

THE LEARNING TREE DAYCARE CENTER SITE PLAN
157 MAIN STREET MEDWAY, MA. 02053

OWNER: Stephen P. Hansen
24 Point Street
Natick, MA. 01760

APPLICANT: same
ENGINEERING CO.: Sullivan Surveying Company, LLC
209 West Central Street
Natick, MA. 01760
Tele: 508 655 0082

DESIGN: DB Construction
Millis, Ma.

July 22, 2014

Engineering rev. 5/21/2014
5/30/2014

Design rev. 5/30/2014
6/13/2014

Lighting Plan: 5/2/2014
7/10/2014

157 Main Street
Map: 48 Lot: 98
Zoning: AR-11

Approved Waivers from the Medway Site Rules and Regulations:

204-3A.7 Development Impact Statement
204-5B Site Plan Contents - Context Sheet
204-5C Site Plan Contents - Existing Conditions Sheet
204-5 D.7 Site Plan Contents - Landscaping Architectural Plan
204-5 D.12 Site Plan Contents - Signage Plan
204-5 D.14 Site Plan Contents - Horizontal Sight Distances
204 -5 D.16 Site Plan Contents - Fire Equipment
205 - 6 A Parking

Planning Board:

Andy Rodenhiser
Thomas Gay
Matthew Hayes
Karyl Spiller-Walsh
Robert Tucker

Decision Date: July 22, 2014
Plan Endorsement Date: August 19, 2014

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- 1: Cover sheet
- 2: Site plan by Sullivan Surveying
- 3: Landscaping Plan
- 4: Lighting Information (3 sheets)
- 5: Building Elevations (2 sheets)
- 6: Building Renderings
- 7: Dumpster Location
- 8: Dumpster Design

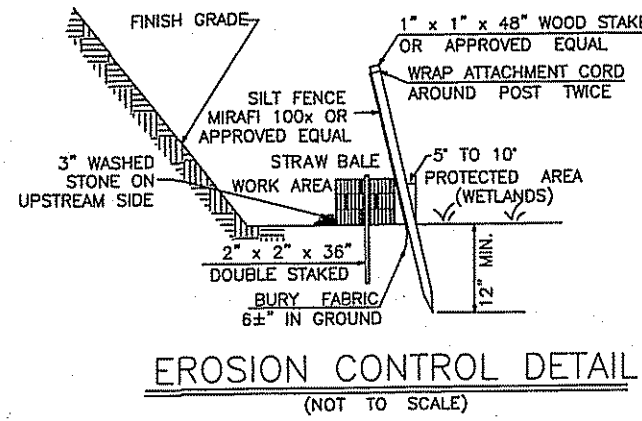
ALL UNDERGROUND UTILITIES SHOWN WERE COMPILED ACCORDING TO AVAILABLE RECORDS FROM VARIOUS UTILITY COMPANIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE MADE IN THE FIELD.

WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACT 1963, MASS.

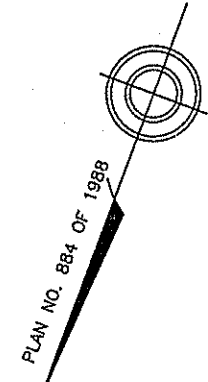
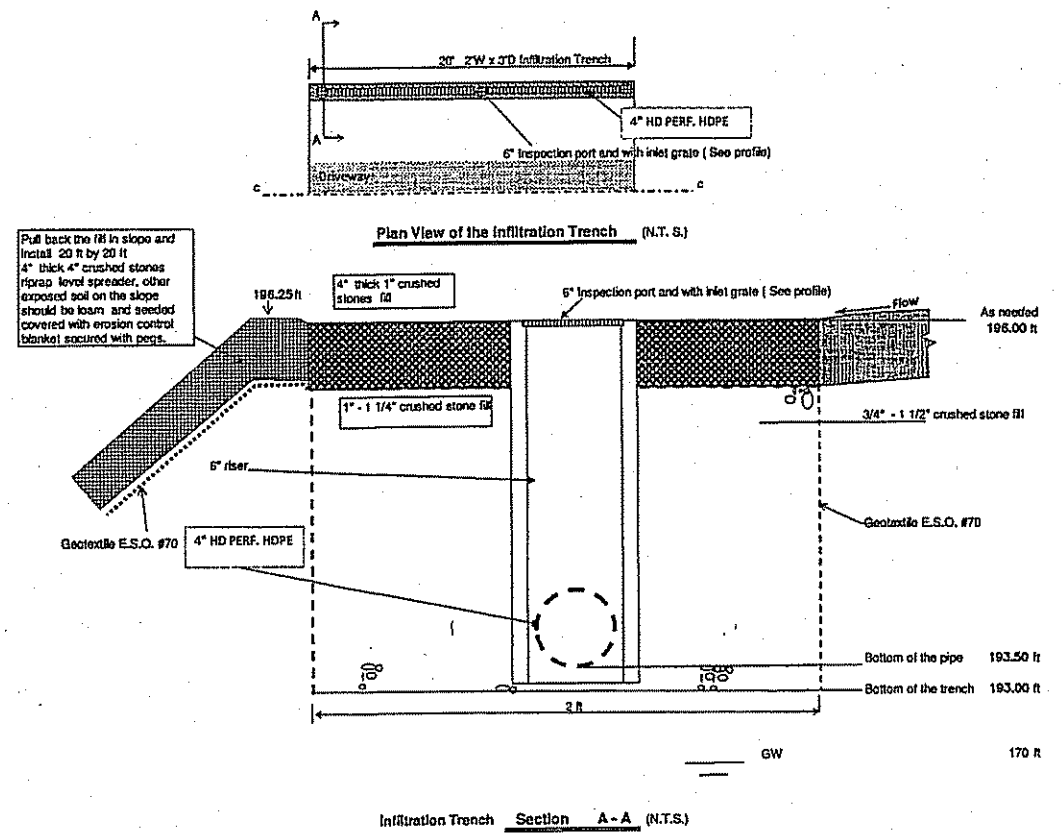
PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR OR PROPERTY OWNER, ARE TO CONTACT DIG-SAFE AT (888) 344-7233 TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENTS MUST BE CONTACTED.

THESE PLANS ARE TO BE USED FOR OBTAINING APPROVAL BY THE VARIOUS TOWN BOARDS ONLY AND ARE NOT TO BE CONSIDERED CONSTRUCTION PLANS.

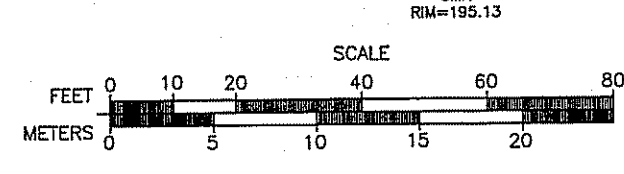
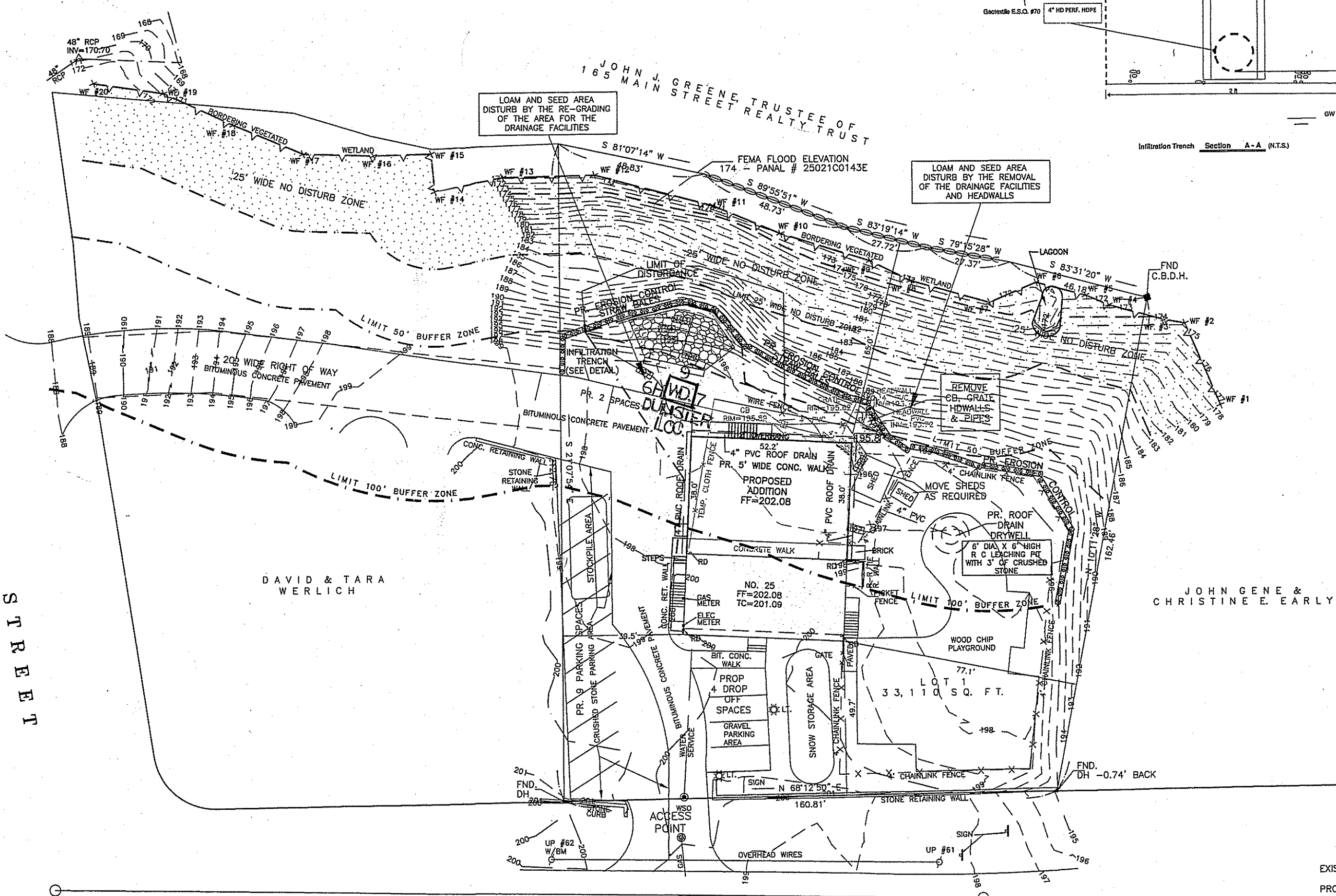


Infiltration Trench Schematic Plan

Project: Driveway runoff Management
 157 Main Street, Medway, MA
 Design Engineer: Daming Wang
 Date: 5/29/2014
 Revision:



EVERGREEN STREET



ZONING REQUIREMENTS

	REG.	PROPOSED
MIN. LOT AREA	22,500 S.F.	33,110 S.F.
MIN. FRONTAGE	150 FT.	160.81 FT.
MIN. FRONT SETBACK	35 FT.	49.7 FT.
MIN. SIDEYARD SETBACK	15 FT.	39.5 FT.
MIN. REARYARD SETBACK	15 FT.	65.0 FT.

MAIN STREET

- NOTE:
- CLEANUP TRASH AND DEBRIS ON SLOPE AND REMOVE FROM SITE.
 - REMOVE STOCKPILED SOILS FROM SITE.

	IMPERVIOUS	PERVIOUS
EXISTING	7,341 SQ. FT.	25,769 SQ. FT.
PROPOSED	7,228 SQ. FT.	25,882 SQ. FT.

NOTE:
 BVV DELINEATED BY CREATIVE LAND AND WATER ENGINEERING, LLC SOUTHBOROUGH, MA ON APRIL 7, 2014.

BM - SET SPIKE IN UTILITY POLE #62 OPPOSITE LEFT FRONT LOT CORNER ELEV.=201.27 - NAVD88

SULLIVAN SURVEYING COMPANY, LLC
 209 WEST CENTRAL ST.
 NATTICK, MASS. 01760
 PHONE : 508-655-0082
 FAX : 508-655-0083

SITE PLAN OF LAND IN MEDWAY, MASS.

OWNER / APPLICANT :
 157 MAIN STREET REALTY, LLC
 157 MAIN STREET
 MEDWAY, MA. 02053

DEED REFERENCE :
 BOOK 31443, PAGE 467
 NORFOLK COUNTY REGISTRY OF DEEDS

ASSESSORS MAP REFERENCE :
 MAP 48 PARCEL 98

ZONING CLASSIFICATION : AR-II, AUOD

NOTE : THIS DOCUMENT HAS BEEN PREPARED BY SULLIVAN SURVEYING COMPANY, LLC WHICH HOLDS A COPYRIGHT THEREIN.

JOSEPH R. SULLIVAN
 REG. PROF. LAND SURVEYOR

RICHARD M. MAINVILLE
 REGISTERED PROFESSIONAL ENGINEER

REVISIONS

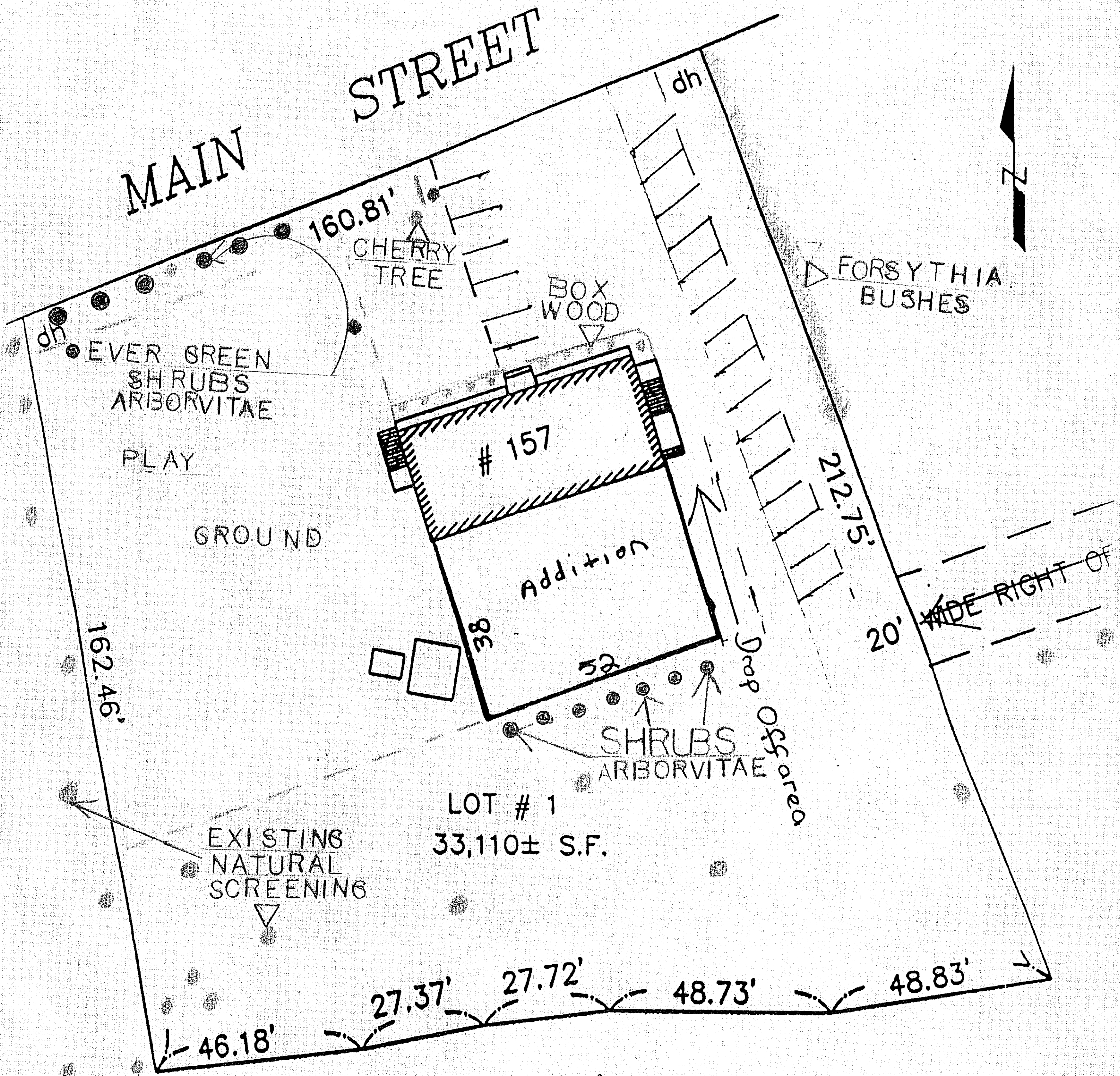
NO.	DESCRIPTION	DATE
1	REVISED PER REVIEW COMMENTS	5/21/14
2	REV. EROSION CONTROL DETAIL	5/30/14

SCALE : 1" = 20'
 DRAWN BY : R.M.M. CHECKED BY : J.R.S.

DATE : APRIL 24, 2014

SHEET 1 OF 1

DRAWING NO. 37,060



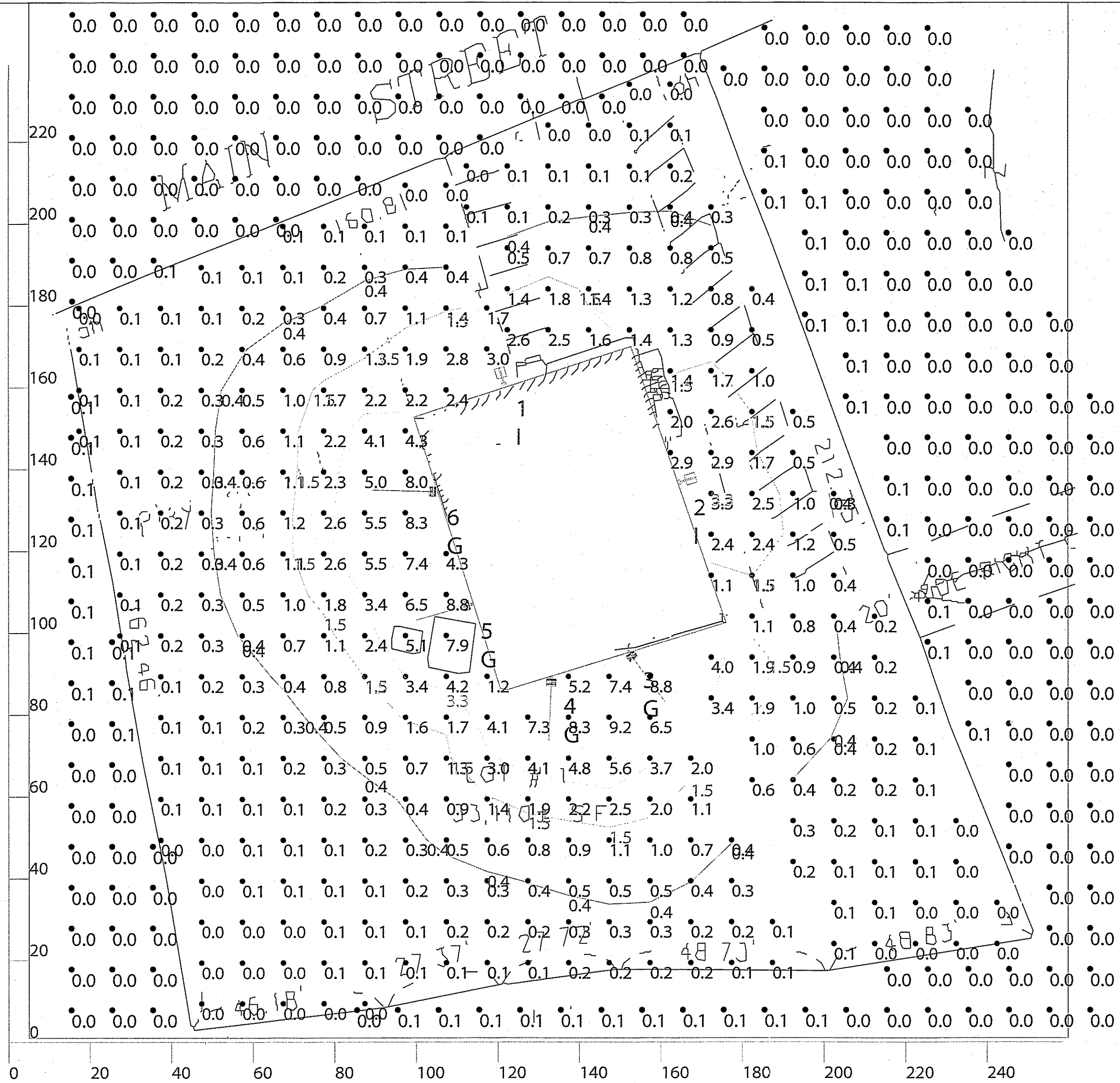
58-569
7-204

LANDSCAPING
PLAN
● EXISTING
● PROPOSED

MADE TO: CHARLES RIVER BANK &
FIRST AMERICAN TITLE INS CO

THAT THE DWELLING SHOWN ON THIS PLAN IS LOCATED ON THE
SITE AS SHOWN AND CONFORMED TO THE DIMENSIONAL
REQUIREMENTS OF THE ZONING BY-LAWS OF THE TOWN/CITY OF MEDWAY
AND IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION
UNDER LOCAL LAWS CHAPTER 40A SEC. 7.

MORTGAGE INSPEC
PLOT PLAN



Scale: 1 inch= 30 Ft.



Tel: (888) 722-1000 Fax: (888) 722-1232
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Prepared For:
Holbrook Associated
35 Reservoir Park Drive
Rockland, MA 02370

Job Name:
157 Main Street
Medway, MA. 02053
Lighting Layout
Version A

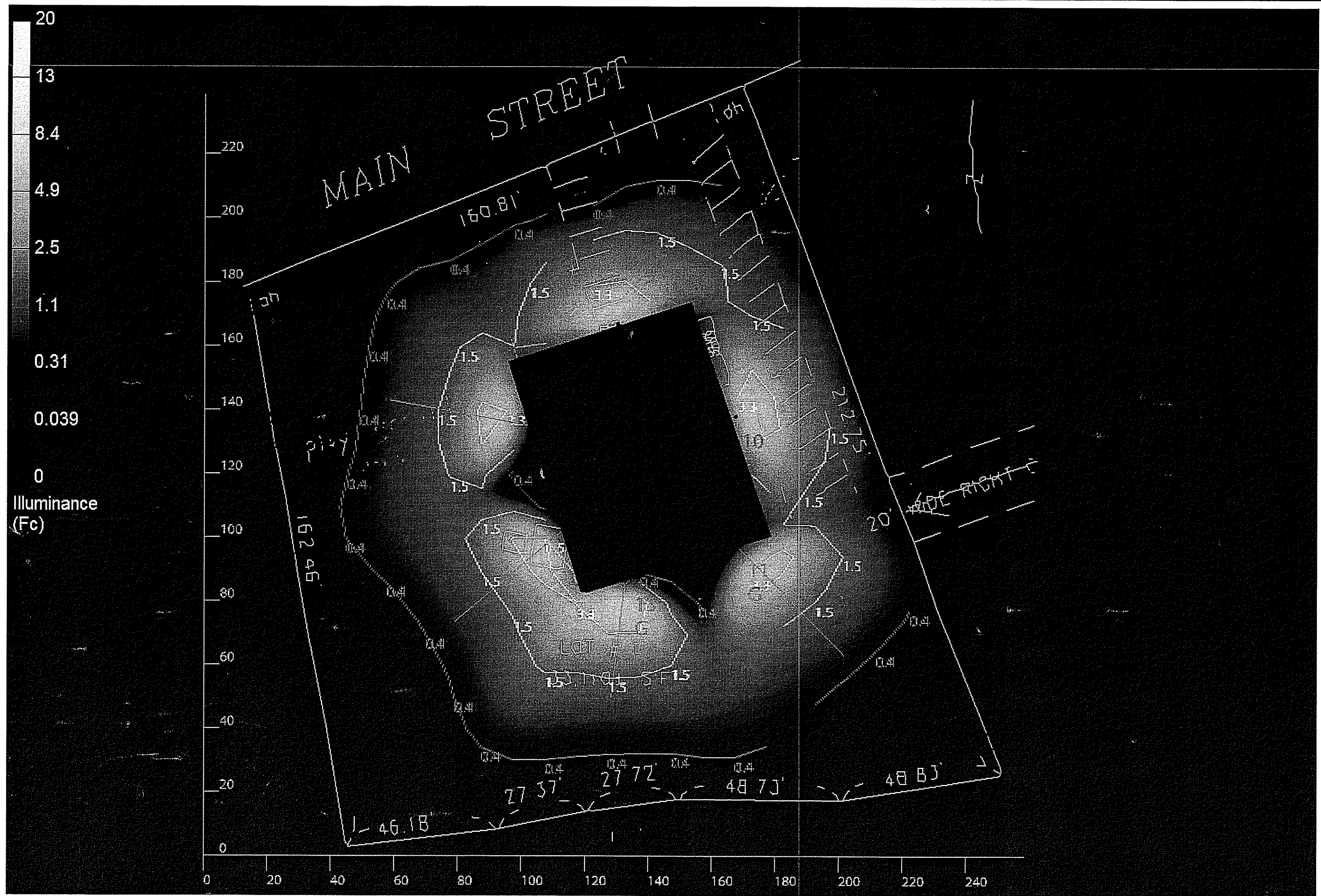
Scale: as noted

Date: 7/10/2014

Drawn By: Nigel McGregor

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Filename: \\RAB-STORAGE-1\Docs\Sales\Applications Engineering\Job Files\H\Holbrook Assoc\Hansen Electric\Framingham 100985\157 Main Street Medway\AGI files\157 Main Street Lighting Layout 050214C.AGI



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Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts Main Street Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.	Readings Taken at 0'-0" AFG	10	10	Horizontal
CalcPts Parking	Illuminance	Fc	0.79	4.0	0.0	N.A.	N.A.	Readings Taken At 0'-0" AFG	10	10	Horizontal
CalcPts Perimeter Line	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.	Readings Taken At 0'-0" AFG	10	10	Horizontal
CalcPts Playground	Illuminance	Fc	1.26	9.2	0.0	N.A.	N.A.	Readings Taken At 0'-0" AFG	10	10	Horizontal

Luminaire Schedule											
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	Tag
	4	FXLED78SF	SINGLE	7674	1.000	78W LED	78.7	78.7	314.8	FXLED78 - Splitfitter - Cool - I	G
	2	WPLED2T50	SINGLE	5329	1.000	Wallpack (TYPE II)	51.9	51.9	103.8	WPLED2T50 - Cool - ITL80292.IES	I

Luminaire Location Summary						
LumNo	Label	X	Y	MTG HT	Orient	Tilt
1	WPLED2T50	121.473	161.158	18	107.055	0
2	WPLED2T50	165.007	136.933	18	17.238	0
3	FXLED78SF	152.624	94.756	18	306.157	37.713
4	FXLED78SF	133.182	88.4	18	267.398	38.542
5	FXLED78SF	112.777	106.742	18	195.902	35.404
6	FXLED78SF	104.557	134.513	18	178.324	39.398
Total Quantity: 6						



C: FXLED78SF



WPLED2T50

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting, Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting, Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.



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Lighting Layout
Version A

Scale: as noted

Date: 7/10/2014

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157 MAIN STREET MEDWAY RENOVATIONS

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NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
157 MAIN STREET
MEDWAY, MA 02053

DRAWINGS PROVIDED BY:
Bob Fogarty
D&B Construction
BFog8422@hotmail.com
508-504-6934

DATE:
6/13/2014

SCALE:
N.T.S.

SHEET:
1



PERSPECTIVE VIEWS
Scale: Not To Scale



NO.	DESCRIPTION	BY	DATE

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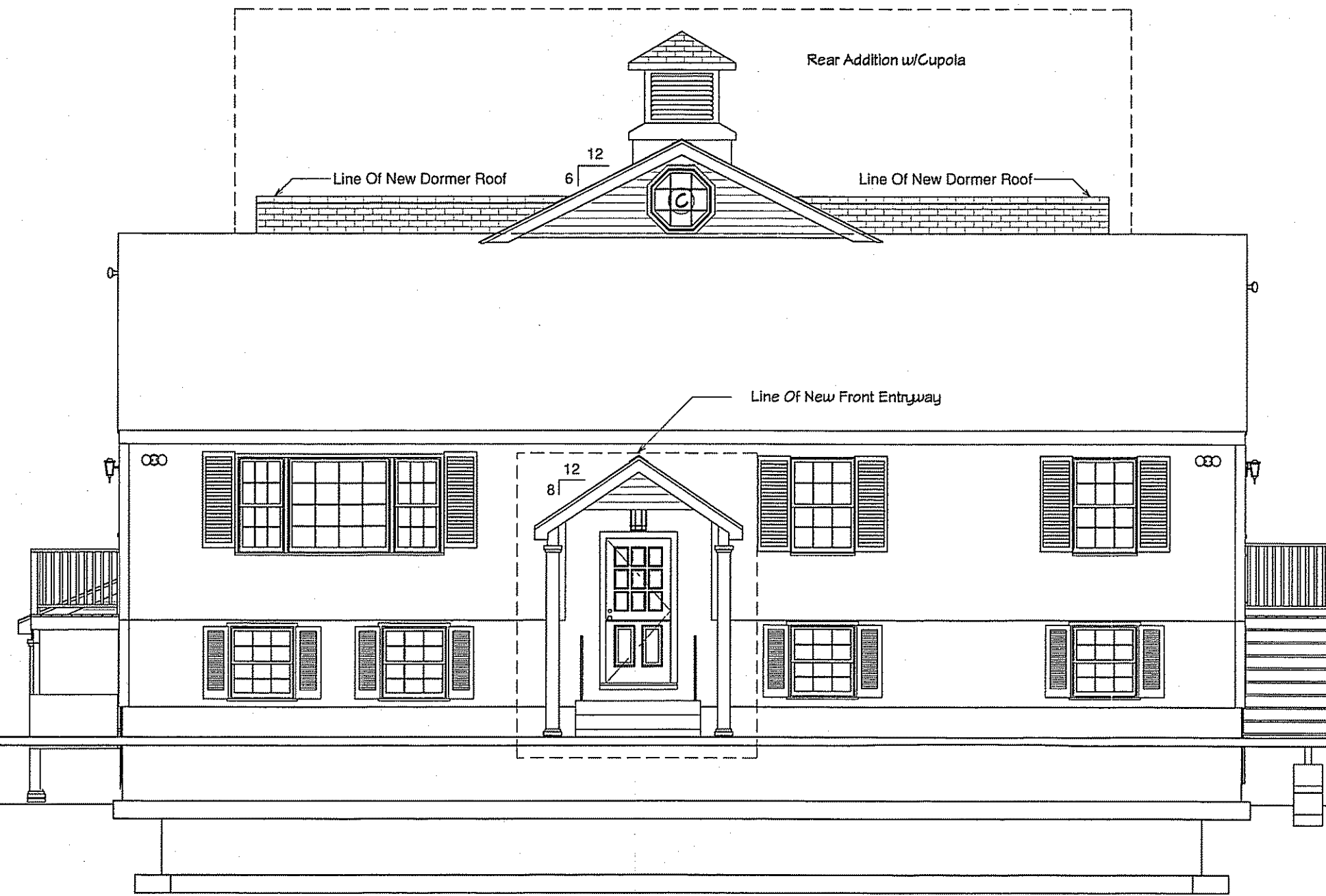
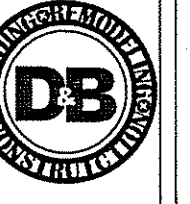
PROJECT DESCRIPTION:
157 MAIN STREET
MEDFORD, MA 02053

DRAWINGS PROVIDED BY:
Bob Fogarty
D&B Construction
BFogarty22@hotmail.com
508-504-6934

DATE:
6/13/2014

SCALE:

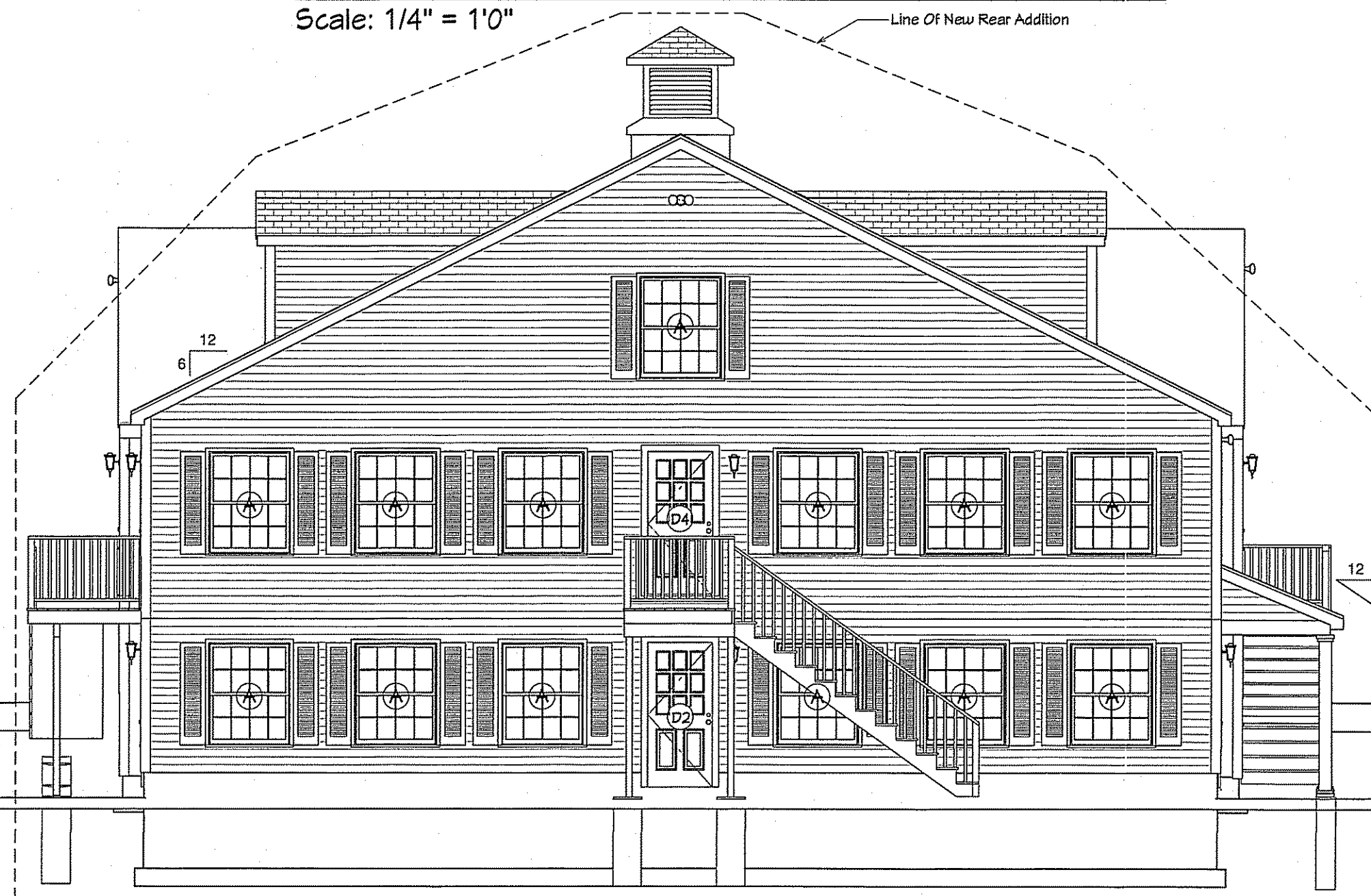
SHEET:



WINDOW SCHEDULE							
LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
A	14	0	31049DH	45 3/4"	56 3/4"		46 3/4"x57 3/4" DOUBLE HUNG
A	15	1	31049DH	45 3/4"	56 3/4"		46 3/4"x57 3/4" DOUBLE HUNG
A (ATTIC REAR)	1	2	31049DH	45 3/4"	56 3/4"		46 3/4"x57 3/4" DOUBLE HUNG
B (DORMERS)	6	2	3049DH	36"	56 1/2"		37"x57 1/2" DOUBLE HUNG
C (OCTOGON)	1	2	210210FX	34"	34"		35"x35" FIXED GLASS-AT

DOOR SCHEDULE							
LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
D1	1	0	3068 L EX	36"	80"		37"x82 3/4" EXT. HINGED-DOOR E06
D2	2	0	3068 R EX	36"	80"		37"x82 3/4" EXT. HINGED-DOOR E06
D3	1	1	3068 L EX	36"	80"		37"x82 3/4" EXT. HINGED-DOOR E06
D4	1	1	3068 R EX	36"	80"		37"x82 3/4" EXT. HINGED-DOOR E06

FRONT ELEVATION
Scale: 1/4" = 1'0"



REAR ELEVATION
Scale: 1/4" = 1'0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
157 MAIN STREET
MEDFORD, MA 02093

DRAWINGS PROVIDED BY:
Bob Fogarty
D&B Construction
BFogarty2@hotmail.com
508-509-6334

DATE:
6/13/2014

SCALE:

SHEET:

5

DUMPSTER
ENCLOSURE
DESIGN
157 MAIN STREET
MEDWAY MA.

