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Attorneys at Law

June 23, 2020

By Electronic Mail
In Hand

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Bonnie Sontag, Chair
Planning Board
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, MA 01950

Jennifer Blanchet
Zoning Code Enforcement Officer
City of Newburyport
City Hall
60 Pleasant Street
Newburyport, MA 01950

Re: Parking Calculation;
93 State Street, Newburyport, MA (the "Property")
Assessor's Map: 14 Lot: 40 and 39

Dear Ms. Blanchet and Chair and Members of the Planning Board:

Reference is made to the above-captioned matter. In that connection, I have attached revised site plans showing the addition of one () parking space. The Applicant provides this change, notwithstanding;

1. the Zoning Code Enforcement Officer's confirmation of the Applicant's parking calculation on February 13, 2020 and again on June 8, 2020, and
2. consistent interpretation of section VII-A of the Off-Street Parking Regulations since its adoption in December of 2017, and
3. the plain language of the Ordinance, to wit: "No use of any premises shall be authorized or extended and no building or structure shall be erected or enlarged, **unless on-site or off-site parking is provided for such extension, erection, or enlargement, as provided herein.**" (emphasis added)

I am informed that the Applicant must show that it can either meet the parking requirements for the existing conditions, request an ITIF Special Permit for those spaces it might be short from existing conditions, show that it has a lease for any spaces it might be short under existing conditions, or seek a special permit for non-conformities. While the Applicant does not agree with the foregoing brand new interpretation of the Ordinance and the City's new found application of section VII-A of the Ordinance to this proposed construction, I have attached a plan reflecting that the Applicant is in full conformance with this new interpretation taking into account the existing conditions and proposed construction.

Specifically, there is existing 12,560 square footage of useable floor area, the Applicant is required to have 38 parking spaces; the existing condition on the Property is 36 parking spaces, two spaces short of the requirement.


The revised proposed addition includes 7,288 square feet which requires an additional 22 spaces.

In total between the existing structure (38 spaces required) and new addition (22 spaces required) under the brand new interpretation, the Bank is required to have 60 spaces and 60 will be provided. Ms. Blanchet, please confirm at your earliest convenience.

Please note, the Applicant has also added a bike rack to the plan near the door of the entry at the ATM.

Respectfully submitted
Institution for Savings in Newburyport

By its Attorney

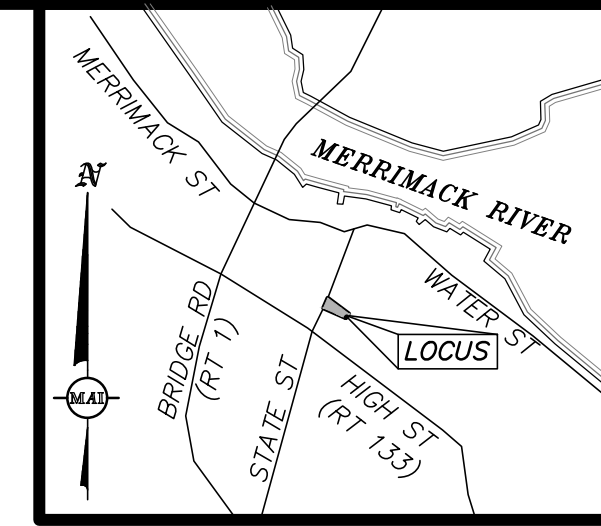
Lisa L. Mead 

Attachment
cc: client

TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
▲	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
▲	TOP OF GRANITE POST, 3.5' A.G.	107.26

(SEE NOTE 6)



LOCUS MAP
(NOT TO SCALE)

EXISTING LEGEND:

- 101 ONE FOOT CONTOUR
- 100 FIVE FOOT CONTOUR
- GRANITE CURB
- IRON FENCE
- WOOD FENCE
- RETAINING WALL
- BRICK
- CONCRETE
- ASPHALT PARKING AREA TO BE REMOVED
- SIGN
- HANDICAP RAMP
- BOLLARD
- BENCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- COMPILED GAS LINE
- GAS GATE
- GAS METER
- COMMUNICATIONS LINE
- UNDERGROUND CABLE PAINT MARKING
- TELEPHONE MANHOLE
- OVERHEAD WIRES
- COMPILED ELECTRIC LINE
- LIGHT POLE
- ELECTRIC MANHOLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY WIRE
- ELECTRIC HANDHOLE
- AIR CONDITIONER
- DRAIN LINE
- COMPILED DRAIN LINE
- DRAIN MANHOLE
- COMPILED DRAIN MANHOLE
- CATCH BASIN
- COMPILED CATCH BASIN
- AREA DRAIN/ROUND CATCH BASIN
- D-SHAPE CATCH BASIN
- DOUBLE CATCH BASIN
- CLEANOUT
- WATER LINE
- COMPILED WATER LINE
- UNDERGROUND WATER PAINT MARKING
- WATER GATE
- COMPILED WATER GATE
- HYDRANT
- WATER SERVICE
- IRRIGATION CONTROL VALVE
- N.P.V.
- WATER@96.8
- SEWER LINE
- COMPILED SEWER LINE
- SEWER MANHOLE
- COMPILED SEWER MANHOLE
- TERMINUS UNKNOWN
- ABOVE GROUND
- BITUMINOUS CONCRETE
- CAST IRON
- CONCRETE
- CORRUGATED STEEL
- FINISHED FIRST FLOOR
- GEN
- GENERATOR
- GC
- GRANITE CURB
- INVERT
- A.G.
- ABOVE GROUND
- BIT. CONC.
- BITUMINOUS CONCRETE
- CI
- CAST IRON
- CONC.
- CONCRETE
- CS
- CORRUGATED STEEL
- FF
- FINISHED FIRST FLOOR
- GEN
- GENERATOR
- GC
- GRANITE CURB
- i/a/b
- INVERT
- PVC
- POLYVINYL CHLORIDE
- RWS
- STONE RETAINING WALL
- (TBR)
- TO BE REMOVED

NOTES:

- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) IN APRIL AND JULY 2019, AND JANUARY 2020.
- THE SUBJECT PROPERTY IS LOCATED IN THE DOWNTOWN BUSINESS DISTRICT (B2) AND THE DOWNTOWN OVERLAY DISTRICT.
- THE SUBJECT PROPERTY IS DEPICTED AS LOTS 39 & 40 ON CITY OF NEWBURYPORT ASSESSOR'S MAP 14.
- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT ANY GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- THE ELEVATIONS DEPICTED HEREON ARE BASED ON AN ASSUMED DATUM.
- LIMITED PROPERTY LINES ARE DEPICTED HEREON.
- THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25009C01366 DATED JULY 16, 2014.
- THE RIGHT OF WAY LINES FOR OTIS AND PROSPECT STREET WERE BASED UPON EVIDENCE OF OCCUPATION. MAI WAS UNABLE TO FIND RECORD STREET LAYOUTS FOR EITHER STREET. THE CITY OF NEWBURYPORT HAS NOT BEEN ABLE TO FIND ANY RECORDS OF TAKINGS OR LAYOUT PLANS TO ACCOUNT FOR THE CURRENT ROADWAY AND SIDEWALK FOOTPRINT. THE PLANS OF RECORD FOR THE SUBJECT PROPERTY COULD NOT BE PUT ON THE GROUND. THE FRONTAGE ALONG STATE STREET INDICATES THAT THE OWNERSHIP EXTENDS INTO THE APPARENT RIGHT OF WAY OF PRESENT DAY PROSPECT STREET, AS CONSTRUCTED, BASED ON LINES OF OCCUPATION.

GRAPHIC SCALE

SCALE: 1" = 20'



RECORD OWNER:
INSTITUTION FOR SAVINGS IN NEWBURYPORT AND ITS VICINITY
93 STATE STREET
NEWBURYPORT, MASSACHUSETTS 01950

— DEED BOOK 764, PAGE 51
— DEED BOOK 1851, PAGE 347
— DEED BOOK 1889, PAGE 219
— DEED BOOK 3423, PAGE 564
— DEED BOOK 5448, PAGE 338
— DEED BOOK 6788, PAGE 210

REFERENCES:

- PLAN BOOK 35, PLAN 13
- PLAN IN RECORD BOOK 2526, PAGE 1
- PLAN 292 OF 1945
- PLAN 704 OF 1955

DOCUMENTS ON RECORD AT THE ESSEX SOUTH COUNTY REGISTRY OF DEEDS

RECORD CONDITIONS & DEMO PLAN
 LOCATED IN
NEWBURYPORT, MASSACHUSETTS
 (ESSEX COUNTY)
 PREPARED FOR
INSTITUTION FOR SAVINGS

MERIDIAN ASSOCIATES
 500 CUMMINGS CENTER, SUITE 5950
 BEVERLY, MASSACHUSETTS 01915
 TELEPHONE: (978) 299-4447
 WWW.MERIDIANASSOC.COM



DESIGNED BY: _____ CHECKED BY: _____

DATE: JANUARY 8, 2020

SCALE: 1" = 20'

SHEET No. 2 OF 7

PROJECT No. 6215

BK. #673, PG. #17,40
DWG. No. 6215_REC.DWG

SCHEDULE OF DIMENSIONAL CONTROLS

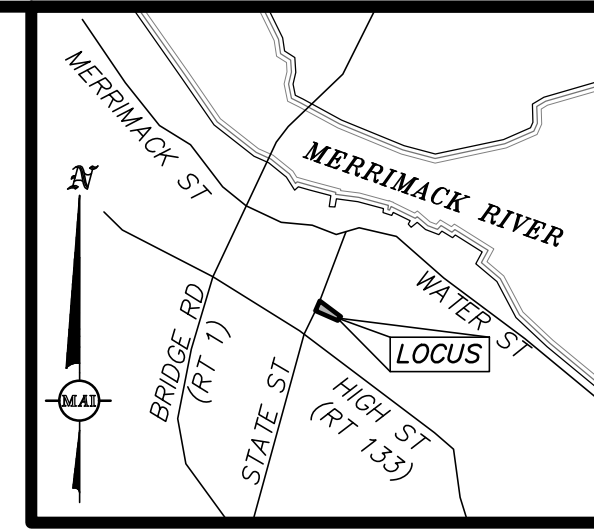
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA:	5,000 S.F.	36,998±S.F.	36,998±S.F.
FRONTAGE:	60 FT.	491.06± FT.	491.06± FT.
LOT WIDTH:	N/A	VARIES	VARIES
FRONT YARD:	0 FT.	37.4± FT.	0.7± FT.
SIDE YARD:	0 FT.	2.7± FT.	11.2± FT.
REAR YARD:	0 FT.	4.5± FT.	5.5± FT.
BUILDING LOT COVERAGE:	100%	18%	39%

TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
△	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
△	TOP OF GRANITE POST	107.26

(SEE NOTE 6 SHEET 2)



LOCUS MAP
(NOT TO SCALE)

EROSION CONTROL LEGEND

- PROPOSED FILTERMITT
- PROPOSED SILTSAC CATCHBASIN INLET PROTECTION

EROSION CONTROL NOTES:

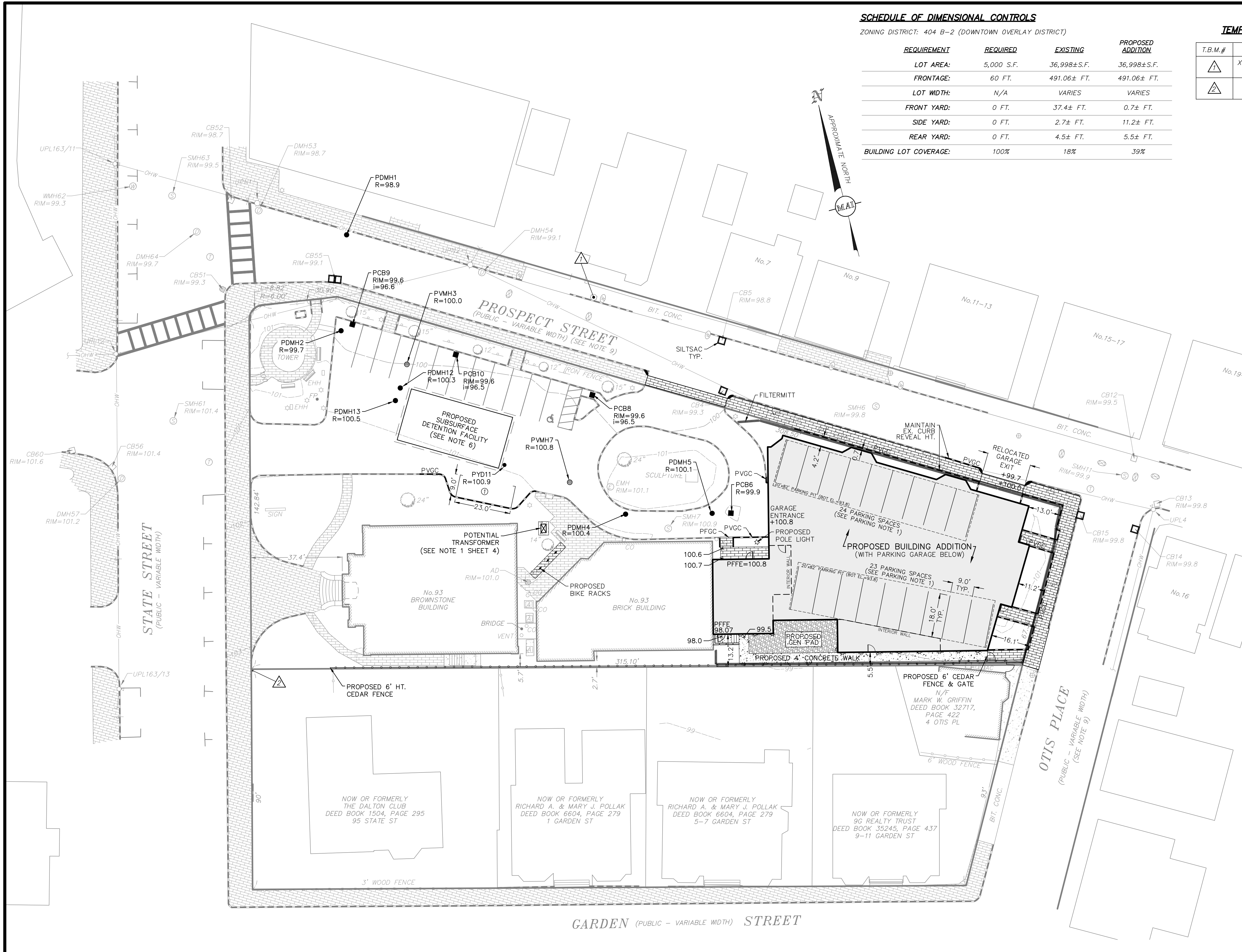
- ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BY PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
- EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY TO ENSURE PROPER FUNCTION.
- LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

PROPOSED LEGEND

- +99.70 PROPOSED SPOT ELEVATION
- PROPOSED VERTICAL GRANITE CURB
- PROPOSED FLUSH GRANITE CURB
- PROPOSED WOODEN FENCE
- PROPOSED CONCRETE WALK
- PROPOSED CRUSHED STONE
- PROPOSED SUBSURFACE DETENTION FACILITY
- PROPOSED BRICK SIDEWALK
- PROPOSED WHEELCHAIR RAMP
- PROPOSED DECORATIVE POLE LIGHT
- PROPOSED RECESSED LIGHT
- PROPOSED BIKE RACK
- PDMH PROPOSED DRAIN MANHOLE
- PVCB PROPOSED VORTECH CATCHBASIN
- PCB PROPOSED CATCHBASIN
- PVGC PROPOSED VERTICAL GRANITE CURB
- PFGC PROPOSED FLUSH GRANITE CURB

PARKING NOTES:

- TOTAL NUMBER OF PARKING SPACES BASED ON USE OF CITY LIFT 2600X750 SUBTERRANEAN PARKING SYSTEM.



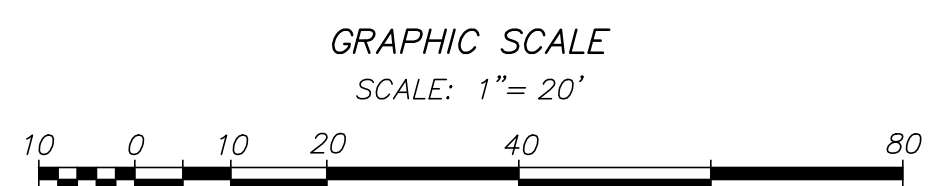
REVISIONS	DATE	DESCRIPTION
06/24/20		ADD PARKING SPACE & BIKE RACKS
05/20/20		REVISED SUBMISSION
03/25/20		BUILDING/PARKING REDESIGN
02/06/20		PEER REVIEW COMMENTS 01/20/20

93 STATE STREET
SITE LAYOUT, GRADING & EROSION CONTROL PLAN
 LOCATED IN
NEWBURYPORT, MASSACHUSETTS
 (ESSEX COUNTY)
 PREPARED FOR
INSTITUTION FOR SAVINGS

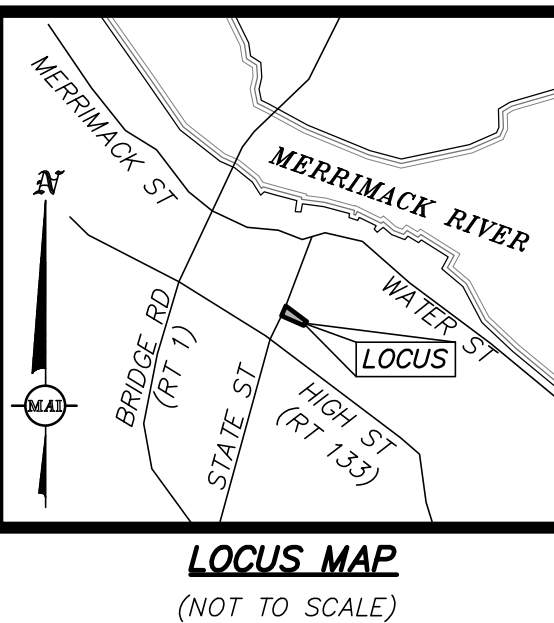
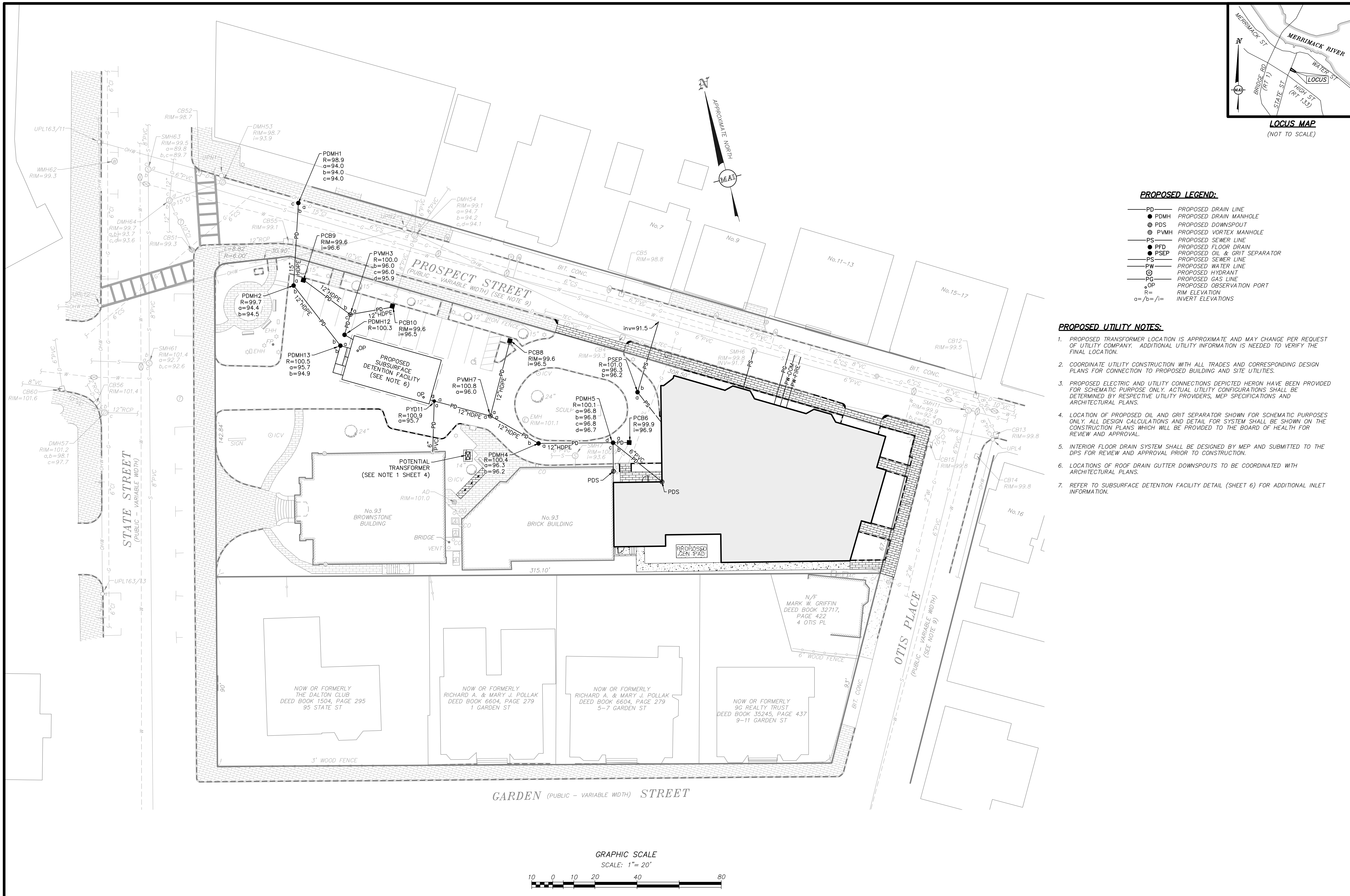
MERIDIANS ASSOCIATES
 500 CUMMINGS CENTER, SUITE 5950
 BEVERLY, MASSACHUSETTS 01915
 TELEPHONE: (978) 299-0447
 WWW.MERIDIANSOC.COM
 DESIGNED BY: NB
 CHECKED BY: CEW

DATE: JANUARY 8, 2020
 SCALE: 1"=20'
 SHEET No. **3 of 7**
 PROJECT No. **6215**

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



(XREF: 6215-REC)
DWG. No. 6215_SITE.DWG



PROPOSED LEGEND:

- PD — PROPOSED DRAIN LINE
- PDMH PROPOSED DRAIN MANHOLE
- ⊙ PDS PROPOSED DOWNSPOUT
- ⊙ PVMH PROPOSED VORTEX MANHOLE
- PS — PROPOSED SEWER LINE
- PFD PROPOSED FLOOR DRAIN
- PSEP PROPOSED OIL & GRIT SEPARATOR
- PS — PROPOSED SEWER LINE
- PW — PROPOSED WATER LINE
- ⊙ PROPOSED HYDRANT
- PG — PROPOSED GAS LINE
- ⊙ OP PROPOSED OBSERVATION PORT
- R= RIM ELEVATION
- a=/b=/i= INVERT ELEVATIONS

PROPOSED UTILITY NOTES:

1. PROPOSED TRANSFORMER LOCATION IS APPROXIMATE AND MAY CHANGE PER REQUEST OF UTILITY COMPANY. ADDITIONAL UTILITY INFORMATION IS NEEDED TO VERIFY THE FINAL LOCATION.
2. COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO PROPOSED BUILDING AND SITE UTILITIES.
3. PROPOSED ELECTRIC AND UTILITY CONNECTIONS DEPICTED HERON HAVE BEEN PROVIDED FOR SCHEMATIC PURPOSE ONLY. ACTUAL UTILITY CONFIGURATIONS SHALL BE DETERMINED BY RESPECTIVE UTILITY PROVIDERS, MEP SPECIFICATIONS AND ARCHITECTURAL PLANS.
4. LOCATION OF PROPOSED OIL AND GRIT SEPARATOR SHOWN FOR SCHEMATIC PURPOSES ONLY. ALL DESIGN CALCULATIONS AND DETAIL FOR SYSTEM SHALL BE SHOWN ON THE CONSTRUCTION PLANS WHICH WILL BE PROVIDED TO THE BOARD OF HEALTH FOR REVIEW AND APPROVAL.
5. INTERIOR FLOOR DRAIN SYSTEM SHALL BE DESIGNED BY MEP AND SUBMITTED TO THE DPS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
6. LOCATIONS OF ROOF DRAIN GUTTER DOWNSPOUTS TO BE COORDINATED WITH ARCHITECTURAL PLANS.
7. REFER TO SUBSURFACE DETENTION FACILITY DETAIL (SHEET 6) FOR ADDITIONAL INLET INFORMATION.

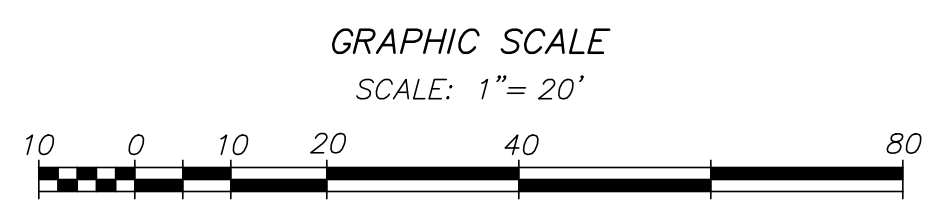
REVISIONS	DATE	DESCRIPTION
06/24/20	ADD PARKING SPACE & BIKE RACKS	NE
05/20/20	REVISED SUBMISSION	NE
03/25/20	REVISED FLOOR DRAIN LOCATIONS	NE
02/06/20	REVISED DRAINAGE LAYOUT	AF

93 STATE STREET
SITE UTILITY PLAN
 LOCATED IN
NEWBURYPORT, MASSACHUSETTS
 (ESSEX COUNTY)
 PREPARED FOR
INSTITUTION FOR SAVINGS

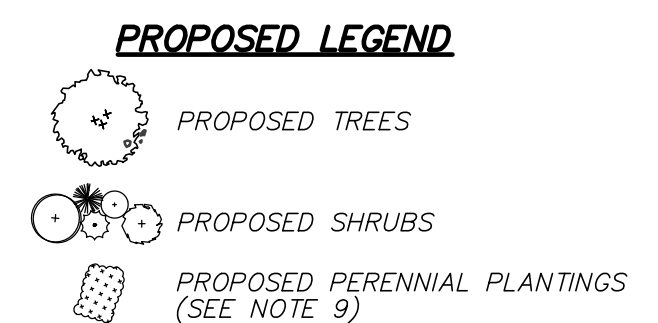
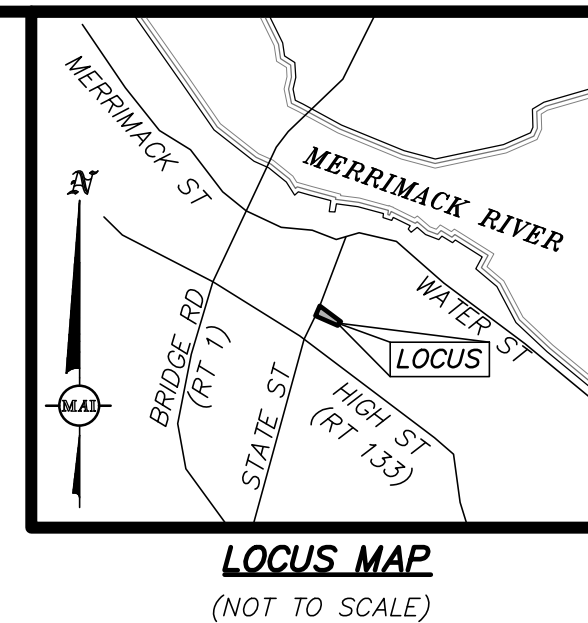
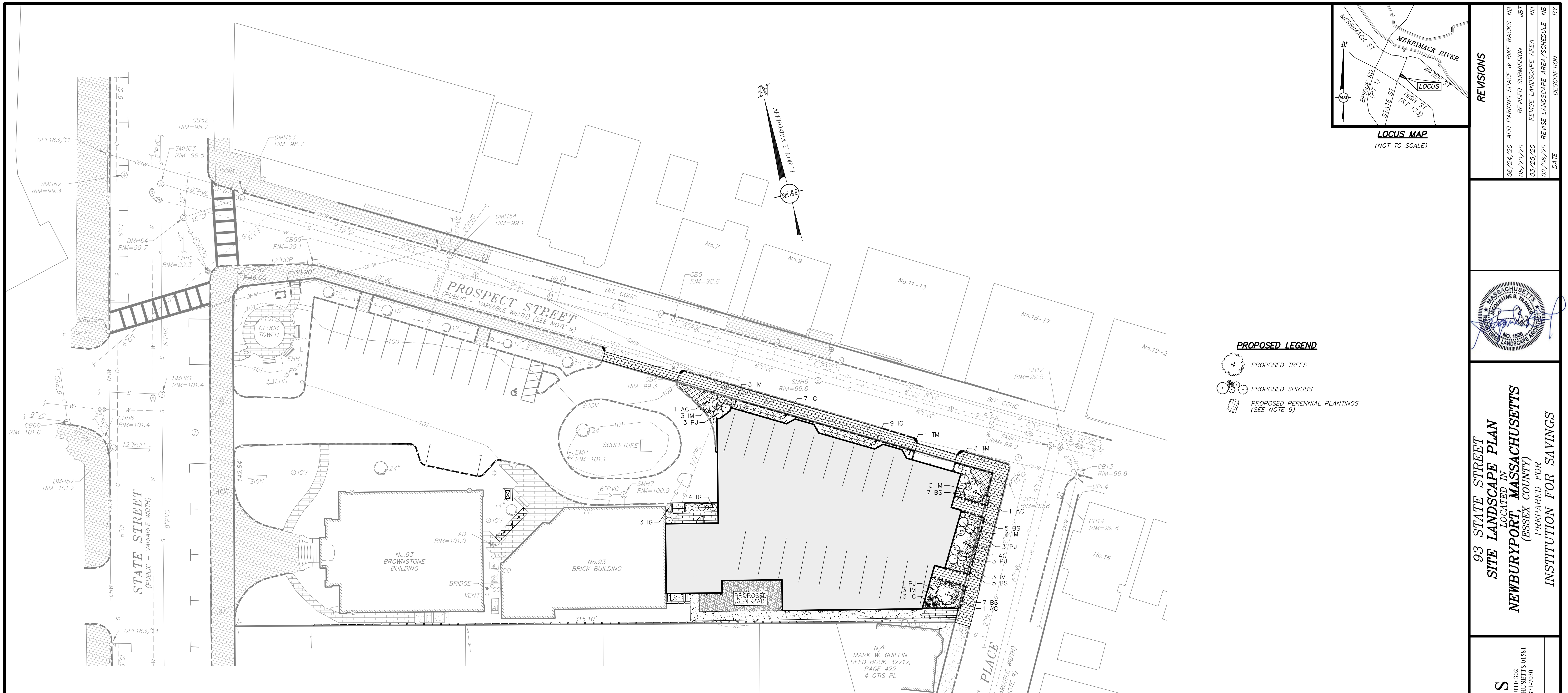
MERIDIANS ASSOCIATES
 500 CUMMINGS CENTER, SUITE 5950
 BEVERLY, MASSACHUSETTS 01915
 TELEPHONE: (978) 299-4447
 WWW.MERIDIANSOC.COM
 69 MILK STREET, SUITE 302
 WESTBOROUGH, MASSACHUSETTS 01581
 TELEPHONE: (508) 871-7030
 DESIGNED BY: NB/AF
 CHECKED BY: CEW

DATE: JANUARY 8, 2020
 SCALE: 1"=20'
 SHEET No. 4 of 7
 PROJECT No. 6215

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NOT FOR CONSTRUCTION

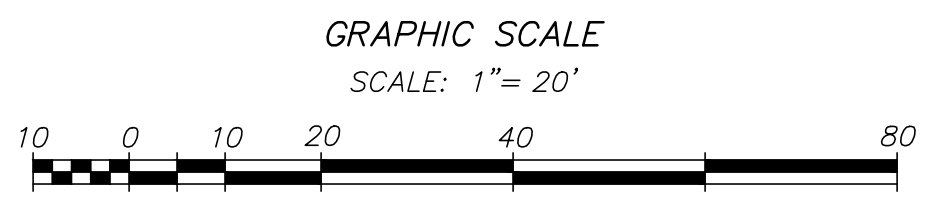


(XREF: 6215-REC)
DWG. No. 6215_SITE.DWG
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PLANT SCHEDULE					
QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AC		Amelanchier canadensis	Serviceberry	6'-8" Ht. B&B	N ST White Birds Showy Edible Fruit Fall Color April-May
SHRUBS					
BS		Buxus sempervirens 'Green Mountain'	Green Mountain Boxwood	30"-36" Ht. #7 Pot	DR Greenish-Cream Winter Interest April-May Hedge
IC		Ilex crenata 'Sky Pencil'	Sky Pencil Holly	36"-48" Ht. #10 Pot	DR DT ST 18" OC Dark Green Birds/Butterflies Winter Interest May-June
IG		Ilex glabra 'Shamrock'	Shamrock Inkberry	24"-30" Ht. B&B	DR DT N ST 36" OC Greenish-White Birds Evergreen May-June
IM		Ilex x meserveae	Meserve Hybrid Holly	24"-30" Ht. B&B	DR DT ST 36" OC Greenish-White Birds Evergreen May-June Hedge
PJ		Pieris japonica 'Mountain Fire'	Mountain Fire Andromeda	24"-30" Ht. #3 Pot	DR DT 48" OC White Evergreen Winter Interest Heavy Shade April
TM		Taxus x media 'Hatfieldii'	Hatfield Yew	36"-60" Ht. #7 Pot	DT ST 60" OC Evergreen Winter Interest Heavy Shade
PERENNIALS & GROUND COVER					
EP		Echinacea purpurea	Purple Coneflower	#1 Pot	DR DT N ST 18" OC Purple Birds/Butterflies June-August
DP		Dennstaedtia punctilobula	Hay Scented Fern	#1 Pot	DR N 30" OC Fall Color Heavy Shade
HS		Hosta 'Big Daddy'	Big Daddy Hosta	#1 Pot	ST 30" OC White-Pale Lavender Hummingbirds Showy Heavy Shade July-August
FB		Hosta 'Fragrant Bouquet'	Fragrant Bouquet Hosta	#2 Pot	ST 30" OC White Fragrant Hummingbirds Heavy Shade June-July
NW		Nepeta x faassenii 'Walker's Low'	'Walker's Low' Catmint	18" Ht. #1 Pot	DR DT ST 18" OC Purple Fragrant June-September
RH		Rudbeckia hirta	Black-eyed Susan	#1 Pot	DR DT N ST 18" OC Yellow Butterflies June-September

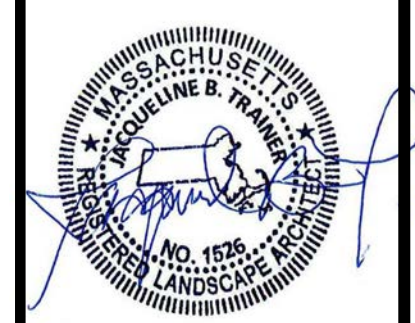
DR = DEER RESISTANT | DT = DROUGHT TOLERANT | N = NATIVE | ST = SALT TOLERANT | OC = ON-CENTER | B&B = BALLED AND BURLAPPED



NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT 2014 AND AS AMENDED.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- NO DEVIATIONS OR SUBSTITUTIONS FROM THE PLANT SCHEDULE SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANT MATERIALS INCLUDING EXISTING TREES AGAINST DAMAGE DURING THE CONSTRUCTION PERIOD. PROTECTION SHALL BEGIN PRIOR TO COMMENCEMENT OF ANY WORK AND CONTINUE UNTIL FINAL ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- ALL NEW PLANTING AREAS SHALL BE EXCAVATED TO A DEPTH THAT CONFORMS WITH THE PLANTING DETAILS (SHEET 7 OF THIS PLAN SET) AND RECEIVE NEW PLANTING SOIL.
- ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A LEGAL AND PROFESSIONAL MANNER.
- ALL DISTURBED AREAS SHALL BE RE-SEED WITHIN 15 DAYS OF DISTURBANCE OR REPLANTING AS SHOWN HEREON WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYE GRASS, 10% KENTUCKY BLUEGRASS) AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
- BALLED AND BURLAPPED PLANTS MAY BE PLANTED IN THE SPRING FROM APRIL 1ST UNTIL JUNE 15TH AND IN THE FALL FROM AUGUST 15TH TO NOVEMBER 1ST.
- AREAS OF PROPOSED PERENNIAL PLANTINGS SHALL CONSIST OF SPECIFIED PERENNIALS AND GROUND COVER SPECIES AS NOTED IN THE PLANT SCHEDULE. ACTUAL LAYOUT TO BE DETERMINED AND APPROVED IN FIELD BY OWNER'S REPRESENTATIVE AT TIME OF PLANTING.

REVISIONS	DATE	DESCRIPTION
06/24/20		ADD PARKING SPACE & BIKE RACKS
05/20/20		REVISED SUBMISSION
03/25/20		REVISE LANDSCAPE AREA
02/06/20		REVISE LANDSCAPE AREA/SCHEDULE



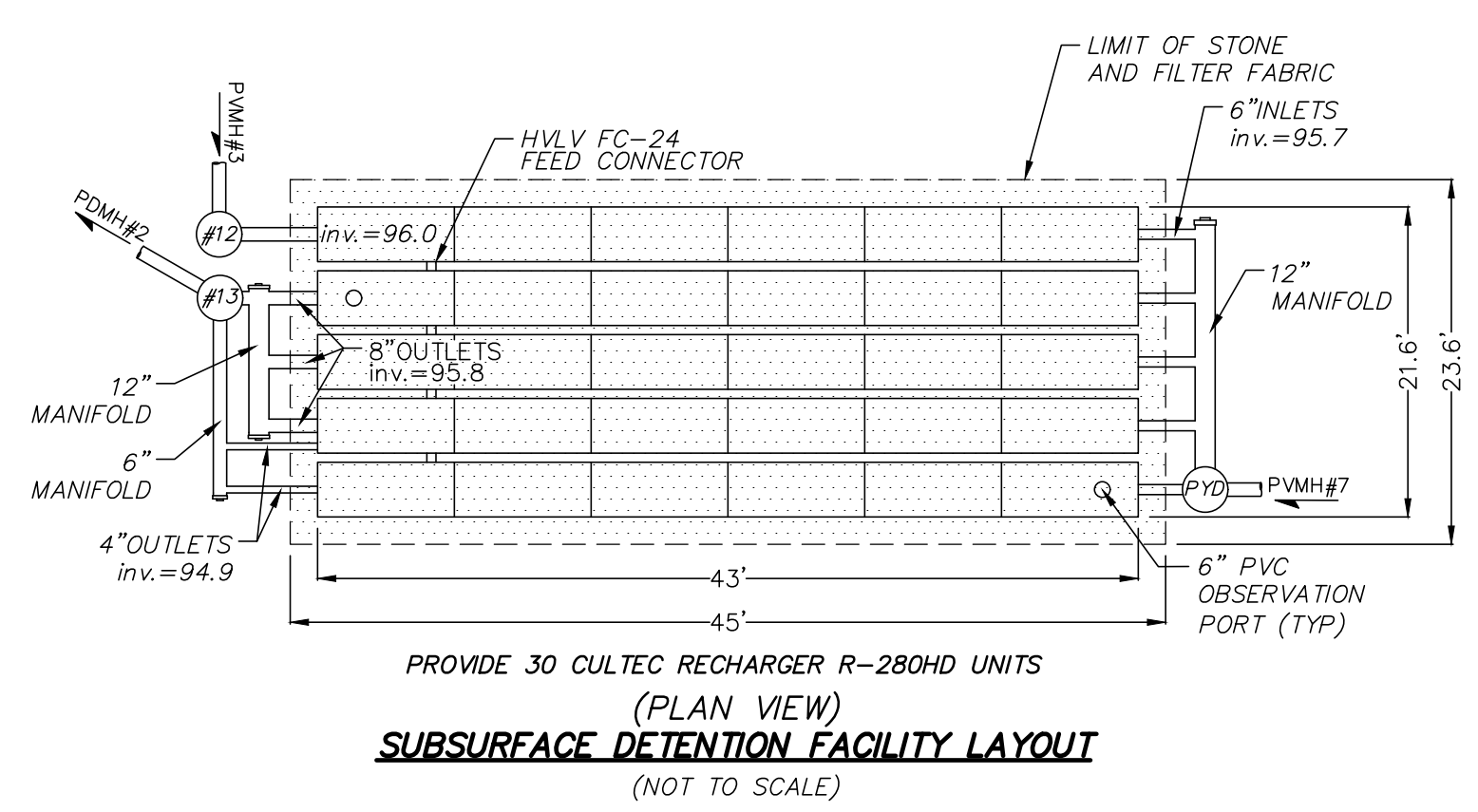
93 STATE STREET
 SITE LANDSCAPE PLAN
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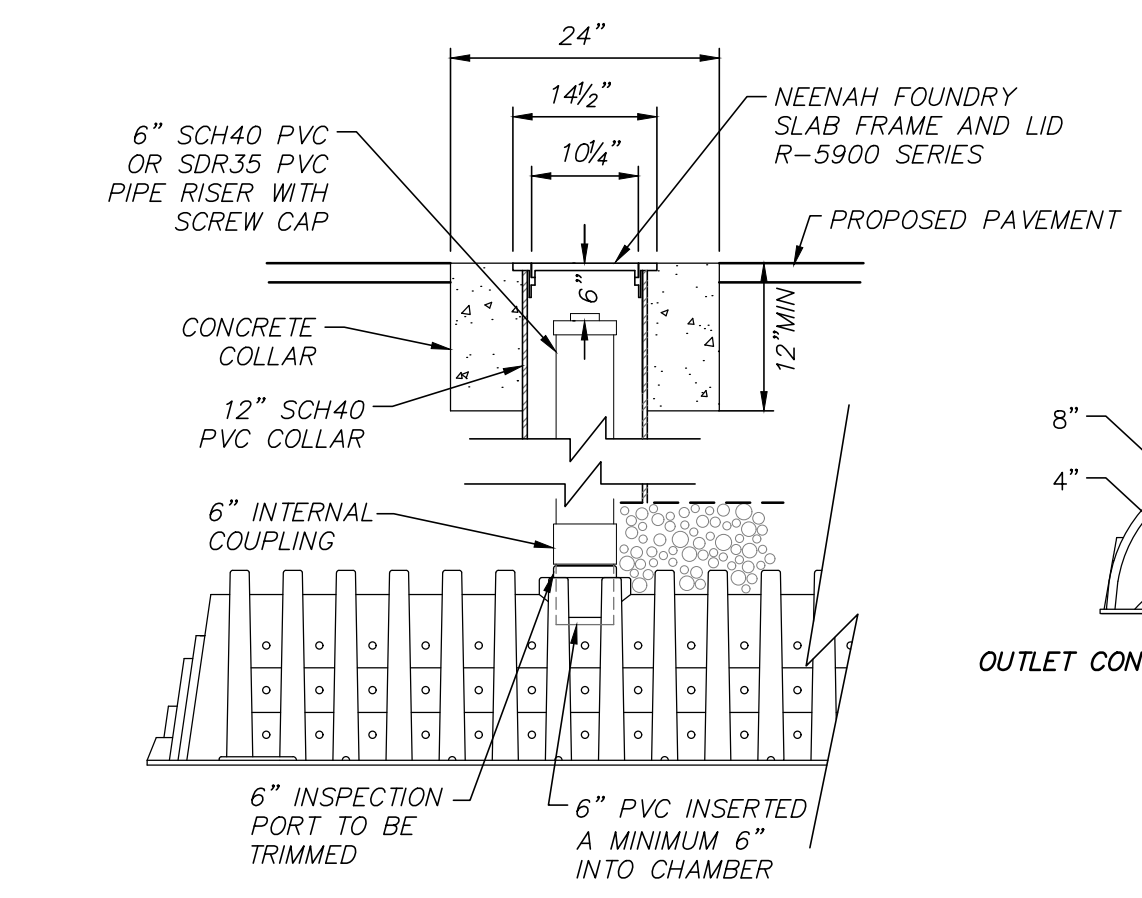
CHECKED BY: CEW
 DESIGNED BY: NB

DATE: JANUARY 8, 2020
 SCALE: 1"=20'
 SHEET No. 5 of 7
 PROJECT No. 6215

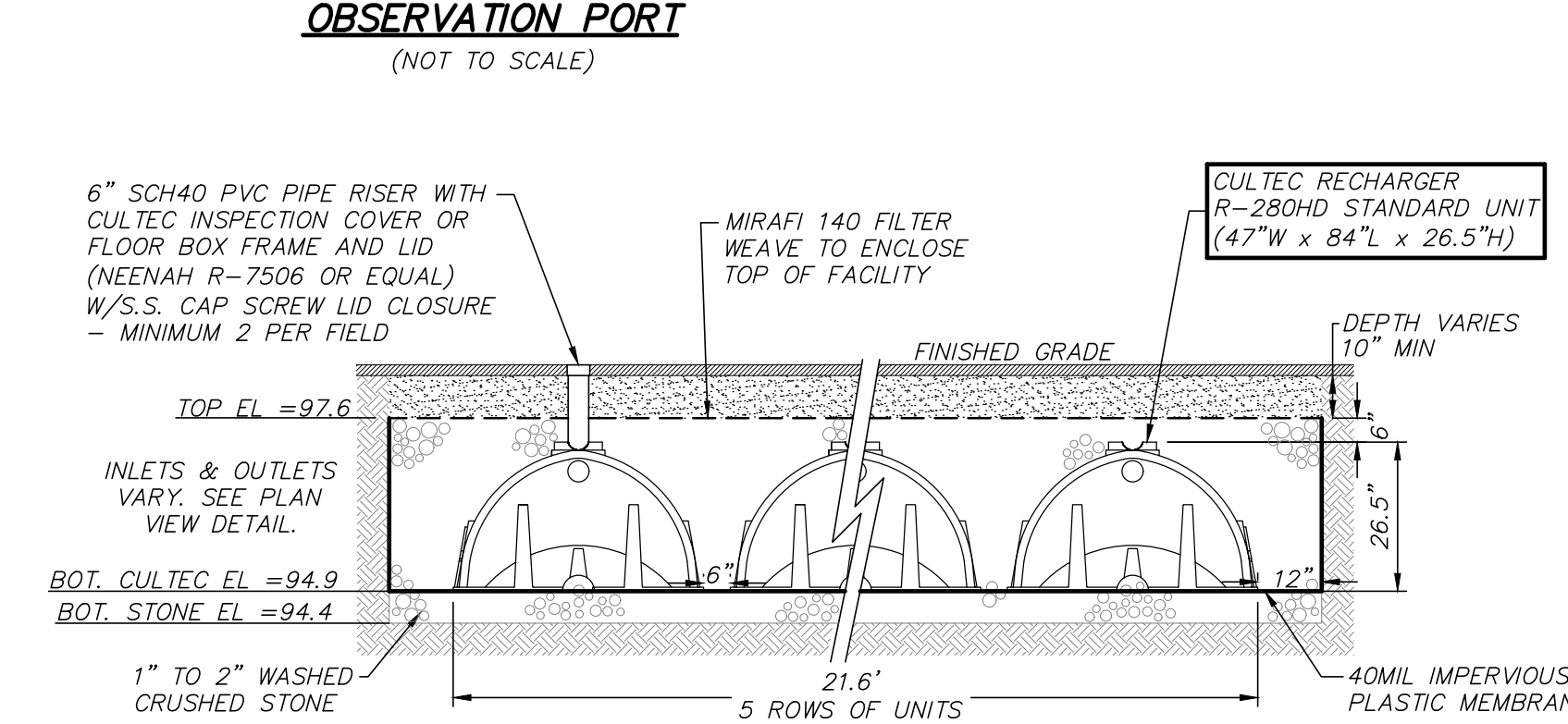
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SUBSURFACE DETENTION FACILITY LAYOUT
(NOT TO SCALE)

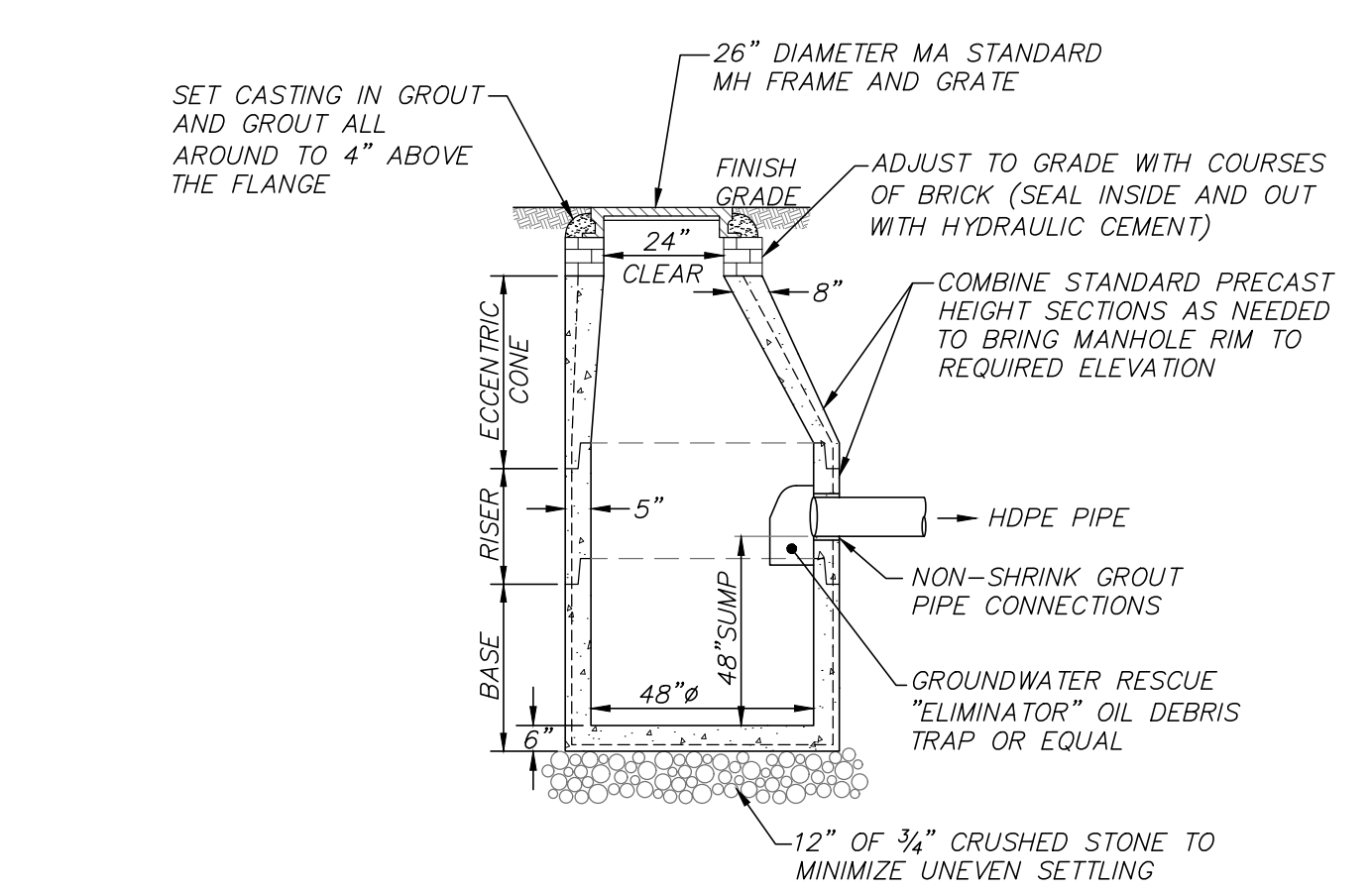


OUTLET CONTROL ENLARGEMENT DETAIL
(NOT TO SCALE)



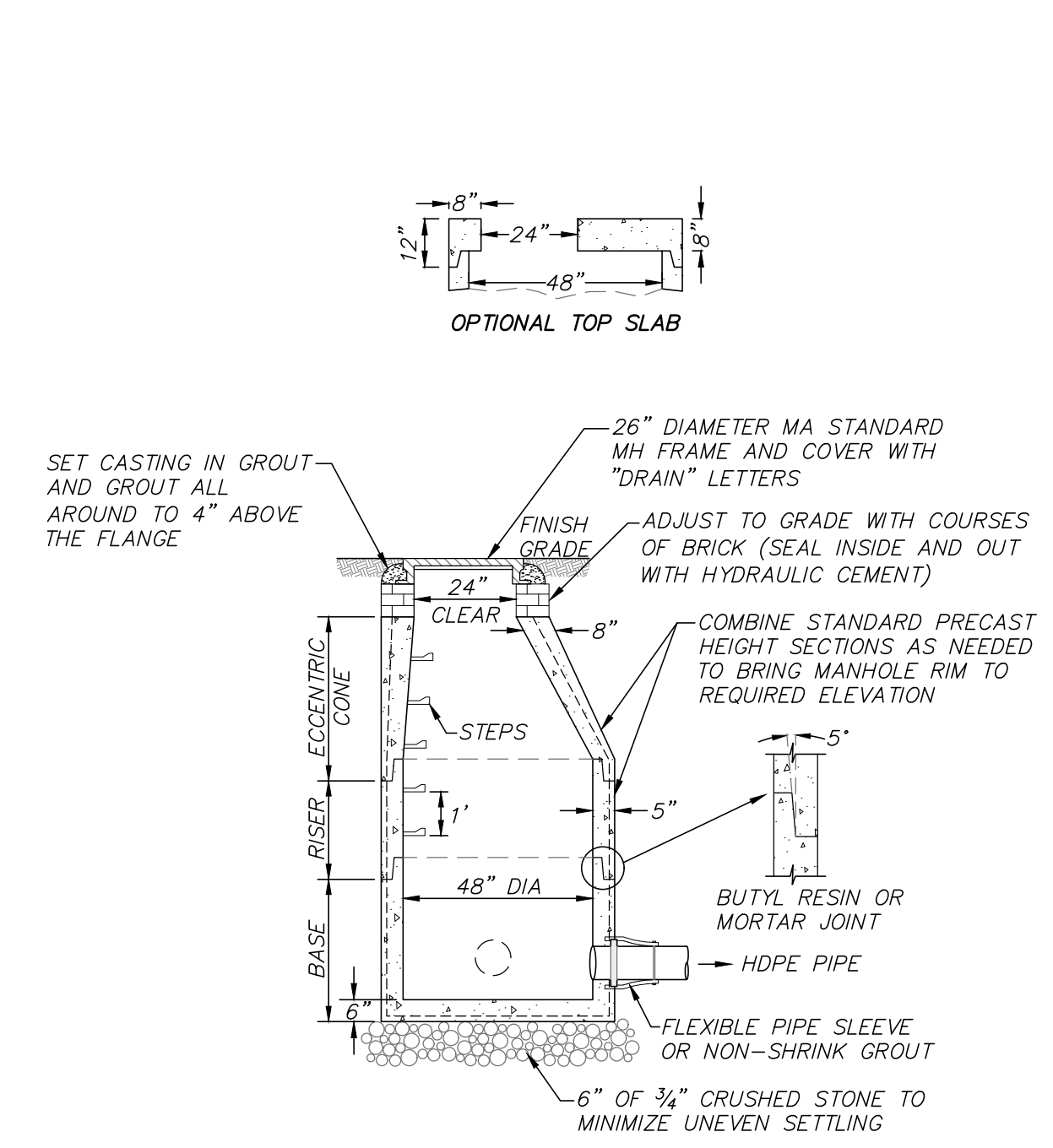
OBSERVATION PORT
(NOT TO SCALE)

SUBSURFACE DETENTION FACILITY
(NOT TO SCALE)



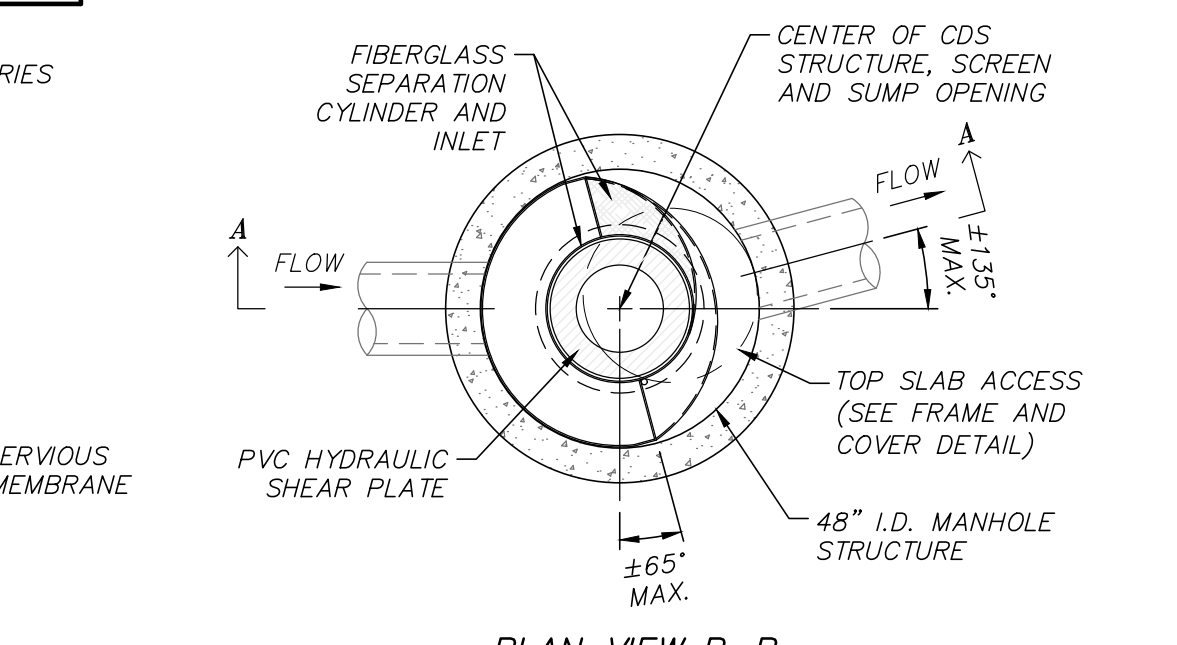
- NOTES:**
- 48" DIAMETER CATCHBASIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
 - CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN./LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
 - H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
 - PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

CATCHBASIN WITH OIL DEBRIS TRAP
(NOT TO SCALE)

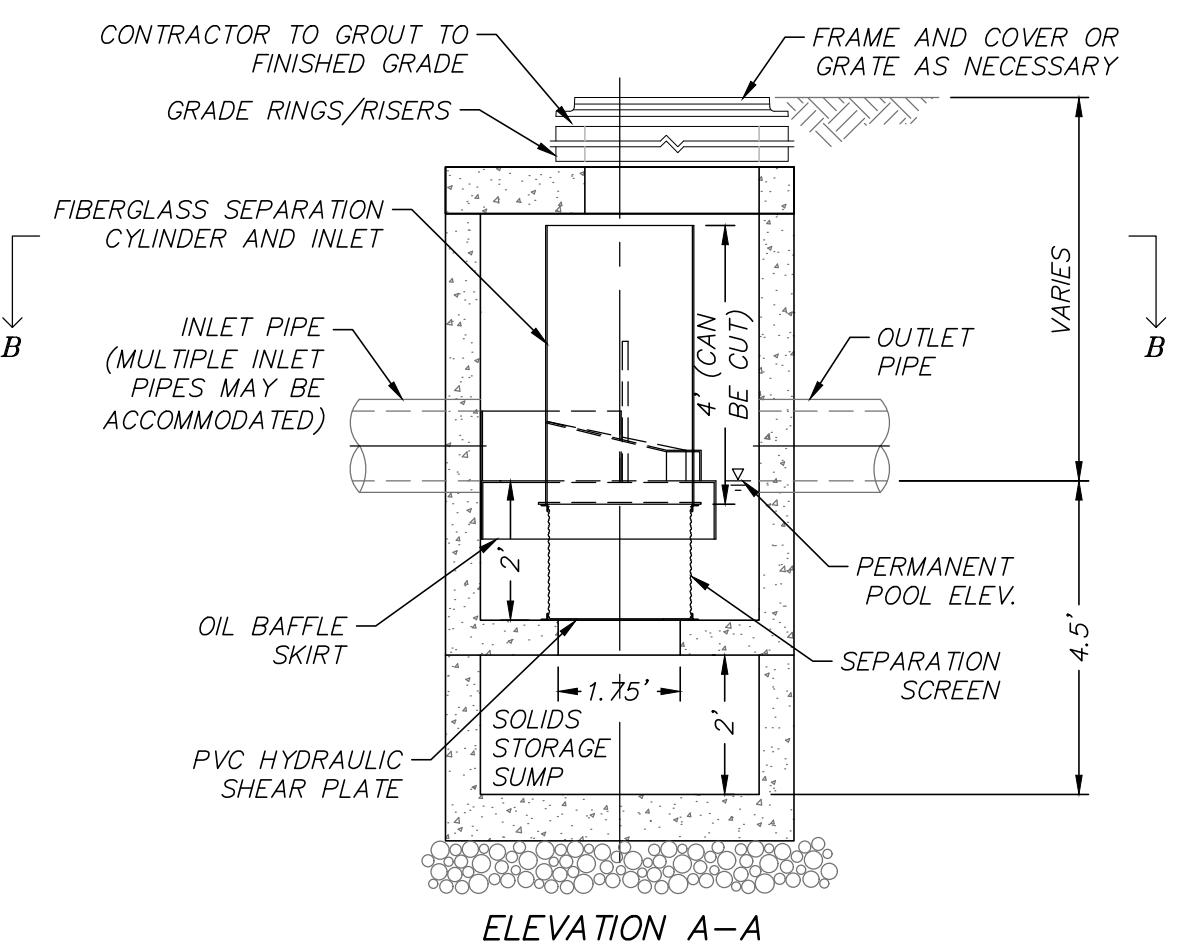


- NOTES:**
- 48" DIAMETER DRAIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
 - CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN./LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
 - H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
 - BUTYL RESIN JOINT CONFORMS TO LATEST ASTM C990 SPEC.
 - STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
 - PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

DRAIN MANHOLE DETAIL
(NOT TO SCALE)



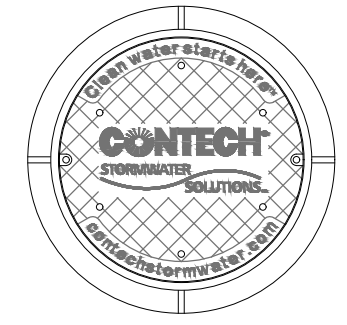
PLAN VIEW B-B



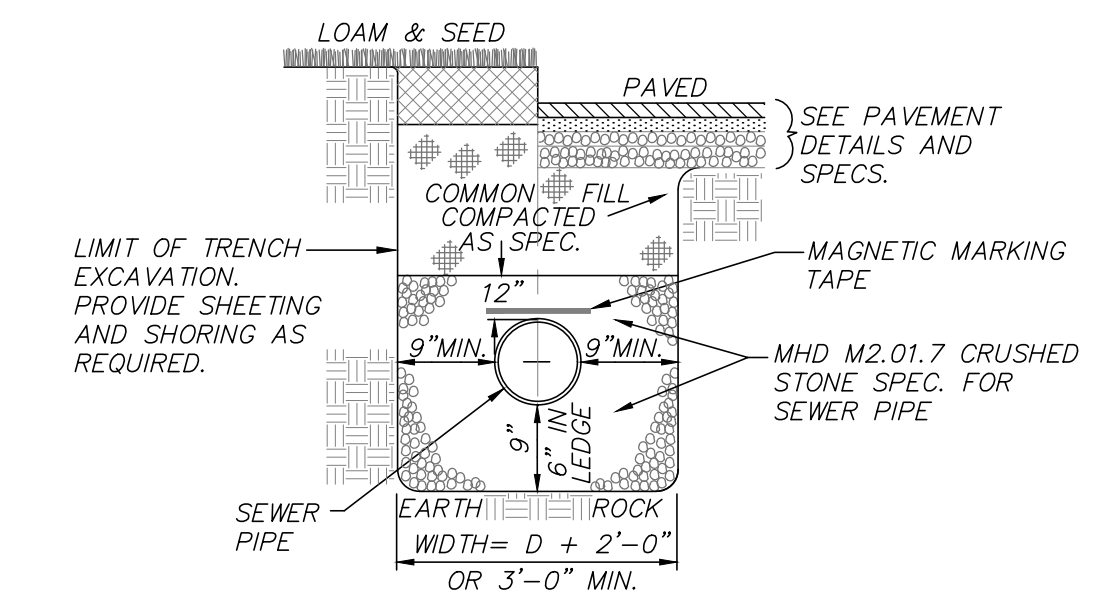
ELEVATION A-A

- NOTES:**
- PROVIDE CDS 2015-4-C AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS OR EQUAL.
 - UNIT CAN BE CONFIGURED WITH GRATED COVER AS NECESSARY.

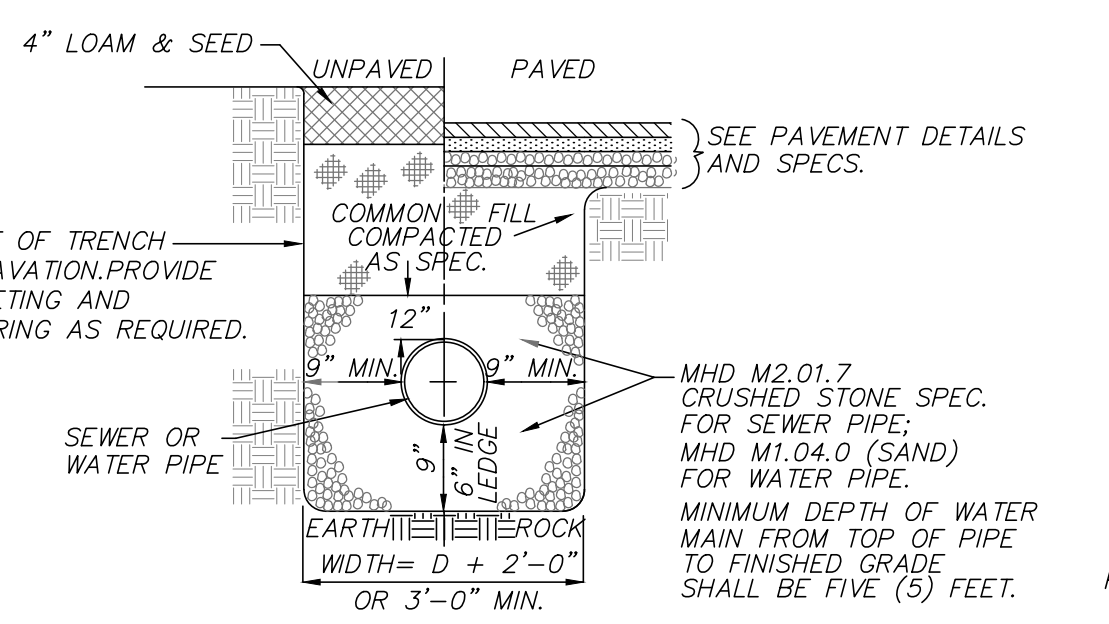
CONTECH CDS DETAIL
(NOT TO SCALE)



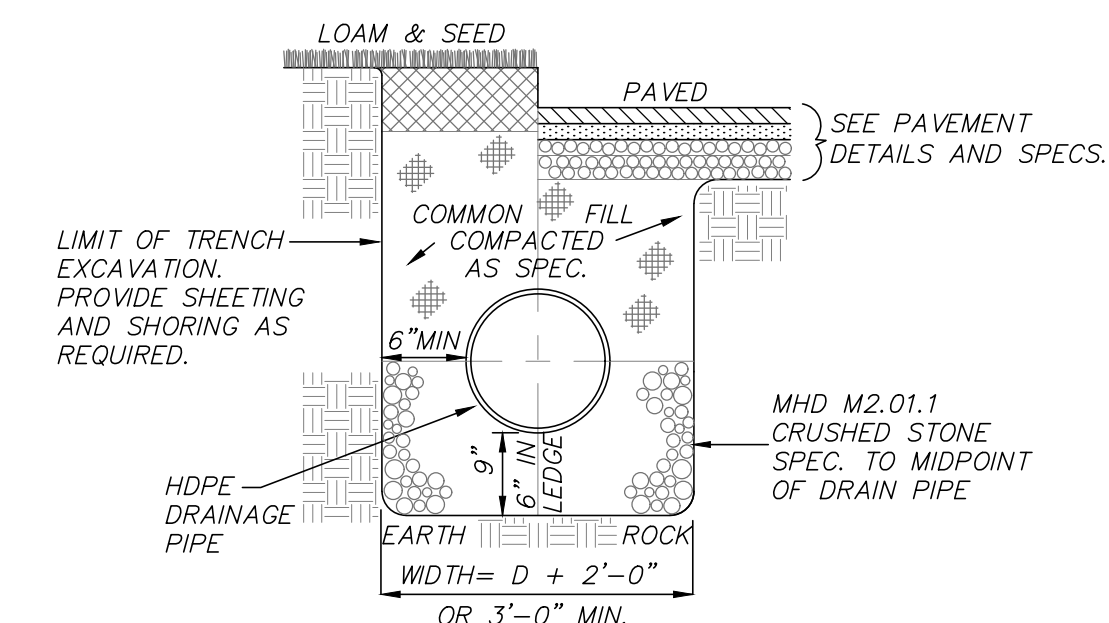
FRAME AND COVER



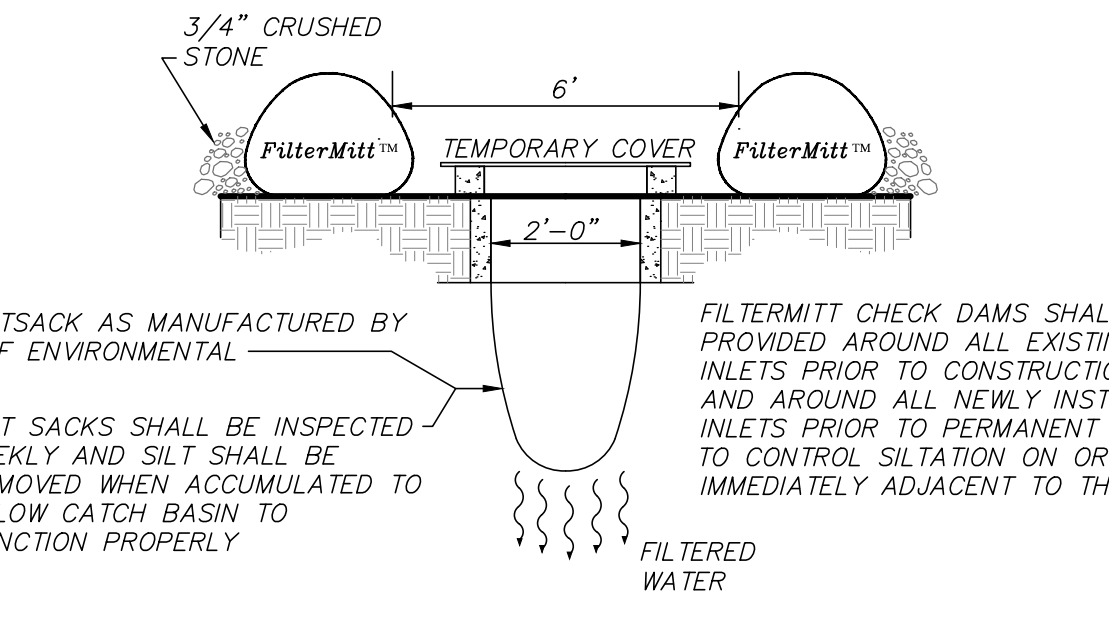
SEWER TRENCH DETAIL
(NOT TO SCALE)



WATER TRENCH DETAIL
(NOT TO SCALE)

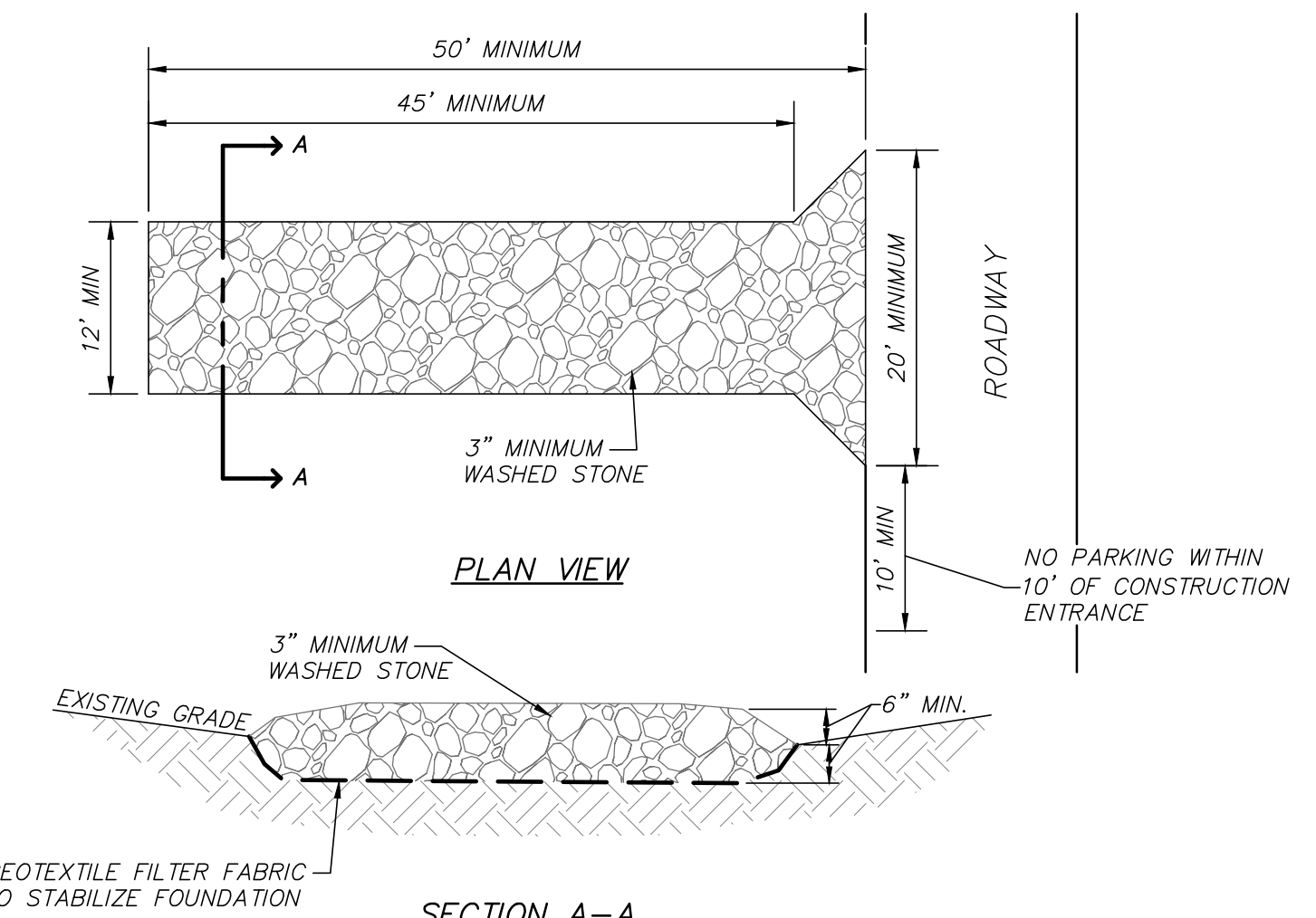


DRAIN TRENCH
(NOT TO SCALE)

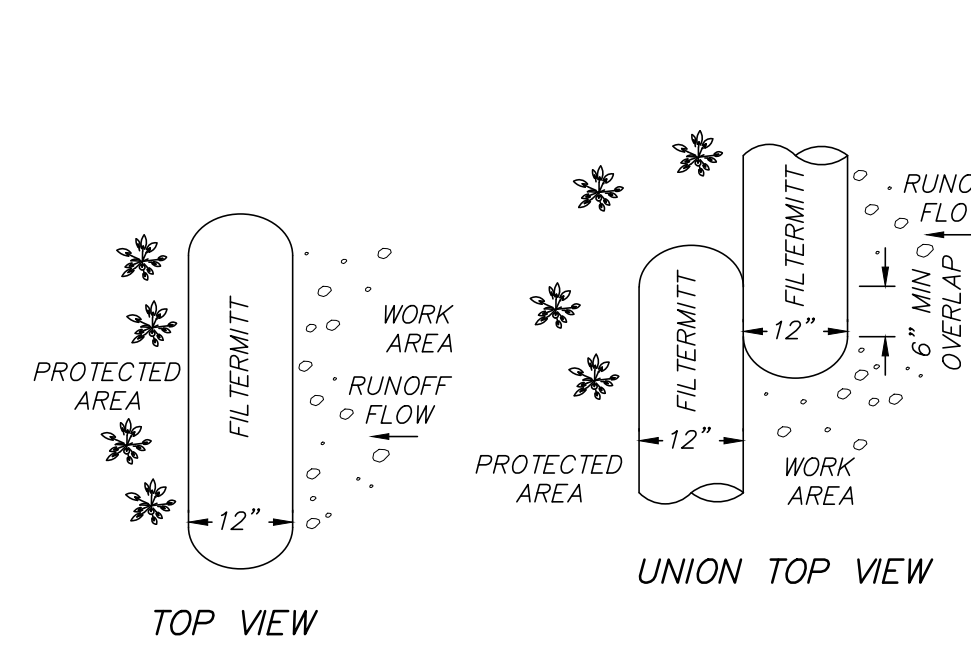


CATCH BASIN FILTER DETAIL
(NOT TO SCALE)

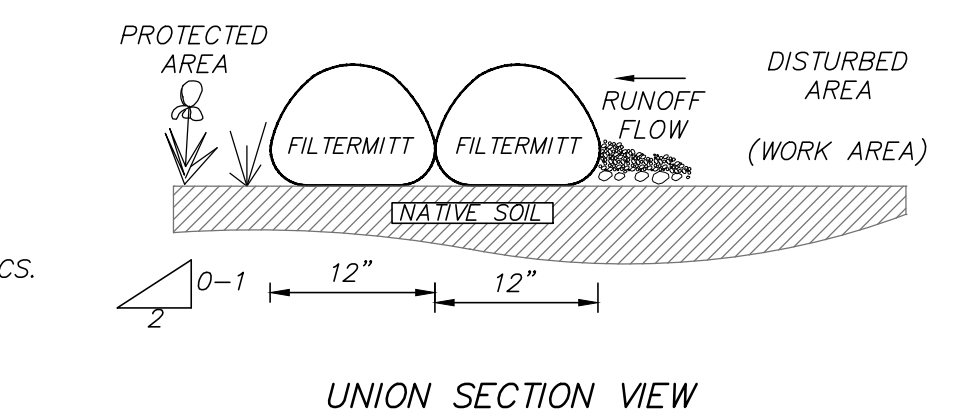
- NOTE:**
- CONTRACTOR TO VISUALLY INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER ANY STORM EVENT TO ENSURE PROPER FUNCTION.



TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)



TOP VIEW

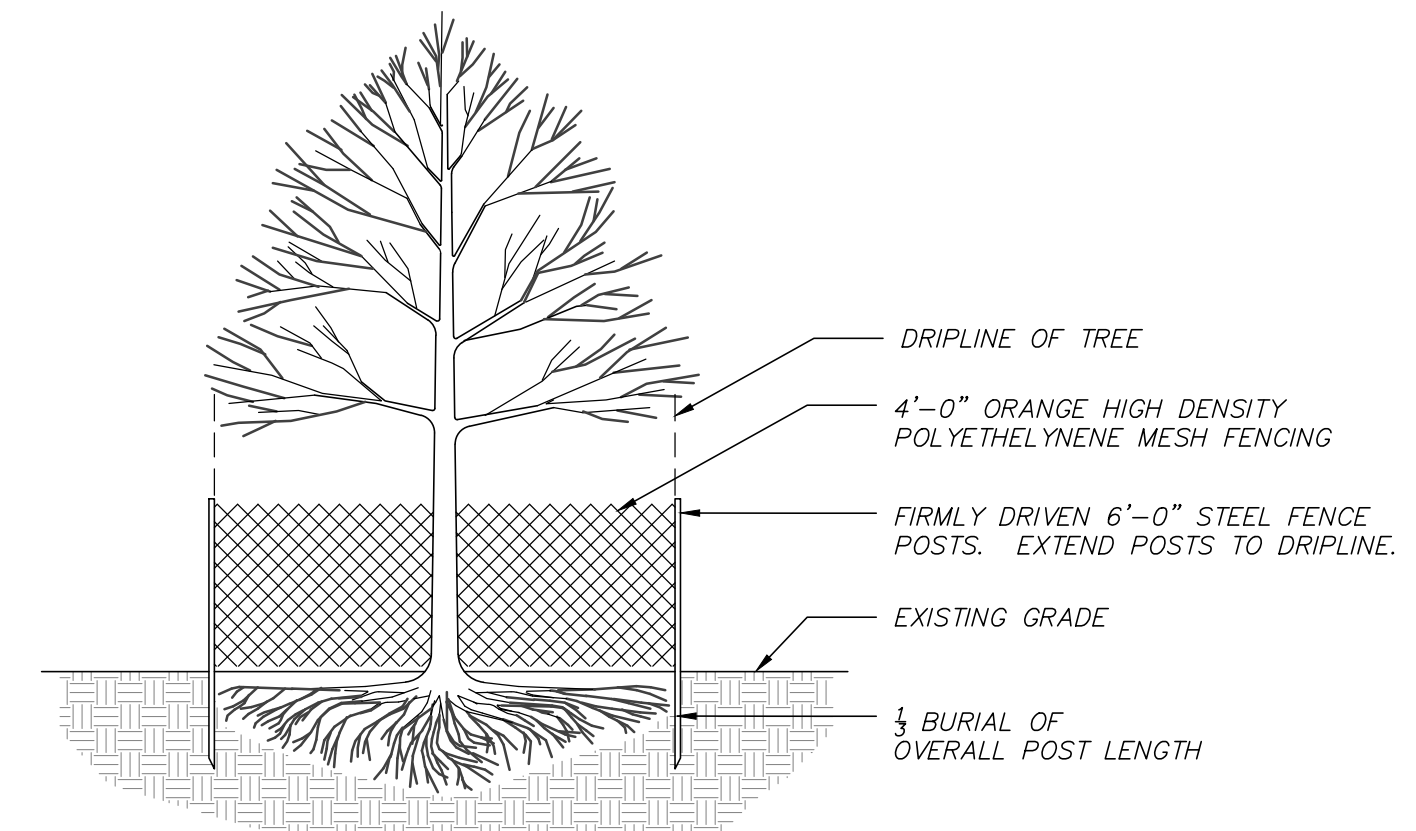


UNION SECTION VIEW

- FILTERMITT COMPONENTS:**
- OUTSIDE CASING: 100% ORGANIC HESSIAN
- FILLER INGREDIENT: FIBER ROOT MULCH & SHREDED WOOD
- BLEND OF COARSE & FINE COMPOST & SHREDED WOOD
 - PARTICLE SIZES: 100% PASSING A 3" SCREEN; 90-100% PASSING A 1" SCREEN; 70-100% PASSING A 0.75" SCREEN; 30-75% PASSING A 0.25" SCREEN
 - WEIGHT: APPROXIMATELY 850 LBS/CUYD (AVE 30 LBS/LF)
- NOTE:**
- PROVIDE FILTERMITT EROSION CONTROL AS MANUFACTURED BY GROUNDCAPES EXPRESS, INC. P.O. BOX 737 WRENTHAM, MA. 02093 (508)-384-7140 OR EQUAL

- FILTERMITT INSTALLATION:**
- SECTIONS CAN BE CONSTRUCTED ON SITE IN LENGTHS FROM 1' TO 100'.
- SECTIONS CAN ALSO BE DELIVERED TO THE SITE IN LENGTHS FROM 1' TO 8'.
- THE FLEXIBILITY OF FILTERMITT ALLOWS IT TO CONFORM TO ANY CONTOUR TERRAIN WHILE HOLDING A SLIGHTLY OVAL SHAPE AT 12" HIGH BY 12" WIDE.
- WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6" OR GREATER.

EROSION CONTROL SOCK - FILTERMITT DETAIL
(NOT TO SCALE)



TREE PROTECTION
(NOT TO SCALE)

- NOTE:**
- ALL TREES >3" DBH WITHIN THE LIMIT OF WORK SHALL RECEIVE TREE PROTECTION PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

REVISIONS	DATE	DESCRIPTION
NO CHANGES THIS SHEET	06/24/20	NE
REVISED SUBMISSION	05/20/20	NE
NO CHANGES THIS SHEET	03/25/20	NE
PEER REVIEW COMMENTS	01/20/20	NE

93 STATE STREET
SITE DETAILS
LOCATED IN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
INSTITUTION FOR SAVINGS

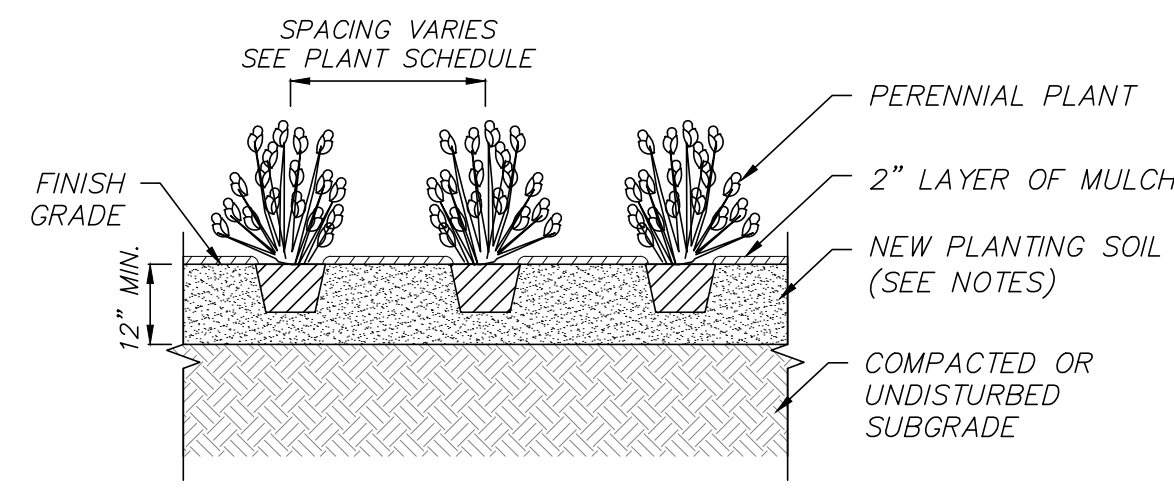
MERIDIANS ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANSASSOC.COM

69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

CHECKED BY: CEW
DESIGNED BY: NB

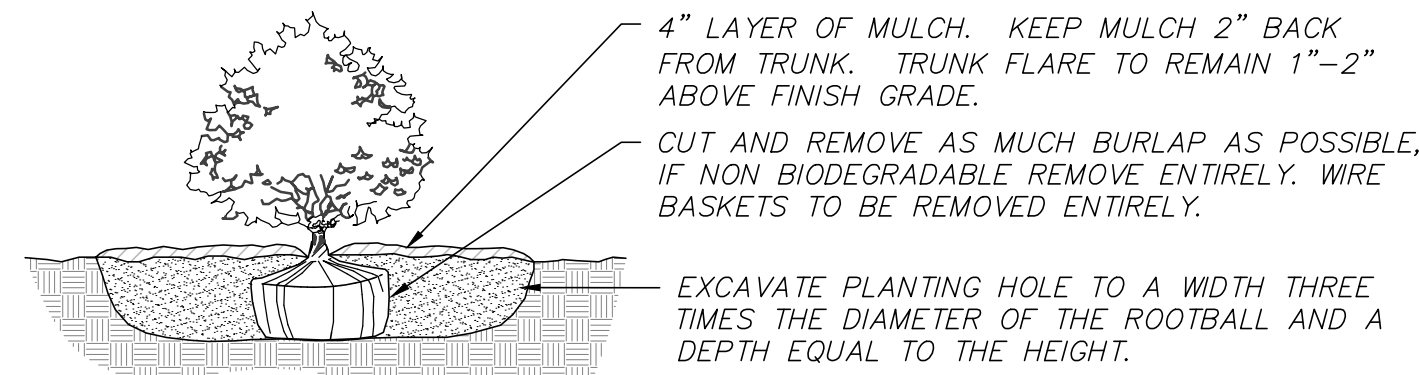
DATE: JANUARY 8, 2020
SCALE: AS NOTED
SHEET No. 6 of 7
PROJECT No. 6215

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



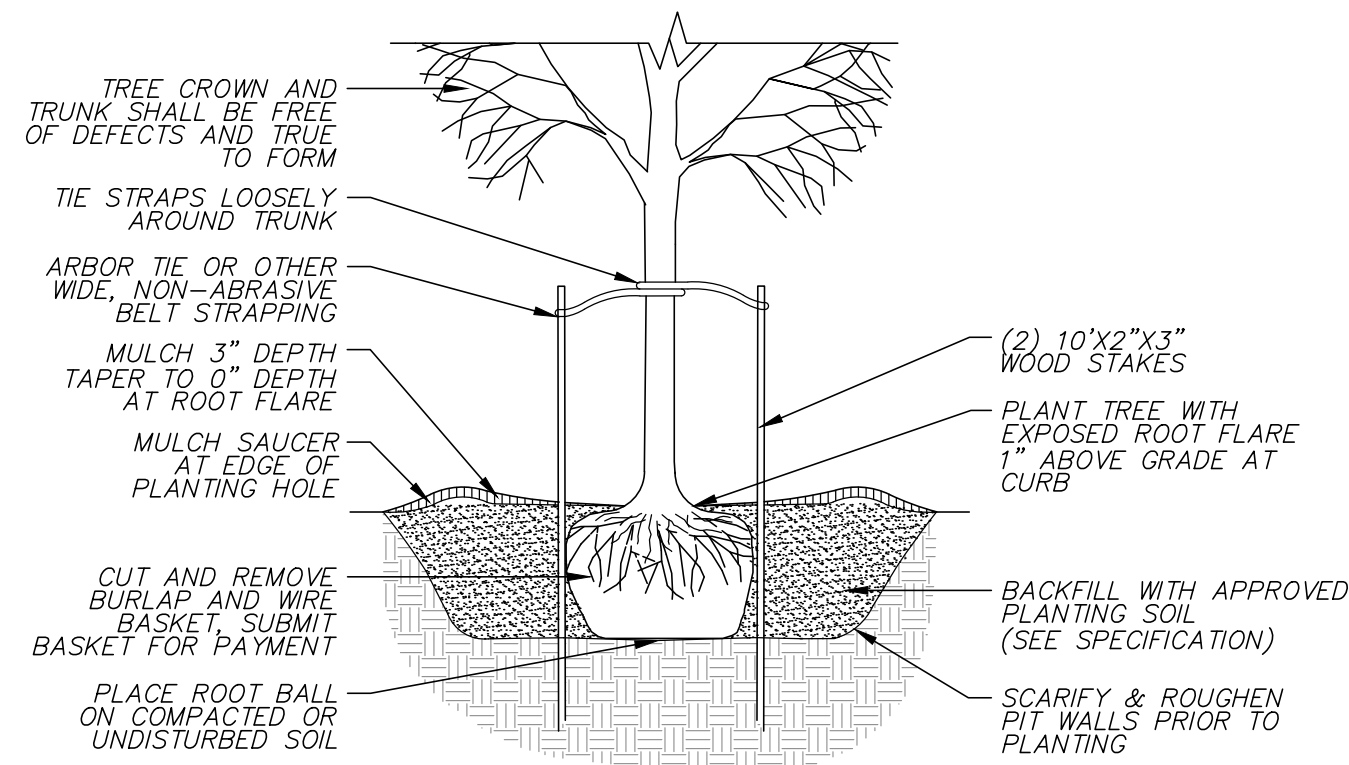
- NOTE:
- SEE LANDSCAPE NOTES FOR ADDITIONAL PLANTING REQUIREMENTS.
 - SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.
 - ALL ROOT BALLS TO BE SCARIFIED PRIOR TO BACKFILLING.

GROUNDCOVER / ANNUAL / PERENNIAL PLANTING
(NOT TO SCALE)

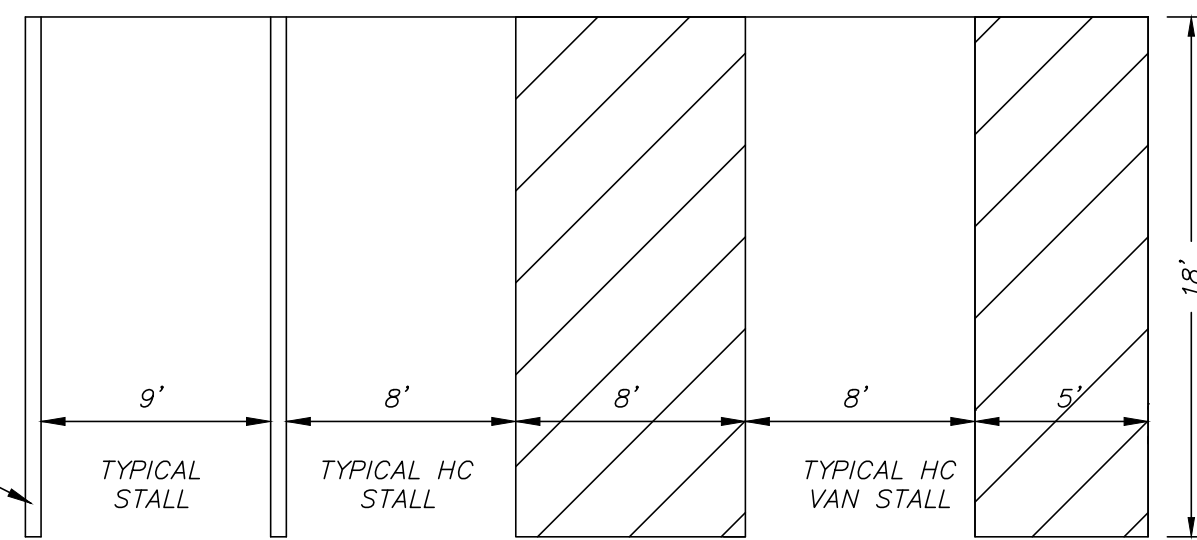


- NOTES:
- BACKFILL PLANTING HOLE WITH NEW PLANTING SOIL.
 - BACKFILL HALF THE SOIL AND WATER TO SETTLE OUT AIR POCKETS, COMPLETE BACKFILLING AND REPEAT WATERING.
 - IF ROOTS ARE CIRCLING THE ROOTBALL EXTERIOR, CUT ROOTS VERTICALLY IN SEVERAL PLACES PRIOR TO PLANTING.

SHRUB PLANTING
(NOT TO SCALE)

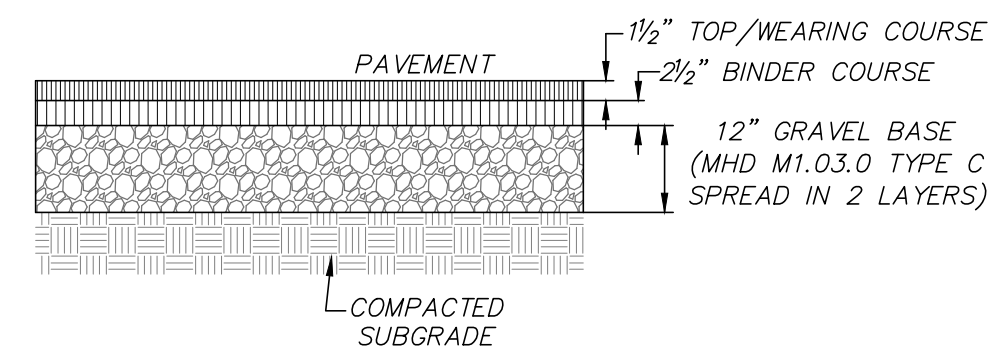


TREE PLANTING
(NOT TO SCALE)



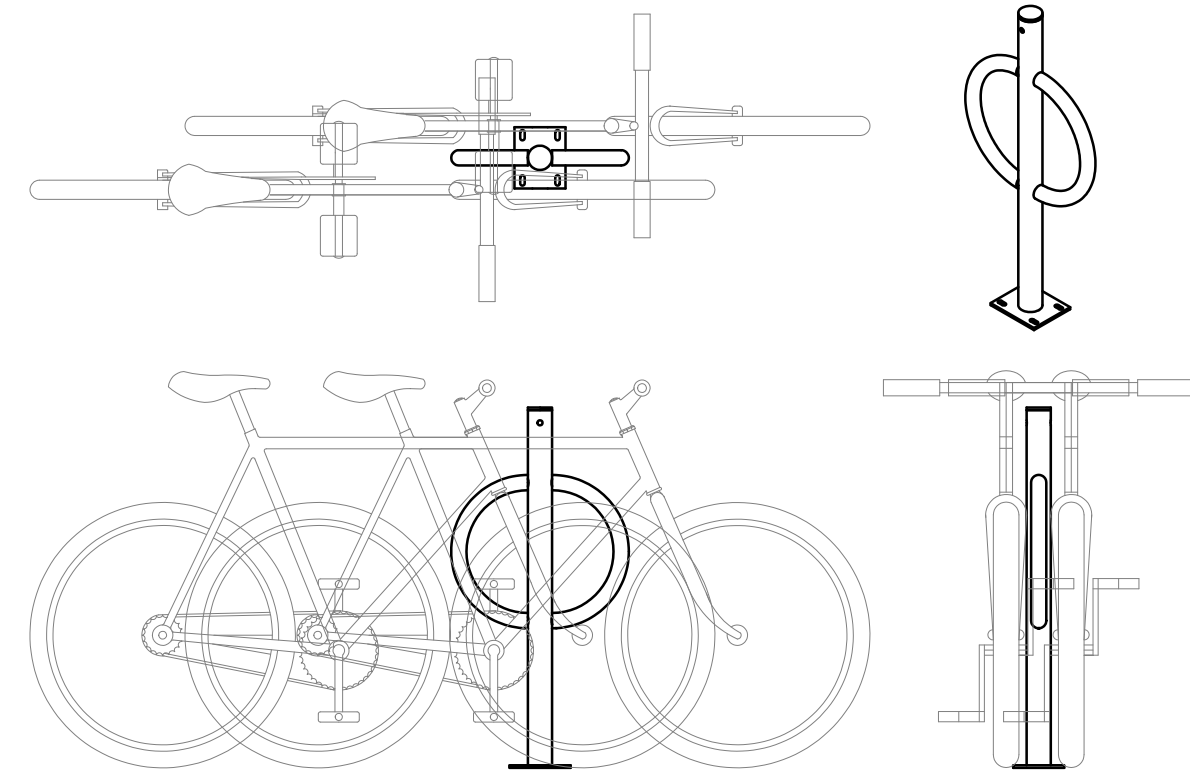
NOTE: FOR LOCATION AND DIMENSIONS OF ALL PAVEMENT STRIPING, SEE SITE PLAN

PAVEMENT MARKING DETAIL
(NOT TO SCALE)



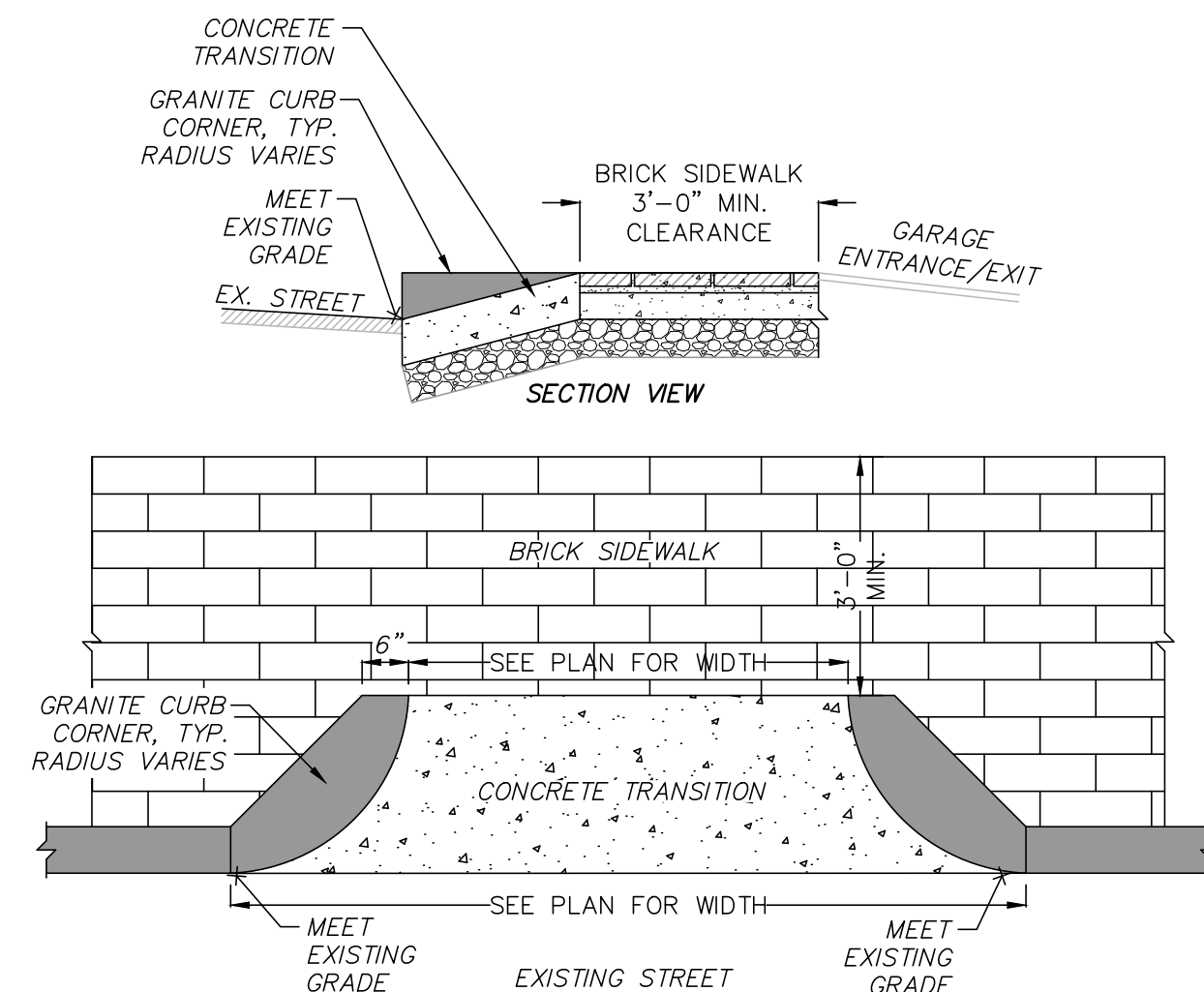
NOTE:
THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS I TYPE I-1 BITUMINOUS CONCRETE (HOT MIX ASPHALT)

BITUMINOUS CONCRETE PAVEMENT
(NOT TO SCALE)



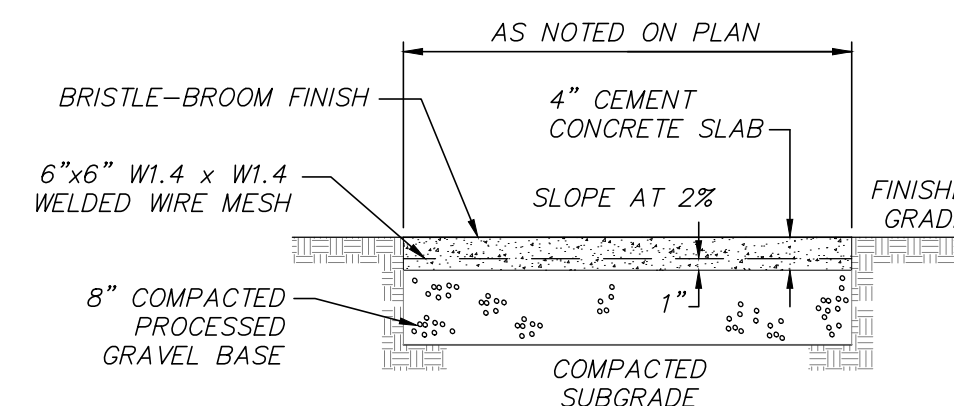
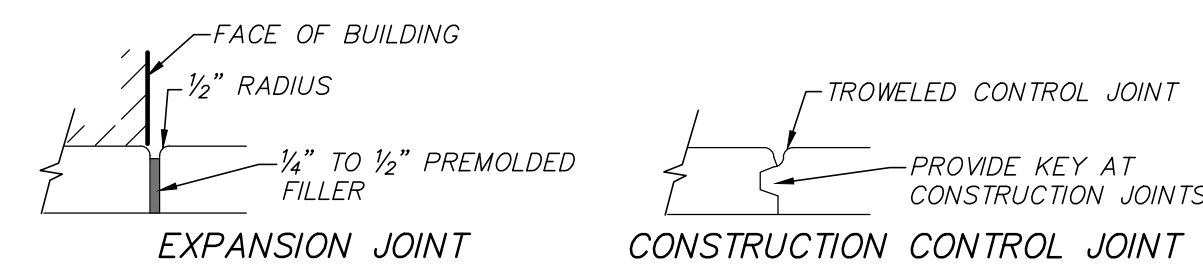
NOTE:
MAKE AND MODEL TO BE APPROVED BY PROJECT OWNER PRIOR TO INSTALLATION. REFER TO MANUFACTURER'S SPECIFICATIONS FOR DETAILS.

BICYCLE RACK
(NOT TO SCALE)



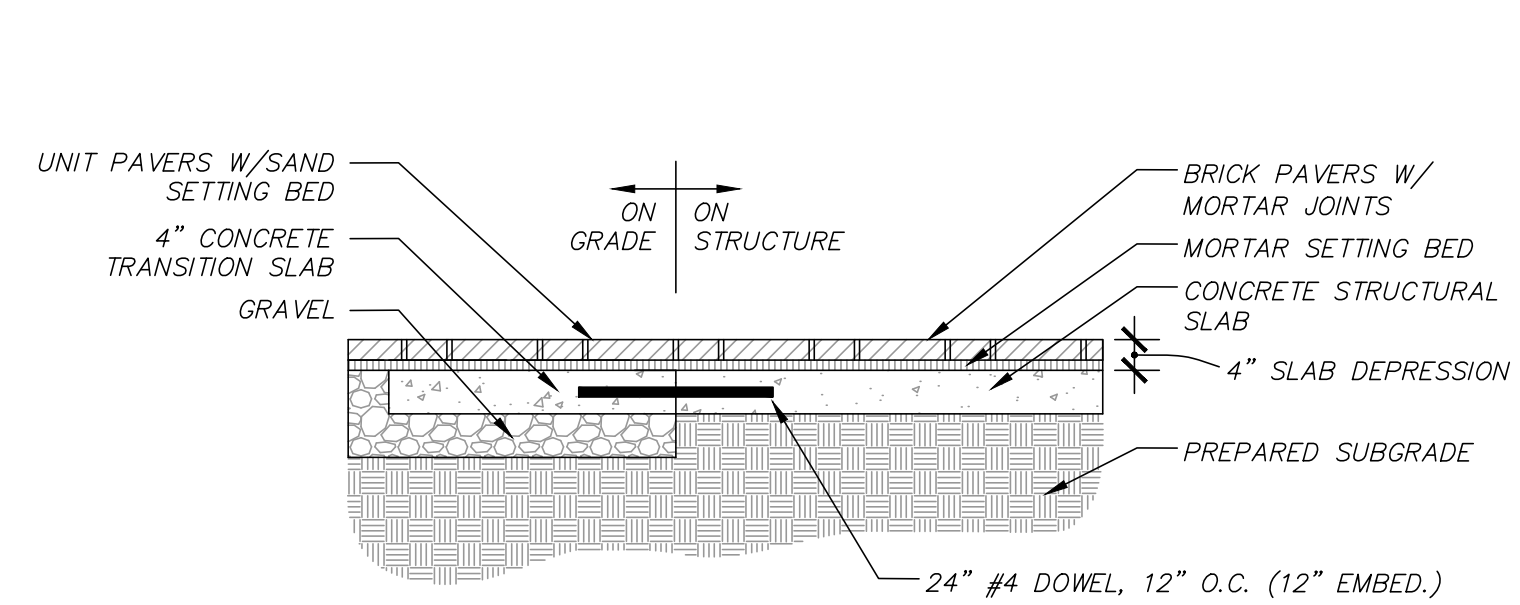
GRANITE CURB CORNER SHALL MEET THE REQUIREMENTS OF MASS. HIGHWAY STANDARD SPECIFICATIONS M9.04.6

GARAGE ENTRANCE/EXIT TRANSITION
(NOT TO SCALE)

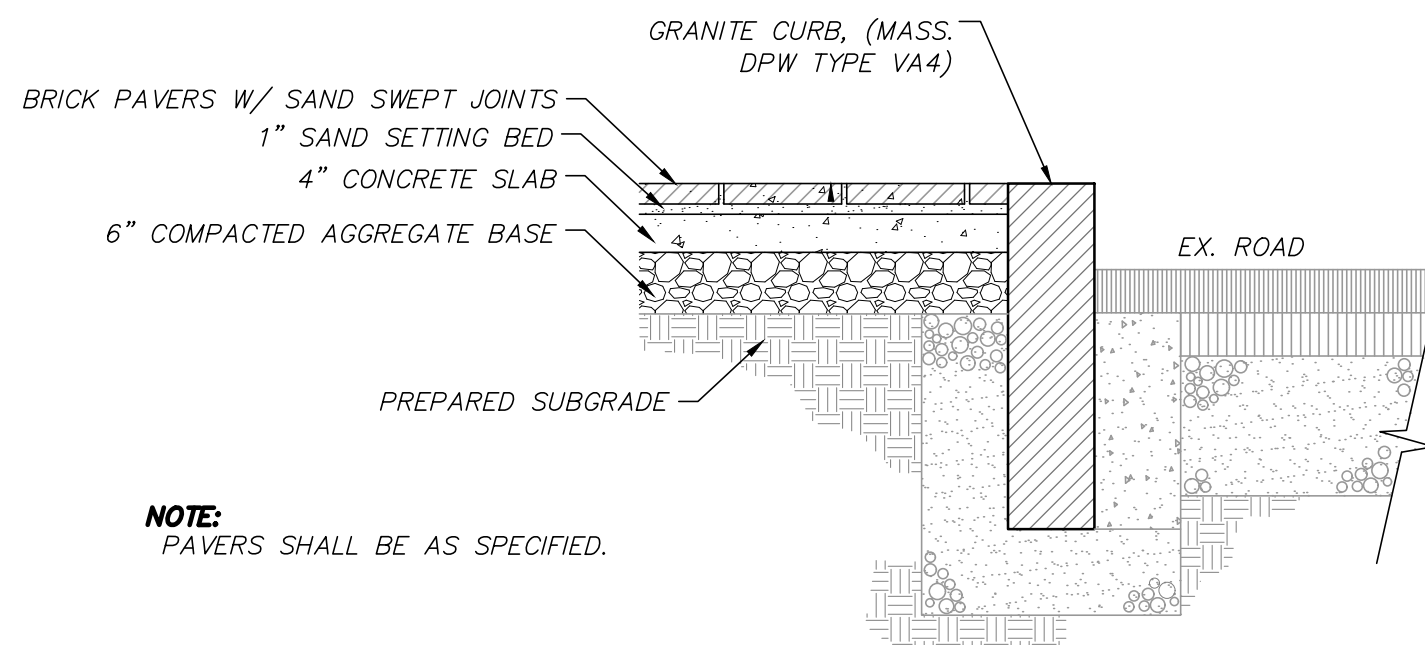


- NOTES:
- TYPICAL EXPANSION JOINT SPACING EVERY 20' O.C.
 - TYPICAL CONTROL JOINT SPACING EVERY 5' O.C.

CONCRETE WALKWAY
(NOT TO SCALE)

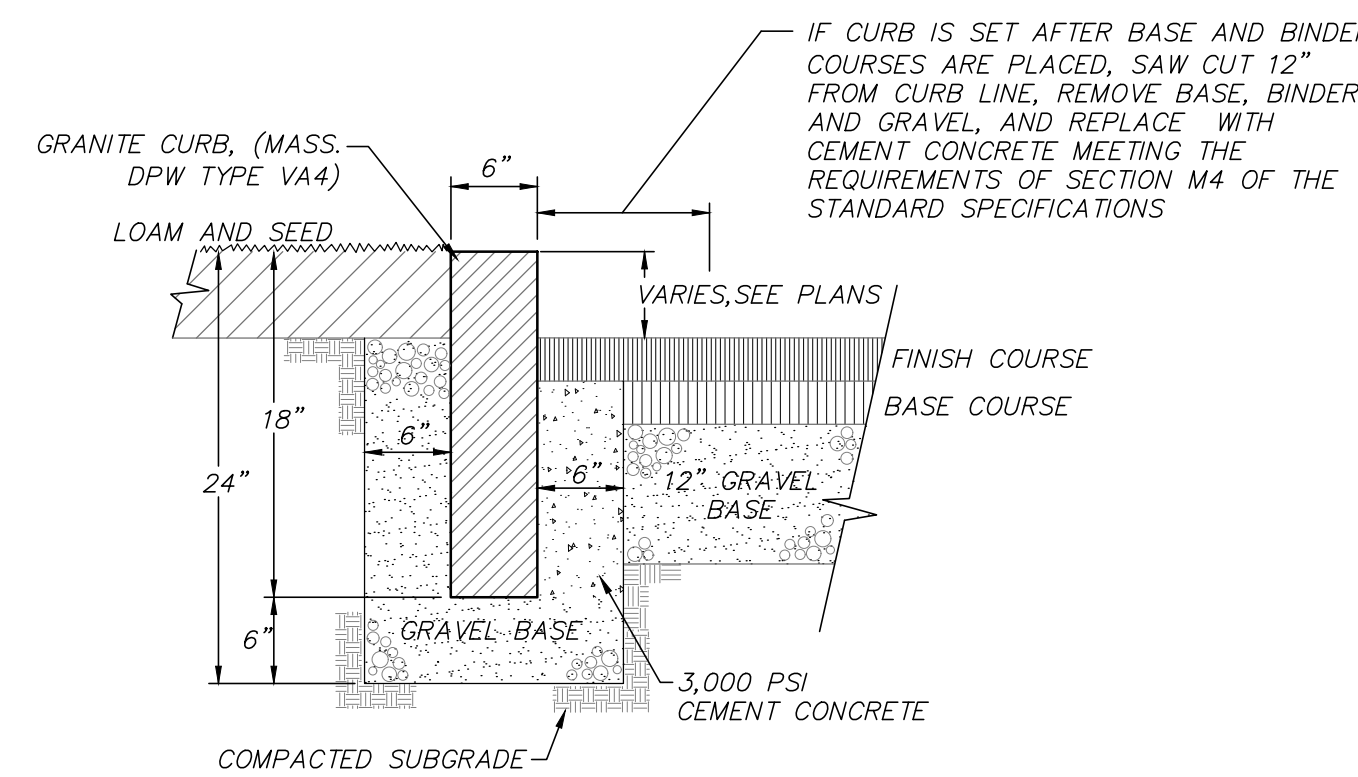


BRICK PAVERS
(NOT TO SCALE)

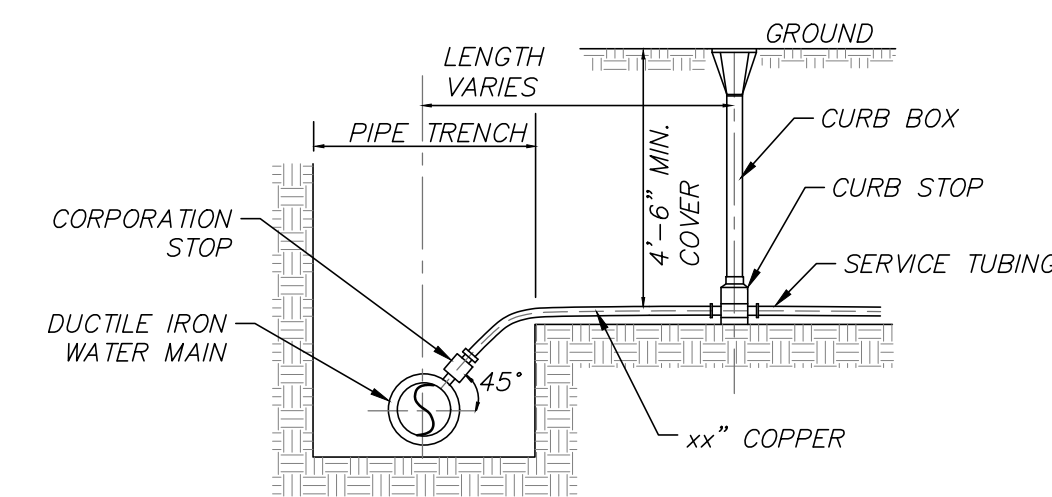


NOTE:
PAVERS SHALL BE AS SPECIFIED.

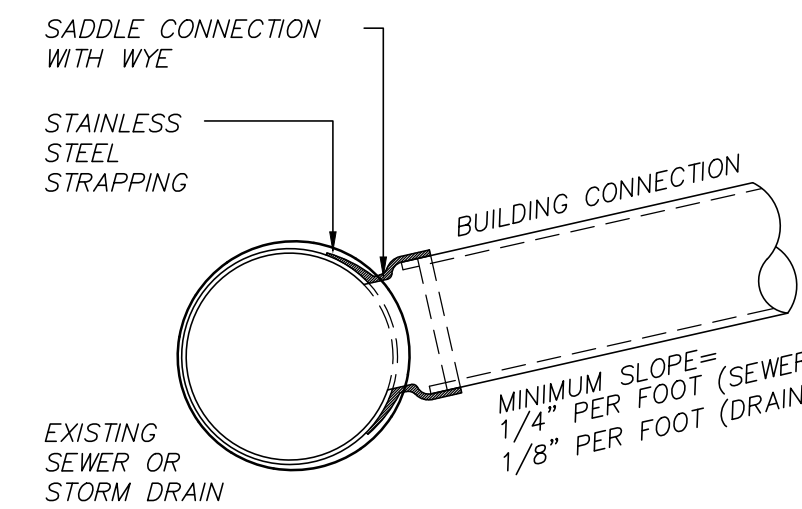
BRICK PAVER SIDEWALK/CROSSWALK
(NOT TO SCALE)



VERTICAL GRANITE CURB
(NOT TO SCALE)



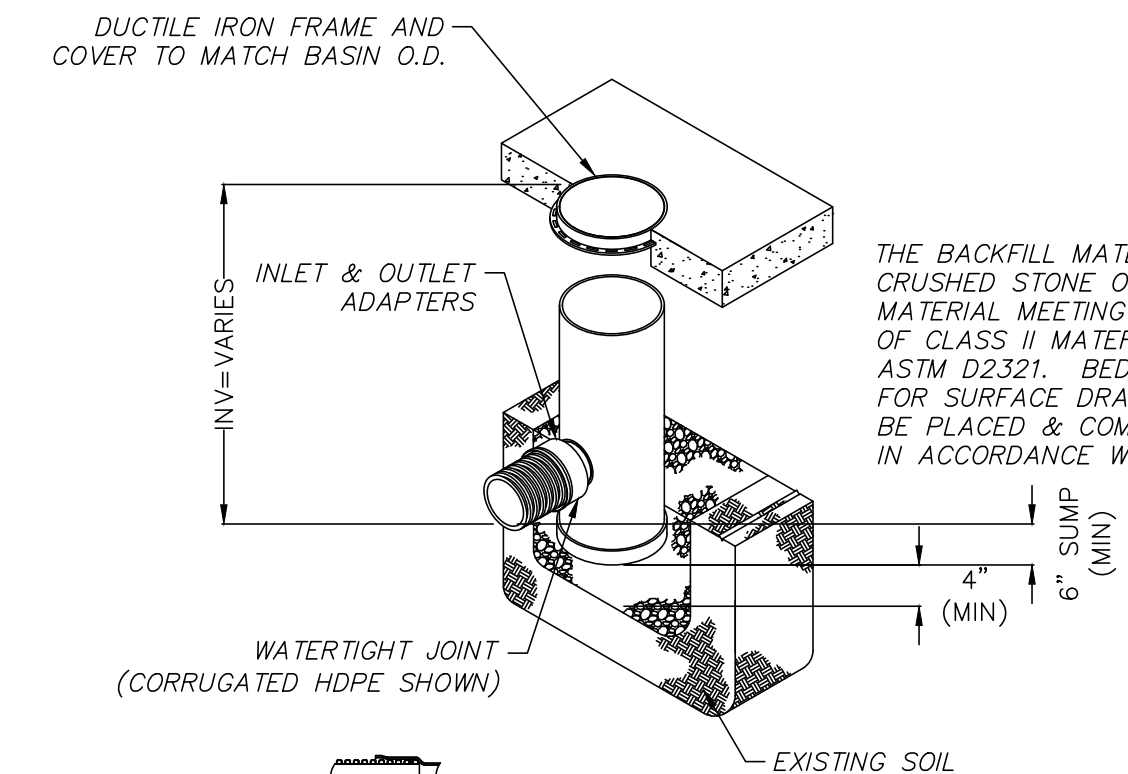
TYPICAL WATER SERVICE
(NOT TO SCALE)



NOTES:

- FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
- SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
- FULL WYE CONNECTION FITTINGS MAY BE USED.
- PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
- CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR FULL WYE FITTING ARE NOT ALLOWED.
- BUILDING CONNECTIONS SHALL BE BEDDED IN 3/4" MIN CRUSHED STONE TO AT LEAST HALF THE PIPE DIAMETER.

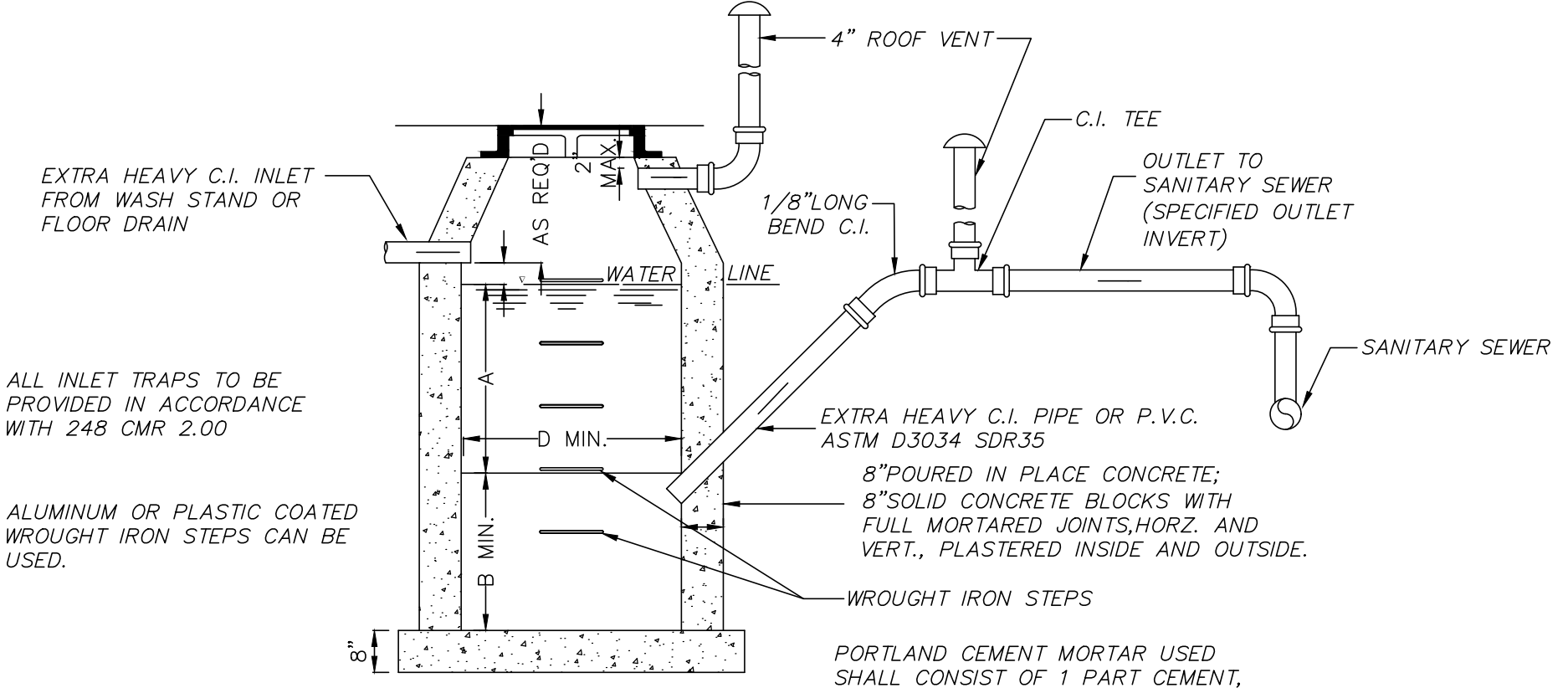
SEWER CONNECTION DETAIL
(NOT TO SCALE)



NOTE:

- PROVIDE 24" NYLOPLAST DRAIN BASIN OR EQUAL. BASIN TO BE MANUFACTURED FROM PVC PIPE STOCK.
- FRAMES AND GRATES SHALL BE DUCTILE IRON AND COMPLY TO H-20 LOADING CAPACITY.
- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.
- SEE SITE PLAN FOR RIM AND INVERTS.

PROPOSED YARD DRAIN
(NOT TO SCALE)



NOTES:

- FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE.
- PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE. REFER TO THE PLUMBING DRAWINGS FOR THE INSIDE DIMENSIONS OF THE OIL/WATER SEPARATOR.
- CEMENT BRICK, HOLLOW CONCRETE, OR CINDER BLOCK MASONRY MUST NOT BE USED.
- ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

OIL/WATER SEPARATOR
(NOT TO SCALE)

NOTE:

THIS DETAIL IS FOR SCHEMATIC PURPOSES ONLY. THE OIL/WATER SEPARATOR SHALL BE DESIGNED BY THE PLUMBING ENGINEER.

REVISIONS	DATE	DESCRIPTION
06/24/20	ADD BICYCLE RACK DETAIL	NE
05/20/20	REVISED SUBMISSION	NE
03/25/20	NO CHANGES THIS SHEET	NE
02/06/20	PEER REVIEW COMMENTS 01/20/20	NE

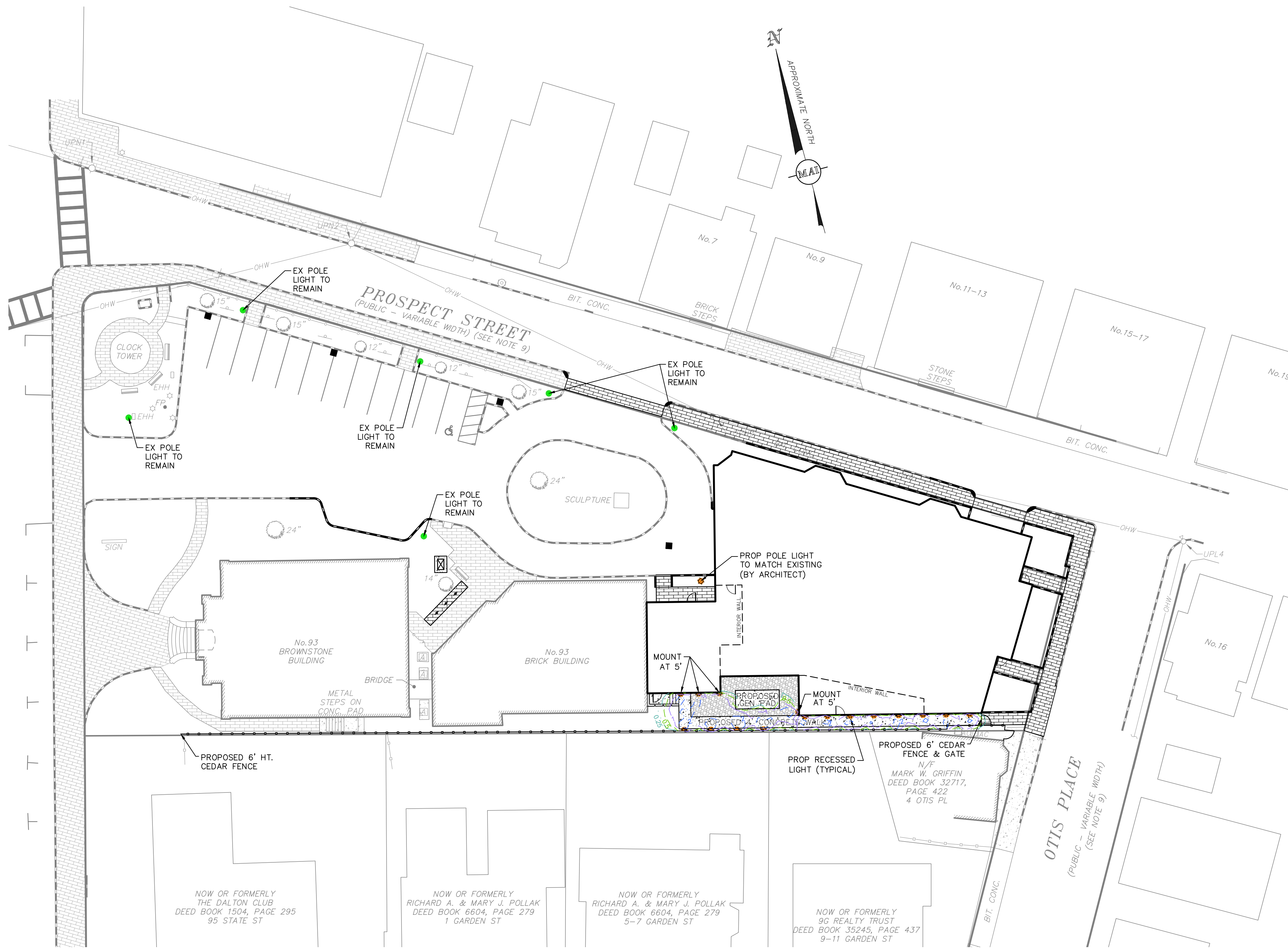
93 STATE STREET
SITE DETAILS
LOCATED IN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
INSTITUTION FOR SAVINGS

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANASSOC.COM

69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

CHECKED BY: CEW
DESIGNED BY: NB

DATE: JANUARY 8, 2020
SCALE: AS NOTED
SHEET No. 7 OF 7
PROJECT No. 6215



LIGHTING NOTES:

1. THE SOLE PURPOSE OF THIS PLAN IS TO DEPICT THE PHOTOMETRICS OF THE PROPOSED BOLLARD LIGHTS ALONG THE PROPOSED SOUTHERN WALKWAY.
2. LIGHT SELECTION AND DETAIL PROVIDED BY THE ARCHITECT.
3. EXISTING POLE LIGHTS WITHIN THE EXISTING PARKING LOT SHALL REMAIN AS NOTED. ONE NEW POLE LIGHT IS PROPOSED AT THE ENTRY OF THE ADDITION AND SHALL MATCH THE EXISTING LIGHTING IN THE PARKING LOT. POLE LIGHT TO BE DETERMINED BY ARCHITECT.
4. RECESSED LIGHTING TO BE MOUNTED AT 4' HEIGHT UNLESS OTHERWISE SPECIFIED ON THE PLAN.

PROPOSED LIGHTING LEGEND

- EXISTING POLE LIGHT
- PROPOSED POLE LIGHT
- PROPOSED RECESSED LIGHT
- PROPOSED 2 FC CONTOUR
- PROPOSED 1 FC CONTOUR
- PROPOSED 0.5 FC CONTOUR
- PROPOSED 0.25 FC CONTOUR
- FC
- PROPOSED FOOTCANDLE

**PATHLIGHTS
DOUBLE IMPACT**

Low glare path lights lead the way through the out of doors, as built-ins or from freestanding bollards.

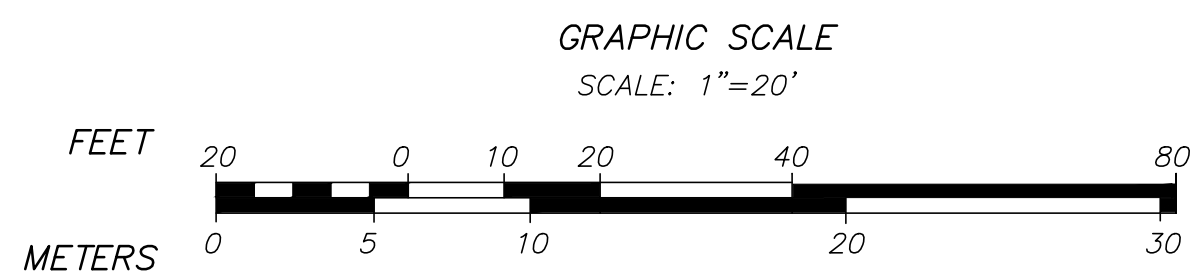
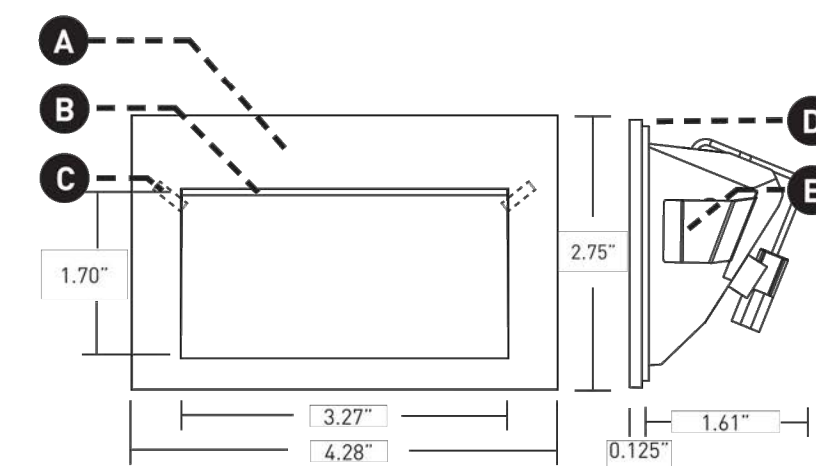
PROJECT NAME: _____ TYPE: _____



ORDERING INFORMATION AND DRAWINGS - FIXTURE

FIXTURE	RATING	FLANGE FINISH	LUMEN PACKAGE	CCT		
ISL2 Double Impact Sleightlight	1 Dry (Damp Non-Locking) 2 Wet (Locking)	POWDER COAT FINISH WH White BK Black AS Satin Silver AB Architectural Bronze CF Custom Finish *Visual Factory	NATURAL FINISH IG Industrial Gray BS Brushed Stainless Steel SB Brushed Bronze NB Natural Bronze	PLATED FINISH CH Chrome *Electrocoat PB Polished Oil-Rubbed Bronze *Electrocoat NB Natural Bronze *Available for wet location *Available for wet location	BOLLARD 80-CRI, 400 Source Lumens ISL2 Delivered Lumens - 150	2700K 3000K 3500K 4000K 5000K *Custom Color (ppm) *Color Temp. *Custom gels available for order *All gels approved by our Color Control Department for uniformity

- **LED**
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 4.5W DC LED (dimming by power supply).
 - **EFFECTS DEVICES**
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.
 - **LOCKING**
Discretely hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.
 - **GASKET**
Foam gasket provided. Required for IP65 wet location applications only.
 - **RETENTION**
Tension spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.
- Available with Bollard mounting, please visit WEBSITE for additional information.
 - Stealth SSL1 and Impact ISL1 pathlights available, please visit WEBSITE for additional information.



RECORD OWNER:

INSTITUTION FOR SAVINGS IN
NEWBURYPORT AND ITS VICINITY
93 STATE STREET
NEWBURYPORT, MASSACHUSETTS 01950

LUCIFER
LIGHTING COMPANY
(DATE OF REV: 100191)

luciferlighting.com

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As part of its policy of continuous research and product development, the company reserves the right to change or withdraw specifications without prior notice.

[PH] 1-210-227-7329 pg. 1
[FAX] 1-210-227-4967

MERIDIAN ASSOCIATES
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69 MILK STREET, SUITE 302
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TELEPHONE: (508) 871-7000

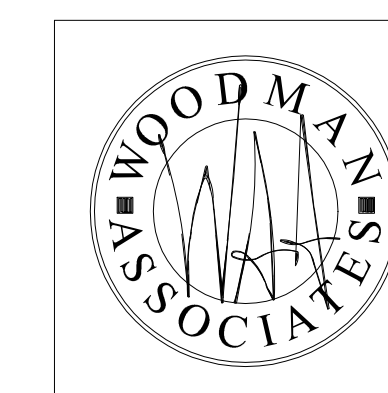
93 STATE STREET
BOLLARD PHOTOMETRIC PLAN
LOCATED IN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
INSTITUTION FOR SAVINGS

DESIGNED BY:
CHECKED BY:
DATE: JANUARY 8, 2020
SCALE: 1" = 20'
SHEET No. 1 OF 1
PROJECT No. 6215

REVISIONS	DATE	DESCRIPTION
06/24/20	NB	NO CHANGES THIS SHEET
05/20/20	NB	REVISED SUBMISSION
02/06/20	AF	ADD RECESSED LIGHTING
	AF	
	BY	

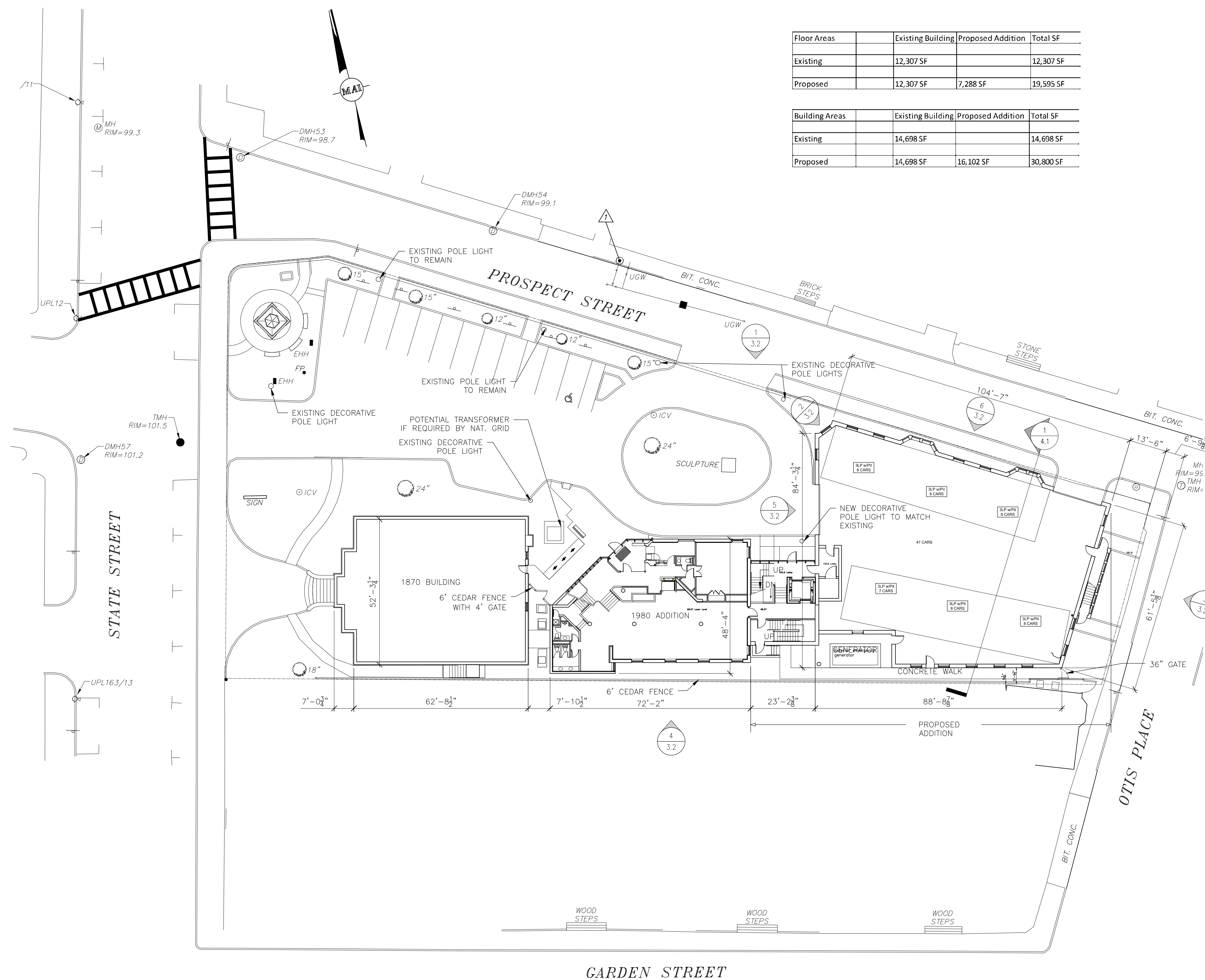
(XREF: 6215_REC/6215_SITE)
DWG. No. 6215_PHOTOMETRIC.DWG

IFS MAY 20
REVISED
SUBMISSION
ARCHITECTURALS

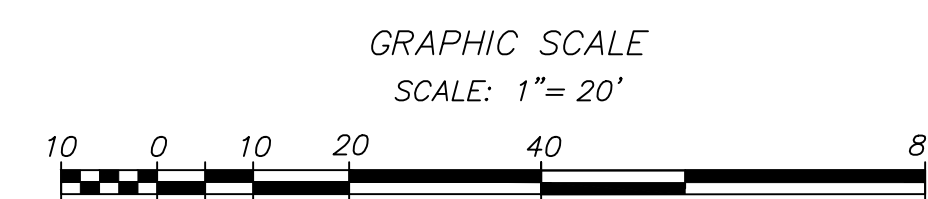


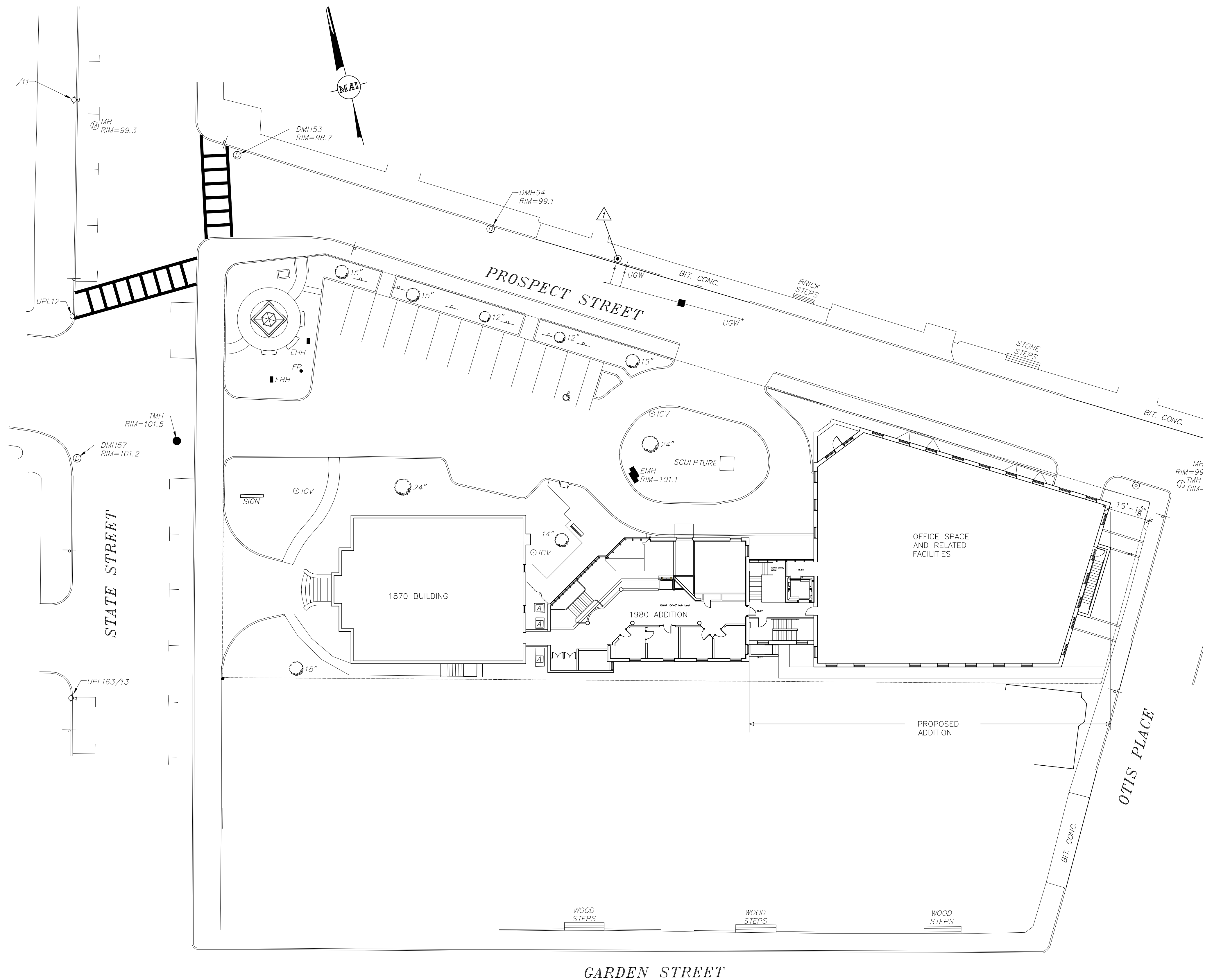
Floor Areas	Existing Building	Proposed Addition	Total SF
Existing	12,307 SF		12,307 SF
Proposed	12,307 SF	7,288 SF	19,595 SF

Building Areas	Existing Building	Proposed Addition	Total SF
Existing	14,698 SF		14,698 SF
Proposed	14,698 SF	16,102 SF	30,800 SF

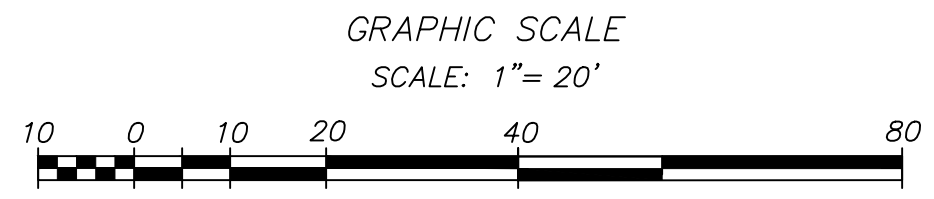


1 SITE PLAN





1 UPPER LEVEL PLAN



IFS MAY 20
REVISED
SUBMISSION
ARCHITECTURALS



**Woodman
Associates
Architects**

Architecture
Design
Planning

76 State Street
Newburyport, MA
01950 USA

978-462-9522
978-462-9523 fax
email @
WoodmanAssociates.com

Project:
INSTITUTION FOR SAVINGS
OFFICE ADDITION

Location:
93 STATE STREET
NEWBURYPORT, MA

Drawing Title:
SITE PLAN
UPPER LEVEL

Scale:
1"=20'-0"

Date:
5/20/20

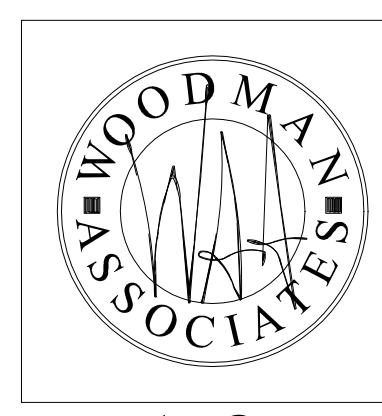
Consultants:

Project No:
17004.00

Drawn by:
CKN

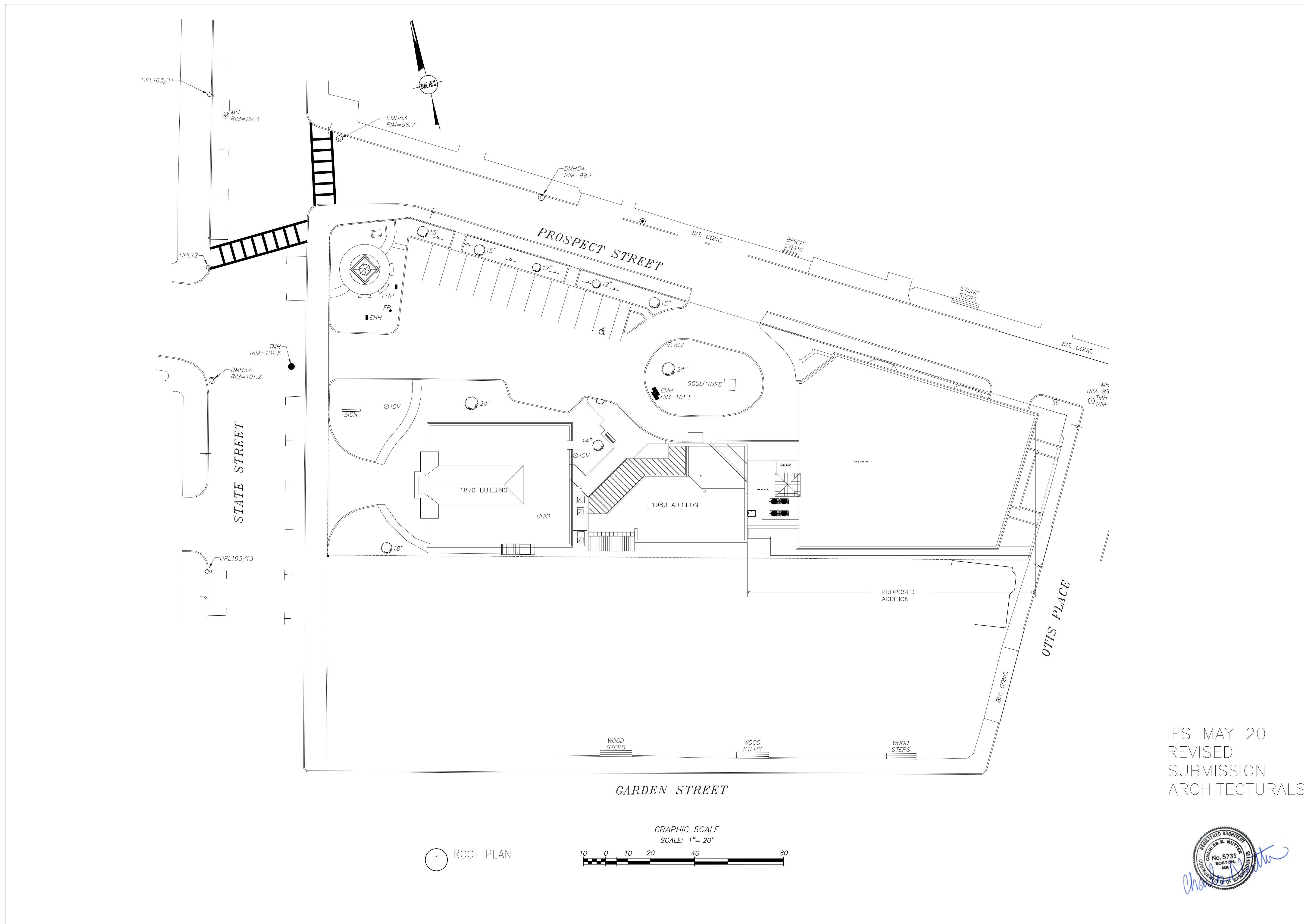
Checked by:

Revisions:



1.3

Drawing No.

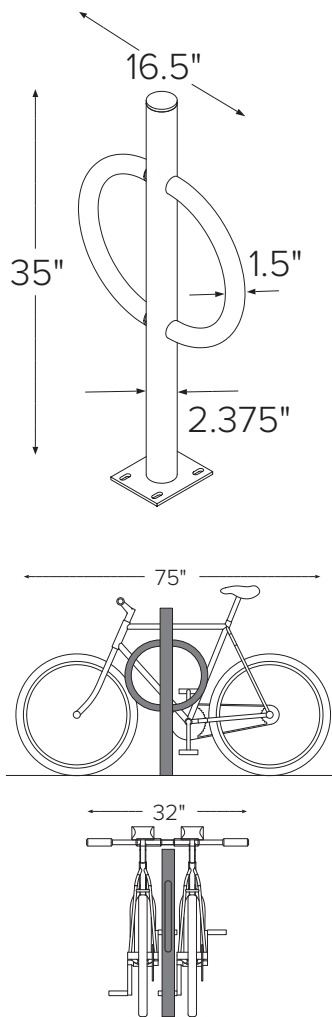


IFS MAY 20
REVISED
SUBMISSION
ARCHITECTURALS

Chris K. Woodman

BIKE HITCH

Submittal Sheet



CAPACITY 2 Bikes

MATERIALS
Centerbeam: 2" schedule 40 pipe (2.375" OD)
Ring: 1.5" OD 11 gauge tube

FINISHES

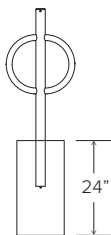
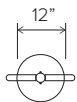
- Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
 1. Sandblast
 2. Epoxy primer electrostatically applied
 3. Final thick TGIC polyester powder coat

- PVC Dip**
Black PVC
- Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

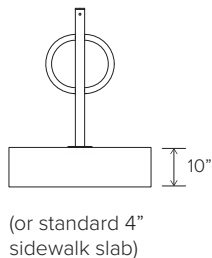
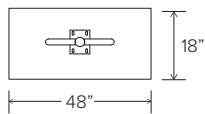
MOUNT OPTIONS

- In-ground**
In ground mount is embedded into concrete base. Specify in ground mount for this option.
- Surface**
Foot Mount has a 5"x6"x.25" foot with four anchors per foot. Specify foot mount for this option.

IN-GROUND MOUNT



SURFACE MOUNT



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 A PLAYCORE Company

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