

Town of Medway
DESIGN REVIEW COMMITTEE
155 Village Street, Medway MA 02053
(508) 533-3291



*Matthew Buckley, Chair
Julie Fallon, Vice-Chair
Tom Gay, Member
Rachel Walsh, Member
Lisa Graves, Member
Jessica Chabot, Member*

Approved: January 23, 2017

DRC Meeting Minutes: January 9th, 2017
Medway Library – 26 High Street

Call to Order: – With a quorum present, this meeting was called to order by Chairman Buckley at 7:12 p.m.

Attendees:

	10/3/16	11/7/16	11/28/16	12/05/16	1/9/17
Matthew Buckley	X	X	X	X	x
Julie Fallon	X	X	X	X	x
Tom Gay	X	Absent with Notice	Absent with Notice	X	Absent With Notice
Jessica Chabot	X	X	X	X	Absent with Notice
Rachel Walsh		X	X	X	x
Lisa Graves	Absent	Absent	Absent	Absent	Absent
Rich Di Iulio (Alternate for PEDB)			X		x

The agenda for the DRC meeting: discuss the proposed Timber Crest Estates residential development; discuss reports from DRC liaisons from other Town boards/committees; review previous DRC minutes; identify possible sign violations to report to the Building Inspector; discuss next steps for DRC report on LED Community Information Sign and other business as may come before the Committee.

Sign Proposal for Connections Physical Therapy, 6 Main Street. Mr. Canton and Mr. Sisti of Connections Physical Therapy discussed their application for a new sign to be made by Signarama. The sign is needed because of a logo and name change for the business in November 2016. The proposed sign will be flush mounted, internally illuminated channel letters fastened to a background panel. (**See Attached**)

The DRC discussed ways to improve the proposed sign. The DRC recommended using an orange border around the graphic design of the logo to make it stand out a little more against the white of the sign. The DRC also recommended the blue color in the logo be in a navy shade instead of a cobalt. Committee members overall liked the design of the proposed sign as shown. The illumination of the sign should be set to a lower setting that allows it to be seen at night yet not be too bright as to be glaring. The sign may offer some additional light for the front of the building at night but the Committee also thought it could benefit from an additional entry way light.

Historic Medway Homes Plaque Program. Committee members discussed historical plaque options and examples provided by the Medway Historical Commission. **(See Attached)** The sign should also not be so ornate that it causes difficulty when reproducing it.

Medway Greens - Multifamily Special Permit (176-178 Main Street)

Engineer Ron Tiberi, Architect Sharon Gaffney, and Landscape Architect Nelson Hammer were back to discuss changes that have been made to the proposed Medway Greens Townhouse development that is before the Planning and Economic Development Board. **(See Attached)** Sharon reviewed the changes and presented the requested renderings. Based on the DRC's previous recommendations, shutters were added to the top middle units, window boxes were added to the end units, and the size of the siding was widened. "China Rose" was chosen as the brick color. The pitch of the roof was changed to an 8-foot roof pitch, down from a 9-foot pitch, and railings were added to the entryways. Enlarged entryway stoops were recommended during the last presentation but they could not be widened. Adding a small porch along the front of some of the units will be explored.

Issues discussed:

- *Stairs.* Because of the change in elevation, stairs are required from the sidewalk to the front doors. The houses fronting Mechanic Street have 12 steps leading up to the entrance way. There will be several steps up from the street, a landing and then the remainder of the steps up to the entranceway. The DRC recommended pairing as many sets of walkways as possible to cut down on the number of long separate entrances from the street and giving it a trench like appearance.
- *Color.* DRC liked using different colors for each unit but keeping within the same hue. An option would be to make the units with paired walkways the same color and end units different. The DRC recommended a dark color such as black for the doors that would coordinate with the color of windows. Sharon will come back with color samples of Hardiplank or give the samples to Susy, in person or by mail.
- *Exposed Foundation.* To minimize the height of the exposed foundation, clapboard was extended down further and where possible, a window was added. There is a preexisting

building on an adjacent lot that will prevent direct line of sight for any exposed foundation on the other side. The DRC recommended adding a lattice to cover the exposed foundation for the end unit on the corner of Main and Mechanic Streets or extending the clapboard all the way down on that side as well.

- *Roof over entranceway.* Roofs will be a rubberized product and be built with a slight pitch.

Nelson Hammer spoke to the committee about various landscaping elements within the development. He pointed out snow storage areas, underground drainage and steep slopes. He proposes using lilyturf instead of grass on slopes and drainage areas. He proposes using mountain laurel for shrub plantings and trees in the flat areas. There will be a row of coniferous shrubs planted as a barrier at the rear of the development. Existing trees and shrubs will be saved when possible. Ornamental plantings and seating at the northeast corner of Mechanic and Main Streets will complement the existing small pocket park across Mechanic Street and offer some screening from oncoming vehicular lights in addition to the small four-foot wall. Rachel recommended beefing up the one proposed tree in the eastern corner boarding the Main Street entrance way. A feature wall could be put in that area and the coniferous shrub barrier could be extended as well.

Other Business: The draft Timber Crest Estate letter was reviewed for edits. Committee members agreed it conveys their standpoint well. (**See Attached**).

Minutes: None were reviewed.

Adjournment:

With no further business before this committee, a motion was made by Rachel Walsh and seconded by Chairman Buckley to adjourn the meeting. The meeting was adjourned at 8:55 p.m.

Respectfully Submitted,
Cheryl Tennant
Meeting Secretary



Medway Design Review Committee (DRC)
Application for Sign Design Review

Medway Location/Address where the sign will be installed: 6 MAIN ST
What is the interior width of the storefront? ~ 25 linear feet / 30'

Building/Development Name: (if applicable): - NA -

Medway Zoning District: BUSINESS / INDUSTRIAL

Applicable Sign Standard Table (from Medway Zoning Bylaw) Table # _____.

Applicant Information (Local Medway business establishment where the sign is to be installed)

Business Name: CONNECTIONS PHYSICAL THERAPY

Mailing Address: 6 MAIN ST
MEDWAY

Contact person: PAUL E. CANTOR

Phone: _____ Cell Phone 617 921 4336

Email address: paul.cantor@connectionspt.com

Type of Proposed Signs – For sign definitions, refer to Medway Zoning Bylaw (Section 7.2 Signs Regulation). The Medway Zoning Bylaw is available online at: www.townofmedway.org.

Type of Sign	# of Signs	Signs Dimensions	Total Square Footage of Sign Surface Area	Sign Height	Type of Illumination (internal, external or none)
Wall/Façade Sign	1	30" high	20.4' @ 12' @		INTERNAL
Free-standing Individual Business Sign		X 136"			
Free-standing Multi-Tenant Development Sign		wide	28.3'		
Awning Sign					
Projecting Sign					
Directory Sign					
Window Sign					
Other Type of Sign (Describe)					

Attach the following items to this form. pdf format is requested for the application form and all attachments. Please email application and documents to sachilds@townofmedway.org

- ☒ 1. Manufacturer's scaled COLOR drawing with dimensions and DETAILED specifications for materials and illumination.
- ☒ 2. For a wall sign, a scaled image showing the sign's position on the building.
- ☐ 3. Landscaping Plan and Plot Plan marked with location of the free-standing sign and distances from street/lot lines.
- ☐ 4. Color photograph(s) of building/location(s) where sign will be installed and existing signs.
- ☐ 5. Color drawing of corporate logo (if applicable).
- ☐ 6. Color photograph of similar/comparable sign on which your sign design is based.
- ☐ 7. A letter or other descriptive or explanatory information you want to provide to the DRC.

Does this application pertain to a completely new sign?

☒ Yes ☐ No (If NO, please include photos/info of the existing sign you are modifying)

Does this application pertain to a replacement panel for an existing sign structure?

☐ Yes (If yes, please include photos/info of the existing sign) ☒ No

If the business is located in a multi-tenant development, is there a Master Sign Plan for the development?

☒ Yes ☐ No ☐ Don't Know

Does your lease require the property owner's approval of your sign?

☒ Yes ☐ No ☐ Not applicable

Sign Designer/Fabricator/Installer Information

Company Name: SIGNARAMA
Mailing Address: 458 HIGH PLAIN ST WALPOLE, MA
Contact person: BRYAN CLAYMAN
Phone: 508 660-1231 Cell Phone: _____
Email address: saks@sigarama-walpole.com

Property Owner Information

Company Name: _____
Mailing Address: _____
Contact person: ROBERT POTHEAU
Phone: _____ Cell Phone: 508 648-7450
Email address: robertpotheau@aol.com

Proposed sign designs are reviewed by the Medway Design Review Committee (DRC).

The business owner and sign designer/fabricator must attend the DRC meeting.

The DRC generally meets on the first & third Monday night of each month at 7 p.m.
at the Medway Library, 26 High ST.

(DRC meeting agendas are posted at the Town's web page at www.townofmedway.org)

An Application for Sign Design Review and all supporting information must be submitted to the Medway Planning office by 12 noon on the Wednesday before a DRC meeting.

Please submit this application form and all attachments as follows:

Email: sachilds@townofmedway.org PREFERRED
Fax: 508-321-4987
Mail: Design Review Committee
c/o Medway Planning office
155 Village Street, Medway, MA 02053
Drop Off: Medway Planning office @ Medway Town Hall, 155 Village Street
Phone: 508-533-3291

Applicants and sign designers should read the Sign Guidelines included in the Medway Design Review Guidelines before developing a sign design.

<http://www.townofmedway.org/design-review-committee/pages/sign-design-review>

Sign designs should be developed in accordance with the Sign Design Guidelines.

Date Application Received by Medway Planning office: 12-15-2016

Reviewed by Medway Planning Coordinator: 1-4-17 DRC Meeting Date: 1-9-2017

6 MAIN STREET WALL SIGNS UPPER LEVEL

DATED JULY 30, 2010

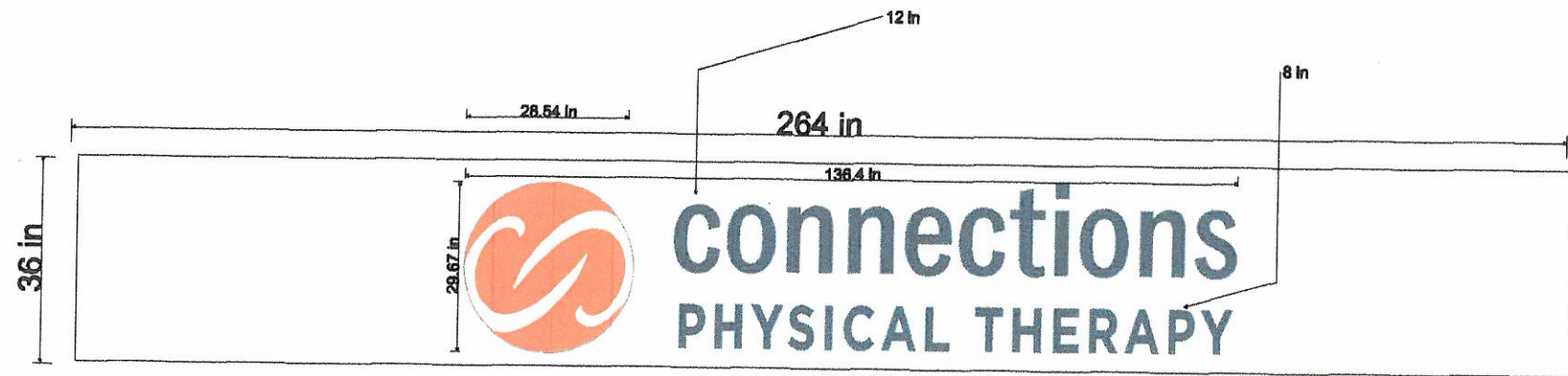
		REVISIONS		DATE	APPROVED
ZONE	REV	DESCRIPTION			
All	A1	Revise drawing per Phase 3 Site Plan Decision-Condition B- item		7/29/2010	HJM
C4		Add sign to 3rd unit		7/29/2010	HJM

- Notes: 1: Sign surface area (sq. ft.) may not exceed the building sign frontage of the individual establishment facing Main Street x 1.0 and not to exceed 60 sq. ft.
 2: Type of sign will be an internally illuminated individual channel letter sign (without external raceway).
 3: Color of sign sides, face, trim cap and interior lighting and the lettering style and logo is at the discretion of the tenant.
 4: Individual establishment wall sign required for each tenant. A sign permit needed from Town of Medway for each sign.



Title		6 Main Street Wall Signs	
Author		Robert Potheau	
Address		4 Main Street Medway, MA 02053	
Drawn By	Henry Marcel	Scale	1/8" = 1'
Proj. No.		Sheet No.	1 OF 1
Date	07/30/2010	Sheet	1 OF 1

- Direct Flush Mount on PVC, LED Channel Letters
- Black 063 Alum Returns
 - Blue Standard Available Acrylic Faces and 1 inch Trim Cap
 - White Circle with Standard Translucent Vinyl Graphic



WALPOLE
Signarama
 The way to grow your business.

458 High Plain St. Intersection Rts 1 & 27
 Walpole, MA 02081
 508-660-1231
 signaramawalpole.com
 sales@signarama-walpole.com



- Proof colors may vary from monitors & actual sign materials.
- A pdf proof is not a correct representation of printer output color.
- Resolution & Color from files provided by customer are the customers responsibility.
- Hard Proofs can be printed to ensure color satisfaction at a cost to be determined.
- Additional design charges may apply if customer does not proceed with all or part of project

PROOF 1	PROOF 2	PROOF 3	PROOF 4	PROOF 5
FREE	FREE	\$20.00	\$25.00	\$30.00

This proof is for conceptual use - actual sizes / colors / proportions may slightly vary.

**CLIENT
 APPROVAL**

- Client signature ensures all spellings & specifications for signage are correct.
- All errors are your responsibility once final approval is received.
- Additional charges apply if you wish to make changes once artwork has been printed, fabricated and/or installed.

Customer: GAW

Date:

Approved By:

THIS ORIGINAL DESIGN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF SIGN A RAMA, AND SUBJECT TO RETURN. ANY UNAUTHORIZED USE IS FORBIDDEN.



DRC Sign Design Review
Planning and Economic Development Office Comments
January 4, 2017

Business Name: Connections Physical Therapy

Sign Location Address: 6 Main Street

Proposed Sign: Internally illuminated wall sign

	Proposed	Allowed by Bylaw
Sign Dimensions	30" high x 136" wide	NA
Sign Surface Area	28.3 sq. ft.	Approximately 25 sq. ft. based on belief that storefront width is 25 linear feet
Sign Height	NA	NA
Illumination	Internal	Internal

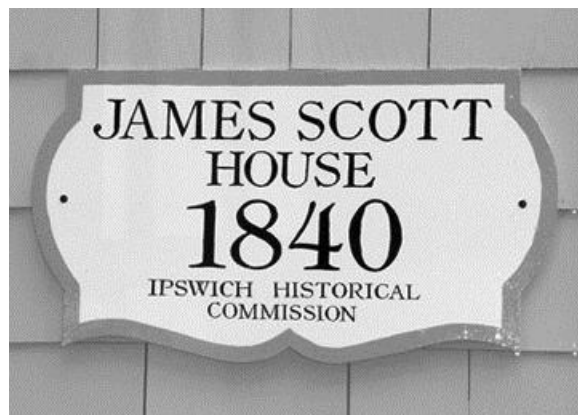
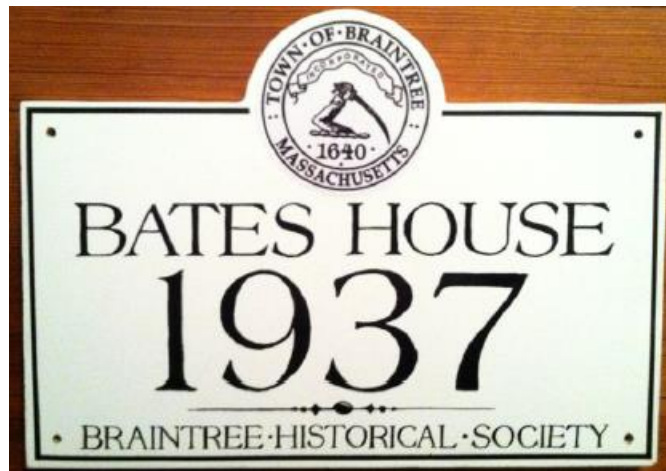
Background: Connections Physical Therapy has been a tenant in this space for some time. The business has 11 locations throughout eastern and central Massachusetts. <http://connectionspt.com/>

Comments:

1. The storefront width of 25' is my best estimate based on building information from the Assessor's office field card for this property. NOTE - The overall building width is 100 linear feet.
2. The sign surface area calculation is based on the height and width of the channel letters shown on an undated drawing prepared by Signarama of Walpole.
3. Based on a 25' storefront width, the maximum amount of signage for this business is 25 sq. ft. As proposed, the 28.3 sq. ft. sign is too large by 3+ sq. ft.
4. The notes on the Signarama drawing indicate the channel letters will be mounted on a PVC panel which will then be affixed to the storefront. In my discussion with property owner Bob Potheau, he indicated the PVC background panel for the channel letters was needed due to the nature of the building's construction. The size of that PVC panel is not specified. If the length and height of the PVC panel extends beyond the 136" width and 30" height of the channel letters, that additional area also needs to be included in the sign surface area calculation. Of course, that will make the sign even more nonconforming. Accordingly, the size of the background PVC panel also needs to be reduced. Also, what color is planned for the background PVC panel? How will that blend or not with the building's brick façade?

Prepared by: Susy Affleck-Childs, Planning and Economic Development Coordinator

Sample Historic House Signs



MEDWAY GREENS

176 MAIN STREET
MEDWAY, MASSACHUSETTS

APPLICANT/DEVELOPER:

176 MEDWAY LLC
57 DRAPER ROAD
DOVER MA 02030

ARCHITECT:

SFG STUDIOS
278 ELM STREET
SUITE 226
SOMERVILLE MA 02144

LANDSCAPE DESIGN:

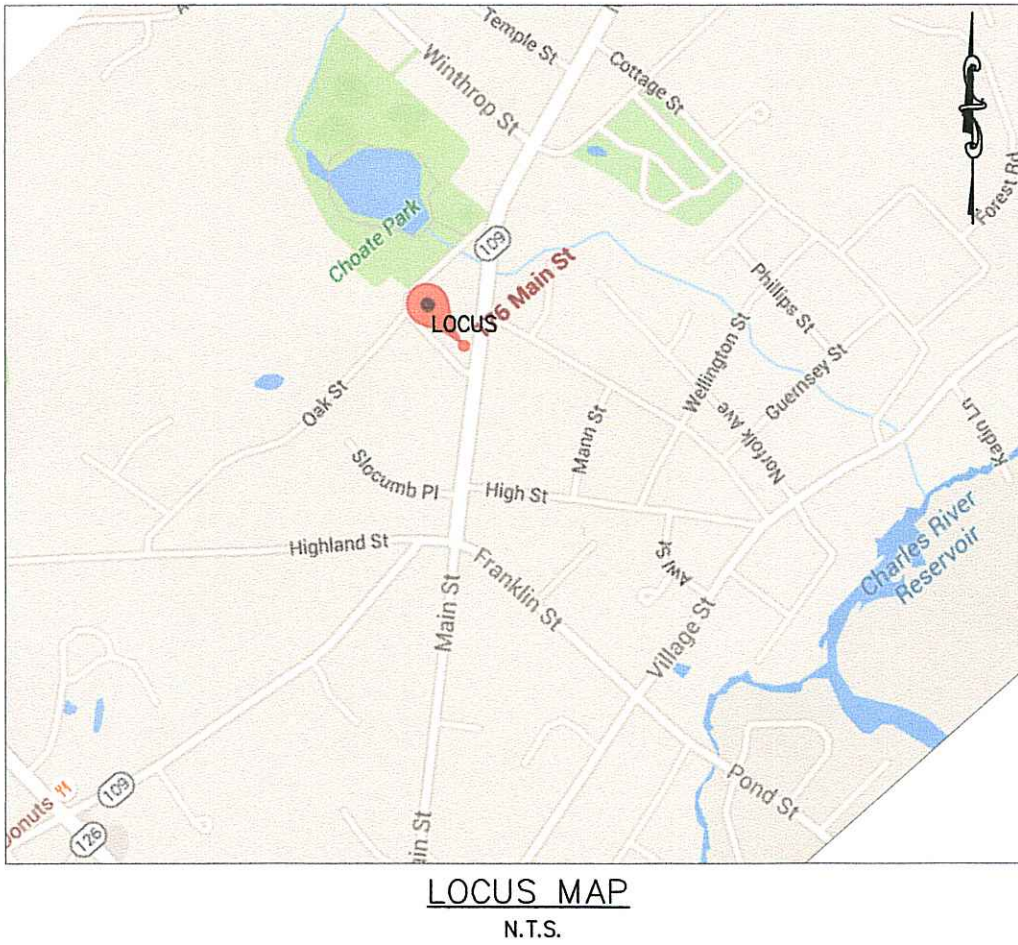
HAMMER+WALSH DESIGN INC.
281 SUMMER STREET
BOSTON MA 02210

SURVEY:

CHENEY ENGINEERING CO, INC.
53 MELLEN STREET
NEEDHAM MA 02494

ENGINEER:

RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760



ZONING TABLE-AR-II

	REQUIRED	PROPOSED
LOT AREA	22500	26136
LOT FRONTAGE	150	274+
LOT WIDTH	NA	220+
FRONT SETBACK	35	15.8
SIDE SETBACK	15	30
REAR SETBACK	15	34
BLDG. HT.	NA	--
LOT COVERAGE	NA	26136
	1.5/UNIT	2/UNIT

PLAN INDEX

TITLE SHEET	T-1
EXISTING CONDITIONS	S-1
PROPOSED CONDITIONS	S-2
LANDSCAPING & LIGHTING	L-1.1
DRAINAGE DETAILS	D-1
SITE DETAILS	D-2
	--
ARCHITECTURAL COVER	A
FOUNDATION & BASEMENT	A 1.0
1ST & 2ND FLOOR PLANS	A 1.1
ELEVATIONS FRONT	A 2.0
ELEVATIONS REAR & SIDE	A 2.1
NOTES & DETAILS	A 3.0
SECTIONS AND DETAILS	A 3.2
	--

PARCELS ONE & TWO
ASSESSING ID: 47 - 34 & 36
ADAPTIVE USE OVERLAY DISTRICT
0.6± ACRES

PL.BK. 598 - PL.NO. 57

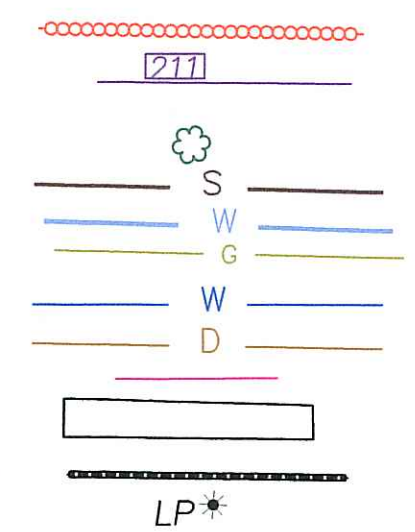
MECHANIC STREET (PUBLIC)

MAIN STREET (ROUTE 109) (PUBLIC)

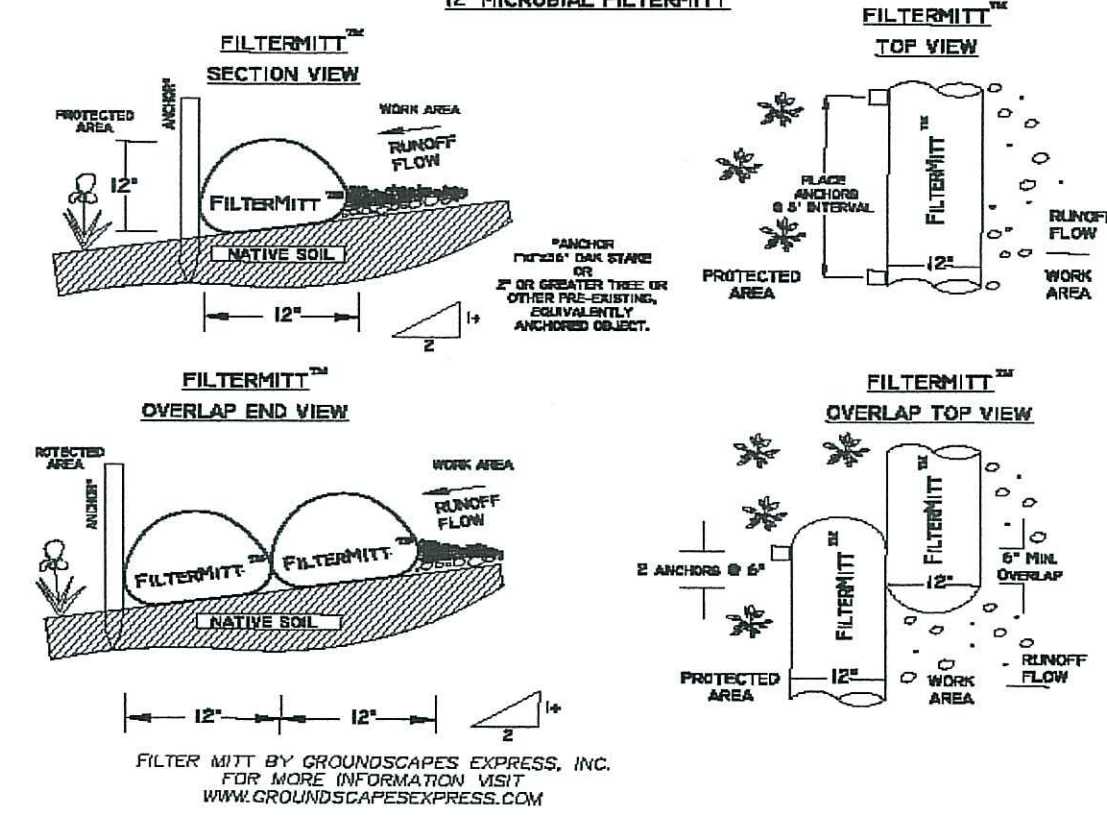
N/F
WILLIAM F. REARDON 2007 REVOCABLE TRUST
BK 24689 - PG 145

LEGEND

- STONE WALL
- PROP. GRADE
- EXIST. GRADE
- SHRUB
- PROP. SEWER
- PROP. WATER
- GAS
- EXIST. WATER
- DRAIN
- EDGE PVMNT
- CULTEC UNIT
- EROSION CONTROL
- LIGHT POLE



EROSION CONTROL BARRIER



GENERAL SITE NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS, RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
- ALL WORK SHALL CONFORM TO LOCAL, COMMONWEALTH OF MASSACHUSETTS, AND OSHA STANDARDS AND GUIDELINES.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PRODUCT PIPING, ETC. PRIOR TO COMMENCEMENT OF EXCAVATION OF ANY TYPE.
- ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG SAFE" (1-888-344-7233) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY THE LOCAL DEPARTMENT OF PUBLIC WORKS TO MARK OUT THEIR UTILITIES.
- THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
- ALL CONCRETE AND BITUMINOUS PATCH AREAS TO MATCH EXISTING GRADES.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION TO BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.

DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 (1(888)DIG-SAFE).

THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION UNLESS SAID CONSTRUCTION IS SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF RONALD TIBERI P.E.

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



REVISIONS		
No.	DATE	DESCRIPTION

PROPOSED
SITE PLAN
IN
MEDWAY, MASSACHUSETTS

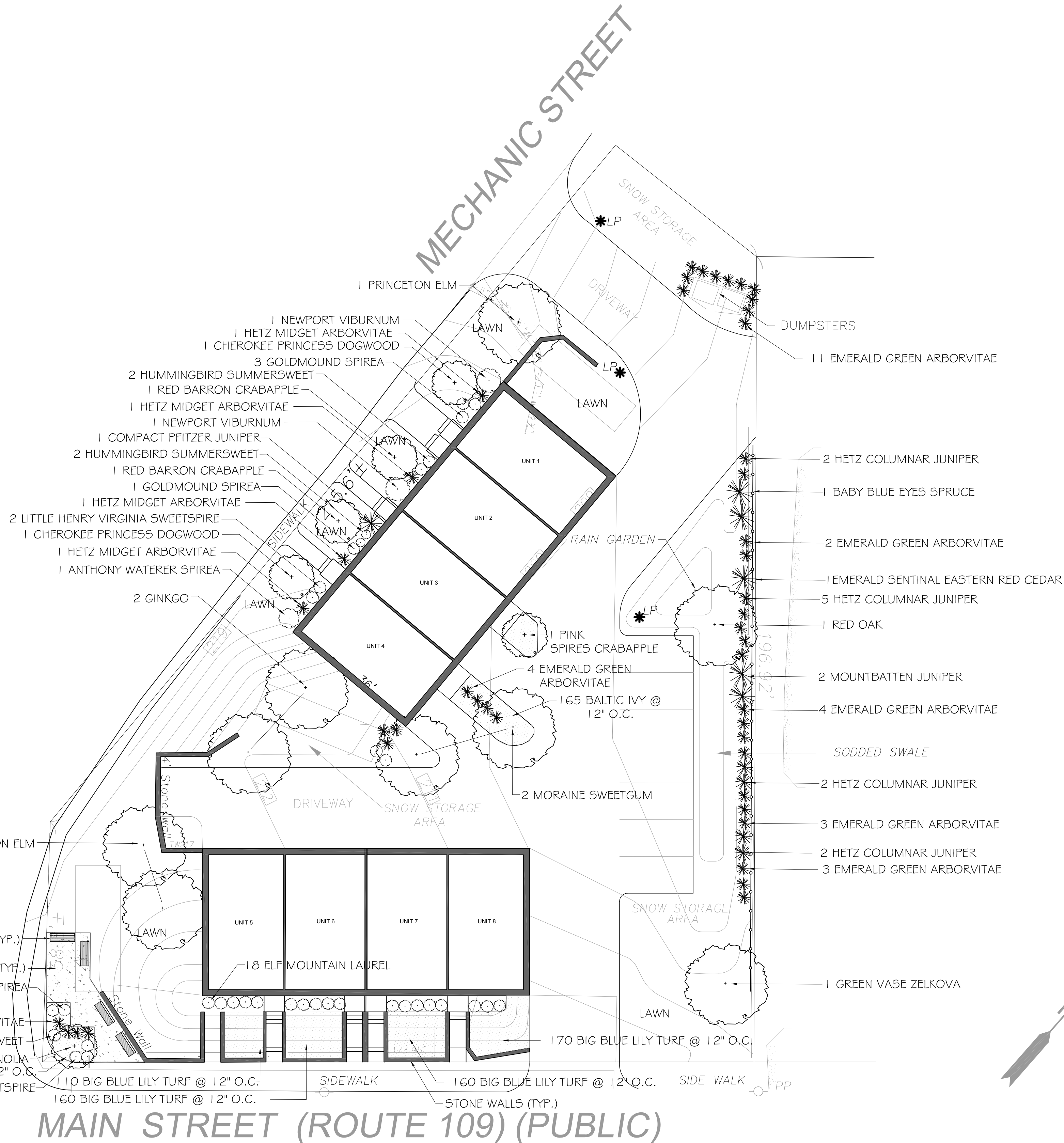
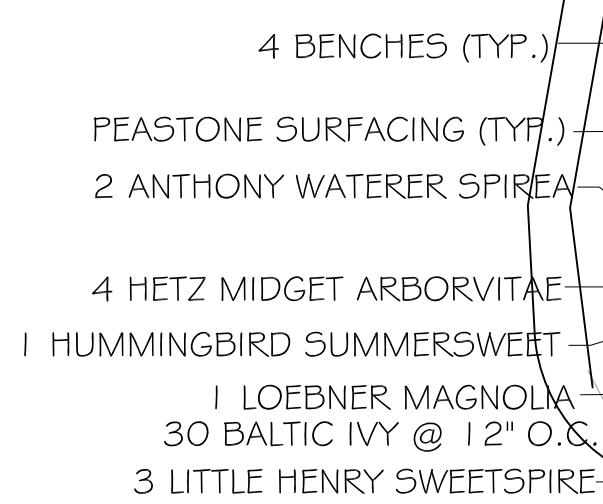
176 MAIN STREET

PREPARED FOR: 176 MAIN STREET LLC
12 HAVEN STREET
DOVER MA

PREPARED By: RONALD TIBERI P.E.
9 MASSACHUSETTS AVE.
NATICK MA 01760

DRAWING SCALE: 1 inch = 20 feet
PROJECT NUMBER: 2316
DATE: DEC. 18, 2016 SHEET 3 OF 13

QUAN	BOTANICAL NAME	COMMON NAME	SIZE	
	Trees			
2	<i>Cornus florida</i> 'Cherokee Princess'	Cherokee Princess Dogwood	2'-2 1/2' cal	
2	<i>Ginkgo biloba</i> 'Saratoga'	Ginkgo	3'-3 1/2' cal	
2	<i>Liquidambar styraciflua</i> 'Moralis'	Moraine Sweetgum	3'-3 1/2' cal	
1	<i>Magnolia loebneri</i> 'Leonard Messel'	Leonard Vase! Magnolia	8-10' ht	multistem
1	<i>Magnolia</i> 'Pink Spire'	Pink Spire Crapapple	3'-3 1/2' cal	
2	<i>Mueba</i> 'Red Baron'	Red Baron Crapapple	2'-2 1/2' cal	
1	<i>Quercus rubra</i>	Red Oak	2'-2 1/2' cal	
3	<i>Ulmus americana</i> 'Princeton'	Valley Forge American Elm	3'-3 1/2' cal	
1	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	3'-3 1/2' cal	
	Shrubs			
11	<i>Aronia arbutifolia</i>	Rac Chokeberry	3'-3 1/2' ht	
3	<i>Ceanothus</i> 'Albino'	Summersweet	2 1/2-3' ht	
5	<i>Ceanothus</i> 'albiflorus' 'Hummingbird'	Hummingbird Summersweet	2-2 1/2' ht	
2	<i>Clusia virginica</i> 'Little Henry'	Little Henry Sweetpea	18"-24" spnd	
11	<i>Juniperus chinensis</i> 'Hetzl Columnaris'	Hetzl Columnar Juniper	5'-6' ht	
2	<i>Juniperus chinensis</i> 'Moutbatten'	Moutbatten Juniper	2'-2 1/2' ht	
1	<i>Juniperus chinensis</i> 'Plizeliana compacta'	Compact Plaze Juniper	3'-3 1/2' ht	
1	<i>Juniperus virginiana</i> 'Emerald Sentinel'	Emerald Sentinel Red Cedar	5'-6' ht	
18	<i>Kalmia latifolia</i> 'Elf'	Elf Mountain Laurel	2'-2 1/2' ht	
1	<i>Picea pungens</i> 'Baby Blue Eyes'	Baby Blue Eyes Blue Spruce	5'-6' ht	
2	<i>Physocarpus opulifolius</i> 'Coppertina'	Coppertina Ninebark	3'-3 1/2' ht	
3	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spiraea	2 1/2-3' ht	
3	<i>Spiraea japonica</i> 'Goldmound'	Goldmound Spiraea	18"-24" ht	
8	<i>Thuja occidentalis</i> 'Little Tidget'	Little Tidget Arborvitae	2'-3 1/2' ht	
27	<i>Thuja occidentalis</i> 'Emerald'	Emerald Green Arborvitae	5'-6' ht	
1	<i>Viburnum plicatum</i> 'Newzumi'	Newport Viburnum	8 ga	
	Ornamental Grasses			
24	<i>Panicum virgatum</i>	Switchgrass	2 ga	
	Ground Covers			
100	<i>Hedera helix</i> 'Baltica'	Baltic ivy	1 ga	
60	<i>Lilippe muscari</i> 'Big Blue'	Big Blue Ivy Turf	1 ga	



PERMIT

CLIENT:

176 MAIN STREET LLC
12 Haven Street
Dover, MA

NOTES:

[illegible]

PROJECT:

176 MAIN STREET
MEDWAY, MA

TITLE:

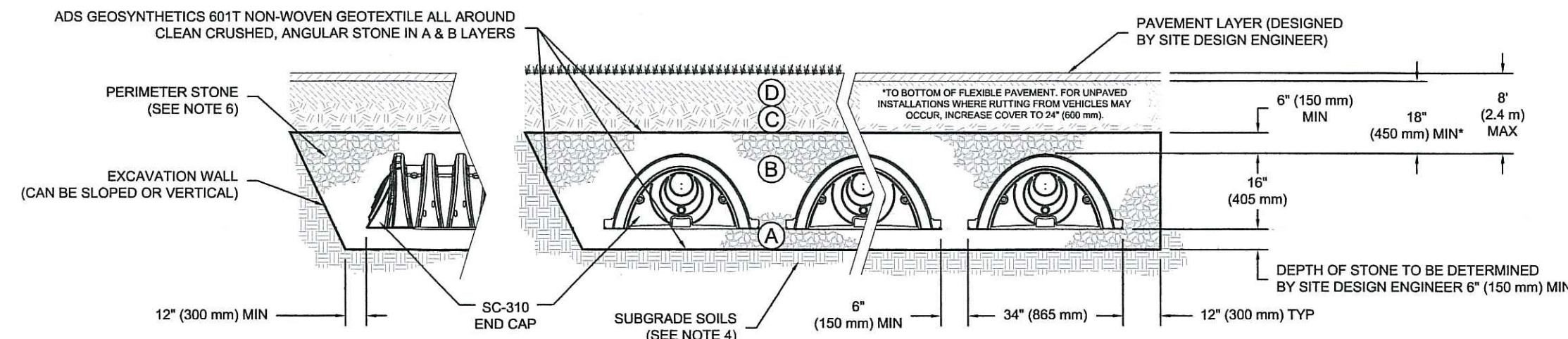
LANDSCAPE
PLAN

DATE: 12/15/16	DRAWING NO.:
DRAWN BY: NRH	L-1.1
CHECKED BY: DMW	
SCALE: 1" = 10'-0"	

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. * 3

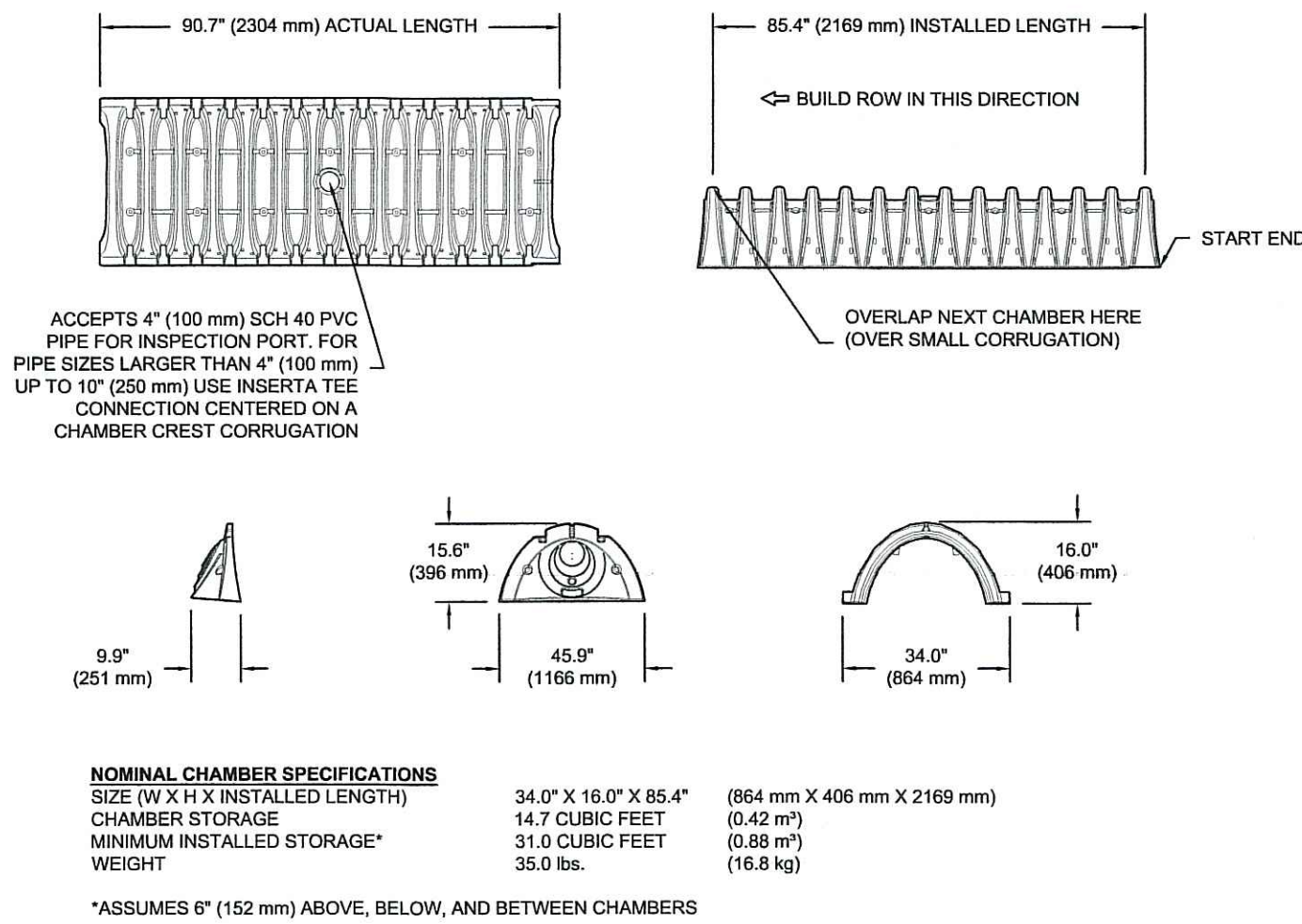
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

- SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2419 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

SC-310 TECHNICAL SPECIFICATION

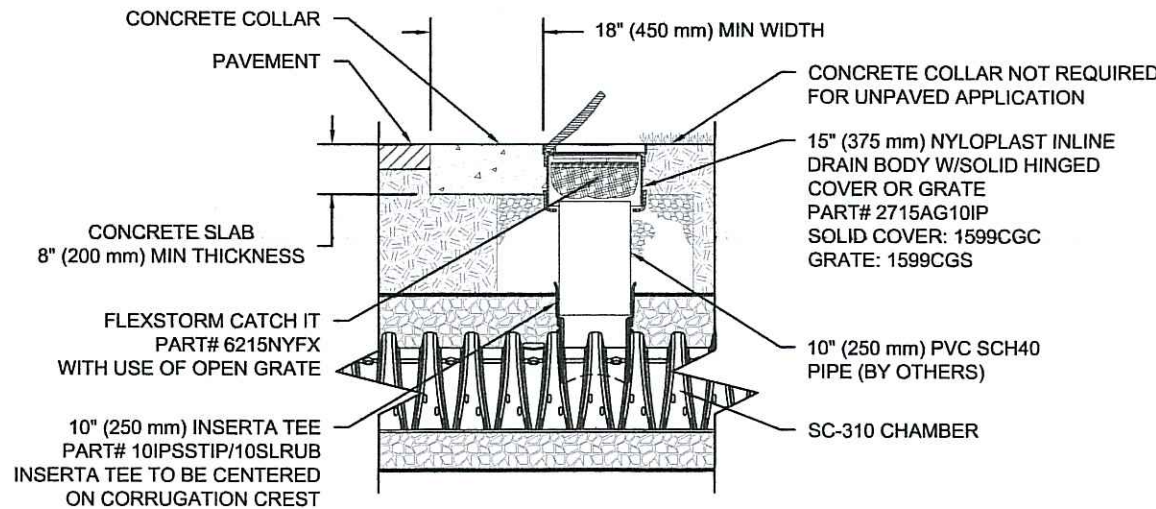


PART #	STUB	A	B	C
SC310EPE007 / SC310EPE007PC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	—
SC310EPE068 / SC310EPE068PC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	0.5" (13 mm)
SC310EPE087 / SC310EPE087PC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	0.6" (15 mm)
SC310EPE107 / SC310EPE107PC	12" (300 mm)	13.5" (343 mm)	—	0.7" (18 mm)
SC310EPE128	12" (300 mm)	13.5" (343 mm)	—	0.9" (23 mm)

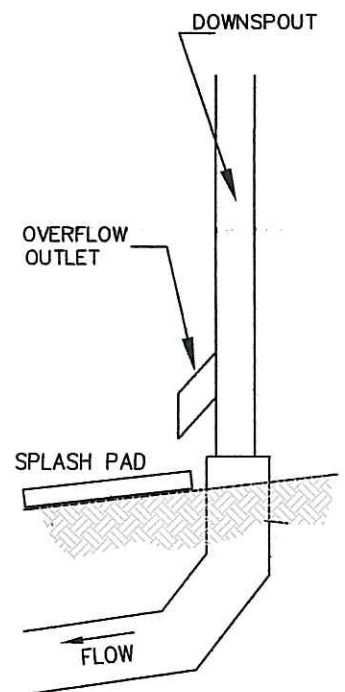
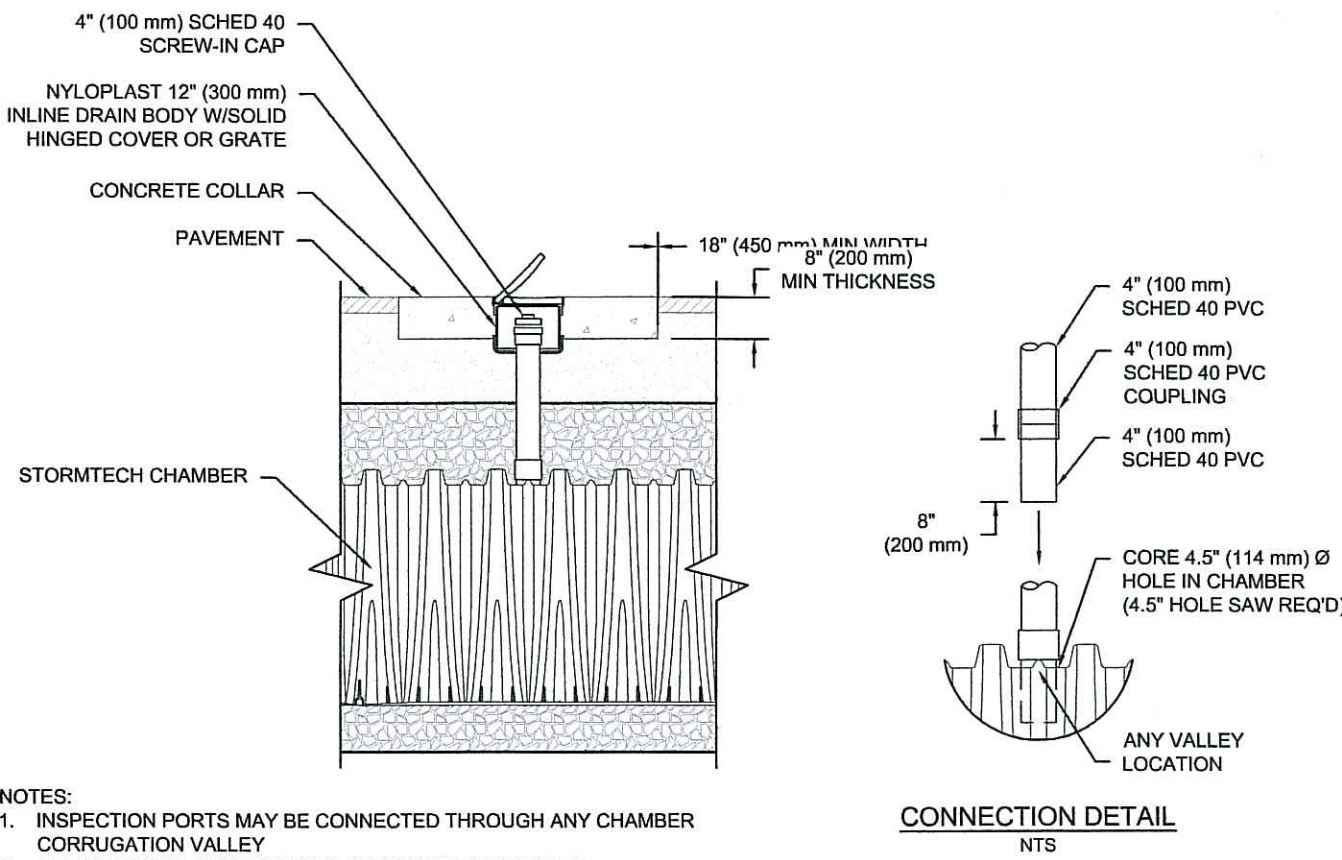
ALL STUBS, EXCEPT FOR THE SC310EPE128 ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2004.

* FOR THE SC310EPE128 THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

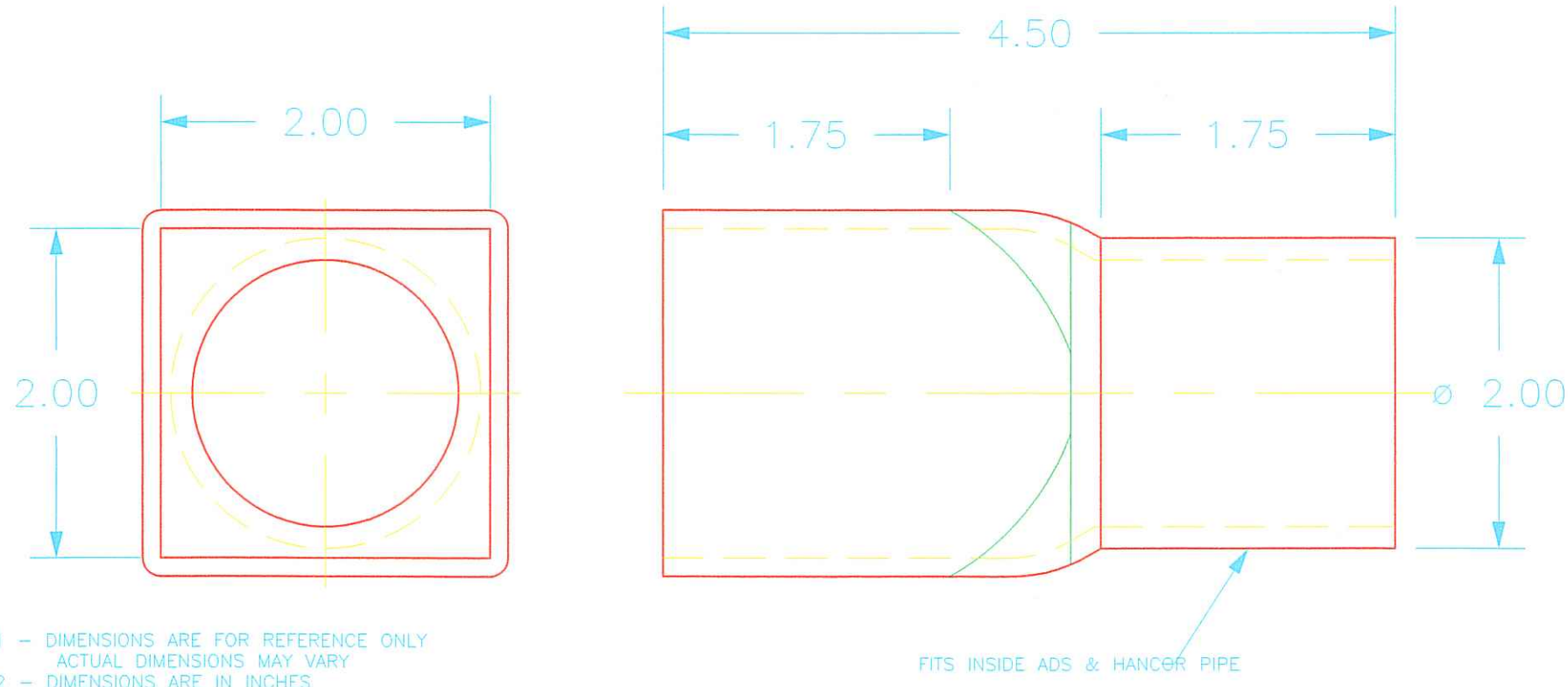
NOTE: ALL DIMENSIONS ARE NOMINAL.



SC-310 10" INSPECTION PORT DETAIL NTS

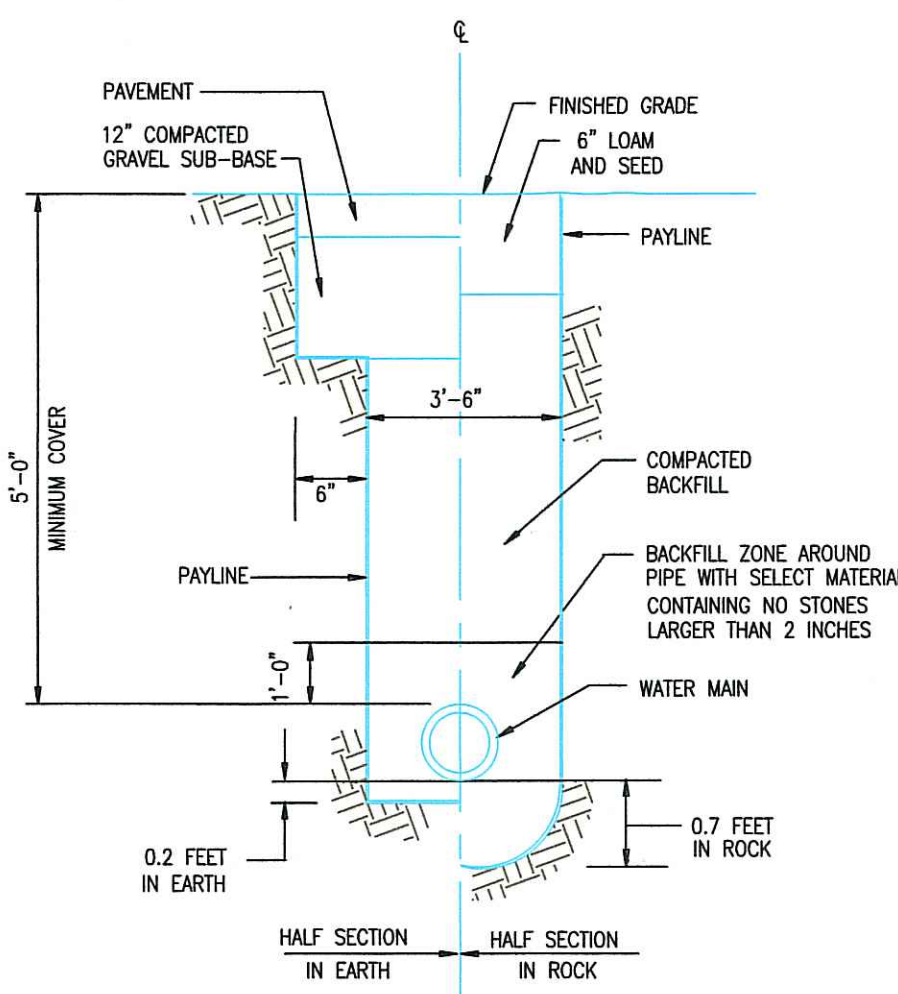


DOWNSPOUT NOT TO SCALE

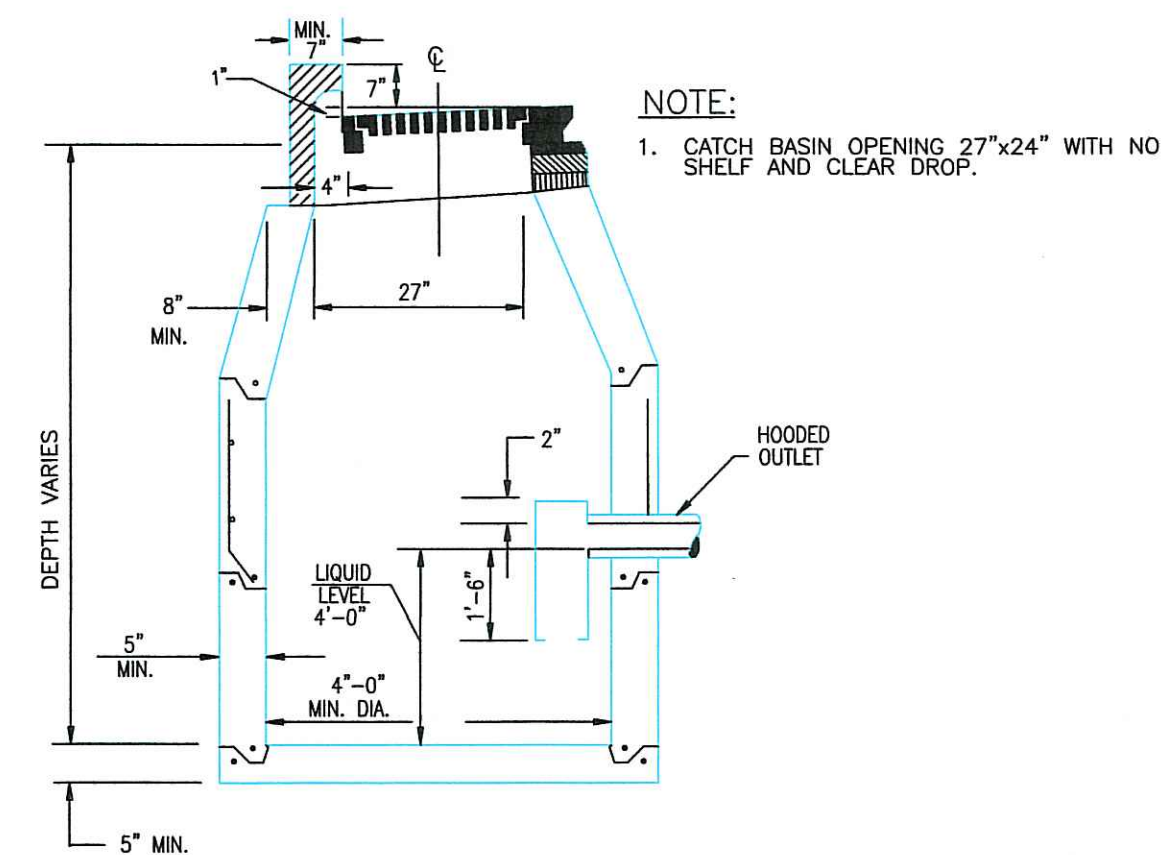


4 X 4 X 4 DOWNSPOUT ADAPTER

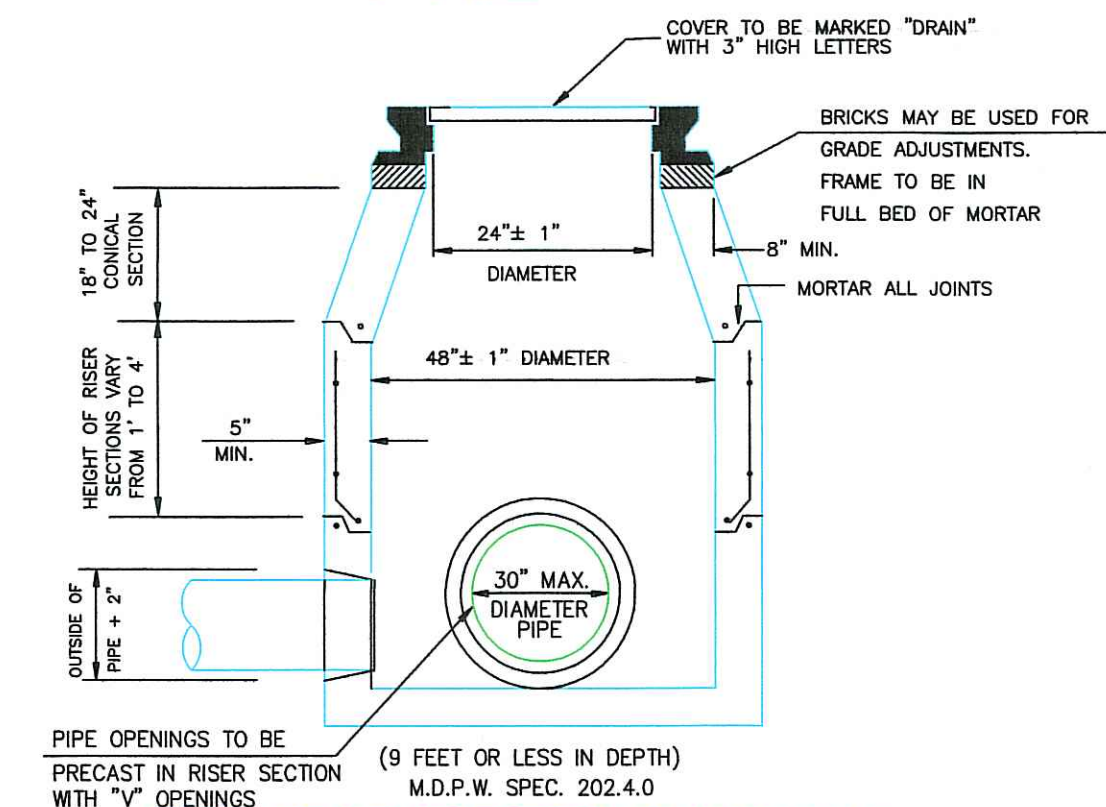
REVISIONS		
No.	DATE	DESCRIPTION
DRAINAGE DETAILS IN MEDWAY, MASSACHUSETTS		
176 MAIN STREET		
PREPARED FOR:	176 MAIN STREET LLC 12 HAVEN STREET DOVER MA	
PREPARED By:	RONALD TIBERI P.E. 9 MASSACHUSETTS AVE. NATICK MA 01760	
DRAWING SCALE: 1 inch = 20 feet		
PROJECT NUMBER: 2316		
DATE: DEC. 18, 2016		SHEET 4 OF 13



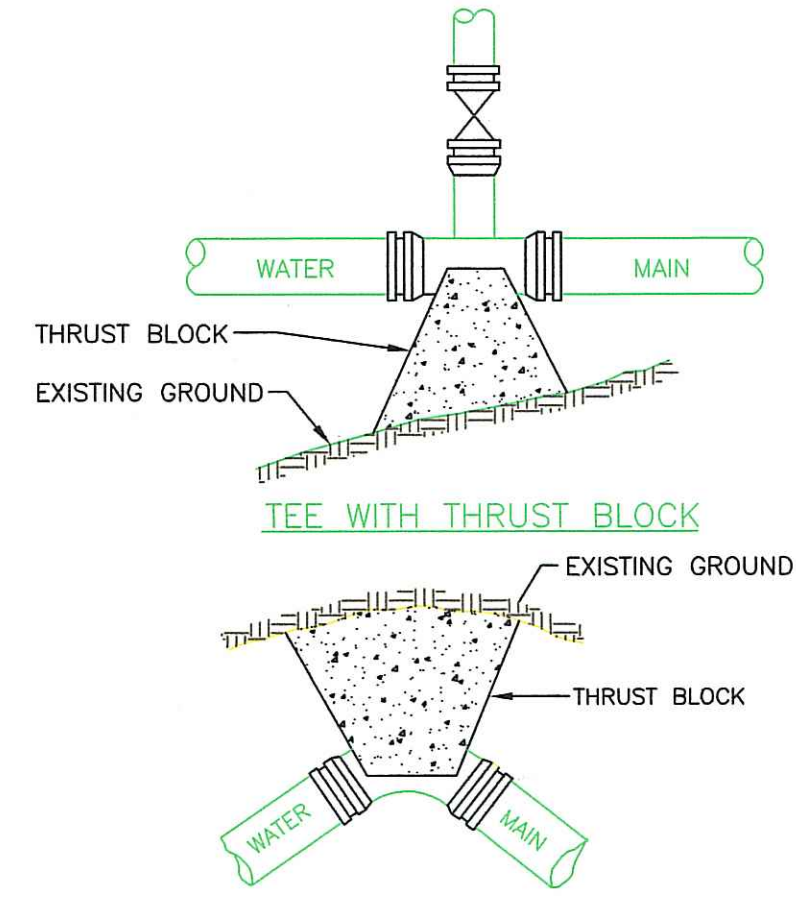
TRENCH DETAIL
(NOT TO SCALE)



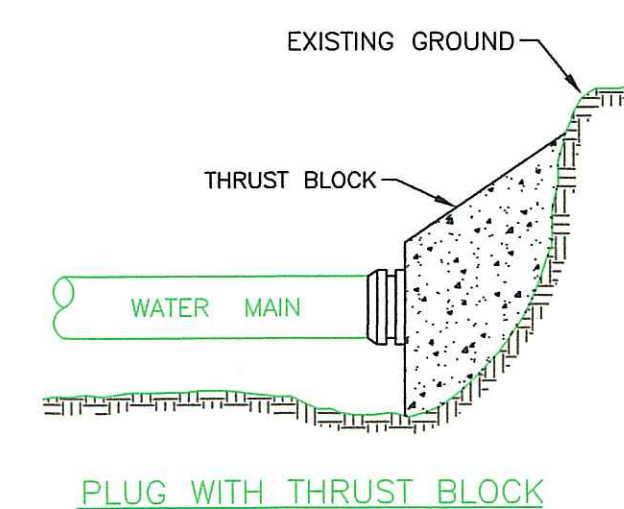
CATCH BASIN WITH CURB INLET AND GREASE AND OIL TRAP DETAIL
(NOT TO SCALE)



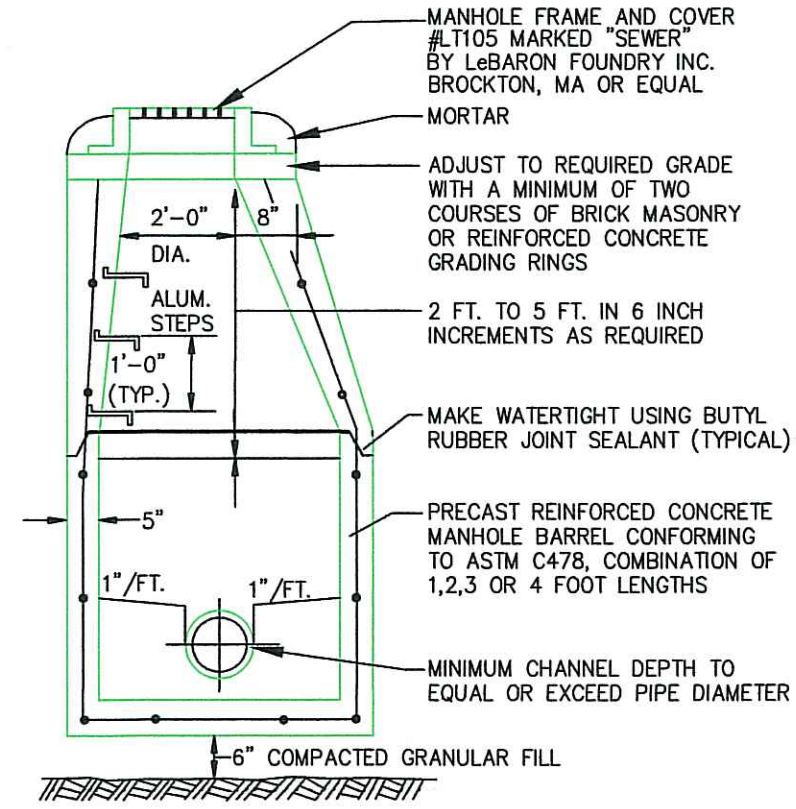
PRECAST CONCRETE DRAIN MANHOLE
(NOT TO SCALE)



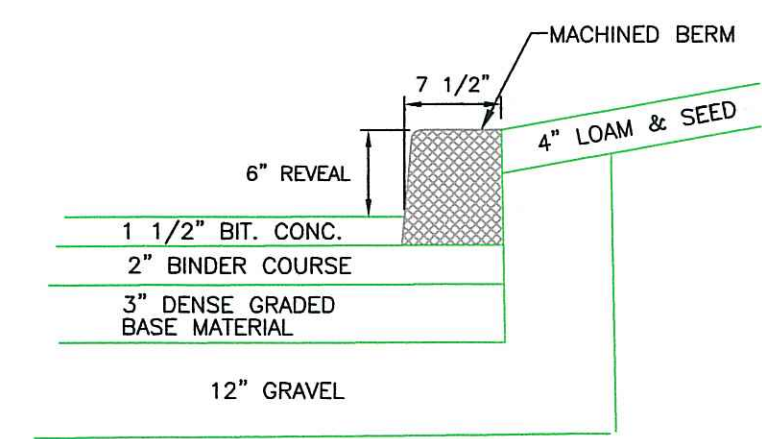
THRUST BLOCK DETAILS
(NOT TO SCALE)



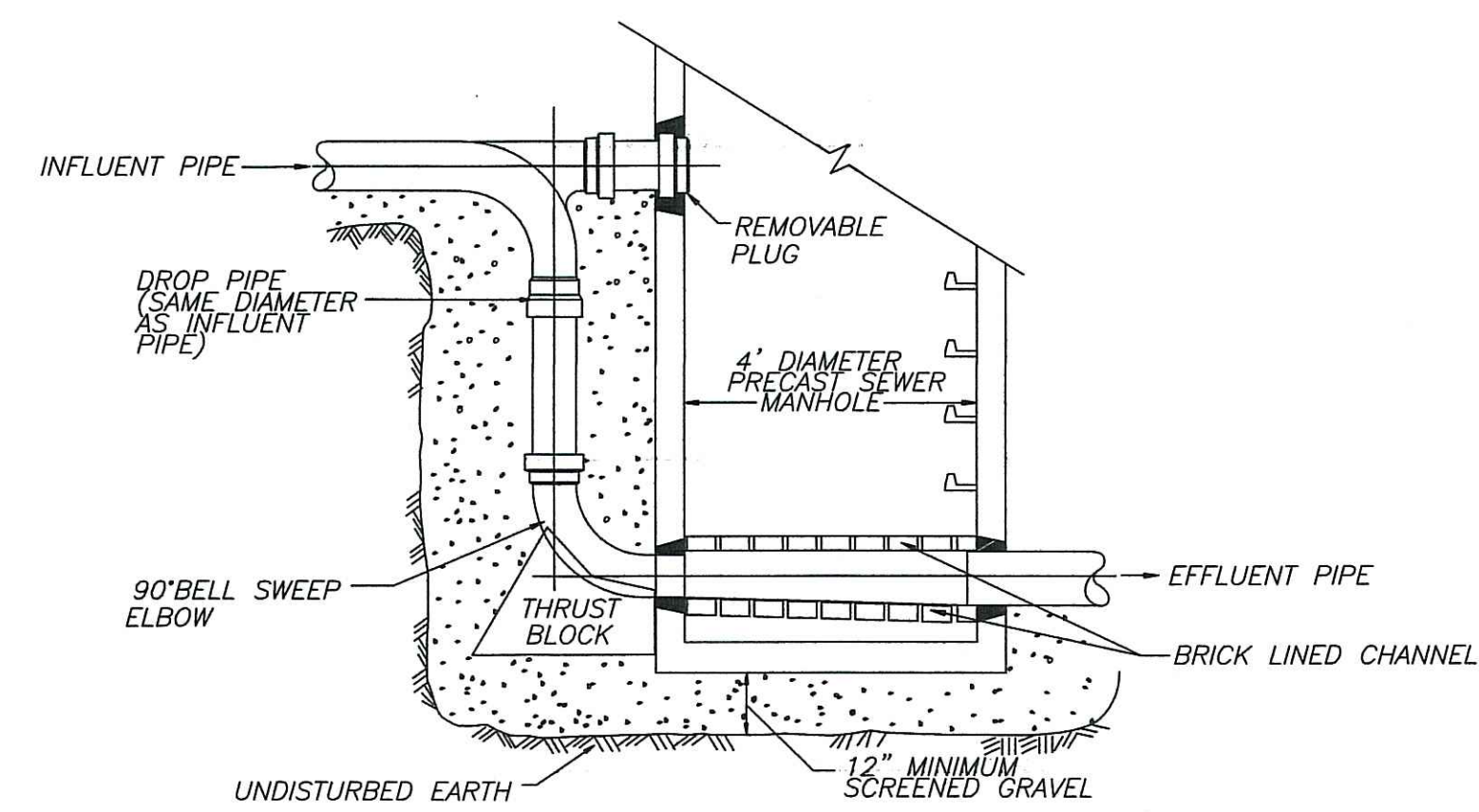
- NOTES:
1. CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
 2. THRUST BLOCK BEARING SURFACE AGAINST UNDISTURBED SOIL WILL DEPEND ON TYPE OF SOIL, TEST PRESSURE AND SIZE OF PIPE AND WILL BE DETERMINED BY THE NADPW.



SEWER MANHOLE
(NOT TO SCALE)

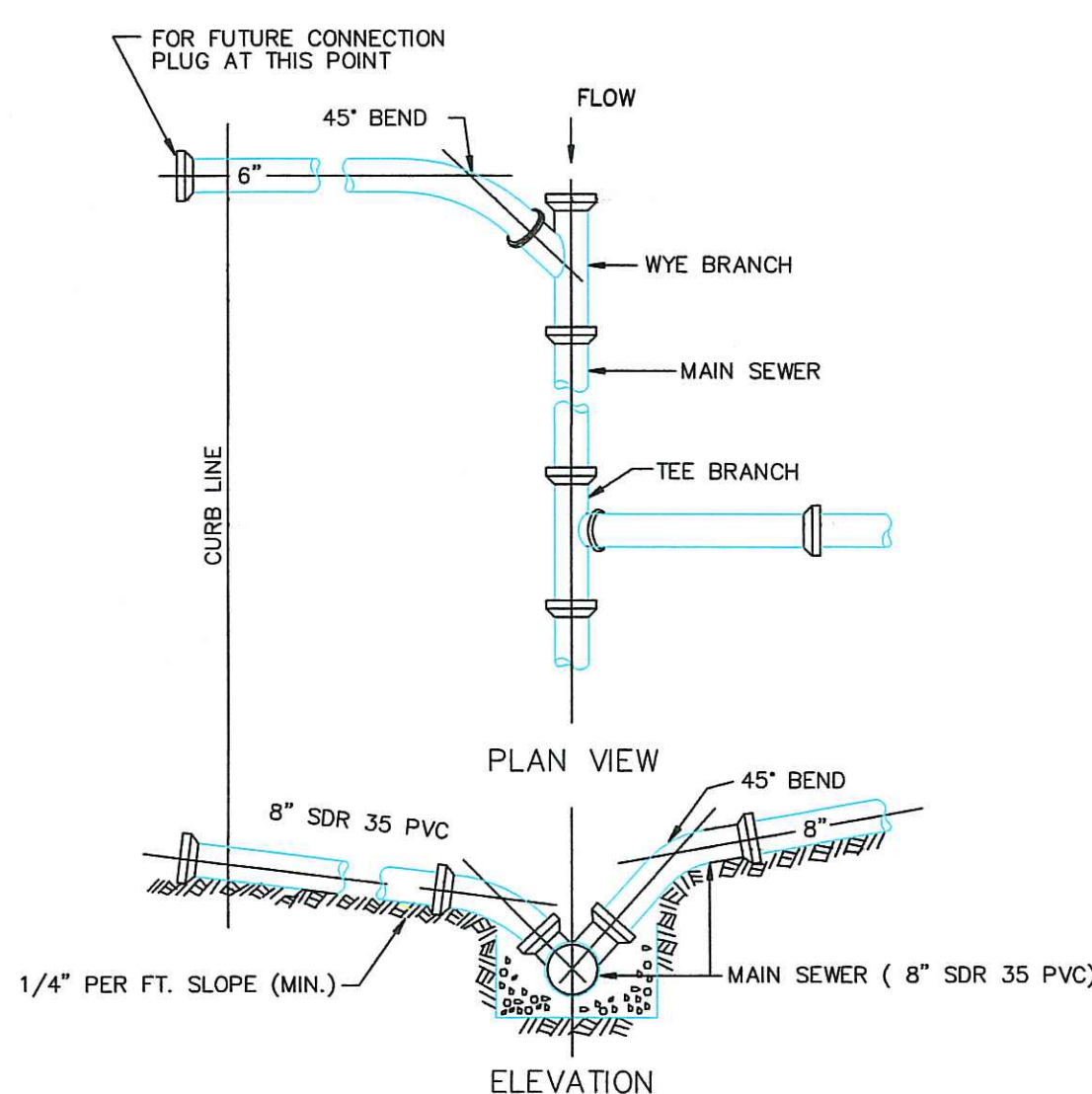


BITUMINOUS MACHINED BERM
(NOT TO SCALE)

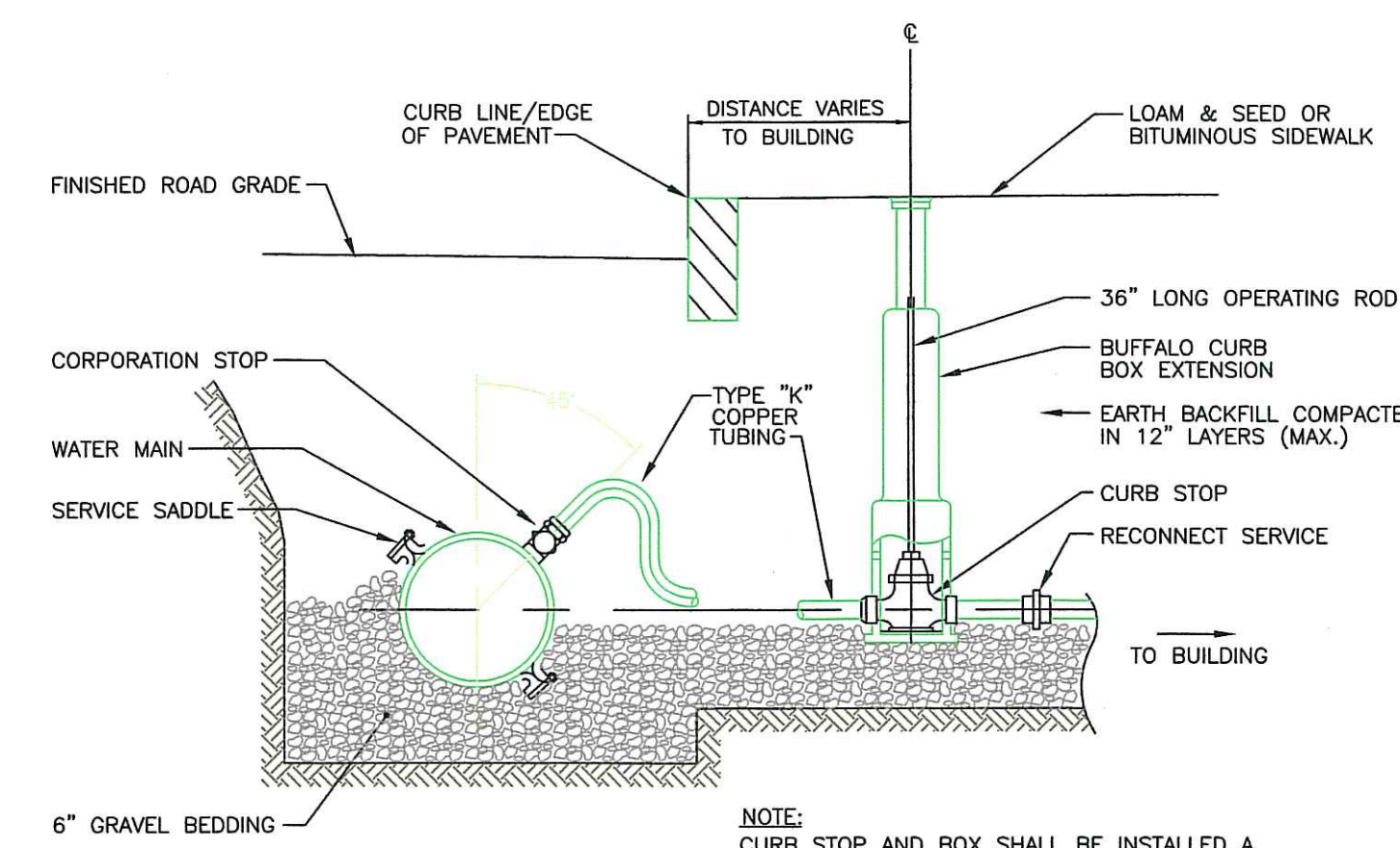


OUTSIDE DROP CONNECTION
(NOT TO SCALE)

- NOTE:
1. ALL PIPE AND FITTINGS TO BE SAME SIZE AND MATERIAL AS INFLUENT PIPE.

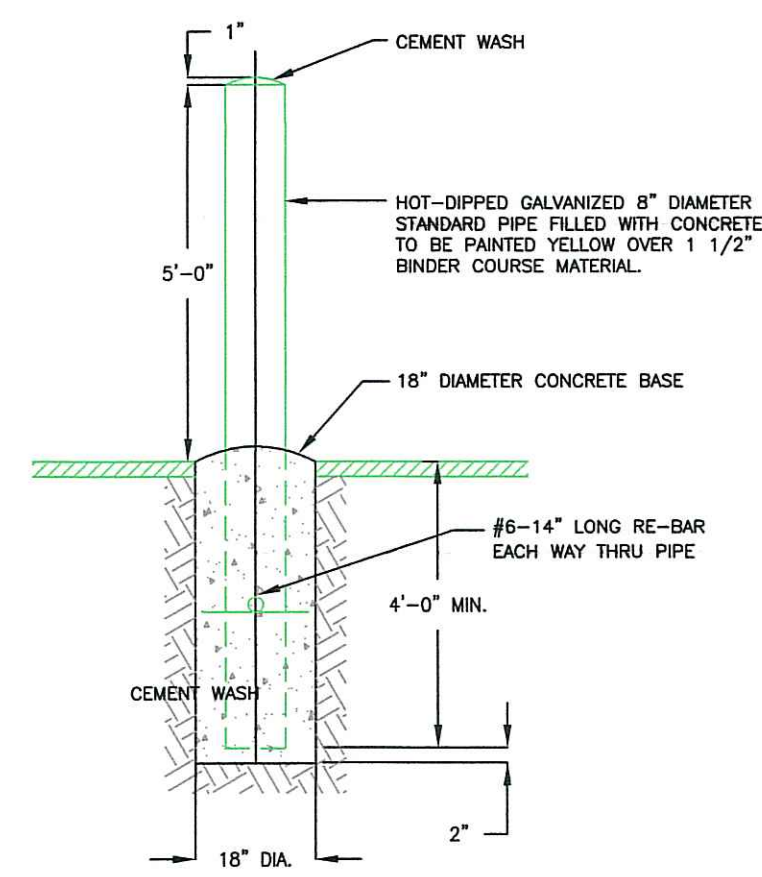


SEWER SERVICE CONNECTION DETAIL
(NOT TO SCALE)

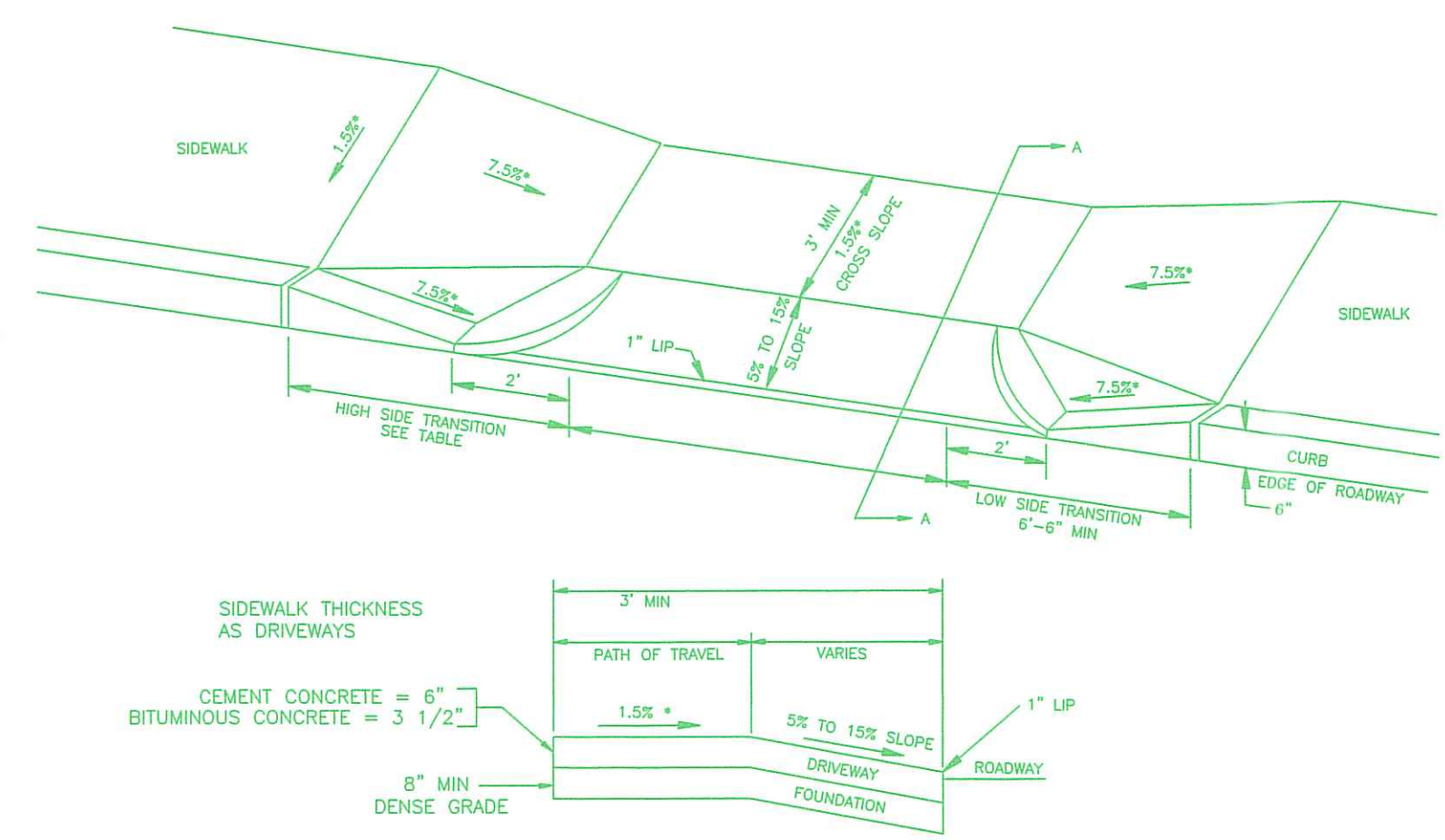


TYPICAL HOUSE SERVICE CONNECTION
(NOT TO SCALE)

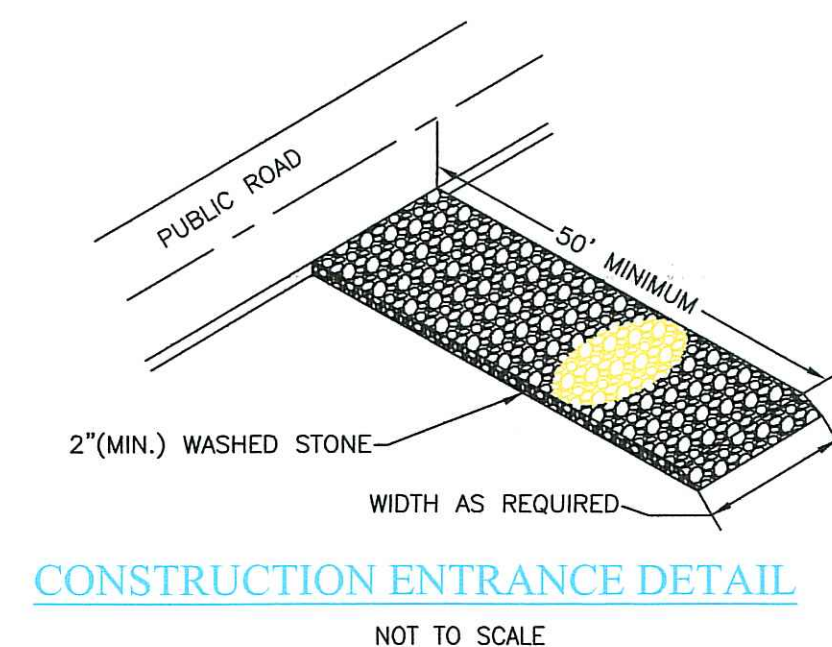
- NOTE:
1. ALL SERVICE CONNECTION FITTINGS SHALL BE BY THE MUELLER COMPANY.
 2. ALL WORK AND MATERIALS SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE TOWN OF NORTH ATTLEBOROUGH'S DEPARTMENT OF PUBLIC WORKS.



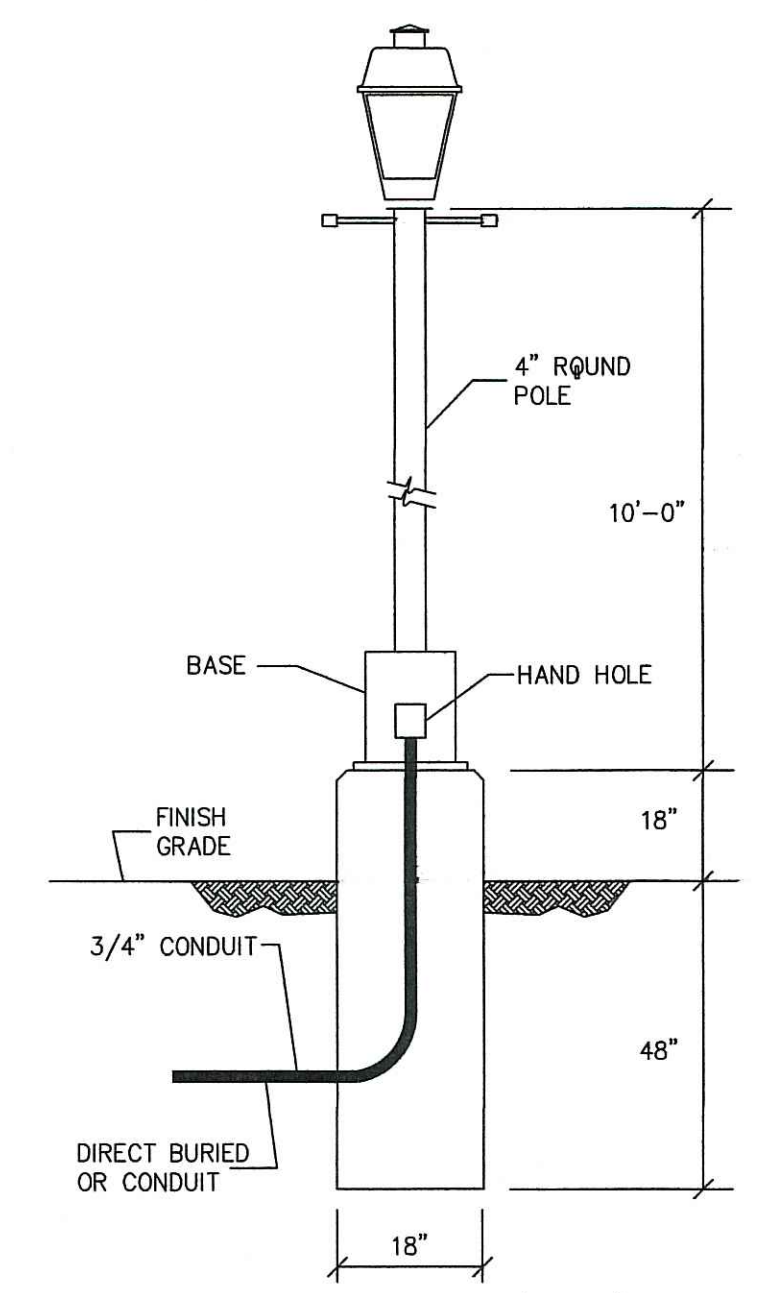
BOLLARD DETAIL
(NOT TO SCALE)



DRIVEWAY APRON WITH CORNER BLOCKS



CONSTRUCTION ENTRANCE DETAIL
(NOT TO SCALE)



TYPE	MOUNT	VOLT	LAMP	CATALOG #	MANUFACTURER
II	POLE	120	39W	20LEDE10	VALIANT

REVISIONS		
No.	DATE	DESCRIPTION
<p align="center">SITE DETAILS IN MEDWAY, MASSACHUSETTS</p> <p align="center">176 MAIN STREET</p>		
<p>PREPARED FOR: 176 MAIN STREET LLC 12 HAVEN STREET DOVER MA</p>		
<p>PREPARED By: RONALD TIBERI P.E. 9 MASSACHUSETTS AVE. NATICK MA 01760</p>		
DRAWING SCALE: 1 inch = 20 feet		
PROJECT NUMBER: 2316		
DATE: DEC. 18, 2016		SHEET 5 OF 13

SFGstudios

Architectural Design Services
278 Elm Street, Suite 226
Somerville, MA 02144
781.956.9773 cell
SFGstudios@msn.com

PROJECT

Medway Green 176 Main Street Medway, Massachusetts

OWNER

176 Main St, LLC
12 Haven Street
Dover, Massachusetts

Building Code Information

Occupancy / Use : RESIDENTIAL USE GROUP R-5: TOWNHOUSES

Climate: 5a

Ground Snow Live Load (Pg) : 40

Basic Wind Speed (V): 100

All alterations, repairs and construction methods are to comply with:

International Residential Code 2009 (IRC) with MA Amendments (780 CMR 51.00)

International Fire Code 2009 (IFC)

International Mechanical Code 2009 (IMC)

International Fuel & Gas Code 2009 (IFGC)

International Electrical Code 2009 (IEC)

International Energy Efficiency Code 2012 (IEEC)



REVISIONS	
1.	10/17/16 8 4-UNIT STRUCTURES
2.	
3.	
4.	
5.	

OWNER

176 Main LLC
12 Haven Street
Dover, MA

DRAWN BY
SFG

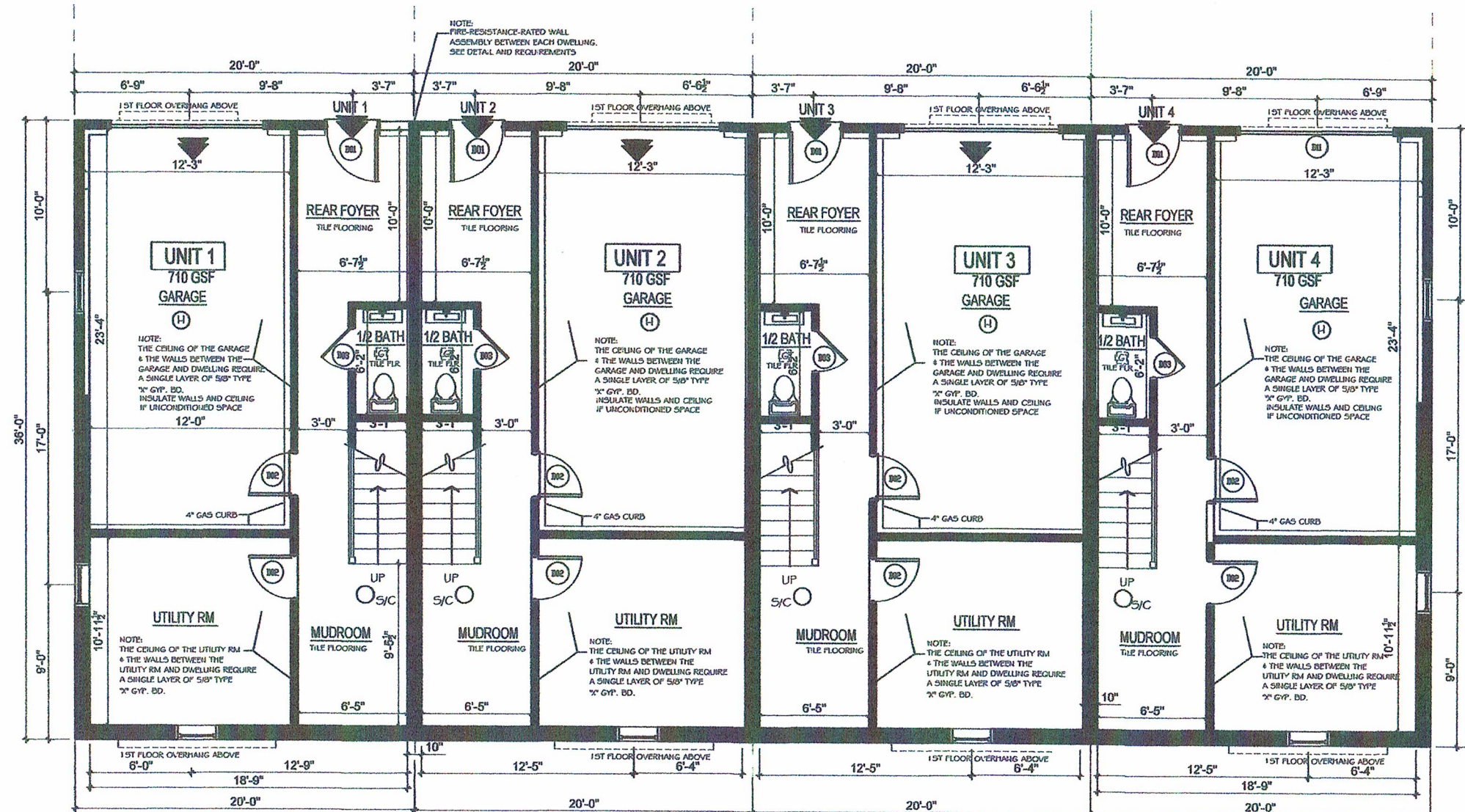
DATE 07/02/2016

PROJECT
No.

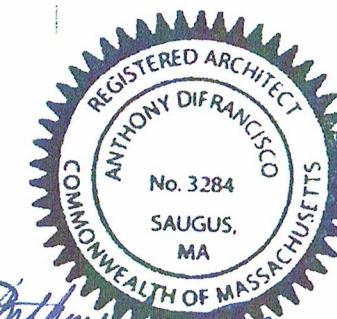
SCALE
 $1/8" = 1'-0"$

DRAWING
No.

A 1.0

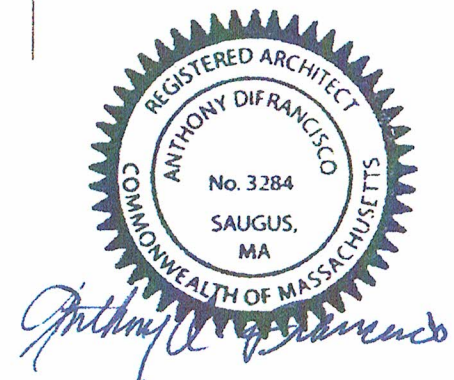
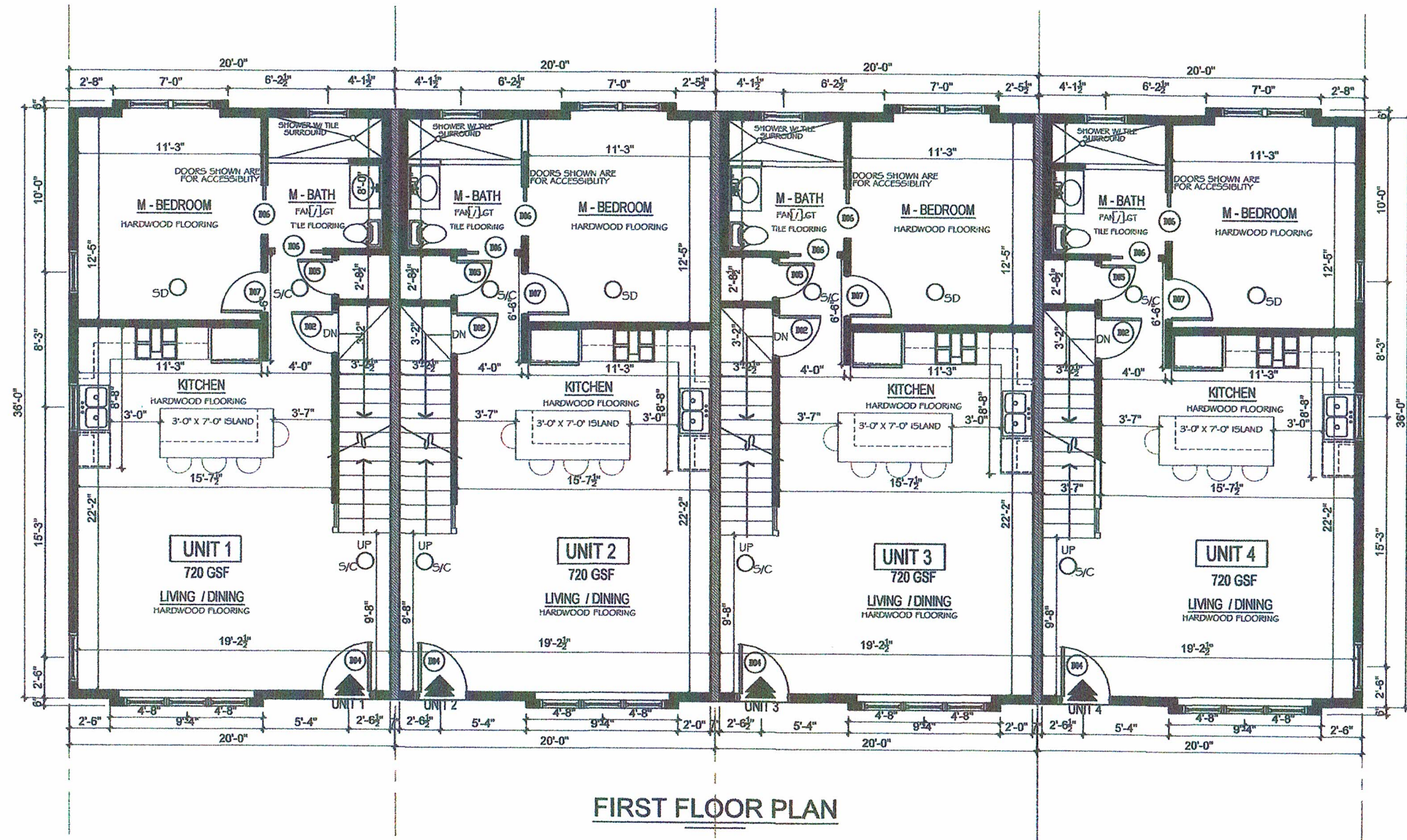


BASEMENT FLOOR PLAN



Anthony J. Giamanco

10/17/2016 REVISED STRUCTURES



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DESIGNERS - PLANNERS - ILLUSTRATORS

MEDWAY GREEN
NEW TOWNHOMES
176 MAIN STREET
MEDWAY, MA
FIRST FLOOR PLAN

REVISIONS
1. 10/17/16 9.4-UNIT STRUCTURES

OWNER

176 Main LLC
12 Haven Street
Dover, MA

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SFG

DATE 07/02/2016

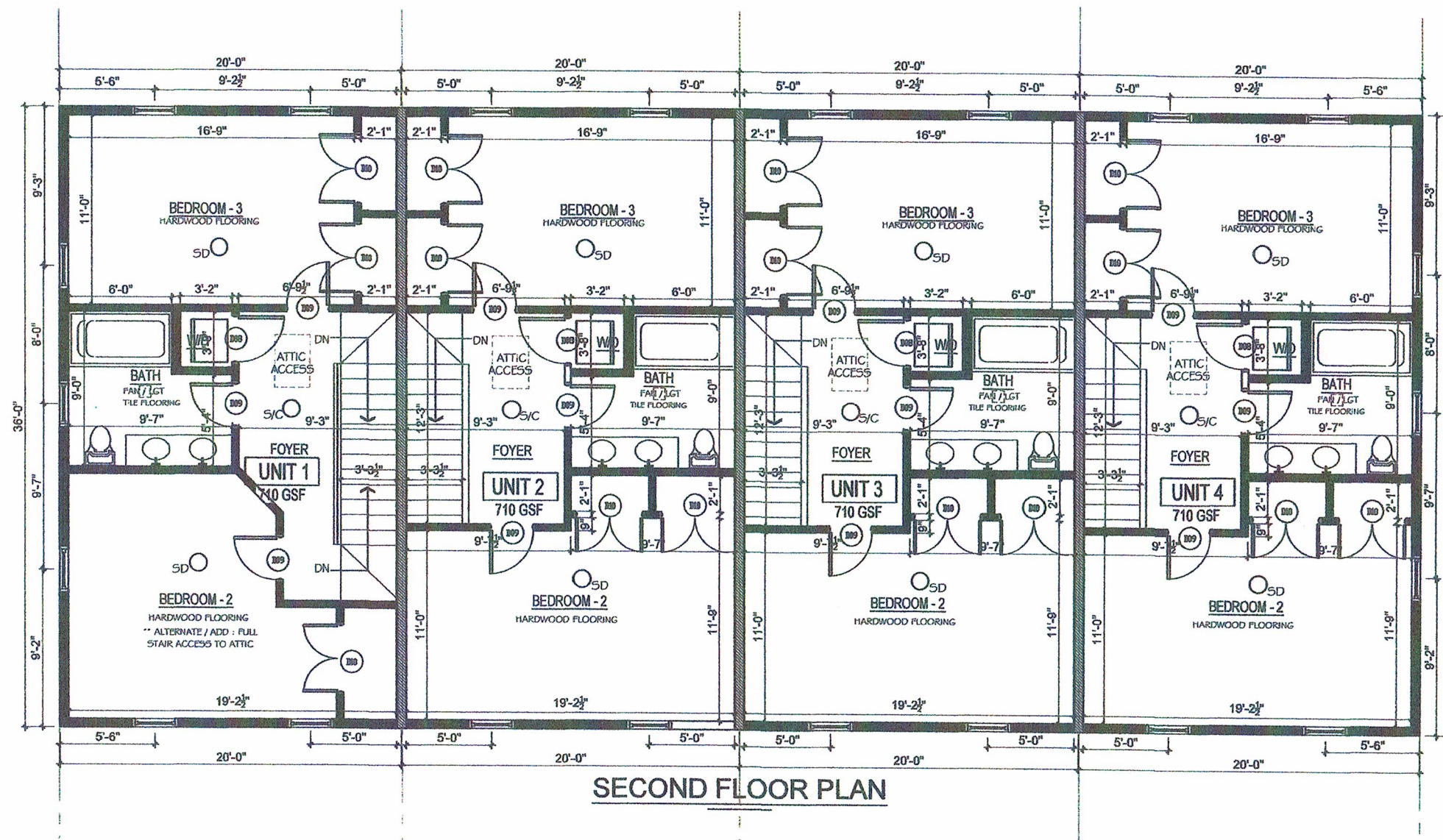
PROJECT
No.

SCALE

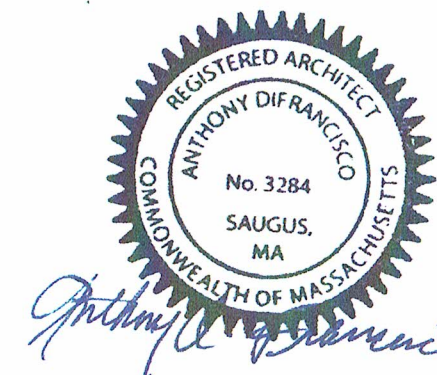
1/8" = 1'-0"

DRAWING
No.

A 1.1



SECOND FLOOR PLAN



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ARCHITECTURAL DESIGN SERVICES
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Somerville, MA 02144
781.956.9773 cell
SFGstudios@msn.com



DESIGNERS • PLANNERS • ILLUSTRATORS

MEDWAY GREEN
NEW TOWNHOMES
176 MAIN STREET
MEDWAY, MA
SECOND FLOOR PLAN

REVISIONS				
1.	10/17/16	2	4-UNIT STRUCTURES	
2.		3.		
3.		4.		
4.		5.		

OWNER
176 Main LLC
12 Haven Street
Dover, MA

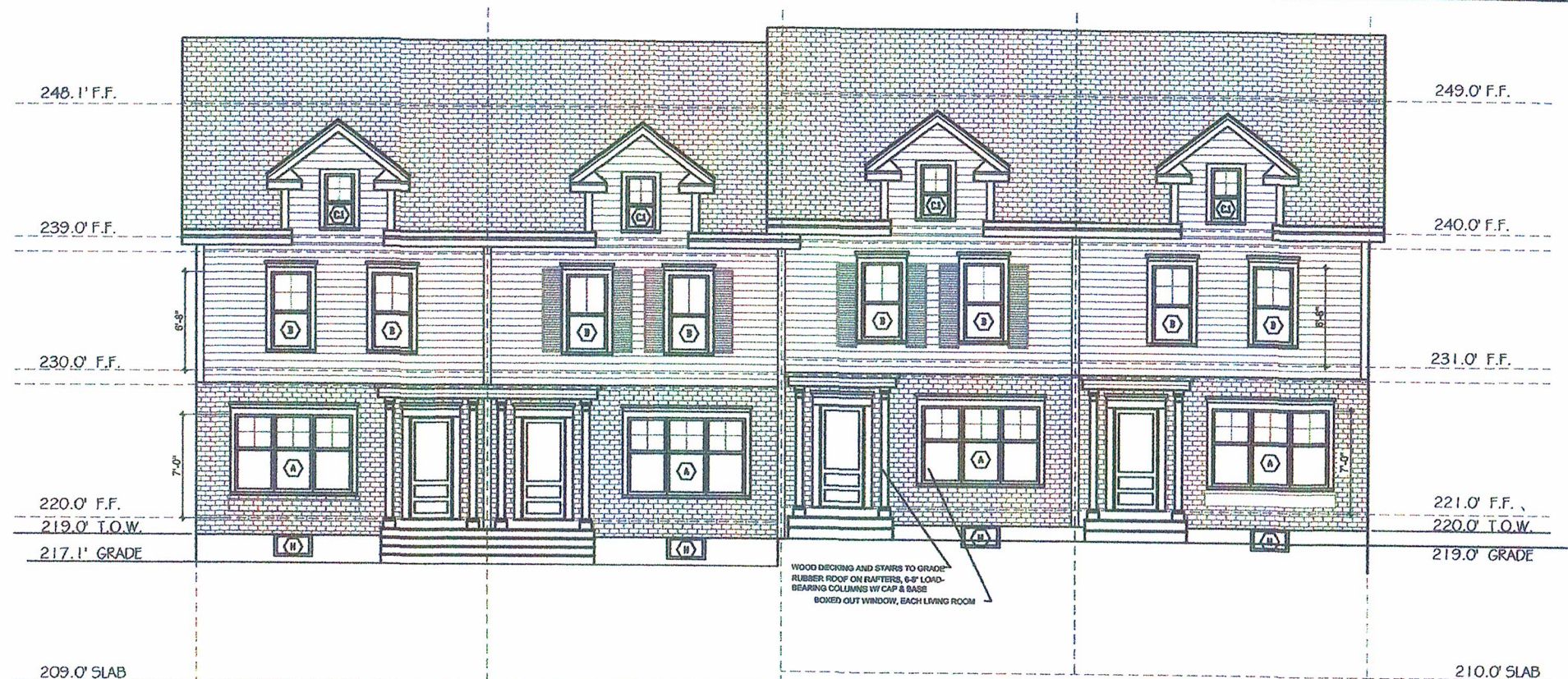
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DATE
07/02/2016

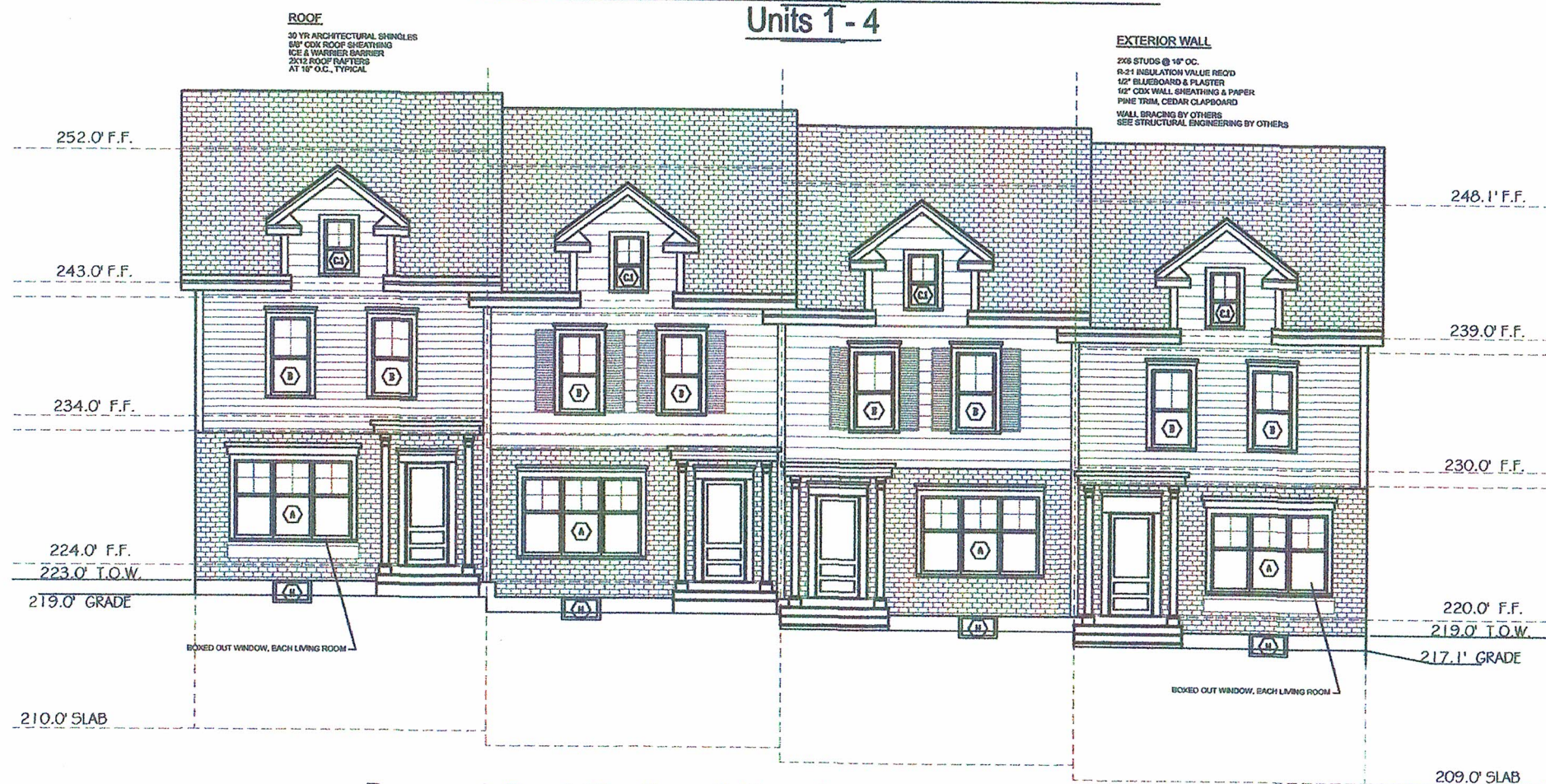
PROJECT
No.

SCALE
1/8" = 1'-0"

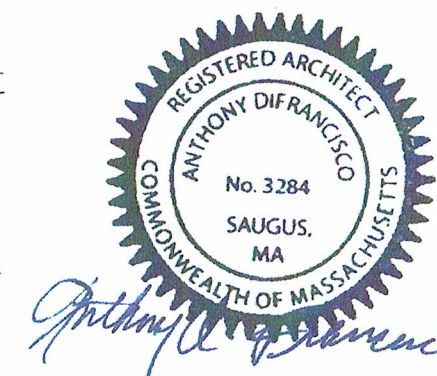
DRAWING
No.
A 1.2



Proposed Front (West) Elevation - Mechanic Street
Units 1 - 4



Proposed Front (Southeast) Elevation - Main Street Rt 109
Units 5 - 8



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MEDWAY GREEN
NEW TOWNHOMES
176 MAIN STREET
MEDWAY, MA
ELEVATIONS I

REVISIONS

1. 10/17/16 8.4-UNIT STRUCTURES

OWNER

176 Main LLC
12 Haven Street
Dover, MA

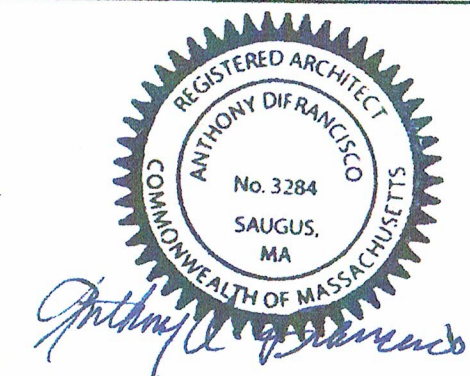
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DATE 07/02/2016

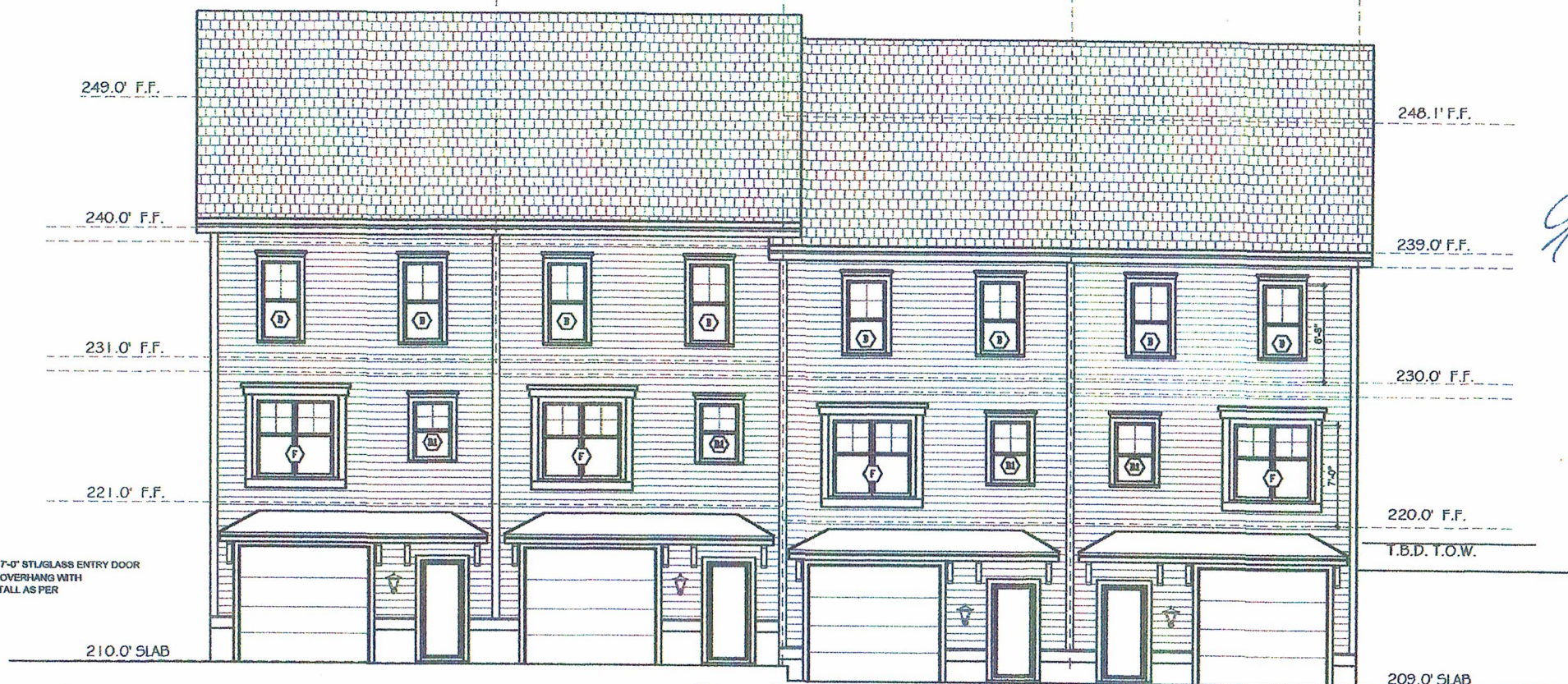
PROJECT
No.

SCALE
3/32" = 1'-0"

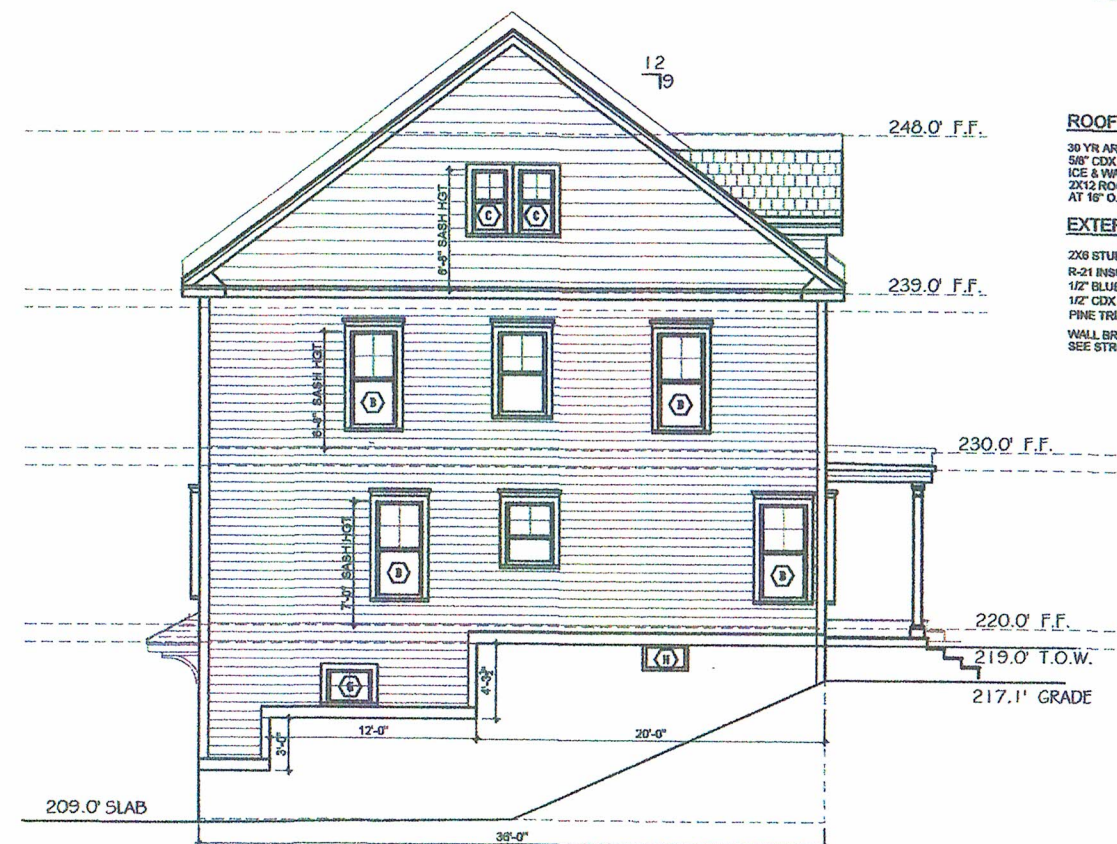
DRAWING
No.
A 2.0



REAR ENTRIES
9'-0" X 8'-0" O.H.D. WITH 2'-0" X 7'-0" STU/GLOSS ENTRY DOOR
COPPER OR SHINGLED ROOF OVERHANG WITH
STRUCTURAL BRACKETS, INSTALL AS PER
MANUF SPECS, BY OWNER



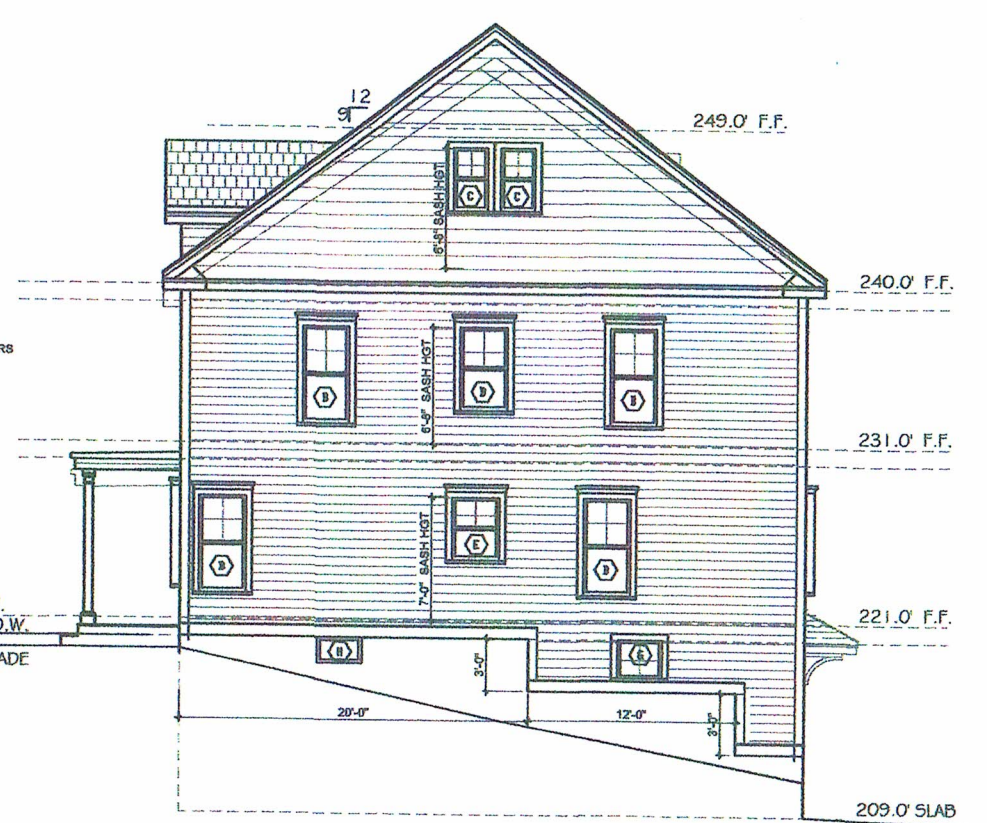
Rear Elevation - East
Units 1 - 4



Side Elevation - North

ROOF
30 YR ARCHITECTURAL SHINGLES
5/8" CDX ROOF SHEATHING
ICE & WATER BARRIER
2X12 ROOF RAFTERS
AT 16" O.C., TYPICAL

EXTERIOR WALL
2X6 STUDS @ 16" O.C.
R-21 INSULATION VALUE REQ'D
1/2" BLUEBOARD & PLASTER
1/2" CDX WALL SHEATHING & PAPER
PINE TRIM, CEDAR CLAPBOARD
WALL BRACING BY OTHERS
SEE STRUCTURAL ENGINEERING BY OTHERS



Side Elevation - South

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NEW TOWNHOMES
176 MAIN STREET
MEDWAY, MA
ELEVATIONS II

REVISIONS
1. 10/17/16 2. 4-UNIT STRUCTURES

OWNER
176 Main LLC
12 Haven Street
Dover, MA

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DATE
07/02/2016

PROJECT
No.

SCALE
3/32" = 1'-0"

DRAWING
No.
A 2.1



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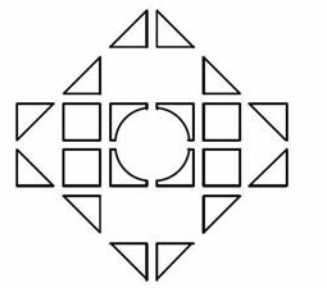
ARCHITECTURAL DESIGN SERVICES

278 Elm Street, Suite 226

Somerville, MA 02144

781.956.9773 cell

SFGstudios@msn.com



KWH design, inc.

Keith Hinzman, LEED AP BD+C

PO BOX 51644

BOSTON, MA 02205

(617) 913-4714

keith@kwhdesign.net

www.KWHdesign.net

[illegible]

Project number

Project Number	
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Date

2016-12-20

Drawn by

Author

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Checker

A102

Scale

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