

THE SANCTUARY

AT MANCHESTER-BY-THE-SEA, MA

ARCHITECTURAL PEER RESPONSE EXHIBITS

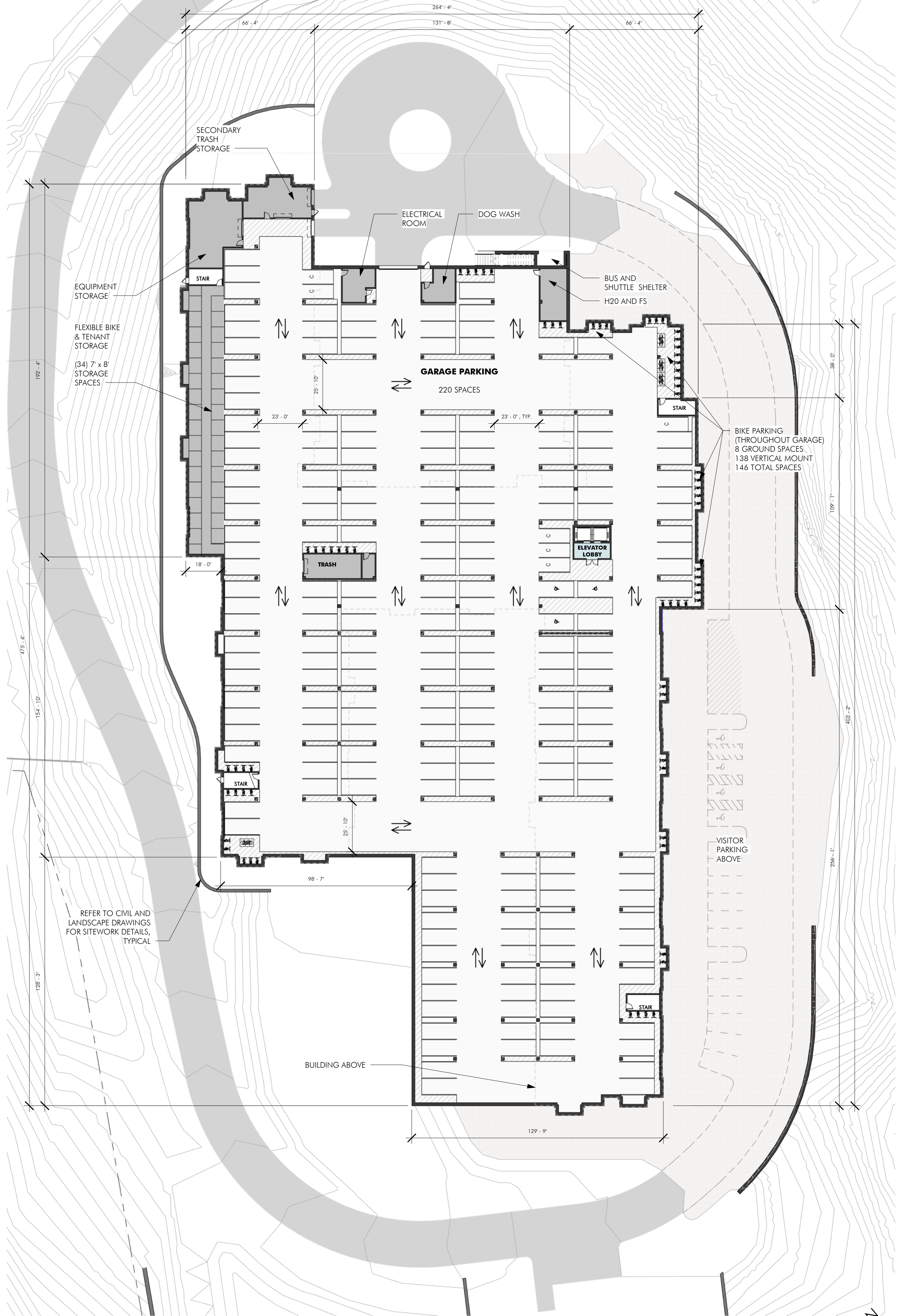
SLV SCHOOL STREET, LLC

APRIL 15, 2022

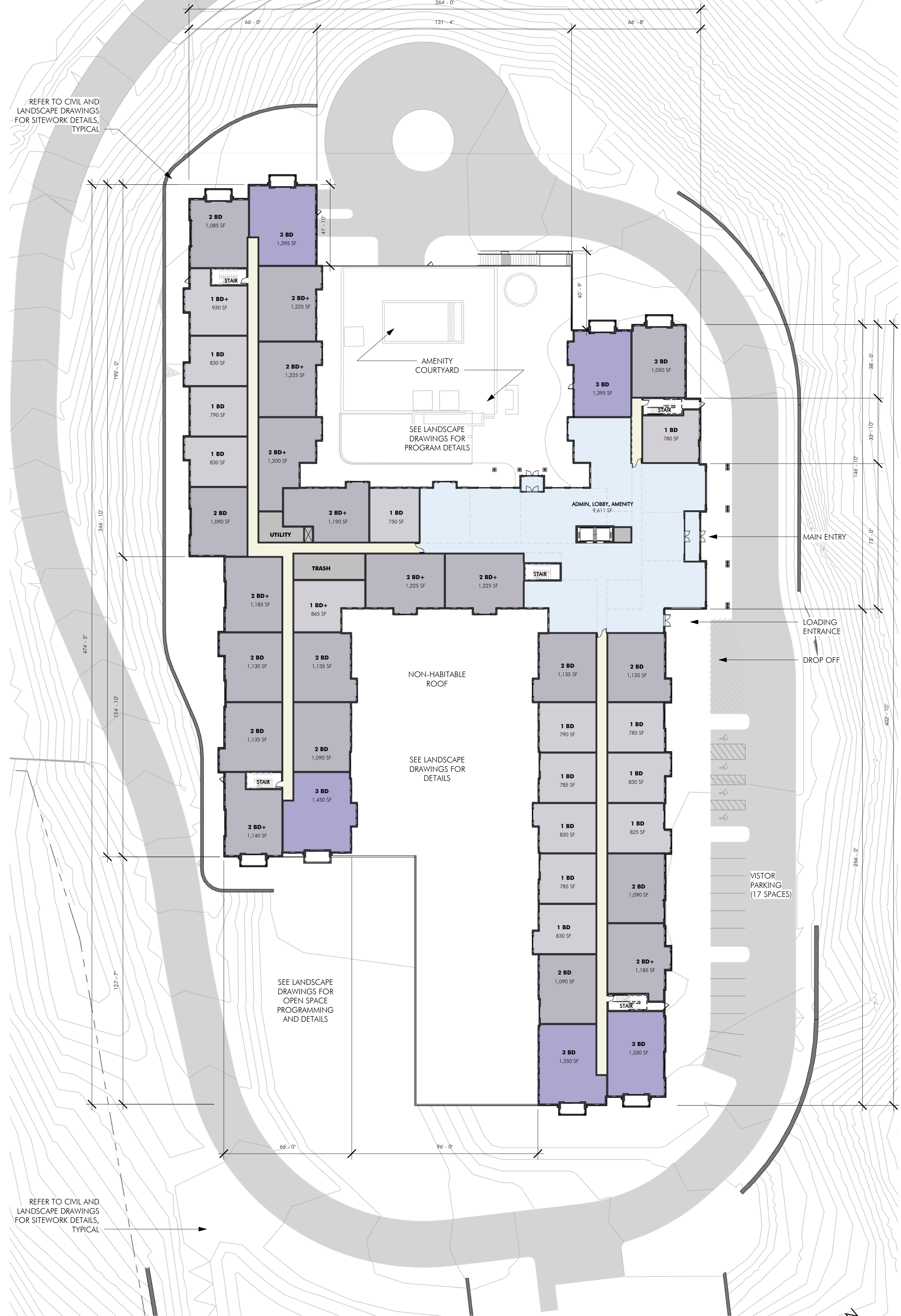


EMBARC

DRAWING REVISIONS



1 GARAGE LEVEL PLAN
1/32" = 1'-0"



2 FIRST FLOOR PLAN
1/32" = 1'-0"

THE SANCTUARY
LOT 18 - SCHOOL ST,
MANCHESTER-BY-THE-SEA, MA
SITE DRIVE AISLE ENTRY

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE:	SITE DRIVE AISLE ENTRY
DATE:	03/30/2022
PROJECT #:	20012
SCALE:	1/32" = 1'-0"

DRAWING TITLE
GARAGE + FIRST FLOOR PLAN

DRAWING NUMBER
A100
copyright: EMBARC STUDIO, LLC

C:\local\Revit\20012_18 School Street.dwg 4/13/2022 3:53:06 PM

OWNER

SLV SCHOOL STREET, LLC
257 HILLSIDE AVE.
NEEDHAM, MA 02494

CONSULTANTS


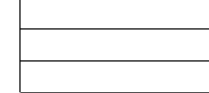
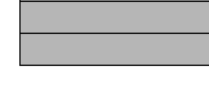


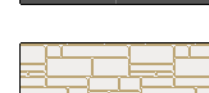

CIVIL ENGINEER
ALLEN & MAJOR ASSOCIATES,
100 COMMERCE WAY, SUITE 5
WOBURN, MA 01801
(781) 935-6889

LANDSCAPE ARCHITECT
BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
(508) 490-9900

GENERAL NOTE: MATERIAL CALLOUTS TO BE CONSIDERED TYPICAL FOR OTHER ELEVATION DRAWINGS



ELEVATION LEGEND

	FIBER CEMENT LAPSIDING (4" EXPOSURE, COLOR 1)
	FIBER CEMENT LAPSIDING (8" EXPOSURE, COLOR 1)
	FIBER CEMENT LAPSIDING (8" EXPOSURE, COLOR 2)
	FIBER CEMENT LAPSIDING (8" EXPOSURE, COLOR 3)
	FIBER CEMENT PANEL (6" STAGGERED SHAKE, COLOR 2)
	FIBER CEMENT PANEL (4" X 8", COLOR 4)
	FIELD STONE

THE SANCTUARY
LOT 18 - SCHOOL ST.,
MANCHESTER-BY-THE-SEA, MA
SITE DRIVE AISLE ENTRY

REVISIONS

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DRAWING INFORMATION

ISSUE: SITE DRIVE AISLE ENTRY
DATE: 03/30/2022
PROJECT #: 20012
SCALE: As indicated

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NUMBER

A200

ARCHITECT
EMBARC

60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER

SLV SCHOOL STREET, LLC
257 HILLSIDE AVE.
NEEDHAM, MA 02494

CONSULTANTS

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ALLEN & MAJOR ASSOCIATES,
100 COMMERCIAL WAY, SUITE 5
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LOT 18 - SCHOOL ST,
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SITE DRIVE AISLE ENTRY

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: SITE DRIVE AISLE ENTRY
DATE: 03/30/2022
PROJECT #: 20012
SCALE: As indicated

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NUMBER

A201

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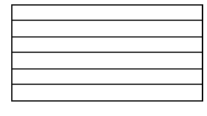

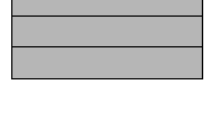
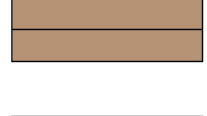





1 ELEVATION - NORTH
1/16" = 1'-0"



2 ELEVATION - SOUTH
1/16" = 1'-0"

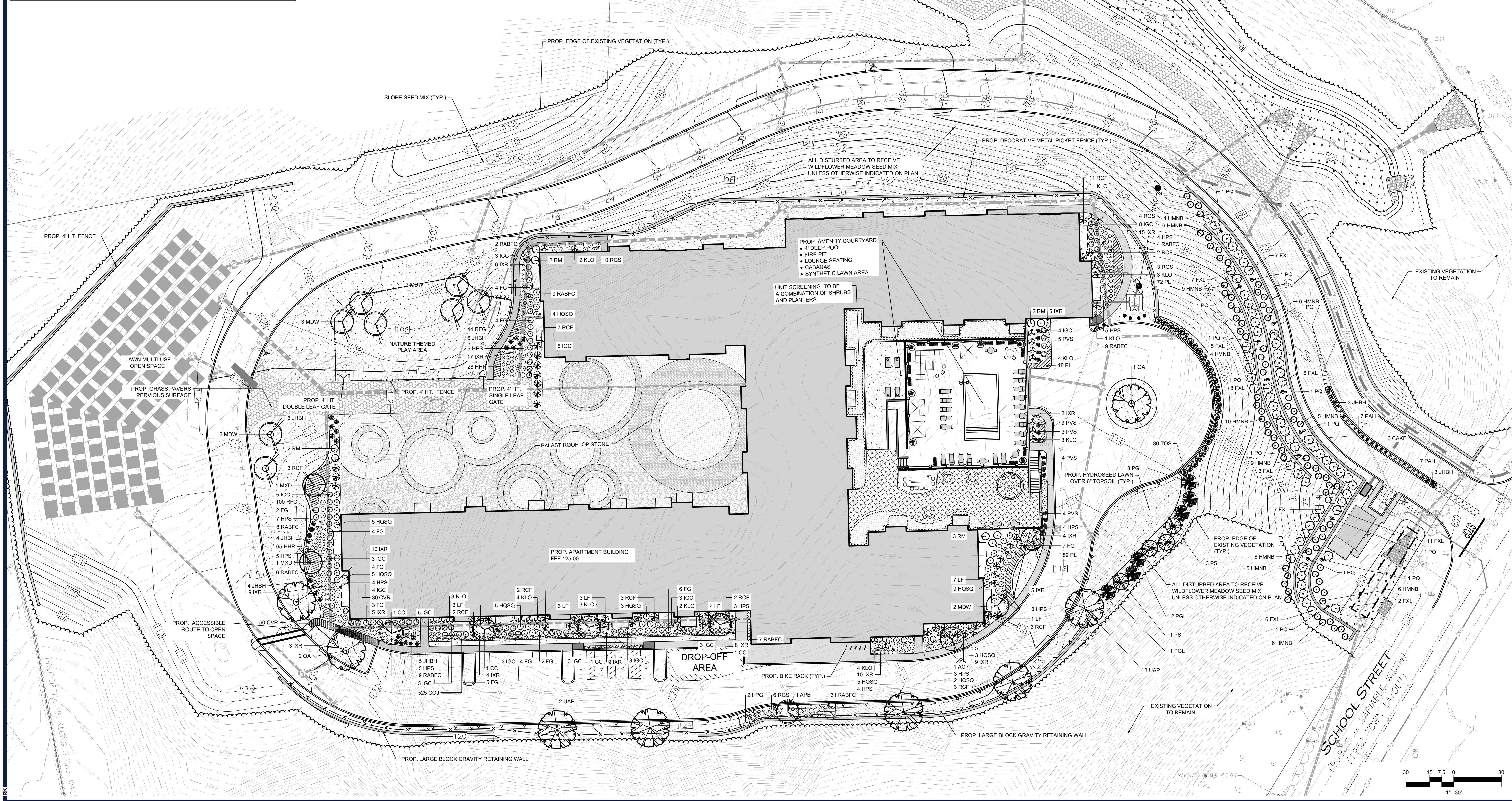
ELEVATION LEGEND

-  FIBER CEMENT LAPPING (4" EXPOSURE, COLOR 1)
-  FIBER CEMENT LAPPING (8" EXPOSURE, COLOR 1)
-  FIBER CEMENT LAPPING (8" EXPOSURE, COLOR 2)
-  FIBER CEMENT LAPPING (8" EXPOSURE, COLOR 3)
-  FIBER CEMENT PANEL (6" STAGGERED SHAKE, COLOR 2)
-  FIBER CEMENT PANEL (4' X 8', COLOR 4)
-  FIELD STONE

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
QA	3	QUERCUS ALBA	WHITE OAK	2 1/2" CAL.	B-B
UAP	5	ULMUS AMERICANA PRINCEITON	PRINCETON AMERICAN ELM	2 1/2" CAL.	B-B
SUBTOTAL:	8				
ORNAMENTAL TREES					
AC	1	AMELANCHIER CANADENSIS	MULTI STEM SHADBLOW SERVICEBERRY	8'10"	B-B
APB	1	ACER PALMATUM BLOODGOOD	BLOODGOOD RED JAPANESE MAPLE	6'7"	B-B
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2" CAL.	B-B
MDW	10	MALUS DOMINA PYRAM	DOUGLAS STARBUCK CRABAPPLE	2 1/2" CAL.	B-B
MD	2	MAKOLA X DAYBENT	PYRAMIDAL MAKOLA	8'10"	B-B
SUBTOTAL:	18				
EVERGREEN TREES					
PGL	12	PICEA GLAUCA	WHITE SPRUCE	6'7"	B-B
PS	4	PRUNUS STROBUS	EASTERN WHITE PINE	6'7"	B-B
TOS	30	THUJA OCCIDENTALIS NORVA	DARK AMERICAN ARBORVITAE	5'6"	B-B
SUBTOTAL:	46				
DECIDUOUS SHRUBS					
FG	45	FOTHERGILLA GARGANI	DIWARF FOTHERGILLA	18"24"	CONTAINER
FXL	62	FORSYTHIA X INTERMEDIA LYWOOD	LYWOOD FORSYTHIA	3'4"	B-B
HMB	76	HYDRANGEA MACROPHYLLA TINKO BLUE	NINKO BLUE HYDRANGEA	18"24"	CONTAINER
HPS	2	HYDRANGEA PAVILLANA GRANDIFLORA	RED ICE HYDRANGEA	24"30"	CONTAINER
HPS	61	HYDRANGEA PAVILLANA SANGRE DE TORO	RED TORO HYDRANGEA	18"24"	CONTAINER
HQS	40	HYDRANGEA QUERCIFOLIA SNOW QUEEN	SNOW QUEEN CANDLE HYDRANGEA	24"30"	CONTAINER
IR	132	ILEX X VERTICILLATA RED SPIRIT	RED SPIRIT WINTERBERRY	18"24"	CONTAINER
SUBTOTAL:	408				
EVERGREEN SHRUBS					

IGC	86	ILEX GLAUBA COMPACTA	DIWARF AMBERRY HOLLY	24"30"	B-B
KLD	30	KALDIUM LUTICUM OLIVACEA	OLYMPIC FIRE MOUNTAIN LAUREL	20"30"	B-B
LF	26	LEUCODIUM FONTANAE GARDEN RAINBOW	RAINBOW LEUCODIUM	18"24"	CONTAINER
RCF	28	RHOODODENDRON CALENDULACEUM	FLAME AZALEA	24"30"	B-B
RGS	23	RHOODODENDRON X GABLE STEWARTSTONIAN	STEWARTSTONIAN AZALEA	18"24"	CONTAINER
RM	9	RHOODODENDRON MAXIMILIAN ROSEBAY	ROSEBAY RHOODODENDRON	4'6"	B-B
SUBTOTAL:	176				
GROUND COVERS					
JHB	31	JANPERIA HORIZONTALIS BAR HARBOR	BAR HARBOR CHEERING JANPER	15"18" SPRD.	CONTAINER
RABFC	85	ROSA APPLE BLOSSOM FLOWER CARPET	APPLE BLOSSOM CARPET ROSE	2 GAL.	CONTAINER
SUBTOTAL:	116				
PERENNIALS					
COU	505	CHRYSOCLONUM VIRIDIANUM	GREEN AND GOLD	2 GAL.	CONTAINER
COU	80	CONOPSEUS VERTICILLATA ROSEA	ROSEA CONOPSEUS	2 GAL.	CONTAINER
HHR	93	HEMEROCALLIS HAPPY RETURNS	HAPPY RETURNS DANGLY	2 GAL.	CONTAINER
PL	191	PHLOX DIVARICATA BLUE MOON	BLUE MOON WOODLAND PHLOX	2 GAL.	CONTAINER
RFG	144	RUBROCKIA FULGIDA GOLDSTURN	GOLDSTURN BLACK-EYED SUSAN	2 GAL.	CONTAINER
SUBTOTAL:	1033				
ORNAMENTAL GRASSES					
CAF	48	CALAMAGROSTIS ARUNDINACEA VAR. FLEXIOSA	FEATHER REED GRASS	2 GAL.	CONTAINER
PAH	14	PENNISETUM ALPELUCIDUM HAWLEM	DIWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
PVS	23	PANICUM VIRGATUM SHEENADOH	SHEENADOH SWITCH GRASS	2 GAL.	CONTAINER
SUBTOTAL:	85				
VINES					
PQ	13	PARITENOCISSUS TRICUSPATA	BOSTON IVY	2 1/4" PEAT POT	CONTAINER
SUBTOTAL:	13				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICATE.



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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PERMIT SET
 THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
 PROJECT No.: W201119
 DRAWN BY: RK
 CHECKED BY: LF
 DATE: 04/13/2022
 CAD ID: W201119-LAND-3

PROPOSED SITE PLAN DOCUMENTS
 FOR
STRATEGIC LAND VENTURES
 PROPOSED DEVELOPMENT
 LOT #18
 SCHOOL STREET
 TOWN OF MANCHESTER-BY-THE-SEA
 ESSEX COUNTY,
 MASSACHUSETTS

BOHLER
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900
 www.BohlerEngineering.com

M.J. MRVA
 REGISTERED LANDSCAPE ARCHITECT
 MASSACHUSETTS No. 1217
 RHODE ISLAND No. 419
 NEW YORK No. 002569
 NEW HAMPSHIRE No. 109
 CONNECTICUT No. 1369
 VAWNE No. 4248

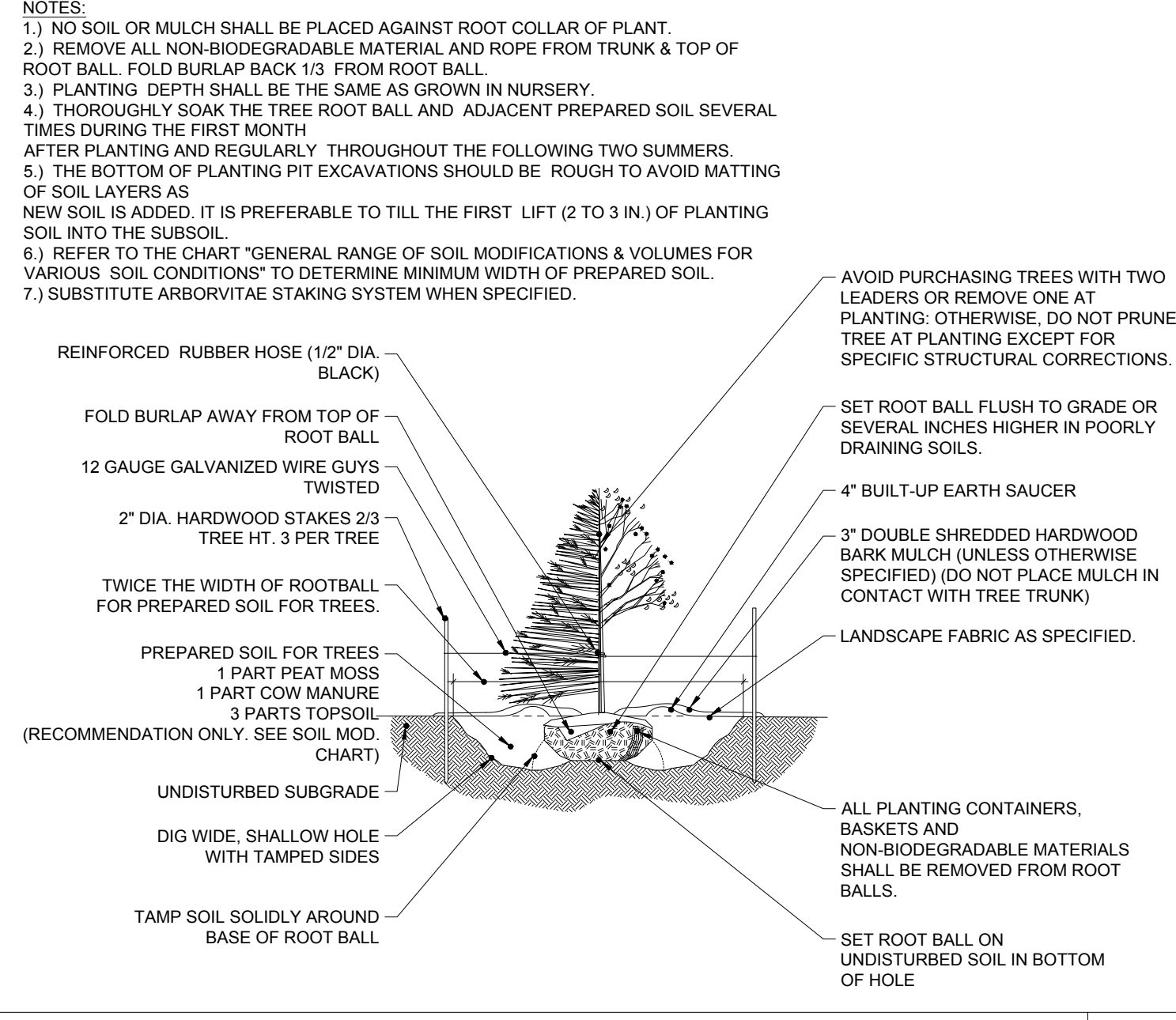
SHEET TITLE:
LANDSCAPE PLAN
 SHEET NUMBER:
L-200
 ORG. DATE - 05/27/2020

P:\2021\119\DRAWINGS\PLAN SET\REVISED\W201119-LAND-3-LAYOUT-L-200

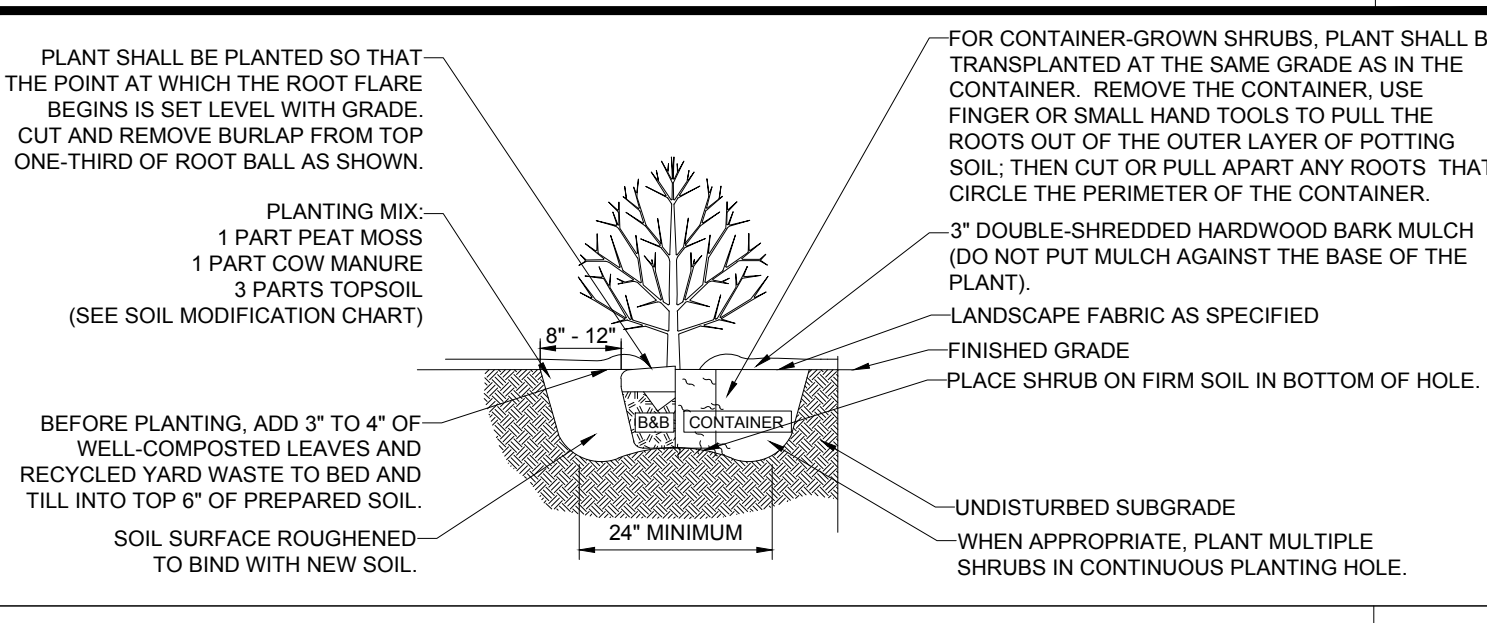
LANDSCAPE SPECIFICATIONS

- 1. SCOPE OF WORK
1.1. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT...
2. MATERIALS
2.1. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS...
3. GENERAL WORK PROCEDURES
3.1. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION...
4. SITE PREPARATIONS
4.1. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN...
5. TREE PROTECTION
5.1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN...
6. SOIL MODIFICATIONS
6.1. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING...
7. FINISHED GRADING
7.1. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBANCE AREA OF THE SITE...
8. TOPSOILING
8.1. CONTRACTOR SHALL PROVIDE A 6" THICK MINIMUM LAYER OF TOPSOIL OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT...
9. PLANTING
9.1. INsofar THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY...
9.2. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE...
9.3. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS...
9.4. ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING...
9.5. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS...
9.6. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY...
9.6.1. PLANTS: MARCH 15 TO DECEMBER 15
9.6.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
9.6.3. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION...
9.7. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE...
9.8. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL...
9.8.1. 1 PART PEAT MOSS
9.8.2. 1 PART COMPOSTED COW MANURE BY VOLUME
9.8.3. 3 PARTS TOPSOIL BY VOLUME
9.8.4. 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
9.8.4.1. 2 TABLETS PER 1 GALLON PLANT
9.8.4.2. 3 TABLETS PER 5 GALLON PLANT
9.8.4.3. 4 TABLETS PER 15 GALLON PLANT
9.8.4.4. LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
9.9. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS...
9.10. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT...
9.11. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE...
9.12. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL...
9.13. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS...
9.14. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER...
9.15. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION...
11. WATERING
11.1. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING...
11.2. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING...
11.3. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE...
12. GUARANTEE
12.1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF 1 YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION...
12.2. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD...
12.3. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD...
12.4. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS...
13. CLEANUP
13.1. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE...
14. MAINTENANCE (ALTERNATIVE BID)
14.1. A 90 DAY MAINTENANCE PERIOD SHALL COMMENCE AT THE END OF ALL LANDSCAPE INSTALLATION OPERATIONS...
20. NEW ENGLAND SHOWY WILDFLOWER SEED MIX AS PREPARED BY:
NEW ENGLAND WETLAND PLANTS, INC
820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000
EMAIL: INFO@NEWPP.COM
WEBSITE: WWW.NEWP.COM
APPLICATION RATE: 23 lbs/acre @ 1900 sq ft/b
SPECIES Little Bluestem (Schizachyrium scoparium), Red Fescue (Festuca rubra), Indian Grass (Sorghastrum nutans), Partridge Pea (Chamaecrista fasciculata), Canada Wild Rye (Elymus canadensis), Riverbank Wild Rye (Elymus riparius), Butterfly Milkweed (Asclepias tuberosa), Black Eyed Susan (Rudbeckia hirta), Lance Leaved Coreopsis (Coreopsis lanceolata), Ox Eye Sunflower (Helopsis helianthoides), Common Snowflake (Helenium autumnale), Marsh Blazing Star (Liatris spicata), Blue Vervain (Verbena hastata), New England Aster (Aster novae-angliae), Wild Blue False Indigo (Baptisia australis), Hollowstem Joe Pye Weed (Eupatorium fistulosum/ Eutrochium fistulosum), Early Goldenrod (Solidago juncea).

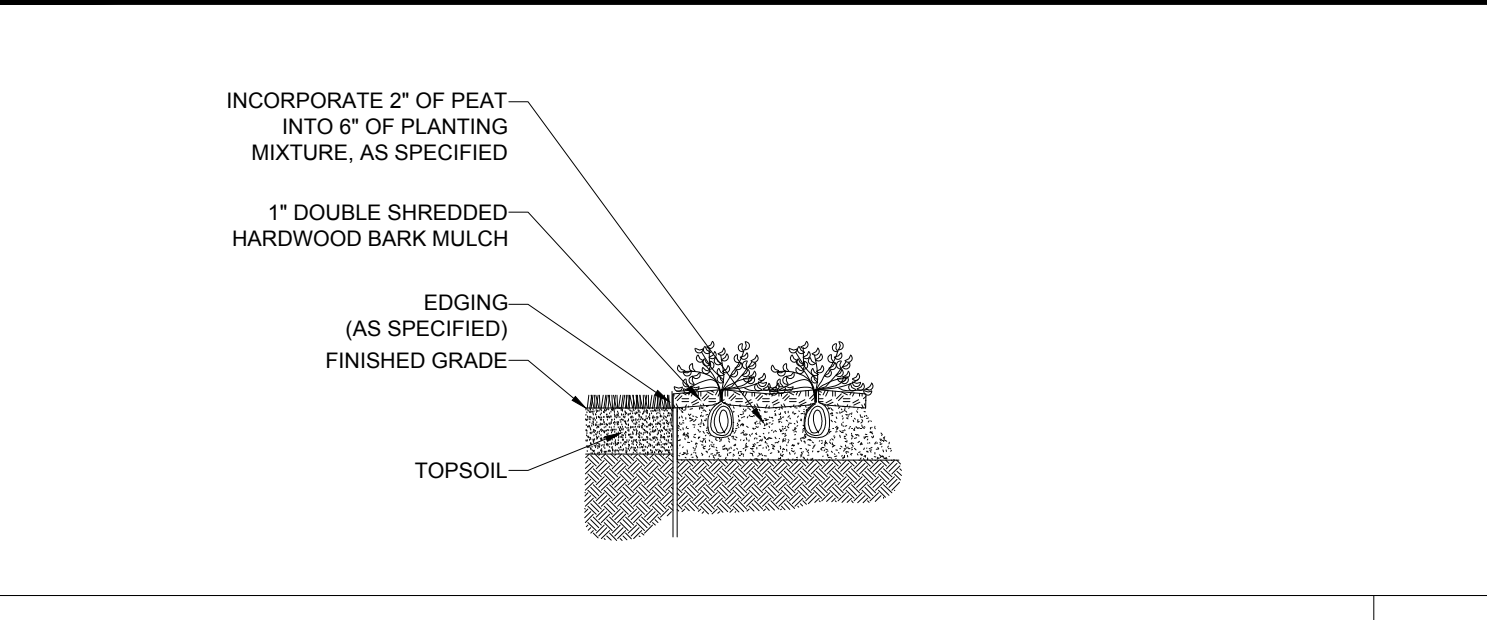
NEW ENGLAND SHOWY WILDFLOWER SEED MIX SPECIFICATIONS



TREE PLANTING DETAIL



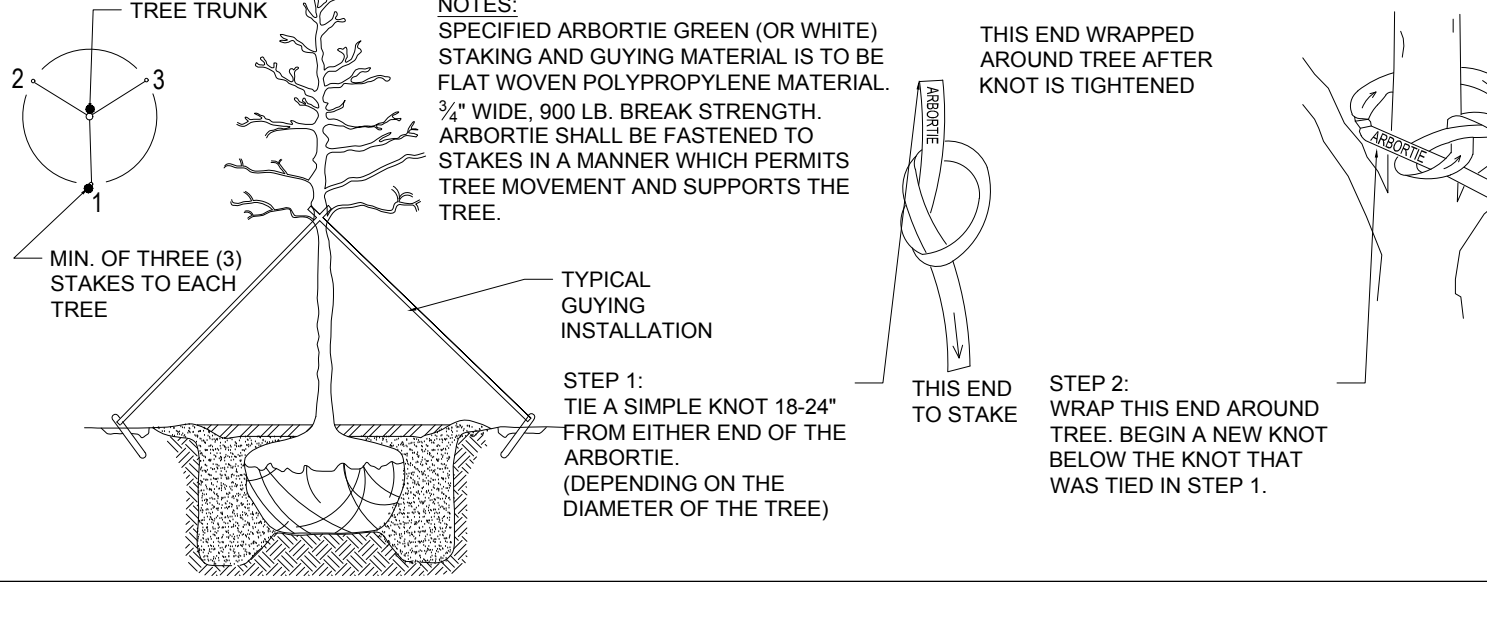
SHRUB PLANTING DETAIL



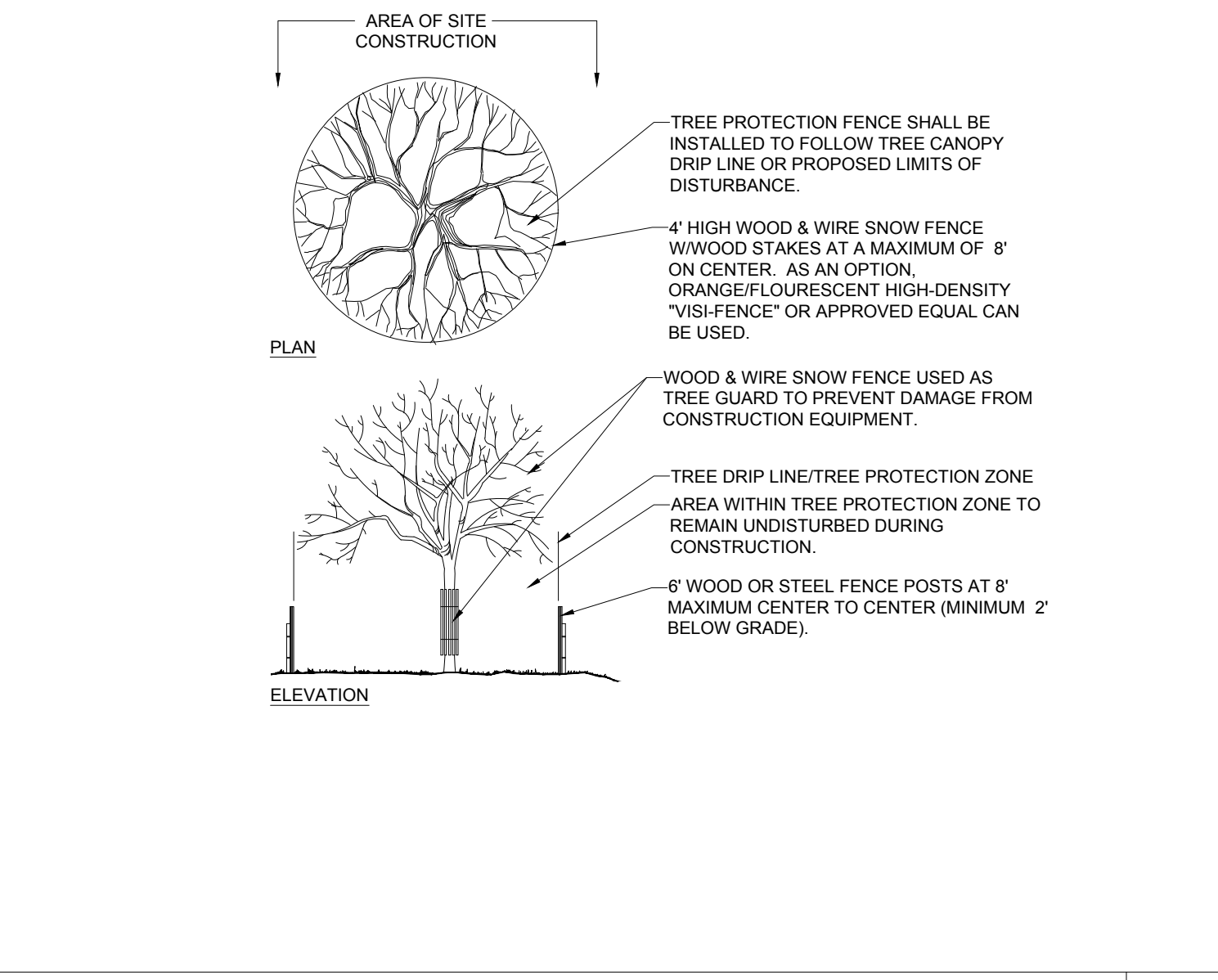
GROUND COVER PLANTING

- 1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:
PERENNIAL RYEGRASS 1/2 LB/1000 SQ FT
KENTUCKY BLUEGRASS 1 LB/1000 SQ FT
RED FESCUE 1/2 LB/1000 SQ FT
SPREADING FESCUE 1/2 LB/1000 SQ FT
FERTILIZER (16.32.16) 2 LB/1000 SQ FT
LIQUID LIME 1 GAL/800 GAL
TANK TACKIFIER 35 LB/800 GAL
TANK FIBER MULCH 30 LB/1000 SQ FT
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

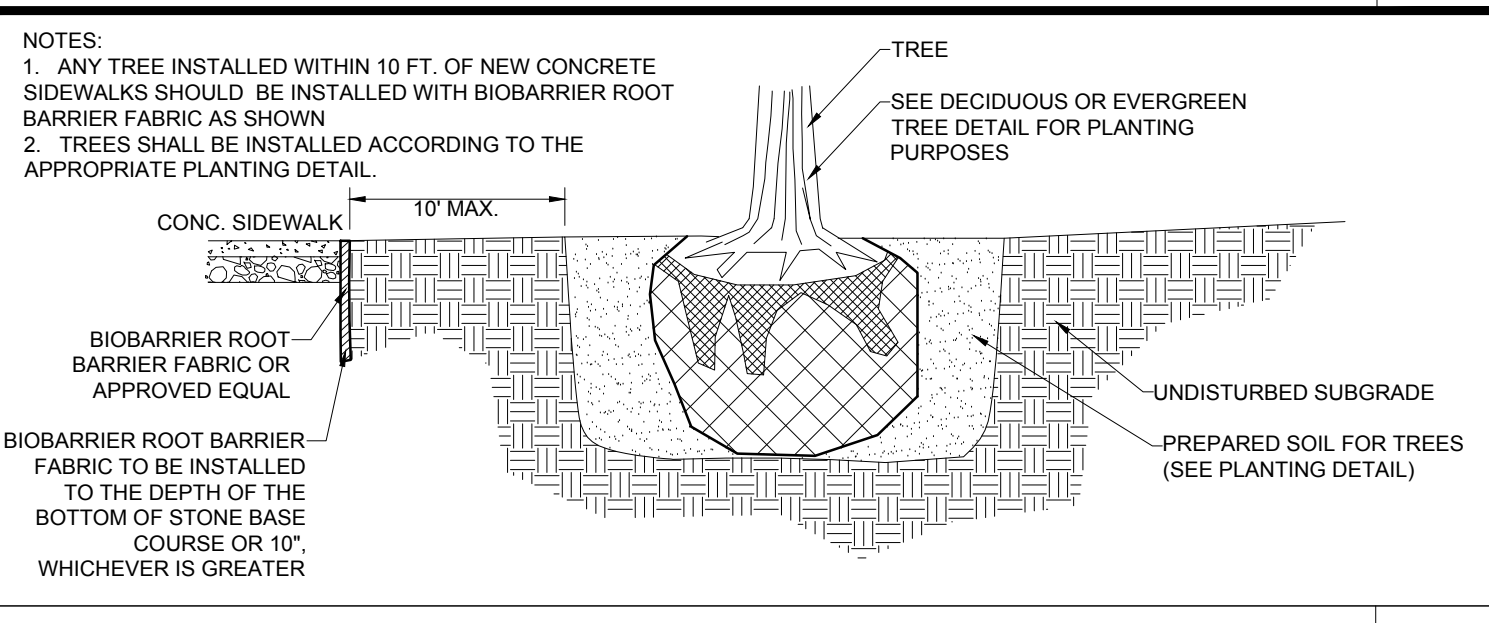
HYDROSEED SPECIFICATIONS



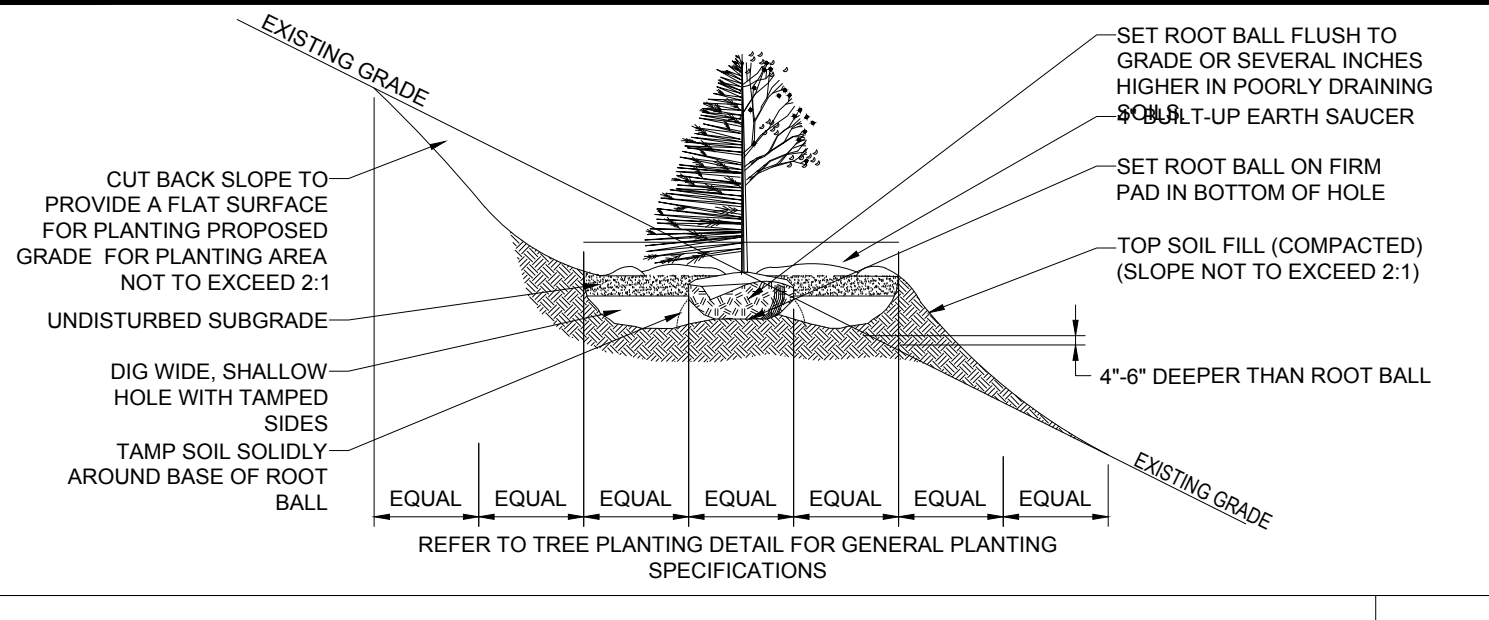
ARBORTIE STAKING DETAIL



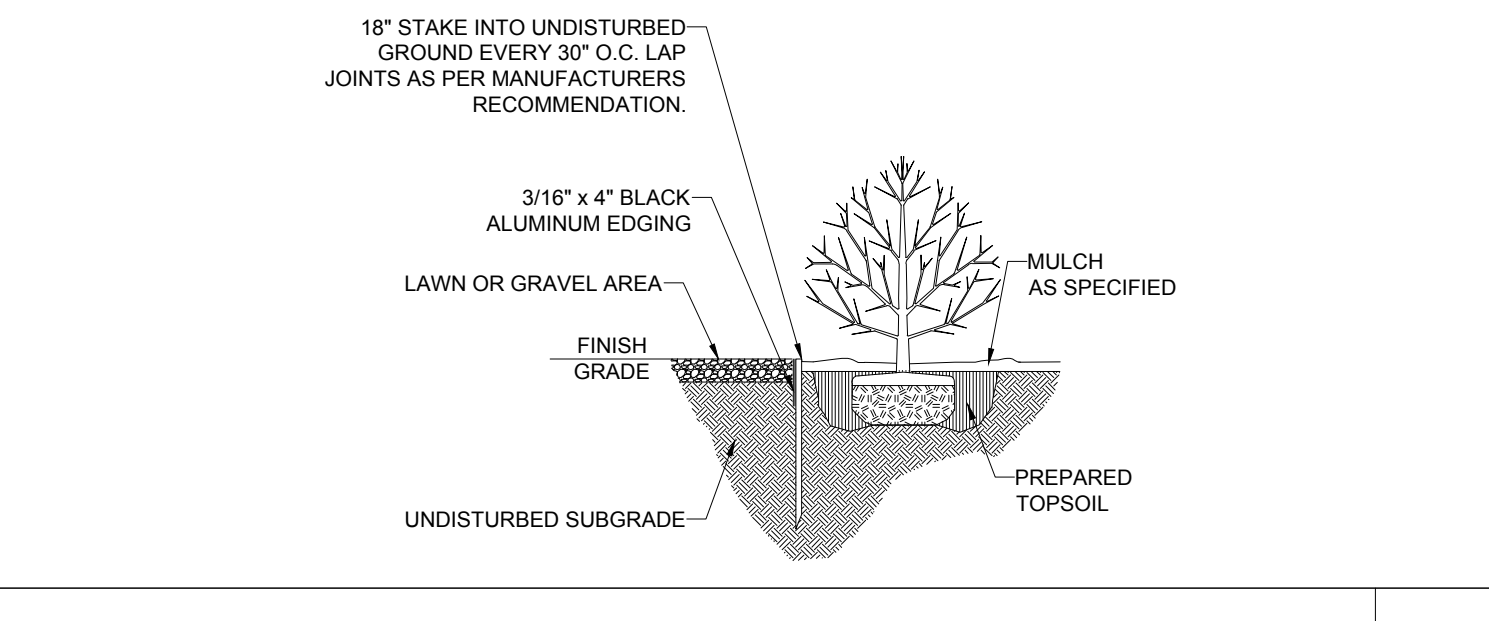
TREE PROTECTION DURING SITE CONSTRUCTION



BIOBARRIER ROOT BARRIER DETAIL



TREE PLANTING DETAIL - ON SLOPE



BLACK ALUMINUM EDGING

N.T.S.

N.T.S.

N.T.S.

N.T.S.

N.T.S.

BOHLER logo and list of services: SITE CIVIL AND CONSULTING ENGINEERING, PROGRAM MANAGEMENT, LANDSCAPE ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES.

REVISIONS table with columns: REV, DATE, COMMENT, DRAWN BY, CHECKED BY.

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PERMIT SET

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PROJECT info table: PROJECT No.: W201119, DRAWN BY: RK, CHECKED BY: LF, DATE: 04/13/2020, CAD ID: W201119-LAND-3

PROPOSED SITE PLAN DOCUMENTS

STRATEGIC LAND VENTURES logo and name.

PROPOSED DEVELOPMENT: LOT #18 SCHOOL STREET TOWN OF MANCHESTER-BY-THE-SEA ESSEX COUNTY, MASSACHUSETTS

BOHLER logo and contact info: 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9900 www.BohlerEngineering.com

M.J. MRVA logo and text: REGISTERED LANDSCAPE ARCHITECT, MASSACHUSETTS No. 1217, RHODE ISLAND No. 419, NEW YORK No. 000569, NEW HAMPSHIRE No. 109, CONNECTICUT No. 1399, WYOMING No. 4248

LANDSCAPE NOTES & DETAILS

SHEET NUMBER: L-300

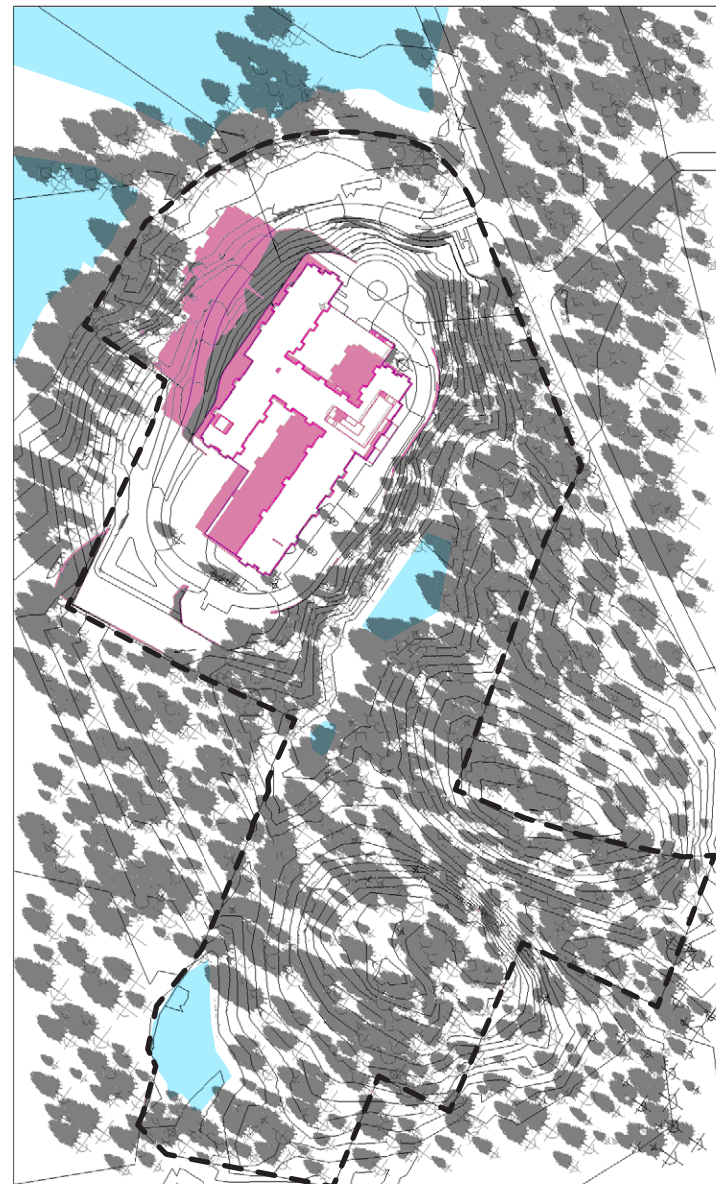
ORG. DATE - 05/27/2020

U:\BOHLER\NET\ISHARE\BMA\PROJECTS\2020\W201119\MANAGEMENT\SP\LAN-BET\REV\W201119-LAND-3-->JAY\OUT_L-300\NOTES&DETAILS.DWG

SHADOW STUDIES

SPRING EQUINOX - MARCH 20TH

9:00 AM



- VERNAL POOL
- SHADOW CAST BY BUILDING

12:00 PM

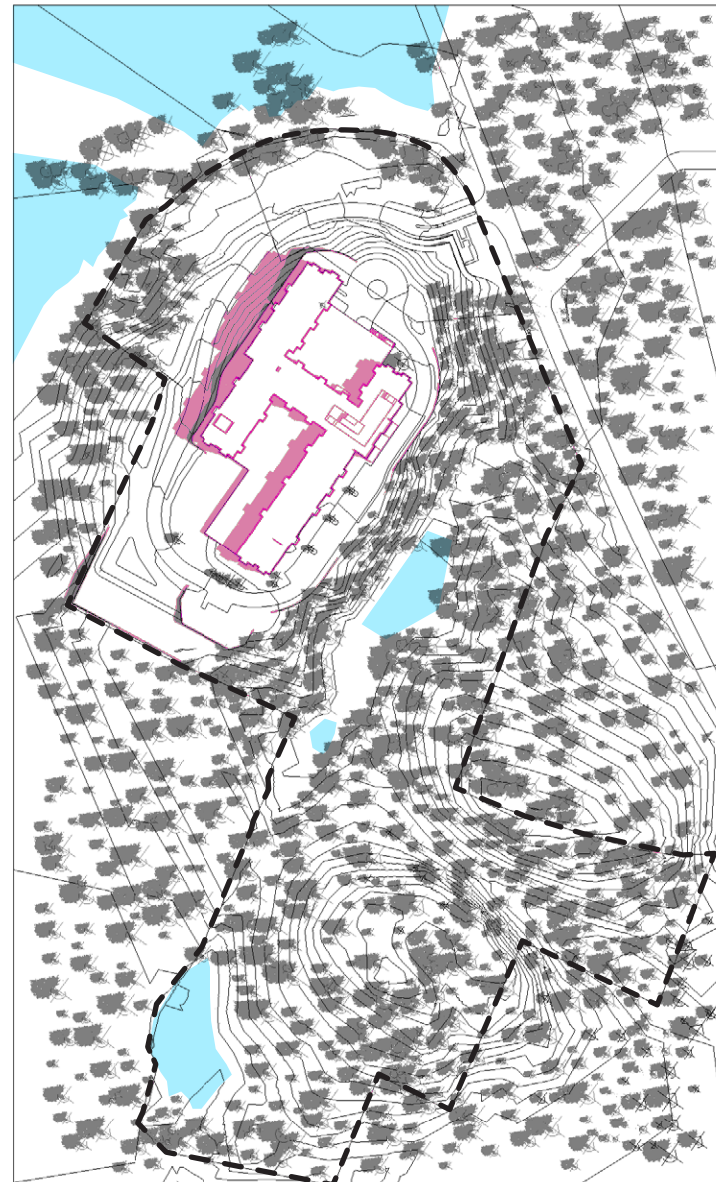


3:00 PM



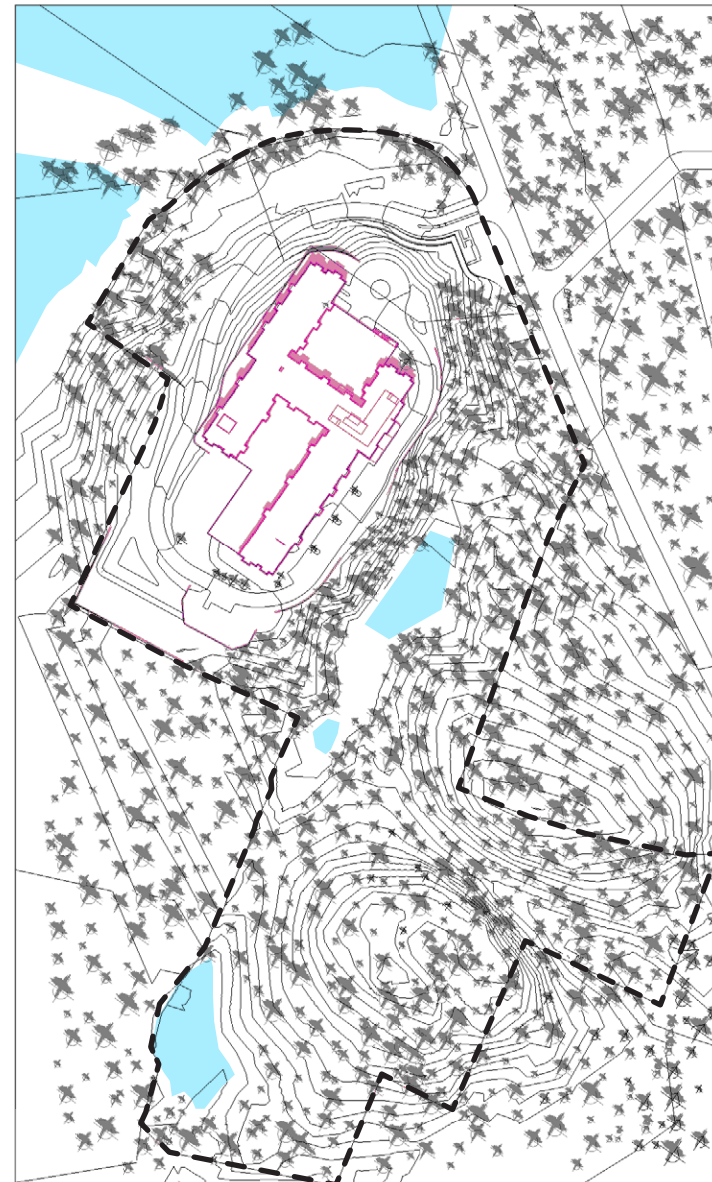
SUMMER SOLSTICE - JUNE 20TH

9:00 AM

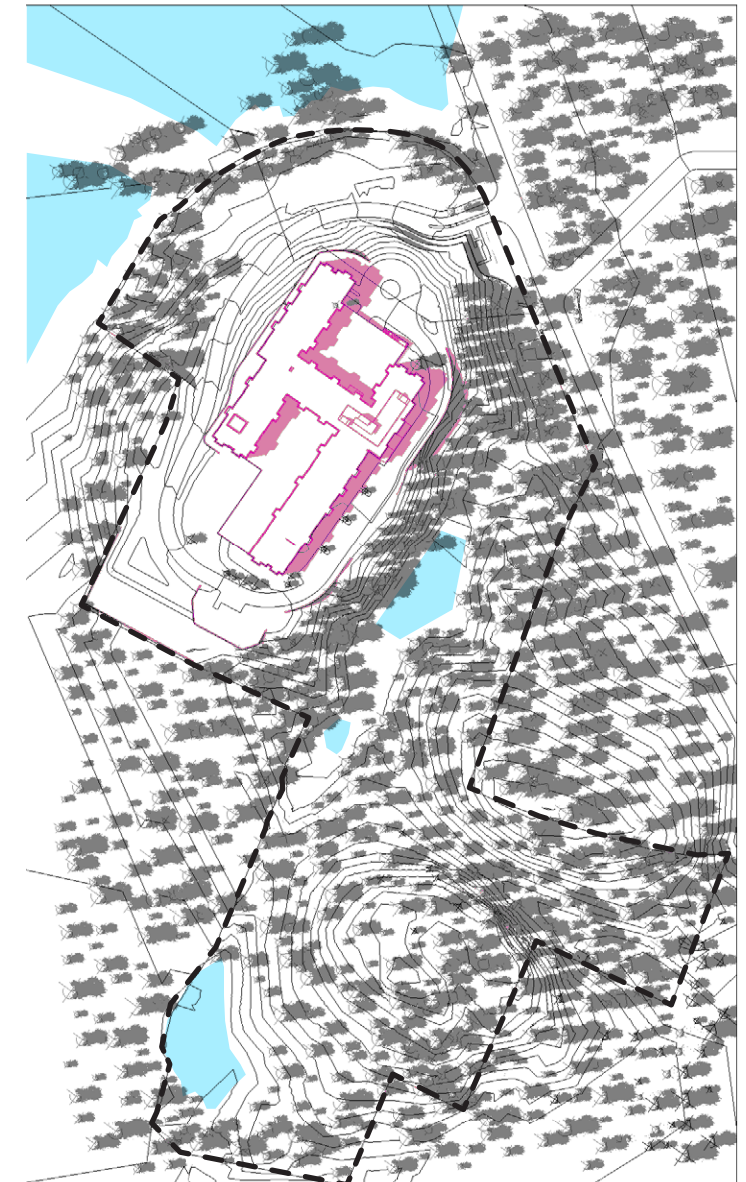


- VERNAL POOL
- SHADOW CAST BY BUILDING

12:00 PM



3:00 PM



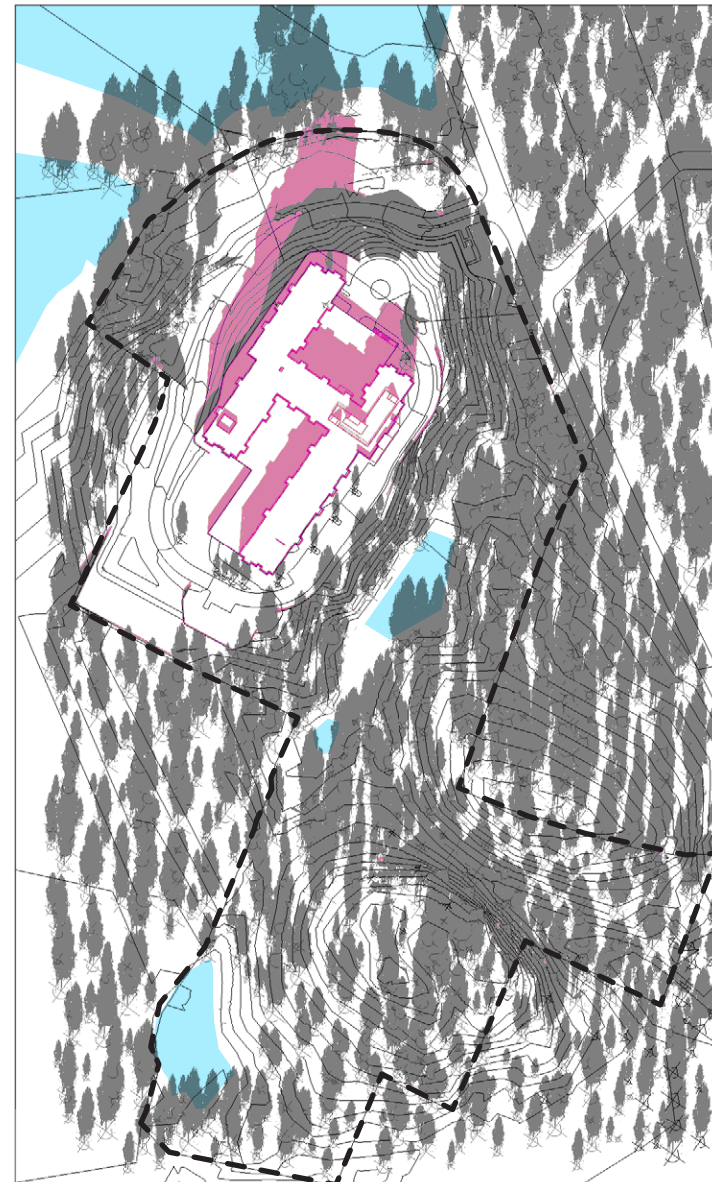
WINTER SOLSTICE - DECEMBER 21ST

9:00 AM

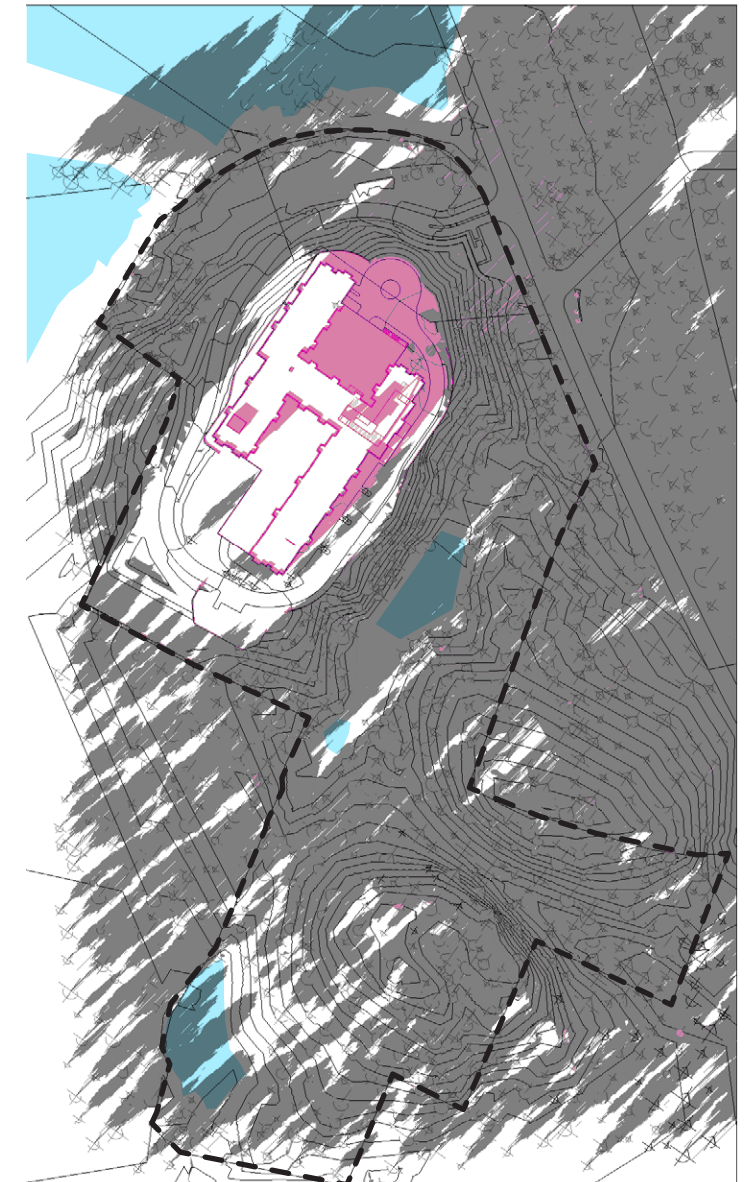


- VERNAL POOL
- SHADOW CAST BY BUILDING

12:00 PM



3:00 PM



CONTEXT RENDERINGS





PERSPECTIVE AT SCHOOL STREET DRIVE ENTRY | EMBARC



PERSPECTIVE FROM PARKING LOT | EMBARC



PERSPECTIVE FROM OLD SCHOOL STREET WALKING PATH

EMBARC