

PERMIT SITE DEVELOPMENT PLANS
(TO ACCOMPANY A SITE PLAN REVIEW APPLICATION)

93 STATE STREET
(MAP: 14 LOTS: 39 & 40)

LOCATED IN

NEWBURYPORT, MASSACHUSETTS

DATE: JANUARY 8, 2020
REVISED: FEBRUARY 6, 2020
REVISED: MARCH 25, 2020
REVISED: MAY 20, 2020
REVISED: OCTOBER 14, 2020

OWNER/APPLICANT:
INSTITUTION FOR SAVINGS
93 STATE STREET
NEWBURYPORT, MASSACHUSETTS 01950

 **MERIDIAN ASSOCIATES**
500 CUMMINGS CENTER SUITE 5950 BEVERLY, MASSACHUSETTS 01915 TELEPHONE: (978) 299-0447 WWW.MERIDIANASSOC.COM
69 MILK STREET, SUITE 208 WESTBOROUGH, MASSACHUSETTS 01581 TELEPHONE: (508) 871-7030

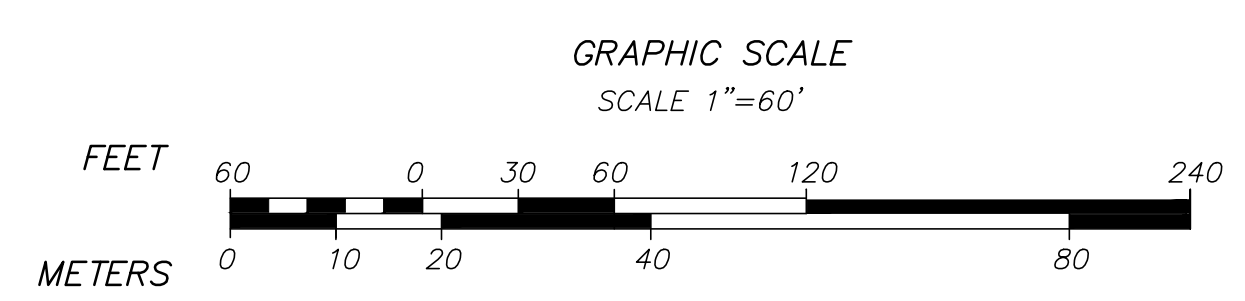
DRAWING INDEX:

- SHEET 1 COVER SHEET
- SHEET 2 RECORD CONDITIONS/DEMOLITION PLAN
- SHEET 3 SITE LAYOUT, GRADING & EROSION CONTROL PLAN
- SHEET 4 SITE UTILITY PLAN
- SHEET 5 LANDSCAPING PLAN
- SHEET 6 SITE DETAILS
- SHEET 7 SITE DETAILS

APPROVED BY PLANNING BOARD

DATE: _____

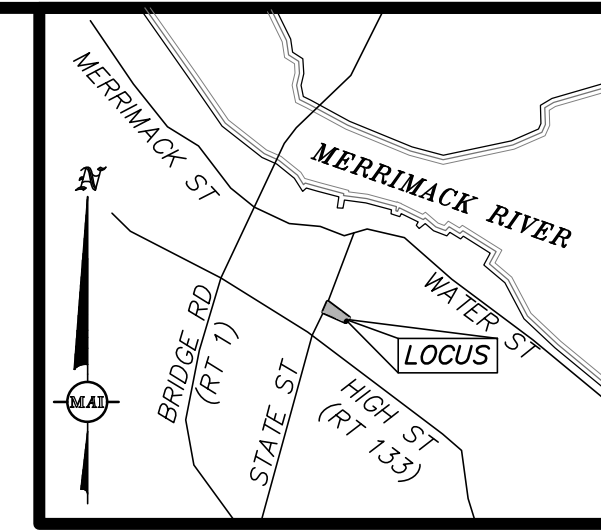
LOCUS CONTEXT MAP



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
—	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
—	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
—	GRANITE CURB
—	INVERT
—	PVC
—	POLYVINYL CHLORIDE
—	STONE RETAINING WALL
—	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 COMPARISON OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR 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 25009C0136G 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.
- ALL VEGETATION INCLUDING TREES, SHRUBS, AND LANDSCAPED AREAS NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED UNTIL THE COMPLETION OF ALL CONSTRUCTION RELATED ACTIVITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MINIMIZE THE DISTURBANCE OF ANY WORK PERFORMED INSIDE OF THE "ROOT ZONE".

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

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

- 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

GRAPHIC SCALE
SCALE: 1" = 20'



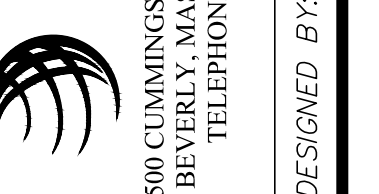
ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD
INFORMATION RECOVERED THROUGH RESEARCH WITHOUT
SURFACE DEMARCATON NOR SUBSURFACE VERIFICATION

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

REVISIONS	DESCRIPTION	DATE	BY

93 STATE STREET
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: NAB
CHECKED BY: CEW
DATE: OCTOBER 14, 2020
SCALE: 1"=20'
SHEET No. 2 OF 7
PROJECT No. 6215

SCHEDULE OF DIMENSIONAL CONTROLS

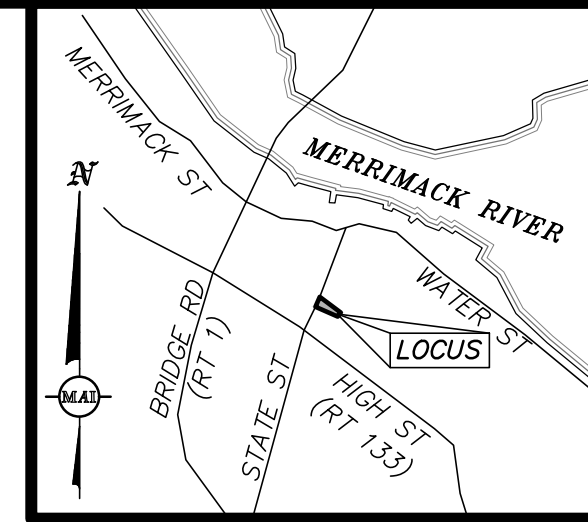
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

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 FT.
SIDE YARD:	0 FT.	126.4± FT.	0 FT.
REAR YARD:	0 FT.	2.7± FT.	5.1± FT.
PARKING SPACES:	62	36	62

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 SILTSAC CATCHBASIN INLET PROTECTION

EROSION CONTROL NOTES:

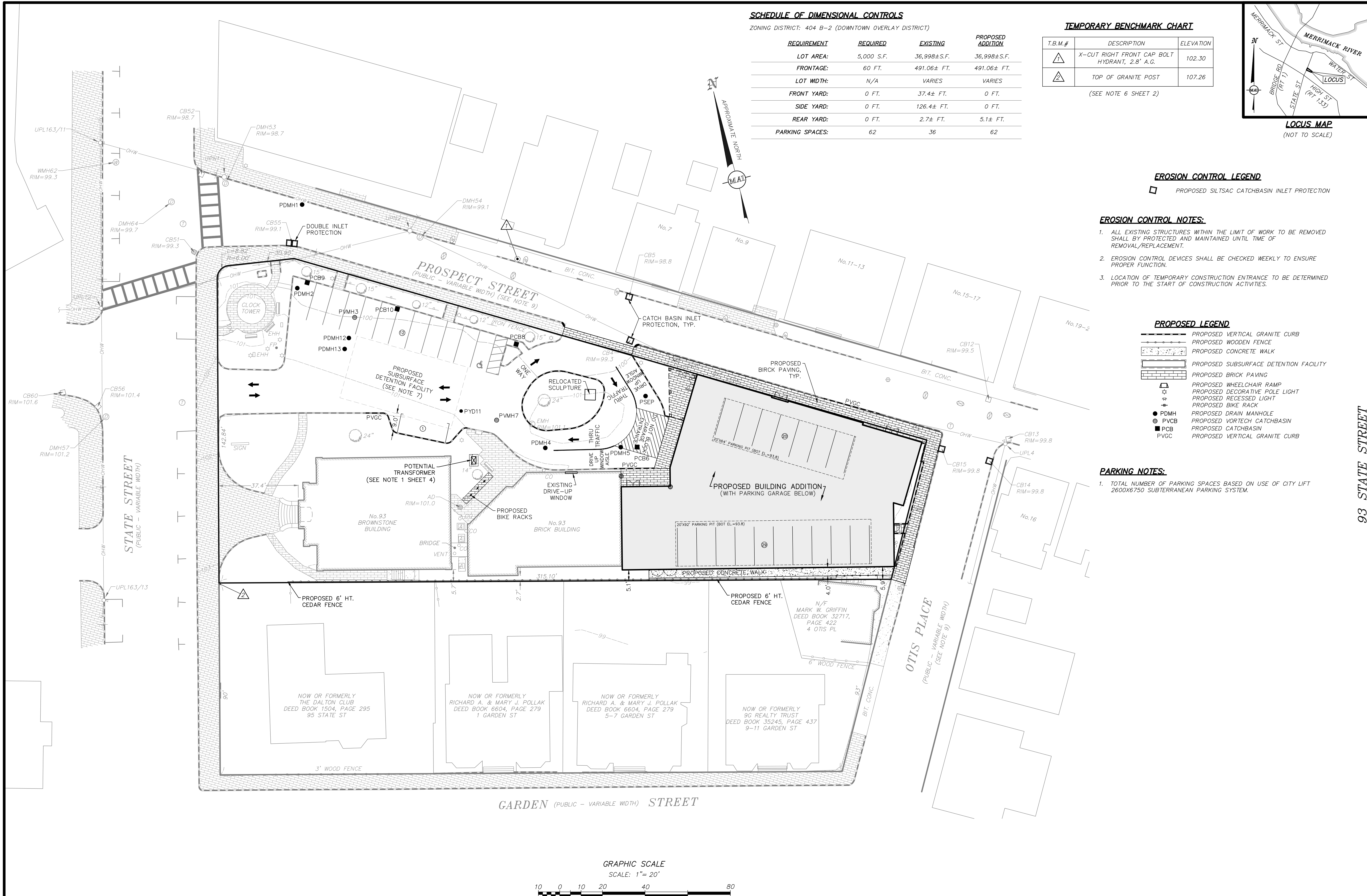
- ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BE PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
- EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY TO ENSURE PROPER FUNCTION.
- LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION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

PROPOSED LEGEND

- PROPOSED VERTICAL GRANITE CURB
- PROPOSED WOODEN FENCE
- PROPOSED CONCRETE WALK
- PROPOSED SUBSURFACE DETENTION FACILITY
- PROPOSED BRICK PAVING
- △ 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

PARKING NOTES:

- TOTAL NUMBER OF PARKING SPACES BASED ON USE OF CITY LIFT 2600X6750 SUBTERRANEAN PARKING SYSTEM.



REVISIONS
 DATE
 DESCRIPTION
 BY

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

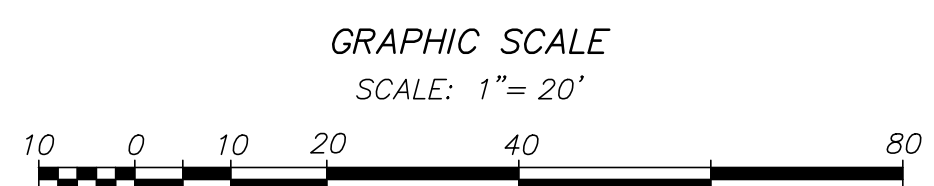
MERIDIANS ASSOCIATES
 500 CUMMINGS CENTER, SUITE 5950
 BEVERLY, MASSACHUSETTS 01915
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 WWW.MERIDIANSASSOC.COM

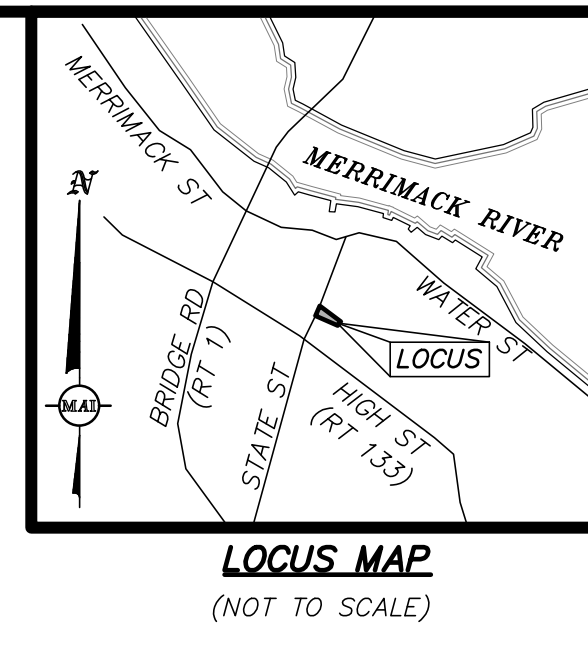
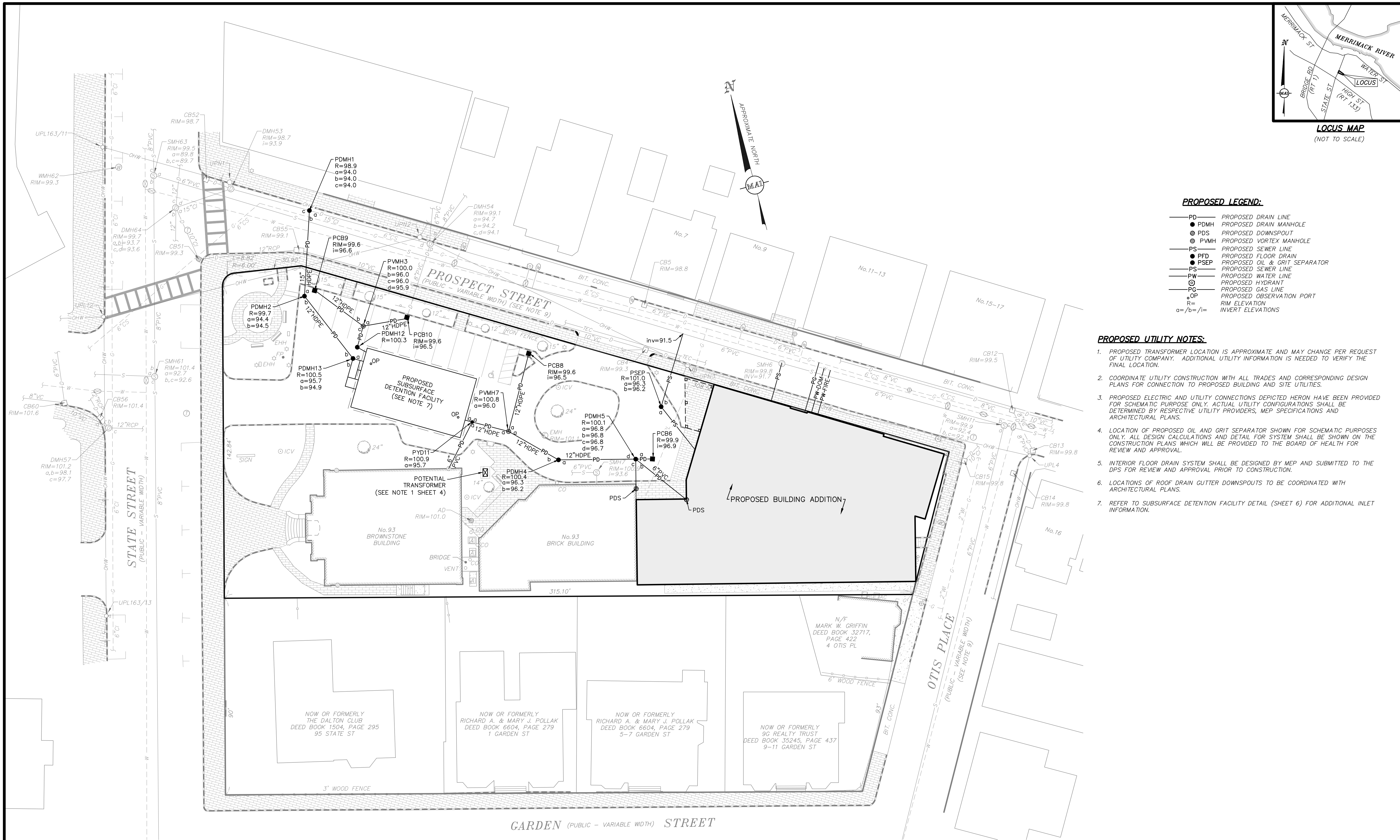
69 MILK STREET, SUITE 302
 WESTBOROUGH, MASSACHUSETTS 01581
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DESIGNED BY: NAB
 CHECKED BY: CEW

DATE:
 OCTOBER 14, 2020
 SCALE:
 1"=20'
 SHEET No.
3 of 7
 PROJECT No.
6215

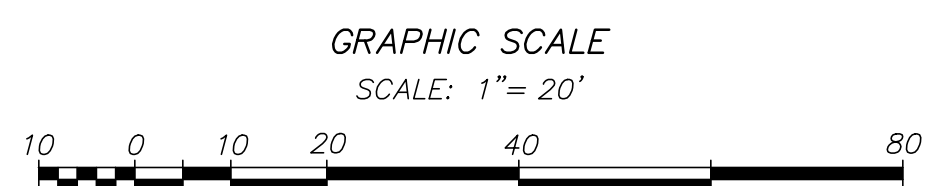
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- PROPOSED LEGEND:**
- PD — PROPOSED DRAIN LINE
 - PDMH PROPOSED DRAIN MANHOLE
 - ⊙ PDS PROPOSED DOWNSPOUT
 - ⊙ PVMH PROPOSED VORTEX MANHOLE
 - PS — PROPOSED SEWER LINE
 - PFD PROPOSED FLOOR DRAIN
 - PSEP PROPOSED OIL & GRIT SEPARATOR
 - PS — PROPOSED 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:**
- PROPOSED TRANSFORMER LOCATION IS APPROXIMATE AND MAY CHANGE PER REQUEST OF UTILITY COMPANY. ADDITIONAL UTILITY INFORMATION IS NEEDED TO VERIFY THE FINAL LOCATION.
 - COORDINATE UTILITY CONSTRUCTION WITH ALL TRADES AND CORRESPONDING DESIGN PLANS FOR CONNECTION TO PROPOSED BUILDING AND SITE UTILITIES.
 - 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.
 - 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.
 - INTERIOR FLOOR DRAIN SYSTEM SHALL BE DESIGNED BY MEP AND SUBMITTED TO THE DPS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - LOCATIONS OF ROOF DRAIN GUTTER DOWNSPOUTS TO BE COORDINATED WITH ARCHITECTURAL PLANS.
 - REFER TO SUBSURFACE DETENTION FACILITY DETAIL (SHEET 6) FOR ADDITIONAL INLET INFORMATION.



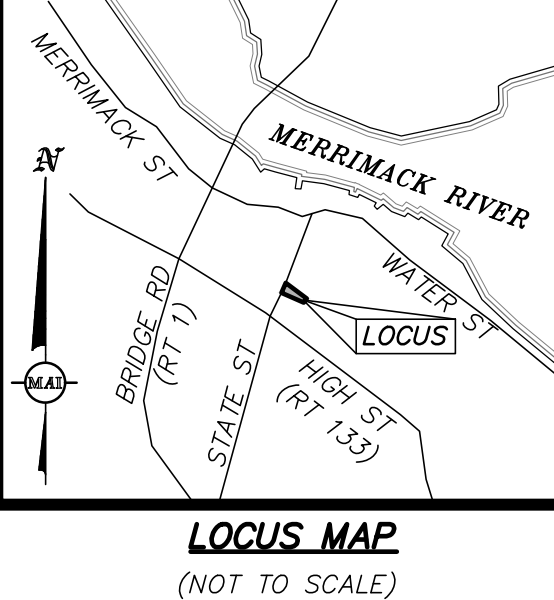
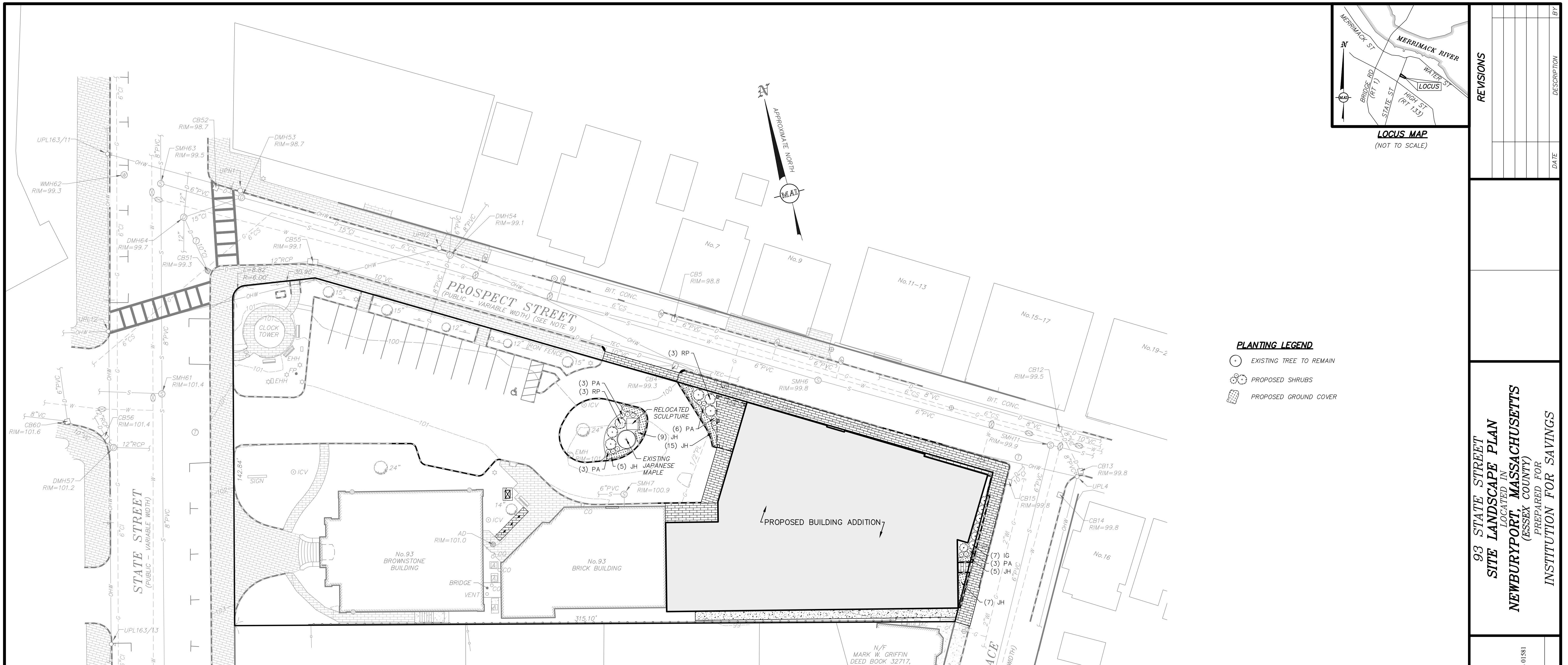
REVISIONS	DATE	DESCRIPTION	BY

93 STATE STREET
SITE UTILITY PLAN
 LOCATED IN
NEWBURYPORT, MASSACHUSETTS
 (ESSEX COUNTY)
 PREPARED FOR
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 DESIGNED BY: NAB/AF
 CHECKED BY: CEW

DATE: OCTOBER 14, 2020
 SCALE: 1"=20'
 SHEET No. 4 of 7
 PROJECT No. 6215

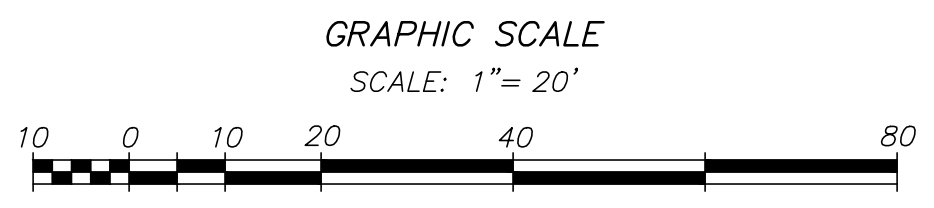
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- PLANTING LEGEND**
- EXISTING TREE TO REMAIN
 - ⊗ PROPOSED SHRUBS
 - ▨ PROPOSED GROUND COVER

PLANT SCHEDULE					
QTY	SYM	LATIN NAME	COMMON NAME	SIZE	NOTES
SHRUBS					
7	IG	Ilex glabra 'Shamrock'	Shamrock inkberry	24"-30" Ht. B&B	DR DT N ST 36" OC Greenish-White Birds Evergreen May-June
6	RP	Rhododendron x PJM	PJM Rhododendron	24"-30" Ht. #5 Pot	DR 60" OC Purple Winter Interest April
PERENNIALS & GROUND COVER					
15	PA	Perovskia atriplicifolia	Russian Sage	#1 Pot	DR DT ST 18" OC Purple Birds/Butterflies June-August
41	JH	Juniperus horizontalis 'Wilton'	Blue Rug Creeping Juniper	#2 Pot	BR DR DT N ST 48" OC Evergreen Winter Interest

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-SEEDING 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.

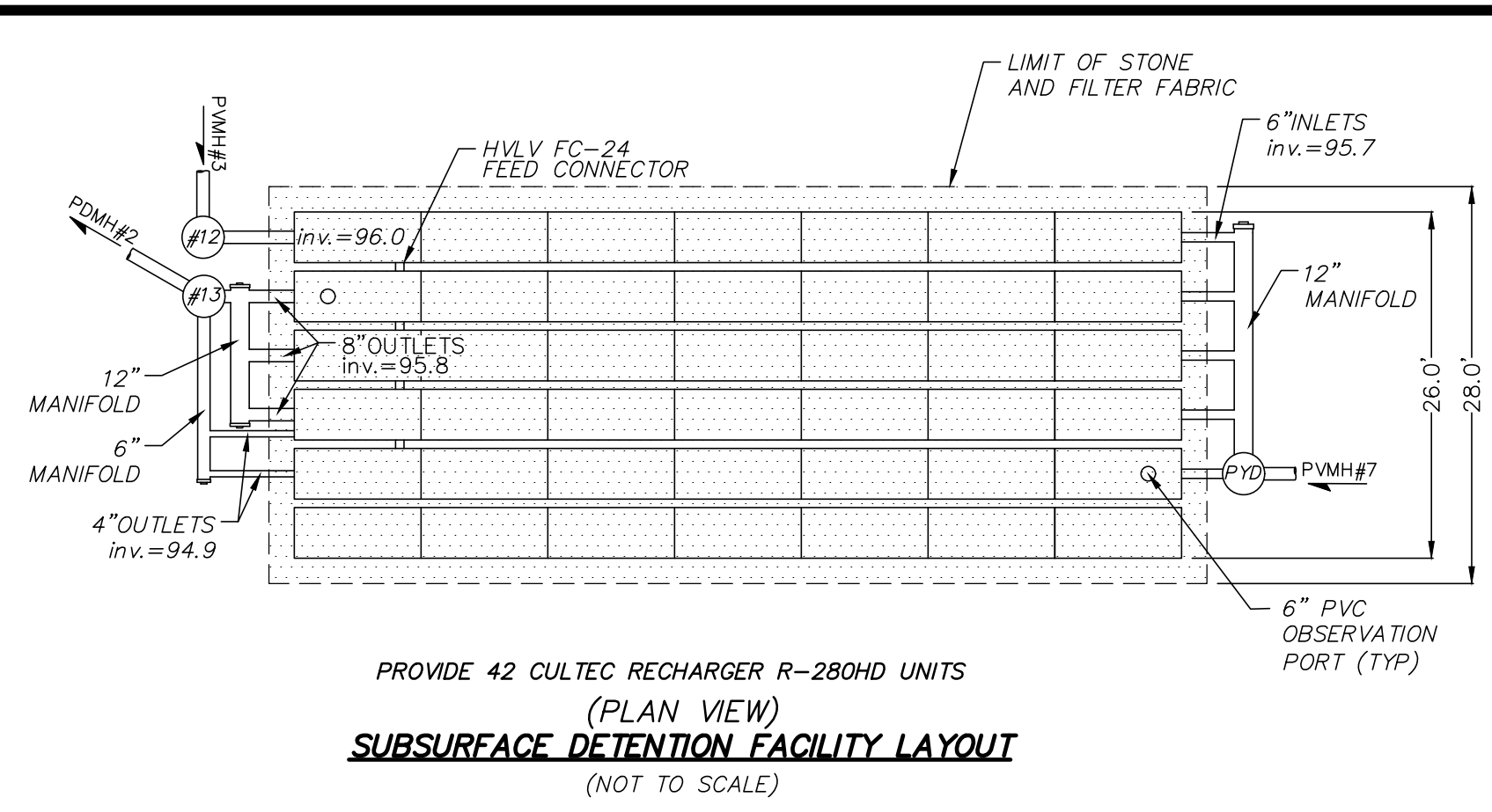
REVISIONS	DATE	DESCRIPTION	BY

93 STATE STREET
SITE LANDSCAPE PLAN
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NEWBURYPORT, MASSACHUSETTS
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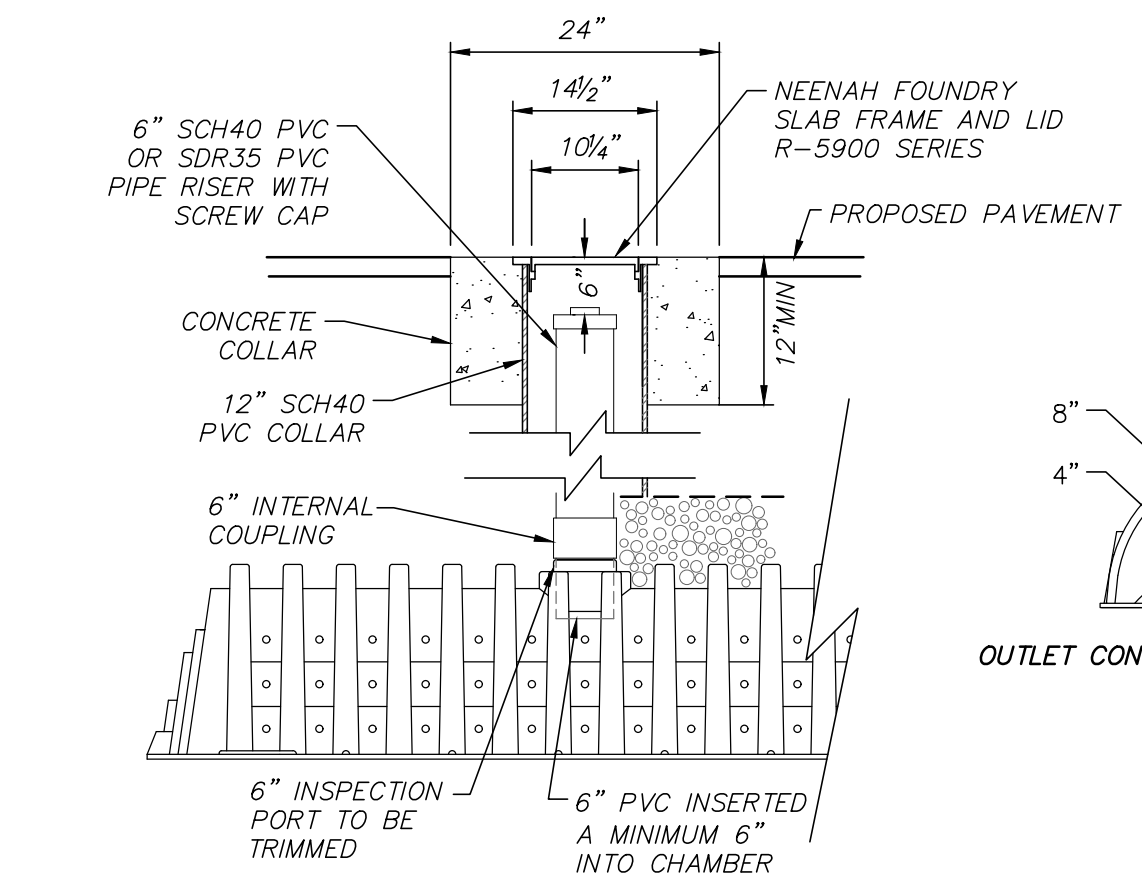
MERIDIANS ASSOCIATES
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DATE: OCTOBER 14, 2020
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 SHEET No. **5 of 7**
 PROJECT No. **6215**

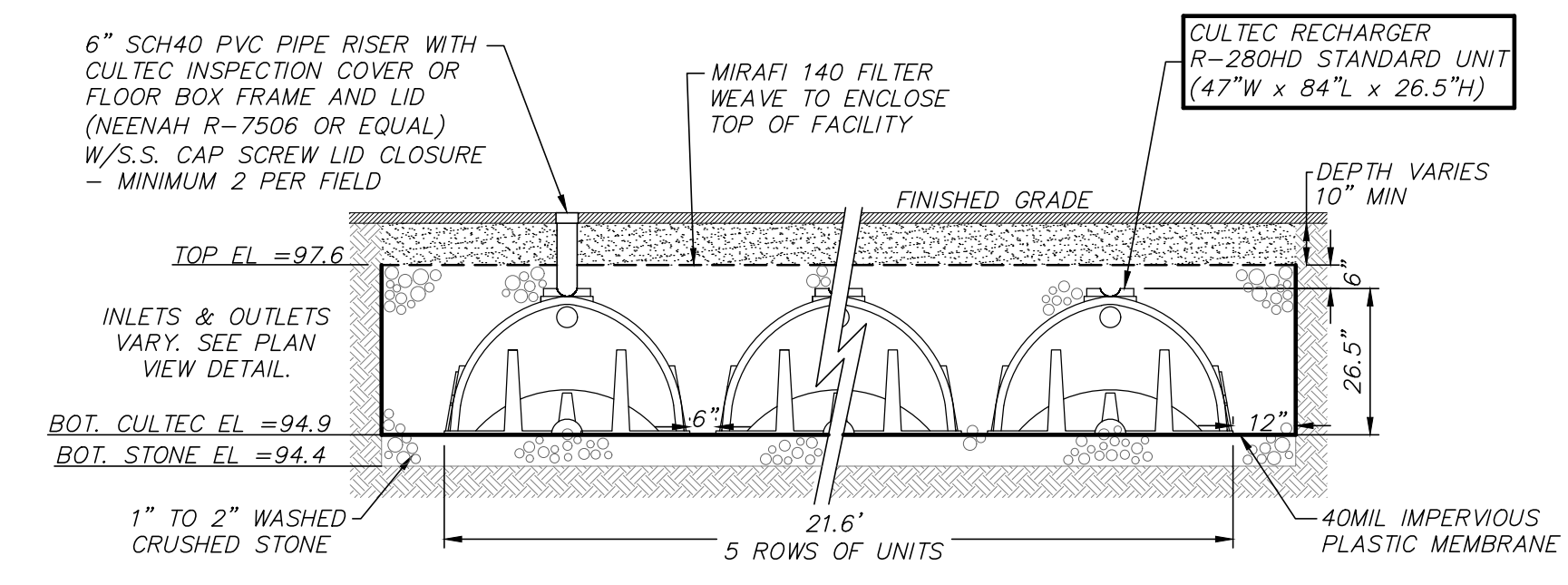
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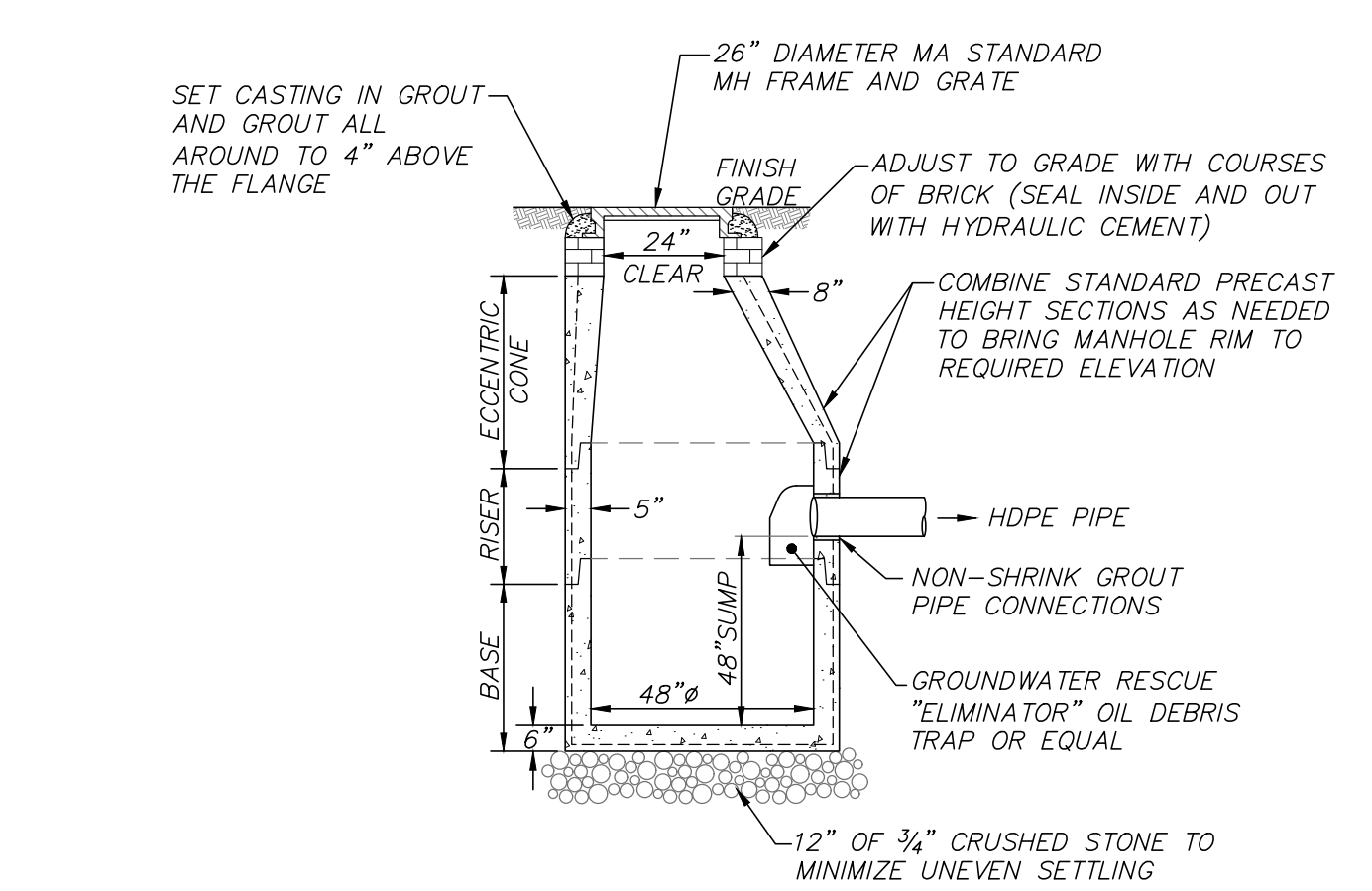
PROVIDE 42 CULTEC RECHARGER R-280HD UNITS
(PLAN VIEW)
SUBSURFACE DETENTION FACILITY LAYOUT
(NOT TO SCALE)



OBSERVATION PORT
(NOT TO SCALE)

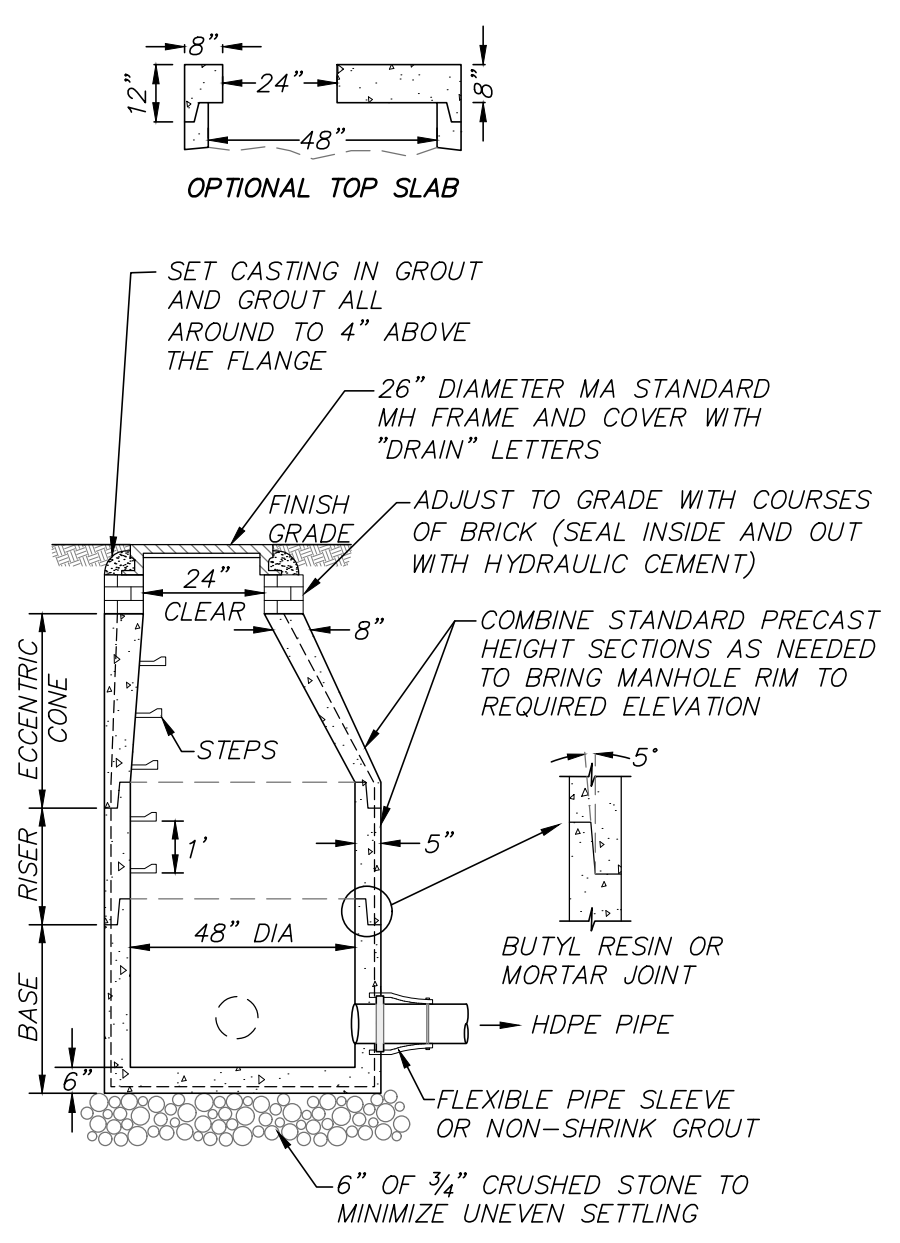


SUBSURFACE DETENTION FACILITY
(NOT TO SCALE)



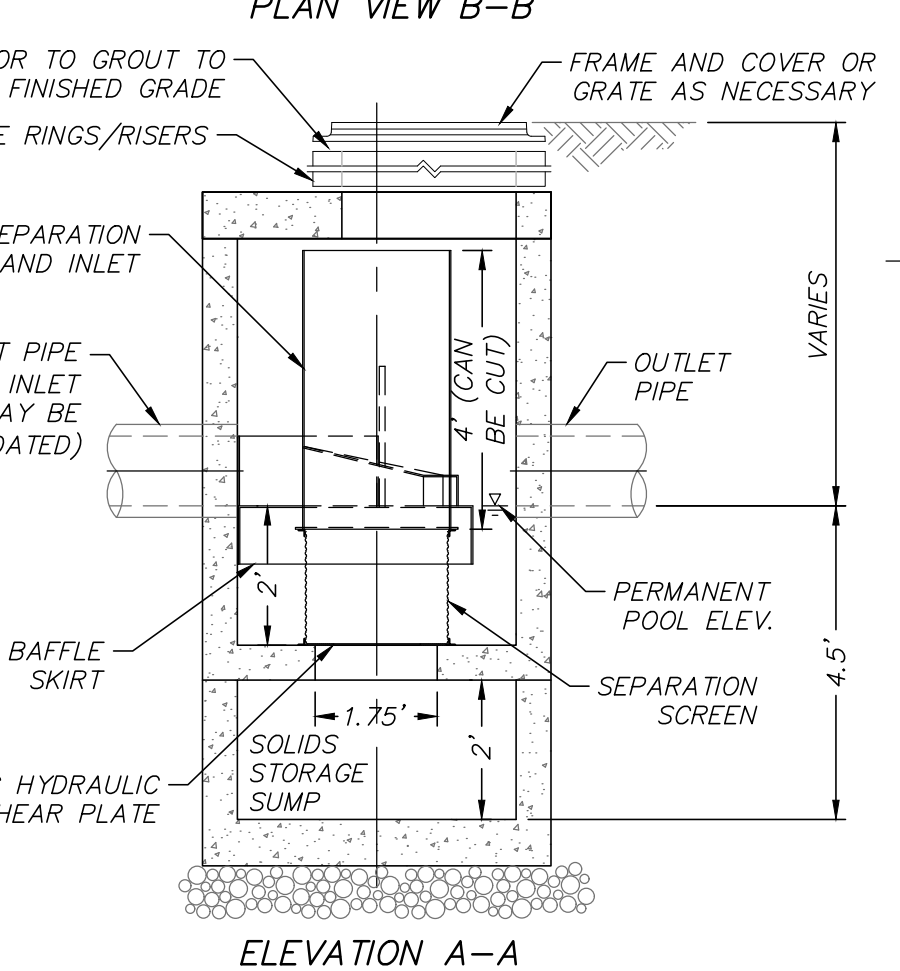
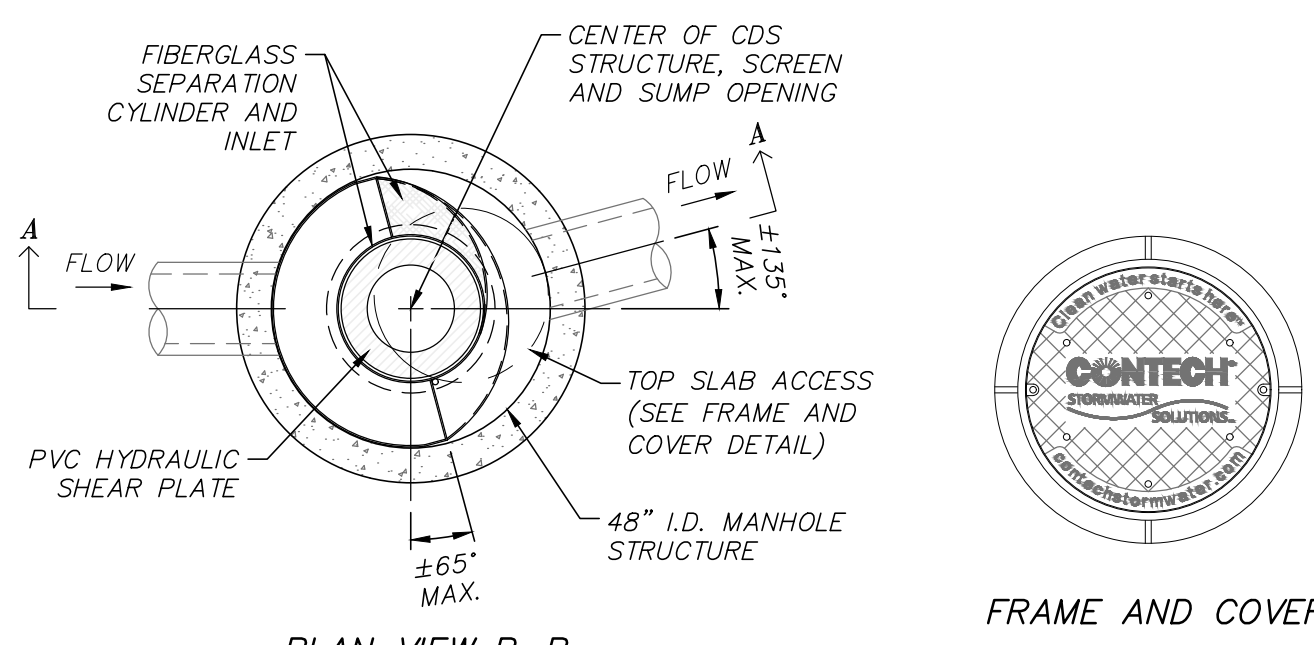
- NOTES:**
- 48" DIAMETER CATCHBASIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
 - CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN./LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
 - H-20 DESIGN LOADING PER AASHTO HS-20-44;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

CATCHBASIN WITH OIL DEBRIS TRAP
(NOT TO SCALE)



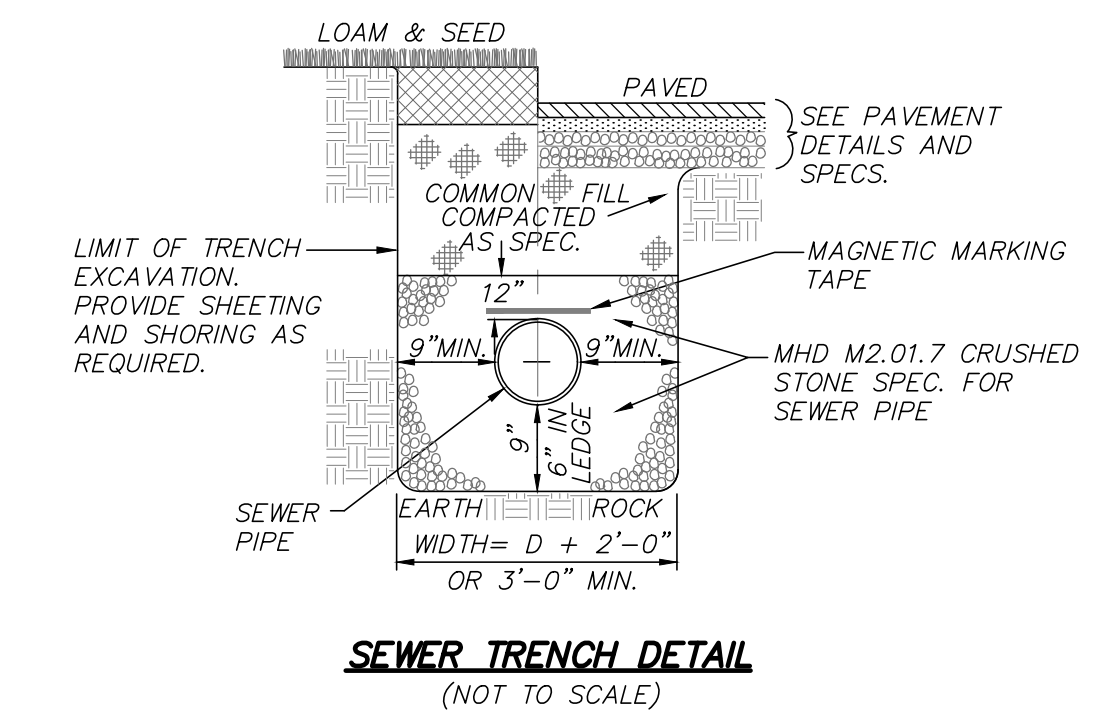
- NOTES:**
- 48" DIAMETER DRAIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
 - CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN./LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
 - H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM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

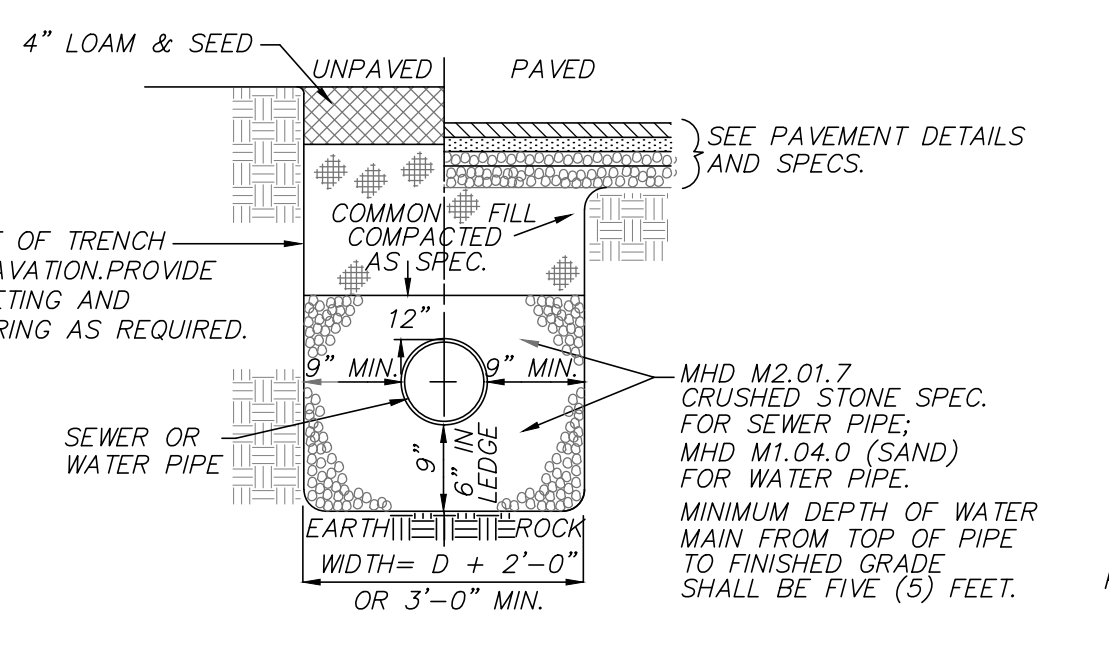


- NOTES:**
- PROVIDE CDS 2015-4-C AS MANUFACTURED BY CONTECH ENGINEERED SOLUTIONS OR EQUAL.
 - UNIT CAN BE CONFIGURED WITH GRATED COVER AS NECESSARY.

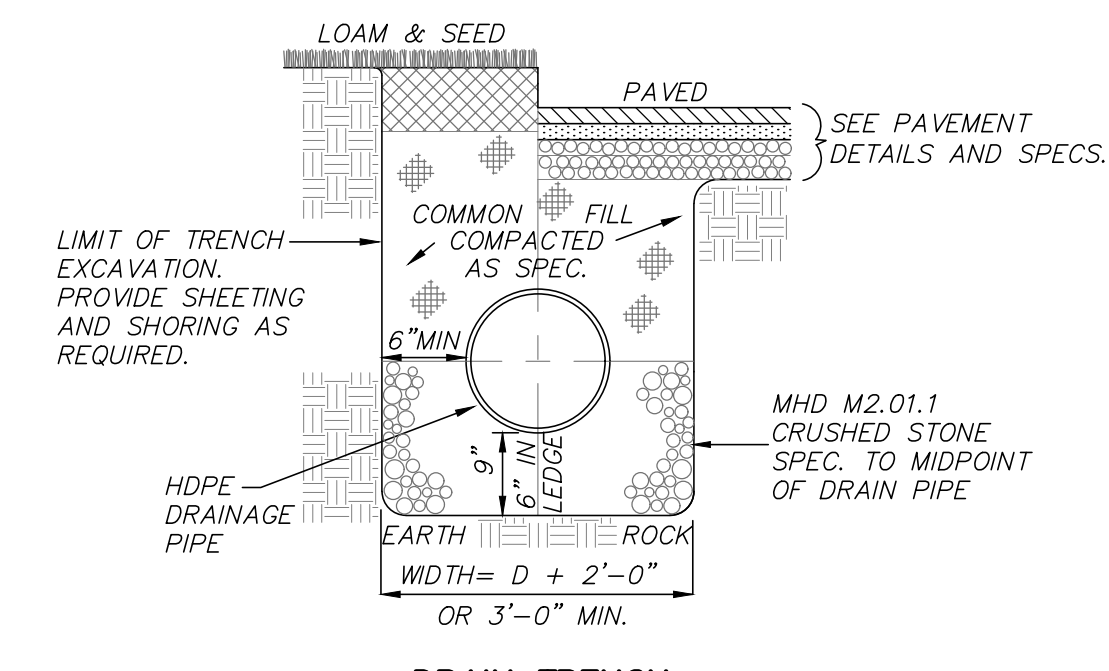
CONTECH CDS DETAIL
(NOT TO SCALE)



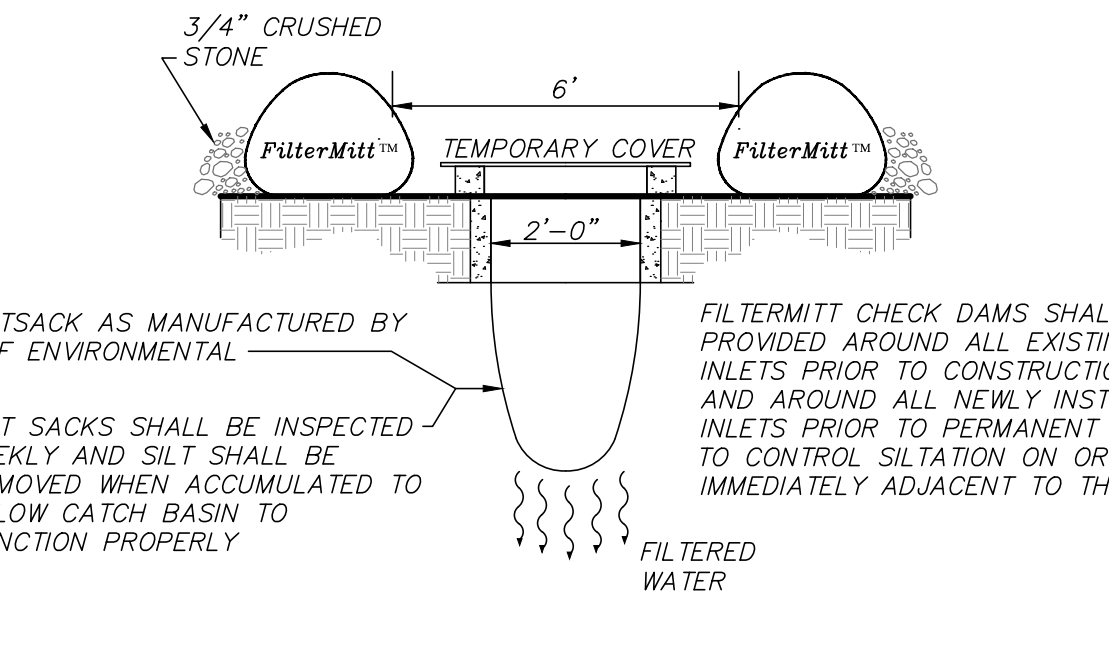
SEWER TRENCH DETAIL
(NOT TO SCALE)



WATER TRENCH DETAIL
(NOT TO SCALE)

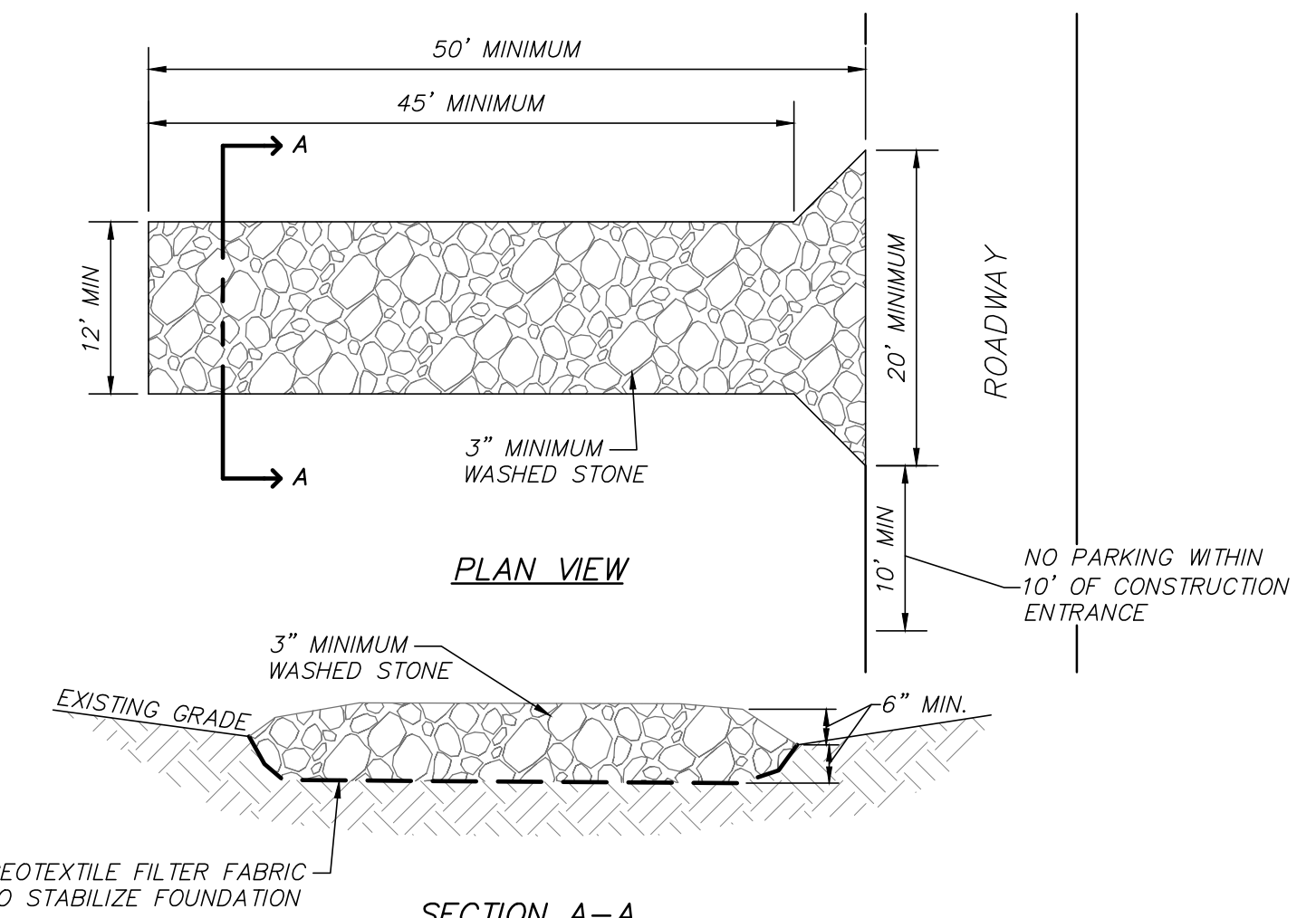


DRAIN TRENCH
(NOT TO SCALE)

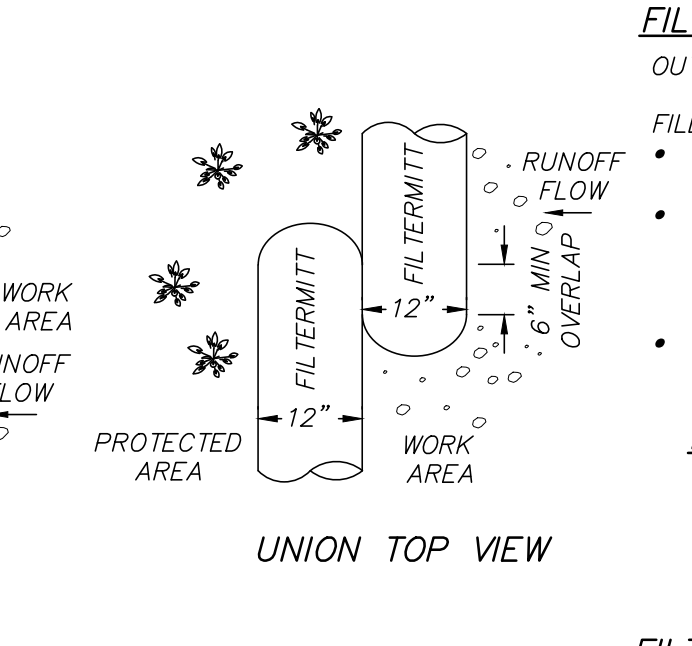


CATCH BASIN FILTER DETAIL
(NOT TO SCALE)

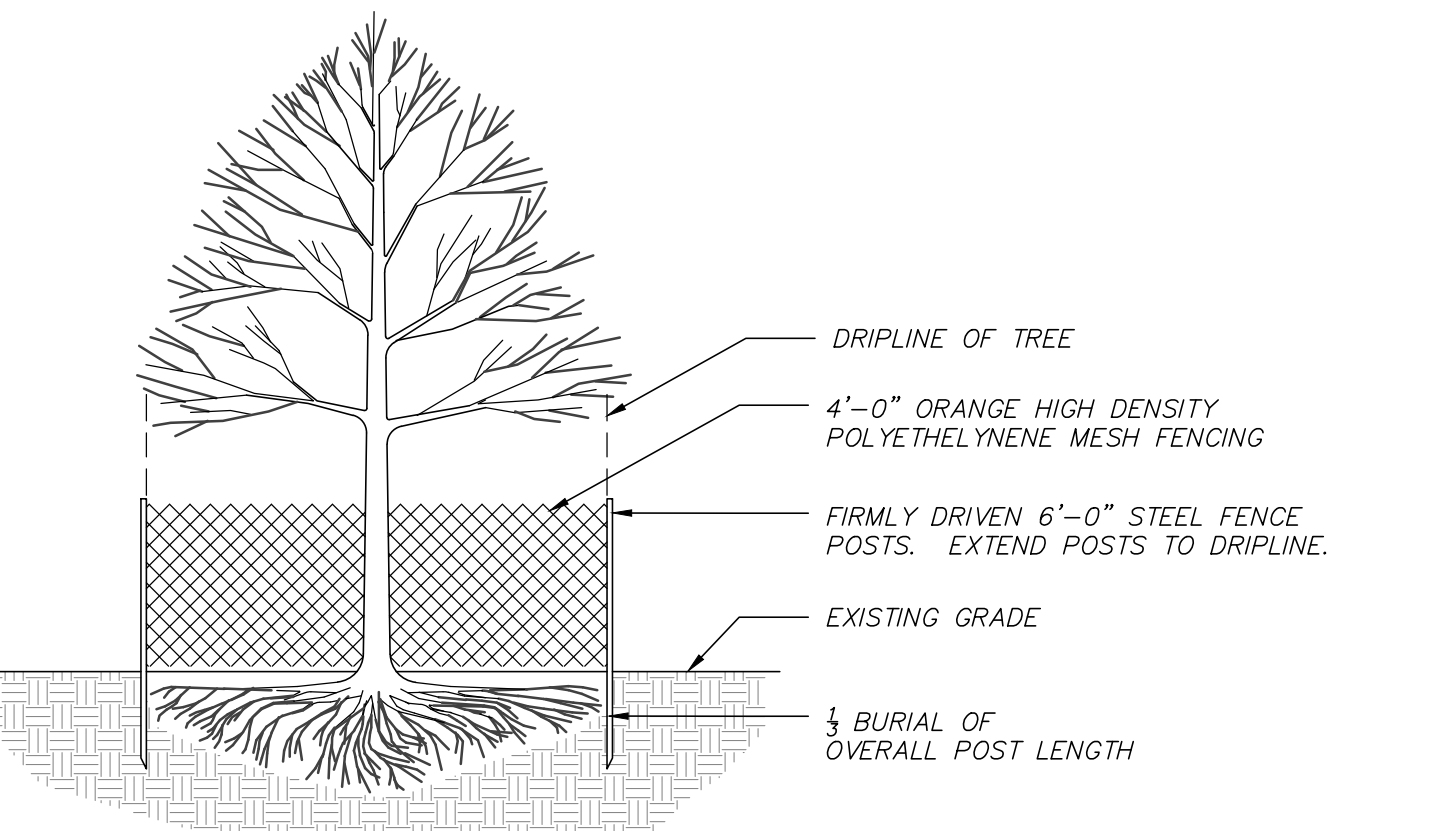
- NOTE:**
- CONTRACTOR TO VISUALLY INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER ANY STORM EVENT TO ENSURE PROPER FUNCTION.



TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
(NOT TO SCALE)



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

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

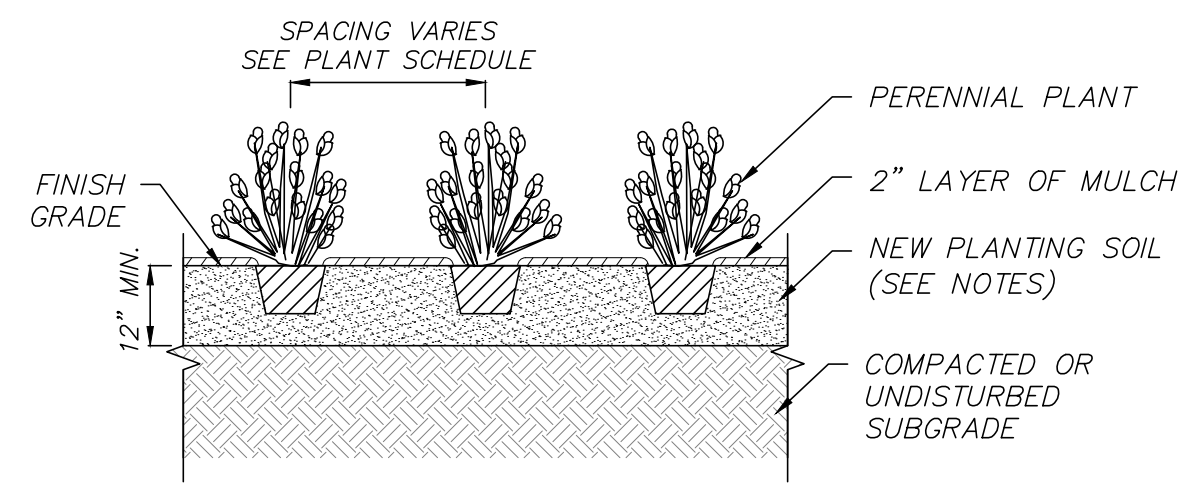
MERIDIANS ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
WWW.MERIDIANSASSOC.COM

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

CHECKED BY: CEW
DESIGNED BY: NAB

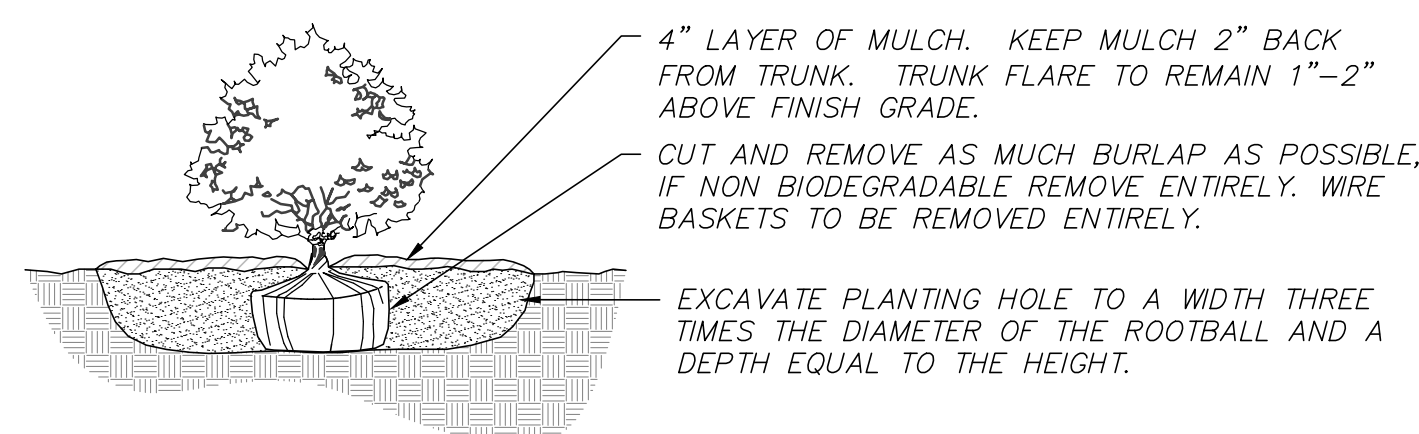
DATE: OCTOBER 14, 2020
SCALE: AS NOTED
SHEET No. 6 of 7
PROJECT No. 6215

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



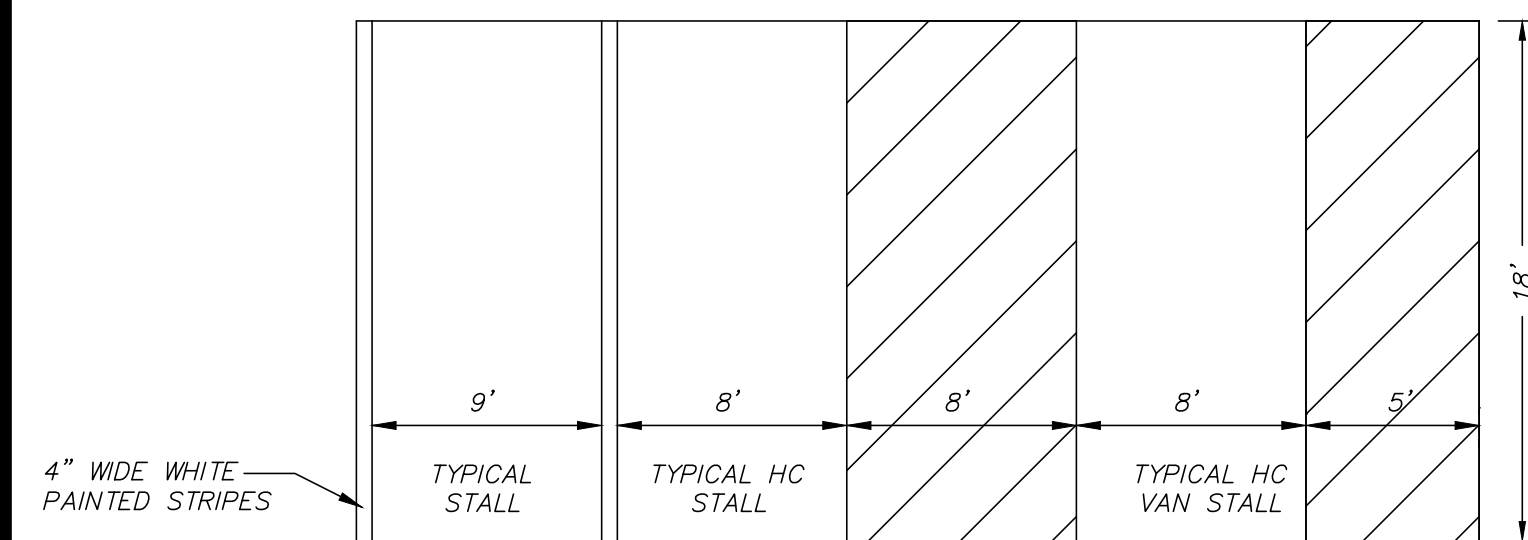
- NOTE:
- SEE LANDSCAPE NOTES FOR ADDITIONAL PLANTING REQUIREMENTS.
 - SPACE PLANTS EQUALLY TO PROVIDE CONSISTENT COVER OVER INDICATED PLANTING BED.
 - ALL ROOT BALLS TO BE SCARIFIED PRIOR TO BACKFILLING.

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.

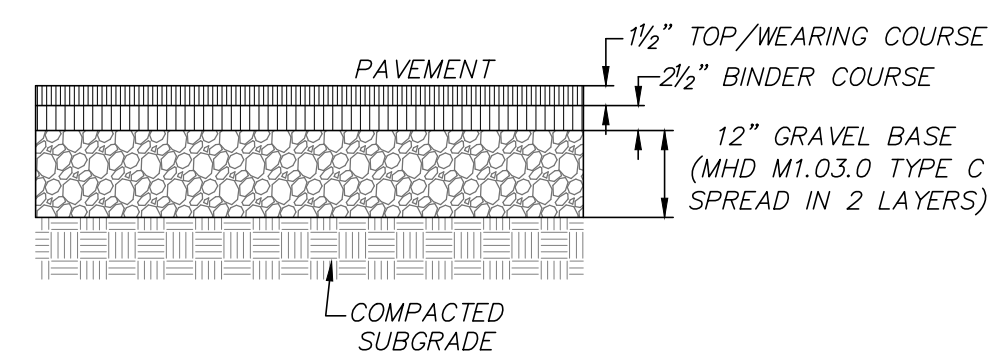
SHRUB PLANTING
(NOT TO SCALE)



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

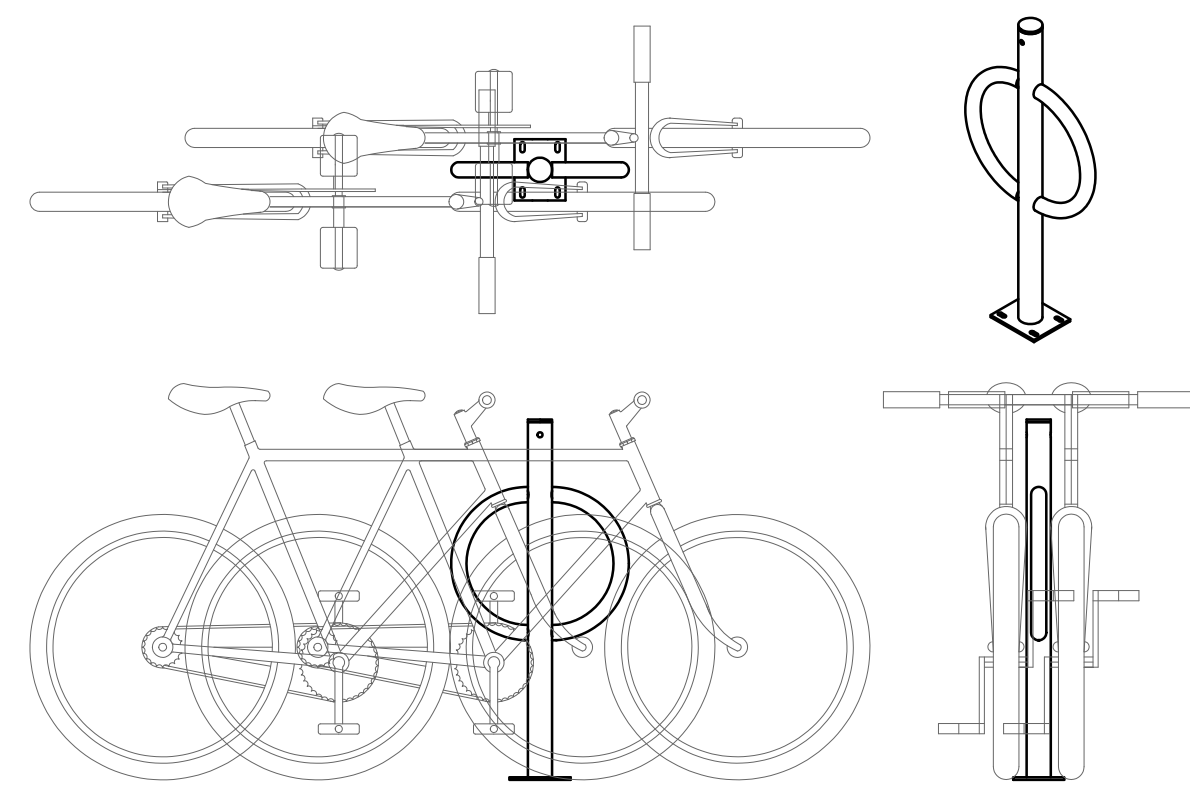
PAVEMENT MARKING DETAIL
(NOT TO SCALE)

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



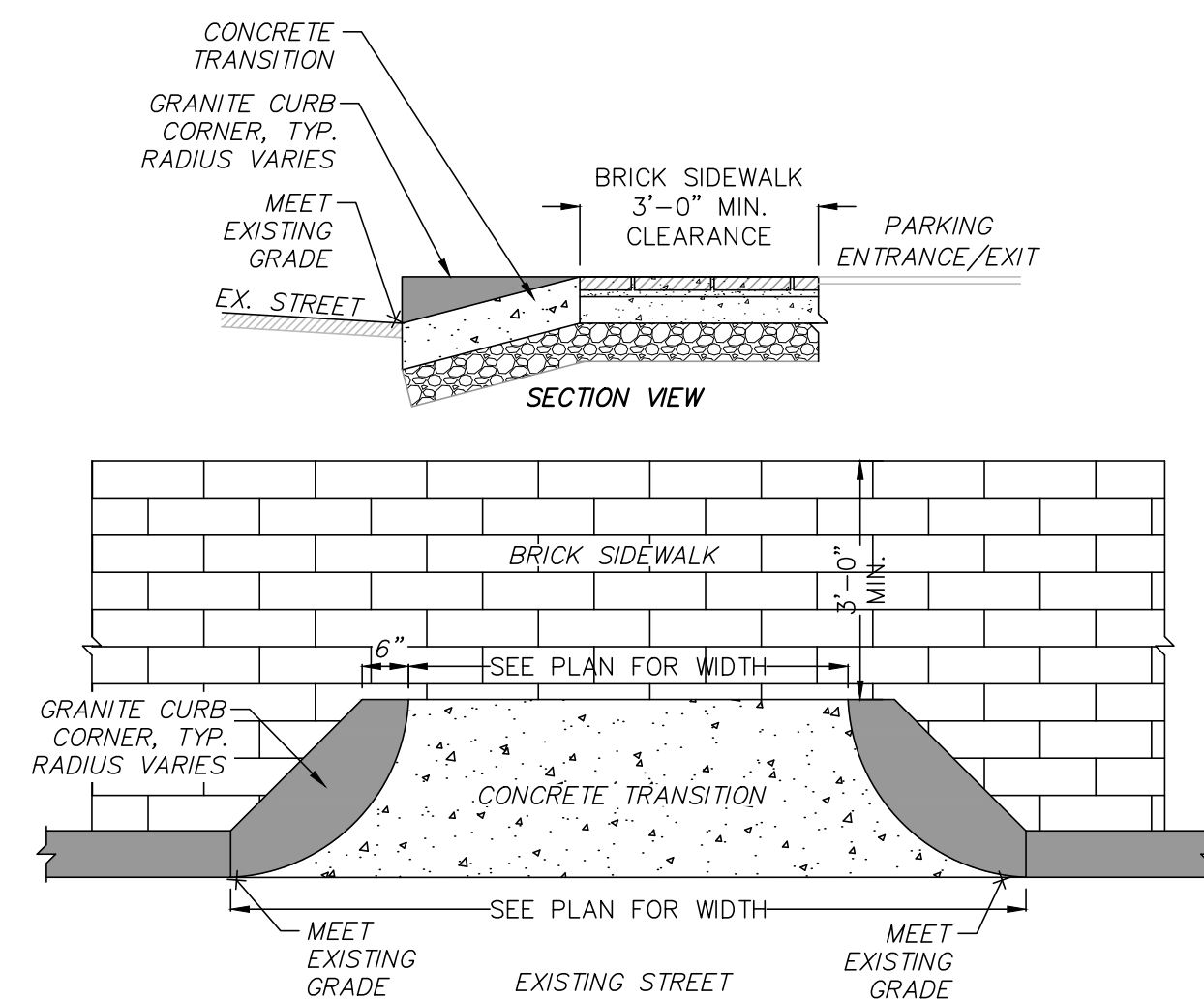
NOTE:
THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS I TYPE I-1 BITUMINOUS CONCRETE (HOT MIX ASPHALT)

BITUMINOUS CONCRETE PAVEMENT
(NOT TO SCALE)



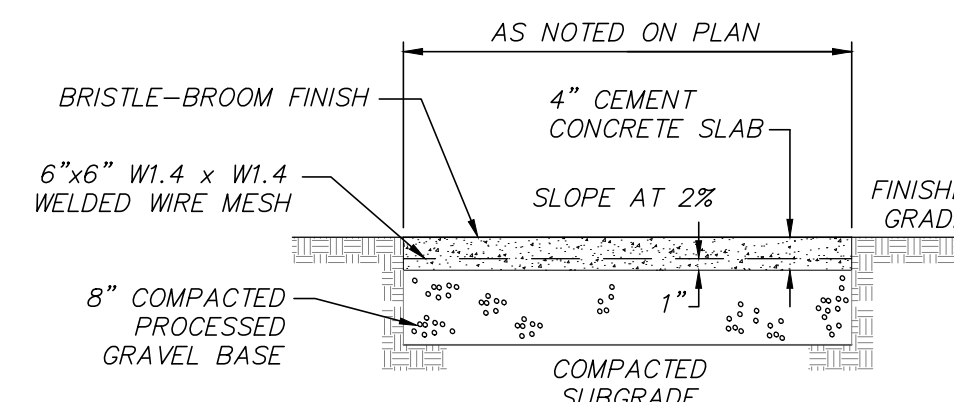
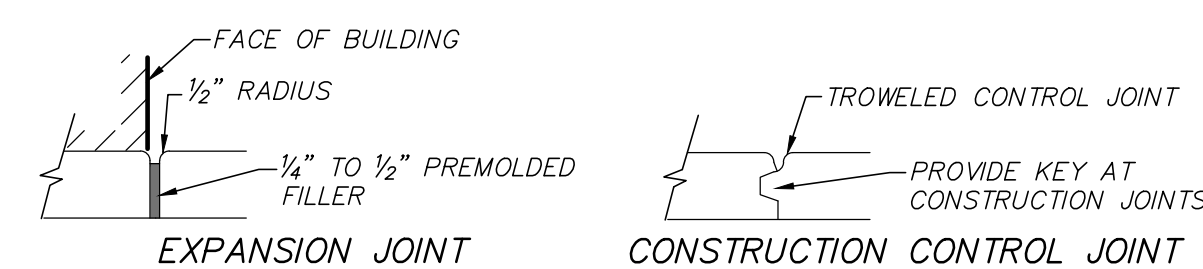
NOTE:
MAKE AND MODEL TO BE APPROVED BY PROJECT OWNER PRIOR TO INSTALLATION. REFER TO MANUFACTURER'S SPECIFICATIONS FOR DETAILS.

BICYCLE RACK
(NOT TO SCALE)



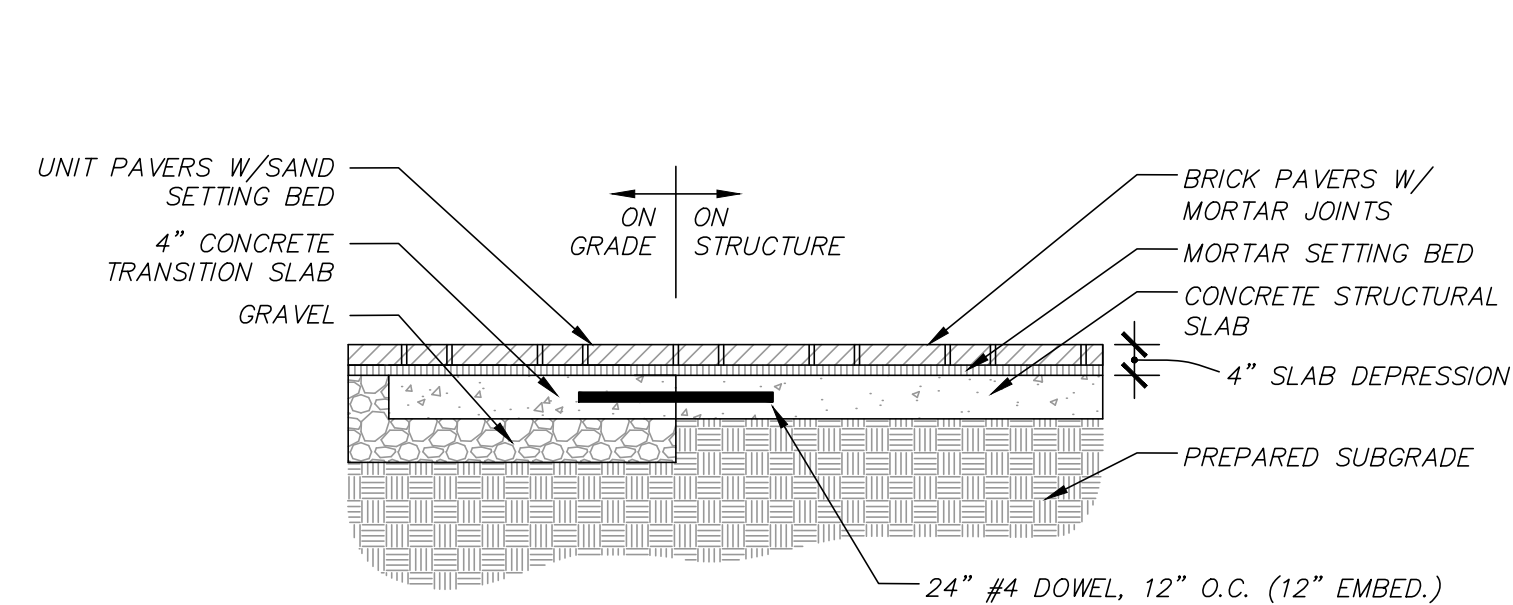
GRANITE CURB CORNER SHALL MEET THE REQUIREMENTS OF MASS. HIGHWAY STANDARD SPECIFICATIONS M9.04.6

PARKING ENTRANCE/EXIT TRANSITION
(NOT TO SCALE)

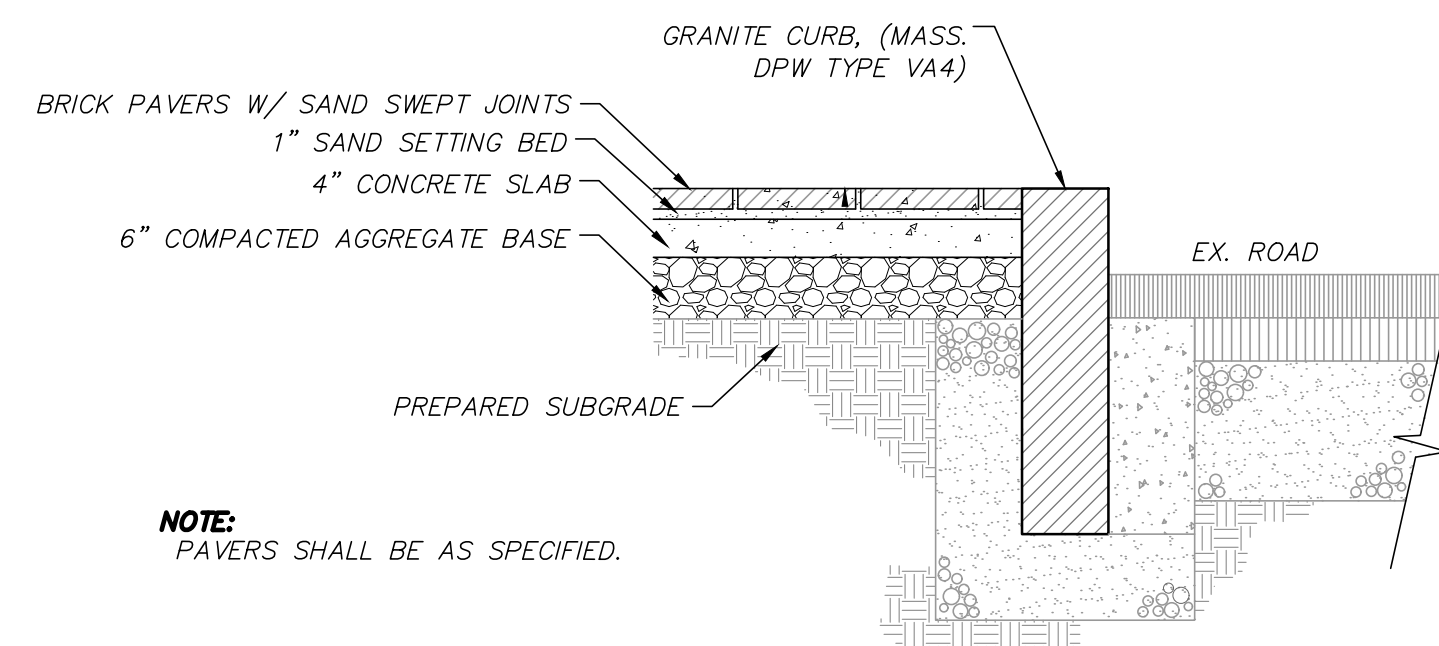


- NOTES:
- TYPICAL EXPANSION JOINT SPACING EVERY 20' O.C.
 - TYPICAL CONTROL JOINT SPACING EVERY 5' O.C.

CONCRETE WALKWAY
(NOT TO SCALE)

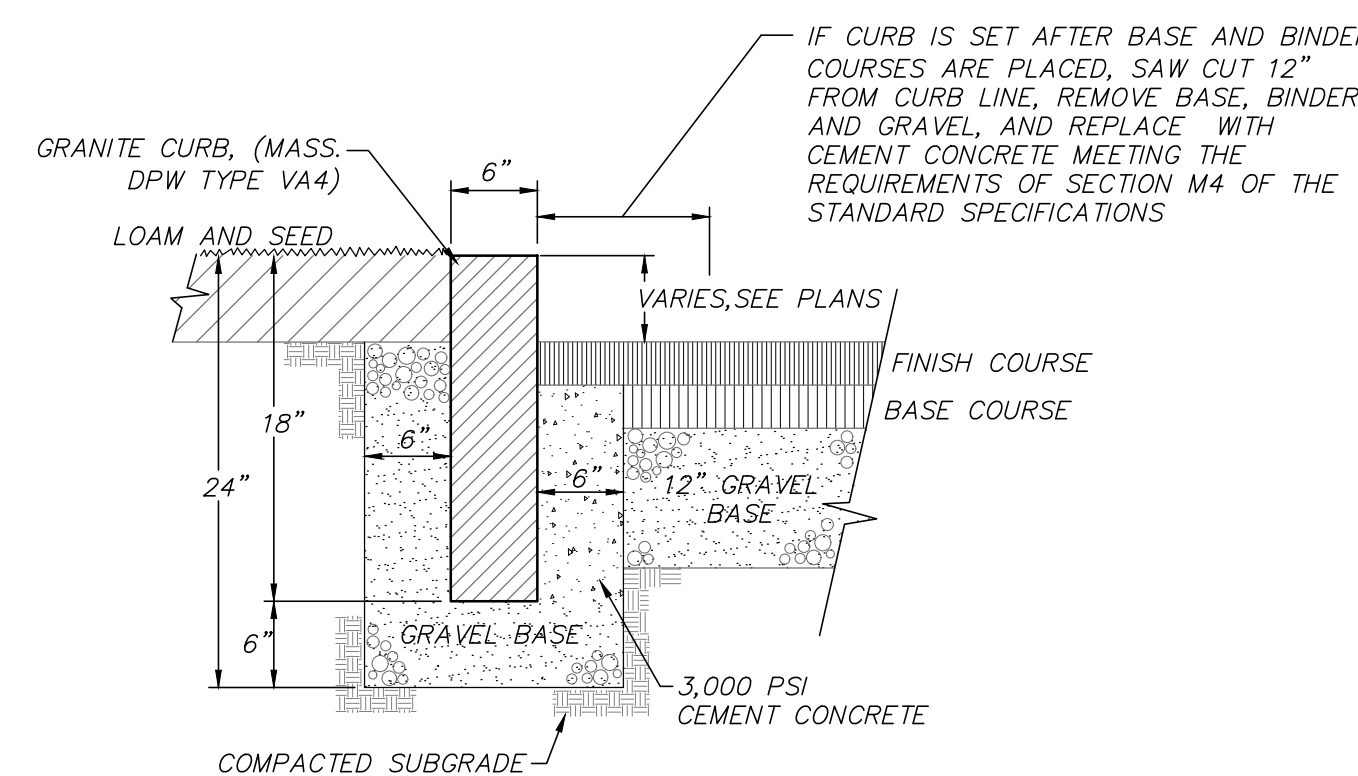


BRICK PAVERS
(NOT TO SCALE)

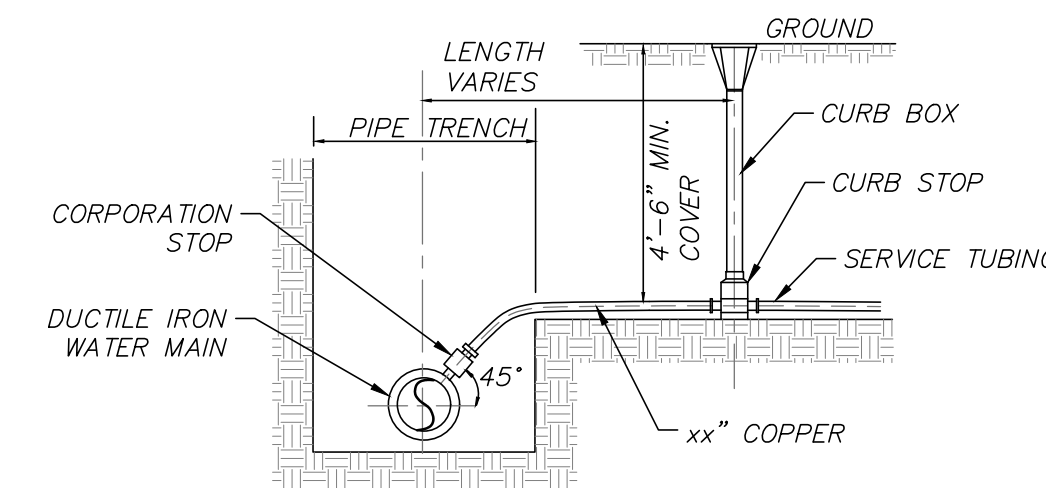


NOTE:
PAVERS SHALL BE AS SPECIFIED.

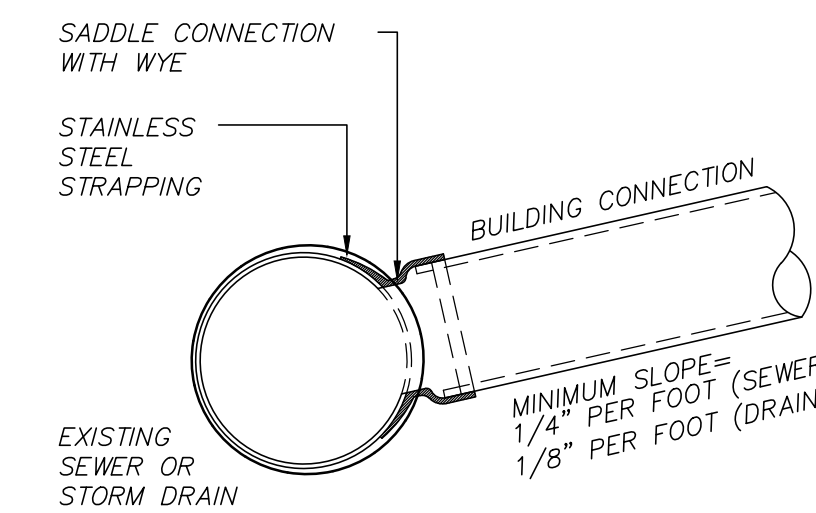
BRICK PAVER SIDEWALK/CROSSWALK
(NOT TO SCALE)



VERTICAL GRANITE CURB
(NOT TO SCALE)



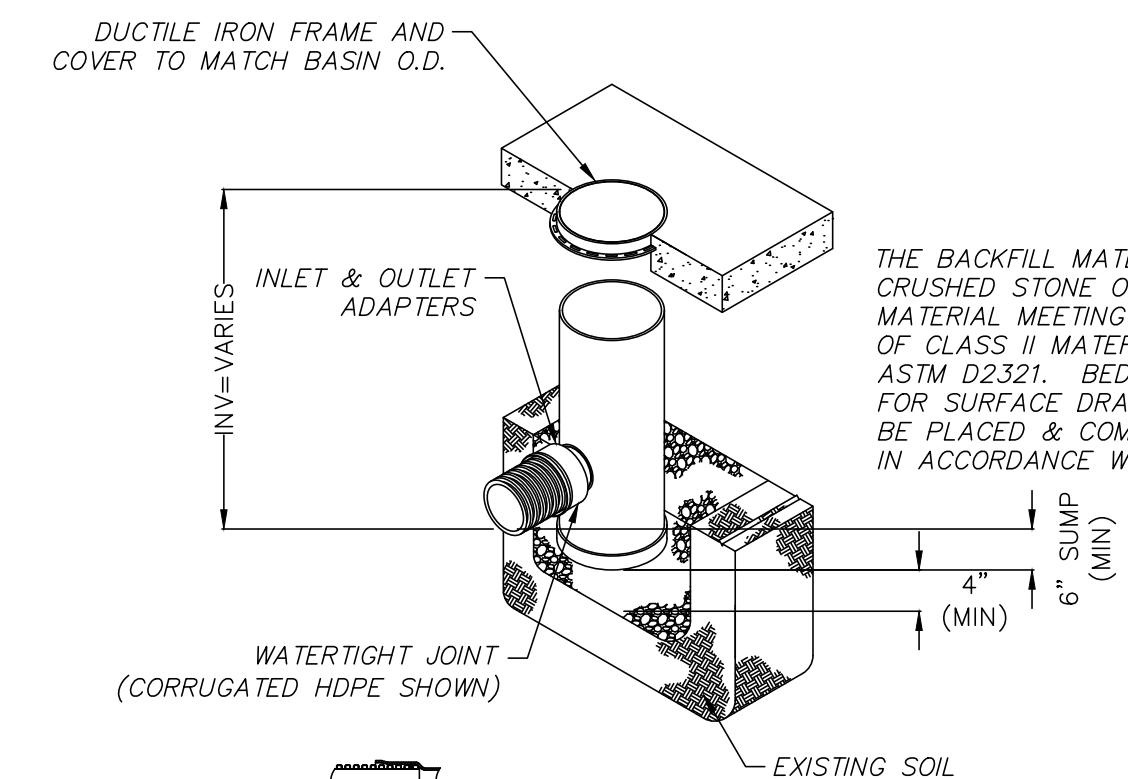
TYPICAL WATER SERVICE
(NOT TO SCALE)



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.

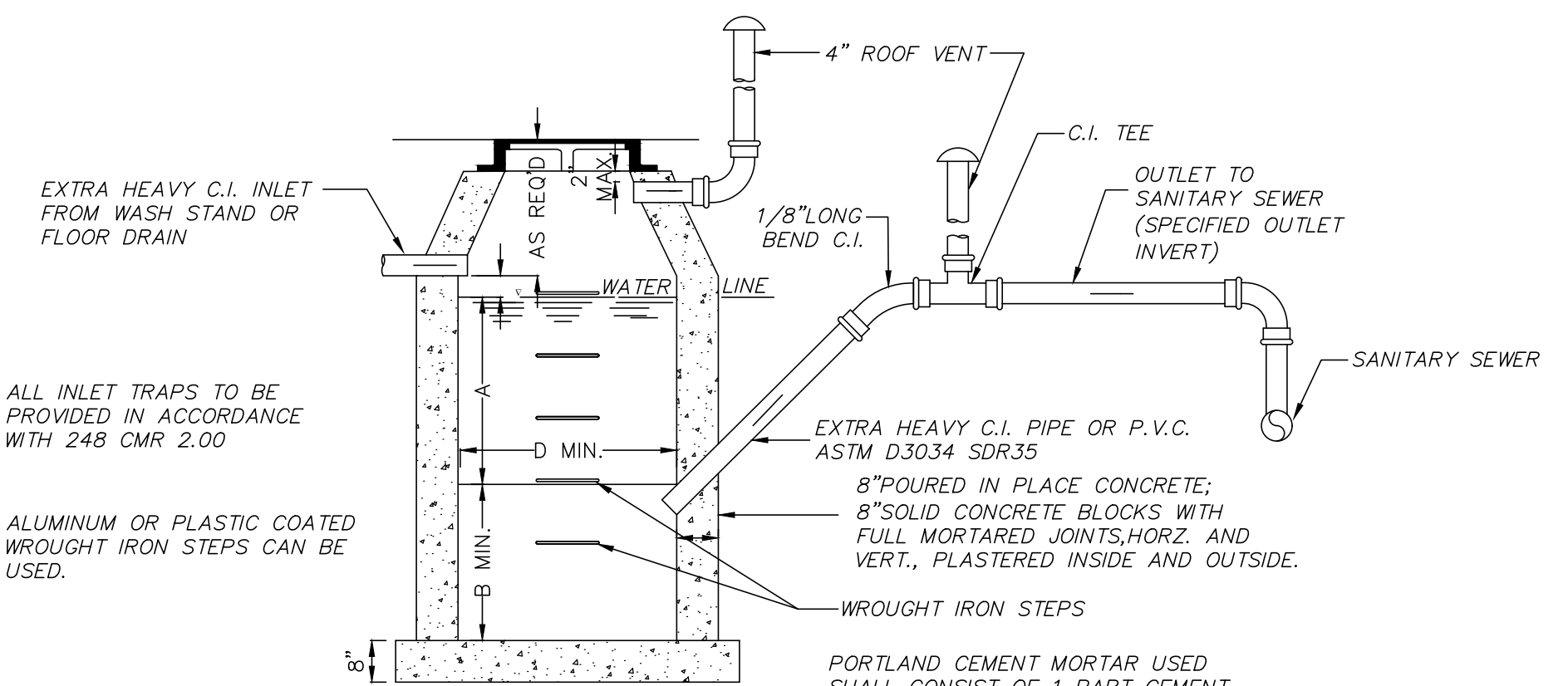
SEWER CONNECTION DETAIL
(NOT TO SCALE)



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

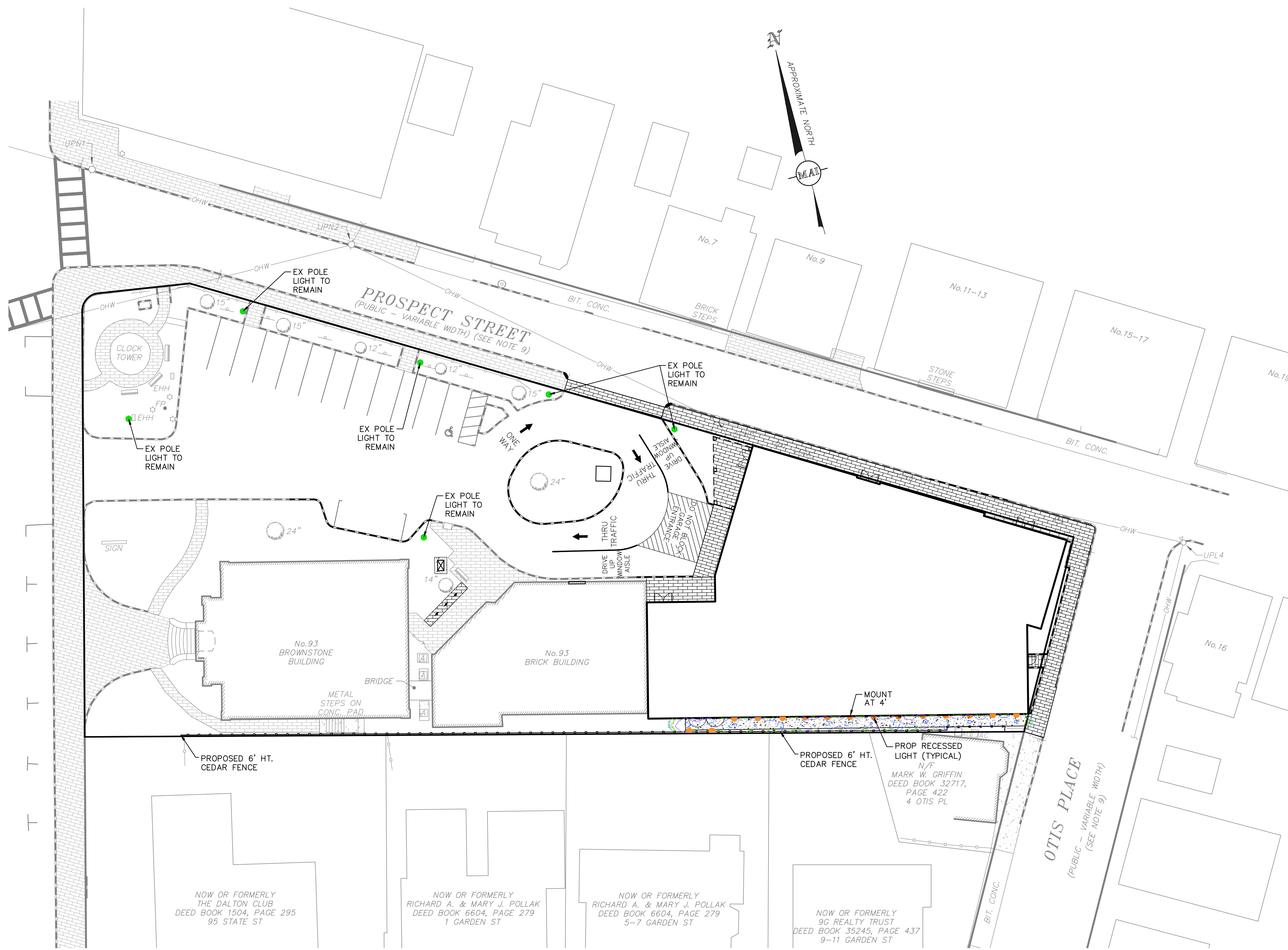
93 STATE STREET
SITE DETAILS
LOCATED IN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
INSTITUTION FOR SAVINGS

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: VAB

DATE: OCTOBER 14, 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 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.

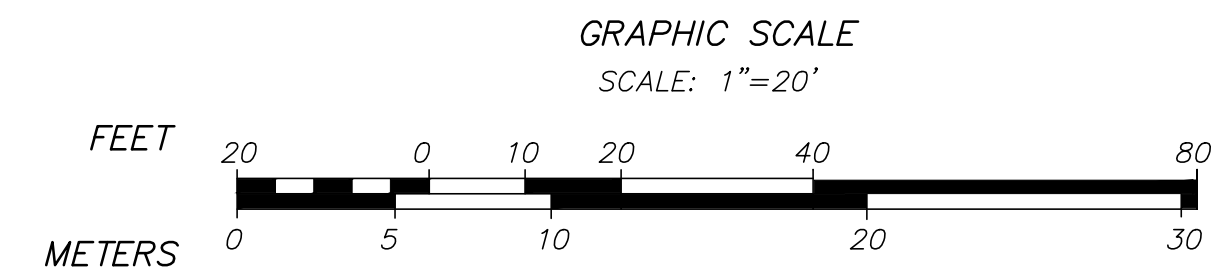
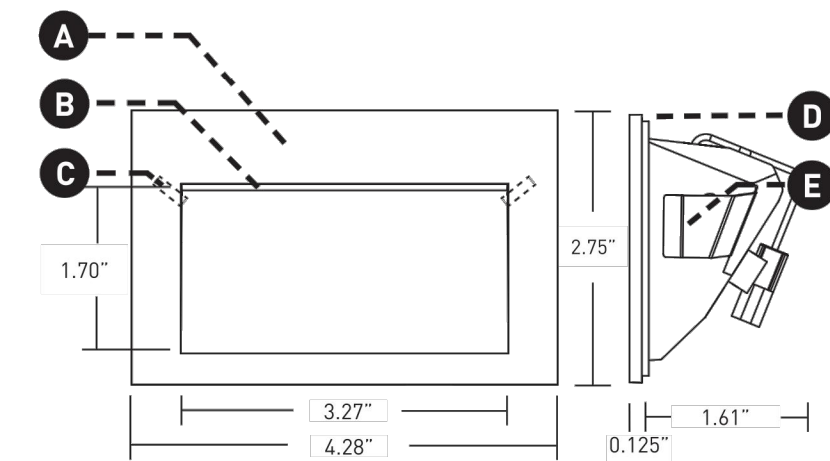
PROJECT NAME: TYPE:



ORDERING INFORMATION AND DRAWINGS - FIXTURE

FIXTURE	RATING	POWDER COAT FINISH	NATURAL FINISH	PLATED FINISH	LUMEN PACKAGE	CCT
ISL2 Double Impact Sleightlight	1 Dry / Damp (Non-Locking) 2 Wet / Locking	WH White BK Black SL Silver AB Architectural Bronze CF Custom Finish* (*Metal Factory)	IG Industrial Gray BS Brushed Stainless Steel SB Brushed Bronze NB Natural Bronze	CH Chrome** **Electrocoat PB Polished Oil-Rubbed Bronze** **Electrocoat HB Matte Oil-Rubbed Bronze** **Electrocoat	BOLLARD 80-CRI, 400 Source Lumens ISL2 Delivered Lumens - 150	2700K 3000K 3500K 4000K 5000K *Custom Color (pH) *Color Temp. **Custom color available on select products (subject to availability)

- Ⓐ 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 (trimming 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 Discreetly 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
500 CUMMINGS CENTER, SUITE 5950
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TELEPHONE: (978) 299-0447
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69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7000
WWW.MERIDIANASSOC.COM

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

DATE: OCTOBER 14, 2020

SCALE: 1" = 20'

SHEET No. 1 OF 1

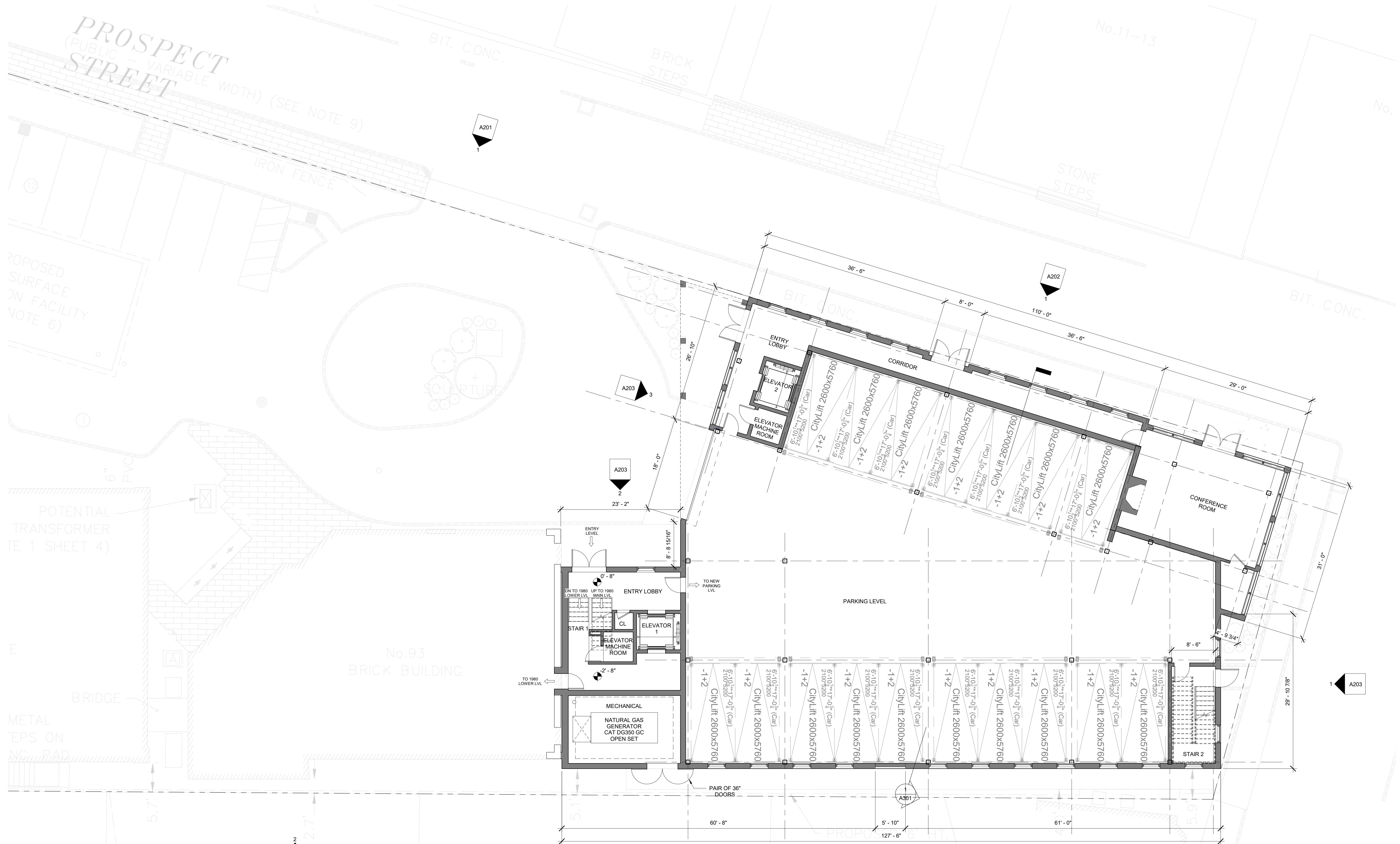
PROJECT No. 6215

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

REVISIONS	DATE	DESCRIPTION	BY

CHECKED BY:

DESIGNED BY:



Institution for Savings Office Addition

93 STATE STREET
NEWBURYPORT, MA 01950

FIRST FLOOR PLAN

09/30/2020

ARC Architectural Resources Cambridge
501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com

A101

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



Institution for Savings Office Addition

93 STATE STREET
NEWBURYPORT, MA 01950

SECOND FLOOR PLAN

09/30/2020

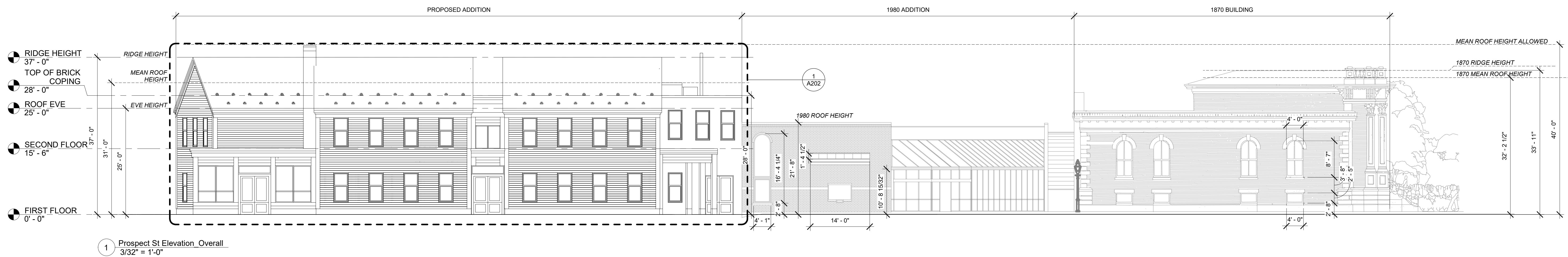
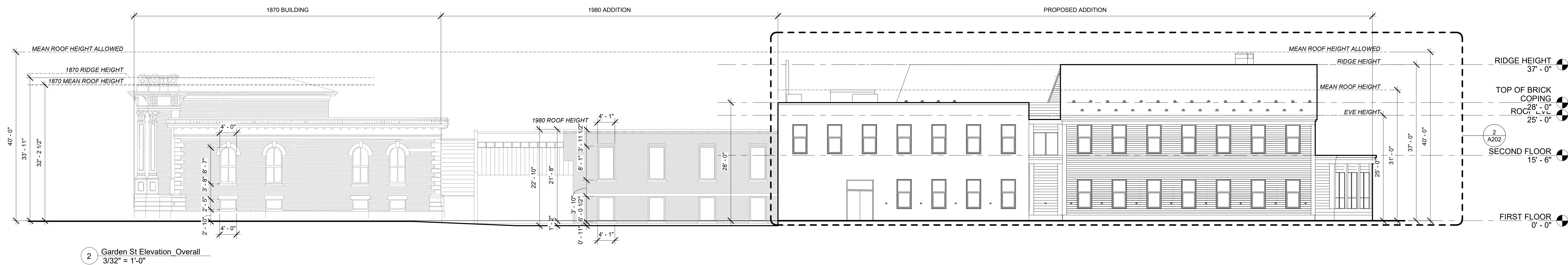
ARC Architectural Resources Cambridge
501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com

A102

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

MARK W. GRIFFIN
DEED BOOK 32717,

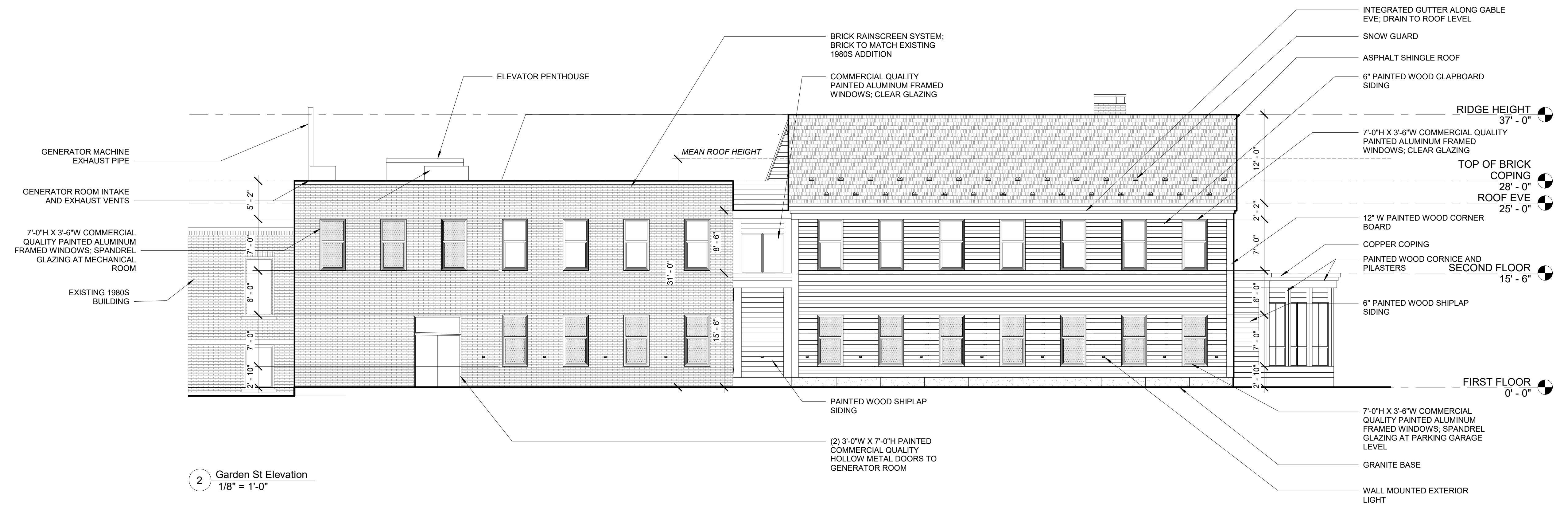




Institution for Savings Office Addition

09/30/2020

BUILDING ELEVATIONS

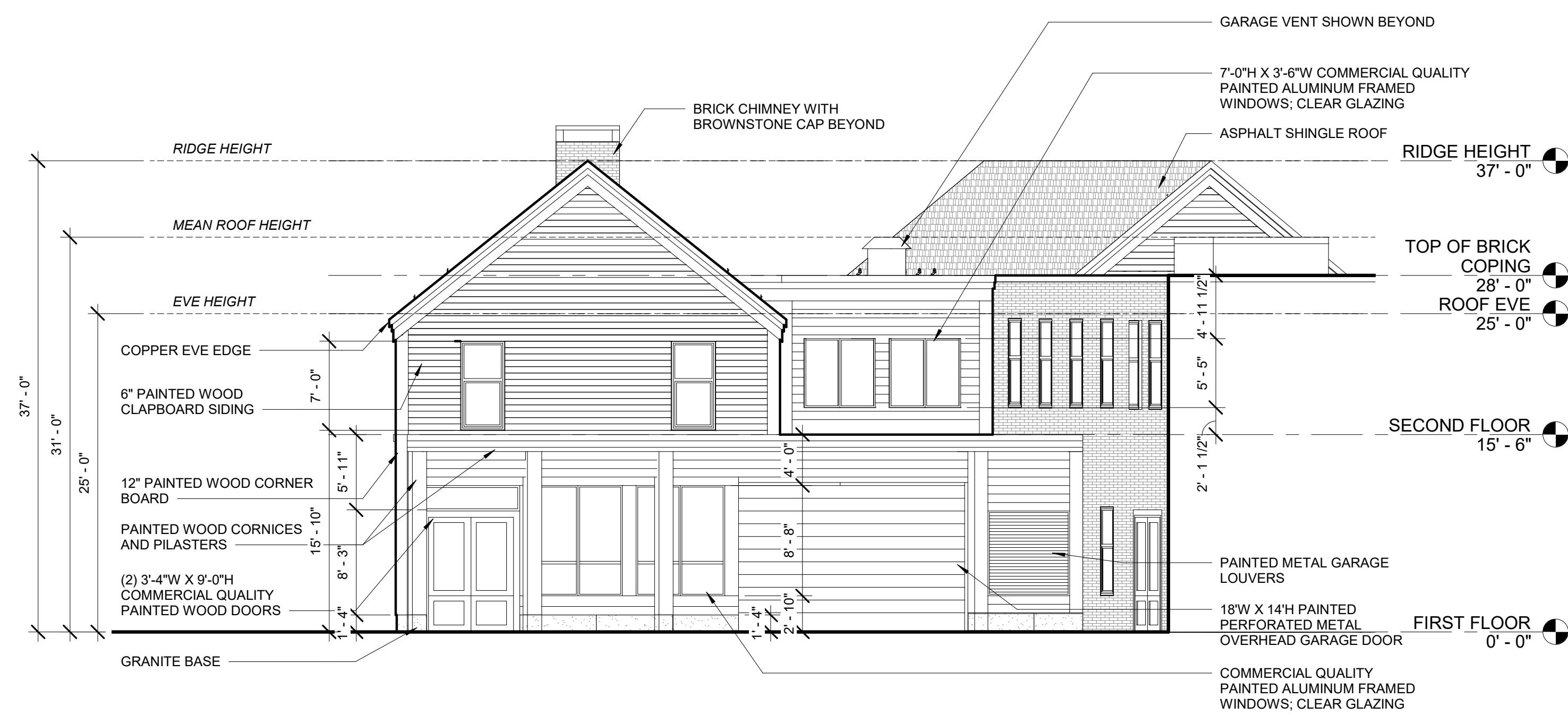


Institution for Savings Office Addition

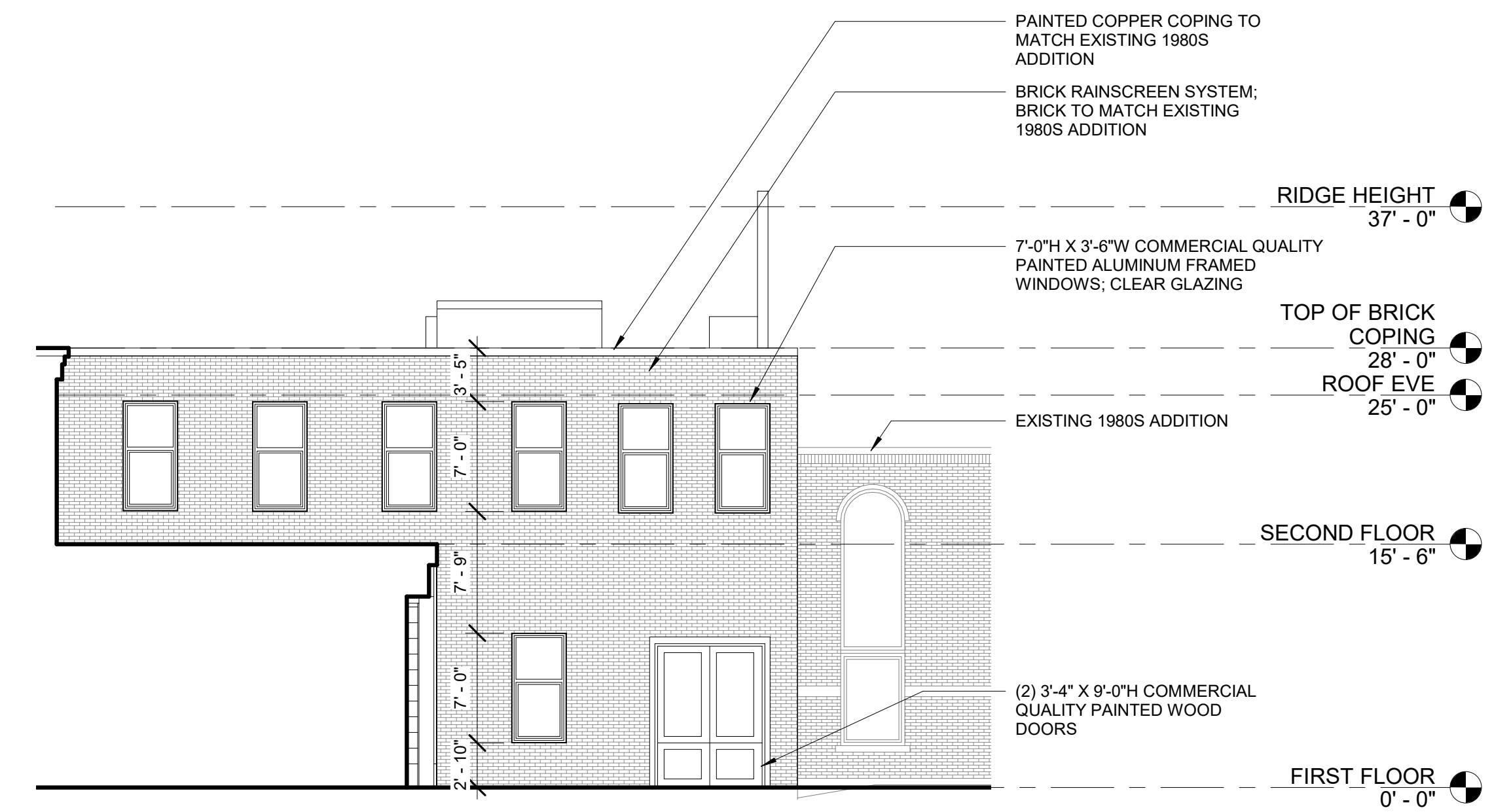
93 STATE STREET
NEWBURYPORT, MA 01950

09/30/2020

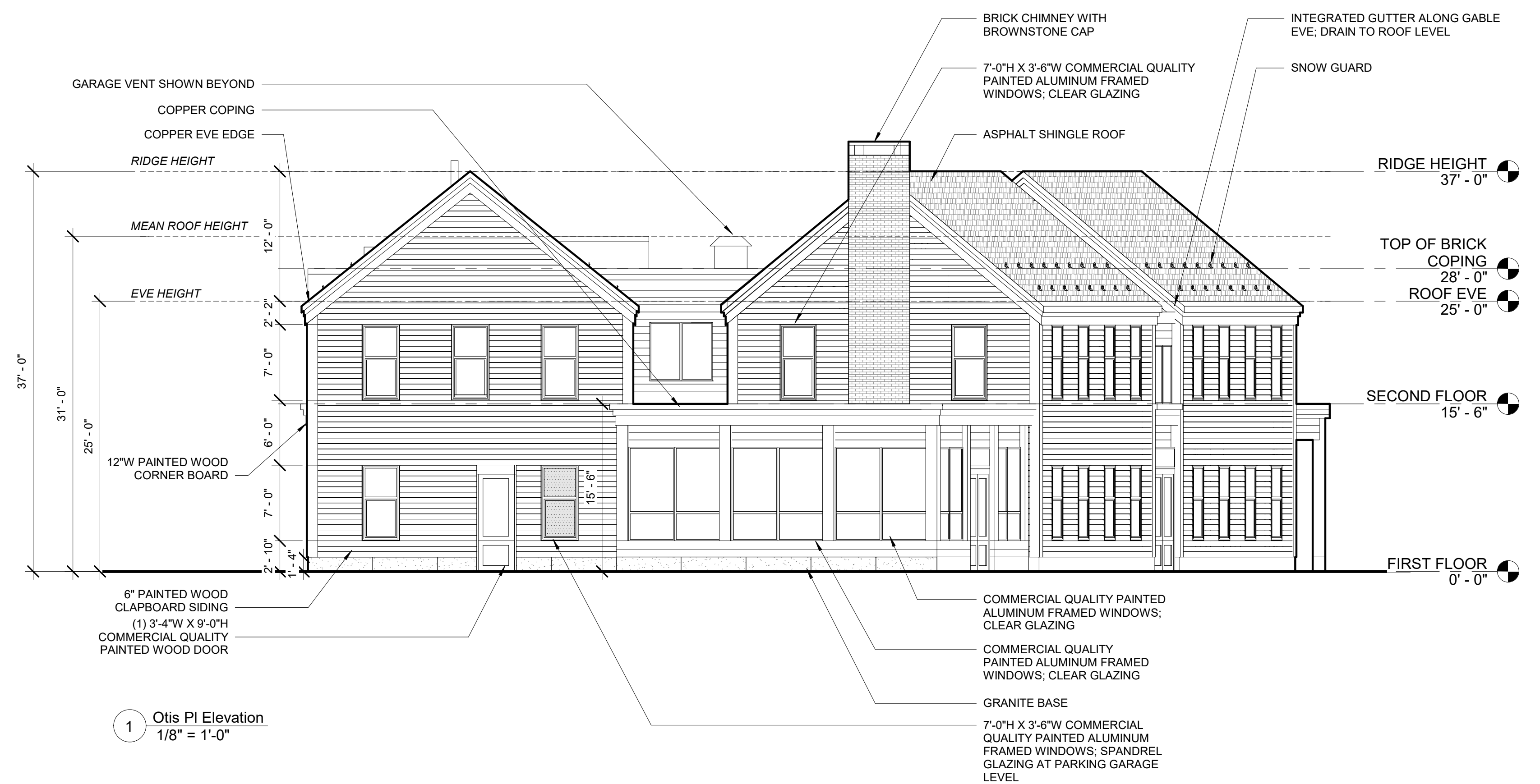
BUILDING ELEVATIONS



3 State St Elevation
1/8" = 1'-0"



2 Prospect St Elevation
1/8" = 1'-0"



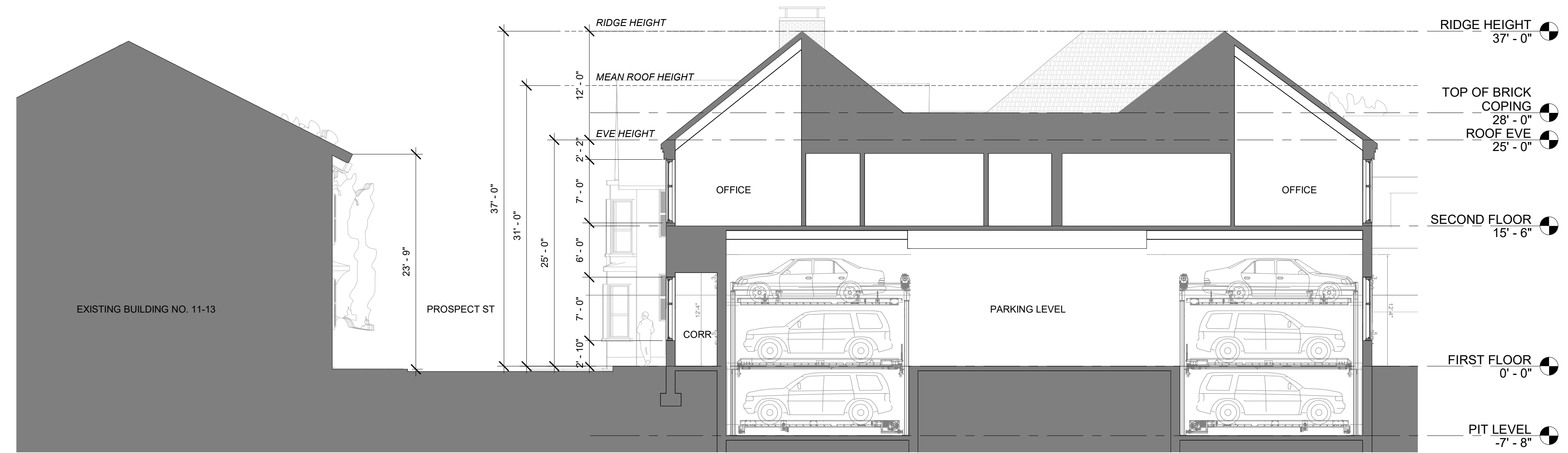
1 Otis Pl Elevation
1/8" = 1'-0"

Institution for Savings Office Addition

93 STATE STREET
NEWBURYPORT, MA 01950

BUILDING ELEVATIONS

09/30/2020

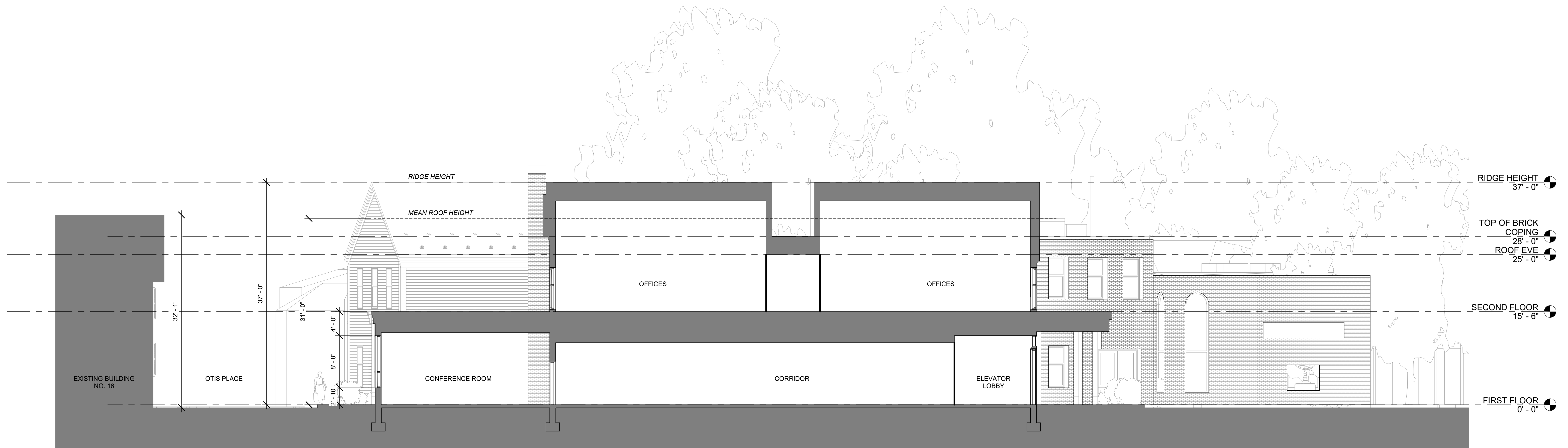


1 Prospect St Building Section
1/8" = 1'-0"

Institution for Savings Office Addition

09/30/2020

BUILDING SECTIONS



1 Otis Place Building Section
1/8" = 1'-0"

Institution for Savings Office Addition

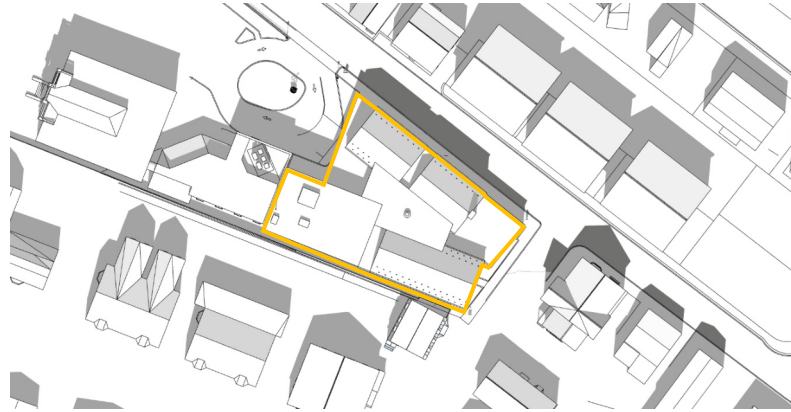
09/30/2020

BUILDING SECTIONS

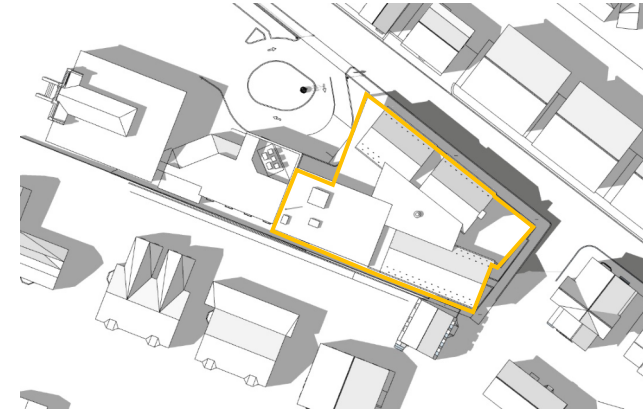
Vernal Equinox
March 21



9AM



12PM



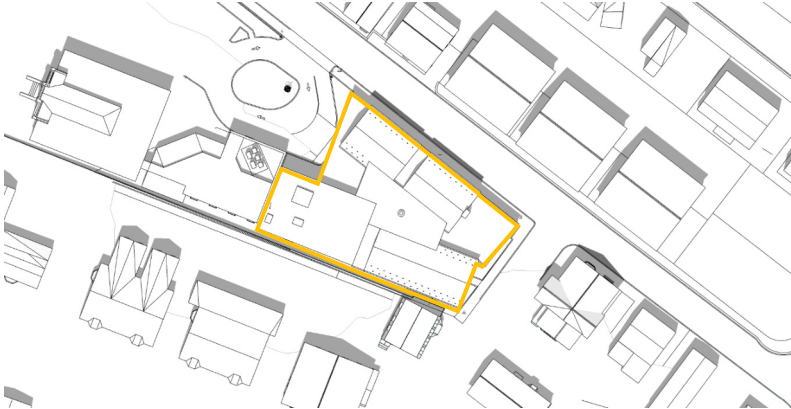
3PM

Summer Solstice

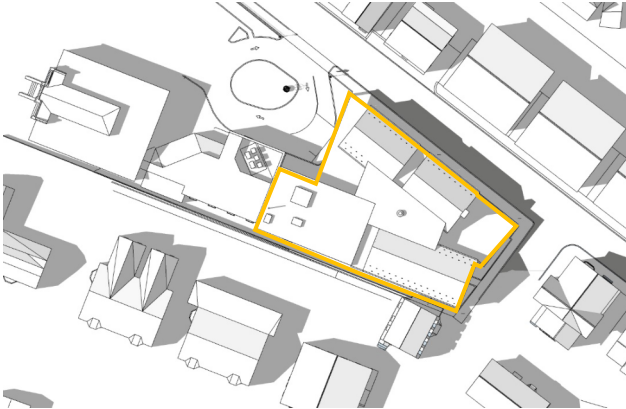
June 21



9AM

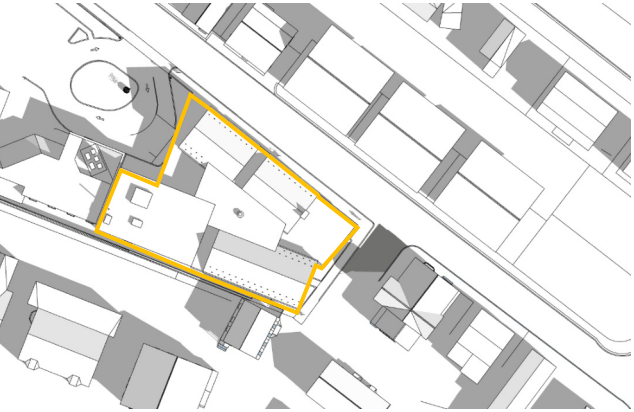


12PM

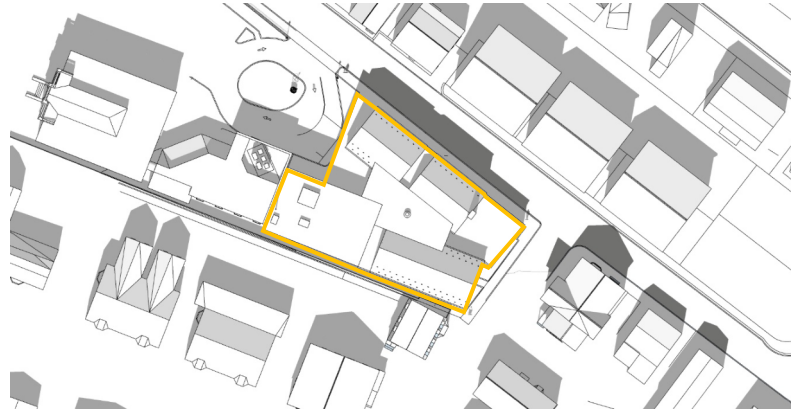


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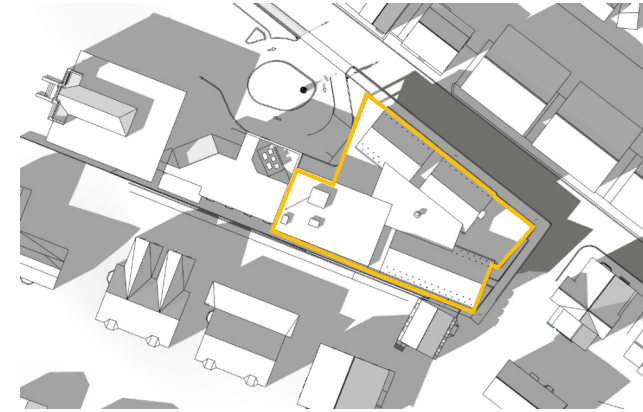
Autumnal Equinox
September 21



9AM



12PM

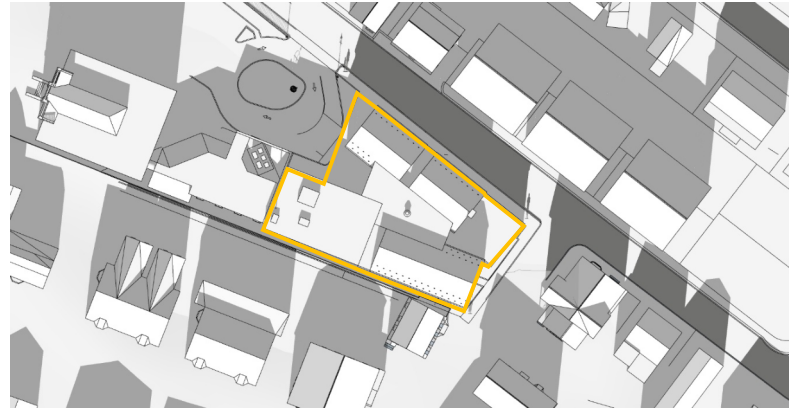


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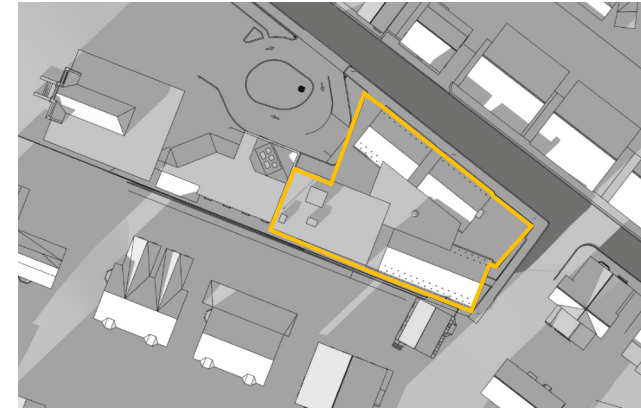
Winter Solstice
December 21



9AM



12PM



3PM





















