

LEGEND

EVERGREEN, SHADE & ORNAMENTAL TREES		PROPOSED PERENNIAL & GROUNDCOVER AREA	
SHRUBS, PERENNIALS & GROUNDCOVERS		PROPOSED RESTORATION/EROSION CONTROL SEED MIX	
PROPOSED TREELINE		PROPOSED LIMIT OF LAWN AREA	
		PROPOSED 18" PAVERS	
		PROPOSED SEASONAL GRASSES	

PLANT SCHEDULE

TREES

QTY.	SYM.	COMMON NAME	LATIN NAME	SIZE	NOTES
6	AR	RED MAPLE	ACER RUBRUM	3" CAL.	FALL COLOR
2	BN	RIVER BIRCH	BETULA NIGRA 'HERITAGE'	10 - 12' HT.	MULTI-STEM
3	PC	CALLERY PEAR	PYRUS CALLERYANA 'CHANTICLEER'	3" CAL.	B & B
9	PG	WHITE SPRUCE	PICEA GLAUCA	7 - 8' HT.	MATCHING
27	PS	WHITE PINE	PINUS STROBUS	8 - 10' HT.	MATCHING
3	PSC	SARGENT CHERRY	PRUNUS SARGENTII 'COLUMNARIS'	3" CAL.	B & B
23	TO	ARBORVITAE	THUJA OCCIDENTALIS 'NIGRA'	6 - 7' HT.	MATCHING

SHRUBS

QTY.	SYM.	COMMON NAME	LATIN NAME	SIZE	NOTES
3	AC	SERVICEBERRY	AMELANCHIER CANADENSIS	5 - 6' HT.	C.C.
19	BS	BOXWOOD	BUXUS SEMPERVIRENS	2 - 3' HT.	36" O.C.
20	IC	JAPANESE HOLLY	ILEX CRENATA	2 - 3' HT.	36" O.C.
20	IG	INKBERRY	ILEX GLABRA 'SHAMROCK'	3 - 4' HT.	48" O.C.
18	MP	BAYBERRY	MYRICA PENNSYLVANICA	3 - 4' HT.	48" O.C.
22	TC	GREENWAVE YEW	TAXUS CUSPIDATA 'GREENWAVE'	3 - 4' HT.	42" O.C.

PERENNIALS AND GROUNDCOVERS

QTY.	SYM.	COMMON NAME	LATIN NAME	SIZE	NOTES
-	EF	WINTERCREEPER	EUONYMUS FORTUNEI COLORATUS	#1 POT	C.C.
-	EP	PURPLE CONEFLOWER	ECHINACEA PURPEA	#1 POT	C.C.
-	HH	DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	#1 POT	C.C.
-	HS	HOSTA	HOSTA SP.	#1 POT	C.C.
-	JH	CREeping JUNIPER	JUNIPERUS HORIZONTALIS	#2 POT	36" O.C.
-	PA	FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	#2 POT	24" O.C.
-	SS	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 POT	24" O.C.
-	RF	BLACK EYED SUSAN	RUDBECKIA FULGIDA	#1 POT	C.C.
-	VA	LOWBUSH BLUEBERRY	VACCINIUM ANGUSTIFOLIUM	#1 POT	24" O.C.

LANDSCAPE & LIGHTING NOTES

SPACE PLANTS AT SCALED DISTANCES SHOWN ON DRAWINGS UNLESS OTHERWISE INDICATED.

ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL ONLY BE MADE AFTER PRIOR APPROVAL OF LANDSCAPE ARCHITECT.

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.

PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO GRADE IN THE NURSERY.

ALL PLANT MATERIALS AND LAWN AREAS TO BE MAINTAINED BY LANDSCAPE CONTRACTOR UNTIL FINAL WRITTEN ACCEPTANCE IN PROVIDED TO CONTRACTOR BY OWNER OR HIS REPRESENTATIVE.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL WRITTEN ACCEPTANCE FROM THE OWNER OR HIS REPRESENTATIVE.

ALL PLANT MATERIALS ARE INTENDED TO BE DROUGHT TOLERANT ONCE ESTABLISHED. NO IRRIGATION SYSTEM IS PROPOSED.

REUSE EXISTING TOPSOIL ENCOUNTERED ON-SITE AND AMEND TO BELOW PARAMETERS. IF ADDITIONAL TOPSOIL IS NEEDED PROVIDE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMY CHARACTER (FOR PLANTING MIX), WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED SITE, REASONABLY FREE OF CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 6.0 AND 6.8. TOPSOIL SHALL NOT BE DELIVERED OR WORKED IN A MUDDY OR FROZEN CONDITION.

PLANTING MIX: MIX THE SPECIFIED MATERIALS ON-SITE IN THE FOLLOWING PROPORTIONS:
 3 PARTS TOPSOIL, 1 PART PEAT MOSS, 1 PART SAND, WITH 5 POUNDS OF SUPERPHOSPHATE/ CUBIC YARD OF MIXTURE (ONLY IF PLANTS ARE INSTALLED IN SPRING). ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO MIXTURE TO ASSURE UNIFORM DISTRIBUTION.

PLANTING MIX SHALL BE SPREAD TO A MINIMUM DEPTH OF SIX (6) INCHES AFTER SETTLING ON ALL DISTURBED AREAS, TURFGRASS LAWN AREAS AND PLANTING BED SUBGRADE AREAS UPON COMPLETION OF FINAL GRADING. SEEDING OPERATION OR SPREADING OF TURFGRASS SOD TO BE COMPLETED IMMEDIATELY FOLLOWING THE APPLICATION OF THE PLANTING MIX OVER THE SUBGRADE.

SEED OR PROVIDE SOD FOR ALL TURFGRASS LAWN AREAS WITH A DROUGHT TOLERANT TURFGRASS SEED MIX (80% TALL FESCUE, 10% PERENNIAL RYEGRASS, 10% KENTUCKY-BLUEGRASS).

RESTORATION / EROSION CONTROL SEED MIX AREAS TO BE "NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DRY SITES" BY NEW ENGLAND WETLAND PLANTS OR APPROVED EQUAL.

GROUNDCOVER AREA PLANTS TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT.

PROPOSED PARKING AREA LIGHTING FIXTURE TO BE "LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDL5)" BY CROSSOVER LED TECHNOLOGY / LSI INDUSTRIES MOUNTED AT 20' HEIGHT.

480-482 RANTOUL STREET
LANDSCAPE & LIGHTING PLAN
 LOCATED IN
BEVERLY, MASSACHUSETTS
 (ESSEX COUNTY)

PREPARED FOR
BEVERLY CROSSING 480, LLC
 SCALE: 1" = 20' DATE: MARCH 25, 2016



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

SHEET No. 6 OF 8 PROJECT No. 5804

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
2	4-27-16	DETAILS ADDED TO STREETScape	JSF	JMI
1	4-19-16	MINOR REVISIONS FOR SITE PLAN/SPECIAL PERMIT APPLICATIONS FOR PLANNING BOARD	JPG	CEW

DWG No. 5804-LAND_R1

AREA LEGEND

- ONE BED
- TWO BED
- PUBLIC
- MECHANICAL
- COMMON
- RETAIL
- INCLUSIONARY HOUSING
- ACCESSIBLE UNIT

GROSS AREA SUMMARY

FLOOR	AREA
FLOOR 1	18,500 GSF
FLOOR 2	18,500 GSF
FLOOR 3	18,000 GSF
FLOOR 4	18,000 GSF
FLOOR 5	18,000 GSF

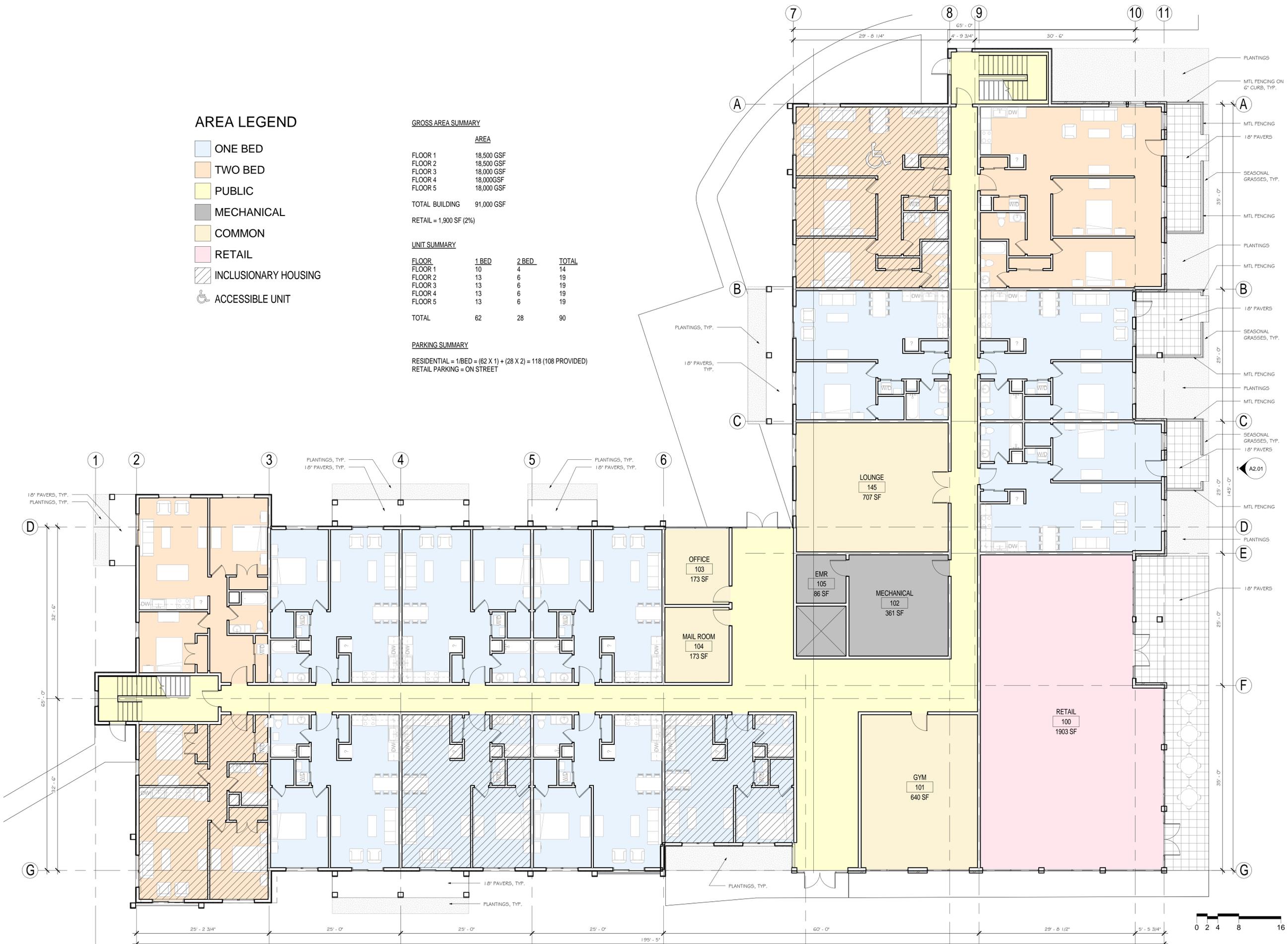
TOTAL BUILDING 91,000 GSF
 RETAIL = 1,900 SF (2%)

UNIT SUMMARY

FLOOR	1 BED	2 BED	TOTAL
FLOOR 1	10	4	14
FLOOR 2	13	6	19
FLOOR 3	13	6	19
FLOOR 4	13	6	19
FLOOR 5	13	6	19
TOTAL	62	28	90

PARKING SUMMARY

RESIDENTIAL = 1/BED = (62 X 1) + (28 X 2) = 118 (108 PROVIDED)
 RETAIL PARKING = ON STREET



Project Name: New Construction
 Description: LEVEL 1

Scale: 1/8" = 1'-0"
 Date: May 5, 2016
 Drawn by: Author
 File Name:

Revisions: Design Review Board
 Date & Issue Description

Issue	Date	Description	By

480 Rantoul Street,
 Beverly MA 01915

Architecture
 Interior Design
 Landscape Design
 Decorating

1978.927.3745
 www.svdesign.com

Siemasko + Verbridge

Proposed New Construction
 Windover Development

126 Dodge Street
 Beverly, Massachusetts 01915

Project #:

Plot Date: 4/27/2016 9:27:26 AM
 Checked by: Checker
 Project #: 11612107

LEVEL 1

A1.01

AREA LEGEND

- ONE BED
- TWO BED
- PUBLIC
- MECHANICAL
- COMMON
- RETAIL
- INCLUSIONARY HOUSING
- ACCESSIBLE UNIT

GROSS AREA SUMMARY

	AREA
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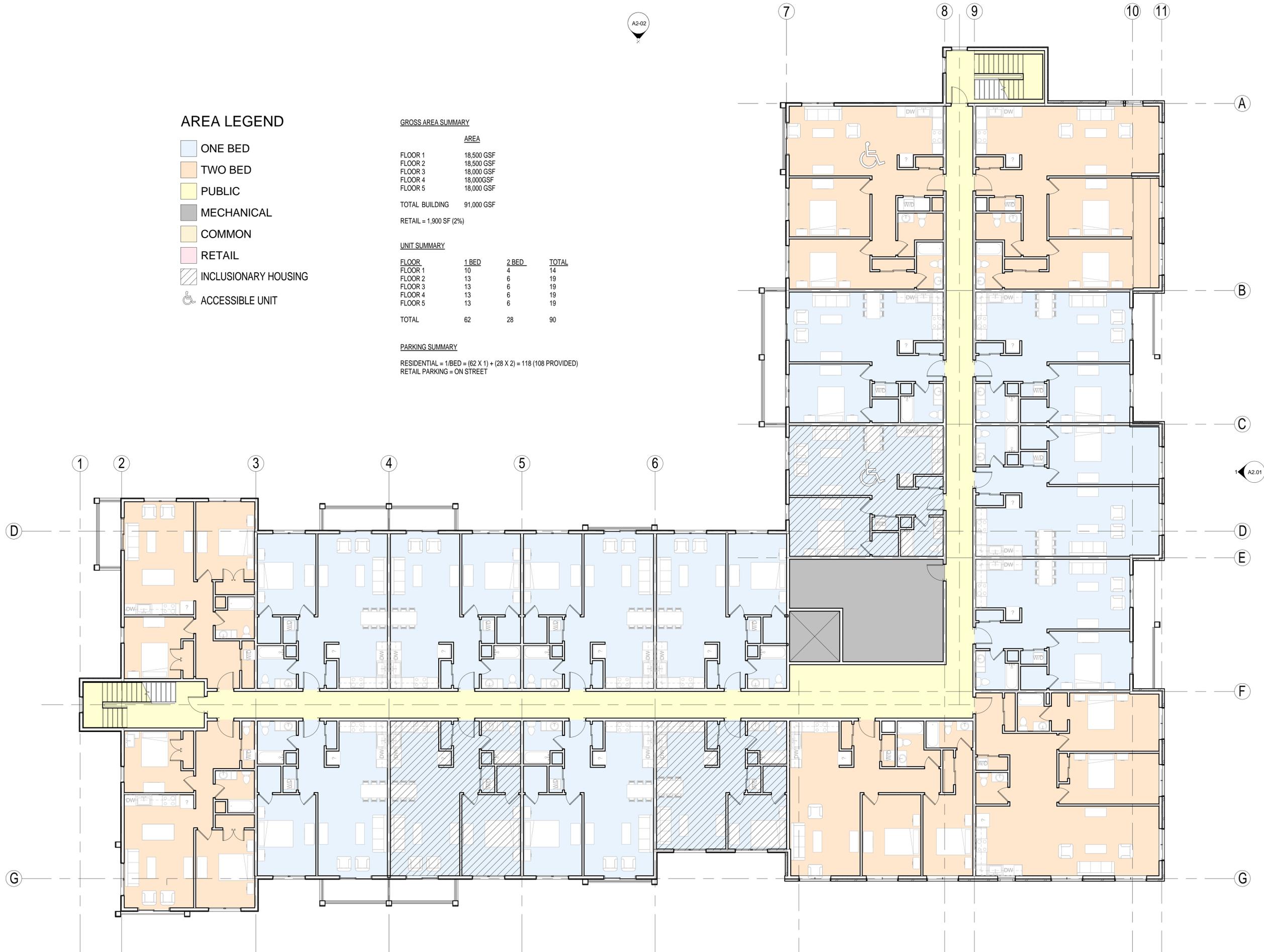
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FLOOR 3	13	6	19
FLOOR 4	13	6	19
FLOOR 5	13	6	19
TOTAL	62	28	90

PARKING SUMMARY

RESIDENTIAL = 1/BED = (62 X 1) + (28 X 2) = 118 (108 PROVIDED)
 RETAIL PARKING = ON STREET



<p>Project Name New Construction LEVEL 2</p> <p>Address 480 Rantoul Street, Beverly MA 01915</p> <p>Architecture Interior Design Landscape Design Decorating</p> <p>Siemasko + Verbridge www.svdesign.com 1978.927.3745 Beverly, Massachusetts 01915</p>	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Issue</th> <th>Date & Issue Description</th> <th>Check</th> <th>By</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Issue	Date & Issue Description	Check	By	1				<p>Scale: 1/8" = 1'-0"</p> <p>Date: May 5, 2016</p> <p>Drawn by: Author</p> <p>Checked by: Checker</p> <p>File Name:</p>	<p>Plot Date: 4/27/2016 9:27:53 AM</p> <p>Checked by: Checker</p> <p>Project #: 116121007</p>
Issue	Date & Issue Description	Check	By								
1											

AREA LEGEND

- ONE BED
- TWO BED
- PUBLIC
- MECHANICAL
- COMMON
- RETAIL
- INCLUSIONARY HOUSING
- ACCESSIBLE UNIT

GROSS AREA SUMMARY

	AREA
FLOOR 1	18,500 GSF
FLOOR 2	18,500 GSF
FLOOR 3	18,000 GSF
FLOOR 4	18,000 GSF
FLOOR 5	18,000 GSF

TOTAL BUILDING 91,000 GSF
 RETAIL = 1,900 SF (2%)

UNIT SUMMARY

FLOOR	1 BED	2 BED	TOTAL
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FLOOR 2	13	6	19
FLOOR 3	13	6	19
FLOOR 4	13	6	19
FLOOR 5	13	6	19
TOTAL	62	28	90

PARKING SUMMARY

RESIDENTIAL = 1/BED = (62 X 1) + (28 X 2) = 118 (108 PROVIDED)
 RETAIL PARKING = ON STREET



Project Name
New Construction
LEVEL 3

480 Rantoul Street,
Beverly MA 01915

Architecture
Interior Design
Landscape Design
Decorating

1978.927.3745
www.svdesign.com

May 3, 2016

Design Review Board

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

Date: May 5, 2016

Drawn by: Author

File Name: 1978.927.3745

Revisions	Issue	Date & Issue Description	Check	By

Proposed New Construction

Windover Development

Siemasko + Verbridge

Beverly, Massachusetts 01915

LEVEL 3

A1.03

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AREA LEGEND

- ONE BED
- TWO BED
- PUBLIC
- MECHANICAL
- COMMON
- RETAIL
- INCLUSIONARY HOUSING
- ACCESSIBLE UNIT

GROSS AREA SUMMARY

	AREA
FLOOR 1	18,500 GSF
FLOOR 2	18,500 GSF
FLOOR 3	18,000 GSF
FLOOR 4	18,000 GSF
FLOOR 5	18,000 GSF

TOTAL BUILDING 91,000 GSF
 RETAIL = 1,900 SF (2%)

UNIT SUMMARY

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FLOOR 2	13	6	19
FLOOR 3	13	6	19
FLOOR 4	13	6	19
FLOOR 5	13	6	19
TOTAL	62	28	90

PARKING SUMMARY

RESIDENTIAL = 1/BED = (62 X 1) + (28 X 2) = 118 (108 PROVIDED)
 RETAIL PARKING = ON STREET



Project Name: New Construction
Description: LEVEL 4

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

Date: May 5, 2016

Drawn by: Author

File Name: 1978.927.3745

Project #: 11.612107

Checked by: Checker

Plot Date: 4/27/2016 9:27:41 AM

480 Rantoul Street,
Beverly MA 01915

Proposed New Construction
Windover Development

Architecture
Interior Design
Landscape Design
Decorating

Siemasko + Verbridge

126 Dodge Street
Beverly, Massachusetts 01915
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Revisions

Issue	Date & Issue Description	Check	By

May 3, 2016

Design Review Board

LEVEL 4

A1.04

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① EAST ELEVATION - RANTOUL STREET
1/8" = 1'-0"

- Level 6
81' - 0"
- EIFS EXTERIOR INSULATED FINISH SYSTEM
- 6" X 4'-6" GLIDING WINDOWS
- Level 5
70' - 4"
- METAL PANEL AT EXTERIOR BALCONIES
- METAL RAILING
- Level 4
59' - 8"
- CORRUGATED METAL PANEL
- Level 3
49' - 0"
- 6" X 5' DOUBLE HUNG WINDOWS WITH CAST STONE SILL AND LINTEL
- Level 2
38' - 4"
- GROUND FACE MASONRY
- METAL AWNING
- RESIDENTIAL ENTRY
- LEVEL 1



② SOUTH ELEVATION
1/8" = 1'-0"

- Level 6
81' - 0"
- Level 5
70' - 4"
- Level 4
59' - 8"
- Level 3
49' - 0"
- Level 2
38' - 4"
- LEVEL 1

Project Name New Construction ELEVATIONS	Revisions <table border="1"> <thead> <tr> <th>Issue</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Issue	Date	Description										Design Review Board May 3, 2016
		Issue	Date	Description										
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Proposed New Construction Windover Development	Siemasko + Verbridge Beverly, Massachusetts 01915 1978, 927.3745 www.svdesign.com	File Name: 1978_927.3745												
ELEVATIONS A2.01														



① WEST ELEVATION
1/8" = 1'-0"



② NORTH ELEVATION
1/8" = 1'-0"

Project Name New Construction ELEVATIONS Scale: 1/8" = 1'-0" Date: May 5, 2016 Drawn by: Author File Name:		Revisions Design Review Board Issue Date & Issue Description Check By	
480 Rantoul Street, Beverly MA 01915		Architecture Interior Design Landscape Design Decorating	
Proposed New Construction Windover Development		Siemasko + Verbridge Beverly, Massachusetts 01915 126 Dodge Street Beverly, MA 01915 978.921.3113 www.siemasko.com	
Plot Date: 4/27/2016 9:28:05 AM Checked by: Checker Project #: 11612107		© Siemasko + Verbridge, Inc.	

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