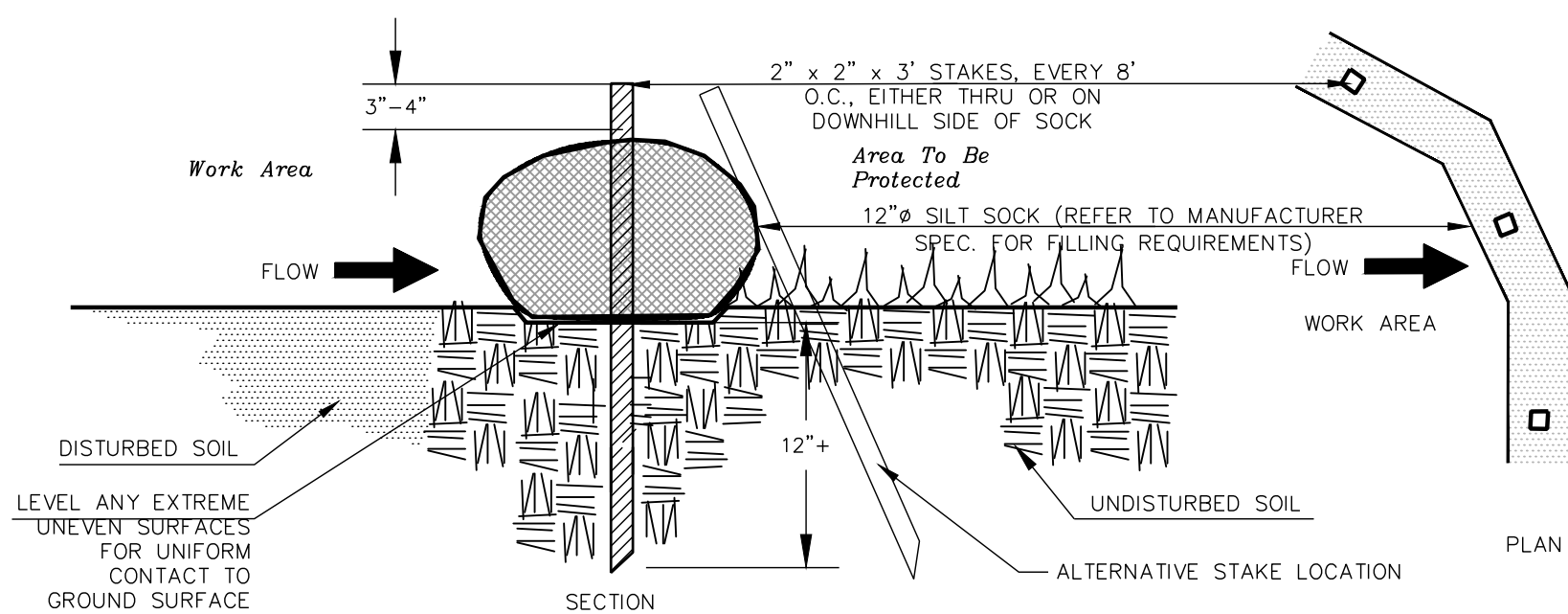
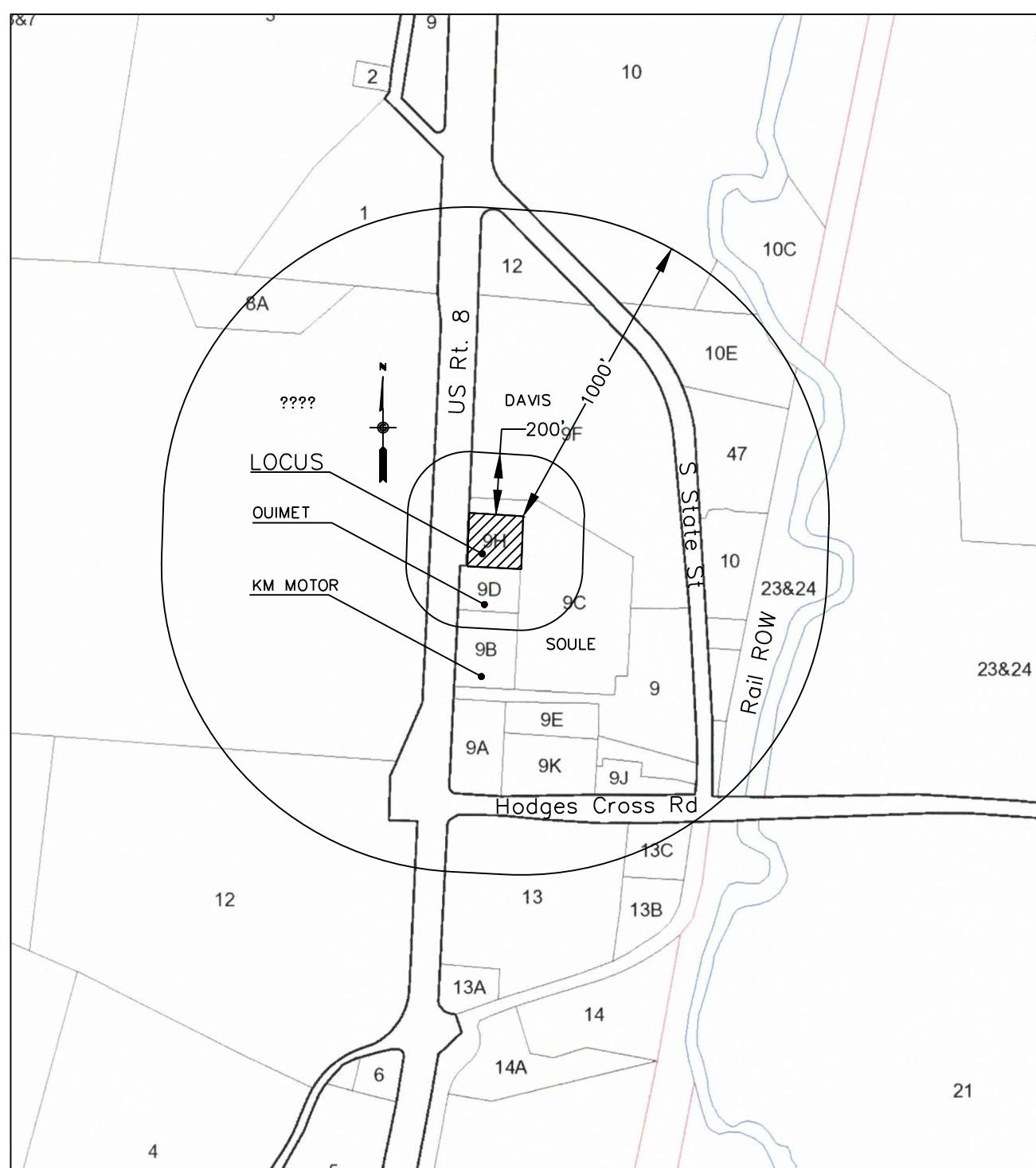


1
C1
Existing Conditions
1"=20'

General Notes

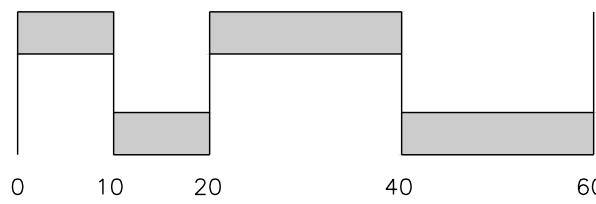
1. Topographical base plan prepared from survey performed by Guntlow & Associates, Inc. (Summer of 2020) and GPS information. The Datum is Massachusetts State Plane Grid and NAVD 1988.
2. Locations of underground utilities are shown in an approximate way, based only on available record data. Additional utilities may exist. Prior to construction, contractor shall call "Dig Safe" at 811 and have all utilities marked on the ground. The contractor shall be responsible for determining the exact location of all existing utilities before commencing work. The contractor agrees to be fully responsible for any and all damages which might be occasioned by his/her failure to exactly locate and preserve any and all utilities.
3. The Contractor shall be responsible for a thorough site examination to determine the extent of demolition necessary to prepare the site for construction and shall verify all items to be demolished or salvaged with the Contractor prior to beginning work.
4. Care shall be taken not to damage any items designated to remain; repair or replacement of damaged items designated to remain shall be at the Contractors' expense.
5. The Contractor shall protect existing trees to remain with wood board trunk protection and snow fencing.
6. The contractor shall coordinate all construction activities with the engineer, owner and town as applicable.
7. Erosion control measures shall conform to the details and notes relating to erosion control.
8. Pursuant to Massachusetts general laws, chapter 82A, the contractor will be responsible for obtaining the necessary trench excavation permit from the City of North Adams if applicable. all trench related work shall be in conformance to the applicable sections of Massachusetts General Law.
9. Contractor to coordinate location and size of staging and laydown areas on site with owner and applicant.
10. Contractor to maintain normal workhours between 7am and 5pm or as set forth by the City of North Adams.



2
C1
Erosion Control Barrier - Silt Sock Detail
Not to Scale

Sequence of Site Construction:

1. Install erosion control measures, including construction entrance.
2. Strip existing topsoil, stockpile off site.
3. Install and compact structural fill as required for new building and site.
4. Excavate and install concrete foundation for building.
5. Construct site improvements, such as retaining wall, stormwater system and other utilities.
6. Install bituminous pavement.
7. Prepare subgrade, install topsoil, seed and mulch.
8. Restore wetland area, plant.
9. Maintain erosion control until vegetation is established.



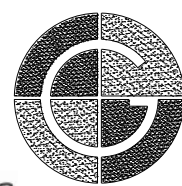
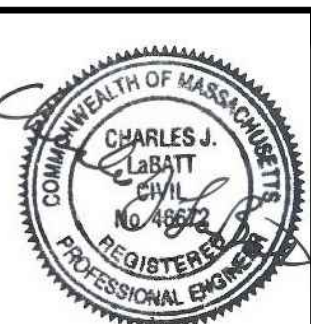
Zoning Compliance

Zoning District - Industrial (I-1)			
Frontage -	Required - 50'	Site - 175'	
Minimum Area -	Required - 10,000 SF	Site - 31,488 SF	
Max. Bldg. Coverage -	Allowed - 70%	Site - 12%	
Max. Bldg. Height -	Allowed - 40'	Site -	

Erosion Control Notes

1. Prior to beginning construction, erosion control barriers shall be installed downgradient of fill slopes and silt sac installed on down gradient and neighboring catch basins, as shown, but not limited to, the erosion control plan.
2. Erosion control barriers shall consist of staked haybales placed tightly end to end and/or pre-assembled siltation fence with hardwood stakes and a buried fabric toe, as shown on the detail sheet. An additional stockpile of erosion control materials is to be stored on-site in an area that allows retrieving erosion control materials readily obtainable. The amount of stored erosion control materials is not to be less than 15% of materials used for the entire project. Stored materials are to be made up of similar materials used during initial production.
3. If applicable, the installation of the drainage system shall follow rough grading as closely as possible, starting downgradient. As drainage structures are installed, sedimentation control barriers shall be installed around the inlets, in addition to shallow sediment traps.
4. A stabilized construction entrance shall be installed at any street access location once rough grading has been completed to within 100 feet from the street. The entrance shall have a 1 and 1/2 inch crushed stone mat 9 inches deep, 50 feet long and the full width of the driveway. The streets and paved site areas shall be kept free from dirt by sweeping, as required, to prevent tracking or dust.
5. All disturbed areas not to be paved shall be graded, topsoiled, seeded and mulched as soon as possible during construction. Any areas to be exposed longer than 30 days without final seeding shall be temporarily seeded or stabilized with wood chips.
6. Any 2:1 or steeper slopes shall be further stabilized with fabric as described.
7. Tree stumps shall be removed and disposed of properly offsite.
8. Tree clearing shall be kept to a minimum. The clearing limits shall not exceed the new contours (grading limits) by more than 5 feet.
9. The gravel base and the pavement binder course shall be installed as soon as practical to further reduce erosion potential.
10. Additional erosion control measures shall be installed, as required by the site conditions and/or engineer. The contractor will inform all workers about the provisions of the erosion and sediment control plan and seek their cooperation in avoiding the disturbance of these control measures.
11. All erosion control and sediment control measures shall be inspected and repaired at the end of each working day and after each storm event.

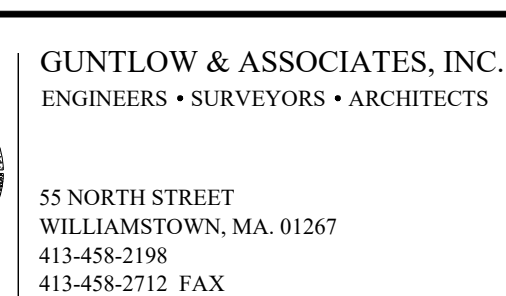
Demolition Plan		REVISIONS	
DRAWN BY: CFJ	DATE: 11.02.2020		
CHECKED BY: CUL	DRAWING NO.: 23220	1	REV. PER CON COM COMMENTS 12.9.20 CUL
JOB NO.: 0021120	SCALE: 1" = 20'	#	DESCRIPTION DATE WHOM



GUNTLOW & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • ARCHITECTS
55 NORTH STREET
WILLIAMSTOWN, MA 01267
413-458-2198
413-458-2712 FAX

Existing Conditions
PREPARED FOR
Sparkboro Wellness
1268 Curran Highway, North Adams, MA

C1



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Sparkboro Wellness
1268 Curran Highway, North Adams, MA

PAGE 2 OF 8

Diagram illustrating the installation of a tree support system (Guy Type 'A' and Guy Type 'B') for trees less than 3" caliper.

Tree and Root Ball Details:

- 2 2/3" STAKE
- 2 1/2" MIN. DEPTH
- 18" MIN. DIAMETER
- 6" MIN. DEPTH
- 18" MIN. DIAMETER
- 2 2/3" STAKE
- 2 1/2" MIN. DEPTH
- 18" MIN. DIAMETER
- 6" MIN. DEPTH
- 18" MIN. DIAMETER

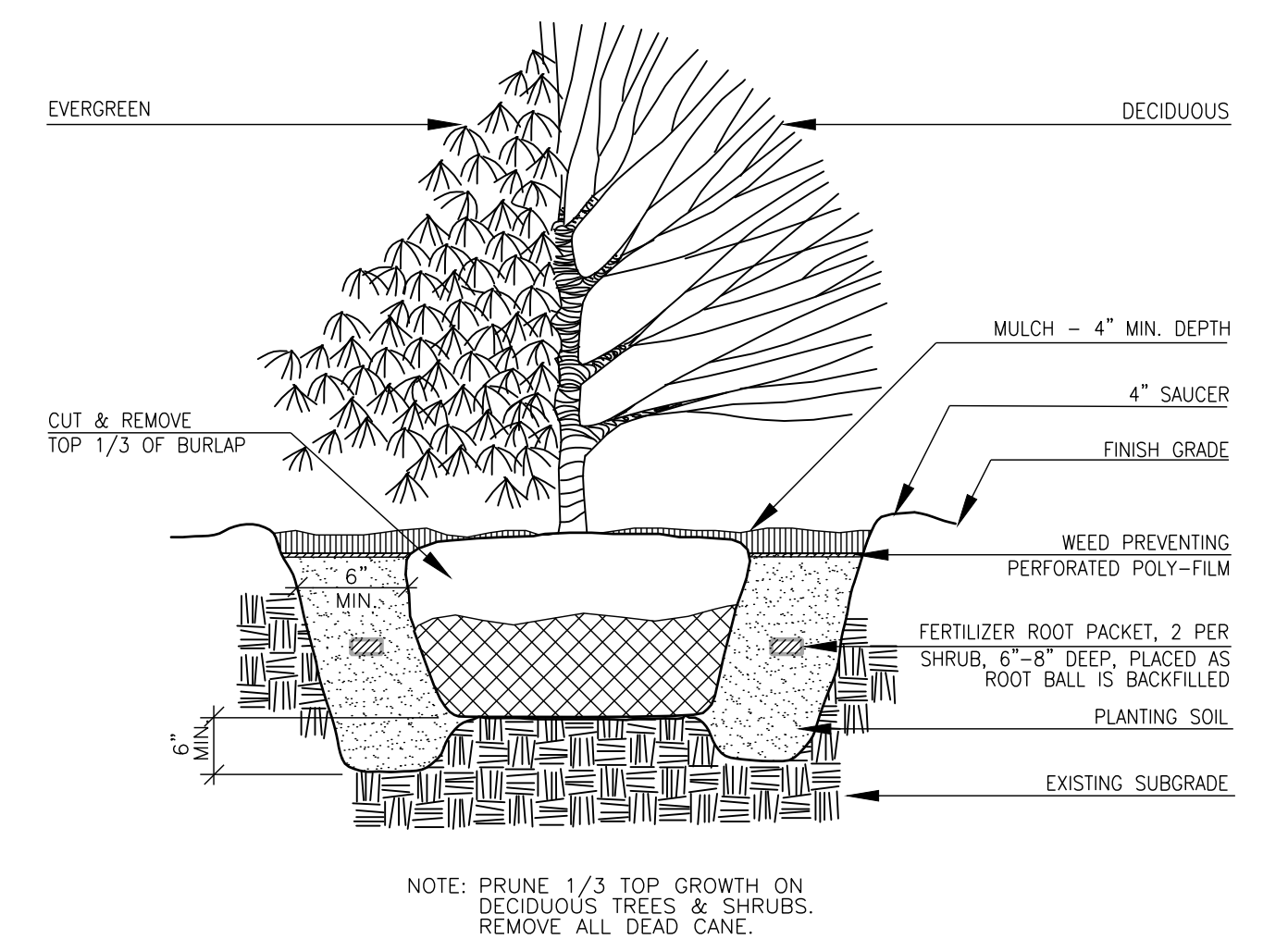
Support System Components:

- GUY TYPE 'A'
- GUY TYPE 'B'
- ANCHOR-BURY MIN. 3'-0"
- TURN BUCKLE
- SAFETY FLAG
- 12 GAUGE GALV. WIRE CABLE (3 GUYS AT 120° SPACING)
- 1/2" I.D. REINFORCED RUBBER HOSE
- BLACK RUBBER HOSE
- MIN., EQUALLY SPACED
- GALV. WIRE OR CABLE-2 PER TREE
- TREE WRAP
- MULCH 4" MIN. DEPTH
- 4" SAUCER
- FINISH GRADE
- WEED PREVENTING PERFORATED POLY-FILM
- CUT & REMOVE TOP 1/3 OF BURLAP
- PLANTING SOIL
- EXISTING SUBGRADE
- FERTILIZER ROOT PACKET, 2 PER TREE, 6"-8" DEEP, PLACED AS ROOT BALL IS BACKFILLED

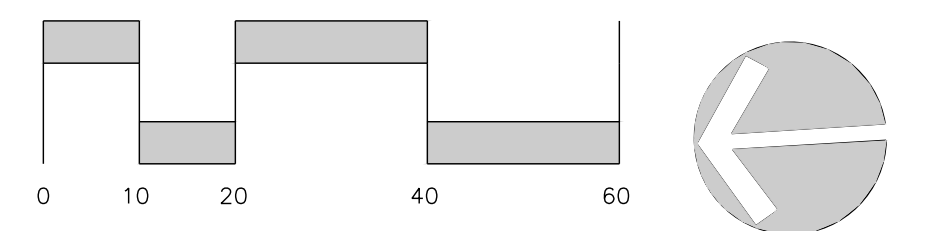
Notes:

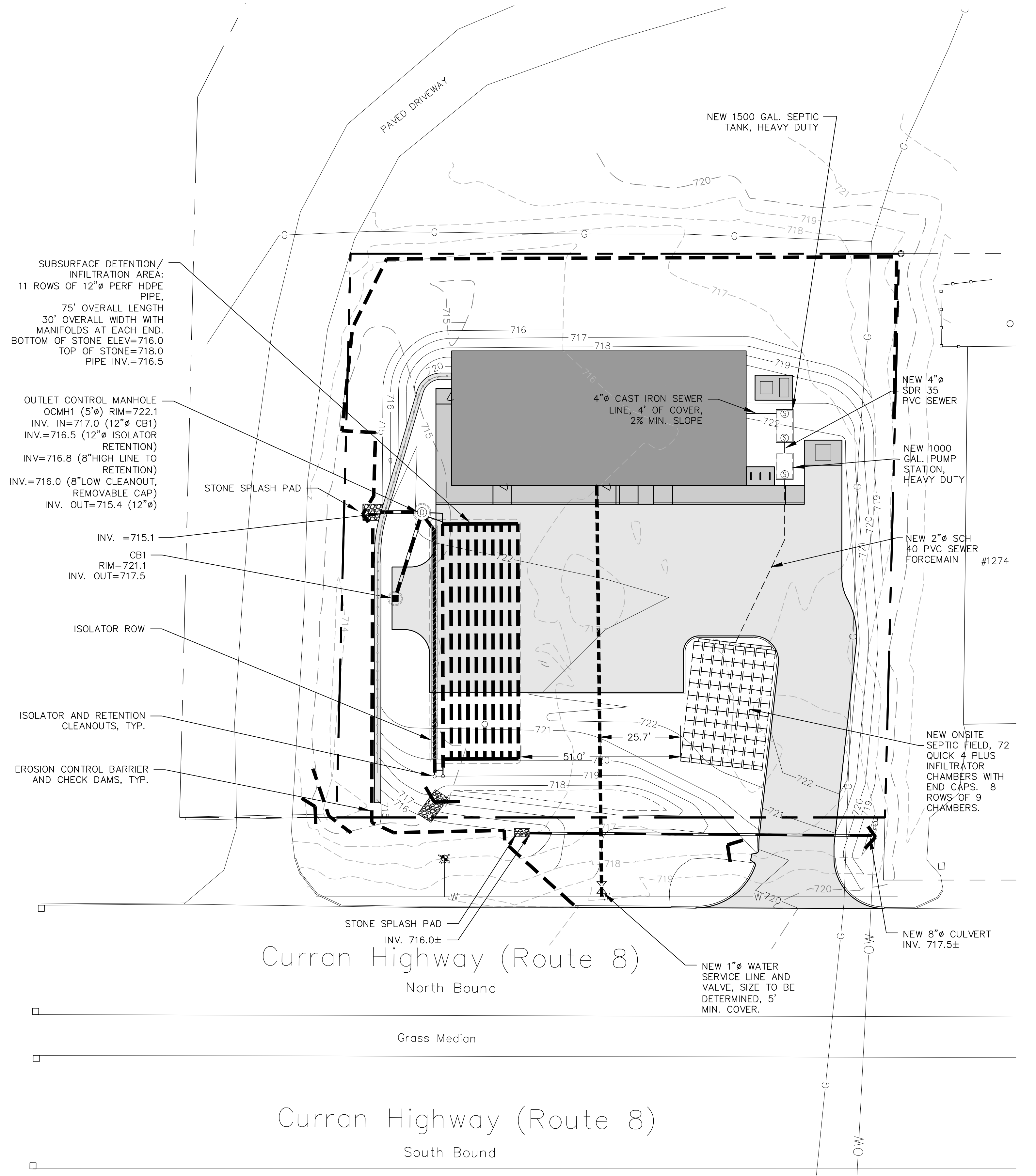
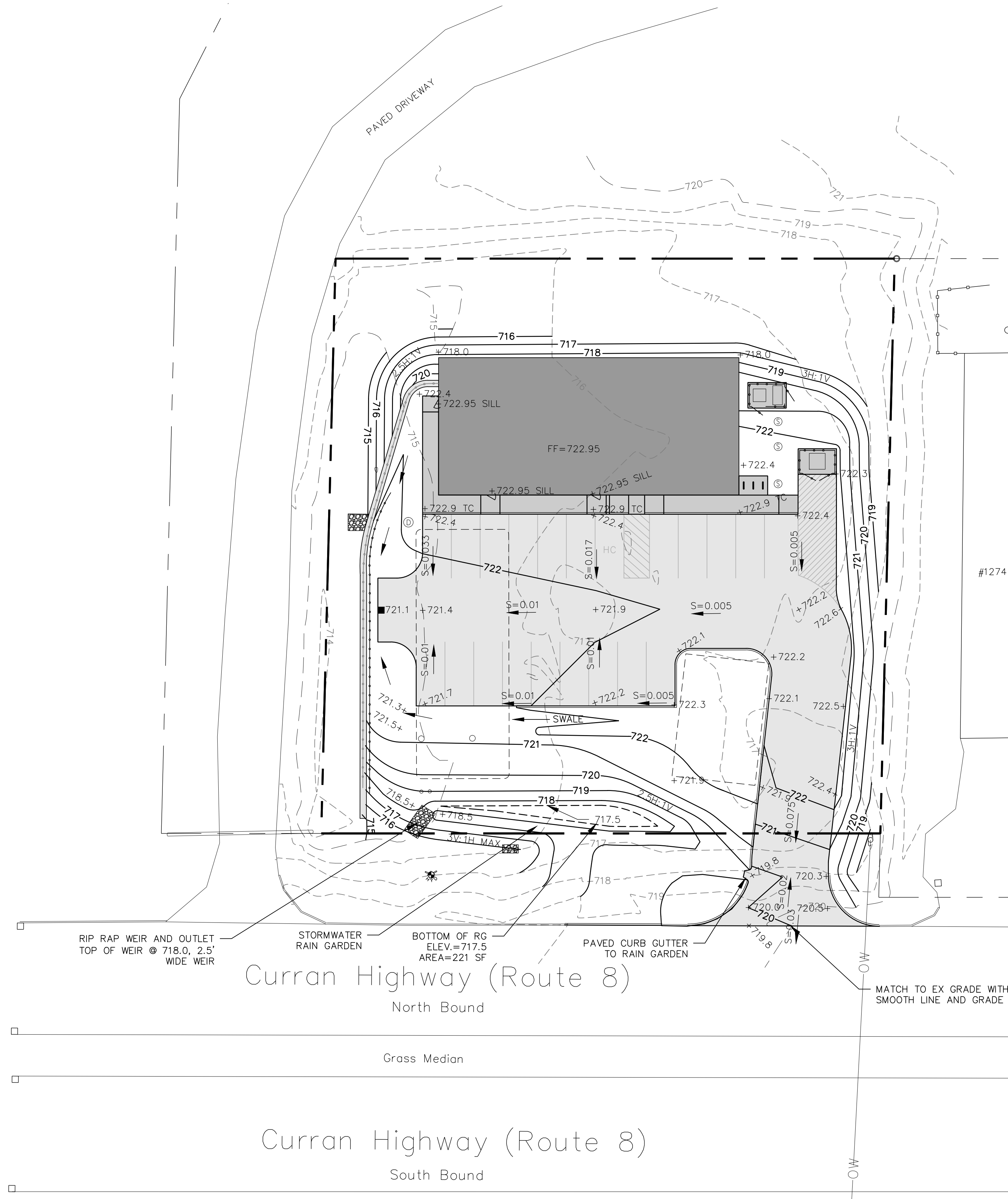
- GUY TYPE "A" IS FOR TREES LESS THAN 3" CALIPER
GUY TYPE "B" IS FOR TREES 3" CALIPER OR GREATER

Not to Scale



Not to Scale





1 Proposed Site Grading Plan

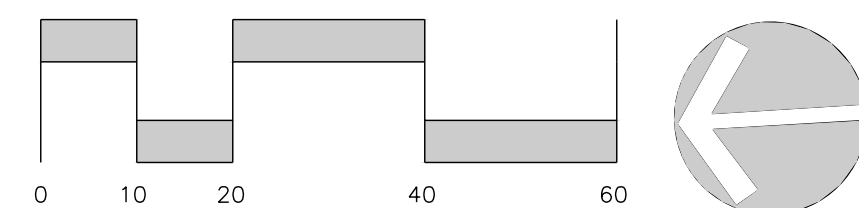
C3

1"=20'

2 Proposed Site Utility Plan

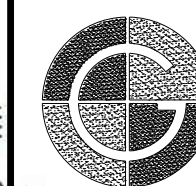
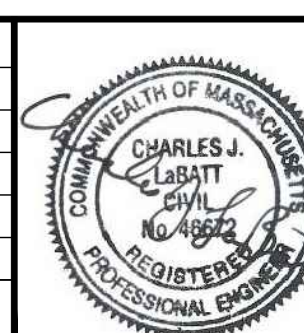
C3

1"=20'



Grading & Utilities Plans			
DRAWN BY:	JW	DATE:	11.02.2020
CHECKED BY:	CJL	DRAWING NO.:	23420
JOB NO.:	0021120	SCALE:	1"=20'

REVISIONS			
1	REV. PER CON COM COMMENTS	12.9.20	CJL
#	DESCRIPTION	DATE	WHOM



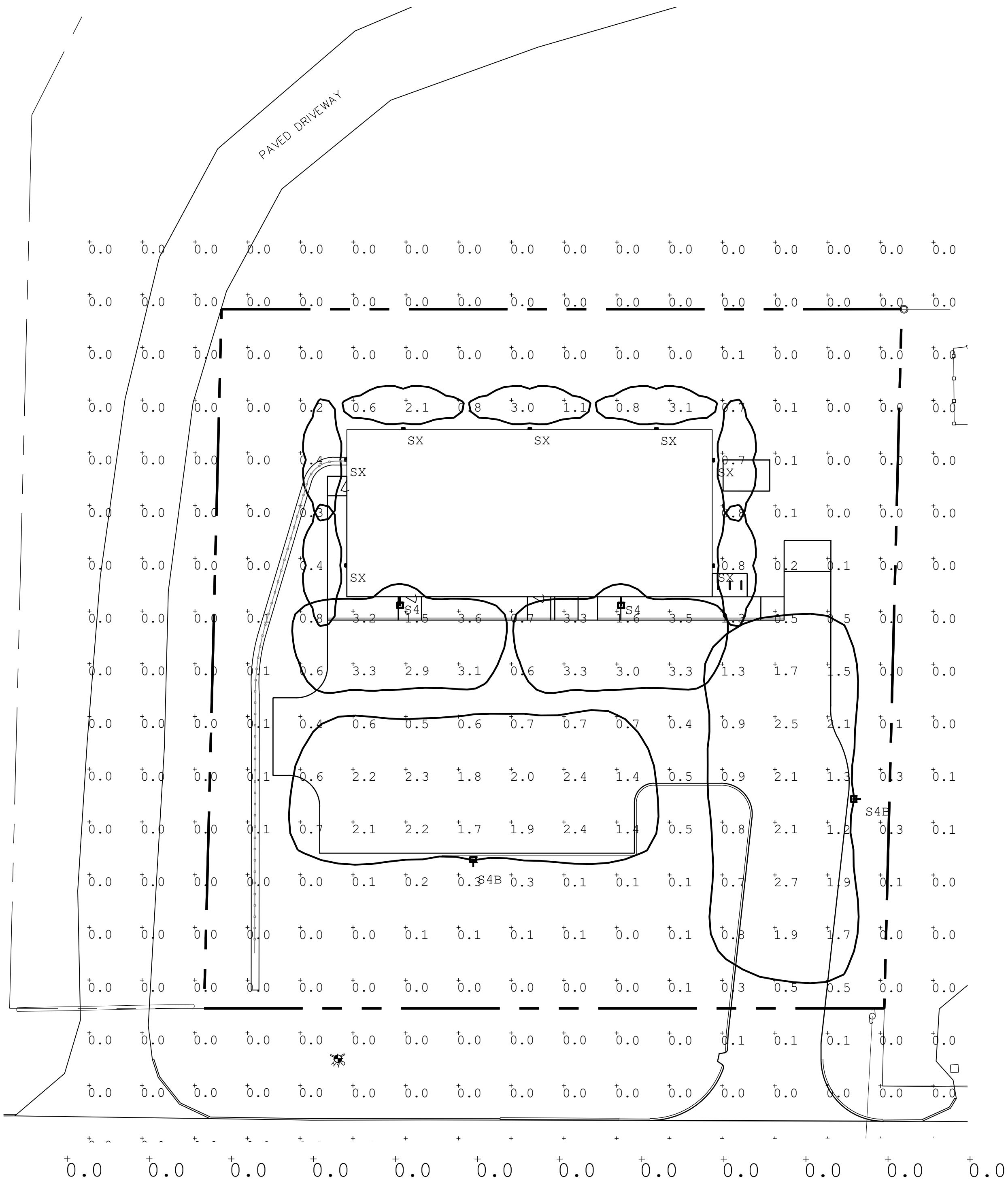
GUNTLOW & ASSOCIATES, INC.
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55 NORTH STREET
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413-458-2712 FAX

Site Improvements Plan

PREPARED FOR
Sparkboro Wellness
1268 Curran Highway, North Adams, MA

C3

SHEET 3 OF 8



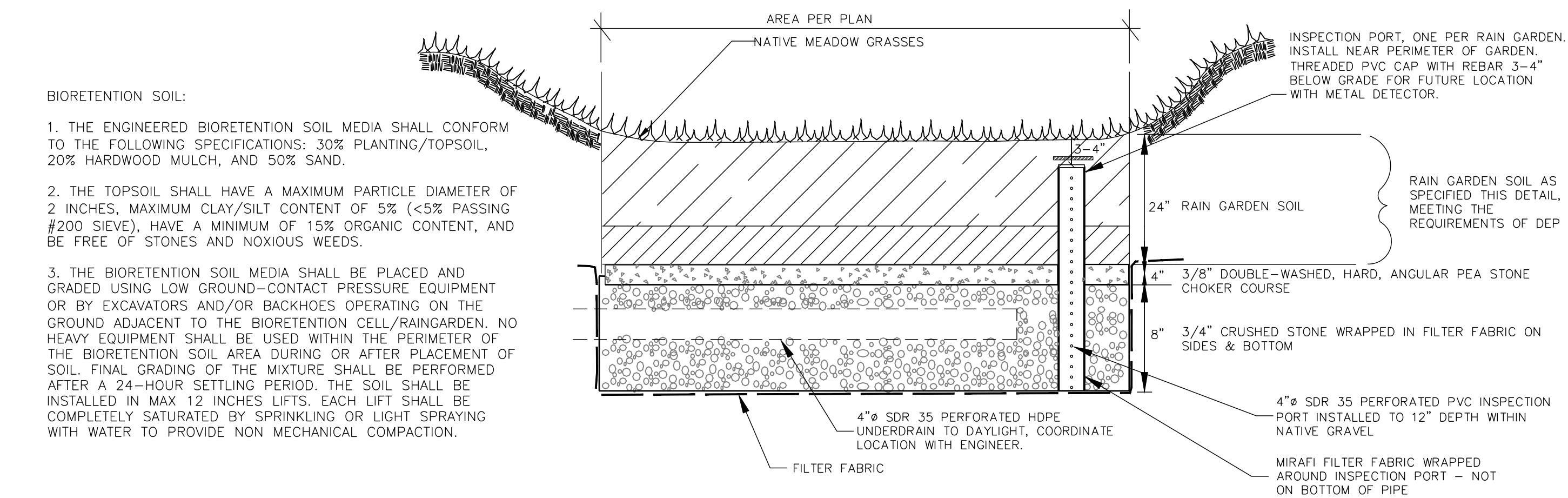
Luminaire Schedule							
Qty	Label	Lum. Watts	Arrangement	LLF	Description		
7	SX	9.2	SINGLE	0.900	Signtex MOEx7W-x Wall Mounted @ 8FT AFG		
2	S4	25.496	SINGLE	0.900	Hubbell RAR1-80L-25-4K7-4W-UNV-x-x-BC Wall Mounted @ 8FT AFG		
2	S4B	49.8	SINGLE	0.900	Hubbell RAR1-80L-50-4K7-4W-UNV-x-x-BC Mounted @ 16FT AFG		
Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Site Calc	Fc	0.40	3.6	0.0	N.A.	N.A.	0
Parking & Drive Lane	Fc	1.60	3.3	0.4	4.00	8.25	

1

Proposed Site Lighting Plan

C4

1"=20'

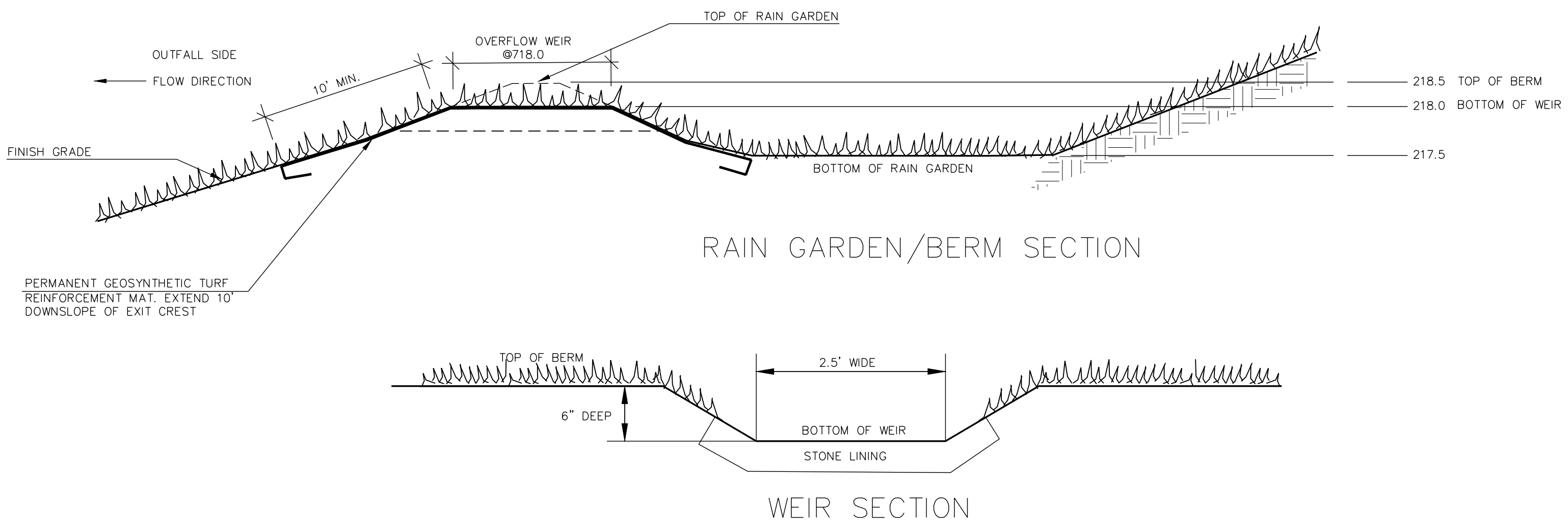


2

Bio Retention Area/Rain Garden-Typical Section

C4

Not to Scale

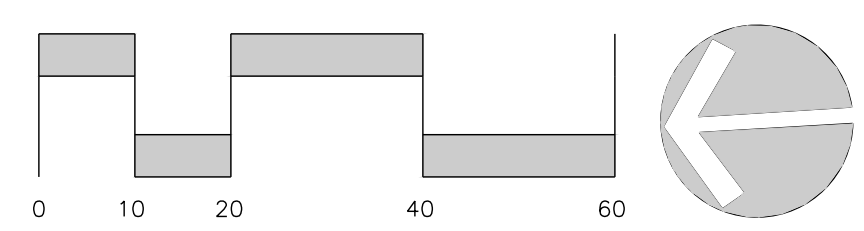


3

Rain Garden Outfall Section

C4

Not to Scale



Lighting Plan & Site Details

DRAWN BY: JW

CHECKED BY: CJL

JOB NO.: 0021120

DATE: 11.02.2020

DRAWING NO.: 23520

SCALE: 1"=20'

REVISIONS

#	DESCRIPTION	DATE	WHOM
1	REV. PER CON COM COMMENTS	12.9.20	CJL

CHARLES J. LABATT

Professional Engineer

10-1952

G

GUNTLOW & ASSOCIATES, INC.

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55 NORTH STREET

WILLIAMSTOWN, MA. 01267

413-458-2198

413-458-2712 FAX

Site Improvements Plan

PREPARED FOR

Sparkboro Wellness

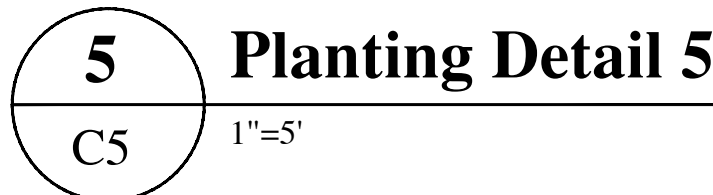
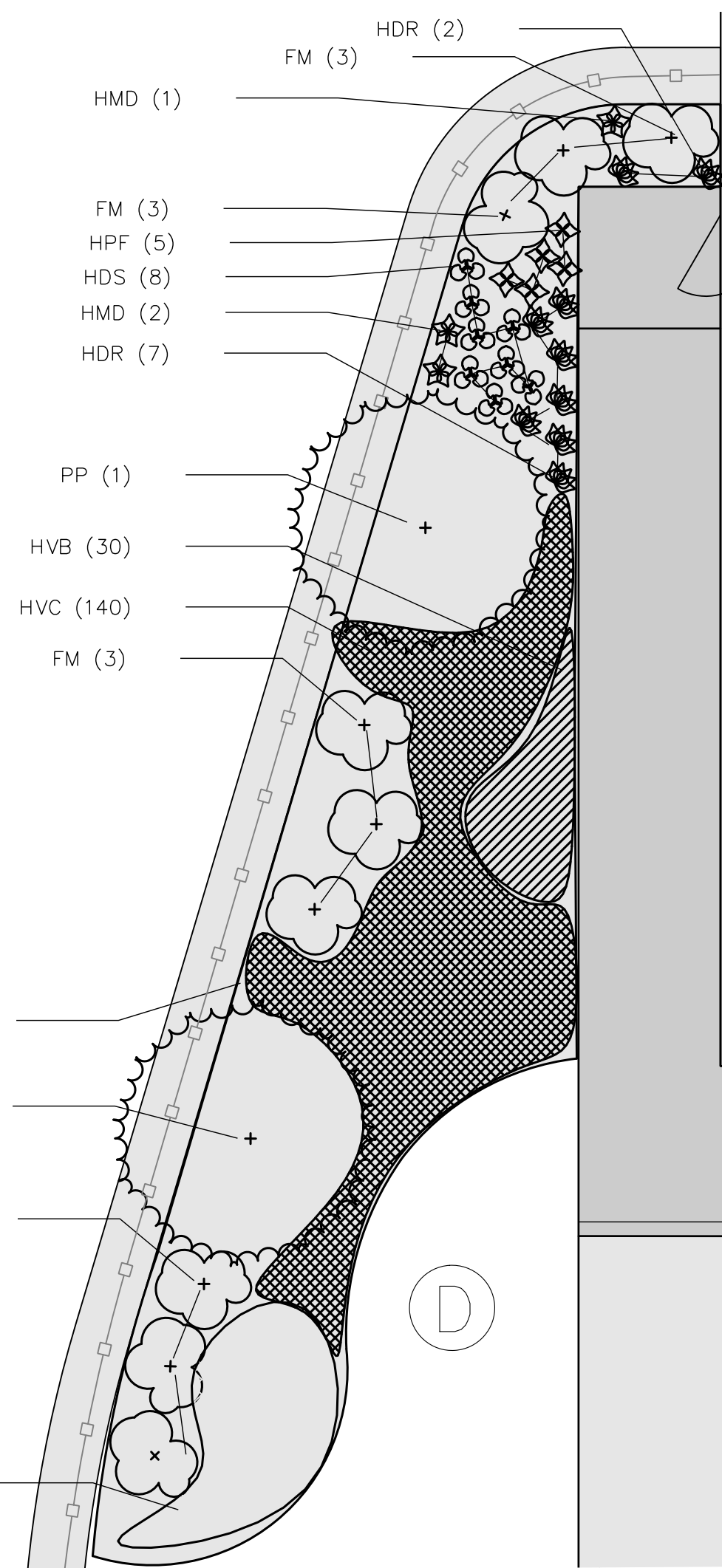
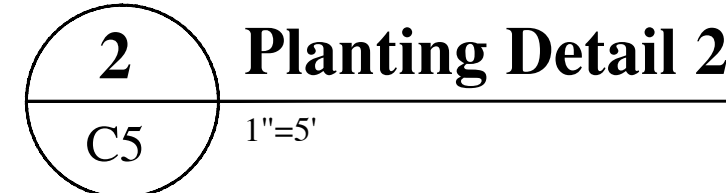
1268 Curran Highway Noth Adams MA

C4

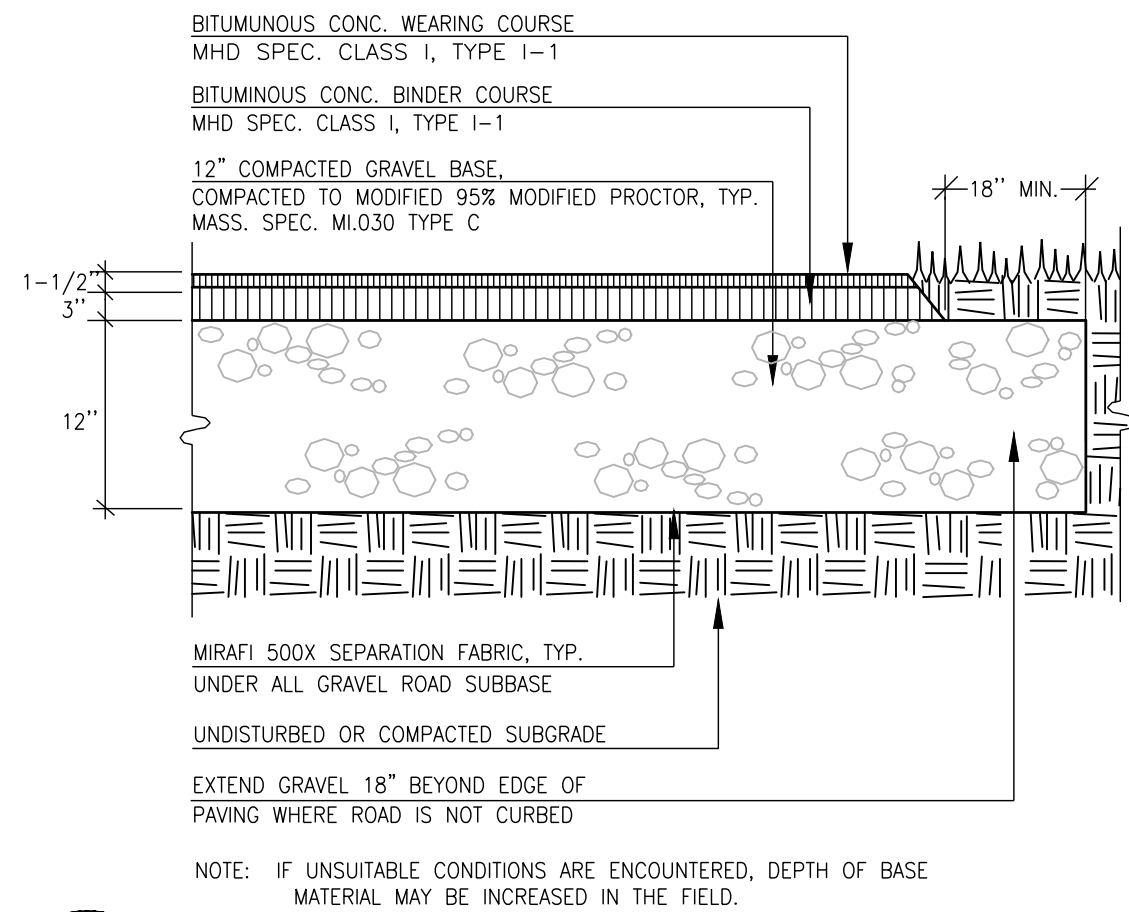
SHEET 4 OF



1. All nursery stock shall meet the horticultural standards of the American Association of Nurserymen as to grading and quality.
2. All plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the Landscape Architect.
3. All plants shall be nursery grown in accordance with good horticultural practices and shall be grown under climatic conditions similar to those in the project locality for at least two years.
4. Balled and burlapped plants (B&B) shall be moved with the root system as solid units; root balls shall be firmly wrapped with burlap. Container grown plants shall not be removed from container prior to the time of installation; root system shall be firmly set in container.
5. Planting soil mix shall consist of seven (7) parts loam and one (1) part peat moss by volume, with a pH value of 5.0 to 6.0.
6. All trees to be guyed as shown in details.
7. All trees and shrubs to receive two (2) fertilizer packets as shown in details.
8. Planting beds to receive 4 inch depth of bark mulch.
9. All plant material shall be guaranteed for one full growing season (one year) after installation.
10. Any plant material which dies, turns brown or unexpectedly defoliates prior to acceptance of work shall be promptly removed from the site and replaced with material of the same species, quality, size and meeting all planting specifications.
11. Planting layout shall be approved by the Landscape Architect prior to installation.

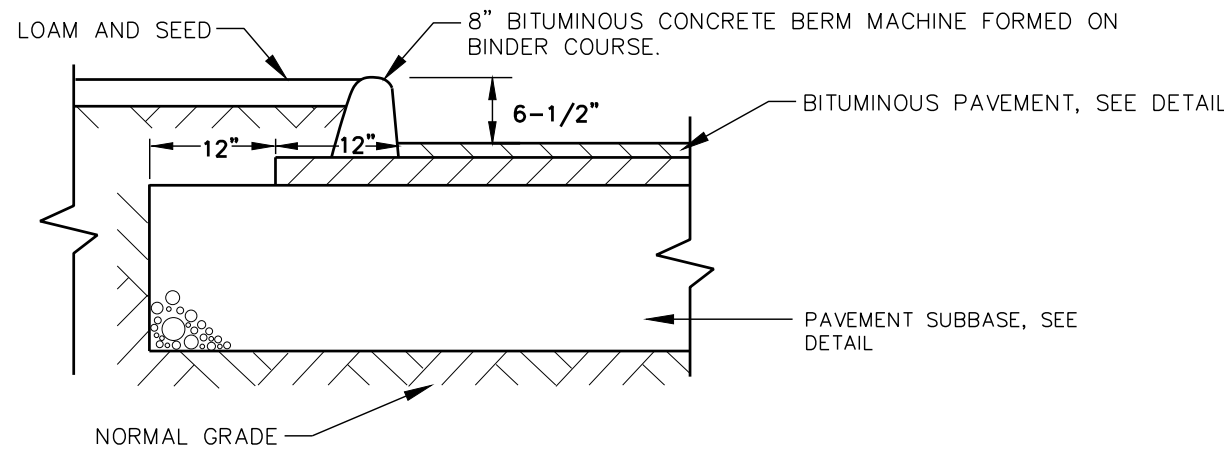


SHEET 5 OF 8



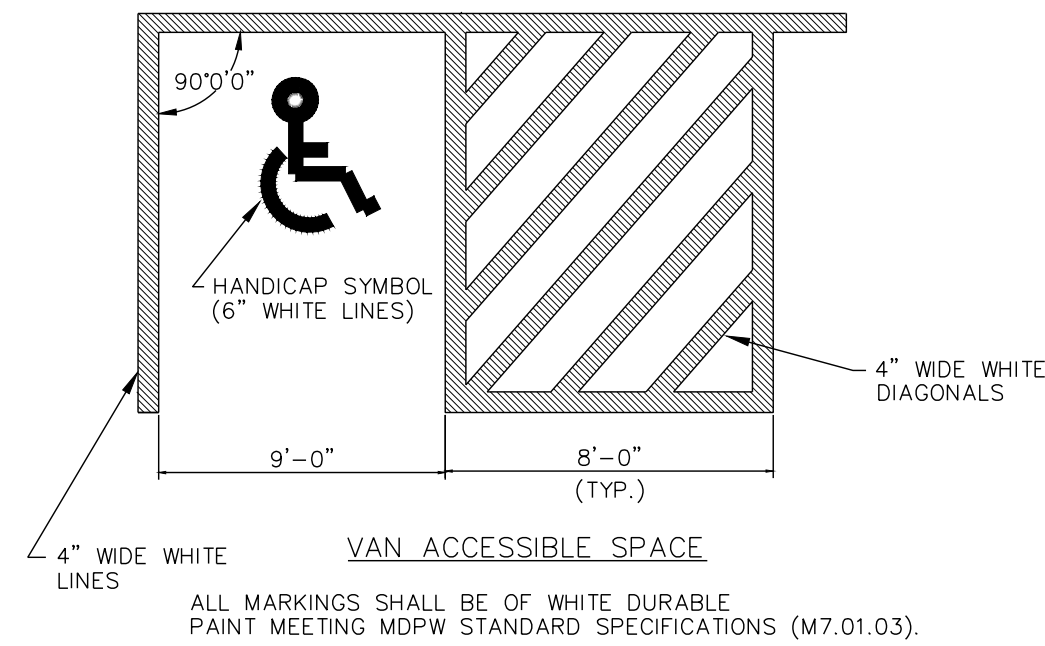
1 Bituminous Concrete Pavement

C6 Not to Scale



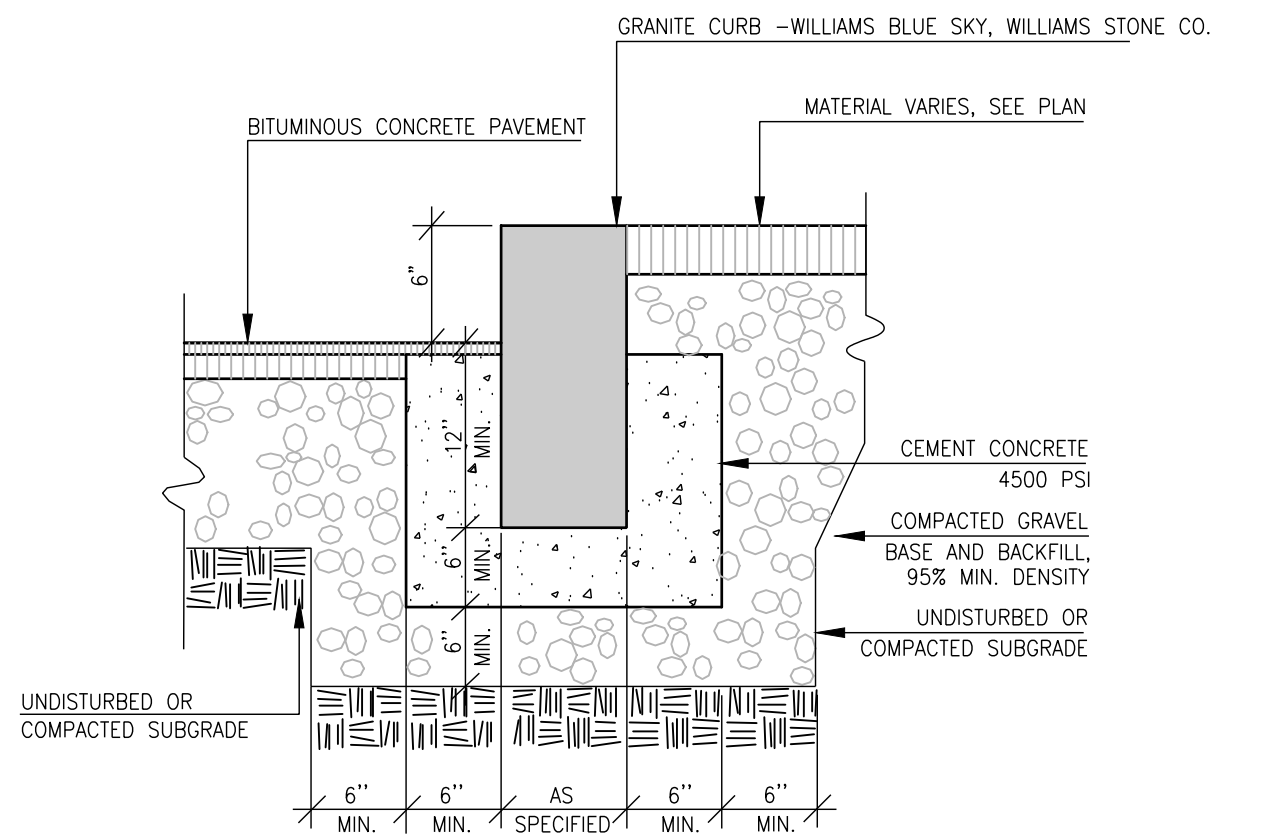
2 Bituminous Curb

C6 Not to Scale



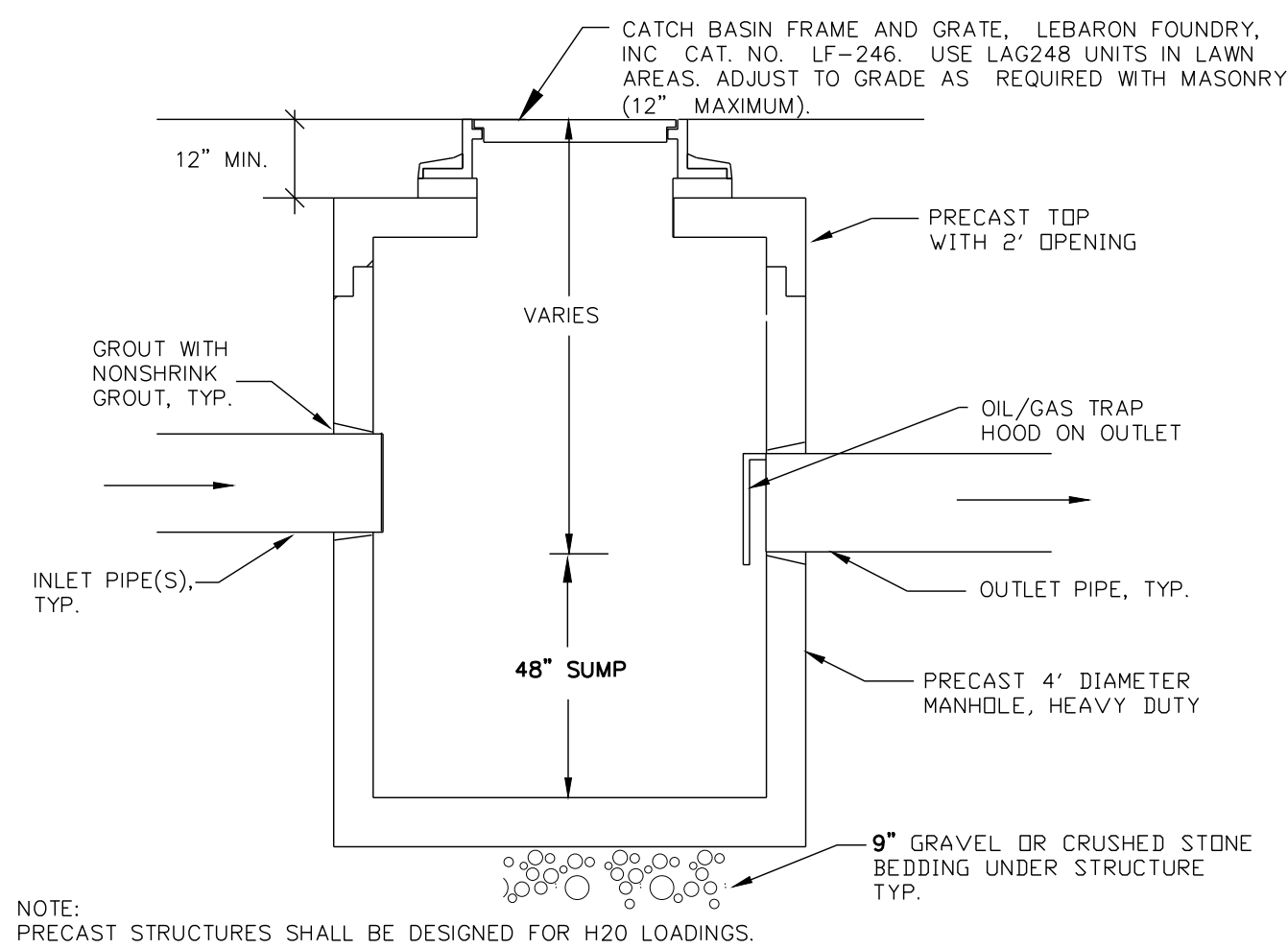
3 Handicap Parking Pavement Markings

C6 Not to Scale



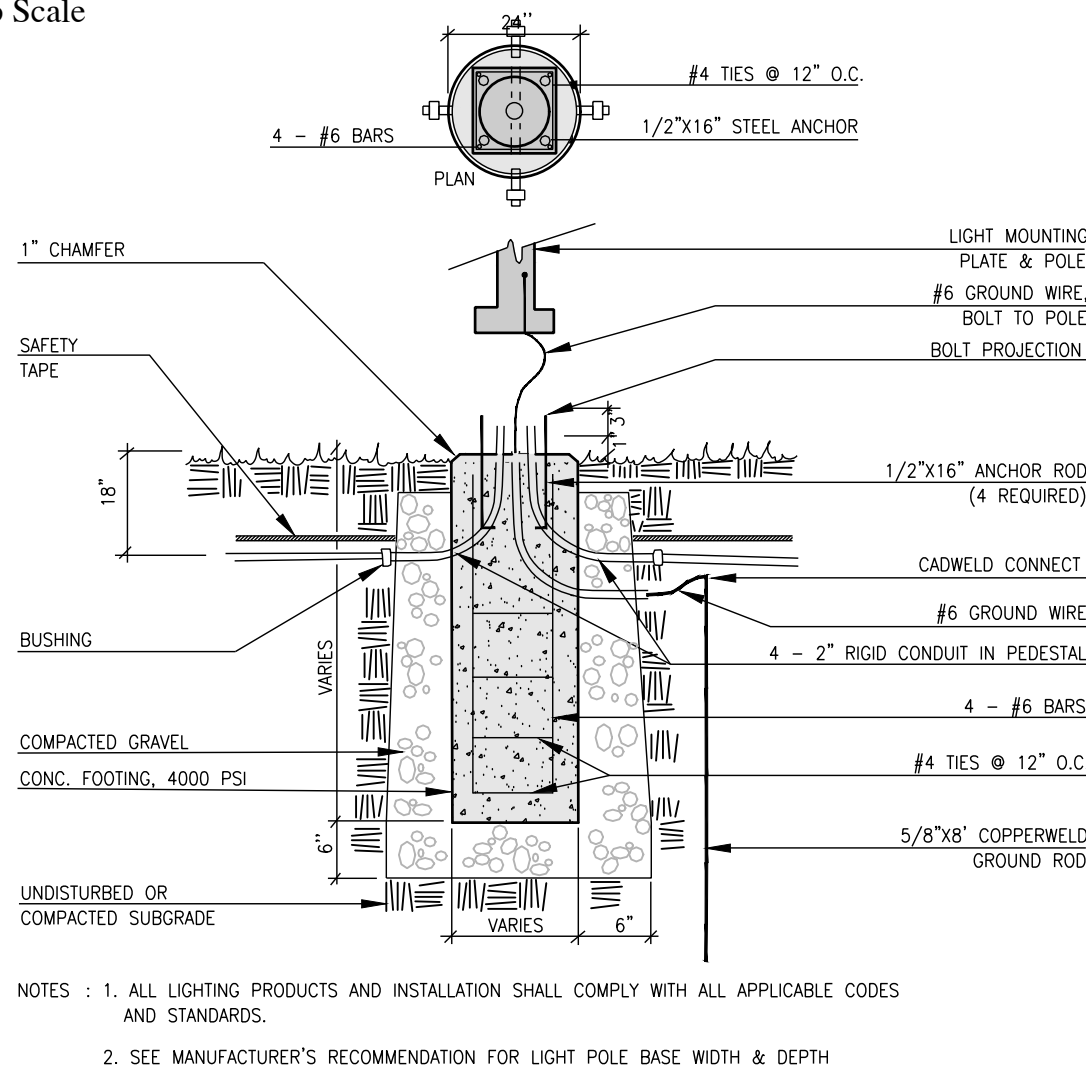
4 Granite Curb

C6 Not to Scale



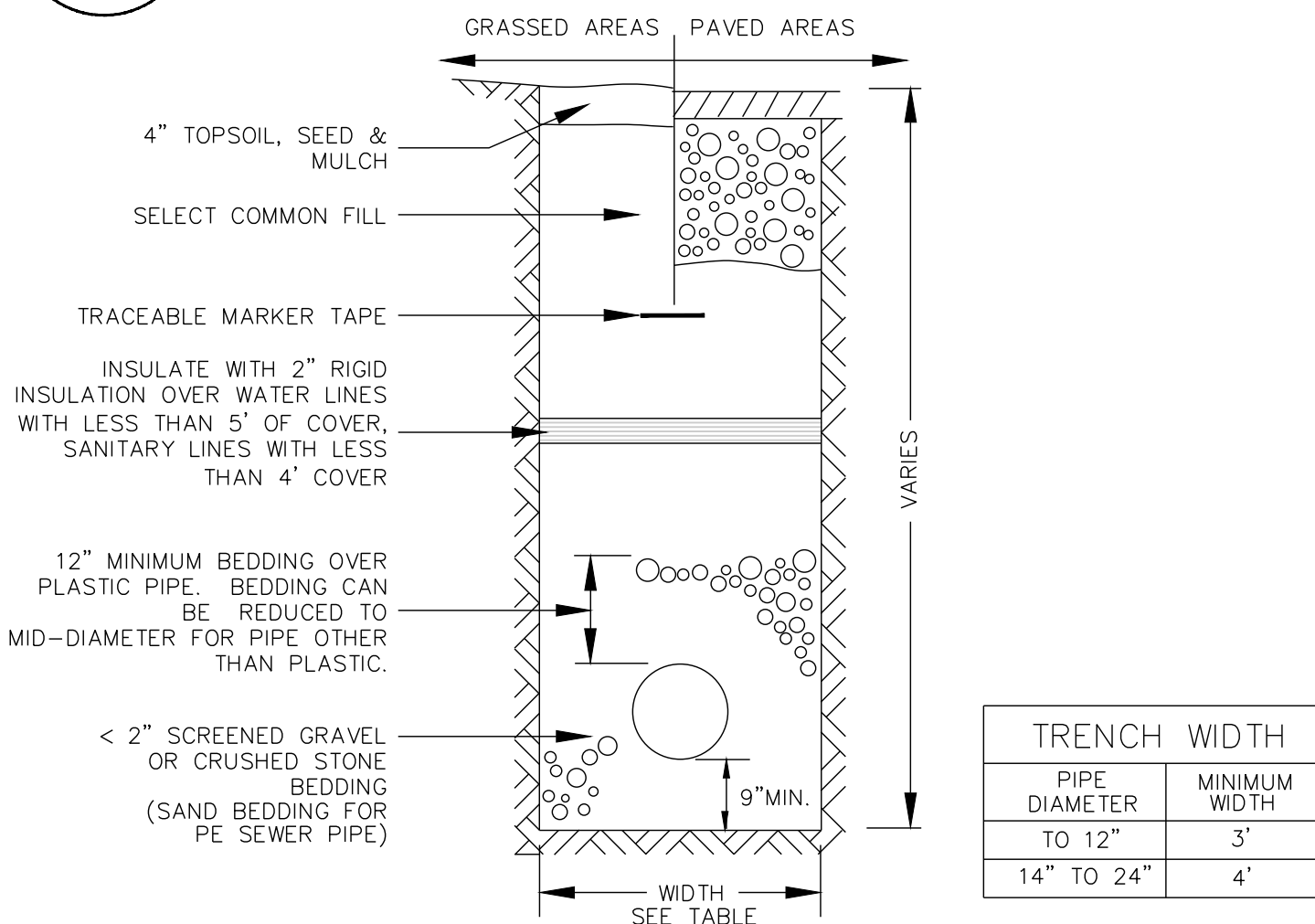
5 Typical Catch Basin

C6 Not to Scale



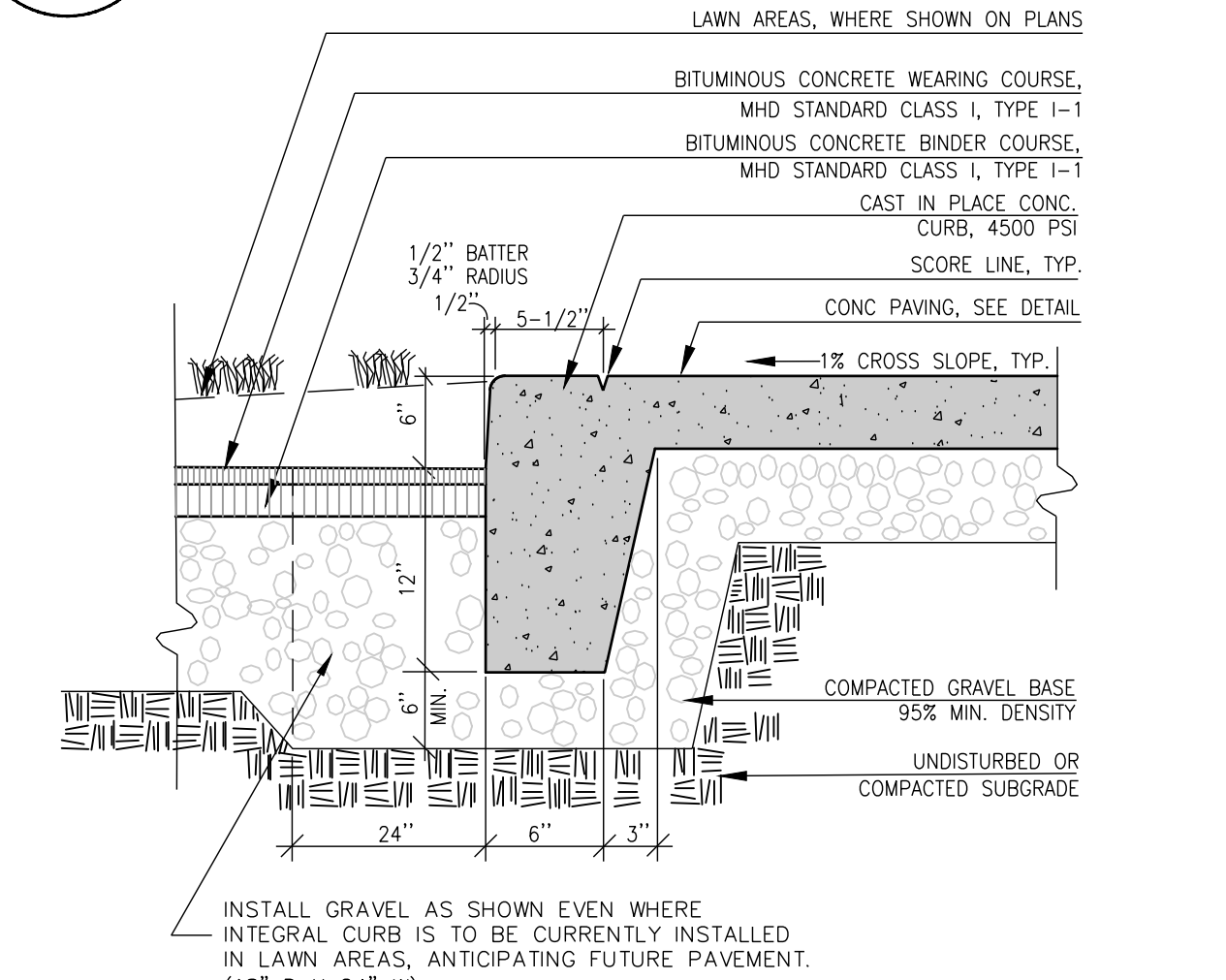
6 Light Pole Base

C6 Not to Scale



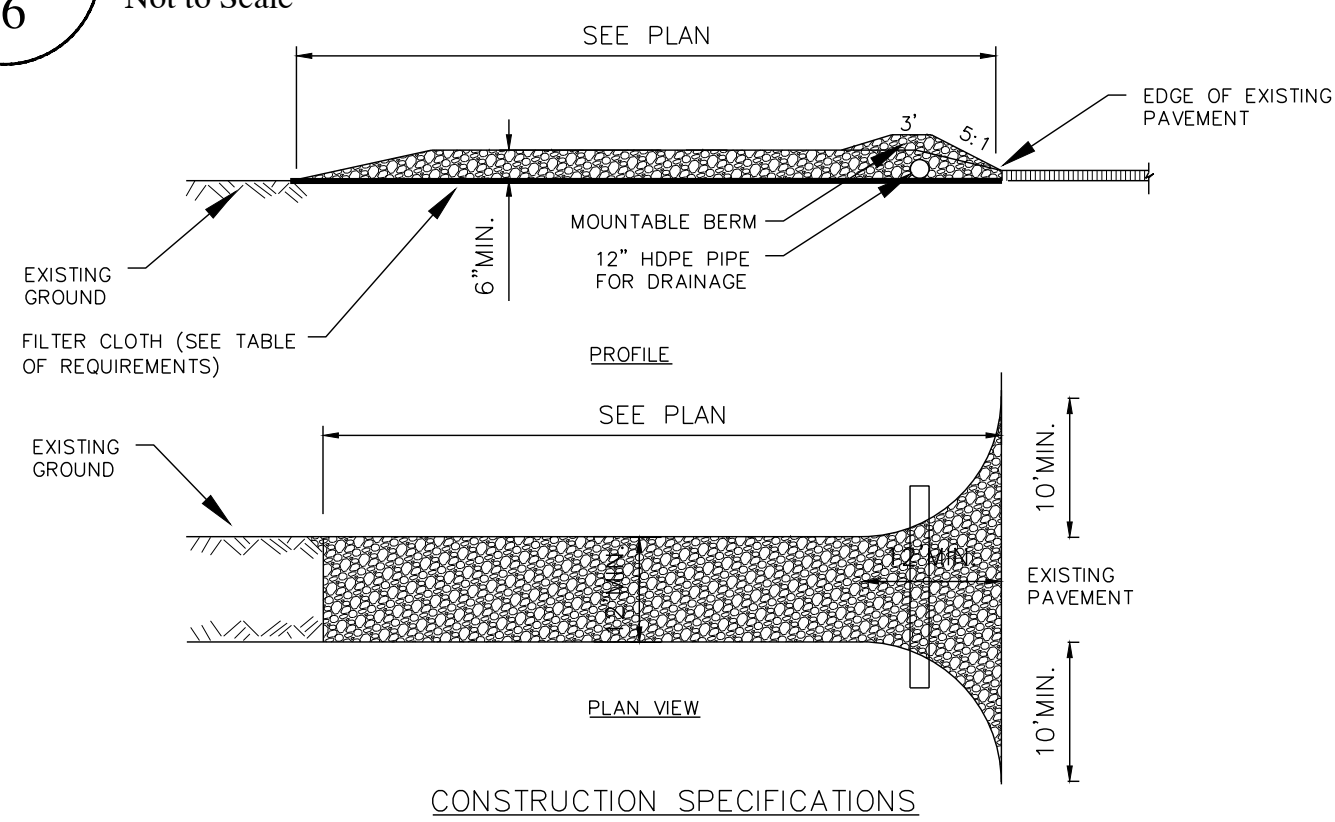
7 Typical Utility Trench

C6 Not to Scale



8 Integral Concrete Curb

C6 Not to Scale

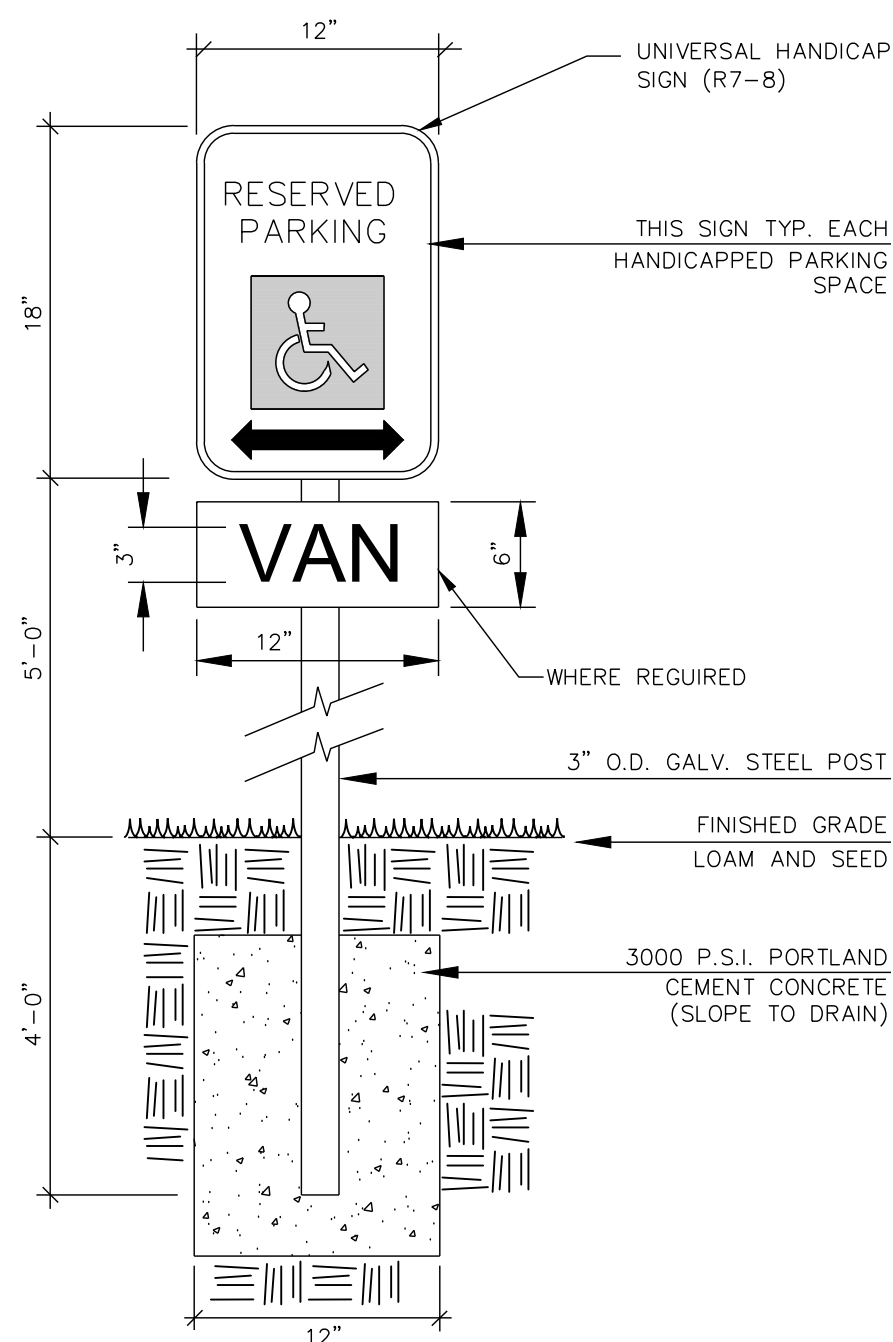


- STONE SIZE - USE 2" TO 4" IN DIAMETER CRUSHED STONE.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

GEOTEXTILE REQUIREMENTS	
PHYSICAL PROPERTY	REQUIREMENTS
GRAB TENSILE STRENGTH	220 lbs. (ASTM D1682)
ELONGATION FAILURE	60% (ASTM D1682)
MULLEN BURST STRENGTH	430 lbs. (ASTM D3768)
PUNCTURE STRENGTH	125 lbs. (ASTM D751) (MODIFIED)
EQUIVALENT OPENING	SIZE 40 -80 (US STD. SIEVE) (CW-02215)

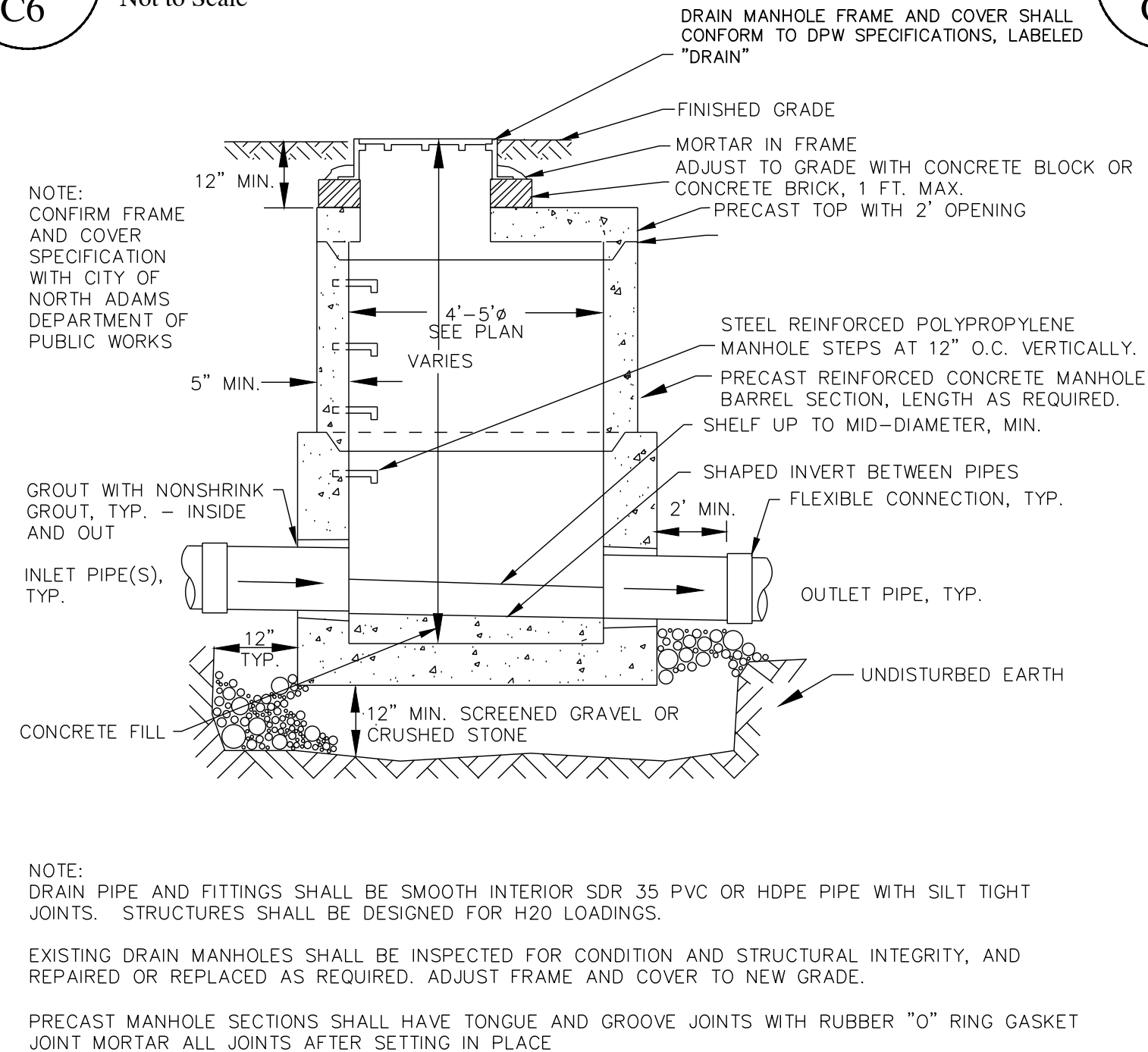
9 Construction Entrance

C6 Not to Scale



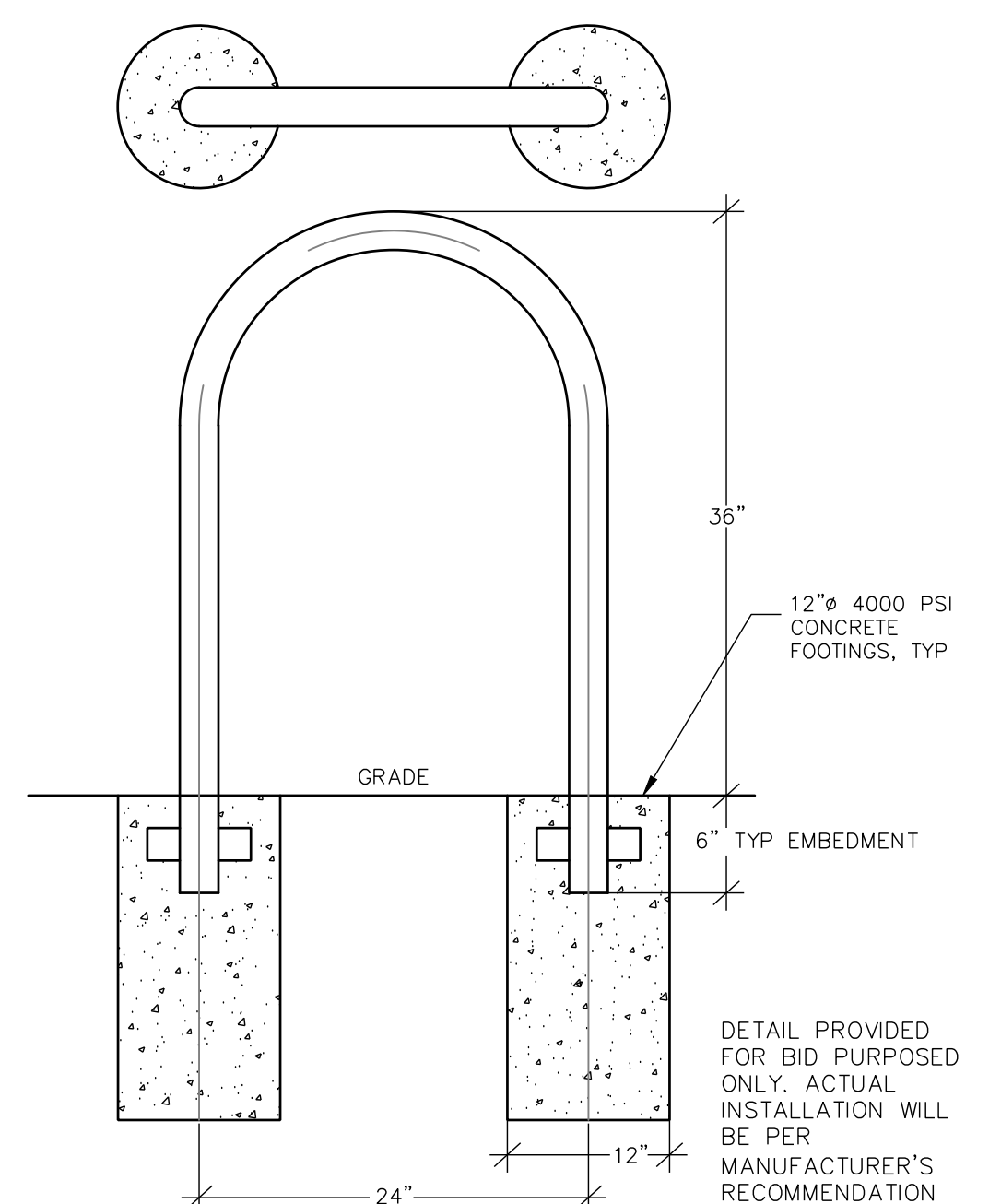
10 Handicap Parking Sign

C6 Not to Scale



11 Drain Manhole

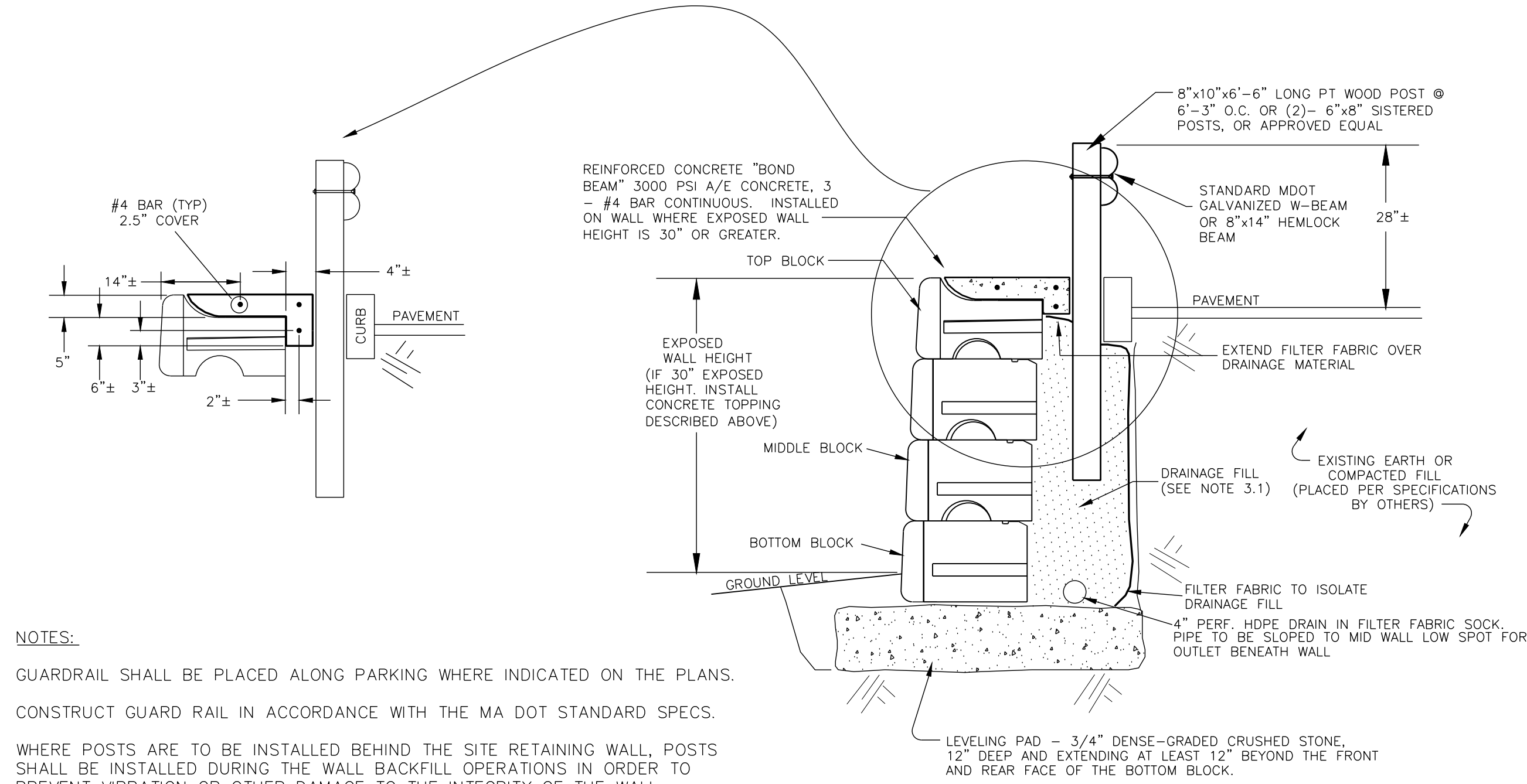
C6 Not to Scale



12 Bike Loop

C6 Not to Scale

Details		REVISIONS						GUNTLOW & ASSOCIATES, INC. ENGINEERS • SURVEYORS • ARCHITECTS 55 NORTH STREET WILLIAMSTOWN, MA. 01267 413-458-2198 413-458-2712 FAX	Site Improvements Plan PREPARED FOR Sparkboro Wellness 1268 Curran Highway, North Adams	
DRAWN BY:	LUV	DATE:	11.02.2020							
CHECKED BY:	CJL	DRAWING NO.:	23720	1	REV. MISC. EDITS	12.9.20	CJL			
JOB NO.:	0021120	SCALE:	N. T.S.	#	DESCRIPTION	DATE	WHOM			



NOTES:

GUARDRAIL SHALL BE PLACED ALONG PARKING WHERE INDICATED ON THE PLANS.

CONSTRUCT GUARD RAIL IN ACCORDANCE WITH THE MA DOT STANDARD SPECS.

WHERE POSTS ARE TO BE INSTALLED BEHIND THE SITE RETAINING WALL, POSTS SHALL BE INSTALLED DURING THE WALL BACKFILL OPERATIONS IN ORDER TO PREVENT VIBRATION OR OTHER DAMAGE TO THE INTEGRITY OF THE WALL.

GUARDRAIL AND WALL CONFIGURATION HAS BEEN DESIGNED IN ACCORDANCE WITH IBC 2009, SECTIONS 1607.7 AND 1607.8.

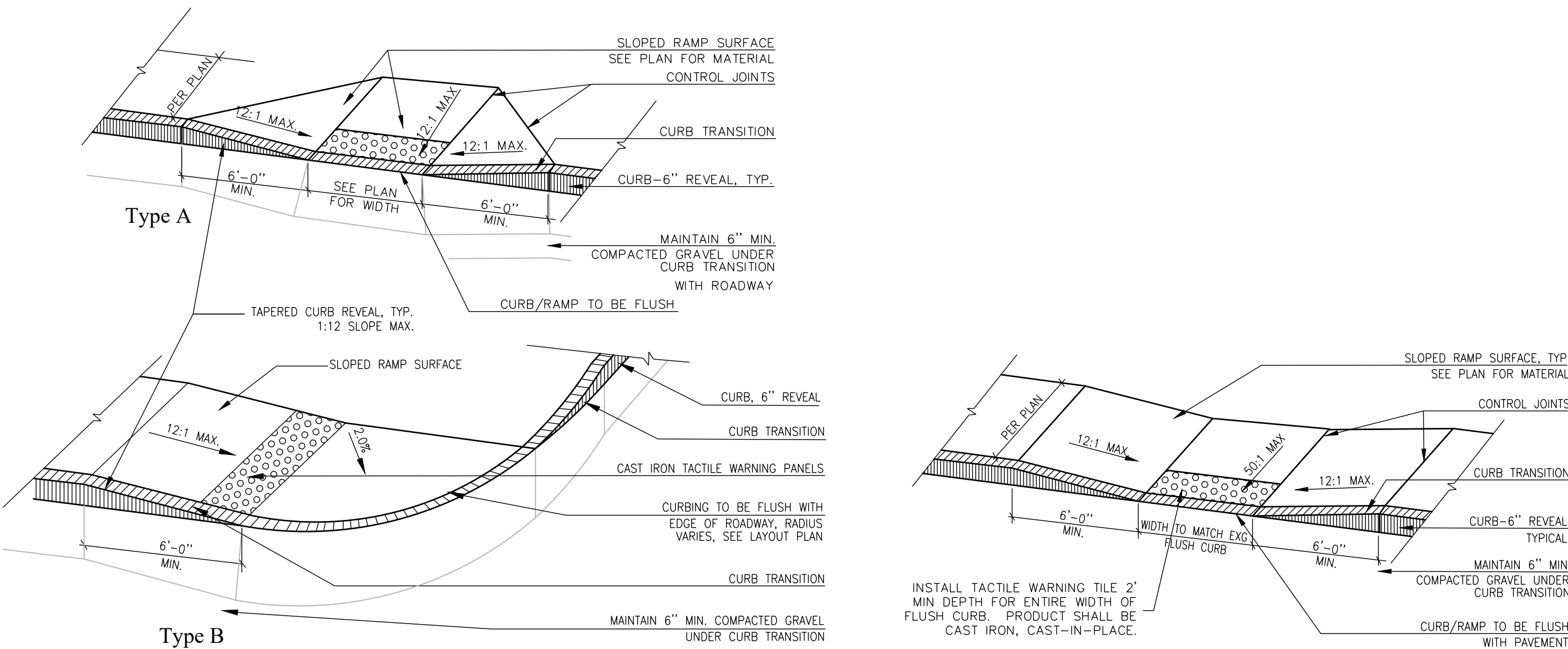
REDI-ROCK SEGMENTAL WALL IS CAPABLE OF RESISTING 9000 LB/LF HORIZONTAL LOAD IN SHEAR, WHEN INSTALLED PER MANUFACTURERS SPECIFICATIONS.

MAXIMUM APPLIED BEARING PRESSURE: 1300 psf
** 1-5/8" SETBACK PER COURSE ** (5.0 deg. CANT)

TYPICAL SECTION - GRAVITY WALL
(TYPICAL DETAIL ONLY - SEE WALL FACE DRAWING FOR SPECIFIC BLOCK CONFIGURATIONS)
"REDI-ROCK" SEGMENTAL RETAINING WALL

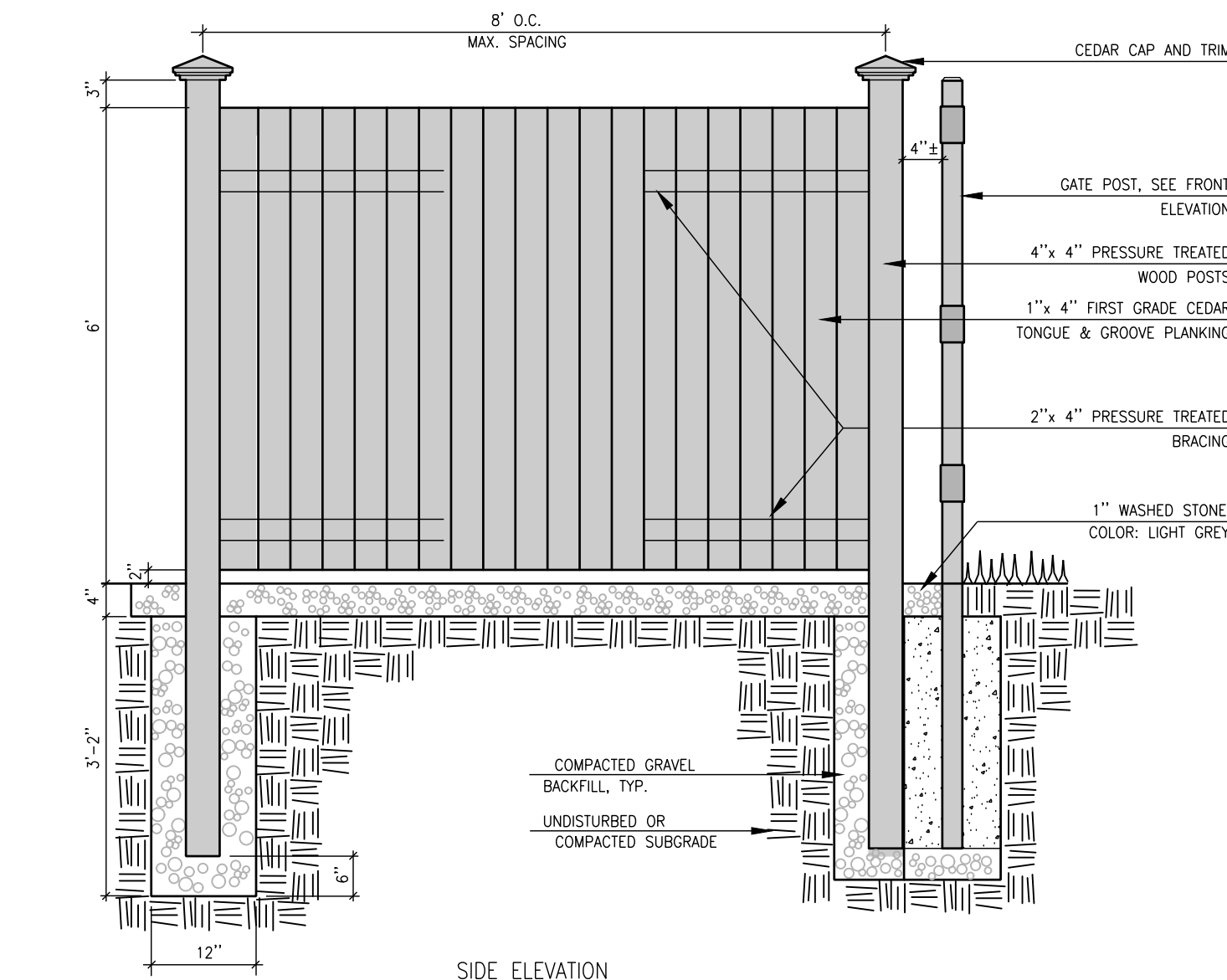
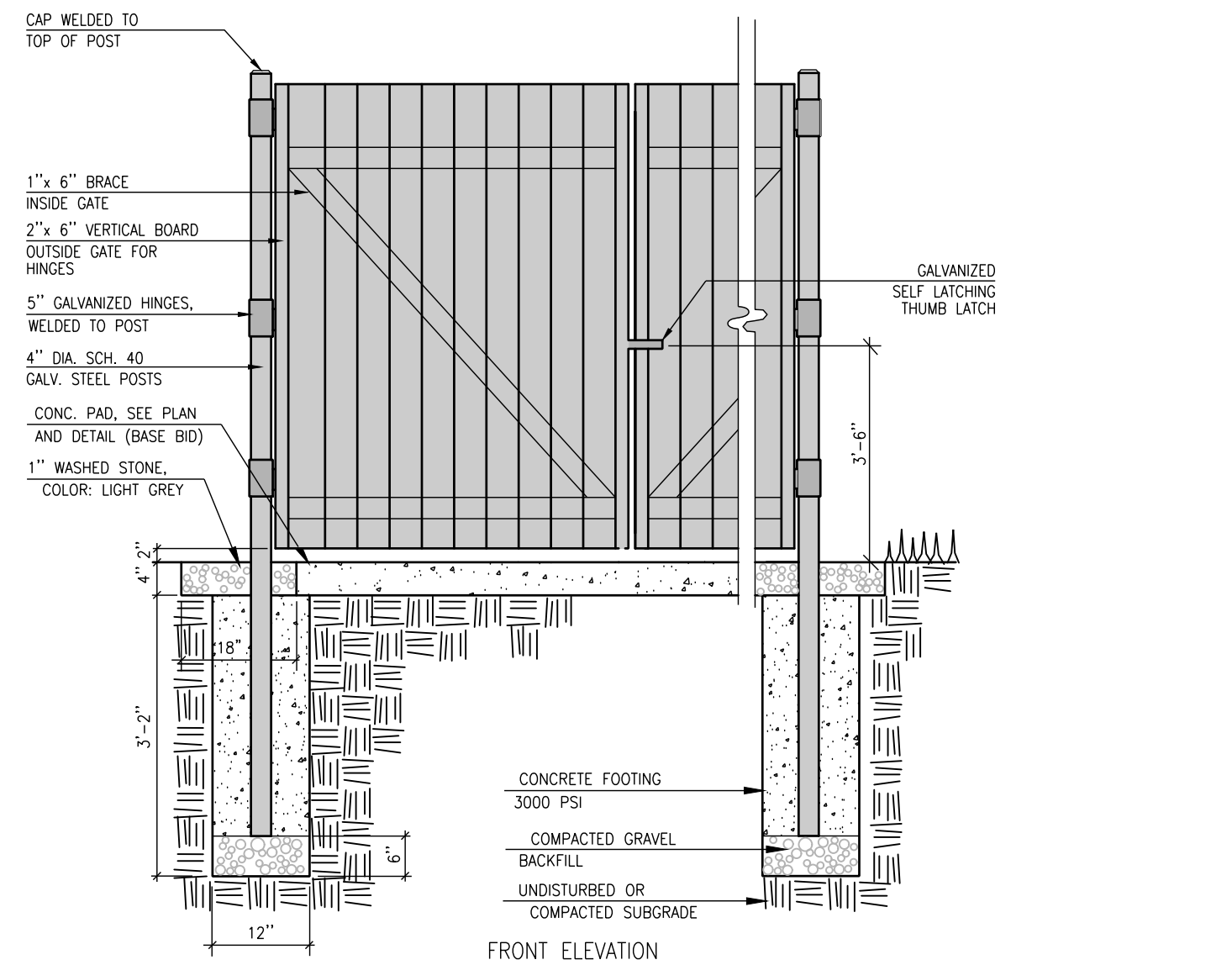
1 Precast Segmental Block Retaining Wall

C7 Not to Scale



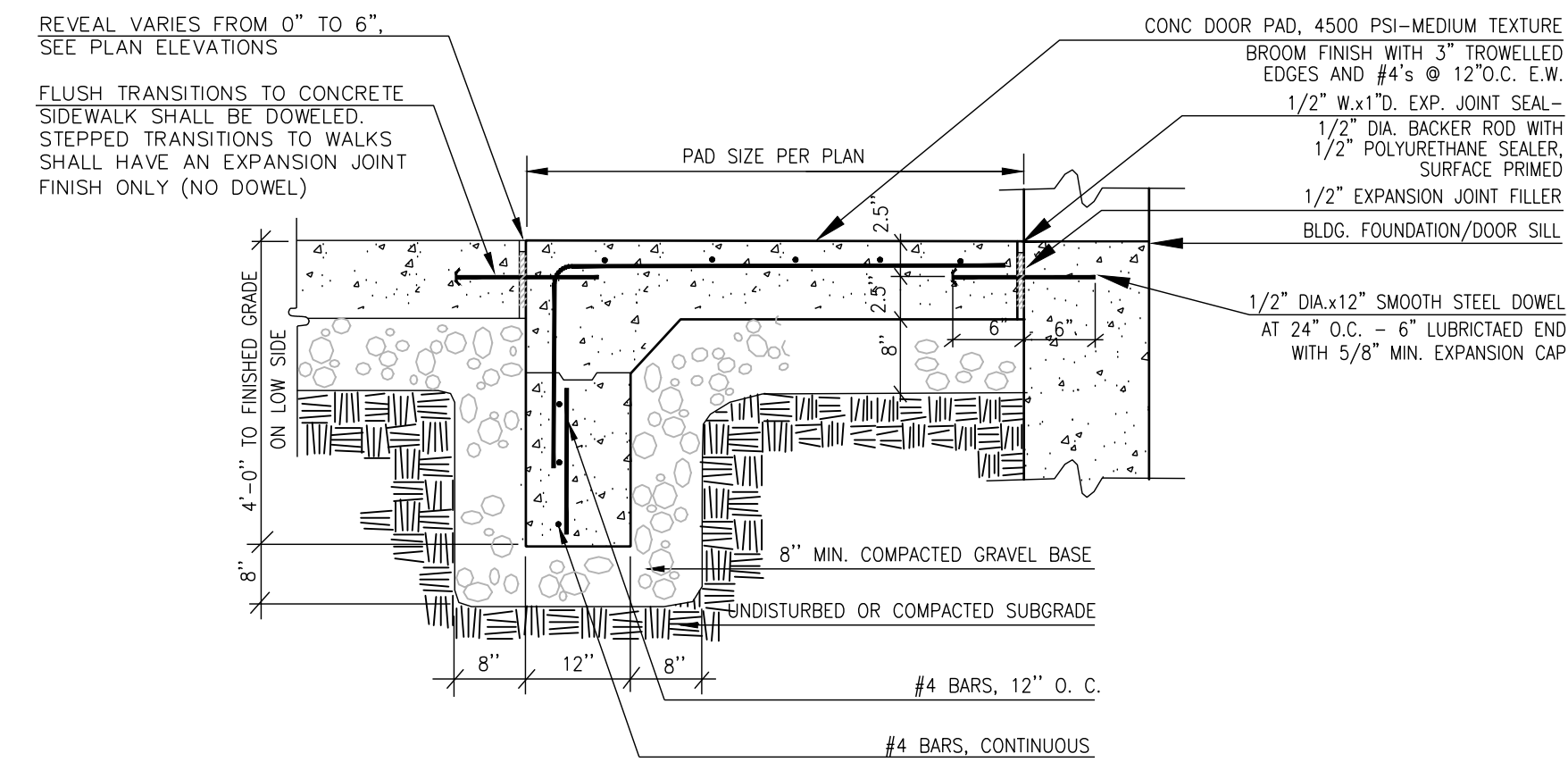
2 Typical Accessible Curb Ramp Construction

C7 Not to Scale



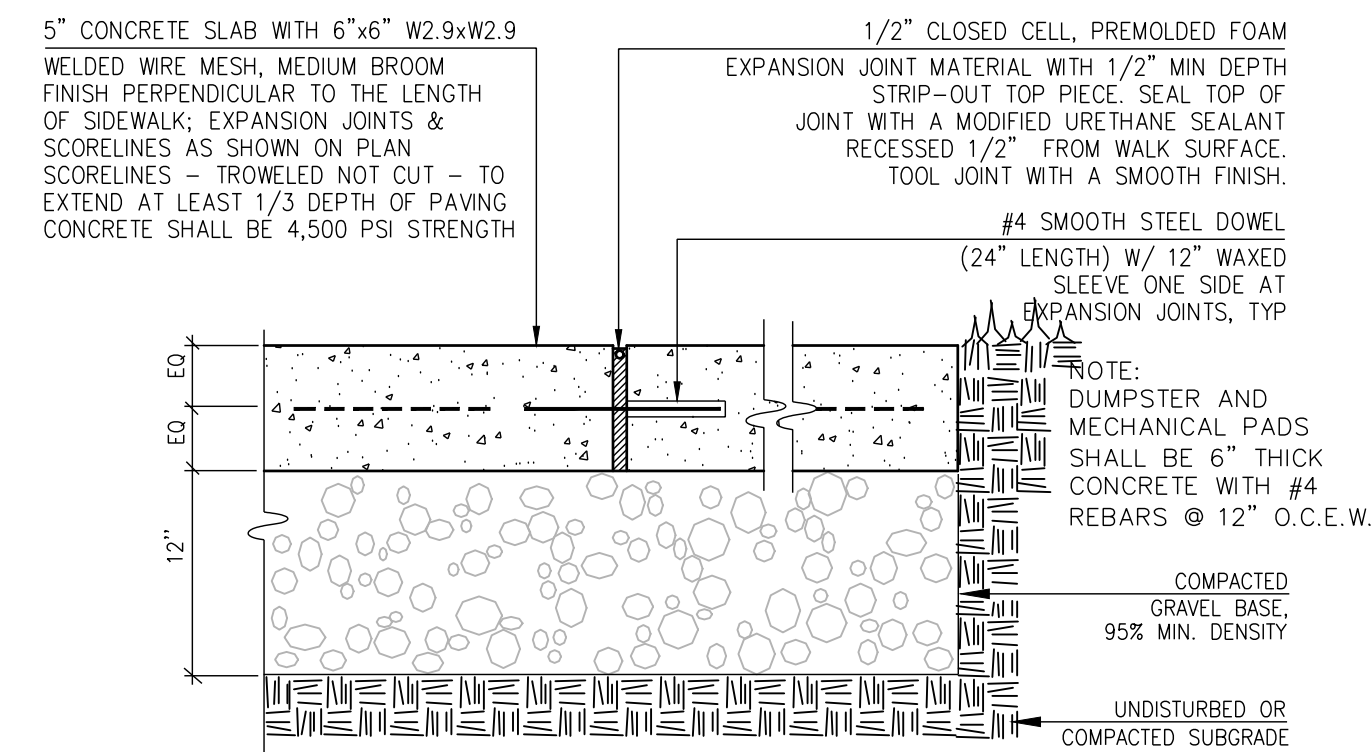
3 Dumpster Enclosure

C7 Not to Scale



4 Concrete Landing at Doors

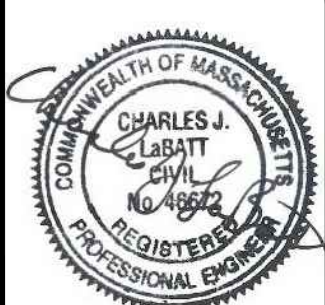
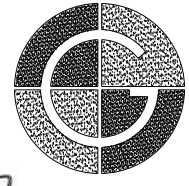

C7 Not to Scale



5 Concrete Pavement

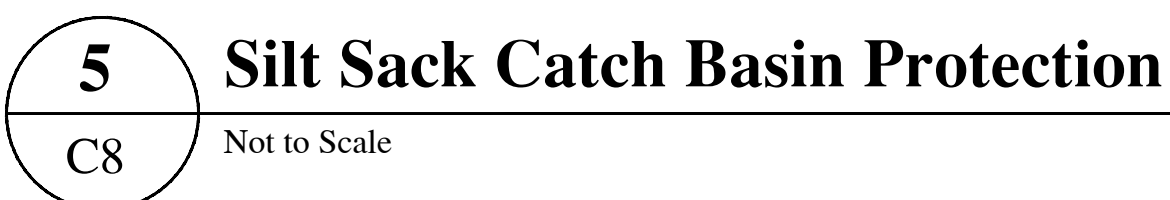
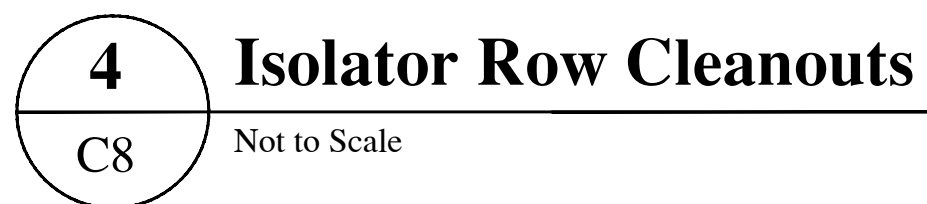
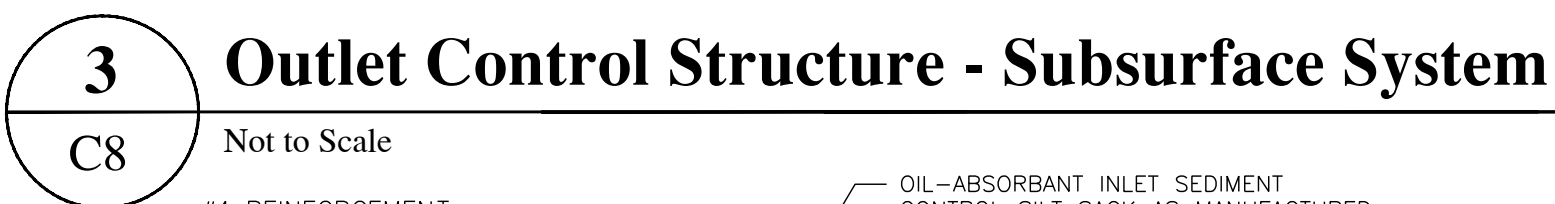
C7 Not to Scale

NOTE: CONCRETE INSTALLER SHALL BE ACI CERTIFIED

Details		REVISIONS						GUNTLOW & ASSOCIATES, INC. ENGINEERS • SURVEYORS • ARCHITECTS 55 NORTH STREET WILLIAMSTOWN, MA 01267 413-458-2198 413-458-2712 FAX	Site Improvements Plan PREPARED FOR Sparkboro Wellness 1268 Curran Highway, North Adams, MA	
DRAWN BY: LUV	DATE: 11.02.2020									
CHECKED BY: CJL	DRAWING NO.: 23820	1	REV. MISC. EDITS	12.9.20	CJL					
JOB NO.: 0021120	SCALE: N.T.S.	#	DESCRIPTION	DATE	WHOM					

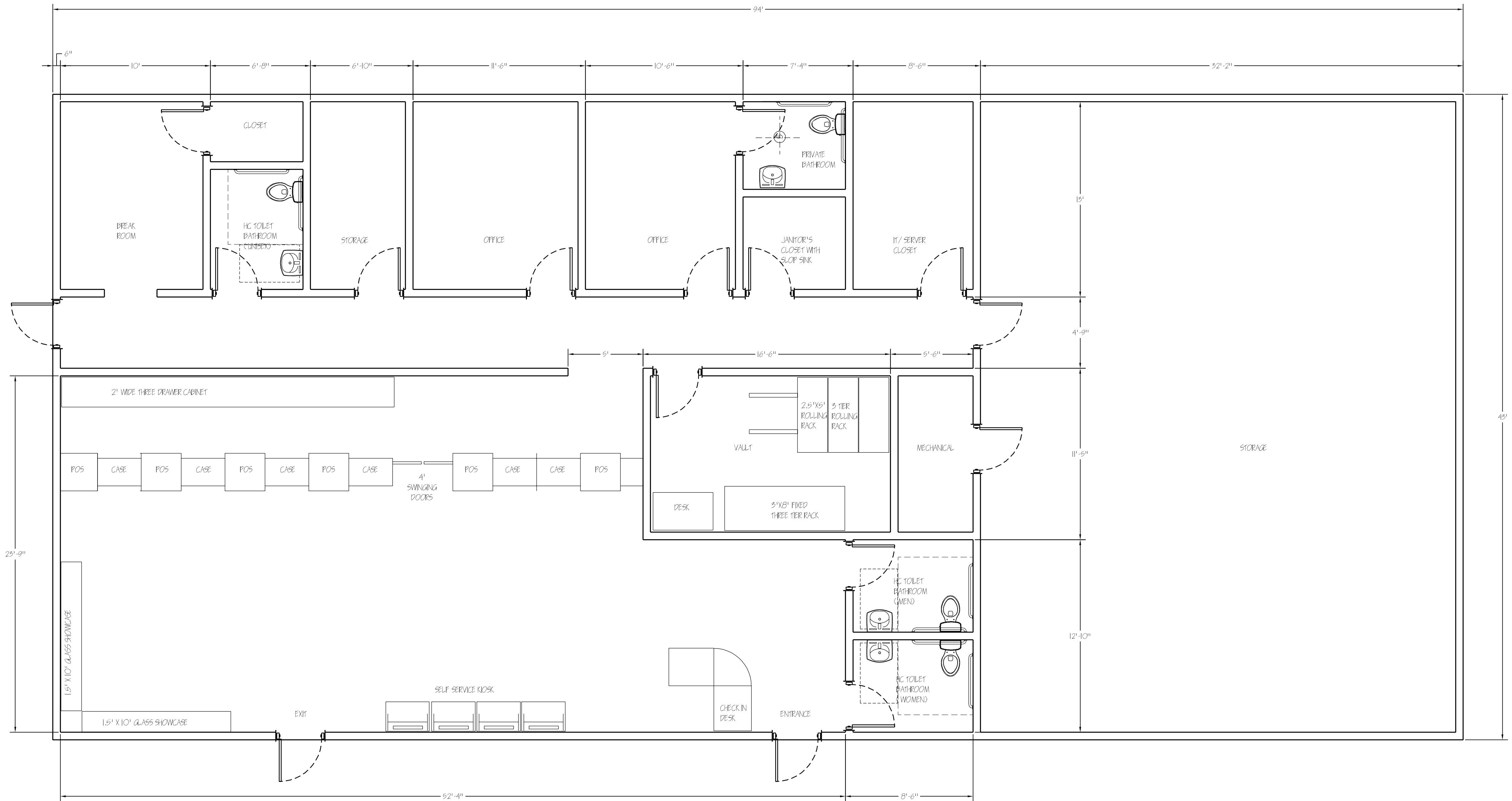


1. STORMWATER DETENTION SYSTEM TO CONSIST OF FOURTEEN (14) - 12" Ø SIXTY (60) FOOT LONG PIPES, 32" O.C., LAID LEVEL.
2. ALL RETENTION AND DETENTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
3. GEOTEXTILES SHALL BE USED TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL.
4. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED ON TOP OF THE ISOLATOR ROW
5. THE CONTRACTOR MUST REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED MANUFACTURER'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMBINATION TO BE USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
6. THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
7. ISOLATOR ROW SYSTEMS TO BE TEMPORARILY CAPPED AT INLET STRUCTURE TO PREVENT PREMATURE SEDIMENTATION DURING CONSTRUCTION. REMOVE CAPS ONCE SITE VEGETATION IS ESTABLISHED.



C8

SHEET 8 OF 8



1 First Floor Plan
A2 1/4"=1'-0"

