PERMIT SITE PLAN OF LAND

(TO ACCOMPANY A NOTICE OF INTENT APPLICATION
& SITE PLAN REVIEW MODIFICATION REQUEST)
FOR

CONGRESS STREET

LOCATED IN

BEVERLY, MASSACHUSETTS

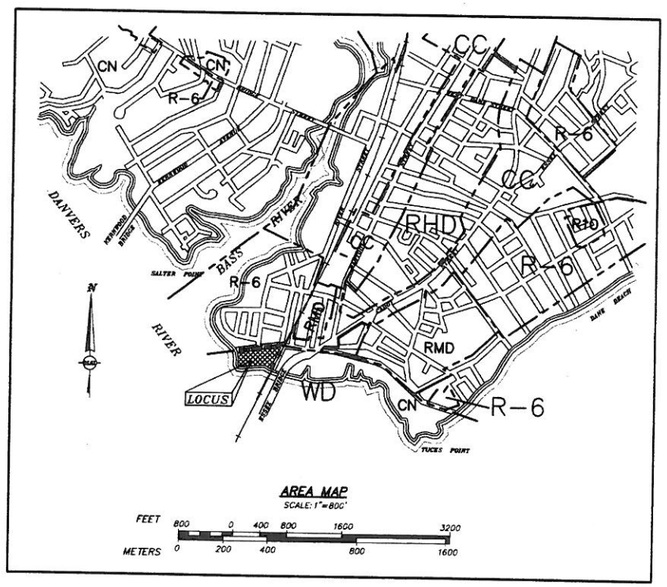
(ESSEX COUNTY)

Spec. Per. # 114-07
(Site Plan # 88-07)

JANUARY 9, 2007
REVISED: FEBRUARY 6, 2007
REVISED: FEBRUARY 27, 2007
REVISED: MARCH 23, 2007
REVISED: APRIL 5, 2007
REVISED: APRIL 18, 2007
REVISED: MAY 11, 2007
REVISED: JULY 26, 2007
REVISED: DECEMBER 3, 2007
REVISED: AUGUST 29, 2013
REVISED: MARCH 20, 2014
REVISED: JANUARY 23, 2015
REVISED: DECEMBER 21, 2015

RECEIVED
JAN -7 2016
BEVERLY PLANNING BOARD

Approved 1-20-2016



RECORD OWNER/APPLICANT

BEVERLY OFFICE DEVELOPMENT, LLC.
c/o ALEXANDER & FEMINO
1 SCHOOL STREET
BEVERLY, MA 01915

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
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60 MILK STREET, SUITE 302
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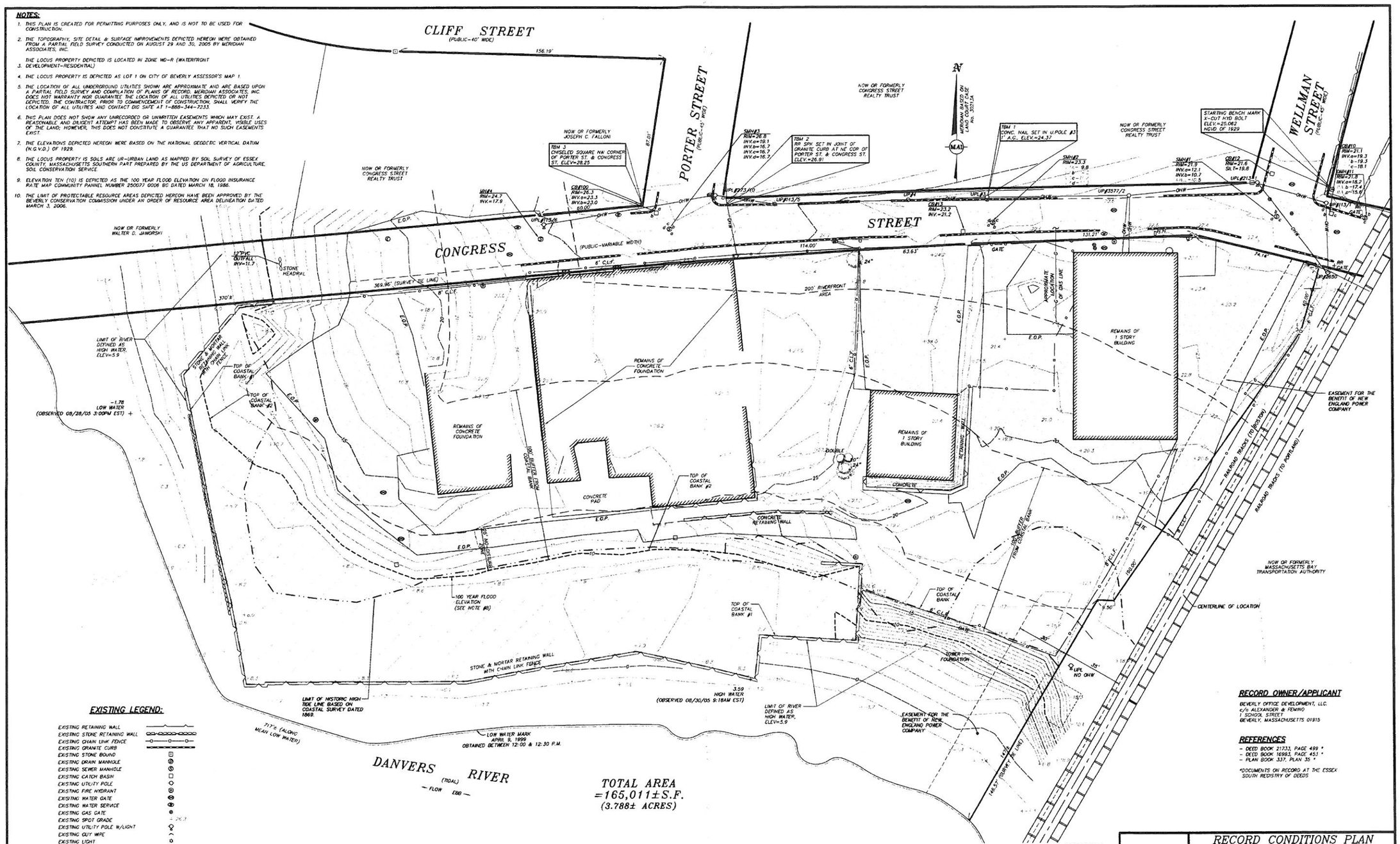
DRAWING INDEX

SHEET 1	COVER SHEET
SHEET 2	RECORD CONDITIONS PLAN
SHEET 3	SITE GRADING PLAN
SHEET 4	SITE UTILITY PLAN
SHEET 5	LIGHTING AND LANDSCAPE PLAN
SHEET 6	LANDSCAPE DETAILS
SHEET 7	SITE DETAILS

DWG. No. 4639COVER

NOTES:

1. THIS PLAN IS CREATED FOR PERMITTING PURPOSES ONLY, AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON AUGUST 29 AND 30, 2005 BY MERIDIAN ASSOCIATES, INC.
3. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONE WD-R (WATERFRONT DEVELOPMENT-RESIDENTIAL)
4. THE LOCUS PROPERTY IS DEPICTED AS LOT 1 ON CITY OF BEVERLY ASSESSOR'S MAP 1.
5. 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 1-888-344-7233.
6. 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.
7. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
8. THE LOCUS PROPERTY IS SOILS ARE UR-URBAN LAND AS MAPPED BY SOIL SURVEY OF ESSEX COUNTY, MASSACHUSETTS SOUTHERN PART PREPARED BY THE US DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE
9. ELEVATION TEN (10) IS DEPICTED AS THE 100 YEAR FLOOD ELEVATION ON FLOOD INSURANCE RATE MAP COMMUNITY PANNEL NUMBER 250077 0006 BG DATED MARCH 18, 1986.
10. THE LIMIT OF PROTECTABLE RESOURCE AREAS DEPICTED HEREON HAVE BEEN APPROVED BY THE BEVERLY CONSERVATION COMMISSION UNDER AN ORDER OF RESOURCE AREA DELINEATION DATED MARCH 3, 2006.



EXISTING LEGEND:

- EXISTING RETAINING WALL
- EXISTING STONE RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GRANITE CURB
- EXISTING STONE BOUND
- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE
- EXISTING WATER SERVICE
- EXISTING GAS GATE
- EXISTING SPOT GRADE (x 26.3)
- EXISTING UTILITY POLE W/LIGHT
- EXISTING GUY WIRE
- EXISTING LIGHT
- EXISTING MISC. MANHOLE
- EXISTING SIGN
- EXISTING STORM DRAIN — D —
- EXISTING SANITARY SEWER — S —
- EXISTING WATER MAIN — W —
- EXISTING GAS MAIN — G —
- EXISTING OVERHEAD WIRES — OHW —
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING DECIDUOUS TREE
- EXISTING MONUMENT
- TEMPORARY BENCHMARK

GRAPHIC SCALE
SCALE: 1"=20'
FEET 20 0 10 20 40 80
METERS 0 5 10 20 30

RECORD OWNER/APPLICANT

BEVERLY OFFICE DEVELOPMENT, LLC.
c/o ALEXANDER & FEMINO
1 SCHOOL STREET
BEVERLY, MASSACHUSETTS 01915

REFERENCES

- DEED BOOK 21733, PAGE 499 *
- DEED BOOK 16983, PAGE 453 *
- PLAN BOOK 337, PLAN 35 *

*DOCUMENTS ON RECORD AT THE ESSEX SOUTH REGISTRY OF DEEDS

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
12	12/21/15	NO REVISIONS THIS SHEET	ACF	CEW
11	1/23/15	NO REVISIONS THIS SHEET	CJR	CEW
10	3/20/14	NO REVISIONS THIS SHEET	DEG	CEW
9	8/29/13	NO REVISIONS THIS SHEET	PSP	CEW
8	12/03/07	NO REVISIONS THIS SHEET	IDS	MJJ
7	7/26/07	NO REVISIONS THIS SHEET	LJS	MJJ
6	5/11/07	ADD CB100, TBM3, WATER SERVICE, & 12"PVC OUTFALL	LJS	MJJ
5	4/18/07	NO REVISIONS THIS SHEET	CAR	MJJ
4	4/05/07	ADD HISTORIC HIGH TIDE LINE	CAR	MJJ
3	3/23/07	NO REVISIONS THIS SHEET	CAR	MJJ
2	2/27/07	NO REVISIONS THIS SHEET	CAR	KCK
1	2/6/07	NO REVISIONS THIS SHEET	PSP	KCK

DWG. No. 4639REC20

RECORD CONDITIONS PLAN
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
BEVERLY OFFICE DEVELOPMENT, LLC

SCALE: 1"= 20' DATE: JANUARY 9, 2007

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5956
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SHEET No. 2 OF 7 PROJECT No. 4639

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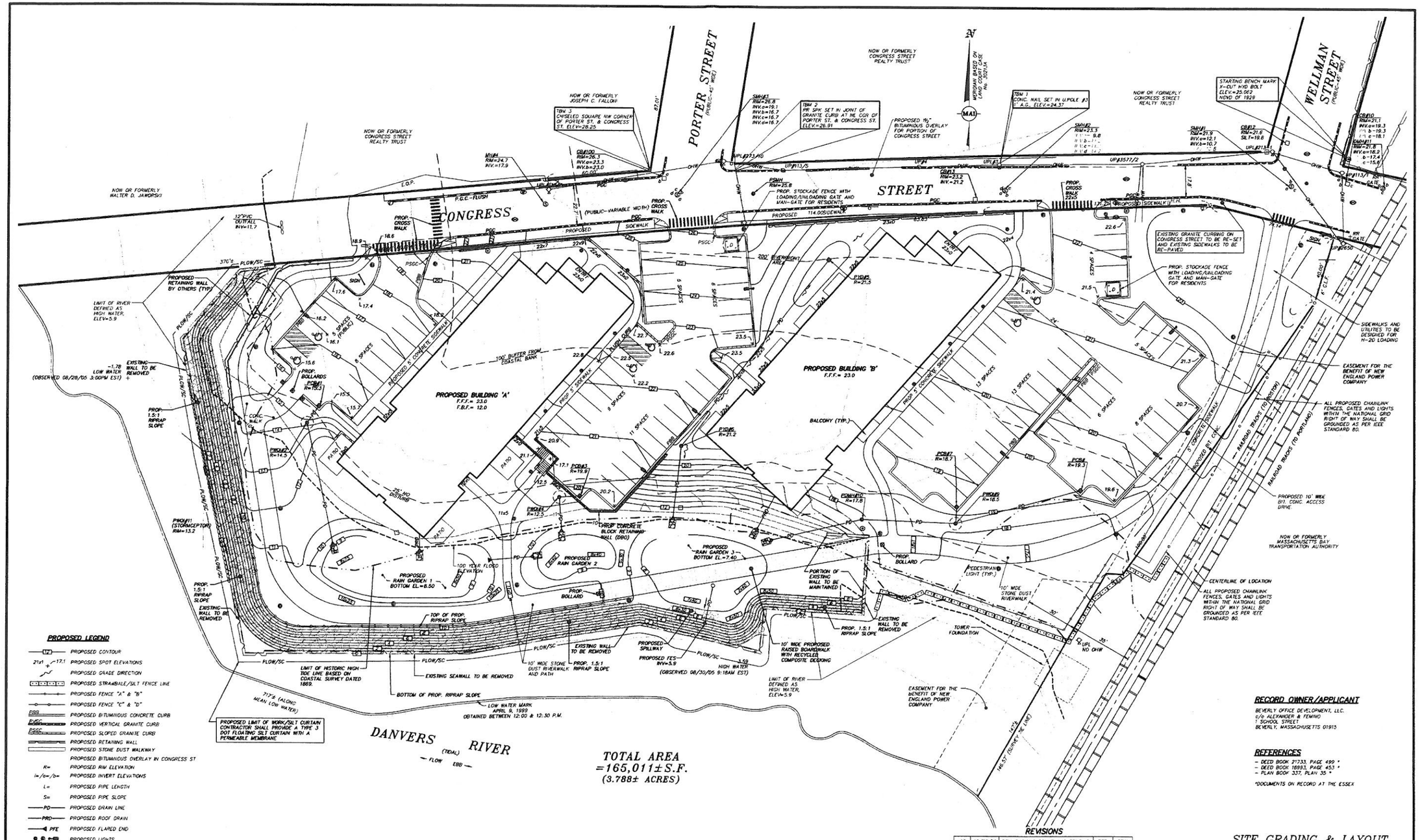

TOTAL AREA
=165,011±S.F.
(3.788± ACRES)

PROPOSED LEGEND

- PROPOSED CONTOUR
- 21x1 17.1 — PROPOSED SPOT ELEVATIONS
- PROPOSED GRADE DIRECTION
- PROPOSED STRAWBALE/SILT FENCE LINE
- PROPOSED FENCE "A" & "B"
- PROPOSED FENCE "C" & "D"
- PBB — PROPOSED BITUMINOUS CONCRETE CURB
- PGC — PROPOSED VERTICAL GRANITE CURB
- PSGC — PROPOSED SLOPED GRANITE CURB
- PROPOSED RETAINING WALL
- PROPOSED STONE DUST WALKWAY
- PROPOSED BITUMINOUS OVERLAY IN CONGRESS ST
- R= — PROPOSED RIM ELEVATION
- i=/o=/b= — PROPOSED INVERT ELEVATIONS
- L= — PROPOSED PIPE LENGTH
- S= — PROPOSED PIPE SLOPE
- PD — PROPOSED DRAIN LINE
- PRD — PROPOSED ROOF DRAIN
- PFE — PROPOSED FLARED END
- PROPOSED LIGHTS
- PROPOSED SIGNAGE
- D — PROPOSED DUMPSTER PAD
- PROPOSED CONCRETE PAD
- BIT. CONC. — BITUMINOUS CONCRETE
- (DBO) — DESIGNED BY OTHERS
- (TYP) — TYPICAL
- PCB — PROPOSED CATCHBASIN
- PDMH — PROPOSED DRAIN MANHOLE
- PWQ — PROPOSED WATER QUALITY UNIT - STORMCEPTOR
- PYD — PROPOSED YARD DRAIN CATCHBASIN
- PYD — PROPOSED YARD DRAIN MANHOLE

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
13	12/29/15	REV. PARKING COUNT AND FENCING	PSP	CEW
12	12/21/15	NEW PBLDGS & ASSOC LAYOUT	ACF	CEW
11	1/23/15	REVISIONS TO PUBLIC ACCESSWAY	CJR	CEW
10	3/20/14	REVISIONS TO SEAWALL AND PUBLIC ACCESS WAY	DEG	CEW
9	8/29/13	AMEND PLANS TO INTRODUCE SEAWALL RIPRAP	PSP	CEW
8	12/03/07	REVISIONS PER NATIONAL GRID LETTER 9/18/07	IDS	MJJ
7	7/26/07	DEPICT UNDERGROUND ELECTRIC &LIGHT POLES WITHIN EASEMENT	LJS	MJJ
6	5/11/07	REVISE AREAS OF TRENCH DRAIN #2 AND #3; ADD GB'S	CAR	MJJ
5	4/18/07	REVISE RAIN GARDENS, CURB	CAR	MJJ
4	4/5/07	ADD HISTORIC HIGH TIDE LINE	CAR	MJJ
3	3/23/07	PEER REVIEW CHANGES	CAR	MJJ
2	2/27/07	REVISE ENTRY DRIVE	CAR	KCK
1	2/6/07	FOR CON. COMM. FILING	PSP	KCK

DWG. No. CAD\4639_SITE2012
(XREF: 4639rec20)

RECORD OWNER/APPLICANT

BEVERLY OFFICE DEVELOPMENT, LLC.
c/o ALEXANDER & FEMINO
1 SCHOOL STREET
BEVERLY, MASSACHUSETTS 01915

REFERENCES

- DEED BOOK 21733, PAGE 499 *
- DEED BOOK 16993, PAGE 453 *
- PLAN BOOK 337, PLAN 35 *

*DOCUMENTS ON RECORD AT THE ESSEX

SITE GRADING & LAYOUT

PERMIT SITE PLAN OF LAND
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
BEVERLY OFFICE DEVELOPMENT, LLC
SCALE: 1"= 20' DATE: JANUARY 9, 2007

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
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WWW.MERIDIANASSOC.COM

SHEET No. 3 OF 7 | PROJECT No. 4639

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NOTE:
ALL DRAINAGE PIPING SHALL BE 12" HDPE PIPE UNLESS NOTED OTHERWISE

PORTER STREET (PUBLIC-45' WIDE)

WELLMAN STREET (PUBLIC-45' WIDE)

CONGRESS STREET (PUBLIC-VARIABLE WIDTH)

NOW OR FORMERLY CONGRESS STREET REALTY TRUST

NOW OR FORMERLY JOSEPH C. FALLONI

NOW OR FORMERLY WALTER D. JAWORSKI

MERIDIAN BASED ON LAND OF PORTER STREET No. 30213A

TBM 1 CONC. NAIL SET IN U.POLE #3 F. A.G. ELEV.=24.37

TBM 2 RR SPK SET IN JOINT OF GRANITE CURB AT NE CORK OF PORTER ST. & CONGRESS ST. ELEV.=26.91

TBM 3 CHISELED SQUARE NW CORNER OF PORTER ST. & CONGRESS ST. ELEV.=28.25

STARTING BENCH MARK X-CUT H/O BOLT ELEV.=25.062 NGVD OF 1929

PROPOSED 1½" BITUMINOUS OVERLAY FOR PORTION OF CONGRESS STREET

PROPOSED BUILDING 'A'
F.F.F.= 23.0
F.B.F.= 12.0

PROPOSED BUILDING 'B'
F.F.F.= 23.0

200' RIVERFRONT AREA

100' BUFFER FROM COASTAL BANK

25' NO DISTURB

PROPOSED RAIN GARDEN 1 BOTTOM EL.=8.50

PROPOSED RAIN GARDEN 2

PROPOSED RAIN GARDEN 3 BOTTOM EL.=7.40

100 YEAR FLOOD ELEVATION

TOP OF PROP. RIPRAP SLOPE

BOTTOM OF PROP. RIPRAP SLOPE

LIMIT OF HISTORIC HIGH TIDE LINE BASED ON COASTAL SURVEY DATED 1869.

LOW WATER MARK APRIL 9, 1999 OBTAINED BETWEEN 12:00 & 12:30 P.M.

717'± (ALONG MEAN LOW WATER)

DANVERS RIVER (TIDAL) — FLOW EBB —

TOTAL AREA
=165,011±S.F.
(3.788± ACRES)

PROPOSED LEGEND

- PROPOSED STRAWBALE/SILT FENCE LINE
- PROPOSED FENCE "A" & "B"
- PROPOSED FENCE "C" & "D"
- PBB — PROPOSED BITUMINOUS CONCRETE CURB
- PGC — PROPOSED VERTICAL GRANITE CURB
- PSGC — PROPOSED SLOPED GRANITE CURB
- PROPOSED RETAINING WALL
- PROPOSED STONE DUST WALKWAY
- PROPOSED BITUMINOUS OVERLAY IN CONGRESS ST
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- L= PROPOSED PIPE LENGTH
- S= PROPOSED PIPE SLOPE
- PD — PROPOSED DRAIN LINE
- PS — PROPOSED SEWER LINE
- PTEC — PROPOSED TELEPHONE/ELECTRIC/CABLE
- DW — PROPOSED DOMESTIC WATER SERVICE
- FW — PROPOSED FIRE SUPPRESSION SERVICE
- PROPOSED WATER GATE
- PGS — PROPOSED GAS SERVICE
- GG — PROPOSED GAS GATE
- PFE — PROPOSED FLARED END
- PROPOSED LIGHTS
- PROPOSED SIGNAGE
- D — PROPOSED DUMPSTER PAD
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- PYD — PROPOSED YARD DRAIN MANHOLE

GRAPHIC SCALE
SCALE: 1"=20'
FEET 20 0 10 20 40 80
METERS 0 5 10 20 30

DWG. No. CAD\4639_SITE2012
(XREF: 4639rec20)

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
12	12/21/15	UTIL REVS BASED ON NEW LAYOUT	ACF	CEW
11	1/23/15	REVISIONS TO PUBLIC ACCESSWAY	CJR	CEW
10	3/20/14	REVISIONS TO SEAWALL AND PUBLIC ACCESS WAY	DEG	CEW
9	8/29/13	AMEND PLANS TO INTRODUCE SEAWALL RIPRAP	PSP	CEW
8	12/03/07	REVISIONS PER NATIONAL GRID LETTER 9/18/07	JDS	MJJ
7	7/26/07	DEPICT UNDERGROUND ELECTRIC & LIGHT POLES WITHIN EASEMENT	LJS	MJJ
6	5/11/07	REVISE AREAS OF TRENCH DRAIN #2 AND #3; ADD CB'S	CAR	MJJ
5	4/18/07	ADD CURB OPENING NEXT TO TRENCH DRAIN #2	CAR	MJJ
4	4/05/07	NO REVISIONS THIS SHEET	CAR	MJJ
3	3/23/06	PEER REVIEW CHANGES	CAR	MJJ
2	2/27/07	REVISE ENTRY DRIVE	CAR	KCK
1	2/5/07	FOR CON. COMM. FILING	PSP	KCK

RECORD OWNER/APPLICANT

BEVERLY OFFICE DEVELOPMENT, LLC.
c/o ALEXANDER & PEMINO
1 SCHOOL STREET
BEVERLY, MASSACHUSETTS 01915

REFERENCES

- DEED BOOK 21733, PAGE 499 *
- DEED BOOK 16893, PAGE 453 *
- PLAN BOOK 337, PLAN 35 *

*DOCUMENTS ON RECORD AT THE ESSEX SOUTH REGISTRY OF DEEDS

SITE UTILITIES

PERMIT SITE PLAN OF LAND
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
BEVERLY OFFICE DEVELOPMENT, LLC
SCALE: 1"= 20' DATE: JANUARY 9, 2007

MERIDIAN ASSOCIATES
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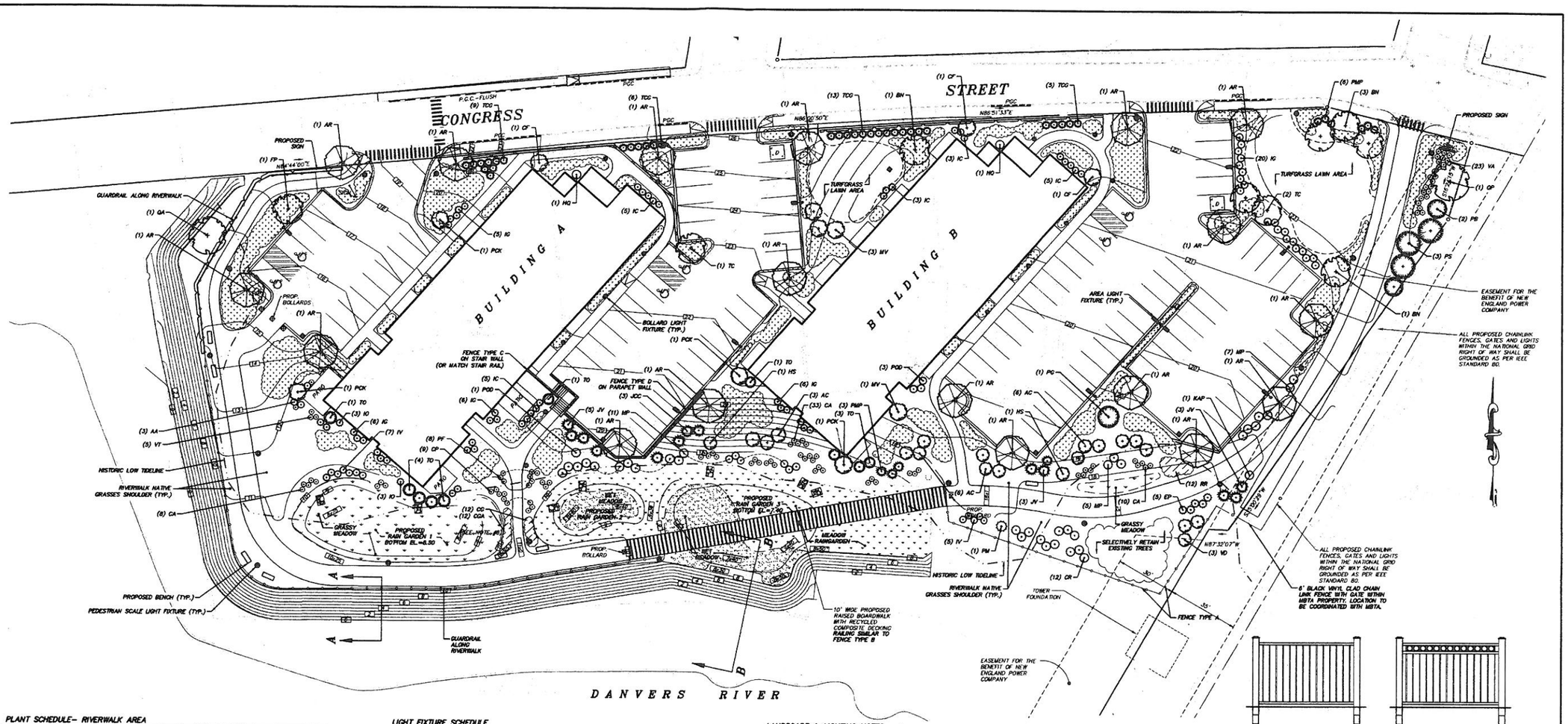
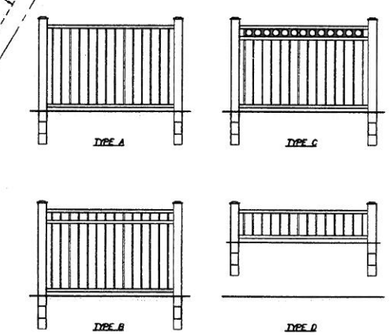
SHEET No. 4 OF 7 PROJECT No. 4639





CONCEPTUAL FENCE TYPE DETAIL
SCALE: 1/2"= 1'-0"

GRAPHIC SCALE
SCALE: 1"=20'

FEET 20 0 10 20 40 60
METERS 0 5 10 20 30

PLANT SCHEDULE– RIVERWALK AREA

SYM.	LATIN NAME	COMMON NAME	SIZE	NOTES
AA	ARONIA ARBUTIFOLIA "BRILLIANTISSIMA"	RED CHOKEBERRY	5 GAL.	CONT.
AG	AMELANCHIER x GRANDIFOLIA "AUTUMN BRILLIANCE"	APPLE SERVICEBERRY	5–6' HT.	B & B
CA	CLETHRA ANIFOLIA	SUMMERSWEET	7 GAL.	CONT.
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2–2.5" CAL.	B & B
CO	COREOPSIS GRANDIFLORA "EARLY SUNRISE"	TICKSEED	3 GAL.	CONT.
CP	COMPTONIA PEREGRINA	SWEETFERN	5 GAL.	CONT.
CR	CORNUS RACEMOSA	GREY DOGWOOD	3 GAL.	CONT.
CRA	COREOPSIS ROSEA "AMERICAN DREAM"	TICKSEED	3 GAL.	CONT.
EP	ERYNGIUM PLANUM	SEA HOLLY	18–24" HT.	CONT.
FP	FRAXINUS PENNSYLVANICA	GREEN ASH	2–2.5" CAL.	B & B
HS	HIBISCUS SYRIACUS "ARDENS"	ROSE OF SHARON	3–4' HT.	CONT.
IG	ILEX GLABRA "VARIDIS"	INKBERRY	2.5–3' HT.	CONT.
IO	ILEX OPACA "MERRY CHRISTMAS"	AMERICAN HOLLY	3–3.5' HT.	CONT.
IV	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	18–24" HT.	CONT.
JCC	JUNIPERUS COMMUNIS "COMPRESSA"	COMMON JUNIPER	4–5' HT.	B & B
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3–4' HT.	B & B
KAP	KOLKWITZIA AMABILIS "PINK CLOUD"	BEAUTYBUSH	2–3' HT.	CONT.
MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	7 GAL.	CONT.
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6–8' HT.	B & B
–	NYSSA SYLVATICA	BLACK GUM	2–2.5" CAL.	B & B
–	PINUS BANKSIANA	JACK PINE	6–8' HT.	B & B
PF	POTENTILLA FRUTICOSA "PINK BEAUTY"	SHRUBBY CINQUEFOIL	18–24" HT.	CONT.
PG	PICEA GLAUCA	WHITE SPRUCE	5–6' HT.	B & B
PM	PRUNUS MARITIMA	BEACH PLUM	4–5' HT.	CONT.
PMP	PINUS MUGO PUMILIO	PUMILIO MUGO PINE	5 GAL.	CONT.
POD	PHYSOCARPUS OPULIFOLIUS "DIABLO"	PURPLE NINEBARK	5 GAL.	CONT.
–	QUERCUS BICOLOR	SWAMP WHITE OAK	2–2.5" CAL.	B & B
TO	THUJA OCCIDENTALIS "TECHNY"	MISSION ARBORVITAE	4–5' HT.	CONT.
VD	VIBURNUM DENTATUM	ARROWOOD VIBURNUM	3–4' HT.	CONT.
VT	VIBURNUM TRILOBUM	AMERICAN CRANBERRYBUSH	3–4' HT.	CONT.

LIGHT FIXTURE SCHEDULE

SYM.	FIXTURE DESCRIPTION
●	LED BOLLARD LIGHT FIXTURE (42"± MOUNTING HEIGHT)
●	LED PEDESTRIAN SCALE LIGHT FIXTURE (12'± MOUNTING HEIGHT)
▬	LED AREA LIGHT FIXTURE (20'± MOUNTING HEIGHT)

PLANT SCHEDULE– PRIVATE LANDSCAPE AREAS

SYM.	LATIN NAME	COMMON NAME	SIZE	NOTES
AR	ACER RUBRUM	RED MAPLE	3–3.5" CAL.	B & B
BN	BETULA NIGRA "HERITAGE"	RIVER BIRCH	10–12' HT.	B & B
CF	CORNUS FLORIDA	FLOWERING DOGWOOD	2–2.5" CAL.	CONT.
–	ECHINACEA PURPEA	PURPLE CONEFLOWER	#2 POT	CONT.
HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	2–3' HT.	CONT.
–	HOSTA "BIG DADDY"	PLANTAIN LILY	#2 POT	CONT.
–	HEMEROCALLIS VAR.	DAYLILY	#1 POT	SPACE 24" O.C.
IC	ILEX CRENATA	JAPANESE HOLLY	2–3' HT.	B & B
IVH	ITEA VIRGINICA "HENRY'S GARNET"	VIRGINIA SWEETSPIRE	2–3' HT.	B & B
JC	JUNIPERUS CHINENSIS "NETZII"	CHINESE JUNIPER	2–3' HT.	B & B
–	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	12–15" SPRD.	CONT.
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8–10' HT.	B & B
–	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#2 POT	CONT.
–	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#2 POT	CONT.
PCK	PYRUS CERASIFERA "KRAUTER VESUVIUS"	PURPLE LEAF PLUM	8–10' HT.	B & B
PS	PINUS STROBUS	WHITE PINE	6–8' HT.	B & B
QA	QUERCUS ALBA	WHITE OAK	3–3.5" CAL.	B & B
QP	QUERCUS PALUSTRIS	PIN OAK	3–3.5" CAL.	B & B
–	RUDBECKIA FULGIDA	BLACK EYED SUSAN	#2 POT	CONT.
–	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#2 POT	CONT.
TC	TILIA CORDATA "GREENSPIRE"	LITTLELEAF LINDEN	2–2.5" CAL.	B & B
TCG	TAXUS CUSPIDATA "GREENWAVE"	GREENWAVE YEW	3–4' HT.	B & B
–	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	2 GAL.	CONT.
	PERENNIAL/ GROUNDCOVER BEDS	SPECIES TO BE DETERMINED, INCLUDING SELECTIONS ABOVE		

LANDSCAPE & LIGHTING NOTES

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 HEMLOCK BARK MULCH TO A DEPTH OF THREE (3) INCHES.

PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS.

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

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

LOAM AND SEED ALL DISTURBED AREAS UPON COMPLETION OF FINAL GRADING. IN YARD AREAS ADJACENT TO BUILDINGS, PARKING AND PRIVATE PORTIONS OF SITE, SEED WITH THE FOLLOWING SEED MIX:

SEED MIXTURE	PROPORTION	PURITY	MIN. GERMINATION
BARON KENTUCKY BLUEGRASS	40%	90%	80%
JAMESTOWN CHEWINGS FESCUE	50%	90%	80%
PALMER PERENNIAL RYE	10%	98%	90%

ALONG RIVERWALK, LOAM AND SEED ALL DISTURBED AREAS UPON COMPLETION OF FINAL GRADING AND SEED NATURALIZING AREAS WITH THE FOLLOWING SEED MIXES:

WET MEADOW– SEED WITH "NEW ENGLAND WET MIX" FROM NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA (413) 256–1752.

MEADOW RAINGARDEN– SEED WITH "EROSION CONTROL/ RESTORATION MIX FOR MOIST SITES" FROM NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. (413) 256–1752.

GRASSY MEADOW– SEED WITH "NEW ENGLAND WILDFLOWER MIX" 1:1 WITH "NEW ENGLAND CONSERVATION/ WILDLIFE MIX" BOTH FROM NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. (413) 256–1752.

RIVERWALK NATIVE GRASSES SHOULDER– WET MEADOW– SEED WITH "WARM SEASON GRASS MIX" FROM NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. (413) 256–1752.

SEEDED AREAS THAT DO NOT SHOW A PROMPT "CATCH" SHALL BE RESEEDED AT THE SAME RATE AND IN THE SAME MANNER AS BEFORE, UNTIL AN ACCEPTABLE GROWTH OF GRASS IS ESTABLISHED OVER THE ENTIRE AREA.

THE LANDSCAPE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.

PLANTING MIX SHALL CONSIST OF 3 PARTS LOAM (TOPSOIL), 1 PART SAND, 1 PART ORGANIC PEAT MOSS. INCORPORATE COMPONENTS, FERTILIZE AND LIME AS REQUIRED.

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 OWNER.

EXTERIOR STAIRS TO BE ILLUMINATED WITH WALL RECESSED FIXTURES. SIGNS TO BE ILLUMINATED WITH GROUND MOUNTED THROW FIXTURES.

DWG. No. 4639LAND02
(XREF: 4639STE)
(XREF: 4639rec20)

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
12	12/21/15	UPDATED SITE DESIGN	JPG	CEW
11	1/23/15	REVISIONS TO PUBLIC ACCESSWAY	CJR	CEW
10	3/20/14	NO REVISIONS THIS SHEET	DEG	CEW
9	8/29/13	DEPICT PROP. RIPRAP SEAWALL	PSP	CEW
8	12/3/07	PLANT HEIGHTS PER NAT. GRID	IDS	MJJ
7	7/26/07	NO REVISIONS THIS SHEET	LJS	MJJ
6	5/11/07	NO REVISIONS THIS SHEET	CAR	MJJ
5	4/18/07	NO REVISIONS THIS SHEET	CAR	MJJ
4	4/05/07	NO REVISIONS THIS SHEET	CAR	MJJ
3	3/23/07	NO REVISIONS THIS SHEET	CAR	MJJ
2	03/16/07	RESPONSE TO COMMENTS	JFC	JOR
1	02/28/07	RAILING/ LIGHTING UPDATES	JFC	JOR

LANDSCAPE & LIGHTING PLAN
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
BEVERLY OFFICE DEVELOPMENT, LLC

SCALE: 1"= 20' DATE: JANUARY 9, 2007

MERIDIAN ASSOCIATES, INC.
152 CONANT STREET
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 922-0447
60 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 5 of 7 PROJECT No. 4639

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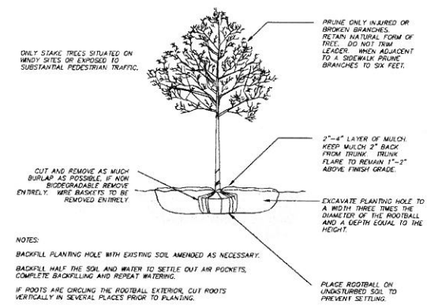
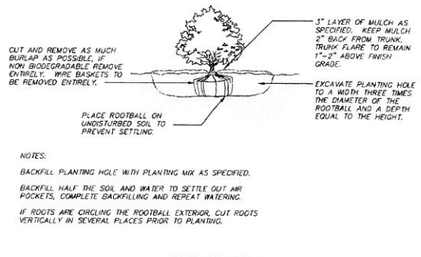
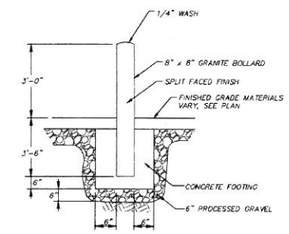


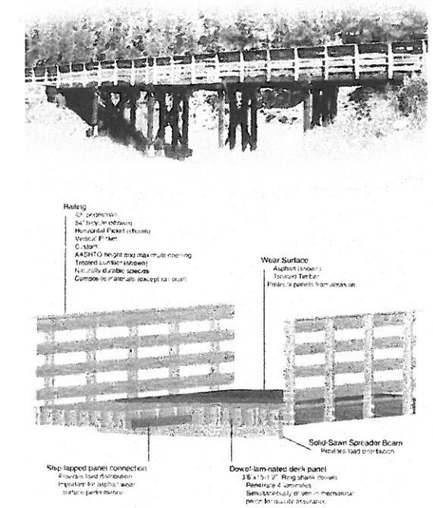
TREE PLANTING
(NOT TO SCALE)



SHRUB PLANTING
NOT TO SCALE

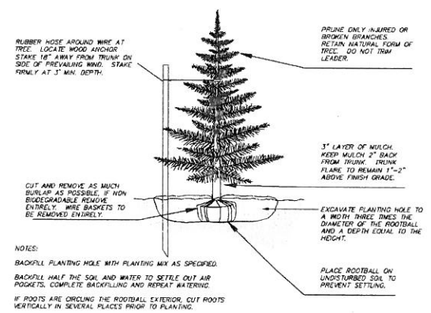


GRANITE BOLLARD
NOT TO SCALE

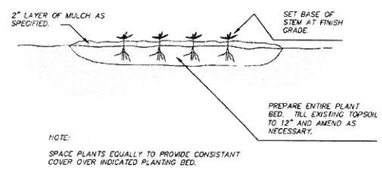


RAILING TO BE SIMILAR TO FENCE TYPE B (LANDSCAPE PLAN)

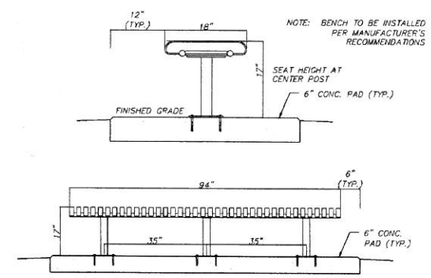
WOODEN BOARDWALK
NOT TO SCALE



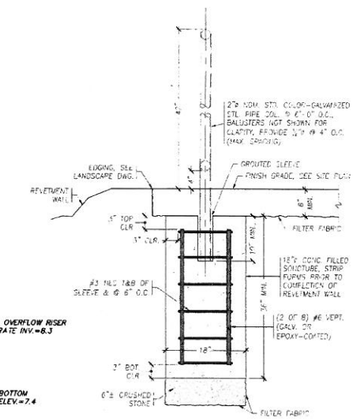
EVERGREEN TREE PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING
(NOT TO SCALE)

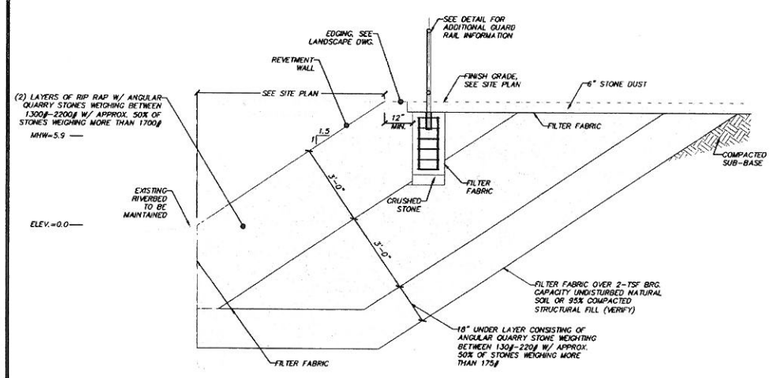


SEATING BENCH WITHOUT BACKREST
(NOT TO SCALE)

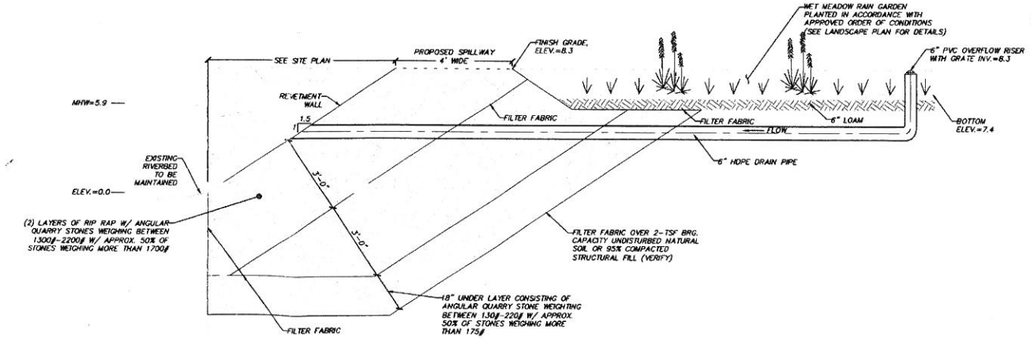


GUARD RAIL DETAIL
(NOT TO SCALE)

* NOTE: MATURE HEIGHT OF ALL PLANTINGS WITHIN NATIONAL GRID EASEMENT SHALL NOT EXCEED 14 FEET.



RIP-RAP SLOPE SECTION A-A
(NOT TO SCALE)



RAIN GARDEN WITH RIP-RAP SLOPE SECTION B-B
(NOT TO SCALE)

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D
12	12/21/15	UPDATED SITE DESIGN	JPG	CEW
11	1/23/15	NO REVISIONS THIS SHEET	CJR	CEW
10	3/20/14	NO REVISIONS THIS SHEET	DEC	CEW
9	8/29/13	ADD RIPRAP SECTION A-A	PSP	CEW
8	12/03/07	PLANTINGS HEIGHT	IDS	MJJ
7	7/26/07	NO REVISIONS THIS SHEET	LJS	MJJ
6	5/11/07	NO REVISIONS THIS SHEET	CAR	MJJ
5	4/18/07	NO REVISIONS THIS SHEET	CAR	MJJ
4	4/05/07	NO REVISIONS THIS SHEET	CAR	MJJ
3	3/23/07	NO REVISIONS THIS SHEET	CAR	MJJ
2	03/16/07	RESPONSE TO COMMENTS	JPG	JCR
1	2/28/07	PER LANDSCAPE PLAN	JPG	JCR

DWG. No 4639LAND_R12

SITE DETAILS
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
BEVERLY OFFICE DEVELOPMENT, LLC
SCALE: AS NOTED DATE: JANUARY 9, 2007

MERIDIAN ASSOCIATES, INC.
152 CONANT STREET
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
89 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 6 of 7 PROJECT No. 4639

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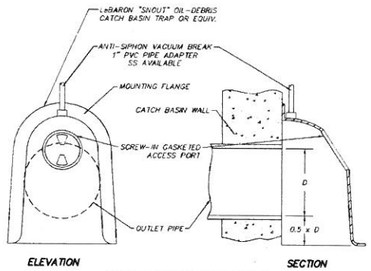
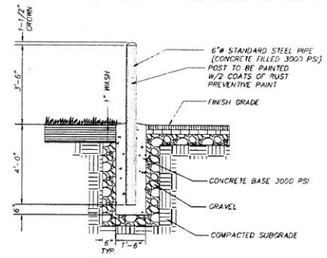
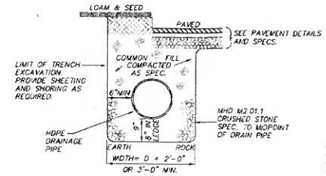


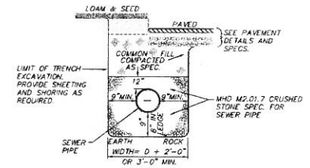
CATCH BASIN TRAP DETAIL
(NOT TO SCALE)



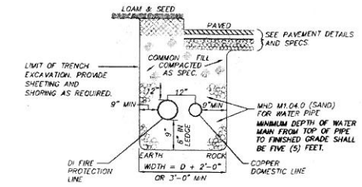
BOLLARD DETAIL
(NOT TO SCALE)



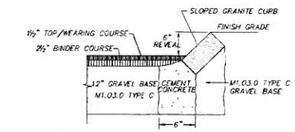
DRAIN TRENCH
(NOT TO SCALE)



SEWER TRENCH DETAIL
(NOT TO SCALE)

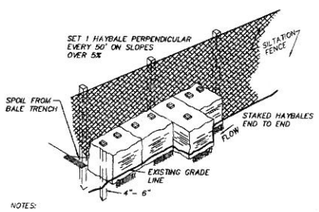


WATER SERVICE TRENCH
(NOT TO SCALE)



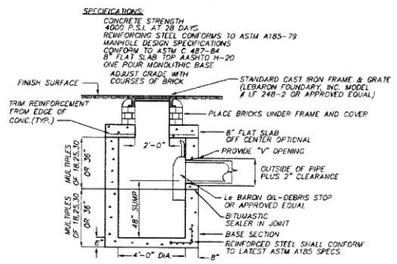
NOTE:
THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS I TYPE I-1 BITUMINOUS CONCRETE (HOT MIX ASPHALT)

SLOPED GRANITE CURB
(NOT TO SCALE)

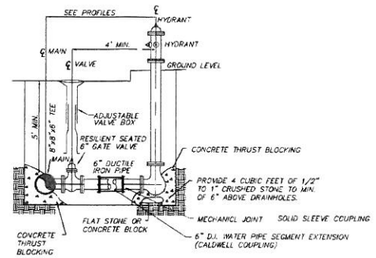


NOTES:
1. BALES TO BE TIED WITH ORGANIC FIBER TWINE ONLY NO PLASTIC OR WIRE.
2. HAYBALES TO BE SECURED WITH A MINIMUM OF TWO (2) 1" x 1" WOODEN STAKES PER BALE DRIVEN 18" MIN. INTO GRADE.

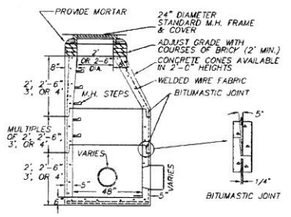
HAYBALE-SILT FENCE BARRIER
(NOT TO SCALE)



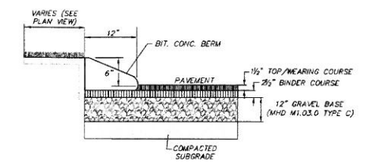
FLAT TOP CATCH BASIN WITH OIL/GREASE TRAP
(NOT TO SCALE)



HYDRANT AND GATE VALVE DETAIL W/ MECHANICAL JOINT COUPLING
(NOT TO SCALE)

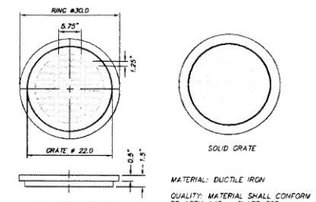


DRAIN MANHOLE DETAIL
(NOT TO SCALE)



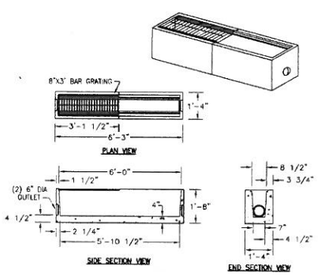
NOTE:
THE WEARING AND BINDER COURSES SHALL CONSIST OF CLASS I TYPE I-1 BITUMINOUS CONCRETE (HOT MIX ASPHALT)

BITUMINOUS CONCRETE AND BERM
(NOT TO SCALE)



MATERIAL: DUCTILE IRON
QUALITY: MATERIAL SHALL CONFORM TO ASTM A48 - CLASS 30B
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT

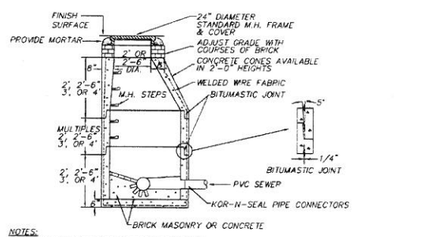
24" NYLOPLAST IRON GRATE
(NOT TO SCALE)



ITEM NO.	M-106	6' SECTION
	M-103	3' SECTION

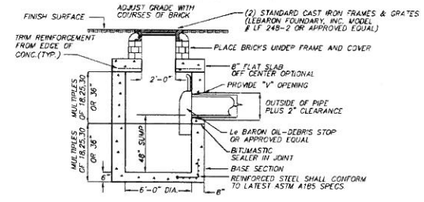
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. AVAILABLE IN 3' AND 6' SECTIONS.
3. AVAILABLE IN END OR MIDDLE SECTIONS.
4. CONFORMS TO H-20 LOADING.

TRENCH DRAIN
(NOT TO SCALE)

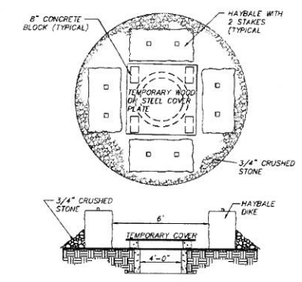


NOTES:
1. MANHOLE DESIGN TO LATEST ASTM C478.
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A 185.
3. CONCRETE COMPRESSIVE STRENGTH-4,000 PSI @ 28 DAYS.
4. ONE POUR MONOLITHIC BASE.
5. WHEN SPECIFIED, MANHOLES WATERPROOF COATED.
6. STEPS-STEEL REINFORCED COPOLYMER POLYPROPELENE PLASTIC (PS2-PFSL M.A. INDUSTRIES, INC.) CONFORMS TO LATEST ASTM C478 PARA-12.
7. BITUMASTIC BUTYL RUBBER FOR JOINTS CONFORM TO LATEST ASTM C443 AND FED SS-S-201A SPEC.
8. KOR-N-SEAL FLEXIBLE PIPE CONNECTORS FROM 3.5" TO 21.25" O.D. ASTM C923, A167.

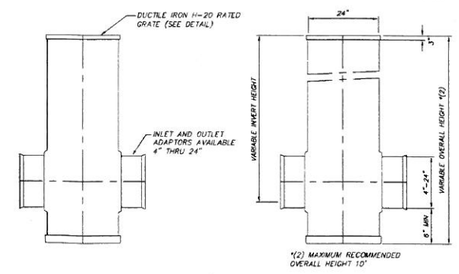
SEWER MANHOLE DETAIL
(NOT TO SCALE)



DOUBLE GRATE FLAT TOP CATCH BASIN WITH OIL/GREASE TRAP (PCB#5)
(NOT TO SCALE)

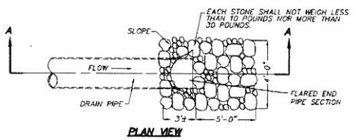


CATCH BASIN FILTER DETAIL
(NOT TO SCALE)

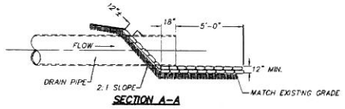


*(2) MAXIMUM RECOMMENDED OVERALL HEIGHT 10'

24" NYLOPLAST DRAIN BASIN
(NOT TO SCALE)

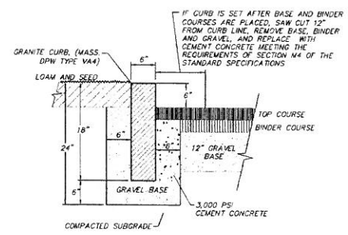


PLAN VIEW

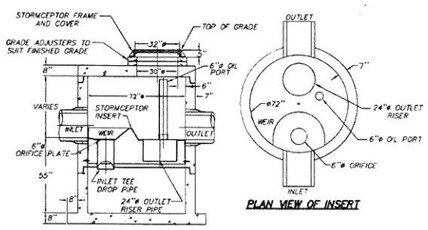


SECTION A-A

STONE RIPRAP DETAIL
(NOT TO SCALE)



VERTICAL GRANITE CURB DETAIL
(NOT TO SCALE)

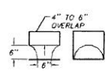


SECTION THRU CHAMBER

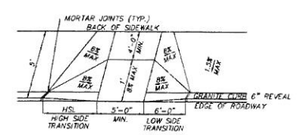
PLAN VIEW OF INSERT

NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 24"ø OUTLET RISER PIPE AND THE 6"ø OIL PORT.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5488331, #5725760, #5753115, #5849181.

STORMCEPTOR MODEL 900 HYDRO CONDUIT (PWOI)
(NOT TO SCALE)

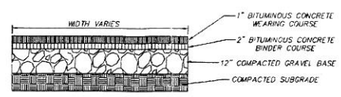


ENLARGED INLET TEE DROP PIPE



NOTE: HANDICAP RAMPS SHALL CONFORM TO THE MASSACHUSETTS HIGHWAY WHEELCHAIR RAMP STANDARDS (10/8/97)

WHEELCHAIR RAMP DETAIL
(NOT TO SCALE)



BITUMINOUS CONCRETE WALKWAY
(NOT TO SCALE)
(WALKWAY DESIGNED FOR H-20 LOADING)

REVISIONS

12	12/21/15	ADD SLOPED GRANITE CURB	ACF	CEW
11	1/23/15	NO REVISIONS THIS SHEET	CJP	CEW
10	3/20/14	NO REVISIONS THIS SHEET	DEG	CEW
9	8/29/13	REVISE EMERG. OVERFLOW DETAIL	IDS	MJJ
8	12/03/07	WALKWAY DESIGN-H-20 LOADING	IDS	MJJ
7	7/26/07	NO REVISIONS THIS SHEET	LJS	MJJ
6	5/11/07	NO REVISIONS THIS SHEET	CAR	MJJ
5	4/18/07	REVISE RIPRAP, WEIR DETAILS	CAR	MJJ
4	4/05/07	NO REVISIONS THIS SHEET	CAR	MJJ
3	3/23/07	ADD FLARED END, WEIR DETAIL	CAR	MJJ
2	2/27/07	ADD STORMCEPTOR, POROUS PAVEMENT DETAILS	CAR	KCK
1	2/6/07	NO REVISIONS THIS SHEET	PSP	KCK
NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 4639DET

SITE DETAILS

PERMIT SITE PLAN OF LAND
LOCATED IN
BEVERLY, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
BEVERLY OFFICE DEVELOPMENT, LLC
SCALE: 1"= 20' DATE: JANUARY 9, 2007

MERIDIAN ASSOCIATES, INC.
150 CONANT STREET
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
80 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

SHEET No. 7 OF 7 PROJECT No. 4639

Revisions			
Issue	Date & Issue Description	Check	By

Planning Board December 4, 2015

Project Name

Description
SITE PLAN

Scale: 1" = 20'-0"
Date: December 4, 2015
Drawn by: Author
Checked by: Checker
File Name:
Plot Date: 12/4/2015 4:30:14 PM
Project #: Project Number

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Landscape Design
(978.927.3345

Proposed New Construction
Windover: Congress Street Apartments

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SITE PLAN

A1.00

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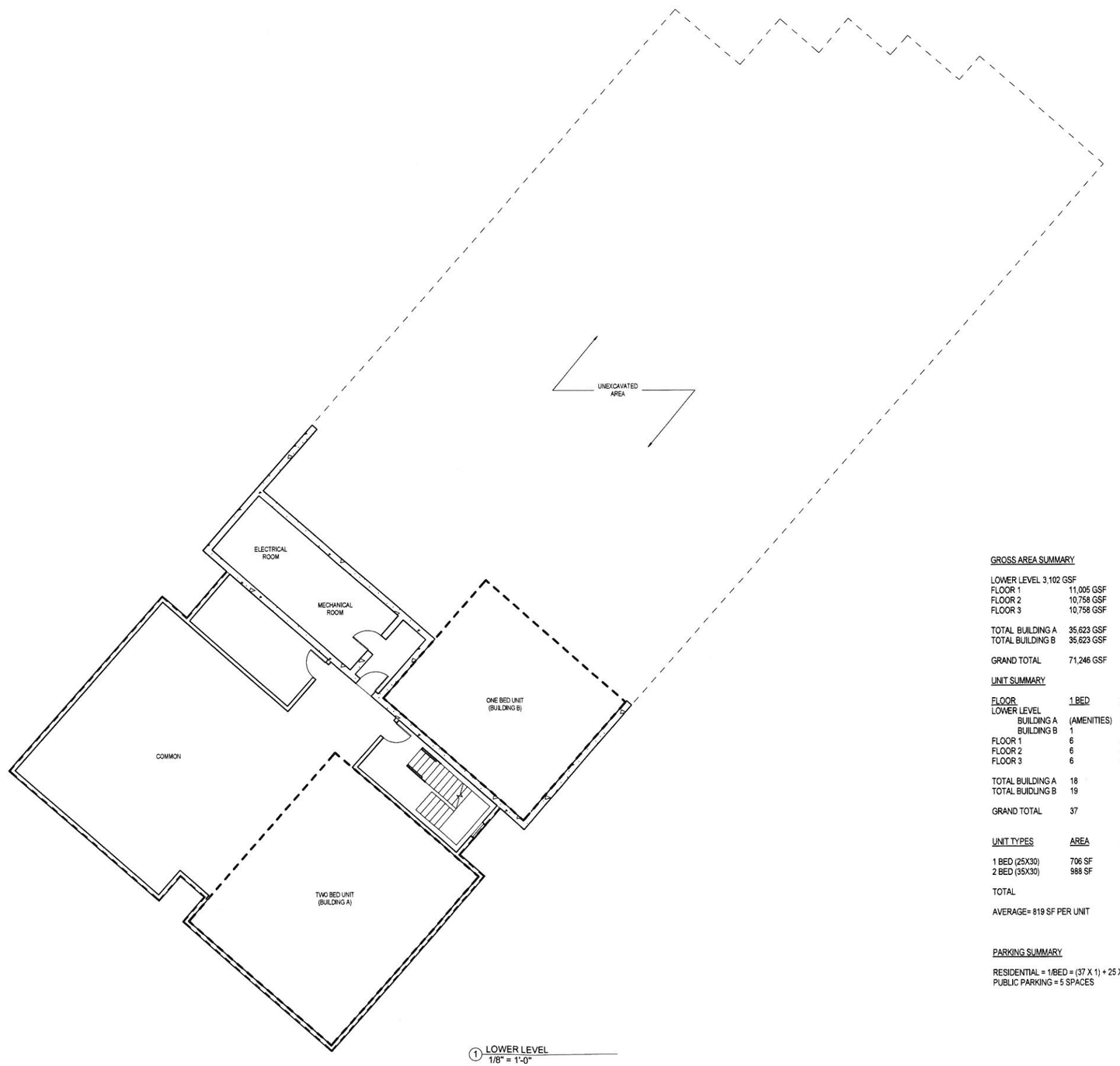

1 LOWER LEVEL
1/8" = 1'-0"

GROSS AREA SUMMARY

LOWER LEVEL 3,102 GSF	
FLOOR 1	11,005 GSF
FLOOR 2	10,758 GSF
FLOOR 3	10,758 GSF
TOTAL BUILDING A	35,623 GSF
TOTAL BUILDING B	35,623 GSF
GRAND TOTAL	71,246 GSF

UNIT SUMMARY

FLOOR	1 BED	2 BED	TOTAL
LOWER LEVEL			
BUILDING A	(AMENITIES)		
BUILDING B	1	1	2
FLOOR 1	6	4	10
FLOOR 2	6	4	10
FLOOR 3	6	4	10
TOTAL BUILDING A	18	12	30
TOTAL BUIDLING B	19	13	32
GRAND TOTAL	37	25	62

UNIT TYPES	AREA	COUNT	TOTAL
1 BED (25X30)	706 SF	37	26,122 SF
2 BED (35X30)	988 SF	25	24,700 SF
TOTAL		62	50,822 SF

AVERAGE= 819 SF PER UNIT

PARKING SUMMARY

RESIDENTIAL = 1/BED = (37 X 1) + 25 X 2) = 87 (88 PROVIDED)
PUBLIC PARKING = 5 SPACES

0 2 4 8 16

Revisions
Planning Board December 4, 2015

Issue	Date & Issue Description	Check	By

Project Name
Description
LOWER LEVEL PLAN
Scale: 1/8" = 1'-0"
Date: December 4, 2015
Plot Date: 12/4/2015 4:20:19 PM
Drawn by: Author
Checked by: Checker
File Name:
Project #: Project Number

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Proposed New Construction
Windover: Congress Street Apartments

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LOWER LEVEL PLAN
A1.01

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1 FLOOR 1
1/8" = 1'-0"

GROSS AREA SUMMARY

LOWER LEVEL 3,102 GSF	
FLOOR 1	11,005 GSF
FLOOR 2	10,758 GSF
FLOOR 3	10,758 GSF
TOTAL BUILDING A	35,623 GSF
TOTAL BUILDING B	35,623 GSF
GRAND TOTAL	71,246 GSF

UNIT SUMMARY

FLOOR	1 BED	2 BED	TOTAL
LOWER LEVEL			
BUILDING A	(AMENITIES)		
BUILDING B	1	1	2
FLOOR 1	6	4	10
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TOTAL BUILDING A	18	12	30
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GRAND TOTAL	37	25	62

UNIT TYPES	AREA	COUNT	TOTAL
1 BED (25X30)	706 SF	37	26,122 SF
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TOTAL		62	50,822 SF

AVERAGE= 819 SF PER UNIT

PARKING SUMMARY

RESIDENTIAL = 1/BED = (37 X 1) + 25 X 2) = 87 (88 PROVIDED)
PUBLIC PARKING = 5 SPACES

0 2 4 8 16

Revisions

Issue	Date & Issue Description	Check	By
	Planning Board	December 4, 2015	

Project Name

Description
FLOOR 1 PLAN

Scale: 1/8" = 1'-0"
Date: December 4, 2015
Drawn by: Author
File Name:
Plot Date: 12-4-2015 4:30:29 PM
Checked by: Checker
Project #: Project Number

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FLOOR 1 PLAN

A1.02

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1 FLOORS 2-3
1/8" = 1'-0"

GROSS AREA SUMMARY

LOWER LEVEL 3,102 GSF	
FLOOR 1	11,005 GSF
FLOOR 2	10,758 GSF
FLOOR 3	10,758 GSF
TOTAL BUILDING A	35,623 GSF
TOTAL BUILDING B	35,623 GSF
GRAND TOTAL	71,246 GSF

UNIT SUMMARY

FLOOR	1 BED	2 BED	TOTAL
LOWER LEVEL			
BUILDING A	(AMENITIES)		
BUILDING B	1	1	2
FLOOR 1	6	4	10
FLOOR 2	6	4	10
FLOOR 3	6	4	10
TOTAL BUILDING A	18	12	30
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GRAND TOTAL	37	25	62

UNIT TYPES	AREA	COUNT	TOTAL
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2 BED (35X30)	988 SF	25	24,700 SF
TOTAL		62	50,822 SF

AVERAGE= 819 SF PER UNIT

PARKING SUMMARY

RESIDENTIAL = 1/BED = (37 X 1) + 25 X 2) = 87 (88 PROVIDED)
PUBLIC PARKING = 5 SPACES

0 2 4 8 16

Revisions

Issue	Date & Issue Description	Check	By
	Planning Board		

December 4, 2015

Project Name
Enter address here

Description
FLOORS 2-3 PLAN

Scale: 1/8" = 1'-0"
Date: December 4, 2015
Plot Date: 12/4/2015 4:30:41 PM
Drawn by: Author
Checked by: Checker
File Name:
Project #: Project Number

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FLOORS 2-3 PLAN

A1.03

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NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

0 2 4 8 16

Revisions			
△ Issue	Date & Issue Description	Check	By

Planning Board December 1, 2015

Project Name

Description
ELEVATIONS

Scale:

Date: December 1, 2015

Drawn by: Author

Checked by: Checker

File Name:

Plot Date: 12/4/2015 4:30:48 PM

Project #: Project Number

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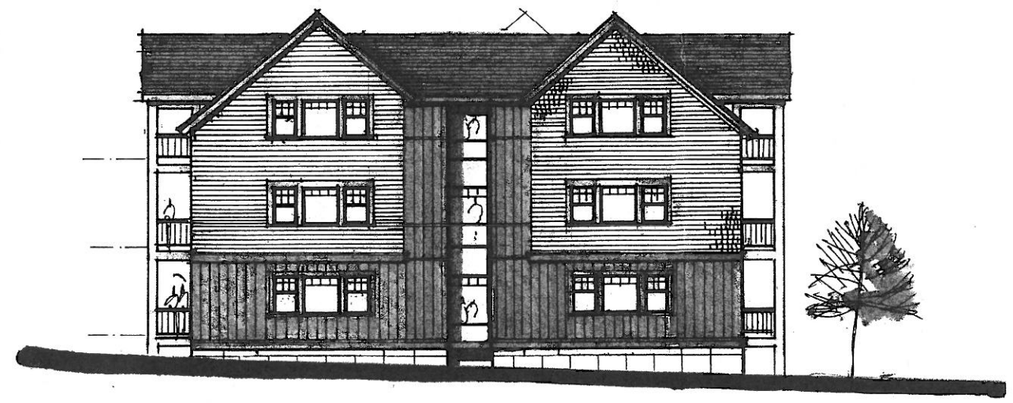
ELEVATIONS

A2.00

WEST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

EAST ELEVATION

Revisions

Issue	Date & Issue Description	Check	By

Design Review Board — December 30, 2015

Project Name

Description
ELEVATIONS BUILDING B

Scale:

Date: December 30, 2015 — Plot Date: 12/29/2015 11:41:10

Drawn by: Author — Checked by: Checker

File Name: — Project #: Project Number

Proposed New Construction
Windover: Congress Street Apartments

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ELEVATIONS BUILDING B

A2.01

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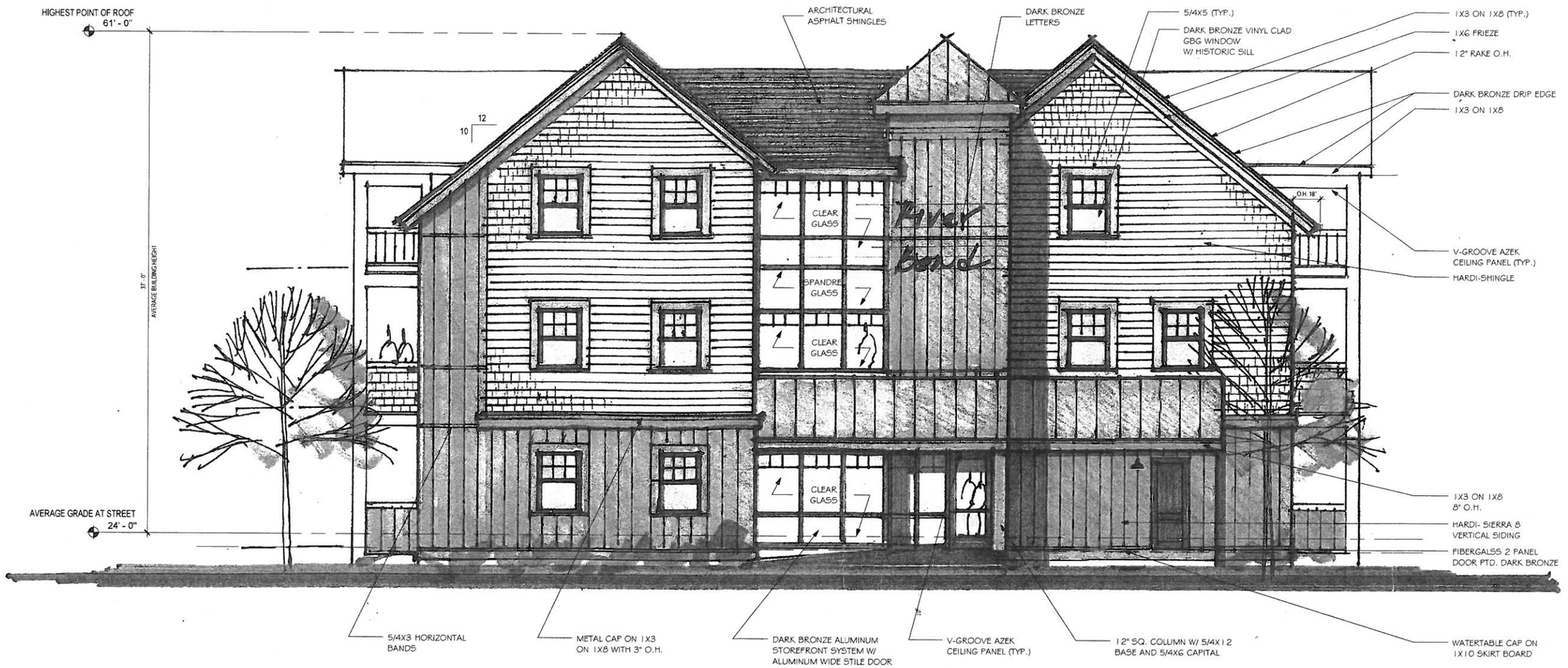
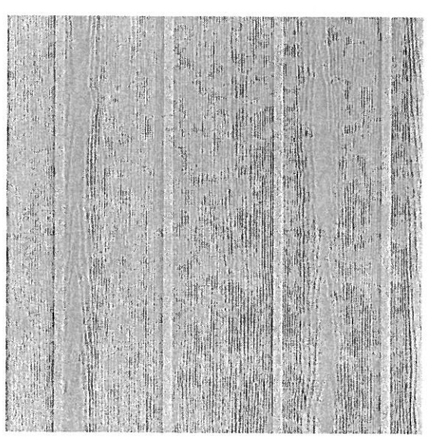
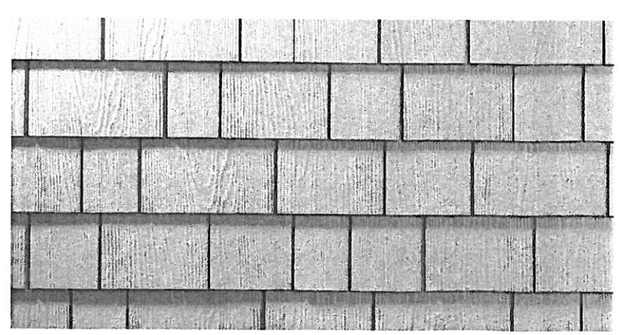


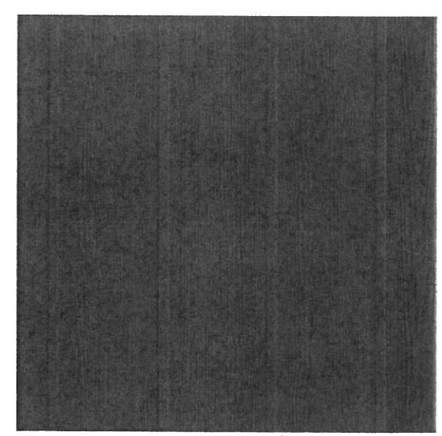
NORTH ELEVATION



Alternate Color Option



HardiShingle



Hardi Panel- Sierra 8

Exterior Light Fixture

Revisions

Issue	Date & Issue Description	Check	By

Design Review Board January 7, 2016

Project Name

Description
ENLARGED ELEVATIONS

Scale: 1/4" = 1'-0"
Date: January 7, 2016
Drawn by: Author
File Name:
Plot Date: 1/8/2016 10:37:47 AM
Checked by: Checker
Project #: Project Number

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Windover: Congress Street Apartments

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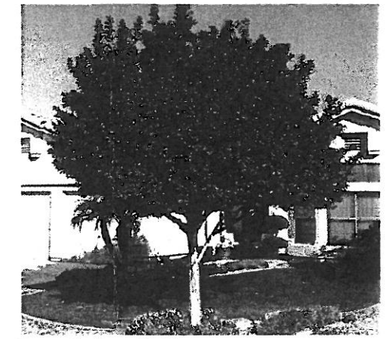
ENLARGED ELEVATIONS

A2.10

Red Maple

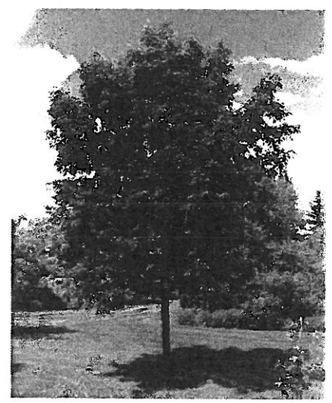
River Birch

Flowering Dogwood

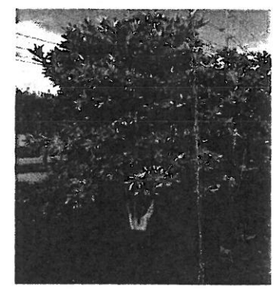


Purple Leaf Plum

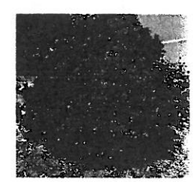
Little Leaf Linden



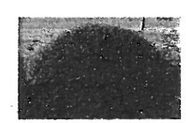
Green Ash



Sweetbay Magnolia

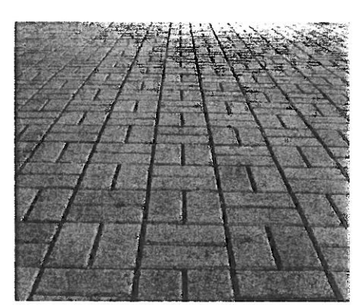


Inkberry

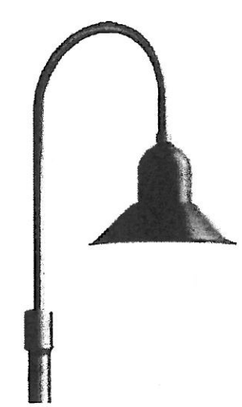


Japanese Holly

Concrete Pavers



Brick Pavers



Revisions

Issue	Date & Issue Description	Check	By

Design Review Board

December 30, 2015

Project Name

Description
Landscape Materials

Scale:

Date: December 30, 2015

Plot Date: 12/29/2015 11:41:12

Drawn by: Author

Checked by: Checker

File Name:

Project #: Project Number

Enter address here

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Landscape Materials

L0.00

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