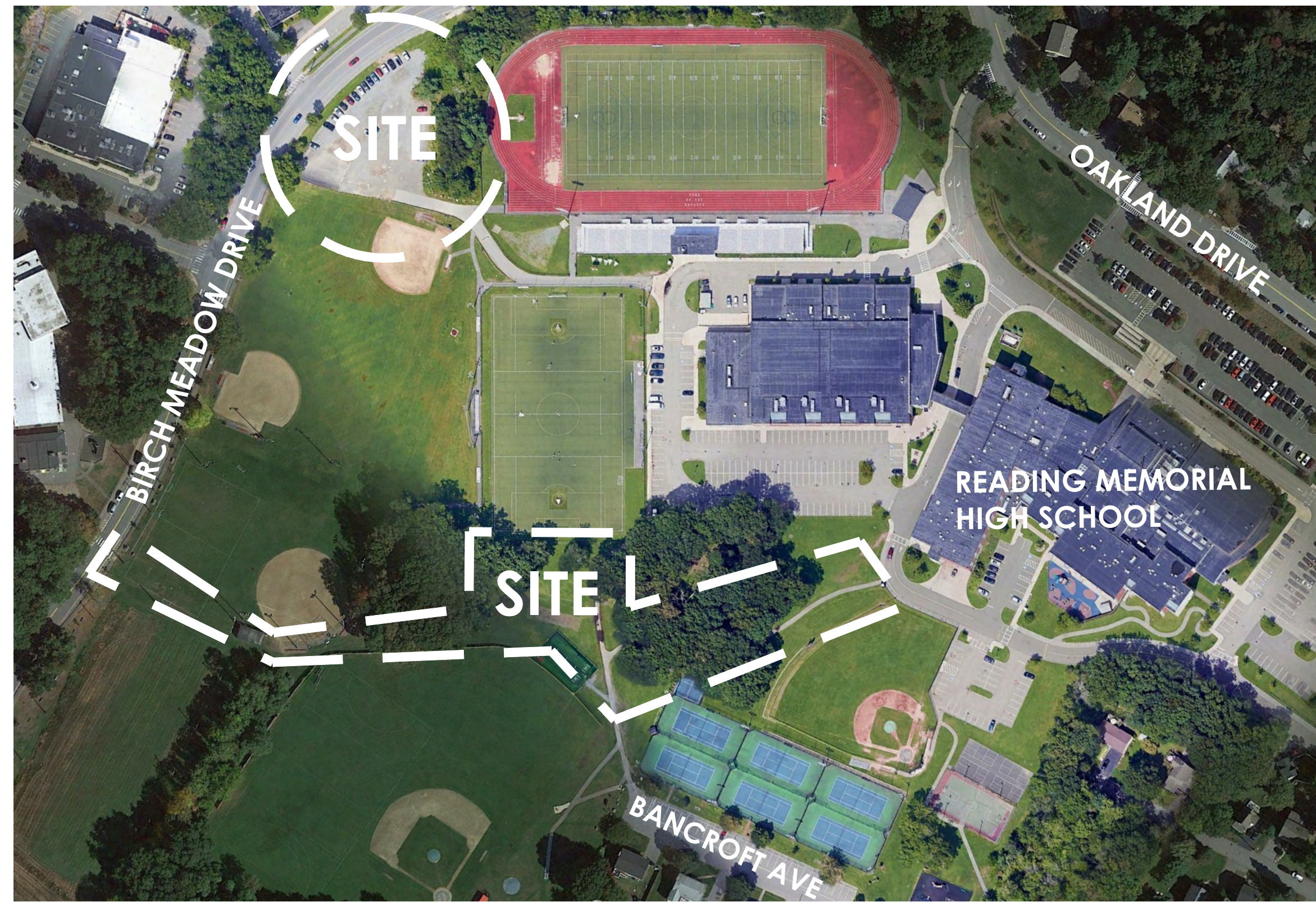


TOWN OF READING BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

READING, MA



LOCUS MAP



LIST OF DRAWINGS

	TOPOGRAPHIC SURVEY (SHEET 1 OF 2)
	TOPOGRAPHIC SURVEY (SHEET 2 OF 2)
L0.1	KEY PLAN
SP1.1	SITE PREPARATION PLAN SHEET I
SP1.2	SITE PREPARATION PLAN SHEET II
SP1.3	SITE PREPARATION DETAILS
L1.1	LAYOUT AND MATERIALS PLAN SHEET I
L1.2	LAYOUT AND MATERIALS PLAN SHEET II
L2.1	GRADING AND UTILITY PLAN SHEET I
L2.2	GRADING AND UTILITY PLAN SHEET II
L3.1	PLANTING PLAN SHEET I
L3.2	PLANTING PLAN SHEET II
L3.3	PLANTING DETAILS AND SCHEDULES
L4.1	ENLARGEMENT PLAN SHEET I
L4.2	ENLARGEMENT PLAN SHEET II
L5.1	DETAIL SHEET I
L5.2	DETAIL SHEET II
L5.3	DETAIL SHEET III
E0.0	ELECTRICAL LEGEND & SCHEDULES
E1.0	ELECTRICAL SITE PLAN PART A
E1.1	ELECTRICAL SITE PLAN PART B
E1.2	ELECTRICAL SITE PLAN PART C
E2.0	ELECTRICAL ONE-LINE DIAGRAM, SCHEDULES + DETAILS
E2.1	ELECTRICAL DETAILS + SCHEDULES
E3.0	ELECTRICAL DETAILS
E3.1	ELECTRICAL DETAILS + SCHEDULES
ED1.1	ELECTRICAL SITE PLAN PART B DEMOLITION

OWNER

Town of Reading
16 Lowell Street
Reading, MA 01867
(781) 942-9001

LANDSCAPE ARCHITECT/CIVIL ENGINEER

Activitas
70 Milton Street
Dedham, MA 02026
(781) 326-2600

ELECTRICAL ENGINEER

NV5 Engineers
200 Brickstone Square, Suite 201
Andover, MA 01810
(978) 475-0298

WETLAND DELINEATION

Epsilon Associates, Inc.
3 Mill & Main Place, Suite 250
Maynard, MA 01754
(978) 897-7100

SURVEY

Reed Land Survey, Inc.
109 Rhode Island Road, Suite 4A
Lakeville, MA 02347
(508) 923-1181

TOWN OF READING
BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

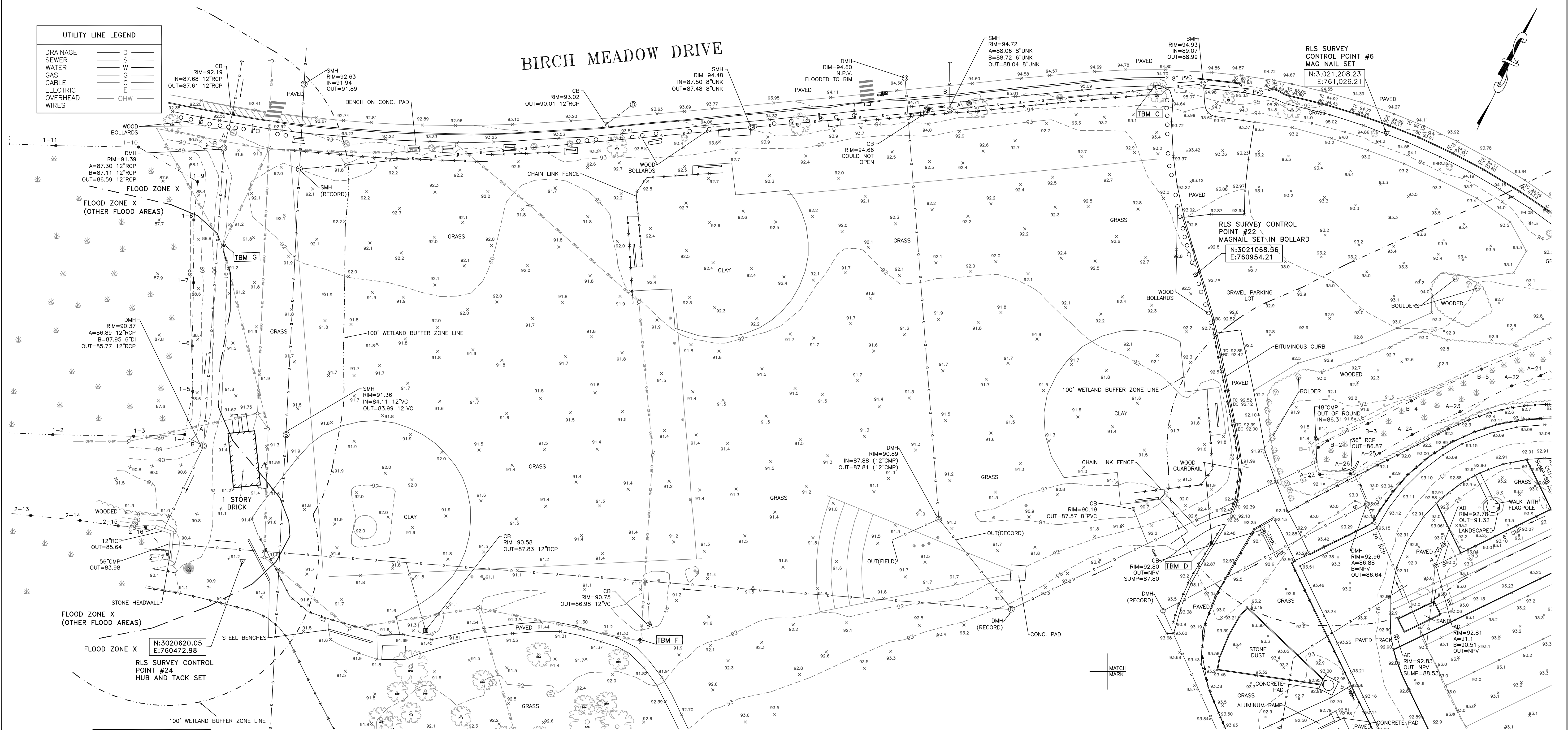
BID DOCUMENTS | JANUARY 27, 2023

REVISIONS:			PROJECT NO. 22014.00
NO.	DATE	SHEETS REVISED	NOTES



BIRCH MEADOW DRIVE

UTILITY LINE LEGEND	
DRAINAGE	D
SEWER	S
WATER	W
GAS	G
CABLE	C
ELECTRIC	E
OVERHEAD WIRES	OHW



RLS SURVEY CONTROL POINT #6
MAG NAIL SET
N:3,021,208.23
E:761,026.21

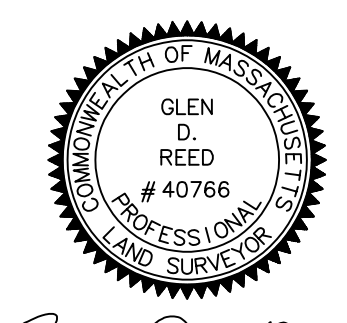
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MAGNAIL SET IN BOLLARD
N:3021068.56
E:760954.21

N:3020620.05
E:760472.98
RLS SURVEY CONTROL POINT #24
HUB AND TACK SET

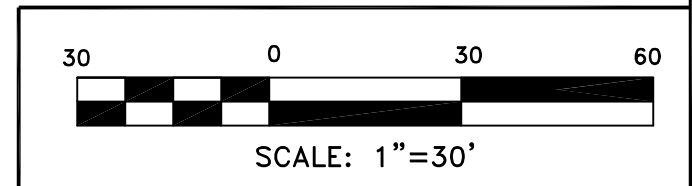
LEGEND	
THESE STANDARD SYMBOLS MAY BE FOUND IN THE DRAWING	
⊠	STREET SIGN
⊕	FIRE HYDRANT
⊙	CABLE MANHOLE
⊖	DRAIN MANHOLE
⊕	ELECTRIC MANHOLE
⊕	SEWER MANHOLE
⊕	TELEPHONE MANHOLE
⊕	WATER MANHOLE
⊕	UNKNOWN MANHOLE
⊕	CATCH BASIN
⊕	ELECTRIC BOX/MTR
⊕	CABLE BOX
⊕	TELEPHONE BOX
⊕	GAS METER
⊕	MONITORING WELL
⊕	GAS GATE
⊕	WATER GATE
⊕	ELECTRIC HAND HOLE
⊕	UTILITY POLE
⊕	LIGHT POLE
⊕	GUY WIRE
⊕	YARD LIGHT
⊕	BOUND
⊕	BOUND W/ DRILL HOLE
⊕	POST/BOLLARD
⊕	ROOF DRAIN
⊕	BUSH/SHRUB
⊕	PARKING SPACES

- NOTES:
1. THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88). THE ELEVATIONS WERE DERIVED FROM GPS MEASUREMENTS REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MACORS).
 2. THE COORDINATES SHOWN HEREON AND BASIS OF THE BEARINGS ARE REFERENCED TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MAINLAND - NORTH AMERICAN DATUM OF 1983). THE COORDINATES WERE DERIVED FROM GPS MEASUREMENTS REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MACORS).
 3. THE AREA SURVEYED IS LOCATED PARTIALLY IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY IN FLOOD ZONE X OTHER FLOOD AREAS (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS INDICATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, PANEL 311 OF 656 (COMMUNITY NUMBER 250211 PANEL 311 SUFFIX E) WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
 4. THE FIELD SURVEY FOR THIS PROJECT WAS COMPLETED ON JULY 21, 2022.
 5. THE UTILITY LOCATIONS AND SIZES AS SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND ARE APPROXIMATE. DIG SAFE SHOULD BE CALLED PRIOR TO ANY EXCAVATIONS.

VERTICAL CONTROL FOR SITE - TEMPORARY BENCHMARKS (TBM)	
TBM "C": NAIL IN TREE	ELEVATION = 97.10 (N.A.V.D. 88)
TBM "D": SPIKE IN GUARD RAIL	ELEVATION = 93.62 (N.A.V.D. 88)
TBM "F": SPIKE SET IN UTILITY POLE	ELEVATION = 93.14 (N.A.V.D. 88)
TBM "G": SPIKE SET IN UTILITY POLE	ELEVATION = 92.06 (N.A.V.D. 88)



Glen D. Reed
GLEN D. REED, P.L.S. LICENSE NO. 40766
AS AGENT FOR REED LAND SURVEYING, INC.
NOT INDIVIDUALLY



Reed

Land Surveying, Inc.

109 RHODE ISLAND ROAD, SUITE 4A
LAKEVILLE, MASSACHUSETTS 02347
(508) 923-1181 FAX: (508) 923-1191

SHEET 1 OF 2

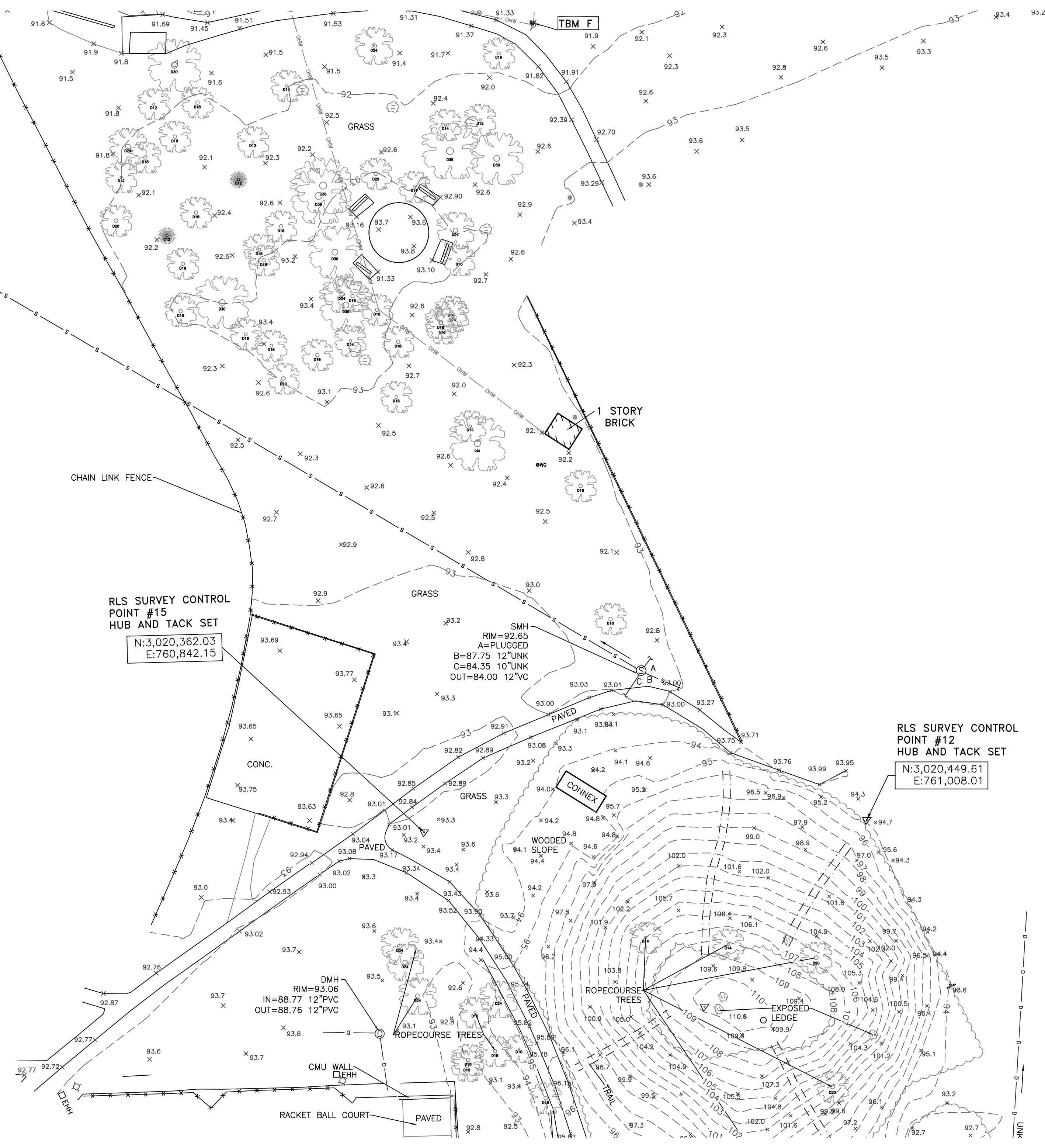
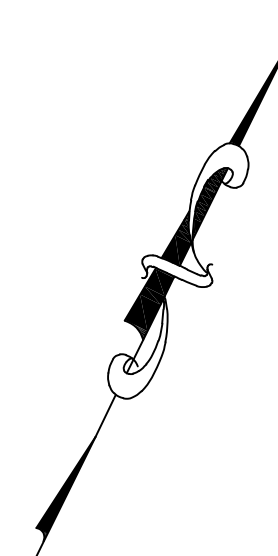
TOPOGRAPHIC SURVEY
READING MEMORIAL HIGH SCHOOL
BIRCH MEADOW DRIVE
READING, MASS.
(MIDDLESEX COUNTY)
PREPARED FOR
ACTIVITAS INC.

© 2022 REED LAND SURVEYING, INC. FILE: 21026 TOPO JULY 28, 2022

FLOOD ZONE X
 N:3020620.05
 E:760472.98
 RLS SURVEY CONTROL
 POINT #24
 HUB AND TACK SET

100' WETLAND BUFFER ZONE LINE

MATCH
 MARK



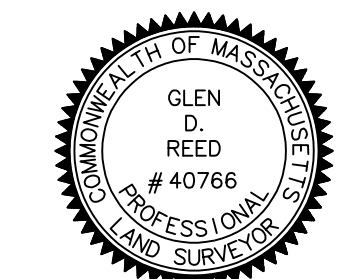
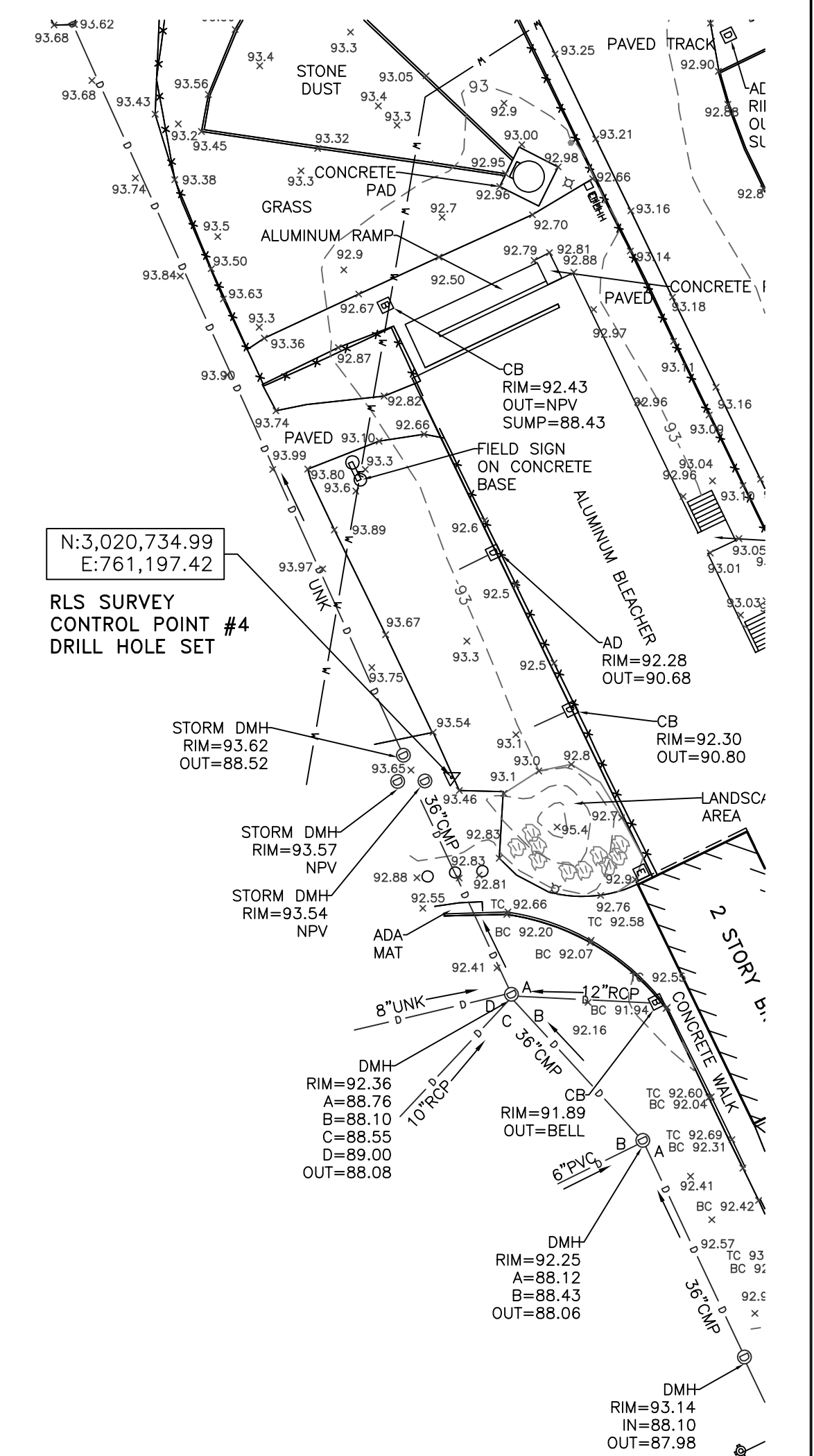
RLS SURVEY CONTROL
 POINT #15
 HUB AND TACK SET
 N:3,020,362.03
 E:760,842.15

SMH
 RIM=92.65
 A=PLUGGED
 B=87.75 12"JUNK
 C=84.35 10"JUNK
 OUT=84.00 12"VC

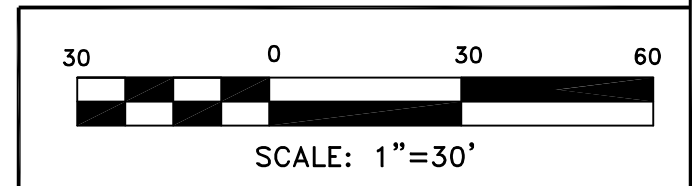
RLS SURVEY CONTROL
 POINT #12
 HUB AND TACK SET
 N:3,020,449.61
 E:761,008.01

MATCH
 MARK

N:3,020,734.99
 E:761,197.42
 RLS SURVEY CONTROL POINT #4
 DRILL HOLE SET



Glen D. Reed
 GLEN D. REED, P.L.S. LICENSE NO. 40766
 AS AGENT FOR REED LAND SURVEYING, INC.
 NOT INDIVIDUALLY



Reed
 Land Surveying, Inc.

109 RHODE ISLAND ROAD, SUITE 4A
 LAKEVILLE, MASSACHUSETTS 02347
 (508) 923-1181 FAX. (508) 923-1191

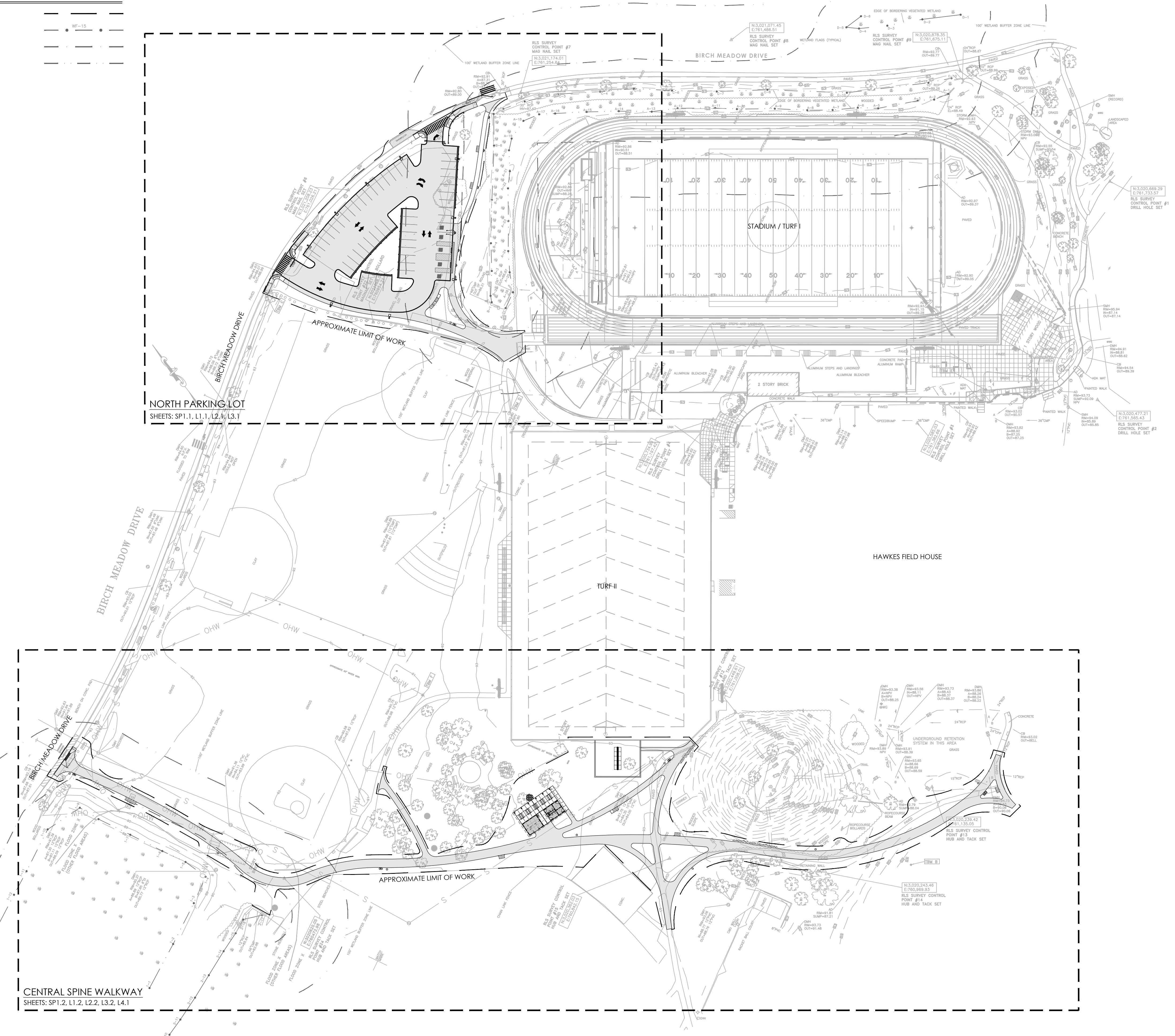
© 2022 REED LAND SURVEYING, INC.

SHEET 2 OF 2
TOPOGRAPHIC SURVEY
 READING MEMORIAL HIGH SCHOOL
 BIRCH MEADOW DRIVE
 READING, MASS.
 (MIDDLESEX COUNTY)
 PREPARED FOR
 ACTIVITAS INC.

FILE: 21026 TOPO JULY 28, 2022

KEY PLAN LEGEND

- APPROXIMATE LIMIT OF WORK
- BORDERING VEGETATED WETLAND
- 35' WETLAND BUFFER
- 100' WETLAND BUFFER



NORTH PARKING LOT
SHEETS: SP1.1, L1.1, L2.1, L3.1

CENTRAL SPINE WALKWAY
SHEETS: SP1.2, L1.2, L2.2, L3.2, L4.1

CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND/OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.



- CONSULTANTS**
- ARCHITECT -
OCO ARCHITECTURE :: DESIGN
 - MECHANICAL/PLUMBING ENGINEER -
BUILDING ENGINEERING RESOURCES, INC.
 - ELECTRICAL ENGINEER -
NV5 ENGINEERS
 - WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.
 - SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
Reading, MA
BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
January, 27 2023

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 1"=60'-0"
PROJECT NO.: 22014.00
FILE: 22014.00-L0.1-KEY_PLAN.dwg
DRAWN: MJD
CHECKED: EPM/SRC

SEAL:

SHEET TITLE:
KEY PLAN

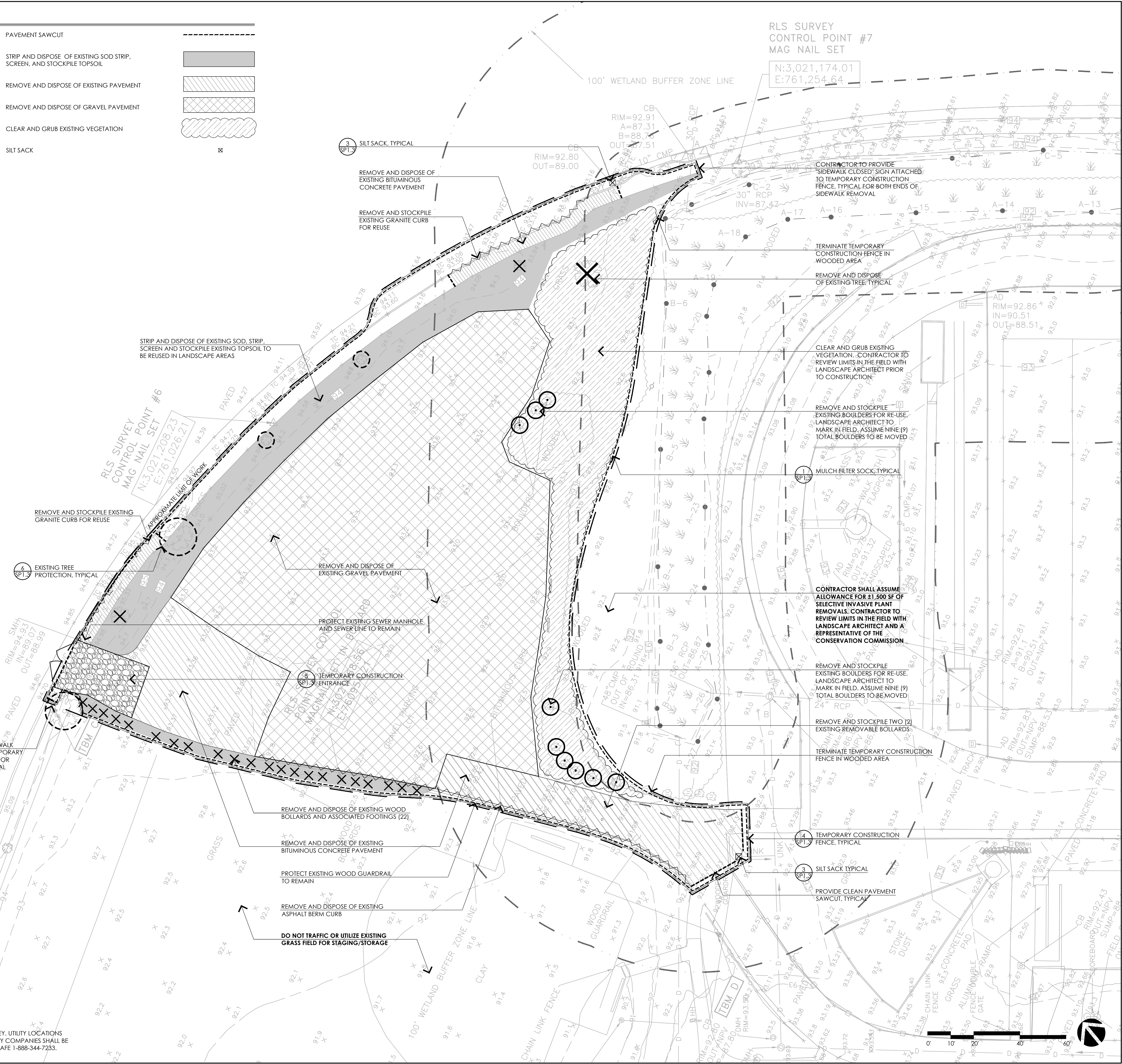
SHEET NO:
L0.1

SITE PREPARATION LEGEND

APPROXIMATE LIMIT OF WORK		PAVEMENT SAWCUT	
BORDERING VEGETATED WETLAND		STRIP AND DISPOSE OF EXISTING SOD STRIP, SCREEN, AND STOCKPILE TOPSOIL	
35' WETLAND BUFFER		REMOVE AND DISPOSE OF EXISTING PAVEMENT	
100' WETLAND BUFFER		REMOVE AND DISPOSE OF GRAVEL PAVEMENT	
TEMPORARY CONSTRUCTION FENCE		CLEAR AND GRUB EXISTING VEGETATION	
MULCH FILTER SOCK		SILT SACK	
REMOVE AND DISPOSE OF EXISTING CURB			
PROTECT EXISTING TREE OR STRUCTURE TO REMAIN			
REMOVE AND DISPOSE OF EXISTING TREE OR STRUCTURE			

SITE PREPARATION NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEYING INC., LOCATED AT 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA, AND DATED JULY 28, 2022.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS, SPECIFICATIONS, AND ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT/CIVIL ENGINEER FOR CLARIFICATION AND RESOLUTION PRIOR TO STARTING WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
- ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR FOR DELIVERY TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENTS OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE (AS NECESSARY) ALL UTILITY AND SITE STRUCTURES SUCH AS MANHOLES, CATCH BASINS, ETC. FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING PER THE PLANS AND SPECIFICATIONS. CONTRACTOR MUST TAKE APPROPRIATE MEASURES TO MAINTAIN A SECURE SITE THROUGHOUT THE PROJECT.
- CONTRACTOR SHALL REVIEW EROSION CONTROL INSTALLATION METHOD (AS IT RELATES TO CHAIN LINK FENCE REMOVAL) AND SEQUENCING FOR ALL AREAS WITHIN WETLAND BUFFER ZONE PRIOR TO MOBILIZATION. REPRESENTATIVES FROM THE TOWN OF READING CONSERVATION COMMISSION SHALL BE INCLUDED IN PRE-CONSTRUCTION MEETING AND MAY BE ONSITE WITH LANDSCAPE ARCHITECT DURING THE INSTALLATION OF EROSION CONTROL AND SITE PREPARATION.
- EXISTING DRAINAGE SYSTEM BASINS SHALL REMAIN OPERATIONAL AS LONG AS POSSIBLE. UPON REMOVAL OF EXISTING BASINS, CONTRACTOR SHALL PROVIDE TEMPORARY INFILTRATION AREAS TO INFILTRATE CONSTRUCTION RUNOFF. CONTRACTOR SHALL FOCUS ON GETTING PROPOSED DRAINAGE SYSTEMS OPERATIONAL AS SOON AS POSSIBLE. CONTRACTOR SHALL ENSURE ALL STORMWATER FLOWING TO NEW BASINS IS TREATED STORMWATER THAT WILL NOT NEGATIVELY AFFECT THE FINAL SYSTEMS.
- ALL GRANITE CURBING TO BE REMOVED SHALL BE REUSED TO THE GREATEST EXTENT PRACTICABLE.
- ALL TREE REMOVALS AND TREE PROTECTION TO BE REVIEWED IN THE FIELD WITH TOWN TREE WARDEN AND LANDSCAPE ARCHITECT PRIOR TO MOBILIZATION.



RLS SURVEY
CONTROL POINT #7
MAG NAIL SET
N:3,021,174.01
E:761,254.64

CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN

MECHANICAL/PLUMBING ENGINEER -
BUILDING ENGINEERING RESOURCES, INC.

ELECTRICAL ENGINEER -
NVS ENGINEERS

WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.

SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
Reading, MA
BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
January, 27 2023

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 1"=20'-0"

PROJECT NO.: 22014.00

FILE: 22014.00-SP1.1-SP_PLAN.dwg

DRAWN: MJGM

CHECKED: EPM/SRC

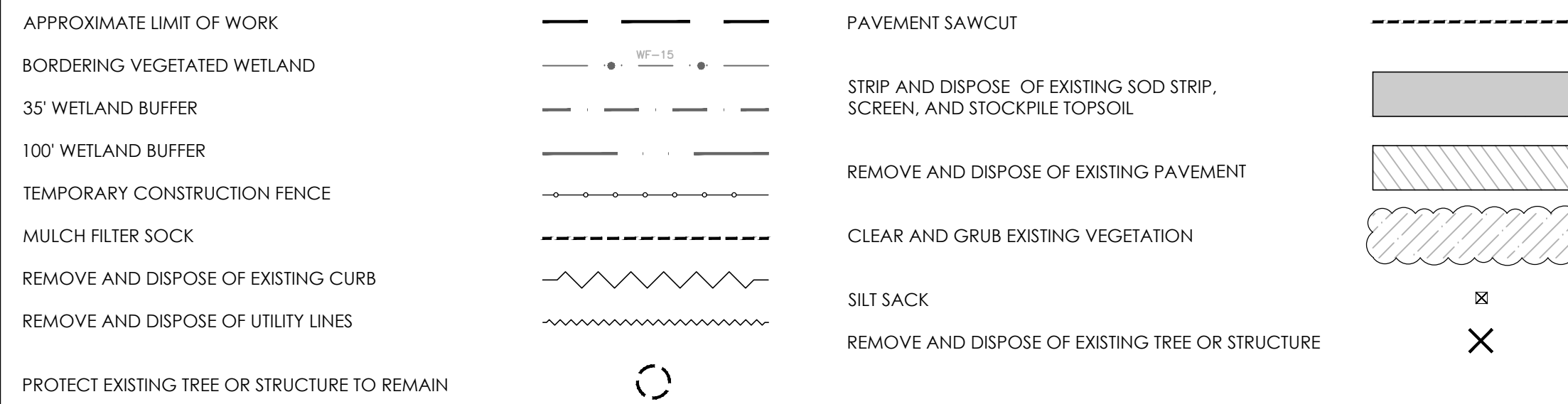
SEAL:

SHEET TITLE:
SITE PREPARATION
PLAN SHEET 1

SHEET NO:
SP1.1

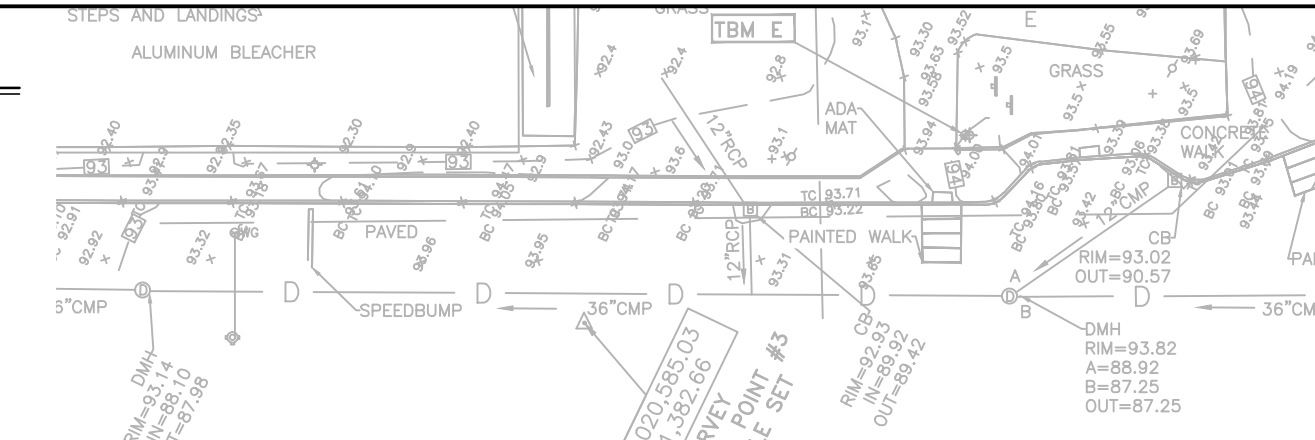
CONTACT DIGSAFE:
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SITE PREPARATION LEGEND

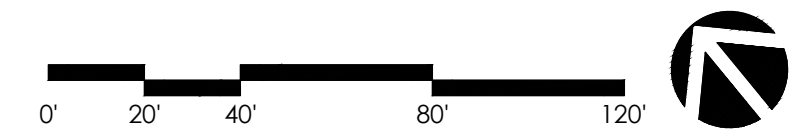


SITE PREPARATION NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEYING INC., LOCATED AT 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA, AND DATED JULY 28, 2022.
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- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
- ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR FOR DELIVERY TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
- THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENTS OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE (AS NECESSARY) ALL UTILITY AND SITE STRUCTURES SUCH AS MANHOLES, CATCH BASINS, ETC. FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL REVIEW EROSION CONTROL INSTALLATION METHOD (AS IT RELATES TO CHAIN LINK FENCE REMOVAL) AND SEQUENCING FOR ALL AREAS WITHIN WETLAND BUFFER ZONE PRIOR TO MOBILIZATION. REPRESENTATIVES FROM THE TOWN OF READING CONSERVATION COMMISSION SHALL BE INCLUDED IN PRE-CONSTRUCTION MEETING AND MAY BE ONSITE WITH LANDSCAPE ARCHITECT DURING THE INSTALLATION OF EROSION CONTROL AND SITE PREPARATION.
- EXISTING DRAINAGE SYSTEM BASINS SHALL REMAIN OPERATIONAL AS LONG AS POSSIBLE. UPON REMOVAL OF EXISTING BASINS, CONTRACTOR SHALL PROVIDE TEMPORARY INFILTRATION AREAS TO INFILTRATE CONSTRUCTION RUNOFF. CONTRACTOR SHALL FOCUS ON GETTING PROPOSED DRAINAGE SYSTEMS OPERATIONAL AS SOON AS POSSIBLE. CONTRACTOR SHALL ENSURE ALL STORMWATER FLOWING TO NEW BASINS IS TREATED STORMWATER THAT WILL NOT NEGATIVELY AFFECT THE FINAL SYSTEMS.
- ALL GRANITE CURBING TO BE REMOVED SHALL BE REUSED TO THE GREATEST EXTENT PRACTICABLE.
- ALL TREE REMOVALS AND TREE PROTECTION TO BE REVIEWED IN THE FIELD WITH TOWN TREE WARDEN AND LANDSCAPE ARCHITECT PRIOR TO MOBILIZATION.
- CONTRACTOR TO REVIEW TEMPORARY CONSTRUCTION FENCE LIMITS WITH THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO MOBILIZATION. UTILIZATION OF TEMPORARY SNOW FENCE MAY BE PERMITTED IN SOME AREAS.



CONTACT DIGSAFE:
 UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.



- CONSULTANTS**
- ARCHITECT -
 OCO ARCHITECTURE :: DESIGN
- MECHANICAL/PLUMBING ENGINEER -
 BUILDING ENGINEERING RESOURCES, INC.
- ELECTRICAL ENGINEER -
 NV5 ENGINEERS
- WETLAND DELINEATION-
 EPSILON ASSOCIATES, INC.
- SURVEY -
 REED LAND SURVEY, INC.

TOWN OF READING
 Reading, MA
BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
 January, 27 2023

REVISIONS:		
NO.	DATE	DESCRIPTION

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 FILE: 22014.00-SP1.2-SP_PLAN.dwg
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 CHECKED: EPM/SRC

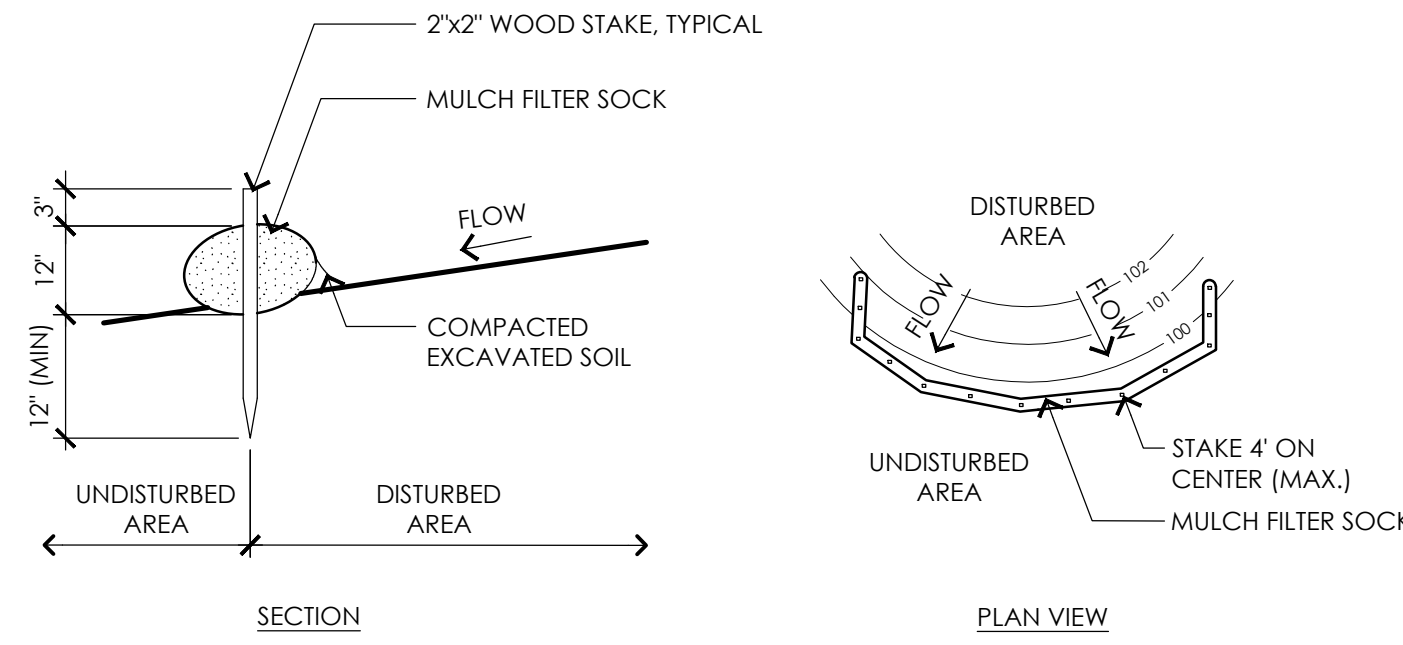
SEAL:

SHEET TITLE:
 SITE PREPARATION
 PLAN SHEET II

SHEET NO:
SP1.2

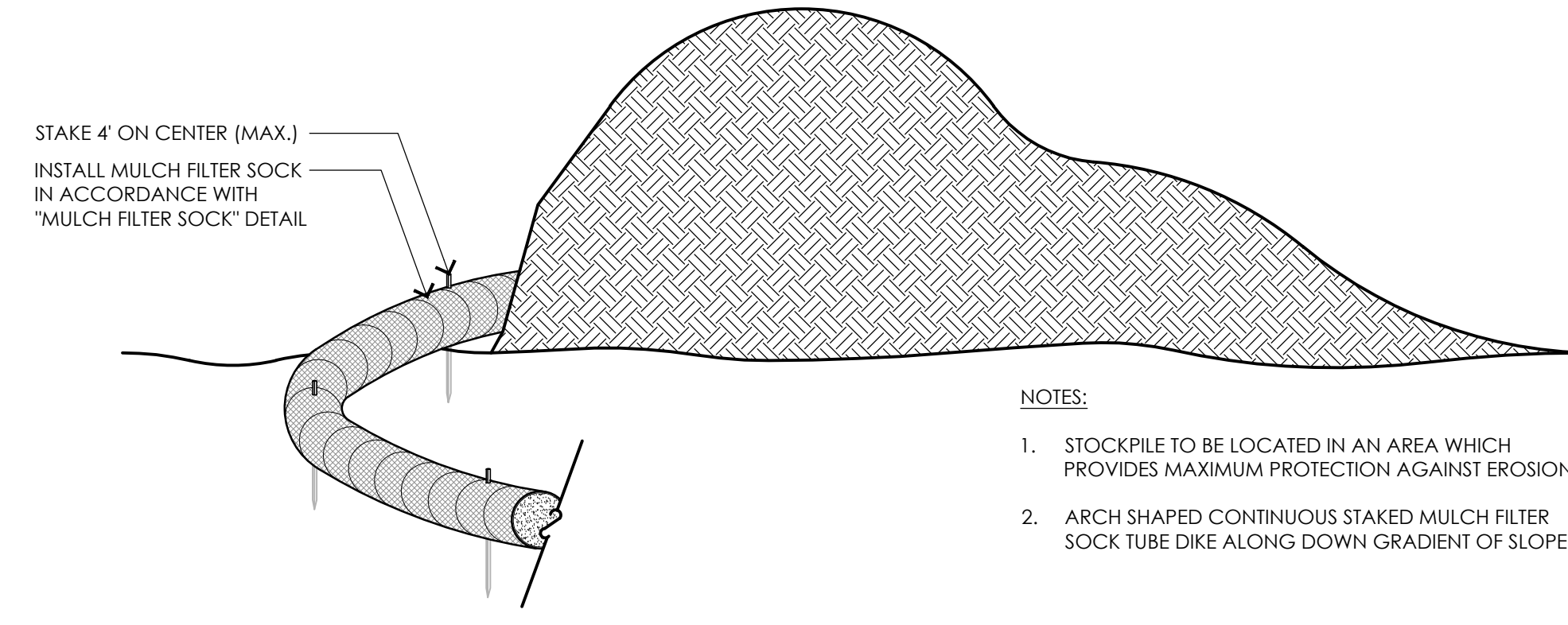
CONSULTANTS

- ARCHITECT -
 OCO ARCHITECTURE :: DESIGN
- MECHANICAL/PLUMBING ENGINEER -
 BUILDING ENGINEERING RESOURCES, INC.
- ELECTRICAL ENGINEER -
 NV5 ENGINEERS
- WETLAND DELINEATION-
 EPSILON ASSOCIATES, INC.
- SURVEY -
 REED LAND SURVEY, INC.



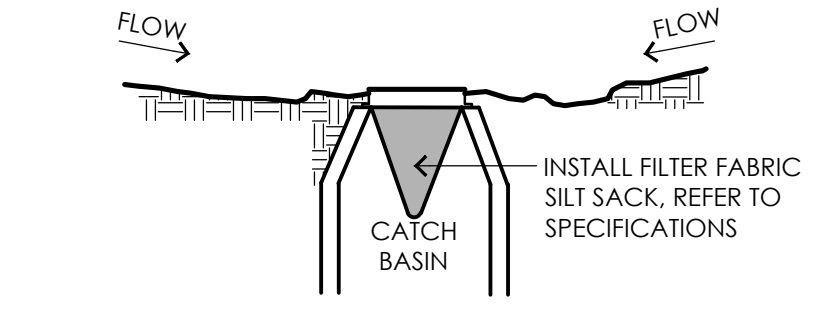
- NOTES:**
1. PLACE MULCH FILTER SOCK ON LEVEL GRADE. EXTEND BOTH ENDS OF THE TUBE AT LEAST 8'-0" UPSLOPE AT 45 DEGREES TO THE MAIN ALIGNMENT.
 2. REMOVE DEPOSITS WHEN SEDIMENT ACCUMULATION IS ONE THIRD THE HEIGHT OF THE EXPOSED MULCH FILTER SOCK OR ONE HALF OF THE EXPOSED FILTER SOCK.
 3. MULCH FILTER SOCK SHALL REMAIN IN WORKING ORDER UNTIL THE SITE IS STABILIZED. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS NEEDED TO PREVENT SILT FROM LEAVING THE SITE AT NO ADDITIONAL COST TO THE OWNER.
 4. ALL CONTROLS SHALL BE SET 5' FROM BOTTOM TOE OF SLOPE

1 MULCH FILTER SOCK
 NOT TO SCALE



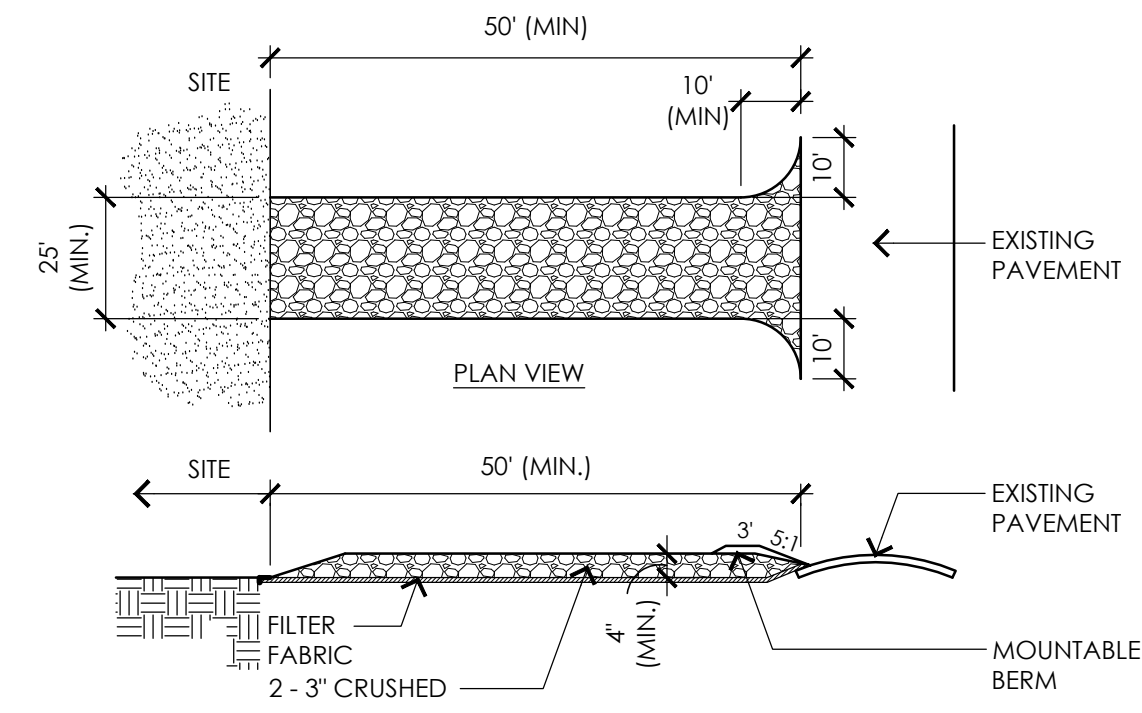
- NOTES:**
1. STOCKPILE TO BE LOCATED IN AN AREA WHICH PROVIDES MAXIMUM PROTECTION AGAINST EROSION.
 2. ARCH SHAPED CONTINUOUS STAKED MULCH FILTER SOCK TUBE DIKE ALONG DOWN GRADIENT OF SLOPE.

2 TEMPORARY MATERIAL STOCKPILE
 NOT TO SCALE

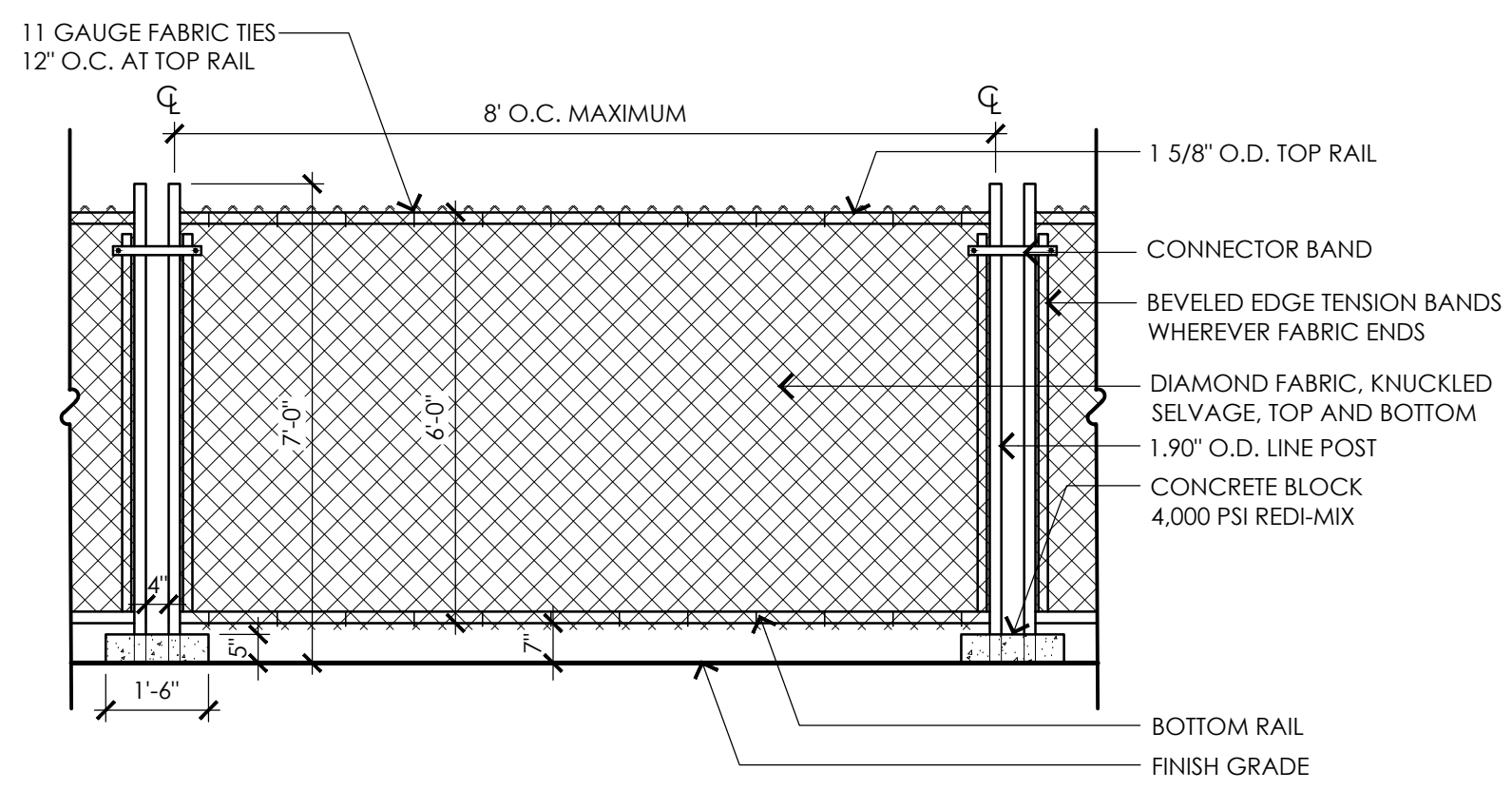


3 SILT SACK
 NOT TO SCALE

- NOTES:**
1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO RIGHT-OF-WAY OR ADJACENT PARKING AREAS AND DRIVES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED AND/OR TRACKED ONTO PUBLIC RIGHTS-OF-WAYS OR ADJACENT PARKING AREAS AND DRIVES MUST BE REMOVED IMMEDIATELY. MOUNTABLE BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED.
 3. CONTRACTOR SHALL WASH WHEELS OF VEHICLES AT CONSTRUCTION ENTRANCE PRIOR TO VEHICLES EXITING SITE TO PREVENT SOIL MATERIAL FROM BEING TRACKED FROM THE SITE.
 4. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED.



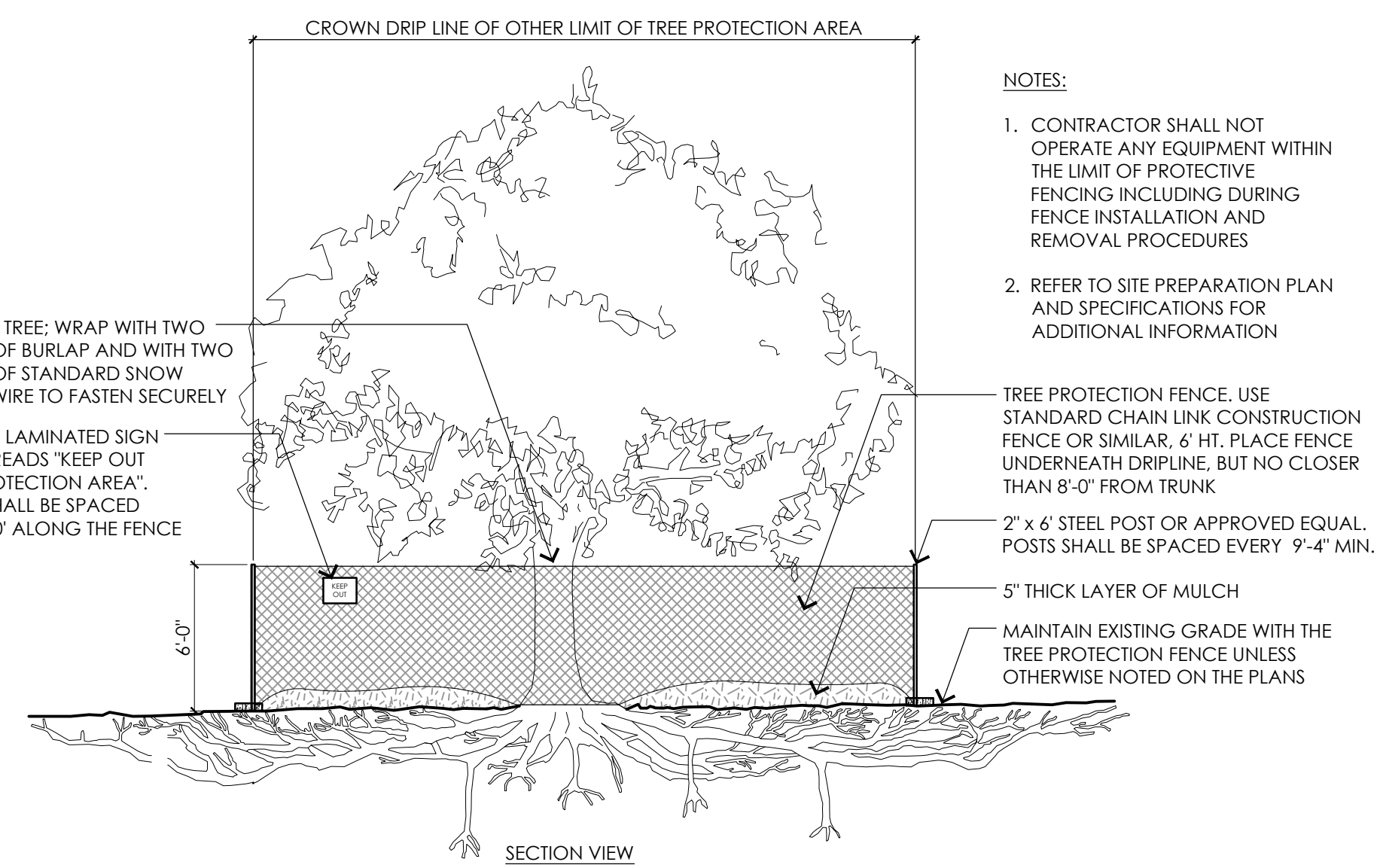
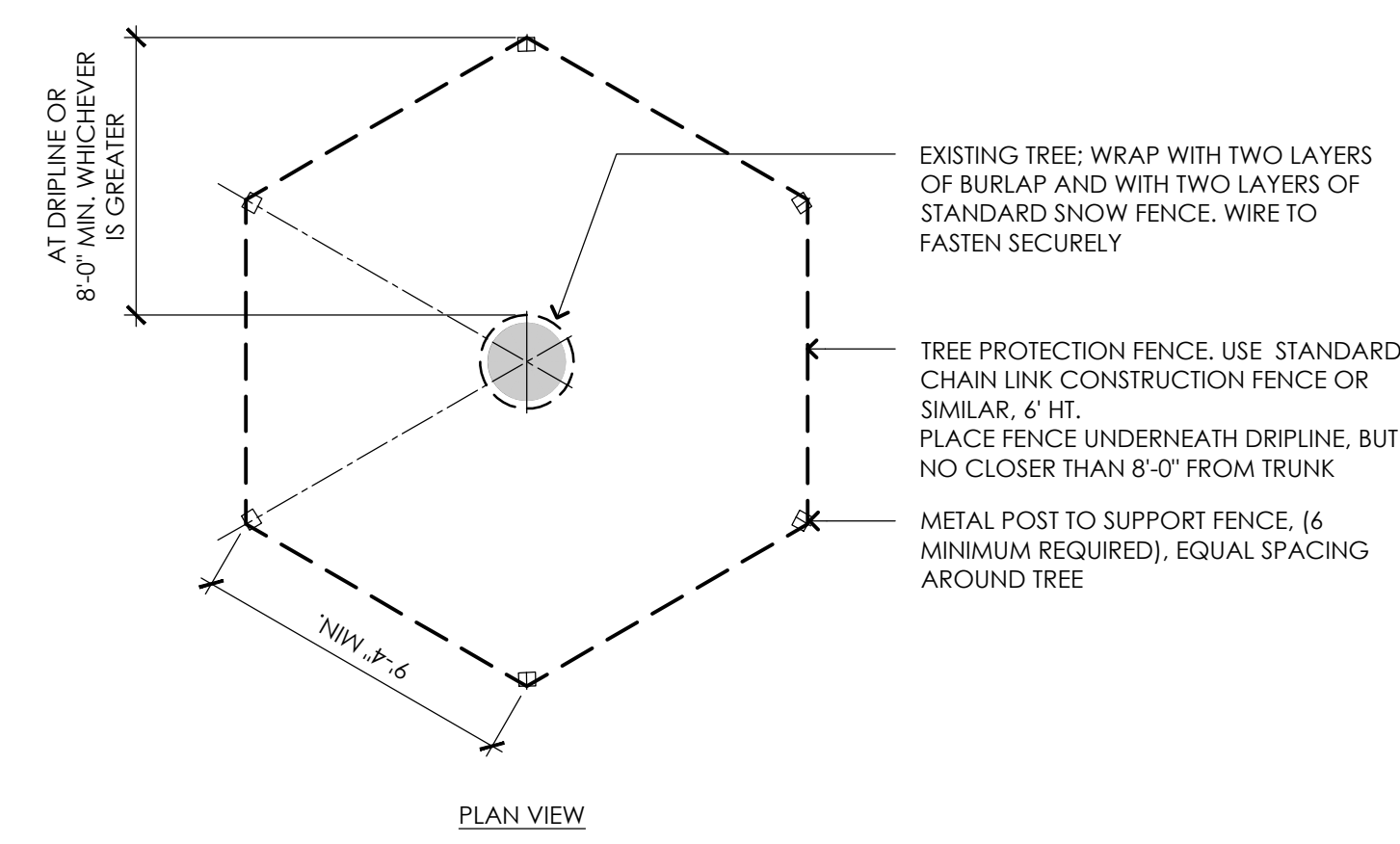
5 TEMPORARY CONSTRUCTION ENTRANCE
 NOT TO SCALE



- NOTES:**
1. TEMPORARY CONSTRUCTION FENCE SHALL BE PROVIDED AT PROJECT LIMITS AS SHOWN ON THE SITE PREPARATION PLAN AND AS SPECIFIED. CONTRACTOR PROPOSED MODIFICATIONS TO TEMPORARY CONSTRUCTION FENCE, SUCH AS BUT NOT LIMITED TO THE USE OF SNOW FENCE (OR SIMILAR) WILL NOT BE CONSIDERED, UNLESS OTHERWISE NOTED.
 2. POST SPACING SHALL BE EQUIDISTANT.
 3. CONTRACTOR SHALL MAINTAIN A SECURE SITE AT ALL TIMES. CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY CONSTRUCTION FENCE AT NO ADDITIONAL COST TO THE OWNER IF NECESSARY TO PROPERLY SECURE THE SITE.

4 TEMPORARY CONSTRUCTION FENCE
 NOT TO SCALE

ALL TREE PROTECTION TO BE REVIEWED IN THE FIELD WITH TOWN TREE WARDEN AND LANDSCAPE ARCHITECT PRIOR TO MOBILIZATION.



- NOTES:**
1. CONTRACTOR SHALL NOT OPERATE ANY EQUIPMENT WITHIN THE LIMIT OF PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL PROCEDURES
 2. REFER TO SITE PREPARATION PLAN AND SPECIFICATIONS FOR ADDITIONAL INFORMATION

6 EXISTING TREE PROTECTION
 NOT TO SCALE

TOWN OF READING
 Reading, MA
 BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
 January, 27 2023

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE:	AS NOTED
PROJECT NO.:	22014.00
FILE:	22014.00-SP1.3-SP_DET.dwg
DRAWN:	MJD
CHECKED:	EPM/SRC

SEAL:

SHEET TITLE:
 SITE PREPARATION
 DETAILS

SHEET NO:
SP1.3

LAYOUT AND MATERIALS LEGEND

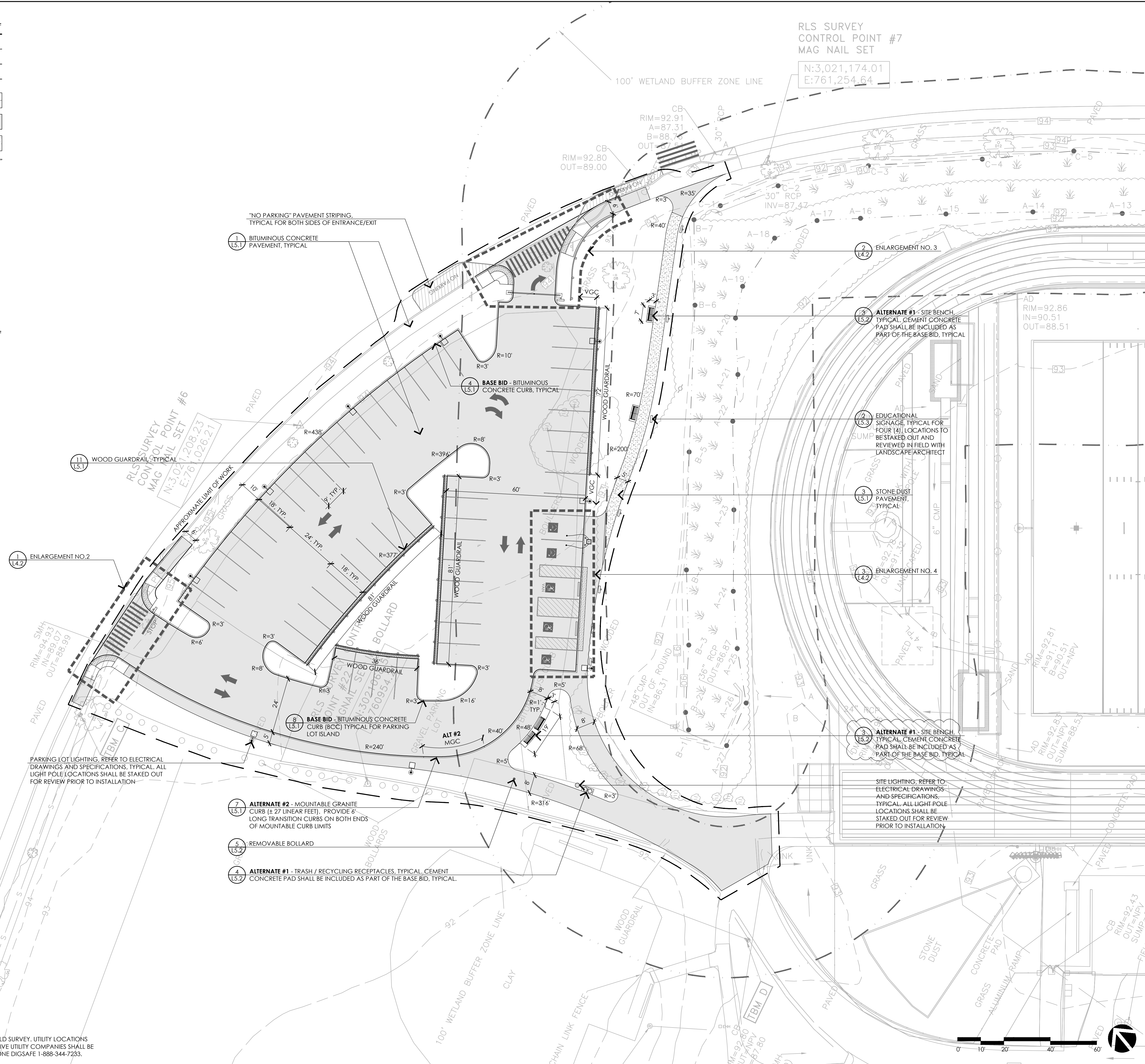
APPROXIMATE LIMIT OF WORK	
BORDERING VEGETATED WETLAND	
35' WETLAND BUFFER	
100' WETLAND BUFFER	
CEMENT CONCRETE PAVEMENT	
BITUMINOUS CONCRETE PAVEMENT	
STONE DUST PAVEMENT	
WOOD GUARDRAIL	
PARKING LOT LIGHTING	
SITE LIGHTING	
SITE SIGNAGE	
ELECTRIC VEHICLE CHARGING STATION	
VERTICAL GRANITE CURB	VGC
TRANSITION GRANITE CURB	TGC
MOUNTABLE GRANITE CURB	MGC
BITUMINOUS CONCRETE CURB	BCC

LAYOUT AND MATERIALS NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEYING INC., LOCATED AT 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA, AND DATED JULY 28, 2022.
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- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- WHILE THE CONTRACTOR MAY USE THE ELECTRONIC DRAWINGS FOR LAYOUT PURPOSES, IT IS HIS RESPONSIBILITY TO CHECK ALL LAYOUT IN THE FIELD TO CONFIRM CONFORMITY WITH THE PROJECT DRAWINGS, SPECIFICATIONS, AND APPROVED SHOP DRAWINGS AND SUBMITTALS. USE OF ONLY THE ELECTRONIC DRAWINGS WITHOUT A SITE CHECK OF LAYOUT IS NOT ACCEPTABLE.
- ALL SITE BENCHES, TRASH, AND RECYCLING RECEPTACLES SHALL BE BID AS PART OF **ALTERNATE #1**. ALL ASSOCIATED CEMENT CONCRETE PADS FOR THE SITE FURNISHINGS SHALL BE INCLUDED AS PART OF THE **BASE BID**. REFER TO SPECIFICATIONS.
- AS PART OF THE **BASE BID**, BITUMINOUS CONCRETE CURB SHALL BE INSTALLED IN THE AREAS SHOWN. ALL CURB CUTS, CURBING ALONG BIRCH MEADOW DRIVE AND THE EASTERN MOST END OF THE PARKING LOT SHALL BE GRANITE CURB AS SHOWN ON THE PLANS. AS PART OF **ALTERNATE #2**, ALL BITUMINOUS CONCRETE CURB SHALL BE REPLACED WITH GRANITE CURB. REFER TO SPECIFICATIONS.

SIGNAGE SCHEDULE

QUANTITY	SIGNAGE TYPE
3	ACCESSIBLE PARKING SIGN
1	VAN-ACCESSIBLE PARKING SIGN
2	ELECTRIC VEHICLE CHARGING SIGN
2	STOP SIGN
1	RIGHT TURN ONLY
1	NO PARKING IN FRONT OF GATE



RLS SURVEY
CONTROL POINT #7
MAG NAIL SET
N:3,021,174.01
E:761,254.64

CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN

MECHANICAL/PLUMBING ENGINEER -
BUILDING ENGINEERING RESOURCES, INC.

ELECTRICAL ENGINEER -
NVS ENGINEERS

WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.

SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
Reading, MA
BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
January, 27 2023

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 1"=20'-0"
PROJECT NO.: 22014.00
FILE: 22014.00-11.1-LM_PLAN.dwg
DRAWN: MJD
CHECKED: EPM/SRC

SEAL:

SHEET TITLE:
LAYOUT AND MATERIALS PLAN
SHEET I

SHEET NO:
L1.1

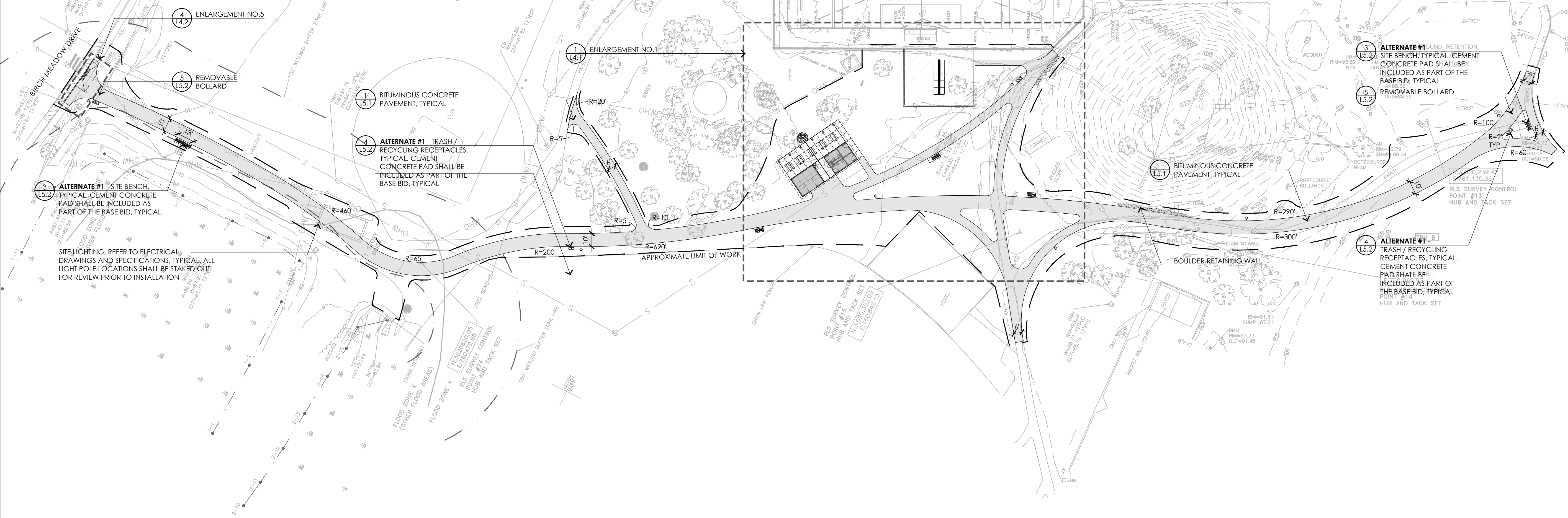
CONTACT DIGSAFE: UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND/OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

LAYOUT AND MATERIALS LEGEND

- APPROXIMATE LIMIT OF WORK
- WETLAND
- 35' WETLAND BUFFER
- 100' WETLAND BUFFER
- CEMENT CONCRETE PAVEMENT
- BITUMINOUS CONCRETE PAVEMENT
- INFILLED SYNTHETIC TURF
- SITE LIGHTING

LAYOUT AND MATERIALS NOTES

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- CONSULTANTS**
- ARCHITECT -
OCO ARCHITECTURE :: DESIGN
 - MECHANICAL/PLUMBING ENGINEER -
BUILDING ENGINEERING RESOURCES, INC.
 - ELECTRICAL ENGINEER -
NVS ENGINEERS
 - WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.
 - SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING

Reading, MA

BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
January, 27 2023

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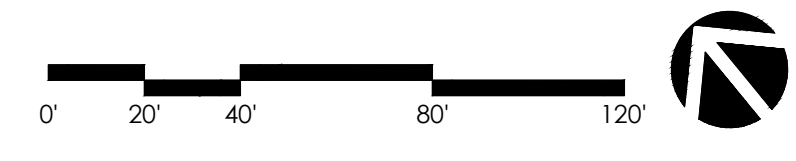
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 FILE: 22014.00-11.2-UM_PLAN.dwg
 DRAWN: MJD
 CHECKED: EPM/SRC

SEAL:

SHEET TITLE:
LAYOUT AND MATERIALS PLAN
SHEET II

SHEET NO:
L1.2

CONTACT DIGSAFE:
UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND/OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.



GRADING AND UTILITY LEGEND

APPROXIMATE LIMIT OF WORK	---
WETLAND	WF-15
35' WETLAND BUFFER	---
100' WETLAND BUFFER	---
EXISTING 1" CONTOUR	95-
PROPOSED 1" CONTOUR	93.00
EXISTING SPOT GRADE	94.62
PROPOSED SPOT GRADE	+93.94
PROPOSED SLOPE DIRECTION	→
SLOPE BREAK/ RIDGELINE	12" D
PROPOSED SOLID DRAIN PIPE	4" PERF
PROPOSED PERFORATED DRAIN PIPE	4" PERF
PROPOSED AERA DRAIN	AD
PROPOSED CATCH BASIN OR LEACHING BASIN	■

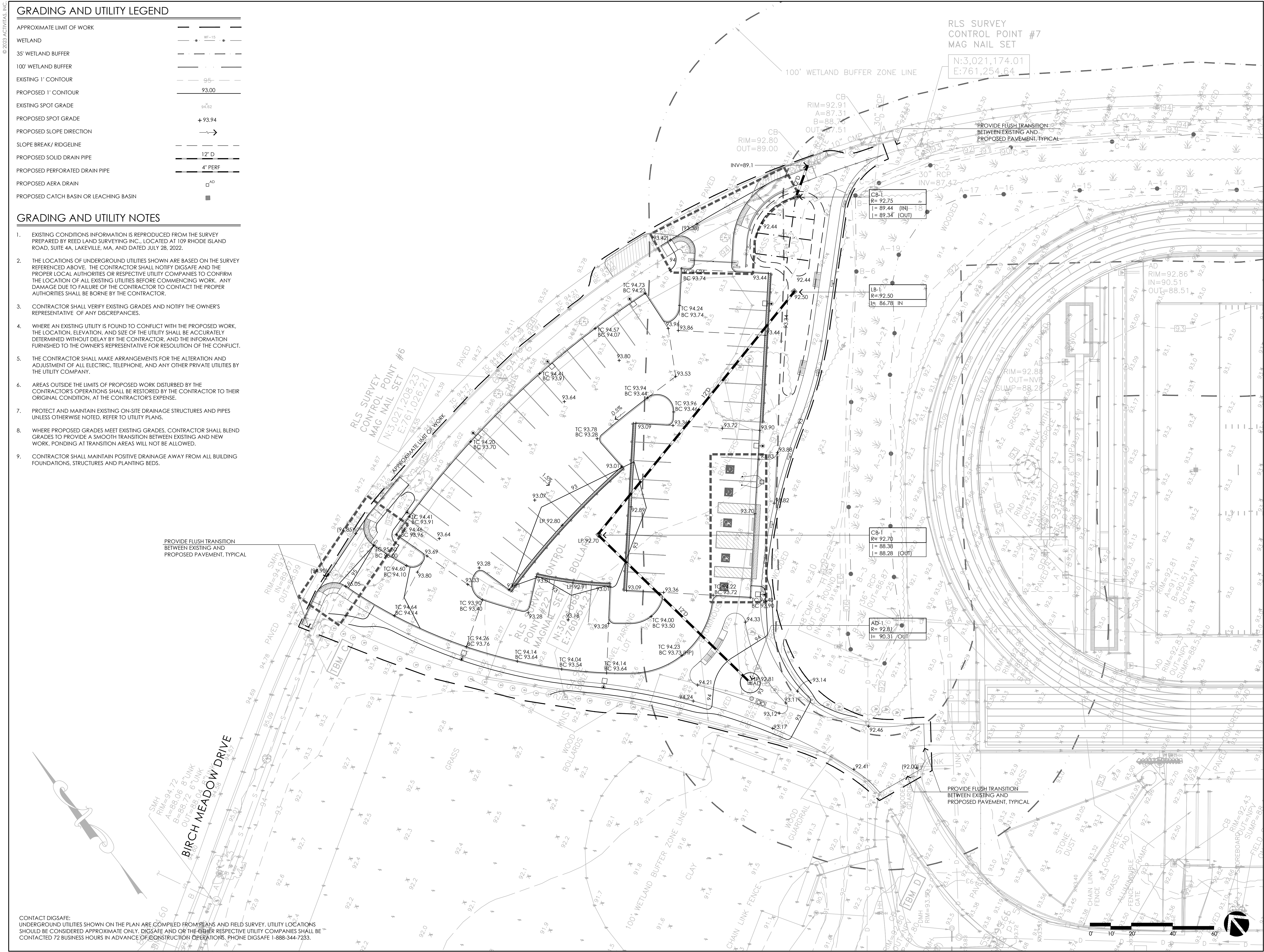
GRADING AND UTILITY NOTES

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- CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANY.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION, AT THE CONTRACTOR'S EXPENSE.
- PROTECT AND MAINTAIN EXISTING ON-SITE DRAINAGE STRUCTURES AND PIPES UNLESS OTHERWISE NOTED, REFER TO UTILITY PLANS.
- WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.

RLS SURVEY CONTROL POINT #7
MAG NAIL SET

N:3,021,174.01
E:761,254.64

100' WETLAND BUFFER ZONE LINE



CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN

MECHANICAL/PLUMBING ENGINEER -
BUILDING ENGINEERING RESOURCES, INC.

ELECTRICAL ENGINEER -
NVS ENGINEERS

WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.

SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
Reading, MA
BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
January, 27 2023

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE: 1"=20'-0"

PROJECT NO.: 22014.00

FILE: 22014.00-L2.1-G_PLAN.dwg

DRAWN: SRC

CHECKED: MEB

SEAL:

SHEET TITLE:
GRADING AND UTILITY PLAN SHEET I

SHEET NO:
L2.1

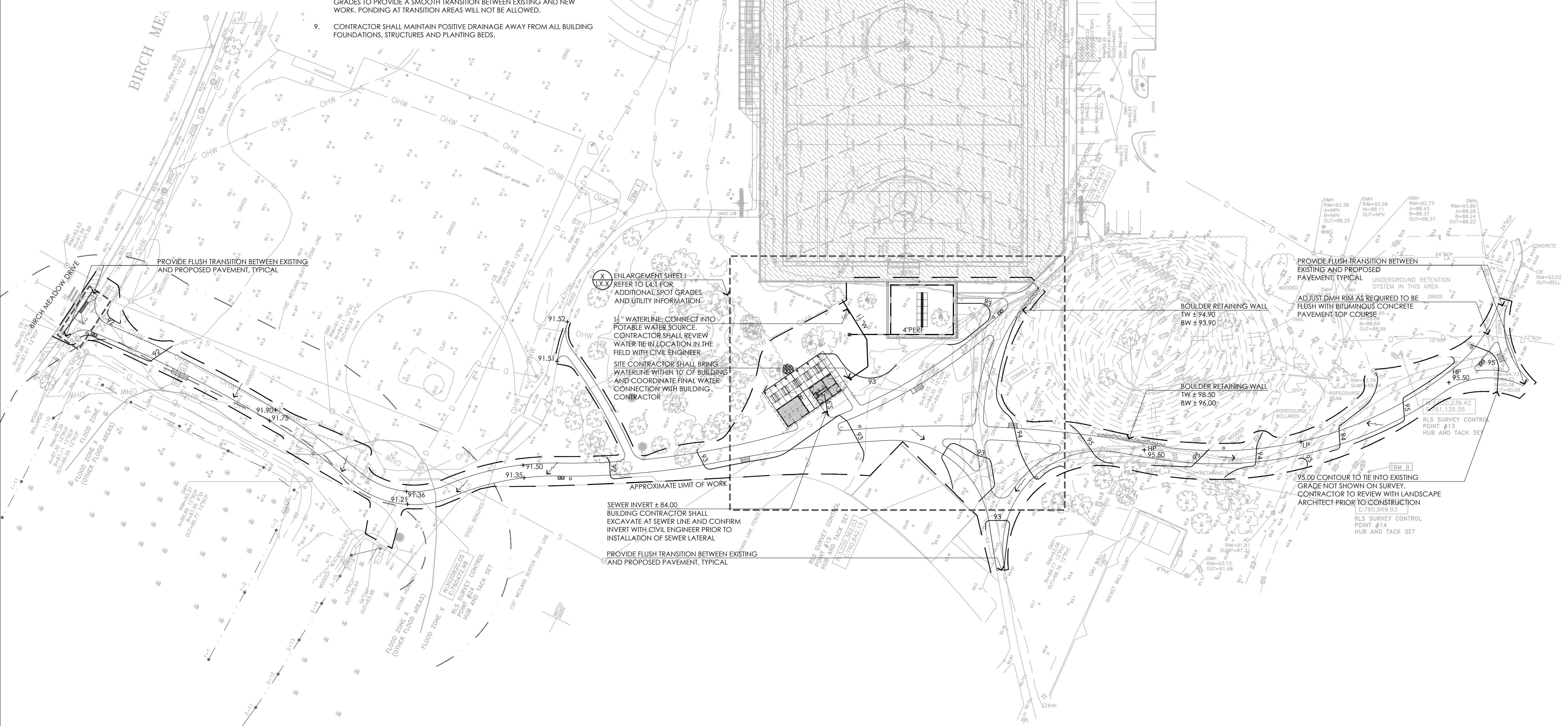
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GRADING AND UTILITY LEGEND

APPROXIMATE LIMIT OF WORK	---
WETLAND	WF-15
35' WETLAND BUFFER	---
100' WETLAND BUFFER	---
EXISTING 1' CONTOUR	95.00
PROPOSED 1' CONTOUR	93.00
EXISTING SPOT GRADE	94.62
PROPOSED SPOT GRADE	+93.94
PROPOSED SLOPE DIRECTION	→
SLOPE BREAK/ RIDGELINE	---
PROPOSED SOLID DRAIN PIPE	12" D
PROPOSED PERFORATED DRAIN PIPE	4" PERF
PROPOSED AERA DRAIN	□ ^{AD}
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GRADING AND UTILITY NOTES

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ACTIVITAS
 landscape architecture | civil engineering
 70 Milton Street | Dedham, MA 02026-2915
 (781) 326-2600 | activitas.com

CONSULTANTS

ARCHITECT -
 OCO ARCHITECTURE :: DESIGN

MECHANICAL/PLUMBING ENGINEER -
 BUILDING ENGINEERING RESOURCES, INC.

ELECTRICAL ENGINEER -
 NV5 ENGINEERS

WETLAND DELINEATION-
 EPSILON ASSOCIATES, INC.

SURVEY -
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TOWN OF READING
 Reading, MA
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BID DOCUMENTS
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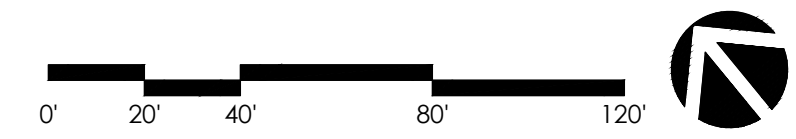
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FILE:	22014.00-L2.1-G_PLAN.dwg
DRAWN:	MJD
CHECKED:	MEB

SEAL:

SHEET TITLE:
 GRADING AND
 UTILITY PLAN SHEET II

SHEET NO:
L2.2

CONTACT DIGSAFE:
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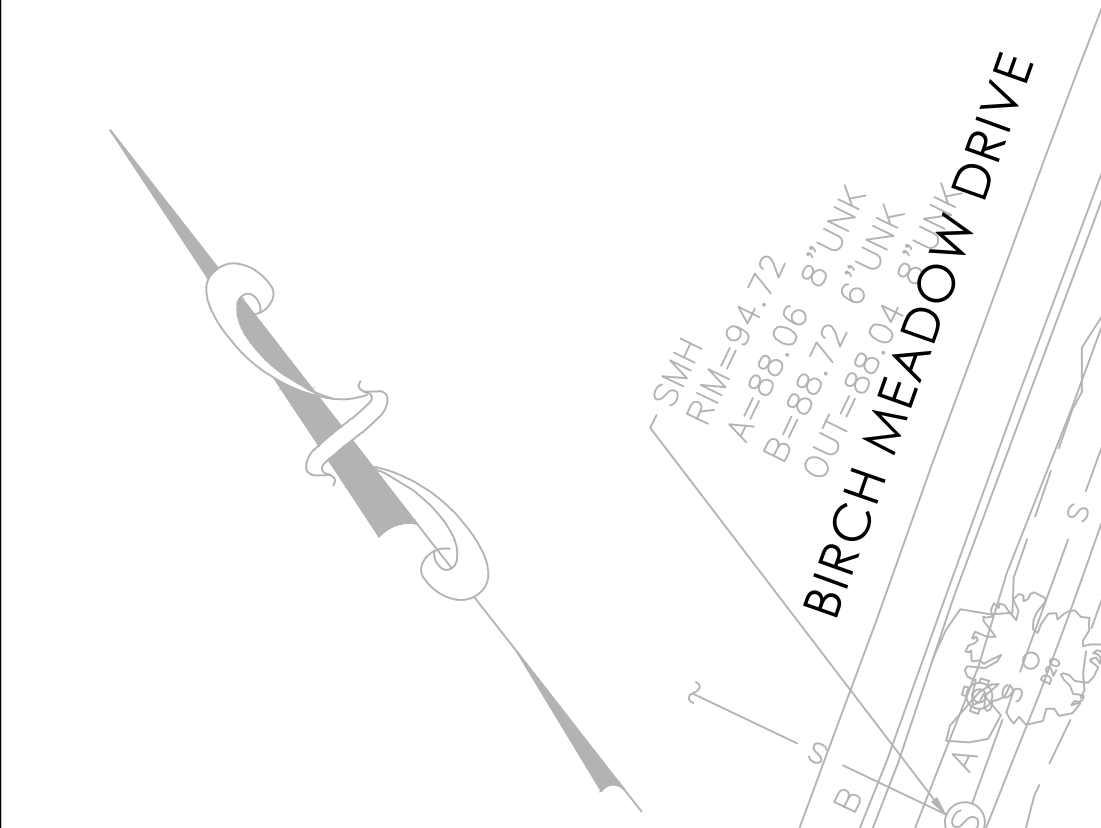
PLANTING LEGEND

- APPROXIMATE LIMIT OF WORK
- BORDERING VEGETATED WETLAND
- 35' WETLAND BUFFER
- 100' WETLAND BUFFER
- PROPOSED 1' CONTOUR
- TEMPORARY FENCING AT SEED ESTABLISHMENT AREAS
- PERENNIALS, GROUNDCOVER, AND GRASSES
- LOAM AND SEED
- LOAM AND SOD
- UPLAND SEED MIX
- WET / MEADOW SEED MIX
- DECIDUOUS TREE
- MULTI-STEM TREE
- SHRUB

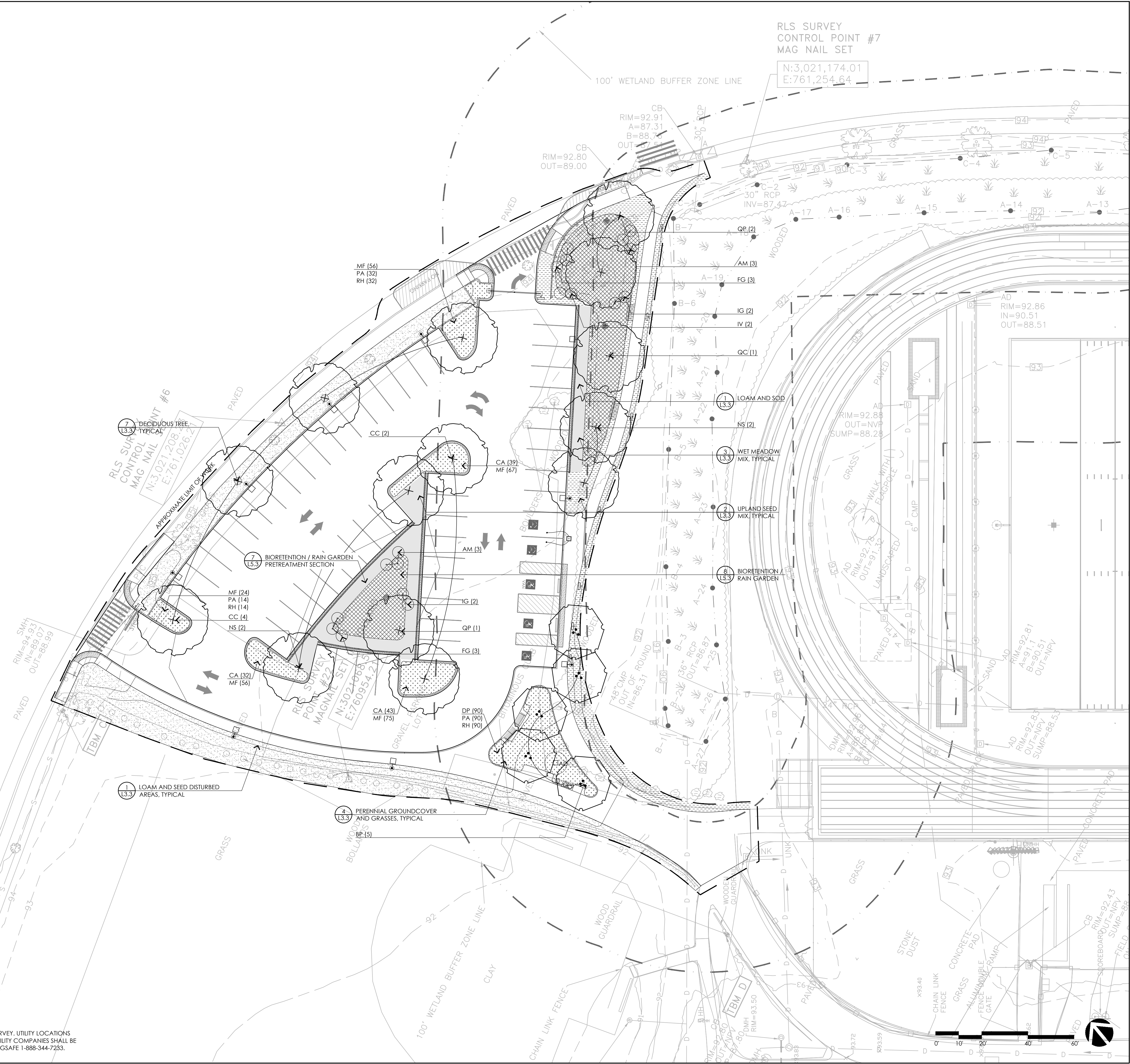
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3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM PROPOSED BUILDING, STRUCTURES, AND PLANTING BEDS.
5. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
6. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
7. ALL PLANTS SHALL BEED THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
8. FINAL LAYOUT OF PLANTINGS WILL BE IN THE FIELD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT. PROVIDE A MINIMUM FORTY-EIGHT (48) HOURS NOTICE PRIOR TO BEGINNING FINAL LAYOUT AND PLANTING OPERATIONS.
9. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
10. ALL PLANTED AREAS TO BE EDGED AND MULCHED WITH AGED PINE BARK; PARTIALLY DECOMPOSED, JET BLACK IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
11. LANDSCAPE ISLAND PLANTING SOIL MIX: UTILIZE EXISTING SITE LOAM FROM STOCKPILES, THOROUGHLY INCORPORATE WITH COMPOST AS NEEDED PER SOILS ANALYSIS. FERTILIZE PER RECOMMENDED RATES IN SOIL ANALYSIS.
12. TREE PIT PLANTING SOIL MIX: REFER TO SPECIFICATIONS FOR CU STRUCTURAL SOIL.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
14. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
15. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 12" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.
16. SLOPES 3:1 AND GREATER SHALL RECEIVE STRAW BLANKET PRIOR TO SEEDING.
17. REFER TO SHEET L3.3 FOR PLANTING AND SEED MIX SCHEDULES.

RLS SURVEY CONTROL POINT #7
MAG NAIL SET
N:3,021,174.01
E:761,254.64



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CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN

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BUILDING ENGINEERING RESOURCES, INC.

ELECTRICAL ENGINEER -
NVS ENGINEERS

WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.

SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
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BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

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SEAL:

SHEET TITLE:
**PLANTING PLAN
SHEET I**

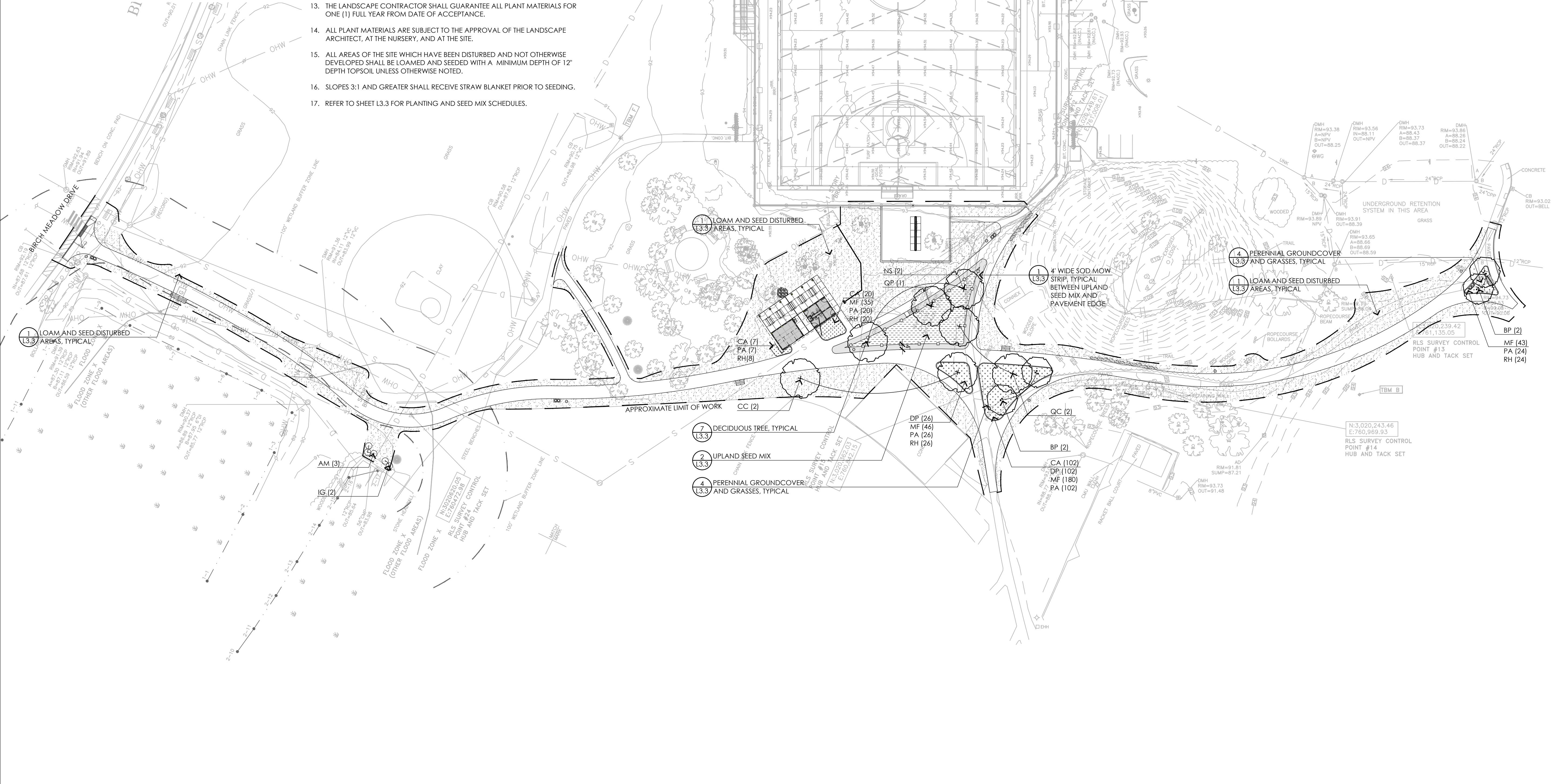
SHEET NO.: **L3.1**

PLANTING LEGEND

- APPROXIMATE LIMIT OF WORK
- BORDERING VEGETATED WETLAND
- 35' WETLAND BUFFER
- 100' WETLAND BUFFER
- PROPOSED 1' CONTOUR
- TEMPORARY FENCING AT SEED ESTABLISHMENT AREAS
- PERENNIALS, GROUNDCOVER, AND GRASSES
- LOAM AND SEED
- LOAM AND SOD
- UPLAND SEED MIX
- WET / MEADOW SEED MIX
- DECIDUOUS TREE
- MULTI-STEM TREE
- SHRUB

PLANTING NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY REED LAND SURVEYING INC., LOCATED AT 109 RHODE ISLAND ROAD, SUITE 4A, LAKEVILLE, MA, AND DATED JULY 28, 2022.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM PROPOSED BUILDING, STRUCTURES, AND PLANTING BEDS.
5. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
6. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
7. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
8. FINAL LAYOUT OF PLANTINGS WILL BE IN THE FIELD PER THE DIRECTION OF THE LANDSCAPE ARCHITECT, PROVIDE A MINIMUM FORTY-EIGHT (48) HOURS NOTICE PRIOR TO BEGINNING FINAL LAYOUT AND PLANTING OPERATIONS.
9. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
10. ALL PLANTED AREAS TO BE EDGED AND MULCHED WITH AGED PINE BARK; PARTIALLY DECOMPOSED, JET BLACK IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
11. LANDSCAPE ISLAND PLANTING SOIL MIX: UTILIZE EXISTING SITE LOAM FROM STOCKPILES, THOROUGHLY INCORPORATE WITH COMPOST AS NEEDED PER SOILS ANALYSIS. FERTILIZE PER RECOMMENDED RATES IN SOIL ANALYSIS.
12. TREE PIT PLANTING SOIL MIX: REFER TO SPECIFICATIONS FOR CU STRUCTURAL SOIL.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
14. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
15. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 12" DEPTH TOPSOIL UNLESS OTHERWISE NOTED.
16. SLOPES 3:1 AND GREATER SHALL RECEIVE STRAW BLANKET PRIOR TO SEEDING.
17. REFER TO SHEET L3.3 FOR PLANTING AND SEED MIX SCHEDULES.



- CONSULTANTS**
- ARCHITECT -
OCO ARCHITECTURE :: DESIGN
 - MECHANICAL/PLUMBING ENGINEER -
BUILDING ENGINEERING RESOURCES, INC.
 - ELECTRICAL ENGINEER -
NVS ENGINEERS
 - WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.
 - SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
 Reading, MA
 BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
 January, 27 2023

REVISIONS:

NO.	DATE	DESCRIPTION

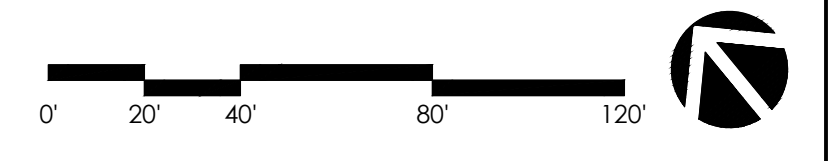
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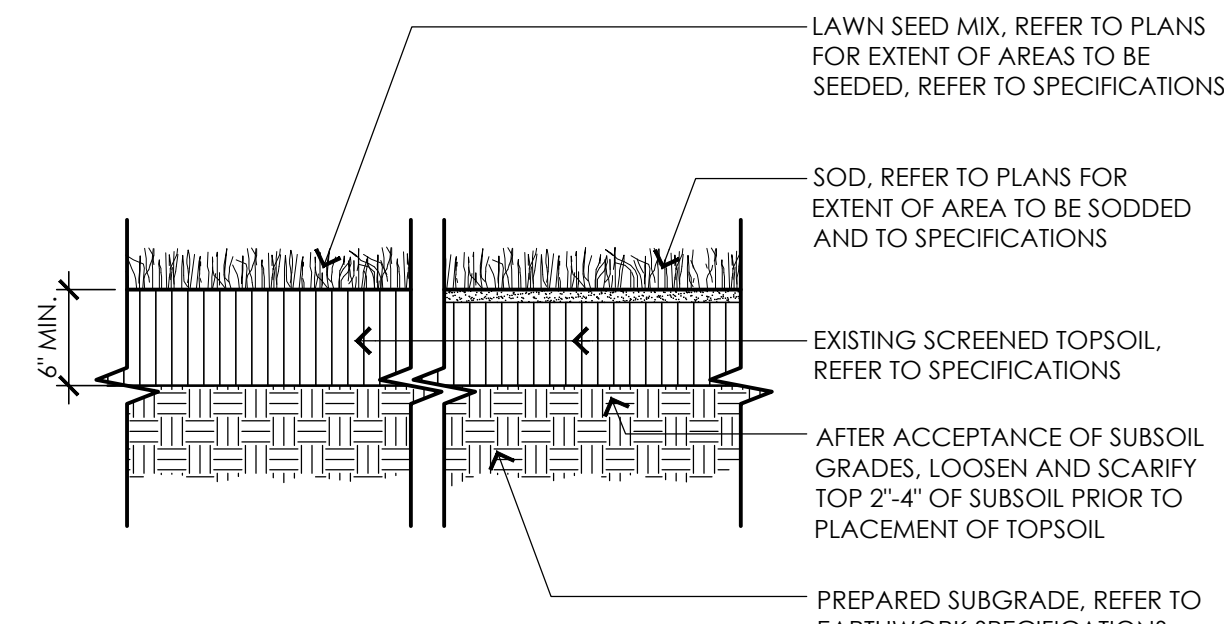
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 SHEET II

SHEET NO.:
L3.2

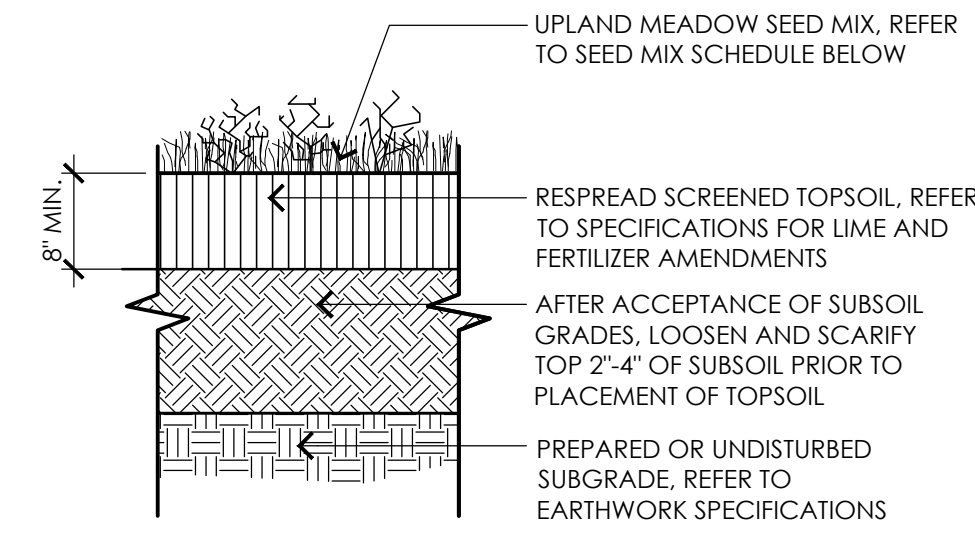
CONTACT DIGSAFE: UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE COMPILED FROM PLANS AND FIELD SURVEY. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.



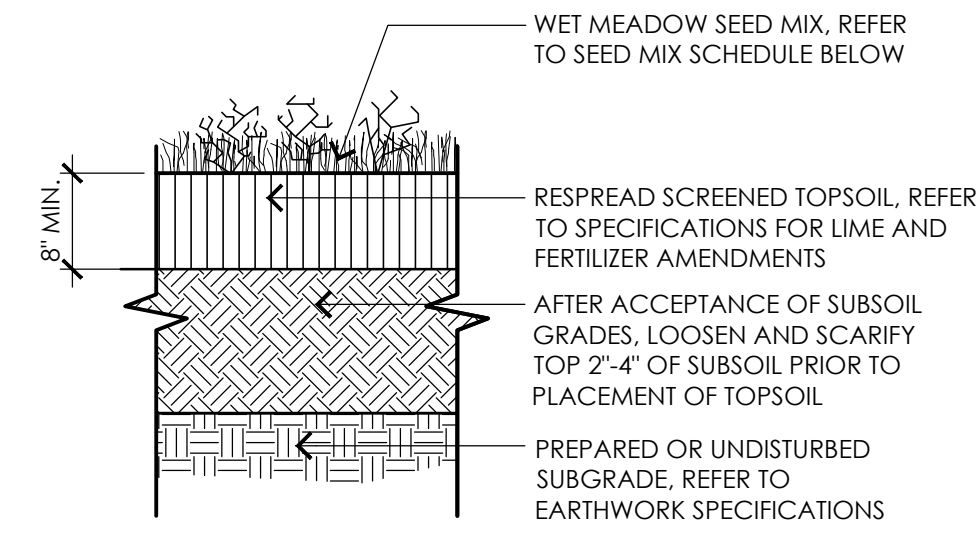
NOTE:
REFER TO SHEETS L3.1 AND L3.2 FOR LIMITS OF SOD MOW STRIP AREAS.



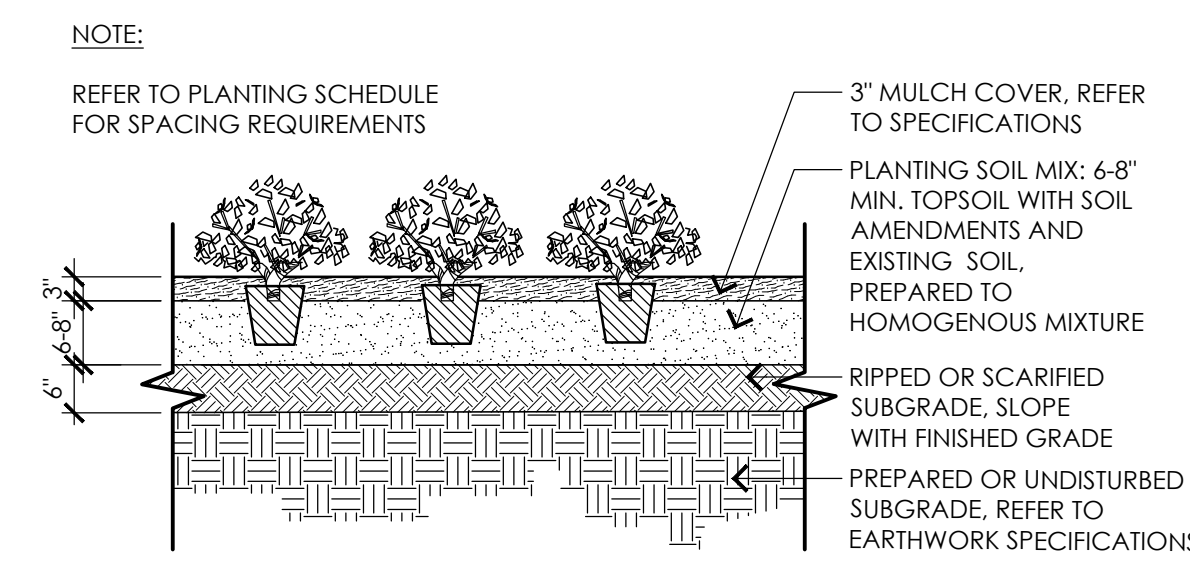
1 LOAM AND SEED / SOD
NOT TO SCALE



2 UPLAND SEED MIX
NOT TO SCALE

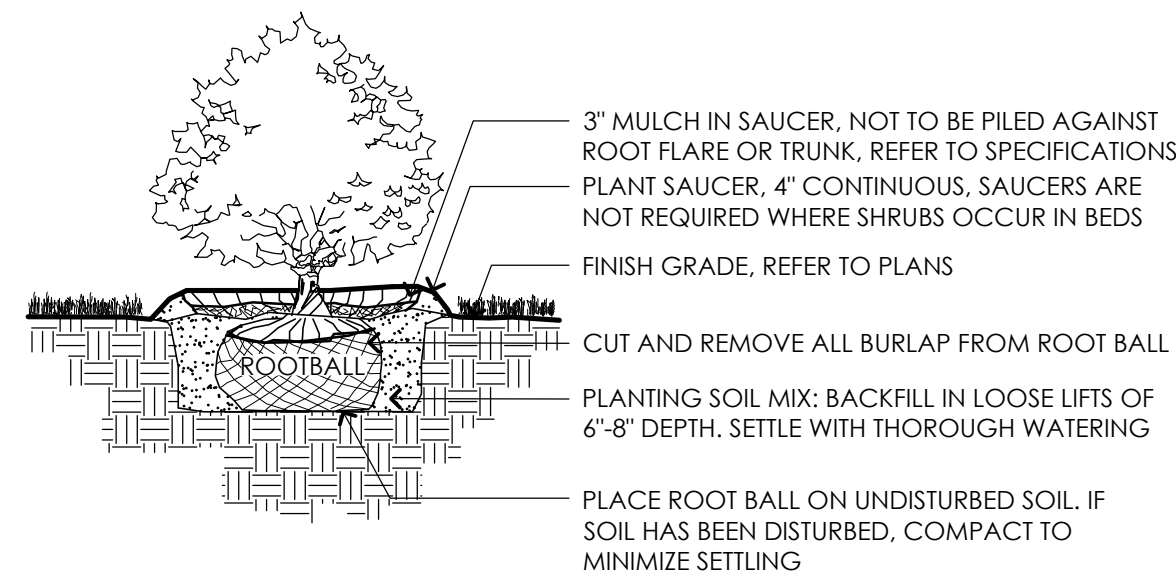


3 WET MEADOW SEED MIX
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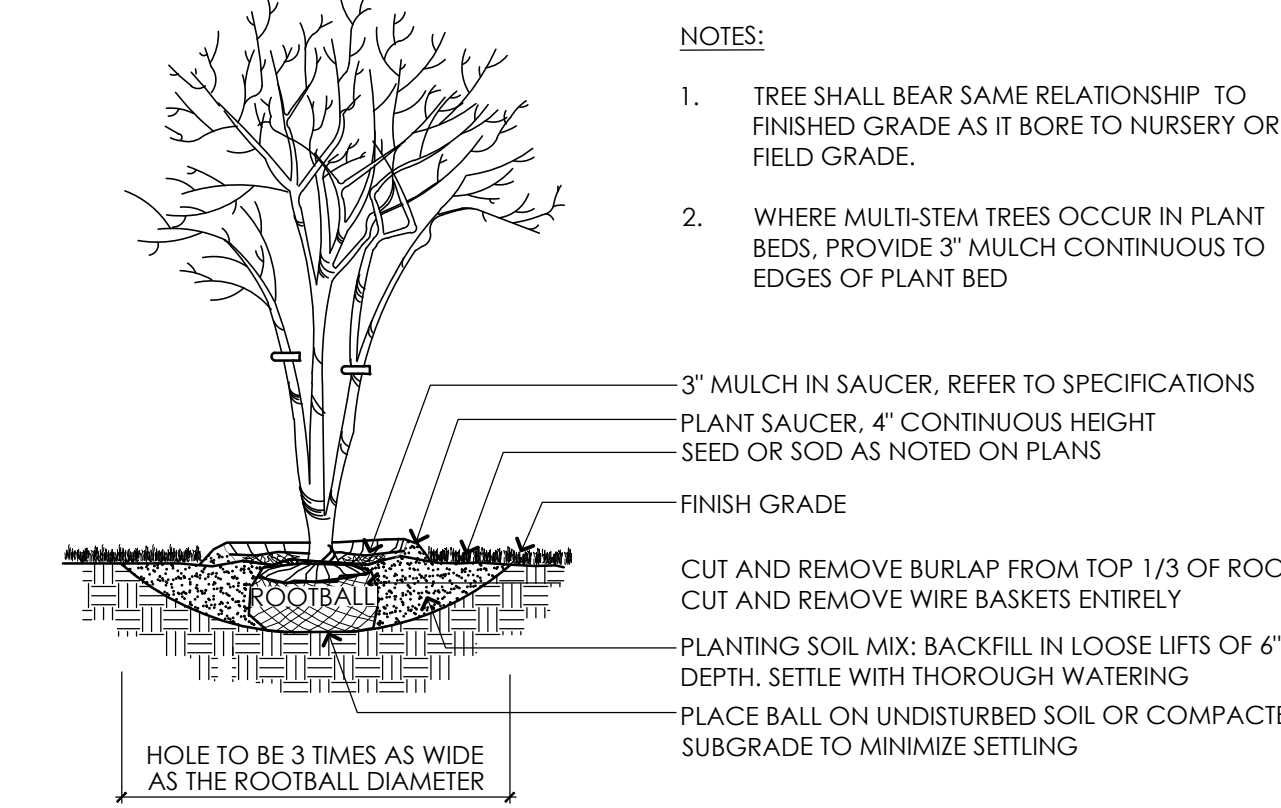


4 PERENNIALS, GROUND COVER, AND GRASSES
NOT TO SCALE

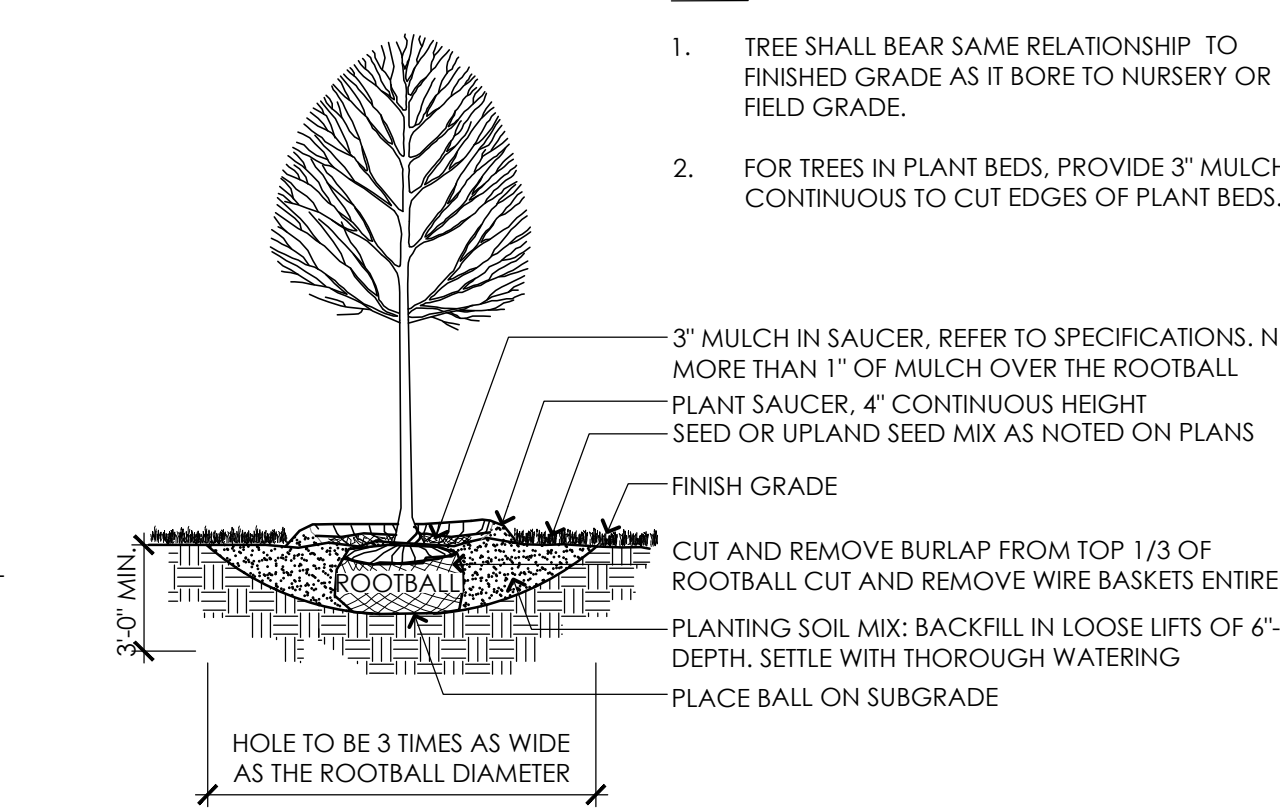
- NOTES:
- SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
 - WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2-FOOT DEEP CONTINUOUS LOAM BED AND 3" MULCH CONTINUOUS TO CUT EDGES OF PLANT BED



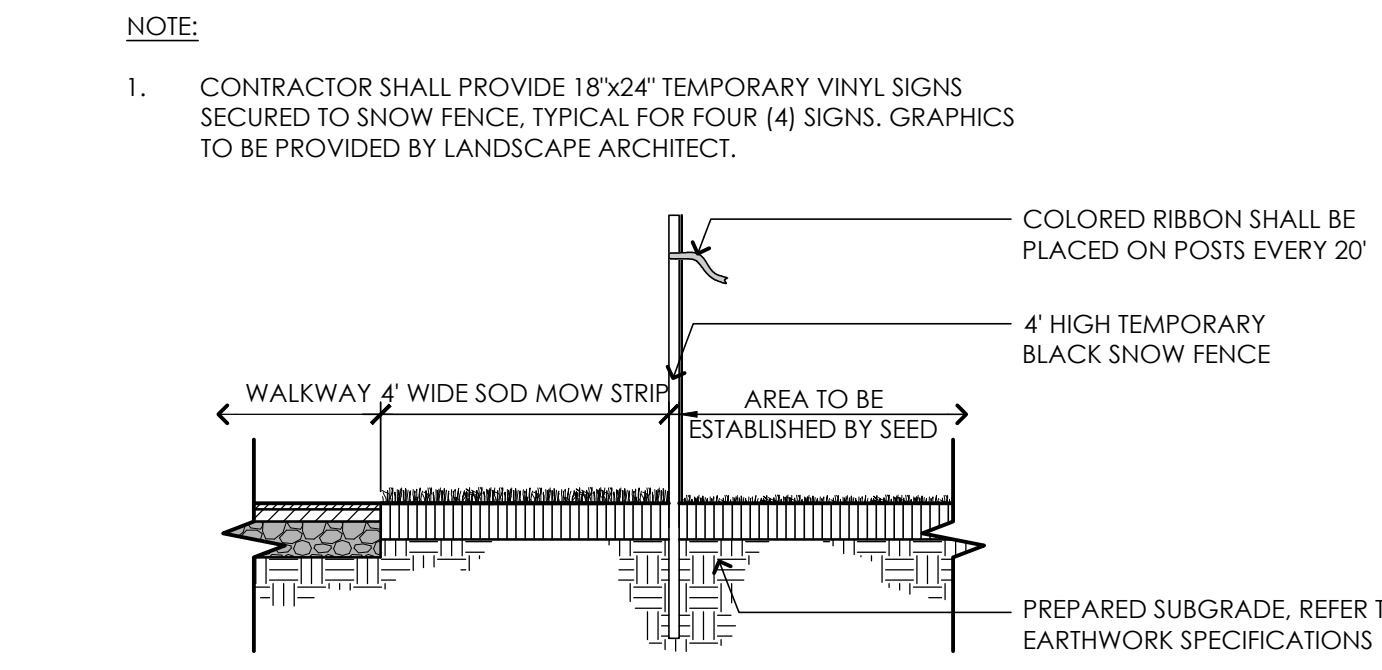
5 SHRUB
NOT TO SCALE



6 MULTI-STEM TREE
NOT TO SCALE



7 DECIDUOUS TREE
NOT TO SCALE



8 TEMPORARY FENCING AT SEED ESTABLISHMENT AREAS
NOT TO SCALE

SUGGESTED TREES AND SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	QTY
TREES (MIXTURE OF DRY AND WET)					
BP	BETULA POPULIFOLIA	GRAY BIRCH	10'-12' HT.	MULTI-STEM	9 FACW
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2-2.5' CAL.	B&B	8 FAC
NS	NYSSA SYLVATICA	BLACK TUPELO	2-2.5' CAL.	B&B	6 FAC
QC	QUERCUS COCCINEA	SCARLET OAK	3-3.5' CAL.	B&B	3 FACW+
QP	QUERCUS PALUSTRIS	PIN OAK	3-3.5' CAL.	B&B	4 FACW
SHRUBS (MIXTURE OF DRY AND WET)					
AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	3 GAL.	SPACE 36" O.C.	9 FAC
FG	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL.	SPACE 24" O.C.	6 FACW
IG	ILEX GLABRA	INKBERRY	3 GAL.	SPACE 36" O.C.	6 FACW-
IV	ILEX VERTICILLATA	WINTERBERRY	3 GAL.	SPACE 36" O.C.	2 FACW+
GRASSES AND GROUNDCOVERS					
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	SPACE 24" O.C.	582
DP	DENNSTAEDIA PUNCTILOBULA	HAY SCENTED FERN	1 GAL.	SPACE 24" O.C.	315
MF	MONARDA FISTULOSA	WILD BERGAMOT/ BEEBALM	1 GAL.	SPACE 18" O.C.	214
PA	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL.	SPACE 24" O.C.	243
RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL.	SPACE 24" O.C.	218

TERMS:
OBL OBLIGATED WETLAND SPECIES ALMOST ALWAYS IN WETLANDS
FACW FACULTATIVE WETLAND SPECIES USUALLY IN WETLANDS BUT OCCASIONALLY NOT IN WETLANDS
FACU FACULTATIVE UPLAND SPECIES EQUALLY LIKELY IN WETLANDS AND NOT IN WETLANDS
FACU FACULTATIVE UPLAND SPECIES USUALLY NOT IN WETLANDS BUT OCCASIONALLY IN WETLANDS
UPL OBLIGATED UPLAND SPECIES ALMOST ALWAYS IN NON-WETLANDS

UPLAND SEED MIX

BOTANICAL NAME	COMMON NAME	
NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX		
ELYMUS CANADENSIS	CANADA WILD RYE	FACW+
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
FESTUCA RUBRA	CREeping RED FESCUE	FACU
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
SORGHASTRUM NUTANS	INDIAN GRASS	UPL
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
PANICUM VIRGATUM	SWITCHGRASS	FAC
RHUS TYPHINA	STAGHORN SUMAC	FAC
CORNUS AMOMUM	SILKY DOGWOOD	FACW
CORNUS RACEMOSA	GREY DOGWOOD	FAC
ASCLEPIAS SYRIACA	COMMON MILKWEEED	FACU-
ZIZIA AUREA	GOLDEN ALEXANDERS	FAC
DESMODIUM CANADENSE	SHOWY TICK TREFOIL	FAC
LESPEDeza CAPITATA	BUSH CLOVER	FACU-
HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER	UPL
MONARDA FISTULOSA	WILD BERGAMOT	UPL
RUDBECKIA HIRTA	BLACK EYED SUSAN	FACU-
ASTER LAEVIS	SMOOTH BLUE ASTER	UPL
EUTHAMIA GRAMINIFOLIA	GRASS LEAVED GOLDENROD	FAC
SOLIDAGO JUNCEA	EARLY GOLDENROD	FAC

APPLY 18LBS/ACRE: 1250 SF/LB

- NOTES:
- SEED MIXES SHALL BE EQUIVALENT TO THE SEED MIXES SHOWN AS DESIGNED AND SUPPLIED BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA (413) 548-8000.
 - CONTRACTOR SHALL SUBMIT ALL SEED MIXES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO PLACING ORDER.

UPLAND SEED MIX | 50:50 Blend of Upland Seed Mix and Wet Meadow Seed Mix Quantity:
 Site Development Areas (±5,400 sf) 1 lb/1250 sf (qty. ±5 lbs)

WETLAND MEADOW SEED MIX | 50:50 Blend of Upland Seed Mix and Wet Meadow Seed Mix Quantity:
 Site Development Areas (±3,600 sf) 1 lb/1250 sf (qty. ±3 lbs)

WET MEADOW SEED MIX

BOTANICAL NAME	COMMON NAME	
NEW ENGLAND ROADSIDE MATRIX WET MEADOW SEED MIX		
ELYMUS RIPARIUS	RIVERBANK WILD RYE	FACW
FESTUCA RUBRA	CREeping RED FESCUE	FACU
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FACW-
BIDENS ARISTOSA	TICKSEED SUNFLOWER	FACW
PANICUM DICHOTOMIFLORUM	SMOOTH PANIC GRASS	FACW-
PANICUM VIRGATUM	SWITCHGRASS	FAC
CORNUS AMOMUM	SILKY DOGWOOD	FACW
VERBENA HASTATA	BLUE VERVAIN	FACW
CAREX LURIDA	LURID SEDGE	OBL
CAREX SCOPARIA	BLUNT BROOM SEDGE	FACW
HELENIUM AUTUMNALE	COMMON SNEEZEWEED	FACW+
VIBURNUM DENTATUM	ARROW WOOD VIBURNUM	FAC
ASCLEPIAS INCARNATA	SWAMP MILKWEEED	OBL
ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	FACW-
EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED	FACW
EUPATORIUM PERFOLIATUM	BONASET	FACW
AGROSTIS SCABRA	ROUGH BENTGRASS/TICKLEGRASS	FAC
SCIRPUS ATROVIRENS	GREEN BULRUSH	OBL
SAMBUCUS CANADENSIS	ELDERBERRY	FACW-

APPLY 18LBS/ACRE: 1250 SF/LB

CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN

MECHANICAL/PLUMBING ENGINEER -
BUILDING ENGINEERING RESOURCES, INC.

ELECTRICAL ENGINEER -
NVS ENGINEERS

WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.

SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
 Reading, MA
 BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
 January, 27 2023

NO.	DATE	DESCRIPTION
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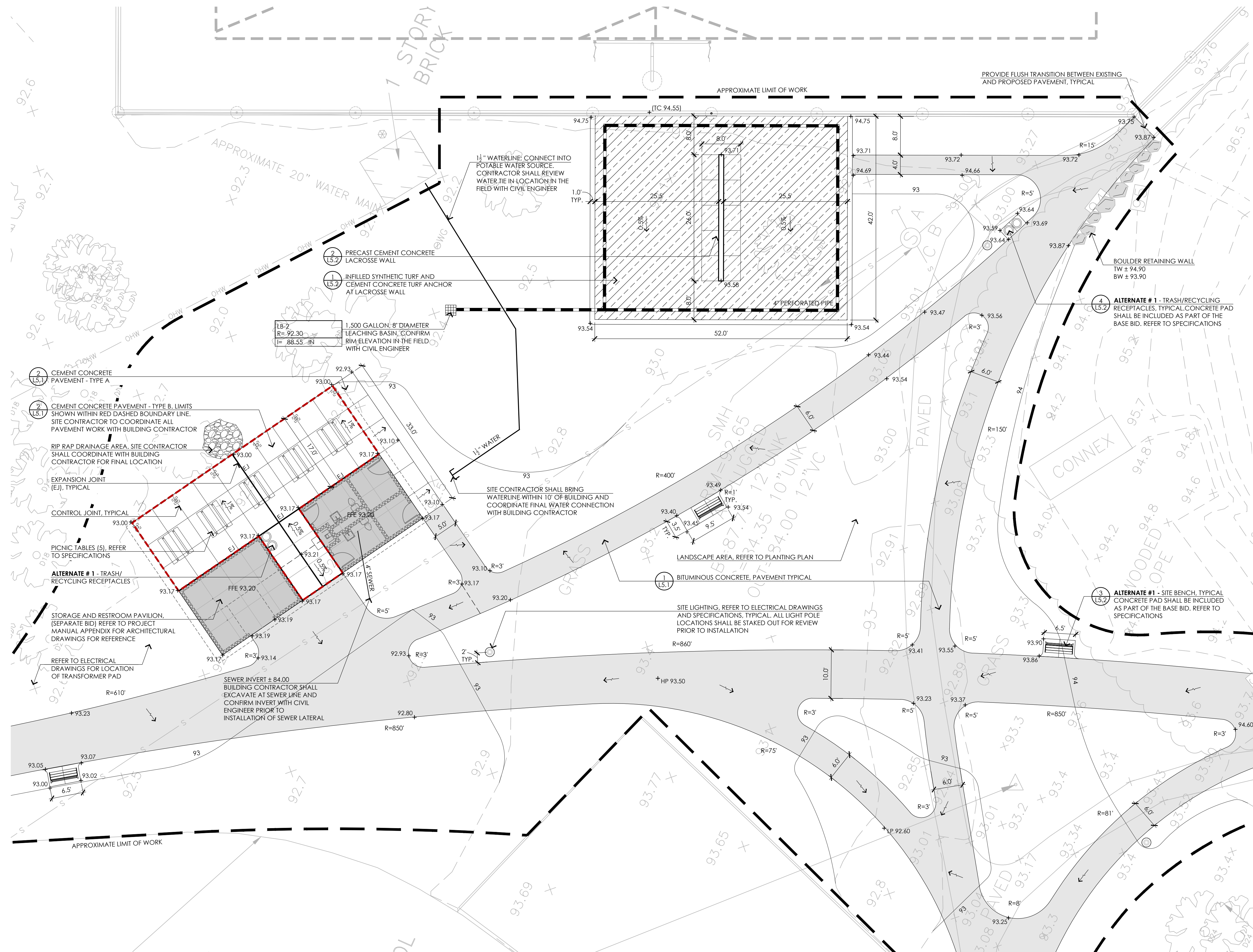
SEAL:

SHEET TITLE:
 PLANTING DETAILS
 AND SCHEDULES

SHEET NO:
L3.3

CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN
MECHANICAL/PLUMBING ENGINEER -
BUILDING ENGINEERING RESOURCES, INC.
ELECTRICAL ENGINEER -
NVS ENGINEERS
WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.
SURVEY -
REED LAND SURVEY, INC.



1 ENLARGEMENT NO. 1
1" = 10'-0"

CONTACT DIGSAFE:
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SHOULD BE CONSIDERED APPROXIMATE ONLY. DIGSAFE AND/OR THE OTHER RESPECTIVE UTILITY COMPANIES SHALL BE
CONTACTED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. PHONE DIGSAFE 1-888-344-7233.

TOWN OF READING
Reading, MA
BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
January, 27 2023

REVISIONS:

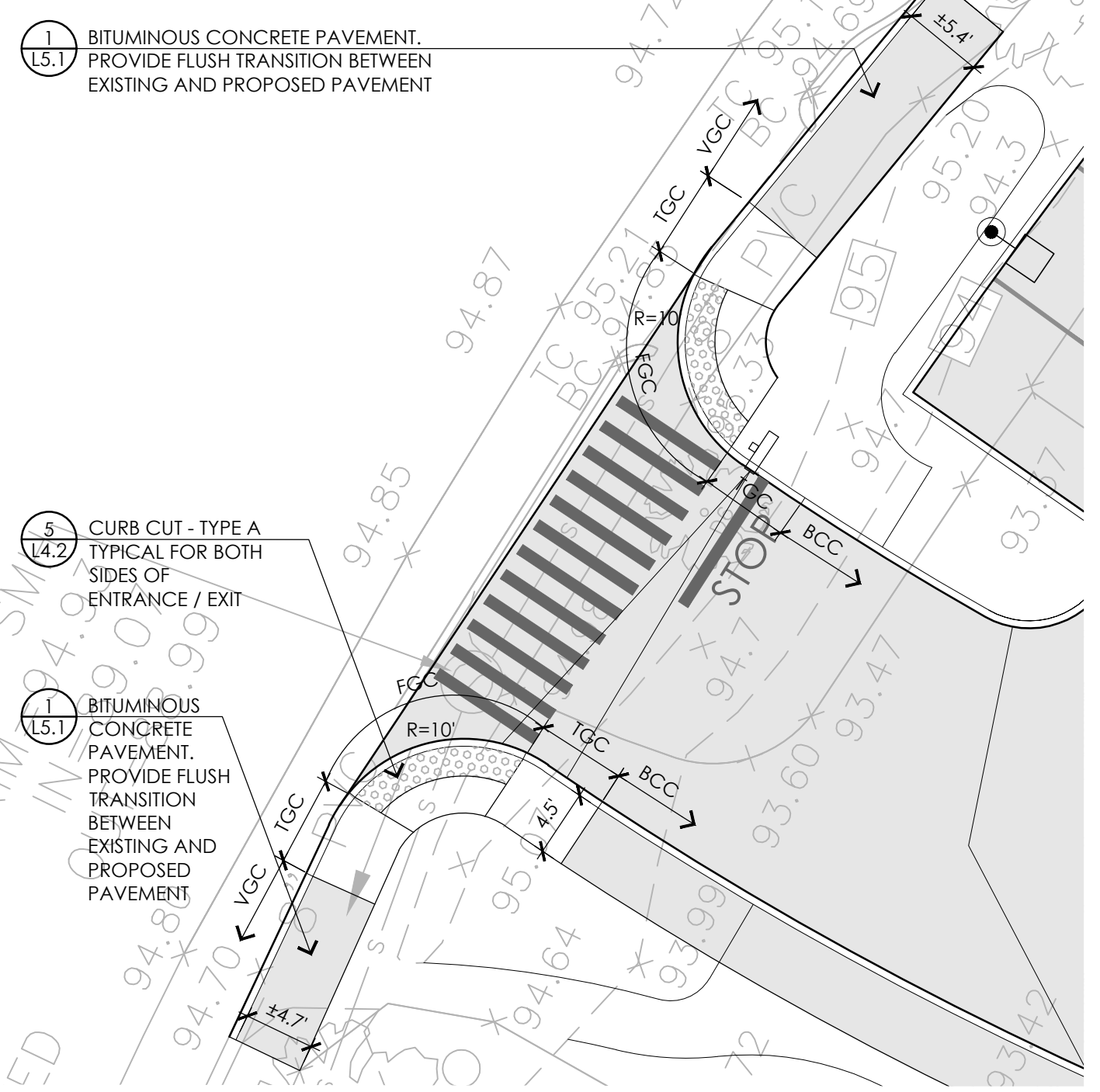
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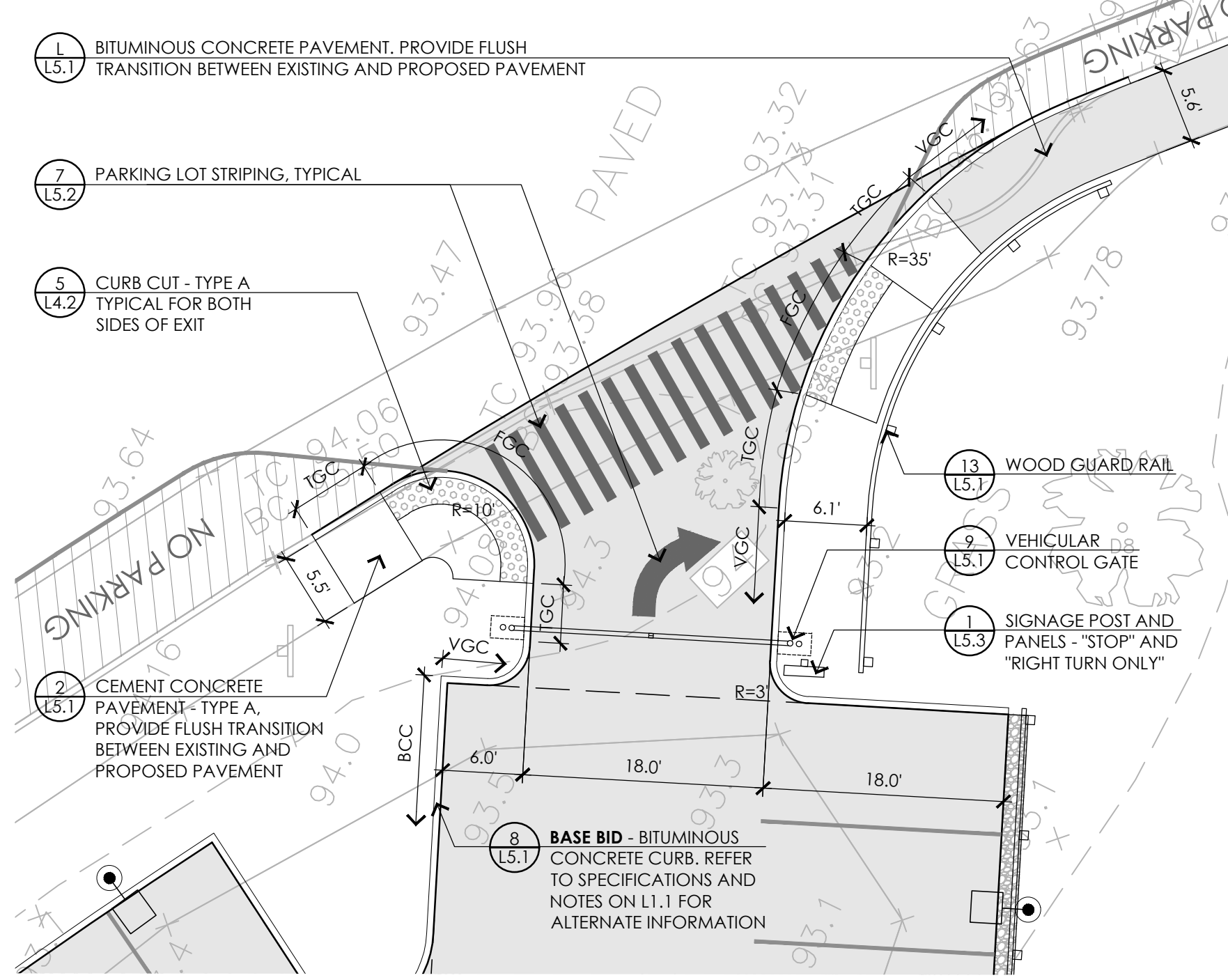
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SHEET 1

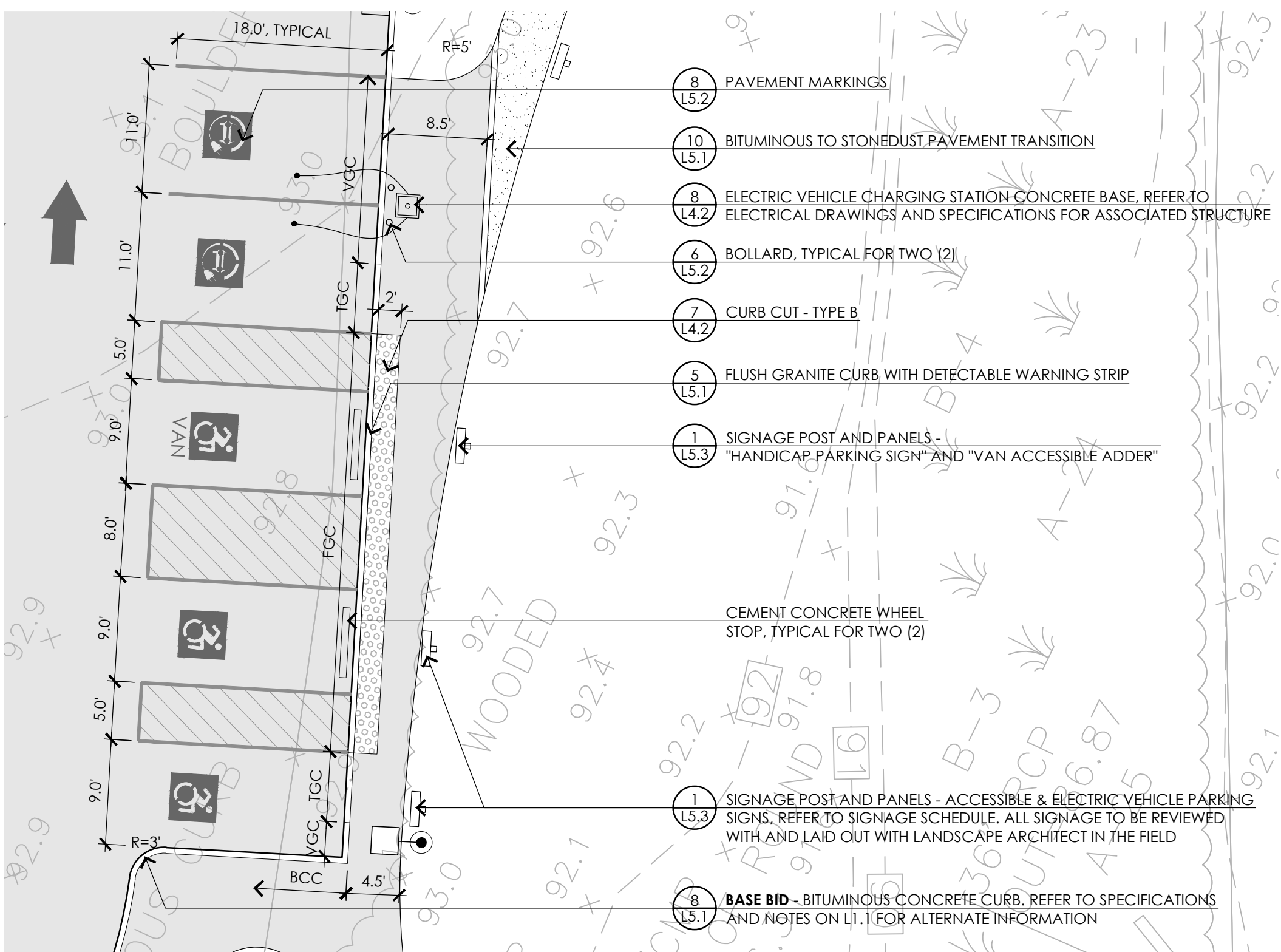
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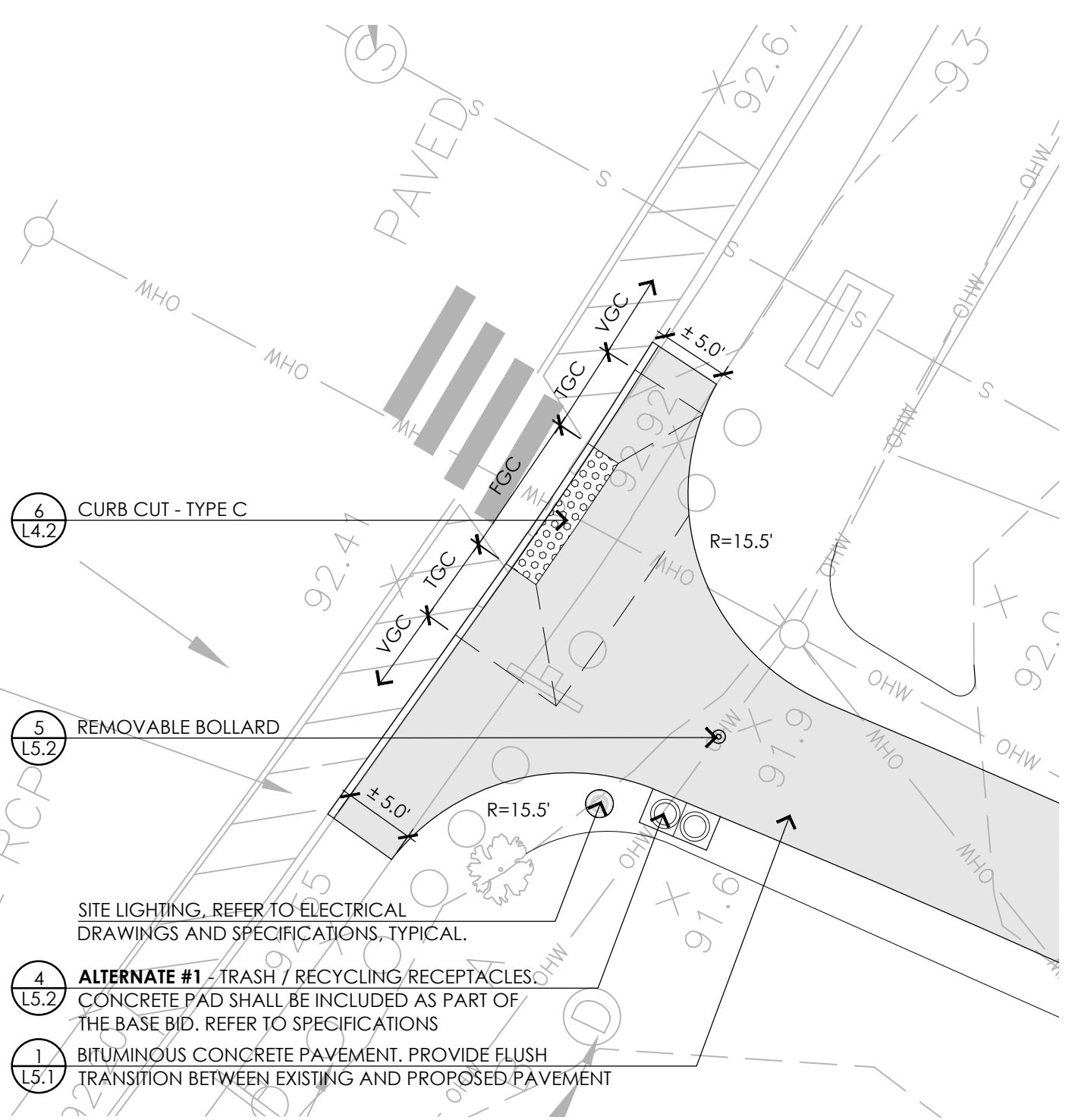
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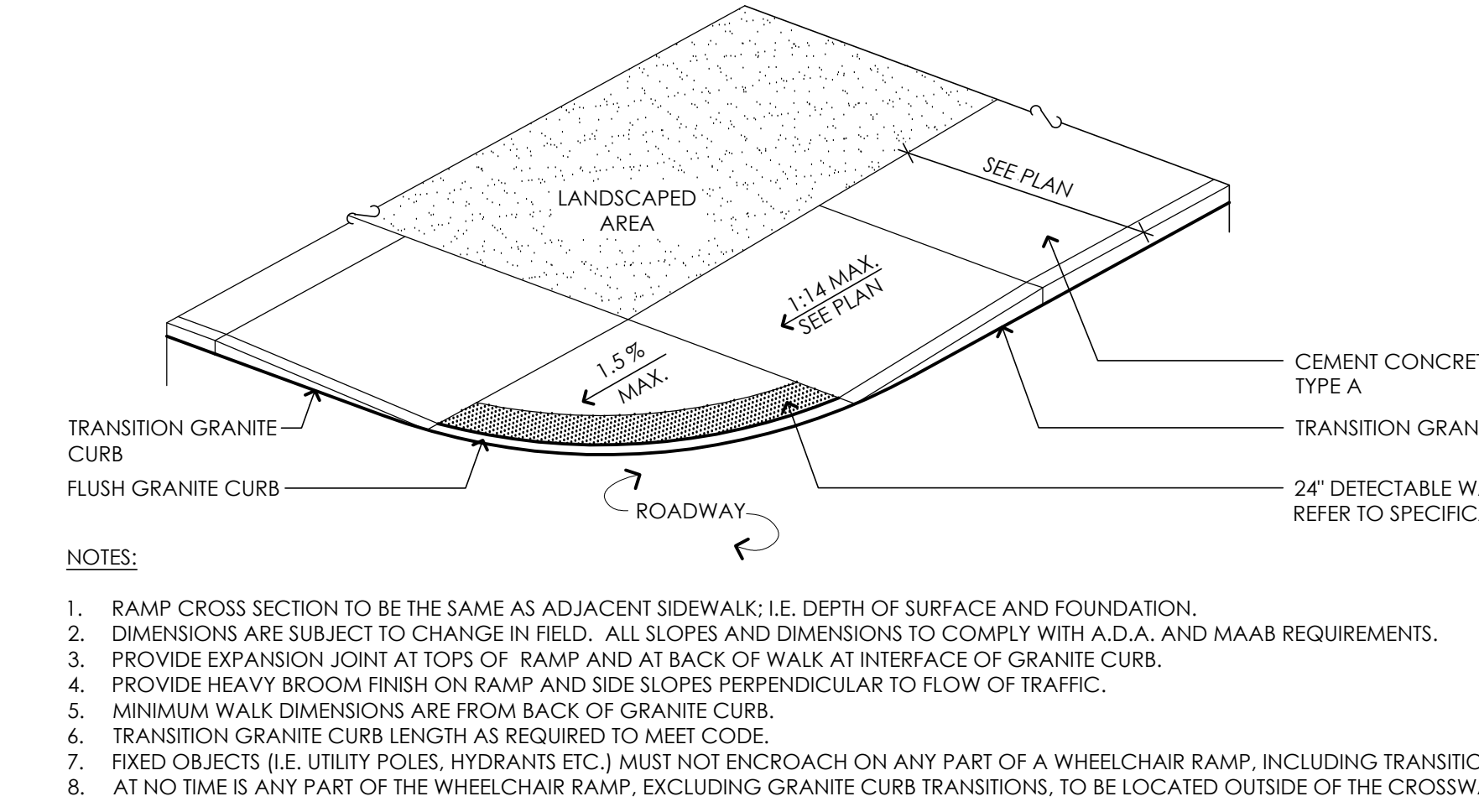
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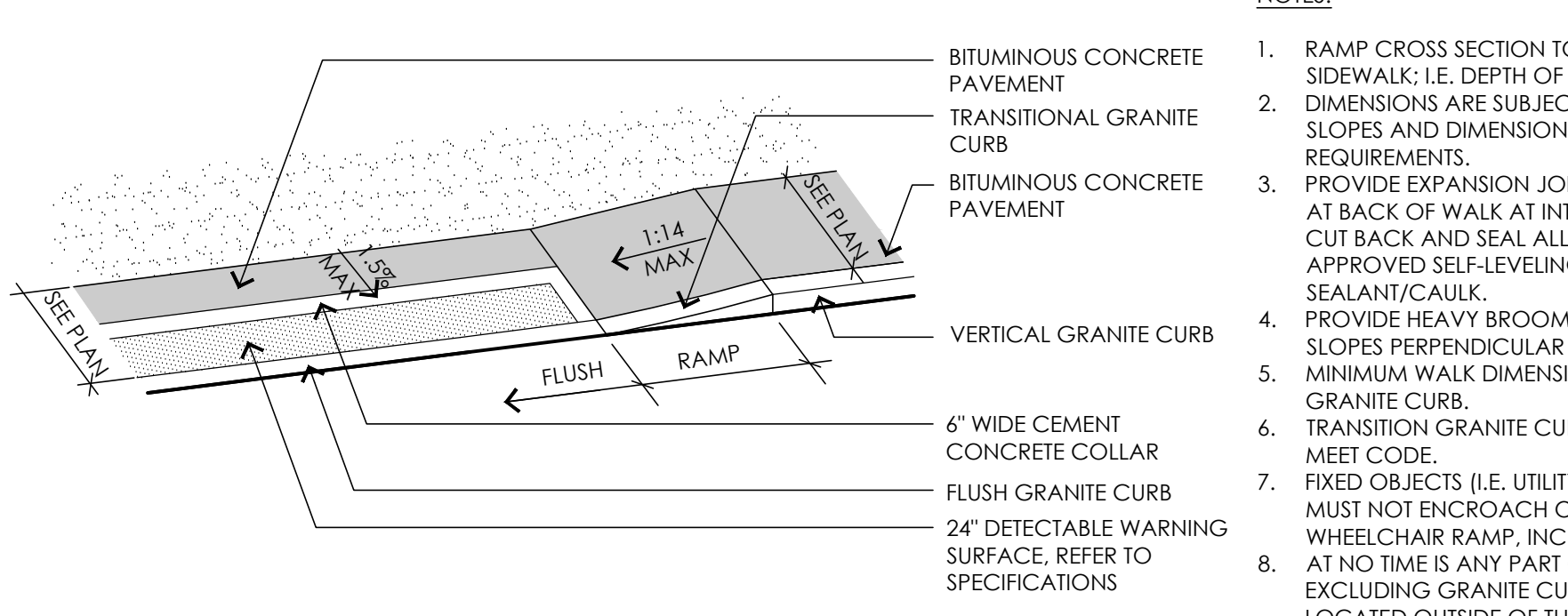
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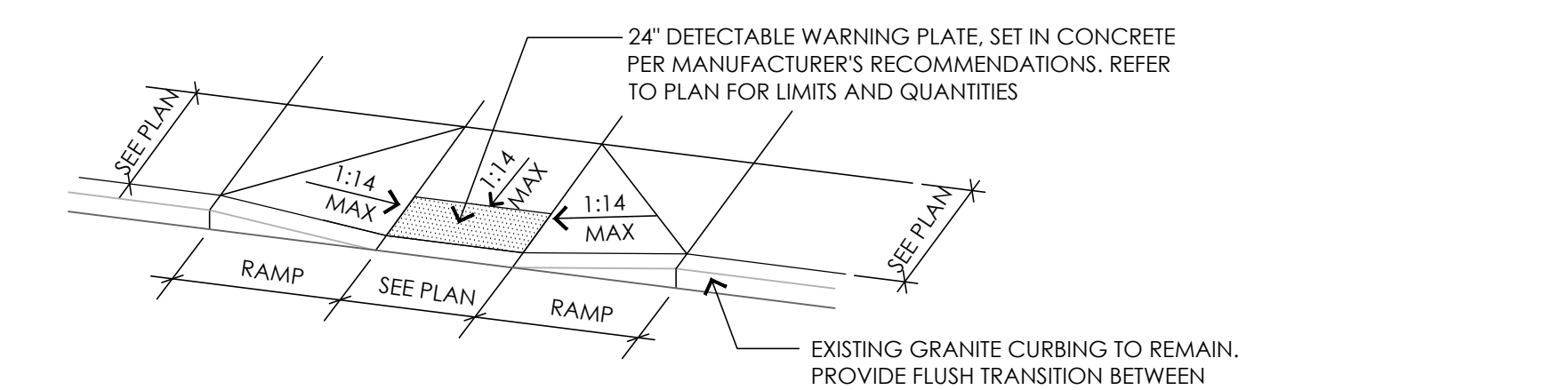
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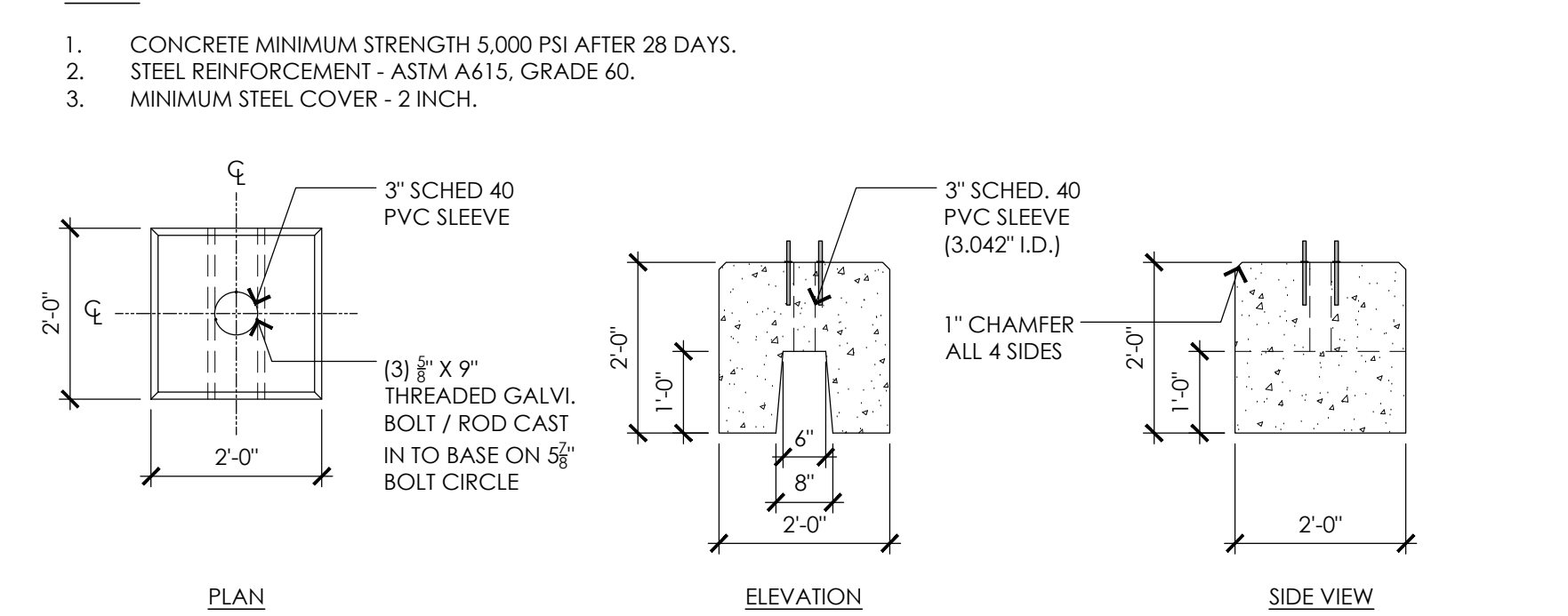
5 CURB CUT - TYPE A
NOT TO SCALE



7 CURB CUT - TYPE B
NOT TO SCALE



6 CURB CUT - TYPE C
NOT TO SCALE



8 ELECTRIC VEHICLE CHARGING STATION CONCRETE BASE
NOT TO SCALE

CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN

MECHANICAL/PLUMBING ENGINEER -
BUILDING ENGINEERING RESOURCES, INC.

ELECTRICAL ENGINEER -
NVS ENGINEERS

WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.

SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
Reading, MA
BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
January, 27 2023

REVISIONS:

NO.	DATE	DESCRIPTION

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PROJECT NO.: 22014.00

FILE: 22014.00-L4.2-ENL_PLAN.dwg

DRAWN: MJD

CHECKED: EPM/SRC

SEAL:

SHEET TITLE:
ENLARGEMENT PLAN
SHEET II

SHEET NO:
L4.2

CONTACT DIGSAFE:
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CONSULTANTS

ARCHITECT -
 OCO ARCHITECTURE :: DESIGN

MECHANICAL/PLUMBING ENGINEER -
 BUILDING ENGINEERING RESOURCES, INC.

ELECTRICAL ENGINEER -
 NV5 ENGINEERS

WETLAND DELINEATION-
 EPSILON ASSOCIATES, INC.

SURVEY -
 REED LAND SURVEY, INC.

TOWN OF READING
 Reading, MA
 BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
 January, 27 2023

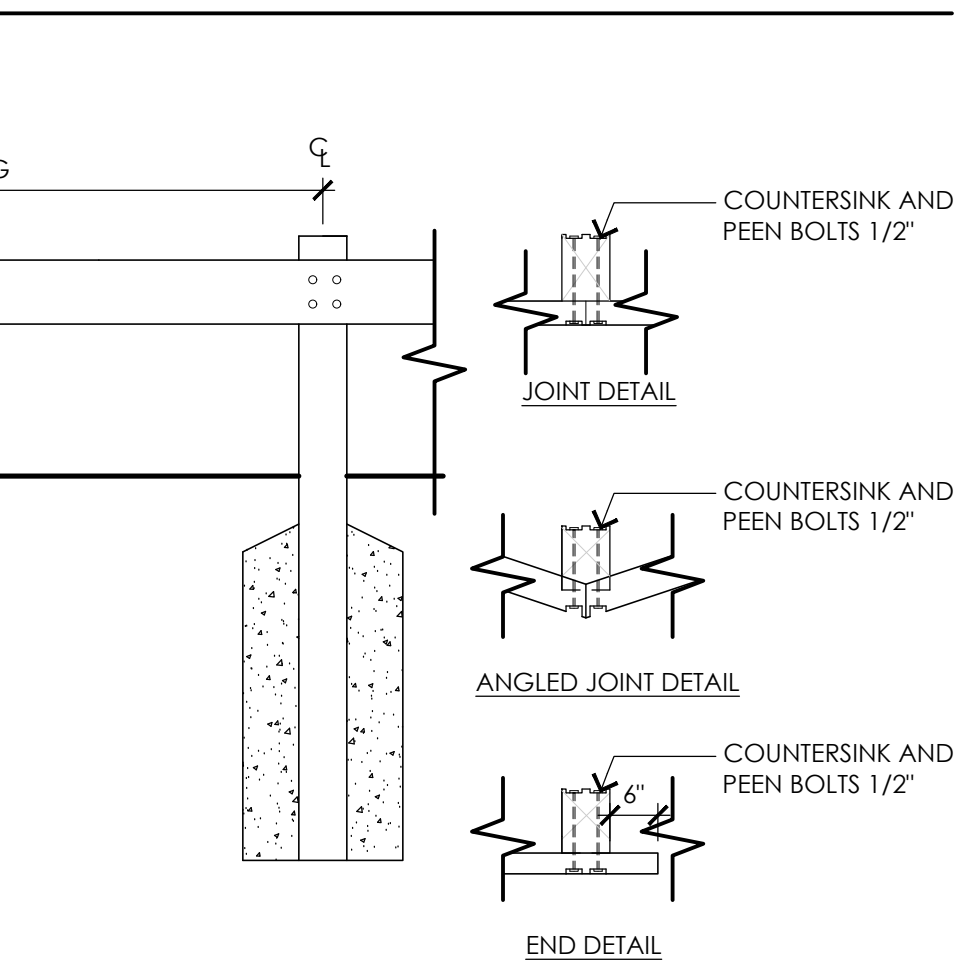
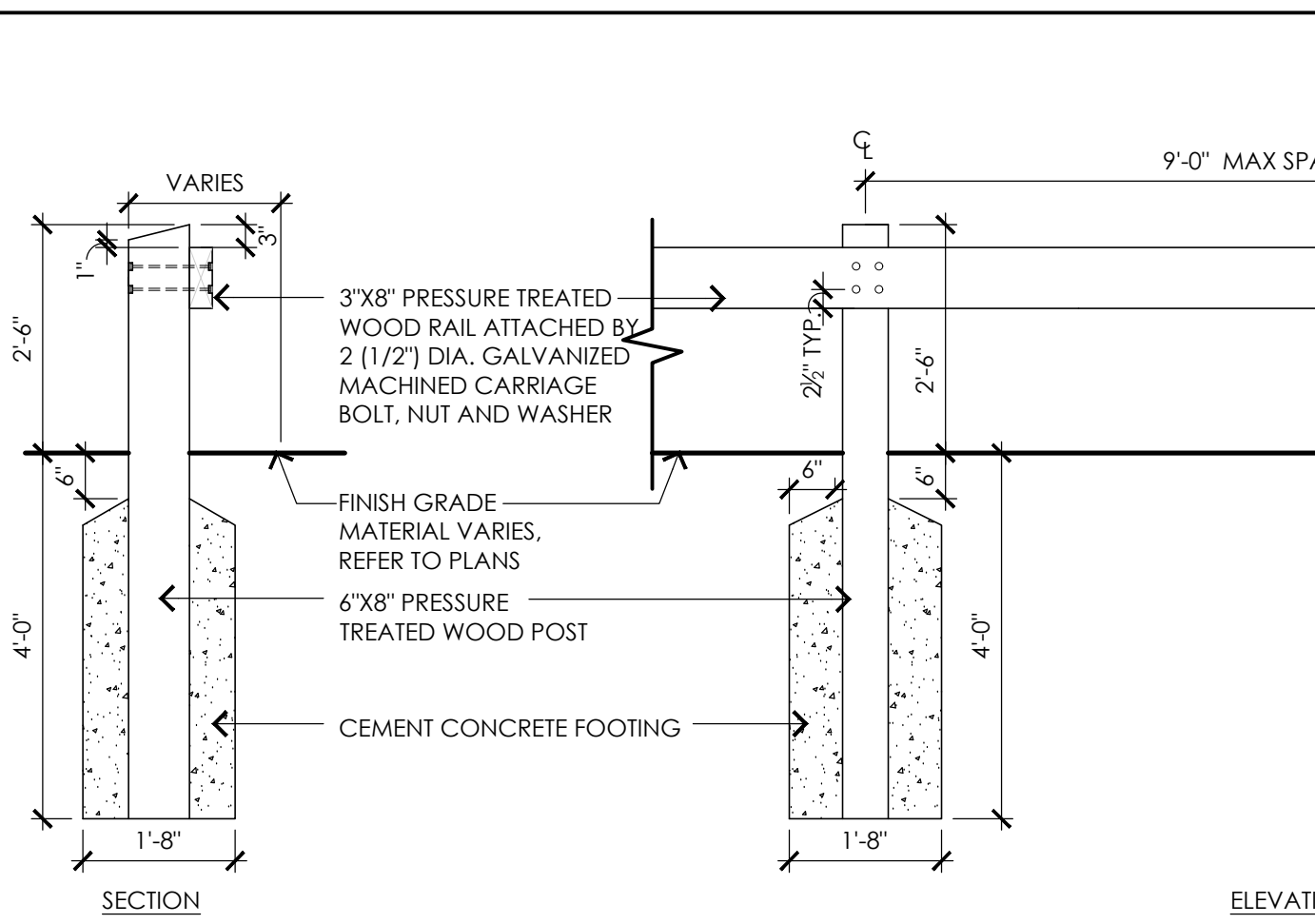
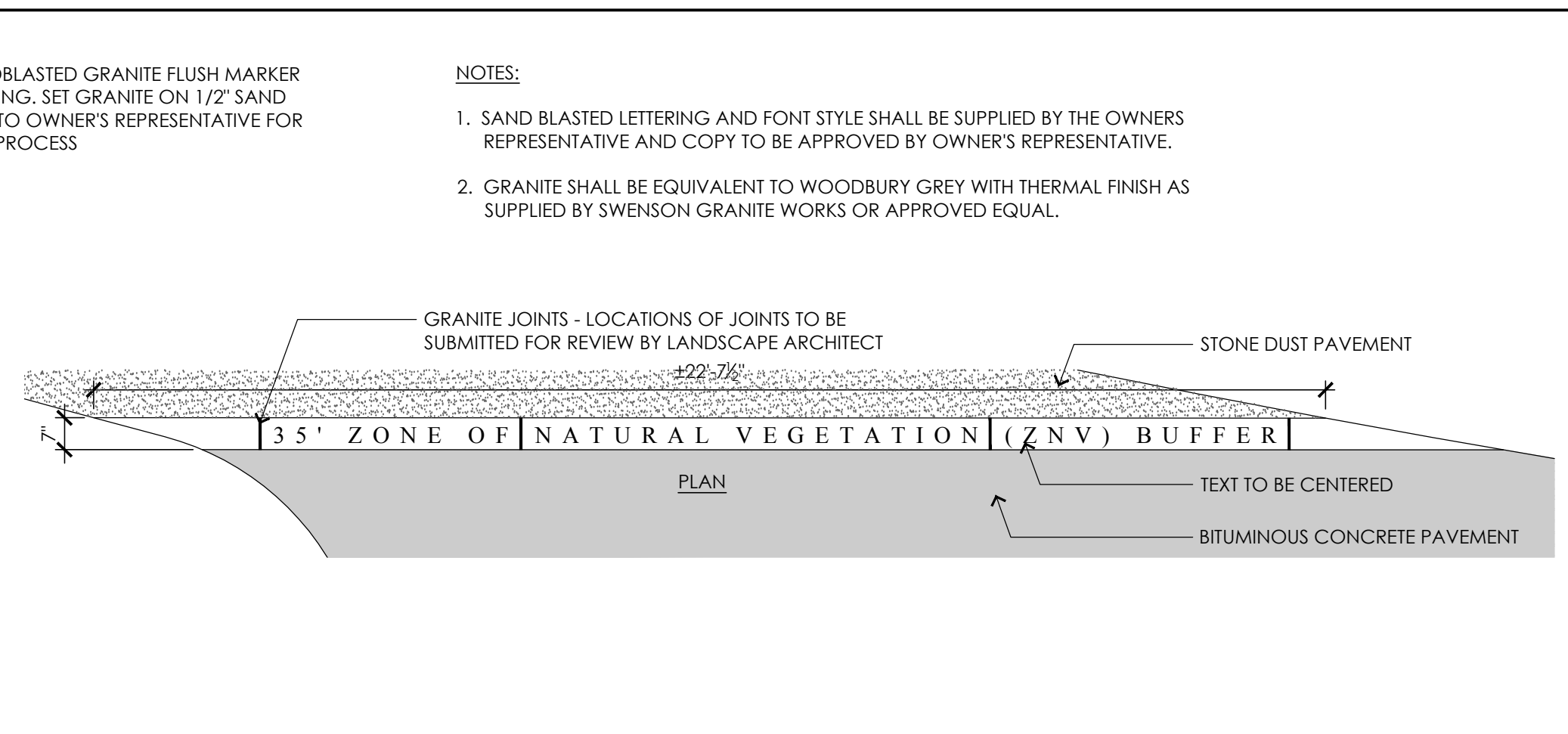
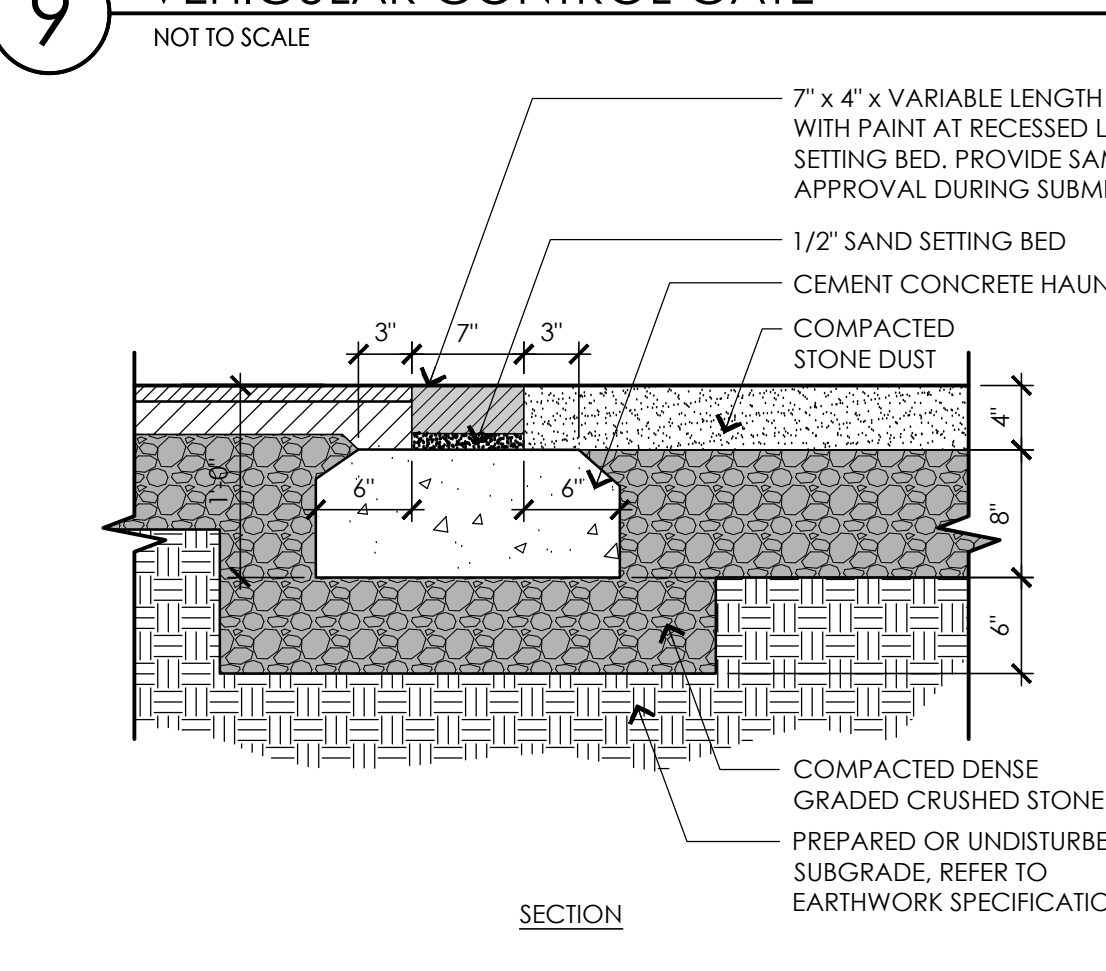
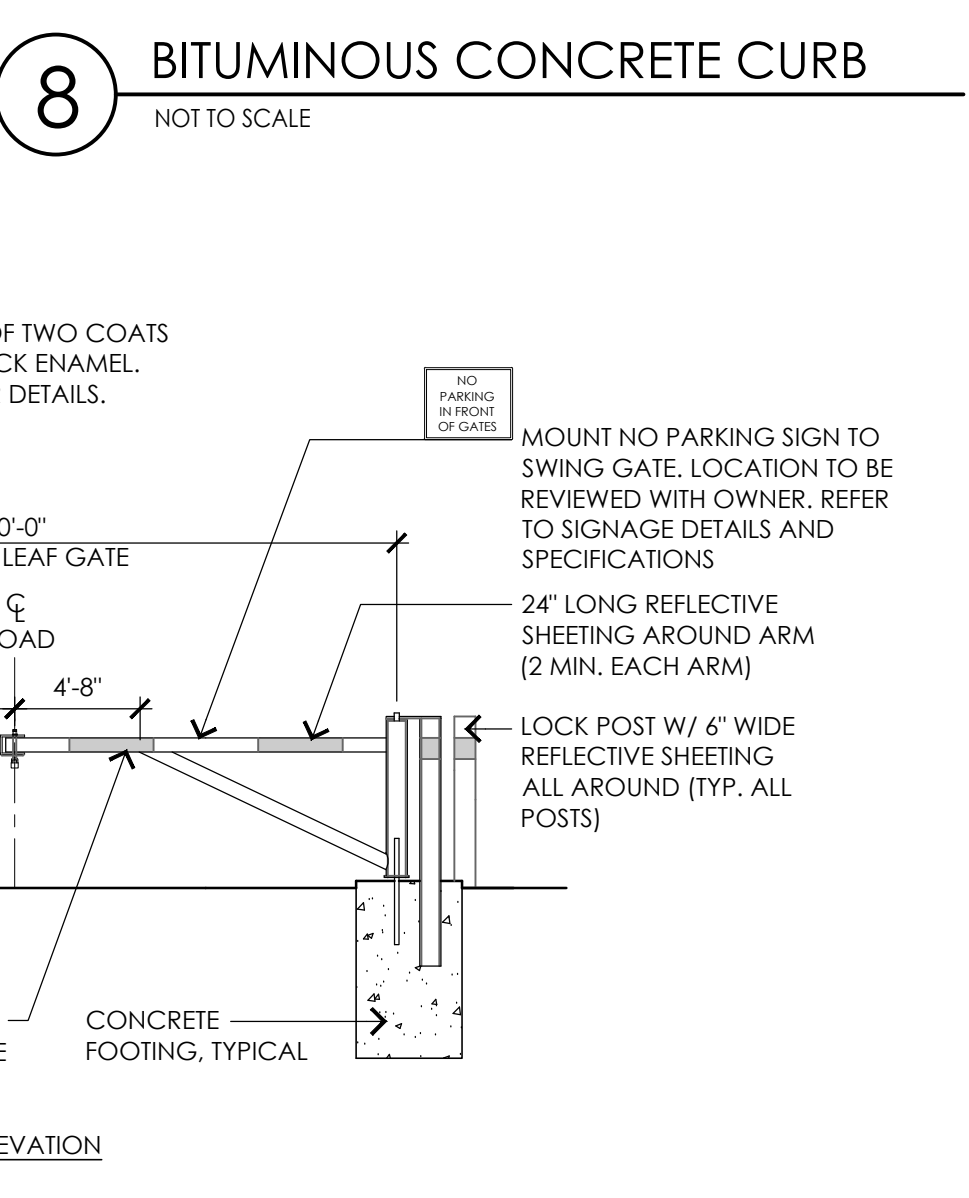
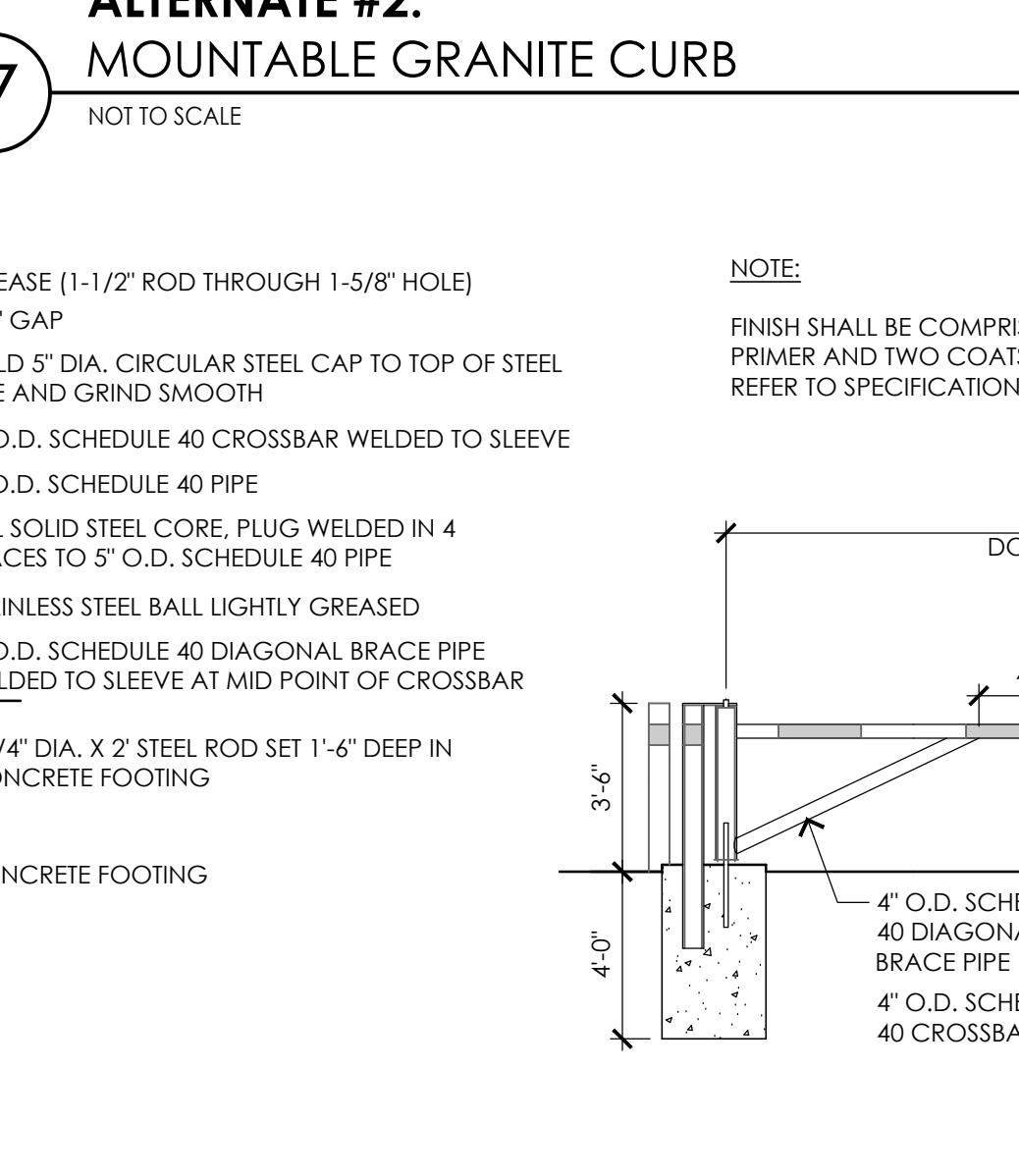
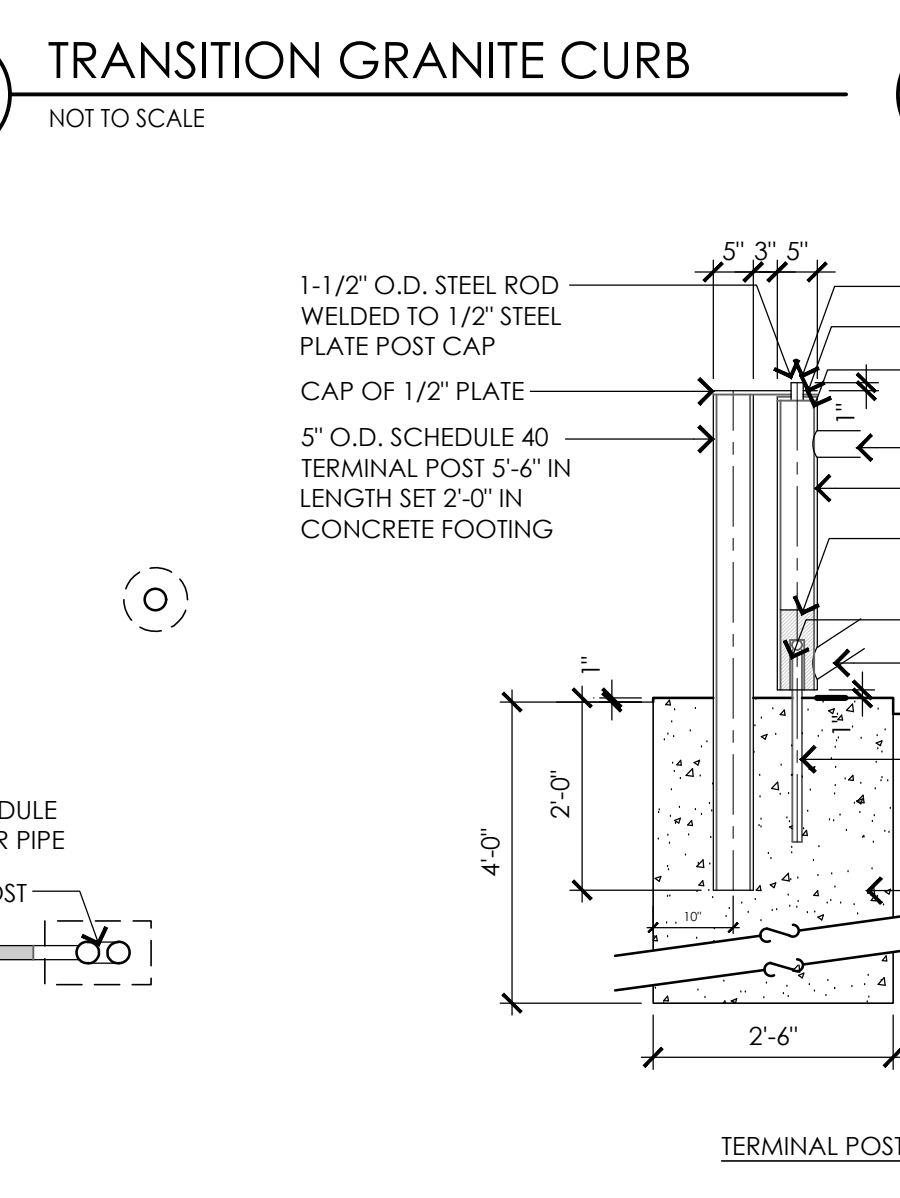
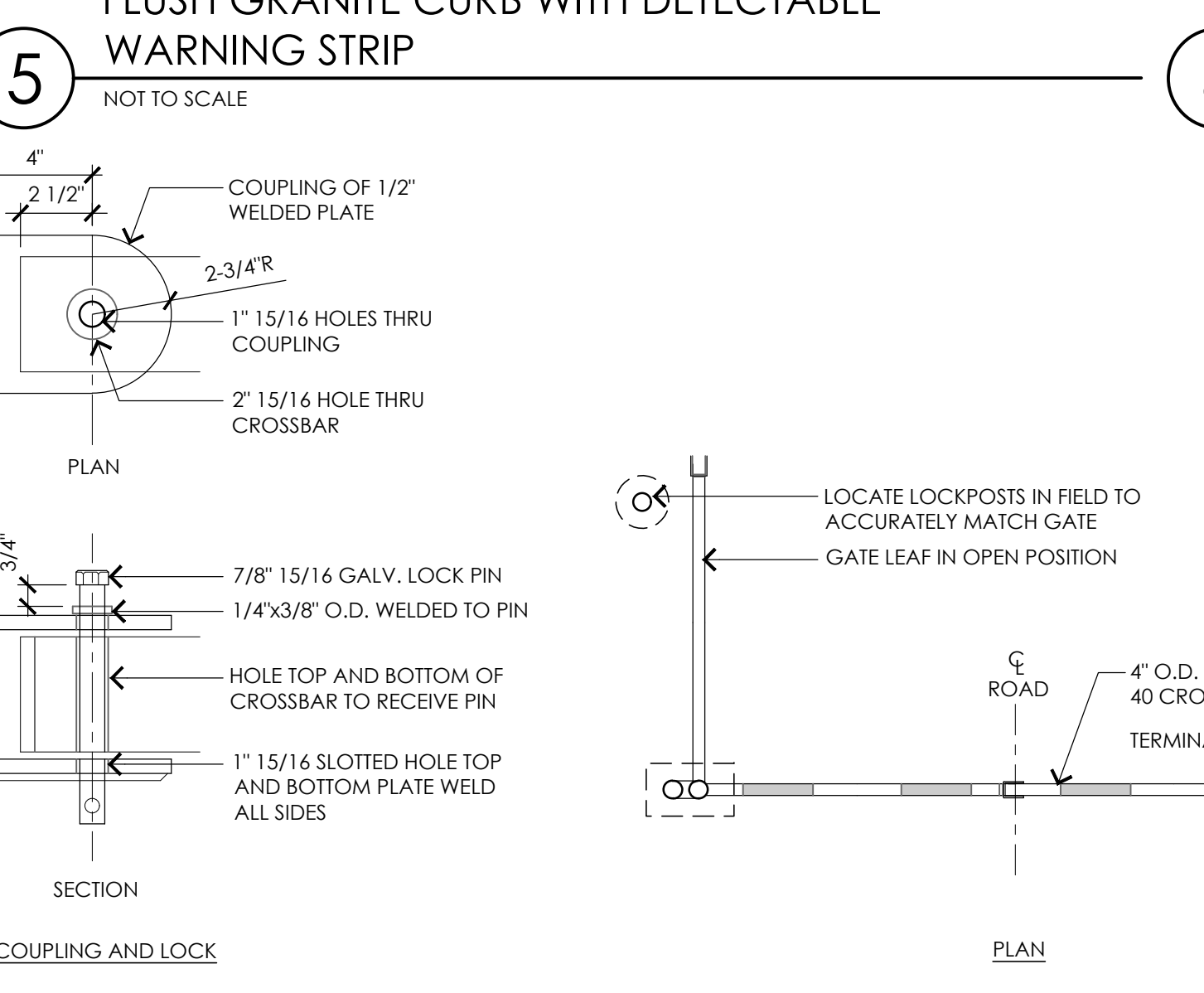
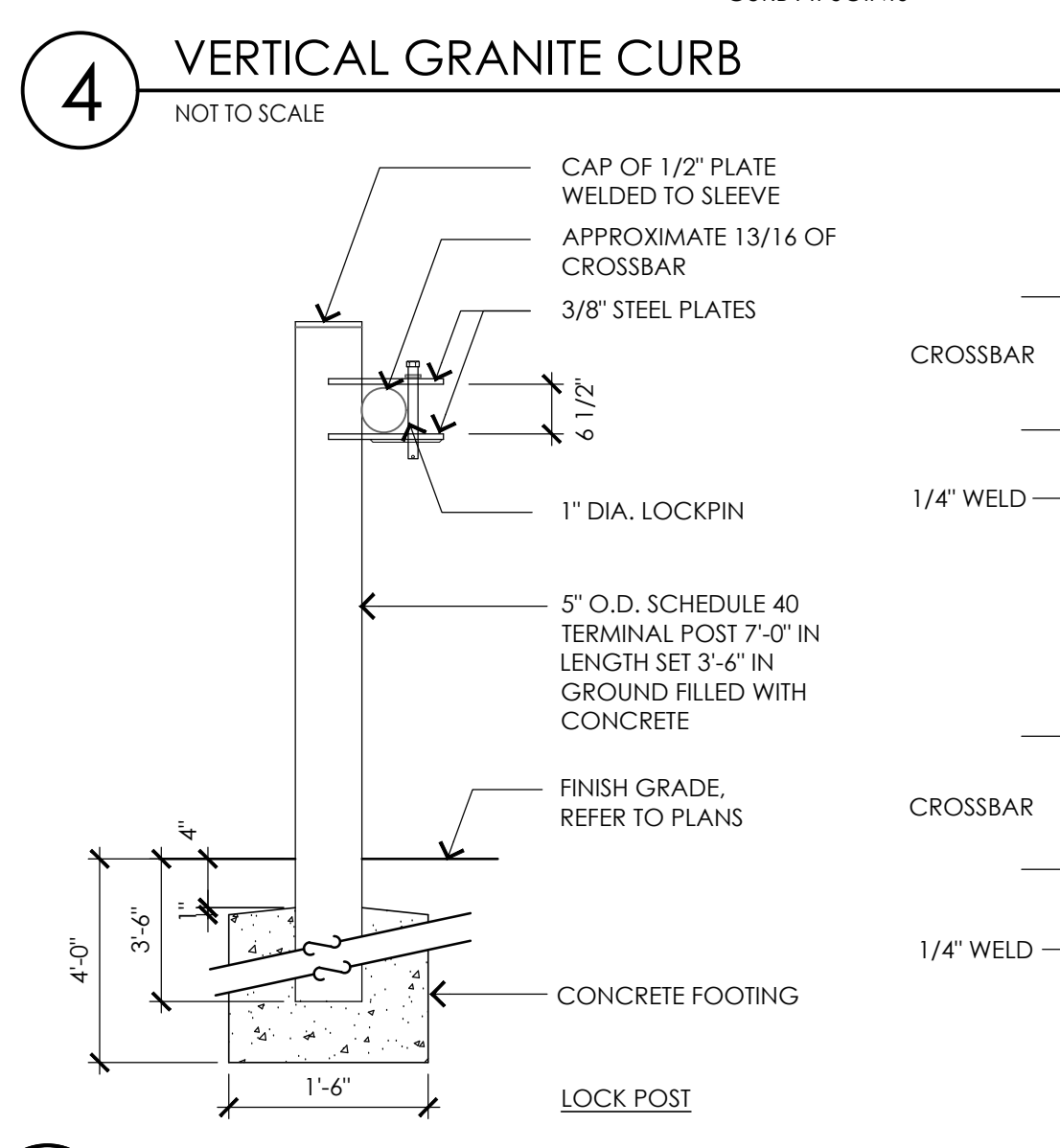
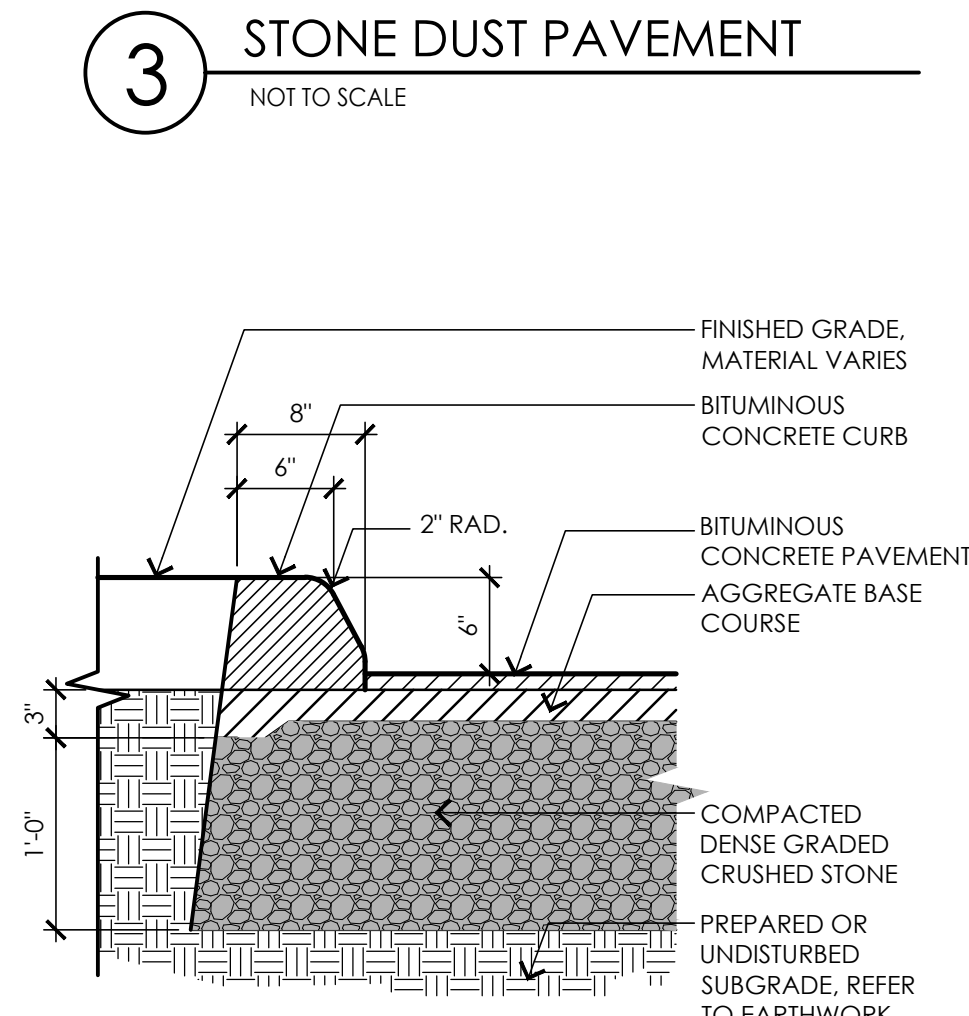
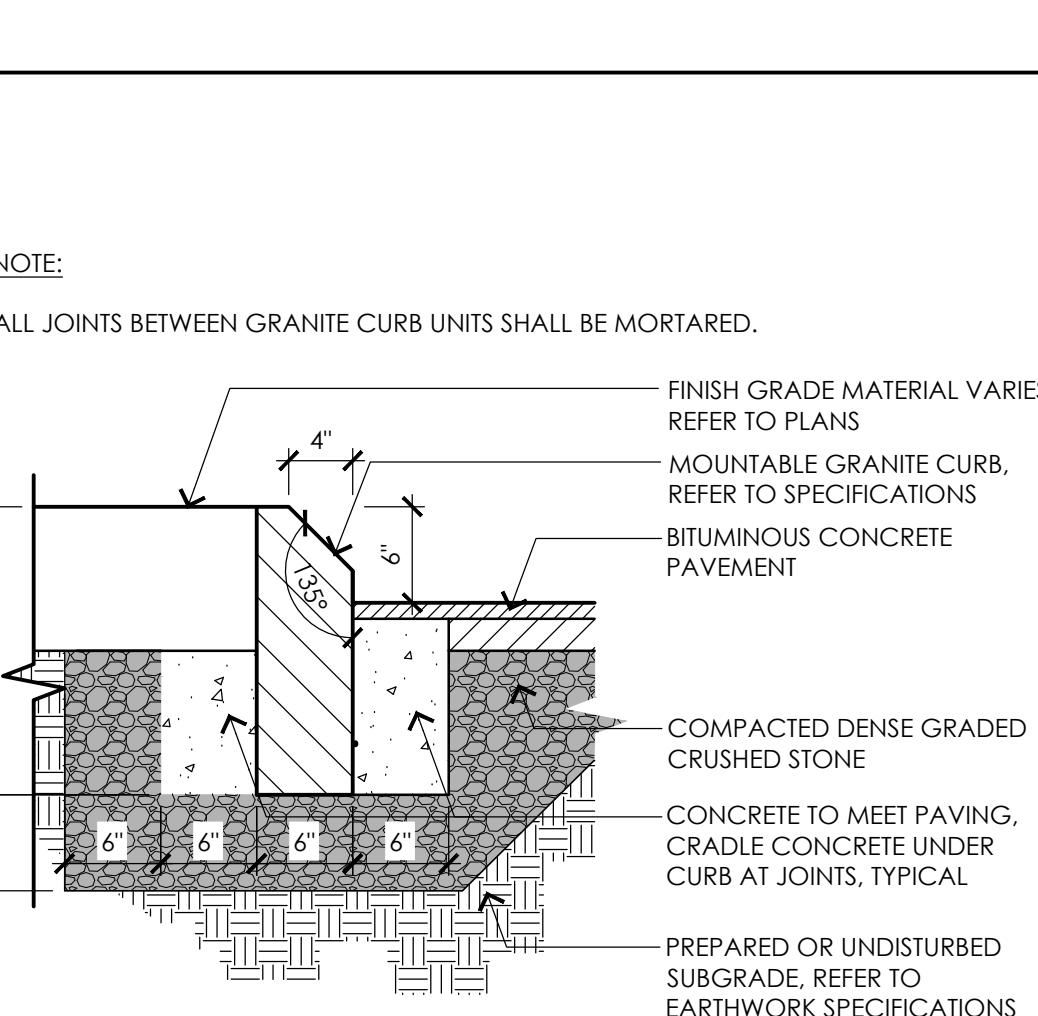
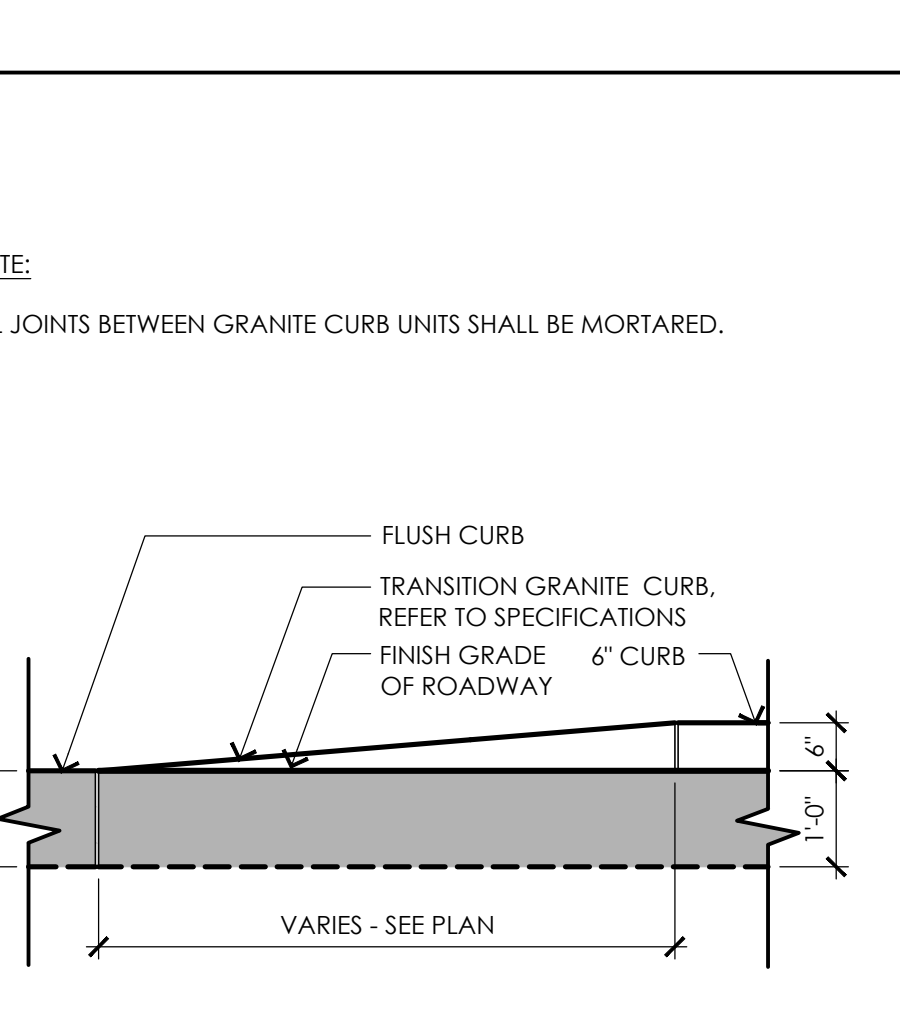
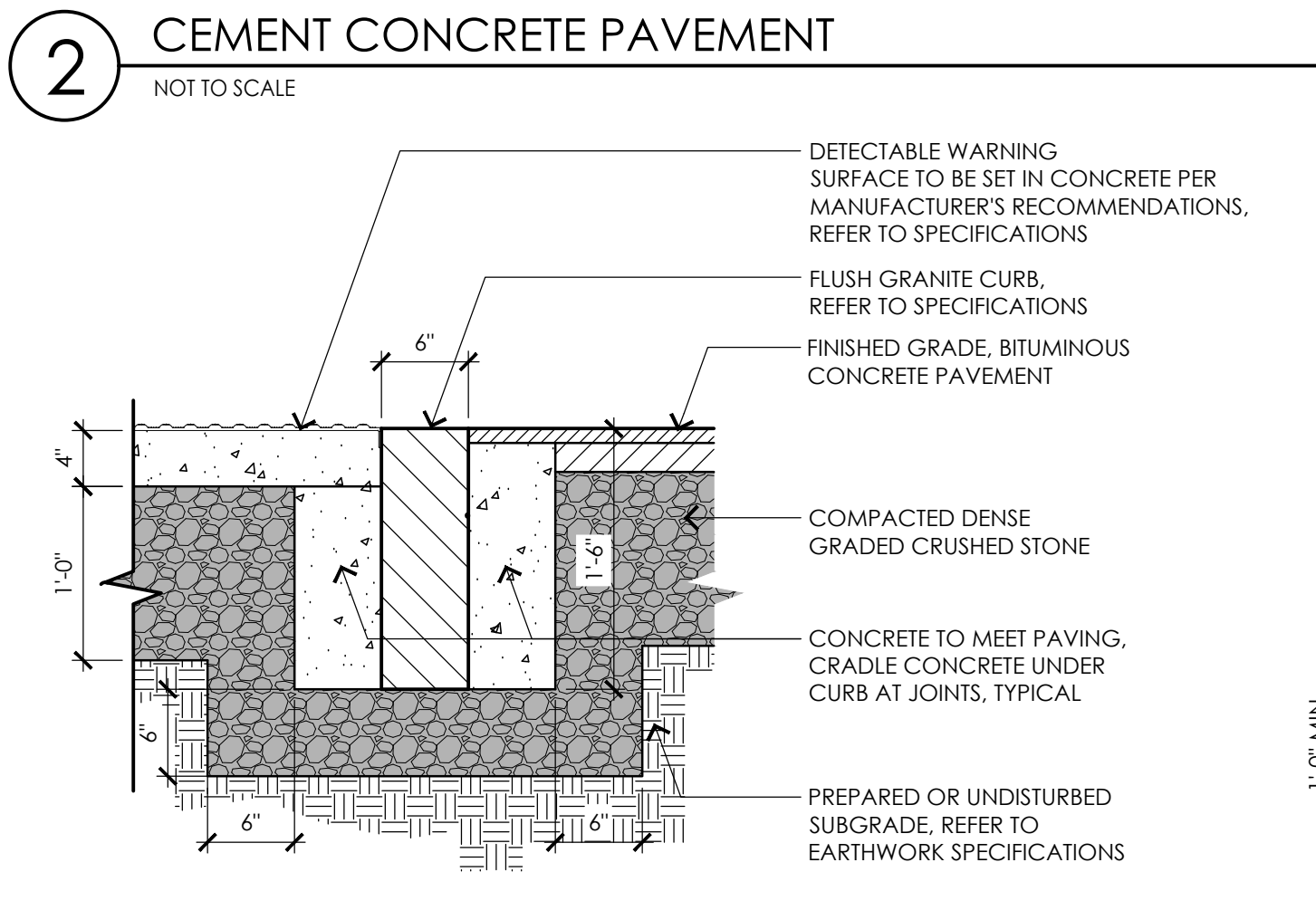
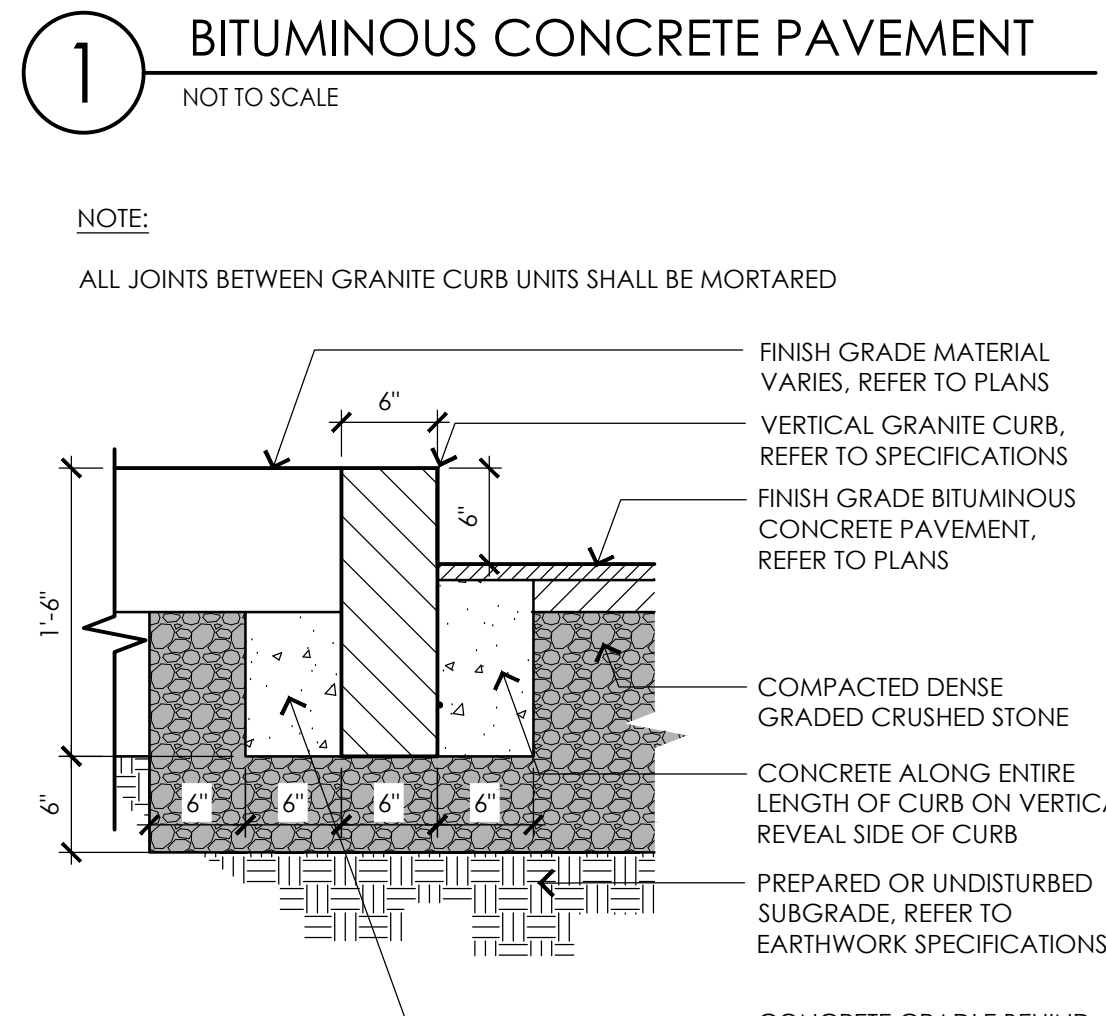
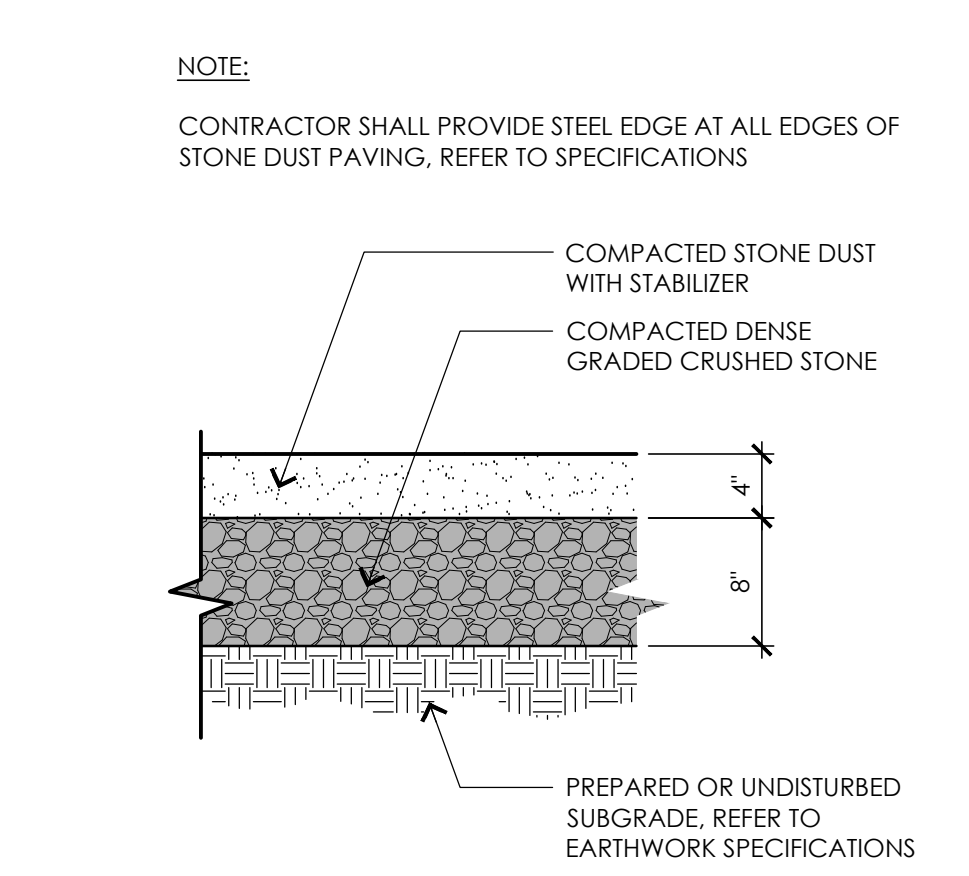
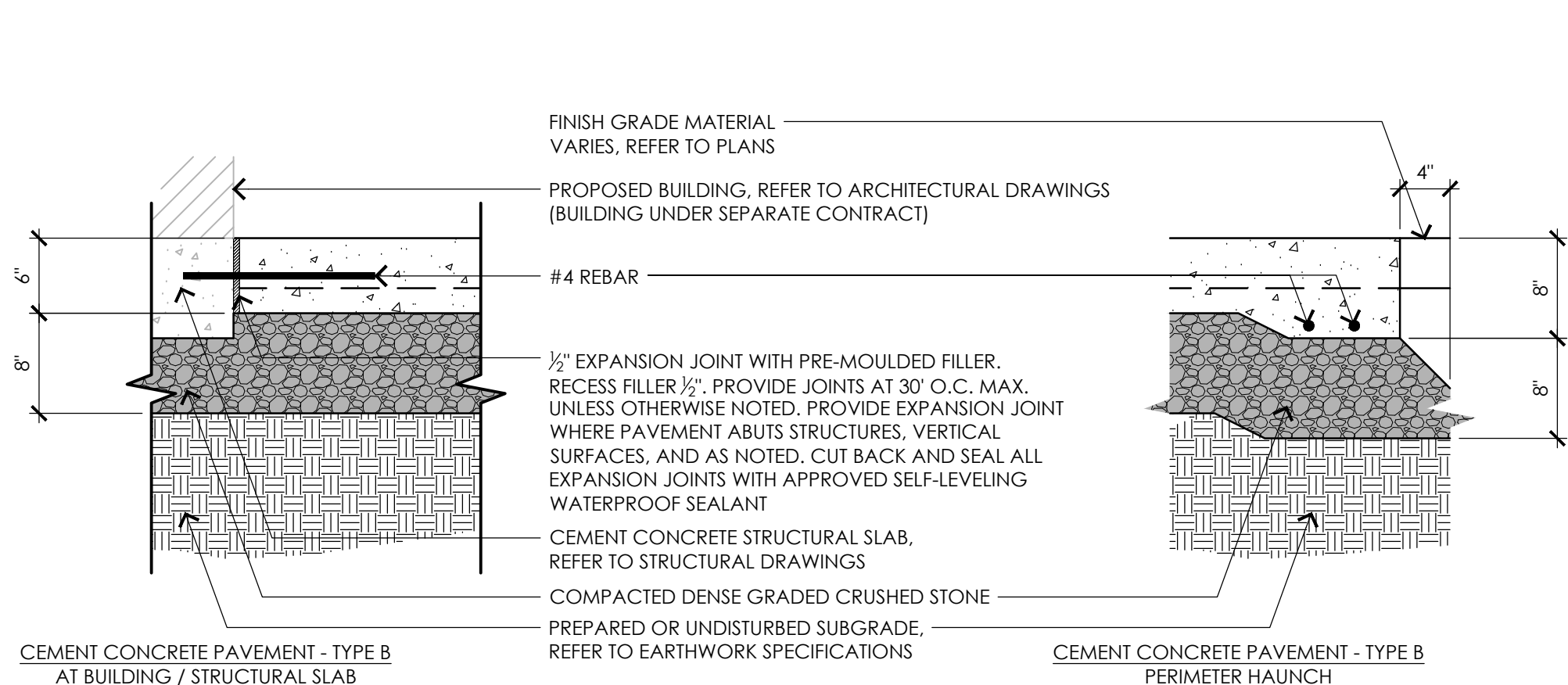
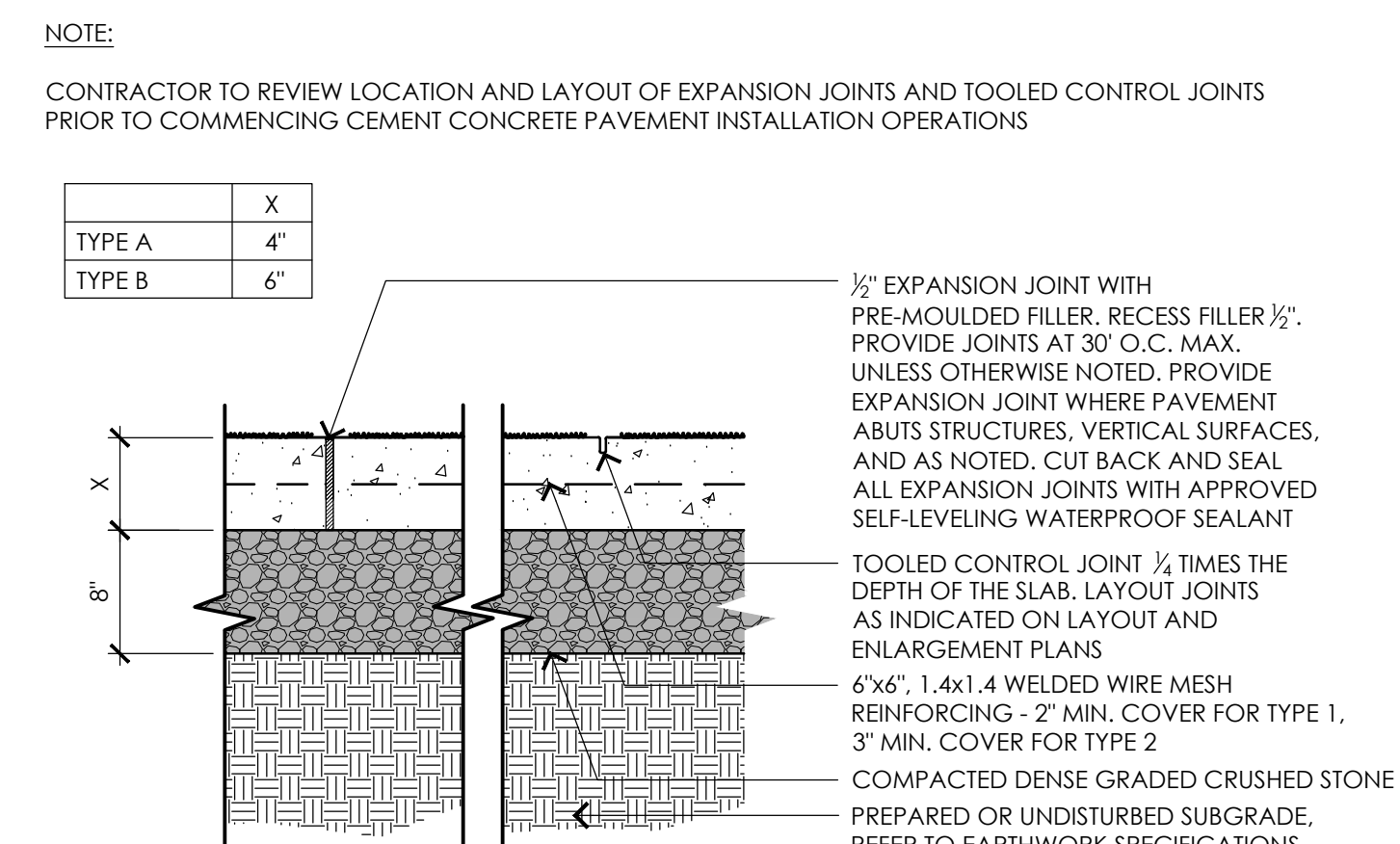
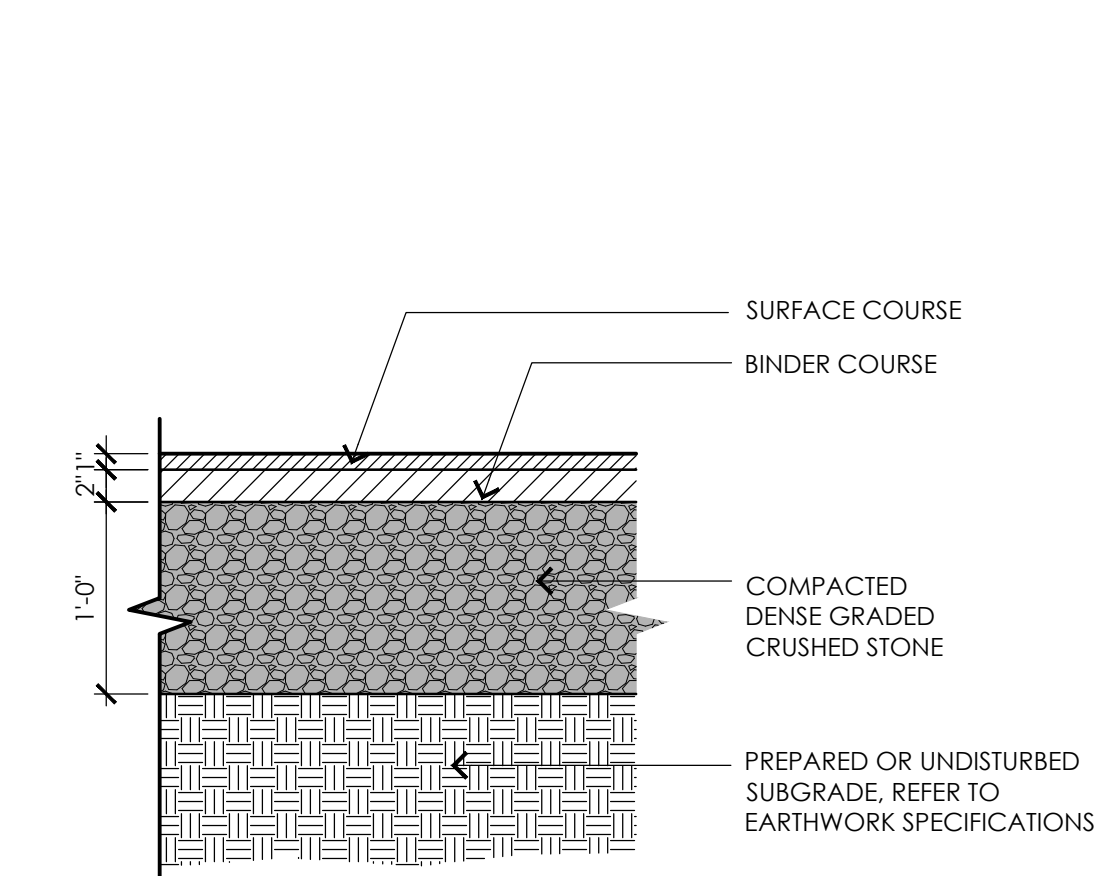
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NO.	DATE	DESCRIPTION

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 CHECKED: EPM/SRC

SEAL:

SHEET TITLE:
 DETAIL SHEET I

SHEET NO:
L5.1



NOTE:
 CONTRACTOR TO REVIEW LOCATION AND LAYOUT OF EXPANSION JOINTS AND TOOLED CONTROL JOINTS PRIOR TO COMMENCING CEMENT CONCRETE PAVEMENT INSTALLATION OPERATIONS

NOTE:
 CONTRACTOR SHALL PROVIDE STEEL EDGE AT ALL EDGES OF STONE DUST PAVING. REFER TO SPECIFICATIONS

NOTE:
 ALL JOINTS BETWEEN GRANITE CURB UNITS SHALL BE MORTARED.

NOTE:
 ALL JOINTS BETWEEN GRANITE CURB UNITS SHALL BE MORTARED.

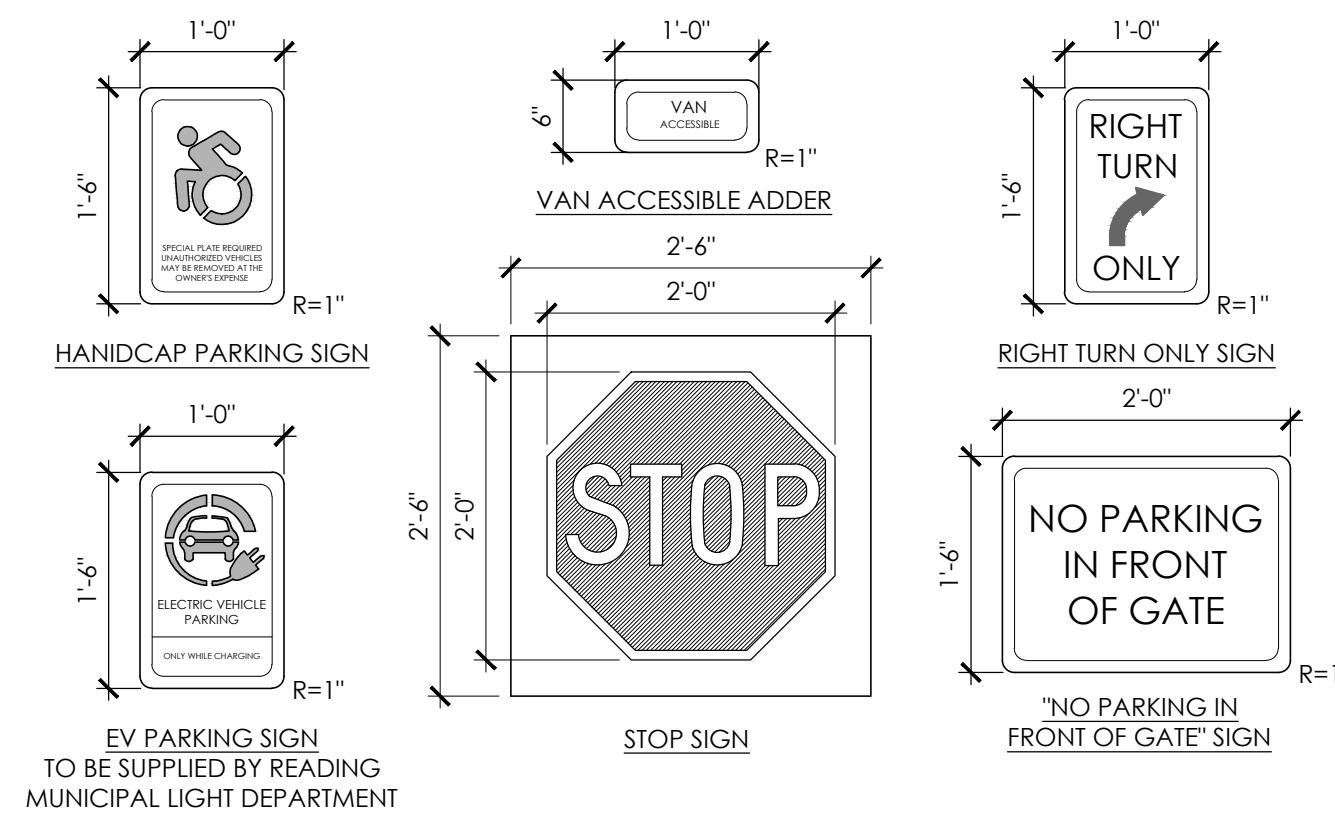
NOTE:
 ALL JOINTS BETWEEN GRANITE CURB UNITS SHALL BE MORTARED.

NOTES:

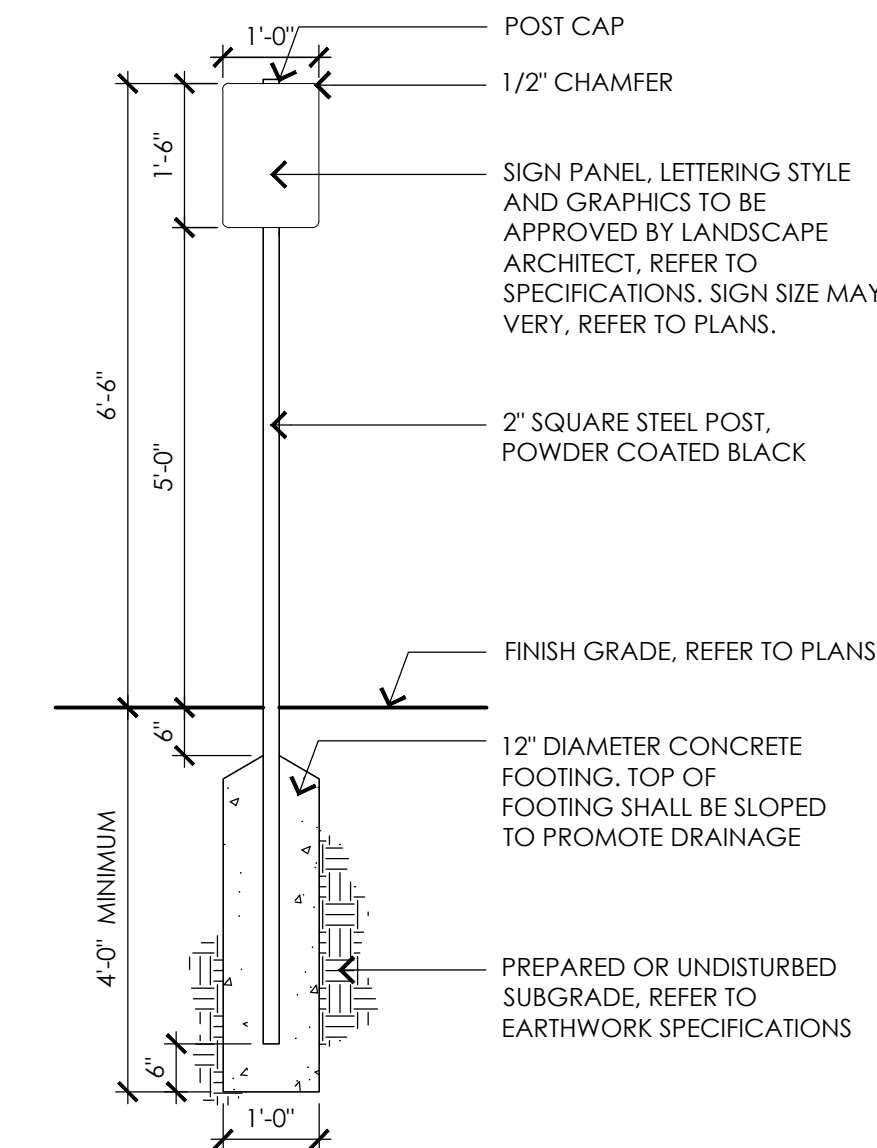
- SAND BLASTED LETTERING AND FONT STYLE SHALL BE SUPPLIED BY THE OWNERS REPRESENTATIVE AND COPY TO BE APPROVED BY OWNERS REPRESENTATIVE.
- GRANITE SHALL BE EQUIVALENT TO WOODBURY GREY WITH THERMAL FINISH AS SUPPLIED BY SWENSON GRANITE WORKS OR APPROVED EQUAL.

NOTES:

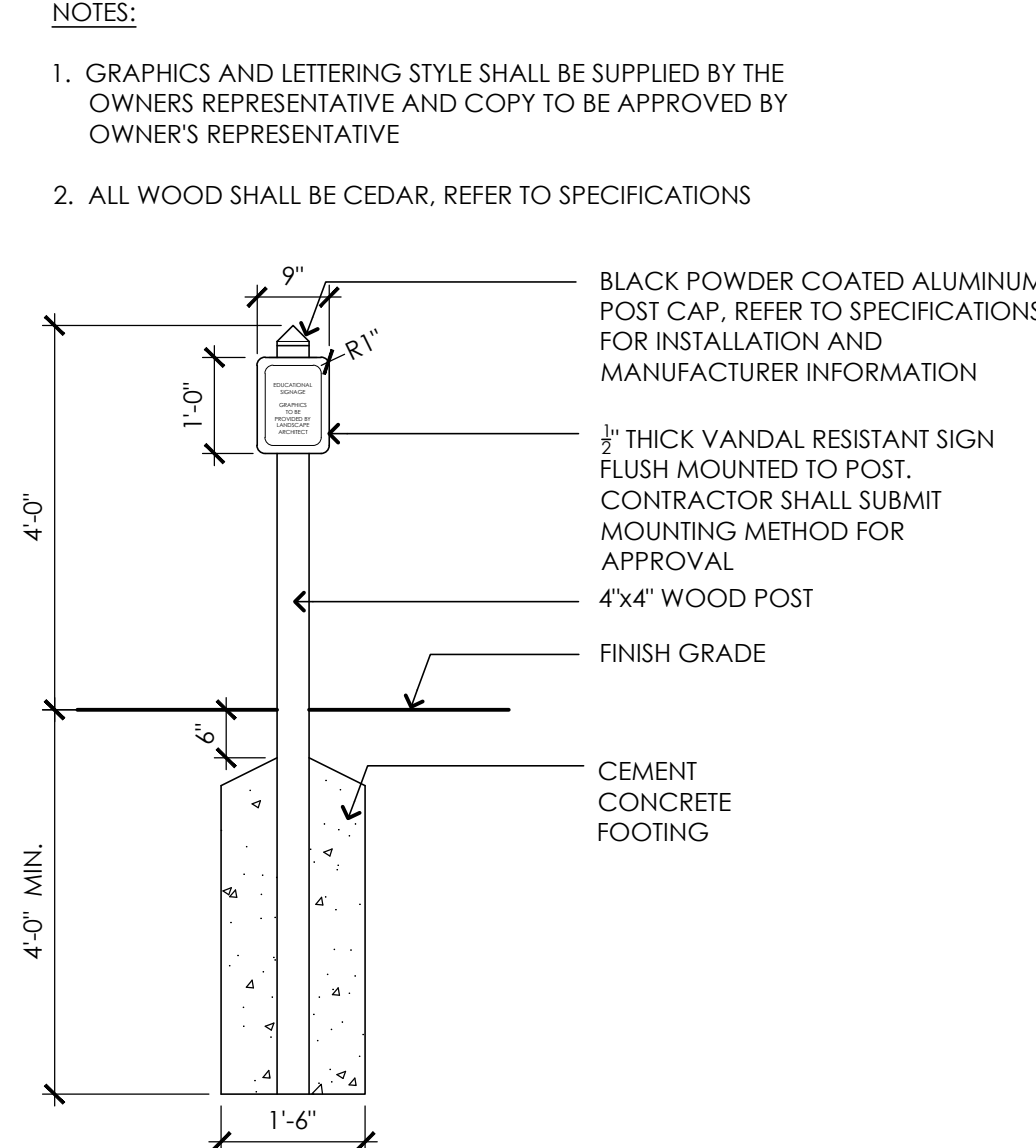
1. ALL TEXT, COLORS, FONTS, AND DIMENSIONS SHALL BE REVIEWED BY LANDSCAPE ARCHITECT AND THE OWNER.
2. GRAPHICS AND LETTERING STYLE SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT AND COPY TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL SUBMIT MOUNTING METHOD FOR APPROVAL.
4. ALL SIGN MOUNTING MECHANISMS SHALL BE PAINTED BLACK.



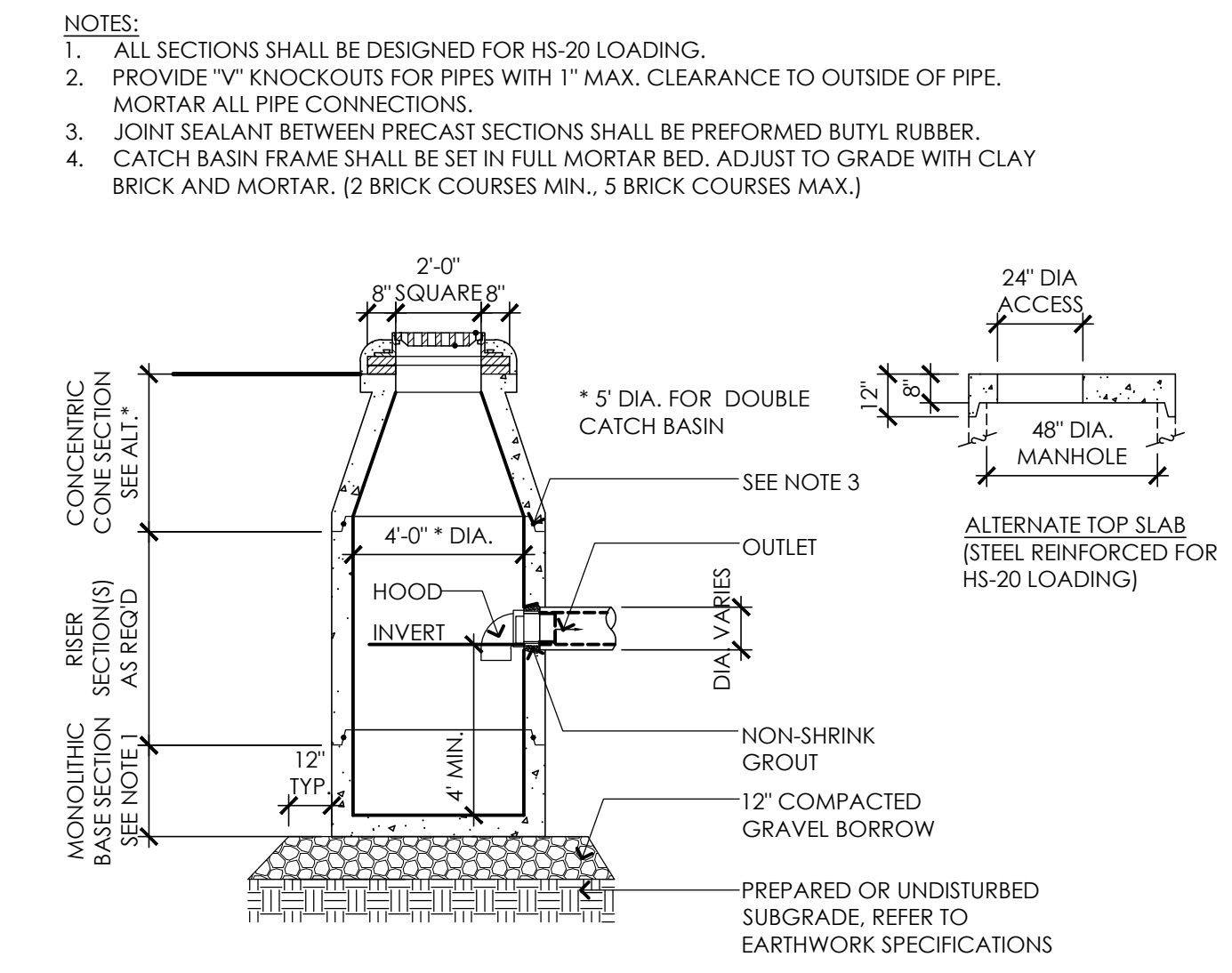
1 SIGNAGE POST AND PANELS
NOT TO SCALE



2 EDUCATIONAL SIGNAGE
NOT TO SCALE

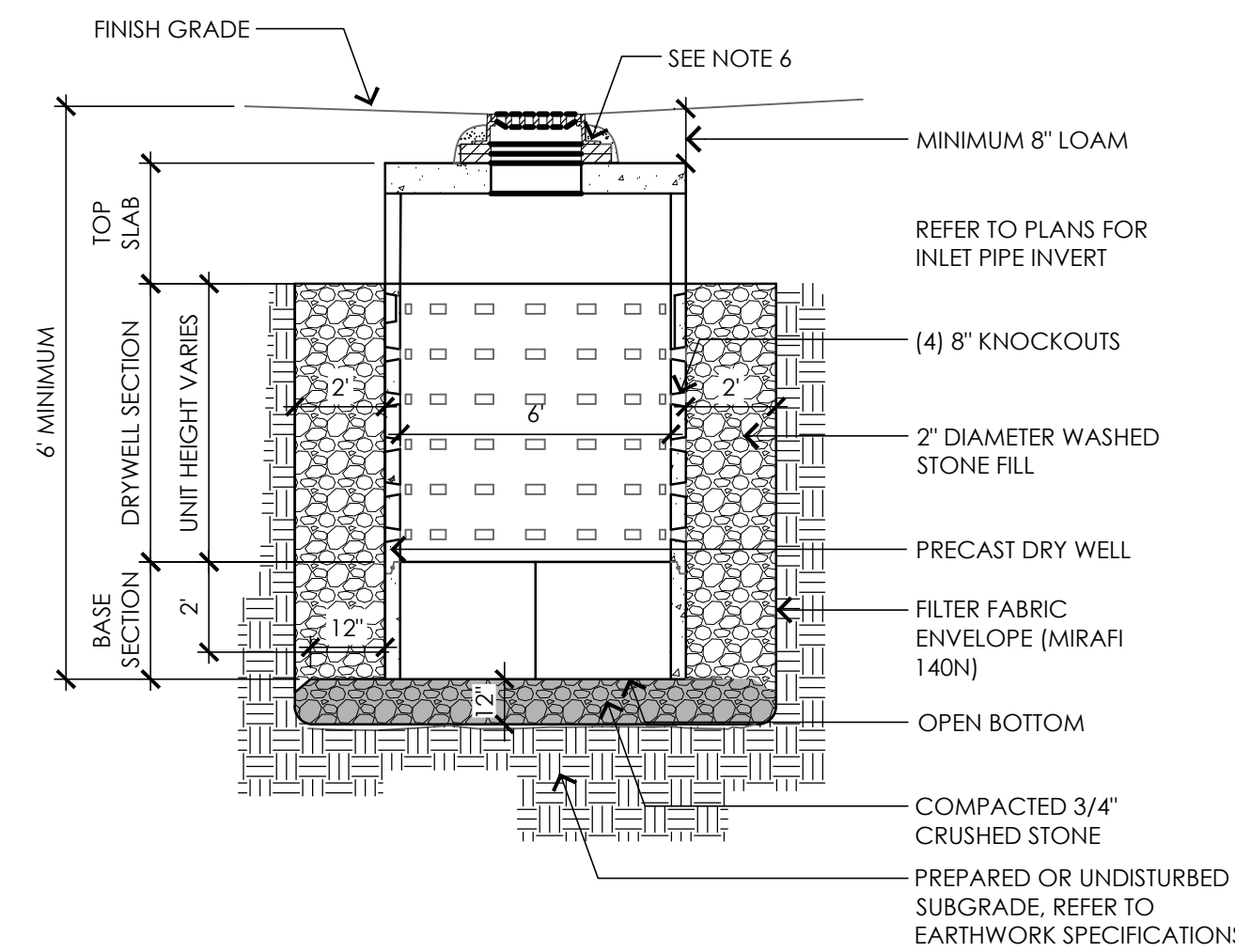


3 CATCH BASIN
NOT TO SCALE



NOTES:

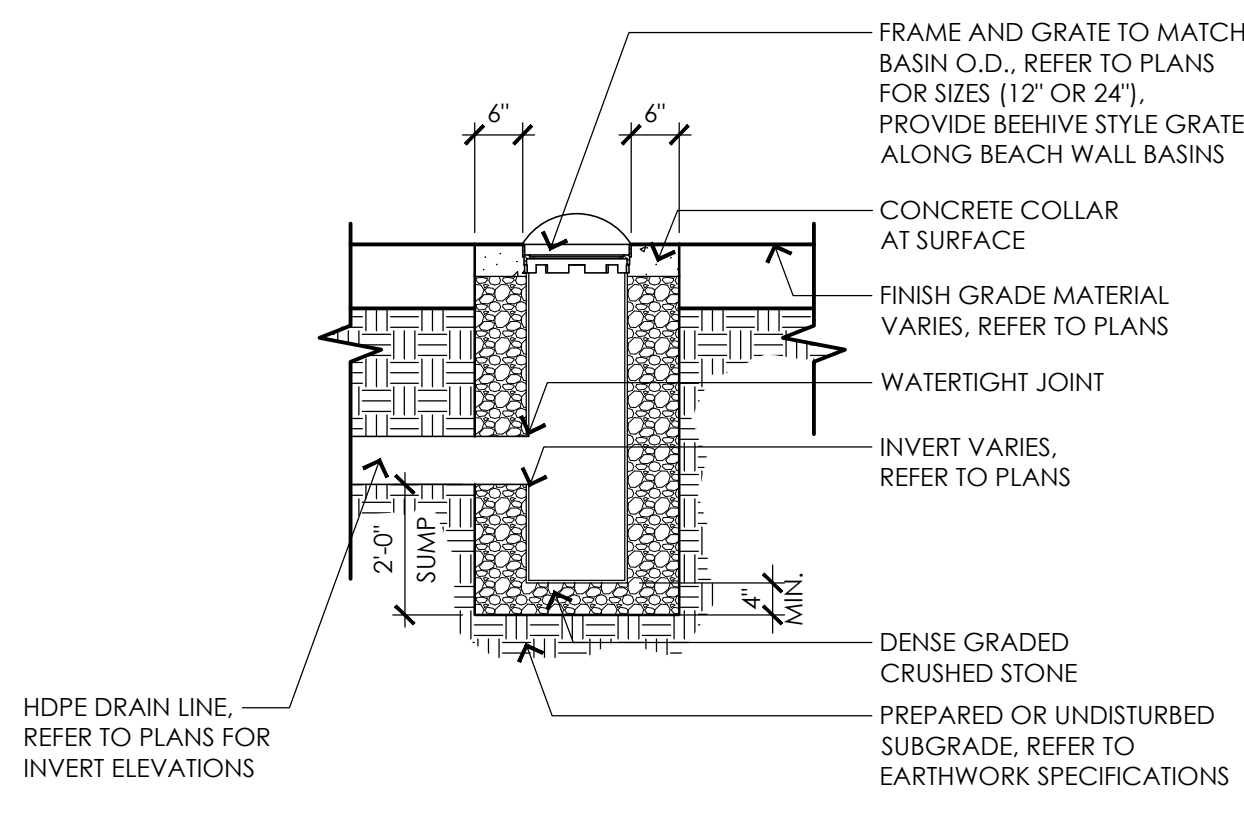
1. BASE SECTION SHALL BE MONOLITHIC WITH 6" INSIDE DIAMETER.
2. ALL PRECAST COMPONENTS SHALL BE DESIGNED FOR HS-20 LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
4. FRAMES AND GRATES SHALL BE HEAVY DUTY AND DESIGNED FOR HS-20 LOADING.
5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 1" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
6. STANDARD MANHOLE FRAME SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSE MINIMUM, 5 BRICK COURSE MAXIMUM)



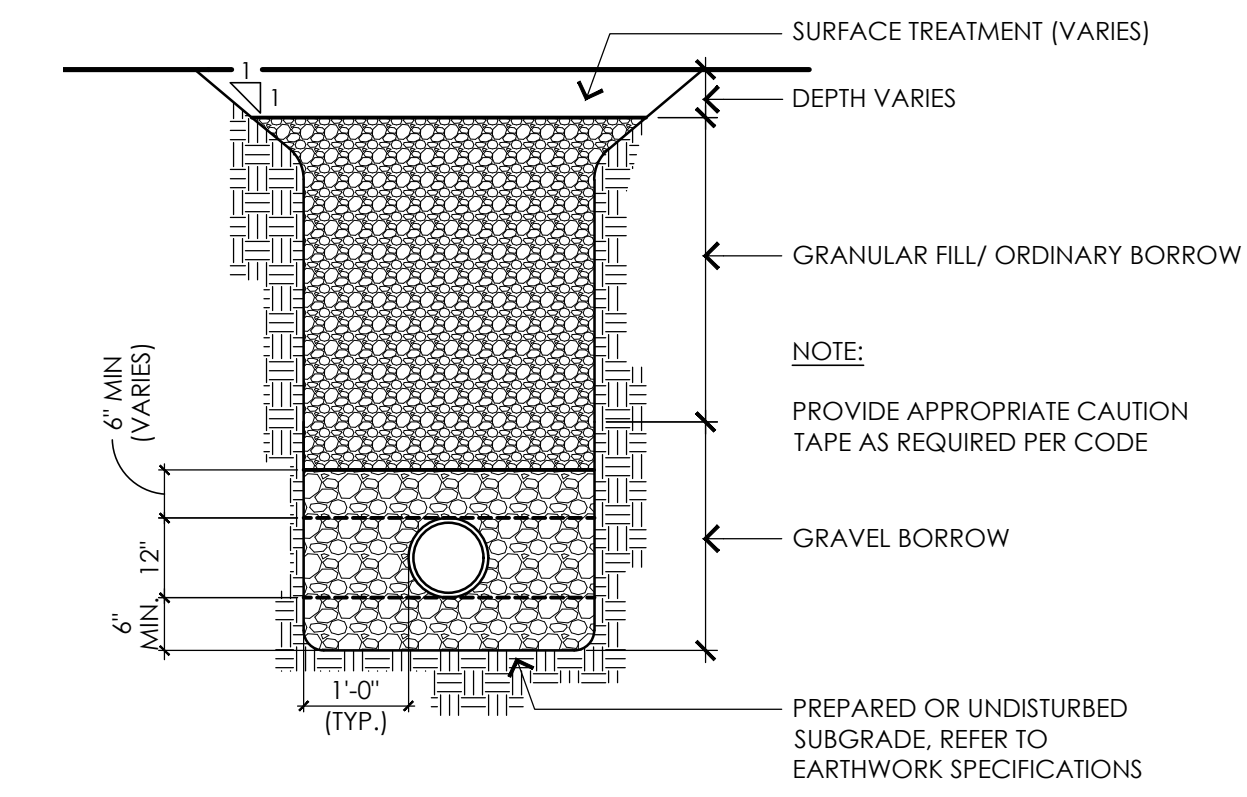
4 LEACHING BASIN
NOT TO SCALE

NOTES:

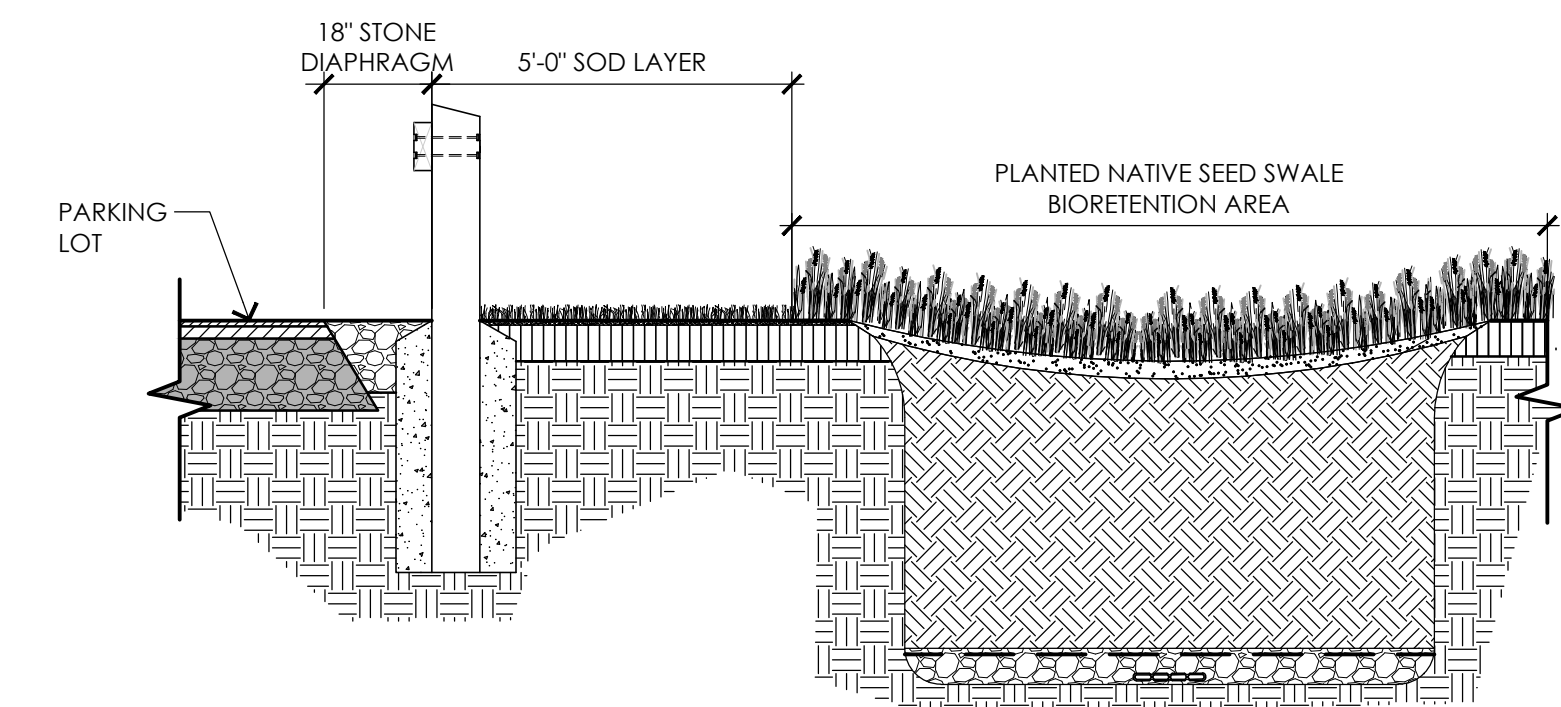
1. GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.



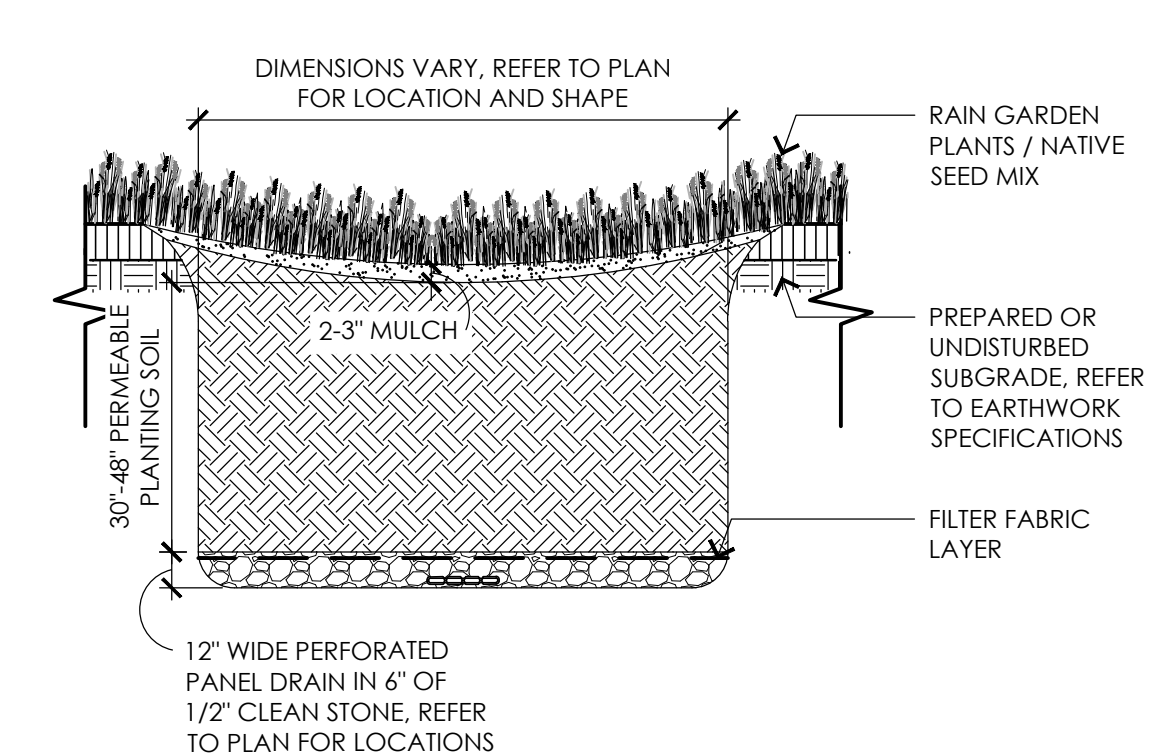
5 AREA DRAIN
NOT TO SCALE



6 UTILITY TRENCH
NOT TO SCALE



7 BIORETENTION / RAIN GARDEN PRETREATMENT SECTION
NOT TO SCALE



8 BIORETENTION / RAIN GARDEN
NOT TO SCALE



CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN

MECHANICAL/PLUMBING ENGINEER -
BUILDING ENGINEERING RESOURCES, INC.

ELECTRICAL ENGINEER -
NVS ENGINEERS

WETLAND DELINEATION-
EPSILON ASSOCIATES, INC.

SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
Reading, MA

BIRCH MEADOW PARK | PHASE 1 RENOVATIONS

BID DOCUMENTS
January, 27 2023

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: AS NOTED

PROJECT NO.: 22014.00

FILE: 22014.00-L5.3-DET_3.dwg

DRAWN: MJD

CHECKED: EPM/SRC

SEAL:

SHEET TITLE:
DETAIL SHEET III

SHEET NO:
L5.3

CONSULTANTS

ARCHITECT -
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 NV5 ENGINEERS
 WELL AND DELINEATION -
 EPSILON ASSOCIATES, INC.
 SURVEY -
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TOWN OF READING
 Reading, MA
 BIRCH MEADOW PARK | PHASE I RENOVATIONS

BID DOCUMENTS
 January, 27 2023

REVISIONS:		
NO.	DATE	DESCRIPTION

SCALE: NTS
 PROJECT NO.: 0220154
 FILE:
 DRAWN: MYM
 CHECKED: KEG

SEAL:

SHEET TITLE:
 ELECTRICAL
 LEGEND AND
 SCHEDULES

SHEET NO:
E0.0

LIGHTING FIXTURE SCHEDULE - LED									
TYPE	MANUFACTURERS	CATALOG NUMBER	DESCRIPTION	COLOR	CRI	LUMENS	INPUT		REMARKS
							WATTS	VOLTS	
S1	LITHONIA	MR1-LED-42C-350-40K-SR4-MVOLT POLE: RSA-12-4-5C-PT-DBB	SINGLE HEAD LED AREA LIGHT MOUNTED ON 12' POLE TYPE IV DISTRIBUTION	4000K	85	5,074	49	277	DARK BRONZE FINISH MOUNTED ON 3' POLE BASE
S2	LITHONIA	MR POLE: RSA-12-4-5C-PT-DBB	DOUBLE HEAD LED AREA LIGHT MOUNTED ON 12' POLE TYPE IV DISTRIBUTION	4000K	85	5,074	98	277	DARK BRONZE FINISH MOUNTED ON 3' POLE BASE
S3	LITHONIA	MRPLED-42C-700MA-4000K-SR2-MVOLT-SF-DBBXBD POLE: RSA-12-4-5C-PT-DBB	LED AREA LIGHT MOUNTED ON 12' ROUND POLE TYPE II DISTRIBUTION	4000K	80	8,026	100	MVOLT	DARK BRONZE FINISH.
S4	LITHONIA	MRPLED-42C-700MA-4000K-SR4-MVOLT-SF-DBBXBD POLE: RSA-10-4-5C-PT-DBB	LED AREA LIGHT MOUNTED ON 10' ROUND POLE TYPE IV DISTRIBUTION	4000K	80	7,943	100	MVOLT	DARK BRONZE FINISH.

NOTES:
 1. NOTES 2-3 APPLY TO ALL APPLICABLE LIGHTING FIXTURES. THE REMARKS COLUMN SHALL NOTE ADDITIONAL REQUIREMENTS.
 2. FIXTURES SPECIFIED WITH CATALOG NUMBERS ARE THE BASIS OF DESIGN AND ESTABLISH QUALITY LEVEL FOR EQUAL FIXTURES FROM MANUFACTURERS LISTED WITHOUT CATALOG NUMBERS. WHERE ONLY ONE MANUFACTURER LISTED, THERE SHALL BE NO SUBSTITUTION.
 3. VERIFY EXACT MOUNTING CONDITIONS AND PROVIDE APPROPRIATE ACCESSORIES AND HARDWARE TO ACCOMMODATE REQUIREMENTS.

ELECTRICAL DEMOLITION NOTES	
1.	REFER TO THE CIVIL/LANDSCAPE DRAWINGS FOR THE EXTENT OF THE DEMOLITION SCOPE OF WORK AND AREA. THE DEMOLITION PLANS INDICATE THE GENERAL INTENT AND ARE NOT INTENDED TO SHOW ALL ITEMS TO BE REMOVED OR RETAINED. THE ELECTRICAL SCOPE MAY EXTEND BEYOND THE AREA DEFINED BY THE ARCHITECTURAL DEMOLITION LIMITS TO FULLY COMPLY WITH VARIOUS REQUIREMENTS OF THE CONTRACT DOCUMENTS.
2.	THE ELECTRICAL DEMOLITION PLANS ARE NOT INTENDED TO SHOW ALL ITEMS TO BE REMOVED OR RETAINED. DISCONNECT/REMOVE DEVICES AND EQUIPMENT LOCATED ON WALLS AND/OR CEILINGS TO BE REMOVED. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY UNANTICIPATED HIDDEN CONDITIONS ENCOUNTERED DURING THE DEMOLITION.
3.	PERFORM ELECTRICAL DEMOLITION WORK AS SHOWN ON THE DRAWINGS AND AS SPECIFIED IN COOPERATION WITH THE OTHER TRADES AND AS SCHEDULED AND APPROVED BY THE OWNER'S REPRESENTATIVE. DISCONNECT AND MAKE SAFE ALL ELECTRICAL EQUIPMENT IDENTIFIED FOR REMOVAL ON THE ELECTRICAL, CIVIL AND LANDSCAPE PLANS.
4.	THE LOCATIONS OF EXISTING EQUIPMENT, EQUIPMENTS, CONDUITS, ETC ARE SHOWN IN AN APPROXIMATE WAY ONLY. VISIT THE SITE PRIOR TO SUBMISSION OF THE BIDS AND COMMENCEMENT OF WORK TO BECOME FAMILIAR WITH THE ACTUAL CONDITIONS AND EXTENT OF THE WORK.
5.	POWER OUTAGES CAUSED BY DEMOLITION THAT AFFECT OTHER AREAS SHALL BE HELD TO A MINIMUM. SHUTDOWNS SHALL BE COORDINATED WITH USERS AND THE OWNER. NIGHT, WEEKEND, AND/OR HOLIDAY TIME REQUIRED TO PERFORM ELECTRICAL DEMOLITION WORK OR NEW ELECTRICAL WORK SHALL BE CARRIED AS PART OF THE CONTRACT COST.
6.	CIRCUIT TRACE AND LABEL ALL EXISTING BRANCH CIRCUITS AND FEEDERS WITHIN THE AREA OF DEMOLITION SCOPE PRIOR TO DE-ENERGIZING AND DISCONNECTION. ALL CIRCUITS WITHIN PANELBOARDS IDENTIFIED FOR REMOVAL SHALL BE TRACED AND LABELED TO ENSURE THAT NO AREA OUTSIDE THE DEMOLITION SCOPE LIMIT IS AFFECTED. THERE SHALL BE NO INTERRUPTION OF SERVICES OUTSIDE THE DEMOLITION AREA WITHOUT APPROVAL FROM THE OWNER'S REPRESENTATIVE.
7.	DE-ENERGIZE AND REMOVE ALL CONDUCTORS AND RACEWAYS TO THEIR POINTS OF ORIGIN WITHIN THE AREA OF DEMOLITION SCOPE.
8.	PROMPTLY REPAIR ANY DAMAGE CAUSED DURING/BY THE EXECUTION OF WORK. DAMAGE INCLUDES BUT IS NOT LIMITED TO DESTRUCTION OF ITEMS INTENDED TO REMAIN OR TO BE SALVAGED.
9.	EXERCISE CARE WITH EQUIPMENT THAT IS TO BE RELOCATED OR TURNED OVER TO THE OWNER. EXAMINE THE EQUIPMENT BEFORE REMOVAL IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE TO DETERMINE ITS CONDITION. DELIVER OWNER-RETAINED EQUIPMENT TO AN ON-SITE LOCATION DESIGNATED BY THE OWNER AND OBTAIN ACKNOWLEDGMENT OF RECEIPT IN ORIGINAL CONDITION.
10.	ALL ITEMS REMOVED SHALL BE OFFERED TO THE OWNER FOR SALVAGE. IF THE OWNER DOES NOT TAKE POSSESSION, DISPOSE OF THE ITEMS IN A SAFE AND LEGAL MANNER. ALL ITEMS CLASSIFIED AS HAZARDOUS SHALL BE DISPOSED AS HAZARDOUS WASTES AND A UNIFORM HAZARDOUS WASTE MANIFEST SHALL BE PROVIDED TO THE OWNER.
11.	NOTIFY UTILITY COMPANIES IN ACCORDANCE WITH THEIR REQUIREMENTS PRIOR TO DEMOLITION. VERIFY THAT THE UTILITIES HAVE BEEN DISCONNECTED, CAPPED AND MADE SAFE PRIOR TO DEMOLITION.
12.	ENSURE THE SAFE PASSAGE OF PERSONS IN AND AROUND THE SITE DURING DEMOLITION. PREVENT INJURY TO PERSONS AND DAMAGE TO PROPERTY. PROVIDE ADEQUATE SHORING AND BRACING TO PREVENT COLLAPSE. IMMEDIATELY REPAIR DAMAGED PROPERTY TO THE CONDITION BEFORE BEING DAMAGED. TAKE EFFECTIVE MEASURES TO PREVENT WINDBLOWN DUST.
13.	ALL DEMOLITION SCOPE ASSOCIATED WITH LOW VOLTAGE SYSTEMS INCLUDING BUT NOT LIMITED TO TELEPHONE, DATA, SECURITY, PAGING, CCTV, ETC. SHALL BE INCLUDED IN THIS CONTRACT.

BRANCH CIRCUIT & FEEDER LEGEND	
	BRANCH CIRCUIT OR FEEDER CONCEALED IN FINISHED AREAS
	BRANCH CIRCUIT OR FEEDER TURNING UP TOWARDS OBSERVER
	BRANCH CIRCUIT OR FEEDER TURNING DOWN AWAY FROM OBSERVER
	CONDUIT STUBBED ABOVE CEILING
	BRANCH CIRCUIT HOME RUN TICKS INDICATE QUANTITY OF CONDUCTORS, GROUND CONDUCTORS ARE NOT INDICATED. NO TICKS INDICATES 2#12 & 1#12G IN 3/4\"/>
	FLEXIBLE CONNECTION TO EQUIPMENT, RACEWAY AND CONDUCTOR RATING TO MATCH ASSOCIATED BRANCH CIRCUIT OR FEEDER

ONE LINE SYMBOLS LEGEND	
	CIRCUIT BREAKER, FIXED "XXAF" INDICATES FRAME SIZE "XXAT" INDICATES TRIP
	TRANSFORMER
	3 PHASE, 3 WIRE DELTA CONNECTION
	3 PHASE, 4 WIRE WYE SOLIDLY GROUNDED
	PANELBOARD

SITE LEGEND	
	ELECTRIC HAND HOLE
	TELEPHONE HAND HOLE
	UNDERGROUND ELECTRIC "UE-EX" INDICATES EXISTING
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC "OE-EX" INDICATES EXISTING
	OVERHEAD TELEPHONE
	UNDERGROUND SECTION, REFER TO SECTION DETAIL "A" INDICATES DETAIL LETTER "F" INDICATES DRAWING NUMBER

MOTOR & CONTROLS LEGEND	
	DISCONNECT SWITCH RATED 30AMP, 3-POLE, IN NEMA TYPE 1 ENCLOSURE, UNLESS OTHERWISE NOTED "3R" - INDICATES NEMA TYPE 3R ENCLOSURE "2P" - INDICATES 2 POLE SINGLE PHASE DISCONNECT "60AS" - INDICATES 60A SWITCH
	FUSED DISCONNECT SWITCH, 3-POLE, IN NEMA TYPE 1 ENCLOSURE, UNLESS OTHERWISE NOTED. "3R" - INDICATES NEMA TYPE 3R ENCLOSURE "60AS" - INDICATES 60AMP SWITCH "60AF" - INDICATES 60AMP FUSES
	ENCLOSED CIRCUIT BREAKER

EXISTING EQUIPMENT LEGEND	
	EXISTING EQUIPMENT TO REMAIN
	EXISTING EQUIPMENT TO BE REMOVED
	EXISTING EQUIPMENT TO BE RELOCATED
	NEW LOCATION OF EXISTING RELOCATED EQUIPMENT
	EXISTING EQUIPMENT TO BE REMOVED AND NEW EQUIPMENT TO BE INSTALLED ON EXISTING BRANCH/FEEDER
	EXISTING EQUIPMENT FOR INFORMATION ONLY - INDICATED BY SYMBOL WITH LIGHT AND OUT OF FUNCTION LINE TYPE
	EXISTING EQUIPMENT TO BE REWORKED - INDICATED BY SYMBOL WITH DASHED AND IN FUNCTION LINE TYPE

LIGHTING FIXTURE LEGEND	
	LIGHTING FIXTURE (SEE LIGHTING FIXTURE SCHEDULE) "L51" - INDICATES LIGHTING FIXTURE TYPE "6" - INDICATES CIRCUIT NUMBER
	LIGHTING FIXTURE WALL MOUNTED
	LIGHTING FIXTURE SHADING INDICATES FIXTURE EMERGENCY (LIFE SAFETY) POWER SOURCE
	POLE MOUNTED LIGHTING FIXTURE
	POLE MOUNTED SPORTS LIGHTING FIXTURE. "F1" INDICATES FIXTURE TYPE "2" INDICATES CIRCUIT NUMBER

SWITCH LEGEND	
	SINGLE POLE SWITCH, RATED 20A, 120/277V
	LOW VOLTAGE SWITCH
	OCCUPANCY SENSOR, RECESS WALL MOUNTED "O1" INDICATES SINGLE CIRCUIT OUTPUT
	OCCUPANCY SENSOR, CEILING MOUNTED, DUAL TECHNOLOGY (ULTRASONIC, PASSIVE INFRARED) "O1" INDICATES TYPE AS DEFINED IN NOTES/SCHEDULES.
	PHOTOCCELL
	TIMECLOCK

WIRING DEVICE LEGEND	
	DUPLEX RECEPTACLE, GROUNDING TYPE, RATED 20A, 125V "5" - INDICATES CIRCUIT NUMBER "GFI" - INDICATES INTEGRAL GROUND FAULT CIRCUIT INTERRUPTER "WF" - INDICATES WEATHERPROOF. PROVIDE "IN USE" COVER AND CAST ALUMINUM BOX. "USB" - INDICATES TYPE C/A USB CHARGING PORT
	JUNCTION BOX
	PULLBOX

ABBREVIATIONS			
AMP	AMPERE	KWH	KILOWATT HOURS
AC	ALTERNATING CURRENT	LTG	LIGHTING
ADA	AMERICAN WITH DISABILITIES ACT	MCB	MAIN CIRCUIT BREAKER
AF	AMPERE FRAME	MEC	MASSACHUSETTS ELECTRICAL CODE
AFF	ABOVE FINISHED FLOOR	M/G	MOTOR/GENERATOR SET
AFG	ABOVE FINISHED GRADE	MH	MANHOLE
AIC	AMPERE INTERRUPTING CAPACITY	MLO	MAIN LUGS ONLY
AL	ALUMINUM	MTD	MOUNTED
AT	AMPERE TRIP	MTG	MOUNTING
ATS	AUTOMATIC TRANSFER SWITCH	NC	NORMALLY CLOSED CONTACT
AWG	AMERICAN WIRE GAUGE	NEC	NATIONAL ELECTRICAL CODE
B	BURIED	NO	NORMALLY OPEN CONTACT
C	CONDUIT	NTS	NOT TO SCALE
CA	CABLE	#	NUMBER
CATV	CABLE TELEVISION	OPD	OVER CURRENT PROTECTION DEVICE
CCTV	CLOSED CIRCUIT TELEVISION SYSTEM	POS	PROVIDED UNDER OTHER SECTIONS
CB	CIRCUIT BREAKER	PVC	POLYVINYL CHLORIDE
CKT	CIRCUITS	PWR	POWER
CPU	CENTRAL PROCESSING UNIT	RGS	RIGID GALVANIZED STEEL
CL	CENTERLINE	RMS	ROOT MEAN SQUARE VALUE
dB	DECIBEL	RPM	REVOLUTIONS PER MINUTE
DC	DIRECT CURRENT	SPD	SURGE PROTECTIVE DEVICE
DWG	DRAWING	SN	SOLID NEUTRAL
EC	ELECTRICAL CONTRACTOR	SWBD	SWITCHBOARD
EMT	ELECTRIC METALLIC TUBING	TB	TERMINAL BLOCK
FDR	FEEDER	TEL	TELEPHONE
FLMT	FLEXIBLE LIQUID TIGHT METALLIC TUBING	TERMN	TERMINAL
FREQ	FREQUENCY	TSP	TWISTED SHIELDED-PAIR
GEC	GROUNDING ELECTRODE CONDUCTOR	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
GFI	GROUND FAULT INTERRUPTING	TYP	TYPICAL
GND	GROUND	UG	UNDERGROUND
HH	HANDHOLE	UNO	UNLESS NOTED OTHERWISE
HP	HORSEPOWER	UPS	UNINTERRUPTIBLE POWER SUPPLY
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	UTP	UNSHIELDED TWISTED-PAIR
HZ	HERTZ	V	VOLTS
IG	ISOLATED GROUND	VA	VOLT-AMPERE
JB	JUNCTION BOX	VSD	VARIABLE SPEED DRIVE
KVA	KILOVOLT-AMPERE	W	WATTS
KW	KILOWATT	WP	WEATHERPROOF

CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN

ELECTRICAL ENGINEER -
NVS ENGINEERS

WETLAND DELINEATION -
EPSILON ASSOCIATES, INC.

SURVEY -
REED LAND SURVEY, INC.

TOWN OF READING
Reading, MA
BIRCH MEADOW PARK | PHASE I RENOVATIONS

BID DOCUMENTS
January, 27 2023

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 1" = 20'-0"
PROJECT NO.: 0220154
FILE:
DRAWN: MYM
CHECKED: KEG

SEAL:

SHEET TITLE:
ELECTRICAL
SITE PLAN
PART A

SHEET NO:
E1.0

NOTES:

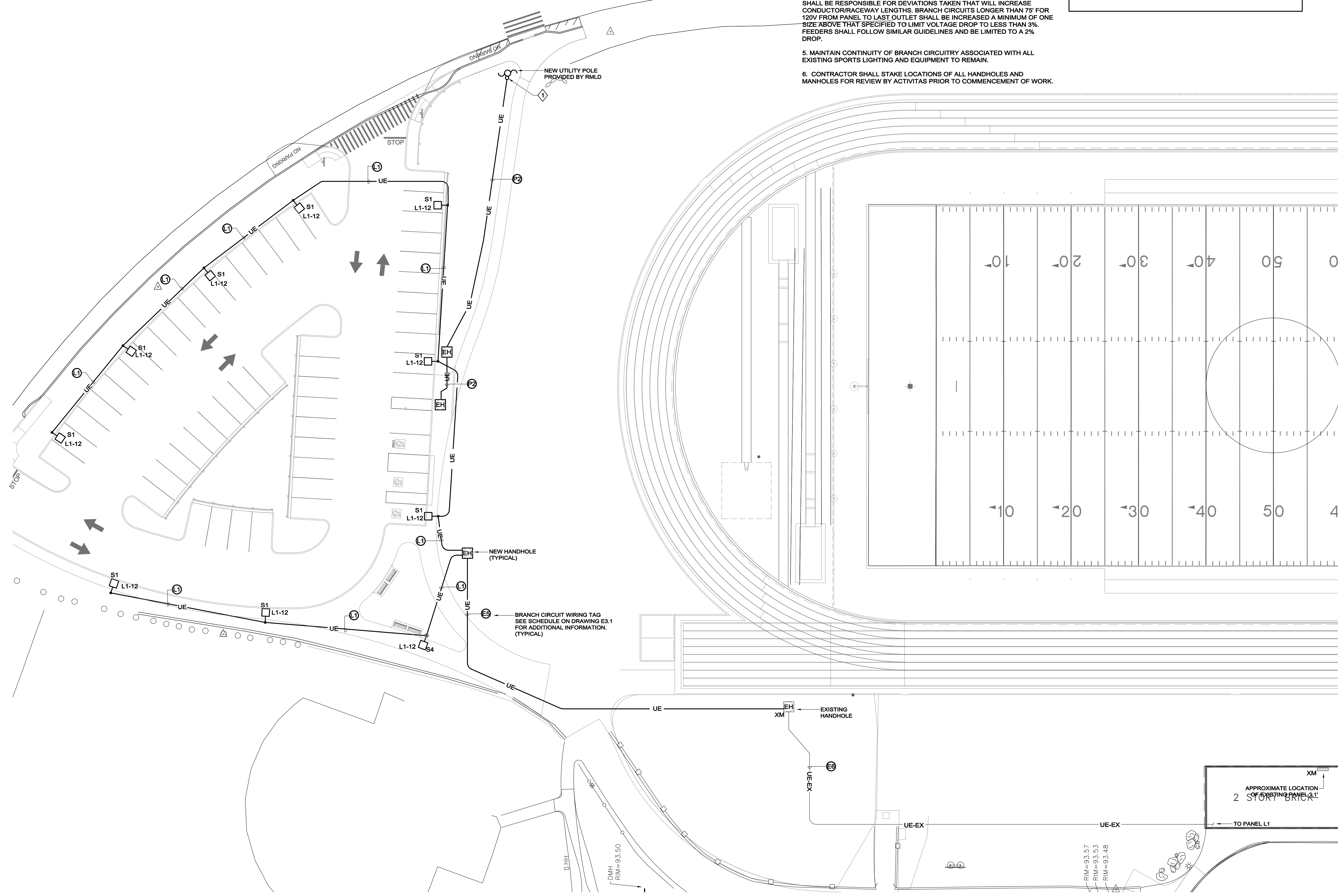
1. REFER TO DRAWING E0.0 FOR LEGEND, SYMBOLS AND GENERAL NOTES.
2. REFER TO CIVIL/LANDSCAPE DRAWINGS FOR ASSOCIATED NOTES, DETAILS AND EXACT LOCATIONS OF ALL SPORTS LIGHTING AND HANDHOLES.
3. CIRCUIT NUMBERS DENOTE CIRCUITING INTENT. EXACT NUMBER DESIGNATIONS SHALL BE DETERMINED IN THE FIELD AND REFLECTED ON THE AS BUILT DRAWINGS. INTERCONNECTING BRANCH WIRING SHALL BE SIZED EQUAL TO THE HOMERUN UNLESS NOTED OTHERWISE.
4. VOLTAGE DROP HAS BEEN CONSIDERED IN THE DESIGN OF ALL BRANCH CIRCUITRY AND FEEDER SIZES BASED ON EQUIPMENT LAYOUTS AND SHORTEST CONDUCTOR/RACEWAY ROUTING. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS TAKEN THAT WILL INCREASE CONDUCTOR/RACEWAY LENGTHS. BRANCH CIRCUITS LONGER THAN 75' FOR 120V FROM PANEL TO LAST OUTLET SHALL BE INCREASED A MINIMUM OF ONE SIZE ABOVE THAT SPECIFIED TO LIMIT VOLTAGE DROP TO LESS THAN 3%. FEEDERS SHALL FOLLOW SIMILAR GUIDELINES AND BE LIMITED TO A 2% DROP.
5. MAINTAIN CONTINUITY OF BRANCH CIRCUITRY ASSOCIATED WITH ALL EXISTING SPORTS LIGHTING AND EQUIPMENT TO REMAIN.
6. CONTRACTOR SHALL STAKE LOCATIONS OF ALL HANDHOLES AND MANHOLES FOR REVIEW BY ACTIVITAS PRIOR TO COMMENCEMENT OF WORK.

KEYNOTES

- ① SEE POLE RISER DETAIL E501 ON DRAWING E3.1 FOR ADDITIONAL INFORMATION.
- ② PATHWAY LIGHTING SHALL BE CONTROLLED VIA CONTACTOR. SEE DETAIL ON DRAWING E3.0 FOR ADDITIONAL INFORMATION.

NOTES:

- 1 REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.



CONSULTANTS

ARCHITECT -
 OCO ARCHITECTURE :: DESIGN
 ELECTRICAL ENGINEER -
 NV5 ENGINEERS
 WELL AND DELINEATION -
 EPSILON ASSOCIATES, INC.
 SURVEY -
 REED LAND SURVEY, INC.

TOWN OF READING
 Reading, MA
 BIRCH MEADOW PARK | PHASE I RENOVATIONS

BID DOCUMENTS
 January, 27 2023

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 1" = 20'-0"
 PROJECT NO.: 0220154
 FILE:
 DRAWN: MYM
 CHECKED: KEG

SEAL:

SHEET TITLE:
 ELECTRICAL
 SITE PLAN
 PART B

SHEET NO:

E1.1

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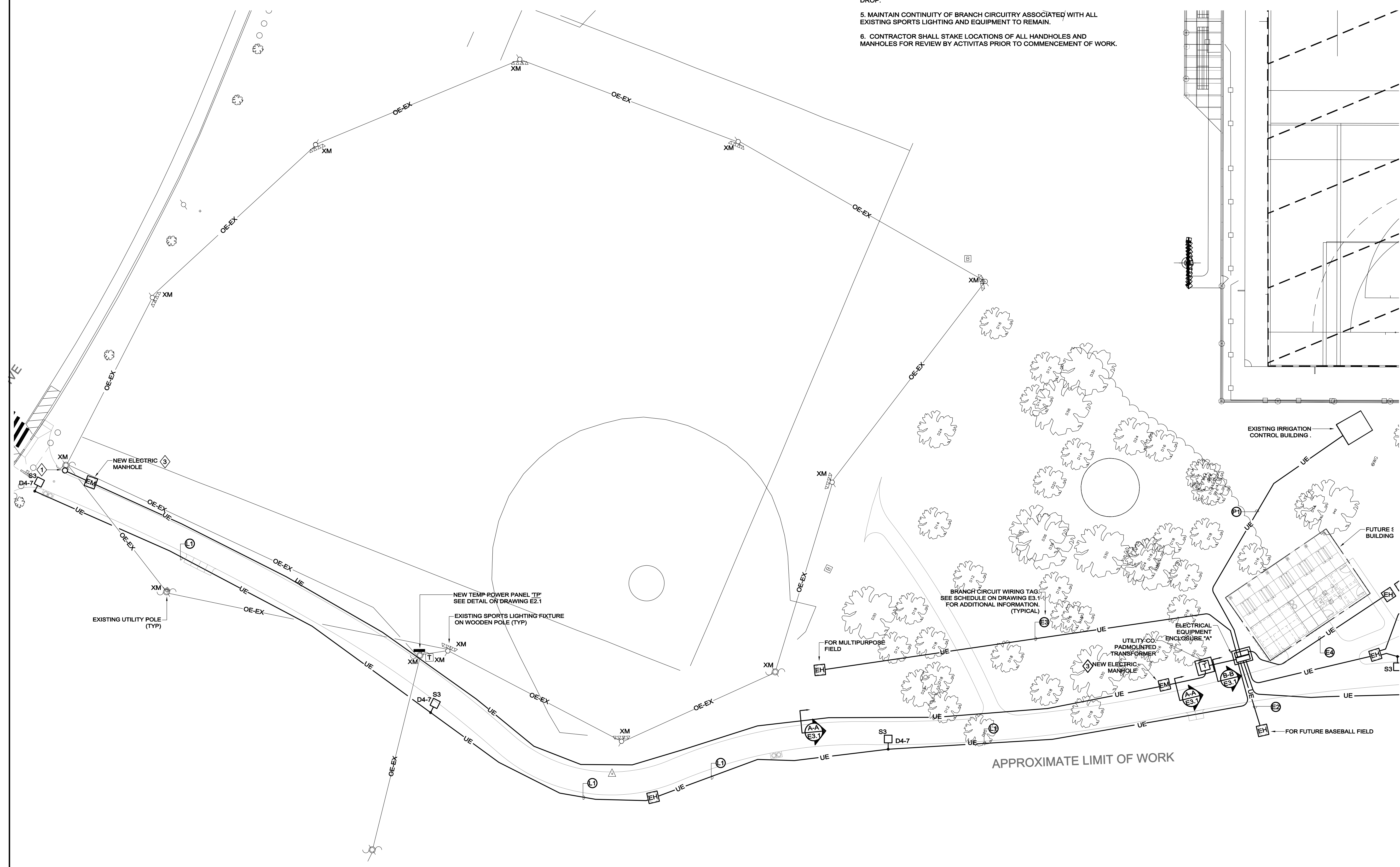
- REFER TO DRAWING E0.0 FOR LEGEND, SYMBOLS AND GENERAL NOTES.
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- CIRCUIT NUMBERS DENOTE CIRCUITING INTENT. EXACT NUMBER DESIGNATIONS SHALL BE DETERMINED IN THE FIELD AND REFLECTED ON THE AS BUILT DRAWINGS. INTERCONNECTING BRANCH WIRING SHALL BE SIZED EQUAL TO THE HOMERUN UNLESS NOTED OTHERWISE.
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- MAINTAIN CONTINUITY OF BRANCH CIRCUITRY ASSOCIATED WITH ALL EXISTING SPORTS LIGHTING AND EQUIPMENT TO REMAIN.
- CONTRACTOR SHALL STAKE LOCATIONS OF ALL HANDHOLES AND MANHOLES FOR REVIEW BY ACTIVITAS PRIOR TO COMMENCEMENT OF WORK.

KEYNOTES

- | | |
|---|---|
| ① | SEE POLE RISER DETAIL E501 ON DRAWING E3.1 FOR ADDITIONAL INFORMATION. |
| ② | PATHWAY LIGHTING SHALL BE CONTROLLED VIA CONTACTOR. SEE DETAIL ON DRAWING E3.0 FOR ADDITIONAL INFORMATION. |
| ③ | MANHOLE SHALL BE PROVIDED IN ACCORDANCE WITH RMLD STANDARDS. REFER TO DETAIL E507 ON DRAWING E3.1 FOR ADDITIONAL INFORMATION. |

NOTES:

- REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.



CONSULTANTS

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 NV5 ENGINEERS
 WEI AND DELINEATION -
 EPSILON ASSOCIATES, INC.
 SURVEY -
 REED LAND SURVEY, INC.

TOWN OF READING
 Reading, MA
 BIRCH MEADOW PARK | PHASE I RENOVATIONS

BID DOCUMENTS
 January, 27 2023

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 1" = 20'-0"
 PROJECT NO.: 0220154
 FILE:
 DRAWN: MYM
 CHECKED: KEG

SEAL:

SHEET TITLE:
 ELECTRICAL
 SITE PLAN
 PART C

SHEET NO:

E1.2

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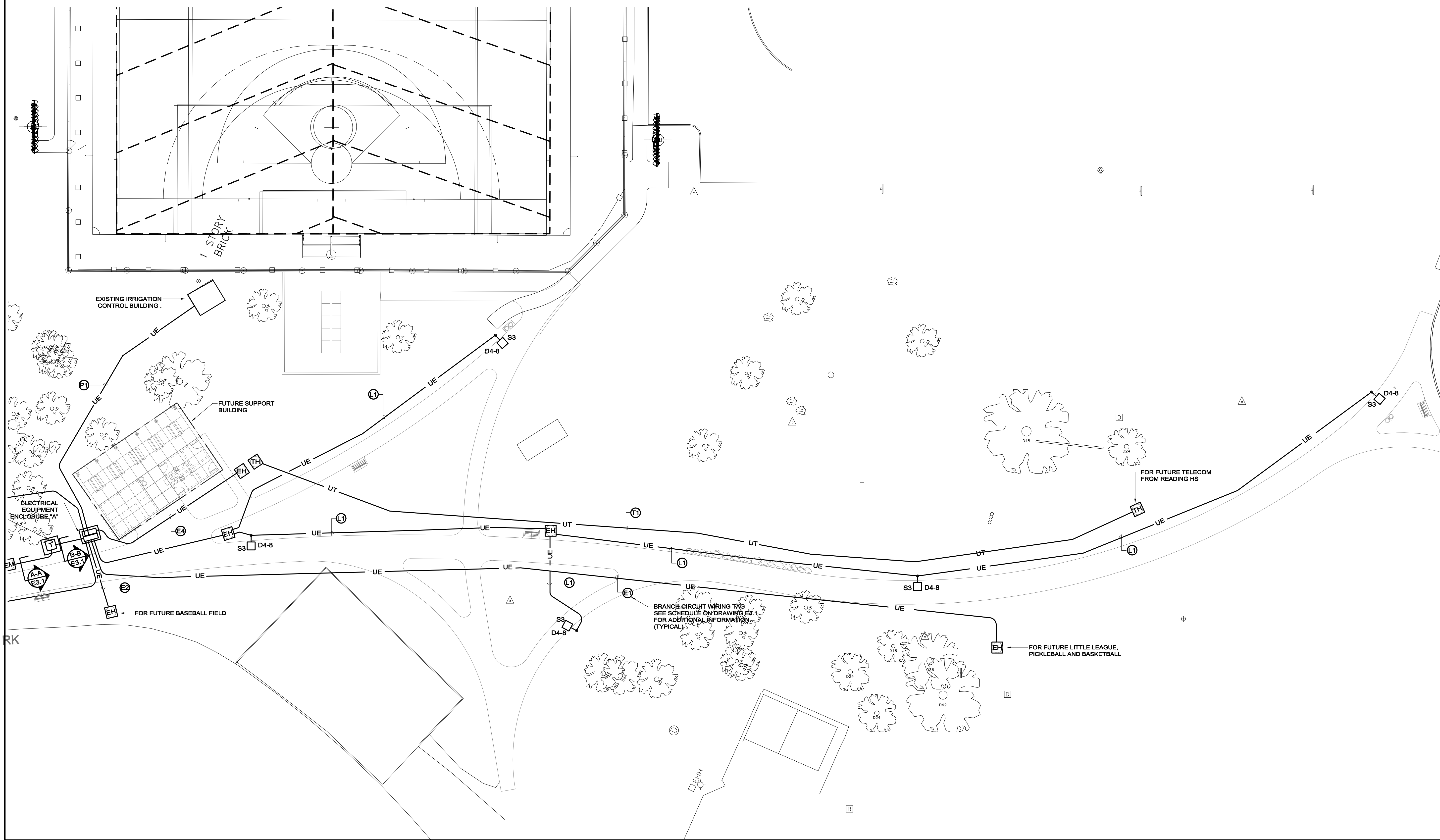
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4. VOLTAGE DROP HAS BEEN CONSIDERED IN THE DESIGN OF ALL BRANCH CIRCUITRY AND FEEDER SIZES BASED ON EQUIPMENT LAYOUTS AND SHORTEST CONDUCTOR/RACEWAY ROUTING. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS TAKEN THAT WILL INCREASE CONDUCTOR/RACEWAY LENGTHS. BRANCH CIRCUITS LONGER THAN 75' FOR 120V FROM PANEL TO LAST OUTLET SHALL BE INCREASED A MINIMUM OF ONE SIZE ABOVE THAT SPECIFIED TO LIMIT VOLTAGE DROP TO LESS THAN 3%. FEEDERS SHALL FOLLOW SIMILAR GUIDELINES AND BE LIMITED TO A 2% DROP.
5. MAINTAIN CONTINUITY OF BRANCH CIRCUITRY ASSOCIATED WITH ALL EXISTING SPORTS LIGHTING AND EQUIPMENT TO REMAIN.
6. CONTRACTOR SHALL STAKE LOCATIONS OF ALL HANDHOLES AND MANHOLES FOR REVIEW BY ACTIVITAS PRIOR TO COMMENCEMENT OF WORK.

KEYNOTES

◇	SEE POLE RISER DETAIL E501 ON DRAWING E3.1 FOR ADDITIONAL INFORMATION.
◇	PATHWAY LIGHTING SHALL BE CONTROLLED VIA CONTACTOR. SEE DETAIL ON DRAWING E3.0 FOR ADDITIONAL INFORMATION.
◇	MANHOLE SHALL BE PROVIDED IN ACCORDANCE WITH RMLD STANDARDS. REFER TO DETAIL E507 ON DRAWING E3.1 FOR ADDITIONAL INFORMATION.

NOTES:

1. REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL INFORMATION.



CONSULTANTS

ARCHITECT -
 OCO ARCHITECTURE :: DESIGN

ELECTRICAL ENGINEER -
 NV5 ENGINEERS

WELL AND DELINEATION -
 EPSILON ASSOCIATES, INC.

SURVEY -
 REED LAND SURVEY, INC.

TOWN OF READING
 Reading, MA

BIRCH MEADOW PARK | PHASE I RENOVATIONS

BID DOCUMENTS
 January, 27 2023

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: NTS

PROJECT NO.: 0220154

FILE:

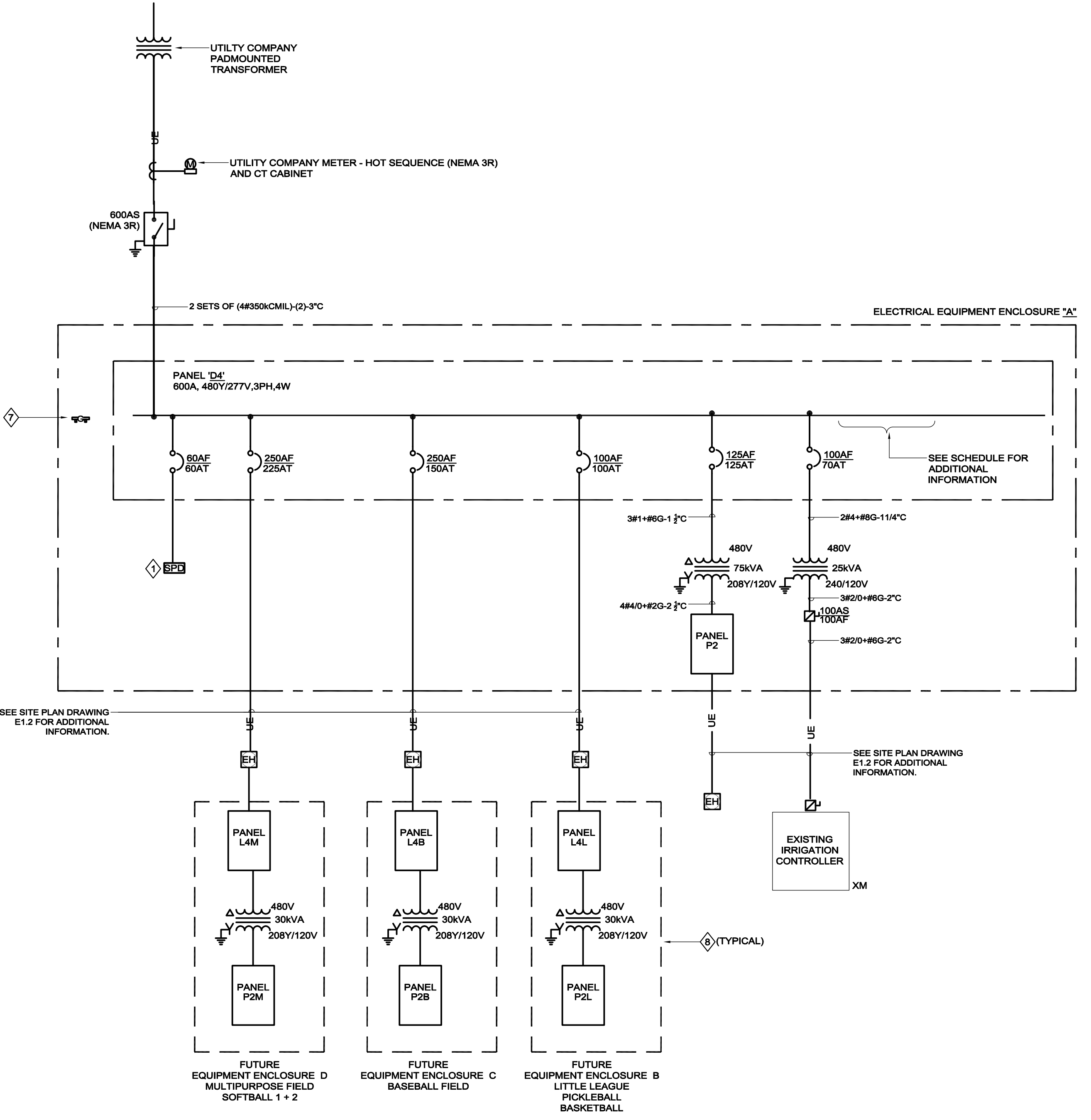
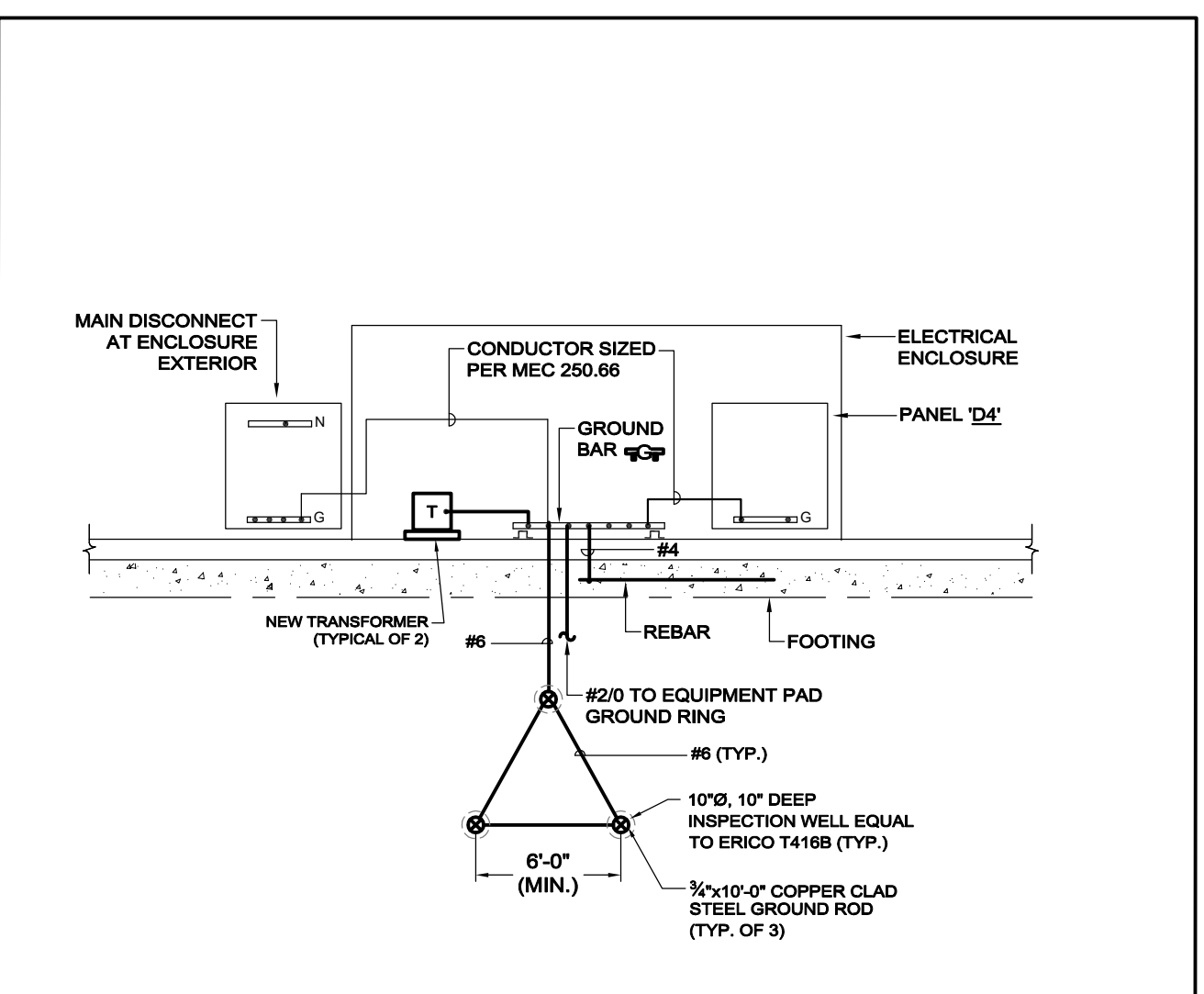
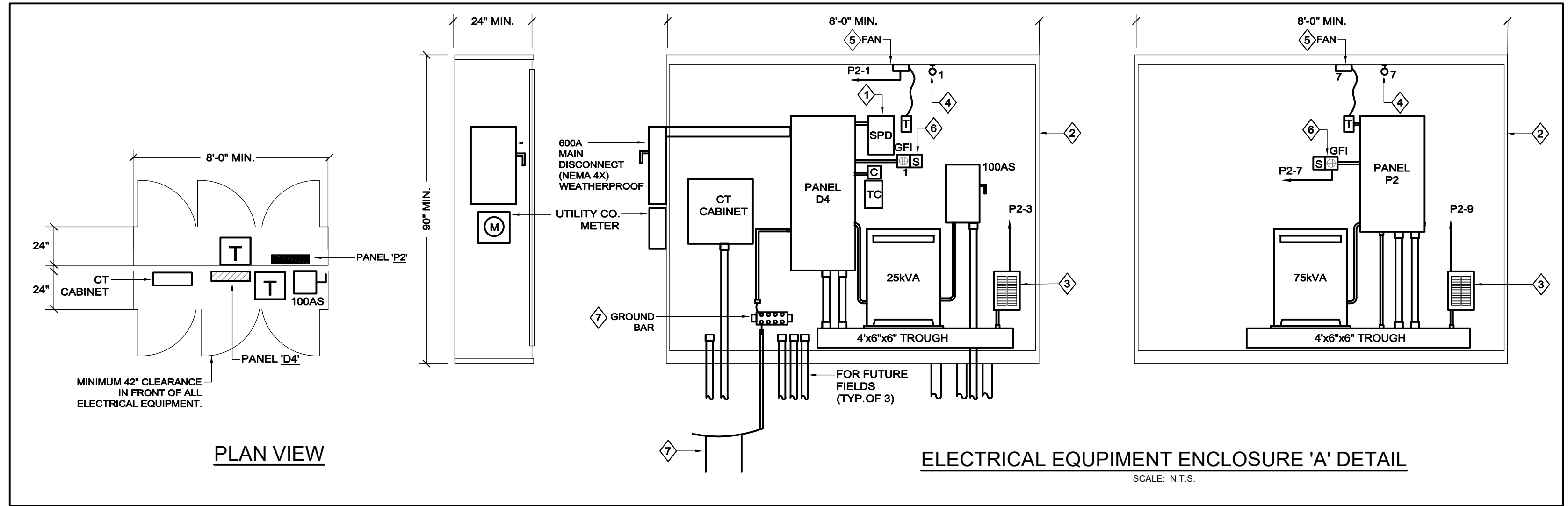
DRAWN: MYM

CHECKED: KEG

SEAL:

SHEET TITLE:
ELECTRICAL ONE-LINE DIAGRAM, SCHEDULES + DETAILS

SHEET NO:
E2.0



ELECTRICAL ONE-LINE DIAGRAM
 N.T.S.

- KEYNOTES**
- SERVICE ENTRANCE SPD SHALL HAVE A MAXIMUM SURGE RATING CAPACITY OF 125KA PER MODE (250KA PER PHASE). SPD SHALL BE INDIVIDUALLY MOUNTED IN A NEMA 1 ENCLOSURE CONNECTED TO THE SERVICE VIA A 60A-3P CIRCUIT BREAKER. PROVIDE WITH INDICATING LAMPS, SURGE COUNTER AND FORM C CONTACT FOR CONNECTION TO THE BUILDING AUTOMATION SYSTEM AS A GENERAL ALARM. SPD SHALL BE TG SERIES AS MANUFACTURED BY CURRENT TECHNOLOGY, LM SERIES BY LIEBERT OR CPS SERIES FROM CUTLER HAMMER.
 - ENCLOSURE SHALL BE CUSTOM FABRICATED, LOCKABLE TWO DOOR STAINLESS STEEL FREE STANDING PADMOUNTED VENTILATED ENCLOSURE AS MANUFACTURED BY HOFFMAN WATERSHERD SERIES OR APPROVED EQUAL. ENCLOSURE SHALL BE EQUIPPED WITH EXHAUST FAN AND HEATER AS ILLUSTRATED. PROVIDE STAINLESS STEEL FEET TO ELEVATE ENCLOSURE 1' ABOVE PAD. CONTRACTOR SHALL CONFIRM EXACT DIMENSIONS OF ENCLOSURE BASED ON ACTUAL EQUIPMENT SIZE AND ENCLOSURE MANUFACTURER'S RECOMMENDATIONS. PROVIDE DIMENSIONED DRAWING FOR REVIEW BY ENGINEER PRIOR TO PURCHASE.
 - PROVIDE 800W UNIT HEATER WITH INTEGRAL THERMOSTAT
 - PROVIDE VAPORTIGHT WEATHERPROOF LED FIXTURE AS MANUFACTURED BY HUBBELL # VV11VX2-VBLU15LGVCG-15-19WLED OR APPROVED EQUAL.
 - PROVIDE COMPACT 10\"/>
- NOTES:**
- REFER TO SPECIFICATIONS, DETAILS, AND CONTROL DRAWINGS FOR ADDITIONAL INFORMATION.

DISTRIBUTION BOARD SCHEDULE

TAG: D4 VOLT: 480Y/277 3 PHASE 4 WIRE
 BUS: 600 AMPS MAIN: 600 AMPS AIC: 65,000 AMPS SYM

CIRCUIT NUMBER	LOAD DESIGNATION	OVERCURRENT DEVICE			LOAD		REMARKS
		FRAME	TRIP	POLE	KVA	HP	
1	SPD	100	60	3			
2	FUTURE MULTIPURPOSE	250	225	3	147		NOTE 2
3	FUTURE BASEBALL	250	150	3	87		NOTE 2
4	FUTURE LITTLE LEAGUE	100	100	3	60		NOTE 2
5	PANEL P2	125	125	3	32		
6	EXIST IRRIGATION CNTRL	100	70	2	25		
7	PATHWAY LIGHTING	20	20	1	1.0		
8	PATHWAY LIGHTING	20	20	1	1.0		
9	SPARE	100	100	3			
10	SPARE	150	150	3			
11	SPARE	125	125	3			
12	SPARE	250		3			
13	SPARE	250		3			
14	SPARE	250		3			
CONNECTED KVA =					353		

NOTES:

- PROVIDE LUGS TO ACCOMMODATE FEEDER SIZES AS IDENTIFIED ON THE RISER DIAGRAM FOR SUPPLY AND ALL LOADS. THIS NOTE APPLICABLE TO ALL TERMINATIONS.)
- PROVIDE ADJUSTABLE TRIP BREAKER.

NEW PANELBOARD SCHEDULE

PANEL P2
 M/N: 225AMCB VOLTS: 208Y/120 MOUNT: SURFACE GROUND BUS: Y
 AMPS: 225 A/C: 10,000 ISOLATED GROUND BUS: N
 PHWIRE: 3/4 LOC: ENCL A 200% NEUTRAL: N

CR	AMPS/ POLES	DESCRIPTION OF LOAD	LOAD KVA	LOAD BY PHASE, KVA			LOAD KVA	DESCRIPTION OF LOAD	AMPS/ POLES	CR
				A	B	C				
1	20/1	ENCLOSURE LIGHT/REC/FAN	0.50	10.50			10.50		4	2
3	20/1	ENCLOSURE HEATER	0.80		10.80		10.80		100/3	4
5	20/1	SPARE				10.00	10.00			6
7	20/1	ENCLOSURE LIGHT/REC/FAN	0.50	0.50					20/1	8
9	20/1	ENCLOSURE HEATER	0.80		0.80				20/1	10
11	20/1	SPARE				0.00	0.00		20/1	12
13	20/1	SPARE				0.00	0.00		20/1	14
15	20/1	SPARE				0.00	0.00		20/1	16
17	20/1	SPARE				0.00	0.00			18
19	20/1	SPARE				0.00	0.00			20
21	20/1	SPARE				0.00	0.00			22
23	20/1	SPARE				0.00	0.00			24
25	20/1	SPARE				0.00	0.00			26
27	20/1	SPARE				0.00	0.00			28
29	20/1	SPARE				0.00	0.00			30
31	20/1	SPARE				0.00	0.00			32
33	20/1	SPARE				0.00	0.00			34
35	20/1	SPARE				0.00	0.00			36
37	20/1	SPARE				0.00	0.00			38
39	20/1	SPARE				0.00	0.00			40
41	20/1	SPARE				0.00	0.00			42
CONNECTED KVA BY PHASE:			11.00	11.60	10.00			TOTAL CONNECTED KVA:	32.60	
									DEMAND FACTOR:	0.80
									TOTAL DEMAND KVA:	26.08
									TOTAL DEMAND AMPERES:	72.39

EXISTING PANELBOARD SCHEDULE

PANEL L1
 M/N: MLO VOLTS: 480Y/277 MOUNT: SURFACE GROUND BUS: Y
 AMPS: 400 A/C: 14,000 ISOLATED GROUND BUS: N
 PHWIRE: 3/4 LOC: ENCL A 200% NEUTRAL: N

CR	AMPS/ POLES	DESCRIPTION OF LOAD	LOAD KVA	LOAD BY PHASE, KVA			LOAD KVA	DESCRIPTION OF LOAD	AMPS/ POLES	CR
				A	B	C				
1		SPACE		0.00				SPACE		2
3		SPACE			0.00			SPACE		4
5		SPACE				0.00		SPACE		6
7		SPACE				0.00		SPACE		8
9		SPACE				0.00		SPACE		10
11		SPACE				1.00	1.00	PARKING LOT LIGHTING	20/1	12
13		SPACE		5.40			5.40	SPORTS F1 (FOOTBALL)	30/3	14
15		SPACE			5.40		5.40			16
17	20/2	POLE F1 (SECURITY) (TRACK)	0.05	0.05	0.10		0.15	POLE F2 (SECURITY)	20/2	18
21	20/2	POLE F3 (TRACK)	0.90	0.95		0.05	1.90	POLE F4 (TRACK)	20/2	22
23	20/1	FLAGPOLE LIGHTS	0.90			0.90	0.90		20/2	24
25	20/1	SITE LIGHTING S1	0.10	1.00		0.90	0.90	FIELD LTS (LAWSOCCER)	100/2	26
27	20/1	SPACE				0.90	0.90			28
29		SPACE				0.90	0.90			30
31		SPACE		5.40	10.80		5.40			32
33	30/3	SPORTS F2 (FOOTBALL)	5.40			5.40	5.40	SPORTS F4 (FOOTBALL)	30/3	34
35		SPACE		5.40			5.40			36
37		SPACE		5.40	42.20		36.80			38
39	30/3	SPORTS F3 (FOOTBALL)	5.40			36.80	36.80	PANEL LAA	225/3	40
41		SPACE		5.40			38.80			42
CONNECTED KVA BY PHASE:			5.40	59.50	60.25	64.15	38.80	TOTAL CONNECTED KVA:	183.90	
									DEMAND FACTOR:	1.00
									TOTAL DEMAND KVA:	183.90
									TOTAL DEMAND AMPERES:	221.20

CONSULTANTS

ARCHITECT -
 OCO ARCHITECTURE :: DESIGN
 ELECTRICAL ENGINEER -
 NV5 ENGINEERS
 WELL AND DELINEATION -
 EPSILON ASSOCIATES, INC.
 SURVEY -
 REED LAND SURVEY, INC.

TOWN OF READING
 Reading, MA
 BIRCH MEADOW PARK | PHASE I RENOVATIONS

BID DOCUMENTS
 January, 27 2023

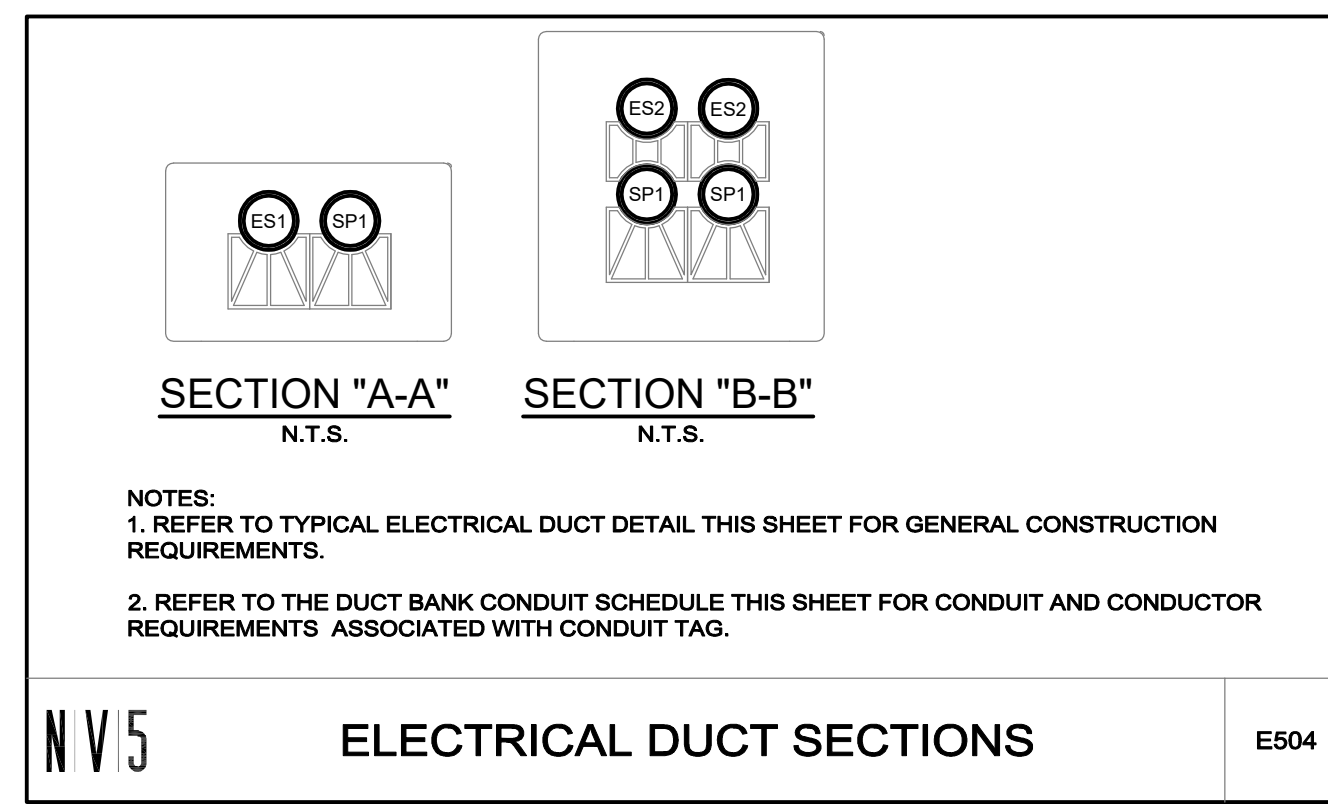
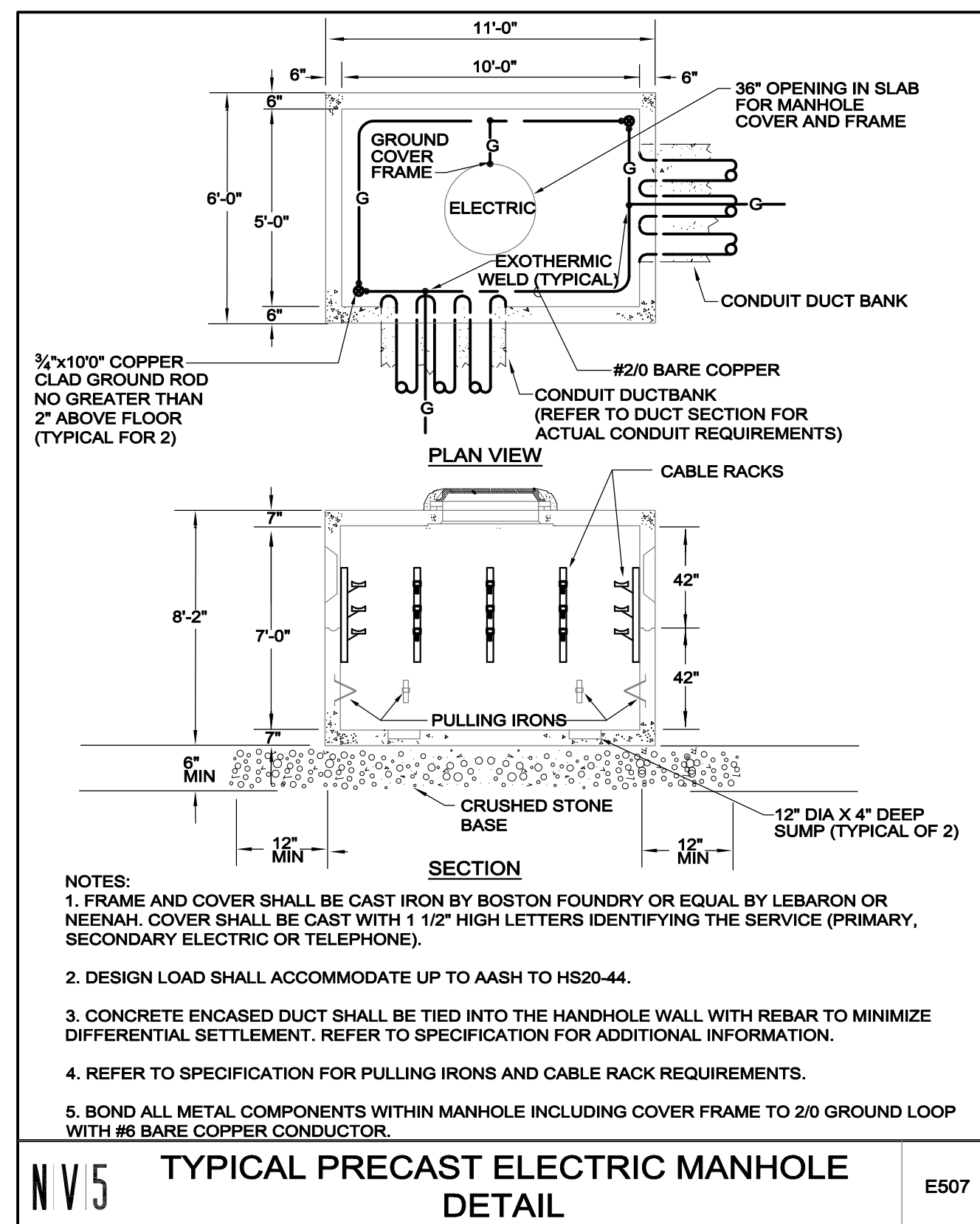
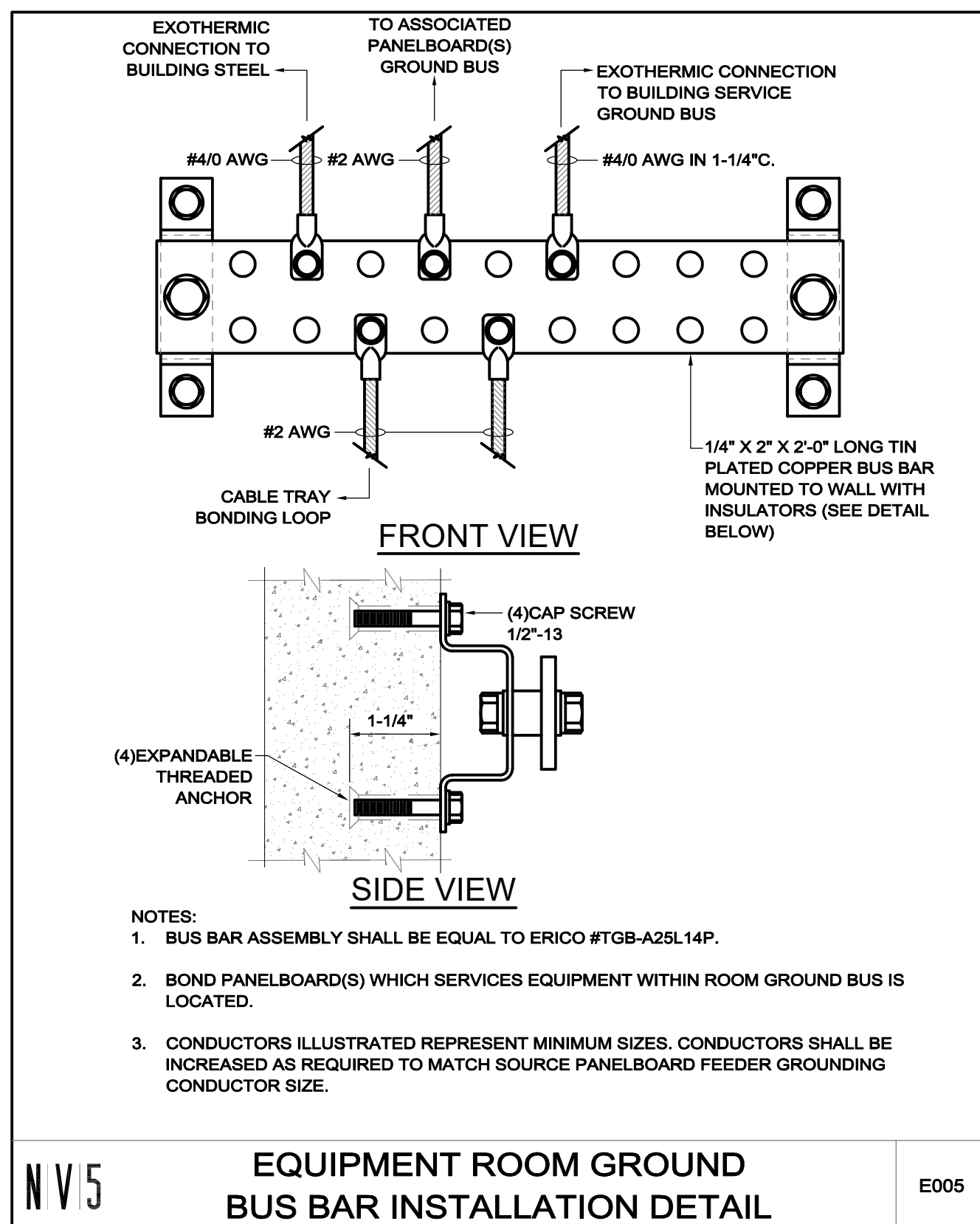
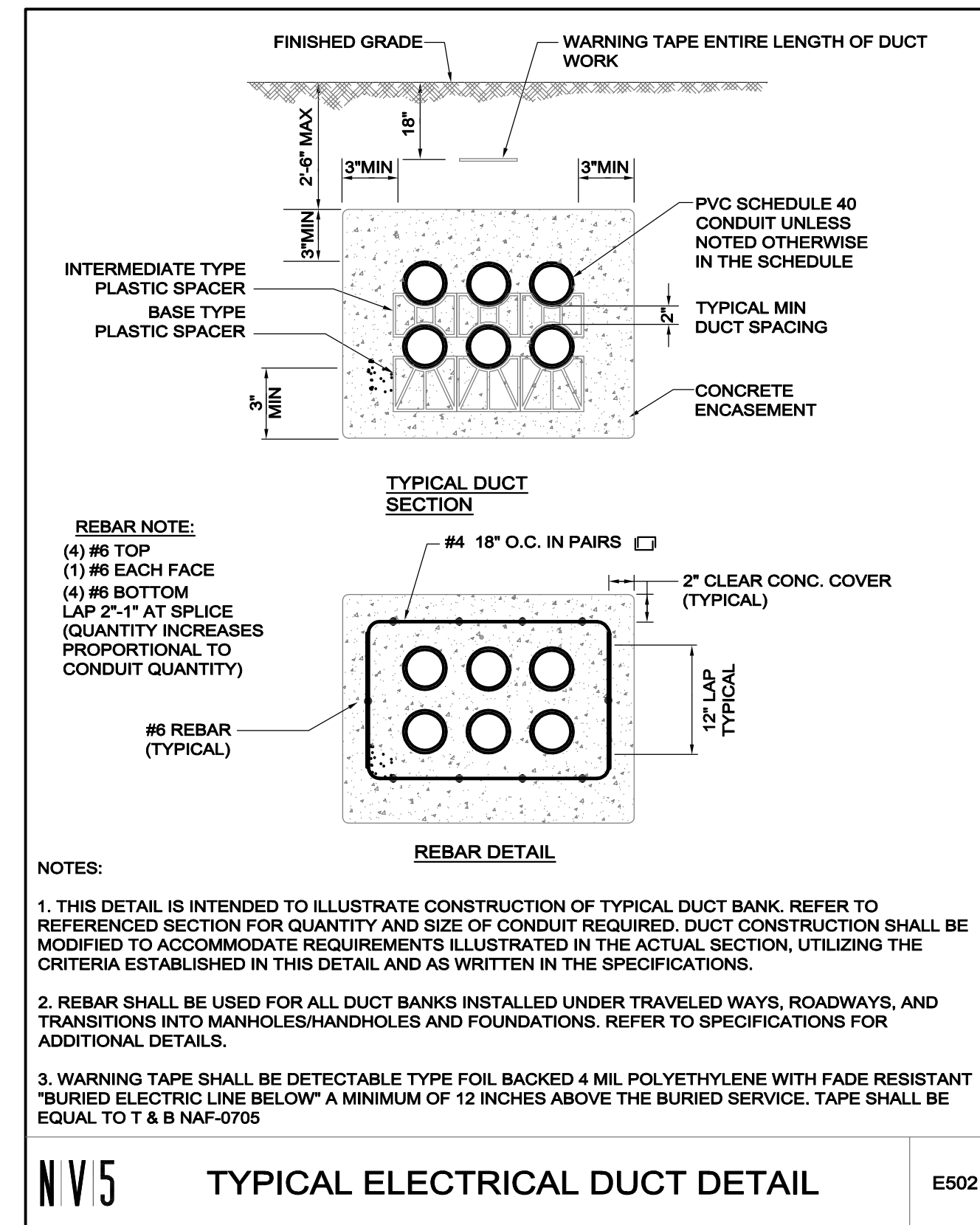
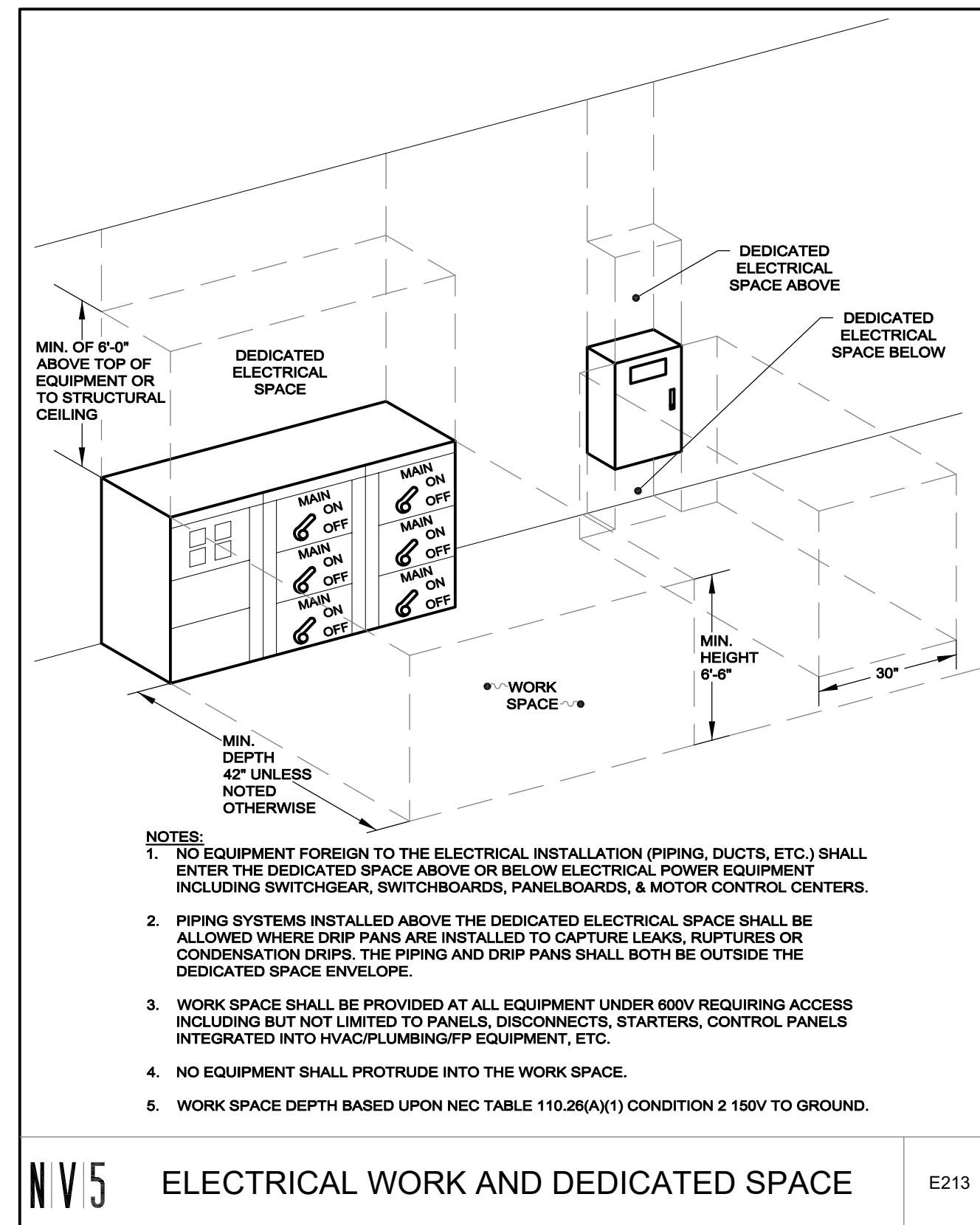
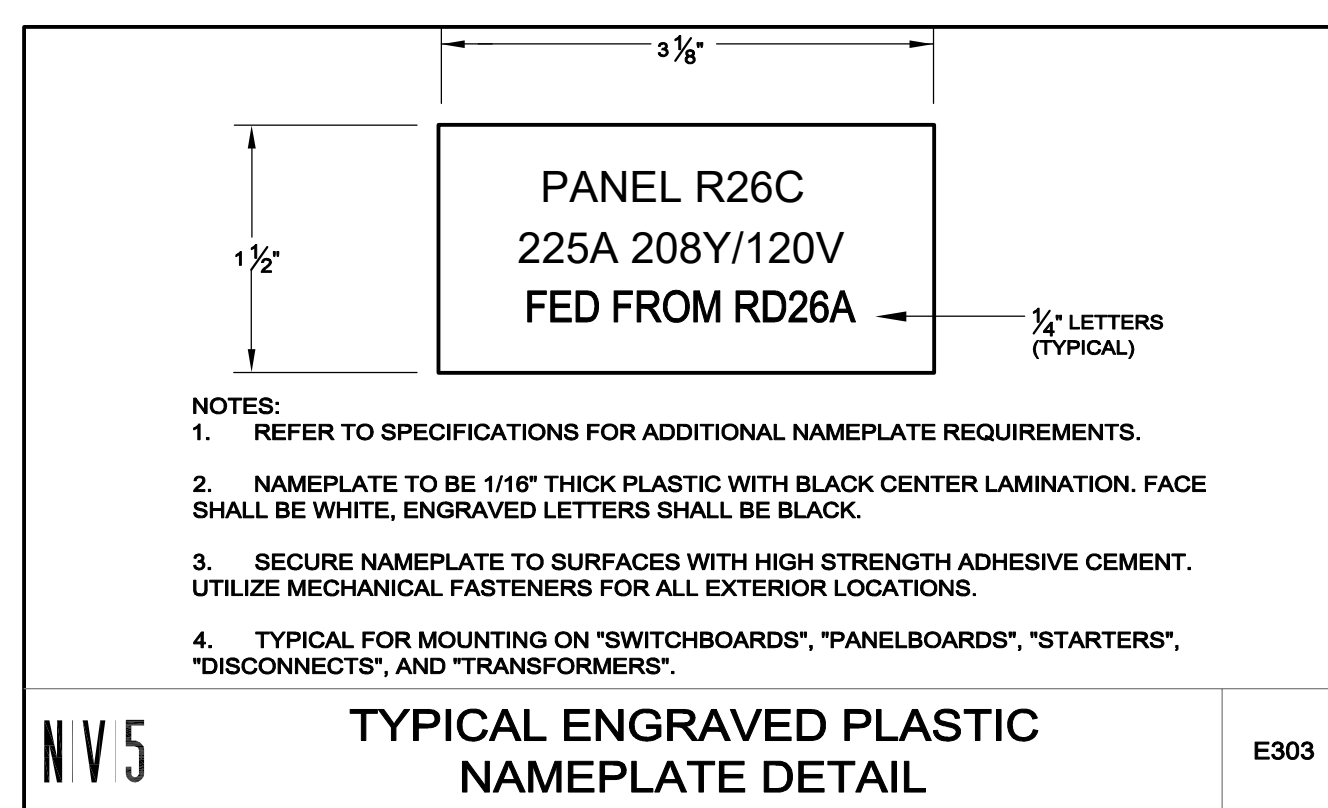
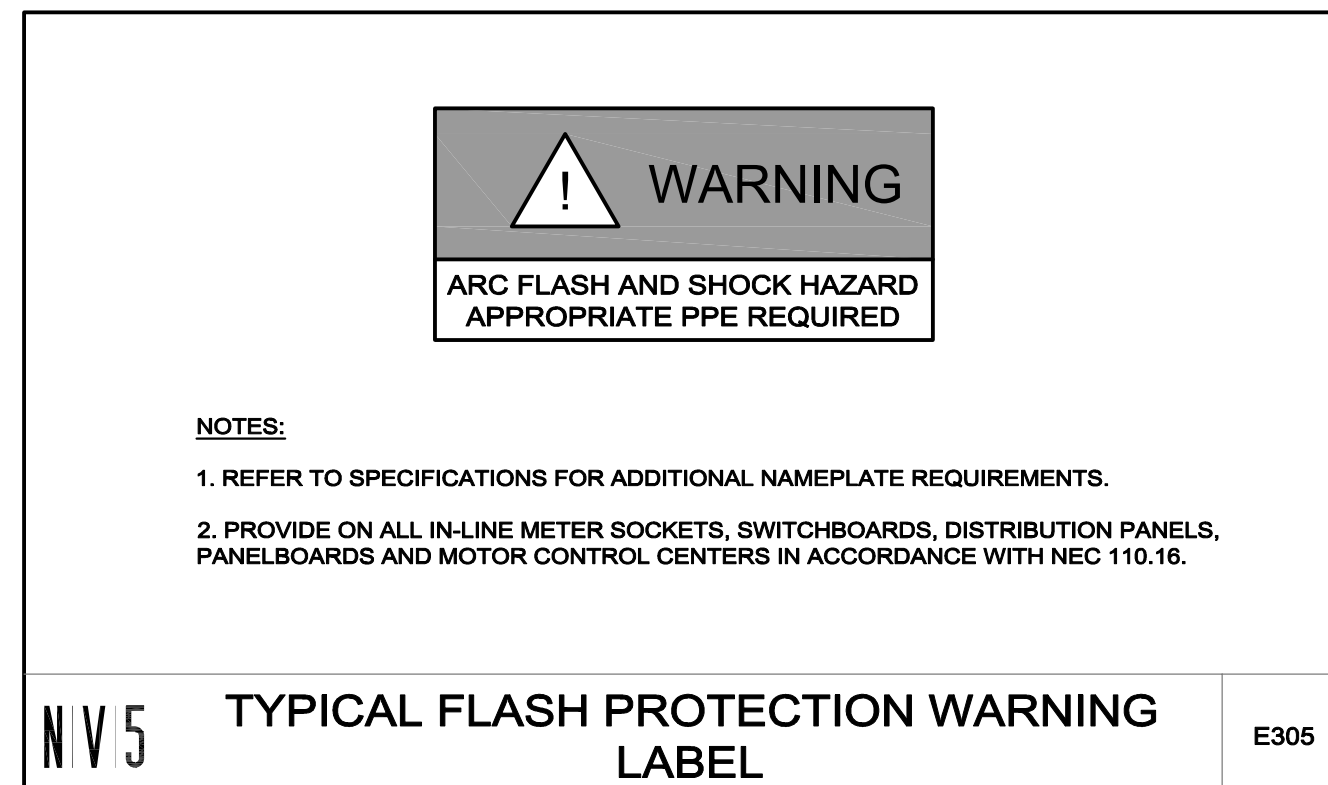
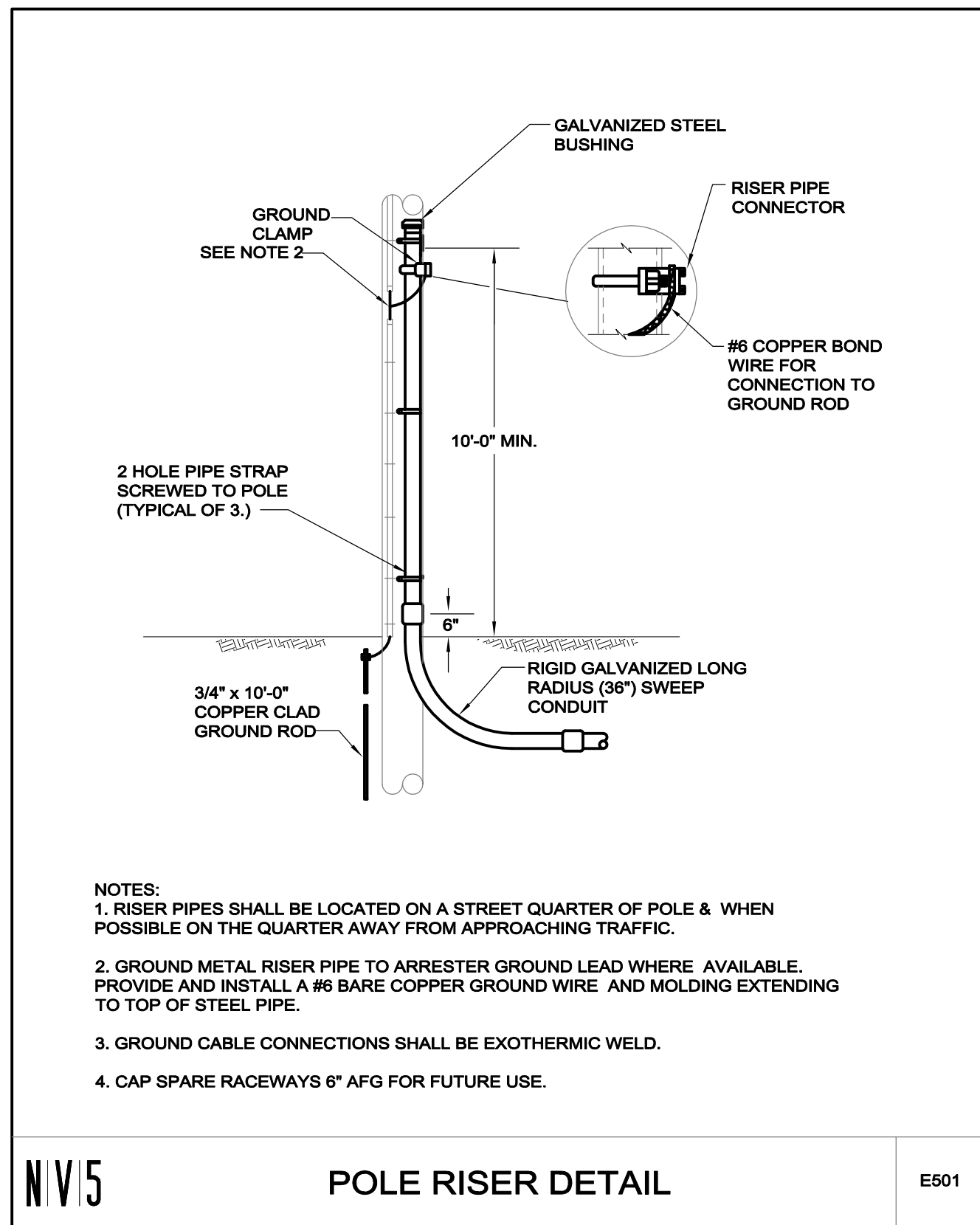
REVISIONS:
 NO. DATE DESCRIPTION

SCALE: NTS
 PROJECT NO.: 0220154
 FILE:
 DRAWN: MYM
 CHECKED: KEG

SEAL:

SHEET TITLE:
 ELECTRICAL
 DETAILS + SCHEDULES

SHEET NO:
E3.1



DUCT BANK CONDUIT SCHEDULE

TAG	DESCRIPTION	CONDUIT	CONDUCTORS	REMARKS
ES1	PRIMARY ELECTRIC	4"	3#2(15kV)+#2G(600V)	NOTE 7
ES2	SECONDARY ELECTRIC	3"	4#350kCMIL	
SP1	SPARE	4"		NOTE 6

NOTES:
 1. REFER TO DUCT BANK SECTIONS FOR CORRESPONDING CONDUIT AND CONDUCTOR.
 2. REFER TO THE TYPICAL DUCT BANK SECTION FOR DETAILS REQUIRED IN THE CONSTRUCTION OF THE DUCT BANK ENVELOPE.
 3. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO DUCT BANK REINFORCEMENT REQUIRED UNDER PAVED AREAS INTENDED FOR VEHICULAR TRAFFIC AND AT MANHOLE/BUILDING INTERFACES.
 4. ALL CONDUCTORS INSTALLED IN DUCT SHALL BE SUITABLE FOR WET LOCATIONS.
 5. ALL SERVICE ENTRANCE AND GENERATOR OUTPUT CONDUCTORS INSTALLED IN DUCT SHALL BE TYPE USE.
 6. PROVIDE ALL EMPTY/SPARE CONDUIT WITH NYLON PULL STRING.
 7. PROVIDE PRIMARY CONDUCTOR IN ACCORDANCE WITH READING MUNICIPAL LIGHT DEPARTMENT (RMLD) STANDARDS. PERFORM HIGH VOLTAGE ACCEPTANCE TEST AND SUBMIT REPORT TO ENGINEER/RMLD UPON COMPLETION OF WORK.

DIRECT BURIED CONDUIT SCHEDULE

TAG	DESCRIPTION	CONDUIT	CONDUCTORS	REMARKS
E1	FUTURE LITTLE LEAGUE	4"		ALTERNATE 3 - NOTE 4
E2	FUTURE BASEBALL	4"		ALTERNATE 3 - NOTE 4
E3	FUTURE MULTIPURPOSE	4"		ALTERNATE 3 - NOTE 4
E4	SUPPORT BUILDING	2"	4#2+#6G	NOTE 5
E5	PARKING LOT LTG	2"	2#10+#10G	
E6	EXISTING BRANCH CIRCUIT	EXIST	2#6+#6G	
	EXISTING BRANCH CIRCUIT	EXIST	2#4+#4G	
	EXISTING BRANCH CIRCUIT	EXIST	6#4+#4G	
L1	SITE LIGHTING	2"	2#10+#10G	
P1	IRRIGATION PUMP HOUSE	2"	3#2/0+#6G	
P2	FUTURE EV CHARGERS	(2)-3"C		NOTE 4
P3	FUTURE EV CHARGERS	3"C		NOTE 4
T1	FUTURE TELECOM	4"		NOTE 4

NOTES:
 1. ALL CONDUIT SA-HALL BE PVC SCHEDULE 40 DIRECT BURIED UNLESS OTHERWISE NOTED.
 2. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO CONCRETE ENCASEMENT R REQUIRED UNDER PAVED AREAS INTENDED FOR VEHICULAR TRAFFIC.
 3. ALL CONDUCTORS INSTALLED IN DUCT SHALL BE SUITABLE FOR WET LOCATIONS.
 4. PROVIDE ALL EMPTY/SPARE CONDUIT WITH NYLON PULL STRING.
 5. CONDUCTORS SHALL BE "MADE SAFE" IN HANDHOLE FOR EXTENSION TO FUTURE SUPPORT BUILDING. PROVIDE 3' SLACK.

CONSULTANTS

ARCHITECT -
OCO ARCHITECTURE :: DESIGN

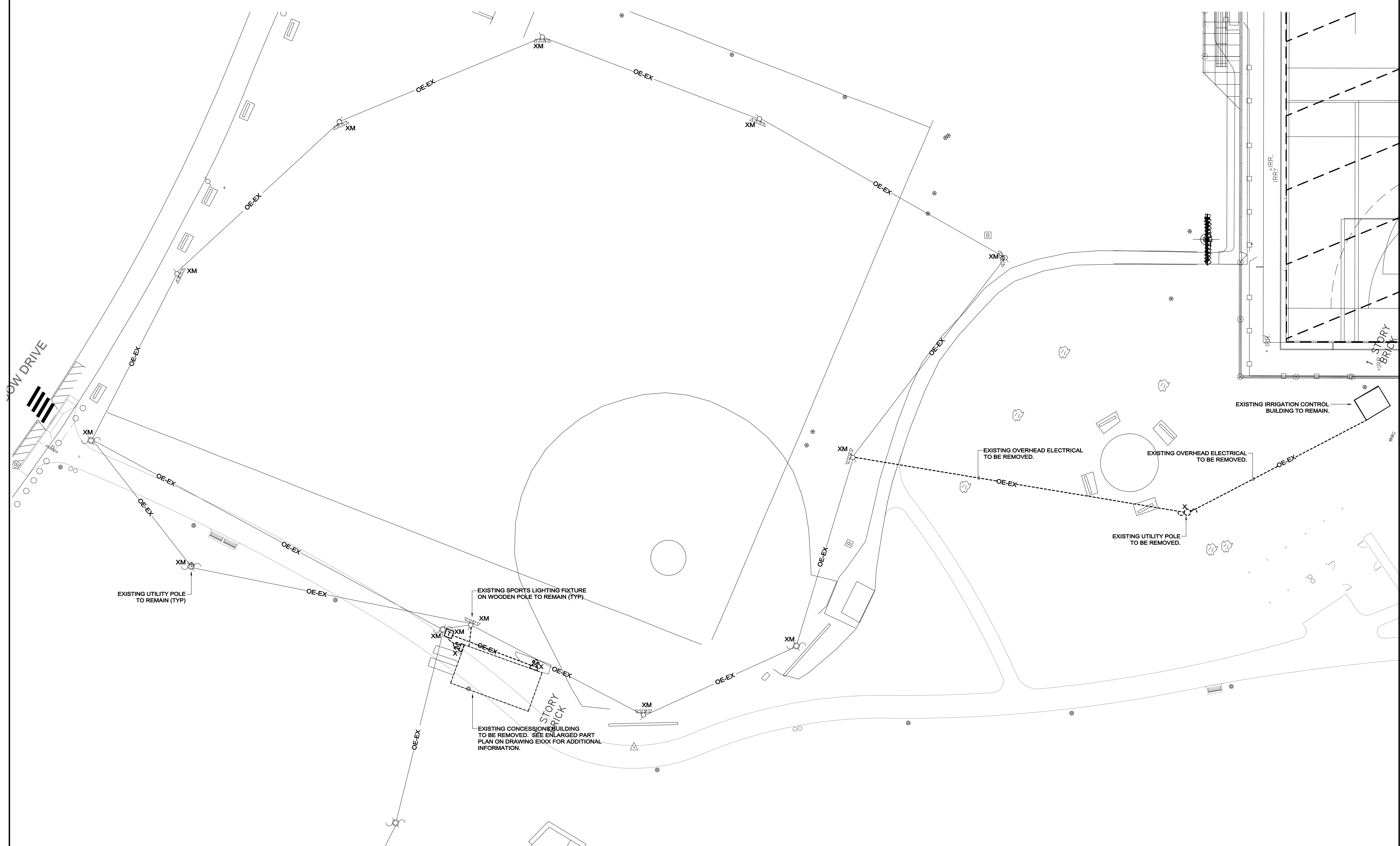
ELECTRICAL ENGINEER -
NV5 ENGINEERS

WELL AND DELINEATION -
EPSILON ASSOCIATES, INC.

SURVEY -
REED LAND SURVEY, INC.

NOTES:

1. REFER TO DRAWING E0.0 FOR LEGEND, SYMBOLS AND GENERAL NOTES.
2. REFER TO CIVILLANDSCAPE DRAWINGS FOR ASSOCIATED NOTES, DETAILS AND EXACT LOCATIONS OF ALL EQUIPMENT.
3. MAINTAIN CONTINUITY OF BRANCH CIRCUITRY ASSOCIATED WITH ALL EXISTING SPORTS LIGHTING AND EQUIPMENT TO REMAIN.



TOWN OF READING
Reading, MA

BIRCH MEADOW PARK | PHASE I RENOVATIONS

BID DOCUMENTS
January, 27 2023

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 1" = 20'-0"

PROJECT NO.: 0220154

FILE:

DRAWN: MYM

CHECKED: KEG

SEAL:

SHEET TITLE:
ELECTRICAL
SITE PLAN PART B
DEMOLITION

SHEET NO:

ED1.1