

Site Plans

Proposed Redevelopment

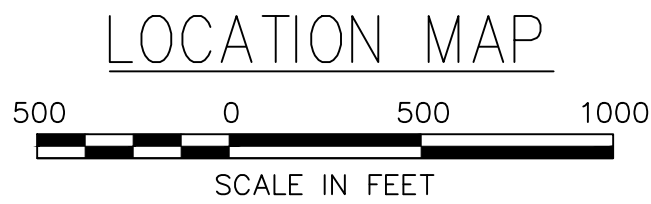
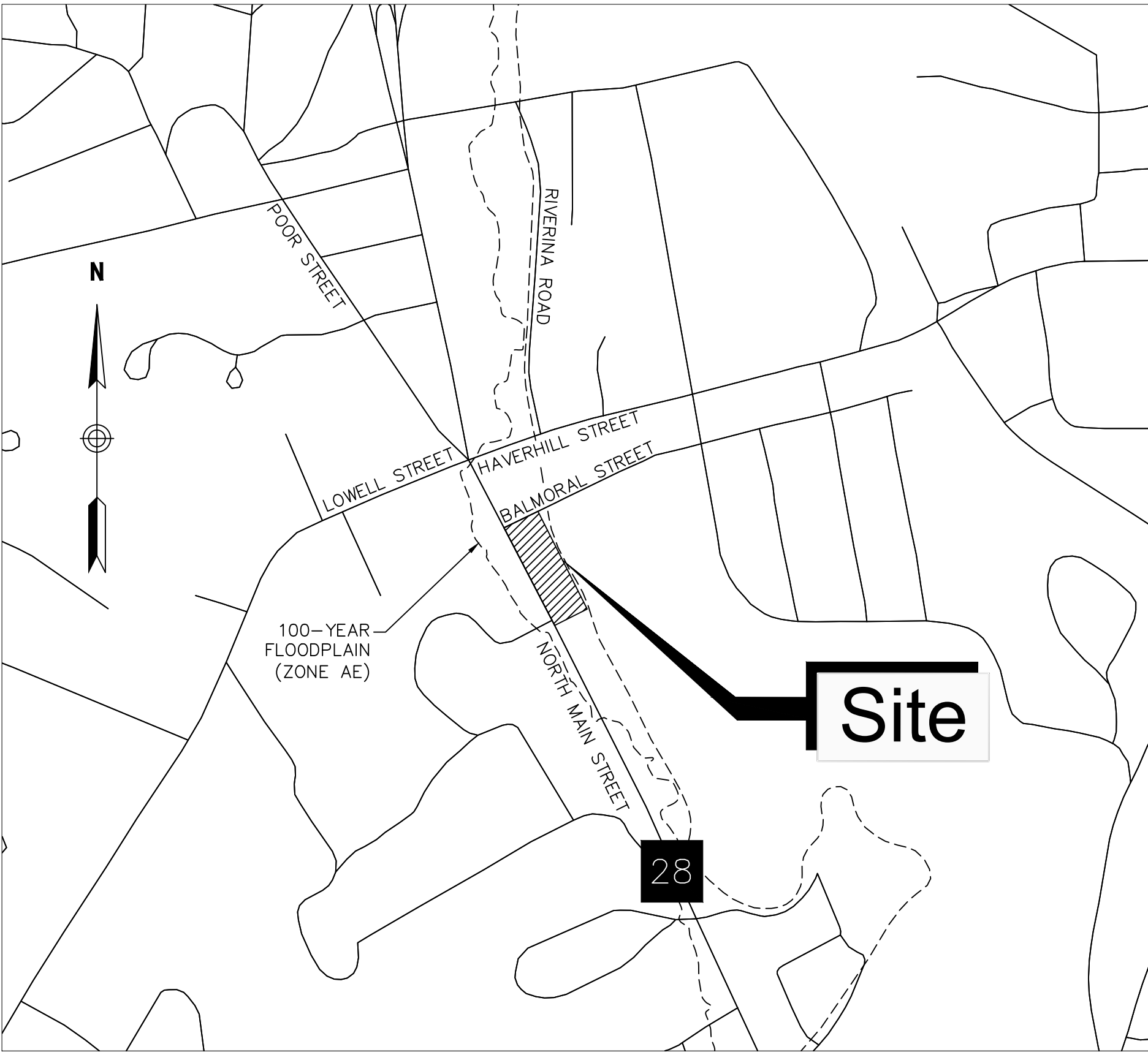
305 North Main Street
Andover, MA 01810
Assessors Map 36 Lots 93, 94, 95, 96, 97

Site Plans Index

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Reference Plans Index

No.	Drawing Title	Latest Issue
1	ALTA/NSPS Land Title Survey	January 28, 2020
2	Architectural Elevations (Maguiles Perruzzi)	September 19, 2025
3	Lighting Plan (SK & Associates)	September 24, 2025



SEWER DESIGN FLOW CALCULATIONS

EXISTING FLOW CALCULATIONS

TYPE	FLOW RATE (GPD) ¹	UNIT	SF	TOTAL FLOW (GPD)
OFFICE	75	1,000 SF	48,900	3,668
TOTAL				3,668

PROPOSED FLOW CALCULATIONS

TYPE	FLOW RATE (GPD) ¹	UNIT	# OF PEOPLE	TOTAL FLOW (GPD)
COLLEGE	15	PER PERSON	420	6,300
TOTAL				6,300

NET INCREASE IN FLOW = 2,632 GPD

GPD=GALLONS PER DAY
SF=SQUARE FEET



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DESIGNED BY	MWP, WNB
DRAWN BY	WNB, WMG
CHECKED BY	PFE, MWP
DATE	9/30/2025
SCALE	As Noted

PREPARED FOR

Lupoli Companies
280 Merrimack Street
Lawrence, MA 01843

REVISIONS

1.	PB/Peer Review Comments	11/12/2025
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ISSUED FOR

Permitting

PROJECT TITLE

Proposed Commercial
Redevelopment

PROJECT LOCATION

305 North Main Street
Andver, MA 01810

DRAWING TITLE

Title & Index Sheet



Matthew W. Perry

PROJECT NO.
T1687

TEC CAD FILE
COV.dwg

DRAWING NO.
C-1

SHEET 1 OF 11

GENERAL NOTES

- CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND THE LOCAL MUNICIPAL WATER & SEWER DEPT. AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS. A 6-FOOT TEMPORARY CHAINLINK FENCE SHALL BE PROVIDED AROUND ALL CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL LEAVE NO UNSECURED OPEN EXCAVATIONS.
- CONSTRUCTION HOURS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY BETWEEN 7 AM AND 6 PM AND SATURDAY BETWEEN 9 AM AND 4 PM WITH NO SUNDAY HOURS.
- HANDICAP ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT/ARCHITECTURAL ACCESS BOARD (AAB), AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHT-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALK, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFATORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THE PLAN SET FULLY COMPLIES WITH CURRENT TOWN OF ANDOVER ZONING ORDINANCES AND SITE PLAN REVIEW REGULATIONS.
- THERE SHALL BE NO STORAGE OF HAZARDOUS MATERIALS OR HAZARDOUS WASTE WITHIN THE SUBJECT LOT.

ABBREVIATIONS

GENERAL		UTILITIES	
AC	ACRES	CB	CATCH BASIN
ADJ	ADJUST	CIT	CHANGE IN TYPE
APPROX	APPROXIMATE	CLDI	CEMENT LINED DUCTILE IRON PIPE
BLDG	BUILDING	COND	CONDUIT
BO	BY OTHERS	DMH	DRAINAGE MANHOLE
BIT	BITUMINOUS CONCRETE	DOM	DOMESTIC WATER SERVICE
BTM	BOTTOM	ETC	ELECTRIC, TELEPHONE, & CABLE
CEM	CEMENT	F&G	FRAME AND GRATE
CLF	CHAIN LINK FENCE	F&C	FRAME AND COVER
CONC	CONCRETE	GV	GAS VALVE
DIA	DIAMETER	HDPE	HIGH DENSITY POLYETHYLENE PIPE
ELEV	ELEVATION	HYD	HYDRANT
EN	ENTRANCE/EXIT	INV	INVERT ELEVATION
ESHT	ESTIMATED SEASONAL	OCS	OUTLET CONTROL STRUCTURE
	HIGH WATER TABLE	PVC	POLYVINYL CHLORIDE PIPE
EOP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE (CLASS III)
EXIST	EXISTING	RD	ROOF DRAIN
EX	EXIT	SMH	SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	TEL	TELEPHONE
GE	GRANITE EDGING	TSV	TAPPING SLEEVE AND VALVE
HDPE	HIGH DENSITY POLYETHYLENE	UP	UTILITY POLE
HMA	HOT MIX ASPHALT	WV	WATER VALVE
LA	LANDSCAPE AREA		
LD	LOADING DOCK		
LF	LINEAR FEET		
MAX	MAXIMUM		
MCC	MONOLITHIC CONCRETE CURB		
MIN	MINIMUM		
MTD	MOUNTED		
NTS	NOT TO SCALE		
PROP	PROPOSED		
PVMT	PAVEMENT		
R	RADIUS		
REM	REMOVE		
RET	RETAIN		
SGE	SLOPED GRANITE EDGING		
SW	SIDEWALK		
TYP	TYPICAL		
VGC	VERTICAL GRANITE CURB		
WCR	WHEELCHAIR RAMP		

GRADING, DRAINAGE AND UTILITY NOTES

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATION, SIZES, AND ELEVATION OF EXISTING UTILITIES.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT. FAILURE TO PROVIDE OR PERFORM THE ABOVE PRIOR TO PERFORMING ANY WORK SHALL NOT BE GROUNDS FOR EXTRA PAYMENTS TO THE CONTRACTOR.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS, AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES, AND JOINTS.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED.
- ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED.
- INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.
- EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.
- UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS, WHERE THEY SHALL THEN BE REMOVED. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.
- ALL WATER INFRASTRUCTURE SHALL CONFORM TO MUNICIPAL STANDARDS.
- INSULATE SANITARY PIPES WHERE INVERT DEPTH IS LESS THAN FIVE (5) FEET BELOW FINISHED GRADE.
- CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION (AT NO ADDITIONAL COST TO THE OWNER) BY THE CONTRACTOR.
- ALL WATER AND SEWER UTILITY WORK SHALL CONFORM TO LOCAL UTILITY DIVISION SPECIFICATIONS, DETAILS, RULES AND REGULATIONS AND HAVE FIVE (5) FEET OF MINIMUM COVER. GAS, ELECTRIC, AND TELEPHONE LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY THE APPROPRIATE UTILITY COMPANIES.
- FIRE ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY THE FIRE DEPARTMENT.
- THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL BARRIERS AFTER REVEGETATION OF DISTURBED AREAS AND AFTER APPROVAL BY THE LOCAL APPROVING AUTHORITY.
- EXCAVATION REQUIRED IN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
- STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AN AREA APPROVED BY THE OWNER/REPRESENTATIVE.
- THE CONTRACTOR SHALL SCHEDULE THEIR WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING.
- THE APPLICANT SHOULD OBTAIN AN EXCAVATION PERMIT FROM THE TOWN OF ANDOVER PRIOR TO THE START OF WORK ON THE SITE.
- THE APPLICANT SHOULD OBTAIN ANY ADDITIONAL LOCAL UTILITY PERMITTING IF REQUIRED

GENERAL SYMBOLS

EXISTING	PROPOSED	
		CATCH BASIN
		GUTTER INLET
		DRAIN MANHOLE
		SEWER MANHOLE
		ELECTRIC MANHOLE
		TELEPHONE MANHOLE
		WATER GATE
		FIRE HYDRANT
		GAS GATE
		STREET SIGN
		LIGHT POLE
		WALL MOUNTED LIGHT
		UTILITY POLE
		GUY POLE
		GUY WIRE
		MONITORING WELL
		TEST PIT (W/ I.D.)
		EDGE OF PAVEMENT
		GRANITE CURB
		GRANITE EDGING
		BITUMINOUS BERM
		GUARD RAIL
		CHAINLINK FENCE
		DRAINAGE LINE
		SEWER LINE
		WATER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		UNDERGROUND TELEPHONE LINE
		ELEC., TELE., CATV, CONDUIT
		OVERHEAD WIRE
		STONE WALL
		CHAIN LINK FENCE
		STOCKADE FENCE
		TREE LINE
		SHORELINE
		CONCRETE
		ENTRANCE/EXIT DOOR
		BASELINE
		TOWN LAYOUT
		PROPERTY LINE
		HIGHWAY/PROPERTY BOUND (TYPE NOTED)
		IRON PIPE/REBAR
		TREE (SIZE AND TYPE NOTED)

PAVEMENT MARKINGS AND SIGNING SYMBOLS

EXISTING	PROPOSED	
		CROSSWALK, 12" WHITE LINE (WIDTH NOTED)
		STOP LINE, 12" WHITE LINE 4' BEHIND CW (TYP.)
		SOLID WHITE LINE/SOLID WHITE LANE LINE-4"
		BROKEN WHITE LANE LINE-4"
		DOTTED WHITE LANE LINE-4"
		SOLID YELLOW LINE-4"
		DOUBLE YELLOW CENTER LINE- 2-4" LINES
		ADA-ACCESSIBLE PARKING SPACE



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DESIGNED BY	MWP, WNB
DRAWN BY	WNB, WMG
CHECKED BY	PFE, MWP
DATE	9/30/2025
SCALE	NTS

PREPARED FOR

Lupoli Companies
280 Merrimack Street
Lawrence, MA 01843

REVISIONS

1.	PB/Peer Review Comments	11/12/2025
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Legend & General
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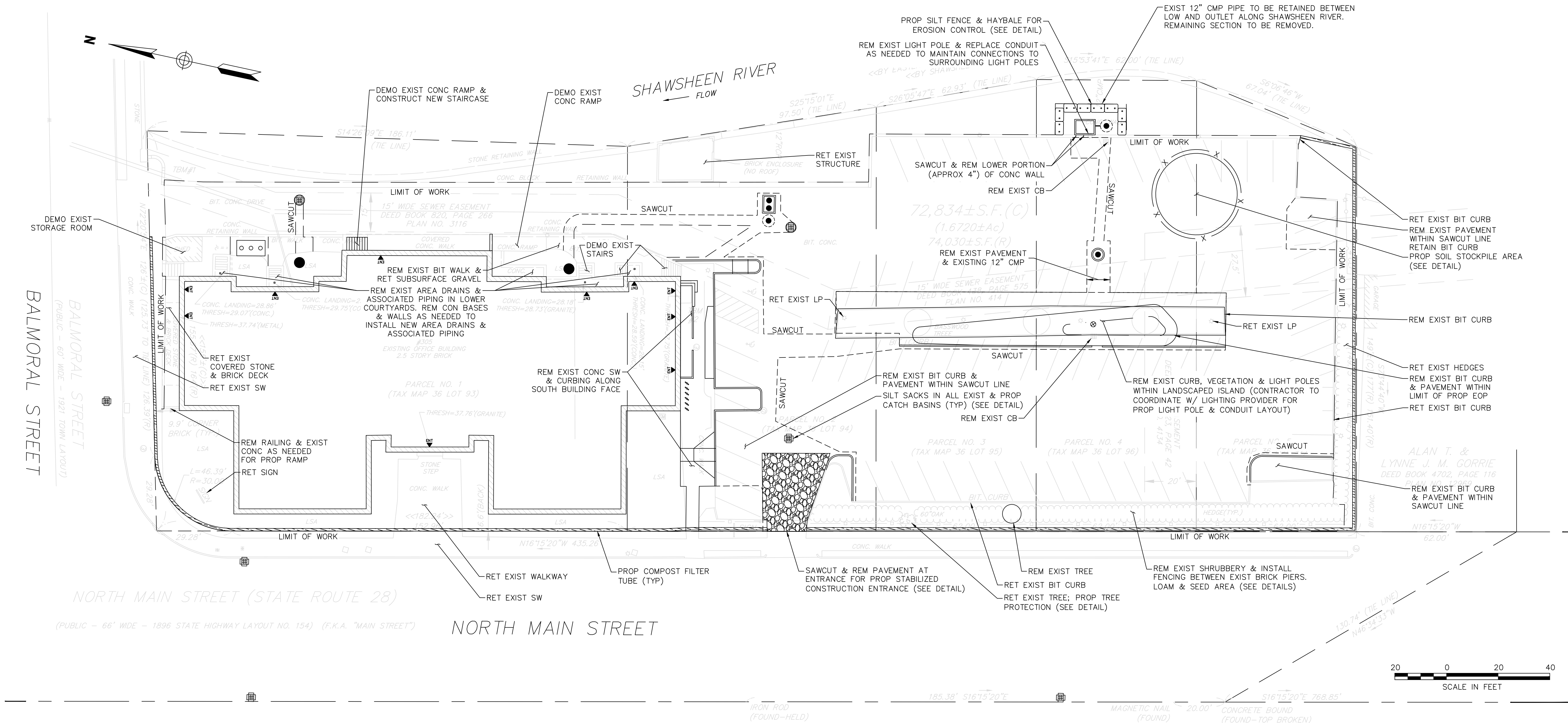


PROJECT NO.
T1687

TEC CAD FILE
LEG.dwg

DRAWING NO.
C-2

SHEET 2 OF 11



DEMOLITION, EROSION AND SEDIMENT CONTROL NOTES:

- ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF EACH UTILITY PRIOR TO REMOVING OR RELOCATING. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND THE LOCAL MUNICIPAL WATER & SEWER DEPT. AT LEAST 72 HOURS BEFORE EXCAVATING.
- THE CONTRACTOR SHALL DISCONNECT ALL UTILITIES FROM THE BUILDING PRIOR TO DEMOLITION.
- THE CONTRACTOR IS TO REMOVE AND TO DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMITS OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS, AND UNSUITABLE MATERIAL WITHIN THE PROPOSED BUILDING FOOTPRINT, TEN FEET BEYOND AND BENEATH PROPOSED EXTERIOR COLUMNS, AND CONFLICTING WITH ANY PROPOSED SITE WORK, PER DRAWINGS AND SPECIFICATIONS.
- LOCATIONS OF UTILITY SERVICES TO THE EXISTING BUILDINGS SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND CUT AND CAPPED AT THE MAIN. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE, AND INDIVIDUAL UTILITY COMPANIES' STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- THE CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND STATUTES.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED PRIOR TO DEMOLITION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS. A 6-FOOT TEMPORARY CHAIN LINK FENCE SHALL BE PROVIDED AROUND ALL CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL LEAVE NO UNSECURED OPEN EXCAVATIONS.
- ALL EXISTING DRAINAGE STRUCTURES SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL THE PROPOSED DRAINAGE SYSTEM IS OPERATIONAL, UNLESS OTHERWISE NOTED BY THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AT LEAST 72 HOURS PRIOR TO BEGINNING ANY DEMOLITION.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE DEVELOPER SHALL PHYSICALLY MARK LIMITS OF NO LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREA TO BE PROTECTED.
- APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE.

- MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
- RUNOFF SHALL BE CONTROLLED AND CONVEYED INTO STORM DRAINS AND OTHER OUTLETS SO IT WILL NOT ERODE THE LAND OR CAUSE OFF-SITE DAMAGE; SEDIMENT IN RUNOFF SHALL BE TRAPPED BY USING STAKED HAY BALES, COMPOST FILTER TUBES, SILT SACKS, OR SEDIMENTATION TRAPS, OR OTHER APPROVED EROSION CONTROL DEVICES.
 - SEDIMENT BASINS SHALL BE CONSTRUCTED WHERE NECESSARY TO DETAIN RUNOFF AND TO TRAP SEDIMENT DURING CONSTRUCTION.
 - SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES $\frac{1}{4}$ TO $\frac{1}{2}$ THE HEIGHT OF THE SILT FENCE OR HAY BALE.
 - EROSION AND SEDIMENT CONTROLS SHALL BE COORDINATED WITH THE SEQUENCE OF GRADING, DEVELOPMENT AND CONSTRUCTION OPERATIONS; CONTROL MEASURES SHALL BE IN EFFECT PRIOR TO COMMENCEMENT OF EACH INCREMENT/PHASE OF THE PROCESS.
 - SOIL AND OTHER MATERIALS SHALL NOT BE STOCKPILED OR REDISTRIBUTED, EITHER TEMPORARILY OR PERMANENTLY, IN LOCATIONS OR IN SUCH A MANNER AS WOULD CAUSE IMPEDANCE OF ADJUTING BUSINESS OR PROPERTY OWNERS.
 - TOPSOIL SHALL BE STRIPPED FROM DISTURBED AREAS, STOCKPILED IN APPROVED AREAS AND STABILIZED WITH TEMPORARY VEGETATIVE COVER IF IT IS TO BE LEFT FOR MORE THAN THIRTY (30) CALENDAR DAYS; PERIMETER SEDIMENT CONTROLS SHALL BE INSTALLED AROUND EACH AREA OF STOCKPILED TOPSOIL.
 - SOIL STOCKPILES SHALL BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY.
 - STOCKPILED MATERIAL NOT UTILIZED ONSITE SHALL BE REMOVED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
 - THE AREA OF DISTURBANCE SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
 - R ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL.
 - TRACKING PAD SHALL BE CONSTRUCTED AT ALL ENTRANCE/EXIT POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
 - ST SHALL BE CONTROLLED AT THE SITE.
 - TEMPORARY SEEDING, MULCHING OR OTHER SUITABLE STABILIZATION METHODS SHALL BE USED TO PROTECT EXPOSED SOIL

- AREAS DURING CONSTRUCTION.
- PERMANENT SEEDING SHOULD BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER. DURING PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, AN APPROPRIATE TEMPORARY MULCH SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
 - PERMANENT VEGETATION AND EROSION CONTROL STRUCTURES, AS NECESSARY, SHALL BE INSTALLED PREFERABLY IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED BUT OTHER WISE NO LATER THAN THE FIRST FULL SPRING SEASON IMMEDIATELY THEREAFTER; THEY SHALL COMPLY WITH THE EROSION AND SEDIMENTATION VEGETATIVE PRACTICES RECOMMENDED BY THE U.S. SOIL CONSERVATION SERVICE.
 - MONITORING AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION SHALL BE REQUIRED.
 - TEMPORARY SEDIMENT TRAPPING DEVICES SHALL NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS. SIMILARLY, STABILIZATION SHALL BE ESTABLISHED PRIOR TO CONVERTING SEDIMENT TRAPS/BASINS INTO PERMANENT (POST-CONSTRUCTION) STORMWATER MANAGEMENT FACILITIES. ALL FACILITIES USED AS TEMPORARY MEASURES SHALL BE CLEANED PRIOR TO BEING PUT INTO FINAL OPERATIONS.
 - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS. THE APPLICANT'S ENGINEER SHALL SUBMIT WRITTEN CERTIFICATION THAT THIS CONDITION HAS BEEN MET.



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DESIGNED BY	MWP, WNB
DRAWN BY	WNB, WMG
CHECKED BY	PFE, MWP
DATE	9/30/2025
SCALE	1"=20'

PREPARED FOR
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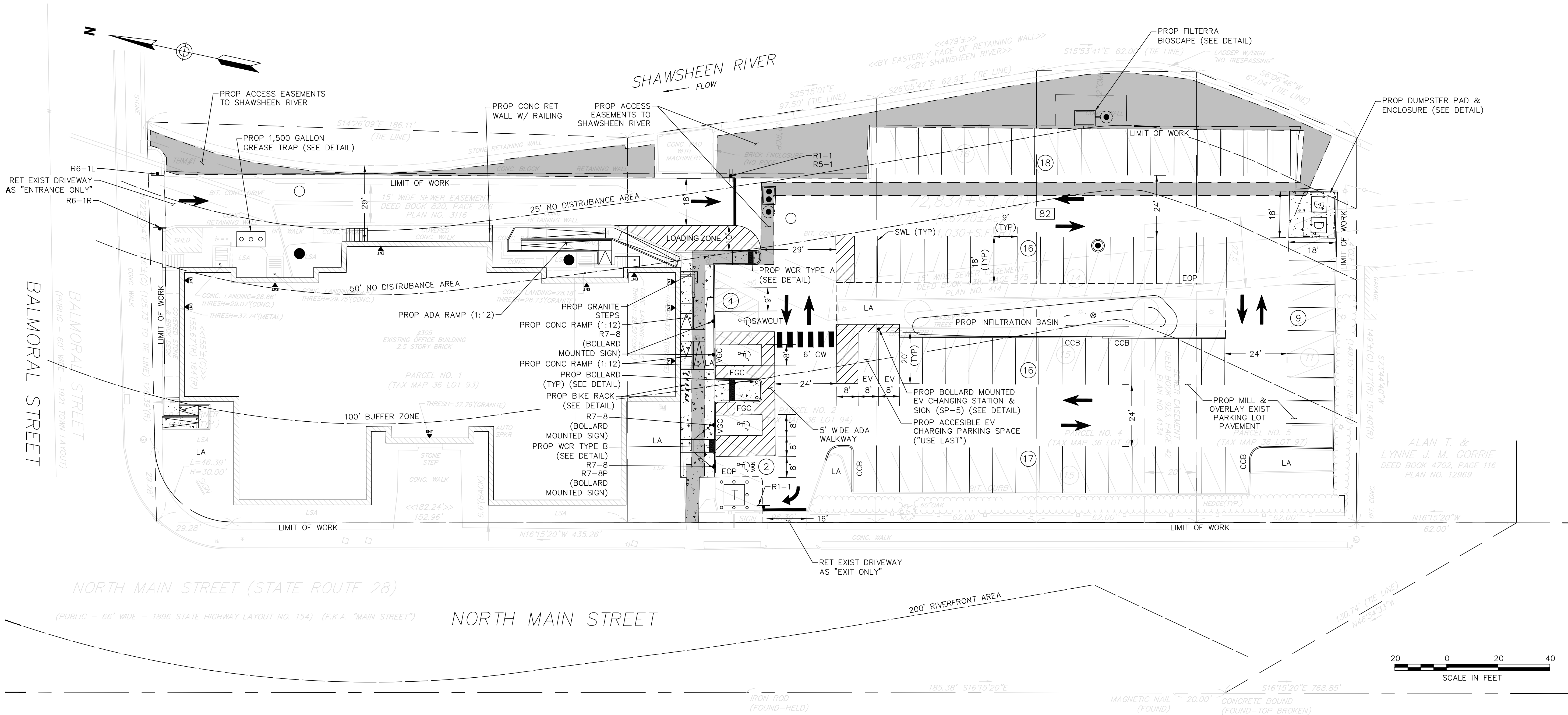
PROJECT LOCATION
305 North Main Street Andver, MA 01810

DRAWING TITLE
Demolition, Erosion & Sediment Control Plan



Matthew W. Peery

PROJECT NO. T1687
TEC CAD FILE DEMO.dwg
DRAWING NO. C-3
SHEET 3 OF 11



ZONING TABLE		
ZONING DISTRICT	GENERAL BUSINESS	
PROPOSED USE	COLLEGE	
PROPOSED USE ALLOWABLE BY	RIGHT	
DIMENSIONAL REQUIREMENTS	REQUIRED	PROVIDED
LOT SIZE	N/A	1.72 ACRES
FRONTAGE	N/A	465'
FRONT YARD SETBACK	N/A	6' (EXISTING)
SIDE YARD SETBACK	N/A	6' (EXISTING)
REAR YARD SETBACK	N/A	42' (EXISTING)
MAX BUILDING HEIGHT	50'/4 STORIES	3 STORIES (EXISTING)
LOT COVERAGE	N/A	1.33 ACRES

PARKING TABLE		
REQUIRED PARKING	COLLEGE/TECHNICAL SCHOOL 1 SPACE/4 PERSONS MAXIMUM OCCUPANCY MAX OCCUPANCY = 420 TOTAL REQUIRED PARKING: 105	
PROVIDED PARKING	82 SPACES	
REQUIRED ACCESSIBLE PARKING	4 SPACES	
PROVIDED ACCESSIBLE PARKING	4 SPACES	
PARKING REQUIREMENTS	REQUIRED	PROVIDED
2-WAY LANE WIDTH	24 FT	24 FT
PARKING SPACE DIMENSION	9'X18' (TYP)	9'X18' (TYP)
ACCESSIBLE PARKING SPACE DIMENSION	8'X18' (TYP)	8'X18' (TYP)

- NOTES:
- NO BUILDING SETBACKS IN THE GENERAL BUSINESS ZONE (GB).
 - THE PROPERTY LINES FOR LOTS 93, 94, 95, 96 & 97 ARE THE ZONING DISTRICT BOUNDARIES FOR THE GENERAL BUSINESS ZONE (GB).
 - PROJECT IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE.
 - PROJECT LIES ENTIRELY WITHIN 200' RIVERFRONT AREA.
 - THE TOTAL PROJECT DISTURBANCE IS 48,820 SF.
 - ALL SNOW SHALL BE TRUCKED OFF-SITE AFTER STORM EVENTS.
 - PRIMARY HOURS OF OPERATION WILL BE BETWEEN 7:30 AM AND 9:30 PM.

TRAFFIC SIGN SUMMARY									
ID NUMBER	SIZE OF SIGN (in)		LEGEND	TEXT DIMENSIONS (in)			NUMBER OF SIGNS REQUIRED	NUMBER OF POSTS REQUIRED	
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING	ROUTE MARKER			
R1-1	30	30		SEE MUTCD SIGN STANDARDS			2	2	
R7-8*	12	24					4	4	
R7-8P**	12	6					1	0	
R5-1	30	30					1	0	
	12	18					1	0	
SP-5	24	30					2	2	

TRAFFIC SIGN SUMMARY									
ID NUMBER	SIZE OF SIGN (in)		LEGEND	TEXT DIMENSIONS (in)			NUMBER OF SIGNS REQUIRED	NUMBER OF POSTS REQUIRED	
	WIDTH	HEIGHT		LETTER HEIGHT	VERTICAL SPACING	ROUTE MARKER			
R6-1L	36	12		SEE MUTCD SIGN STANDARDS			1	1	
R6-1R	36	12		SEE MUTCD SIGN STANDARDS			1	1	

* HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH TOWN OF ANDOVER STANDARDS, AND ADA/AAB REGULATIONS
** VAN SIGNS SHALL BE LOCATED AT ALL ADA SPACES. PER ADA ACCESSIBILITY GUIDELINES (AMENDED 2010) ANY SPACE WITH A VAN SIGN IS NOT INTENDED TO BE RESTRICTED ONLY TO VANS



TEC, Inc.
282 Merrimack Street
2nd Floor
Lawrence, MA 01843
(978) 794-1792
www.TheEngineeringCorp.com

DESIGNED BY	MWP, WNB
DRAWN BY	WNB, WMG
CHECKED BY	PFE, MWP
DATE	9/30/2025
SCALE	1"=20'

PREPARED FOR
Lupoli Companies
280 Merrimack Street
Lawrence, MA 01843

REVISIONS		
1.	PB/Peer Review Comments	11/12/2025

ISSUED FOR
Permitting

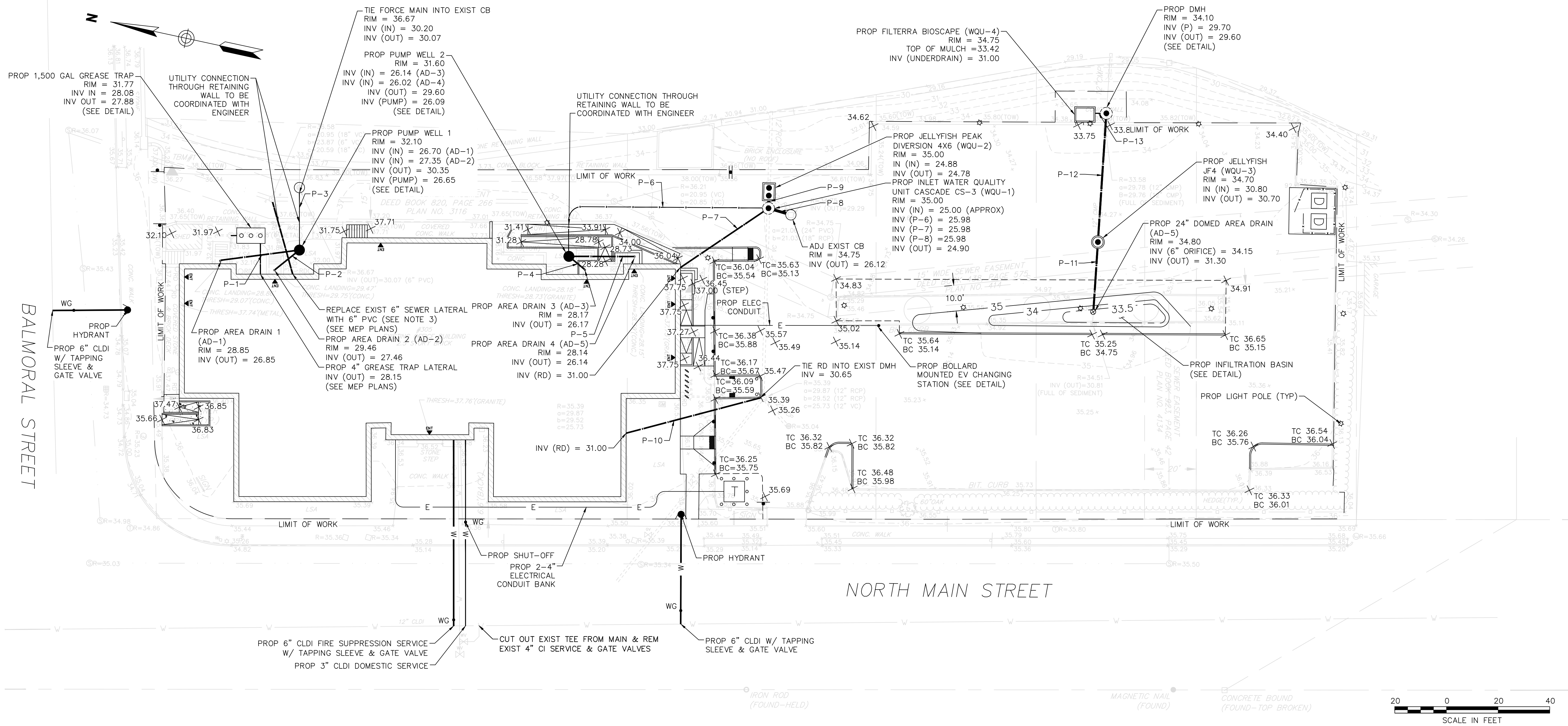
PROJECT TITLE
Proposed Commercial Redevelopment

PROJECT LOCATION
**305 North Main Street
Andover, MA 01810**

DRAWING TITLE
Layout & Materials Plan



PROJECT NO.
T1687
TEC CAD FILE
LM.dwg
DRAWING NO.
C-4
SHEET 4 OF 11



- NOTES:
- PROJECT IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE.
 - PROJECT LIES ENTIRELY WITHIN 200' RIVERFRONT AREA.
 - REPLACEMENT OF EXISTING 6" VC SEWER LATERAL SHALL BE COORDINATED W/ DPW.
 - MATCH EXIST GRADE AT ALL LIMITS OF WORK.
 - ALL EXISTING RIM ELEVATIONS WITHIN PROJECT LIMITS SHALL BE ADJUSTED AS NEEDED TO MEET PROP/EXIST GRADES.
 - MAINTAIN EXIST GRADES OF PARKING LOT AREA.
 - ALL RAMPS SHALL HAVE A MAX 8.33% (1V:12H) SLOPE.
 - ALL LEVEL LANDINGS SHALL HAVE A MAX 1.5% SLOPE.

DRAINAGE PIPING TABLE		
PIPE	LENGTH	SIZE
P-1	28'-8"	6" HDPE
P-2	10'-1"	6" HDPE
P-3	20'-2"	2" PVC FM
P-4	5'-9"	6" HDPE
P-5	23'-2"	6" HDPE
P-6	90'-1"	2" PVC FM
P-7	38'-9"	6" HDPE
P-8	4'-8"	12" HDPE
P-9	1'-0"	12" HDPE
P-10	53'-10"	6" HDPE
P-11	23'-7"	8" HDPE
P-12	45'-1"	8" HDPE
P-13	2'-0"	4" PVC

REQUIRED RECHARGE VOLUME (TOWN OF ANDOVER WETLAND PROTECTION REGULATIONS):

REQUIRED RECHARGE VOLUME = TOTAL IMPERVIOUS AREA * 0.25 INCHES (B SOILS)
= 54,699 SQUARE FEET * 0.25 INCHES
= 1,139.6 CUBIC FEET

PROVIDED RECHARGE VOLUME = 256 CUBIC FEET (PROPOSED INFILTRATION BASIN)



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REVISIONS

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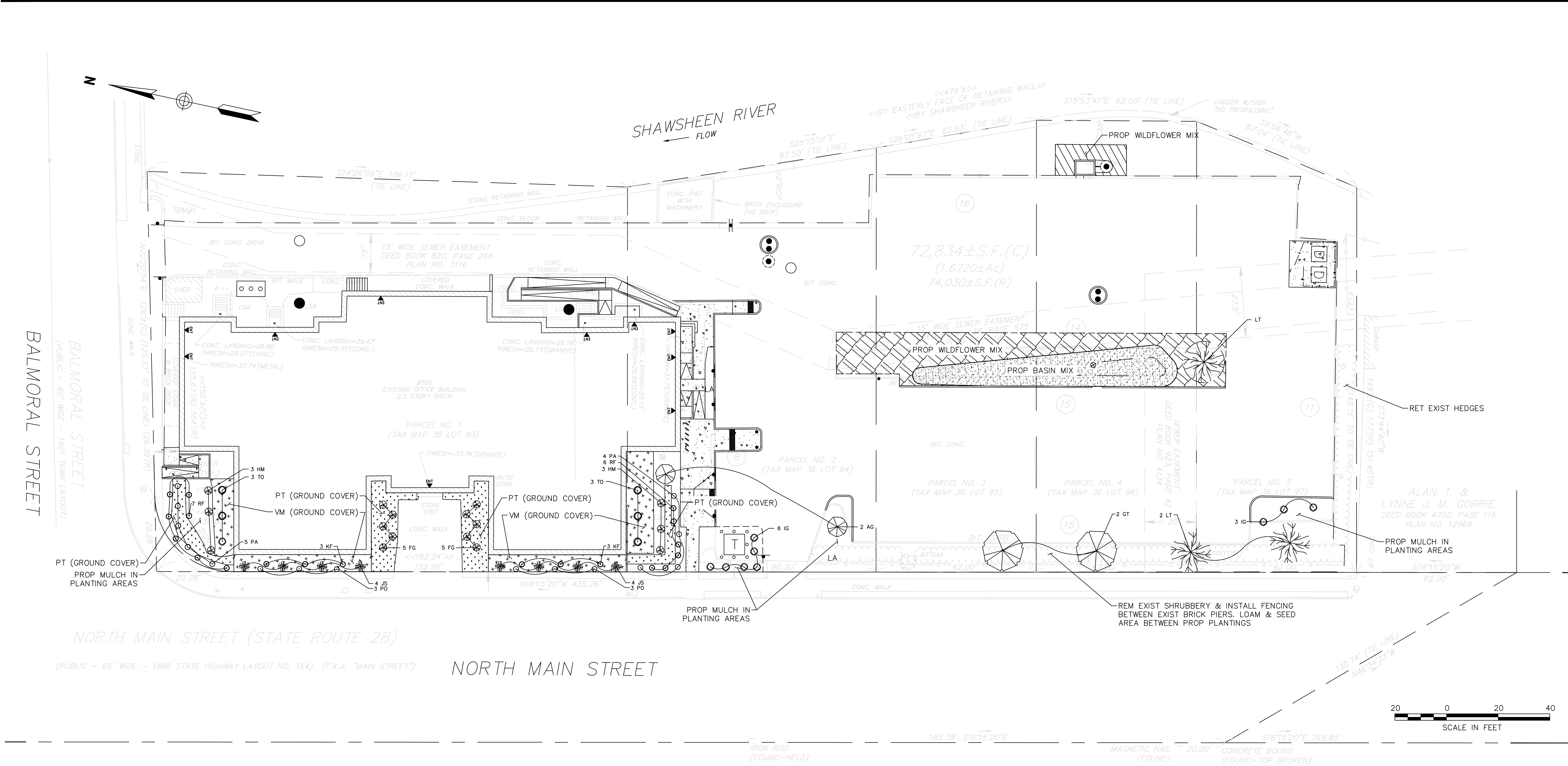
ISSUED FOR
Permitting

PROJECT TITLE
Proposed Commercial
Redevelopment

PROJECT LOCATION
305 North Main Street
Andover, MA 01810

DRAWING TITLE
Grading, Drainage
& Utilities Plan

PROJECT NO. T1687
TEC CAD FILE GDU.dwg
DRAWING NO. C-5
SHEET 5 OF 11



LANDSCAPE NOTES:

- UNLESS OTHERWISE NOTED, ALL EXISTING TREES AND OTHER PLANT MATERIAL TO BE PROTECTED FOR THE DURATION OF THE PROJECT.
- PRIOR TO THE PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL CALL DIG SAFE (1-888-344-7233) TO HAVE EXISTING UTILITIES MARKED. CONTRACTOR SHALL MAINTAIN MARKINGS FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN AS SHOWN ON THE PLANS.
- ALL PLANT MATERIAL TO CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1 -LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT
- STAKE LOCATIONS OF PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL MULCH BEDS SHALL CONSIST OF A 6" LAYER SCREENED LOAM AND A 3" LAYER SHREDDED PINE BARK MULCH.
- EDGE OF MULCH BEDS TO BE MECHANICALLY EDGED.
- ALL DISTURBED AREAS NOT SHOWN AS PAVEMENT, MULCH BEDS, OR OTHER SPECIFIED MATERIAL SHALL RECEIVE A MINIMUM 6" LAYER OF LOAM AND SEED.
- LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR TWO FULL YEARS FROM DATE OF ACCEPTANCE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY MATERIALS DAMAGED DURING CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR TO SUBMIT A WATERING SCHEDULE FOR THE SIXTY DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER FOR ALL PROPOSED PLANT MATERIAL.
- SEE LANDSCAPE DETAILS FOR PLANTING INFORMATION.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE PLAN SHALL TAKE PRECEDENCE.
- "ER" SEED MIX TO MATCH SPECIFICATIONS OF "NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES" PROVIDED BY NEW ENGLAND PLANTS, INC LOCATED AT 14 PEARL LANE SOUTH HADLEY, MA 01075.
- "SW" SEED MIX TO MATCH SPECIFICATIONS OF "NEW ENGLAND SHOWY WILDFLOWER MIX" PROVIDED BY NEW ENGLAND PLANTS, INC LOCATED AT 14 PEARL LANE SOUTH HADLEY, MA 01075.

PLANT SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
TREES					
GT	2	GLEDITSIA TRICANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2-2.5" CAL.	BB
AG	2	ACER GRISEUM	PAPERBARK MAPLE	2-2.5" CAL.	BB
LT	3	LIRIODENDRON TULIPIFERA	TULIPTREE	2-2.5" CAL.	BB
JS	8	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	6'-7" H	BB
SHRUBS					
IG	9	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	2.5'-3" H	
TO	6	THUJA OCCIDENTALIS 'THIN MAN'	THIN MAN ARBORVITAE	5'-6' H	
HM	6	HYDRANGEA MACROPHYLLA 'BAILMER'	BAILMER HYDRANGEA	2.5'-3" H	
FG	10	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	2.5'-3" H	
PERENNIALS & GROUND COVERS					
PA	9	PENNISSETUM ALOPECUROIDES 'BURGUNDY BUNNY'	BURGUNDY BUNNY FOUNTAIN GRASS	#2 POT	
PO	6	SALVIA NEMOROSA 'CARDONNA'	'CARDONNA' SAGE	#3 POT	
RF	13	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	#2 POT	
KF	6	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	#2 POT	
VM	1,500	VINCA MINOR	PERRIWINKLE	1	
PT	1,200	PACHYSANDRA TERMINALIS	PACHYSANDRA	1	
SEED MIXES					
ER	1,850 SF	SEE MIX DETAILS IN SPECS	NEW ENGLAND EROSION CONTROL/RESTORATION		
SW	2,100 SF	SEE MIX DETAILS IN SPECS	NEW ENGLAND SHOWY WILDFLOWER		



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PREPARED FOR

Lupoli Companies
280 Merrimack Street
Lawrence, MA 01843

REVISIONS

1.	PB/Peer Review Comments	11/12/2025
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ISSUED FOR

Permitting

PROJECT TITLE

Proposed Commercial
Redevelopment

PROJECT LOCATION

305 North Main Street
Andver, MA 01810

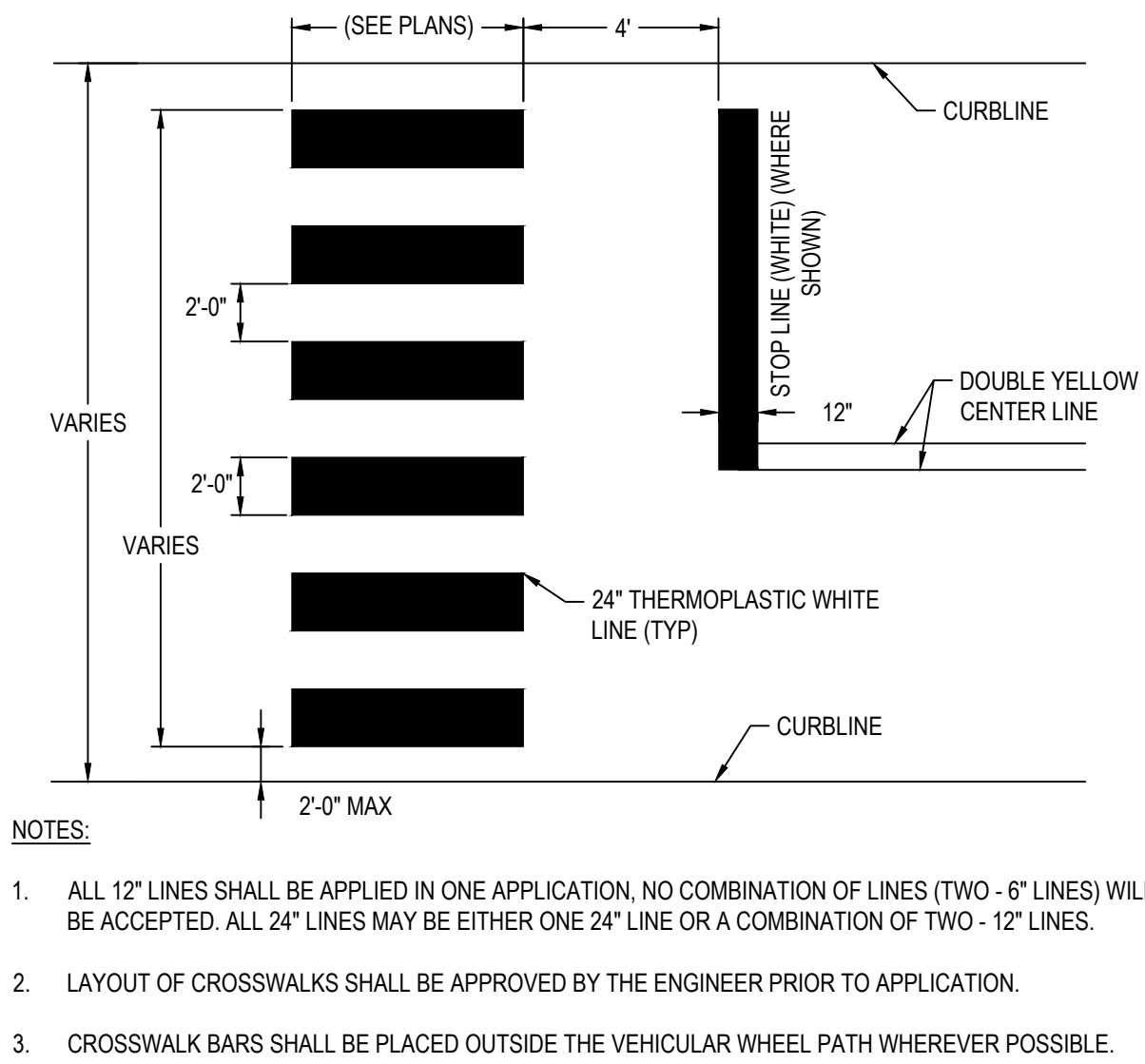
DRAWING TITLE

Landscaping Plan

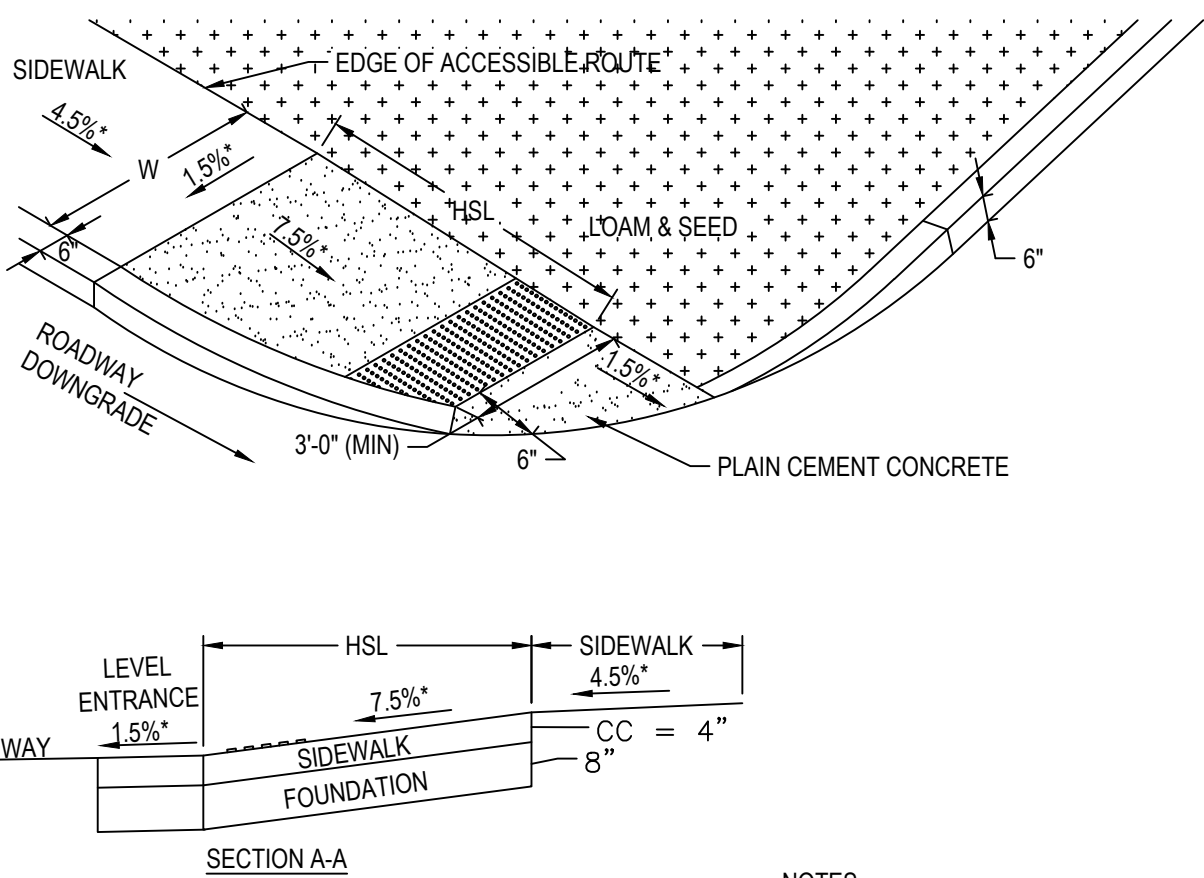


Matthew W. Peier

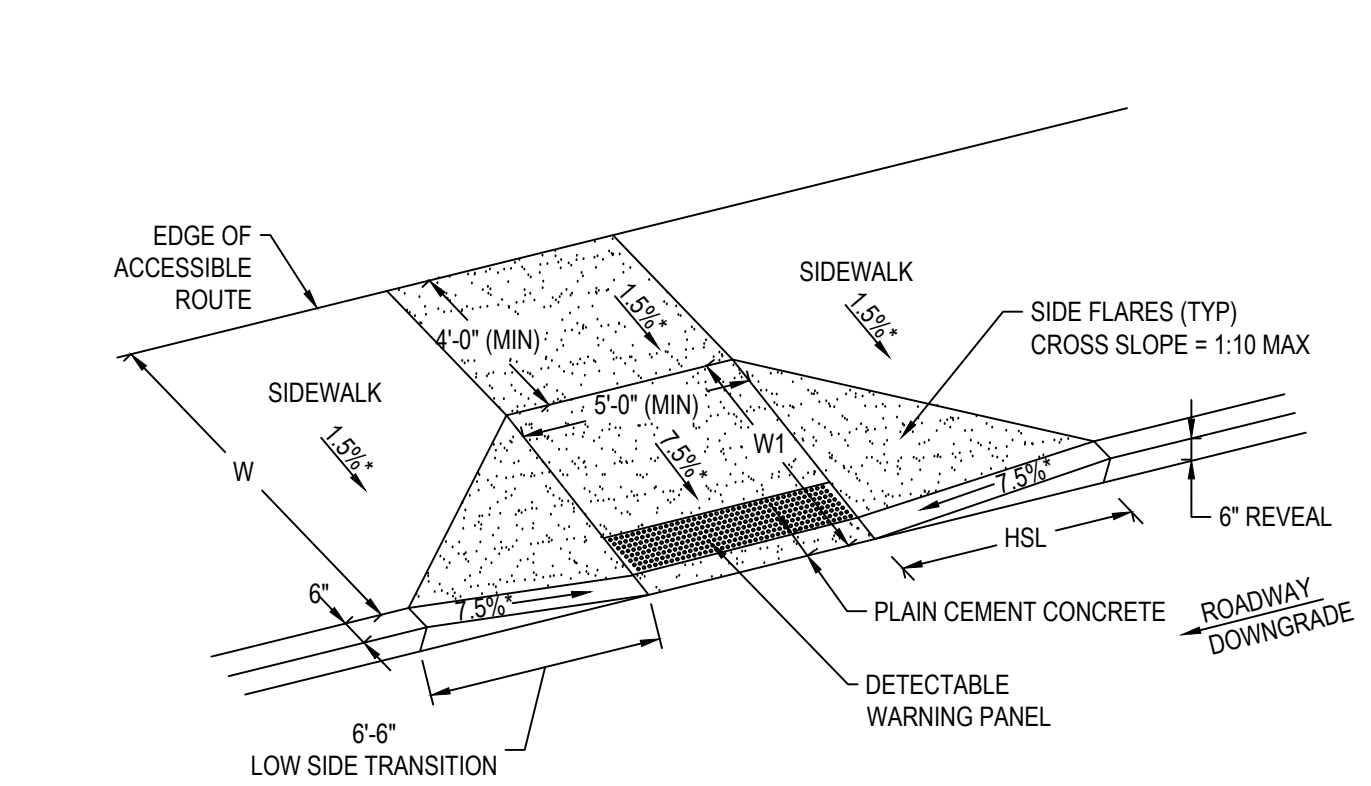
PROJECT NO.
T1687
TEC CAD FILE
LA.dwg
DRAWING NO.
C-6
SHEET 6 OF 11



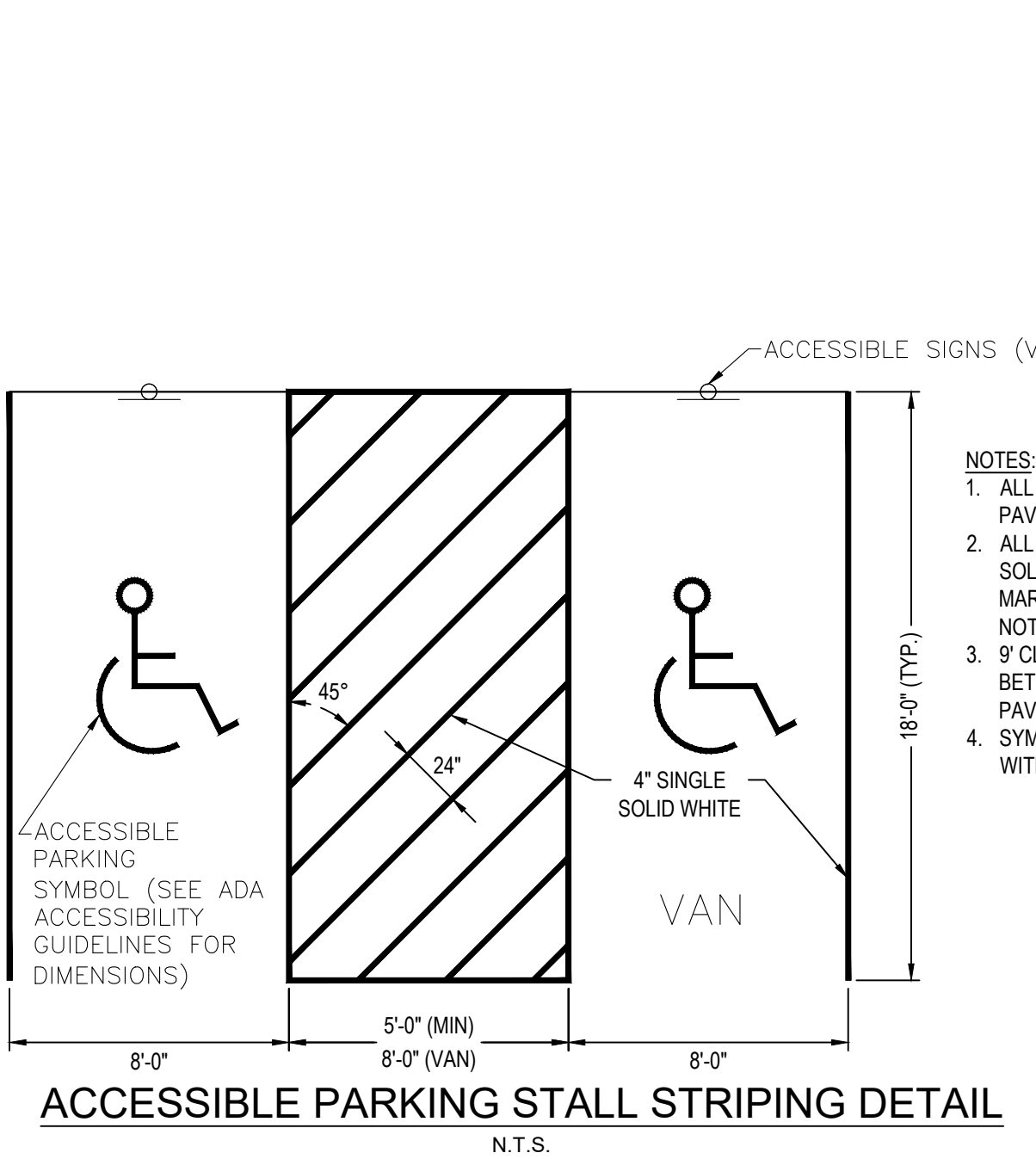
CROSSWALK PAVEMENT MARKING



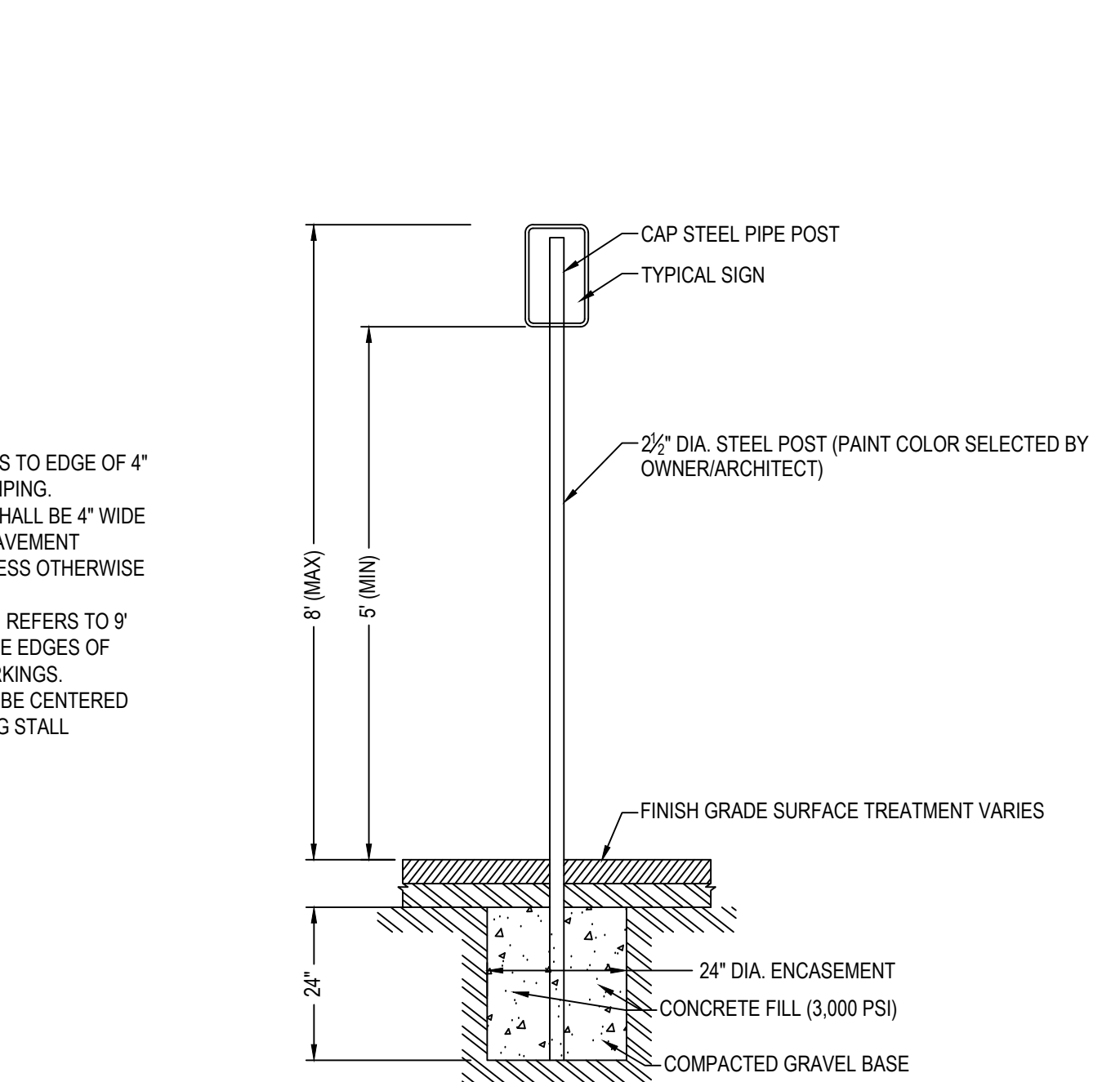
VERTICAL GRANITE CURB



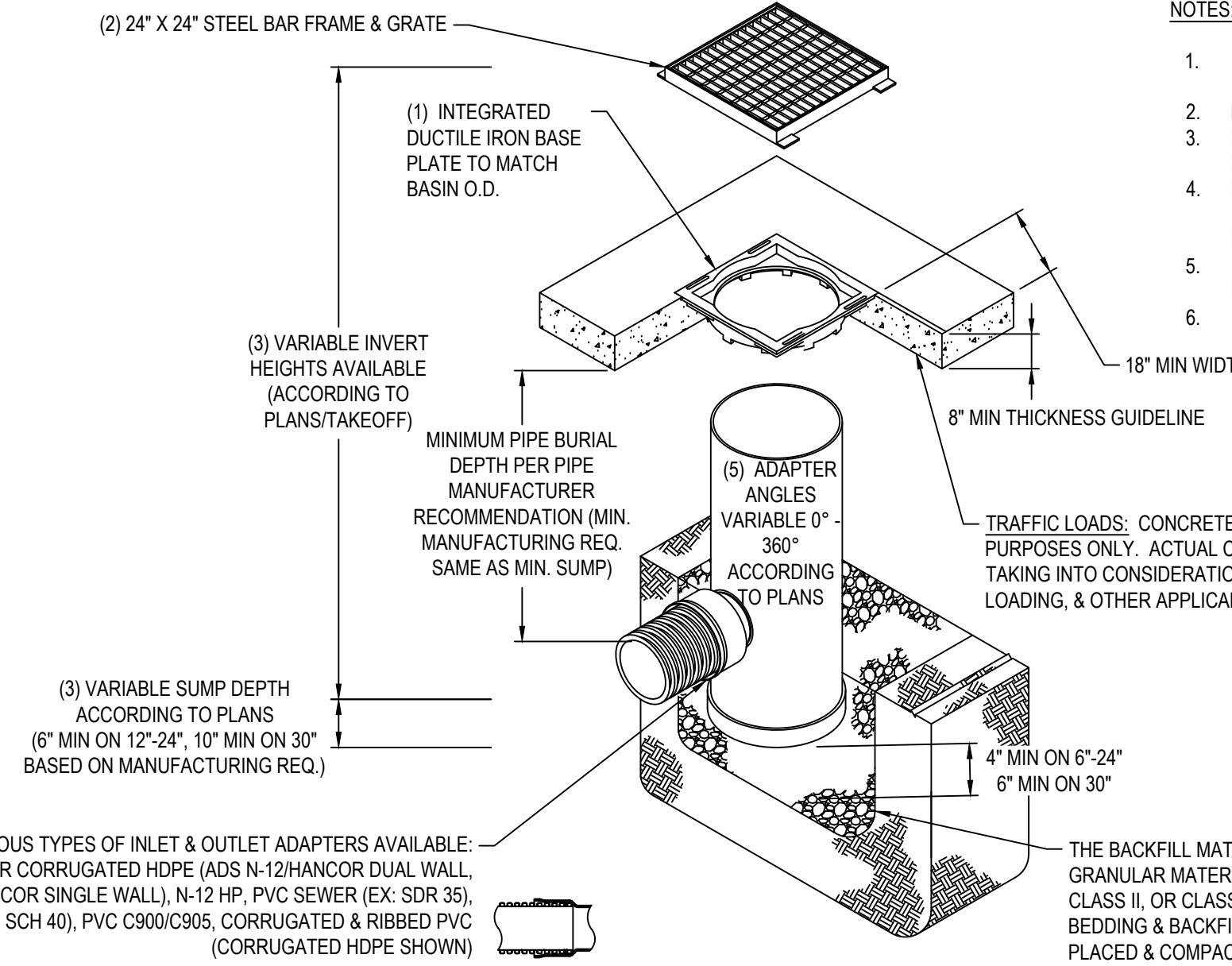
WHEELCHAIR RAMP (WCR) TYPE A



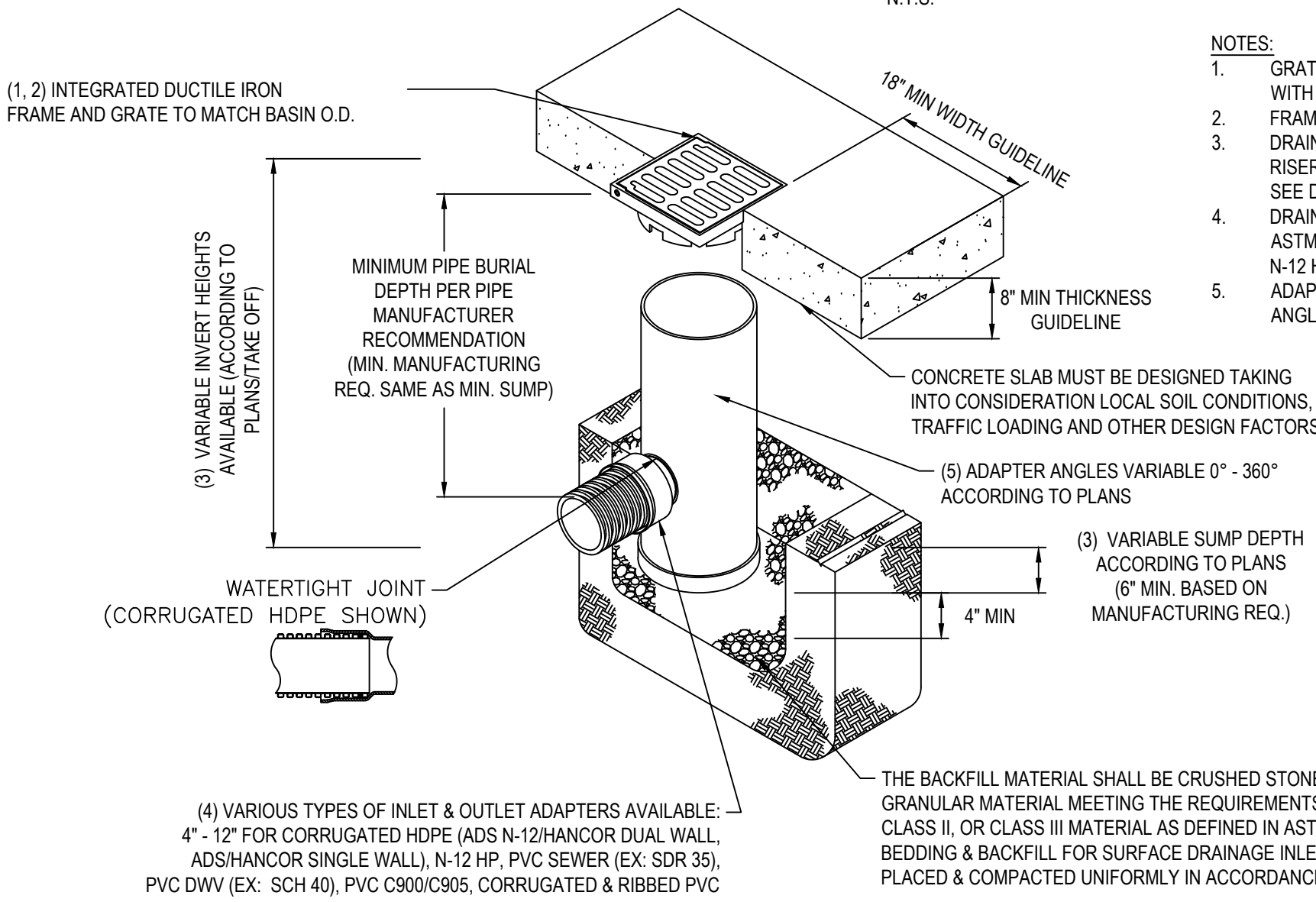
WHEELCHAIR RAMP (WCR) TYPE B



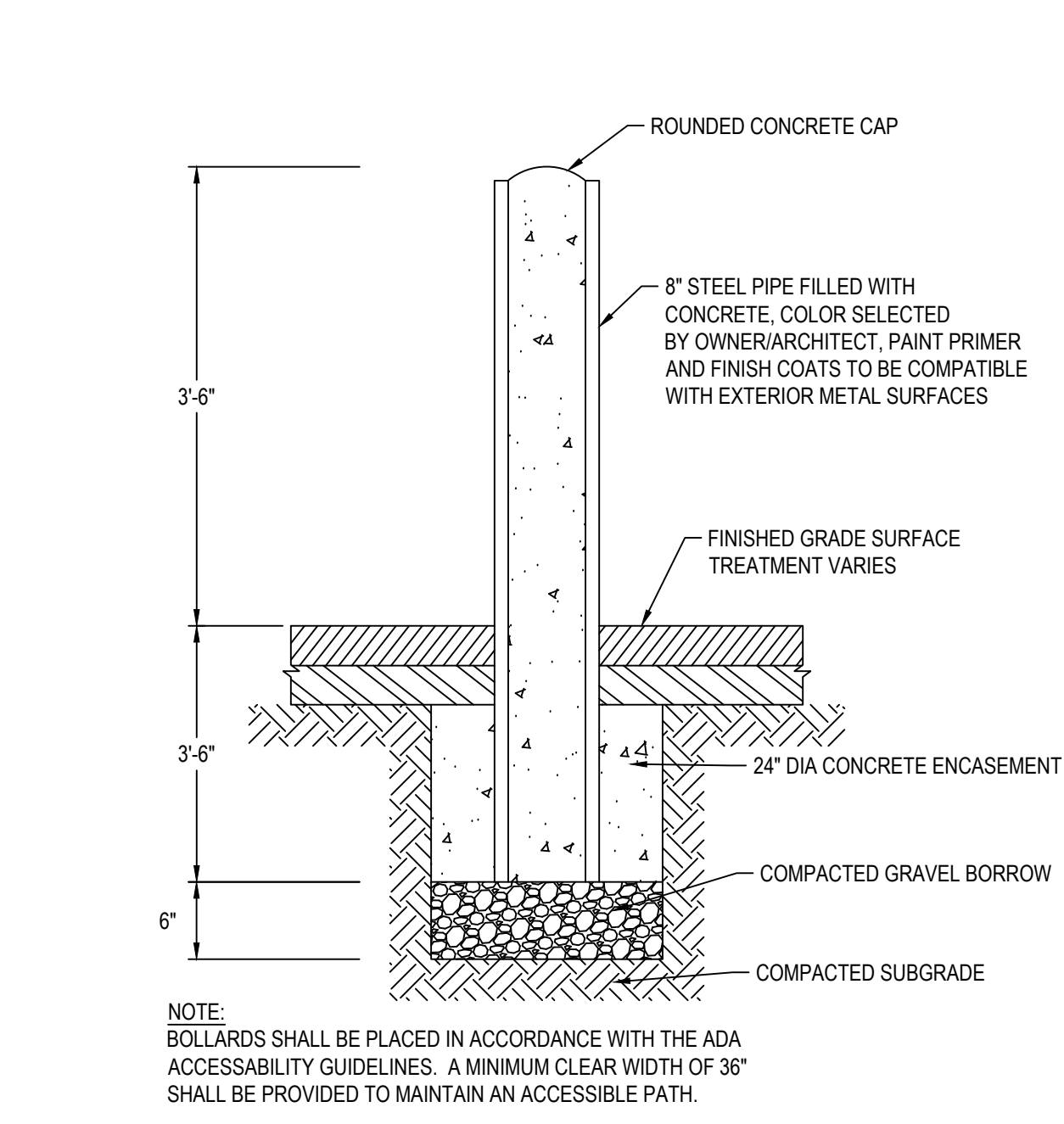
SIGN POST



NYLOPLAST 6"X6" DRAIN BASIN



NYLOPLAST 6-INCH DRAINAGE CLEANOUT



BOLLARD



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REVISIONS	
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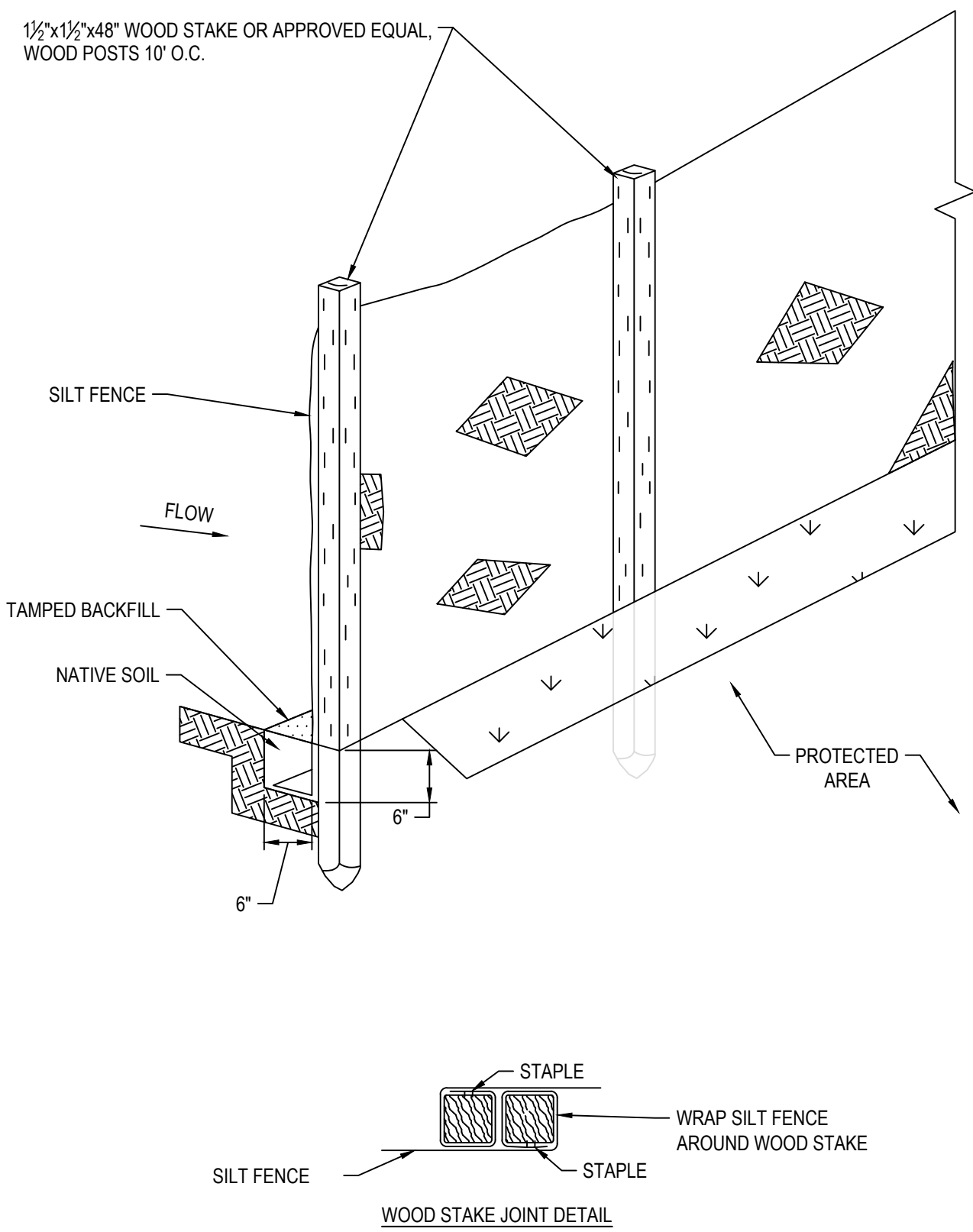
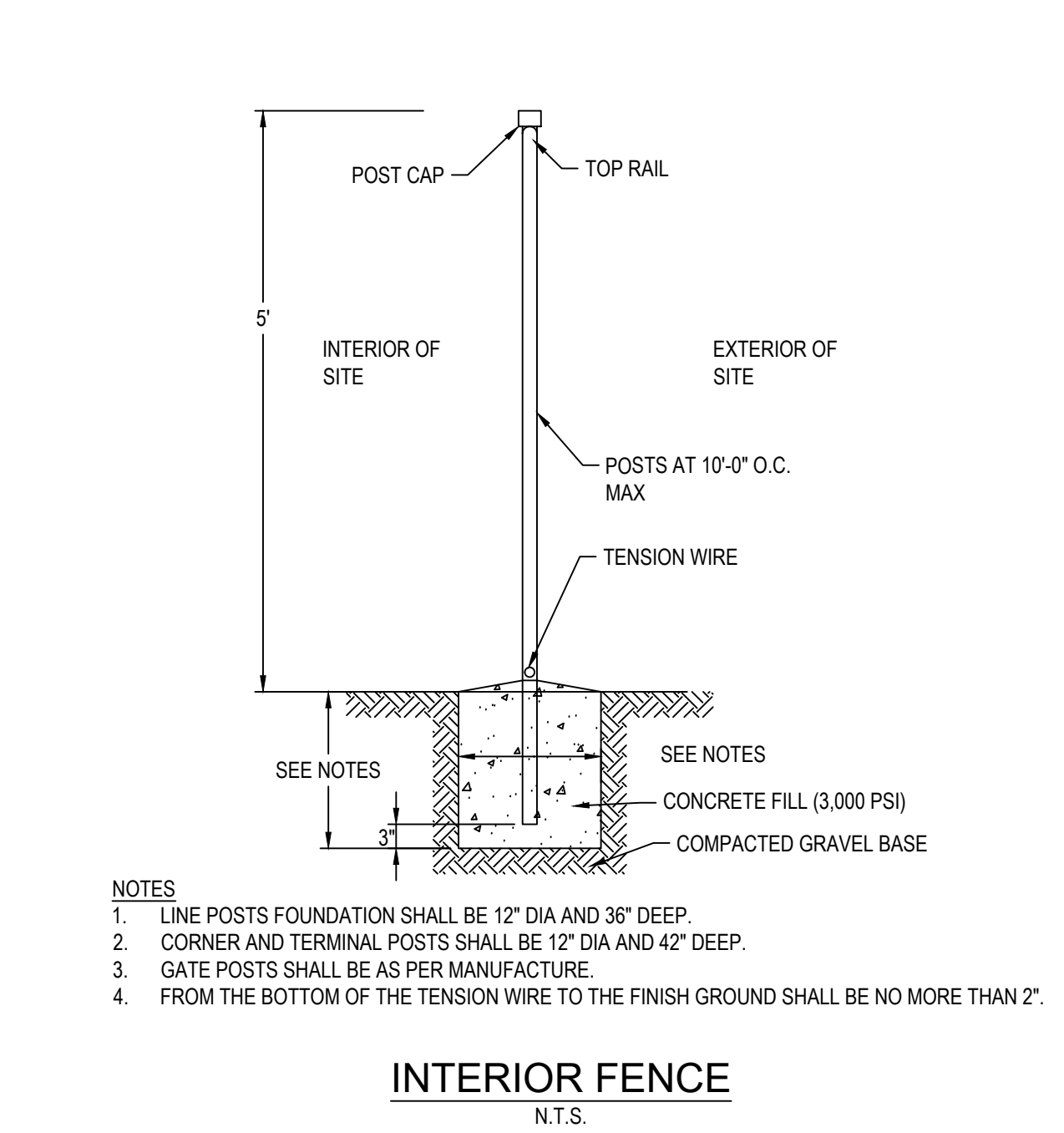
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PROJECT TITLE
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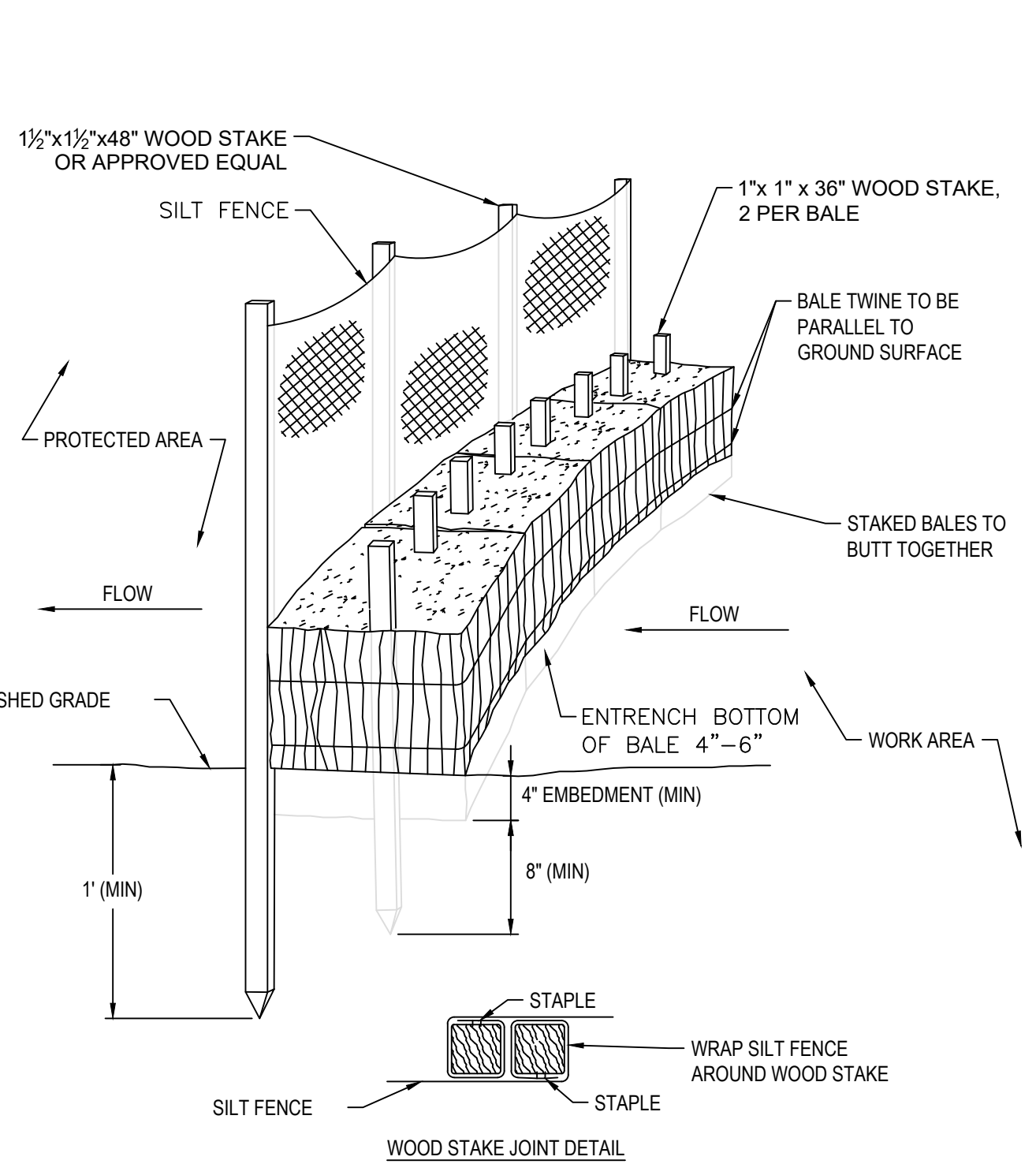
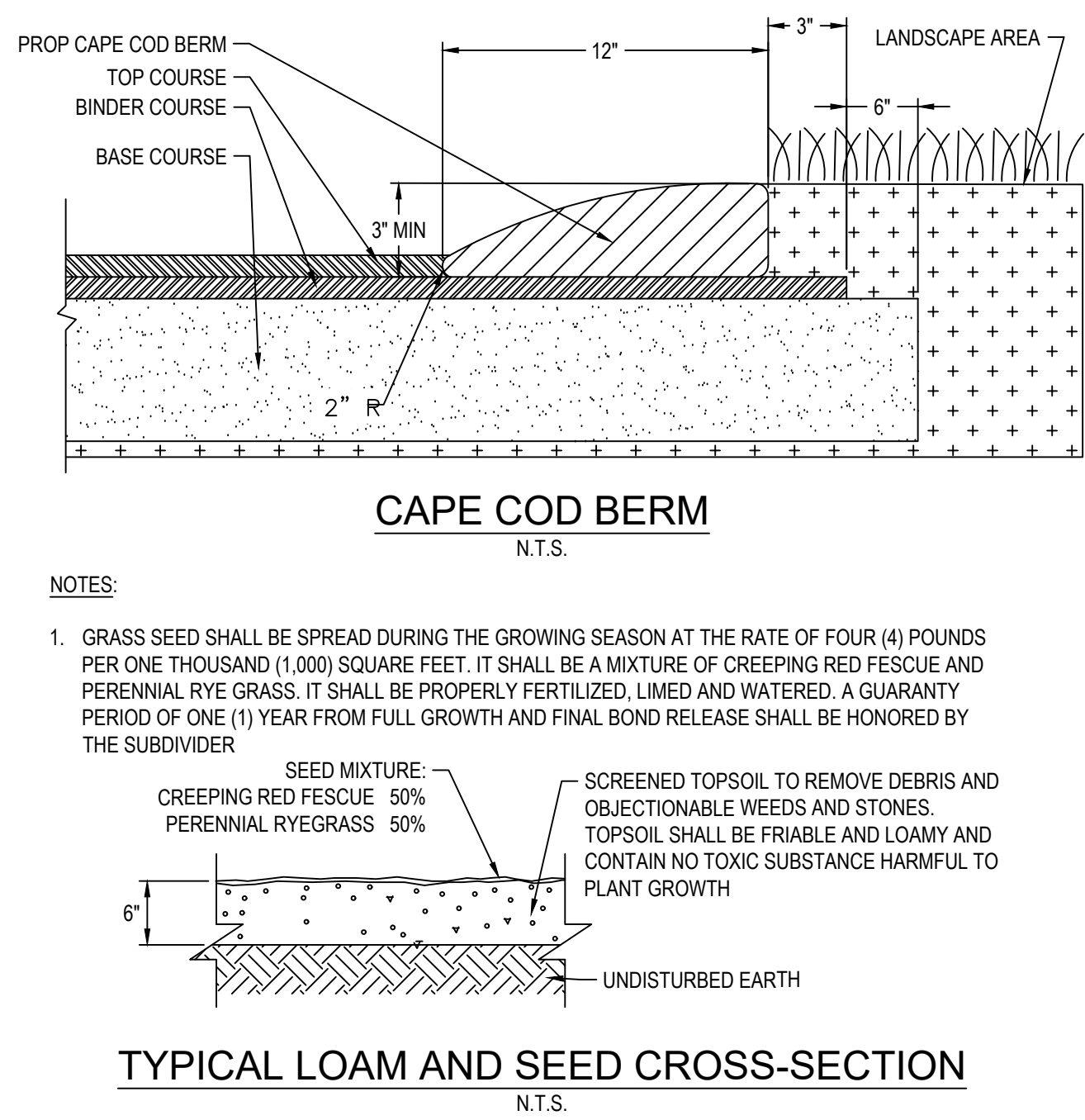
PROJECT LOCATION
305 North Main Street Andver, MA 01810

DRAWING TITLE
Construction Details

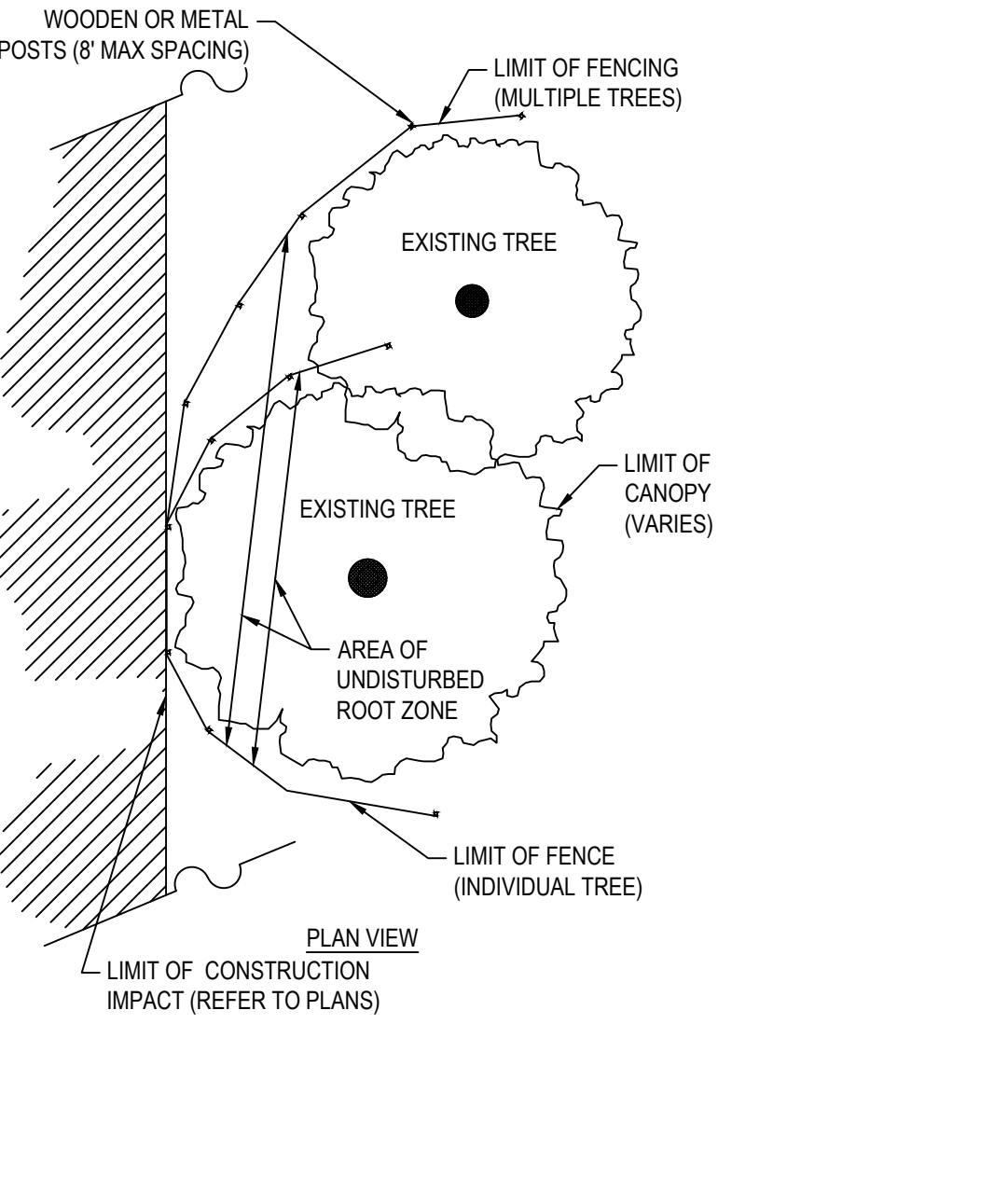
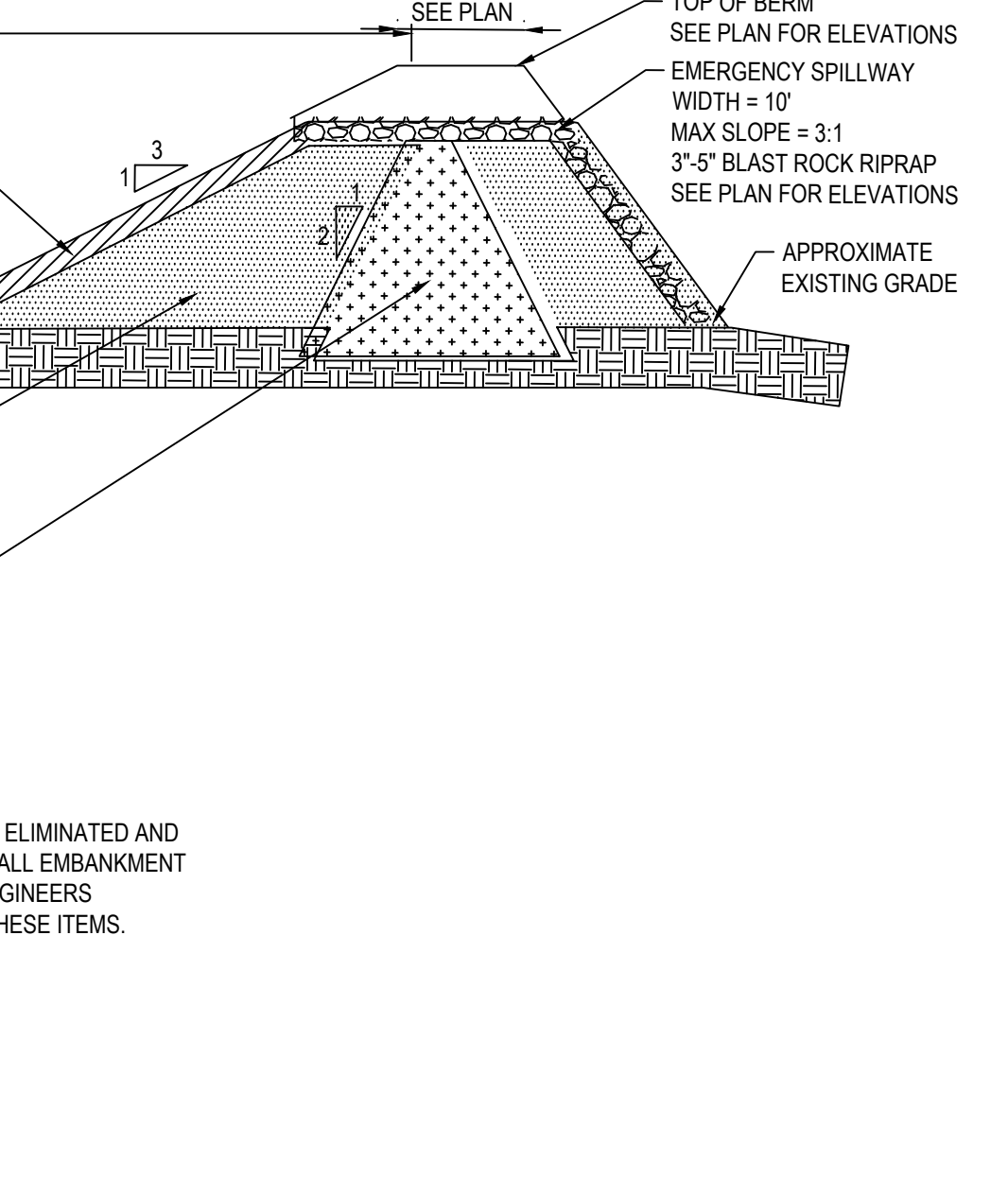
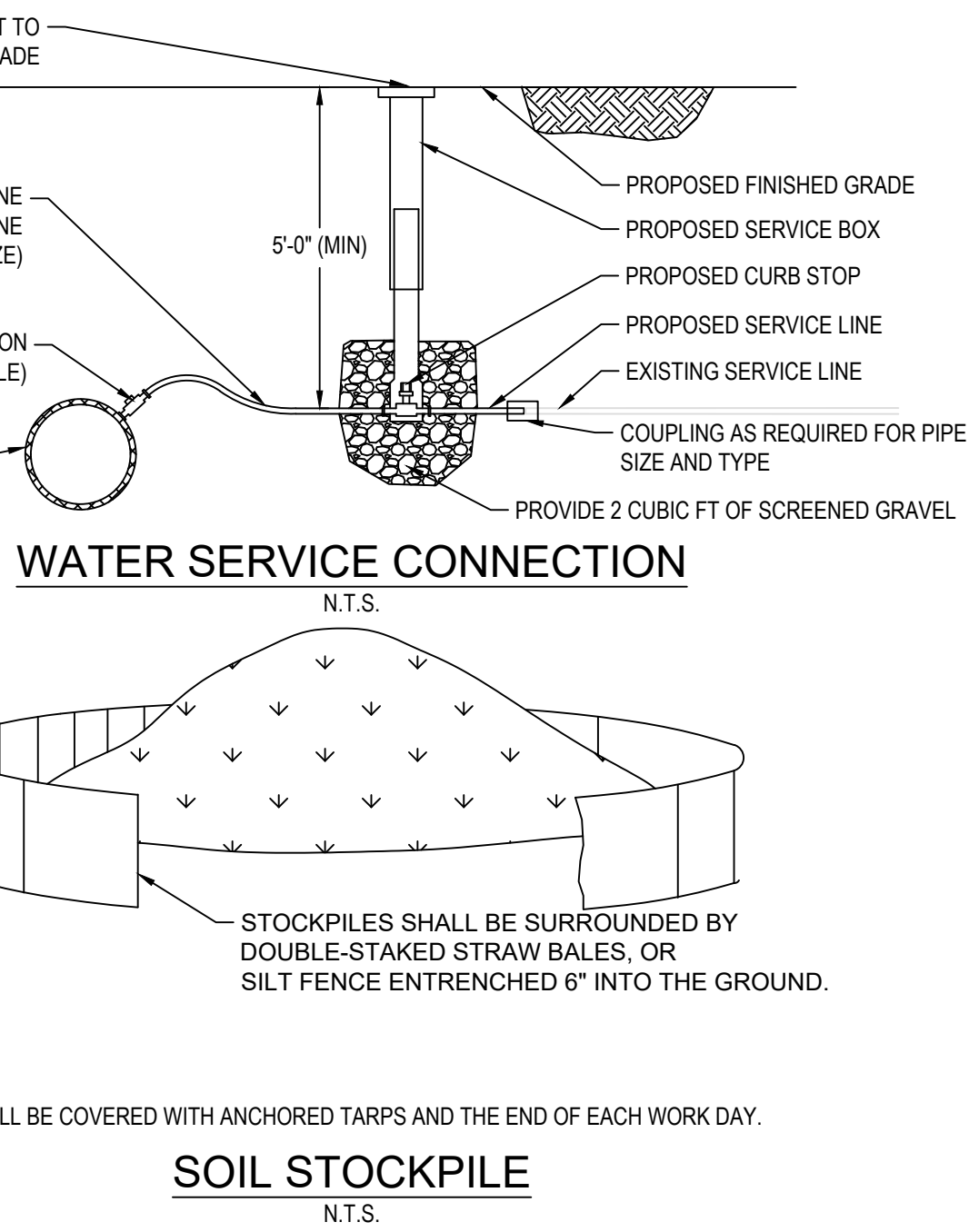
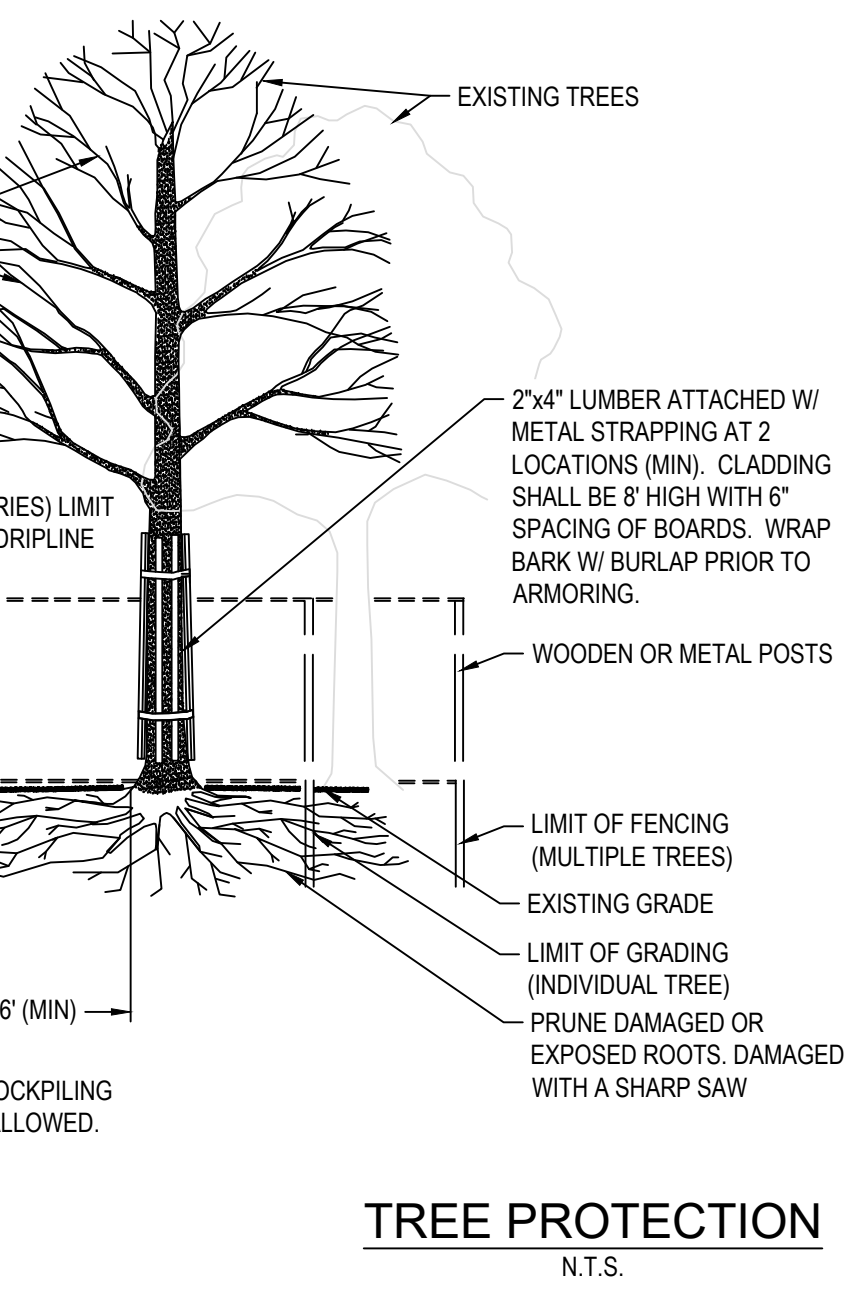
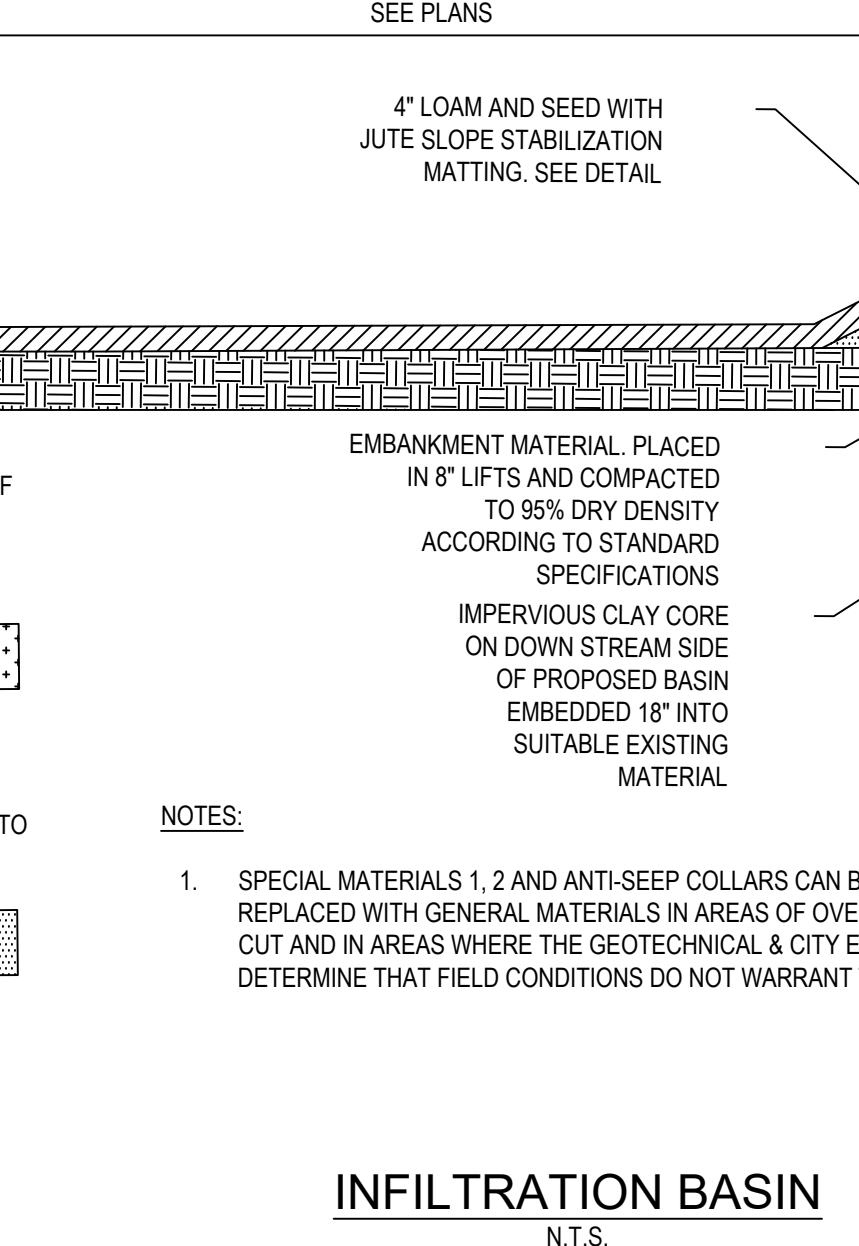
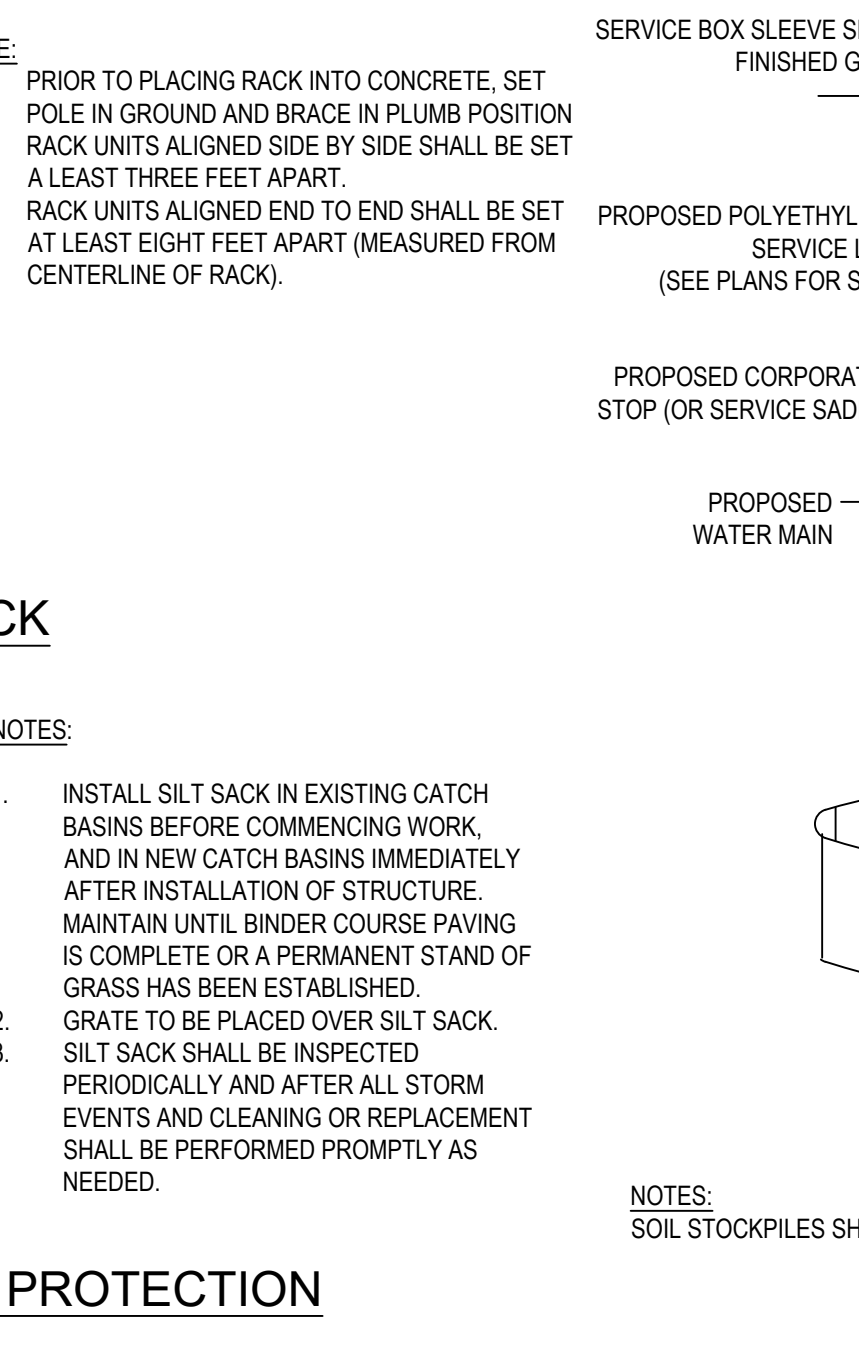
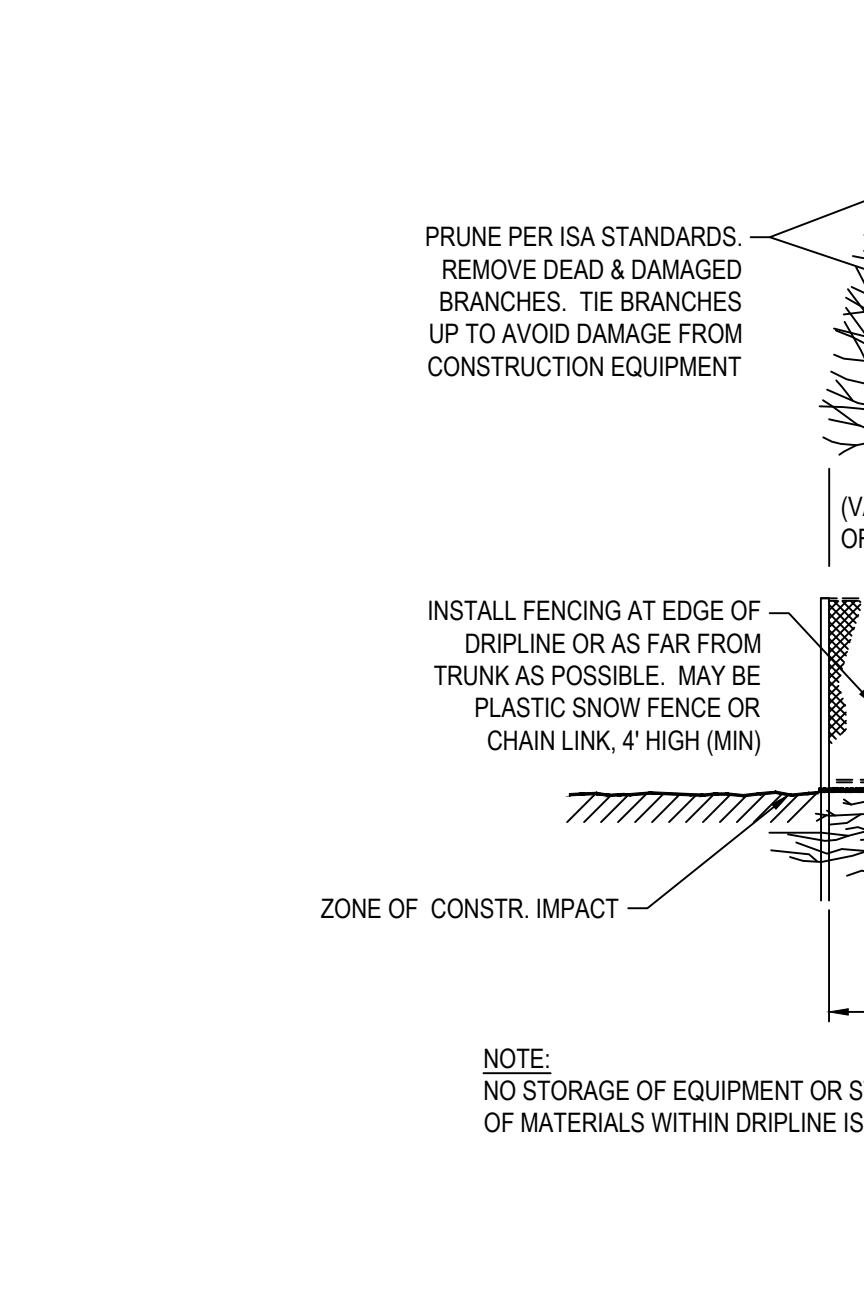
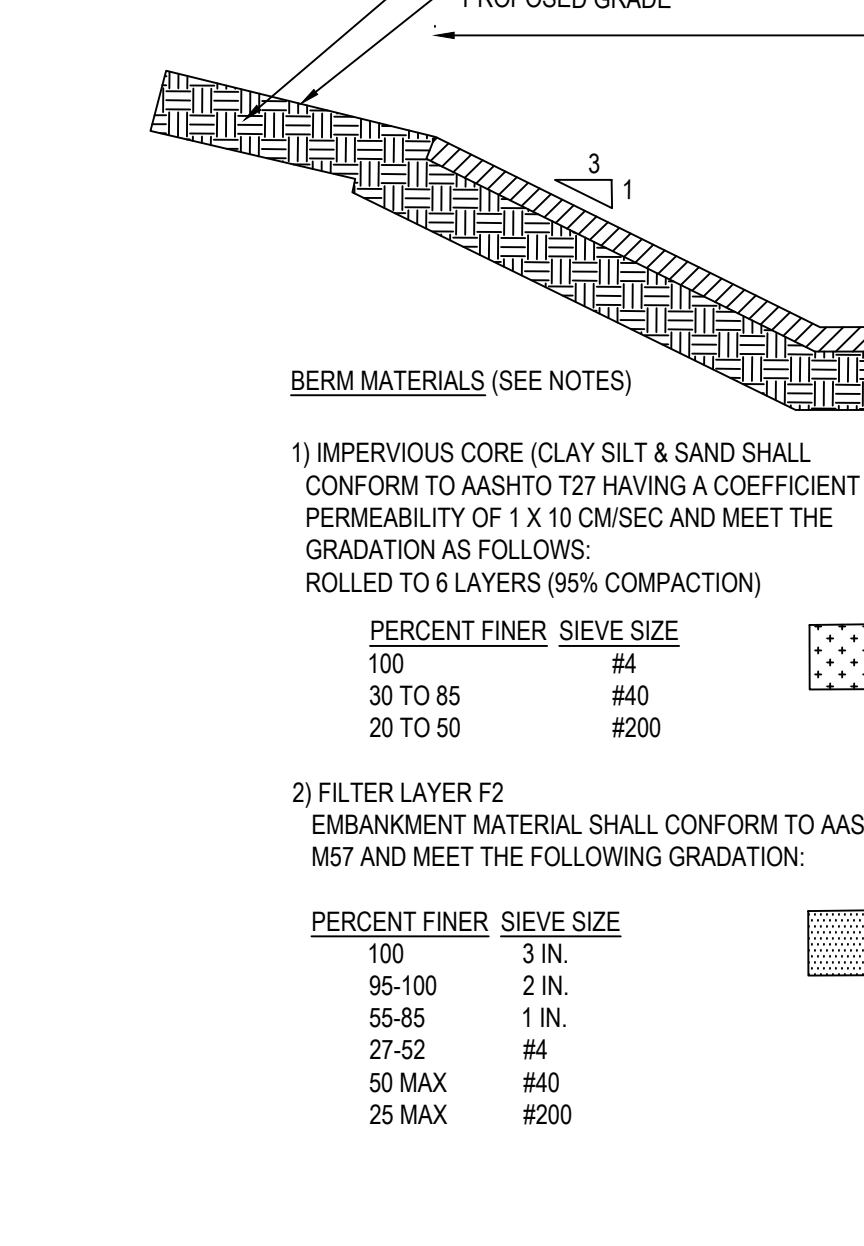
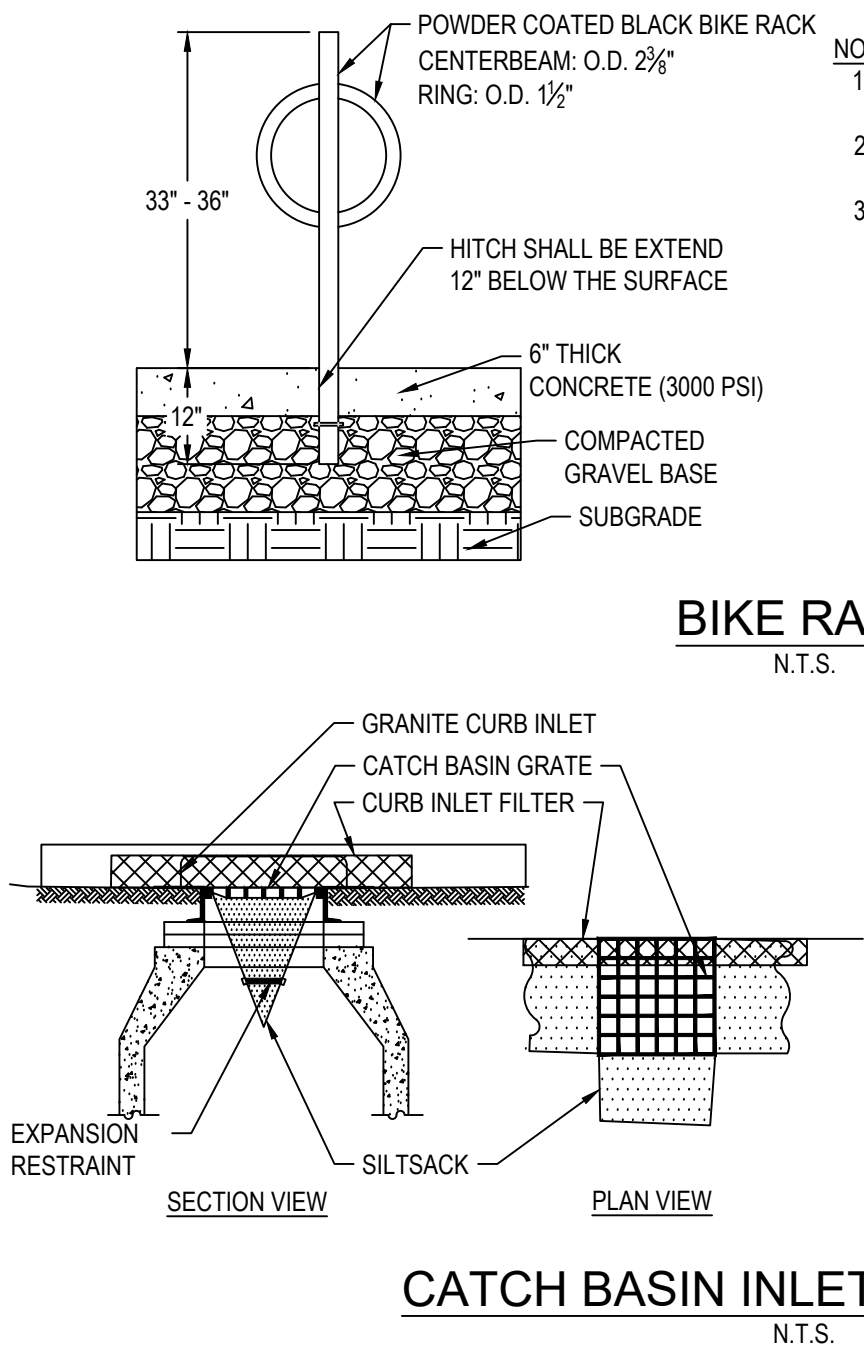
PROJECT NO.	T1687
TEC CAD FILE	DET.dwg
DRAWING NO.	C-7
SHEET	7 OF 11



- NOTES:
1. SILT FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES. POSTS SHALL BE SPACED 8'-10" ON CENTER.
 2. WHEN TWO SECTIONS OF SILT FENCE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 3. ENTRENCH SILT FENCE 6" INTO THE GROUND. WOOD STAKES SHALL BE 12" INTO THE GROUND.
 4. INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED, OR WHEN SEDIMENT ACCUMULATES TO HALF THE HEIGHT OF FENCING.
 5. CONFIGURE FENCING AROUND EXISTING FEATURES TO MINIMIZE SITE DISTURBANCE AND MAXIMIZE CAPTURE AREA OF STORMWATER RUN-OFF. SILT FENCE SHALL BE INSTALLED PERPENDICULARLY TO STORMWATER FLOW WHERE POSSIBLE.
 6. WHEN STAKING IS NOT POSSIBLE, OTHER EFFECTIVE EROSION CONTROL DEVICES (STRAW BALES, COMPOST FILTER TUBE, ETC) SHALL BE USED.
 7. UPON COMPLETION OF PROJECT, ALL EROSION CONTROL DEVICES SHALL BE REMOVED FROM PROJECT LIMITS.



- NOTES:
1. FILTER CLOTH SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES. POSTS SHALL BE SPACED 8'-10" ON CENTER.
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 3. ENTRENCH SILT FENCE BUT NOT STRAW BALES.
 4. INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED, OR WHEN SEDIMENT ACCUMULATES TO HALF THE HEIGHT OF FENCING.
 5. EACH BALE SHALL BE AT LEAST 14 INCHES WIDE, 18 INCHES HIGH, AND 30 INCHES LONG, WITH MINIMUM MASS OF 50 LBS.
 6. STEEL WIRE, NYLON, OR POLYPROPYLENE STRING SHALL BE USED TO BIND THE BALES.
 7. CONFIGURE BALES AROUND EXISTING FEATURES TO MINIMIZE SITE DISTURBANCE AND MAXIMIZE CAPTURE AREA OF STORMWATER RUN-OFF. STRAW BALES SHALL BE PLACED PERPENDICULARLY TO STORMWATER FLOW WHERE POSSIBLE.
 8. PLACE BALES TO ENSURE GOOD CONTACT WITH GROUND SURFACE.
 9. UPON COMPLETION OF PROJECT, ALL EROSION CONTROL DEVICES SHALL BE REMOVED FROM PROJECT LIMITS.



TEC
The Engineering Corp

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DATE	9/30/2025
SCALE	NTS

PREPARED FOR

Lupoli Companies
280 Merrimack Street
Lawrence, MA 01843

REVISIONS		
1.	PB/Peer Review Comments	11/12/2025

ISSUED FOR

Permitting

PROJECT TITLE

Proposed Commercial Redevelopment

PROJECT LOCATION

**305 North Main Street
Andover, MA 01810**

DRAWING TITLE

Construction Details

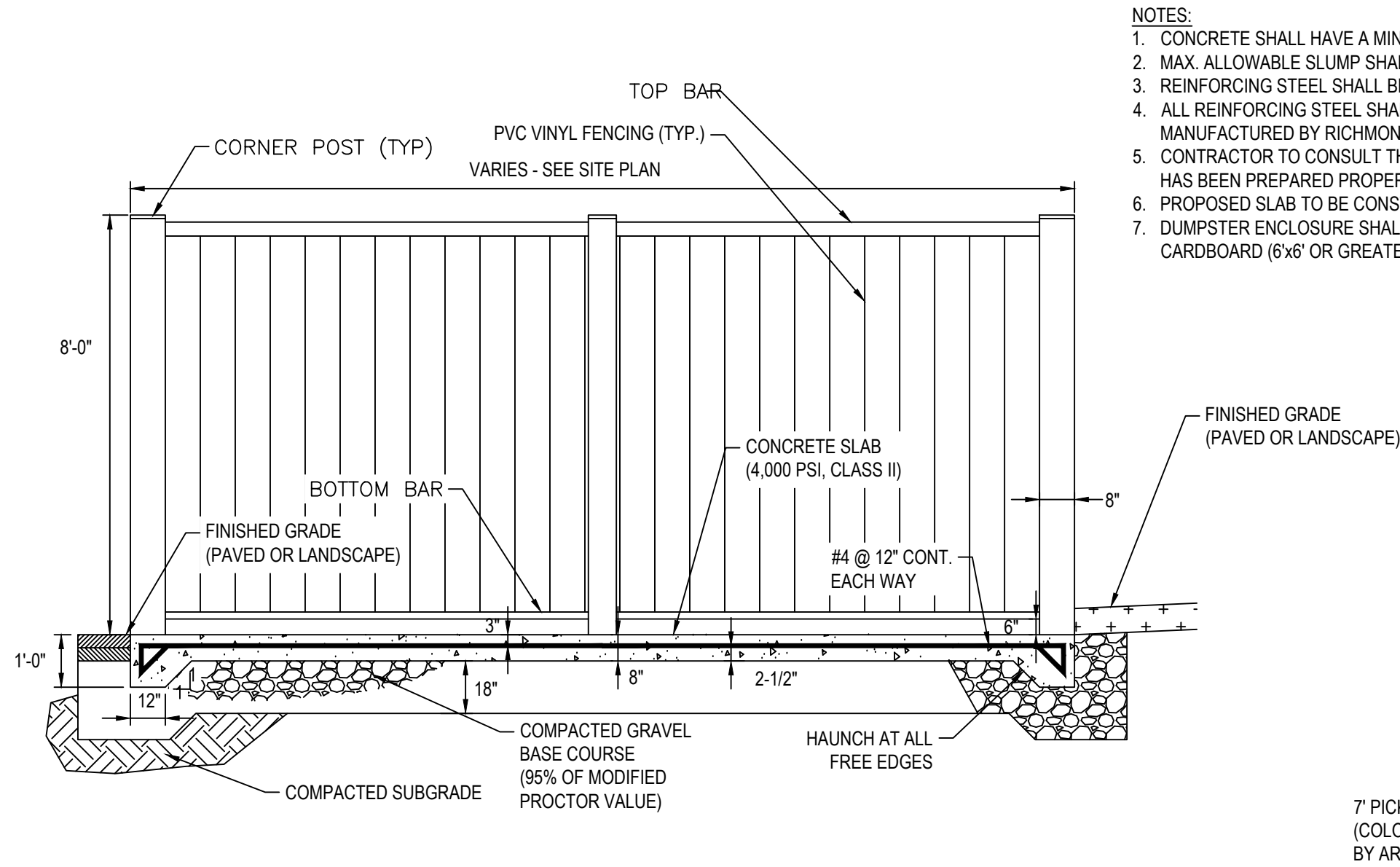
PROJECT NO. T1687

TEC CAD FILE DET.dwg

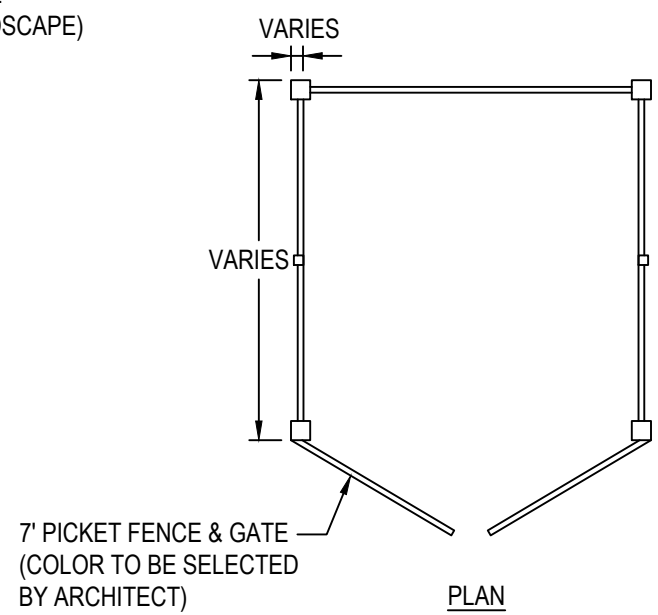
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SHEET 8 OF 11

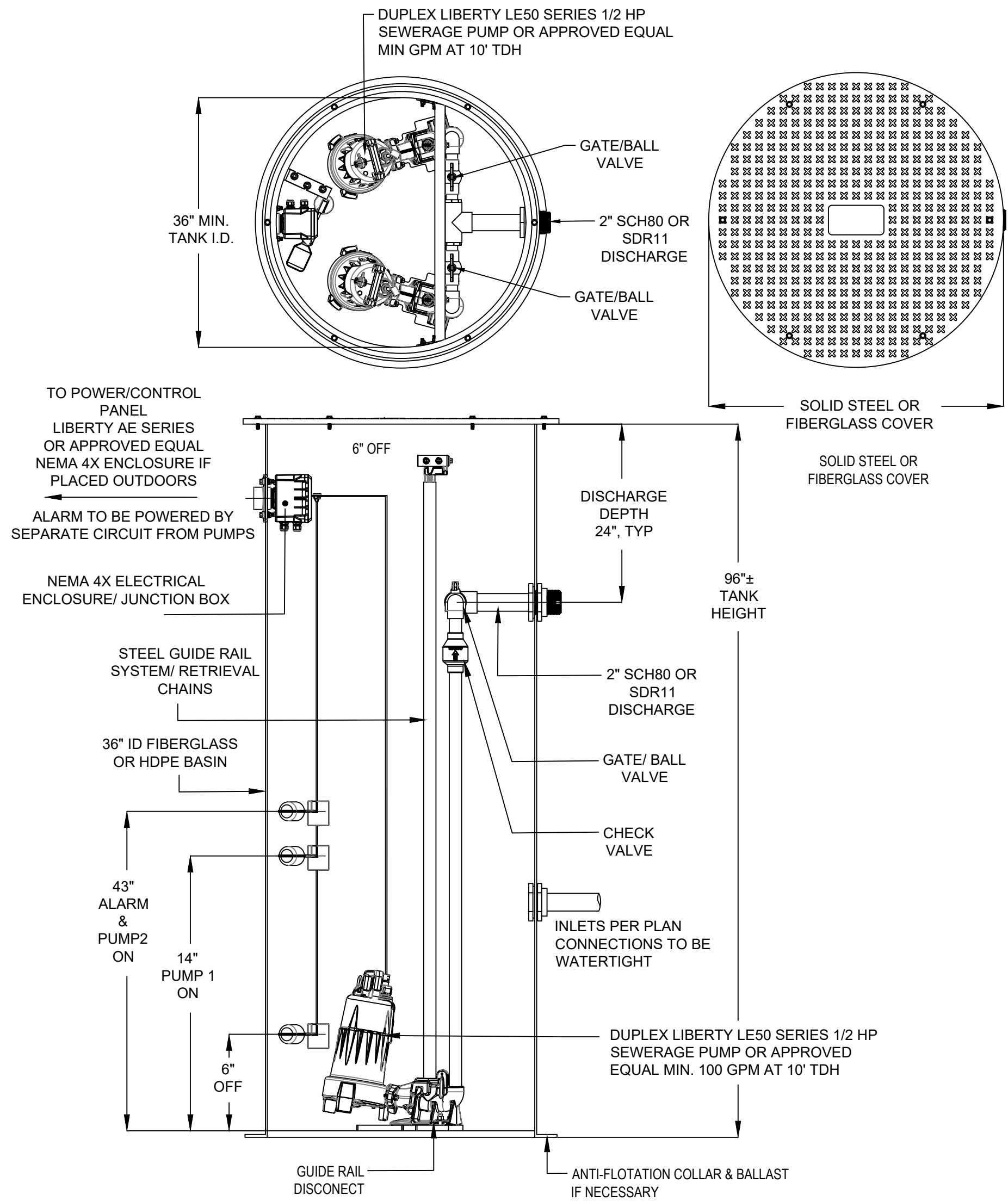
SEAL: COMMONWEALTH OF MASSACHUSETTS, PROFESSIONAL ENGINEER, MATTHEW W. PERRY, No. 59033



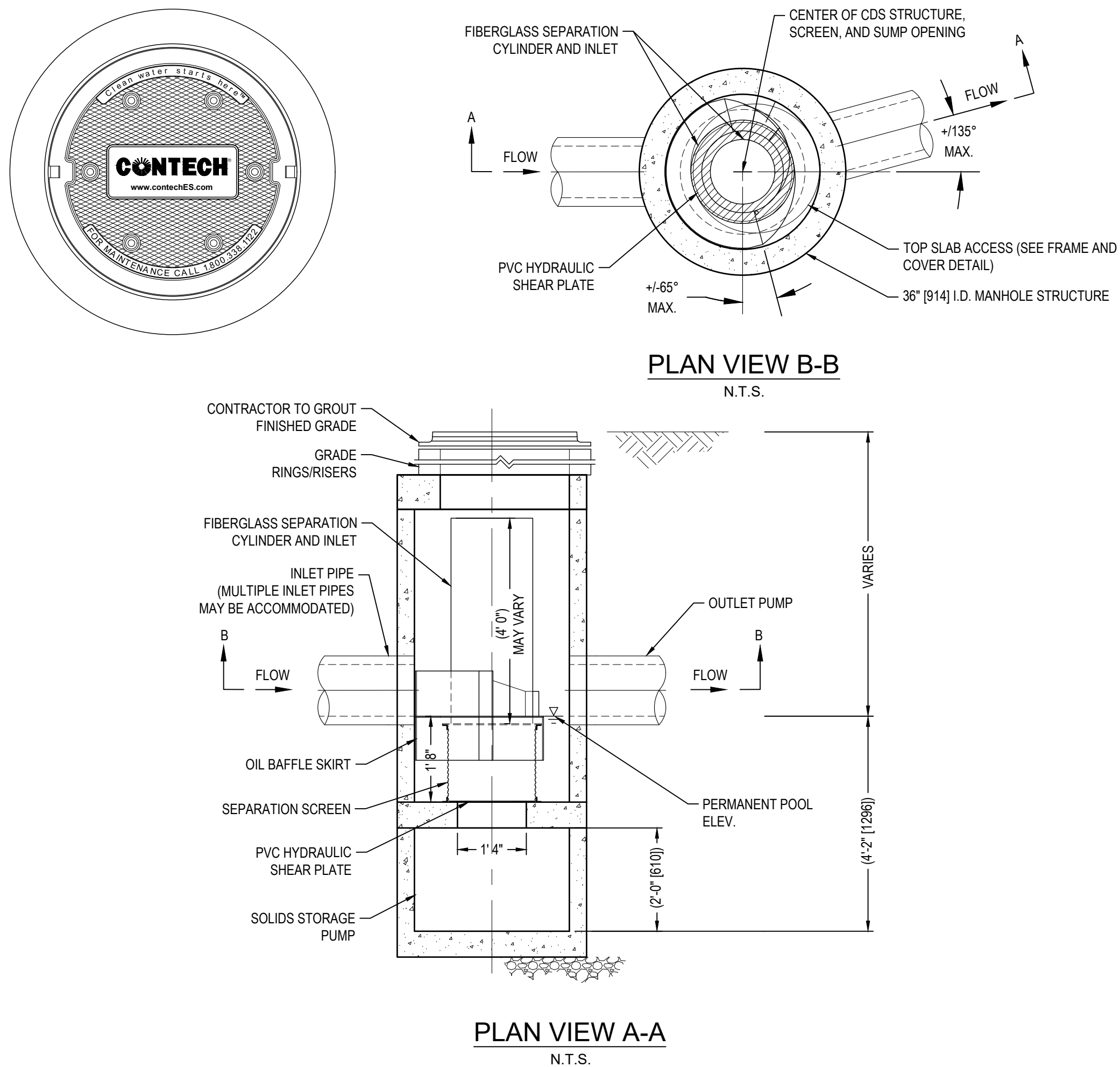
- NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 2. MAX. ALLOWABLE SLUMP SHALL NOT EXCEED 4" AND MAX. W/C RATIO SHALL NOT EXCEED 0.45.
 3. REINFORCING STEEL SHALL BE ASTM A615 GR 60 DEFORMED BARS (UNCOATED).
 4. ALL REINFORCING STEEL SHALL BE SECURED IN A PROPER POSITION ON CHAIRS AS MANUFACTURED BY RICHMOND OR APPROVED EQUAL.
 5. CONTRACTOR TO CONSULT THE PROJECTS SOILS ENGINEER TO ENSURE THAT THE BASE COURSE HAS BEEN PREPARED PROPERLY PRIOR TO CONCRETE PLACEMENT.
 6. PROPOSED SLAB TO BE CONSTRUCTED TO DRAIN TO MATCH PROPOSED PAVEMENT GRADING.
 7. DUMPSTER ENCLOSURE SHALL CONTAIN ONE 8 CUBIC YARD RECEPTACLE FOR TRASH AND CARDBOARD (6'x6' OR GREATER).



ENCLOSED DUMPSTER PAD
N.T.S.

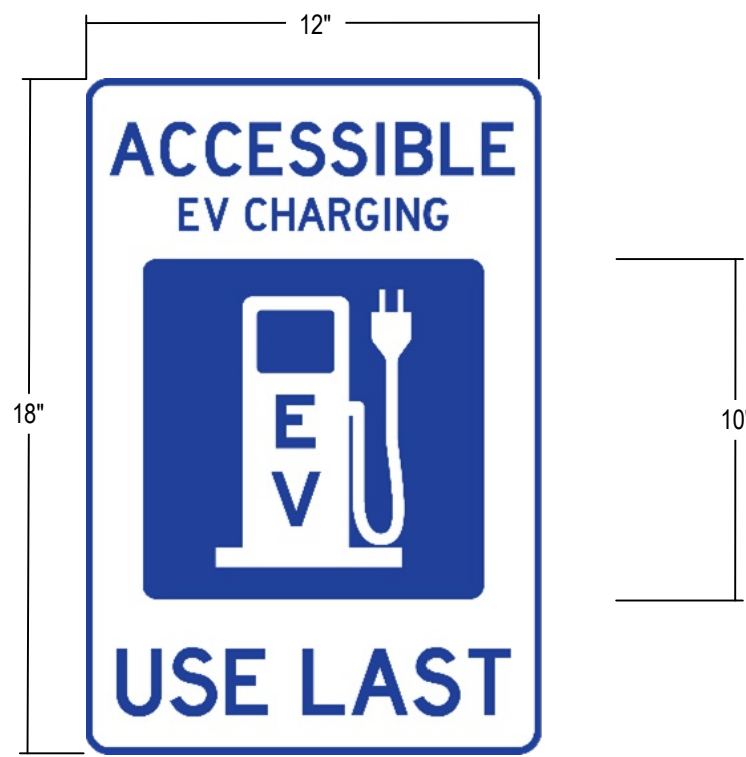


DUPLEX LIBERTY LE50 SERIES 1/2 HP SEWERAGE PUMP
N.T.S.

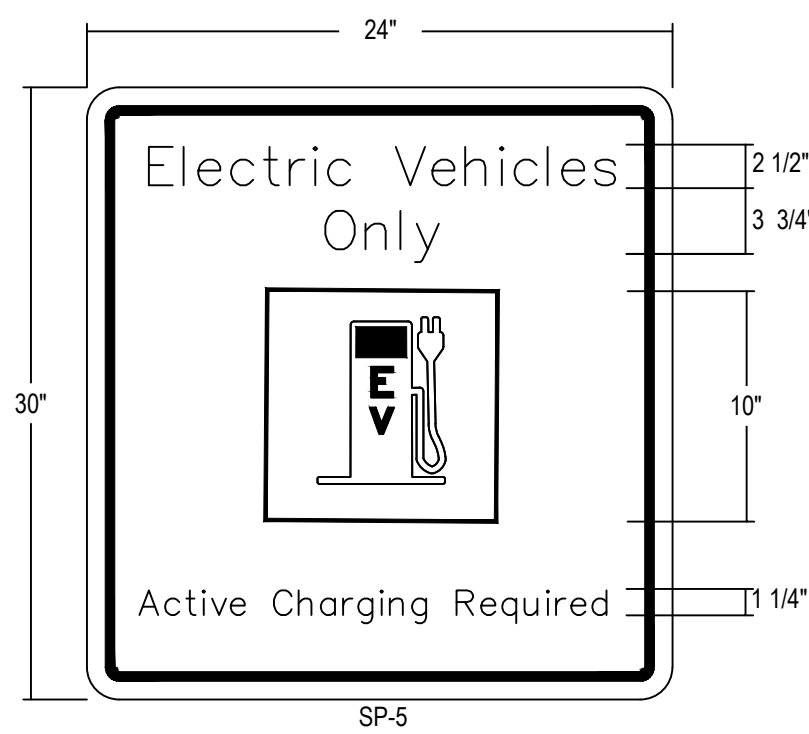


- GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
 3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
 5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
 6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

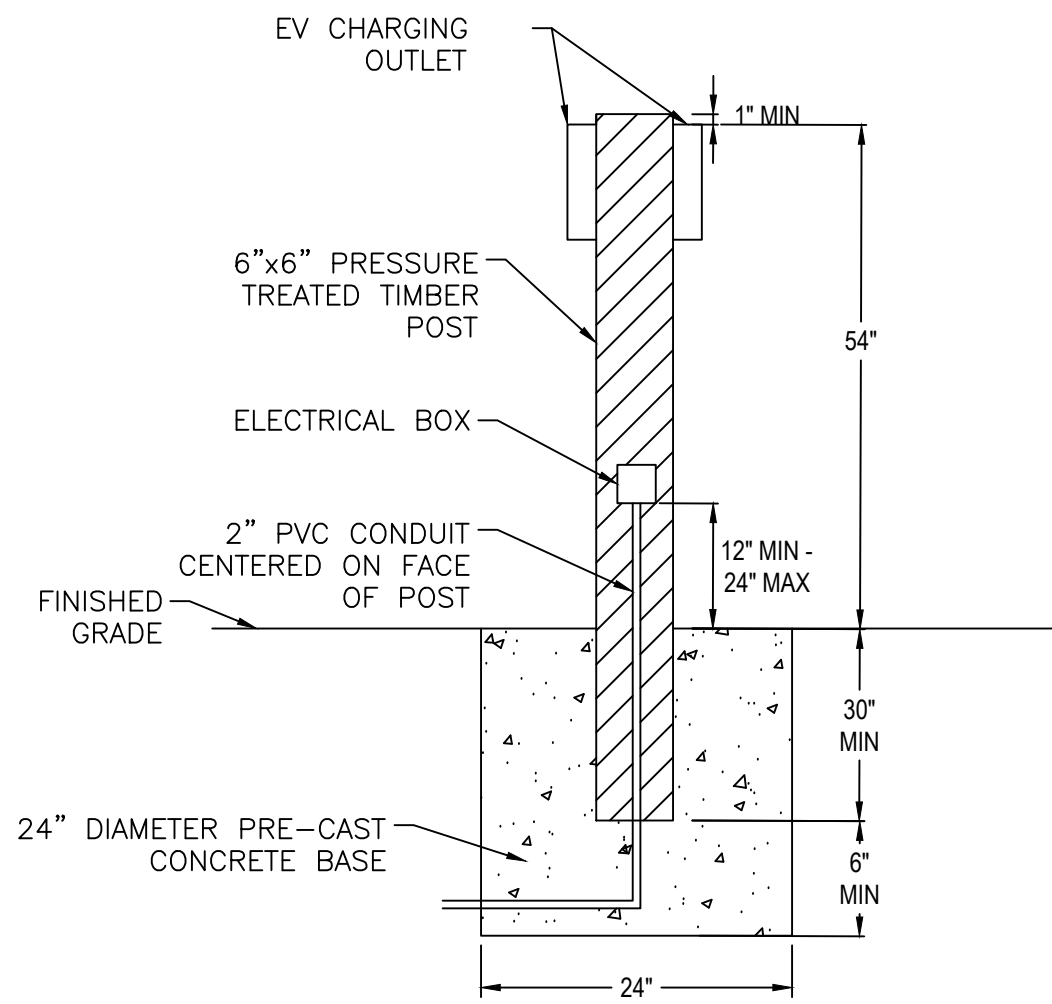
CONTECH CASCADE SEPARATOR (CS-3)
N.T.S.



- NOTES:
1. SIGN TO BE 1/8" THICK ALUMINUM PANEL.
 2. GRAPHIC COLORS TO BE MATTE WHITE. LETTERING AND BORDER TO BE UML BLUE.
 3. LETTERING TYPEFACE TO BE FRUTIGER BOLD.
 4. SIGN SHALL BE 60" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED TO THE BOTTOM OF THE SIGN.
- "USE LAST" EV STALL SIGN
N.T.S.

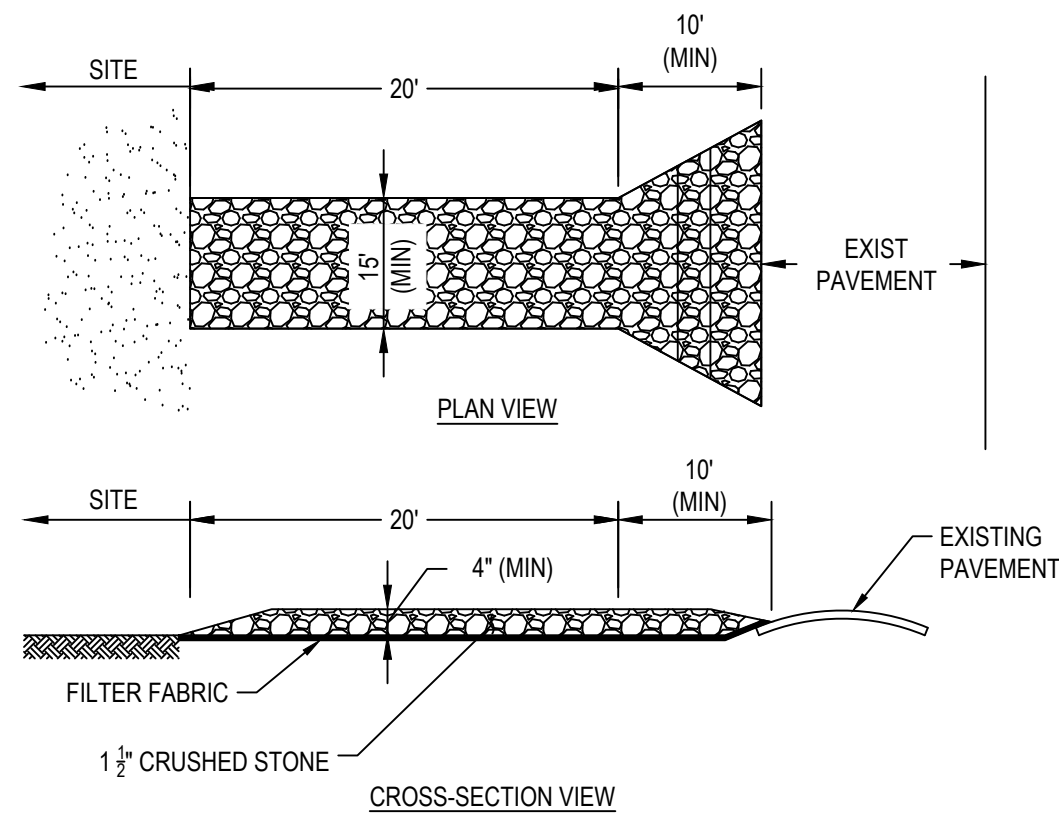


- NOTES:
1. SIGN TO BE 1/8" THICK ALUMINUM PANEL.
 2. GRAPHIC COLORS TO BE MATTE WHITE AND 3M KELLY GREEN. LETTERING AND BORDER TO BE UML BLUE.
 3. LETTERING TYPEFACE TO BE FRUTIGER BOLD.
 4. REFER TO CAMPUS SIGN STANDARDS MANUAL: EXTERIOR DWG No. 16C.1 AND 16C.2 FOR SIGN POST DETAILS.
- EV STALL SIGN
N.T.S.



- NOTES:
1. INSTALL TIMBER POST 6" FROM BACK OF CURBING.

EV CHARGING OUTLET
N.T.S.



- NOTES:
1. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE COMPRISED OF 2" - 3" CRUSHED STONE. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (15) 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 ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEAN-OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

STABILIZED CONSTRUCTION EXIT
N.T.S.



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(978) 794-1792
www.TheEngineeringCorp.com

DESIGNED BY	MWP, WNB
DRAWN BY	WNB, WMG
CHECKED BY	PFE, MWP
DATE	9/30/2025
SCALE	NTS

PREPARED FOR

Lupoli Companies
280 Merrimack Street
Lawrence, MA 01843

REVISIONS	
1. PB/Peer Review Comments	11/12/2025

ISSUED FOR

Permitting

PROJECT TITLE

Proposed Commercial
Redevelopment

PROJECT LOCATION

305 North Main Street
Andover, MA 01810

DRAWING TITLE

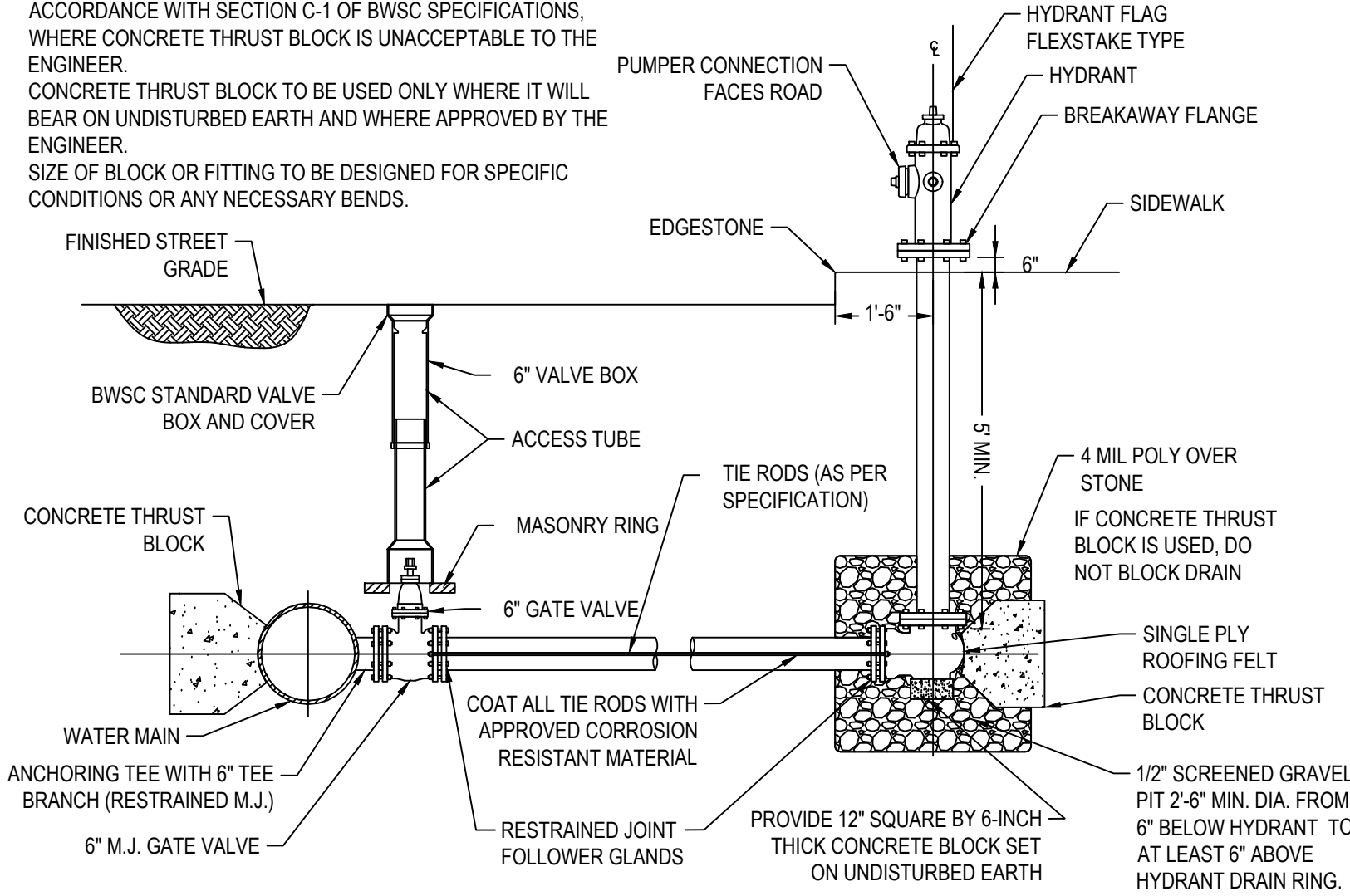
Construction Details



PROJECT NO.
T1687
TEC CAD FILE
DET.dwg
DRAWING NO.
C-9
SHEET 9 OF 11

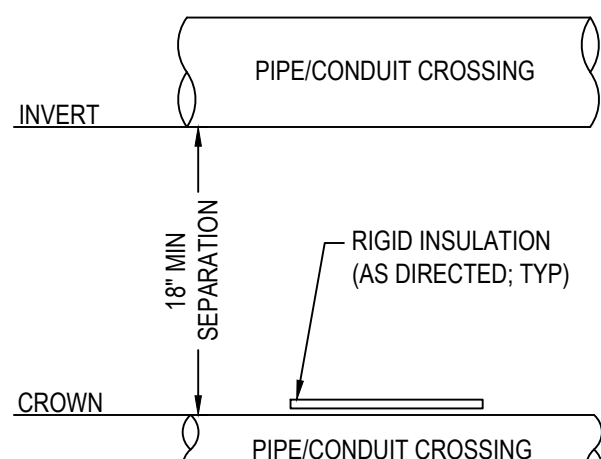
NOTES:

1. ANY DEVIATIONS OF THIS TYPICAL CONNECTION TO MEET FIELD CONDITIONS SHALL BE APPROVED BY THE ENGINEER.
2. USE RESTRAINED JOINT FOLLOWER GLANDS, OR TIE RODS IN ACCORDANCE WITH SECTION C-1 OF BWSC SPECIFICATIONS, WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE TO THE ENGINEER.
3. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH AND WHERE APPROVED BY THE ENGINEER.
4. SIZE OF BLOCK OR FITTING TO BE DESIGNED FOR SPECIFIC CONDITIONS OR ANY NECESSARY BENDS.



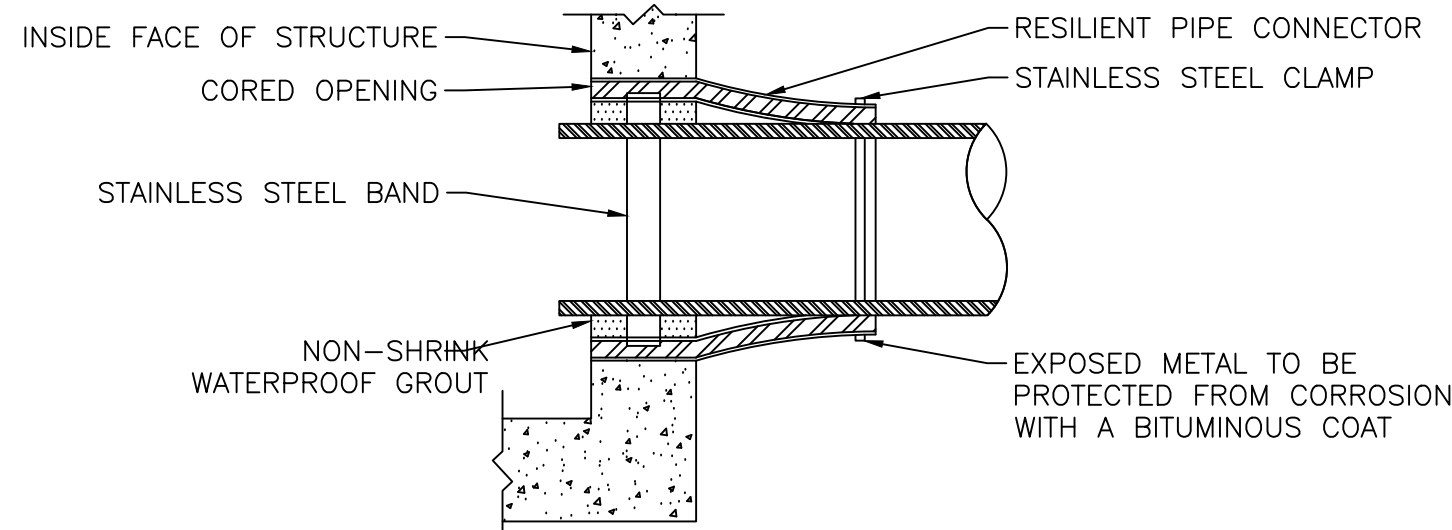
TYPICAL HYDRANT DETAIL

N.T.S.



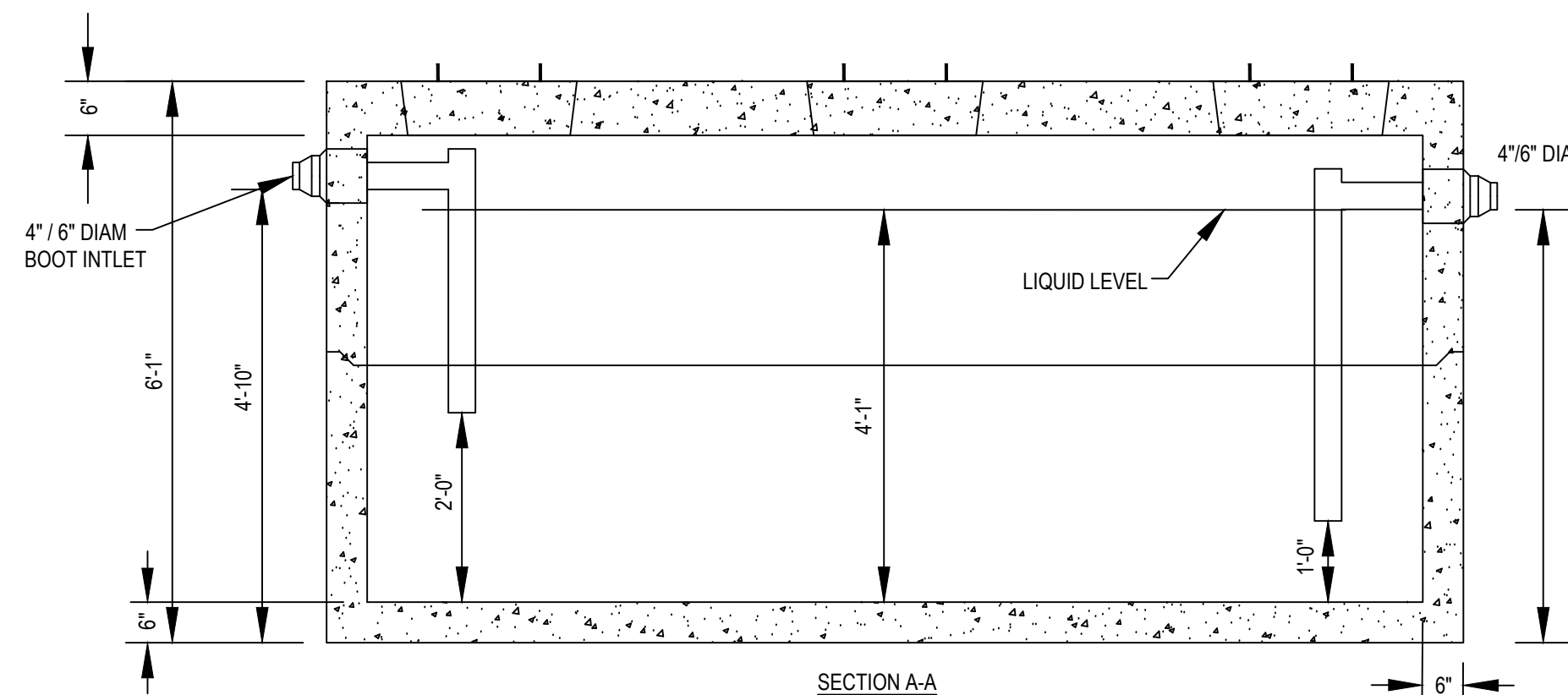
UTILITY CROSSING

N.T.S.



SEWER PIPE CONNECTION

N.T.S.

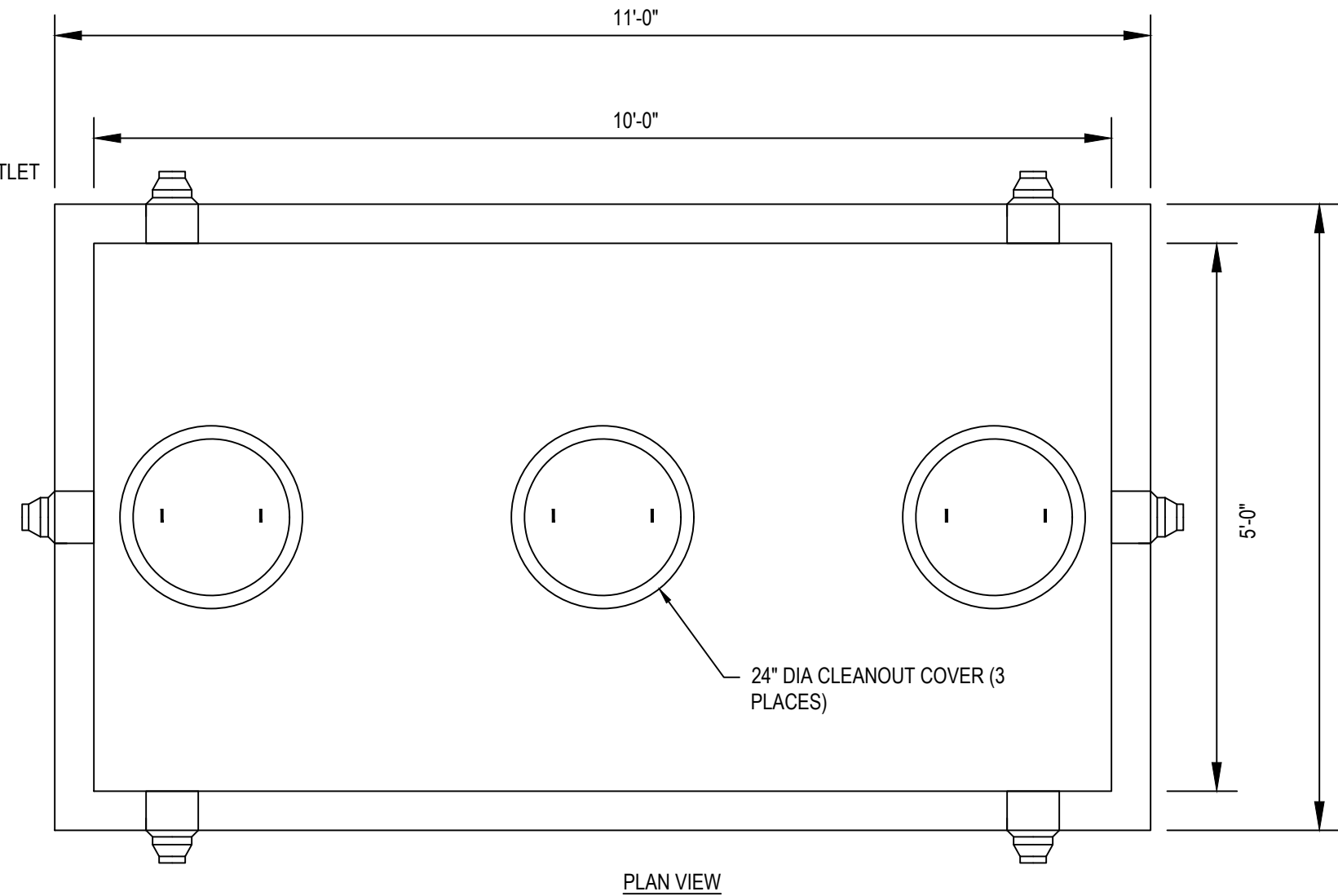


NOTES:

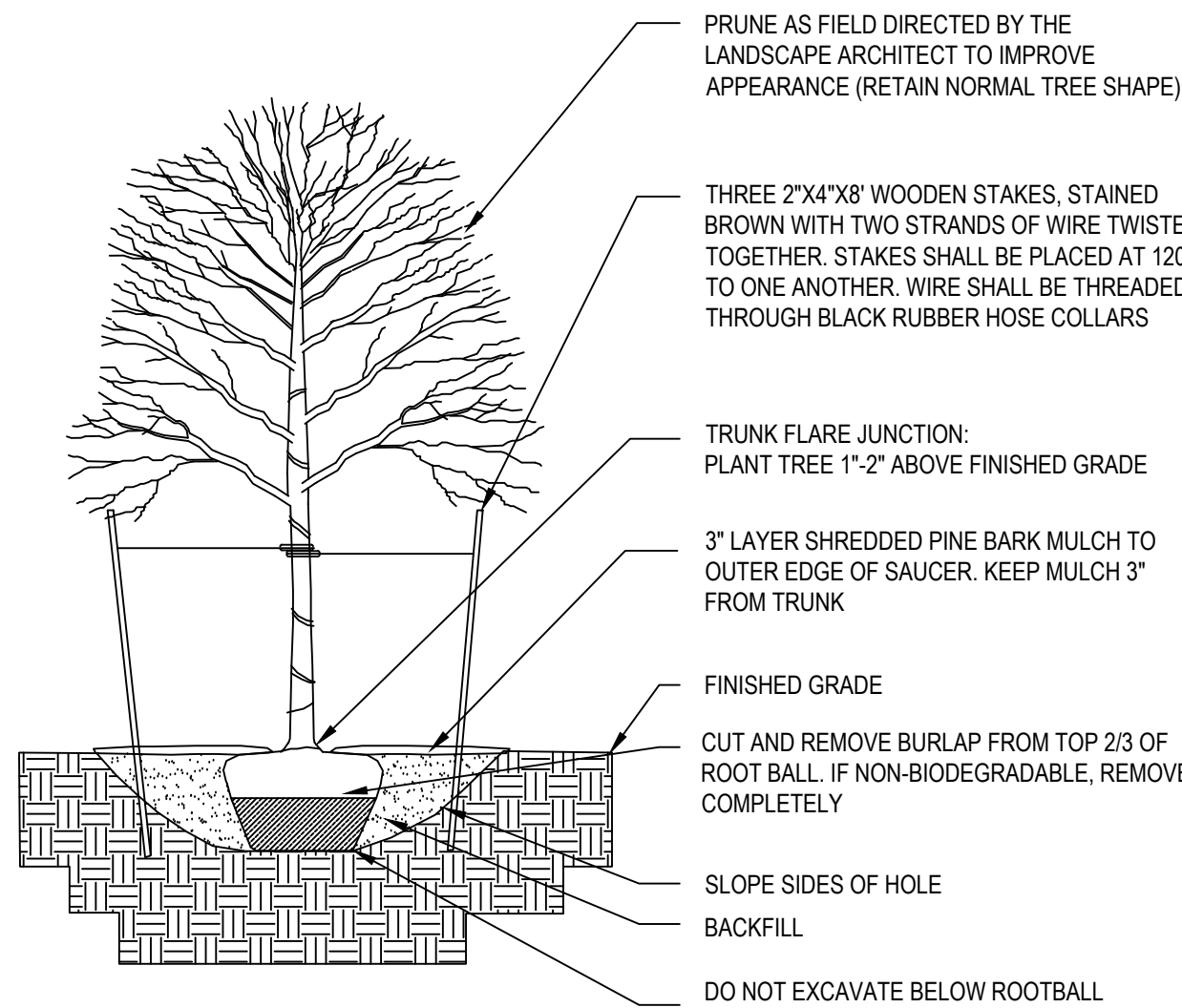
1. CONCRETE: HAS A DESIGN STRENGTH OF 5,000 PSI AT 28 DAYS.
2. DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS, FOR GREASE TRAPS.
3. ALL REINFORCEMENT PER ASTM C1227.
4. DESIGNED FOR AASHTO HS-20 LOADING, 1 TO 5 FT COVER.
5. TONGUE & GROOVE JOINT SOAKED WITH BUTYL RESIN.

1500 GALLON GREASE TRAP (GT)

N.T.S.

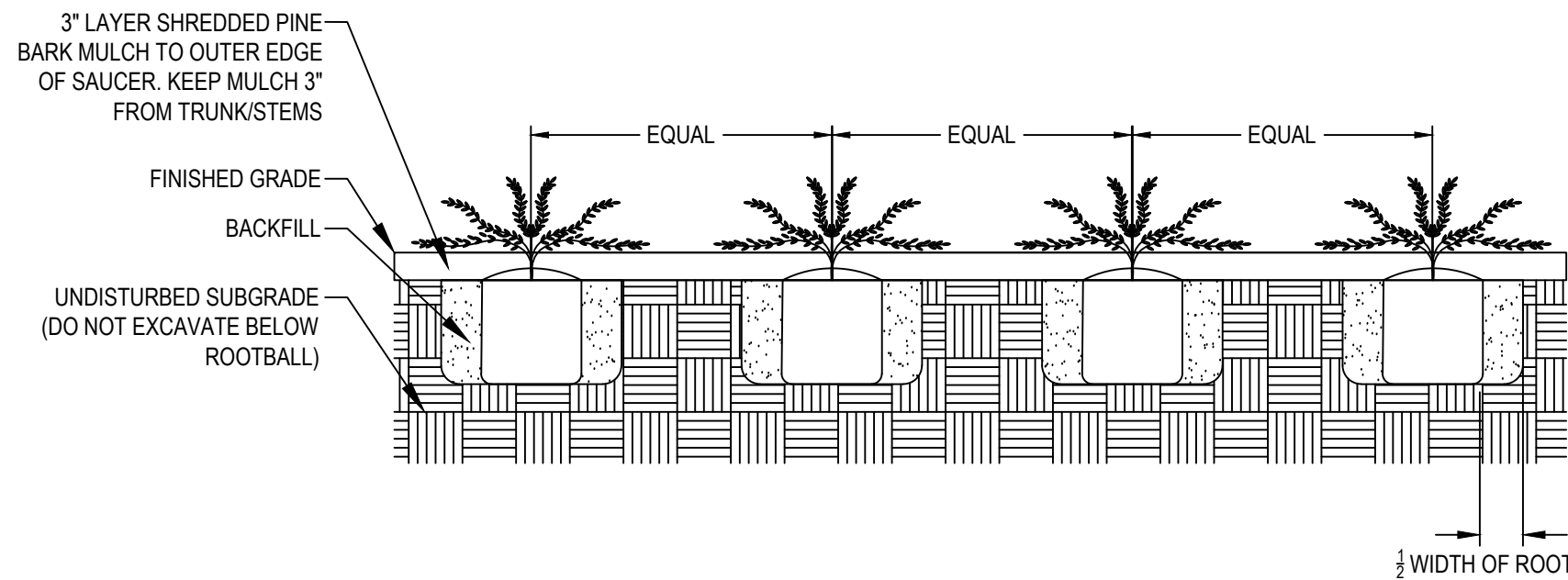


PLAN VIEW



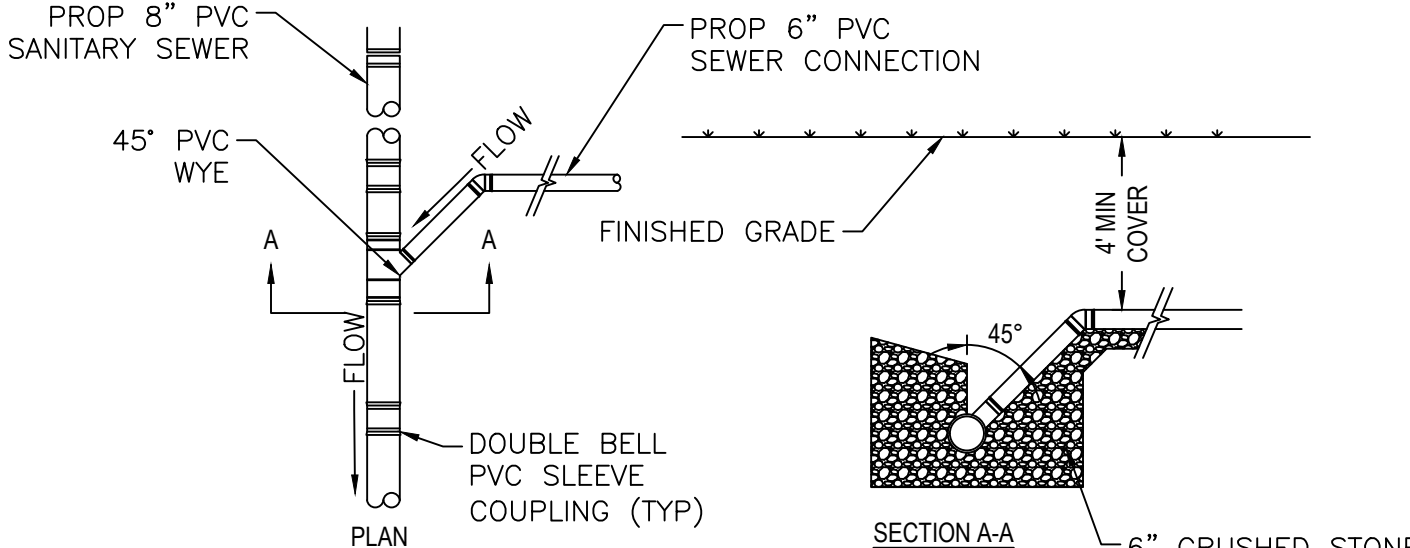
TREE PLANTING

N.T.S.



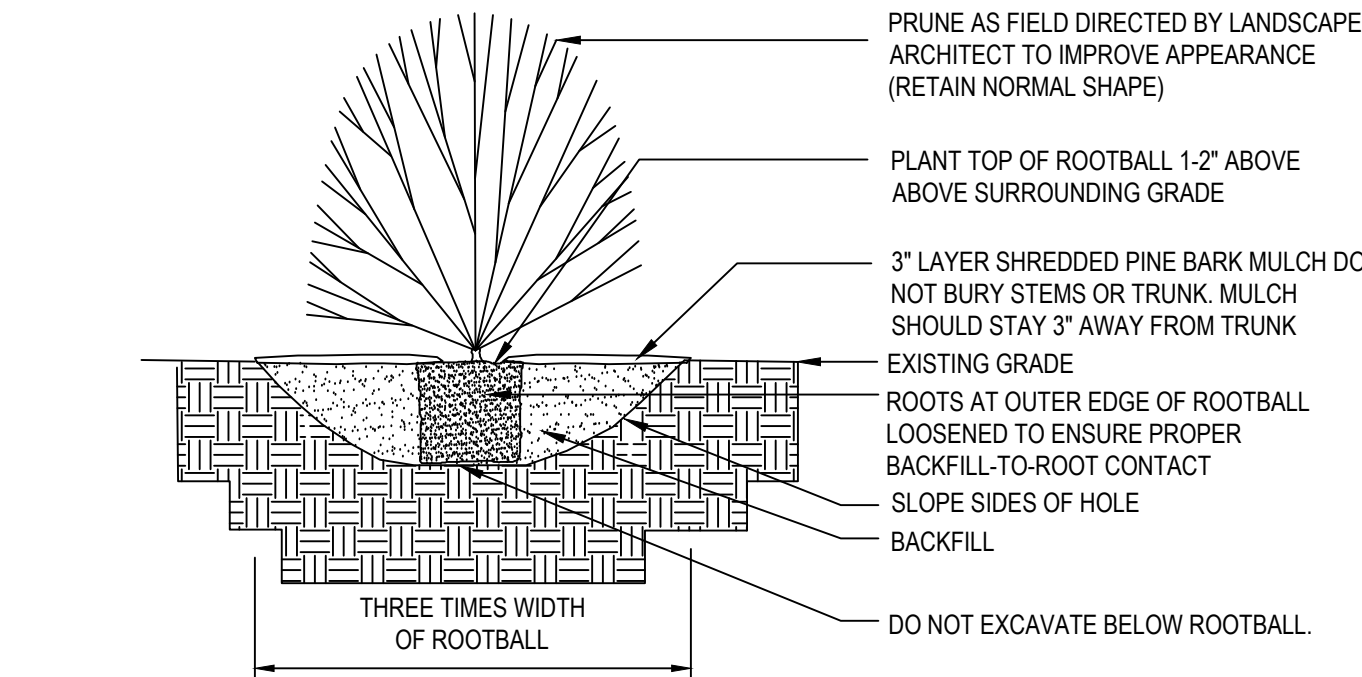
PERENNIAL PLANTING

N.T.S.



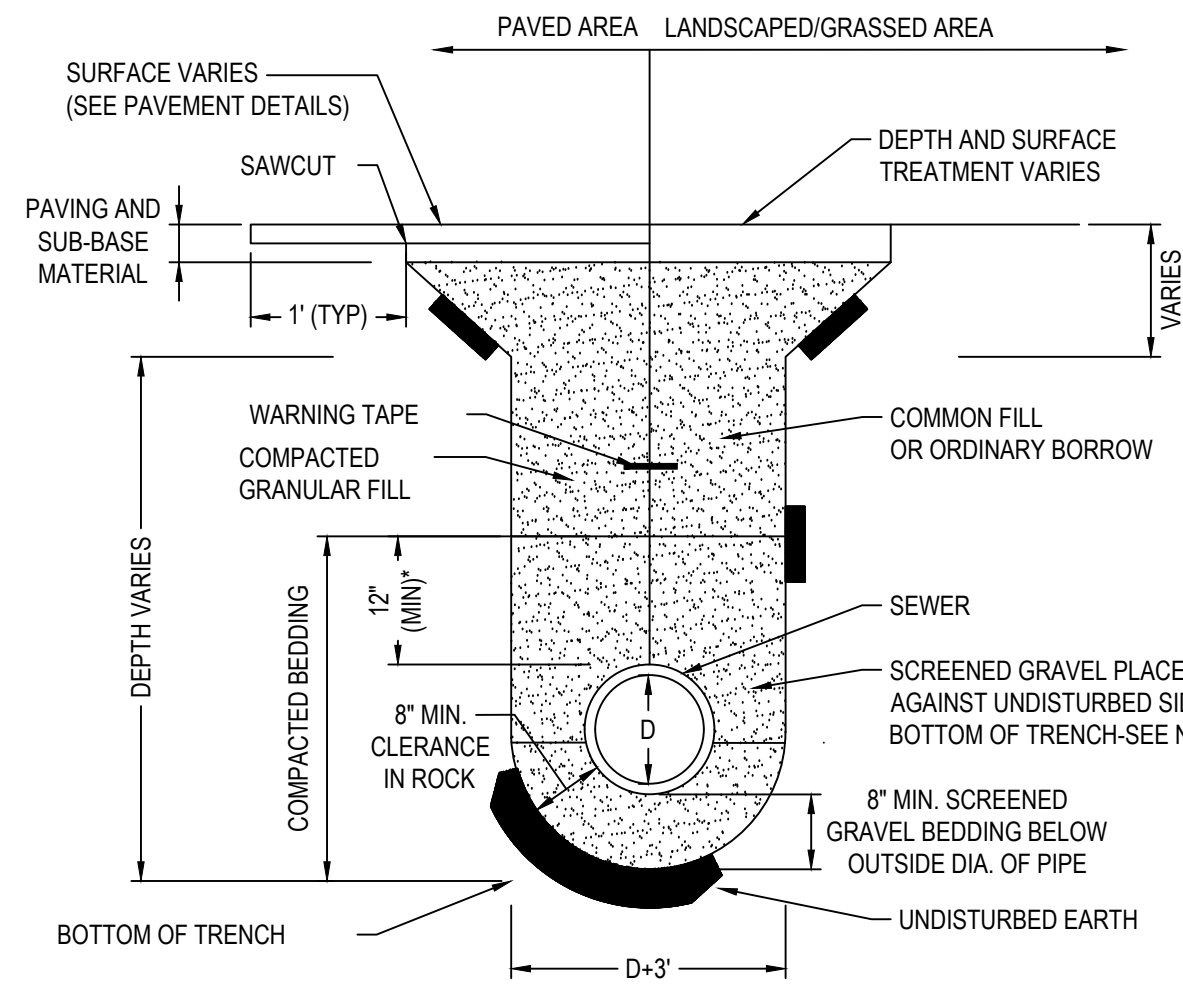
TYPICAL SEWER SERVICE CONNECTION

N.T.S.



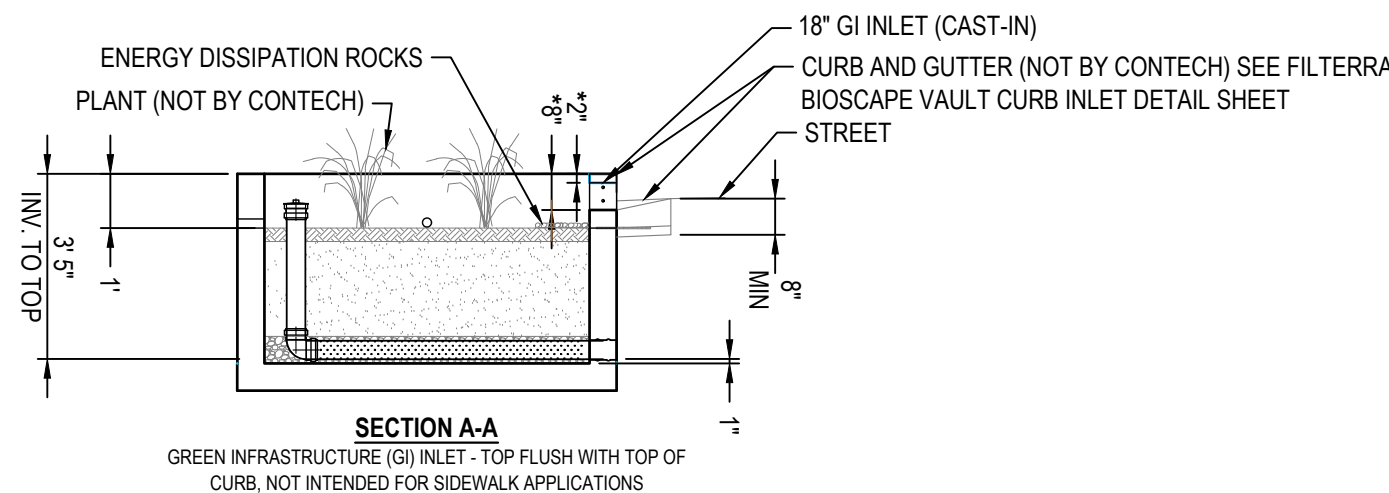
SHRUB PLANTING

N.T.S.



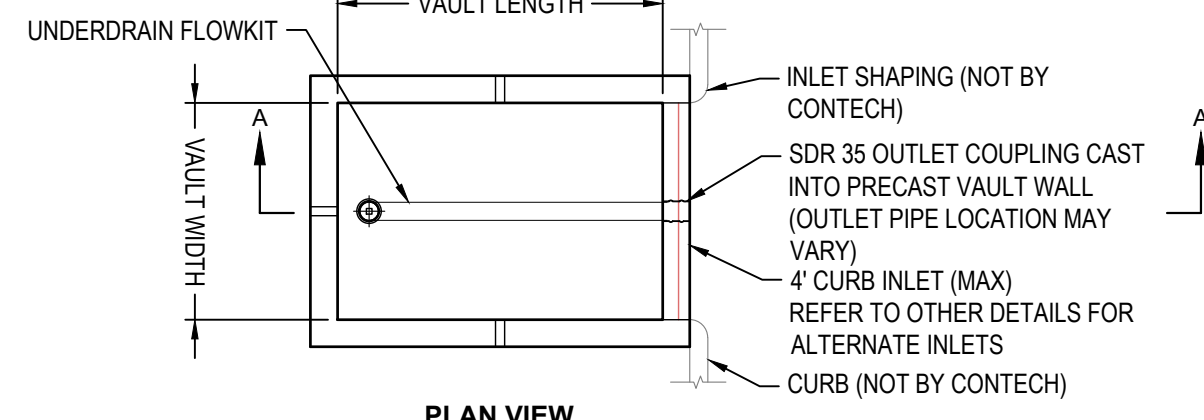
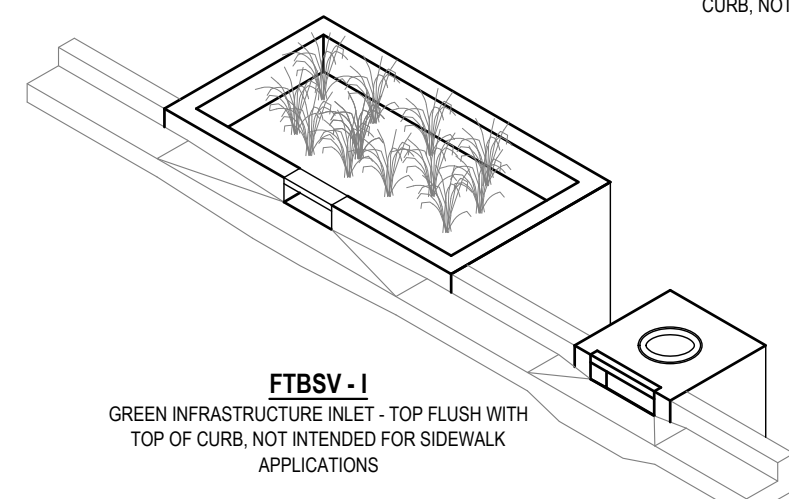
TYPICAL SEWER TRENCH DETAIL

N.T.S.



SECTION A-A

GREEN INFRASTRUCTURE (GI) INLET - TOP FLUSH WITH TOP OF CURB. NOT INTENDED FOR SIDEWALK APPLICATIONS



PLAN VIEW

FTBSV CONFIGURATION						
(OPTIONS: BASIN "B", GREEN INFRASTRUCTURE INLET "I", PIPE INLET "P", SLOTTED THROAT INLET "T")						
VAULT SIZE (L x W)	MEDIA AREA (SF)	LONG SIDE INLET DESIG. / PART NO.	SHORT SIDE INLET DESIG. / PART NO.	AVAILABILITY	OUTLET PIPE DIA	MIN. NO. OF INLET PIPES (-P ONLY)
8 x 6	48	FTBSV0608	FTBSV0608	ALL	4" SDR 35	1

*UTILIZES (2) CURB OPENINGS WITH MIN 1" SPACING

FILTERRA BIOSCAPE VAULT STANDARD OFFLINE

N.T.S.



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DATE	9/30/2025
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PREPARED FOR

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Lawrence, MA 01843

REVISIONS

1.	PB/Peer Review Comments	11/12/2025
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ISSUED FOR

Permitting

PROJECT TITLE

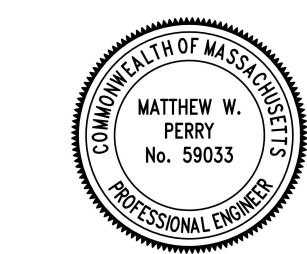
Proposed Commercial
Redevelopment

PROJECT LOCATION

305 North Main Street
Andver, MA 01810

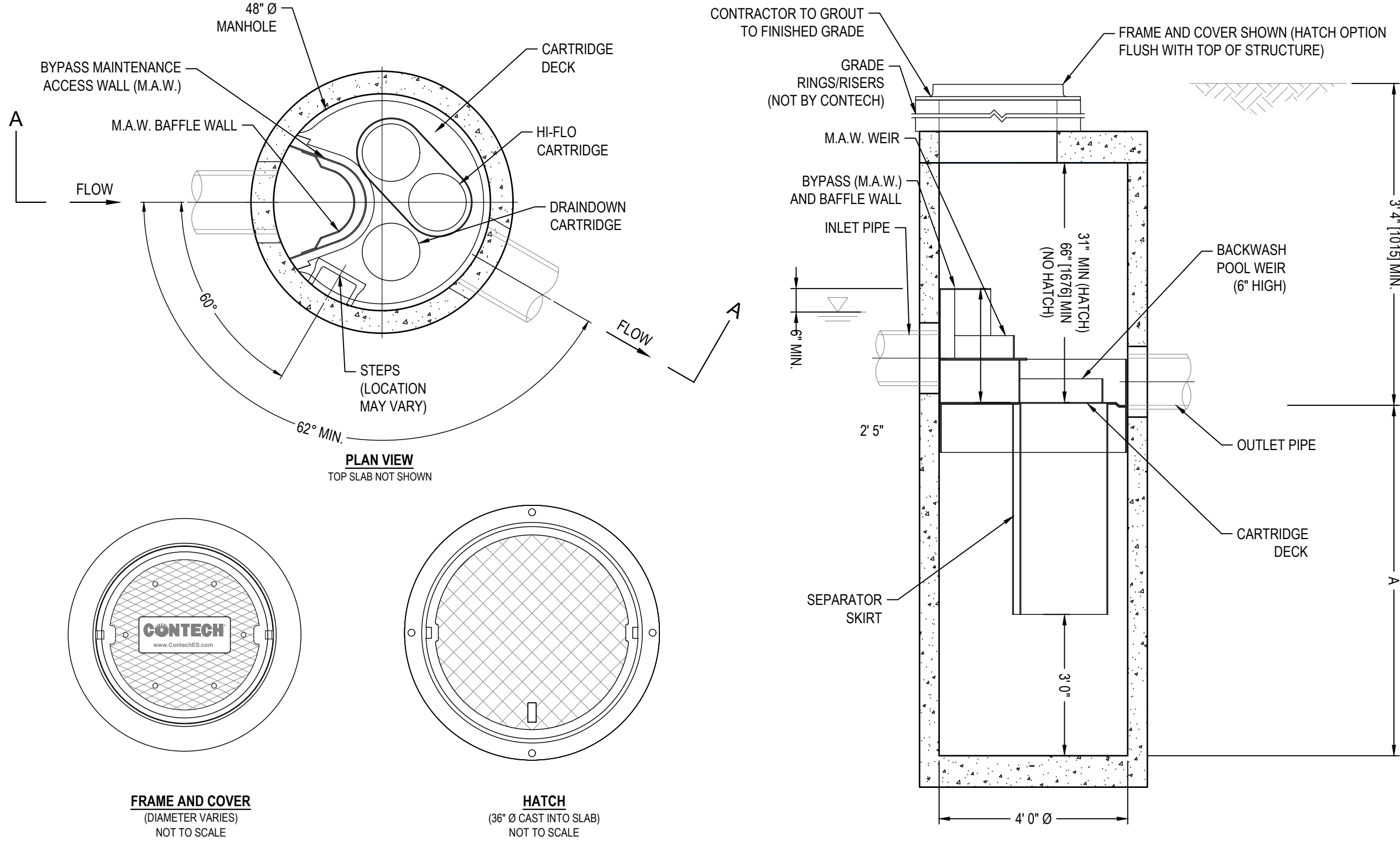
DRAWING TITLE

Construction Details



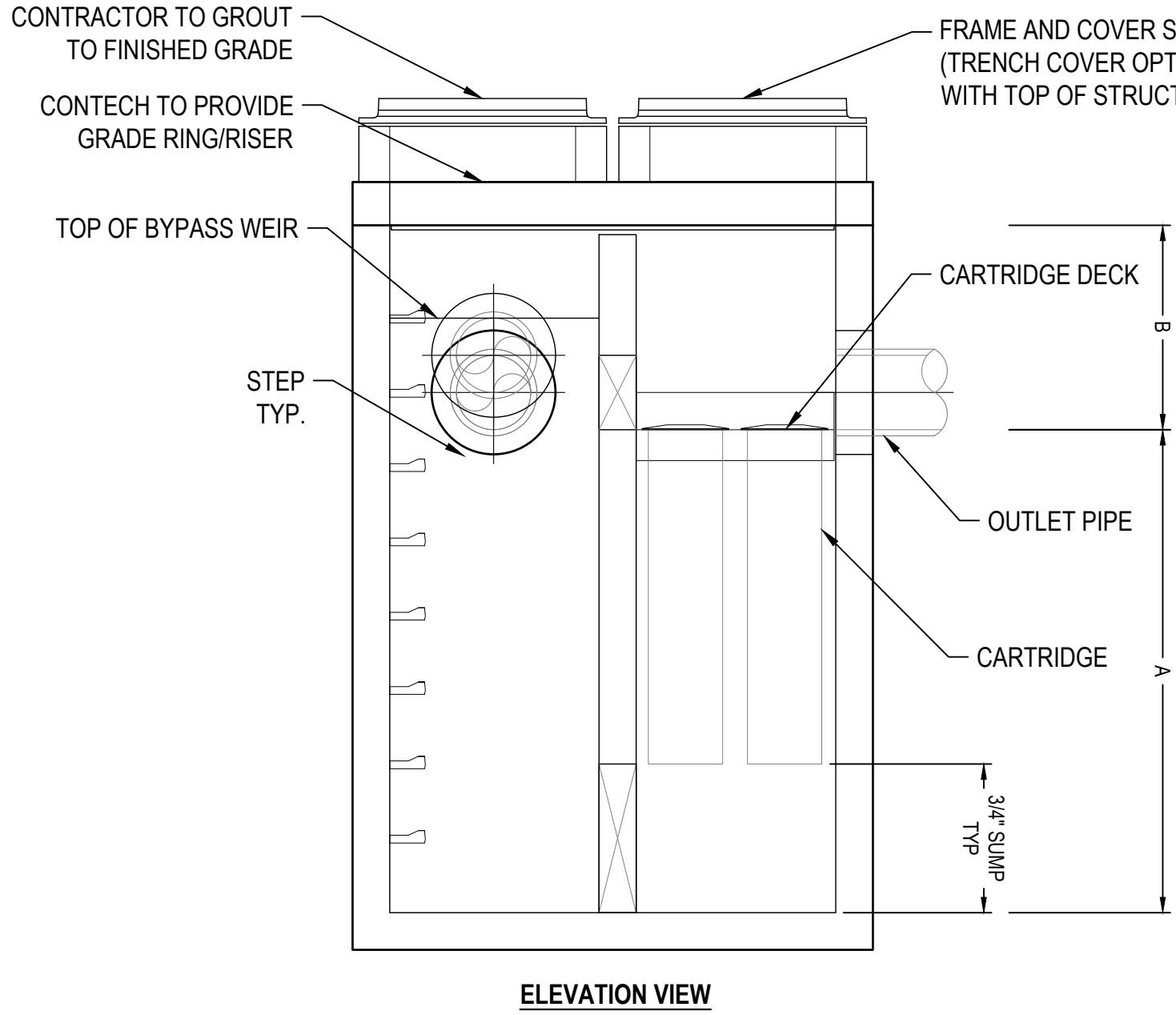
C-10

PROJECT NO. T1687
TEC CAD FILE DET.dwg
DRAWING NO. C-10
SHEET 10 OF 11



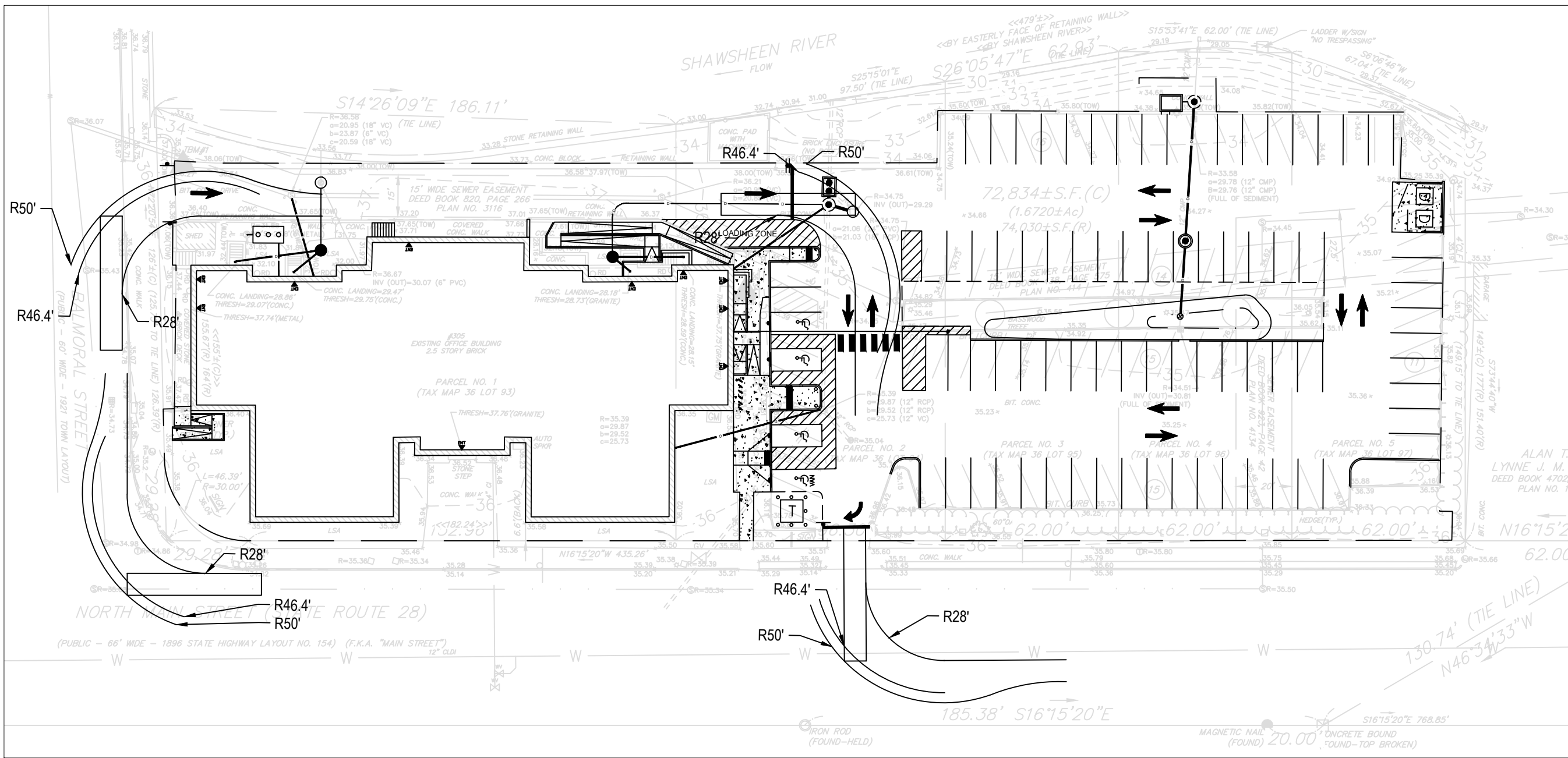
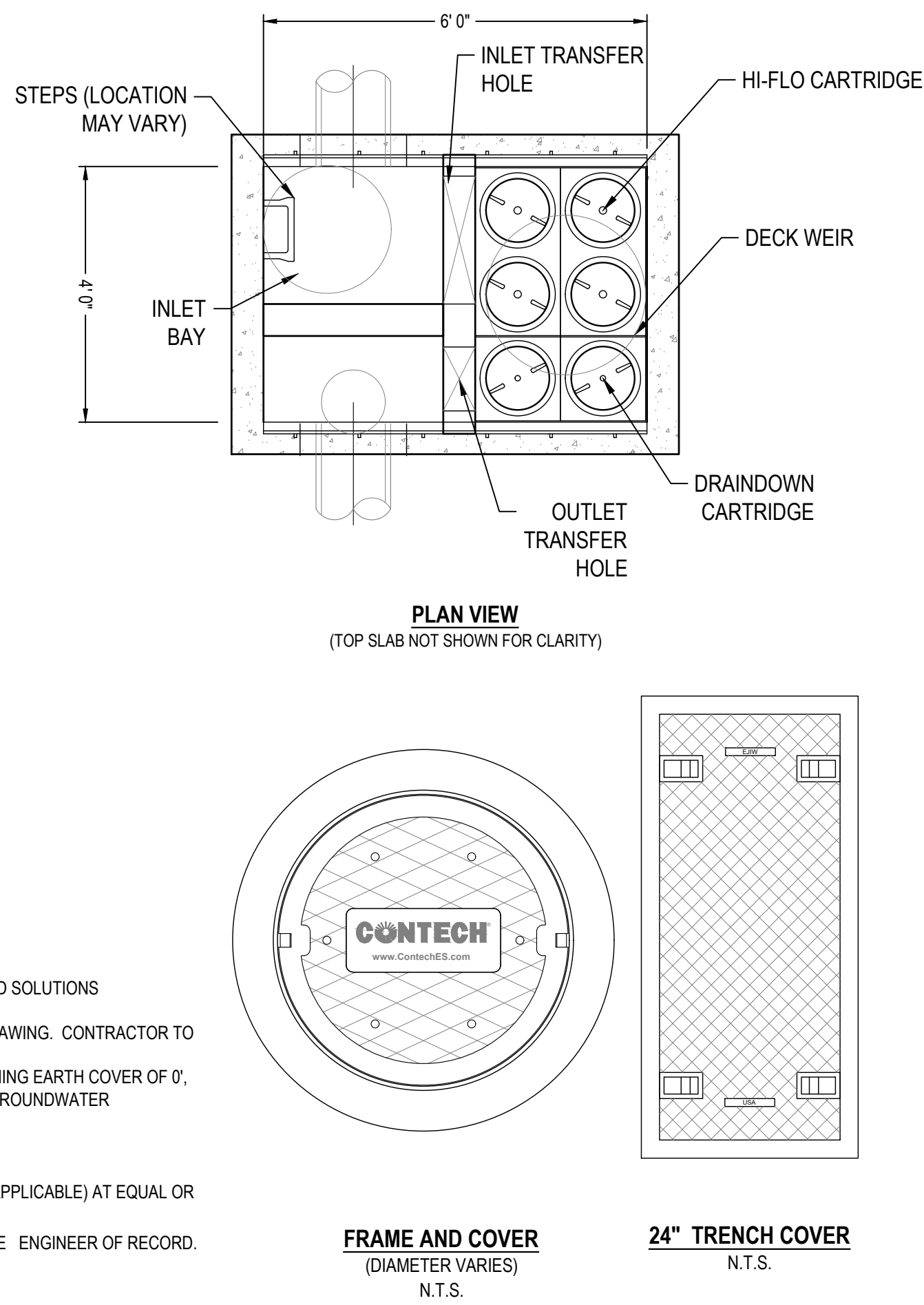
- NOTES:
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
 - JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3' [305], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - INLET HGL NOT TO EXCEED 6' [152] BELOW THE TOP OF THE M.A.W. DURING THE PEAK DESIGN STORM, OR 10-YEAR STORM (WHICHEVER IS GREATER).
 - INLET PIPE INVERT ELEVATION VARIES FROM 1' TO 6' [25 TO 152] ABOVE THE OUTLET PIPE INVERT.
 - OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
 - THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
 - THE DIFFERENCE IN THE INLET AND OUTLET PIPE ELEVATIONS FOR RETROFIT INSTALLATIONS TO EXISTING STORM DRAIN PIPES SHALL BE EQUAL TO THE SLOPE OVER THE DIAMETER OF THE MANHOLE; NOT THE EXCEED 6' [152] IN VERTICAL DIFFERENTIAL BETWEEN INLET AND OUTLET PIPES.
 - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.
 - ALTERNATE UNITS ARE SHOWN IN [mm].

JELLY FISH JF4 ONLINE CONFIGURATION
N.T.S.

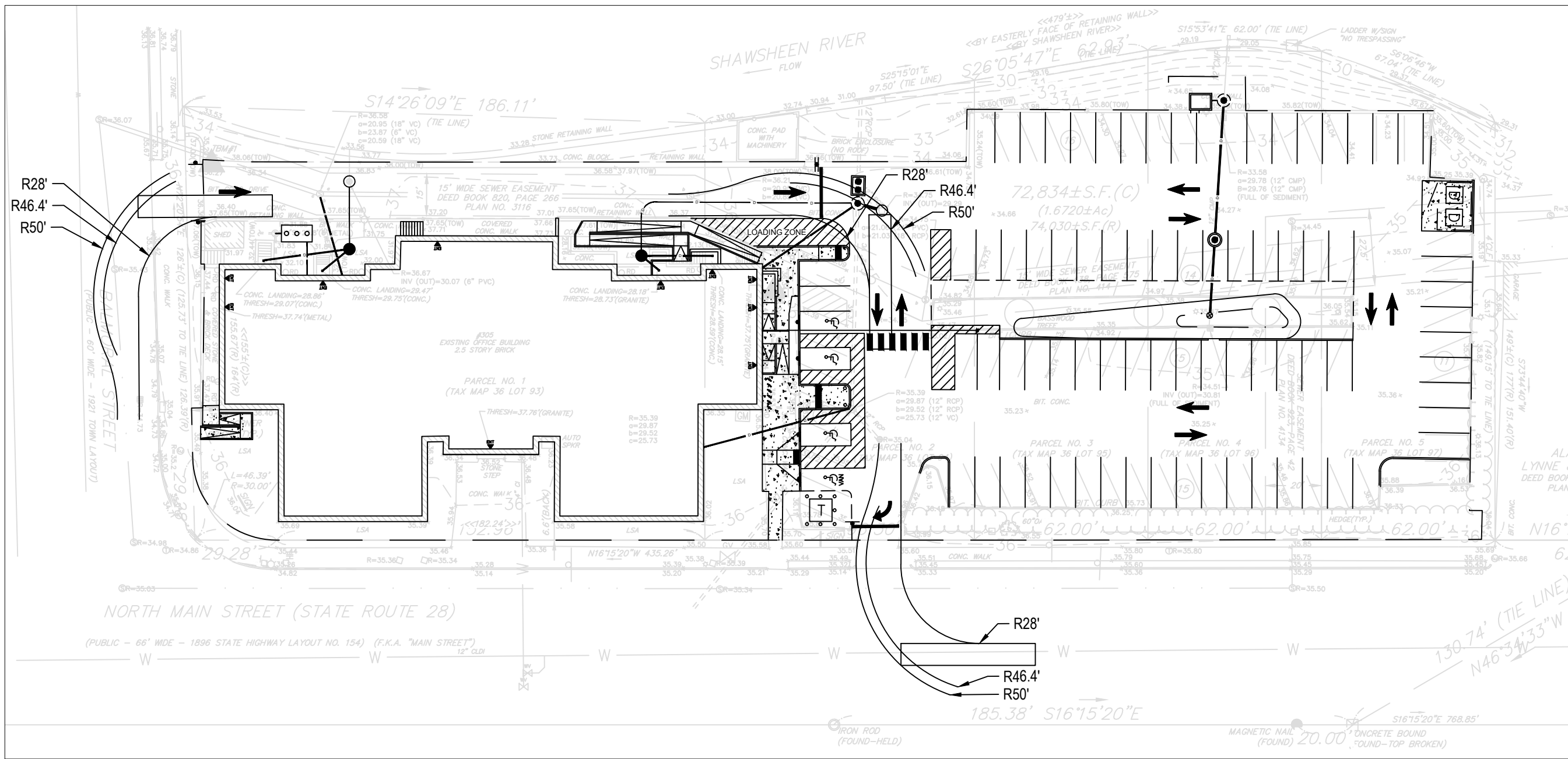


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 - JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 3' [305], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
 - OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
 - THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE (WHERE APPLICABLE) AT EQUAL OR GREATER SLOPE.
 - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

JELLY FISH JFS10406 SURFACE INLET CONFIGURATION
N.T.S.



FIRE TRUCK ACCESSIBILITY DETAIL (BALMORAL STREET ACCESS)
N.T.S.



FIRE TRUCK ACCESSIBILITY DETAIL (NORTH MAIN STREET ACCESS)
N.T.S.



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DATE	9/30/2025
SCALE	NTS

PREPARED FOR
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280 Merrimack Street
Lawrence, MA 01843

REVISIONS	
1.	PB/Peer Review Comments 11/12/2025

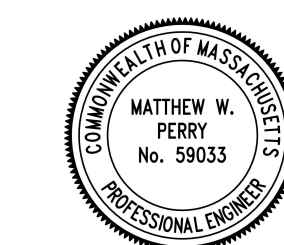
ISSUED FOR

Permitting

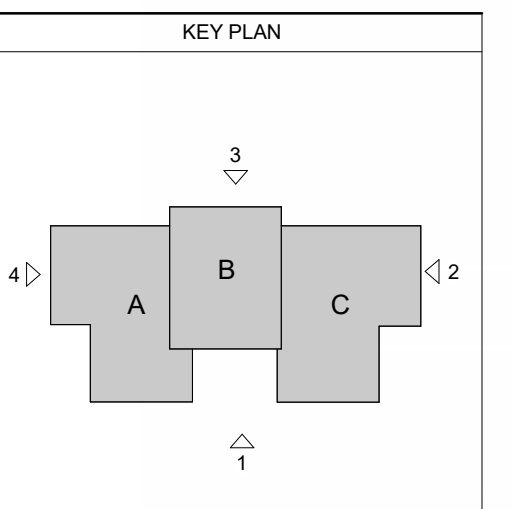
PROJECT TITLE
**Proposed Commercial
Redevelopment**

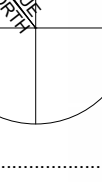
PROJECT LOCATION
**305 North Main Street
Andover, MA 01810**

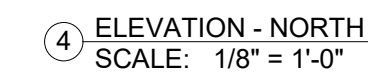
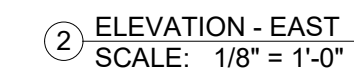
DRAWING TITLE
Construction Details



PROJECT NO.
T1687
TEC CAD FILE
DET.dwg
DRAWING NO.
C-11
SHEET 11 OF 11

[illegible]

PROJECT NORTH	STAMP
	
DATE..... 09/19/25	
SCALE..... 1/8" = 1'-0"	
DRAWN BY..... EG	
PROJECT NUMBER... LUP24A.00	
DRAWING TITLE EXTERIOR OVERALL ELEVATIONS	
A-301	
DRAWING NUMBER	
CORE SHELL	





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site Points	Illuminance	Fc	0.79	3.8	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.

NOTES:

- A. A LIGHT LOSS FACTOR OF 0.950 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
- B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
- C. CALCULATION POINTS ARE TAKEN AT GRADE.
- D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.
- E. BASIS OF DESIGN PROVIDED BY SK & ASSOCIATES. FOR FURTHER INFORMATION, PLEASE CONTACT MAIN OFFICE AT (781) 821-1700.

SL1