

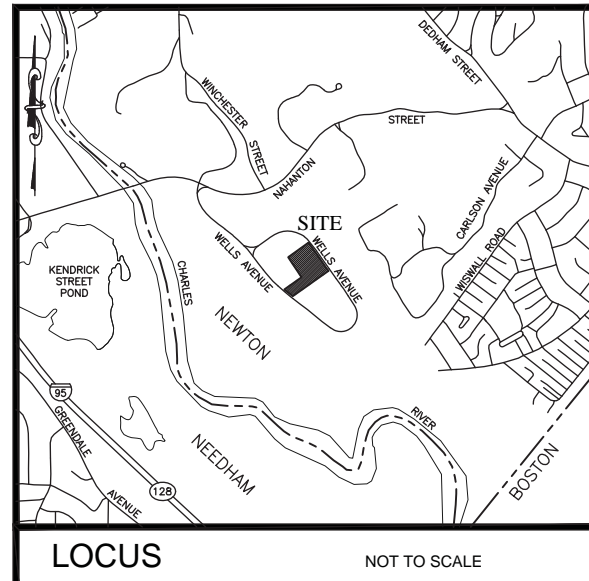
Intrum Real Estate and Project Management  
180 Wells Ave, Newton, MA 02459  
617.969.6000

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**Special Permit Modification Submission**  
October 10, 2019 (Revised February 18, 2020)

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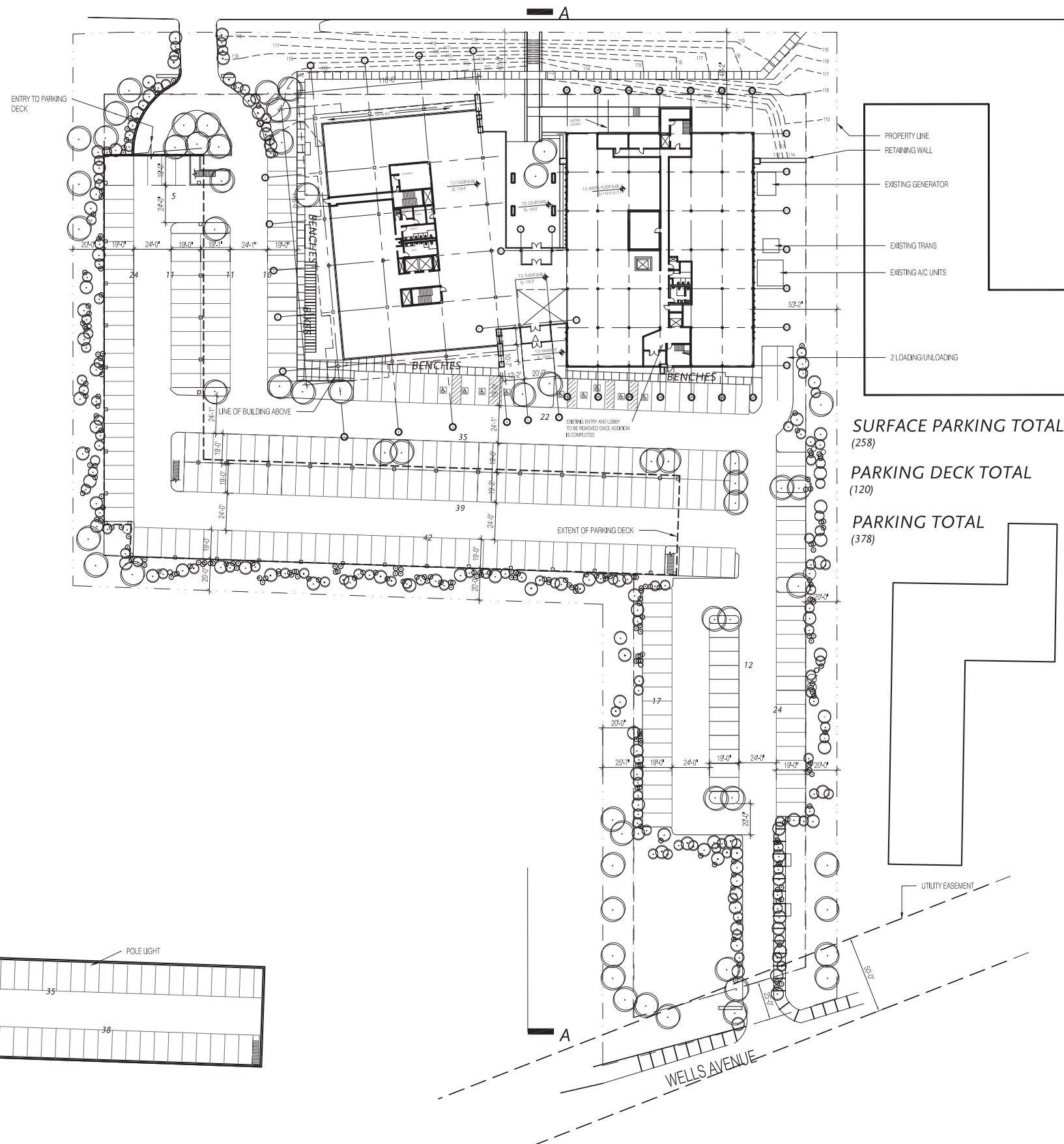
**Elkus Manfredi Architects**  
Architect

25 Drydock Avenue  
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**Intrum Real Estate and Project Management**  
Developer

180 Wells Avenue  
Newton, MA 02459  
P: 617.969.6000





## SUMMARY

### GROSS FLOOR AREA

FLOOR	EXISTING	ADDITION	TOTAL AREA
1	18,592	19,198	37,790
2	18,592	20,936	39,528
3	18,592	20,467	39,059
<b>TOTAL AREA</b>	<b>55,776 SF</b>	<b>60,601 SF</b>	<b>116,377 SF</b>

### PARKING

<b>TOTAL REQUIRED</b>		
20K/250 =		80 SPACES
96.4K/333 =		290 SPACES
		<b>370 SPACES</b>

<b>TOTAL PROVIDED</b>		<b>378 SPACES</b>
<b>RATIO</b>		<b>3.25 SPACES/1000 S.F.</b>

**SURFACE PARKING TOTAL**  
(258)

**PARKING DECK TOTAL**  
(120)

**PARKING TOTAL**  
(378)

## PROPOSED FAR & OPEN SPACE

<b>SITE AREA :</b>	<b>220,097 SF</b>
<b>BUILDING AREA :</b>	<b>116,377 SF**</b>
<b>FAR</b>	<b>.53</b>

### OPEN SPACE :

REQUIRED: 40% OF SITE AREA = 88,039 SF  
 PROVIDED: 88,050 SF

\*\* PARKING STRUCTURE NOT INCLUDED

## SITE ZONING REQUIREMENTS

### BICYCLES

1 PER 10 PARKING SPACES  
 TO 30 MAX = 30 REQUIRED

### LOADING BAYS

1 REQUIRED, 2 PROVIDED

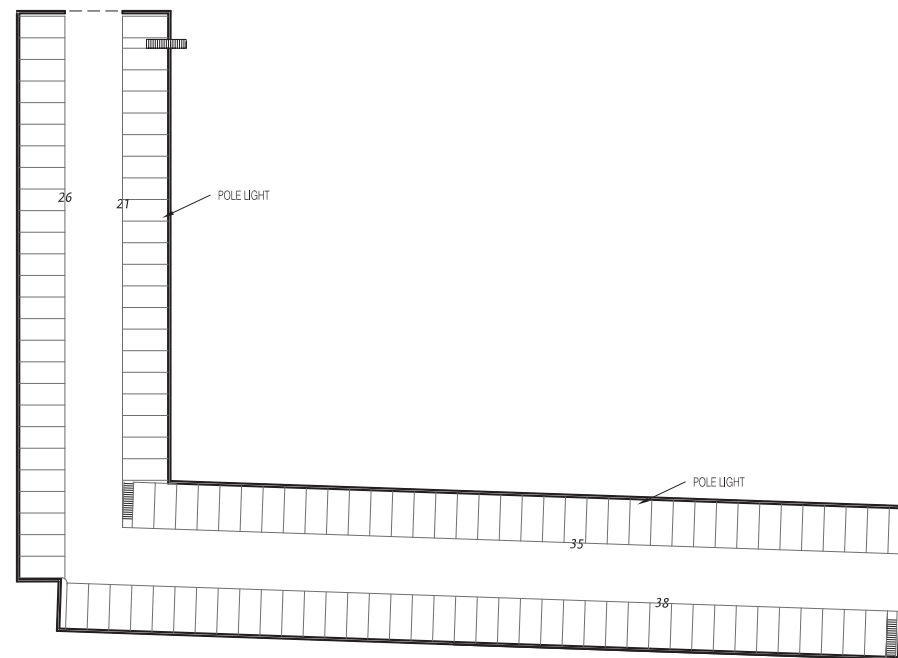
### PARKING STALLS

9' W X 19' D

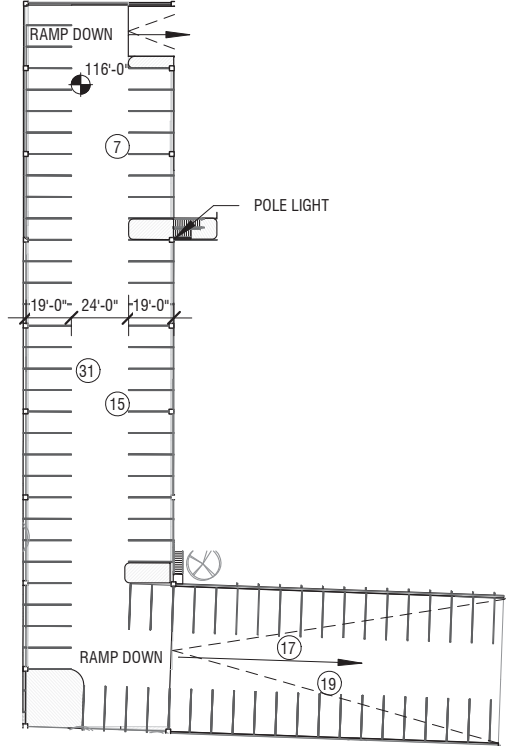
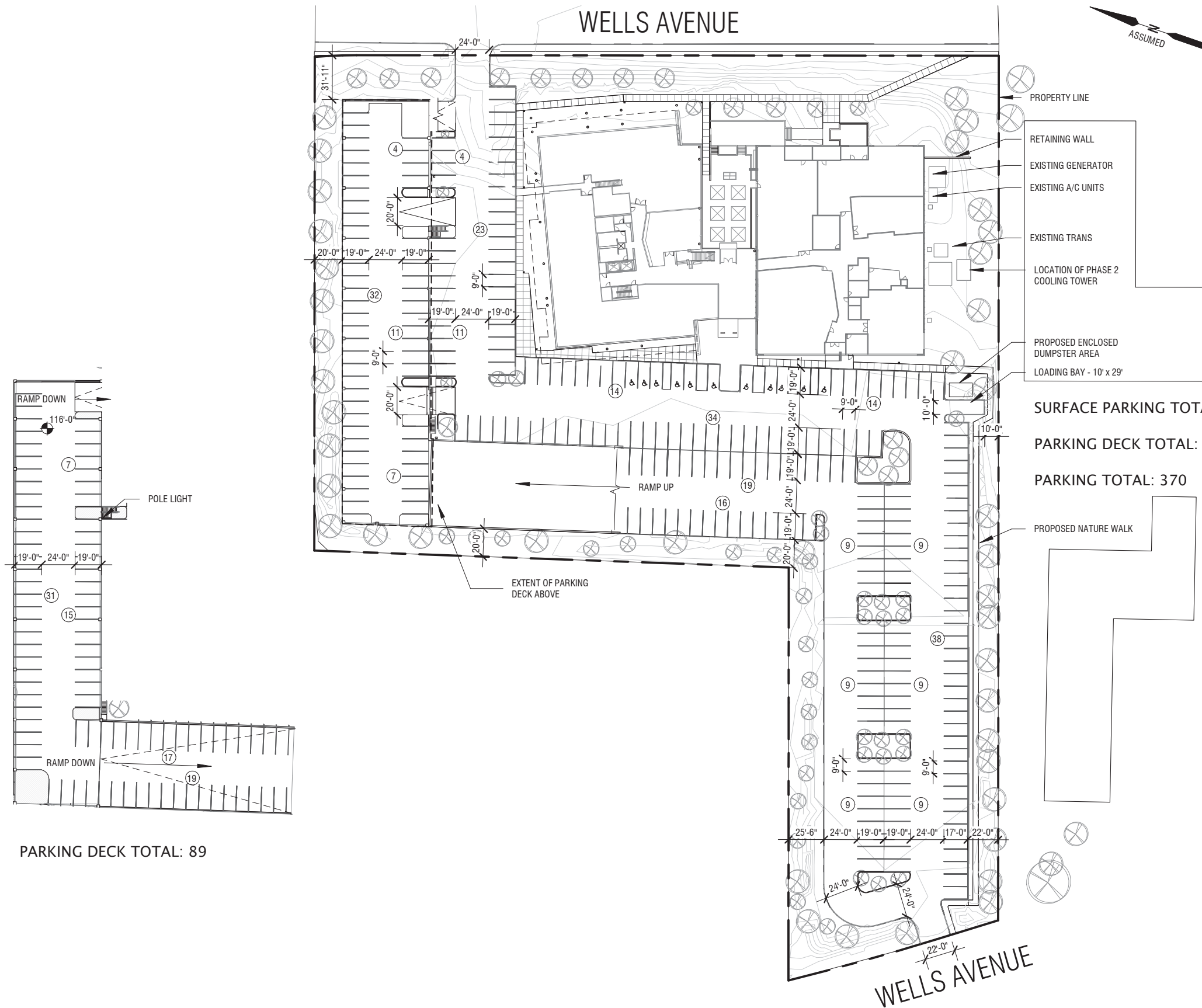
### PLANTINGS

1 TREE PER 10 STALLS  
 5% PARKING AREA = LANDSCAPING

NOTE: LANDSCAPE SCREENING SHOWN FOR  
 DIPICTIONAL PURPOSES. SCREENING TO  
 CONSIST OF EXISTING AND ADDITIONAL  
 PLANTINGS.



**PARKING DECK  
 TOTAL**  
(120)



PARKING DECK TOTAL: 89

**SUMMARY**

GROSS FLOOR AREA

FLOOR	EXISTING	ADDITION APPROVED 7/21/2015	SP MOD 10/10/2019 REV. 2/18/20	PROPOSED TOTAL AREA
1	18,592	19,198	N/C	37,790
2	18,592	20,936	N/C	39,528
3	18,592	20,467	N/C	39,059
<b>TOTAL AREA</b>	<b>55,776 SF</b>	<b>60,601 SF</b>	<b>N/C</b>	<b>116,377 SF</b>

**PARKING**

TOTAL REQUIRED  
 20,000/250=  
 96,400/333=  
 80 SPACES  
 290 SPACES  
 370 SPACES

TOTAL PROVIDED:  
 RATIO PROVIDED: 370 SPACES  
 3.18 SPACES/1,000 SF

SURFACE PARKING TOTAL: 281

PARKING DECK TOTAL: 89

PARKING TOTAL: 370

**PROPOSED FAR & OPEN SPACE**

SITE AREA: 220,097 SF  
 BUILDING AREA: 116,377 SF\*  
 FAR .53

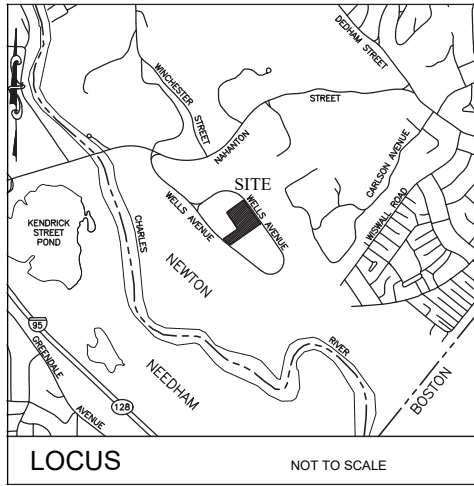
**OPEN SPACE:**

REQUIRED: 40% OF SITE AREA = 88,039 SF  
 PROVIDED: 76,300 SF = 35% OF SITE AREA  
 \* PARKING STRUCTURE NOT INCLUDED

**SITE ZONING REQUIREMENTS**

- BICYCLES**  
1 PER 10 PARKING SPACES TO MAX OF 30  
30 RACK SPACES REQUIRED AND PROVIDED
- LOADING BAYS**  
1 REQUIRED, 1 PROVIDED
- PARKING STALLS**  
9' W x 19' D
- PLANTINGS**  
5% PARKING AREA = LANDSCAPING ISLANDS  
5.2% PARKING AREA INTERIOR LANDSCAPE PROVIDED  
  
28 INTERIOR ISLAND TREES PROVIDED

NOTE: LANDSCAPE SCREENING SHOWN FOR ILLUSTRATIVE PURPOSES. SCREENING TO CONSIST OF EXISTING AND ADDITIONAL PLANTINGS.



ZONED: LIMITED MANUFACTURING

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA, SF	0	220,097	N/C
FRONTAGE, FT	0	490.70	N/C
FRONT SETBACK, FT	25	48.2	40.0
SIDE SETBACK, FT	20	53.2	20.0
REAR SETBACK, FT	20	151.5	136.1
MAX # STORIES	3	3	N/C
BLDG HEIGHT, FT	36	31	35.8
TOTAL FLOOR AREA RATIO	0	.25	.53
LOT COVERAGE	.25	0.084	.18

PARKING REQUIREMENTS

ITEM	REQUIRED
1 SPACE / 250 SF 1ST 20,000 SF FLOOR AREA	80
1 SPACE / 333 SF OVER 20,000 SF FLOOR AREA	290
TOTAL REQUIRED	370
TOTAL PROVIDED	378

BICYCLES: 1 / 10 PARKING SPACES TO MAX OF 30  
30 BICYCLE RACK SPACES REQUIRED & PROVIDED

LOADING BAYS, 1 REQUIRED, 2 PROVIDED

PARKING AREA INTERIOR LANDSCAPE ISLANDS, 5% REQUIRED  
PARKING AREA INTERIOR LANDSCAPE ISLANDS, 5.1% PROVIDED

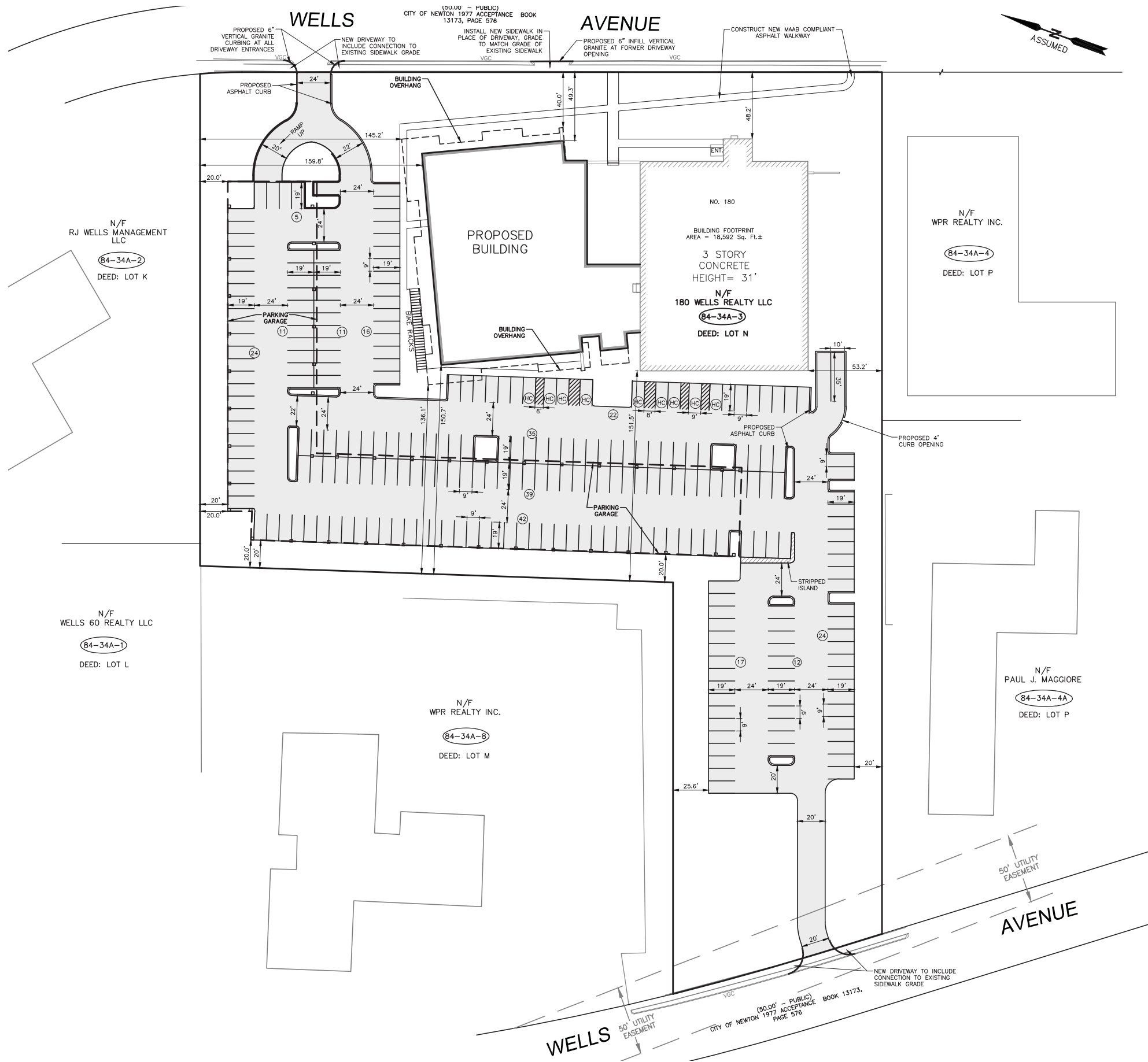
DEED RESTRICTION

ITEM	REQUIRED	EXISTING	PROPOSED
OPEN SPACE, %	40	54.5	40.0
FLOOR AREA RATIO**	.25	.25	0.53

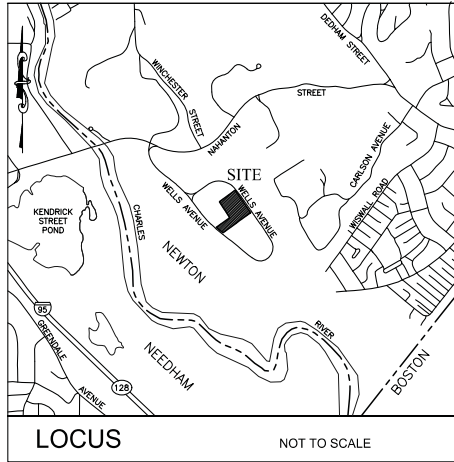
\*\* FLOOR AREA RATIO DOES NOT INCLUDE PARKING GARAGE  
N/C = NO CHANGE  
MAAB = MASSACHUSETTS ARCHITECTURAL ACCESS BOARD

**GENERAL NOTES:**

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY R. E. CAMERON AND ASSOCIATES, INC. AND SUPPLEMENTED WITH RECORD PLAN INFORMATION.
- ELEVATIONS ARE REFERENCED TO AN ASSUMED DATUM.
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.







ZONED: LIMITED MANUFACTURING				
ITEM	REQUIRED	APPROVED 10/19/15	PROPOSED 1/16/19	PROPOSED 10/10/19
LOT AREA, SF	0	220,097	N/C	N/C
FRONTAGE, FT	0	490.70	N/C	N/C
FRONT SETBACK, FT	25	40.0	32.6	31.3
SIDE SETBACK, FT	20	20.0	N/C	N/C
REAR SETBACK, FT	20	136.1	135.9	139.5
MAX # STORIES*	3*	3	4	3
BLDG HEIGHT*, FT	36*	35.8	48.5	35.8
TOTAL FLOOR AREA RATIO	0	0.53	0.64	0.53
LOT COVERAGE	0.25	0.18	0.192	0.18

\*AS TO BUILDING HEIGHT & STORIES REFER TO MAY 22, 1969 DEED RESTRICTION GOVERNING SAME.

GROSS FLOOR AREA	
EXISTING BUILDING FLOOR AREA	55,776 SF
PROPOSED ADDITION FLOOR AREA	60,601 SF
TOTAL FLOOR AREA	116,377 SF

PARKING REQUIREMENTS	
ITEM	REQUIRED
1 SPACE / 250 SF 1ST 20,000 SF FLOOR AREA	80
1 SPACE / 333 SF OVER 20,000 SF FLOOR AREA	290
TOTAL REQUIRED	370
SPACES PROVIDED - GRADE LEVEL	281
SPACES PROVIDED - DECK LEVEL	89
TOTAL SPACES PROVIDED	370

BICYCLES: 1 / 10 PARKING SPACES TO MAX OF 30  
30 BICYCLE RACK SPACES REQUIRED & PROVIDED

LOADING BAYS, 1 REQUIRED

PARKING AREA INTERIOR LANDSCAPE ISLANDS, 5% REQUIRED  
PARKING AREA INTERIOR LANDSCAPE ISLANDS, 5.2% PROVIDED

DEED RESTRICTION					
ITEM	REQUIRED	APPROVED 10/19/15	PROPOSED 1/16/19	PROPOSED 10/10/19	REVISED 2/18/20
OPEN SPACE, %	40	40.0	34.4	34.0	35
FLOOR AREA RATIO**	.25	0.53	0.64	0.53	0.53

\*\* FLOOR AREA RATIO DOES NOT INCLUDE PARKING GARAGE

N/C = NO CHANGE

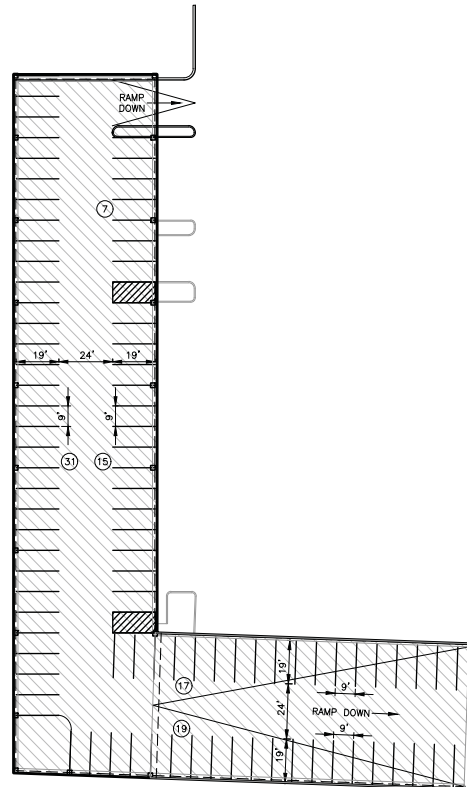
MAAB = MASSACHUSETTS ARCHITECTURAL ACCESS BOARD

#### GENERAL NOTES:

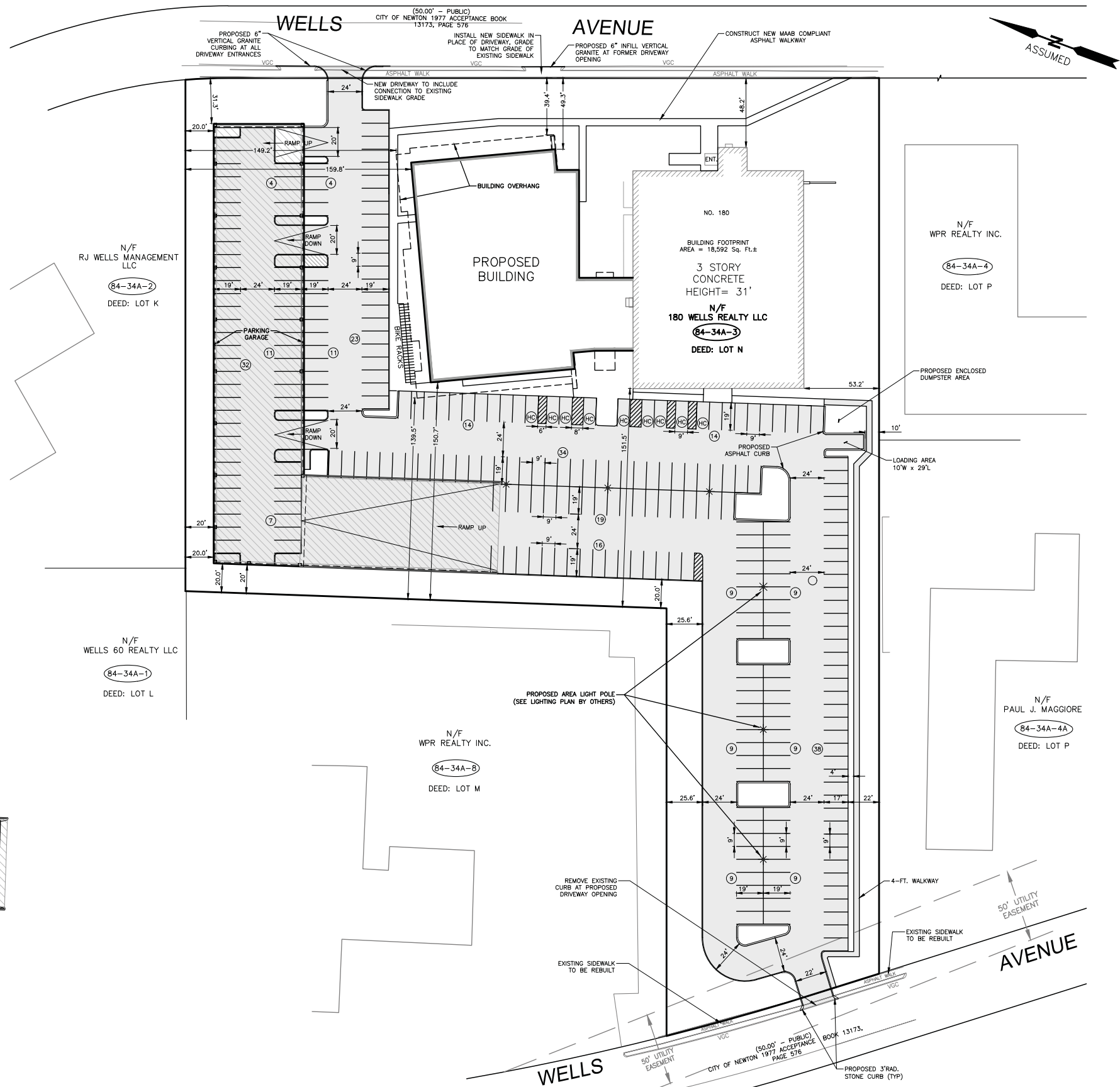
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#### NOTES:

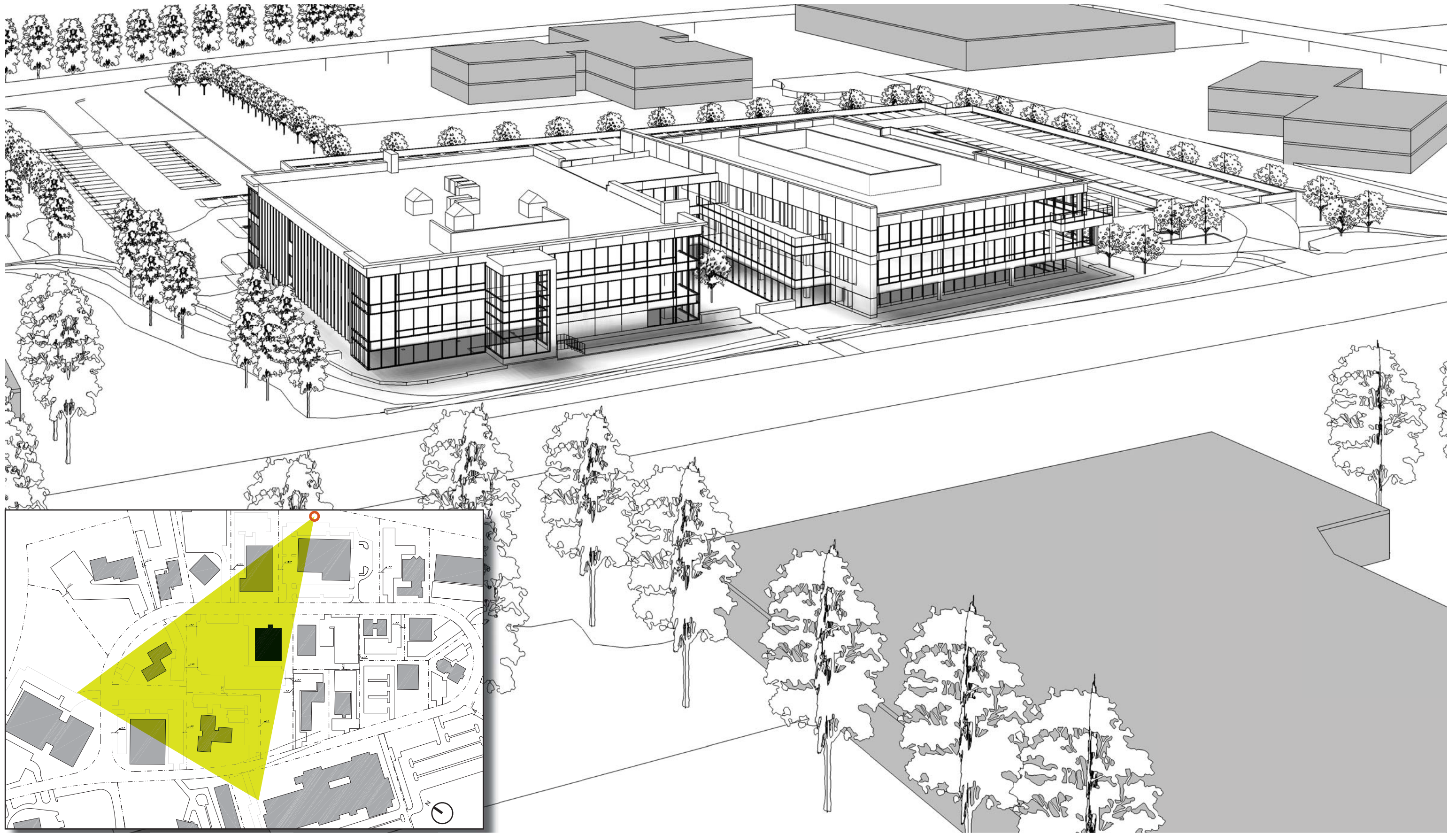
- ALL TRENCH EXCAVATION SHALL COMPLY WITH MASSACHUSETTS GENERAL LAW CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, AND OSHA STANDARDS TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES OR EXCAVATIONS. TRENCH EXCAVATION PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
- THE CONTRACTOR OF RECORD IS RESPONSIBLE FOR CONTACTING THE ENGINEERING DIVISION AND SCHEDULING AN APPOINTMENT 48-HOURS PRIOR TO DATE WHEN UTILITIES WILL BE MADE AVAILABLE FOR AN INSPECTION OF WATER SERVICES, SEWER SERVICES AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IN QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW. BACKFILLING SHALL ONLY TAKE PLACE WHEN THE CITY ENGINEER'S INSPECTOR HAS GIVEN THEIR APPROVAL.
- ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITIONS OF THE CITY OF NEWTON STANDARD SPECIFICATIONS, PLANNING BOARD RULES AND REGULATIONS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS, AND THE MDPW STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER. ALL MATERIALS AND WORK NOT MEETING THESE SPECIFICATIONS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AT THE FULL EXPENSE OF THE CONTRACTOR.
- BEFORE REQUESTING A CERTIFICATE OF OCCUPANCY, AN AS-BUILT PLAN SHALL BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL AND PAPER FORMAT. THE PLAN SHALL SHOW ALL UTILITIES AND FINAL GRADES, ANY EASEMENTS AND IMPROVEMENTS AND LIMITS OF RESTORATION. THE PLAN SHALL INCLUDE PROFILES OF THE VARIOUS NEW UTILITIES INCLUDING BUT NOT LIMITED TO RIM & INVERT ELEVATIONS (CITY OF NEWTON DATUM), SLOPES OF PIPES, PIPE MATERIALS, AND SWING TIES FROM PERMANENT BUILDING CORNERS. THE AS-BUILT SHALL BE STAMPED BY BOTH A MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR. ONCE THE AS-BUILT PLAN IS RECEIVED THE ENGINEERING DIVISION SHALL PERFORM A FINAL SITE INSPECTION AND THEN MAKE A DETERMINATION TO ISSUE A CERTIFICATE OF OCCUPANCY.
- ALL SITE WORK INCLUDING TRENCH RESTORATION, SIDEWALK, CURB, APRON AND LOAM BORDER (WHERE APPLICABLE) SHALL BE COMPLETED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.



PARKING DECK







**SPECIAL PERMIT MODIFICATION SUBMISSION**

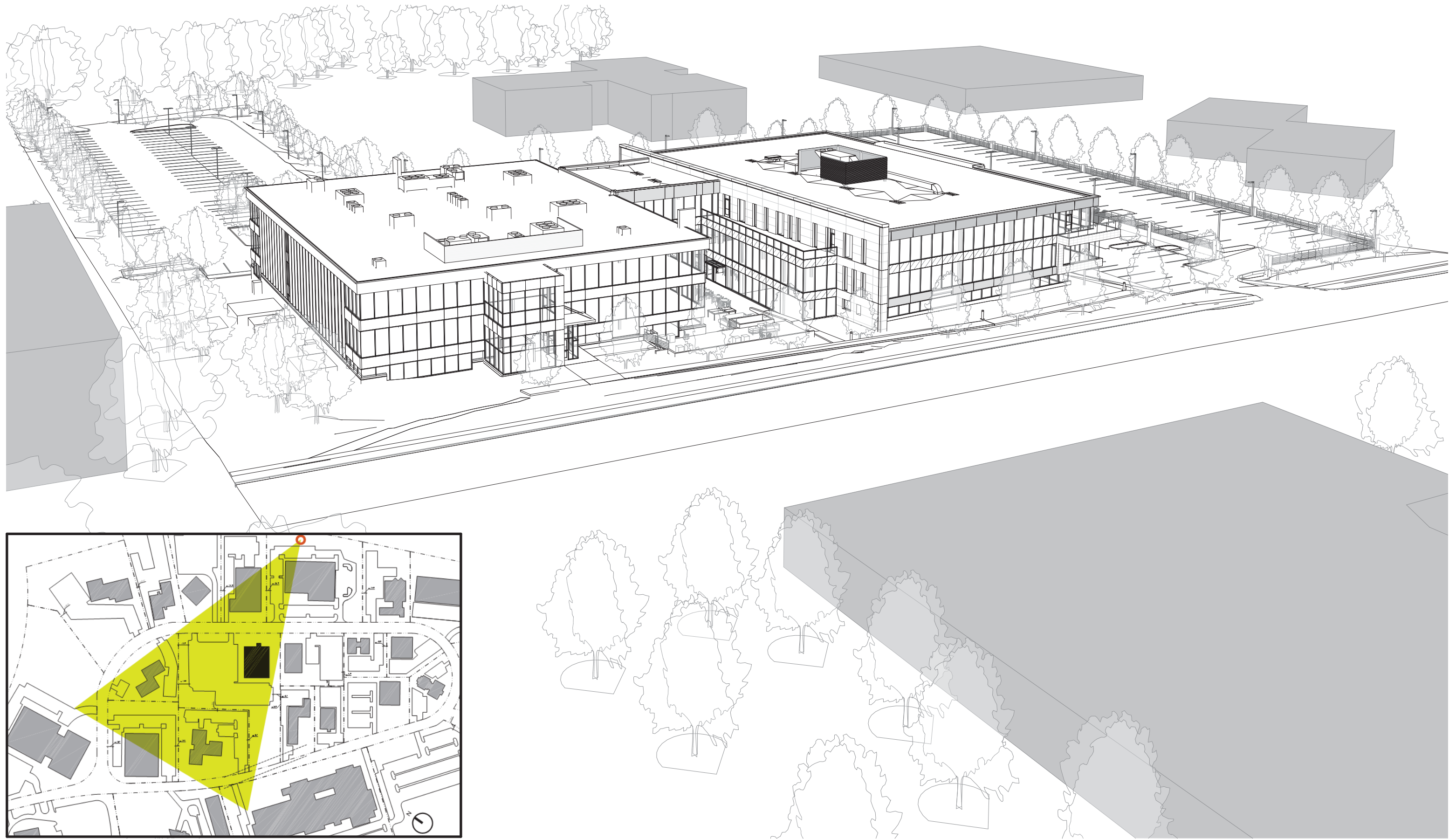
*Newton, Massachusetts, 02459*

**APPROVED CONTEXT PERSPECTIVE**

OCTOBER 10, 2019 (REVISED FEBRUARY 18, 2020)  
(FROM JULY 21, 2015 PACKAGE)







**SPECIAL PERMIT MODIFICATION SUBMISSION**

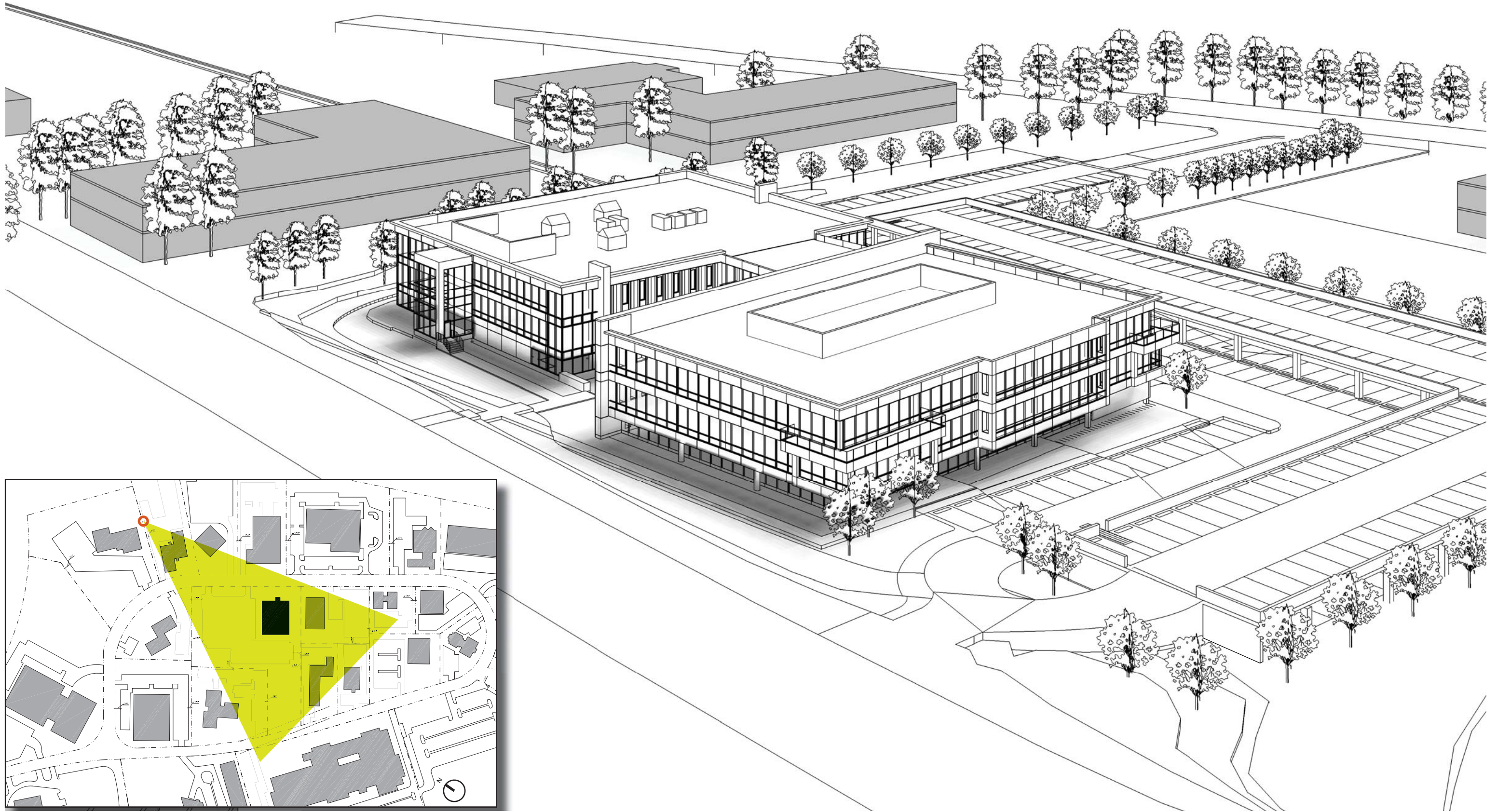
*Newton, Massachusetts, 02459*

**PROPOSED CONTEXT PERSPECTIVE**

OCTOBER 10, 2019 (REVISED FEBRUARY 18, 2020)







**SPECIAL PERMIT MODIFICATION SUBMISSION**

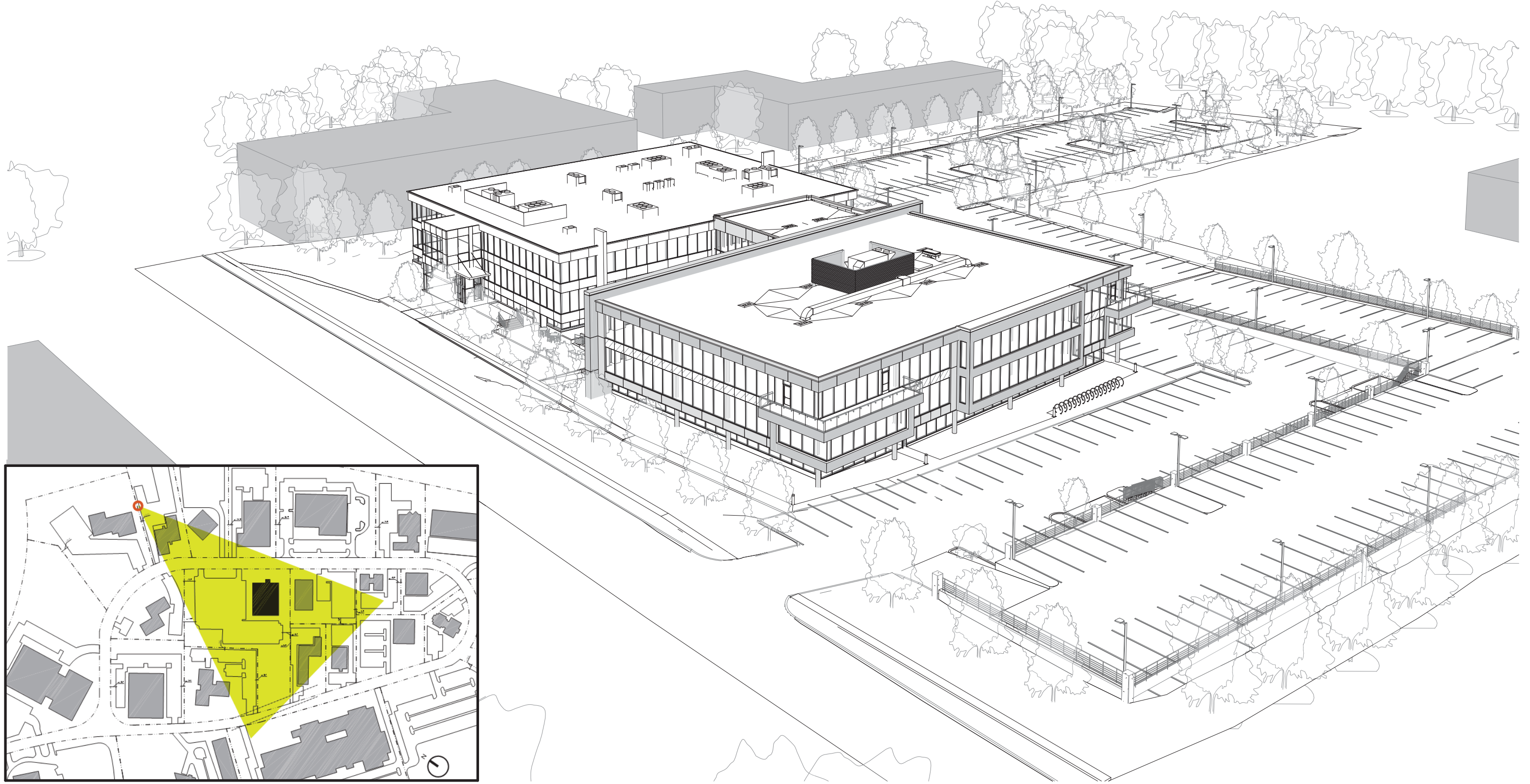
*Newton, Massachusetts, 02459*

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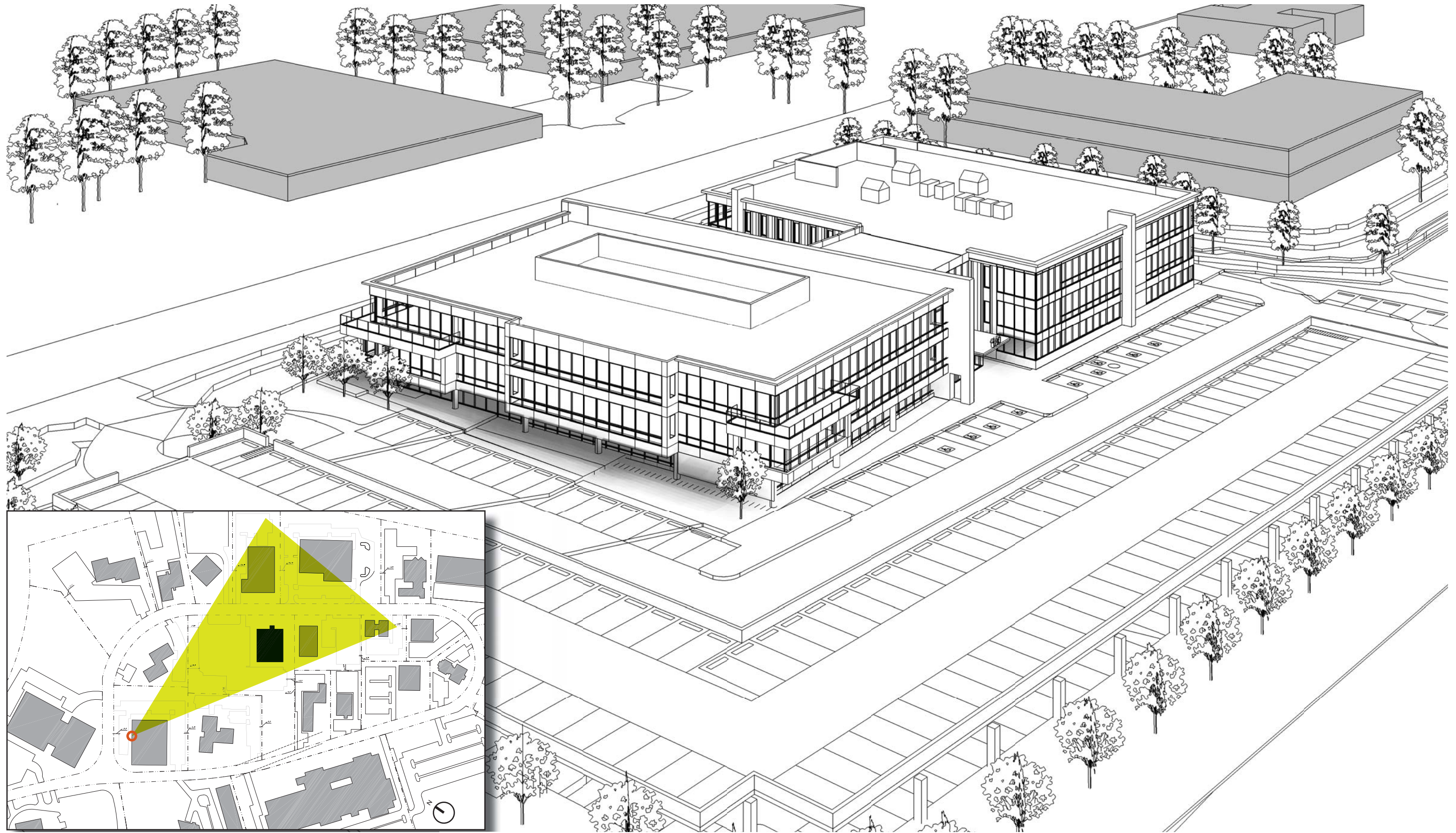
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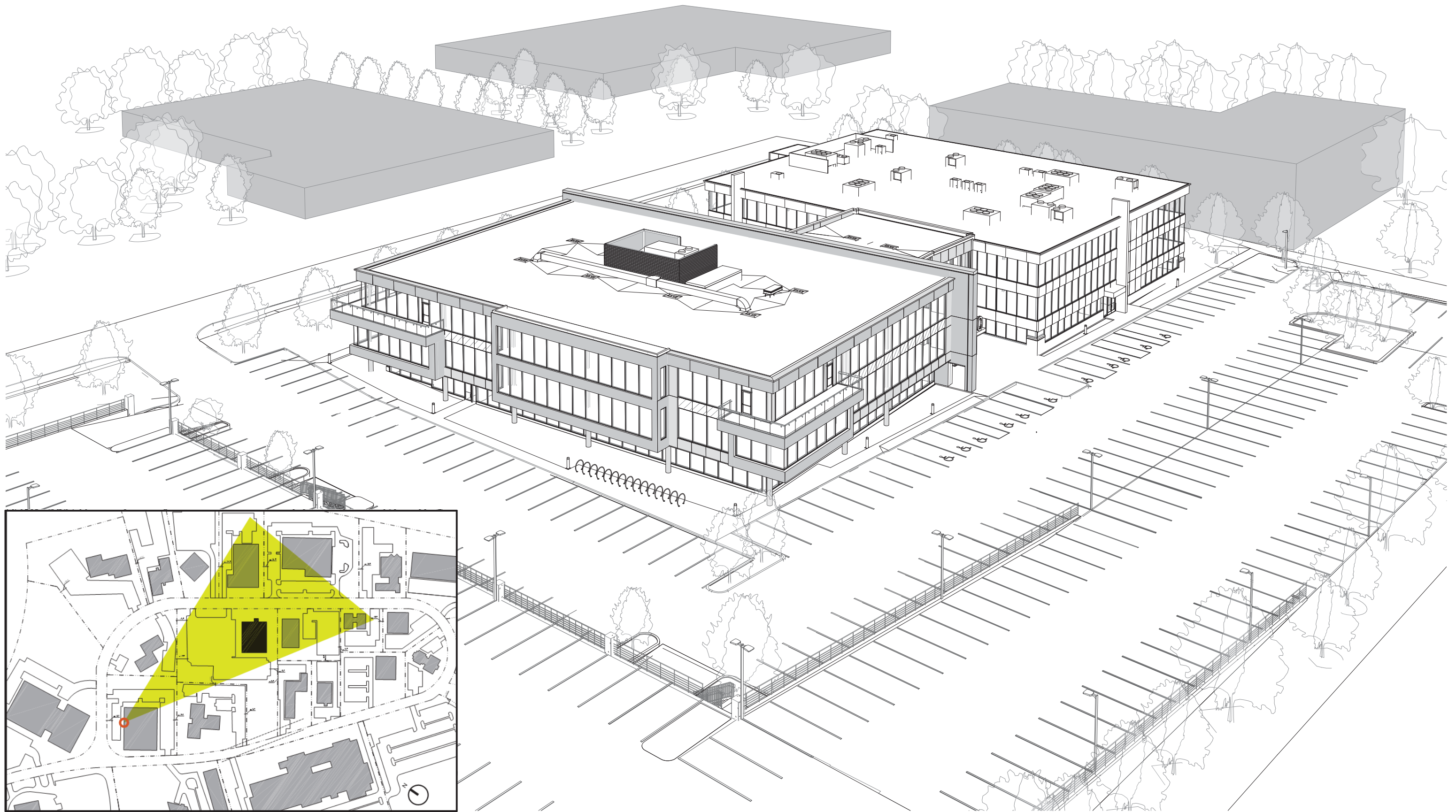




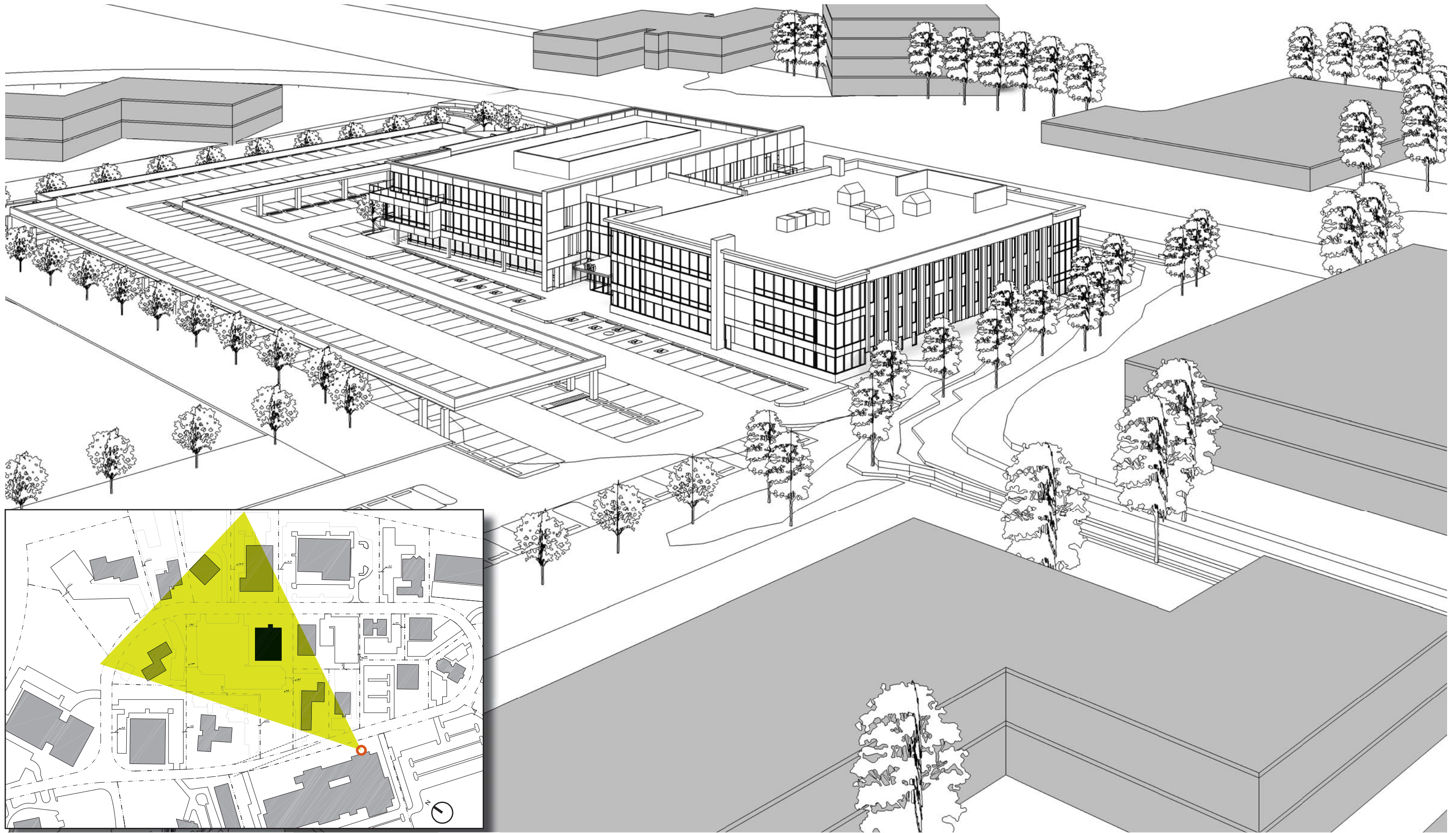












**SPECIAL PERMIT MODIFICATION SUBMISSION**

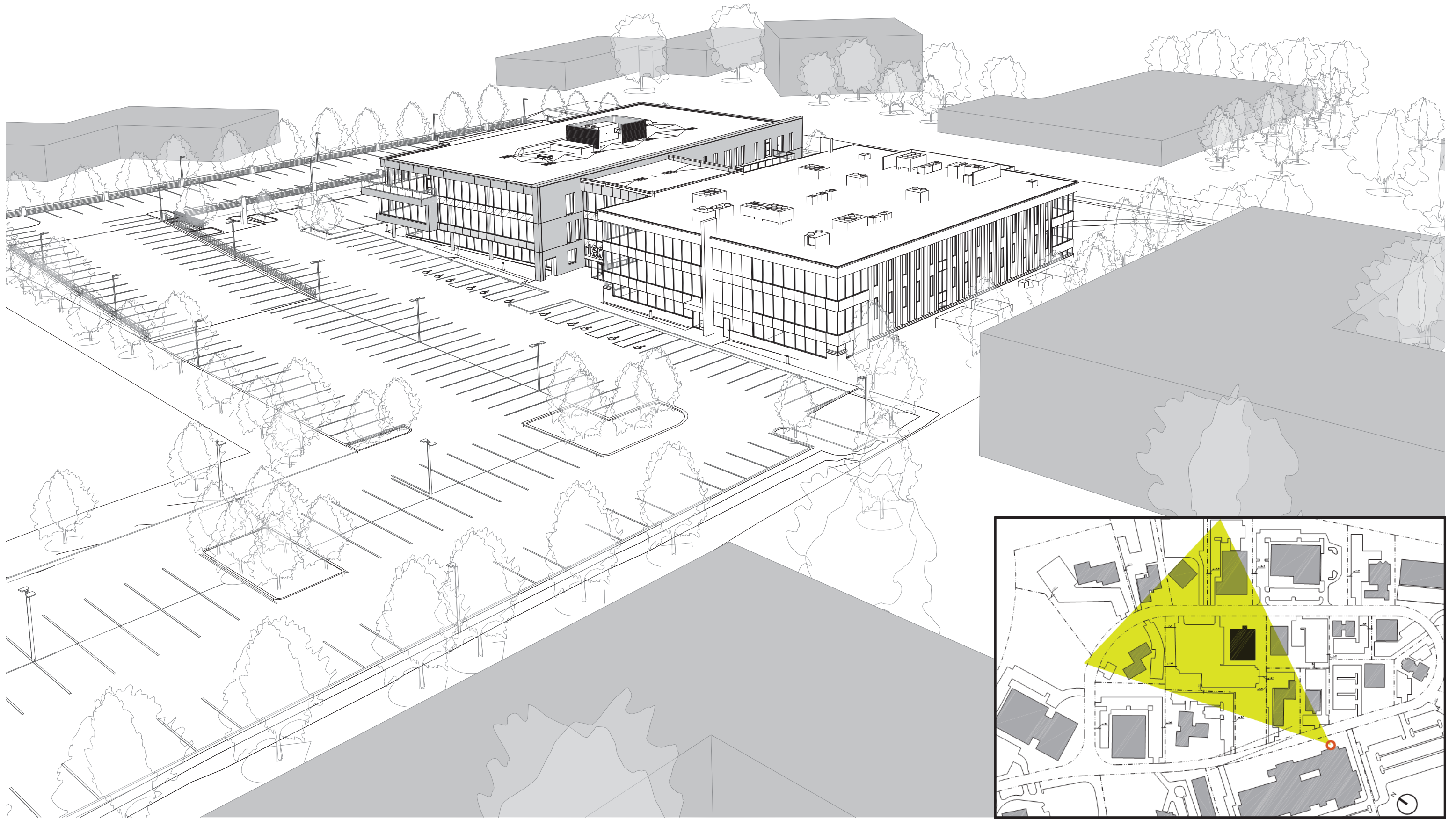
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OCTOBER 10, 2019 (REVISED FEBRUARY 18, 2020)  
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**SPECIAL PERMIT MODIFICATION SUBMISSION**

*Newton, Massachusetts, 02459*

**PROPOSED CONTEXT PERSPECTIVE**

OCTOBER 10, 2019 (REVISED FEBRUARY 18, 2020)



**ELKUS | MANFREDI**  
ARCHITECTS

**NOTES:**

1. ALL TRENCH EXCAVATION SHALL COMPLY WITH MASSACHUSETTS GENERAL LAW CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, AND OSHA STANDARDS TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES OR EXCAVATIONS. TRENCH EXCAVATION PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
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5. ALL SITE WORK INCLUDING TRENCH RESTORATION, SIDEWALK, CURB, APRON AND LOAM BORDER (WHERE APPLICABLE) SHALL BE COMPLETED BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.

**DRAINAGE NOTES:**

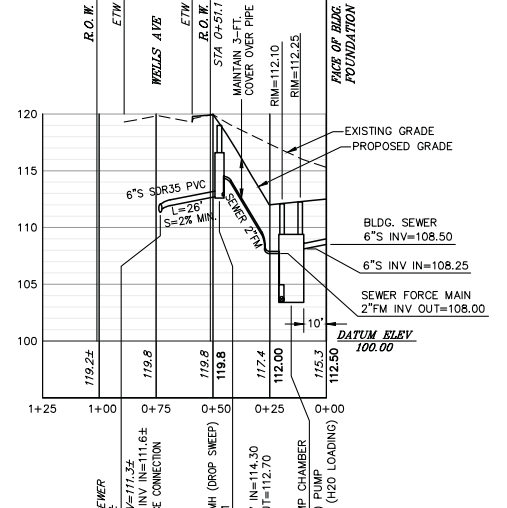
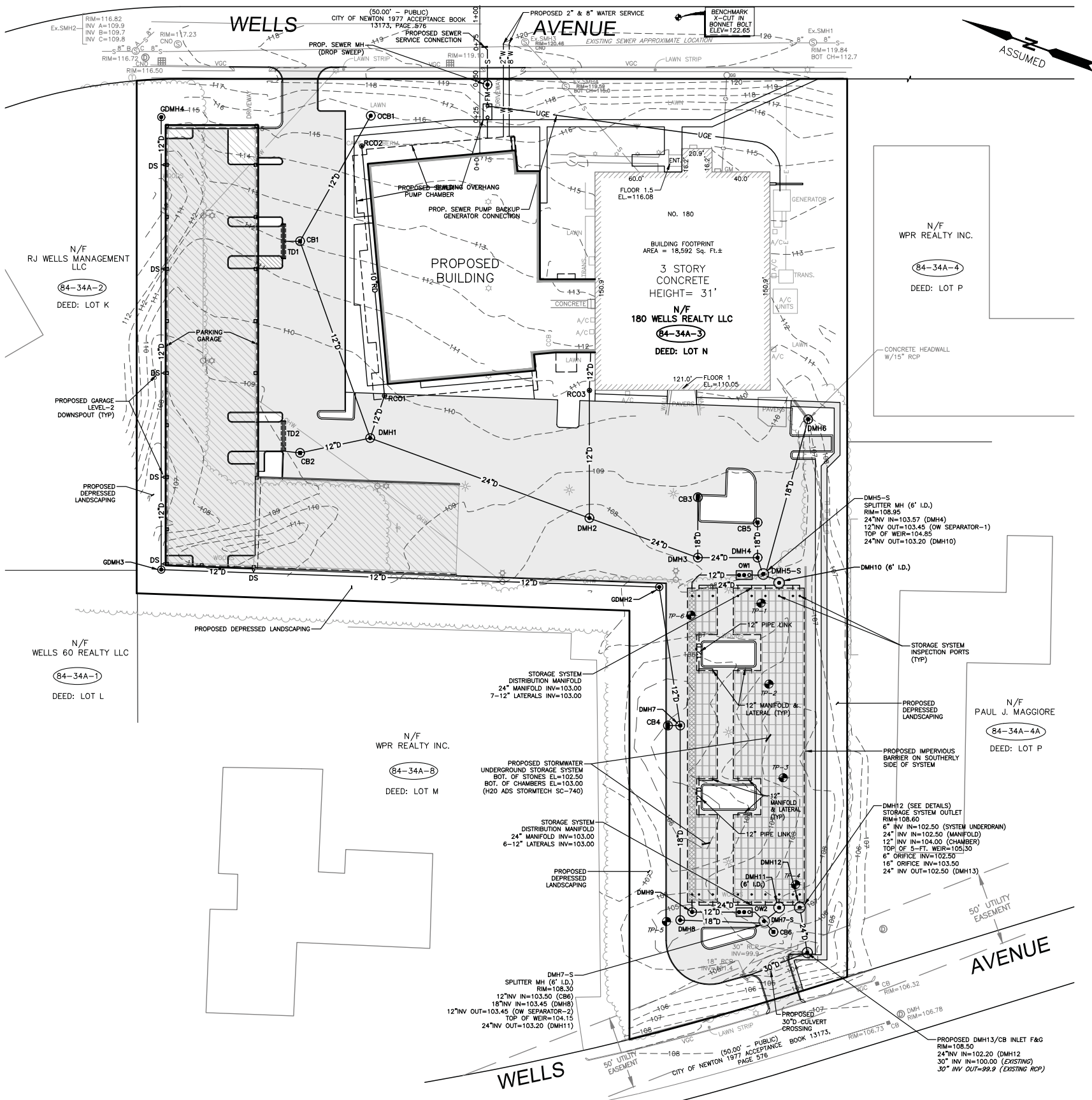
1. ALL DRAIN PIPING 10" DIA. AND GREATER TO BE HDPE SMOOTH WALL INTERIOR. ALL DRAIN PIPING UNDER 10" DIA. TO BE SDR-35.

PROPOSED DRAINAGE STRUCTURES PIPE & ELEVATION SCHEDULE									
FROM STRUCTURE	RIM ELEV.	INVERT OUT	INVERT IN	TO STRUCTURE	PIPE SIZE IN & OUT (INCH.)	LENGTH (FT.)	SLOPE (FT./FT.)	CLASS	
OCB1	111.50	107.50	106.45	CB1	12	95.6	0.0110	HDPE	
TD1	109.30	106.65	106.55	CB1	8	9.0	0.0111	HDPE	
CB1	109.20	106.20	105.25	DMH1	12	140.5	0.0068	HDPE	
TD2	109.00	106.00	105.88	CB2	12	9.0	0.0133	HDPE	
CB2	108.40	105.38	105.15	DMH1	18	45.5	0.0051	HDPE	
CB3	108.40	104.55	104.36	DMH3	18	78.3	0.0050	HDPE	
CB4	108.40	104.90	104.70	DMH7	15	4.5	0.0444	HDPE	
CB5	108.20	104.39	104.17	DMH4	18	20.4	0.0108	HDPE	
CB6	108.20	103.60	103.50	DMH7-S	12	5.7	0.0175	HDPE	
RCO2	112.50	108.75	106.10	RCO1	10	172.0	0.0154	HDPE	
RCO1	109.75	106.00	105.25	DMH1	12	28.8	0.0260	HDPE	
DMH1	109.10	105.05	104.25	DMH2	24	157.3	0.0051	HDPE	
BUILDING	-	106.00	105.60	RCO3	12	26.0	0.0154	HDPE	
RCO3	109.75	105.60	104.50	DMH2	12	108.8	0.0100	HDPE	
DMH2	109.00	104.25	103.86	DMH3	24	75.8	0.0051	HDPE	
DMH3	108.75	103.86	103.67	DMH4	24	37.3	0.0051	HDPE	
DMH4	108.67	103.67	103.57	DMH5-S	24	7.0	0.0142	HDPE	
DMH6	110.00	105.00	103.90	DMH5-S	18	107.0	0.0103	HDPE	
DMH7	108.45	104.38	103.72	DMH8	18	130.7	0.0050	HDPE	
DMH8	108.80	103.72	103.45	DMH7-S	18	53.1	0.0051	HDPE	
GDMH-4	115.00	108.60	107.00	GDMH-3	12	315.0	0.0051	HDPE	
GDMH-3	109.50	106.95	105.00	GDMH-2	12	340.5	0.0057	HDPE	
GDMH-2	109.00	105.00	104.53	DMH7	12	93.0	0.0051	HDPE	
DMH5-S	108.95	103.45	103.37	OW1	12	5.3	0.0151	HDPE	
		103.20	103.10	DMH10	24	7.0	0.0142	HDPE	
OW1	108.80	103.20	103.00	CHAMBERS	12	39.0	0.0051	HDPE	
DMH7-S	108.30	103.45	103.37	OW2	12	5.2	0.0154	HDPE	
		103.20	103.10	DMH11	18	7.0	0.0142	HDPE	
OW2	108.45	103.20	103.05	DMH9	12	29	0.0051	HDPE	
DMH9	108.75	103.05	103.00	CHAMBERS	12	6.0	0.0050	HDPE	
DMH10	109.06	103.00	103.00	MANIFOLD (2)24	VAR	0.0000	HDPE		
		103.00	103.00	CHAMBERS	12	3.0	0.0000	HDPE	
DMH11	108.45	103.00	103.00	MANIFOLD	24	53.0	0.0000	HDPE	
		103.00	103.00	CHAMBERS	12	3.0	0.0000	HDPE	
		103.00	102.50	DMH12	24	10.0	0.0500	HDPE	
DMH12	108.60	102.50	102.50	SYSTEM UNDERDRAIN	6	3.0	0.0000	HDPE	
		102.50	102.20	DMH13	24	30.0	0.0100	HDPE	
DMH13	108.50	99.90	-	EXISTING	30	-	-	RCP	

**SEWER PROFILE:**  
SCALE: 1"=40' HOR.  
1"=8' VER.

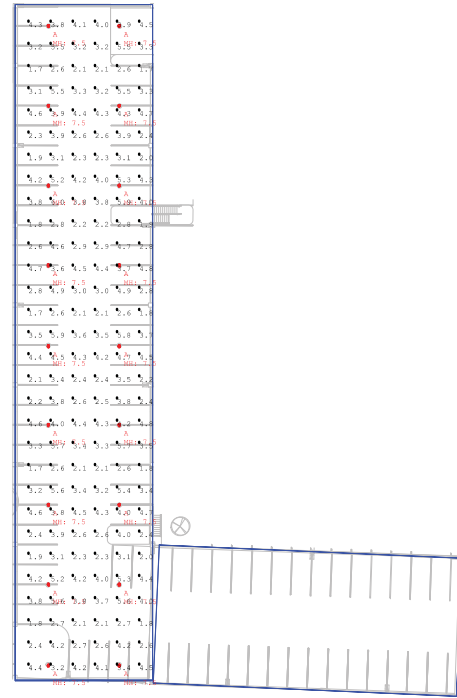
**DRAINAGE NOTES:**

1. ALL DRAIN PIPING 10" DIA. AND GREATER TO BE HDPE SMOOTH WALL INTERIOR. ALL DRAIN PIPING UNDER 10" DIA. TO BE SDR-35.

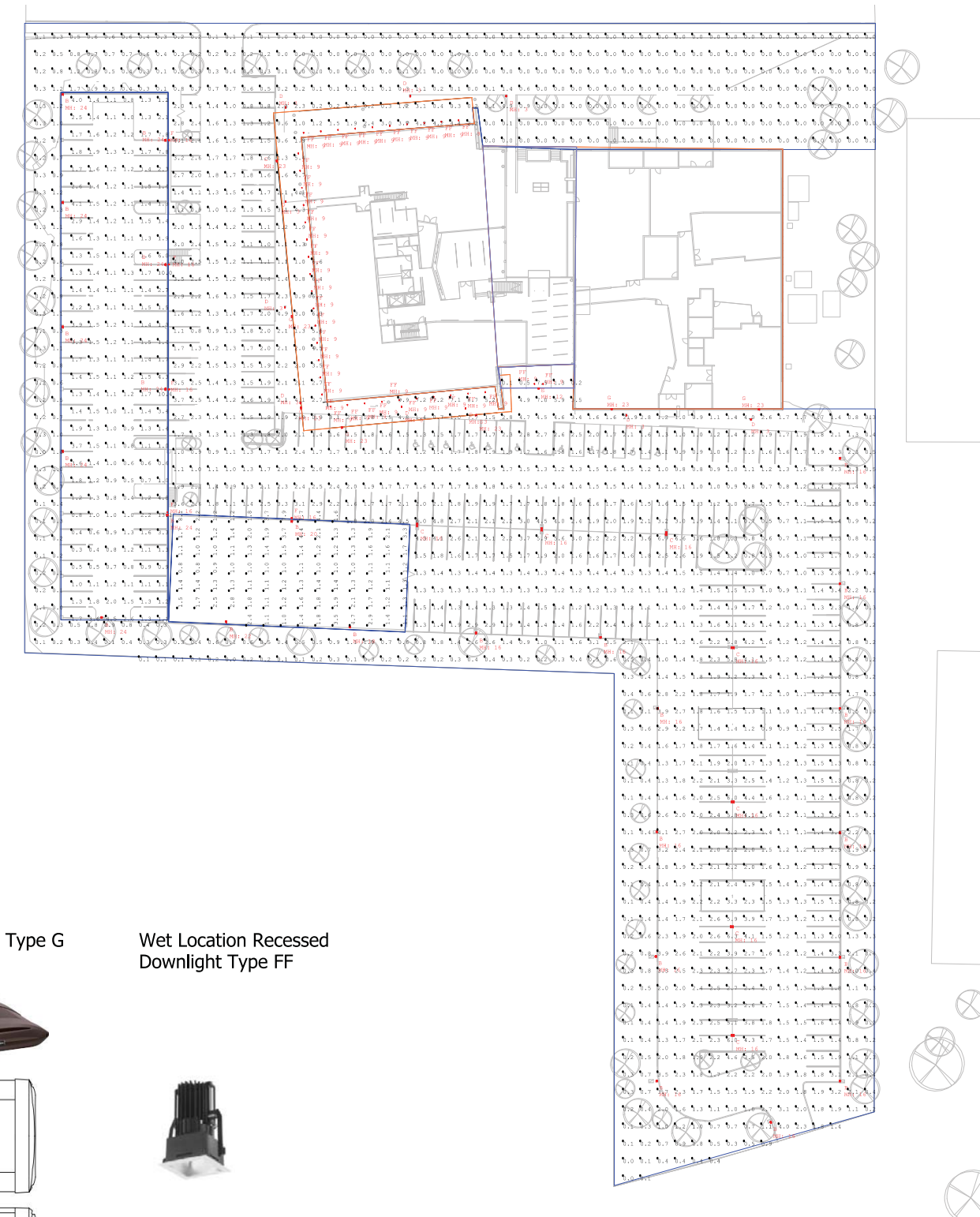




# PARKING GARAGE LIGHTING LAYOUT

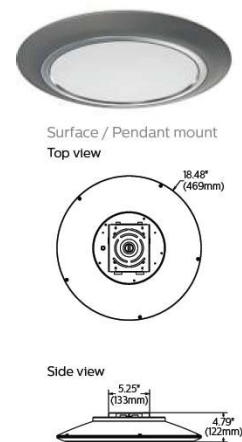


# SITE LIGHTING LAYOUT

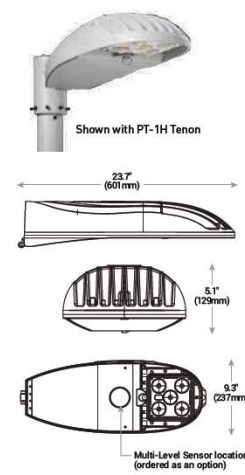


Luminaire Schedule						
Symbol	Tag	Qty	Description	Label	Lum. Lumens	Arr. Watts
⊙	A	18	Gardco Softview	SVPG-140L-800-NW-G2-5	4153	37
⊕	B	25	Cree XSP1 Series Type III	BXSP-B-xx-3ME-A-40K	5273	51
⊕	C	7	Cree XSP1 Series Type III - Two Heads	BXSP-B-xx-3ME-A-40K (2)	5273	102
⊕	F	5	Cree XSP Series Type IV	BXSPxx4MEA40K	4946	49
⊕	E	1	Cree SE-EDG Series Type 4M	SEC-EDG-4M-WM-04-E-UL-SV-7	7593	93
⊕	FF	37	Gotham ICO SQ 2	ICO-SQ-05-LD-55D	526	7
⊕	G	7	Cree SE-EDG Sries Type 3M	SEC-EDG-3M-WM-04-E-UL-SV-7	7198	93
⊕	D	10	Bega Bollard	84063	1363	23

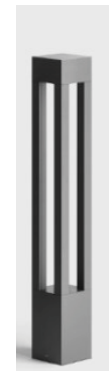
Garage Light Type A



Area Light Type B, C, F\*



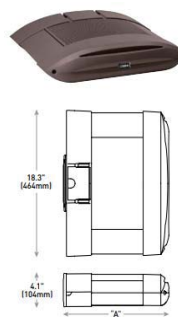
Bollard Type D



Wall Pack Type E



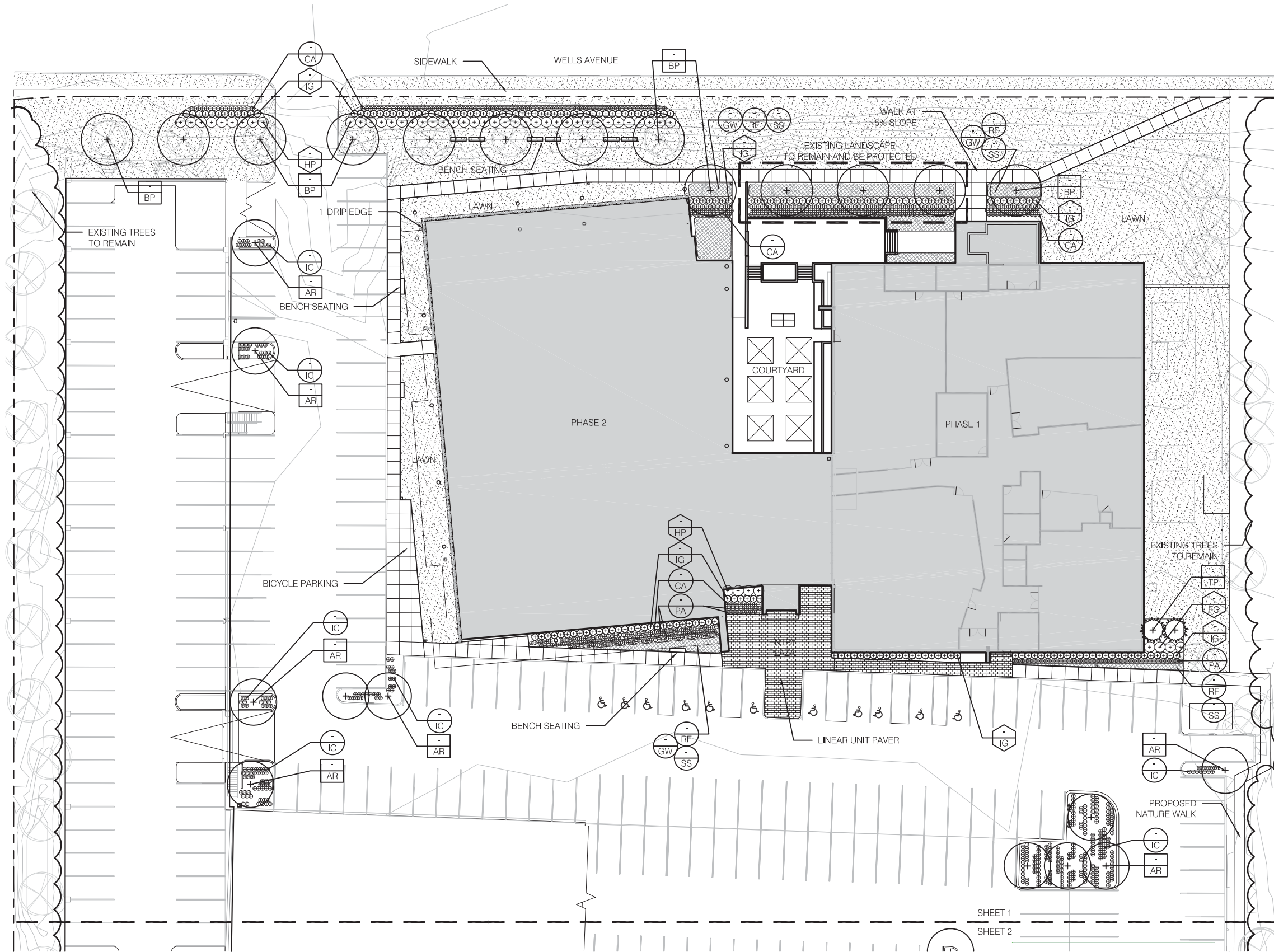
Wall Pack Type G



Wet Location Recessed Downlight Type FF



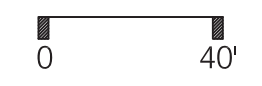
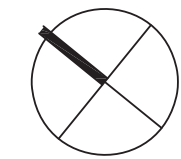




QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES:</b>				
-	AR	<i>Acer rubrum</i> 'Columnare'	Columnar Red Maple	12-14' HT
-	BP	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	12-14' HT
-	CJ	<i>Cryptomeria japonica</i>	Japanese Cryptomeria	12-14' HT
-	TP	<i>Thuja standishii</i> x <i>plicata</i> 'Green Giant'	Green Giant Arborvitae	12-14' HT
<b>SHRUBS:</b>				
-	FG	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	#5
-	HP	<i>Hydrangea paniculata</i> 'Jane'	Little Lime Hydrangea	#5
-	IG	<i>Ilex glabra</i> 'Densa'	Densa Inkberry	#5
<b>PERENNIALS:</b>				
-	GW	<i>Geranium wallichianum</i> 'Rozanne'	Blue Cranesbill	#1
-	RF	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-Eyed Susan	#1
-	SS	<i>Sedum spectabilis</i> 'Autumn Joy'	Autumn Joy Stonecrop	#1
<b>GRASSES:</b>				
-	CA	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1
-	IC	<i>Imperata cylindrica</i> 'Red Baron'	Japanese Blood Grass	#1
-	PA	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	#1

NOTE: ADDITIONAL TREES/PLANTINGS MAY BE ADDED ALONG SITE PERIMETER (TYPICALLY OF ACER, QUERCUS AND ULMUS SPECIES) IN ACCORDANCE WITH A TREE REMOVAL PLAN ACCEPTABLE TO THE DIVISION OF URBAN FORESTRY FOR AREAS CLEARED.

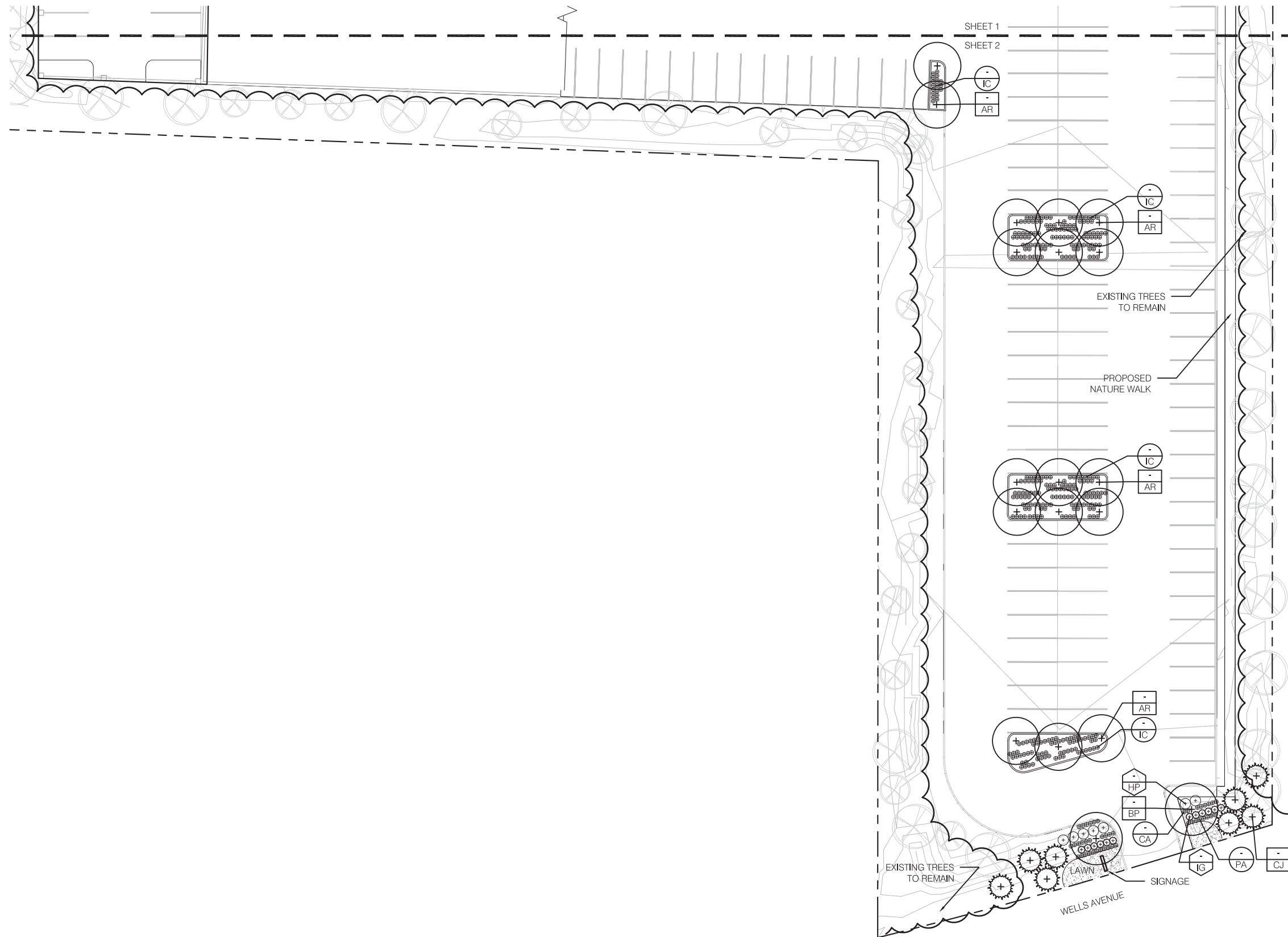
THE AGGREGATE CALIPER INCHES REMOVED WILL EITHER BE REPLACED ON SITE OR THE APPLICANT SHALL MAKE A PAYMENT INTO THE TREE PRESERVATION FUND IN ACCORDANCE WITH THE TREE ORDINANCE.



North

Scale : 1" = 40'-0"





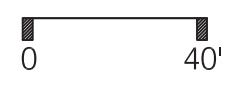
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES:</b>				
-	AR	<i>Acer rubrum</i> 'Columnare'	Columnar Red Maple	12-14' HT
-	BP	<i>Betula populifolia</i> 'Whitespire'	Whitespire Birch	12-14' HT
-	CJ	<i>Cryptomeria japonica</i>	Japanese Cryptomeria	12-14' HT
-	TP	<i>Thuja standishii</i> x <i>plicata</i> 'Green Giant'	Green Giant Arborvitae	12-14' HT
<b>SHRUBS:</b>				
-	FG	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	#5
-	HP	<i>Hydrangea paniculata</i> 'Jane'	Little Lime Hydrangea	#5
-	IG	<i>Ilex glabra</i> 'Densa'	Densa Inkberry	#5
<b>PERENNIALS:</b>				
-	GW	<i>Geranium wallichianum</i> 'Rozanne'	Blue Cranesbill	#1
-	RF	<i>Rudbeckia fulgida</i> 'Goldstrum'	Black-Eyed Susan	#1
-	SS	<i>Sedum spectabilis</i> 'Autumn Joy'	Autumn Joy Stonecrop	#1
<b>GRASSES:</b>				
-	CA	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1
-	IC	<i>Imperata cylindrica</i> 'Red Baron'	Japanese Blood Grass	#1
-	PA	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	#1

NOTE: ADDITIONAL TREES/PLANTINGS MAY BE ADDED ALONG SITE PERIMETER (TYPICALLY OF ACER, QUERCUS AND ULMUS SPECIES) IN ACCORDANCE WITH A TREE REMOVAL PLAN ACCEPTABLE TO THE DIVISION OF URBAN FORESTRY FOR AREAS CLEARED.

THE AGGREGATE CALIPER INCHES REMOVED WILL EITHER BE REPLACED ON SITE OR THE APPLICANT SHALL MAKE A PAYMENT INTO THE TREE PRESERVATION FUND IN ACCORDANCE WITH THE TREE ORDINANCE.



North



Scale : 1" = 40'-0"





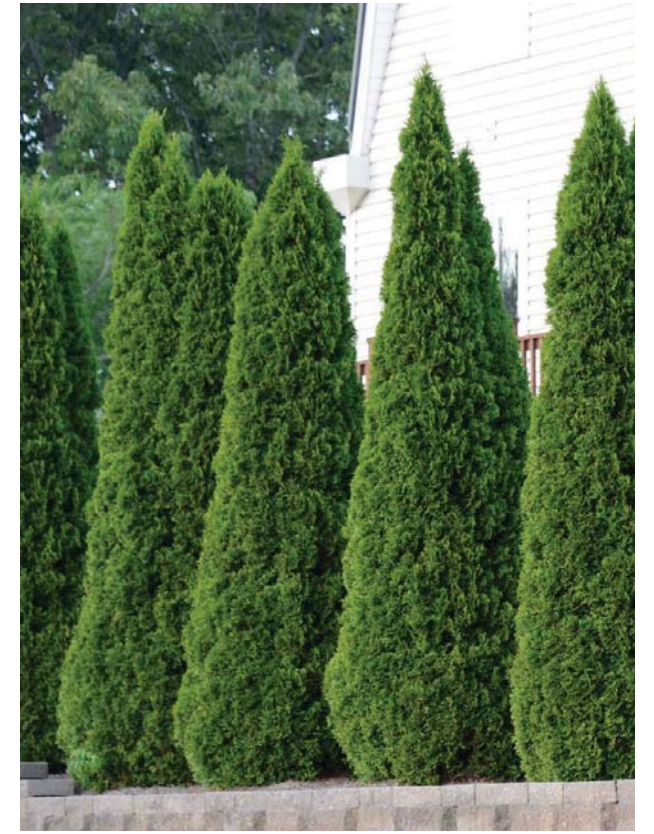
*Acer rubrum* 'Columnare'  
Columnar Red Maple  
Height: 60'  
Spread: 15'



*Betula populifolia* 'Whitespire'  
Whitespire Birch  
Height: 25'-50'  
Spread: 15'-25'



*Cryptomeria japonica*  
Japanese Cryptomeria  
Height: 50'-60'  
Spread: 20'-30'



*Thuja standishii x plicata* 'Green Giant'  
Green Giant Arborvitae  
Height: 30'-40'  
Spread: 10-15'



*Fothergilla gardenii*  
Dwarf Fothergilla  
Height: 3'-4'  
Spread: 3'-4'



*Hydrangea paniculata* 'Jane'  
Little Lime Hydrangea  
Height: 4'  
Spread: 4'



*Ilex glabra* 'Densa'  
Densa Inkberry  
Height: 6'-10'  
Spread: 6'-10'







*Geranium wallichianum* 'Rozanne'  
Blue Cranesbill  
Height: 12"-18"  
Spread: 24"



*Rudbeckia fulgida* 'Goldstrum'  
Black-Eyed Susan  
Height: 24"-36"  
Spread: 24"



*Sedum spectabilis* 'Autumn Joy'  
Autumn Joy Stonecrop  
Height: 24"-30"  
Spread: 24"-36"



*Imperata cylindrica* 'Red Baron'  
Japanese Blood Grass  
Height: 18"-20"  
Spread: 12"-18"



*Calamagrostis acutiflora* 'Karl Foerster'  
Karl Foerster Feather Reed Grass  
Height: 36"-60"  
Spread: 24"



*Pennisetum alopecuroides* 'Hameln'  
Hameln Dwarf Fountain Grass  
Height: 24"-36"  
Spread: 24"-30"

