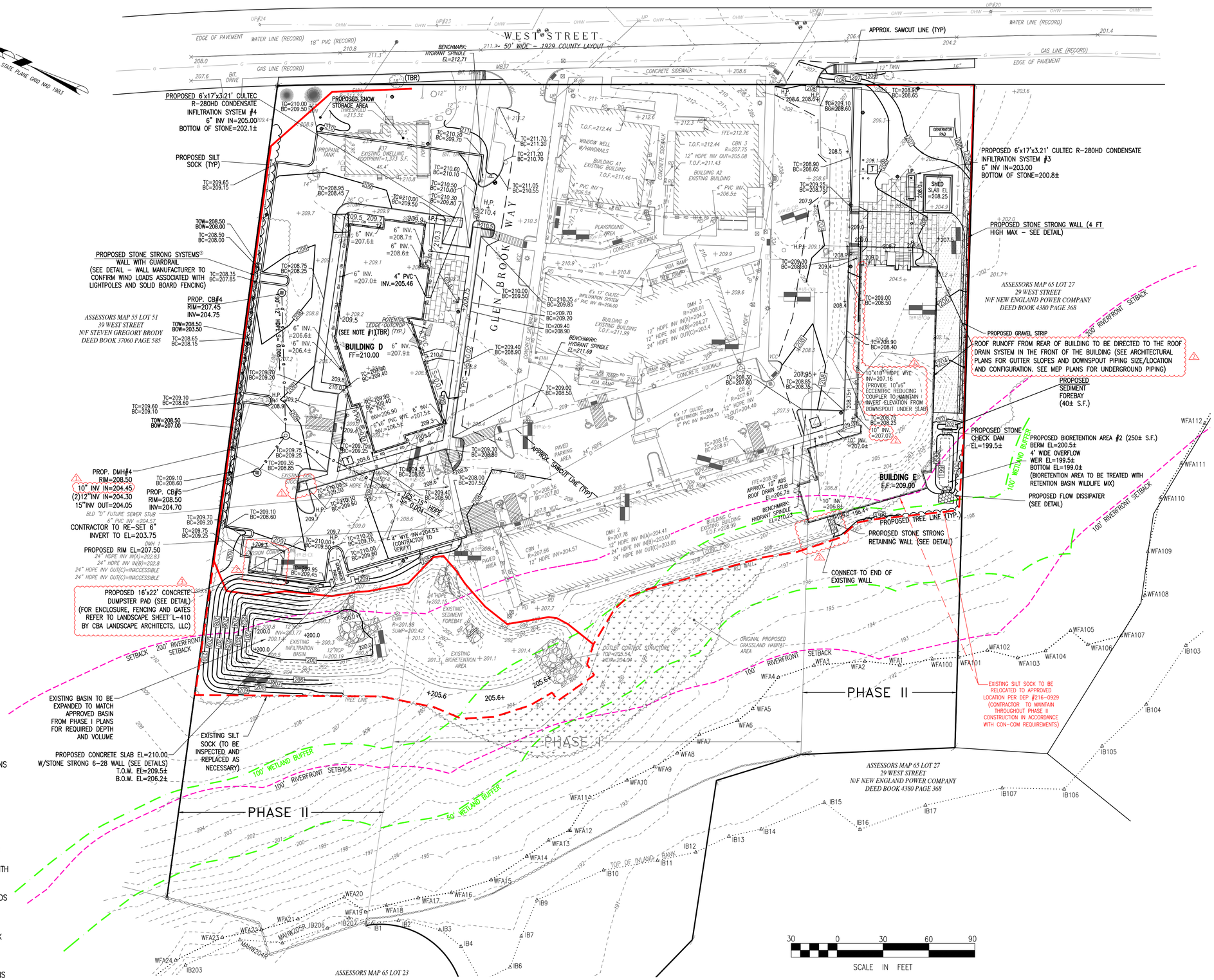
8=781.826.9200
Dana Altobello

Project: Glen Brook Way - Ph 2
Title: RESTORATION PLAN
Designed: DA
Drawing No.: C202
Checked: PGP
Project No.: 16-064
Scale: AS-NOTED
Date: 07.05.18



NOTES:

1. CONTRACTOR TO REFER TO GEOTECH/STRUCTURAL PLANS AND REPORTS FOR EXCAVATION DEPTHS AND CONSTRUCTION REQUIREMENTS FOR BUILDINGS D & E AND THEIR PARKING AREAS, ETC.
2. CLEAN FILL, WHERE REQUIRED SHALL BE USED THROUGHOUT THE SITE IN ACCORDANCE WITH THE MEDWAY CONSERVATION COMMISSION REGULATIONS.
3. ALL CONSTRUCTION MATERIALS FOUND ON SITE DURING CONSTRUCTION OR NOT USED AS PART OF CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
4. MERRILL ENGINEERS AND LAND SURVEYORS RECOMMENDS FOUNDATION DRAINS (DESIGNED BY OTHERS) FOR ALL STRUCTURES WITH A BASEMENT.
5. UTILITY CONNECTION SIZE AND MATERIAL TO BE TYPE K COPPER FOR WATER SERVICE, DUCTILE IRON FOR FIRE PROTECTION SERVICE, SCHEDULE 40 PVC FOR DRAIN WASTE VENT, AND TYPE 1 PVC FOR SANITARY SEWER SERVICE. REFER TO M.E.P. AND FIRE PROTECTION PLANS FOR FINAL SIZE/LOCATION OF UTILITY CONNECTIONS AND STORZ FIRE DEPARTMENT CONNECTIONS FOR EACH BUILDING.

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AMENDED PHASE II CONFIRMATORY SITE PLAN
CONFORMED SET

ISSUE LOG

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Dana Altobello

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617.945.9760
Clara Batchelor

STRUCTURAL:
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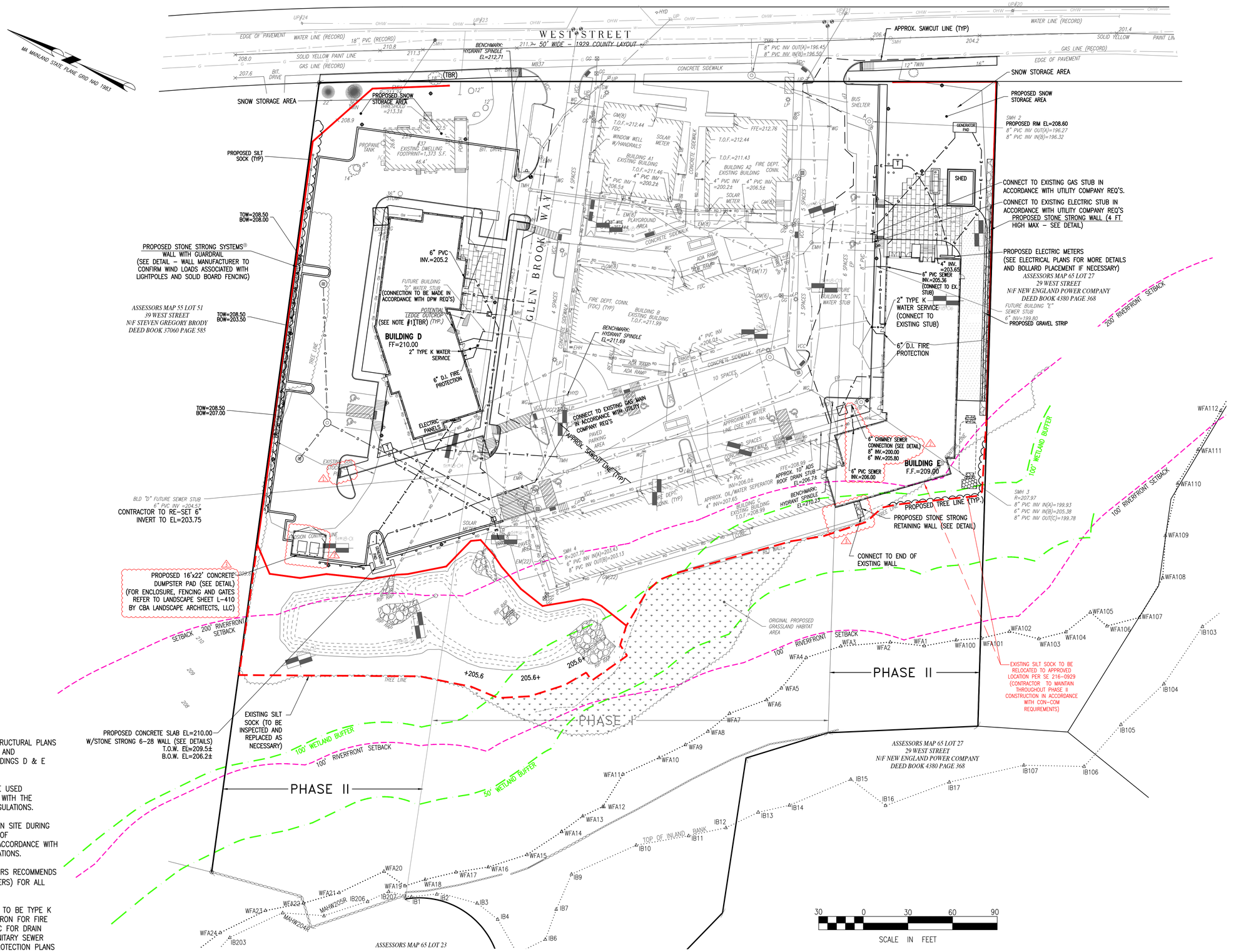
Somerville, MA 02144
617.628.1700
Reg Roome

MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	AS NOTED
JOB NO.	16-064.2
DATE.	6/29/2022

GRADING AND DRAINAGE

C-301



NOTES:

1. CONTRACTOR TO REFER TO GEOTECH/STRUCTURAL PLANS AND REPORTS FOR EXCAVATION DEPTHS AND CONSTRUCTION REQUIREMENTS FOR BUILDINGS D & E AND THEIR PARKING AREAS, ETC.
2. CLEAN FILL, WHERE REQUIRED SHALL BE USED THROUGHOUT THE SITE IN ACCORDANCE WITH THE MEDWAY CONSERVATION COMMISSION REGULATIONS.
3. ALL CONSTRUCTION MATERIALS FOUND ON SITE DURING CONSTRUCTION OR NOT USED AS PART OF CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
4. MERRILL ENGINEERS AND LAND SURVEYORS RECOMMENDS FOUNDATION DRAINS (DESIGNED BY OTHERS) FOR ALL STRUCTURES WITH A BASEMENT.
5. UTILITY CONNECTION SIZE AND MATERIAL TO BE TYPE K COPPER FOR WATER SERVICE, DUCTILE IRON FOR FIRE PROTECTION SERVICE, SCHEDULE 40 PVC FOR DRAIN WASTE VENT, AND TYPE 1 PVC FOR SANITARY SEWER SERVICE. REFER TO M.E.P. AND FIRE PROTECTION PLANS FOR FINAL SIZE/LOCATION OF UTILITY CONNECTIONS AND STORZ FIRE DEPARTMENT CONNECTIONS FOR EACH BUILDING.

Glen Brook Way Phase 2

6 Glen Brook Way
Medway, MA 02053

Meander Studio Collaborative Design

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WWW.MERRILLINC.COM

COMMONWEALTH OF MASSACHUSETTS
DANA MATTHEW ALTOBELLO
No. 46237
CIVIL
REGISTERED PROFESSIONAL ENGINEER

THIS AREA IS FOR NOTES :

AMENDED PHASE II CONFIRMATORY SITE PLAN

CONFORMED SET

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
1	2/9/22	ADDENDUM #1
2	2/16/22	ADDENDUM #2
3	6/9/22	VE CHANGE LOG/CON-COM

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Claire Comeau

ARCHITECT:
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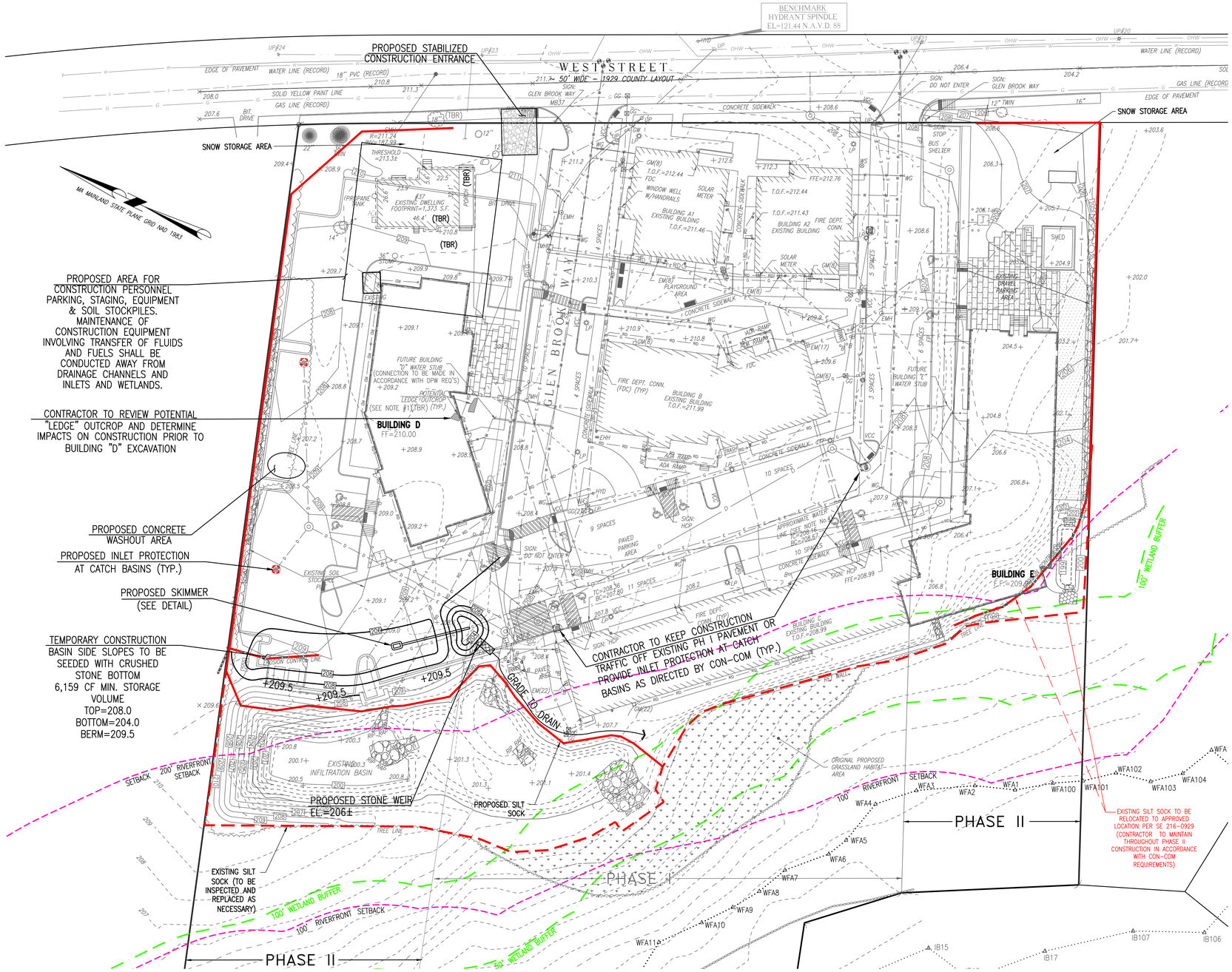
UTILITIES

C-302



CONSTRUCTION NOTES:

1. PROPOSED CLEARING LIMITS (SEE LEGEND) ARE THE PROPOSED LIMIT OF WORK LINE OR CONSTRUCTION AREA.
2. ANY SOIL OR EARTH MATERIAL BROUGHT TO THE PROPERTY DURING CONSTRUCTION SHALL BE APPROVED BY THE ZONING BOARD OF APPEALS ENGINEER PRIOR TO ITS' ARRIVAL.
3. ANY CLEAN FILL USED THROUGHOUT THE SITE SHALL BE IN ACCORDANCE WITH THE MEDWAY CONSERVATION COMMISSION REGULATIONS.
4. ALL EARTH REMOVAL SHALL COMPLY WITH THE REGULATIONS AND THE TOWN OF MEDWAY BY-LAW REQUIREMENTS.
5. ALL CONSTRUCTION MATERIALS FOUND ON SITE DURING CONSTRUCTION OR NOT USED AS PART OF CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL TREE TRUNKS, STUMPS, LIMBS, AND BRUSH DISPOSAL SHALL TAKE PLACE OFF SITE AND WITHIN 30 DAYS OF CUTTING. ALL DISPOSAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
7. HOURS OF CONSTRUCTION SHALL OCCUR ONLY DURING THE FOLLOWING TIMES:
   MONDAY-SATURDAY 7AM TO 6PM, OR DUSK WHICHEVER IS EARLIER
   SUNDAY/FED. HOLIDAYS: NONE WITHOUT ADVANCE APPROVAL OF THE BUILDING COMMISSIONER
8. ANY BLASTING OPERATIONS SHALL REQUIRE PROPER PERMITS AND SHALL NOT BE UNDERTAKEN ON ANY WEEKEND OR HOLIDAY.
9. ALL INFILTRATION AREAS SHALL BE SURROUNDED BY CONSTRUCTION FENCING DURING CONSTRUCTION TO PROHIBIT UNNECESSARY CONSTRUCTION TRAFFIC.
10. THE CONTRACTOR/APPLICANT SHALL PROVIDE THE ZONING BOARD OF APPEALS THE NAME, ADDRESS, PHONE NUMBER AND EMAIL ADDRESS OF THE PROJECT MANAGER RESPONSIBLE FOR CONSTRUCTION ACTIVITIES.
11. A COPY OF THE NPDES PLAN AND PERMIT SHALL BE PROVIDED TO THE ZONING BOARD OF APPEALS PRIOR TO CONSTRUCTION.
12. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE EROSION CONTROL BARRIERS, STABILIZED CONSTRUCTION ENTRANCES, TEMPORARY DIVERSION SWALES WITH CHECK DAMS, TEMPORARY SEDIMENT BASINS, AND INLET PROTECTION.
13. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
14. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF $\frac{1}{2}$ INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH RESPECT TO THE FOLLOWING:
    14.1. WHETHER OR NOT THE MEASURE WAS INSTALLED/PERFORMED CORRECTLY.
    14.2. WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE MEASURE SINCE IT WAS INSTALLED OR PERFORMED.
    14.3. WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE MEASURE.

THE INSPECTOR SHALL COMPLETE THE INSPECTION SCHEDULE AND EVALUATION CHECKLIST FOR FINDINGS AND SHOULD REQUEST THE REQUIRED MAINTENANCE OR REPAIR.

CONSTRUCTION SEQUENCE

1. NOTICE SHALL BE GIVEN BY THE APPLICANT TO THE TOWN AT LEAST TEN (10) DAYS BEFORE THE CONTRACTOR FIRST COMMENCES CONSTRUCTION CLEARING, GRADING OR ANY RELATED ACTIVITIES. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING AT LEAST TEN (10) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITH THE APPLICANT, CONSERVATION AGENT, AND ANY INTERESTED TOWN DEPARTMENT REPRESENTATIVES.
2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. PLACE STRAW BALES, SILTATION FENCE, SILT SOCKS AND CONSTRUCTION FENCING AT LOCATIONS INDICATED ON THE PLANS.
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT THE EXISTING DRIVEWAY LOCATIONS AT WEST STREET AND CONSTRUCT THE TEMPORARY SEDIMENT BASIN(S) FOR APPLICABLE DEVELOPMENT PHASE AS SHOWN ON THIS PLAN.
4. CONTRACTOR SHALL PERFORM EXPLORATORY EXCAVATION AROUND THE EXPOSED ROCK OUTCROP WITHIN THE BUILDING D FOUNDATION AREA TO CONFIRM THE EXISTENCE OF LEDGE/LARGE BOULDERS AND THE EXTENT OF ANY POTENTIAL IMPACTS ON CONSTRUCTION.
5. RAZE THE EXISTING STRUCTURE(S) AND CLEAR AND GRUB AREAS FOR THE CONSTRUCTION OF BUILDINGS D AND E, THE NORTHERN DRIVEWAY/PARKING AREA.
6. EXCAVATE TOPSOIL AND SUBSOIL FROM DEVELOPMENT AREA AND STOCKPILE ON SITE IN LOCATIONS SHOWN ON THE PLAN. CONSIDERATION SHOULD BE GIVEN TO LOCATING STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, WHERE POSSIBLE TO ACT AS TEMPORARY DIVERSIONS.
7. INSTALL BUILDING D AND E FOUNDATIONS AND CONSTRUCT CUT AND FILL AREAS SURROUNDING BUILDINGS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED.
8. ONCE PREVIOUS DEVELOPMENT AREA IS STABILIZED, CONSTRUCT THE REMAINING FIRE DEPT. ACCESS DRIVEWAY AND PARKING AREAS INCLUDING THE BIORETENTION AREA. NO VEHICLE TRAFFIC SHALL BE ALLOWED OVER THE EXISTING INFILTRATION BASIN OR BIORETENTION AREA(S).
9. INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UTILITIES IN PHASE II. ALL NEW CATCH BASINS SHALL BE PROTECTED WITH EROSION CONTROLS AS SHOWN ON THE PLANS OR EQUIVALENT INLET PROTECTION IN ACCORDANCE WITH CONSERVATION COMMISSION REQUIREMENTS.

LEGEND

- PROPOSED "ORANGE" SILT FENCE
- PROPOSED "ORANGE" SILT FENCE AND STRAW BALES
- PROPOSED LIMIT OF CLEARING
- APPROXIMATE GRADE PRIOR TO PLACEMENT OF NON FROST SUSCEPTIBLE MATERIAL
- MAXIMUM POTENTIAL BARE EARTH

NOTE:
MAXIMUM BARE EARTH TO BE EXPOSED AT ONE TIME: 48,000± S.F.
LENGTH OF EXPOSURE: 30-60 DAYS

PROPOSED SILTATION SACKS TO BE INSTALLED AT ALL CATCH BASINS. (SEE DETAIL: C403)

TEMPORARY SEDIMENT BASIN SIZING FOR SITE DEVELOPMENT:

1. AVERAGE (ESTIMATED) EXPOSED AREA
   48,000 S.F. x 1.0" = 4,000 C.F. MIN.
   AVERAGE DEPTH OF TEMPORARY SEDIMENT BASIN = 1.75'(2'DEEP W/3:1 SIDE SLOPES) MIN. AREA=2,500 S.F.
   CHECK: 1.75 x 1500 = 4,375 C.F.
2. EXCAVATE BASINS TO MINIMUM OF 2' DEEP WITH 3:1 SIDE SLOPES.
3. MAINTAIN BASIN VOLUME THROUGHOUT CONSTRUCTION BY REMOVING SEDIMENT.

30 0 30 60 90
SCALE IN FEET

C302 Erosion Control Plan - Phase II
SCALE 1"=30'

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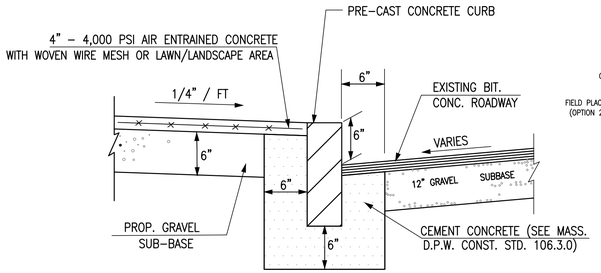
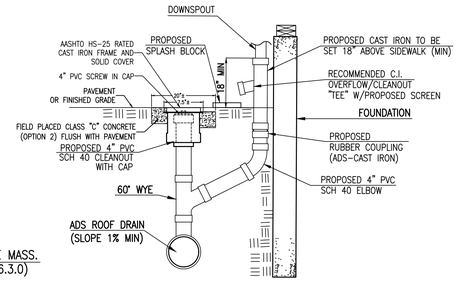
EROSION CONTROL/DEMO PLAN

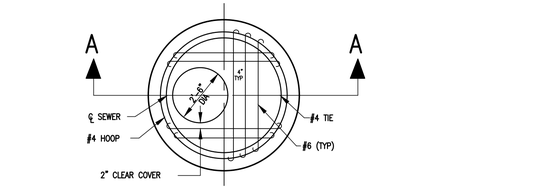
C-303



CONCRETE CURB DETAIL
(NOT TO SCALE)

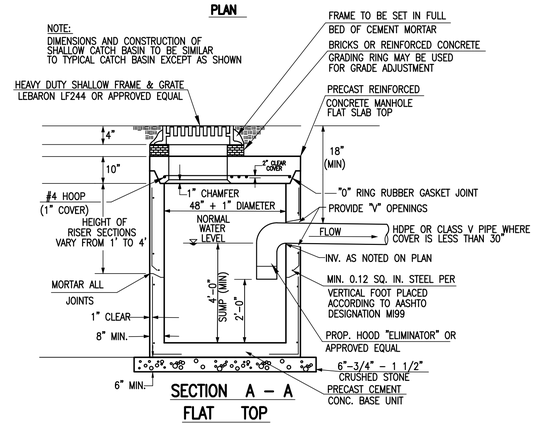


TYPICAL DOWNSPOUT DETAIL
(NOT TO SCALE)

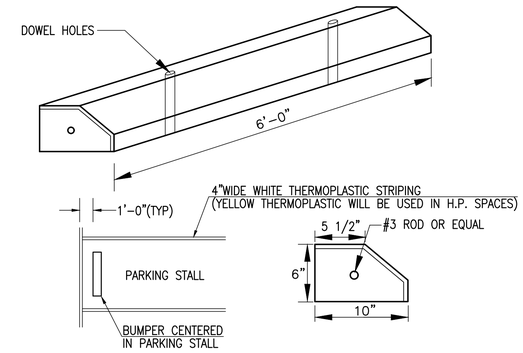


PLAN

NOTE:
DIMENSIONS AND CONSTRUCTION OF SHALLOW CATCH BASIN TO BE SIMILAR TO TYPICAL CATCH BASIN EXCEPT AS SHOWN

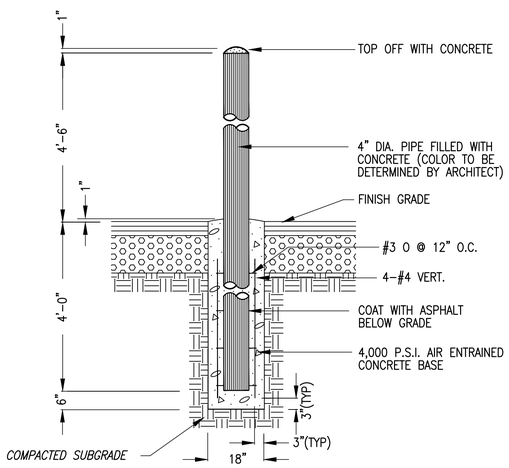


SECTION A – A
FLAT TOP
SHALLOW GAS TRAP CATCH BASIN
(NOT TO SCALE)



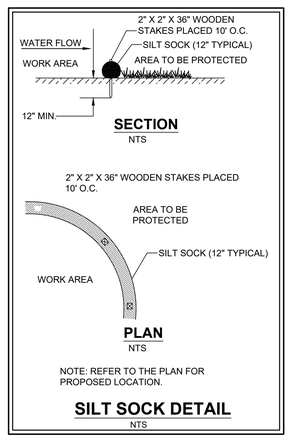
NOTE:
FOR INSTALLATION OF EACH BUMPER LOG, DRIVE (2) 5/8" DIA x 15" LONG STEEL RODS THROUGH PROVIDED OPENINGS IN BUMPER LOG AND INTO PAVEMENT UNTIL FLUSH WITH TOP OF WHEELSTOP(FOR PLACEMENT OF LOG, SEE DIAGRAM ABOVE)

PRECAST CONCRETE WHEELSTOP DETAIL
(NOT TO SCALE)

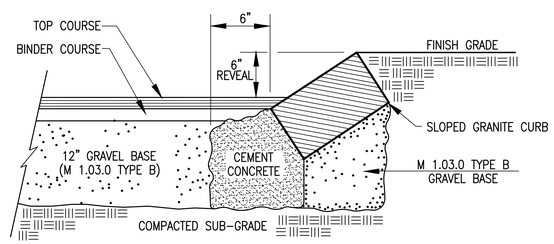


BOLLARD DETAIL
(NOT TO SCALE)

NOTE:
FOR GENERAL SITE USE. FOR BOLLARDS ASSOCIATED WITH THE BUILDING, REFER TO ARCHITECTURAL PLANS FOR SIZE & LOCATION.



NOTE: TYPE OF EROSION CONTROLS TO BE USED ON SITE TO BE CONFIRMED WITH COM-COM AGENT PRIOR TO CONSTRUCTION.



SLOPED GRANITE CURB
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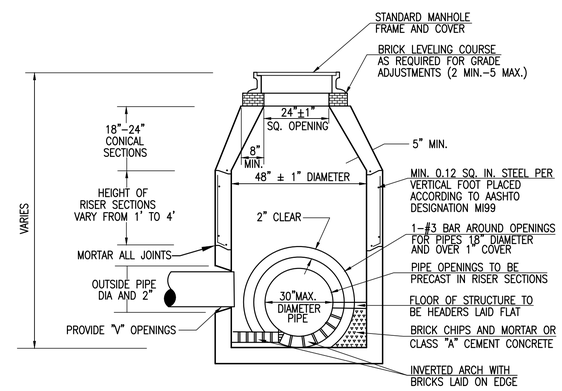
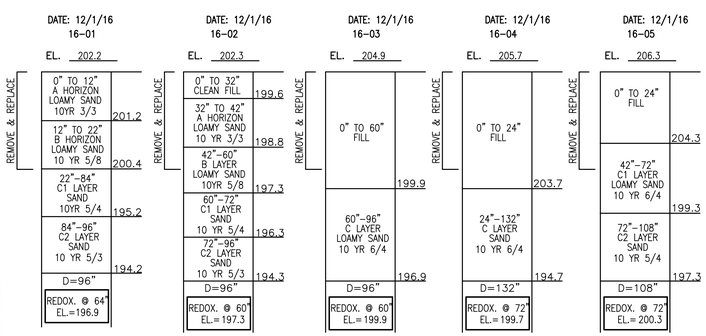


PRECAST CONCRETE MANHOLE
(NOT TO SCALE)

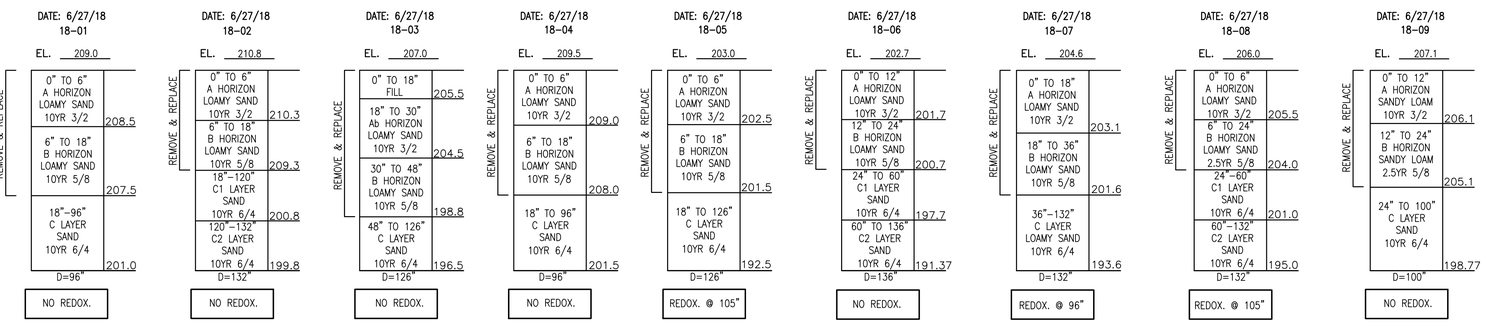
SOIL LOGS

PERFORMED BY: THOMAS A. POZERSKI P.E., MERRILL ENGINEERS AND LAND SURVEYORS
WITNESSED BY: N/A
CONTRACTOR: TRUFANT



SOIL LOGS

PERFORMED BY: THOMAS A. POZERSKI, P.E., MERRILL ENGINEERS AND LAND SURVEYORS
WITNESSED BY: N/A DRAINAGE
CONTRACTOR: P. TRUFANT AND SONS



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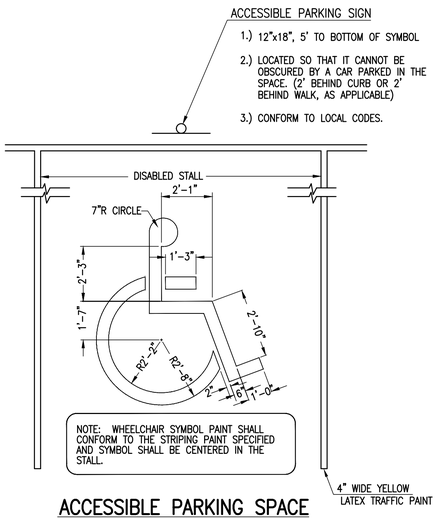
DETAILS

C-401



ACCESSIBLE PARKING SPACE PAINTING DETAIL
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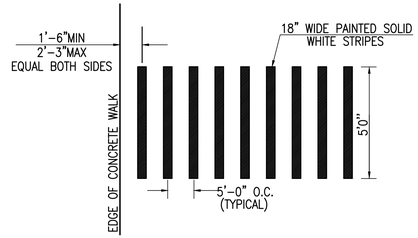
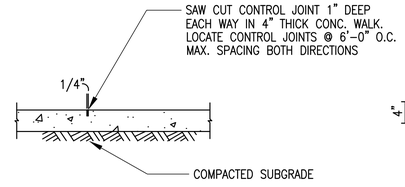
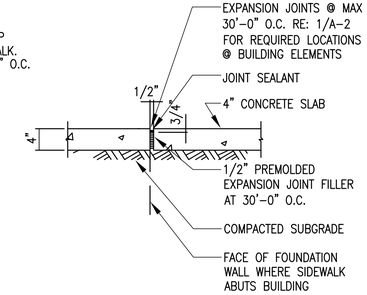


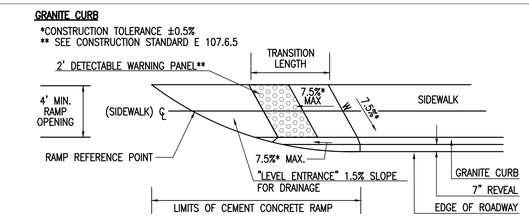
PAINTED CROSSWALK DETAIL
18" WIDE 90°
(NOT TO SCALE)



CONTROL JOINT DETAIL



EXPANSION JOINT



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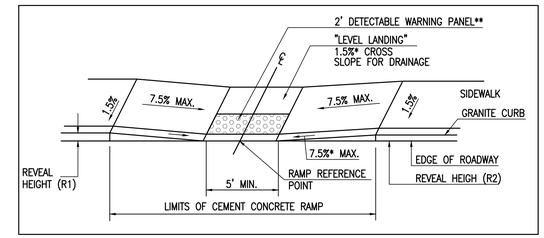
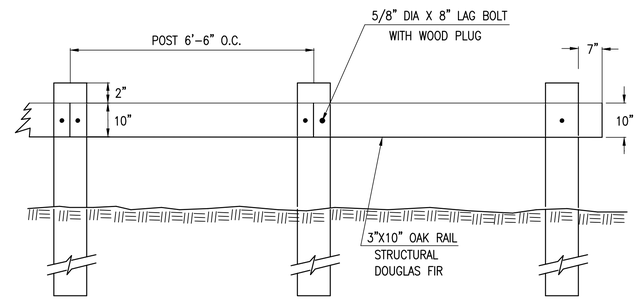
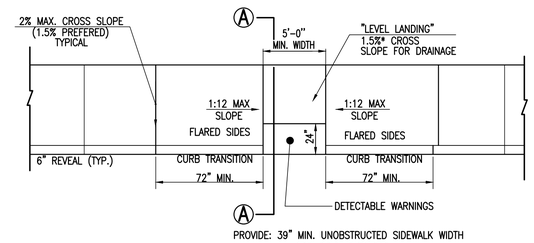


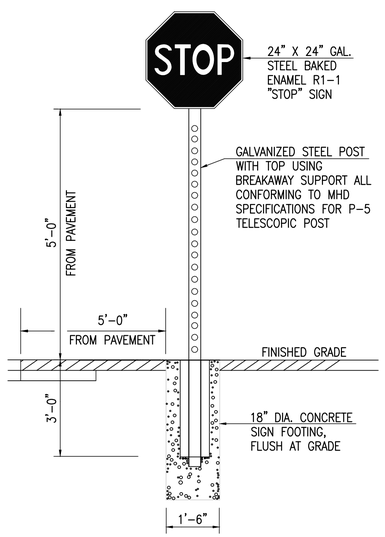


FRONT ELEVATION

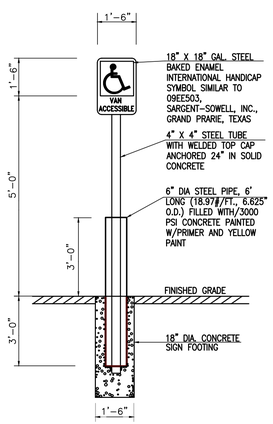
DETAIL – WOOD GUARD RAIL
(NOT TO SCALE)



PLAN VIEW
(NOT TO SCALE)

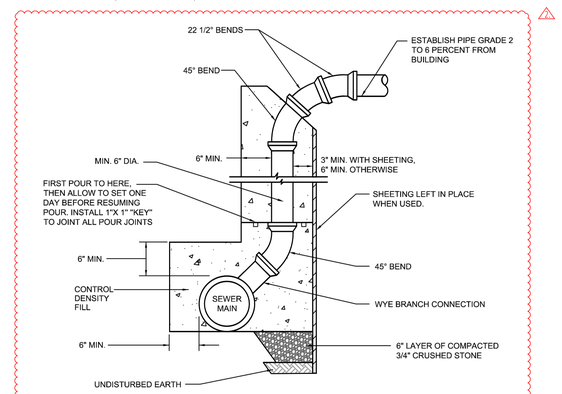


STOP SIGN DETAIL
(NOT TO SCALE)

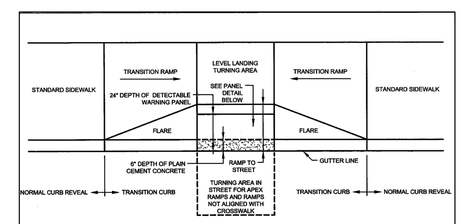


VAN ACCESSIBLE SIGN DETAIL
(NOT TO SCALE)

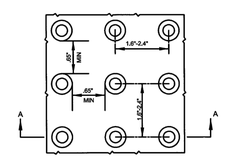
NOTE:
ALL ACCESSIBLE PARKING SIGNS SHALL READ "HANDICAPPED PARKING, SPECIAL PLATE REQUIRED, UNAUTHORIZED VEHICLES MAY BE REMOVED AT OWNERS EXPENSE."



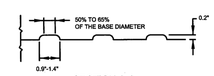
SEWER CHIMNEY
NOT TO SCALE



TYPICAL INSTALLATION



DETAIL OF DETECTABLE WARNING PANEL

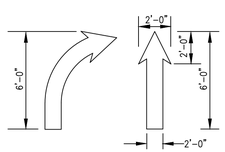


SECTION A-A

NOTE:
PANELS MAY BE CONCRETE PRECAST OR CAST IN PLACE OR OTHER SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

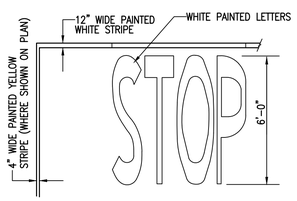
massDOT Highway Division / Massachusetts Department of Transportation CONSTRUCTION STANDARDS	DETECTABLE WARNING PANEL FOR WHEELCHAIR RAMPS AND STANDARD RAMP TERMINOLOGY	DATE OF ISSUE MARCH 2012 / DRAWING NUMBER E 107.6.5R

DETECTABLE WARNING PANEL FOR WHEELCHAIR
(NOT TO SCALE)

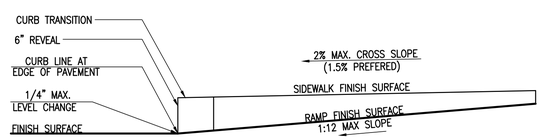


NOTE:
PAINT TO BE ONE COAT OF STANDARD LATEX TRAFFIC PAINT FOR MARKING ASPHALT OR CONCRETE, SPRAY APPLICATION. WHITE UNLESS OTHERWISE NOTED.

PAINTED TRAFFIC ARROW
(NOT TO SCALE)



PAINTED "STOP" DETAIL
(NOT TO SCALE)



SECTION A – A
(NOT TO SCALE)

WHEELCHAIR RAMP CURB CUT WITH FLARED SIDES
(NOT TO SCALE)

NOTE:
1. ALL RAMPS TO HAVE DETECTABLE WARNINGS PER CURRENT CODE
2. MAX RAMP SLOPE 1:12
3. ALL ACCESSIBLE PARKING AND ACCESS AREAS WILL FULLY COMPLY WITH ADA/AAB REGULATIONS

ROADWAY PROFILE GRADE	* HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
** >0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" Max

NOTE:
* BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6".

** USED FOR DESIGN

CURB TRANSITION LENGTH FOR WHEELCHAIR
(NOT TO SCALE)

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COMMONWEALTH OF MASSACHUSETTS
DANA MATTHEW ALTOBELLO
No. 46237
CIVIL
REGISTERED PROFESSIONAL ENGINEER

THIS AREA IS FOR NOTES :

AMENDED PHASE II CONFIRMATORY SITE PLAN
CONFORMED SET

ISSUE LOG
△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
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2	2/16/22	ADDENDUM #2
3	6/9/22	VE CHANGE LOG/CON-COM

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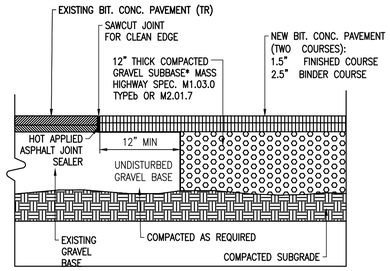
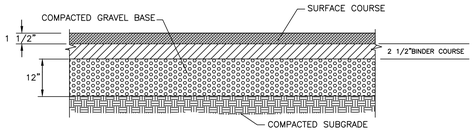
SCALE	AS NOTED
JOB NO.	16-064.2
DATE.	6/29/2022

DETAILS

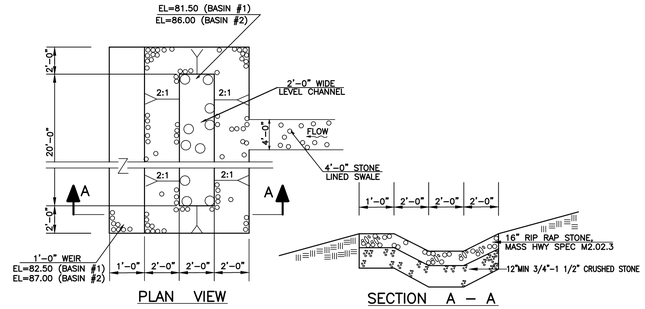
C-402



PAVEMENT & JOINTING DETAIL
(NOT TO SCALE)



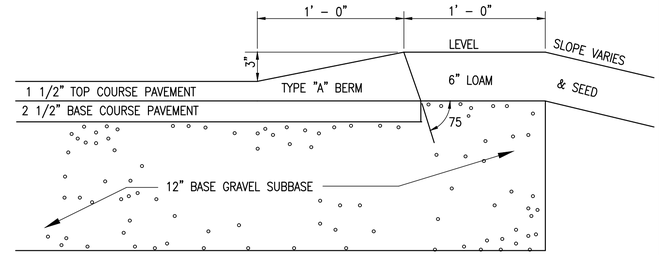
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



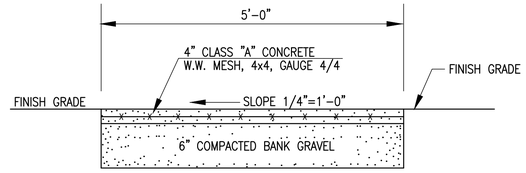
PLAN VIEW

SECTION A – A

DETAIL – FLOW DISSIPATOR
(NOT TO SCALE)

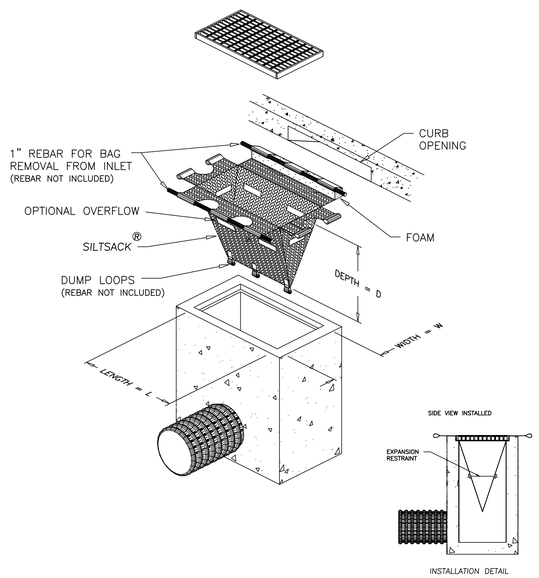


BITUMINOUS CONCRETE BERM
(NOT TO SCALE)

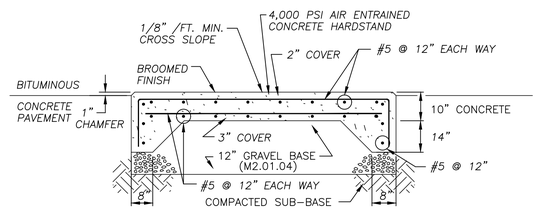


TYPICAL CONCRETE SIDEWALK SECTION
(NOT TO SCALE)

NOTE:
STRUCTURAL ENGINEER TO CONFIRM SIDEWALK ALONG SOUTHERLY DRIVEWAY AND THE CONCRETE FIRE DEPARTMENT ACCESS AREA TO THE EAST OF BUILDINGS E IS CAPABLE OF SUPPORTING 75,000 LBS AS REQUIRED BY THE MEDWAY FIRE DEPARTMENT.



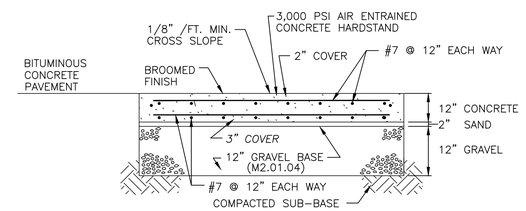
SILT SACK DETAIL
(NOT TO SCALE)



DUMPSTER AND GENERATOR/TRANSFORMER PAD DETAIL
(NOT TO SCALE)

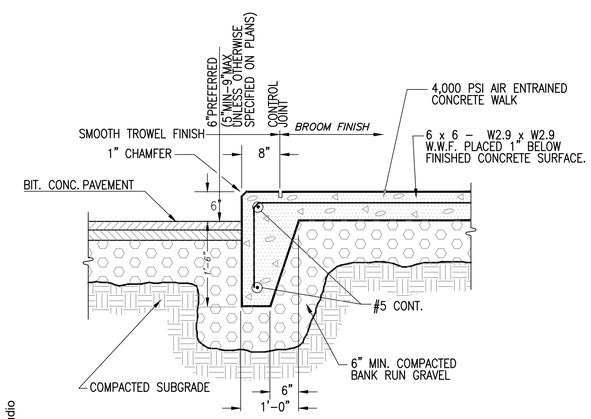
NOTES:

1) LOCATIONS PER SITE PLAN
2) PROVIDE 1/2" DEEP CONTROL JOINTS AT 5' O.C.
3) PROVIDE CONSTRUCTION JOINT WITH 1/4" PREMOLDED 6" EXPANSION JOINT FILLER AT 25' O.C.



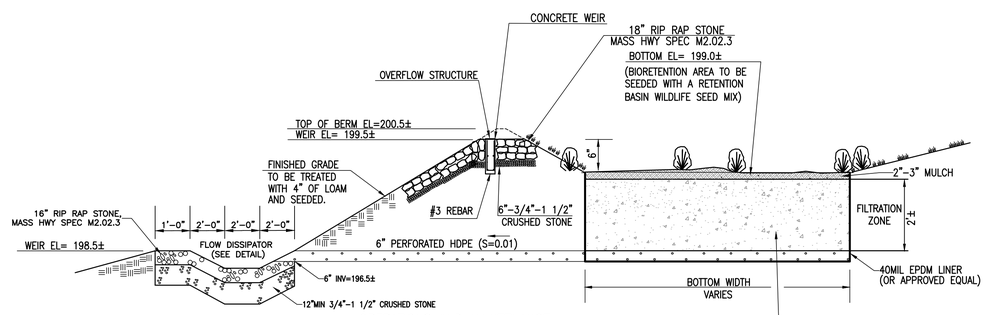
CONCRETE F.D. ACCESS DETAIL
(NOT TO SCALE)

NOTES:
1) LOCATIONS PER SITE PLAN
2) PROVIDE 1/2" DEEP CONTROL JOINTS AT 5' O.C.
3) PROVIDE CONSTRUCTION JOINT WITH 1/4" PREMOLDED 6" EXPANSION JOINT FILLER AT 25' O.C.
4) FIRE DEPT. ACCESS DESIGN TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.



NOTE: PROVIDE CONTROL JOINTS AS SHOWN AND AT 5'-0" O.C. MIN.
PROVIDE EXPANSION JOINTS AT 20'-0" O.C. MIN.
JOINTS TO BE TRANSVERSE TO DIRECTION OF WALK EXCEPT AS SHOWN.

TYP. CONCRETE WALK-CURB DETAIL
NOT TO SCALE

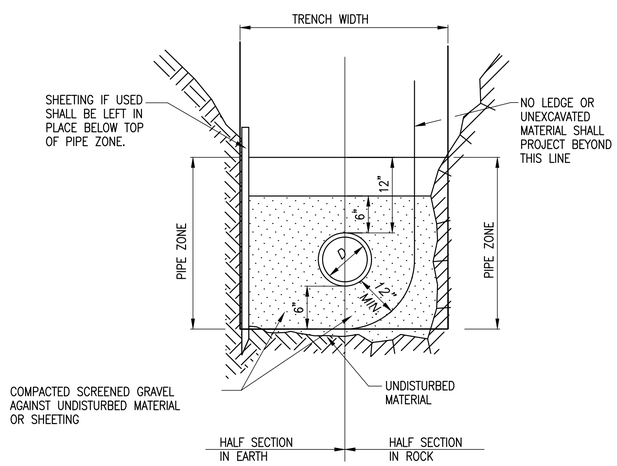


OPERATIONS AND MAINTENANCE

PRE CONSTRUCTION:
CONTRACTOR TO PREVENT SEDIMENT FROM CLOGGING ANY EXPOSED SUBGRADE TO MINIMIZE COMP ACTION BY CONSTRUCTION VEHICLES IN AREA OF STORMWATER MANAGEMENT. NO DISCHARGE FROM DEWATERING ACTIVITIES SHALL ENTER STORMWATER MANAGEMENT AREAS. NO STORMWATER DISCHARGE SHALL BE DIRECTED ONTO INFILTRATIVE SURFACES UNTIL CONTRIBUTING AREAS ARE STABILIZED.

POST CONSTRUCTION:
UNTIL VEGETATION HAS BEEN ESTABLISHED, MONTHLY INSPECTIONS ARE RECOMMENDED. ONCE VEGETATION HAS BEEN ESTABLISHED, THE BIO-RETENTION BASE SHALL BE INSPECTED ON AN ANNUAL BASIS. MAINTENANCE SHOULD CONSIST NORMALLY OF REMOVAL OF DEBRIS (PRIMARILY AT THE INFLOW POINT) AND ACCUMULATED SEDIMENT. DURING THE GROWTH SEASON THE FILTER STRIP SHALL BE MOWED AT LEAST ONCE A MONTH. OTHER MAINTENANCE TASKS INCLUDE UNCLOGGING THE SUBSTANCE DRAIN, REPLACEMENT OF DEAD VEGETATION, EROSION REPAIR AND pH REGULATION (USUALLY ADDING LIME).

BIO-RETENTION DETAIL #2
(NOT TO SCALE)



TYP. UTILITY TRENCH DETAIL
N.T.S.

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Richard Newell

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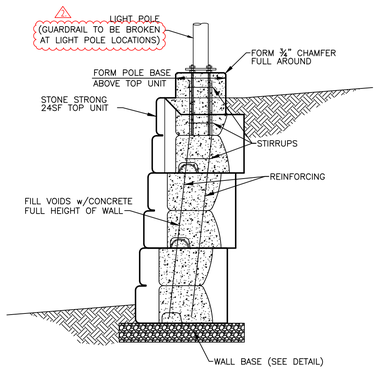
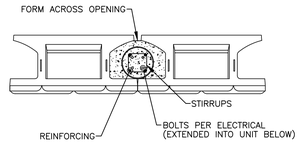
JOB NO.	16-064.2
DATE.	6/29/2022

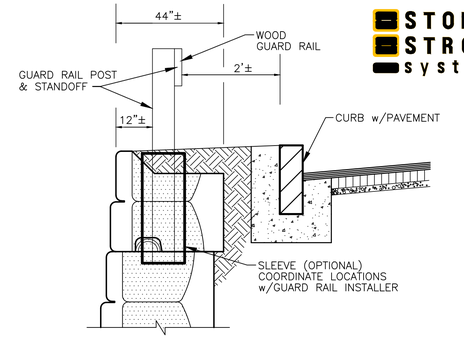
DETAILS

C-403

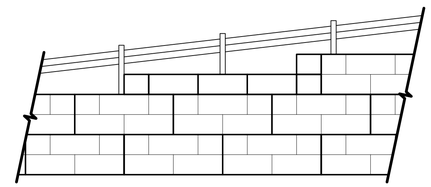


24SF UNIT LIGHT POLE
NOT TO SCALE

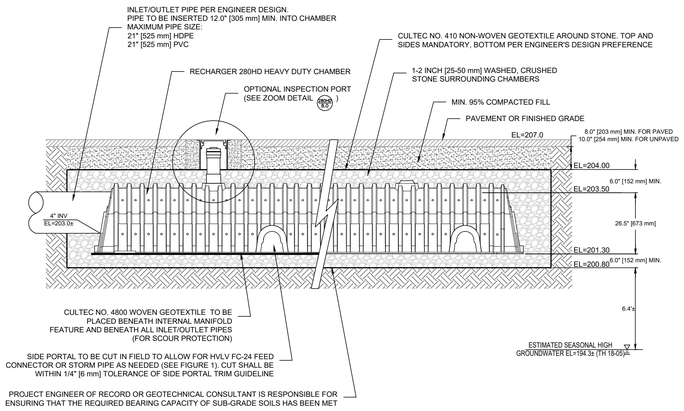




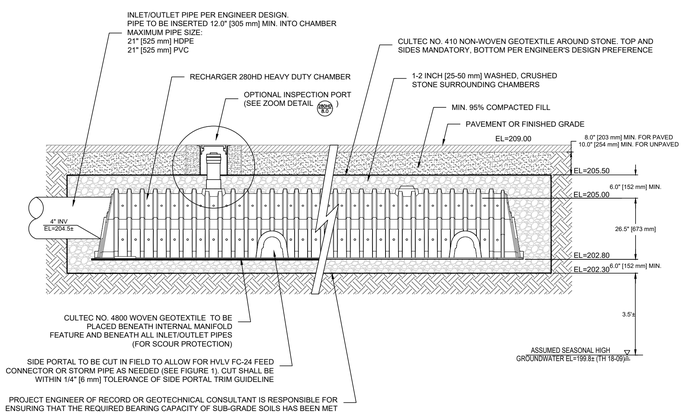
WALL w/GUARD RAIL
NOT TO SCALE



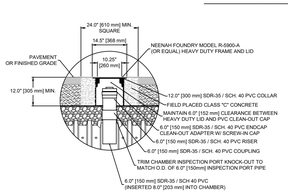
TYPICAL GUARDRAIL CONFIGURATION
NOT TO SCALE



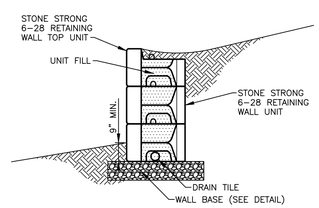
CONDENSATE INFILTRATION SYSTEM #3
(NOT TO SCALE)



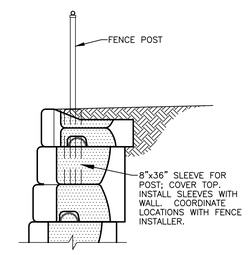
CONDENSATE INFILTRATION SYSTEM #4
(NOT TO SCALE)



INSPECTION PORT DETAIL
(NOT TO SCALE)

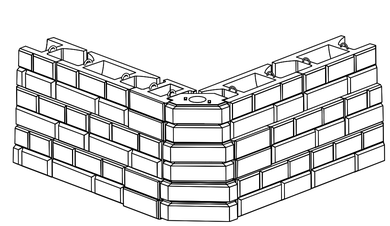


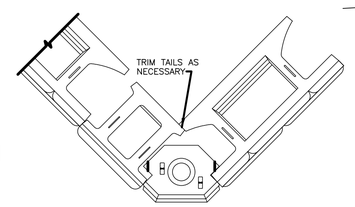
VERTICAL FACE 6-28 GRAVITY WALL CROSS SECTION
NOT TO SCALE



FENCE SLEEVE
NOT TO SCALE

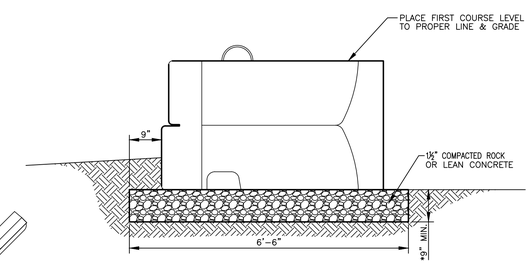
NOTE:
CONTRACTOR TO CONFIRM WIND LOADS FROM LIGHT POLE/ FENCE, GUARDRAIL AND FINAL WALL DESIGN WITH MANUFACTURER PRIOR TO CONSTRUCTION.





NOTE:
CORNER BLOCK SIZE CHANGES EACH 3 FEET VERTICALLY

STONE STRONG OUTSIDE CORNER BLOCK ASSEMBLY
NOT TO SCALE



NOTE: BEARING CONDITIONS SHALL BE OBSERVED BY THE SITE GEOTECHNICAL ENGINEER. BASE DIMENSIONS MAY BE INCREASED TO ADDRESS DEFICIENT SOIL BEARING CONDITIONS.

*FOR WALL HEIGHTS OF 6' OR LESS, BASE THICKNESS MAY BE REDUCED TO 6".

24-62 WALL BASE
NOT TO SCALE

NOTES:
1. FINAL WALL CONFIGURATION AND STRUCTURAL DESIGN TO BE CONFIRMED BY MANUFACTURER
2. CHECK ON AVAILABILITY OF ALL UNITS w/ LOCAL PRODUCER/DEALER. SOME UNITS MAY HAVE LIMITED AVAILABILITY.

STONE STRONG systems

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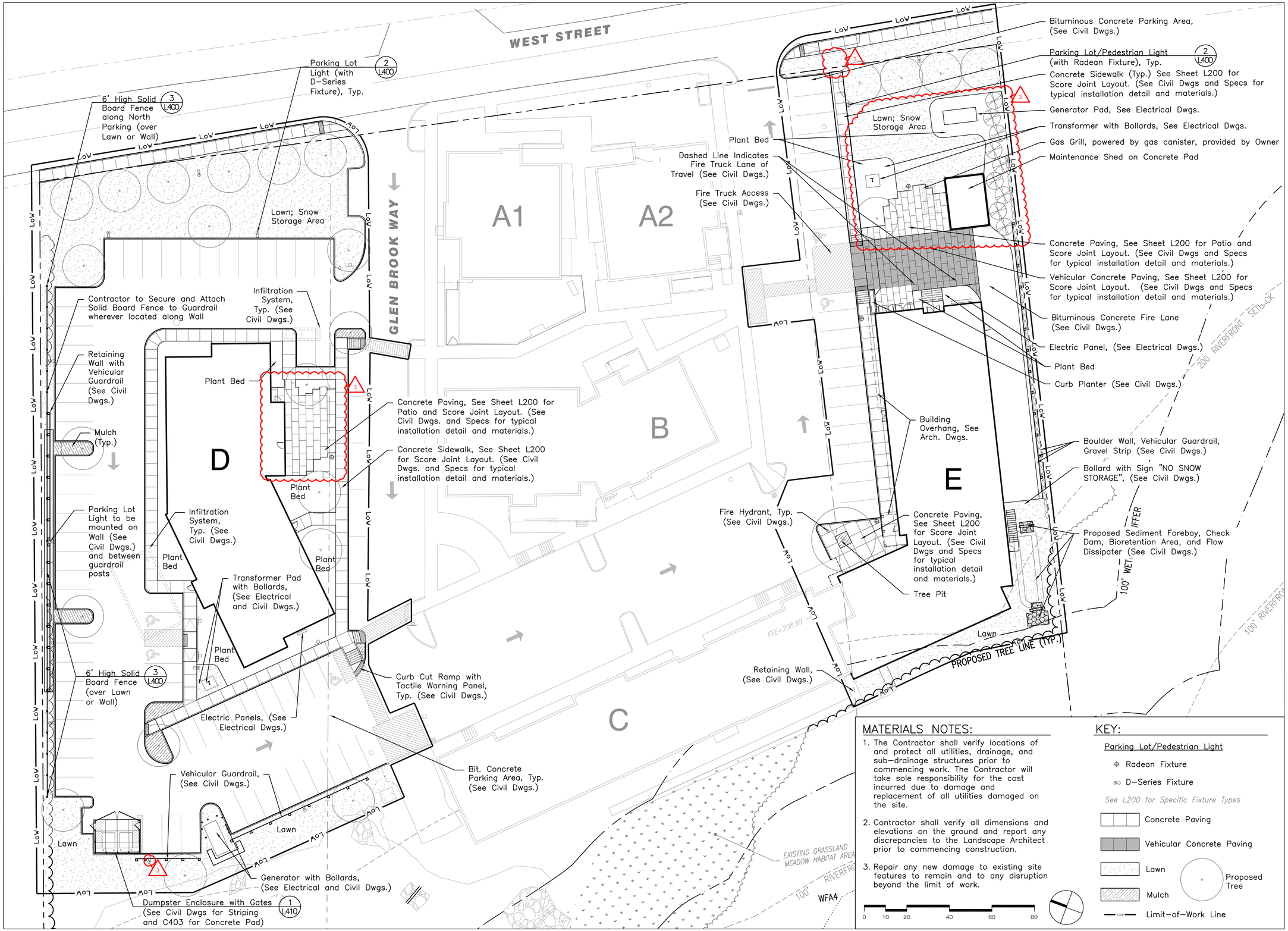
DETAILS

C-404



MATERIALS NOTES:

1. The Contractor shall verify locations of and protect all utilities, drainage, and sub-drainage structures prior to commencing work. The Contractor will take sole responsibility for the cost incurred due to damage and replacement of all utilities damaged on the site.
2. Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
3. Repair any new damage to existing site features to remain and to any disruption beyond the limit of work.

KEY:

Parking Lot/Pedestrian Light

- Radean Fixture
- D-Series Fixture

See L200 for Specific Fixture Types

- Concrete Paving
- Vehicular Concrete Paving
- Lawn
- Mulch
- Proposed Tree
- Limit-of-Work Line

Glen Brook Way Phase 2

Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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landscape architecture
urban design
master planning

COMMONWEALTH OF MASSACHUSETTS
JONS J. CHOI
NO. 1512
REGISTERED LANDSCAPE ARCHITECT

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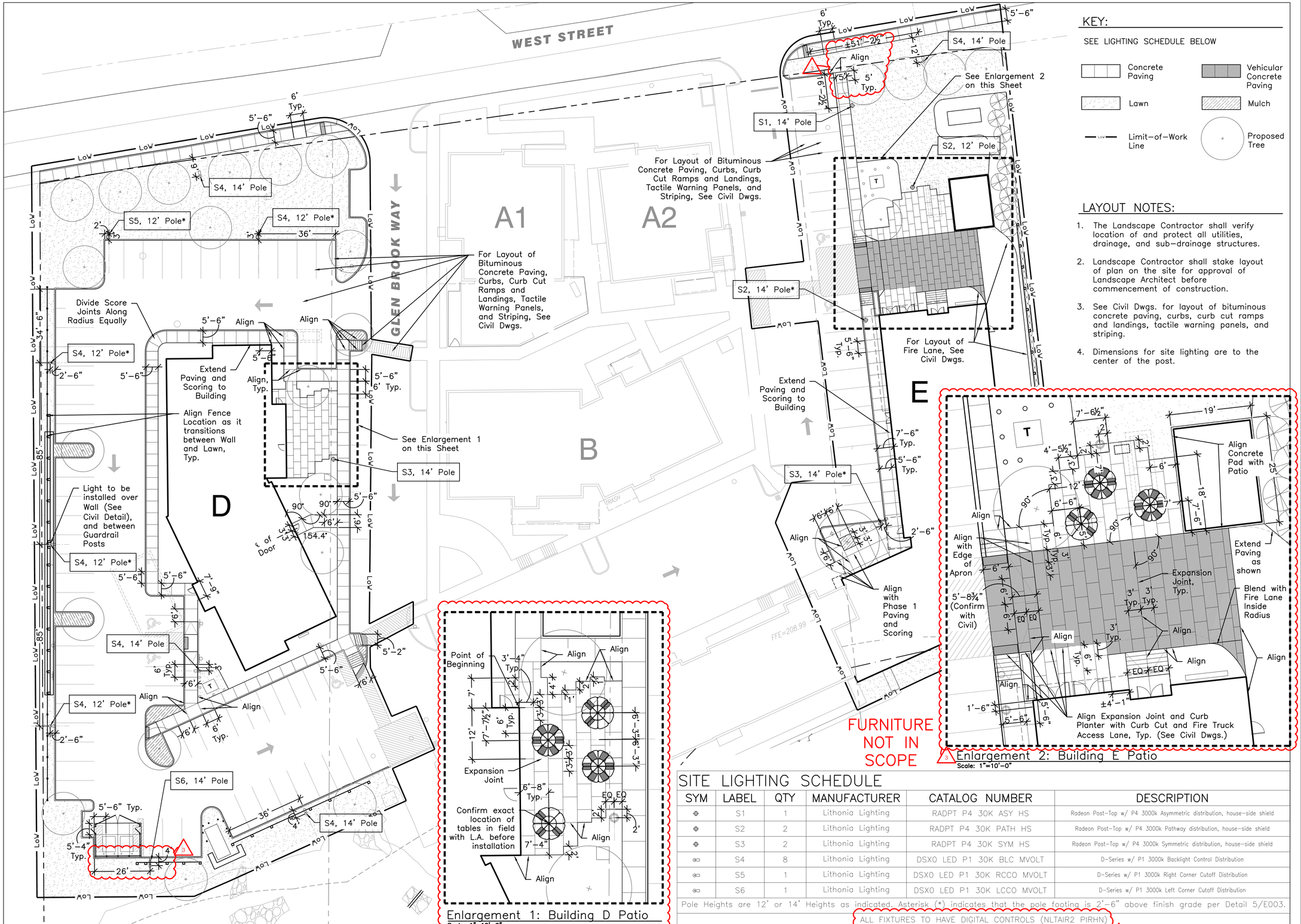
SCALE 1" = 20'-0"
JOB NO.
DATE. 05/16/22

Landscape Materials Plan

L-100



KEY:

SEE LIGHTING SCHEDULE BELOW

- Concrete Paving
- Vehicular Concrete Paving
- Lawn
- Mulch
- Limit-of-Work Line
- Proposed Tree

LAYOUT NOTES:

1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
2. Landscape Contractor shall stake layout of plan on the site for approval of Landscape Architect before commencement of construction.
3. See Civil Dwgs. for layout of bituminous concrete paving, curbs, curb cut ramps and landings, tactile warning panels, and striping.
4. Dimensions for site lighting are to the center of the post.

SITE LIGHTING SCHEDULE

SYM	LABEL	QTY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION
	S1	1	Lithonia Lighting	RADPT P4 30K ASY HS	Radeon Post-Top w/ P4 3000k Asymmetric distribution, house-side shield
	S2	2	Lithonia Lighting	RADPT P4 30K PATH HS	Radeon Post-Top w/ P4 3000k Pathway distribution, house-side shield
	S3	2	Lithonia Lighting	RADPT P4 30K SYM HS	Radeon Post-Top w/ P4 3000k Symmetric distribution, house-side shield
	S4	8	Lithonia Lighting	DSX0 LED P1 30K BLC MVOLT	D-Series w/ P1 3000k Backlight Control Distribution
	S5	1	Lithonia Lighting	DSX0 LED P1 30K RCCO MVOLT	D-Series w/ P1 3000k Right Corner Cutoff Distribution
	S6	1	Lithonia Lighting	DSX0 LED P1 30K LCCO MVOLT	D-Series w/ P1 3000k Left Corner Cutoff Distribution

Pole Heights are 12' or 14' Heights as indicated. Asterisk (*) indicates that the pole footing is 2'-6" above finish grade per Detail 5/E003.

ALL FIXTURES TO HAVE DIGITAL CONTROLS (NLTAIR2 PIRHN)

Glen Brook Way Phase 2

Glen Brook Way
Medway, MA 02053

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landscape architecture
urban design
master planning

THIS AREA IS FOR NOTES :

CONFORMED SET

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
1	02.09.22	ADDENDUM #1
2	02.16.22	ADDENDUM #2
3	05.16.22	VE CHANGE LOG

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
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Derek Hansen

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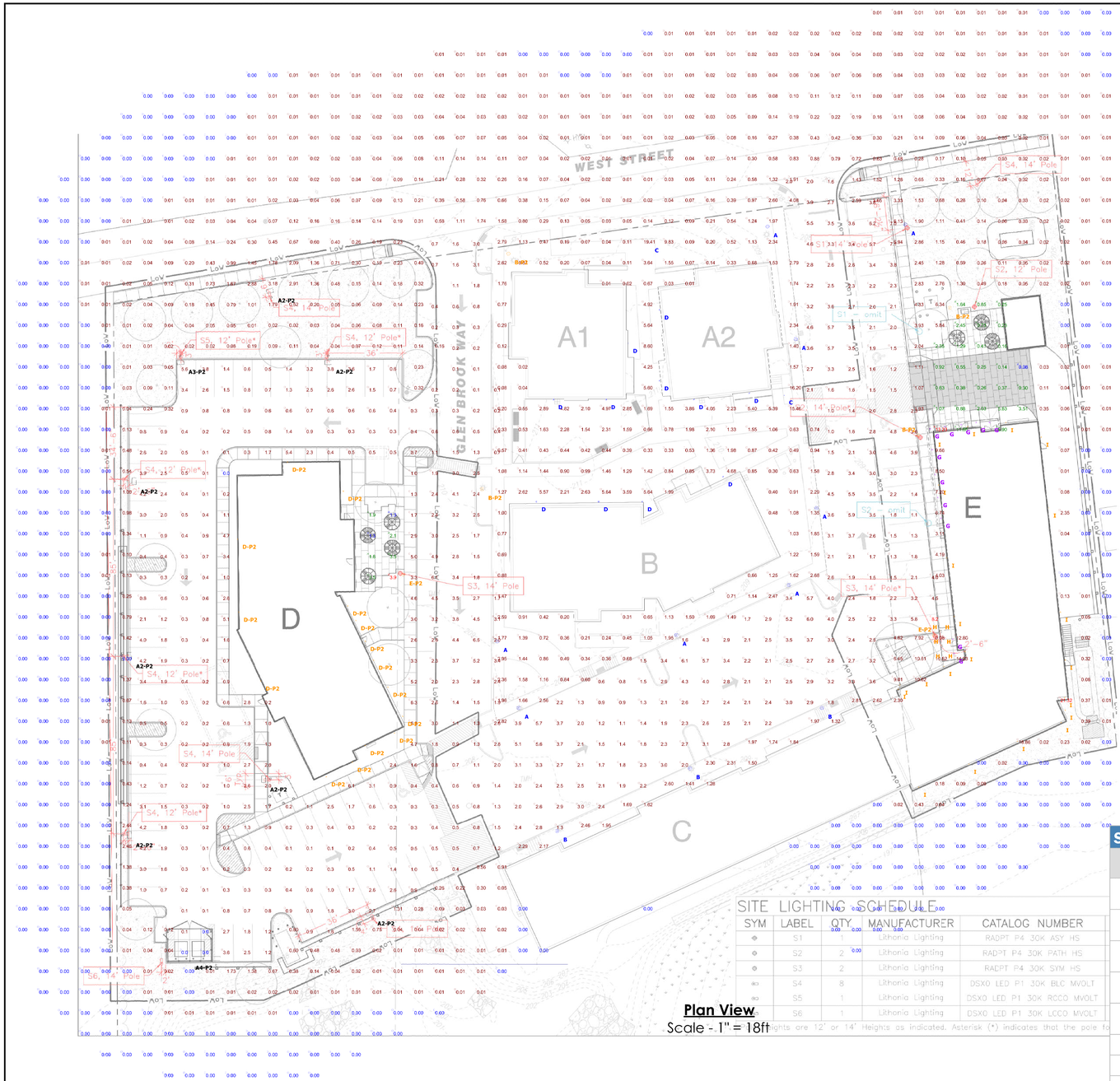
Richard Newell

SCALE 1" = 20'-0"
JOB NO.
DATE. 05/16/22

Landscape Layout Plan

L-200



Plan View
Scale - 1" = 18ft

KEY:
SEE LIGHTING SCHEDULE BELOW

Concrete Paving
Vehicular Concrete Paving
Lawn
Mulch
Limit-of-Work Line
Proposed Tree

LAYOUT NOTES:

1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
2. Landscape Contractor shall stake layout on plan on the site for approval by the Landscape Architect before commencement of construction.
3. See Civil Dwgs. for layout of site concrete paving, curbs, curb cuts and landings, tactile warning strip(s).
4. Dimensions for site lighting are to center of the post.

SITE LIGHTING SCHEDULE

SYM	LABEL	QTY.	MANUFACTURER	CATALOG NUMBER
	S1	1	Lithonia Lighting	RADPT P4 30K ASY HS
	S2	2	Lithonia Lighting	RADPT P4 30K PATH HS
	S3	2	Lithonia Lighting	RADPT P4 30K SYM HS
	S4	8	Lithonia Lighting	DSX0 LED P1 30K BLC MVOLT
	S5	1	Lithonia Lighting	DSX0 LED P1 30K RCCO MVOLT
	S6	1	Lithonia Lighting	DSX0 LED P1 30K LCCO MVOLT

Heights are 12' or 14' Heights as indicated. Asterisk (*) indicates that the pole fo

DISCLAIMER:

-THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.

NOTES:

-REFLECTANCES ASSUMED:
SURFACE: 50

- MOUNTING HEIGHTS: 16'-0" AFG

- TASK HEIGHT: AT SURFACE

- CALCULATION POINT SPACING:10'X10'OC

-NOTE: THE ORANGE FIXTURES ARE THE SAME TYPES AS PHASE 1, JUST WANTED TO SHOW A DIFFERENCE BETWEEN THE PHASES, WHILE SHOWING THE COMPLETE PICTURE.

STATISTICS

DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Parking Area/Drive Lane		1.9 fc	8.2 fc	0.0 fc	N/A	N/A
Patio D		2.4 fc	3.9 fc	1.3 fc	3.0:1	1.8:1
Patio E		2.08 fc	13.23 fc	0.08 fc	165.4:1	26.0:1
Calc Zone #4		0.53 fc	21.32 fc	0.00 fc	N/A	N/A

SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	A	8	Lithonia Lighting	RADPT P4 30K ASY HS	RADEAN Post-Top with P4 3000K Asymmetric distribution with house-side shield	0.9	85.6782
	A-P2	0	Lithonia Lighting	RADPT P4 30K ASY HS	RADEAN Post-Top with P4 3000K Asymmetric distribution with house-side shield	0.9	85.6782
	B	3	Lithonia Lighting	RADPT P4 30K PATH HS	RADEAN Post-Top with P4 3000K Pathway distribution with house-side shield	0.9	85.6782
	B-P2	4	Lithonia Lighting	RADPT P3 30K ASY HS	RADEAN Post-Top with P3 3000K Asymmetric distribution with house-side shield	0.9	53.6184
	C	2	Luminis Canada Inc.	MA30-L1W30-R5	Maya MA30 Bollard	0.9	34.8
	D	11	Lithonia Lighting	WDGE1 LED P2 30K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	0.9	15.0178
	D-P2	15	Lithonia Lighting	WDGE1 LED P2 30K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	0.9	15.0178
	E-P2	2	Lithonia Lighting	RADPT P4 30K SYM HS	RADEAN Post-Top with P4 3000K Symmetric distribution with house-side shield	0.9	85.6782
	A2-P2	7	Lithonia Lighting	DSX0 LED P1 30K BLC MVOLT	DSX0 LED P1 30K BLC MVOLT	0.9	38
	A3-P2	1	Lithonia Lighting	DSX0 LED P1 30K RCCO MVOLT	DSX0 LED P1 30K RCCO MVOLT	0.9	38
	A4-P2	1	Lithonia Lighting	DSX0 LED P1 30K LCCO MVOLT	DSX0 LED P1 30K LCCO MVOLT	0.9	38
	I	21	Lithonia Lighting	WDGE1 LED P2 30K 80CRI VF	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	0.9	15.0178
	G	11	Lithonia Lighting	LDN6 30/10 LO6AR LSS	6IN LDN, 3000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	0.9	10.44
	H	6	DLS Lighting	DUS239-SA-930-120	Secret Wall Sconce	0.9	3.5
	H	6	Simes S.p.A.	S5077W.14	MINILIFT 1W 1 Golden Dragon Plus LED 700mA White Warm 3000K	0.9	3.5

GLEN BROOK WAY
PHASE 2 SITE - COMPLETE SITE SHOWN
6-8-22

Designer
Robert J. Lindstrom
Date
07/27/2021
Scale
Not to Scale
Drawing No.
Summary
2 of 2

CBA Note: Photometrics Calculations by Others. Reviewed by CBA.

Glen Brook Way Phase 2

Glen Brook Way
Medway, MA 02053

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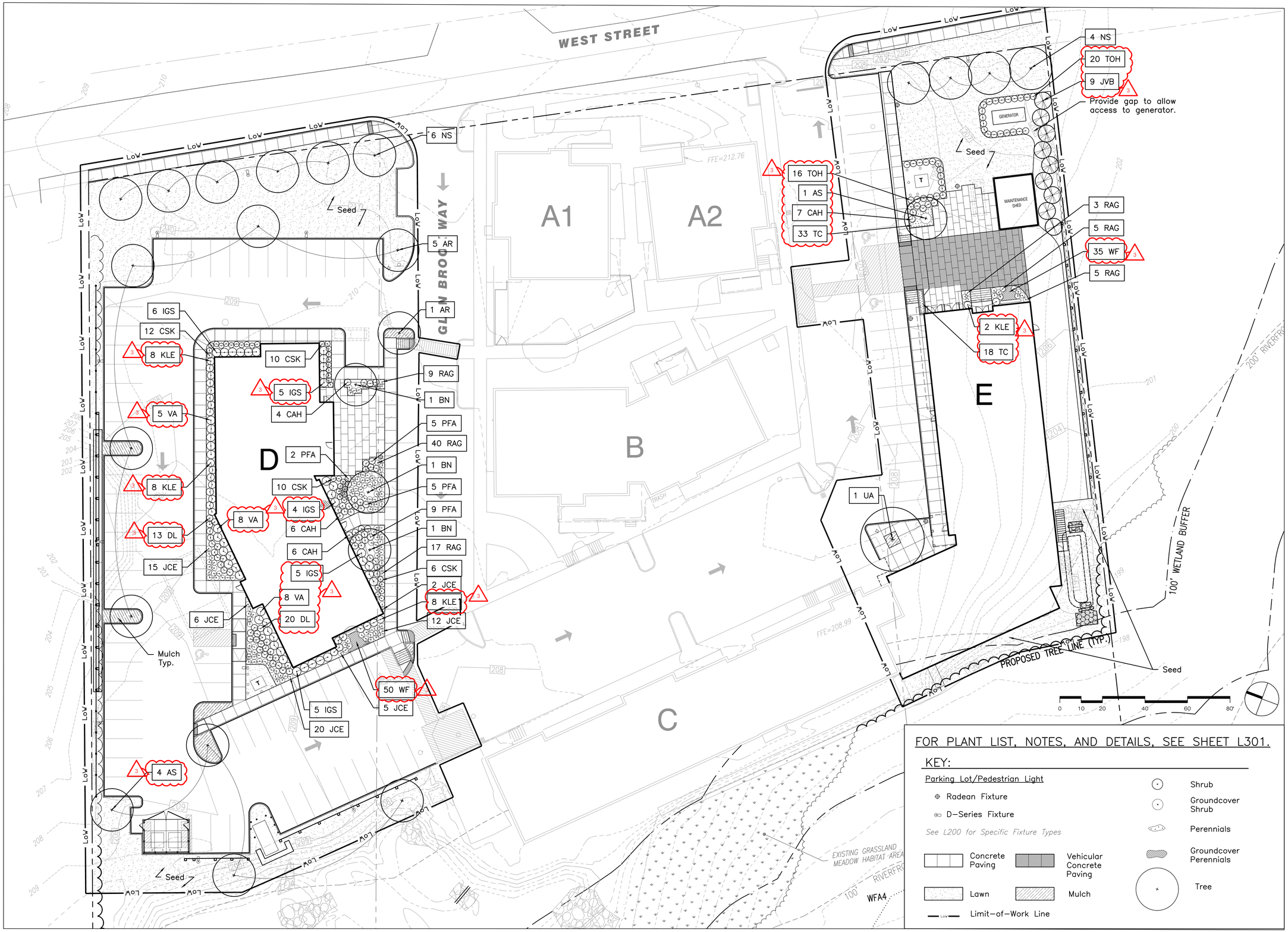
Richard Newell

SCALE 1" = 20'-0"
JOB NO.
DATE. 05/16/22

Landscape Photometrics Plan

L-210



FOR PLANT LIST, NOTES, AND DETAILS, SEE SHEET L301.

KEY:

Parking Lot/Pedestrian Light

- Radean Fixture
- D-Series Fixture

See L200 for Specific Fixture Types

- Concrete Paving
- Vehicular Concrete Paving
- Lawn
- Mulch
- Limit-of-Work Line
- Shrub
- Groundcover Shrub
- Perennials
- Groundcover Perennials
- Tree

Glen Brook Way Phase 2

Glen Brook Way
Medway, MA 02053

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MASSACHUSETTS
THOMAS J. CHRISTOPHER
NO. 1512
REGISTERED LANDSCAPE ARCHITECT

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SCALE 1" = 20'-0"
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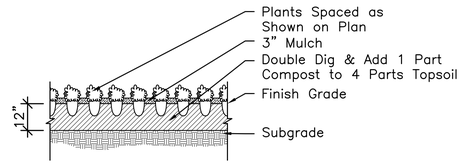
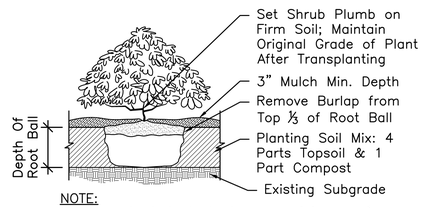
Landscape Planting Plan

L-300



1 Perennial Planting

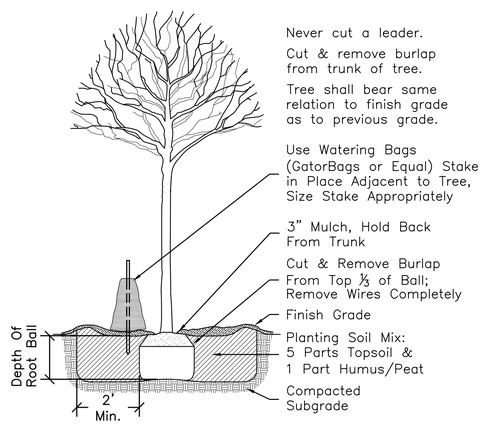
Scale: ⅜" = 1'–0"



NOTE:
1. New shrub beds to have a minimum of one foot planting soil.

2 Shrub Planting

Scale: ⅜" = 1'–0"



3 Tree Planting

Scale: ⅜" = 1'–0"

PLANT LIST:

TREES

	SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	AR	6	Acer rubrum 'October Glory'	October Glory Red Maple	3–3.5" CAL	
	AS	5	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3–3.5" CAL	
	BN	3	Betula nigra 'Dura Heat'	Dura Heat River Birch	3–3.5" CAL	Single–stem
	NS	10	Nyssa sylvatica	Black Tupelo	3–3.5" CAL	
3	JVB	9	Juniperus virginiana 'Burkii'	Burkii Red Cedar	8'–10' HT.	
	UA	1	Ulmus americana 'Princeton	Princeton American Elm	3–3.5" CAL	

SHRUBS

	SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	SPACING
3	CAH	23	Clethra alnifolia 'Hummingbird'	Hummingbird Sweet Pepperbush	2–2.5' HT/SPD	Full & Bushy	3' O.C.
	CSK	38	Cornus sericea 'Kelseyi'	Kelseyi Red–Osier Dogwood	1.5–2' HT/SPD	Full & Bushy	2.5' O.C.
	DL	33	Diervilla lonicera	Bush Honeysuckle	2–2.5' HT/SPD	Full & Bushy	3' O.C.
	IGS	25	Ilex glabra 'Shamrock'	Shamrock Inkberry	3–3.5' HT/SPD	Full & Bushy	4' O.C.
	JCE	60	Juniperus communis 'Effusa'	Effusa Common Juniper	1.5–2' SPD	Groundcover	2.5' O.C.
3	KLE	26	Kalmia latifolia 'Elf'	Elf Dwarf Mountain Laurel	2.5–3' HT/SPD	Full & Bushy	3.5' O.C
	PFA	21	Potentilla fruticosa 'Abbottswood'	Abbottswood Potentilla	1.5–2' HT/SPD	Full & Bushy	3' O.C.
	RAG	79	Rhus aromatica 'Grow Low'	Grow Low Sumac	1.5–2' SPD	Groundcover	2.5' O.C.
3	TOH	36	Thuja occidentalis 'Holmstrup'	Holmstrup American Arborvitae	3–4' HT	Full & Bushy	3' O.C.
	VA	21	Viburnum acerifolium	Maple Leaf Viburnum	3–3.5'HT/SPD	Full & Bushy	4' O.C.

PERENNIALS

	SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	TC	51	Tiarella cordifolia	Foamflower	1 Qt.	15" O.C.
	WF	85	Waldsteinia fragarioides	Barren Strawberry	1 Qt.	12" O.C

PLANTING NOTES:

1. The Landscape Contractor shall protect all utilities prior to starting construction.
2. Seeded lawn is to be Black Beauty Seed mix by Jonathan Green inc. of Reading, PA. Seed mix shall be a blend of fescues and bluegrass. See Specifications for more information.
3. The Contractor shall supply all plant materials in quantities sufficient to complete all planting shown on these drawings.
4. All plant materials to conform to guidelines established by the American Standard for Nursery Stock published by the American Assn. of Nurserymen, current edition.
5. All plant materials to be selected by the Landscape Architect with the Contractor at the nursery.
6. All plants to be located on the site for approval of the Landscape Architect prior to planting.
7. If the plant list does not agree with the planting plan, the plan shall be followed.
8. The Contractor shall guarantee all plant materials and lawns for one year following final acceptance. See Specifications for conditions of final acceptance.
9. All plant beds to receive 3" shredded bark mulch; supply sample for approval of Landscape Architect.
10. All planting beds to have a minimum 12" depth of topsoil. Add topsoil so that all lawns areas have a minimum 6" depth of topsoil. See Specifications for requirements.
11. No substitution of plant materials shall be allowed without approval of Landscape Architect.

Glen Brook Way Phase 2

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Medway, MA 02053

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MASSACHUSETTS
CHRIS J. CHERNAL
NO. 1513
REGISTERED LANDSCAPE ARCHITECT

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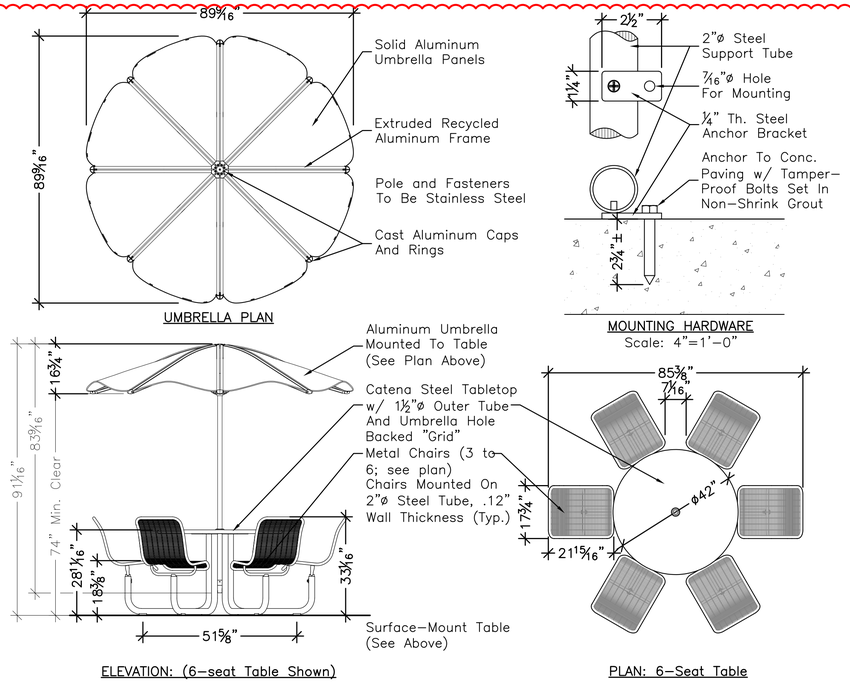
Richard Newell

SCALE 1" = 20'-0"
JOB NO.
DATE. 05/16/22

Landscape
Planting List,
Notes, & Details

L-310

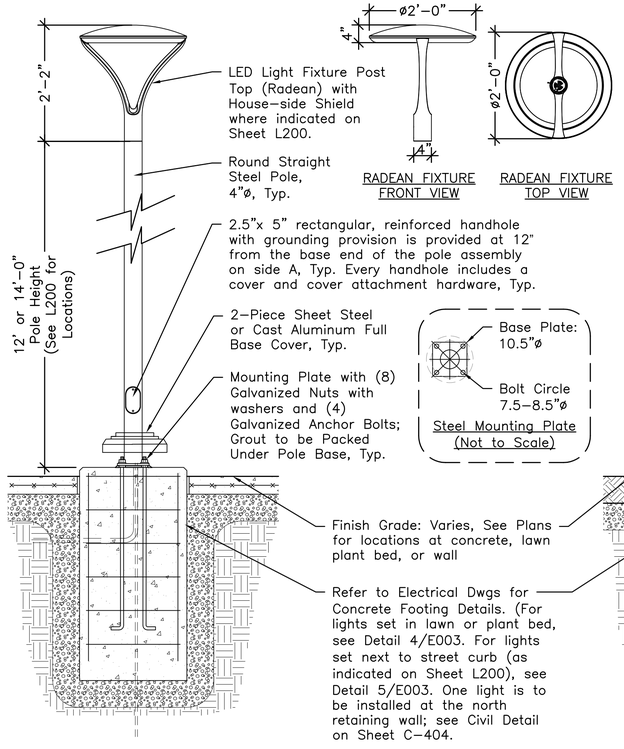


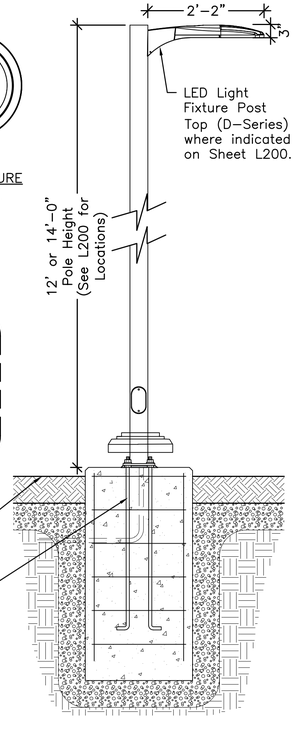
NOTES:
1. 6-Seat Table and ADA-compliant 3-Seat Table to be "Carousel" 42" Round Catena Powdercoat Tabletop and Backed Metal Grid Seats with attached "Solstice" Umbrella, "Cygnus" Style, by Landscape Forms of Kalamazoo, MI or Approved Equal. Shop Drawings Required.
2. Powdercoat Finish Colors to be selected by Landscape Architect.

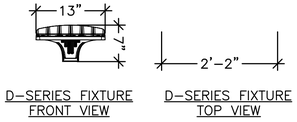
1 6-seat Table and ADA-compliant 3-Seat Table With Metal Umbrella

Scale: ½"=1'-0" or As Noted

3 NOT IN SCOPE



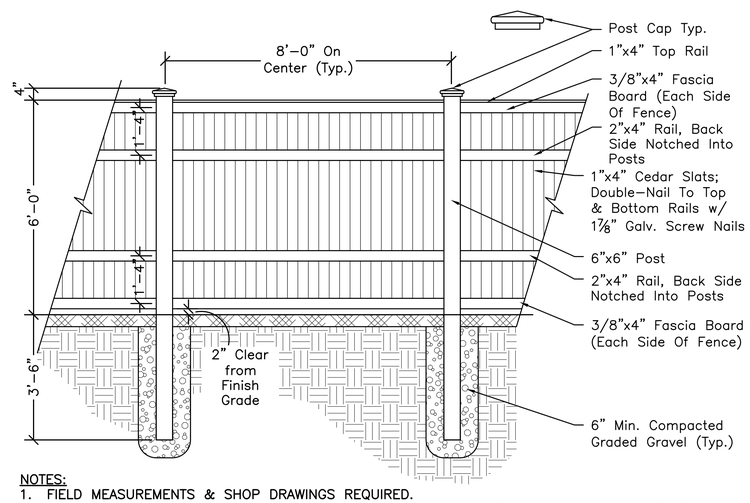




Notes:
1. PHOTOMETRICS PLAN REQUIRED.
2. SHOP DRAWING REQUIRED. Shop Drawings for Footing MUST be stamped by a MA Licensed Structural Engineer.
3. Contractor to follow all Manufacturer's specifications and installation instructions.
4. Installation to meet all Local, State and National Building and Electrical Codes.
5. Size of footing to coordinate with pole height, diameter, and mounting plate size.
6. Parking lot/Pedestrian light fixture to be either: (A) Radean Post Top LED Area Luminaire, model number RADPT LED, or (B) D-Series Size 0 LED Area Luminaire, model number DSX0 LED, by Lithonia Lighting of Conyers, GA (See Sheet L200 for more specific fixture types and locations).
7. Light pole to be a round straight steel pole, 12' or 14' High, 4"ø, model numbers RSS-12-4B or RSS-14-4B, with matching base cover, by Lithonia Lighting of Conyers, GA.
8. Finish is to be polyester powdercoated. Color to match Phase 1 Parking Lot/Pedestrian Lights.
9. Contractor to submit all Manufacturer's product literature for approval by Landscape Architect prior to ordering.
10. See electrical drawings for wiring information.

2 Parking Lot / Pedestrian Light

Scale: ¾" = 1'-0"



NOTES:
1. FIELD MEASUREMENTS & SHOP DRAWINGS REQUIRED.
2. All wood to be Cedar, stained. Stain Color to be selected by Owner and Landscape Architect.
3. Side of fence with Rails shall face outside of property line.
4. Wherever fencing is located along retaining wall and behind vehicular guardrail, fence must be secured and attached to the guardrail. (See Landscape Plans for fence location and Civil Drawings for retaining wall and guardrail detail. Contractor to submit method of attachment for approval and confirm with guardrail and wall engineers.)

3 6' High Solid Board Fence (over Lawn or Wall)

Scale: ½" = 1'-0"

Glen Brook Way Phase 2

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CHRIS J. CUMMINGS
NO. 1512

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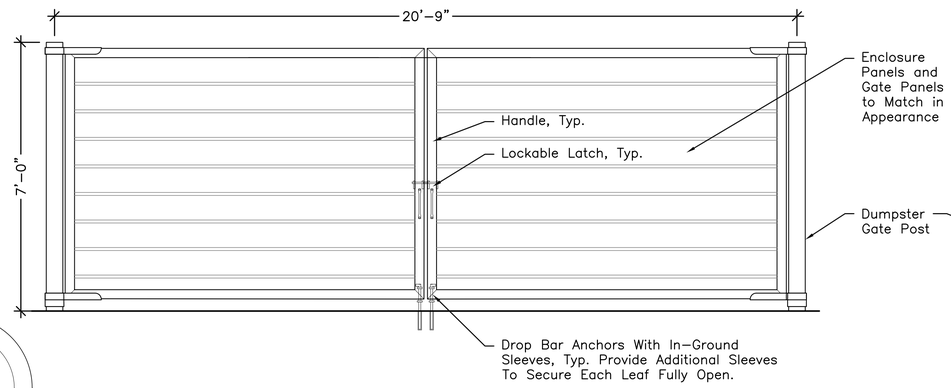
Garcia Goluska and De Sousa
375 Faunce Corner Road, Suite D
Dartmouth, MA 02747
508.998.5700
Richard Newell

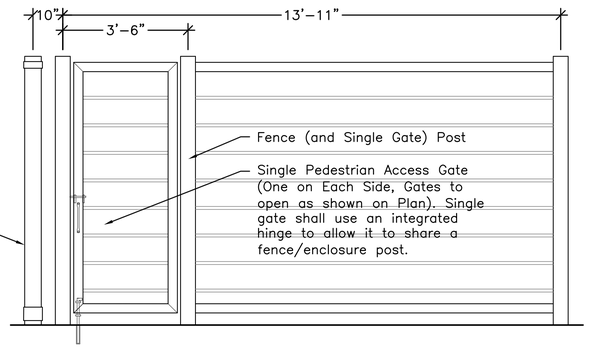
SCALE As Noted
JOB NO.
DATE. 05/16/22

Landscape Details

L-400



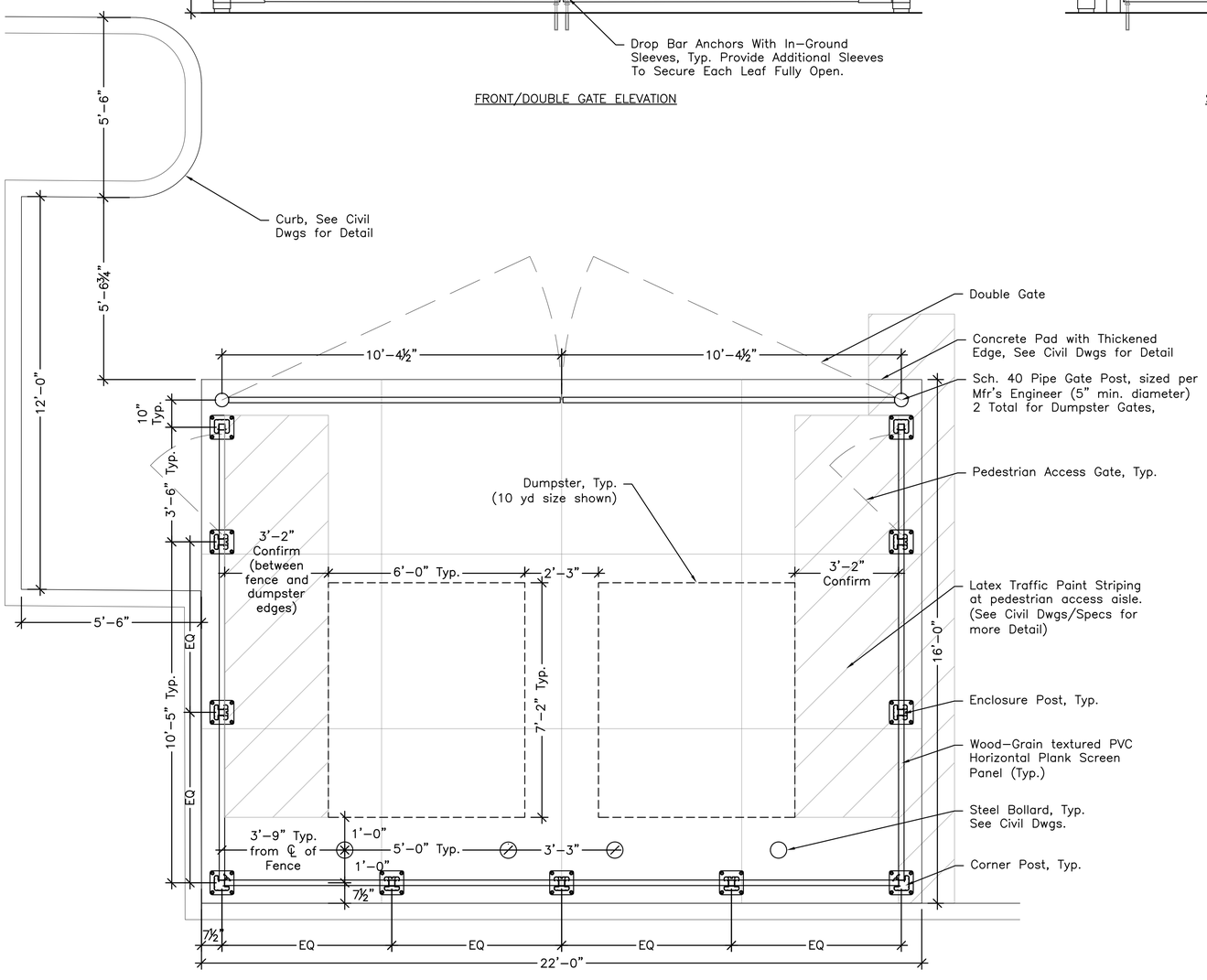
FRONT/DOUBLE GATE ELEVATION



SIDE/PEDESTRIAN ACCESS GATE ELEVATION

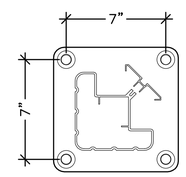
NOTES

1. **FIELD MEASUREMENTS AND SHOP DRAWINGS REQUIRED.** Custom–fabricated dumpster enclosure to be Covrit Series Screening System by CityScapes, Inc., 4200 Lyman Ct., Hilliard, OH 43026, Tel. 877–727–3367 or Approved Equal. SHOP DRAWINGS MUST BE STAMPED BY MANUFACTURER'S MASSACHUSETTS–LICENSED STRUCTURAL ENGINEER.
2. Submit Manufacturer's information for approval by Landscape Architect prior to ordering. See Specification Section 323100 Fencing, or submit Equal product for Approval by Landscape Architect.
3. Manufacturer to provide certification by Structural Engineer for wind loads and member sizing.
4. Framing shall be aluminum plate, shapes, and bar, see Specs.
5. All hardware and fasteners shall be heavy–duty stainless steel. Gate to have lockable latching mechanism.
6. Screen panels to be horizontally–oriented wood–grain textured PVC planks, PlankWall or Approved Equal, color to be selected from Manufacturer's full color range by Landscape Architect.
7. Gate shall match screen panels in material, plank orientation, and color.
8. Set enclosure level on concrete footings, see details.

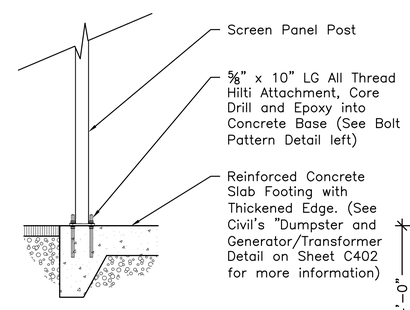


1 DUMPSTER ENCLOSURE (WITH GATES)

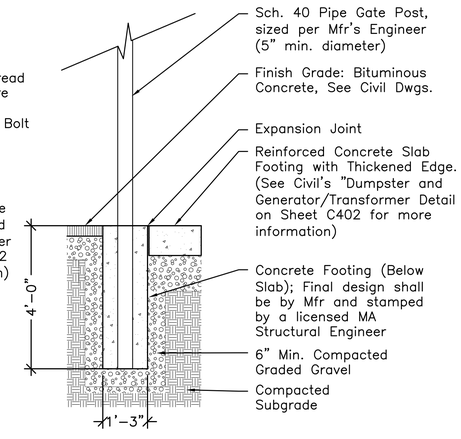
Scale: ½" = 1'–0"



BOLT PATTERN DETAIL
Not to Scale



SURFACE–MOUNTED POST AND FOUNDATION DETAIL



GATE POST DETAIL

Glen Brook Way Phase 2

Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

CBA | Landscape Architects LLC
24 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com
landscape architecture
urban design
master planning

THIS AREA IS FOR NOTES :

CONFORMED SET

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
1	02.09.22	ADDENDUM #1
2	02.16.22	ADDENDUM #2 (no changes on this sheet)
3	05.16.22	VE CHANGE LOG (no changes on this sheet)

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Derek Hansen

ARCHITECT:
Meander Studio Collaborative Design
14 Spring Street
Waltham, MA 02451
617.812.4828

CIVIL:
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339
781.826.9200
Dana Altobello

LANDSCAPE:
CBA Landscape
24 Thorndike Street
Cambridge, MA 02141
617.945.9760
Jessica Choi

STRUCTURAL:
Roome & Guarracino LLC
300 Tradecenter, Suite 3540
Woburn, MA 01801
617.628.1700 x208
Jennifer Fischer Bowman

MEP:
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Richard Newell

SCALE As Noted
JOB NO.
DATE. 05/16/22

Landscape Details

L-410

Glen Brook Way Apartments - Building D - 2 Glen Brook Way

Building D Drawing List

Drawing List	
Sheet Number	Sheet Name
A000	BLDG D - Cover Sheet, Drawing List and Project Summary
A005	BLDG D - Architectural Axons
A200	BLDG D - Building Elevations
A201	BLDG D - Building Elevations
A202	BLDG D - Building Elevations
A210	BLDG D - Exterior Elevation - Front Entry
A320	BLDG D - Wall Sections
A321	BLDG D - Wall Sections

Building D Summary

Phase 2 - 2 Glen Brook Way (Building D)
Square feet - 22,442

CBH units: 2
Group 2A units: 8
Sensory Accessibility Units: 1
Group 2B Units: 9

Total unit: 20

3

Unit Summary			
Unit	Unit Type	Area	Housing Population
101	A1	676 SF	MAAB Group 2A Unit
102	B1	666 SF	MAAB Sensory Accessibility Unit
103	C1	731 SF	MAAB Group 2A Unit
104	D1	722 SF	MAAB Group 2A Unit
105	F1	858 SF	Community Based Housing Unit
106	E1	707 SF	MAAB Group 2B Unit
201	A2	676 SF	MAAB Group 2A Unit
202	B2	666 SF	MAAB Group 2A Unit
203	C2	731 SF	MAAB Group 2B Unit
204	H1	711 SF	MAAB Group 2B Unit
205	D2	747 SF	MAAB Group 2B Unit
206	G1	858 SF	Community Based Housing Unit
207	E2	707 SF	MAAB Group 2B Unit
301	A2	676 SF	MAAB Group 2A Unit
302	B2	666 SF	MAAB Group 2A Unit
303	C2	731 SF	MAAB Group 2B Unit
304	H1	716 SF	MAAB Group 2B Unit
305	D2	747 SF	MAAB Group 2A Unit
306	G1	858 SF	MAAB Group 2B & UFAS Unit
307	E2	707 SF	MAAB Group 2B Unit

Glen Brook Way Phase 2
2 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

THIS AREA IS FOR NOTES :

CONSTRUCTION SET

△ = CLOUDED CHANGE

Rev #:	Issue Date	Description
1	02.09.22	Description
2	02.15.22	Description
3	05.16.22	Description
4	06.09.22	Description

CLIENT:
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Derek Hansen

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617.812.4828

CIVIL:
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781.826.9200
Dana Altobello

LANDSCAPE:
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GGD Consulting Engineers
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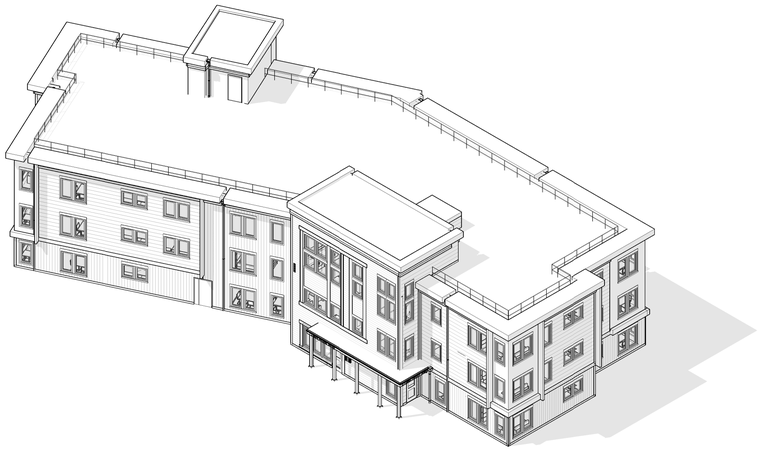
Richard Newell

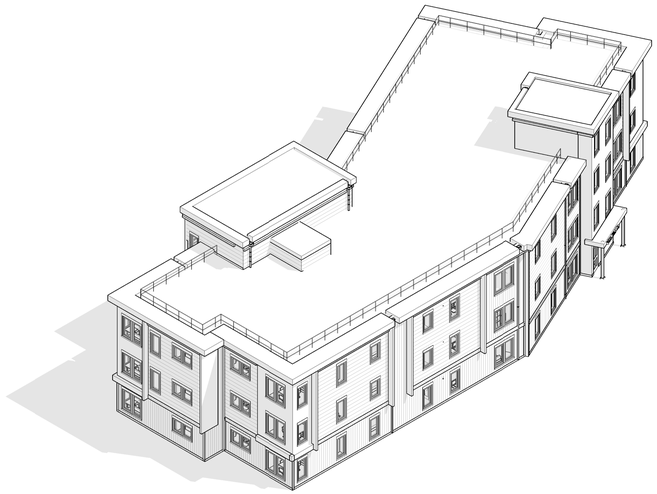
SCALE	1/2" = 1'-0"
JOB NO.	18002
DATE.	05/11/2022

BLDG D - Cover Sheet, Drawing List and Project Summary

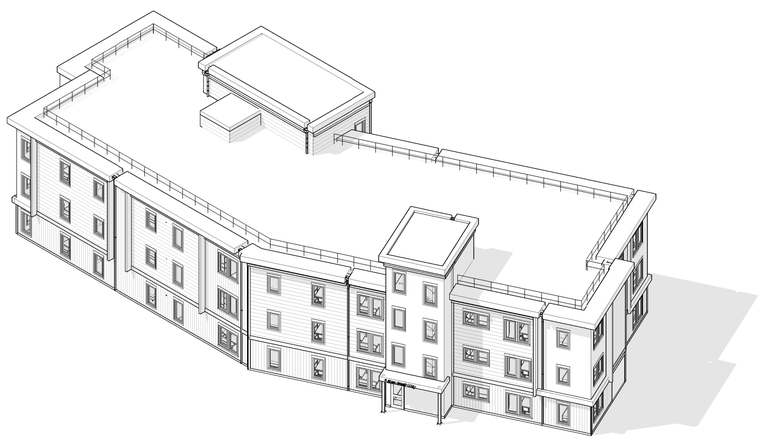
A000



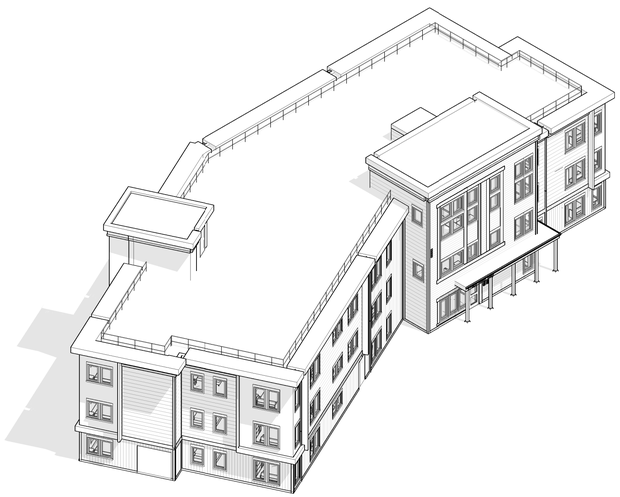
4 SW Axon 1



3 NW Axon 1



2 NE Axon



1 SE Axon

Glen Brook Way Phase 2

2 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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Issue Log		
Rev. #	Date	Description
3	05.16.22	VE Change Log

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(508) 998-5700
Richard Newell

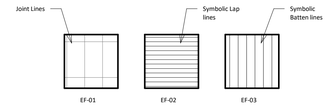
SCALE

JOB NO. 18002

DATE. 05/11/2022

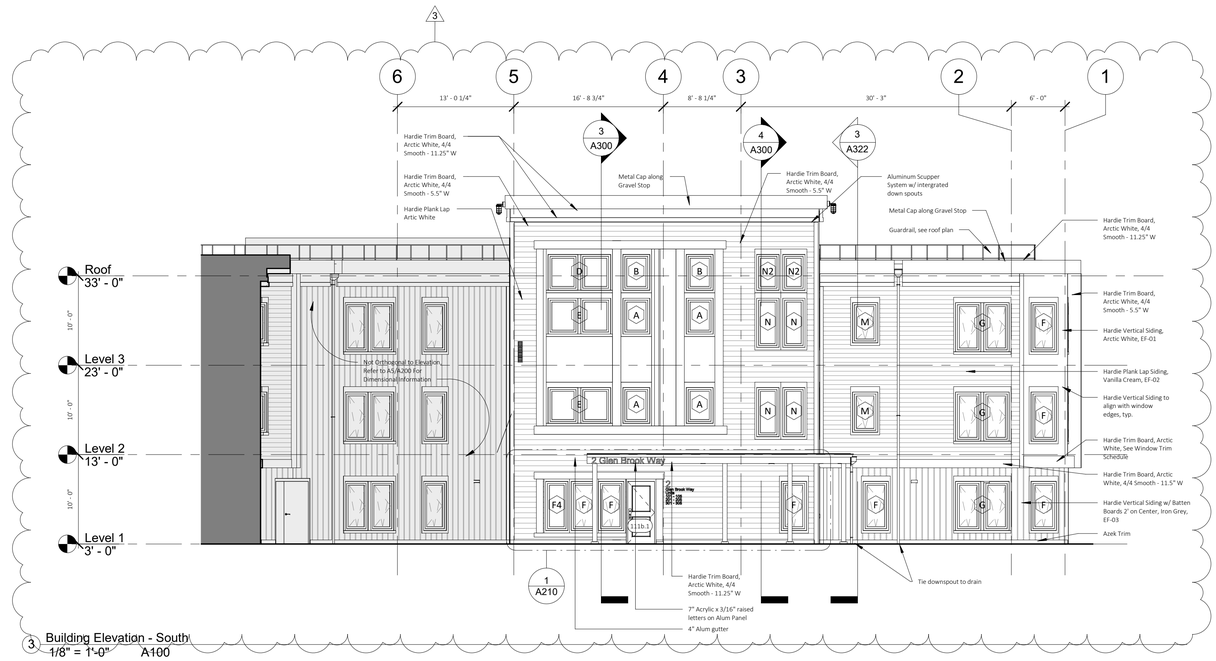
BLDG D - Architectural Axons

A005

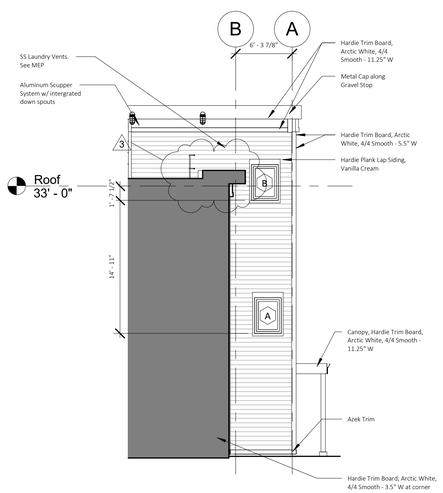


Exterior Hardie Facade Schedule

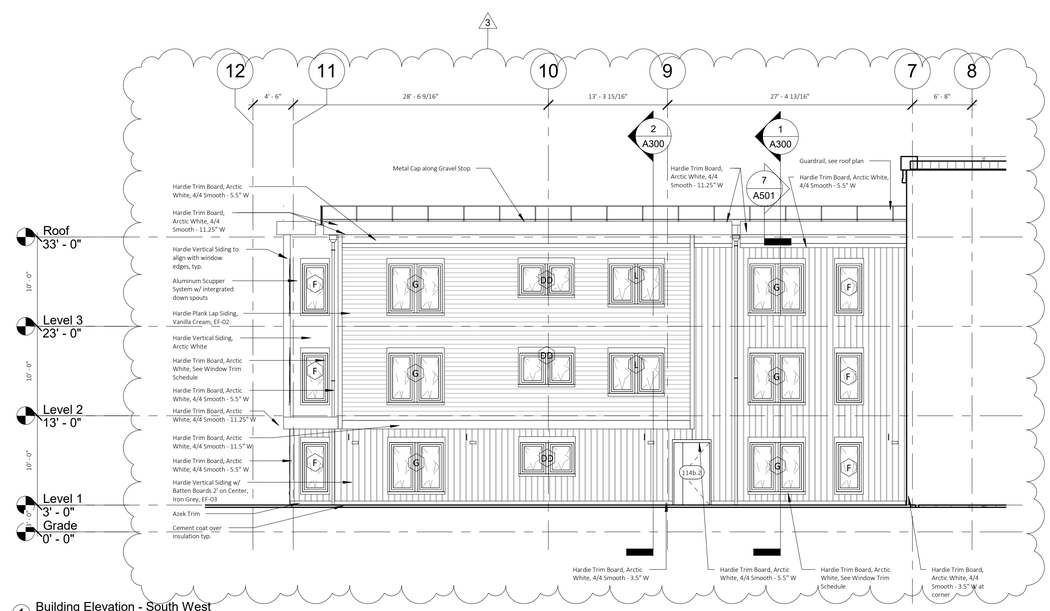
Category	Tag	Manufacturer	Joint	Width	Length	Color	Finish	Collection
Ext. Material	EF-01	Hardie Vert Siding	No Batten	48"	120"	Arctic White	Smooth	Statement Collection
Ext. Material	EF-02	Hardie Plank Lap Siding	-	8.25"	144"	Vanilla Cream	Smooth	Statement Collection
Ext. Material	EF-03	Hardie Vert Siding	Vert. Batten only, 2' on Center	48"	120"	Iron Grey	Smooth	Statement Collection



3 Building Elevation - South
1/8" = 1'-0" A100



2 Building Elevation - South East 2
1/8" = 1'-0" A100



1 Building Elevation - South West
1/8" = 1'-0" A100

Glen Brook Way Phase 2

2 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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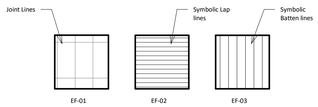
(508) 998-5700
Richard Newell

SCALE	As indicated
JOB NO.	18002
DATE.	05/11/2022

BLDG D - Building Elevations

A200



Exterior Hardie Facade Schedule

Category	Tag	Manufacturer	Joint	Width	Length	Color	Finish	Collection
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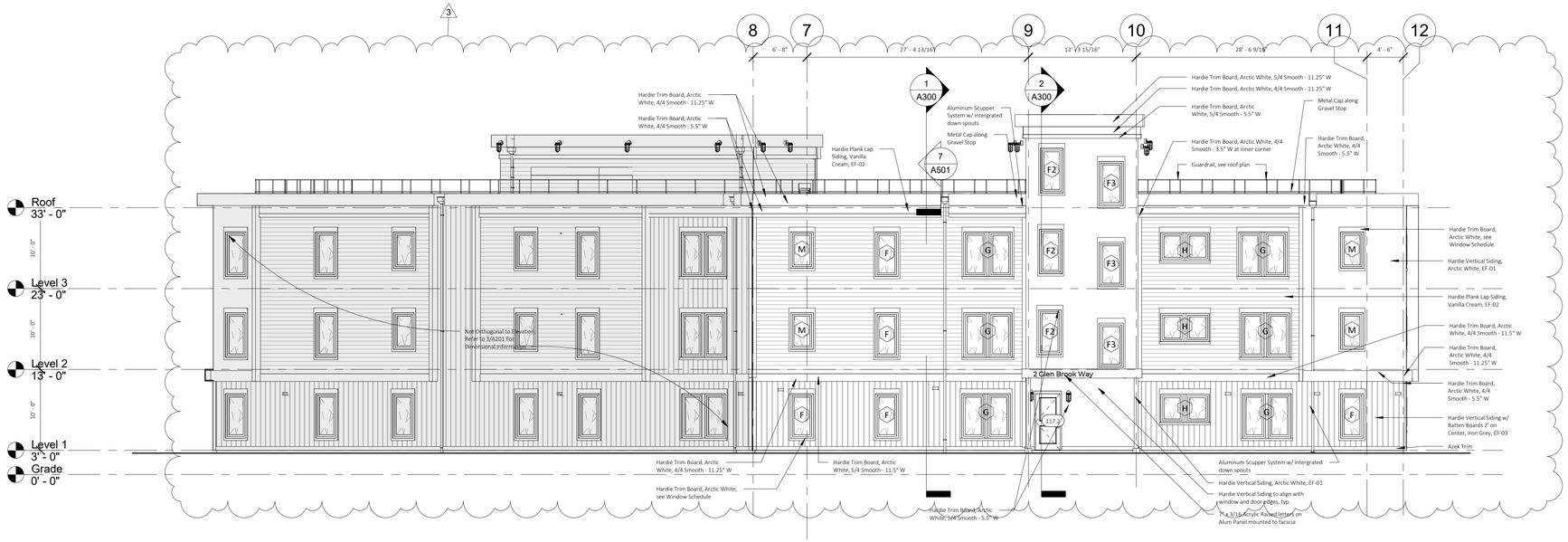
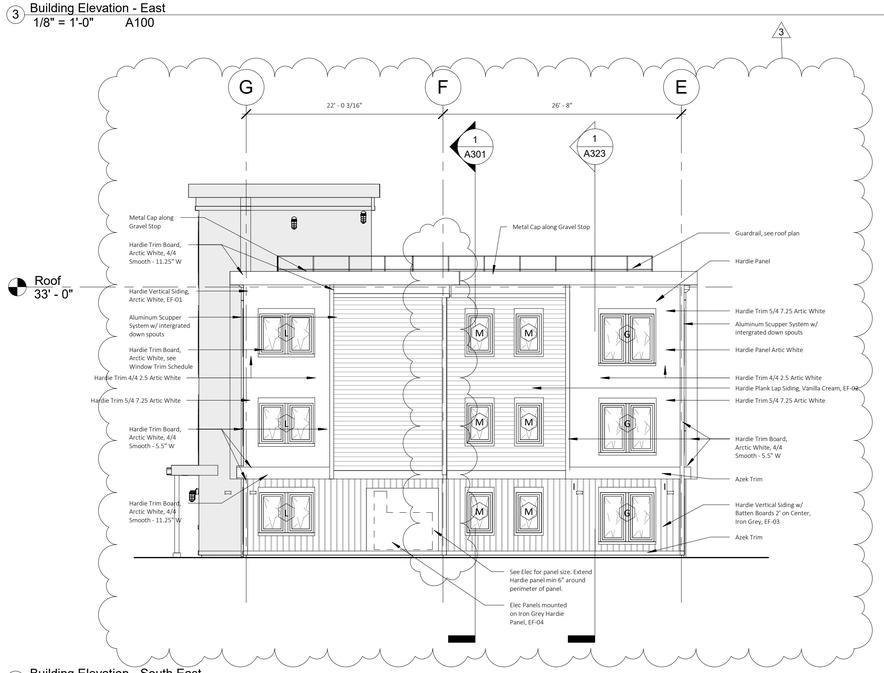
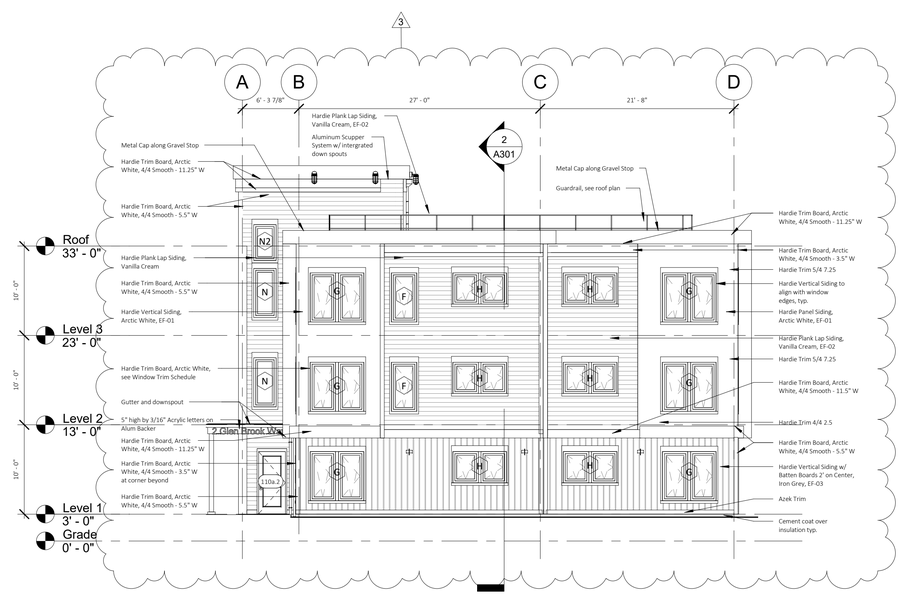


3 Building Elevation - East
1/8" = 1'-0" A100



2 Building Elevation - South East
1/8" = 1'-0" A100



1 Building Elevation - North
1/8" = 1'-0" A100

Glen Brook Way Phase 2

2 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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Dartmouth, MA 02747
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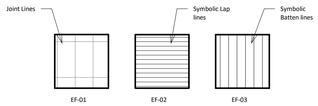
Richard Newell

SCALE	As indicated
JOB NO.	18002
DATE.	05/11/2022

BLDG D - Building Elevations

A201



Exterior Hardie Facade Schedule								
Category	Tag	Manufacturer	Joint	Width	Length	Color	Finish	Collection
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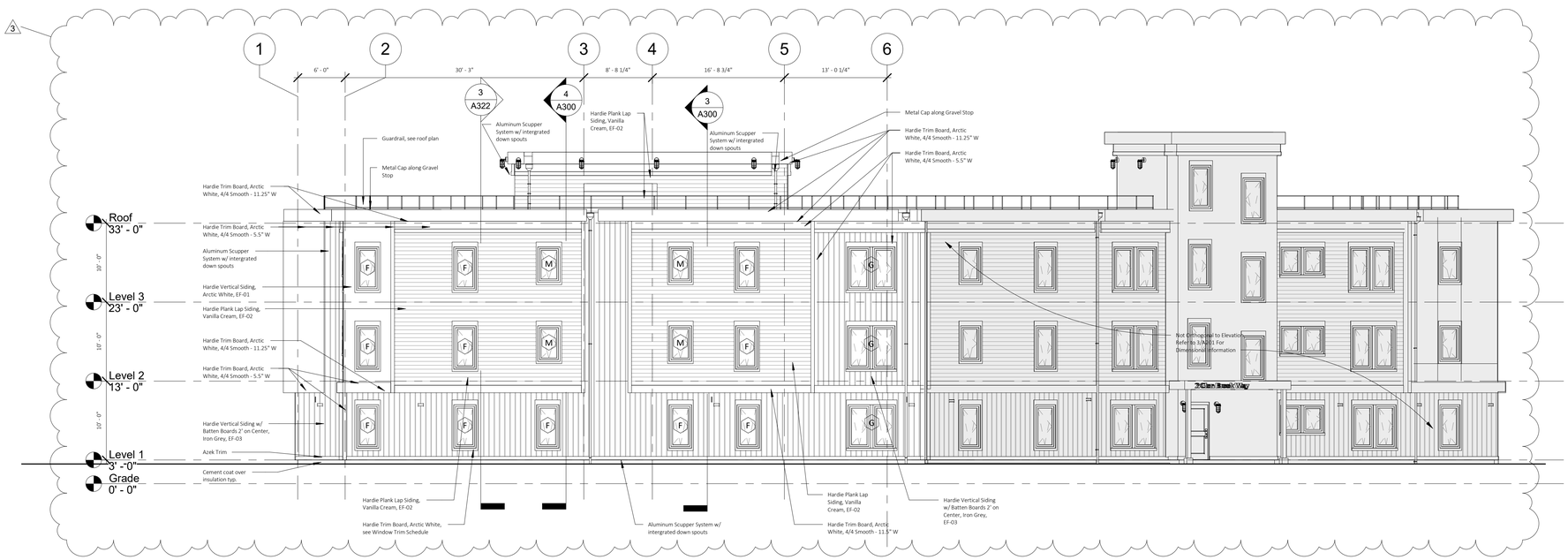
Ext. Material	EF-02	Hardie Plank Lap Siding	..	8.25"	144"	Vanilla Cream	Smooth	Statement Collection
Ext. Material	EF-03	Hardie Vert Siding	Vert. Batten only, 2' on Center	48"	120"	Iron Grey	Smooth	Statement Collection



1 Building Elevation - North East
1/8" = 1'-0" A100

Glen Brook Way Phase 2

2 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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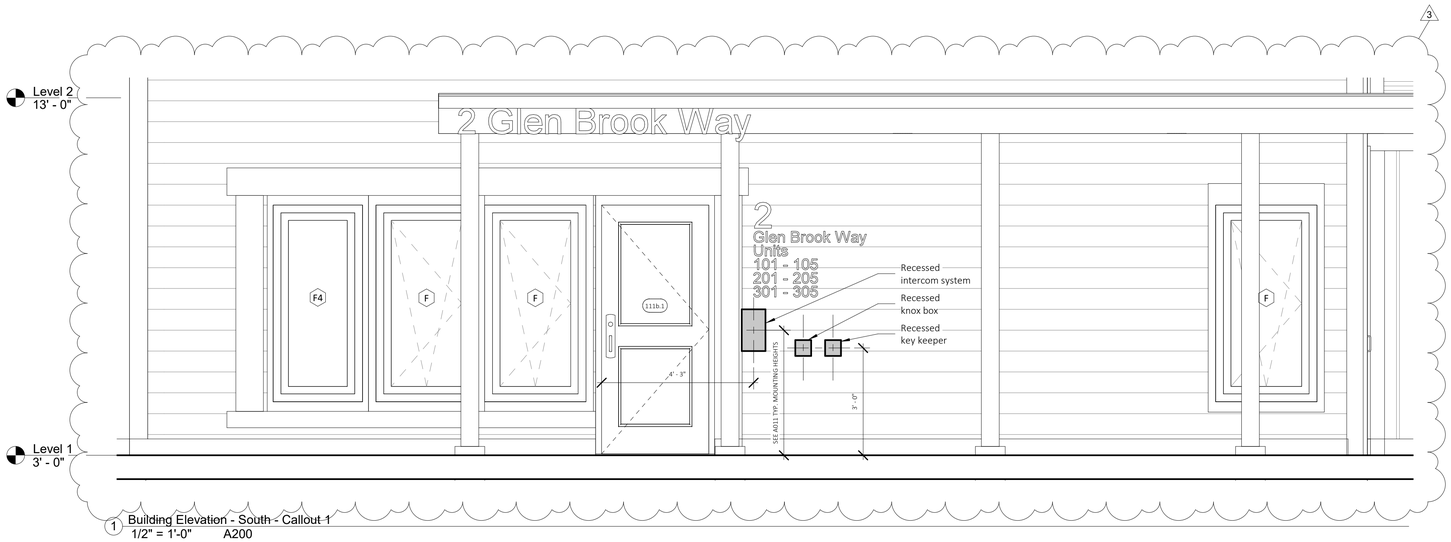
BLDG D - Building Elevations

A202



1 Building Elevation - South - Callout 1
1/2" = 1'-0" A200

Glen Brook Way Phase 2

2 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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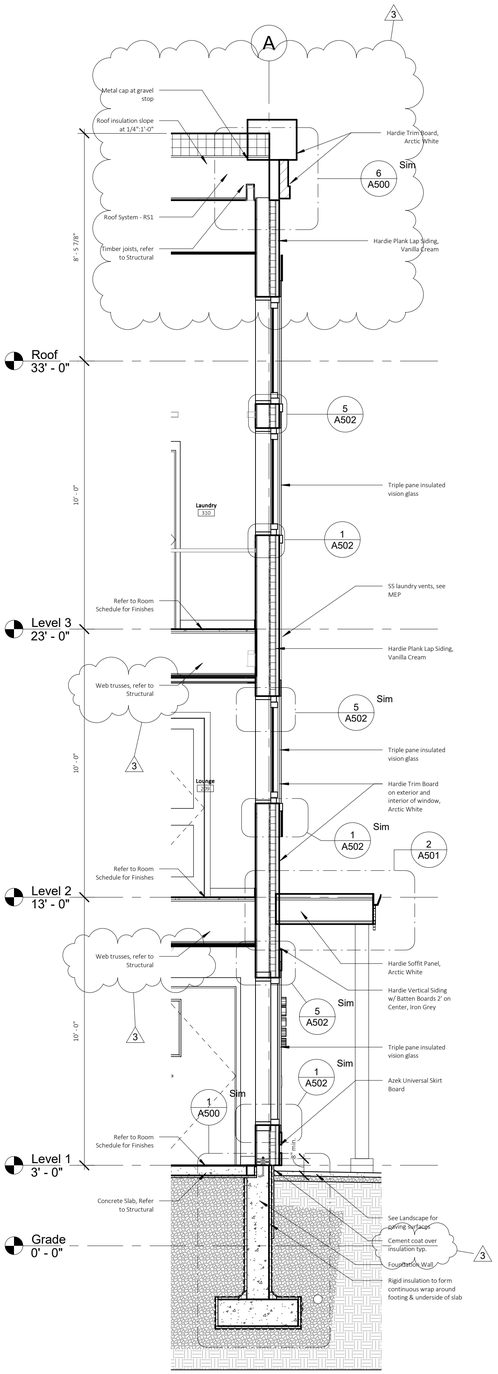
Richard Newell

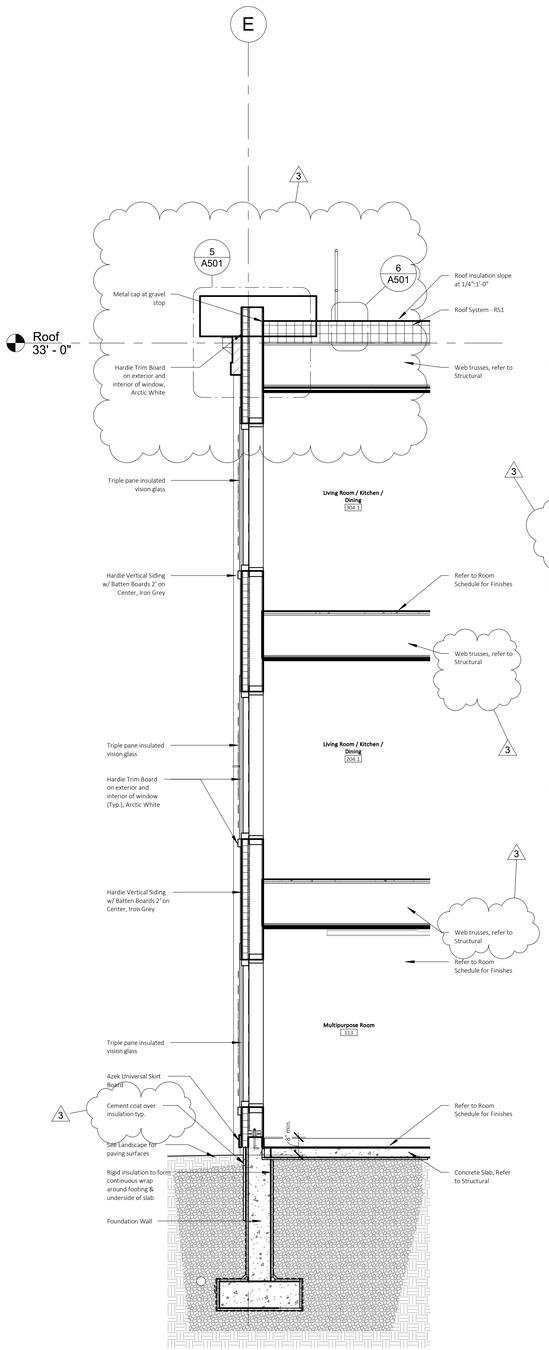
SCALE	1/2" = 1'-0"
JOB NO.	18002
DATE.	05/11/2022

BLDG D - Exterior Elevation - Front Entry

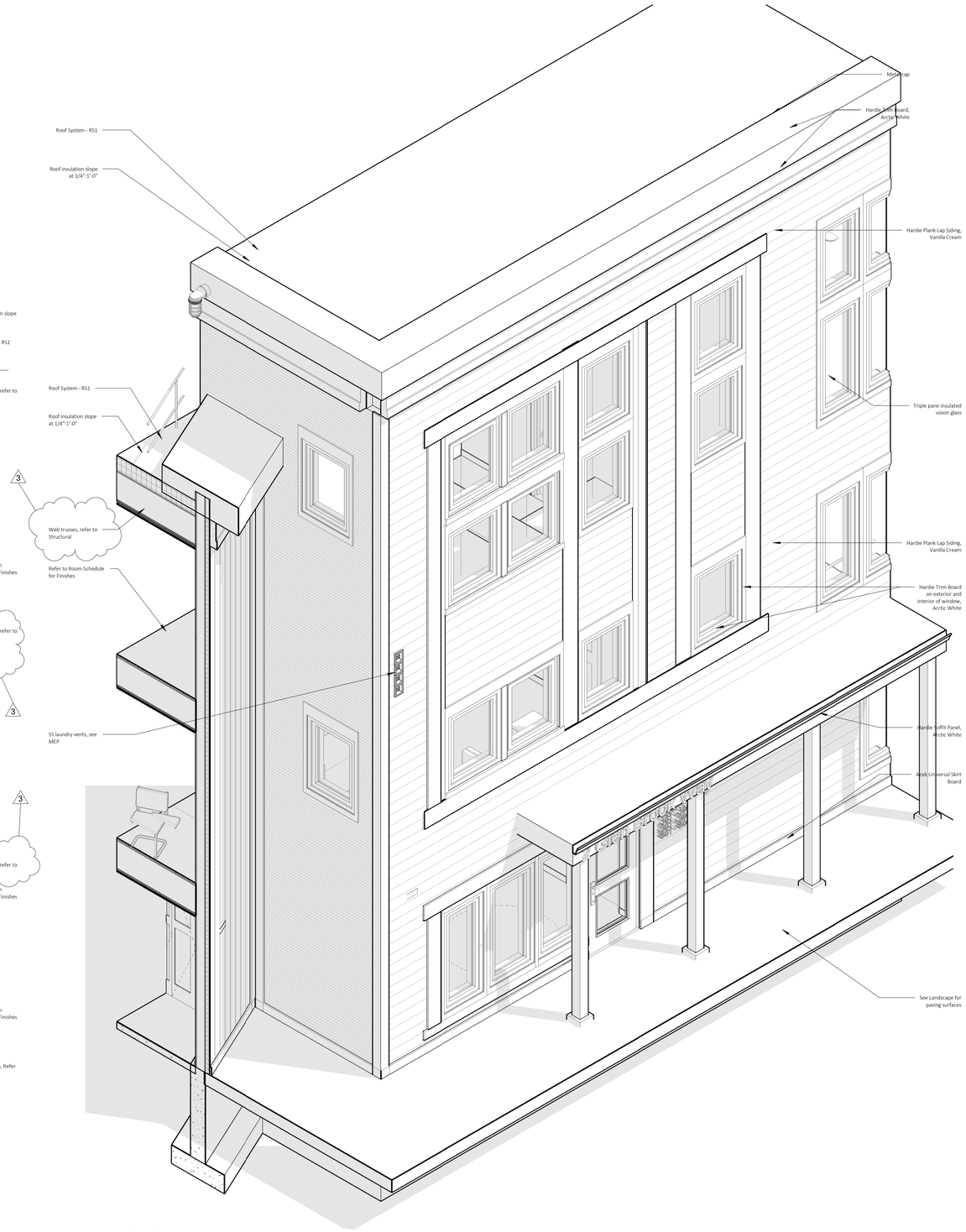
A210



3 Wall Section - East Entry
3/8" = 1'-0" A300



2 Wall Section - South East
3/8" = 1'-0" A300



1 Axon - East Entry

Glen Brook Way Phase 2

2 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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SCALE	3/8" = 1'-0"
JOB NO.	18002
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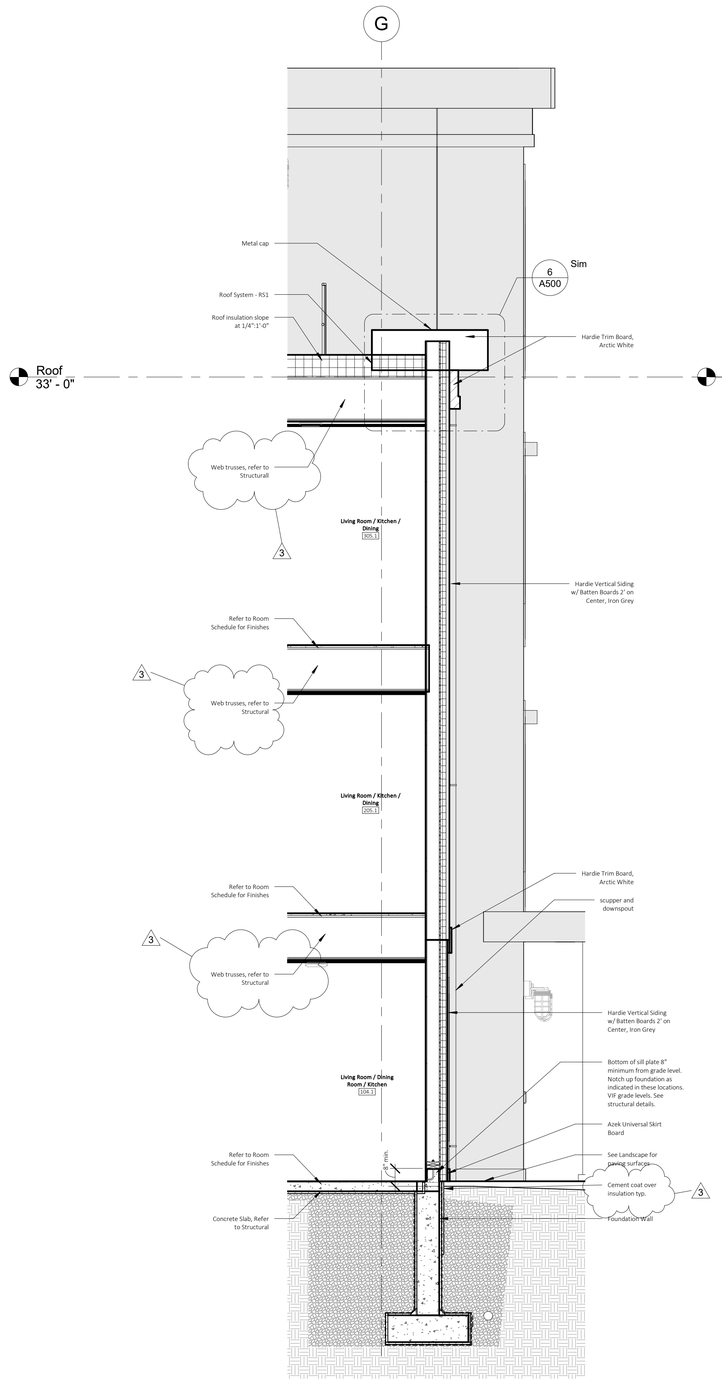
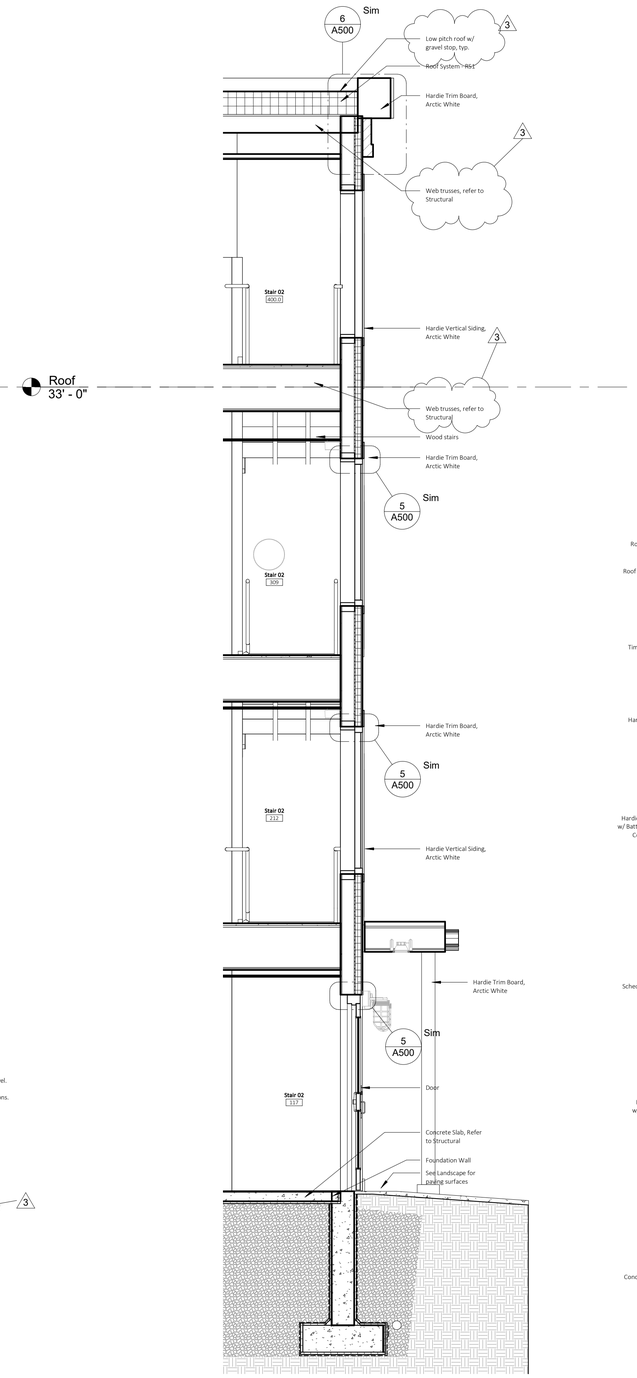
BLDG D - Wall Sections

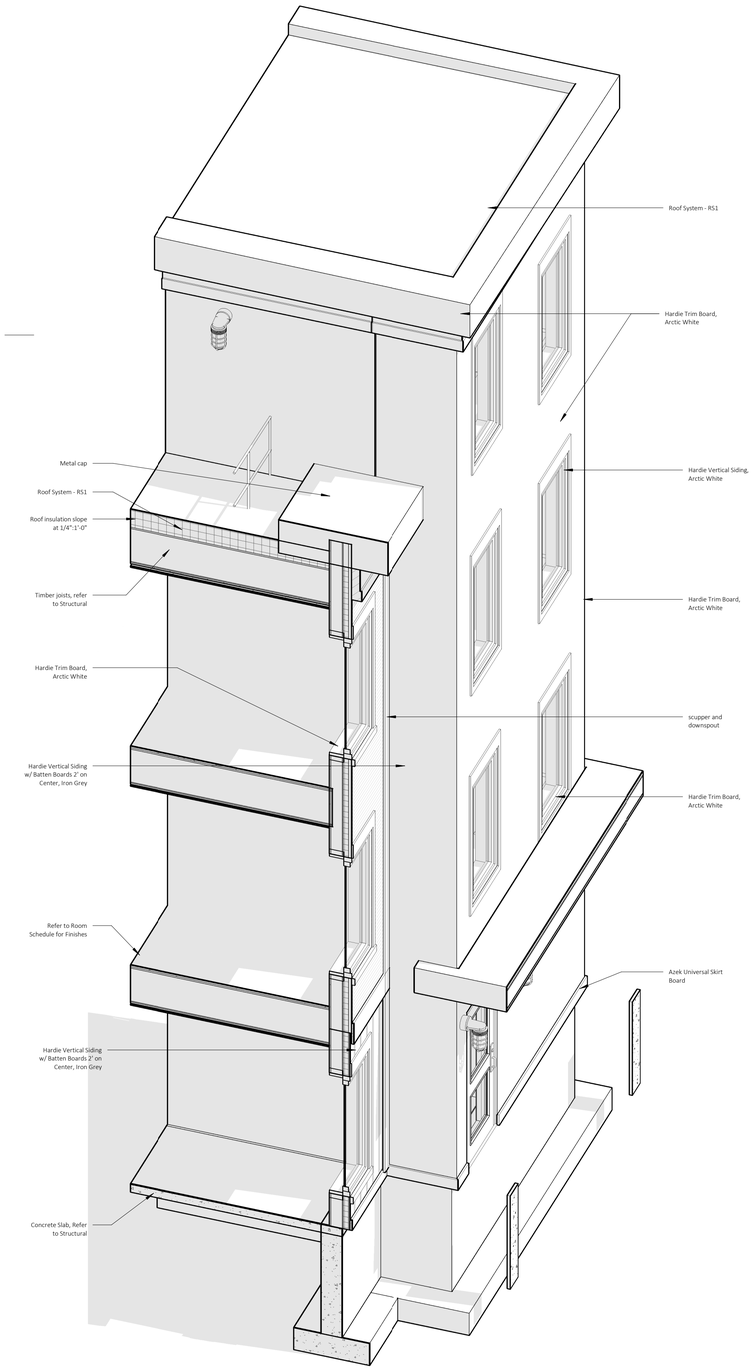
A320



3 Wall Section - South West
3/8" = 1'-0" A300



2 Wall Section - South West Stair 02
3/8" = 1'-0" A300



1 South West

Glen Brook Way Phase 2

2 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

THIS AREA IS FOR NOTES :

CONSTRUCTION SET

△ = CLOUDED CHANGE

Issue Log		
Rev. #	Date	Description
3	05.16.22	VE Change Log

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Derek Hansen

ARCHITECT:
Meander Studio Collaborative Design
14 Spring Street
Waltham, MA 02451
617.812.4828

CIVIL:
Merrill Engineers and Land Surveyors
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781.826.9200
Dana Altobello

LANDSCAPE:
CBA Landscape
24 Thorndike Street
Cambridge, MA 02141
617.945.9760
Jessica Choi

STRUCTURAL:
Roome & Guarracino LLC
300 Tradecenter, Suite 3540
Woburn, MA 01801
617.628.1700 x208
Jennifer Fischer Bowman

MEP:
GGD Consulting Engineers
375 Faunce Corner Road, Suite D
Dartmouth, MA 02747
(508) 998-5700
Richard Newell

SCALE	3/8" = 1'-0"
JOB NO.	18002
DATE.	05/11/2022

BLDG D - Wall Sections

A321

Glen Brook Way Apartments - Building E - 6 Glen Brook Way

Building E Drawing List

Drawing List	
Sheet Number	**Sheet Name**
A005	BLDG E - Architecural Axons
A200	BLDG E - Exterior Elevations
A201	BLDG E - Exterior Elevations
A202	BLDG E - Exterior Elevations
A320	BLDG E - Wall Sections
A321	BLDG E - Wall Sections
A323	BLDG E - Wall Sections

Building E Summary

Unit Summary			
Unit	**Unit Type**	**Area**	**Housing Population**
150	A1	688 SF	MAAB Group 2B Unit
151	C1	676 SF	MAAB Sensory Accessibility Unit
152	B1	732 SF	Community Based Housing Unit
158	F1	744 SF	MAAB Group 2A Unit
159	D1	724 SF	MAAB Group 2A Unit
161	E1	665 SF	MAAB Group 2B Unit
250	A2	688 SF	MAAB Group 2B Unit
251	C2	672 SF	MAAB Group 2B Unit/UFAS
252	B2	732 SF	MAAB Group 2B Unit
255	G	746 SF	MAAB Group 2B Unit
256	J	677 SF	MAAB Group 2A Unit
257	H	718 SF	MAAB Group 2B Unit
258	K	669 SF	MAAB Group 2A Unit
259	I	695 SF	MAAB Group 2A Unit
260	L	673 SF	MAAB Group 2B Unit
350	A2	688 SF	MAAB Group 2A Unit
351	C2	672 SF	MAAB Group 2B Unit/UFAS
352	B2	732 SF	MAAB Group 2A Unit
355	G	746 SF	MAAB Group 2A Unit
356	J	677 SF	MAAB Group 2B Unit
357	H	718 SF	MAAB Group 2B Unit
358	K	669 SF	MAAB Sensory Accessibility Unit
359	I	695 SF	MAAB Group 2A Unit
360	L	673 SF	MAAB Group 2B Unit

Phase 2 - 6 Glen Brook Way (Building E)
Square feet - 27,034

CBH units: 1
Typical Units: 10
Sensory Accessibility Units: 2
MAAB Group 2B units: 11

Total units: 24

Glen Brook Way Phase 2
6 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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Rev #:	Issue Date	Description
1	02.09.22	Addenda #1
2	02.15.22	Addenda #2
3	05.16.22	VE Log
4	06.09.22	Conformed Set

CLIENT:
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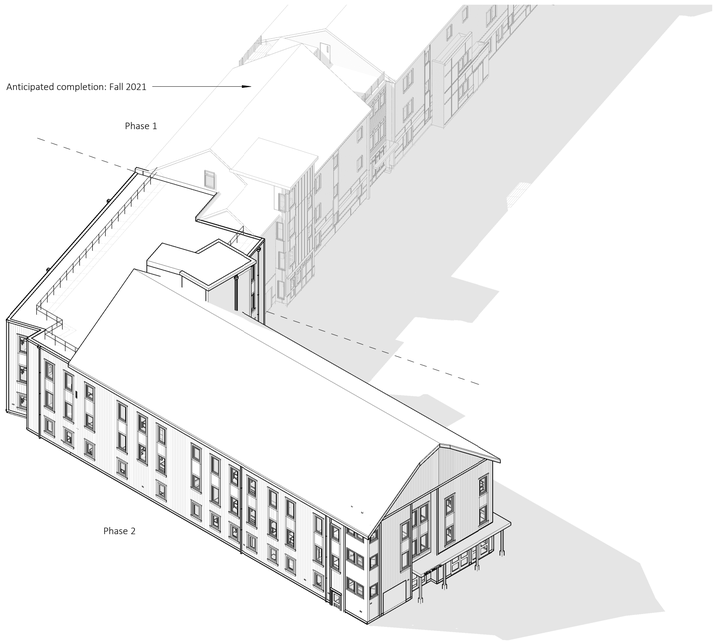
Richard Newell

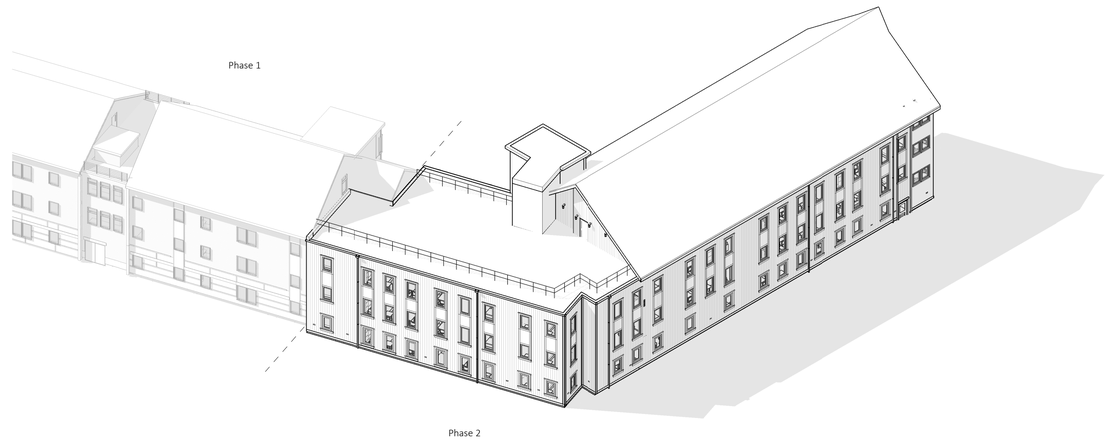
SCALE	1/2" = 1'-0"
JOB NO.	18002
DATE.	05/16/2022

BLDG E - Cover Sheet and Drawing List

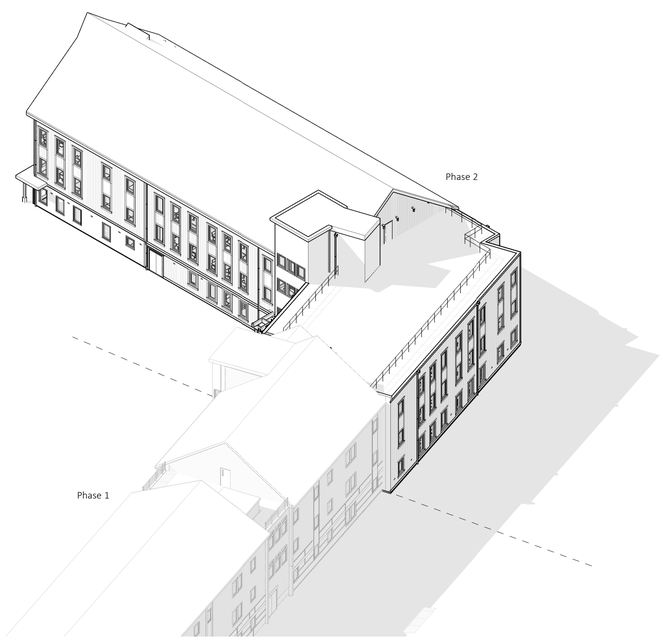
A000



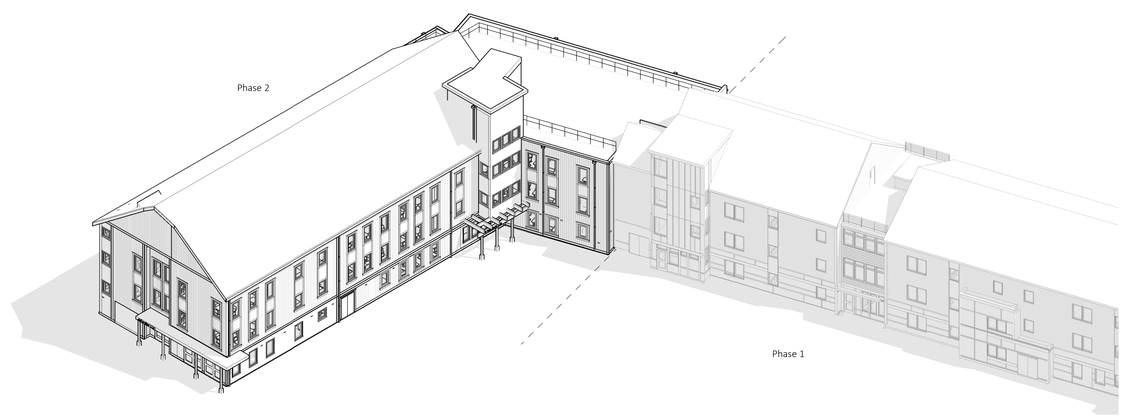
4 NE Axon



3 SE Axon



2 SW Axon



1 NW Axon

Glen Brook Way Phase 2

6 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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Richard Newell

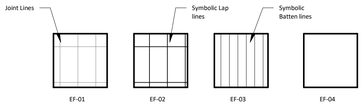
SCALE

JOB NO. 18002

DATE. 05/16/2022

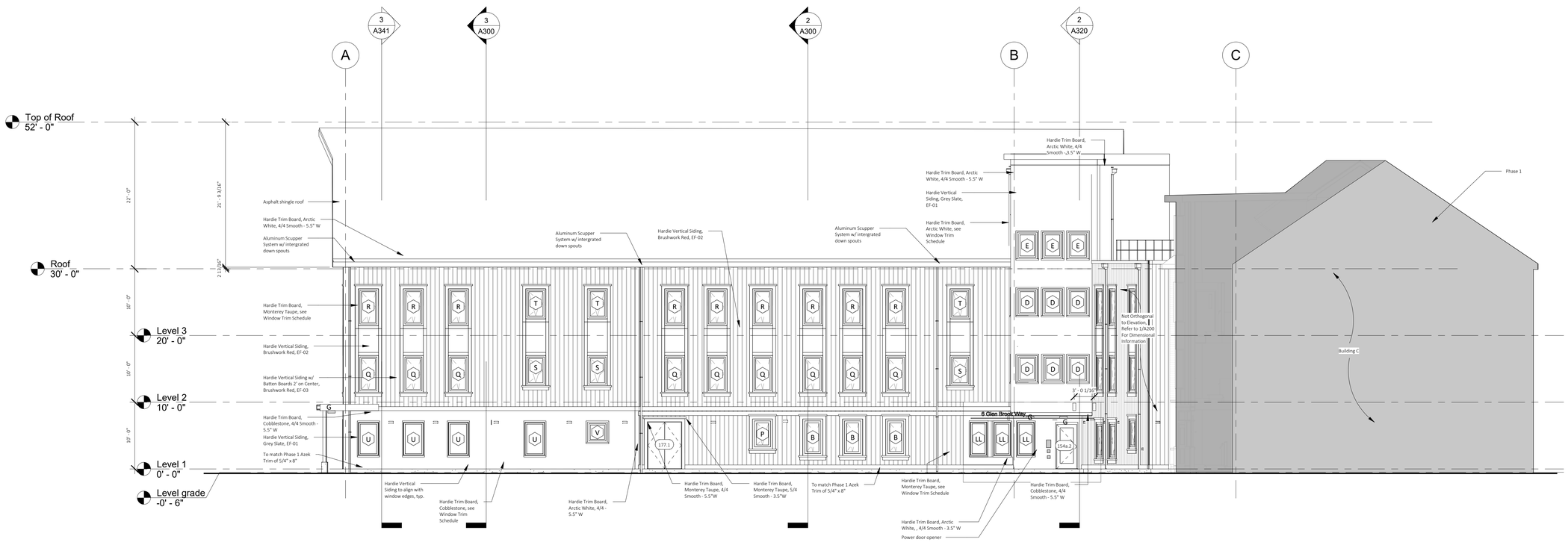
BLDG E - Architecural Axons

A005



Exterior Hardie Facade Schedule								
Category	**Tag**	**Manufacturer**	**Joint**	**Width**	**Length**	**Color**	**Finish**	**Collection**
Ext. Material	EF-01	Hardie Vert Siding	No Batten	48"	120"	Grey Slate	Smooth	Statement Collection
Ext. Material	EF-02	Hardie Vert Siding	No Batten	48"	120"	Brushwork Red	Smooth	Statement Collection
Ext. Material	EF-03	Hardie Vert Siding	Vert. Batten only, 2' on Center	48"	120"	Brushwork Red	Smooth	Statement Collection
Ext. Material	EF-04	Hardie Vert Siding	No batten	48"	120"	Monterey Taupe	Smooth	Statement Collection

2 Building Elevation - Northwest Elevation
1/8" = 1'-0"



1 Building Elevation - Norh Elevation
1/8" = 1'-0"

Glen Brook Way Phase 2

6 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

THIS AREA IS FOR NOTES :

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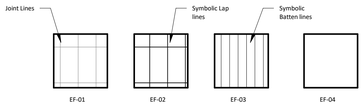
Richard Newell

SCALE	As indicated
JOB NO.	18002
DATE.	05/16/2022

BLDG E - Exterior Elevations

A200



Exterior Hardie Facade Schedule

Category	Tag	Manufacturer	Joint	Width	Length	Color	Finish	Collection
Ext. Material	EF-01	Hardie Vert Siding	No Batten	48"	120"	Grey Slate	Smooth	Statement Collection
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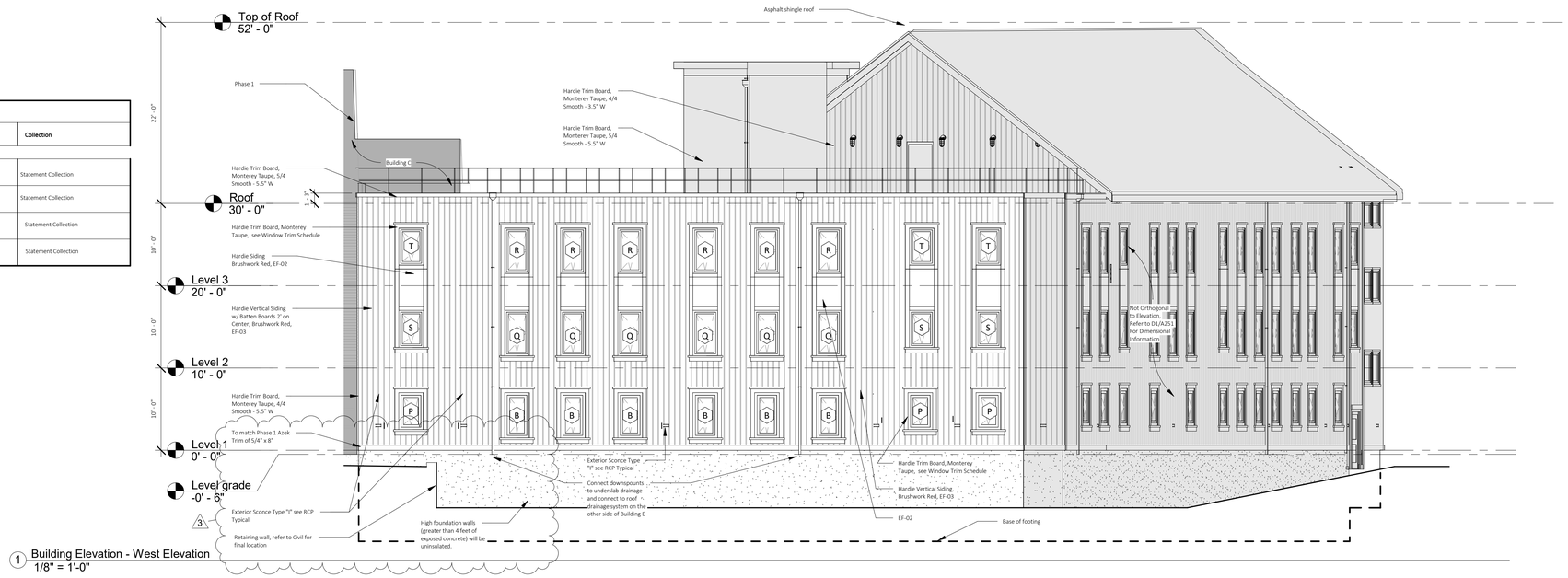
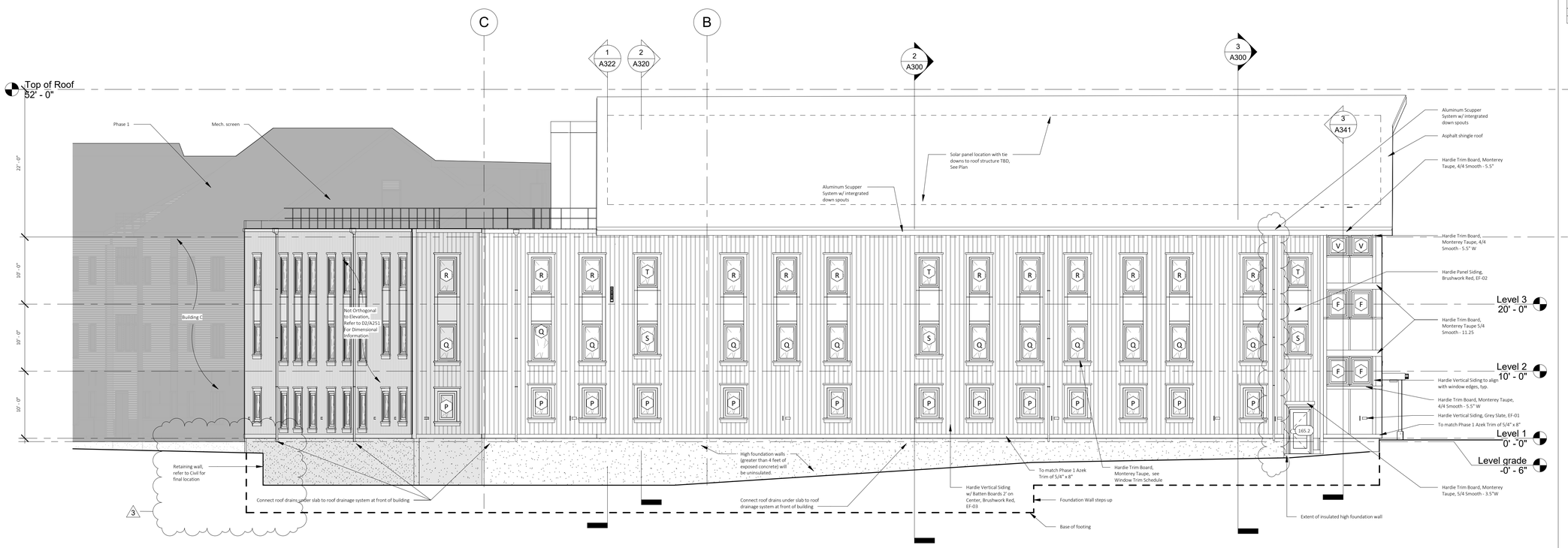
Ext. Material	EF-04	Hardie Vert Siding	No batten	48"	120"	Monterey Taupe	Smooth	Statement Collection



1 Building Elevation - West Elevation
1/8" = 1'-0"



2 Building Elevation - South Elevation
1/8" = 1'-0"

Glen Brook Way Phase 2

6 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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CONSTRUCTION SET

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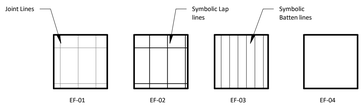
Richard Newell

SCALE	As indicated
JOB NO.	18002
DATE.	05/16/2022

BLDG E - Exterior Elevations

A201



Exterior Hardie Facade Schedule

Category	Tag	Manufacturer	Joint	Width	Length	Color	Finish	Collection
Ext. Material	EF-01	Hardie Vert Siding	No Batten	48"	120"	Grey Slate	Smooth	Statement Collection
Ext. Material	EF-02	Hardie Vert Siding	No Batten	48"	120"	Brushwork Red	Smooth	Statement Collection
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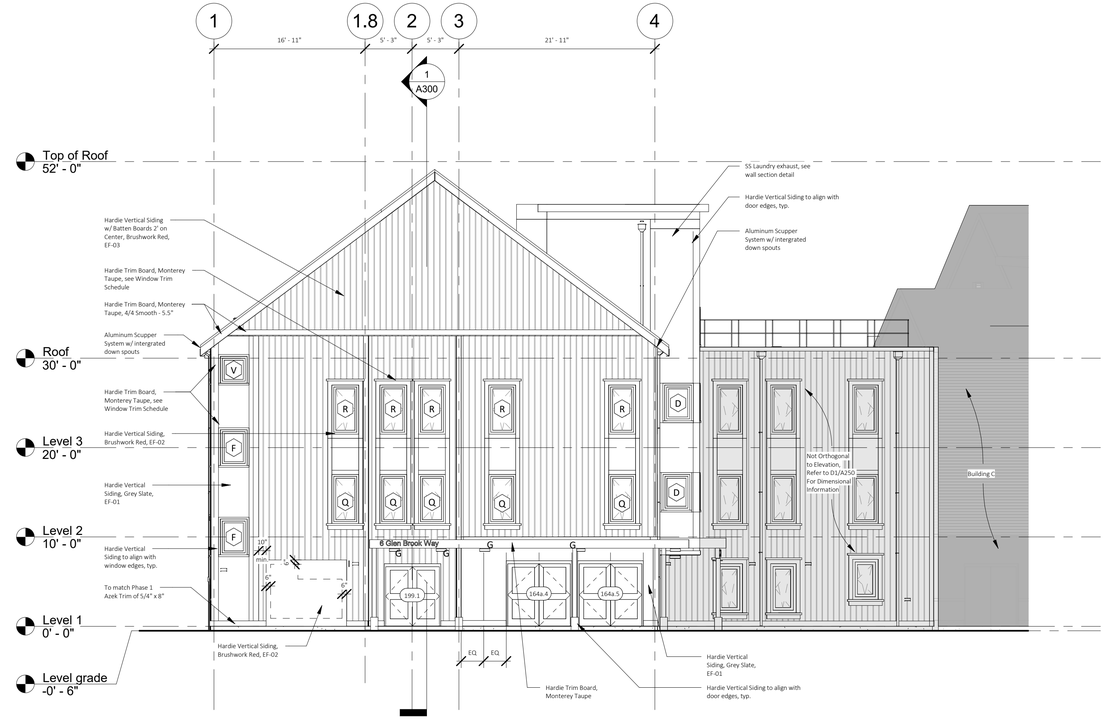
Ext. Material	EF-04	Hardie Vert Siding	No batten	48"	120"	Monterey Taupe	Smooth	Statement Collection



1 Building Elevation - East Elevation
1/8" = 1'-0"

Glen Brook Way Phase 2

6 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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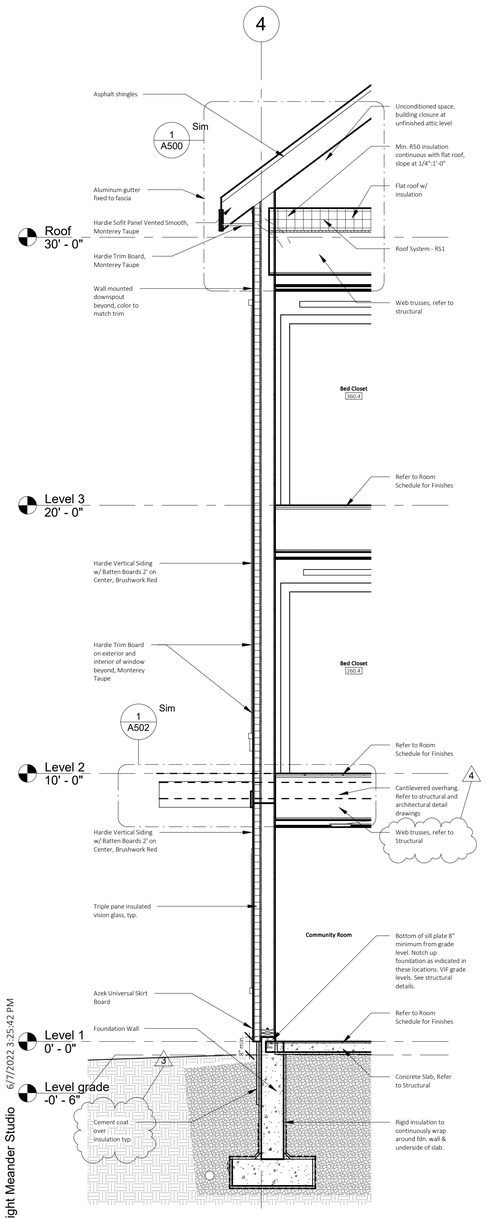
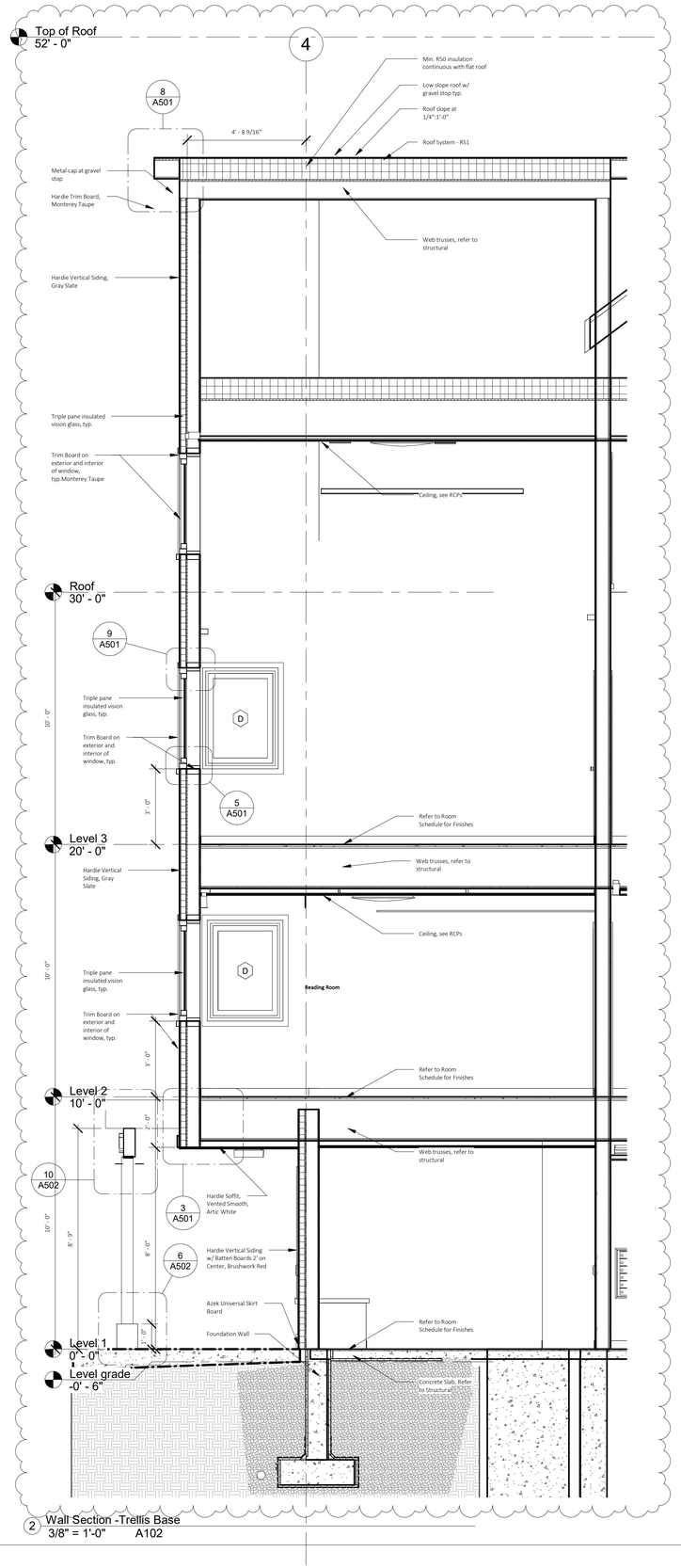
JOB NO.	18002
DATE.	05/16/2022

BLDG E - Exterior Elevations

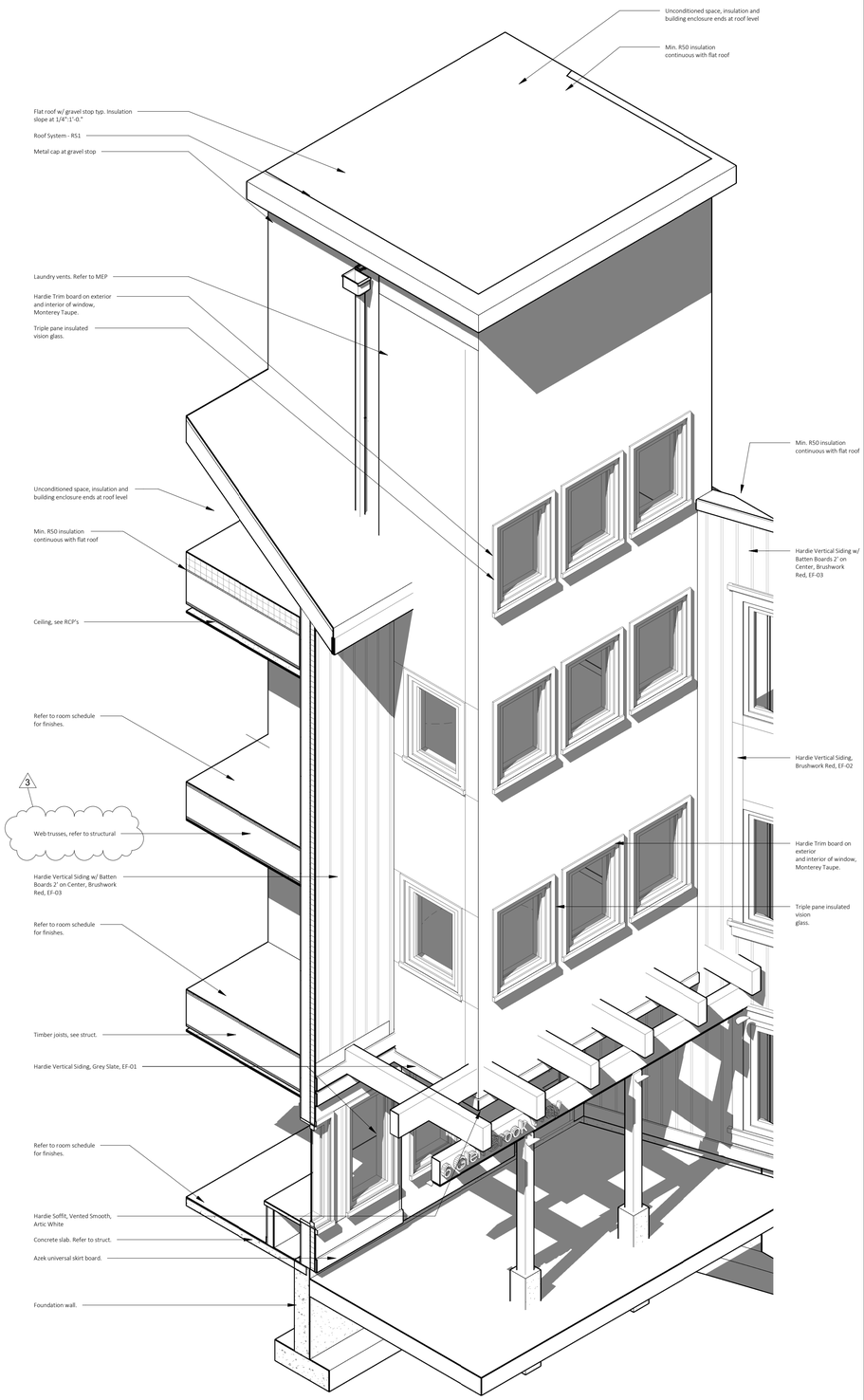
A202



3 Wall Section - North West
3/8" = 1'-0" A300



2 Wall Section -Trellis Base
3/8" = 1'-0" A102



1 Axon - North Entry

Glen Brook Way Phase 2

6 Glen Brook Way
Medway, MA 02053

Meander Studio
Collaborative Design

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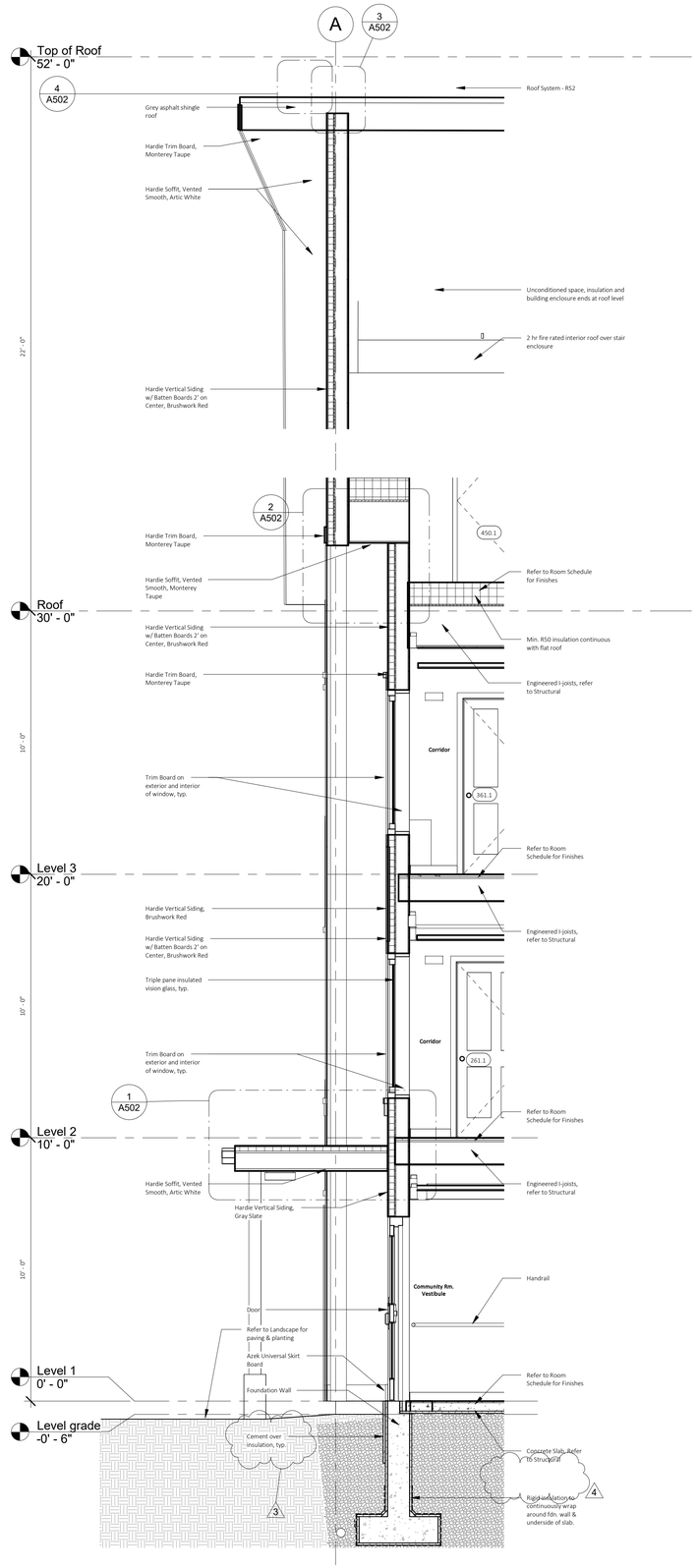
Richard Newell

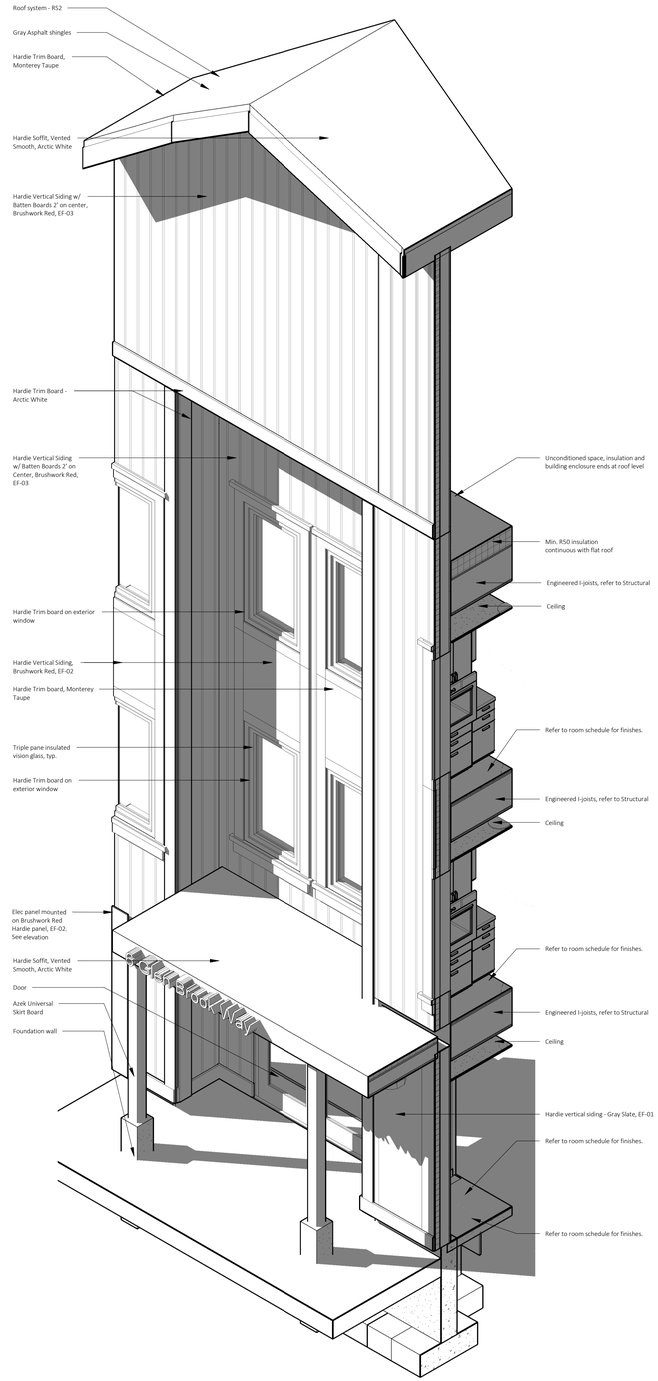
SCALE	3/8" = 1'-0"
JOB NO.	18002
DATE.	05/16/2022

BLDG E - Wall Sections

A320



2 Wall Section - East Entry
3/8" = 1'-0" A300



1 Axon - East Enrty

Glen Brook Way Phase 2

6 Glen Brook Way
Medway, MA 02053

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Collaborative Design

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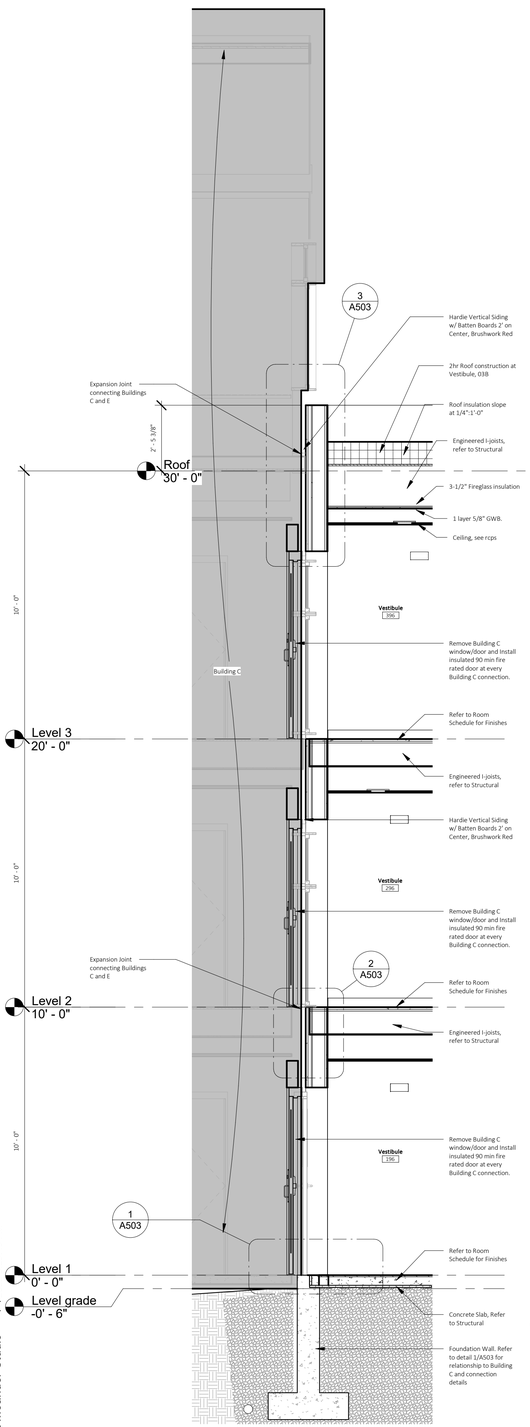
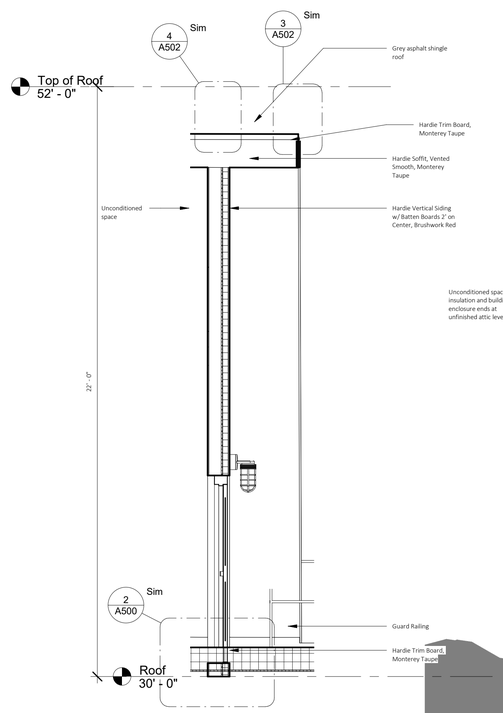
SCALE	3/8" = 1'-0"
JOB NO.	18002
DATE.	05/16/2022

BLDG E - Wall Sections

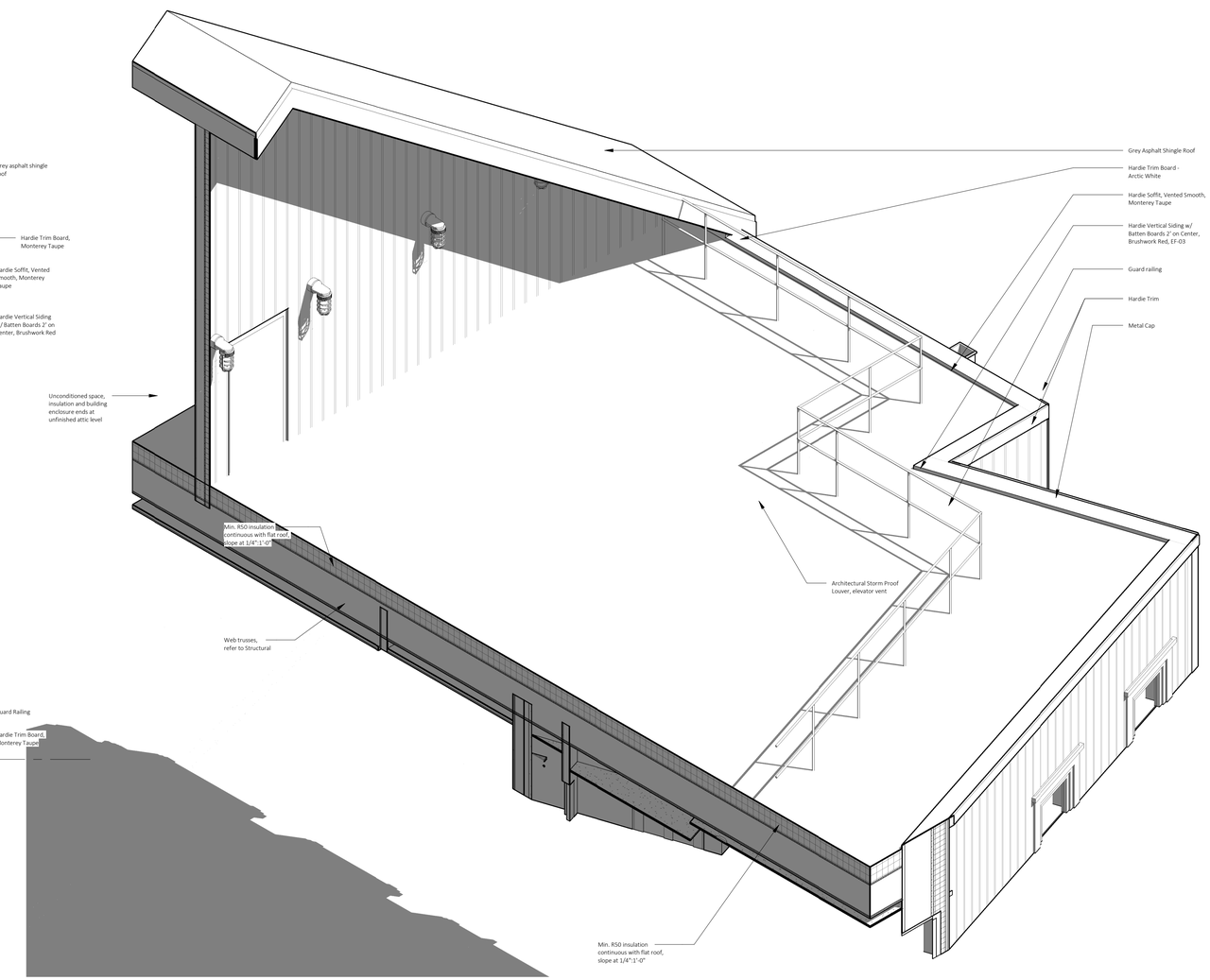
A321



1 Wall Section - North at BLD C Connection
3/8" = 1'-0" A301



2 Wall Section - North at Gable Roof End
3/8" = 1'-0" A300



3 Axon - Gable at Roof

6/7/2022 3:25:49 PM

Glen Brook Way Phase 2

6 Glen Brook Way
Medway, MA 02053

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Collaborative Design

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JOB NO.	18002
DATE.	05/16/2022

BLDG E - Wall Sections

A323