

CROSSROADS CARE CENTER

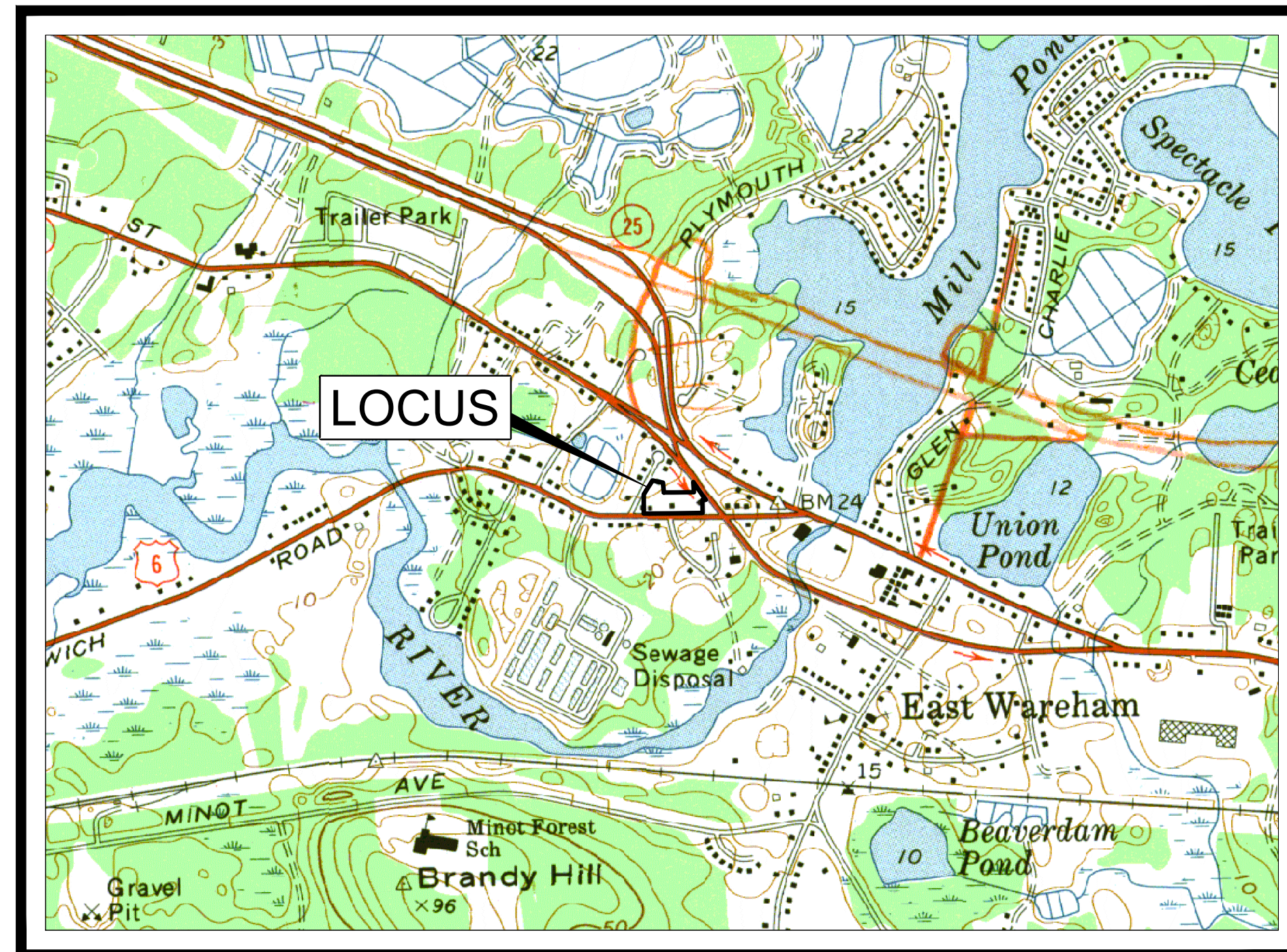
238 & 240 SANDWICH ROAD (ROUTE 6)

WAREHAM, MASSACHUSETTS

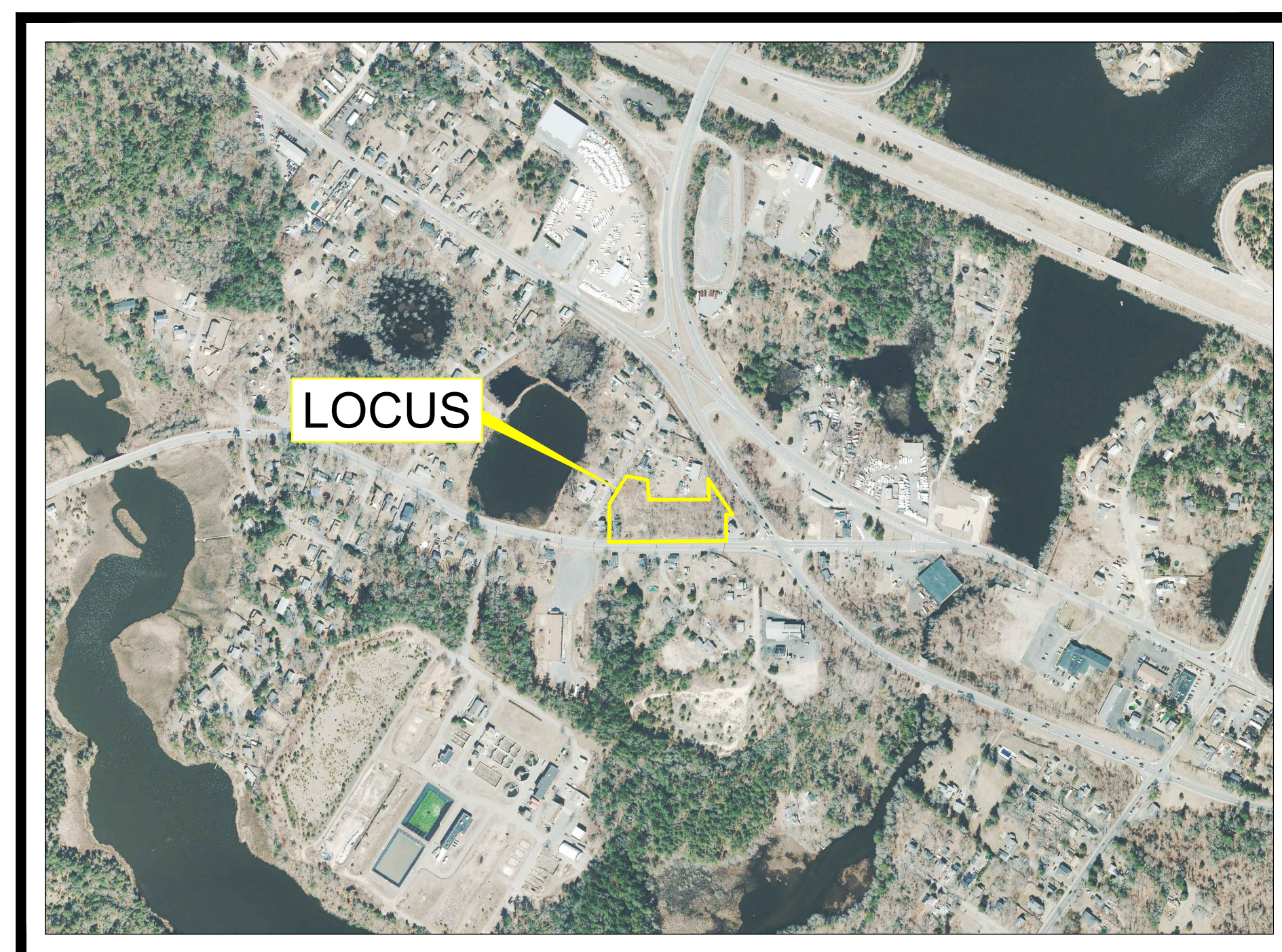
DATE: MAY 25, 2021
REV 4 DATE: DECEMBER 2, 2021

LEGEND

EXISTING	DESCRIPTION	PROPOSED
□	CONCRETE BOUND	□
UP #	UTILITY POLE	UP #
■	CATCH BASIN	■
⊙	DRAIN MANHOLE	⊙
—D—D—	DRAIN LINE	—D—D—
—RD—RD—	ROOF DRAIN	—RD—RD—
—W—W—	WATER LINE	—W—W—
⊗	WATER GATE	⊗
⊗	HYDRANT	⊗
—E/T/C—	UNDERGROUND ELEC. UTILITIES	—E/T/C—
—D/H/W—	OVERHEAD ELEC. UTILITIES	—D/H/W—
—GAS—	UNDERGROUND GAS UTILITIES	—GAS—
—11—	CONTOUR	—11—
x11.0	SPOT GRADE	11x0
⊙	SEWER MANHOLE	⊙
—S—S—	SEWER PIPE	—S—S—
—FM—FM—	SEWER FORCE MAIN	—FM—FM—
—X—X—X—X—X—	FENCE	—X—X—X—X—X—



LOCUS MAP
SCALE 1" = 1000'



AERIAL MAP
SCALE 1" = 500'

LIST OF DRAWINGS

SHEET NO.	TITLE
1 OF 11	COVER SHEET
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4 OF 12	GRADING & CURB TIE PLAN
5 OF 12	DRAINAGE PLAN
6 OF 12	UTILITIES PLAN
7 OF 12	LANDSCAPE PLAN
8 OF 12	LIGHTING PLAN
9 OF 12	EMERGENCY ACCESS PLAN
9 OF 12	DETAILS
10 OF 12	DETAILS
11 OF 12	DETAILS

APPLICANT & OWNER:

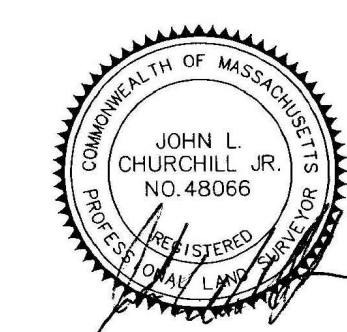
F.C. MANNIX
P.O. BOX 85
BOSTON, MA 02113

ENGINEERING & SURVEYING BY:

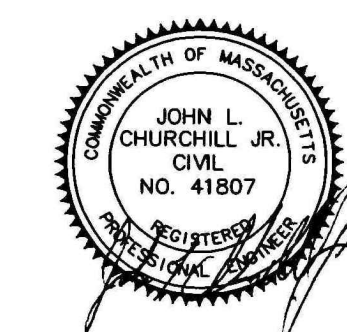
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538

LANDSCAPE DESIGN BY:

EA FULLER ASSOCIATES
LANDSCAPE ARCHITECTURE
PO BOX 48
NORTH CARVER, MA 02355



12/02/21
DATE



12/02/21
DATE

CROSSROADS CARE CENTER

AT
238 & 240 SANDWICH ROAD
(ROUTE 6)
IN
WAREHAM,
MASSACHUSETTS
(PLYMOUTH COUNTY)

COVER SHEET

REVISIONS:

No.	DATE	DESC.
4	12/02/21	Sidewalks, Generator
3	10/25/21	WFD Comments
2	10/11/21	Consultant Comments #2
1	8/10/21	Consultant Comments

PREPARED FOR:

F.C. MANNIX
P.O. BOX 85
BOSTON, MA 02113

PREPARED BY:

JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

DATE: MAY 25, 2021

CALC./DESIGN: BJW

DRAWN: BJW

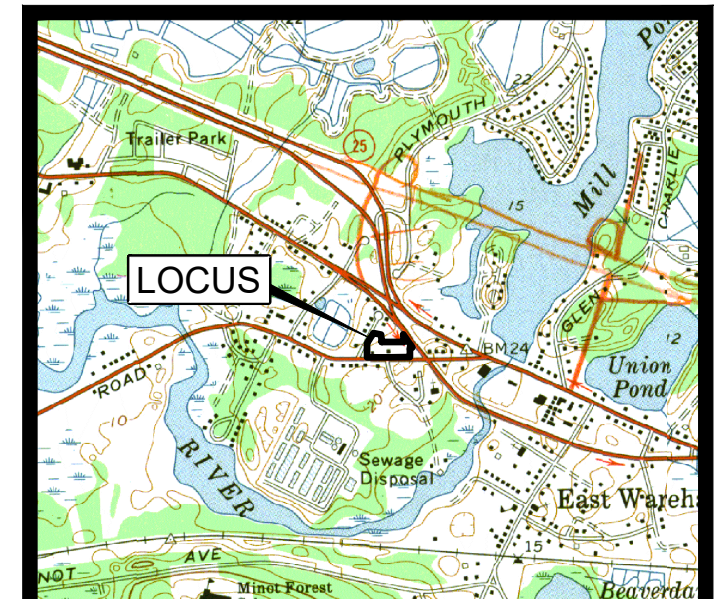
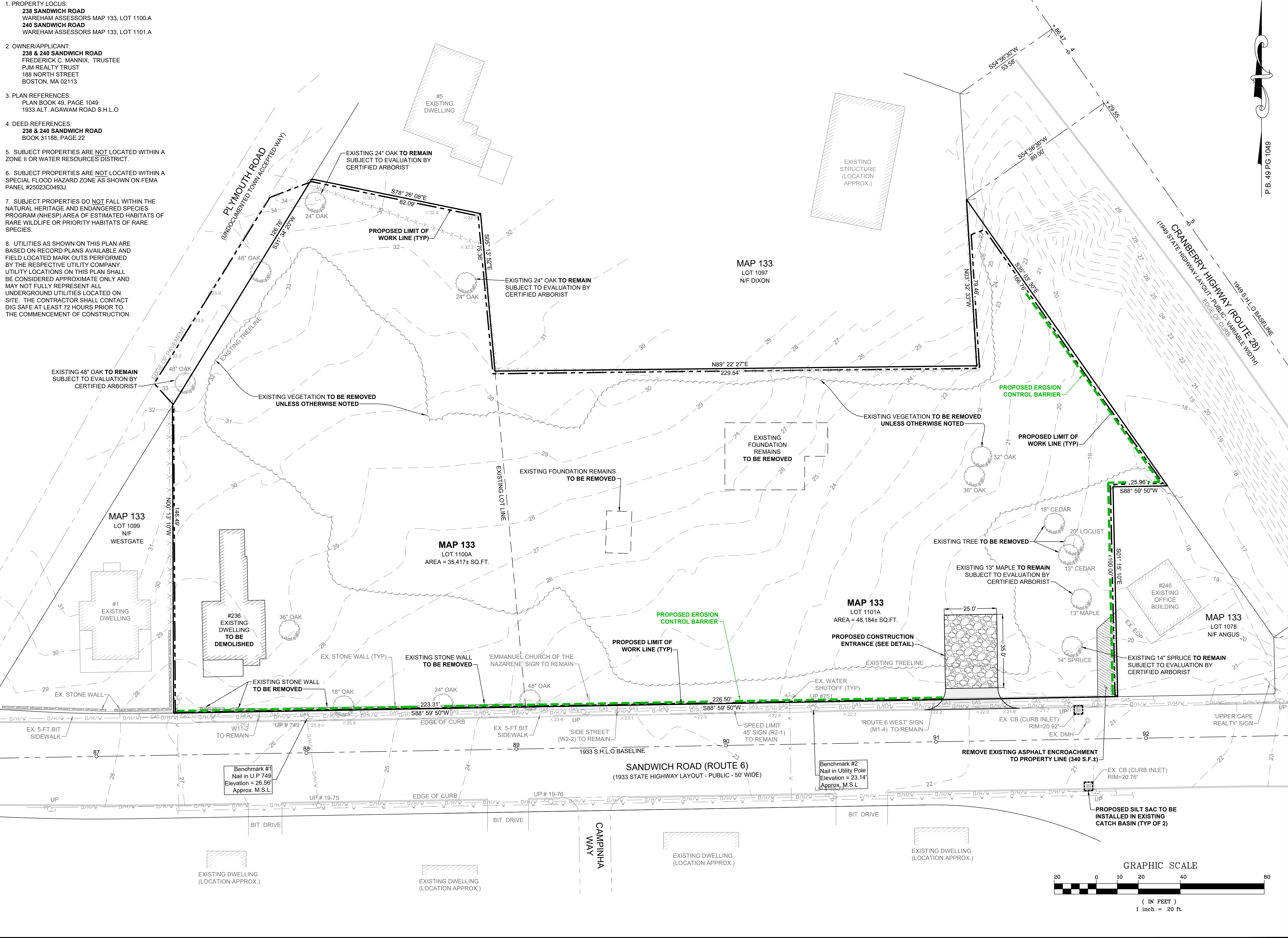
CHECK: JLC

JOB NO: 435

SHEET 1 OF 12

GENERAL NOTES:

- PROPERTY LOCUS:
238 SANDWICH ROAD
WAREHAM ASSESSORS MAP 133, LOT 1100.A
240 SANDWICH ROAD
WAREHAM ASSESSORS MAP 133, LOT 1101.A
- OWNER/APPLICANT:
238 & 240 SANDWICH ROAD
FREDERICK C. MANNIX, TRUSTEE
FJM REALTY TRUST
183 NORTH STREET
BOSTON, MA 02113
- PLAN REFERENCES:
PLAN BOOK 49, PAGE 1049
1933 ALT. AGAWAM ROAD S.H.L.O
- DEED REFERENCES:
238 & 240 SANDWICH ROAD
BOOK 31188, PAGE 22
- SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A ZONE II OR WATER RESOURCES DISTRICT.
- SUBJECT PROPERTIES ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA PANEL #25023C0493J.
- SUBJECT PROPERTIES DO NOT FALL WITHIN THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP) AREA OF ESTIMATED HABITATS OF RARE WILDLIFE OR PRIORITY HABITATS OF RARE SPECIES.
- UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AVAILABLE AND FIELD LOCATED MARK OUTS PERFORMED BY THE RESPECTIVE UTILITY COMPANY. UTILITY LOCATIONS ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE ONLY AND MAY NOT FULLY REPRESENT ALL UNDERGROUND UTILITIES LOCATED ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



JOHN L. CHURCHILL JR., P.L.S. DATE 12/02/21

JOHN L. CHURCHILL JR., P.E. DATE 12/02/21

CROSSROADS CARE CENTER
AT
238 & 240 SANDWICH ROAD
(ROUTE 6)
IN
WAREHAM,
MASSACHUSETTS
(PLYMOUTH COUNTY)

EXISTING CONDITIONS & SITE PREP.

REVISIONS:

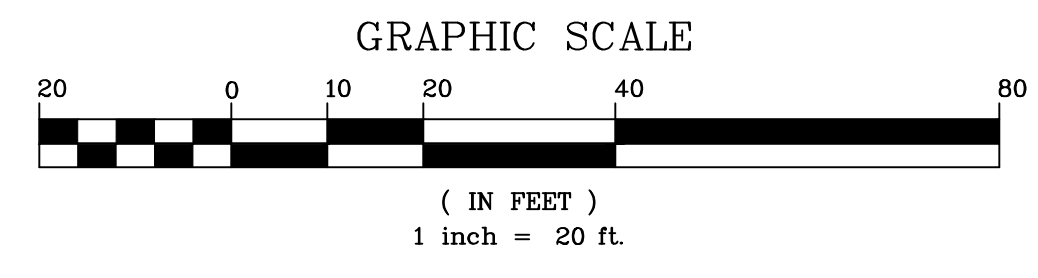
No.	DATE	DESC.
4	12/02/21	No Changes
3	10/25/21	No Changes
2	10/11/21	No Changes
1	8/10/21	Consultant Comments

PREPARED FOR:
F.C. MANNIX
P.O. BOX 85
BOSTON, MA 02113

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

DATE: MAY 25, 2021
CALC./DESIGN: BJW
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SHEET 2 OF 12



ZONING SCHEDULE
 ZONING DISTRICT: CS
 TOTAL LOT AREA = 83,601 S.F. (MAP 133, LOTS 1100A & 1101A)
 TOTAL FRONTAGE = 449.81' (MAP 133, LOTS 1100A & 1101A)

ITEM	REQUIRED	PROPOSED
LOT AREA	30,000 sq. MIN.	NO CHANGE
FRONTAGE	150' MIN.	NO CHANGE
FRONT SETBACK	20' MIN.	44.8'
SIDE SETBACK	10' MIN.	3.0'
REAR SETBACK	10' MIN.	22.3'
BUILDING HEIGHT	40' MAX.	69'
BUILDING COVERAGE	40% MAX.	27.3%
IMPERVIOUS SURFACE	65% MAX.	63.7%
DISTANCE FROM RESIDENTIAL	40' MIN.	61.5'

PARKING SCHEDULE

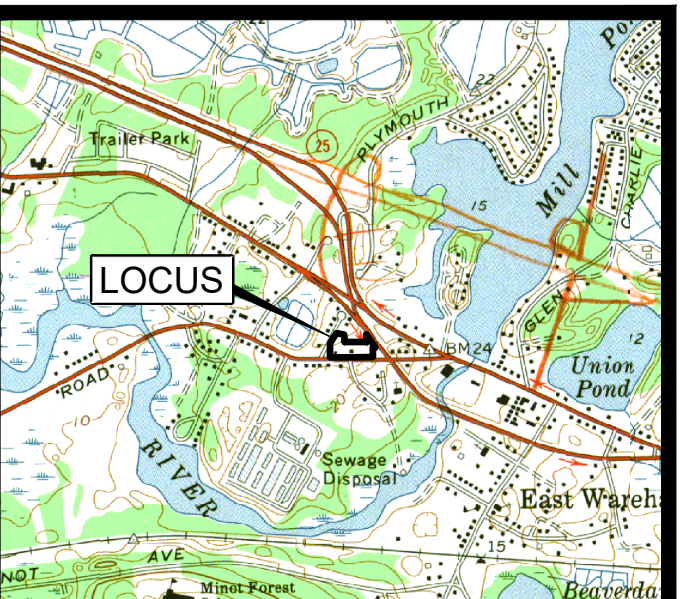
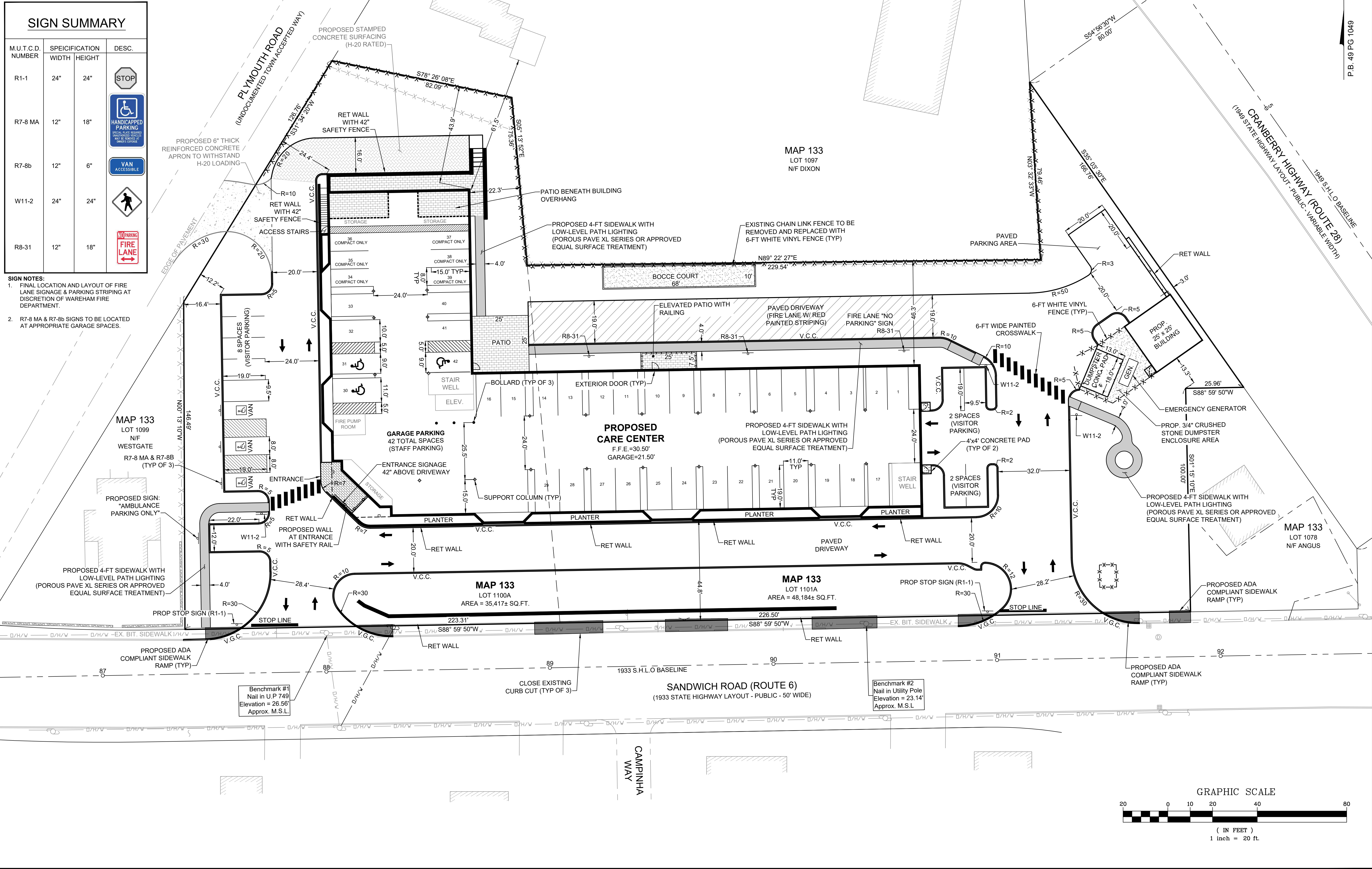
REQUIRED	PROPOSED
*	54 SPACES

*NOT DEFINED IN ZONING BY-LAW ARTICLE 9
 SECTION 921 TABLE OF PARKING REGULATIONS

SIGN SUMMARY

M.U.T.C.D. NUMBER	SPECIFICATION WIDTH HEIGHT	DESC.
R1-1	24" 24"	STOP
R7-8 MA	12" 18"	HANDICAPPED PARKING
R7-8b	12" 6"	VAN ACCESSIBLE
W11-2	24" 24"	NO PARKING
R8-31	12" 18"	FIRE LANE

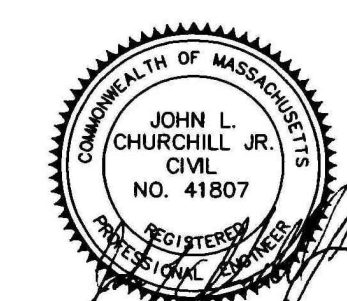
- SIGN NOTES:**
1. FINAL LOCATION AND LAYOUT OF FIRE LANE SIGNAGE & PARKING STRIPING AT DISCRETION OF WAREHAM FIRE DEPARTMENT.
 2. R7-8 MA & R7-8b SIGNS TO BE LOCATED AT APPROPRIATE GARAGE SPACES.



LOCUS MAP
 SCALE 1" = 2000'



JOHN L. CHURCHILL JR., P.L.S. DATE



JOHN L. CHURCHILL JR., P.E. DATE

CROSSROADS CARE CENTER
 AT
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 (ROUTE 6)
 IN
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 MASSACHUSETTS
 (PLYMOUTH COUNTY)

SITE LAYOUT & PARKING

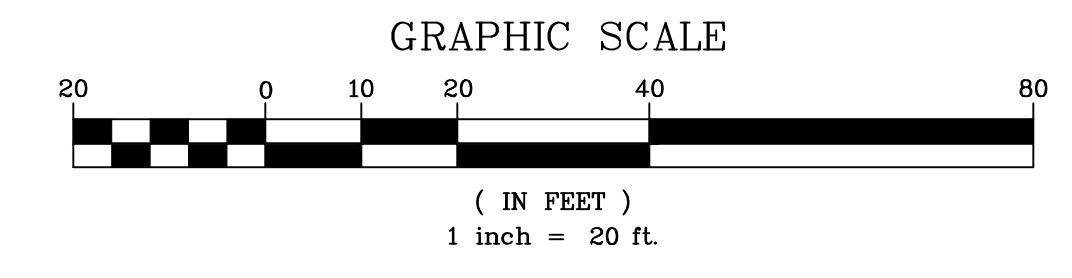
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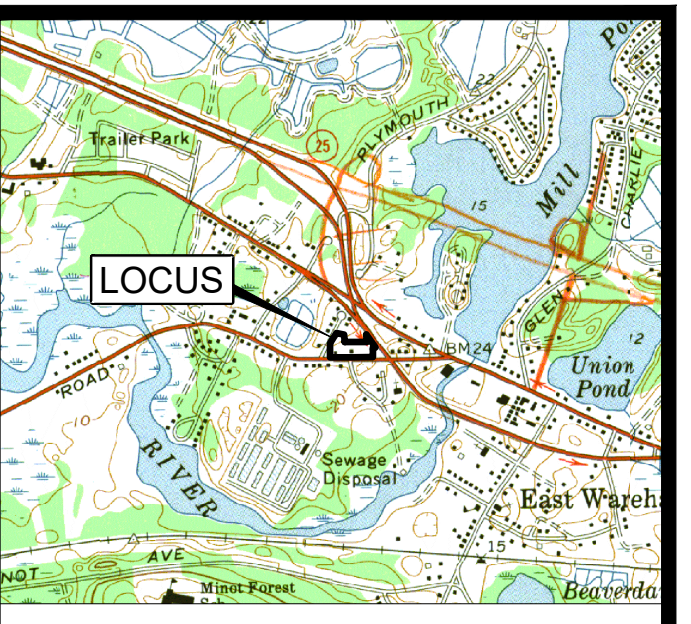
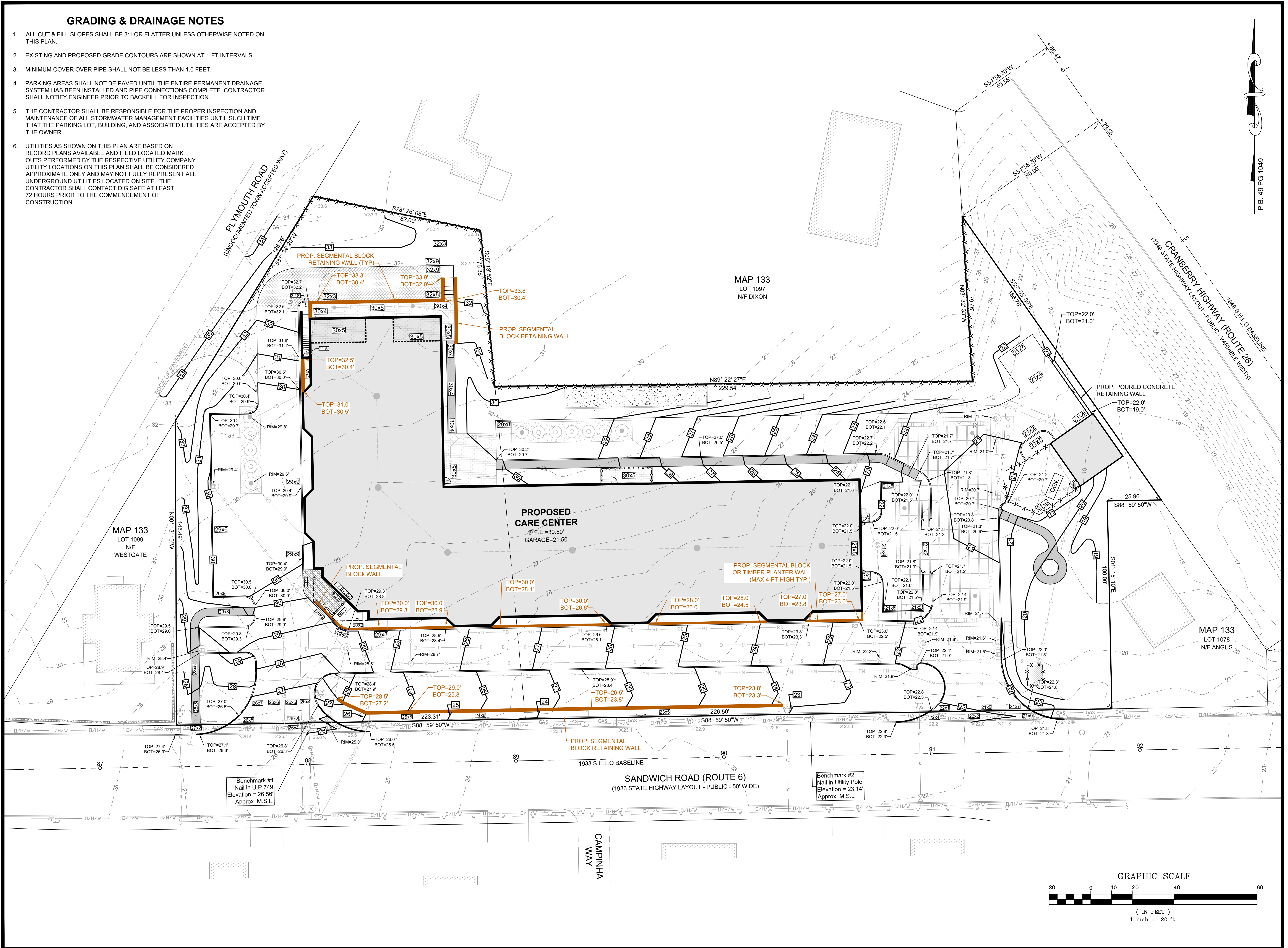
PREPARED BY:
 JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 508-273-0377

DATE:	MAY 25, 2021
CALC./DESIGN:	BJW
DRAWN:	BJW
CHECK:	JLC
JOB NO.:	435



GRADING & DRAINAGE NOTES

1. ALL CUT & FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED ON THIS PLAN.
2. EXISTING AND PROPOSED GRADE CONTOURS ARE SHOWN AT 1-FT INTERVALS.
3. MINIMUM COVER OVER PIPE SHALL NOT BE LESS THAN 1.0 FEET.
4. PARKING AREAS SHALL NOT BE PAVED UNTIL THE ENTIRE PERMANENT DRAINAGE SYSTEM HAS BEEN INSTALLED AND PIPE CONNECTIONS COMPLETE. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO BACKFILL FOR INSPECTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES UNTIL SUCH TIME THAT THE PARKING LOT, BUILDING, AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER.
6. UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AVAILABLE AND FIELD LOCATED MARK OUTS PERFORMED BY THE RESPECTIVE UTILITY COMPANY. UTILITY LOCATIONS ON THIS PLAN SHALL BE CONSIDERED APPROXIMATE ONLY AND MAY NOT FULLY REPRESENT ALL UNDERGROUND UTILITIES LOCATED ON SITE. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



LOCUS MAP
SCALE 1" = 2000'

P.B. 49 PG 1049

12/02/21
DATE
JOHN L. CHURCHILL JR., P.L.S.

12/02/21
DATE
JOHN L. CHURCHILL JR., P.E.

CROSSROADS CARE CENTER
AT
238 & 240 SANDWICH ROAD
(ROUTE 6)
IN
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MASSACHUSETTS
(PLYMOUTH COUNTY)

GRADING & CURB TIE PLAN

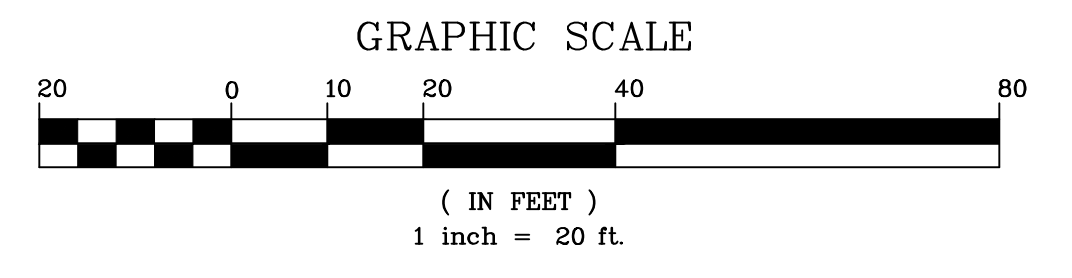
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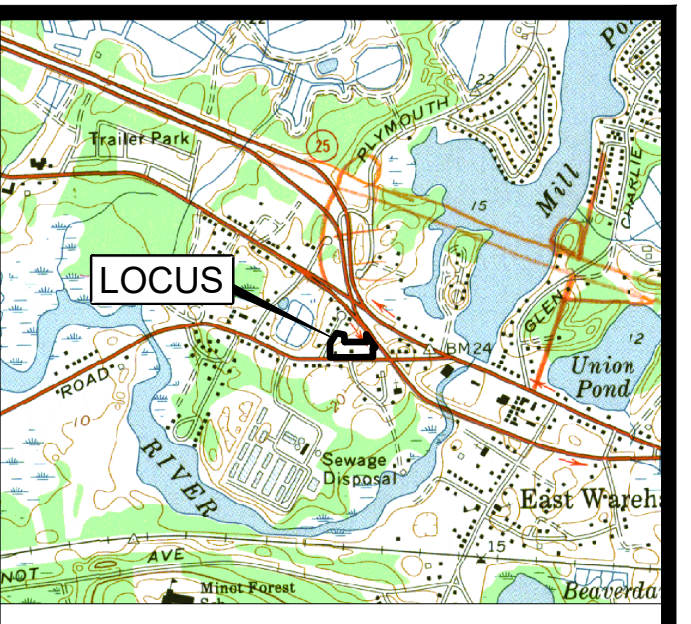
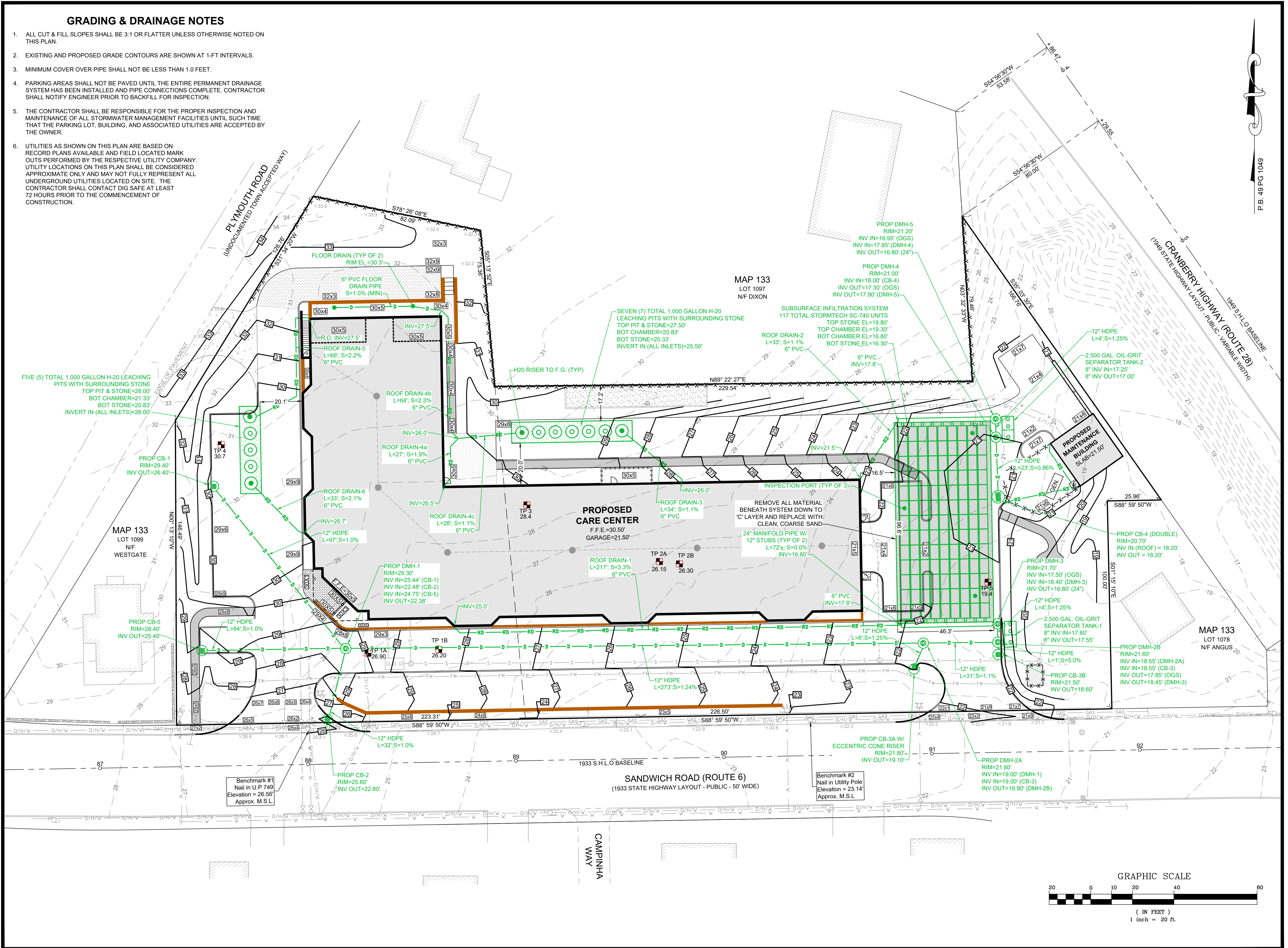
PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

DATE: MAY 25, 2021
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SHEET 4 OF 12



GRADING & DRAINAGE NOTES

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JOHN L. CHURCHILL JR., P.L.S. DATE 12/02/21

JOHN L. CHURCHILL JR., P.E. DATE 12/02/21

CROSSROADS CARE CENTER
AT
238 & 240 SANDWICH ROAD (ROUTE 6)
IN
WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

DRAINAGE PLAN

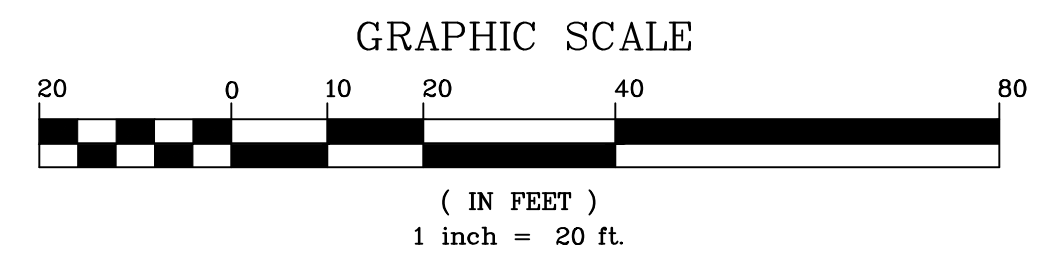
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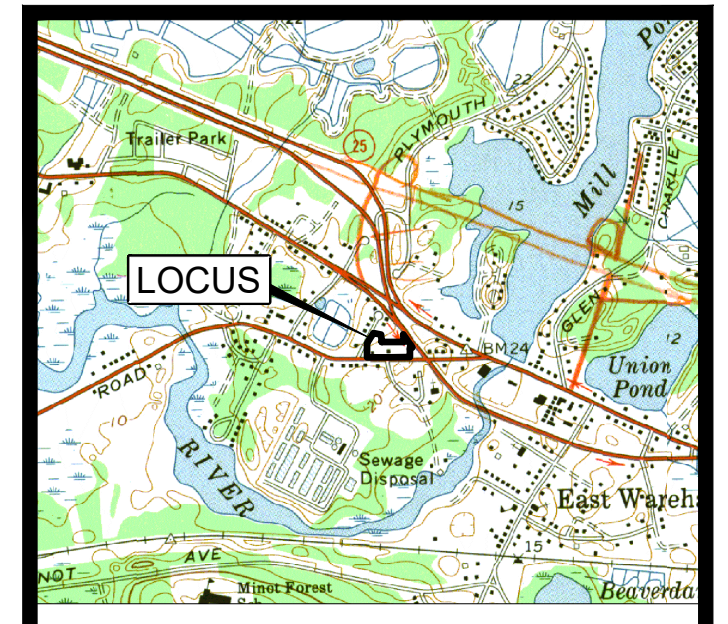
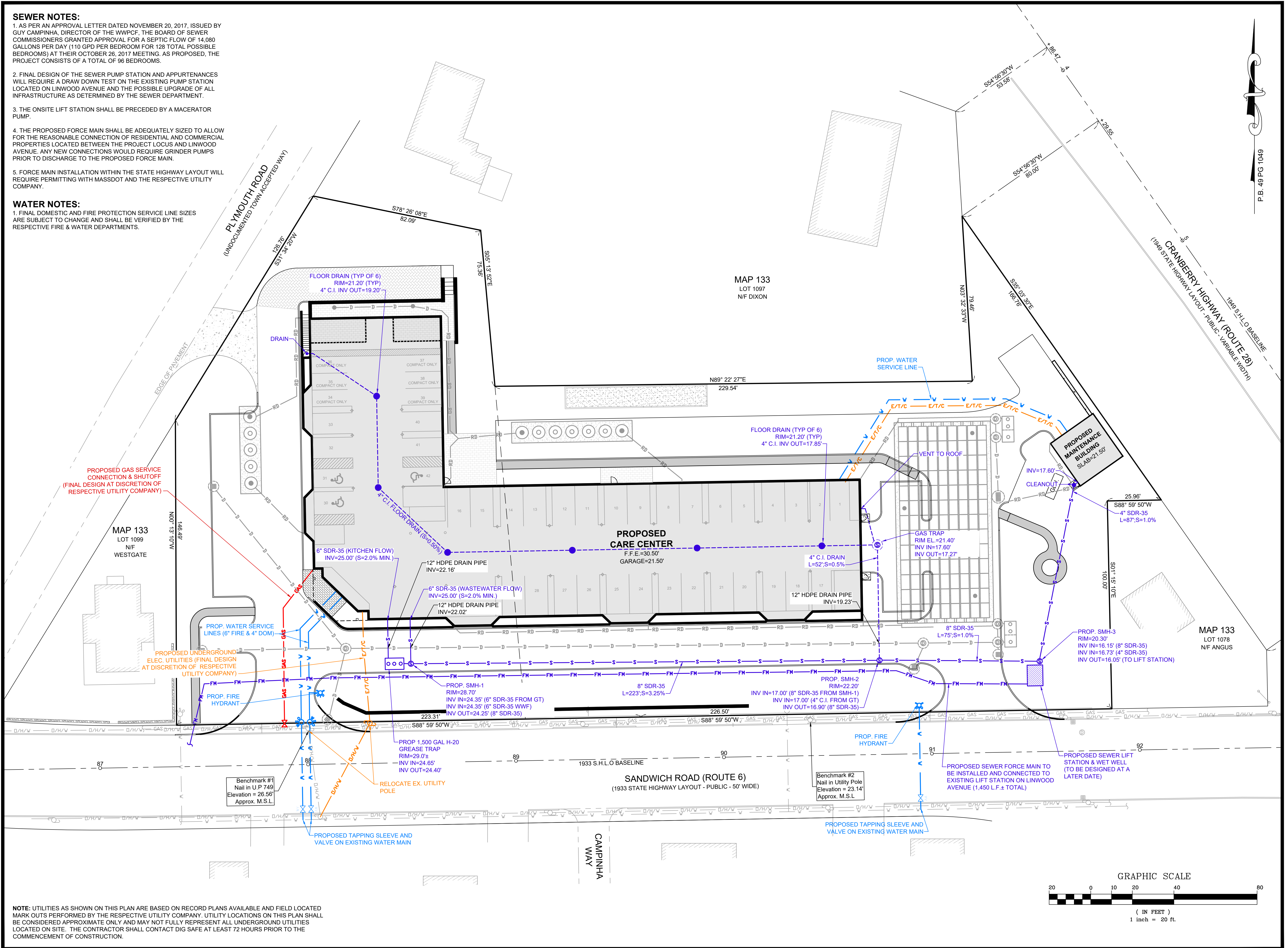
PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

DATE: MAY 25, 2021
CALC./DESIGN: BJW
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SHEET 5 OF 12



- SEWER NOTES:**
- AS PER AN APPROVAL LETTER DATED NOVEMBER 20, 2017, ISSUED BY GUY CAMPINHA, DIRECTOR OF THE WWPCF, THE BOARD OF SEWER COMMISSIONERS GRANTED APPROVAL FOR A SEPTIC FLOW OF 14,080 GALLONS PER DAY (110 GPD PER BEDROOM FOR 128 TOTAL POSSIBLE BEDROOMS) AT THEIR OCTOBER 26, 2017 MEETING. AS PROPOSED, THE PROJECT CONSISTS OF A TOTAL OF 96 BEDROOMS.
 - FINAL DESIGN OF THE SEWER PUMP STATION AND APPURTENANCES WILL REQUIRE A DRAW DOWN TEST ON THE EXISTING PUMP STATION LOCATED ON LINWOOD AVENUE AND THE POSSIBLE UPGRADE OF ALL INFRASTRUCTURE AS DETERMINED BY THE SEWER DEPARTMENT.
 - THE ONSITE LIFT STATION SHALL BE PRECEDED BY A MACERATOR PUMP.
 - THE PROPOSED FORCE MAIN SHALL BE ADEQUATELY SIZED TO ALLOW FOR THE REASONABLE CONNECTION OF RESIDENTIAL AND COMMERCIAL PROPERTIES LOCATED BETWEEN THE PROJECT LOCUS AND LINWOOD AVENUE. ANY NEW CONNECTIONS WOULD REQUIRE GRINDER PUMPS PRIOR TO DISCHARGE TO THE PROPOSED FORCE MAIN.
 - FORCE MAIN INSTALLATION WITHIN THE STATE HIGHWAY LAYOUT WILL REQUIRE PERMITTING WITH MASSDOT AND THE RESPECTIVE UTILITY COMPANY.

- WATER NOTES:**
- FINAL DOMESTIC AND FIRE PROTECTION SERVICE LINE SIZES ARE SUBJECT TO CHANGE AND SHALL BE VERIFIED BY THE RESPECTIVE FIRE & WATER DEPARTMENTS.



LOCUS MAP
SCALE 1" = 2000'

JOHN L. CHURCHILL JR., P.E.
DATE 12/02/21

CROSSROADS CARE CENTER
AT
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(ROUTE 6)
IN
WAREHAM,
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UTILITIES PLAN

REVISIONS:

No.	DATE	DESC.
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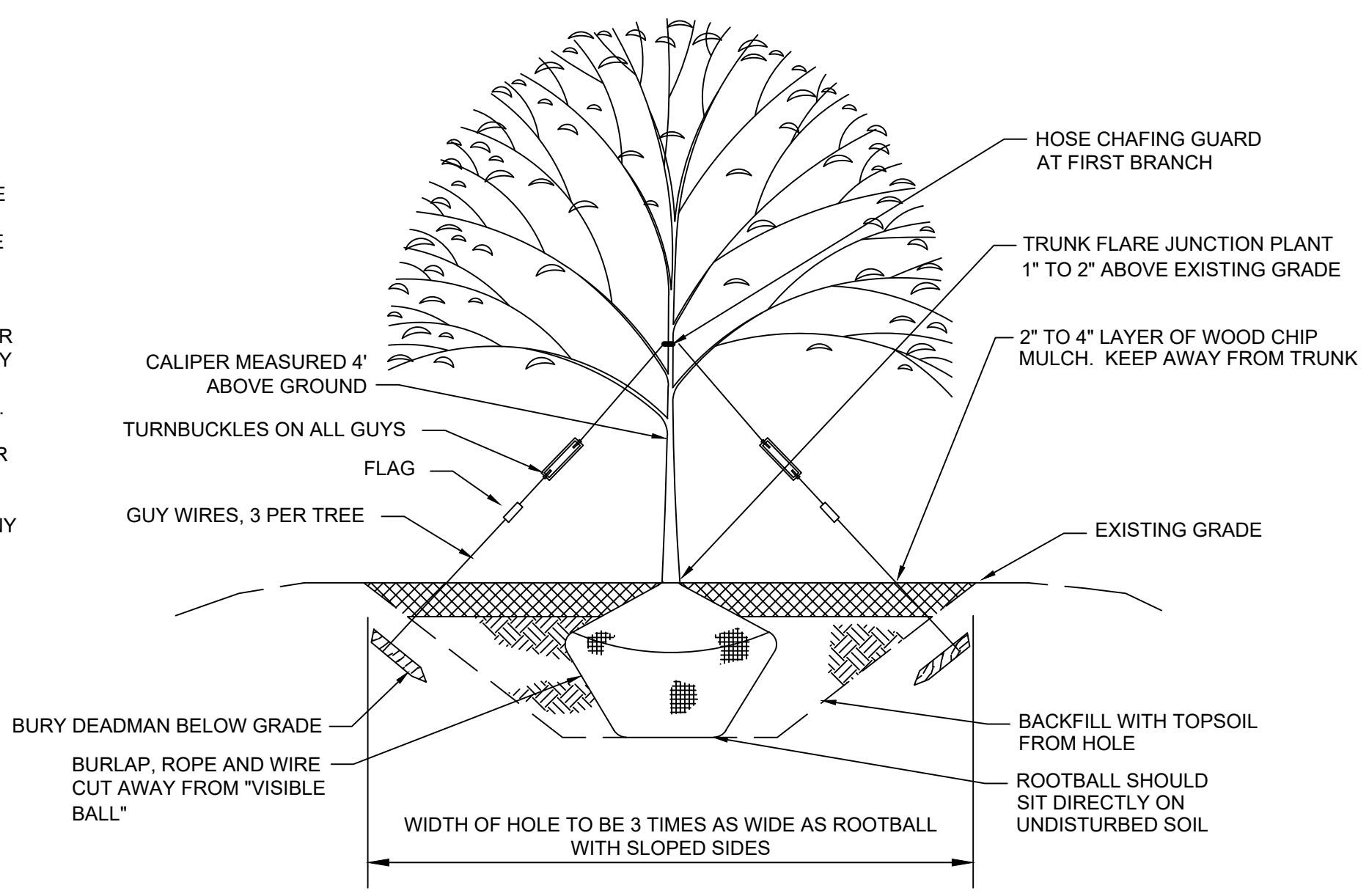
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SHEET 6 OF 12	

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PLANTING NOTES:

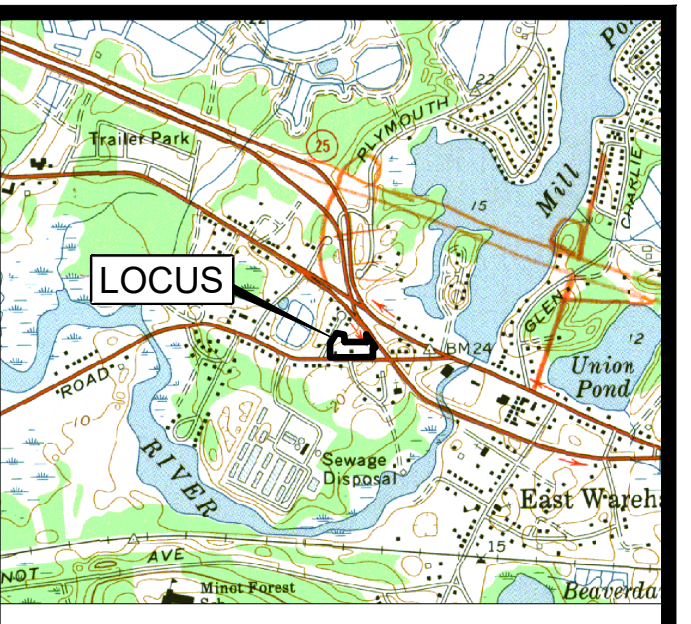
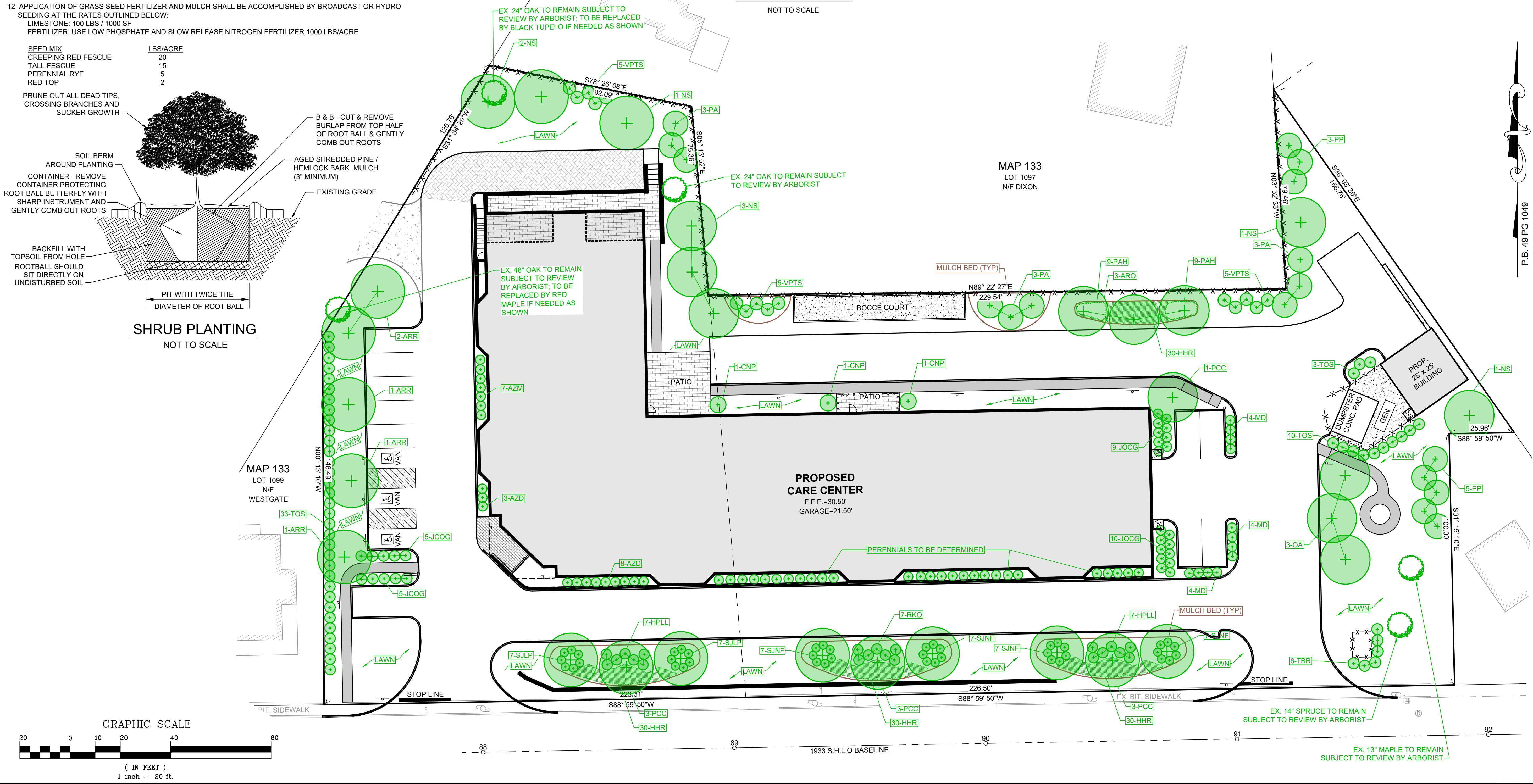
1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN ANSI Z260.1 OR THE LATEST EDITION. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE AND SHALL BE CERTIFIED DISEASE AND INSECT FREE AT THE TIME OF DELIVERY TO THE SITE. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE OR REJECT THE PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT SHALL SPECIFY AN ACCEPTABLE REPLACEMENT SHOULD ANY PLANT MATERIAL BE UNAVAILABLE AT TIME OF DELIVERY.
3. ALL PLANT MATERIAL SHALL BE PROPERLY PLANTED AND STAKED IN CONFORMANCE WITH THE DETAILS PROVIDED. PROVIDE THREE (3) STAKES PER TREE UNLESS OTHERWISE NOTED. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE OR GRADES THAT HAVE BEEN ESTABLISHED DURING CONSTRUCTION AND APPROVED BY THE LANDSCAPE ARCHITECT. FURNISH ALL PLANT MATERIAL IN APPROVED CONTAINERS OR BALLED AND BURLAPPED. CUT AND REMOVE BURLAP FROM THE TOP ONE-THIRD (1/3) OF THE ROOT BALL. ENTIRELY REMOVE ALL WIRE ROOT BALL BASKETS FROM THE PLANTING PIT PRIOR TO FINAL BACKFILLING OF PLANTING PIT.
4. PROVIDE PLANTING PITS AS INDICATED ON THE PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, ONE PART PEAT MOSS OR COMPOSTED LEAF MATTER (TWO YEARS OLD), AND ONE PART EXISTING SOILS ON THE SITE. IF IN THE OPINION OF THE LANDSCAPE ARCHITECT EXCESSIVELY WET SOIL CONDITIONS EXIST, THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND TO THE BOTTOM OF THE PLANT PIT. A SLOW RELEASE FERTILIZER SHALL BE ADDED TO THE BACKFILL MIX IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR NEW TRANSPLANTS.
5. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF THE INSTALLATION AND AGAIN WITHIN 24 HOURS OF THE INSTALLATION. REGULAR WATERING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR TO ENSURE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ANY PLANT THAT DIES WITHIN THE GUARANTEE PERIOD SHALL BE REMOVED (INCLUDING THE ROOT BALL) AND REPLACED WITH A SPECIMEN OF THE SAME VARIETY AND SIZE AS THE ORIGINALLY SPECIFIED PLANT, AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
7. THE LANDSCAPE CONTRACTOR SHALL FURNISH A MINIMUM OF 24" OF TOPSOIL IN ALL PLANTING BEDS. A COMPLETE SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTRACTOR PRIOR TO PLANTING TO DETERMINE THE EXTENT OF MODIFICATIONS NECESSARY TO THE PH AND NUTRIENT LEVELS OF THE PLANTING SOIL TO ENSURE SURVIVAL OF THE PLANTS. THE CONTRACTOR SHALL FURNISH THE TEST RESULTS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLANTING.
8. ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A 3" MINIMUM LAYER OF FINELY SHREDDED PINE BARK. THE LANDSCAPE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE MULCH TO THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF THE MULCH TO THE SITE.
9. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
10. IN THE CASE OF A DISCREPANCY BETWEEN THE QUANTITIES LISTED IN THE PLANT SCHEDULE AND THOSE ILLUSTRATED IN THE PLAN, THE PLAN SHALL RULE.
11. ALL LANDSCAPE AREAS NOT PLANTED WITH TREES, SHRUBS, GROUND COVER OR SOD SHALL BE RESTORED WITH 6" OF TOPSOIL AND SHALL BE SEEDED AS INDICATED ON THE PLANS. (T & S)
12. APPLICATION OF GRASS SEED FERTILIZER AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST OR HYDRO SEEDING AT THE RATES OUTLINED BELOW:
LIMESTONE: 100 LBS / 1000 SF
FERTILIZER: USE LOW PHOSPHATE AND SLOW RELEASE NITROGEN FERTILIZER 1000 LBS/ACRE



Plant Schedule						
SYMB	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	QUANTITY	
Shrubs						
AZD	Azalea hyb. ' Delaware Valley '	Delaware Valley White Evergreen Azalea	18" - 24" ht.	3 gal. - 3" o.c.	11	
AZM	Azalea hyb. ' Mothers Day '	Mothers Day Red Evergreen Azalea	18" - 24" ht.	4 gal. - 3" o.c.	7	
HPLL	Hydrangea paniculata ' Little Limelight '	Compact Limelight Hydrangea	18" - 24" ht.	3 gal. - 4" o.c.	14	
JCOG	Juniperus chinensis ' Old Gold '	Old Gold Compact Juniper	18" - 24" spr.	4 gal. - 4" o.c.	29	
MD	Microbiota decussata	Siberian Carpet ground cover	18" - 24" spr.	3 gal. - 4" o.c.	12	
RKO	Rosa hybrid ' Knockout '	Red Knockout Shrub Rose	18" - 24" ht.	4 gal. - 4" o.c.	7	
SJLP	Spiraea japonica ' Little Princess '	Little Princess Spirea - Dwarf Pink	15" - 18" spr.	3 gal. - 24" o.c.	14	
SJNF	Spiraea japonica ' Neon Flash '	Red Dwarf Mounded Spirea	18" - 24" ht.	3 gal. - 3" o.c.	28	
TBR	Taxus baccata Repandens	English Spreading Yew	24" - 30" spr.	5 gal./ B & B - 4" o.c.	6	
TOS	Thuja occidentalis ' Smaragd '	Emerald Arborvitae	6' - 7' ht.	B & B - 4" o.c.	46	
VPTS	Viburnum plicatum tomentosum ' Shoshoni '	Shoshoni Compact Doublefile Viburnum	18" - 24" ht.	3 gal. - 5" o.c.	15	
Perennials						
HHR	Hemerocallis ' Happy Returns '	Dwarf Pale Yellow Daylily	18" ht.	1 gal. - 24" o.c.	120	
PAH	Pennisetum alopecuroides ' Hamelin '	Dwarf Fountain Grass	18" - 24" ht.	1 gal. - 24" o.c.	18	
General Site Trees						
ARO	Acer rubrum ' October Glory '	October Glory Red Maple	3" cal.	B & B - as shown	3	
ARR	Acer rubrum ' Franksred '	Red Sunset Red Maple	3" cal.	B & B - as shown	5	
CNP	Chamaecyparis nootkantensis Pendula	Weeping Alaskan Cedar	6' - 7' ht.	B & B - as shown	3	
NS	Nyssa sylvatica	Black Tupelo	3" cal.	B & B - as shown	8	
OA	Oxydendrum arboreum	Sourwood Tree	3" cal.	B & B - as shown	3	
PA	Picea abies	Norway Spruce	7' - 8' ht.	B & B 12" o.c.	9	
PCC	Pyrus calleryana ' Chanticleer '	Cleveland Select Callery Pear	3" cal.	B & B - as shown	10	
PP	Picea pungens	Colorado Blue Spruce	7' - 8' ht.	B & B 12" o.c.	8	

TREE PLANTING

NOT TO SCALE



LOCUS MAP
SCALE 1" = 2000'

EDWARD A. FULLER, R.L.A. DATE

CROSSROADS CARE CENTER
AT
238 & 240 SANDWICH ROAD
(ROUTE 6)
IN
WAREHAM,
MASSACHUSETTS
(PLYMOUTH COUNTY)

LANDSCAPE PLAN

REVISIONS:

No.	DATE	DESC.
4	12/02/21	Sidewalks, Generator
3	10/25/21	No Changes
2	10/11/21	No Changes
1	9/10/21	Consultant Comments

PREPARED FOR:
F.C. MANNIX
P.O. BOX 85
BOSTON, MA 02113

PREPARED BY:
EA FULLER ASSOCIATES
LANDSCAPE ARCHITECTURE
PO BOX 48
NORTH CARVER, MA 02355

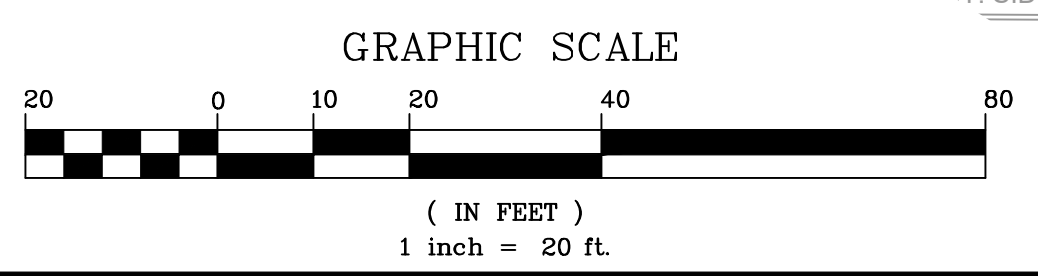
DATE: MAY 25, 2021

CALC./DESIGN: BJW

DRAWN: BJW

CHECK: JLC

JOB NO: 435



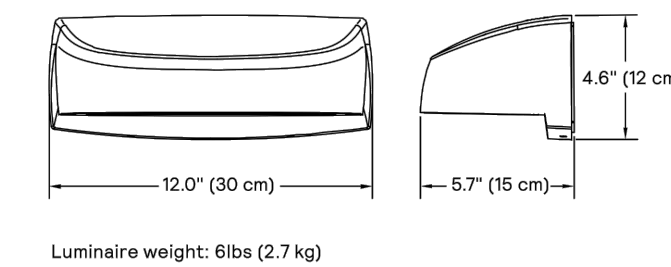
Stonco
by @ignify

Wall mount
LytePro
LPW16 medium wall sconce



LPW16 LytePro
LED medium wall sconce

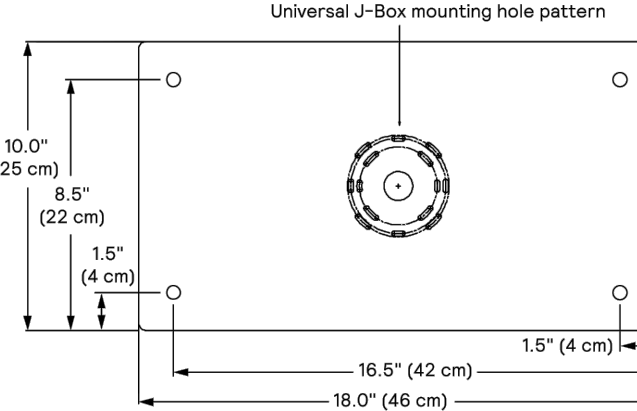
Dimensions



Luminaire weight: 6lbs (2.7 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field-installed). Offers same J-Box pattern as luminaire or may be lagged to wall using (4) knockouts.

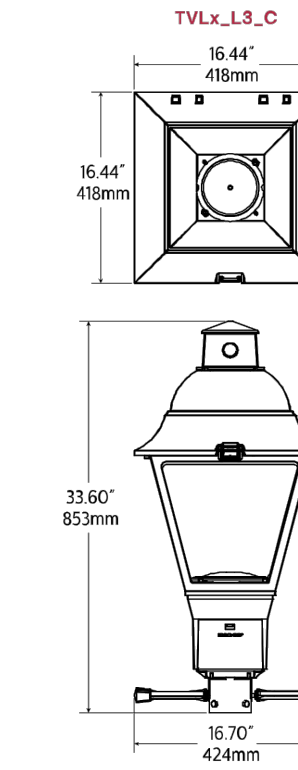


HADCO
by @ignify

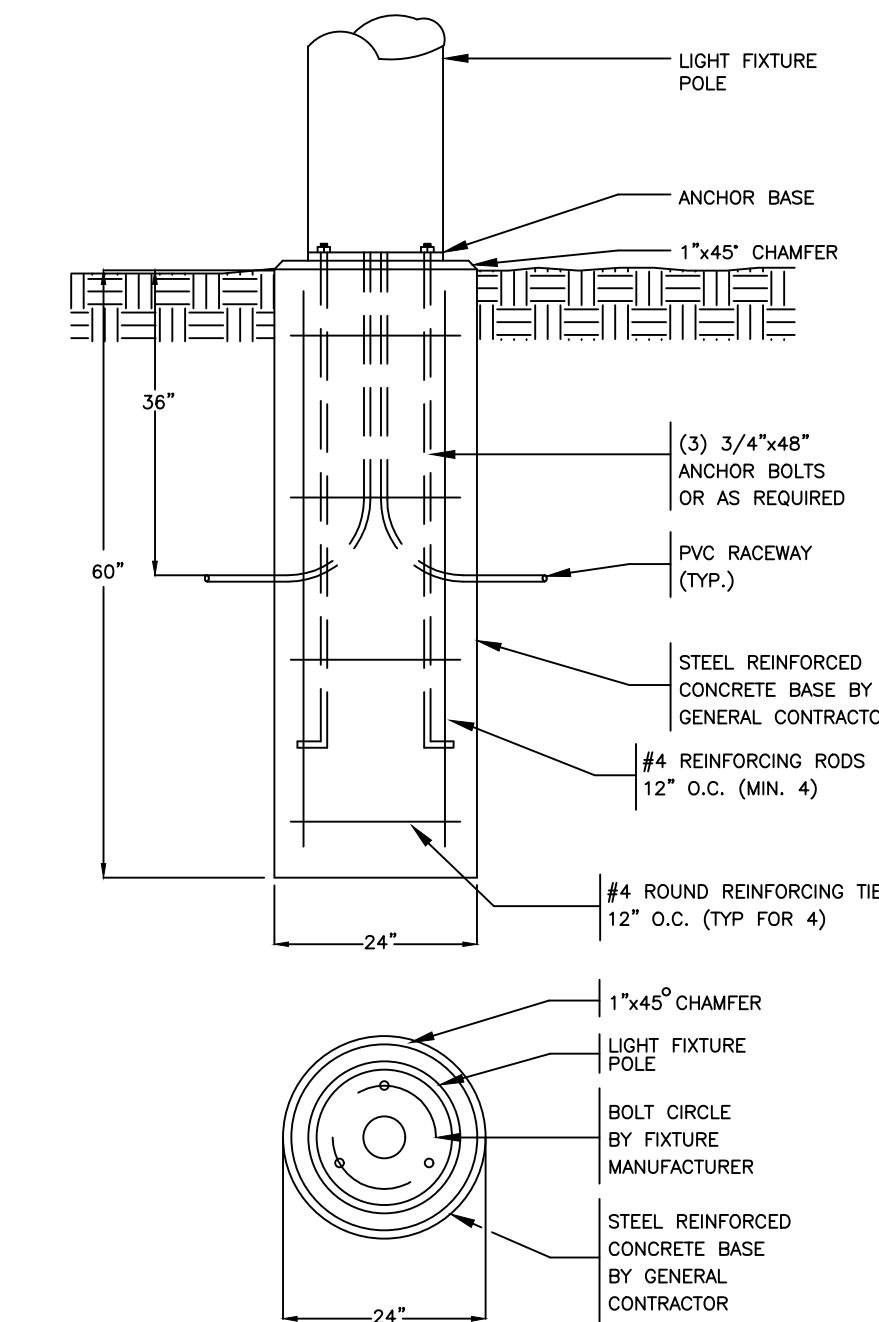
Urban
TownView
TVLC/TVLN
Post top and arm mount luminaire



TVLC/TVLN TownView
Post top and arm mount luminaire

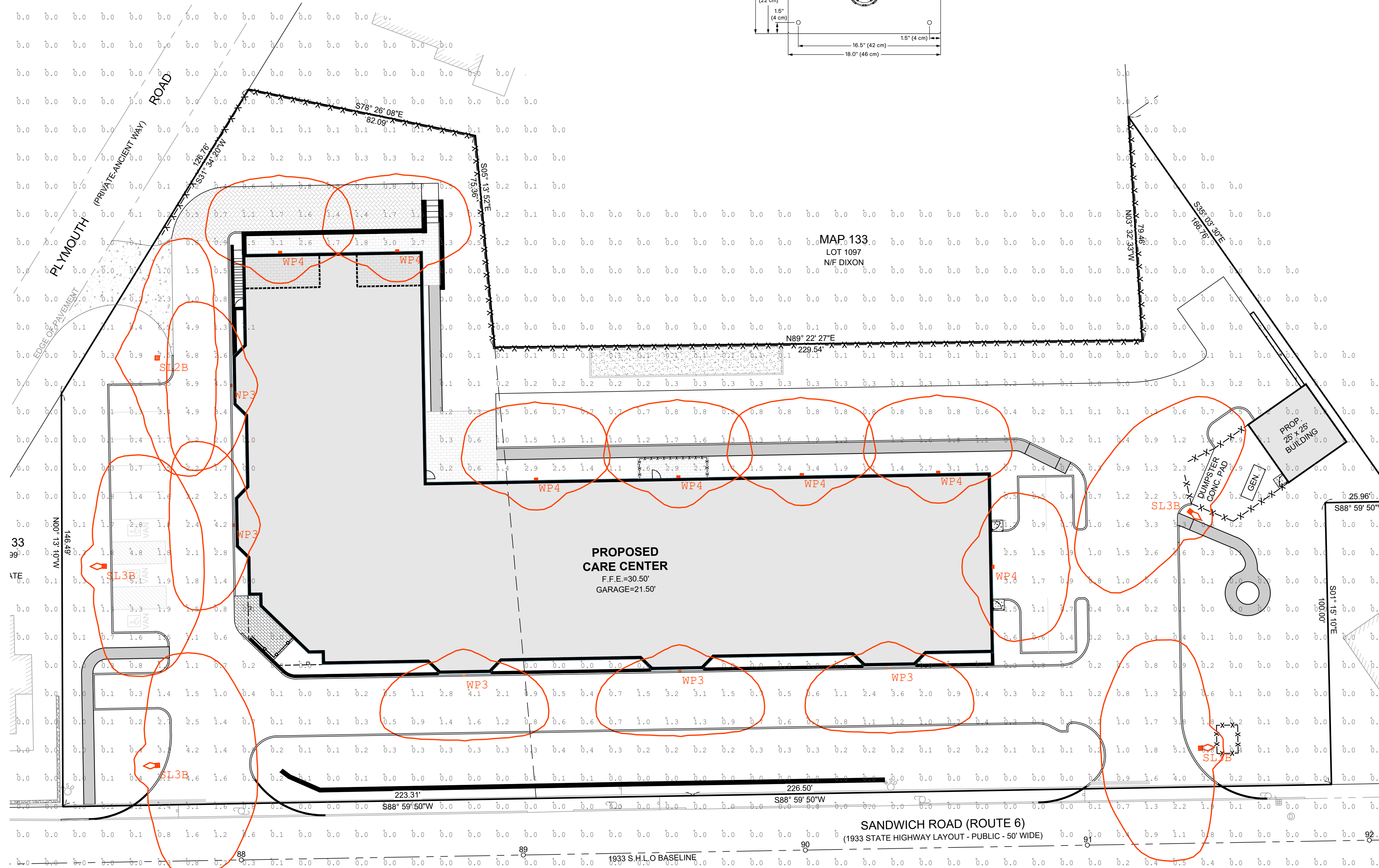


The Hadco TownView LED post top luminaires were designed to eliminate the compromises of performance, comfort, style options and value when choosing the right lighting solution for residential street and pedestrian area. The horizontal lens option reduces glare to enhance a sense of security with increased visual comfort. TownView offers design flexibility with a variety of style options, lumen packages, a range of control options and more at exceptional value.



NOTE: POLE BASES SHALL BE LOCATED AT LEAST 3-FEET AWAY FROM ANY EDGE OF DRIVEWAY, CURBS, OR PARKING AREAS

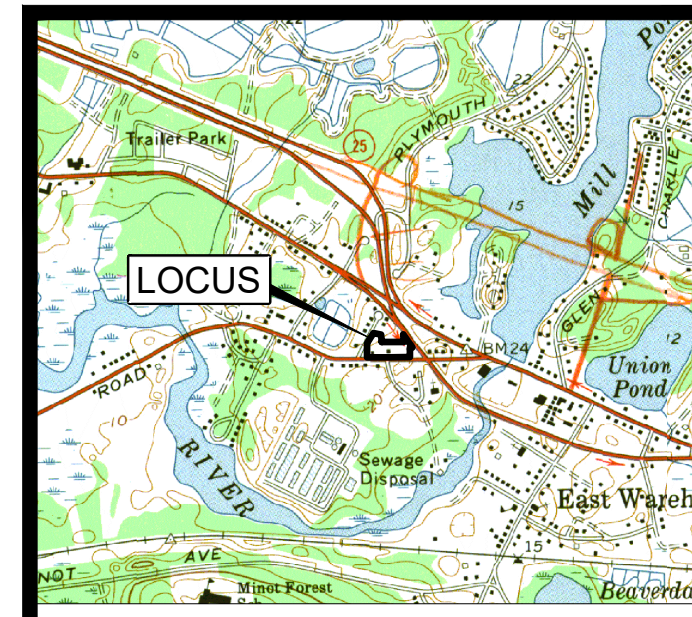
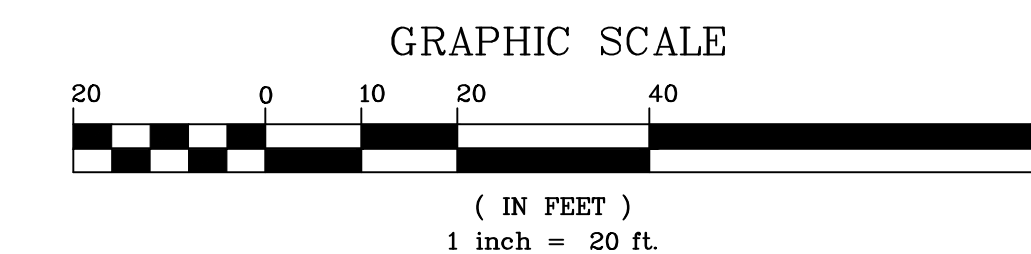
POLE BASE DETAIL FOR LIGHT FIXTURE
SCALE: N.T.S.



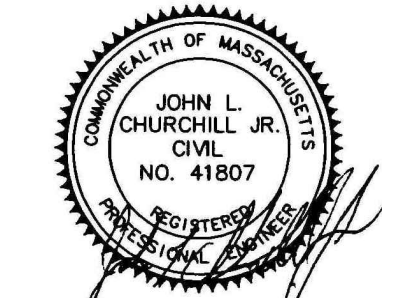
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
1	SL2B	SINGLE	7128	70.2	0.850	B1-U0-G1	HADCO TVLN-X-X-32-G1-7-2S-730-X-XX-XX-X-XXX-X-X-X-X / MOUNTED TO 12FT POLE WITH OPTICAL CENTER @ 13FT AFG
4	SL3B	SINGLE	6039	70.2	0.850	B1-U0-G2	HADCO TVLN-X-X-32-G1-7-3SH-730-X-XX-XX-X-XXX-X-X-X-X / MOUNTED TO 12FT POLE WITH OPTICAL CENTER @ 13FT AFG
5	WP3	SINGLE	3200	34.3	0.850	B1-U0-G1	STONCO LPW16-30-WW-G3-3-UNV-FINISH / WALL MOUNTED @ 13FT AFG TO BOF
7	WP4	SINGLE	3098	34.3	0.850	B1-U0-G1	STONCO LPW16-30-WW-G3-4-UNV-FINISH / WALL MOUNTED @ 13FT AFG TO BOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0	0.21	7.5	0.0	N.A.	N.A.
PARKING & DRIVE LANE		1.33	6.9	0.0	N.A.	N.A.

NOTES:
1. PHOTOMETRIC PLAN PREPARED BY APEX LIGHTING SOLUTIONS.



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL JR., P.E. DATE 12/02/21

CROSSROADS CARE CENTER
AT
238 & 240 SANDWICH ROAD
(ROUTE 6)
IN
WAREHAM,
MASSACHUSETTS
(PLYMOUTH COUNTY)

LIGHTING PLAN

REVISIONS:

No.	DATE	DESC.
4	12/02/21	No Changes
3	10/25/21	No Changes
2	10/11/21	No Changes
1	9/10/21	Consultant Comments

PREPARED FOR:
F.C. MANNIX
P.O. BOX 85
BOSTON, MA 02113

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

DATE: MAY 25, 2021

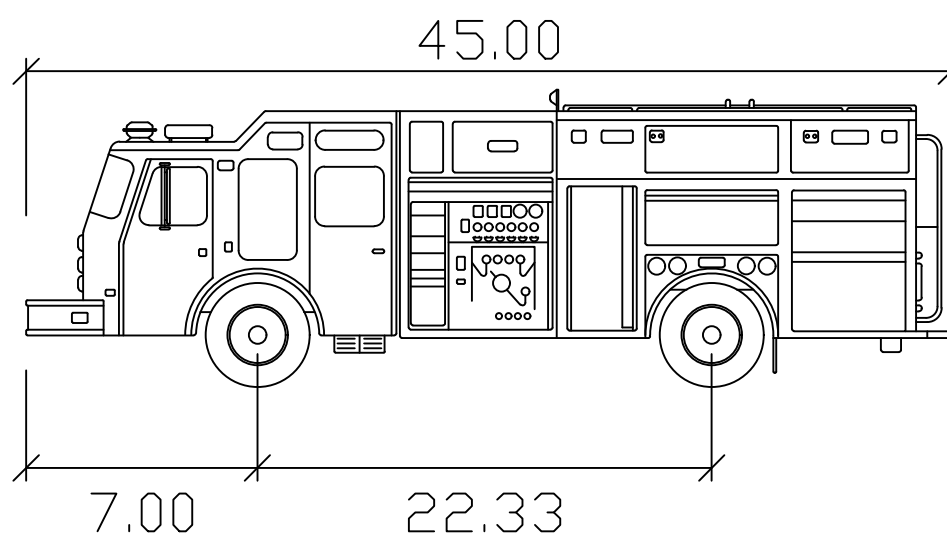
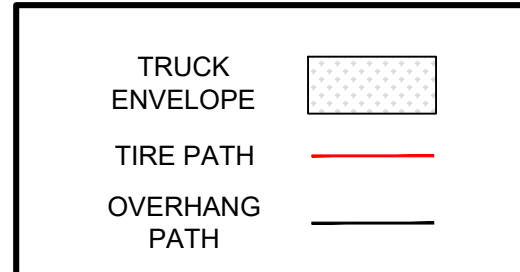
CALC./DESIGN: BJW

DRAWN: BJW

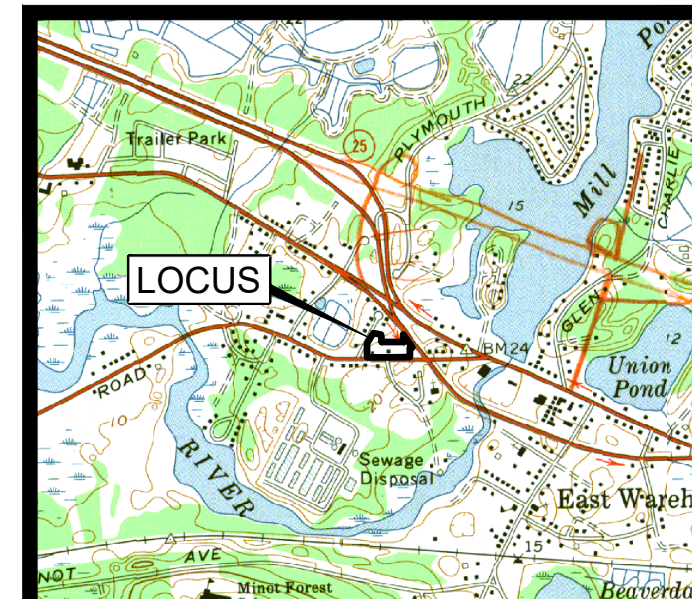
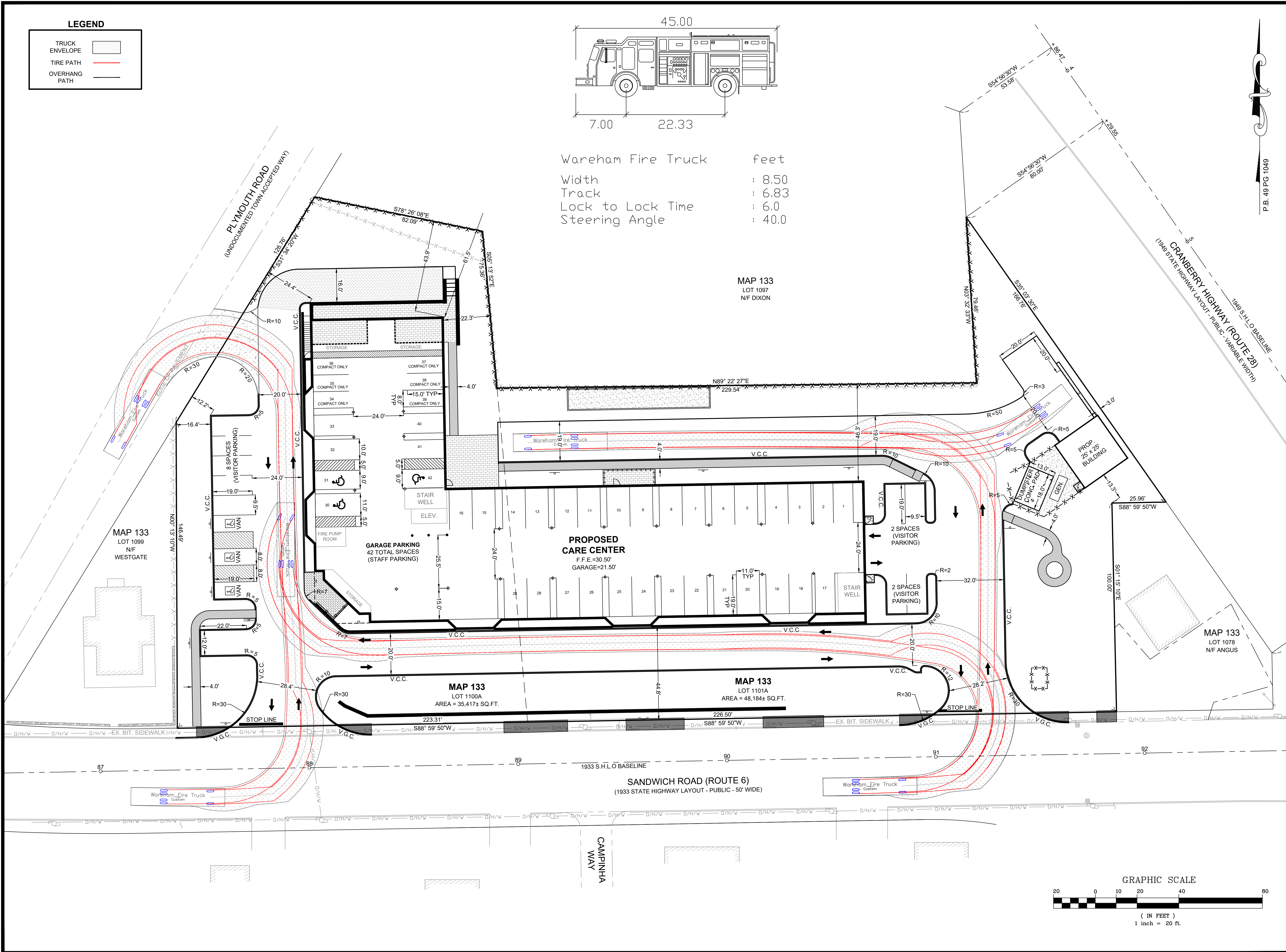
CHECK: JLC

JOB NO: 435

LEGEND



Wareham Fire Truck feet
 Width : 8.50
 Track : 6.83
 Lock to Lock Time : 6.0
 Steering Angle : 40.0



LOCUS MAP
 SCALE 1" = 2000'

1949 STATE HIGHWAY LAYOUT - PUBLIC - VARIABLE WIDTH
 1949 S.H.L.O. BASELINE
 P.B. 49 PG 1049

JOHN L. CHURCHILL JR., P.E.
 CIVIL
 NO. 41807
 12/02/21
 DATE

CROSSROADS CARE CENTER
 AT
 238 & 240 SANDWICH ROAD
 (ROUTE 6)
 IN
 WAREHAM,
 MASSACHUSETTS
 (PLYMOUTH COUNTY)

EMERGENCY ACCESS PLAN

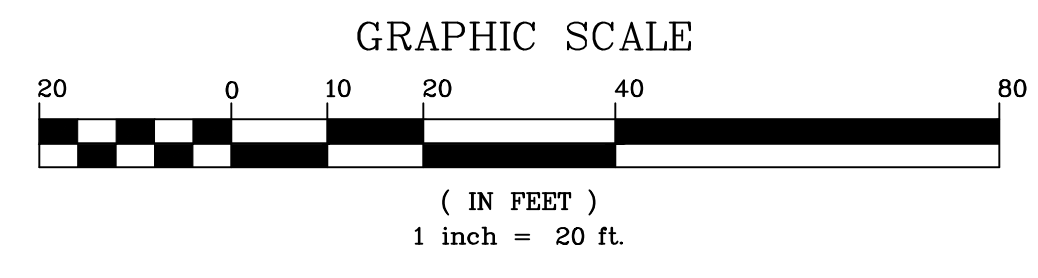
REVISIONS:

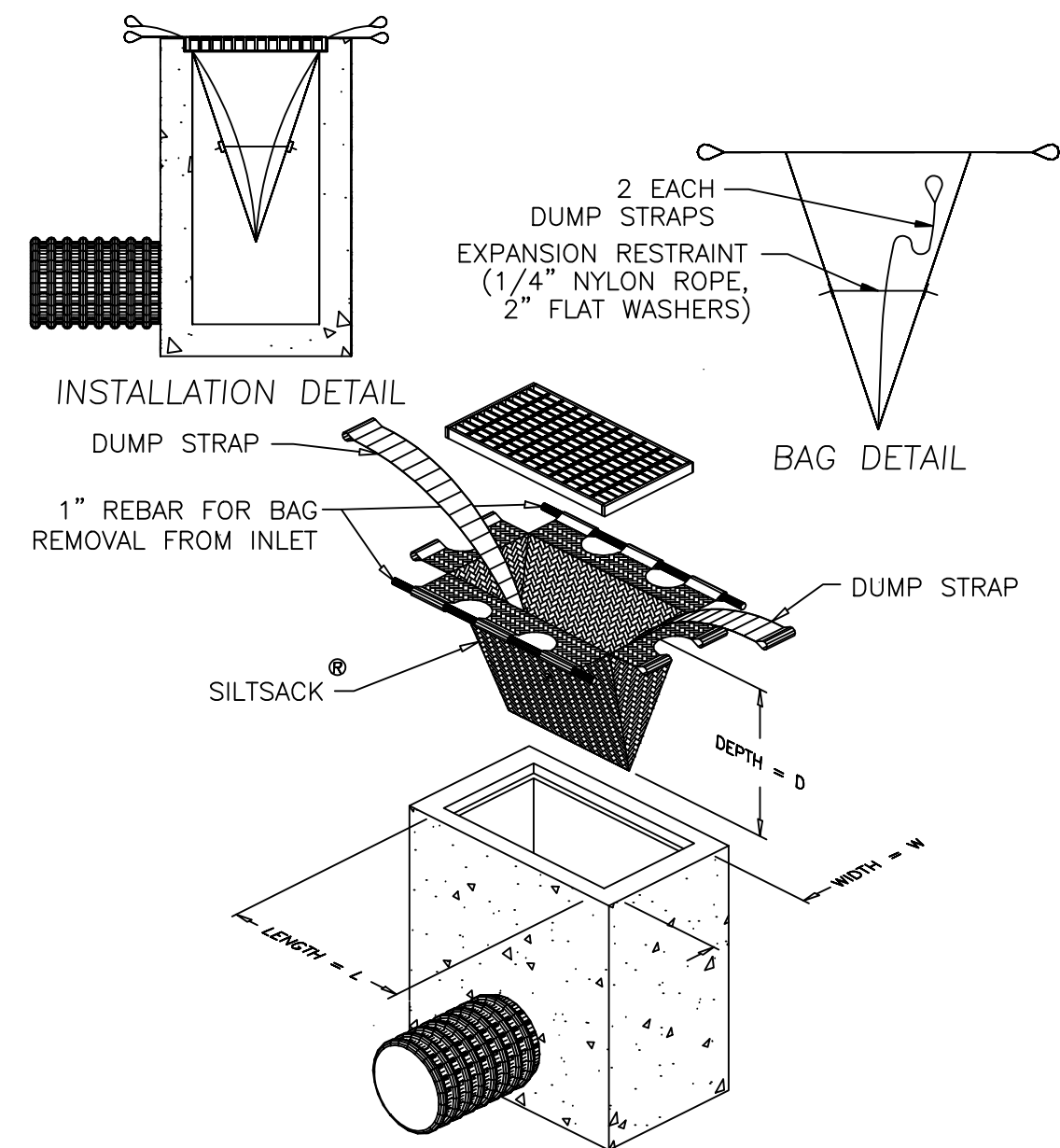
No.	DATE	DESC.
1	12/02/21	No Changes

PREPARED FOR:
 F.C. MANNIX
 P.O. BOX 85
 BOSTON, MA 02113

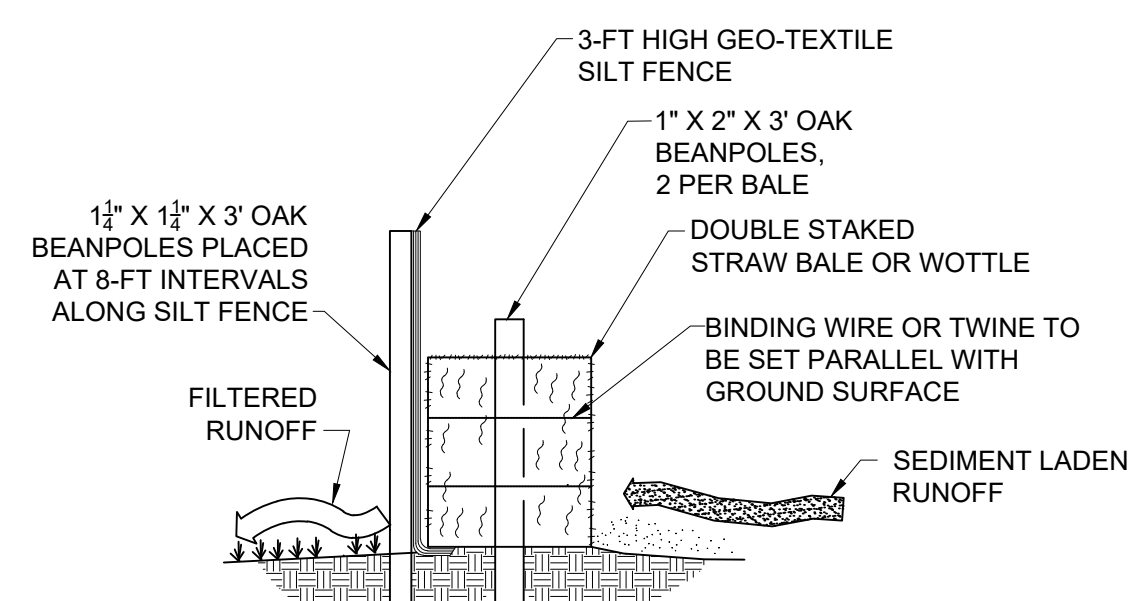
PREPARED BY:
 JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 508-273-0377

DATE: OCTOBER 25, 2021
 CALC./DESIGN: BJW
 DRAWN: BJW
 CHECK: JLC
 JOB NO: 435

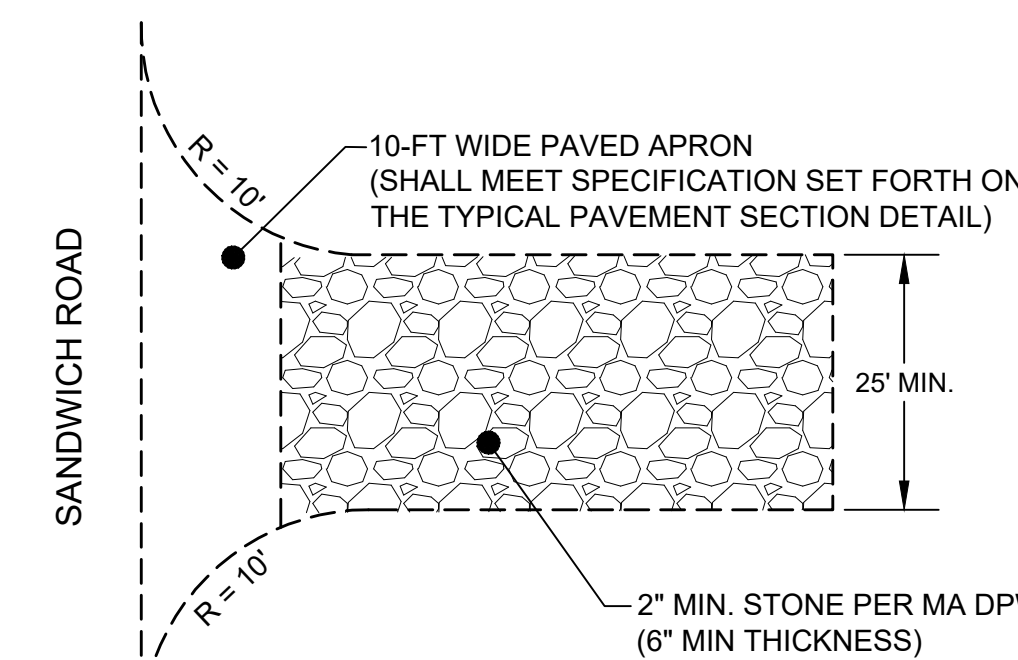




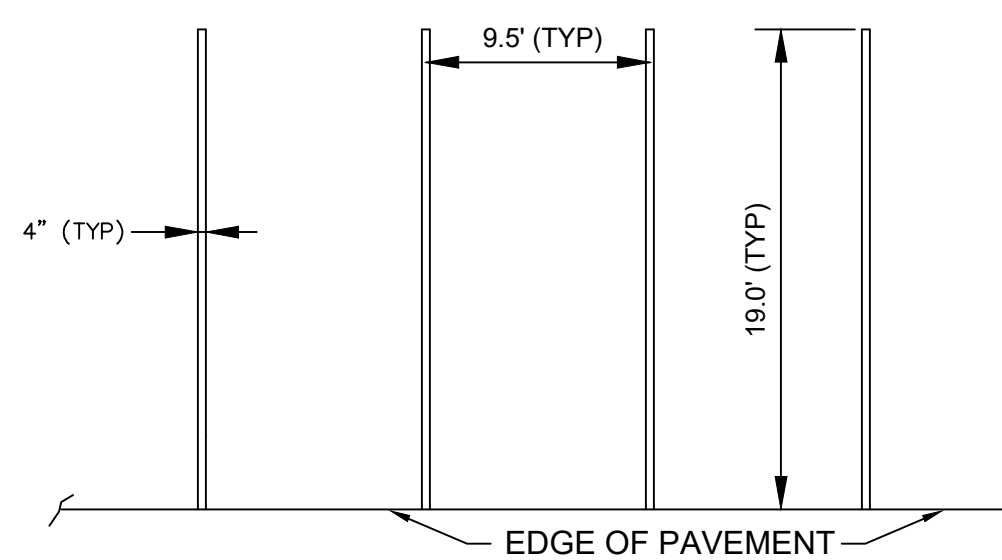
DETAIL OF SILT SACK SEDIMENT CONTROL DEVICE
NOT TO SCALE



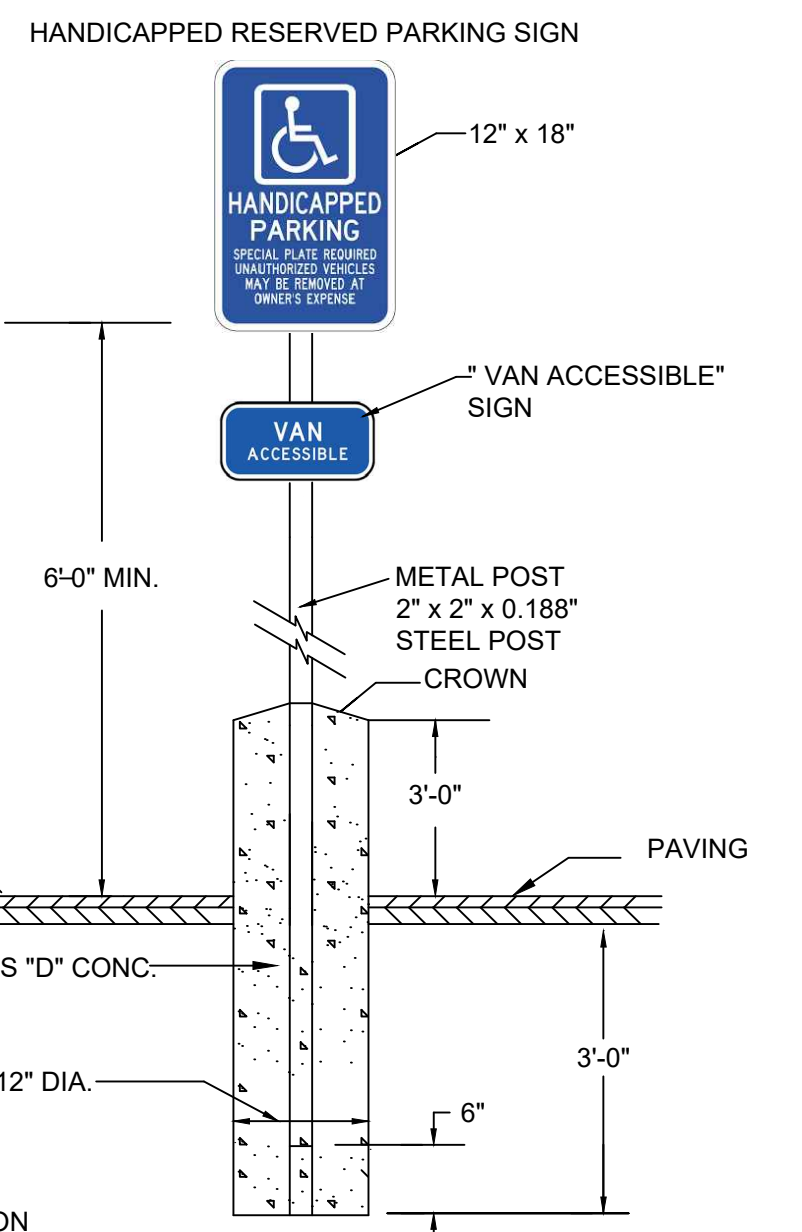
CROSS SECTION OF HAYBALE/SILT FENCE LINE
NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

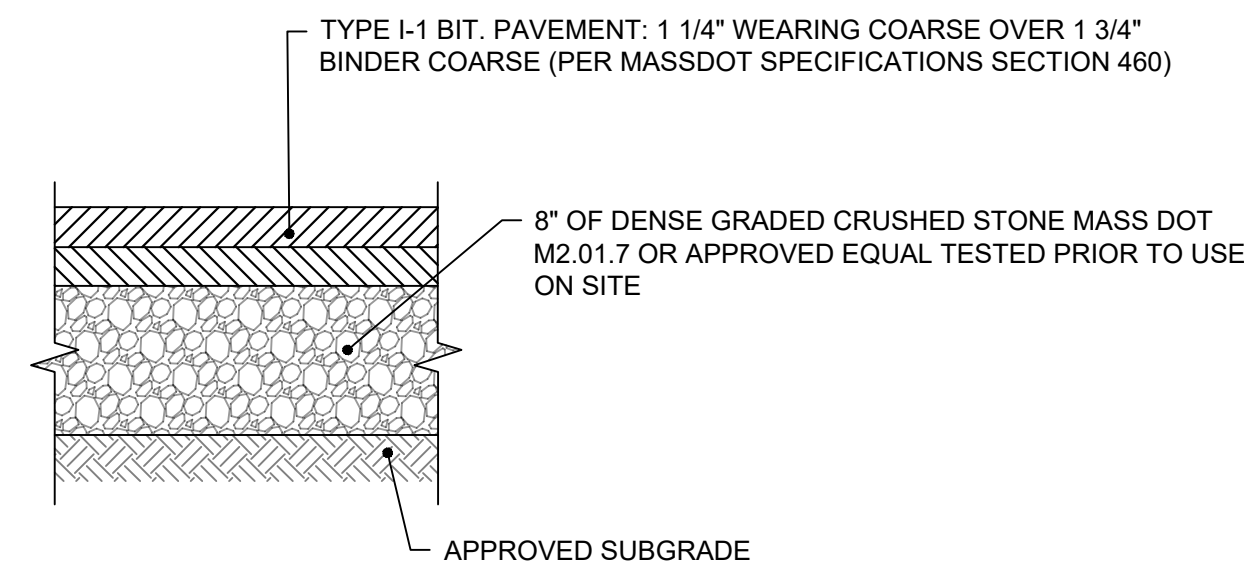


TYPICAL STRIPING DETAIL
NOT TO SCALE



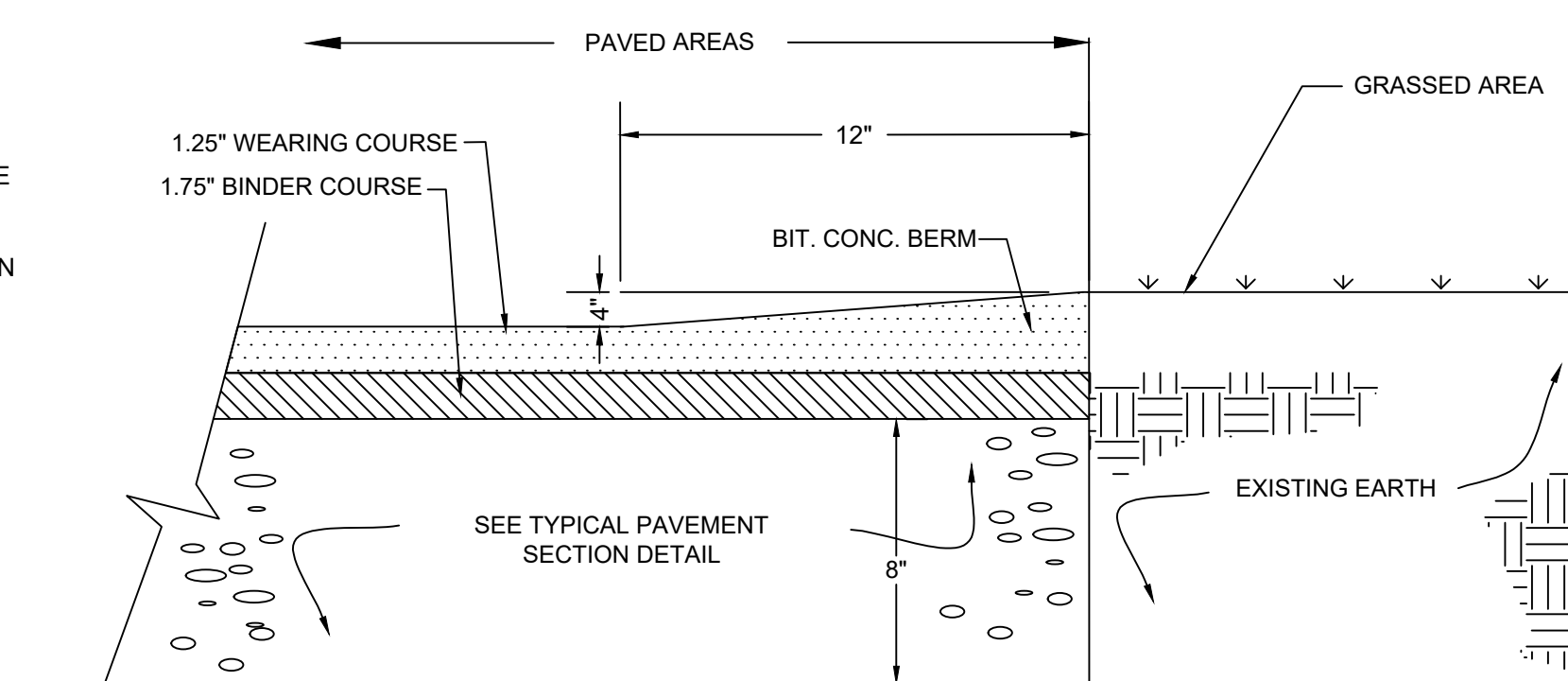
HANDICAP SIGN DETAIL
NOT TO SCALE

- ELEVATION
- SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE STANDARD.
 - TO BE LOCATED ON SITE AS DIRECTED.
 - METAL POST TO BE PAINTED 2 COATS OF EXTERIOR GREEN ENAMEL.
 - TO BE LOCATED AT APPROPRIATE SPACES AND SHALL BE PLACED AT LEAST 3- FEET FROM EDGE OF CURBS.

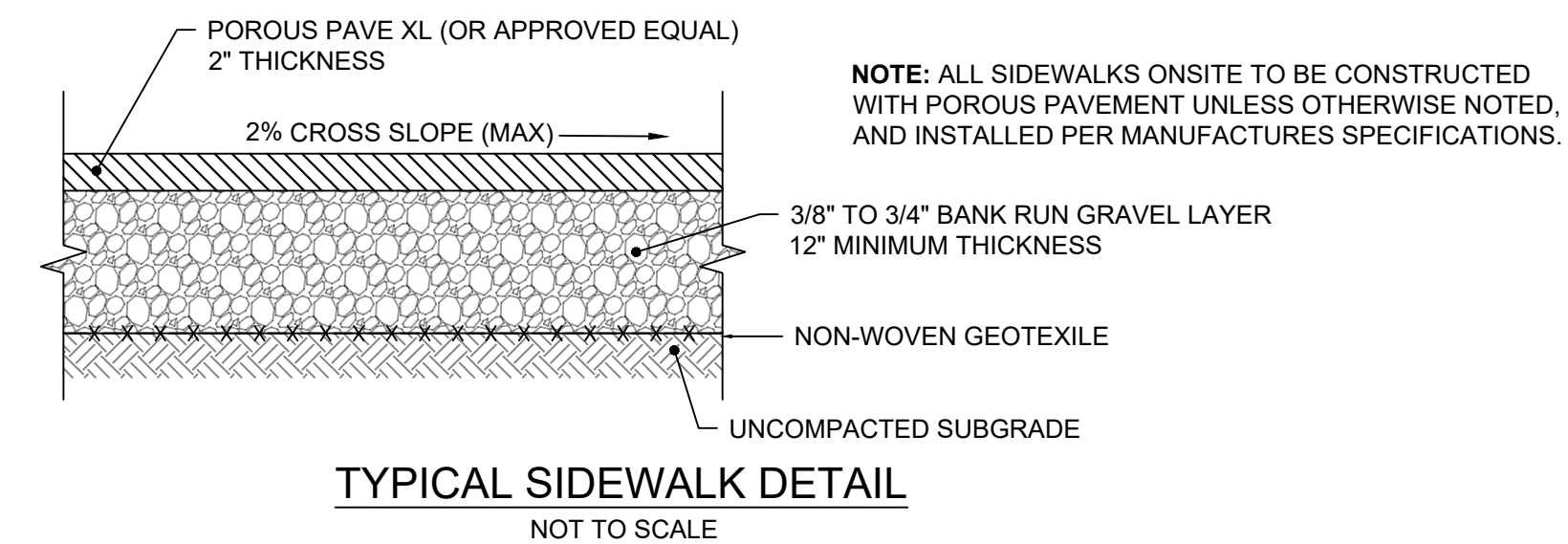


- PAVEMENT NOTES:**
- SUBGRADE MATERIAL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4- FT BELOW FINISHED GRADE ELEVATION. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED PRIOR TO SUBGRADE INSTALLATION.
 - SUBGRADE SHALL BE PLACED IN MAXIMUM 8" LIFTS (COMPACTED TO 95%)
 - REFER TO SITE PLAN FOR EXTENTS OF BIT. PAVEMENT
 - THE INSTALLED BINDER COARSE SHALL BE SWEEPED CLEAN PRIOR TO THE INSTALLATION OF THE WEARING COARSE BY A MECHANICAL SWEEPER. TACK COAT SHALL BE APPLIED PER THE SPECIFICATIONS.

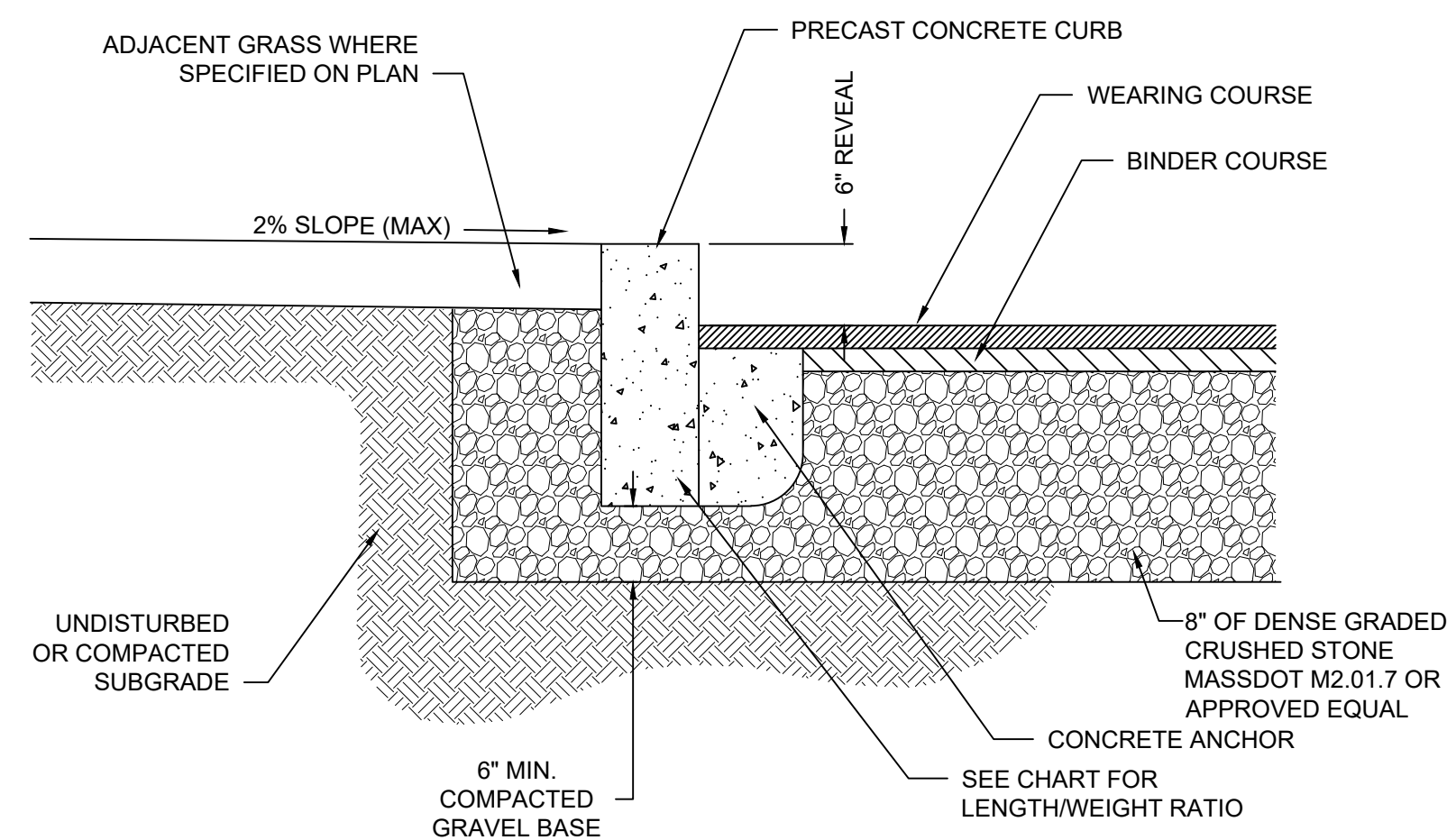
TYPICAL PAVEMENT SECTION
NOT TO SCALE



CAPE COD BERM DETAIL
NOT TO SCALE



TYPICAL SIDEWALK DETAIL
NOT TO SCALE



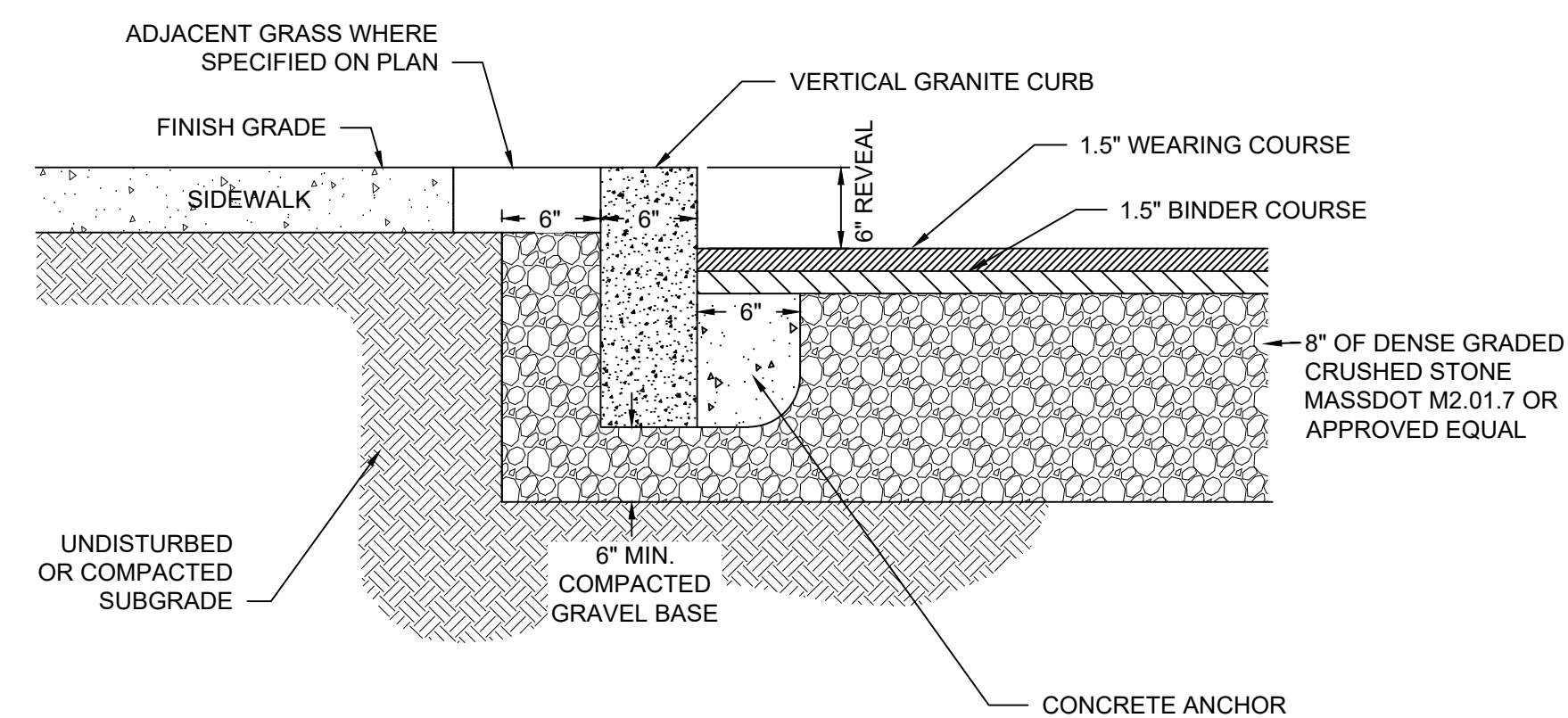
DESIGN DATA & GENERAL NOTES

- CONCRETE STRENGTH F' C 4,000 PSI @ 28 DAYS.
- DENSITY 150 PCF.
- CEMENT: PORTLAND TYPE I OR III PER ASTM C150-81.
- ADMXTURES, OIR & PLASTICIZERS PER ASTM C233-82.
- AIR ENTRAINMENT 5%-7%.
- ALL MATERIALS TO MEET MASSDOT SPECIFICATIONS OR APPROVED EQUAL AND TESTED PRIOR TO BEING USED ON SITE

DATA CHARTS

LENGTH	APPROX. WEIGHT
3'-0"	365 LBS
4'-0"	487 LBS
5'-0"	609 LBS
6'-0"	731 LBS

PRECAST CONCRETE CURB
NOT TO SCALE

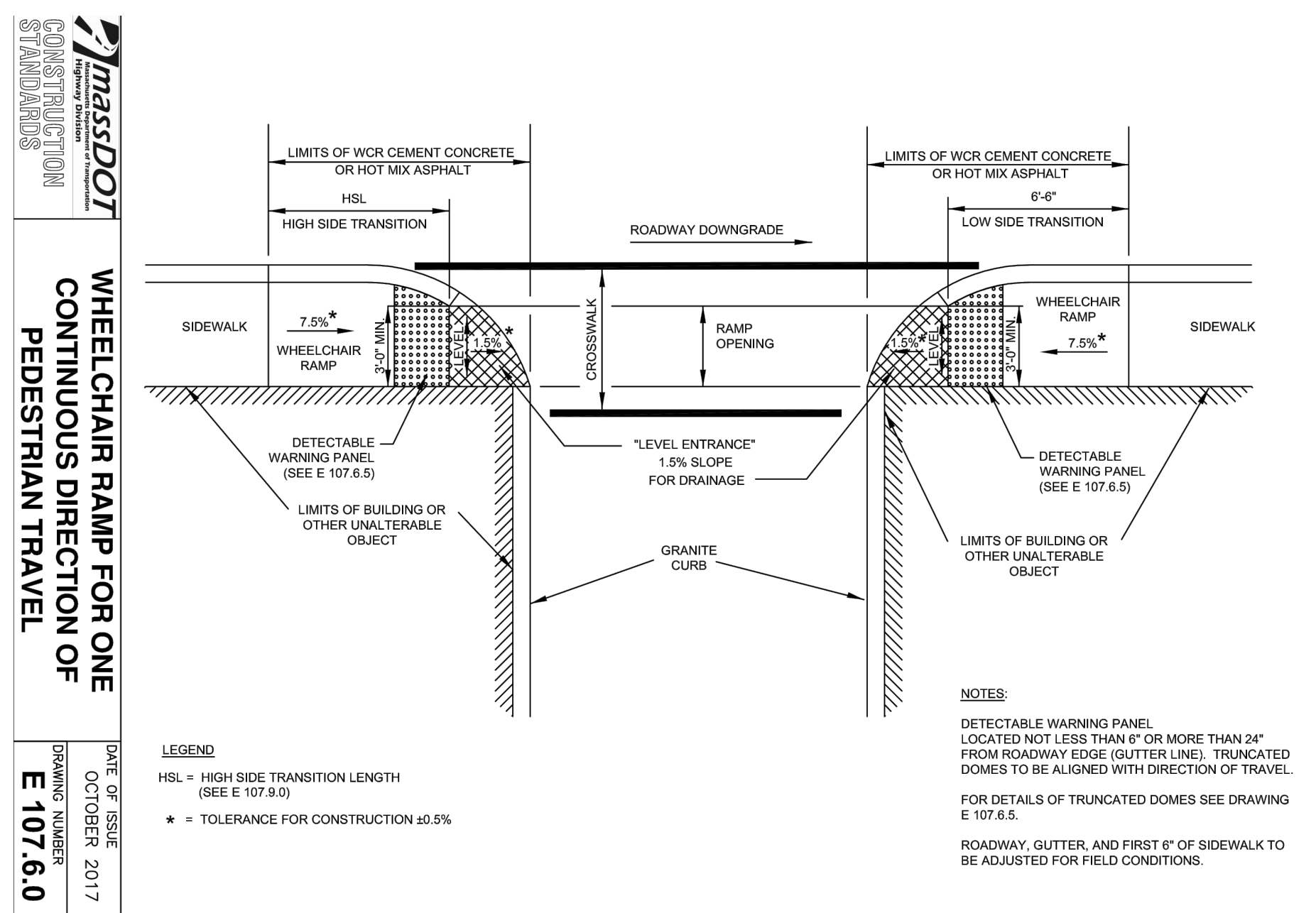


VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

- NOTE: CURB WITHIN STATE HIGHWAY LAYOUT WILL BE INSTALLED PER MASSDOT STANDARD SPECIFICATIONS, SECTION 500 AND CONSTRUCTION DETAIL 106.3.0.

ROADWAY PROFILE GRADE	* HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" Max

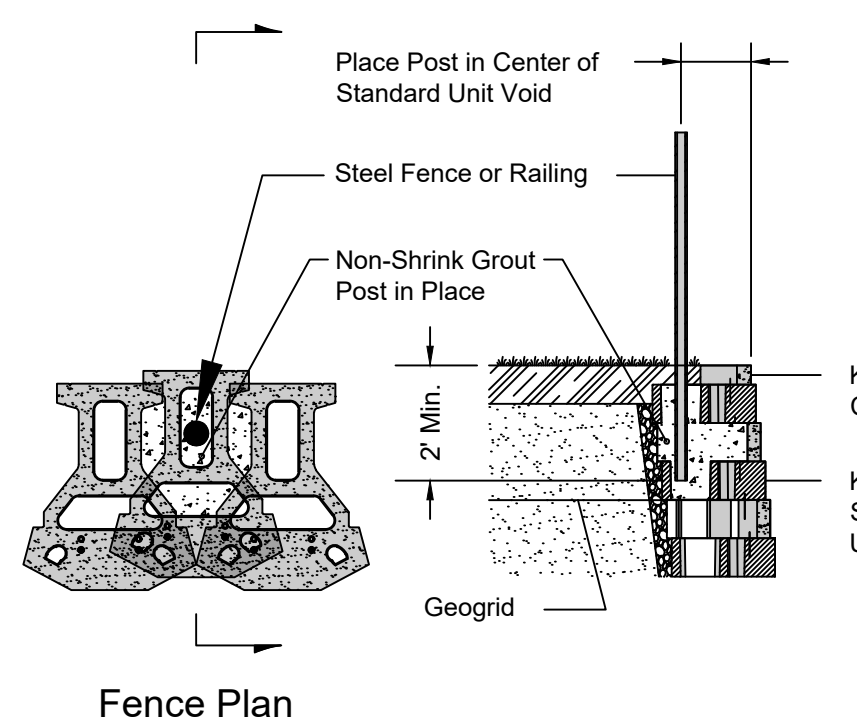
- NOTE:
* BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6".



HANDICAP RAMP DETAIL
NOT TO SCALE

- LEGEND
- HSL = HIGH SIDE TRANSITION LENGTH (SEE E 107.9.0)
 - * = TOLERANCE FOR CONSTRUCTION ±0.5%

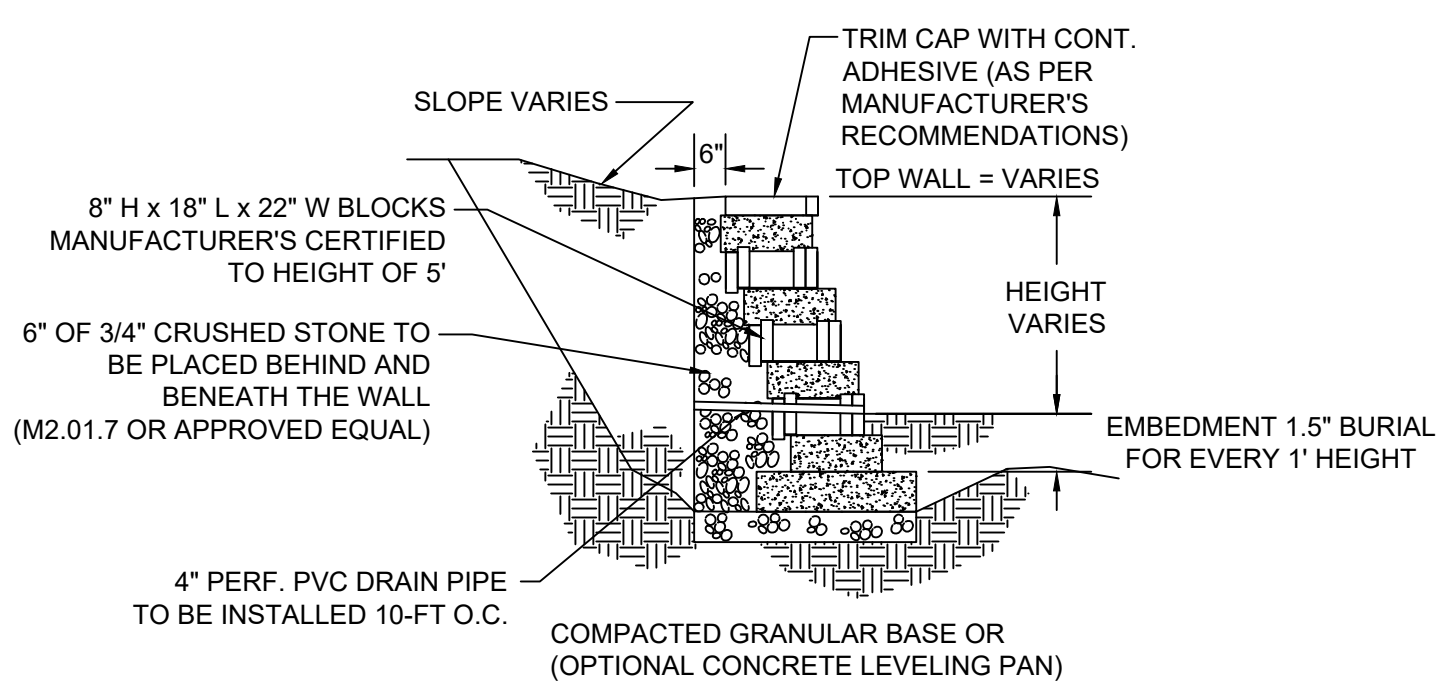
- NOTES:
- DETECTABLE WARNING PANEL LOCATED NOT LESS THAN 6" OR MORE THAN 24" FROM ROADWAY EDGE (GUTTER LINE). TRUNCATED DOMES TO BE ALIGNED WITH DIRECTION OF TRAVEL.
 - FOR DETAILS OF TRUNCATED DOMES SEE DRAWING E 107.6.5.
 - ROADWAY, GUTTER, AND FIRST 6" OF SIDEWALK TO BE ADJUSTED FOR FIELD CONDITIONS.



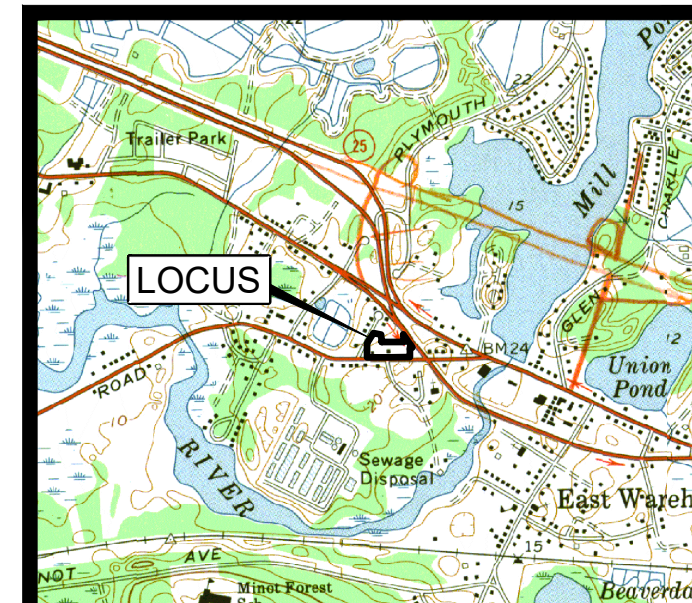
FENCE SECTION DETAIL
Standard Unit - 1' Setback

WALL & RAILING NOTES:

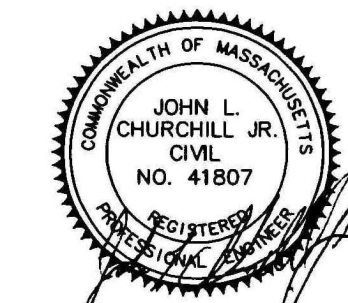
- FINAL WALL DESIGN AND STYLE TO BE DETERMINED BY OWNER/LANDSCAPE ARCHITECT/GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
- WALLS IN EXCESS OF 4 FEET IN HEIGHT AND THOSE THAT REQUIRE THE PLACEMENT OF A SAFETY RAILING SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING INSPECTOR.



MODULAR BLOCK WALL DETAIL
NOT TO SCALE



LOCUS MAP
SCALE 1" = 2000'



JOHN L. CHURCHILL JR., P.E. DATE 12/02/21

CROSSROADS CARE CENTER

AT
238 & 240 SANDWICH ROAD
(ROUTE 6)
IN
WAREHAM,
MASSACHUSETTS
(PLYMOUTH COUNTY)

DETAIL SHEET

REVISIONS:

No.	DATE	DESC.
4	12/02/21	Sidewalk Detail Added
3	10/25/21	No Changes
2	10/11/21	Consultant Comments #2
1	9/10/21	Consultant Comments

PREPARED FOR:

F.C. MANNIX
P.O. BOX 85
BOSTON, MA 02113

PREPARED BY:

JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377

DATE: MAY 25, 2021

CALC./DESIGN: BJW

DRAWN: BJW

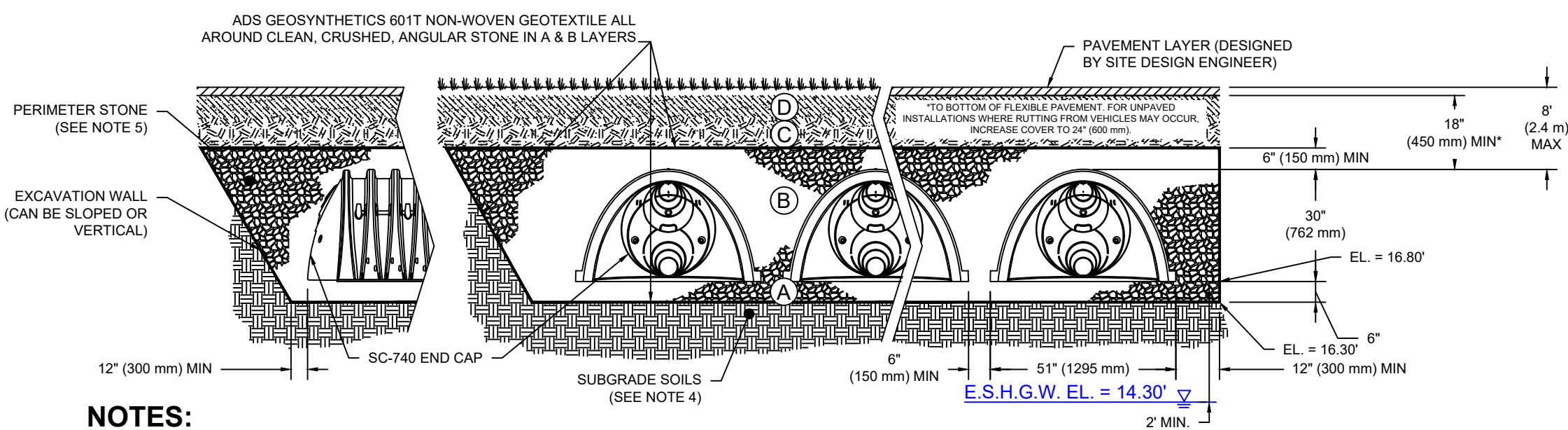
CHECK: JLC

JOB NO: 435

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

Table with 4 columns: MATERIAL LOCATION, DESCRIPTION, AASHTO MATERIAL CLASSIFICATIONS, and COMPACTION / DENSITY REQUIREMENT. It details fill materials for layers A, B, C, and D, including soil types, stone specifications, and compaction methods.

- PLEASE NOTE: 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY... 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS... 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION...

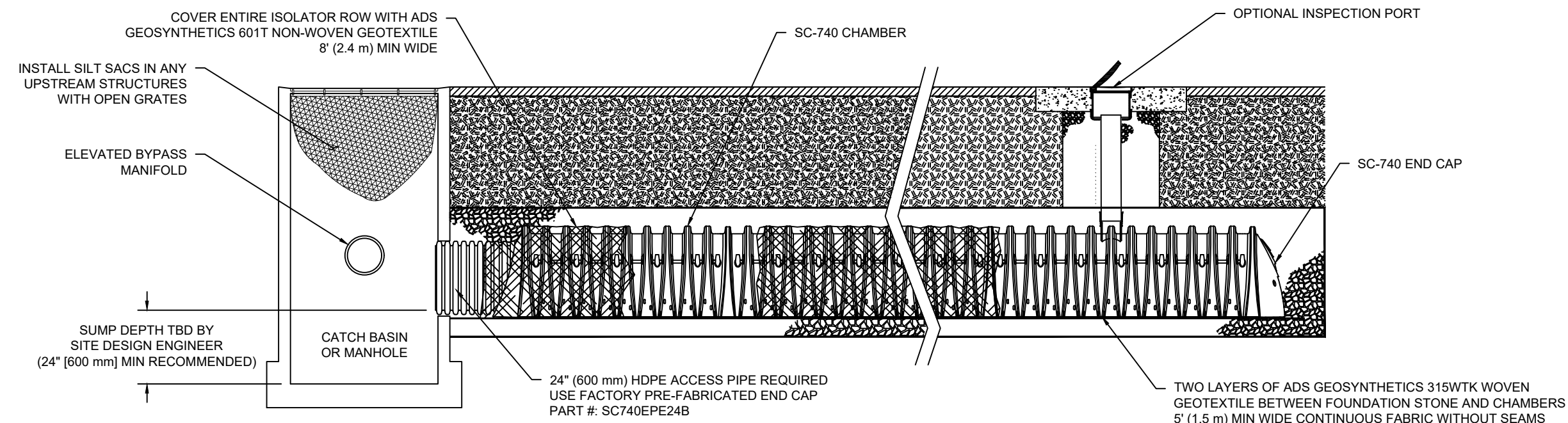


NOTES:

- 1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418... 2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787... 3. ACCEPTABLE FILL MATERIALS' TABLE ABOVE PROVIDES MATERIAL LOCATIONS...

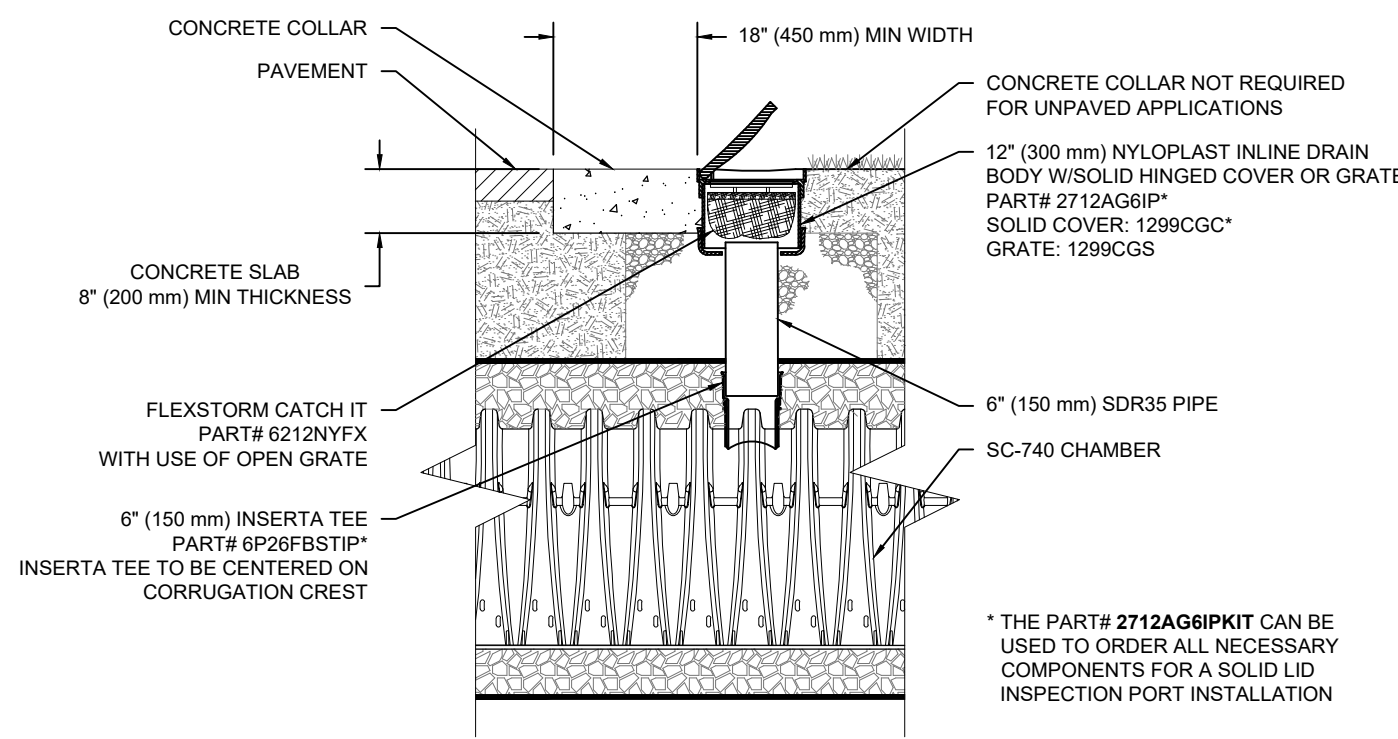
SC-740 CROSS SECTION DETAIL

NOT TO SCALE



SC-740 ISOLATOR ROW DETAIL

NOT TO SCALE



INSPECTION PORT DETAIL

NOT TO SCALE

STORMTECH CHAMBER SPECIFICATIONS

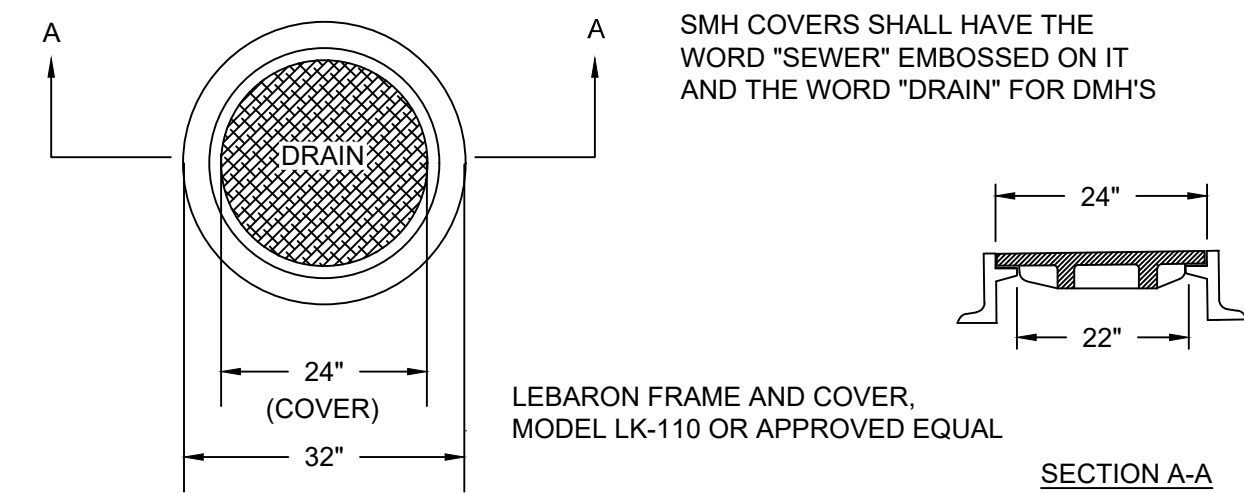
- 1. CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310. 2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE... 3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE... 4. THE STRUCTURAL DESIGN OF THE CHAMBERS...

STORMTECH INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT... A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN... A.2. REMOVE AND CLEAN FLEXSTORM FILTER... A.3. USING A FLASHLIGHT AND STADIA ROD...

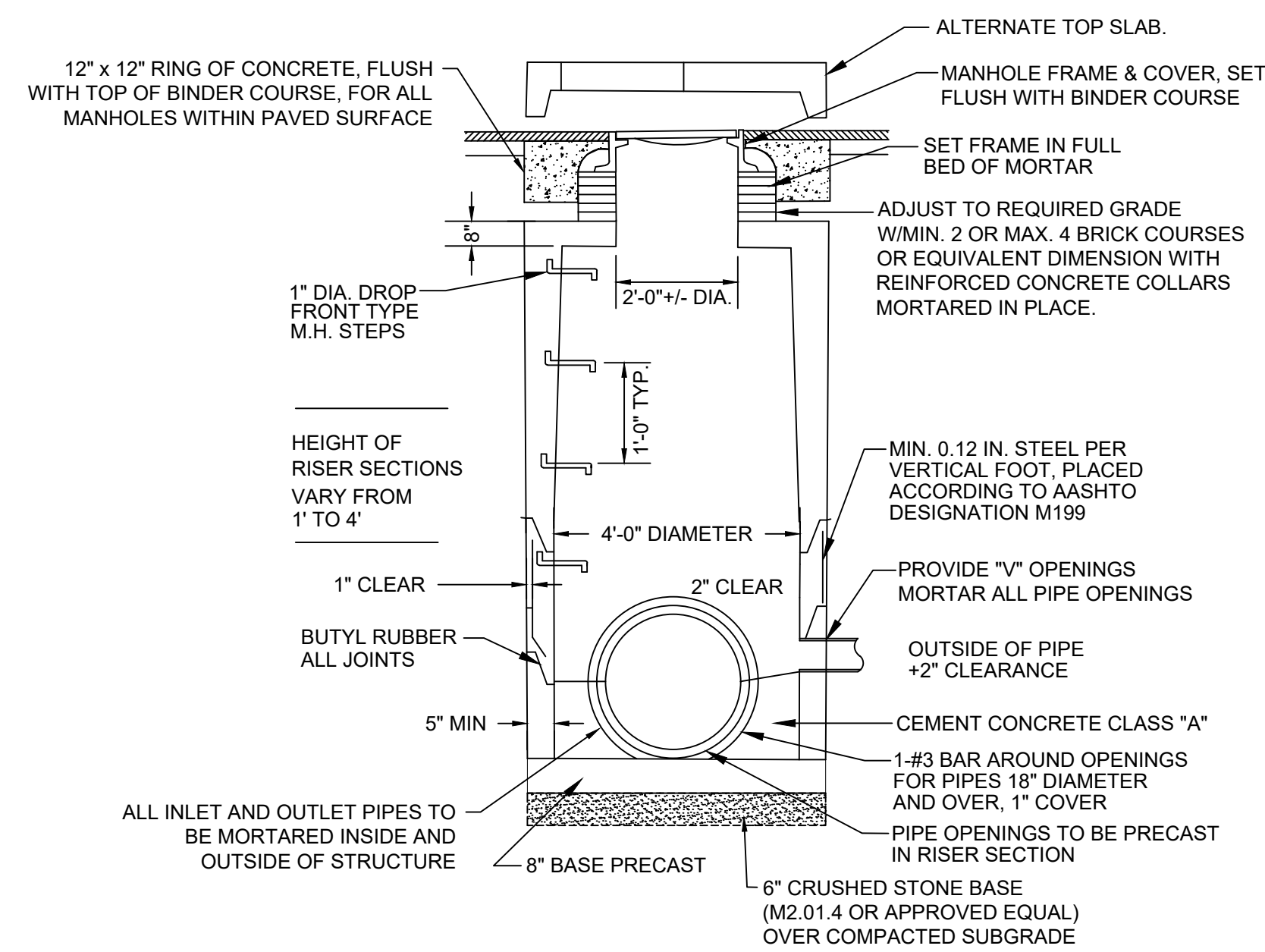
NOTES

- 1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION... 2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



STANDARD MANHOLE FRAME & COVER (H-20)

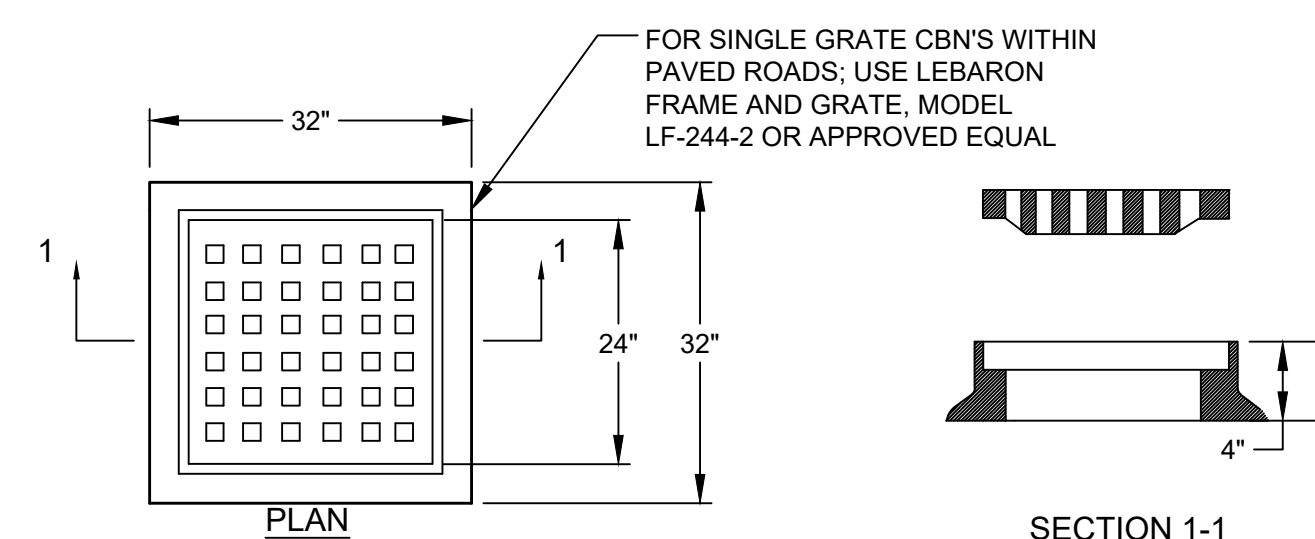
NOT TO SCALE



PRECAST DRAIN MANHOLE (H-20)

NOT TO SCALE

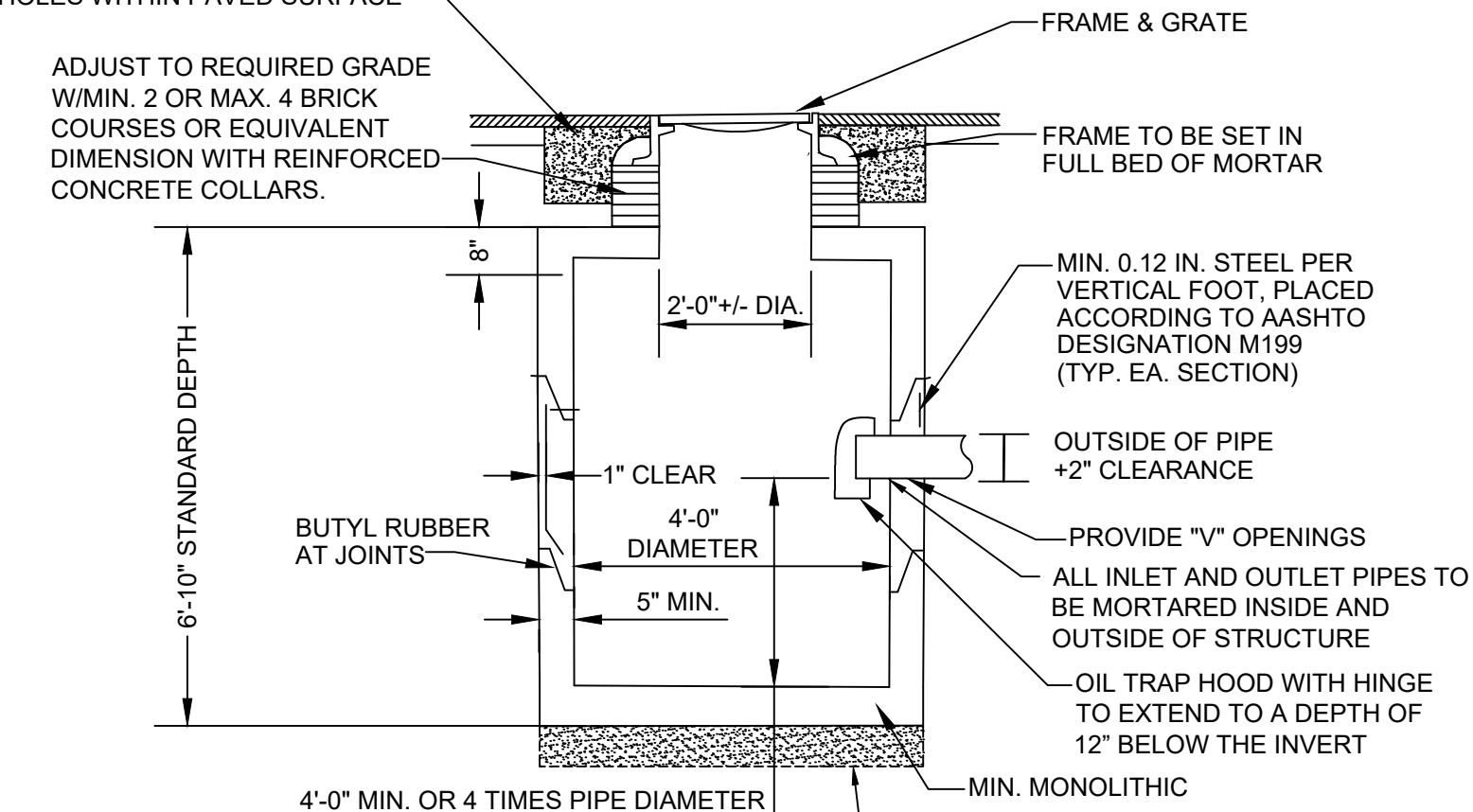
NOTE: 1.) USE 4 FLANGE FOR SINGLE GRATE CATCH-BASINS.



CATCH BASIN FRAME & GRATE (H-20)

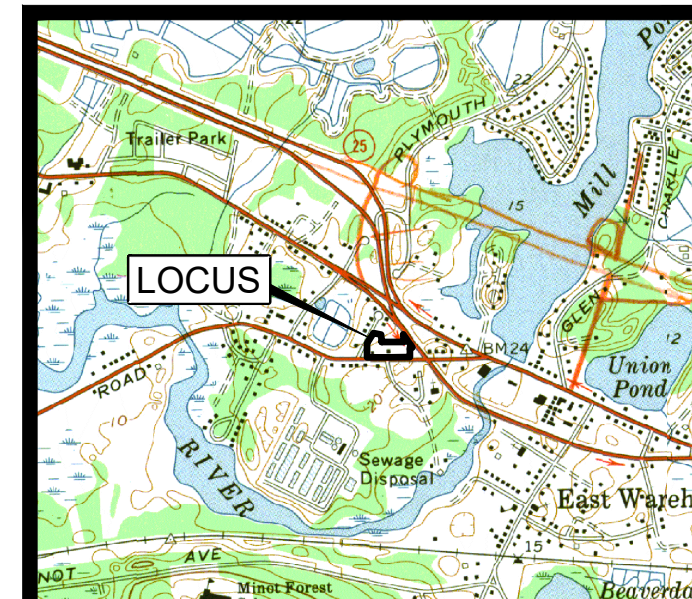
NOT TO SCALE

12" x 12" RING OF CONCRETE, FLUSH WITH TOP OF BINDER COURSE, FOR ALL MANHOLES WITHIN PAVED SURFACE.



PRECAST CONCRETE CATCH BASIN (H-20)

NOT TO SCALE



LOCUS MAP SCALE 1" = 2000'



JOHN L. CHURCHILL JR., P.E. 12/02/21 DATE

CROSSROADS CARE CENTER

AT 238 & 240 SANDWICH ROAD (ROUTE 6) IN WAREHAM, MASSACHUSETTS (PLYMOUTH COUNTY)

DETAIL SHEET

REVISIONS:

Table with columns: No., DATE, and DESC. It lists four revisions to the drawing.

PREPARED FOR:

F.C. MANNIX P.O. BOX 85 BOSTON, MA 02113

PREPARED BY:

JC ENGINEERING, INC. 2854 CRANBERRY HIGHWAY EAST WAREHAM, MA 02538 508-273-0377

DATE: MAY 25, 2021

CALC./DESIGN: BJW

DRAWN: BJW

CHECK: JLC

JOB NO: 435

TEST PIT DATA

SOIL EVALUATOR: John L. Churchill Jr., P.E. DATE: May 21, 2003. TEST PIT #: 1A. ELEV TOP = 26.90'. ELEV WATER = >10.5' BGS. PERC RATE = 10 Sec/In. DEPTH OF PERC = 40'-58". TEXTURAL CLASS: 1

TEST PIT DATA

SOIL EVALUATOR: John L. Churchill Jr., P.E. DATE: May 21, 2003. TEST PIT #: 1B. ELEV TOP = 26.20'. ELEV WATER = 14.87'. PERC RATE = Min/In. DEPTH OF PERC = 136". TEXTURAL CLASS: 1

TEST PIT DATA

SOIL EVALUATOR: John L. Churchill Jr., P.E. DATE: May 21, 2003. TEST PIT #: 2A. ELEV TOP = 26.15'. ELEV WATER = > 10' BGS. PERC RATE = 15 Sec/In. DEPTH OF PERC = 30'-48". TEXTURAL CLASS: 1

TEST PIT DATA

SOIL EVALUATOR: John L. Churchill Jr., P.E. DATE: May 21, 2003. TEST PIT #: 2B. ELEV TOP = 26.30'. ELEV WATER = 14.30' BGS. PERC RATE = Min/In. DEPTH OF PERC = 144". TEXTURAL CLASS: 1

TEST PIT DATA

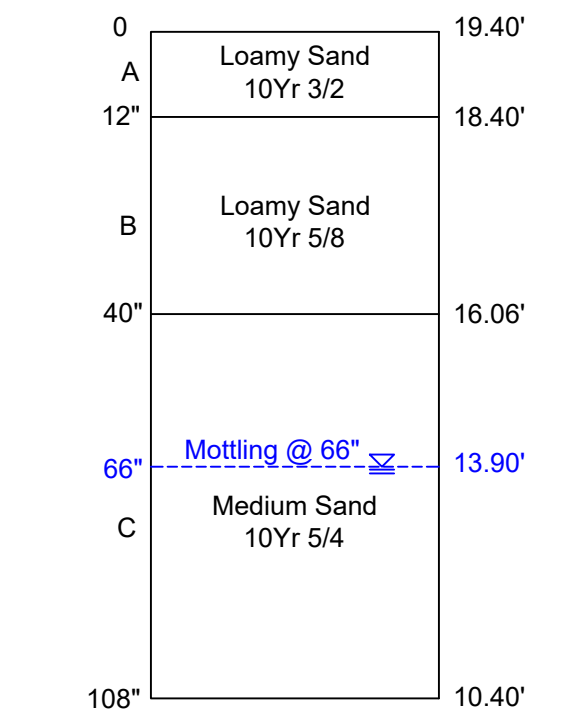
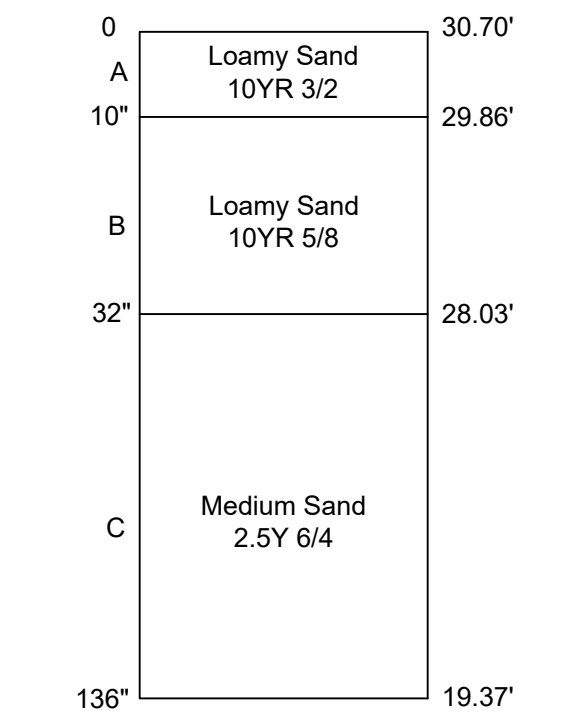
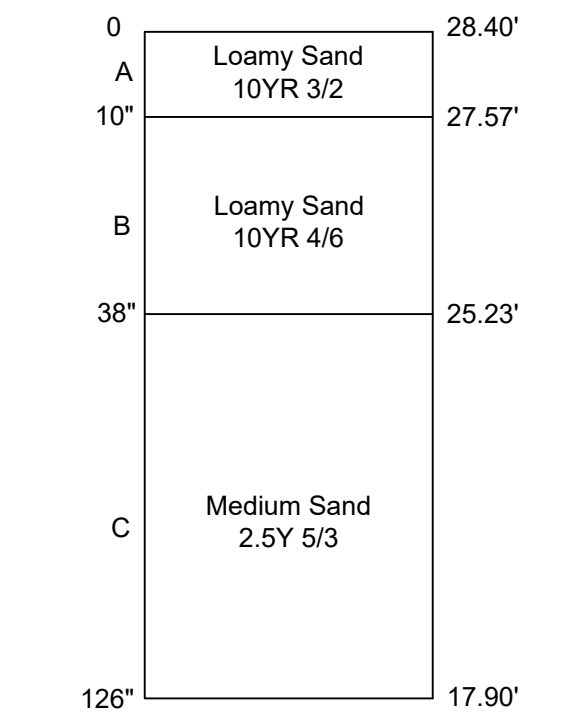
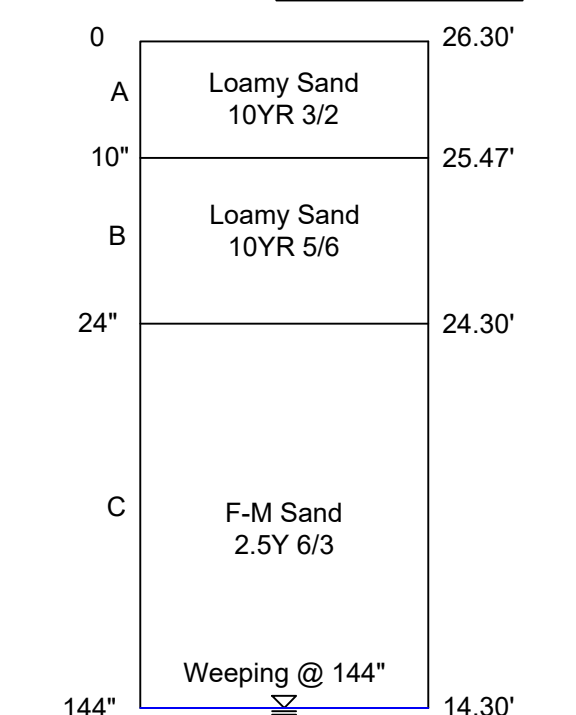
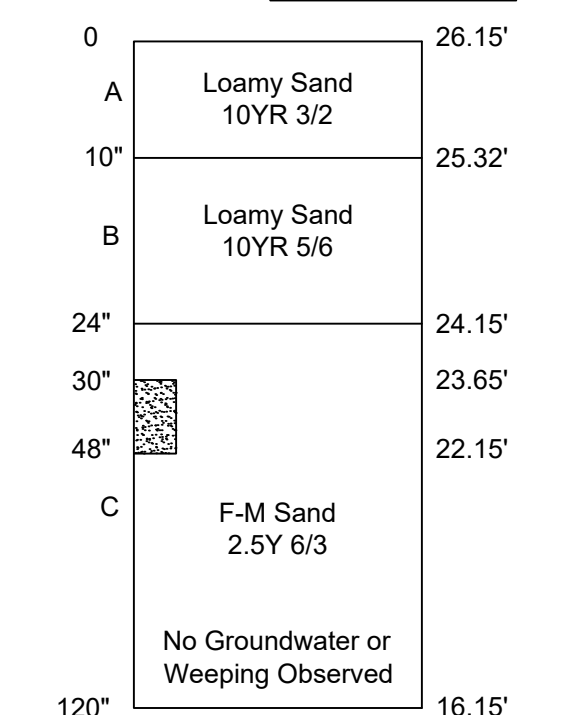
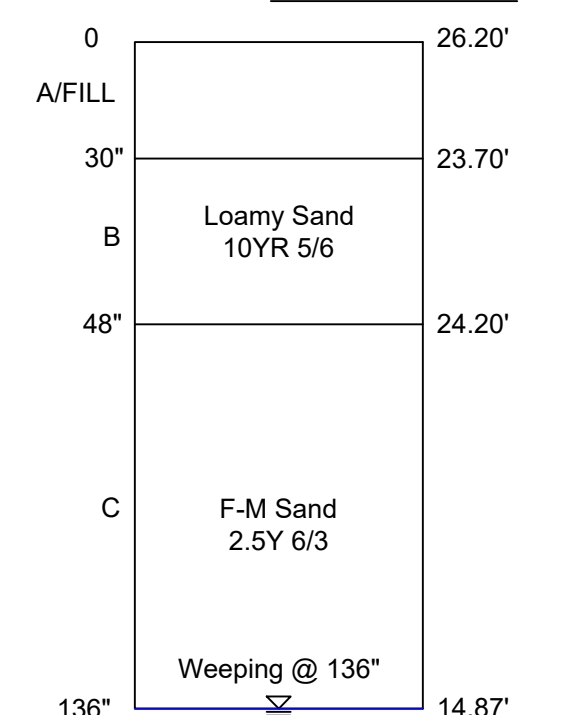
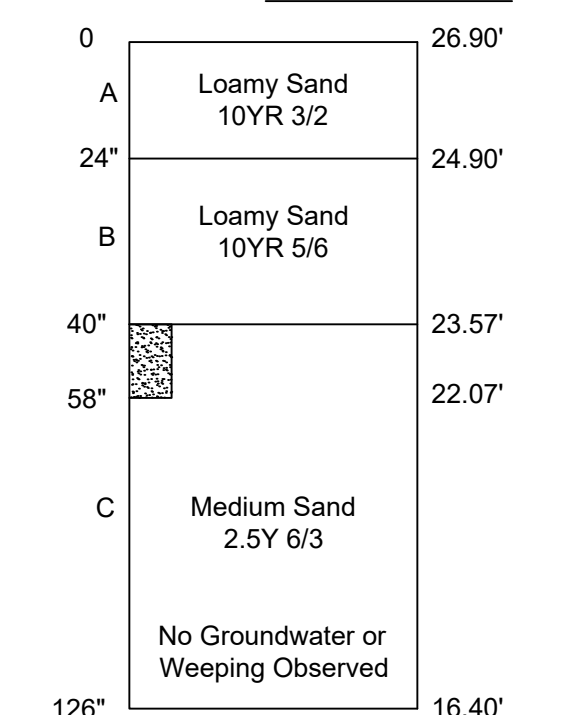
EVALUATOR: Brian J. Wallace, C.S.E. DATE: July 8, 2021. TEST PIT #: 3. ELEV TOP = 28.40'. ELEV WATER = >17.90' BGS. PERC RATE = N/A. DEPTH OF PERC = N/A. TEXTURAL CLASS: 1

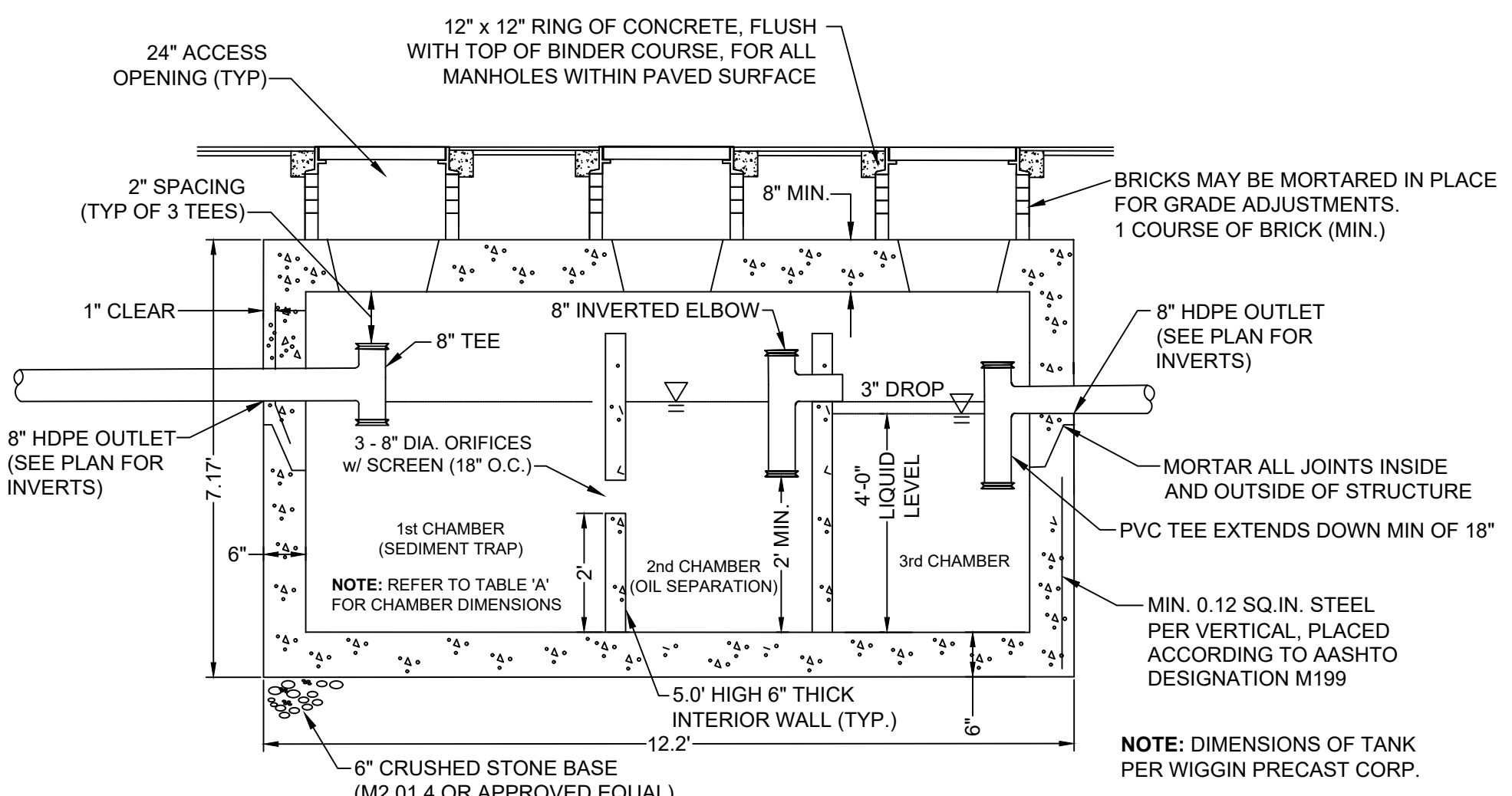
TEST PIT DATA

EVALUATOR: Brian J. Wallace, C.S.E. DATE: July 8, 2021. TEST PIT #: 4. ELEV TOP = 30.70'. ELEV WATER = >19.37' BGS. PERC RATE = N/A. DEPTH OF PERC = N/A. TEXTURAL CLASS: 1

TEST PIT DATA

EVALUATOR: Brian J. Wallace, C.S.E. DATE: July 8, 2021. TEST PIT #: 5. ELEV TOP = 19.40'. ELEV WATER = 13.90'. PERC RATE = N/A. DEPTH OF PERC = N/A. TEXTURAL CLASS: 1

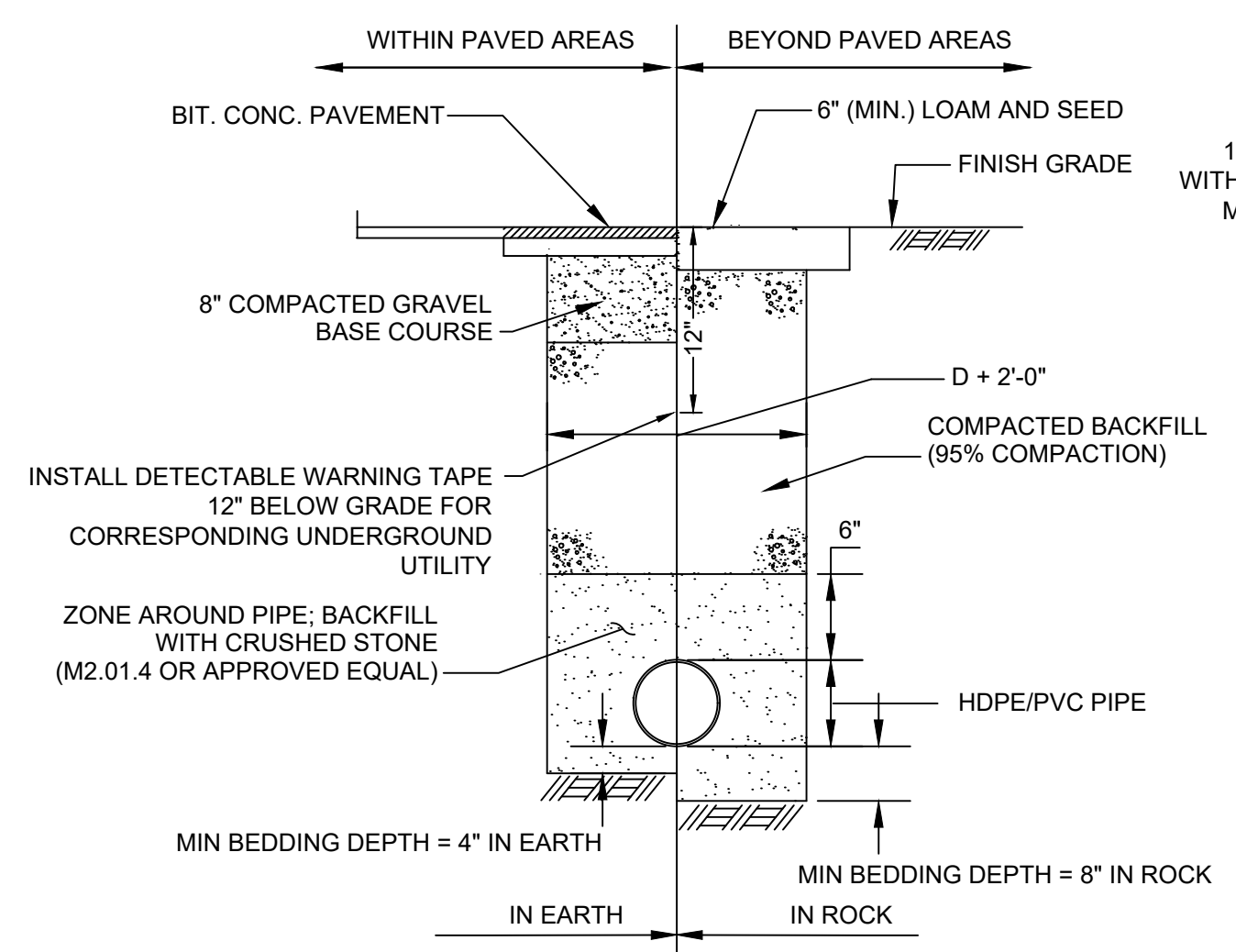




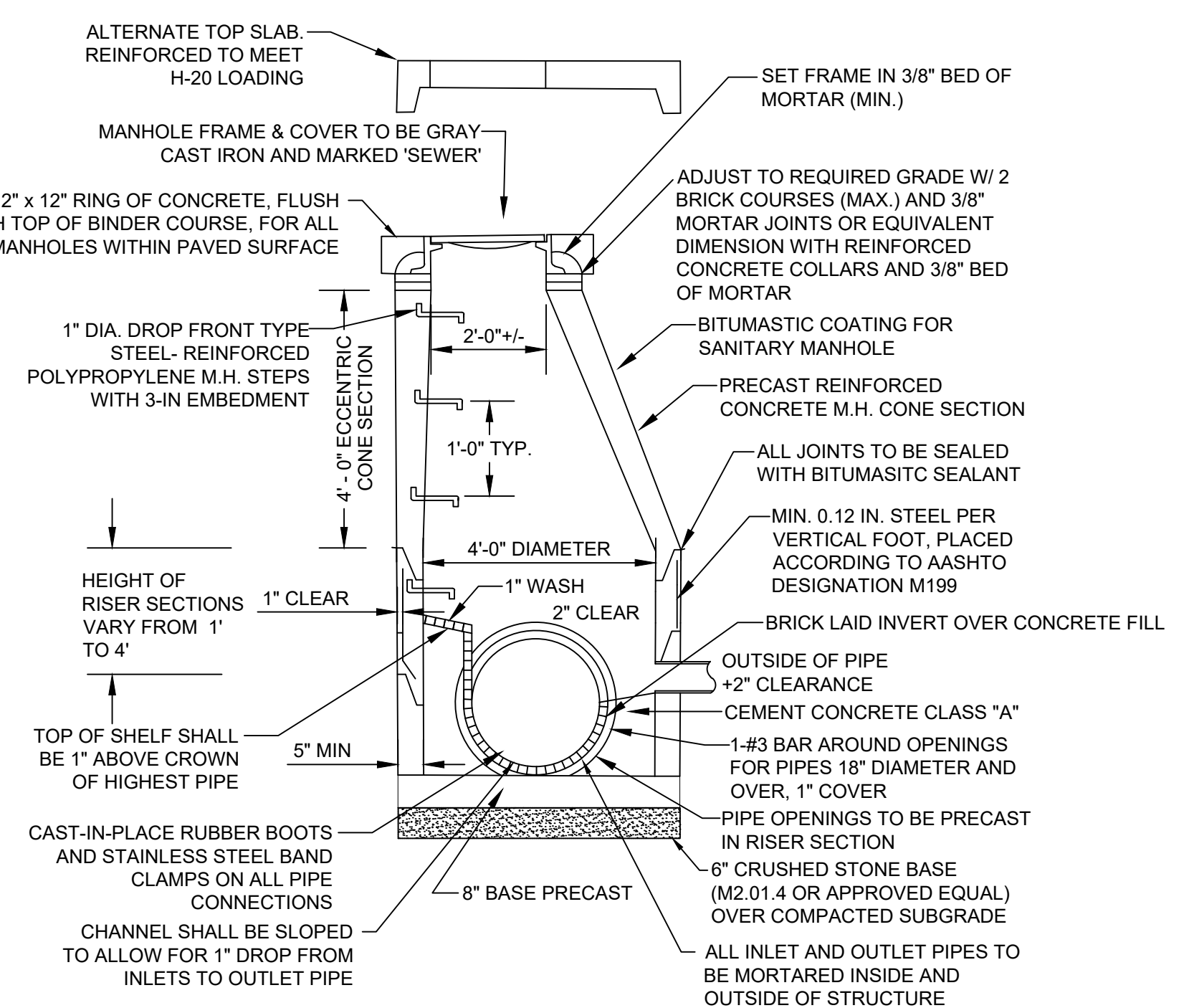
2,500 GALLON OIL / GRIT SEPARATOR TANK (H-20)
 INSIDE DIMS: LENGTH = 11.2' WIDTH = 6.5' EFF. DEPTH = 5.08'
 NOT TO SCALE

TABLE A

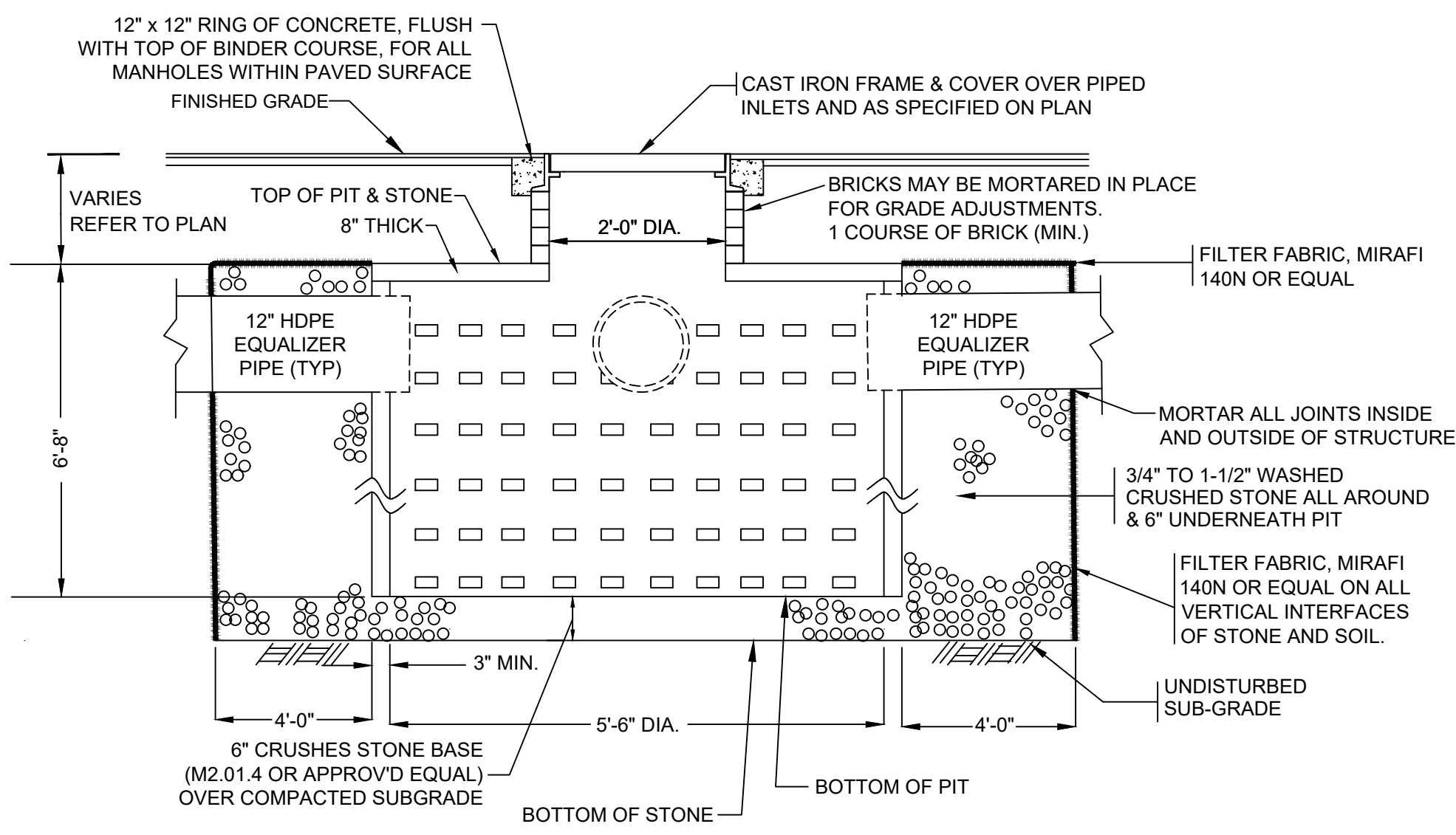
TANK	CHAMBER #1 LENGTH	CHAMBER #2 LENGTH	CHAMBER #3 LENGTH
1	3.50'	3.35'	3.35'
2	5.70'	2.25'	2.25'



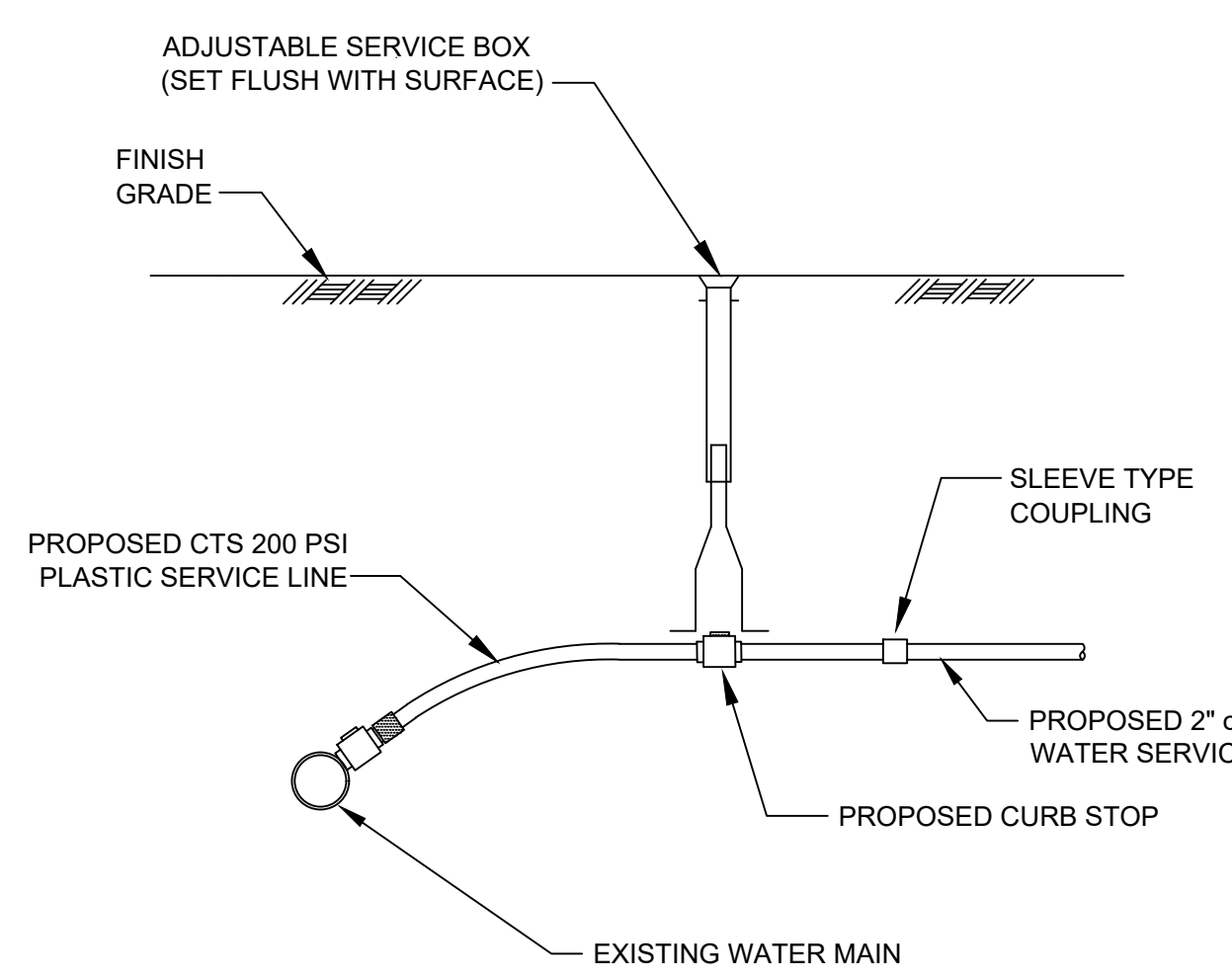
TRENCH DETAIL
 NOT TO SCALE



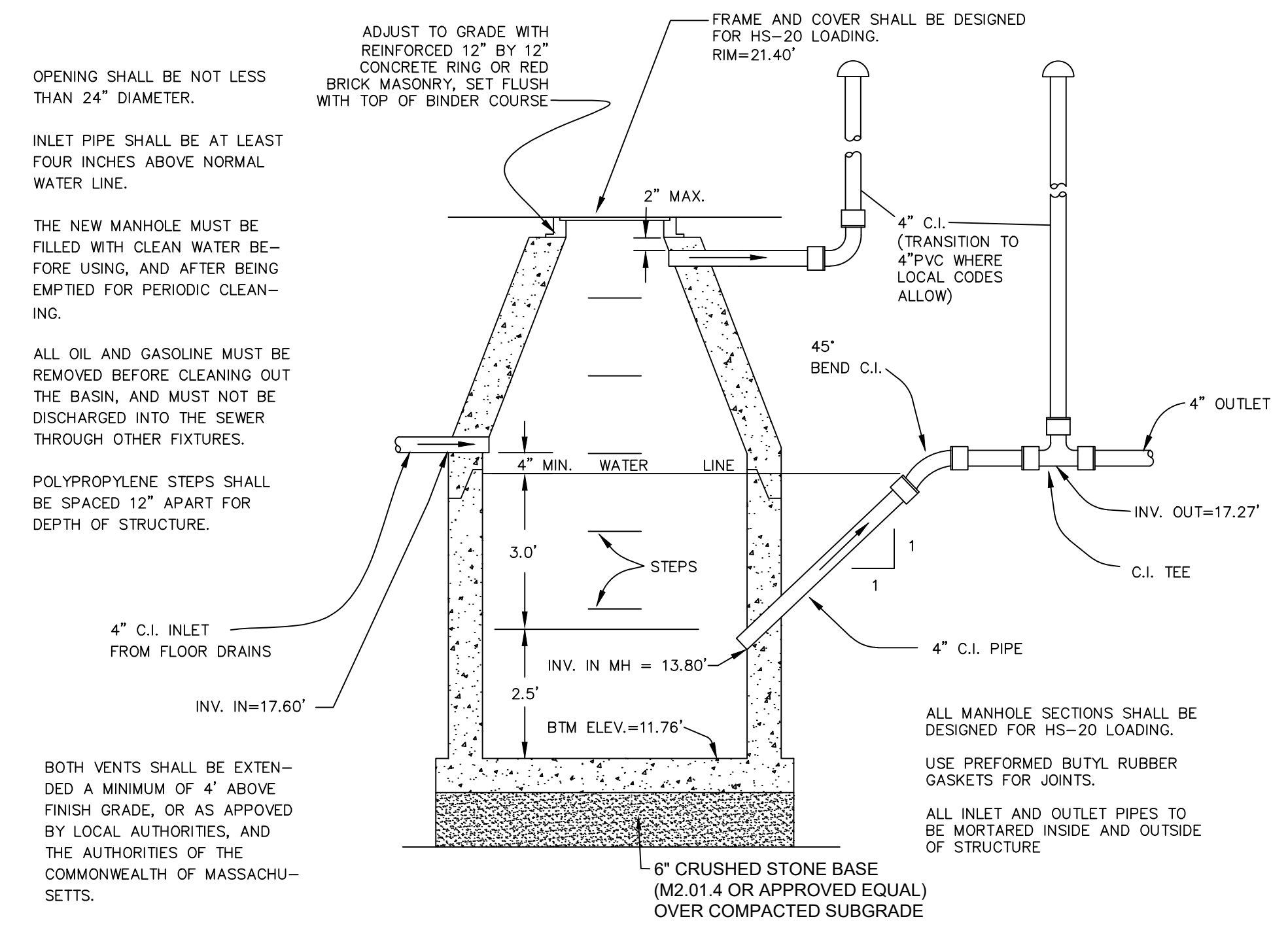
PRECAST SEWER MANHOLE (H-20)
 NOT TO SCALE



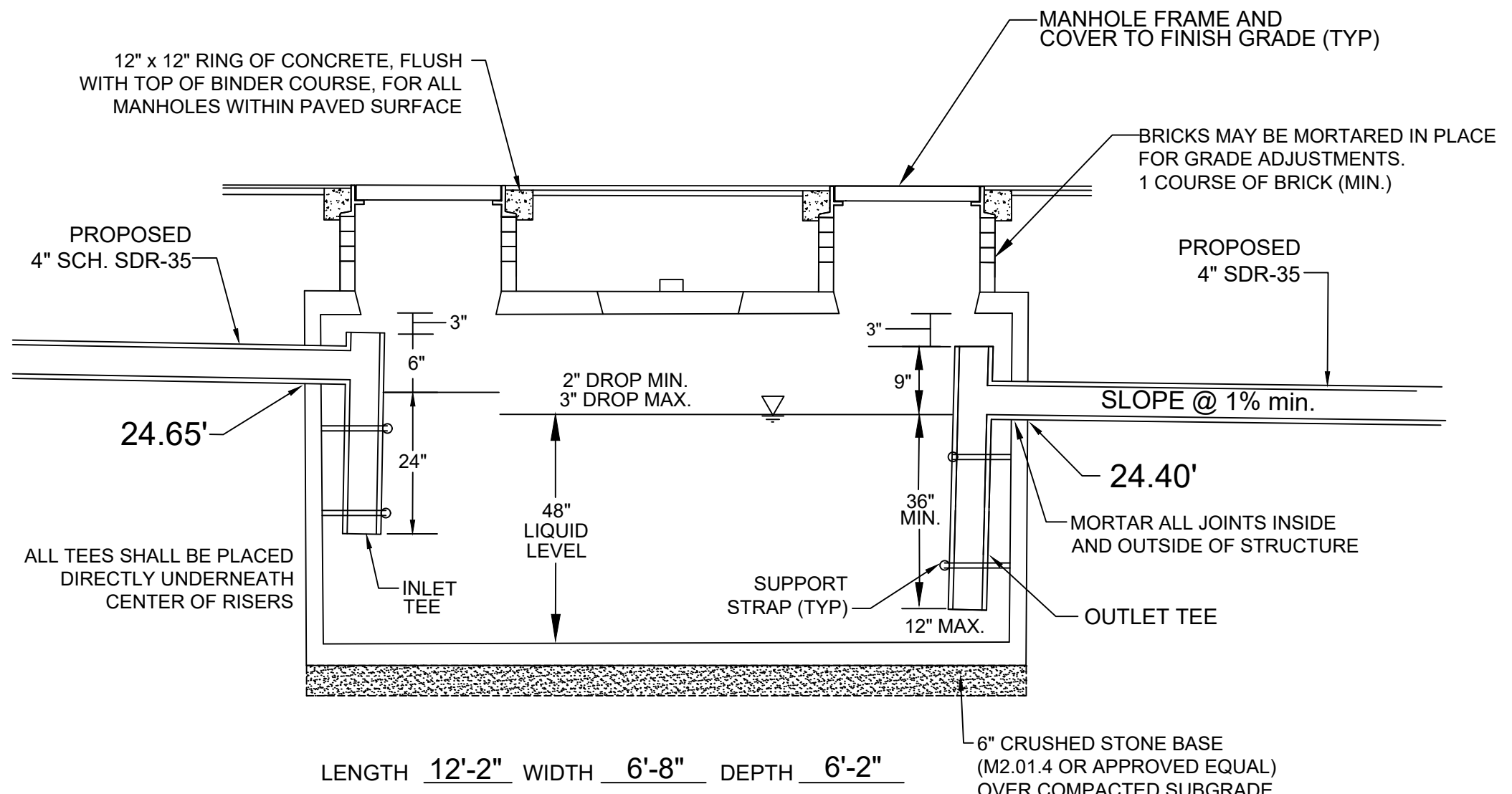
PRECAST CONCRETE 1,000 GALLON LEACHING PIT (H-20)
 IN FIELD CONFIGURATION (REFER TO PLAN)
 NOT TO SCALE



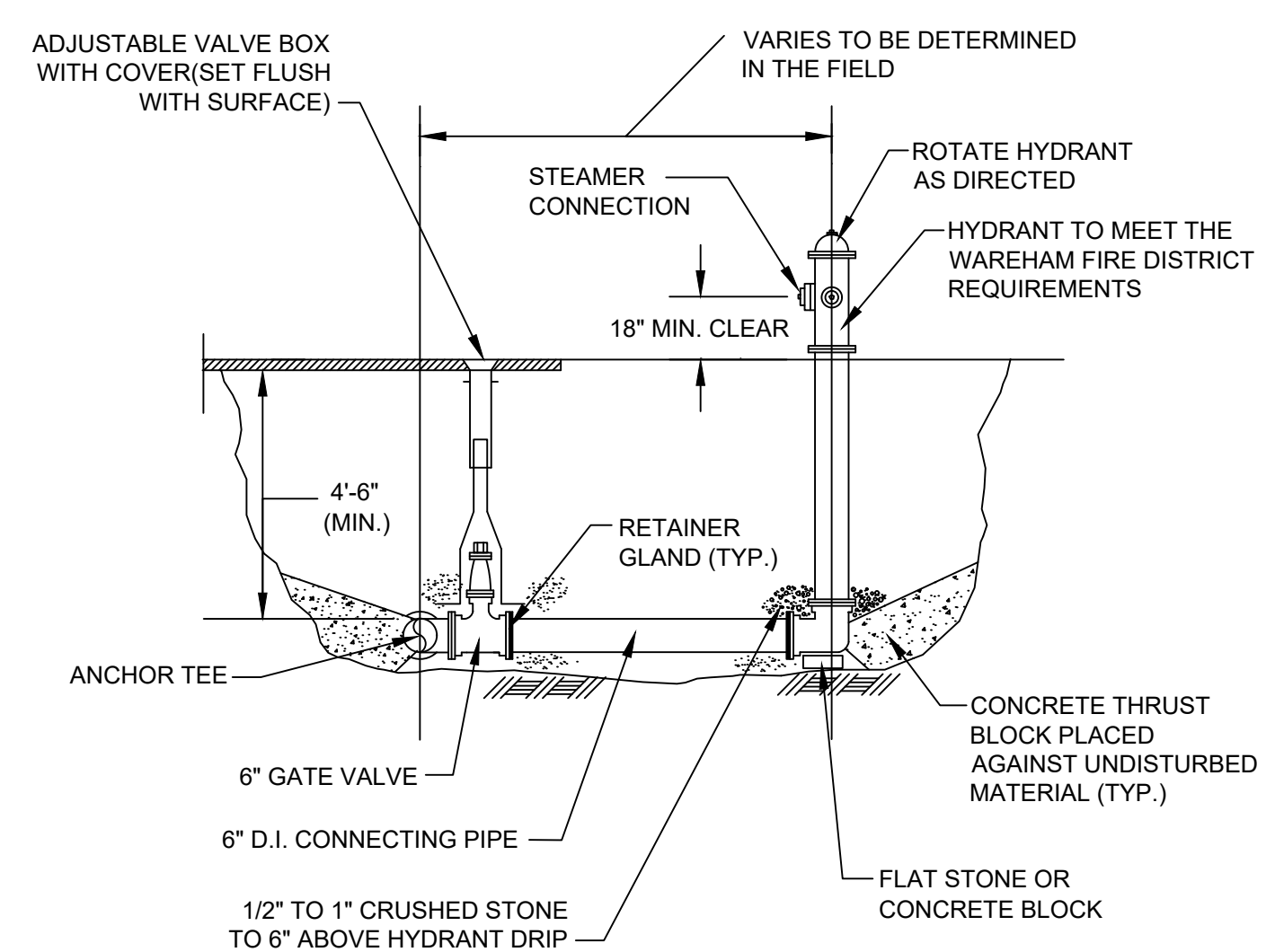
WATER SERVICE CONNECTION
 NOT TO SCALE



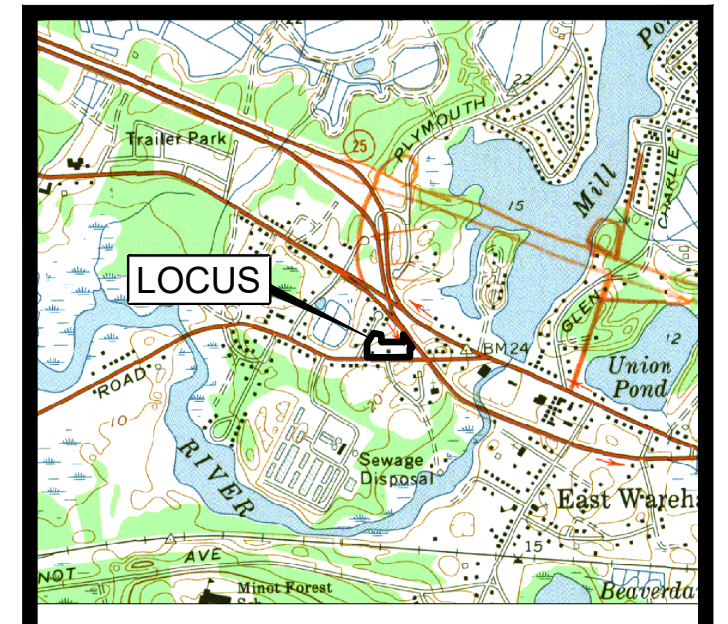
GAS TRAP DETAIL (5' DIAMETER H-20)
 NOT TO SCALE



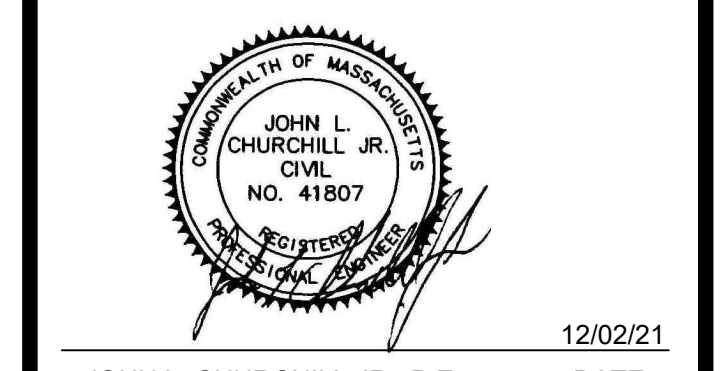
PROPOSED 1,500 GALLON H-20 GREASE TRAP
 NOT TO SCALE



HYDRANT ASSEMBLY DETAIL
 NOT TO SCALE



LOCUS MAP
 SCALE 1" = 2000'



JOHN L. CHURCHILL JR., P.E. DATE 12/02/21

CROSSROADS CARE CENTER
 AT
238 & 240 SANDWICH ROAD (ROUTE 6)
 IN
WAREHAM, MASSACHUSETTS
 (PLYMOUTH COUNTY)

DETAIL SHEET

REVISIONS:

No.	DATE	DESC.
4	12/02/21	No Changes
3	10/25/21	No Changes
2	10/11/21	Consultant Comments #2
1	9/10/21	Consultant Comments

PREPARED FOR:
 F.C. MANNIX
 P.O. BOX 85
 BOSTON, MA 02113

PREPARED BY:
 JC ENGINEERING, INC.
 2854 CRANBERRY HIGHWAY
 EAST WAREHAM, MA 02538
 508-273-0377

DATE:	MAY 25, 2021
CALC./DESIGN:	BJW
DRAWN:	BJW
CHECK:	JLC
JOB NO:	435