

CORNERSTONE BANK PROPOSED ITM DRIVE-THRU IMPROVEMENTS

**#200 CHARLTON ROAD
STURBRIDGE, MA 01566
208-02611-200**

OWNER
SOUTHBRIDGE SAVINGS BANK PO BOX 370 SOUTHBRIDGE, MA 01550
PREPARED FOR
CORNERSTONE BANK 253-257 MAIN STREET SOUTHBRIDGE, MA 01550

CIVIL ENGINEER:

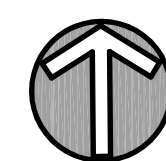
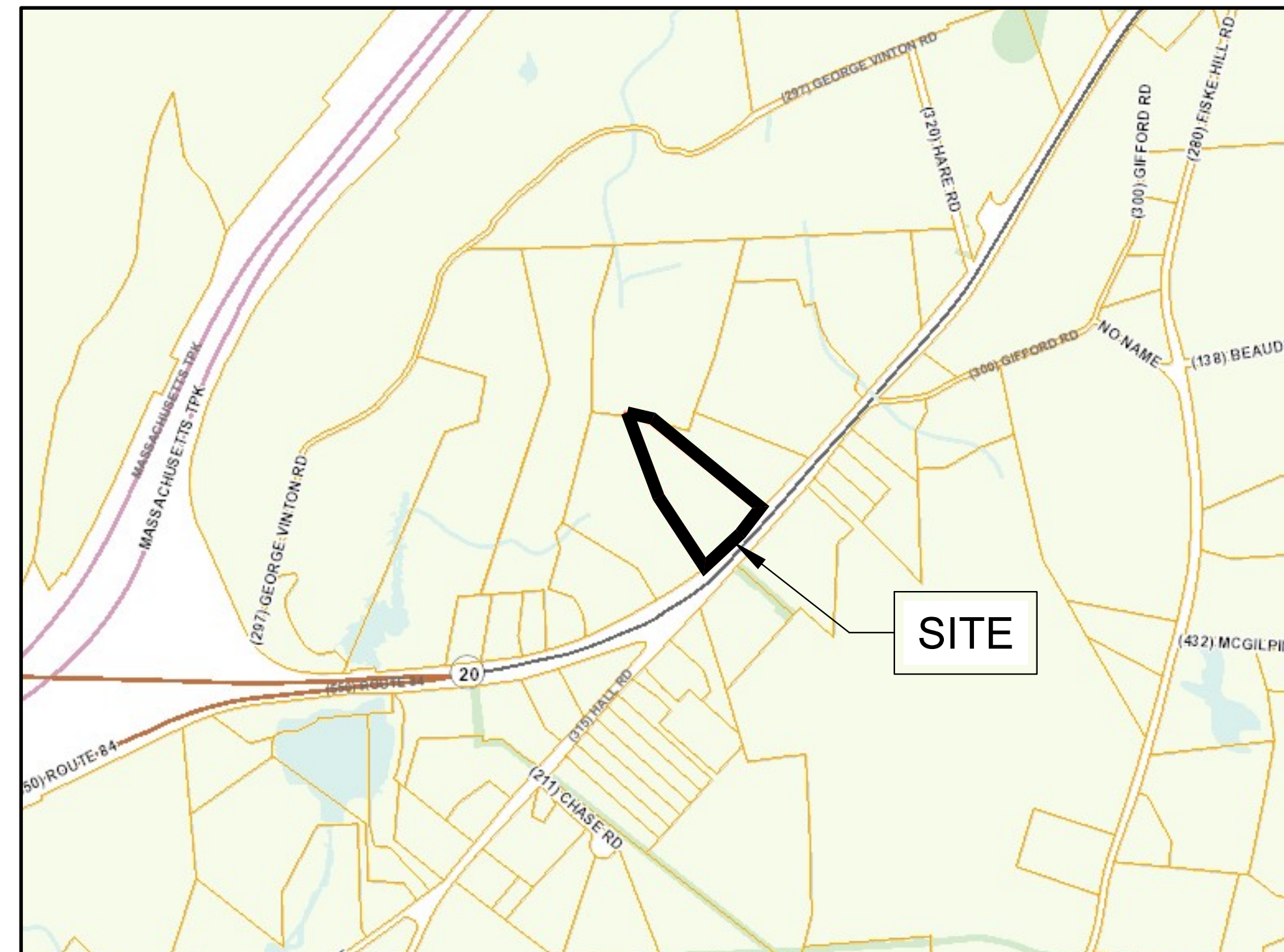
CMG ENVIRONMENTAL, INC.
67 HALL ROAD
STURBRIDGE, MA 01566
CONTACT: JAMES A. BERNARDINO, P.E.
(774) 241 - 0901

SURVEYOR:

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
(508) 948 - 3000

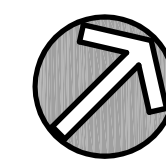
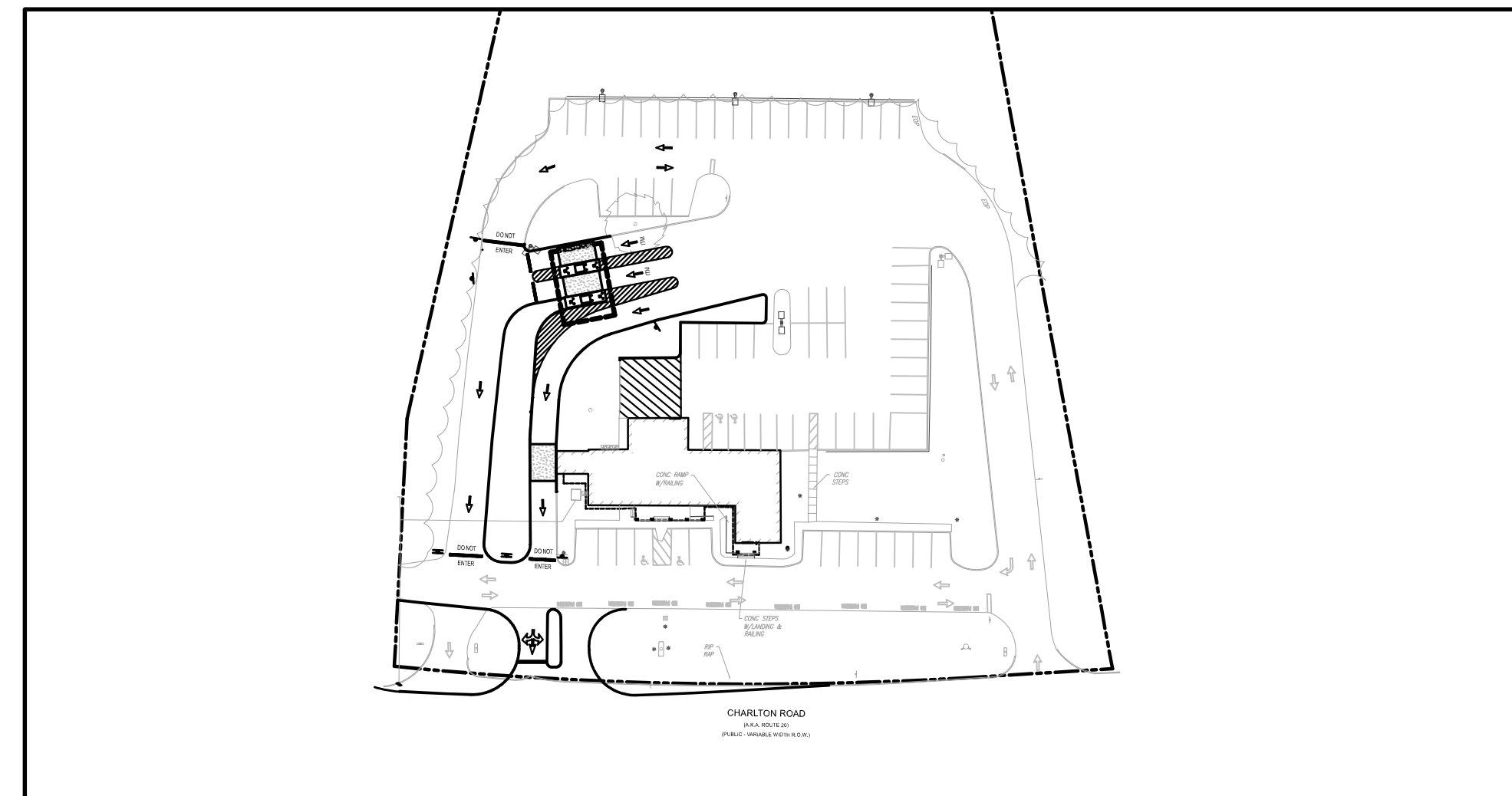
ARCHITECT:

MDA ARCHITECTURE
1599 WASHINGTON ST., SUITE 1A
BRAintree, MA 02184
(781) 843 - 9400



LOCUS MAP

APPROXIMATE SCALE: 1" = 600'



LOCATION PLAN

APPROXIMATE SCALE: 1" = 80'

SHEET #	SHEET NAME
C-1.0	TITLE SHEET
1 OF 1	BOUNDARY, TOPOGRAPHIC, & UTILITY SURVEY (BY CONTROL POINT ASSOCIATES)
C-2.0	DEMOLITION PLAN
C-3.0	OVERALL PLAN
C-3.1	SITE AND UTILITY PLAN
C-4.0	GRADING & EROSION CONTROL PLAN
C-5.0	CONSTRUCTION DETAILS
L-1	PLANTING PLAN (BY OTHERS-JCLA)
L-2	PLANTING DETAILS (BY OTHERS-JCLA)
CP1.1	DRIVE THRU CANOPY PLANS & ELEVATIONS (MDA ARCHITECTURE)
CP1.2	BANK ITM CANOPY REFLECTED CEILING PLAN (MDA ARCHITECTURE)

REVISIONS			
NO.	DATE	DESCRIPTION	BY / CKD

**PROPOSED ITM DRIVE-THRU IMPROVEMENTS
200 CHARLTON ROAD, STURBRIDGE, MA 01566**

**CORNERSTONE BANK
253-257 MAIN STREET
SOUTHBRIDGE, MA 01550**

**ENGINEERING SERVICES
ENVIRONMENTAL SERVICES**

67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906



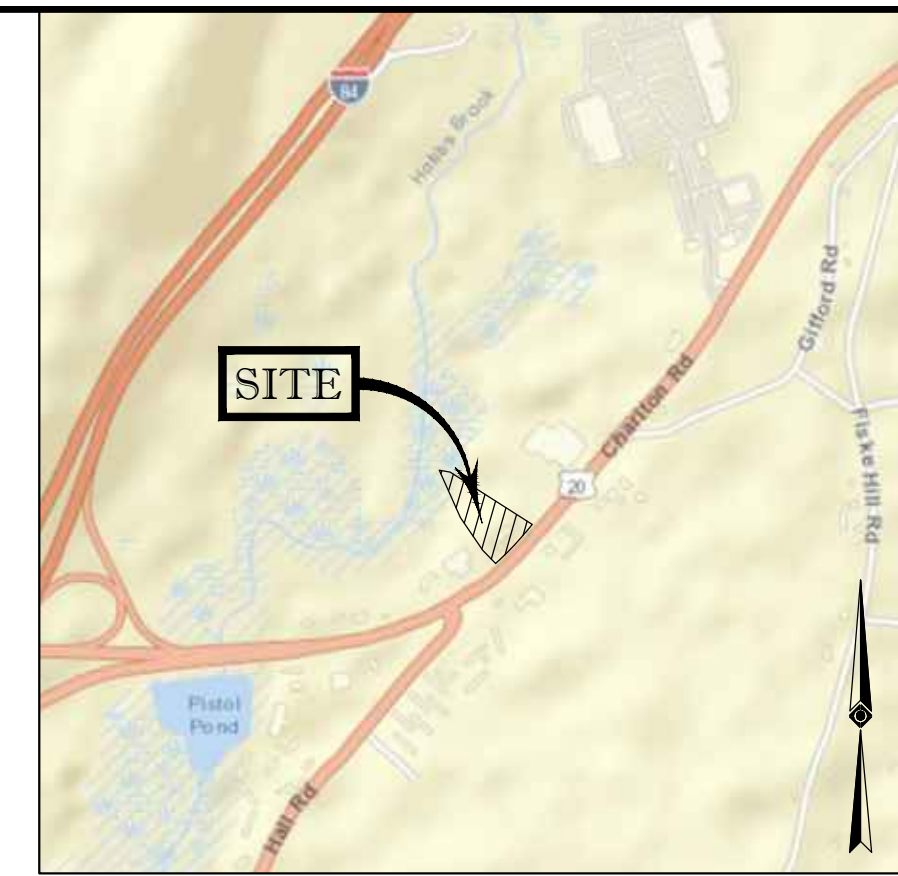
ISSUE DATE: 8/31/2023
DRAWN BY: RP CHECKED BY: JAB
SCALE: AS NOTED
PROJECT NO: 2023-128

TITLE SHEET

C-1.0

PROFESSIONAL SEAL

MATCH LINE TO DETAIL "A"



LOCUS MAP
© 2013 ESRI WORLD STREET MAPS
NOT TO SCALE

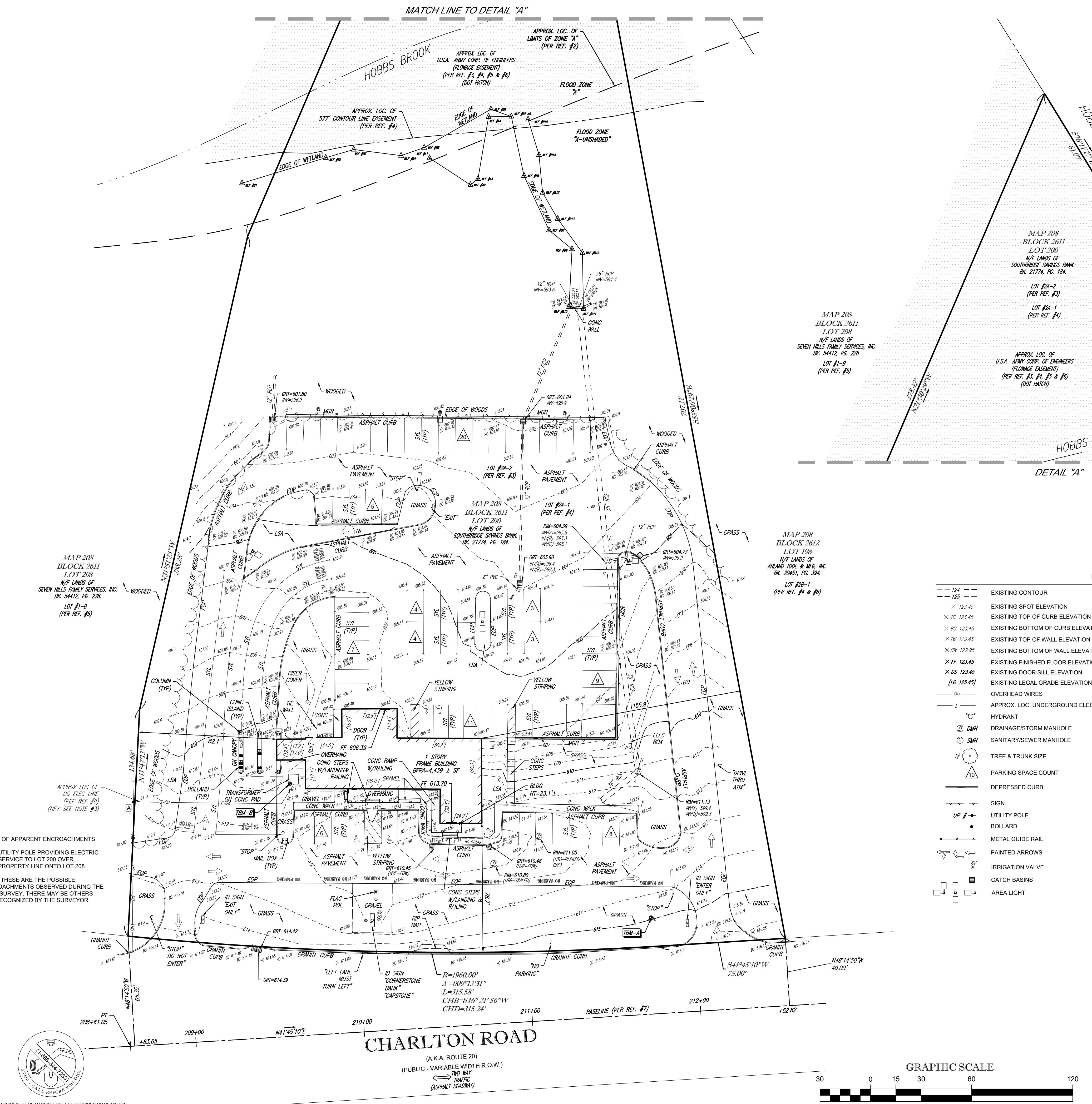
NOTES:

- PROPERTY KNOWN AS LOT 200 AS SHOWN ON THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 208.
 - AREA = 183,583 SQUARE FEET OR 4.214 ACRES.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
- THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:
- QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.
 - QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.
 - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.
 - QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.
- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.

- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS PARTIALLY LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN), PARTIALLY LOCATED IN FLOOD HAZARD ZONE A (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED), PER REF. #2.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:
TBM-A: X-CUT SET IN BOLT OVER MAIN OUTLET OF FIRE HYDRANT, ELEVATION= 612.16'
TBM-B: X-CUT SET IN CORNER ON CONCRETE PAD, ELEVATION= 612.18'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - PARTIAL TOPOGRAPHY SHOWN HEREON PER CONTRACTUAL AGREEMENT WITH CLIENT.
 - THE WETLAND DELINEATION LINE WAS PLACED IN THE FIELD BY OTHERS AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON JUNE 14 & JUNE 21, 2023.

REFERENCES:

- THE TAX ASSESSOR'S MAP OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, MAP 208.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 927 OF 1075," MAP NUMBER 250270927E, EFFECTIVE DATE: JULY 4, 2011.
- MAP ENTITLED "CORRECTIVE PLAN SURVEYED FOR GUIDA DAIRY, LOCATED ON ROUTE 20, CHARLTON ROAD, STURBRIDGE, MA," PREPARED BY JALBERT ENGINEERING, INC., DATED JUNE 1, 1999, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEED AS PLAN BOOK 472, PAGE 15.
- MAP ENTITLED "PLAN OF PROPERTY SURVEYED FOR GUIDA DAIRY, LOCATED IN STURBRIDGE, WORCESTER MA," PREPARED BY JALBERT ENGINEERING, INC., DATED MARCH 12, 1987, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEED AS PLAN BOOK 619, PAGE 12.
- MAP ENTITLED "PLAN OF LAND SURVEYED FOR RONALD C. BEAUSOLEIL & FAITH AYERS, LOCATED ON ROUTE 20, CHARLTON ROAD, STURBRIDGE, WORCESTER MA," PREPARED BY JALBERT ENGINEERING, INC., DATED SEPTEMBER 2, 1987, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEED AS PLAN BOOK 583, PAGE 65.
- MAP ENTITLED "CORRECTIVE PLAN SURVEYED FOR GUIDA DAIRY, LOCATED ON ROUTE 20, CHARLTON ROAD, STURBRIDGE, MA," PREPARED BY JALBERT ENGINEERING, INC., DATED SEPTEMBER 24, 1996, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEED AS PLAN BOOK 732, PAGE 105.
- STURBRIDGE 1961 LAYOUT No. 1928 SHEET 6 OF 11.
- UNDERGROUND ELECTRIC MAPPING PROVIDED BY NATIONAL GRID ELECTRIC.



LEGEND

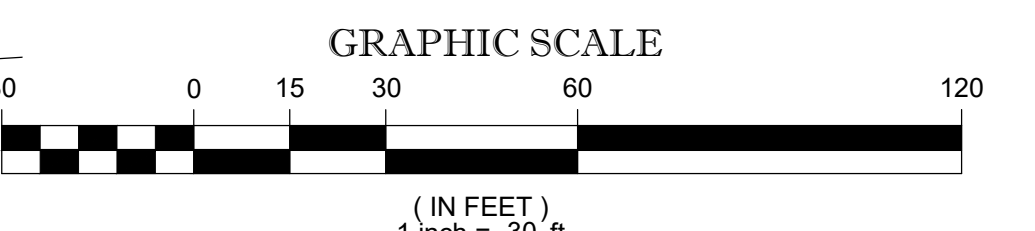
--- 124 ---	EXISTING CONTOUR	DC	DEPRESSED CURB
--- 125 ---	EXISTING SPOT ELEVATION	UG	UNDER GROUND
X 12.45	EXISTING TOP OF CURB ELEVATION	EOP	EDGE OF PAVEMENT
X BC 123.45	EXISTING BOTTOM OF CURB ELEVATION	(TYP)	TYPICAL
X TW 123.45	EXISTING TOP OF WALL ELEVATION	LSA	LANDSCAPED AREA
X BW 122.85	EXISTING BOTTOM OF WALL ELEVATION	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
X FT 123.45	EXISTING FINISHED FLOOR ELEVATION	EL	ELEVATION
X OS 123.45	EXISTING DOOR SILL ELEVATION	BLDG	BUILDING
(LG 125.45)	EXISTING LEGAL GRADE ELEVATION	BTPA	BUILDING FOOTPRINT AREA
OH	OVERHEAD WIRES	SYL	SOLID YELLOW LINE
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE	RCP	REINFORCED CONCRETE PIPE
HYDRANT	HYDRANT	INV	INVERT ELEVATION
DMH	DRAINAGE/STORM MANHOLE	GR	GRATE ELEVATION
SMH	SANITARY/SEWER MANHOLE	BOT	BOTTOM ELEVATION
T	TREE & TRUNK SIZE		
P	PARKING SPACE COUNT		
---	DEPRESSED CURB		
UP / -	UTILITY POLE		
B	BOLLARD		
M	METAL GUIDE RAIL		
P	PAINTED ARROWS		
I	IRRIGATION VALVE		
C	CATCH BASINS		
A	AREA LIGHT		

TABLE OF APPARENT ENCROACHMENTS

UTILITY POLE PROVIDING ELECTRIC SERVICE TO LOT 200 OVER PROPERTY LINE ONTO LOT 208

NOTE: THESE ARE THE POSSIBLE ENCROACHMENTS OBSERVED DURING THE FIELD SURVEY. THERE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.

CHARLTON ROAD
(A.K.A. ROUTE 20)
(PUBLIC - VARIABLE WIDTH R.O.W.)
TWO WAY TRAFFIC (ASPHALT ROADWAY)



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

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

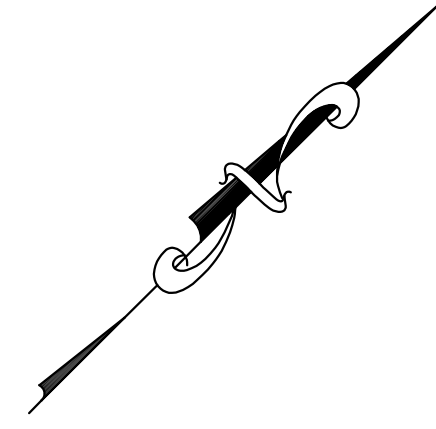
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



FIELD DATE 06-21-2023 06-14-2023		BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY	
FIELD BOOK NO. 23-04 MA		CMG ENVIRONMENTAL	
FIELD BOOK PG. 147		200 CHARLTON ROAD MAP 208, BLOCK 2611, LOT 200 TOWN OF STURBRIDGE, WORCESTER COUNTY COMMONWEALTH OF MASSACHUSETTS	
FIELD CREW B.S.B.		CONTROL POINT ASSOCIATES, INC.	
DRAWN: R.A.B.		ALBANY, NY 518-217-5010 CHAFFONT, PA 215-712-9800 HAUPPAUGE, NY 631-580-2945 MANHATTAN, NY 646-780-0111 MILWAUKEE, WI 608-457-3999 WARREN, NJ 908-668-0999	
REVIEWED: R.J.K.	APPROVED: G.L.H.	DATE 7-6-2023	SCALE 1"=30'
FILE NO. 03-230281-00	DWG. NO. 1 OF 1	DATE 7-6-2023	

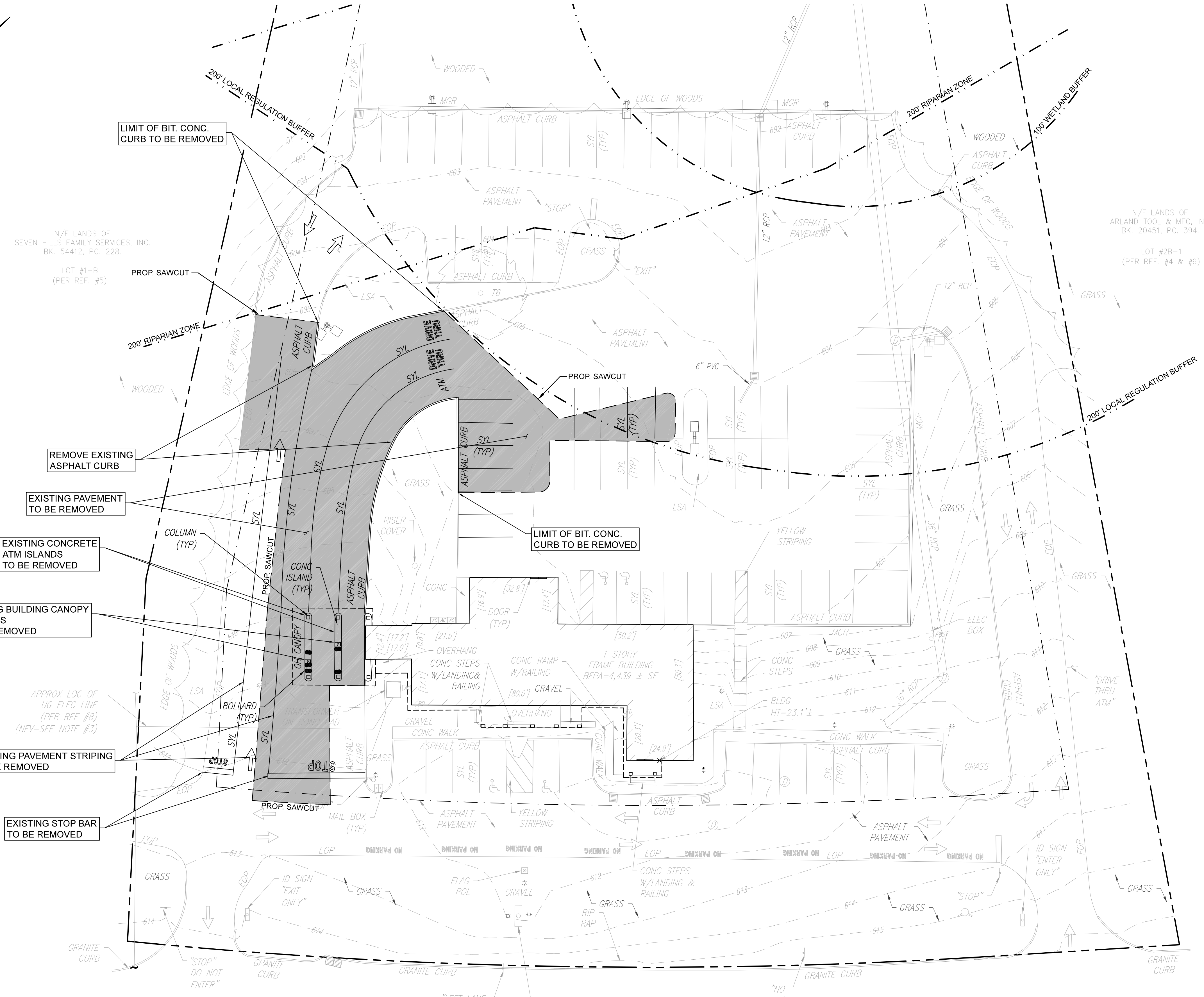
CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR COPY HEREON IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND DATE SPECIFIED HEREON. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.



N/F LANDS OF SEVEN HILLS FAMILY SERVICES, INC. BK. 54412, PG. 228. LOT #1-B (PER REF. #5)

N/F LANDS OF ARLAND TOOL & MFG, INC. BK. 20451, PG. 394. LOT #2B-1 (PER REF. #4 & #6)



EXISTING BUILDING CANOPY COLUMNS TO BE REMOVED

EXISTING PAVEMENT STRIPING TO BE REMOVED

EXISTING CONCRETE ATM ISLANDS TO BE REMOVED

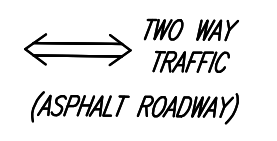
REMOVE EXISTING ASPHALT CURB

LIMIT OF BIT. CONC. CURB TO BE REMOVED

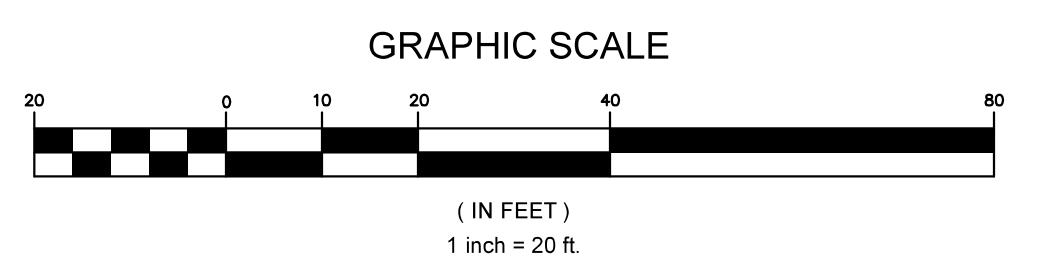
LIMIT OF BIT. CONC. CURB TO BE REMOVED

EXISTING STOP BAR TO BE REMOVED

CHARLTON ROAD (A.K.A. ROUTE 20) (PUBLIC - VARIABLE WIDTH R.O.W.)



- GENERAL DEMOLITION NOTES:**
- CONTRACTOR SHALL COORDINATE WITH THE OWNER AND DESIGN ENGINEER REGARDING PHASING OF OVERALL DEMOLITION TO ASSURE APPROPRIATE DRAINAGE IS PROVIDED TO CONVEY OFF-SITE DRAINAGE RUNOFF ONTO AND THROUGH SITE DURING CONSTRUCTION ACTIVITIES.
 - THIS PROJECT WILL DISTURB LESS THAN ONE ACRE AND IS NOT SUBJECT TO COVERAGE UNDER THE NPDES CONSTRUCTION GENERAL PERMIT.
 - SEDIMENTATION AND EROSION CONTROL MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE ACTIVITIES TAKE PLACE ON-SITE. SEE SHEET C-4.0, "GRADING AND EROSION CONTROL PLAN" FOR LOCATION AND DETAILS OF EROSION CONTROLS.
 - LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - CONTRACTOR REQUIRED TO CALL "DIG SAFE" FOR UTILITY MARK OUT PRIOR TO ANY ON-SITE EXCAVATION. SEE "DIG-SAFE NOTE".



DIG SAFE NOTE (1-888-344-7233): CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

NO.	DATE	DESCRIPTION	BY	CHKD

PROJECT: PROPOSED ITM DRIVE-THRU IMPROVEMENTS 200 CHARLTON ROAD, STURBRIDGE, MA 01566

PREPARED FOR: CORNERSTONE BANK 253-257 MAIN STREET SOUTHBRIDGE, MA 01550

ENGINEERING SERVICES ENVIRONMENTAL SERVICES 67 Hall Road Sturbridge, MA 01566 Phone: 774-241-0901 fax: 774-241-0906

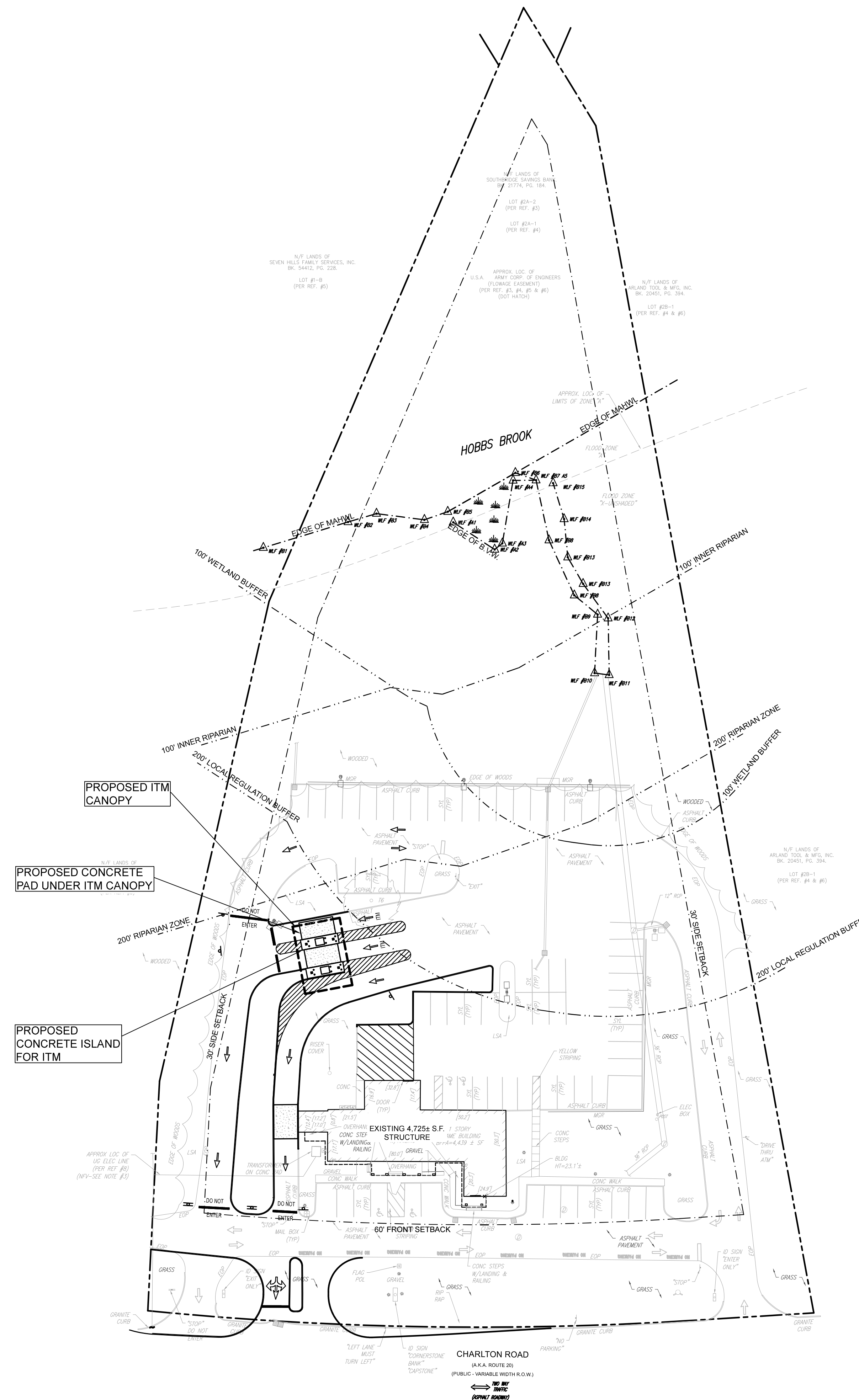
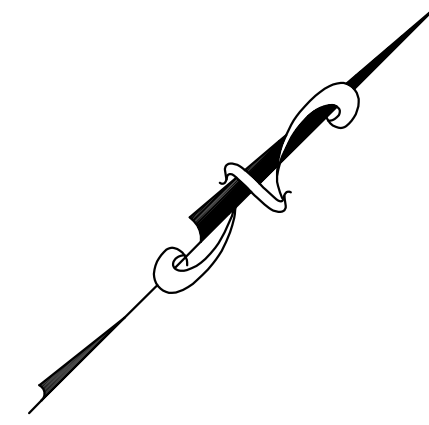


ISSUE DATE: 8/31/2023 DRAWN BY: RP CHECKED BY: JAB SCALE: 1" = 20' PROJECT NO.: 2023-128

DEMOLITION PLAN

C-2.0

PROFESSIONAL SEAL



ZONING INFORMATION TABLE - STURBRIDGE, MA

200 CHARLTON RD, STURBRIDGE

PREPARED FOR: CORNERSTONE BANK
 253-257 MAIN STREET
 SOUTHBRIDGE, MA 01550

CURRENT OWNER: N/F SOUTHBRIDGE SAVINGS BANK
 PO BOX 370
 SOUTHBRIDGE MA 01550

ASSESSOR'S MAP ID: 208-02611-200 DEED: BK 21774 PG 184

EXISTING ZONE: IP (INDUSTRIAL PARK)

EXISTING USE: BANK BUILDING WITH DRIVE THRU ATM

PROPOSED USE: BANK BUILDING WITH DRIVE THRU ITM'S

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	87,120 S.F. (2 Acres)	183,583 S.F. (4.21 Acres)	183,583 S.F. (4.21 Acres)
FRONTAGE	300 FT	390.58 FT.	390.58 FT.
FRONT SETBACK	60 FT.	76.7 FT.	76.7 FT.
FRONT CANOPY SETBACK	N/A	99.9 FT. (TO BE REMOVED)	192.3 FT.
SIDE SETBACK	30 FT	82.1 FT.	82.1 FT.
SIDE CANOPY SETBACK	N/A	54.8 FT. (TO BE REMOVED)	55.9 FT.
REAR SETBACK	30 FT	568.6 FT.	568.6 FT.
REAR CANOPY SETBACK	N/A	596.0 FT. (TO BE REMOVED)	487.8 FT.
MAX. BLDG. HEIGHT	35' (2 STORIES)	<35 FT. (1 STY)	<35 FT. (1 STY)
IMPERVIOUS COVERAGE (MAX.)	70.0%	69,502 S.F. (37.9%)	66,311 S.F. (36.1%)
LOT BLDG. COVERAGE (MAX.)	33.0%	5,835 S.F. (3.2%)	6,144 S.F. (3.3%)

PROPOSED PARKING CALCULATION:

	REQUIRED	PROPOSED
Bank/Financial Institution (1 Space/ 400 s.f. FA)		
Assume 4,725 S.F.* (1/ 400 s.f. FA) = 11.8 Spaces	12 Spaces	70 Spaces*
*FLOOR AREA ESTIMATED USING STURBRIDGE ASSESOR'S GIS PROPERTY CARD		
Marked Handicap Accessible Spaces (51-75 Spaces)	3 HC Spaces	4 HC Spaces

*79 Existing Parking Spaces - 10 Spaces + 1 New Spaces = 70 Total Spaces

NO.	DATE	DESCRIPTION	BY	CHKD

PROJECT: PROPOSED ITM DRIVE-THRU IMPROVEMENTS
 200 CHARLTON ROAD, STURBRIDGE, MA 01566

PREPARED FOR: CORNERSTONE BANK
 253-257 MAIN STREET
 SOUTHBRIDGE, MA 01550

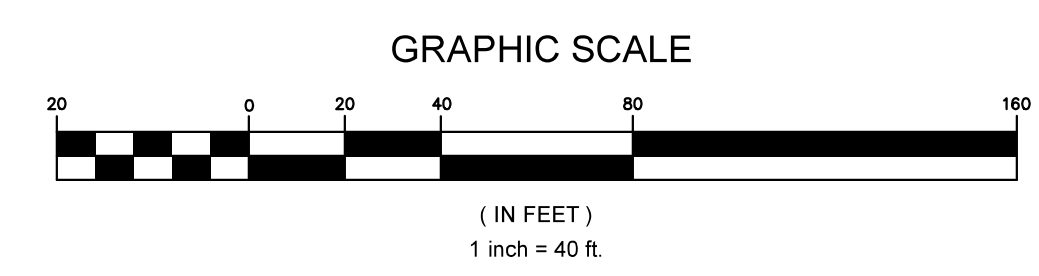
ENGINEERING SERVICES ENVIRONMENTAL SERVICES
 67 Hall Road
 Sturbridge, MA 01566
 Phone: 774-241-0901
 fax: 774-241-0906



GENERAL SITE NOTES:

- EXISTING SITE TOPOGRAPHY, UTILITIES, AND FEATURES ARE BASED ON AN ON-THE-GROUND SURVEY CONDUCTED BY CONTROL POINT ASSOCIATES, INC. OF SOUTHBOROUGH, MA ON JULY 6, 2023.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ISSUE DATE: 8/31/2023
 DRAWN BY: RP CHECKED BY: JAB
 SCALE: 1" = 40'
 PROJECT NO.: 2023-128



DIG SAFE NOTE (1-888-344-7233):
 CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

OVERALL PLAN
 C-3.0

ZONING INFORMATION TABLE - STURBRIDGE, MA

200 CHARLTON RD, STURBRIDGE

PREPARED FOR: CORNERSTONE BANK
253-257 MAIN STREET
SOUTHBRIDGE, MA 01550

CURRENT OWNER: N/F SOUTHBRIDGE SAVINGS BANK
PO BOX 370
SOUTHBRIDGE MA 01550

ASSESSOR'S MAP ID: 208-02611-200 DEED: BK 21774 PG 184

EXISTING ZONE: IP (INDUSTRIAL PARK)

EXISTING USE: BANK BUILDING WITH DRIVE THRU ATM

PROPOSED USE: BANK BUILDING WITH DRIVE THRU ATM'S

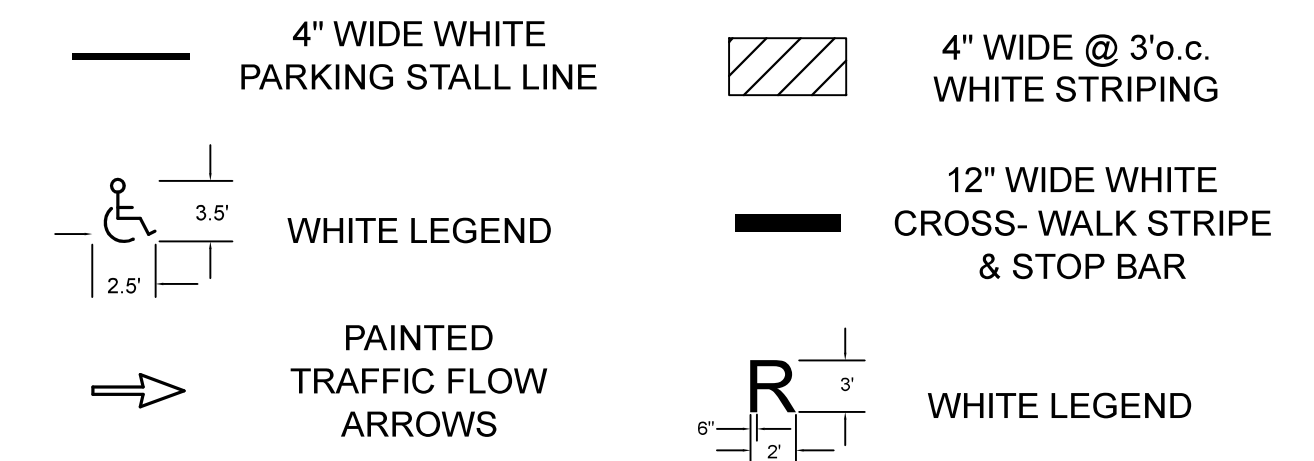
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PROPOSED PARKING CALCULATION:

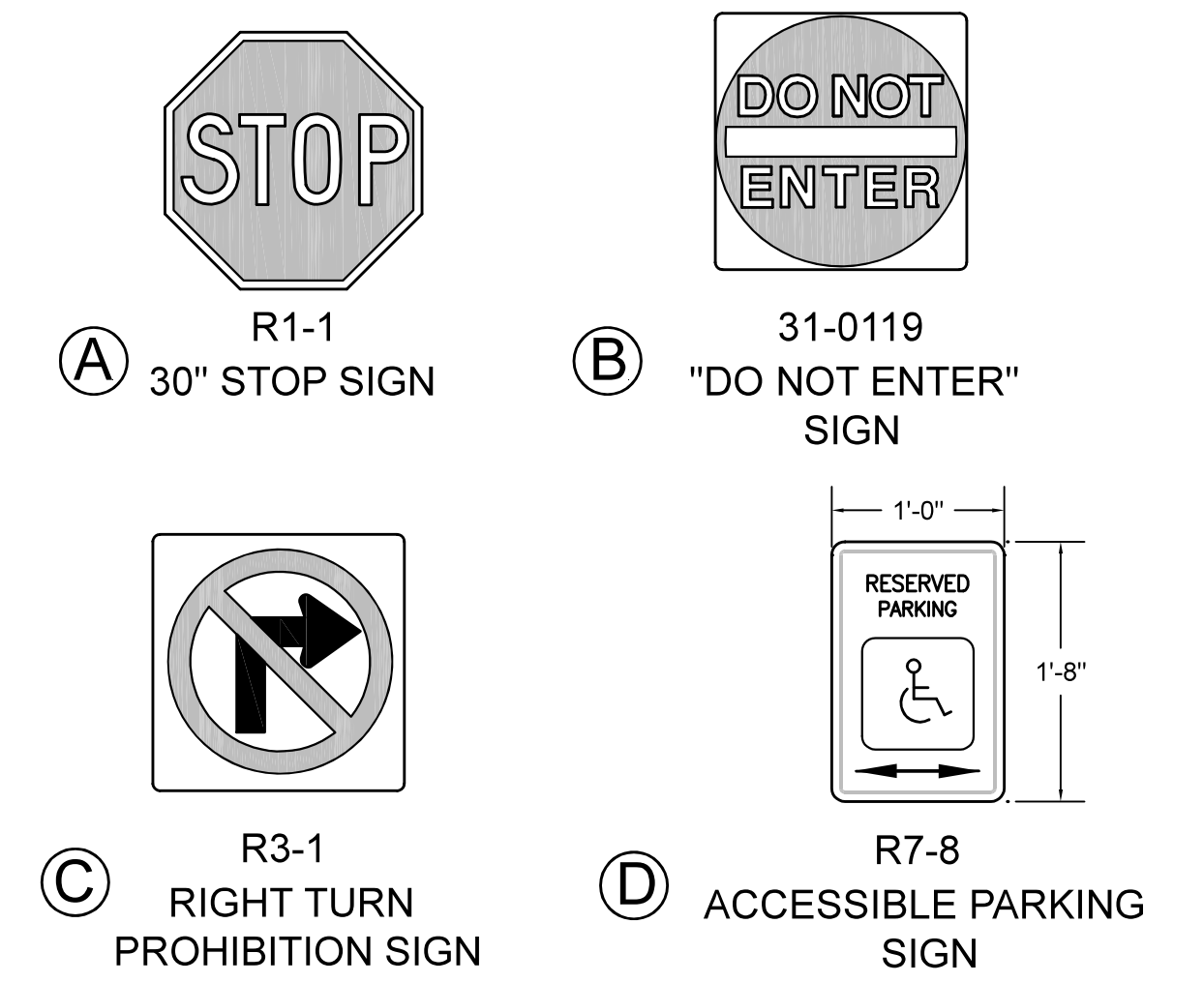
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*79 Existing Parking Spaces - 10 Spaces + 1 New Spaces = 70 Total Spaces

PAVEMENT STRIPING LEGEND:

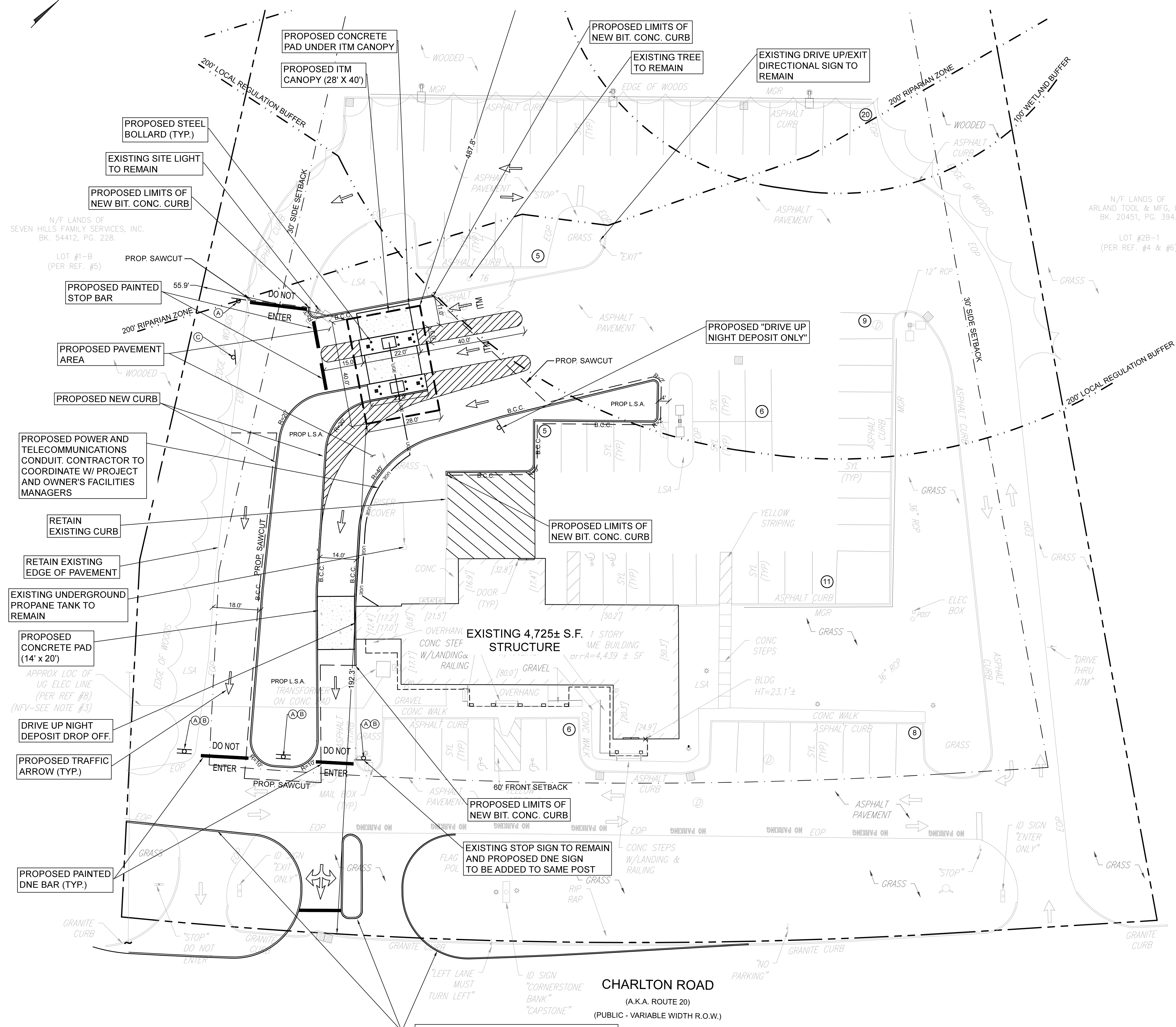
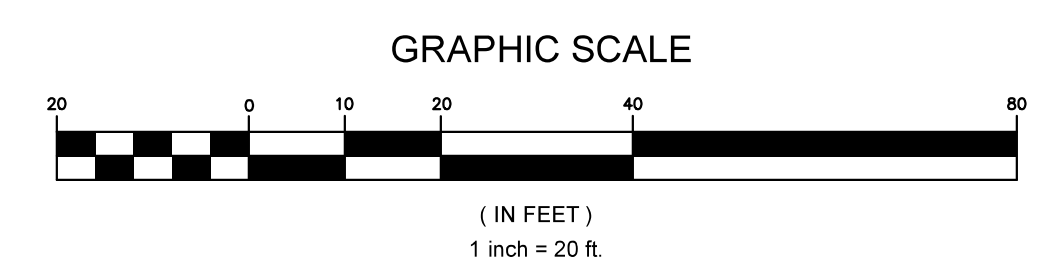


SIGN LEGEND:



GENERAL SITE NOTES:

- EXISTING SITE TOPOGRAPHY, UTILITIES, AND FEATURES ARE BASED ON AN ON-THE-GROUND SURVEY CONDUCTED BY CONTROL POINT ASSOCIATES, INC. OF SOUTHBOROUGH, MA ON JULY 6, 2023.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



PROPOSED DRIVEWAY LOCATION AS SHOWN IS APPROXIMATE ONLY AND IS BEYOND THE SCOPE OF THIS PROJECT. (REFER TO FINAL DESIGN PLANS OF ROAD IMPROVEMENTS FOR 195 CHARLTON ROAD PREPARED BY SOLLI ENGINEERING)

DIG SAFE NOTE (1-888-344-7233):
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

NO.	DATE	DESCRIPTION	BY	CHKD

PROFESSIONAL SEAL

PROPOSED ITM DRIVE-THRU IMPROVEMENTS
200 CHARLTON ROAD, STURBRIDGE, MA 01566

PREPARED FOR:
CORNERSTONE BANK
253-257 MAIN STREET
SOUTHBRIDGE, MA 01550

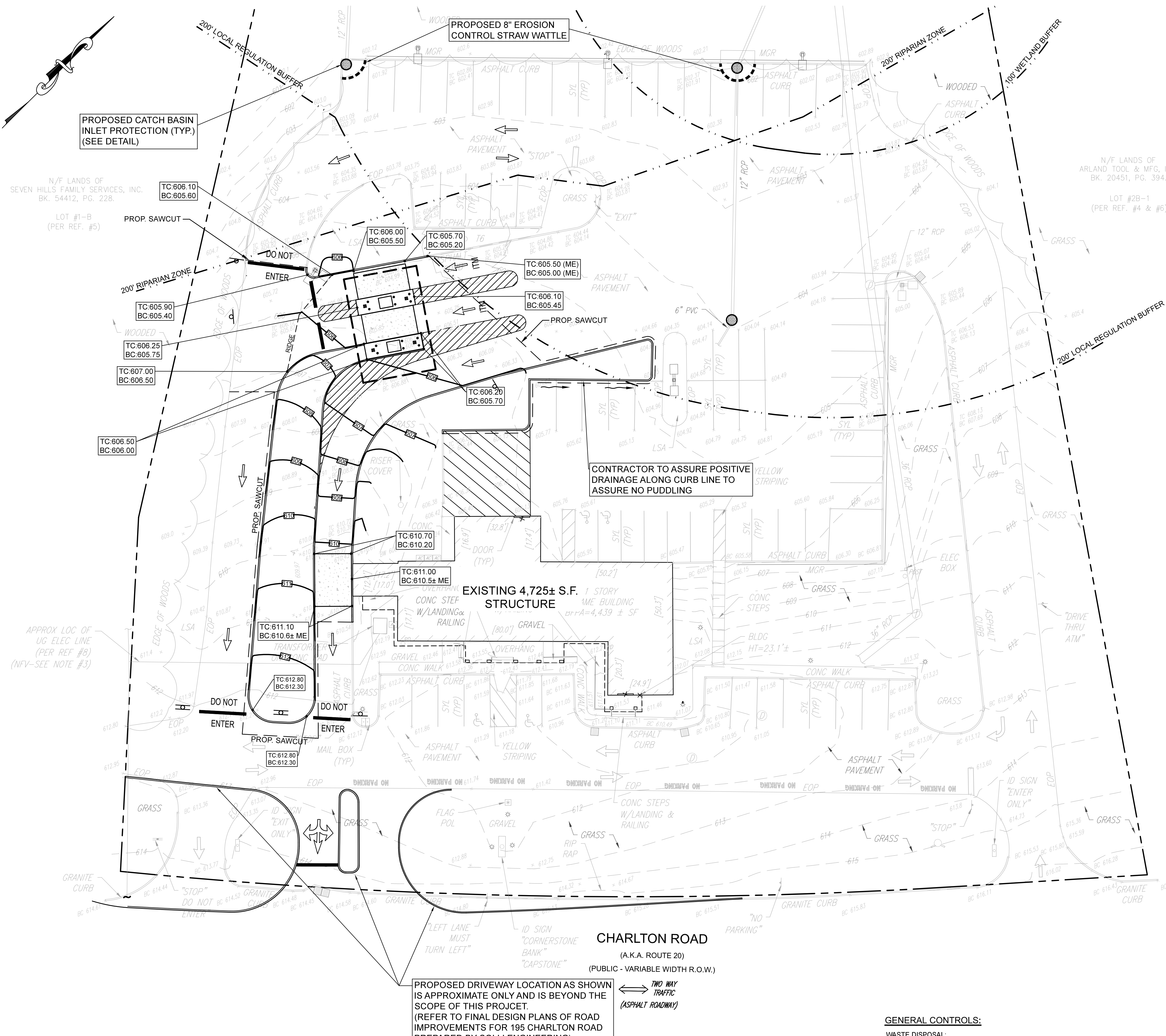
ENGINEERING SERVICES
ENVIRONMENTAL SERVICES

67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906



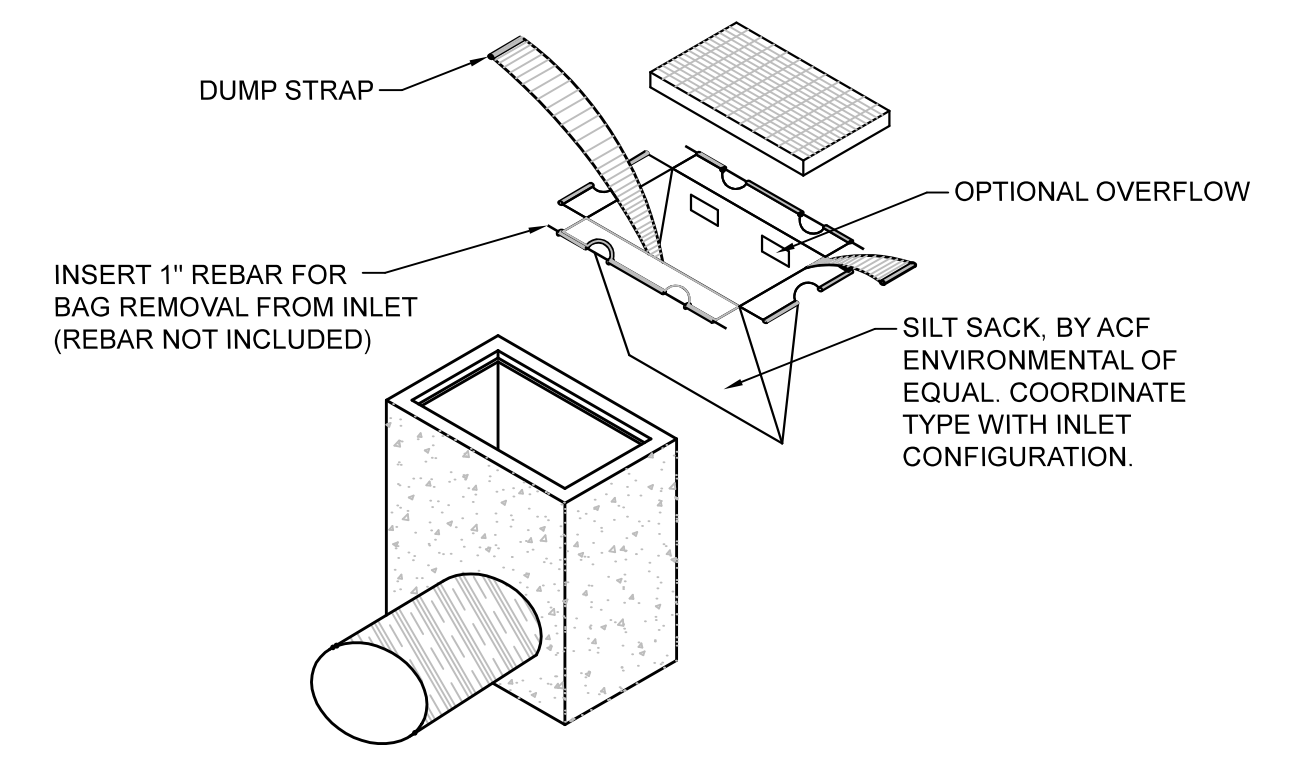
ISSUE DATE: 8/31/2023
DRAWN BY: RP CHECKED BY: JAB
SCALE: 1" = 20'
PROJECT NO.: 2023-128

SITE & UTILITY PLAN



RESPONSIBILITIES OF OWNER/PERMITEE
 THE OWNER/PERMITEE SHALL:
 A. PROVIDE THE CONTRACTOR WITH COPIES OF LAND-USE PERMITS THAT OWNER HAS ACQUIRED.
 B. INFORM ALL PARTIES INVOLVED WITH THE PROPOSED SITE WORK OF THIS PLAN'S OBJECTIVES AND REQUIREMENTS.

RESPONSIBILITIES OF CONTRACTOR
 THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING EROSION OF THE SITE AND FOR PROTECTING ADJACENT STORM SEWERS AND WATERWAYS FROM SEDIMENTATION.
 A. INSTALL, MONITOR, AND MAINTAIN OF THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN.
 B. COMPLY WITH ALL PERMIT REQUIREMENTS.



SILT SACK DETAIL
 NOT TO SCALE

- PROPOSED SEQUENCE OF CONSTRUCTION:**
1. CONDUCT A PRE-CONSTRUCTION MEETING WITH APPLICABLE TOWN STAFF, PEER REVIEW CONSULTANTS, AND ENGINEER OF RECORD.
 2. OBTAIN ALL APPLICABLE PERMITS FROM THE TOWN AND STATE BEFORE STARTING ANY WORK ON THE SITE.
 3. INSTALL EROSION CONTROLS AS SHOWN ON THE PLAN AND DETAILS.
 4. DISCONNECT APPLICABLE UTILITIES AND SERVICES TO THE EXISTING CANOPY STRUCTURE. ONCE UTILITIES ARE PROPERLY TERMINATED, CONTRACTOR MAY DEMOLISH EXISTING SITE FEATURES SHOWN ON THE DEMO PLAN.
 5. ROUGH GRADE THE SITE AS SHOWN ON THE GRADING PLAN.
 6. CONSTRUCT THE PROPOSED ITEM DRIVE-THRU IMPROVEMENTS PER THE SITE PLAN.
 7. INSTALL ALL SUBSURFACE UTILITIES.
 8. FINALIZE PROPOSED SITE IMPROVEMENTS PER THE APPROVED SITE PLAN. INSTALL GROUND COVER TREATMENT PER THE LANDSCAPE PLAN TO STABILIZE ANY DISTURBED AREAS.
 9. COORDINATE FINAL APPROVALS WITH ENGINEER OF RECORD & APPLICABLE TOWN DEPARTMENTS. AS-BUILT SURVEY AND INSPECTIONS WILL BE REQUIRED PRIOR TO FINAL APPROVAL BY THE TOWN DEPARTMENTS.
 10. REMOVE ALL EROSION CONTROL MEASURES FROM THE SITE AND PROPERLY DISPOSE OF MEASURES OFF-SITE.

DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES: TEMPORARY STABILIZATION MEASURES

SILT SACK DROP INLET PROTECTION:
 SILT SACK OR APPLICABLE FABRIC DROP INLET PROTECTION DEVICE SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. TRAPPING DEVICES AND STRUCTURES THEY PROTECT SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP.

TEMPORARY STABILIZATION:
 TOP SOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED AND MULCH PROCEDURES AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

DUST CONTROL:
 TAKE PRECAUTIONS TO PREVENT DUST FROM BECOMING A NUISANCE TO ADJUTING PROPERTY OWNERS. BROOM OFF PAVEMENTS ADJOINING THE EXCAVATION ON A DAILY BASIS. COVER AND/OR KEEP MOST ALL EARTH STOCKPILES AT ALL TIMES. USE CALCIUM CHLORIDE TO CONTROL DUST OVER CERTAIN AREAS OF THE SITE AS DIRECTED BY THE ENGINEER OR SHOWN ON THE PLANS. CALCIUM CHLORIDE SHALL CONFORM TO ASTM D-88, TYPE I. THE CONTRACTOR SHALL MAINTAIN AND INSPECT, ON A DAILY BASIS, THE ADEQUACY OF DUST CONTROL MEASURES AND CORRECT ANY DEFICIENCIES IMMEDIATELY.

PERMANENT STABILIZATION MEASURES:
 DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED AND MULCH SPECIFICATIONS AND PROCEDURE SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPED AREAS. IF TOPSOIL, SEED, AND/OR MULCH IS WASHED AWAY BY RAINFALL, THE CONTRACTOR SHALL RESTORE THE AREA.

- GENERAL CONDITIONS:**
1. IF EROSION CONTROL MEASURES ARE DAMAGED BY CONSTRUCTION VEHICLES, ACTS OF VANDALISM, OR SEVERE WEATHER CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SEDIMENT IN THE VICINITY OF THE EROSION CONTROL MEASURES AND REPAIR THESE MEASURES TO A FUNCTIONAL CONDITION.
 2. IF, DURING OR AFTER CONSTRUCTION IT BECOMES APPARENT THAT EXISTING EROSION CONTROL MEASURES ARE INCAPABLE OF CONTROLLING EROSION, THE ENGINEER OR THE CITY MAY REQUIRE ADDITIONAL CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO: ADDITIONAL WATTLES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED DEWATERING FILTRATION.
 3. NO CONSTRUCTION SHALL PROCEED UNTIL A WRITTEN PROPOSAL OF METHODS TO PREVENT CONSTRUCTION DEBRIS, PAINT, SPENT BLAST MATERIALS, OR OTHER MATERIALS FROM ENTERING A STORM SEWER, THE WETLAND, OR WATERCOURSE HAS BEEN SUBMITTED BY THE CONTRACTOR TO THE OWNER AND APPROVED BY THE OWNER, AND SUCH METHODS HAVE BEEN IMPLEMENTED AS THE OWNER DIRECTS. THESE MATERIALS SHALL BE COLLECTED AND DISPOSED OF IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS. THE OWNER MAY ORDER THE CONTRACTOR TO CEASE SUCH ACTIVITY TEMPORARILY IF, IN THE JUDGEMENT OF THE OWNER, WIND OR STORM CONDITIONS THREATEN TO CAUSE THE DEPOSIT OF SUCH MATERIALS INTO A WATERWAY.
 4. ALL TEMPORARILY FILL SHALL BE STABILIZED DURING USE TO PREVENT EROSION AND SHALL BE SUITABLY CONTAINED TO PREVENT SEDIMENT OR OTHER PARTICULATE MATTER FROM ENTERING A WETLAND OR WATERCOURSE. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS OR AS DIRECTED BY THE OWNER, AND REVEGETATED. THE AREAL EXTENT OF TEMPORARY FILL OR EXCAVATION SHALL BE CONFINED TO THAT AREA NECESSARY TO PERFORM THE WORK, AS APPROVED BY THE OWNER.
 5. DUMPING OF OIL, CHEMICALS OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING, AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL. ALL SPILLS OF SUCH MATERIALS SHALL BE REPORTED IMMEDIATELY BY THE CONTRACTOR TO APPROPRIATE CITY AND STATE AGENCIES.
 6. EPA-NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES IS NOT REQUIRED.

NO.	DATE	DESCRIPTION	BY	CHKD

PROJECT: **PROPOSED ITEM DRIVE-THRU IMPROVEMENTS**
200 CHARLTON ROAD, STURBRIDGE, MA 01566

PREPARED FOR: **CORNERSTONE BANK**
253-257 MAIN STREET
SOUTHBRIDGE, MA 01550

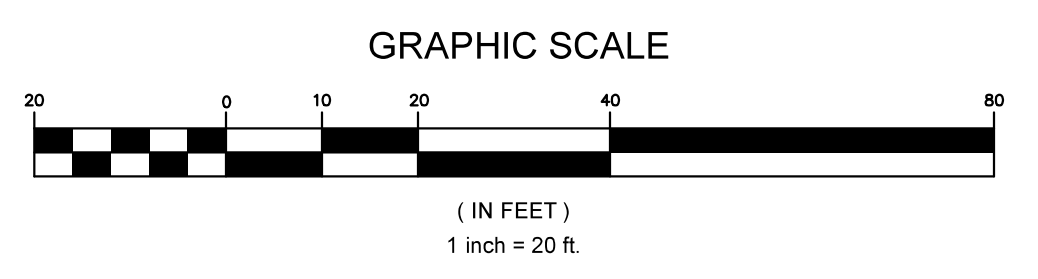
ENGINEERING SERVICES
 ENVIRONMENTAL SERVICES

67 Hall Road
 Sturbridge, MA 01566
 Phone: 774-241-0901
 fax: 774-241-0906

ISSUE DATE: 8/31/2023
 DRAWN BY: RP CHECKED BY: JAB
 SCALE: 1" = 20'
 PROJECT NO.: 2023-128

GRADING & EROSION CONTROL PLAN

C-4.0



DIG SAFE NOTE (1-888-344-7233):
 CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

PROPOSED DRIVEWAY LOCATION AS SHOWN IS APPROXIMATE ONLY AND IS BEYOND THE SCOPE OF THIS PROJECT. (REFER TO FINAL DESIGN PLANS OF ROAD IMPROVEMENTS FOR 195 CHARLTON ROAD PREPARED BY SOLLI ENGINEERING)

CHARLTON ROAD
 (A.K.A. ROUTE 20)
 (PUBLIC - VARIABLE WIDTH R.O.W.)

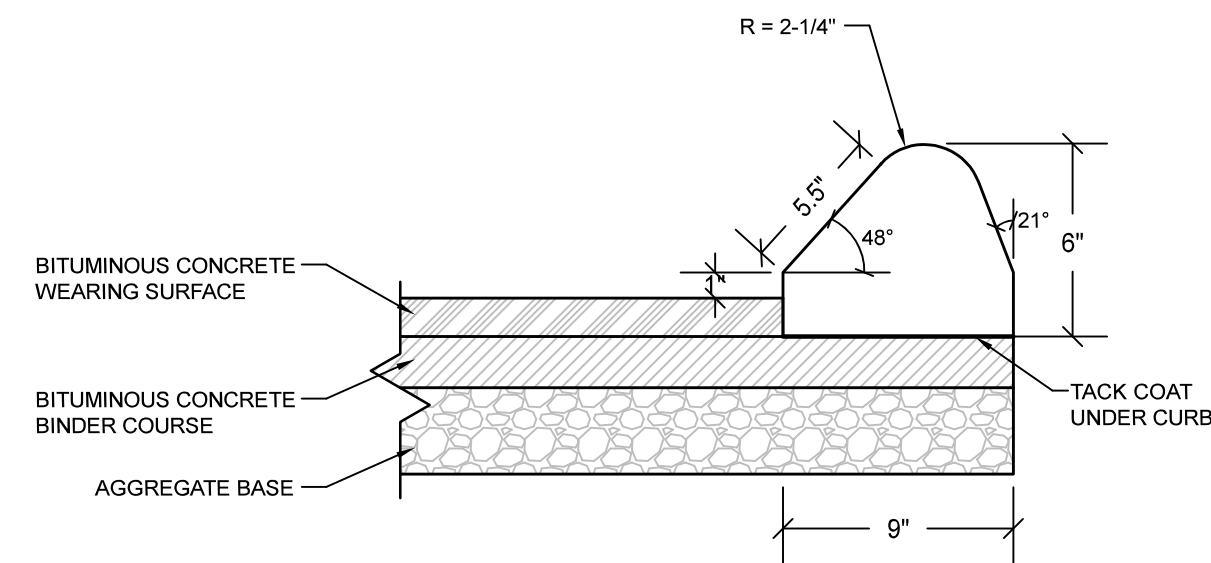
GENERAL CONTROLS:

WASTE DISPOSAL:
 THE CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF COVERED WASTE CONTAINERS TO ENSURE THAT NO LITTER, DEBRIS, BUILDING MATERIALS, OR SIMILAR MATERIALS ARE DISCHARGED TO WETLANDS OR WATERCOURSES. THE CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO USE THE CONTAINERS FOR WASTE MATERIAL. THE CONTRACTOR SHALL BE PROMPTLY EMPTIED WHEN FULL.

PAVEMENT MAINTENANCE:
 THE CONTRACTOR SHALL SWEEP PAVED ROADWAYS ADJACENT TO THE SITE ON A ROUTINE BASIS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADWAYS AND WASHING OF MUD INTO WATERWAYS. IF THE CONTRACTOR'S SCHEDULE FOR CLEANING THE PAVEMENT IS FOUND TO BE INADEQUATE BY THE OWNER, OWNER'S REPRESENTATIVE, OR CITY, THE CONTRACTOR SHALL INCREASE THE FREQUENCY AT NO ADDITIONAL COST TO THE OWNER.

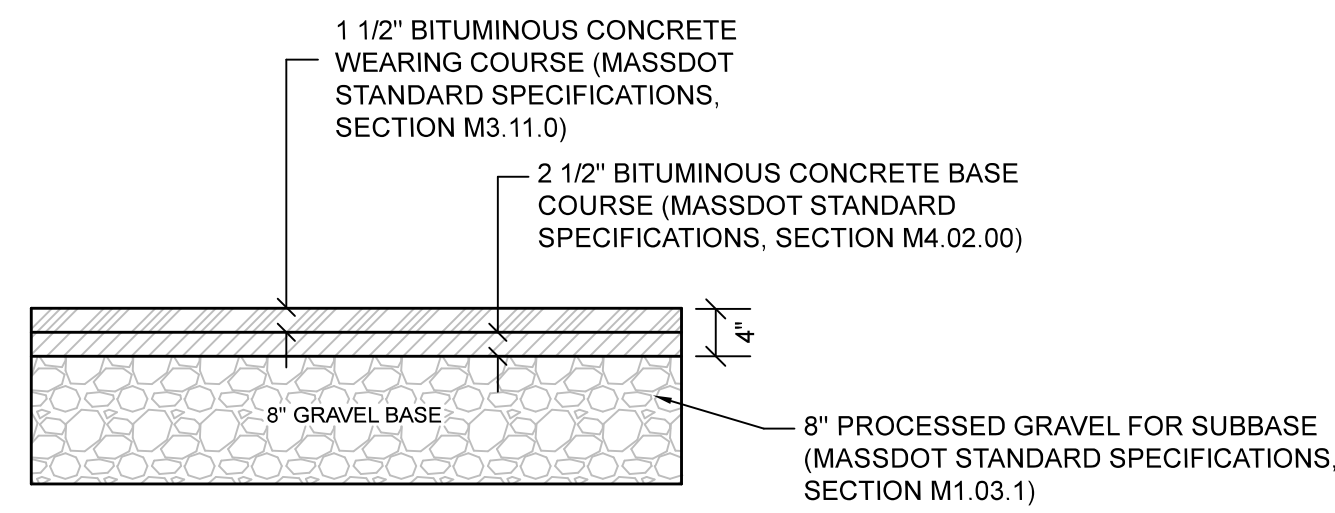
PROHIBITED DISCHARGES:
 CONTRACTOR SHALL PREVENT DAILY CONSTRUCTION MATERIALS AND WASTE FROM ENTERING ANY WETLANDS OR WATERCOURSES, INCLUDING BUT NOT LIMITED TO, CONTAMINATED GROUNDWATER, CONCRETE WASHOUT, FUELS, SOAPS OR SOLVENTS, PAINT, TOXIC SUBSTANCES, ETC.

PROFESSIONAL SEAL

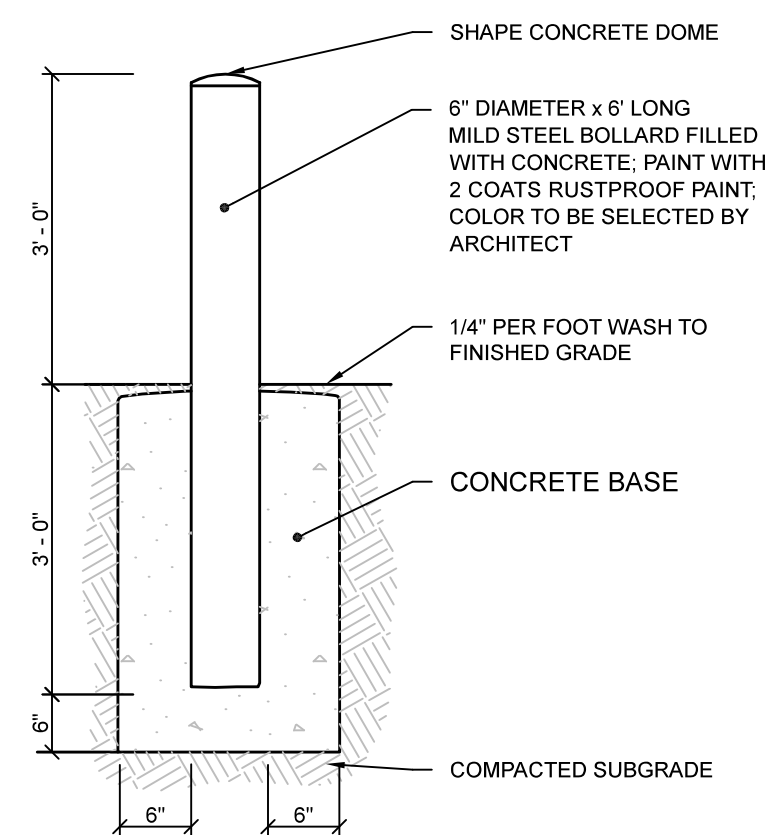


NOTE:
BITUMINOUS CONCRETE CURB TO BE PLACED ON TOP OF BINDER COURSE OF PAVEMENT AND BEFORE PLACING WEARING SURFACE LAYER

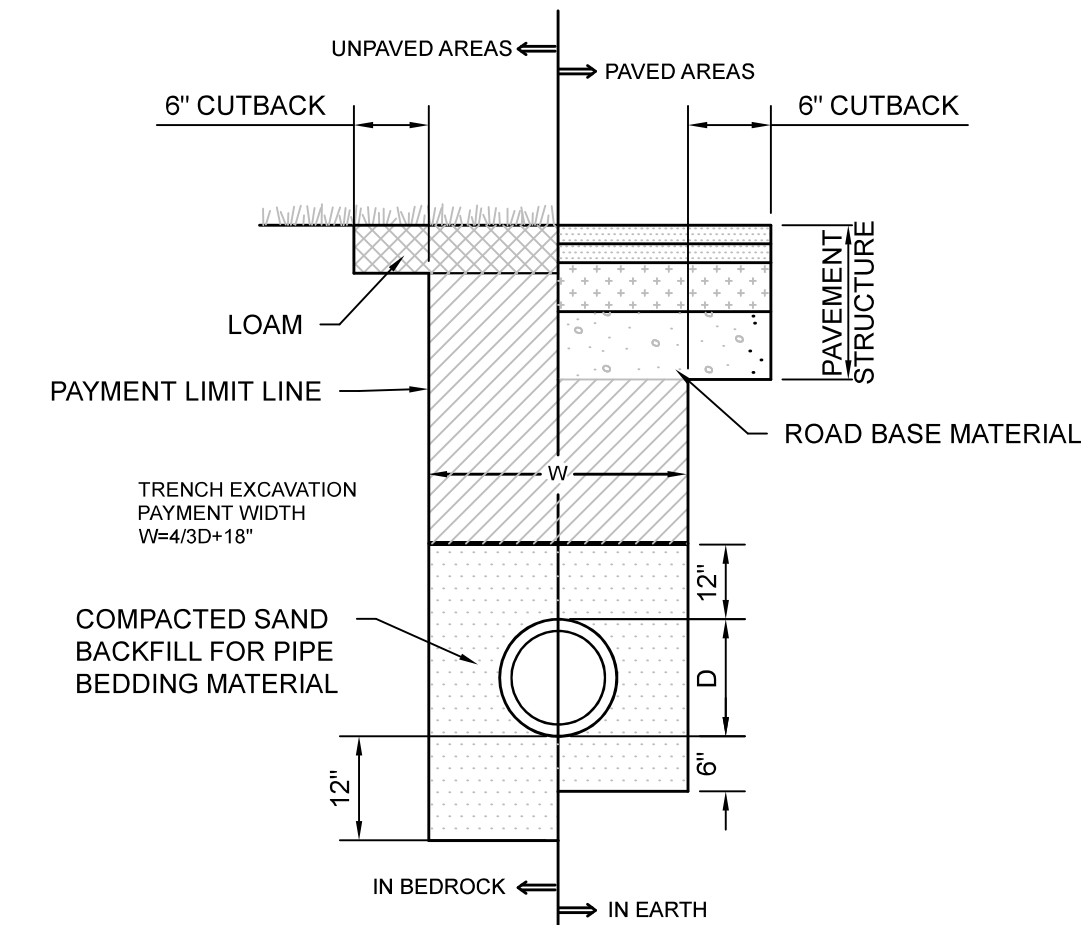
BITUMINOUS CURB DETAIL
NOT TO SCALE



STANDARD ASPHALT PAVEMENT DETAIL
NOT TO SCALE



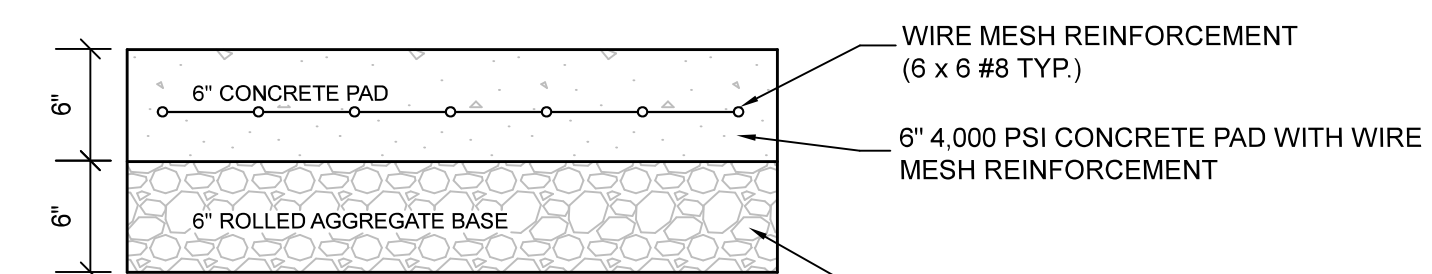
STEEL PIPE BOLLARD DETAIL
NOT TO SCALE



NOTES:

1. THIS DETAIL APPLIES TO CONSTRUCTION OF WATER, GAS, TELEPHONE, ELECTRIC, AND CABLE TELEVISION UTILITIES, UNLESS DIRECTED OTHERWISE BY APPLICABLE UTILITY COMPANIES.
2. PROVIDE 5' MINIMUM COVER OVER WATER SERVICE LINE UNLESS DIRECTED OTHERWISE BY WATER COMPANY.

UTILITY TRENCH DETAIL (TYP.)
NOT TO SCALE



NOTES:

1. CONCRETE SHALL HAVE MINIMUM STRENGTH OF 4,000 PSI
2. WELDED WIRE FABRIC MATS WITH REINFORCEMENT AT CLOSER SPACING MAY BE USED.

CONCRETE PAD DETAIL
NOT TO SCALE

REVISIONS		BY	CHKD
NO.	DATE	DESCRIPTION	

PROFESSIONAL SEAL

PROJECT: **PROPOSED ITM DRIVE-THRU IMPROVEMENTS**
200 CHARLTON ROAD, STURBRIDGE, MA 01566

PREPARED FOR: **CORNERSTONE BANK**
253-257 MAIN STREET
SOUTHBRIDGE, MA 01550

ENGINEERING SERVICES
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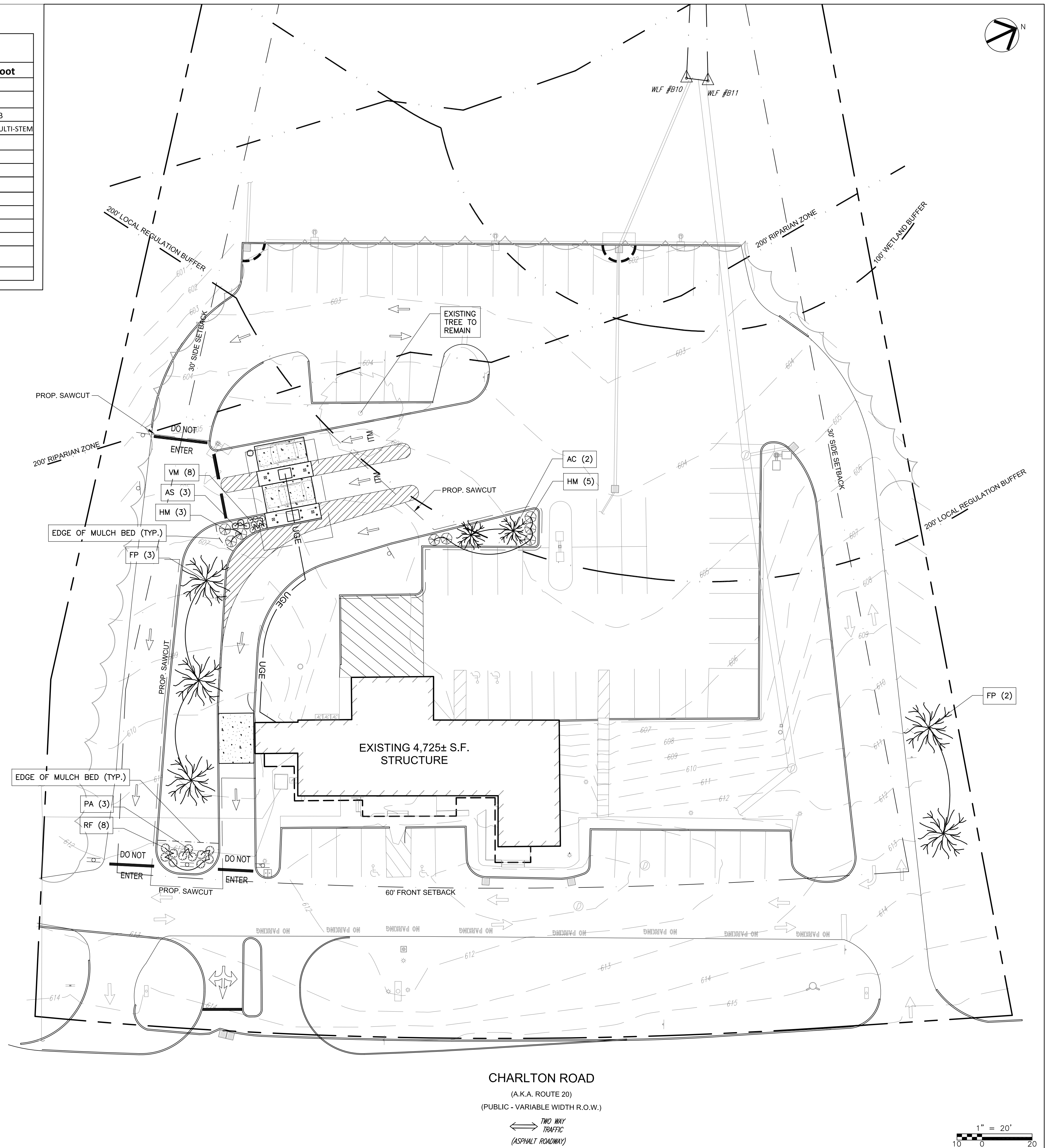
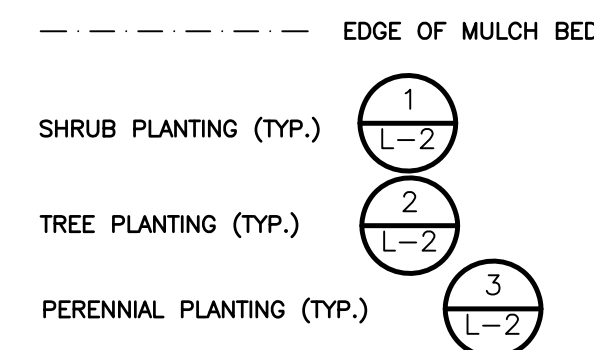
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DRAWN BY: RP CHECKED BY: JAB
SCALE: NTS
PROJECT NO.: 2023-128

CONSTRUCTION
DETAILS

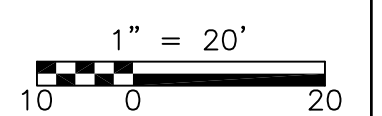
C-5.0

Plant Schedule	Symbol	Quantity	Botanical Name	Common Name	Size	Root
Trees						
FP	5	FRAXINUS PENNSYLVANICA 'CIMMARON'	CIMMARON GREEN ASH	2'-2.5" CAL.	BB	
AC	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7'-8" H	MULTI-STEM	
Shrubs						
HM	8	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	2'-2.5' H		
Perennials						
AS	3	ASTILBE SIMPLICIFOLIA 'WHITE SENSATION'	WHITE SENSATION ASTILBE	#2 POT		
VM	8	VINCA MINOR	PERIWINKLE	#1 POT		
PA	3	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY'	BURGUNDY BUNNY FOUNTAIN GRASS	#2 POT		
RF	8	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	#2 POT		

- LANDSCAPE NOTES
- UNLESS OTHERWISE NOTED, ALL EXISTING TREES AND OTHER PLANT MATERIAL TO BE PROTECTED FOR THE DURATION OF THE PROJECT.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL CALL "DIGSAFE" TO HAVE EXISTING UTILITIES MARKED. CONTRACTOR SHALL MAINTAIN MARKINGS FOR THE DURATION OF THE PROJECT.
 - THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN AS SHOWN ON THE PLANS.
 - ALL PLANT MATERIAL TO CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1 - LATEST EDITION.
 - ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - PLANTING ACTIVITIES SHALL OCCUR MID-SPRING OR MID-FALL ONLY. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF PLANNED PLANTING ACTIVITIES AT LEAST TWO WEEKS IN ADVANCE OF WORK. LANDSCAPE ARCHITECT MAY MODIFY PLANTING TIMELINE BASED ON CURRENT WEATHER CONDITIONS.
 - STAKE LOCATIONS OF PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
 - ALL MULCH BEDS SHALL CONSIST OF A 5" LAYER SCREENED LOAM AND A 3" LAYER SHREDED PINE BARK MULCH.
 - EDGE OF MULCH BEDS TO BE MECHANICALLY EDGED.
 - ALL DISTURBED AREAS NOT SHOWN AS PAVEMENT, MULCH BEDS, OR OTHER SPECIFIED MATERIAL SHALL RECEIVE A MINIMUM 5" LAYER OF LOAM AND SEED.
 - LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR TWO FULL YEARS FROM DATE OF ACCEPTANCE.
 - CONTRACTOR SHALL REPAIR OR REPLACE ANY MATERIALS DAMAGED DURING CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
 - CONTRACTOR TO SUBMIT A WATERING SCHEDULE FOR THE SIXTY DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER FOR ALL PROPOSED PLANT MATERIAL.
 - SEE LANDSCAPE DETAILS ON SHEET L-2 FOR PLANTING INFORMATION
 - IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE PLAN SHALL TAKE PRECEDENCE.



CHARLTON ROAD
 (A.K.A. ROUTE 20)
 (PUBLIC - VARIABLE WIDTH R.O.W.)
 TWO WAY TRAFFIC (ASPHALT ROADWAY)



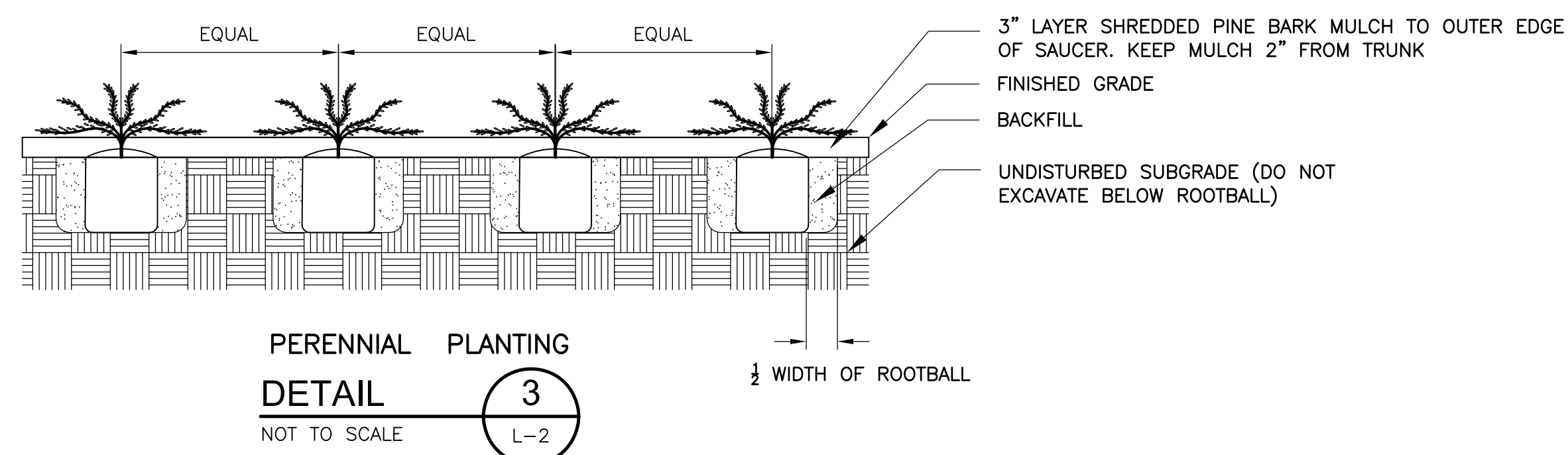
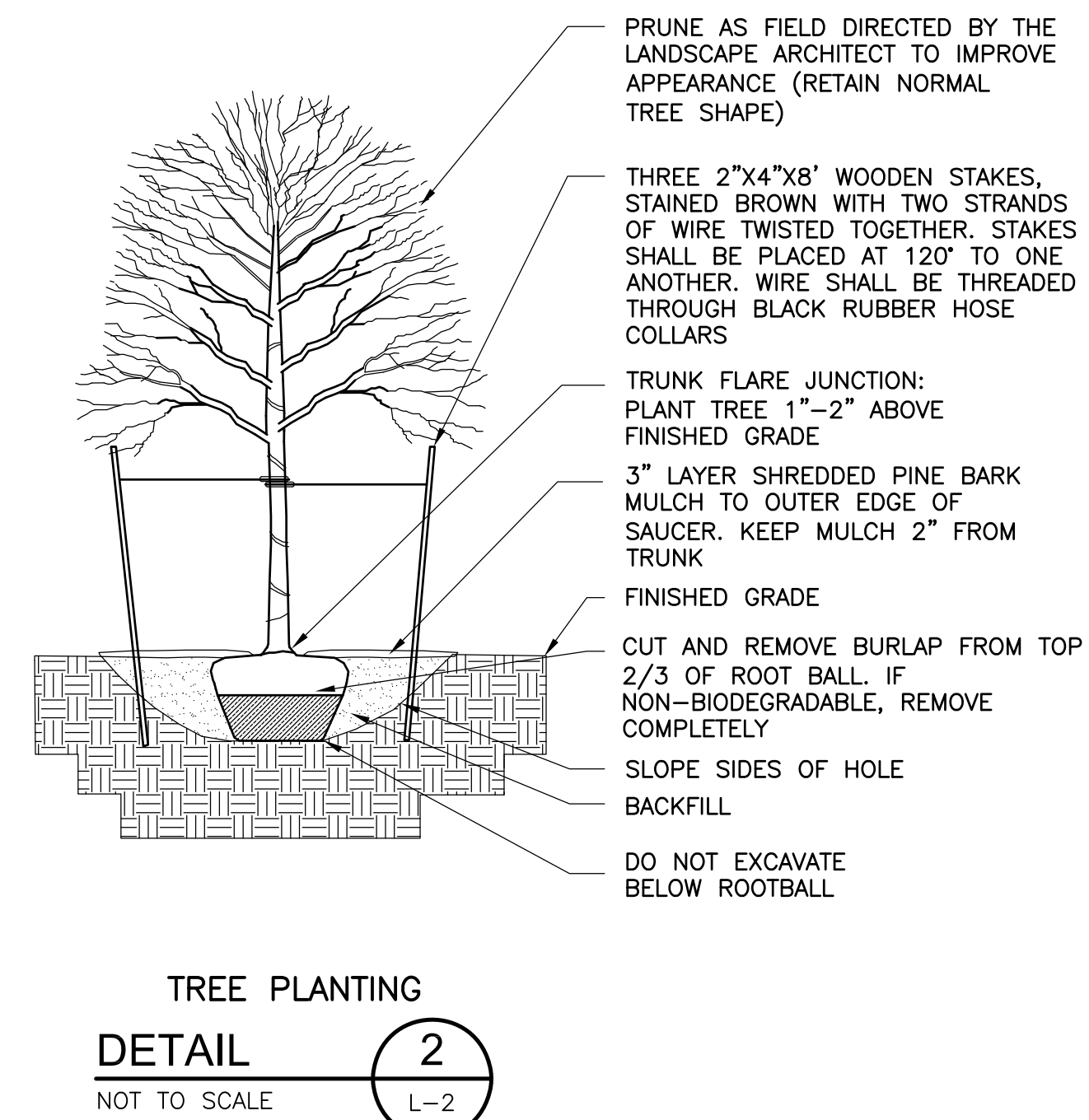
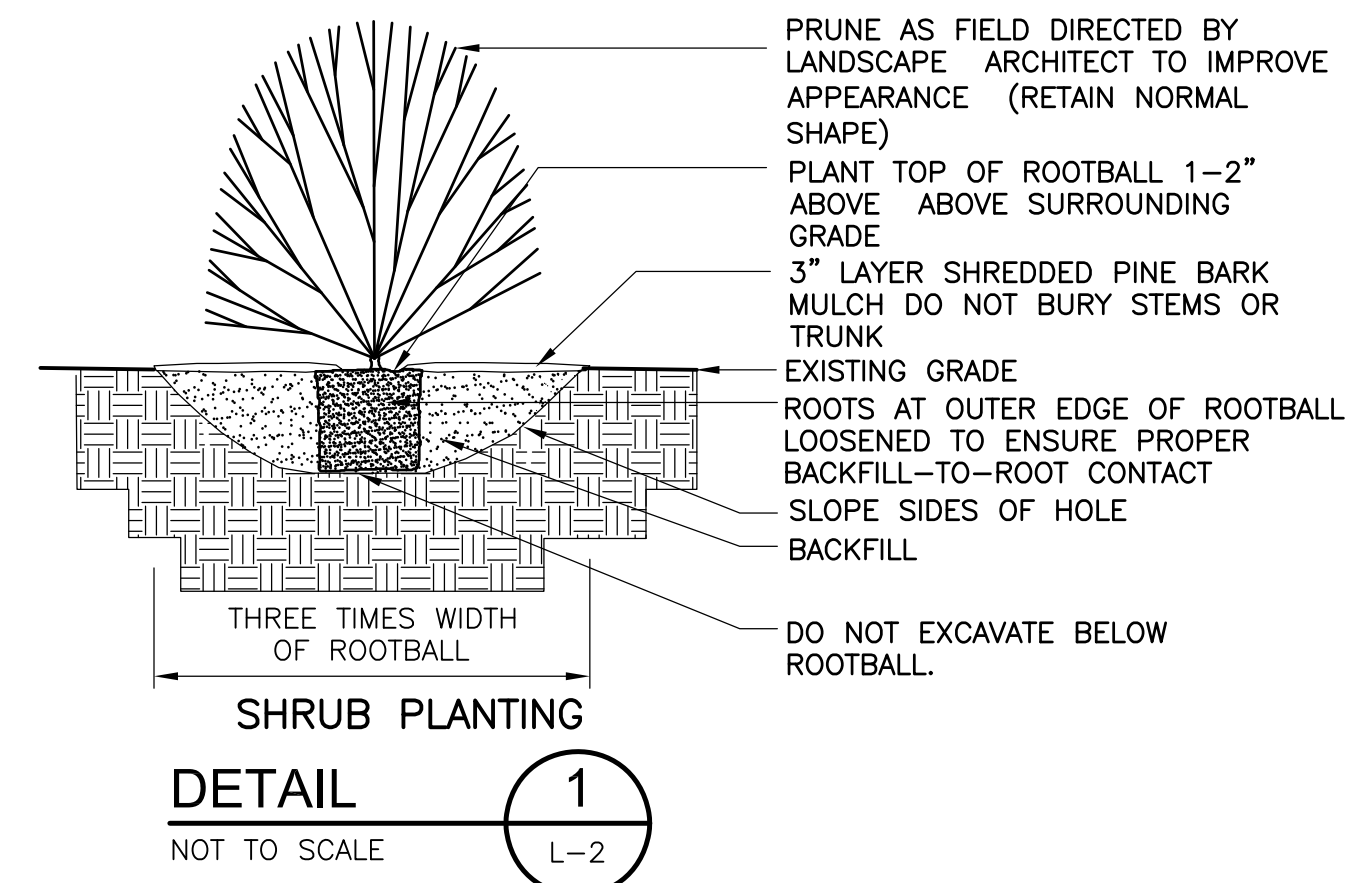
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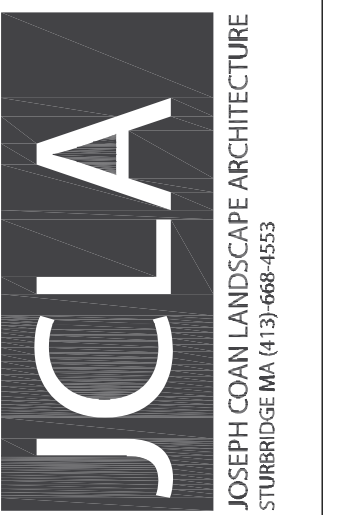
Proj. Mgr.: JC
 Designed: JC
 Drawn: JC
 Checked: DF
 Scale: AS NOTED
 Date: AUG. 2023

PLANTING PLAN
 PROPOSED DRIVE-THRU IMPROVEMENTS
 CORNERSTONE BANK
 200 CHARLTON RD., STURBRIDGE, MA.

Proj. No.
 Dwg. No.
L-1



NO.	DATE	BY	CHECKED	DESCRIPTION



Proj. Mgr: JC
 Designed: JC
 Drawn: JC
 Checked: DF
 Scale: AS NOTED
 Date: AUG. 2023

PLANTING DETAILS

PROPOSED DRIVE-THRU IMPROVEMENTS
 CORNERSTONE BANK
 200 CHARLTON RD. STURBRIDGE MA.

Proj. No.
 Dwg. No.

L-2



CONSULTANT:



KEY PLAN:

PROJECT LOCATION:
 200 CHARLTON ROAD
 STURBRIDGE, MA
 01566

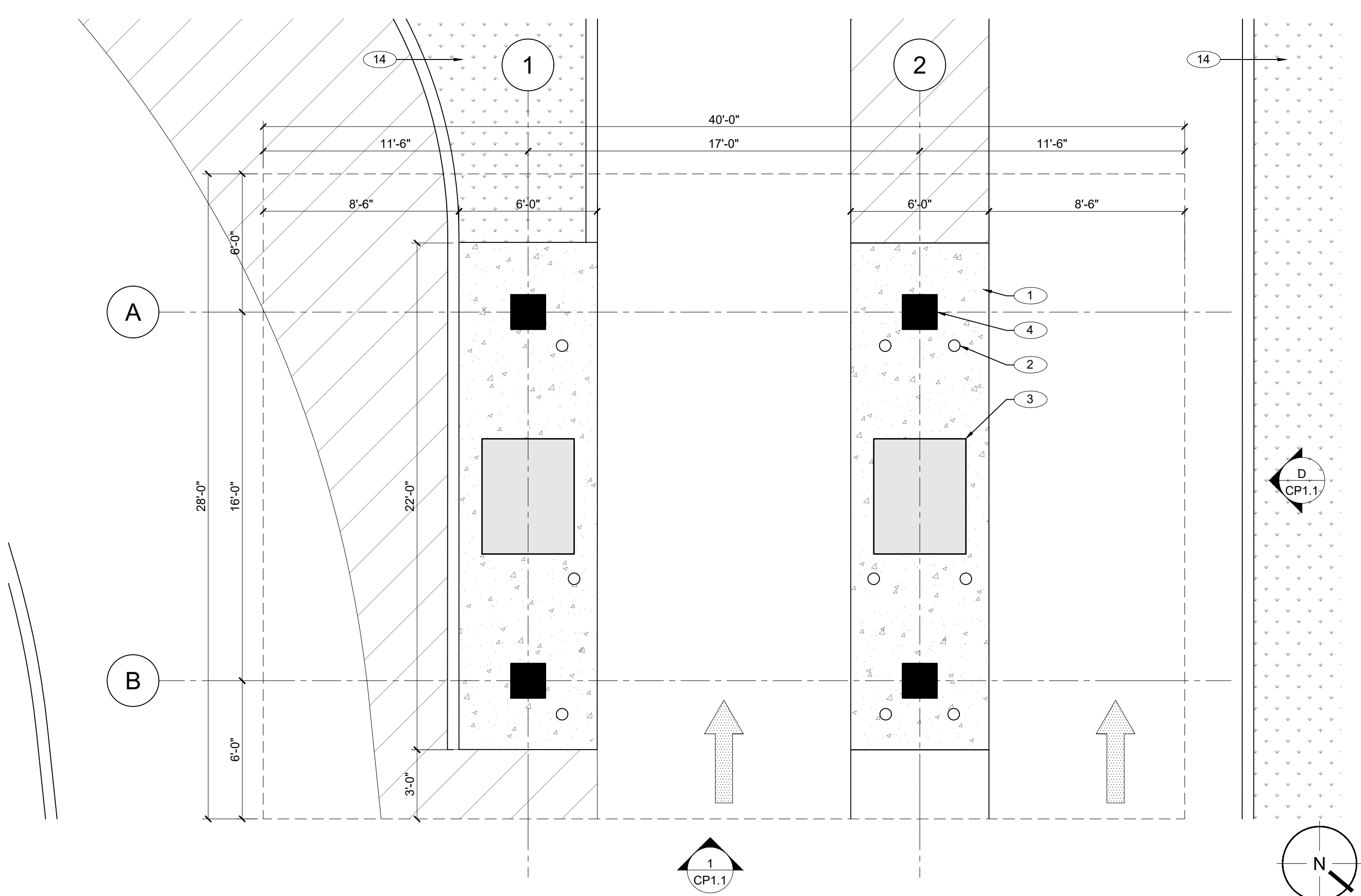
PROJECT NO: 1537

ORIGINAL ISSUE	DATE
FOR REVIEW	08.10.23
REVISIONS & SUBMISSIONS	DATE

1		
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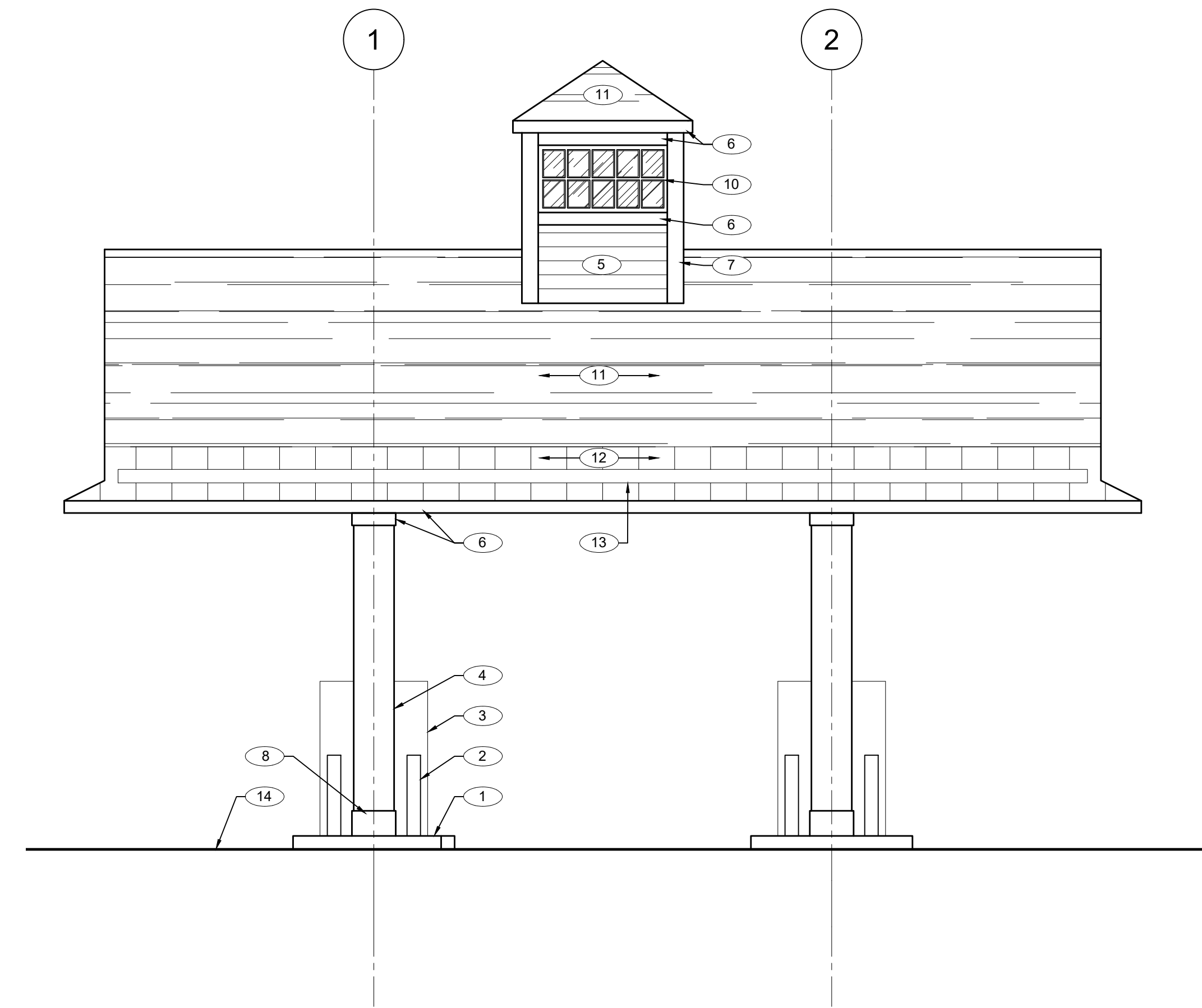
DRAWING NAME:
**DRIVE THRU CANOPY
 PLAN & ELEVATIONS**

DRAWING NO:
CP1.1

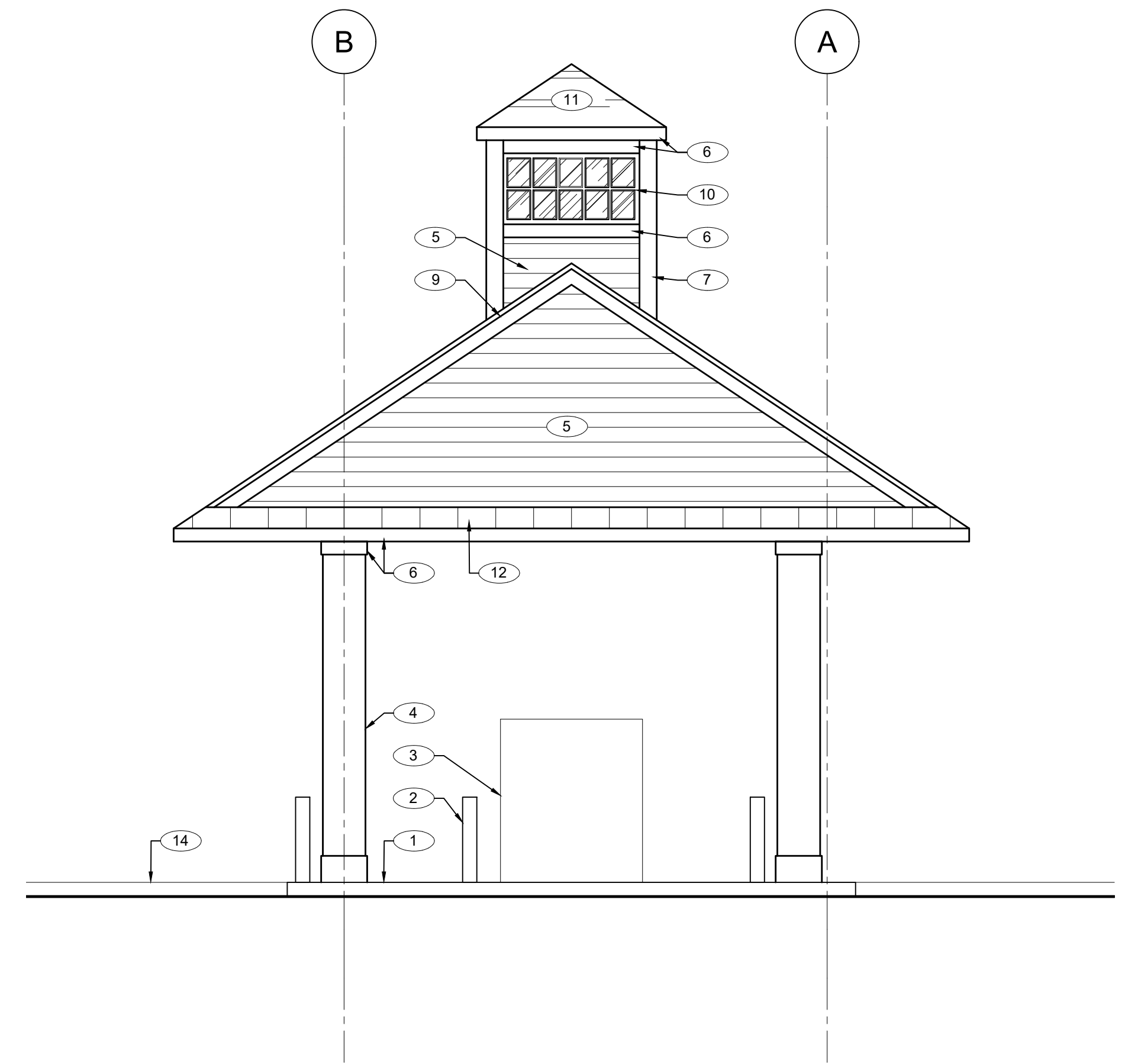


DRIVE THRU CANOPY PLAN 1/4" = 1'-0" **A**

CANOPY RENDERING LOOKING NORTH-EAST N.T.S. **B**



NORTHEAST ELEVATION 1/4" = 1'-0" **C**

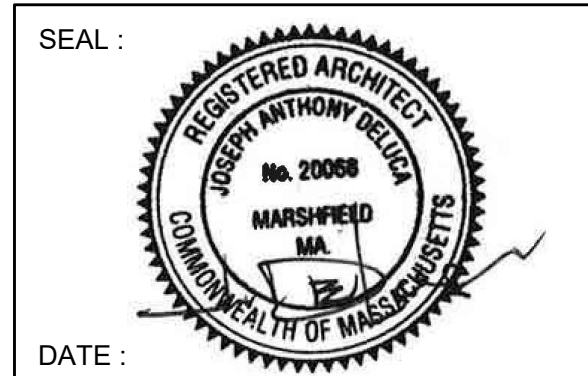


NORTHWEST ELEVATION 1/4" = 1'-0" **D**

DRAWING KEY NOTES # (NOT ALL NOTES APPEAR ON ALL SHEETS)

1. 6" HIGH CONCRETE ISLAND.
2. 36" HIGH X 6" DIA. CONCRETE FILLED STEEL BOLLARDS. PAINT TO MATCH EXISTING BOLLARDS COLOR.
3. ITM - TYPE, SIZE AND GRAPHICS - TBD.
4. 18" SQUARE COLUMN ENCLOSURES WITH INTERNAL ROOF DRAINS.
5. CEMENTITIOUS CLAPBOARD SIDING. MFGR: JAMES HARDI. TEXTURE: SMOOTH. COLOR: WHITE (PRE-FINISHED).
6. 1 X 6 CEMENTITIOUS TRIM. MFGR: JAMES HARDIE. TEXTURE: SMOOTH. COLOR: WHITE (PRE-FINISHED).
7. 1 X 8 CEMENTITIOUS TRIM. MFGR: JAMES HARDIE. TEXTURE: SMOOTH. COLOR: WHITE (PRE-FINISHED).
8. 1 X 12 CEMENTITIOUS TRIM. MFGR: JAMES HARDIE. TEXTURE: SMOOTH. COLOR: WHITE (PRE-FINISHED).
9. PVC CORNICE MOLDING TO MATCH EXISTING.
10. CUPOLA WINDOW, MFGR: TBD. ALUMINUM CLAD WITH CLEAR NON-INSULATED GLAZING. CUPOLA SHALL BE INTERNALLY ILLUMINATED. LIGHT ORIENTATION SHALL BE DOWNWARD FACING WITH THE CUPOLA WINDOW PROVIDING THE HORIZONTAL CUTOFF TO ASSURE NO UPWARD LIGHT TRANSMISSION. REFER TO CP1.2. EXISTING MAIN BUILDING.
11. ARCHITECTURAL ASPHALT SHINGLES. MFGR AND MODEL NUMBER TO MATCH EXISTING MAIN BUILDING.
12. STANDING SEAM METAL ROOF. MFGR: T.B.D. MODEL: T.B.D. COLOR: DARK GRAY
13. INTERNAL ROOF GUTTER SYSTEM ON LONG SIDES OF ROOF DRAINING TO INTERNAL ROOF DRAINS IN COLUMN ENCLOSURES.
14. LANDSCAPE AREA REFER TO CIVIL DRAWINGS.
15. PVC SOFFIT PANEL (1 X 4 T & G LOOK). MFGR: TBD. COLOR: WHITE
16. RECESSED LED CANOPY LIGHTING. REFER TO LIGHT SPECS ON SHEET CP1.2
17. 22" X 22" ACCESS PANEL.

PLAN AND ELEVATION KEY NOTES



CONSULTANT :



KEY PLAN :

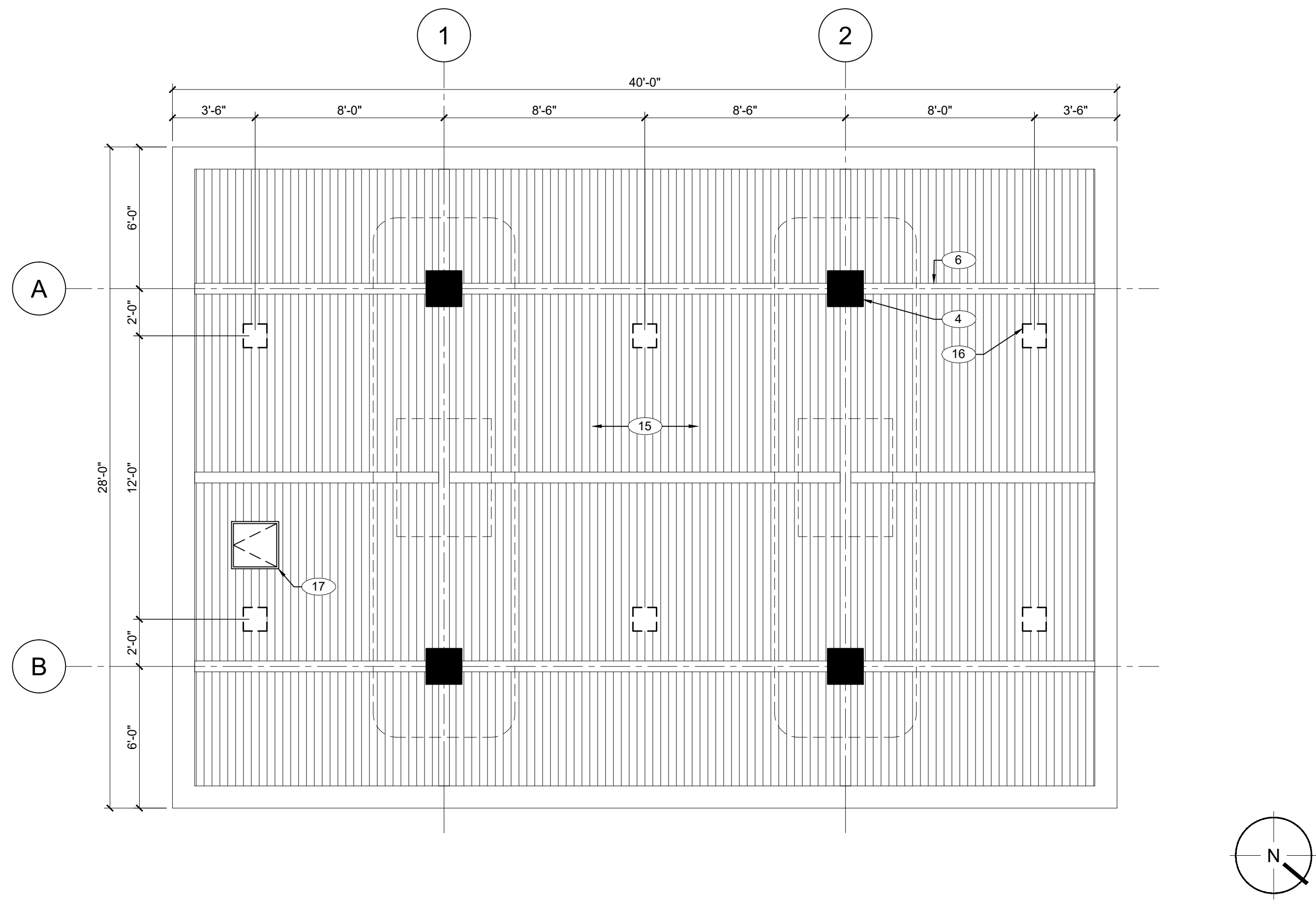
PROJECT LOCATION :
**200 CHARLTON ROAD
 STURBRIDGE, MA
 01566**

PROJECT NO : 1537

ORIGINAL ISSUE	DATE
REVISIONS & SUBMISSIONS	DATE
1	
2	
3	
4	
5	
6	
7	
8	

DRAWING NAME :
**BANK ITEM CANOPY
 REFLECTED CEILING
 PLAN**

DRAWING NO :
CP1.2



REFLECTED CEILING PLAN 1/4" = 1'-0" **1**

304 Series™
 LED Parking Structure Luminaire

Product Description
 Slim, low profile design. Luminaire is constructed from rugged die cast and extruded aluminum components. LED driver is mounted in a sealed weatherlight center chamber that allows for access from below the luminaire. High performance aluminum heat sinks specifically designed for LED parking structure application.
Applications: Parking structures and low-medium bay general lighting

Performance Summary
 Patented NanoOptic® Product Technology
 Assembled in the U.S.A. of U.S. and imported parts
CR: Minimum 70 CRI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) Standard
Limited Warranty: 10 years on luminaire/18 years on Colorfast DeltaGuard® finish
 * See <http://www.mdaarchitecture.com/warranty> for warranty terms

Accessories

Field-Installed

Blind Guard
 - For pendant or hook & cord mount only
 XA-20P(B)G20**

For Pendant Mount Luminaires
 Lender
 - For 0, 15° Sloped Ceilings
 XA-PS120**

Fitting
 XA-PS120**

Pendant Mount Kits
 - Includes two conduit fittings and 3/4"-1/2" NPT pipe threaded on one end
 - Pendant height from ceiling surface to bottom of the luminaire, mounting accessories or surface boxes will add to overall height
 XA-PS120** - 12" (305mm)
 XA-PS180** - 18" (457mm)
 XA-PS240** - 24" (609mm)

For Direct Mount Luminaires
Blind Plate
 - For direct mount only
 XA-20P(L)C**

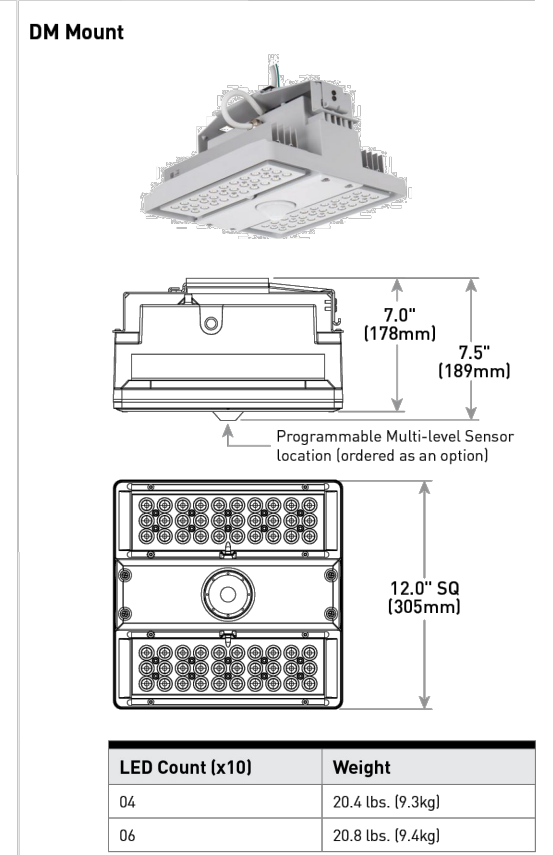
For Hook & Cord Mount Luminaires
Locking Type Plug
 L3-15P - 120V
 L4-15P - 208/240V
 L3-15P - 277V
 L16-20P - 277/480V

Locking Type Receptacle
 L3-15R - 120V
 L4-15R - 208/240V
 L3-15R - 277V
 L16-20R - 277/480V

Steady Lock
 - For direct
 SL-C

Hand-Held Remote
 XA-EN5REM

Programmable Multi-Level Sensor
 - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required



Ordering Information
 Example PFC: 304-DM-D6-E-UL-SV-700

Product	Optic	Mounting	LED Count (x10)	E	Series	Voltage	Color Options	Drive Current	Options
PKG-304	SM	DM	D4	E	UL	BK	350	DM 0-10V Dimming	- Control by others - Refer to Electrical spec sheet for details - Can't exceed of specified drive current
	Type V Medium	Direct	D6		UL	BK	350mA		
	PS	Hook & Cord			UL	BZ	525		
	Type V Short	Hook & Cord			UL	WH	700		
	PD	Pendant			UL	WH	700mA		
	Symmetrical				UL	WH	700		
	SL				UL	WH	700		
	Sparkle				UL	WH	700		
	Petroleum				UL	WH	700		
	42				UL	WH	700		
	42 Flood				UL	WH	700		

DM 0-10V Dimming
 - Control by others
 - Refer to Electrical spec sheet for details
 - Can't exceed of specified drive current

Fuse
 - Compatible only with 120V, 277V or 347V (phase to neutral)
 - Conduit/battery fusing is required for 208V, 240V or 480V (phase to phase)
 - Refer to Electrical spec sheet for availability with PML options
 - When cable dictates fusing, use time delay fuse

Alternate Junction Box Mounting
 - For direct mount only
 - Alternate bracket to fit 4" (102mm) square and RAC027V J-Box

PML Programmable Multi-Level
 - Refer to PML spec sheet for details
 - Intended for downlight applications at 0° tilt

42K 4000K Color Temperature
 - Minimum 70 CRI
 - Color temperature per luminaire

TRL Amber Turbidity Friendly LEDs
 - Available only with 350mA
 - Lumen multiplier from 5700K: 0.32 (350mA)
 - Power multiplier 0.76
 - 400nm dominant wavelength
 - Additional sharding by external may be required for Florida Fish and Wildlife Conservation Commission compliance



CREE LIGHTING

US: www.creeled.com (800) 236-6800
 Canada: www.creeled.com (800) 473-1234

- DRAWING KEY NOTES** # (NOT ALL NOTES APPEAR ON ALL SHEETS)
- 6" HIGH CONCRETE ISLAND.
 - 36" HIGH X 6" DIA. CONCRETE FILLED STEEL BOLLARDS. PAINT TO MATCH EXISTING BOLLARDS COLOR.
 - ITM - TYPE, SIZE AND GRAPHICS - TBD.
 - 18" SQUARE COLUMN ENCLOSURES WITH INTERNAL ROOF DRAINS.
 - CEMENTITIOUS CLAPBOARD SIDING. MFGR: JAMES HARDI. TEXTURE: SMOOTH. COLOR: WHITE (PRE-FINISHED).
 - 1 X 8 CEMENTITIOUS TRIM. MFGR: JAMES HARDIE. TEXTURE: SMOOTH. COLOR: WHITE (PRE-FINISHED).
 - 1 X 8 CEMENTITIOUS TRIM. MFGR: JAMES HARDIE. TEXTURE: SMOOTH. COLOR: WHITE (PRE-FINISHED).
 - 1 X 12 CEMENTITIOUS TRIM. MFGR: JAMES HARDIE. TEXTURE: SMOOTH. COLOR: WHITE (PRE-FINISHED).
 - PVC CORNICE MOLDING TO MATCH EXISTING.
 - CUPOLA WINDOW. MFGR: TBD. ALUMINUM CLAD WITH CLEAR NON-INSULATED GLAZING. CUPOLA SHALL BE INTERNALLY ILLUMINATED. LIGHT ORIENTATION SHALL BE DOWNWARD FACING WITH THE CUPOLA WINDOW PROVIDING THE HORIZONTAL CUTOFF TO ASSURE NO UPWARD LIGHT TRANSMISSION. REFER TO CP1.2.
 - EXISTING MAIN BUILDING.
 - ARCHITECTURAL ASPHALT SHINGLES. MFGR AND MODEL NUMBER TO MATCH EXISTING MAIN BUILDING.
 - STANDING SEAM METAL ROOF. MFGR: T.B.D. MODEL: T.B.D. COLOR: DARK GRAY
 - INTERNAL ROOF GUTTER SYSTEM ON LONG SIDES OF ROOF DRAINING TO INTERNAL ROOF DRAINS IN COLUMN ENCLOSURES.
 - LANDSCAPE AREA REFER TO CIVIL DRAWINGS.
 - PVC SOFFIT PANEL (1 x 4 T & G LOCK). MFGR: TBD. COLOR: WHITE
 - RECESSED LED CANOPY LIGHTING. REFER TO LIGHT SPECS ON SHEET CP1.2
 - 22" X 22" ACCESS PANEL.
- REFLECTED CEILING PLAN KEYNOTES**