TOWN OF WRENTHAM
PLANNING BOARD

DECISION

SPECIAL PERMIT / SITE PLAN APPROVAL (SP 2021-06)

1092 South Street, Wrentham, MA

Owner/Applicant	Jonmat Realty Trust, 61 Commerce Way, Plymouth, MA 02360
Location:	1092 South Assessor's Parcel ID K-04-1-2
Zoning District:	• Commercial-Industrial District 2 (C-2)
Permits Sought:	Article — Permit Required 390-4.2.C(3) (WGC) — Special Permit/Site Plan Approval Use: Shopping center or complex of offices, businesses, or retail establishments 390.7 (WGC) — Site Plan Approval 390.9 (WGC) — Special Permit *WGC=Wrentham General Code*
Application Date:	October 28, 2021
Public Hearing Dates*:	12/01/21, 12/15/21, 01/05/22, 02/02/22, 02/16/22, 03/02/22, 03/16/22, 04/20/22, 05/04/22, 05/18/22, 06/01/22

DECISION of the Planning Board of the Town of Wrentham, Massachusetts (hereinafter the Board) on the petition of Jonmat Realty Trust (hereinafter the "Owner/Applicant") was originally advertised for a Site Plan Approval under §390-3.6 to enlarge the existing single-story retail building structure over 30% (35.4%) and was determined through the public hearing process that due to the proposed demolition of the existing building that a Special Permit was also required as it was now considered a new use. The parcel is identified as 1092 South Street, Wrentham, MA, shown on Wrentham Assessors Map Parcel ID K-04-1-2, owned by Jonmat Realty Trust (hereinafter the "Owner") by deed recorded in the Norfolk County Registry of Deeds at Book 39343, Page 43 (hereinafter the "Site").

BACKGROUND

The above referenced application for a Site Plan Approval (hereinafter the "Application") was formally received on October 28, 2021. Notice of the public hearing and the subject matter thereof was published in the Sun Chronicle on November 16 & 23, 2021, posted with the Town Clerk's Office on November 10, 2021 and abutters were notified by First Class Mail. The public hearing on the Application was opened on December 1, 2021* and continued to December 15, January 5 (no testimony), January 19 (no testimony), February 2 (no testimony), February 16, March 2 (no testimony), March 16 (no testimony), April 20 (no testimony), May 4, May 18, June 1, 2022 (closed). During the public hearing all those wishing to speak were heard. Following public input, the hearing was closed on June 1, 2022.

The following Planning Board members were present throughout the public hearing: Chairperson

**Pursuant to Governor Baker's June 16, 2021 Executive Order Extending the Suspension of Certain Provisions of the Open Meeting Law, G.L. c.30A §18, the Town of Wrentham Planning Board conducted their public hearings via remote participation.*

Michael McKnight, Vice Chairperson Charles Woodhams, Jr., Clerk James Lawrence, Members Robert Cass, Stephen Schwarm, Everett Skinner, Jr. and Thomas Wrynn. At the public hearing, Aaron Reardon, E.I.T. of Prime Engineering presented the Application on behalf of the Applicant (hereinafter the "Engineer"). The record of proceedings and submission upon which this decision is based may be referred to in the Planning & Community Development Office or the Town Clerk's Office.

SUBMITTALS

The following items were submitted as Exhibits to the Board for its consideration of this application:

1. Application packet submitted by Prime Engineering, Inc., Oct. 26, 2021; including the following:
    - Application for Special Permit/Site Plan Approval; 7 pages
    - Mitigation of Adverse Impact Form; dated 9/17/21; 1 page
    - Tax Collector's sign off; dated 10/26/21; 1 page
    - Article 7 – Site Plan Approval Checklist; 4 pages
    - Locus & Location Plan; 2 pages
2. Certified Abutters List; dated September 15, 2021, received October 26, 2021; 4 pages
3. Project Narrative & Community and Environmental Assessment prepared by Prime Engineering, Inc., received 10/26/21, 301 pages
4. Site Plan prepared by Prime Engineering, Inc. entitled "Proposed Retail Establishments – 1092 South Street Wrentham, MA", dated 10/22/21; 24"x36"; 7 sheets to include:
    - Cover Sheet
    - Existing Conditions Plan
    - Erosion Control Plan
    - Site Layout Plan
    - Grading & Utilities Plan
    - Landscape & Lighting Plan
    - Details
5. Architectural Plan prepared by JG Architecture entitled "NASR Jewelers", dated 09/23/21; 24"x36"; 3 sheets to include:
    - Proposed Floor Plan
    - Exterior Elevations – South & East
    - Exterior Elevations – North & West
6. Public Hearing Notice, dated 11/10/21; 1 page
7. Email Correspondence, Water Dept.; Re: Wrentham: Request for Comments (PB): 1092 South St., dated/received 11/18/21, 3 pages
8. Email Correspondence, DPW - Antonioli.; Re: Wrentham: Request for Comments (PB): 1092 South St., dated/received 11/18/21, 2 pages
9. Email Correspondence, DPW - Lavin.; Re: Wrentham: Request for Comments (PB): 1092 South St., dated/received 11/18/21, 2 pages
10. Email Correspondence, BOH - Saucier.; Re: Wrentham: Request for Comments (PB): 1092 South St., dated/received 11/29/21, 2 pages
11. BTI Site Plan & SP Peer Review, Dated 11/22/2021; 10 pages
12. PSC Stormwater Review, dated 12/07/21, 24 pages
13. Request for Public Hearing Continuance, dated/received 01/05/22, 1 page
14. Request for Public Hearing Continuance, dated/received 01/19/22, 1 page
15. Request for Public Hearing Continuance, dated/received 01/31/22, 1 page

16. Request for Public Hearing Continuance, dated/received 03/01/22, 1 page
17. Request for Public Hearing Continuance, dated 03/02/22, received 03/08/22, 1 page
18. Request for Public Hearing Continuance, dated/received 03/16/22, 1 page
19. Response to Peer Review, Zoning-Site Plan, prepared by Prime Engineering, dated 03/11/22, received 03/29/22, 3 pages
20. Response to Peer Review, Stormwater, prepared by Prime Engineering, dated 03/11/22, received 03/29/22, 19 pages
21. Revised Narrative, Community & Environmental Assessment Report, dated 03/24/22, received 03/29/22
22. Revised Site Plan, prepared by Prime Engineering Inc., entitled "Proposed Retail Establishments", revised through 03/24/22, 24"x36", 11"x17", black & white, 8 sheets to include the following:
    - 1, Cover
    - 2, Existing Conditions Plan
    - 3, Erosion Control Plan
    - 4, Site Layout Plan
    - 5, Grading & Utilities Plan
    - 6, Landscape
    - 7, Details-1
    - 8, Details-2
    - Architectural, Proposed Floor Plan
    - Architectural, Elevations
    - Lighting Design Package
23. Peer Review-Zoning/Site Plan, prepared by Beals & Thomas, dated/received 04/13/22, 9 pages
24. Peer Review-Stormwater, prepared by PSC, dated/received 04/18/22, 30 pages
25. Request for Public Hearing Continuance, dated/received 04/20/22, 1 page
26. Response to Peer Review-Zoning/Site Plan, dated/received 05/03/22, 6 pages
27. Response to Conservation Agent Review, dated/received 05/03/22, 4 pages
28. Response to Peer Review-Stormwater, dated 04/28/22, received 05/03/22, 15 pages
29. Revised Narrative, community & Environmental Assessment Report, dated/received 05/03/22, 519 pages
30. Revised Architectural Plans, prepared by JG Architecture, entitled "New Retail Store, NASR Jewelers", print date 12/02/21, received 05/03/22, 24"x36", 11"x17", black & white, 9 sheets to include the following:
    - A-100, Proposed Floor Plan
    - A-102, Proposed Roof Plan
    - A-200, Reflected Ceilings Plan
    - A-300, Exterior Elevations
    - A-301, Exterior Elevations
    - A-302, Interior Elevations
    - A-303, Interior Elevations
    - A-400, Building Section
    - A-600, Casework Plans/Elevations
31. Revised Structural Drawings, prepared by JLV Structural Consultants, entitled "NASR Jewelers", dated 04/11/22, received 05/03/22, 24"x36", 11"x17", black & white, 8 sheets to include the following
    - S-000, General Notes
    - S-100, Foundation Plan
    - S-200, Low Steel Beams/Low Roof Framing
    - S-201, Roof Framing Plan
    - S-300, Foundation Plans
    - S-400, Framing Details
    - S-500, Framing Details
    - S-600, Framing Elevations
32. Revised Site Plan, prepared by Prime Engineering Inc., entitled "Proposed Retail Establishments", revised through 05/03/22, 24"x36", 11"x17", black & white, 9 sheets to include the following:
    - 1, Cover
    - 2, Existing Conditions Plan
    - 3, Erosion Control Plan 1
    - 4, Erosion Control Plan 2
    - 6, Grading & Utilities Plan
    - 7, Landscape Plan
    - 8, Details
    - 9, Details 2

- 5, Site Layout Plan

33. Peer Review – Stormwater, prepared by PSC, dated/received 05/18/22, 20 pages.
34. Photometric Plan & specs sheets, prepared by Holbrook Associated, entitled "NASR Jewelers", dated 03/01/22, 11"x17", black & white, 13 pages.
35. Response to PSC Comments, dated 05/25/22, received 05/31/22, 7 pages
36. Revised Narrative, Community & Environmental Assessment Report, dated 05/25/22, received 05/31/22, 541 pages
37. Revised Site Plan, prepared by Prime Engineering Inc., entitled "Proposed Retail Establishments", revised through 05/23/22, received 05/31/22, 24"x36", 11"x17", black & white, 9 sheets to include the following:
    - 1, Cover
    - 2, Existing Conditions Plan
    - 3, Erosion Control Plan 1
    - 4, Erosion Control Plan 2
    - 5, Site Layout Plan
    - 6, Grading & Utilities Plan
    - 7, Landscape Plan
    - 8, Details
    - 9, Details 2

FINDINGS

At their meeting of June 01, 2022, after due consideration of the Exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Wrentham Planning Board made the following Findings:

1. That determinations regarding the following Findings are based upon the documents and plans identified in this Decision, as well as the information and Exhibits submitted and presented in association with the Application.
2. That determinations regarding the following Findings are also predicated upon the maintenance of the Site in accordance with this Decision, as well as all applicable Federal, State and Local regulations, except where modified by this Decision.
3. That this Application was originally submitted requesting a Site Plan Approval for the expansion of an existing 4,000 square foot (s.f.) retail building by 35.4% to a total of 5,414 s.f. which only requires a Site Plan Approval from the Planning Board in accordance with §390-3.6 and 7. The Board finds that due to the Applicant proposing to demolish the existing building and build new that a Special Permit would also need to be issued in accordance with §390-9 as it is considered a new use of "Shopping center, complex of offices, businesses, or retail establishments, §390-4.2.C(3) (Exhibit #1, #3-#5, #21, #22, #29-#33, #36 & #37) The Board further notes that the legal advertisement provided for the Applicant to obtain any additional zoning permits as may be determined during the public hearing process (Exhibit #6).
4. That during the public hearing the Engineer presented the Application noting that the Site is preexisting nonconforming due to the lot size (59,544 s.f where 80,000 s.f. is required), the location of the parking area within the front setback and the impervious coverage. The Engineer stated that the Applicant had already obtained a Special Permit through the Zoning Board of Appeals for those nonconformities (Exhibit #4, #22, #32 & #37).
5. That during the public hearing the Engineer reviewed the proposed project. The Site has been previously developed around 1982 with a single-story metal frame building that had most recently been occupied by a granite showroom. The proposed project includes demolishing the existing 4,000 s.f. metal frame building and constructing a new 5,414 s.f. single-story two tenant retail building. The main tenant space would be occupied by a jewelry store, NASR Jewelers and the rear tenant is still to be determined (Exhibit #3-#5, #21, #22, #29, #30, & #32). The Board further noted that the second tenant chosen should be a use that would not increase the amount of proposed parking and instead should be a use that would have opposite off-peak times so the uses could share parking.

6. That the proposed site improvements would include a drainage system to collect, treat and recharge on site stormwater collected from the proposed roof and pavement, a gravel accessway for fire apparatus to reach all sides of the building, landscaping and site lighting for added safety (Exhibit #3, #4, #22 & #32).
7. That during the public hearing, the Engineer noted that the outdoor lighting will be LED luminaries on twenty-three-foot-high poles that would be in dark sky conformance with IDA's shielding requirements which would prevent light spillover and the roof covered sidewalk would be illuminated by LED wall packs (Exhibit #3 & #34).
8. That during the public hearing the Engineer discussed the proposed stormwater treatment on the Site was designed in conformance with the MassDEP Stormwater Manual (Exhibits #3, #5, #14, #20, #21, #23 & #31, Finding #6). The Board further noted that the stormwater design and calculations had been reviewed on behalf of the Town by PSC and that the Applicant had addressed all the previous comments (Exhibits #3, #4, #12, #20, #22, #24, #28, #32 & #33).
9. That the building is proposed to be served by an on-site septic system conforming to State Title 5 and local Board of Health regulations for the treatment of purely domestic sanitary discharges (Exhibits #3, #4, #32). The Board further notes that the review and approval of septic will by the Board of Health.

Criteria for Site Plan Approval [WCG §390-7.7(B)]

10. With regard to WGC §390-7.7(B)(1), that based upon the Findings stated within this Decision, there is adequate storm water retention on the Site (Exhibit #3, #4, #12, #20-#22, #24, #27-#29, #32 & #33, Finding #6 & #8). The Drainage Report demonstrates that stormwater runoff from the site will be reduced in the proposed condition, for all storm events up to and including the 100-year storm. The Site design conforms to the performance standards of the DEP's Storm Water Management Policy and all other state and local requirements. The Board further noted that the stormwater design and calculations had been reviewed on behalf of the Town by PSC and that the Applicant had addressed all the previous comments.
11. With regard to WGC §390-7.7(B)(2), that based upon the Findings stated within this Decision, there is adequate emergency access to the Site (Exhibit #21, #22, #29 & #32). The proposed site plan includes access from South Street and the proposed drive aisles provide adequate access to emergency vehicles to all sides of the building. The Board further notes that the Applicant has included a gravel access drive along the northern side of the building to allow for the Fire Department to access the entirety of the building exterior.
12. With regard to WGC §390-7.7(B)(3), that based upon the Findings stated within this Decision, the Site is currently a 4,000 square foot commercial/retail building (Exhibit #3, #4, #22 & #32, Finding #3-#5) with minimal existing vegetation. The Board finds that the Applicant's proposal includes a substantial landscaping package throughout the project which will greatly improve the aesthetics of the Site and the neighborhood.
13. With regard to WGC §390-7.7(B)(4), the Application minimizes air and water pollution (Exhibit #3, #4, #20 & #31, Finding #8 & #10). Mitigation measures will be implemented as necessary to minimize and control the dust that may occur as a result of the proposed grading and construction activities. All demolition activities will be conducted in accordance with the applicable provisions of the Dust, Odor, Construction and Demolition regulations, 310 CMR 7.09. The Board further notes that car emissions, due to engine idling will be regulated by the Massachusetts Anti-Idling Law, MGL Chapter 90, Section 16A, as implemented through the Massachusetts Air Pollution Control Regulations, 310 CMR 7.11.
14. With regard to WGC §390-7.7(B)(5), that based upon the Findings stated within this Decision, the collection and disposal of solid waste is satisfactory (Exhibit #3, #21 & #29). The proposed facility will have an onsite dumpster set on a concrete pad on the southwesterly end of the parking lot. A solid waste contractor will be retained to perform weekly refuse removal services.
15. With regard to WGC §390-7.7(B)(6), that based upon the Findings stated within this Decision, pedestrian and vehicular safety on site and with adjoining properties is adequate (Exhibit #3, #6a, #16, #20, #24 &

#31). The proposed jewelry store and rear retail space are estimated to generate approximately 7 vehicles entering and 8 vehicles exiting during the morning and afternoon peaks. For the peak hour of the generator it is projected that 15 vehicles will enter and 12 will exit the facility with Saturday estimated to be the same and Sunday projected to be half the average weekday trips. Site circulation and parking has been designed to comply with the requirements of the WGC §390-6.4, which requires the proposed facility to have a total of 22 parking spaces, three accessible spaces; one being van accessible. The Board finds that the proposed traffic will be compatible with the surrounding area (Exhibit #3, #21 & #29).

16. With regard to WGC §390-7.7(B)(7), that based upon the Findings stated within this Decision, the Application minimizes the visibility of parking, any outdoor storage and service areas from the public view and any glare from headlights and facility lighting through additional plantings (Exhibit #4, #22, #32, #34, & #37). The Site has been designed to distribute parking around two sides of the building to minimize large expanses of pavement. The landscaping proposed within and around the perimeter of the site provides for additional buffering of parking as well as minimizing the glare from headlights and facility lighting.
17. With regard to WGC §390-7.7(B)(8), that based upon the Findings stated within this Decision, the project adequately minimizes the intrusion of light from stationary fixtures on the site to adjoining properties (Exhibit #34). The proposed lighting layout and fixtures have been designed to minimize intrusion of light from stationary fixtures on the site into adjoining properties.
18. With regard to WGC §390-7.7(B)(9), that based upon the Findings stated within this Decision, the proposed architectural design is compatible with the surrounding neighborhood (Exhibit #5 & #30). The proposed building will be consistent with the surrounding area's character and intensity of use.

Criteria for Special Permit Decisions (WGC §390.9.1)

19. With regard to WGC §390-9.1(A), that based upon the Findings stated within this Decision, the Application has a vehicle and pedestrian traffic of a type and quantity that is in harmony with and does not adversely affect the immediate neighborhood (Exhibit #3, #4, #11, #19, #21-#23, #26, #29, #32, #37). The Board notes that the proposed use is of a type that is similar to the surrounding area.
20. With regard to WGC §390-9.1(B), that based upon the Findings stated within this Decision, the Project will not have a number of employees, customers or visitors so as to adversely affect the immediate neighborhood (see Finding #19).
21. With regard to WGC §390-9.1(C), that based upon the Findings stated within this Decision, the Application is considered a pre-existing non-conforming lot and the lot coverage has been approved as allowable by the Zoning Board of Appeals (Finding #4).
22. With regard to WGC §390-9.1(D), that based upon the Findings stated within this Decision, the use will not be dangerous to the immediate neighborhood through fire, explosion, emission of wastes or other causes (see Finding #19).
23. With regard to WGC §390-9.1(E), that based upon the Findings stated within this Decision, the use does not adversely affect the immediate neighborhood by creation of noise, vibration, dust, heat, smoke, fumes, odor, glare or other nuisance or serious hazard to the immediate neighborhood (Finding #19, #20 & #22).
24. With regard to WGC §390-9.1(F), that based upon the Findings stated within this Decision, the use shall not adversely affect the character of the immediate neighborhood (Finding #19-#23). The Board further notes that the proposed site, landscape and architectural plans submitted will improve the quality of the existing Site and neighborhood.

Criteria for Special Permit Decisions [WGC §390-9.2(A)]

25. With regard to WGC §390-9.2(A)(1), that based upon the Findings stated within this Decision, the project complies with WGC §390-4 & §390-6 (Exhibit #3 & #4).
26. With regard to WGC §390-9.2(A)(2), that based upon the Findings stated within this Decision, the vehicular and pedestrian traffic of the project will not be a significant impact on the neighborhood, the

primary or secondary roads, or the intersections serving the project area and further, the estimated additional employees, customers and visitors to the Site will not have an adverse effect to the environment nor on the immediate neighborhood (Findings #19 & #20).

27. With regard to WGC §390-9.2(A)(3), that based upon the Findings stated within this Decision, there will be adequate provisions to control litter, reduce, separate, recycle and/or compost solid waste generated at the site (Exhibit #4, #22 & #32).
28. With regard to WGC §390-9.2(A)(4), that based upon the Findings stated within this Decision, the project will not significantly impact the quality of surface water, ground, waters, soil, and the environment to include noise, vibration, dust, smoke, fumes, odor, glare or another nuisance or serious hazard so as to adversely affect the immediate neighborhood (Exhibits #3, #4, #12, #20-#22, #24, #29, #32, #33, #36 & #37, Findings #4, #6-#8, #10-#13, #16, #17, #21-#23).
29. With regard to WGC §390-9.2(A)(5), that based upon the Findings stated within this Decision, the use will not be a danger to the immediate neighborhood and/or the community or premises through fire, explosion, emission of wastes or runoff or other causes (see Finding #28).
30. With regard to WGC §390-9.2(A)(6), that based upon the Findings stated within this Decision, the proposed water and subsurface sewage disposal for the site are adequate (Finding #9). The Board further notes that the septic system is reviewed and approved through the Board of Health and the onsite water line installation will be inspected and approved by the DPW Water Department.
31. With regard to WGC §390-9.2(A)(7), that based upon the Findings stated within this Decision, the Application will not have a significant impact on municipal public safety services including water, sewer, police, fire protection and ambulance services (Findings #25-#30).
32. With regard to WGC §390-9.2(A)(8), that based upon the Findings stated within this Decision, that the architecture of the proposed building is in harmony with the surrounding neighborhood, including, without limitation, the zoning district and all abutting zoning districts (Exhibits #5 & #30).
33. With regard to WGC §390-9.2(A)(9), that based upon the Findings stated within this Decision, the visual impacts of the project will not adversely impact the character of the neighborhood, including, without limitation, the zoning district and all abutting zoning districts (Exhibits #4, #5, #22, #30, #32, #34, Findings #6, #7, #19-#25 & #32). The Board further notes that the building and site improvements as proposed and conditioned will be an improvement to the surrounding area.
34. With regard to WGC §390-9.2(A)(10), that based upon the Findings stated within this Decision, the project will not have an adverse impact on the character of the neighborhood, the Town, its residents or surrounding properties (see Finding #33). The Board further notes that the building has been designed to be in conformance with the commercial character of the neighborhood and with WGC §390-4.2.
35. With regard to WGC §390-9.2(A)(11), that based upon the Findings stated within this Decision, the use will not have an adverse economic impact on the Town, its residents and surrounding properties. The Board further notes that the project as proposed and conditioned will increase the tax revenue for the Town.
36. With regard to WGC §390-9.4(A), that based upon the Findings stated within this Decision, the proposed use and project will have an acceptable environmental lot impact, is consistent with the land use objectives of the Town, complies with the Bylaws and in particular, §390-1.2, and will comply with the bylaw and regulations of the Town and applicable laws and regulations of the Commonwealth.

CONDITIONS OF APPROVAL

At their meeting of June 01, 2022, after due consideration of the exhibits submitted and the entire record of proceedings introduced and accepted in this matter, the Wrentham Planning Board voted to **GRANT** the Application for Special Permit & Site Plan Approval with the following conditions:

STANDARD CONDITIONS

1. This Site Plan Approval specifically authorizes the demolition of a 4,000 s.f. and construction of a 5,414 square foot two tenant retail/commercial building with office space & associated site improvements on the Site as shown on the Plans identified as Exhibit #37 of this Decision, or as modified by the Conditions of this Site Plan Approval.
2. The work authorized by this Site Plan Approval shall be solely for the purposes noted within Condition #1 of this Decision and shall run with the land and be binding upon the property owners as well as their administrators, successors and assigns, including future tenants. Any instrument for sale, transfer of rights or interest in all or any part of the Site shall reference this Special Permit and shall include a notice that the successors are bound to its terms and conditions.
3. The Applicant shall adhere to the Wrentham Zoning By-Laws (WGC Ch. 390) except as waived herein, and all other applicable provisions of municipal law and regulation, Federal and State statutes and related regulations promulgated by Federal and State agencies.
4. Any modifications to the use, Site, structure(s) and/or Site improvements as described within and authorized by this Decision and as presented to the Board during the public hearing and in the above referenced Exhibits shall require, prior to implementing such change, a request in writing, from the Applicant to the Board a determination as to whether the proposed change constitutes a Minor or Major Modification. Insubstantial modifications, such as minor field changes, slight variations in building or site layout and changes that are de minimis in nature shall not require additional review and approval of the Board and may be approved by the Wrentham Building Commissioner in consultation with the Planning Director.
5. All maintenance of the Site hereafter shall be in accordance with all applicable Federal, State and Local regulations.
6. In accordance with WGC §390-7.7(E) & §390-9.4(B) this Special Permit & Site Plan Approval is valid for two (2) years from the date of the expiration of the appeal period. Development must be completed within the two-year time limit unless an extension is granted. Extensions shall be considered a Modification of this permit and shall be submitted in writing to the Board prior to expiration for review and approval. Failure to comply with these conditions will result in a penalty of $300 a day or the maximum allowed under the M.G.L. c. 40A §7 for each day of continued violation, revocation of the permit, or judicial enforcement.
7. This Special Permit & Site Plan Approval shall not take effect until the Decision and Plan Cover Sheet have been recorded at the Norfolk County Registry of Deeds (NCRD) within thirty (30) days following the expiration of the appeal period. Proof of recording of the Decision and Plans, including Deed Book and Page Number or Instrument Number shall be submitted to the Planning Board office within thirty (30) days of recording.
8. By recording this Special Permit & Site Plan Approval Decision in the NCRD, the Applicant agrees to and accepts the Conditions set forth in this Special Permit & Site Plan Approval decision.
9. Any inability, failure or refusal by the Applicant to comply with the Conditions of this Decision, when notified of failure of compliance, shall be grounds for immediate denial of building construction or occupancy permit with respect to this project.
10. This approval shall not be construed as final approval of any on- or off-site improvements or work (such as water, sewer, drainage, or other utility installation) associated with this project and shown on the Plans. All applicable Federal, State and Local approvals/permits shall be obtained by the Applicant prior to the construction of any portion of the development or off-site improvements that warrant such approval/permits. All applicable requirements of the Wrentham Board of Health, Conservation Commission, Department of Public Works and all other utilities, are hereby incorporated by reference as a requirement of this Decision.

CONDITIONS TO BE MET PRIOR TO THE START OF CONSTRUCTION

11. Prior to the endorsement of the site plan a final revised plan, with a revised plan set date, incorporating all conditions and changes listed herein, stamped by the appropriate professional engineers and/or land surveyors shall be submitted to the Board. A block for Planning Board endorsement shall be placed on the cover sheet.
12. Prior to the commencement of any site work, the Applicant shall submit to the Board a final construction phasing schedule which also identifies the designated route for construction vehicles, and their anticipated hours of travel. The installation of haybales, compost socks and silt fence and the clearing and grubbing necessary for such installation shall not be considered "site work" for purposes of compliance with this condition. The plan shall clearly explain the building construction and utility sequencing and the provisions for safe access during construction. The Applicant shall ensure that, during construction, the design engineer, or its qualified representative, visits the Site regularly and, at a minimum, twice a month during peak activity periods provides regular reports to the Building Commissioner, Planning Director and Board's Consulting Engineer to advise of the status of the work, erosion control measures and any special circumstances which may arise in connection with the construction of the Project. The Applicant shall direct construction vehicles to avoid secondary residential roads.
13. A pre-construction meeting shall be held with the Planning Board's Consulting Engineer, Planning Director and applicable Department heads prior to the start of construction. The Board may require the services of a peer review engineer to inspect portions of the work both during and after construction. The costs for these inspections shall be borne by the Applicant. Based on the results of the pre-construction meeting, a review deposit may be required from the Applicant at that time, but failure to require a deposit at that time shall not preclude the Board from requiring a deposit at a later date if it deems additional inspections are needed.
14. Prior to the start of any construction activity on the Site, an initial inspection of the delineated limits of work, erosion control and site stabilization measures shall be performed by agent(s) of both the Planning Board and Conservation Commission in the presence of a representative of the Applicant/Developer, and notice of such inspection forwarded to both Boards. No construction activity shall occur on the Site until the Applicant/Developer receives written authorization from both the Planning Board and Conservation Commission regarding the adequacy of the initial erosion control and site stabilization measures. The Planning Board reserves the right to require additional erosion control/site stabilization measures at any time during the construction process should the Planning Board, Conservation Commission or their agent(s) deem such measures necessary. The Applicant/Developer shall be notified in writing of the necessity for such additional measures, and shall complete all such requirements within ten (10) days of receiving said notice, or other time as may be agreed upon by both the Planning Board and Conservation Commission.
15. Prior to the issuance of a Building Permit, the Applicant shall confirm that all outstanding items as identified in Exhibit #28 have been addressed.

<u>CONDITIONS TO BE MET DURING CONSTRUCTION</u>

16. The Applicant shall take all necessary measures to minimize dust from rising and blowing across the site and onto roads and adjacent properties. Any sediment or dirt tracked onto public ways shall be swept prior to the end of the construction day.
17. Hours of construction shall be as follows:
    a. Interior Building Fit Out: Monday – Friday 7 a.m. to 7:30 p.m.; Saturdays 8 a.m. to 6:30 p.m.; Sundays no work allowed
    b. Exterior Building Construction and Site Work: Monday – Friday 7 a.m. to 6:30 p.m. and earthwork proposed shall only occur Monday through Friday between the hours of 7 a.m. and 5 p.m. and Saturdays from 8 a.m. to 5 p.m. There shall be no construction activity on Sundays or Federal and State holidays.

18. All grading and construction shall be in accordance with the approved Plans and the Conditions of this Special Permit, as well as all applicable Federal, State and Local regulations, and shall be accomplished so as not to discharge any pollutants or siltation into waterways or resource areas from the site and its associated improvements during construction, and after completion.
19. The Planning Board reserves the right to utilize review fees as allowed under M.G.L. Ch. 44 §53G for engineering, legal and any other professional review services that may be needed to adequately review the project, monitor construction activities and impacts, and review final as-built plans.
20. Prior to the issuance of the Building Permit (BP) or Certificate of Occupancy (CO) for the Project, the Applicant shall satisfy the following requirements of the Wrentham Fire Department:
    a. Before BP: Submit to the Fire Department for review and approval a fire protection/detection plan and sprinkler plan. The plan shall include detailed information for the water distribution system and anticipated water flow data, building sprinkler details and hydrant locations.
    b. Before CO: The Applicant shall install a fire alarm radio box providing a direct connection to the Fire Department. It should be compatible with the current Fire Department receiving equipment. The Applicant may choose its own equipment, provided it is approved in advance by the Fire Department, and the receiving equipment and programming software are provided by the Applicant to the Fire Department in an acceptable manner
    c. Before CO: A fire department connection shall be installed at a location approved by the fire department, if required.
    d. Before CO: Bidirectional radio amplifiers shall be installed unless an alternate method is agreed to by the Department. This will include two Fire Department radio channels and one Police Department channel, as specified by each Department.
21. The Applicant shall be responsible for litter control both during and after construction.

CONDITIONS TO BE MET AFTER CONSTRUCTION

A. General

22. Unless modified by this Decision, the Site shall be developed, constructed and maintained in accordance with all applicable Federal, State and Local regulations, and as shown on the Plans identified as Exhibit #37 of this Decision or as modified by the Conditions of this Site Plan Approval. All required permits and approvals shall be secured by the Applicant at the appropriate stage of construction and copies of all pertinent documents regarding said permits and approvals shall be filed with the Planning Board in a timely manner.
23. All final grades and installation of improvements authorized by this Site Plan Approval, or approved modifications thereto, shall be shown on an as-built plan prepared by a professional land surveyor registered in the Commonwealth of Massachusetts. Copies of said plan shall be submitted to the Board and the Building Commissioner prior to the issuance of a Certificate of Occupancy.
24. All landscaping, gravel drive and fencing shown on the approved plans shall be permanently maintained by the owner, and landscaping shall be replaced as needed to maintain the buffer to neighboring parcels and compliance with the requirements of the zoning bylaws and approved plans.
25. The final as-built plans shall be submitted in electronic format compatible and/or able to be converted for use with the Town's GIS. A copy shall also be submitted in pdf format for more general use.

B. Noise

26. No vehicles shall be allowed to idle for more than 5 minutes in accordance with the State Air Pollution Regulations, 310 CMR 7.11(1). "No idling" signs shall be placed around the building so to be clearly visible to all trucks.
27. The Applicant and tenant(s) will endeavor to use low-noise back-up beepers for tenant owned vehicles.

28. If rooftop air conditioning units are installed, they shall be screened and sufficiently set back from building parapet to prevent noise impacts to surrounding areas.
29. Noise levels shall not exceed average ambient levels by more than 10 dB between 7:30 pm and 6:30 am.
30. Building occupants shall conform to Massachusetts DEP noise regulations.
31. No refrigerated storage or refrigerated trucks are allowed unless they meet the noise conditions contained in this Decision.

C. Operations

32. Exterior and parking lot lighting shall be turned off or dimmed within one-hour of close of business, unless otherwise deemed necessary by the Wrentham Police Department for safety reasons. All sign illumination shall also be turned off during these hours except for the illumination of signs regarding hours of operation, truck idling and wayfinding for the purpose of directing trucks access and egress in accordance with the conditions in this Decision. Lighting and illumination levels shall follow the submitted lighting plan. All fixtures shall have LED bulbs and adjustable shields so that none of the site lighting extends beyond the property line nearest the residential neighborhood.
33. Operation and emptying of trash containers shall be between the hours of 6:00 AM and 10:00 PM. There shall be no trash pick-up on Sundays.
34. Public roadways shall not be used for staging of vehicles, all staging of vehicles shall occur on site.
35. Snow storage shall be consistent with operations & management plan. No snow shall be deposited in resource areas.
36. Hours of retail operations shall be 9 a.m. to 9 p.m., Monday through Sunday.

RECORD OF VOTE

Constituting a majority of the Planning Board, the following members (MOTION by Mr. Skinner, SECOND by Mr. Woodhams) voted 7-0 by Roll Call vote: Mr. Cass-Aye, Mr. Lawrence-Aye, Mr. McKnight-Aye, Mr. Schwarm-Aye, Mr. Skinner-Aye, Mr. Woodhams-Aye, Mr. Wrynn-Aye to **APPROVE with Conditions** the Special Permit & Site Plan Approval for a new 5,414 square foot two tenant commercial building with office space & associated site improvements at 1092 South Street based on the information received at the public hearing and the aforementioned findings.

BY ORDER OF THE BOARD:

Michael McKnight, Chairperson

Date: 06/02/22

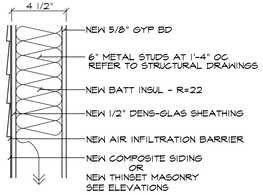
cc:
- Applicant
- Building Commissioner
- DPW
- Owner
- Conservation Commission
- Fire Department
- Assessor
- Board of Health

LEGEND:

NEW WALL/PARTITION

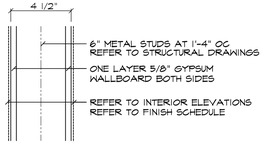
EXISTING WALL/PARTITION

EXISTING WALL/PARTITION TO BE REMOVED



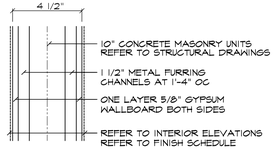
TYPICAL NEW EXTERIOR WALL #1

SCALE: NOT TO SCALE



TYPICAL NEW INTERIOR WALL #2

SCALE: NOT TO SCALE



TYPICAL NEW TENANT SEPARATION WALL #3

SCALE: NOT TO SCALE

RECEIVED
05/03/22
Planning Dept
Exhibit # 30

GENERAL NOTES

NOTES:

NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN OBTAINED.

ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND THE CODES AND REGULATIONS OF ALL LOCAL AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL OF ALL INSTALLED MATERIALS. SHOULD A DISCREPANCY OCCUR THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.

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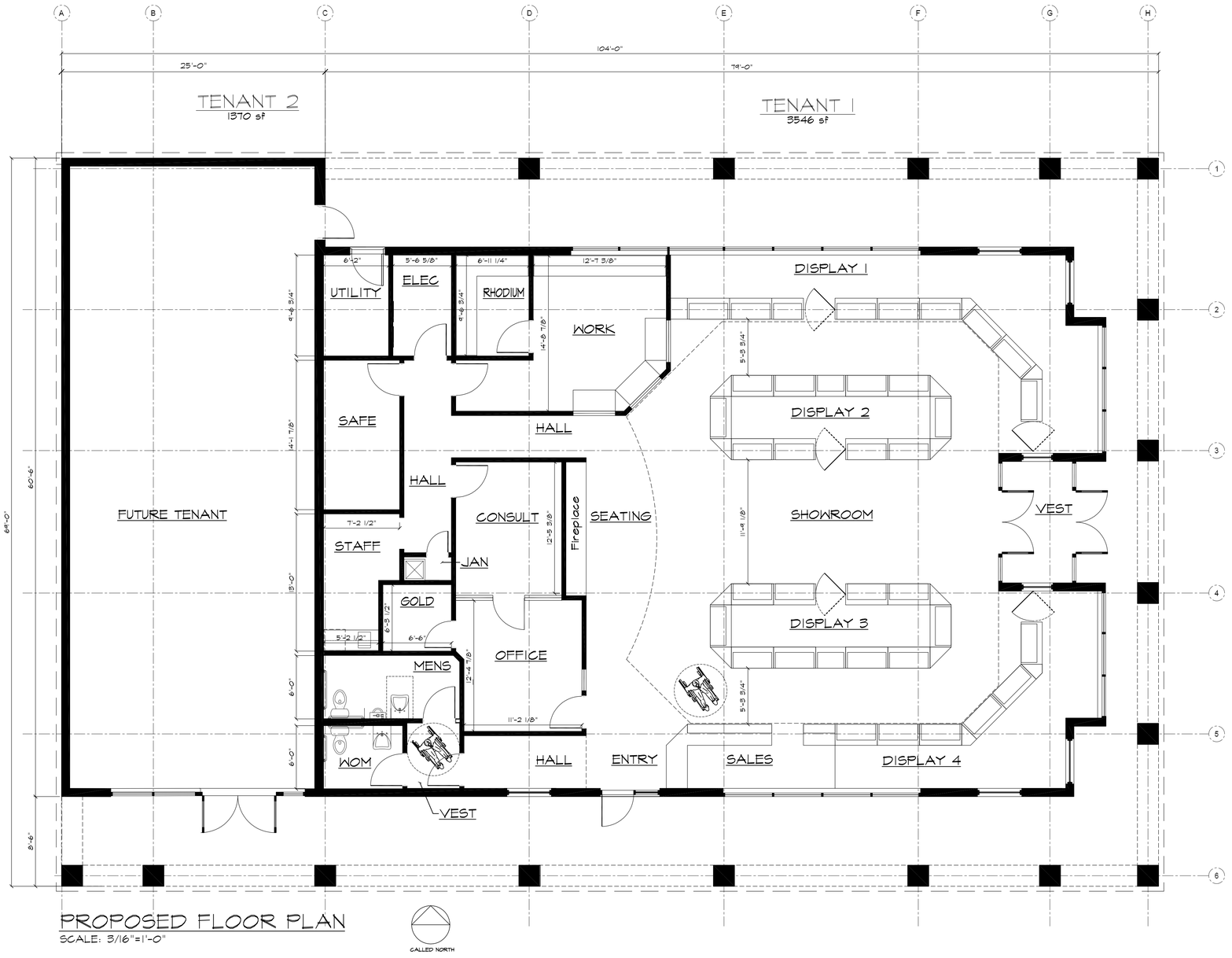

PROPOSED FLOOR PLAN

SCALE: 3/16"=1'-0"

CALLED NORTH

PROJECT:
New Retail Store
NASR Jewelers
1092 South Street
Wrentham, MA

OWNER:
JONMAT Realty Group
61 Commerce Way
Plymouth, MA

ARCHITECT
JG ARCHITECTURE
200 WINTER STREET
HOLLISTON, MA 01746
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(508) 869 - 0403

ARCHITECT:
REGISTERED ARCHITECT JAMES M. GILMORE NO. 8168 HOLLISTON MA COMMONWEALTH OF MASSACHUSETTS

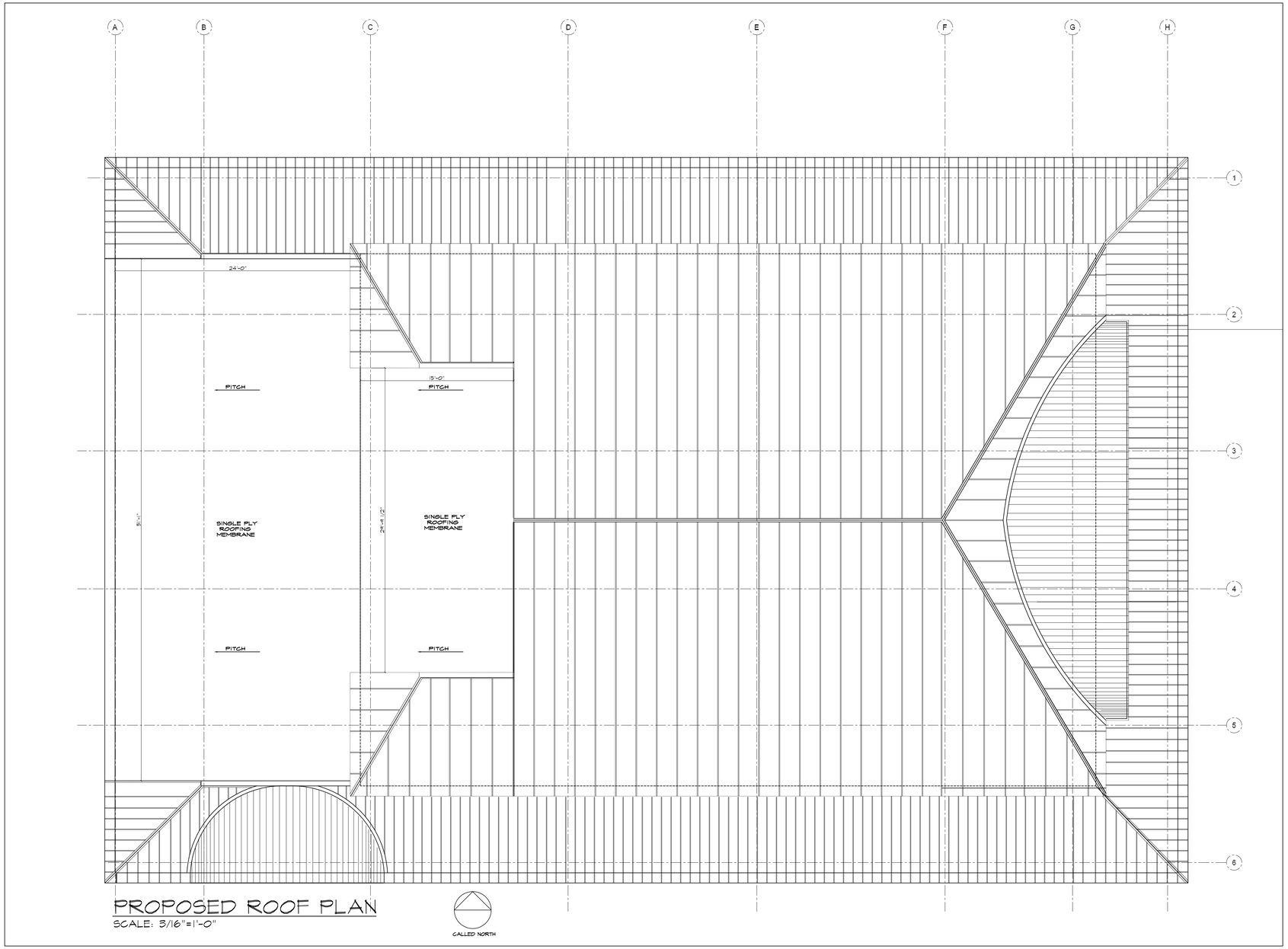
ENGINEER:

ISSUES / REVISIONS

SHEET TITLE:
PROPOSED FLOOR PLAN

ISSUE DATE:

JG JOB NUMBER: 21-032
SHEET NUMBER: A-100



PROPOSED ROOF PLAN

SCALE: 3/16"=1'-0"

CALLED NORTH

PROJECT:

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NASR Jewelers

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Wrentham, MA

OWNER:

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MA
COMMONWEALTH OF MASSACHUSETTS

ENGINEER:

ISSUES / REVISIONS

SHEET TITLE:

PROPOSED ROOF PLAN

ISSUE DATE:

JGA JOB NUMBER: 21-032

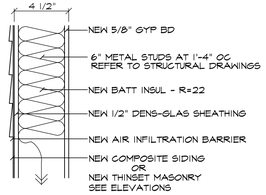
SHEET NUMBER: A-102

LEGEND:

NEW WALL/PARTITION

EXISTING WALL/PARTITION

EXISTING WALL/PARTITION TO BE REMOVED



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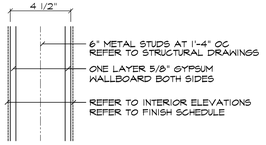

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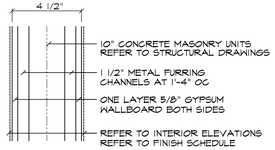

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REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

CALLED NORTH

PROJECT:
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NASR Jewelers
1092 South Street
Wrentham, MA

OWNER:
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Plymouth, MA

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ENGINEER:

ISSUES / REVISIONS

SHEET TITLE:
REFLECTED CEILING PLAN

ISSUE DATE:

JGA JOB NUMBER: 21-032
SHEET NUMBER: A-200

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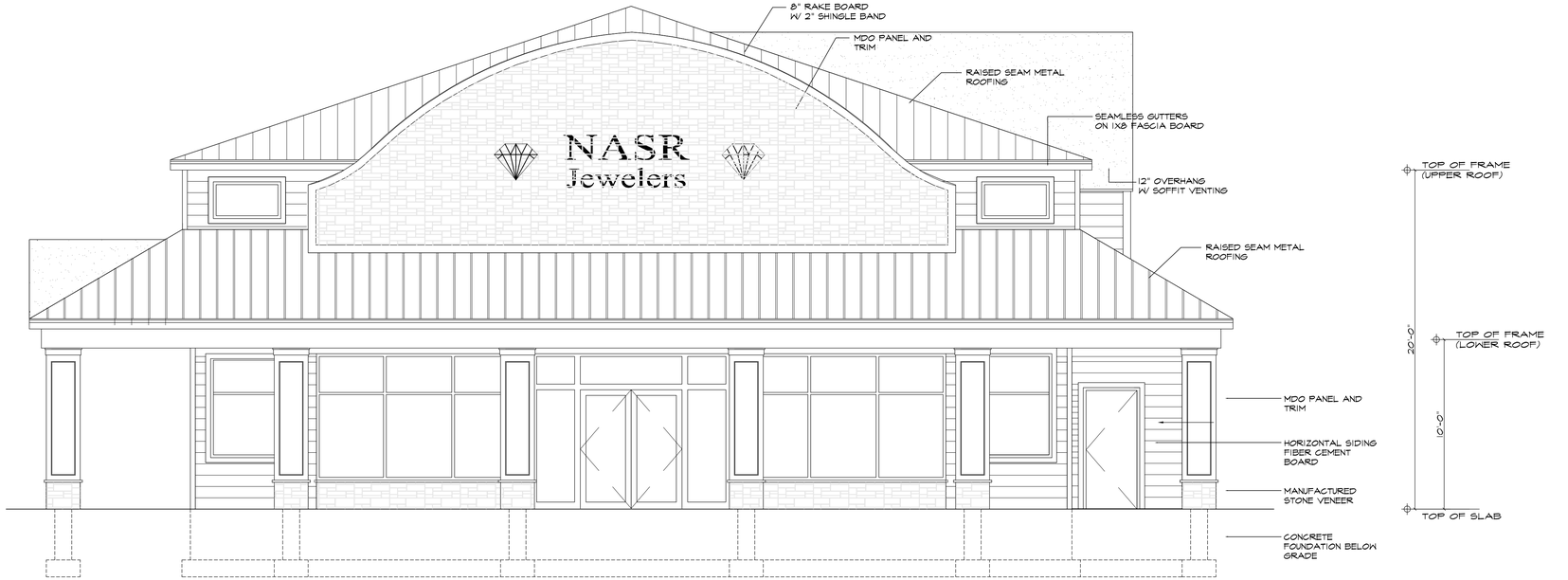
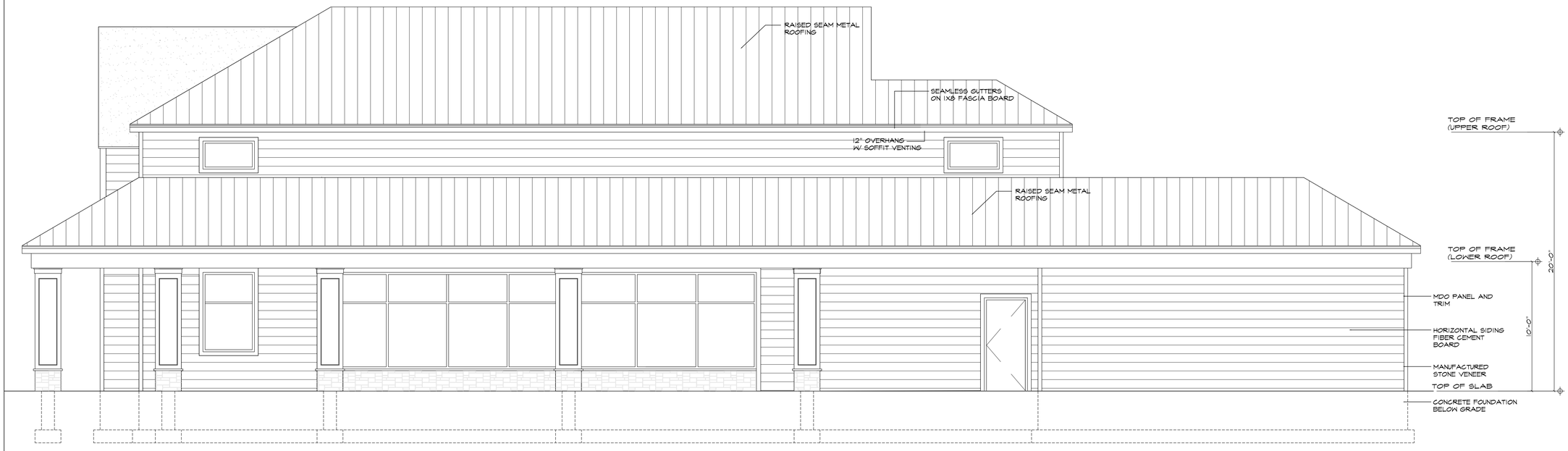


SOUTH (FRONT) ELEVATION

SCALE 1/4" = 1'-0"



EAST (RIGHT) ELEVATION

SCALE 1/4" = 1'-0"

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MA
COMMONWEALTH OF MASSACHUSETTS

ENGINEER:

ISSUES / REVISIONS

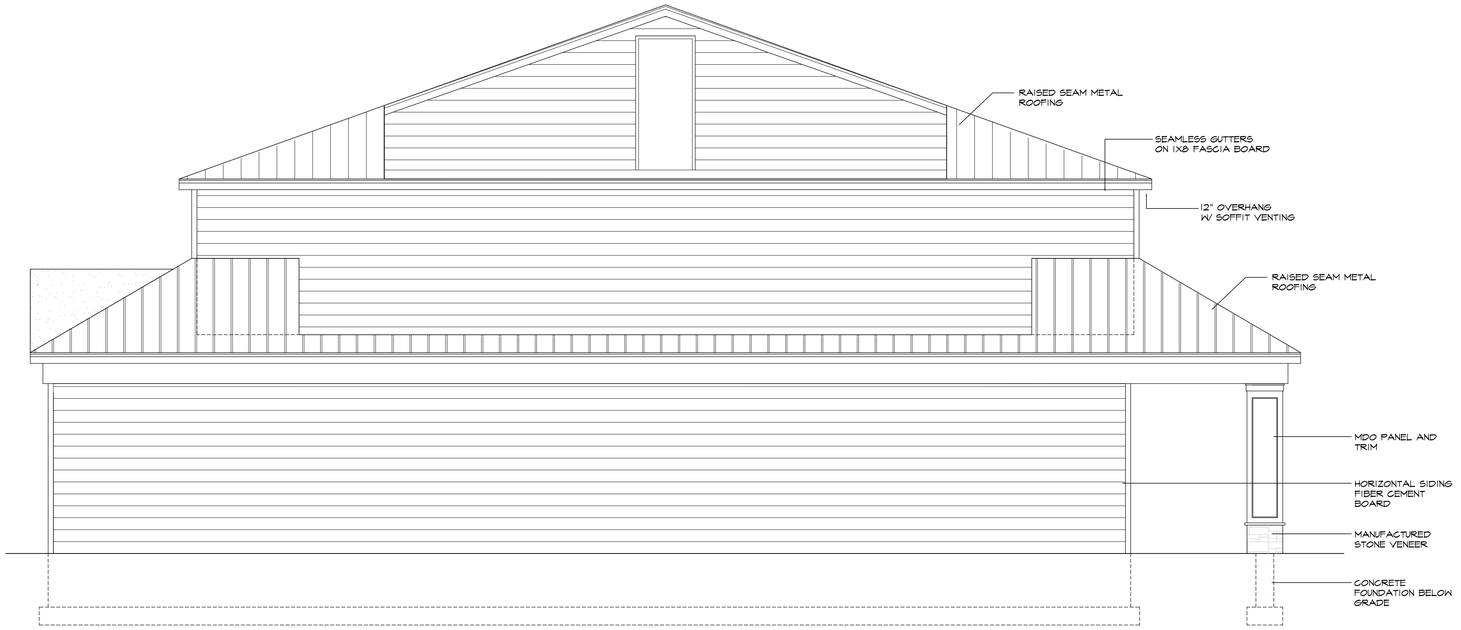
SHEET TITLE:

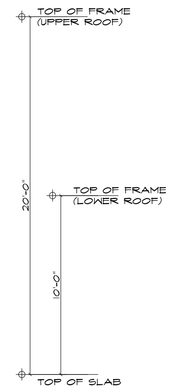
EXTERIOR ELEVATIONS

ISSUE DATE:

JOB JOG NUMBER: 21-032

SHEET NUMBER: A-300





NORTH (REAR) ELEVATION

SCALE 1/4" = 1'-0"

WEST (LEFT) ELEVATION

SCALE 1/4" = 1'-0"

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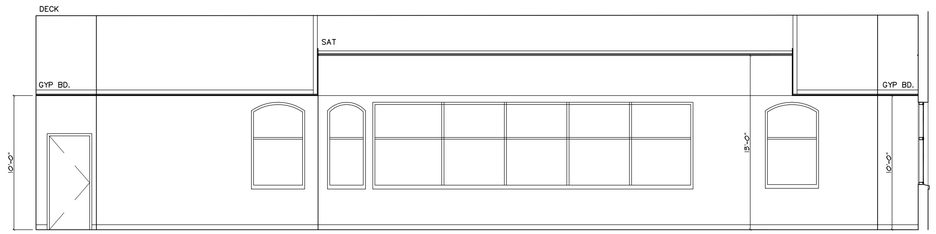
ENGINEER:

ISSUES / REVISIONS

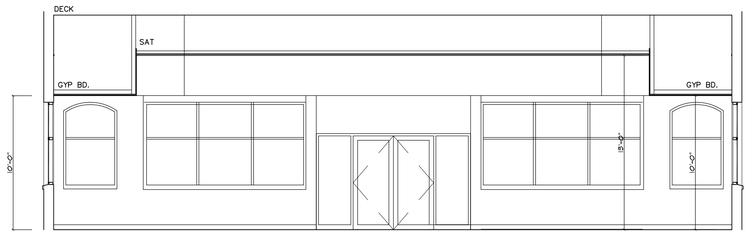
SHEET TITLE:
EXTERIOR ELEVATIONS

ISSUE DATE:

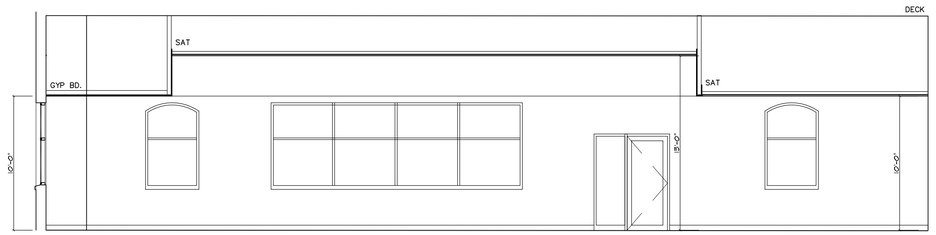
JOB JOB NUMBER: 21-032
SHEET NUMBER: A-301



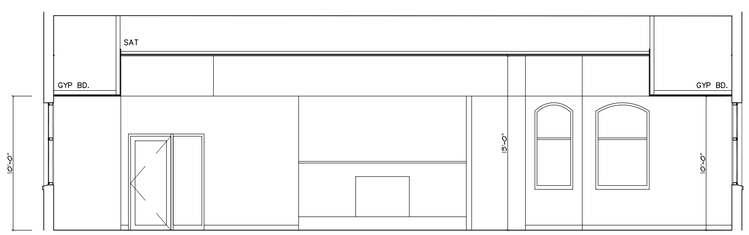
ELEVATION 1



ELEVATION 2



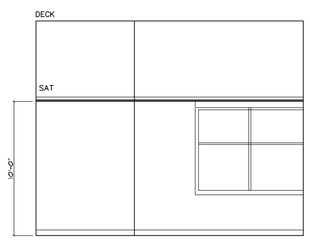
ELEVATION 3



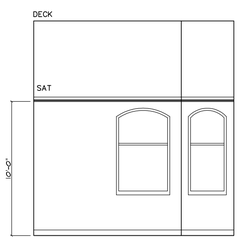
ELEVATION 4

SHOWROOM ELEVATIONS

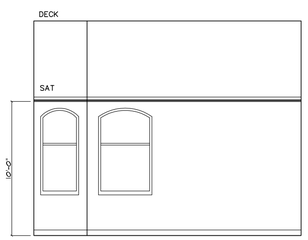
SCALE 3/16" = 1'-0"



ELEVATION 5



ELEVATION 6



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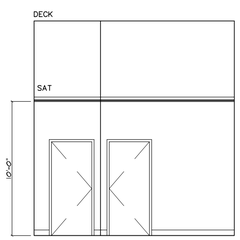

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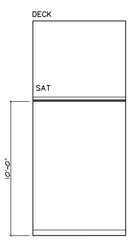

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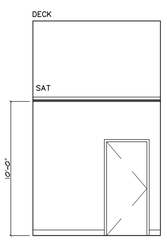
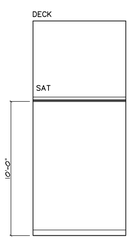
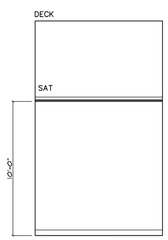


ELEVATION 10



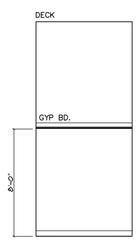
ELEVATION 11



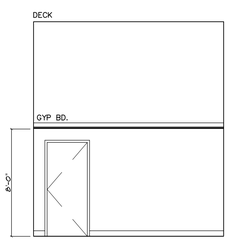
ELEVATION 12

WORKROOM ELEVATIONS

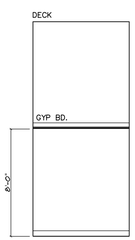
SCALE 3/16" = 1'-0"



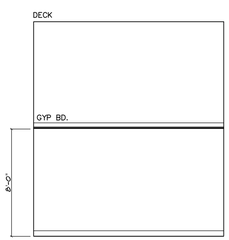
ELEVATION 13



ELEVATION 14



ELEVATION 15



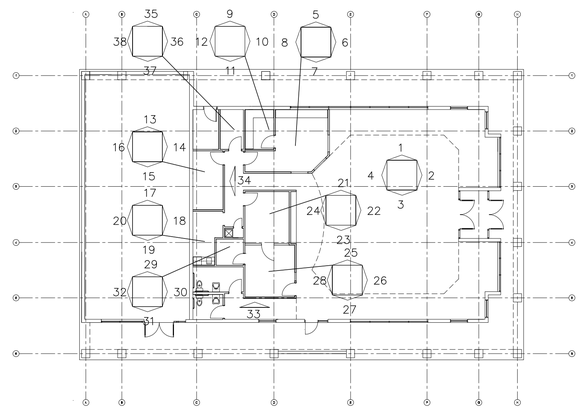
ELEVATION 16

SAFE ROOM ELEVATIONS

SCALE 3/16" = 1'-0"

RHODIUM ROOM ELEVATIONS

SCALE 3/16" = 1'-0"



ELEVATION KEY PLAN

SCALE NOT TO SCALE

DECK DECK DECK DECK DECK DECK DECK DECK

PROJECT:

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ENGINEER:

ISSUES / REVISIONS

SHEET TITLE:

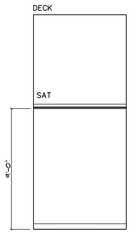
INTERIOR ELEVATIONS

ISSUE DATE:

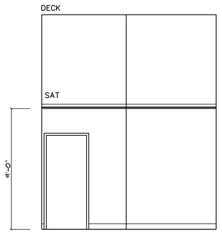
JGA JOB NUMBER: 21-032

SHEET NUMBER: A-302

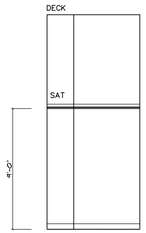
C:\jobs\Nasr\Nasr Cd's 08-17-21\Nasr Design 09-27-21.dwg, 12/2/2021 12:45:13 PM, PDFLite.pc3



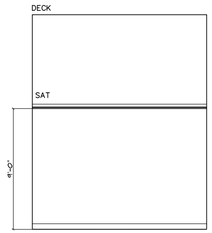
ELEVATION 17



ELEVATION 18



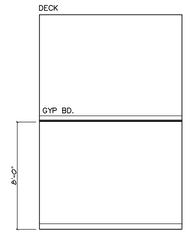
ELEVATION 19



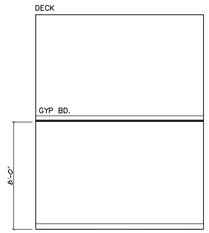
ELEVATION 20

STAFF ROOM ELEVATIONS

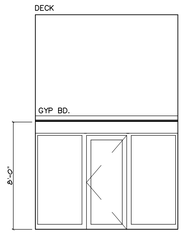
SCALE 3/16" = 1'-0"



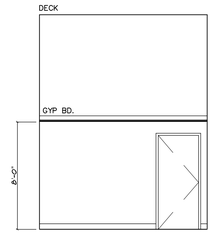
ELEVATION 21



ELEVATION 22



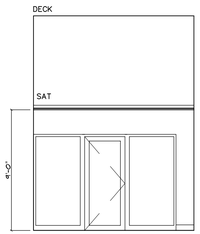
ELEVATION 23



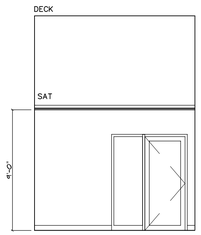
ELEVATION 24

CONSULT ROOM ELEVATIONS

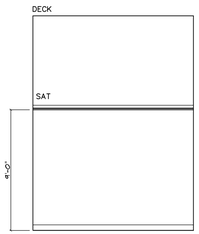
SCALE 3/16" = 1'-0"



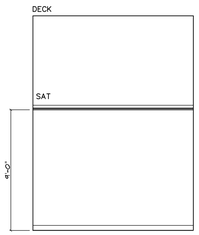
ELEVATION 25



ELEVATION 26



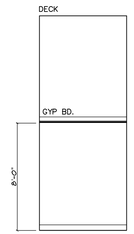
ELEVATION 27



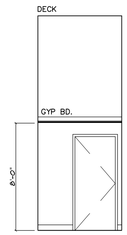
ELEVATION 28

OFFICE ELEVATIONS

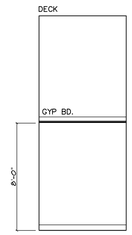
SCALE 3/16" = 1'-0"



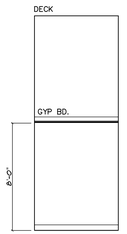
ELEVATION 29



ELEVATION 30



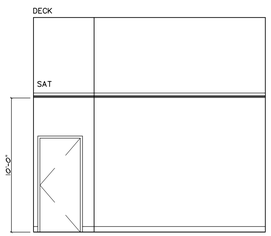
ELEVATION 31



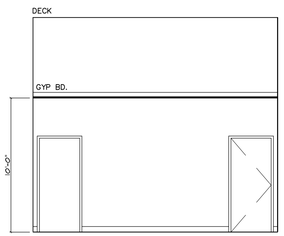
ELEVATION 32

GOLD ROOM ELEVATIONS

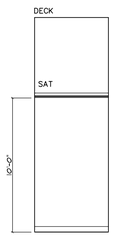
SCALE 3/16" = 1'-0"



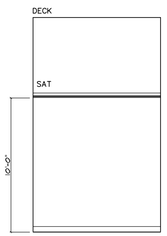
ELEVATION 33



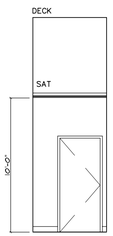
ELEVATION 34



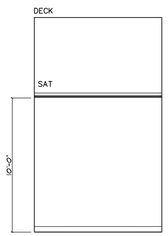
ELEVATION 35



ELEVATION 36



ELEVATION 37



ELEVATION 38

HALL ELEVATIONS

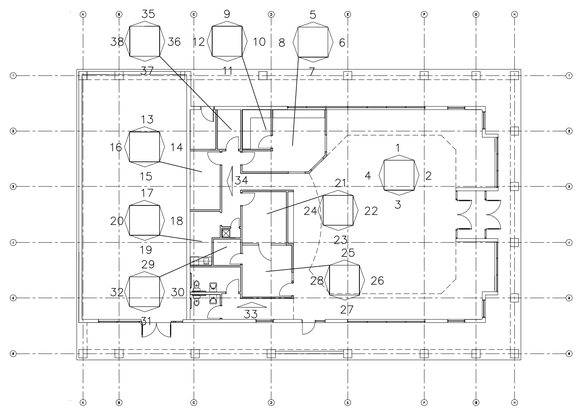
SCALE 3/16" = 1'-0"

HALL ELEVATIONS

SCALE 3/16" = 1'-0"

STORE ROOM ELEVATIONS

SCALE 3/16" = 1'-0"



ELEVATION KEY PLAN

NOT TO SCALE

PROJECT:

New Retail Store

NASR Jewelers

1092 South Street
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OWNER:

JONMAT Realty Group

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Plymouth, MA

ARCHITECT

JG ARCHITECTURE

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STRATEGIC DESIGN & CONSTRUCTION

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ARCHITECT:

REGISTERED ARCHITECT
JAMES M. GILDAY
NO. 8168
HOLLISTON
MA
COMMONWEALTH OF MASSACHUSETTS

ENGINEER:

ISSUES / REVISIONS

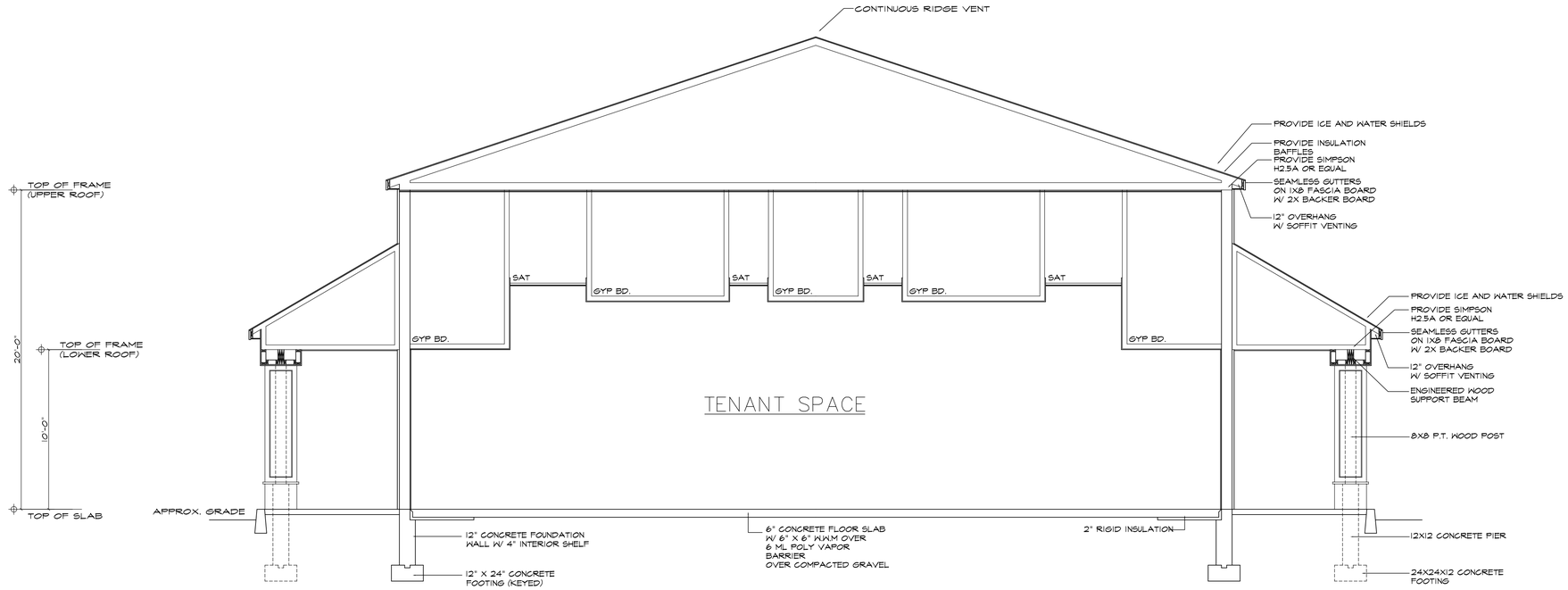
SHEET TITLE:

INTERIOR ELEVATIONS

ISSUE DATE:

JGA JOB NUMBER: 21-032

SHEET NUMBER: A-303



BUILDING SECTION

SCALE: 1/4"=1'-0"

PROJECT:

New Retail Store

NASR Jewelers

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ENGINEER:

ISSUES / REVISIONS

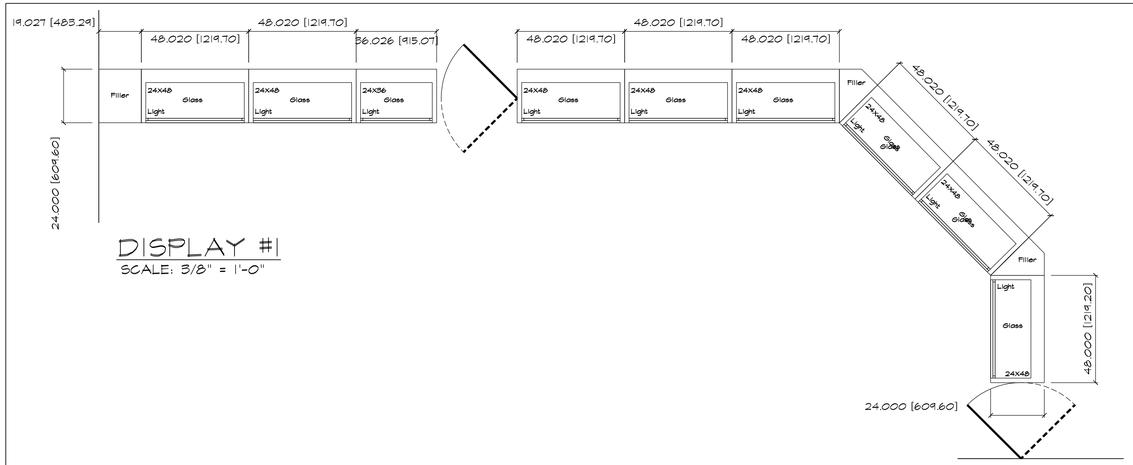
SHEET TITLE:

BUILDING SECTION

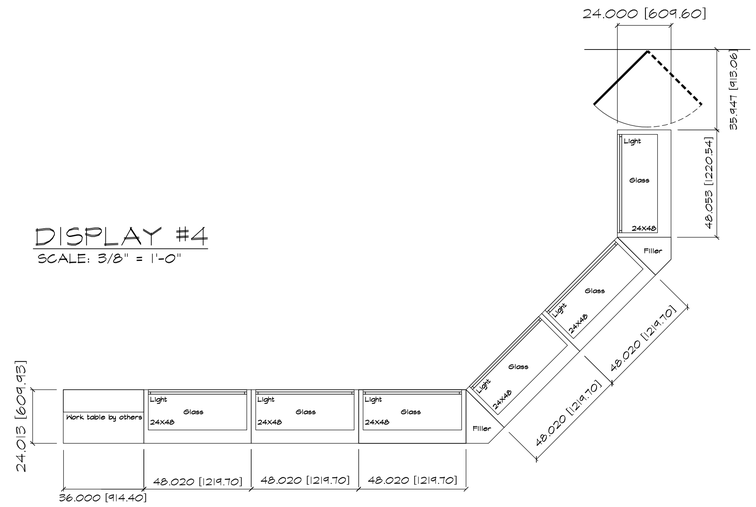
ISSUE DATE:

JG JOB NUMBER: 21-032

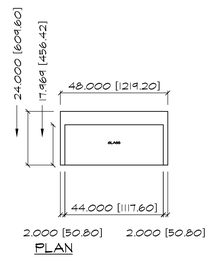
SHEET NUMBER: A-400



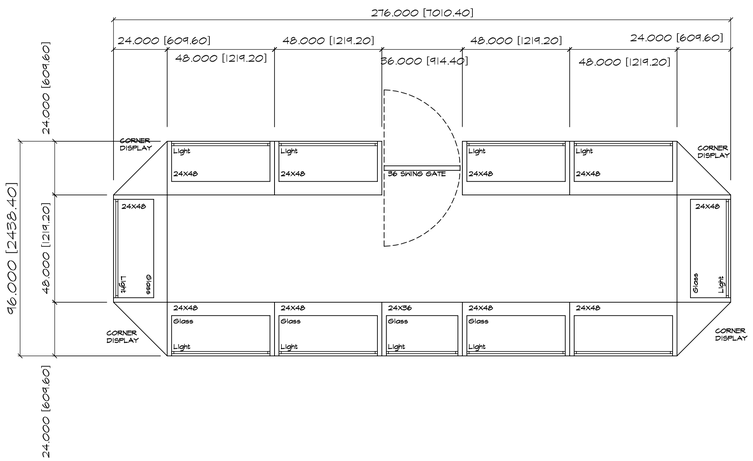
DISPLAY #1
SCALE: 3/8" = 1'-0"



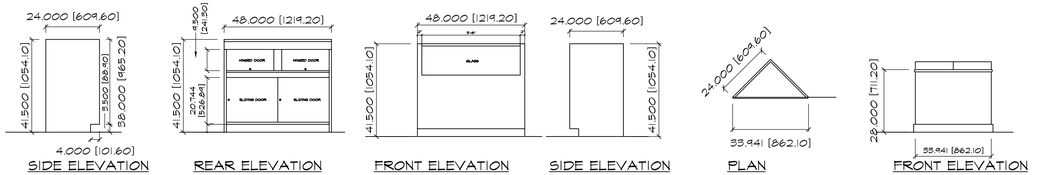
DISPLAY #4
SCALE: 3/8" = 1'-0"



PLAN

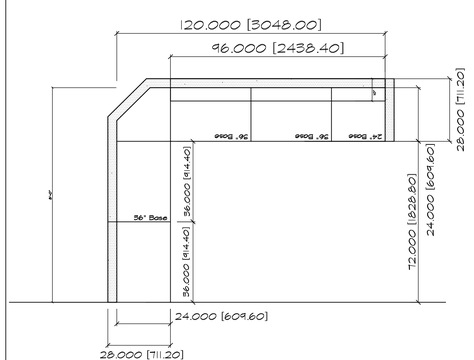


CENTER DISPLAY ISLAND UNITS (2 required)
SCALE: 3/8" = 1'-0"

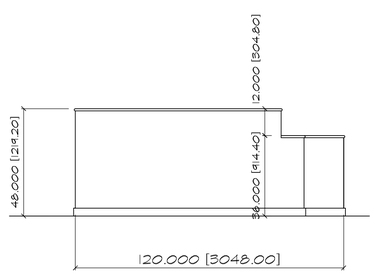


MAIN DISPLAY UNIT - ELEVATIONS
SCALE: 3/8" = 1'-0"

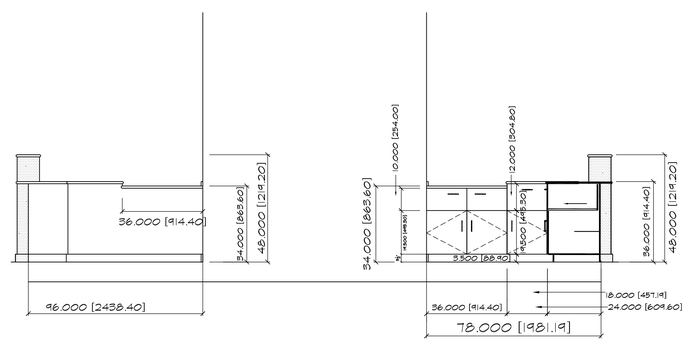
CORNER DISPLAY UNIT
SCALE: 3/8" = 1'-0"



CHECK OUT PLAN



FRONT ELEVATION



RIGHT SIDE ELEVATION

SALES UNIT
SCALE: 3/8" = 1'-0"

CHECK OUT UNIT - ELEVATIONS
SCALE: 3/8" = 1'-0"

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ENGINEER:

ISSUES / REVISIONS

SHEET TITLE:
CASEWORK PLANS/ELEVATIONS

ISSUE DATE:

JGA JOB NUMBER: 21-032
SHEET NUMBER: A-600

CODE INFORMATION AND DESIGN LOADS (EXCEPT AS NOTED):

BUILDING CODE: 9th EDITION OF MSBC W/ AMENDMENTS

FLOOR LIVE LOADS:
1st FLOOR: 100 PSF

SNOW AND ROOF LOADS/FACTORS:

GROUND SNOW LOAD (Pg): 40 PSF
MIN FLAT ROOF SNOW LOAD (Pf): 35 PSF
SNOW LOAD IMPORTANCE FACTOR (Is): 1.0
SNOW EXPOSURE FACTOR (Ce): 1.0
THERMAL FACTOR (Ct): 1.1

GEOTECHNICAL FACTORS:
FROST DEPTH: 4'-0"
ASSUMED SOIL BEARING CAPACITY: 3000 PSF (PRESUMPTIVE LOAD BEARING MATERIALS TABLE)
(SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER)

SEISMIC FACTORS:
GROUND ACCELERATIONS: Ss=.184g, S1=.064g
DESIGN ACCELERATIONS: Sds=.181g, Sd1=.094g
SEISMIC IMPORTANCE FACTOR (Ie): 1.0
OCCUPANCY CATEGORY: II
SEISMIC DESIGN CATEGORY: B
SEISMIC SITE CLASS (ASSUMED): D
ANALYSIS PROCEDURE: EQUIV. LATERAL FORCE PROCEDURE
LAT. FORCE RESISTING SYSTEM:
ORDINARY STEEL CONCENTRICALLY BRACED FRAMES
RESPONSE MODIFICATION FACTOR: 3.0
SEISMIC RESPONSE COEFF. Cs: .065
DESIGN BASE SHEAR V: 12.0 Kips.

WIND FACTORS:
BASIC WIND SPEED (V): 130 MPH
WIND EXPOSURE FACTOR: B
WIND IMPORTANCE FACTOR (Iw): 1.0
BUILDING CLASS: 1
RISK CATEGORY: II
INTERNAL PRESSURE COEFF GCpi: ±0.18 (ENCLOSED BLDG.)

COMPONENTS AND CLADDING: UNFACTORED WIND LOADS

ZONES 1, 2 & 3 ROOF WIND PRESSURES

TRIB AREA	ZONE 1 (FIELD)	ZONE 2 (EDGE)	ZONE 3 (CORNER)
10 SF	17(-27) PSF	17(-47) PSF	17(-70) PSF
20 SF	17(-27) PSF	17(-46) PSF	17(-67) PSF
50 SF	17(-27) PSF	17(-43) PSF	17(-64) PSF
100 SF	16(-27) PSF	16(-42) PSF	16(-62) PSF

ZONES 4 & 5 WALL WIND PRESSURES

TRIB AREA	ZONE 4 (FIELD)	ZONE 5 (CORNER)
10 SF	30(-32) PSF	27(-50) PSF
20 SF	28(-31) PSF	26(-46) PSF
50 SF	26(-30) PSF	24(-42) PSF
100 SF	24(-28) PSF	22(-38) PSF
500 SF	20(-26) PSF	19(-30) PSF

GENERAL CONDITIONS

1. G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
4. FOR RENOVATION WORK STRUCTURAL DRAWINGS PRODUCED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTACT ENGINEER IMMEDIATELY. REVISIONS TO THE STRUCTURAL FRAMING MAY BE REQUIRED.
5. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

FOUNDATIONS

1. EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
2. EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4'-0", OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ENGINEER.
3. SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
4. BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
5. BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
6. PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
7. FOUNDATION DESIGN ASSUMES SOILS ON SITE ARE CLASS TYPES GW & GP (PER THE UNIFIED SOIL CLASSIFICATION SYSTEM) WITH A DESIGN LATERAL SOIL PRESSURE OF 30 PSF PER FOOT OF DEPTH. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER TO CONFIRM THIS DESIGN ASSUMPTION WITH A GEOTECHNICAL ENGINEER, CIVIL ENGINEER, OR OTHER QUALIFIED DESIGN PROFESSIONAL.
8. FORCES DUE TO HYDROSTATIC PRESSURE HAVE NOT BEEN CONSIDERED IN THE DESIGN OF THE FOUNDATION FOR THIS STRUCTURE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER TO CONFIRM WITH A GEOTECHNICAL ENGINEER, CIVIL ENGINEER, OR OTHER QUALIFIED DESIGN PROFESSIONAL TO ENSURE HYDROSTATIC FORCES DO NOT EXIST.
9. INFORMATION REGARDING THE SUBGRADE SITE PREPARTION INDICATED ON THESE PLANS IS RUDAMENTARY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER TO CONFIRM ALL SUBGRADE, SOIL, DRAINAGE AND ANY OTHER SITE RELATED INFORMATION WITH A GEOTECHNICAL, CIVIL ENGINEER, OR OTHER QUALIFIED DESIGN PROFESSIONAL.

STRUCTURAL STEEL

1. STRUCTURAL STEEL WORK SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION: "SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS", LATEST EDITION.
2. STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992, WITH A MINIMUM YIELD STRENGTH OF 50 KSI. PLATES, ANGLES, CHANNELS, AND MISC. FABRICATED HARDWARE SHALL CONFORM TO ASTM A36, WITH A MINIMUM YIELD STRENGTH OF 36 KSI. RECTANGULAR STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH OF 46 KSI.
3. ALL STEEL TO STEEL FIELD CONNECTIONS SHALL BE MADE BY HIGH STRENGTH BOLTING WITH ASTM A325 BOLTS OR WELDING WITH E70 XX ELECTRODES. STEEL TO CONCRETE AND STEEL TO WOOD FIELD CONNECTIONS MAY BE MADE WITH ASTM A 307 BOLTS.
4. STEEL SHALL BE SHOP-PAINTED WITH A MODIFIED ALKYD PRIMER UNLESS OTHERWISE NOTED.
5. NO CUTTING OF OR OPENINGS THROUGH STEEL WILL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
6. IT IS RECOMMENDED ALL EXPOSED STEEL BE HOT-DIPPED GALVANIZED. GC/OWNER ARE RESPONSIBLE FOR ALL MEANS AND METHODS OF CORROSION RESISTANCE OF ALL EXPOSED STEEL MEMBERS AND CONNECTIONS.
7. CONTRACTOR TO SUBMIT SHOP DRAWING TO ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

CONCRETE

1. ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. ALL CONCRETE SHALL BE CONTROLLED CONCRETE, MIXED AND PLACED UNDER THE SUPERVISION OF A CONCRETE TESTING AGENCY APPROVED BY THE OWNER.
3. CONCRETE SHALL BE NORMAL WEIGHT OR LIGHT WEIGHT CONCRETE, AS INDICATED, WITH A SAND AND GRAVEL AGGREGATE , TYPE I OR
TYPE II PORTLAND CEMENT AND HAVING A MINIMUM CONPRESSIVE STRENGTH (f'c) IN 28 DAYS AS FOLLOWS UNLESS INDICATED ON PLANS.

FOOTINGS	4000 PSI (NORMAL WT.)
BASEMENT WALLS & PIERS	3000 PSI (NORMAL WT.)
INTERIOR SLABS	4000 PSI (NORMAL WT.)
EXTERIOR SLABS EXPOSED TO WEATHER	4000 PSI (NORMAL WT.)
CONCRETE NOT OTHERWISE SPECIFIED	3000 PSI (NORMAL WT.)

MAXIMUM DENSITY OF NORMAL WEIGHT CONCRETE SHALL BE 150 POUNDS PER CUBIC FOOT. MAXIMUM DENSITY OF LIGHT WEIGHT CONCRETE SHALL BE 110 POUNDS PER CUBIC FOOT.

4. REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60. FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A185.
5. REINFORCING STEEL SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED TO THE ARCHITECT FOR APPROVAL. THESE DRAWINGS SHALL SHOW COMPLETE AND ACCURATE BAR LAYOUT, SIZES, OPENINGS, ACCESSORIES, AND ALL OTHER INFORMATION NECESSARY FOR COMPLETE AND ACCURATE FABRICATION AND PLACEMENT OF REINFORCING STEEL.
6. THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN TO THE OWNER FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE FIRST PLACEMENT.
7. CONTRACTOR SHALL PROVIDE A CONCRETE POURING SEQUENCE TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL 7 DAYS PRIOR TO CONCRETE PLACEMENT.
8. INSPECTION AND TESTING OF CAST-IN-PLACE CONCRETE WORK WILL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY, UNDER A SEPARATE CONTRACT WITH THE OWNER. IF CONCRETE FAILS, CONTRACTOR SHALL PROMPTLY REPLACE CONCRETE MATERIALS OR REDO WORK WHICH HAS BEEN REJECTED BY ARCHITECT AND/OR TESTING AGENCY, AT NO EXPENSE TO THE OWNER.
9. INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROVIDE QUALITY CONTROL, MATERIALS, AND WORKMANSHIP FULLY INSURING THAT THIS WORK WILL CONFORM TO THE CONTRACT REQUIREMENTS.
10. SAMPLING AND TESTING FOR QUALITY ASSURANCE DURING THE PLACEMENT OF CONCRETE MAY INCLUDE THE FOLLOWING, AS DIRECTED BY THE ARCHITECT. SAMPLES WILL BE MADE AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK.
    A. SLUMP TEST, COMPLYING WITH ASTM C143; ONE TEST FOR EACH SET OF COMPRESSION STRENGTH TEST SPECIMENS. SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
    B. COMPRESSION TEST SPECIMENS, COMPLYING WITH ASTM C31; ONE SET OF 4 STANDARD CYLINDERS FOR EACH COMPRESSION STRENGTH TEST. ONE SET OF CYLINDERS SHALL BE TAKEN FROM THE FIRST FOOTING POUR, AND TWO SETS SHALL BE TAKEN DURING FOUNDATION WALL POURS, AT AN INTERVAL CHOSEN BY THE ARCHITECT.
    C. COMPRESSION STRENGTH TESTS SHALL COMPLY WITH ASTM C39; ONE SPECIMEN TESTED AT 7 DAYS, 2 SPECIMENS TESTED AT 28 DAYS, AND 1 SPECIMEN RETAINED IN RESERVE FOR LATER TESTING IF REQUIRED.
11. ALL CONCRETE EXPOSED TO THE WEATHER OR POSSIBLE FREEZE/THAW ACTION SHALL CONTAIN AN AIR ENTRAINMENT ADMIXTURE.
12. CONCRETE FLOOR SLABS ON METAL DECK SHALL HAVE LIGHT-WEIGHT COARSE AGGREGATE, SAND FINE AGGREGATE AND TYPE I OR II PORTLAND CEMENT, SEE NOTE 3 ABOVE.
13. ALL CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS, EXCEPT WHERE SPECIFICALLY NOTED. VERTICAL CONSTRUCTION JOINTS AND STOPS IN SHORED CONCRETE WORK SHALL BE MADE AT MIDSPAN. HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH VERTICAL CONSTRUCTION JOINTS.
14. GROUT UNDER COLUMN BASE PLATES AND UNDER OTHER BEARING PLATES SHALL BE NON-SHRINK, NONMETALLIC GROUT WITH A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 3 DAYS.NON-SHRINK GROUT SHALL BE "EMBECO 153" BY MASTER BUILDERS, "SONOGROUT" BY SONNEBORN BUILDING PRODUCTS , "FIVE STAR GROUT" BY U.S. GROUT CORPORATION, OR EQUAL AS APPROVED BY THE ARHCRECT AND ENGINEER.
15. ALL KEYS SHALL BE 2"X4" (NOMINAL) UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
16. CONCRETE MUST REACH THE FOLLOWING PERCENTAGES OF ITS 28-DAY COMPRESSIVE STRENGTH (f'c) BEFORE FORMS OR SHORES MAY BE REMOVED: WALLS.........................20%%
17. REFER TO THE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES.WHERE FINISH IS NOT SPECIFIED,
18. CONFORM TO REQUIREMENTS OF ACI 301-"SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
19. SEE ARCHITECTURAL DRAWINGS FOR DOOR AND WINDOW OPENINGS, DRIPS,WASHES, REGLETS, CONCRETE FINISHES, MASONRY ANCHORS, AND FOR MISCELLANEOUS EMBEDDED PLATES, BOLTS, ANCHORS, ANGLES, ETC.
20. THE PLACEMENT OF SLEEVES, OUTLET BOXES, BOX-OUTS, ANCHORS, ETC.,FOR THE MECHANICAL, ELECTRICAL, AND PLUMBING TRADES IS THE RESPONSIBILITY OF THE TRADE INVOLVED. HOWEVER, ANY BOX-OUTS NOT COVERED BY TYPICAL DETAILS IN THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED FOR APPROVAL.
21. UNLESS OTHERWISE NOTE, COVER TO REINFORCING BARS SHALL AS INDICATED BELOW.
CONCRETE CAST AGAINST AND PERMANENTLY
IN CONTACT WITH EARTH .... 3"
CONCRETE IN CONTACT WITH EARTH OR WEATHER .... 2"
CONCRETE NOT EXPOSED TO WEATHER OR IN
CONTACT WITH EARTH, FOR SLABS, WALLS & BEAMS .... 1½"

REINFORCED MASONRY:

1. MASONRY CONSTRUCTION SHALL CONFORM TO "BUILDING CODE REQUIREMENTS AND FOR CONCRETE MASONRY CONSTRUCTION (ACI 530.05ASCE 5-05/TMS 602-05) AND SPECIFICATIONS FOR MASONRY STRUCTURES AND RELATED COMMENTARIES (ACI 530/530.1-05/ASCE 605/TMS 602-05).
2. MASONRY UNITS SHALL CONFORM TO ASTM C55 OR ASTM C90 AND ARE SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140. F'm = 2000PSI.
3. THICKNESS OF BED JOINTS DOES NOT EXCEED ⅝"
4. MORTAR FOR BLOCK WALL CONSTRUCTION SHALL BE TYPE M OR S CONFORMING TO ASTM C270.
5. GROUT FOR PIERS AND BLOCK WALLS SHALL CONFORM TO ASTM C476 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 psi DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C1019.
6. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, EXCEPT BARS TO BE WELDED SHALL CONFORM TO ASTM A706.
7. WIRE FOR JOINT REINFORCING SHALL CONFIRM TO ASTM A82, YIELD POINT = 70 ksi (MIN).
8. UNLESS NOTED OTHERWISE ON PLANS, PROVIDE THE FOLLOWING MINIMUM REINFORCEMENT:
9. #5 @ 16" OC VERTICAL AND #9 GA. LADDER OR TRUSS TYPE @ 16"OC HORIZONTAL.
10. PROVIDE BOND BEAMS WITH 1-#5 CONTINUOUS, AT THE TOP OF FOUNDATION WALLS AND THE TOP OF PARAPETS, AT EACH FLOOR LEVEL, AND WHERE SHOWN ON THE DRAWINGS. MAXIMUM SPACE BETWEEN HORIZONTAL BOND BEAMS SHALL NOT EXCEED 8'-0".
11. UNLESS NOTED OTHERWISE ON PLANS, PROVIDE THE FOLLOWING ADDITIONAL VERTICAL REINFORCEMENT IN THE CELL IMMEDIATELY ADJACENT TO EACH SIDE OF A MASONRY OPENING AND IN THE CELL OF DISCONTINUOUS WALLS. THESE BARS ARE TO EXTEND FULL HEIGHT OF THE WALL OR IN THE CASE OF MASONRY OPENING AT MULTI-STORY WALLS, FROM STORY TO LEVEL ABOVE TO STORY LEVEL BELOW THE OPENING.
12. 6" AND 8"CMU WALLS - 1-#5
13. 10" AND 12" CMU WALLS - 2-#6
14. EXTEND ADDITIONAL REINFORCEMENT A MINIMUM OF 36 BAR DIAMETERS BEYOND THE OPENING.
15. THE MINIMUM LENGTH OF LAP FOR REINFORCING BARS EMBEDDED IN GROUT IS 48 BAR DIAMETERS, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
16. PLACE REINFORCING BARS BEFORE GROUTING. PLACE GROUT IN LIFTS NOT EXCEEDING 5 FEET. CONSOLIDATE EACH LIFT BY MECHANICAL VIBRATION. THE NEXT LIFT OF THE POUR MAY BE MADE AFTER THE INITIAL WATER LOSS AND RECONSOLIDATION OF THE PRIOR LIFT, WHILE IT IS STILL PLASTIC.
17. PROPERLY SECURE REINFORCING BARS TO MAINTAIN THE POSITIONS INDICATED ON THE DRAWINGS. BARS TO BE LOCATED IN CENTER OF CELLS UNLESS OTHERWISE NOTED.
18. ALL CMU SHALL BE BRACED DURING CONSTRUCTION FOR THE GOVERNING CODE LATERAL DESIGN LOADS UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.
19. THE FOLLOWING STEPS ARE TO BE FOLLOWED WHEN LAYING MASONRY IN THE TEMPERATURES STATED BELOW:
40 - 32 DEG F (MEAN DAILY AIR TEMPERATURE)
HEAT MIXING WATER OR AGGREGATE TO 70° F.
PROTECT MASONRY FROM RAIN OR SNOW FOR 24 HOURS.
32 - 20 DEG F (MEAN DAILY AIR TEMPERATURE)
HEAT MIXING WATER AND AGGREGATE TO 70° F.
PROVIDE WIND BRACING FOR WIND VELOCITY IN EXCESS OF 15 M.P.H.
COVER MASONRY WITH INSULATING BLANKETS FOR 24 HOURS AND PROVIDE HEAT SOURCES ON BOTH SIDES OF MASONRY CONSTRUCTION.
BELOW 20° F (MEAN DAILY AIR TEMPERATURE)
HEAT MIXING WATER & AGGREGATE TO 70° F.
PROVIDE ENCLOSURES AND HEAT TO MAINTAIN 40° MINIMUM TEMPERATURE.
TEMPERATURE OF MASONRY UNITS MUST BE 40° F MINIMUM WHEN LAID. MAINTAIN MASONRY ABOVE 40° F FOR 24 HOURS BY ENCLOSURES AND SUPPLEMENTAL HEAT.
6. INSPECTION AND TESTING OF MASONRY WORK WILL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY, UNDER A SEPARATE CONTRACT WITH THE OWNER. IF THE MASONRY FAILS, CONTRACTOR SHALL PROMPTLY REPLACE MATERIALS OR REDO WORK WHICH HAS BEEN REJECTED BY ARCHITECT, ENGINEER AND/OR TESTING AGENCY, AT NO EXPENSE TO THE OWNER.

ABBREVIATIONS:

	EOR - ENGINEER OF RECORD	MFR - MANUFACTURER
	EQSP - EQUAL SPACES	NTS - NOT TO SCALE
ADD'L - ADDITIONAL	ES - EACH SIDE	OC - ON CENTER
BLKG - BLOCKING	EW - EACH WAY	PL - PLATE
BM - BEAM	FDN - FOUNDATION	PT - PRESSURE TREATED
BTM - BOTTOM	FIN - FINISH	REQ - REQUIRED
BRG - BEARING	FLG - FLANGE	SPEC - SPECIFICATION
BTWN - BETWEEN	FTG - FOOTING	SW - SHORT WAY
BW -BEARING WALL	FVP - FLAT VALLEY PLATE	TFN - TOP FLANGE NAILER
CLG - CEILING	HORIZ - HORIZONTAL	TYP - TYPICAL
COL - COLUMN	HDR - HEADER	UNO - UNLESS NOTED OTHERWISE
CONC - CONCRETE	JST - JOIST	VERT - VERTICAL
CONN - CONNECTION	LVL - LAMINATED VENEER LUMBER	VIF - VERIFY IN FIELD
CONT - CONTINUOUS	LW - LONG WAY	W/ - WITH
DIAG - DIAGONAL	MAX - MAXIMUM	
DN - DOWN	MIN - MINIMUM	

ROUGH CARPENTRY

1. ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LATEST MASSACHUSETTS STATE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE
2. WOOD STUDS MAY BE SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2.
3. LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3,100 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
4. ENGINEERED WOOD POSTS (PSL POSTS), AS NOTED ON PLANS, SHALL BE "PARALLAM PSL" BY WEYERHAUSER AND SHALL HAVE A MINIMUM Fb = 2,400 PSI, E = 1,800,000 PSI, Ft = 1,995 PSI, $Fc_{\perp}$ = 545 PSI $Fc_{\parallel}$ = 2,500 PSI Fv = 190 PSI.
5. PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER.
6. EXTERIOR WALL SHEATHING SHALL BE MINIMUM 15/32" APA STRUCTURAL 1 RATED SHEATHING OR EXTERIOR GRADE. SHEATHING SHALL BE SCREWED WITH SIMPSON SELF DRILLING BUGLE-HEAD SCREWS NOT LESS THAN 6" O.C. ON ALL PANEL EDGES. ALL WALL HORIZONTAL PANEL EDGES WITHIN 48" OF BUILDING CORNERS MUST BE BLOCKED AND SCREWED. SHEATHING PANELS SHALL BE INSTALLED TO SPAN ACROSS FLOOR LEVELS (CENTERED ON BAND JOIST) TO ACHIEVE CONTINUOUS UPLIFT LOAD PATH FROM ROOF TO FOUNDATION.
7. ROOF SHEATHING SHALL BE MINIMUM 5/8" T&G APA STRUCTURAL 1 RATED SHEATHING EXPOSURE 1 OR EXTERIOR GRADE.
8. ROOF NAILING-ROOF ATTACHMENT SHALL BE ACCOMPLISHED WITH MINIMUM 8d NAILS AS FOLLOWS:
    1. IN THE 4 FOOT PERIMETER EDGE ZONE ALONG THE EDGES: 6" O.C.
    2. TO THE INTERMEDIATE SUPPORTS WITHIN THE 4 FOOT PERIMETER EDGE ZONE: 6" O.C.
    3. ALONG THE GABLE END WALL OR RAKE: 4" O.C.
    4. ALL OTHER AREAS: 6" O.C. EDGE; 12" O.C. INTERMEDIATE.
9. ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 6" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED.
10. ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING.
11. GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
12. MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
13. PROVIDE SIMPSON HURRICANE TIES BETWEEN EACH RAFTER OR TRUSS BOTTOM AND ITS BEARING POINT.
14. CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
15. AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
16. BEAMS COMPRISED OF 3 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2"ø BOLTS AT 16" ON CENTER OR 3-¼"ø DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.

COLD-FORMED STEEL FRAMING NOTES:

1. ALL COLD-FORMED STEEL FRAMING SHALL BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE. COORDINATE ALL LIGHT GAUGE STEEL DETAILS WITH ARCHITECTURAL DRAWINGS AND SUBMIT SHOP DRAWINGS ALONG WITH STAMPED CALCULATIONS FOR REVIEW AND APPROVAL.
2. ALL DESIGN, DETAILING, FABRICATION, AND ERECTION OF LIGHT GAGE FRAMING SHALL BE IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION, AND THE MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. ALL LIGHT GAGE FRAMING SHALL BE GALVANIZED AND SHALL CONFORM TO ASTM A663 GRADE 50 WITH A MINIMUM YIELD STRESS OF 50,000 PSI. FOR 16 GA. AND THICKER OR ASTM A663 GRADE 33 WITH A MINIMUM YIELD STRESS OF 33,000 PSI FOR 18 GA. AND THINNER.
4. G.C. SHALL COORDINATE REQUIREMENTS OF EXTERIOR SIDING PANEL MANUFACTURER FOR COLD-FORMED STEEL FRAMING REQUIREMENTS.

COLD-FORMED METAL FRAMING

1. THE COLD-FORMED METAL FRAMING SHALL COMPLY WITH AISI'S "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" FOR CALCULATING STRUCTURAL CHARACTERISTICS OF COLD-FORMED METAL FRAMING.
2. FRAMING MEMBERS SHALL CONFORM TO THE FOLLOWING:
    a. STUDS, JOISTS AND RAFTERS: STANDARD C-SHAPED STEEL STUDS COMPLY WITH ASTM C955, FORMED OF ASTM A-653/653M STEEL,G90 (Z275) GALVANIZED.
    b. TRACK: STANDARD U-SHAPED STEEL STUDS COMPLY WITH ASTM C955, FORMED OF ASTM A-653/653M STEEL,G90 (Z275) GALVANIZED.
    c. STEEL SHAPES AND CLIPS: ASTM A36/A 36M, ZINC COATED BY HOT-DIP PROCESS ACCORDING TO ASTM A 123.
3. SHOP DRAWINGS TO BE PRODUCED INCLUDE LAYOUT, SPACING, SIZES, THICKNESSES, AND TYPES OF COLD-FORMED METAL FRAMING; FABRICATION; AND FASTENING AND ANCHORAGE DETAILS, INCLUDING MECHANICAL FASTENERS. SHOP DRAWINGS TO INCLUDE STRUCTURAL ANALYSIS DATA SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.
4. FASTEN COLD-FORMED METAL FRAMING MEMBERS BY WELDING OR SCREW FASTENING, AS STANDARD WITH FABRICATOR. WIRE TYING OF FRAMING MEMBERS IS NOT PERMITTED.
5. WELDING PERFORMED BY QUALIFY PROCEDURES AND PERSONNEL ACCORDING TO AWS D1.1, "STRUCTURAL WELDING CODE--STEEL," AND AWS D1.3, "STRUCTURAL WELDING CODE--SHEET STEEL."
6. MECHANICAL FASTENERS: CORROSION-RESISTANT-COATED, SELF-DRILLING, SELF-THREADING STEEL DRILL SCREWS.
7. INSTALL COLD-FORMED METAL FRAMING AND ACCESSORIES PLUMB, SQUARE, AND TRUE TO LINE, AND WITH CONNECTIONS SECURELY FASTENED, ACCORDING TO ASTM C 1007, MANUFACTURER'S WRITTEN RECOMMENDATIONS.
8. CUT FRAMING MEMBERS BY SAWING OR SHEARING; DO NOT TORCH CUT.
9. ERECTION TOLERANCES: INSTALL COLD-FORMED METAL FRAMING LEVEL, PLUMB, AND TRUE TO LINE TO A MAXIMUM ALLOWABLE TOLERANCE VARIATION OF 1/8 INCH IN 10 FEET (1:960) AND AS FOLLOWS:
10. LOAD-BEARING WALL INSTALLATION: INSTALL CONTINUOUS TOP AND BOTTOM TRACKS SIZED TO MATCH STUDS. ALIGN TRACKS ACCURATELY AND SECURELY ANCHOR AT CORNERS AND ENDS. SQUARELY SEAT STUDS AGAINST WEBS OF TOP AND BOTTOM TRACKS. SPACE STUDS AS INDICATED, SET PLUMB, ALIGN, AND FASTEN BOTH FLANGES OF STUDS TO TOP AND BOTTOM TRACKS.
11. NON-LOAD-BEARING, CURTAIN-WALL INSTALLATION: INSTALL CONTINUOUS TRACKS SIZED TO MATCH STUDS. ALIGN TRACKS ACCURATELY AND SECURELY ANCHOR TO SUPPORTING STRUCTURE. SPACE STUDS AS INDICATED; SET PLUMB, ALIGN, AND FASTEN BOTH FLANGES OF STUDS TO TRACK, UNLESS OTHERWISE INDICATED.
12. ISOLATE NON-LOAD-BEARING STEEL FRAMING FROM BUILDING STRUCTURE TO PREVENT TRANSFER OF VERTICAL LOADS WHILE PROVIDING LATERAL SUPPORT.
13. INSTALL HORIZONTAL BRIDGING IN CURTAIN-WALL STUDS, SPACED IN ROWS INDICATED ON SHOP DRAWINGS BUT NOT MORE THAN 54 INCHES APART. FASTEN AT EACH STUD INTERSECTION.
14. INSTALL MISCELLANEOUS FRAMING AND CONNECTIONS, INCLUDING STUD KICKERS, WEB STIFFENERS, CLIP ANGLES, CONTINUOUS ANGLES, ANCHORS, FASTENERS, AND STUD GIRTS, TO PROVIDE A COMPLETE AND STABLE CURTAIN-WALL-FRAMING SYSTEM.

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Exhibit # 31

STATEMENT OF SPECIAL INSPECTIONS

VERIFICATION OF SOILS

CHECK IF REQUIRED	INSPECTION TASK (STANDARD & CODE REFERENCE)	CONTINUOUS INSPECTION	PERIODIC INSPECTION	SPECIAL INSPECTIONS FIRM	NOTES & SCOPE
☒	VERIFICATION OF SOILS 1705.6 & CHAPTER 18 IBC	☐	☒	TESTING LAB	
☒	VERIFY MATERIALS BELOW SHALLOW FOUNDATION ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	☐	☒	TESTING LAB	
☒	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	☐	☒	TESTING LAB	
☒	PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	☐	☒	TESTING LAB	
☒	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	☒	☐	TESTING LAB	
☒	PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERTY	☐	☒	TESTING LAB	

CONCRETE CONSTRUCTION

CHECK IF REQUIRED	INSPECTION TASK (STANDARD & CODE REFERENCE)	CONTINUOUS INSPECTION	PERIODIC INSPECTION	SPECIAL INSPECTIONS FIRM	NOTES & SCOPE
☒	INSPECT REINFORCEMENT, INCLUDING PRETESTING TENDONS, AND VERIFY PLACEMENT. (ACI 318: CH 20,25.2,25.3,26.1.1-26.6.3)	☐	☒	TESTING LAB	
☐	REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A 706; B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM ⁵⁄₁₆"; C. INSPECT ALL OTHER WELDS (ACI 318:26.6.4, ITEM 5B. AWS: D1.4,)	☐	☐ ☒	TESTING LAB	
☐	INSPECT ANCHORS CAST IN CONCRETE. (IBC SECTION 1911.5)	☐	☒	TESTING LAB	
☒	INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS (ACI 318:17.8.2) ADHESIVE AND MECHANICAL ANCHORS INSTALLED PER MANUFACTURER PUBLISHED INSTALLATION INSTRUCTIONS AND FROM THE RELEVANT EVALUATION REPORT (ICC-ES ESR OR OTHER)	☐	☒		
☒	VERIFY USE OF REQUIRED DESIGN MIX. (ACI 318: CH.19, 26.4.3,26.4.4, IBC SECTION 1904.1,1904.2,1908.2,1908.3)	☐	☒	TESTING LAB	
☒	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE. (ASTM C172, ASTM C31, ACI 318:26.4,26.12, IBC SECTION 1908.10)	☒	☐	TESTING LAB	
☐	INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES. (ACI 318: 26.5, IBC SECTION 1908.6,1908.7,1908.8)	☐	☐	TESTING LAB	
☒	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES. (ACI 318: 26.5.3-26.5.5, IBC SECTION 1909.9)	☐	☒	TESTING LAB	
☐	INSPECTION OF PRESTRESSED CONCRETE: A. APPLICATION OF PRESTRESSING FORCES; AND B. GROUTING OF BONDED PRESTRESSING TENDONS. (ACI 318:26.10,)	☐	☐	TESTING LAB	
☐	INSPECT ERECTION OF PRECAST CONCRETE MEMBERS. (ACI 318:CH 26.8)	☐	☐	TESTING LAB	
☐	VERIFICATION OF IN-SITU CONCRETE, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE, AND PRIOR TO REMOVAL OF SHORES AND FORMS FORM BEAMS AND STRUCTURAL SLABS. (ACI 318: 26.11.2)	☐	☐	TESTING LAB	
☒	INSPECT FORM WORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED. (ACI 318: 26.11.1.2(b))	☐	☒	TESTING LAB	

STRUCTURAL MASONRY (QUALITY ASSURANCE PROGRAM, LEVEL B)

CHECK IF REQUIRED	INSPECTION TASK (STANDARD & CODE REFERENCE)	CONTINUOUS INSPECTION	PERIODIC INSPECTION	SPECIAL INSPECTIONS FIRM	NOTES & SCOPE
☒	VERIFICATION OF SLUMP FLOW AND VSI AS DELIVERED TO THE SIDE IN ACCORDANCE WITH ART. 1.5 B.1.b3			TESTING LAB	
☒	VERIFICATION OF F'M AND F'ACC PRIOR TO CONSTRUCTION, EXCEPT WHERE SPECIFICALLY EXEMPTED BY THE OCDE		☒		
☒	VERIFY COMPLIANCE WITH THE APPROVED SUBMITTALS				
☒	AS MASONRY CONSTRUCTION BEGINS, VERIFY THE FOLLOWING ARE INCOMPLIANCE. A. PROPORTIONS OF SITE-PREPARED MORTAR. B. CONSTRUCTION OF MORTAR JOINTS. C. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES. D. LOCATION OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES (ART. 2.6A, ART. 3.3B, ART. 3.4)	☐	☒	TESTING LAB	
☒	PRIOR TO GROUTING, VERIFY THAT THE FOLLOWING ARE IN COMPLIANCE: A. GROUT SPACE B. GRADE, TYPE AND SIZE OF REINFORCEMENT AND ANCHOR BOLTS, AND PRESTRESSING TENDONS, AND ANCHORAGES. C. PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS AND ANCHORAGES. D. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING TENDONS AND ANCHORAGES. E. CONSTRUCTION OF MORTAR JOINTS.SEC 2108.9.2.11, ITEM 2, SEC. 2104.3, 2104.4, ACI 318: SEC. 1.15.4, 2.1.2, SEC. 2.1.8.6.2, ACI 3.3G ART. 2.4, 3.4, ART. 1.8	☒	☒	TESTING LAB	
☒	VERIFY DURING CONSTRUCTION: A. SIZE AND LOCATION OF STRUCTURAL ELEMENTS B. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES, OR OTHER CONSTRUCTION. C. WELDING OF REINFORCEMENT. D. PREPARATION,CONSTRUCTION, AND PROTECTION OF MASONRY DURING COLD WEATHER (TEMP. BELOW 40°F OR HOT WEATHER (TEMP ABOVE 90°) E. APPLICATION AND MEASUREMENT OF PRESTRSSING FORCE. F. PLACEMENT OF GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS IN IN COMPLIANCE. SEC. 1.12, ART. 3.2D, ART. 3.4, ART. 2.6B, ART. 3.3B	☐	☒	TESTING LAB	
☒	GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION PROVISIONS. ART. 3.5	☒	☐	TESTING LAB	
☒	PREPARATION OF ANY REQUIRED GROUP SPECIMENS, MORTAR SPECIMENS AND/OR PRISMS SHALL BE OBSERVED. SEC. 2105.3, 2105.4, 2105.5, ART.1.5	☐	☒	TESTING LAB	
☒	COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED. ART. 1.5	☐	☒	TESTING LAB	

STRUCTURAL STEEL

CHECK IF REQUIRED	INSPECTION TASK (STANDARD & CODE REFERENCE)	CONTINUOUS INSPECTION	PERIODIC INSPECTION	SPECIAL INSPECTIONS FIRM	NOTES & SCOPE
☒	SPECIAL INSPECTION AND NONDESTRUCTIVE TESTING OF STRUCTURAL STEEL ELEMENTS IN BUILDINGS, STRUCTURES AND PORTIONS THEREOF SHALL BE IN ACCORDANCE WITH THE AISC 360 CHAPTER N5 AND N6. QUALITY CONTROL (QC) SHALL BE PROVIDE BY THE FABRICATOR AND ERECTOR. QUALITY ASSURANCE (QA) SHALL BE PROVIDED BY THE OWNER OR THEIR DESIGNATED REPRESENTATIVE. NON DESTRUCTIVE TESTING SHALL BE PERFORMED BY THE AGENCY OR FIRM RESPONSIBLE FOR QA, EXCEPT AS PERMITTED IN ACCORDANCE WITH SECTION N7.				
☒	NO SPECIAL SEISMIC FORCE RESISTING SYSTEM SYSTEM INSPECTIONS ARE REQUIRED				

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GENERAL NOTES

ISSUE DATE:
22.04.11

JLV JOB NUMBER 21-113

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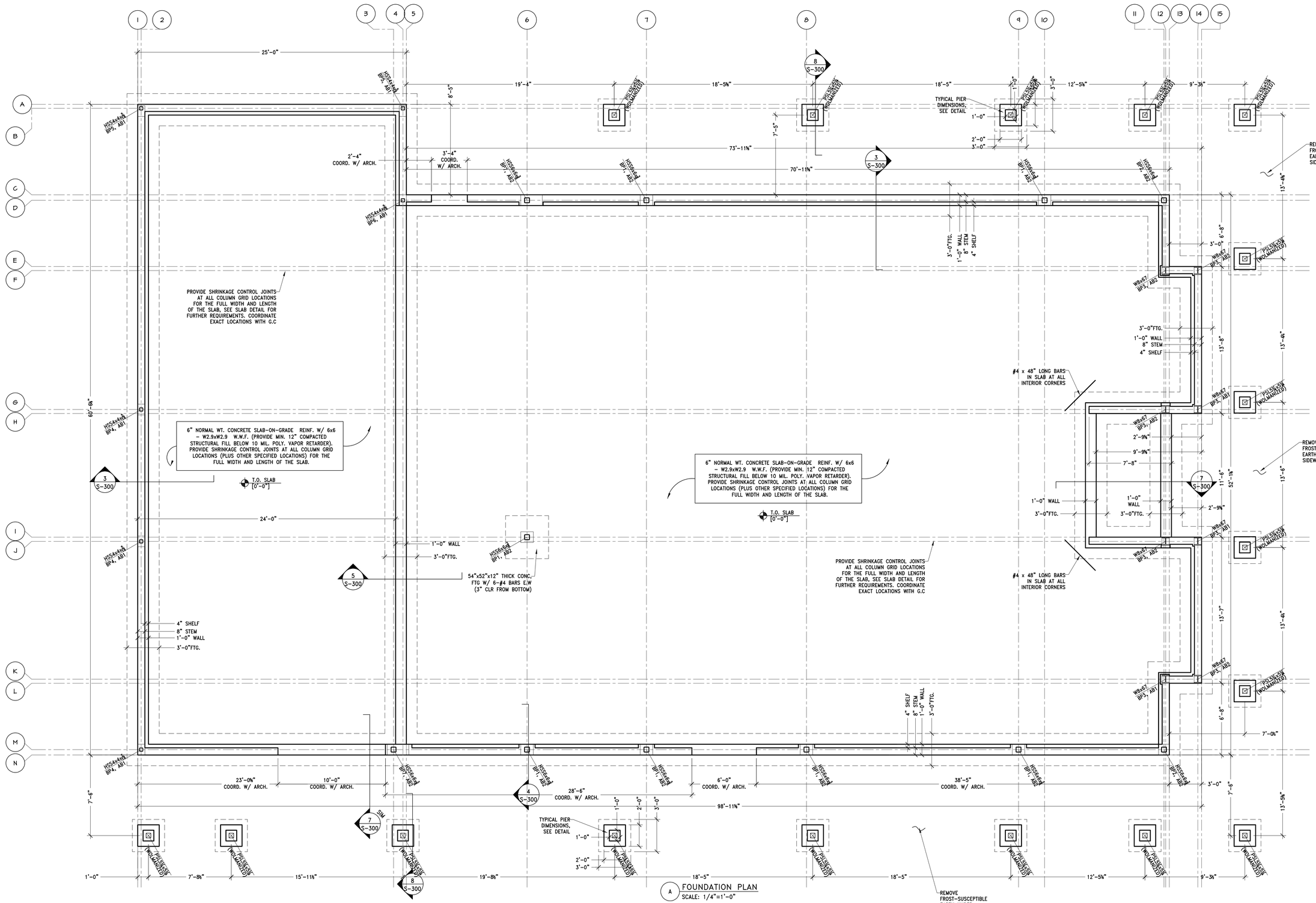

A FOUNDATION PLAN
SCALE: 1/4"=1'-0"

G.C.NOTE
G.C. SHALL COORDINATE ALL INSULATION, DRAINAGE AND WATERPROOFING DETAILS WITH ARCHITECT OF RECORD.

FOUNDATION NOTES:
1. T.O. BASEMENT SLAB EL. CALLED 0'-0"
2. ALL DIMENSIONS, ELEVATIONS, SHELVES, BEAM POCKETS, CUT-OUTS, ETC. SHALL BE FULLY COORDINATED WITH CIVIL AND ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.
3. SEE GENERAL NOTES AND ADDITIONAL FOUNDATION INFORMATION & SPECIFICATIONS

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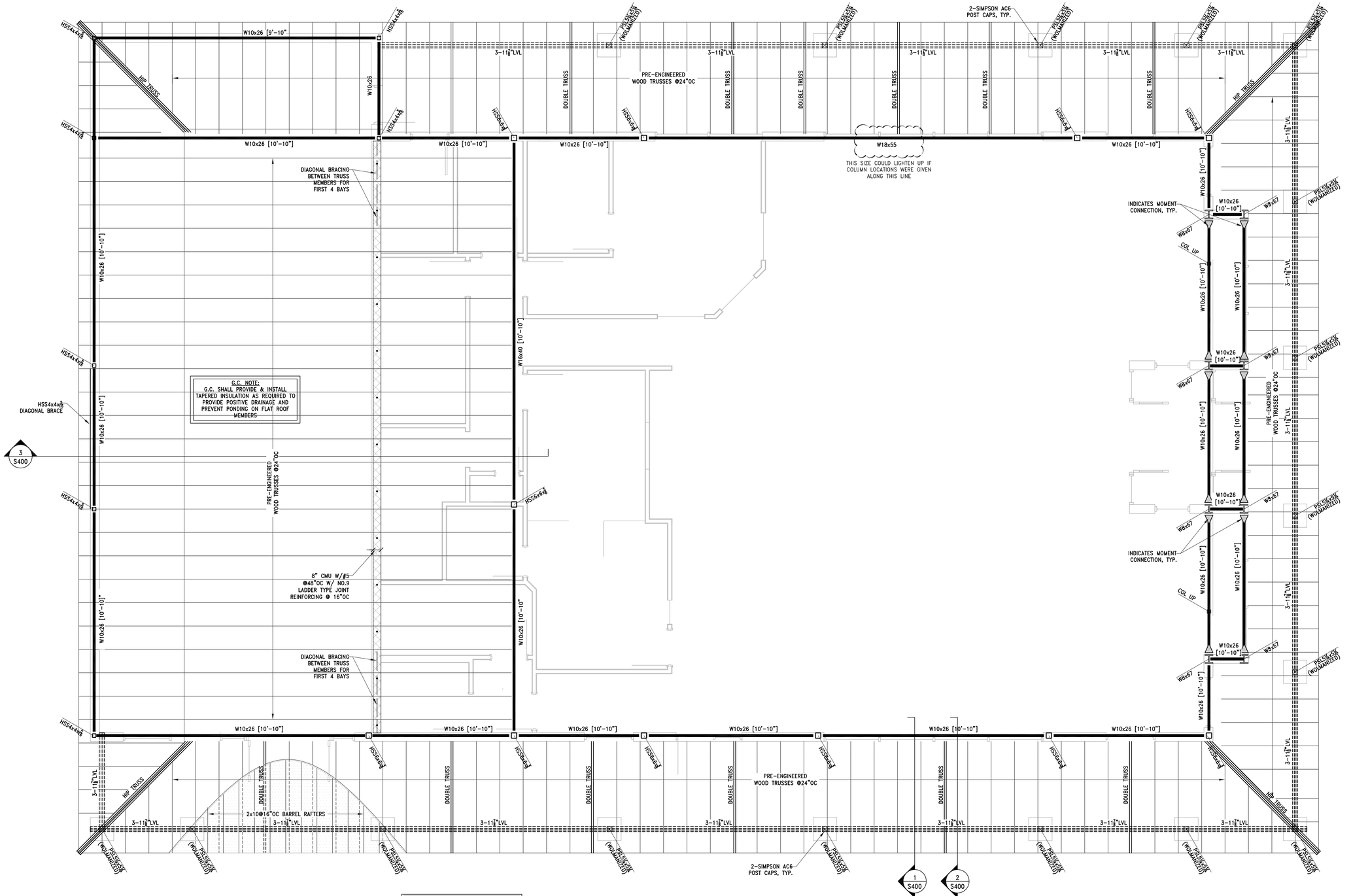
FOUNDATION PLAN

ISSUE DATE:
22.04.11

JV JOB NUMBER
21-113

SHEET NUMBER
S-100



TRUSS DESIGNER NOTE
TRUSS DESIGNER IS RESPONSIBLE FOR SPECIFYING ALL CONNECTION AND UPLIFT HARDWARE. TRUSSES SHALL BE DESIGNED TO MEET ALL BEARING REQUIREMENTS. APPROACHES TO ACHIEVE REQUIRED BEARING INCLUDE, BUT ARE NOT LIMITED TO, BEARING ENCHANCERS, ADDITIONAL TRUSS PLIES, DIFFERENT MATERIALS, ETC SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS/INFORMATION

TRUSS RIDGE BLOCKING
PROVIDE AND INSTALL SOLID BLOCKING EA. SIDE OF RIDGE TO SUPPORT AND FASTEN SHEATHING PANEL EDGES. SEE GENERAL NOTES

TRUSS EAVE BLOCKING
PROVIDE AND INSTALL SOLID BLOCKING @ EAVE TO SUPPORT AND FASTEN SHEATHING PANEL EDGES. SEE GENERAL NOTES

LOW STEEL BEAMS/ LOW ROOF FRAMING
SCALE: 1/4"=1'-0"

FRAMING NOTES:
1. T.O. STEEL BEAM ELEVATION [SEE PLAN].
2. ALL INDIVIDUAL LVLS ARE 1¾" THICK UNLESS NOTED OTHERWISE ON PLAN.
3. ALL DIMENSIONS, ELEVATIONS, OPENINGS ETC. SHALL BE FULLY COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.

ISSUES / REVISIONS:

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LOW STEEL BEAMS/ LOW ROOF FRAMING

ISSUE DATE:
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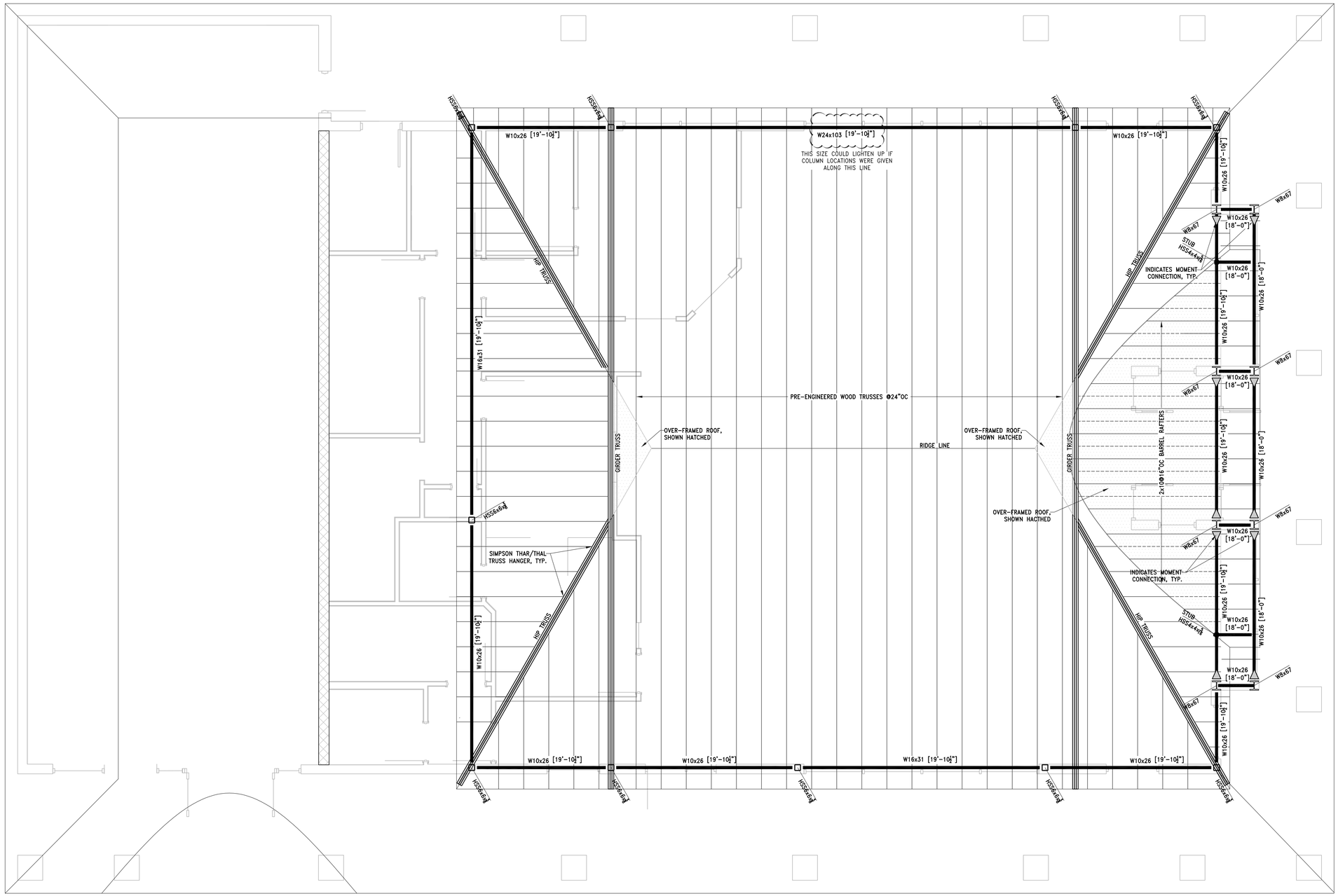
SHEET NUMBER: S-200



TRUSS DESIGNER NOTE	TRUSS RIDGE BLOCKING
TRUSS DESIGNER IS RESPONSIBLE FOR SPECIFYING ALL CONNECTION AND UPLIFT HARDWARE. TRUSSES SHALL BE DESIGNED TO MEET ALL BEARING REQUIREMENTS. APPROACHES TO ACHIEVE REQUIRED BEARING INCLUDE, BUT ARE NOT LIMITED TO, BEARING ENCHANCERS, ADDITIONAL TRUSS PLIES, DIFFERENT MATERIALS, ETC SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS/INFORMATION	PROVIDE AND INSTALL SOLID BLOCKING EA. SIDE OF RIDGE TO SUPPORT AND FASTEN SHEATHING PANEL EDGES. SEE GENERAL NOTES
	TRUSS EAVE BLOCKING PROVIDE AND INSTALL SOLID BLOCKING @ EAVE TO SUPPORT AND FASTEN SHEATHING PANEL EDGES. SEE GENERAL NOTES

ROOF FRAMING
SCALE: 1/4"=1'-0"

FRAMING NOTES:
1. T.O. STEEL BEAM ELEVATION [SEE PLAN]. G.C. SHALL COORDINATE TOP OF STEEL BEAM ELEVATIONS WITH INTENDED ROOF DRAINAGE PLAN.
2. ALL INDIVIDUAL LVLS ARE 1¾" THICK UNLESS NOTED OTHERWISE ON PLAN.
3. ALL DIMENSIONS, ELEVATIONS, OPENINGS ETC. SHALL BE FULLY COORDINATED WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.

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ROOF FRAMING PLAN

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JLV JOB NUMBER
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SHEET NUMBER
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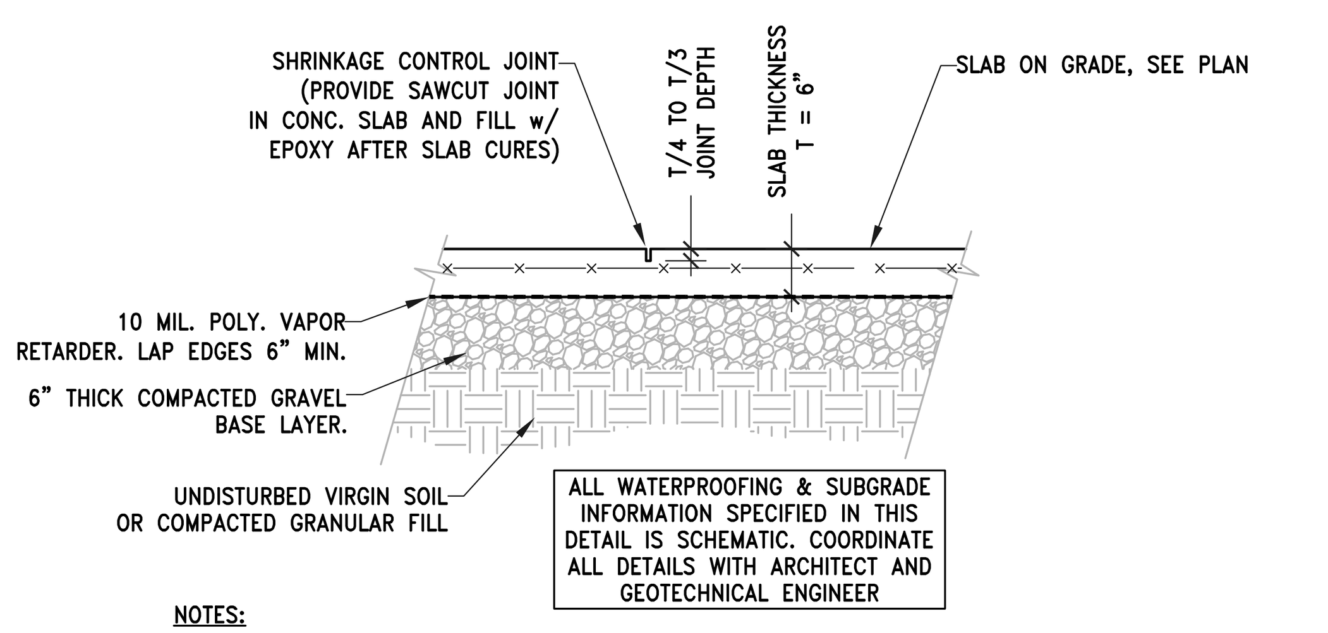
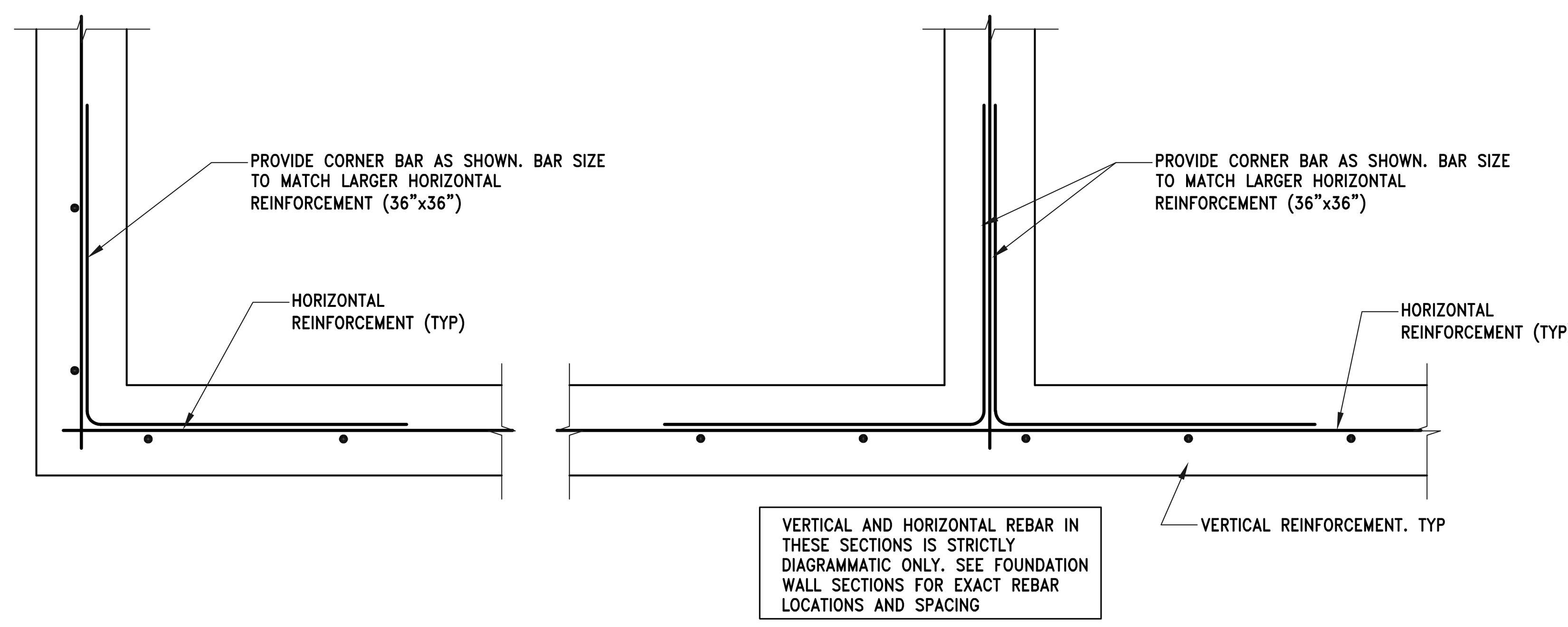


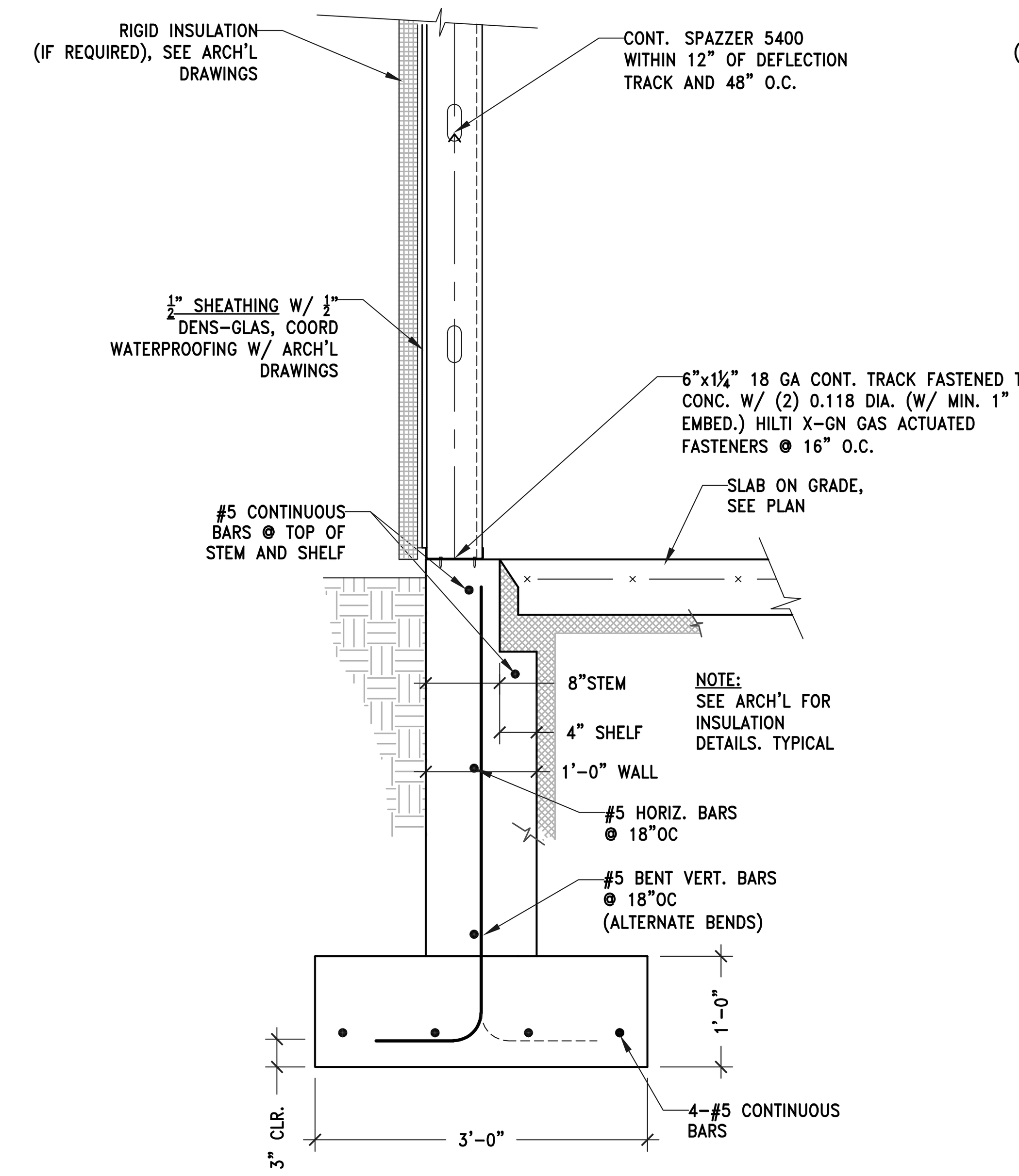
NOTES:

1. SAWCUT SHRINKAGE CONTROL JOINTS SHALL BE PROVIDED WITHIN 12 HRS. OF SLAB PLACEMENT, AS SOON AS CONCRETE IS CAPABLE OF SUPPORTING SAWCUTTING EQUIPMENT.
2. LOCATE SHRINKAGE CONTROL JOINTS AS INDICATED ON SLAB PLAN, OR AT MAXIMUM SPACING OF 20 FT. O.C. IF NOT INDICATED ON PLANS. RESULTING SHAPE SHALL NOT BE GREATER THAN 400 S.F. NOR EXCEED A 1.5 : 1 LENGTH TO WIDTH RATIO.
3. OPTIONALLY, THE SHRINKAGE CONTROL MAY SUBSTITUTE PRE-FABRICATED PLASTIC STRIPS INSTEAD OF SAWCUTTING. SUBMIT CATALOG CUTS FOR APPROVAL PRIOR TO USING.
4. INSTALLATION OF ALL NON-STRUCTURAL CONCRETE SLABS-ON-GRADE SHALL CONFORM TO ALL REQUIREMENTS OF THE LATEST ADDITIONS OF BOTH, ACI-360 AND ACI-302.
5. COORDINATE ALL HEATING AND INSULATION DETAILS, SLAB FINISHES AND COATINGS, AND SLAB PITCH WITH ARCHITECTURAL DRAIWNGS
6. PROVIDE #4 x 48" LONG BARS IN SLAB AT ALL INTERIOR CORNERS

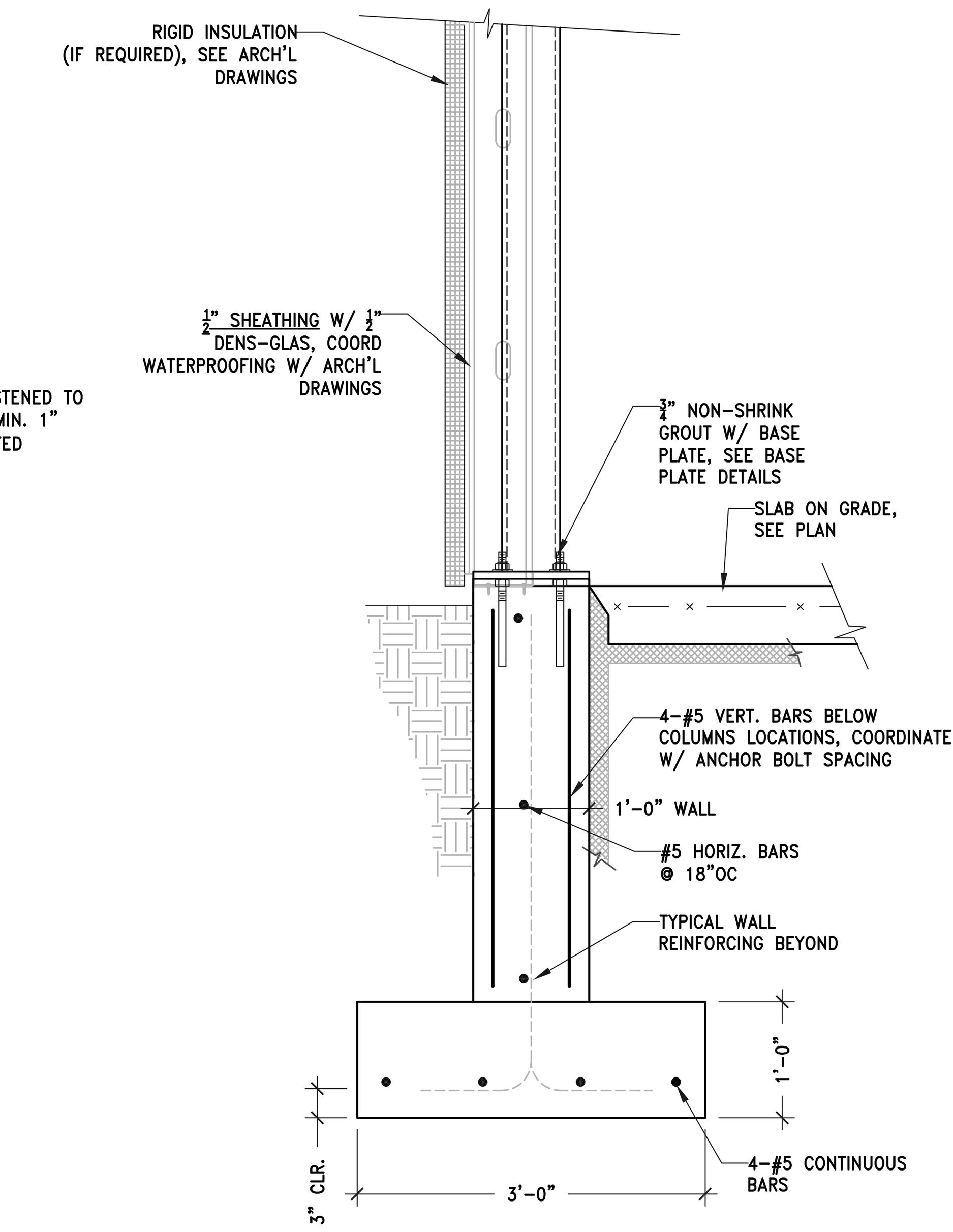
1 TYP. INTERIOR SLAB ON GRADE DETAIL
SCALE: NONE



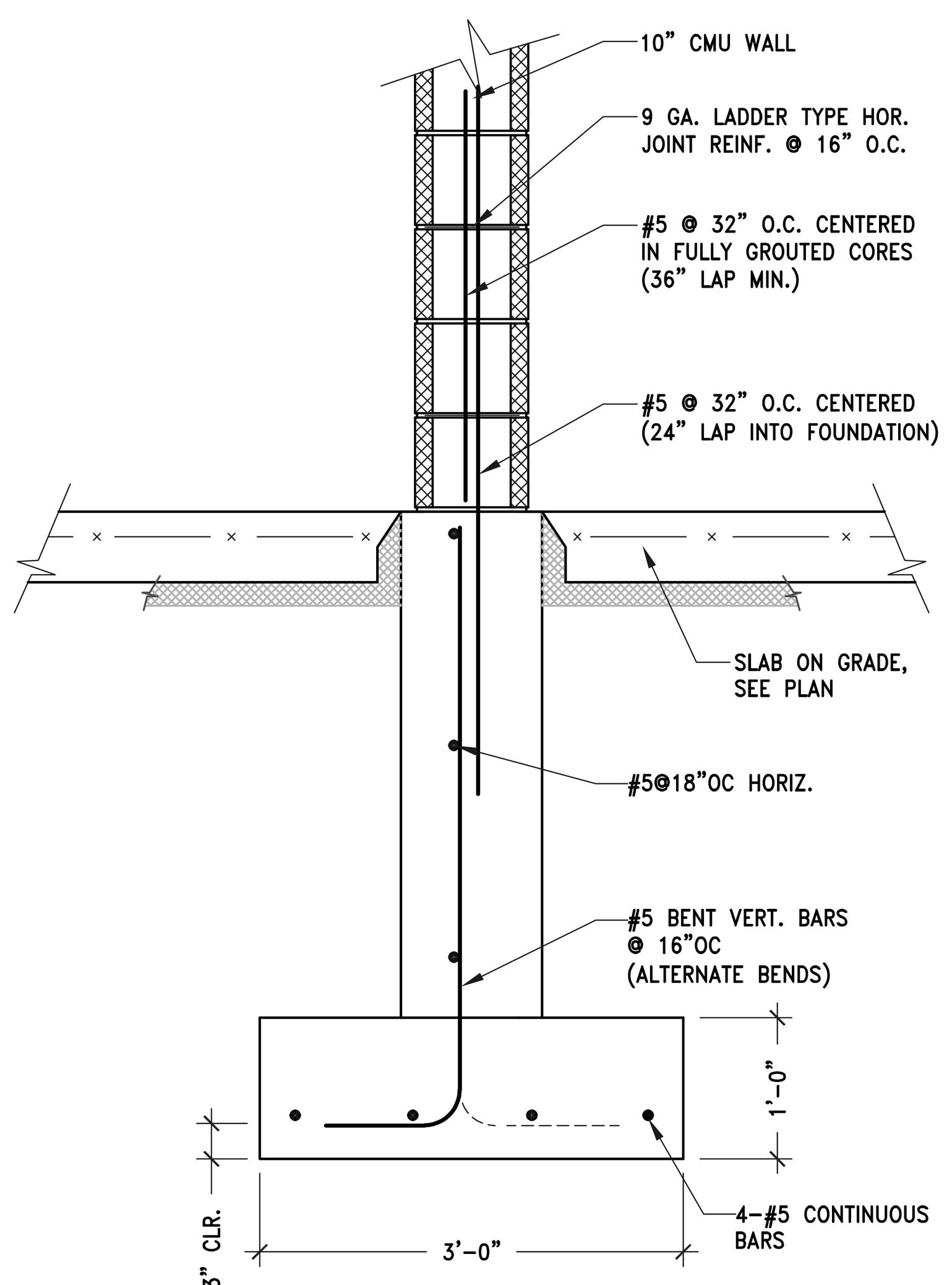
2 TYPICAL HORIZONTAL WALL REINF.
SCALE: NONE



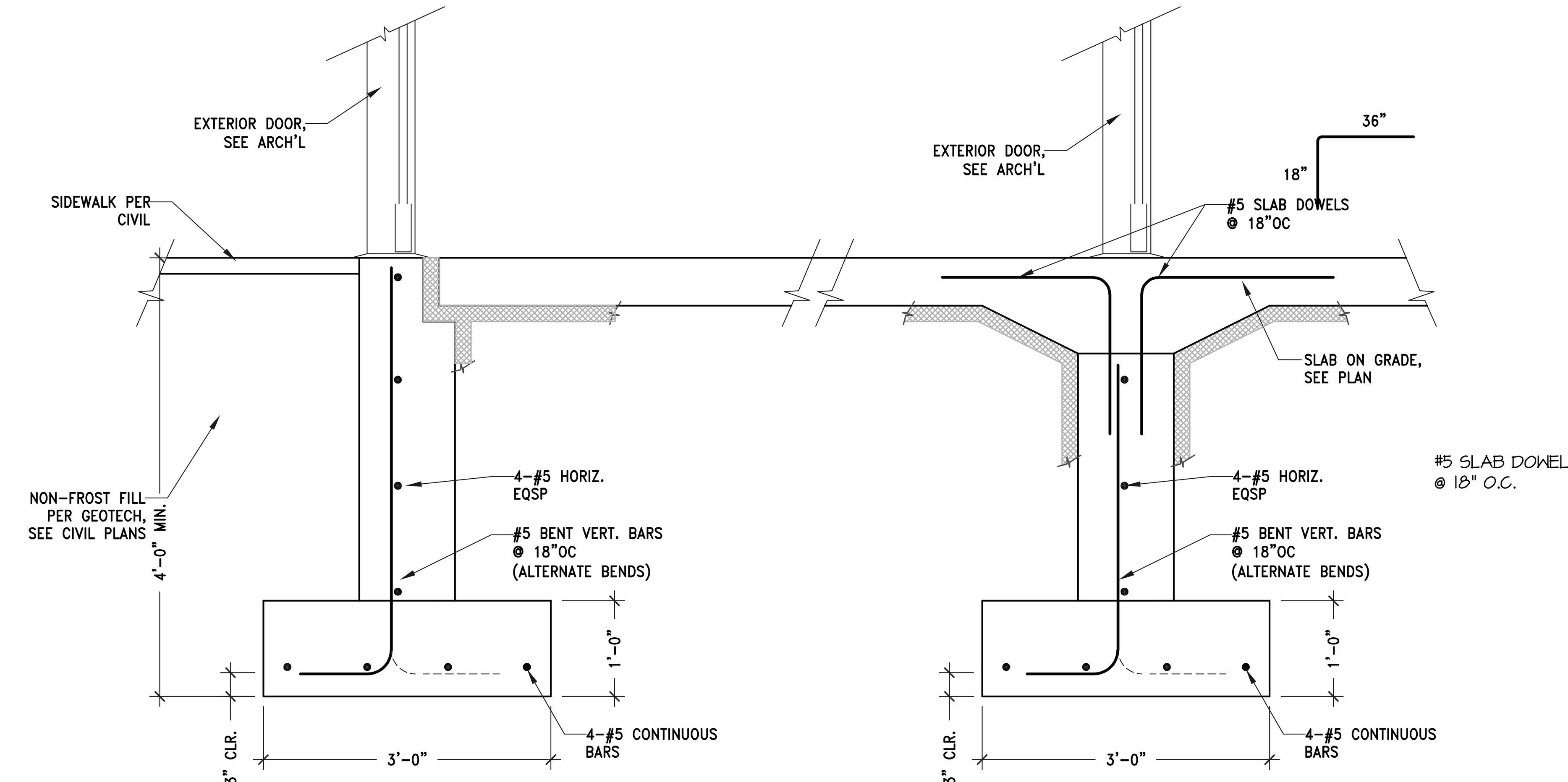
3 SECTION THROUGH TYPICAL FOUNDATION
SCALE: 3/4"=1'-0"



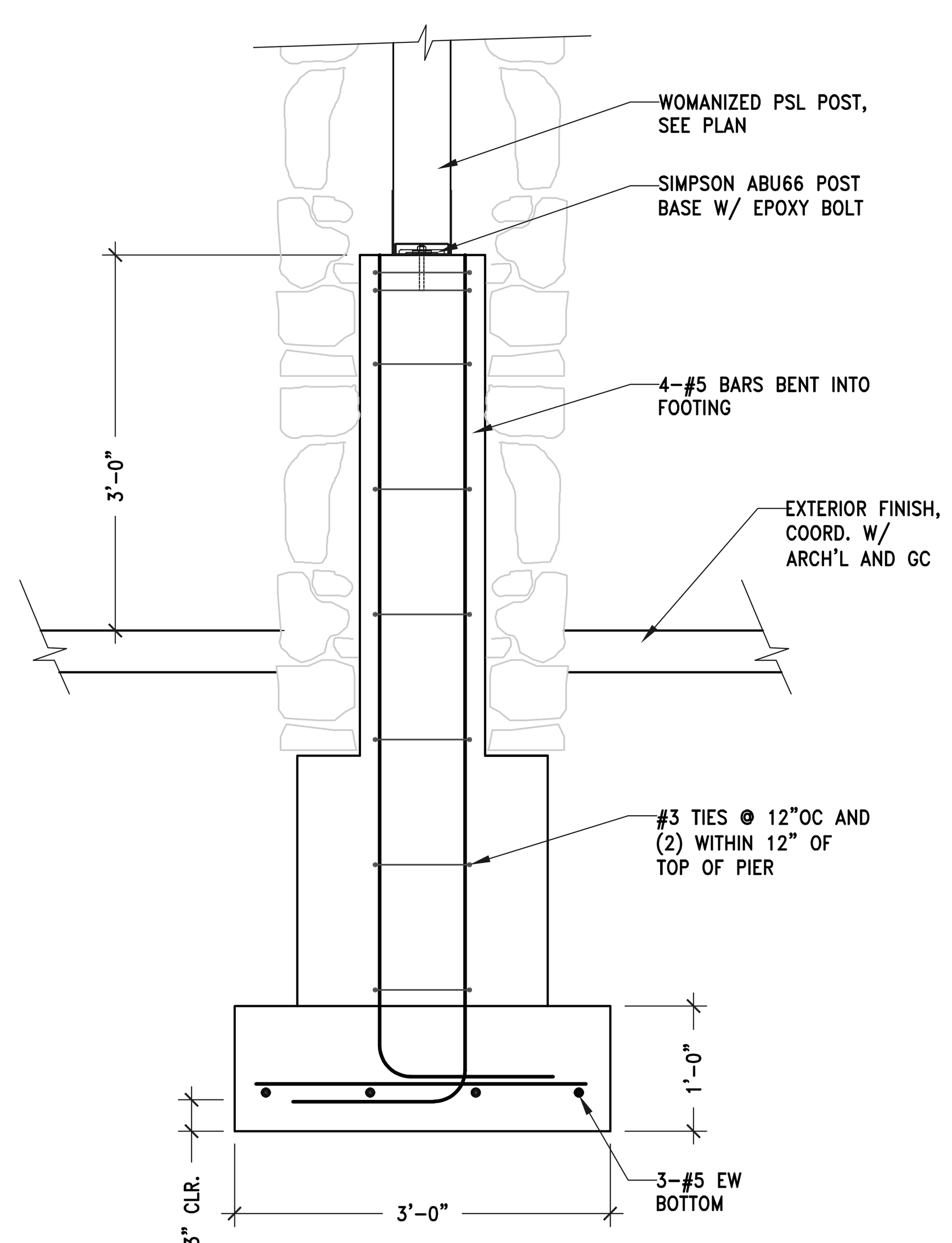
4 SECTION THROUGH COLUMN
SCALE: 3/4"=1'-0"



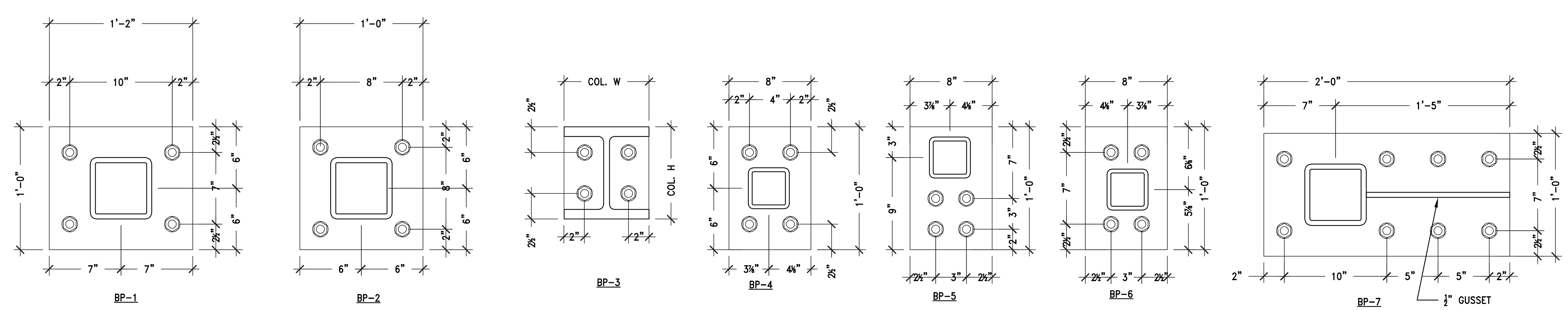
5 SECTION THROUGH PARTY WALL
SCALE: 3/4"=1'-0"



7 SECTION THROUGH ENTRY DOOR
SCALE: 3/4"=1'-0"

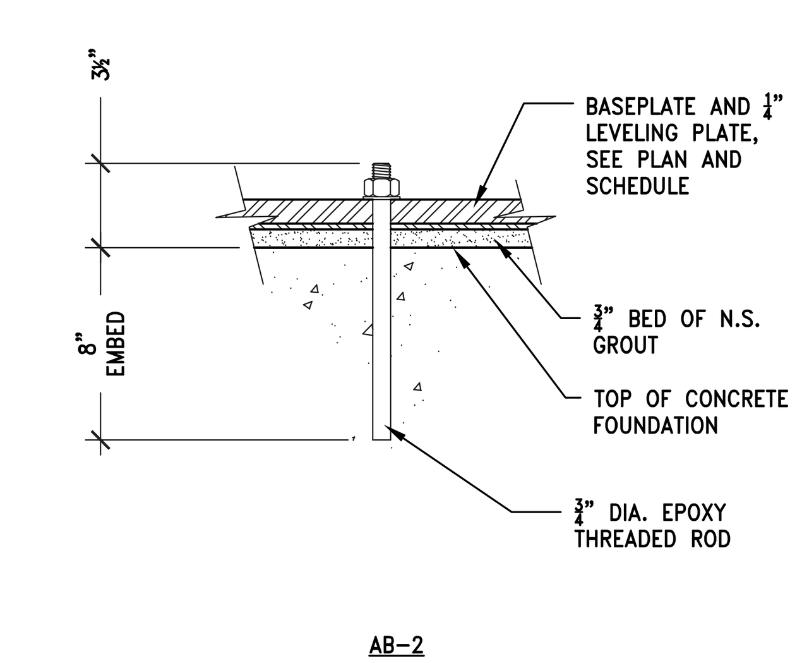


8 SECTION THROUGH PIER
SCALE: 3/4"=1'-0"



BASE PLATE NOTE:
ALL BASE PLATES SHALL BE ¾" THICK ASTM A36 PLATE EXCEPT
BP-7 WHICH SHALL BE ½" THICK ASTM A36 PLATE

4 BASE PLATE DETAILS
SCALE: 1-1/2"=1'-0"



AB-2

5 ANCHOR BOLT DETAILS
SCALE: 3/4"=1'-0"

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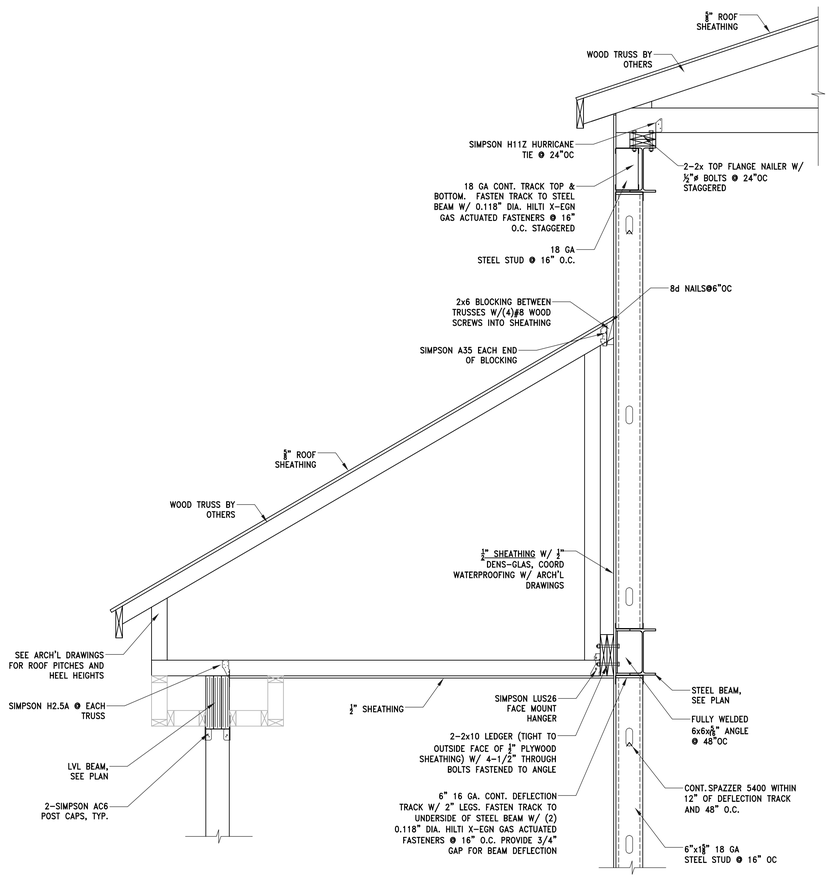
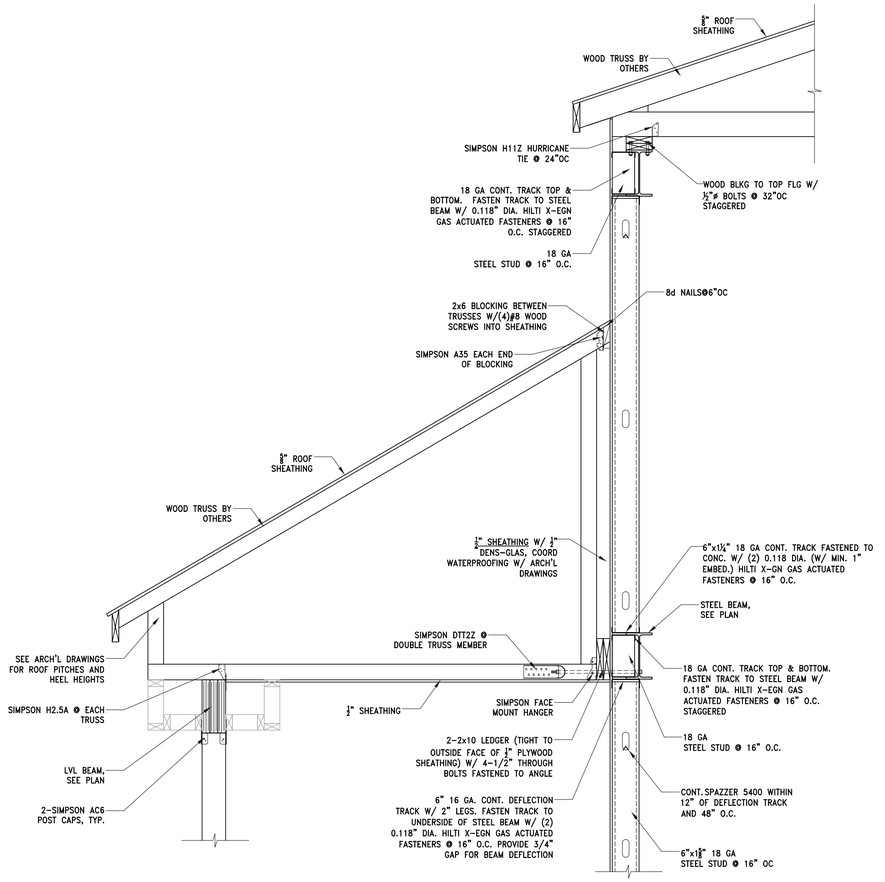
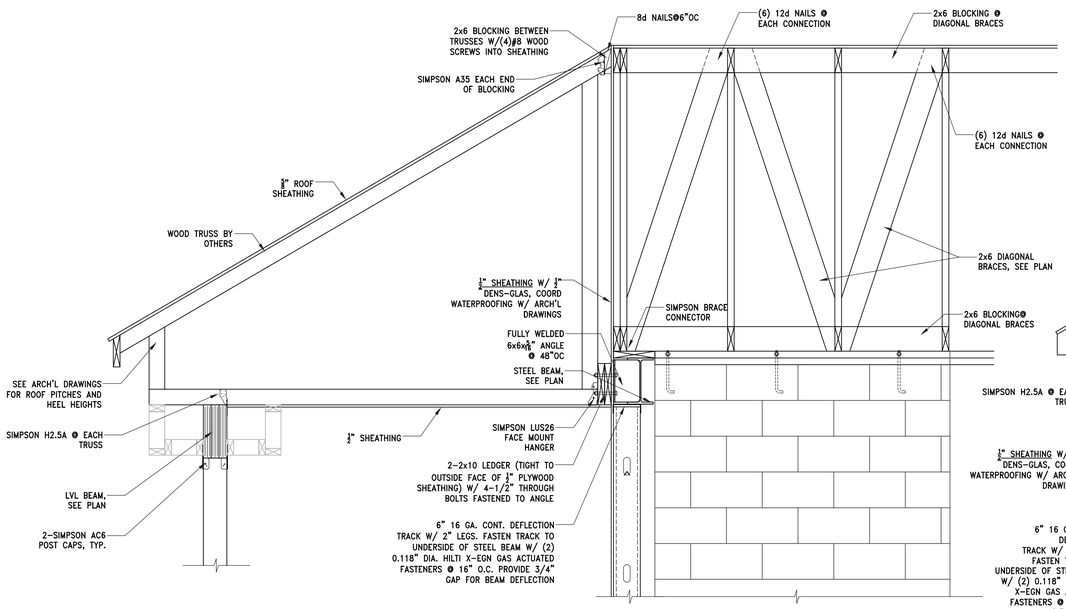


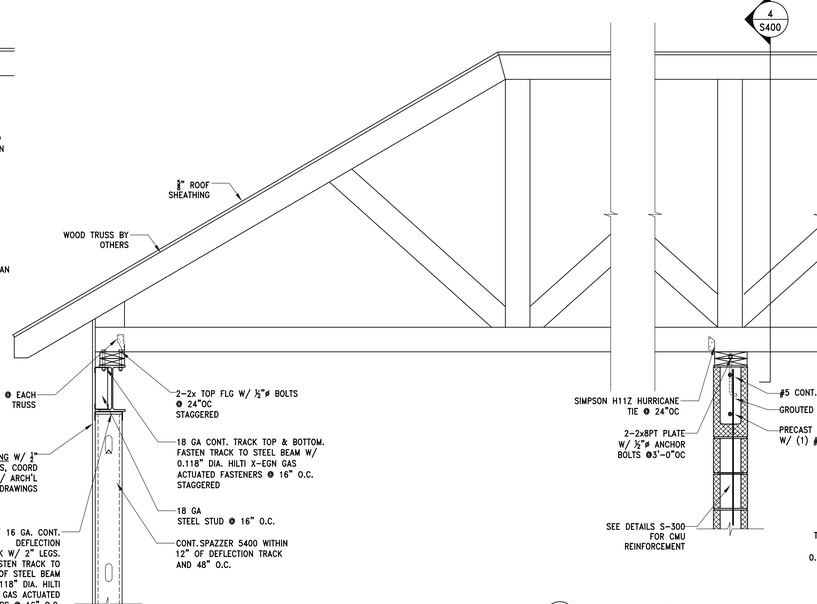
1 SECTION THROUGH EXTERIOR WALL
SCALE: 3/4"=1'-0"



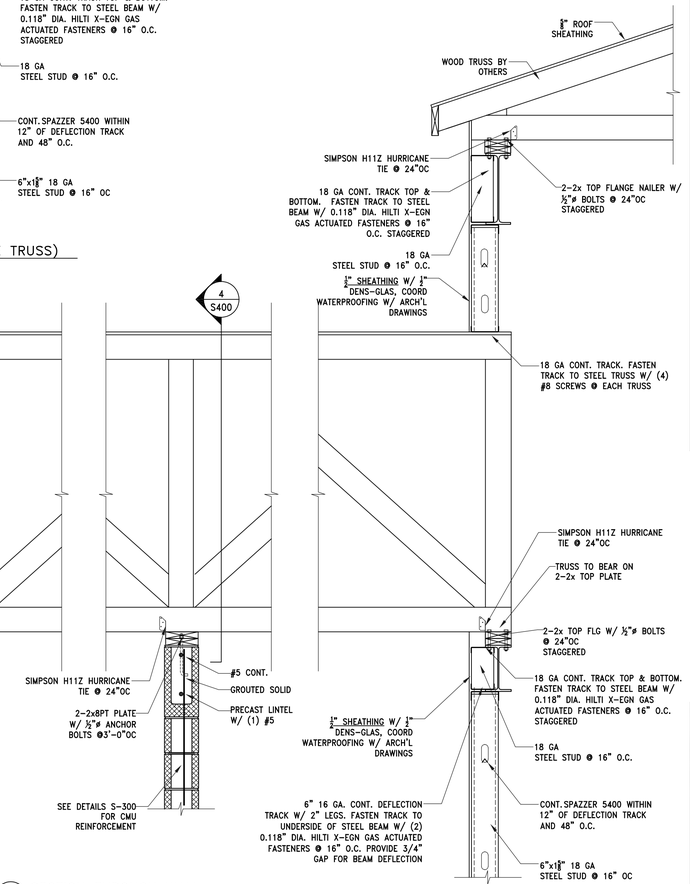
2 SECTION THROUGH EXTERIOR WALL (DOUBLE TRUSS)
SCALE: 3/4"=1'-0"



4 SECTION THROUGH EXTERIOR WALL
SCALE: 3/4"=1'-0"



3 SECTION THROUGH WALL
SCALE: 3/4"=1'-0"



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FRAMING DETAILS

ISSUE DATE:
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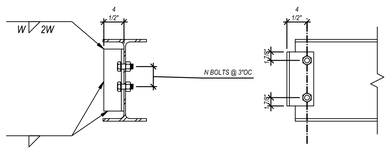
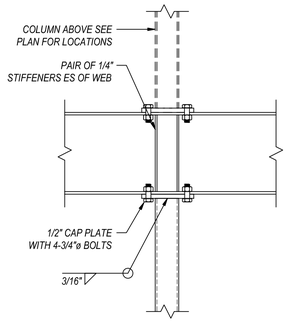
JG JOB NUMBER: 21-113
SHEET NUMBER: S-400

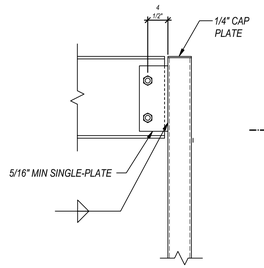


UNLESS OTHERWISE NOTED ALL STEEL BEAM CONNECTIONS SHALL BE BOLTED/WLEDED SINGLE ANGLE CONNECTIONS PER TABLE 10-2 OF AISC 14. DESIGN REACTIONS SHALL BE PER THE CD DRAWINGS IF NO REACTION IS SHOWN USE MAX UNIFORM LOAD TABLES 3-6,8 OR 9

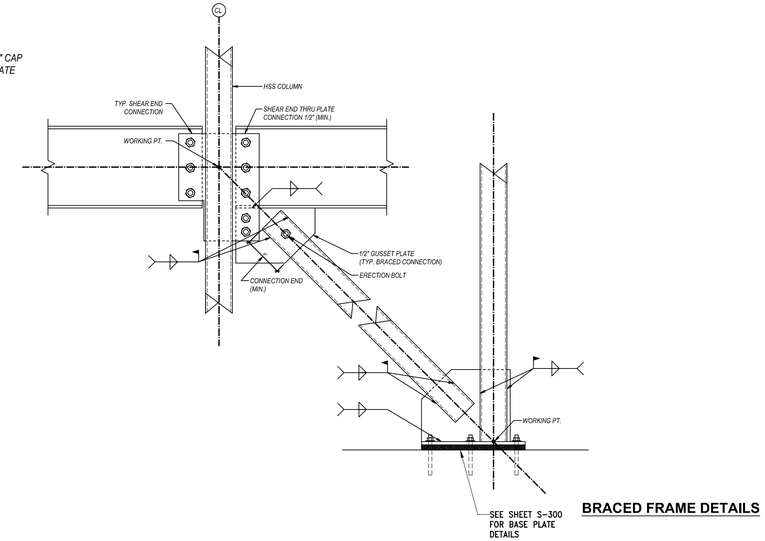
FRAMED BEAM CONNECTION



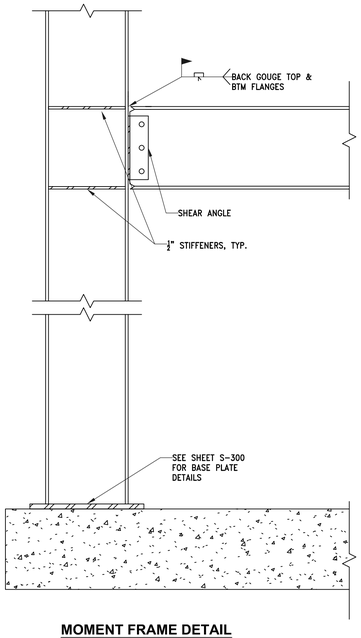
BEAM OVER COLUMN CONNECTION



BEAM CONNECTION TO FACE OF COLUMN



BRACED FRAME DETAILS



MOMENT FRAME DETAIL

ISSUES / REVISIONS:

JLV Structural Consultants

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY D. SULLIVAN
CIVIL
No. 49547
REGISTERED PROFESSIONAL ENGINEER

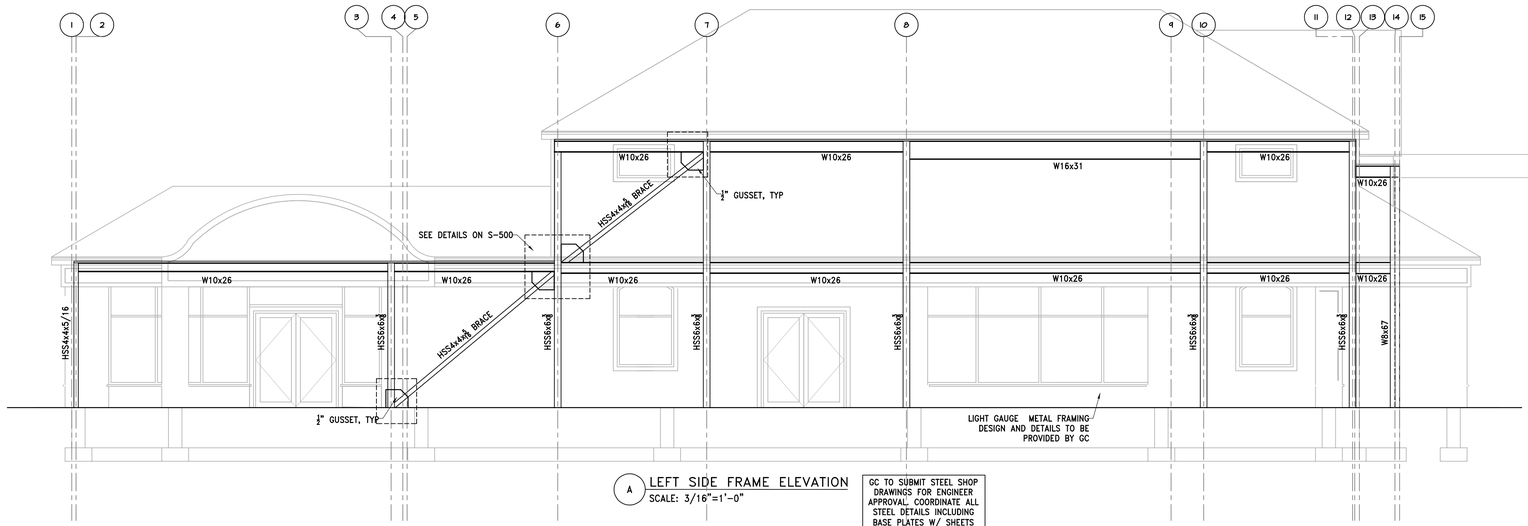
NASR JEWELERS
1092 SOUTH STREET
WRENTHAM, MA

JG ARCHITECTURE
200 WINTER STREET
HOLLISTON, MA 01746
508.380.3105
email: jgarchitecture88@gmail.com
website: JGA-Architecture.com

FRAMING DETAILS

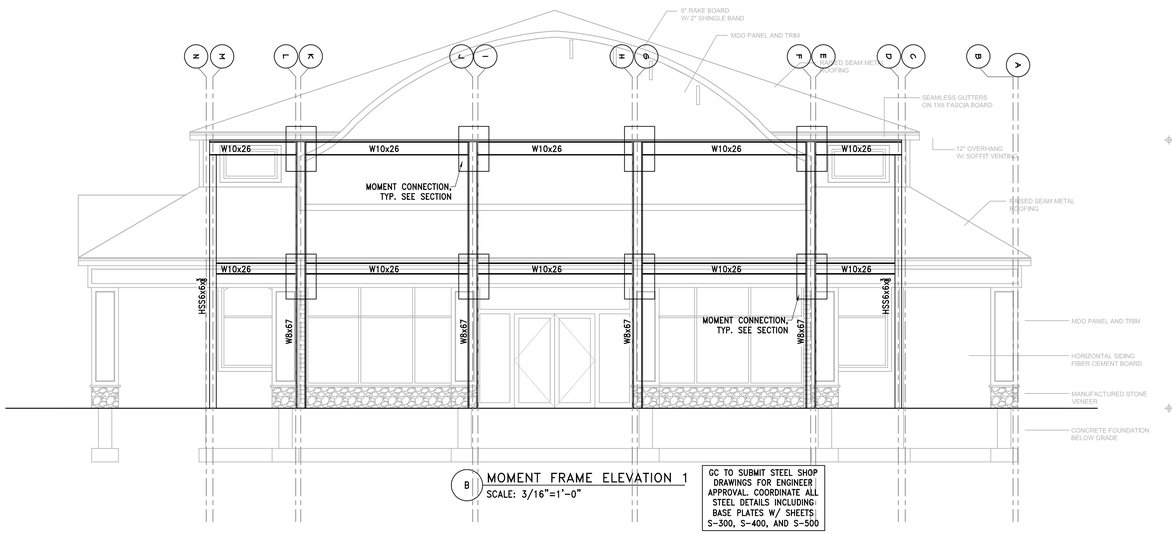
ISSUE DATE:
22.04.11

JG JOB NUMBER: 21-113
SHEET NUMBER: S-500



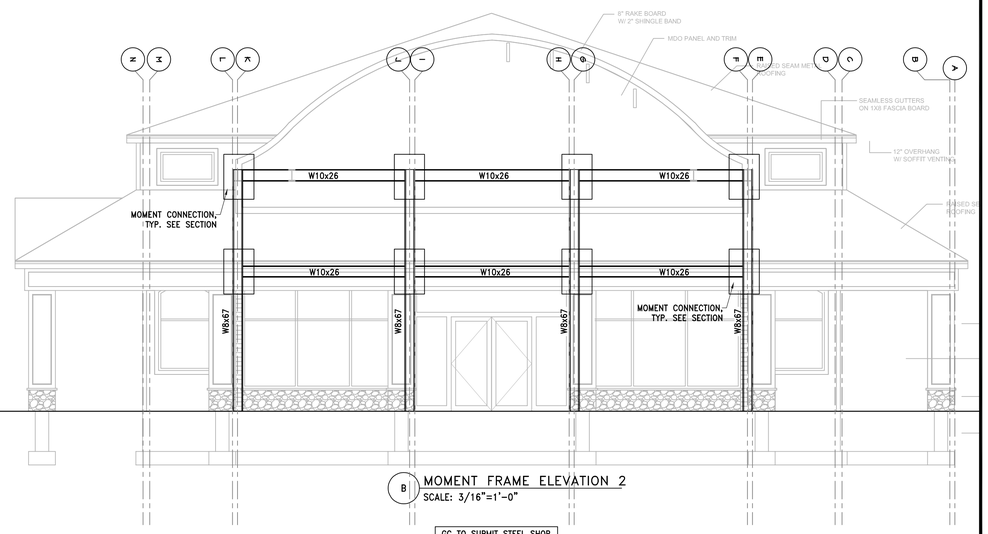
A LEFT SIDE FRAME ELEVATION
SCALE: 3/16"=1'-0"

GC TO SUBMIT STEEL SHOP DRAWINGS FOR ENGINEER APPROVAL. COORDINATE ALL STEEL DETAILS INCLUDING BASE PLATES W/ SHEETS S-300, S-400, AND S-500



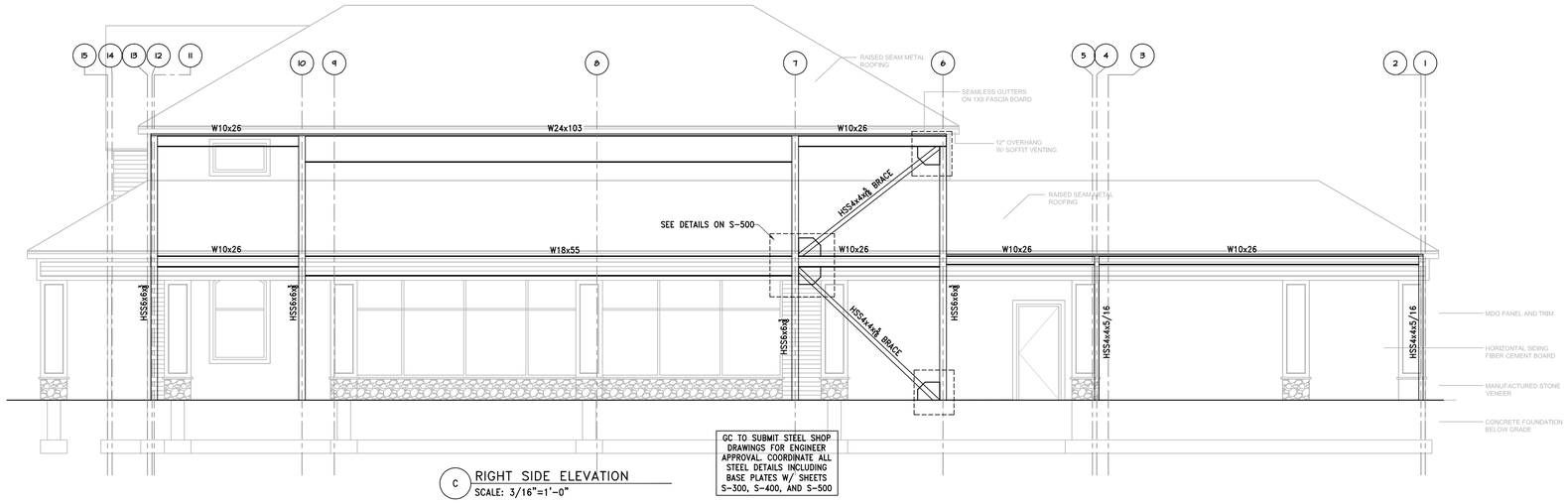
B MOMENT FRAME ELEVATION 1
SCALE: 3/16"=1'-0"

GC TO SUBMIT STEEL SHOP DRAWINGS FOR ENGINEER APPROVAL. COORDINATE ALL STEEL DETAILS INCLUDING BASE PLATES W/ SHEETS S-300, S-400, AND S-500



B MOMENT FRAME ELEVATION 2
SCALE: 3/16"=1'-0"

GC TO SUBMIT STEEL SHOP DRAWINGS FOR ENGINEER APPROVAL. COORDINATE ALL STEEL DETAILS INCLUDING BASE PLATES W/ SHEETS S-300, S-400, AND S-500



C RIGHT SIDE ELEVATION
SCALE: 3/16"=1'-0"

GC TO SUBMIT STEEL SHOP DRAWINGS FOR ENGINEER APPROVAL. COORDINATE ALL STEEL DETAILS INCLUDING BASE PLATES W/ SHEETS S-300, S-400, AND S-500

ISSUES / REVISIONS:

Structural Consultants

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY D. SULLIVAN
CIVIL
No. 49004
REGISTERED
PROFESSIONAL ENGINEER

NASR JEWELERS
1092 SOUTH STREET
WRENTHAM, MA

JG ARCHITECTURE
200 WINTER STREET
HOLLISTON, MA 01746
508.380.3105
email: jgarchitecture88@gmail.com
website: JGA-Architecture.com

FRAMING ELEVATIONS

ISSUE DATE:
22.04.11

JG JOB NUMBER
21-113

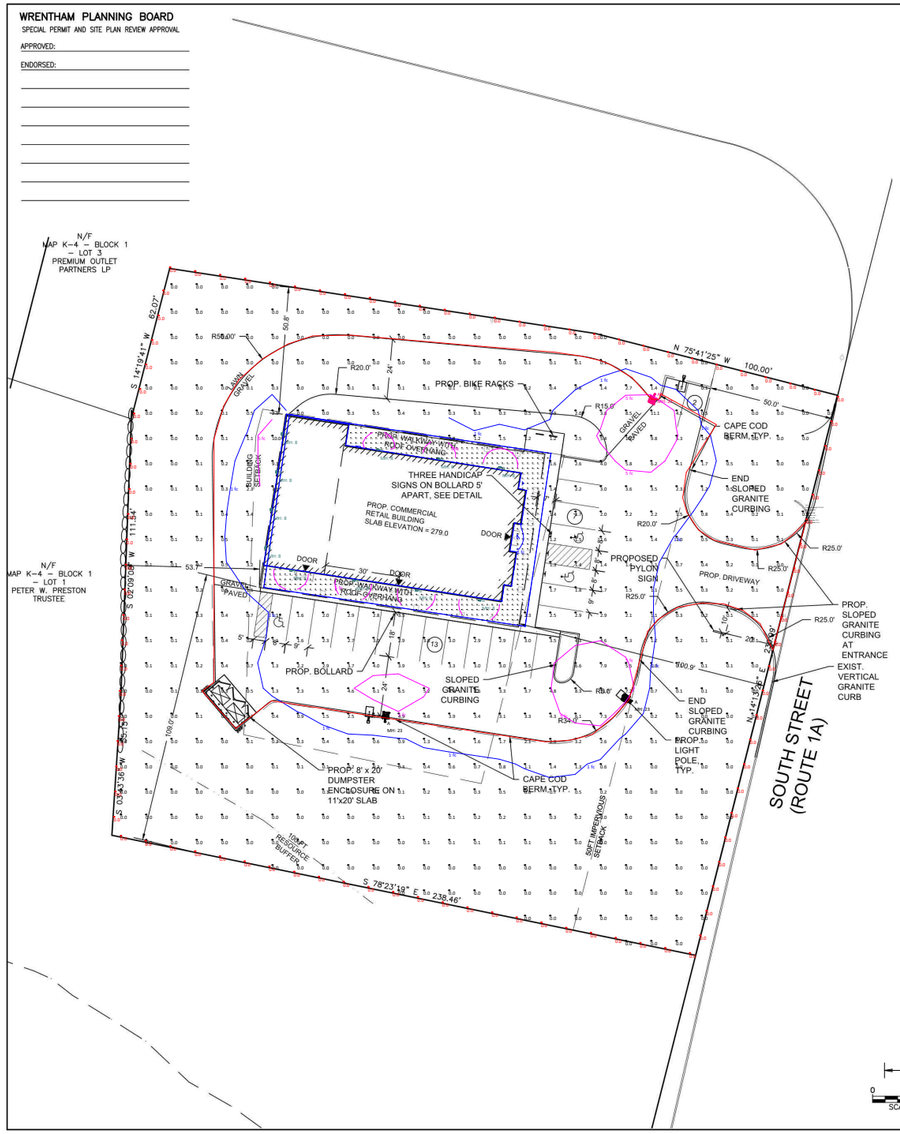
SHEET NUMBER
S-600

RECEIVED
05/23/22
Planning Dept
Exhibit # 34

WRENTHAM PLANNING BOARD
SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL

APPROVED: _____

ENDORSED: _____



ZONING SUMMARY

COMMERCIAL-INDUSTRIAL DISTRICT 2
AQUIFER OVERLAY DISTRICT

CRITERIA	REQUIRED	SPECIAL PERMIT	EXISTING	PROPOSED
MIN. FRONTAGE	200'	200'	230.99'	230.99'
MIN. LOT AREA	80,000 S.F.	80,000 S.F.	60,181.5 S.F.	60,181.5 S.F.*
MAX LOT COVERAGE	50%	50%	23.34%	35.18%
AQUIFER IMPERVIOUS	15%	---	21.6%	22.7%
MIN. FRONT YARD SETBACK	100'	50'	100.8'	100.9'
MIN. REAR YARD SETBACK	50'	25'	82.3'	53.7'
MIN. SIDE YARD SETBACK	50'	10'	42.3'	50.8'

* PRE-EXISTING, NON-CONFORMING.

PARKING SUMMARY

TENANT 1 = 3,812 S.F.
TENANT 2 = 1,484 S.F.
TOTAL AREA = 5,296 S.F.
SPACES REQUIRED = 1 PARKING SPACE PER 250 S.F.
22 SPACES REQUIRED
22 SPACES PROVIDED
NOTE: ALL PARKING LOT STRIPING SHALL BE THERMOPLASTIC.

SITE PLAN REVIEW TABLE

CRITERIA	PROPOSED
TOTAL LAND AREA	60,181.5 S.F.
DEVELOPABLE SITE AREA	60,181.5 S.F.
SITE COVERAGE OF BUILDINGS	7,349 S.F.
IMPERVIOUS COVERAGE	21,172 S.F.

NOTE:THE BOLLARDS ON THE EAST SIDE OF THE BUILDING ARE INTENDED TO DISCOURAGE VEHICLES FROM DRIVING THROUGH THE FRONT DOOR DURING NON-OPERATING HOURS.

DRAFT

REV.	DATE	DESCRIPTION	BY	APP.
1	2021/12/20	RESPONSE TO COMMENTS	JAG	RJR

DRAWING TITLE: SITE LAYOUT PLAN
PROJECT: NASR JEWELERS, 1092 SOUTH ST, WRENTHAM MASSACHUSETTS
CLIENT: NASR JEWELERS, PLYMOUTH, MASSACHUSETTS

• CIVIL ENGINEERING
• LAND SURVEYING
• ENVIRONMENTAL ASSESSMENT
PRIME ENGINEERING
Civil Group, America
P.O. BOX 1088
350 BEDFORD ST.
LAKEVILLE, MA 02734
TEL: 508.947.0050
FAX: 508.947.2004

SCALE:	1" = 20'
DATE:	OCT. 22, 2021
DRAWN BY:	JAG
DESIGNED BY:	RJR
CHECKED BY:	RJR
APPROVED BY:	RJR
SHEET NO.	4 OF 7
PROJECT NO.	30270101

DRAFT

C:\Users\jmeardon\appdata\local\temp\AcPublish_28808\1092 SOUTH ST WRENTHAM_BASE.dwg

Scale: 1 inch= 60 Ft.

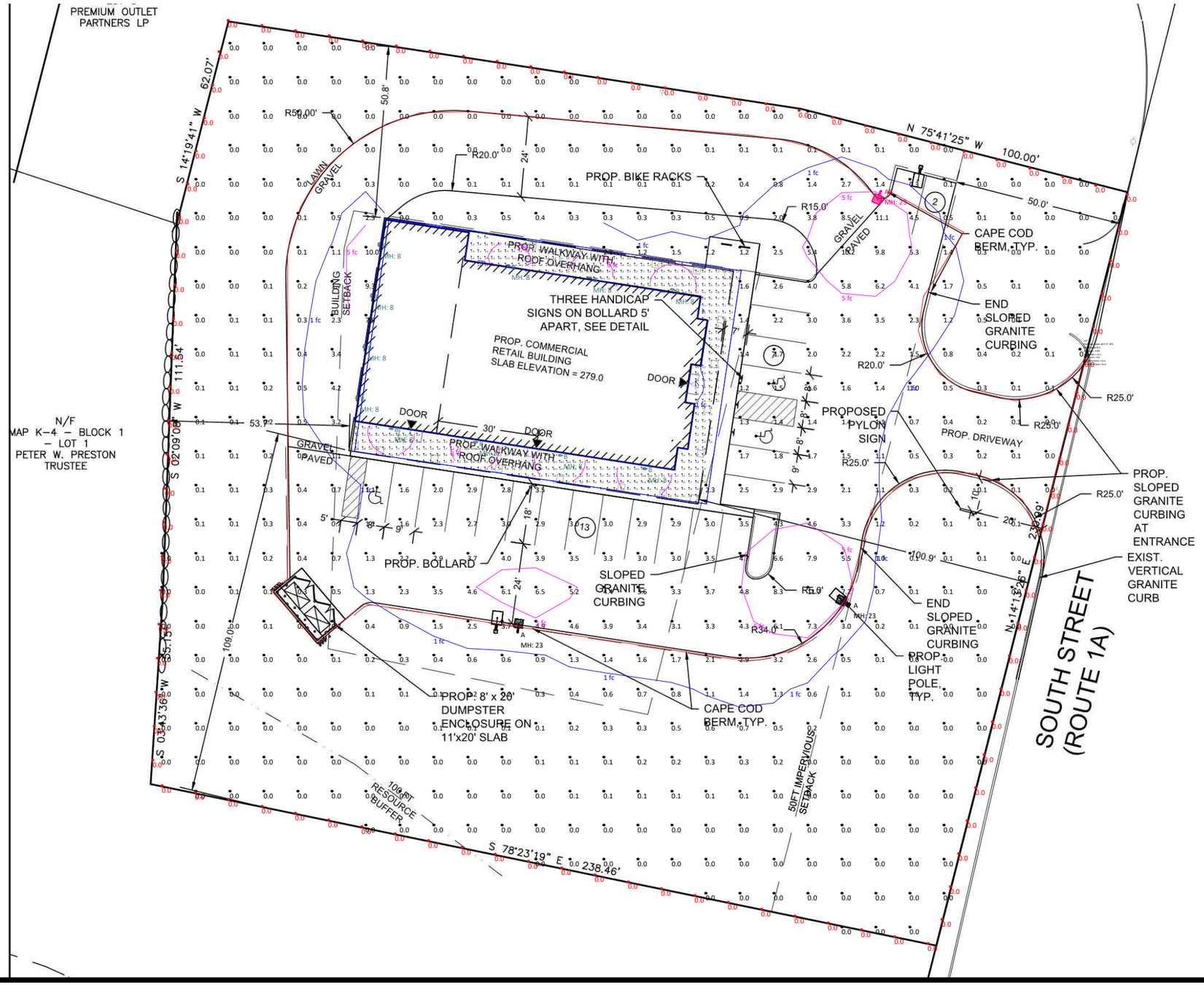
HOLBROOK-ASSOCIATED
Electrical Manufacturer's Representatives

Prepared By:
Holbrook-Associated
35 Reservoir Park Drive
Rockland, MA 02370

Job Name:
NASR Jewelers
Wrentham, MA

Scale: as noted	Project ID: 181381
Date:3/1/2022	Rep: SL
Filename: NASR-Copy-32551-Copy-32963.AGI	
Drawn By:JHolbrook	

Filename: C:\Users\jholbrook\Documents\AGI32 - Designs\2021 Designs\Steve Leary\NASR Jewelers\NASR-Copy-32551-Copy-32963.AGI



NOTE: ALL PARKING LOT STRIPING SHALL B.

SITE PLAN REVIEW

CRITERIA	PROP
TOTAL LAND AREA	60,18
DEVELOPABLE SITE AREA	60,18
SITE COVERAGE OF BUILDINGS	7,34
IMPERVIOUS COVERAGE	21,17

NOTE:THE BOLLARDS ON THE EAST SIDE OF FROM DRIVING THROUGH THE FRONT DOOR

Scale: 1 inch= 32.5 Ft.

HOLBROOK-ASSOCIATED
Electrical Manufacturer's Representatives

Prepared By:
Holbrook-Associated
35 Reservoir Park Drive
Rockland, MA 02370

Job Name:
NASR Jewelers
Wrentham, MA

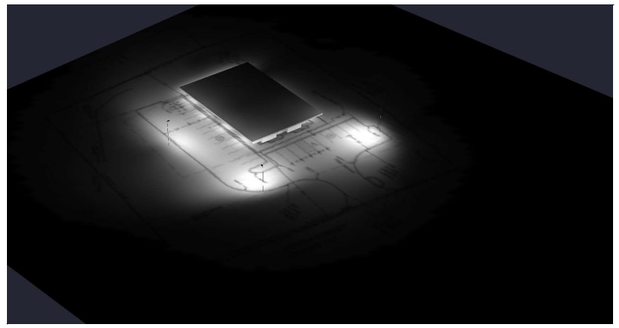
Scale: as noted	Project ID: 181381
Date:3/1/2022	Rep: SL
Filename: NASR-Copy-32551-Copy-32963.AGI	
Drawn By:JHolbrook	

Filename: C:\Users\jholbrook\Documents\AGI32 - Designs\2021 Designs\Steve Leary\NASR Jewelers\NASR-Copy-32551-Copy-32963.AGI

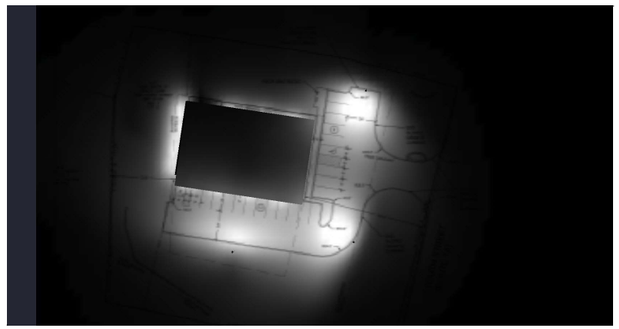
Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
Ground	Illuminance	Fc	1.02	11.7	0.0	N.A.	N.A.	Readings Taken @ 0'-0" AFG	10	10	Horizontal
Property	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	Readings Taken @ 0'-0" AFF	10	N.A.	Horizontal
Underhang	Illuminance	Fc	4.58	14.1	0.0	N.A.	N.A.	Readings Taken @ 0'-0" AFG	2	2	Horizontal
Lot	Illuminance	Fc	3.90	14.1	0.0	N.A.	N.A.	Readings Taken @ 0'-0" AFG			

Luminaire Schedule			All quotes/orders generated from this layout must be forwarded to the Local Rep Agency				
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**LLF**	**Description**	**BUG Rating**
	1	AS	ALED4T150 + ALED150HS	Single	1.000	ALED4T150 + ALED150HS (3 SIDED SHIELD)	B1-U0-G3
	1	A	ALED4T150N	Single	1.000	ALED4T150N - RWLED4T150N - RWLED4T150SFN - WPLED4T150N (TYPE IV)	B1-U0-G3
	1	A	ALED3T150N	Single	1.000	ALED3T150N - RWLED3T150N - RWLED3T150SFN - WPLED3T150N (TYPE III)	B1-U0-G3
	11	B	SLIM17FA15ADJ	Single	1.000	SLIM ADJUSTABLE 15W 3000K-4000K-5000K & PC BRONZE - SHOWN IN 4000K	B1-U1-G0

Expanded Luminaire Location Summary					
Tag	**X**	**Y**	**Z**	**Orient**	**Tilt**
A	164.316	177.143	23	81.907	0
A	260.677	184.803	23	156.304	0
AS	270.529	304.619	23	247.101	0
B	161.401	283.673	8	81	0
B	185.4	280.114	8	81	0
B	201.664	224.259	8	261.871	0
B	209.697	276.65	8	83.115	0
B	176.776	228.173	8	261.871	0
B	151.888	232.086	8	261.871	0
B	127	236	8	261.871	0
B	123.5	290	8	173.346	0
B	121.333	275	8	173.346	0
B	119.167	260	8	173.346	0
B	117	245	8	173.346	0
Total Quantity: 14					



Render Image - Side View



Render Image - Top View

NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of Holbrook-Associated.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the Holbrook-Associated lighting design model. Holbrook-Associated is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

HOLBROOK-ASSOCIATED
Electrical Manufacturer's Representatives

Prepared By:
Holbrook-Associated
35 Reservoir Park Drive
Rockland, MA 02370

Job Name:
NASR Jewelers
Wrentham, MA

Scale: as noted	Project ID: 181381
Date:3/1/2022	Rep: SL
Filename: NASR-Copy-32551-Copy-32963.AGI	
Drawn By:JHolbrook	

Filename: C:\Users\jholbrook\Documents\AGI32 - Designs\2021 Designs\Steve Leary\NASR Jewelers\NASR-Copy-32551-Copy-32963.AGI

ALED3T150N

Color: Bronze

Weight: 32.5 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	153.40W

LED Info

Watts	150W
Color Temp	4000K (Neutral)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	16,253
Efficacy	106 LPW

Technical Specifications

Listings

UL Listed:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PE9166BW

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Technical Specifications (continued)

Construction

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

7.7% at 120V

Power Factor:

99.5% at 120V, 93.5% at 277V

Surge Protection:

4kV

Optical

BUG Rating:

B1 U0 G2

Other

BAA Compliance:

Click here for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

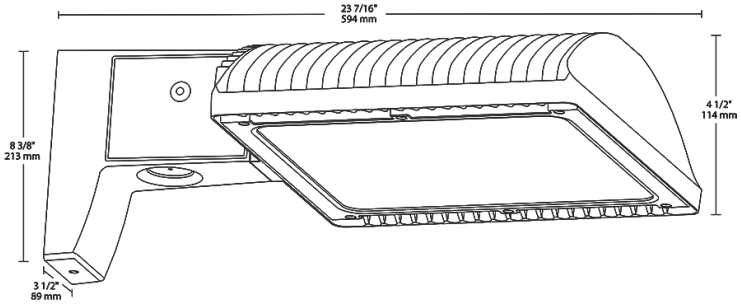
Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

ALED3T150N

RAB

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	150		N				
	4T = Type IV **3T =** Type III **2T =** Type II	**50 =** 50W **78 =** 78W **105 =** 105W **125 =** 125W **150 =** 150W	**Blank =** Pole mount **SF =** Slipfitter	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **RG =** Roadway Gray **W =** White **K =** Black	**Blank =** 120-277V **/480 =** 480V **/BL =** Bi-Level **/D10 =** 0-10V Dimming	**Blank =** No Option **/LC =** Lightcloud® Controller **/PCS =** 120V Swivel Photocell **/PCS2 =** 277V Swivel Photocell **/PCT =** 120-277V Twistlock Photocell **/PCS4 =** 480V Swivel Photocell **/PCT4 =** 480V Twistlock Photocell **/WS =** Multi-Level Motion Sensor **/WS2 =** Multi-Level Motion Sensor 20 ft. **/WS4 =** Multi-Level Motion Sensor 40 ft.	**Blank =** Standard **USA =** BAA Compliant

ALED4T150N

Color: Bronze

Weight: 32.9 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	154W

LED Info

Watts	150W
Color Temp	4000K (Neutral)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	17,822
Efficacy	115.7 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001756

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Technical Specifications (continued)

Construction

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:

5.9% at 120V, 11.1% at 277V

Power Factor:

99.5% at 120V, 93.7% at 277V

Surge Protection:

4kV

Optical

BUG Rating:

B1 U0 G2

Other

BAA Compliance:

Click here for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

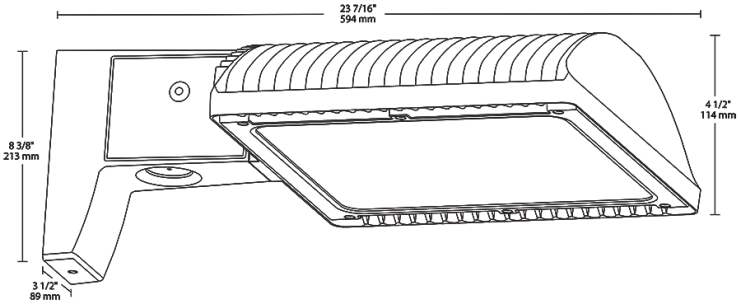
Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

ALED4T150N

RAB

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	150		N				
	4T = Type IV **3T =** Type III **2T =** Type II	**50 =** 50W **78 =** 78W **105 =** 105W **125 =** 125W **150 =** 150W	**Blank =** Pole mount **SF =** Slipfitter	**Blank =** 5000K (Cool) **N =** 4000K (Neutral) **Y =** 3000K (Warm)	**Blank =** Bronze **RG =** Roadway Gray **W =** White **K =** Black	**Blank =** 120-277V **/480 =** 480V **/BL =** Bi-Level **/D10 =** 0-10V Dimming **/480/D10 =** 480V, 0-10V Dimming	**Blank =** No Option **/LC =** Lightcloud® Controller **/PCS =** 120V Swivel Photocell **/PCS2 =** 277V Swivel Photocell **/PCT =** 120-277V Twistlock Photocell **/PCS4 =** 480V Swivel Photocell **/PCT4 =** 480V Twistlock Photocell **/WS2 =** Multi-Level Motion Sensor 20 ft. **/WS4 =** Multi-Level Motion Sensor 40 ft.	**Blank =** Standard **USA =** BAA Compliant

ALED150HS

Color: Bronze

Weight: 0.0 lbs

Project:	Type:
Prepared By:	**Date:**

Technical Specifications

Other

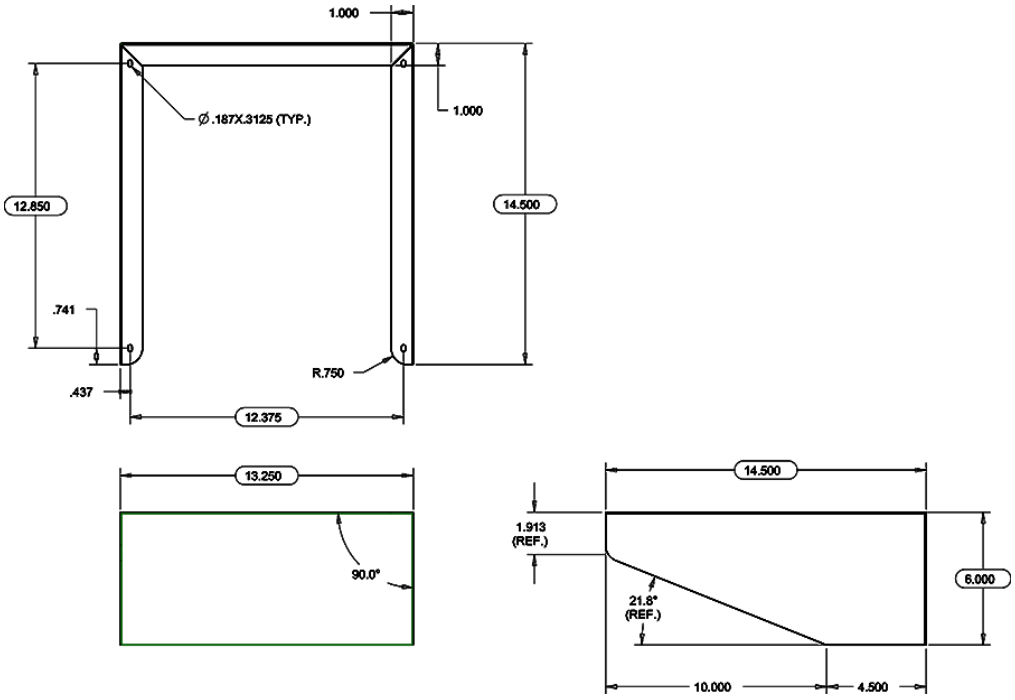
Shield:

Shield for ALED 50-150W side or back kit

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



SLIM17FA15ADJ

Color: Bronze

Weight: 3.0 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.13A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	14.2/14/14.2W

LED Info

Watts	15W
Color Temp	3000K/4000K/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	1761/1904/1852
Efficacy	124/136.2/130.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL0MVJOV62Q3

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V Integrated button photocell included. Photocell is compatible with 120V-277V.

Note:

All values are typical (tolerance +/- 10%)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 50°C (122°F)

Housing:

Precision die-cast aluminum housing and door frame

Technical Specifications (continued)

Construction

Lens:

Polycarbonate lens

Mounting:

Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap

Cut Off:

Adjustable from 0° (full cutoff) to 90°. 7 settings at 15° each.

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

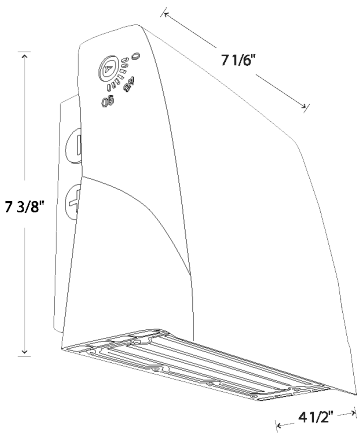
5 Yr Limited Warranty:

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Selectable CCT
- Adjustable cutoff
- Integrated photocell
- 0-10V dimming standard

Ordering Matrix

Family	Wattage	Style
SLIM17FA	15	ADJ

15 = 15W
30 = 30W

ADJ = Angle Adjustable

WRENTHAM PLANNING BOARD
SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL

APPROVED: _____

ENDORSED: _____

RECEIVED
05/31/22
Planning Dept
Exhibit # 37

PROPOSED RETAIL ESTABLISHMENTS

1092 SOUTH STREET
WRENTHAM, MASSACHUSETTS

OWNER/ APPLICANT:

JONMAT REALTY TRUST
ADEL NASR, TRUSTEE
61 COMMERCE WAY
PLYMOUTH, MA 02360

LOCUS:

1092 SOUTH STREET
WRENTHAM, MA 02093
ASSESSORS MAP K-04 BLOCK 1 LOT 2

LOCUS PLAN

N

SCALE: 1"=500'

REVISED: MAY 25 , 2022

SCHEDULE OF DRAWINGS

SHEET NAME:	LAST REVISED:
1.COVER	4-27-2022
2.EXISTING CONDITIONS PLAN	4-27-2022
3.EROSION CONTROL PLAN	4-27-2022
4.SITE LAYOUT PLAN	4-27-2022
5.GRADING & UTILITIES PLAN 1	4-27-2022
6.GRADING & UTILITIES PLAN 2	4-27-2022
7.LANDSCAPE	4-27-2022
8.DETAILS-1	4-27-2022
9.DETAILS-2	4-27-2022
ARCHITECTURAL DRAWINGS	
PROPOSED FLOOR PLAN	7-28-2021
ELEVATIONS	7-28-2021
LIGHTING DESIGN PACKAGE	9-23-2021

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF WRENTHAM DEPARTMENT OF PUBLIC WORKS CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS LATEST REVISION.
2. SHOP DRAWING SHALL BE SUBMITTED FOR ALL UTILITY AND ROADWAY CONSTRUCTION MATERIALS INCLUDING WATER, AND DRAIN.
3. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE TOWN OF WRENTHAM DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION. ENGINEERING INSPECTION AND TESTING FEES ARE TO BE CALCULATED AND PAID PRIOR TO COMMENCEMENT OF ANY SITE WORK.
4. AN APPLICATION FOR INSPECTIONAL SERVICES SHALL BE SUBMITTED TO THE TOWN OF WRENTHAM PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.
5. THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR REQUESTING INSPECTIONS, AS SPECIFIED BY THE DEPARTMENT OF PUBLIC WORKS. NO WORK WILL BE ACCEPTED THAT HAS BEEN COVERED BEFORE INSPECTION DUE TO THE APPLICANT/CONTRACTORS FAILURE TO NOTIFY THE DEPARTMENT OF PUBLIC WORKS FOR INSPECTION.
6. FINAL STAMPED AS-BUILT PLAN, IN BOTH HARD COPY AND DIGITAL FORMAT, SHALL BE SUBMITTED TO THE TOWN WITHIN 30 DAYS OF COMPLETION AND APPROVED PRIOR TO ANY SIGN OFFS OR OCCUPANCY.
7. REFER TO DRAINAGE REPORT FOR ROOF DRAIN AND OTHER STORMWATER CONSIDERATIONS.
8. THE PROJECT WILL RESULT IN A LAND DISTURBANCE OF ONE (1) ACRE OR MORE, THEREFORE AN ELECTRONIC DRAFT OF THE SWPPP WILL BE SUBMITTED AND A PAPER COPY OF THE SIGNED NPDES NOI AND SWPPP SHALL BE SUBMITTED PRIOR TO THE START OF CONSTRUCTION.

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. RHEAUME
No. 28373
CIVIL
REGISTERED PROFESSIONAL ENGINEER

ZONING SUMMARY

COMMERCIAL-INDUSTRIAL DISTRICT 2
AQUIFER OVERLAY DISTRICT

CRITERIA	REQUIRED	SPECIAL PERMIT	EXISTING	PROPOSED
MIN. FRONTAGE	200'	200'	230.06'	230.06'
MIN. LOT AREA	80,000 S.F.	80,000 S.F.	59,544 S.F.	59,544 S.F.*
MAX LOT COVERAGE	50%	50%	23.6%	35.6%
AQUIFER IMPERVIOUS	15%	---	21.8%	22.9%
MIN. FRONT YARD SETBACK	100'	50'	100.8'	104.7'
MIN. REAR YARD SETBACK	50'	25'	82.3'	55.4'
MIN. SIDE YARD SETBACK	50'	10'	42.3'	50.8'

* PRE-EXISTING, NON-CONFORMING.

PARKING SUMMARY

TOTAL AREA = 5,296 S.F.
SPACES REQUIRED = 1 PARKING SPACE PER 250 S.F.
22 SPACES REQUIRED
22 SPACES PROVIDED

SITE PLAN REVIEW TABLE

CRITERIA	PROPOSED
TOTAL LAND AREA	59,544 S.F.
DEVELOPABLE SITE AREA	59,544 S.F.
SITE COVERAGE OF BUILDINGS	7,318 S.F.
IMPERVIOUS COVERAGE	21,170 S.F.

PREPARED BY:

PRIME ENGINEERING INC
CIVIL ENGINEERING-LAND SURVEYING-ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004

WRENTHAM PLANNING BOARD

SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL

APPROVED: _____

ENDORSED: _____

ASSESSORS REFERENCE
MAP K-4 – BLOCK 1 – LOT 2

SITE ADDRESS
1092 SOUTH STREET
WRENTHAM, MA 02093

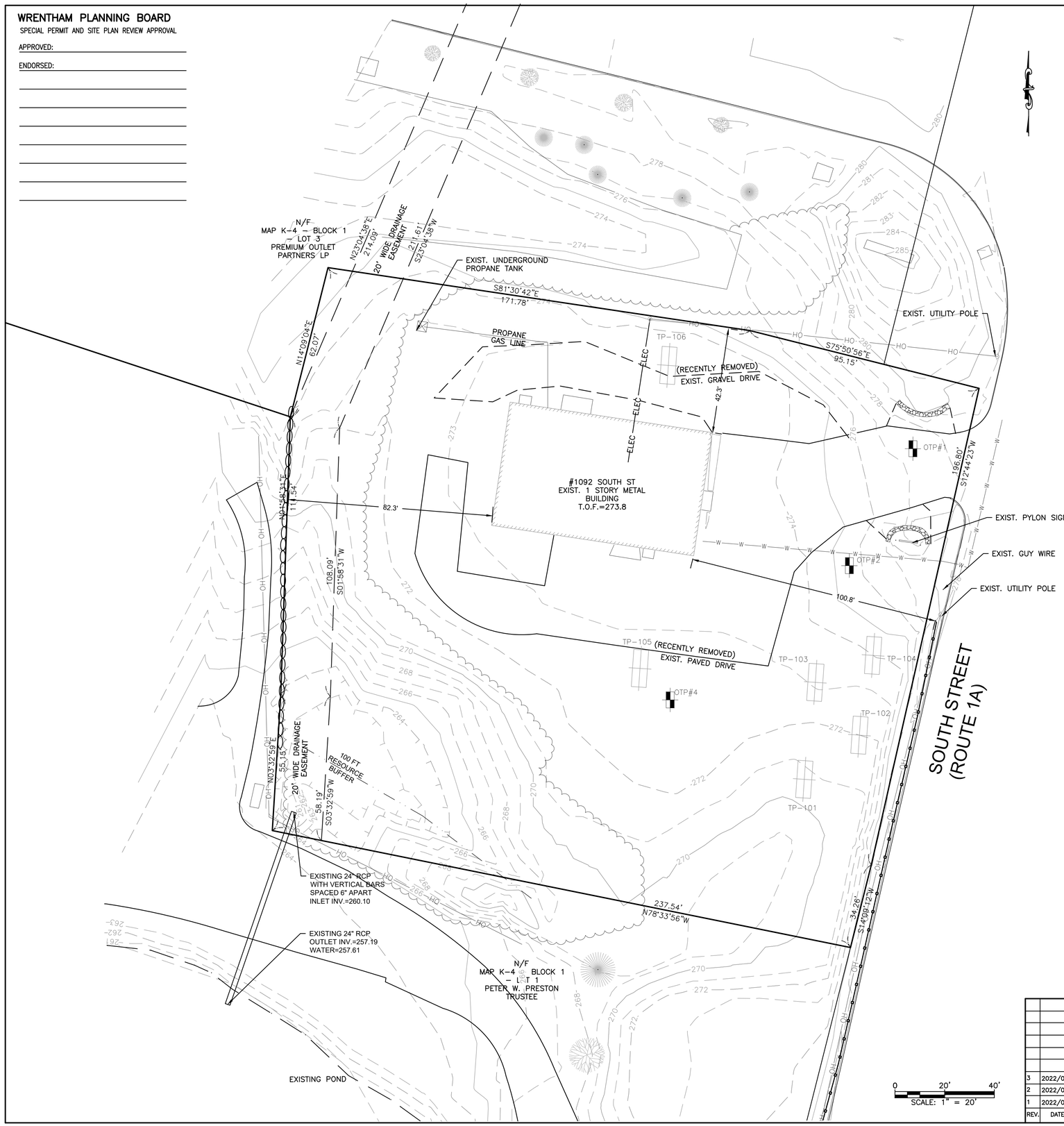
CURRENT OWNER
JONMAT REALTY TRUST
ADEL NASR, TRUSTEE
61 COMMERCE WAY
PLYMOUTH, MA 02360

DEED REFERENCE
BK.39343 – PG. 43

PLAN REFERENCES
PB. 278 – PL. NO. 1134-1979
SHLO NO. 7785 SHLO NO. 7565
SHLO NO. 7448 SHLO NO. 7440
SHLO NO. 5505 SHLO NO. 2285

VERTICAL DATUM SHOWN
NAVD 88

FEMA FLOODZONE DESIGNATION
ZONE X, UNSHADED, FIRM PANEL 25021C0336E, EFF. DATE: 7/17/2012



SOIL DATA:

DATE: 9/16/2021
PERFORMED BY: SPENCER LYNDS, PRIME ENGINEERING, INC. – LICENSE #SE14275
WITNESSED BY: WADE SAUCIER, TOWN OF WRENTHAM BOH

ELEV. (FEET)	TP-101	DEPTH (INCHES)
	A SL 10YR 3/2	0
	B SL 10YR 4/6	14
	C1 GS 2.5Y 5/4	28
		108

NO REDOX ENCOUNTERED
NO WEEPING ENCOUNTERED
ESTIMATED SEASONAL HIGH GROUNDWATER ELEV. = 108"

ELEV. (FEET)	TP-102	DEPTH (INCHES)
	FILL	0
	A SL 10YR 3/2	16
	B SL 10YR 4/6	25
	C1 GS 2.5Y 5/4	40
		108

NO REDOX ENCOUNTERED
NO WEEPING ENCOUNTERED
ESTIMATED SEASONAL HIGH GROUNDWATER ELEV. = 108"

ELEV. (FEET)	TP-103	DEPTH (INCHES)
	A SL 10YR 3/2	0
	B SL 10YR 4/6	16
	C1 GS 2.5Y 5/4	27
		108

NO REDOX ENCOUNTERED
NO WEEPING ENCOUNTERED
ESTIMATED SEASONAL HIGH GROUNDWATER ELEV. = 108"

ELEV. (FEET)	TP-104	DEPTH (INCHES)
	FILL	0
	A SL 10YR 3/2	10
	B SL 10YR 4/6	24
	C1 GS 2.5Y 5/4	40
		108

NO REDOX ENCOUNTERED
NO WEEPING ENCOUNTERED
ESTIMATED SEASONAL HIGH GROUNDWATER ELEV. = 108"

ELEV. (FEET)	TP-105	DEPTH (INCHES)
	FILL	0
	A SL 10YR 3/2	12
	B SL 10YR 4/6	18
	C1 GS 2.5Y 5/4	28
		72

NO REDOX ENCOUNTERED
NO WEEPING ENCOUNTERED

ELEV. (FEET)	TP-106	DEPTH (INCHES)
	FILL	0
	A SL 10YR 3/2	6
	B SL 10YR 4/6	18
	C1 GS 2.5Y 5/4	26
		72

NO REDOX ENCOUNTERED
NO WEEPING ENCOUNTERED

SOIL DATA:

APPROVED PLAN DATE: 1/14/1982
PERFORMED BY: STAVINSKI ENGINEERING ASSOCIATES, INC

ELEV. (FEET)	OTH #1	DEPTH (INCHES)
279.0	LOAM & SUBSOIL	0
		23
	LOOSE SAND & GRAVEL	
		135

NO REDOX ENCOUNTERED
NO WEEPING ENCOUNTERED
ESTIMATED SEASONAL HIGH GROUNDWATER ELEV. = 267.75

ELEV. (FEET)	OTH #2	DEPTH (INCHES)
	LOAM & SUBSOIL	0
		38
	LOOSE SAND & GRAVEL	
		69
	SAND & LARGE BONEY GRAVEL	
		137

NO REDOX ENCOUNTERED
NO WEEPING ENCOUNTERED
ESTIMATED SEASONAL HIGH GROUNDWATER ELEV. = 266.48

RiverHawk LAND SURVEY
RIVER HAWK LAND SURVEY, LLC.
161 EAST GROVE ST., SUITE 3, MIDDLEBOROUGH, MA 02346
(774) 213 - 5429 riverhawkllc.com

COMMONWEALTH OF MASSACHUSETTS – BERNARD N. PERROTTY No. 46858 – REGISTERED PROFESSIONAL LAND SURVEYOR

3/21/2022 DATE

BERNARD N. PERROTTY, P.L.S.

REV.	DATE	DESCRIPTION	BY	APP.
3	2022/05/25	RESPONSE TO COMMENTS	AJR	RJR
2	2022/05/03	RESPONSE TO COMMENTS	DJLS/AJR	RJR
1	2022/03/24	RESPONSE TO COMMENTS	JAG/AJR	RJR

DRAWING TITLE: EXISTING CONDITIONS
PROJECT: NASR JEWELERS
1092 SOUTH ST, WRENTHAM MASSACHUSETTS
CLIENT: NASR JEWELERS
PLYMOUTH, MASSACHUSETTS

SCALE: 1" = 20'
DATE: OCT. 22, 2021
DRAWN BY: JAG
DESIGNED BY: RJR
CHECKED BY: RJR
APPROVED BY: RJR
SHEET NO. 2 OF 9
PROJECT NO. 30270101

COMMONWEALTH OF MASSACHUSETTS – RICHARD J. RHEAUME No. 28373 CIVIL REGISTERED PROFESSIONAL ENGINEER

- CIVIL ENGINEERING
- LAND SURVEYING
- ENVIRONMENTAL ASSESSMENT

PRIME ENGINEERING INC.
God Bless America
P.O. BOX 1088
350 BEDFORD ST.
LAKEVILLE, MA 02734
TEL: 508.947.0050
FAX: 508.947.2004

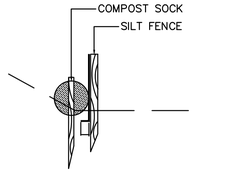
C:\Users\jreardon\appdata\local\temp\AcPublish_16716\1092 SOUTH ST WRENTHAM_BASE_r.dwg

WRENTHAM PLANNING BOARD

SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL

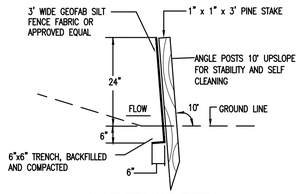
APPROVED: _____

ENDORSED: _____



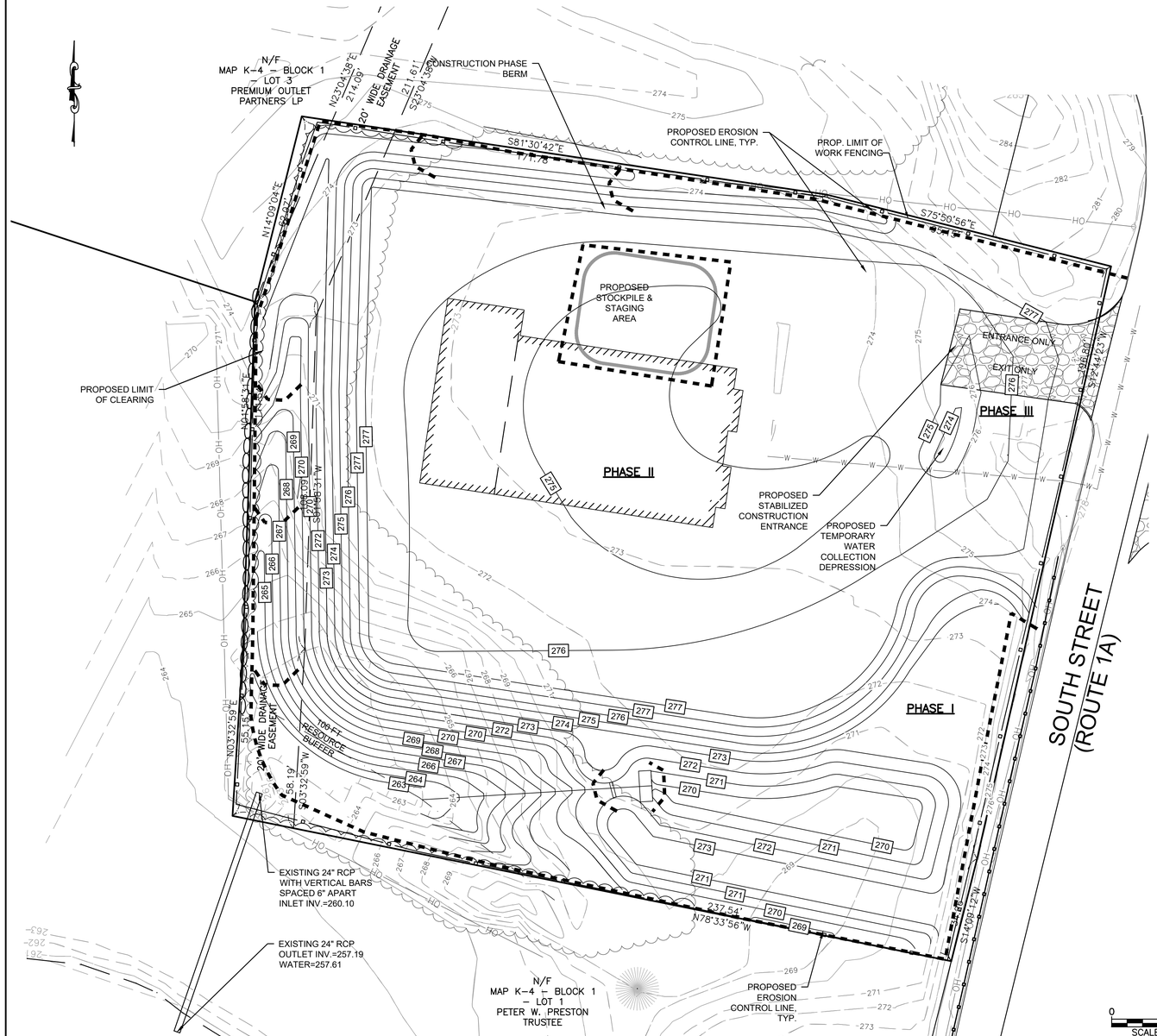
COMPOST SOCK AND SILT FENCE

AT TOE OF STEEP SLOPES
1:6 OR MORE
NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE



EROSION & SEDIMENT CONTROL NOTES:
CONSTRUCTION SPECIFICATIONS

THE CONTRACTOR SHALL USE THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS DATED MARCH 1997 AND REPRINTED MAY 2003.
THE FOLLOWING IS THE MINIMUM REQUIREMENTS THE CONTRACTOR SHALL FOLLOW TO PREVENT IMPACTS CAUSED BY EROSION AND SEDIMENTATION DURING CONSTRUCTION. THE CONTRACTOR MAY, AT HIS DISCRETION, IMPLEMENT ADDITIONAL MEASURES IF NECESSARY.

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED MULCH FILTER TUBES "COMPOST SOCKS" SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
2. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
3. CATCH BASINS WILL BE PROTECTED WITH SILT SACKS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SILT SACKS SHALL BE INSTALLED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED. HAYBALES SHALL NOT BE USED.
4. SEEDING MIXTURE FOR FINISHED GRASSED AREAS WILL BE AS FOLLOWS:
   KENTUCKY BLUE GRASS 45%
   CREEPING RED FESCUE 45%
   PERENNIAL RYEGRASS 10%
   SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 SQ. FT.
   FERTILIZER SHALL BE APPLIED AT A RATE OF 2 LBS./1000 SQ. FT.
   PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AFTER OCTOBER 1, AREAS WILL BE STABILIZED WITH COMPOST SOCKS CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.
5. A STUMP GRINDER SHALL BE USED TO MAKE A MULCH MATERIAL THAT CAN BE STOCKPILED AND USED THROUGHOUT THE SITE FOR STABILIZATION. ALSO, SAVE LEAVES AND OTHER SURFACE DEBRIS FOR SIMILAR USE IN STABILIZATION OF DISTURBED AREAS.
6. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL COMPOST FILTER TUBES RETAINING SEDIMENT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS AS NEEDED. THE CONTRACTOR SHALL CONTROL DUST WHICH HAS A VISIBILITY OF 4–FEET OFF THE GROUND WITH THE USE OF A WATER TRUCK.
8. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS (VISIBLE SEDIMENT BUILD UP IN DISCHARGE LOCATION), SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.
9. THE CONTRACTOR SHALL PROTECT THE SUBSURFACE INFILTRATORS FROM PRE–TREATMENT STORMWATER DURING THE CONSTRUCTION PHASE. ANY ACCUMULATION OF SEDIMENT WITHIN THE SUBSURFACE INFILTRATORS SHALL BE REMOVED PRIOR TO AND AFTER FINAL GRADES AND STABILIZATION.
10. STORMWATER SHALL BE MANAGED IN THE WORK AREA AND NOT ALLOWED TO IMPACT EROSION CONTROL DEVICES, NOR BE DISCHARGED OUTSIDE OF THE SITE WORK AREA.
11. CATCH BASINS (E.G., CONTECH CDS1515–3–C) LOCATION ON SITE AND ANY DOWNGRADIENT CATCH BASIN(S) IN SOUTH STREET) SHALL BE COVERED UNTIL ALL SURFACES IN THE WATERSHED OF THE CATCH BASIN ARE STABLE AND THE STORMWATER MANAGEMENT AREAS ARE FULLY CONSTRUCTED. IF CATCH BASINS ARE REQUIRED TO BE OPERATIONAL, THESE SHALL BE PROTECTED BY SILT SACKS AS DETAILED ON THE PLANS, AND THESE SHALL BE CHECKED WEEKLY AND FOLLOWING ANY STORM EVENT, AND CLEANED IF MORE THAN ¼ FULL.
    ALL GRADES OR BARE SOIL WITHIN THE BUFFER ZONE, AND ANY SLOPES OR AREAS POTENTIALLY DRAINING NEAR TO A PROPOSED INFILTRATION PRACTICE OR OFF SITE MUST BE STABILIZED WITHIN 48 HOURS, AND NO DISCHARGE OF SEDIMENT IS TO LEAVE THE SITE.
12. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
13. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (COMPOST FILTER TUBES OR FILTER FABRIC) ABOUT TEN (10') FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.
14. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (COMPOST FILTER TUBES OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) FEET.
15. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL COMPOST FILTER TUBES RETAINING SEDIMENT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.
16. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
17. THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED, SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/2 INCH, OR AS SPECIFIED BY THE CONSERVATION COMMISSION IN THE ORDER OF CONDITIONS, WHICHEVER OCCURS FIRST. THE INSPECTIONS SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION.
18. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR A TARP OR MULCH CAN BE USED TO COVER STOCKPILES, AND TEMPORARY SEEDING CAN ALSO BE APPLIED. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF COMPOST FILTER TUBES. SIDE SLOPES SHALL NOT EXCEED 2:1.
19. EXCAVATED AREAS WHERE SUB–SURFACE RECHARGE SYSTEMS SHALL BE PROTECTED FROM RECEIVING EROSION OR SEDIMENTATION RUNOFF DURING CONSTRUCTION PERIOD STORMWATER EVENTS
20. ANY ACCUMULATED FINES WITHIN THE INFILTRATION AREAS TO BE REMOVED DURING EXCAVATION TO FINAL BOTTOM GRADES.

RESPONSIBILITY AND INSPECTIONS

1. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PROPER TOWN AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
2. THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED, SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/2 INCH, OR AS SPECIFIED BY THE CONSERVATION COMMISSION IN THE ORDER OF CONDITIONS, WHICHEVER OCCURS FIRST. THE INSPECTIONS SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION.
3. THE CONTRACTOR SHALL OBTAIN AN NPDES PERMIT PRIOR TO THE START OF CONSTRUCTION.
4. PRIOR TO ANY ALTERATION OF THE SITE, AN ON–SITE MEETING BETWEEN THE OWNER'S REPRESENTATIVE, THE CONSTRUCTION SUPERVISOR, AND THE CONSERVATION AGENT SHALL OCCUR. THE OWNER AND THE AGENT MAY INVITE OTHER INDIVIDUALS NEEDED. SIMILAR MEETINGS WILL OCCUR ONCE EROSION CONTROL MEASURES ARE IN PLACE AND THEREAFTER ON A MONTHLY BASIS UNLESS OTHERWISE AGREED TO BY ALL PARTIES.
5. THE INSPECTION OF EROSION CONTROL DEVICES ADJACENT TO THE BUFFER ZONE AND ALONG DOWNGRADIENT AREAS WILL BE DONE BY THE APPLICANT'S ENGINEER, AND ONCE INSTALLATION IS DETERMINED TO BE ACCURATE, THE ENGINEER WILL SEND A LETTER TO THE CONSERVATION COMMISSION ATTESTING TO ACCURACY AND DESCRIBING ANY POTENTIAL CHANGES.
6. HE OWNER SHALL SUBMIT ANY CHANGES TO SEQUENCE OR TIMING OF CONSTRUCTION OR INSPECTIONS TO WITH THE COMMISSION PRIOR TO IMPLEMENTATION.
7. A SITE PROGRESS MEETING FORM SHALL BE COMPILED BY THE OVERSIGHT CONTRACTOR FOR THIS PROJECT.
8. TO KEEP UNAUTHORIZED GRADING MACHINE TRAFFIC TO A MINIMUM, INSTALL A FOUR–FOOT HIGH, HIGH–VISIBILITY LIMIT–OF–WORK (LOW) FENCE TO ENCLOSE THE WORK SITE AND ANY NON–ACTIVE WORK AREAS.
9. NO TOPSOIL IS TO BE IMPORTED TO THE SITE UNLESS REQUIRED BECAUSE OF A SHORTAGE OF TOPSOIL GATHERED OR STOCKPILED ON THE SITE, AND ONLY IF PRE–APPROVED BY THE WRENTHAM CONSERVATION AGENT.

SCHEDULE

1. CONTRACTOR IS RESPONSIBLE FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ONSITE. SEQUENCE OF CONSTRUCTION PROVIDED MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH PRIOR APPROVAL FROM THE TOWN OR THEIR REPRESENTATIVE.
2. CONSTRUCTION TO BEGIN IN THE SUMMER 2022 OR UPON RECEIPT OF ALL NECESSARY APPROVALS.
3. SURVEY AND STAKE THE DRAINAGE BMPS (UNDERGROUND INFILTRATION SYSTEM, SEWAGE DISPOSAL SYSTEM AND/OR OTHER DRAINAGE FEATURES), DRAIN LINES, WATER LINES, SEWER LINES AND LIMIT OF WORK FENCE.
4. PLACE/INSTALL LIMIT OF WORK FENCE AND COMPOST FILTER SOCK AS SHOWN ON THE PLANS AND STAKED OUT IN THE FIELD. IN NO CASE IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS.
5. INSTALL CONSTRUCTION ENTRANCE AND EXIT.
6. INSPECTION OF EROSION CONTROL DEVICES ADJACENT TO THE BUFFER ZONES WILL BE DONE BY AN ENGINEERING PROFESSIONAL AND ONCE DETERMINED TO BE ACCURATE THE ENGINEER SHALL SEND A LETTER TO THE CONSERVATION COMMISSION ATTESTING TO ACCURACY AND DESCRIBING ANY POTENTIAL CHANGES.
7. BEGIN DEMOLITION OF EXISTING STRUCTURES AND CLEARING OF DEBRIS AND GRUBBING IN AREA OF THE BUILDING.
8. TOPSOIL IS TO BE STRIPPED AND STOCKPILED IN APPROVED LOCATIONS. TOPSOIL STOCKPILES ARE TO BE PROTECTED WITH COMPOST FILTER SOCKS AND TEMPORARILY STABILIZED. EXCAVATE AS NEEDED TO PREPARE BUILDING PAD AREA AND ACCESS AROUND BUILDING PAD AREA.
9. CONSTRUCT AND STABILIZE DRAINAGE SWALE IN THE WESTERN PORTION OF THE LOT.
10. CONSTRUCT AND STABILIZE DETENTION BASIN IN SOUTHERN PORTION OF THE LOT.
11. IMPORT FILL TO BRING GRADE TO CONSTRUCTION ELEVATION AND CREATE BERM AROUND PHASE II.
12. BEGIN CONSTRUCTION OF THE BUILDING STRUCTURE.
13. INSTALL DRAINAGE NETWORK, INSTALL WATER, SEWER, ELECTRIC, TELEPHONE, CABLE, AND GAS IN ACCORDANCE WITH THE APPROVED FINAL CONSTRUCTION PLANS. SEED THE DISTURBED AREAS OUTSIDE OF THE PAVING LIMITS. THE DRAINAGE NETWORK ARE TO BE PROTECTED FROM RUNOFF UNTIL ALL UNSTABILIZED AREAS ARE STABILIZED WITH VEGETATION. INSTALL EROSION CONTROL MEASURES IN CATCH BASINS AS THEY ARE CONSTRUCTED.
14. FINISH ROUGH GRADING IN THE PAVEMENTS AREA IN ACCORDANCE WITH THE SITE PLANS. INSTALL SUBGRADE, SUBBASE AND BASE COURSE AS SPECIFIED IN THE GEOTECHNICAL REPORT.
15. PLACE BITUMINOUS ASPHALT BINDER.
16. ONCE THE MAJORITY OF THE SITE IS STABILIZED THE DRAINAGE BMPS AND DRAINAGE NETWORK MAY BE BROUGHT ONLINE WITH THE APPROVAL OF THE ENGINEER AND CONSERVATION COMMISSION.
17. FINISH PERMANENT STABILIZATION. REPAIR DRAINAGE OUTLETS AND BASINS AS REQUIRED. TREE LIMBS, LEAVES, COBBLES, BOULDERS, ETC. SHALL BE REMOVED FROM THE BOTTOM OF THE BASINS BEFORE THE APPLICATION OF TOPSOIL.
18. SWEEP THE ROADWAY TO REMOVE ALL SEDIMENTS.
19. THE CONTRACTOR SHALL CLEAN AND FLUSH THE DRAINAGE STRUCTURES AND PIPES AT THE END OF CONSTRUCTION AND ALL ACCUMULATED SEDIMENTS IN THE SAND FILTER AND SEDIMENT FOREBAYS SHALL BE REMOVED.
20. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS.
21. PRIOR TO ACTIVATION OF ALL UTILITIES (WATER, SEWER, AND STORM), UTILITY COMPANY AND TOWN ENGINEER TO BE NOTIFIED 48 HOURS IN ADVANCE TO SCHEDULE FINAL INSPECTION.

REV.	DATE	DESCRIPTION	BY	APP.
3	2022/05/25	RESPONSE TO COMMENTS	AJR	RJR
2	2022/05/03	RESPONSE TO COMMENTS	DJLS/AJR	RJR
1	2022/03/24	RESPONSE TO COMMENTS	JAG/AJR	RJR

DRAWING TITLE: EROSION CONTROL PLAN 1
PROJECT: NASR JEWELERS
1092 SOUTH ST, WRENTHAM MASSACHUSETTS
CLIENT: NASR JEWELERS
PLYMOUTH, MASSACHUSETTS

SCALE: 1" = 20'
DATE: OCT. 22, 2021
DRAWN BY: JAG
DESIGNED BY: RJR
CHECKED BY: RJR
APPROVED BY: RJR
SHEET NO. 3 OF 9
PROJECT NO. 30270101

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COMMONWEALTH OF MASSACHUSETTS
RICHARD J. RHEAUME
No. 28373
CIVIL
REGISTERED PROFESSIONAL ENGINEER

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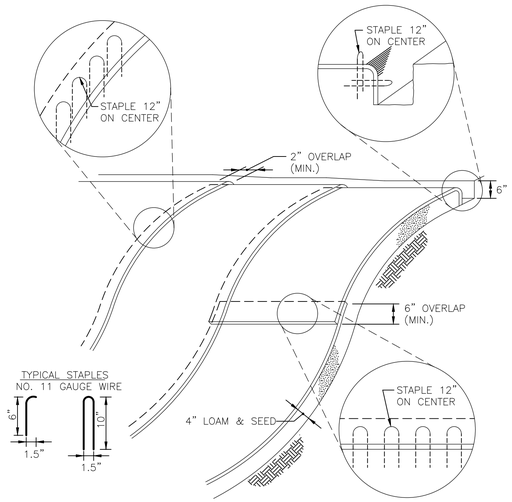
WRENTHAM PLANNING BOARD

SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL

APPROVED: _____

ENDORSED: _____

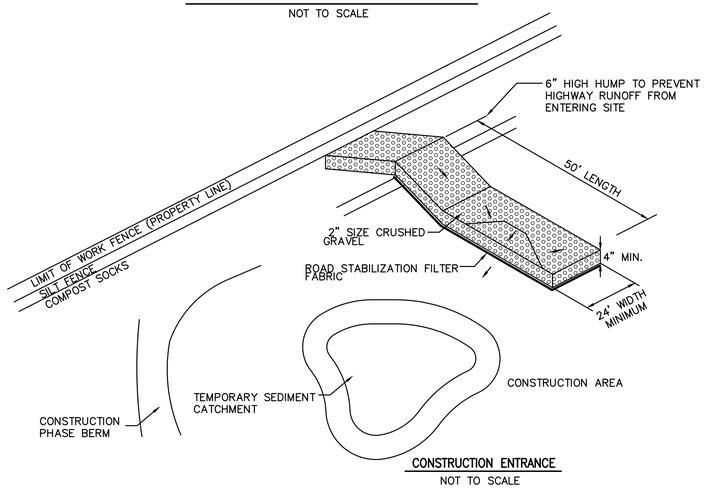


NOTES:

1. SLOPES IN EXCESS OF 3:1 AND AREAS THAT SHOW SIGNS OF EROSION FROM CONCENTRATED FLOWS SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS (ECB) OF CURLEX DOUBLE NET – CURLEX II.98 BY AMERICAN EXCELSIOR COMPANY OR EQUAL.
2. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
3. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE BLANKET END OVER END WITH 6 INCH (MIN.) OVERLAP AND ANCHOR DOWN SLOPE BLANKET IN A 6 INCH DEEP TRENCH.

EROSION CONTROL BLANKET SLOPE INSTALLATION

NOT TO SCALE

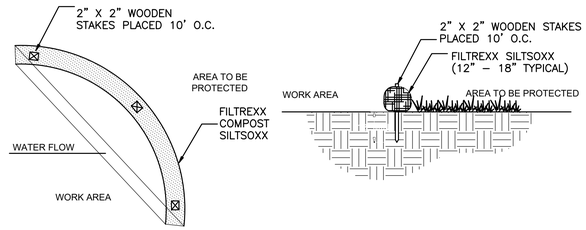


CONSTRUCTION ENTRANCE

NOT TO SCALE

NOTES

1. THE CONTRACTOR SHALL MONITOR AND MAINTAIN THE ENTRANCE TO PREVENT TRACKING OF SEDIMENT
2. THE CONTRACTOR SHALL MAINTAIN A WORKING TOP LAYER OF COARSE AGGREGATE
3. CONTRACTOR SHALL SUPERVISE EXISTING TRAFFIC, CLEAN OFF VEHICLES, AND MAINTAIN THE SEDIMENT CATCHMENT AREA
4. ABUTTING PUBLIC ROADWAY SHALL BE SWEPT DAILY.



COMPOST SOCKS FOR EROSION CONTROL

NOT TO SCALE

WRENTHAM CONSERVATION COMMISSION
SPECIFICATIONS FOR MULCH FILTER TUBES ("COMPOST SOCKS")

THE PURPOSE OF MULCH FILTER TUBES IS TO PROVIDE A LINEAR EMBANKMENT OF ORGANIC MATERIAL, TO BE PLACED IN THE PATH OF STORM WATER FLOWS FOR THE PURPOSE OF FILTERING A SUBSTANTIAL PORTION OF THE SUSPENDED SEDIMENTS FROM THE FLOW. THIS ITEM SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

1. THE FILTER TUBE EXTERIOR SHALL BE 100% ORGANIC BURLAP OR OTHER APPROVED BIODEGRADABLE MATERIAL, AND WILL BECOME INCORPORATED WITH THE ORGANIC INTERIOR MATERIAL.
2. ORGANIC MATTER CONTENT SHALL BE BETWEEN 20-100% (DRY WEIGHT BASIS) AS DETERMINED BY ASTM D2974 (METHOD A) STANDARD TEST METHODS FOR MOISTURE, ASH AND ORGANIC MATTER OF PEAT AND OTHER ORGANIC SOILS.
3. MOISTURE CONTENT SHALL BE <150% BY DRY WEIGHT (<60% BY WET WEIGHT) AS MEASURED BY ASTM D2216 STANDARD TEST METHOD FOR LABORATORY DETERMINATION OF WATER CONTENT OF SOIL AND ROCK AND ASTM D2974 (CITED ABOVE).
4. PARTICLE SIZE AS MEASURED BY SIEVING SHALL BE AS FOLLOWS:

SIEVE SIZE	% PASSING	
75 MM	100%	
19 MM	70-100% #4	30-75%
#20	20-40%	

NO PARTICLE MAY BE LONGER THAN 150 MM.

5. SOLUBLE SALTS IN THE ORGANIC INTERIOR MATERIAL SHALL BE <5.0 MMHOS/CM, AND THE PH OF SAME SHALL BE BETWEEN 5.5 AND 8.0.

MAINTENANCE

THE APPLICANT SHALL MAINTAIN THE FILTER TUBES IN A FUNCTIONAL CONDITION AT ALL TIMES, INCLUDING INSPECTIONS AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. APPLICANT SHALL IMMEDIATELY CORRECT ALL DEFICIENCIES, SUCH AS GAPS IN COVERAGE, OVERTOPPING, CLOGGING WITH SEDIMENT, EROSION, OR OTHERWISE BECOMING INEFFECTIVE. ANY FILTER TUBE WHICH HAS BROKEN OPEN OR OTHERWISE HAD ITS FUNCTIONING COMPROMISED SHALL BE IMMEDIATELY REPLACED, AND ALL MULCH FROM THE FILTER TUBE INTERIOR SPILLED IN ANY AREA INTENDED TO BE PROTECTED BY THE FILTER TUBE SHALL BE IMMEDIATELY REMOVED. APPLICANT SHALL MAKE A DAILY REVIEW OF THE LOCATION OF THE BERM IN AREAS WHERE CONSTRUCTION ACTIVITY CAUSES DRAINAGE RUNOFF TO ENSURE THAT THE TUBE IS PROPERLY LOCATED FOR EFFECTIVENESS. WHERE DEFICIENCIES EXIST, SUCH AS GAPS IN COVERAGE, OVERTOPPING, OR WASH-OUT, CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY, CONSISTENT WITH THE ORDER OF CONDITIONS, OR AS APPROVED OR DIRECTED BY THE COMMISSION OR ITS AGENT. APPLICANT SHALL REMOVE SEDIMENT DEPOSITS AS NECESSARY TO MAINTAIN THE FILTERS IN WORKING CONDITION. SEDIMENT ALSO MUST BE REMOVED WHEN IT REACHES A LEVEL EQUAL TO ONE-HALF THE EFFECTIVE HEIGHT OF THE INSTALLED FILTER TUBE.

REMOVAL

THE APPLICANT SHALL RAKE OUT FILTER BERMS SO THAT FILTER MATERIAL IS NO GREATER THAN 3" IN DEPTH ON SOIL SUBSTRATE. TYPICALLY, FILTER TUBES ARE TO BE REMOVED AT THE SAME POINT IN THE CONSTRUCTION PROCESS AS CONVENTIONAL EROSION CONTROL MATERIALS SUCH AS HAY BALES AND SILT FENCE WOULD BE. IN APPROPRIATE CASES, THE COMMISSION OR ITS AGENT MAY DIRECT THAT THE TUBES AND/OR THEIR CONTENTS REMAIN IN PLACE TO DECOMPOSE NATURALLY. IF ONLY THE INTERIOR MATERIAL IS TO REMAIN, THE EXTERIOR TUBING MATERIAL SHALL BE CUT AND REMOVED AND DISPOSED OF OFF-SITE BY THE APPLICANT. FILTER MATERIAL REMAINING SHALL BE RAKED PER THE ABOVE INSTRUCTIONS.

OTHER

THE DIAMETER OR HEIGHT OF THE FILTER TUBES OR COMPOUND FILTER TUBES TO BE USED MAY BE SPECIFIED BY THE COMMISSION IN ITS ORDER OF CONDITIONS. STEEPER SLOPES MAY REQUIRE THE USE OF COMPOUND FILTER TUBES TO CREATE A BERM.

0 20' 40'

SCALE: 1" = 20'

REV.	DATE	DESCRIPTION	BY	APP.
3	2022/05/25	RESPONSE TO COMMENTS	AJR	RJR
2	2022/05/03	RESPONSE TO COMMENTS	DJLS/AJR	RJR
1	2022/03/24	RESPONSE TO COMMENTS	JAG/AJR	RJR

DRAWING TITLE: EROSION CONTROL PLAN 2
PROJECT: NASR JEWELERS, 1092 SOUTH ST, WRENTHAM MASSACHUSETTS
CLIENT: NASR JEWELERS, PLYMOUTH, MASSACHUSETTS

SCALE: 1" = 20'
DATE: OCT. 22, 2021
DRAWN BY: JAG
DESIGNED BY: RJR
CHECKED BY: RJR
APPROVED BY: RJR
SHEET NO. 4 OF 9
PROJECT NO. 30270101

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TEL: 508.947.0050
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COMMONWEALTH OF MASSACHUSETTS — RICHARD J. RHEAUME No. 28373 CIVIL — REGISTERED PROFESSIONAL ENGINEER

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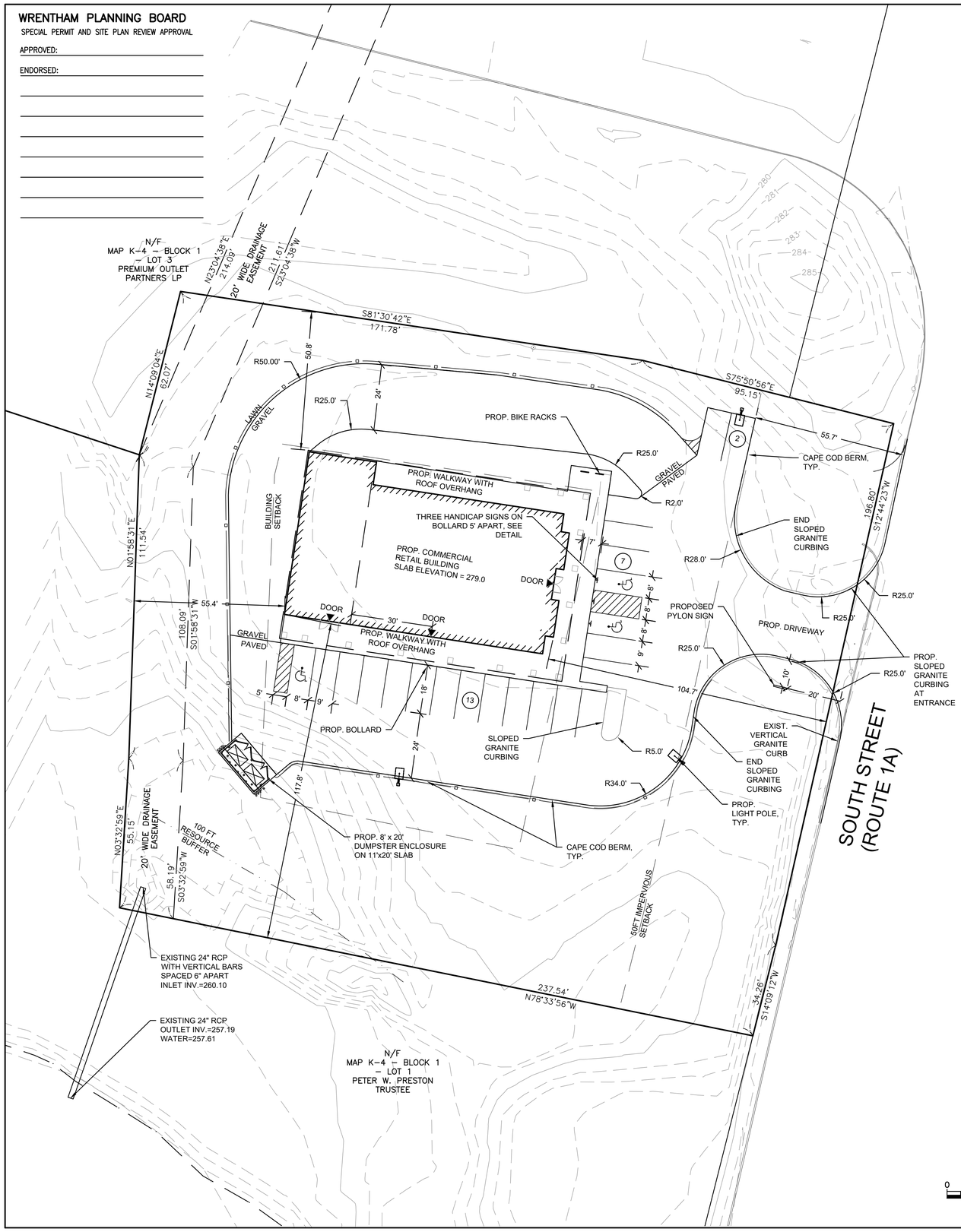
WRENTHAM PLANNING BOARD

SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL

APPROVED: _____

ENDORSED: _____



0 20' 40'

SCALE: 1" = 20'

ZONING SUMMARY

COMMERCIAL–INDUSTRIAL DISTRICT 2
AQUIFER OVERLAY DISTRICT

CRITERIA	REQUIRED	SPECIAL PERMIT	EXISTING	PROPOSED
MIN. FRONTAGE	200'	200'	230.06'	230.06'
MIN. LOT AREA	80,000 S.F.	80,000 S.F.	59,544 S.F.	59,544 S.F.*
MAX LOT COVERAGE	50%	50%	23.6%	35.6%
AQUIFER IMPERVIOUS	15%	---	21.8%	22.9%
MIN. FRONT YARD SETBACK	100'	50'	100.8'	104.7'
MIN. REAR YARD SETBACK	50'	25'	82.3'	55.4'
MIN. SIDE YARD SETBACK	50'	10'	42.3'	50.8'

* PRE-EXISTING, NON-CONFORMING.

PARKING SUMMARY

TOTAL AREA = 5,296 S.F.
SPACES REQUIRED = 1 PARKING SPACE PER 250 S.F.
22 SPACES REQUIRED
22 SPACES PROVIDED

NOTE: ALL PARKING LOT STRIPING SHALL BE THERMOPLASTIC.

SITE PLAN REVIEW TABLE

CRITERIA	PROPOSED
TOTAL LAND AREA	59,544 S.F.
DEVELOPABLE SITE AREA	59,544 S.F.
SITE COVERAGE OF BUILDINGS	7,318 S.F.
IMPERVIOUS COVERAGE	21,170 S.F.

NOTE:THE BOLLARDS ON THE EAST SIDE OF THE BUILDING ARE INTENDED TO DISCOURAGE VEHICLES FROM DRIVING THROUGH THE FRONT DOOR DURING NON-OPERATING HOURS.

THE AREA TO THE NORTH, WESTS AND SOUTH OF THE SUBJECT SITE ARE ZONED COMMERCIAL INDUSTRIAL DISTRICT 2 THE AREAS DIRECTLY ACROSS THE STREET TO THE EAST ARE ZONED B-2 RETAIL BUSINESS DISTRICT 2.

REV.	DATE	DESCRIPTION	BY	APP.
3	2022/05/25	RESPONSE TO COMMENTS	AJR	RJR
2	2022/05/03	RESPONSE TO COMMENTS	DJLS/AJR	RJR
1	2022/03/24	RESPONSE TO COMMENTS	JAG/AJR	RJR

DRAWING TITLE: SITE LAYOUT PLAN
PROJECT: NASR JEWELERS
1092 SOUTH ST, WRENTHAM MASSACHUSETTS
CLIENT: NASR JEWELERS
PLYMOUTH, MASSACHUSETTS

SCALE: 1" = 20'
DATE: OCT. 22, 2021
DRAWN BY: JAG
DESIGNED BY: RJR
CHECKED BY: RJR
APPROVED BY: RJR
SHEET NO. 5 OF 9
PROJECT NO. 30270101

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COMMONWEALTH OF MASSACHUSETTS
RICHARD J. RHEAUME
No. 28373
CIVIL
REGISTERED PROFESSIONAL ENGINEER

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WRENTHAM PLANNING BOARD

SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL

APPROVED: _____

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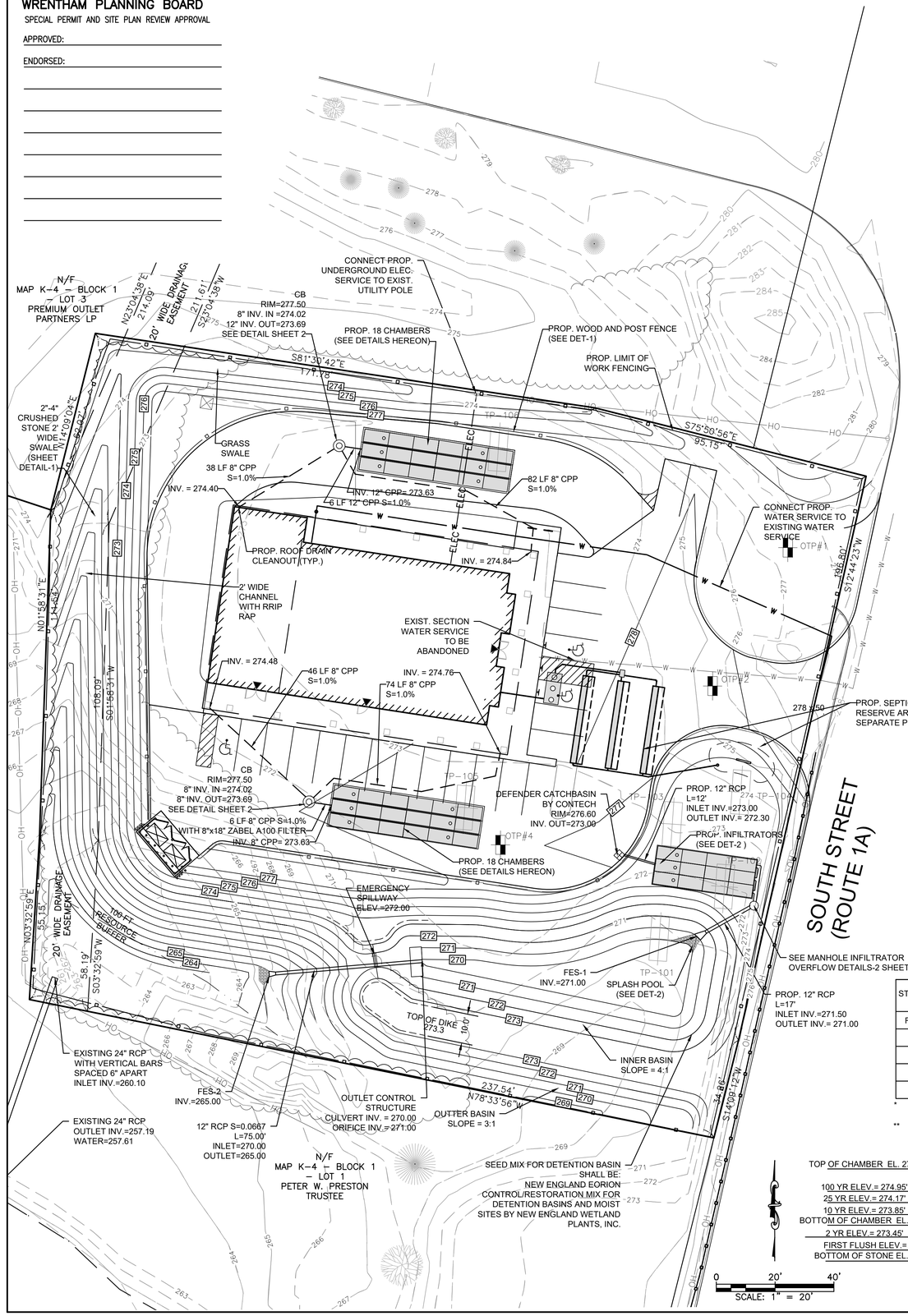
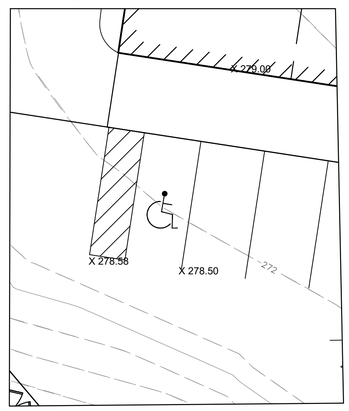
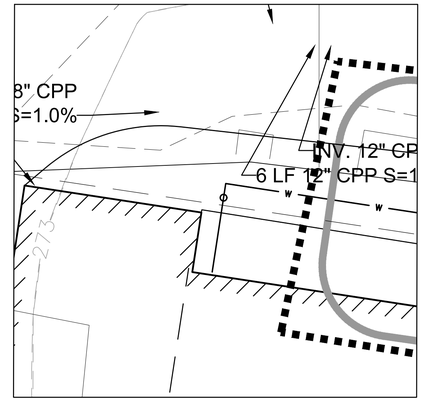


NOTES:
1. A BENCHMARK SHALL BE SET AT THIS SITE PRIOR TO INITIATION OF CONSTRUCTION
2. REFER TO SEPARATE SEWAGE DISPOSAL PLAN
3. ALL DRAIN LINES ON SITE ARE 12" DIA. RCP UNLESS OTHERWISE NOTED. ALL DRAIN LINES IN ROADWAY ARE 12" DIA. HDPE UNLESS OTHERWISE NOTED.
4. THE CATCH BASIN GRATES AND PIPING HAVE BEEN DESIGNED TO PASS THE 100 YEAR DESIGN STORM.

GRADING DETAIL TENANT 1
SCALE: 1" = 10'



GRADING DETAIL TENANT 2
SCALE: 1" = 10'



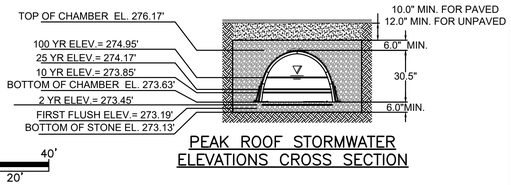
WATER CONNECTION DETAIL
SCALE: 1" = 10'

CULTEC 330XHDL ROOF STORAGE CALCULATIONS*

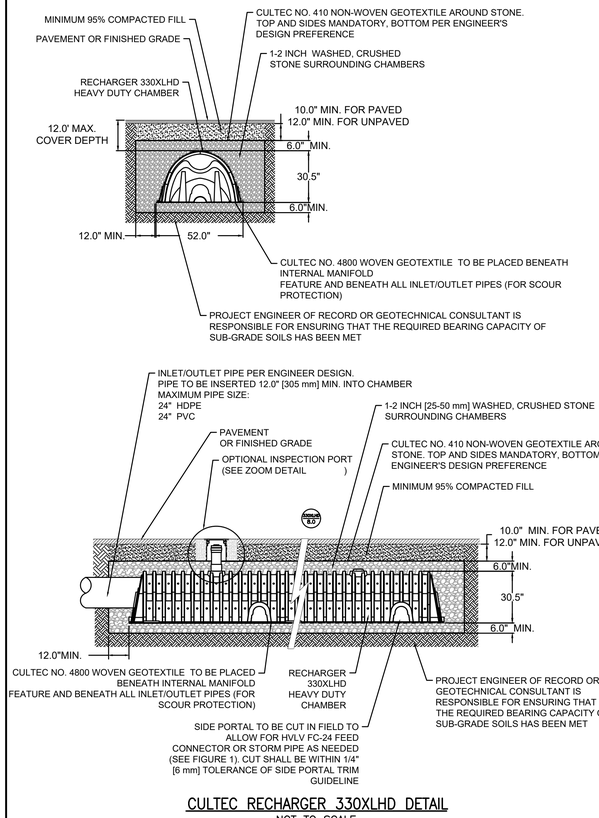
STORM EVENT**	RAINFALL (in.)	RUNOFF VOLUME (af)	PEAK HOUR STORAGE (af)	PEAK INFLOW (cfs)	OUTFLOW EXFILTRATION (cfs)	OVERFLOW (cfs)
FIRST FLUSH	2.00"	0.012	0.000	0.16	0.13	0.00
2 YR	3.38"	0.022	0.002	0.27	0.13	0.00
10 YR	5.44"	0.036	0.006	0.45	0.13	0.00
25 YR	7.15"	0.048	0.010	0.59	0.13	0.00
100 YR	10.84"	0.074	0.020	0.89	0.13	0.00

* CALCULATIONS DONE FOR HALF OF THE ROOF AREA AND 2 ROW OF 6 CHAMBERS. EACH HALF OF THE ROOF RUNOFF WILL BE DIRECTED TO A SET CHAMBERS.

** NORTHEAST REGIONAL CLIMATE CENTER EXTREME PRECIPITATION TABLES USED FOR THE SITE. THE MORE CONSERVATIVE UPPER CONFIDENCE LIMITS WAS USED IN THE STORMWATER CALCULATIONS.



PEAK ROOF STORMWATER ELEVATIONS CROSS SECTION



CULTEC RECHARGER 330XLHD DETAIL
NOT TO SCALE

REV.	DATE	DESCRIPTION	BY	APP.
3	2022/05/25	RESPONSE TO COMMENTS	AJR	RJR
2	2022/05/03	RESPONSE TO COMMENTS	DJLS/AJR	RJR
1	2022/03/24	RESPONSE TO COMMENTS	JAG/AJR	RJR

DRAWING TITLE: GRADING & UTILITIES PLAN

PROJECT: NASR JEWELERS
1092 SOUTH ST, WRENTHAM MASSACHUSETTS

CLIENT: NASR JEWELERS
PLYMOUTH, MASSACHUSETTS

SCALE: AS SHOWN
DATE: OCT. 22, 2021
DRAWN BY: JAG
DESIGNED BY: RJR
CHECKED BY: RJR
APPROVED BY: RJR
SHEET NO. 6 OF 9
PROJECT NO. 30270101

RICHARD J. RHEAUME No. 28373 CIVIL REGISTERED PROFESSIONAL ENGINEER

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WRENTHAM PLANNING BOARD

SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL

APPROVED: _____

ENDORSED: _____

PLANTING SCHEDULE

DECIDUOUS TREES

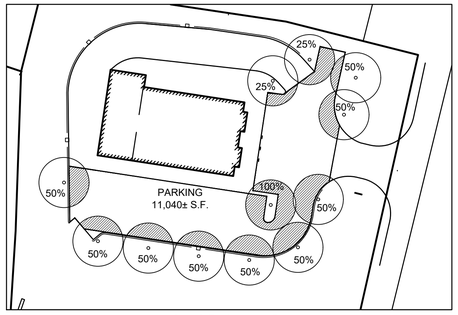
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	MIN. HEIGHT	MATURE CROWN WIDTH
BN	9	BETULA NIGRA	RIVER BIRCH	8' CLUMP	8'	35'
AS	6	ACER SACCHARUM	SUGAR MAPLE	3" DBH	14'	35'
QC	6	QUERCUS COCCINEA	SCARLET OAK	3" DBH	14'	35'
PO	9	PINUS STROBUS	EASTERN WHITE PINE	8'	8'	N/A

DECIDUOUS SHRUBS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	MATURE HEIGHT
SJ	8	SPIRAEA JAPONICA 'LITTLE PRINCESS'	JAPANENSE SPIREA	2.5'-3' HT.	2'-3'
JC	9	JUNIPERUS CHINENSIS 'SEAGREEN'	JUNIPER	2.5'-3' HT.	2'-3'

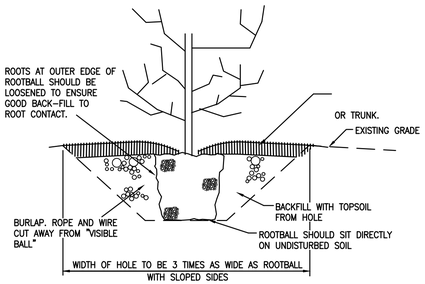
PERENNIALS

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CK	TBD	CALAMAGROSTIS 'KARL FOERESTER'	KARL FOERESTER GRASS	#1	36" O.C.
PL	TBD	PENNISETUM 'LITTLE BUNNY'	FOUNTAIN GRASS	#1	24" O.C.
SE	TBD	SEDUM 'DAZZLEBERRY'	STONECROP	#1	15" O.C.



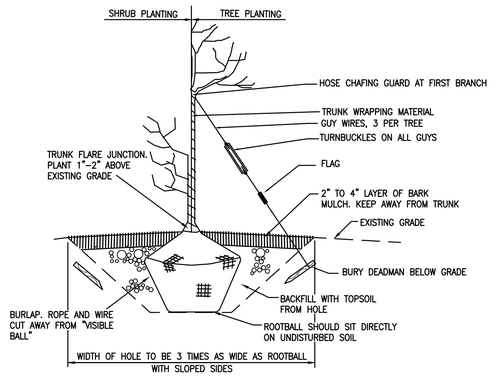
SHADE SUMMARY

SCALE: 1" = 50'



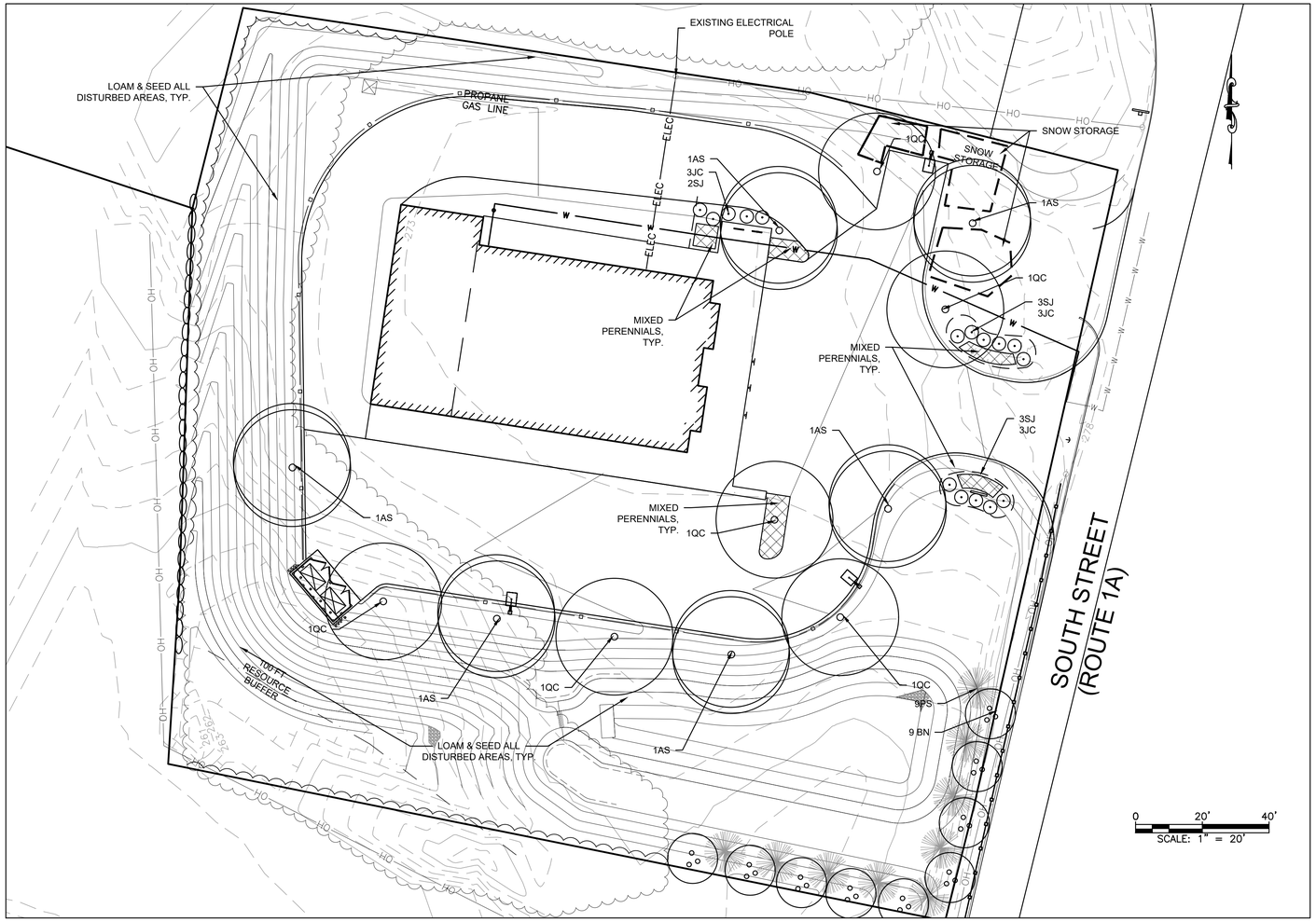
CONTAINER GROWN SHRUB AND TREE PLANTING DETAIL

NOT TO SCALE



B&B TREE AND SHRUB PLANTING DETAIL

NOT TO SCALE



LANDSCAPING PLAN

SCALE: 1" = 20'

SNOW STORAGE LOCATIONS

APPROX. SNOW STORAGE SIZE PER INCH OF SNOW
APPROX. AREA PER SNOW STORAGE AREA = 2,500 S.F.
SNOW STORAGE SIZE PER INCH = 1/12FT X 2,500 S.F. = 208 C.F.

SNOW STORAGE PROVIDED
PRISMOIDAL FORMULA: V= L (A + SQUARE ROOT (A*B) + B) / 3

ELEVATION (FT)	AREA (S.F.)	VOLUME (C.F.)	
0	895	–	
1	688.9	(1FT) X (895 S.F. + SQRT(895 S.F. X 688.9 S.F.) +688.9 S.F.)/3 =	394.85 C.F.
2	506.92	(1FT) X (688.9 S.F. + SQRT(688.9 S.F. X 506.92 S.F.) +506.92 S.F.)/3 =	297.79 C.F.
3	348	(1FT) X (506.92 S.F. + SQRT(506.92 S.F. X 348 S.F.) + 348 S.F.)/3 =	212.49 C.F.
4	225.4	(1FT) X (348 S.F. + SQRT(348 S.F. X 225.4 S.F.) +225.4 S.F.)/3 =	142.24 C.F.
5	0	(1FT) X (225.4 S.F. + SQRT(225.4 S.F. X 0 S.F.) +0 S.F.)/3 =	37.57 C.F.

TOTAL VOLUME = 1,084.95 C.F.

TOTAL NUMBER OF INCHES OF SNOW PRIOR TO SNOW MUST BE REMOVED FROM SITE
=1084.95 C.F. / 208 C.F./INCH OF SNOW
=5.2" OF SNOW

COMMONWEALTH OF MASSACHUSETTS
JULIE GOODWIN
No. 4377
REGISTERED LANDSCAPE ARCHITECT
4/26/22

REV.	DATE	DESCRIPTION	BY	APP.
3	2022/05/25	RESPONSE TO COMMENTS	AJR	RJR
2	2022/05/03	RESPONSE TO COMMENTS	DJLS/AJR	RJR
1	2022/03/24	RESPONSE TO COMMENTS	JAG/AJR	RJR

DRAWING TITLE: LANDSCAPE PLAN
PROJECT: NASR JEWELERS
1092 SOUTH ST, WRENTHAM MASSACHUSETTS
CLIENT: NASR JEWELERS
PLYMOUTH, MASSACHUSETTS

SCALE: AS SHOWN
DATE: OCT. 22, 2021
DRAWN BY: JAG
DESIGNED BY: RJR
CHECKED BY: RJR
APPROVED BY: RJR

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. RHEAUME
No. 28373
CIVIL
REGISTERED PROFESSIONAL ENGINEER

SHEET NO. 7 OF 9
PROJECT NO. 30270101

• CIVIL ENGINEERING
• LAND SURVEYING
• ENVIRONMENTAL ASSESSMENT

PRIME ENGINEERING INC.
God Bless America

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350 BEDFORD ST.
LAKEVILLE, MA 02734
TEL: 508.947.0050
FAX: 508.947.2004

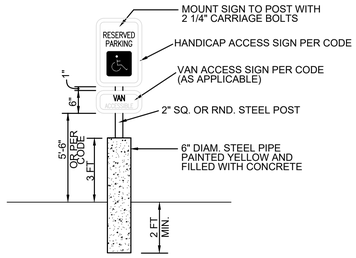
C:\Users\jreardon\appdata\local\temp\AcPublish_16716\1092 SOUTH ST WRENTHAM_BASE_r.dwg

WRENTHAM PLANNING BOARD

SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL

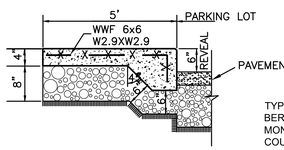
APPROVED: _____

ENDORSED: _____



HANDICAP SIGN DETAIL

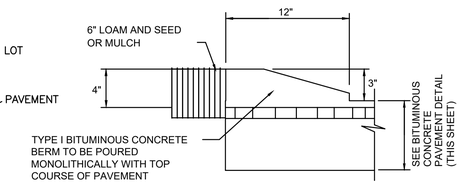
NOT TO SCALE



CONCRETE WALK

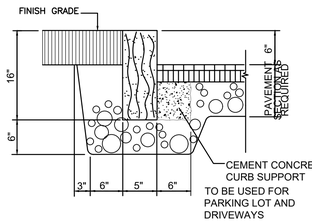
(WITH THICKENED EDGE AT PAVEMENT)

NOT TO SCALE



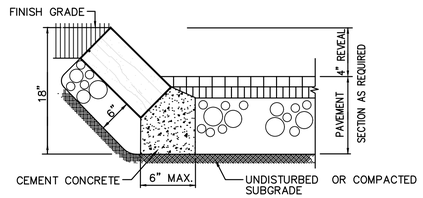
CAPE COD BERM DETAIL

NOT TO SCALE



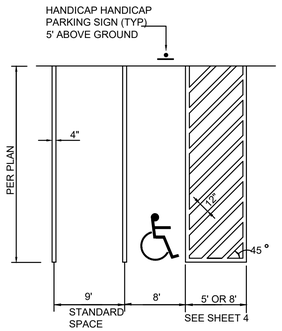
5" VERTICAL GRANITE CURB WITH 6" REVEAL

NOT TO SCALE

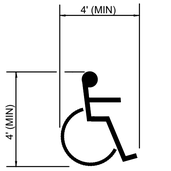


SLOPED GRANITE CURB

NOT TO SCALE



PARKING STALL LAYOUT



HANDICAP INSIGNIA WILL BE PLACED IN THE CENTER OF EACH HANDICAP SPACE

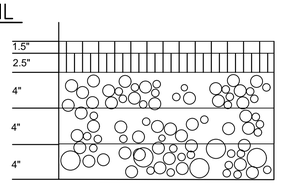
HANDICAP PARKING SPACE

PAVEMENT MARKING

TYPICAL PAVEMENT MARKINGS

NOT TO SCALE

NOTE:
ALL PAVEMENT MARKING WILL BE WHITE REFLECTORIZED TRAFFIC PAINT. WIDTH AS NOTED.



NOTES:

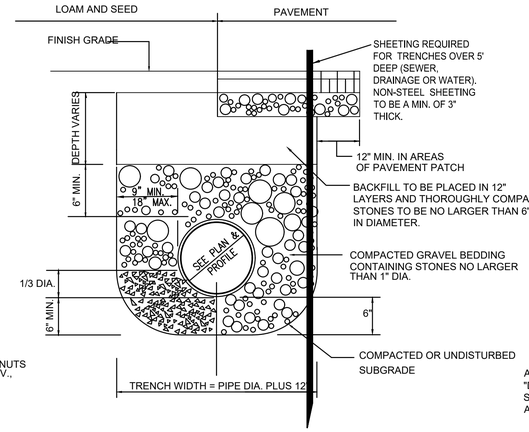
1. THE AGGREGATE SUBBASE COURSE SHALL CONSIST OF WELL-GRADED GRAVEL SPREAD OVER THE SUBGRADE AND COMPACTED WITH APPROPRIATE EQUIPMENT TO 95% MAXIMUM DENISTY TO A TOTAL DEPTH OF (8) INCHES. THE MATERIAL IS TO BE IN FOUR (4) INCH LAYERS. THE FINISHED SURFACE OF THE AGGREGATE BASE COURSE SHALL BE FOUR (4)" OF DENSE GRADED CRUSHED GRAVEL, WHICH MAY BE MODIFIED AT THE DISCRETION OF THE SUPT. WDPW AND SHALL CONFORM TO THE "TYPICAL CROSS-SECTION FOR STREET LAYOUTS".

2. THE BINDER COURSE OF MHD, CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1, (COARSE-GRADED - ¾ - INCH MAXIMUM SIZE AGGGREGATE) SHALL BE APPLIED AND ROLLED TO A THICKNESS OF 2.5" WITH A 10 - TON TANDEM ROLLER.

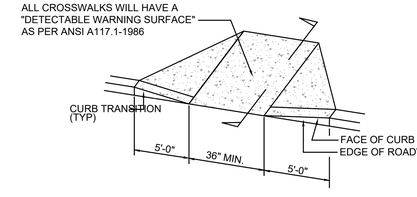
3. BEFORE THE SURFACE COURSE IS APPLIED, THE SURFACE OF THE BINDER COURSE SHALL BE SWEPT CLEAN AND DRY, AND TACK COATED WITH EMULSION DESIGNATED RS-1 BY MACHINE AT A RATE OF 1,110 GAL./SQUARE YARD AND THEN LEVELED WITH A LEVELING COURSE WHERE SETTLING HAS OCCURRED BEFORE THE APPLICATION OF THE SURFACE COURSE. THE SURFACE COURSE SHALL CONSIST OF MHD CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1 (FINE GRADED). IT SHALL BE APPLIED ON THE BINDER COURSE AND SHALL BE ROLLED TO A THICKNESS OF 1.5" WITH A 10 - TON TANDEM ROLLER. THE SURFACE COURSE SHALL BE HAND TAMPED AROUND STRUCTURES AND CURBING.

STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE

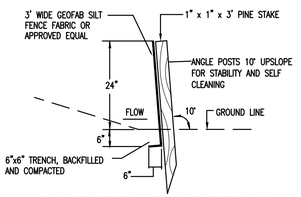


PIPE TRENCH DETAIL



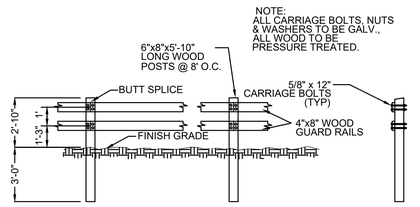
HANDICAP RAMP TYPE A

NOT TO SCALE



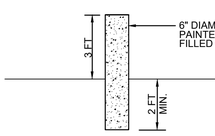
SILT FENCE DETAIL

NOT TO SCALE



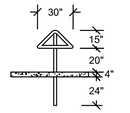
TYPICAL WOOD GUARD RAIL DETAILS

NOT TO SCALE



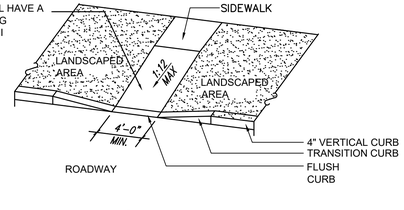
BOLLARD DETAIL

NOT TO SCALE



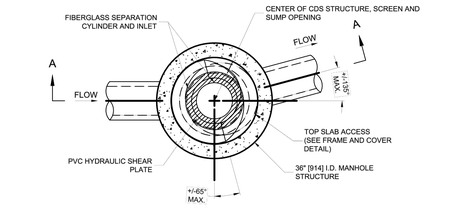
WROUGHT IRON TRIANGLE BIKE RACK

SCALE: 1" = 5'
(OR APPROVED EQUAL)

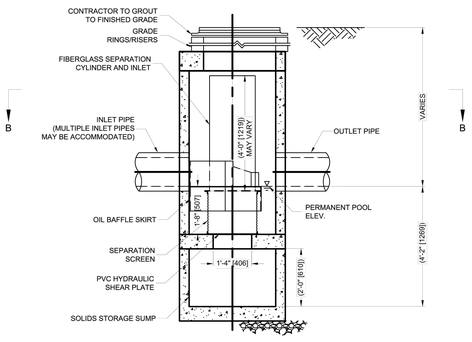


HANDICAP RAMP TYPE B

NOT TO SCALE



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

GENERAL NOTES

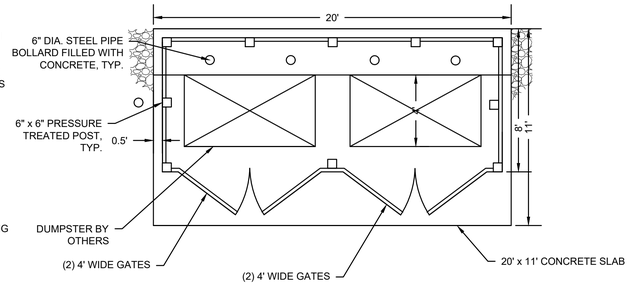
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

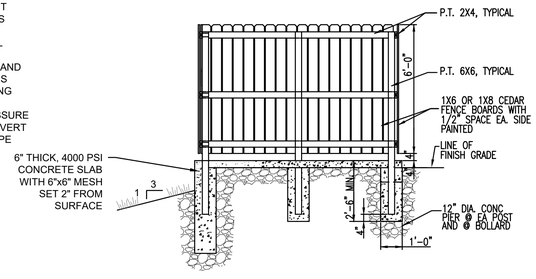
INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH CDS1515-3-C

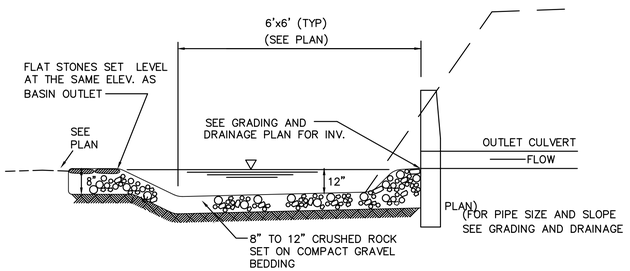
NOT TO SCALE





DUMPSTER ENCLOSURE

NOT TO SCALE



SPLASH POOL

NOT TO SCALE

REV.	DATE	DESCRIPTION	BY	APP.
3	2022/05/25	RESPONSE TO COMMENTS	AJR	RJR
2	2022/05/03	RESPONSE TO COMMENTS	DJLS/AJR	RJR
1	2022/03/24	RESPONSE TO COMMENTS	JAG/AJR	RJR

DRAWING TITLE: DETAILS–1

PROJECT: NASR JEWELERS
1092 SOUTH ST, WRENTHAM MASSACHUSETTS

CLIENT: NASR JEWELERS
PLYMOUTH, MASSACHUSETTS

SCALE: AS SHOWN
DATE: OCT. 22, 2021
DRAWN BY: JAG
DESIGNED BY: RJR
CHECKED BY: RJR
APPROVED BY: RJR
SHEET NO. 8 OF 9
PROJECT NO. 30270101

COMMONWEALTH OF MASSACHUSETTS — RICHARD J. RHEAUME No. 28373 CIVIL — REGISTERED PROFESSIONAL ENGINEER

• CIVIL ENGINEERING
• LAND SURVEYING
• ENVIRONMENTAL ASSESSMENT

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God Bless America

P.O. BOX 1088
350 BEDFORD ST.
LAKEVILLE, MA 02734
TEL: 508.947.0050
FAX: 508.947.2004

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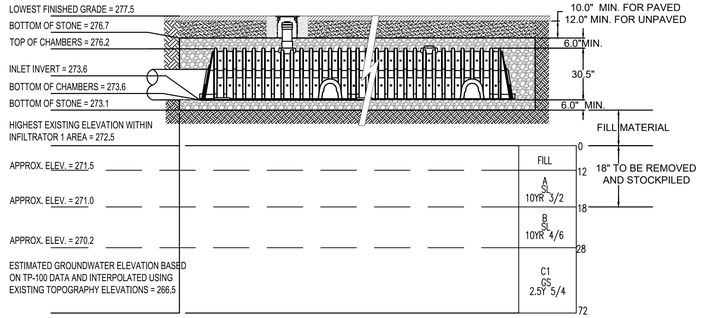
WRENTHAM PLANNING BOARD

SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL

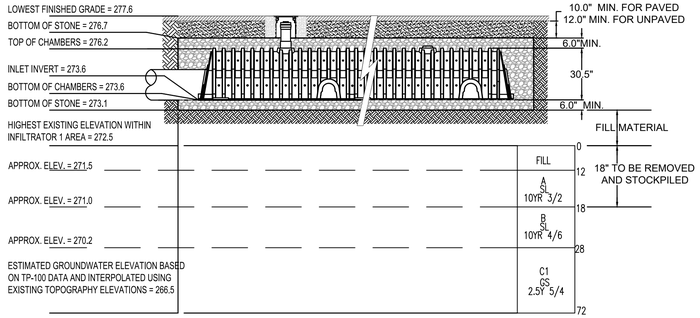
APPROVED: _____

ENDORSED: _____



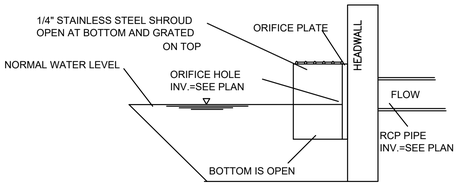
SOUTHERN CULTEC RECHARGER 330XLHD DETAIL

NOT TO SCALE

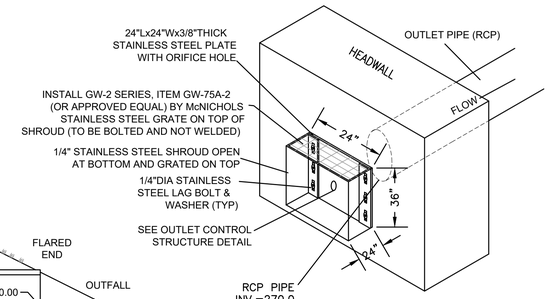


NORTHERN CULTEC RECHARGER 330XLHD DETAIL

NOT TO SCALE



SIDE VIEW



ISOMETRIC VIEW

OUTLET CONTROL STRUCTURE WITH ORIFICE PLATE

NOT TO SCALE

Rip Rap Sizing

BASIN	Outlet	Pipe Diameter ft	Weir Length	Weir Bredth	OUTLET TYP	Q CFS	D50 ft	D50 in	Class	Apron Length ft	Apron Width ft	Apron Depth ft
1P	FES-1	1.0	N/A	N/A	12" FES HDPE	3.26	0.24	2.87	1	4.0	5.7	0.8
1P	FES-2	1.0	N/A	N/A	12" FES HDPE	2.03	0.13	1.52	1	4.0	5.7	0.4

(Fletcher and Grace, 1972)

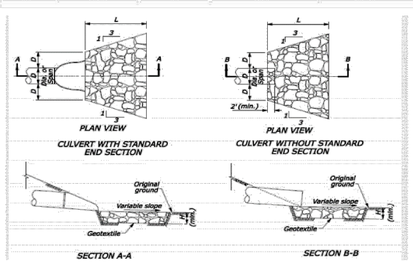
$$D_{50} = 0.2 \cdot D\left(Q/\left(\sqrt{g} \cdot D^{2.5}\right)\right)^{4/3}\left(D/TW\right) \qquad (10.4)$$

where,

- D_{50} = riprap size, m (ft)
- Q = design discharge, m^3/s (ft^3/s)
- D = culvert diameter (circular), m (ft)
- TW = tailwater depth, m (ft)
- g = acceleration due to gravity, 9.81 m/s^2 (32.2 ft/s^2)

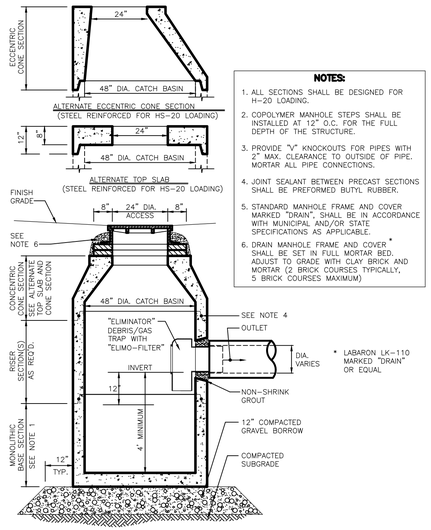
Width (at apron end) = 3·D + (2/3)·L

Class	D_{50} (mm)	D_{50} (in)	Apron Length	Apron Depth
1	125	4	4 D	$3.9\,D_{50}$
2	150	6	3 D	$3.3\,D_{50}$
3	250	10	3 D	$2.4\,D_{50}$
4	350	14	5 D	$2.2\,D_{50}$
5	500	20	7 D	$2.0\,D_{50}$
6	550	22	8 D	$2.0\,D_{50}$



STONE APRON AT PIPE END

NOT TO SCALE

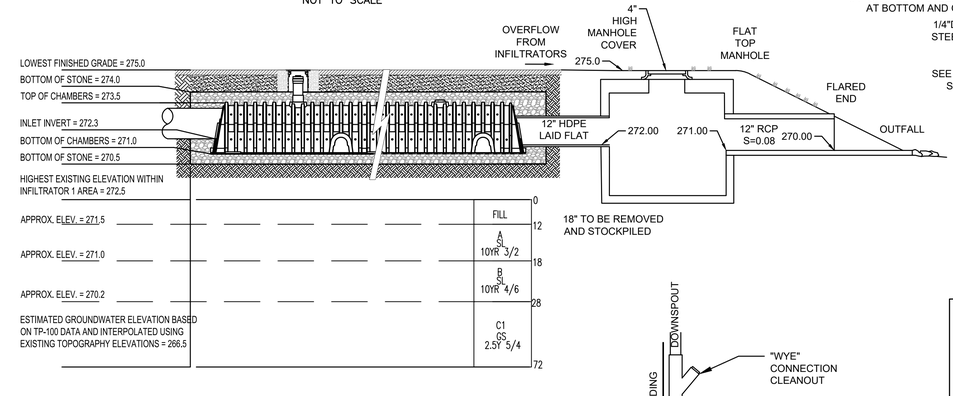


NOTES:

1. ALL SECTIONS SHALL BE DESIGNED FOR H-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD MANHOLE FRAME AND COVER MARKED "DRAIN", SHALL BE IN ACCORDANCE WITH MUNICIPAL AND/OR STATE SPECIFICATIONS AS APPLICABLE.
6. DRAIN MANHOLE FRAME AND COVER * SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

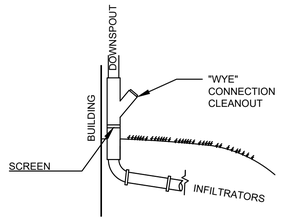
* LABARON LK-110 MARKED "DRAIN" OR EQUAL

CATCH BASIN WITH DEBRIS/GAS TRAP N.T.S.



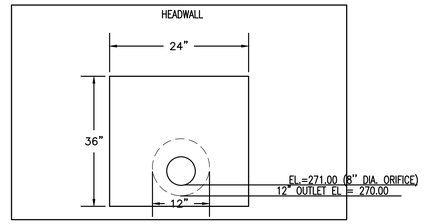
POST TREATMENT CULTEC RECHARGER 330XLHD DETAIL

NOT TO SCALE



CROSS SECTION DETAIL OF ROOF DRAIN WITH CLEANOUT INTO INFILTRATION BASIN

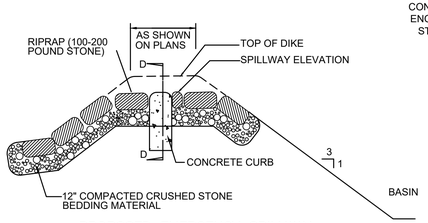
NOT TO SCALE



CROSS SECTION A-A

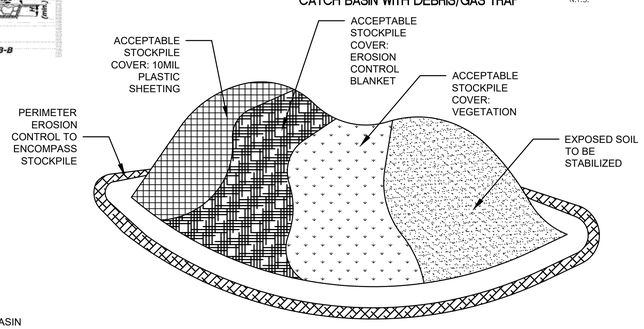
OUTLET CONTROL STRUCTURE DETAIL

NOT TO SCALE



PROPOSED EMERGENCY SPILLWAY

NOT TO SCALE



STOCKPILE DETAIL

NOT TO SCALE

TEMPORARY CHAINLINK CONSTRUCTION FENCE DETAIL

NOT TO SCALE

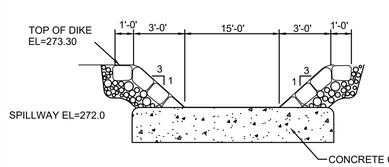
Rip Rap Sizing

HydroCAD ID	Location	Channel Slope (S) ft/ft	Known Flow (Q) CFS	Bottom Width (b) ft	Unit Discharge q=Q/b CFS	Flow Concentration Factor (C) CFS	Gravity (g) ft/s2	D30 ft	D30 in
SR	Rip Rap Channel	0.0667	1.7	2.0	0.85	1.25	32.20	0.142	1.704
6R	Rip Rap Channel	0.0667	1.7	2.0	0.85	1.25	32.20	0.142	1.704

$$D_{30} = \frac{1.96 S^{0.555} (Cq)^{\frac{2}{3}}}{g^{\frac{1}{3}}} \qquad \text{(eq. TS14C-12)}$$

where:

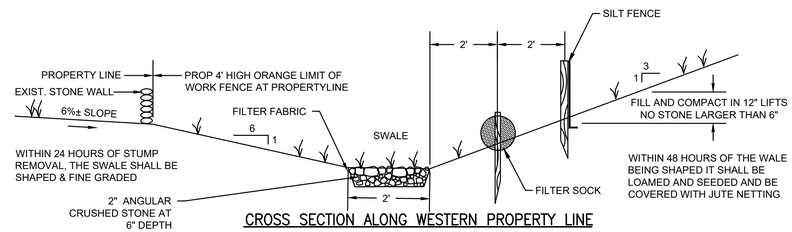
D_{30} = stone size; m percent finer by weight
S = channel slope
q = unit discharge (q = Q/b, where b = bottom width of chute and Q is total flow)
C = flow concentration factor (usually 1.25, but can be higher if the approach is skewed)
g = gravitational constant



CROSS SECTION D-D

PROPOSED EMERGENCY SPILLWAY

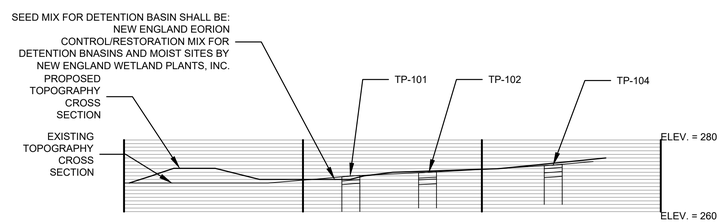
NOT TO SCALE



CROSS SECTION ALONG WESTERN PROPERTY LINE

NOT TO SCALE

SEED MIX FOR DETENTION BASIN SHALL BE: NEW ENGLAND EORION CONTROL/RESTORATION MIX FOR DETENTION BNASINS AND MOIST SITES BY NEW ENGLAND WETLAND PLANTS, INC.



DETENTION BASIN CROSS SECTION

1" = 20'

REV.	DATE	DESCRIPTION	BY	APP.
3	2022/05/25	RESPONSE TO COMMENTS	AJR	RJR
2	2022/05/03	RESPONSE TO COMMENTS	DJLS/AJR	RJR
1	2022/03/24	RESPONSE TO COMMENTS	JAG/AJR	RJR

DRAWING TITLE: DETAILS-2

PROJECT: NASR JEWELERS
1092 SOUTH ST, WRENTHAM MASSACHUSETTS

CLIENT: NASR JEWELERS
PLYMOUTH, MASSACHUSETTS

SCALE: AS SHOWN
DATE: OCT. 22, 2021
DRAWN BY: JAG
DESIGNED BY: RJR
CHECKED BY: RJR
APPROVED BY: RJR

COMMONWEALTH OF MASSACHUSETTS — RICHARD J. RHEAUME No. 28373 CIVIL REGISTERED PROFESSIONAL ENGINEER

SHEET NO. 9 OF 9
PROJECT NO. 30270101

• CIVIL ENGINEERING
• LAND SURVEYING
• ENVIRONMENTAL ASSESSMENT

PRIME ENGINEERING INC
God Bless America

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FAX: 508.947.2004

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