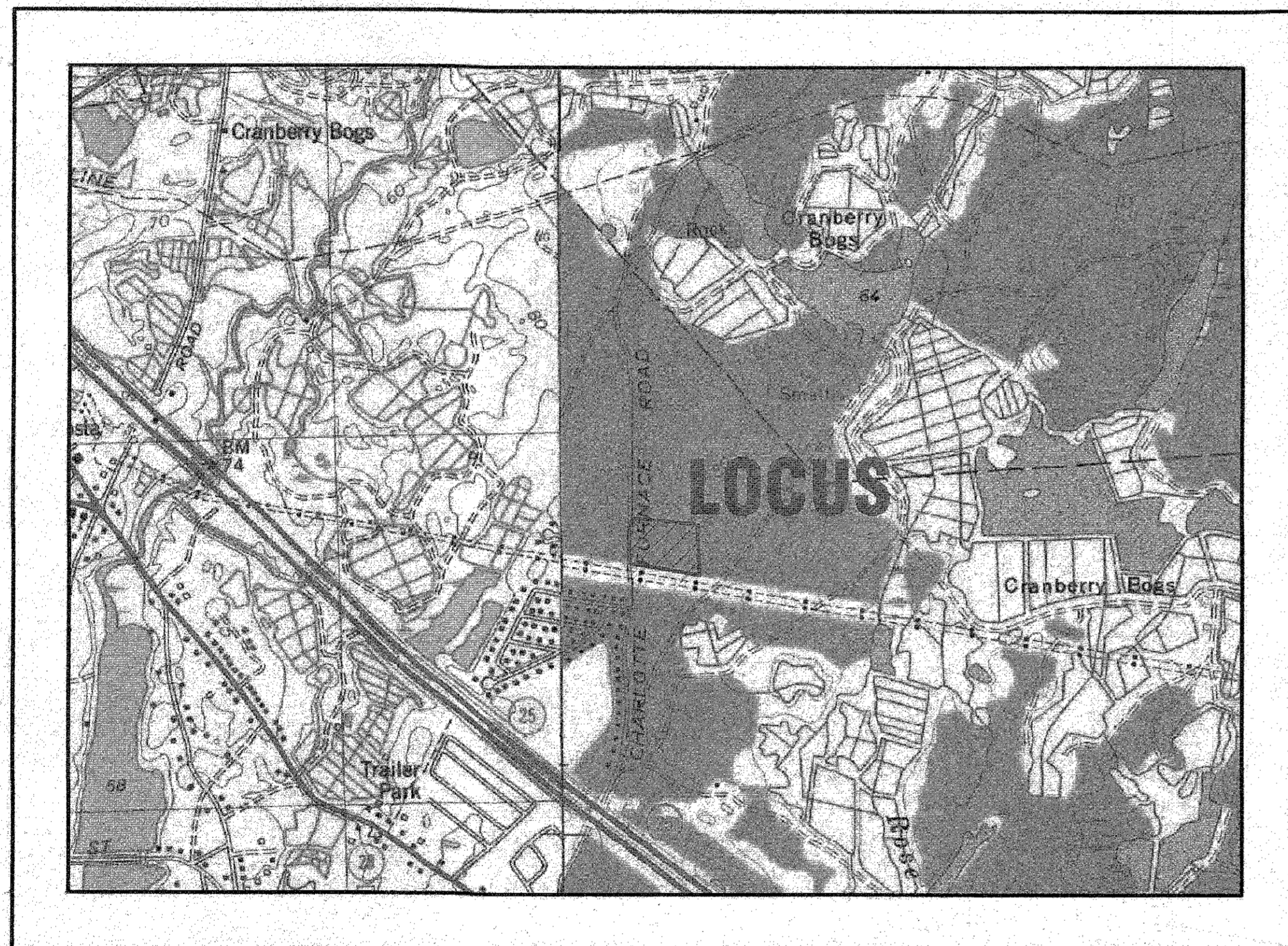


# MASTER MILLWORK, INC.

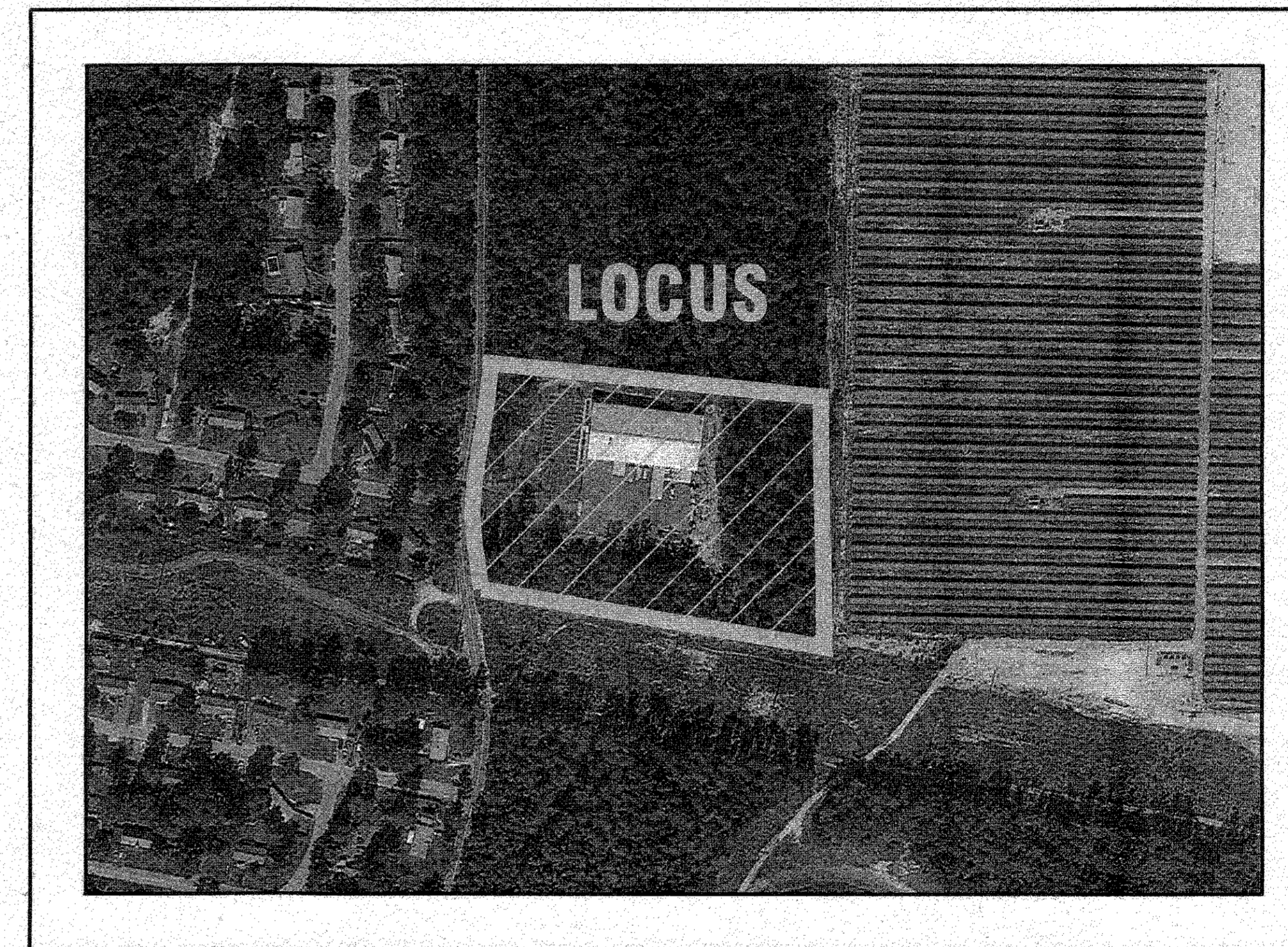
## SITE DEVELOPMENT PLAN 55 CHARLOTTE FURNACE ROAD WAREHAM, MASSACHUSETTS

OWNER: MASTER MILLWORK, INC.  
41 MEETING HOUSE LANE, SUITE 11  
SAGAMORE BEACH, MA 02562

APPLICANT: MASTER MILLWORK, INC.  
41 MEETING HOUSE LANE, SUITE 11  
SAGAMORE BEACH, MA 02562



— U.S.G.S. LOCUS PLAN —  
SCALE: 1"=1000'



— AERIAL OVERVIEW —  
SCALE: 1"=200'

### SITE DATA

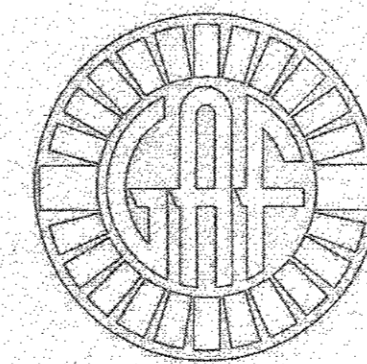
ZONING DISTRICT: B00D  
ASSESSOR'S MAP: 105  
ASSESSOR'S LOTS: MA2  
REQUIRED LOT AREA: 87,120 S.F.  
MIN. FRONTAGE: 100'  
MIN. FRONT SETBACK: 25'  
MIN. SIDE & REAR SETBACK: 10'  
MAX. PRINCIPAL BUILDING HEIGHT: 40'  
MAX. BUILDING COVERAGE: 25%  
MAX. FLOOR AREA RATIO: 75%  
MAX. IMPERVIOUS COVERAGE: 65%  
WATER SUPPLY: TOWN WATER  
SANITARY SEWER: ON SITE SEPTIC  
LANDSCAPE BUFFER: 10'

### ZONING DATA

ZONING TABLE	ALLOWED	EXISTING	PROVIDED
LOT AREA:	87,120 S.F.	261,408 S.F.	(SAME AS EXISTING)
FRONT SETBACK:	25'	178.8'	(SAME AS EXISTING)
SIDE SETBACK:	10'	40.3'	(SAME AS EXISTING)
REAR SETBACK:	10'	217.0'	63.1'
MAX. BUILDING COVERAGE:	25%	7.7%	24.5%
MAX. LOT COVERAGE:	65%	23.9%	57.7%

### FLOOD ZONE DATA

THE ENTIRE LOCUS IS LOCATED IN FLOOD ZONE X, AS INDICATED ON FEMA FIRM MAP# 25023C0486J DATED: JULY 17, 2012.



**G. A. F. ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
266 MAIN STREET, WAREHAM, MA 02571  
TEL: (508) 295-6600 FAX: (508) 295-6634  
E-MAIL: gaf@gaf-eng.com

JULY 8, 2020

### PLAN INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & DEMOLITION
4	LAYOUT & UTILITIES
5	GRADING & DRAINAGE
6	LANDSCAPING PLAN
7	DETAIL SHEET 1
8	DETAIL SHEET 2
9	DETAIL SHEET 3
10	DETAIL SHEET 4

### PARKING DATA:

REQUIRED (OFFICE): 1 SPACE PER 250 S.F. G.F.A.  
10,000 S.F./250 S.F.=40 SPACES  
REQUIRED (WAREHOUSE): 1 SPACE PER 1.5 EMPLOYEES ON LARGEST SHIFT PLUS ONE PER VEHICLE STORED ON PREMISES.  
PROPOSED NUMBER OF EMPLOYEES=50  
NUMBER OF PARKING SPACES REQUIRED=34  
TOTAL REQUIRED: 74 SPACES  
PROVIDED: 83 SPACES (EXISTING & PROPOSED)

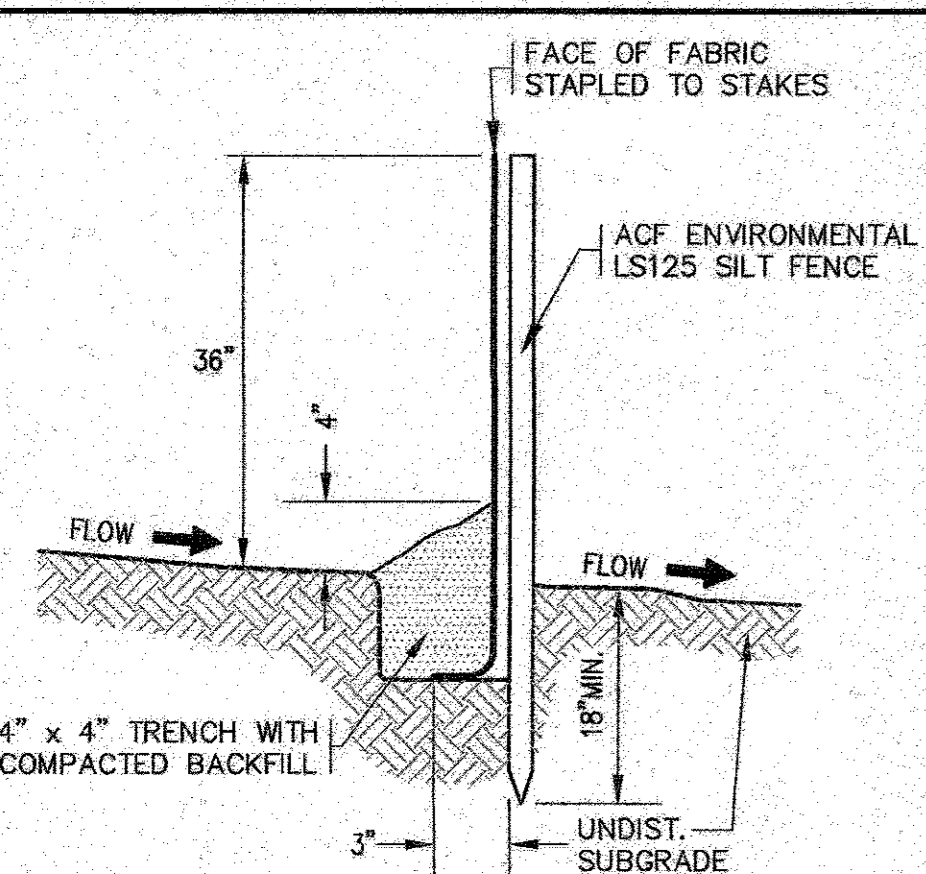
DATE	DRAWN BY	CHECKED BY	JOB NO.	SCALE	AS NOTED	REV.	DATE	BY	APP'D	DESCRIPTION
JULY 8, 2020	JMP	WFM	19-9342							
APPROVED BY: <i>[Signature]</i> 7/8/20										
<b>G.A.F. ENGINEERING, INC.</b> PROFESSIONAL ENGINEERS & LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: gaf@gaf-eng.com <small>COPYRIGHT © 2020 G.A.F. ENGINEERING, INC. NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED, OR TRANSMITTED IN ANY MANNER, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, TAPING, SCANNING, OR BY ANY INFORMATION SYSTEMS WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. WITH THE EXCEPTION OF ANY OFFICIAL BUSINESS UNDER ITS JURISDICTION AND MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF G.A.F. ENGINEERING, INC. SHALL BE DEEMED UNLAWFUL.</small>										
SITE DEVELOPMENT PLAN COVER SHEET 55 CHARLOTTE FURNACE ROAD WAREHAM, MA PREPARED FOR: MASTER MILLWORK, INC. 41 MEETING HOUSE LANE, SUITE 11 SAGAMORE BEACH, MA										
JOB NO.: 19-9342										DWG.
PERMIT SET (NOT FOR CONSTRUCTION)										1 OF 10

H:\GAF DRAWINGS\2019 DRAWINGS\19-9342 (MASTER MILLWORK)\GAF\19-9342 SITE PLAN PL-1.dwg



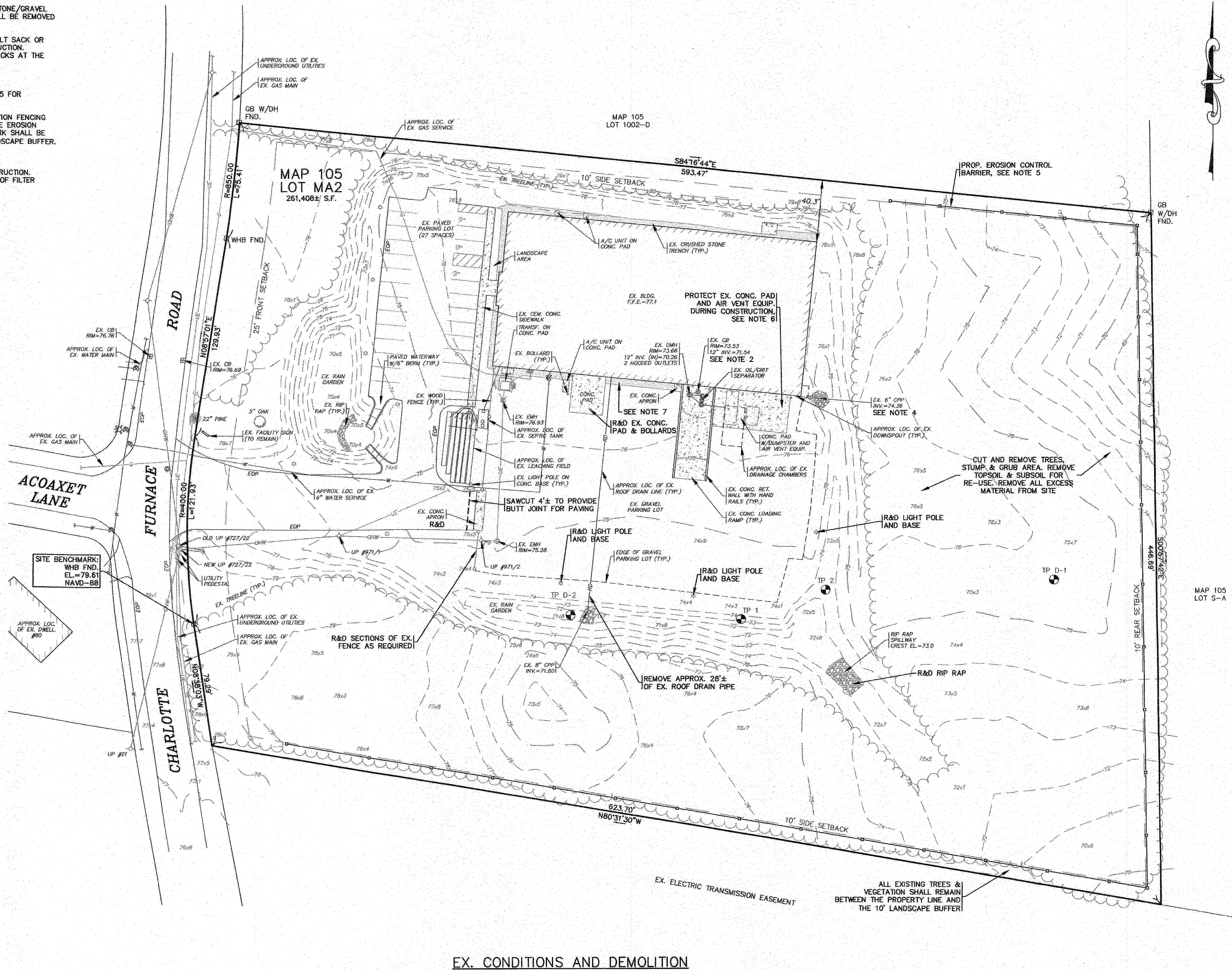
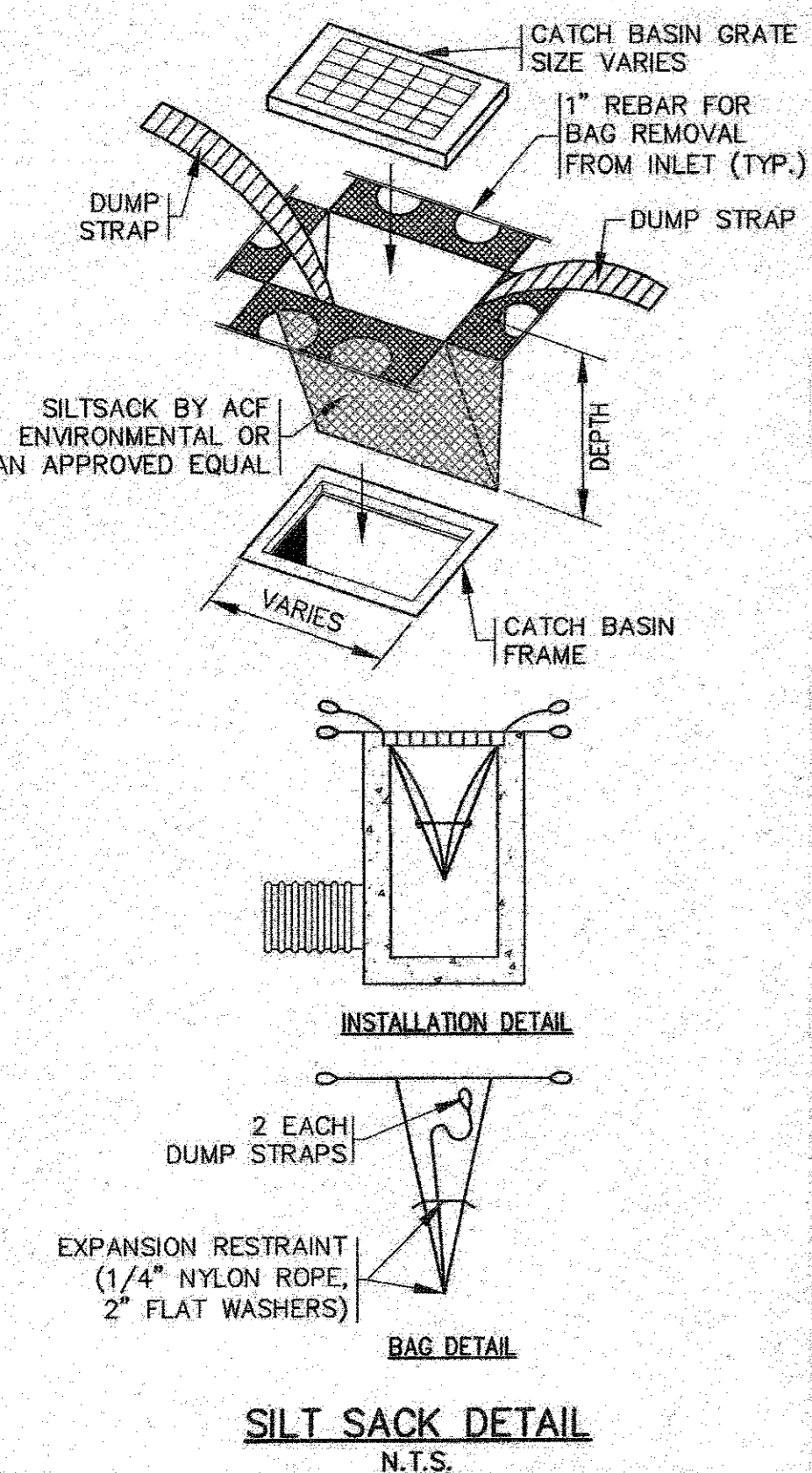
**NOTES:**

1. ALL DEBRIS FROM DEMOLITION INCLUDING PIPE REMOVAL, STONE/GRAVEL REMOVAL, TREE CLEARING, STUMPING, GRUBBING, ETC. SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
2. ALL EXISTING CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK OR AN APPROVED EQUAL INSTALLED WITHIN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION.
3. PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
4. EXISTING ROOF DRAIN PIPE TO BE RELOCATED. SEE SHEET 5 FOR LOCATIONS AND ELEVATIONS.
5. CONTRACTOR SHALL PROVIDE AND MAINTAIN STAKED SILTATION FENCING EROSION CONTROL BARRIER. SEE PLAN FOR LOCATIONS. THE EROSION CONTROL BARRIER IS SHOWN OFFSET FOR CLARITY. NO WORK SHALL BE OR IS PROPOSED TO BE PERFORMED BEYOND THE 10' LANDSCAPE BUFFER.
6. EXISTING DUMPSTER LOCATION TO REMAIN THE SAME.
7. PROTECT EXISTING CRUSHED STONE TRENCH DURING CONSTRUCTION. COVER TRENCHES WITH AN ADDITIONAL TEMPORARY LAYER OF FILTER FABRIC UNTIL THE COMPLETION OF CONSTRUCTION.
8. THE EXISTING FACILITY SIGN SHALL REMAIN.

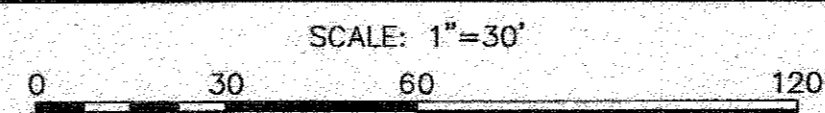


- NOTES:**
1. SILTATION FENCE SHALL BE ACF ENVIRONMENTAL LS125 SILT FENCE OR AN APPROVED EQUAL.
  2. SILTATION FENCING SHALL BE INSTALLED DOWNSLOPE OF ALL PROPOSED AND EXISTING DISTURBED AREAS, OR AS SHOWN ON THE PLANS.
  3. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL VEGETATIVE OR STABILIZED COVER HAS BEEN FIRMLY ESTABLISHED.
  4. EROSION CONTROL MEASURES SHALL FOLLOW THE PERFORMANCE STANDARDS OF THE USDA SOIL CONSERVATION SERVICE, AND ANY APPLICABLE STATE/LOCAL CONSERVATION AUTHORITY.

**EROSION CONTROL BARRIER**  
N.T.S.



**EX. CONDITIONS AND DEMOLITION**

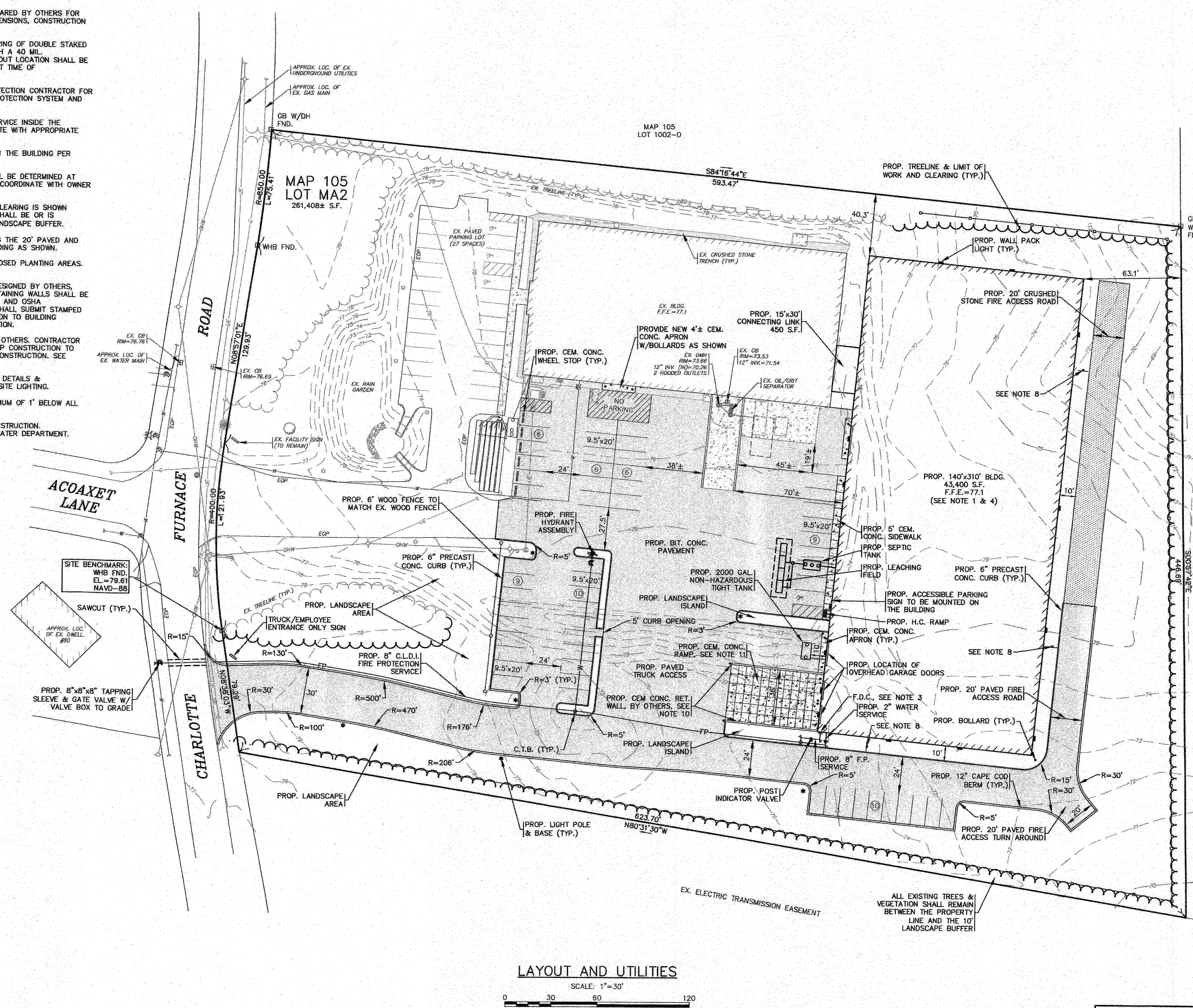


DATE: JULY 8, 2020	APPROVED BY:	DATE:	BY:	APP'D:
DRAWN BY: JMF		REV.	DATE	BY
CHECKED BY: WFM		19-9342	1" = 30'	
JOB NO.: 19-9342	<p><b>G.A.F. ENGINEERING, INC.</b> PROFESSIONAL ENGINEERS &amp; LAND SURVEYORS 266 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-6600 FAX: (508) 295-6634 E-MAIL: gae@gaef-eng.com</p>	<p><b>MASTER MILLWORK, INC.</b> 41 MEETING HOUSE LANE, SUITE 11, SAGAMORE BEACH, MA</p>	<p><b>SITE DEVELOPMENT PLAN</b> <b>EX. CONDITIONS AND DEMOLITION</b> 55 CHARLOTTE FURNACE ROAD WAREHAM, MA</p>	<p>PREPARED FOR:</p>
<p>JOB NO.: 19-9342</p>	<p>DWG. 3 OF 10</p>	<p>PERMIT SET (NOT FOR CONSTRUCTION)</p>		

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**NOTES:**

- REFER TO A SET OF ARCHITECTURAL PLANS PREPARED BY OTHERS FOR ALL PROPOSED BUILDING & CONNECTING LINK DIMENSIONS, CONSTRUCTION NOTES AND DETAILS.
- CEMENT CONCRETE WASHOUT AREA SHALL BE A RING OF DOUBLE STAKED HAY BALES WITH SILTATION FENCE AND LINED WITH A 40 MIL. POLYETHYLENE BARRIER. SEE DETAIL. FINAL WASHOUT LOCATION SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AT TIME OF CONSTRUCTION.
- CONTRACTOR TO COORDINATE WITH THE FIRE PROTECTION CONTRACTOR FOR ALL DETAILS ON THE PROPOSED BUILDING FIRE PROTECTION SYSTEM AND THE FIRE DEPARTMENT CONNECTION (F.D.C.).
- CONNECT TO THE EXISTING GAS AND ELECTRIC SERVICE INSIDE THE EXISTING BUILDING. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES.
- ACCESSIBLE PARKING SIGN SHALL BE MOUNTED ON THE BUILDING PER A.D.A. REGULATIONS & SPECIFICATIONS.
- FINAL TIGHT TANK SIZE AND SPECIFICATIONS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER AND PLUMBING ENGINEER.
- THE PROPOSED TREELINE & LIMIT OF WORK AND CLEARING IS SHOWN OFFSET IN SOME AREAS FOR CLARITY. NO WORK SHALL BE OR IS PROPOSED TO BE PERFORMED BEYOND THE 10' LANDSCAPE BUFFER.
- PROVIDE "NO PARKING FIRE LANE" SIGNAGE ALONG THE 20' PAVED AND CRUSHED STONE ACCESS ROAD AROUND THE BUILDING AS SHOWN.
- REFER TO THE LANDSCAPING PLAN FOR ALL PROPOSED PLANTING AREAS. ALL EXISTING LANDSCAPING SHALL REMAIN.
- PROPOSED CEMENT CONCRETE RETAINING WALLS DESIGNED BY OTHERS. CONTRACTOR SHALL COORDINATE WITH OWNER. RETAINING WALLS SHALL BE PROVIDED WITH SAFETY GUARDRAILS PER 780 CMR AND OSHA REGULATIONS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT STAMPED SHOP DRAWINGS FOR RETAINING WALL CONSTRUCTION TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- PROPOSED CEMENT CONCRETE RAMP DESIGNED BY OTHERS. CONTRACTOR SHALL SUBMIT STAMPED SHOP DRAWINGS FOR RAMP CONSTRUCTION TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION. SEE SHEET 5 FOR RAMP GRADING.
- REFER TO PLANS BY RAB LIGHTING FOR COMPLETE DETAILS & SPECIFICATIONS ON THE PROPOSED BUILDING AND SITE LIGHTING.
- WATER MAIN/SERVICE SHALL BE INSTALLED A MINIMUM OF 1' BELOW ALL PROPOSED DRAINAGE LINES.
- CONFIRM EXISTING WATER MAIN SIZE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH WAREHAM WATER DEPARTMENT.
- LOAM AND SEED ALL DISTURBED AREAS.



**LAYOUT AND UTILITIES**  
SCALE: 1"=30'  
0 30 60 120

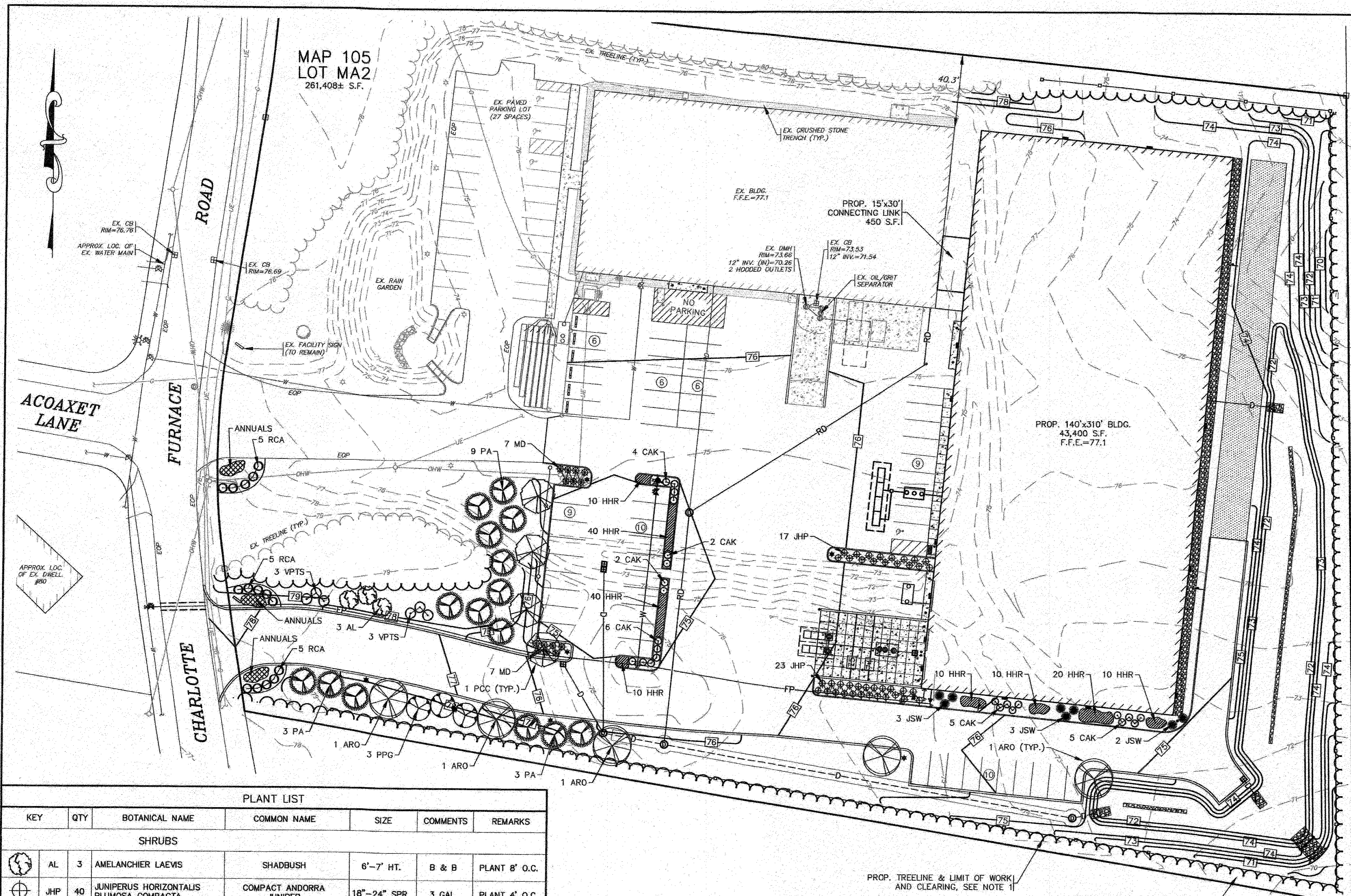
MAP 105 LOT S-A

DATE: JULY 8, 2020	DRAWN BY: JMF	CHECKED BY: WFM	JOB NO.: 19-9342	SCALE: 1" = 30'
APPROVED BY:				
<b>G.A.F. ENGINEERING, INC.</b> PROFESSIONAL ENGINEERS & LAND SURVEYORS 286 MAIN STREET - WAREHAM, MA 02571 TEL: (508) 295-9600 FAX: (508) 295-6634 E-MAIL: gae@gafe-eng.com				
<b>PREPARED FOR:</b> <b>MASTER MILLWORK, INC.</b> 41 MEETING HOUSE LANE, SUITE 11, SAGAMORE BEACH, MA				
<b>SITE DEVELOPMENT PLAN</b> <b>LAYOUT AND UTILITIES</b> WAREHAM, MA				
JOB NO.: 19-9342 PERMIT SET (NOT FOR CONSTRUCTION) DWG. 4 OF 10				

16-VDF DRAWINGS (2019 DRAWINGS) 19-4342 (MASTER MILLWORK) 05/24/2020 SITE PLAN (11-3) 1/24



MAP 105  
LOT MA2  
261,408± S.F.



**NOTE:**

LANDSCAPE ARCHITECTURE BY: E.A. FULLER ASSOCIATES—LANDSCAPE ARCHITECTS  
170 PLYMOUTH STREET, P.O. BOX 48  
NORTH CARVER, MA 02355

**PLANTING STANDARDS:**

- THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP, AND TRANSPLANT ALL PLANT MATERIALS LISTED ON THE PLANT SCHEDULE. BARE-ROOT IS TYPICALLY NOT PERMITTED FOR ANY TREE.
- PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTS SHALL BE NURSERY GROWN.
- PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE.
  - CALIPER MEASUREMENTS SHALL BE TAKEN SIX (6) INCHES ABOVE GRADE FOR TREES UNDER FOUR (4) INCHES IN DIAMETER AND TWELVE (12) INCHES ABOVE GRADE FOR TREES FOUR (4) INCHES IN DIAMETER AND LARGER.
  - MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX (6) FEET.
  - MINIMUM SIZE FOR SHADE TREES SHALL BE TWO AND ONE HALF (2.5) INCHES IN DIAMETER AND TWELVE (12) FEET IN HEIGHT.
  - MINIMUM SIZE FOR EVERGREEN TREES SHALL BE BETWEEN SIX (6) AND EIGHT (8) FEET IN HEIGHT
  - MINIMUM SIZE FOR SHRUBS SHALL BE THREE (3) FEET IN HEIGHT
- A PROFESSIONAL HORTICULTURIST/NURSERYMAN SHALL BE CONSULTED TO DETERMINE THE PROPER TIME TO MOVE AND INSTALL PLANT MATERIAL SO THAT DISTRESS TO THE PLANT IS MINIMIZED. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING WINTER MONTHS PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.
- A LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES, AND SHRUB BEDS AS FOLLOWS.
  - ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, WITH VERTICAL SIDES. THE TREE PIT SHALL BE DEEP ENOUGH TO ALLOW ONE-EIGHTH (1/8) OF THE BALL TO BE ABOVE THE EXISTING GRADE. PLANTS SHALL REST ON UNDISTURBED EXISTING SOIL OR WELL COMPACTED BACKFILL ON EVERY SIDE, THE TREE PITS MUST BE A MINIMUM OF 2 TIMES THE ROOT BALL DIAMETER.
  - IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE CULTIVATED TO AT LEAST EIGHTEEN (18) INCHES IN DEPTH. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE CULTIVATED TO AT LEAST TWELVE (12) INCHES IN DEPTH.
- EACH TREE, SHRUB, OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE.
- ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOIL THAT HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE EDGE OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.
- AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A LAYER BETWEEN TWO (2) AND THREE (3) INCHES DEEP OF HEMLOCK / SPRUCE MULCH OVER THE ENTIRE AREA OF THE BED OR SAUCER.
- A TWO (2) YEAR GUARANTEE SHALL BE PROVIDED ON ALL NEW PLANT MATERIAL. IF ANY TREE OR SHRUB DIES WITHIN THIS PERIOD OF TIME, IT SHALL BE REPLACED.
- ALL AREAS THAT ARE NOT LANDSCAPED SHALL BE LOAMED AND SEEDED.

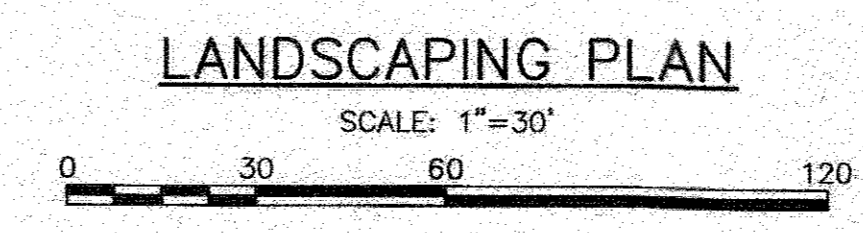
**NOTES:**

- THE PROPOSED TREELINE & LIMIT OF WORK AND CLEARING IS SHOWN OFFSET IN SOME AREAS FOR CLARITY. NO WORK SHALL BE OR IS PROPOSED TO BE PERFORMED BEYOND THE 10' LANDSCAPE BUFFER.

PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	REMARKS
<b>SHRUBS</b>						
AL	3	AMELANCHIER LAEVIS	SHADBUSH	6'-7" HT.	B & B	PLANT 8' O.C.
JHP	40	JUNIPERUS HORIZONTALIS PLUMOSA COMPACTA	COMPACT ANDORRA JUNIPER	18"-24" SPR.	3 GAL.	PLANT 4' O.C.
JSW	8	JUNIPERUS SABINA 'WICHITA BLUE'	WICHITA BLUE JUNIPER	6'-7" HT.	B & B	PLANT 5' O.C.
MD	14	MICROBIOTA DECUSSATA	SIBERIAN CARPET CYPRESS	18"-24" SPR.	3 GAL.	PLANT 3' O.C.
RCA	15	RHODODENDRON CATAWBIENSE 'ALBA'	WHITE CATAWBA RHODODENDRON	30"-36" HT.	B & B	PLANT 5' O.C.
VPTS	6	VIBURNUM Plicatum tomentosum "SHASTA"	SHASTA DOUBLEFILE VIBURNUM	36" HT.	5 GAL. OR B & B	PLANT 5' O.C.
<b>SHADE &amp; ORNAMENTAL TREES</b>						
ARO	5	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B & B	PLANT 35' O.C.
PA	15	PICEA ABIES	NORWAY SPRUCE	7'-8" HT.	B & B	PLANT 15' O.C.
PPG	3	PICEA Pungens 'GLAUCA'	COLORADO BLUE SPRUCE	7'-8" HT.	B & B	PLANT 15' O.C.
PCC	4	PYRUS CALLERYANA 'CHANTICLEER'	CLEVELAND SELECT CALLERY PEAR	3" CAL.	B & B	PLANT AS SHOWN
<b>ORNAMENTAL GRASSES &amp; PERENNIALS</b>						
CAK	24	CALAMAGROSTIS ACUTIFLORA "KARL FOERSTER"	FEATHER REED GRASS	1 GAL.	36" HT.	18" O.C.
HHR	150	HEMEROCALIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	18" HT.	18" O.C.

PROP. TREELINE & LIMIT OF WORK AND CLEARING, SEE NOTE 1

ALL EXISTING TREES & VEGETATION SHALL REMAIN BETWEEN THE PROPERTY LINE AND THE 10' LANDSCAPE BUFFER.



DATE: JULY 8, 2020  
 DRAWN BY: JMP  
 CHECKED BY: WFW  
 JOB NO.: 19-9342  
 SCALE: 1" = 30'

APPROVED BY: [Signature]

**G.A.F. ENGINEERING, INC.**  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 266 MAIN STREET, WAREHAM, MA 02571  
 TEL: (508) 293-6600 FAX: (508) 293-6634  
 E-MAIL: gafe@gafe.com www.gafe.com

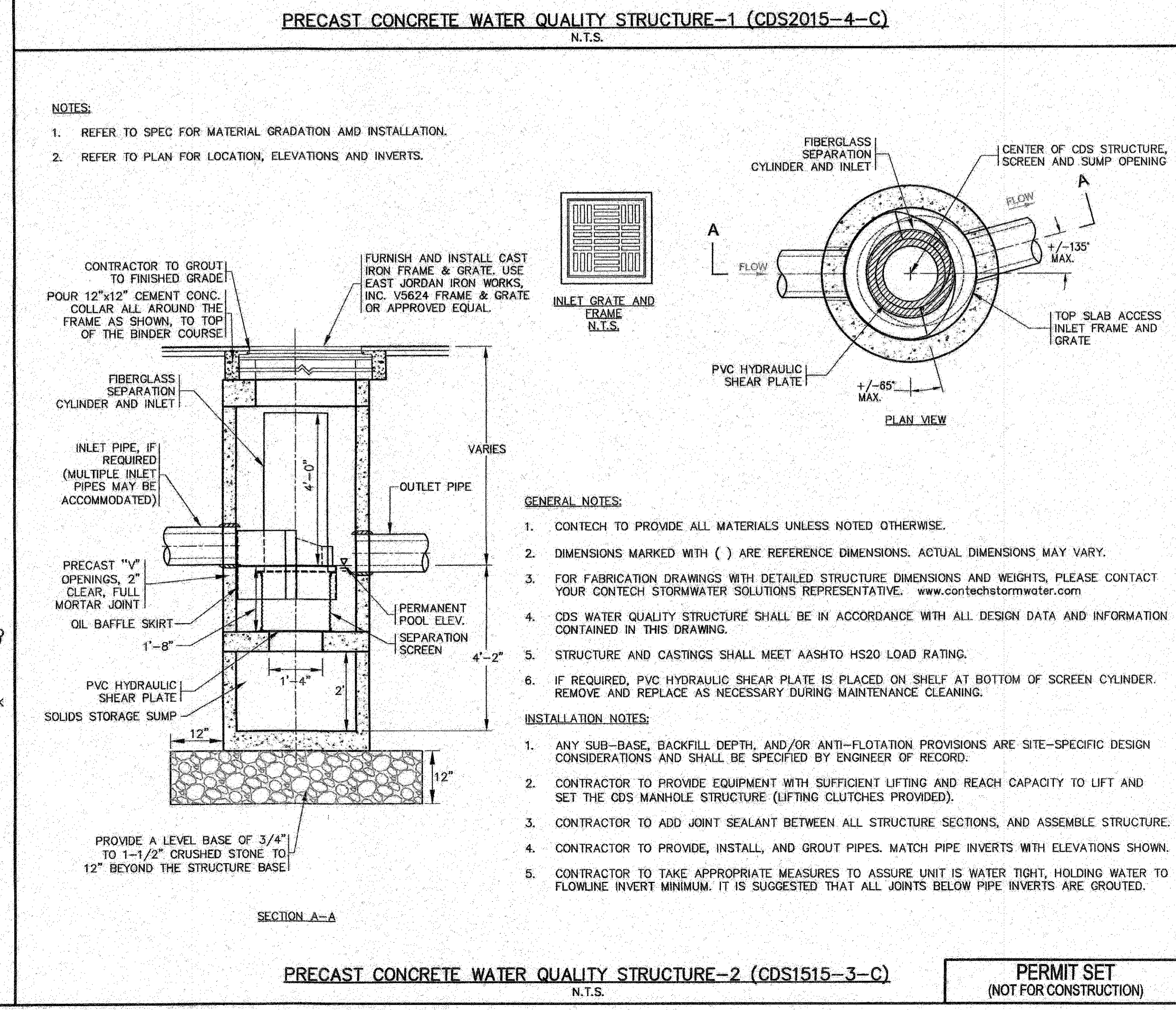
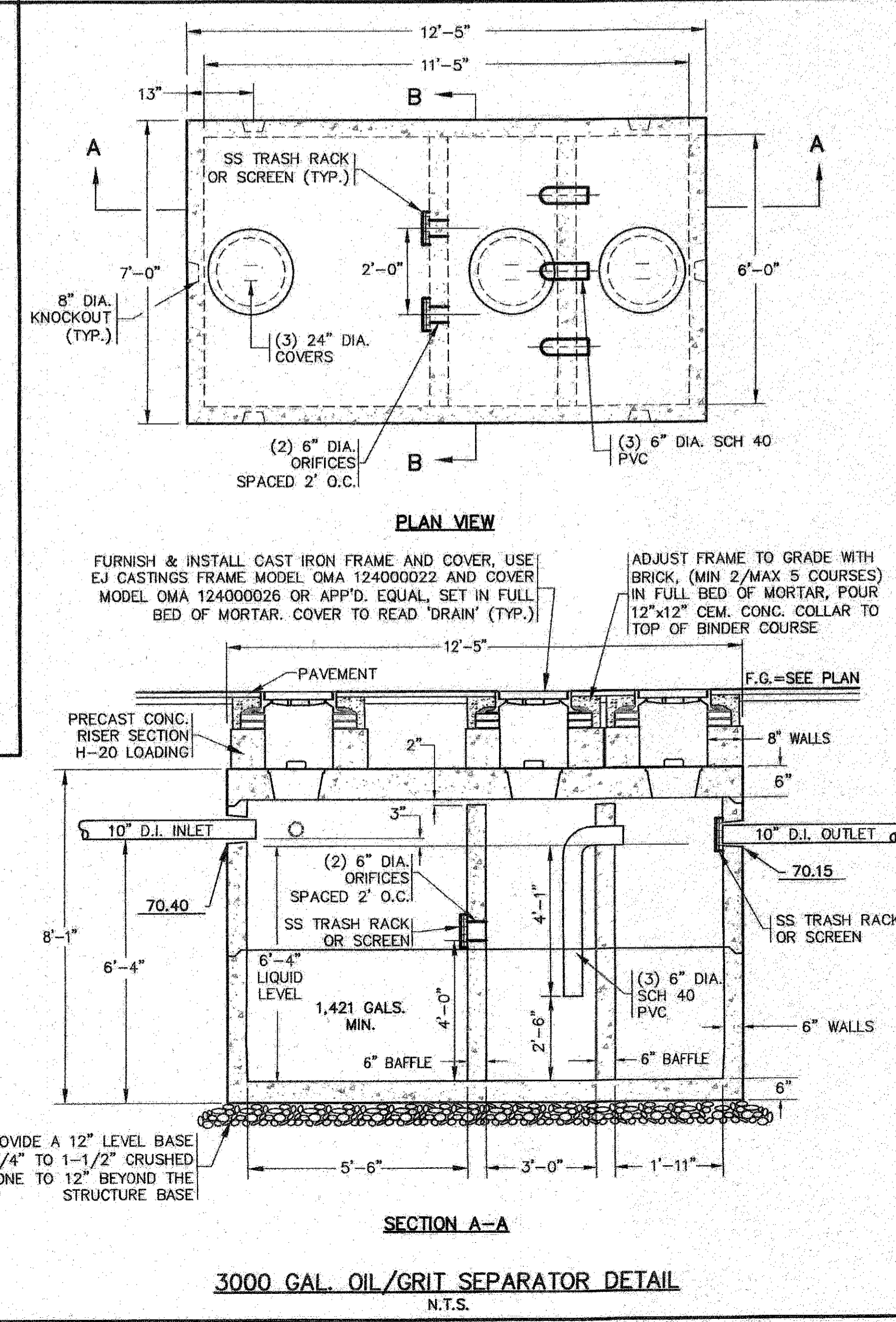
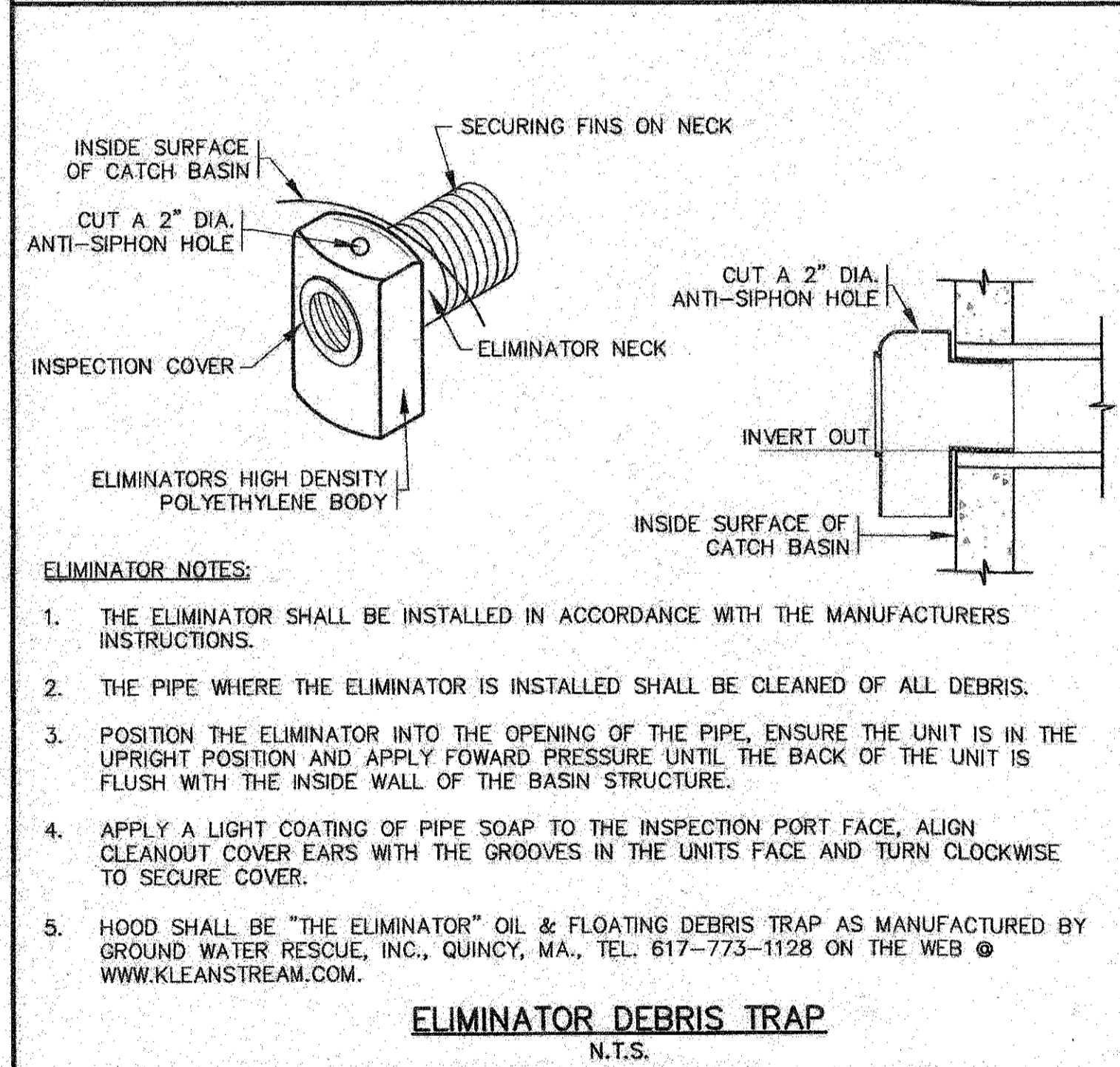
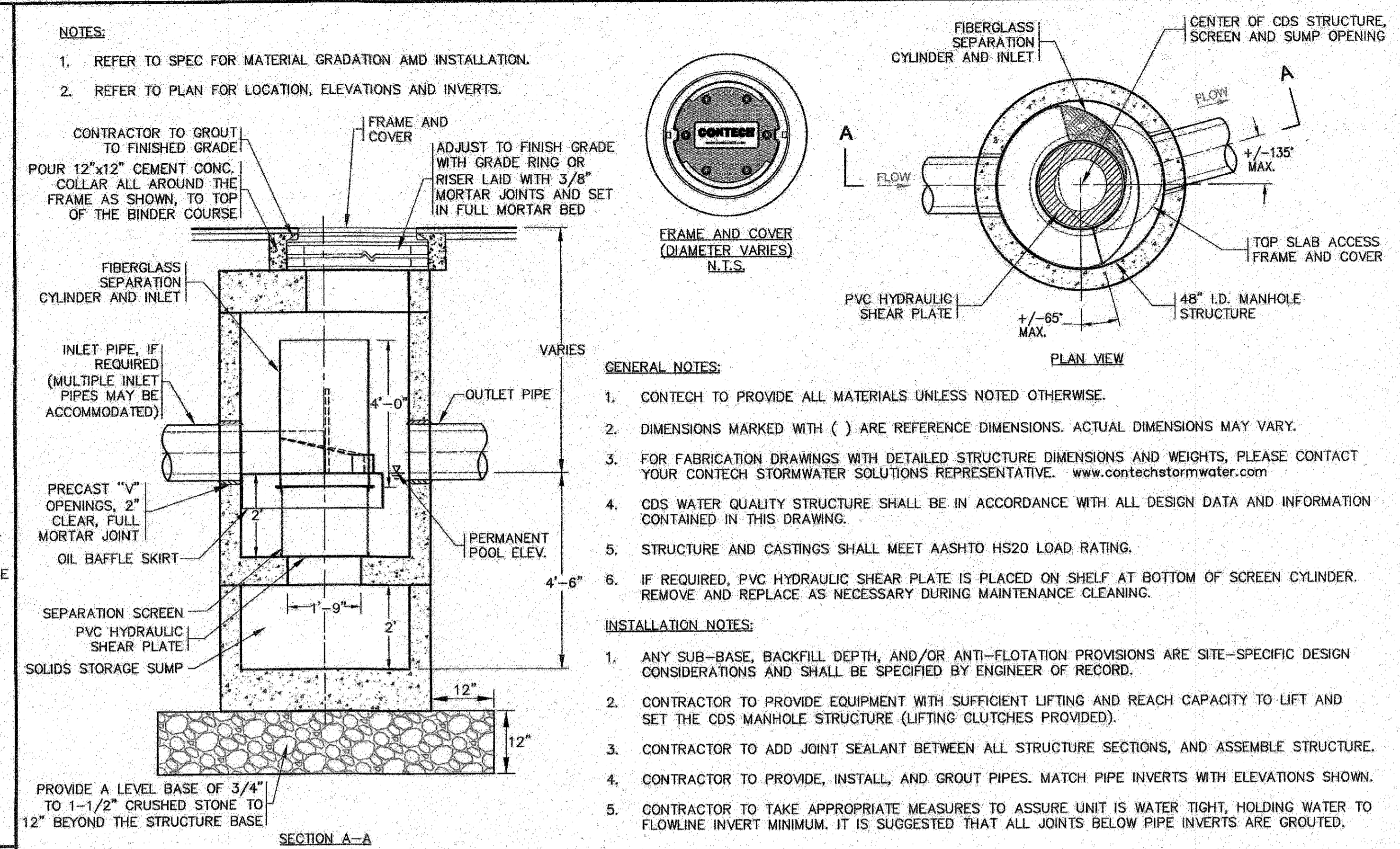
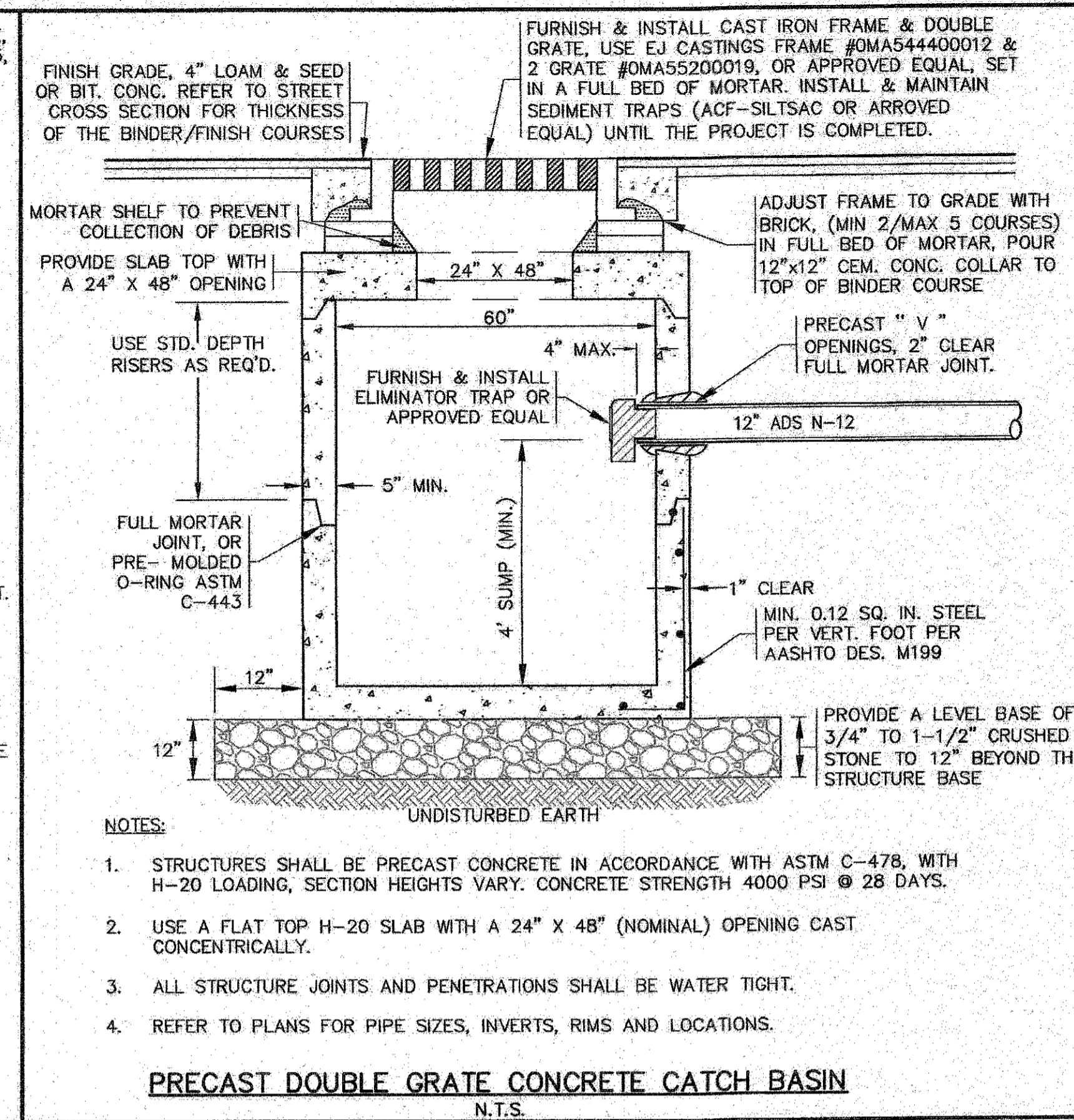
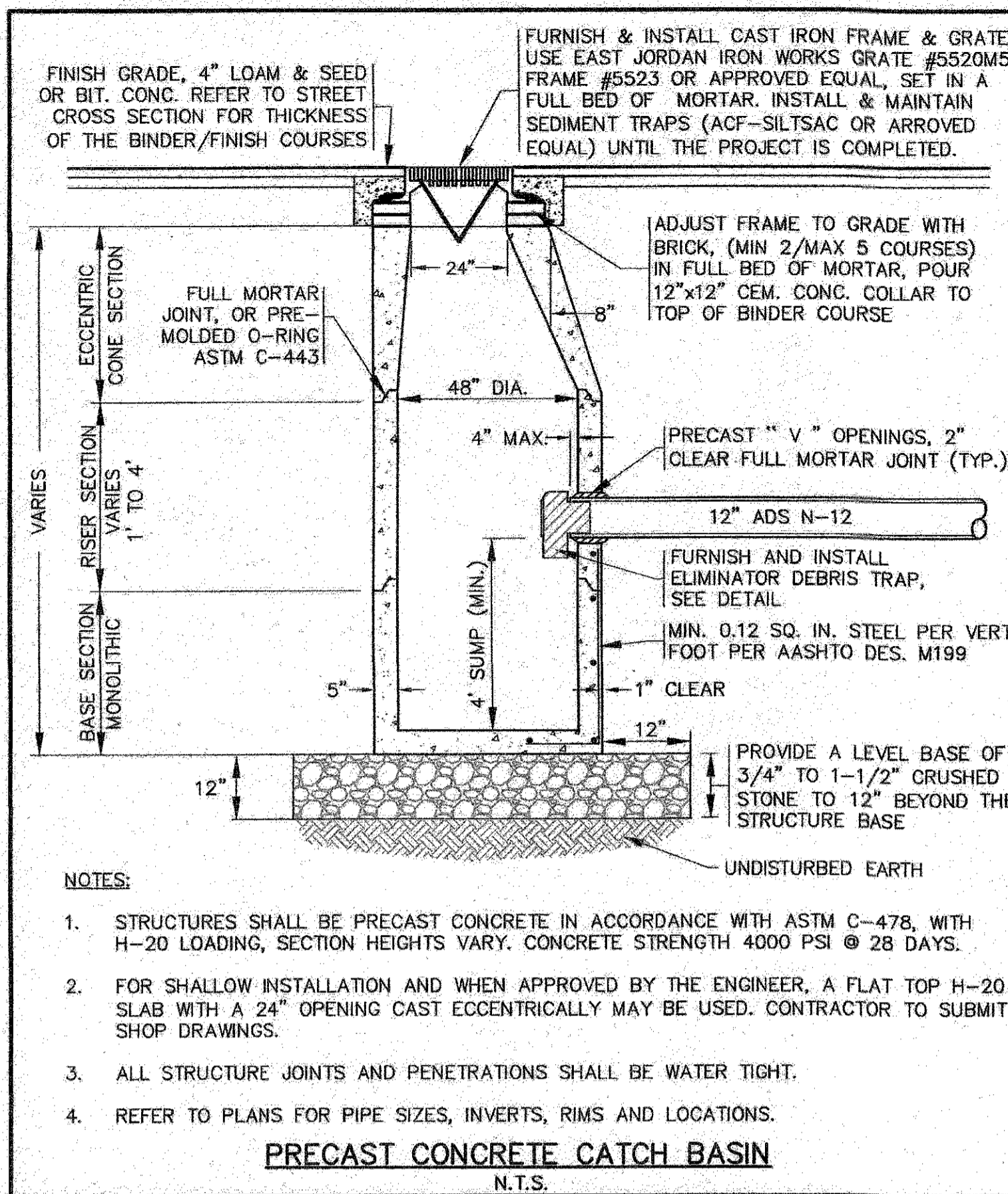
REGISTERED PROFESSIONAL ENGINEER  
 STATE OF MASSACHUSETTS  
 REG. NO. 10100

**PREPARED FOR:**  
**MASTER MILLWORK, INC.**  
 41 MEETING HOUSE LANE, SUITE 11, SAGAMORE BEACH, MA

**SITE DEVELOPMENT PLAN**  
**LANDSCAPING PLAN**

JOB NO.: 19-9342  
 DWG. 6 OF 10





DATE	BY	DESCRIPTION
JULY 8, 2020	JMP	DRAWN BY
	WFM	CHECKED BY
	N.T.S.	SCALE
		JOB NO.: 19-9342
		DATE
		REV.
		BY
		APP'D

APPROVED BY:	
DATE:	JULY 8, 2020

<b>G.A.F. ENGINEERING, INC.</b> PROFESSIONAL ENGINEERS & LAND SURVEYORS 286 MAIN STREET - WARRENHAM, MA 02571 TEL: (508) 293-8600 FAX: (508) 293-6634 E-MAIL: <a href="mailto:gaf@eng.com">gaf@eng.com</a>	<b>PREPARED FOR:</b> <b>MASTER MILLWORK, INC.</b> 41 MEETING HOUSE LANE, SUITE 11 SAGAMORE BEACH, MA
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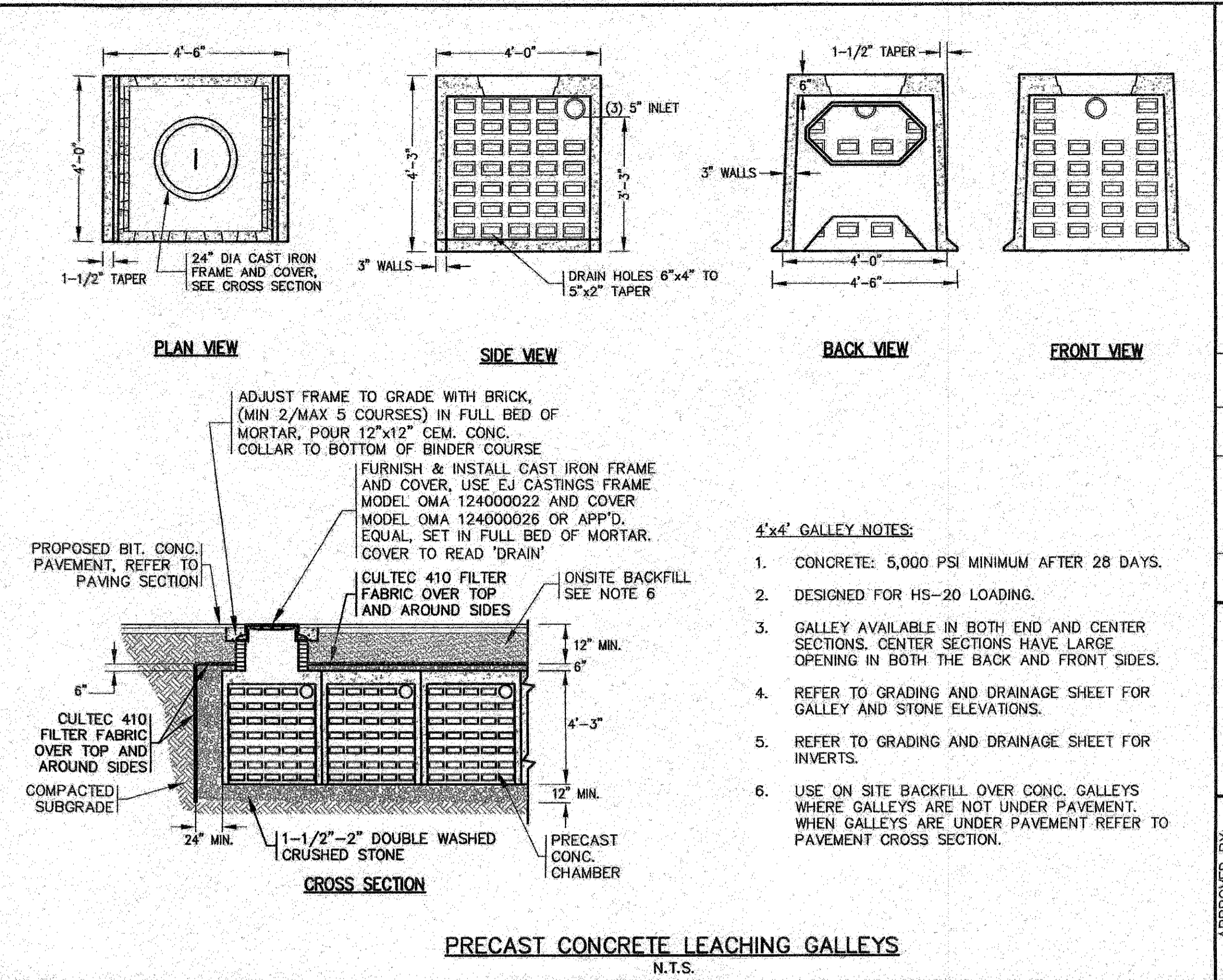
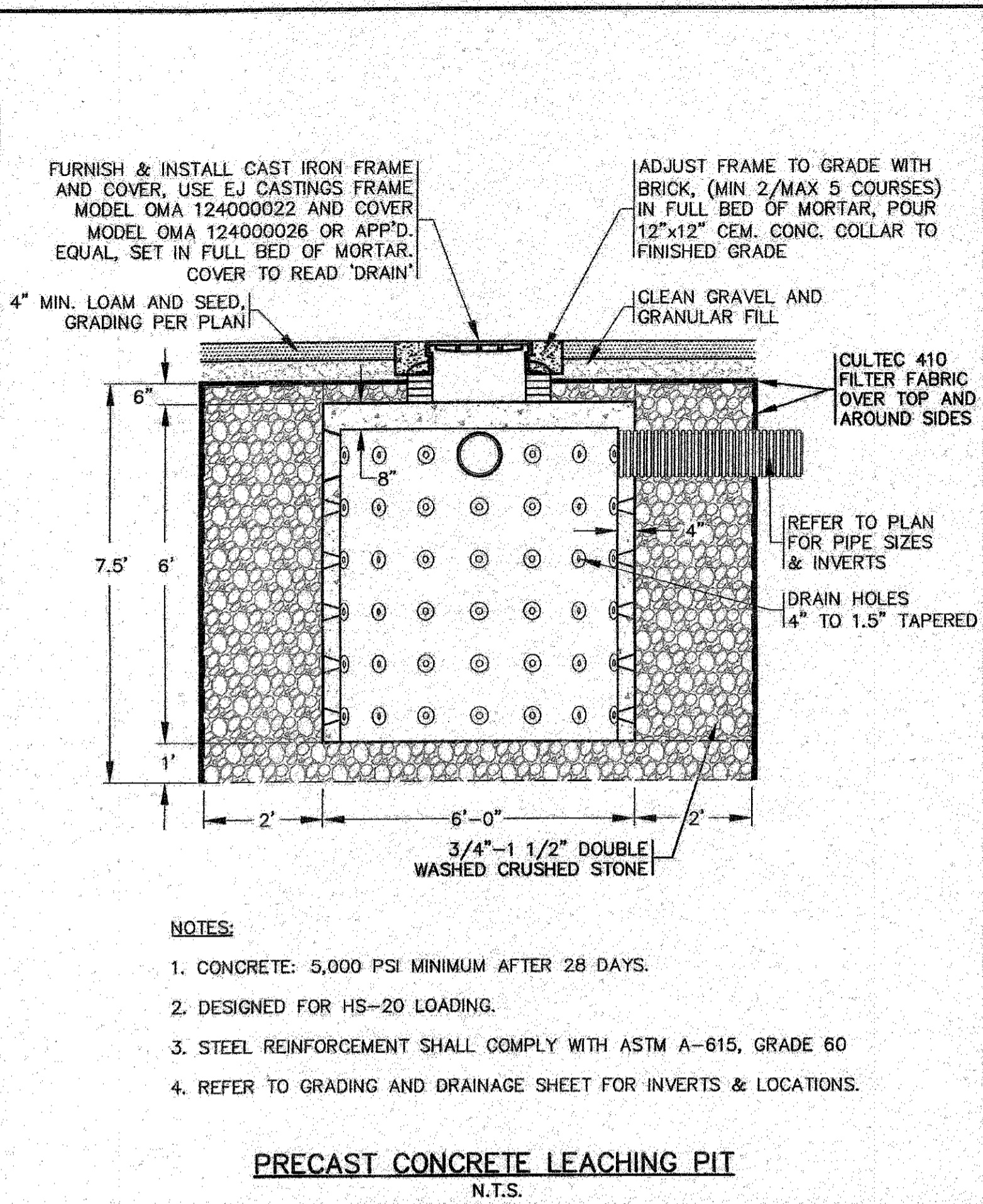
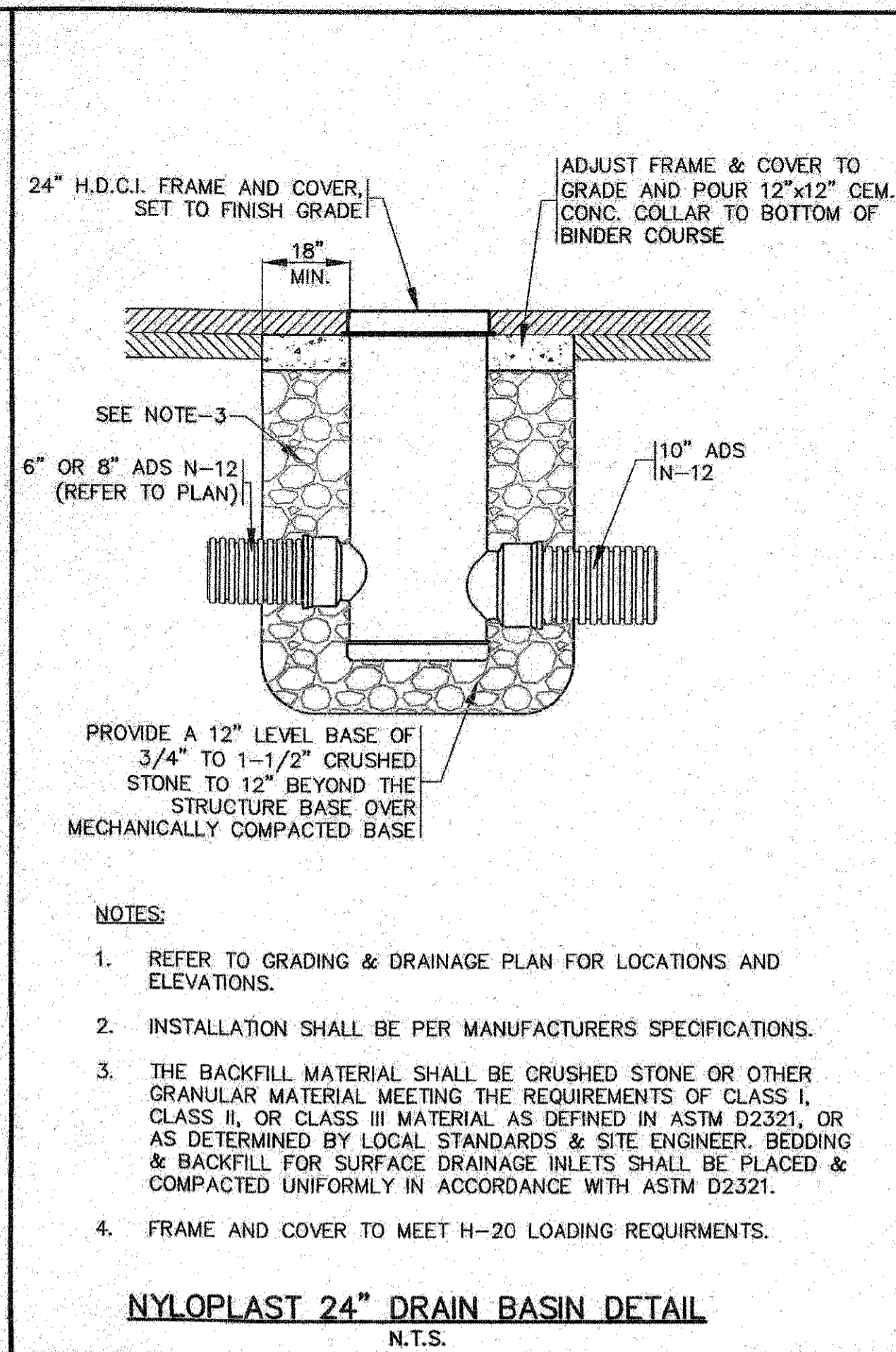
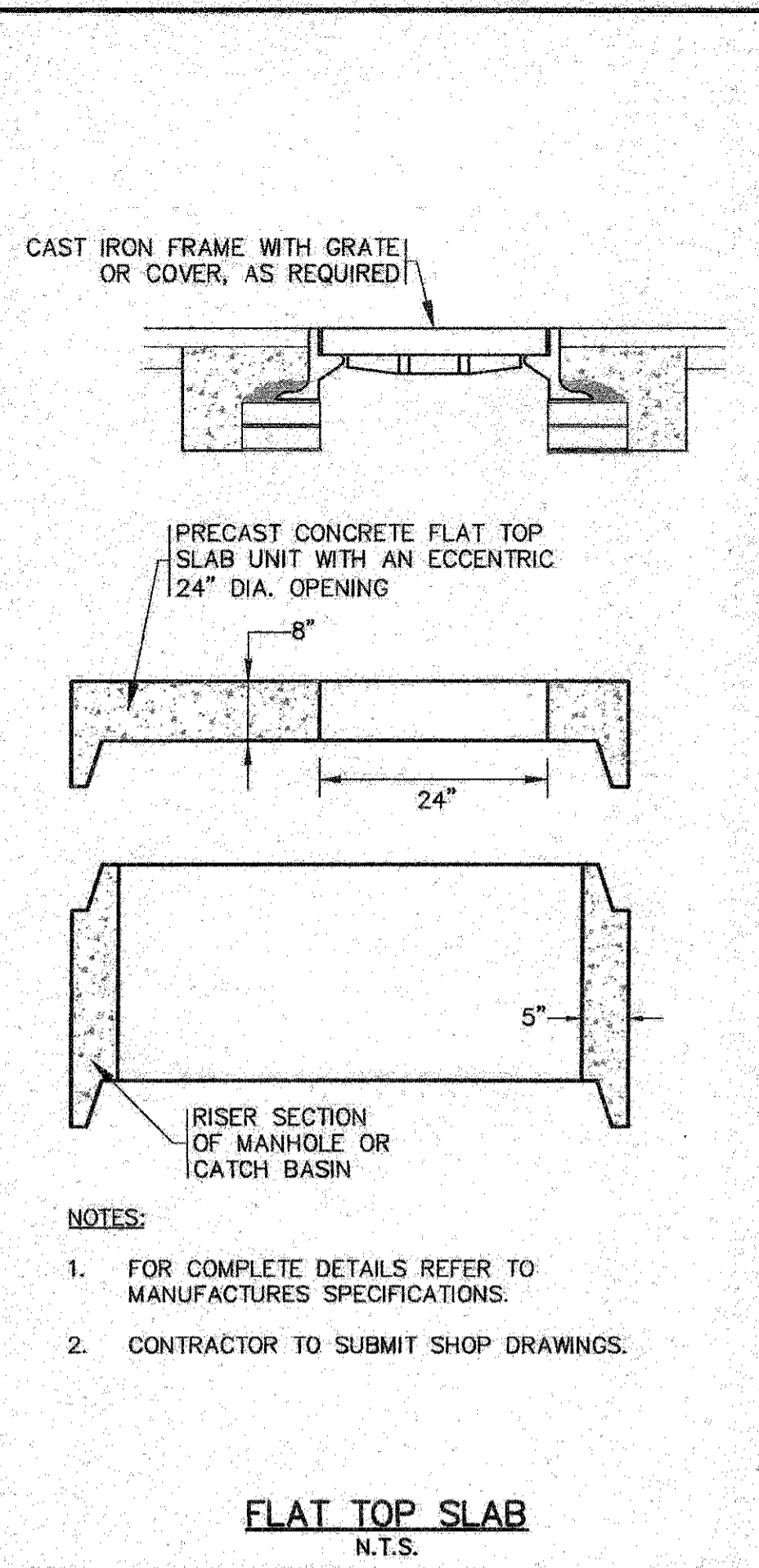
  

<b>SITE DEVELOPMENT PLAN</b> <b>DETAIL SHEET 2</b>	<b>PERMIT SET</b> (NOT FOR CONSTRUCTION)
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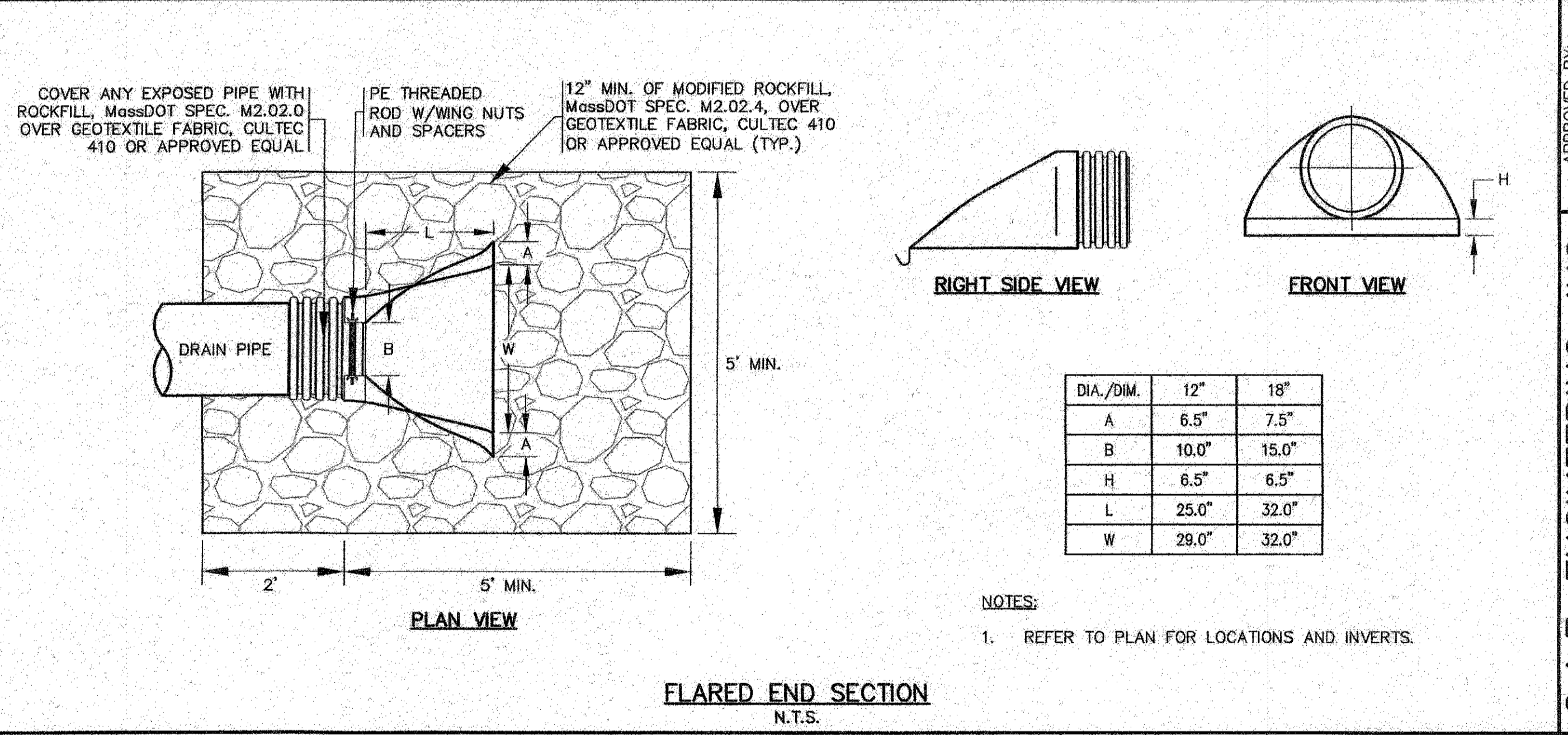
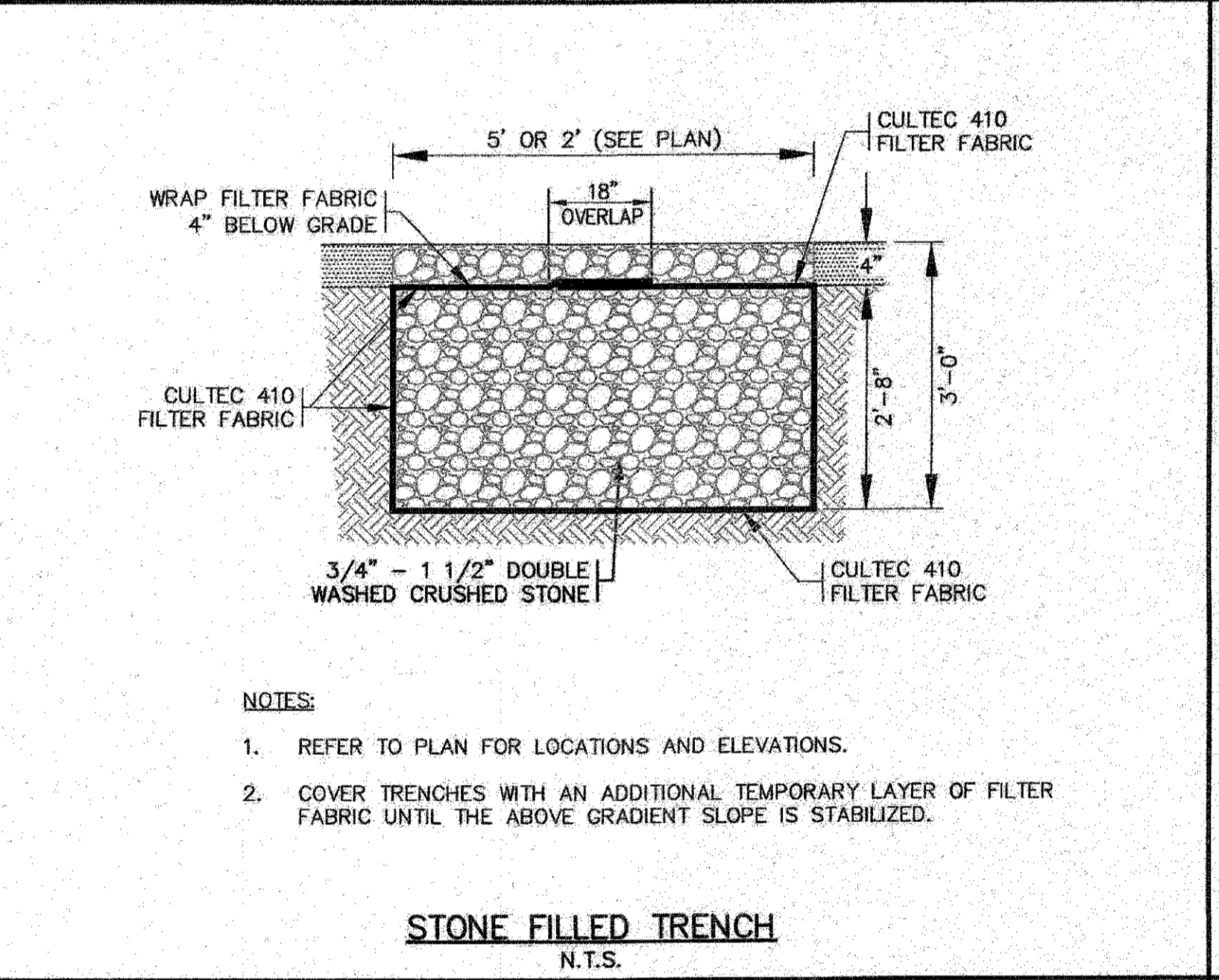
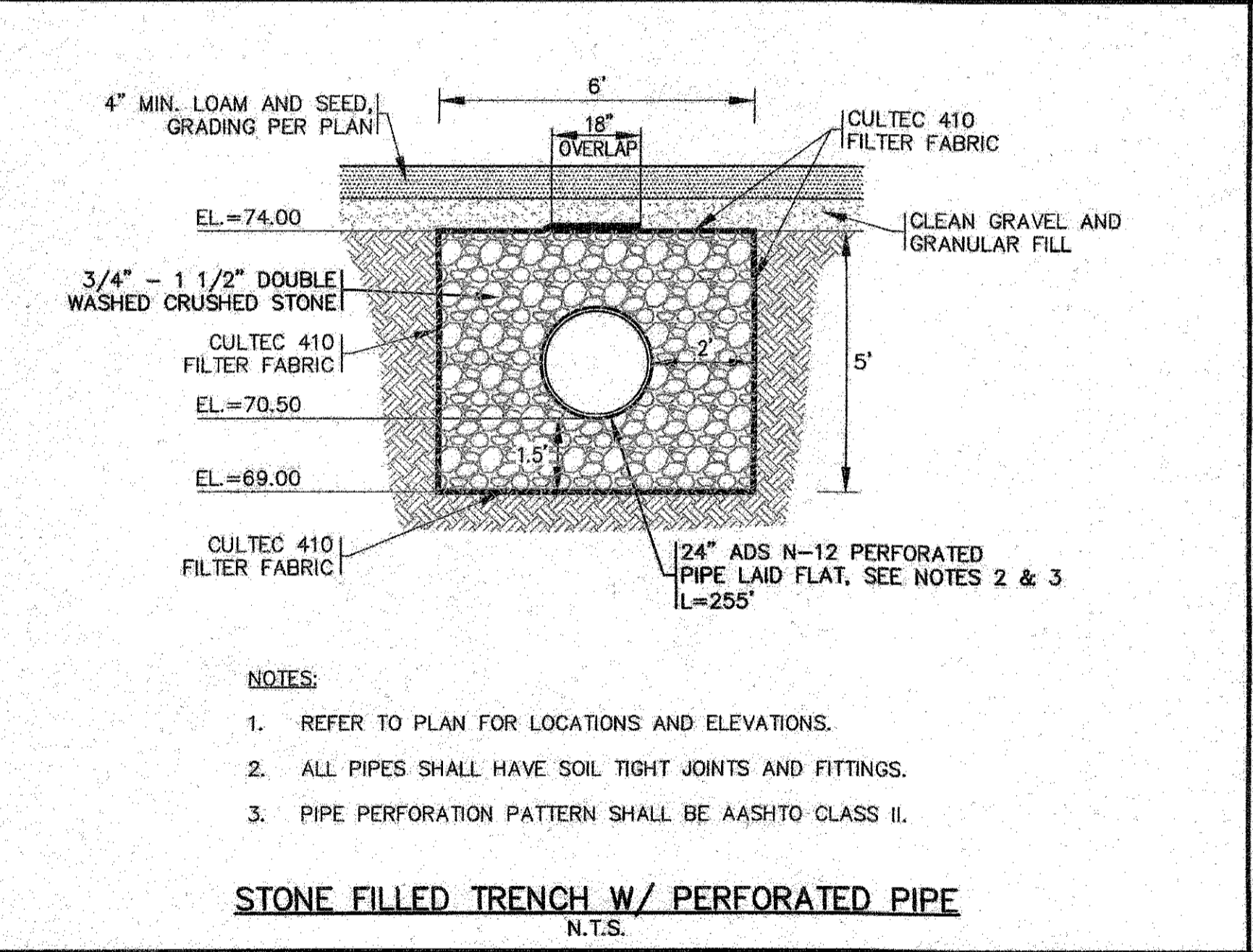
  

JOB NO.: 19-9342	DWG. 8 OF 10
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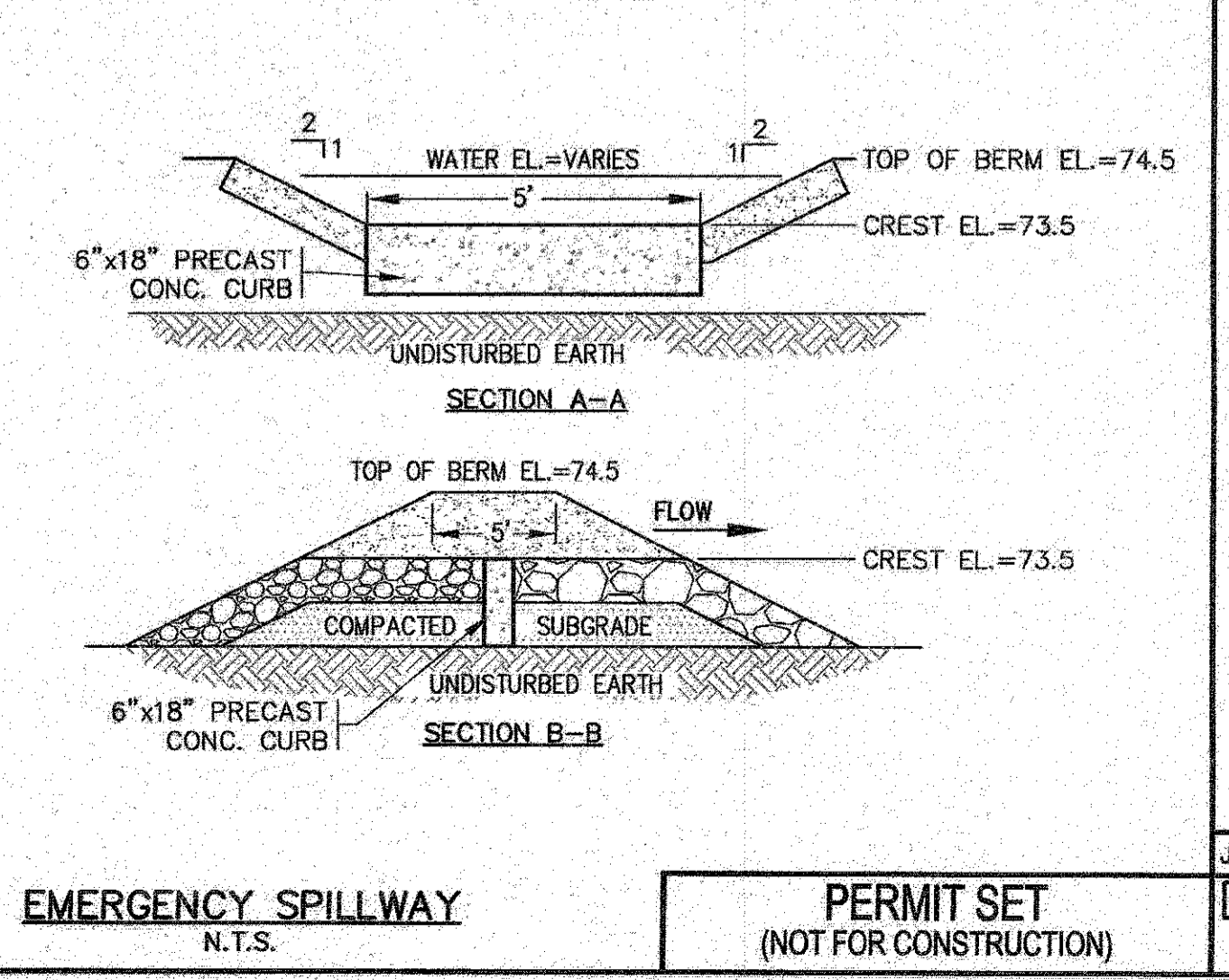
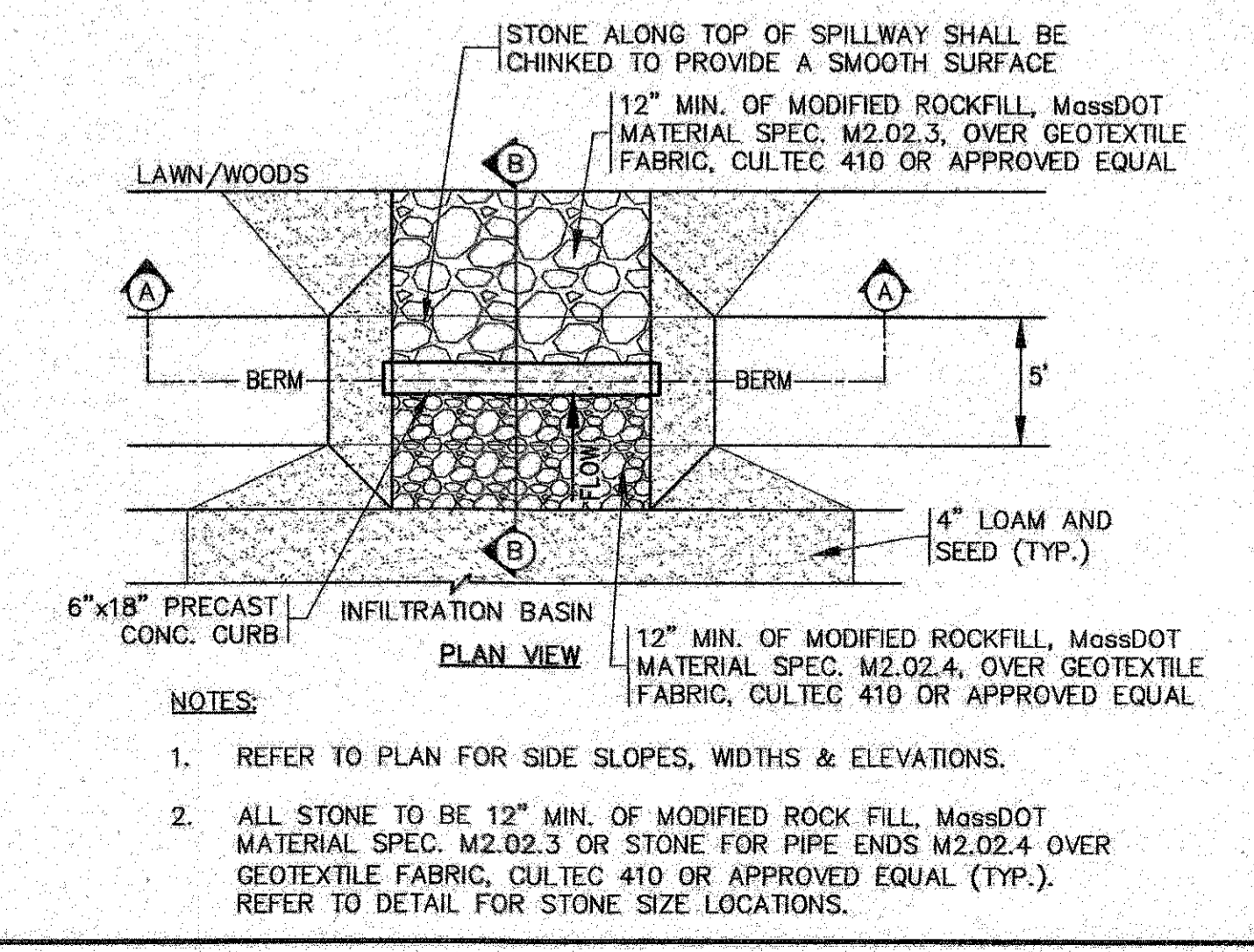
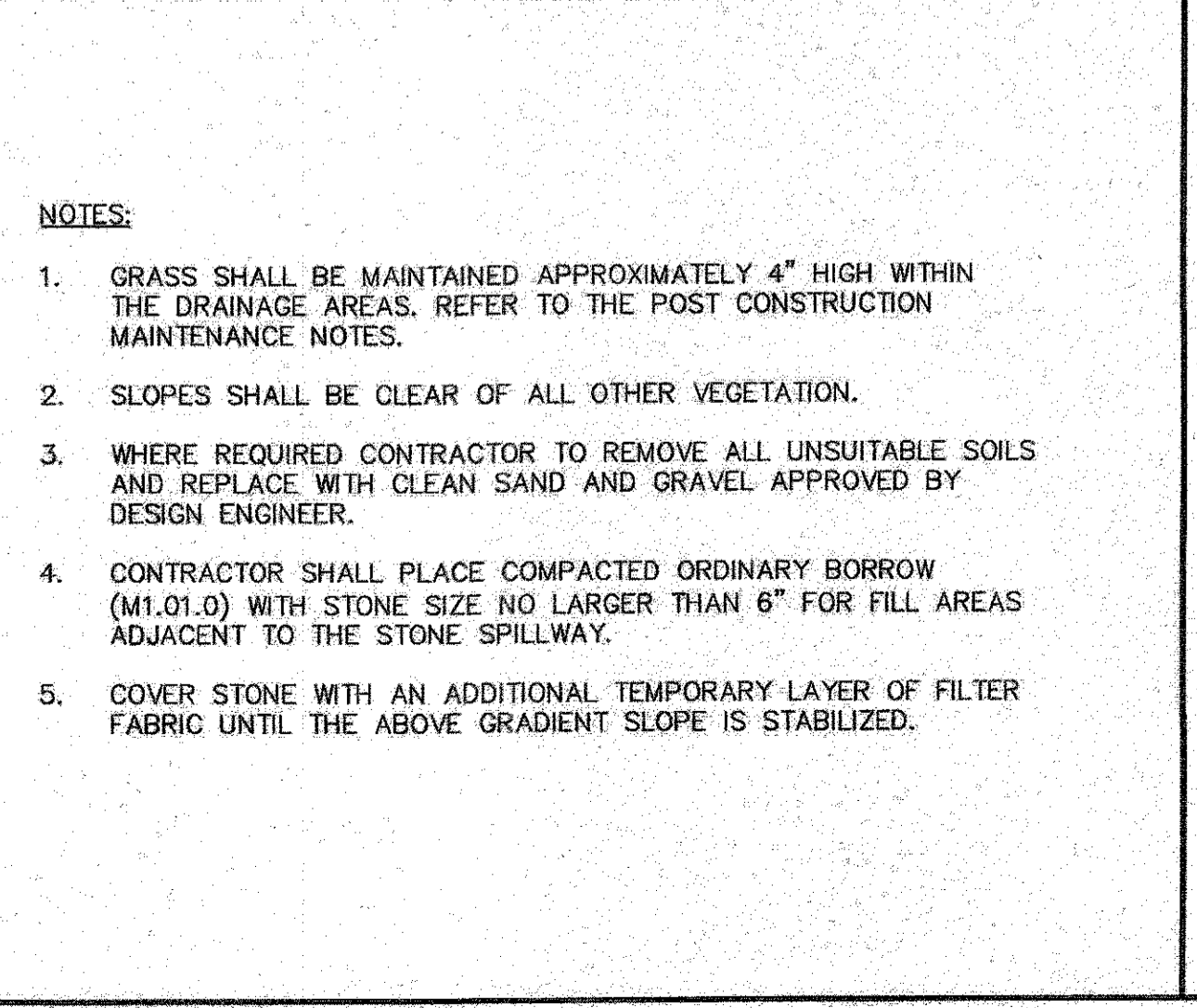
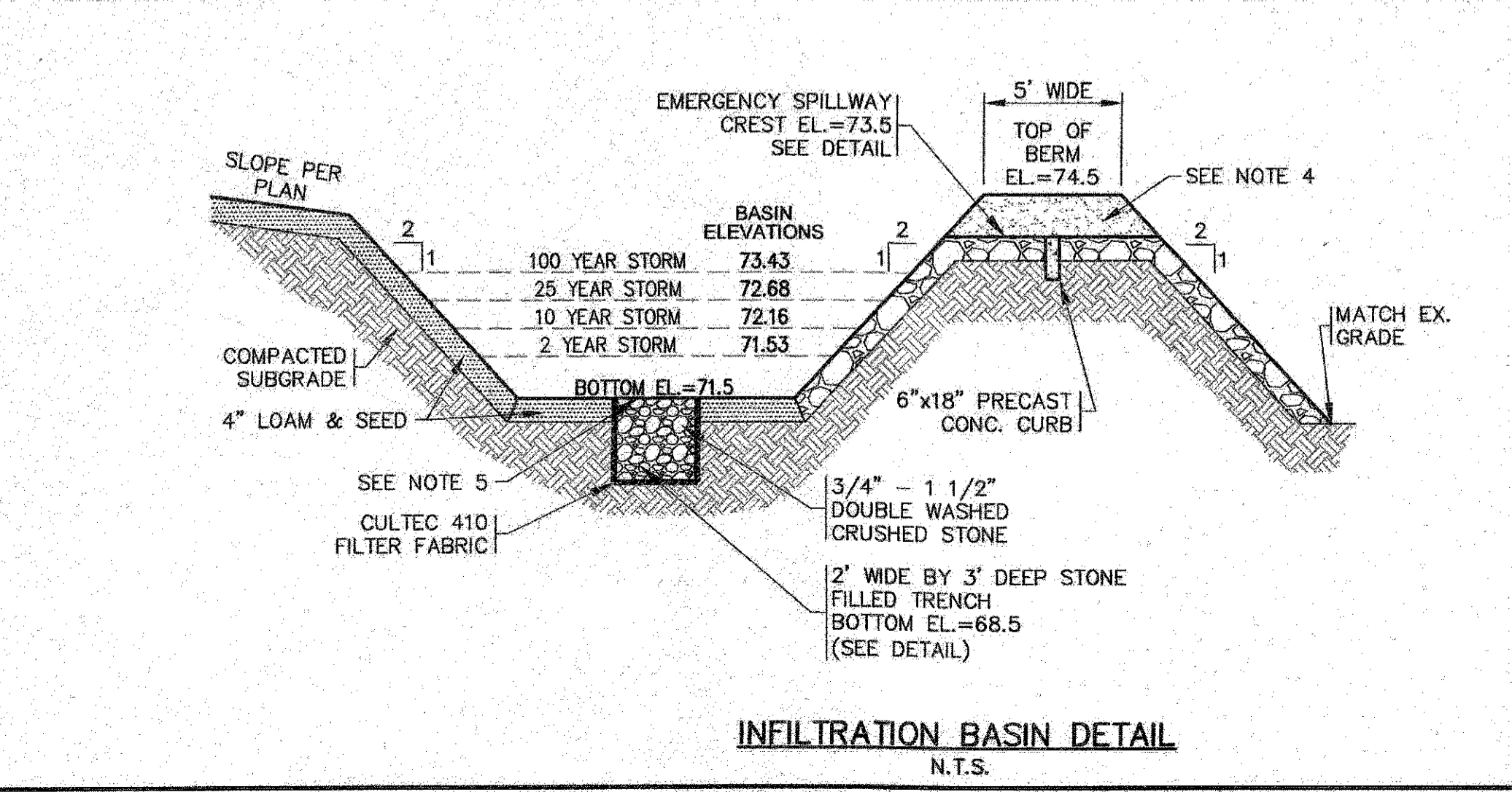
DATE	BY	DATE	DESCRIPTION
JULY 8, 2020	JMP		
	WFM		
	N.T.S.		



APPROVED BY: *[Signature]*

**G.A.F. ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
266 MAIN STREET - WAREHAM, MA 02571  
TEL: (508) 295-6600 FAX: (508) 295-6634  
E-MAIL: gart@caf-eng.com

MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER  
NO. 3883



**SITE DEVELOPMENT PLAN**  
DETAIL SHEET 3

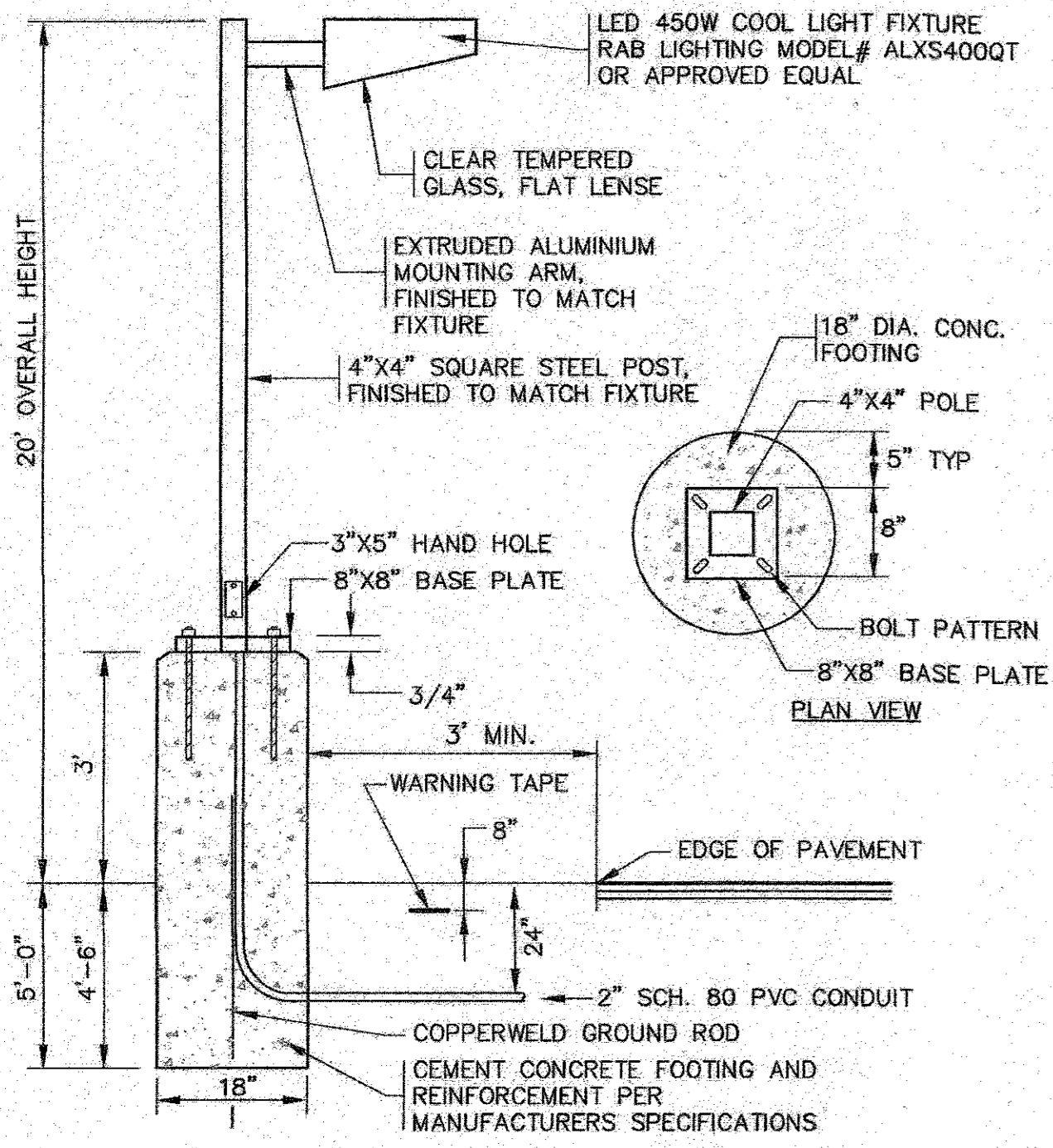
55 CHARLOTTE FURNACE ROAD WAREHAM, MA  
41 MEETING HOUSE LANE, SUITE 11 SAGAMORE BEACH, MA

PREPARED FOR: **MASTER MILLWORK, INC.**

JOB NO.: 19-9342

PERMIT SET (NOT FOR CONSTRUCTION)

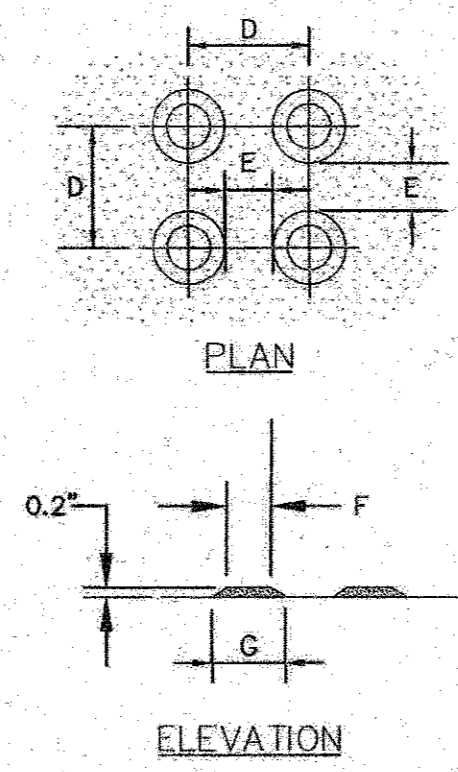
DWG. 9 OF 10



**NOTES:**

- CIRCUIT CONDUCTORS TO BE PULLED AND TERMINATED BY ELECTRIC CONTRACTOR TO COORDINATE.
- CONTRACTOR TO COORDINATE WITH OWNER ON FINAL LIGHT FIXTURE SPECIFICATIONS.
- ALL MOUNTING HARDWARE AND INSTALLATION SHALL BE PER MANUFACTURER SPECIFICATIONS.

**STANDARD LIGHT POLE W/BASE**  
N.T.S.

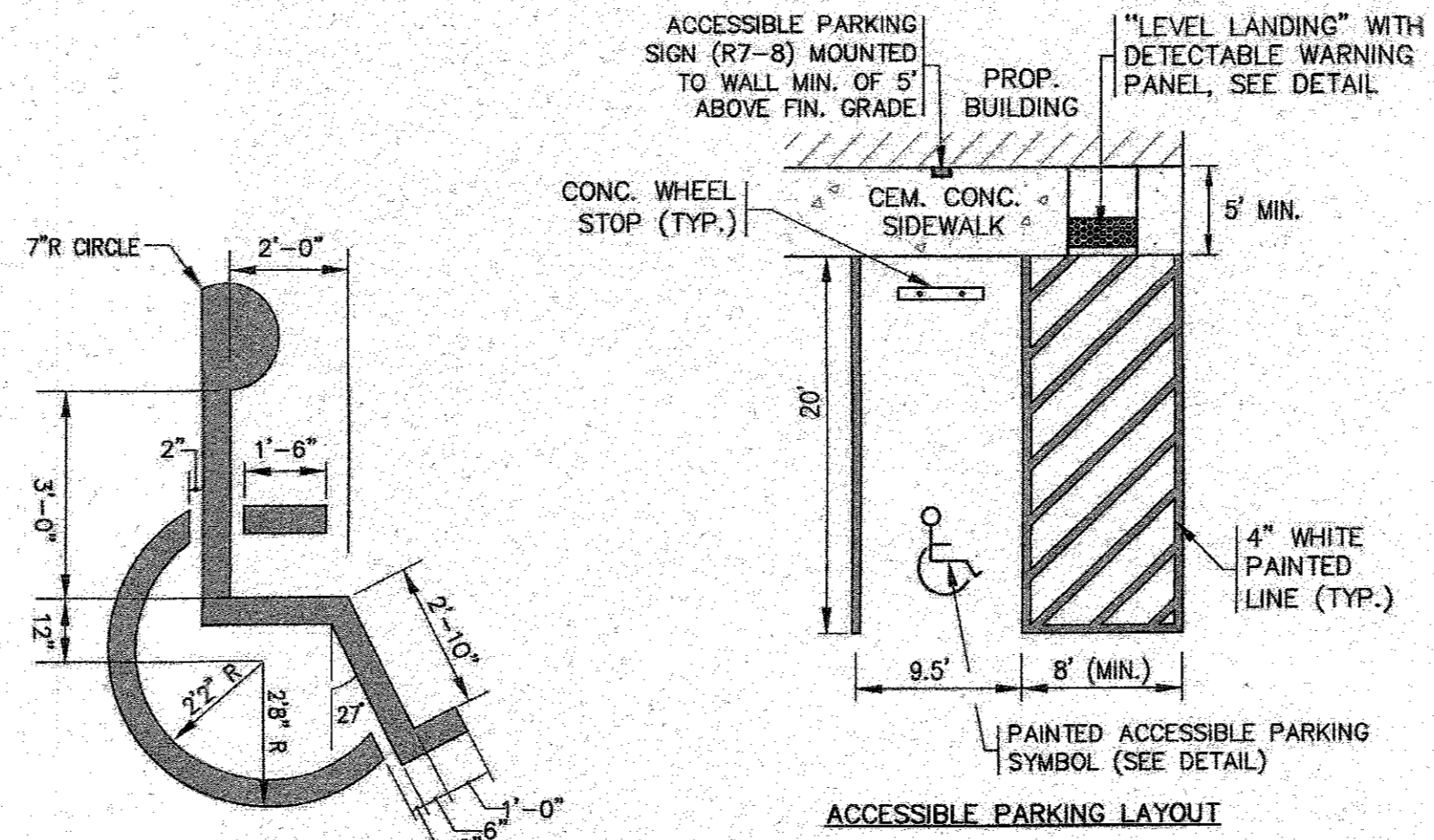


	D	E	F	G
MIN.	1.80"	.65"	.45"	.90"
MAX.	2.40"	1.50"	.80"	1.40"

**NOTES:**

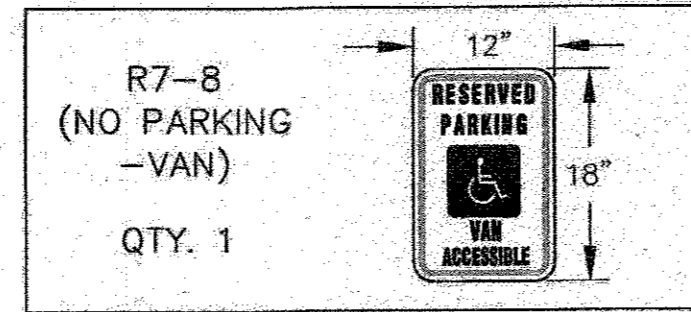
- REFER TO PLAN FOR LOCATIONS.
- ALL WORK SHALL COMPLY TO ADA SPECIFICATIONS AND MASSDOT CONSTRUCTION STANDARD DETAILS.

**TRUNCATED DOME DETECTABLE WARNING PANEL**  
N.T.S.

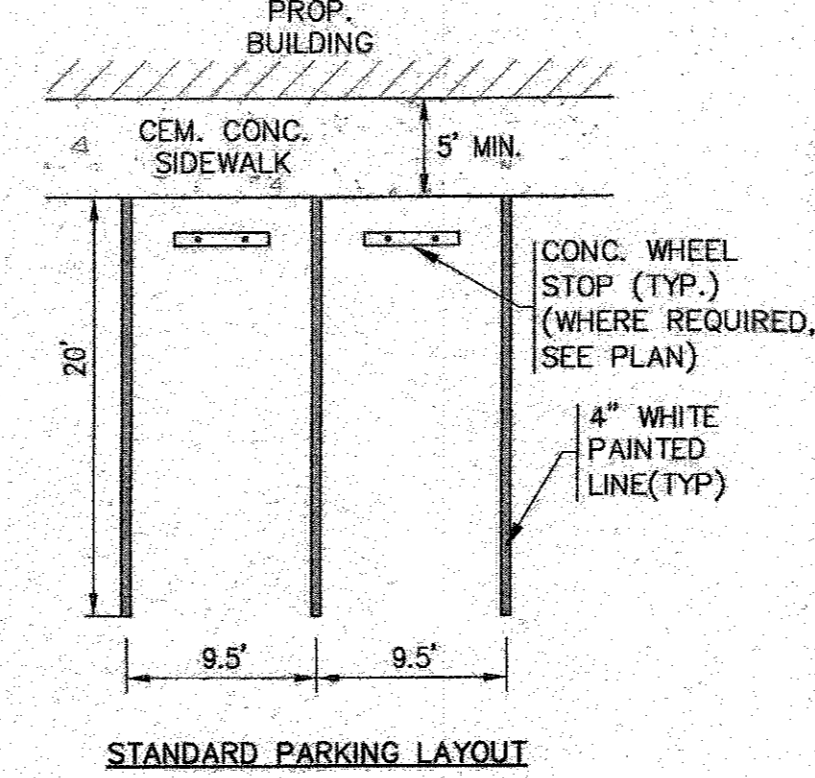


**NOTES:**

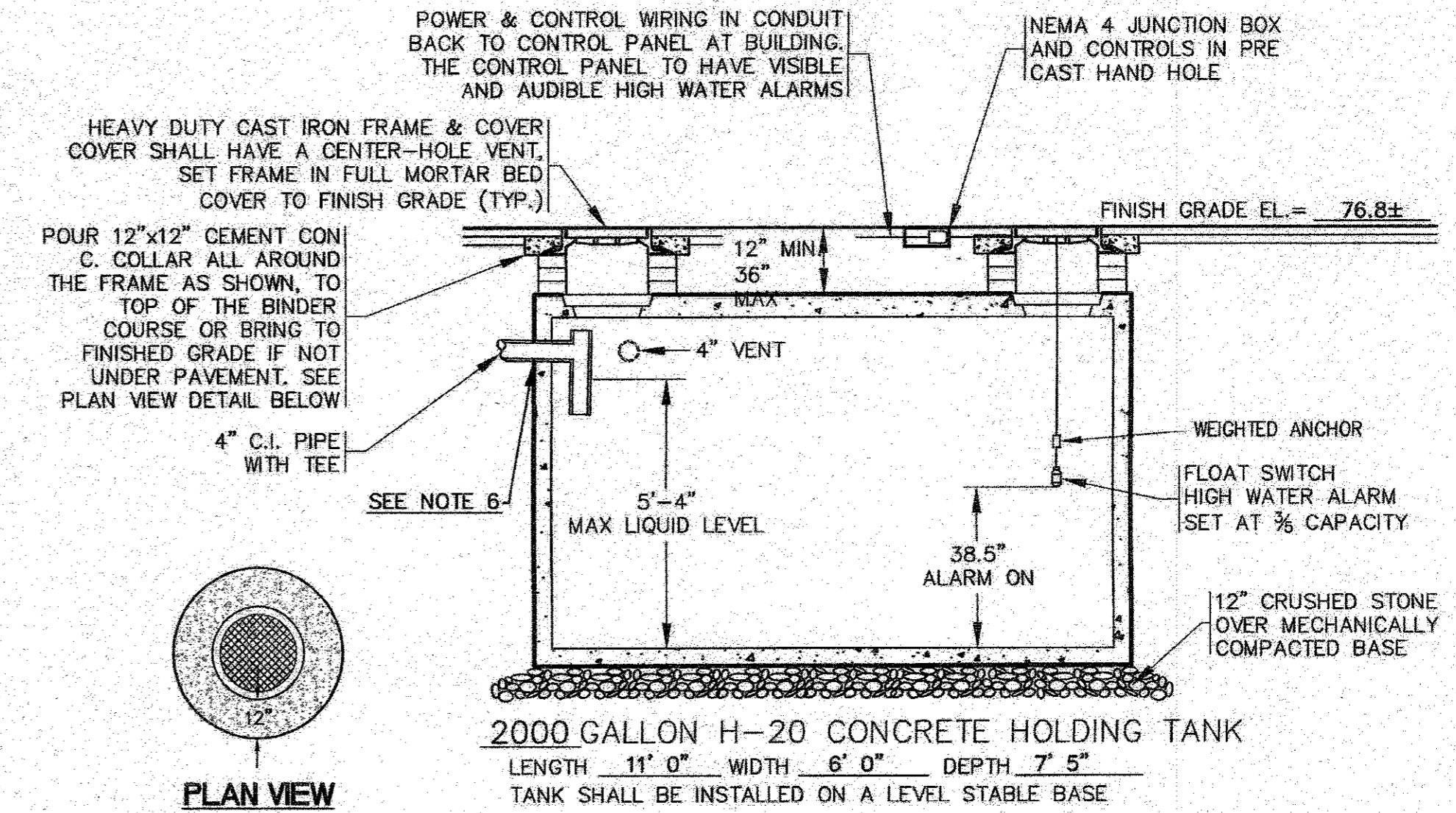
- ACCESSIBLE SYMBOL PAINT SHALL CONFORM TO STRIPING PAINT AS SPECIFIED. (SYMBOL SHALL BE CENTERED IN STALL).
- SIGNAGE TO CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OF STREETS AND HIGHWAYS OR APPROVED EQUAL.
- PARKING AREA PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.



**ACCESSIBLE PARKING PAINT SYMBOL AND SIGN**  
N.T.S.



**ACCESSIBLE PARKING AND STANDARD PARKING LAYOUTS**  
N.T.S.



**NOTES:**

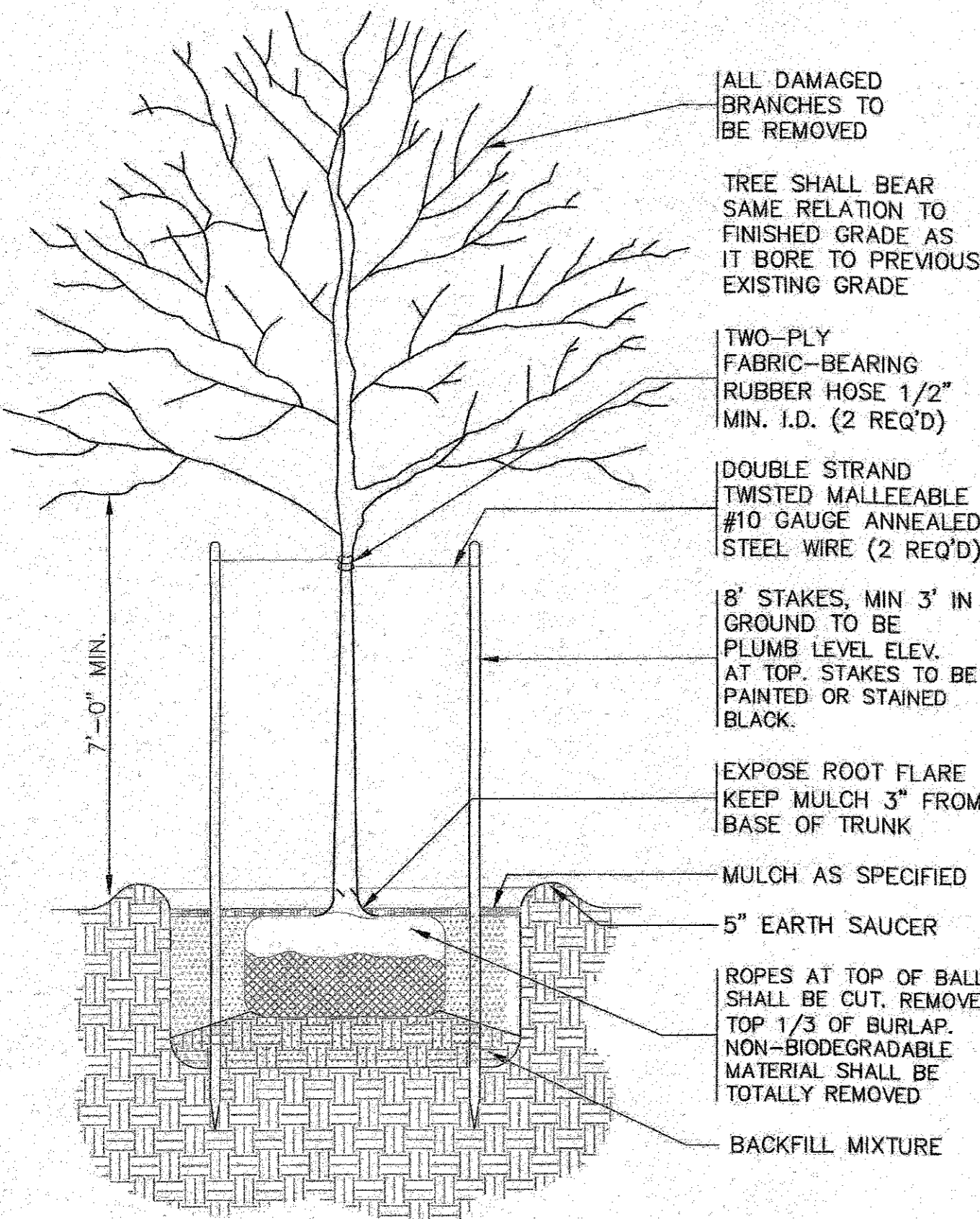
- TIGHT TANK CONSTRUCTION AND INSTALLATION SHALL CONFORM TO 310 CMR 15.260 AS APPLICABLE FOR CONNECTION TO FLOOR DRAINS. TIGHT TANK SHALL BE WATERPROOF AND WATERTIGHT.
- CONCRETE MINIMUM STRENGTH: 5000 PSI @ 28 DAYS STEEL REINFORCEMENT: ASTM-A-615-68, GRADE 60 DESIGN LOADING: STANDARD UNITS AASHO-H20.
- 310 CMR 15.228: (1) SEPTIC TANK SHALL BE INSTALLED LEVEL AND TRUE TO GRADE ON A LEVEL STABLE BASE THAT HAS BEEN MECHANICALLY COMPACTED AND ON TO WHICH 12 INCHES OF CRUSHED STONE HAS BEEN PLACED.
- ALL MOUNTING BRACKETS AND ATTACHING HARDWARE SHALL BE GALVANIZED OR NONCORROSIVE CONSTRUCTION.
- THE PROPOSED 2000 GALLON TIGHT TANK SHALL BE EQUIPPED WITH BOTH AUDIBLE & VISUAL ALARMS, TO WARN WHEN THE TANK IS 3/5 FULL. THE ALARM PANEL SHALL BE MOUNTED IN A READILY VISIBLE LOCATION ON THE BUILDING.
- CONTRACTOR SHALL VERIFY THE BUILDING SEWER INVERT PRIOR TO INSTALLATION OF THE TIGHT TANK. TANK INVERT SHALL BE DETERMINED IN THE FIELD AT TIME OF CONSTRUCTION.
- TIGHT TANK SHALL BE POSTED "NON-HAZARDOUS INDUSTRIAL WASTEWATER".
- FINAL HOLDING TANK SIZE AND SPECIFICATIONS SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH OWNER.

**2000 GALLON H-20 NON-HAZARDOUS TIGHT TANK**  
N.T.S.

DATE: JULY 8, 2020  
DRAWN BY: JMP  
CHECKED BY: WFM  
JOB NO.: 19-9342  
SCALE: N.T.S.

APPROVED BY:

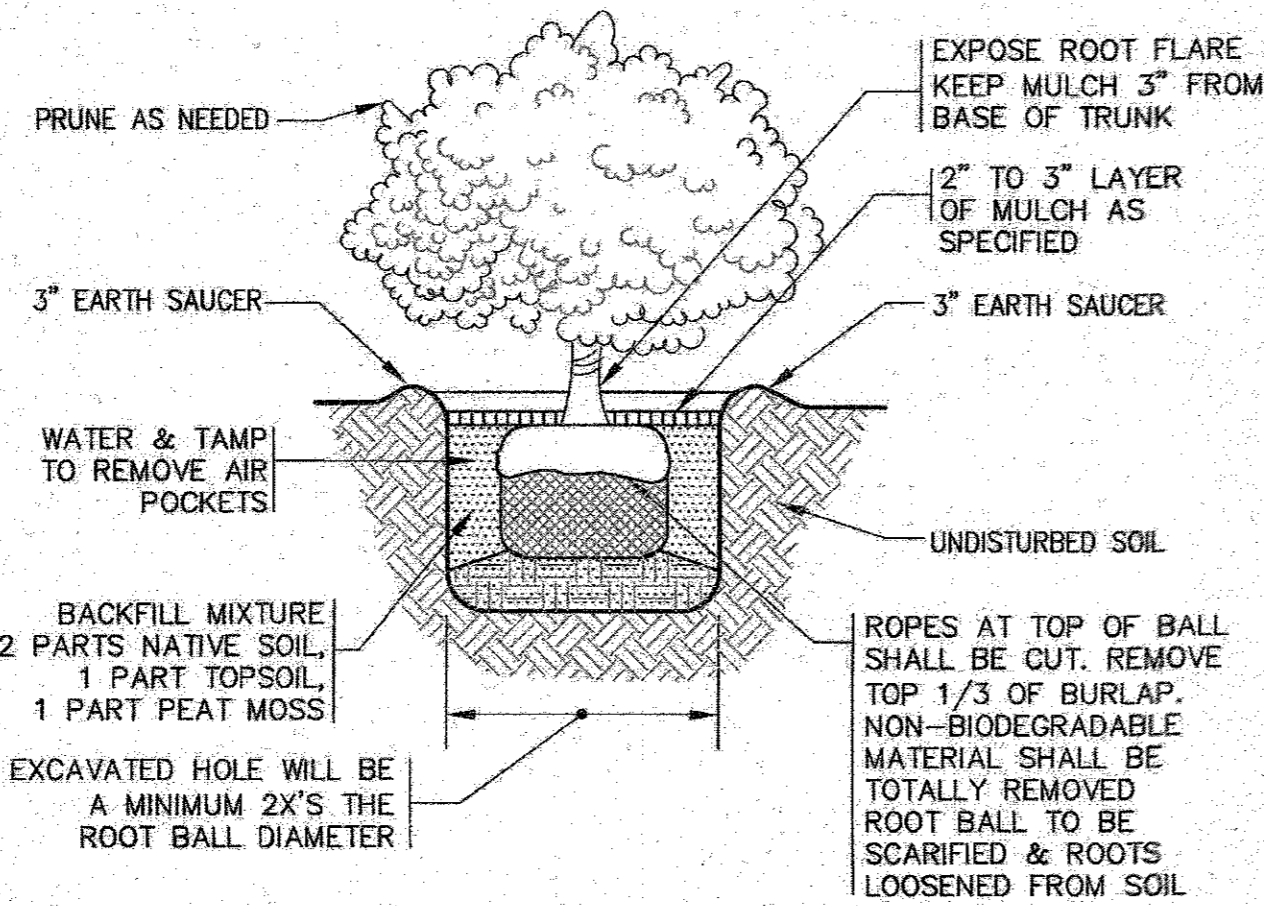
APPROVED BY:



**NOTES:**

- REFER TO LANDSCAPING PLAN FOR PLANTING LOCATIONS.

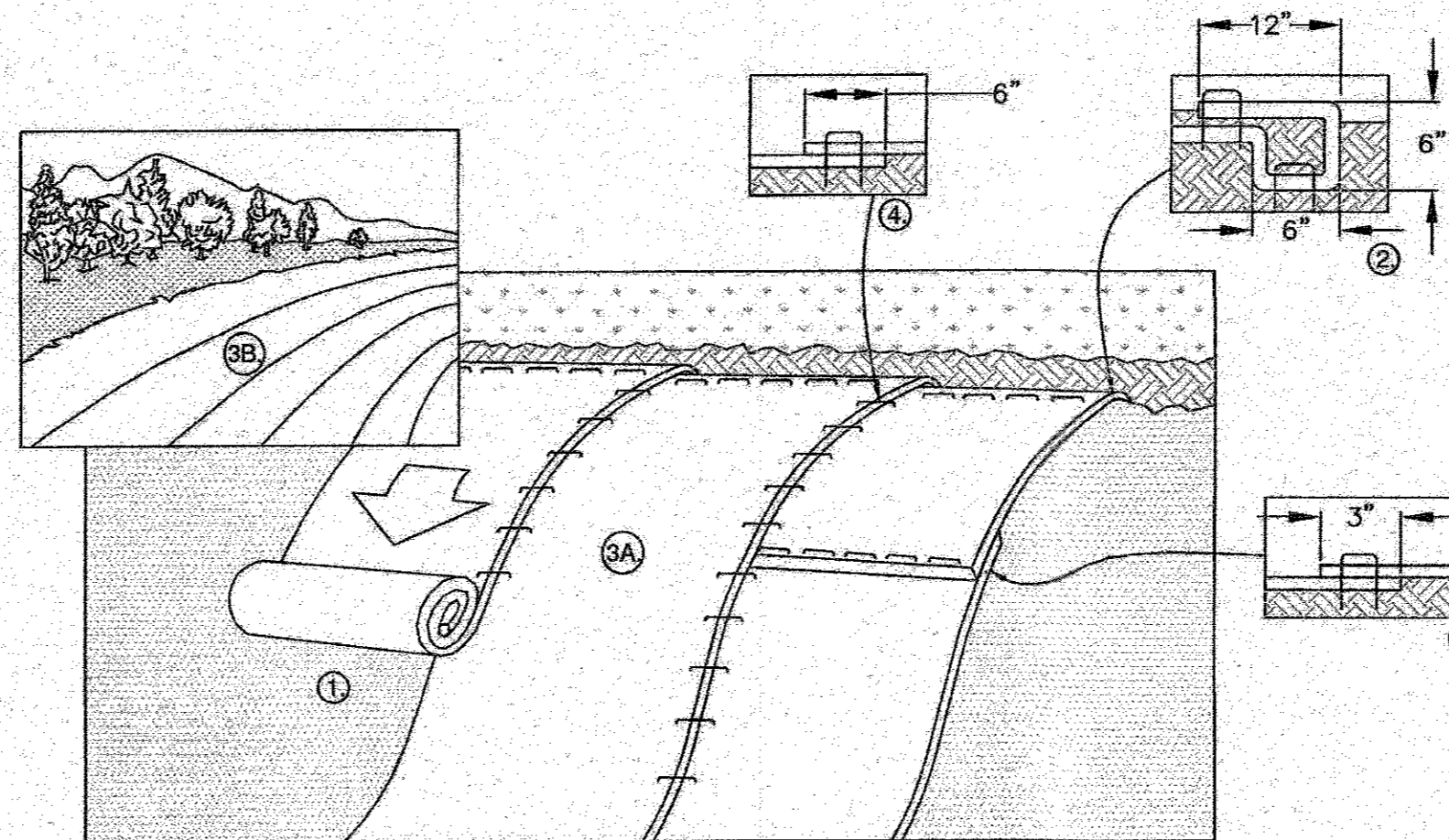
**SHADE TREE PLANTING DETAIL**  
N.T.S.



**NOTES:**

- REFER TO LANDSCAPING PLAN FOR PLANTING LOCATIONS.

**SHRUB PLANTING**  
N.T.S.



**NOTES:**

- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP's.
- ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 6" OVERLAP.
- CONSECUTIVE RECP's SPliced DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP's WIDTH. NOTE: \*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP's.
- REFER TO NORTH AMERICAN GREEN FOR INSTALLATION METHODS AND STAPLE CONFIGURATION FOR PRODUCT #C125BN.

**EROSION CONTROL BLANKET SLOPE DETAIL**  
N.T.S.

PERMIT SET  
(NOT FOR CONSTRUCTION)

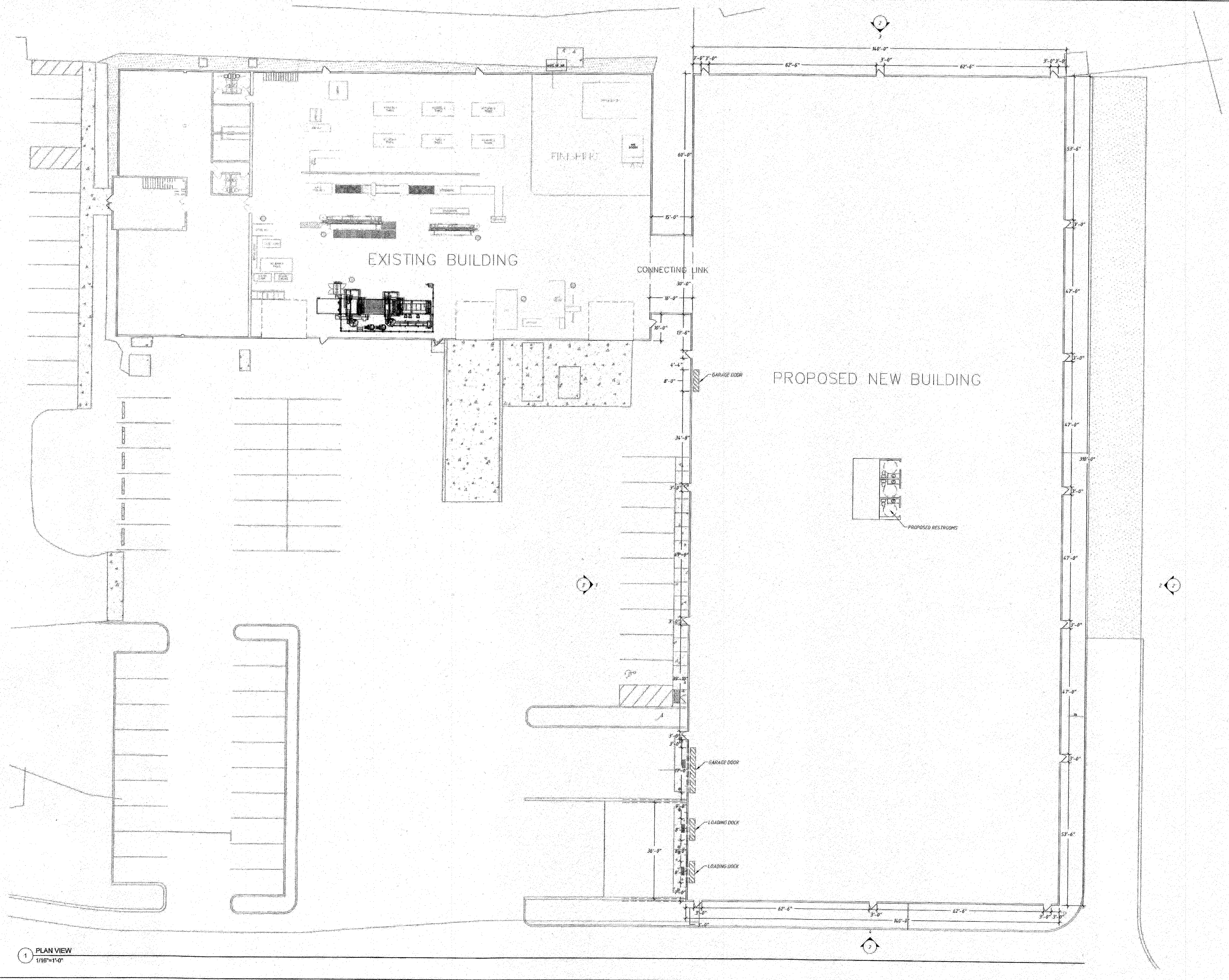
JOB NO.: 19-9342

DATE:   
DWG. 10 OF 10

**G.A.F. ENGINEERING, INC.**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
286 MAIN STREET, WAREHAM, MA 02571  
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**PREPARED FOR:**  
**MASTER MILLWORK, INC.**  
41 MEETING HOUSE LANE, SUITE 11, SAGAMORE BEACH, MA

**SITE DEVELOPMENT PLAN  
DETAIL SHEET 4**



1 PLAN VIEW  
1/16"=1'-0"

**PROPOSED ADDITION TO:  
 55 CHARLOTTE FURNACE RD  
 WEST WAREHAM MA 02576**

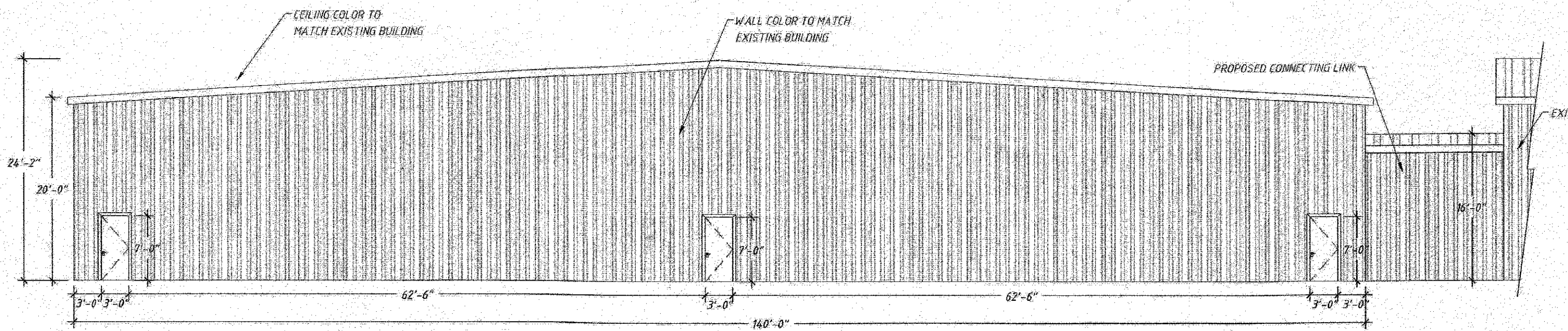
PROJECT:  
 GENERAL NOTES:

DRAWN BY:  
**JB**

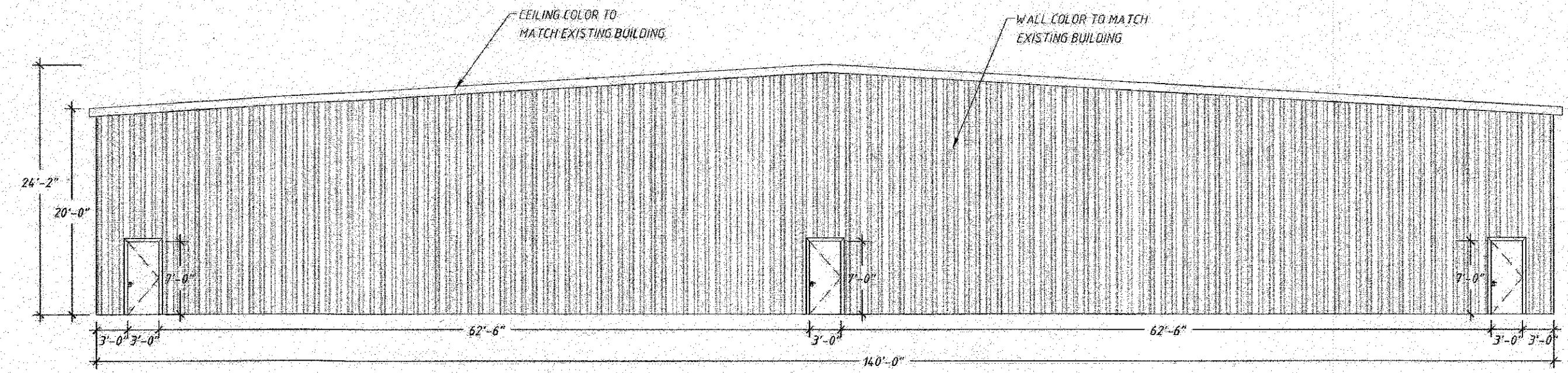
DATE:  
**JULY 7, 2020**

DRAWING:  
**PLAN VIEW**

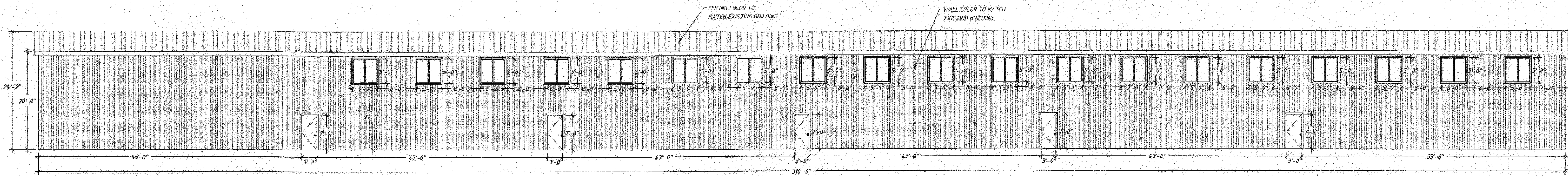
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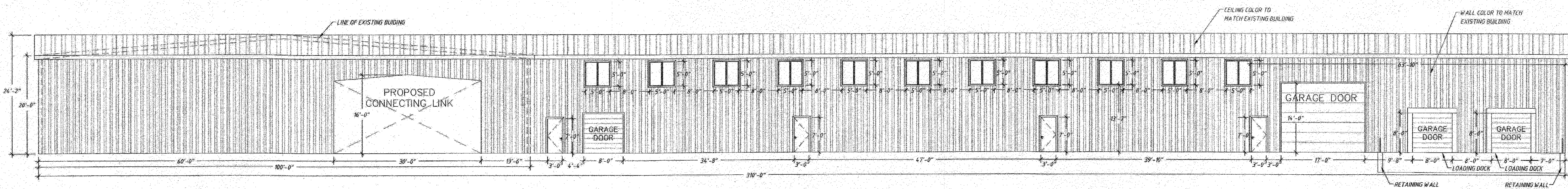
3 NORTH WALL-ELEVATION
   
 3/32"=1'-0"



4 SOUTH WALL-ELEVATION
   
 3/32"=1'-0"



2 WEST WALL-ELEVATION
   
 3/32"=1'-0"



1 EAST WALL-ELEVATION
   
 3/32"=1'-0"

DRAWN BY: JB

DATE: JULY 7, 2020

DRAWING: ELEVATIONS

PAGE: 2

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