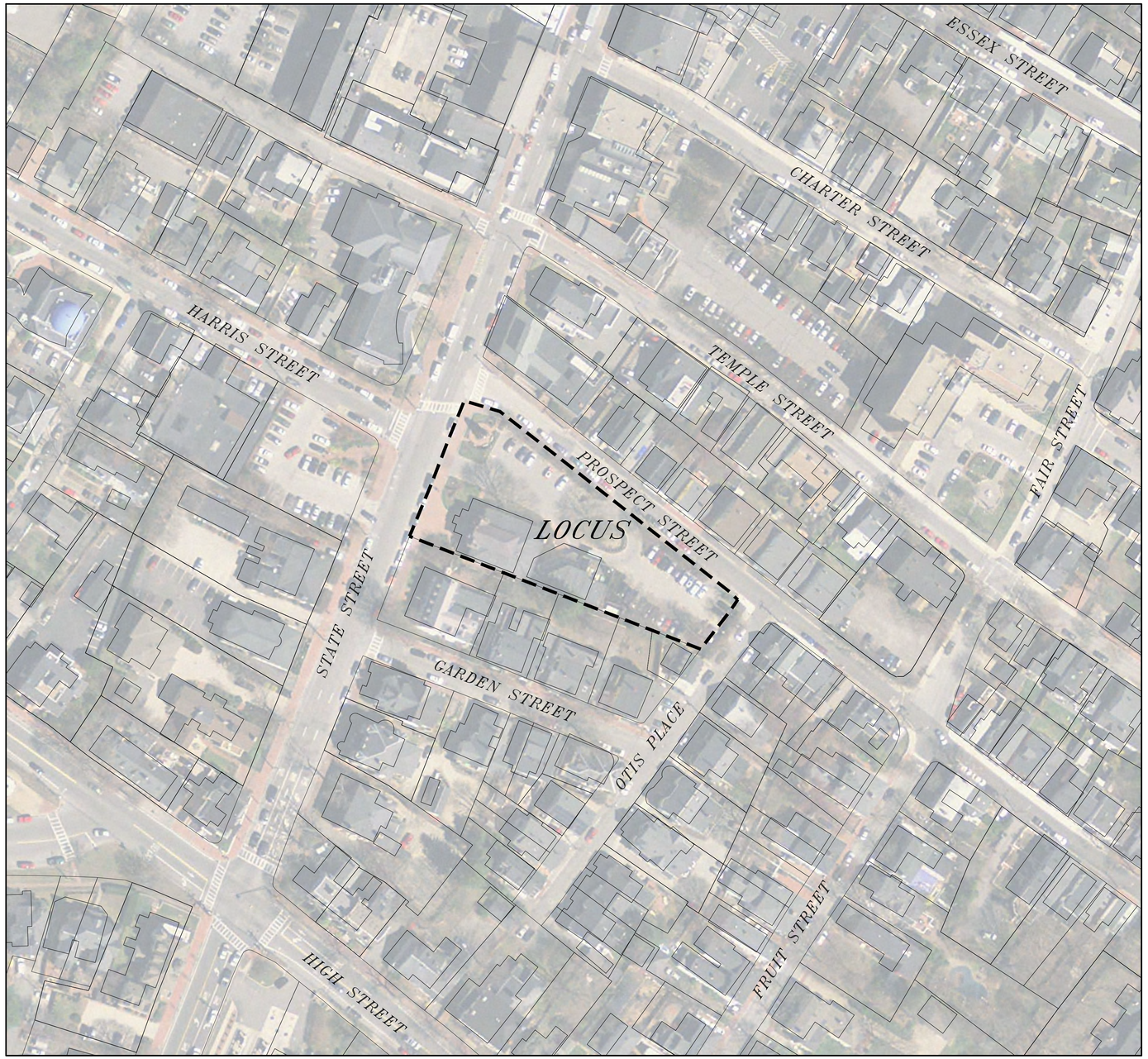

PERMIT SITE DEVELOPMENT PLANS

(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

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

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

WWW.MERIDIANASSOC.COM

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

GRAPHIC SCALE
SCALE 1"=60'

FEET 60 0 30 60 120 240
METERS 0 10 20 40 80

DWG. No. 6267_CVR
(IMAGE: USGS Color Ortho Imagery (2013/2014))

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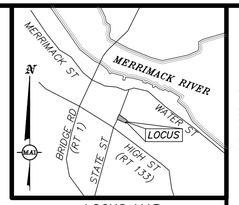
TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
1	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
2	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
- G — COMPILED GAS LINE
- GAS GATE
- GM — GAS METER
- TEC — COMMUNICATIONS LINE
- +UGC — UNDERGROUND CABLE PAINT MARKING
- TELEPHONE MANHOLE
- OHW — OVERHEAD WIRES
- E — COMPILED ELECTRIC LINE
- LIGHT POLE
- ELECTRIC MANHOLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY WIRE
- EHH — ELECTRIC HANDHOLE
- AIR CONDITIONER
- D — DRAIN LINE
- D — 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
- oCO — CLEANOUT
- W — WATER LINE
- W — COMPILED WATER LINE
- +UGW — UNDERGROUND WATER PAINT MARKING
- WATER GATE
- COMPILED WATER GATE
- HYDRANT
- WS — WATER SERVICE
- ICV — IRRIGATION CONTROL VALVE
- S — SEWER LINE
- S — COMPILED SEWER LINE
- SEWER MANHOLE
- COMPILED SEWER MANHOLE
- MANHOLE
- TERMINUS UNKNOWN
- A.G. — ABOVE GROUND
- BIT. CONC. — BITUMINOUS CONCRETE
- CI — CAST IRON
- CONC. — CONCRETE
- CS — CORRUGATED STEEL
- FFF — FINISHED FIRST FLOOR
- GEN — GENERATOR
- GC — GRANITE CURB
- i/o/b — INVERT
- PVC — POLYVINYL CHLORIDE
- RWS — STONE RETAINING WALL
- (TBR) — TO BE REMOVED

NOTES:

1. 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.
2. THE SUBJECT PROPERTY IS LOCATED IN THE DOWNTOWN BUSINESS DISTRICT (B2) AND THE DOWNTOWN OVERLAY DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOTS 39 & 40 ON CITY OF NEWBURYPORT ASSESSOR'S MAP 14.
4. 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 WARRANTY 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.
5. 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.
6. THE ELEVATIONS DEPICTED HEREON ARE BASED ON AN ASSUMED DATUM.
7. LIMITED PROPERTY LINES ARE DEPICTED HEREON.
8. 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.
9. 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 UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

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

GRAPHIC SCALE
SCALE: 1"= 20'
10 0 10 20 40 80

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

REVISIONS			
DESCRIPTION	DATE	BY	
REVISED SUBMISSION	05/20/20	NB	
REVISED DEMO AREAS & ITEMS TBR	02/06/20	NB	

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) 299-0447
60 WALK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

DESIGNED BY:
CHECKED BY:

DATE: JANUARY 8, 2020
SCALE: 1"=20'
SHEET No. 2 OF 7
PROJECT No. 6215

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SCHEDULE OF DIMENSIONAL CONTROLS

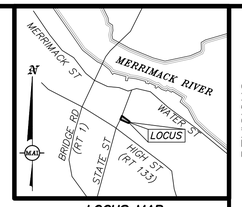
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

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
1	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
2	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:

1. ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BY PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
2. EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY TO ENSURE PROPER FUNCTION.
3. 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 WALL
	PROPOSED WOODEN FENCE
	PROPOSED CONCRETE WALK
	PROPOSED CRUSHED STONE
	PROPOSED SUBSURFACE DETENTION FACILITY
	PROPOSED BRICK SIDEWALK
	PROPOSED DECORATIVE POLE LIGHT
	PROPOSED RECESSED LIGHT
PDMH	PROPOSED DRAIN MANHOLE
PVCB	PROPOSED VORTECH CATCHBASIN
PCB	PROPOSED CATCHBASIN
PVGC	PROPOSED VERTICAL GRANITE CURB
PFGC	PROPOSED FLUSH GRANITE CURB

PARKING NOTES:

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

GRAPHIC SCALE
SCALE: 1"= 20'
10 0 10 20 40 80

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

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

REVISIONS

DESCRIPTION	DATE	BY
PEER REVIEW COMMENTS 01/20/20	02/06/20	NB
BUILDING/PARKING REDESIGN	03/25/20	NB
REVISED SUBMISSION	05/20/20	NB

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

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
60 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

DESIGNED BY: NB
CHECKED BY: CEW

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

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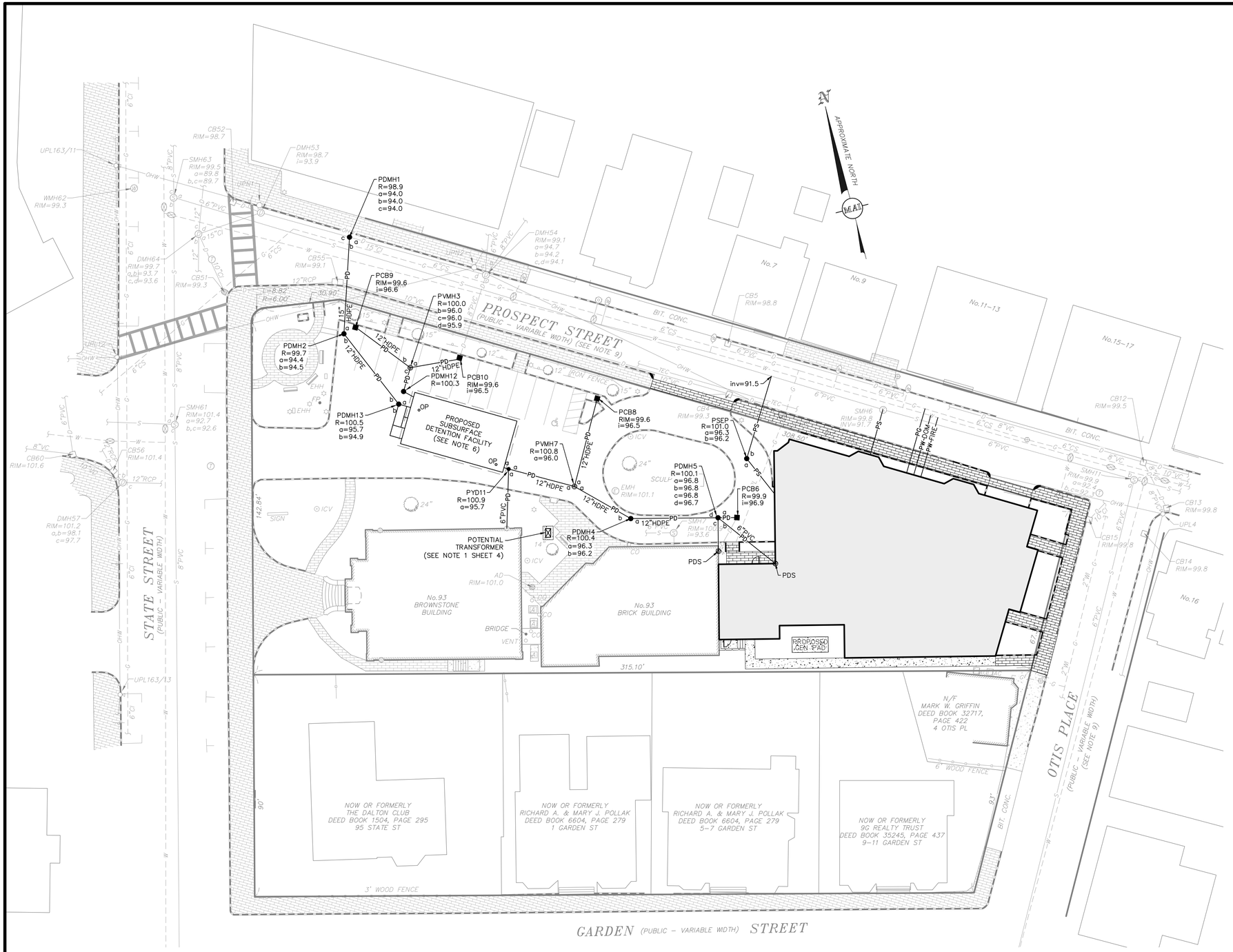

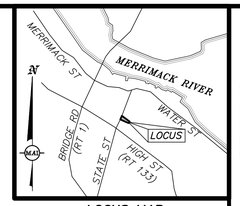

LOCUS MAP
(NOT TO SCALE)

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.

GRAPHIC SCALE
SCALE: 1"= 20'
10 0 10 20 40 80

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

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

REVISIONS		
05/20/20	REVISED SUBMISSION	NB
03/25/20	REVISED FLOOR DRAIN LOCATIONS	NB
02/06/20	REVISED DRAINAGE LAYOUT	AF
DATE	DESCRIPTION	BY

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

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
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TELEPHONE: (978) 299-0447
60 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

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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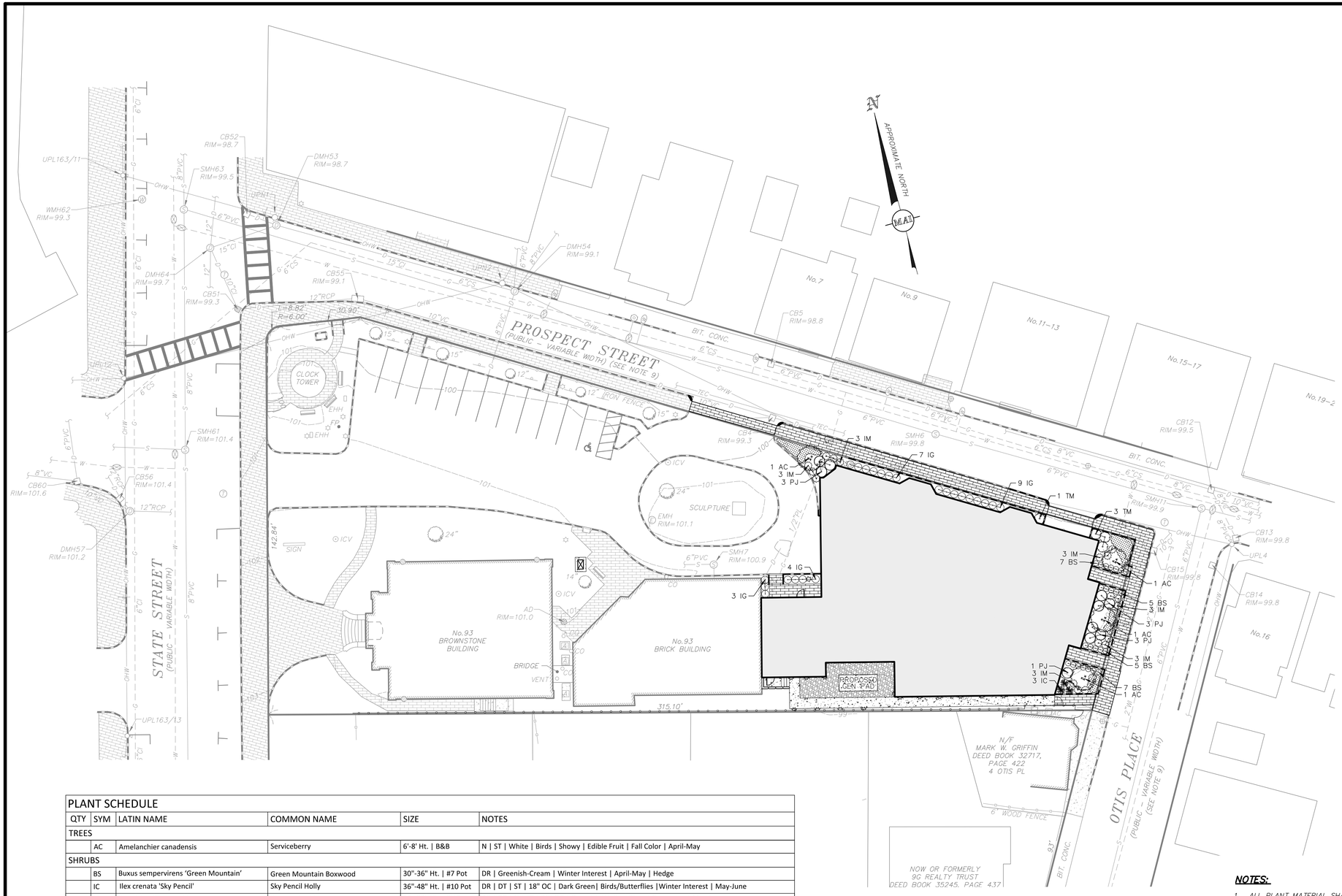

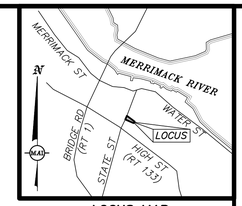

LOCUS MAP
(NOT TO SCALE)

PROPOSED LEGEND

- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED PERENNIAL PLANTINGS (SEE NOTE 9)

GRAPHIC SCALE
SCALE: 1"= 20'

10 0 10 20 40 80

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 & GROUNDCOVER					
	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:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY AMERICANHORT 2014 AND AS AMENDED.
2. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
3. NO DEVIATIONS OR SUBSTITUTIONS FROM THE PLANT SCHEDULE SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. 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.
5. 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.
6. ALL MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A LEGAL AND PROFESSIONAL MANNER.
7. ALL DISTURBED AREAS SHALL BE RE-SEEDED 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.
8. 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.
9. AREAS OF PROPOSED PERENNIAL PLANTINGS SHALL CONSIST OF SPECIFIED PERENNIALS AND GROUNDCOVER SPECIES AS NOTED IN THE PLANT SCHEDULE. ACTUAL LAYOUT TO BE DETERMINED AND APPROVED IN FIELD BY OWNER'S REPRESENTATIVE AT TIME OF PLANTING.

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

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

REVISIONS

DESCRIPTION	DATE	BY
REVISED SUBMISSION	05/20/20	JBT
REVISE LANDSCAPE AREA	03/25/20	NB
REVISE LANDSCAPE AREA/SCHEDULE	02/06/20	NB

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

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
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60 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

DESIGNED BY: NB
CHECKED BY: CEW

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

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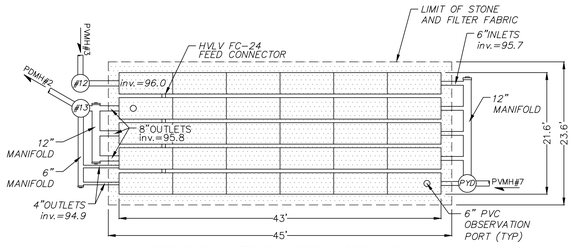
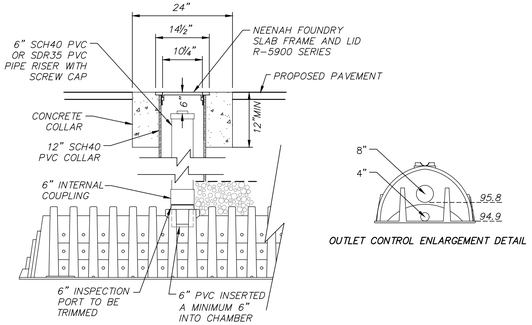


PROVIDE 30 CULTEC RECHARGER R-280HD UNITS

(PLAN VIEW)

SUBSURFACE DETENTION FACILITY LAYOUT

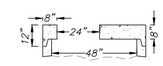
(NOT TO SCALE)



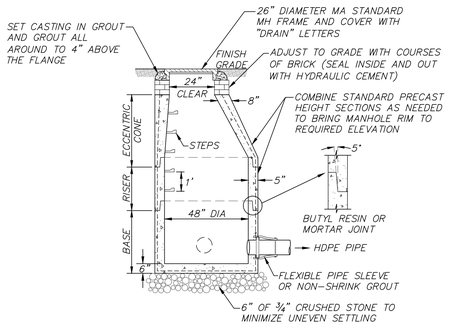
OBSERVATION PORT

(NOT TO SCALE)

OUTLET CONTROL ENLARGEMENT DETAIL



OPTIONAL TOP SLAB

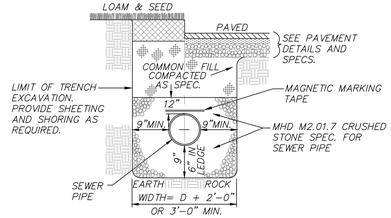


NOTES:

1. 48" DIAMETER DRAIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN/LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
4. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
5. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C990 SPEC.
6. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
7. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

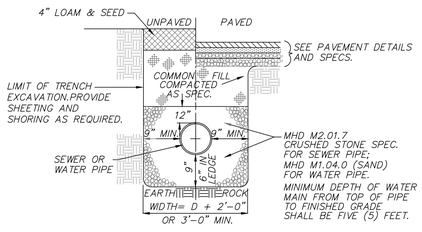
DRAIN MANHOLE DETAIL

(NOT TO SCALE)



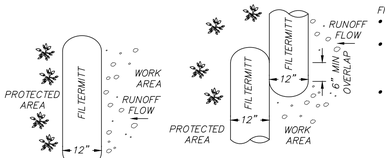
SEWER TRENCH DETAIL

(NOT TO SCALE)



WATER TRENCH DETAIL

(NOT TO SCALE)



TOP VIEW

UNION TOP VIEW

FILTERMITT COMPONENTS:

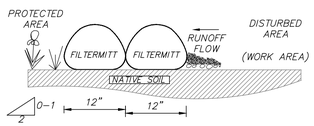
OUTSIDE CASING: 100% ORGANIC HESSIAN

FILLER INGREDIENT: FIBER ROOT MULCH

- BLEND OF COARSE & FINE COMPOST & SHREDDED 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 GROUNDSCAPES EXPRESS, INC P.O. BOX 737 WRENTHAM, MA. 02093 (508)-384-7140 OR EQUAL



UNION SECTION VIEW

FILTERMITT INSTALLATION:

SECTIONS CAN BE CONSTRUCTED ON SITE IN LENGTHS FROM 1' TO 100'.

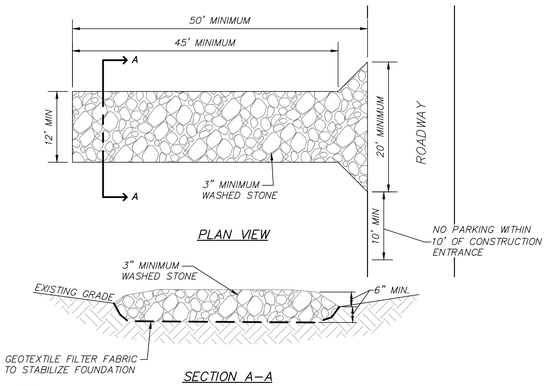
SECTIONS CAN ALSO BE DELIVERED TO THE SITE IN LENGTHS FROM 1' TO 8'.

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)



PLAN VIEW

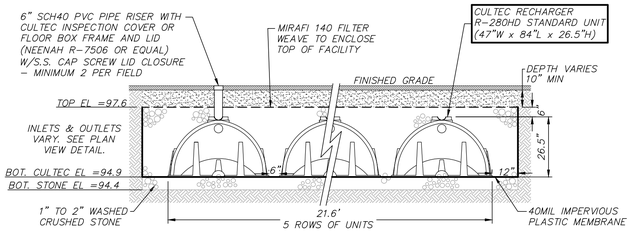
SECTION A–A

NOTE:

1. LOCATION OF STABILIZED CONSTRUCTION ENTRANCE TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO START OF CONSTRUCTION ACTIVITIES.

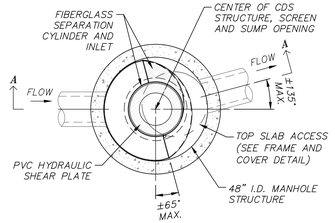
TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

(NOT TO SCALE)



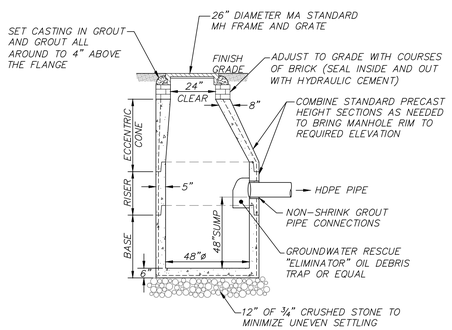
SUBSURFACE DETENTION FACILITY

(NOT TO SCALE)



PLAN VIEW B–B

FRAME AND COVER

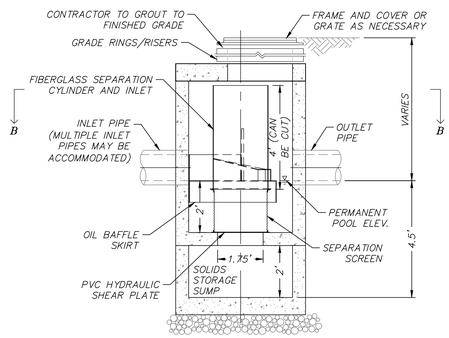


NOTES:

1. 48" DIAMETER CATCHBASIN MANHOLE AS MANUFACTURED BY SHEA CONCRETE PRODUCTS OR EQUAL.
2. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
3. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ IN/LINEAL FT AND 0.12 SQ IN (BOTH WAYS) BASE BOTTOM.
4. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS.
5. PROVIDE EXTERIOR DAMPPROOFING AS REQUIRED.

CATCHBASIN WITH OIL DEBRIS TRAP

(NOT TO SCALE)



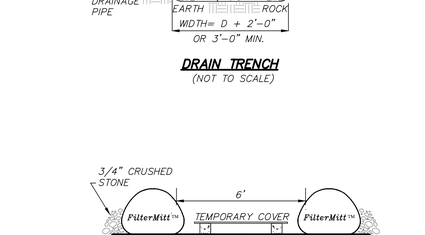
ELEVATION A–A

NOTES:

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

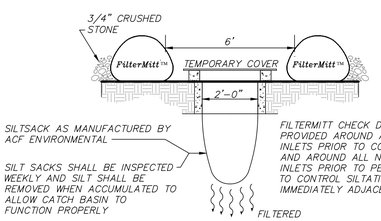
CONTECH CDS DETAIL

(NOT TO SCALE)



DRAIN TRENCH

(NOT TO SCALE)

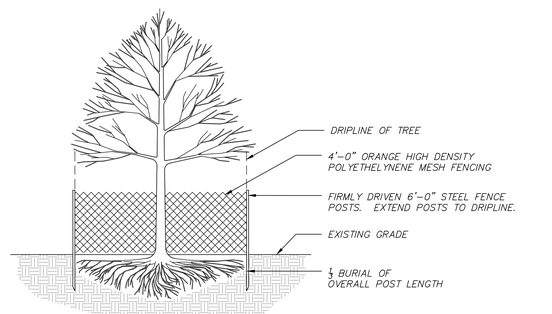


CATCH BASIN FILTER DETAIL

(NOT TO SCALE)

NOTE

1. CONTRACTOR TO VISUALLY INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER ANY STORM EVENT TO ENSURE PROPER FUNCTION.



TREE PROTECTION

(NOT TO SCALE)

NOTE

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

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

DWG. No. 6215_DET.DWG

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REVISIONS

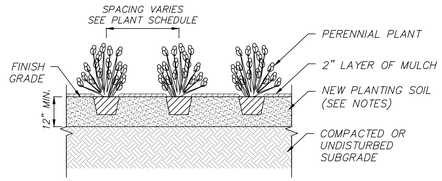
DESCRIPTION	DATE	BY
PEER REVIEW COMMENTS 01/20/20	02/06/20	NB
NO CHANGES THIS SHEET	03/25/20	NB
REVISED SUBMISSION	05/20/20	NB

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
60 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

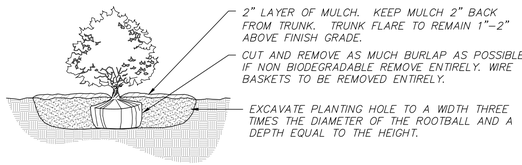
DESIGNED BY: NB
CHECKED BY: CEW

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



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

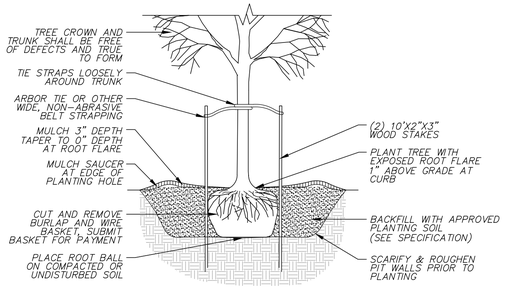
GROUNDCOVER / ANNUAL / PERENNIAL PLANTING
NOT TO SCALE



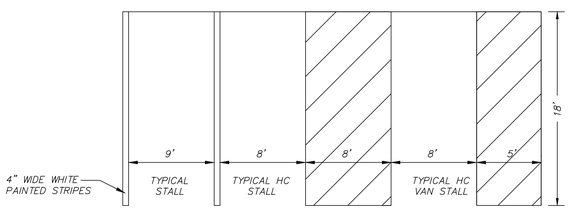
NOTES:

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

SHRUB PLANTING
NOT TO SCALE

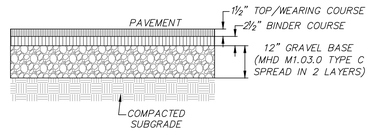


TREE PLANTING
(NOT TO SCALE)



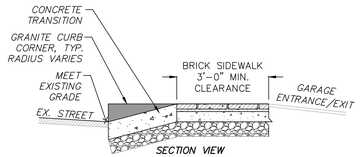
NOTE: FOR LOCATION AND DIMENSIONS OF ALL PAVEMENT STRIPING, SEE SITE PLAN

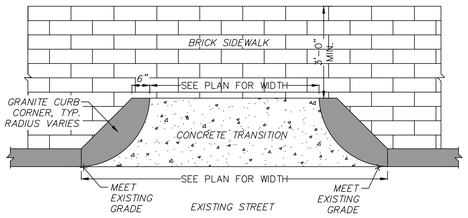
PAVEMENT MARKING DETAIL
(NOT TO SCALE)



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

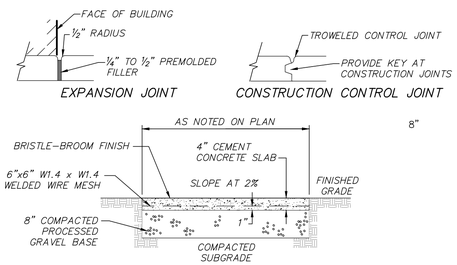
BITUMINOUS CONCRETE PAVEMENT
(NOT TO SCALE)





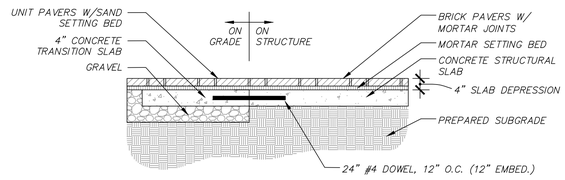
GRANITE CURB CORNER SHALL MEET THE REQUIREMENTS OF MASS. HIGHWAY STANDARD SPECIFICATIONS M9.04.6

GARAGE ENTRANCE/EXIT TRANSITION
(NOT TO SCALE)

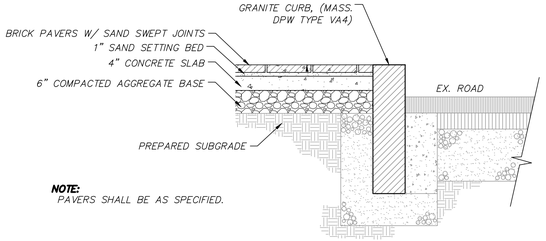


NOTES:
1. TYPICAL EXPANSION JOINT SPACING EVERY 20' O.C.
2. TYPICAL CONTROL JOINT SPACING EVERY 5' O.C.

CONCRETE WALKWAY
(NOT TO SCALE)

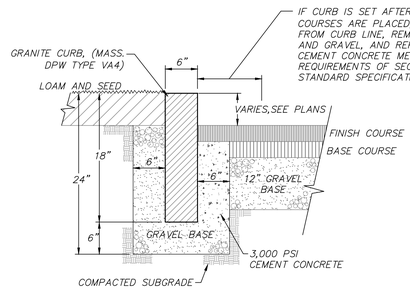


BRICK PAVERS
(NOT TO SCALE)

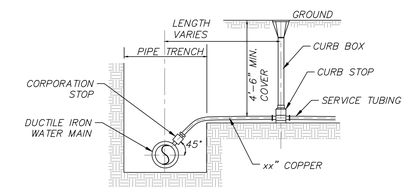


NOTE:
PAVERS SHALL BE AS SPECIFIED.

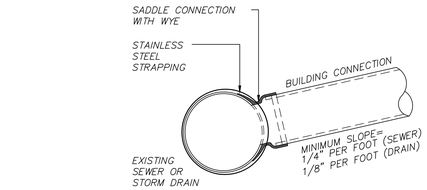
BRICK PAVER SIDEWALK/CROSSWALK
(NOT TO SCALE)



VERTICAL GRANITE CURB
(NOT TO SCALE)

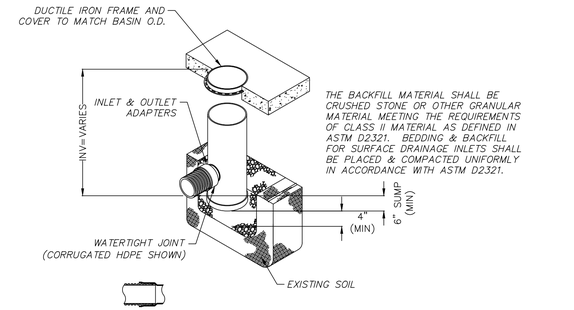


TYPICAL WATER SERVICE
(NOT TO SCALE)



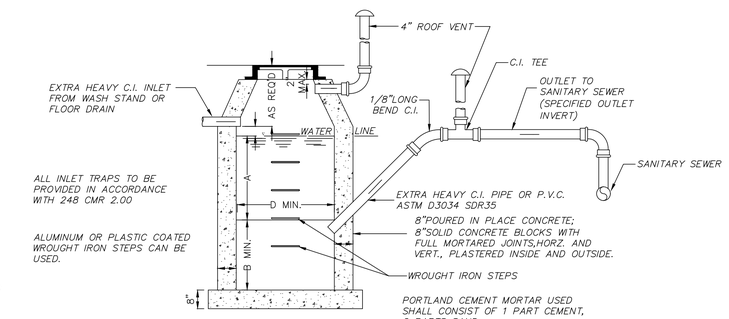
NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED.
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR FULL WYE FITTING ARE NOT ALLOWED.
6. 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:
1. PROVIDE 24" NYLOPLAST DRAIN BASIN OR EQUAL. BASIN TO BE MANUFACTURED FROM PVC PIPE STOCK.
2. FRAMES AND GRATES SHALL BE DUCTILE IRON AND COMPLY TO H–20 LOADING CAPACITY.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.
4. 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

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.

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

REVISIONS

DATE	DESCRIPTION	BY
05/20/20	REVISED SUBMISSION	NB
03/25/20	NO CHANGES THIS SHEET	NB
02/06/20	PEER REVIEW COMMENTS 01/20/20	NB

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
60 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

DESIGNED BY: NB
CHECKED BY: CEW

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

DWG. No. 6215_DET.DWG

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cityLift

CUSTOMIZED PARKING
SOLUTIONS

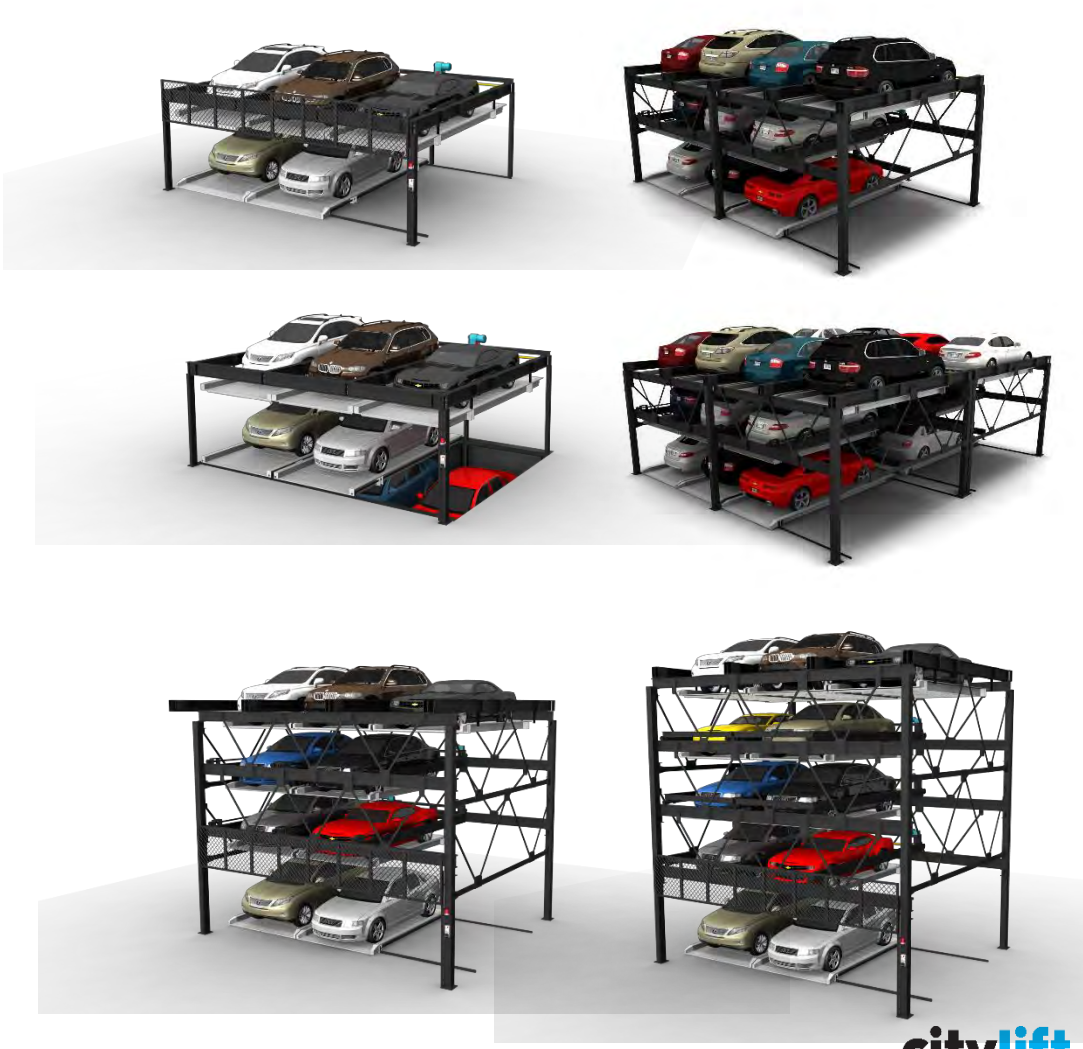
TAKE THE SPACE OUT OF PARKING.

ABOUT CITYLIFT PARKING'S PUZZLE DESIGN

- Proven technology
  - 25+ years old
  - 30,000+ spaces installed by CityLift's manufacturing partner
  - Highly reliable
- Features
  - 2,3,4,5 high options
  - Single row or tandem
  - Above ground or in a pit
  - Independent access to each car
  - Quick retrieval
  - Quiet
  - Frame doubles as building structure
  - Electrical Vehicle charging option available

Watch 4 Level Puzzle video here:

[Four Level Puzzle]



PUZZLE DESIGN: INDEPENDENT ACCESS FOR EVERY CAR

MORE INFO AND VIDEOS: http://cityliftparking.com/solutions/puzzle-mechanical-parking

(1) Driver presses fob to access their space and drives their blue car onto lift

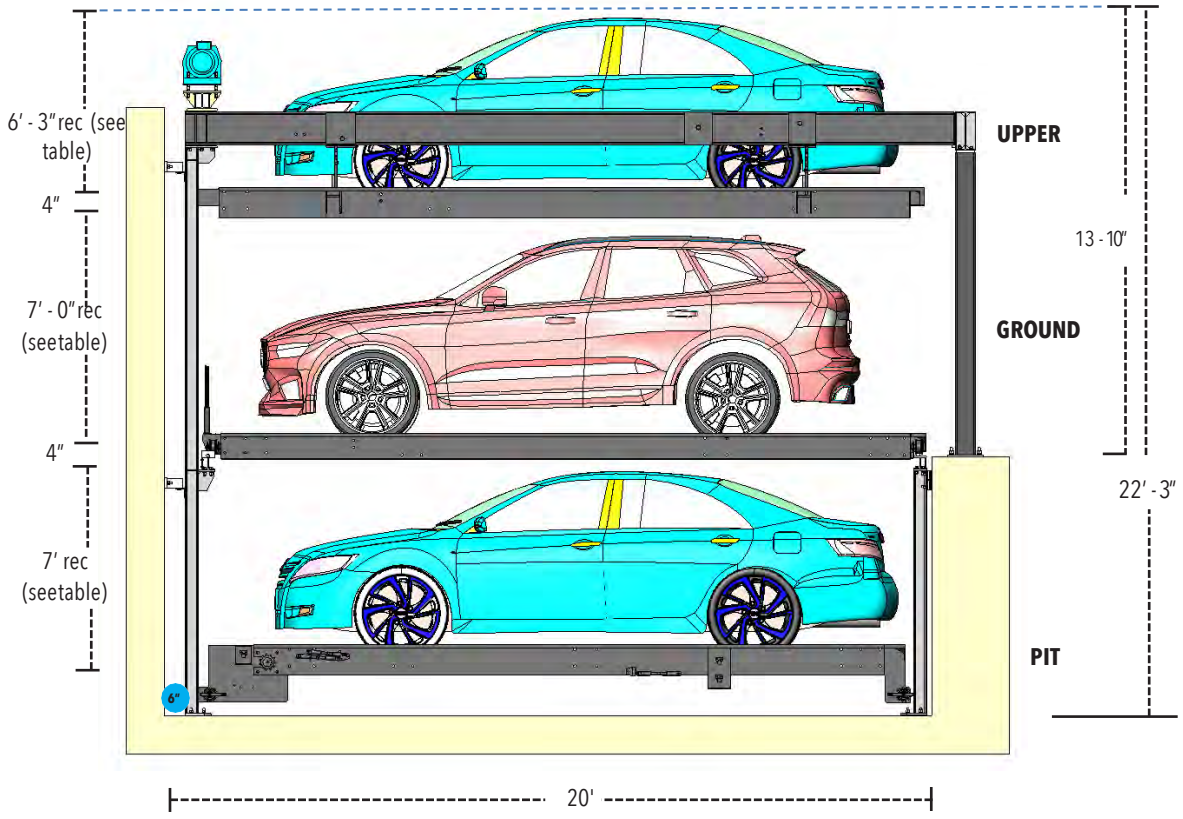
(2) Driver leaves and closes gate

(3) Next driver retrieves car from pit space. Note blue car on right was lifted up and tan car on ground level shifted left to open up a space for the car in the pit

(4) White car comes up from pit and gate opens. Driver gets into white car and drives off

THREE-LEVEL W/PIT

MODEL NO **3LPWP**



CAR SIZES

	LENGTH	WIDTH
UPPER	17′ - 0 3/4″	6′ - 10″
GROUND	17′ - 0 3/4″	6′ - 6 3/4″
PIT	17′ - 0 3/4″	6′ - 6 3/4″

HEIGHT OPTIONS

	RECOMMENDED	MINIMUM
UPPER	6′ - 3″	5′ - 5″
GROUND	7′ - 0″	6′ - 3″
PIT	7′ - 0″	6′ - 6 3/4″

NOTES:

- Recommended and minimum car heights:
  - SUV: 6′ – 3″
  - Sedan: 5′ – 5″
- Additional sizes can be customized. See *Car Sizes* page.
- Each dimension has a tolerance of:
  6″ for length, 6″ for width, and 3″ for height
- Recommend 4″ depressed slab if doing ground level installation for flat driving onto platform
- Usable space dimensions will not change for flat pallets
- 6″ needed from back of rear column to face of wall

CAR SIZES

LARGE		MEDIUM		SMALL	
LENGTH	WIDTH	LENGTH	WIDTH	LENGTH	WIDTH
17′ - 0 3/4″	6′ - 10″	16′ - 5″	6′ - 10″	15′ - 9″	6′ - 10″
17′ - 0 3/4″	6′ - 6 3/4″	16′ - 5″	6′ - 6 3/4″	15′ - 9″	6′ - 6 3/4″
NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE	15′ - 9″	6′ - 4 3/4″

NOTES:

- Recommended car sizes are listed above
- Additional sizes can be customized
- Each dimension has a tolerance of:
  6″ for length, 6″ for width, and 3″ for height
- Recommend 4″ depressed slab if doing ground level installation for flat driving onto platform
- Usable space dimensions will not change for flat pallets

SAMPLE CAR LIST

LARGE			
BMW 5-Series	Audi Q5	Tesla Model S	Volvo XC60
MEDIUM			
Audi A6	BMW X5	Dodge Durango	Jeep Grand Cherokee
SMALL			
Acura ILX	BMW 3-Series	Honda Civic	Lexus IS

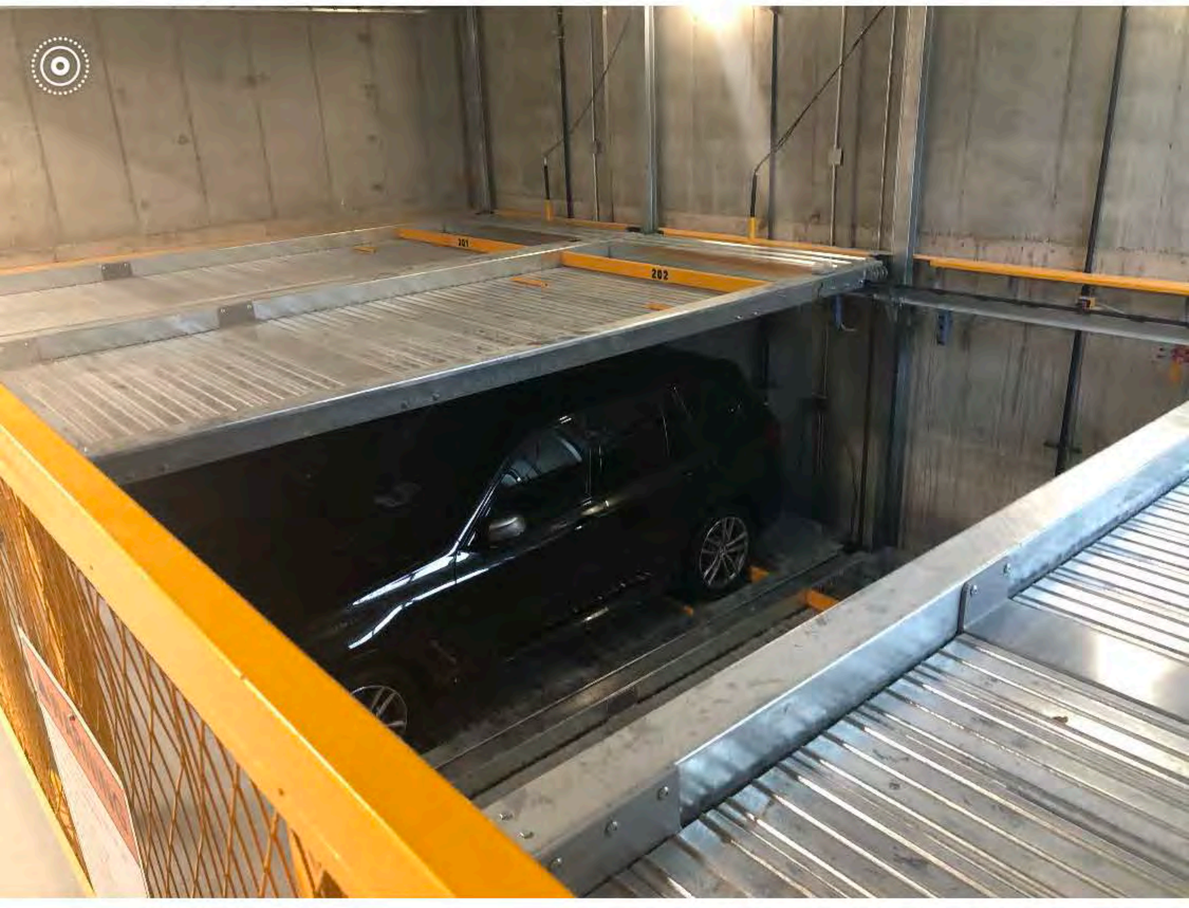
***Note**: Standard load is 5,200 lbs per vehicle. Heavier loads available. Individual cars should be measured for size fit. Above is a sample list of 2016 model cars that can fit on the different platform sizes given a 6′ horizontal clear height. This list is not meant to be comprehensive or exahaustive.*

C
WARNING

304
303
202
201
193
2
WARNING

WARNING

201
101


201
202

WARNING

CITYLIFT PARKING
1901 Poplar St, Suite B, Oakland, CA 94607
contact@cityliftparking.com
844.388.0424

www.cityliftparking.com

Oakland | Boston | Los Angeles | New York | Seattle

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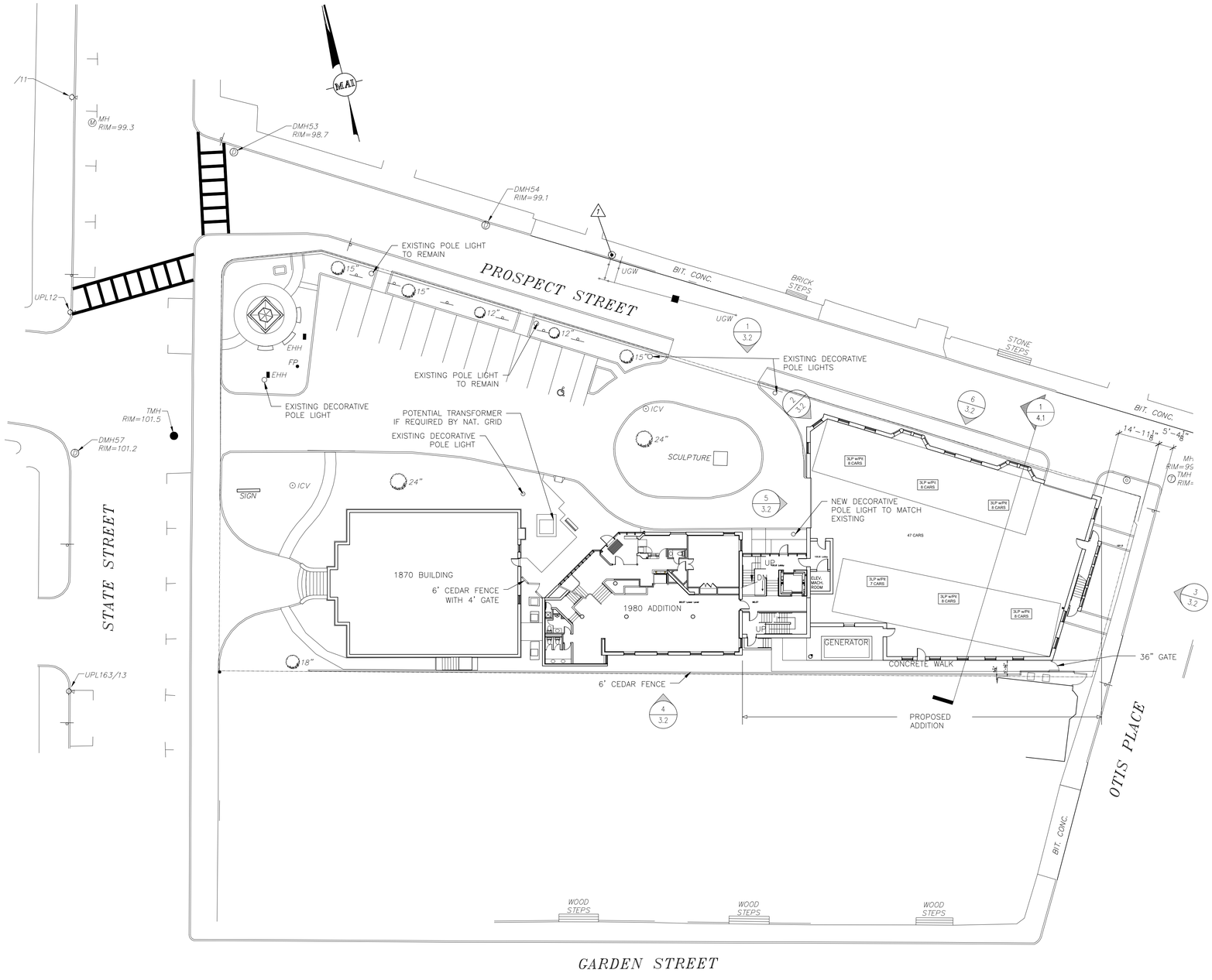
TANGRAM 3DS



1 SITE PLAN

GRAPHIC SCALE
SCALE: 1"= 20'
10 0 10 20 40 80

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
GROUND FLOOR

Scale:
1"=20'-0"

Date:
5/20/20

Consultants:

Project No:
17004.00

Drawn by:
CKN

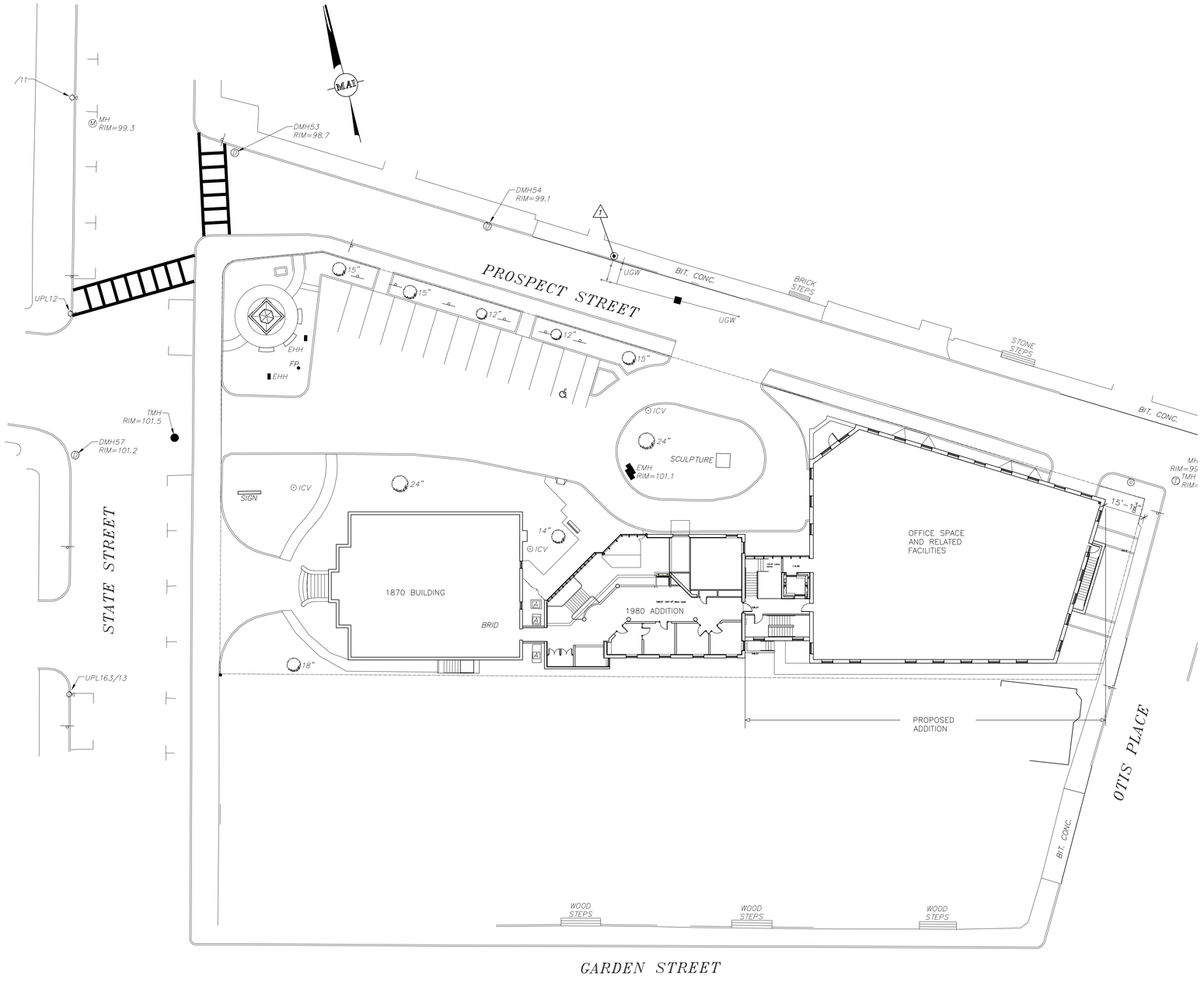
Checked by:

Revisions:

REGISTERED ARCHITECT
CHARLES K. NUTTER
No. 5731
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

WOODMAN ASSOCIATES

1.2
Drawing No.



1 UPPER LEVEL PLAN

GRAPHIC SCALE
SCALE: 1"= 20'
10 0 10 20 40 80

IFS MAY 20
REVISED
SUBMISSION
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email @
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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:

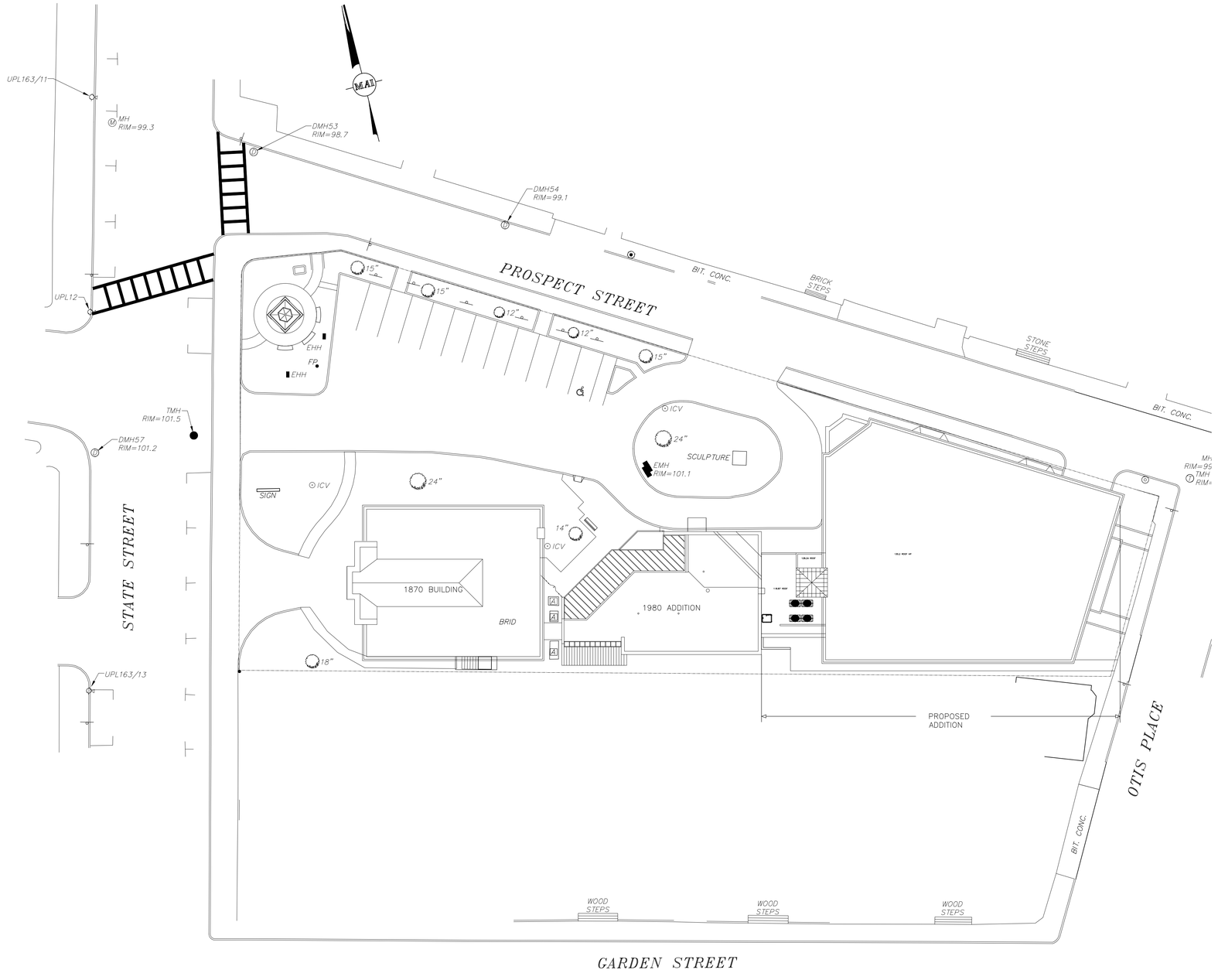
Project No:
17004.00

Drawn by:
CKN

Checked by:

Revisions:

1.3
Drawing No.



1 ROOF PLAN

GRAPHIC SCALE
SCALE: 1"= 20'

10 0 10 20 40 80

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REVISED
SUBMISSION
ARCHITECTURALS

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Project:
INSTITUTION FOR SAVINGS
OFFICE ADDITION

Location:
93 STATE STREET
NEWBURYPORT, MA

Drawing Title:
SITE PLAN
ROOF LEVEL

Scale:
1"=20'-0"

Date:
5/20/20

Consultants:

Project No:
17004.00

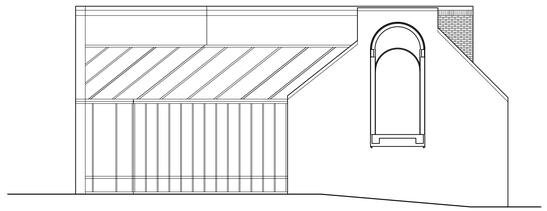
Drawn by:
CKN

Checked by:

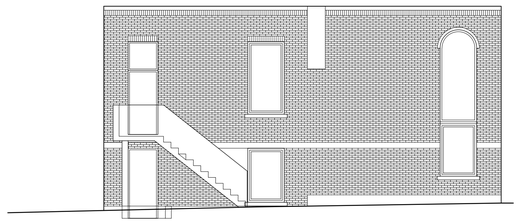
Revisions:

1.4
Drawing No.

1 EXISTING NORTH ELEVATION



2 EXISTING WEST ELEVATION



3 EXISTING EAST ELEVATION

4 EXISTING NORTH ELEVATION

IFS MAY 20
REVISED
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REGISTERED ARCHITECT
CHARLES K NUTTER
No. 5731
BOSTON
MA
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Project:
INSTITUTION FOR SAVINGS
OFFICE ADDITION

Location:
93 STATE STREET
NEWBURYPORT, MA

Drawing Title:
EXISTING ELEVATIONS

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

Date:
5/20/20

Consultants:

Project No:
17004.00

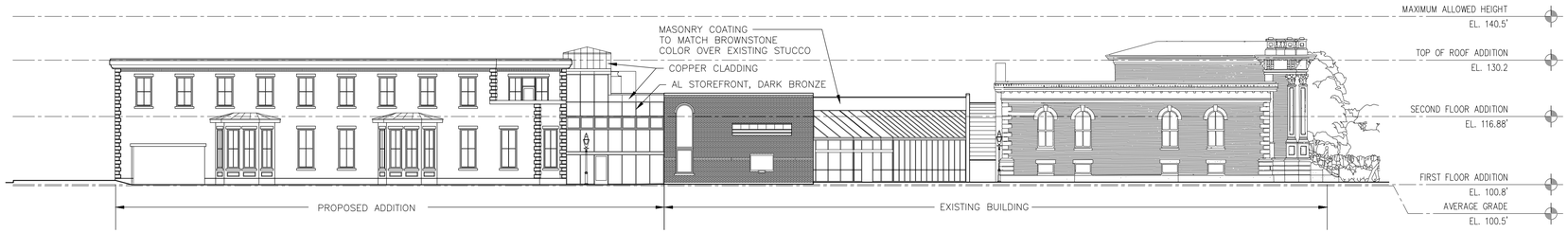
Drawn by:
CKN

Checked by:

Revisions:

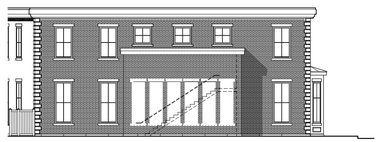
WOODMAN ASSOCIATES

3.1
Drawing No.



1 PROPOSED NORTH ELEVATION

2 PROPOSED NORTHWEST ELEVATION



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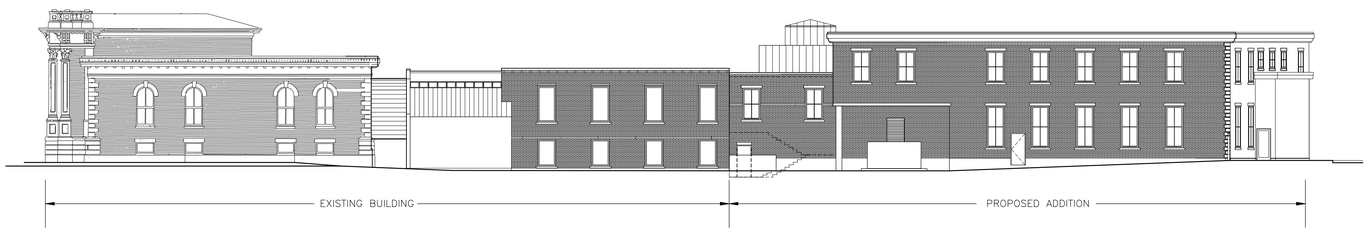
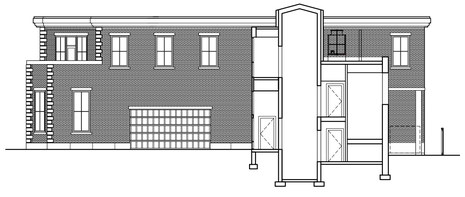
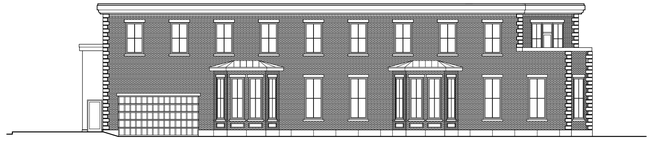


4 PROPOSED SOUTH ELEVATION



5 PROPOSED WEST ELEVATION/SECTION



6 PROPOSED NORTHEAST ELEVATION

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01950 USA

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email @
WoodmanAssociates.com

Project:
INSTITUTION FOR SAVINGS
OFFICE ADDITION

Location:
93 STATE STREET
NEWBURYPORT, MA

Drawing Title:
PROPOSED OVERALL
ELEVATIONS

Scale:
1/16"=1'-0"

Date:
5/20/20

Consultants:

Project No:
17004.00

Drawn by:
CKN

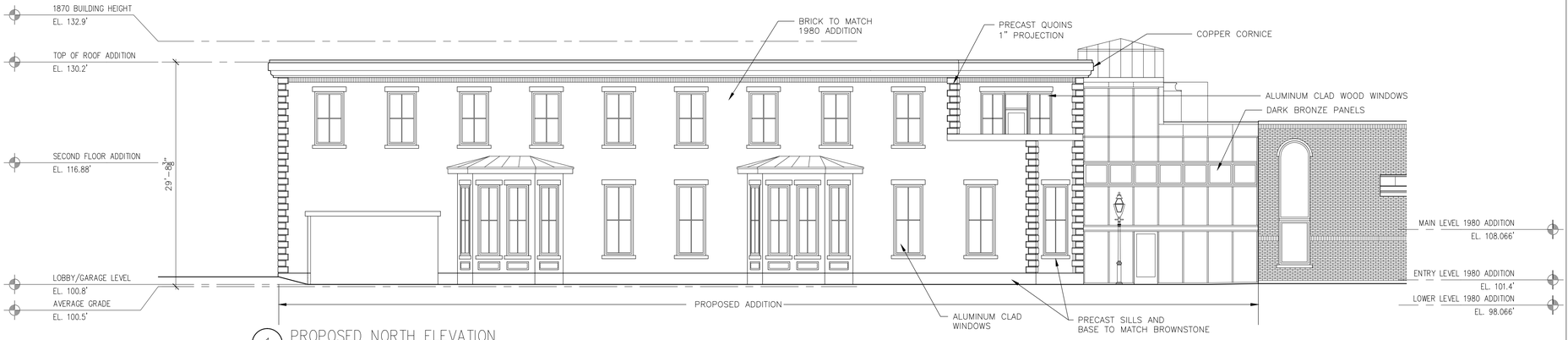
Checked by:

Revisions:

WOODMAN ASSOCIATES

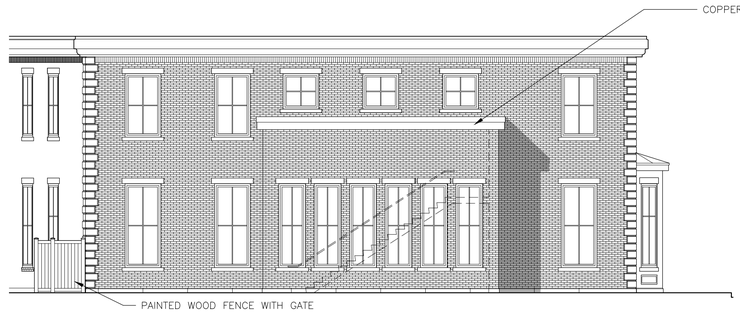
3.2

Drawing No.

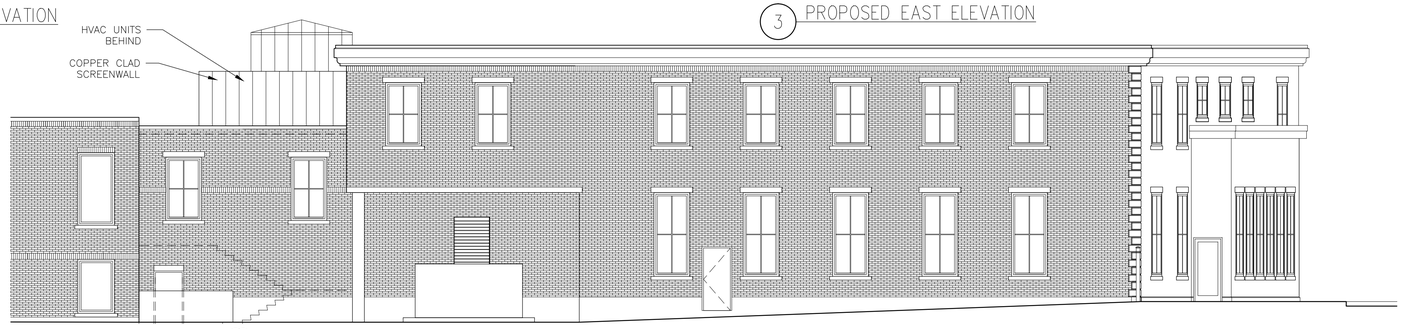


1 PROPOSED NORTH ELEVATION

2 PROPOSED NORTHWEST ELEVATION



3 PROPOSED EAST ELEVATION



4 PROPOSED SOUTH ELEVATION

5 PROPOSED WEST ELEVATION/SECTION

6 PROPOSED NORTHEAST ELEVATION

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Project:
INSTITUTION FOR SAVINGS
OFFICE ADDITION

Location:
93 STATE STREET
NEWBURYPORT, MA

Drawing Title:
PROPOSED ELEVATIONS

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

Date:
5/20/20

Consultants:

Project No:
17004.00

Drawn by:
CKN

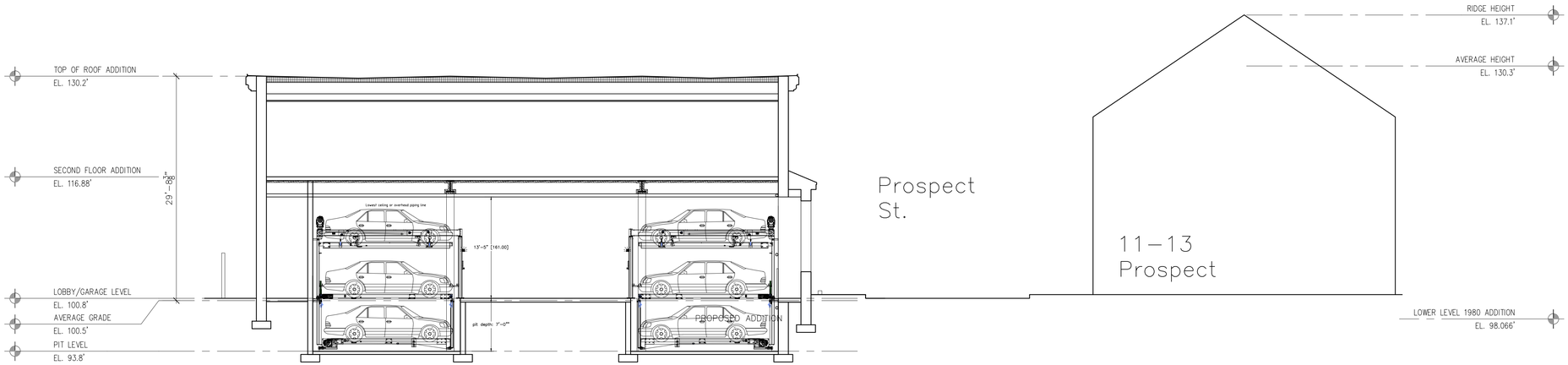
Checked by:

Revisions:

WOODMAN ASSOCIATES

3.3

Drawing No.



1 BUILDING SECTION

IFS MAY 20
REVISED
SUBMISSION
ARCHITECTURALS

REGISTERED ARCHITECT
CHARLES K. NUTTER
No. 5731
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

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Project:
INSTITUTION FOR SAVINGS
OFFICE ADDITION

Location:
93 STATE STREET
NEWBURYPORT, MA

Drawing Title:
PROPOSED SECTIONS

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

Date:
5/20/20

Consultants:

Project No:
17004.00

Drawn by:
CKN

Checked by:

Revisions:

WOODMAN ASSOCIATES

4.1
Drawing No.

PATHLIGHTS

DOUBLE IMPACT

PROJECT NAME:	TYPE:

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

ORDERING INFORMATION AND DRAWINGS - FIXTURE

FIXTURE	RATING	FLANGE FINISH			LUMEN PACKAGE	CCT
ISL2		POWDER COAT FINISH	NATURAL FINISH	PLATED FINISH		
ISL2 Double Impact Steplight	1 Dry / Damp (Non-Locking) 2 Wet (Locking)	WH White BK Black AG Satin Silver AB Architectural Bronze CF Custom Finish* *(Consult Factory)	IG Industrial Gray SS Brushed Stainless Steel BR Brushed Bronze NB Natural Bronze	CH Chrome* *(Increased lead time) PB Polished Oil-Rubbed Bronze* *(Increased lead time, not available for wet location) MB Matte Oil-Rubbed Bronze* *(Increased lead time, not available for wet location)	BOLDAB 80+ CRI, 400 Source Lumens ISL2 Delivered Lumens - 150	27 2700K 30 3000K 35 3500K 40 4000K CC Custom Color (gel)* Color Temp: _____K *Custom gels assigned unique suffix upon receipt of order. Contact Product Support for guidance.)

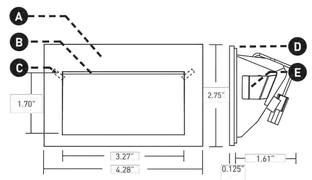
A LED
Regressed LED with slot aperture for glare-free, energy-efficient path and step lighting; suitable for dry / damp or wet applications. 6.5W DC LED (dimming by power supply).

B EFFECTS DEVICES
Provided with sealed polycarbonate linear diffusion lens; consult factory for availability of color gels, which may achieve custom color temperatures.

C LOCKING
Discreetly hidden tamper-resistant set screws. Included with IP65 Wet location luminaire.

D GASKET
Foam gasket provided. Required for IP65 wet location applications only.

E RETENTION
Torsion spring clips secure fixture into back box, mounting plate, or appropriately sized cut-out.

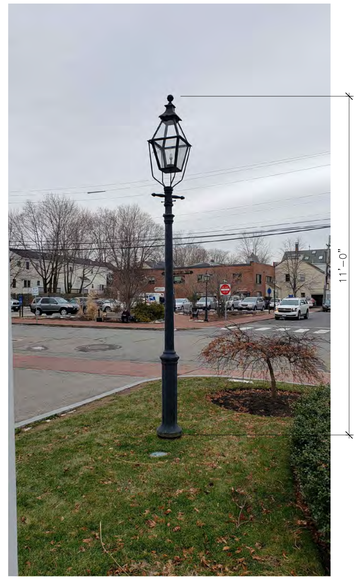


- Available with Bollard mounting, please visit WEBSITE for additional information.
- Stealth SSL1 and Impact ISL1 pathlights available, please visit WEBSITE for additional information.

LUCIFER LIGHTING COMPANY | luciferlighting.com | ©2019 Lucifer Lighting Company
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 [FAX] +1-210-227-4967 | pg. 1

[DATE OF REV: 100119]

1 WALL LIGHT



2 DECORATIVE POLE LIGHT TO BE ADDED TO MATCH EXISTING

3 EXISTING PARKING LOT POLE LIGHT TO REMAIN

IFS MAY 20
REVISED
SUBMISSION
ARCHITECTURALS

Woodman Associates Architects

Architecture
Design
Planning

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01950 USA

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978-462-9523 fax
email @
WoodmanAssociates.com

Project:
INSTITUTION FOR SAVINGS
OFFICE ADDITION

Location:
93 STATE STREET
NEWBURYPORT, MA

Drawing Title:
SITE LIGHTING

Scale:
NTS

Date:
5/20/20

Consultants:

Project No:
17004.00

Drawn by:
CKN

Checked by:

Revisions:
1 Revision #1 1/27/20

WOODMAN ASSOCIATES

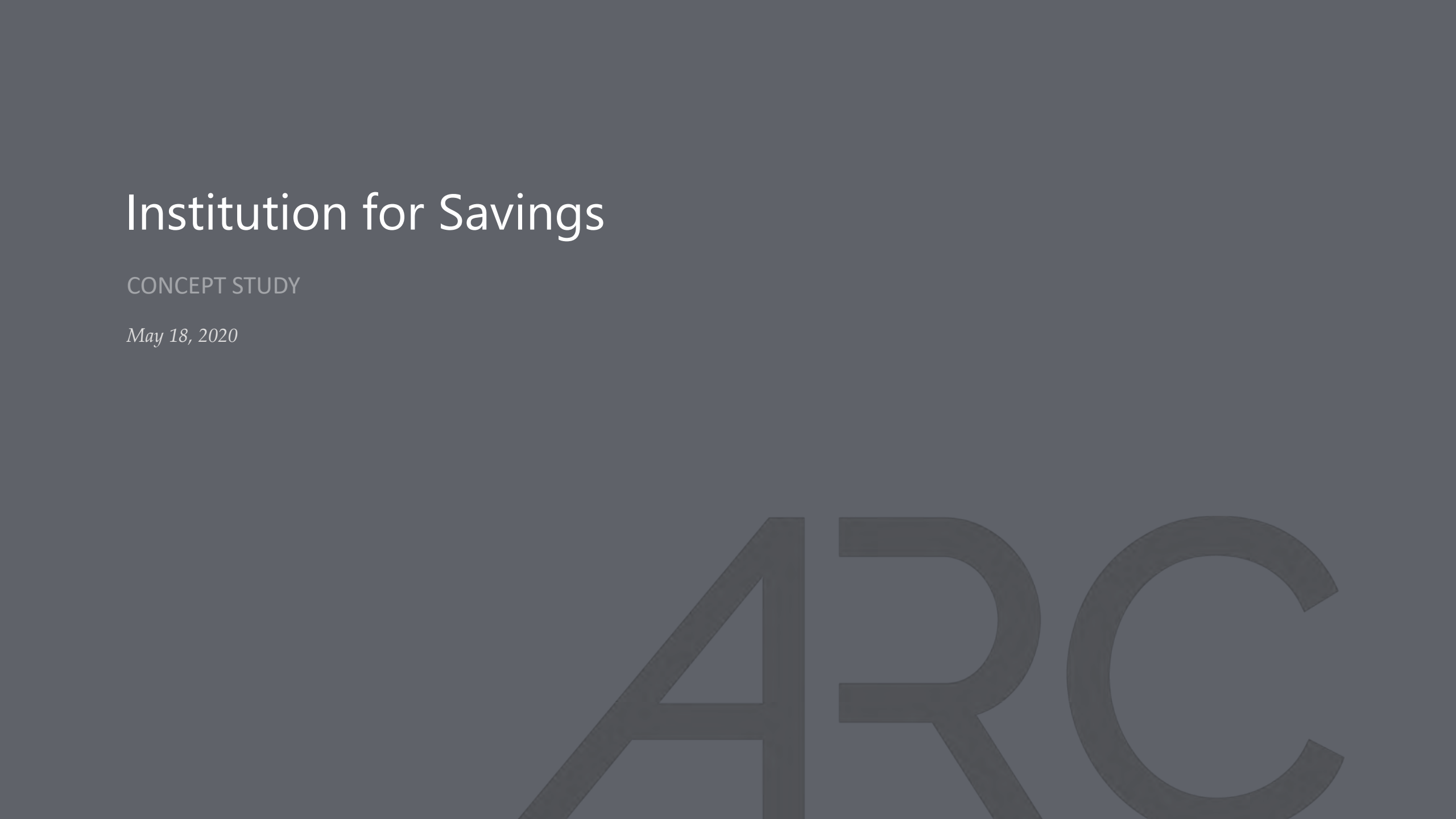
4.2

Drawing No.

Institution for Savings

CONCEPT STUDY

May 18, 2020



Landscaping not finalized

Landscaping not finalized

Landscaping not finalized

Landscaping not finalized

Landscaping not finalized

Landscaping not finalized

Landscaping not finalized

INSTITUTION
FOR
SAVINGS
93
INSTITUTION
FOR SAVINGS
MAIN OFFICE

TANGRAM 3DS

TANGRAM 3DS

TANGRAM 3DS

TANGRAM 3DS

TANGRAM 3DS

G. MELLO

TANGRAM 3DS

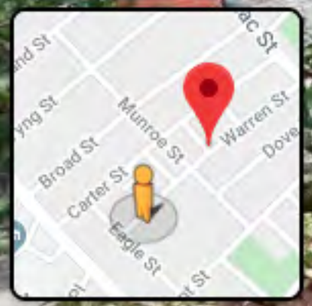
TANGRAM 3DS

16
BRUCE BENNETT
2WH 234
ROUTE 7 WILTON, CT
TANGRAM 3DS

NO PARKING
salt & grove
SHOP | STUDIO

Google

Street View



Google

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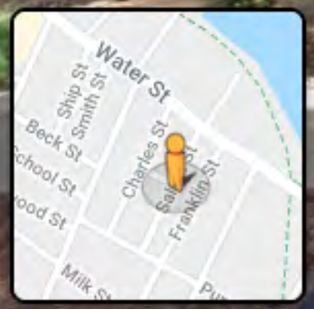
20 Charles St
Newburyport, Massachusetts
Google
Street View
Charles St
Water St
James S
Ship St
Smith St
Beck St
Salem St
Franklin St
Google
Image capture: Sep 2012 © 2020 Google United States Terms Report a problem

Salem St
Newburyport, Massachusetts
Google
Street View



Salem St

Google

Image capture: Sep 2012 © 2020 Google United States Terms Report a problem

10 Independent St
Newburyport, Massachusetts
Google
Street View

Google

Image capture: Jul 2015 © 2020 Google United States Terms Report a problem

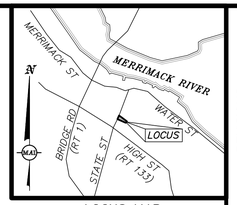
AVERAGE ROOF ELEVATION:

No. 9 PROSPECT	121.0±
No. 11–13 PROSPECT	130.3±
No. 15–17 PROSPECT	130.3±
No. 19–21 PROSPECT	130.3±
No. 16 PROSPECT	127.2±
No. 4 OTIS	125.5±
No. 9–11 GARDEN	134.0±

TEMPORARY BENCHMARK CHART

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

(SEE NOTE 6)



LOCUS MAP

(NOT TO SCALE)

EXISTING LEGEND:

- ONE FOOT CONTOUR
- FIVE FOOT CONTOUR
- GRANITE CURB
- IRON FENCE
- WOOD FENCE
- RETAINING WALL
- BRICK
- CONCRETE
- 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
- MANHOLE
- TERMINUS UNKNOWN
- A.G. ABOVE GROUND
- BIT. CONC. BITUMINOUS CONCRETE
- CI CAST IRON
- CONC. CONCRETE
- CS CORRUGATED STEEL
- FFF FINISHED FIRST FLOOR
- GEN GENERATOR
- GC GRANITE CURB
- INV. INVERT
- PVC POLYVINYL CHLORIDE
- RWS STONE RETAINING WALL
- (TBR) TO BE REMOVED

NOTES:

1. 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.
2. THE SUBJECT PROPERTY IS LOCATED IN THE DOWNTOWN BUSINESS DISTRICT (B2) AND THE DOWNTOWN OVERLAY DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOTS 39 & 40 ON CITY OF NEWBURYPORT ASSESSOR'S MAP 14.
4. 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 WARRANTY 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.
5. 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.
6. THE ELEVATIONS DEPICTED HEREON ARE BASED ON AN ASSUMED DATUM.
7. LIMITED PROPERTY LINES ARE DEPICTED HEREON.
8. 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.
9. 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.

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

GRAPHIC SCALE
SCALE: 1"= 20'
10 0 10 20 40 80

DRAFT RELEASE
01/23/2020

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

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

REVISIONS | BY | DESCRIPTION | DATE

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

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DESIGNED BY: | CHECKED BY:

DATE: JANUARY 23, 2020
SCALE: 1"=20'
SHEET No. 1 OF 1
PROJECT No. 6215

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INSTITUTION
FOR
SAVINGS
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INSTITUTION
FOR SAVINGS
MAIN OFFICE

TANGRAM 3DS