



Medford Ambulatory Surgery Center

170 Governors Avenue
Medford, MA 02155

Applicant: Medford Surgery Center, LLC
Owner: MelroseWakefield Healthcare

SPECIAL PERMIT

July, 31, 2019

Assessor's Map: I-9 Lot: 1

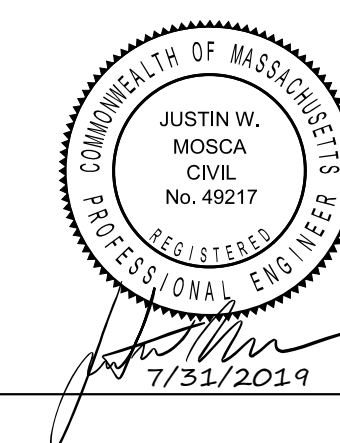


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** Item 1r not applicable

Locus Plan : 1a, 1c

Legend

Legend table with columns for 'Exist.' and 'Prop.' showing symbols for property lines, easements, curbs, catch basins, and various utility lines.

Abbreviations

Abbreviations table with columns for 'General' and 'Utility' listing terms like ABAN, ACR, ADJ, and symbols for catch basins, manholes, and poles.

Notes

- Notes 1-14 detailing construction requirements, safety protocols, and utility handling procedures.

Layout and Materials

- Layout and Materials notes 1-5 regarding pavement markings, curbing, and construction standards.

Demolition

- Demolition notes 1-5 detailing the removal of existing structures and utility disconnections.

Erosion Control

- Erosion Control notes 1-5 describing measures to prevent soil erosion during construction.

Existing Conditions Information

- Existing Conditions Information notes 1-2 regarding field surveys and topographic data.

Document Use

- Document Use notes 1-3 detailing the use of electronic versions and field measurements.



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700 Congress Street, Suite 204
Quincy, MA 02169
1-800-258-4674



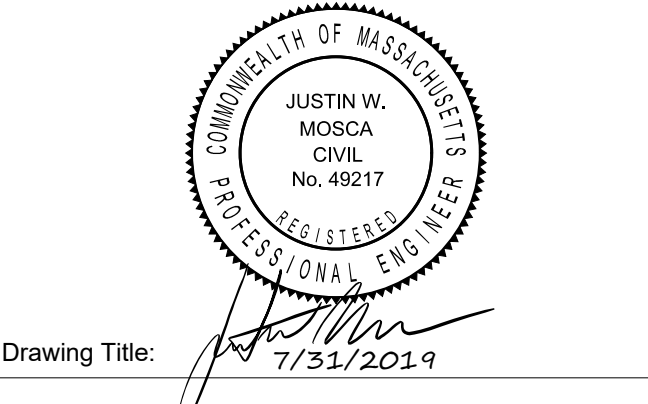
99 Summer Street, Suite 600
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PO Box 9151
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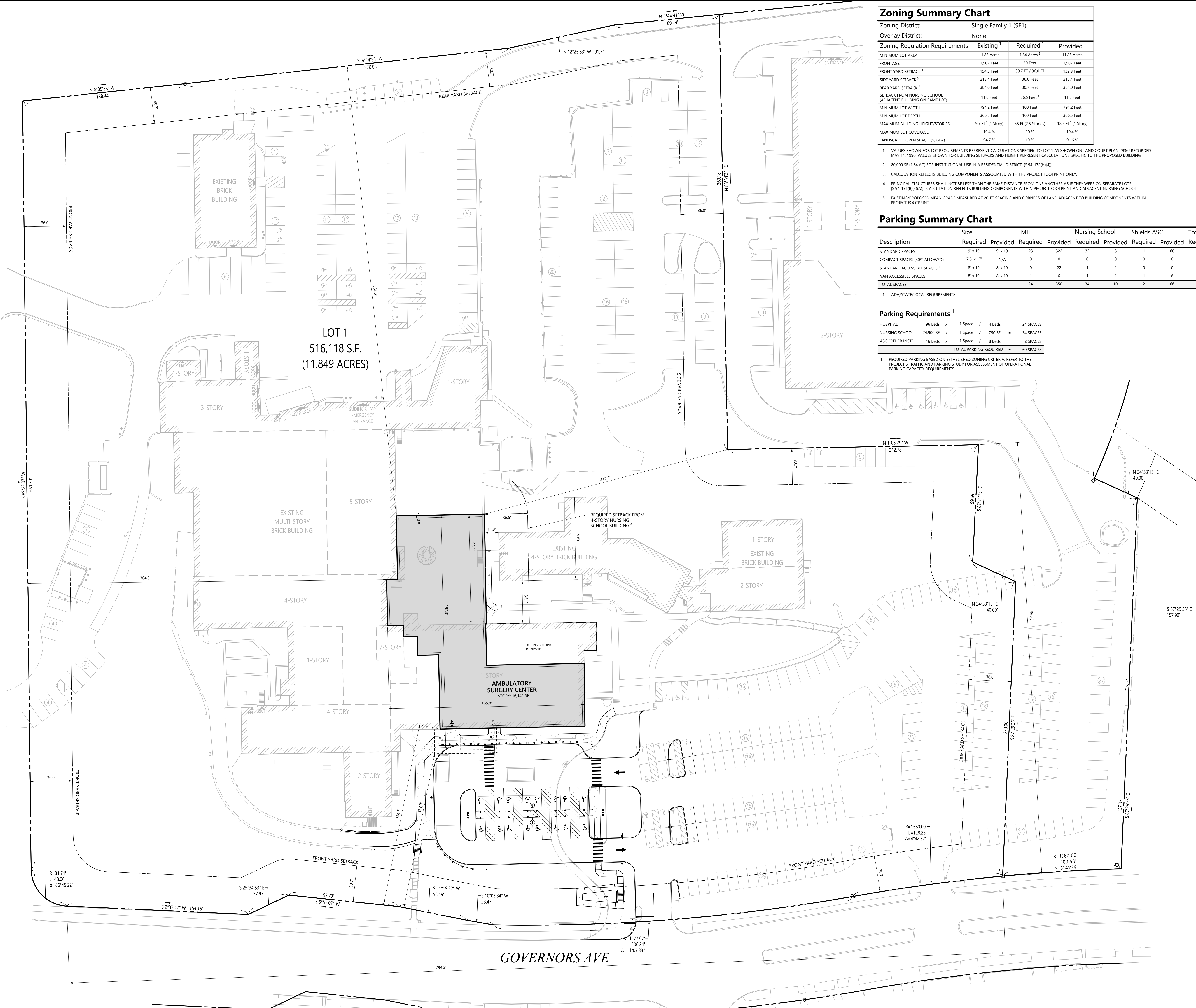
Table with columns: No., Description, Date. Row 1: SPECIAL PERMIT, 31 JULY 2019.

NOT ISSUED FOR CONSTRUCTION



Legend and General Notes

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Zoning Summary Chart

Zoning District:	Single Family 1 (SF1)		
Overlay District:	None		
Zoning Regulation Requirements	Existing ¹	Required ¹	Provided ¹
MINIMUM LOT AREA	11.85 Acres	1.84 Acres ²	11.85 Acres
FRONTAGE	1,502 Feet	50 Feet	1,502 Feet
FRONT YARD SETBACK ³	154.5 Feet	30.7 FT / 36.0 FT	132.9 Feet
SIDE YARD SETBACK ³	213.4 Feet	36.0 Feet	213.4 Feet
REAR YARD SETBACK ³	384.0 Feet	30.7 Feet	384.0 Feet
SETBACK FROM NURSING SCHOOL (ADJACENT BUILDING ON SAME LOT)	11.8 Feet	36.5 Feet ⁴	11.8 Feet
MINIMUM LOT WIDTH	794.2 Feet	100 Feet	794.2 Feet
MINIMUM LOT DEPTH	366.5 Feet	100 Feet	366.5 Feet
MAXIMUM BUILDING HEIGHT/STORIES	9.7 Ft ¹ (1 Story)	35 Ft (2.5 Stories)	18.5 Ft ¹ (1 Story)
MAXIMUM LOT COVERAGE	19.4 %	30 %	19.4 %
LANDSCAPED OPEN SPACE (% GFA)	94.7 %	10 %	91.6 %

- VALUES SHOWN FOR LOT REQUIREMENTS REPRESENT CALCULATIONS SPECIFIC TO LOT 1 AS SHOWN ON LAND COURT PLAN 29363 RECORDED MAY 11, 1990. VALUES SHOWN FOR BUILDING SETBACKS AND HEIGHT REPRESENT CALCULATIONS SPECIFIC TO THE PROPOSED BUILDING.
- 80,000 SF (1.84 AC) FOR INSTITUTIONAL USE IN A RESIDENTIAL DISTRICT. (S.94-172)(H)(4)
- CALCULATION REFLECTS BUILDING COMPONENTS ASSOCIATED WITH THE PROJECT FOOTPRINT ONLY.
- PRINCIPAL STRUCTURES SHALL NOT BE LESS THAN THE SAME DISTANCE FROM ONE ANOTHER AS IF THEY WERE ON SEPARATE LOTS. (S.94-171B)(4)(A). CALCULATION REFLECTS BUILDING COMPONENTS WITHIN PROJECT FOOTPRINT AND ADJACENT NURSING SCHOOL.
- EXISTING/PROPOSED MEAN GRADE MEASURED AT 20-FT SPACING AND CORNERS OF LAND ADJACENT TO BUILDING COMPONENTS WITHIN PROJECT FOOTPRINT.

Parking Summary Chart

Description	Size		LMH		Nursing School		Shields ASC		Total	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided	Required	Provided
STANDARD SPACES	9' x 19'	9' x 19'	23	322	32	8	1	60	56	390
COMPACT SPACES (30% ALLOWED)	7.5' x 17'	N/A	0	0	0	0	0	0	0	0
STANDARD ACCESSIBLE SPACES ¹	8' x 19'	8' x 19'	0	22	1	1	0	1	23	
VAN ACCESSIBLE SPACES ¹	8' x 19'	8' x 19'	1	6	1	1	1	6	3	13
TOTAL SPACES			24	350	34	10	2	66	60	426

1. ADA/STATE/LOCAL REQUIREMENTS

Parking Requirements¹

HOSPITAL	96 Beds	x	1 Space / 4 Beds	=	24 SPACES
NURSING SCHOOL	24,900 SF	x	1 Space / 750 SF	=	34 SPACES
ASC (OTHER INST.)	16 Beds	x	1 Space / 8 Beds	=	2 SPACES
TOTAL PARKING REQUIRED					60 SPACES

1. REQUIRED PARKING BASED ON ESTABLISHED ZONING CRITERIA. REFER TO THE PROJECT'S TRAFFIC AND PARKING STUDY FOR ASSESSMENT OF OPERATIONAL PARKING CAPACITY REQUIREMENTS.

Medford Ambulatory Surgery Center



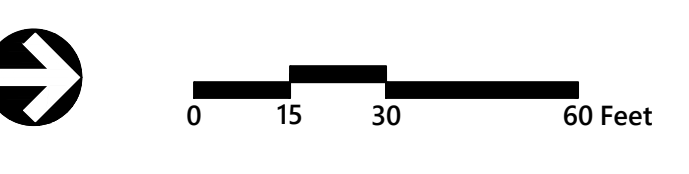
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CANNONDESIGN

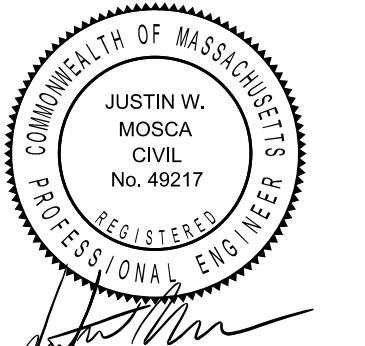
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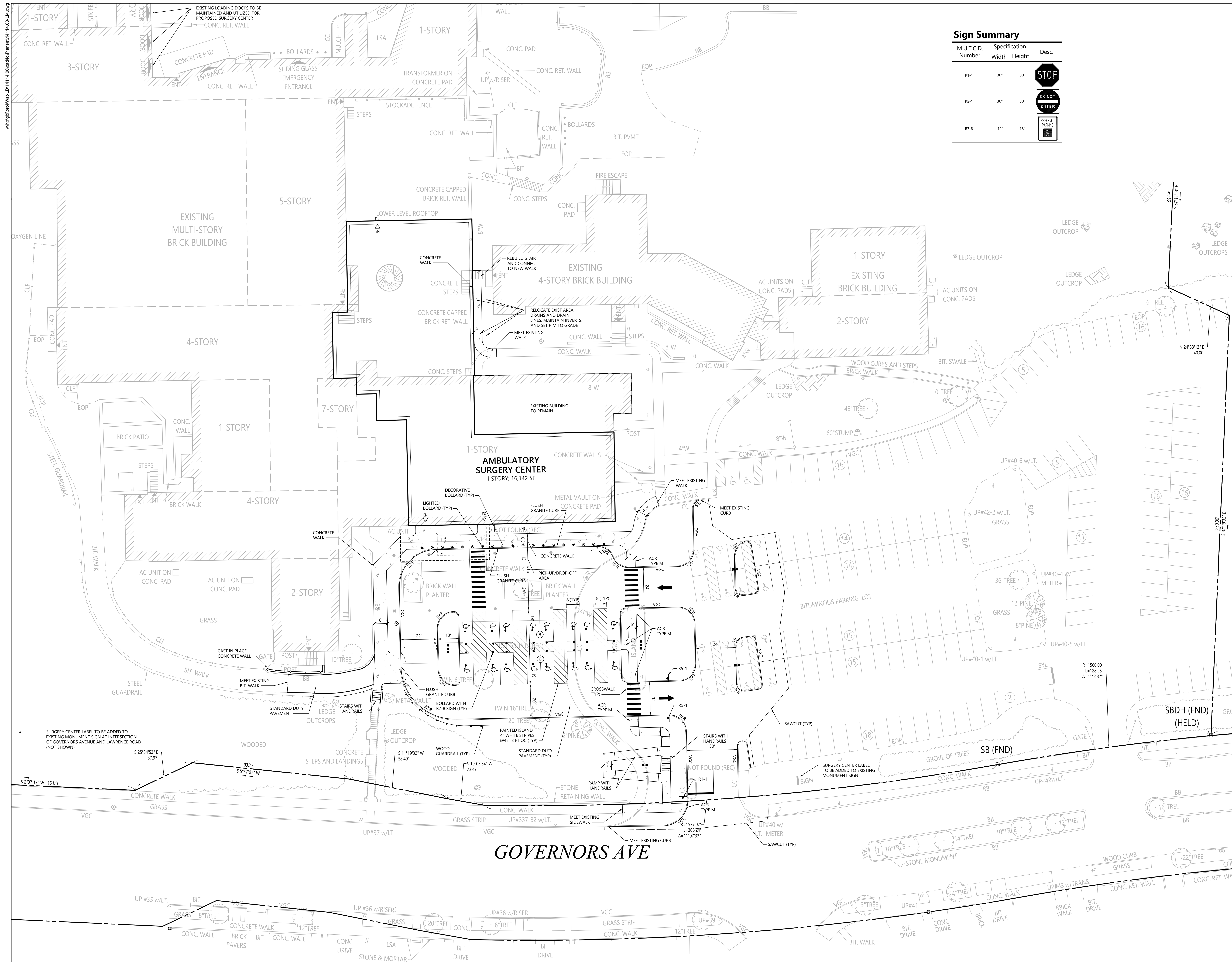
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No. Description Date
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Drawing Title: Justin W. Mosca 7/23/2019

Site Dimensional Plan

VHB Proj: 14114.00 Checked by: JWM



Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R7-8	12"	18"	RESERVED PARKING

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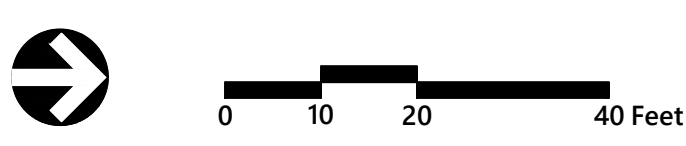
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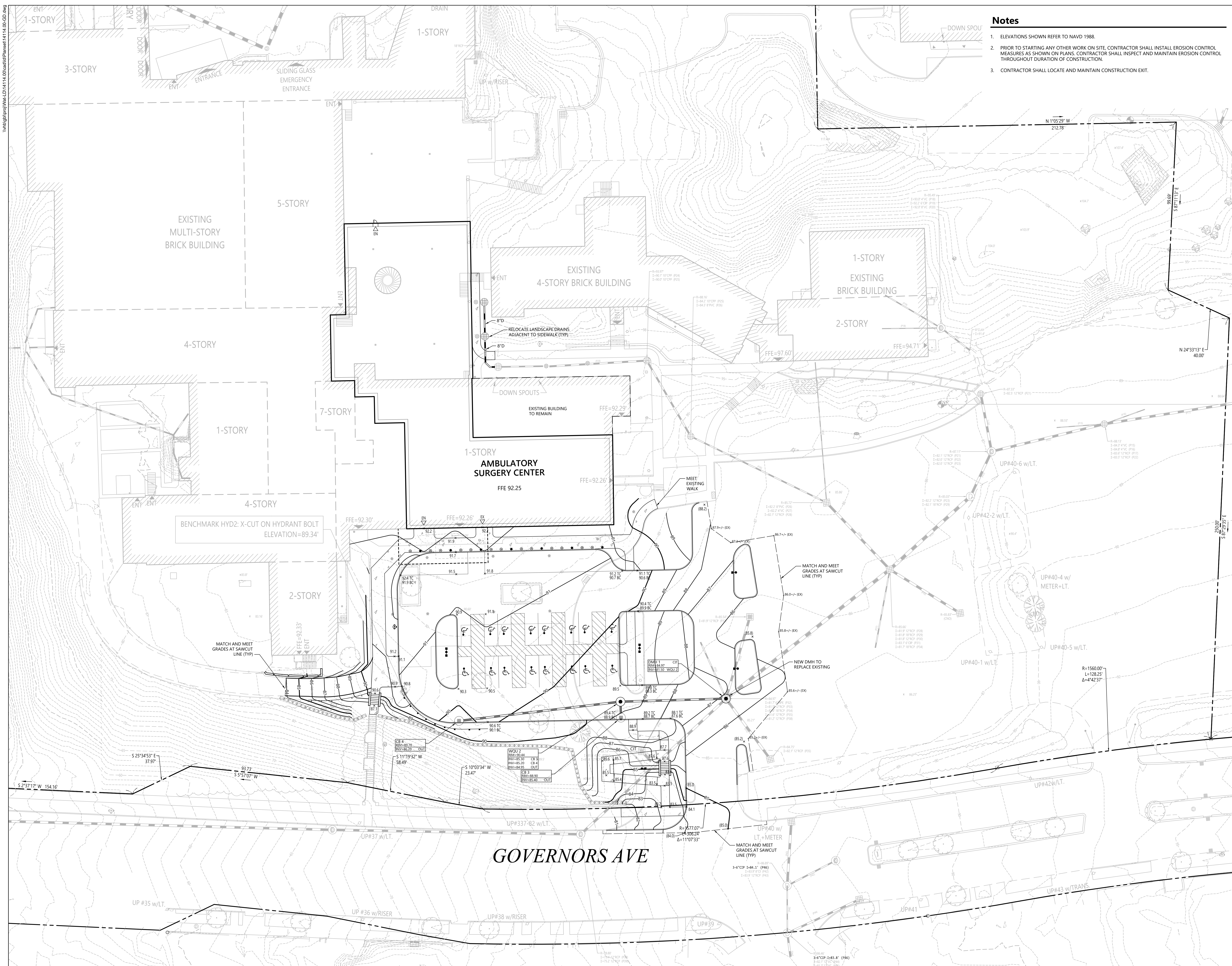


Drawing Title:

Layout and Materials Plan

VHB Proj: 14114.00 Checked by: JWM

C-3



- Notes**
1. ELEVATIONS SHOWN REFER TO NAVD 1988.
 2. PRIOR TO STARTING ANY OTHER WORK ON SITE, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON PLANS. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL THROUGHOUT DURATION OF CONSTRUCTION.
 3. CONTRACTOR SHALL LOCATE AND MAINTAIN CONSTRUCTION EXIT.

Medford Ambulatory
Surgery Center



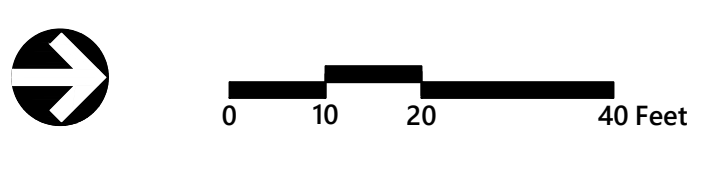
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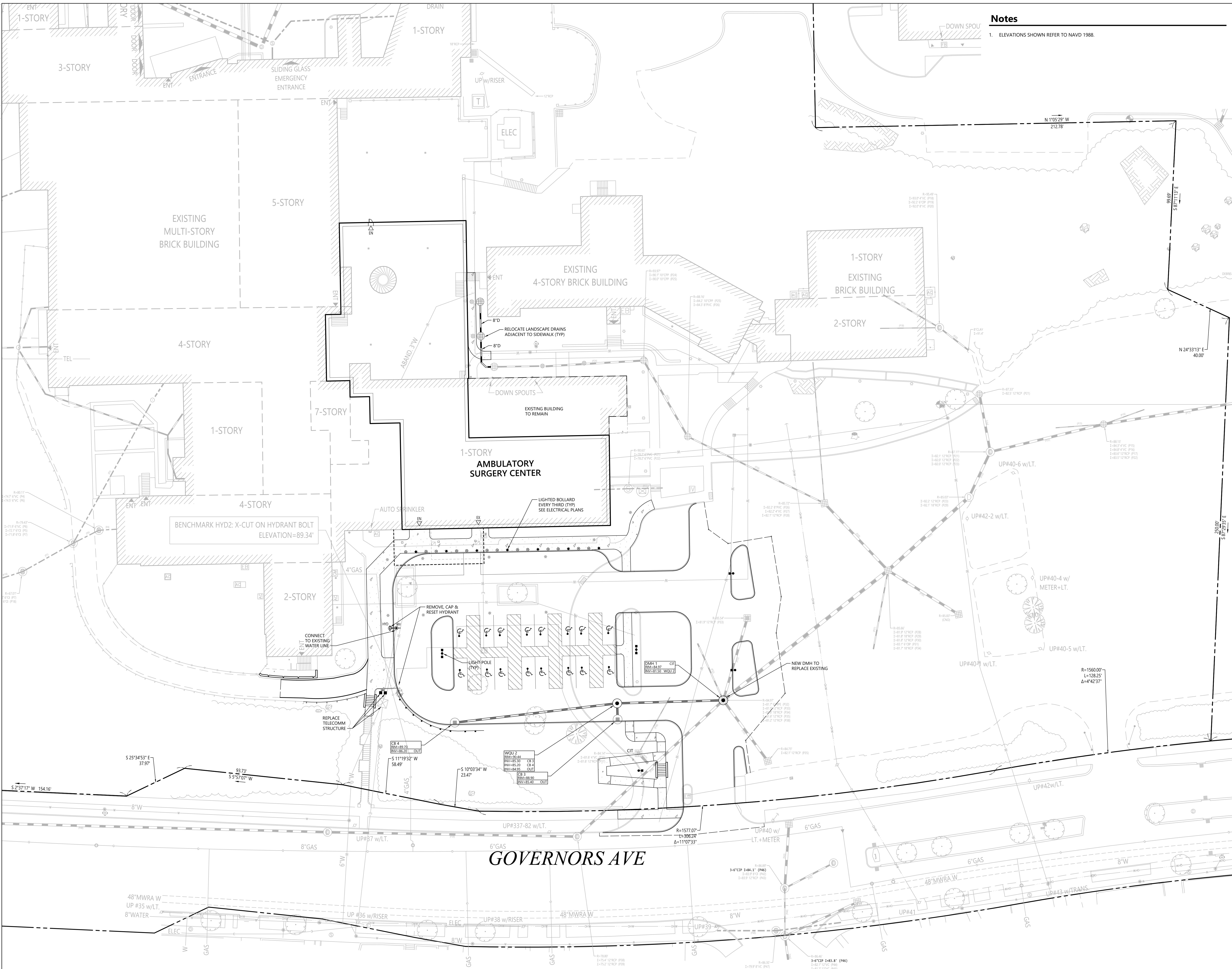


Drawing Title: **Grading, Drainage, and Erosion Control Plan**

VHB Proj: 14114.00 Checked by: JWM

C-4

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Notes
 1. ELEVATIONS SHOWN REFER TO NAVD 1988.

Medford Ambulatory
 Surgery Center



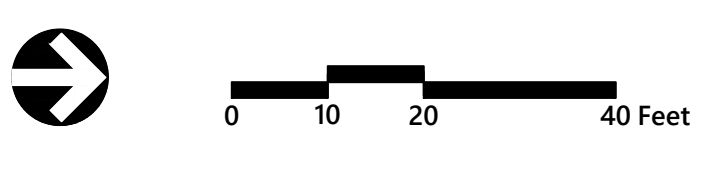
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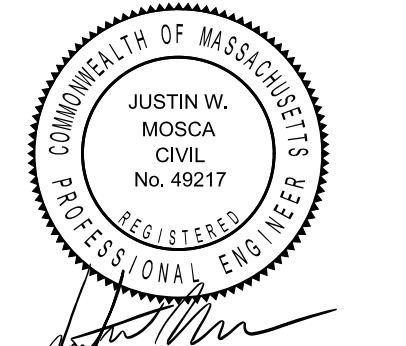


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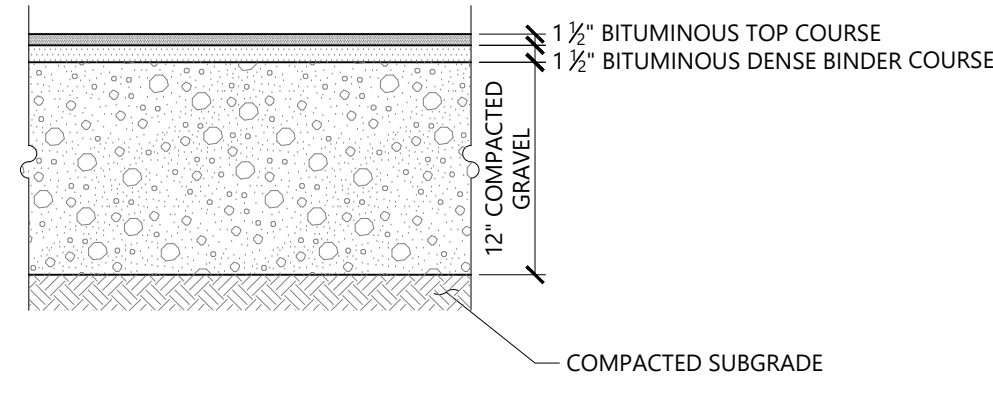


Drawing Title: Utilities Plan

VHB Proj: 14114.00 Checked by: JWM

C-5

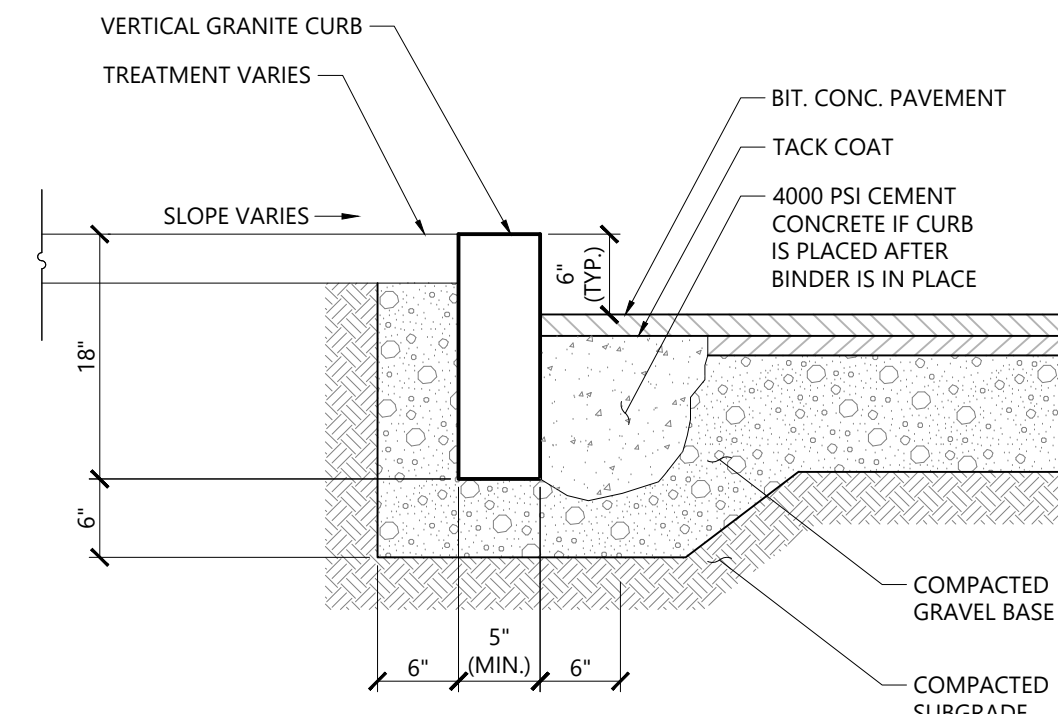
\\vha\p\proj\mha\LD1414_02\asb\p\Plan\1414_02_07.dwg



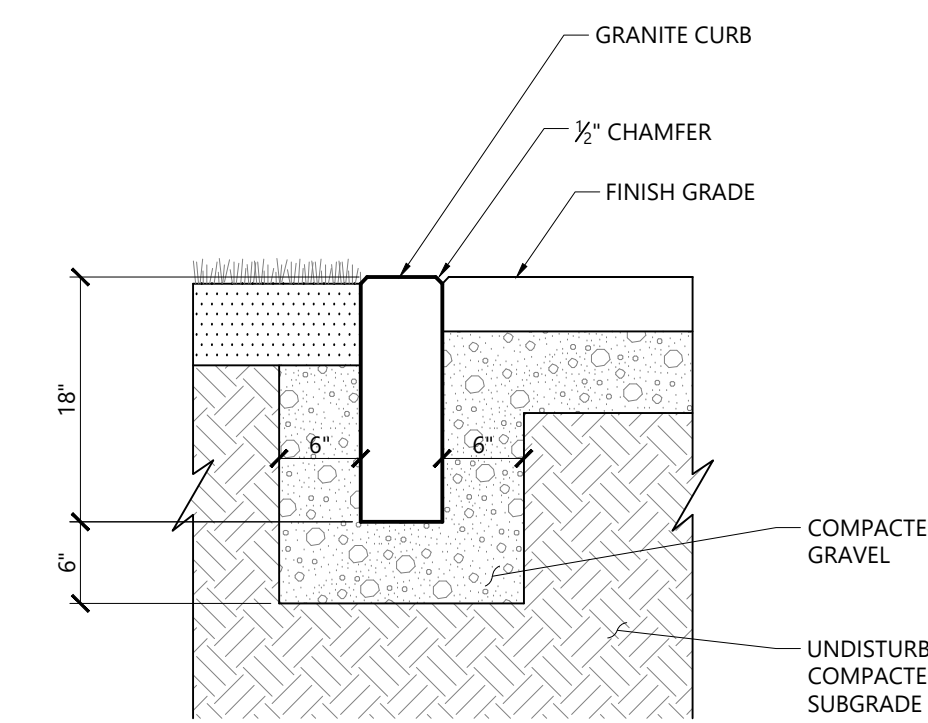
STANDARD DUTY FLEXIBLE PAVEMENT

NOTES
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

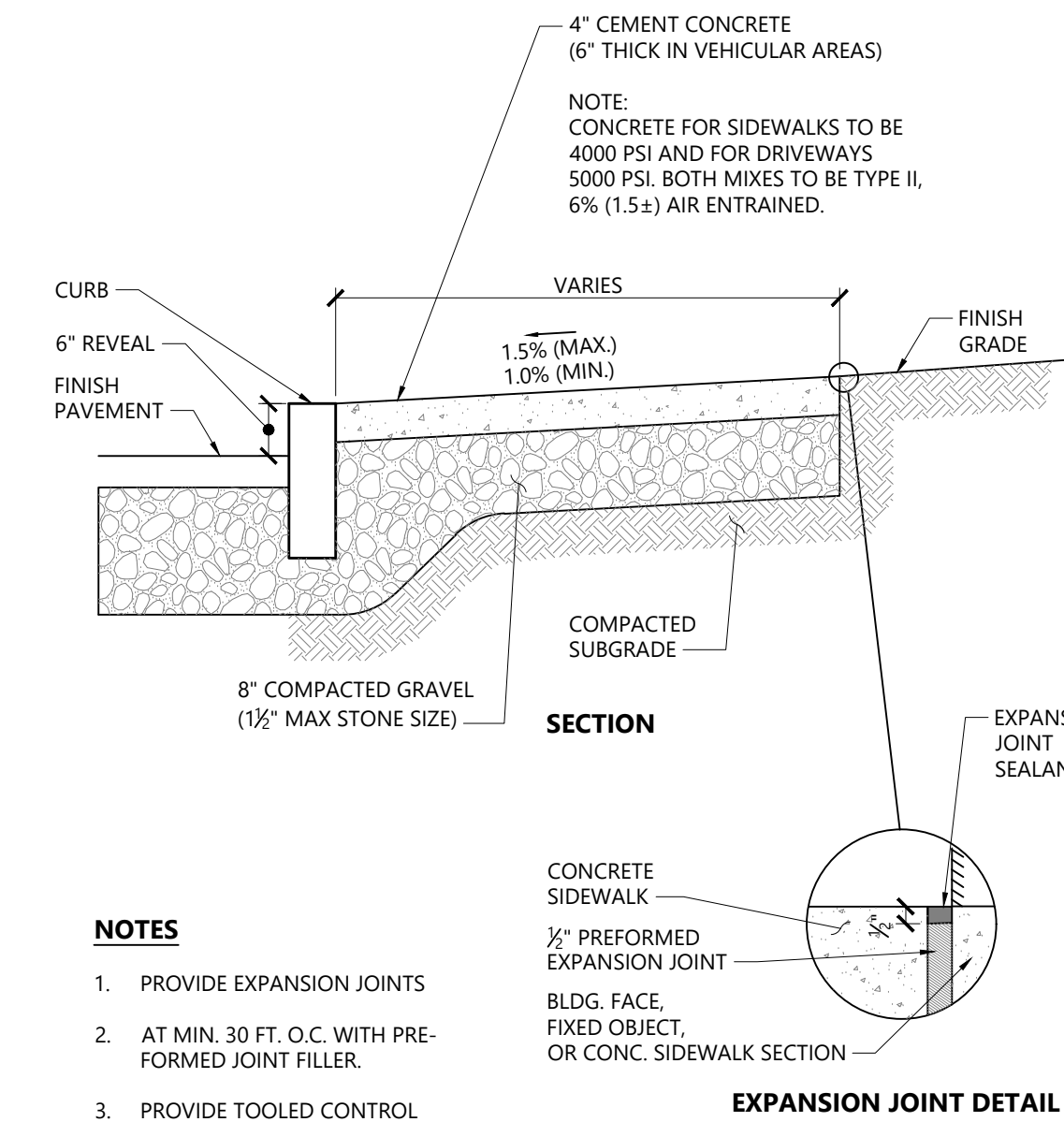
Bituminous Concrete Pavement Sections 1/16
N.T.S. Source: VHB REV LD_430



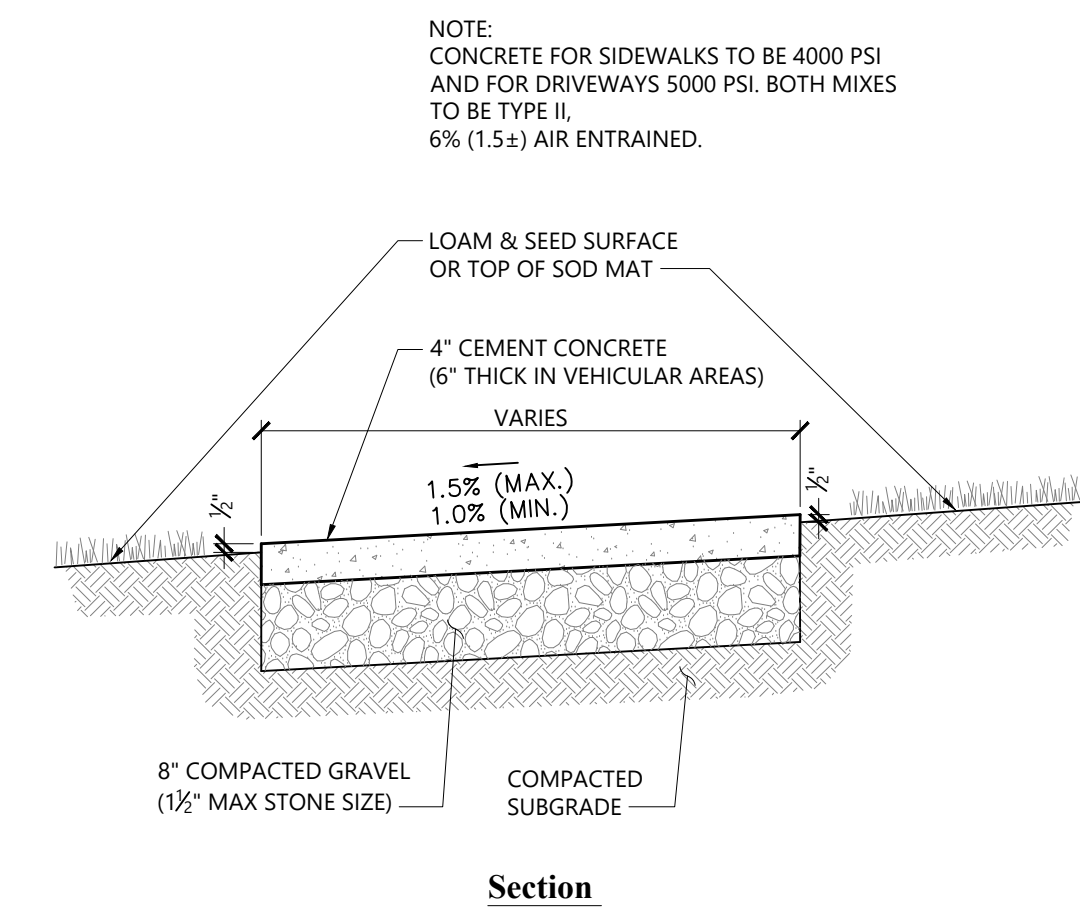
Vertical Granite Curb (VGC) 1/16
N.T.S. Source: VHB LD_402



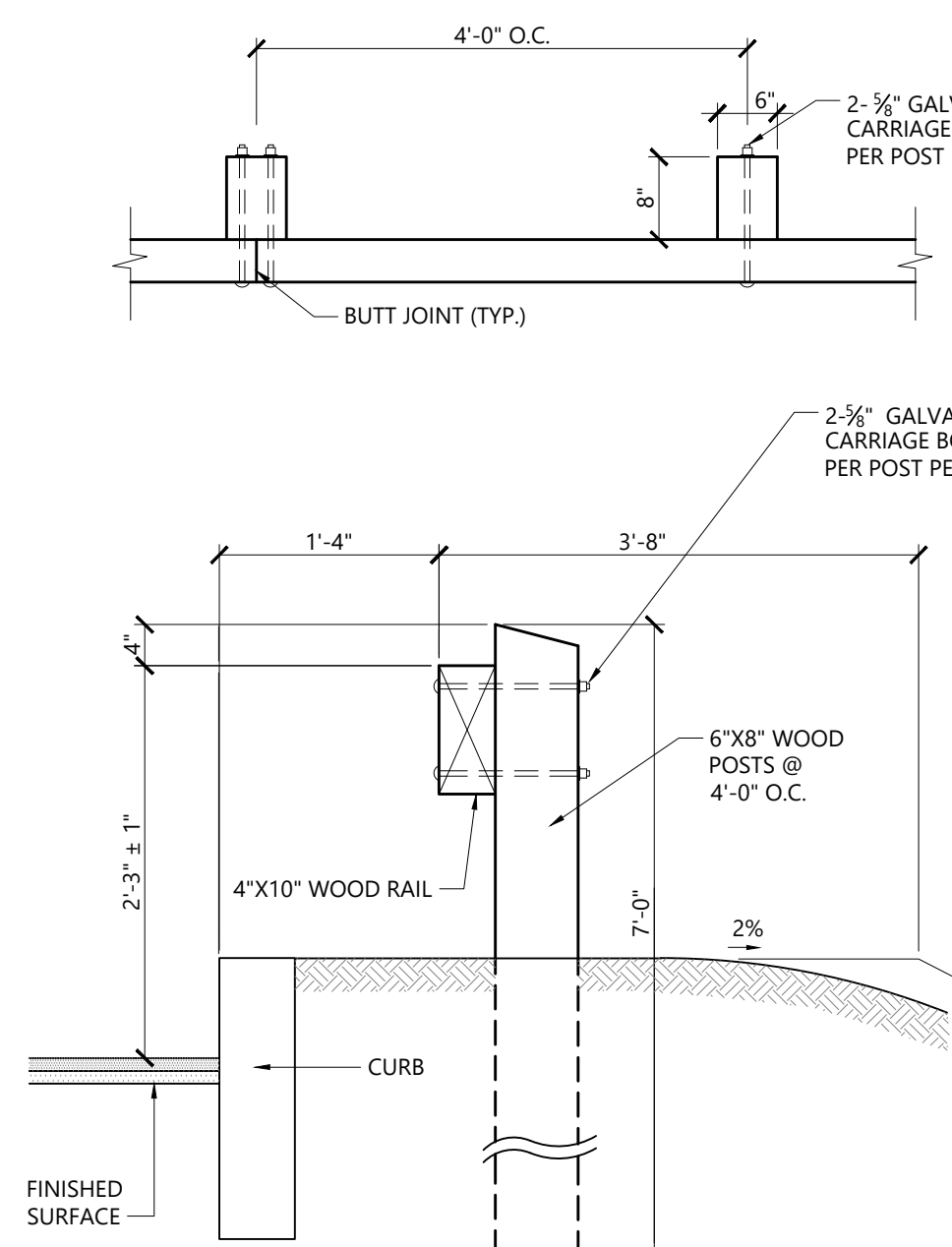
Flush Granite Curb 1/16
N.T.S. Source: VHB LD_409



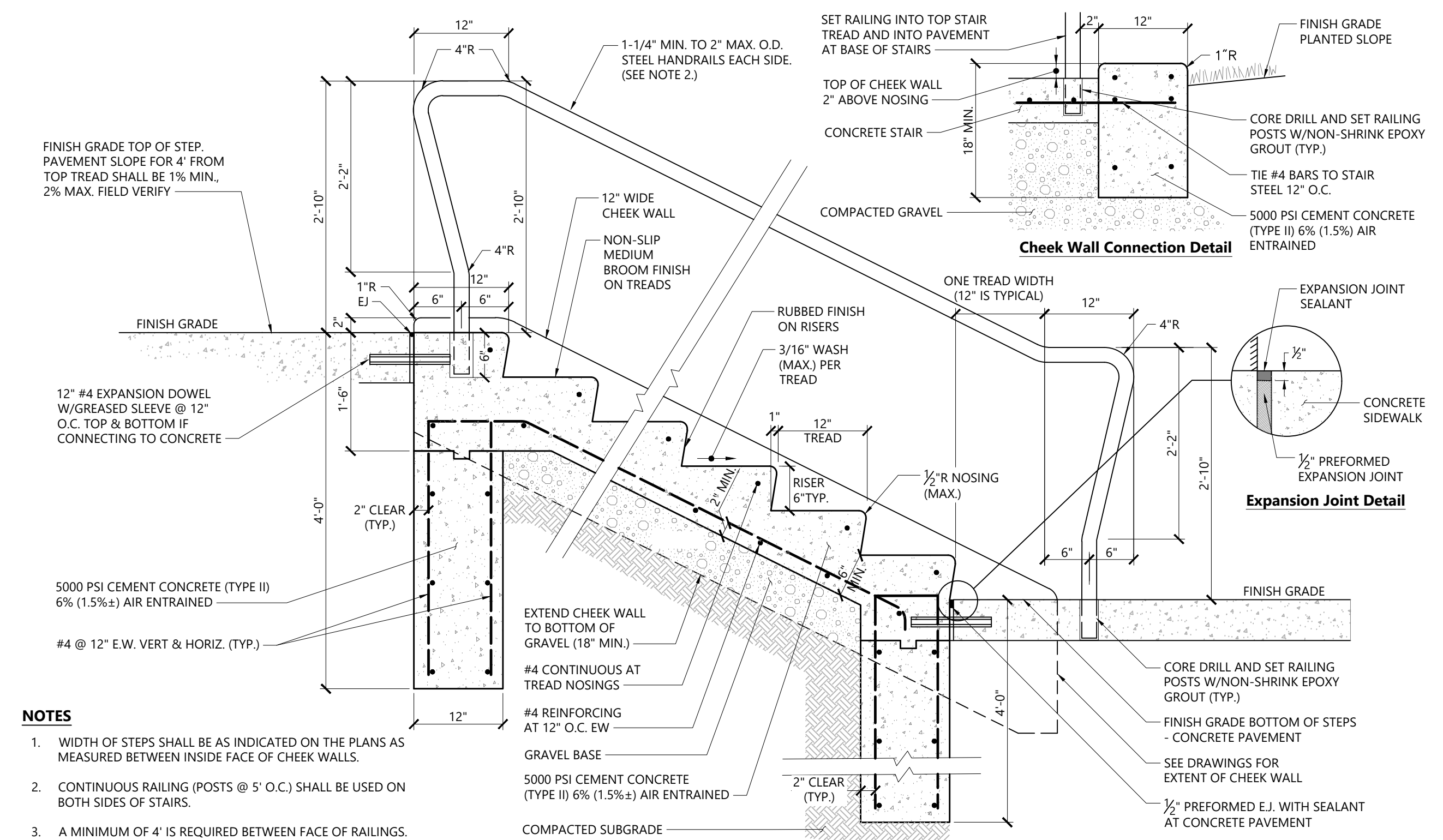
Concrete Sidewalk 1/16
N.T.S. Source: VHB LD_420



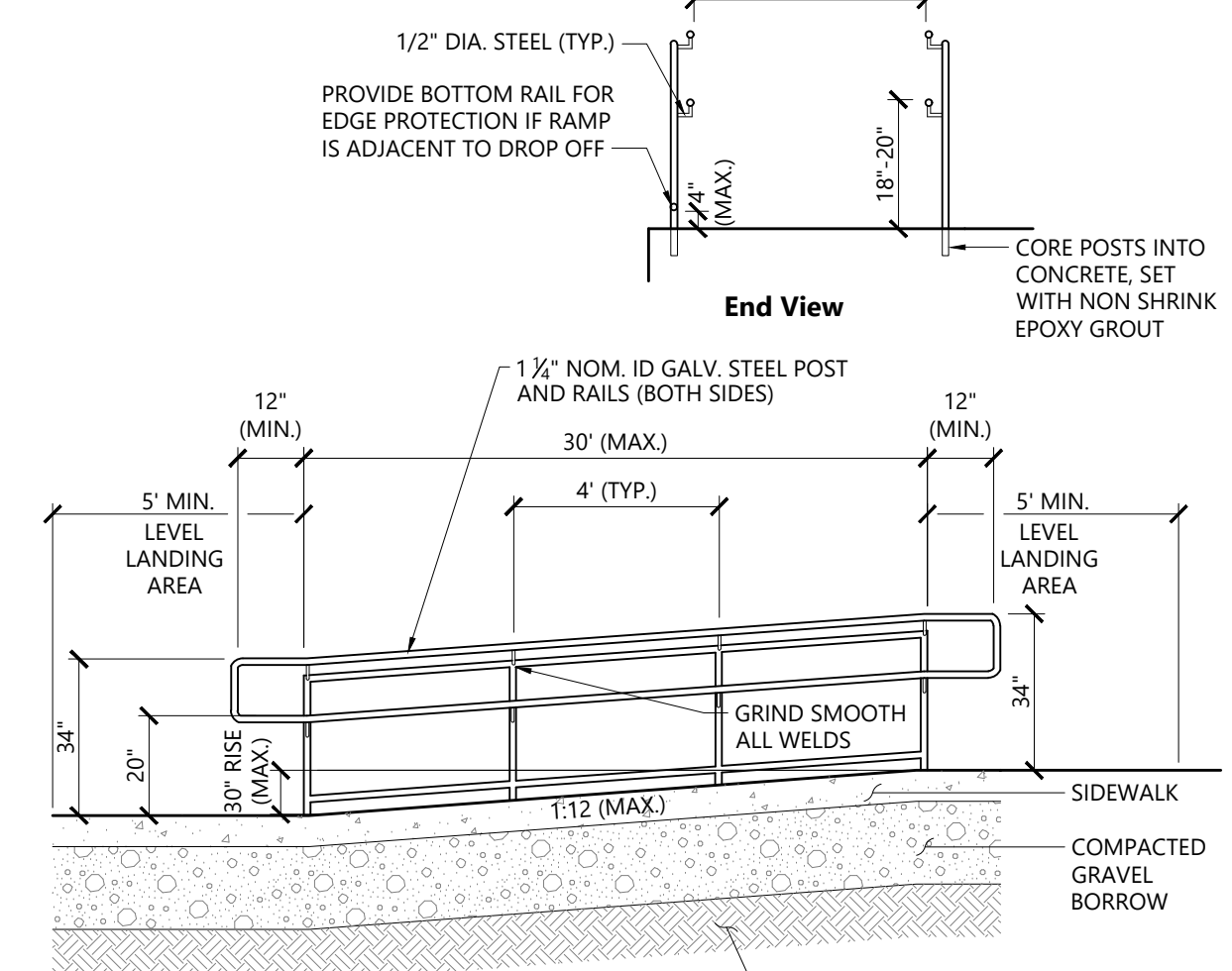
Concrete Sidewalk in Landscape Area 1/16
N.T.S. Source: VHB LD_426



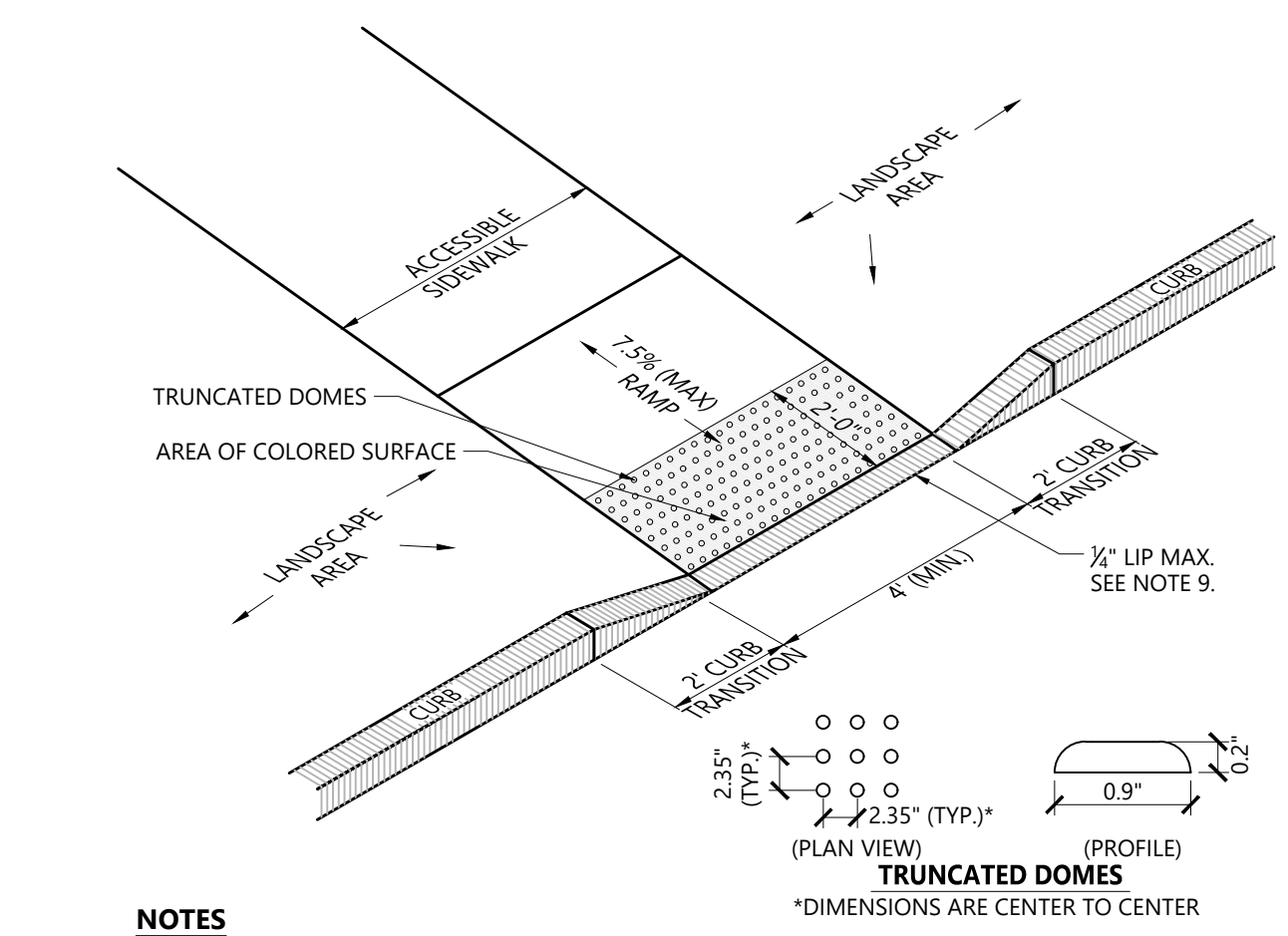
Wood Guardrail 1/16
N.T.S. Source: VHB REV LD_450



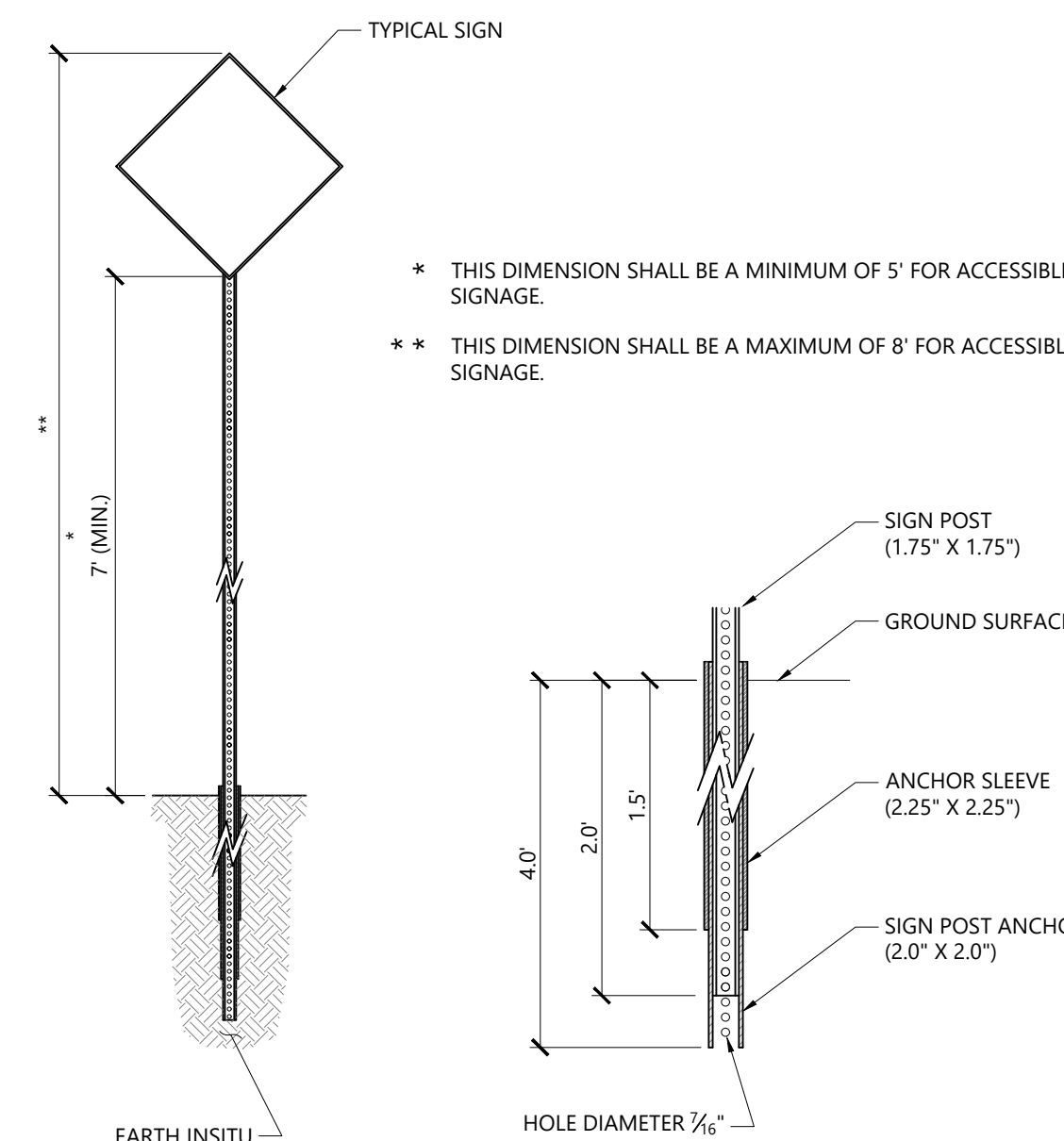
Concrete Steps with Handrails 4/16
N.T.S. Source: VHB LD_765, MA



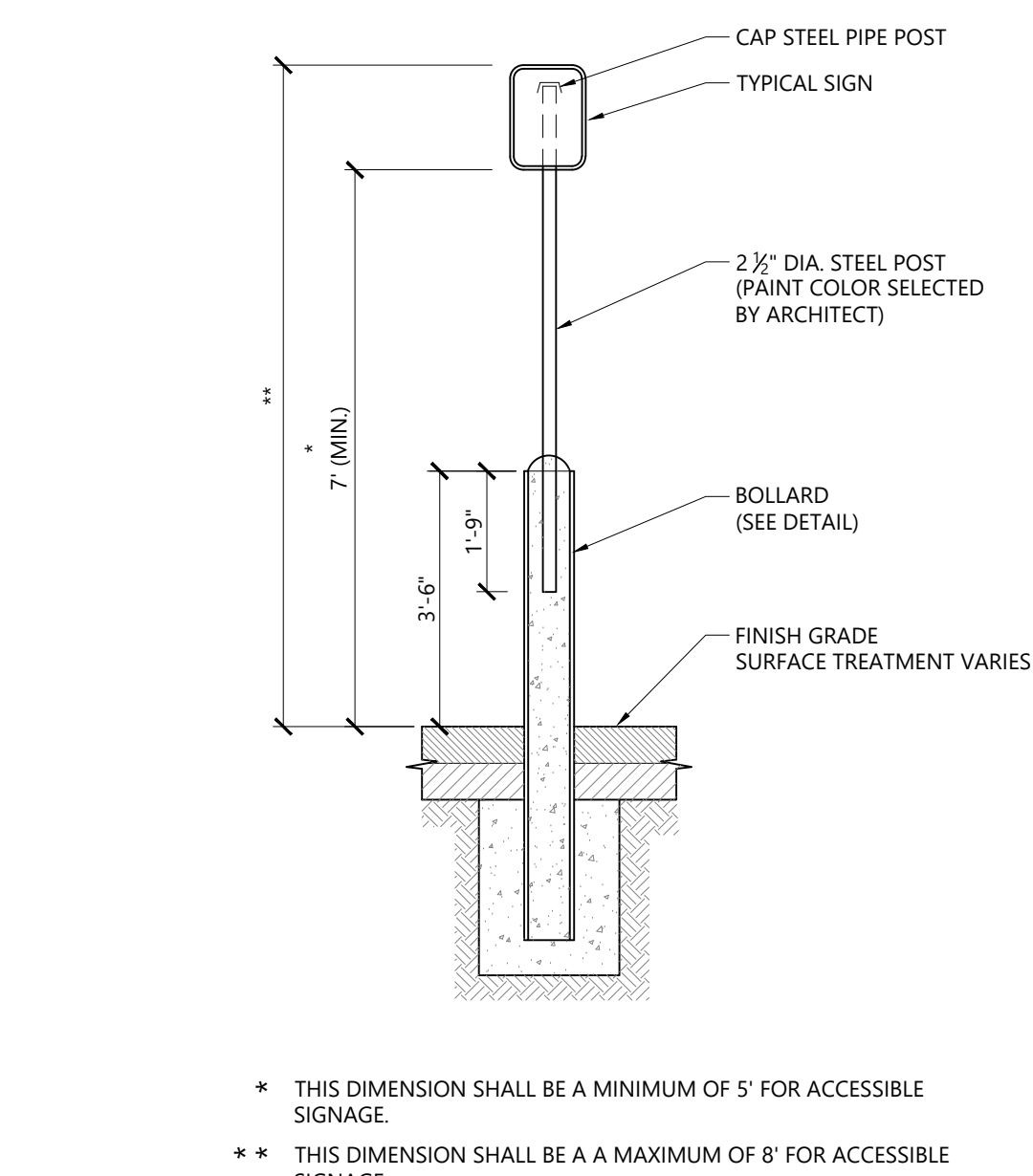
Concrete Ramp with Handrails 9/17
N.T.S. Source: VHB REV LD_7648



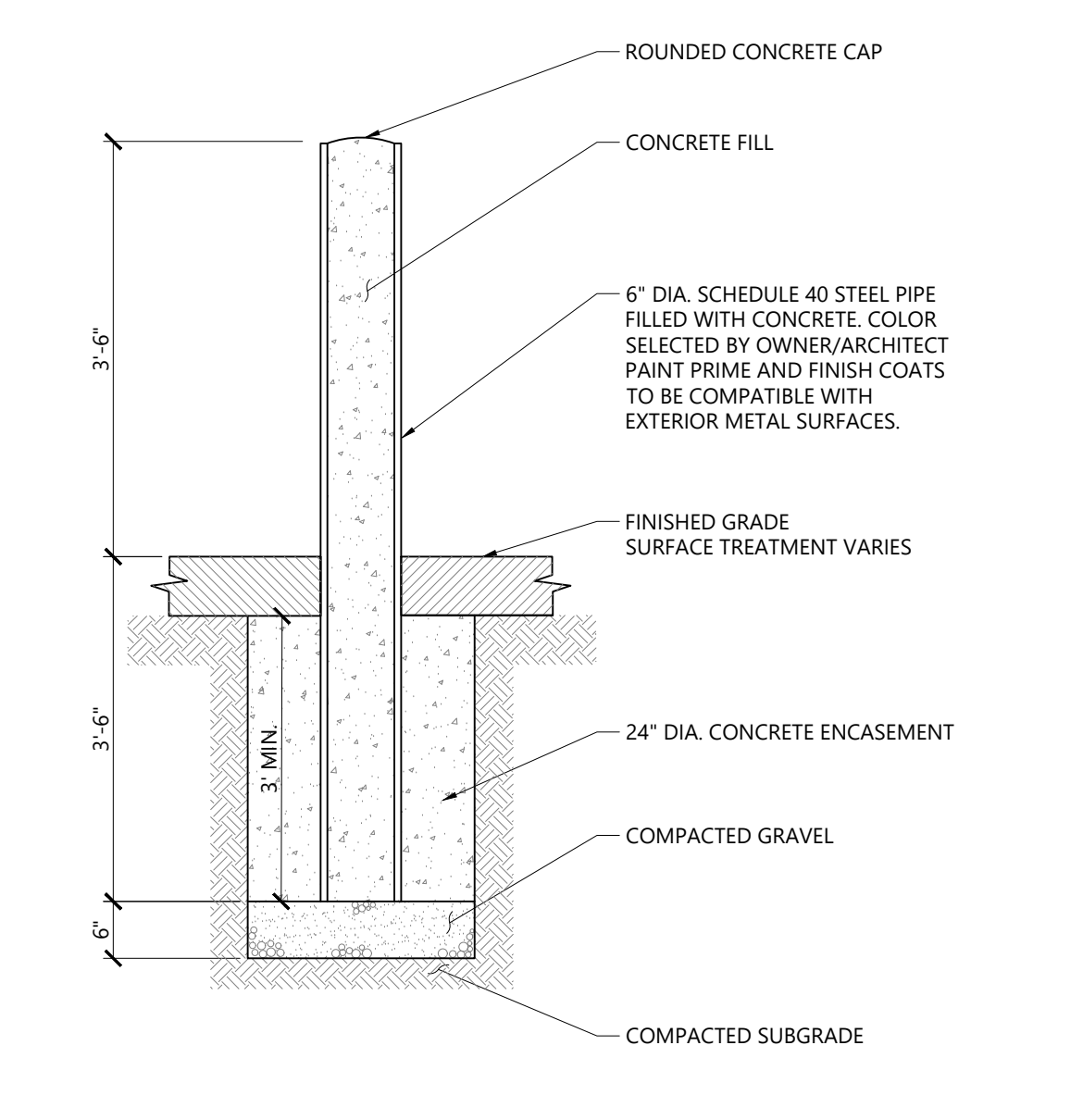
Accessible Curb Ramp (ACR) Type 'M-D' 1/16
N.T.S. Source: VHB LD_512



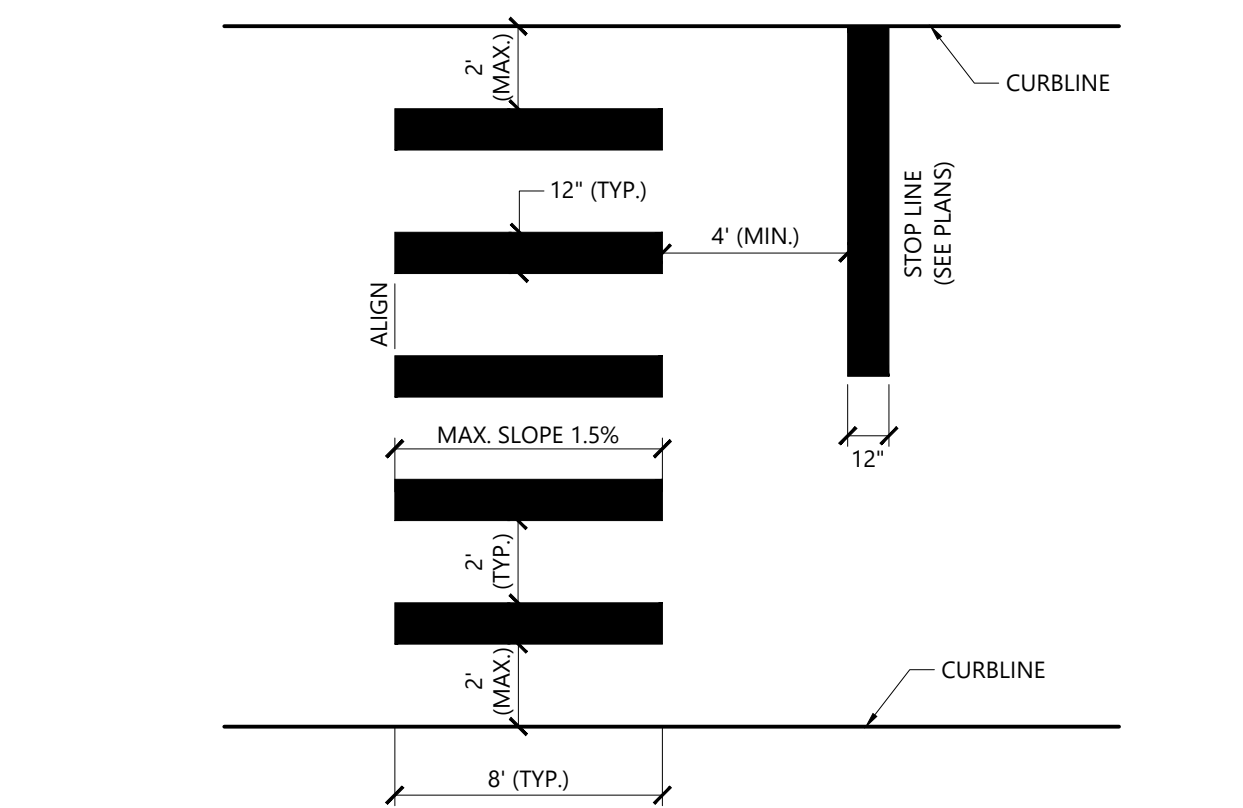
Sign Post - Type 'B' 1/16
N.T.S. Source: VHB LD_702



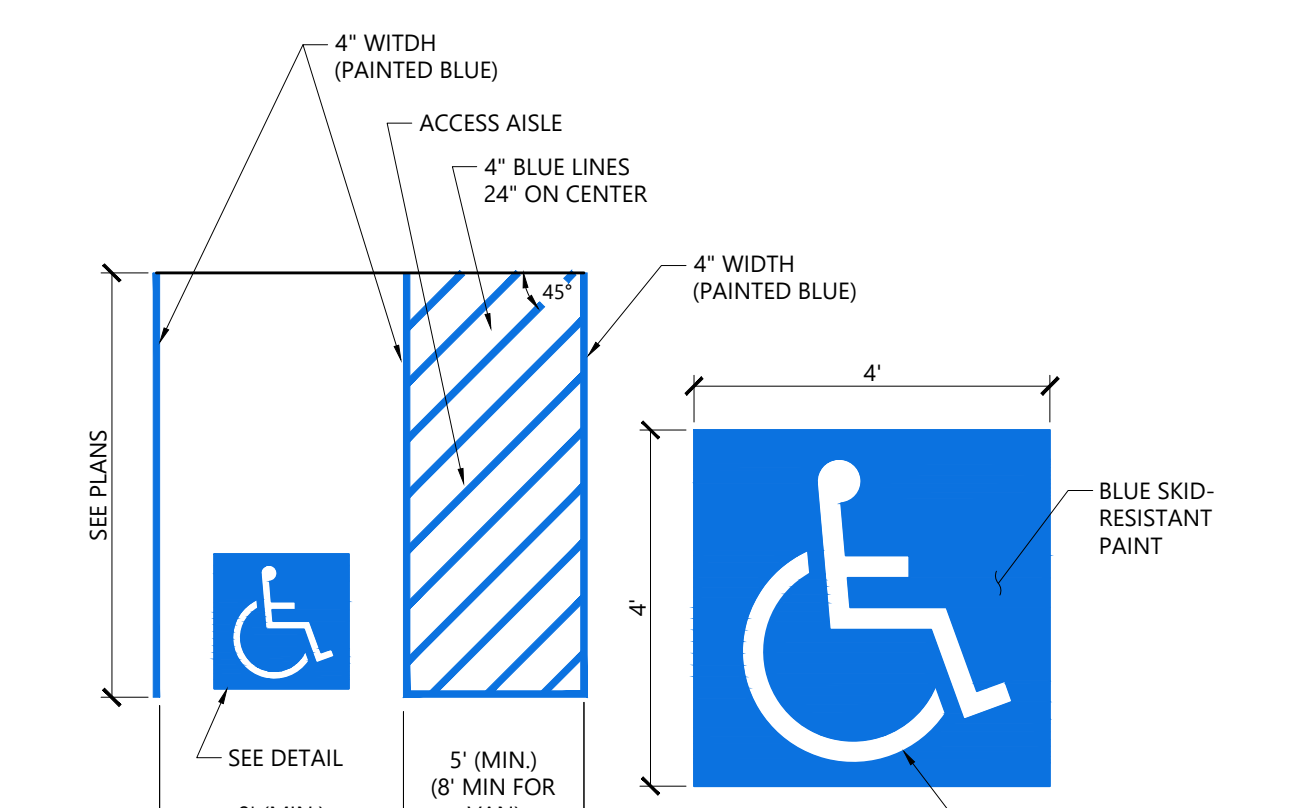
Bollard Mounted Sign 1/16
N.T.S. Source: VHB LD_703



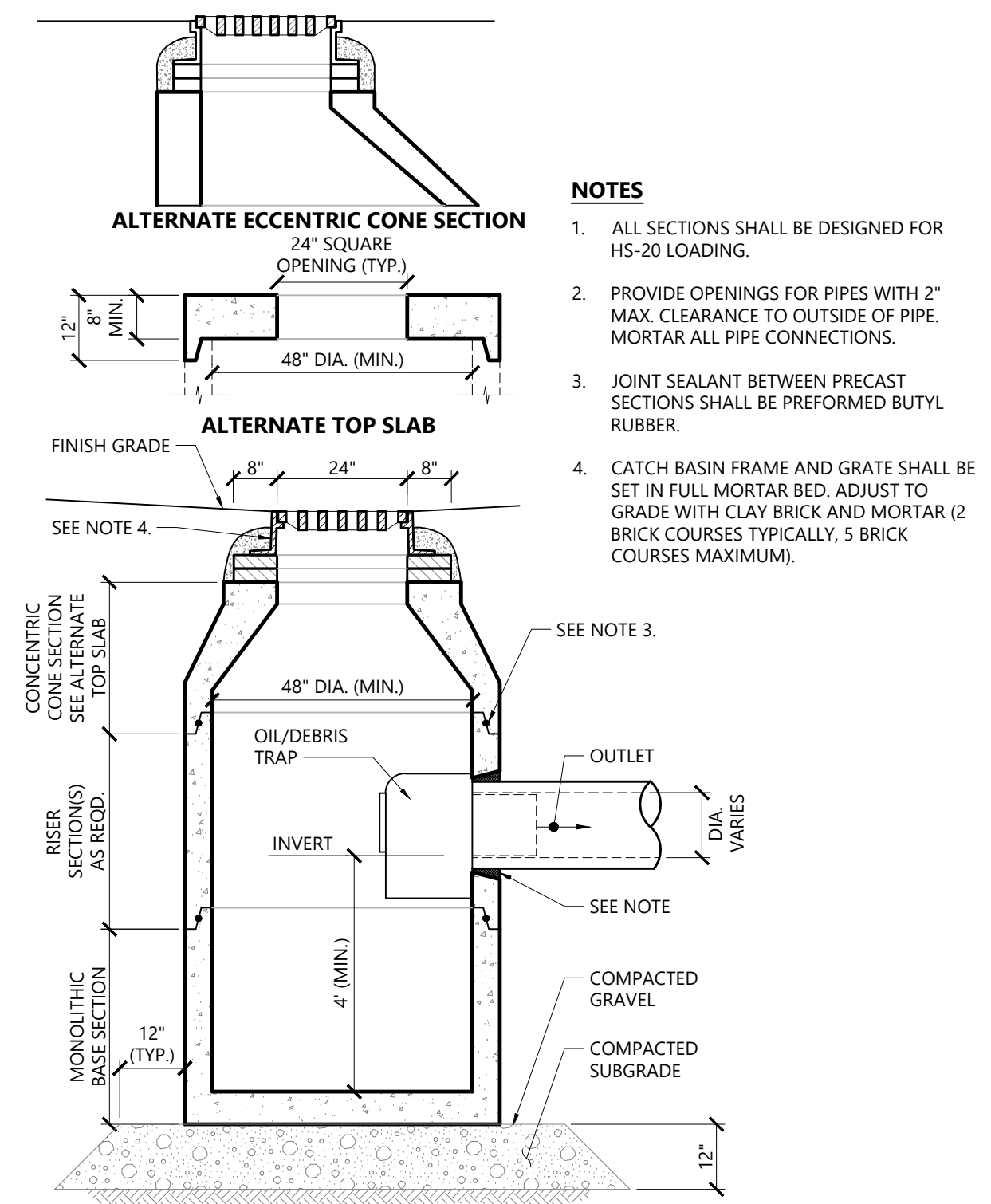
Bollard 9/17
N.T.S. Source: VHB LD_700



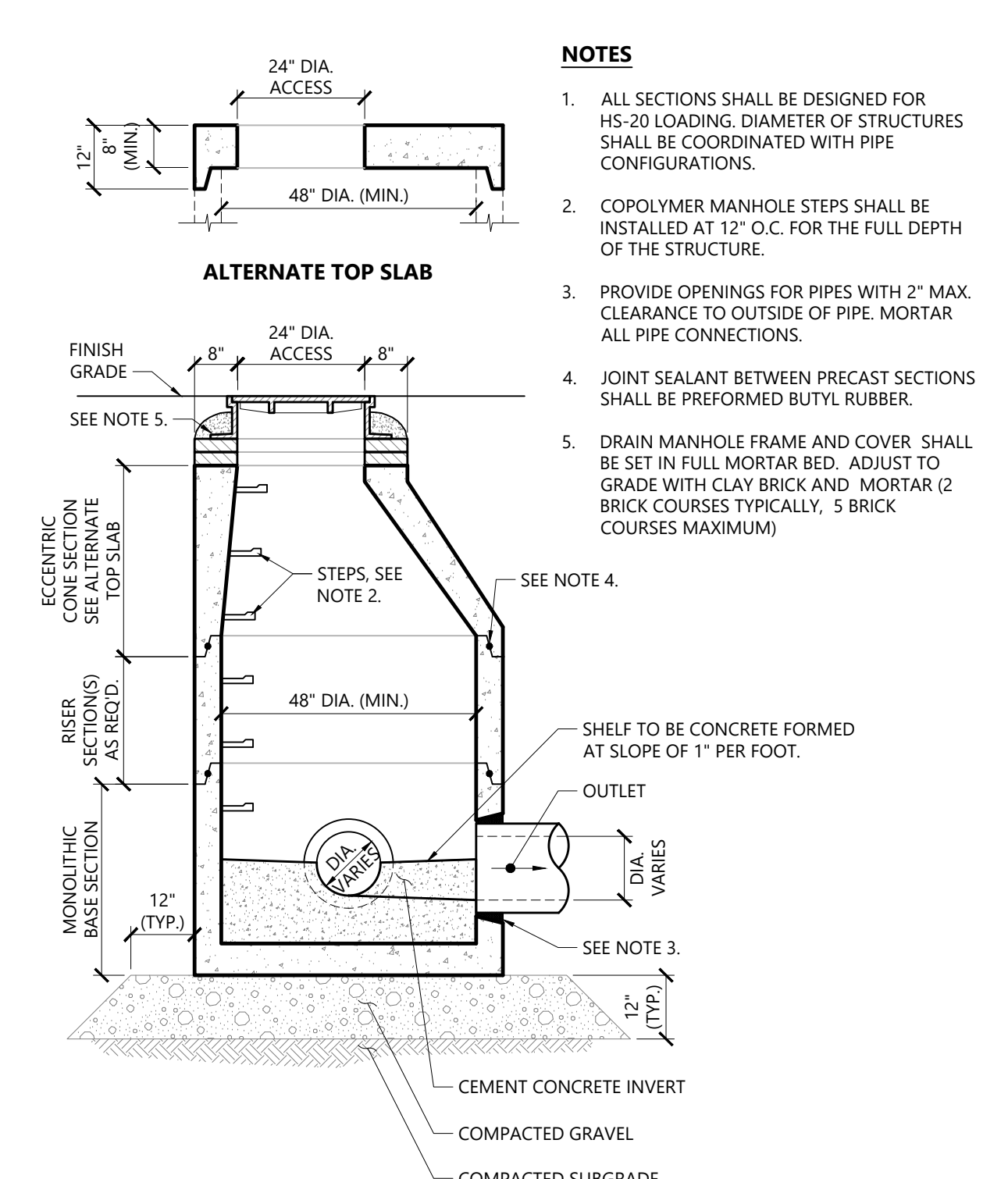
Crosswalk 1/16
N.T.S. Source: VHB LD_553



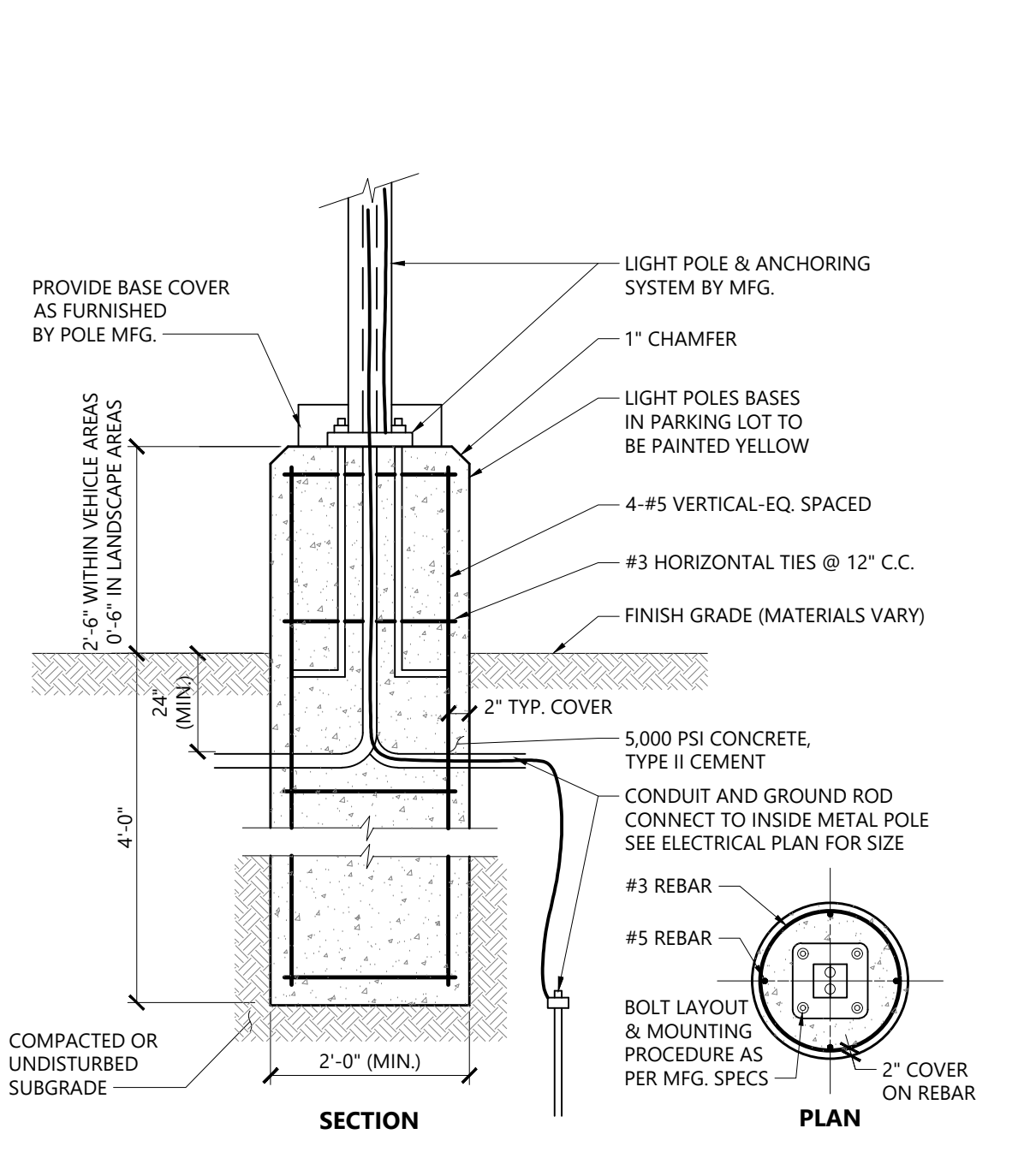
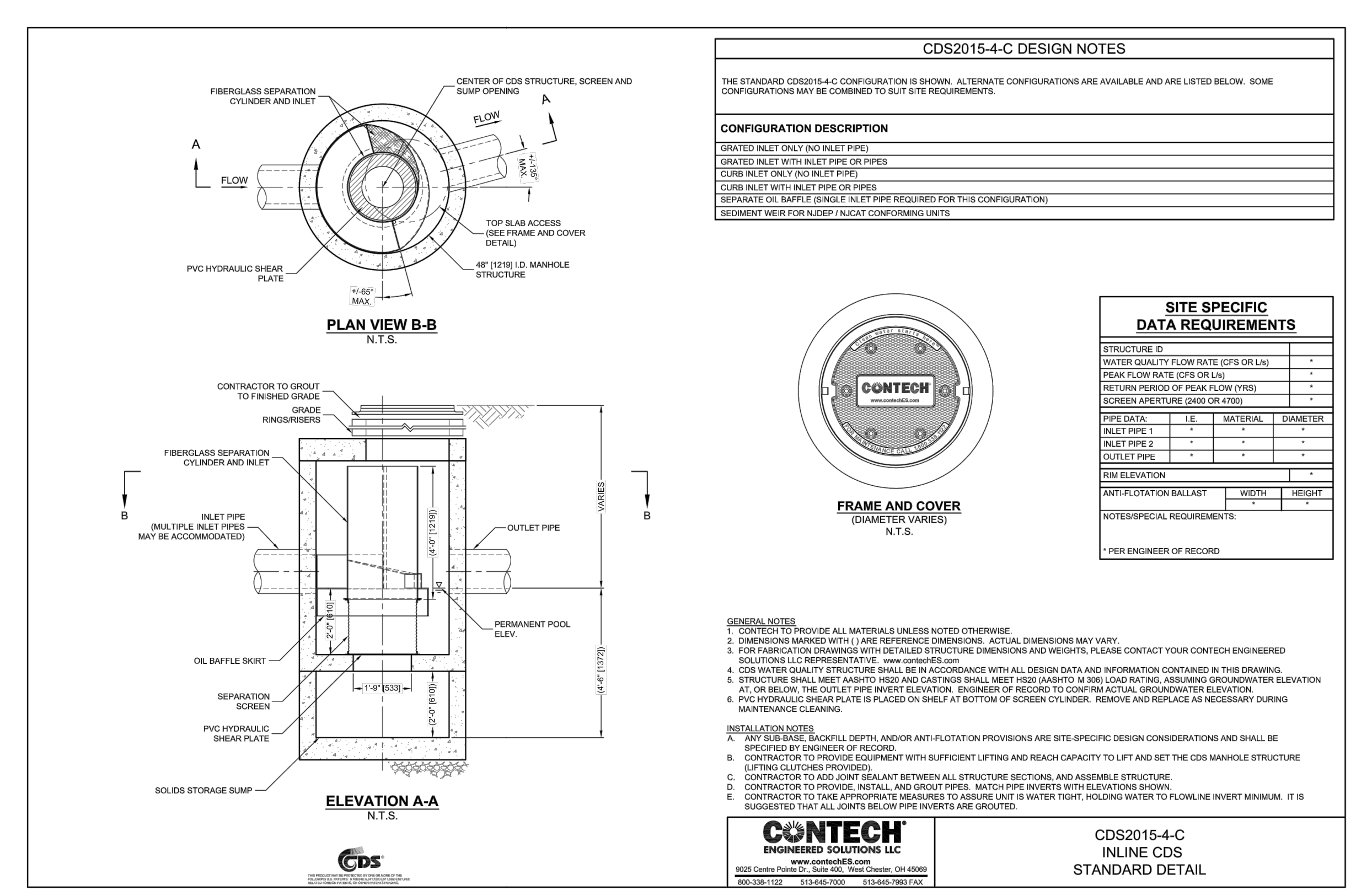
Accessible Parking Space 1/16
N.T.S. Source: VHB LD_5528



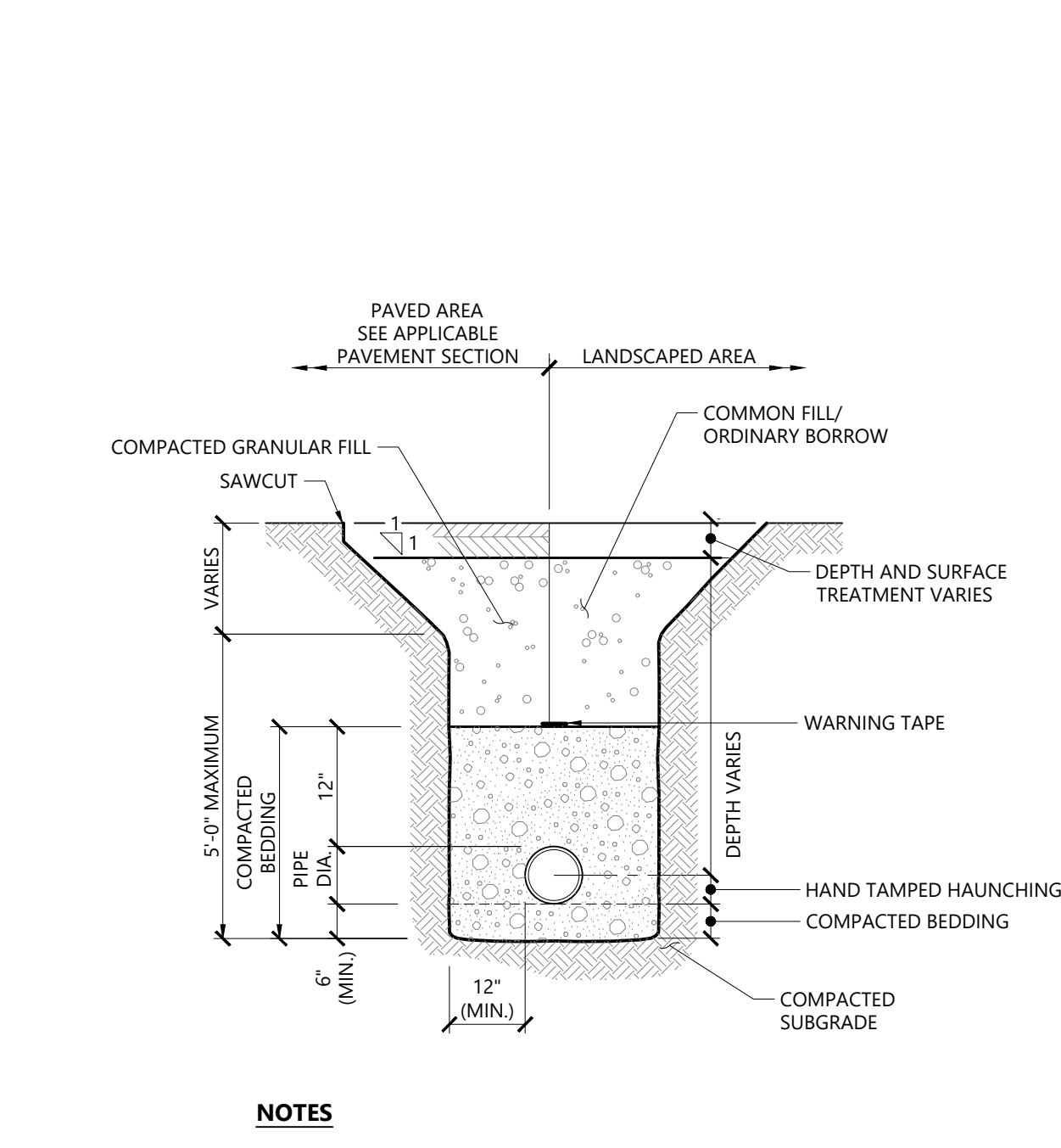
Catch Basin (CB) With Oil/Debris Trap 1/16
N.T.S. Source: VHB LD_101



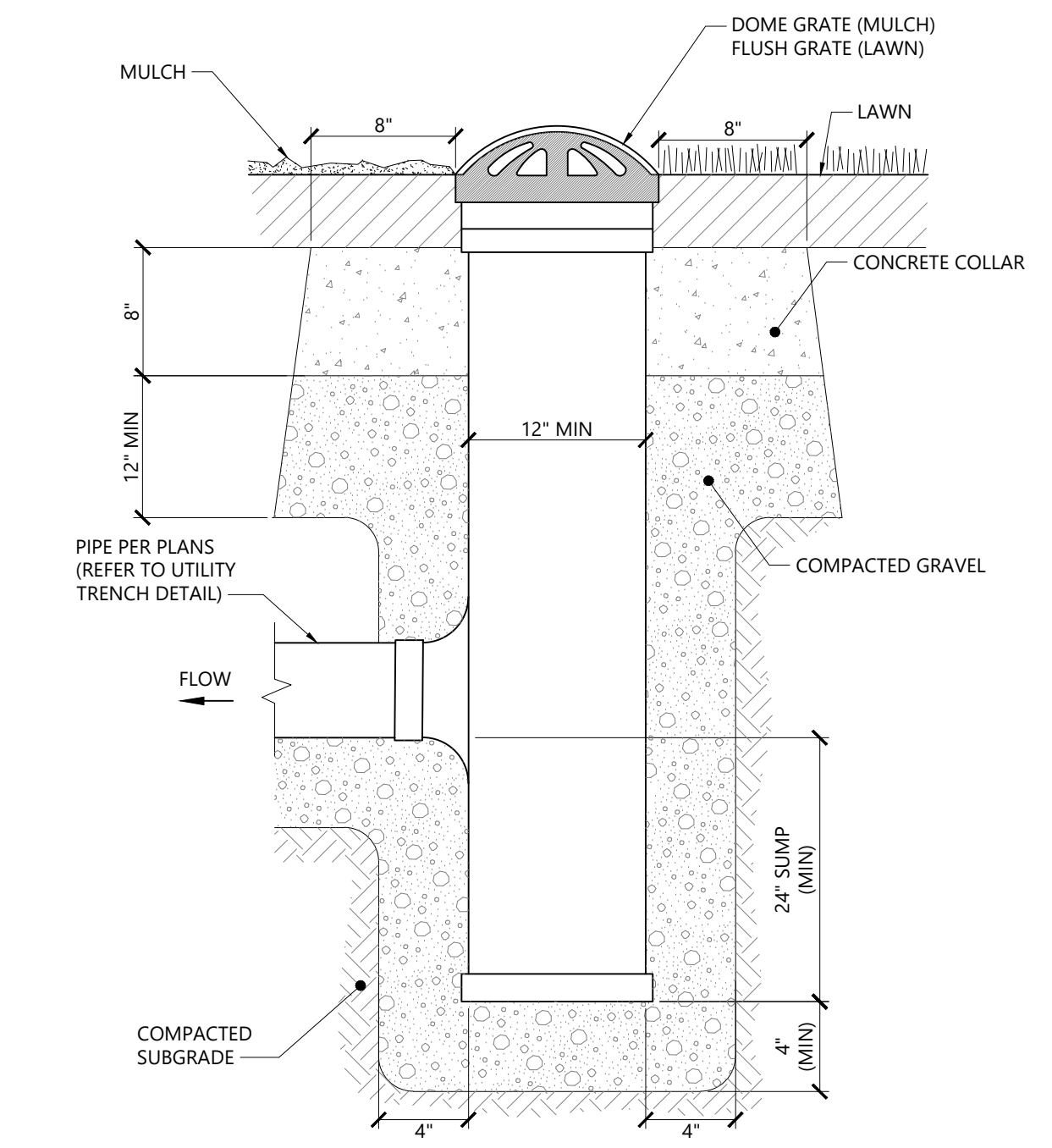
Drain Manhole (DMH) 1/16
N.T.S. Source: VHB LD_115



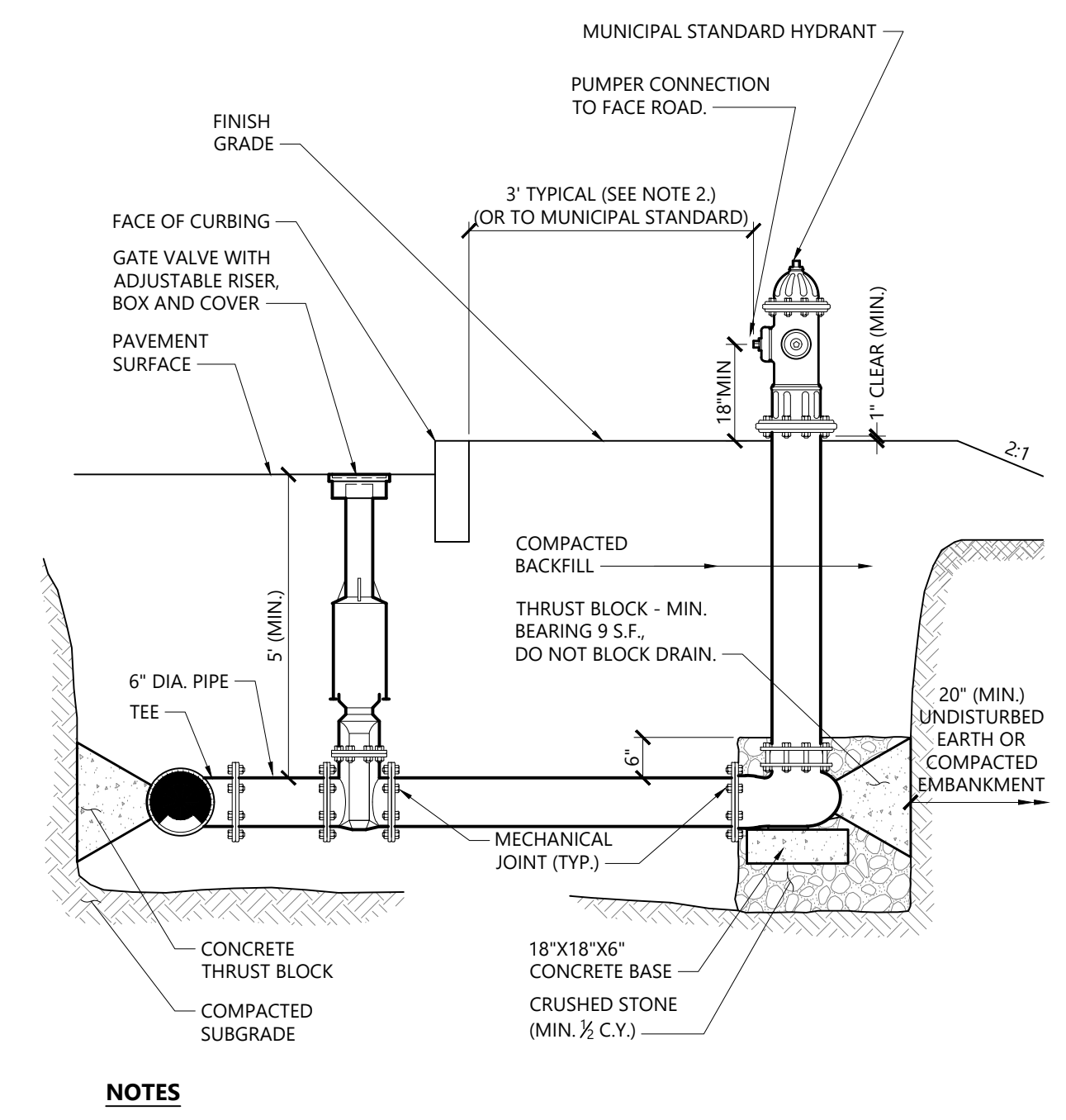
Light Pole Foundation Detail (Up to 15' Pole) 1/16
N.T.S. Source: VHB LD_310A



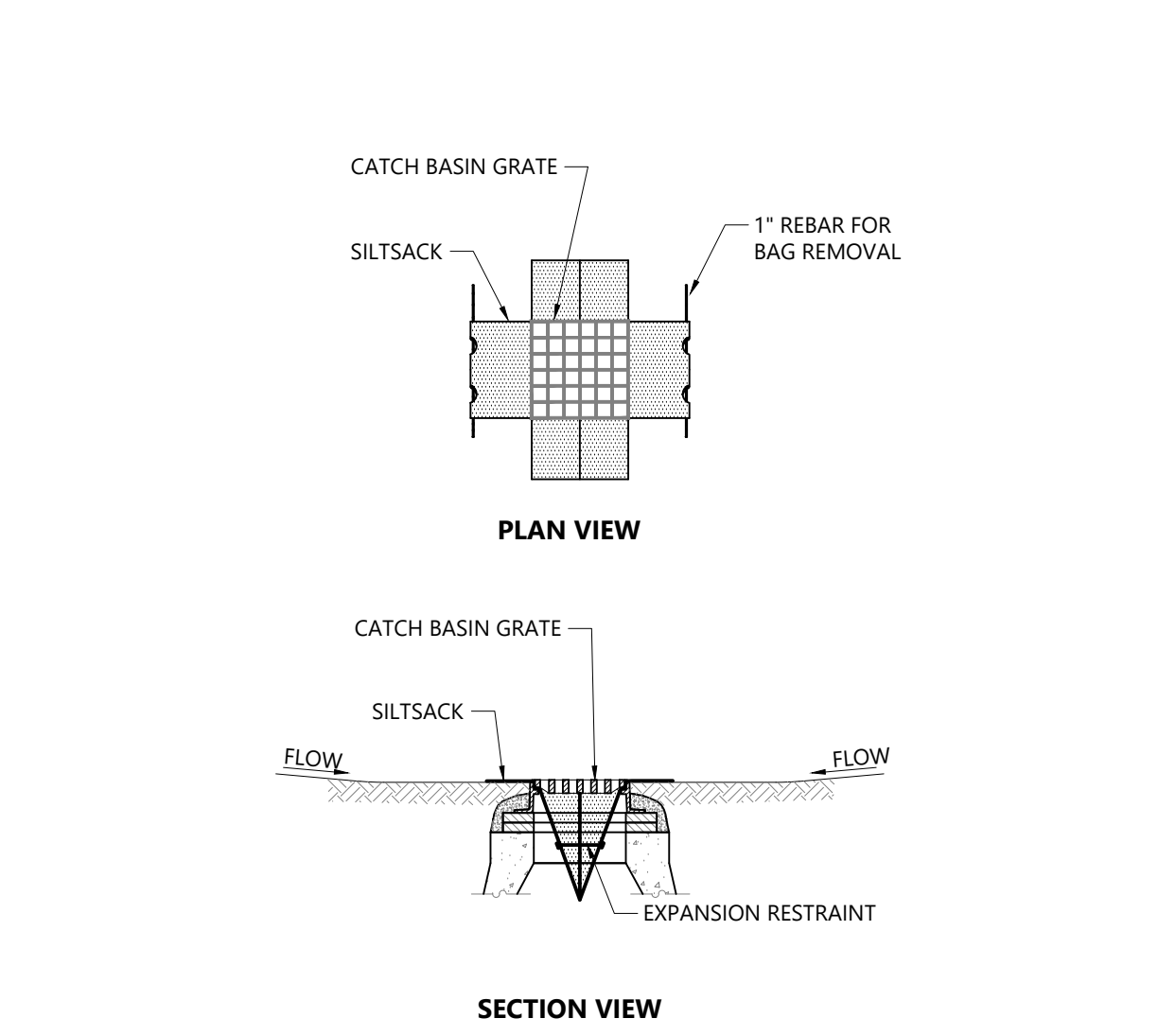
Utility Trench 1/16
N.T.S. Source: VHB LD_300



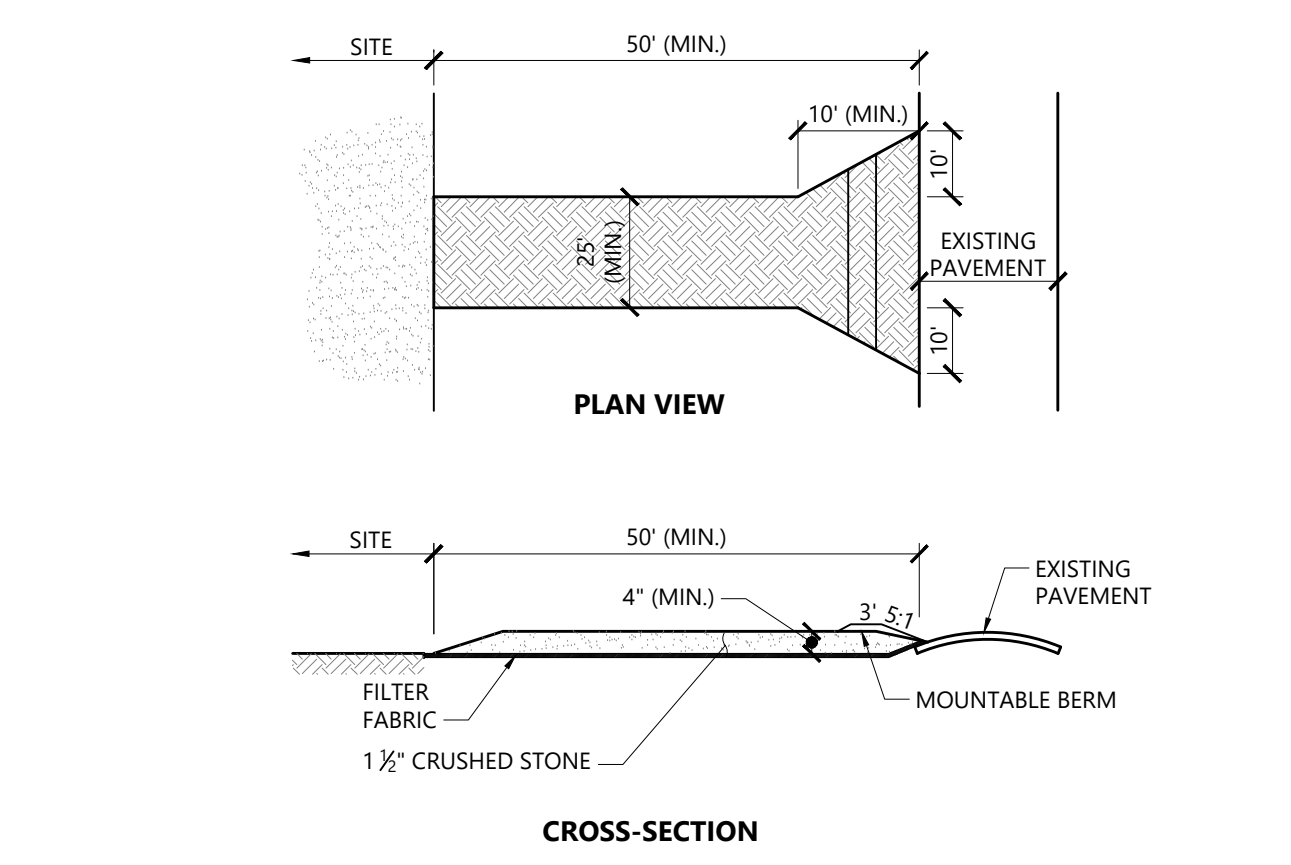
Area Drain (AD) 9/17
N.T.S. Source: VHB LD_197



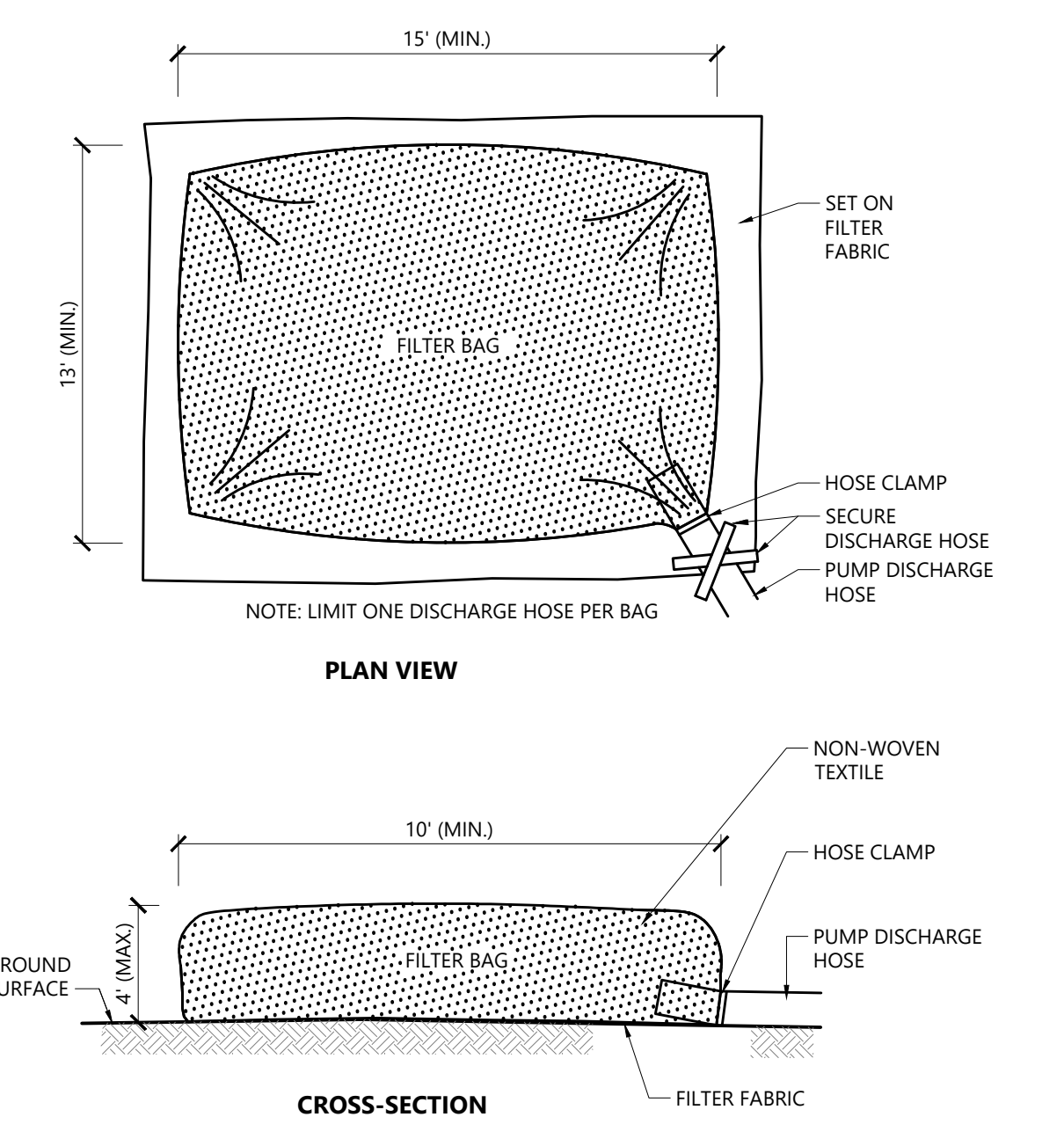
Hydrant Construction 1/16
N.T.S. Source: VHB LD_250



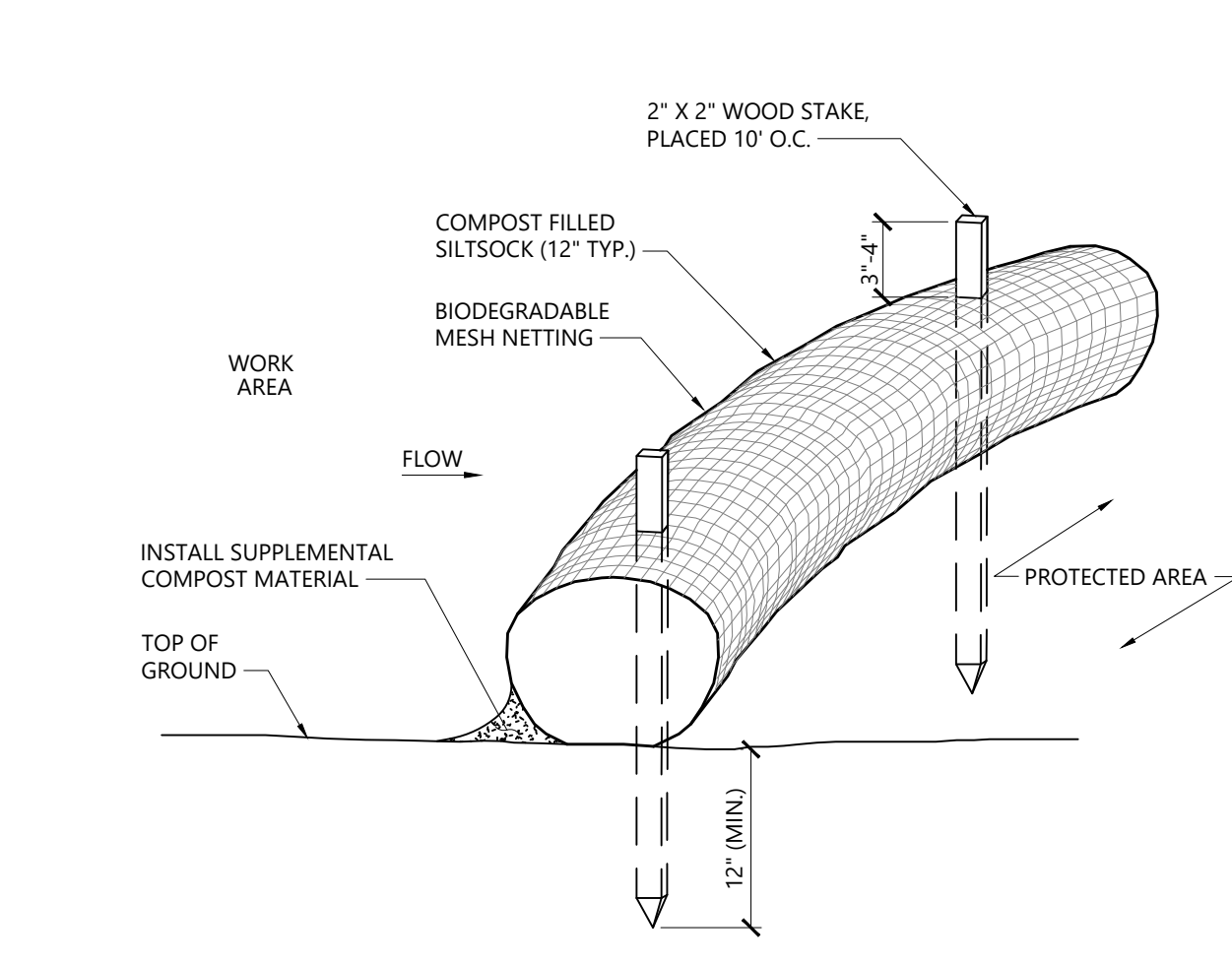
Siltsack Sediment Trap 1/16
N.T.S. Source: VHB LD_674



Stabilized Construction Exit 1/16
N.T.S. Source: VHB LD_682



Dewatering Filter Bag 1/16
N.T.S. Source: VHB LD_691



Siltsack - Erosion Control Barrier 1/16
N.T.S. Source: VHB LD_658

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Irrigation Notes

- CONTRACTOR SHALL PROVIDE COMPLETE IRRIGATION SYSTEM DESIGN AND INSTALLATION FOR PLANTINGS AND LAWN AREAS. DESIGN SHALL BE CERTIFIED BY A PROFESSIONAL LANDSCAPE ARCHITECT, ENGINEER, OR CERTIFIED IRRIGATION DESIGNER. DESIGN PLANS SHALL BE SUBMITTED TO OWNER'S REPRESENTATIVE FOR APPROVAL.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL PROVIDE DRAWINGS, MATERIAL SPECIFICATIONS, SCHEMATICS, AND OTHER LITERATURE AS MAY BE REQUIRED, FOR ALL CONDUIT, CONTROLS, TIMERS, VALVES, SPRINKLER HEADS, CONNECTORS, WIRING, RAIN GAUGE, ETC. TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND SUB CONTRACTORS.
- IRRIGATION SYSTEM SHALL TIE INTO EXISTING LMH IRRIGATION SUPPLY DOWNSTREAM OF BACKFLOW PREVENTER AND METER.
- CONTRACTOR SHALL UPDATE NECESSARY LMH IRRIGATION CONTROL PANEL AND VALVES AS NECESSARY FOR IRRIGATION RECONSTRUCTION AND EXPANSION. NECESSARY UPDATES TO METER AND/OR BACKFLOW PREVENTER SHALL BE IN CONFORMANCE WITH STATE AND MUNICIPAL REQUIREMENTS.
- SITE CONTRACTOR SHALL PROVIDE 4" SCHEDULE 40 PVC SLEEVES UNDER PAVEMENT TO PROVIDE ACCESS FOR IRRIGATION LINES TO ALL IRRIGATED AREAS.

Plant Maintenance Notes

- CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
- WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
- WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
- CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Planting Notes

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
- A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN AND CONTRACT DOCUMENTS.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
- THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

PLANT LIST

NATIVE TREES SHALL BE A SELECTION OF:

BOTANICAL NAME	COMMON NAME	SIZE
Nyssa sylvatica 'Black Tupelo'	Sour Gum / Black Tupelo	2 1/2 - 3" CAL.
Amelanchier laevis	Allegheny Serviceberry	2 1/2 - 3" CAL.
Cercis canadensis	Eastern Redbud	2 1/2 - 3" CAL.

SHADE TREES SHALL BE A SELECTION OF:

BOTANICAL NAME	COMMON NAME	SIZE
Acer rubrum 'Red Sunset'	Red Sunset Maple	2 1/2 - 3" CAL.
Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	2 1/2 - 3" CAL.
Quercus palustris	Pin Oak	2 1/2 - 3" CAL.

EVERGREEN TREES SHALL BE A SELECTION OF:

BOTANICAL NAME	COMMON NAME	SIZE
Picea glauca	White Spruce	6 - 7 HT.
Thuja plicata 'Green Giant'	Western Red Cedar	6 - 7 HT.

ORNAMENTAL TREES SHALL BE A SELECTION OF:

BOTANICAL NAME	COMMON NAME	SIZE
Betula nigra 'Heritage'	Heritage River Birch	12 - 14' HT. / Multi-stem
Cornus florida	Appalachian Snow Dogwood	2 1/2 - 3" CAL.
Malus hybrid 'Spring Snow'	Spring Snow Crab Apple	2 1/2 - 3" CAL.
Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2 1/2 - 3" CAL.

SHRUBS AND GROUNDCOVERS SHALL BE A SELECTION OF:

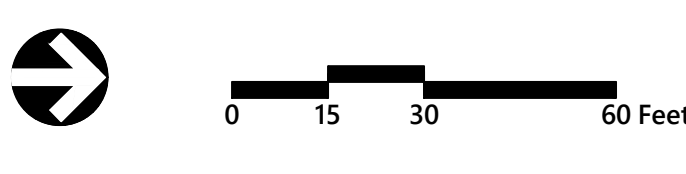
BOTANICAL NAME	COMMON NAME	SIZE
Azalea x Renee Michelle	Renee Michelle Azalea	18 - 24" SPD
Azalea x Del. Valley White	Del. Valley White Azalea	18 - 24" SPD
Clethra alnifolia 'Hummingbird'	'Hummingbird' Summersweet	2 - 2 1/2' HT.
Fothergilla gardenii	Dwarf Fothergilla	18 - 24" HT.
Ilex glabra 'Shamrock'	Shamrock Inkberry	18 - 24" HT.
Kalmia latifolia	Mountain Laurel	2 - 2 1/2' HT.
Leucothoe fontanesiana	Drooping Leucothoe	#2 POT
Myrica pensylvanica	Northern Bayberry	2 - 2 1/2' HT.
Pieris japonica 'Brouwer's Beauty'	Lily of the Valley Bush	18 - 24" SPD
Spiraea japonica 'Little Princess'	Little Princess Spiraea	18 - 24" SPD
Viburnum plicatum tomentosum 'Shasta'	Shasta Viburnum	2 - 2 1/2' HT.

BOTANICAL NAME	COMMON NAME	SIZE
Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	#2 POT
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 POT

BOTANICAL NAME	COMMON NAME	SIZE
Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	#1 POT
Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#1 POT
Pachysandra terminalis	Japanese Spurge	flats of 30
Vincia minor	Common Periwinkle	flats of 30
Hosta sieboldiana 'Elegans'	Elegans Plantain Lily	#1 POT

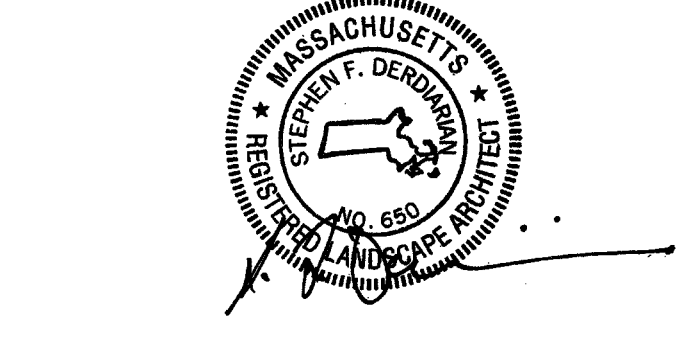
ORNAMENTAL GRASSES

GROUND COVERS



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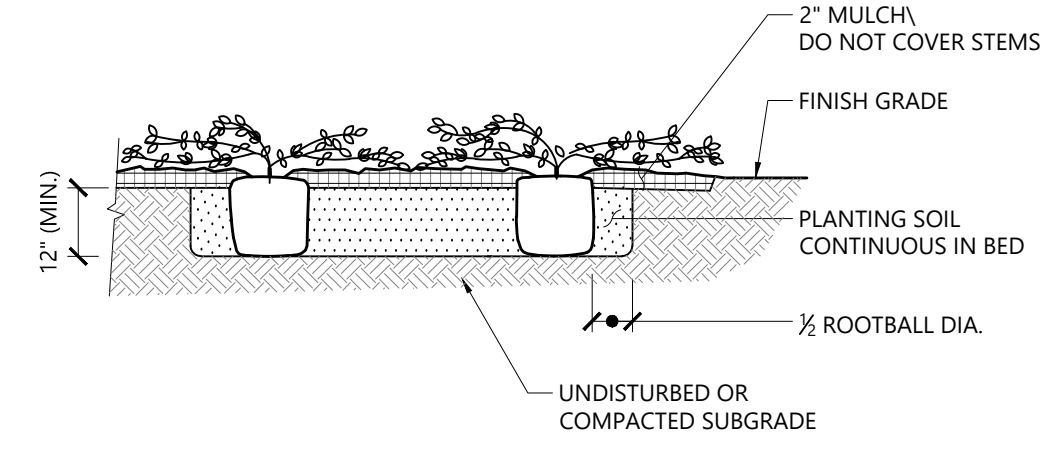
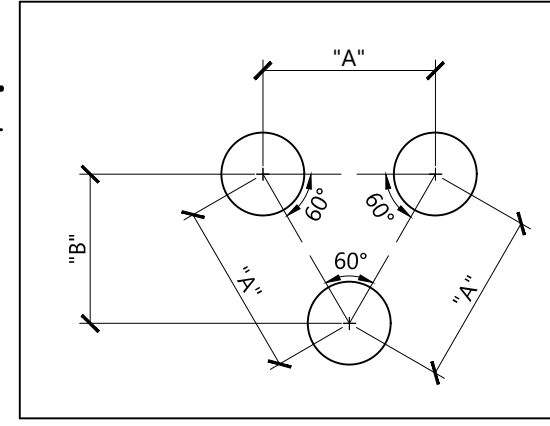
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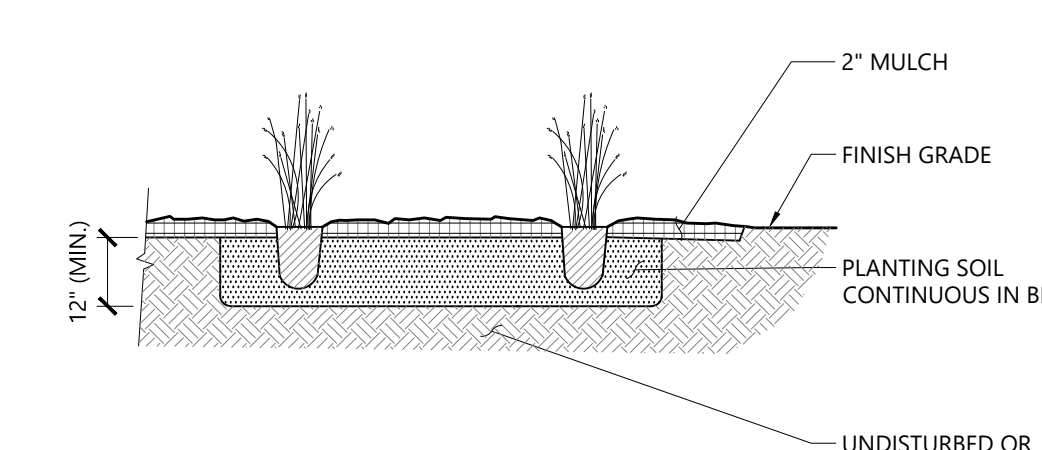
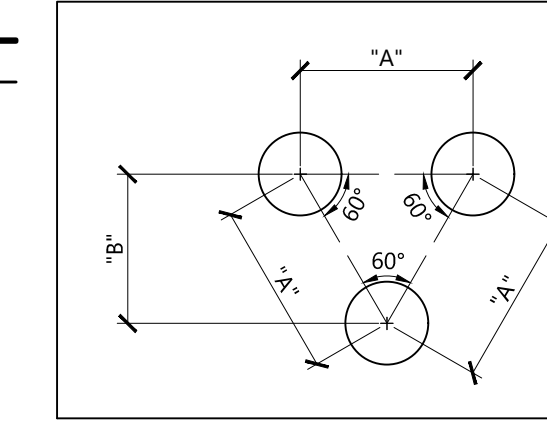
Planting Plan

PLANT SPACING	
PLANT SPACING (A')	ROW SPACING (B')
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.

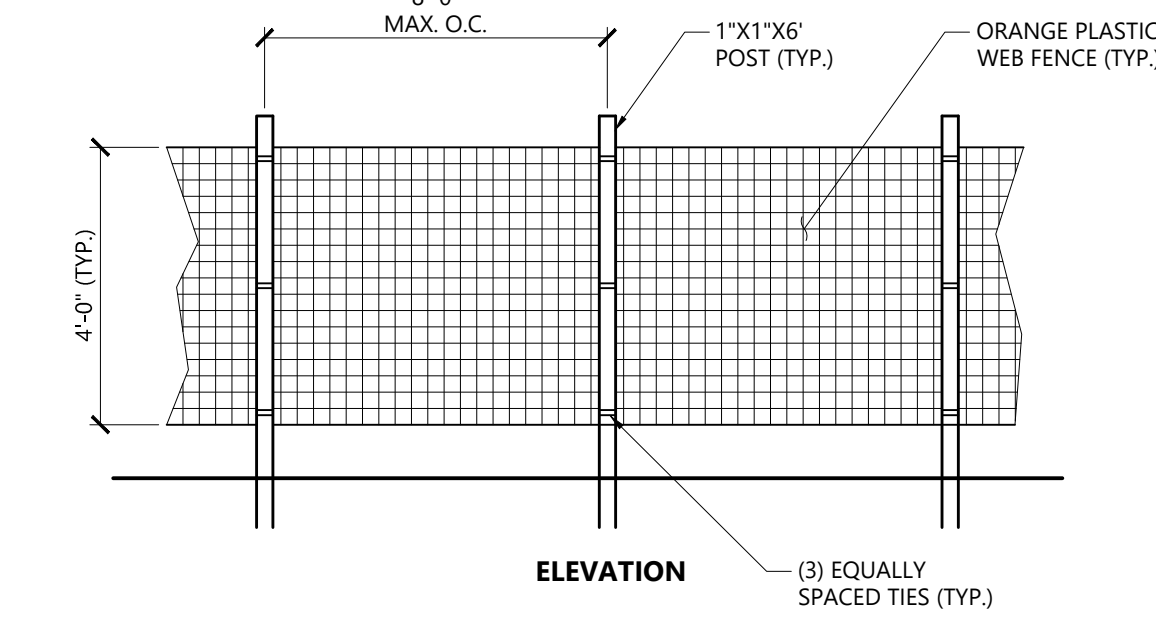
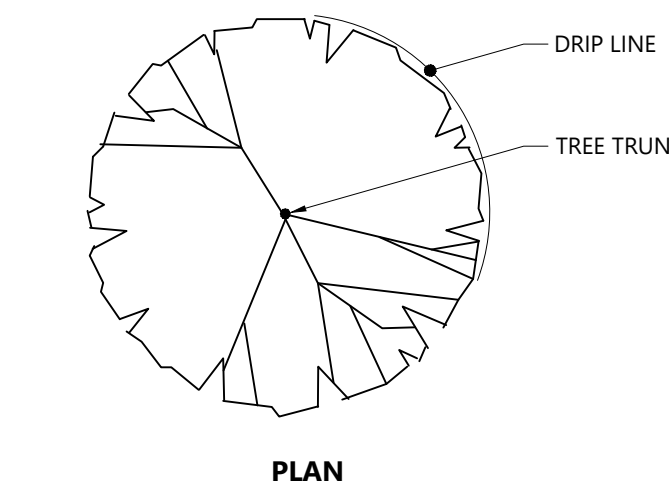


Ground Cover Planting 1/16
N.T.S. Source: VHB LD_615

PLANT SPACING	
PLANT SPACING (A')	ROW SPACING (B')
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.

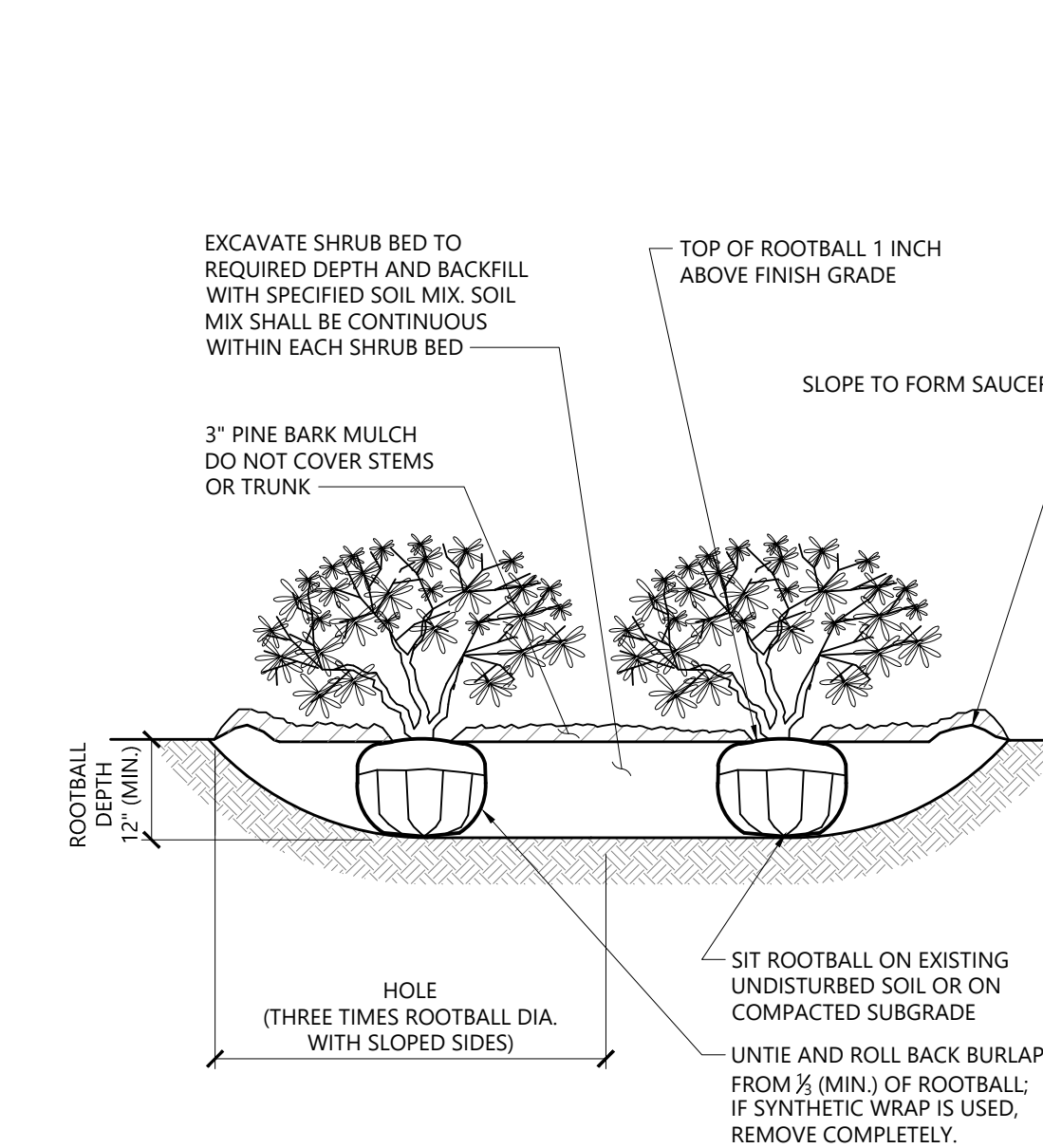


Perennial and Ornamental Grass Planting 1/16
N.T.S. Source: VHB LD_618



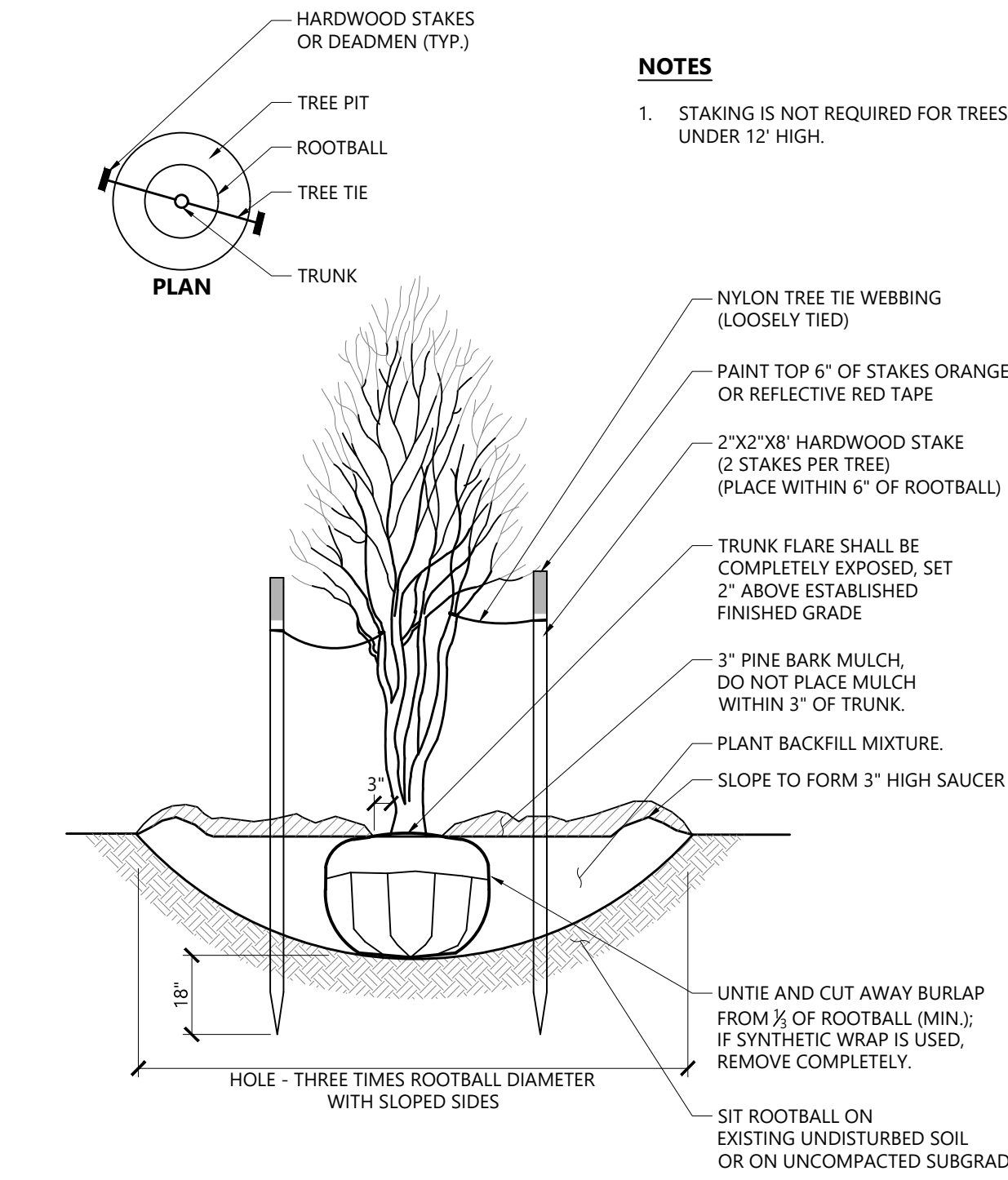
NOTES
1. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence 1/16
N.T.S. Source: VHB LD_610

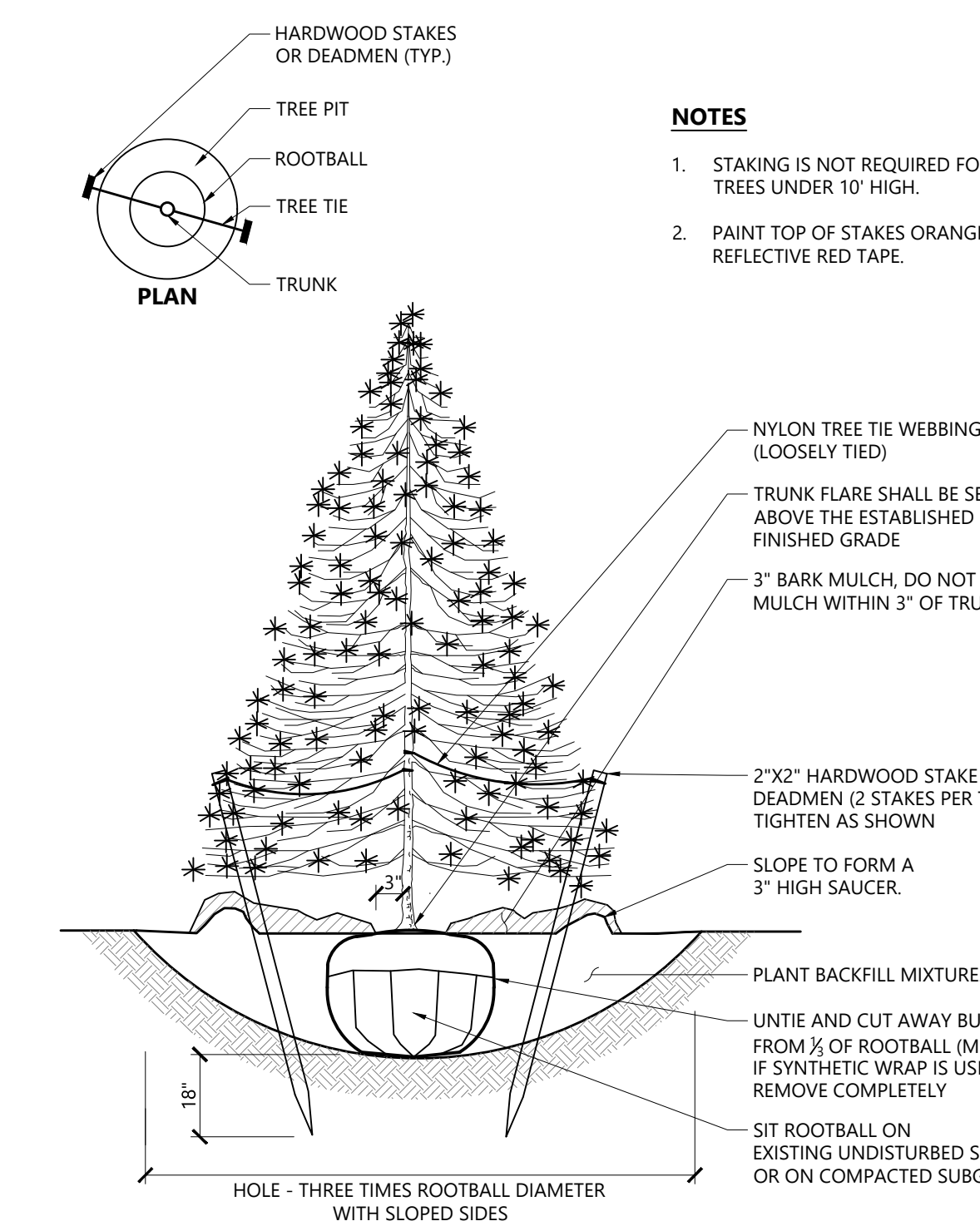


NOTES
1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

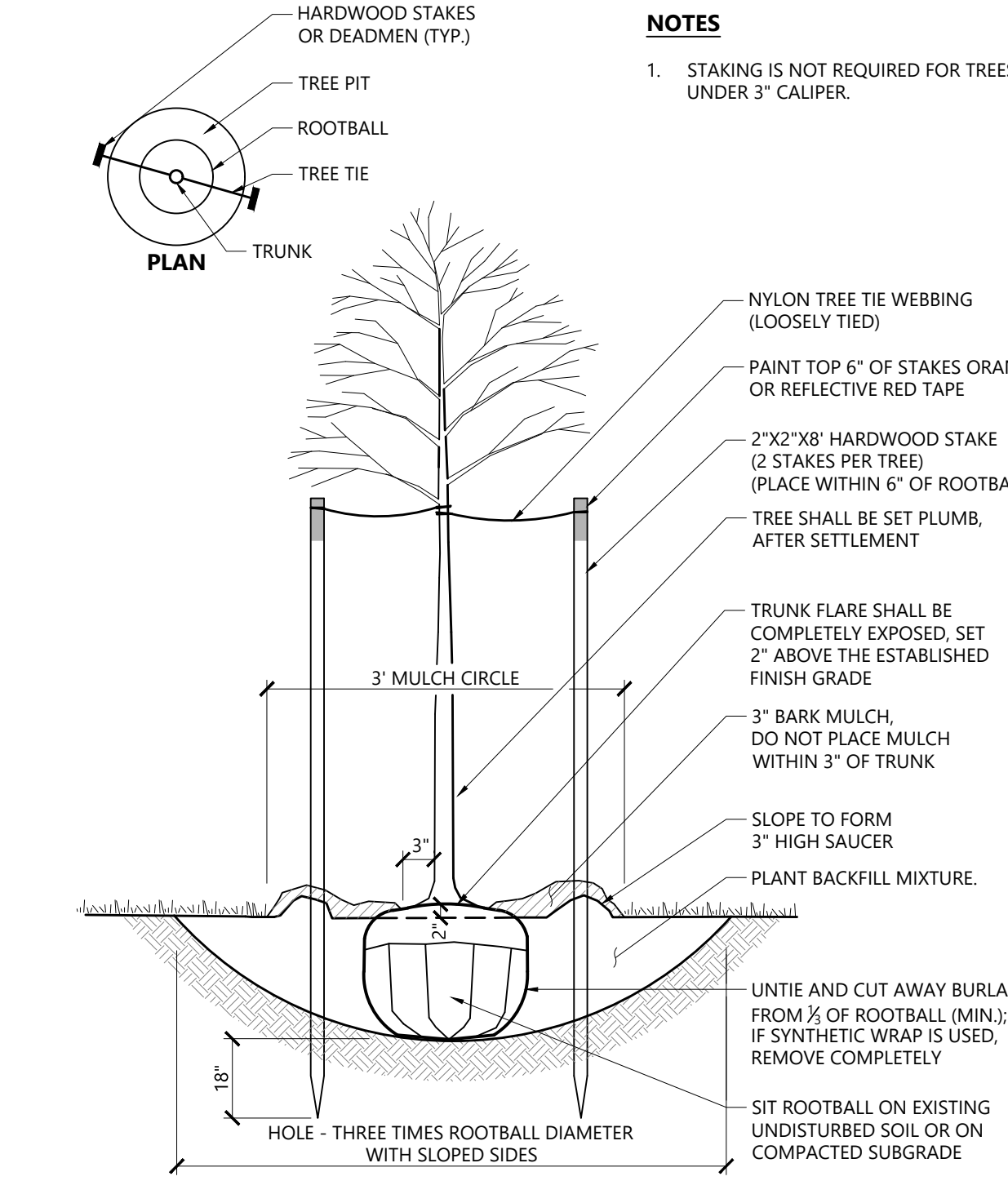
Shrub Bed Planting 1/16
N.T.S. Source: VHB LD_601



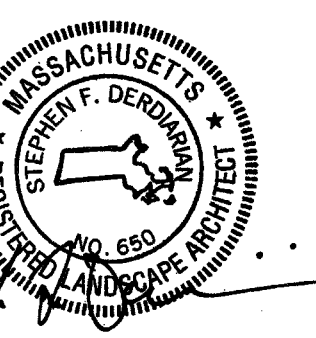
Multistem Tree Planting 1/16
N.T.S. Source: VHB LD_606



Evergreen Tree Planting 1/16
N.T.S. Source: VHB LD_604



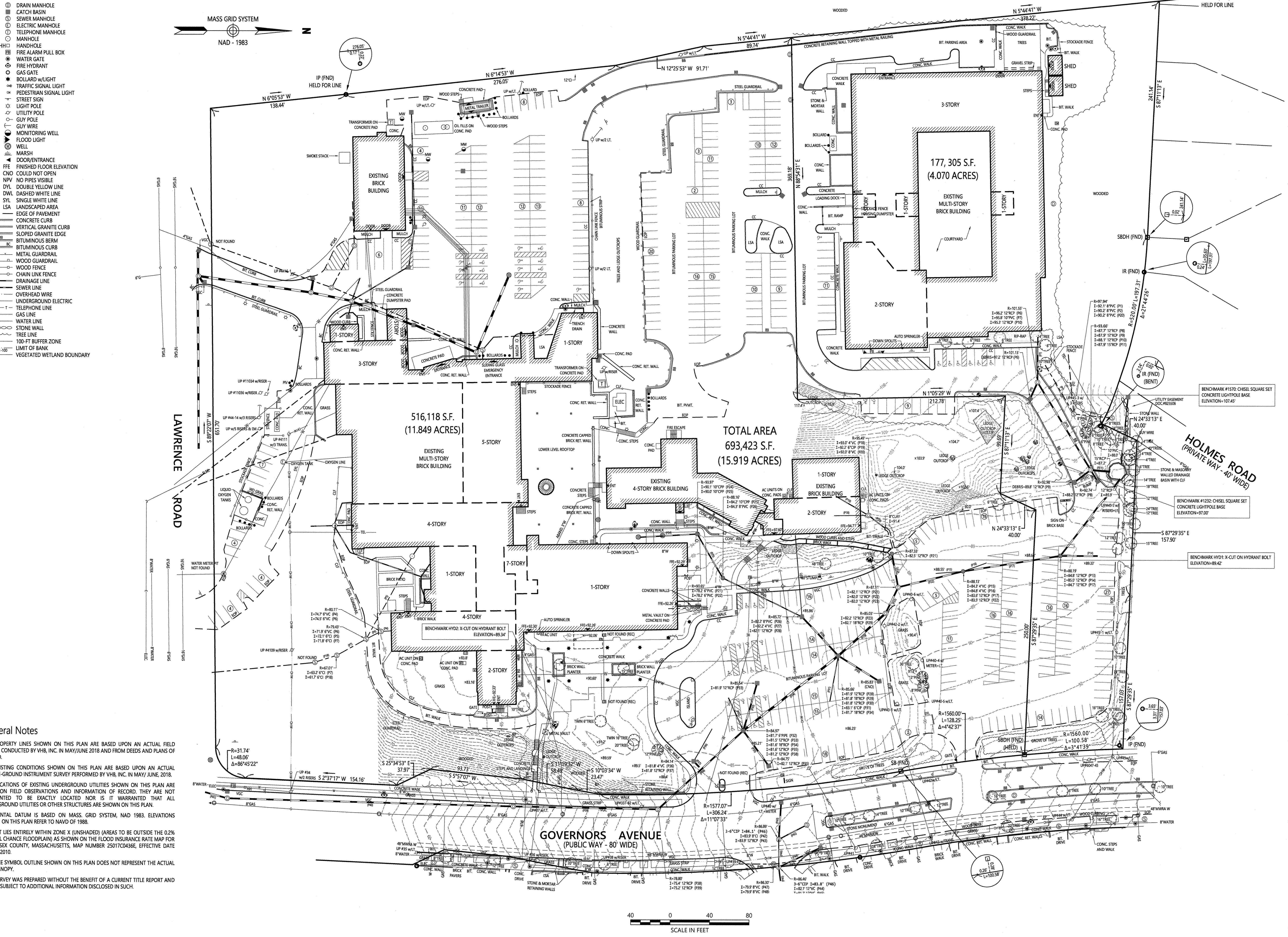
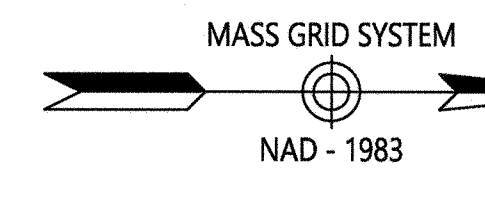
Tree Planting (For Trees Under 4" Caliper) 9/18
N.T.S. Source: VHB LD_602



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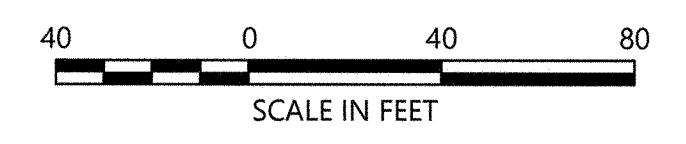
Legend

- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE
- HH □ HANDHOLE
- ⊙ FIRE ALARM PULL BOX
- ⊙ WATER GATE
- ⊙ FIRE HYDRANT
- ⊙ GAS GATE
- ⊙ BOLLARD w/LIGHT
- ⊙ TRAFFIC SIGNAL LIGHT
- ⊙ PEDESTRIAN SIGNAL LIGHT
- ⊙ STREET SIGN
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ GUY WIRE
- ⊙ MONITORING WELL
- ⊙ FLOOD LIGHT
- ⊙ WELL
- ⊙ MARSH
- ⊙ DOOR/ENTRANCE
- FFE FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- SYL SINGLE WHITE LINE
- LSA LANDSCAPED AREA
- EDGE OF PAVEMENT
- CONCRETE CURB
- VERTICAL GRANITE CURB
- SLOPED GRANITE EDGE
- BITUMINOUS BERM
- BITUMINOUS CURB
- METAL GUARDRAIL
- WOOD GUARDRAIL
- WOOD FENCE
- CHAIN LINK FENCE
- DRAINAGE LINE
- SEWER LINE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- STONE WALL
- TREE LINE
- 100-FT BUFFER ZONE
- LIMIT OF BANK
- WFI-100 VEGETATED WETLAND BOUNDARY



General Notes

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN MAY/JUNE 2018 AND FROM DEEDS AND PLANS OF RECORD.
2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN MAY/JUNE 2018.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
4. HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
5. THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0436, EFFECTIVE DATE JUNE 4, 2010.
6. THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH



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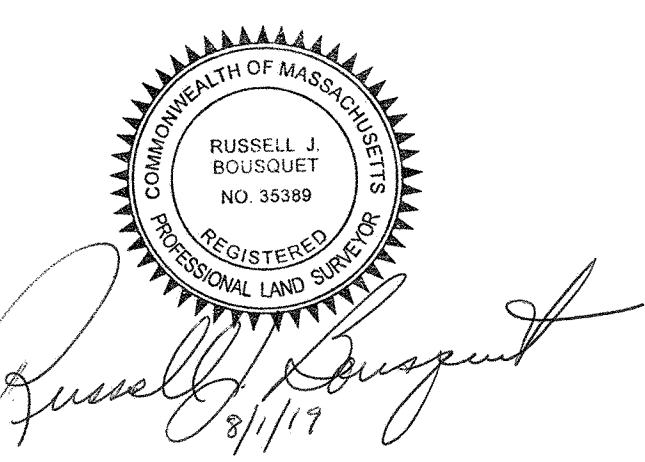
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Russell J. Boisjunct 9/1/17

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1	SPECIAL PERMIT	31 JULY 2019
2	NO ISSUED FOR CONSTRUCTION	

Drawing Title:

Existing Conditions Plan of Land

VHB Proj: 14114.00 Checked by: RJB

Sv-1

SUPPORT SERVICES →



1 Lawrence Memorial Hospital - Basement Level
1/16" = 1'-0"



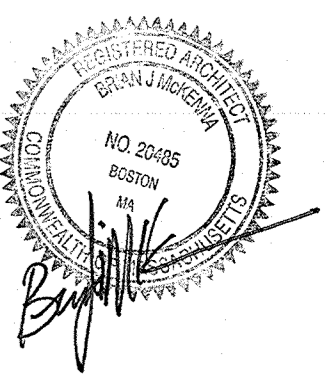
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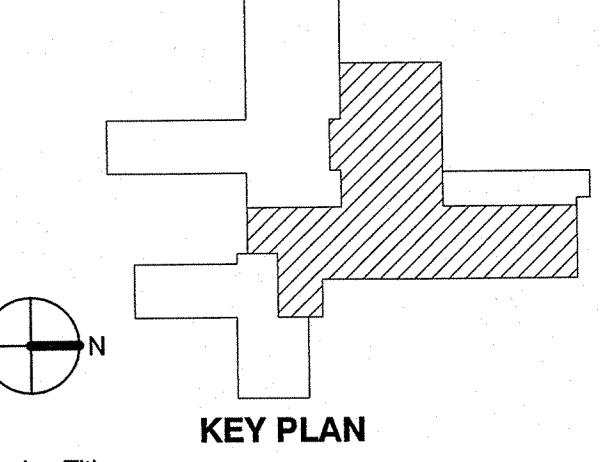
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CONSTRUCTION**



SPECIAL PERMIT 31 JULY 2019
SCHEMATIC DESIGN 18 JULY 2019

No.	Description	Date



Drawing Title:

**EXISTING LAWRENCE
MEMORIAL BASEMENT
LEVEL**

Project No.: 005751.00 Checked by: -

A0101

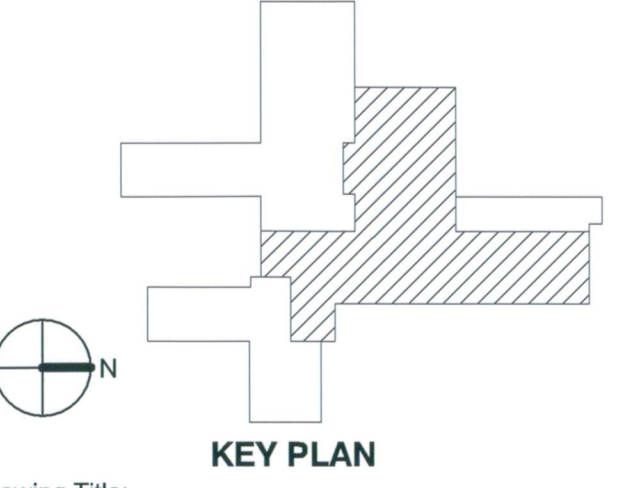
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No.	Description	Date
	SPECIAL PERMIT	31 JULY 2019
	SCHEMATIC DESIGN	15 JULY 2019



LAWRENCE MEMORIAL GROUND FLOOR

Project No.: 006761.00 Checked by: _____

A0102

MATERIALS MNGMT

EXISTING WOOD FENCE
EXISTING TRASH DUMPSTERS

RECEIVING/LOADING DOCK

VACANT (FORMER ED)

PRIMARY CARE CLINIC

LEGEND

- PROPOSED PATH OF SOLID WASTE DISPOSAL
- EXISTING TRASH DUMPSTER
- EXISTING SCREENING FOR DISPOSAL FACILITIES: SLAT WOOD FENCE APPROX 6'-0" TALL

RADIOLOGY

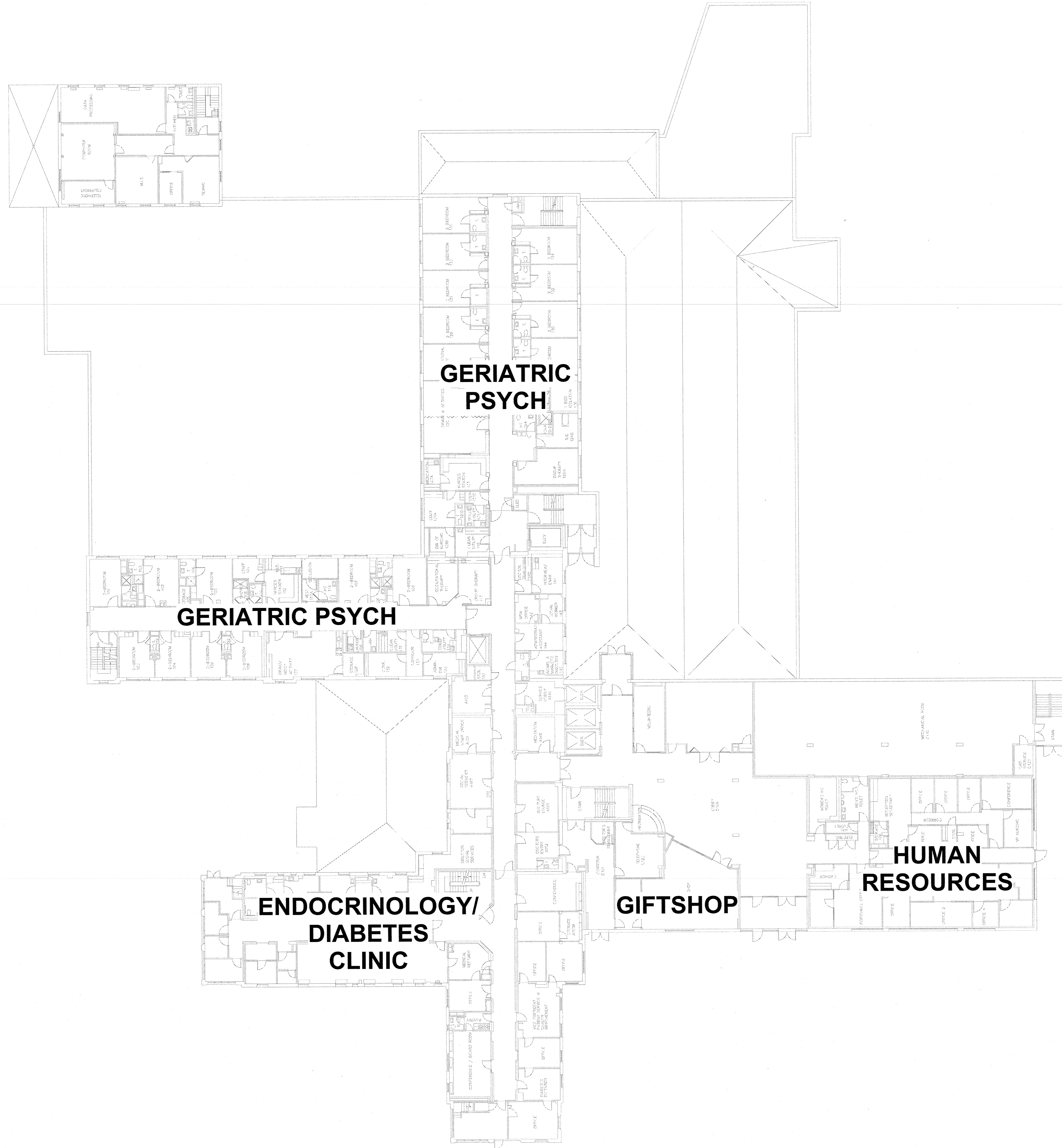
LAB

URGENT CARE

VACANT (FORMER OPERATING ROOMS)

MEDICAL RECORDS

1 Lawrence Memorial Hospital - Ground Floor
1/16" = 1'-0"



1 Lawrence Memorial Hospital Level 01
1/16" = 1'-0"

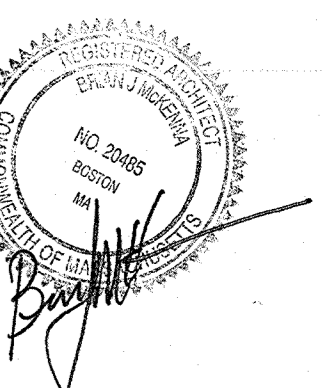


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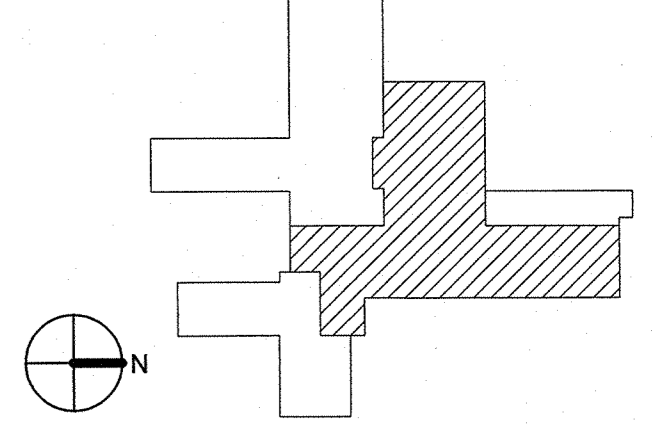
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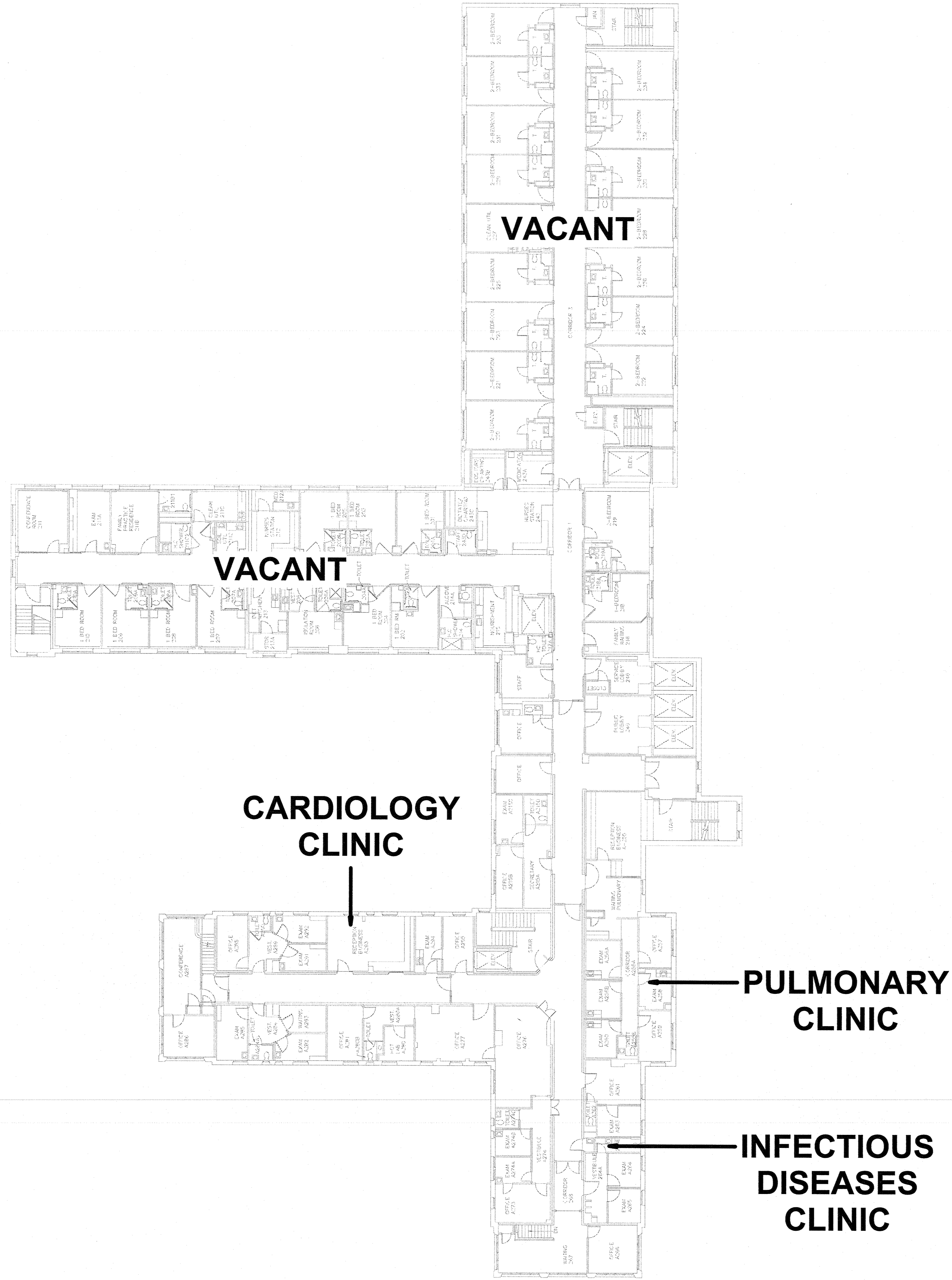


KEY PLAN

EXISTING LAWRENCE
MEMORIAL LEVEL 01

Project No.: 005751.00 Checked by:

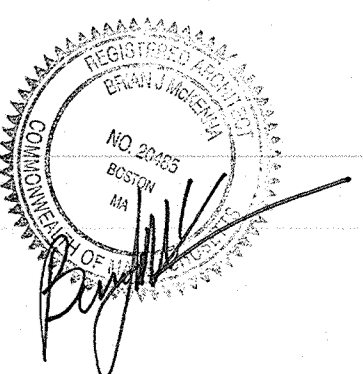
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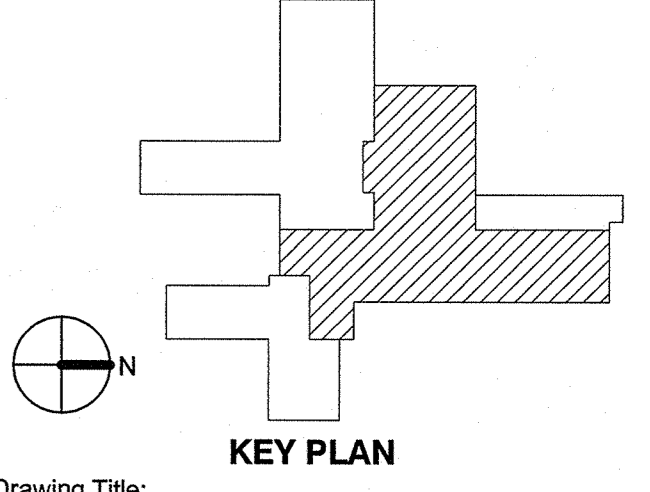
1 Lawrence Memorial Hospital Level 02
1/16" = 1'-0"



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CONSTRUCTION**



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	SPECIAL PERMIT	31 JULY 2019
	SCHEMATIC DESIGN	18 JULY 2019

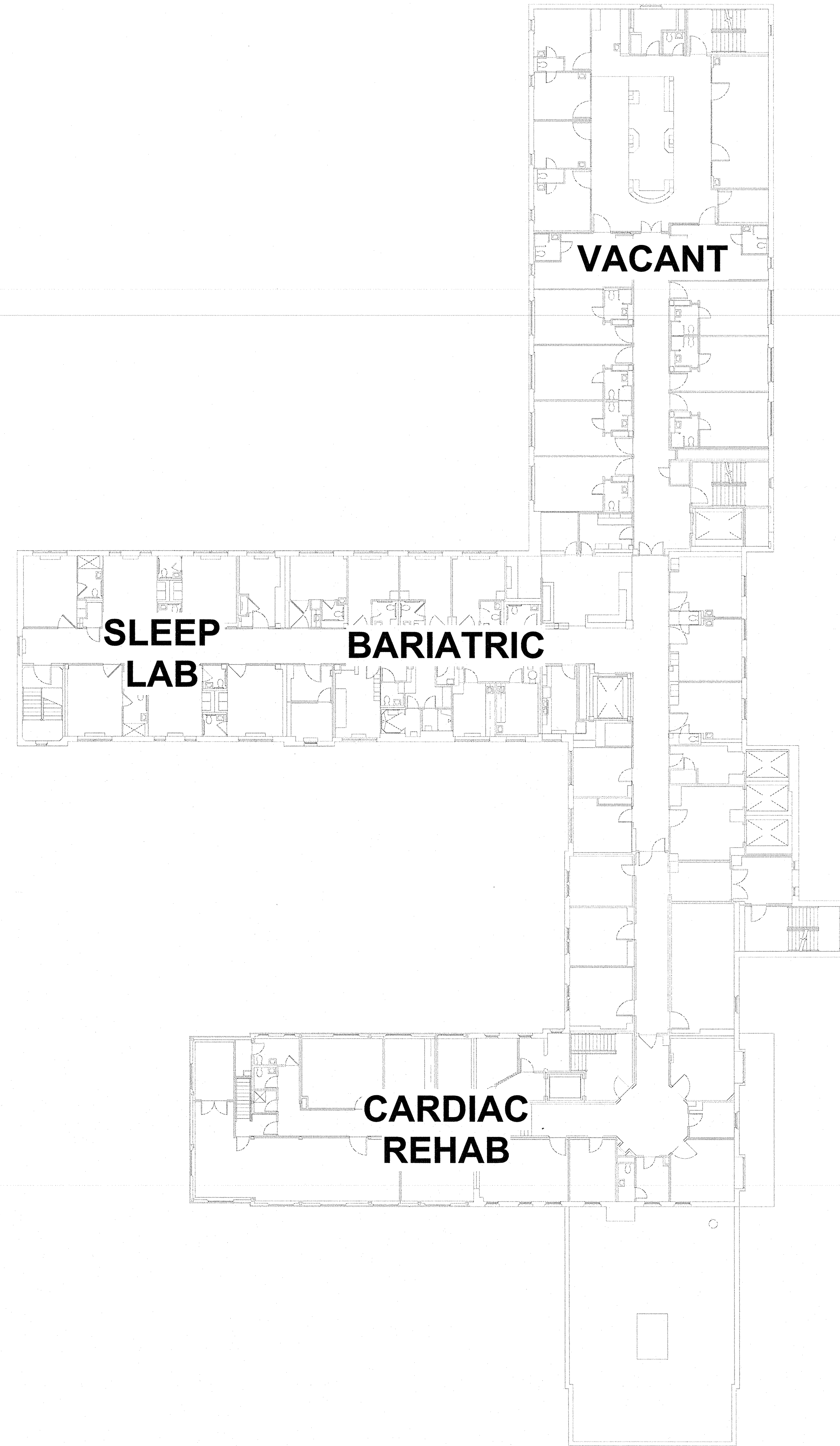


EXISTING LAWRENCE
MEMORIAL LEVEL 02

Project No.: 005751.00 Checked by:

A0104

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1 Lawrence Memorial Hospital Level 03
1/16" = 1'-0"

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Surgery Center



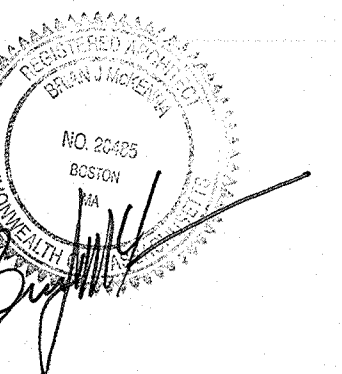
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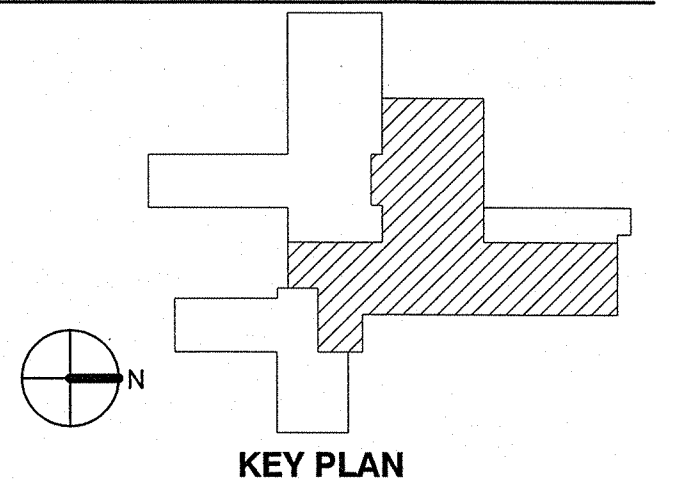
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	SCHEMATIC DESIGN	18 JULY 2019



EXISTING LAWRENCE
MEMORIAL LEVEL 03

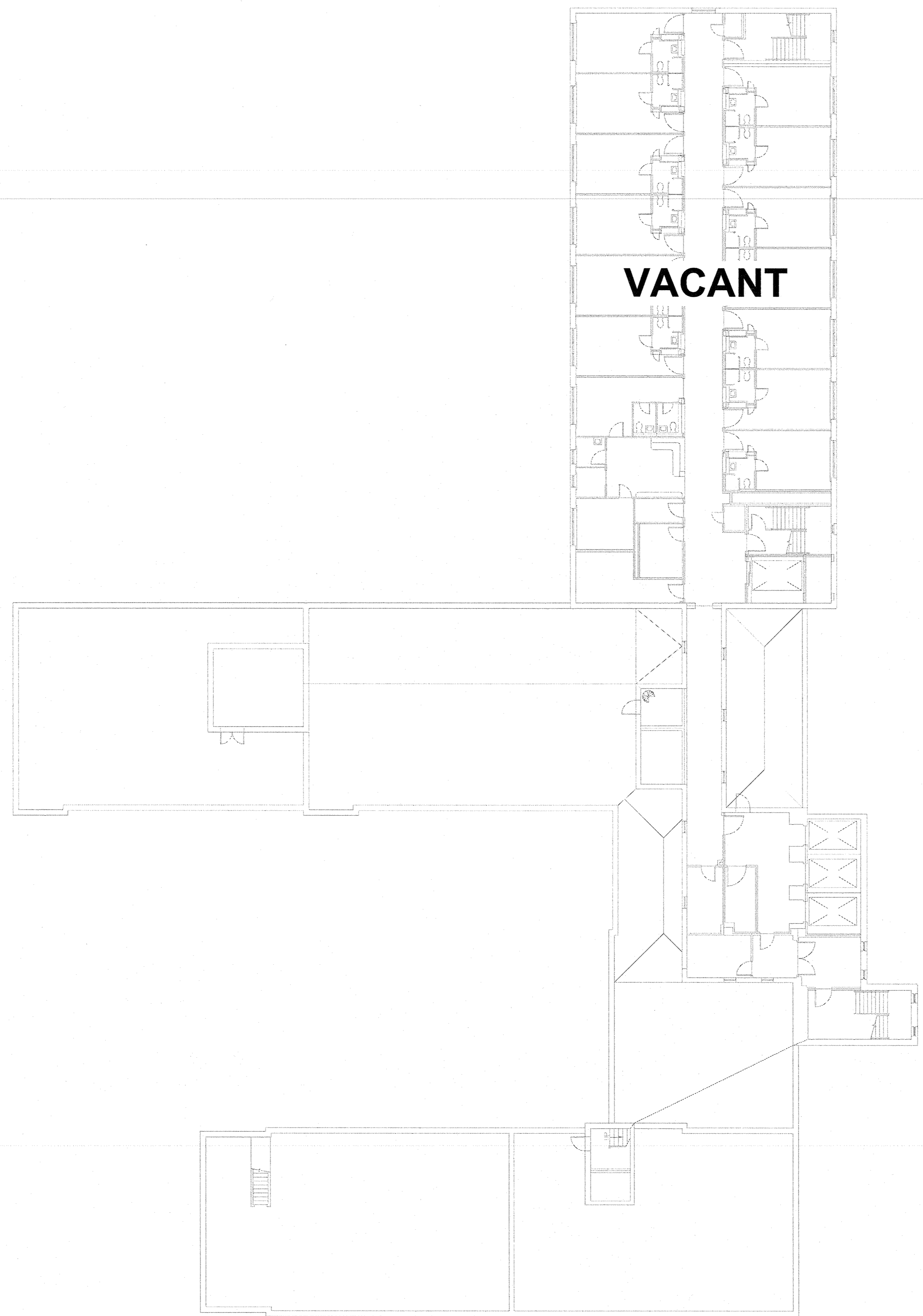
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1 Lawrence Memorial Hospital Level 04
1/16" = 1'-0"

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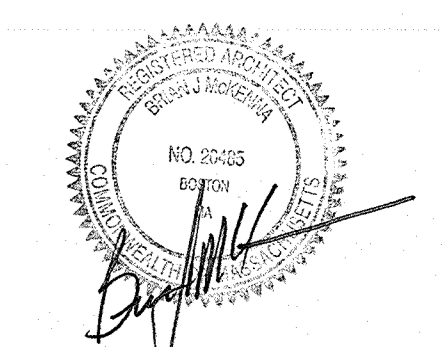
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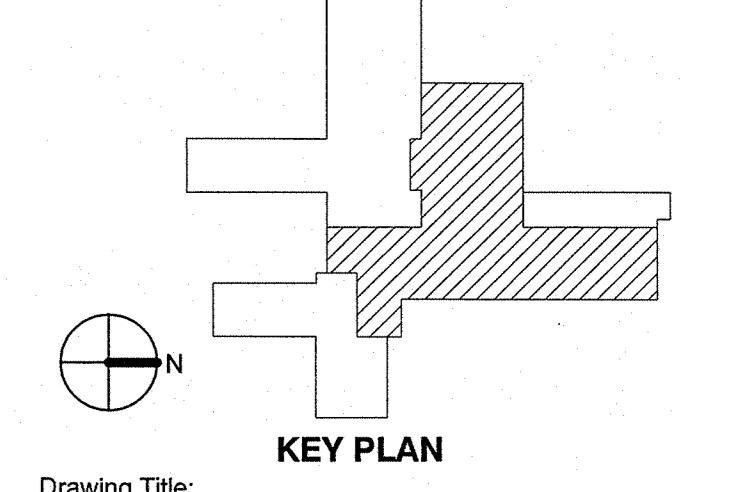
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EXISTING LAWRENCE
MEMORIAL LEVEL 04

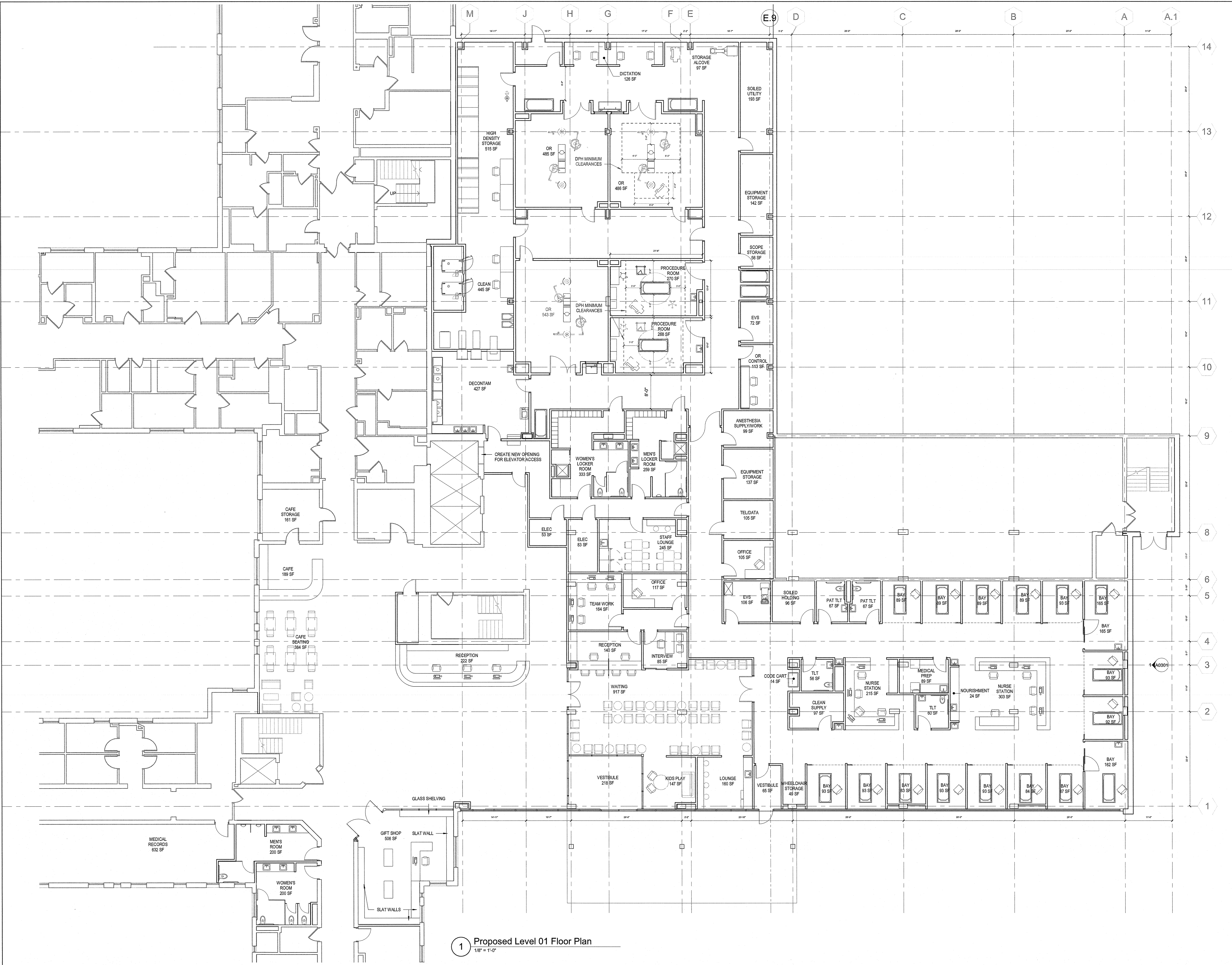
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1 Proposed Level 01 Floor Plan
1/8" = 1'-0"

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Surgery Center



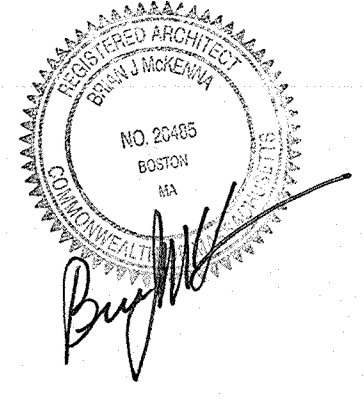
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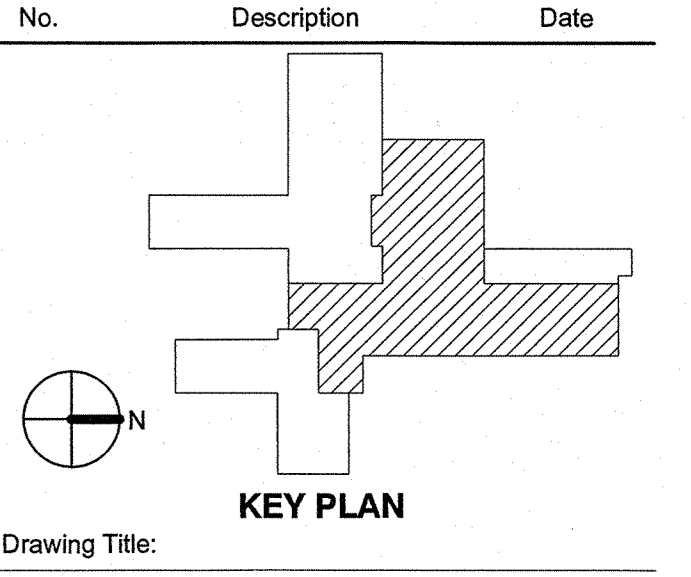
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**PROPOSED LEVEL 01
FLOOR PLAN**

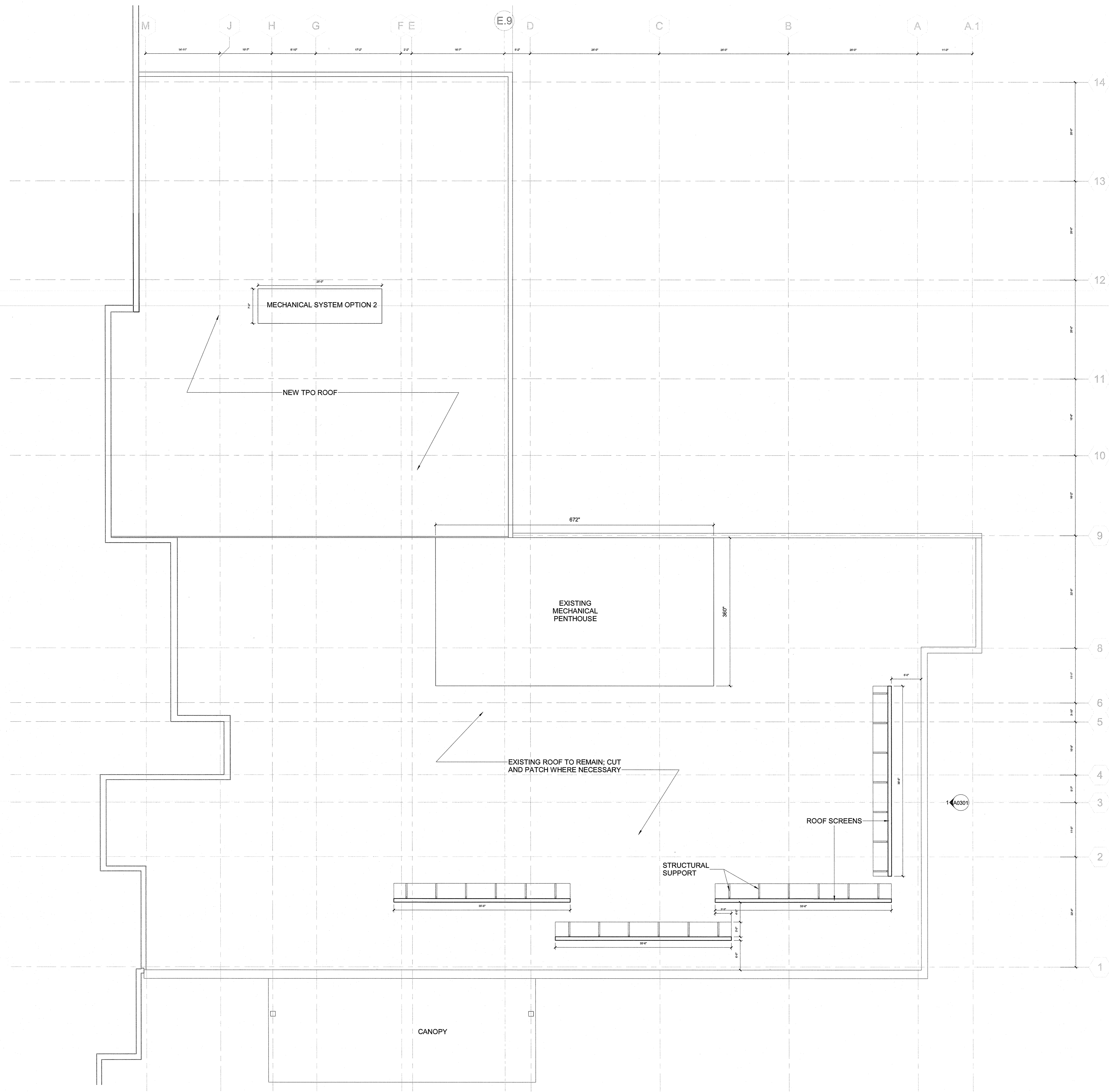
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1 Proposed Roof Plan
1/8" = 1'-0"

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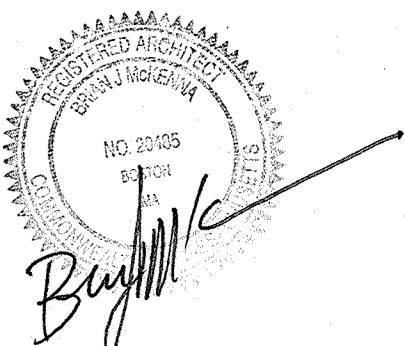
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1-800-258-4674

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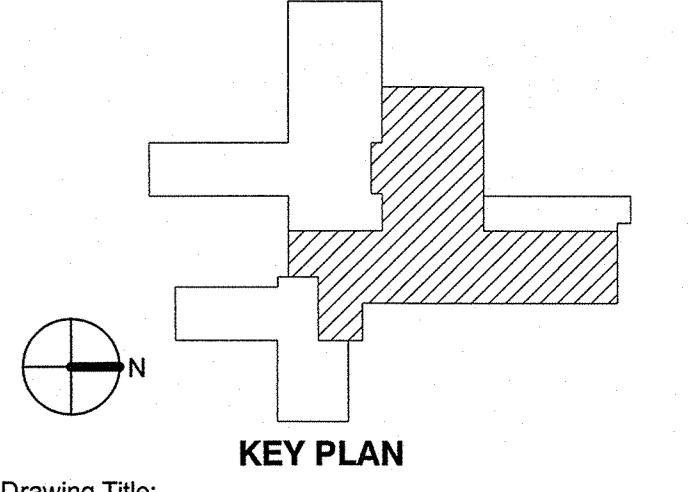
99 Summer Street, Suite 600
Boston, Massachusetts 02110
T: 617.742.5440
F: 617.723.8832

VHB
Civil Engineer
101 Walnut Street
Watertown, Massachusetts 02472
T: 617.607.2727
F: 617.924.2286

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SPECIAL PERMIT	31 JULY 2019
SCHEMATIC DESIGN	18 JULY 2019
No. Description	Date



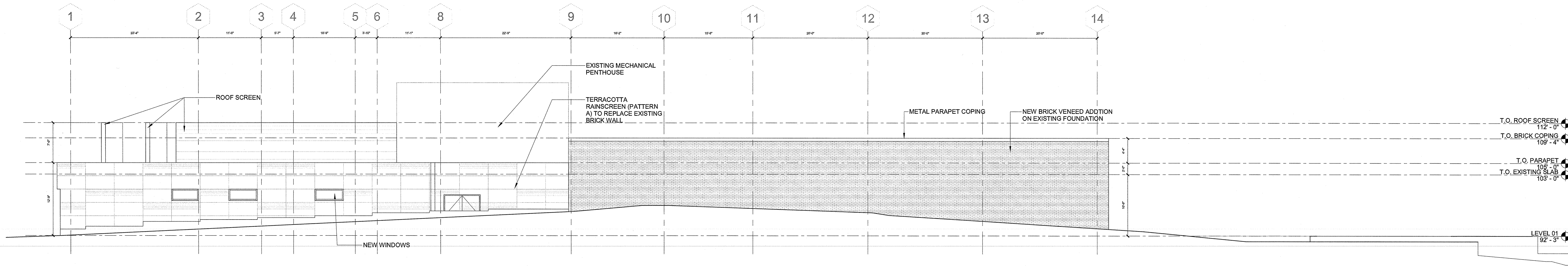
PROPOSED ROOF PLAN

Project No.: 005751.00 Checked by: -

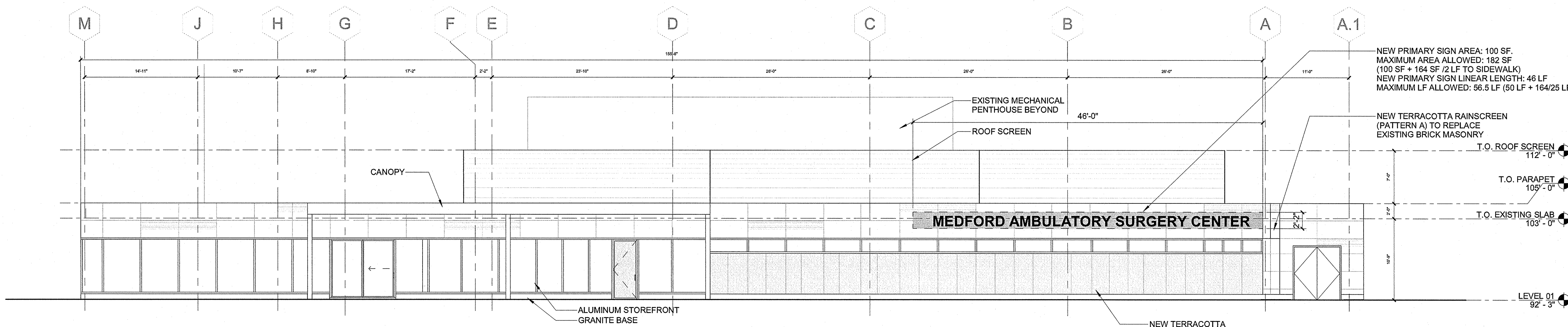
A0112

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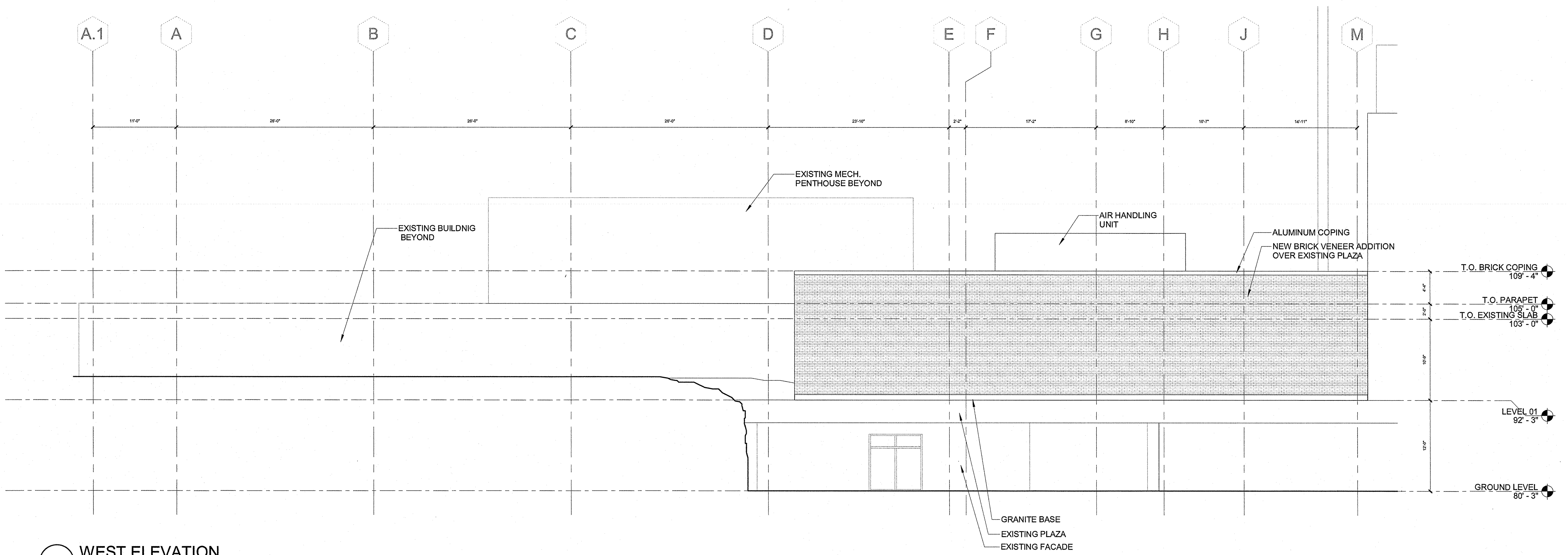
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7/17/2019 6:43:15 PM



1 NORTH ELEVATION
1/8" = 1'-0"

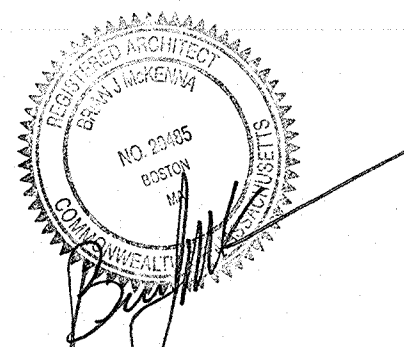


2 EAST ELEVATION
1/8" = 1'-0"

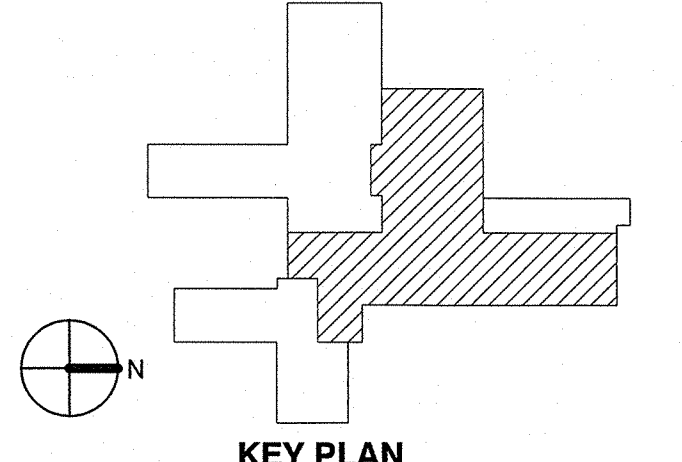


3 WEST ELEVATION
1/8" = 1'-0"

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No.	Description	Date
	SPECIAL PERMIT	31 JULY 2019
	SCHEMATIC DESIGN	15 JULY 2019



Drawing Title:
PROPOSED BUILDING ELEVATIONS

Project No.: 005751.00 Checked by: -

A0301

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Medford Surgery Center, LLC
700 Congress Street, Suite 204
Quincy, MA 02169
1-800-258-4674

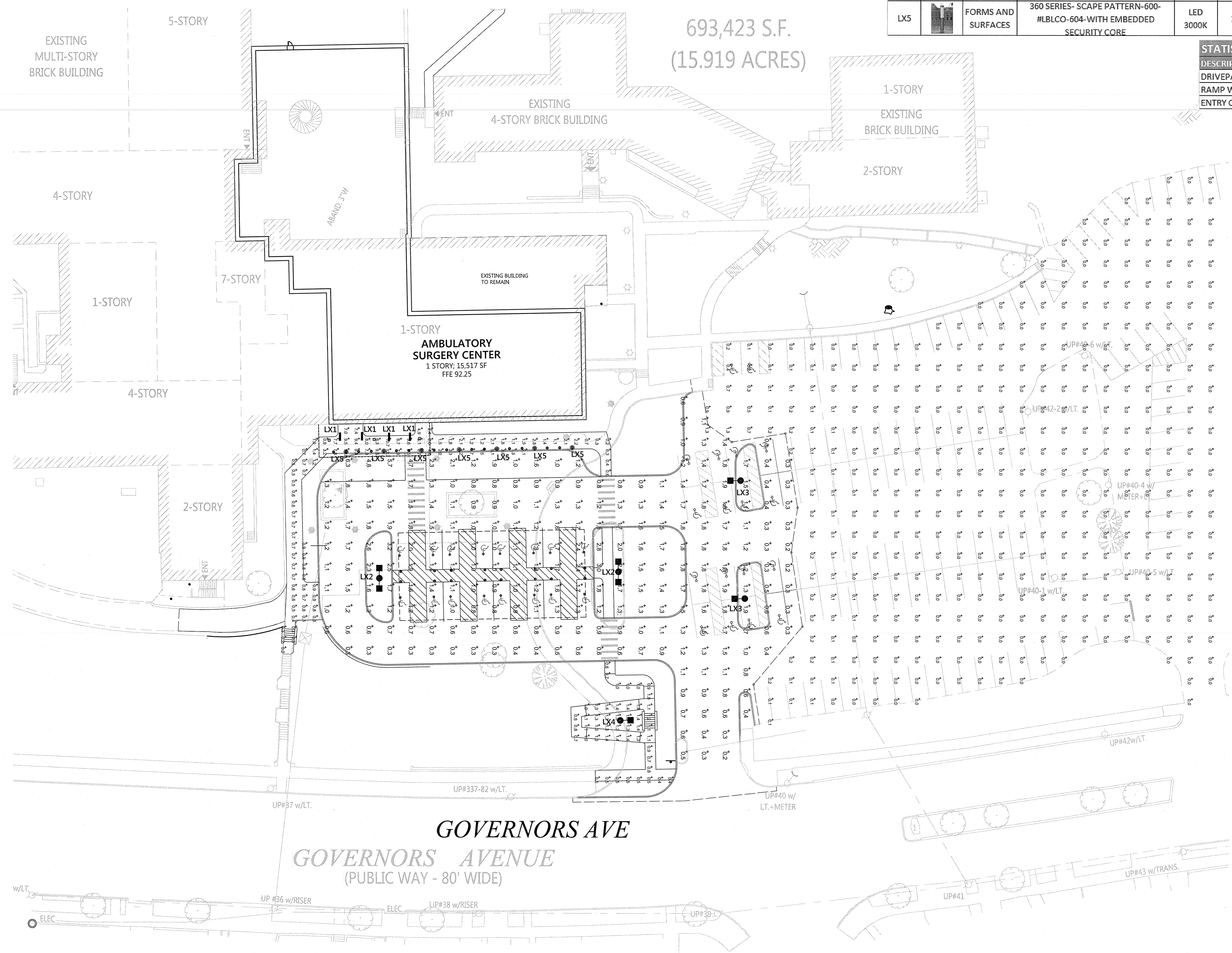
99 Summer Street, Suite 600
Boston, Massachusetts 02110
T: 617.742.5440
F: 617.723.8832

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101 Walnut Street
Watertown, Massachusetts 02472
T: 617.607.2727
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SCHEDULE										
LABEL	IMAGE	MFG	CATALOG NUMBER	LAMPING	LUMENS/LAMP	LLF	Total Wattage	HEIGHT/MOINTING	NOTES	
LX1		LUMENWERX	VIAWETR-TMG-LED-80-500-35-LENGTH-UNV-D5-1-EF-CF	LED 3000K	500/ft	0.85	5.5/ft	11' UNDERSIDE OF CANOPY	FULL CUT OFF BUG-B1-U0-G1	
LX2		LITHONIA	DSX1-LED-P1-30K-T3M-MVOLT-SPA-DDBXD-SSS-20-4G-DM49AS-DDB	(2) LED 3000K	(2) 6278	0.85	108	20'-0" POLE	(2) HEAD FULL CUT OFF, TYPE III DISTRIBUTION BUG-B2-U0-G2	
LX3		LITHONIA	DSX1-LED-P1-30K-T3M-MVOLT-SPA-DDBXD-SSS-20-4G-DM19AS-DDB	LED 3000K	6278	0.85	54	20'-0" POLE	FULL CUT OFF, TYPE III DISTRIBUTION BUG-B2-U0-G2	
LX4		LITHONIA	DSX0-LED-P1-30K-T5M-MVOLT-SPA-DDBXD-SSS-15-4G-DM19AS-DDB	LED 3000K	4540	0.85	38	15'-0" POLE	FULL CUT OFF, TYPE V DISTRIBUTION BUG-B3-U0-G1	
LX5		FORMS AND SURFACES	360 SERIES- SCAPE PATTERN-600-#LBLCO-604-WITH EMBEDDED SECURITY CORE	LED 3000K	1542	0.85	19.2	3'-0" POST	BUG-B0-U3-G1	

STATISTICS						
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN	
DRIVEPATH/PARKING	1.17	3.2	0.2	16	5.85	
RAMP WALKWAY	1.02	1.4	0.4	3.5	2.55	
ENTRY CANOPY	7.89	12.7	0.8	15.88	9.86	

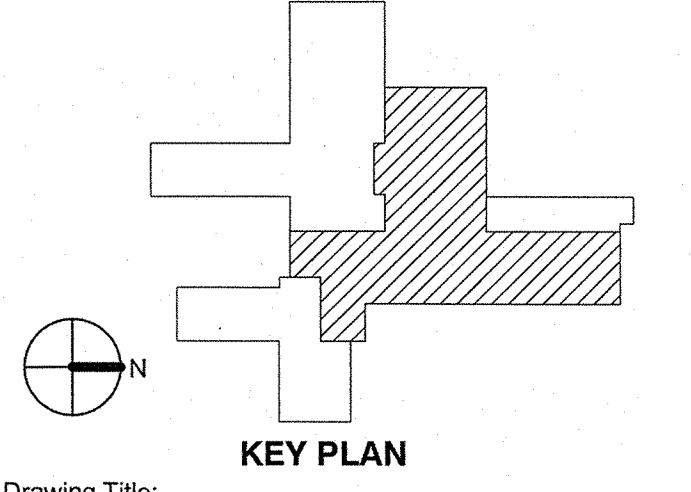
693,423 S.F.
(15.919 ACRES)



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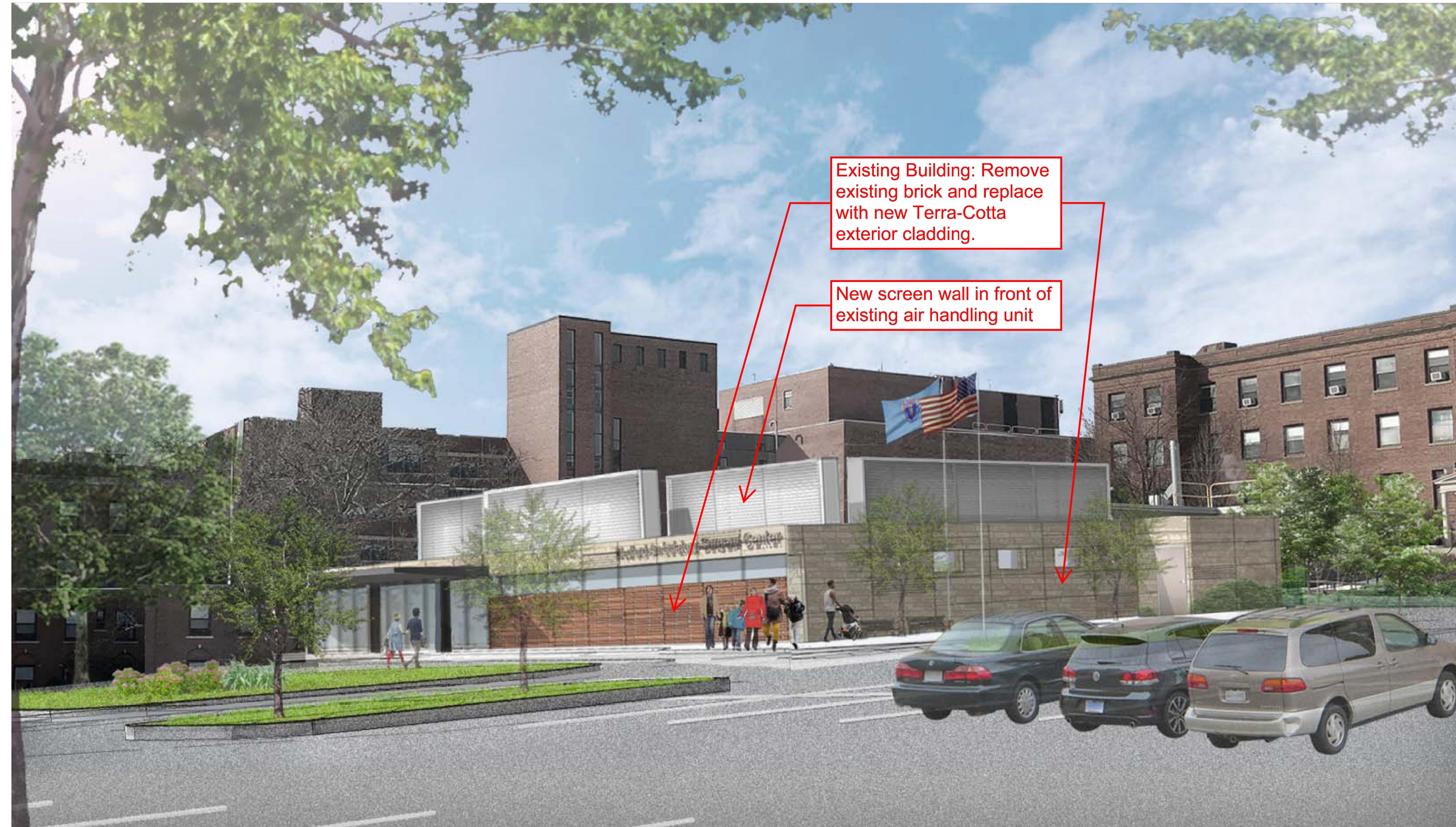
31 JULY 2019
18 JULY 2019



PHOTOMETRIC SITE PLAN

Project No.: 005751.00 Checked by: -

E0052



Rendering - View from Governors Ave Lot

1"=100'

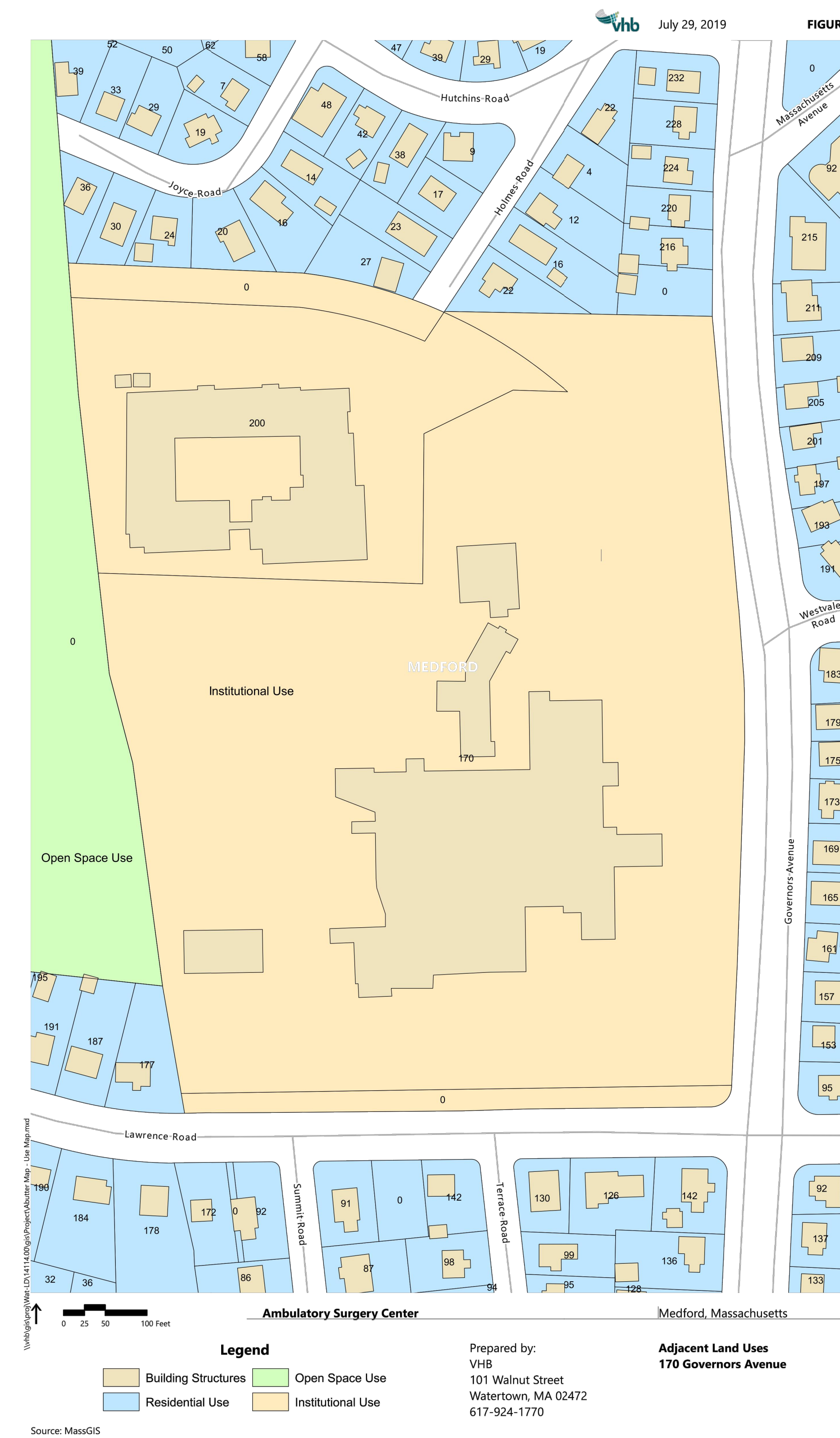
Source: MassGIS



Rendering - View from Courtyard Lot

1"=100'

Source: MassGIS



Adjacent Uses and Structures within 100'

1"=100'

Source: MassGIS