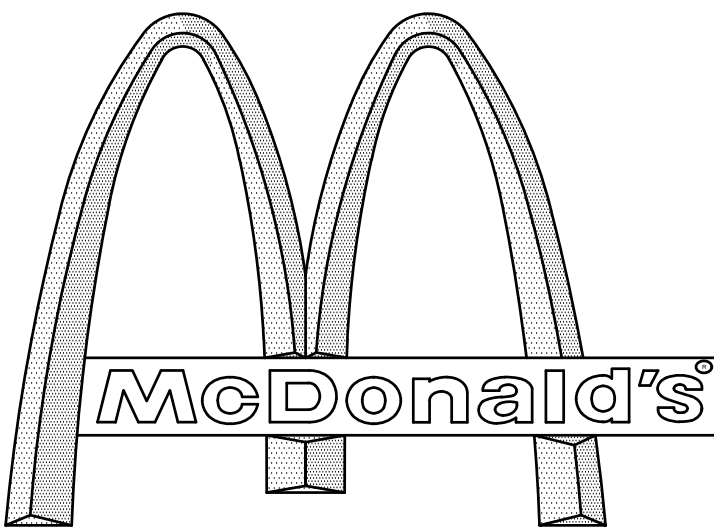


PROPOSED SITE PLAN DOCUMENTS

FOR
PROPOSED

WITH DRIVE-THRU
LOCATION OF SITE
413 MAIN STREET, TOWN OF READING
MIDDLESEX COUNTY, MASSACHUSETTS
MAP #17, LOT #64 & #85

REFERENCES

BOUNDARY & TOPOGRAPHIC SURVEY:
 CONTROL POINT ASSOCIATES, INC.
 352 TURNPIKE RD, SOUTHBOROUGH, MA 01772
 DATE: 10/10/2022
 REVISED: 11/30/2022

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

GENERAL NOTES:

- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- ALL ELEVATIONS SHOWN ARE BASED UPON: NAVD 88 PER SURVEY NOTE #7.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE. FOUNDATION DESIGN AND CONSTRUCTION IS BY THE GENERAL CONTRACTOR.

PAVING SPECIFICATION

(SEE PAVEMENT DETAIL)

FLEXIBLE PAVEMENT SECTION:

- 1.5" M.04.02- CLASS 2 TOP COURSE
- 1.5" M.04.02- CLASS 1 BASE COURSE
- 12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

RIGID PAVEMENT SECTION:

- 6.0" 4500 PSI AIR-ENTRAINED CONCRETE
- 8.0" 4500 PSI AIR-ENTRAINED CONCRETE AT TRASH ENCLOSURE
- 12.0" M.02.06 TYPE C PROCESSED GRAVEL SUBBASE

NOTE: FINAL PAVEMENT SPECIFICATIONS TO BE COORDINATED WITH GEO-TECHNICAL REPORT RECOMMENDATIONS. MCDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF MCDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

LOT LIGHTING SUPPLIED BY

SECURITY LIGHTING SYSTEMS
 2100 GOLD ROAD
 ROLLING MEADOWS, IL 60008
 (800) 544 4848

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES	PROPOSED SPACES	PROPOSED SPACE	8.0' x 18.0' @ 75°	9.0' x 18.0' @ 90°
32	29	PROPOSED SPACES	8.0' x 18.0' @ 75°	9.0' x 18.0' @ 90°
	1	PROPOSED SPACE	8.0' x 18.0' @ 75°	9.0' x 18.0' @ 90°
	2	PROPOSED HANDICAPPED SPACES	8.0' x 18.0' @ 75°	

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	8"	UG / TBD	MAIN ST
WATER	TBD	TBD	MAIN ST
STORM SEWER	VARIABLE	CONCRETE CULVERT	ON-SITE UG CULVERT / MAIN ST
ELECTRIC	TBD	OH	ON-SITE UP / OH
GAS	TBD	UG	MAIN ST

SURVEY INFORMATION

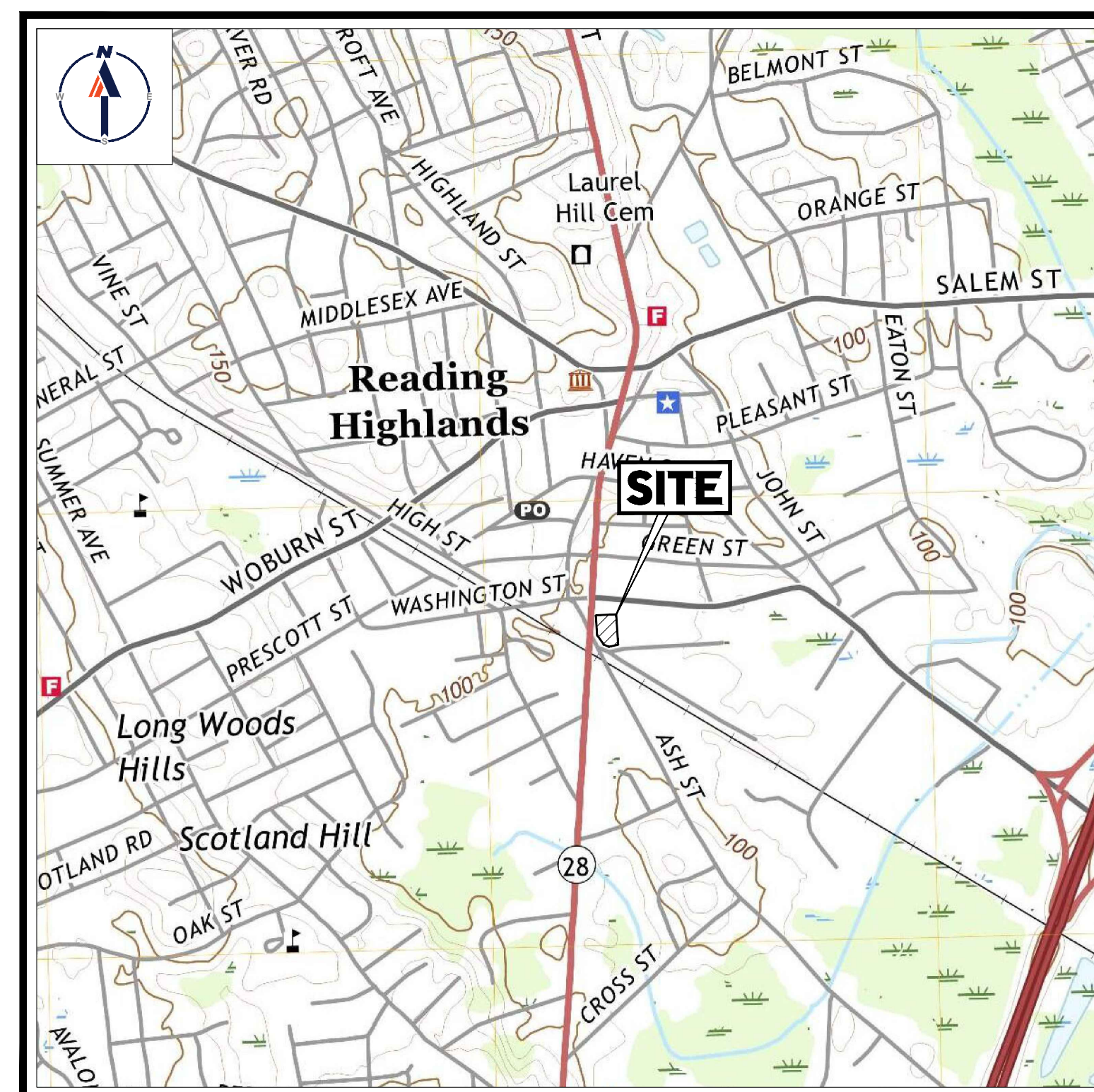
PREPARED BY: CONTROL POINT ASSOCIATES, INC.
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 JOB #: 03-180087-00
 DATE: OCTOBER 10, 2022
 REVISED: NOVEMBER 30, 2022

TYPICAL LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	SETBACK
	EASEMENT
	CURB
	STORM MANHOLE
	SEWER MANHOLE
	CATCH BASIN
	WETLAND FLAG
	WETLAND LINE
	SPOT ELEVATION
	TOP & BOTTOM OF CURB
	CONTOUR
	FLOW ARROW
	PAINTED ARROW
	OVERHEAD WIRE
	GAS LINE
	TELEPHONE LINE
	ELECTRIC LINE
	WATER LINE

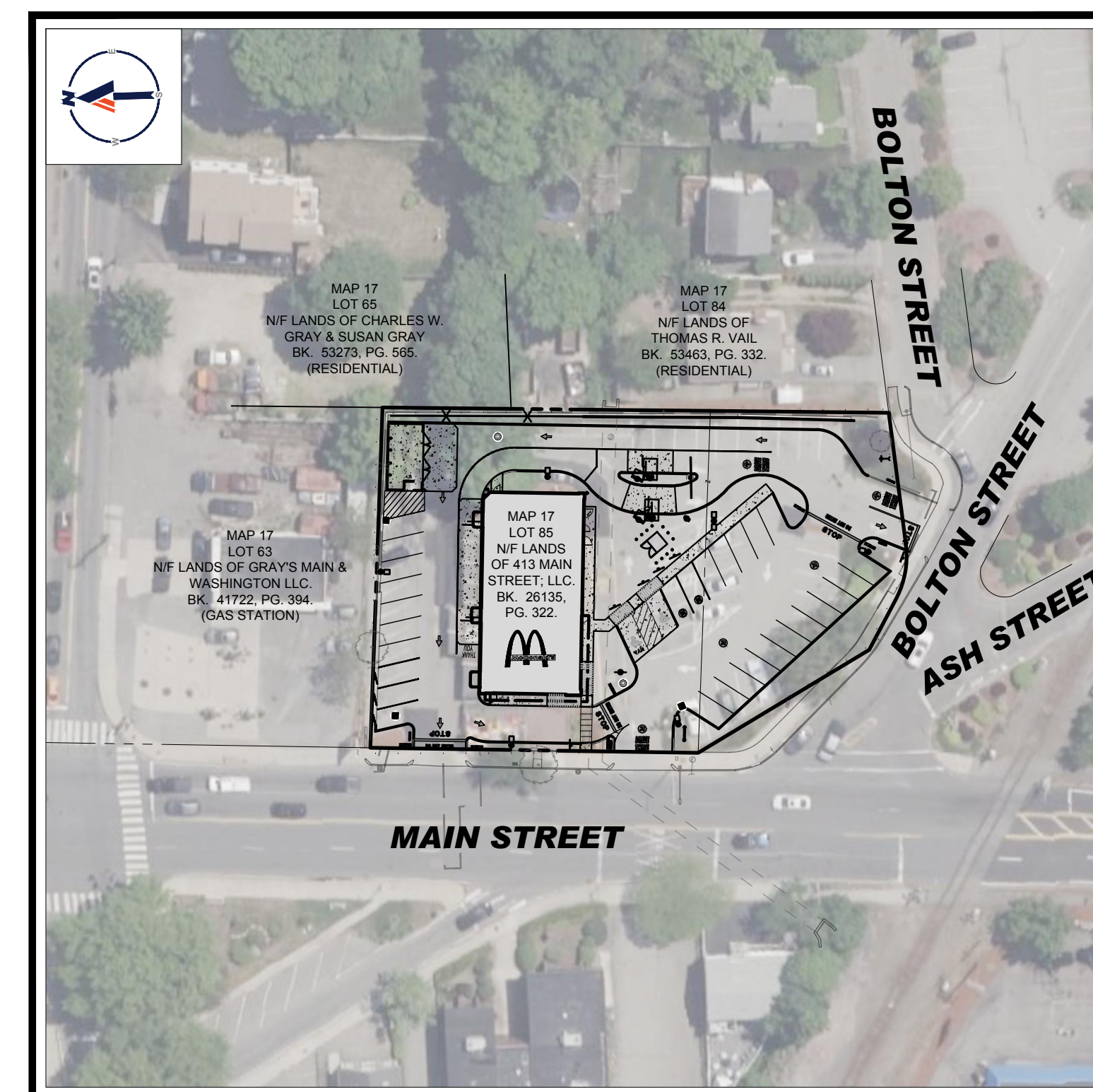
DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING & DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
EROSION AND SEDIMENT CONTROL PLAN	C-601
EROSION AND SEDIMENT CONTROL NOTES & DETAILS	C-602
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES & DETAILS	C-702
LIGHTING PLAN	C-703
DETAIL SHEET	C-901
DETAIL SHEET	C-902
DETAIL SHEET	C-903
BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY	1 SHEET
ARCHITECTURAL FLOOR PLAN (BY OTHERS)	1 SHEET
ARCHITECTURAL ELEVATIONS (BY OTHERS)	2 SHEETS



USGS MAP

SCALE: 1" = 1,000'
 SOURCE: USGS READING QUADRANGLE



SITE MAP

SCALE: 1" = 60'
 SOURCE: GOOGLE EARTH AERIAL

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

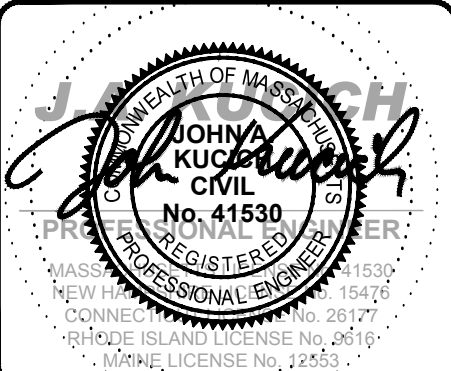
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COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W222000
CAD I.D. #:	W222000-SPPD-2a.dwg

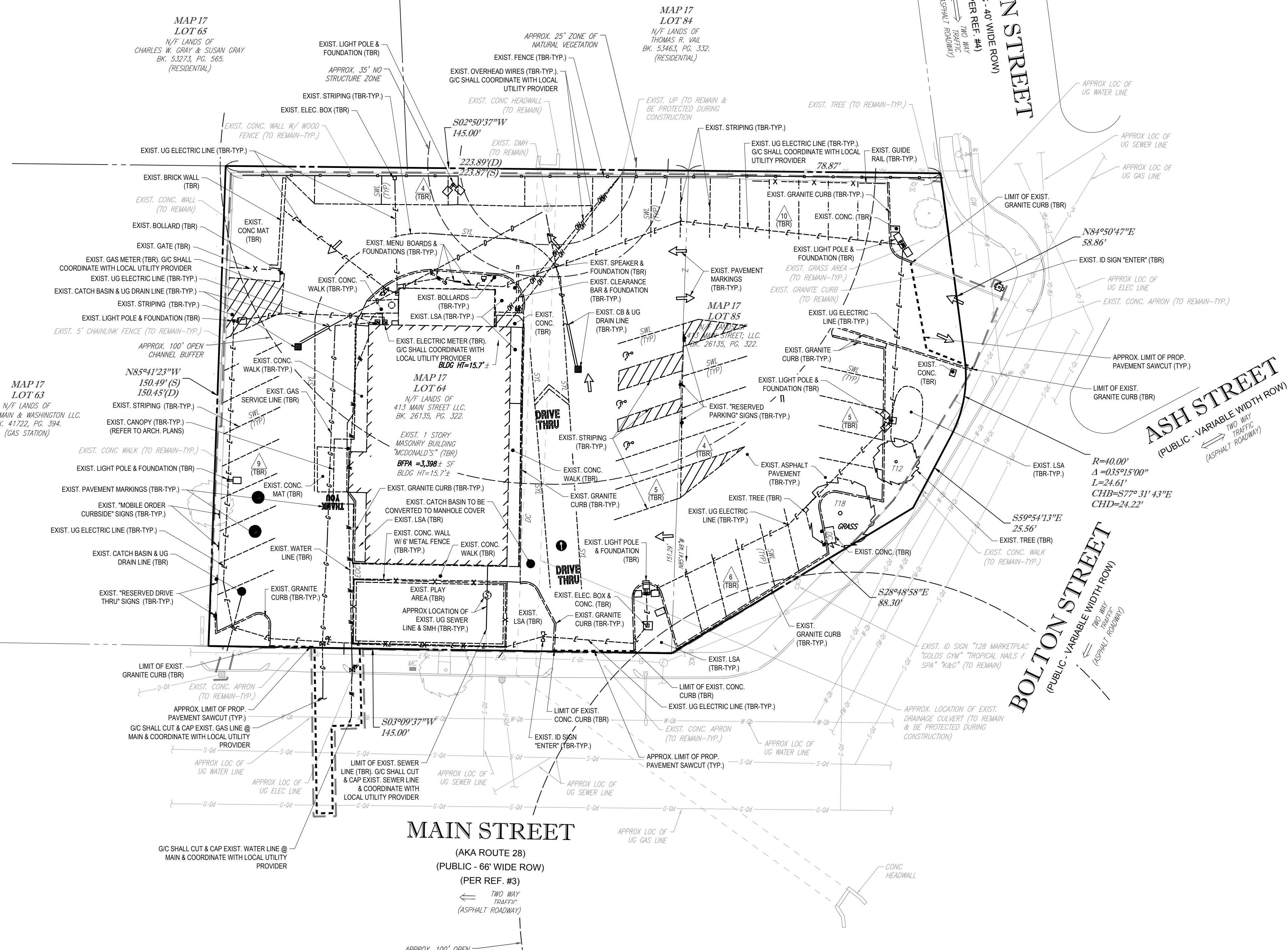
STREET ADDRESS 413 MAIN STREET	
CITY READING	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 20-0015	PLAN DESCRIPTION COVER SHEET

STATUS	DATE	BY
DRAWN BY:	04/28/2023	CSE
PLAN CHECKED	-	-
AS-BUILT	-	-
SHEET NO.	C-101	
	OF 14	

McDonald's
 110 N CARPENTER ST
 CHICAGO, IL 60607



REV	DATE	DESCRIPTION
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2	08/09/2023	REV. FOR CPDC SUBMITTAL

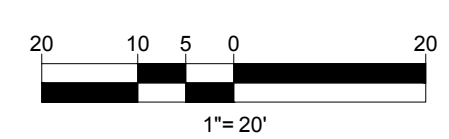


ALL EXISTING ITEMS ARE TO BE REMOVED WITHIN THE LIMIT OF WORK/DISTURBANCE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL CONFIRM ALL UTILITY & DRAINAGE LOCATIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IN WRITING IF ANY CONFLICTS OCCUR.

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/ REMOVAL PURPOSES ONLY



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

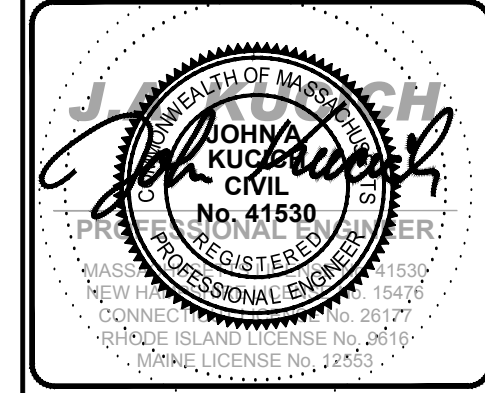


SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W222000
CAD I.D. #:	W222000-SPPD-2a.dwg

STREET ADDRESS 413 MAIN STREET	
CITY READING	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 20-0015	PLAN DESCRIPTION DEMOLITION PLAN

STATUS	DATE	BY
DRAWN BY:	04/28/2023	CSE
PLAN CHECKED	-	-
AS-BUILT	-	-
SHEET NO.	C-201	
	OF 14	



McDonald's

BOSTON REGION
 110 N CARPENTER ST
 CHICAGO, IL 60687

OFFICE ADDRESS

DATE

SIGNATURE

APPROVED MCDONALD'S AGENT

REV	DATE	DESCRIPTION
1	06/12/2023	REV. PER ZBA & ABITTERS FEEDBACK
2	08/09/2023	REV. FOR CPDC SUBMITTAL

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SITE INFORMATION

- APPLICANT:
McDONALD'S USA, LLC
110 N CARPENTER STREET
CHICAGO, IL 60607
- OWNER:
413 MAIN STREET, LLC
10 JEAN AVE #2
CHELMSFORD, MA 01824
- PARCEL:
MAP 17 & LOT 64
413 MAIN STREET
READING, MA 01867

ZONING ANALYSIS TABLE			
ZONING DISTRICT	BUSINESS B DISTRICT		
OVERLAY DISTRICT	DOWNTOWN SMART GROWTH DISTRICT		
REQUIRED PERMIT	ZBA USE VARIANCE, CPDC SITE PLAN REVIEW, CONSERVATION COMMISSION NOTICE OF INTENT		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N/A	±32,378 SF	NO CHANGE
MIN. LOT FRONTAGE	N/A	±342.33 FT	NO CHANGE
MAX. BLDG COVERAGE	85%	10.5%	12.3%
MIN. FRONT SETBACK	5 FT	26.6 FT	22.6 FT
MIN. SIDE SETBACK	N/A	41.8 FT	36.9 FT
MIN. SIDE SETBACK (ABUTTING RESIDENTIAL LOT)	10 FT	41.8 FT	38.7 FT
MIN. REAR SETBACK	20 FT	N/A	N/A
MAX. BUILDING HEIGHT	45 FT	±15.7 FT	< 45 FT
PARKING SPACES	23	43	30
ACCESS. PARKING SPACES	2	3	2
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT COMPACT: 8 FT x 16 FT	USE/CATEGORY: RESTAURANT REQUIRED PARKING: 1 SPACE PER 4 SEATS PLUS ONE SPACE PER EMPLOYEE ON THE LARGEST SHIFT CALCULATION: (1 SPACE / 4 SEATS) X 45 SEATS = 11.25 = 11 SPACES (1 SPACE / EMPLOYEE) X 12 EMPLOYEES = 12 11 + 12 = 23 = 23 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)		

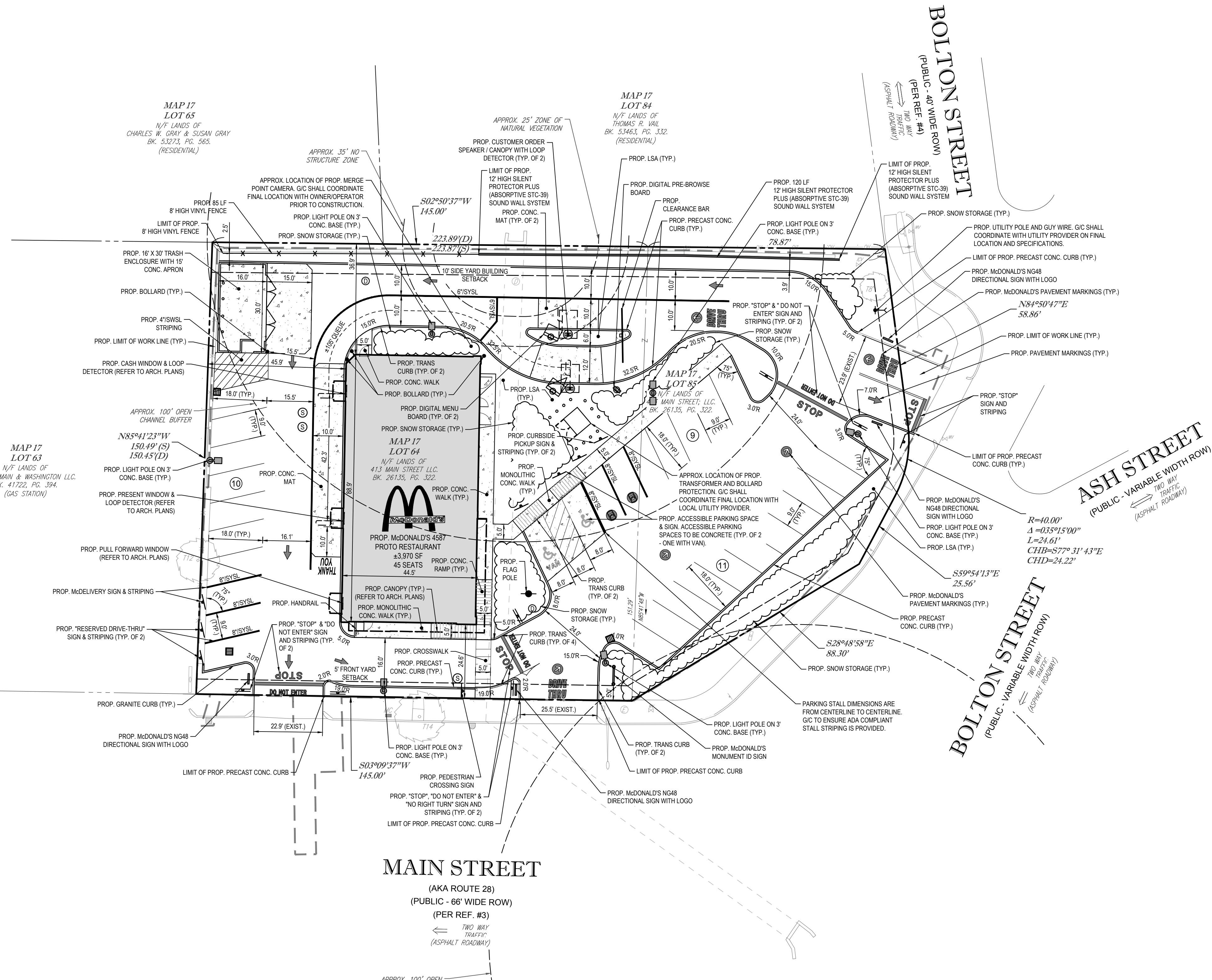
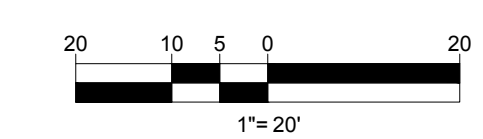
SIGN SUMMARY TABLE			
TYPE	ALLOWED	EXISTING	PROPOSED
SITE SIGNAGE			
FREESTANDING I.D. SIGN	1 SIGN @ MAX. 35 SF. MAX. 10.5 FT IN HEIGHT, SIDEYARD SETBACK OF 20 FT	NONE	1 "S" MAIN ID MONUMENT SIGN @ 25 SF, 7 FT IN HEIGHT (SP)
BUILDING SIGNAGE			
FRONT WALL SIGN		1 "McDONALD'S" SIGN @ 34 SF	1 "M" LOGO @ 14 SF
NON DRIVE THRU WALL SIGN	2 WALL MOUNTED SIGNS @ 2 SF PER LF OF FACADE	NONE	1 "M" LOGO @ 14 SF
DRIVE THRU WALL SIGN		NONE	NONE
REAR WALL SIGN		NONE	NONE
TOTAL BUILDING SIGNAGE	2 SIGNS @ ±265 SF	1 SIGN @ 34 SF	2 SIGNS @ 24 SF
DRIVE-THRU SIGNAGE			
DRIVE-THRU SIGNAGE	3 MENU BOARDS PERMITTED	3 EXISTING	2 DIGITAL MENU BOARDS @ ±20 SF 1 DIGITAL PRE-BROWSE BOARD @ ±10 SF (V)

NOTE: ALL SIGNS AREAS ARE "BOXED" FOR CALCULATIONS
(SP) - SPECIAL PERMIT REQUIRED
(V) - VARIANCE APPROVED 7/25/2023

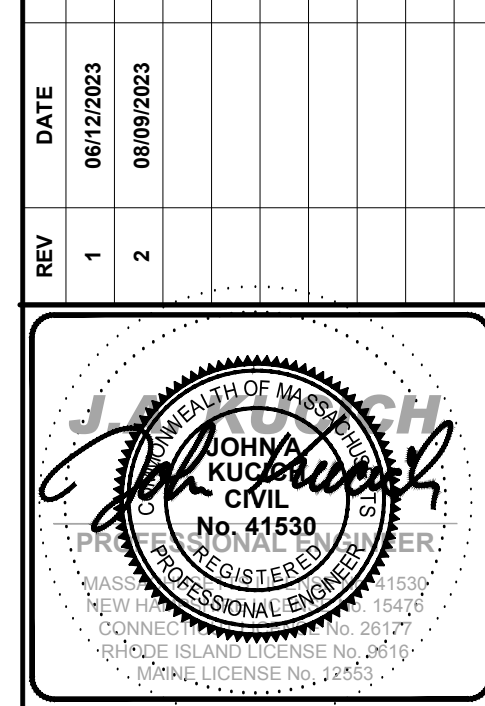
PAVEMENT STRIPING LEGEND	
4" DYSL = 4" DOUBLE YELLOW SOLID LINE	
6" SYSL = 6" SINGLE YELLOW SOLID LINE	
8" SYSL = 8" SINGLE YELLOW SOLID LINE	
4" WSWL = 4" SINGLE WHITE SOLID LINE	

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



DATE	REV	DESCRIPTION
06/12/2023	1	REV PER ZBA & ABUTTERS FEEDBACK
08/09/2023	2	REV FOR CPDC SUBMITTAL

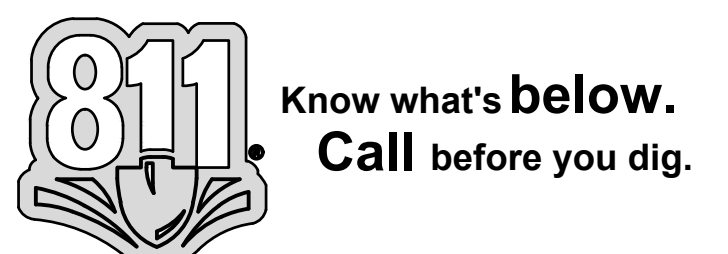


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PLAN APPROVALS	SIGNATURE	DATE	STATUS	DATE	BY
	APPROVED MCDONALD'S AGENT				
			DRAWN BY:	04/28/2023	CSE
			PLAN CHECKED	-	-
			AS-BUILT		
			SHEET NO.	C-301	
				OF 14	



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

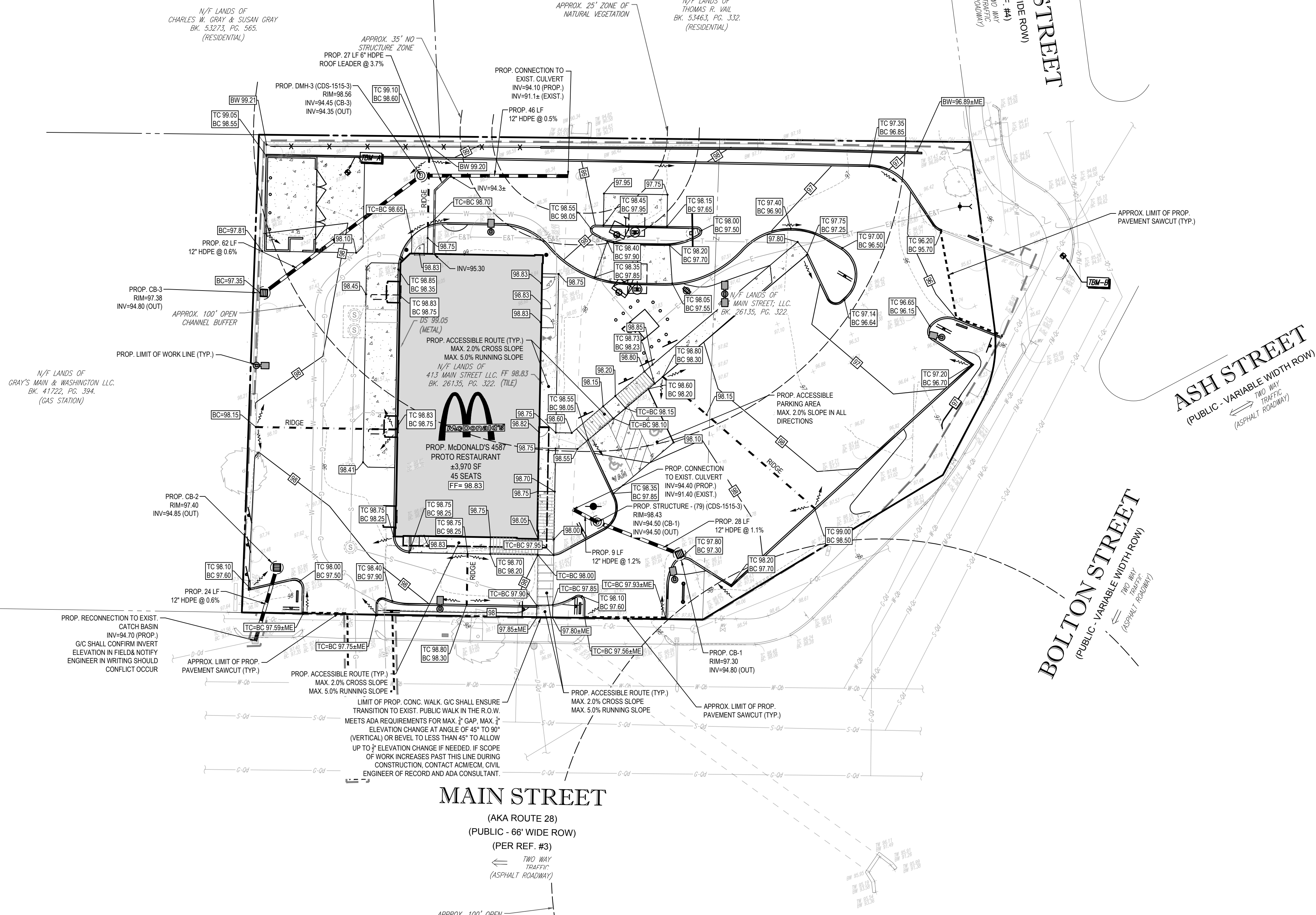
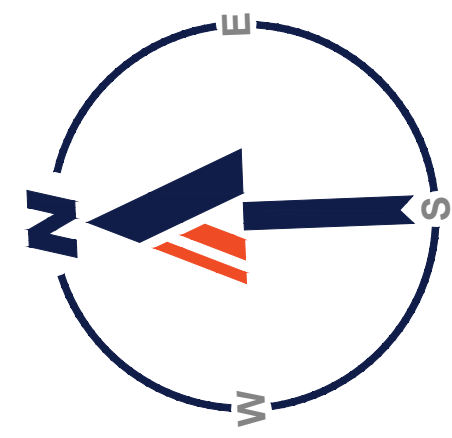
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

COMPLIANCE CHECK DATE
CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE

PROJECT No.: W222000
CAD I.D. #: W222000-SPPD-2a.dwg

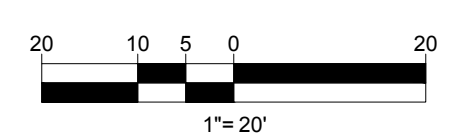
STREET ADDRESS 413 MAIN STREET	
CITY READING	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 20-0015	PLAN DESCRIPTION SITE LAYOUT PLAN



CONTRACTOR SHALL CONFIRM ALL UTILITY & DRAINAGE LOCATIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IN WRITING IF ANY CONFLICTS OCCUR.

5.0' X 5.0' (MIN.) LEVEL LANDING (<2.0% SLOPE IN ANY DIRECTION) AREA TO BE PROVIDED AT ALL DOORS & TOP & BOTTOM OF ALL RAMPS.

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



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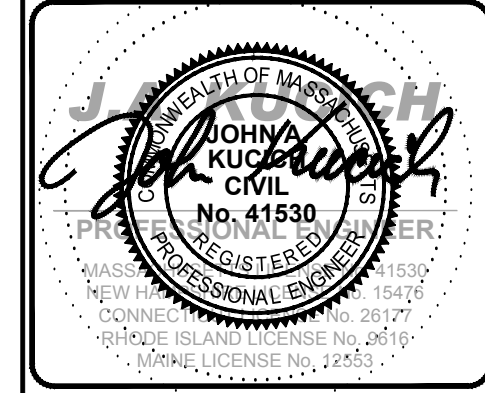


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STREET ADDRESS 413 MAIN STREET	
CITY READING	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 20-0015	PLAN DESCRIPTION GRADING & DRAINAGE PLAN

REV	DATE	DESCRIPTION
1	06/12/2023	REV. PER ZBA & ABITTERS FEEDBACK
2	08/09/2023	REV. FOR CPDC SUBMITTAL



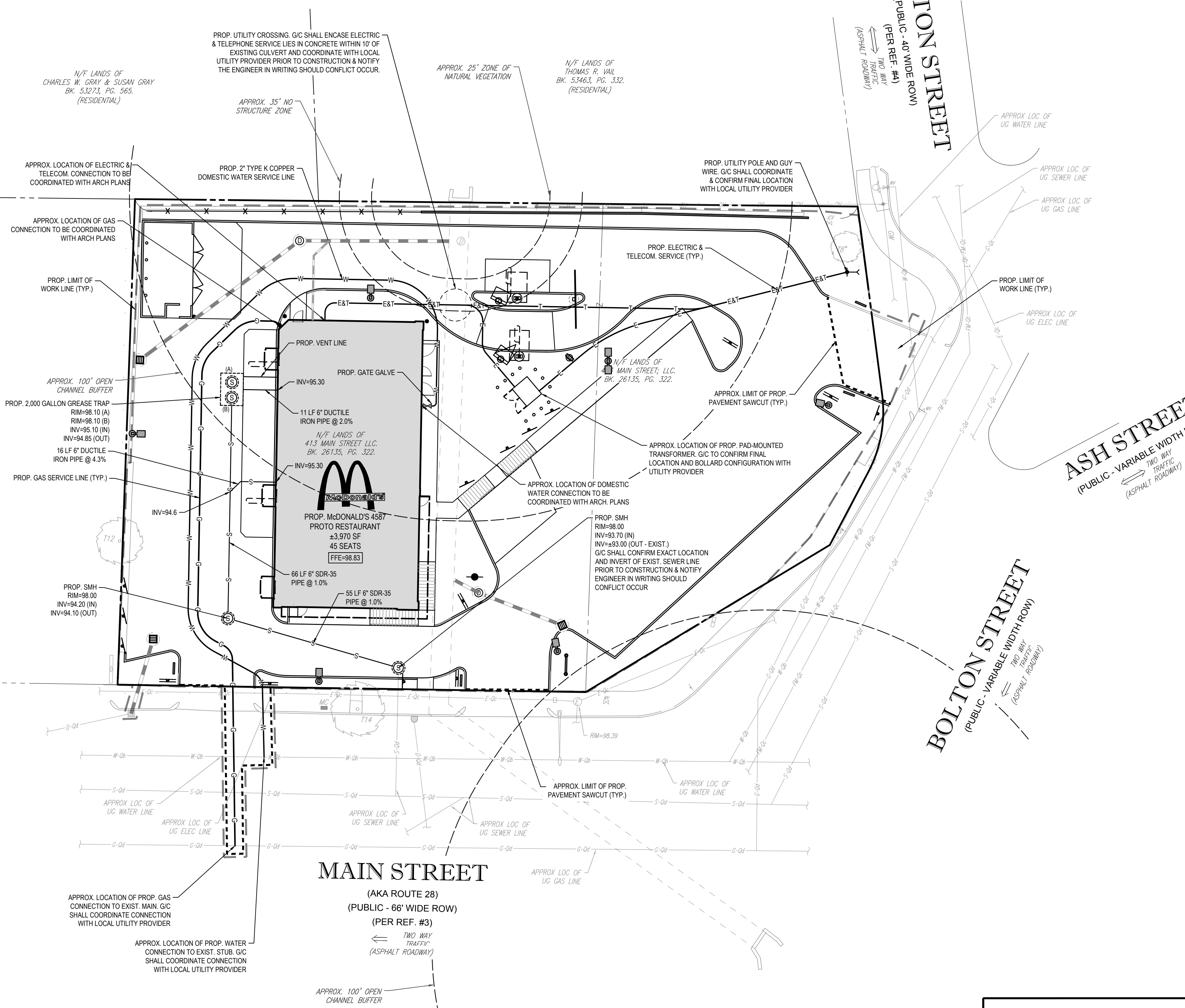
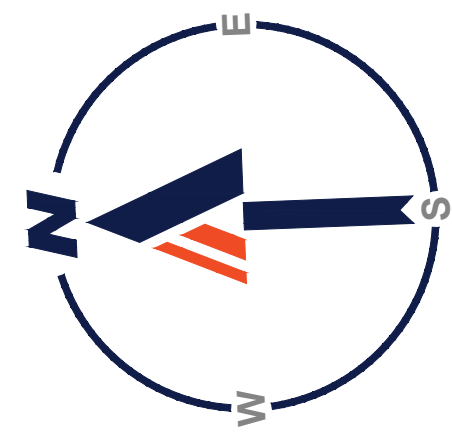
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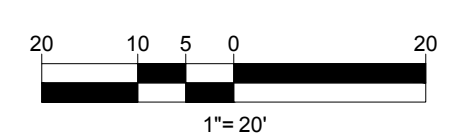
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APPROVED MCDONALD'S AGENT		
STATUS	DATE	BY
DRAWN BY: 04/28/2023	CSE	
PLAN CHECKED	-	-
AS-BUILT		
SHEET NO.	C-401	
	OF 14	

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CONTRACTOR SHALL CONFIRM ALL UTILITY & DRAINAGE LOCATIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IN WRITING IF ANY CONFLICTS OCCUR.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



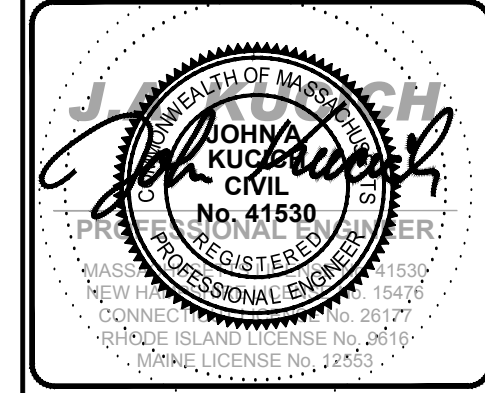
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STREET ADDRESS 413 MAIN STREET	
CITY READING	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 20-0015	PLAN DESCRIPTION UTILITY PLAN

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1	06/12/2023	REV. PER ZBA & ABITTERS FEEDBACK
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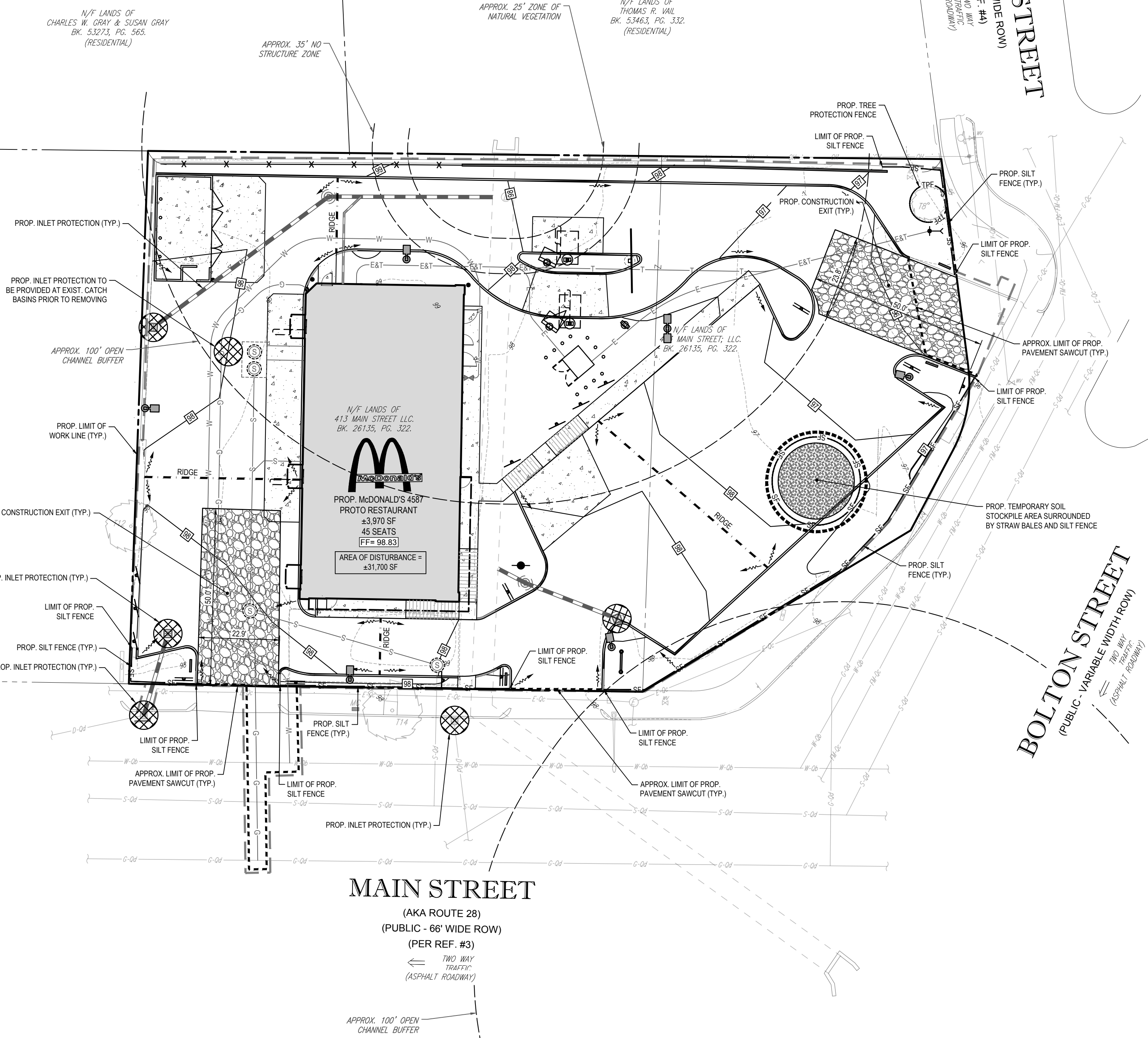
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 110 N CARPENTER ST
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PLAN CHECKED	-	-
AS-BUILT	-	-

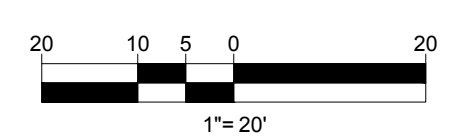
SHEET NO.
C-501
OF 14

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THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

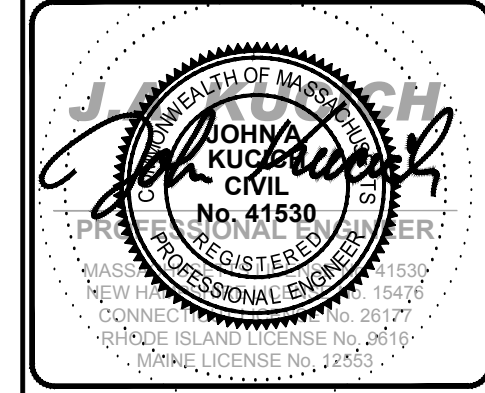
BOHLER™

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W222000
CAD I.D. #:	W222000-SPPD-2a.dwg

STREET ADDRESS 413 MAIN STREET	
CITY READING	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 20-0015	PLAN DESCRIPTION SOIL EROSION & SEDIMENT CONTROL PLAN

STATUS	DATE	BY
DRAWN BY:	04/28/2023	CSE
PLAN CHECKED	-	-
AS-BUILT	-	-
SHEET NO.	C-601	
	OF 14	



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 BOSTON REGION
 110 N CARPENTER ST
 CHICAGO, IL 60607

REV	DATE	DESCRIPTION
1	08/12/2023	REV. PER ZBA & ABUTTERS FEEDBACK
2	08/09/2023	REV. FOR CPDC SUBMITTAL

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EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. AT A MINIMUM, AREAS SHALL BE PERMANENTLY STABILIZED ACCORDING TO THE CURRENT EDITION OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), OR IN THE ABSENCE OF A SWPPP, THEY SHALL BE PERMANENTLY STABILIZED WITHIN 14 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UP-SLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (188 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOG MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOG ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.

- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

LOCATION PROTECTED AREA	MULCH STRAW	MULCH RATE (1000 SF)
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)	185-275 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED
GREATER THAN 3:1	(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)	

* A HYDRO-APPLICATION OF WOOD OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER SHALL BE USED TO ADDITIONAL WIND CONTROL.

* MULCH ANCHORING: ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YDBLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK, WETTING FOR SMALL AREAS AND ROUND DITCHES MAY BE PERMITTED.

- PROPER LOCATIONS OF SURFACE STORMWATER MANAGEMENT BASINS CAN BE UTILIZED AS A TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. SEDIMENT TRAPS SHALL BE SIZED AND CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM OF 1,800 CF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES. MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION, AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.

- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.

- THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.

- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

- AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET WITH OR WITHOUT SEEDING OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.

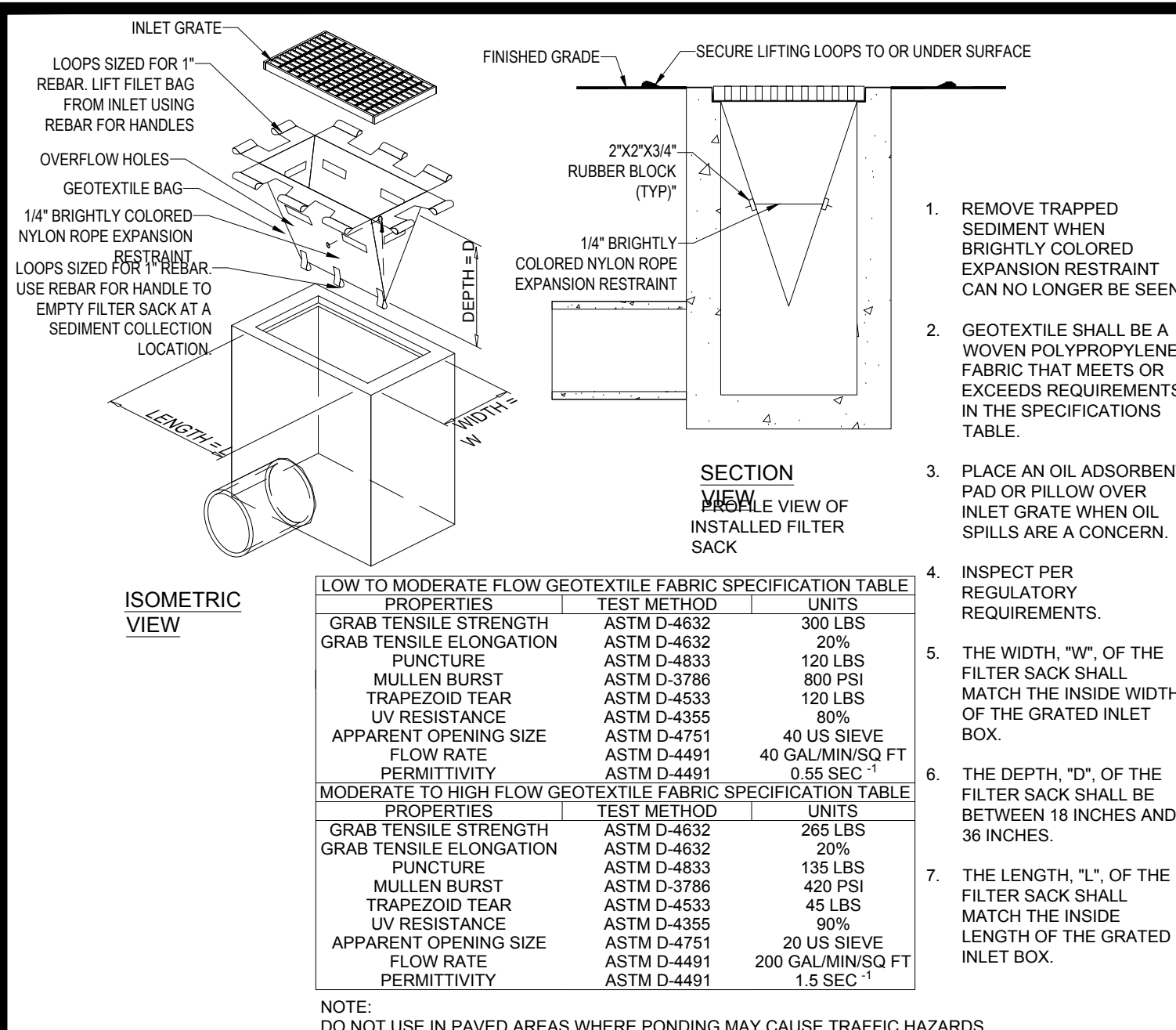
- FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDING. IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.

- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.

- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL, UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 0.28 ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
 - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
- INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" OR HALF THE HEIGHT OF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
- THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANUFACTURING PRACTICES.
- THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
- THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
- THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION CONTROL AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE (AND/OR DEMOLITION PLAN(S)) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
- THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
- SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
- THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.



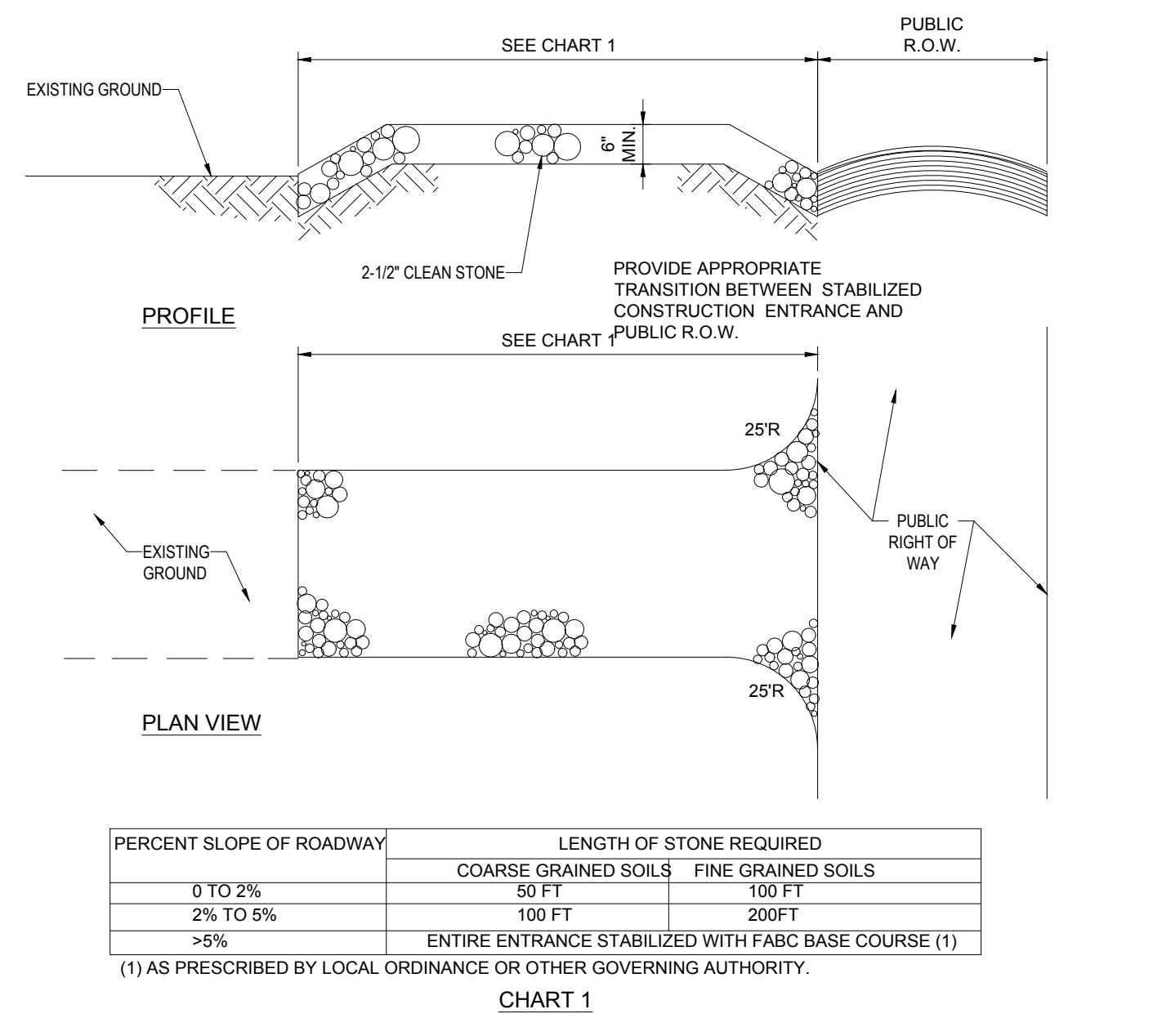
FILTER SACS (GRADED INLETS)

N.T.S.

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
 - INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
 - INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
 - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
 - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
 - CLEARING AND GRUBBING
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - CONSTRUCTION OF UTILITIES
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
 - CONSTRUCTION OF BUILDINGS
 - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
 - PAVE PARKING LOT
 - LANDSCAPING PER LANDSCAPING PLAN
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

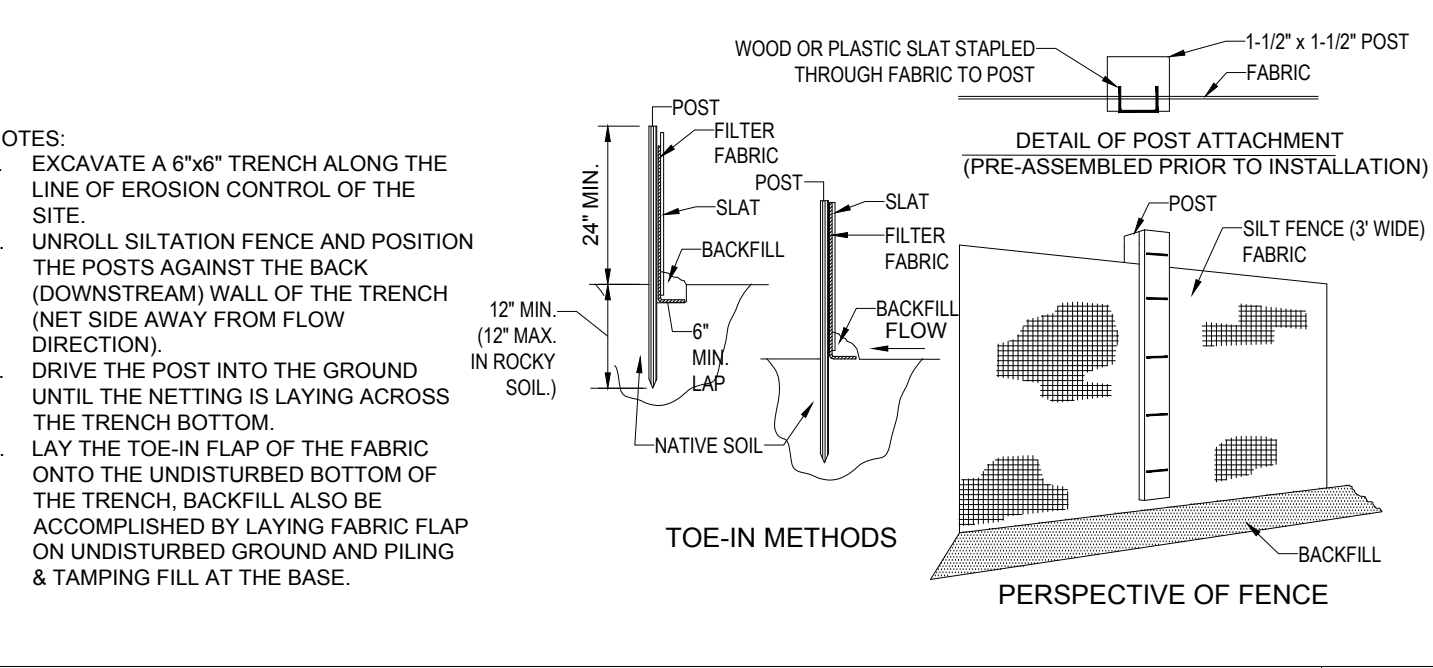
RECOMMENDED CONSTRUCTION SEQUENCE

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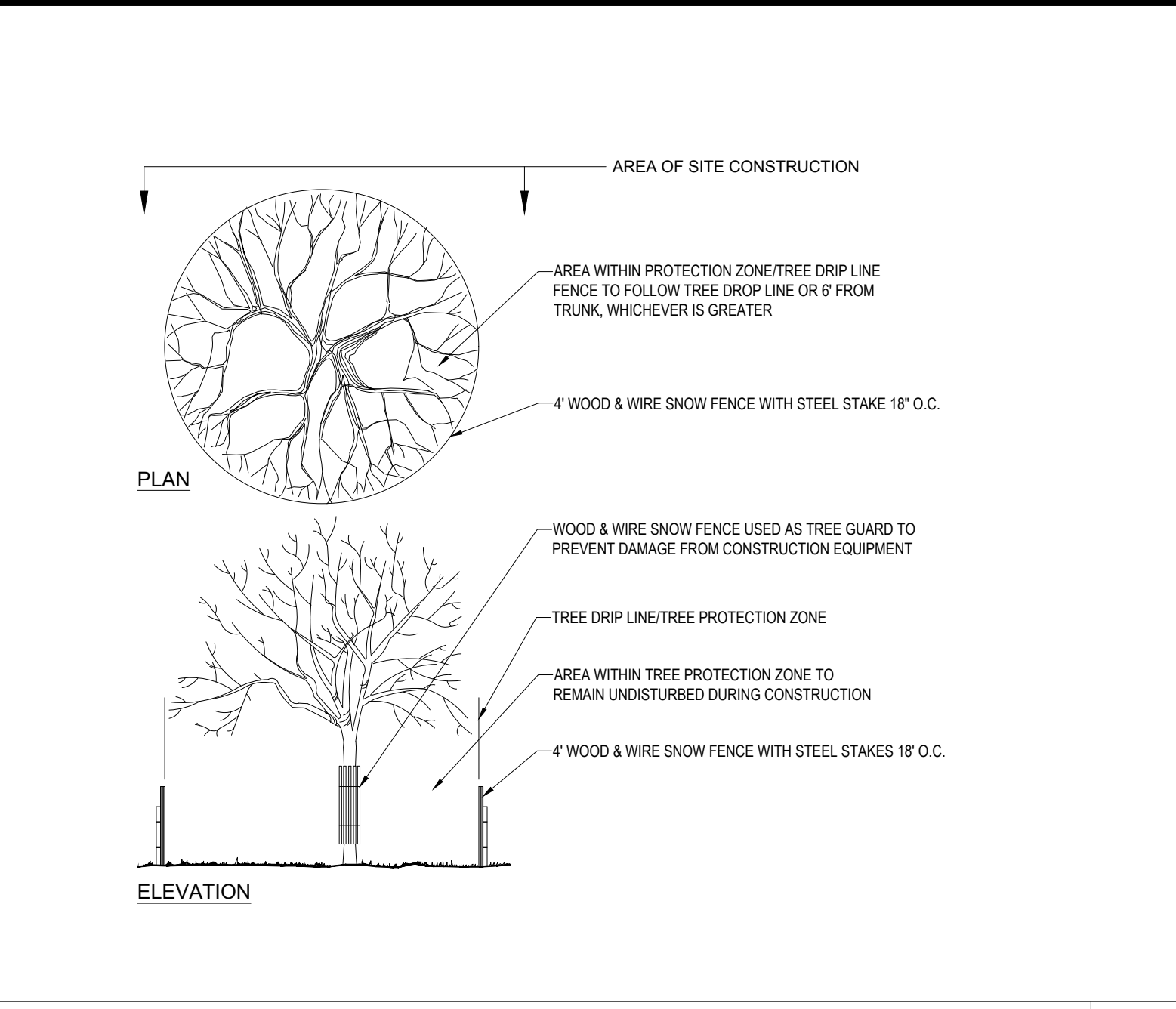
STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



TYP. SILTATION FENCE

N.T.S.



TREE PROTECTION DURING SITE CONSTRUCTION

N.T.S.



TEMPORARY STOCKPILE

N.T.S.

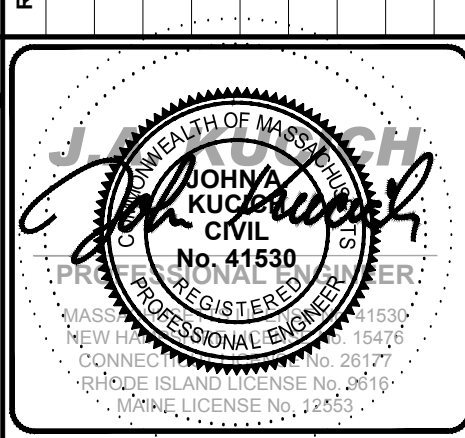


SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W222000
CAD I.D. #:	W222000-SPPD-2a.dwg

STREET ADDRESS 413 MAIN STREET	
CITY READING	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 20-0015	PLAN DESCRIPTION SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

BY	CSE
DESCRIPTION	REV PER ZBA & ABUTTERS FEEDBACK REV FOR CPDC SUBMITTAL
DATE	06/12/2023 08/09/2023
REV	1 2



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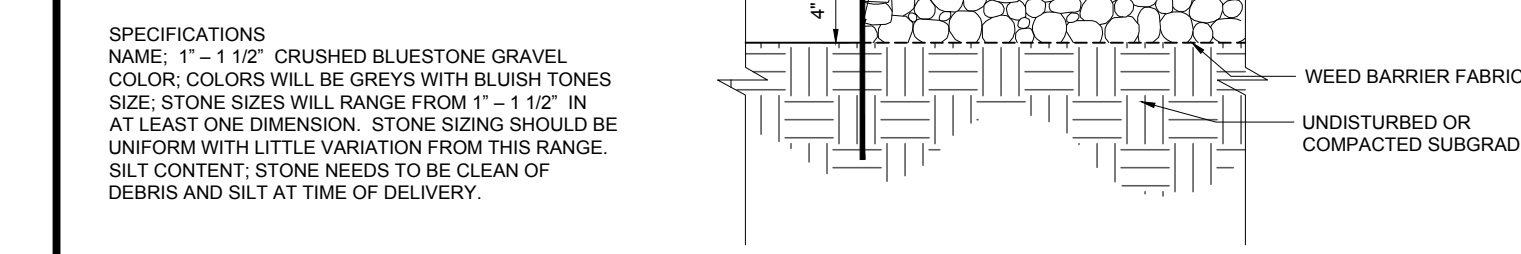
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110 N CARPENTER ST
CHICAGO, IL 60687

PLAN APPROVALS	DATE	SIGNATURE
APPROVED McDONALD'S AGENT		

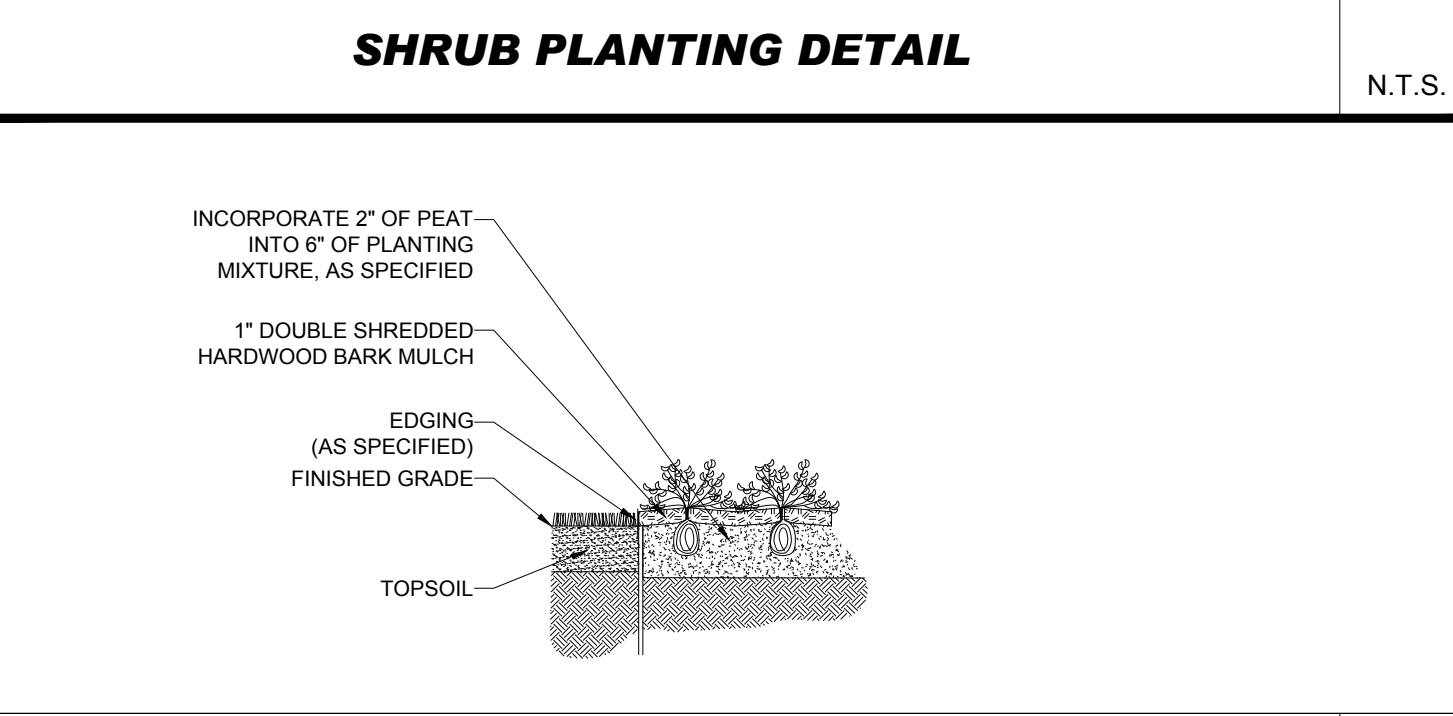
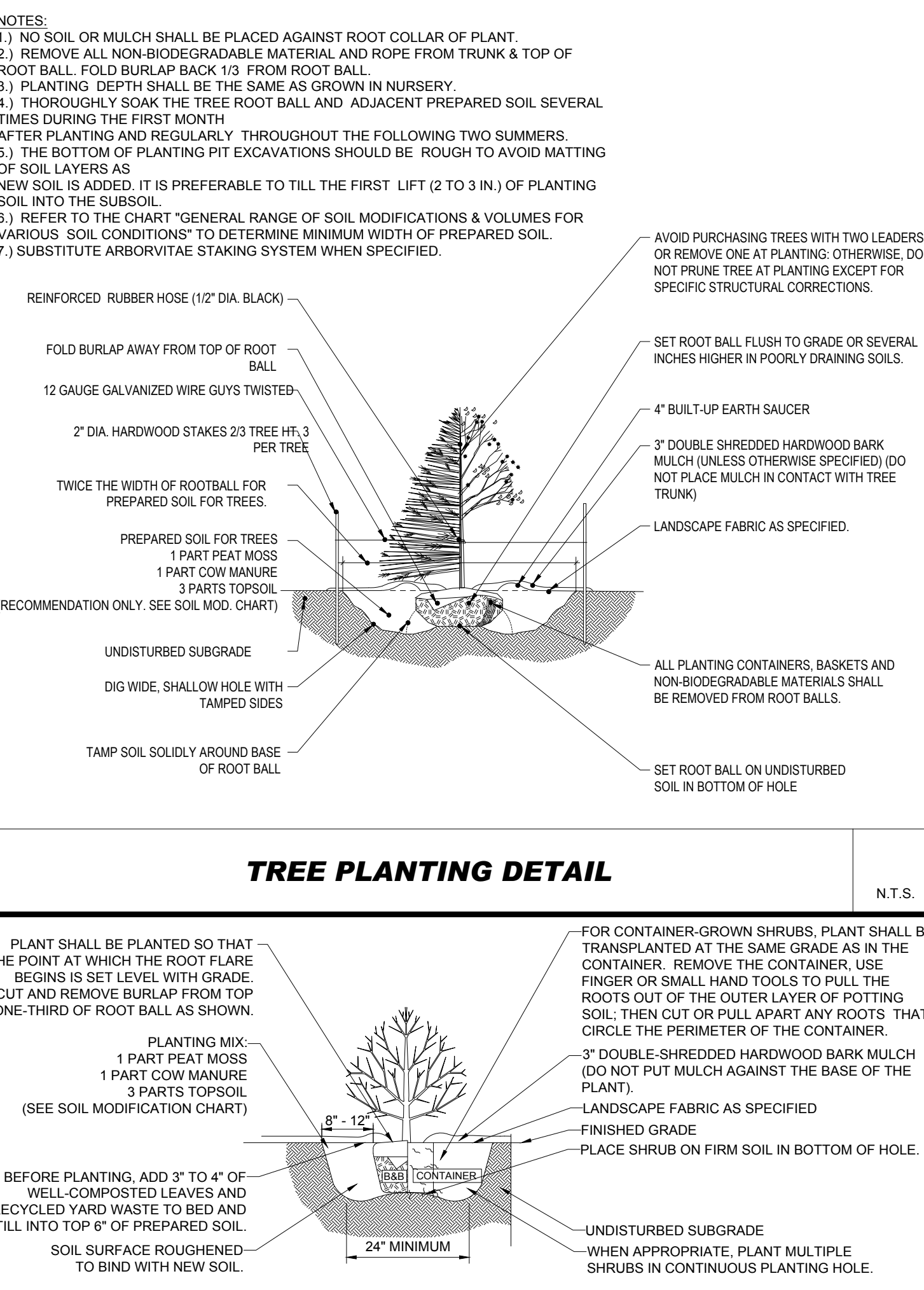
STATUS	DATE	BY
DRAWN BY:	04/28/2023	CSE
PLAN CHECKED	-	-
AS-BUILT	-	-
SHEET NO.	C-602	
	OF 14	

LANDSCAPE SPECIFICATIONS

<p>1. SCOPE OF WORK</p> <p>1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.</p> <p>2. MATERIALS</p> <p>2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.</p> <p>2.2. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.</p> <p>2.3. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM 6" THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED ON THE LANDSCAPE PLAN.</p> <p>2.3.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.</p> <p>2.3.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.</p> <p>2.4. MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN AND/OR LANDSCAPE PLAN NOTES/DETAILS.</p> <p>2.5. FERTILIZER</p> <p>2.5.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.</p> <p>2.5.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.</p> <p>2.6. PLANT MATERIAL</p> <p>2.6.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY THE AMERICAN ASSOCIATION OF NURSERYMEN).</p> <p>2.6.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.</p> <p>2.6.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.</p> <p>2.6.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.</p> <p>2.6.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.</p> <p>2.6.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.</p> <p>2.6.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.</p> <p>2.6.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.</p> <p>3. GENERAL WORK PROCEDURES</p> <p>3.1. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE KEPT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.</p> <p>3.2. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.</p> <p>4. SITE PREPARATIONS</p> <p>4.1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.</p> <p>4.2. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.</p> <p>4.3. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.</p> <p>5. TREE PROTECTION</p> <p>5.1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.</p> <p>5.2. A FORTY-EIGHT (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.</p> <p>5.3. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.</p> <p>5.4. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.</p> <p>6. SOIL MODIFICATIONS</p> <p>6.1. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.</p> <p>6.2. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.</p> <p>6.3. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.</p> <p>6.3.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6"-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.</p> <p>6.3.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.</p> <p>6.3.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.</p> <p>7. FINISHED GRADING</p> <p>7.1. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.</p> <p>7.2. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1").</p> <p>7.3. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.</p> <p>7.4. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.</p> <p>8. TOPSOILING</p> <p>8.1. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.</p> <p>8.2. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.</p> <p>8.3. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.</p> <p>8.4. ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE FILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY [SEE SPECIFICATION 6.A.]):</p> <p>8.4.1. 20 POUNDS 'GRO-POWER' OR APPROVED SOIL CONDITIONER/FERTILIZER</p> <p>8.4.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP OR APPROVED NITROGEN FERTILIZER</p> <p>8.5. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.</p>	<p>9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.</p> <p>9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.</p> <p>9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.</p> <p>9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:</p> <p>9.6.1. PLANTS: MARCH 15 TO DECEMBER 15</p> <p>9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1</p> <p>9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.</p> <p>9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:</p> <p>ACER RUBRUM PLATANUS X ACERIFOLIA BETULA VARIETIES POPULUS VARIETIES CARPINUS VARIETIES PRUNUS VARIETIES CRATAEGUS VARIETIES PYRUS VARIETIES KOELREUTERA QUERCUS VARIETIES LIQUIDAMBAR STRYACIFLUA TILIA TOMENTOSA LIRIODENDRON TULIPEFERA ZELKOVA VARIETIES</p> <p>9.8. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:</p> <p>9.8.1. 1 PART PEAT MOSS 9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME 9.8.3. 3 PARTS TOPSOIL BY VOLUME 9.8.4. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: 9.8.4.1. 2 TABLETS PER 1 GALLON PLANT 9.8.4.2. 3 TABLETS PER 5 GALLON PLANT 9.8.4.3. 4 TABLETS PER 15 GALLON PLANT 9.8.4.4. LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK</p> <p>9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.</p> <p>9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.</p> <p>9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.</p> <p>9.12. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.</p> <p>9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.</p> <p>9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.</p> <p>9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.</p> <p>10. TRANSPLANTING (WHEN REQUIRED)</p> <p>10.1. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.</p> <p>10.2. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.</p> <p>10.3. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.</p> <p>10.4. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.</p> <p>10.5. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.</p> <p>10.6. TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.</p> <p>11. WATERING</p> <p>11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.</p> <p>11.2. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.</p> <p>11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.</p> <p>12. GUARANTEE</p> <p>12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.</p> <p>12.2. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.</p> <p>12.3. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.</p> <p>12.4. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOVING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.</p> <p>13. CLEANUP</p> <p>13.1. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.</p> <p>13.2. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.</p> <p>14. MAINTENANCE (ALTERNATIVE BID)</p> <p>14.1. A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS. THE 90 DAY MAINTENANCE PERIOD ENSURES TO THE OWNER/OPERATOR THAT THE NEWLY INSTALLED LANDSCAPING HAS BEEN MAINTAINED AS SPECIFIED ON THE APPROVED LANDSCAPE PLAN. ONCE THE INITIAL 90 DAY MAINTENANCE PERIOD HAS EXPIRED, THE OWNER/OPERATOR MAY REQUEST THAT BIDDERS SUBMIT AN ALTERNATE MAINTENANCE BID FOR A MONTHLY MAINTENANCE CONTRACT. THE ALTERNATE MAINTENANCE CONTRACT WILL ENCOMPASS ANY WORK THAT IS CONSIDERED APPROPRIATE TO ENSURE THAT PLANT AND LAWN AREAS ARE HEALTHY AND MANICURED TO THE APPROVAL OF THE OWNER/OPERATOR.</p>
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N.T.S.



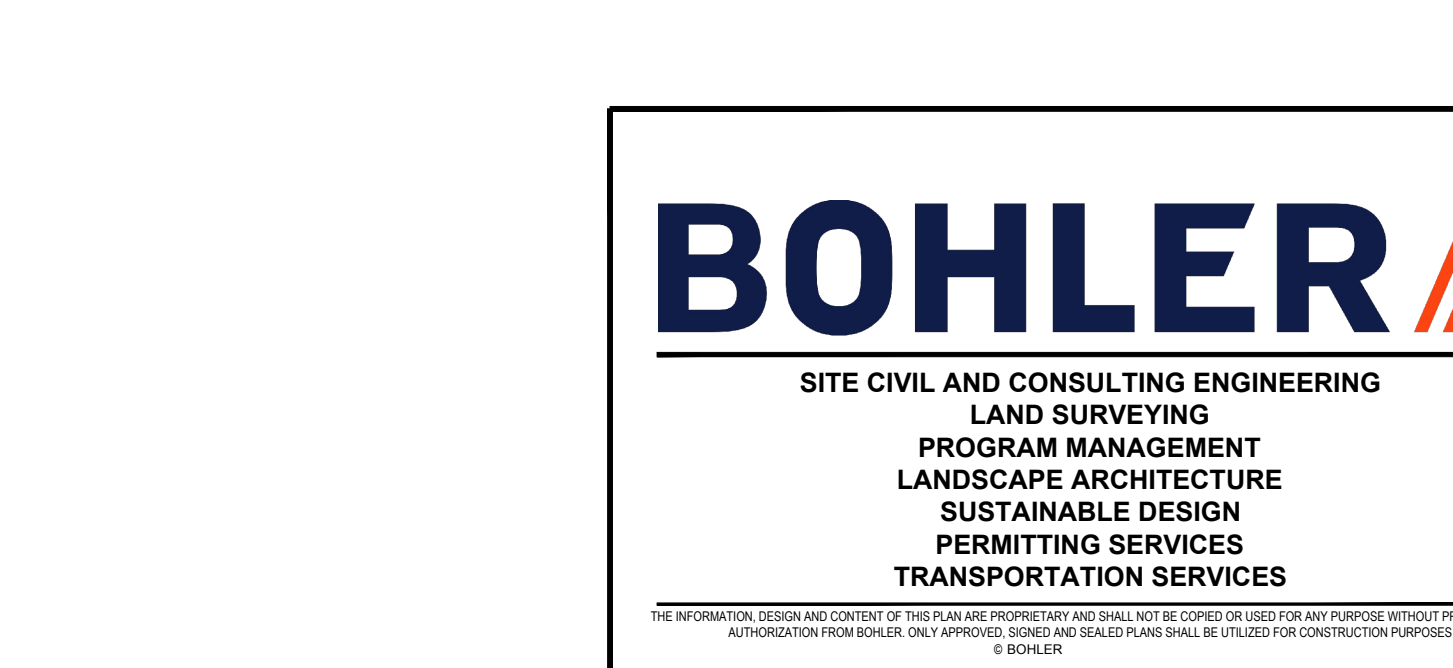
GROUND-COVER PLANTING N.T.S.

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.

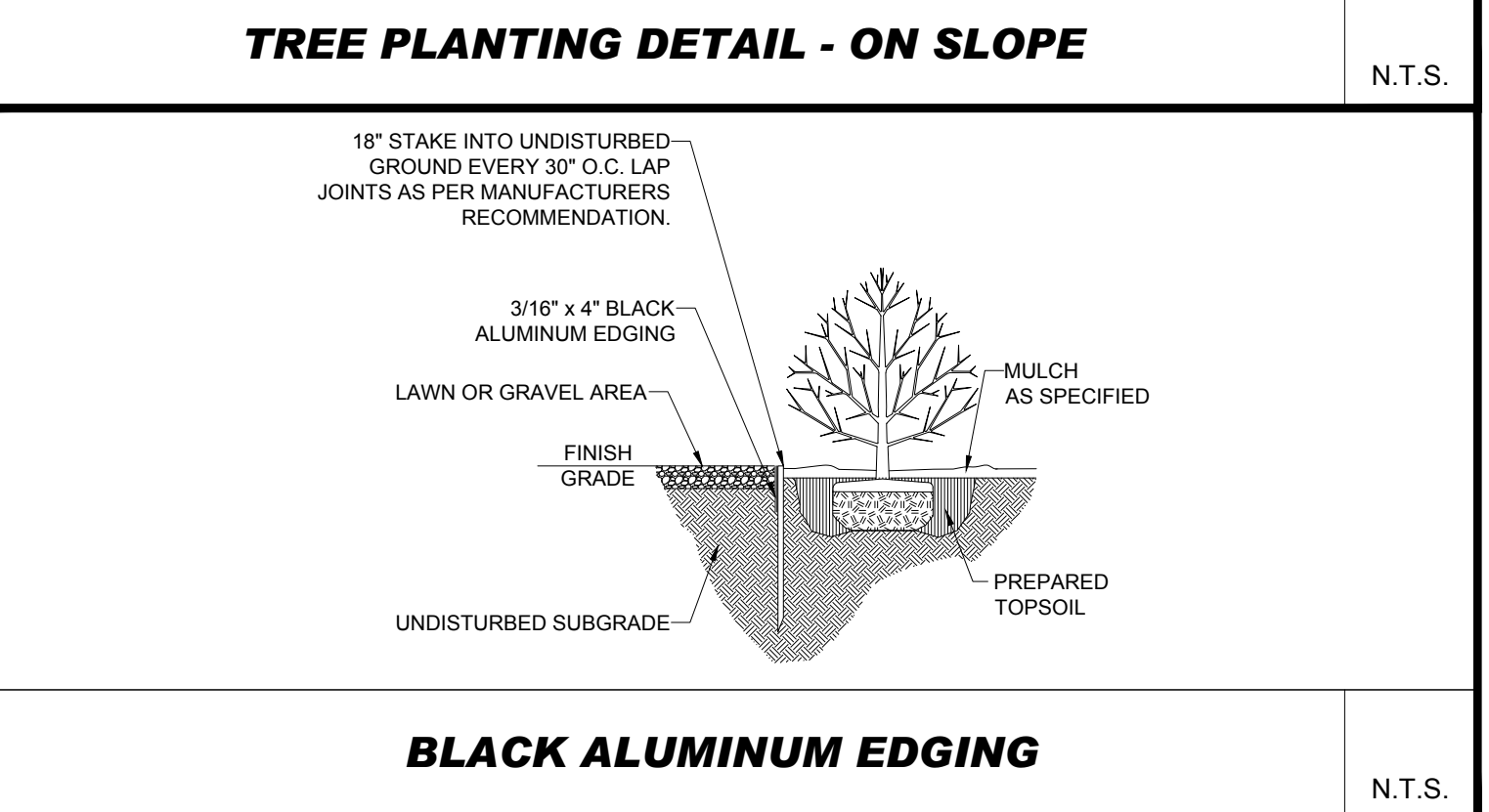
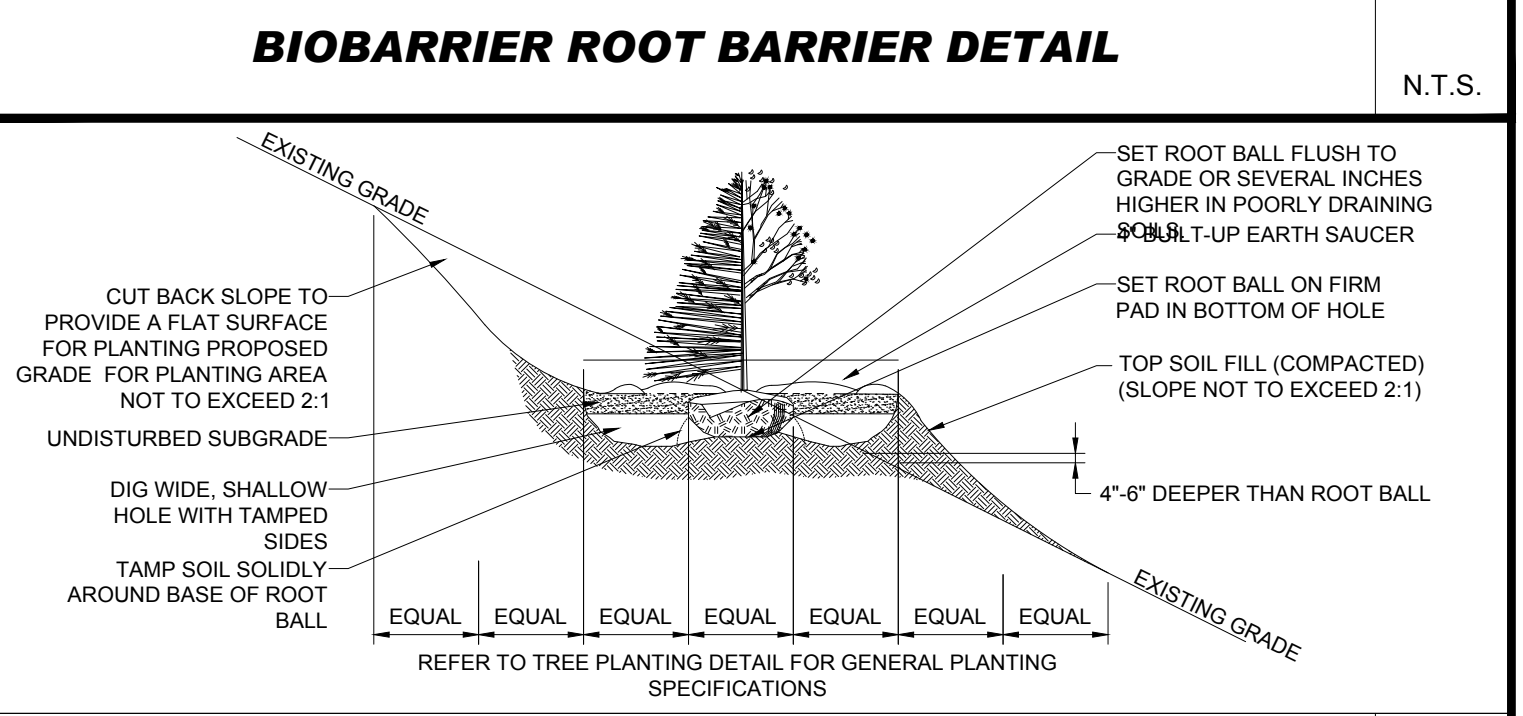
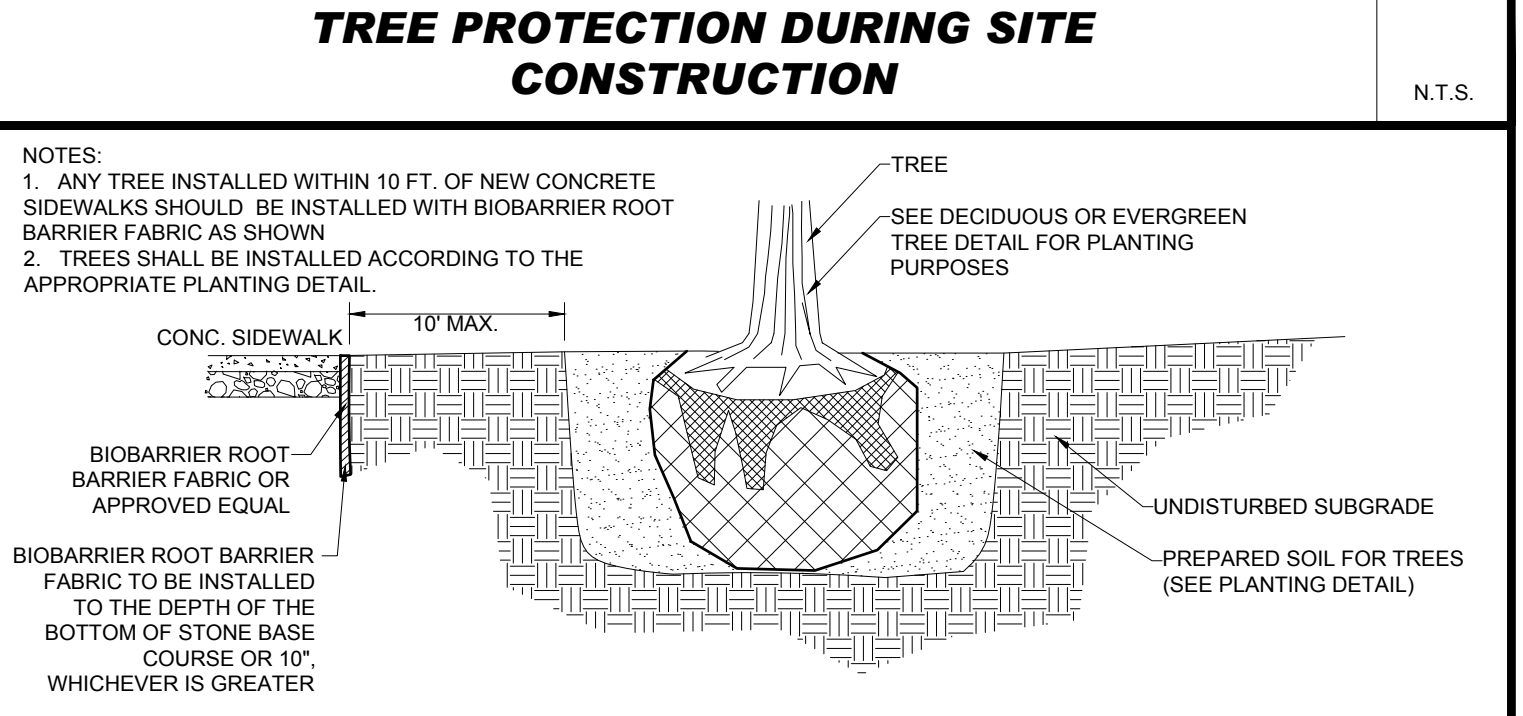
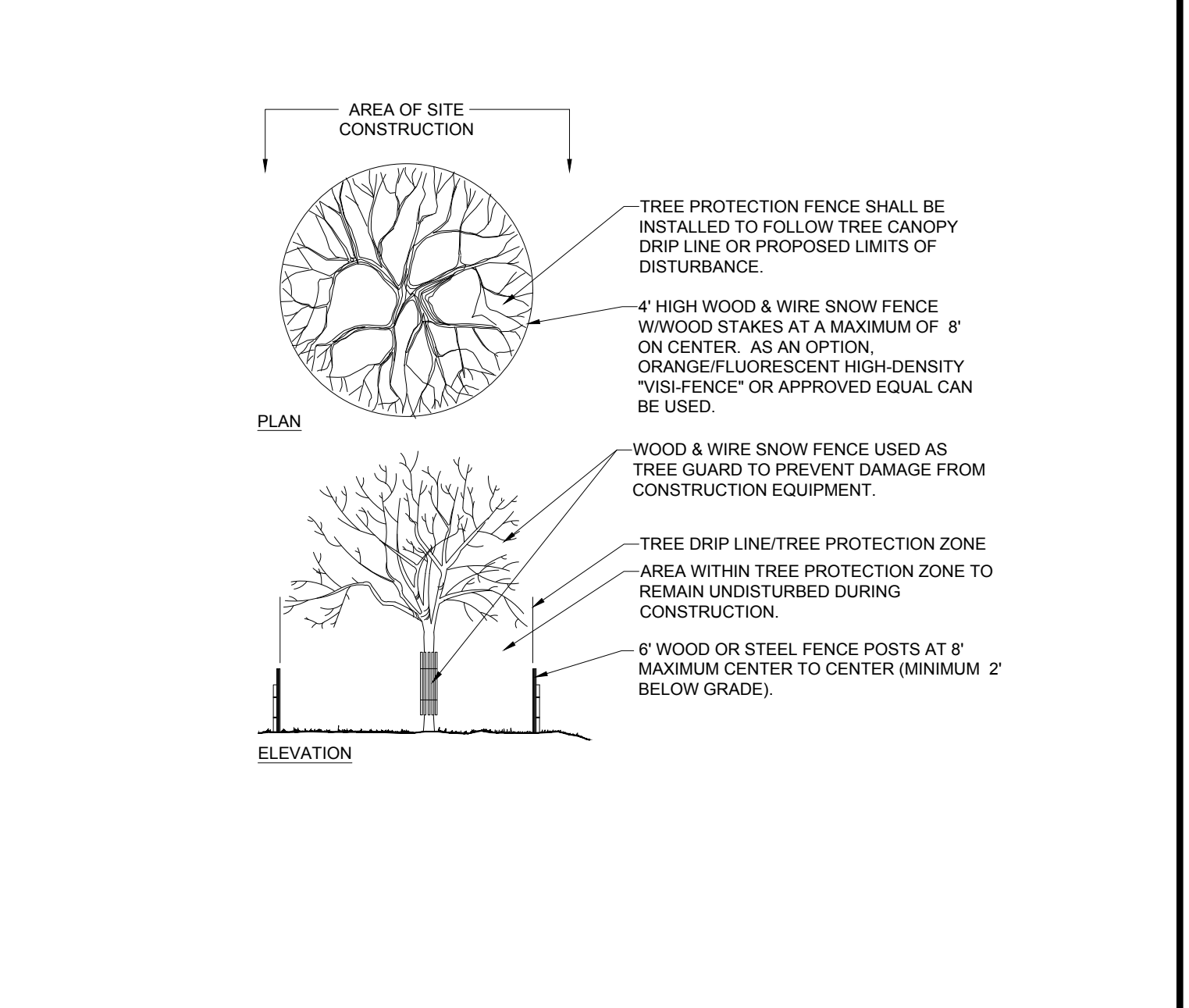
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

3. SEEDING RATES:
 PERENNIAL RYEGRASS 1/2 LB/1000 SQ FT
 KENTUCKY BLUEGRASS 1 LB/1000 SQ FT
 RED FESCUE 1/2 LB/1000 SQ FT
 SPREADING FESCUE 1/2 LB/1000 SQ FT
 FERTILIZER (16.32.16) 2 LB/1000 SQ FT
 LIQUID LIME 1 GAL/800 GAL
 TANK TACKIFIER 35 LB/800 GAL
 TANK FIBER MULCH 30 LB/1000 SQ FT

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDING AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.



N.T.S.



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SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

COMPLIANCE CHECK DATE
 CONSTRUCTION CHECK DATE
 CONSTRUCTION CHECK DATE
 PROJECT No.: W222000
 CAD I.D. #: W222000-SPDP-2a.dwg

CITY	STREET ADDRESS
READING	413 MAIN STREET
COUNTY	STATE
MIDDLESEX	MA
SITE I.D.	PLAN DESCRIPTION
20-0015	LANDSCAPE NOTES & DETAILS

STATUS	DATE	BY
DRAWN BY:	04/28/2023	CSE
PLAN CHECKED	-	-
AS-BUILT	-	-
SHEET NO.	C-702	

McDonald's®

BOSTON REGION
 110 N CARPENTER ST
 CHICAGO, IL 60687

OFFICE ADDRESS
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 APPROVED: MCDONALD'S AGENT

BY: CSE
 CSE
 DESCRIPTION: REV. PER ZBA & ABITTERS FEEDBACK REV. FOR CDC SUBMITTAL
 DATE: 06/12/2023, 08/09/2023
 REV: 1, 2

PLANNING DEPARTMENT
 BOSTON REGION
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 CHICAGO, IL 60687

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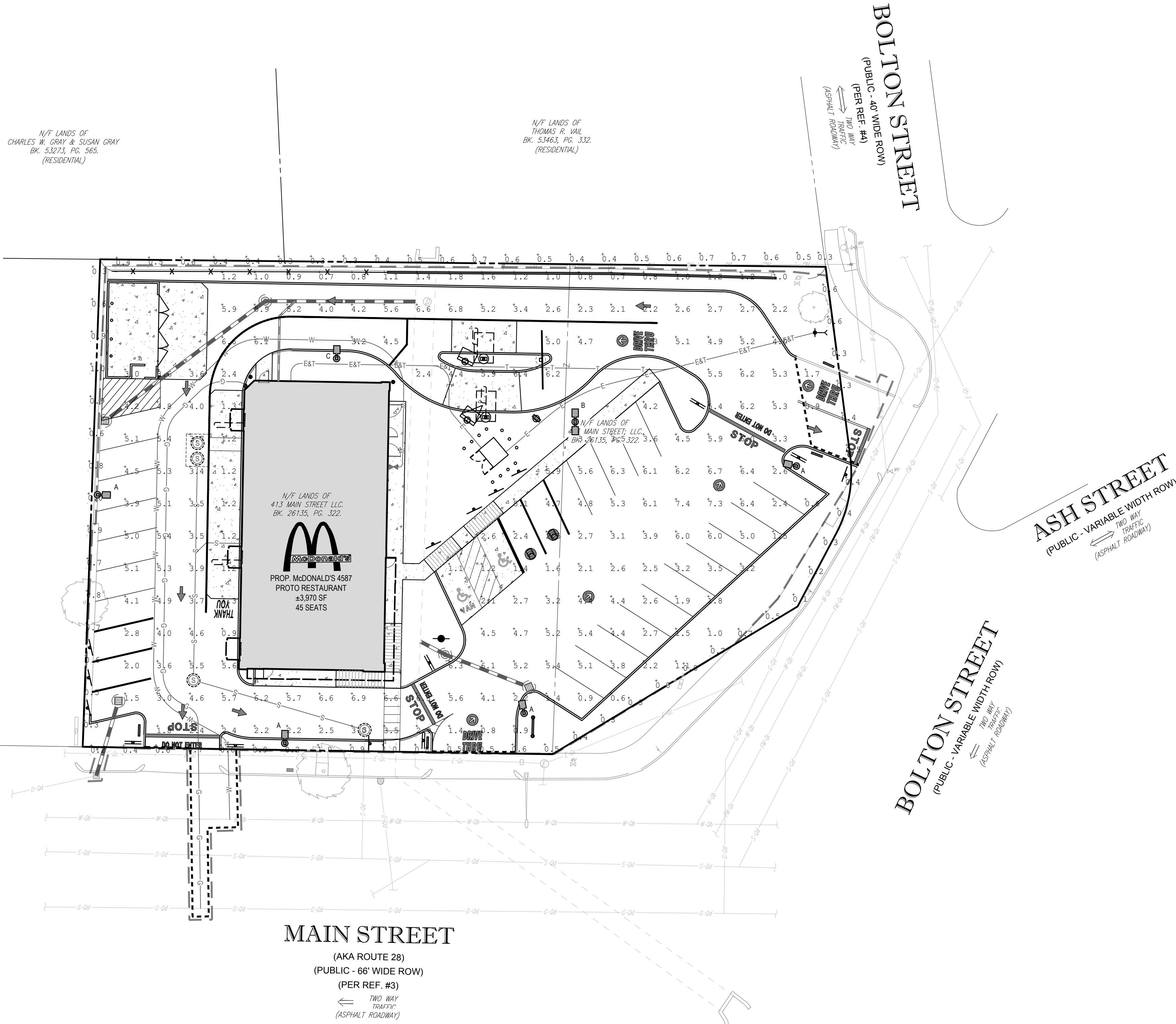


N/4 LANDS OF CHARLES W. GRAY & SUSAN GRAY BK. 53273, PG. 563. (RESIDENTIAL)

N/4 LANDS OF THOMAS R. VAIL BK. 53463, PG. 332. (RESIDENTIAL)

N/4 LANDS OF GRAY'S MAIN & WASHINGTON LLC. BK. 41722, PG. 394. (GAS STATION)

N/4 LANDS OF 413 MAIN STREET LLC BK. 26135, PG. 322. PROP. McDONALD'S 4587 PROTO RESTAURANT ±3370 SF 45 SEATS

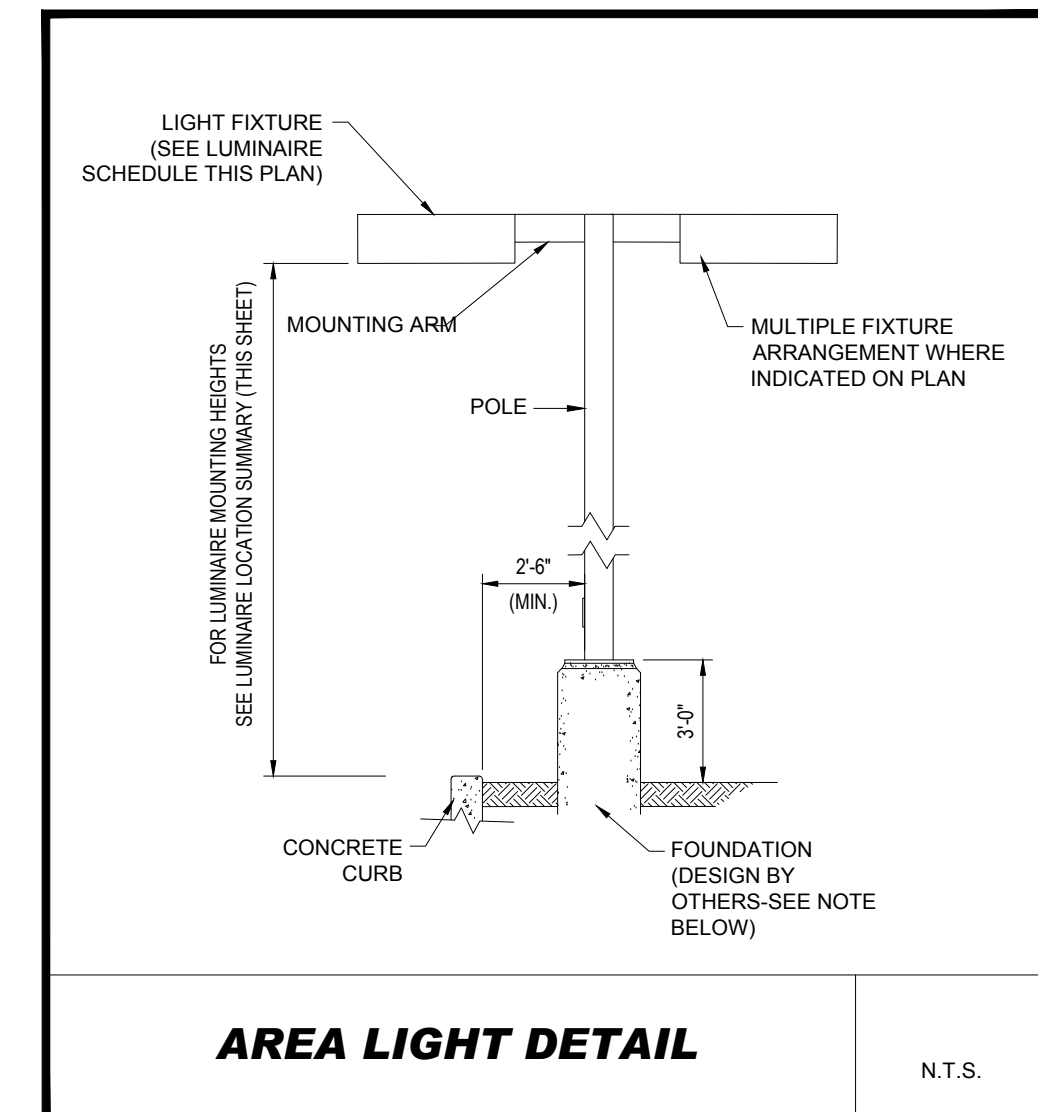


LIGHTING NOTES

- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LEVELS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 0.90 FOR ALL LED LUMINAIRES, 0.80 FOR ALL HIGH PRESSURE SODIUM LUMINAIRES OR 0.72 FOR ALL METAL HALIDE LUMINAIRES UNLESS OTHERWISE SPECIFIED. THESE FACTORS ARE INDICATIVE OF TYPICAL LIGHTING INDUSTRY MODELING STANDARDS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCANDLES.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT NOT BE LIMITED TO, FREQUENT VISUAL INSPECTIONS, CLEANING OF LENSES, AND RELAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. FAILURE TO FOLLOW THE ABOVE STEPS COULD CAUSE THE LUMINAIRES, LAMPS AND LENSES TO FAIL PROPERLY TO FUNCTION.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER AND ARE, CONSEQUENTLY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSIBILITY OF THE ARCHITECT, MEP AND/OR LIGHTING CONTRACTOR, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. LIGHT POLE BASES ARE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR INSTALLING LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES AND ALL OTHER APPLICABLE RULES, REGULATIONS, LAWS AND STATUTES.
- CONTRACTOR MUST BRING TO DESIGNER'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURES.
- IT IS THE LIGHTING CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ARCHITECT OR OWNER REGARDING THE POWER SOURCE(S) FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT.
- THE LIGHTING CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE SITE PLAN, INCLUDING BUT NOT LIMITED TO, GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL GOVERNMENTAL RULES, LAWS, ORDINANCES, REGULATIONS AND THE LIKE.
- THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- WHEN A BANK ATM IS INCLUDED IN THE PLAN, THE LIGHTING DESIGN REPRESENTS BOHLER'S UNDERSTANDING AND INTERPRETATION OF THE REGULATORY LIGHTING LEVELS INTENDED BY PUBLISHED STANDARDS.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADEQUATE LIGHTING LEVELS ARE PRESENT AND FUNCTIONING AT ALL TIMES.

NUMERIC SUMMARY						
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN
AREA SUMMARY	ILLUMINANCE	FC	3.64	7.4	0.6	6.07
PROPERTY LINE	ILLUMINANCE	FC	0.54	1.0	0.0	N/A

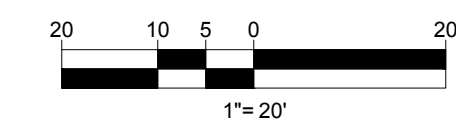
LUMINAIRE SCHEDULE				
SYMBOL	QTY	ARRANGEMENT	LUM. WATTS	DESCRIPTION
⊙ A	4	SINGLE	226.9	0.85 RAR2-480L-240-907-4W-8C - 2'1" MOUNTING HEIGHT (ES-18-40-1-TA-GL-XX (4") POLE
⊙ B	1	BACK-BACK	226.9	0.85 RAR2-480L-240-907-4W-8C - 2'1" MOUNTING HEIGHT (ES-18-40-1-TA-GL-XX (4") POLE
⊙ C	1	SINGLE	226.9	0.85 RAR2-480L-240-907-2-8C - 2'1" MOUNTING HEIGHT (ES-18-40-1-TA-GL-XX (4") POLE



NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DAMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
- THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF THE INTENT TO MOUNT ANYTHING TO THE POLE, ASIDE FROM THE LIGHT FIXTURES, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNERS, FLAGS, SIGNAGE, ETC. AS IT WILL IMPACT THE POLE AND FOUNDATION DESIGN.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



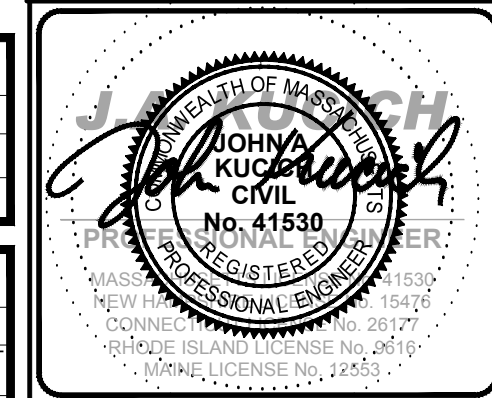
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W222000
CAD I.D. #:	W222000-SPPD-2a.dwg

STREET ADDRESS 413 MAIN STREET	
CITY READING	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 20-0015	PLAN DESCRIPTION LIGHTING PLAN

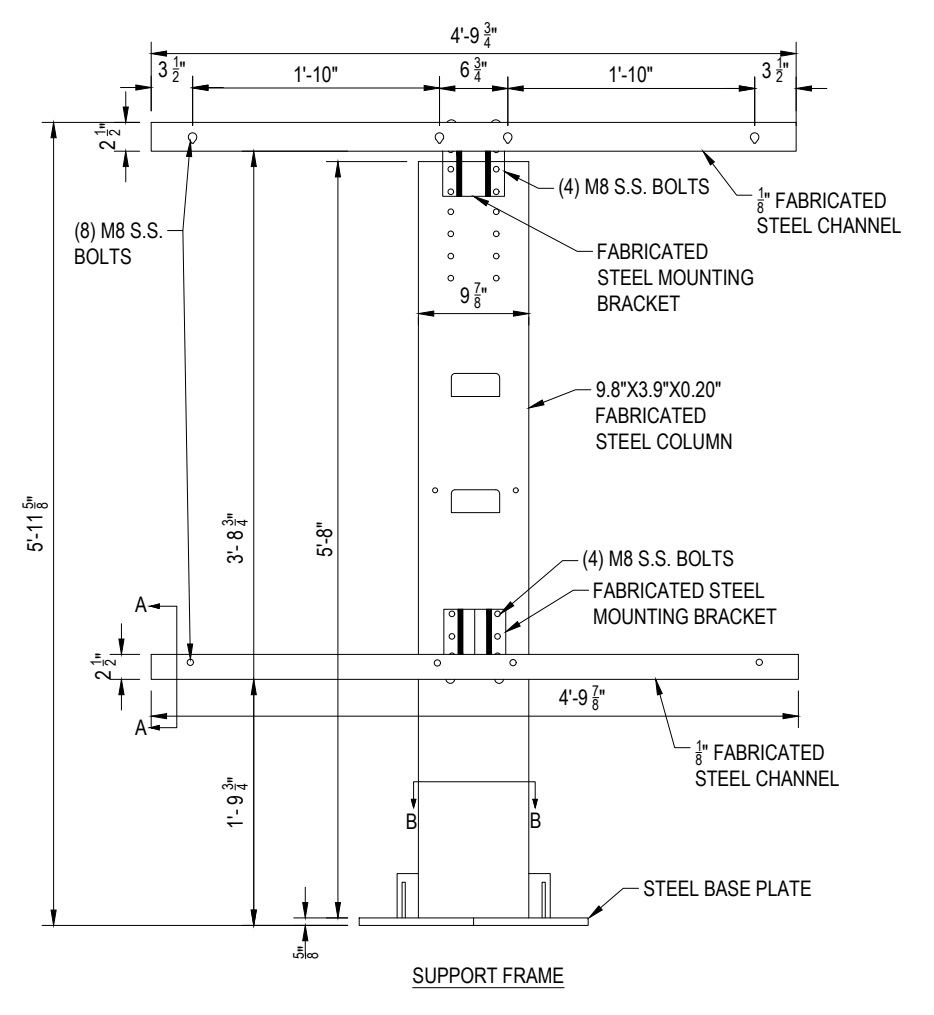
REV	DATE	DESCRIPTION
1	06/12/2023	REV PER ZBA & ABITTERS FEEDBACK
2	08/09/2023	REV FOR CPDC SUBMITTAL



McDonald's
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION

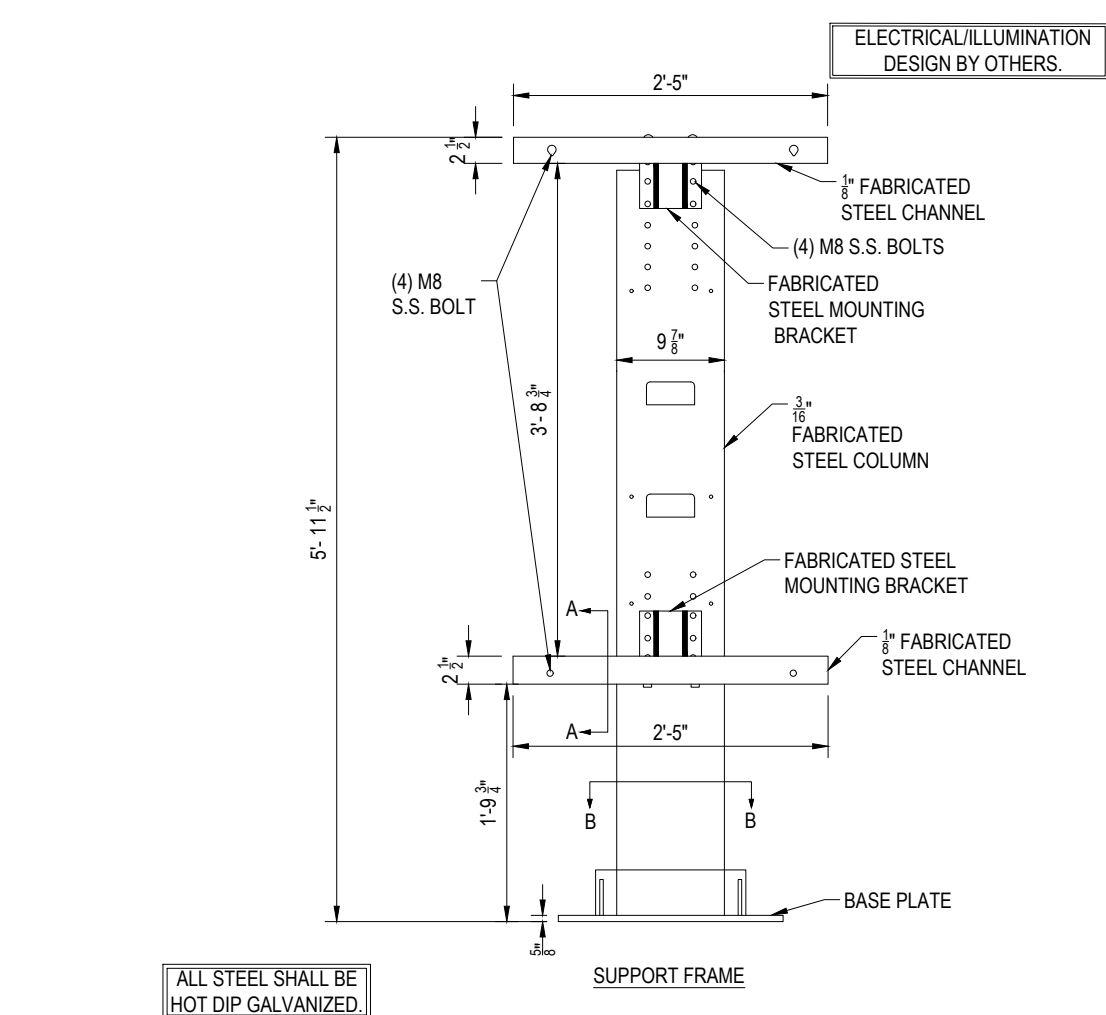
OFFICE ADDRESS: BOSTON REGION, 110 N CARPENTER ST, CHICAGO, IL 60687

PLAN APPROVALS	DATE	DATE	BY
SIGNATURE			
APPROVED MCDONALD'S AGENT			
STATUS	DATE	BY	
DRAWN BY:	04/28/2023	CSE	
PLAN CHECKED	-	-	
AS-BUILT			
SHEET NO.	C-703		
	OF 14		



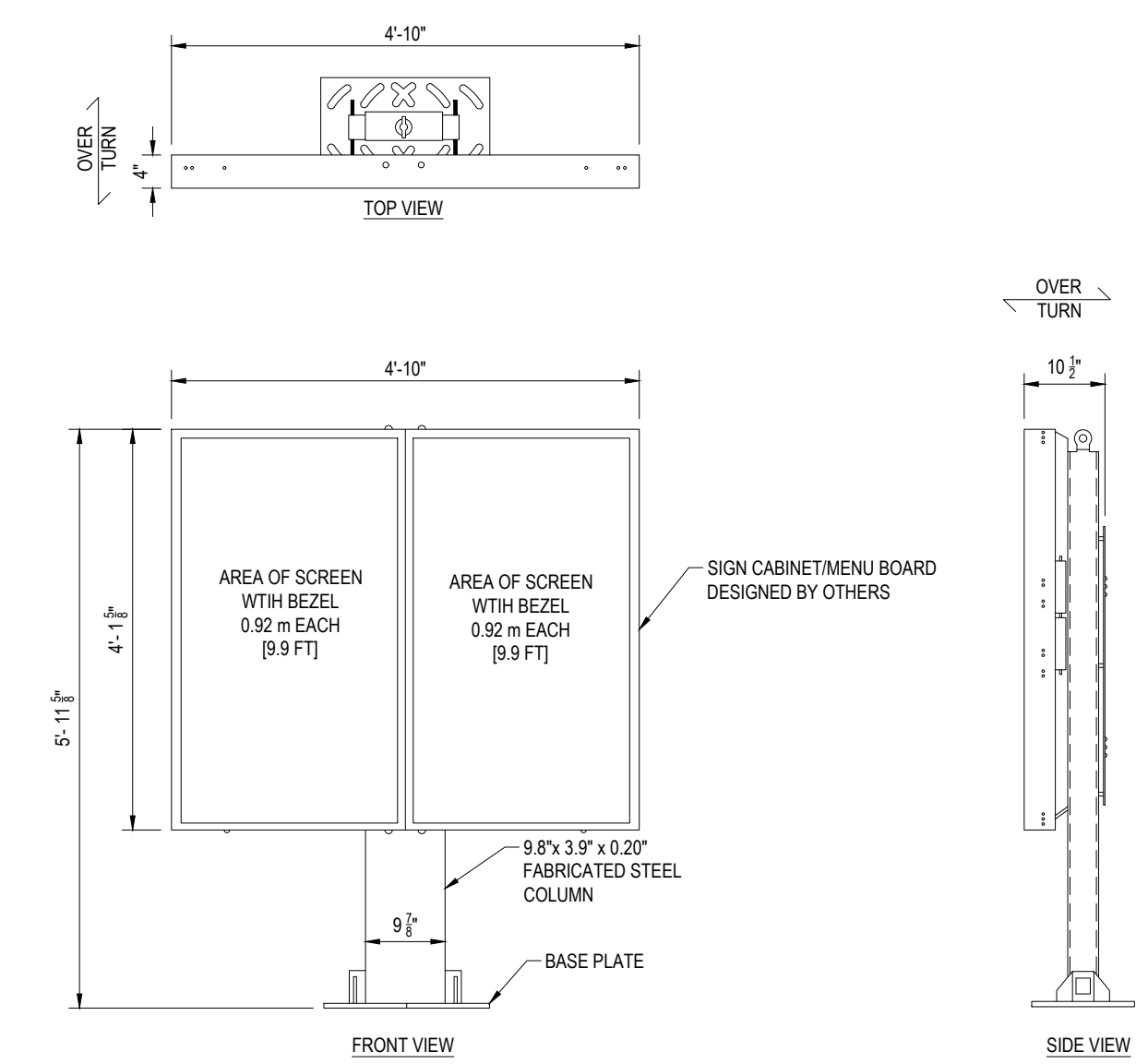
DIGITAL MENU BOARD DETAIL

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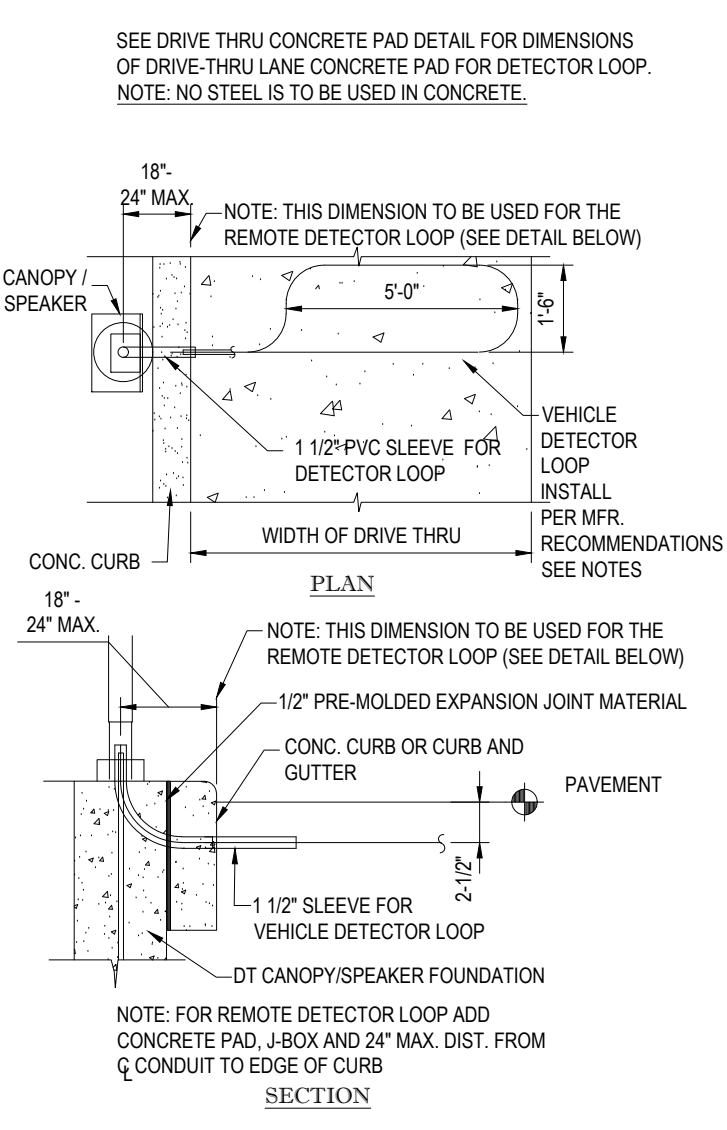
DIGITAL PRE-BROWSE BOARD DETAIL

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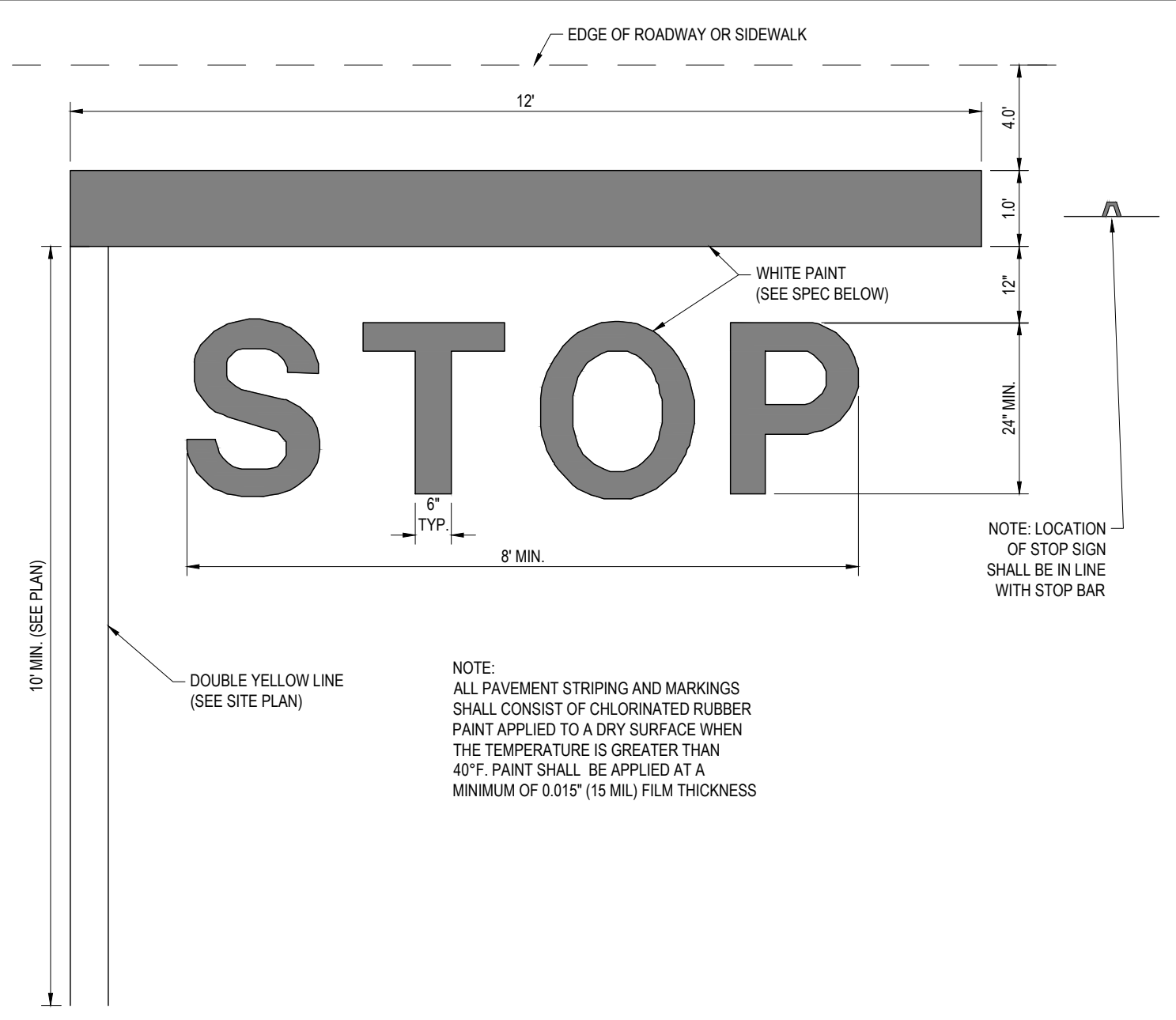
CROSSWALK DETAIL

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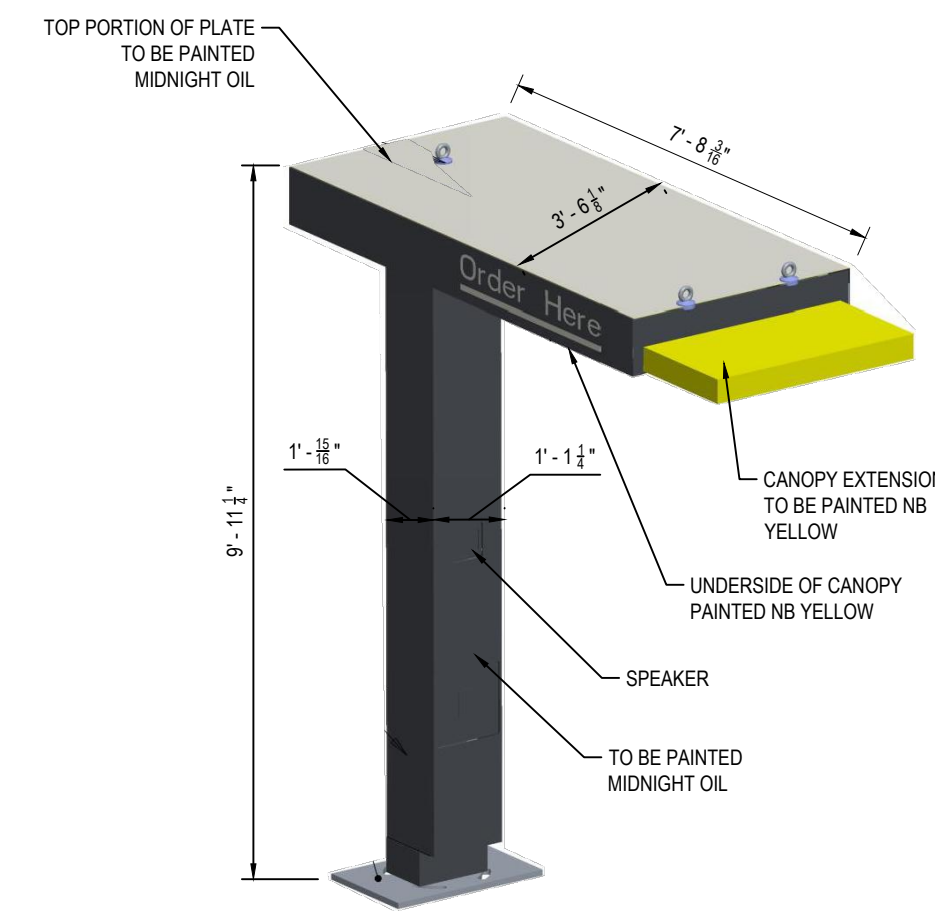
AUTO DETECTOR LOOP DETAIL

N.T.S.



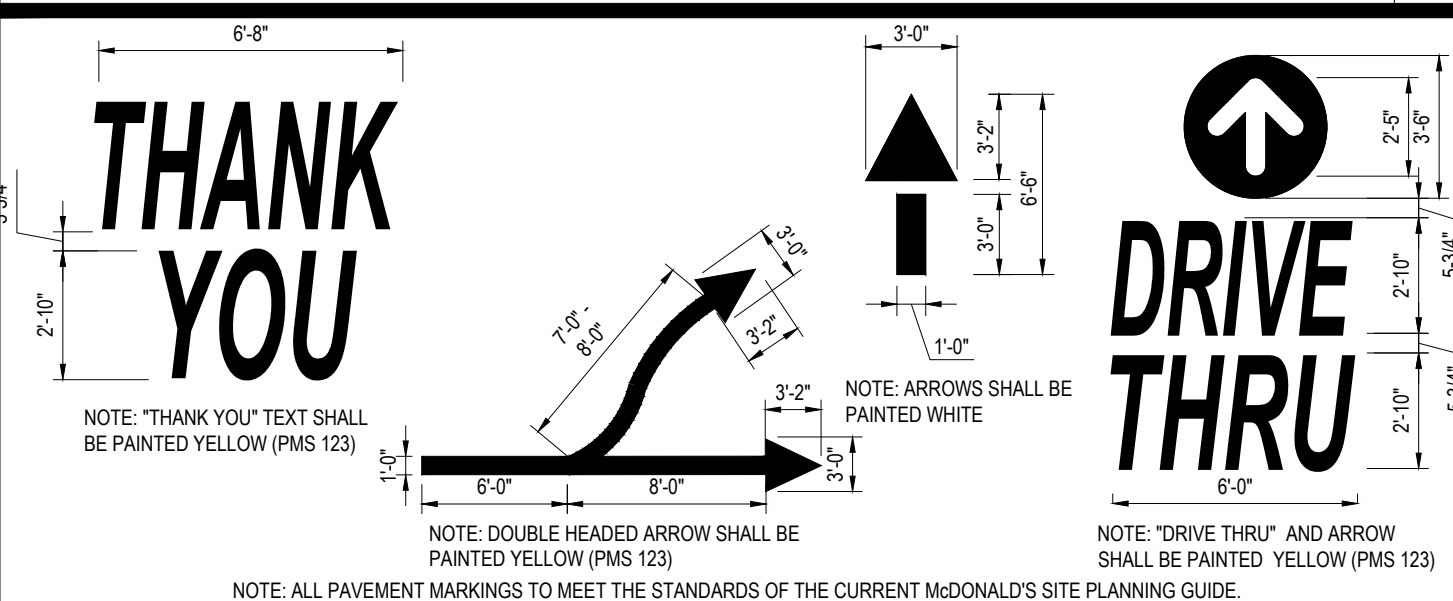
'STOP' BAR DETAIL

N.T.S.



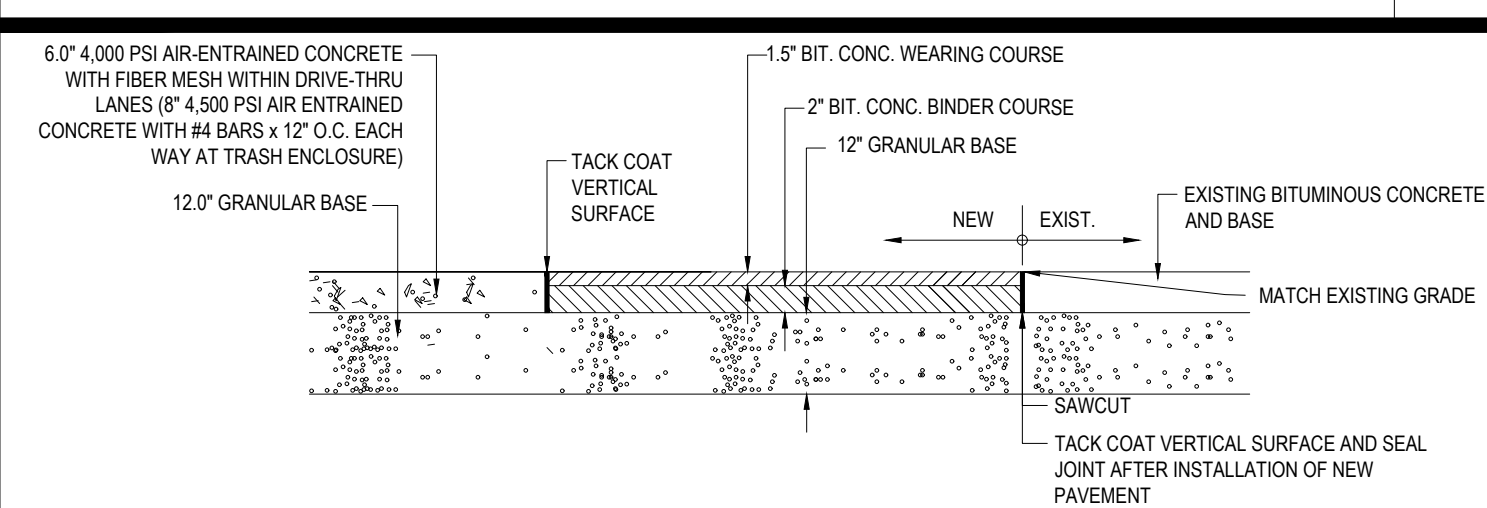
DRIVE-THRU CANOPY/SPEAKER DETAIL

N.T.S.



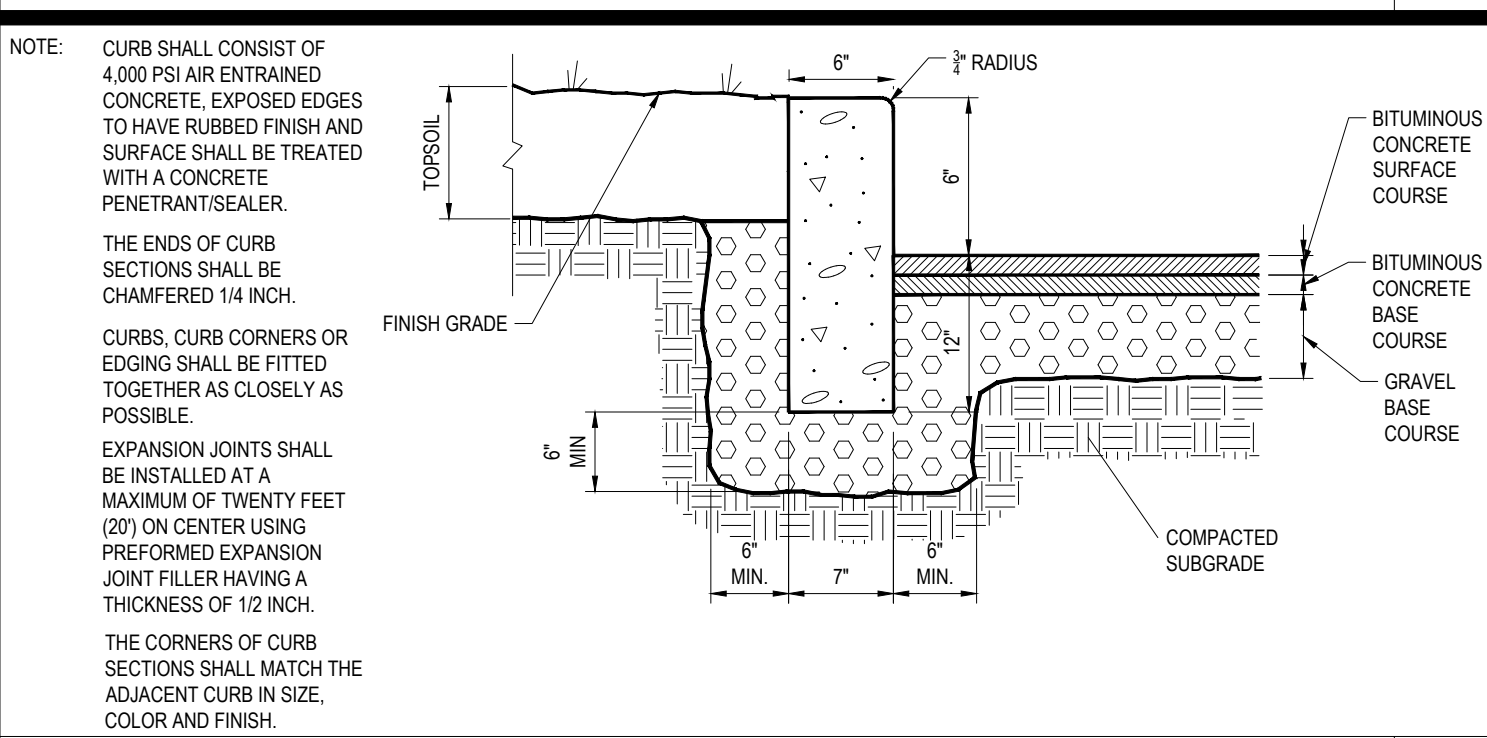
TYPICAL PAVEMENT MARKINGS

N.T.S.



CONCRETE & BITUMINOUS CONCRETE PAVING DETAIL

N.T.S.



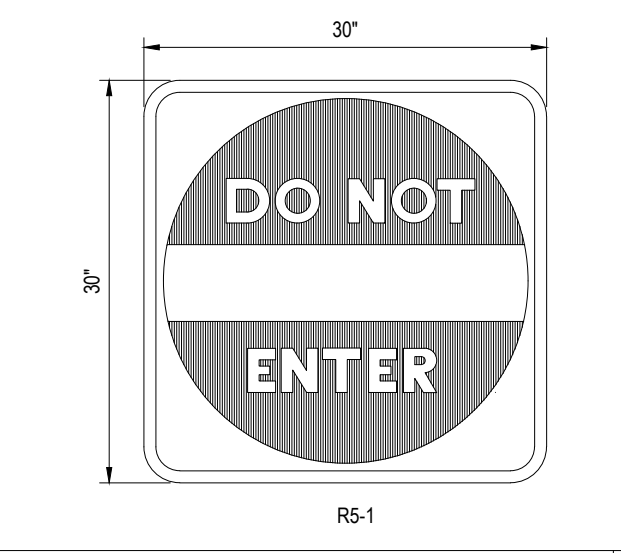
PRECAST CONCRETE CURB DETAIL

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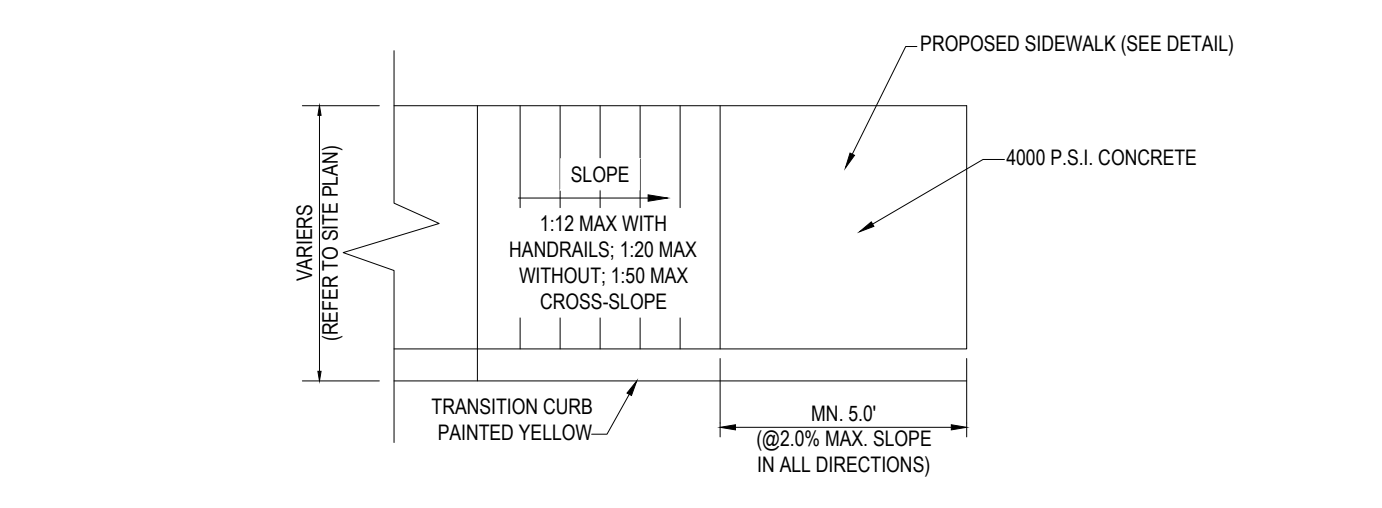
BOLLARD DETAIL

N.T.S.



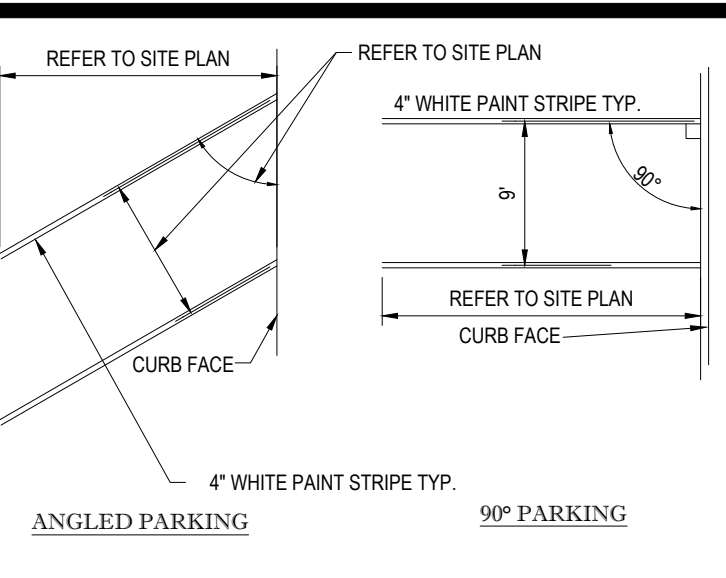
'DO NOT ENTER' SIGN

N.T.S.



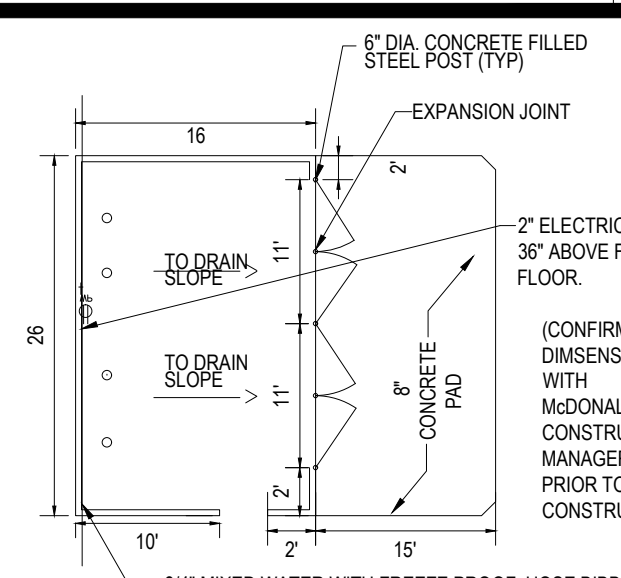
ADA COMPLIANT SLOPED SIDEWALK

N.T.S.



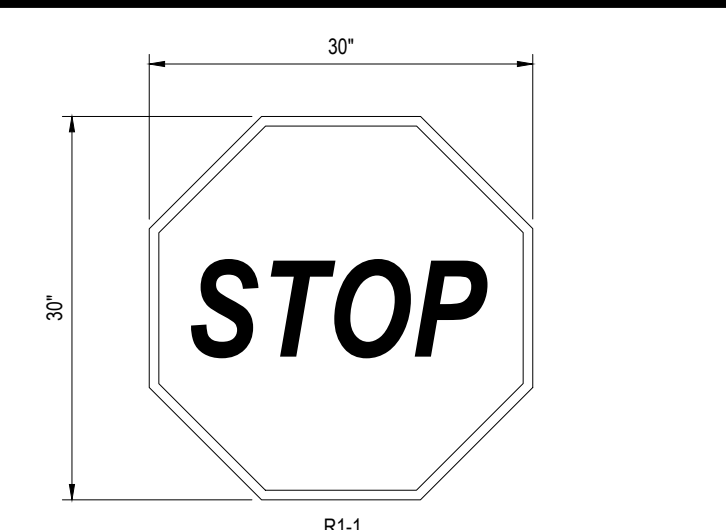
STALL STRIPING

N.T.S.



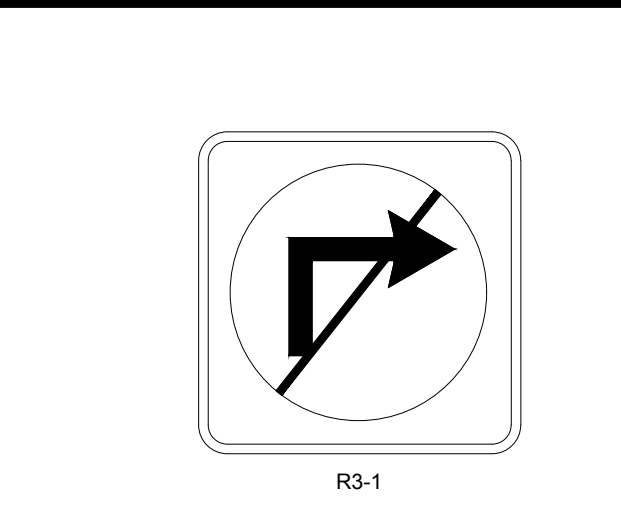
TRASH ENCLOSURE

N.T.S.



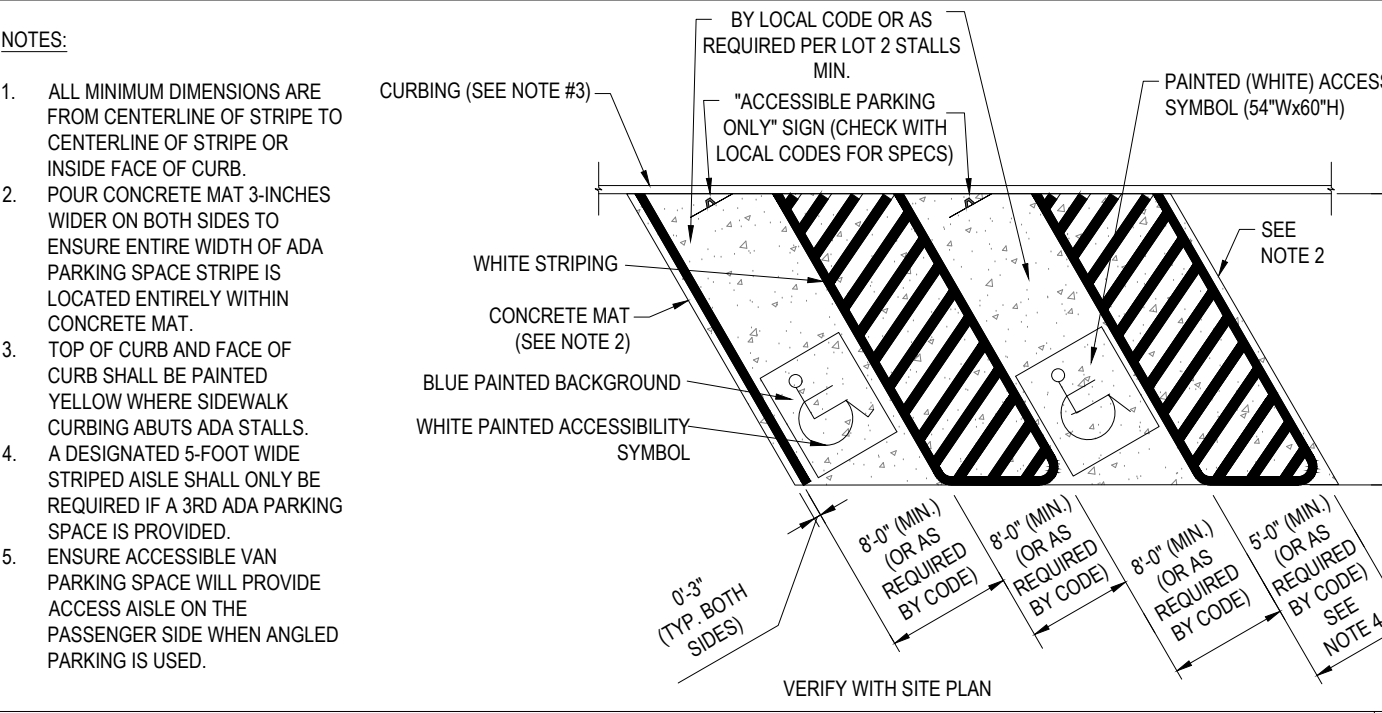
'STOP' SIGN

N.T.S.



'NO RIGHT TURN' SIGN

N.T.S.



ACCESSIBLE STALL MARKING

N.T.S.

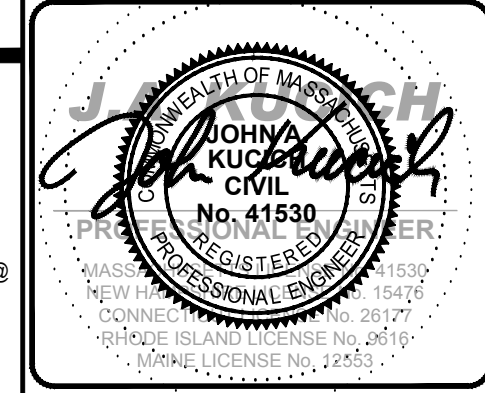
BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W222000
CAD I.D. #:	W222000-SPPD-2a.dwg

STREET ADDRESS 413 MAIN STREET	
CITY READING	STATE MA
COUNTY MIDDLESEX	
SITE I.D.	PLAN DESCRIPTION
20-0015	DETAIL SHEET

STATUS	DATE	BY
DRAWN BY:	04/28/2023	CSE
PLAN CHECKED	-	-
AS-BUILT	-	-
SHEET NO.	C-901	
	OF 14	

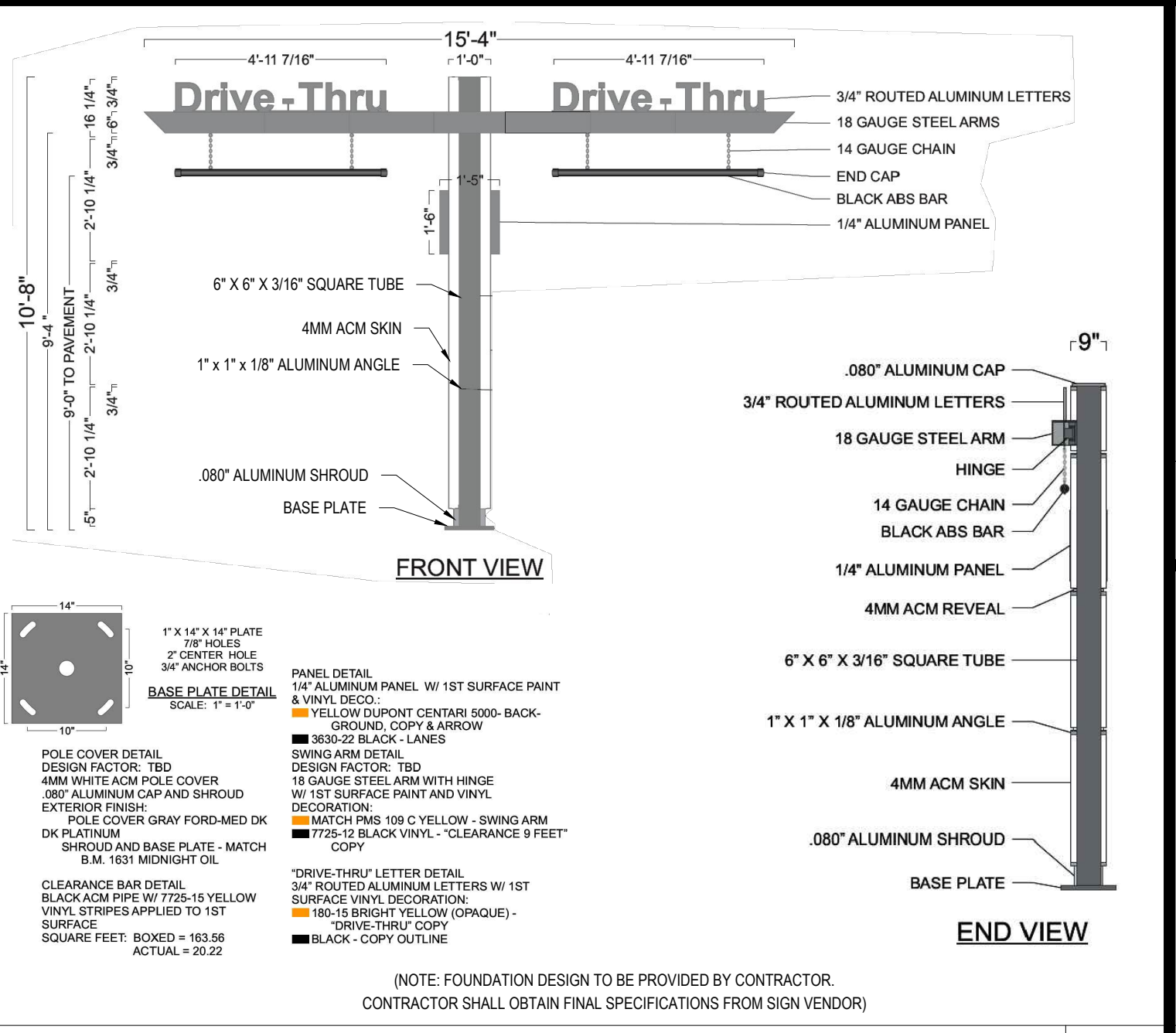


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CHICAGO, IL 60687

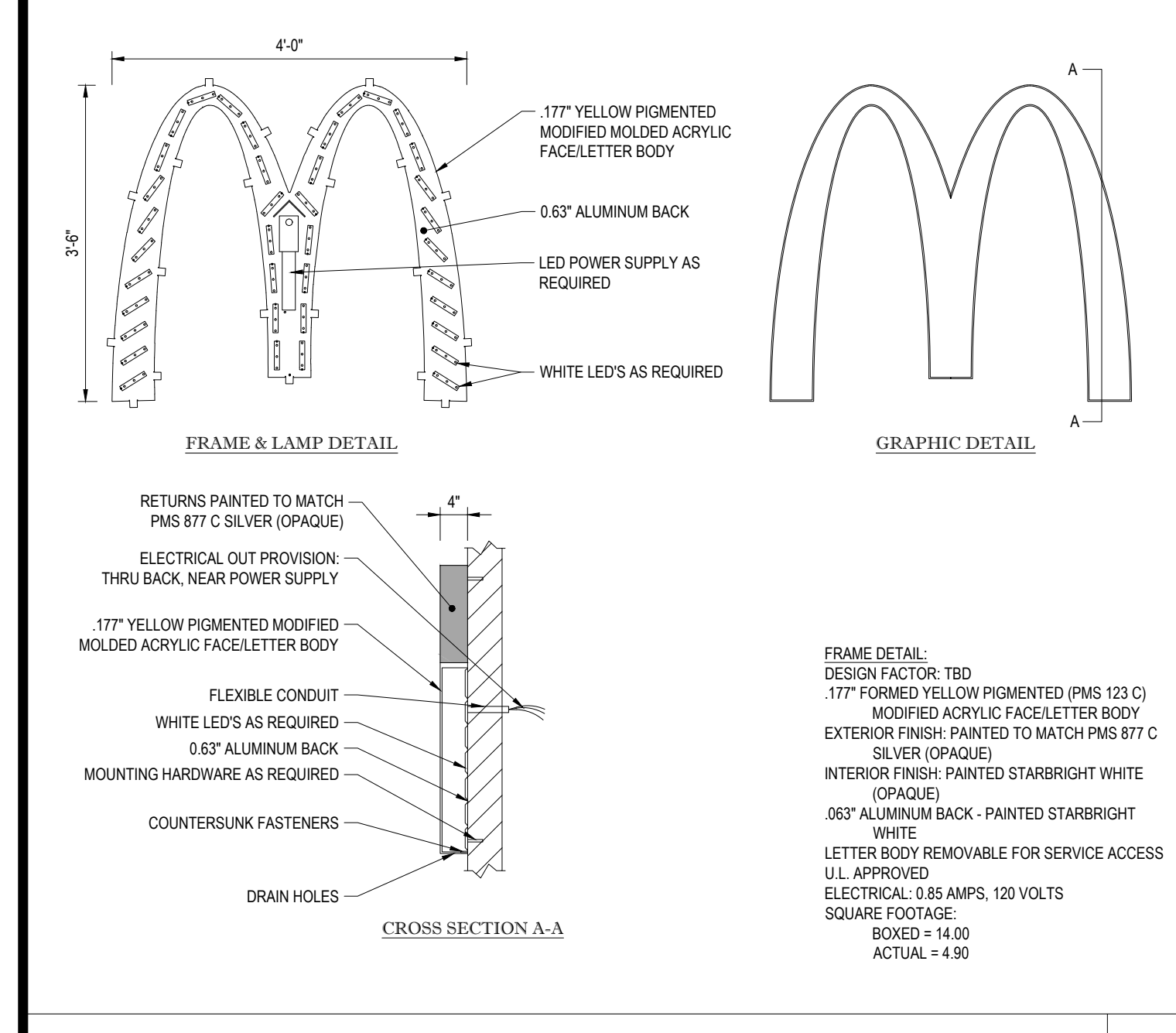
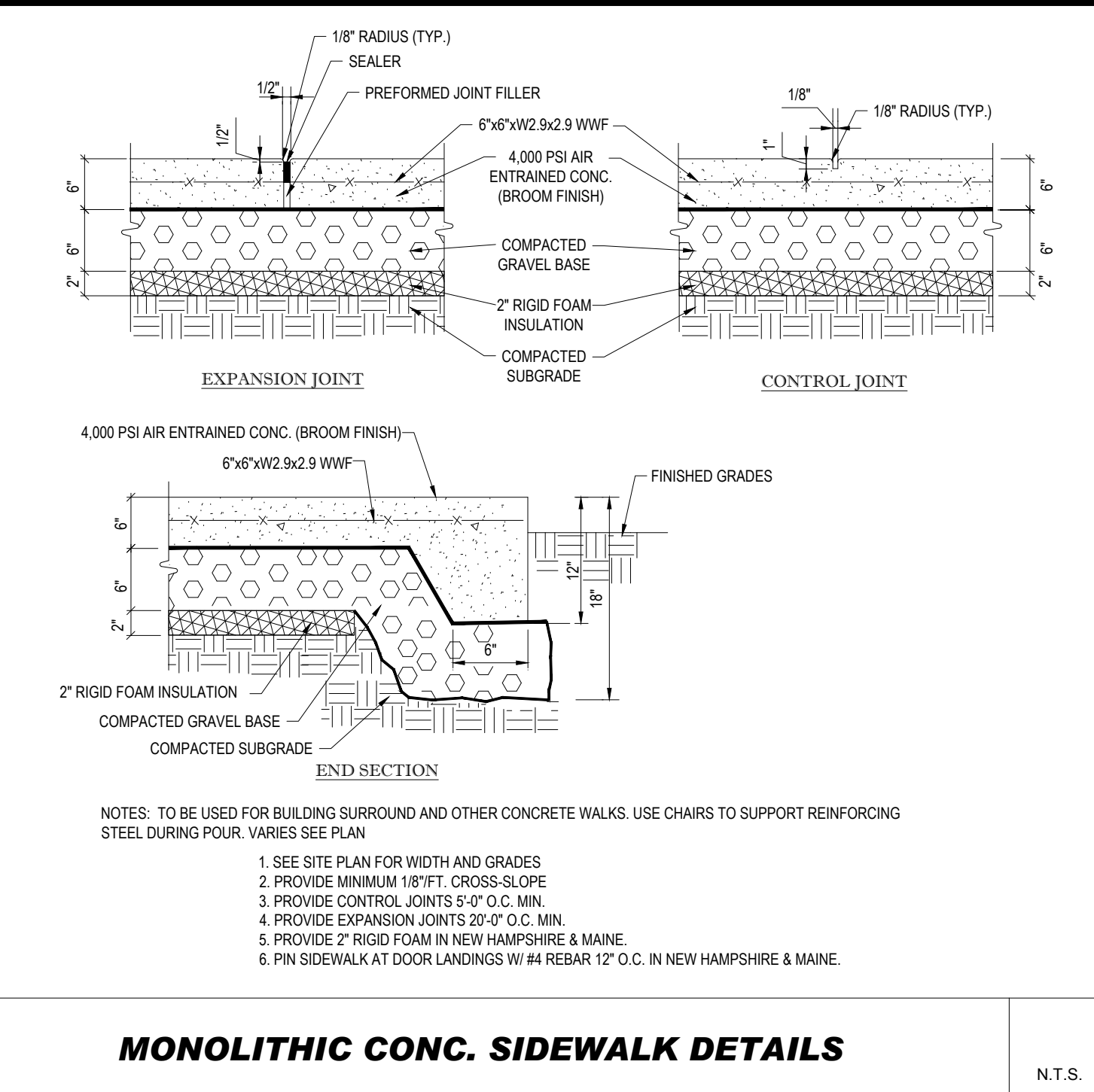
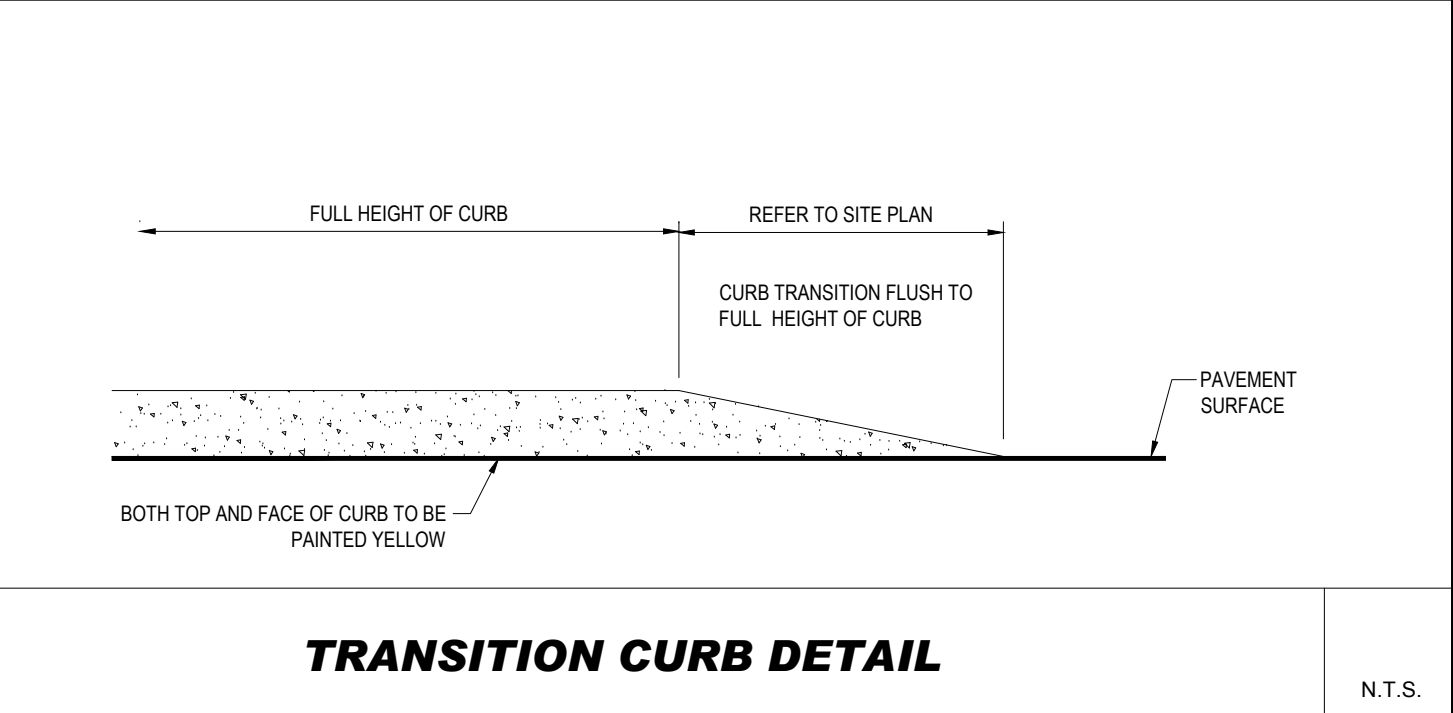
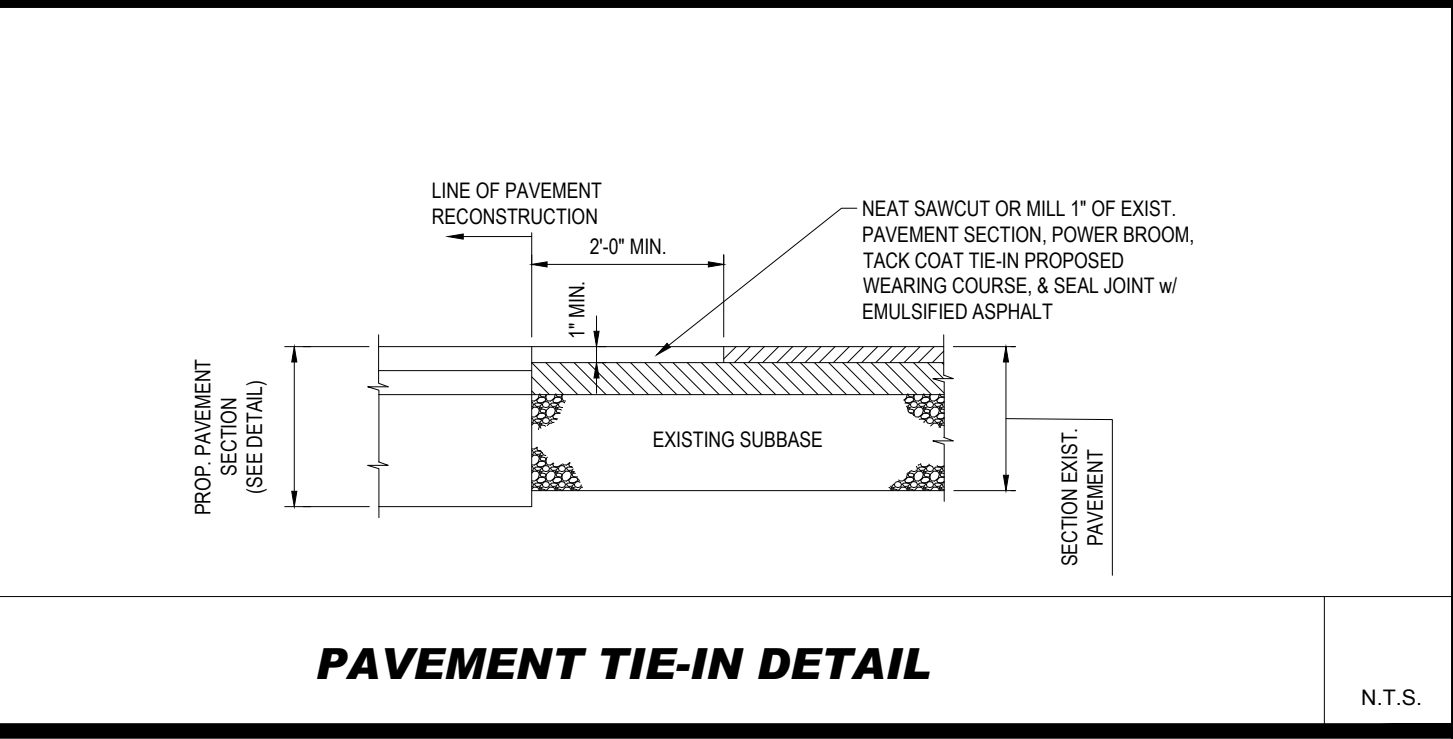
DATE	SIGNATURE
DATE	APPROVED MCDONALD'S AGENT



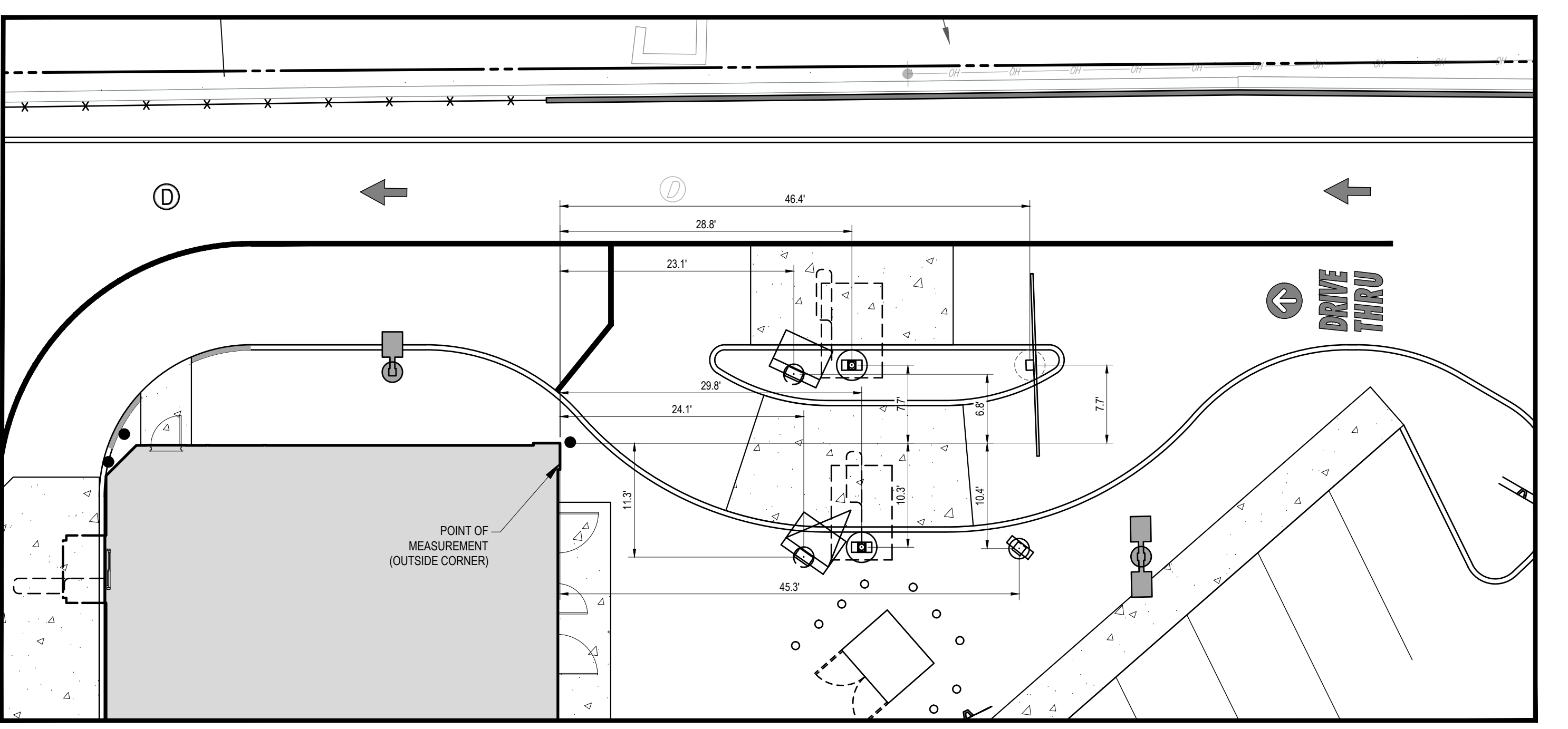
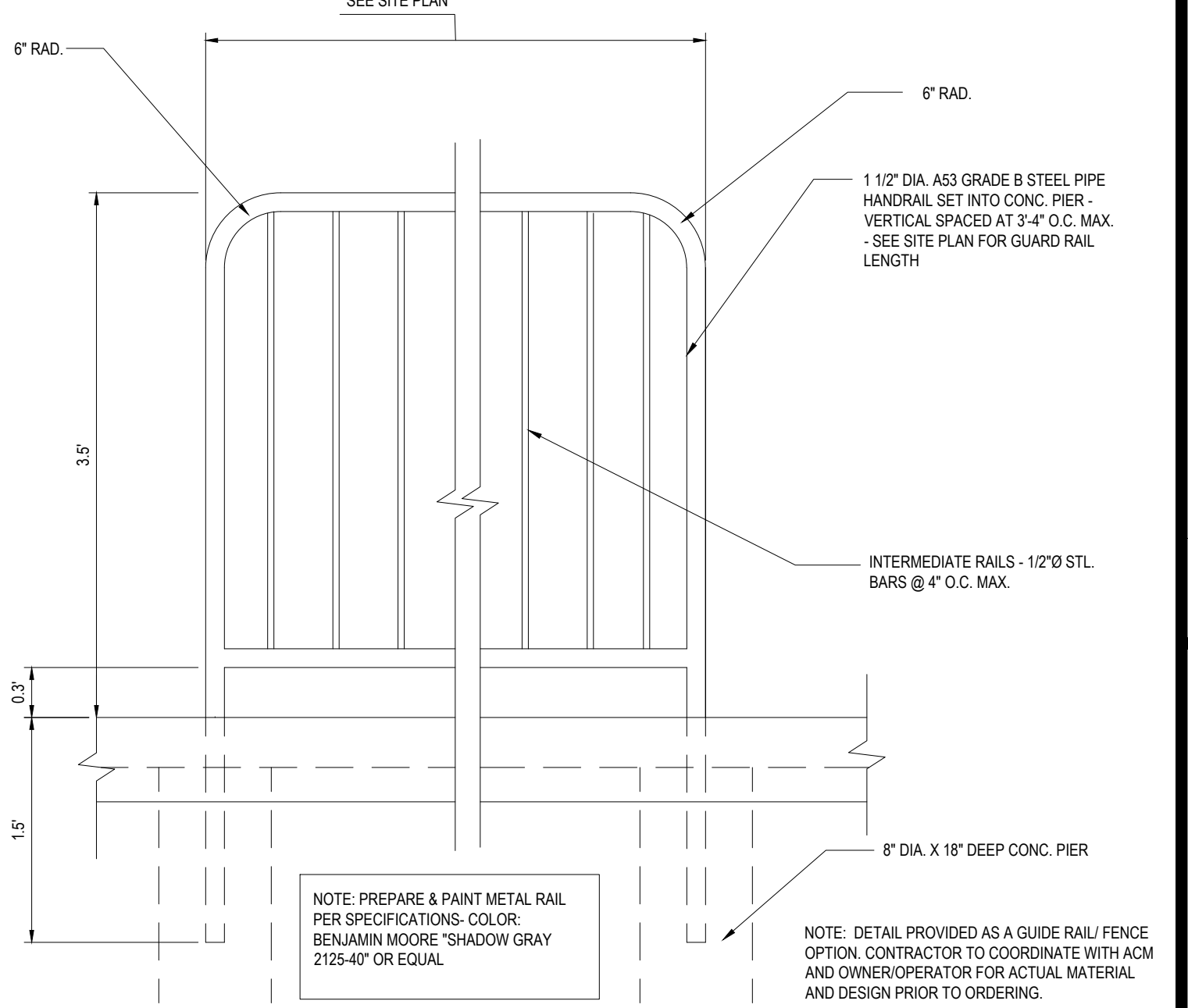
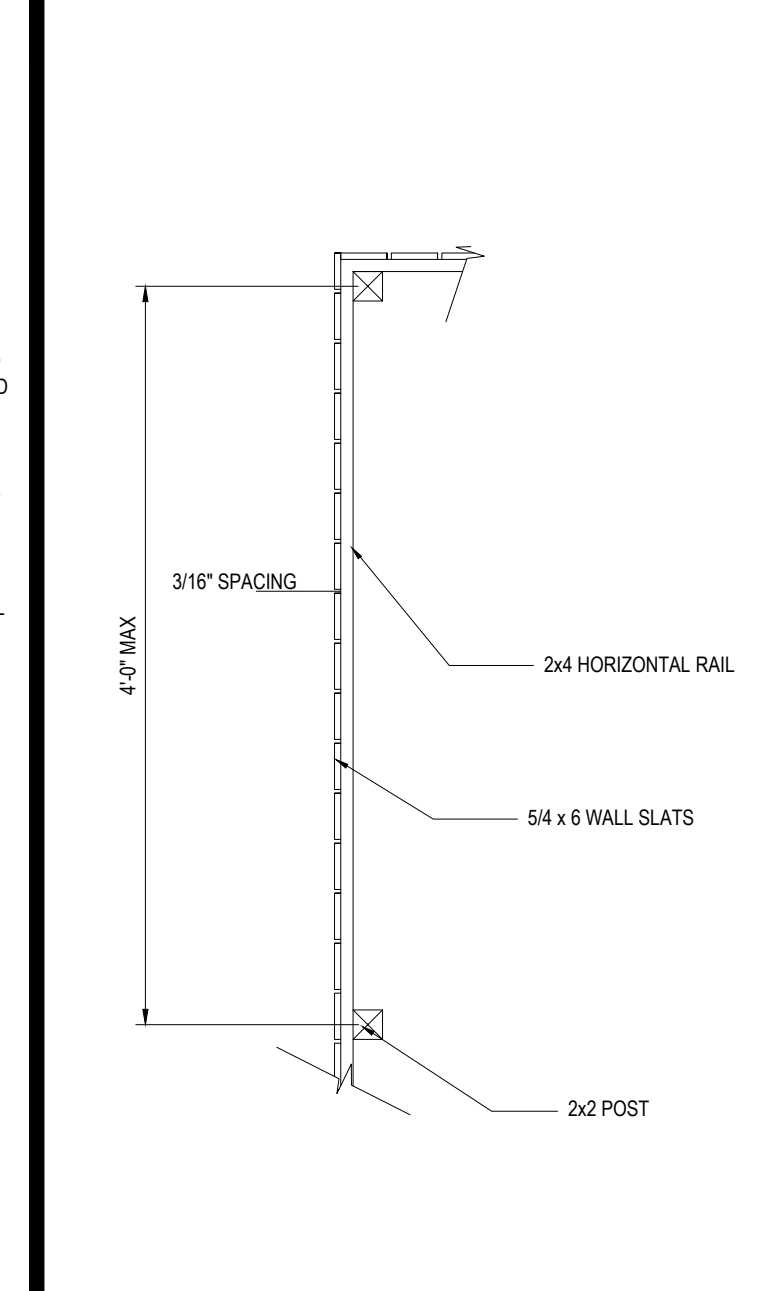
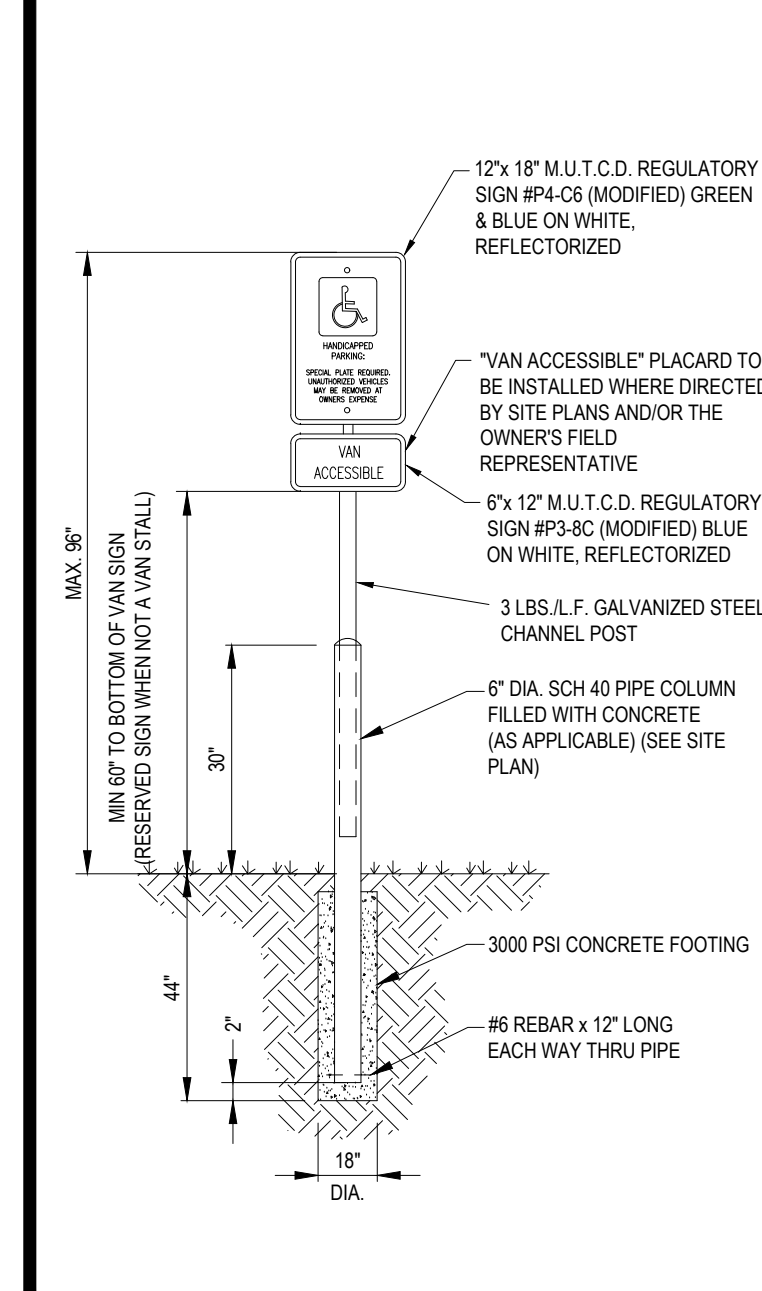
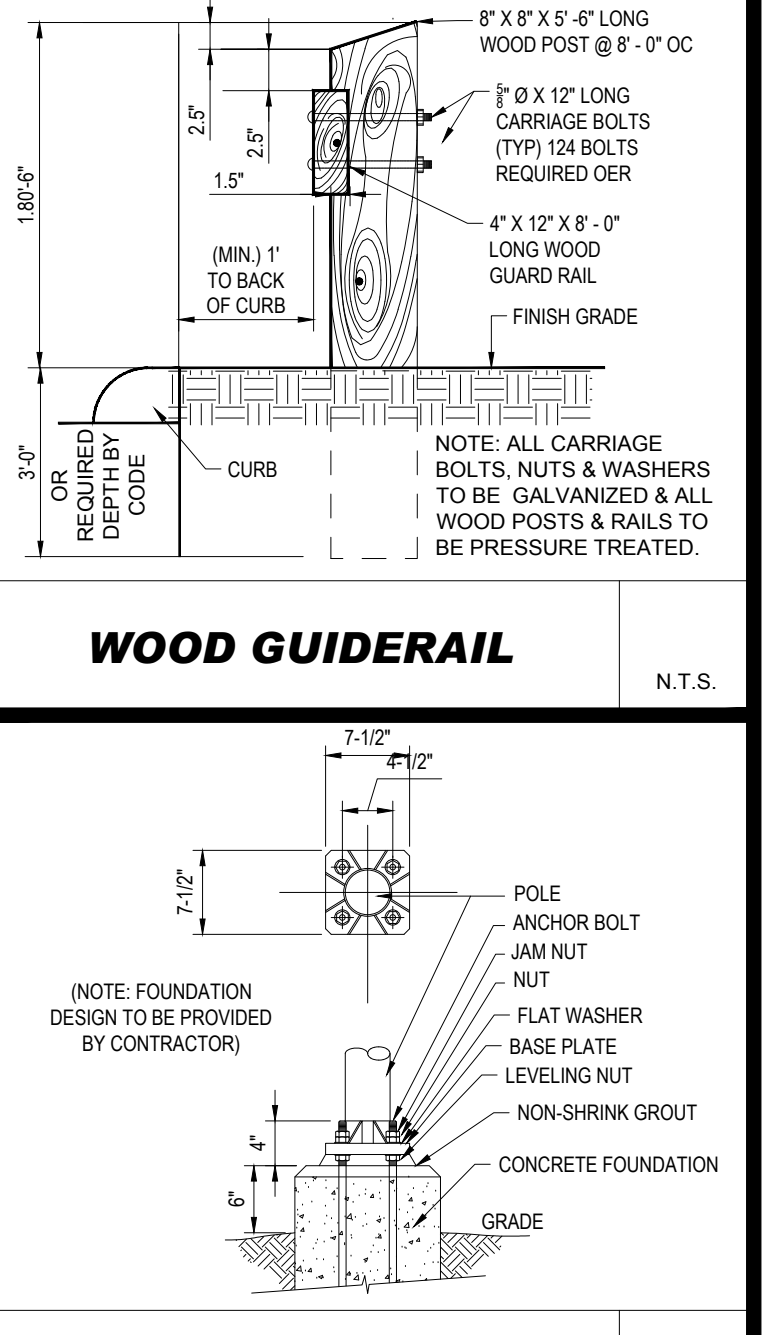
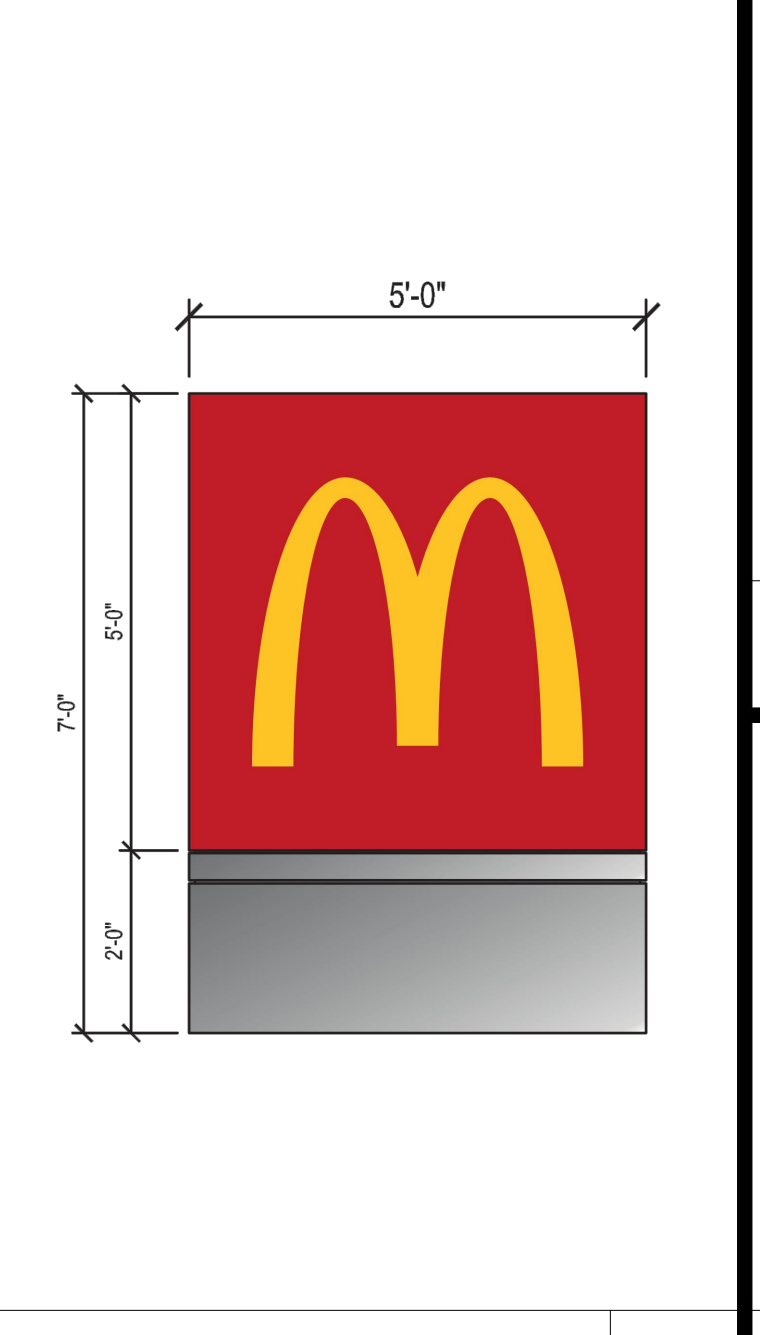
CURBSIDE PICKUP, McDELIVERY & DRIVE-THRU RESERVED SIGNS N.T.S.



GATEWAY CLEARANCE BAR N.T.S.



MCD WALL ARCH DETAIL N.T.S.



- SIDE-BY-SIDE STANDARDS & DESIGN TOLERANCES:**
- DISTANCE FROM CENTER OF OPEN PRESENT WINDOW TO CENTER OF OPEN CASH WINDOW STANDARD IN 42-45 AND IS SPECIFIC TO EACH BUILDING CONFIGURATION. ACCEPTABLE TOLERANCE IS 40" MIN ON REMODELS ONLY.
 - DISTANCE FROM CENTER OF OPEN CASH WINDOW TO CENTER OF PRIMARY LANE DT CANOPY/SPEAKER IS 100" OPTIMUM, 80" OR 60" MIN. ACCEPTABLE TOLERANCE IS PLUS OR MINUS 5" FOR 100" OR 80" QUEUES.
 - THE CENTER OF THE DIGITAL MENU BOARD FOUNDATION IS TO BE 5'-9" (5'-6" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. IT SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° (25° PREFERRED) FROM A CAR POSITIONED AT THE DT CANOPY/SPEAKER AND WITH 100% VISIBILITY.
 - THE CRITICAL HOLD DISTANCE FROM CENTER OF THE PRIMARY LANE DT CANOPY/SPEAKER TO THE TIP OF THE CURBED ISLAND IS 15'-0".
 - THE CRITICAL HOLD DISTANCE FROM TIP OF ISLAND TO CENTER OF SECONDARY LANE DT CANOPY/SPEAKER IS 14'-0".
 - THE CENTER OF THE SECONDARY LANE DIGITAL MENU BOARD FOUNDATION SHALL BE 5'-9" (5'-6" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD NOT BE LESS THAN 12" FROM FACE OF CURB. IT SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE DT CANOPY/SPEAKER AND WITH 100% VISIBILITY.
 - THE ISLAND WIDTH IS 6'-0" STANDARD FROM FACE OF CURB TO CURB.
 - DIGITAL PRE-BROWSE BOARD IN THE PRIMARY LANE MUST BE 18" 24" FROM FACE OF CURB. THE DISTANCE BETWEEN THE PRIMARY DT CANOPY/SPEAKER AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF CURB. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE (APPROXIMATELY 50°) OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY FROM THE SECOND CAR TO DT CANOPY/SPEAKER.
 - DIGITAL PRE-BROWSE BOARD IN THE SECONDARY LANE MUST BE MIN. 12" FROM FACE OF CURB. THE PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE DT CANOPY/SPEAKER FOUNDATION. THE ANGLE OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM THE DT CANOPY/SPEAKER (PREFERRED 35°).
 - A GATEWAY IS REQUIRED AND PLACED AT THE DRIVE-THRU LANE ENTRANCE.
 - EVERY SSS SHOULD HAVE BOTH DT CANOPY/SPEAKER IN BOTH LANES.
- THE REGIONAL CONSTRUCTION MANAGER IS TO REVIEW AND APPROVE ALL DRIVE-THRU LAYOUTS. A DRIVE-THRU IS FINAL AND CONSIDERED "RED". ONCE APPROVED, NO CHANGES ARE TO BE MADE AFTER THIS POINT.**
- NOTE: THE PLACEMENT OF THE DT CANOPY/SPEAKER SHOULD BE SUCH THAT IT PREVENTS, OR MINIMIZES, BLOCKING THE CUSTOMER'S VIEW OF THE MENU BOARD WHILE ORDERING.**
- NOTE: LINEAR DIMENSIONS ARE MEASURED PERPENDICULAR TO THE BUILDING FACES SHOWN UNLESS OTHERWISE NOTED.**
- NOTE: ALL SIGN BOLLARDS ARE TO BE 18"-24" FROM FACE OF CURB. THIS IS MEASURED FROM THE CLOSEST POINT ON THE SIGN.**

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.: W222000	
CAD I.D. #: W222000-SPDD-2a.dwg	

STREET ADDRESS
413 MAIN STREET

CITY
READING

COUNTY
MIDDLESEX

SITE I.D.
20-0015

STATE
MA

PLAN DESCRIPTION
DETAIL SHEET

STATUS

DATE

BY

DRAWN BY: 04/28/2023 CSE

PLAN CHECKED

AS-BUILT

SHEET NO.

DATE

BY

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C-902
OF 14

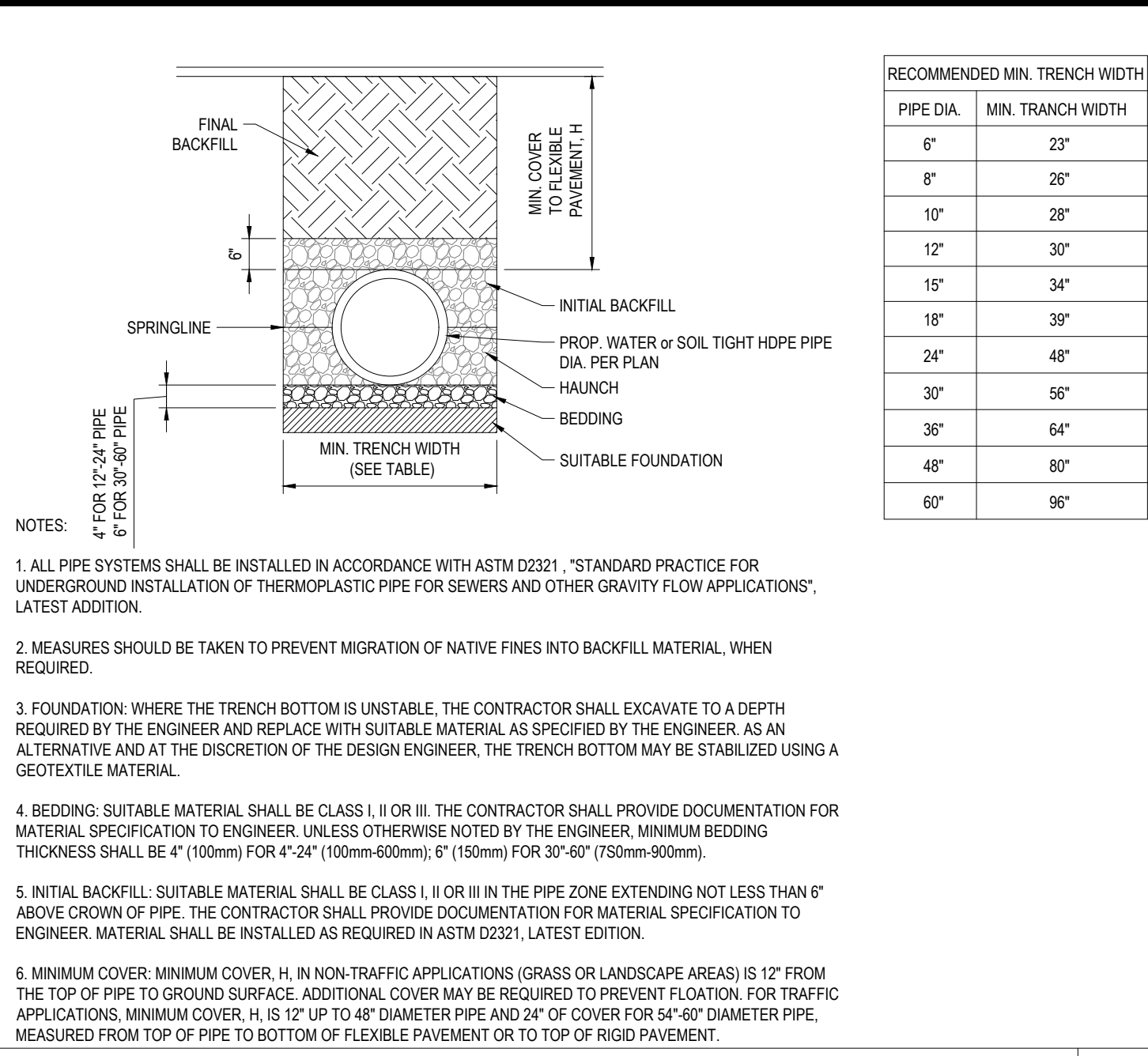
McDonald's

OFFICE ADDRESS: BOSTON REGION, 110 N CARPENTER ST, CHICAGO, IL 60687

PLAN APPROVALS: SIGNATURE, DATE

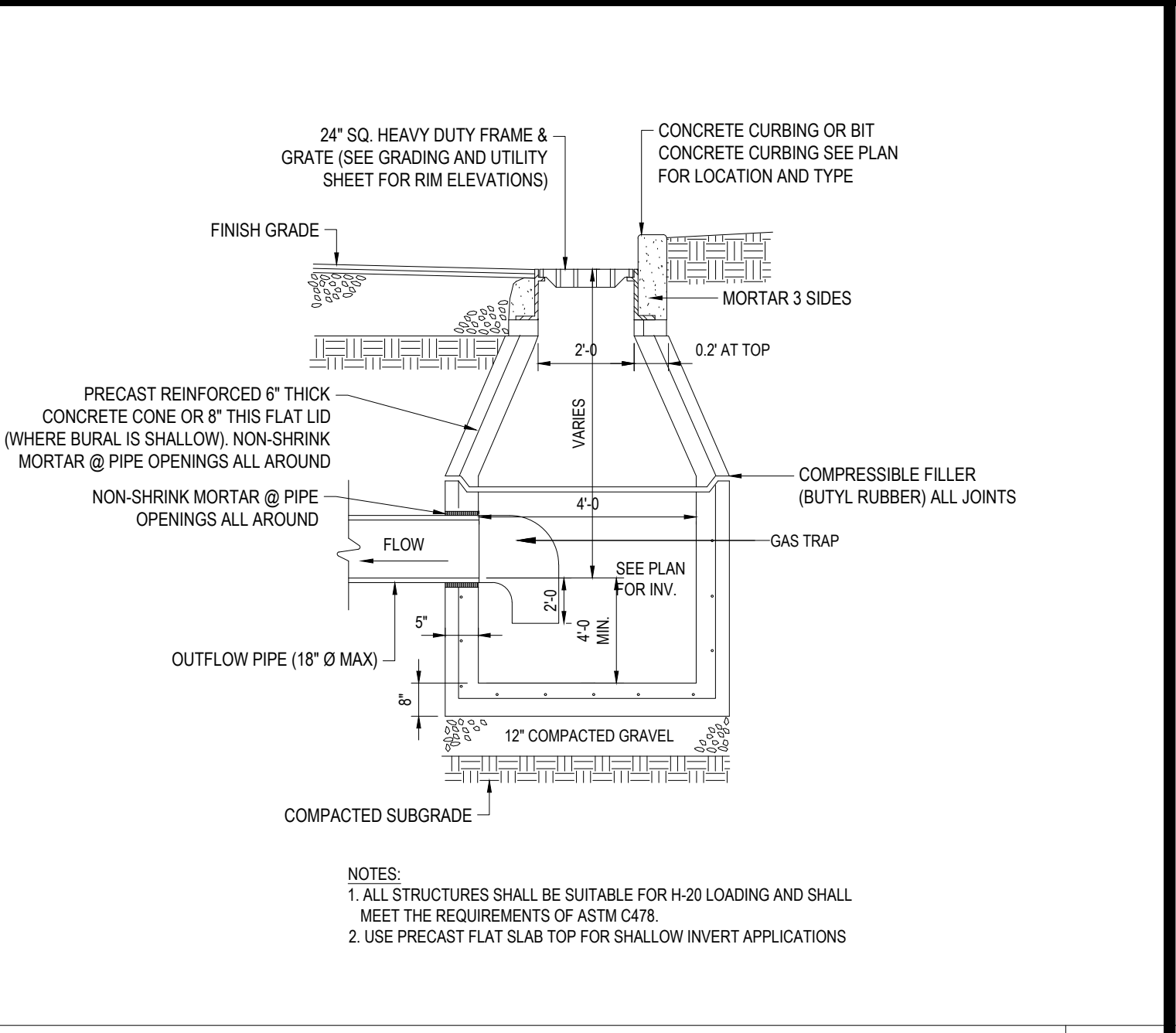
APPROVED: MCDONALD'S AGENT

BY	CSE	
DESCRIPTION	REV. PER ZBA & ABITTERS FEEDBACK	REV. FOR CPDC SUBMITTAL
DATE	06/12/2023	08/09/2023
REV	1	2



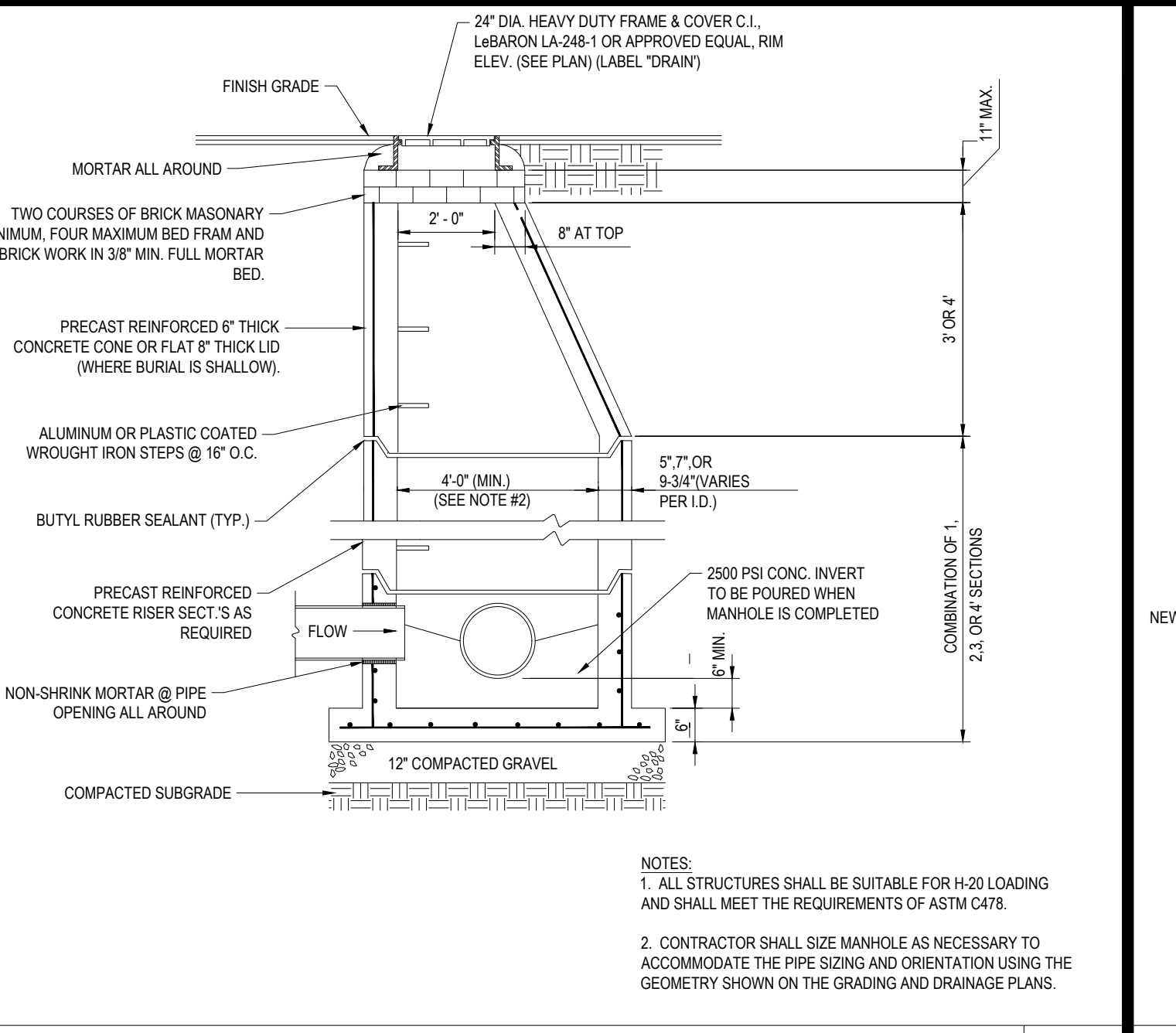
HDPE STORM DRAINAGE TRENCH

N.T.S.



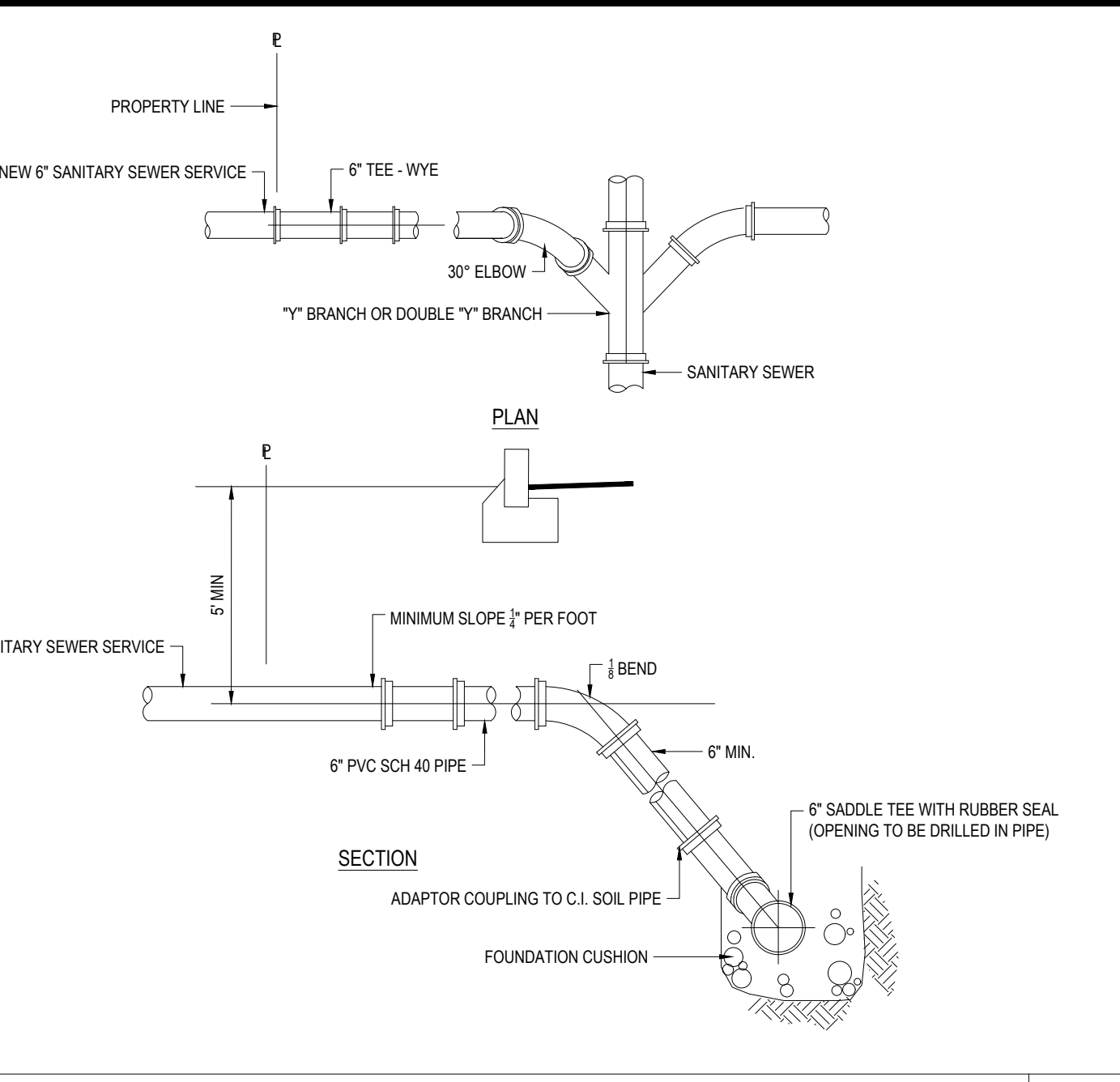
PRECAST CONCRETE DEEP SUMP CATCH BASIN

N.T.S.



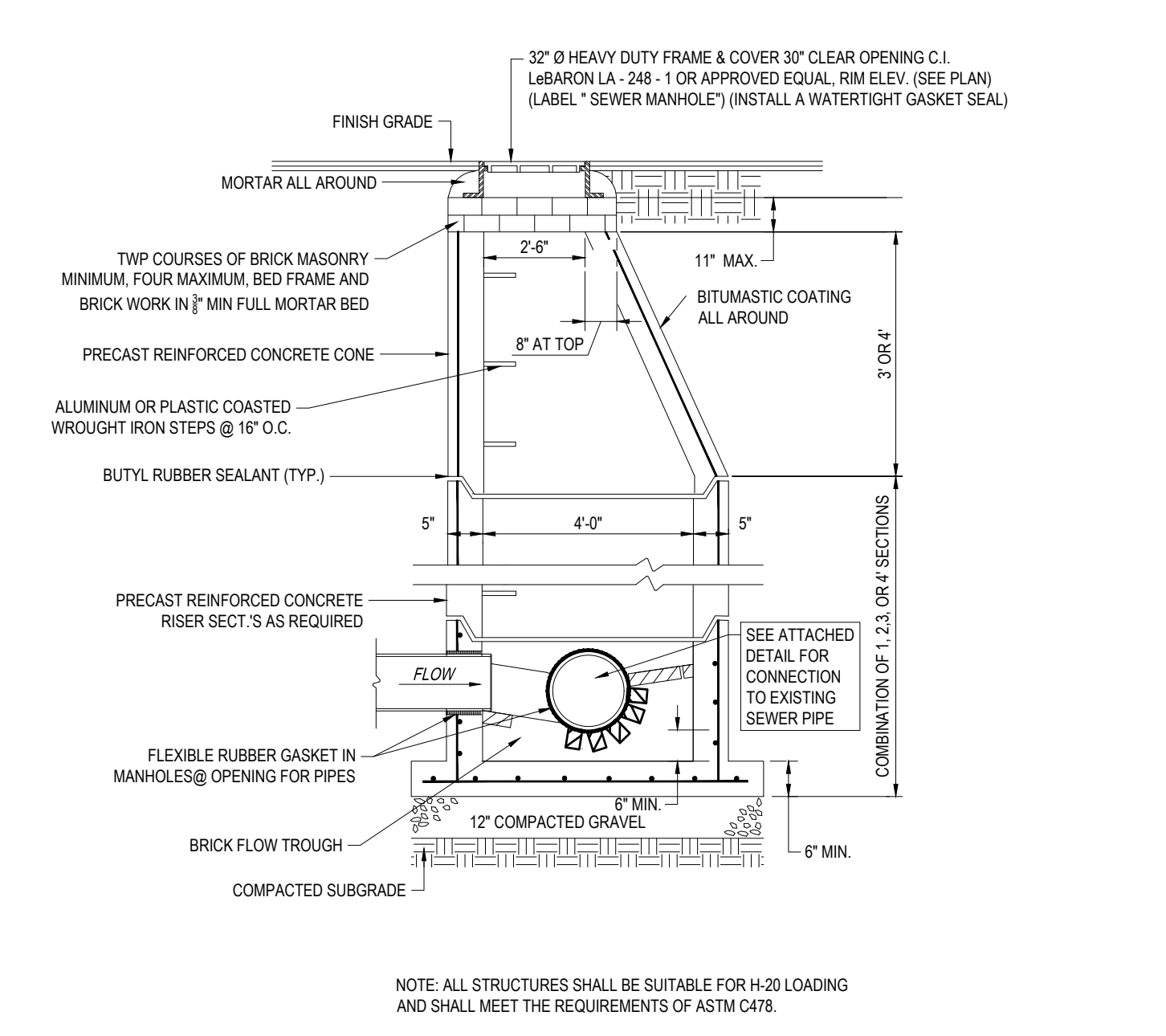
PRECAST CONCRETE STORM DRAIN MANHOLE

N.T.S.



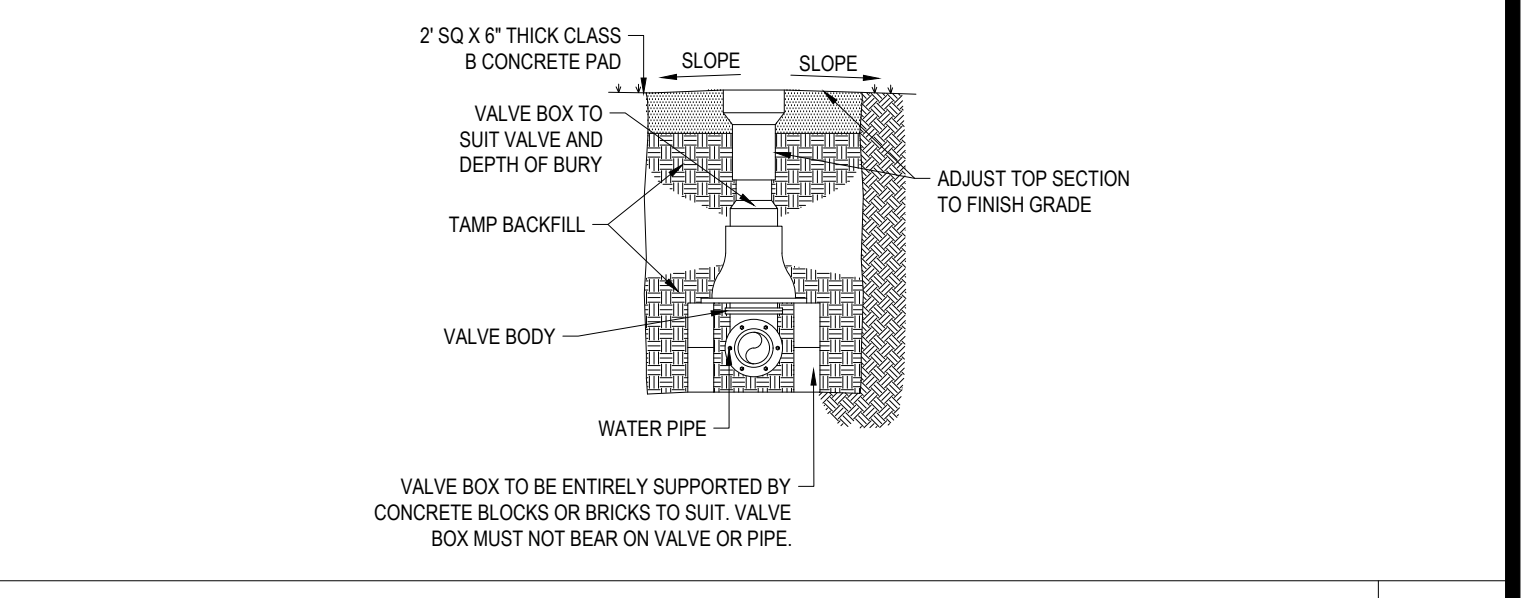
STANDARD SEWER CONNECTION

N.T.S.



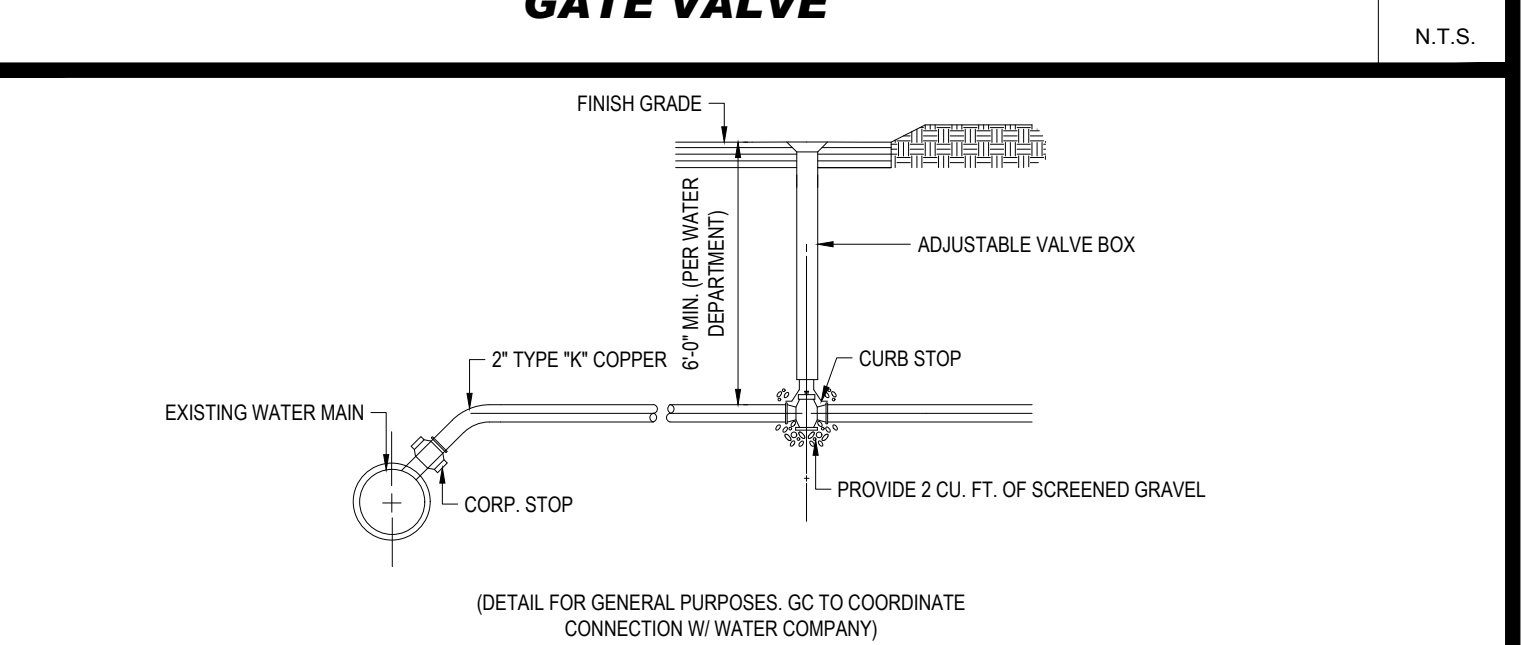
TYPICAL PRECAST CONCRETE SANITARY MANHOLE

N.T.S.



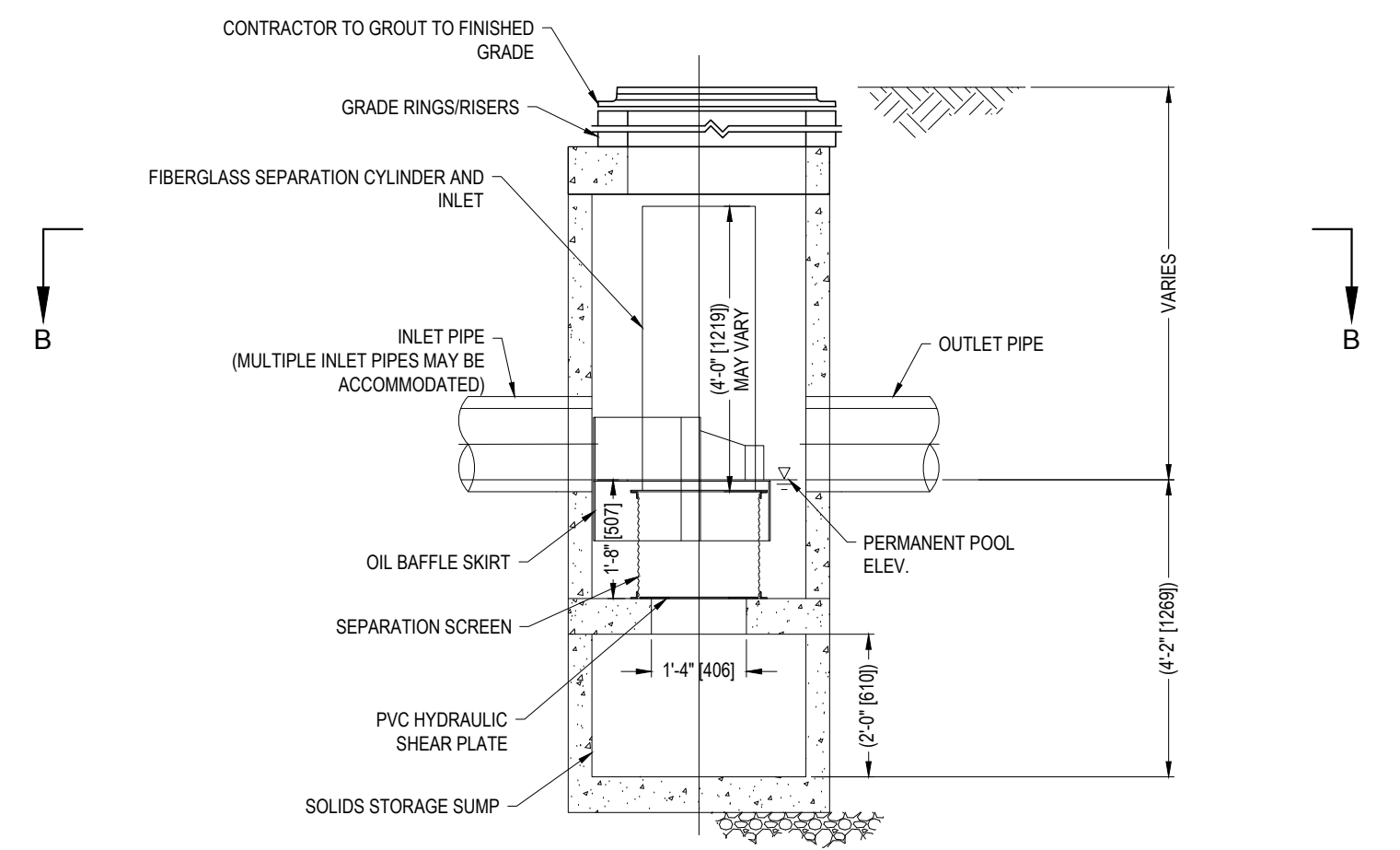
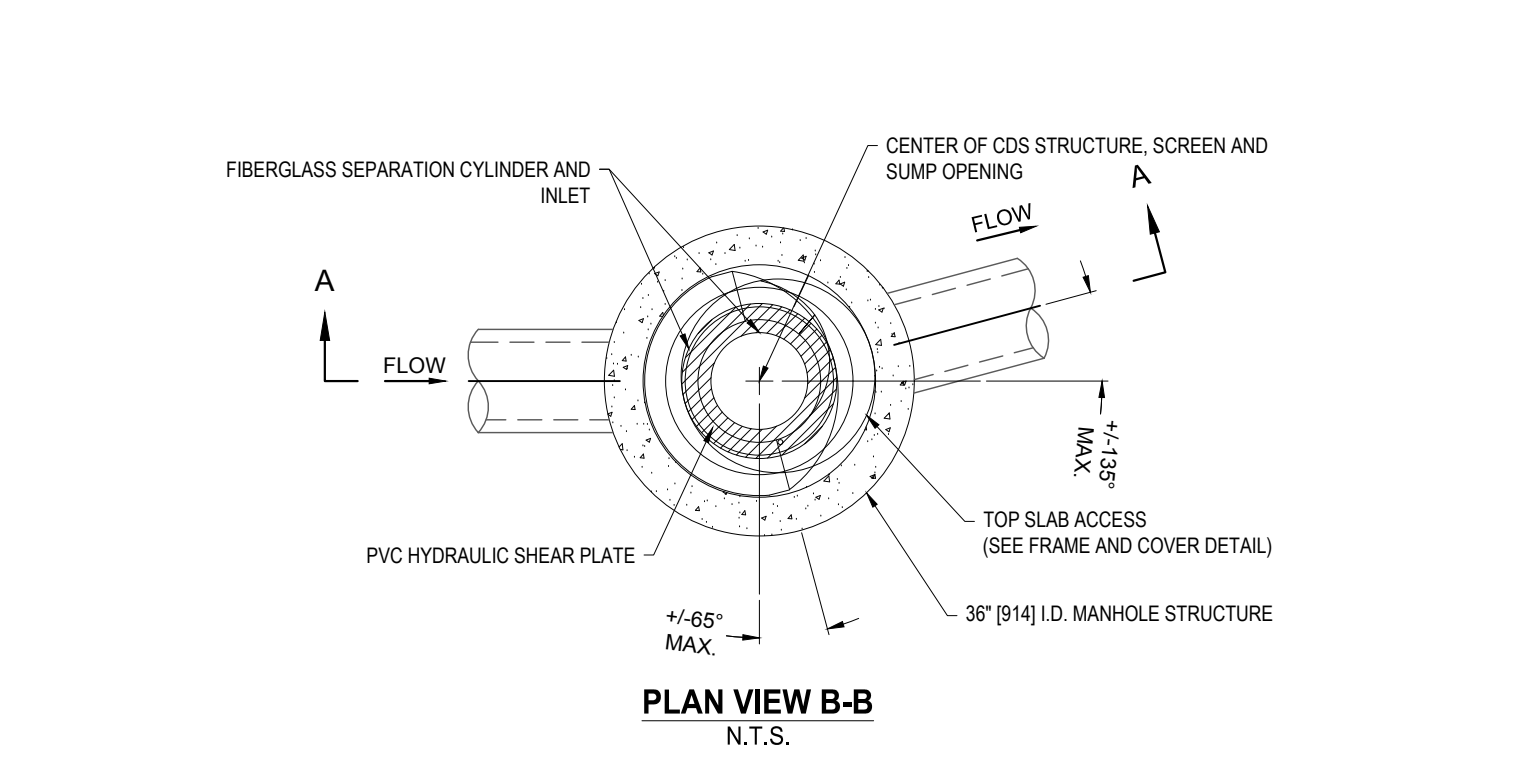
GATE VALVE

N.T.S.



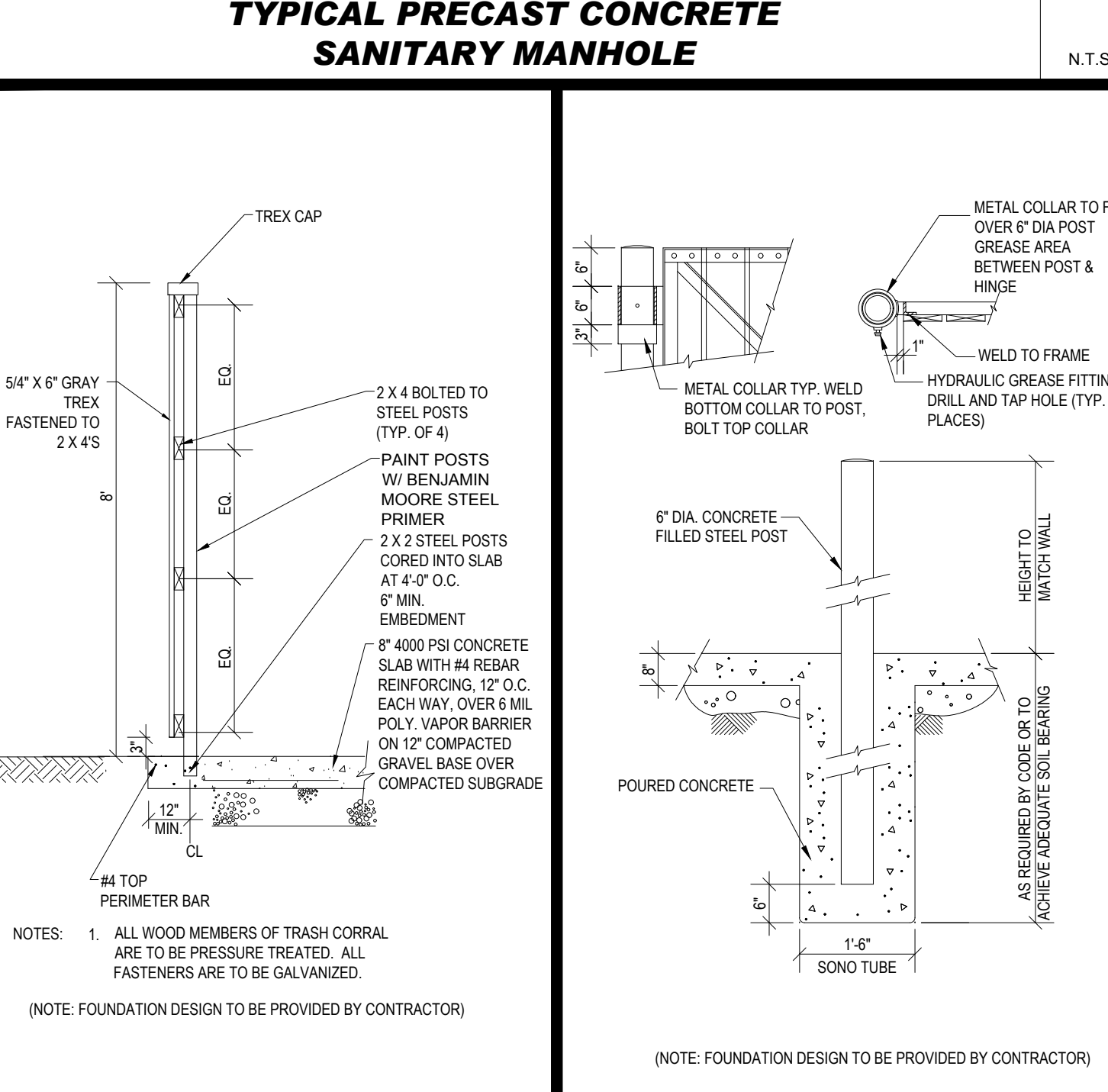
WATER SERVICE CONSTRUCTION

N.T.S.



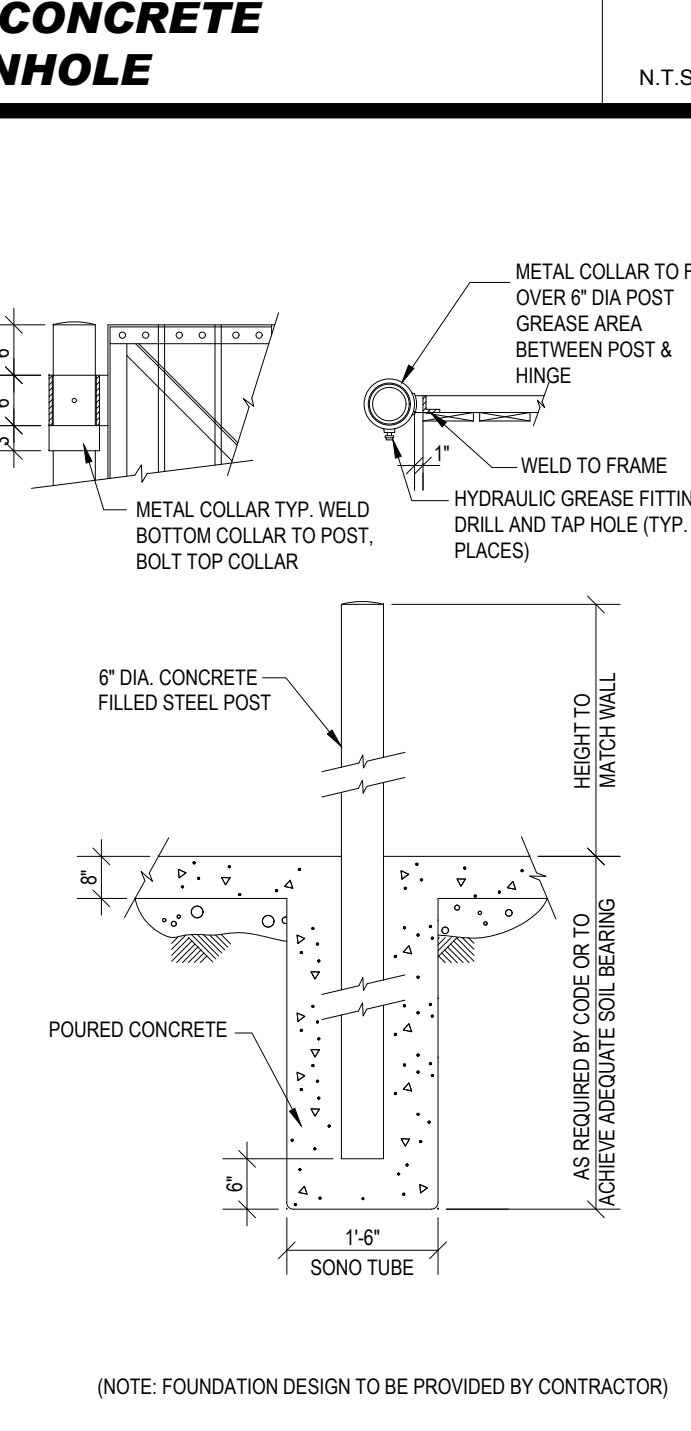
CDS1515-3-C ONLINE CDS STANDARD DETAIL

N.T.S.



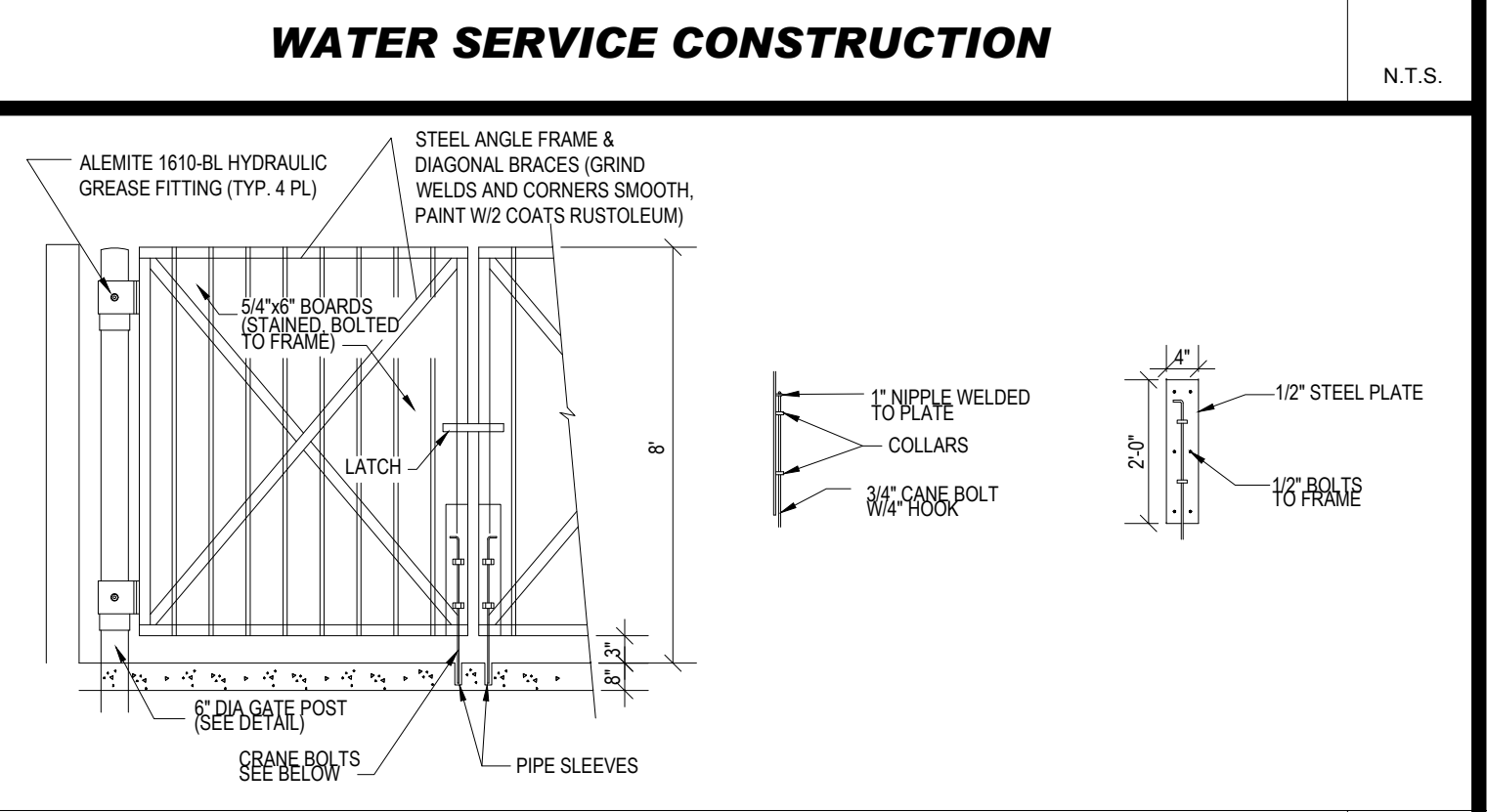
TRASH ENCLOSURE WALL SECTION

N.T.S.



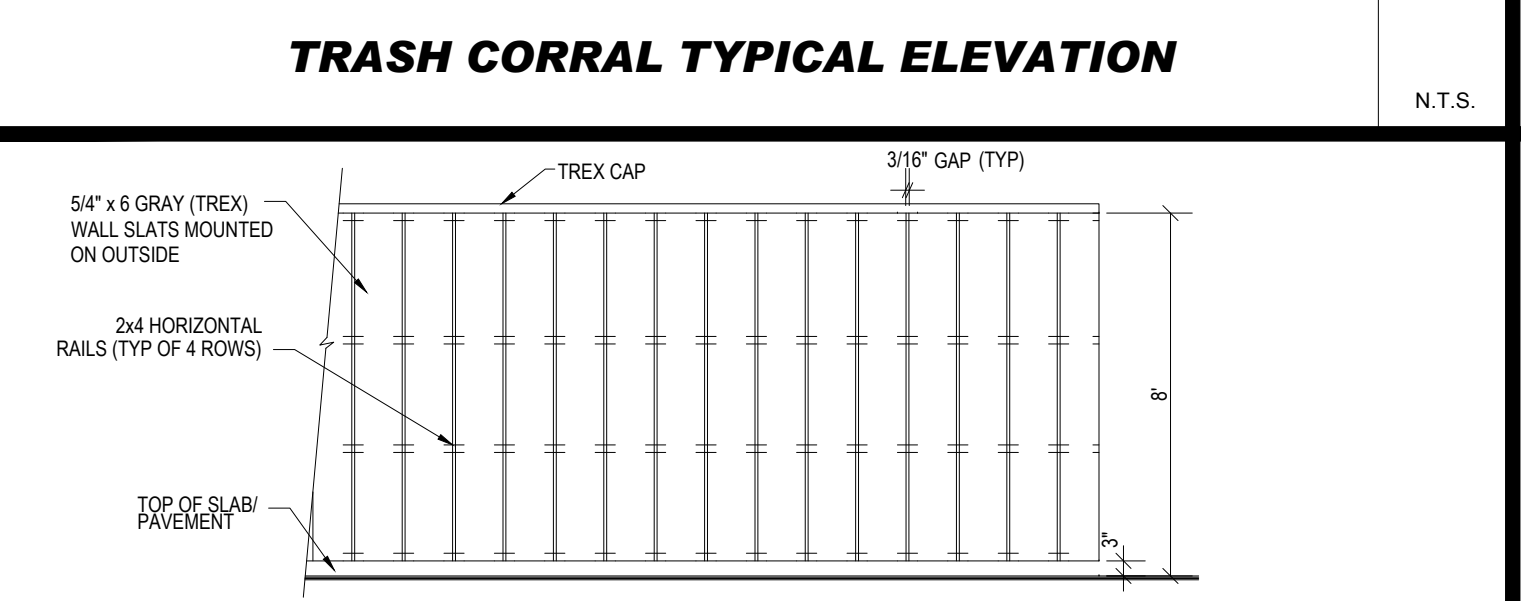
TRASH ENCLOSURE GATE POST DETAILS

N.T.S.



TRASH CORRAL TYPICAL ELEVATION

N.T.S.



TRASH ENCLOSURE GATE & MOUNTING

N.T.S.

BOHLER

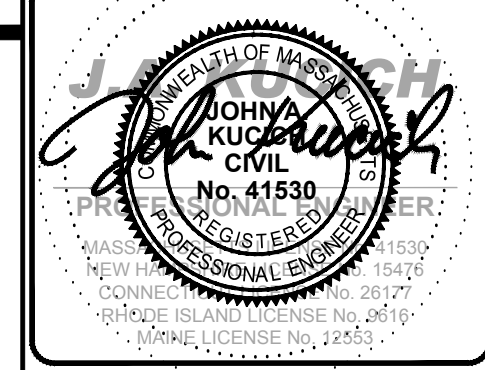
SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

THE WE DRAINAGE, DESIGN AND CONSTRUCTION OF THIS PLAN AND PROJECT HAS BEEN REVIEWED FOR ANY PURPOSES WITHIN THE STATE OF ILLINOIS. THIS REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © BOHLER

COMPLIANCE CHECK	DATE
CONSTRUCTION CHECK	DATE
CONSTRUCTION CHECK	DATE
PROJECT No.:	W222000
CAD I.D. #:	W222000-SPPD-2a.dwg

STREET ADDRESS 413 MAIN STREET	
CITY READING	STATE MA
COUNTY MIDDLESEX	
SITE I.D. 20-0015	PLAN DESCRIPTION DETAIL SHEET

STATUS	DATE	BY
DRAWN BY:	04/28/2023	CSE
PLAN CHECKED	-	-
AS-BUILT	-	-
SHEET NO.	C-903	
	OF 14	



McDonald's

BOSTON REGION
 110 N CARPENTER ST
 CHICAGO, IL 60687

OFFICE ADDRESS

DATE

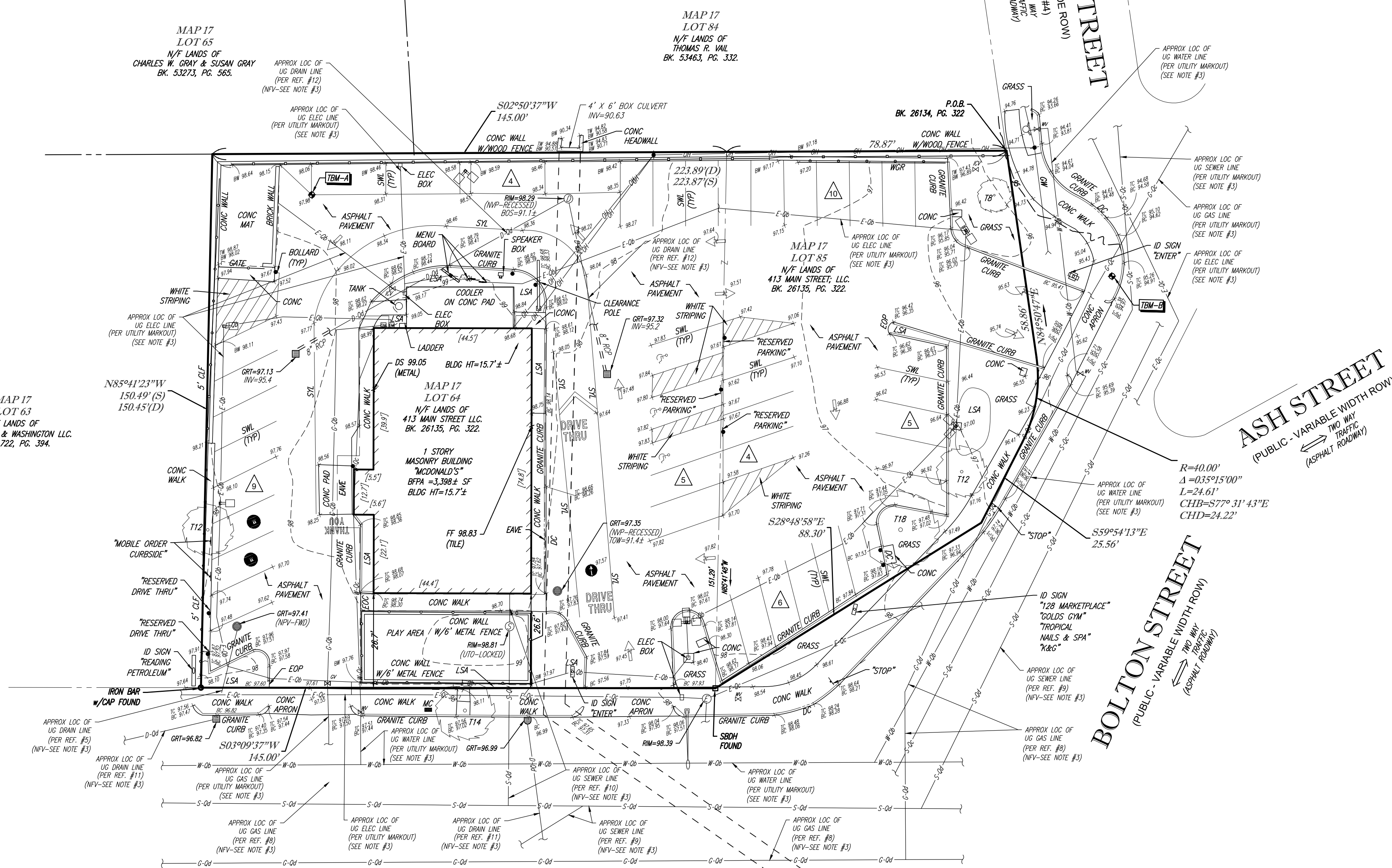
SIGNATURE

APPROVED: MCDONALD'S AGENT

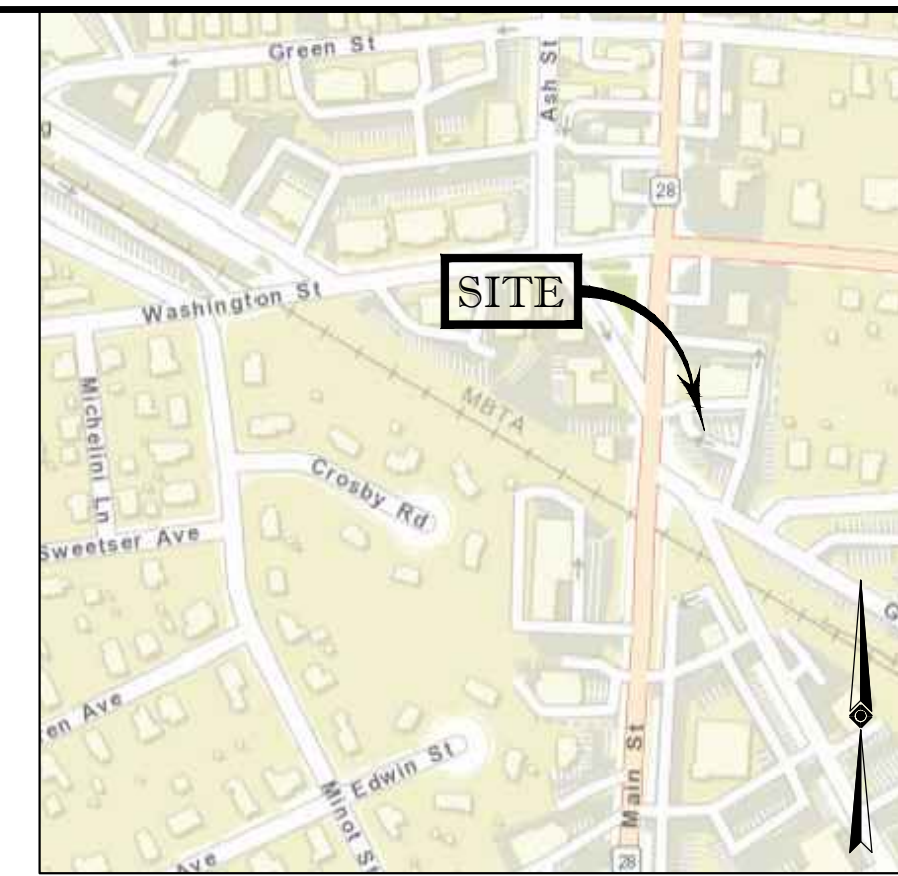
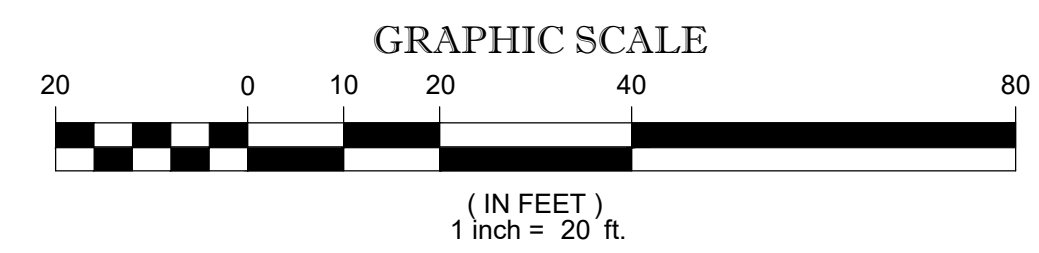
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION

LEGEND

124	EXISTING CONTOUR
125	EXISTING SPOT ELEVATION
+ 125.45	EXIST. TOP OF CURB ELEVATION
+ BC 122.85	EXIST. BOTTOM OF CURB ELEVATION
+ TW 123.45	EXIST. TOP OF WALL ELEVATION
+ BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
+ FF 123.45	EXIST. FINISHED FLOOR ELEVATION
+ DS 123.45	EXIST. DOOR SILL ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
G	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
D	APPROX. LOC. UNDERGROUND DRAINAGE LINE
S	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
---	DEPRESSED CURB
HY	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
CB	CATCH BASINS
UP	UTILITY POLE
GW	GUY WIRE
SL	STREET LIGHT
PH	PAINTED HANDICAPPED
PA	PAINTED ARROWS
MC	METAL COVERS
S	SIGN
B	BOLLARD
CB	CLEARANCE BAR
MB	MENU BOARD
SB	SPEAKER BOX
AL	AREA LIGHT
DT	DECIDUOUS TREE & TRUNK SIZE
10	PARKING SPACE COUNT
CLF	CHAIN LINK FENCE
DC	DEPRESSED CURB
EOP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
MC	METAL COVER
(TYP)	TYPICAL
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
HT	HEIGHT
BLDG	BUILDING
BTPA	BUILDING FOOTPRINT AREA
NVP	NO VISIBLE PIPE
UO	UNABLE TO OPEN
WFO	FILLED W/DIRT
TOW	TOP OF WATER
MON	MONUMENT
DHF	DRILL HOLE FOUND
FWD	FILLED W/DEBRIS
SBWH	STONE BOUND W/DRILL HOLE
INV	INVERT ELEVATION
GRT	GRATE ELEVATION
RCP	REINFORCED CONCRETE PIPE
CB	STONE BOUND DRILL HOLE
EF	EVIDENCE FOUND
U	UNKNOWN TERMINUS
-C-	SUBSURFACE UTILITY QUALITY LEVEL C
-D-	SUBSURFACE UTILITY QUALITY LEVEL D
-B-	SUBSURFACE UTILITY QUALITY LEVEL B
BOS	BOTTOM OF STRUCTURE
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION



MAIN STREET
(AKA ROUTE 28)
(PUBLIC - 66' WIDE ROW)
(PER REF. #3)
TWO WAY TRAFFIC
(ASPHALT ROADWAY)



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS

- NOTES:**
- PROPERTY KNOWN AS LOT 64 & 85 AS SHOWN ON THE TOWN OF READING, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP No. 17.
 - LOT 64 AREA = 21,873 SQUARE FEET OR 0.502 ACRES
LOT 85 AREA = 10,595 SQUARE FEET OR 0.241 ACRES
TOTAL AREA = 32,378 SQUARE FEET OR 0.743 ACRES
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED UPON MARKOUT PROVIDED BY CONTROL POINT ASSOCIATES, INC. USING GROUND PENETRATING RADAR AND ELECTROMAGNETIC DETECTION EQUIPMENT. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF SURVEY, BEFORE ANY EXCAVATION IS TO BEING, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE, AND TYPE BY THE PROPER UTILITY COMPANIES.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT, GROUND PENETRATING RADAR OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X - UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER REF. #2
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
- TEMPORARY BENCH MARKS SET:
- TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT. ELEVATION = 98.29'
 - TBM-B: MAG NAIL SET IN CONCRETE SIDEWALK ELEVATION = 95.37'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD.

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF THE TOWN OF READING, MIDDLESEX COUNTY, MAP 17.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 313 OF 656", MAP NUMBER 25017C0313E, MAP EFFECTIVE JUNE 4, 2010.
 - MAP ENTITLED "GENERAL & LOCATION PLAN," PREPARED BY GOLDEN LAND SURVEY, INC. REVISED DATED MAY 23, 1995.
 - MAP ENTITLED "BOLTON STREET READING, MASSACHUSETTS," PREPARED BY JAMES T. PUTNAM, DATED JANUARY 17, 1955, RECORDED IN MIDDLESEX REGISTRY OF DEEDS AS PLAN NUMBER 861 OF 1955.
 - MAP ENTITLED "PLAN OF LAND IN READING, MASSACHUSETTS, PREPARED FOR McDONALD'S CORPORATION," PREPARED BY GOLDEN LAND SURVEYING, INC., DATED OCTOBER 13, 1994.
 - MAP ENTITLED "SITE GRADING & DRAINAGE PLAN," PREPARED BY RALPH A. CATALDO ENGINEERING, DATED APRIL 25, 1995.
 - MAP ENTITLED "PLAN OF LAND READING, MASSACHUSETTS," PREPARED BY G. BRACKETT & CO., INC., DATED OCTOBER 21, 1963, RECORDED IN MIDDLESEX REGISTRY OF DEEDS AS PLAN NUMBER 1773 OF 1963.
 - GAS MAPPING PROVIDED BY NATIONAL GRID.
 - SEWER MAPPING PROVIDED BY GIS UTILITIES.
 - SEWER TIES MAPPING PROVIDED BY DEPARTMENT OF PUBLIC WORKS, SEWER DIVISION.
 - DRAIN MAPPING PROVIDED BY GIS UTILITIES.
 - MAP ENTITLED "McDONALD'S SYSTEM INCORPORATED, READING, MASSACHUSETTS, SITE PLAN SHOWING NEW CULVERT," PREPARED BY RAY FITZMAURICE - CONSULTING ENGINEER, REVISED DATED JULY 16, 1963.
 - MAP ENTITLED "413 MAIN STREET, READING," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED OCTOBER 2, 2022.

No.	REVISED PER CULVERT LOCATIONS	B.S.B.	R.J.K.	G.L.H.	11-30-2022
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
1					

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
McDONALD'S USA, LLC
413 MAIN STREET
TOWN OF READING, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 518-217-5010
CHALETONT, PA 215-712-9600
HAUPPAUGE, NY 631-892-2645
MANHATTAN, NY 646-780-0111
SOUTH BROOKFIELD, MA 01772
508-948-3000 - 508-948-3003 FAX
WARREN, NJ 908-668-0999

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

11-30-2022
DATE

REVIEWED:	APPROVED:	DATE:	SCALE:	FILE NO.:	DWG. NO.:
R.J.K.	G.L.H.	10-10-2022	1"=20'	03-180087-00	1 OF 1

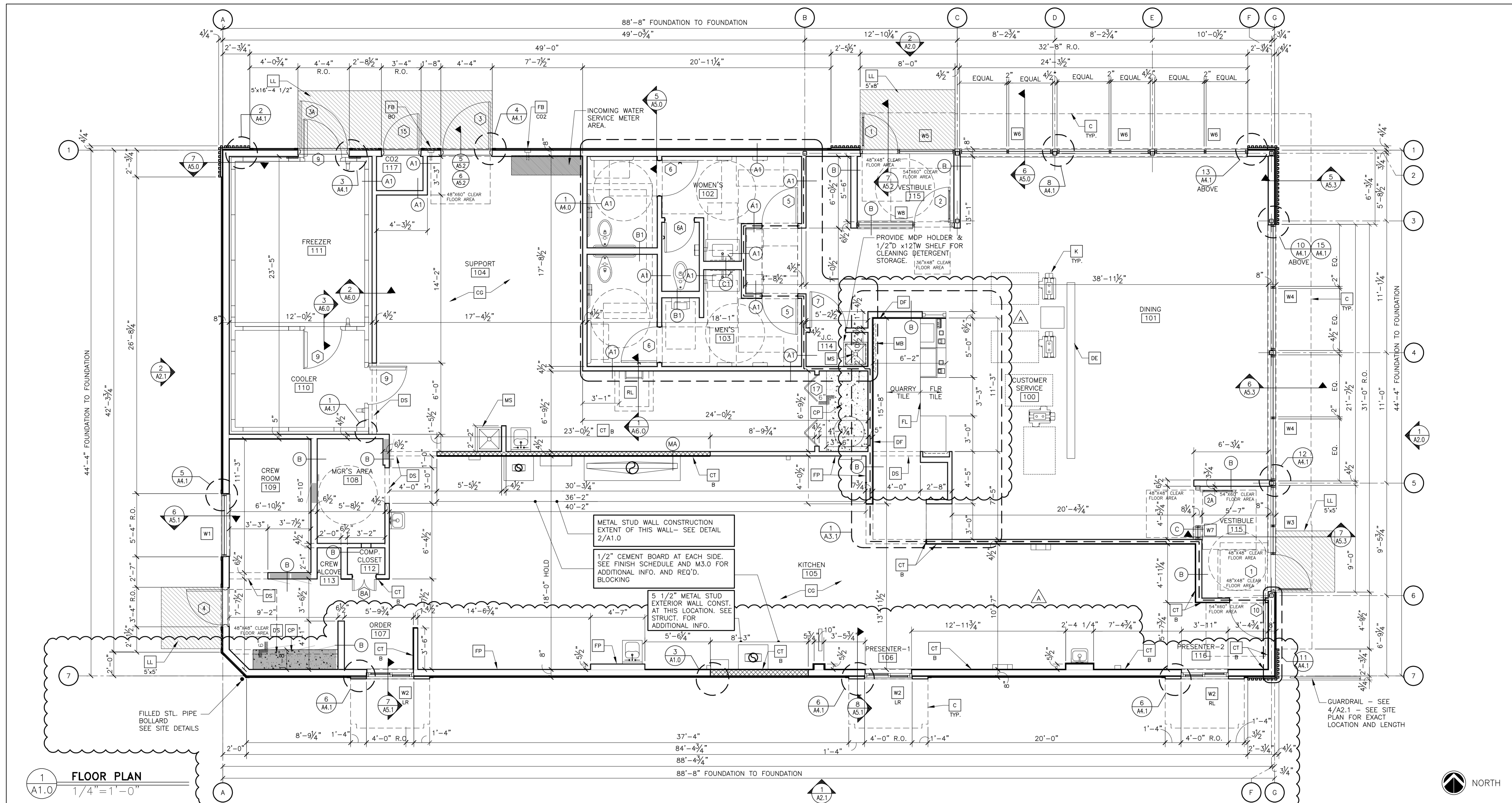
THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

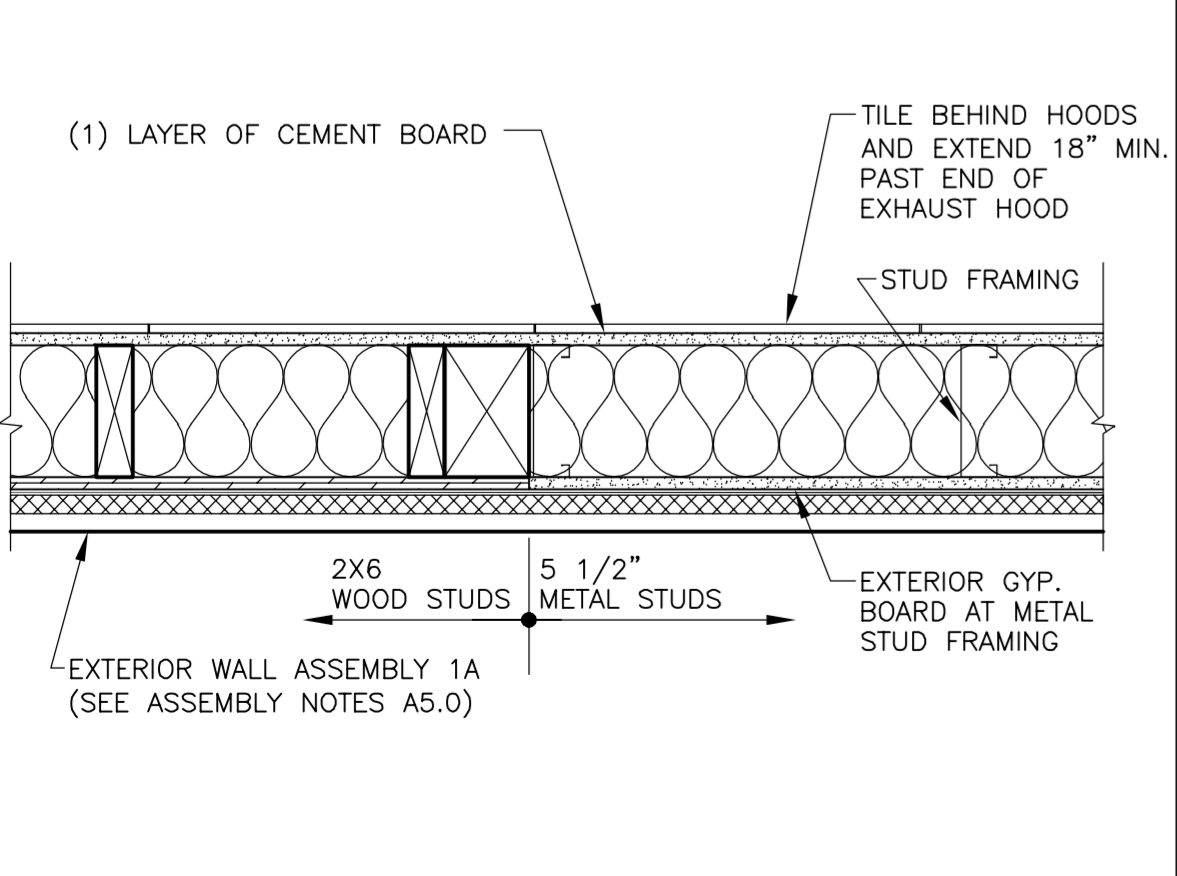
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. ORIGINAL PROJECT OR THE PURPOSE ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

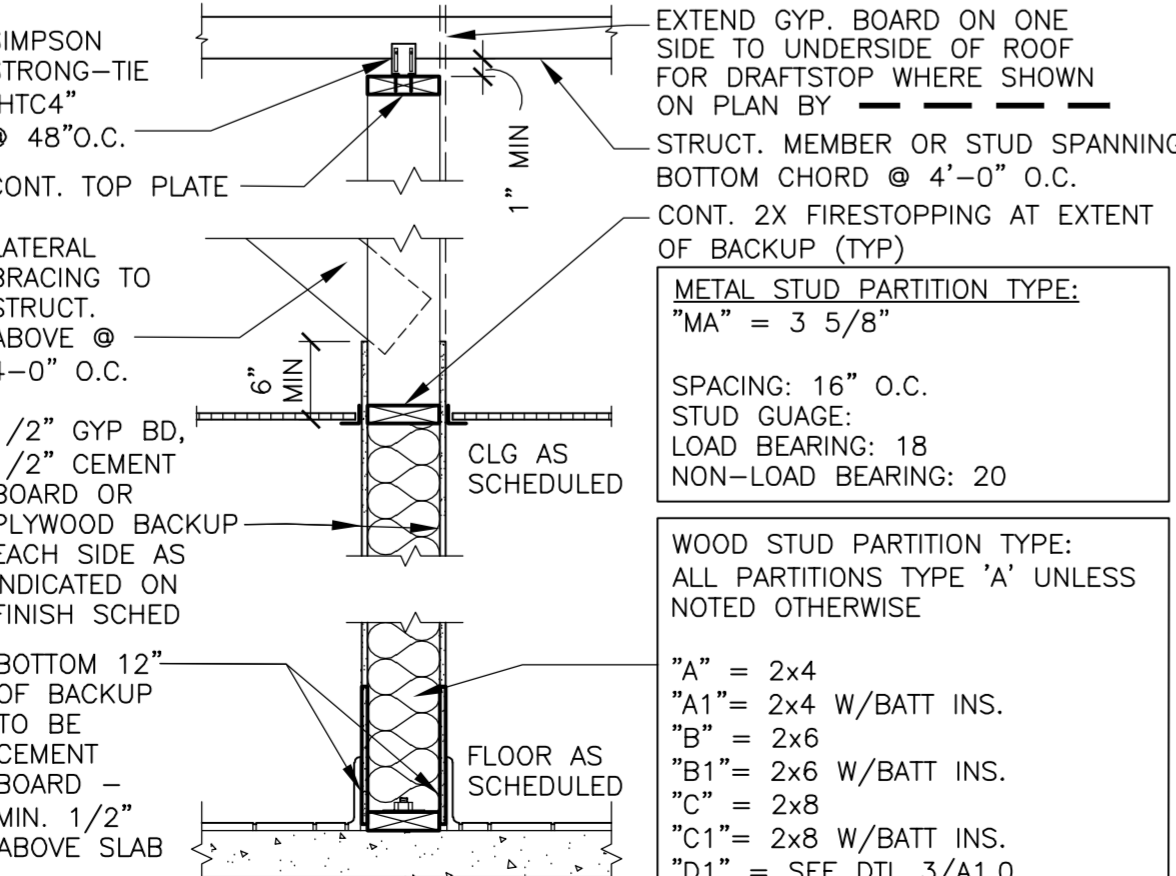
THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EROSION CONTROL DESIGNERS OF ANY EROSION PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



1 FLOOR PLAN
1/4" = 1'-0"



3 TRANSITION DETAIL
1 1/2" = 1'-0"



2 INTERIOR PARTITION
3/4" = 1'-0"

KEY NOTES

- C** ALUMINUM CANOPY SYSTEM ABOVE - SEE 4/A5.0 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS, SEE ELEVATION FOR COLORS AND FASCIA LOCATIONS
- CG** G.C. TO PROVIDE 4"x4"x5'-0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH WOOD SCREWS INTO WOOD BLOCKING BULLNOSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER - SEE DETAIL 4/A6.0
- CP** CONCRETE EQMT PAD - SEE STRUCTURAL & DETAIL 5/A6.0
- CT** WALL TILE: CROSSVILLE - COLOR BY NUMBERS, COLOR: AFTERNOON SPRAY, SIZE: 4"x12", PATTERN: RUNNING BOND, GROUT: MAPEI O2 PEWTER - JOINT TO BE 1/8" MAX. USE THIS TILE WHEN HIGH LRV IS REQUIRED COORDINATE WITH McDONALD'S AREA CONSTRUCTION MANAGER
- DE** DECOR ELEMENT - VERIFY SIZE AND PLACEMENT WITH DECOR PLANS
- DF** DECOR FINISH TO BE ORDERED/INSTALLED BY GC AND MANUFACTURED BY DECOR; REFER TO PORTFOLIO.
- DS** DROPPED SOFFIT ABOVE - SEE REFLECTED CEILING PLAN
- FB** CO2 FILL BOX (EQUIPMENT SCHEDULE ITEM 49.00)
- FB** OPTIONAL BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) CONFIRM USE WITH McDONALD'S AREA CONSTRUCTION MANAGER
- FL** FLOOR LINE - CHANGE IN MATERIAL - SEE DECOR DRAWINGS
- FP** FIBERGLASS REINFORCED PLASTIC (FRP) - PANOLAM, GRAY SMOOTH, CLASS C .075. REFER TO ROOM FINISH SCHEDULE SHEET A6.1 FOR INSTALLATION LOCATIONS. FOR ORDERING, CONTACT KIMBERLY LAWSON Kimberly.Lawson@panolam.com 1-866-925-4377
- LL** LEVEL LANDING @ EXT. DOOR W/ MAX. 2% RUNNING/CROSS SLOPE AWAY FROM BUILDING - SIZE OF LANDING
- K** SELF-ORDER KIOSK - POWER & DATA FROM CEILING, FOR FURNITURE (COORDINATE FINISH LOCATION WITH DECOR)
- MB** MENU BOARD WITH BEZELS BY OTHERS UNDER SEPARATE PERMIT - SEE ELEC PLANS
- MS** MOP SINK - SEE DETAIL 8/A6.1 AND PLUMBING DRAWINGS.
- RL** ROOF ACCESS LADDER W/HATCH ABOVE SEE STRUCTURAL FRAMING PLAN FOR LOCATING DIMENSIONS
- Wk** EXTERIOR WINDOW ASSEMBLY - SEE A2.0, A2.1 & 4/A5.0 FOR ADDITIONAL NOTES

SYMBOL LEGEND

- (A)** PARTITION TYPE TAG SEE 2/A1.0
- (A A)** DOUBLE STUD WALL SEE 4/A4.2 AND 6/A4.2
- (X)** KEY NOTE
- (7)** DRAFT STOPPING - SEE 2/A1.0
- (7)** DOOR TAG - SEE DOOR SCHEDULE ON A6.0
- (Hatched)** LEVEL LANDING @ EXT. DOOR
- (Dotted)** SLAB LEVEL
- (Cross-hatched)** METAL STUD PARTITION

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND EXTERIOR FACE OF FINISH UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF INTERIOR WALL BOARD.
2. SEE 4/A5.0 FOR EXTERIOR WALL ASSEMBLY TYPES. SEE 2/A1.0 FOR INTERIOR PARTITION TYPES. INTERIOR PARTITIONS ARE TYPE 'A' UNLESS NOTED OTHERWISE.
3. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
4. SEE SHEET A6.0 FOR DOOR SCHEDULE AND SHEET A6.1 FOR ROOM FINISH SCHEDULES.
5. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
6. GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY FRANKIE SZK. CONTACT JOSH BRAVO <JOSHUA.BRAVO@SZKGRAPHICS.COM> PH: 818-812-7605. COORDINATE WITH ACM.
7. MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
8. ALL HANDSINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
9. KNOX BOX TO BE INSTALLED BY GENERAL CONTRACTOR PER LOCAL CODE AS REQUIRED. MODEL AND LOCATION TO BE COORDINATED WITH FIRE MARSHALL.
10. DASHED LINES @ DOORS, RESTROOMS, & FIXTURES REPRESENT CLEAR FLOOR MANEUVERING CLEARANCES AS REQUIRED BY THE ACCESSIBILITY CODE. CLEARANCES MUST BE MAINTAINED WITHOUT EXCEPTION. IF CONDITIONS PREVENT ANY CLEAR FLOOR SPACE FROM BEING MAINTAINED, CONTACT THE ARCHITECT FOR RESOLUTION.

PROJECT No. 60704457 Task: 020-0015

DATE: 8/10/2023

REV: A

DESCRIPTION: ADJUST DT WINDOW DIMENSIONS AND REMOVE BCC

BY:

PREPARED BY: AECOM TECHNICAL SERVICES ARCHITECTS/ENGINEERS, INC. 1255 Broad Street, Suite 201 Clifton, NJ 07013-3988 973-883-8570 fax 973-883-8501 http://www.aecom.com

McDonald's USA, LLC

2022 STANDARD BUILDING - BB20

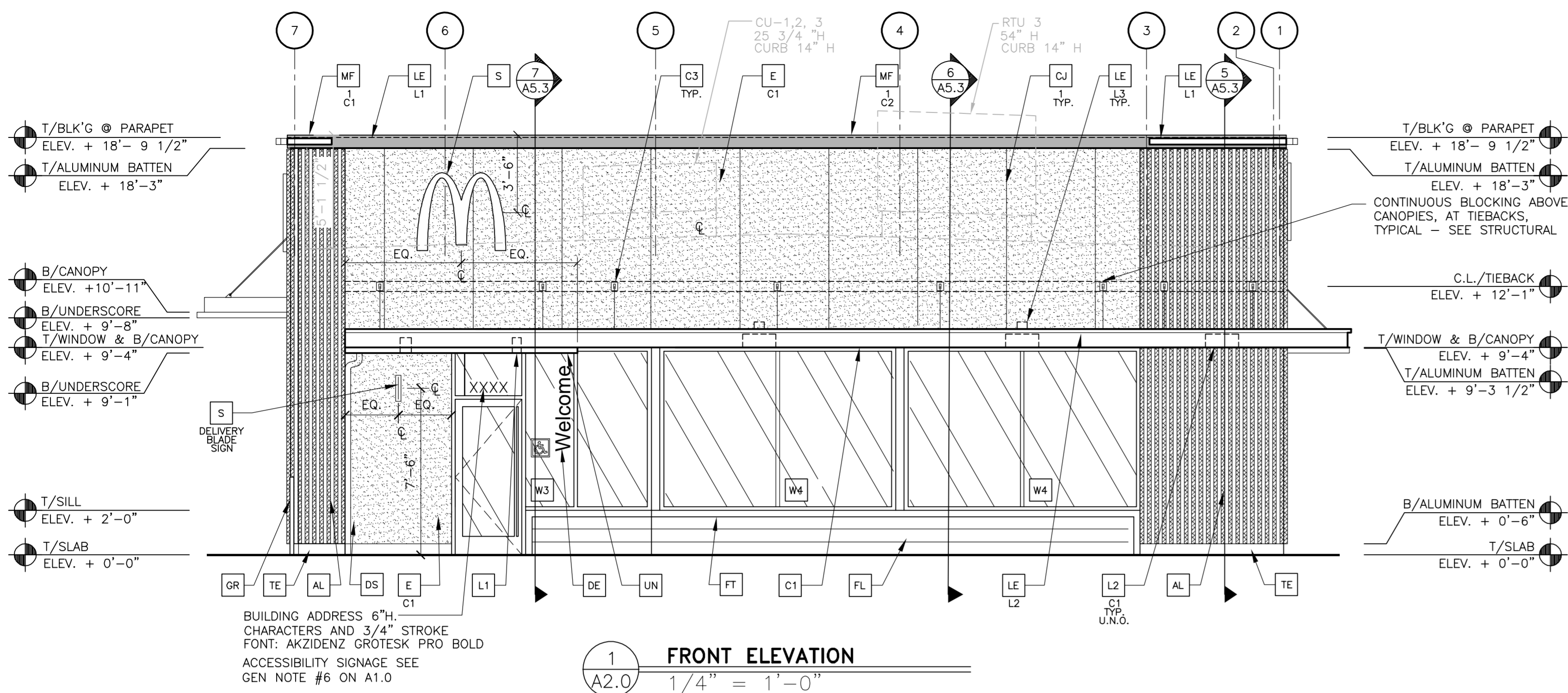
4587 - WOOD/WOOD

DESCRIPTION: WOOD BEARING WALLS W/ HARDBOARD SIDING & CT WOOD ROOF TRUSS FRAMING LETS/BATTENS/ALCOIC PANEL/HARDBOARD SIDING

020-0015.00.0

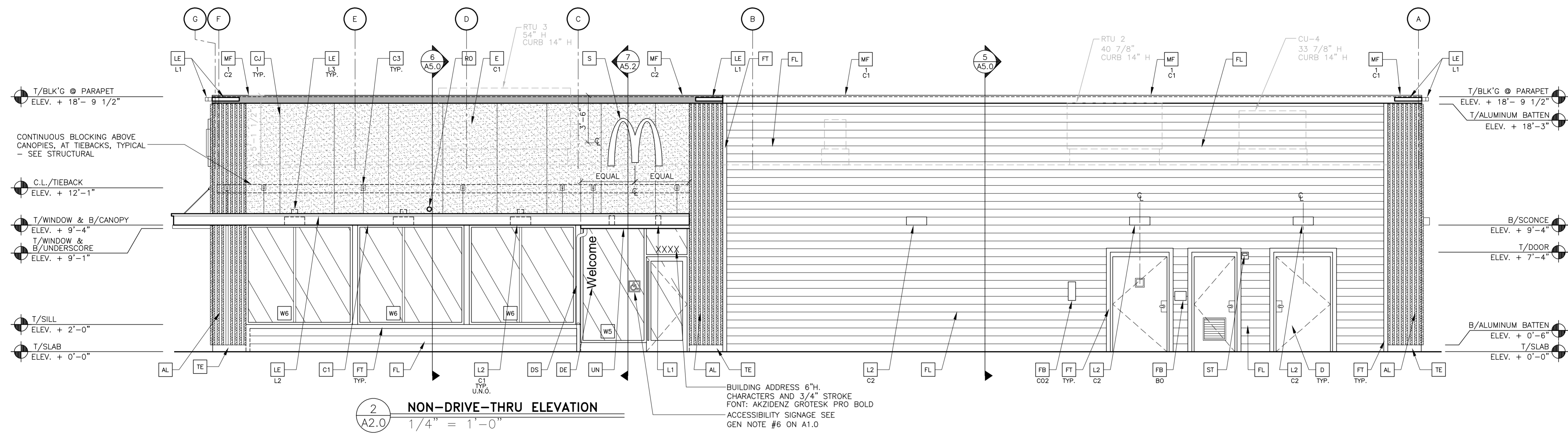
A1.0

FLOOR PLAN



1 FRONT ELEVATION
A2.0 1/4" = 1'-0"

3 NOT USED
A2.0 -



2 NON-DRIVE-THRU ELEVATION
A2.0 1/4" = 1'-0"

BUILDING SIGNAGE SCHEDULE		
FACADE	SIGN ELEMENT	S.F.
FRONT	1 McDONALD'S "M" ARCH LOGO	14
	TOTAL:	14
NON-DRIVE THRU SIDE	1 McDONALD'S "M" ARCH LOGO	14
	TOTAL:	14
TOTAL BUILDING SIGNAGE		28

- KEY NOTES:**
- AL ALUMINUM BATTEN SYSTEM
MFR: B+N INDUSTRIES
SIZE: 2"x2" PROFILE
COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
 - AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
 - C1 ALUMINUM CANOPY SYSTEM W/FASCIA
COLOR: WHITE
 - C2 ALUMINUM CANOPY SYSTEM
COLOR: RAL 7022
 - C3 ALUMINUM CANOPY TIEBACK
COLOR: RAL 7022
GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
 - CJ CONTROL JOINT
1-TYPE: 1 = EIFS
 - D HOLLOW METAL DOOR
PAINT: SHERWIN WILLIAMS SW-7019 GAUNTLET GRAY
 - DE DECAL BY GRAPHICS SUPPLIER
SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
SUPPLIERS:
VOMELA (865) 330-7337, ann.bowen@vomela.com
GFX INTERNATIONAL (847) 543-4600,
mcdonaldsdecor@gfxi.com
 - DS DOWNSPOUT PAINT TO MATCH SURROUNDING MATERIAL.
CONNECT TO STORM LINE REFER PLUMBING & CIVIL
 - E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
C1-COLOR:
C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - FB FILL BOX
CO2-CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
 - FL FIBER CEMENT LAP SIDING: HARDIEPLANK LAP SIDING,
SMOOTH, 8 1/4" WIDTH, 7" EXPOSURE, H25, COLOR SCHEME-STEEL: AGED PEWTER
 - FT FIBER CEMENT TRIM: HARDIETRIM BOARDS, 4/4 SMOOTH,
1 5/8" & 3 1/2" WIDTH, 3/4" THICK, H25, COLOR:
AGED PEWTER (CHECK 1 5/8" PRE-PAINT AVAILABILITY)
 - GR GUARD RAIL-SEE SITE PLAN FOR EXACT LOCATION AND LENGTHSSEE 4/A2.1 FOR DETAILS
 - LE ACCENT LIGHTING - SEE ELECTRICAL
 - L1 L1 = SLIM LED (DOWN ONLY)
L2 = INTEGRAL CANOPY FIXTURE
L3 = UP ONLY FLOOD FIXTURE
 - L2 RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:
C1 = WHITE
C2 = PLATINUM SILVER
 - MF METAL FASCIA
1-TYPE:
1 = PRE-FAB ANCHOR-TITE FASCIA
2 = BOTTOM TRIM AT METAL REVEAL PANEL
3 = VERTICAL TRIM AT METAL REVEAL PANEL
CORNERS, CLOSURES
COLOR:
C1 = CITYSCAPE
C2 = RAL 7022
 - RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
 - S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-COLOR:
C1 = WEATHERED ZINC RACEWAY
C2 = RAL 7022 RACEWAY
 - ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
 - TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - UN METAL UNDERSCORE
COLOR: GOLD
 - W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
COLOR: EXTRA DARK BRONZE - SEE ASSEMBLY NOTES ON 4/A5.0 & FRAME TYPES ON SHEET A6.0
 - W2 DRIVE-THRU WINDOW BY READY ACCESS
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
COLOR: DEEP BRONZE
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT
 - XX (RWHC) COIN COLLECTOR
UNIT: APERTURE WPT, #DTA2013
CALL 1-877-766-7642 TO ORDER

REV	DATE	DESCRIPTION	BY

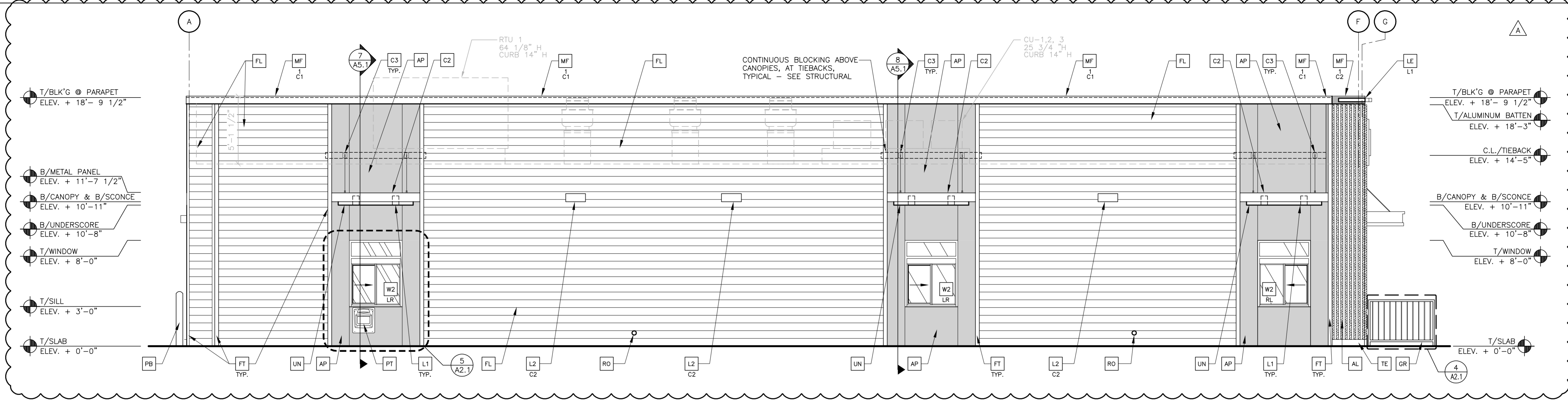
PREPARED BY:
AECOM TECHNICAL SERVICES
ARCHITECTS / ENGINEERS, INC.
1255 Broad Street, Suite 201
Clifton, NJ 07013-9988
973.883.8570 fax 973.883.8501
http://www.aecom.com

PREPARED FOR:
McDonald's USA, LLC
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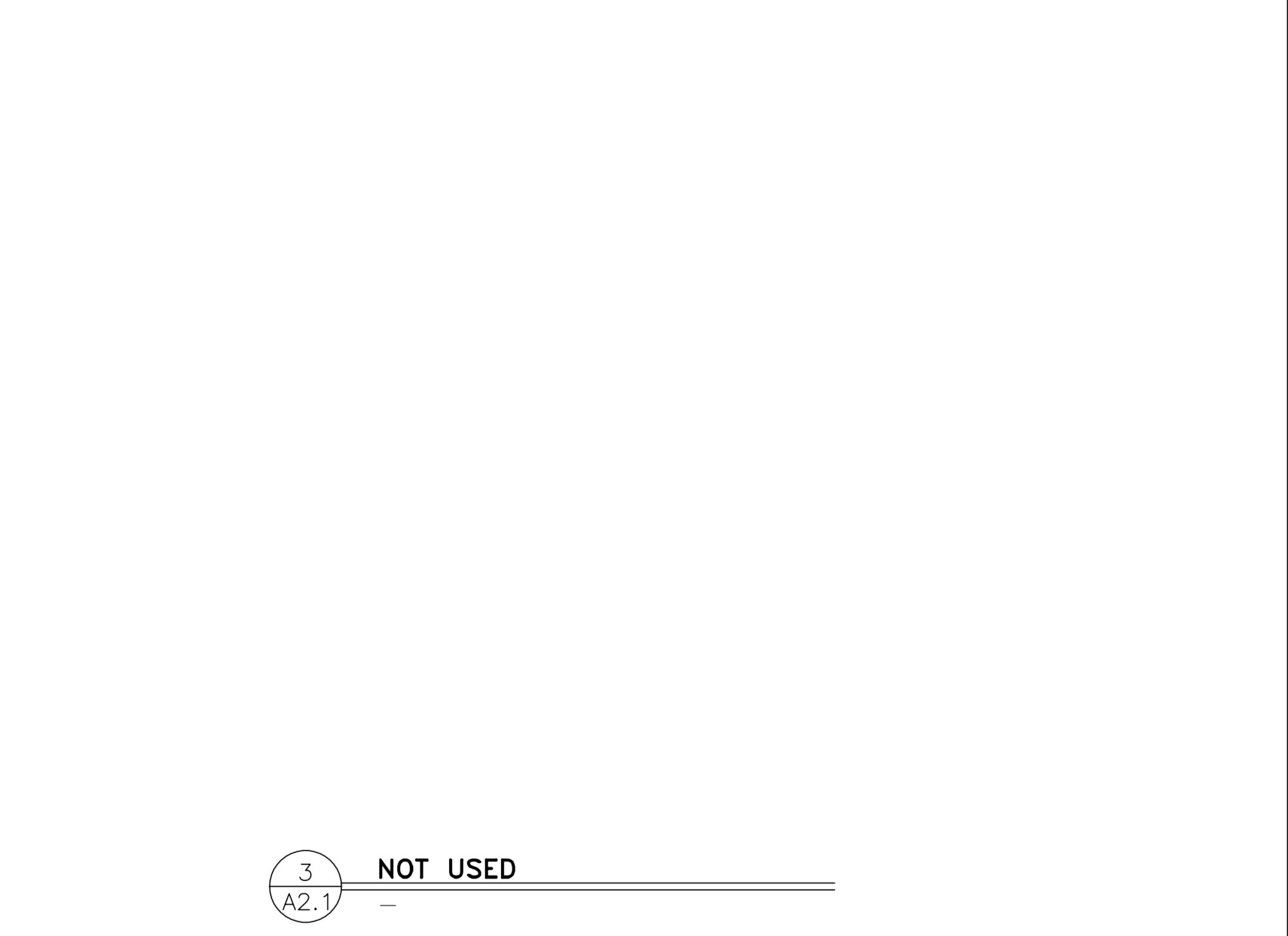
DRAWN BY: RM
STD ISSUE DATE: 2022_09
REVIEWED BY: WL
DATE ISSUED: 04-25-2023
READING, MA
020-0015
413 MAIN ST.

TITLE: 2022 STANDARD BUILDING - BB20
4587-WOOD/WOOD
DESCRIPTION: WOOD BEARING WALLS W/ HARDIE BOARD SIDING & C1 WOOD ROOF TRUSS FRAMING
EFIS/BATTEN/ALPOLIC PANEL/HARDIE BOARD SIDING
SITE ADDRESS: 020-0015
413 MAIN ST.

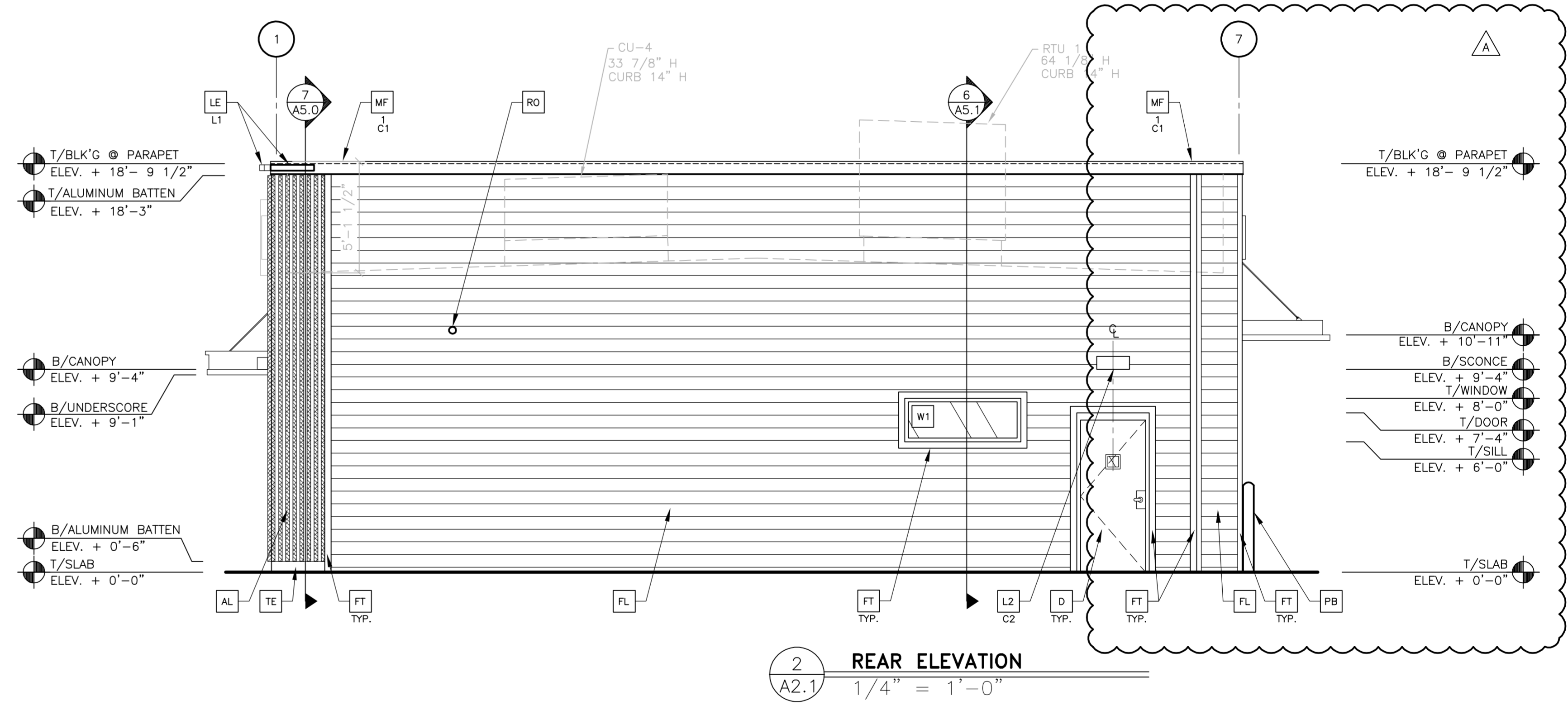
SHEET NO. 020-0015.00.0
A2.0
ELEVATIONS



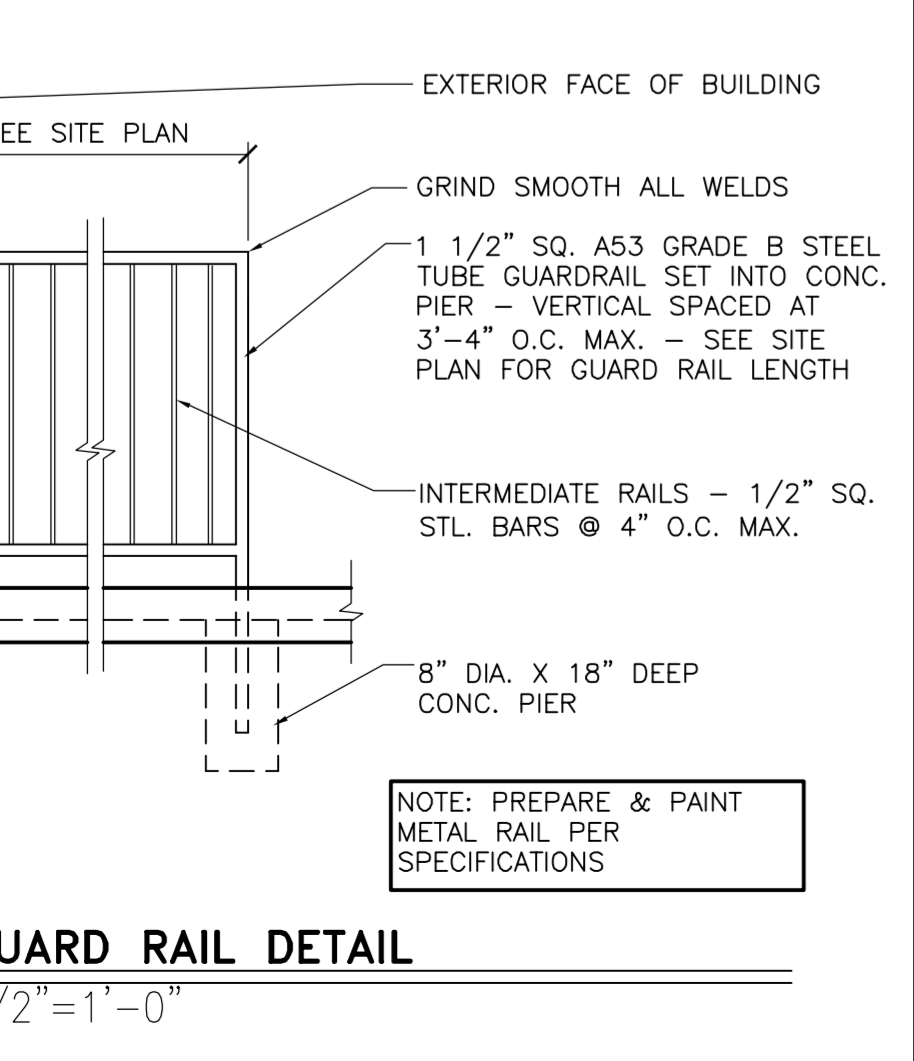
1 DRIVE THRU ELEVATION
 A2.1 1/4" = 1'-0"



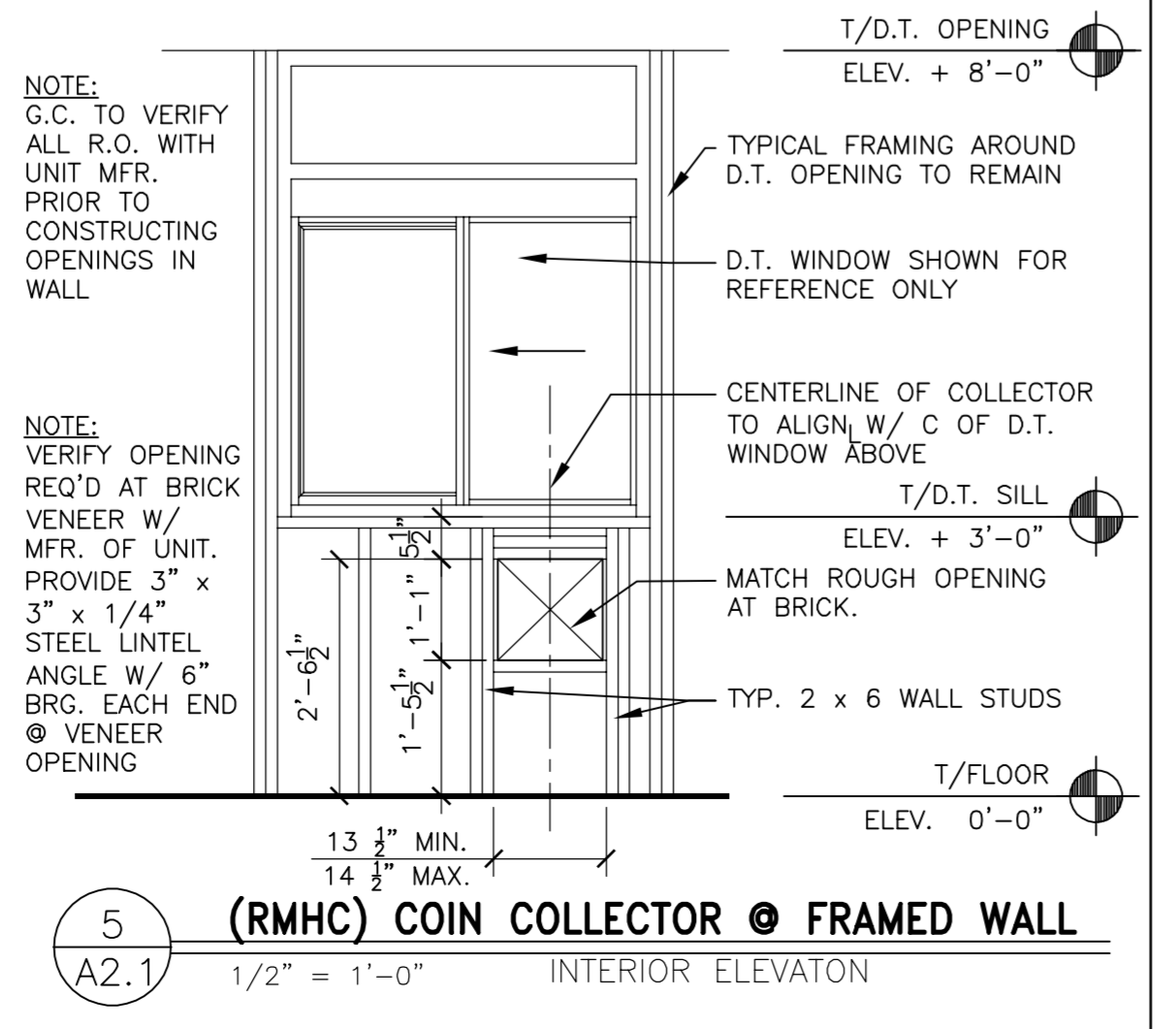
3 NOT USED
 A2.1



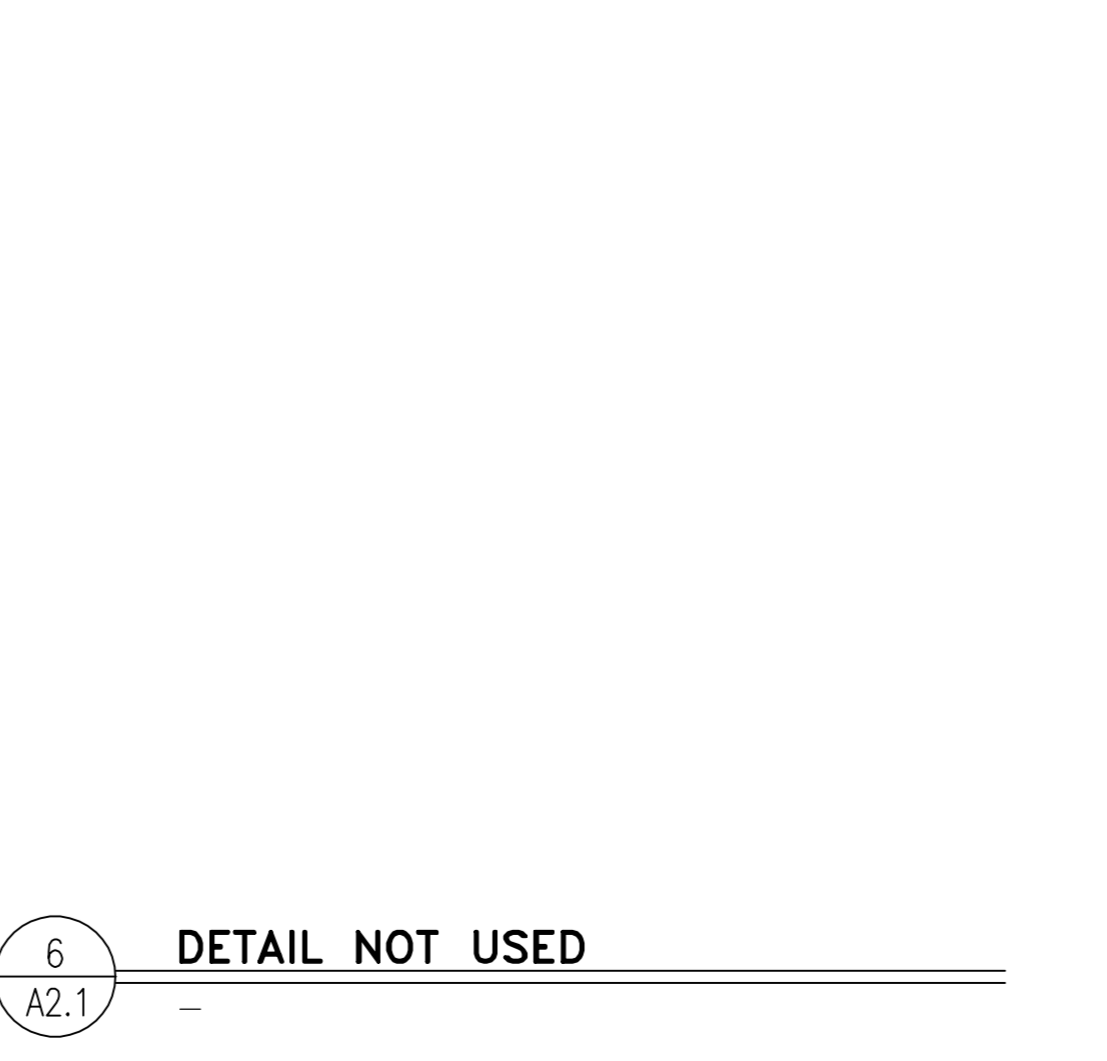
2 REAR ELEVATION
 A2.1 1/4" = 1'-0"



4 GUARD RAIL DETAIL
 A2.1 1/2" = 1'-0"



5 (RMHC) COIN COLLECTOR @ FRAMED WALL
 A2.1 1/2" = 1'-0"



6 DETAIL NOT USED
 A2.1

- KEY NOTES:**
- AL ALUMINUM BATTEN SYSTEM
 MFR: B+N INDUSTRIES
 SIZE: 2"x2" PROFILE
 COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
 - AP ALPOLIC METAL PANEL (COLOR: RAL 7022)
 - C1 ALUMINUM CANOPY SYSTEM W/FASCIA
 COLOR: WHITE
 - C2 ALUMINUM CANOPY SYSTEM
 COLOR: RAL 7022
 - C3 ALUMINUM CANOPY TIEBACK
 COLOR: RAL 7022
 GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
 - CJ CONTROL JOINT
 T-TYPE: 1 = EIFS
 - D HOLLOW METAL DOOR
 PAINT: SHERWIN WILLIAMS SW-7019 GAUNTLET GRAY
 - DE DECAL BY GRAPHICS SUPPLIER
 SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
 SUPPLIERS:
 VOMELA (865) 330-7337, ann.bowen@vomela.com
 GEX INTERNATIONAL (847) 543-4600,
 mcdonaldsdecor@gi.com
 - DS DOWNSPOUT PAINT TO MATCH SURROUNDING MATERIAL
 CONNECT TO STORM LINE REFER PLUMBING & CIVIL
 - E EXTERIOR INSULATION FINISH SYSTEM (E.I.F.S.)
 C1-COLOR:
 C1 = "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 C2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
 BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
 - FB FIBER CEMENT TRIM: HARDIETRIM LAP SIDING, SMOOTH, 8 1/4" WIDTH, 7" EXPOSURE, HZS, COLOR SCHEME-STEEL: AGED PEWTER
 - FL FIBER CEMENT TRIM: HARDIETRIM LAP SIDING, SMOOTH, 8 1/4" WIDTH, 7" EXPOSURE, HZS, COLOR SCHEME-STEEL: AGED PEWTER
 - FT FIBER CEMENT TRIM: HARDIETRIM BOARDS, 4/4 SMOOTH, 1 5/8" & 3 1/2" WIDTH, 3/4" THICK, HZS, COLOR: AGED PEWTER (CHECK 1 5/8" PRE-PAINT AVAILABILITY)
 - GR GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LENGTH-SEE 4/A2.1 FOR DETAILS
 PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD
 - L1 RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL
 C1-COLOR:
 C1 = WHITE
 C2 = PLATINUM SILVER
 - LE ACCENT LIGHTING - SEE ELECTRICAL
 L1-LED LIGHT:
 L1 = SLIM LED (DOWN ONLY)
 L2 = INTEGRAL CANOPY FIXTURE
 L3 = UP ONLY FLOOD FIXTURE
 - PB PIPE BOLLARD - PAINTED YELLOW
 - PT (RMHC) COIN COLLECTOR
 UNIT: APERTURE WPT, #DTA2013
 CALL 1-877-766-7642 TO ORDER
 - MF METAL FASCIA
 C1-TYPE:
 1 = PRE-FAB ANCHOR-TITE FASCIA
 2 = BOTTOM TRIM AT METAL REVEAL PANEL
 3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
 COLOR:
 C1 = CITYSCAPE
 C2 = RAL 7022
 - RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
 - S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
 C1-COLOR:
 C1 = WEATHERED ZINC RACEWAY
 C2 = RAL 7022 RACEWAY
 - ST CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
 - TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE
 COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
 - UN METAL UNDERSCORE
 COLOR: GOLD
 - W1 EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
 COLOR: EXTRA DARK BRONZE - SEE ASSEMBLY NOTES ON 4/A5.0 & FRAME TYPES ON SHEET A6.0
 - W2 DRIVE-THRU WINDOW BY READY ACCESS
 MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
 COLOR: DEEP BRONZE
 XX-SLIDE DIRECTION: RL = RIGHT TO LEFT
 LR = LEFT TO RIGHT

NO.	DATE	REV	DESCRIPTION
1	8/10/2023	A	ADJUST DT WINDOW DIMENSIONS AND EQUIPMENT + REMOVE BGC

PREPARED BY:
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 ARCHITECTS/ENGINEERS, INC.
 1255 Broad Street, Suite 201
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 http://www.aecom.com

PROJECT No. 60704457 Task: 020-0015

TITLE: 2022 STANDARD BUILDING - BB20
 DESCRIPTION: 4587 - WOOD/WOOD

DATE ISSUED: 04-25-2023
 SITE ADDRESS: 413 MAIN ST.
 READING, MA 020-0015

020-0015.00.0
A2.1
 ELEVATIONS