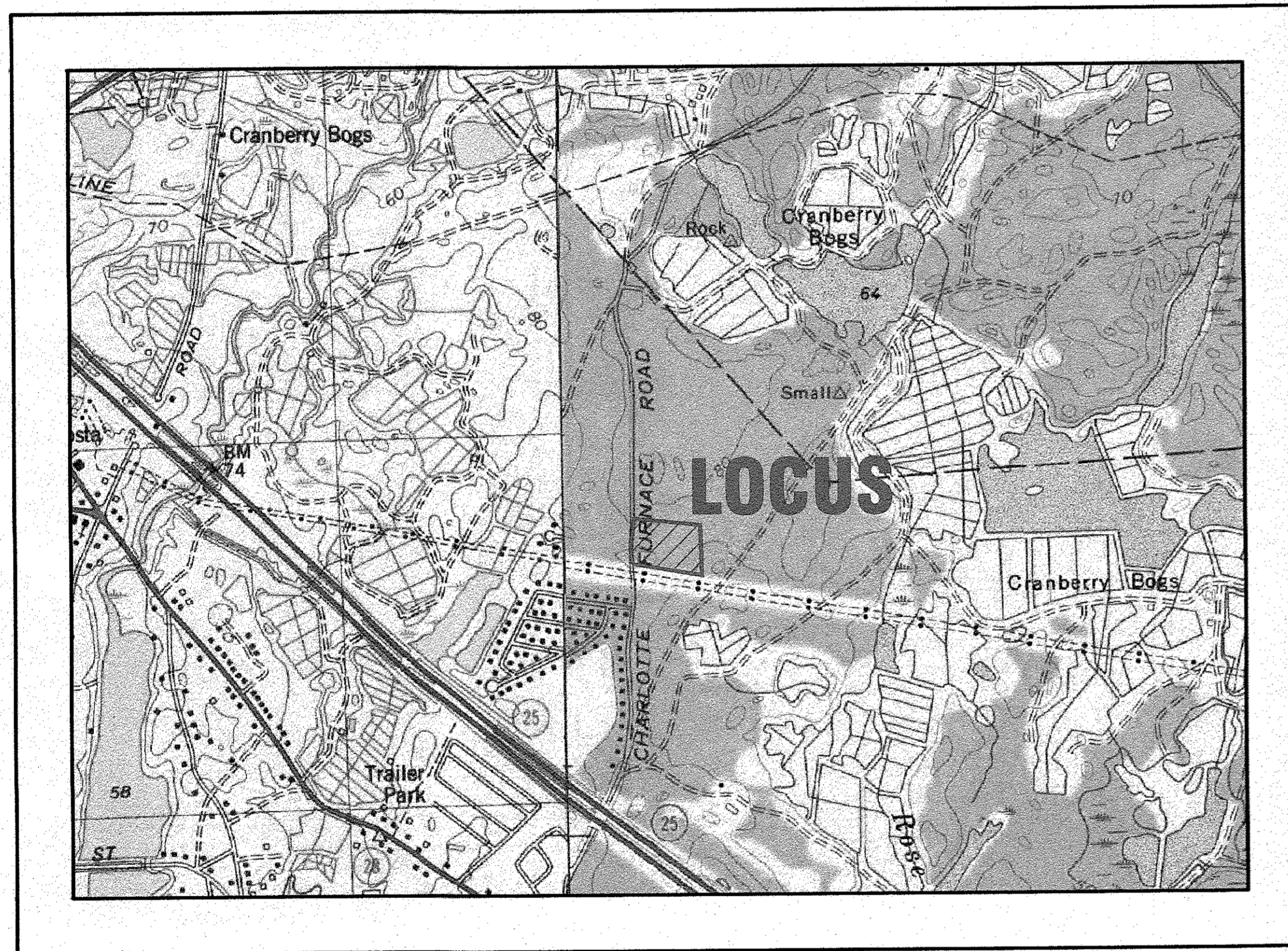


MASTER MILLWORK, INC.

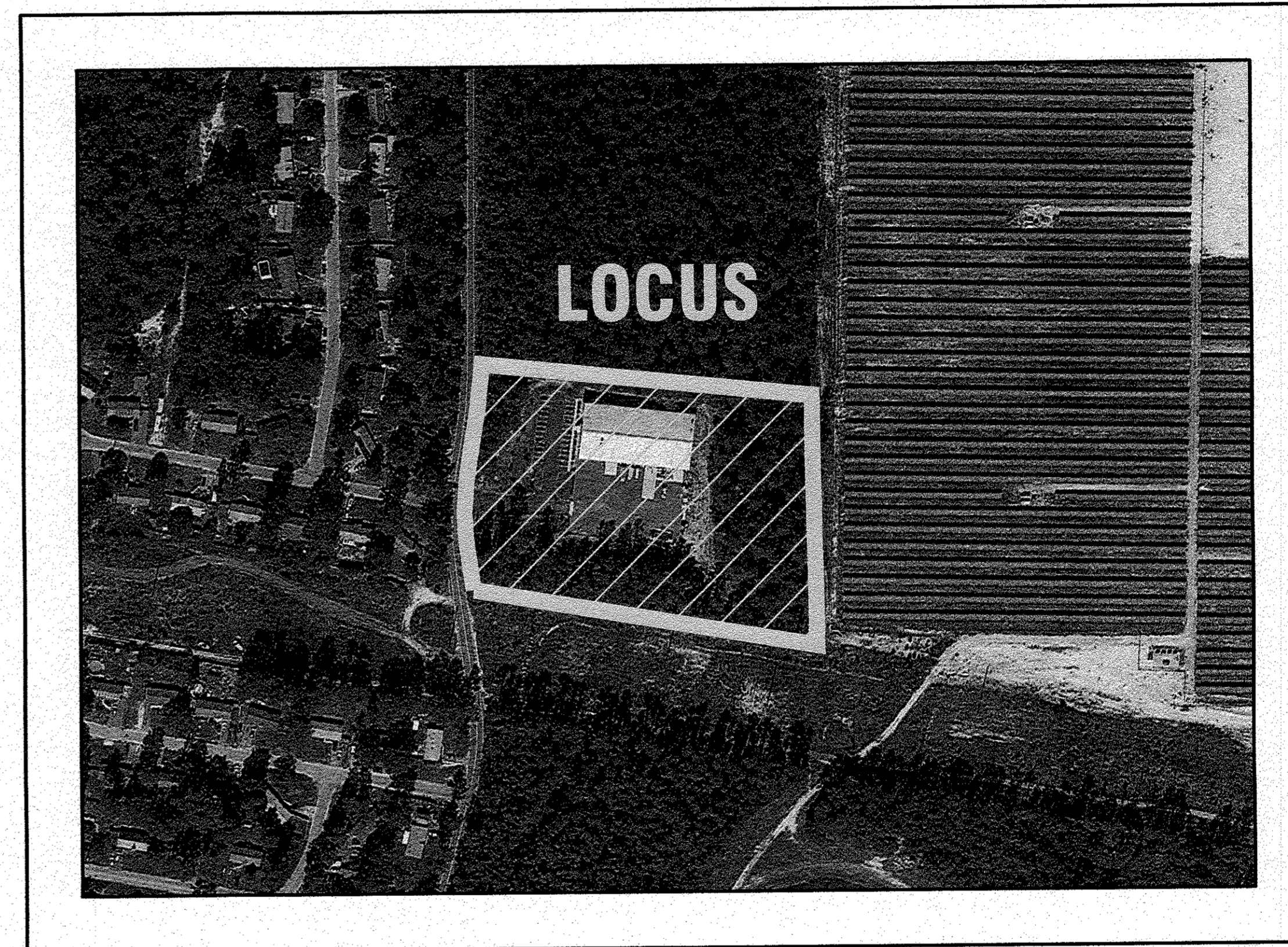
SITE DEVELOPMENT PLAN 55 CHARLOTTE FURNACE ROAD WAREHAM, MASSACHUSETTS

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

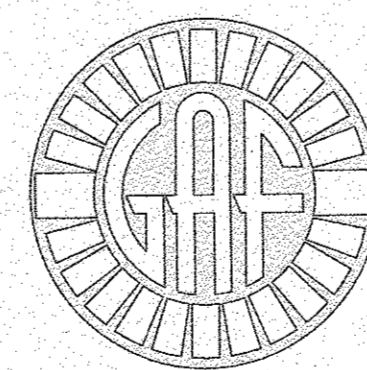
ZONING DISTRICT: B00D
ASSESSOR'S MAP: 105
ASSESSOR'S LOTS: MA2
REQUIRED LOT AREA: 87,120 S.F.
MIN. FRONTAGE: 100'
MIN. FRONT SETBACK: 25'
MIN. SIDE & REAR SETBACK: 10'
MAX. PRINCIPAL BUILDING HEIGHT: 40'
MAX. BUILDING COVERAGE: 25%
MAX. FLOOR AREA RATIO: 75%
MAX. IMPERVIOUS COVERAGE: 65%
WATER SUPPLY: 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'	64.3'
MAX. BUILDING COVERAGE:	25%	7.7%	24.1%
MAX. LOT COVERAGE:	65%	23.9%	56.1%

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
ARCH.-1	PLAN VIEW
ARCH.-2	ELEVATIONS
RAB-1	LIGHTING PLAN

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: 85 SPACES (EXISTING & PROPOSED)

DATE	REV.	BY	DESCRIPTION
JULY 8, 2020	1	JMP	NO CHANGES THIS SHEET
	2	JMP	REV. ZONING DATA TABLE/PLAN INDEX
	3	JMP	REV. PARKING SCHEDULE/LOT COVERAGE

DATE: JULY 8, 2020	DRAWN BY: JMP
CHECKED BY: WFM	JOB NO.: 19-9342
SCALE: AS NOTED	REV. DATE BY APP'D

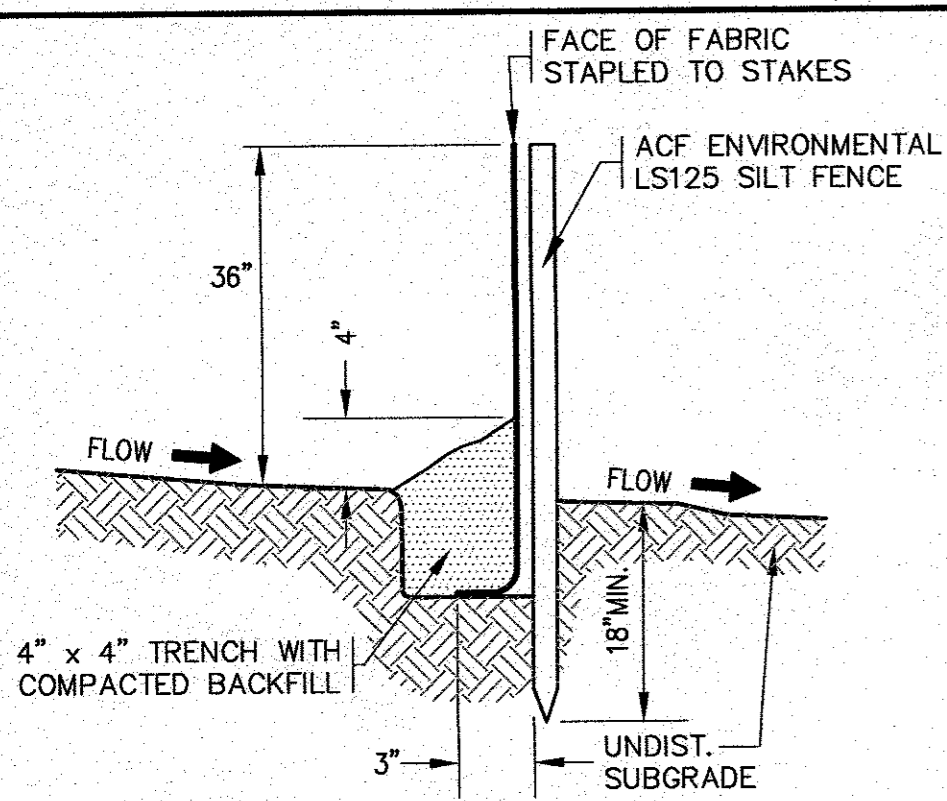
APPROVED BY:	APPROVED BY: 4/14/20
G.A.F. ENGINEERING, INC.	WILLIAM WADSWORTH
PROFESSIONAL ENGINEERS & LAND SURVEYORS	REGISTERED PROFESSIONAL ENGINEER
266 MAIN STREET - WAREHAM, MA 02571	NO. 3083
TEL: (508) 295-6600 FAX: (508) 295-6634	E-MAIL: gaf@gaf-eng.com

SITE DEVELOPMENT PLAN	WAREHAM, MA
COVER SHEET	55 CHARLOTTE FURNACE ROAD
PREPARED FOR:	MASTER MILLWORK, INC.
	41 MEETING HOUSE LANE, SUITE 11 SAGAMORE BEACH, MA

JOB NO.: 19-9342	DWG. 1 OF 10
PERMIT SET (NOT FOR CONSTRUCTION)	

NOTES:

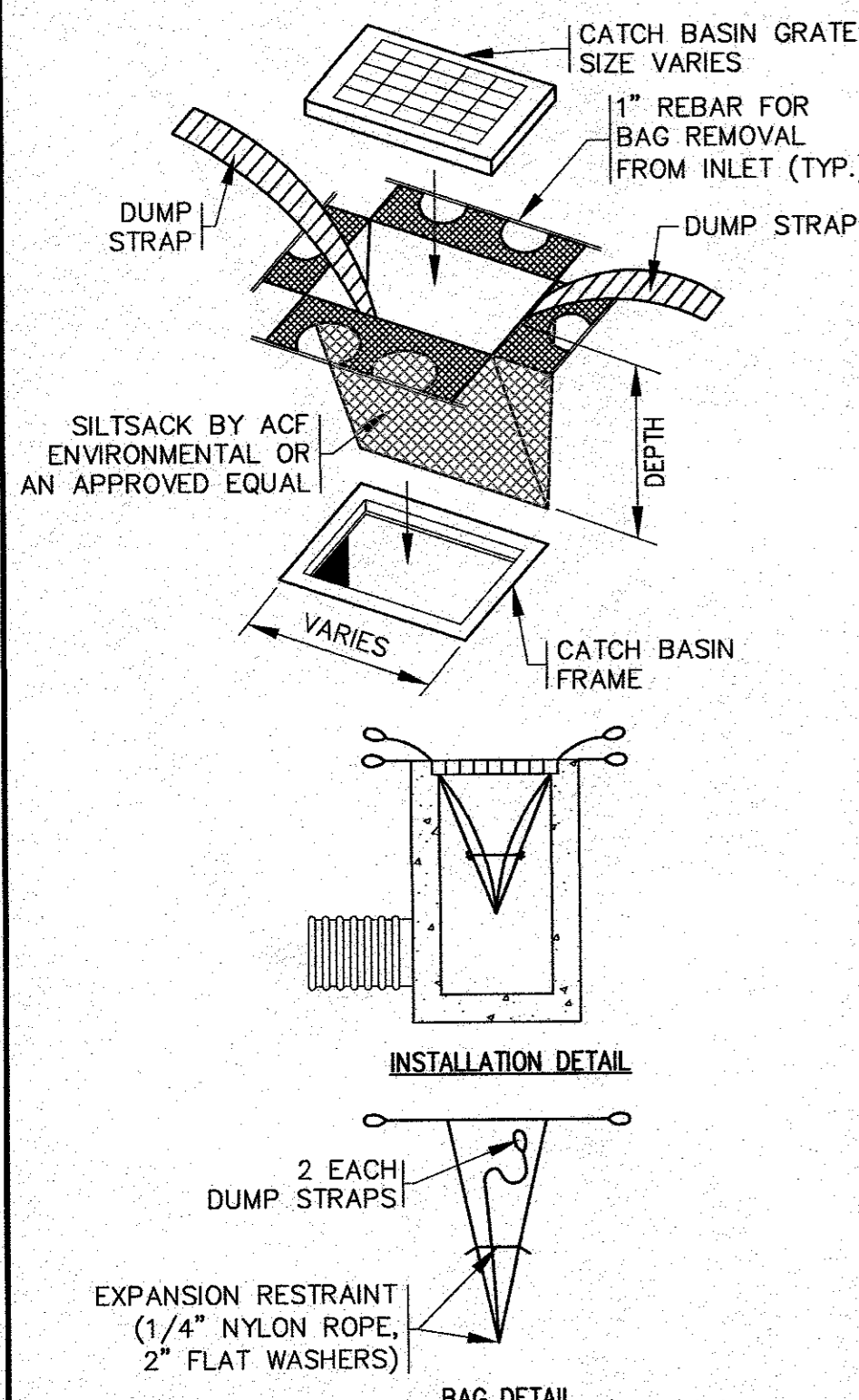
- ALL DEBRIS FROM DEMOLITION INCLUDING PIPE REMOVAL, STONE/GRAVEL REMOVAL, TREE CLEARING, STUMPING, GRUBBING, ETC. SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED.
- ALL EXISTING CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK OR AN APPROVED EQUAL INSTALLED WITHIN PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION.
- PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
- EXISTING ROOF DRAIN PIPE TO BE RELOCATED. SEE SHEET 5 FOR LOCATIONS AND ELEVATIONS.
- 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.
- EXISTING DUMPSTER LOCATION TO REMAIN THE SAME.
- PROTECT EXISTING CRUSHED STONE TRENCH DURING CONSTRUCTION. COVER TRENCHES WITH AN ADDITIONAL TEMPORARY LAYER OF FILTER FABRIC UNTIL THE COMPLETION OF CONSTRUCTION.
- THE EXISTING FACILITY SIGN SHALL BE RELOCATED, SEE SHEET 4 FOR LOCATION.
- PROTECT THE EXISTING RAIN GARDEN WITH SILTATION FENCING AS SHOWN. CONTRACTOR SHALL REMOVE AND DISPOSE ANY DEBRIS OR SEDIMENT THAT MAY ACCUMULATE DURING CONSTRUCTION.



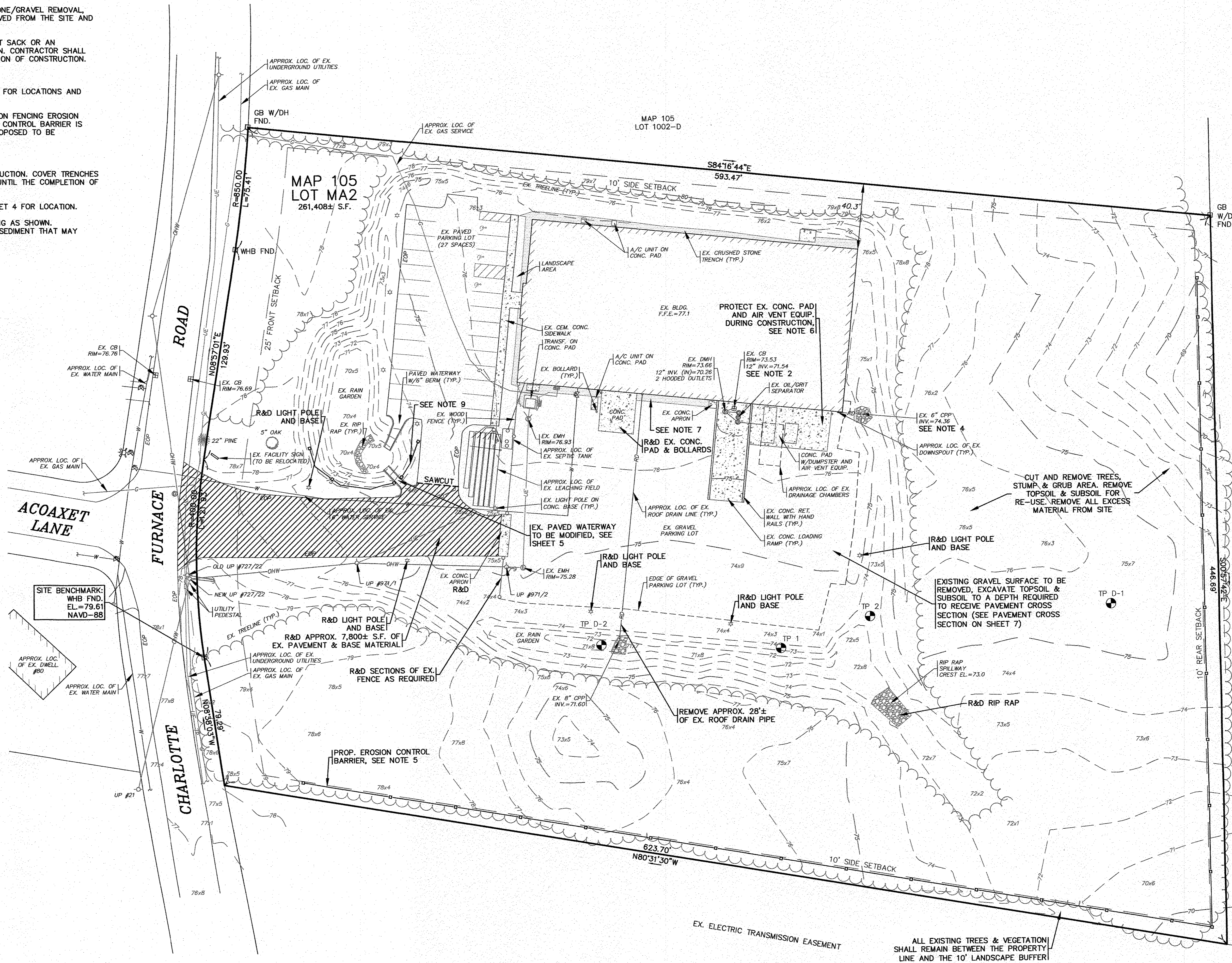
NOTES:

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

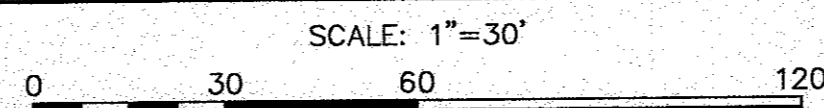
EROSION CONTROL BARRIER
N.T.S.



SILT SACK DETAIL
N.T.S.



EX. CONDITIONS AND DEMOLITION



MAP 105
LOT 5-A

DATE: JULY 8, 2020	APPROVED BY:	DATE: JULY 8, 2020	REV. DATE
DRAWN BY: JMP		9/2/20	BY
CHECKED BY: WFM		JMP	APP'D
JOB NO.: 19-9342		JMP	REV.
SCALE: 1" = 30'			
		PER TOWN COMMENTS	
		PER 2ND PEER REVIEW COMMENTS	
		PER PEER REVIEW COMMENTS	
		DESCRIPTION	

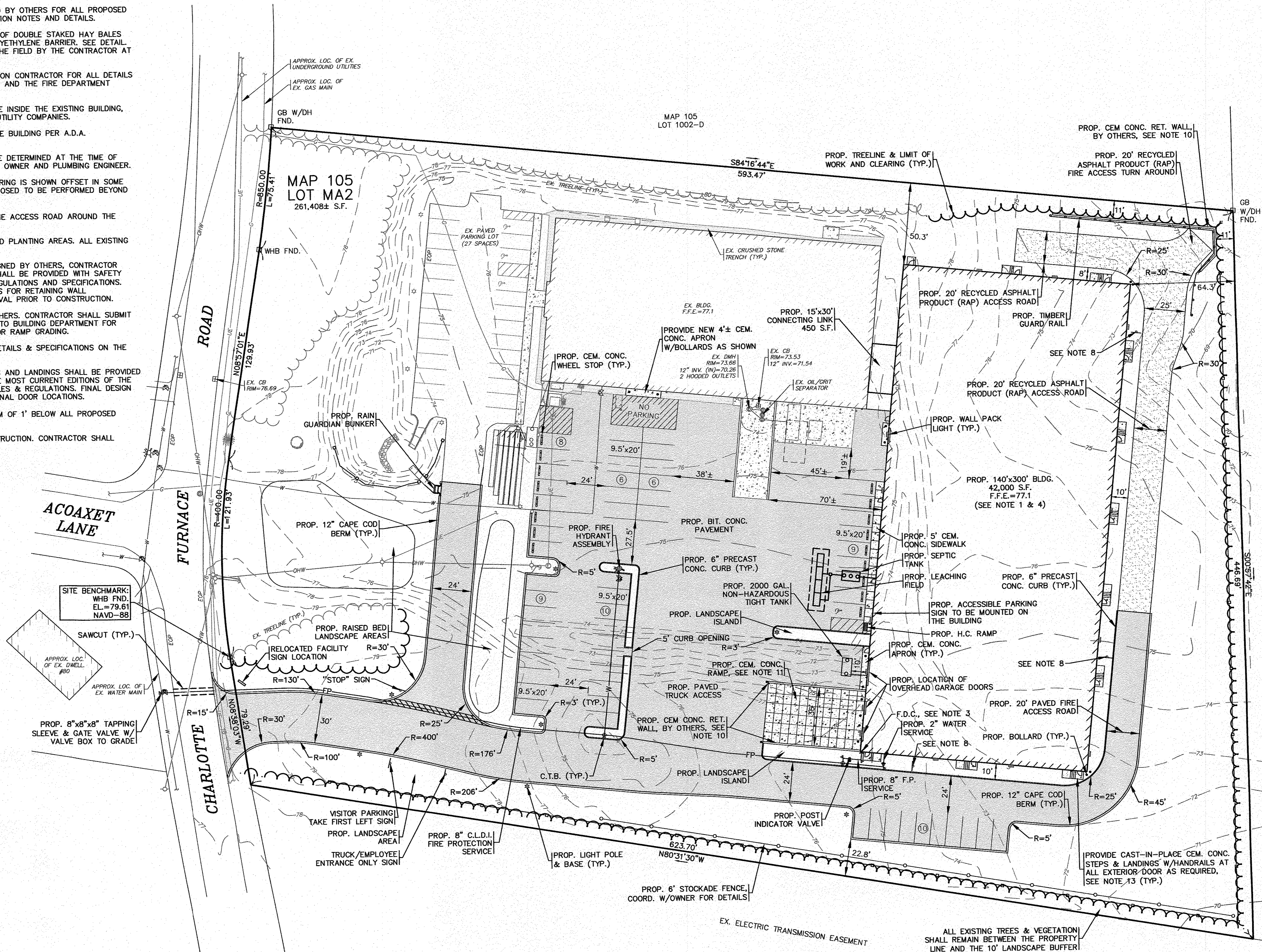
G.A.F. ENGINEERING, INC.
PROFESSIONAL ENGINEERS & LAND SURVEYORS
266 MAIN STREET, WAREHAM, MA 02571
TEL: (508) 295-6800 FAX: (508) 295-6634
E-MAIL: gafe@gafe-eng.com

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

11/17/2019 10:00 AM 19-9342 (MASTER MILLWORK) 02571 (GAF) SITE PLAN_A1-3-REV-3.dwg

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 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/HANDRAILS 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.
- PROPOSED CAST-IN-PLACE CEMENT CONCRETE STEPS AND LANDINGS SHALL BE PROVIDED WITH HANDRAILS. HANDRAILS SHALL CONFORM TO THE MOST CURRENT EDITIONS OF THE MASSACHUSETTS STATE BUILDING CODE AND ADA RULES & REGULATIONS. FINAL DESIGN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR FINAL DOOR LOCATIONS.
- 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

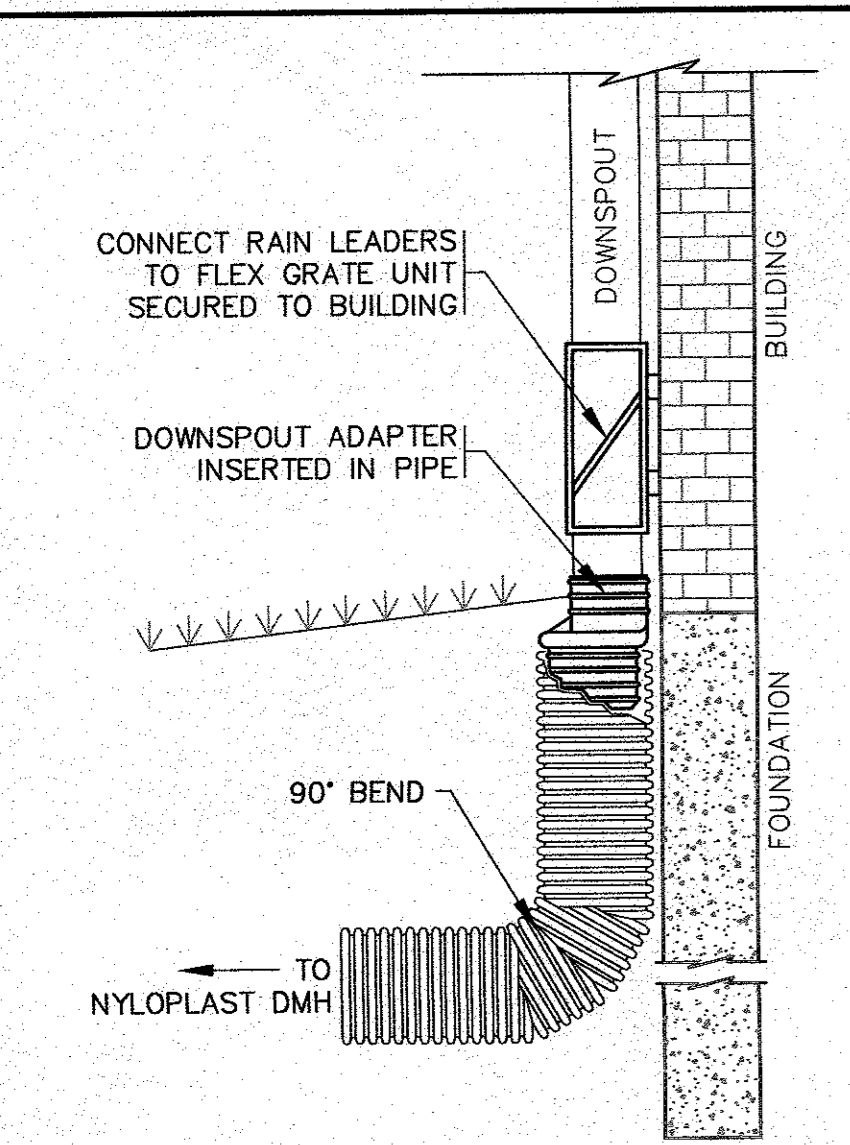
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 0 30 60 120

MAP 105 LOT S-A

DATE: JULY 8, 2020		PER TOWN COMMENTS	
DRAWN BY: JWP		PER 2ND PEER REVIEW COMMENTS	
CHECKED BY: WFM		PER WFD/PEER REVIEW COMMENTS	
JOB NO.: 19-9342		DATE	
SCALE: 1" = 30'		REV.	
APPROVED BY: <i>[Signature]</i>		BY: APPD	
APPROVED BY: <i>[Signature]</i>		DATE	
<p>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</p>		<p>MASTER MILLWORK, INC. 41 MEETING HOUSE LANE, SUITE 11 SAGAMORE BEACH, MA</p>	
<p>SITE DEVELOPMENT PLAN LAYOUT AND UTILITIES</p>		<p>JOB NO.: 19-9342 DWG. 4 OF 10</p>	
<p>PREPARED FOR: WAREHAM, MA</p>		<p>PERMIT SET (NOT FOR CONSTRUCTION)</p>	

NOTES:

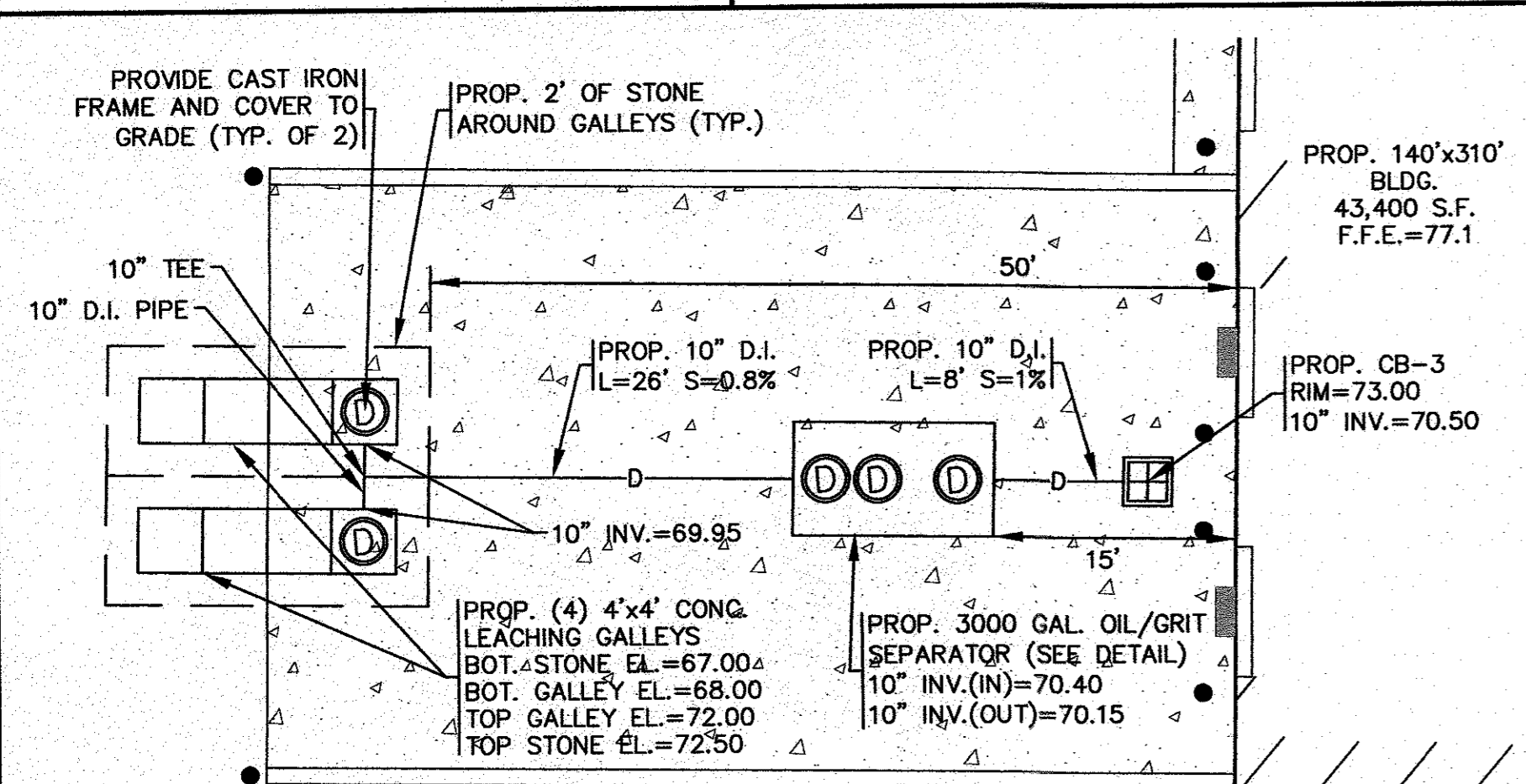
- ALL EXISTING CATCH BASINS, PROPOSED CATCH BASINS AND WATER QUALITY CATCH BASINS SHALL HAVE A TEMPORARY SILT SACK OR AN APPROVED EQUAL INSTALLED IN THEM AS SOON AS THE STRUCTURE IS SET. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE SILT SACKS AT THE COMPLETION OF CONSTRUCTION.
- AT THE COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL INSPECT THE EXISTING CATCH BASIN, DRAIN MANHOLE AND OIL/GRIT SEPARATOR FOR EVIDENCE SEDIMENT OR DEBRIS ACCUMULATION. REMOVE AND DISPOSE OF ANY DEBRIS AND SEDIMENT AS REQUIRED.
- PROPOSED WQS-1 SHALL BE A CDS2015-4-C UNIT FROM CONTECH ENGINEERED SOLUTIONS LLC. SEE DETAIL ON SHEET 8.
- PROPOSED WQS-2 SHALL BE A CDS1515-3-C UNIT FROM CONTECH ENGINEERED SOLUTIONS LLC. SEE DETAIL ON SHEET 8.
- INSTALL FRONT ROOF GUTTERS TO INTERIOR ROOF DRAIN PIPING AND INSTALL UNDER THE SLAB OF BUILDING TO EXIT AS SHOWN. REFER TO ARCHITECTURAL PLANS BY OTHERS. CONTRACTOR SHALL COORDINATE WITH PLUMBING CONTRACTOR. ALL MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO THE REGULATIONS AND SPECIFICATIONS OF THE MASSACHUSETTS STATE PLUMBING CODE (248 CMR 10.00).
- COVER ALL PROPOSED STONE FILLED TRENCHES WITH AN ADDITIONAL TEMPORARY LAYER OF FILTER FABRIC UNTIL THE ABOVE GRADIENT SLOPE IS STABILIZED.
- MODIFY EXISTING DOWNSPOUT TO HAVE THE FLEX GRATE UNIT INSTALLED AND CONNECT NEW 6" ADS N-12 ROOF DRAIN PIPE. SEE DOWNSPOUT DETAIL.
- USE 12" C.I. PIPE FOR THE FIRST 10' OF PIPING COMING FROM THE BUILDING, THEN USE 12" ADS N-12 FOR THE REST OF THE PIPE LENGTH.
- 2:1 SIDE SLOPES SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET OVER THE PLANTED SEED BED. SEE DETAIL ON SHEET 10.
- WATER MAIN/SERVICE SHALL BE INSTALLED A MINIMUM OF 1' BELOW ALL PROPOSED DRAINAGE LINES.
- INSPECT THE EXISTING RAIN GARDEN FOR ANY SIGNS OF EROSION WITHIN THE RAIN GARDEN AND THE SIDE SLOPES. REMOVE AND DISPOSE OF ANY DEBRIS OR SEDIMENT AS REQUIRED. CLEAN THE EXISTING RAIN GARDEN OF UNWANTED GROWTH AND MOW WITH A HAND TRIMMER.
- FOR COMPLETE DRAINAGE OPERATION AND MAINTENANCE NOTES SEE SHEET 2.



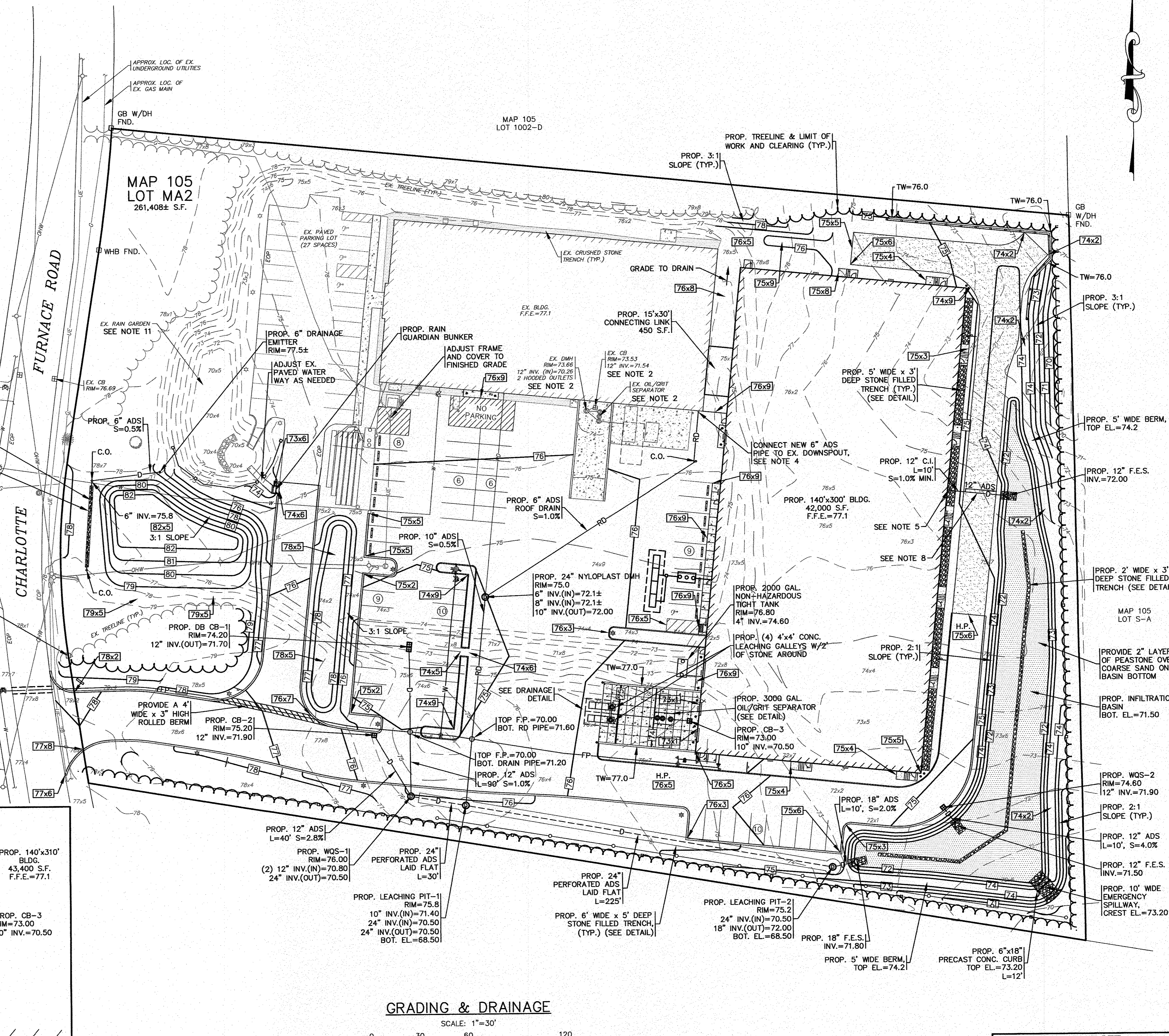
NOTES:

- REFER TO SITE PLAN FOR LOCATIONS, PIPE SIZES, INVERTS, ETC.

DOWNSPOUT DETAIL
N.T.S.



DRAINAGE DETAIL
SCALE: 1" = 10'



GRADING & DRAINAGE

SCALE: 1" = 30'

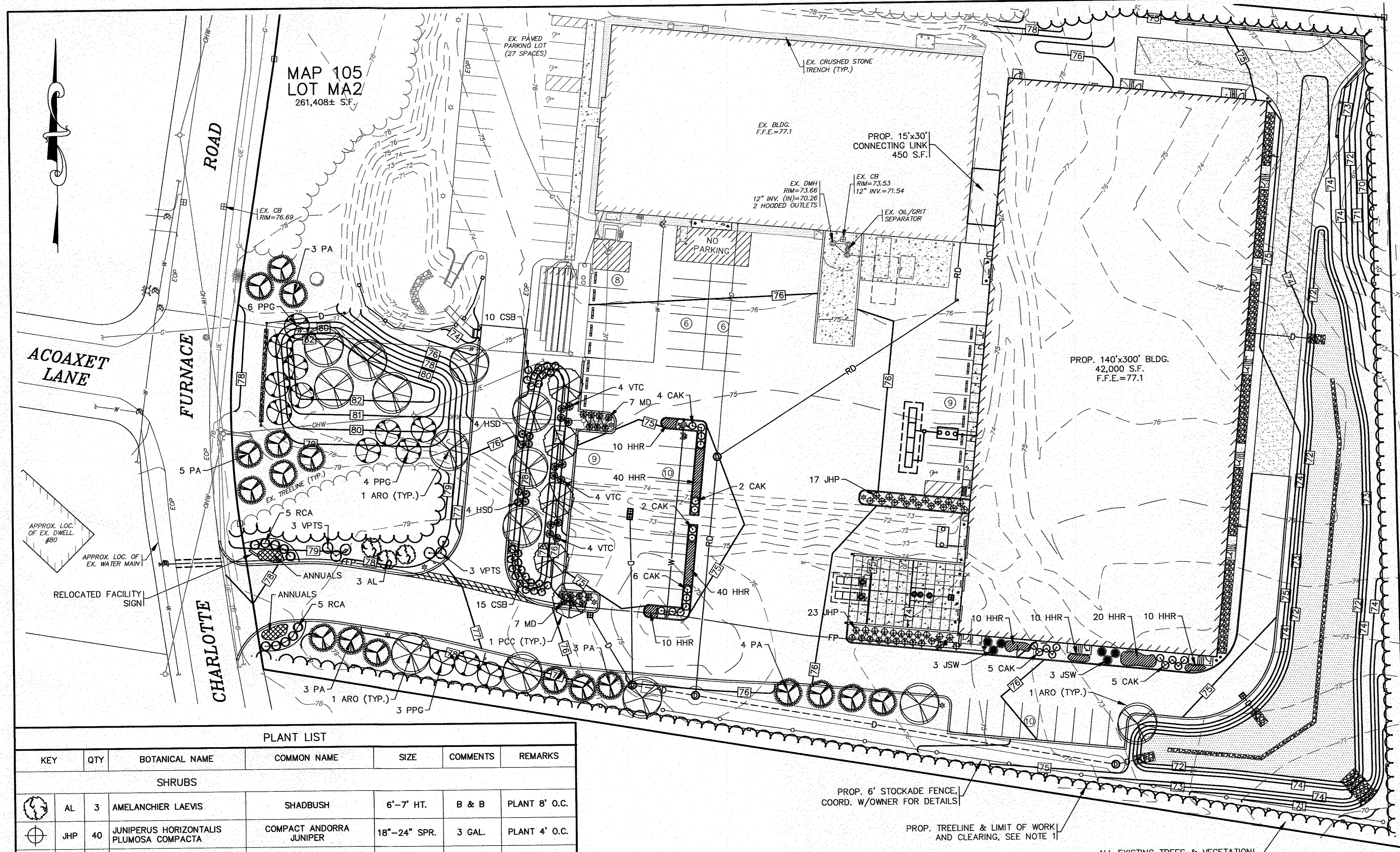
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DRAWN BY: JMP		WFM	
CHECKED BY: WFM		WFM	
JOB NO.: 19-0342		WFM	
SCALE: 1" = 30'		WFM	
APPROVED BY: [Signature]		BY: APP'D	
DATE: JULY 8, 2020		REV. DATE	
DRAWN BY: JMP		3	
CHECKED BY: WFM		2	
JOB NO.: 19-0342		1	
SCALE: 1" = 30'		REV.	
DATE: JULY 8, 2020		BY: APP'D	
DRAWN BY: JMP		WFM	
CHECKED BY: WFM		WFM	
JOB NO.: 19-0342		WFM	
SCALE: 1" = 30'		WFM	
DATE: JULY 8, 2020		REV.	
DRAWN BY: JMP		3	
CHECKED BY: WFM		2	
JOB NO.: 19-0342		1	
SCALE: 1" = 30'		REV.	

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
TEL: (508) 295-6600 FAX: (508) 295-6634
E-MAIL: gaf@caf-eng.com

MASTER MILLWORK, INC.
55 CHARLOTTE FURNACE ROAD WAREHAM, MA
41 MEETING HOUSE LANE, SUITE 11 SAGAMORE BEACH, MA

DATE: JULY 8, 2020
JOB NO.: 19-0342
DWG. 5 OF 10



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

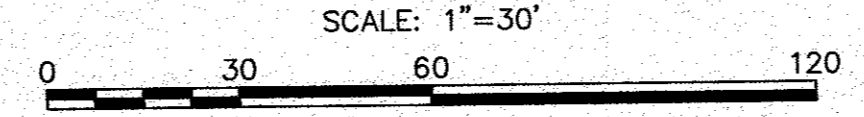
- PLANTING STANDARDS:**
- THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP, AND TRANSPLANT ALL PLANT MATERIALS LISTED ON THE PLANT SCHEDULE. BARE-ROOT IS TYPICALLY NOT PERMITTED FOR ANY TREE.
 - PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION 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. SOD 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 SEEDDED.

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
SHRUBS						
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	6	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	10	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.
CSB	25	CORNUS SERICEA "BAILEYI"	BAILEYS RED TWIG DOGWOOD	18"-24" HT.	3 GAL.	PLANT 4' O.C.
HSD	8	HIBISCUS SYRIACUS "DIANA"	ROSE OF SHARON-WHITE	3"-4" HT.	3 GAL.	PLANT 5' O.C.
VTC	12	VIBURNUM TRILOBUM COMPACTUM	COMPACT AMERICAN CRANBERRYBUSH VIBURNUM	36" HT.	5 GAL. OR B & B	PLANT 5' O.C.
SHADE & ORNAMENTAL TREES						
ARO	14	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.	B & B	PLANT 35' O.C.
PA	18	PICEA ABIES	NORWAY SPRUCE	7'-8' HT.	B & B	PLANT 15' O.C.
PPG	13	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	7'-8' HT.	B & B	PLANT 15' O.C.
PCC	5	PYRUS CALLERYANA 'CHANTICLEER'	CLEVELAND SELECT CALLERY PEAR	3" CAL.	B & B	PLANT AS SHOWN
ORNAMENTAL GRASSES & PERENNIALS						
CAK	24	CALAMACROSTIS 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.

LANDSCAPING PLAN



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

APPROVED BY:

APPROVED BY:

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

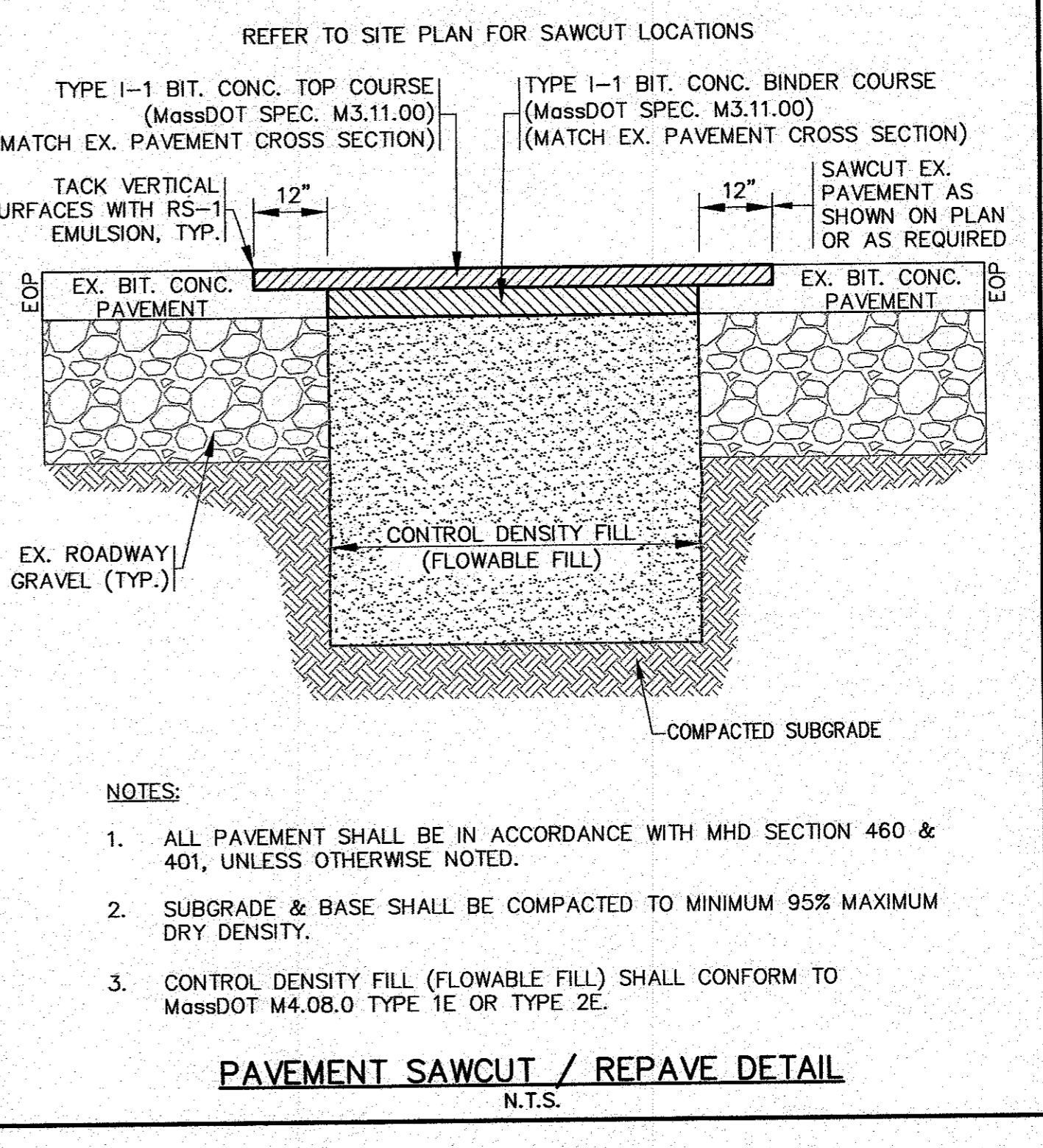
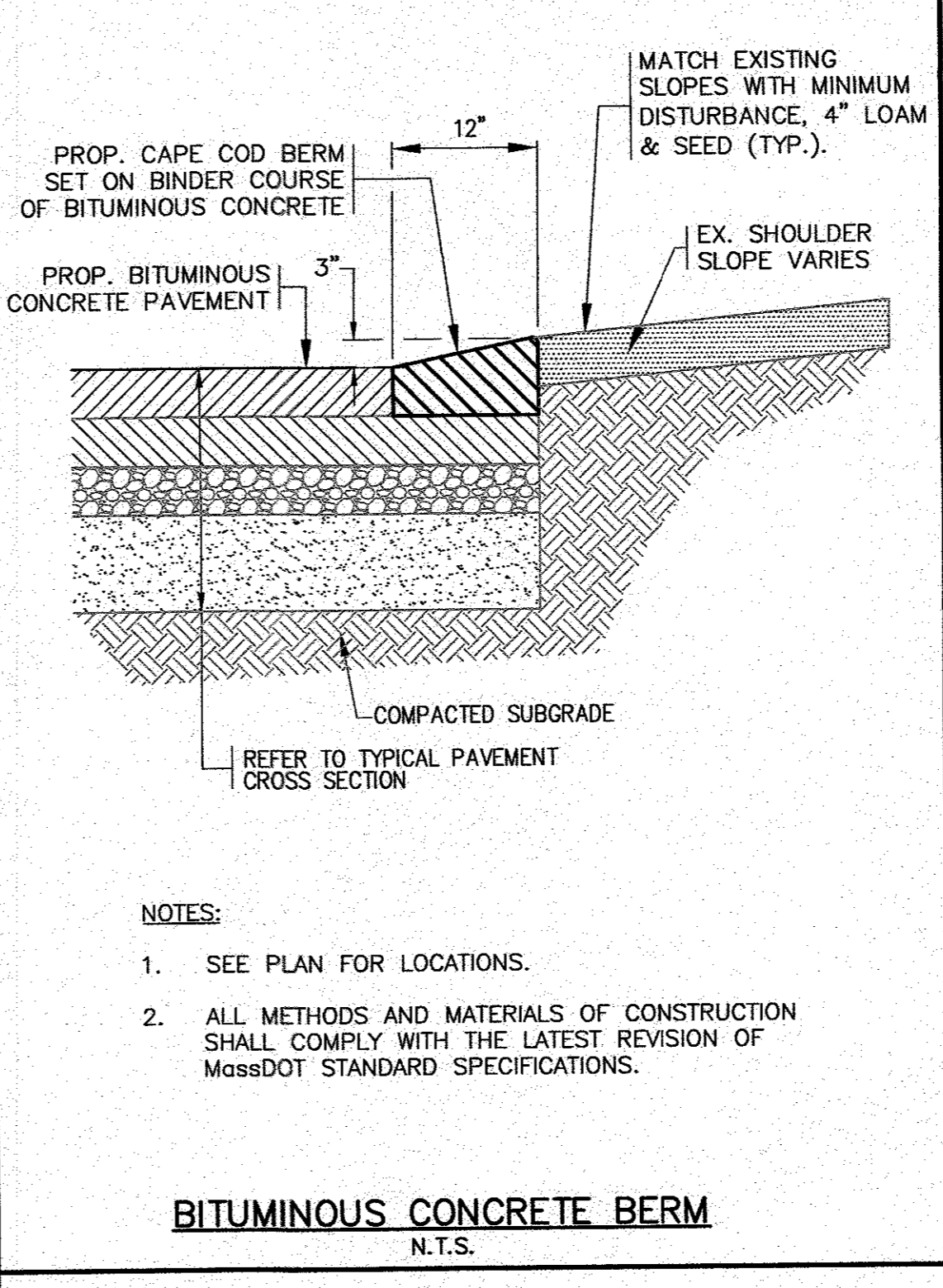
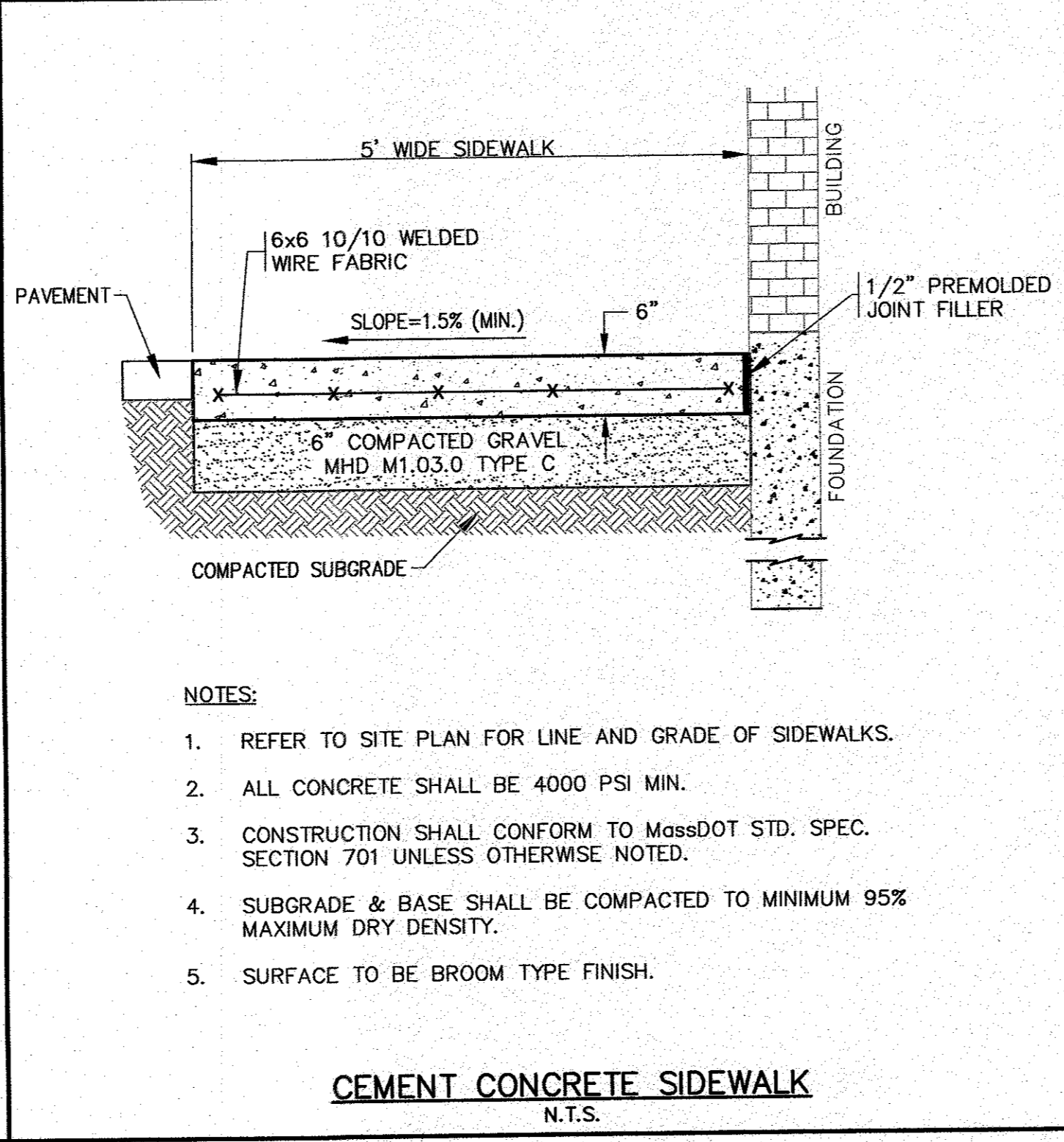
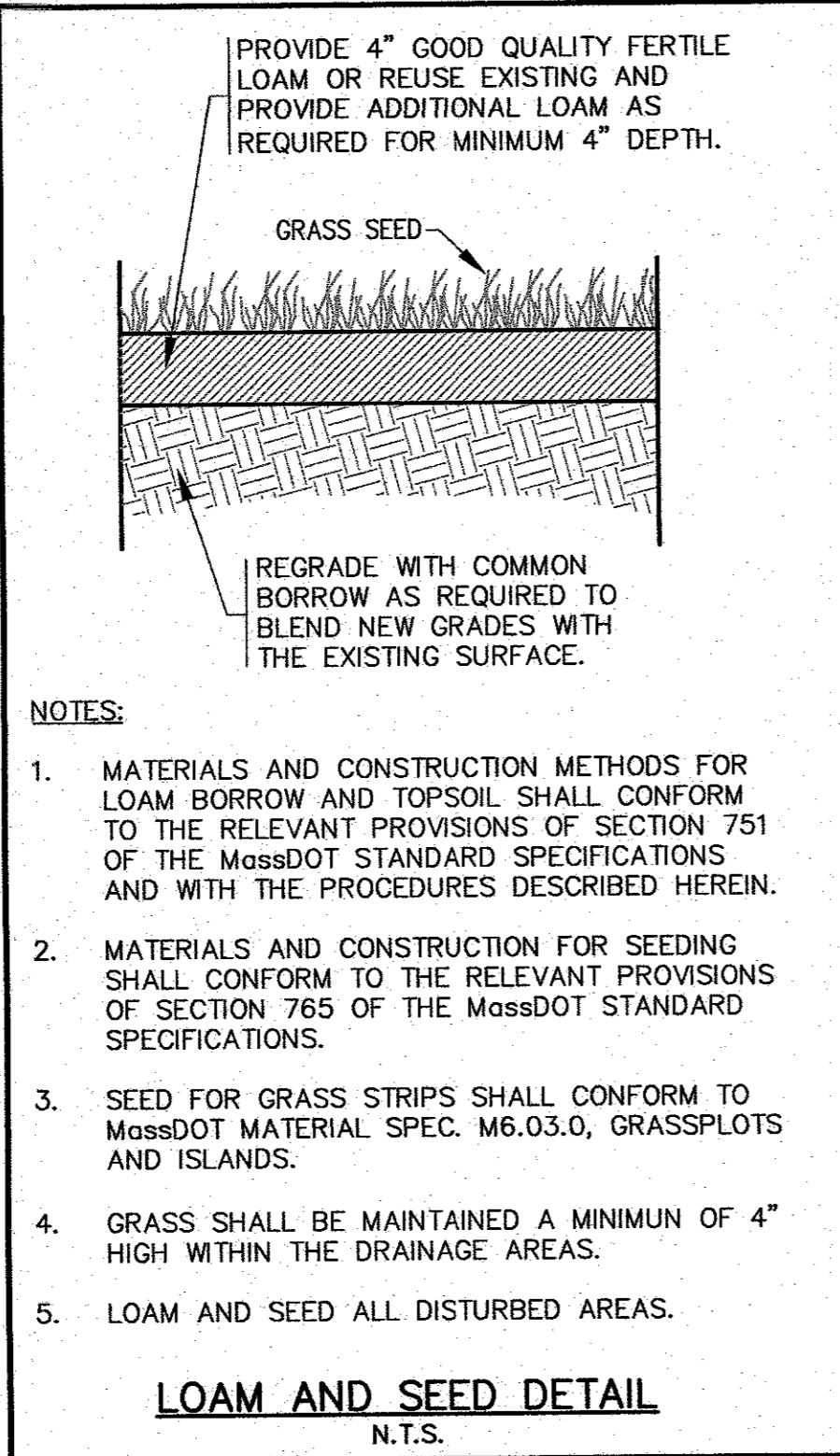
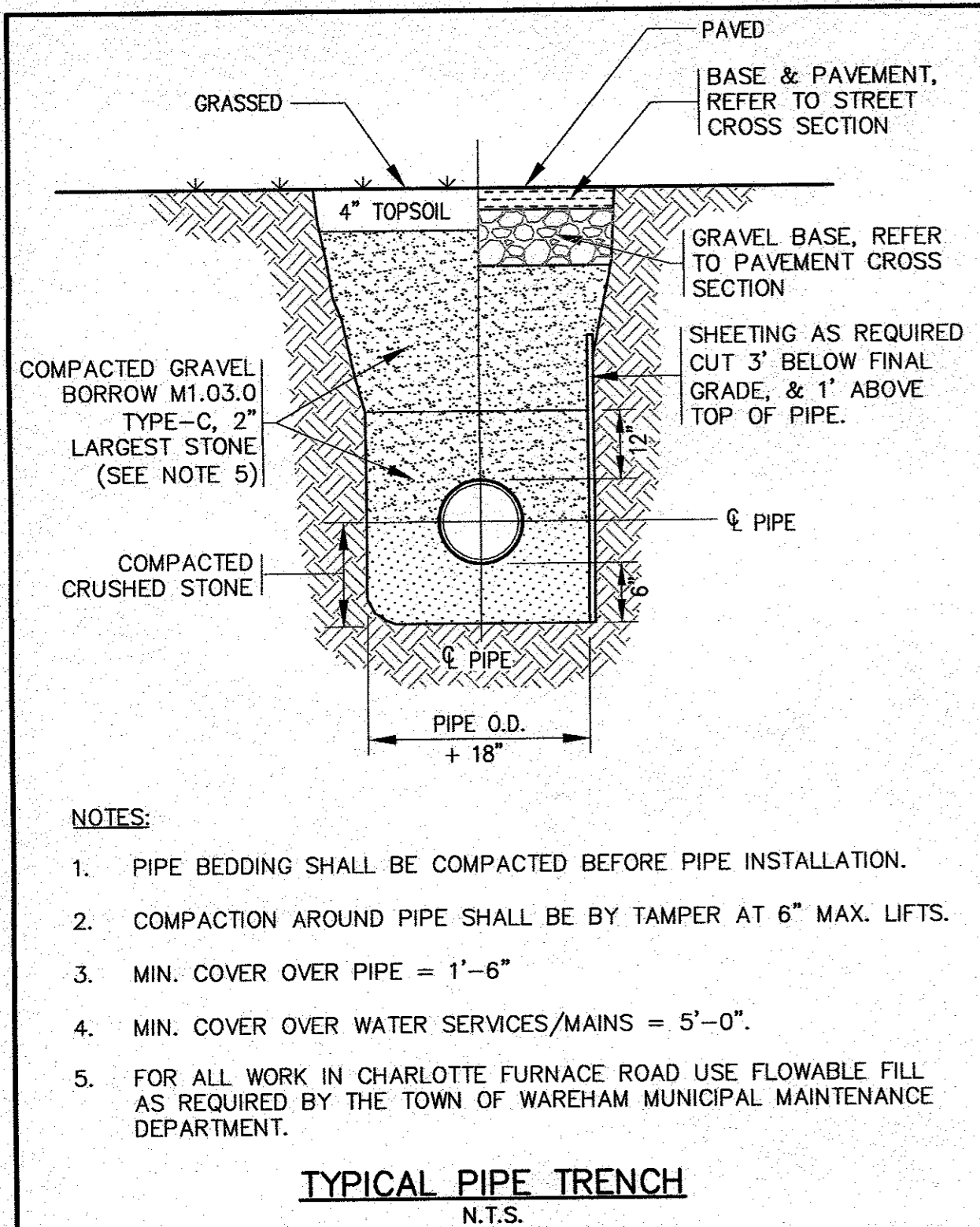
55 CHARLOTTE FURNACE ROAD WAREHAM, MA

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

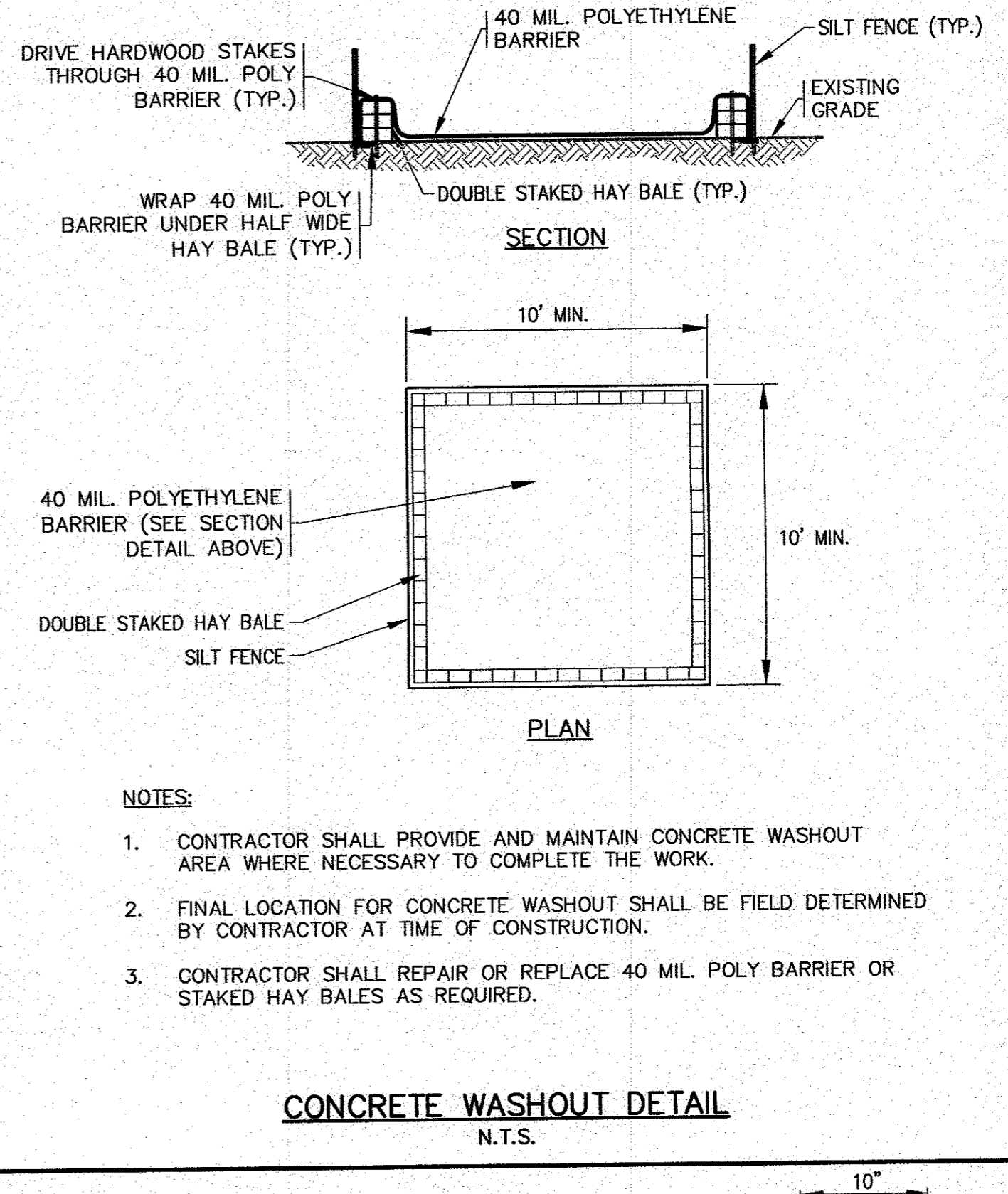
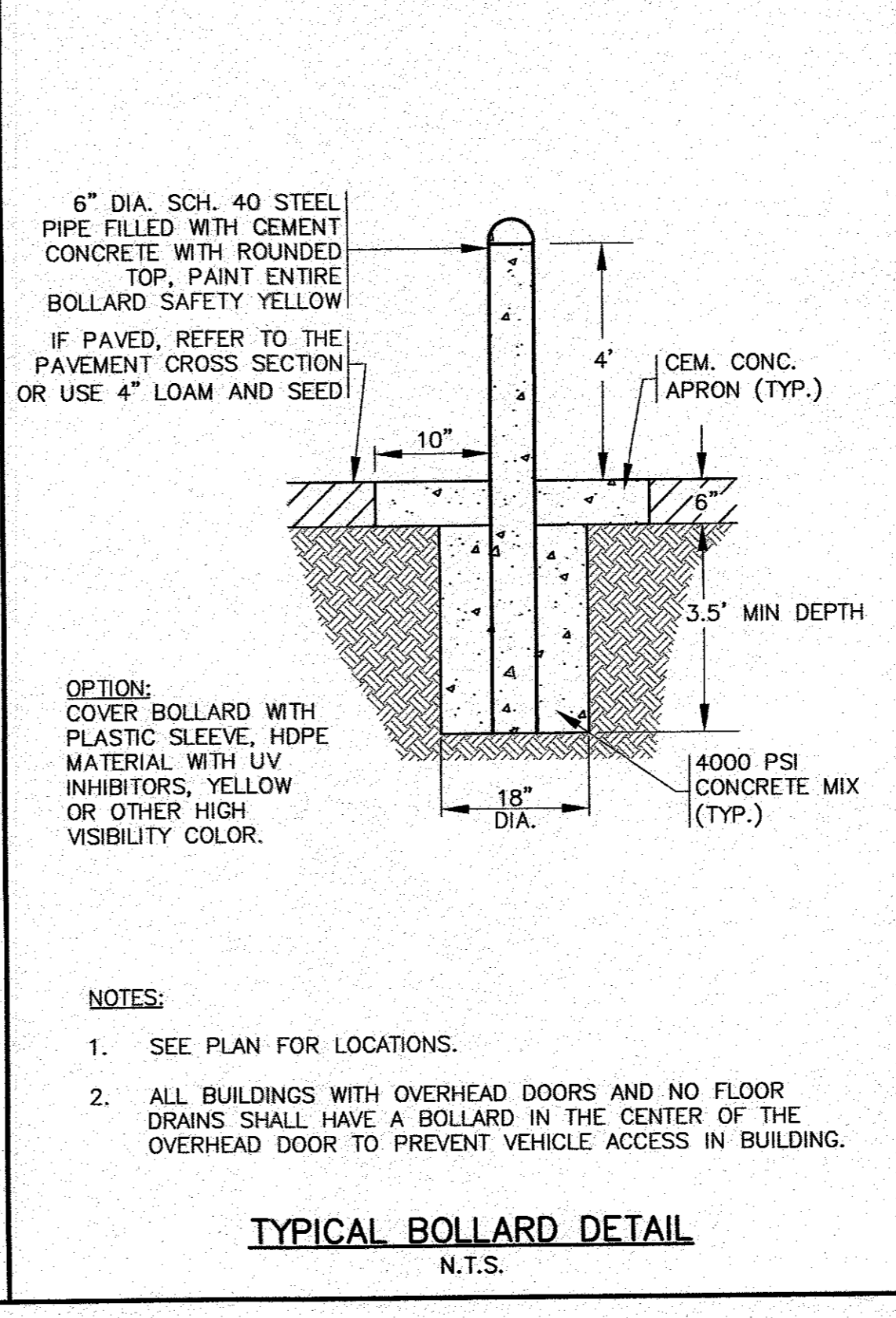
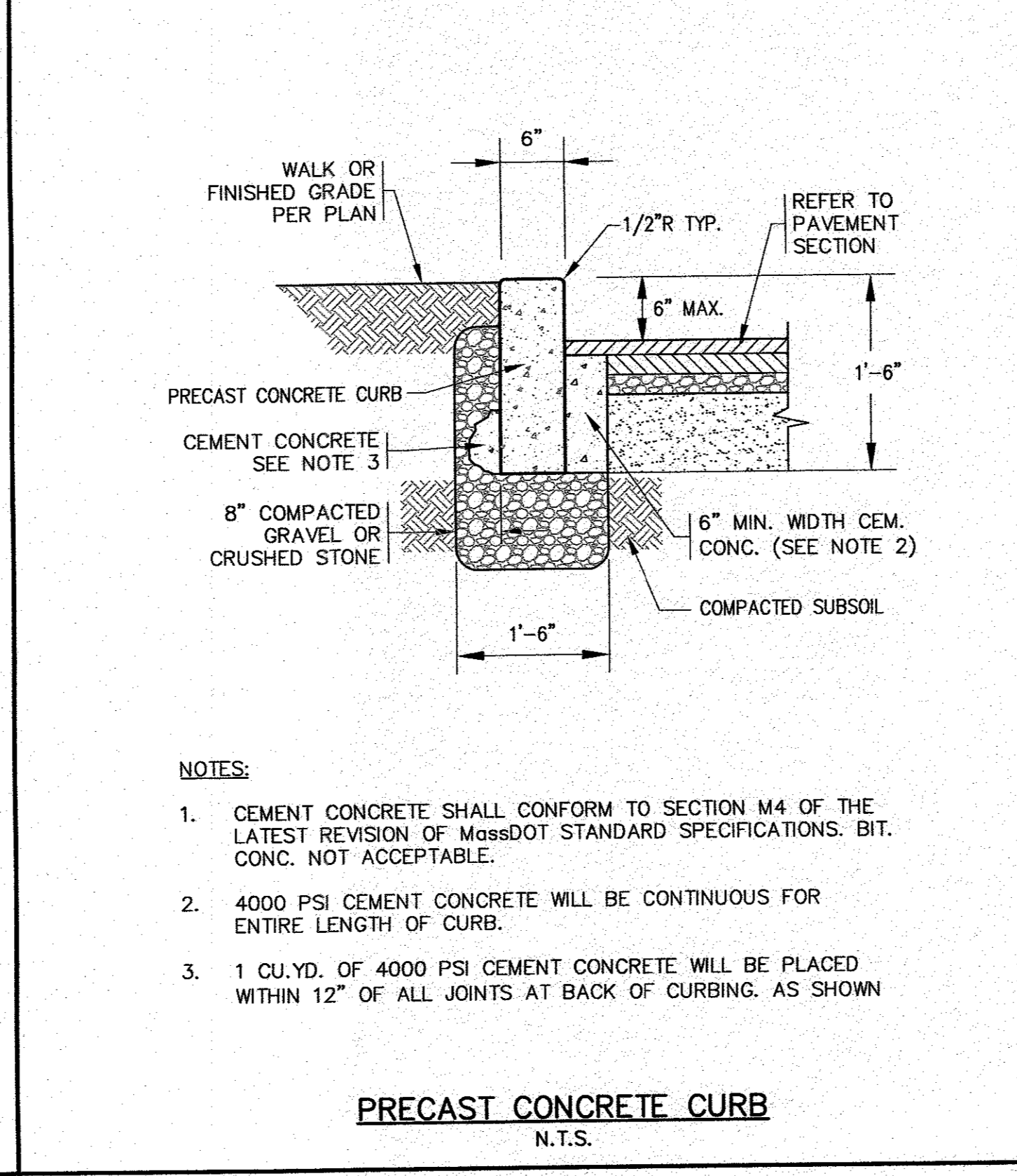
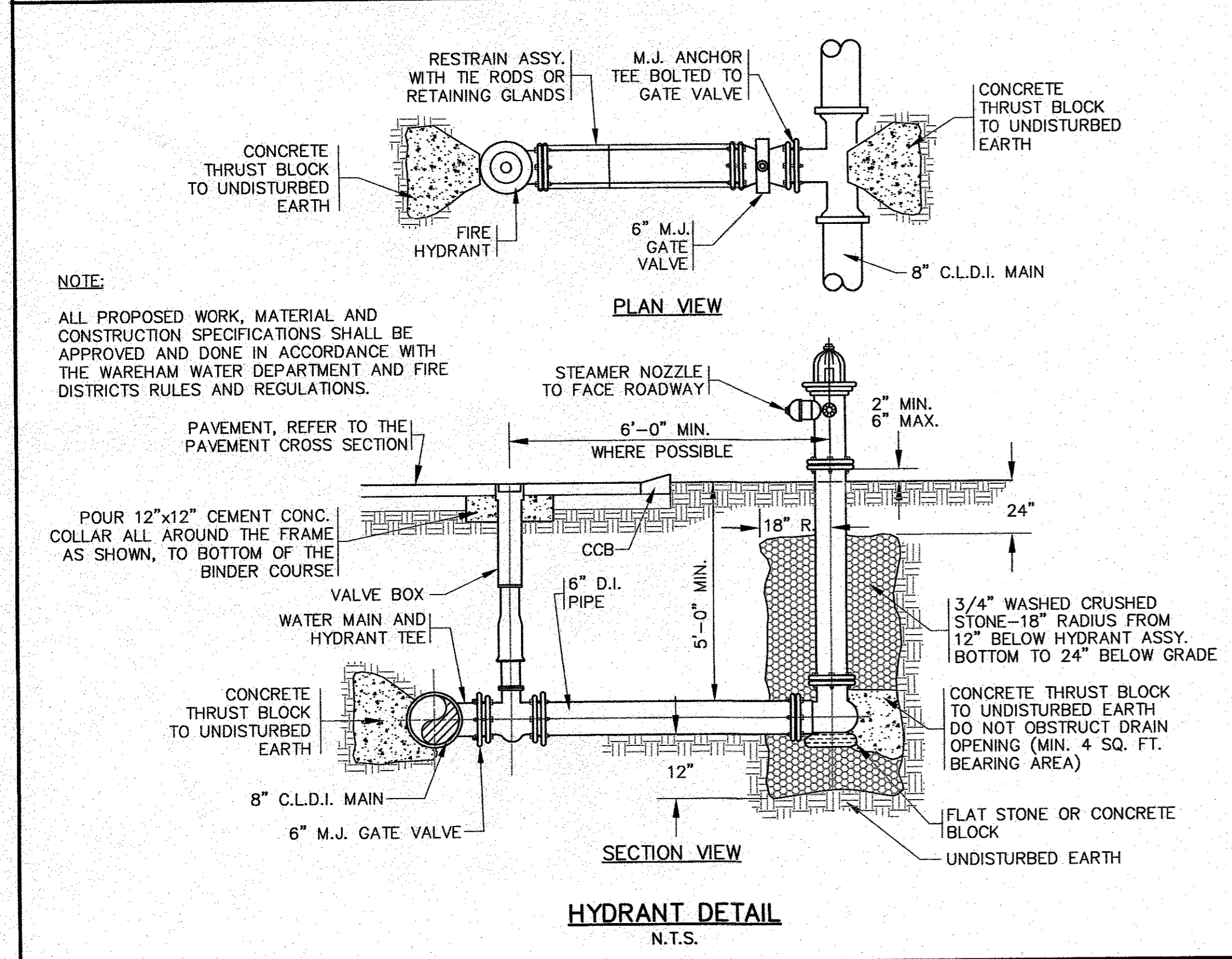
JOB NO.: 19-9342
DWG.: 6 OF 10

REV.	DATE	BY	APP'D	DESCRIPTION
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2	8/20/20	JMP	WFM	PER 2ND PEER REVIEW COMMENTS
1	8/10/20	JMP	WFM	PER PEER REVIEW COMMENTS

15:047 (BROWNS) 2019 DRAWINGS 19-9342 (MASTER MILLWORK) (07/07/20) 19-9342 SITE PLAN_01-3 REV-1.dwg



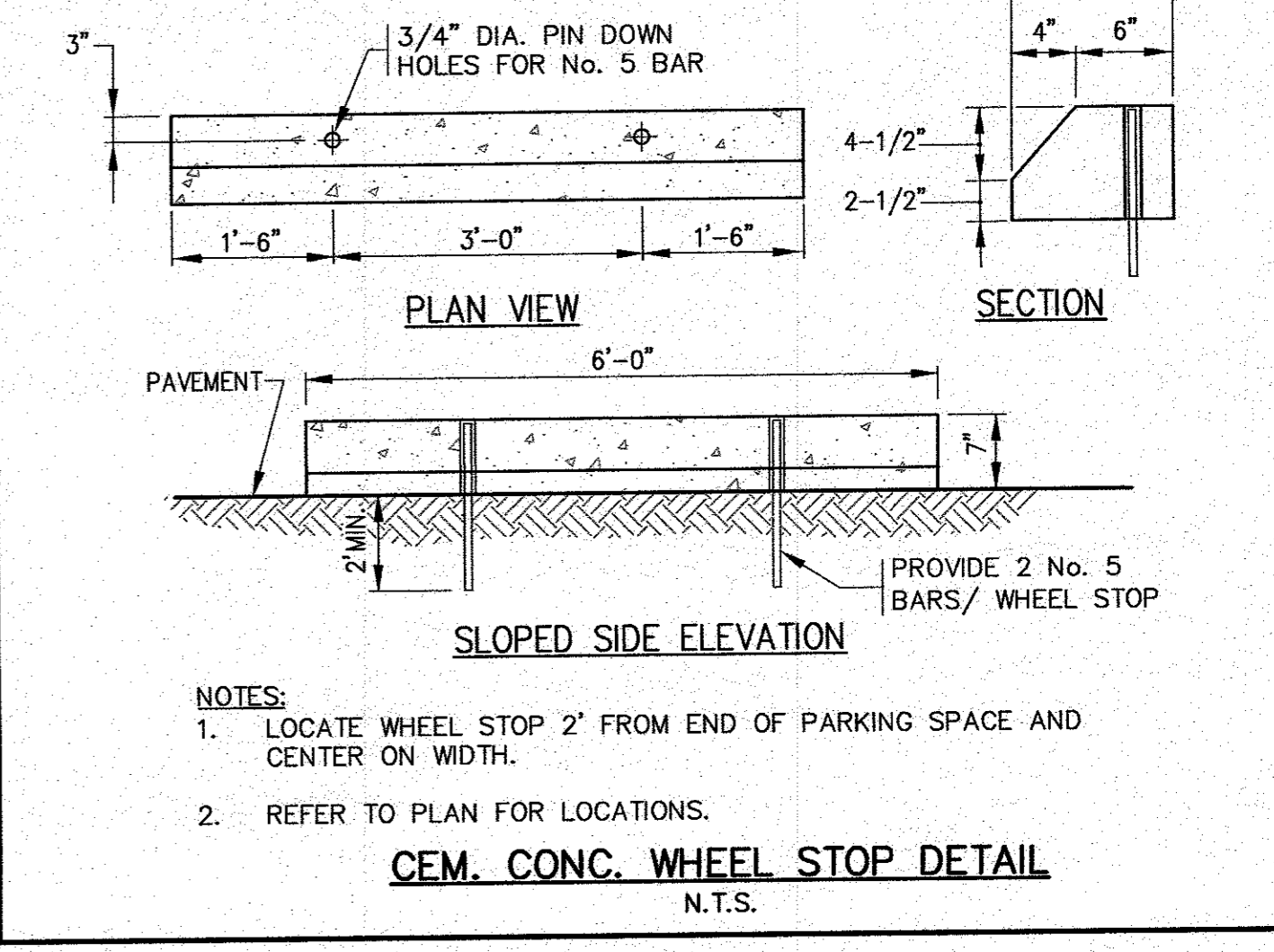
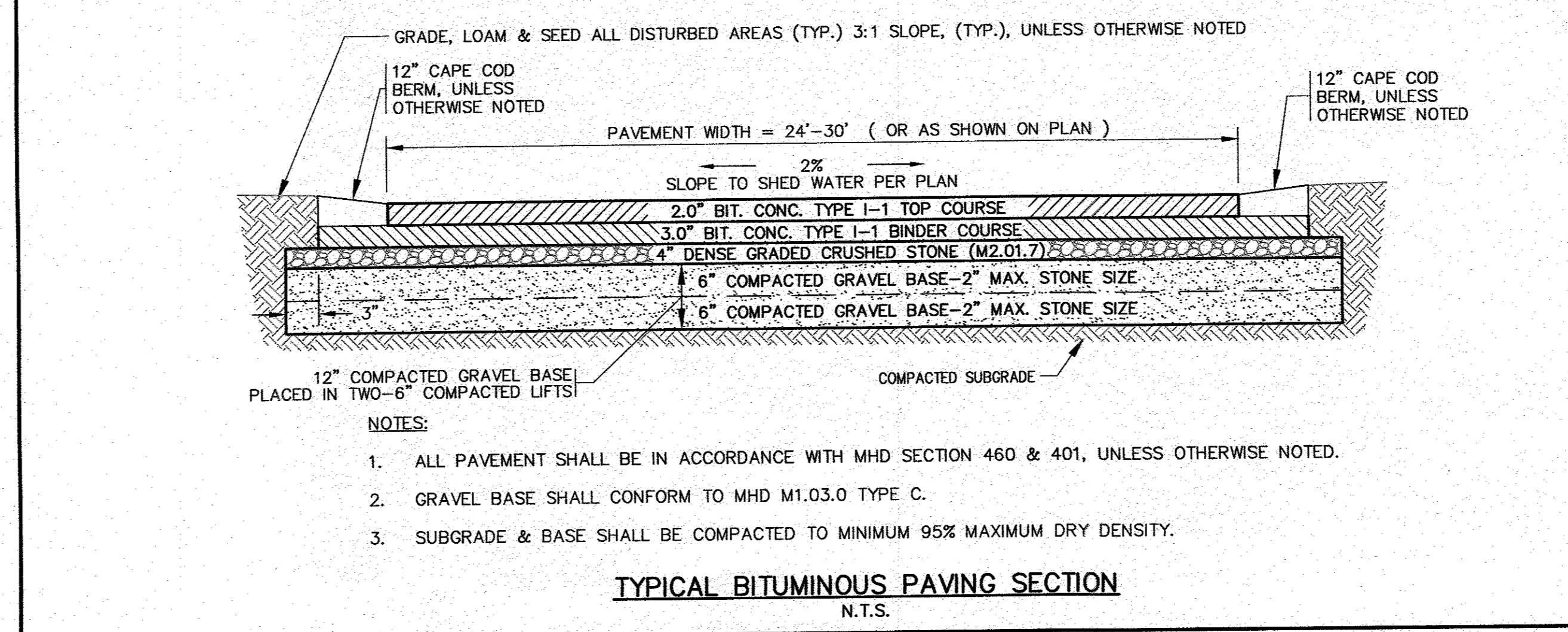
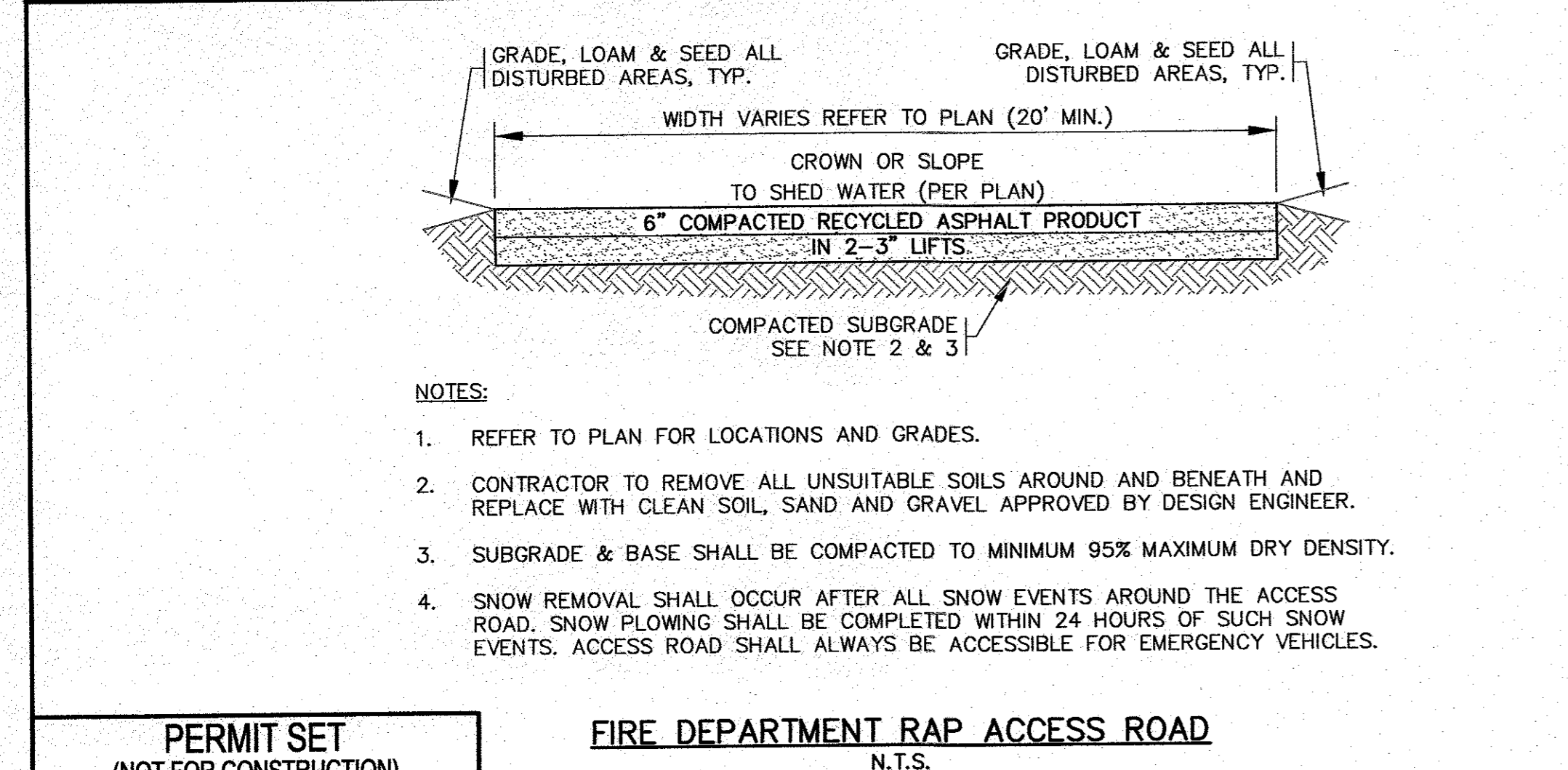
DATE:	JULY 8, 2020			
DRAWN BY:	JMP			
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SCALE:	N.T.S.			
REV.	DATE	BY	APP'D	DESCRIPTION
3	9/2/20	JMP	WFM	NO CHANGES THIS SHEET
2	8/20/20	JMP	WFM	NO CHANGES THIS SHEET
1	8/10/20	JMP	WFM	PER PEER REVIEW COMMENTS



APPROVED BY: *[Signature]*

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 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 286 MAIN STREET - WAREHAM, MA 02571
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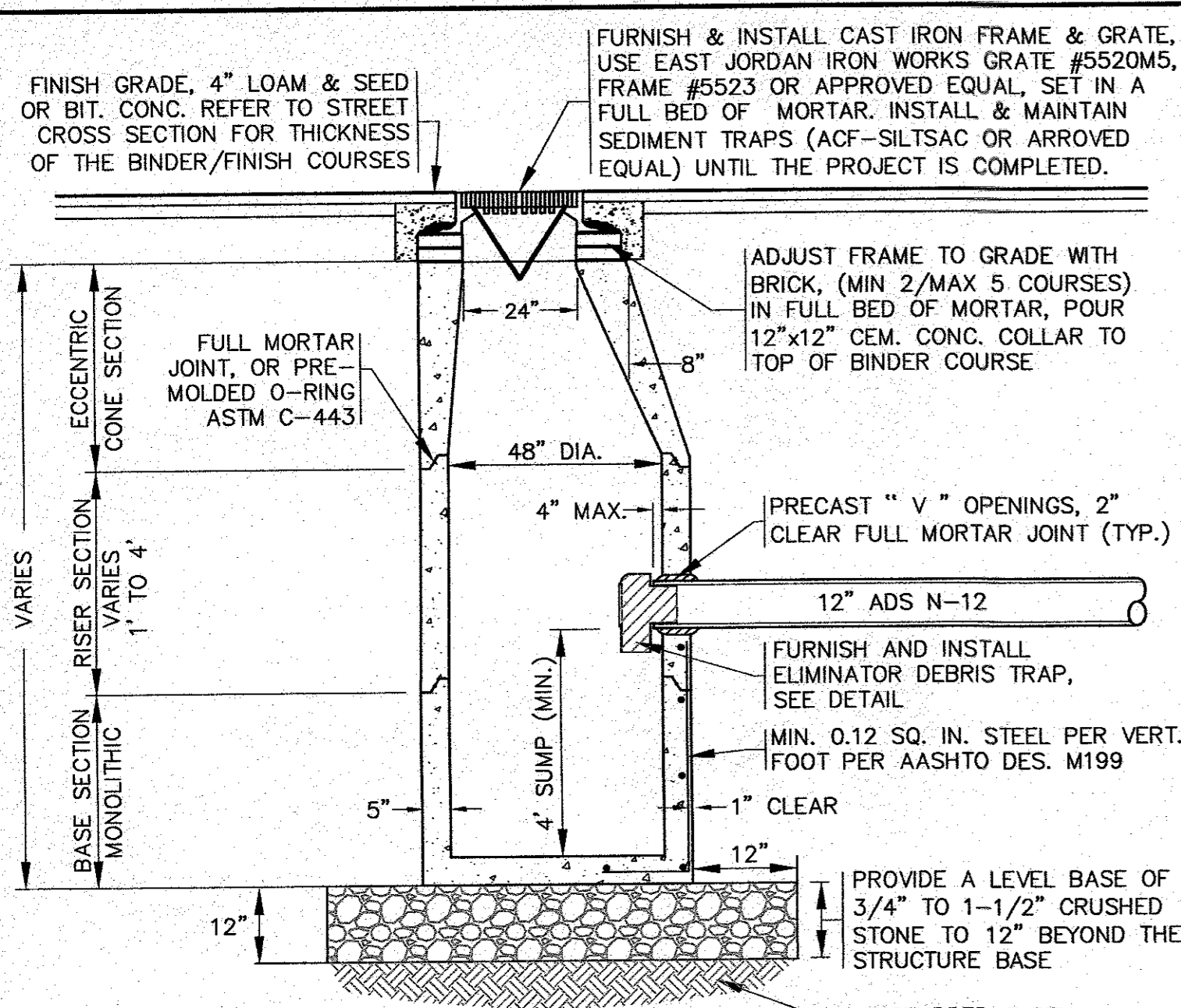
SITE DEVELOPMENT PLAN
DETAIL SHEET 1

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

55 CHARLOTTE FURNACE ROAD WAREHAM, MA

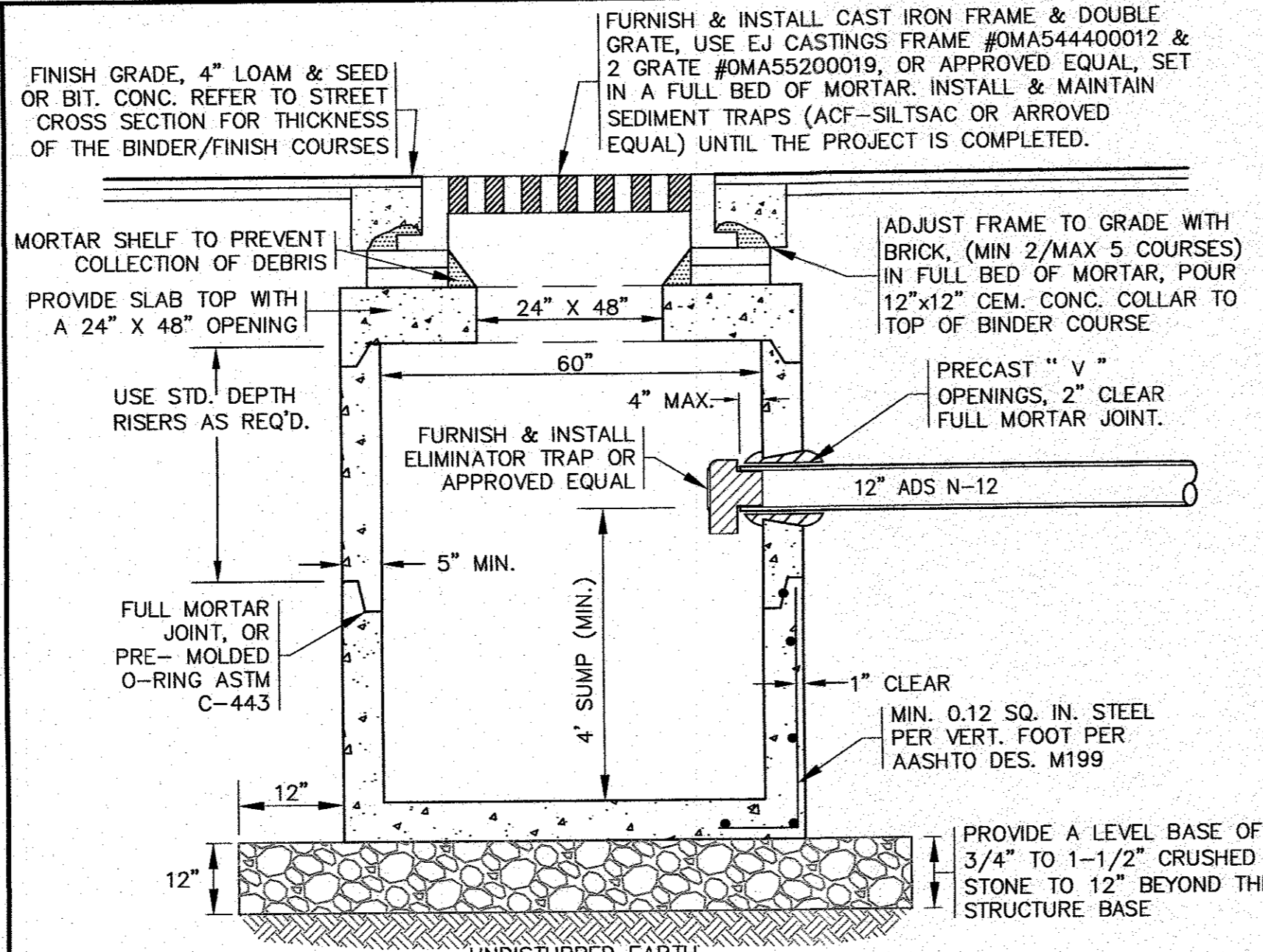
JOB NO.: 19-9342
 DWG. 7 OF 10

16 (S&P DRAWINGS) 2019 DRAWINGS (19-9342) (MASTER MILLWORK) (2020) (DWG) (2020) SITE PLAN (1)-1 REV. 3-04



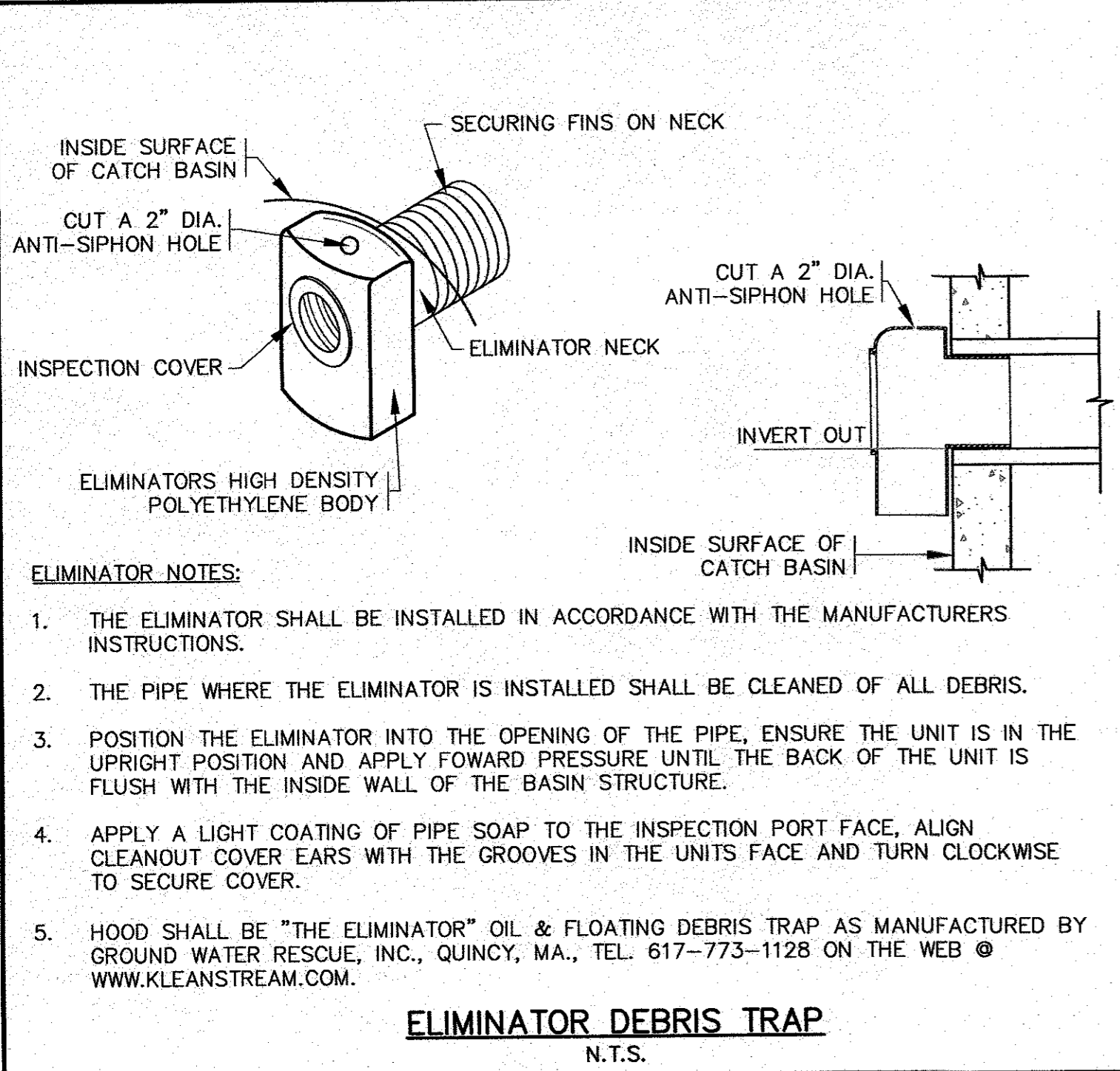
- NOTES:**
- STRUCTURES SHALL BE PRECAST CONCRETE IN ACCORDANCE WITH ASTM C-478, WITH H=20 LOADING, SECTION HEIGHTS VARY. CONCRETE STRENGTH 4000 PSI @ 28 DAYS.
 - FOR SHALLOW INSTALLATION AND WHEN APPROVED BY THE ENGINEER, A FLAT TOP H=20 SLAB WITH A 24" OPENING CAST ECCENTRICALLY MAY BE USED. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
 - ALL STRUCTURE JOINTS AND PENETRATIONS SHALL BE WATER TIGHT.
 - REFER TO PLANS FOR PIPE SIZES, INVERTS, RIMS AND LOCATIONS.

PRECAST CONCRETE CATCH BASIN
N.T.S.



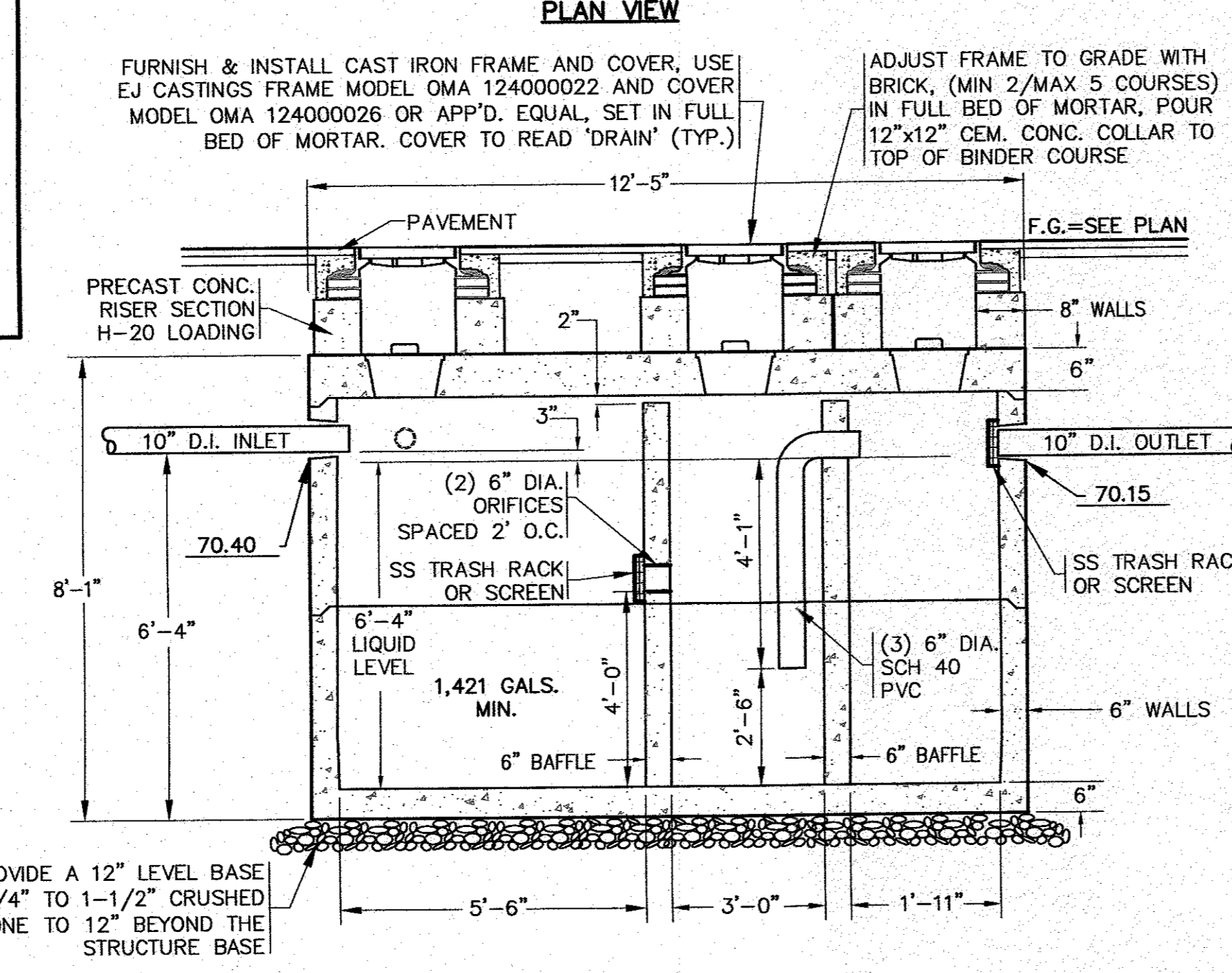
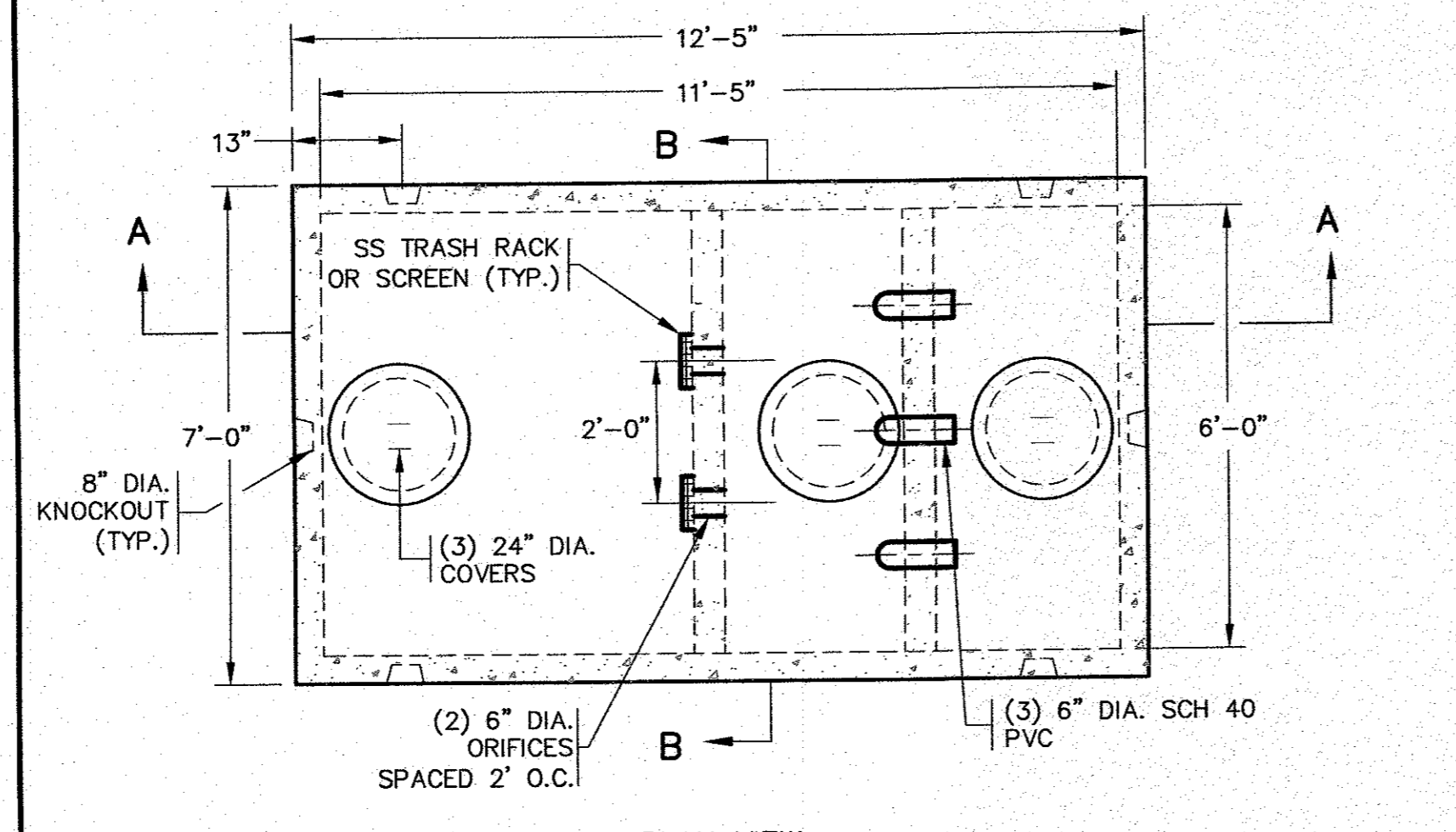
- NOTES:**
- STRUCTURES SHALL BE PRECAST CONCRETE IN ACCORDANCE WITH ASTM C-478, WITH H=20 LOADING, SECTION HEIGHTS VARY. CONCRETE STRENGTH 4000 PSI @ 28 DAYS.
 - USE A FLAT TOP H=20 SLAB WITH A 24" X 48" (NOMINAL) OPENING CAST CONCENTRICALLY.
 - ALL STRUCTURE JOINTS AND PENETRATIONS SHALL BE WATER TIGHT.
 - REFER TO PLANS FOR PIPE SIZES, INVERTS, RIMS AND LOCATIONS.

PRECAST DOUBLE GRATE CONCRETE CATCH BASIN
N.T.S.



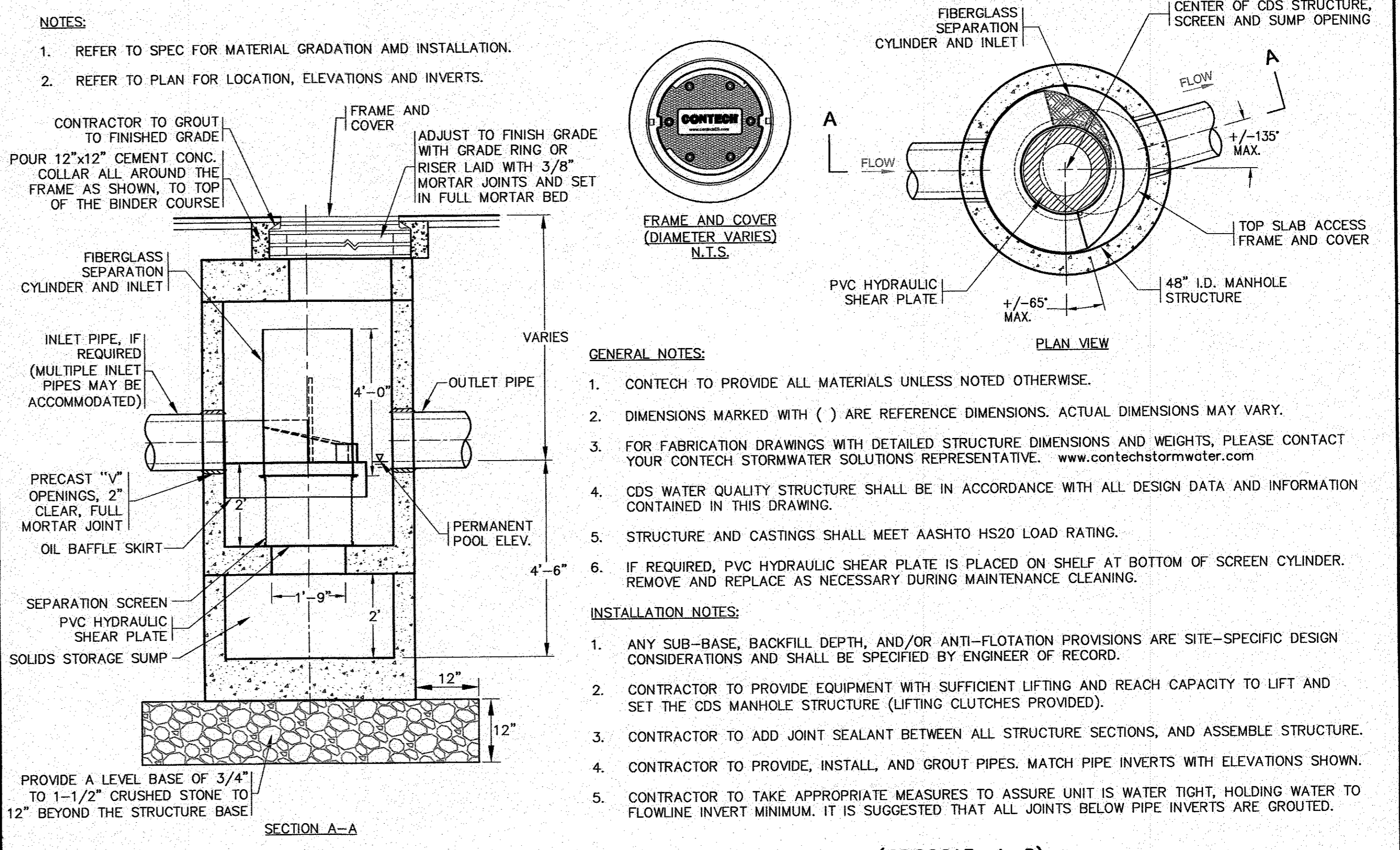
- ELIMINATOR NOTES:**
- THE ELIMINATOR SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
 - THE PIPE WHERE THE ELIMINATOR IS INSTALLED SHALL BE CLEANED OF ALL DEBRIS.
 - POSITION THE ELIMINATOR INTO THE OPENING OF THE PIPE, ENSURE THE UNIT IS IN THE UPRIGHT POSITION AND APPLY FORWARD PRESSURE UNTIL THE BACK OF THE UNIT IS FLUSH WITH THE INSIDE WALL OF THE BASIN STRUCTURE.
 - APPLY A LIGHT COATING OF PIPE SOAP TO THE INSPECTION PORT FACE. ALIGN CLEANOUT COVER EARS WITH THE GROOVES IN THE UNITS FACE AND TURN CLOCKWISE TO SECURE COVER.
 - HOOD SHALL BE "THE ELIMINATOR" OIL & FLOATING DEBRIS TRAP AS MANUFACTURED BY GROUND WATER RESCUE, INC., QUINCY, MA., TEL. 617-773-1128 ON THE WEB @ WWW.KLEANSTREAM.COM.

ELIMINATOR DEBRIS TRAP
N.T.S.

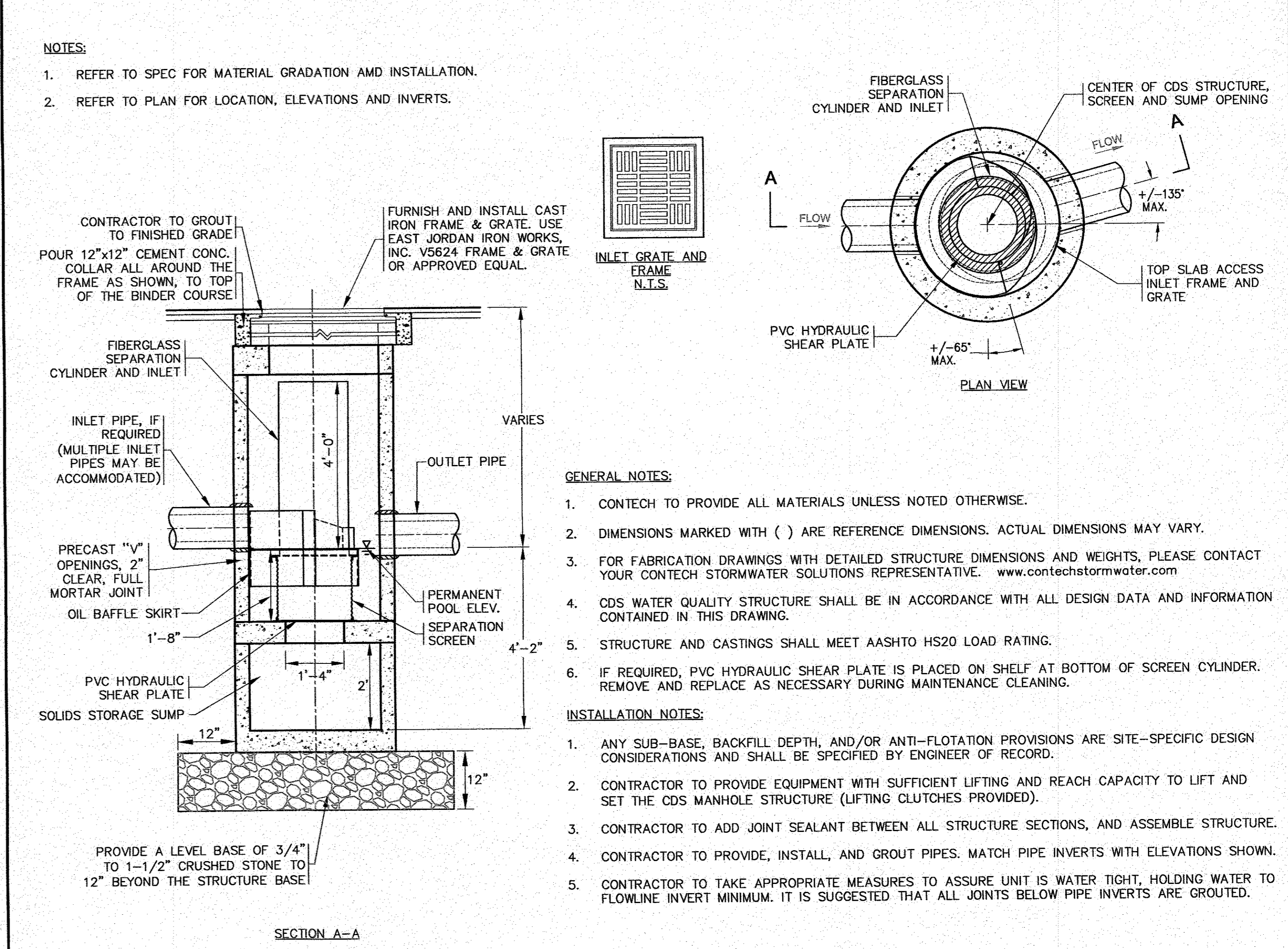


3000 GAL. OIL/GRIT SEPARATOR DETAIL
N.T.S.

- NOTES:**
- CONCRETE: 5,000 P.S.I. MINIMUM STRENGTH @ 28 DAYS. DENSITY 150 PCF.
 - CEMENT, PORTLAND TYPE I OR III. ASTM C150-81
 - ADMIXTURES, AIR & PLASTICIZERS @ ASTM C233-82.
 - REINFORCING ASTM A615 FOR WIRE FABRIC, GRADE 60 BAR.
 - DESIGN LOADING AASHTO H=20.
 - CONSTRUCTION JOINT-SEALED WITH 1" DIA BUTYL RUBBER OR EQUIVALENT.
 - TANK SHALL BE A 3000 GALLON CAPACITY TANK BY SHEA CONCRETE PRODUCTS OR APPROVED EQUAL.



PRECAST CONCRETE WATER QUALITY STRUCTURE-1 (CDS2015-4-C)
N.T.S.



PRECAST CONCRETE WATER QUALITY STRUCTURE-2 (CDS1515-3-C)
N.T.S.

- NOTES:**
- REFER TO SPEC FOR MATERIAL GRADATION AND INSTALLATION.
 - REFER TO PLAN FOR LOCATION, ELEVATIONS AND INVERTS.

- GENERAL NOTES:**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. www.contechstormwater.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE AND CASTINGS SHALL MEET AASHTO HS20 LOAD RATING.
 - IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES:**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

DATE:	JULY 8, 2020	APPROVED BY:	
DRAWN BY:	JMP	CHECKED BY:	WFM
JOB NO.:	19-9342	SCALE:	N.T.S.
REV.	1	DATE	8/10/20
BY	JMP	DESCRIPTION	PER PEER REVIEW COMMENTS
NO CHANGES THIS SHEET	WFM		
NO CHANGES THIS SHEET	JMP		

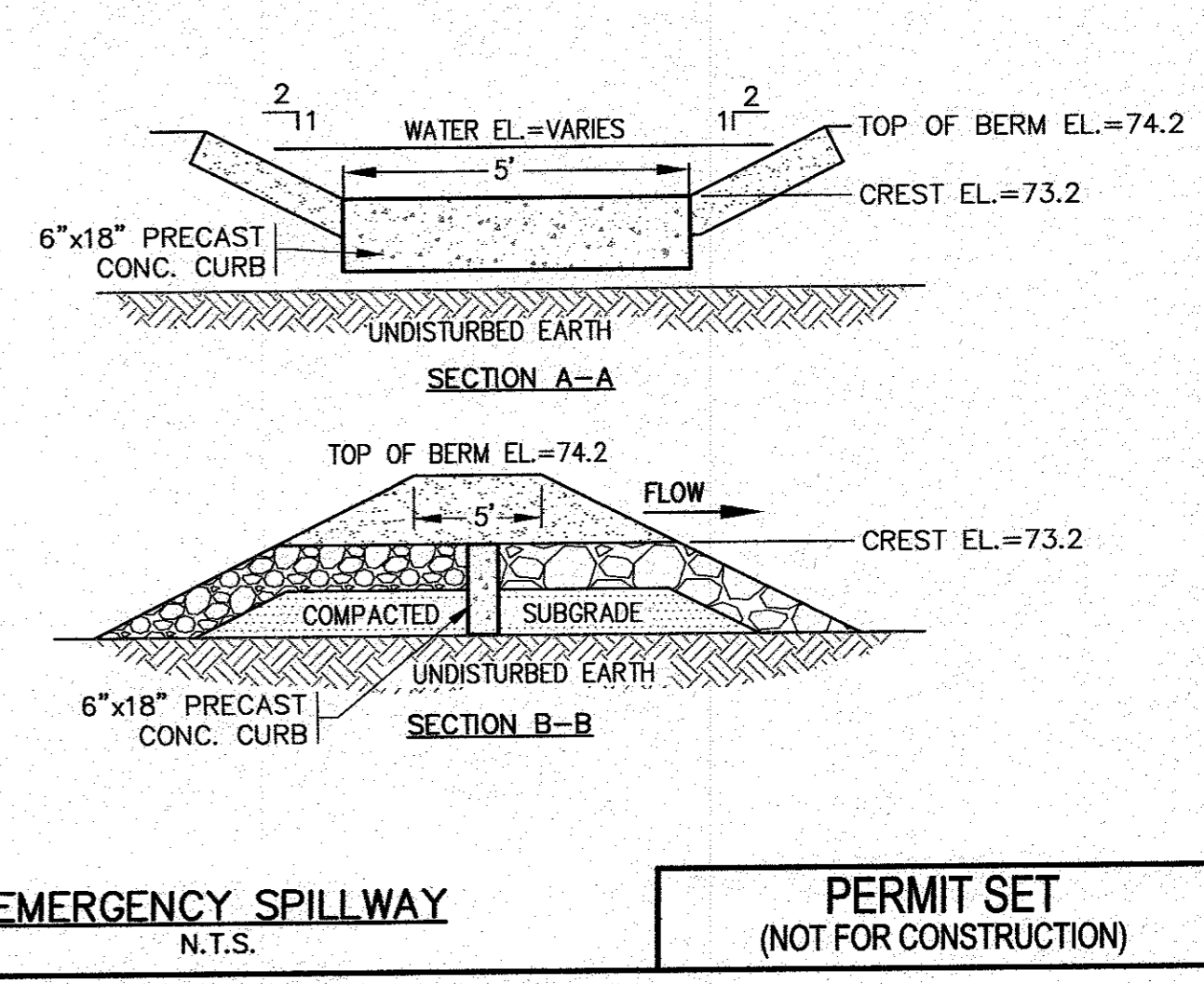
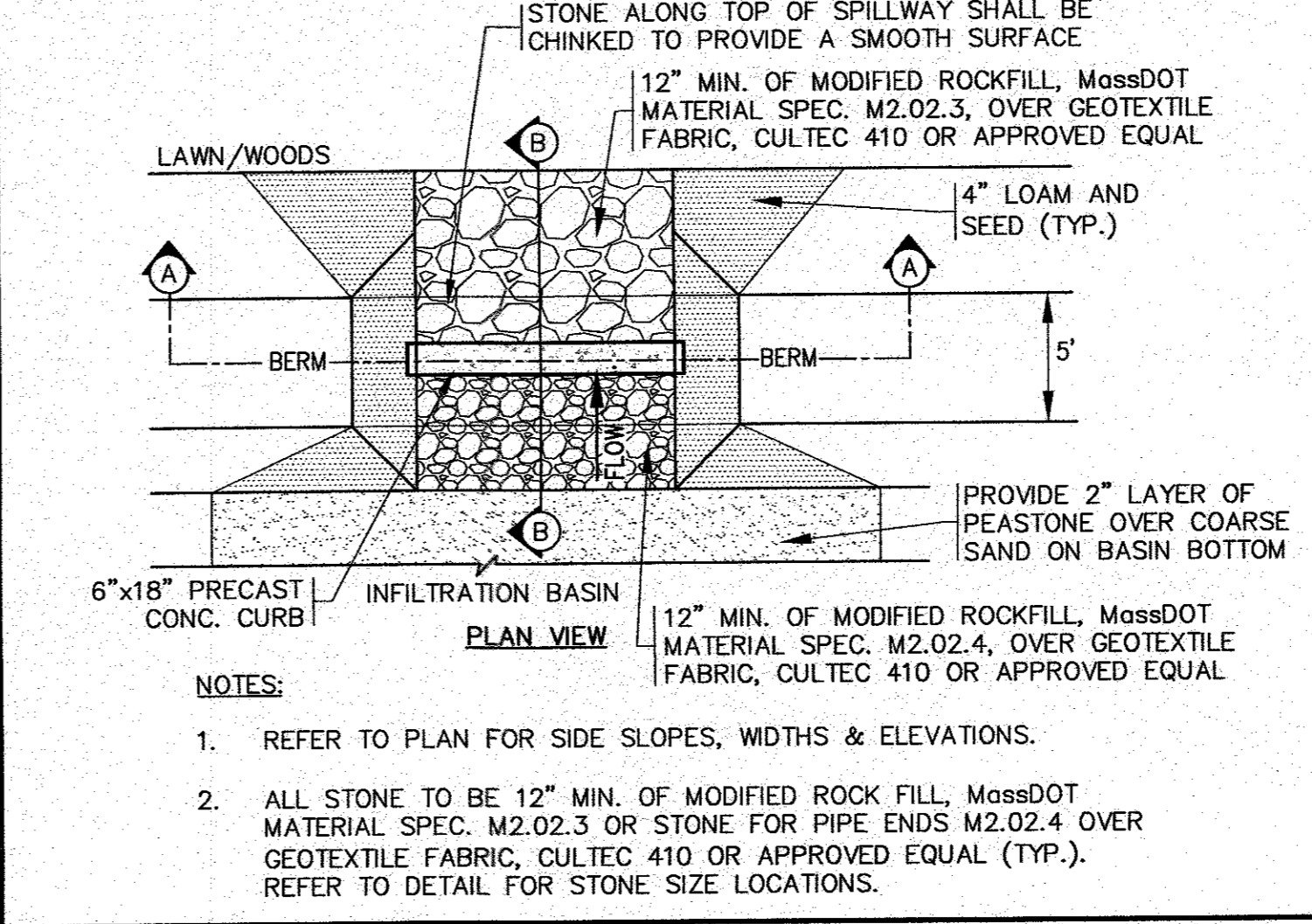
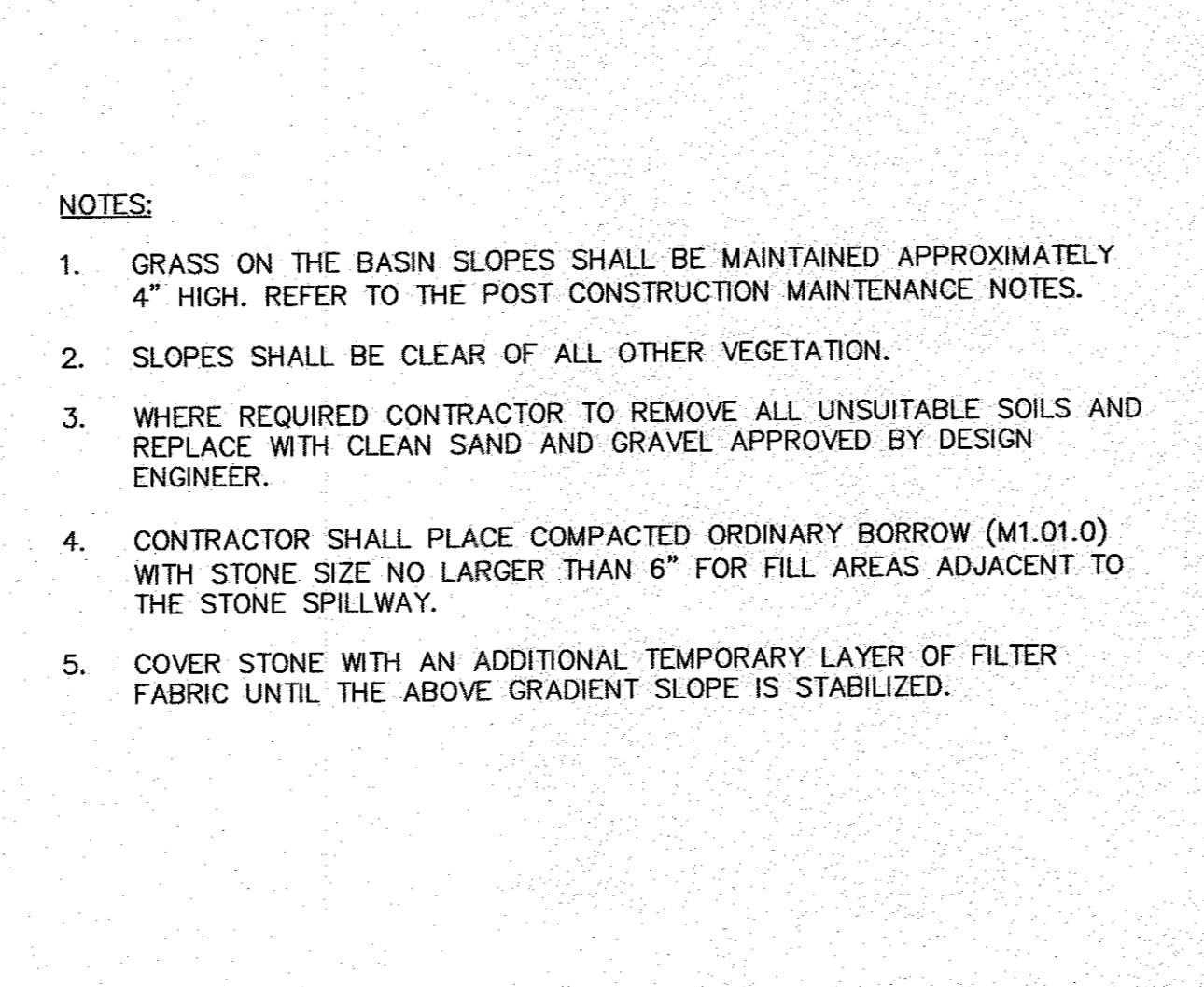
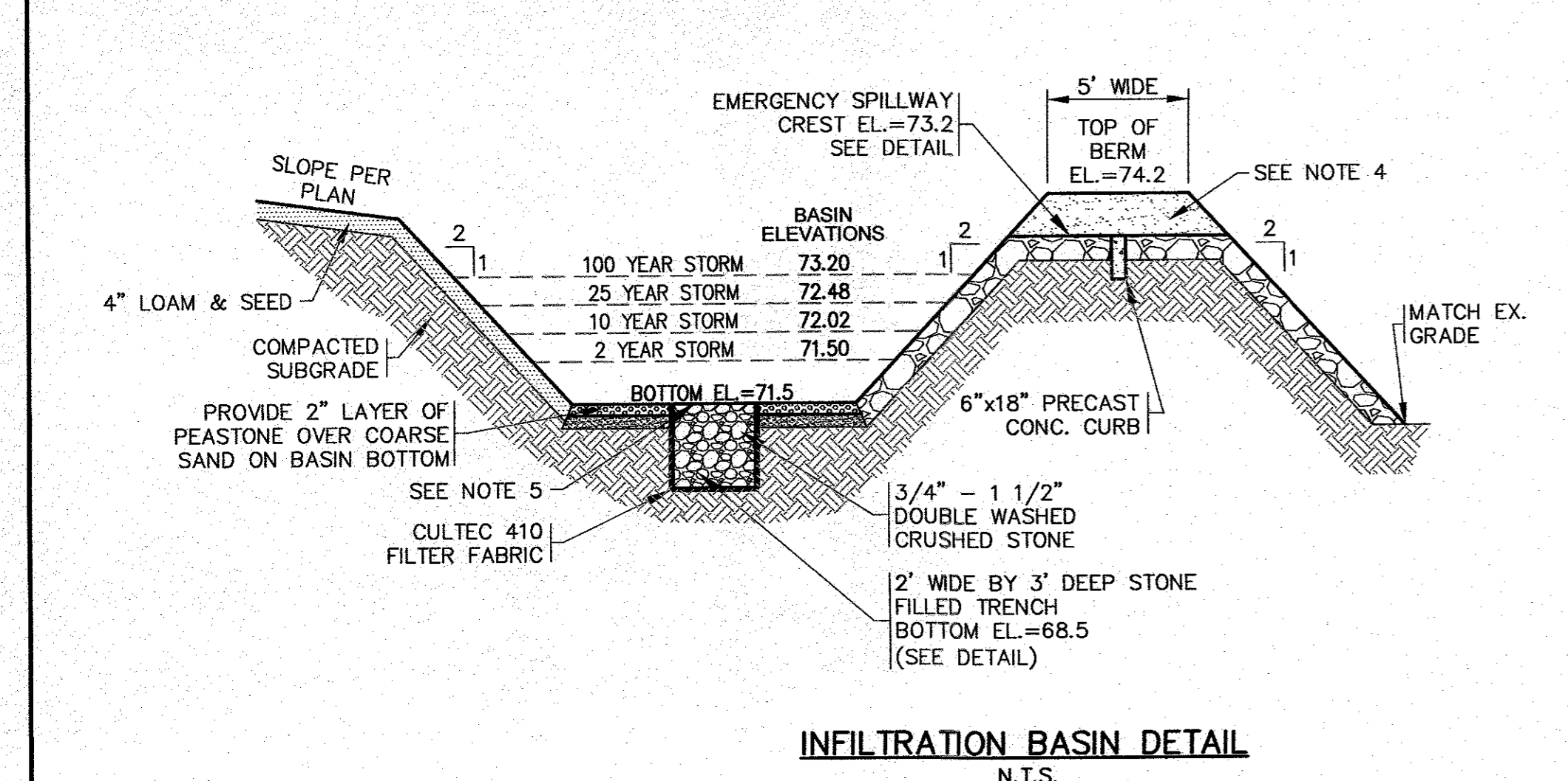
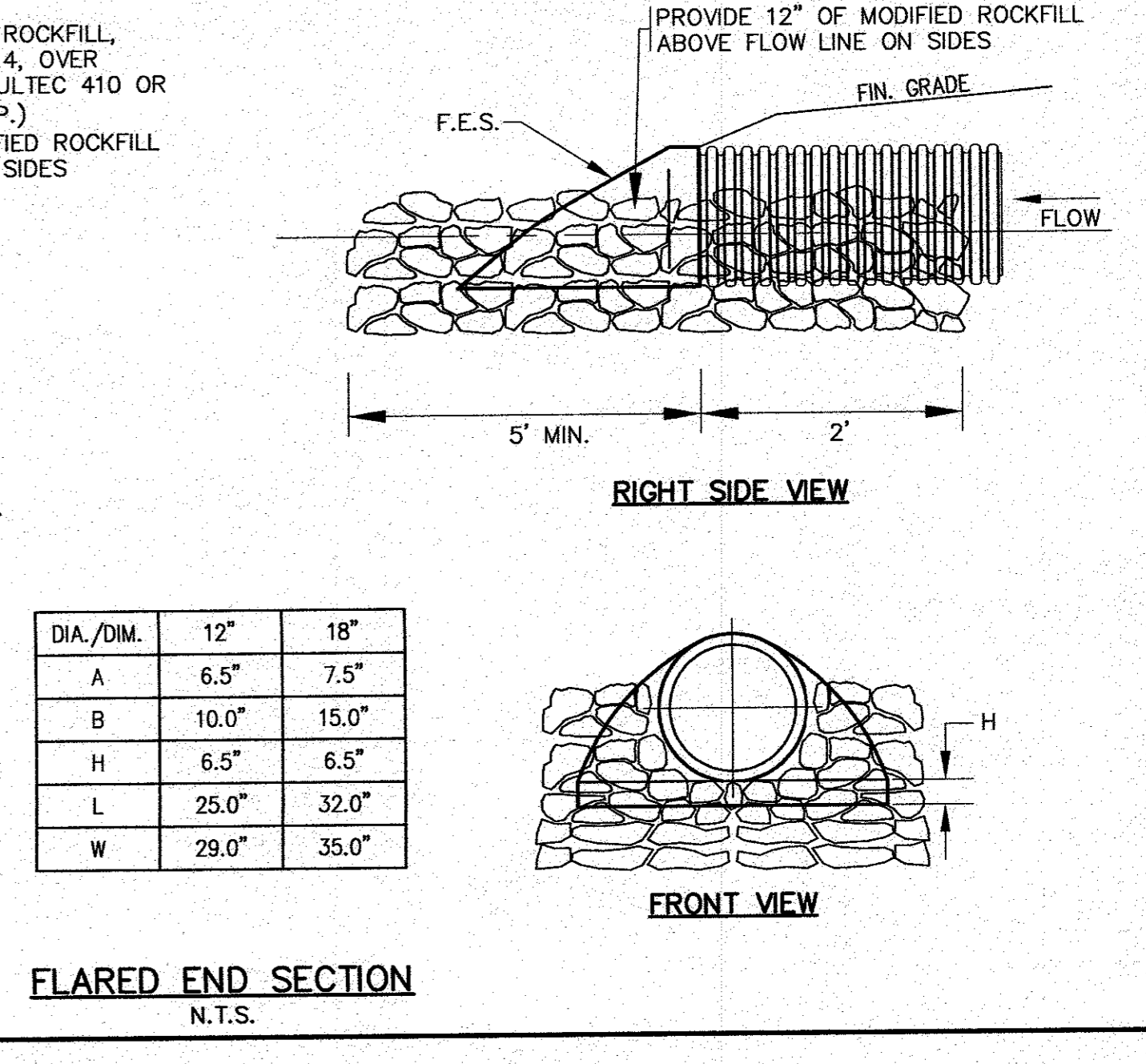
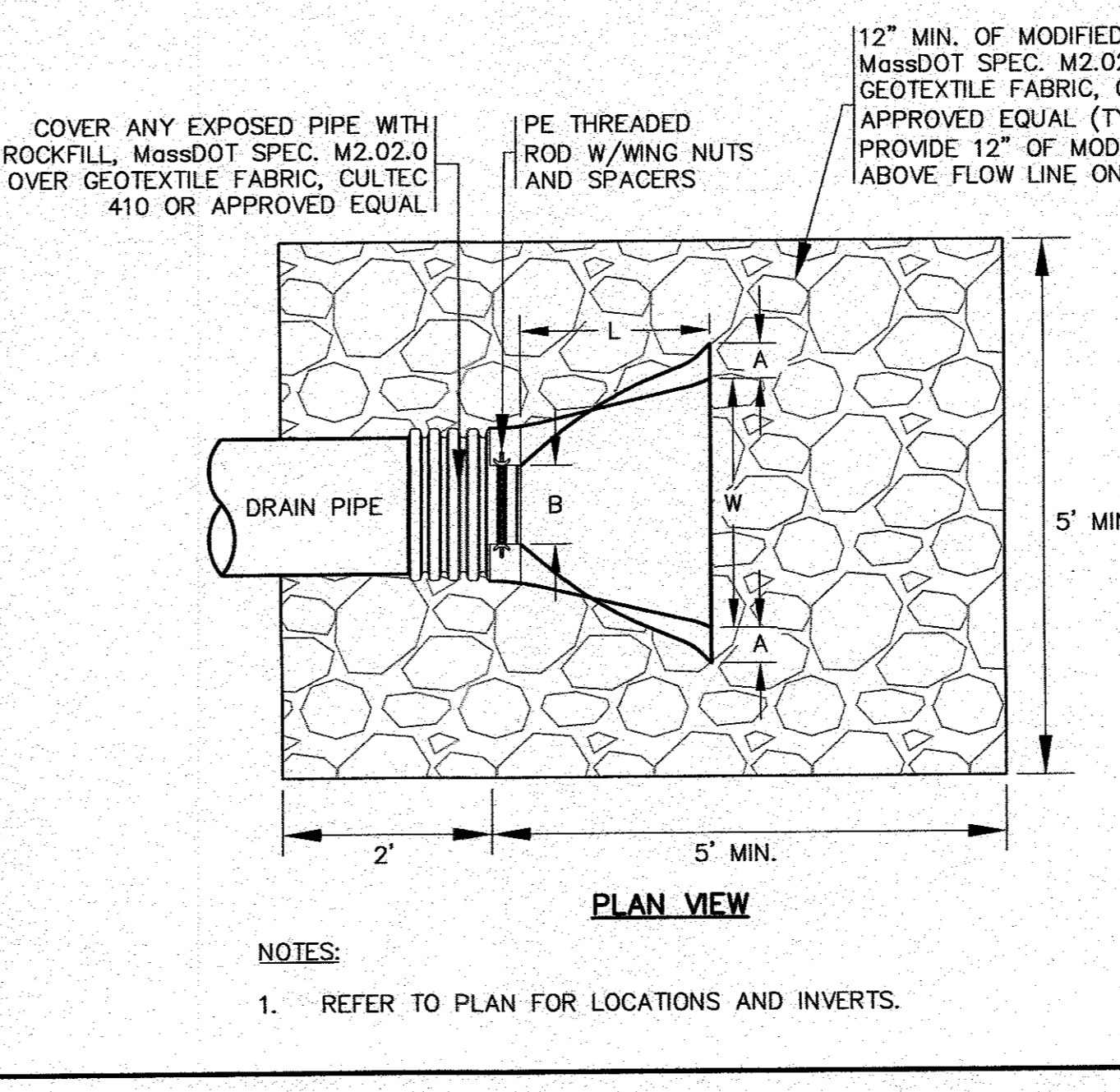
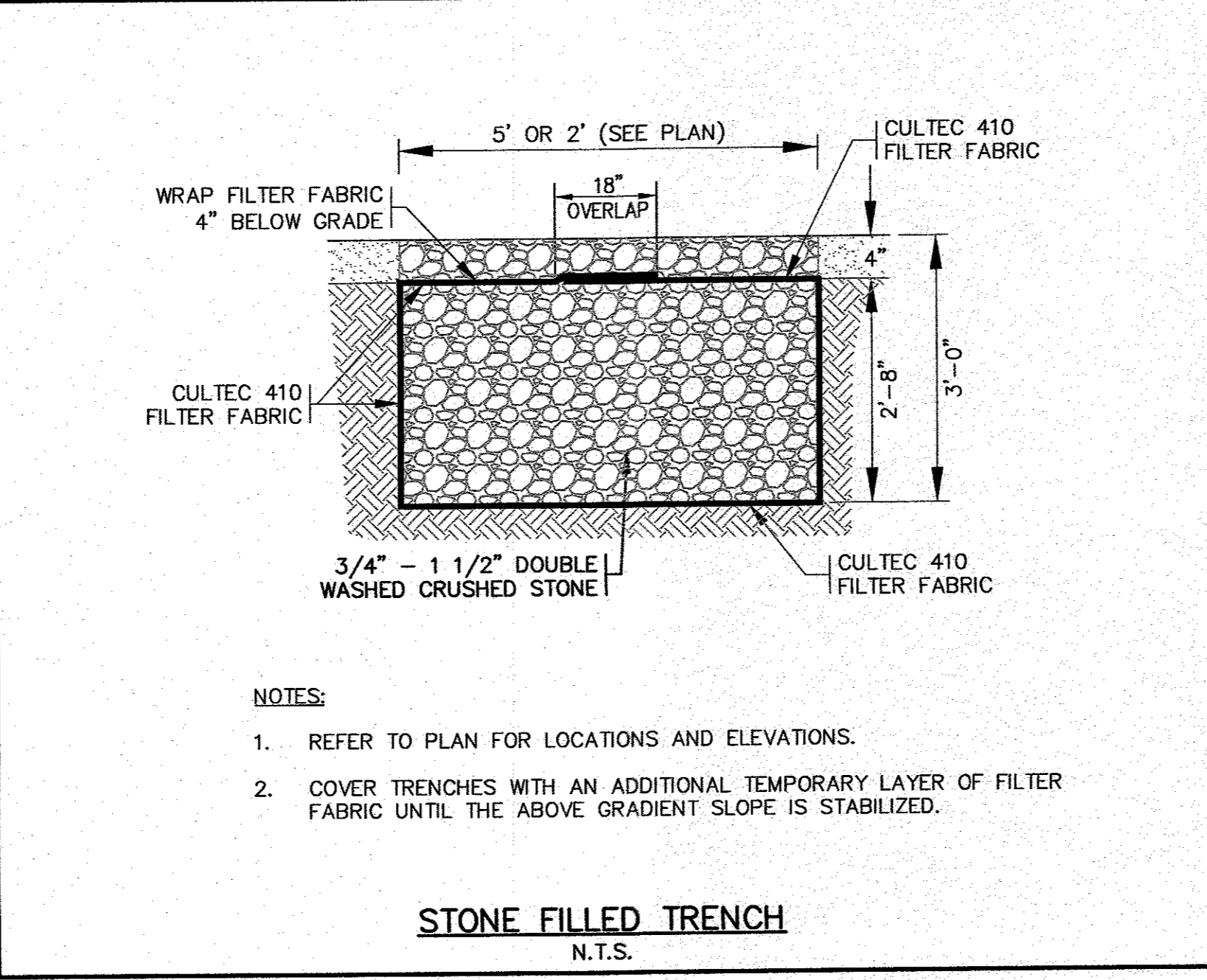
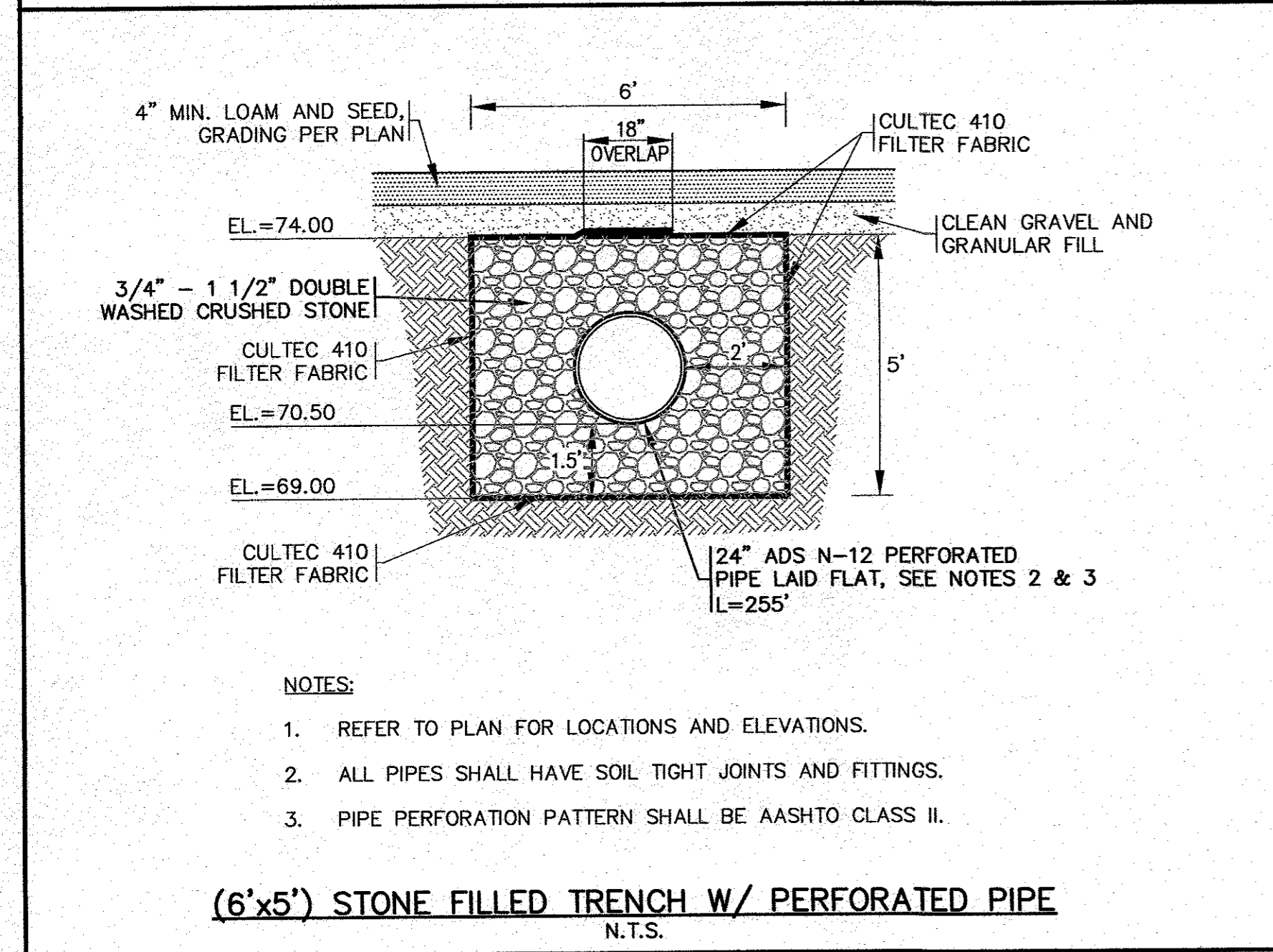
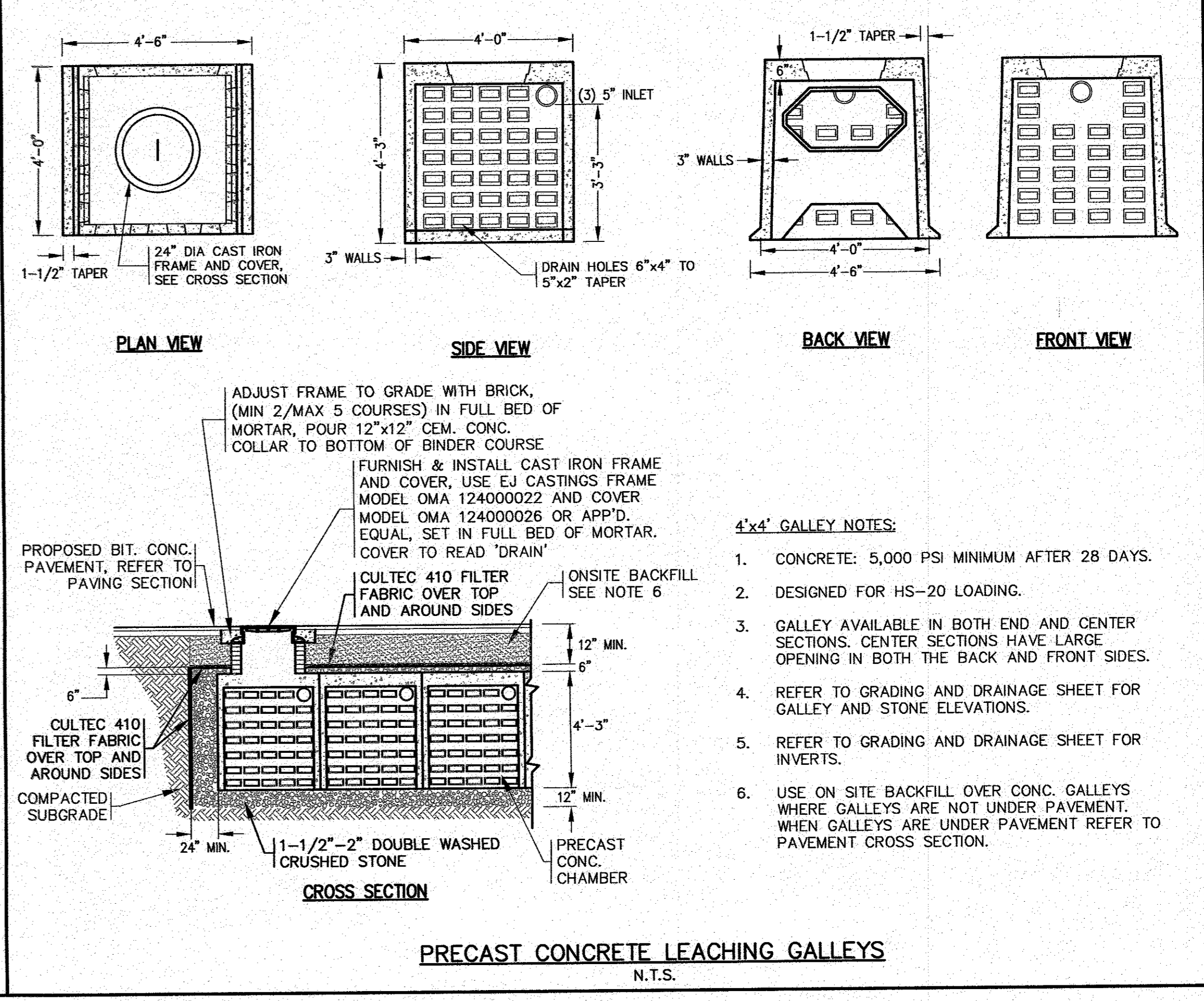
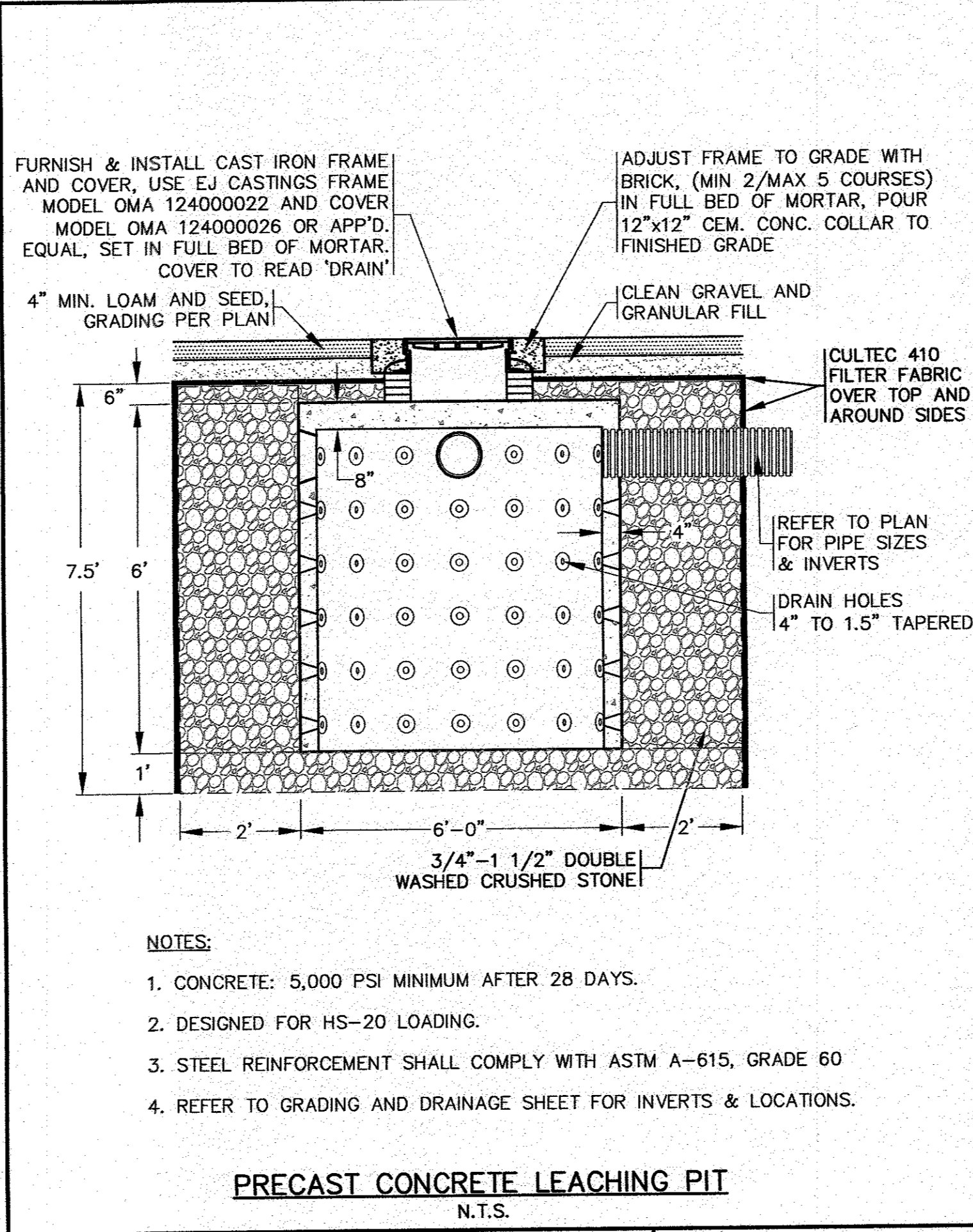
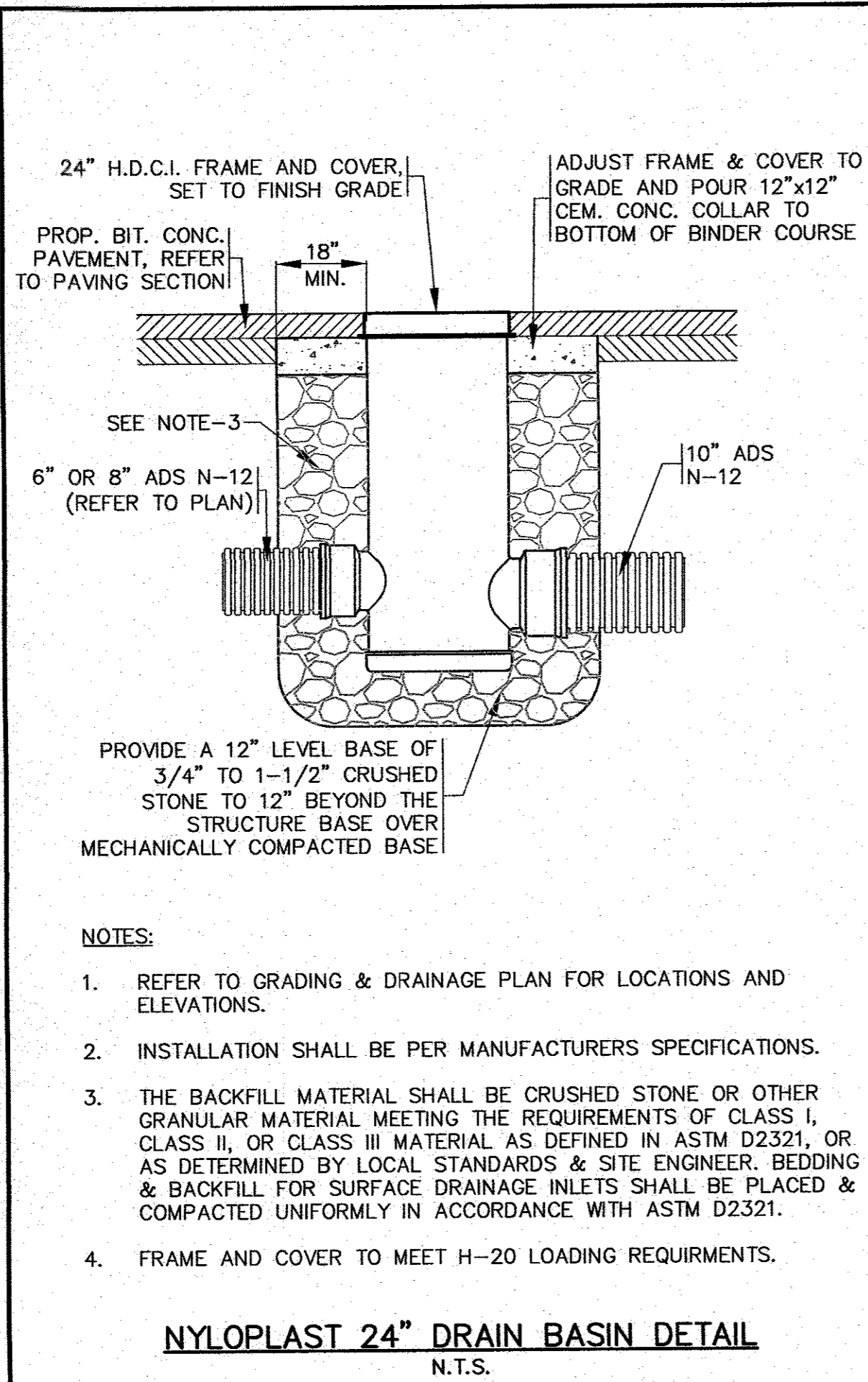
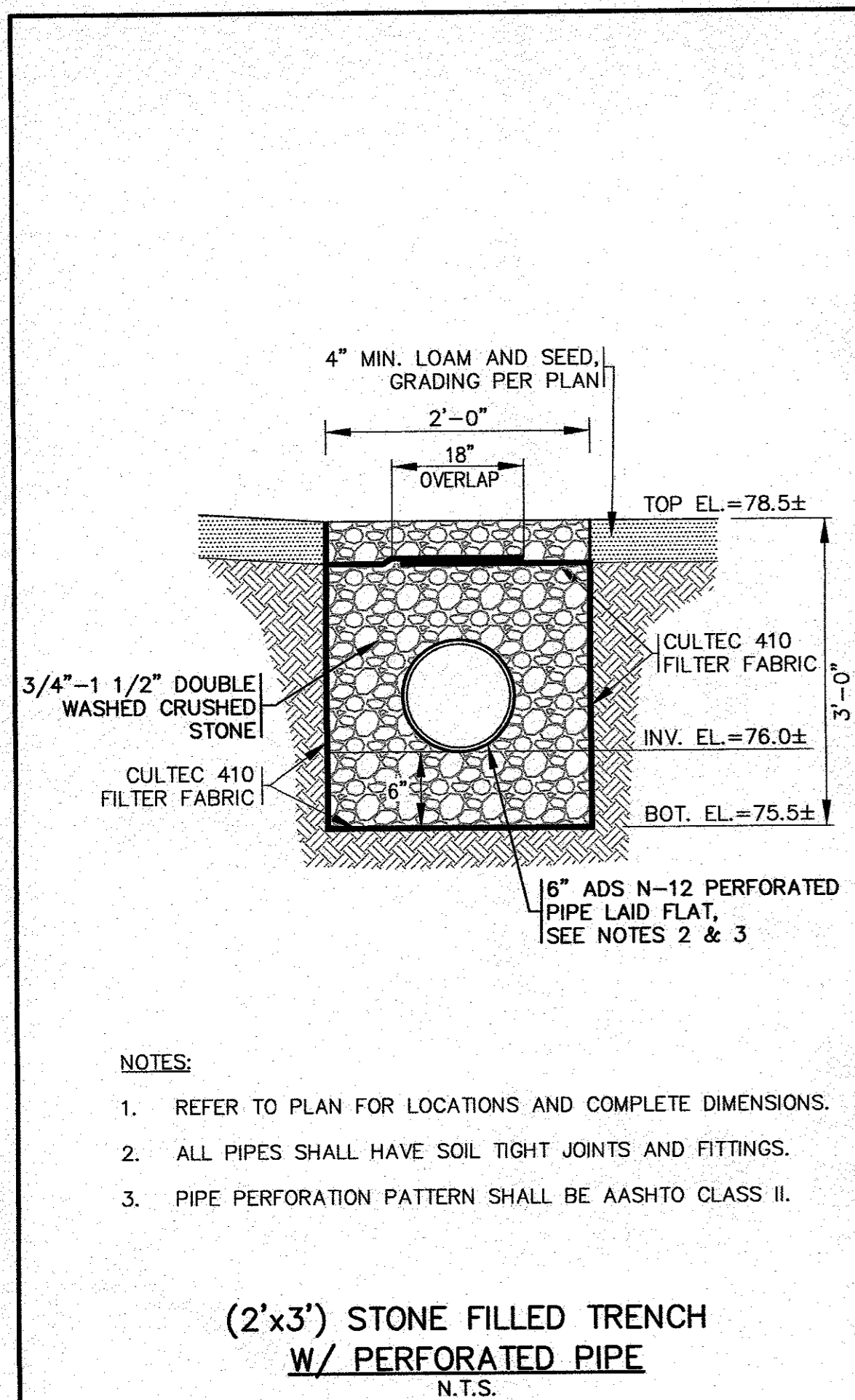
G.A.F. ENGINEERING, INC.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
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MASTER MILLWORK, INC.
 41 MEETING HOUSE LANE, SUITE 11, SAGAMORE BEACH, MA

PREPARED FOR: **WAREHAM, MA**
55 CHARLOTTE FURNACE ROAD
WAREHAM, MA

PERMIT SET
 (NOT FOR CONSTRUCTION)

DWG. 8 OF 10

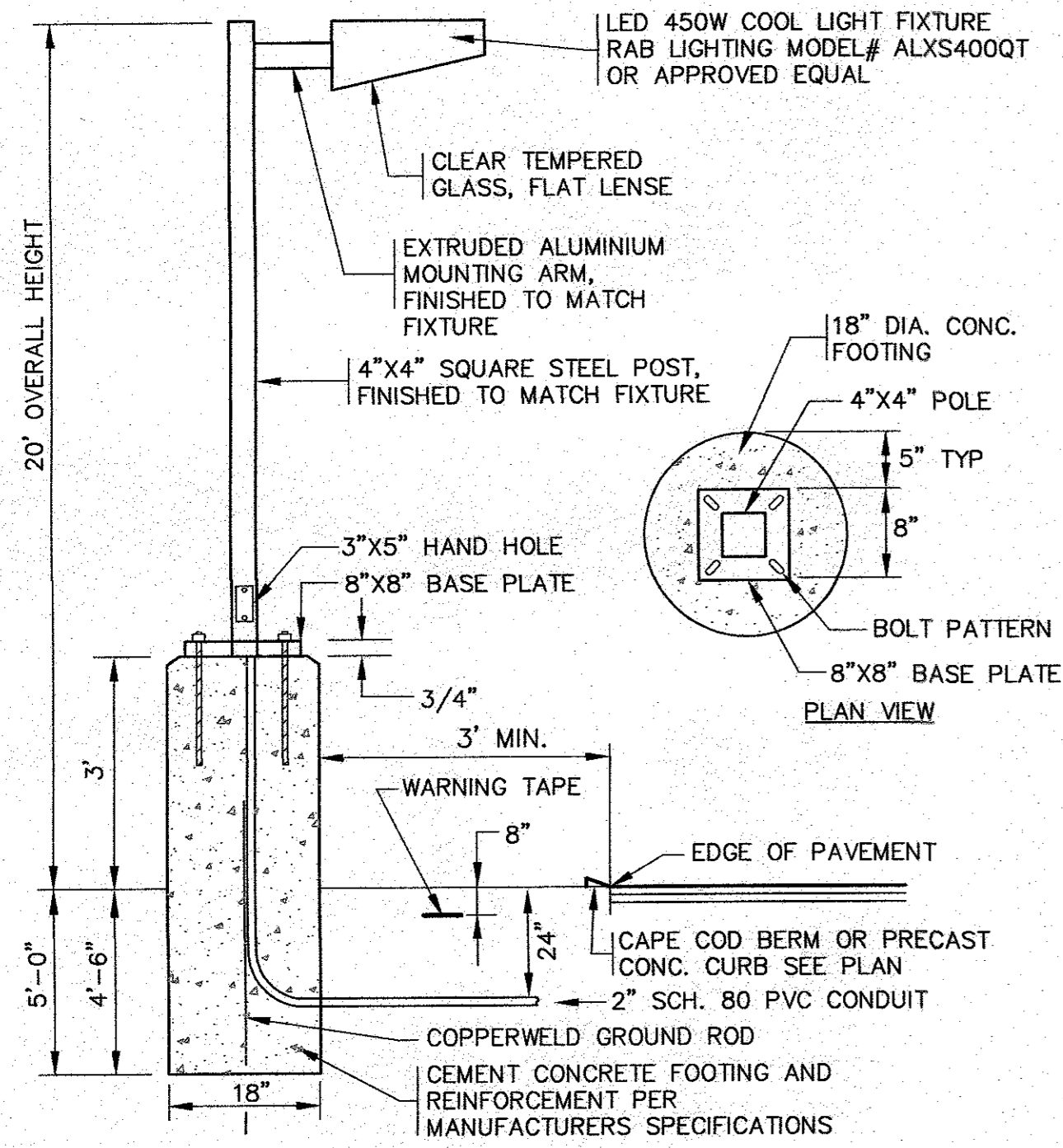


DATE:	JULY 8, 2020	APPROVED BY:	
DRAWN BY:	JMP	CHECKED BY:	WFM
JOB NO.:	19-9342	SCALE:	N.T.S.
REV.	DATE	BY	APP'D
1	8/10/20	JMP	WFM
2	8/20/20	JMP	WFM
3	9/2/20	JMP	WFM

APPROVED BY: **G.A.F. ENGINEERING, INC.**
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 E-MAIL: gae@gaef-eng.com

**SITE DEVELOPMENT PLAN
 DETAIL SHEET 3**
 PREPARED FOR:
MASTER MILLWORK, INC.
 41 MEETING HOUSE LANE, SUITE 11 SAGAMORE BEACH, MA 01923
 JOB NO.: 19-9342
 DWG. 9 OF 10

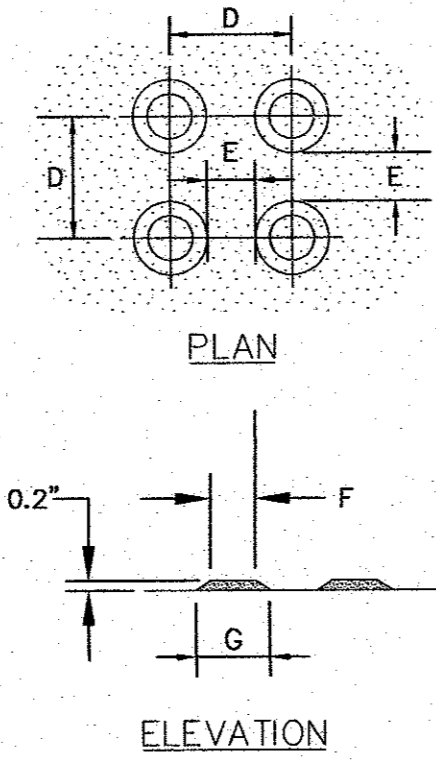
PERMIT SET
 (NOT FOR CONSTRUCTION)



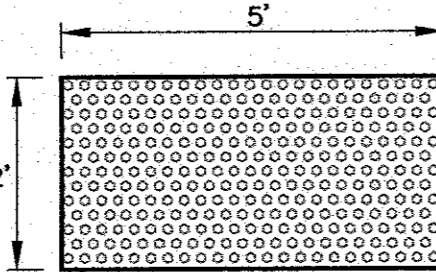
NOTES:

- 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.



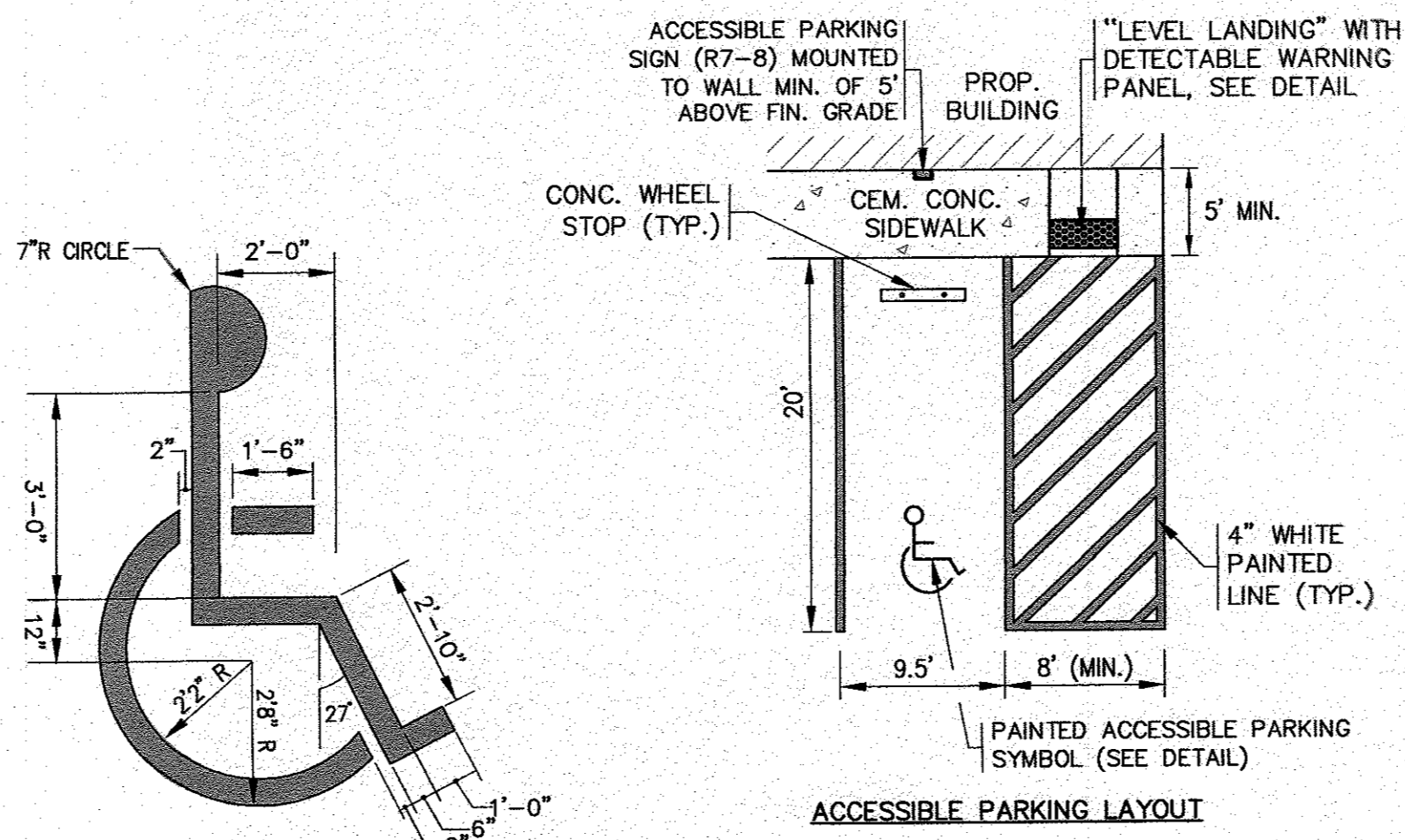
	D	E	F	G
MIN.	1.60"	.65"	.45"	.90"
MAX.	2.40"	1.50"	.80"	1.40"



NOTES:

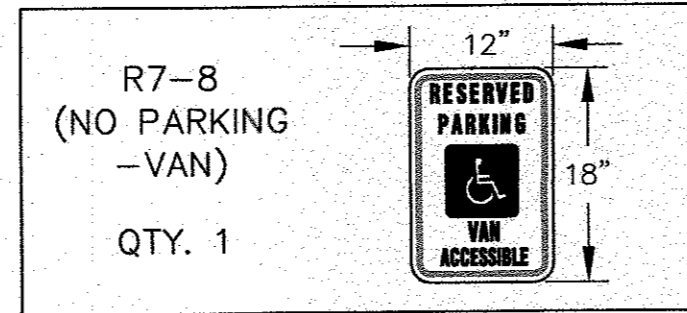
- REFER TO PLAN FOR LOCATIONS.
- ALL WORK SHALL COMPLY TO ADA SPECIFICATIONS AND MassDOT CONSTRUCTION STANDARD DETAILS.

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

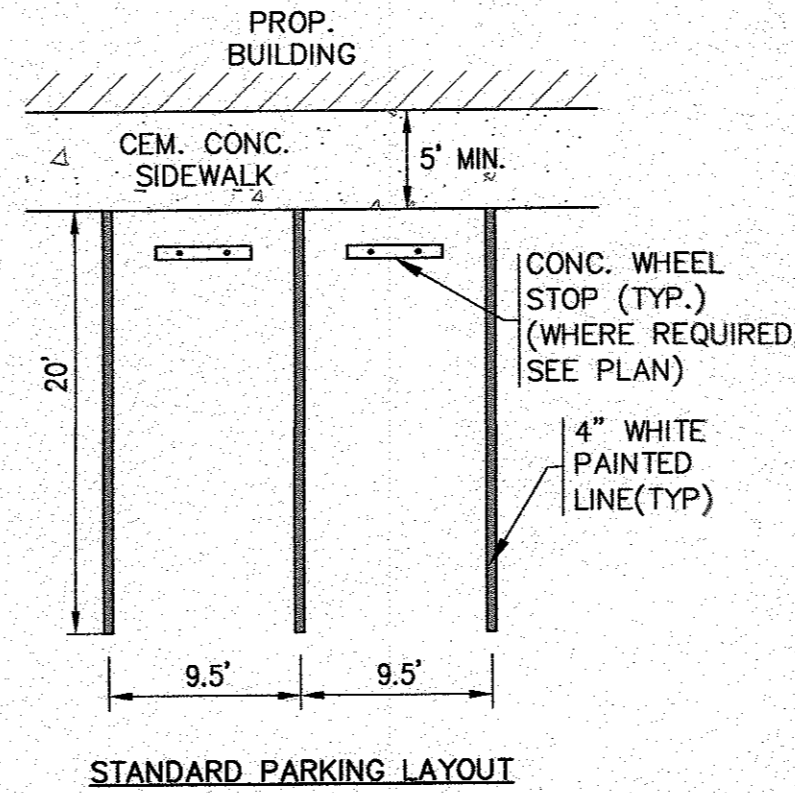


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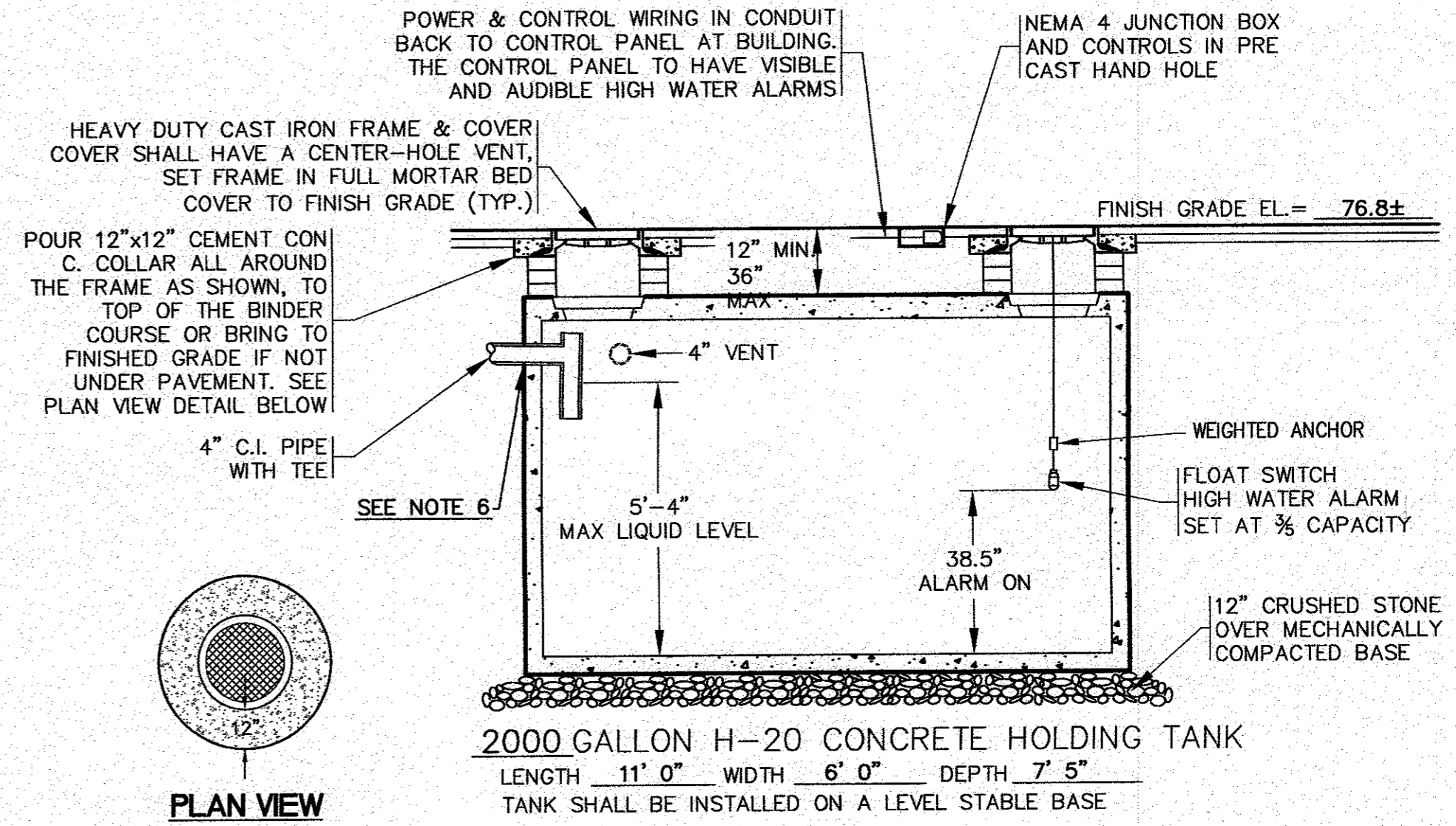
- ACCESSIBLE SYMBOL PAINT SHALL CONFORM TO STRIPING PAINT AS SPECIFIED. (SYMBOL SHALL BE CENTERED IN STALL).
- SIGNAGE TO CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OF STREETS AND HIGHWAYS OR APPROVED EQUAL.
- PARKING AREA PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION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



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



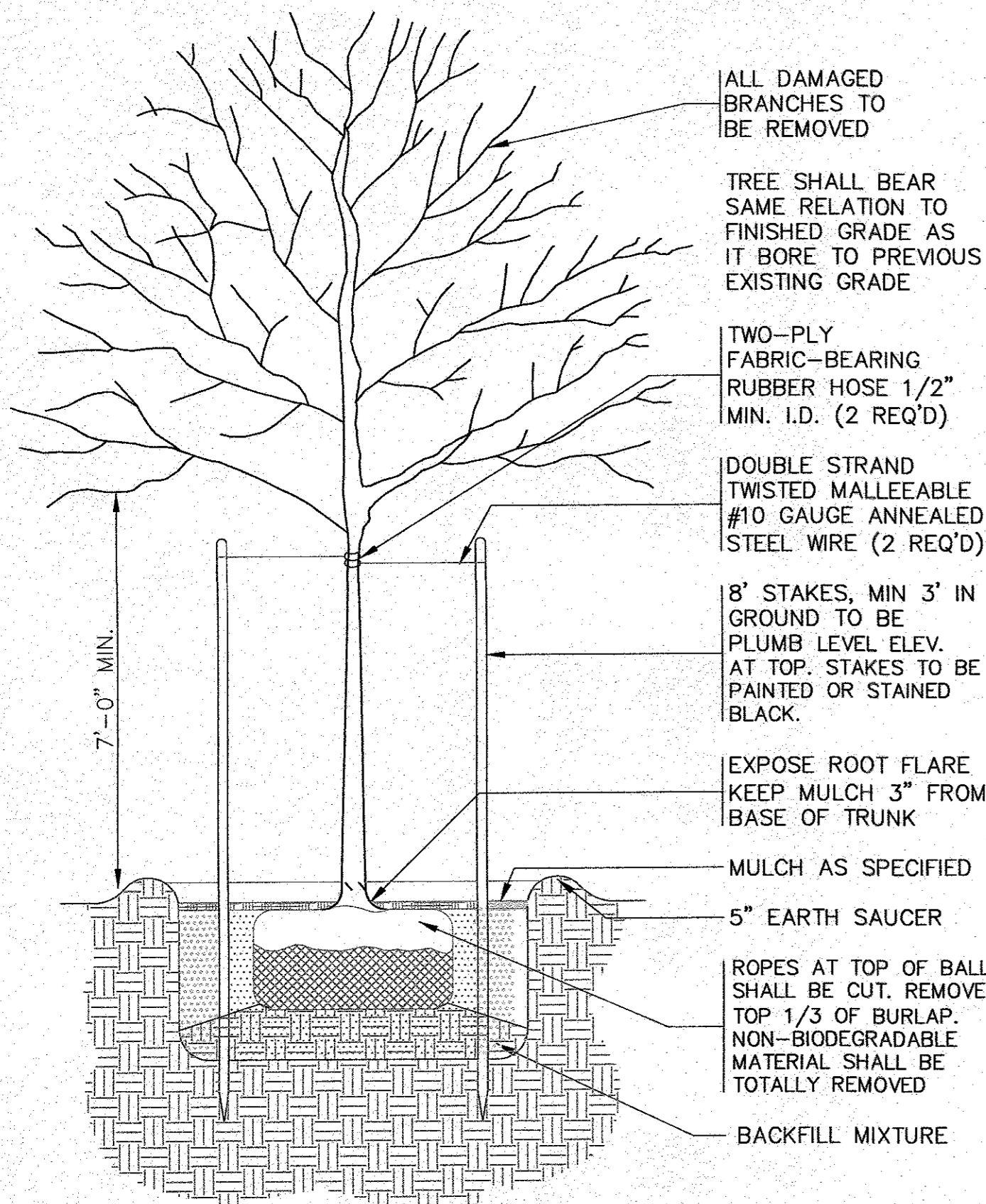
**ACCESSIBLE PARKING AND
STANDARD PARKING LAYOUTS**
N.T.S.



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 AASHTO-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" 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.

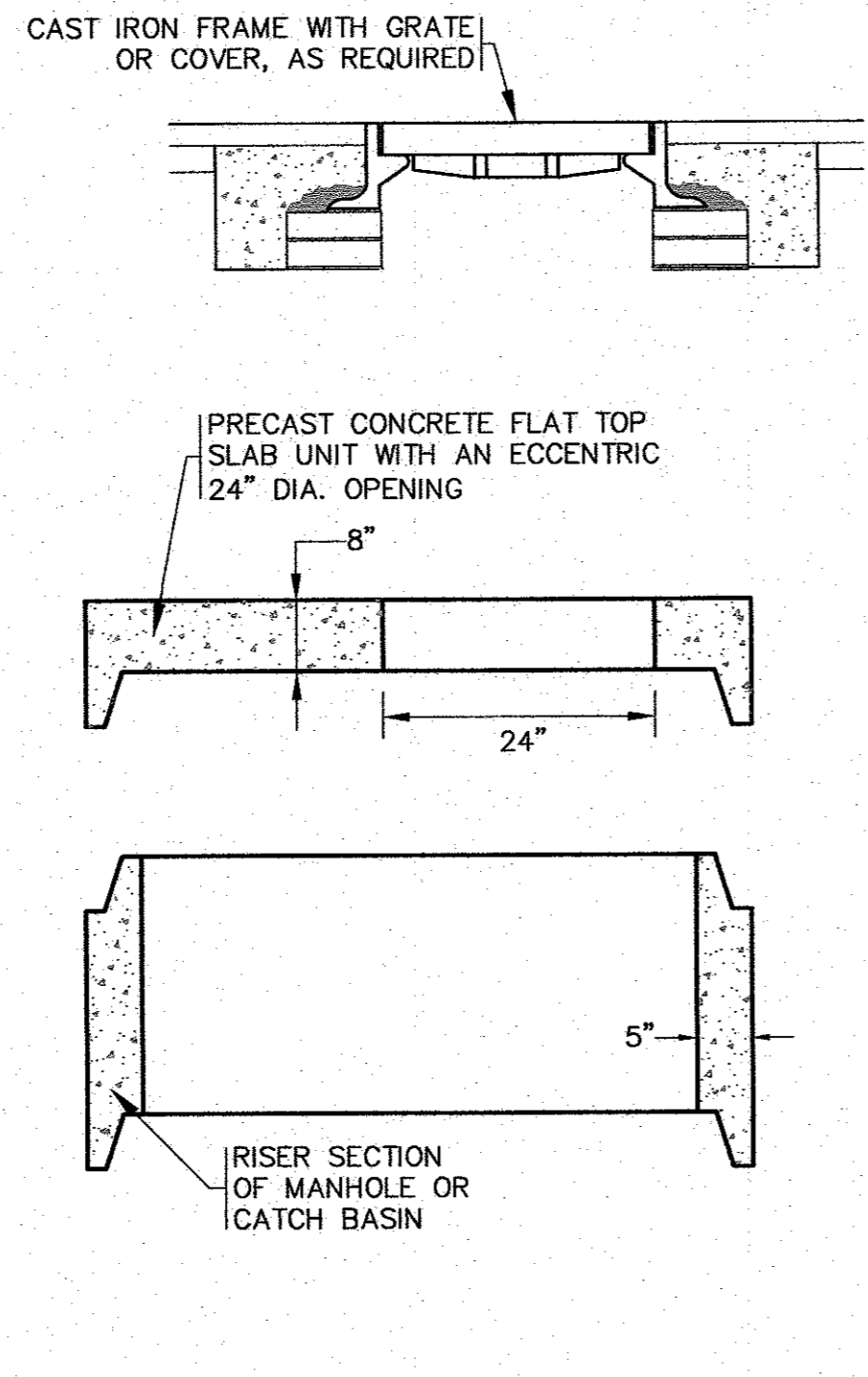
2000 GALLON H-20 NON-HAZARDOUS TIGHT TANK
N.T.S.



NOTES:

- REFER TO LANDSCAPING PLAN FOR PLANTING LOCATIONS.

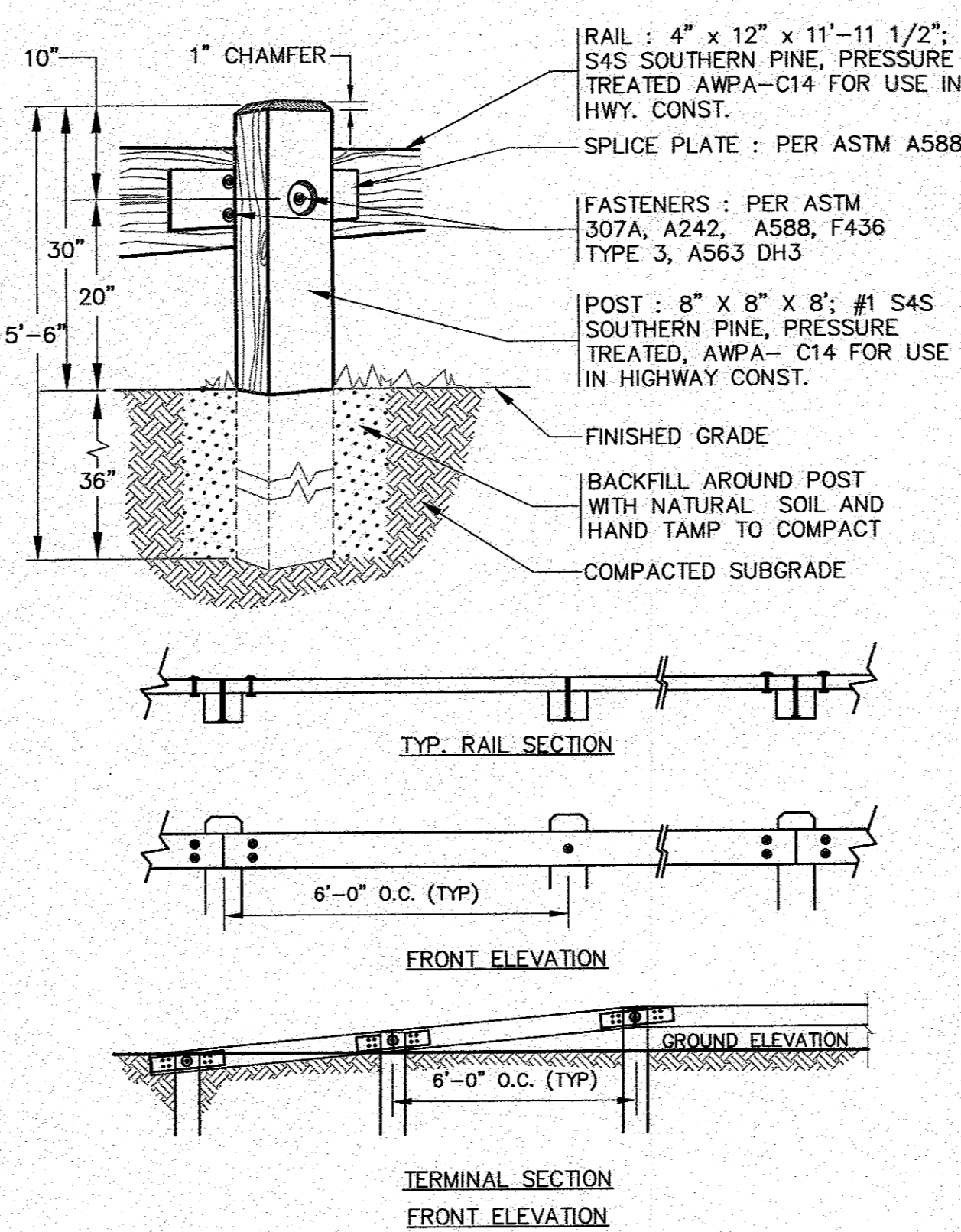
SHADE TREE PLANTING DETAIL
N.T.S.



NOTES:

- FOR COMPLETE DETAILS REFER TO MANUFACTURER SPECIFICATIONS.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS.

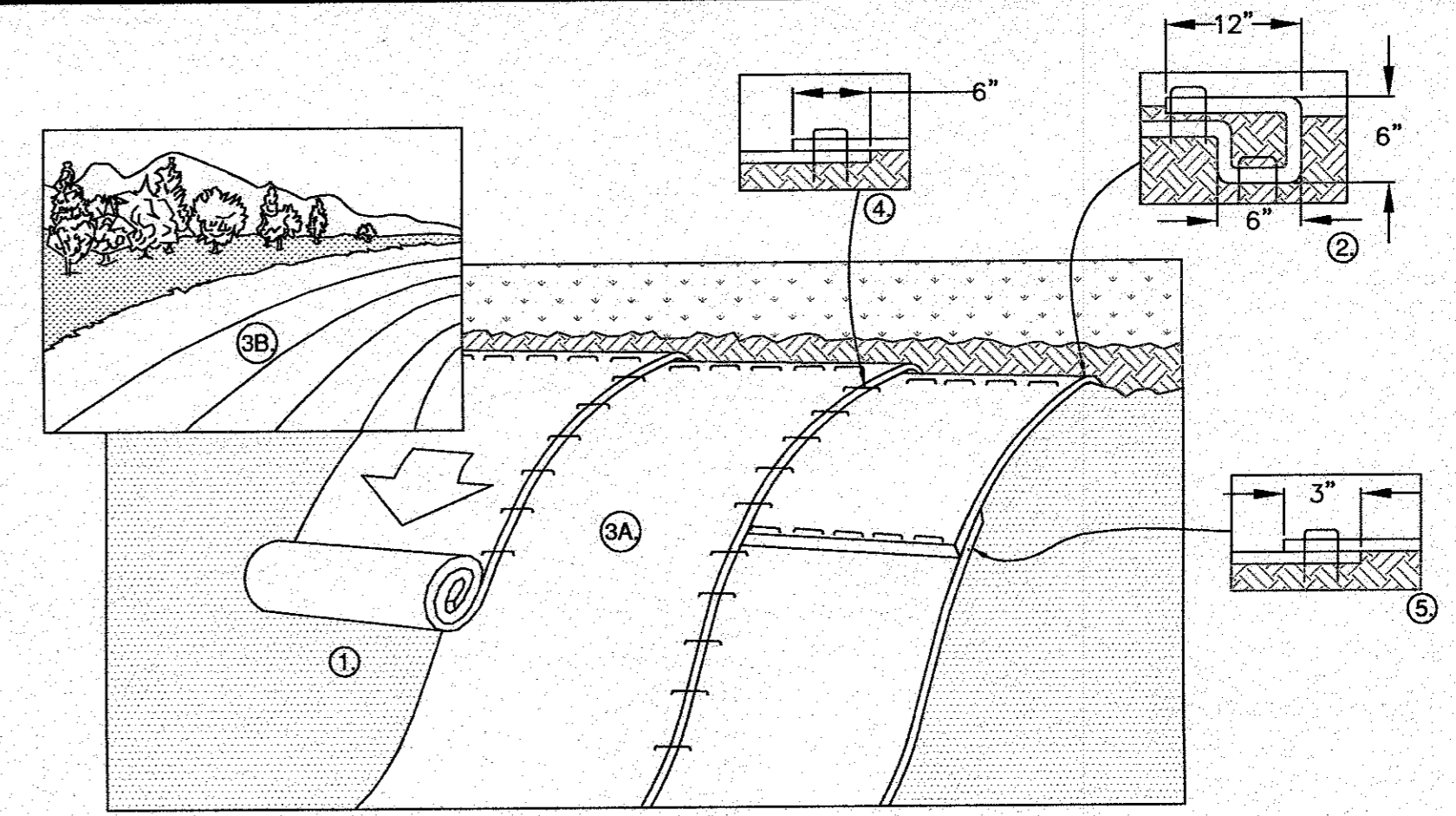
FLAT TOP SLAB
N.T.S.



NOTES:

- CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL TIMBER GUARD RAIL SPECIFICATIONS AND DETAILS.
- REFER TO PLAN FOR LOCATIONS.

TYPICAL TIMBER GUARD RAIL DETAIL
N.T.S.



NOTES:

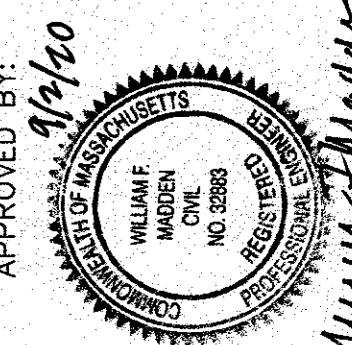
- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPS IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS 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 RECPS'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECPS'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPS'S.
- ROLL THE RECPS'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECPS'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPS'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 RECPS'S MUST BE STAPLED WITH APPROXIMATELY 6" OVERLAP.
- CONSECUTIVE RECPS'S SPICED 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 RECPS'S WIDTH. NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECPS'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)

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

APPROVED BY:



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**SITE DEVELOPMENT PLAN
DETAIL SHEET 4**
WAREHAM, MA
55 CHARLOTTE FURNACE ROAD
PREPARED FOR:
MASTER MILLWORK, INC.
41 MEETING HOUSE LANE, SUITE 11 SAGAMORE BEACH, MA

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