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ABUTTERS

MAP/LOT # NAME & ADDRESS

(SUBJECT PARCEL)
98/12502 OMJ REALTY, LLC
89/11106 63 MAIN STREET
SALEM, NH 03079

98/7887 ROCKINGHAM VENTURE
P.O. BOX 47
SALEM, NH 03079

98/11094 ROCKSAL MALL LLC
C/O SIMON PROPERTY GROUP
P.O. BOX 6120
INDIANAPOLIS, IN 46207

98/4079 DAVID K. & BRENDA J. DIETRICH
46 PLEASANT STREET
SALEM, NH 03079

98/4080 MESTI REAL ESTATE INC.
99 CLINTON STREET
CONCORD, NH 03301

SALEM PLANNING BOARD

- 1) ON FEBRUARY 21, 2017 THE SALEM PLANNING BOARD GRANTED A WAIVER OF THE HYDRAULIC GRADE LINE REQUIREMENT UNDER SECTION 278-6:11.5.3.
- 2) ON FEBRUARY 21, 2017 THE SALEM PLANNING BOARD GRANTED THE FOLLOWING CONDITIONAL USE PERMITS:
 - A. 490-501 B. USE - RESIDENTIAL USE IS NOT ALLOWED IN THE COMMERCIAL-INDUSTRIAL C DISTRICT.
 - B. 490-501 C. BUILDING SETBACK - A MAINTENANCE SHED IS PROPOSED WITHIN TWO (2) FEET OF THE REAR PROPERTY LINE WHERE A MINIMUM SETBACK OF 20 FEET IS REQUIRED IN THE COMMERCIAL-INDUSTRIAL C DISTRICT.
 - C. 490-501 C. BUILDING HEIGHT - A BUILDING HEIGHT OF 54 FEET, FOUR (4) STORIES IS PROPOSED WHERE A MAXIMUM HEIGHT OF 35 FEET, THREE (3) STORIES IS PERMITTED IN THE COMMERCIAL-INDUSTRIAL C DISTRICT.
 - D. 490-501 C. LOT COVERAGE - A LOT COVERAGE OF 70.9% IS PROPOSED WHERE A MAXIMUM LOT COVERAGE OF 70% IS PERMITTED IN THE COMMERCIAL-INDUSTRIAL C DISTRICT.
 - E. 490-701 C. (2) PARKING SETBACK - A PARKING SETBACK OF FIVE (5) FEET IN THE FRONT YARD AND FOUR (4) FEET IN THE SIDE OR REAR YARD IS PROPOSED WHERE A MINIMUM FRONT YARD SETBACK OF 20 FEET AND A MINIMUM SIDE AND REAR YARD SETBACK OF 10 FEET IS REQUIRED.
 - F. 490-701 E. NUMBER OF PARKING SPACES - A TOTAL OF 435 PARKING SPACES, 1.7 SPACES PER UNIT, IS PROPOSED WHERE A MINIMUM OF 512 SPACES, 2 SPACES PER UNIT IS REQUIRED.
- 3) ON FEBRUARY 21, 2017 THE SALEM PLANNING BOARD VOTED TO APPROVE THIS SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

PRIOR TO BUILDING PERMIT:

1. PAY FOR OUTSIDE INSPECTIONS PER DIRECTION OF ENGINEERING DEPT.;
2. SUBMIT STATE PERMITS/APPROVALS (SEWER EXTENSION, ALTERATION OF TERRAIN, NHDOT-CONCEPTUAL);
3. SUBMIT STATE PERMIT FOR REMOVAL OF EXISTING 48" POLICY BROOK CULVERT AND REPLACE CULVERT PRIOR TO CONSTRUCTION OF BUILDING 4;
4. NOTE CONDITIONAL USE PERMITS AND WAIVER ON PLAN;
5. SUBMIT APPROVAL FROM DESIGN GUIDELINES CONSULTANT;
6. SUBMIT CONSTRUCTION ACCESS PLAN;
7. NO USE OF CENTRAL STREET (BEYOND EXISTING LIMIT) UNTIL CENTRAL/MAIN STREET IMPROVEMENT IS COMPLETED;
8. SUBMIT MASTER LIST OF DRAINAGE, FLOODING, WATER, SEWER, AND TRAFFIC IMPROVEMENTS;

PRIOR TO OCCUPANCY:

9. PAY ROAD (\$254,720), SCHOOL (\$714,752), AND RECREATION (\$164,750) IMPACT FEES;
10. SUBMIT CERTIFICATION THAT POROUS PAVEMENT WAS CONSTRUCTED PER APPROVED PLAN, MAINTENANCE CONTRACT AND YEARLY MAINTENANCE LOGS, AND PERFORMANCE GUARANTY TO COVER COST OF MAINTENANCE FOR 5 YEARS FROM DATE OF OCCUPANCY;
11. CONSTRUCT ALL SITE IMPROVEMENTS (INCLUDING BUILDING LOCATION, DIMENSIONS, SETBACKS, ARCHITECTURE, SITE GRADING, UTILITIES, DRAINAGE, LANDSCAPING, LIGHTING, PARKING, SIGNAGE, FLOODPLAIN MITIGATION AREA) IN ACCORDANCE WITH APPROVED PLAN;
12. COMPLETE IMPROVEMENTS NOTED IN TRAFFIC MITIGATION TABLE;
13. PROVIDE CERTIFIED AS-BUILT SITE PLAN;

OTHER:

14. ALL REPRESENTATIONS MADE BY APPLICANT OR AGENTS AND ALL NOTES ON PLANS ARE INCORPORATED.

TUSCAN VILLAGE APARTMENTS

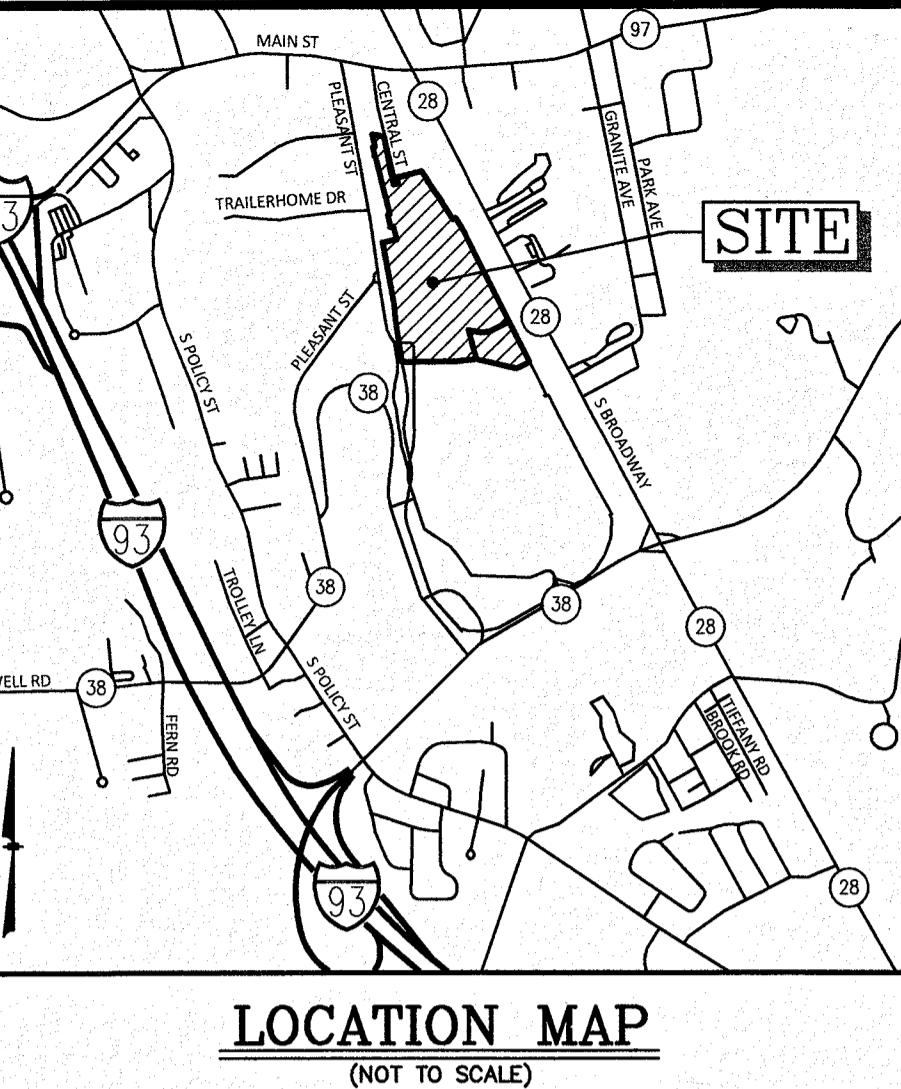
SALEM PROPERTY MAP 98 LOT 12543

39 PLEASANT STREET

SALEM, NEW HAMPSHIRE



Prepared for:
OMJ REALTY, LLC
63 MAIN STREET
SALEM, NEW HAMPSHIRE 03079



PERMITS & APPROVALS

TYPE	PERMIT NUMBER	APPROVED
NHDES ALTERATION OF TERRAIN	D2017-0302	4/3/17
NHDES SEWER CONNECTION		

ZONING VARIANCES

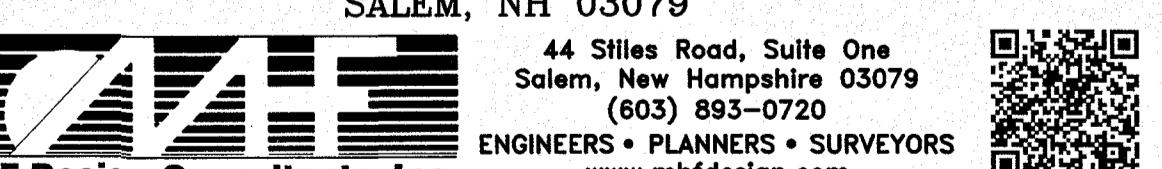
- 1) SEE VARIANCE GRANTED BY THE SALEM ZONING BOARD OF ADJUSTMENT ON SEPTEMBER 6, 2016, PETITION #8, TO ALLOW THE PROVISIONS OF THE LARGE SCALE REDEVELOPMENT ORDINANCE (SECTION 490-710, SUBSECTIONS A THROUGH E) TO APPLY TO THE PORTION OF MAP 98 LOT 12502 THAT IS IN THE RESIDENTIAL DISTRICT. NOTE: MAP 98 LOT 12502 HAS SINCE BEEN SUBDIVIDED.
- 2) SEE VARIANCE GRANTED BY THE SALEM ZONING BOARD OF ADJUSTMENT ON DECEMBER 6, 2016, PETITION #6, TO ALLOW UP TO 256 MULTI-FAMILY APARTMENT UNITS TO BE BUILT IN ONE YEAR WHERE A MAXIMUM OF 50 UNITS ARE ALLOWED IN ANY ONE PROJECT PER YEAR.

8	ADD SEWER PERMIT, REVISE SHEETS 12 & 13	DRJ	4/6/17
7	REVISE SHEETS 2, 3, 4, 6, 8, 10, 12, 15, 16	DRJ	3/27/17
6	ADD PLANNING BOARD APPROVAL	DRJ	3/22/17
5	REV. SHEETS 4-15, 17	DRJ	3/16/17
4	REV. SHEETS 3-12, 14, 15, 17	DRJ	2/23/17
3	REVISE SHEETS 8, 9, 10, 11, 18	DRJ	2/13/17
2	REVISIONS PER REVIEW COMMENTS	DRJ	2/6/17
1	REVISE SHEETS 4, 7, 8-11, 13-15	DRJ	10/11/16
NO.	DESCRIPTION	BY	DATE
	REVISIONS		

TITLE SHEET

TUSCAN VILLAGE APARTMENTS
SALEM PROPERTY MAP 98 - LOT 12543
PROPERTY ADDRESS - 39 PLEASANT STREET

PREPARED FOR:
OMJ REALTY, LLC
63 MAIN STREET
SALEM, NH 03079

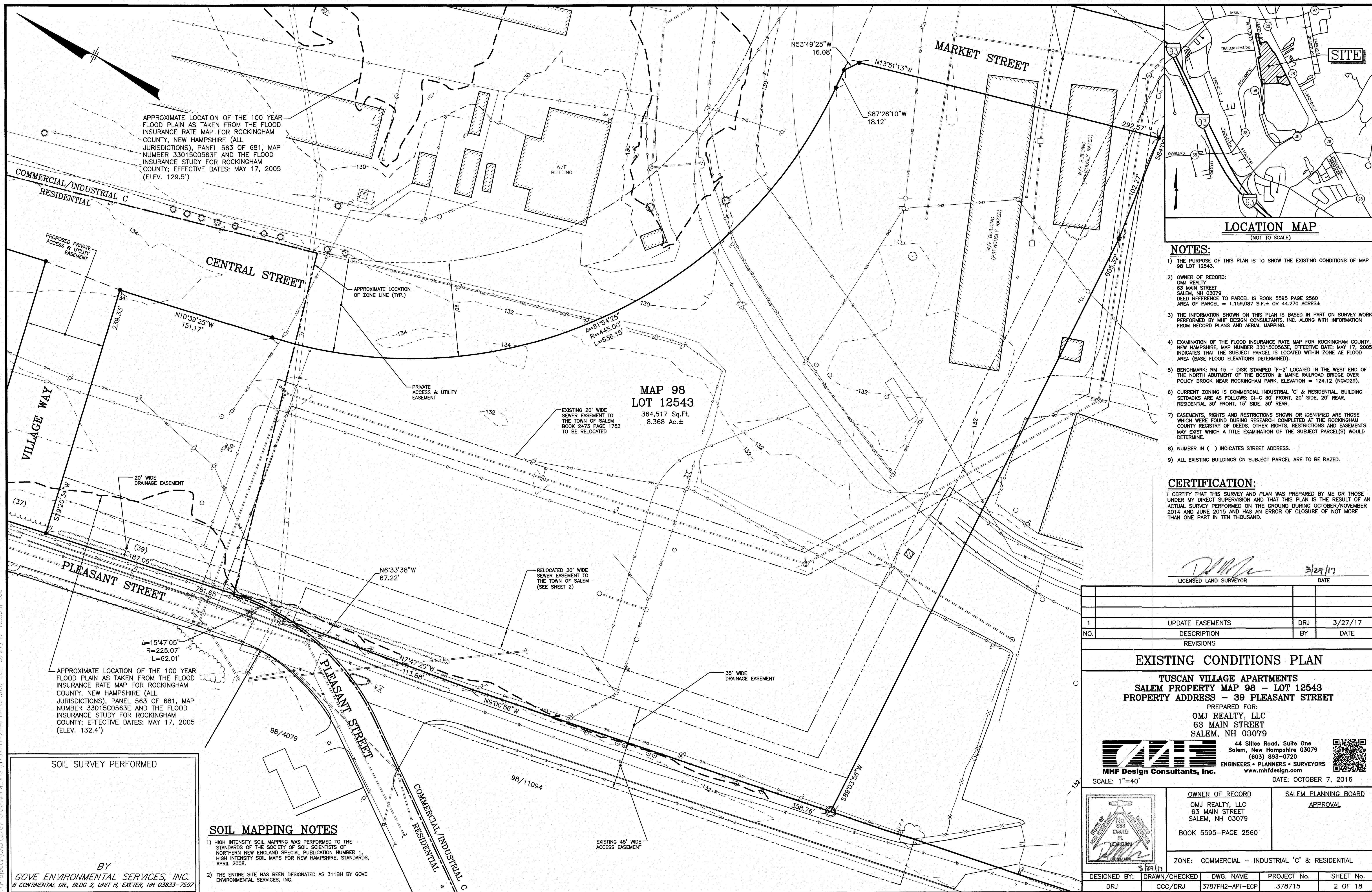


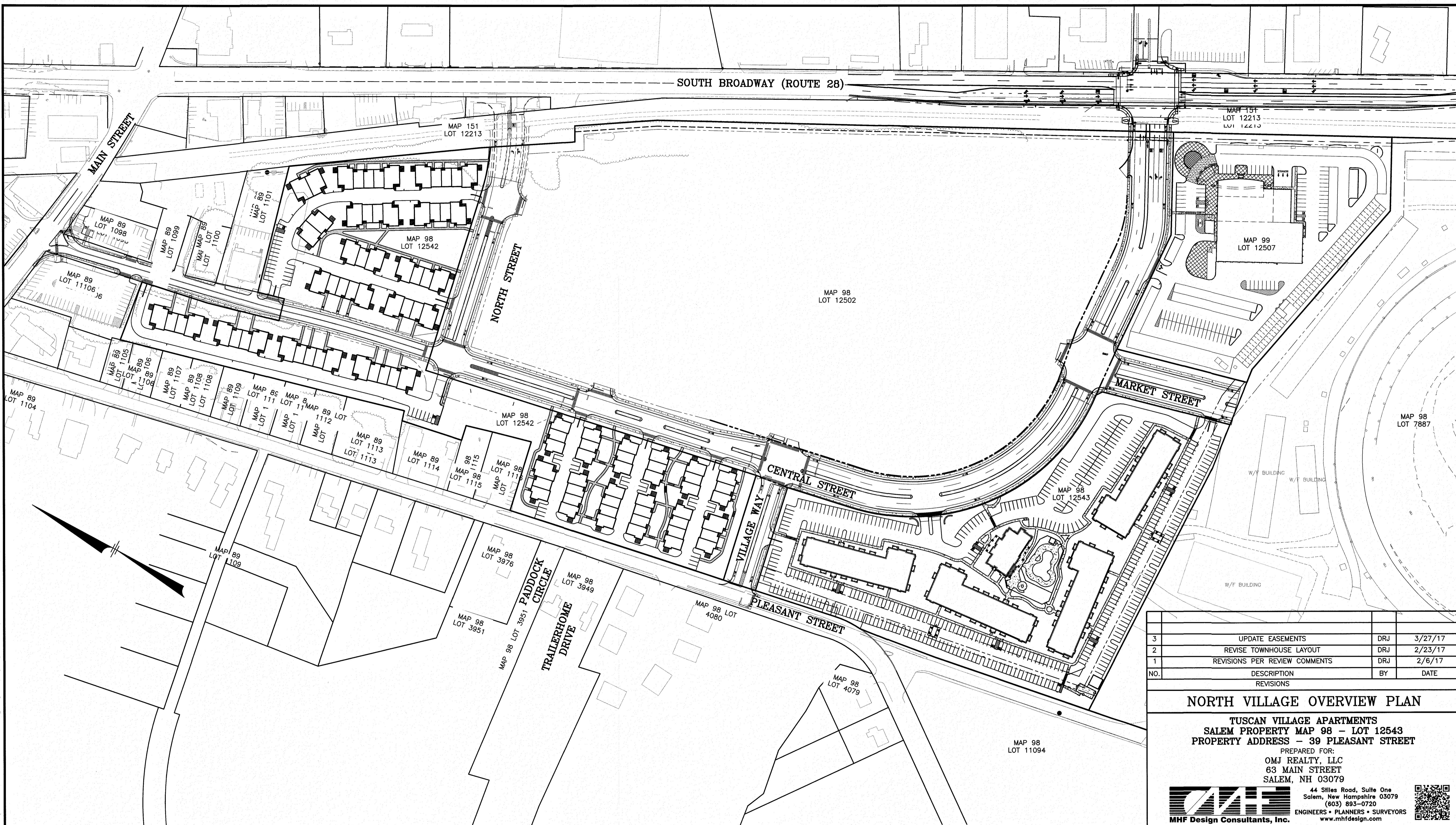
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DATE: OCTOBER 7, 2016

SCALE: NONE	OWNER OF RECORD OMJ REALTY, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 5595-PAGE 2560 4/6/17	SALEM PLANNING BOARD APPROVAL Rebecca Mcelroy Approved 2/24/17 Signed 4/6/17
ZONE: COMMERCIAL - INDUSTRIAL 'C' & RESIDENTIAL		
DESIGNED BY: DRJ	DRAWN/CHECKED: CCC/DRJ	DWG. NAME: 3787CVR-APT.DWG
PROJECT No.:	378715	SHEET No.:
1 OF 18		





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GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

3. UPDATE EASEMENTS

**TUSCAN VILLAGE APARTMENTS
SALEM PROPERTY MAP 98 - LOT 12543
PROPERTY ADDRESS - 39 PLEASANT STREET**

PREPARED FOR:
OMJ REALTY, LLC
63 MAIN STREET
SALEM NH 03079

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DATE: OCTOBER 7, 2016

SALEM PLANNING BOARD

OWNER OF RECORD SALEM PLANNING BOARD

OWNER OF RECORD SALEM PLANNING BOARD

OMJ REALTY, LLC
63 MAIN STREET APPROVAL

63 MAIN STREET
SALEM, NH 03079

1. *Chlorophytum comosum* (L.) Willd. (Liliaceae) (Fig. 1)

OK 5595-PAGE 2560

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E: COMMERCIAL - INDUSTRIAL 'C' & RESIDENTIAL

ED. DWG. NAME PROJECT No. SHEET No.

RED DWG. NAME PROJECT NO. SHEET NO.
RH-2 ART. Over 338715 3 OF 18

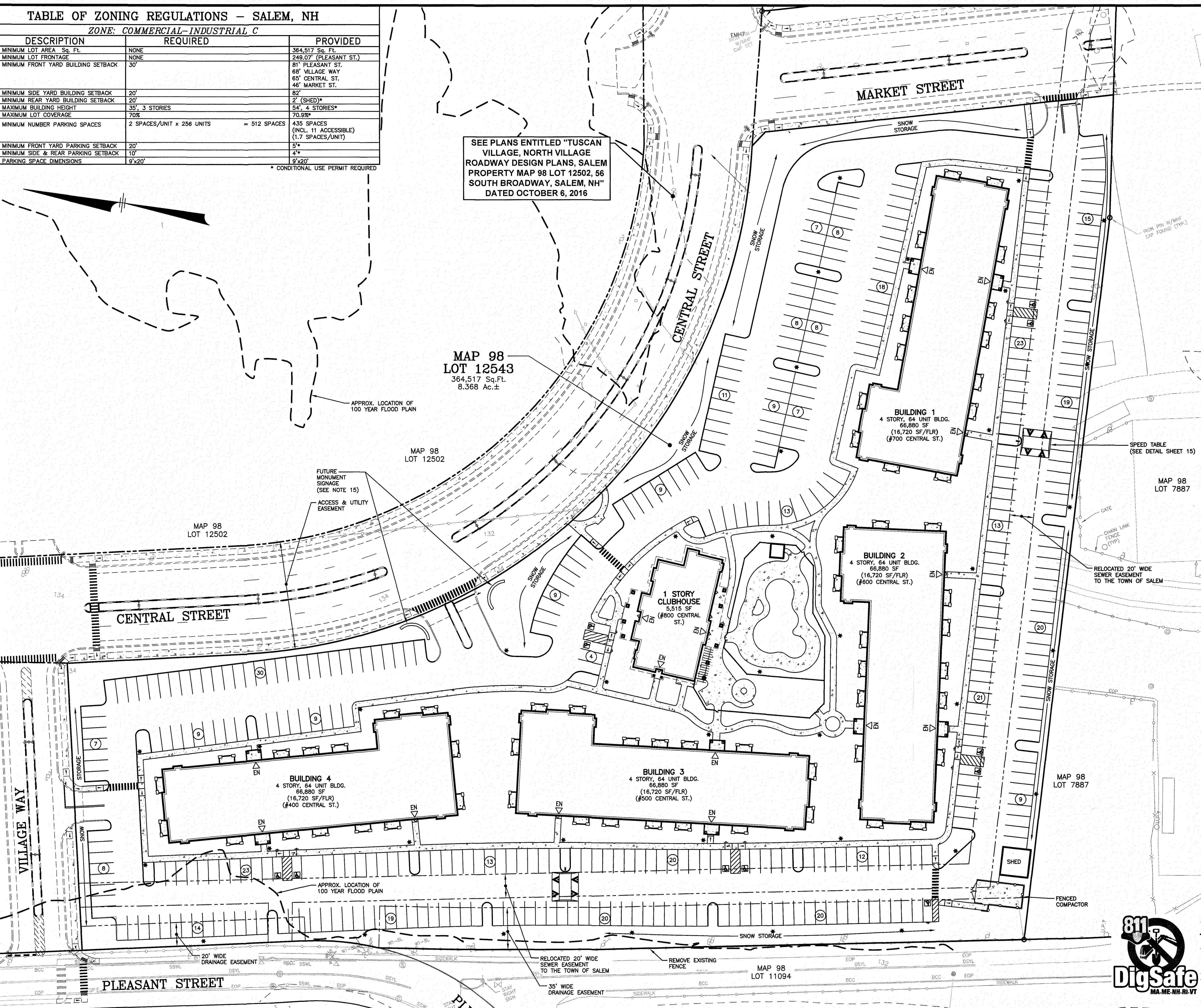
PH-2-AP1-Over. 378/15 3 OF 18

TABLE OF ZONING REGULATIONS - SALEM, NH

DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq. Ft.	NONE	364,517 Sq. Ft.
MINIMUM LOT FRONTAGE	NONE	249,07 (PLEASANT ST.)
MINIMUM FRONT YARD BUILDING SETBACK	30'	81' PLEASANT ST. 68' VILLAGE WAY 65' CENTRAL ST. 46' MARKET ST.
MINIMUM SIDE YARD BUILDING SETBACK	20'	82'
MINIMUM REAR YARD BUILDING SETBACK	20'	2' (SHED)*
MAXIMUM BUILDING HEIGHT	35', 3 STORIES	54', 4 STORIES*
MAXIMUM LOT COVERAGE	70%	70.9%*
MINIMUM NUMBER PARKING SPACES	2 SPACES/UNIT x 256 UNITS	= 512 SPACES (INCL. 11 ACCESSIBLE) (1.7 SPACES/UNIT)
MINIMUM FRONT YARD PARKING SETBACK	20'	5'
MINIMUM SIDE & REAR PARKING SETBACK	10'	4*
PARKING SPACE DIMENSIONS	9'x20'	9'x20'

* CONDITIONAL USE PERMIT REQUIRED

SEE PLANS ENTITLED "TUSCAN VILLAGE, NORTH VILLAGE ROADWAY DESIGN PLANS, SALEM PROPERTY MAP 98 LOT 12502, 56 SOUTH BROADWAY, SALEM, NH" DATED OCTOBER 6, 2016



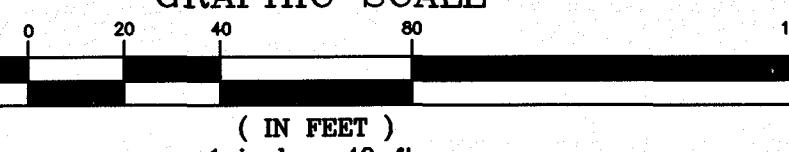
NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LAYOUT FOR A 256 UNIT MULTI-FAMILY APARTMENT PROJECT CONSISTING OF FOUR 64 UNIT (29 1-BEDROOM AND 35 2-BEDROOM) BUILDINGS AT 39 PLEASANT STREET UNDER THE PROVISIONS OF THE LARGE SCALE REDEVELOPMENT ORDINANCE, SECTION 490-710.
- 2) OWNER OF RECORD: OMJ REALTY, LLC 63 MAIN STREET SALEM, NH 03079
- 3) THE INFORMATION SHOWN ON THIS PLAN IS BASED IN PART ON SURVEY WORK PERFORMED BY MHF DESIGN CONSULTANTS, INC. ALONG WITH INFORMATION FROM RECORD PLANS AND AERIAL MAPPING.
- 4) ALL WALKS, STAIRS AND LANDINGS TO BE CEMENT OR BITUMINOUS CONCRETE. CONTRACTOR SHALL ENSURE ADA COMPLIANCE AS APPROPRIATE.
- 5) ALL WORK SHALL CONFORM TO APPLICABLE TOWN OF SALEM, NHDES AND NHDOT STANDARDS.
- 6) WRITTEN DIMENSIONS HAVE PRIORITY OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- 7) PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT HE HAS THE MOST RECENT SET OF PLANS. THE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY SHEET. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- 8) CONTRACTOR RESPONSIBLE FOR COORDINATION WITH ARCHITECTURAL PLANS FOR HIS WORK. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- 9) CONTRACTOR TO CONFIRM BENCHMARKS PRIOR TO COMMENCEMENT OF WORK.
- 10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" (888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY DIGGING.
- 11) ALL PAVEMENT MARKINGS SHALL CONFORM TO THE MUTCD, LATEST EDITION.
- 12) PROPOSED ON-SITE SNOW STORAGE AREAS ARE AS SHOWN. ANY EXCESS SNOW SHALL BE TRUCKED OFF-SITE AND DISPOSED OF IN ACCORDANCE WITH THE TOWN OF SALEM AND NHDES REQUIREMENTS. SNOW SHALL NOT BE STORED IN ANY POROUS PAVEMENT AREAS.
- 13) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC. DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REQUIREMENTS.
- 14) ANY ROOFTOP OR GROUND LEVEL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
- 15) THIS PLAN DEPICTS THE POSSIBLE LOCATION FOR MONUMENT SIGNAGE AT THE ENTRY. SPECIFIC SIGNAGE IS NOT PROPOSED AT THIS TIME BUT WILL BE FILED SEPARATELY AS PART OF THE OVERALL NORTH VILLAGE SIGNAGE PACKAGE.
- 16) THERE SHALL BE NO ACCESS TO OR FROM ROCKINGHAM PARK BOULEVARD OR MALL ROAD OTHER THAN CONSTRUCTION ACCESS, UNTIL FURTHER APPROVALS ARE GRANTED.
- 17) BUILDING 4 SHALL NOT BE CONSTRUCTED UNTIL A PLAN FOR EITHER THE TEMPORARY OR PERMANENT RELOCATION/REPLACEMENT OF THE CULVERT FOR WEST CHANNEL POLICY BROOK IS APPROVED BY THE TOWN AND THE CONSTRUCTION HAS PROGRESSED TO THE POINT THAT THE 48" CULVERT CAN BE REMOVED.

CURB LEGEND

- VERTICAL CURB (VGC)
- SLOPED GRANITE CURB (SGC)
- BITUMINOUS CONCRETE CURB (BCC)

GRAPHIC SCALE



NO.	DESCRIPTION	BY	DATE
REVISIONS			
5	REVISE NOTE 17, ADD WALKWAY AT CLUBHOUSE	DRJ	3/27/17
4	MISC. REVISIONS	DRJ	3/13/17
3	REVISE NOTE 17, ADD LIGHT AT POOL, NOTE FENCE REMOVAL	DRJ	2/23/17
2	REVISIONS PER REVIEW COMMENTS	DRJ	2/6/17
1	ADD FUTURE MONUMENT SIGNAGE, NOTE 16, REV. NOTE 1	DRJ	10/11/16
DESCRIPTION			

SITE OVERVIEW PLAN

TUSCAN VILLAGE APARTMENTS
SALEM PROPERTY MAP 98 - LOT 12543
PROPERTY ADDRESS - 39 PLEASANT STREET

PREPARED FOR:
OMJ REALTY, LLC
63 MAIN STREET
SALEM, NH 03079

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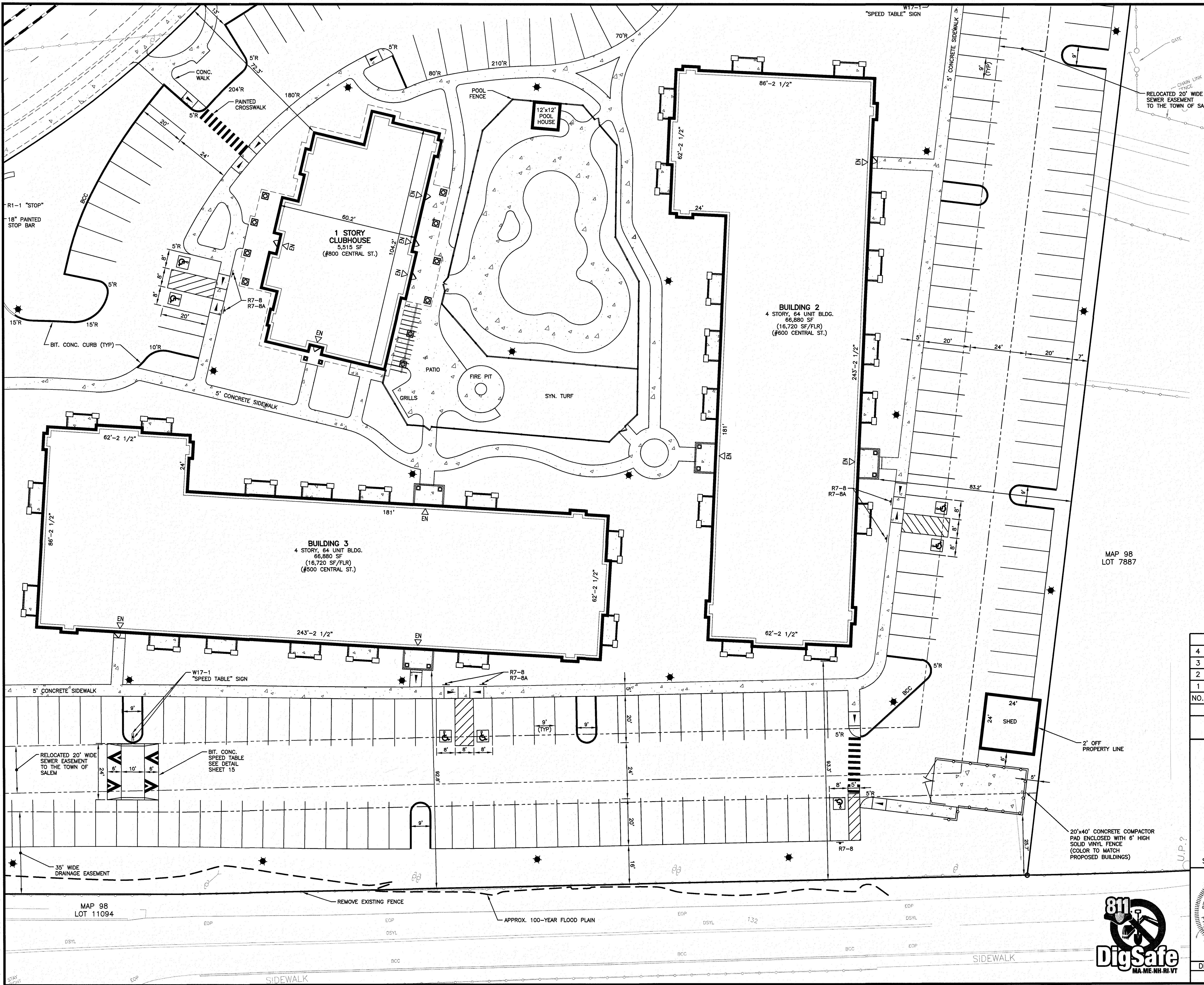


SCALE: 1" = 40'

DATE: OCTOBER 7, 2016

STATE OF NEW HAMPSHIRE PROFESSIONAL ENGINEER DAVID R. JORDAN No. 7779 LICENSURE	OWNER OF RECORD OMJ REALTY, LLC 63 MAIN STREET SALEM, NH 03079	SALEM PLANNING BOARD APPROVAL
	BOOK 5595-PAGE 2560	
ZONE: COMMERCIAL - INDUSTRIAL 'C' & RESIDENTIAL		
DESIGNED BY: DRJ	DRAWN/CHECKED: CCC/DRJ	DWG. NAME: 3787PH-2 APT
PROJECT No.: 378715	SHEET No.: 4 OF 18	





NO.	DESCRIPTION	BY	DATE
4	ADD WALKWAY AT CLUBHOUSE	DRJ	3/27/17
3	MISC. REVISIONS	DRJ	3/13/17
2	ADD LIGHT AT POOL, NOTE FENCE REMOVAL, REV. FENCE AT COMPACTOR, ADD SIGN LEGEND	DRJ	2/23/17
1	REVISIONS PER REVIEW COMMENTS	DRJ	2/6/17
REVISIONS			

SITE PLAN

TUSCAN VILLAGE APARTMENTS
SALEM PROPERTY MAP 98 - LOT 12543
PROPERTY ADDRESS - 39 PLEASANT STREET

PREPARED FOR:
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SCALE: 1" = 20'

DATE: OCTOBER 7, 2016

OWNER OF RECORD OMJ REALTY, LLC 63 MAIN STREET SALEM, NH 03079 BOOK 5595-PAGE 2560	SALEM PLANNING BOARD APPROVAL
--	----------------------------------

811
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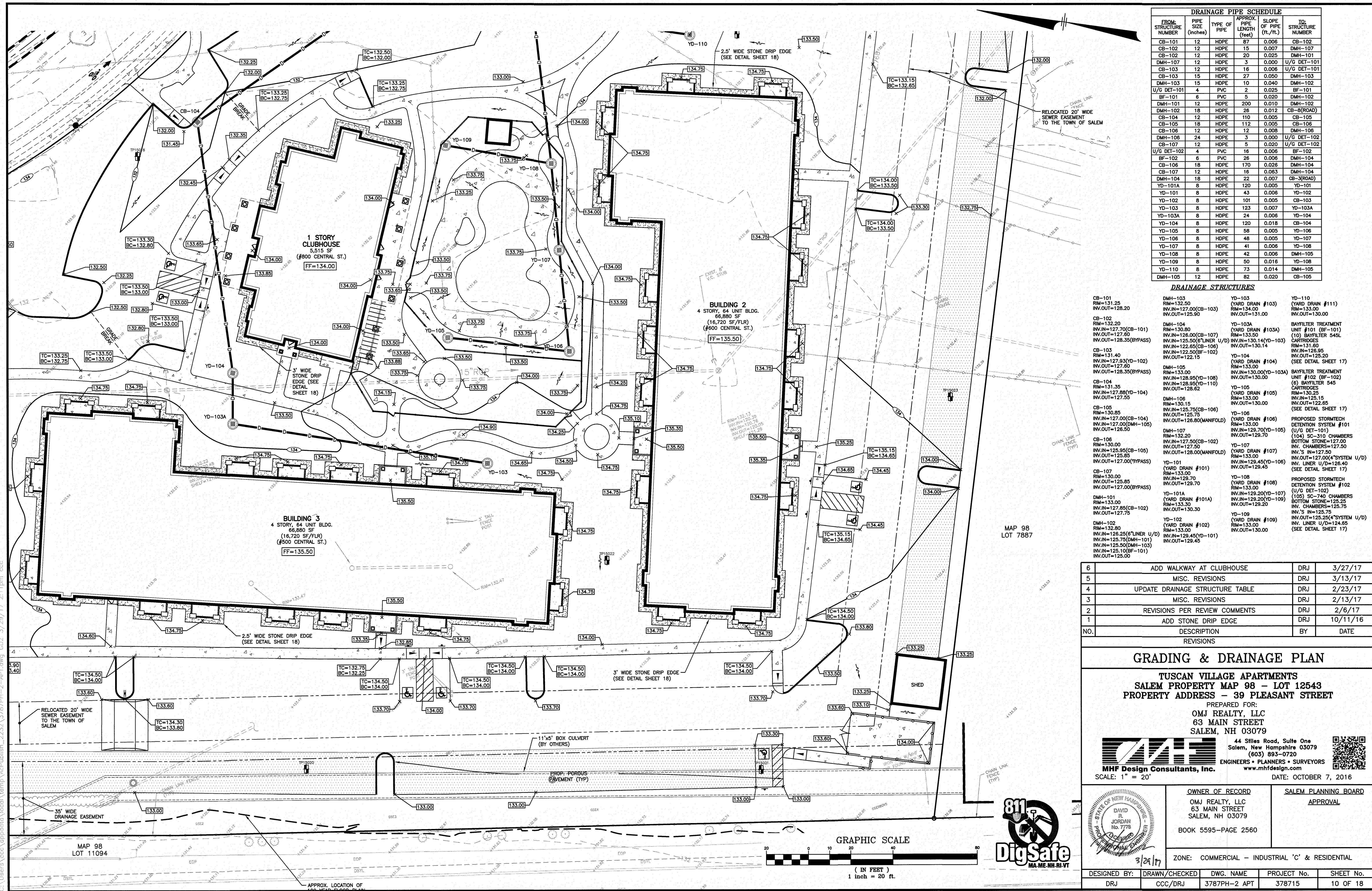
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SEE PLANS ENTITLED "TUSCA
VILLAGE, NORTH VILLAGE
ROADWAY DESIGN PLANS, SA
PROPERTY MAP 98 LOT 12502,
SOUTH BROADWAY, SALEM, N
DATED OCTOBER 6, 2016

MAP 98

CENTRAL

VILLAGE WAY

PLEASANT STREET

DRAINAGE PIPE SCHEDULE					
FROM: STRUCTURE NUMBER	PIPE SIZE (inches)	TYPE OF PIPE	APPROX. PIPE LENGTH (feet)	SLOPE OF PIPE (ft./ft.)	TO: STRUCTURE NUMBER
CB-101	12	HDPE	87	0.006	CB-102
CB-102	12	HDPE	15	0.007	DMH-107
CB-102	12	HDPE	20	0.025	DMH-101
DMH-107	12	HDPE	3	0.000	U/G DET-101
CB-103	12	HDPE	16	0.006	U/G DET-101
CB-103	15	HDPE	27	0.050	DMH-103
DMH-103	15	HDPE	10	0.040	DMH-102
U/G DET-101	4	PVC	2	0.025	BF-101
BF-101	6	PVC	5	0.020	DMH-102
DMH-101	12	HDPE	200	0.010	DMH-102
DMH-102	18	HDPE	26	0.012	CB-8(ROAD)
CB-104	12	HDPE	110	0.005	CB-105
CB-105	18	HDPE	112	0.005	CB-106
CB-106	12	HDPE	12	0.008	DMH-106
DMH-106	24	HDPE	3	0.000	U/G DET-102
CB-107	12	HDPE	5	0.020	U/G DET-102
U/G DET-102	4	PVC	16	0.006	BF-102
BF-102	6	PVC	26	0.006	DMH-104
CB-106	18	HDPE	170	0.026	DMH-104
CB-107	12	HDPE	16	0.063	DMH-104
DMH-104	18	HDPE	22	0.007	CB-3(ROAD)
YD-101A	8	HDPE	120	0.005	YD-101
YD-101	8	HDPE	43	0.006	YD-102
YD-102	8	HDPE	101	0.005	CB-103
YD-103	8	HDPE	123	0.007	YD-103A
YD-103A	8	HDPE	24	0.006	YD-104
YD-104	8	HDPE	120	0.018	CB-104
YD-105	8	HDPE	58	0.005	YD-106
YD-106	8	HDPE	48	0.005	YD-107
YD-107	8	HDPE	41	0.006	YD-108
YD-108	8	HDPE	42	0.006	DMH-105
YD-109	8	HDPE	50	0.016	YD-108
YD-110	8	HDPE	73	0.014	DMH-105
DMH-105	12	HDPE	82	0.020	CB-105

DRAINAGE STRUCTURES

B-101 M=131.25 V.OUT=128.20	DMH-103 RIM=132.50 INV.IN=127.00(CB-103) INV.OUT=125.90	YD-103 (YARD DRAIN #103) RIM=134.00 INV.OUT=131.00	YD-110 (YARD DRAIN #111) RIM=133.00 INV.OUT=130.00
B-102 M=132.20 V.IN=127.70(CB-101) V.OUT=127.60 V.OUT=128.35(BYPASS)	DMH-104 RIM=130.80 INV.IN=126.00(CB-107) INV.IN=125.50(6"LINER U/D) INV.IN=122.65(CB-106) INV.IN=122.50(BF-102) INV.OUT=122.15	YD-103A (YARD DRAIN #103A) RIM=133.50 INV.IN=130.14(YD-103) INV.OUT=130.14	BAYFILTER TREATMENT UNIT #101 (BF-101) (10) BAYFILTER 545L CARTRIDGES RIM=131.60 INV.IN=126.95 INV.OUT=125.20 (SEE DETAIL SHEET 17)
B-103 M=131.40 V.IN=127.93(YD-102) V.OUT=127.60 V.OUT=128.35(BYPASS)	DMH-105 RIM=133.00 INV.IN=128.95(YD-108) INV.IN=128.95(YD-110) INV.OUT=128.62	YD-104 (YARD DRAIN #104) RIM=133.00 INV.IN=130.00(YD-103A) INV.OUT=130.00	BAYFILTER TREATMENT UNIT #102 (BF-102) (6) BAYFILTER 545 CARTRIDGES RIM=130.25 INV.IN=125.15 INV.OUT=122.65 (SEE DETAIL SHEET 17)
B-104 M=131.35 V.IN=127.88(YD-104) V.OUT=127.55	DMH-106 RIM=130.15 INV.IN=125.75(CB-106) INV.OUT=125.75 INV.OUT=126.80(MANIFOLD)	YD-105 (YARD DRAIN #105) RIM=133.00 INV.OUT=130.00	PROPOSED STORMTECH DETENTION SYSTEM #101 (U/G DET-101) (104) SC-310 CHAMBERS BOTTOM STONE=127.00 INV. CHAMBERS=127.50 INV.'S IN=127.50 INV.OUT=127.00(4"SYSTEM U/D) INV. LINER U/D=126.40 (SEE DETAIL SHEET 17)
B-105 M=130.85 V.IN=127.00(CB-104) V.IN=127.00(DMH-105) V.OUT=126.50	DMH-107 RIM=132.20 INV.IN=127.50(CB-102) INV.OUT=127.50 INV.OUT=128.00(MANIFOLD)	YD-106 (YARD DRAIN #106) RIM=133.00 INV.IN=129.70(YD-105) INV.OUT=129.70	PROPOSED STORMTECH DETENTION SYSTEM #102 (U/G DET-102) (105) SC-740 CHAMBERS BOTTOM STONE=125.25 INV. CHAMBERS=125.75 INV.'S IN=125.75 INV.OUT=125.25(4"SYSTEM U/D) INV. LINER U/D=124.65 (SEE DETAIL SHEET 17)
B-106 M=130.00 V.IN=125.95(CB-105) V.OUT=125.85 V.OUT=127.00(BYPASS)	YD-101 (YARD DRAIN #101) RIM=133.00 INV.IN=129.70 INV.OUT=129.70	YD-107 (YARD DRAIN #107) RIM=133.00 INV.IN=129.45(YD-106) INV.OUT=129.45	PROPOSED STORMTECH DETENTION SYSTEM #102 (U/G DET-102) (105) SC-740 CHAMBERS BOTTOM STONE=125.25 INV. CHAMBERS=125.75 INV.'S IN=125.75 INV.OUT=125.25(4"SYSTEM U/D) INV. LINER U/D=124.65 (SEE DETAIL SHEET 17)
B-107 M=130.00 V.OUT=125.85 V.OUT=127.00(BYPASS)	YD-101A (YARD DRAIN #101A) RIM=133.30 INV.OUT=130.30	YD-108 (YARD DRAIN #108) RIM=133.00 INV.IN=129.20(YD-107) INV.IN=129.20(YD-109) INV.OUT=129.20	PROPOSED STORMTECH DETENTION SYSTEM #102 (U/G DET-102) (105) SC-740 CHAMBERS BOTTOM STONE=125.25 INV. CHAMBERS=125.75 INV.'S IN=125.75 INV.OUT=125.25(4"SYSTEM U/D) INV. LINER U/D=124.65 (SEE DETAIL SHEET 17)
MH-101 M=133.00 V.IN=127.85(CB-102) V.OUT=127.75	YD-102 (YARD DRAIN #102) RIM=133.00 INV.IN=129.45(YD-101) INV.OUT=129.45	YD-109 (YARD DRAIN #109) RIM=133.00 INV.OUT=130.00	
MH-102 M=132.80 V.IN=126.25(6"LINER U/D) V.IN=125.75(DMH-101) V.IN=125.50(DMH-103) V.IN=125.10(BF-101)			

5	MISC. REVISIONS	DRJ	3/13/17
4	UPDATE DRAINAGE STRUCTURE TABLE	DRJ	2/23/17
3	MISC. REVISIONS	DRJ	2/13/17
2	REVISIONS PER REVIEW COMMENTS	DRJ	2/6/17
1	ADD STONE DRIP EDGE	DRJ	10/11/16
0.	DESCRIPTION	BY	DATE

GRADING & DRAINAGE PLAN

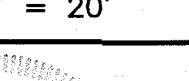
**TUSCAN VILLAGE APARTMENTS
SALEM PROPERTY MAP 98 - LOT 12543
PROPERTY ADDRESS - 39 PLEASANT STREET**

REARED FOR:
REALTY, LLC
MAIN STREET
M. NH 03029

4 Stiles Road, Suite One
Am, New Hampshire 03079
(603) 893-0720
ERS • PLANNERS • SURVEYORS

DATE: OCTOBER 7, 20

BOARD

MHF Design Consultants, Inc.	www.mhfdesign.com	
SCALE: 1" = 20'		DATE: OCTOBER 7, 2016
		<u>OWNER OF RECORD</u>
<p>OMJ REALTY, LLC 63 MAIN STREET SALEM, NH 03079</p>		<u>SALEM PLANNING BOARD</u>
		<u>APPROVAL</u>

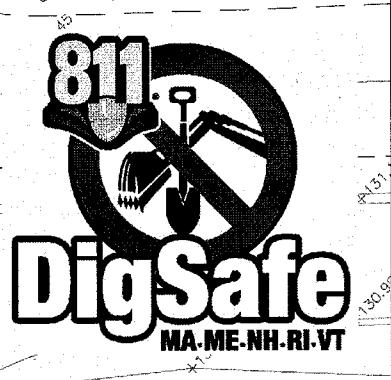
 3/16/17	BOOK 5595-PAGE 2560			
	ZONE: COMMERCIAL - INDUSTRIAL 'C' & RESIDENTIAL			
DESIGNED BY:	DRAWN/CHECKED	DWG. NAME	PROJECT No.	SHEET No.
DRJ	CCC/DRJ	3787PH-2 APT	378715	11 OF 18

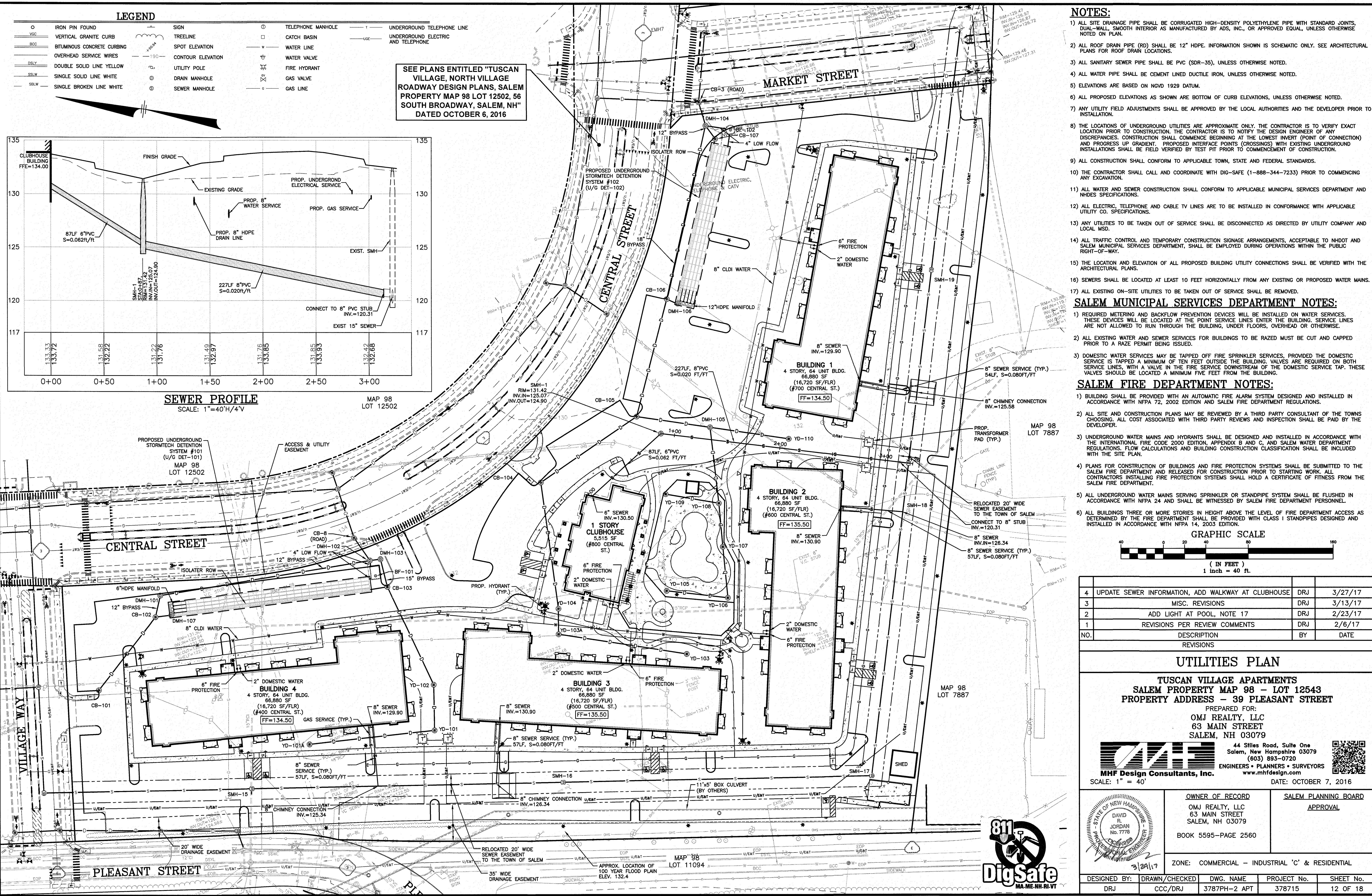
GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.





QC/QA requirements for POROUS ASPHALT MIX PRODUCTION

QC During Production
The Contractor shall provide process control and/or QC test results to the Engineer or the Engineer's designee. The QC plan may be altered at the discretion of the Engineer and based on feasible testing as suggested by the asphalt producer. Certain QC testing requirements during production may not be feasible for small projects in which limited asphalt is generated. Some testing methods cannot be completed during the time needed during small batch production. The feasibility should be assessed with the Engineer and producer. The mixing plant shall employ a Quality Control Technician (QCT). The QCT will perform QC testing and will be certified in the discipline of HMA Plant Technician by the relevant certifying agency (e.g. NETTCP in New England). The Contractor shall sample, test and evaluate the mix in accordance with the methods and minimum frequencies in Table 6 and the Post-Blended SBR Binder Quality Control Plan (if applicable).

Table 6: QC/QA testing requirements during production. Test	Min. Frequency	Test Method
Temperature in truck at plant	6 times per day	
Gradation	Greater of either (a) 1 per 500 tons, (b) 2 per day, or (c) 3 per job	AASHTO T30
Binder Content	Greater of either (a) 1 per 500 tons, (b) 2 per day, or (c) 3 per job	AASHTO T164
Air Void Content	Greater of either (a) 1 per 500 tons, (b) 2 per day, or (c) 3 per job	ASTM D6752
Binder Draindown	Greater of either (a) 1 per 500 tons, (b) 1 per day, or (c) 1 per job	ASTM D6390

If an analyzed sample is outside the testing tolerances immediate corrective action will be taken by the contractor. After the corrective action has been taken the resulting mix will be sampled and tested. If the re-sampled mix test values are outside the tolerances the Engineer will be immediately informed. The Engineer may determine that it is in the best interest of the project that production is ceased. The Contractor will be responsible for all mix produced for the project.

Testing Tolerances During Production
Testing of the QC requirements shall be within the limits set in Table 6. The paving mixture produced should not vary from the design criteria for aggregate gradation and binder content by more than the tolerances in Table 7.

Table 7: QC/QA testing tolerances during production. Sieve Size (inch/mm)	Percent Passing
0.75/19	-
0.5/12.5	± 6.0
0.375/9.5	± 6.0
0.187/4.75	± 5.0
0.093/2.36	± 4.0
0.0029/0.075	± 2.0
% PGAB	± 0.3

QC/QA requirements for POROUS MEDIA BED CONSTRUCTION

QC/QA activities are summarized in Table 8.

Table 8: QC/QA requirements for porous media bed construction. Activity	Schedule
Contractor to notify engineer for approval	24 hours in advance of start of work
Contractor to employ soil inspector acceptable to engineer	NA
Contractor to employ staking and layout control inspector acceptable to engineer	NA
Contractor to employ site grading inspector acceptable to engineer	NA
Contractor to employ pavement work inspector acceptable to the engineer	NA
Contractor to notify engineer for approval	after subgrade preparation, before construction of porous media bed
Contractor to notify engineer for approval	after filter course placement, before placement of choker course and pavement to verify proper compaction of filter course by ASTM D3385

QC/QA for PAVING OPERATIONS

- The full permeability of the pavement surface shall be tested by application of clean water at the rate of at least 5 gpm (23 lpm) over the surface, using a hose or other distribution devise. Water used for the test shall be clean, free of suspended solids and deleterious liquids and will be provided at no extra cost to the Owner. All applied water shall infiltrate directly without large puddle formation or surface runoff, and shall be observed by the Engineer.
- Testing and Inspection: Employ at Contractor's expense an inspection firm acceptable to the Engineer to perform soil inspection services, staking and layout control, and testing and inspection of site grading and pavement work. Inspection and list of tests shall be reviewed and approved in writing by the Engineer prior to starting construction. All test reports must be signed by a licensed Engineer.
- Test in-place base and surface course for compliance with requirements for thickness and surface smoothness. Repair or remove and replace unacceptable work as directed by the Engineer.
- Surface Smoothness: Test finished surface for smoothness using a 3 m (10 foot) straightedge applied parallel with and at right angles to the centerline of the paved area. Surface will not be accepted if gaps or ridges exceed 9.5mm (3/8 inch).
- Porous pavement beds shall not be used for equipment or materials storage during construction, and under no circumstances shall vehicles be allowed to deposit soil on paved porous surfaces.
- QC/QA requirements during paving are summarized in Table 9.

Table 9: QC/QA requirements during paving. Activity	Schedule/Frequency	Tolerance
Inspect truck beds for pooling (draindown)	every truck	NA
Take temp of asphalt in truck	every truck	> 135°C (275°F)
Take temp of PA mix in the paver	each pull	within 6°C (10°F) of the recommended compaction temp
Consult with engineer to determine locations of butt joints	As needed	NA
Test surface smoothness and positive drainage with a 10' straightedge	after compaction	9.5 mm (3/8")
Consult with engineer to mark core locations	after compaction	NA
House test with at least 5 gpm water	after compaction	immediate infiltration, no puddling

ON-SITE BITUMINOUS CURB SECTION
NOT TO SCALE

CEMENT CONCRETE SIDEWALK
NOT TO SCALE

GUARD POST (BOLLARD)
NOT TO SCALE

CROSSWALK
NOT TO SCALE

ON-SITE ACCESSIBLE RAMP
NOT TO SCALE

ACCESSIBLE PARKING STALLS
NOT TO SCALE

ACCESSIBLE PARKING RAMP
NOT TO SCALE

MONOLITHIC CURB/SIDEWALK
NOT TO SCALE

VERTICAL GRANITE CURB
NOT TO SCALE

SLOPED GRANITE CURB
NOT TO SCALE

Illusions VINYL FENCE
NOT TO SCALE

TRASH ENCLOSURE FENCE
NOT TO SCALE

CONSTRUCTION DETAILS

TUSCAN VILLAGE APARTMENTS
SALEM PROPERTY MAP 98 – LOT 12543
PROPERTY ADDRESS – 39 PLEASANT STREET

PREPARED FOR:
OMJ REALTY, LLC
63 MAIN STREET
SALEM, NH 03079

44 Stiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
ENGINEERS • PLANNERS • SURVEYORS
www.mhfdesign.com

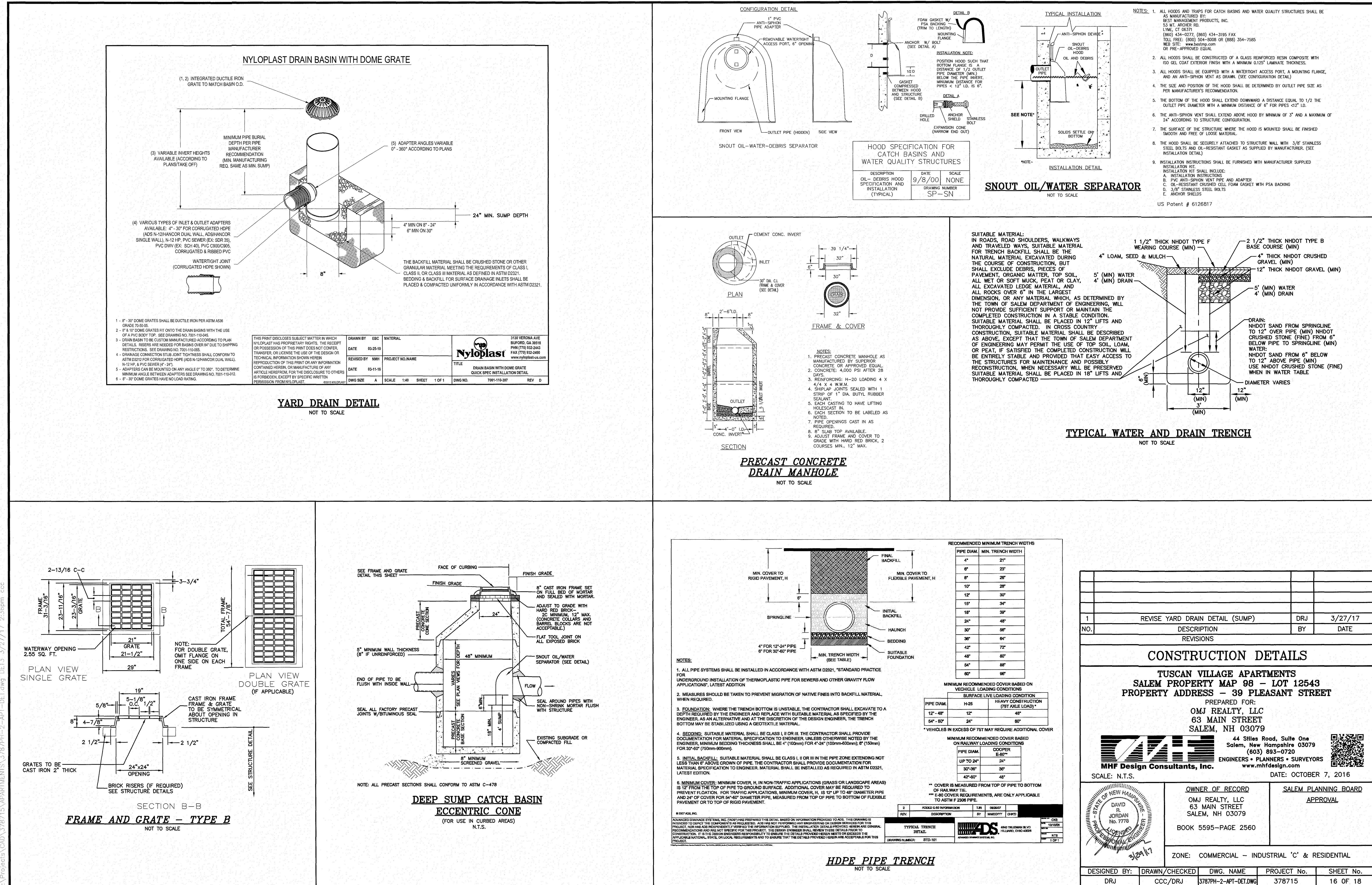
SCALE: OCTOBER 7, 2016

OWNER OF RECORD
OMJ REALTY, LLC
63 MAIN STREET
SALEM, NH 03079
BOOK 5595-PAGE 2560

SALEM PLANNING BOARD APPROVAL

ZONE: COMMERCIAL – INDUSTRIAL 'C' & RESIDENTIAL

DESIGNED BY: DRAWN/CHECKED DWG. NAME PROJECT No. SHEET No.
DRJ CCC/DRJ 3787PH-2-APT-DET.DWG 378715 14 OF 18





GOVE ENVIRONMENTAL SERVICES, INC.

Memorandum

Date: Monday, October 03, 2016
 To: David Jordan
 Company: MHF Design
 From: Jim Gove
 Re: Tuscan Village
 Subject: Test Pit Logs

Logged: 9-20-2016, by JPG. GES #2016027

Test Pit 15010 (off set 24 feet north due to sewer line)
 0-37" 10YR4/4 sand, massive, friable
 37-47" 10YR3/2 sand, massive, friable, 5% redox concentrations
 47-79" 2.5Y5/3, very fine sand, massive, friable, 20% redox features
 ESHWT = 37", Terminated at 79", no refusal

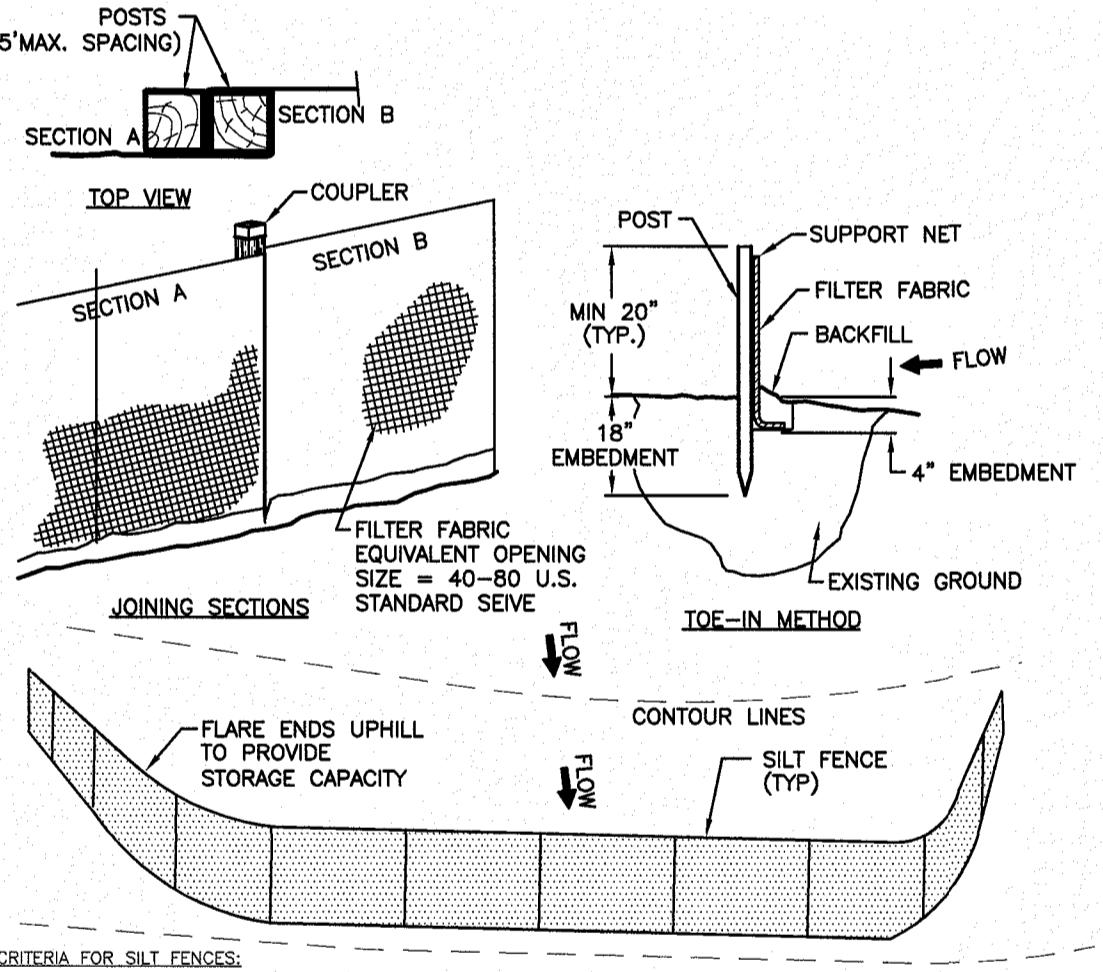
Test Pit 15011
 0-37" 10YR4/3 sand, massive, friable
 43-52" 10YR3/2, mucky sand, massive, friable
 52-75" 10YR4/3, sand, massive, friable, 20% redox features
 ESHWT = 43", Terminated at 75", no refusal

Test Pit 15012
 0-30" 10YR3/6, sand, massive, friable
 30-39" 10YR3/2, mucky sand, massive, friable
 39-67" 10YR4/4, very fine sand, massive, friable, 10% redox features
 ESHWT = 30", Terminated at 67", no refusal

Test Pit 15013
 0-26" 10YR4/4, sand, massive, friable
 26-31" 10YR3/2, sand, massive, friable
 31-45" 10YR5/6, sand, massive, friable
 45-66" 10YR4/4, sand, massive, friable, 20% redox features
 66-85" 2.5Y5/2, very fine sand, massive, friable, 20% redox features
 ESHWT = 45", Terminated at 85", no refusal

Test Pit 15014
 0-34" 10YR4/4, sand, massive, friable
 34-46" 10YR3/2, sand, massive, friable
 46-58" 10YR5/6 sand, massive, friable
 58-82" 10YR4/4, sand, massive, friable, 20% redox features
 ESHWT = 58", Terminated at 82", no refusal

8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526
 Ph (603) 778 0644 / Fax (603) 778 0654
 www.gesmc.biz
 info@gesmc.biz



1) SILT FENCE FILTER CLOTH: THE FABRIC FOR THE SILT FENCE SHALL MEET THE FOLLOWING SPECIFICATIONS:

FABRIC PROPERTIES	MINIMUM ACCEPTABLE VALUES	TEST METHOD
GRAD. TENSILE STRENGTH (lbs)	90	ASTM D1662
ELONGATION AT FAILURE (%)	50	ASTM D1662
MULLEN BURST STRENGTH (PSI)	180	ASTM D3786
PUNCTURE STRENGTH (lbs)	40	ASTM D751
EQUIVALENT OPENING SIZE	40-80	ASTM D3786

2) FENCE POSTS (FOR FABRICATED UNITS) - THE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG. WOOD POSTS WILL BE STANDARD T OR U SECTIONS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT. MAXIMUM SPACING SHALL BE 6 LINEAR FEET.

3) WIRE FENCE (FOR FABRICATED UNITS) - WIRE FENCING SHALL BE A MINIMUM 14.5 GAUGE WITH A MAXIMUM 6 INCH MESH OPENING.

4) PREFABRICATED UNITS - PREFABRICATED UNITS MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING: (1) THE FILTER CLOTH AND FENCE POSTS MEET THE ABOVE CRITERIA; AND (2) THE UNIT IS INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE:

1) SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.

2) IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.

3) SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

4) SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

CONSTRUCTION SPECIFICATIONS:

1) THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.

2) THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND (4" DEEP & 4" WIDE) AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.

3) WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.

4) FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.

5) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES (24" IS PREFERRED), FOLDED, AND STAPLED.

6) POSTS TO BE SPACED AT A MAXIMUM OF 6' ON CENTER.

SEDIMENT CONTROL FENCE

Test Pits
9-20-16 Page 2

Test Pit 15015
 0-27" 10YR4/4, sand, massive, friable
 27-41" 2.5Y5/3 sand, massive, friable, 10% redox concentrations
 41-48" 10YR3/2, mucky sand, massive, friable
 48-77" 2.5Y5/3, sand, massive, friable, 20% redox features
 ESHWT = 27", Terminated at 77", no refusal

Test Pit 15016
 0-39" 10YR4/4, sand, massive, friable
 39-51" 2.5Y5/2, sand, massive, friable, 10% redox features
 51-58" 10YR3/2, sand, massive, friable, 2% redox features
 58-84" 10YR4/3, sand, massive, friable, 20% redox features
 ESHWT = 39", Terminated at 84", no refusal

Test Pit 15017
 0-31" 10YR4/4, sand, massive, friable
 31-36" 10YR3/2, sand, massive, friable, 5% redox features
 36-64" 2.5Y5/3, sand, massive, friable, 20% redox features
 64-80" 10YR3/2, mucky sand, massive, friable
 ESHWT = 31", Terminated at 80", no refusal, observed water 75"

Test Pit 15018
 0-38" 10YR4/4, sand, massive, friable
 38-46" 10YR3/2, mucky sand, massive, friable
 46-58" 7.5YR4/3, sand, massive, friable, 10% redox concentrations
 58-75" 10YR4/6, sand, massive, friable, 20% redox concentrations
 ESHWT = 38", Terminated at 75", no refusal

Test Pit 15019
 0-48" 10YR4/4, sand, massive, friable
 48-59" 10YR3/2, mucky sand, massive, friable
 59-84" 2.5Y5/3, sand, massive, friable, 20% redox features
 ESHWT = 48", Terminated at 84", no refusal

Test Pit 15020
 0-41" 10YR4/4, sand, massive, friable
 41-55" 10YR3/2, mucky sand, massive, friable
 55-78" 2.5Y5/3, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15021
 0-48" 10YR4/4, sand, massive, friable
 48-64" 10YR3/2, mucky sand, massive, friable
 64-75" 10YR4/3, sand, massive, friable, 20% redox features
 ESHWT = 48", Terminated at 75", no refusal

Test Pit 15022
 0-42" 10YR4/4, sand, massive, friable
 42-63" 10YR3/2, mucky sand, massive, friable
 63-75" 2.5Y5/3, sand, massive, friable, 20% redox features
 ESHWT = 42", Terminated at 75", no refusal

Test Pit 15023
 0-27" 10YR4/4, sand, massive, friable
 27-42" 10YR3/2, mucky sand, massive, friable
 42-70" 2.5Y5/3, sand, massive, friable, 20% redox features
 ESHWT = 27", Terminated at 70", no refusal

Test Pit 15024
 0-14" 10YR4/4, sand, massive, friable
 14-22" 10YR3/2, sand, massive, friable
 22-30" 10YR5/6, sand, massive, friable
 30-62" 2.5Y5/3, sand, massive, friable, 5% redox concentrations
 ESHWT = 30", Terminated at 62", no refusal

Test Pit 15025
 0-39" 10YR4/4, sand, massive, friable
 39-67" 10YR4/6, sand, massive, friable, 10% redox concentrations
 67-80" 2.5Y2/1, muck, massive, friable
 ESHWT = 39", Terminated at 80", no refusal

Test Pit 15026 (Off set 10 feet south out of pavement)
 0-36" 10YR4/4, sand, massive, friable
 36-42" 10YR3/2, sand, massive, friable, 20% redox concentrations
 42-73" 10YR3/4, very fine sand, massive, friable, 20% redox features
 ESHWT = 36", Terminated at 73", no refusal

Test Pit 15027
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15028
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15029
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15030
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15031
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15032
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15033
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15034
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15035
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15036
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15037
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15038
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15039
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15040
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15041
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15042
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

Test Pit 15043
 0-21" 10YR4/3, sand, massive, friable
 21-38" 10YR4/6, sand, massive, friable
 38-66" 10YR4/6, sand, massive, friable, 20% redox features
 ESHWT = 38", Terminated at 66", refusal at 66"

TEMPORARY EROSION CONTROL MEASURES:

1. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
2. HAY BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
3. BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOxious WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
4. FILTER MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
5. STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SILTATION FENCE AND SEEDED TO A MINIMUM OF 50% WITH A 2 INCH THICKNESS. MATERIAL SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
6. ALL DISTURBED AREAS SHALL BE LOAMED AND SEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED AND SEDED AS SPECIFIED.
7. AFTER ALL TEMPORARY AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
8. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
9. ALL CATCH BASIN INLETS WILL BE PROTECTED WITH LOW POINT SEDIMENTATION BARRIER.
10. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEARED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
11. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
12. JUTE MATTING OR APPROVED EQUIVALENT SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.

TUSCAN VILLAGE

SALEM, NEW HAMPSHIRE

PREPARED FOR:

THE DOLBEN COMPANY
150 PRESIDENTIAL WAY
WOBURN, MASSACHUSETTS

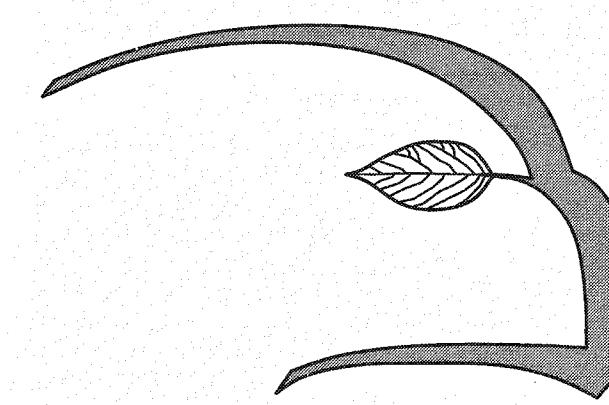
LANDSCAPE PLANS

PERMIT SUBMITTAL SET

LANDSCAPE ARCHITECT:

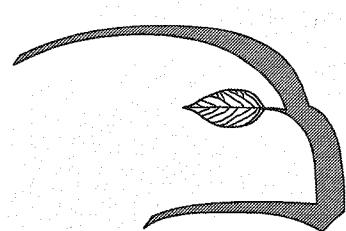
LIST OF DRAWINGS:

		SET ISSUE DATE
L1.1	SITE PLANTING PLAN	10/7/16
L2.1	TYPICAL BUILDING PLANTING PLAN	10/7/16
L3.1	AMENITY AREA PLANTING PLAN	10/7/16
L4.1	SITE LIGHTING PLAN	10/7/16
D1	PLANTING DETAILS	10/7/16
D2	PLANTING NOTES	10/7/16



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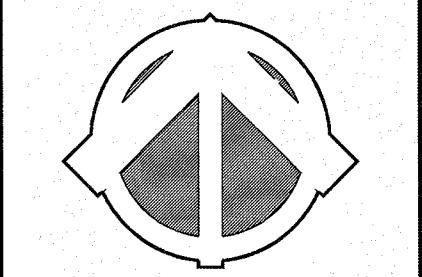
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Date: 10/7/16

Revisions:

Num. Date Description
1 01/23/17 Site Planting Plan Revision
2 03/17/17 Note Revision

Tuscan Village Apartments

Salem, New Hampshire

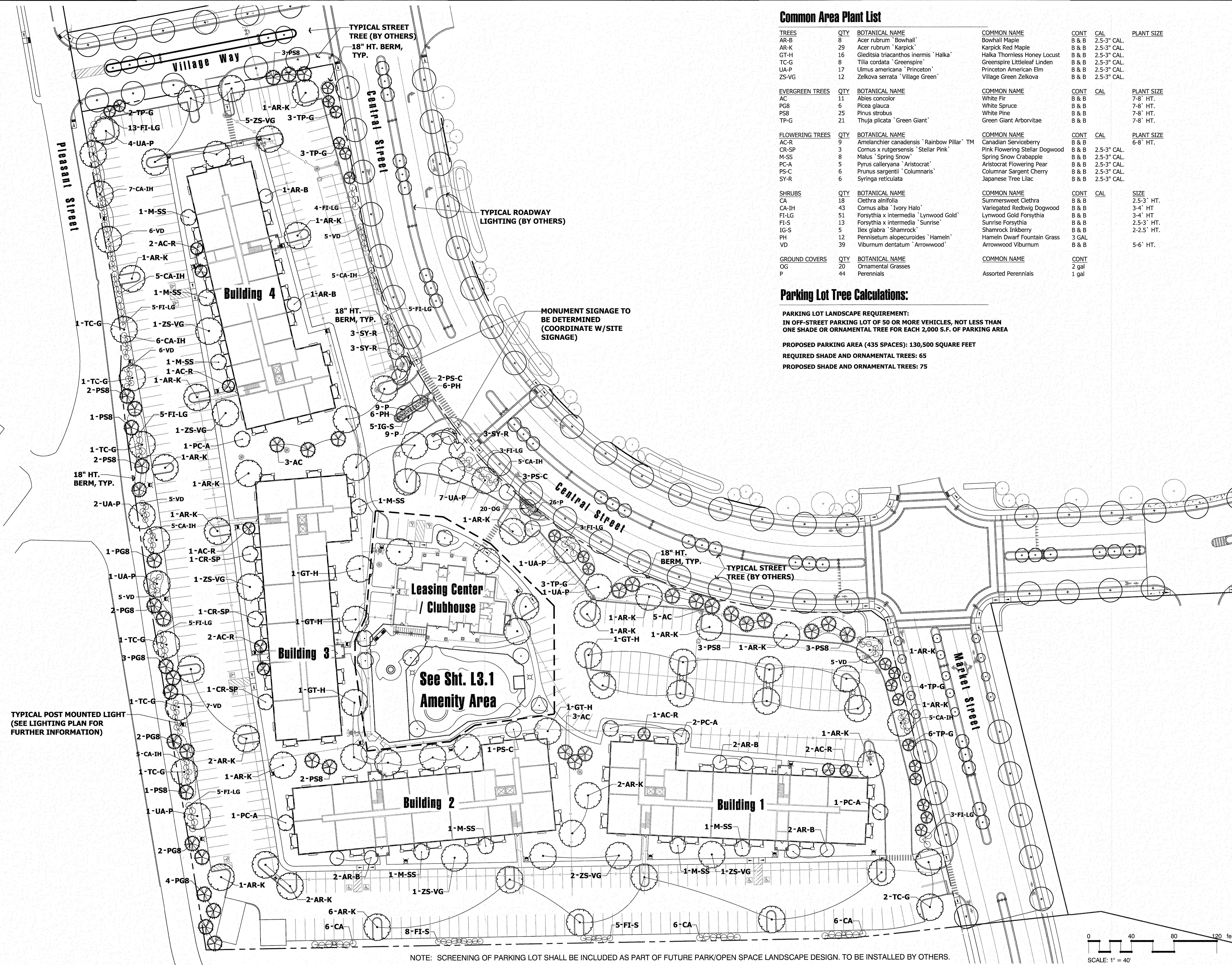
Prepared for: The Dolben Company, Woburn, Massachusetts

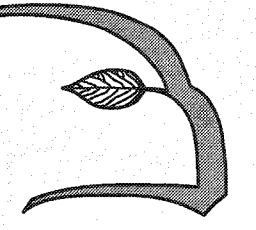
Drawn By: JP Checked By: TM

Site Planting Plan

Scale: 1" = 40'-0"

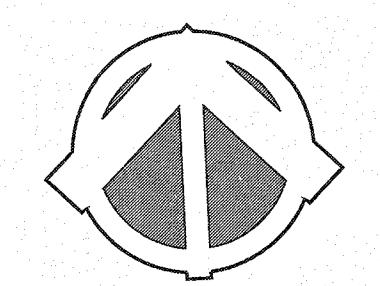
Sheet: L.1





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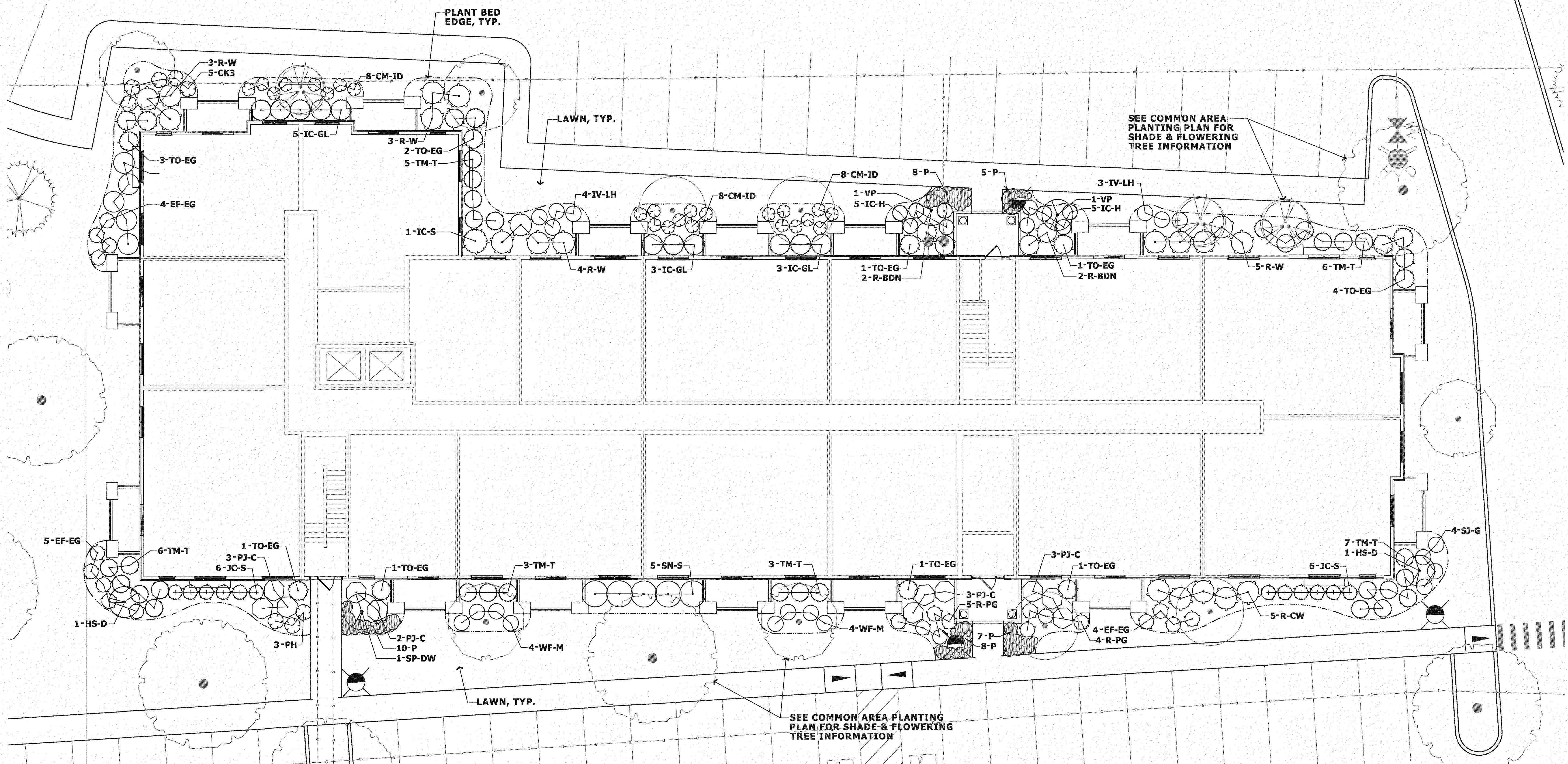
Revisions:

Num. Date Description

Tuscan Village Apartments

Salem, New Hampshire

Prepared for: The Dolben Company, Woburn, Massachusetts



Typical Building Plant List

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
CK3	5	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 GAL	
CM-ID	24	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	2 GAL	
EF-EG	13	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	Cont.	18-24" HT.
HS-D	2	Hibiscus syriacus 'Diana'	Diana Rose of Sharon	B & B	5-6" HT.
IC-GL	11	Ilex crenata 'Green Lustre'	Green Luster Japanese Holly	B & B	2-2.5" HT.
IC-H	10	Ilex crenata 'Helleri'	Heller Japanese Holly	Cont.	18-24" HT.
IC-S	1	Ilex crenata 'Steeds'	Steeds Japanese Holly	B & B	5-6" HT.
IV-HG	5	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	B & B	2-2.5" HT.
IV-LH	7	Itea virginica 'Little Henry'	Little Henry Sweetspire	Cont.	15-18" HT.
JC-S	12	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B	6-8" HT.
PH	3	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	3 GAL	
PJ-C	11	Pieris japonica 'Covetine'	Cavatine Andromeda	B & B	2-2.5" HT.
R-BDN	4	Rhododendron 'Boule de Neige'	Boule de Neige Rhododendron	B & B	2-2.5" HT.
R-CW	5	Rhododendron 'Cunningham's White'	Cunningham White Rhododendron	B & B	3-3.5" HT.
R-FG	9	Rhododendron 'Purple Gem'	Purple Gem Rhododendron	Cont.	18-24" HT.
R-W	15	Rhododendron 'Wilson'	Wilson Rhododendron	Cont.	2-2.5" HT.
SJ-G	4	Spiraea japonica 'Goldflame'	Goldflame Spirea	Cont.	18-24" HT.
SN-S	5	Spiraea nipponica 'Snowmound'	Snowmound Spirea	B & B	2-2.5" HT.
SP-DW	1	Syringa x prestoniae 'Donald Wyman'	Donald Wyman Lilac	B & B	5-6" HT.
TM-T	30	Taxus x media 'Taunton'	Taunton Yew	B & B	2-2.5" HT.
TO-EG	16	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	6-8" HT.
VP	2	Viburnum plicatum 'Popcorn'	Popcorn Japanese Snowball	B & B	5-6" HT.
WF-M	8	Weigela florida 'Minuet'	Minuet Weigela	Cont.	15-18" HT.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT
P	38	Perennials	Assorted Perennials	1 gal

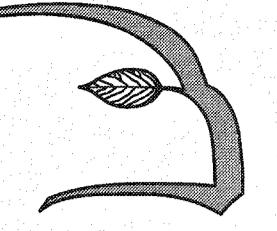
COMMON NAME	CONT
Assorted Perennials	1 gal

0 10 20 30 feet
SCALE: 1" = 10'-0"

Typical Building Planting Plan

Scale: 1" = 10'-0"

Sheet: L2.1



Amenity Area Plant List

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
ZS-VG	4	Zelkova serrata 'Village Green'	Village Green Zelkova	B & B	2.5-3" CAL.	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PS-C	3	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	B & B	2.5-3" CAL.	
SY-R	4	Syringa reticulata	Japanese Tree Lilac	B & B	2.5-3" CAL.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
B-GM	16	Buxus x 'Green Mountain'	Green Mountain Boxwood	B & B	2-2.5` HT.	
BG	30	Buxus x 'Green Gem'	Green Gem Boxwood	B & B	2-2.5` HT.	
CK3	9	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	3 GAL		
FI-LG	6	Forsythia x intermedia 'Lynwood Gold'	Lynwood Gold Forsythia	B & B	3-3.5` HT.	
HM-CP	6	Hydrangea macrophylla 'Cityline Paris'	Cityline Paris Hydrangea	B & B	18-24" HT.	
HS-D	4	Hibiscus syriacus 'Diana'	Diana Rose of Sharon	B & B	5-6` HT.	
IC-H	8	Ilex crenata 'Helleri'	Heller Japanese Holly	Cont.	18-24" HT.	
IC-S	6	Ilex crenata 'Steeds'	Steeds Japanese Holly	B & B	5-6` HT.	
JC-S	12	Juniperus chinensis 'Spartan'	Spartan Juniper	B & B	6-8` HT.	
MS-A	16	Miscanthus sinensis 'Adagio'	Adagio Eulalia Grass	5 GAL		
PH	25	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	3 GAL		
PJ-C	3	Pieris japonica 'Cavatine'	Cavatine Andromeda	B & B	2-2.5` HT.	
PO-C	1	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark	B & B	3-3.5` HT.	
R-CW	16	Rhododendron 'Cunningham's White'	Cunningham White Rhododendron	B & B	3-3.5` HT.	
R-PG	12	Rhododendron 'Purple Gem'	Purple Gem Rhododendron	Cont.	18-24" HT.	
R-PJM	19	Rhododendron 'PJM'	PJM Rhododendron	B & B	3-3.5` HT.	
R-W	3	Rhododendron 'Wilsoni'	Wilson Rhododendron	Cont.	2-2.5` HT.	
SI-HN	6	Salix integra 'Hakura Nishiki'	Nishiki Willow	B & B	3-3.5` HT.	
SJ-G	19	Spiraea japonica 'Goldflame'	Goldflame Spirea	Cont.	18-24" HT.	
SP-DW	3	Syringa x prestoniae 'Donald Wyman'	Donald Wyman Lilac	B & B	5-6` HT.	
SP-MK	1	Syringa patula 'Miss Kim'	Miss Kim Lilac	B & B	3-3.5` HT.	
TM-T	21	Taxus x media 'Tauntoni'	Tauton Yew	B & B	2-2.5` HT.	
TO-EG	18	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B & B	6-8` HT.	
VP	1	Viburnum plicatum 'Popcorn'	Popcorn Japanese Snowball	B & B	5-6` HT.	
WF-FL	14	Weigela florida 'French Lace'	French Lace Weigela	B & B	3-3.5` HT.	
WF-WR	3	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	B & B	3-3.5` HT.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
P	128	Perennials	Assorted Perennials	1 gal		

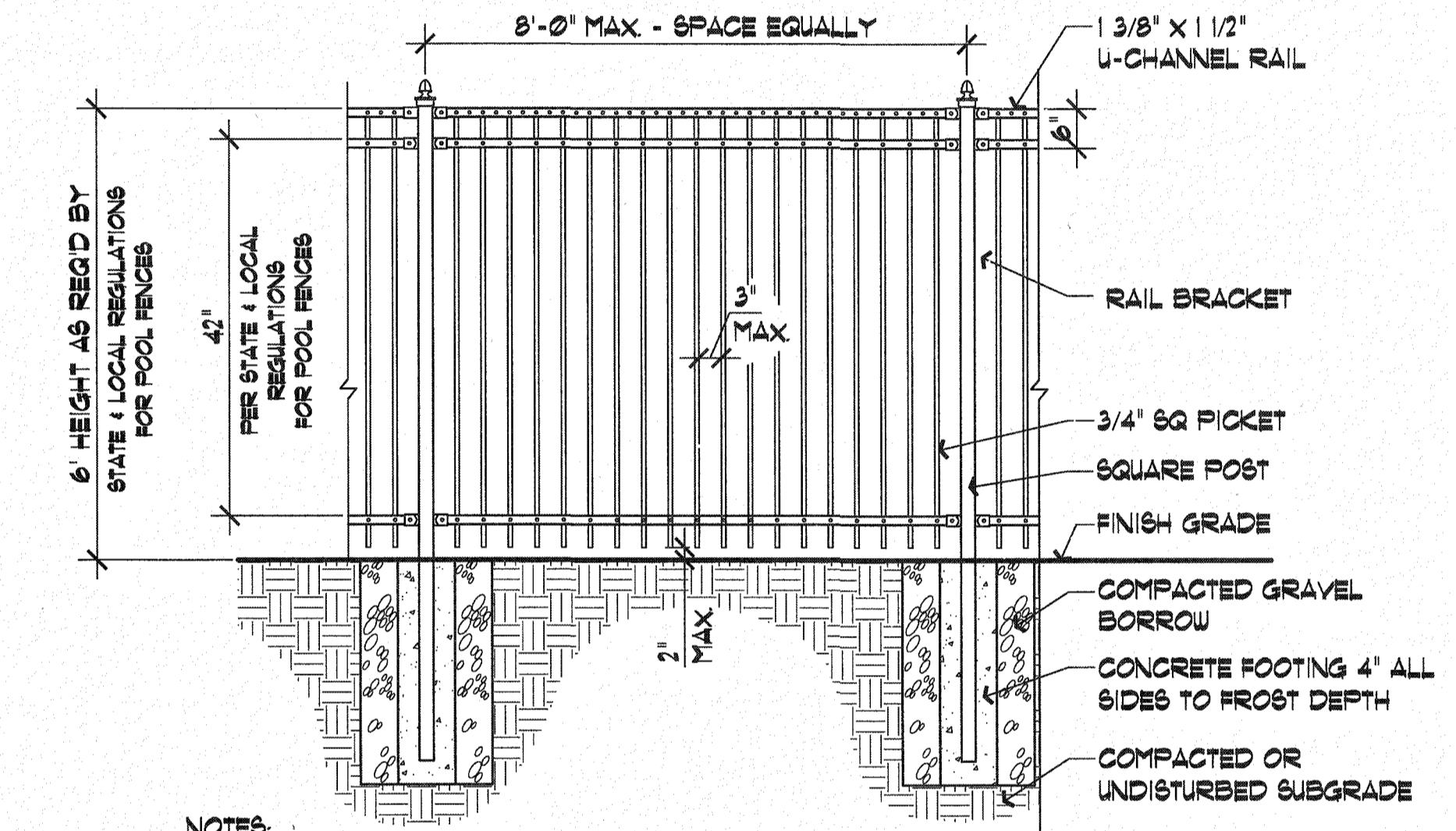
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Date: 10/7/16

Revisions:

Num. Date Description



NOTES:

1. PICKETS - SPACING TO BE IN ACCORDANCE W/ STATE & LOCAL REGULATIONS FOR POOL FENCES
2. POOL FENCE HEIGHT TO BE IN ACCORDANCE W/ STATE & LOCAL REGULATIONS FOR POOL FENCES
3. FENCE CONTRACTOR SHALL VERIFY & INSTALL FENCE IN ACCORDANCE W/ ALL STATE & LOCAL REGULATIONS FOR POOL FENCES
4. FOOTING WIDTH TO BE (4X POST WIDTH).
5. COLOR: BLACK POWDER COATED

Pool Enclosure Fence

Scale: 1/2" = 1'-0"

Tuscan Village Apartments

Salem, New Hampshire

Prepared for: The Dolben Company, Woburn, Massachusetts

Drawn By: IP

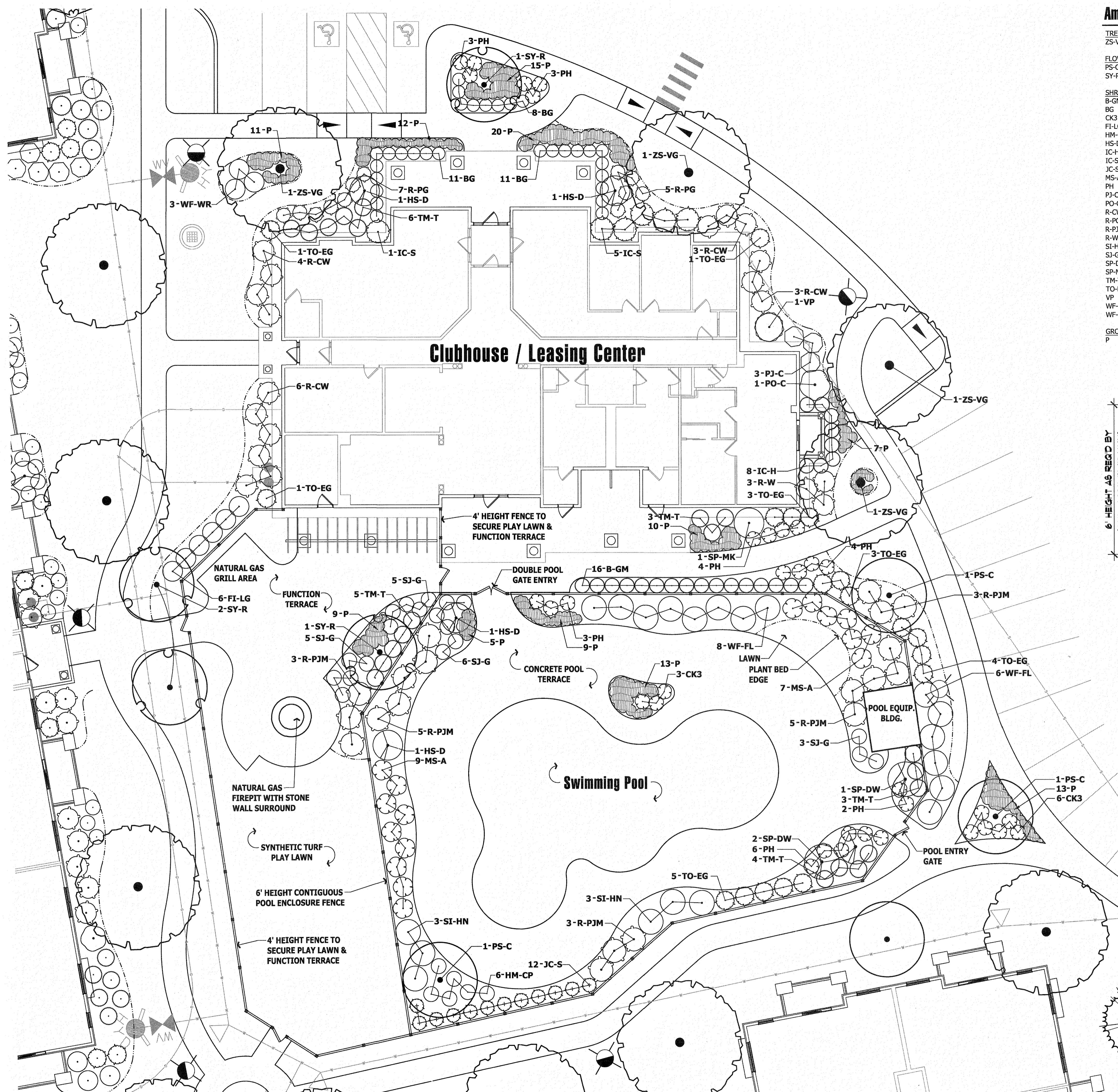
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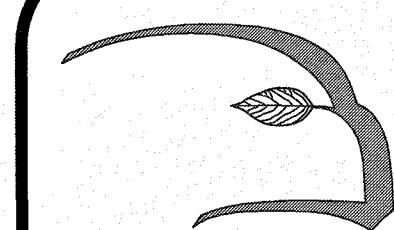
Amenity Area Planting Plan

Scale: 1" = 10'

Sheet: 10

Check **L3.**

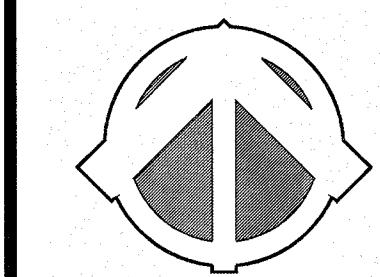




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Date: 10/7/16

Revisions:

Num. Date Description
1. 01/10/17 Plan Revision
2. 02/16/17 Lighting Revision
3. 02/21/17 Lighting Revision

Tuscan Village Apartments

Salem, New Hampshire

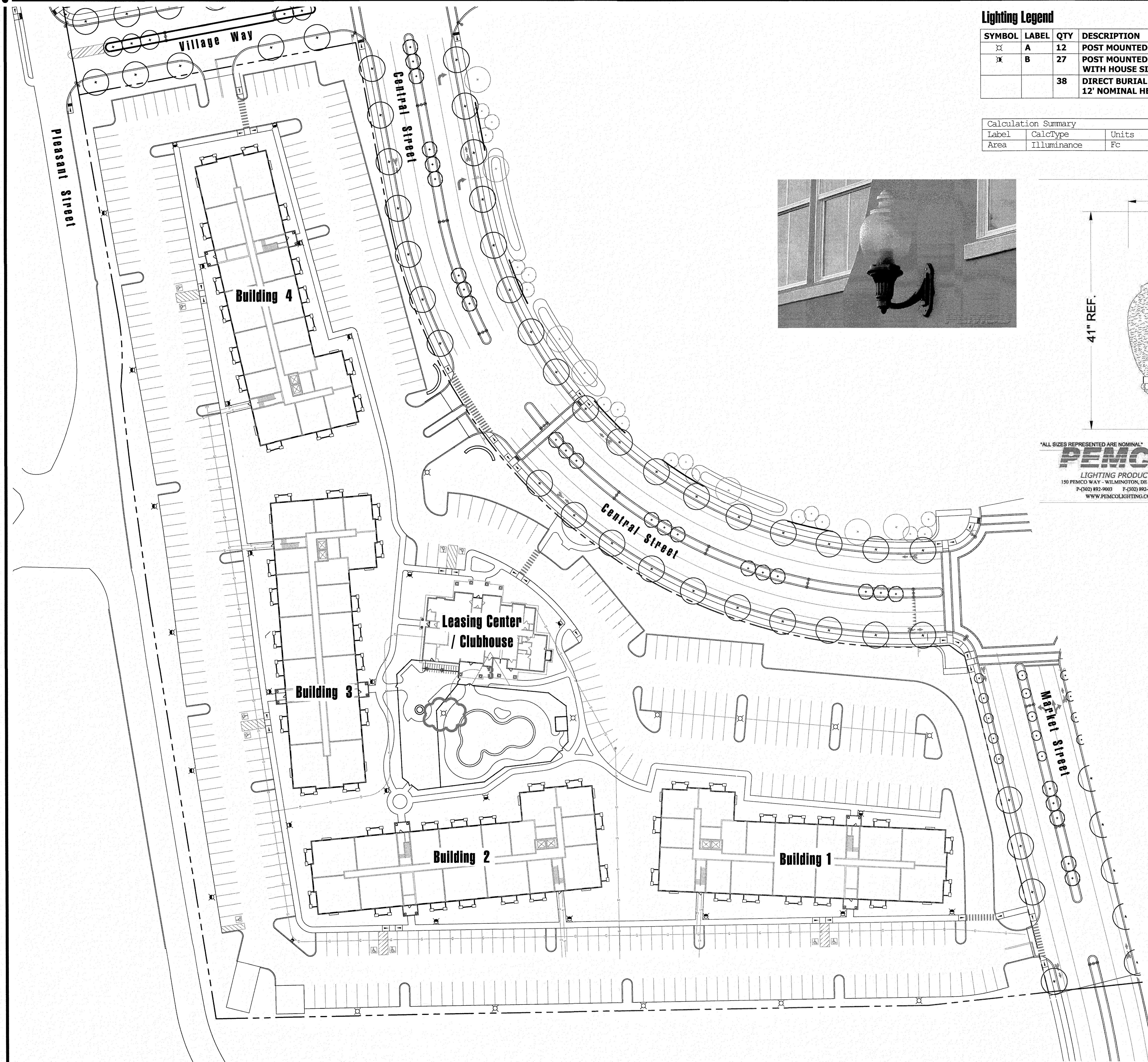
Prepared for: The Julian Company, Woburn, Massachusetts

Drawn By: TRM Checked By: TM

Site Lighting Plan

Scale: 1" = 40'-0"

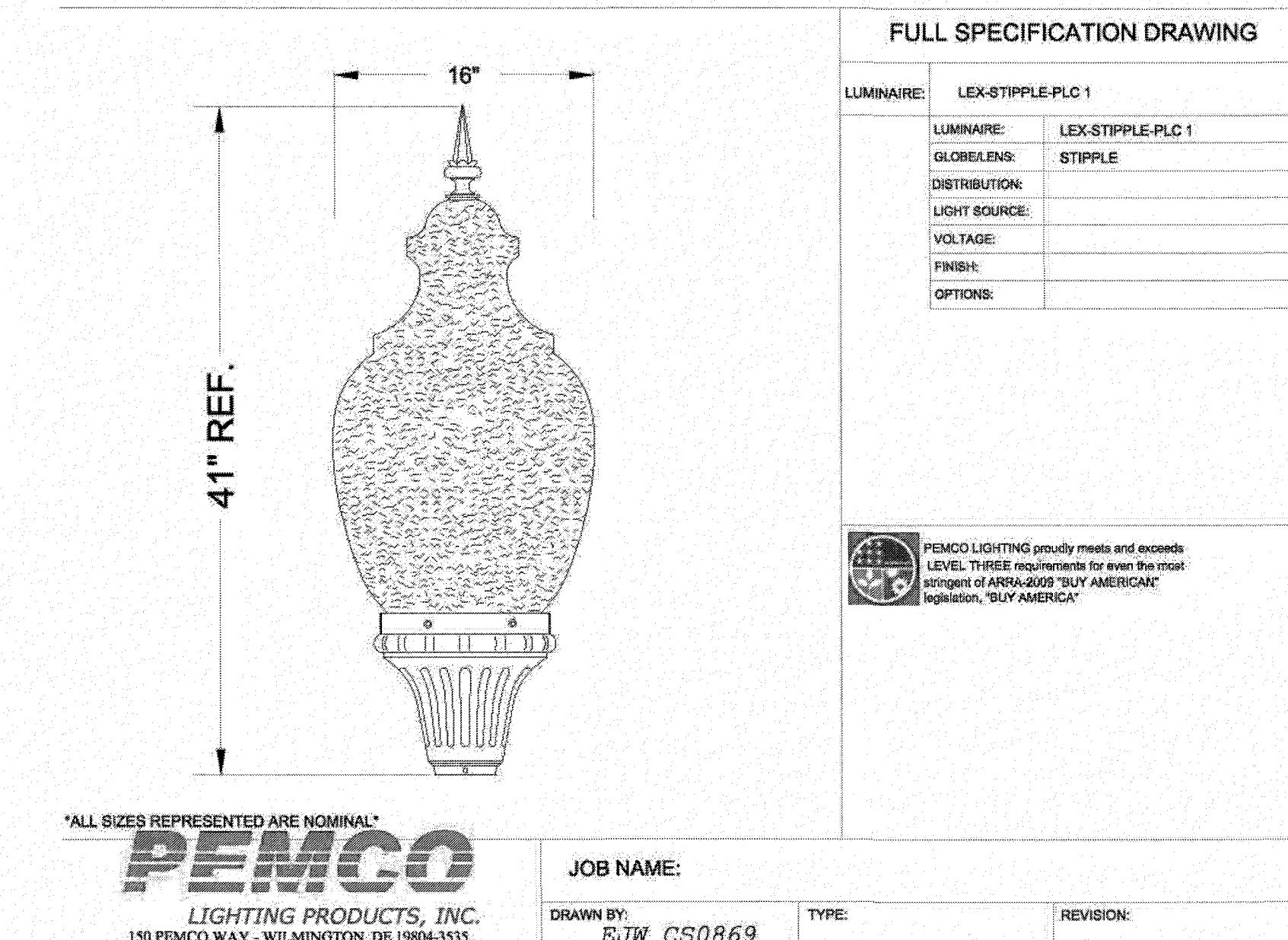
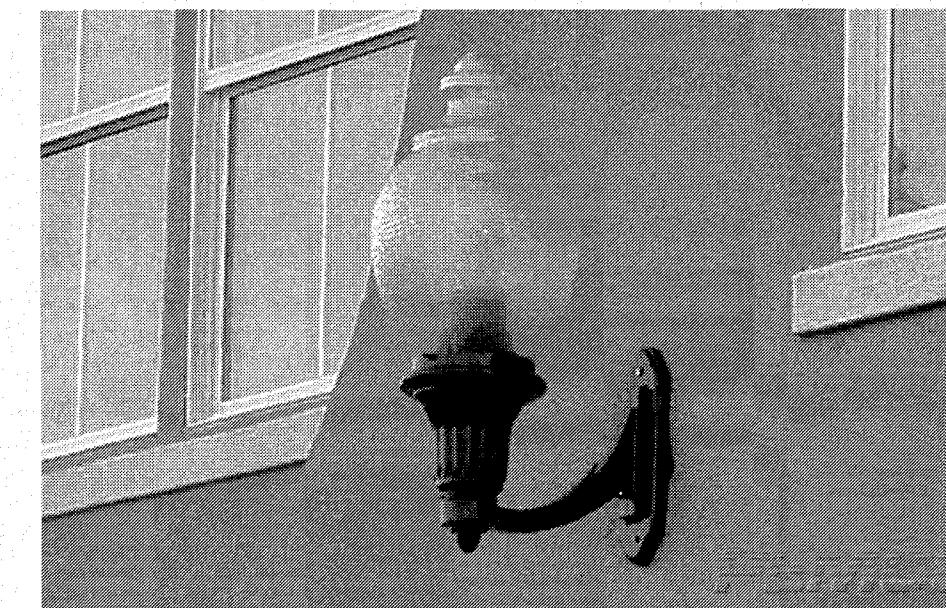
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Lighting Legend

SYMBOL	LABEL	QTY	DESCRIPTION	MANUFACTURER	SPECIFICATION
Ⓐ	A	12	POST MOUNTED LUMINAIRE	PEMCO	LEX-PA101-PLC1-100WMH-PS-MT-IC-BK
Ⓑ	B	27	POST MOUNTED LUMINAIRE WITH HOUSE SIDE SHIELD	PEMCO	LEX-PA101-PLC1-100WMH-PS-MT-IC-BK W/HOUSE SIDE SHIELD
	38		DIRECT BURIAL LIGHT POLE 12' NOMINAL HEIGHT	PLP	D212

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Area	Illuminance	Fc	0.43	1.9	0.0	N.A.	N.A.



PEMCO
LIGHTING PRODUCTS, INC.
150 PEMCO WAY - WILMINGTON, DE 19804-3335
P:(302) 892-9003 F:(302) 892-9005
WWW.PEMCOLIGHTING.COM

PLP Direct Burial Composite Light Poles

200 Series | 100 mph

200 SERIES DIRECT BURIAL LIGHT POLES TOP MOUNT							
MODEL NO.	NOMINAL MTG. HEIGHT	BURIAL DEPTH	SHAFT LENGTH	NOMINAL POLE WEIGHT (IN)	TIP D. (IN)	NOMINAL GROUND LEVEL O.D. (IN)	MAXIMUM ALLOWABLE O.D. (IN)
D207	7	2	9	15	3.3	4.75	25
D208	8	2	10	16	3.3	4.75	25
D209	9	2	11	17	3.3	5.00	25
D210	10	3	13	20	3.3	5.00	25
D211	11	3	14	21	3.3	5.25	30
D212	12	3	15	26	3.3	5.25	30
D213	13	3	16	27	3.3	5.25	30
D214	14	3	17	29	3.3	5.40	35
D215	15	3	18	31	3.3	5.40	35
D216	16	3	19	33	3.3	5.50	35

D = Direct Burial

NOTES*

* EPA recommendations are calculated per AASHTO standards and include a 30% gust factor.

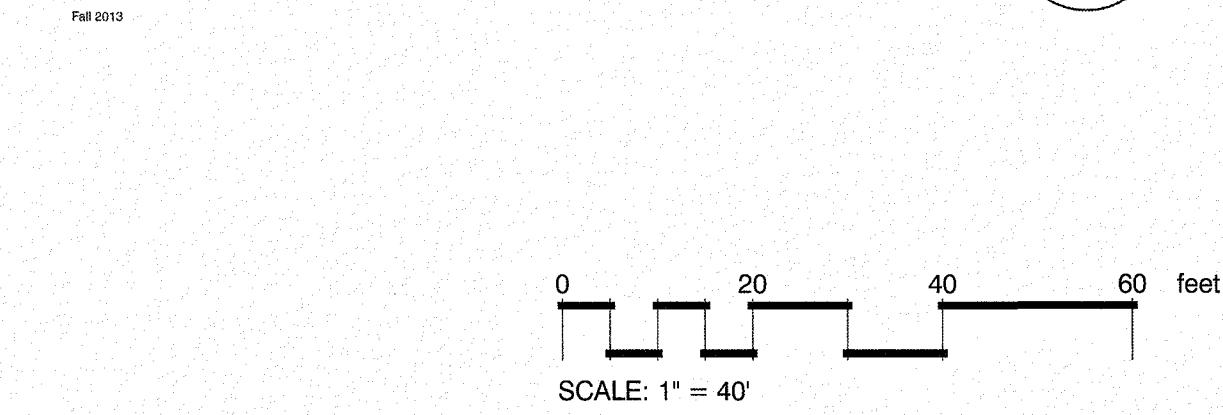
STANDARD FEATURES

- 3" tenon for top mounted luminaire
- 2 1/2" x 5" handlehole with door to match light pole
- 1 3/8" nylon grommeted conductor hole below ground
- Anti-rotational tube
- standard colors include dark bronze, gray, black and white

OPTIONAL FEATURES

- 2 3/8" tenon for top mounted luminaire
- custom colors
- contact PLP for additional options

Fall 2013



0 20 40 60 feet
SCALE: 1" = 40'

Date: 10/7/16

Revisions:

Num. Date Description
1. 01/25/17 Detail Revision

Tuscan Village Apartments

Salem, New Hampshire

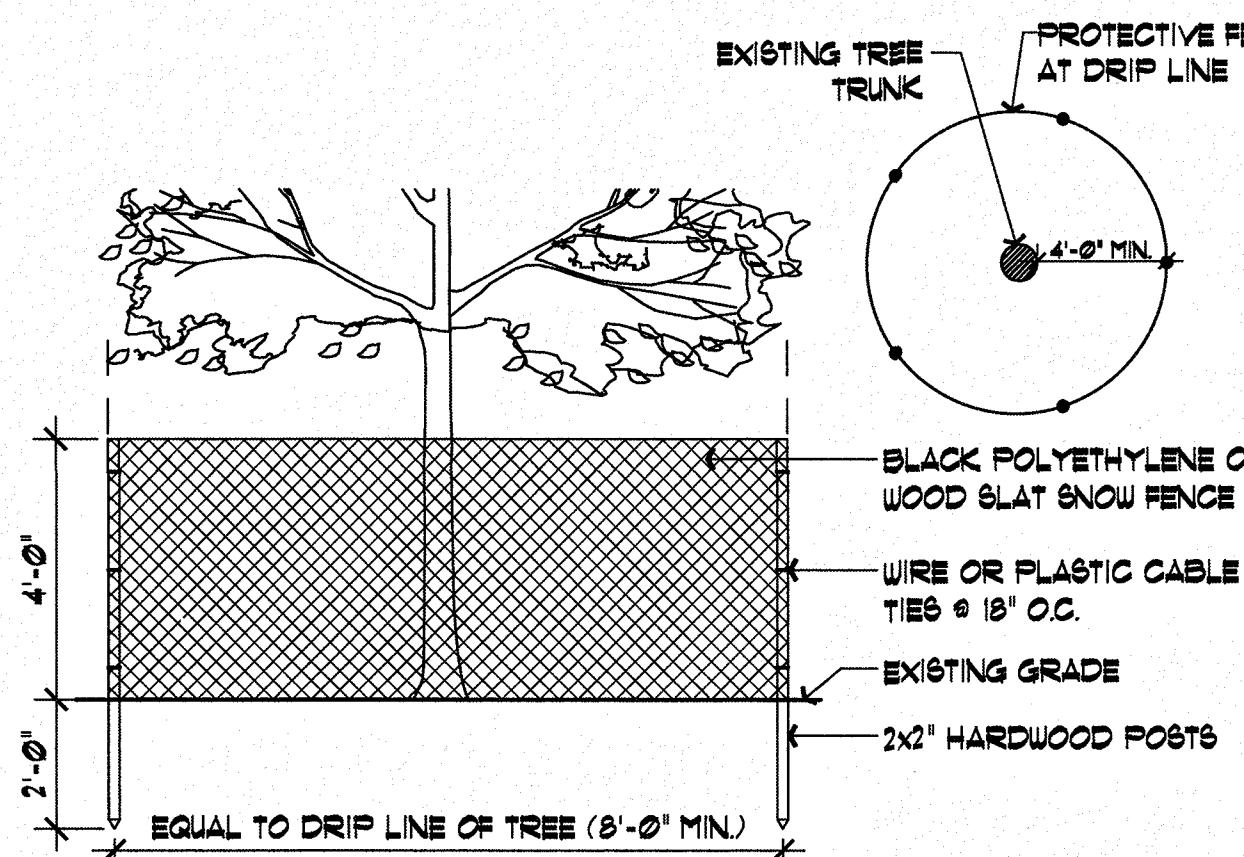
Prepared for: The Dolben Company, Woburn, Massachusetts

Drawn By: JP Checked By: TM

Planting Details

Scale: As Noted

Sheet: D1

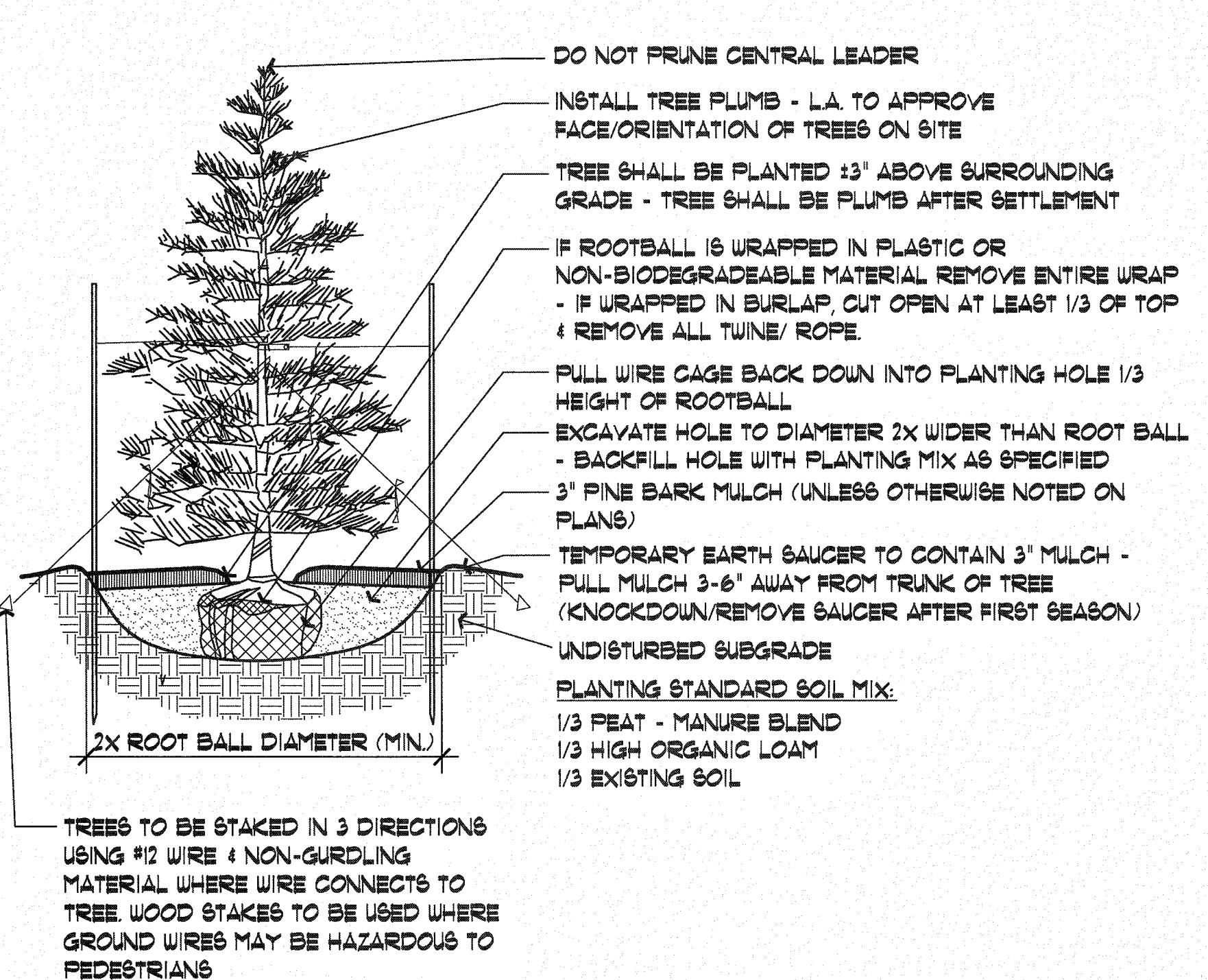


NOTES:

1. PROTECTIVE FENCE TO REMAIN UNTIL CONSTRUCTION IS COMPLETE.
2. NO TREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE TREES THAT ARE TO REMAIN.
4. DO NOT NAIL BOARDS OR FENCING TO TREES DURING CONSTRUCTION.
5. ANY EXCAVATING WITHIN DRIFLINE MUST BE APPROVED BY LANDSCAPE ARCHITECT AND MUST BE HAND-DUG. CONTRACTOR SHALL NOT CUT ANY ROOTS AND/OR BRANCHES UNLESS APPROVED BY LANDSCAPE ARCHITECT.
6. ROOTS EXPOSED AND/OR DAMAGED DURING GRADING & CONSTRUCTION OPERATIONS SHALL BE CUT OFF CLEANLY INSIDE THE EXPOSED OR DAMAGED AREA AND TOPSOIL BE PLACED OVER THE ROOTS IMMEDIATELY. FEEDER ROOTS SHALL NOT BE CUT IN AN AREA INSIDE DRIP LINE OF THE TREE BRANCHES.
7. ROOTS GREATER THAN 1" DIAMETER SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
8. STOCKPILED MATERIALS OR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOT SYSTEM.
9. INSPECT FENCE ON WEEKLY BASIS AND REPAIR DAMAGE IMMEDIATELY.

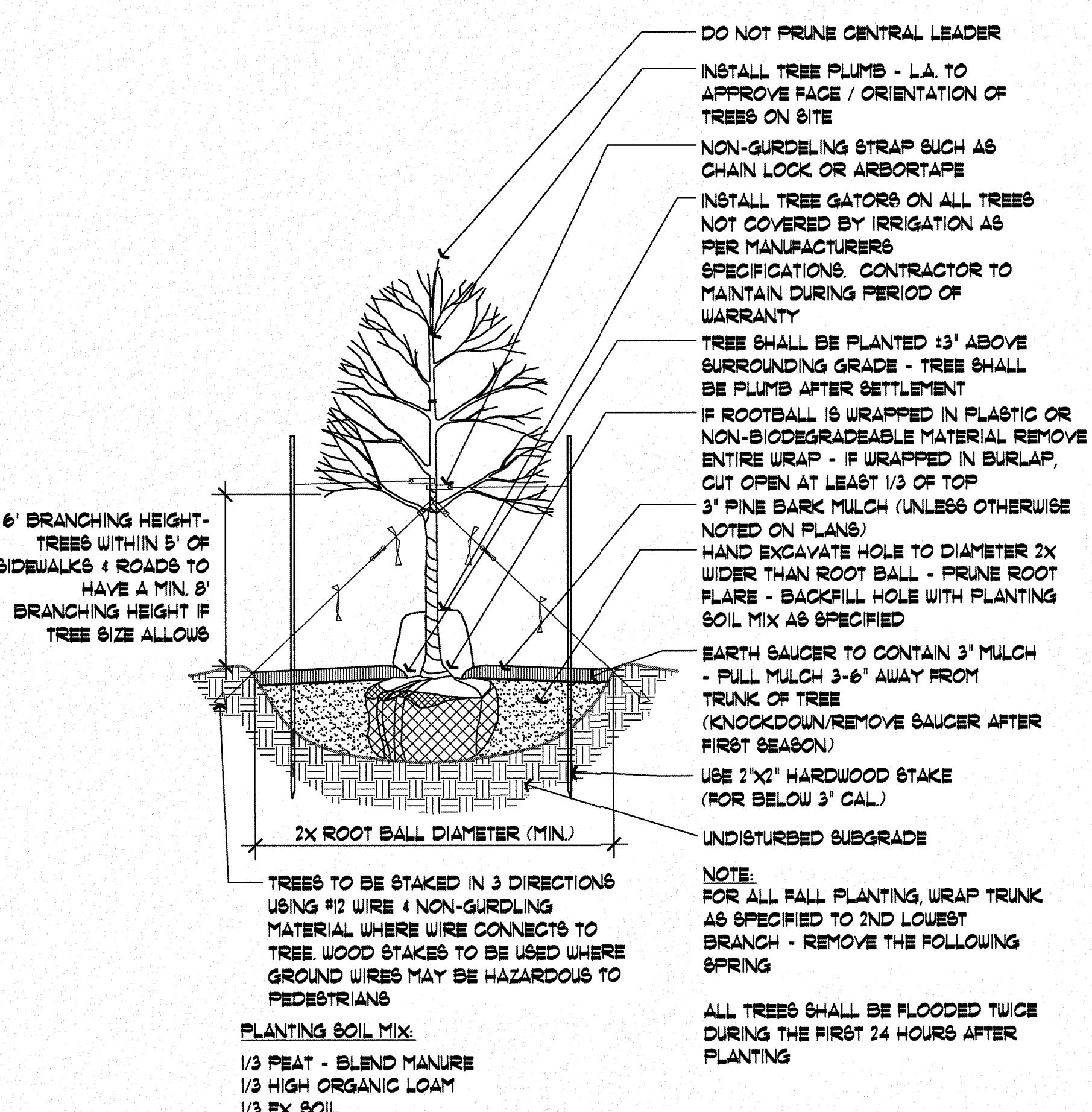
1 Tree Protection

Not to Scale



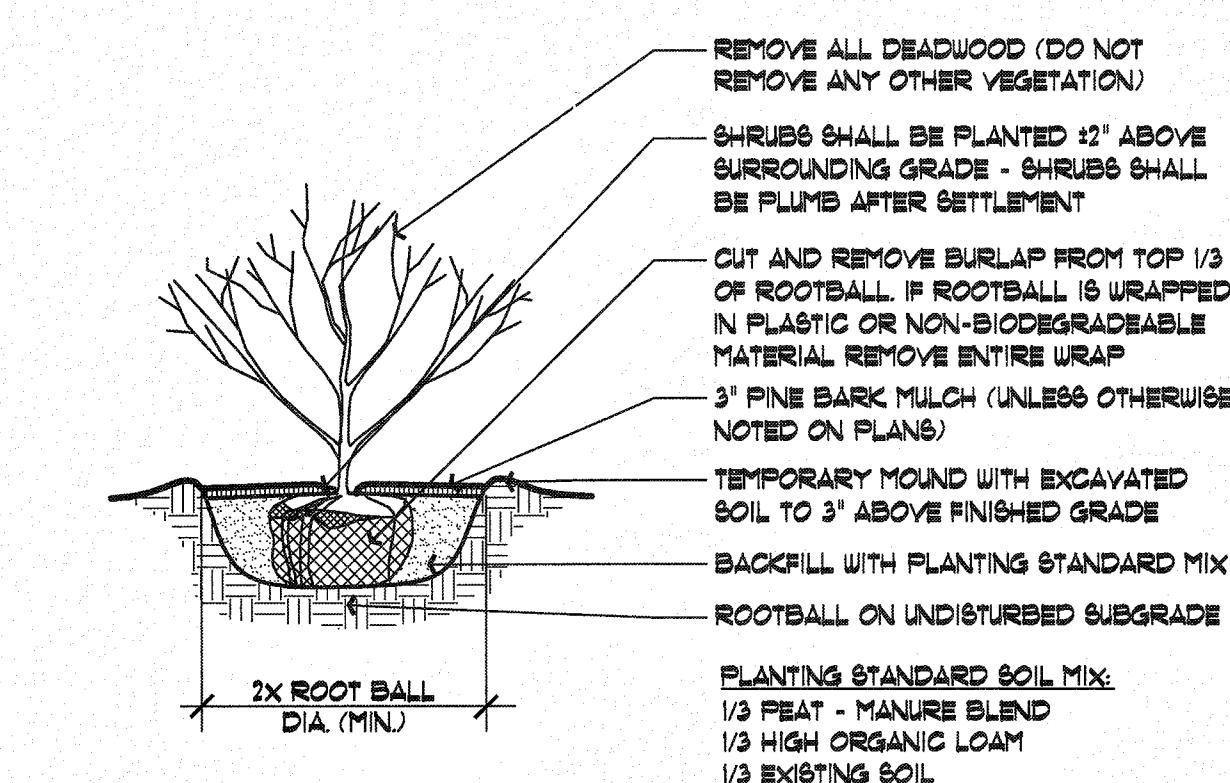
3 Coniferous Tree Detail

Not to Scale



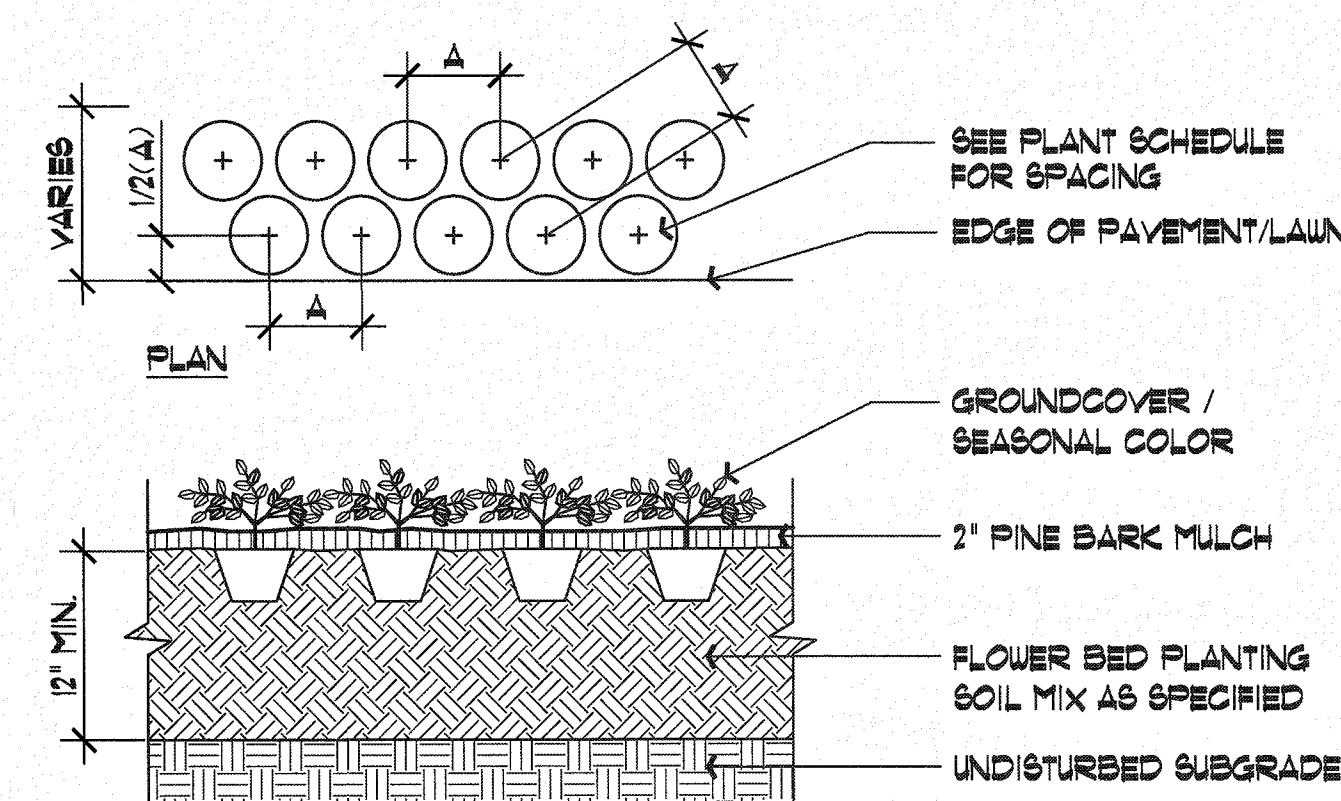
2 Deciduous Tree Detail

Not to Scale



4 Shrub Detail

Not to Scale



5 Perennial & Seasonal Color Detail

Not to Scale

SCHEDULE OF TOPSOILS & ADDITIVES

LOCATION	DEPTH	DESCRIPTION
GENERAL PLANTING BEDS	6"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
FLOWER BEDS	6"	SCREENED LOAM 1/3 PEAT - MANURE BLEND LIME - PELATIZED OR GROUND (50 LB. PER 100 SF) GROUND BONE MEAL (50 LB. PER 100 SF) 10-10-10 INORGANIC FERTILIZER (50 LB. PER 5000 SF)
LAWNS - SOD & SEED	6"	6" SCREENED LOAM
PITS/TREE WELLS 'STANDARD MIX' FOR BACKFILL	12"	1/3 PEAT - MANURE BLEND SOIL MIX 'A' - 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
PITS/TREE WELLS 'LITE WEIGHT MIX'	12"	70% LIGHT WEIGHT SHALE SOIL MIX 'B' - 20% SAND 10% COMPOST
PITS/TREE WELLS 'STRUCTURAL MIX'	12"	SOIL MIX 'C' - MIX COMPOSITION TO BE SUPPLIED BY LANDSCAPE ARCHITECT.

1.0 GENERAL LANDSCAPE NOTES

1.1 CONTRACTOR REQUIREMENTS:

A) ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, FROM ALL FEDERAL, STATE AND LOCAL AUTHORITIES.

B) THE CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR THE COMPLETE WORK SPECIFIED HEREIN AND SHOWN ON ALL THE DRAWINGS. THE CONTRACTOR SHALL PAY FOR ANY FEES NOT WAIVED.

1.2 UTILITIES:

A) LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES PRIOR TO DOING ANY EXCAVATION ON THE SITE. IF ANY WORK IS TO BE DONE AROUND UNDERGROUND UTILITIES, THE APPROPRIATE AUTHORITY OF THAT UTILITY MUST BE NOTIFIED OF THE PENDING WORK.

B) UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY INSTALLATION. ADJUSTMENTS MAY BE NECESSARY IN THE FIELD TO ACCOMMODATE UTILITY LOCATIONS. REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

C) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DONE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.

D) PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS WORK COMPLETED BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM THEIR FAILURE TO COMPLY.

E) QUANTITIES: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES, AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANT IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF UNLABELED PLANTS IN PLAN FOR CLARIFICATION. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

F) APPLICABLE PLANT MATERIALS STANDARDS: ALL PLANT MATERIALS ARE TO COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANTING METHODS WILL BE IN ACCORDANCE WITH SITE-SPECIFIC REQUIREMENTS.

G) PLANT HARDINESS: ALL TREES AND SHRUBS SHALL BE NURSERY GROWN WITHIN A USDA PLANT HARDINESS ZONE, WHICH IS THE SAME AS, OR COLDER THAN, THE ZONE IN WHICH THE PROJECT IS LOCATED.

H) PLANTING SEASONS: PLANTING SHALL ONLY OCCUR DURING SPECIFIED SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.

I) PLANT SUBSTITUTIONS: NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASON FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES THAT HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.

J) THE LANDSCAPE ARCHITECT SHALL INSPECT AND TAG ALL TREES. OTHER PLANT MATERIALS SHALL BE INSPECTED UPON SITE DELIVERY AND DURING INSTALLATION TO INSURE SPECIFICATIONS AND PROCEDURES ARE ADHERED TO.

K) MINIMUM SIZES: ALL PLANTS 3' OR GREATER IN HEIGHT OR SPREAD SHALL BE BALLED AND BURLAPED. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUMS ON WHICH THE PLANTS ARE TO BE JUDGED.

L) DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, AND REPLACED WITH THE SAME PLANT & SIZE REGARDLESS OF SEASON. WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AND LANDSCAPE ARCHITECT AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.

M) PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT EXCEPT WHERE NOTED ON THE PLANS. CONTRACTORS WHO REMOVE EXISTING TREES WITHOUT WRITTEN APPROVAL WILL BE REQUIRED TO MAKE REMEDIES DETERMINED BY THE GOVERNING URBAN FORESTER OR EQUIVALENT AUTHORITY. NO GRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON THE PLANS.

N) ALL DISTURBED AREAS NOT TO RECEIVE PLANT MATERIALS ARE TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS. SEE SECTION 4.0.

O) LEDGE BOULDERS: IF DURING SITE EXCAVATION, LEDGE BOULDERS ARE AVAILABLE, THESE ARE TO BE STOCKPILED FOR USE IN EARTH BERMS IF APPLICABLE, WITH HAWK DESIGN, INC. PRIOR TO INSTALLATION. THIS ITEM WILL ONLY APPLY IF SO SPECIFIED ON DRAWINGS. BOULDERS SIZES TO BE STOCKPILED WILL RANGE FROM TWO TO FIVE FEET IN DIAMETER. SEE APPROPRIATE DETAIL FOR INSTALLATION COORDINATION.

P) SLEEVES: LANDSCAPE OR SITE CONTRACTOR SHALL PLACE INDIVIDUAL SLEEVES FOR LIGHTING AND IRRIGATION UNDER ANY PROPOSED WALKWAY OR VEHICULAR ROADWAY PRIOR TO INSTALLATION. COORDINATE SLEEVE LOCATIONS WITH IRRIGATION AND LIGHTING CONTRACTORS PRIOR TO INSTALLATION.

Q) DO NOT CLOSE OR OBSTRUCT ANY STREET, SIDEWALK, ALLEY OR PASSAGeway WITHOUT PRIOR NOTIFICATION AND PERMISSION. CONDUCT OPERATIONS AS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE USE ORDINARILY MADE OF ROADS, DRIVEWAYS, ALLEYS, SIDEWALKS OR OTHER FACILITIES NEAR ENOUGH TO THE WORK TO BE EFECTED THEREBY.

2.0 PLANTING MATERIALS

2.1 PLANTING MATERIAL ITEMS IN SECTION 2.0 ARE TO BE INCORPORATED DURING PLANT INSTALLATION UNLESS OTHERWISE DEEMED UNNECESSARY IN ACCORDANCE WITH SOIL TEST RECOMMENDATIONS. SEE SECTION 3.1.

MULCH - MULCH WILL BE DOUBLE-SHREDDED PINE BARK MULCH.
- TREES AND SHRUBS SHALL RECEIVE AN EVEN 3" MULCH LAYER.
- GROUNDCOVERS, PERENNIALS AND ANNUALS SHALL RECEIVE AN EVEN 2" MULCH LAYER.

MANURE - TO BE WELL ROTTED, ODORLESS, UNLEACHED COW MANURE, CONTAINING NOT MORE THAN 1% BEDDED MATERIALS SUCH AS STRAW, WOOD CHIPS OR SHAVINGS, AGED NOT LESS THAN TWO YEARS OLD.

FERTILIZER - ORGANIC FERTILIZER TO BE APPLIED TO ALL VEGETATION PER THE RECOMMENDATIONS OF THE SOIL TESTING.

TOPSOIL - ACCEPTABLE TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEous MATTER OVER ONE INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.

SOIL AMENDMENTS: APPLY AS NECESSARY ACCORDING TO SOIL TEST RESULTS, AS PER MANUFACTURERS SPECIFICATIONS.

ANTI-DESISSCANT - 'WILT PRPR' NCF OR EQUAL APPLY AS PER MANUFACTURERS' SPECIFICATIONS.

3.0 INSTALLATION

3.1 SOIL TESTING: LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS PRIOR TO ANY PLANT INSTALLATION TO DETERMINE ANY NECESSARY AMENDMENTS TO THE EXISTING SOIL CONDITIONS FOR SEEDING AND PLANTING. THE SOIL TESTING SHALL INCLUDE TEXTURE, PH, BUFFER PH, EXTRACTABLE NUTRIENTS, EXTRACTABLE HEAVY METALS, CATION EXCHANGE CAPACITY AND PERCENT BASE EXCHANGE SATURATION, ORGANIC MATTER AND SOLUBLE SALTS. THE ANALYSIS WILL ALSO BE REQUIRED FOR ESTABLISHING THE FERTILIZER PROGRAM REQUIRED, COORDINATE RESULTS AND PROVIDE WRITTEN RECOMMENDATIONS TO HAWK DESIGN, INC. 15 DAYS PRIOR TO INSTALLATION.

3.2 ALL PLANTS SHALL BE TRANSPORTED TO THE SITE IN COVERED TRUCKS, TARPAULIN COVERS SHALL BE UTILIZED TO PREVENT WIND DAMAGE OF LOAD.

3.3 DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO PLACEMENT. KEEP PLANT MATERIALS MOIST. DO NOT STORE PLANT MATERIAL ON PAVED AREAS. ROOTS OR BALLS SHALL BE PROTECTED FROM THE SUN OR DRYING WINDS. AS REQUIRED BY TEMPERATURE OR WIND CONDITIONS, APPLY ANTI-DESISSCANT EMULSION TO PREVENT DRYING OUT OF PLANT MATERIALS.

3.4 CONDITIONS FOR PLANT REJECTION:

A) REJECT PLANTS WHEN BALL OR EARTH SURROUNDING ROOTS HAS BEEN CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING.

B) WHEN BURLAP, STAVES AND ROPES REQUIRED IN CONNECTION WITH TRANSPLANTING HAVE BEEN DISPLACED PRIOR TO ACCEPTANCE.

C) WIND DAMAGED PLANT MATERIAL FROM POOR TARPAULIN COVER PROCEDURES ARE SUBJECT TO REJECTION.

3.5 ALL PLANT MATERIAL, WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY, SHALL BE SET ON THE GROUND IN A SHADeD LOCATION AND SHALL BE TEMPORARILy PROTECTED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. TEMPORARY WATERING OR IRRIGATION SHALL BE INCORPORATED AND REGULARLY CONDUCTED ON PLANTINGS IN HOLD AREAS.

3.6 IN CASE OF CONFLICTS DURING CONSTRUCTION WITH UTILITIES, ROCK MATERIALS, TREE ROOTS OR OTHER OBSTRUCTIONS FOR THE EXCAVATION OF SHRUB BEDS AND TREE PITS, CONTACT LANDSCAPE ARCHITECT FOR APPROVED ALTERNATE LOCATIONS.

3.7 SOIL PERMEABILITY: TEST DRAINAGE OF PLANTING BEDS AND PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3.8 SOIL EXCAVATIONS:

A) EXCAVATE TREE PITS AND SHRUB BEDS TO DEPTHS REQUIRED BY PLANTING DETAILS. ALL PITS SHALL BE CIRCULAR IN OUTLINE, EXCEPT FOR WHOLE BEDS. SEE APPROPRIATE PLANTING DETAILS.

B) SOIL EXCAVATIONS FOR BALLED & BURLAP AND CONTAINER PLANTINGS MUST BE NO LESS THAN 2X ROOT BALL DIAMETER. SEE PLANTING DETAILS. IF QUESTIONABLE SUBSURFACE SOIL CONDITIONS EXIST SUCH AS POOR DRAINAGE CONDITIONS, RUBBLE OR OBSTRUCTIONS, REPORT TO THE LANDSCAPE ARCHITECT AND CONSTRUCTION MANAGER BEFORE PLANTING.

3.9 GRADING:

A) VERIFY GRADES PRIOR TO PLANTING. THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.

B) POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM AND AROUND BUILDINGS (REFER TO ENGINEERS GRADING PLANS). REPORT ANY CONFLICTS TO HAWK DESIGN, INC. PRIOR TO INSTALLATION.

C) FINISH GRADE OF PLANTINGS SHALL BE EQUIVALENT TO FORMER EXISTING GRADE OF PLANT IN THE NURSERY.

3.10 BALLED AND BURLAPED (B&B) MATERIALS:

A) REMOVE ROOT BASKETS (INCLUDING WIRE BASKETS), BURLAP, WRAPS AND TIES ENTIRELY AND DISCARD FROM SITE.

3.0 INSTALLATION CONT.

3.11 CONTAINER GROWN STOCK: SHALL BE REMOVED FROM CONTAINER BY CUTTING CONTAINER AWAY TO AVOID ROOT DAMAGE TO PLANT ROOT SYSTEM. IF PLANT ROOT IS BOUND, SLICE ROOT BALL APPROXIMATELY 2" DEEP WITH KNIFE OR SHARP SPADE. 3.12 DO NOT USE MUDDY OR FROZEN SOIL TO BACKFILL PLANTINGS.

3.13 WATERING: THOROUGHLY WATER UNTIL SOIL IS SATURATED AROUND ALL TREES AND SHRUBS AFTER PLANTING AND THROUGHOUT THE TIME PERIOD UNTIL FINAL ACCEPTANCE FROM CLIENT. DURING DRY CONDITIONS, WATER AS REQUIRED TO MAINTAIN PLANTS IN A WILT-FREE CONDITION.

3.14 PRUNING: ONLY REMOVE DEAD OR BROKEN BRANCHES FROM PLANTS.

3.15 STAKING AND GUYING: ALL TREES TO BE STAKED AND GUYED WITHIN 48 HOURS OF PLANTING. METHODS AND MATERIALS FOR STAKING AND GUYING ARE ILLUSTRATED IN INDIVIDUAL PLANTING DETAILS. NEATLY FLAG ALL GUY WIRES WITH ROT RESISTANCE YELLOW TREE MARKING RIBBON.

3.16 STAKE OUT PLANT LOCATIONS: PRIOR TO PLANTING THE CONTRACTOR SHALL LAYOUT THE EXTENT OF THE PLANT BEDS AND PROPOSED LOCATIONS FOR B&B PLANTS FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT.

3.17 PLANTING FIELD ADJUSTMENTS:

A) THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES.

B) LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS OR UNDER BUILDING OVERHANGS. NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES IN PLANTING PLAN VS. FIELD CONDITIONS.

C) SHRUBS PLANTED NEAR HVAC UNITS ARE TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN ONE FOOT (1') AIRSPACE BETWEEN THE UNIT AND THE PLANT. ANY PLANTING SHOWN ADJACENT TO CONDENSER UNITS SHALL BE PLANTED TO SCREEN THE UNITS. SHOULD THE CONDENSER UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIAL AROUND THE CONDENSERS AND ADJUST THE OTHER PLANTING ACCORDINGLY.

3.18 PLANT BED EDGES/LINES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE, FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4 FEET OF PLANT BEDS SHALL SHARE THE SAME MULCH BEDS.

3.19 ADA - THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE THAT A 1 FOOT VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIANS SIDEWALKS AND/OR TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD TO SLIGHTLY MINIMIZE BRANCH OVERHANG AND COMPLY WITH THE ADA ACT.

3.20 TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM WALLS AND WALKS WITHIN THE PROJECT. IF A CONFLICT ARISE BETWEEN ACTUAL SIZE OF AREA AND PLANS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE MATERIALS.

3.21 WATERING: TREE PITS SHALL BE FLOODED 2 TIMES IN SUCCESSION WITH WATER AND EVALUATED FOR DRAINAGE CHARACTERISTICS AFTER A 24 HOUR PERIOD. AFTER PLANTING, PLANTS SHALL RECEIVE THE EQUIVALENT OF 2" OF WATER A WEEK ON AVERAGE UNLESS LOCAL RAINFALL IS ADEQUATE. PLANTS SHOULD BE WATERED UNTIL THE GROUND FREEZES.

4.0 SEEDING AND SODDING

4.1 SEEDING OF LAWN AREAS: GRASS SEED APPLICATION SHALL BE SPREAD AT THE RATE OF 5 LBS. PER 1,000 SQUARE FEET. SEEDING SHALL BE ACCOMPLISHED BY MEANS OF A HYDRO-SEEDING PROCESS. ALSO SEE SECTION 1.13.

4.2 WATERING OF SEDED AREAS: 24 HOURS AFTER HYDRO SEEDING, THE CONTRACTOR SHALL WATER THE SEDED AREA LIGHTLY AND SUFFICIENTLY TO A DEPTH OF TWO INCHES (2") 2 TIMES A DAY (BETWEEN THE HOURS OF 1 PM AND 1 AM), UNTIL THE SEEDS ARE ESTABLISHED.

4.3 SEDED AREA PROTECTION: THE CONTRACTOR SHALL ERECT SUITABLE SIGNS AND BARRICADES NOTIFYING THE PUBLIC TO KEEP OFF THE SEDED AREAS UNTIL WELL ESTABLISHED. ANY TRAFFIC DAMAGE AND VANDALISM THAT MAY OCCUR PRIOR TO FINAL ACCEPTANCE OF THE WORK SHALL BE REPAIRED AND RESEEDED AT THE OWNER'S EXPENSE. ANY DISTURBED OR DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.

4.4 LAYING OF SOIL: A KENTUCKY BLUEGRASS SOIL MIX - BY LOCAL SOURCE AS SELECTED BY CONTRACTOR, SHALL BE FREELY CUT FROM THE SAME FIELD WITH 1/2 - 3/4 INCHES OF SOIL. SOIL SHALL BE LAID IMMEDIATELY WITH ANY STORED SOIL BEING UNROLLED GRASS SIDE UP AND KEPT WATERED. LAY COURSES TIGHTLY TOGETHER WITHOUT OVERLAPPING WITH THE JOINTS STAGGERED. AFTER SODDING IS COMPLETE, ROLL LIGHTLY. THE CONTRACTOR SHALL WATER THE SODDED AREAS TO A DEPTH OF AT LEAST SIX INCHES AFTER THE SODDING PROCESS. OWNER SHALL THEN BE RESPONSIBLE FOR WATERING. THE FREQUENCY SHALL BE DETERMINED BY RAIN FALl AND WINDS WITH THE UPPER TWO OR THREE INCHES OF SOIL NOT DRYING OUT MARKEDLY.

4.5 SODDED AREA: INSPECTION AND ACCEPTANCE. FOUR WEEKS AFTER CONTRACTOR COMPLETES INSTALLATION, LANDSCAPE ARCHITECT SHALL INSPECT THE LAWN TO DETERMINE THE ACCEPTABILITY OF THE INSTALLATION. SODDED AREAS FAILING TO SHOW ADEQUATE ROOTING INTO THE SUBSOIL, OVERLAPPING, COURSE SEPARATION, UNEVEN COURSE COLOR AND EXCESSIVE BROADLEAF WEED CONTENT SHALL BE REPLACED. THE COST SHALL BE BORNE BY THE CONTRACTOR EXCEPT WHERE VANDALISM OR NEGLECT ON THE PART OF OTHERS NOT UNDER THE CONTRACTOR'S CONTROL HAS RESULTED IN DAMAGE.

4.6 FINAL APPROVAL: SEDED AND SODDED AREAS WILL RECEIVE FINAL APPROVAL IF COVERAGE IS FULL AND CONSISTENT, FREE OF BARE SPOTS AND WEED FREE. WHEN GRASS IS CUT AT 2" HEIGHT NO SOIL SHOULD BE VISIBLE. SOD AREAS MUST HAVE RECEIVED A MINIMUM OF TWO MOINGS. AREAS SODDED AFTER NOVEMBER 1ST WILL BE ACCEPTED THE FOLLOWING SPRING - ONE MONTH AFTER THE START OF THE GROWING SEASON, IF THE ABOVE CRITERIA HAS BEEN MET.

5.0 MAINTENANCE

5.1 MAINTENANCE DURING INSTALLATION: MAINTENANCE OPERATIONS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE AS REQUIRED UNTIL FINAL ACCEPTANCE AND THEN FOR THE GUARANTEE PERIOD. PLANTS SHALL BE KEPT IN A HEALTHY, GROWING CONDITION BY WATERING, PRUNING, SPRAYING, WEEDING AND ANY OTHER NECESSARY OPERATIONS OF MAINTENANCE. PLANT SAUCERS AND BEDS SHALL BE KEPT FREE OF WEEDS, GRASS AND OTHER UNDESIRABLE VEGETATION. PLANTS SHALL BE INSPECTED AT LEAST ONCE PER WEEK BY THE CONTRACTOR DURING THE INSTALLATION PERIOD AND ANY NEEDED MAINTENANCE IS TO BE PERFORMED PROMPTLY.

5.2 GRASS AND WEED CONTROL: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOVING ALL GRASS AROUND LANDSCAPE BEDS AND INDIVIDUAL TREES AND SHRUBS UNTIL FINAL ACCEPTANCE. WEED CONTROL AREAS SHALL INCLUDE ALL LANDSCAPE BEDS AND THE AREA WITHIN 2 FEET OF THE OUTER EDGE OF THE MULCH AREA OR INDIVIDUAL TREE/SHRUBS.

5.3 THE CONTRACTOR SHALL WATER, FERTILIZE, WEED, CULTIVATE, REMULCH, SPRAY TO CONTROL INSECT INFESTATION AND DISEASE AND PERFORM ANY OTHER GOOD HORTICULTURAL PRACTICE NECESSARY TO MAINTAIN THE PLANTS IN A LIVING HEALTHY CONDITION UPON THE TIME FOR TERMINATION OF HIS RESPONSIBILITY FOR CARE AS SET OUT HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANTS THROUGHOUT LIFE OF THE CONTRACT.

5.4 ALL PLANTS STOLEN, DAMAGED OR DESTROYED BY FIRE, AUTOMOBILES, VANDALISM OR ANY OTHER CAUSE, WITH THE EXCEPTION OF PLANTS DAMAGED OR DESTROYED BY THE OWNER'S MAINTENANCE OPERATIONS, SHALL BE REPLACED BY THE OWNER PRIOR TO THE DATE OF FINAL ACCEPTANCE.

5.5 LANDSCAPE CONTRACTOR SHALL PREPARE MAINTENANCE SPECIFICATIONS AND SCHEDULE ANNUAL CARE OF ALL PLANTED AND LAWN AREAS INCLUDING FERTILIZING, WEEDING, MULCHING, BED EDGING, PRUNING AND PEST PREVENTION AND TREATMENT. SHRUBS SHALL NOT BE PRUNED FOR THE FIRST 3-5 YEARS UNLESS NECESSARY FOR SAFETY/STRUCTURAL CONCERNs. THE INTENT IS FOR THE PLANTINGS TO GROW INTO MASSES FOR SCREENING AND VISUAL INTEREST. SUBMIT MAINTENANCE SCHEDULE TO OWNER.

5.6 PLANTS SHALL RECEIVE THE EQUIVALENT OF 2" OF WATER A WEEK ON AVERAGE UNLESS LOCAL RAINFALL IS ADEQUATE. PLANTS SHOULD BE WATERED UNTIL THE GROUND FREEZES.



ENTRY TYPE B

CENTER STREET ELEVATION

project :

Tuscan Village Apartments

Salem, NH



END ELEVATION

COLOR 1. CREME

COLOR 1: LIGHT SEPIA BROWN

COLOR 1: WHITE

real:

heet No. :

A2.0

12-22-16

DOLBEN

150 Presidential Way P 781-404-4200
Suite 220 F 781-376-4252
Woburn, MA 01801 www.dolben.com

Consultant :



CENTER STREET ELEVATION

Project :

Tuscan Village

Apartments

Salem, NH



COLOR 4. GREEN



COLOR 1: LIGHT SEPIA BROWN

COLOR 1: WHITE

Date :	October 6, 2016
Scale :	
Project Number :	
Drawn By :	MBD
Checked By :	HDS

Drawing Title :

Building 2 & 4

Building 2 & 4

Elevations

Elevations

Seal :

Sheet No

A2.2

END ELEVATION

12-22-16

DOLBEN

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PLEASANT STREET / PARK ELEVATION

Project :

Tuscan Village

Apartments

Salem NH



COLOR 1: CREME



COLOR 1: LIGHT SEPIA BROWN

 COLOR 1: WHITE

Date : October 6, 2016
Scale :
Project Number :
Drawn By : MBD
Checked By : HDS

Drawing Title :

Building 2 & 4

Elevations

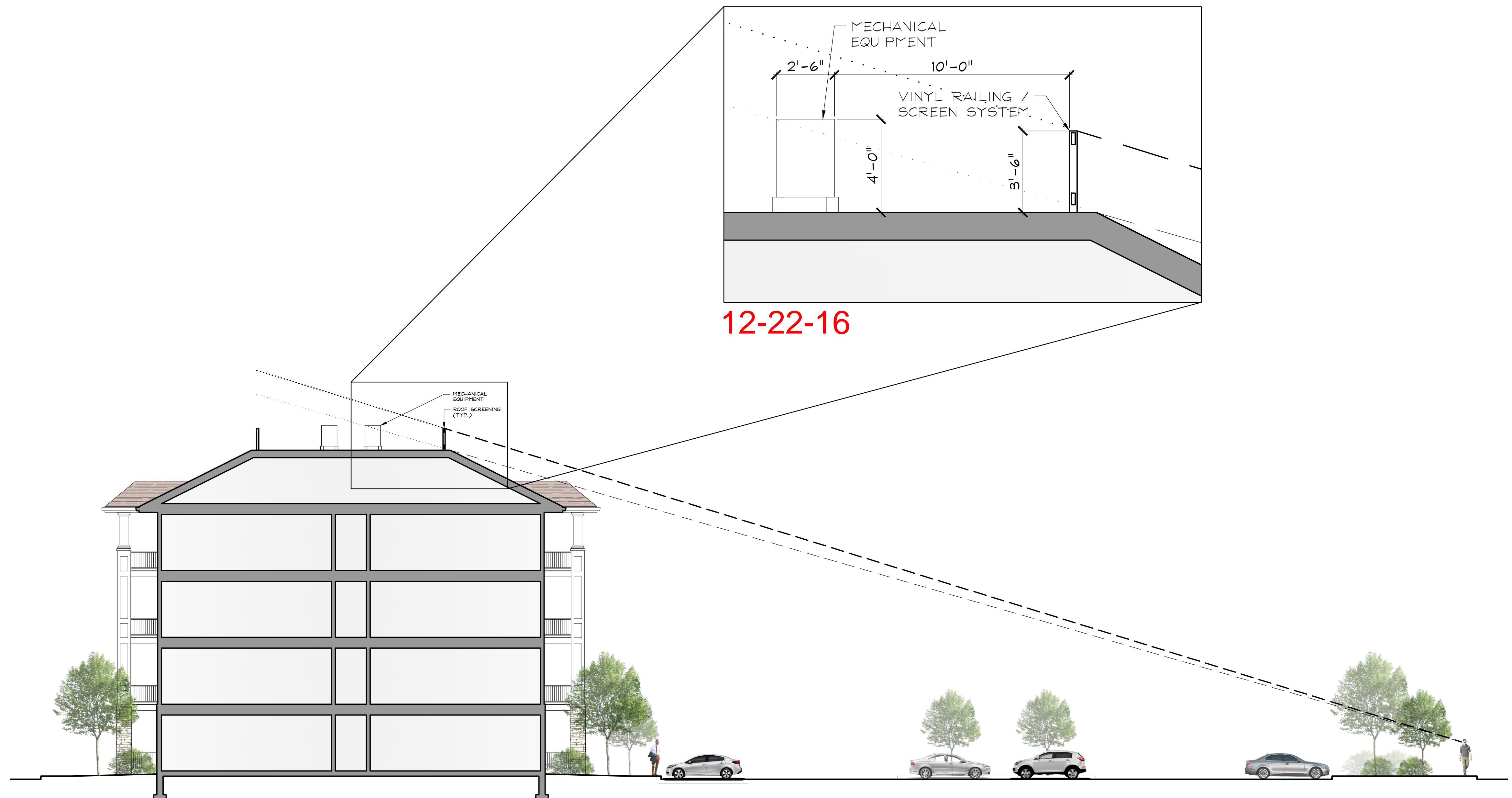
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END ELEVATION



CROSS SECTION DIAGRAM

Cross Section Diagram

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