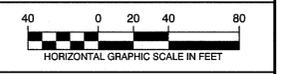


LEGEND

- 150— INDEX CONTOUR
- 152— INTERMEDIATE CONTOUR
- 154.75--- HALF FOOT CONTOUR
- 154.75— SPOT GRADE
- DRAIN LINE
- CATCH BASIN (CB)
- DRAIN MANHOLE (DMH)
- DRAIN INLET (DI)
- WATER QUALITY DEVICE (WQD)
- SEWER LINE
- SEWER MANHOLE (SMH)
- WATER LINE
- FIRE HYDRANT
- GATE VALVE & TEE
- ELECTRIC LINE
- ELECTRIC TRANSFORMER
- GAS LINE
- GAS METER
- CONCRETE WALL
- RETAINING WALL
- EROSION CONTROL BARRIER
- ⊕ POLE MOUNTED LIGHT (16'-20' POLE)
- ⊕ POLE MOUNTED LIGHT (12'-16' POLE)
- ⊕ PEDESTRIAN LEVEL LIGHT
- H.P. RAMP
- 100 FT. WETLAND BUFFER



REVISIONS

NO.	DATE	DESCRIPTION
6	1/28/16	ZBA PEER REVIEW COMMENTS
4	9/28/15	ZBA PEER REVIEW COMMENTS
3	4/30/15	CONSERVATION COMMISSION COMMENTS
2	03/04/15	CONSERVATION COMMISSION COMMENTS
1	11/12/14	UPDATED FOR NOI SUBMISSION

DATE: JUNE 25, 2014
 SCALE: 1" = 40'
 SHEET **C-3**

THE COMMONS AT WEISS FARM
 STONEHAM, MASSACHUSETTS

SITE GRADING AND DRAINAGE PLAN

hwmoore
 ASSOCIATES, INC.
 CIVIL ENGINEERING / LAND PLANNING
 112 Shawmut Avenue, Boston, MA 02118-2227
 TEL: 617-357-8145 FAX: 617-357-9495 WEB: hwmoore.com

PLAN REFERENCE:

- EXISTING CONDITIONS TAKEN FROM A DIGITAL FILE NAMED "13778-EC-SENT_2.dwg" OF A PLAN TITLED "TOPOGRAPHIC PLAN, WEISS FARM, 170 FRANKLIN ST, STONEHAM, PLAN DATED MAY 20, 2013. PLAN WAS PREPARED BY HARRY R. FELDMAN, INC. DIGITAL FILE WAS RECEIVED VIA EMAIL ON SEPTEMBER 16, 2013.
- PROPERTY LINE INFORMATION TAKEN FROM A DIGITAL FILE NAMED "13778-A-ANR.dwg" OF A PLAN TITLED "APPROVAL NOT REQUIRED PLAN, WEISS FARM, 170 FRANKLIN ST STONEHAM, MASS., AND DATED OCTOBER 4, 2013. PLAN WAS PREPARED BY HARRY R. FELDMAN, INC. DIGITAL FILE WAS RECEIVED VIA EMAIL ON NOVEMBER 11, 2014.
- PROPOSED BUILDINGS "A" & "B" TAKEN FROM A DIGITAL FILE NAMED "WeissA.dwg" PROPOSED BUILDING "C" TAKEN FROM A DIGITAL FILE NAMED "WeissC.dwg" PLAN WAS PREPARED BY THE CECIL GROUP, OF BOSTON, MA. DIGITAL FILE RECEIVED VIA EMAIL ON FEBRUARY 12, 2014.

777.14'
 N07°34'52"E
 (~972.25'~REC)
 (~970.39'~CALC)

Now or Formerly
 MARK L. SAVAGE
 BOOK 47195, PAGE 187
 MAP 8, LOT 101

Now or Formerly
 MARTIN H. WANTMAN
 L.C. CERT. 200113
 MAP 2, LOT 180

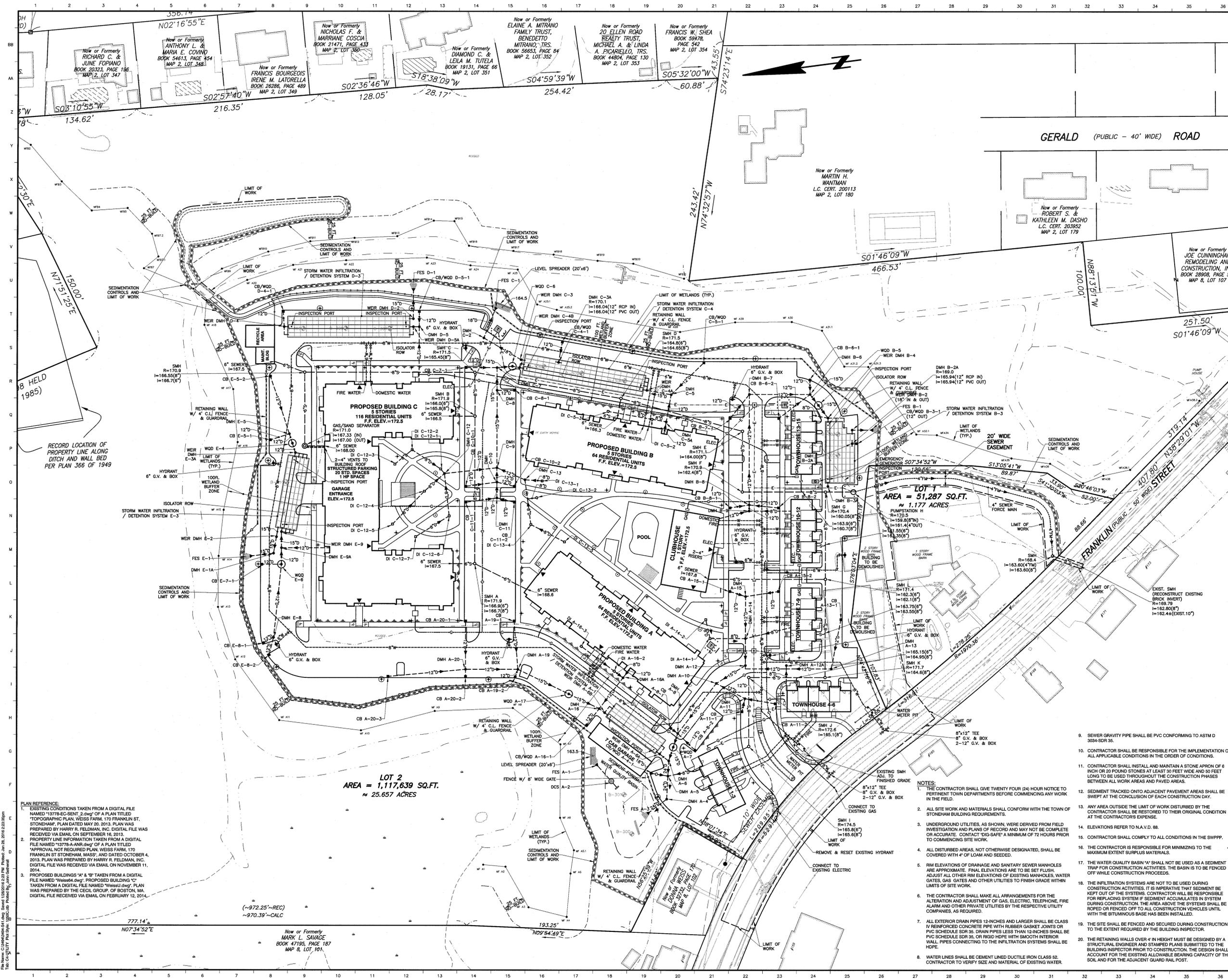
GERALD (PUBLIC - 40' WIDE) ROAD

Now or Formerly
 ROBERT S. &
 KATHLEEN M. DASHO
 L.C. CERT. 203852
 MAP 2, LOT 179

Now or Formerly
 JOE CUNNINGHAM
 REMODELING AND
 CONSTRUCTION, INC.
 BOOK 28008, PAGE 571
 MAP 8, LOT 107

LOT 1
 AREA = 51,287 SQ.FT.
 ≈ 1.177 ACRES

LOT 2
 AREA = 1,117,639 SQ.FT.
 ≈ 25.657 ACRES



LEGEND

- 150— INDEX CONTOUR
- 152— INTERMEDIATE CONTOUR
- 152.75— HALF FOOT CONTOUR
- 154.75— SPOT GRADE
- DRAIN LINE
- CATCH BASIN (CB)
- DRAIN MANHOLE (DMH)
- DRAIN INLET (DI)
- WATER QUALITY DEVICE (WQD)
- SEWER LINE
- SEWER MANHOLE (SMH)
- WATER LINE
- FIRE HYDRANT
- GATE VALVE & TEE
- ELECTRIC LINE
- ELECTRIC TRANSFORMER
- GAS LINE
- GAS METER
- CONCRETE WALK
- RETAINING WALL
- EROSION CONTROL BARRIER
- POLE MOUNTED LIGHT (16'-20' POLE)
- POLE MOUNTED LIGHT (12'-16' POLE)
- PEDESTRIAN LEVEL LIGHT
- H.P. RAMP
- 100 FT. WETLAND BUFFER

GERALD (PUBLIC - 40' WIDE) ROAD

FRANKLIN (PUBLIC - 50' WIDE) STREET

LOT 2
AREA = 1,117,639 SQ.FT.
 ≈ 25.67 ACRES

LOT 1
AREA = 51,287 SQ.FT.
 ≈ 1.177 ACRES

- PLAN REFERENCE:**
- EXISTING CONDITIONS TAKEN FROM A DIGITAL FILE NAMED "13778-EC-SENT 2.dwg" OF A PLAN TITLED "TOPOGRAPHIC PLAN, WEISS FARM, 170 FRANKLIN ST, STONEHAM, PLAN DATED MAY 20, 2013. PLAN WAS PREPARED BY HARRY R. FELDMAN, INC. DIGITAL FILE WAS RECEIVED VIA EMAIL ON SEPTEMBER 16, 2013.
 - PROPERTY LINE INFORMATION TAKEN FROM A DIGITAL FILE NAMED "13778-A-ANR.dwg" OF A PLAN TITLED "APPROVAL NOT REQUIRED PLAN, WEISS FARM, 170 FRANKLIN ST, STONEHAM, MASS., AND DATED OCTOBER 4, 2013. PLAN WAS PREPARED BY HARRY R. FELDMAN, INC. DIGITAL FILE WAS RECEIVED VIA EMAIL ON NOVEMBER 11, 2014.
 - PROPOSED BUILDINGS "A" & "B" TAKEN FROM A DIGITAL FILE NAMED "Weiss.dwg", PROPOSED BUILDING "C" TAKEN FROM A DIGITAL FILE NAMED "Weiss.dwg", PLAN WAS PREPARED BY THE CECIL GROUP, OF BOSTON, MA. DIGITAL FILE RECEIVED VIA EMAIL ON FEBRUARY 12, 2014.

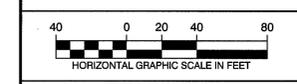
REVISIONS	
NO.	DESCRIPTION
6	1/28/16 ZBA PEER REVIEW COMMENTS
4	9/28/15 ZBA PEER REVIEW COMMENTS
3	4/30/15 CONSERVATION COMMISSION COMMENTS
2	03/04/15 CONSERVATION COMMISSION COMMENTS
1	11/12/14 UPDATED FOR NOI SUBMISSION

DATE: JUNE 25, 2014
SCALE: 1" = 40'
SHEET C-4

THE COMMONS AT WEISS FARM
 STONEHAM, MASSACHUSETTS

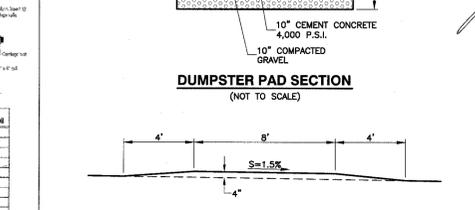
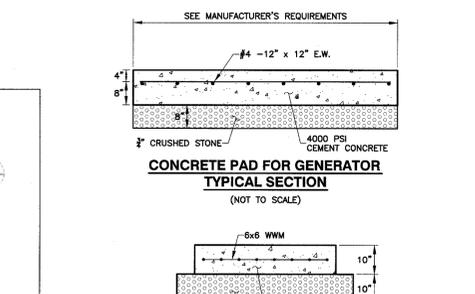
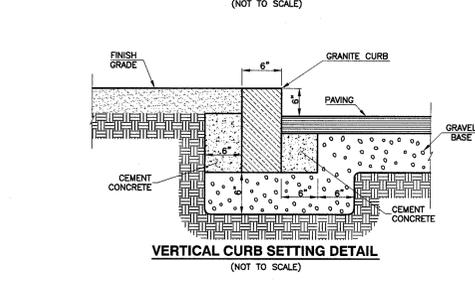
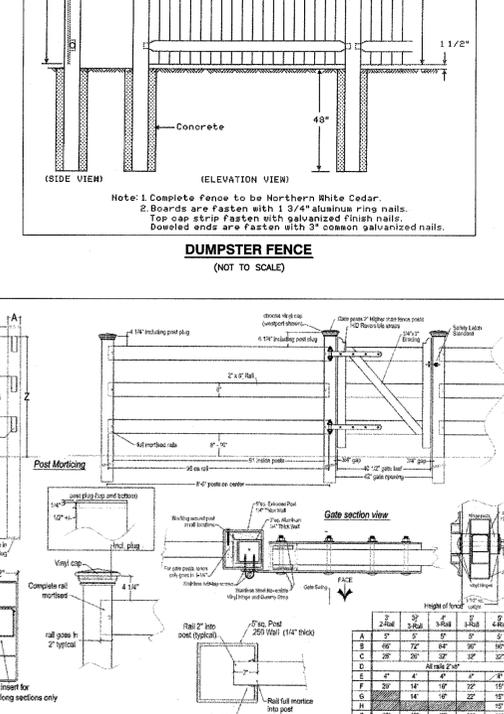
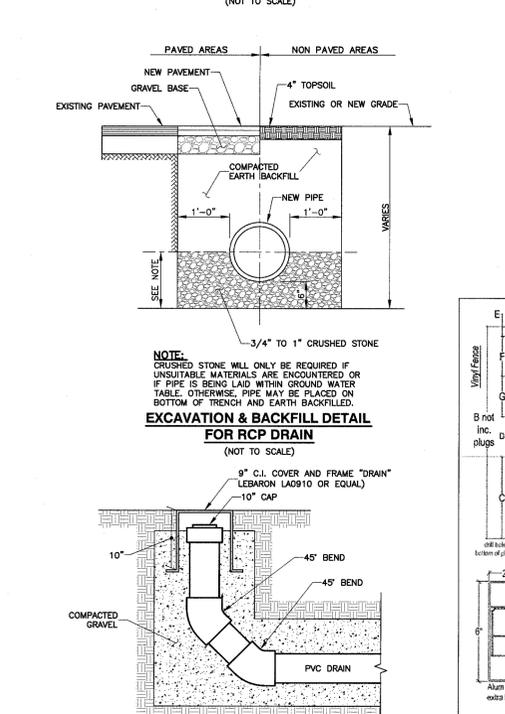
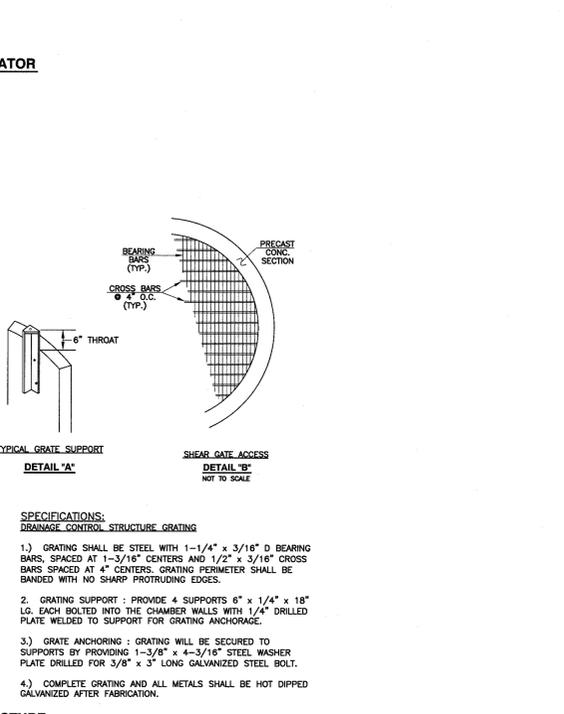
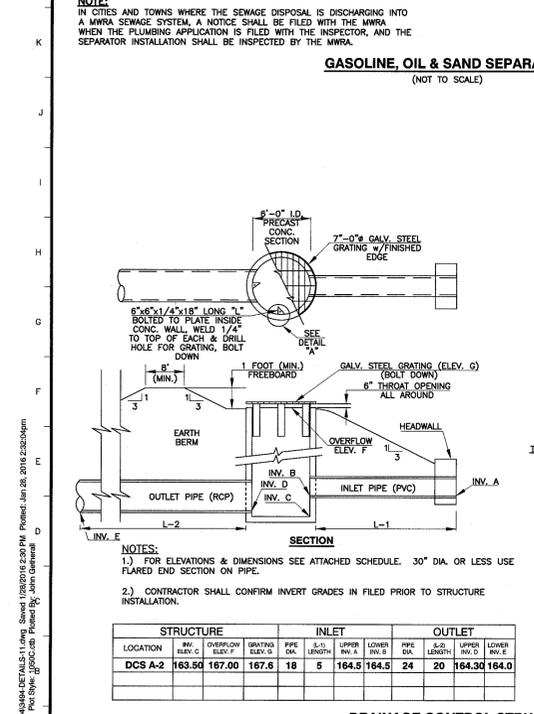
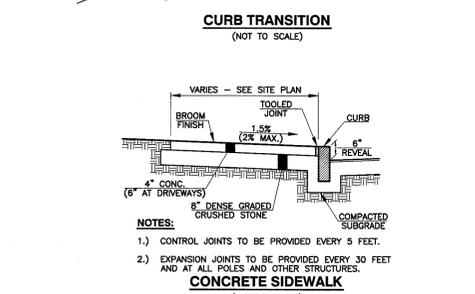
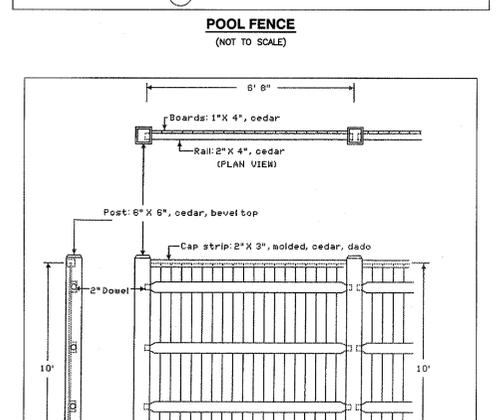
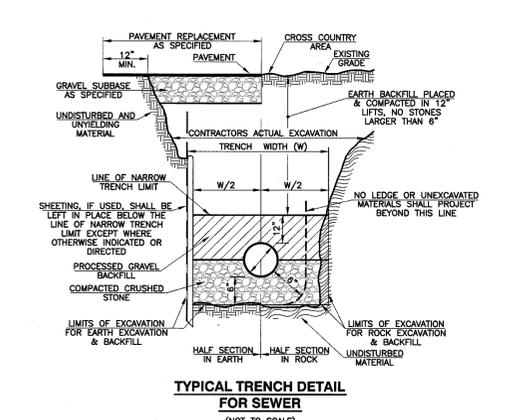
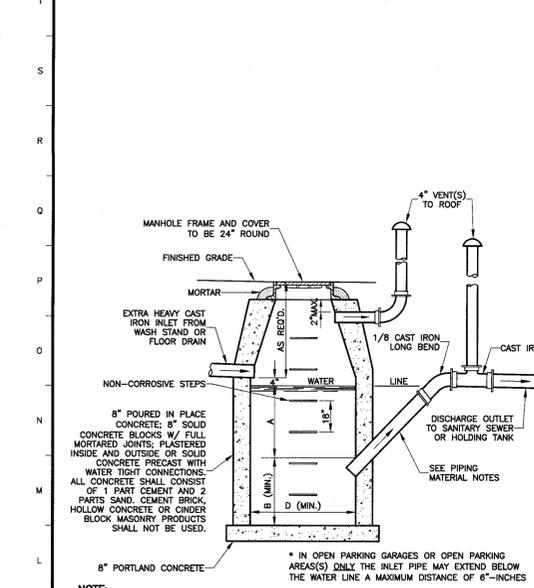
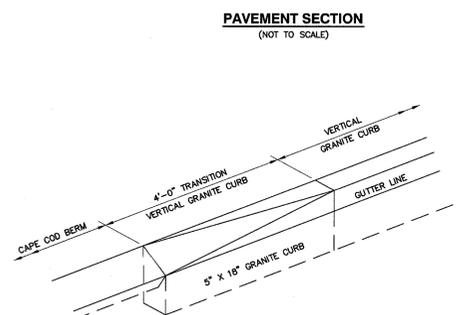
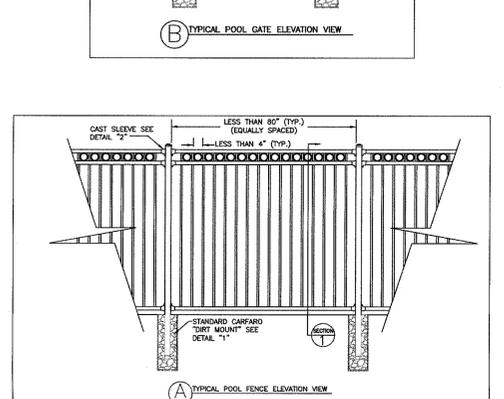
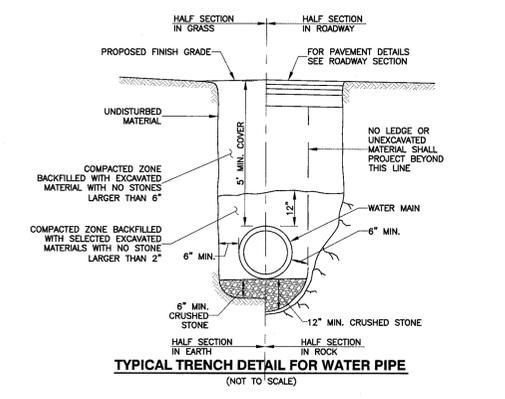
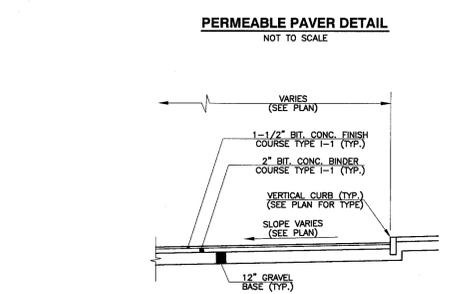
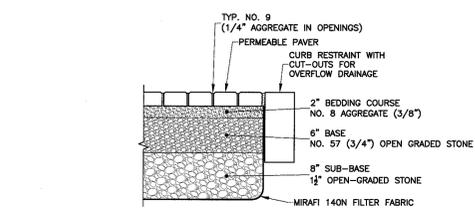
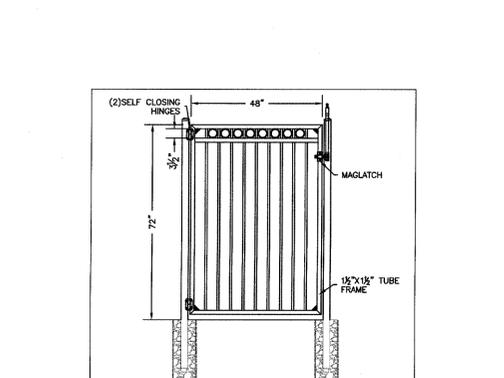
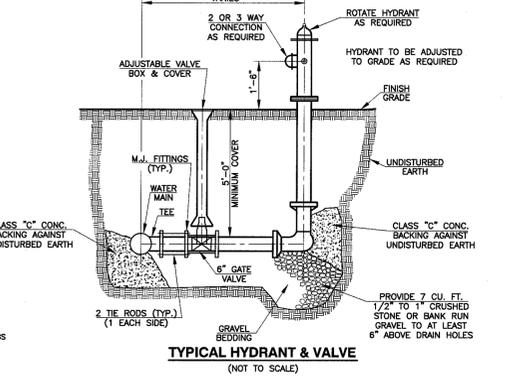
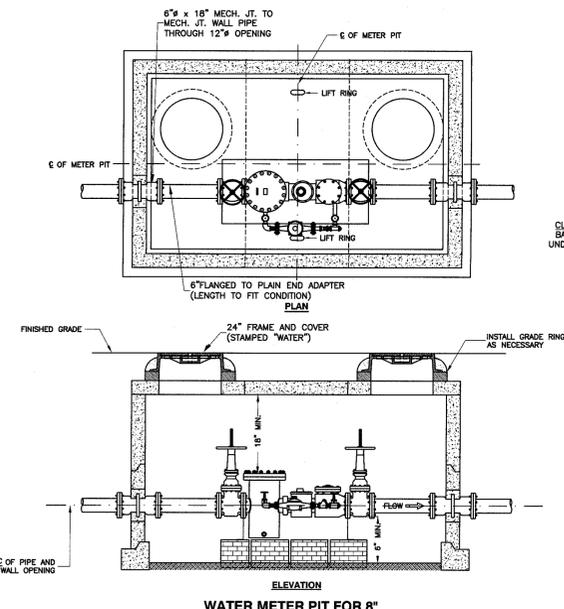
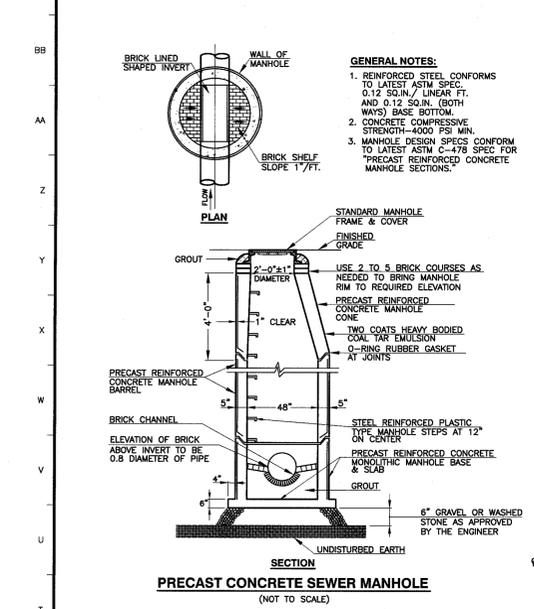
SITE UTILITY PLAN

hwmoore
 ASSOCIATES, INC.
 CIVIL ENGINEERING & LAND PLANNING
 112 Shawmut Avenue, Boston, MA 02118-2227
 Tel: 617-357-8145 Fax: 617-357-9495 web: hwmoore.com



- NOTES:**
- THE CONTRACTOR SHALL GIVE TWENTY FOUR (24) HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
 - ALL SITE WORK AND MATERIALS SHALL CONFORM WITH THE TOWN OF STONEHAM BUILDING REQUIREMENTS.
 - UNDERGROUND UTILITIES, AS SHOWN, WERE DERIVED FROM FIELD INVESTIGATION AND PLANS OF RECORD AND MAY NOT BE COMPLETE OR ACCURATE. CONTACT "DIG-SAFE" A MINIMUM OF 72 HOURS PRIOR TO COMMENCING SITE WORK.
 - ALL DISTURBED AREAS, NOT OTHERWISE DESIGNATED, SHALL BE COVERED WITH 4" OF LOAM AND SEEDED.
 - RIM ELEVATIONS OF DRAINAGE AND SANITARY SEWER MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH. ADJUST ALL OTHER RIM ELEVATIONS OF EXISTING MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE WITHIN LIMITS OF SITE WORK.
 - THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM AND OTHER PRIVATE UTILITIES BY THE RESPECTIVE UTILITY COMPANIES, AS REQUIRED.
 - ALL EXTERIOR DRAIN PIPES 12-INCHES AND LARGER SHALL BE CLASS IV REINFORCED CONCRETE PIPE WITH RUBBER GASKET JOINTS OR PVC SCHEDULE SDR 35. DRAIN PIPES LESS THAN 12-INCHES SHALL BE HOPE.
 - WATER LINES SHALL BE CEMENT LINED DUCTILE IRON CLASS 52. CONTRACTOR TO VERIFY SIZE AND MATERIAL OF EXISTING WATER.

File Name: C:\projects\13778\13778-EC-SENT 2.dwg, Date: 6/25/2014 2:23:28 PM, Plot Date: 6/25/2014 2:23:28 PM, Plot Scale: 1" = 40', Plot Sheet: C-4 of 4, Plot Title: SITE UTILITY PLAN, Plot User: JAMES M. WHITE



INLET	D	A	B
4"	3'-6"	3'-0"	2'-8"
5"	3'-6"	4'-0"	4'-0"
6"	4'-0"	4'-0"	3'-0"
8"	4'-0"	4'-0"	3'-0"
10"	4'-0"	4'-0"	3'-0"
12"	4'-0"	4'-0"	3'-0"
14"	4'-0"	4'-0"	3'-0"
16"	4'-0"	4'-0"	3'-0"
18"	4'-0"	4'-0"	3'-0"
20"	4'-0"	4'-0"	3'-0"
24"	4'-0"	4'-0"	3'-0"
30"	4'-0"	4'-0"	3'-0"
36"	4'-0"	4'-0"	3'-0"
42"	4'-0"	4'-0"	3'-0"
48"	4'-0"	4'-0"	3'-0"
54"	4'-0"	4'-0"	3'-0"
60"	4'-0"	4'-0"	3'-0"
66"	4'-0"	4'-0"	3'-0"
72"	4'-0"	4'-0"	3'-0"
78"	4'-0"	4'-0"	3'-0"
84"	4'-0"	4'-0"	3'-0"
90"	4'-0"	4'-0"	3'-0"
96"	4'-0"	4'-0"	3'-0"
102"	4'-0"	4'-0"	3'-0"
108"	4'-0"	4'-0"	3'-0"
114"	4'-0"	4'-0"	3'-0"
120"	4'-0"	4'-0"	3'-0"

- GENERAL CONSTRUCTION NOTES:**
1. THE SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER IS TO INCORPORATE A CENTER-HOLE.
 2. A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE OF A BUILDING. THE COVER SHALL BE NO LESS THAN A 24" DIAMETER.
 3. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB-SURFACE WATER FROM ENTERING.
 4. THE INLET PIPE SHALL BE NO LESS THAN FOUR INCHES ABOVE THE WATER LINE LEVEL.
 5. WHEN THE SEPARATOR IS SUBJECT TO FREEZING IT SHALL BE SET A MINIMUM OF THREE FEET BELOW GRADE.
 6. THE SEPARATOR SHALL BE FILLED WITH WATER AND LEAK TESTED BEFORE BEING INTRODUCED INTO SERVICE.
 7. THE NON-CORROSIVE STEPS SHALL BE SPACED AT 18"-INCHES APART.
 8. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.

- PIPING MATERIAL NOTES:**
1. NO-HUB CAST IRON WITH PRODUCT APPROVED STAINLESS STEEL CLAMPS.
 2. SERVICE WEIGHT CAST IRON WITH PRODUCT APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.
 3. EXTRA HEAVY CAST IRON WITH PRODUCT APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.

REVISIONS

NO.	DATE	DESCRIPTION
6	1/28/16	ZBA PEER REVIEW COMMENTS
3	4/30/15	CONSERVATION COMMISSION COMMENTS
2	03/04/15	CONSERVATION COMMISSION COMMENTS
1	11/12/14	UPDATED FOR NOI SUBMISSION

DATE: JUNE 25, 2014
 SCALE: AS NOTED
 SHEET C-7

THE COMMONS AT WEISS FARM
 STONEHAM, MASSACHUSETTS

SITE DETAILS PLAN

hwmoore ASSOCIATES, INC.
 CIVIL ENGINEERING / LAND PLANNING
 112 Shawmut Avenue, Boston, MA 02118-2227
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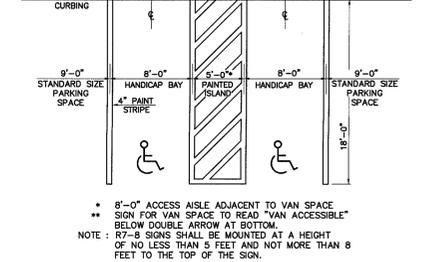
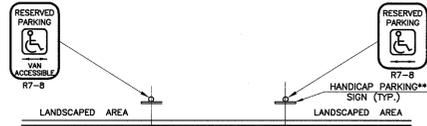
DETECTABLE WARNING APPLICATION NOTES

TRUNCATED DOMES (SEE CUR SECTION 10.4.2) SHALL BE PLACED ACROSS THE ENTIRE WIDTH OF THE SIDEWALK FOR A DISTANCE OF NOT LESS THAN 2 FEET ALONG THE SIDEWALK, WHENEVER A PUBLIC SIDEWALK CROSSES A RAIL SYSTEM AT GRADE.

A. AT GRADE CROSSINGS WITH A PEDESTRIAN CONTROL GATE, THE EDGE OF THE 2 FOOT LENGTH OF DETECTABLE WARNING CLOSEST TO THE CONTROL GATE, SHALL BE PLACED PARALLEL TO THE CONTROL GATE AT A DISTANCE OF BETWEEN 4 FEET AND 5 FEET FROM THE GATE IN A DOWN POSITION.

B. AT GRADE CROSSINGS WITHOUT A CONTROL GATE, THE EDGE OF THE 2 FOOT LENGTH OF DETECTABLE WARNING CLOSEST TO THE FIRST RAIL SHALL BE PLACED AT A DISTANCE OF 21 FEET IN ADVANCE OF THE FIRST RAIL CROSSING THE PATH OF TRAVEL.

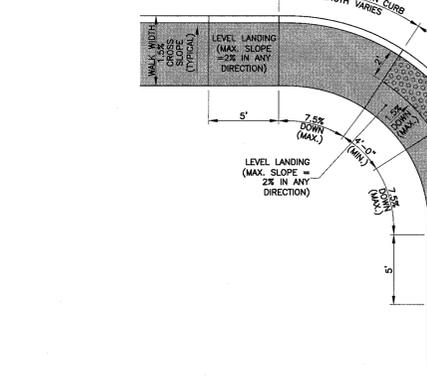
C. MID MATERIAL SPECIFICATION TO BE WRITTEN.



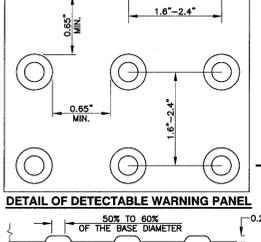
8'-0" ACCESS AISLE ADJACENT TO VAN SPACE
 ** SIGN FOR VAN SPACE TO READ "VAN ACCESSIBLE"
 BELOW DOUBLE ARROW AT BOTTOM.
 NOTE: RT-8 SIGN SHALL BE MOUNTED AT A HEIGHT OF NO LESS THAN 5 FEET AND NOT MORE THAN 8 FEET TO THE TOP OF THE SIGN.

ADA REQUIREMENTS:
 1. WALKS SHALL NOT EXCEED 5% SLOPE.
 2. WALKS CROSS SLOPE SHALL NOT EXCEED 2%.
 3. SLOPE AT HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.

**LAYOUT PLAN
 TYPICAL HANDICAP PARKING**
 (NOT TO SCALE)



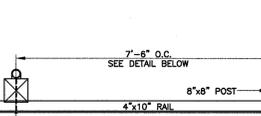
TYPICAL INSTALLATION



DETAIL OF DETECTABLE WARNING PANEL

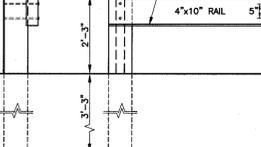


**SECTION A-A
 DETECTABLE WARNING PANEL
 FOR WHEELCHAIR RAMPS**
 (NOT TO SCALE)



NOTE: PANELS MAY BE CONCRETE, PRECAST OR CAST IN PLACE OR OTHER SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

**SINGLE FACE WOOD GUARD RAIL DETAIL WITH
 CHAIN LINK FENCE AT RETAINING WALLS**
 (NOT TO SCALE)

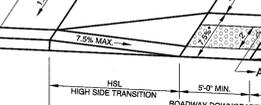


ALL WOOD TO RECEIVE OSBME E-33 PRESERVATIVE TREATMENT

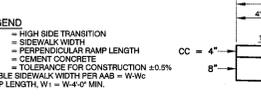
**WHEELCHAIR CURB CUT
 LESS THAN 12'-4" SIDEWALK**
 (NOT TO SCALE)



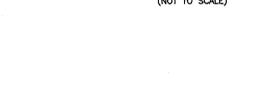
**WHEELCHAIR CURB CUT
 GREATER THAN 12'-4" SIDEWALK**
 (NOT TO SCALE)



**WHEELCHAIR CURB CUT
 TYPE "E"**
 (NOT TO SCALE)



**WHEELCHAIR CURB CUT
 TYPE "A"**
 (NOT TO SCALE)



**WHEELCHAIR CURB CUT
 TYPE "B"**
 (NOT TO SCALE)



ACCESSIBILITY NOTES

1. SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH THE MASSACHUSETTS' ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS AND THE AMERICANS DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG).

2. IT IS ESSENTIAL THAT CONTRACTORS BE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. THESE NOTES AND DETAILS ARE INTENDED TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE TIME WHEN THEY ARE BIDDING THE PROJECT. IF SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY, BEFORE MOVING FORWARD WITH THE WORK.

3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CIVIL ENGINEER IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY H.W. MOORE ASSOCIATES OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).

4. AAB REGULATIONS DO NOT ALLOW ANY TOLERANCE ON SLOPE REQUIREMENTS AND THE MAXIMUM SLOPES LISTED BELOW CAN NOT BE EXCEEDED.

5. IT IS RECOMMENDED THAT THE CONTRACTOR USE A 3-FOOT DIGITAL LEVEL TO VERIFY SLOPES PRIOR TO PLACING THE FINISHED SURFACE. IT IS FURTHER RECOMMENDED THAT FORMS BE CHECKED PRIOR TO PLACING CONCRETE OR ASPHALT.

6. THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT CURB AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, SLOPE, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.

ACCESSIBILITY NOTES (CONT.)

7. IF A CURB CUT RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES.

8. WHERE PROVIDED, CURB CUT RAMP FLARES SHALL NOT EXCEED 10%. IF THE CLEAR LENGTH OF THE LANDING IS LESS THAN FORTY-EIGHT (48) INCHES THEN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 4.33%.

9. CURB CUT RAMPS AND THE FLARED SIDES OF CURB CUT RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES. CURBS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

10. CURB CUT RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

11. CURB CUT RAMPS SHALL HAVE A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING PANEL COMPLYING WITH ADAAG, EXTENDING THE FULL WIDTH OF THE RAMP. REFER TO DETECTABLE WARNING DETAILS AND NOTES FOR PLACEMENT.

12. WHERE PROVIDED, STOP LINES SHALL BE LOCATED IN ADVANCE OF CURB CUT RAMP.

13. WHERE PROVIDED, DRAINAGE INLETS SHALL BE LOCATED UPSTREAM OF CURB RAMPS AND NOT IN THE RAMP AREA.

14. CURB CUT RAMP TYPE AND LOCATION ARE SHOWN ON PLAN.

ACCESSIBLE PARKING SPACES:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.

2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE AT LEAST 8 FEET WIDE. WHERE PARKING SPACES AND ACCESS AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS SHALL BE MADE FROM CENTERLINE OF THE MARKINGS.

3. PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH PROVISIONS FOR ACCESSIBLE ROUTES.

4. TWO (2) ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE.

5. ACCESS AISLES SHALL EXTEND THE FULL LENGTH OF THE PARKING SPACE THEY SERVE.

6. ACCESS AISLES SHALL NOT OVERLAP THE VEHICULAR WAY. ACCESS AISLES SHALL BE PERMITTED TO BE PLACED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED VAN PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.

7. SURFACES OF PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

8. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ANY DIRECTION.

9. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.

10. PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF FEET 2 INCHES (60") MINIMUM. SIGNS SHALL BE PROVIDED AT ENTRANCES TO PARKING FACILITIES INFORMING DRIVERS OF CLEARANCES AND THE LOCATION OF VAN ACCESSIBLE PARKING SPACES.

11. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. EACH ACCESS AISLE SHALL BE CLEARLY MARKED BY MEANS OF DIAGONAL STRIPES. SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 4 FEET AND 8 FEET TO THE TOP OF THE SIGN AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED WITH BOLLARD PROTECTION.

12. ACCESSIBLE PARKING SPACE, ACCESS AISLE STRIPING, AND INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PAINTED BLUE.

ACCESSIBLE ROUTE NOTES:

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS OR SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY THEY SERVE.

2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

3. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.

4. TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE).

WALKWAYS:

1. WIDTH OF WALKWAYS SHALL NOT BE LESS THAN 48 INCHES, EXCLUDING CURB STONES.

2. WALKWAYS SHALL PROVIDE A MINIMUM OF 36 INCHES CLEAR, UNOBSTRUCTED PATH OF TRAVEL PAST ALL OBSTRUCTIONS, (I.E. UTILITY POLES, SIGNS, FIRE HYDRANTS, ETC.)

3. WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.

4. AT THE INTERSECTION OF TWO SIDEWALKS, THERE SHALL BE A LEVEL LANDING WITH NO SLOPE GREATER THAN 2% IN ANY DIRECTION.

5. ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS CONSIDERED A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB CUT RAMPS.

6. ACCESSIBLE ROUTE SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

7. IF CATCH BASINS OR OTHER GRATINGS ARE LOCATED WITHIN A ACCESSIBLE ROUTE, THEN AN ADA GRATE SHALL BE USED WITH SPACES NO GREATER THAN 1/8" WIDE IN THE DIRECTION OF TRAVEL.

RAMPS:

1. ANY PART OF AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 5% SHALL BE CONSIDERED A RAMP OR A CURB CUT RAMP.

2. THE MAXIMUM RUNNING SLOPE FOR A RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.

3. THE CLEAR WIDTH OF A RAMP SHALL BE 48 INCHES MINIMUM AS MEASURED BETWEEN THE HANDRAILS.

4. THE MAXIMUM RISE FOR ANY RAMP RUN SHALL BE 30 INCHES.

5. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE LANDING CLEAR LENGTH SHALL BE SIXTY (60) INCHES LONG MINIMUM. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF SIXTY (60) INCHES BY SIXTY (60) INCHES MINIMUM.

6. EDGE PROTECTION COMPLYING WITH AAB AND ADAAG REQUIREMENTS SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND ON EACH SIDE OF RAMP LANDINGS.

7. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 521 CMR FIGURES 26d AND 26e SHALL BE COMPLIED WITH.

CURB CUT RAMPS:

1. CURB CUT RAMPS ARE REQUIRED AT THE CORNER OF EACH INTERSECTION AND WHERE A PEDESTRIAN PATH OF TRAVEL CROSSES A ROAD, DRIVEWAY OR OTHER VEHICULAR WAY.

2. THE MAXIMUM RUNNING SLOPE OF A CURB CUT RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.

3. CURB CUT RAMPS MAY EXTEND UP TO 15 FEET IN LENGTH.

4. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB CUT RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB CUT RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.

5. THE MINIMUM CLEAR WIDTH OF A CURB CUT RAMP SHALL BE 36 INCHES, EXCLUSIVE OF FLARED SIDES, IF PROVIDED.

6. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB CUT RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE 48 INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB CUT RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.

ACCESSIBILITY NOTES (CONT.)

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.

2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE AT LEAST 8 FEET WIDE. WHERE PARKING SPACES AND ACCESS AISLES ARE MARKED WITH LINES, THE WIDTH MEASUREMENTS SHALL BE MADE FROM CENTERLINE OF THE MARKINGS.

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8. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ANY DIRECTION.

9. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.

10. PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF FEET 2 INCHES (60") MINIMUM. SIGNS SHALL BE PROVIDED AT ENTRANCES TO PARKING FACILITIES INFORMING DRIVERS OF CLEARANCES AND THE LOCATION OF VAN ACCESSIBLE PARKING SPACES.

11. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. EACH ACCESS AISLE SHALL BE CLEARLY MARKED BY MEANS OF DIAGONAL STRIPES. SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 4 FEET AND 8 FEET TO THE TOP OF THE SIGN AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED WITH BOLLARD PROTECTION.

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2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.

3. DIRECTIONAL SIGNAGE INDICATING THE ROUTE TO THE NEAREST ACCESSIBLE BUILDING ENTRANCE SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES.

4. TRANSITIONS BETWEEN RAMPS, WALKS, LANDINGS, GUTTERS OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4 INCH MAXIMUM VERTICAL CHANGE).

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3. WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%.

4. AT THE INTERSECTION OF TWO SIDEWALKS, THERE SHALL BE A LEVEL LANDING WITH NO SLOPE GREATER THAN 2% IN ANY DIRECTION.

5. ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS CONSIDERED A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB CUT RAMPS.

6. ACCESSIBLE ROUTE SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.

7. IF CATCH BASINS OR OTHER GRATINGS ARE LOCATED WITHIN A ACCESSIBLE ROUTE, THEN AN ADA GRATE SHALL BE USED WITH SPACES NO GREATER THAN 1/8" WIDE IN THE DIRECTION OF TRAVEL.

RAMPS:

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3. THE CLEAR WIDTH OF A RAMP SHALL BE 48 INCHES MINIMUM AS MEASURED BETWEEN THE HANDRAILS.

4. THE MAXIMUM RISE FOR ANY RAMP RUN SHALL BE 30 INCHES.

5. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF RAMPS. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2.0% IN ANY DIRECTION. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE LANDING CLEAR LENGTH SHALL BE SIXTY (60) INCHES LONG MINIMUM. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING OF SIXTY (60) INCHES BY SIXTY (60) INCHES MINIMUM.

6. EDGE PROTECTION COMPLYING WITH AAB AND ADAAG REQUIREMENTS SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND ON EACH SIDE OF RAMP LANDINGS.

7. WHERE DOORWAYS ARE LOCATED ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY 521 CMR FIGURES 26d AND 26e SHALL BE COMPLIED WITH.

CURB CUT RAMPS:

1. CURB CUT RAMPS ARE REQUIRED AT THE CORNER OF EACH INTERSECTION AND WHERE A PEDESTRIAN PATH OF TRAVEL CROSSES A ROAD, DRIVEWAY OR OTHER VEHICULAR WAY.

2. THE MAXIMUM RUNNING SLOPE OF A CURB CUT RAMP SHALL BE 8.33% AND THE MAXIMUM CROSS SLOPE SHALL BE 2.0%.

3. CURB CUT RAMPS MAY EXTEND UP TO 15 FEET IN LENGTH.

4. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB CUT RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB CUT RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.

5. THE MINIMUM CLEAR WIDTH OF A CURB CUT RAMP SHALL BE 36 INCHES, EXCLUSIVE OF FLARED SIDES, IF PROVIDED.

6. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB CUT RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE 48 INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB CUT RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.

LEGEND

%	LENGTH
0	6'-6"
>0 to 1	7'-8"
>1 to 2	9'-0"
>2 to 3	11'-0"
>3 to 4	14'-0"
>4	15'-0" Max.

NOTE: BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6"

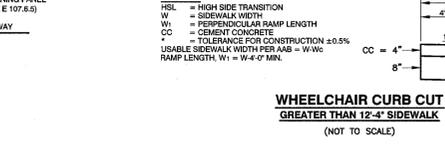
**CURB TRANSITION LENGTHS FOR
 WHEELCHAIR CURB CUT RAMPS**



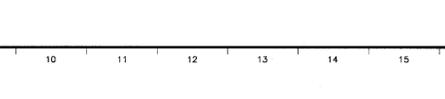
LEGEND

HSL = HIGH SIDE TRANSITION	W1 = PERPENDICULAR RAMP LENGTH
W = SIDEWALK WIDTH	W2 = CURB WIDTH
CC = CEMENT CONCRETE	± = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AAB = W-W2	USABLE SIDEWALK WIDTH PER AAB = W-W2
RAMP LENGTH, W1 = W-4'-0" MIN.	

STEEL BOLLARD DETAIL
 (NOT TO SCALE)



**STRAW WATTLES & SILT FENCE
 SEDIMENTATION CONTROL**
 (NOT TO SCALE)



ACCESSIBILITY NOTES

1. SPECIAL ATTENTION SHALL BE GIVEN TO COMPLIANCE WITH THE MASSACHUSETTS' ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS AND THE AMERICANS DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG).

2. IT IS ESSENTIAL THAT CONTRACTORS BE AWARE OF THE SITE ACCESSIBILITY REQUIREMENTS. THESE NOTES AND DETAILS ARE INTENDED TO ASSURE THAT CONTRACTORS ARE AWARE OF THE REQUIREMENTS AT THE TIME WHEN THEY ARE BIDDING THE PROJECT. IF SLOPES / GRADES AND DIMENSIONS ARE NOT ACHIEVABLE, THE CONTRACTOR IS REQUIRED TO CONTACT THE OWNER IMMEDIATELY, BEFORE MOVING FORWARD WITH THE WORK.

3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CIVIL ENGINEER IMMEDIATELY OF ANY CONFLICT BETWEEN THESE NOTES AND DETAILS AND OTHER PROJECT DRAWINGS, WHETHER BY H.W. MOORE ASSOCIATES OR OTHERS. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK FOR WHICH THE ALLEGED CONFLICT HAS BEEN DISCOVERED UNTIL SUCH ALLEGED CONFLICT HAS BEEN RESOLVED. NO CLAIM SHALL BE MADE BY THE CONTRACTOR FOR DELAY DAMAGES AS A RESULT OF RESOLUTION OF ANY SUCH CONFLICT(S).

4. AAB REGULATIONS DO NOT ALLOW ANY TOLERANCE ON SLOPE REQUIREMENTS AND THE MAXIMUM SLOPES LISTED BELOW CAN NOT BE EXCEEDED.

5. IT IS RECOMMENDED THAT THE CONTRACTOR USE A 3-FOOT DIGITAL LEVEL TO VERIFY SLOPES PRIOR TO PLACING THE FINISHED SURFACE. IT IS FURTHER RECOMMENDED THAT FORMS BE CHECKED PRIOR TO PLACING CONCRETE OR ASPHALT.

6. THESE ACCESSIBILITY NOTES AND DETAILS ARE INTENDED TO DEPICT CURB AND DIMENSIONAL REQUIREMENTS ONLY. REFER TO SIDEWALK, SLOPE, AND PAVEMENT DETAILS FOR ADDITIONAL INFORMATION.

ACCESSIBILITY NOTES (CONT.)

7. IF A CURB CUT RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES.

8. WHERE PROVIDED, CURB CUT RAMP FLARES SHALL NOT EXCEED 10%. IF THE CLEAR LENGTH OF THE LANDING IS LESS THAN FORTY-EIGHT (48) INCHES THEN THE SLOPE OF THE FLARED SIDES SHALL NOT EXCEED 4.33%.

9. CURB CUT RAMPS AND THE FLARED SIDES OF CURB CUT RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES OR PARKING ACCESS AISLES. CURBS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.

10. CURB CUT RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.

11. CURB CUT RAMPS SHALL HAVE A TWENTY-FOUR (24) INCH DEEP DETECTABLE WARNING PANEL COMPLYING WITH ADAAG, EXTENDING THE FULL WIDTH OF THE RAMP. REFER TO DETECTABLE WARNING DETAILS AND NOTES FOR PLACEMENT.

12. WHERE PROVIDED, STOP LINES SHALL BE LOCATED IN ADVANCE OF CURB CUT RAMP.

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14. CURB CUT RAMP TYPE AND LOCATION ARE SHOWN ON PLAN.

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1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE.

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7. SURFACES OF PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL BE STABLE, FIRM AND SLIP RESISTANT. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE.

8. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 2.0% IN ANY DIRECTION.

9. PARKED VEHICLE OVERHANGS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE.

10. PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF FEET 2 INCHES (60") MINIMUM. SIGNS SHALL BE PROVIDED AT ENTRANCES TO PARKING FACILITIES INFORMING DRIVERS OF CLEARANCES AND THE LOCATION OF VAN ACCESSIBLE PARKING SPACES.

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4. AT THE INTERSECTION OF TWO SIDEWALKS, THERE SHALL BE A LEVEL LANDING WITH NO SLOPE GREATER THAN 2% IN ANY DIRECTION.

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4. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB CUT RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB CUT RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.

5. THE MINIMUM CLEAR WIDTH OF A CURB CUT RAMP SHALL BE 36 INCHES, EXCLUSIVE OF FLARED SIDES, IF PROVIDED.

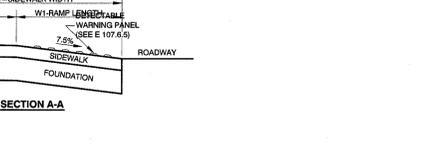
6. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB CUT RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE 48 INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB CUT RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION.

LEGEND

%	LENGTH
0	6'-6"
>0 to 1	7'-8"
>1 to 2	9'-0"
>2 to 3	11'-0"
>3 to 4	14'-0"
>4	15'-0" Max.

NOTE: BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6"

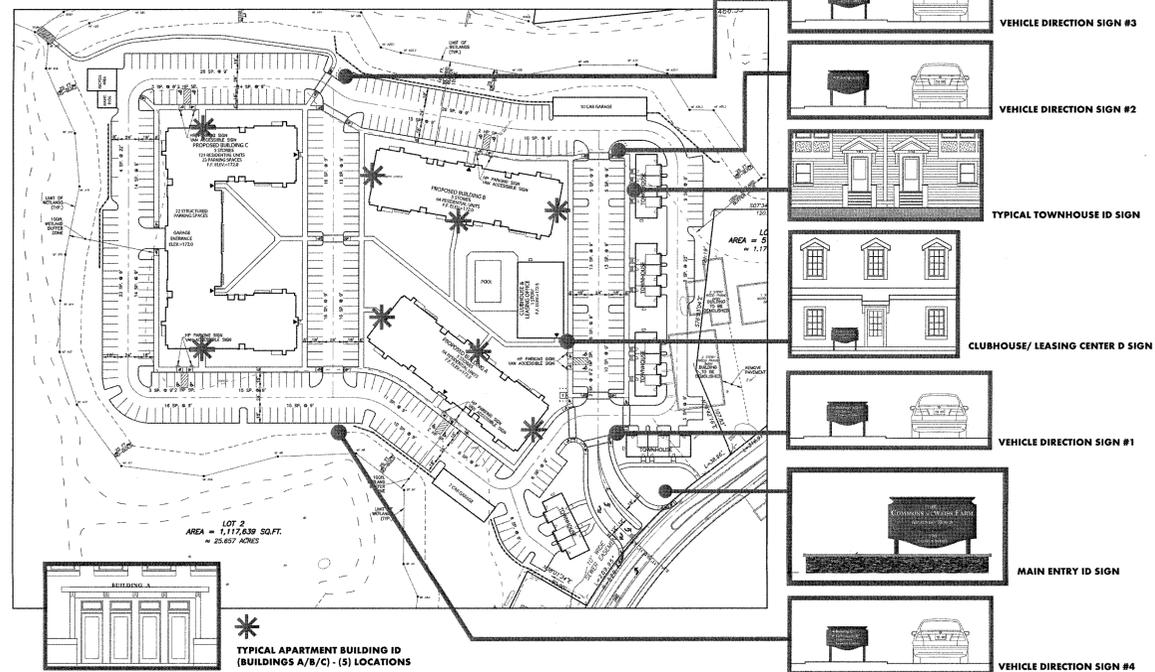
**CURB TRANSITION LENGTHS FOR
 WHEELCHAIR CURB CUT RAMPS**



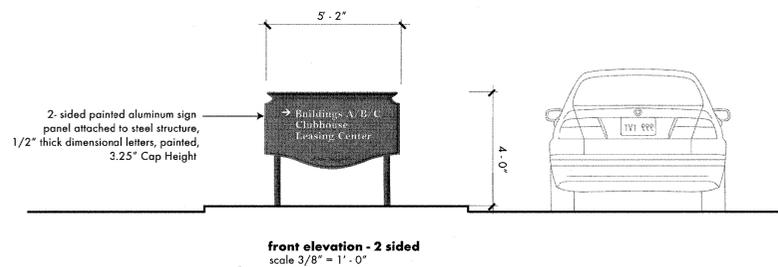
LEGEND

HSL = HIGH SIDE TRANSITION	W1 = PERPENDICULAR RAMP LENGTH
W = SIDEWALK WIDTH	W2 = CURB WIDTH
CC = CEMENT CONCRETE	± = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AAB = W-W2	USABLE SIDEWALK WIDTH PER AAB = W

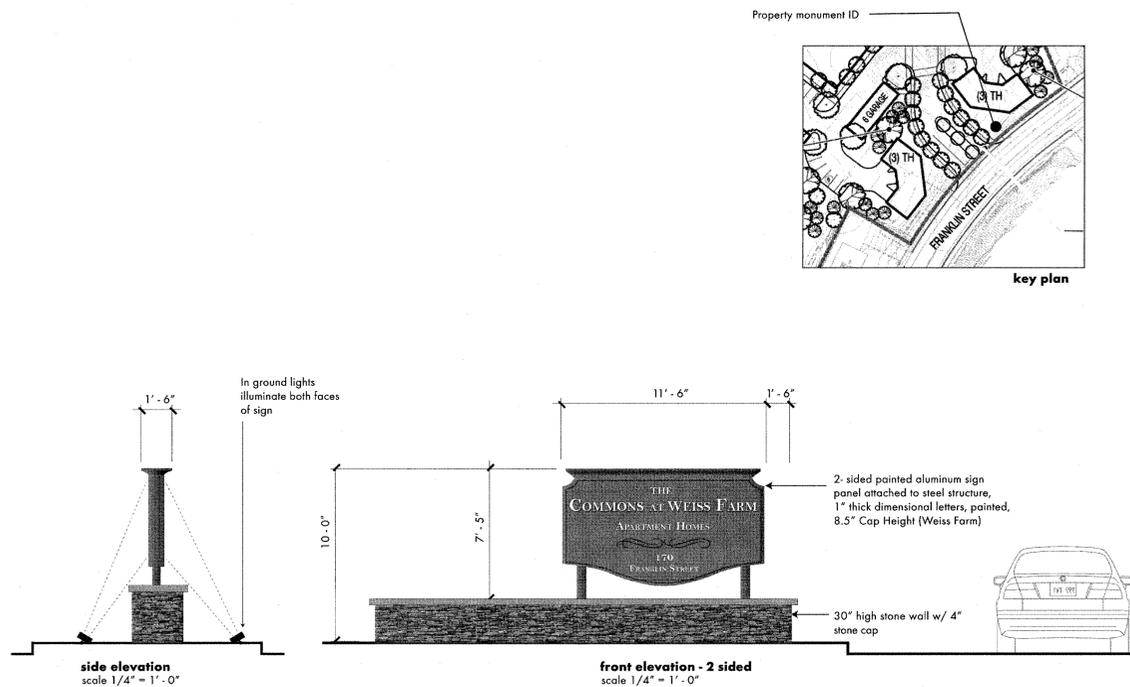
WEISS FARM - SCHEMATIC SIGN LOCATION PLAN



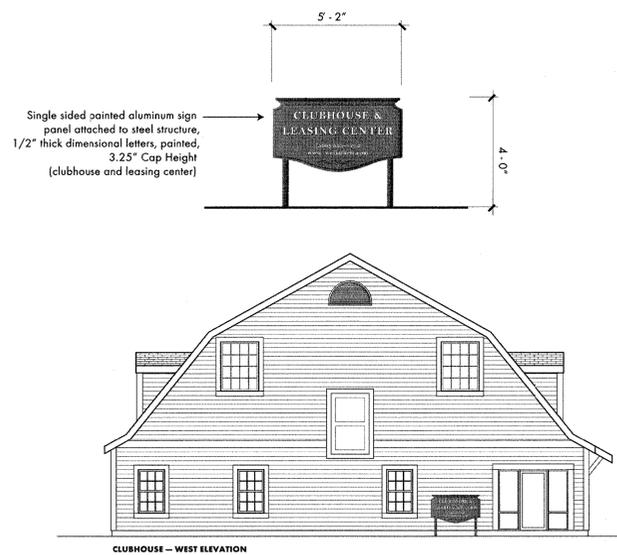
THE COMMONS AT WEISS FARM — TYPICAL VEHICLE DIRECTION SIGN



THE COMMONS AT WEISS FARM — PROPERTY MONUMENT ID



THE COMMONS AT WEISS FARM — CLUBHOUSE AND LEASING CENTER ID - FREESTANDING



REVISIONS

ISSUE	DATE	DESCRIPTION
6	1/28/16	ZBA PEER REVIEW COMMENTS
3	4/30/15	CONSERVATION COMMISSION COMMENTS
1	11/12/14	UPDATED FOR NOI SUBMISSION

DATE: JUNE 25, 2014

SCALE: AS NOTED

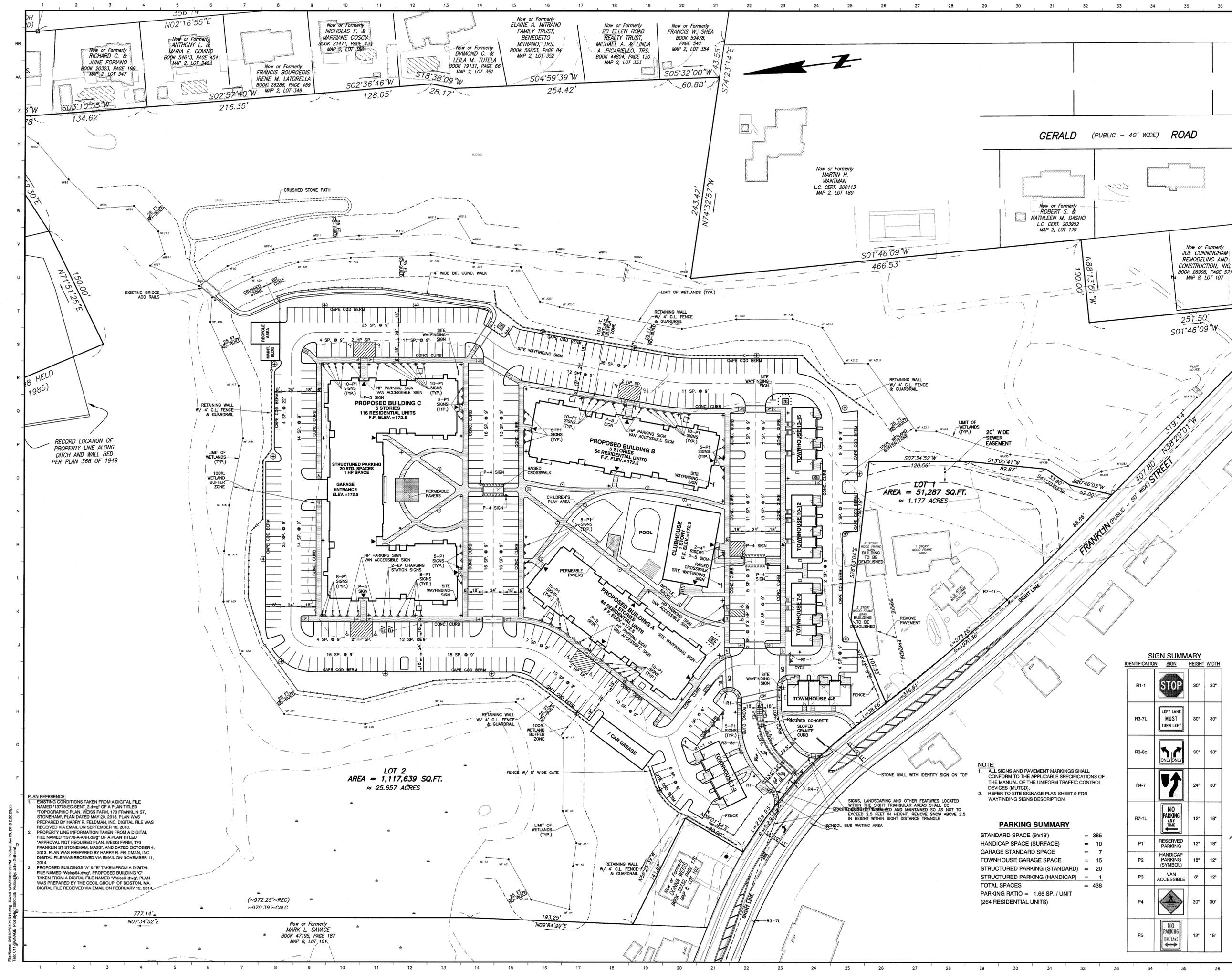
SHEET C-9

THE COMMONS AT WEISS FARM

STONEHAM, MASSACHUSETTS

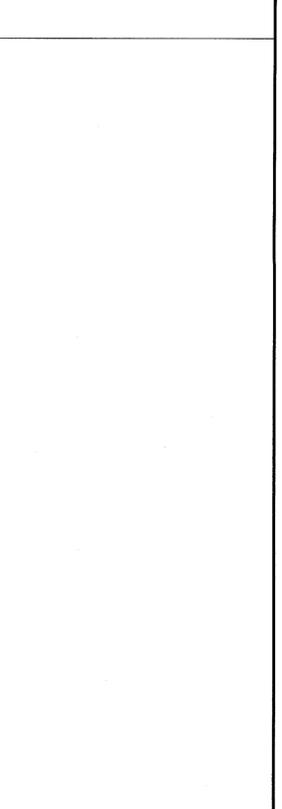
SITE SIGNAGE PLAN

hwmoore
ASSOCIATES, INC.
CIVIL ENGINEERING / LAND PLANNING
112 Shawmut Avenue, Boston, MA 02118-2227
tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com



LEGEND

- 150— INDEX CONTOUR
- 152— INTERMEDIATE CONTOUR
- 152--- HALF FOOT CONTOUR
- 154.75— SPOT GRADE
- DRAIN LINE
- CATCH BASIN (CB)
- DRAIN MANHOLE (DMH)
- DRAIN INLET (DI)
- WATER QUALITY DEVICE (WQD)
- S-15— SEWER LINE
- SEWER MANHOLE (SMH)
- W-15— WATER LINE
- F-15— FIRE HYDRANT
- G-15— GATE VALVE & TEE
- E-15— ELECTRIC LINE
- T-15— ELECTRIC TRANSFORMER
- G-15— GAS LINE
- M-15— GAS METER
- C-15— CONCRETE WALL
- R-15— RETAINING WALL
- E-15— EROSION CONTROL BARRIER
- ⊕ POLE MOUNTED LIGHT (16'-20' POLE)
- ⊕ POLE MOUNTED LIGHT (12'-16' POLE)
- ⊕ PEDESTRIAN LEVEL LIGHT
- R-15— H.P. RAMP
- W-15— 100 FT. WETLAND BUFFER



REVISIONS

NO.	DATE	DESCRIPTION
6	1/28/16	ZBA PEER REVIEW COMMENTS
5	10/29/15	RAISED CROSSWALK SIGNS

SIGN SUMMARY

IDENTIFICATION	SIGN	HEIGHT	WIDTH
R1-1	STOP	30'	30'
R3-7L	LEFT LANE MUST TURN LEFT	30'	30'
R3-8c	ONLY	30'	30'
R4-7	UPWARD TURN	24'	30'
R7-1L	NO PARKING ANY TIME	12'	18'
P1	RESERVED PARKING	12'	18'
P2	HANDICAP PARKING (SYMBOL)	18'	12'
P3	VAN ACCESSIBLE	6'	12'
P4	NO PARKING FIRE LANE	30'	30'
P5	NO PARKING FIRE LANE	12'	18'

DATE: SEPT. 28, 2015
SCALE: 1" = 40'
SHEET C-11

THE COMMONS AT WEISS FARM
STONEHAM, MASSACHUSETTS

SIGNAGE AND PAVEMENT MARKING PLAN

hwmoore ASSOCIATES, INC.
CIVIL ENGINEERING & LAND PLANNING
112 Shawmut Avenue, Boston, MA 02118-2227
tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

PLAN REFERENCE

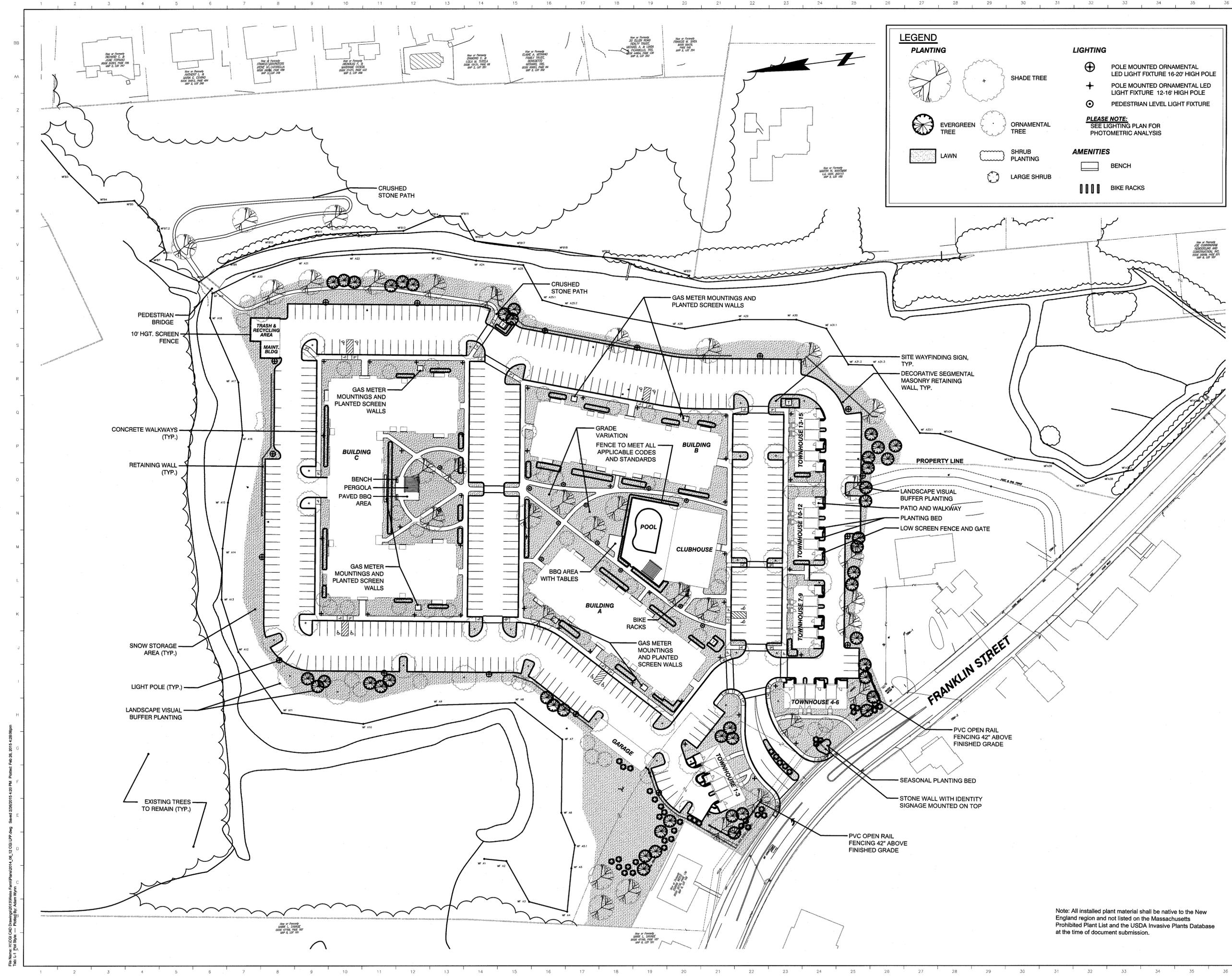
- EXISTING CONDITIONS TAKEN FROM A DIGITAL FILE NAMED "13778-EC-SENT_2.dwg" OF A PLAN TITLED "TOPOGRAPHIC PLAN, WEISS FARM, 170 FRANKLIN ST, STONEHAM", PLAN DATED MAY 20, 2013. PLAN WAS PREPARED BY HARRY R. FELDMAN, INC. DIGITAL FILE WAS RECEIVED VIA EMAIL ON SEPTEMBER 16, 2013.
- PROPERTY LINE INFORMATION TAKEN FROM A DIGITAL FILE NAMED "13778-A-ANR.dwg" OF A PLAN TITLED "APPROVAL NOT REQUIRED PLAN, WEISS FARM, 170 FRANKLIN ST STONEHAM, MASS", AND DATED OCTOBER 4, 2013. PLAN WAS PREPARED BY HARRY R. FELDMAN, INC. DIGITAL FILE WAS RECEIVED VIA EMAIL ON NOVEMBER 11, 2014.
- PROPOSED BUILDINGS "A" & "B" TAKEN FROM A DIGITAL FILE NAMED "Weiss.dwg", PROPOSED BUILDING "C" TAKEN FROM A DIGITAL FILE NAMED "Weiss.dwg", PLAN WAS PREPARED BY THE CECL GROUP, OF BOSTON, MA. DIGITAL FILE RECEIVED VIA EMAIL ON FEBRUARY 12, 2014.

NOTE:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL OF THE UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REFER TO SITE SIGNAGE PLAN SHEET 9 FOR WAYFINDING SIGNS DESCRIPTION.

PARKING SUMMARY

STANDARD SPACE (9x18)	= 385
HANDICAP SPACE (SURFACE)	= 10
GARAGE STANDARD SPACE	= 7
TOWNHOUSE GARAGE SPACE	= 15
STRUCTURED PARKING (STANDARD)	= 20
STRUCTURED PARKING (HANDICAP)	= 1
TOTAL SPACES	= 438
PARKING RATIO = 1.66 SP. / UNIT	(264 RESIDENTIAL UNITS)



LEGEND

PLANTING

- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB PLANTING
- LARGE SHRUB
- LAWN

LIGHTING

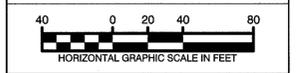
- POLE MOUNTED ORNAMENTAL LED LIGHT FIXTURE 16-20' HIGH POLE
- POLE MOUNTED ORNAMENTAL LED LIGHT FIXTURE 12-16' HIGH POLE
- PEDESTRIAN LEVEL LIGHT FIXTURE

PLEASE NOTE:
SEE LIGHTING PLAN FOR PHOTOMETRIC ANALYSIS

AMENITIES

- BENCH
- BIKE RACKS

FOR PERMITTING AND APPROVALS, NOT FOR CONSTRUCTION



REVISIONS

DATE	DESCRIPTION
03/4/15	REVISIONS

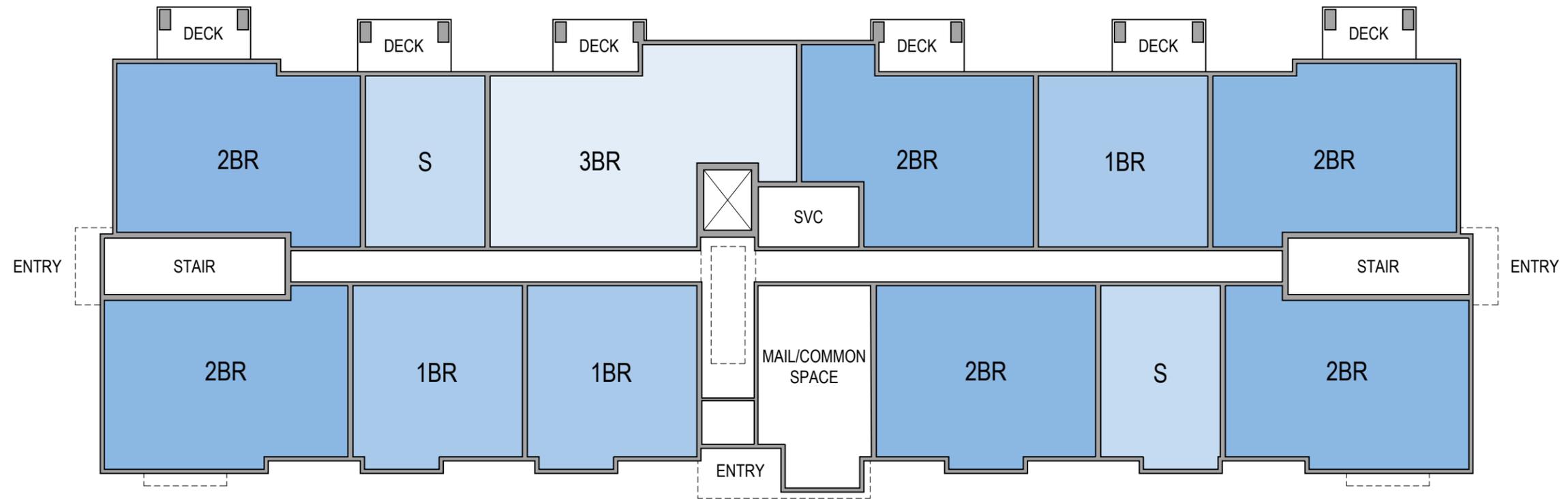
ISSUE	DATE	DESCRIPTION
	JUNE 20, 2014	
	SCALE: 1" = 40'	
	SHEET L-1	

THE COMMONS AT WEISS FARM
STONEHAM, MASSACHUSETTS
LANDSCAPE PLAN

The Cecil Group
Planning and Design
170 Milk Street, STE 5 (B) 617.426.6050
Boston, MA 02210 (B) 617.426.5051

Note: All installed plant material shall be native to the New England region and not listed on the Massachusetts Prohibited Plant List and the USDA Invasive Plants Database at the time of document submission.

File Name: I:\CDD\CAD\Drawings\SitePlan\The Commons at Weiss Farm\Landscape\SitePlan\The Commons at Weiss Farm_L-1_Landscape.dwg
 Saved: 2/26/2015 4:20 PM
 Plotted: Feb 26, 2015 4:26 AM
 Plot Style: L-1.ctb
 Plot Size: 11x17
 Plotted By: Adam Wynn



Building A Statistics

Studio	8
1-Bedroom	15
2-Bedroom	24
3-Bedroom	4
Total	51 Units

THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Building A
1st Floor Plan

December 2, 2022



625 Mount Auburn Street, Cambridge, MA 02138
www.hdsarchitecture.com | 617.714.5870



THE COMMONS AT WEISS FARM

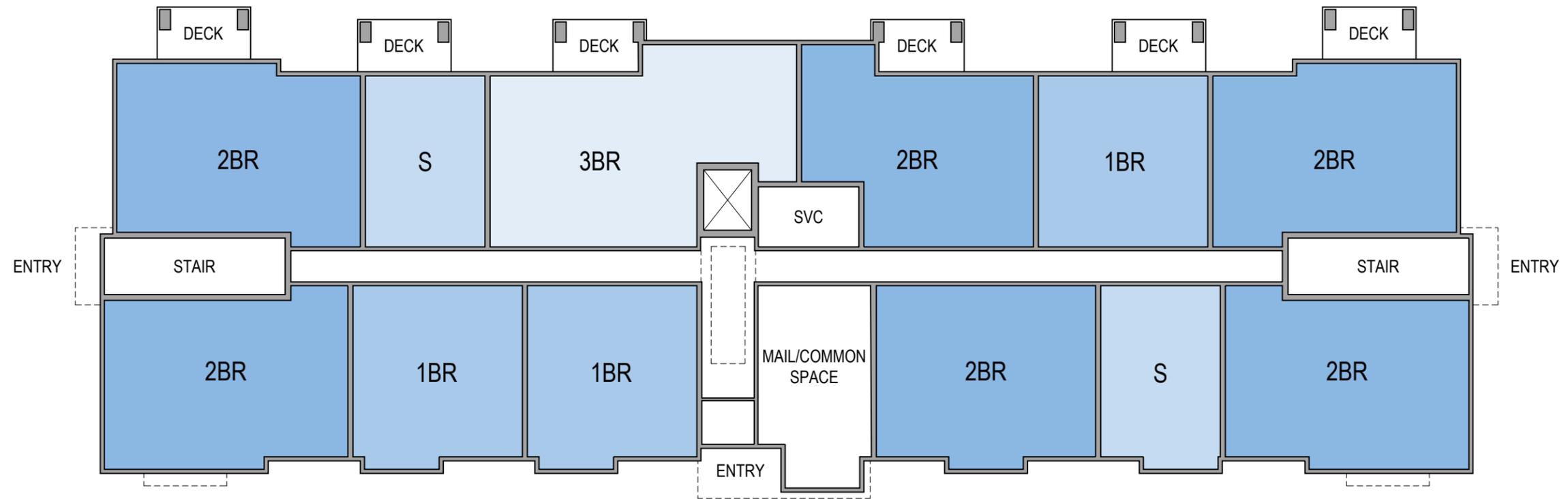
170 Franklin St | Stoneham, MA

Building A
Typical Floor Plan (2-4)

December 2, 2022



625 Mount Auburn Street, Cambridge, MA 02138
www.hdsarchitecture.com | 617.714.5870



Building B Statistics

Studio	8
1-Bedroom	15
2-Bedroom	24
3-Bedroom	4
Total	51 Units

THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Building B
1st Floor Plan

December 2, 2022



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THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Building B
Typical Floor Plan (2-4)

December 2, 2022



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Building C Statistics	
Studio	6
1-Bedroom	66
2-Bedroom	40
Total	112 Units

THE COMMONS AT WEISS FARM

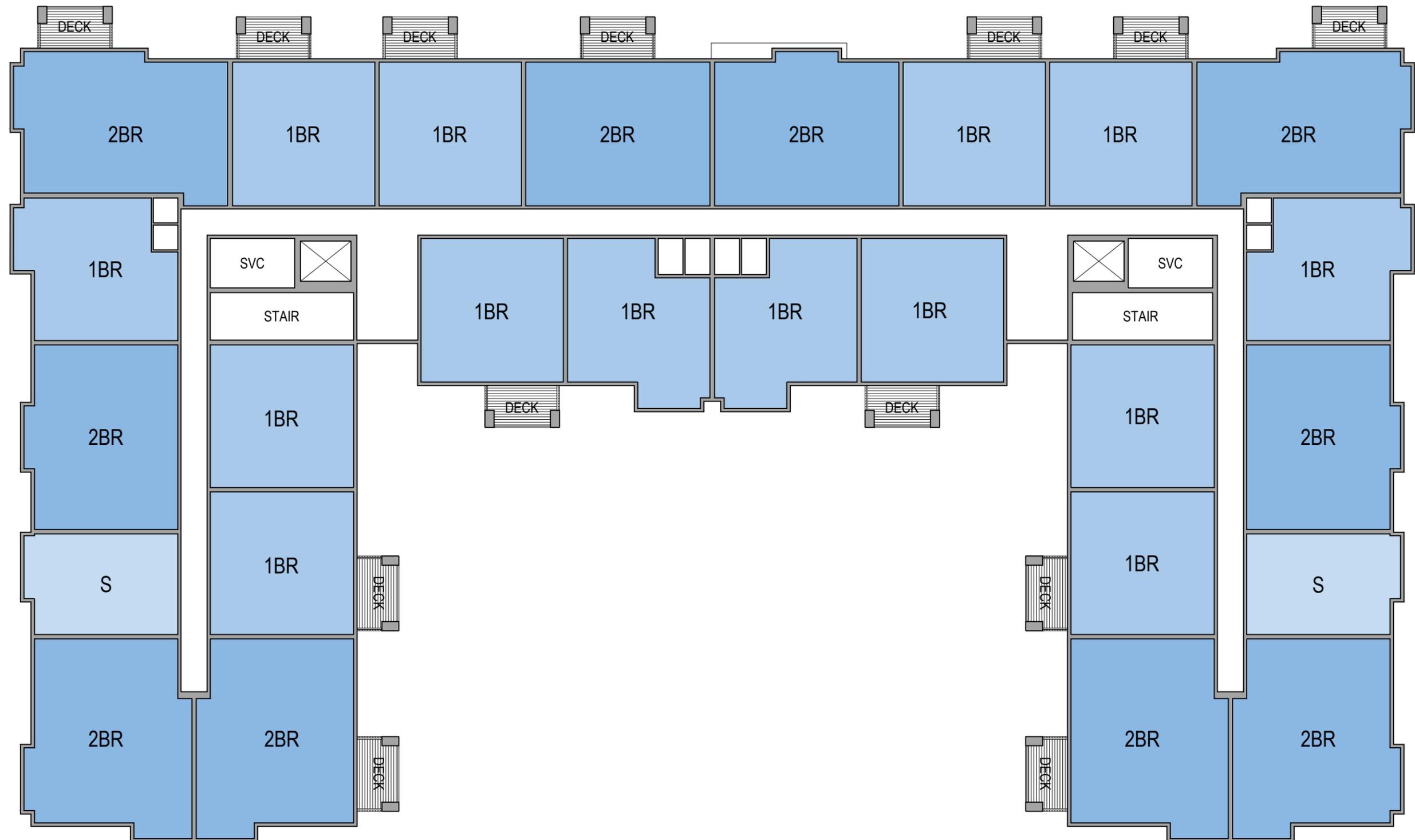
170 Franklin St | Stoneham, MA

Building C
1st Floor Plan

December 2, 2022



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THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Building C
Typical Floor Plan (2-4)

December 2, 2022



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THE COMMONS AT WEISS FARM

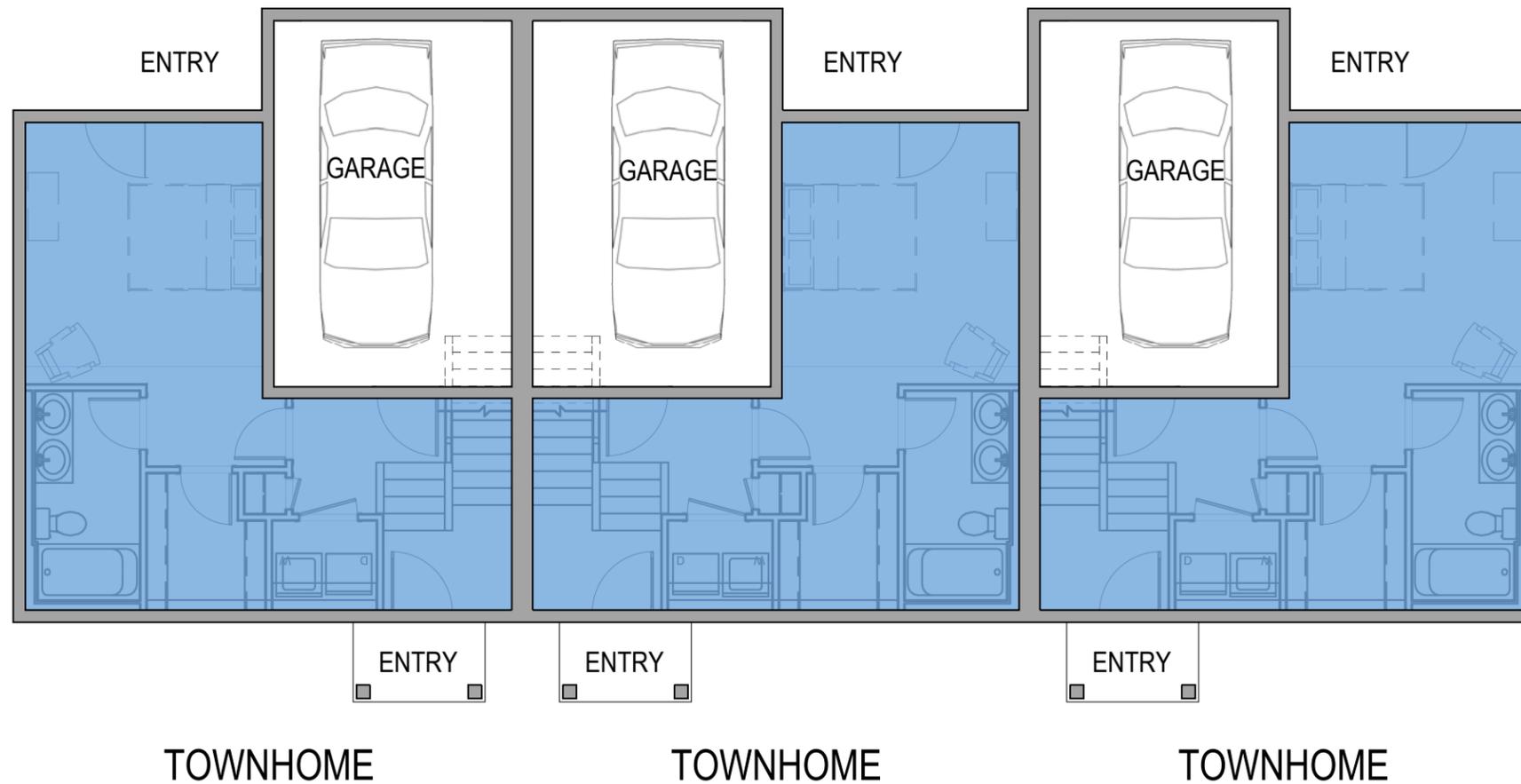
170 Franklin St | Stoneham, MA

Building C
5th Floor Plan

December 2, 2022



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THE COMMONS AT WEISS FARM

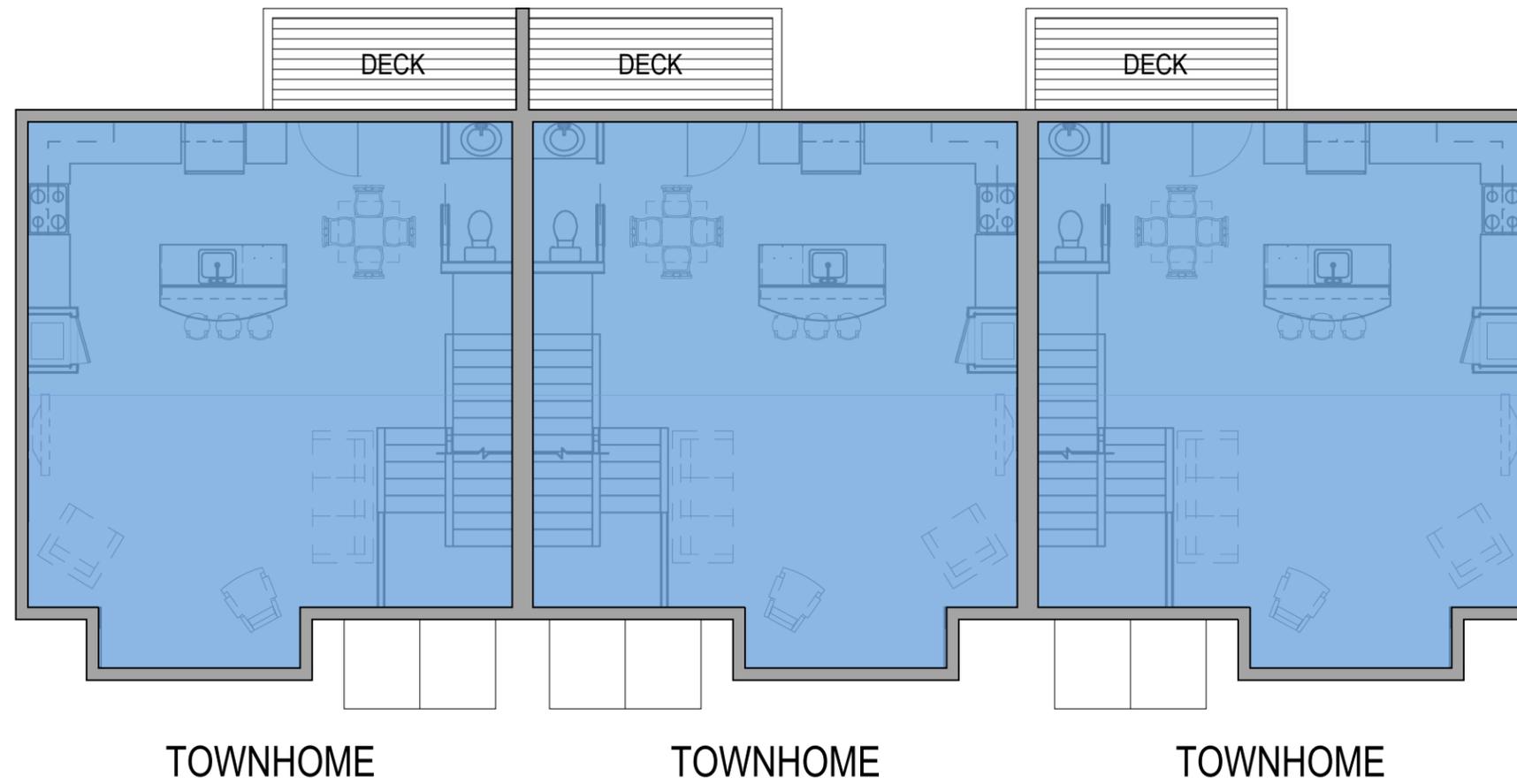
170 Franklin St | Stoneham, MA

Townhomes
1st Floor Plan

December 2, 2022



625 Mount Auburn Street, Cambridge, MA 02138
www.hdsarchitecture.com | 617.714.5870



THE COMMONS AT WEISS FARM

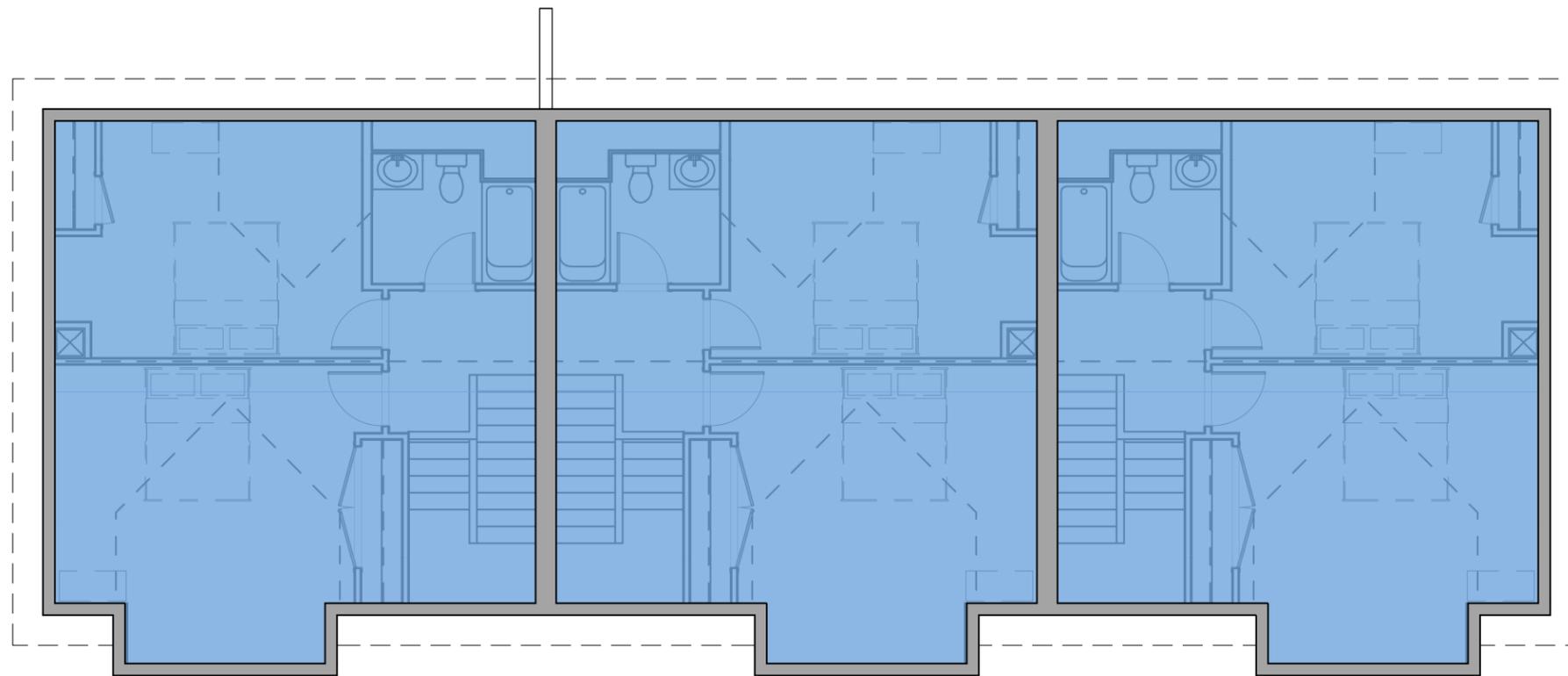
170 Franklin St | Stoneham, MA

Townhomes
2nd Floor Plan

December 2, 2022



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TOWNHOME

TOWNHOME

TOWNHOME

THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Townhomes
3rd Floor Plan

December 2, 2022



625 Mount Auburn Street, Cambridge, MA 02138
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THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Building A
Front Elevation

December 2, 2022



625 Mount Auburn Street, Cambridge, MA 02138
www.hdsarchitecture.com | 617.714.5870



THE COMMONS AT WEISS FARM

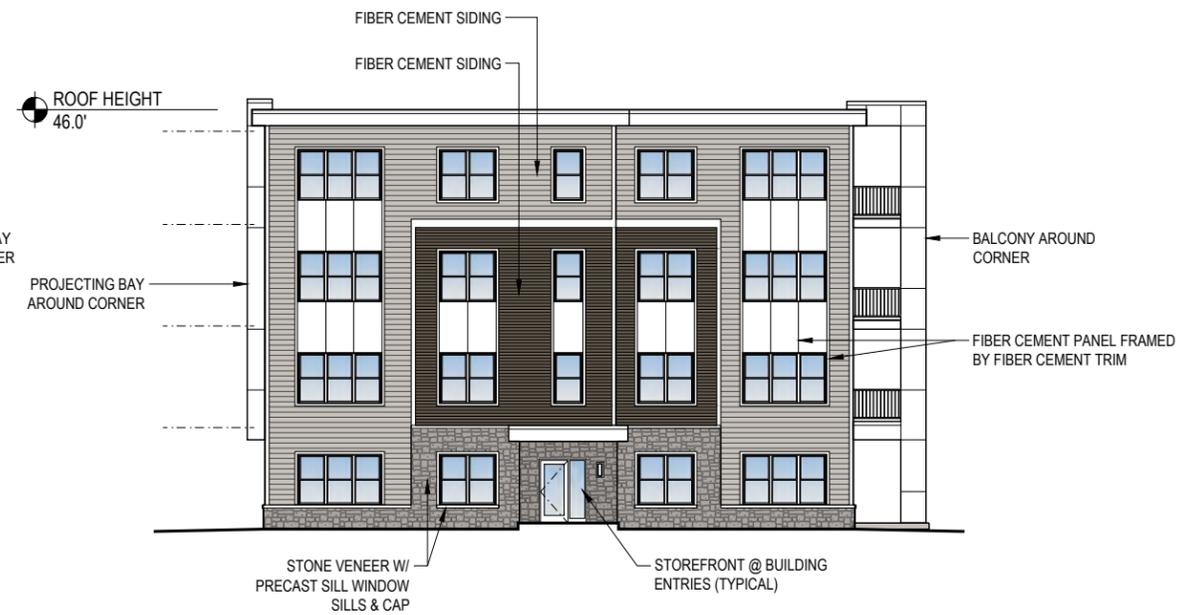
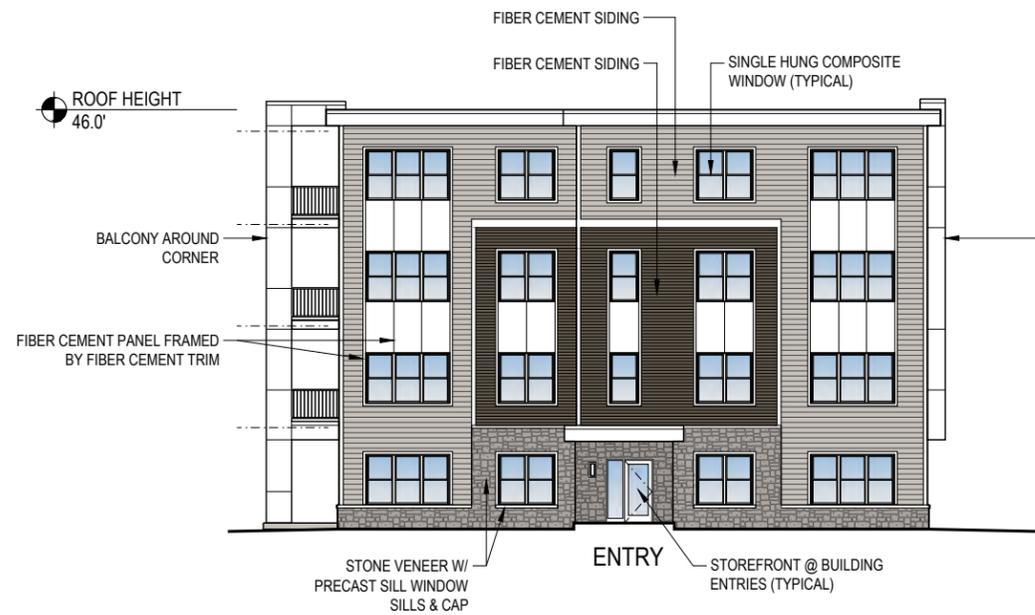
170 Franklin St | Stoneham, MA

Building A Rear Courtyard Elevation

December 2, 2022



625 Mount Auburn Street, Cambridge, MA 02138
www.hdsarchitecture.com | 617.714.5870



THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Building A
End Elevations

December 2, 2022



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THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Building B
Front Elevation

December 2, 2022



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THE COMMONS AT WEISS FARM

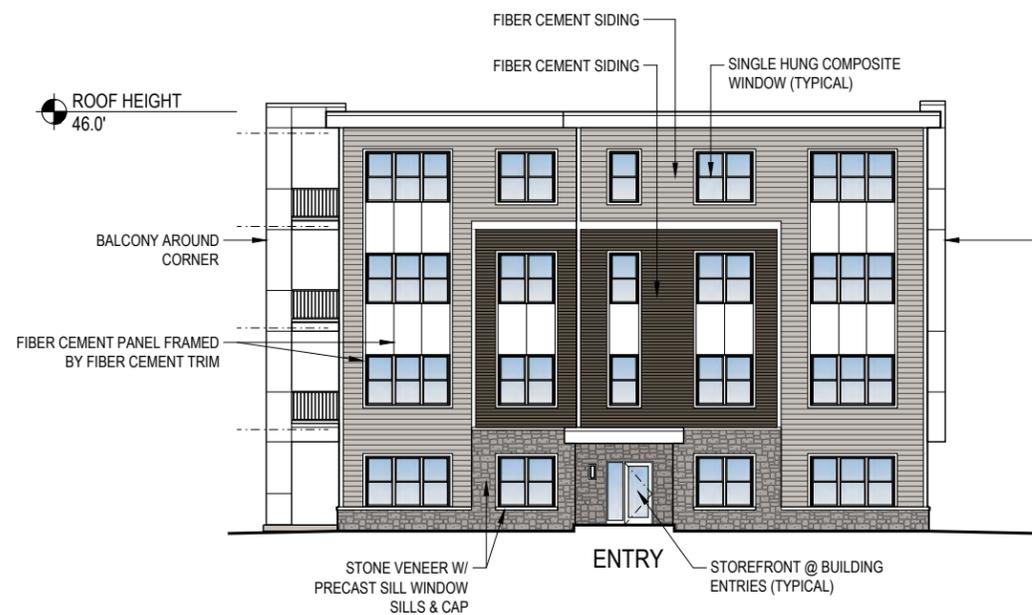
170 Franklin St | Stoneham, MA

Building B Rear Courtyard Elevation

December 2, 2022



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THE COMMONS AT WEISS FARM

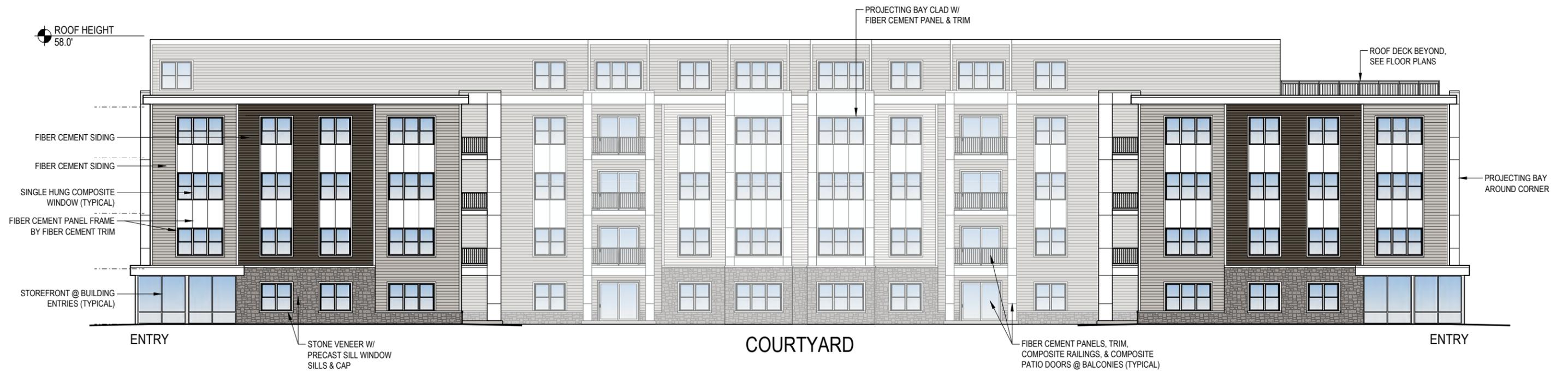
170 Franklin St | Stoneham, MA

Building B
End Elevations

December 2, 2022



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THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Building C South Courtyard Elevation

December 2, 2022



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THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Building C East Elevation

December 2, 2022



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THE COMMONS AT WEISS FARM

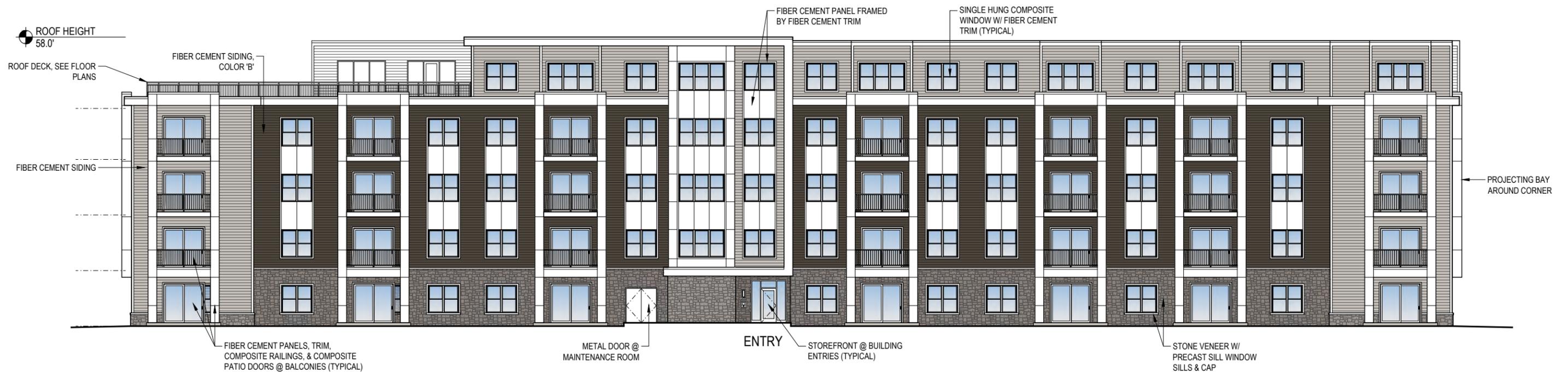
170 Franklin St | Stoneham, MA

Building C West Elevation

December 2, 2022



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THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Building C
North Elevation

December 2, 2022



625 Mount Auburn Street, Cambridge, MA 02138
www.hdsarchitecture.com | 617.714.5870

ROOF HEIGHT
35.0'

FIBER CEMENT PANELS &
TRIM & PROJECTING BAY

COMPOSITE WINDOW,
TYPICAL

FIBER CEMENT SIDING &
TRIM, TYPICAL

STONE VENEER W/
PRECAST CAP



COMPOSITE ENTRY &
STORM DOORS

ENTRY

ENTRY

ENTRY PORCH: PT FRAMING
W/ PVC TRIM, COMPOSITE
DECKING, & ROOF ABOVE

ENTRY

THE COMMONS AT WEISS FARM

170 Franklin St | Stoneham, MA

Townhomes
Front Elevation

December 2, 2022



625 Mount Auburn Street, Cambridge, MA 02138
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ROOF HEIGHT
35.0'



THE COMMONS AT WEISS FARM

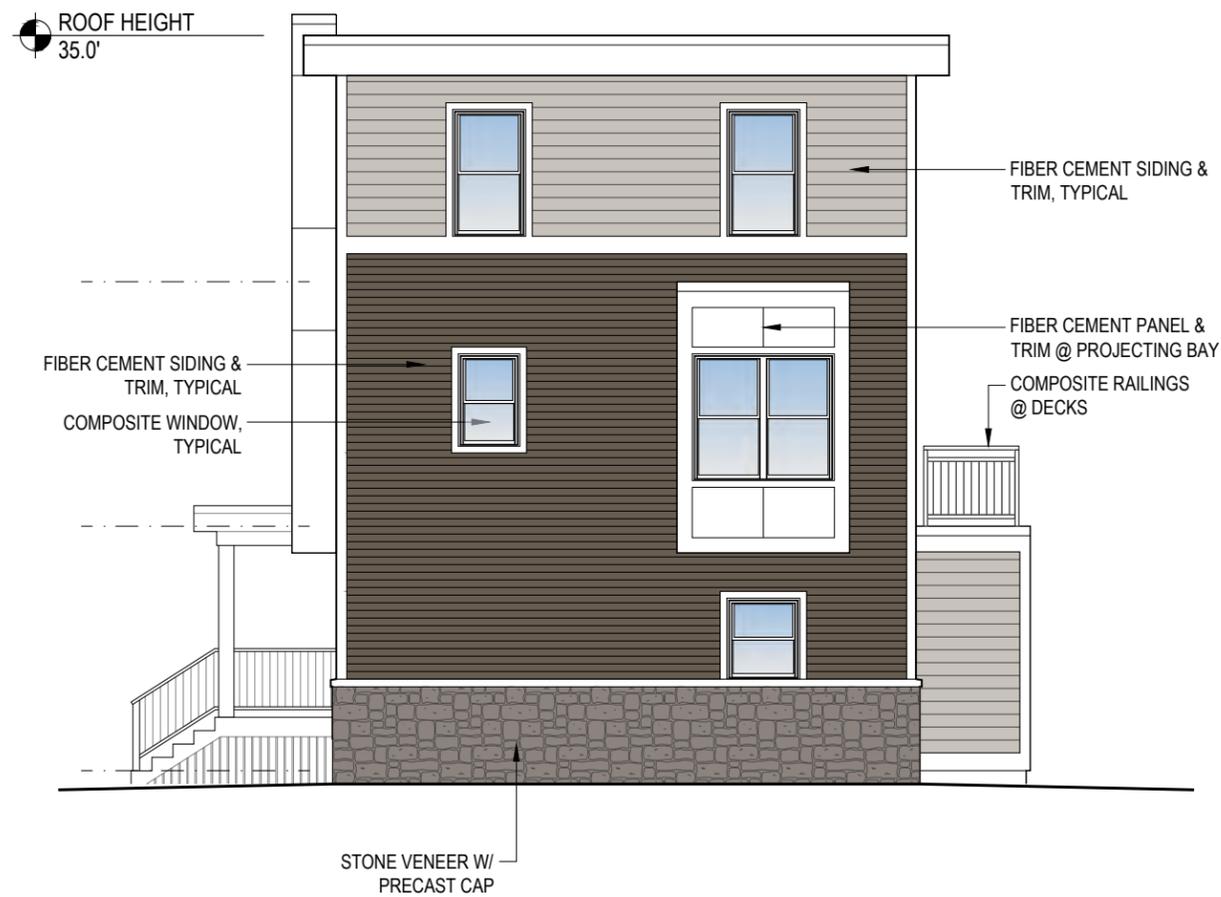
170 Franklin St | Stoneham, MA

Townhome
Rear Elevation

December 2, 2022



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THE COMMONS AT WEISS FARM

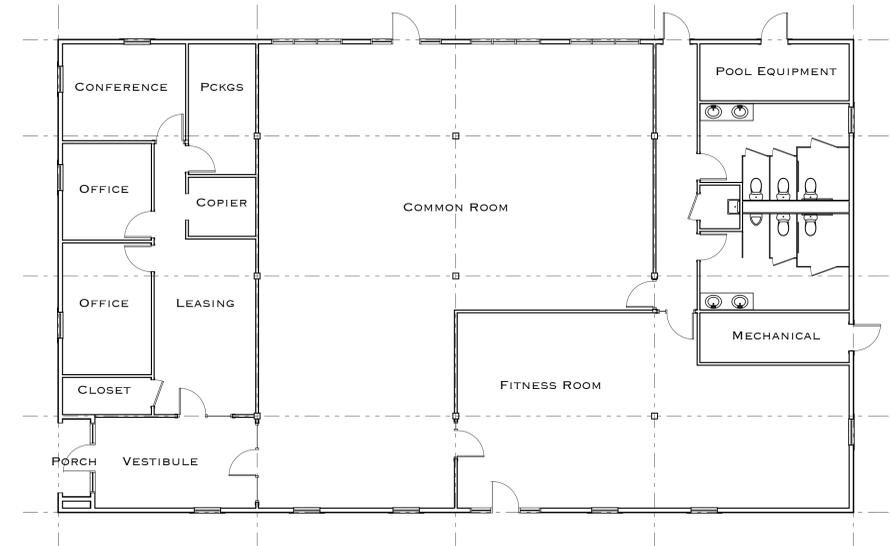
170 Franklin St | Stoneham, MA

Townhome
End Elevations

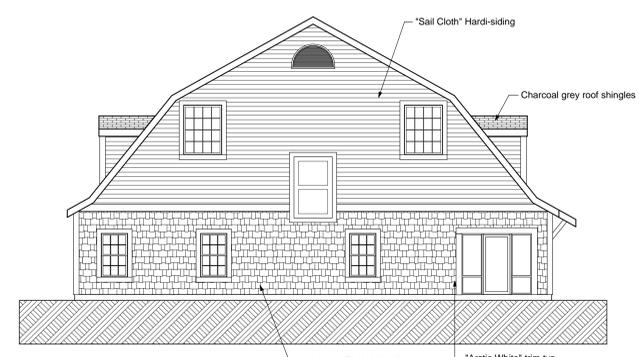
December 2, 2022



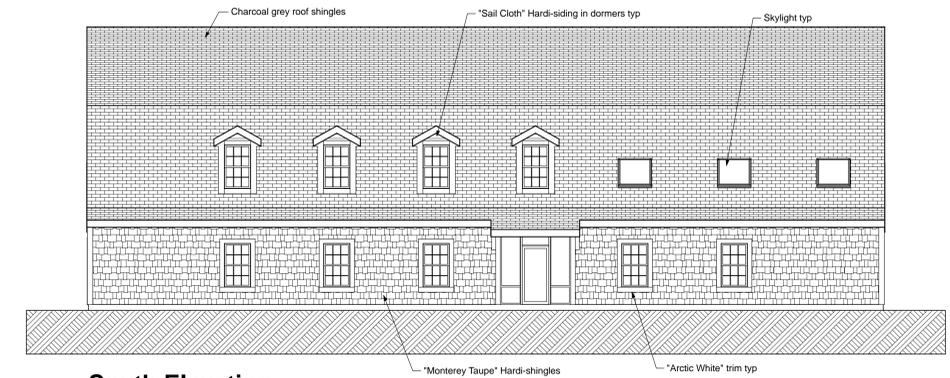
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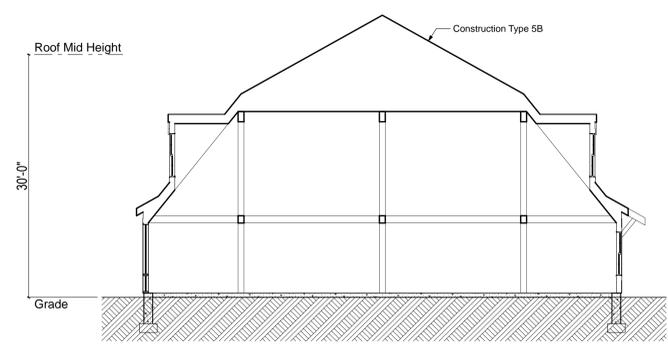
1st Floor Plan
Scale 1/8" = 1' - 0"



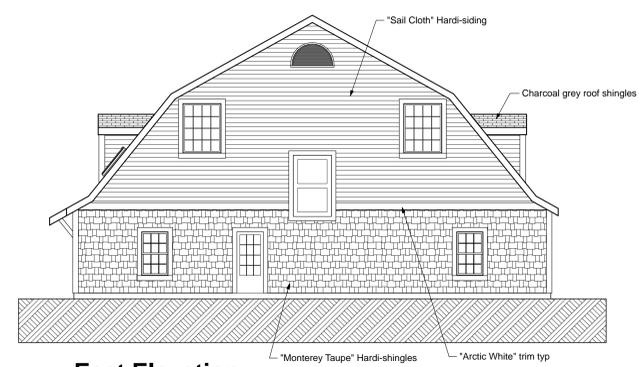
West Elevation
Scale 1/8" = 1' - 0"



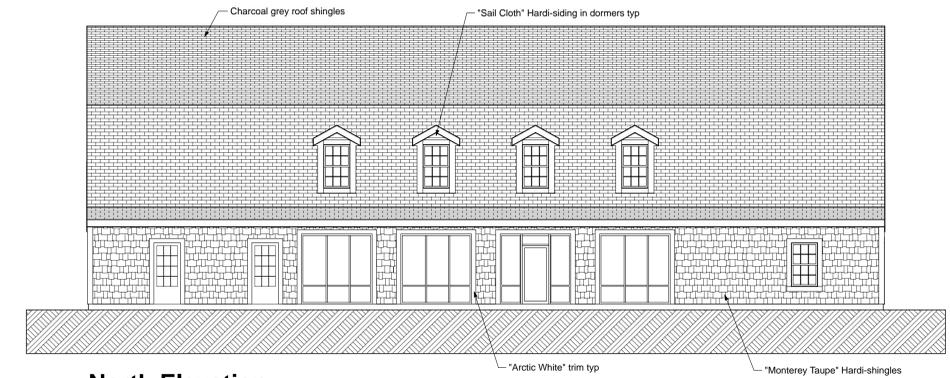
South Elevation
Scale 1/8" = 1' - 0"



Building Section
Scale 1/8" = 1' - 0"



East Elevation
Scale 1/8" = 1' - 0"



North Elevation
Scale 1/8" = 1' - 0"

	WEISS FARM APARTMENTS LLC THE COMMONS AT WEISS FARM STONEHAM, MASSACHUSETTS	Clubhouse Plan & Elevations
	Russell Scott Steedle & Capone Architects Inc. 18 Brattle Street • Cambridge • Massachusetts • 02138 • 617-661-5880 • Fax 661-0613	Date: 06/25/14 Rev: Scale: 1/8" = 1'-0"