

ROCK HARBOR HARBORMASTER BUILDING AND SITE REVITALIZATION PROJECT

631 DYER PRINCE ROAD
EASTHAM, MA 02642
PARCEL NO: 19-120-0

PLANNING REVISION 1
APRIL 5, 2021

RECEIVED
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TOWN OF EASTHAM
TOWN CLERK

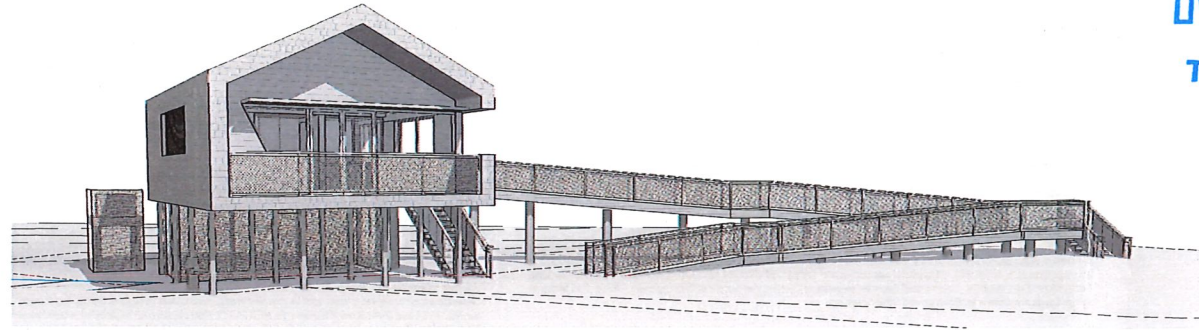


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ENCLOSURE

Rock Harbor Harbormaster Building and Site Revitalization

631 Dyer Prince Road
Eastham, MA 02642

PROJECT PROGRAM

Town of Eastham

OWNER

ARCHITECT

DATE

SCALE

STATUS

REVISIONS

PROJECT #

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PROJECT DIRECTORY

CLIENT

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VICINITY MAP



PROJECT SCOPE

- ARCHITECTURAL:** GROUND-UP CONSTRUCTION OF A SINGLE STORY HARBORMASTER BUILDING ELEVATED ON WOOD PILES CONTAINING OFFICE SPACE, A KITCHENETTE, AND A TOILET ROOM FOR STAFF USE. EXTERIOR CONSTRUCTION INCLUDES STAIR ACCESS, ACCESSIBLE RAMPS, A VIEWING PLATFORM WITH INTEGRATED SEATING, AND SECURED OFFER STORAGE BELOW. SITE CONSTRUCTION INCLUDES A DEMOUNTABLE BANDSHELL PAVILION AND A SCREENED GENERATOR PLATFORM ADJACENT TO MAIN BUILDING.
- STRUCTURAL:** SINGLE STORY CONVENTIONAL WOOD FRAME ON WOOD PILE FOUNDATION, IN ACCORDANCE WITH THE WOOD FRAME CONSTRUCTION MANUAL.
- CIVIL:** PERVIOUS PARKING, SITE UTILITIES AND CONNECTIONS AT BUILDING, UNITED GRADING, STORMWATER CATCHMENT AND TREATMENT (TBD).
- PLUMBING:** 1 TOILET ROOM FOR STAFF USE, KITCHENETTE, SITE PLUMBING FOR RINSE STATION, CONNECTION TO EXISTING TOWN WATER SUPPLY ON SITE.
- ELECTRICAL:** ELECTRICAL FOR BUILDING, SITE ELECTRICAL FOR LIGHTING.
- FIRE PROTECTION:** BUILDING IS UNSPRINKLERED.
- MECHANICAL:** SINGLE-ZONE SPLIT SYSTEM AIR SOURCE HEAT PUMP.
- LANDSCAPE:** PERVIOUS PARKING, PEDESTRIAN WALKS, DEMOUNTABLE BANDSHELL PAVILION, RINSE STATION, PICNIC AREA, SEATING AREAS, INVASIVE SPECIES REMOVAL, HABITAT REMEDIATION, INTERPRETIVE AND WAYFINDING SIGNAGE.

APPLICABLE CODES & STANDARDS

- MASSACHUSETTS STATE BUILDING CODE (780 CMR), NINTH EDITION, ADOPTING WITH MODIFICATIONS THE FOLLOWING CODES:
- INTERNATIONAL BUILDING CODE (IBC);
 - INTERNATIONAL MECHANICAL CODE (IMC);
 - INTERNATIONAL ENERGY CONSERVATION CODE (IECC); AND
 - PORTIONS OF THE INTERNATIONAL FIRE CODE (IFC).

PROJECT DATA

LOCATION:	631 DYER PRINCE ROAD EASTHAM, MA 02642	EXPOSURE:	EXPOSURE D
TYPE:	NEW GROUND-UP HARBORMASTER BUILDING AND SITE IMPROVEMENT	GROUND SNOW LOAD:	25 PSF
PARCEL NUMBER:	MWP 19 PARCEL 120	MINIMUM FLAT ROOF SNOW LOAD:	25 PSF
CONSTRUCTION TYPE:	V-8	RISK CATEGORY:	II
BUILDING OCCUPANCY:	B	BASIC WIND SPEED:	140
LOT AREA:	9.9 ACRES (431,169 SF)	SEISMIC PARAMETERS (S _s , S ₁):	0.148, 0.054

PROPOSED PROJECT INFORMATION:

NUMBER OF STORES:	1
PROPOSED AREAS:	OFFICE LEVEL: 703 SF CONTRIBUTED GRASS: 842 SF DECKS AND RAMPS: 727 SF OFFSHORE STORAGE: 215 SF GENERATOR PLATFORM: 30 SF
BUILDING HEIGHT (MAXIMUM ALLOWED):	24'-0" 30'-0"
ON-SITE PARKING SPACES:	30

PROJECT DESCRIPTION

WORK CONSISTS OF A NEW WOOD-FRAMED HARBORMASTER BUILDING ON A WOOD PILE FOUNDATION, A DEMOUNTABLE BANDSHELL PAVILION, PERVIOUS PARKING, PERVIOUS PEDESTRIAN WALKS, BENCHES, PICNIC AREA, RINSE STATION, SITE LIGHTING, AND INVASIVE SPECIES REMOVAL AND HABITAT RESTORATION.

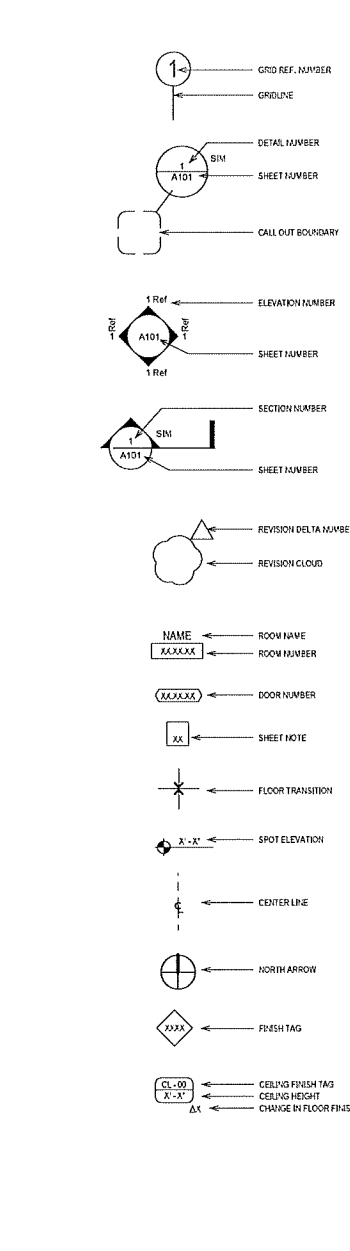
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G000

SHEET

ABBREVIATIONS & ARCHITECTURAL SYMBOLS LEGEND

&	AND	MAX	MAXIMUM
∠	ANGLE	MECH	MECHANICAL
⊕	AT	MEMB	MEMBRANE
⊖	CENTERLINE	MFR	MANUFACTURER
⊘	DIAMETER	MH	MANHOLE
AB	ANCHOR BOLT	MIN	MINIMUM
ABV	ABOVE	MISC	MISCELLANEOUS
AD	AREA DRAIN	MSO	MASONRY OPENING
ADJ	ADJUSTABLE	MTD	MOUNTED
AFF	ABOVE FINISHED FLOOR	MTL	METAL
AGGR	AGGREGATE	MUL	MULLION
AL	ALUMINUM	(N)	NEW
ALT	ALTERNATE	NCS	NOT IN CONTRACT
APPROX	APPROXIMATE(LY)	NO	NUMBER
ARCH	ARCHITECTURAL	NOM	NOMINAL
ASPH	ASPHALT	NTS	NOT TO SCALE
BATT	BATTING	OC	ON CENTER
BD	BOARD	OD	OUTSIDE DIAMETER
BITUM	BITUMINOUS	OH	OVERHEAD
BLDG	BUILDING	OPNG	OPENING
BLKG	BLOCKING	OPP	OPPOSITE
BM	BEAM	OV	OVER
BD	BOTTOM OF	PC	PRE-CAST
BOT	BOTTOM	PL	PROPERTY LINE
BTWN	BETWEEN	PLAM	PLASTIC LAMINATE
CB	CABINET	PLT	PLATE
CB	CATCH BASIN	PLAS	PLASTER
CEM	CEMENT	PLY	PLYWOOD
CJ	CONTROL JOINT	PR	PAIR
CLG	CEILING	PTD	PAINTED
CLOS	CLOSET	QT	QUARRY TILE
CLR	CLEAR	R	RISER
CMU	CONCRETE MASONRY UNIT	(R)	REMODELED or RELOCATED
COL	COLUMN	RAD	RADIUS
COMP	COMPOSITION	RCP	REFLECTED CEILING PLAN
CONC	CONCRETE	RF	ROOF PLAN
CONT	CONTINUOUS	RE	REFER TO
CORR	CORRIDOR	REF	REFERENCE
CT	CERAMIC TILE	REFR	REFRIGERATOR
CTR	CENTER	REIF	REINFORCED
DBL	DOUBLE	RQD	REQUIRED
DEG	DEGREE	RN	ROUGH OPENING
DEMO	DEMOLISH	RWL	RAIN WATER LEADER
DIAG	DIAGONAL	S	SWITCH
DIAMØ	DIAMETER	SAM	SHEET APPLIED MEMBRANE
DM	DIMENSION	SC	SOLID CORE
DN	DOWN	SCHED	SCHEDULE
DR	DOOR	SD	SMOKE DETECTOR
DS	DOWNSPOUT	SECT	SECTION
DWG	DRAWING	SF	SQUARE FOOT
DWR	DRAWER	SGR	SEE GEOTECHNICAL REPORT
(E)	EXISTING	SHT	SHEET
EA	EACH	SIM	SIMILAR
EJ	EXPANSION JOINT	SP	SPRINKLER
EG	EXISTING GRADE	SPEC	SPECIFICATION
ELEV	ELEVATION	SQ	SQUARE
ELEC	ELECTRICAL	SST	STAINLESS STEEL
EMER	EMERGENCY	SSD	SEE STRUCTURAL DRAWINGS
EQ	EQUAL	STAGG	STAGGERED
EQUIP	EQUIPMENT	STD	STANDARD
EXT	EXTERIOR	STIFF	STIFFENER
FA	FIRE ALARM	STL	STEEL
FD	FLOOR DRAIN	STRUC	STRUCTURAL
FDN	FOUNDATION	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	T	THERMOSTAT
FF	FINISH FLOOR	TR	TREAD
FHC	FIRE HOSE CABINET	T&B	TOP AND BOTTOM
FIN	FINISH	T&G	TONGUE AND GROOVE
FKT	FIXTURE	THK	THICK
FLR	FLOOR	TO	TOP OF
FLUOR	FLUORESCENT	TYP	TYPICAL
FO	FACE OF	UL	UNDERWRITERS LABORATORY
FOB	FACE OF BRICK	UON	UNLESS OTHERWISE NOTED
FOC	FACE OF CONCRETE	VF	VERIFY IN FIELD
FT	FOOT or FEET	VERT	VERTICAL
FTG	FOOTING	W	WITH
FURR	FURRING	WC	WATER CLOSET
GA	GAUGE	WD	WOOD
GALV	GALVANIZED	W/O	WITHOUT
GC	GENERAL CONTRACTOR	WRB	WATER RESISTIVE BARRIER
GL	GLASS		
GR	GRADE		
GWB	GYPSON WALL BOARD		
GFCI	GROUND FAULT CIRCUIT INTERRUPTER		
HB	HOSE BIBB		
HC	HOLLOW CORE		
HCP	HANDICAPPED		
HCV	HOT / COLD WATER		
HDWD	HARDWOOD		
HDWR	HARDWARE		
HM	HOLLOW METAL		
HR	HOUR		
HT	HEIGHT		
HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
ID	INSIDE DIAMETER		
INSUL	INSULATION		
INT	INTERIOR		
JAN	JANITOR		
JT	JOINT		
JST	JOIST		
XIT	KITCHEN		
LAM	LAMINATE		
LAV	LAVATORY		
LT	LIGHT		
LVL	LEVEL		



BASIS OF DESIGN NARRATIVES

Coastal (Mott MacDonald):
 The proposed harbor master building is located within a FEMA designated AE flood zone with a base flood elevation (BFE) of +14 ft NAVD83. Therefore, the structure will be elevated on a pile foundation and the building's first-floor elevation will be above this BFE. Additional freeboard will also be incorporated into the first-floor elevation to account for relative sea level rise and increase the resiliency of the design. Building elements located below the BFE will be limited to the foundation, incidental storage, stairways, points of egress, etc. These elements may become subject to hydrostatic and hydrodynamic loading during storm conditions when water levels exceed the ground surface; thus, they will be designed accordingly for AE flood zone conditions following ASCE guidelines.

Geotechnical (Mott MacDonald):
 Soils on Cape Cod generally consist of sands and gravels deposited in glacial outwash plains that were formed at the end of the last ice age. Soil conditions at the project site are inferred from data collected from two exploratory soil borings completed in March 2020 by Geosearch Inc. for the Rock Harbor Boat Ramp Eastham, MA project. These borings were located approximately 350 feet south of the proposed harbor master building site. The soil conditions observed in these two borings are consistent with the general soil conditions throughout Cape Cod and the data in these borings can be reliably extrapolated for use in estimating the soil conditions at the project site.

Soil conditions at the project site are estimated to consist of a natural deposit of glacial outwash, which is described as light brown to gray, fine to medium sand, with little to no gravel. Soil density, as measured by the Standard Penetration Test (ASTM D1586) is estimated to range from 5 to 18 blows per foot (BPF) from 0 to 40 feet below ground surface (BGS) and then increases to an average of 22 BPF below 40 feet BGS.

We recommend that foundation support for the proposed building be provided by timber piles driven into the glacial outwash deposit to a pre-defined minimum depth. For structural design, piles having a nominal diameter of 12 inches can be considered to provide 20 tons of allowable resistance at an embedment depth of 30 feet below ground surface. The timber piles would derive their resistance from friction with the surrounding soil and design of the timber piles is based on an allowable friction value of 500 pounds per square foot. In accordance with Section 1810.3.3.1.A of the Massachusetts Building Code, Ninth Edition (Code), a pile load test will not be required to verify these design assumptions.

Structural (Mott MacDonald):
 The proposed structure will be an elevated, single-story, wood framed building, including a ramp and stairway for means of egress. The building, which will be utilized by the harbor master, will be designed using conventional wood framing with wood stud walls, a wood trussed roof system, and a wood framed subfloor.

Vertical loads will be transferred from the roof through stud walls and columns. The vertical loads will then transfer to the subfloor beam and girder system, and eventually to the support piles. Lateral loads will be resisted using shear walls.

The Design of the structural wood system shall follow the guidance of the 2015 Wood Frame Construction Manual (WFCM) by the American Wood Council (AWC). All structural calculations and design shall utilize the Ninth Edition of the Massachusetts Building Code 780 (9th Ed. CMR 780). Loading shall follow the guidance of the American Society of Civil Engineers - ASCE 7-16 Minimum Design Loads and Criteria for Buildings and Other Structures.

Plumbing (BLW):
Plumbing Fixtures
 Water closets shall be floor mounted residential fixtures with 1.28 gpf flush tank operation. Lavatories shall be counter mounted fixtures with overflow. Faucets for all lavatories shall be provided with a maximum 0.5 gpm flow restricting aerators for water conservation. Kitchen sinks shall be stainless steel, counter or under mounted. Faucets for the kitchen sinks shall be single handle with pull out spray and will be provided with 1.5 gpm flow restricting aerators for water conservation. ADA accessible plumbing fixtures shall be located throughout the buildings as required by the architectural drawings.

Sanitary
 The new sanitary line will run below the floor and will be connected to all the fixtures in the building. Once all the plumbing fixtures are connected the sanitary main will go to new septic tank which will be provided by civil/site contractor. All new sanitary piping and vent piping that are exposed outside of the heated space will be provided with heat trace and insulation to avoid freezing. The sanitary piping used will be cast iron. The sanitary piping shall exit the building via gravity. The vent piping that will be provided for each fixture will be cast iron or copper and run through the roof. All sanitary piping systems shall exit the building via gravity to the extent possible.

Cold Water
 Domestic water for the building will be supplied via a new underground water service that will be brought into the building underground, from the existing water shed on site or existing water line that feeds a nearby building on site. More investigation is needed to determine the proposed domestic water source. Since the building is raised off the ground the water line will need to rise from into the building which will make a portion of the pipe exposed. A master water meter will be provided in the water room. The exposed water piping will be protected from freezing by heat tracing the pipe and insulating it. Cold piping will be brought to all plumbing fixtures that require it. The material used for cold water piping feeding the commercial fixtures will be copper type 'L'. An independent backflow is recommended for the building use.

Hot Water
 The domestic hot water heater will consist of individual, electric tank type units, sized to meet the demand of plumbing fixtures and located in the building mechanical closet. Plumbing contractor to provide an expansion tank. Safe waste pans and indirect waste shall be provided for each water heater. This shall terminate indirectly to a floor drain. Water sensing alarms shall be provided in each pan to notify occupants of a potential tank failure.

HVAC (BLW):
 Heating and cooling shall be provided to the building by a multiple head type heat pump, sized for heating capacity at 0F, and a ductless wall mounted fan coil unit located inside. Each ductless wall mounted unit will be sized for approximately 400 SF/ton (actual sizing will be based on calculations); heat pumps shall be sized for minimum size to meet connected load and number of heads. Heat pumps shall be installed on roof with vibration isolators, wall mounted on exterior of building, or ground mounted with interconnecting refrigerant piping to the each fan coil unit refrigerant coil. A condensate drain piping system will also be required to transport condensate from each fan coil unit to storm drain or to the outdoors. Ductless wall mounted units shall be controlled by a wall mounted programmable thermostat.

Ventilation and exhaust will be provided by a heat recovery as required by the 2015 IMC. New insulated low pressure air duct systems will provide ventilation and exhaust air down through a horizontal duct system to a wall vent separated by 10' as required by code. The ventilation air shall be ducted to terminate into a ceiling air outlet in the vicinity of each ductless wall mounted unit; a volume damper with mechanical operator at air outlet face will be provided for each branch duct to balance air flow; bathroom exhaust air through a ceiling exhaust register with volume damper with mechanical operator at air outlet shall exhaust air through the energy recovery unit.

ELECTRICAL (BLW):
Incoming Services
 A new 200 Amp, 120/208 Vol, 3-phase, 4-wire underground service shall be provided, originating at a new utility provided transformer. Provide conduits and grounding as required by utility company (Eversource). Primary (25°C w/ pull wire), secondary conduits and secondary cabling shall be provided by the electrical contractor. The service equipment shall consist of a 120/208V, 3-phase, 4-wire, 200 Amp panelboard containing circuit breakers to feed miscellaneous lighting, receptacles and mechanical loads throughout the building. Site lighting, parking lighting and weatherproof outdoor receptacles shall also be served by the building electrical panel. A utility meter shall be provided for the building per utility company requirements. Provisions (circuit breaker, conduit, metering, etc., for a PV system (if others) will also be included.

Fire Alarm
 A complete addressable fire alarm system shall be provided in accordance with NFPA 72 National Fire Alarm Code, Massachusetts State Building Code, Fire Protection and Life Safety Systems, ADA and City of Eastham Code and Bylaws for Life Safety and Fire Alarm.

The system shall consist of an addressable fire alarm control panel, remote annunciator, notification to the Fire Department, manual pull stations within 5' of all exit doors, system smoke detectors shall be provided for the common areas: locate 30' on center in lobby areas and corridors, provide detectors at FRCP and annunciator; provide heat detectors in mechanical room. Tamper, flow and pressure switches are being provided to accommodate the new sprinkler systems. The tamper and flow switches shall be connected to the Fire Alarm Control Panel via addressable modules. Provide audible/visual notification device coverage throughout the facility that meets the requirements of NFPA and ADA. Utilize strobe only devices in public bathrooms and other small rooms where ample audible notification is present. System batteries shall provide for 24 hours of operation followed by a 5-minute ring down. Battery calculations shall be submitted by the Electrical Contractor with the cut sheets and drawings to the fire department for review and approval. The fire alarm control panel shall transmit alarm to fire department via a radio-controlled master box or coordinated means. Knox Box key boxes shall be provided at the building main entrance annunciator location. Knox boxes and fire alarm beacon shall be located at the main entrance. A signal survey shall be performed to determine if a bi-directional antenna will be required for fire department communications.

Lighting
 Lighting shall consist of LED fixtures throughout. Mechanical and/or utility rooms shall be provided with linear strip fixtures. Exact lighting types to be determined by architect and listed on the design light Consortium's DLC qualified product list or be energy star rated. The lighting design shall meet MSBC Article 780 CMR 13.00 Energy Conservation and IECC 2018. Exterior LED site-lighting shall be provided in the parking area.

Lighting control shall be by means of occupancy/vacancy sensors in all indoor areas as required by the IECC. Exterior site lighting and building perimeter lighting shall be controlled by a timeclock with photocell.

Exit and Emergency Lighting
 Emergency lighting shall be provided throughout the facility and consist of LED exit signs and egress lighting with battery backup drivers. Lighting levels shall be provided to meet the Mass. State Building Code 780 CMR Articles 1023 and 1024. Exit signs shall be LED and constantly illuminated and coverage shall comply with MSB 780 CMR Article 1023.4 and IBC 1011.

Receptacles and General Power
 General purpose power receptacles shall be provided in all common areas throughout the building Provide GFCI receptacles per NEC 210.8 and arc-fault circuit breakers per NEC 210.12. Receptacles shall be provided in corridors every 50-ft maximum for general maintenance use and within 25-ft of all HVAC equipment per NEC 210.63. Provide all power connections for HVAC and plumbing equipment including disconnects and circuit breakers.

Telecommunication
 Provide minimum (2) 4" underground conduits with pull wire for incoming telecommunication services to main electrical room with overflow. Facets for all lavatories shall be provided with a maximum 0.5 gpm flow restricting aerators for water conservation. Kitchen sinks shall be stainless steel, counter or under mounted. Faucets for the kitchen sinks shall be single handle with pull out spray and will be provided with 1.5 gpm flow restricting aerators for water conservation. ADA accessible plumbing fixtures shall be located throughout the buildings as required by the architectural drawings.

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Rock Harbor Harbor Master Building and Site Revitalization
 631 Dyer Prince Road
 Eastham, MA 02642

PROJECT INFORMATION
 Town of Eastham CHAD
 JEN
 EDWP
 Planning Rev. 1
 04/05/21
 STAFF

1	04/21	Planning Rev. 1
2	04/21	Planning Information
3	04/21	10% Schematic Design - Revision 1
4	04/21	10% Schematic Design
DATE	DATE	DESCRIPTION
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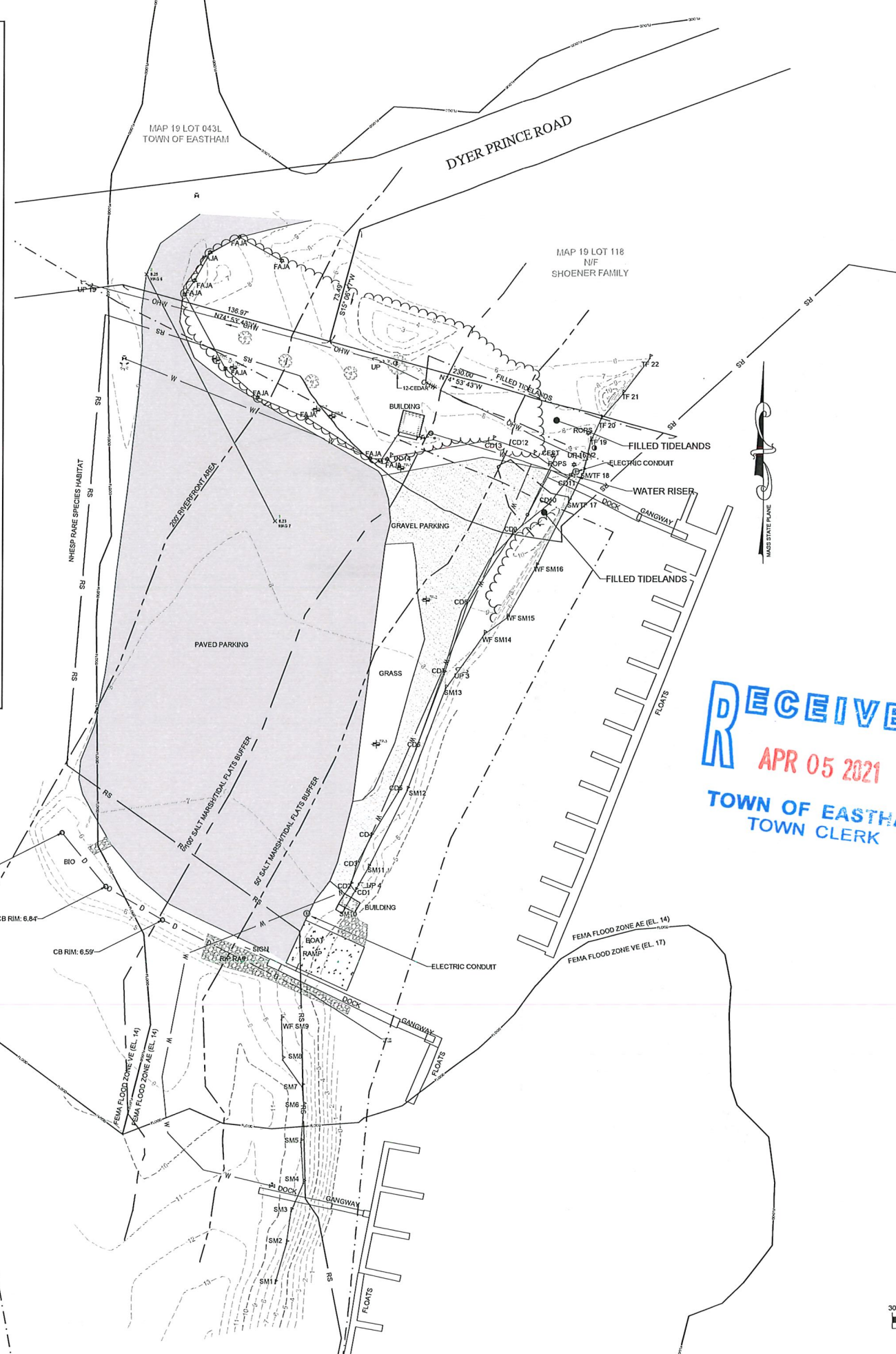
BASIS OF DESIGN NARRATIVES

G001

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LEGEND:

GENERAL		SYMBOLS	
	EBM		BENCHMARK
	BUILDING		SPOT
	CENTERLINE		CONTROL POINT
	CONTOUR - MINOR		EXISTING SPOT GRADE
	CONTOUR - MAJOR		SPOT GRADE
	CURB		SEWER MANHOLE
	EDGE OF PAVEMENT		ELECTRIC MANHOLE
	EDGE OF GRAVEL		EXISTING TREE
	FENCE - CHAIN LINK		MANHOLE
	FENCE - WIRE		DRAIN MANHOLE
	FENCE - WOOD		CATCHBASIN
	GUARD RAIL		FLARED END OUTLET
	PATHWAY		STORM APRON
	EDGE OF STONE		WATER VALVE
	SIDEWALK		SEWER VALVE
	TREE LINE		GAS VALVE
	WALL - RETAINING		CURB STOP
	WALL - STONE		CLEAN CUT
PROPERTY INFORMATION			UTILITY BOX
	ABUTTING LOT		HYDRANT
	EASEMENT LINE		UTILITY POLE/WIRE
	PROPERTY, LOT, OR Rwy		UTILITY POLE
	SETBACK LINE		GUY
UTILITIES			LIGHT POST
	DRAIN PIPE		MONITORING WELL
	GAS LINE		WATER WELL
	OVERHEAD WIRE		TEST PIT
	SANITARY SEWER		BORING
	SEWER FORCE MAIN		RESOURCE AREA FLAG
	UNDERGROUND ELEC.		ROCK
	UG		SIGN
	CABLE LINE		HANDICAP SYMBOL
	TELEPHONE LINE		NUMBER OF PARKING SPACES
	WATER LINE		INVASIVE SPECIES
ENVIRONMENTAL			
	WETLAND BOUNDARY		
	WETLAND 50 BUFFER		
	WETLAND 100 BUFFER		
	RIVERFRONT 200 BUFFER		
	NHP RARE SPECIES HABITAT		
	BARRIER BEACH		
	FILLED TIDELANDS		
	FEMA FLOOD ZONE		
ABBREVIATIONS			
CD= COASTAL DUNES			
TF= TIDAL FLATS			
SM= SALT MARSH			
FJA= INVASIVE JAPANESE KNOTWEED			
CEST= INVASIVE SPOTTED KNAPWEED			
ROPS= INVASIVE BLACK LOCUST			



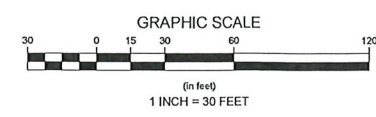
- SURVEY NOTES**
1. THE TOPOGRAPHY AND EXISTING SITE CONDITIONS DEPICTED HEREON ARE THE RESULT OF AN ON THE GROUND FIELD SURVEY CONDUCTED BY THE HORSLEY WITTEN GROUP, INC. JULY 24, 2020 AND JULY 30, 2020.
 2. HORIZONTAL DATUM IS MASS STATE PLANE COORDINATE SYSTEM, DATUM ESTABLISHED BY GPS-RTK.
 3. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1983.
 4. THE PROPERTY LINES AND RIGHTS OF WAYS DEPICTED HAVE BEEN ESTABLISHED BY FIELD SURVEY AND DEEDS AND PLANS OF RECORD.
 5. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY IN THE TOWN OF EASTHAM, AND 'GOSPAC', (1-888-346-7223) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK IN PREVIOUSLY UNALTERED AREAS TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
 6. THE PROPERTY IS LOCATED WITHIN F.L.R.M ZONE AE (EL. 14 FEET) AS SHOWN ON COMMUNITY PANEL NO. 2500104172 DATED JULY 18TH, 2014.
 7. THE WETLAND DELINEATION SHOWN HEREON WAS CONDUCTED BY THE HORSLEY WITTEN GROUP, INC. ON JULY 24, 2020.
 8. REFERENCE PLANS: BARNSTABLE COUNTY REGISTRY OF DEEDS LAND COURT PLAN #28833A.
 9. FILLED TIDELAND AREAS, NHP RARE SPECIES HABITAT, BARRIER BEACH AND FLOODZONE LINES SCALED FROM MASS GIS.

SOIL TEST PIT DATA

PERFORMED BY: M. LEHMAN HORSLEY WITTEN GROUP, INC.
DATE: AUGUST 31, 2020.

TP-1		TP-2		TP-3	
0'	8.8	0'	8.3	0'	7.2
HTM	10 YR 6/3 LOAMY SAND	HTM	10 YR 6/4 LOAMY SAND	HTM	10 YR 6/3 LOAMY SAND
42"	5.3	40"	4.9	17"	5.7
O	10 YR 7/1 VERY FINE SAND	O	10 YR 7/1 FINE SAND	AD	10 YR 7/1 SILT LOAM
54"	4.3	52"	3.9	40"	3.8
C	10 YR 4/4 COARSE SAND	C	10 YR 5/3 COARSE SAND	O	10 YR 7/1 FINE SAND
82"	1.9	92"	0.6	76"	0.8
STANDING WATER AT 82"	ESHGW EL. 3.6	STANDING WATER AT 92"	ESHGW EL. 3.6	C	10 YR 5/3 COARSE SAND
0'	8.3	118"	-2.6	STANDING WATER AT 76"	ESHGW EL. 3.6

RECEIVED
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TOWN OF EASTHAM
TOWN CLERK



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KUThraneri
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508-833-6500 voice
508-833-3150 fax

Rock Harbor Harbormaster Building and Site Revitalization

631 Dyer Prince Road
Eastham, MA 02642

PROJECT # 099 376

Town of Eastham 0461

19-120-0 474

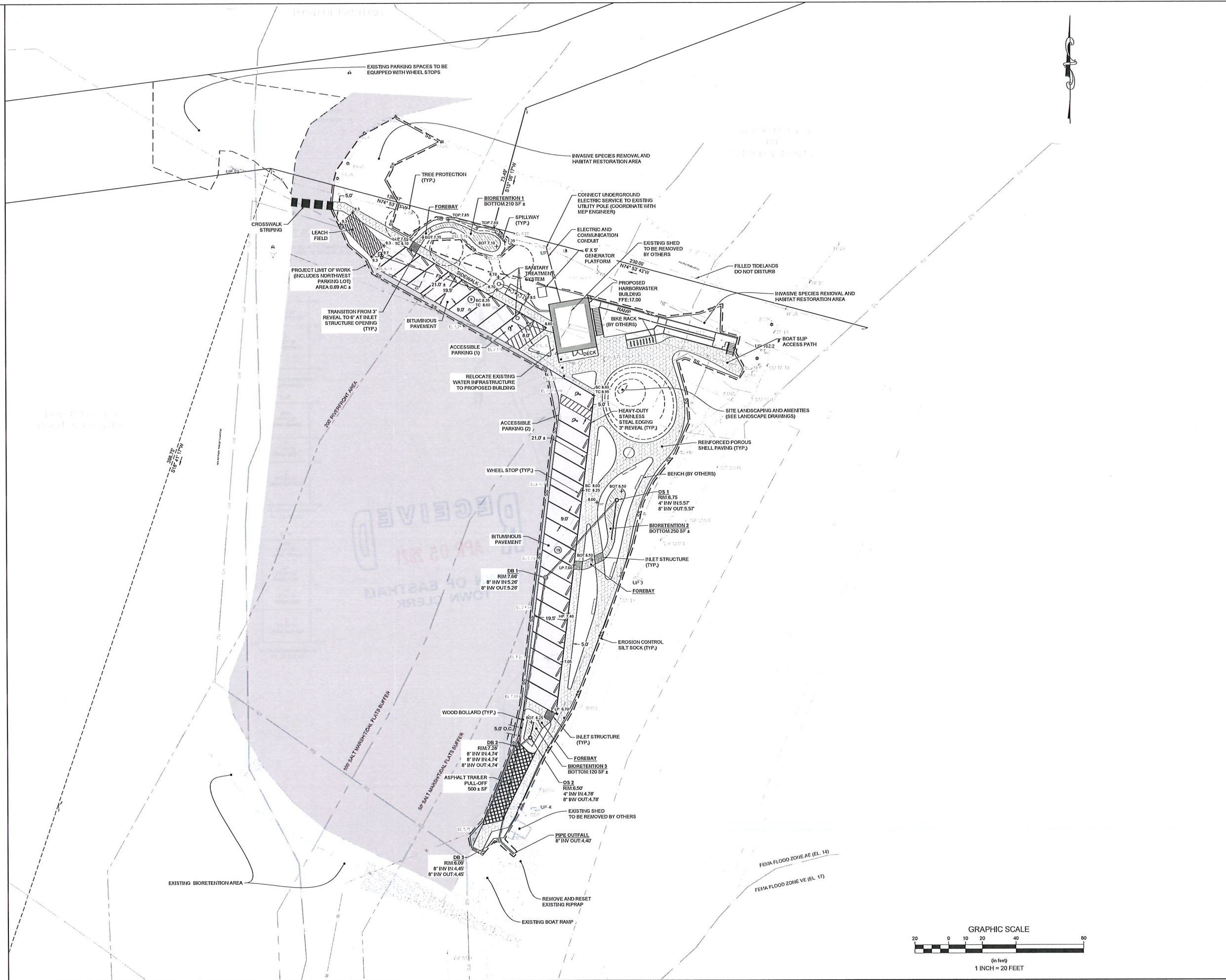
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PLANNING SUBMISSION
3/16/21

EXISTING CONDITIONS

C001

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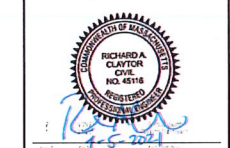
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**Rock Harbor Harbormaster Building and Site
Revitalization**
631 Dyer Prince Road
Eastham, MA 02642

Town of Eastham

**NOT FOR
CONSTRUCTION**

PLANNING
SUBMISSION
3/16/21



DRAWN BY: J.L. CHECKER BY: R.A.C. FILED # 2003

CIVIL SITE PLAN

C002

BIORETENTION CONSTRUCTION SEQUENCE

1. THE FOLLOWING CONSTRUCTION SEQUENCE IS TO BE USED AS A GENERAL GUIDELINE. COORDINATE WITH THE OWNER, ENGINEER, AND LANDSCAPE ARCHITECT TO SUBMIT A PROPOSED CONSTRUCTION SEQUENCE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
1. CONDUCT A PRE-CONSTRUCTION MEETING.
2. CHECK FOR EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
3. CLEAR AND GRUB THE PROPOSED BIORETENTION AREA.
4. ROUGH GRADE THE BIORETENTION AREA DURING GENERAL CONSTRUCTION.
5. EXCAVATE PRETREATMENT CELLS AND/OR SEDIMENT FOREBAYS PRIOR TO BIORETENTION CONSTRUCTION.
6. DO NOT CONSTRUCT THE BIORETENTION AREA UNTIL ALL DISTURBED AREAS WITHIN THE CONTRIBUTING DRAINAGE AREA HAVE BEEN GRADDED AND STABILIZED.
7. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREA.
8. EXCAVATE THE BIORETENTION FACILITY TO THE BOTTOM INVERT OF THE SUBURBAN SYSTEM. IF USED FOR TEMPORARY STORMWATER MANAGEMENT DURING CONSTRUCTION, PROVIDE A SURFACE ELEVATION AT A MINIMUM 1 FOOT ABOVE THE BOTTOM OF UNDERDRAIN ELEVATION AS SHOWN IN THE BIORETENTION SCHEDULE. THIS ALLOWS FOR AN OVERCIG OF THE ACCUMULATED SEDIMENT FROM WITHIN THE BIORETENTION AREA PRIOR TO WEAPAVING INSTALLATION.
9. PRIOR TO THE INSTALLATION OF FILTER FABRIC AND MEDIA WITHIN THE BIORETENTION AREAS, REMOVE AND PROPERLY DISPOSE OF SEDIMENT ACCUMULATED IN ANY PARTIALLY CONSTRUCTED OR TEMPORARY BIORETENTION/DRAINAGE AREA USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
10. INSTALL THE FILTER FABRIC ALONG THE EXCAVATION SIDE WALLS. ENGINEER FIELD VISIT AND REPORT REQUIRED SEE NOTE (D) BELOW.
11. RIP THE BOTTOM SOILS TO A DEPTH OF 8 INCHES TO PROMOTE GREATER INFILTRATION.
12. INSTALL THE OVERFLOW OUTLET STRUCTURE AS SPECIFIED IN THE DRAWINGS.
13. INSTALL UNDERDRAIN AS INDICATED ON DRAWINGS. ENGINEER FIELD VISIT AND REPORT REQUIRED PRIOR TO COVERING THE UNDERDRAIN. SEE NOTE (E) BELOW.
14. INSTALL FEA GRAVEL LAYER AS INDICATED ON DRAWINGS.
15. DELIVER APPROVED BIORETENTION SOIL AND STORE ON ADJACENT IMPERVIOUS AREA OR PLASTIC SHEETING.
16. BACKFILL WITH APPROVED BIORETENTION SOIL TO THE DESIGN GRADE (UNCOMPACTED) AS INDICATED ON DRAWINGS. THE CONTRACTOR MUST SUBMIT A SOIL SAMPLE (2 LB) TO THE ENGINEER PRIOR TO SOIL DELIVERY TO THE SITE.
17. STABILIZE ALL REMAINING DISTURBED AREAS AND SIDE SLOPES WITH SEEDING, HYDROSEEDING, AND/OR EROSION CONTROL. BLANKETS AS INDICATED ON DRAWINGS. ENGINEER FIELD VISIT AND REPORT REQUIRED SEE NOTE (D) BELOW.
18. INSTALL BIORETENTION PLANTINGS AS INDICATED ON DRAWINGS. DO NOT PLANT THE REMAINING DISTURBED AREAS SURROUNDING THE FACILITY AREA STABILIZED.
19. INSTALL MULCH LAYER AS INDICATED ON DRAWINGS. THE CONTRACTOR MUST SUBMIT A MULCH SAMPLE (1 GALLON) TO THE ENGINEER PRIOR TO DELIVERY TO THE SITE.
20. CONDUCT FINAL CONSTRUCTION INSPECTION WITH ENGINEER. ENGINEER FIELD VISIT AND REPORT REQUIRED SEE NOTE (D) BELOW.
21. REMOVE REMAINING EROSION AND SEDIMENT CONTROLS ONLY AFTER SURROUNDING DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED.

- NOTES:
- (1) SEE GENERAL CONSTRUCTION NOTES FOR OVERALL CONSTRUCTION SEQUENCE.
 - (2) SEE GENERAL NOTES/SPECIFICATIONS/CONSTRUCTION DETAILS FOR DETAILED CONSTRUCTION REQUIREMENTS.
 - (3) HAZARDOUS MATERIALS IDENTIFICATION OF THE PROJECT ENGINEER IS REQUIRED PRIOR TO PROCEEDING WITH HEAT TREAT. CALL THE ENGINEER HORSLEY WITTON GROUP, P.O. BOX 1483-0400 FROM 12:00 NOON THE PRECEDING DAY TO ARRANGE FOR ANY REQUIRED FIELD VISITS.

CONSTRUCTION NOTES

1. EXAMINATION
 - A. VERIFY LAYOUT AND ORIENTATION OF BIORETENTION AREA AND CONNECTIONS.
 - B. VERIFY EXCAVATION BASE IS READY TO RECEIVE WORK AND EXCAVATIONS, DIMENSIONS, AND ELEVATIONS ARE AS INDICATED ON DRAWINGS.
2. PREPARATION
 - A. CALL 800SAFE AT 1-888-609-SAFE (1-888-344-7233) NOT LESS THAN THREE BUSINESS DAYS BEFORE PERFORMING WORK.
 - B. REQUEST UNDERGROUND UTILITIES TO BE LOCATED AND MARKED WITHIN AND SURROUNDING CONSTRUCTION AREAS.
 - C. IDENTIFY REQUIRED LINES, LINES, CONTROLS, AND DATUM.
 - D. CLEAR AND GRUB THE PROPOSED BIORETENTION AREA.
3. EXCAVATION
 - A. EXCAVATE BIORETENTION AREA IN ACCORDANCE WITH GENERAL NOTES AND SPECIFICATIONS.
 - B. TO PROMOTE COMPACT WORK EXCAVATIONS FROM THE DRIES TO EXCAVATE THE BIORETENTION AREA TO ITS APPROPRIATE DESIGN DEPTH AND DIMENSIONS. USE EXCAVATING EQUIPMENT WITH ADOQUATE REACH SO THEY DO NOT WORK IN THE FOOTPRINT OF THE BIORETENTION AREA. IF APPLICABLE AND PER THE ENGINEER'S DIRECTION USE A CELL CONSTRUCTION APPROACH IN LARGER BIORETENTION BASINS. WHEREVER THE BASIN IS DEEPER THAN 1200 SQUARE FOOT TEMPORARY CELLS WITH A 10 TO 15 FOOT LATERAL EDGE IN BETWEEN, SO THAT CELLS CAN BE EXCAVATED FROM THE SIDE.
 - C. DIGGAGE AND SEAL ANY PRETREATMENT CELLS AND/OR SEDIMENT FOREBAYS FIRST AND SEALED TO TRAP SEDIMENTS PER THE DRAWINGS.
 - D. ROUGH GRADE THE BIORETENTION AREA DURING GENERAL CONSTRUCTION. EXCAVATE THE BIORETENTION FACILITIES TO WITHIN 1 FOOT OF DESIGN GRADE.
 - E. IF THE BIORETENTION AREA IS TO BE USED AS A TEMPORARY DRAINAGE STORAGE BASIN DURING THE EARLY STAGES OF PROJECT CONSTRUCTION, THE SIDE SLOPES SHOULD BE TEMPORARILY STABILIZED AND SILT FENCE INSTALLED ALONG THE TOE OF THE ROUGH GRADED BIORETENTION SOILS TO MINIMIZE EXCESSIVE SEDIMENTATION OF THE BIORETENTION FLOOR.
4. COMPACTION
 - A. MAXIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. COMPACTOR SHALL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.
 - B. USE EXCAVATOR OR BACKHOES TO EXCAVATE THE BIORETENTION AREA.
 - C. IF THE BIORETENTION AREA IS EXCAVATED USING A LOADER, USE ONLY WIDE TRACK OR MARCH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TUFF TIRE TREAD. USE OF EQUIPMENT WITH HIGH TRACTION TREADS OR HIGH TRACTION TREADS WITH RUBBER TREADS FROM TIME TO TIME PRESSURE TINES CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND STORAGE VOLUMES AND IS NOT ACCEPTABLE.
 - D. COMPACTION CAN BE AVOIDED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS CHESEL PLOW, RIPPER, OR SUBCULTOR. THESE TILLING OPERATIONS ARE PERFORMED TO REFRACURE THE SOIL PROFILE THROUGH THE 12-IN. COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. NOTE: THESE METHODS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.
 - E. DO NOT COMPACT BIORETENTION SOIL WITH MECHANICAL EQUIPMENT.
5. EROSION CONTROL
 - A. CONSTRUCT EROSION CONTROL BARRIERS IN ACCORDANCE WITH SPECIFICATIONS AND AS INDICATED ON DRAWINGS.
6. INSTALLATION
 - A. DO NOT CONSTRUCT THE BIORETENTION AREA UNTIL ALL DISTURBED AREAS WITHIN THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN GRADDED AND STABILIZED.
 - B. REMOVE SEDIMENT ACCUMULATED ALONG THE EXCAVATION FLOOR DURING SITE CONSTRUCTION PRIOR TO CONTINUING WITH THE BIORETENTION FACILITY CONSTRUCTION.
 - C. FORM BOTTOM OF EXCAVATION TO CORRECT ELEVATION.
 - D. IF INFILTRATION IS PROMOTED, THEN RIP THE BOTTOM SOILS TO A DEPTH OF 8 INCHES TO PROMOTE GREATER INFILTRATION.
 - E. INSTALL THE FILTER FABRIC ALONG THE EXCAVATION SIDE WALLS AS SPECIFIED IN THE DRAWINGS. IF FILTER FABRIC IS TO BE INSTALLED PLACE THE FILTER FABRIC ON THE SLOPE OF THE BIORETENTION AREA WITH A MINIMUM 6 INCH OVERLAP AT ALL JOINTS.
 - F. INSTALL ANY TEMPORARY EROSION AND SEDIMENT CONTROLS TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREA DURING FINAL CONSTRUCTION AND UNTIL IT IS COMPLETED. SPECIAL PROTECTION MEASURES SUCH AS EROSION CONTROL FABRICS MAY BE USED TO PROTECT VULNERABLE SOIL FROM EROSION DURING THE CONSTRUCTION PROCESS.
 - G. ESTABLISH ELEVATIONS AND PIPE INVERTS FOR RAINETS AND OUTLETS AS INDICATED ON DRAWINGS.
 - H. INSTALL THE OVERFLOW OUTLET STRUCTURE AS INDICATED ON DRAWINGS.
 - I. INSTALL UNDERDRAIN, INCLUDING 4 INCH PERFORATED PIPE, GRAVEL AND FILTER FABRIC ON TOP OF THE UNDERDRAIN GRAVEL AS INDICATED ON DRAWINGS. PLACE GRAVEL AND UNDERDRAIN PIPE AS INDICATED IN THE DETAILS. OBSERVATION HVELLS AND CLEAN-OUT PIPES MUST BE PROVIDED (SEE PLANS FOR LOCATIONS).
 - J. INSTALL FEA GRAVEL LAYER AS INDICATED ON DRAWINGS.
 - K. DELIVER APPROVED BIORETENTION SOIL AND STORE ON ADJACENT IMPERVIOUS AREA OR PLASTIC SHEETING.
7. BACKFILLING
 - A. BACKFILL WITH APPROVED BIORETENTION SOIL TO THE DESIGN GRADE AS SPECIFIED IN THE DRAWINGS.
 - B. BACKFILL WITH 12 INCH DEPTH UNTIL DESIRED TOP ELEVATION OF BIORETENTION SOIL IS REACHED. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. WAIT 3 DAYS TO CHECK FOR SETTLEMENT, AND ADD ADDITIONAL SOIL AS NEEDED.
 - C. DO NOT COMPACT BIORETENTION SOIL WITH MECHANICAL EQUIPMENT.
 - D. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS COMPACTOR LAYER OR DOZERS/GRADER WITH MARSH TRACKS.
 - E. STABILIZE ALL REMAINING DISTURBED AREAS AND SIDE SLOPES WITH SEEDING, HYDROSEEDING, AND/OR EROSION CONTROL. BLANKETS AS INDICATED ON DRAWINGS.
8. PLANTING
 - A. PLANT BIORETENTION AREA IN ACCORDANCE WITH PLANTING PLANS AND SPECIFICATIONS.
 - B. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. DO NOT ADD FERTILIZERS OR OTHER SOIL AMENDMENTS TO THE BIORETENTION SOILS UNLESS RESTRICTED BY THE ENGINEER. THE PLANTING SOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ASSIST WITH PLANTING SUCCESS.
 - C. INSTALL BIORETENTION PLANTINGS AS INDICATED ON DRAWINGS. WATER DURING WEEKS OF NO RAIN FOR THE FIRST TWO MONTHS.
 - D. DO NOT PLANT BEFORE THE REMAINING DISTURBED AREAS SURROUNDING THE FACILITY ARE STABILIZED.
 - E. REMOVE SEDIMENT ACCUMULATED IN THE BIORETENTION AREA DURING THE PLANTING PHASE.
 - F. IF SUSTAINABLE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED ALONG THE BIORETENTION SIDE SLOPES PRIOR TO PLANTING, INSTALL A SILT FENCE PERIMETER AT THE TOE OF THE BIORETENTION SLOPES AND LEAVE IN PLACE UNTIL AN APPROVED VEGETATIVE COVER HAS BEEN ESTABLISHED.
 - G. INSTALL MULCH LAYER AS INDICATED ON DRAWINGS. MAX APPROXIMATELY 1/2 OF THE SPECIFIED MULCH LAYER INTO THE BIORETENTION SOIL TO A DEPTH OF APPROXIMATELY 1 INCHES TO HELP FOSTER A HIGHLY ORGANIC SURFACE LAYER.
 - H. REMOVE REMAINING EROSION AND SEDIMENT CONTROLS ONLY AFTER SURROUNDING DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED.
 - I. CONDUCT FINAL CONSTRUCTION INSPECTION WITH ENGINEER.
9. CLEAN UP
 - A. AFTER COMPLETION OF THE WORK, REMOVE AND PROPERLY DISPOSE ALL DEBRIS, CONSTRUCTION MATERIALS, RUBBISH, EXCESS SOIL, ETC., FROM THE PROJECT SITE. REPAIR PROMPTLY ANY IDENTIFIED DEFICIENCIES AND LEAVE THE PROJECT SITE IN A CLEAN AND SATISFACTORY CONDITION.

MATERIAL SPECIFICATIONS

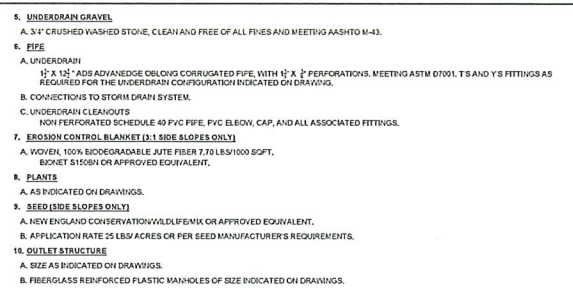
1. BIORETENTION SOIL

SUBMIT SOIL SAMPLE (2 LB) AND TESTING ANALYSIS RESULTS BY A QUALIFIED SOIL TESTING LABORATORY INDICATING AND INTERPRETING TEST RESULTS FOR COMPLIANCE WITH THE FOLLOWING PARAMETER:

 - A. UNDERLYING SOIL, FREE OF HAZARDOUS WASTES AND STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN 1 INCH.
 - B. PROVIDE USDA LIMITED SOIL CLASSIFICATION: LOAMY SAND.
 - C. PROVIDE A TEXTURAL ANALYSIS INCLUDING THE GRADATION AND PERCENTAGES OF SAND, SILT, AND CLAY CONTENT (60-10% SAND (+10% COARSE SAND) (-12% SILT AND CLAY (+2% CLAY)).
 - D. ORGANIC MATTER: 3%.
 - E. WELL AGED (6-12 MONTHS), WELLS AERATED, LEAF COMPOST OR APPROVED EQUIVALENT.
 - F. PROVIDE A SOIL TEST OF THE BIORETENTION SOIL FOR CONFORMANCE TO THE FOLLOWING CRITERIA:

PH RANGE	6.5 TO 7.5
NITROGEN	MINIMUM 32 PPM
PHOSPHOROUS (PO2)	NOT TO EXCEED 80 PPM
POTASSIUM (K2O)	MINIMUM 70 PPM
SOLUBLE SALTS	NOT TO EXCEED 500 PPM

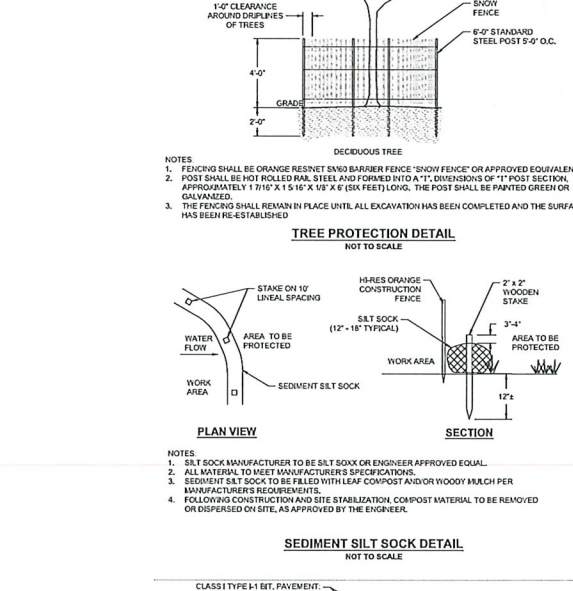
 IF THE SOIL PH IS NOT WITHIN THE ACCEPTABLE RANGE, AMEND WITH LIME TO RAISE THE PH OR WITH RAIN SULFATE TO LOWER THE PH, AS NECESSARY. ALL TESTING AND ANALYSIS MUST BE PERFORMED BY A QUALIFIED LABORATORY TO OBTAIN CONSISTENT RESULTS. SUBMIT THE SOIL SAMPLE RESULTS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO THE PROJECT SITE.
 - G. VOLUME OF FILTER MEDIA BASED ON 110% OF PLAN VOLUME TO ACCOUNT FOR SETTLING OR COMPACTION.
 - H. DO NOT MIX DUMP OR STORE ANY OTHER MATERIALS OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVIDE AN OBSTACLE TO THE PLANTING MAINTENANCE OR OPERATIONS WITHIN THE BIORETENTION AREA.
2. FILTER FABRIC
 - A. NON-WOVEN GEOTEXTILE FABRIC WITH FLOW RATE OF + 110 GALLONS/MINUTE/SQUARE FOOT.
 - B. CLASS "C" APPARENT OPENING SIZE (ASTM D-4753).
 - C. GRAB TENSILE STRENGTH (ASTM D-4532) BURST STRENGTH (ASTM D-4833).
3. FEA GRAVEL
 - A. 3/4" WASHED STONE.



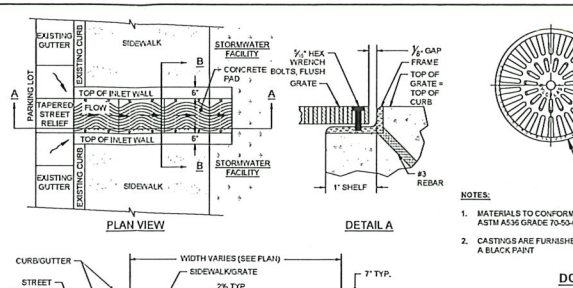
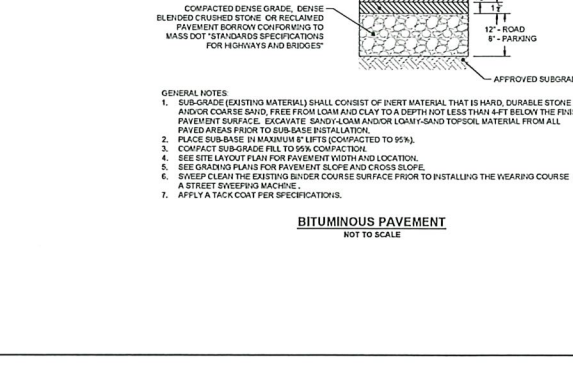
EROSION & SEDIMENT CONTROL NOTES

1. PRIOR TO THE START OF CONSTRUCTION A NOTICE OF INTENT (NOI) MUST BE FILED WITH APDES. REFER TO THE STORMWATER AND POLLUTION PREVENTION PLAN (SWPPP) REGARDING ALL EROSION CONTROL MATTERS. MAINTAIN A WORKING COPY OF THE SWPPP ON SITE AT ALL TIMES. FOLLOW THE SWPPP PROTOCOL FOR SITE MAINTENANCE, INSPECTIONS AND PROPER DOCUMENTATION UNTIL THE SITE IS ACCEPTED BY THE OWNER. AT THE COMPLETION OF THE PROJECT THE CONTRACTOR OR OWNER MUST FILE A NOTICE OF TERMINATION WITH APDES. IN ACCORDANCE WITH APDES REGULATIONS, THE COMPLETED SWPPP MUST INCLUDE ALL OF THE SITE EROSION CONTROL MEASURES AND IMPLEMENTATION SCHEDULES FOR THE BIORETENTION AND SITE PERIMETER. THE SWPPP MUST BE MAINTAINED FOR A MINIMUM OF 3 YEARS FROM THE DATE OF TERMINATION.
2. DESIGNATE THE SITE CONSTRUCTION FOREMAN AS THE ON-SITE PERSONNEL RESPONSIBLE FOR THE DAILY INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL AND IMPLEMENTATION OF ALL NECESSARY MEASURES TO CONTROL EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE.
3. INSTALL ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES AS INDICATED ON DRAWINGS IN CONSULTATION WITH THE CONSERVATION NRI. AND ENGINEER BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN. MAINTAIN REPAIR AND REPLACE EROSION CONTROL MEASURES, AS NECESSARY, DURING THE ENTIRE CONSTRUCTION PERIOD OF THE PROJECT. THE SITE PERIMETER EROSION CONTROLS ARE THE DESIGNATED LIMIT OF WORK. BEFORE ANY PERSONNEL ACTIVITIES ON THE PROJECT, THE SITE THAT NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME THROUGHOUT THE CONSTRUCTION PERIOD.
4. MAINTAIN A MINIMUM SURPLUS OF 100 FEET OF EROSION CONTROL BARRIER (SILT FENCE, STRAWBALE, OR SILT SOCK) ON SITE AT ALL TIMES.
5. PROTECT THE ADJACENT RESOURCE AREA FROM SEDIMENTATION DURING PROJECT CONSTRUCTION UNTIL ACCEPTANCE BY THE OWNER & IN CONFORMANCE WITH THE ORDER OF CONDITIONS.
6. PROVIDE CONSTRUCTION EXITS AS INDICATED ON DRAWINGS TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. CLEAN AND/OR REPLACE THE CRUSHED STONE PAD, AS NECESSARY, TO MAINTAIN ITS EFFECTIVENESS.
7. KEEP THE LIMIT OF CLEARING, GRADING AND DISTURBANCES TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. PHASE THE SITE WORK IN A MANNER TO MINIMIZE AREAS OF EXPOSED SOIL. IF TREES ARE TO BE CUT ON THE ENTIRE SITE, CLEAR AND GRUB ONLY THOSE AREAS WHICH ARE ACTIVELY UNDER CONSTRUCTION. PROTECTIVELY MAINTAIN THE SEDIMENTATION CONTROL PRIOR TO BEGINNING ANY LAID CLEARING ACTIVITY AND/OR OTHER CONSTRUCTION RELATED WORK.
8. MONITOR LOCAL WEATHER REPORTS DURING CONSTRUCTION AND PRIOR TO SCHEDULING EARTHMOVING OR OTHER CONSTRUCTION ACTIVITIES WHICH LEAVE LARGE DISTURBED AREAS UNPROTECTED. IF CLEARING OR OTHER CONSTRUCTION ACTIVITIES ARE SCHEDULED DURING PERIODS OF HIGH WINDS OR UNUSUAL WEATHER, SUSPEND CONSTRUCTION ACTIVITIES UNTIL WEATHER IMPROVES TO A TIMELY AND RESPONSIBLE MANNER. IF SITE WORK IS SUSPENDED DURING THE WINTER MONTHS THE CONTRACTOR MUST CONTRIBUTE TO PROVIDE PERSONNEL AND EQUIPMENT EITHER ON SITE OR READILY AVAILABLE TO PROPERLY MAINTAIN AND REPAIR ALL EROSION AND SEDIMENTATION CONTROL DEVICES IN A TIMELY AND RESPONSIBLE MANNER.
9. PRIOR TO THE INSTALLATION OF FILTER FABRIC AND MEDIA WITHIN THE BIORETENTION AREAS, REMOVE AND PROPERLY DISPOSE OF SEDIMENT ACCUMULATED IN ANY PARTIALLY CONSTRUCTED OR TEMPORARY BIORETENTION/DRAINAGE AREA USED FOR SEDIMENT CONTROL DURING CONSTRUCTION. PROVIDE A SURFACE ELEVATION AT A MINIMUM 1 FOOT ABOVE THE BOTTOM OF UNDERDRAIN ELEVATION AS SHOWN IN THE BIORETENTION SCHEDULE FOR PARTIALLY CONSTRUCTED BIORETENTION AREAS. THIS ALLOWS FOR AN OVERCIG OF THE COLLECTED SEDIMENT FROM WITHIN THE BIORETENTION AREA PRIOR TO WEAPAVING INSTALLATION.
10. SMALL SEDIMENTATION BASINS MAY BE CONSTRUCTED ON AN AS-NEEDED BASIS DURING CONSTRUCTION TO AID IN THE CAPTURE OF SITE RUNOFF AND SEDIMENT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, IN CONSULTATION WITH THE ENGINEER, TO DESIGN AND CREATE THESE BASINS IN APPROPRIATE LOCATIONS.
11. DISTURBED AREAS AND SLOPES MUST NOT BE LEFT UNPROTECTED OR EXPOSED FOR EXCESSIVE PERIODS OF THE SUCH AS THE WINTER SEASON. PROVIDE APPROPRIATE STABILIZATION PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN 15 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY STABILIZATION PRACTICES MAY ALSO BE REQUIRED IF DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER.
12. ALL SEDIMENTATION BASINS SHALL BE CONSTRUCTED ON AN AS-NEEDED BASIS DURING CONSTRUCTION TO AID IN THE CAPTURE OF SITE RUNOFF AND SEDIMENT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, IN CONSULTATION WITH THE ENGINEER, TO DESIGN AND CREATE THESE BASINS IN APPROPRIATE LOCATIONS.
13. CONTAIN ALL SEDIMENT ON SITE. SWEEP ALL EXITS FROM THE SITE AS NECESSARY INCLUDING ANY SEDIMENT TRACKING. SWEEP PAVED AREAS AS NEEDED TO REMOVE SEDIMENT AND POTENTIAL POLLUTANTS ACCUMULATED DURING CONSTRUCTION.
14. REMOVE ACCUMULATED SEDIMENT FROM ALL TEMPORARY PRACTICES AND DISPOSE OF IN A PRE-APPROVED LOCATION.
15. PROVIDE ON SITE OR MAKE READILY AVAILABLE THE NECESSARY EQUIPMENT AND SITE PERSONNEL DURING CONSTRUCTION HOURS FOR THE DURATION OF THE PROJECT TO ENSURE ALL EROSION AND SEDIMENT CONTROL DEVICES ARE PROPERLY MAINTAINED AND REPAIRED IN A TIMELY AND RESPONSIBLE MANNER. IF SITE WORK IS SUSPENDED DURING THE WINTER MONTHS THE CONTRACTOR MUST CONTRIBUTE TO PROVIDE PERSONNEL AND EQUIPMENT EITHER ON SITE OR READILY AVAILABLE TO PROPERLY MAINTAIN AND REPAIR ALL EROSION AND SEDIMENTATION CONTROL DEVICES IN A TIMELY AND RESPONSIBLE MANNER.
16. PRIOR TO THE INSTALLATION OF FILTER FABRIC AND MEDIA WITHIN THE BIORETENTION AREAS, REMOVE AND PROPERLY DISPOSE OF SEDIMENT ACCUMULATED IN ANY PARTIALLY CONSTRUCTED OR TEMPORARY BIORETENTION/DRAINAGE AREA USED FOR SEDIMENT CONTROL DURING CONSTRUCTION. PROVIDE A SURFACE ELEVATION AT A MINIMUM 1 FOOT ABOVE THE BOTTOM OF UNDERDRAIN ELEVATION AS SHOWN IN THE BIORETENTION SCHEDULE FOR PARTIALLY CONSTRUCTED BIORETENTION AREAS. THIS ALLOWS FOR AN OVERCIG OF THE COLLECTED SEDIMENT FROM WITHIN THE BIORETENTION AREA PRIOR TO WEAPAVING INSTALLATION.
17. CONTROL LOSS BY WATERING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE ENGINEER.
18. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE DURING CONSTRUCTION OF ALL STORMWATER FACILITIES INSTALLED OR AFFECTED BY THE PROJECT. REMOVE SEDIMENT OR DEBRIS COLLECTED WITHIN THESE FACILITIES FROM THE PROJECT WORK TO THE OWNER'S SATISFACTION.

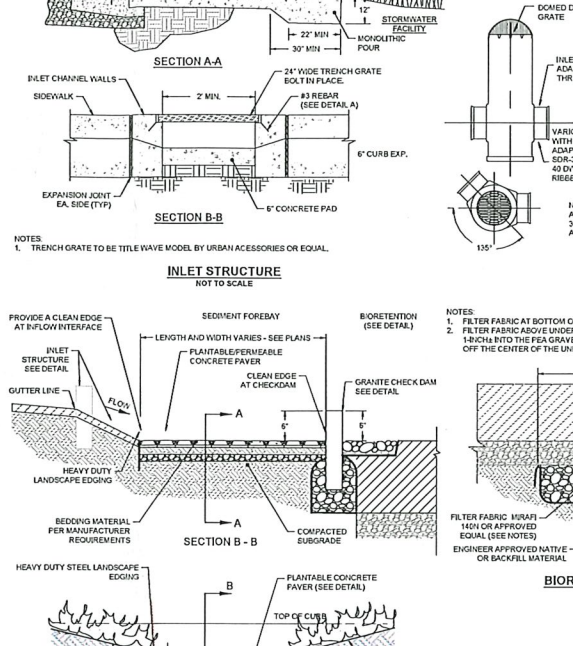
BIORETENTION FACILITY DETAIL



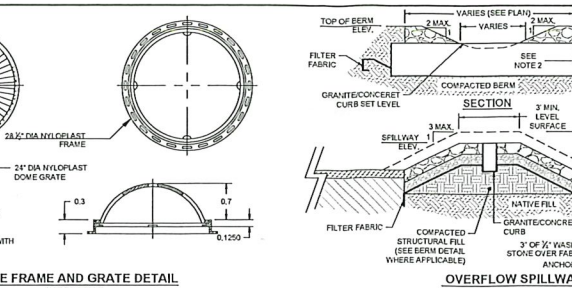
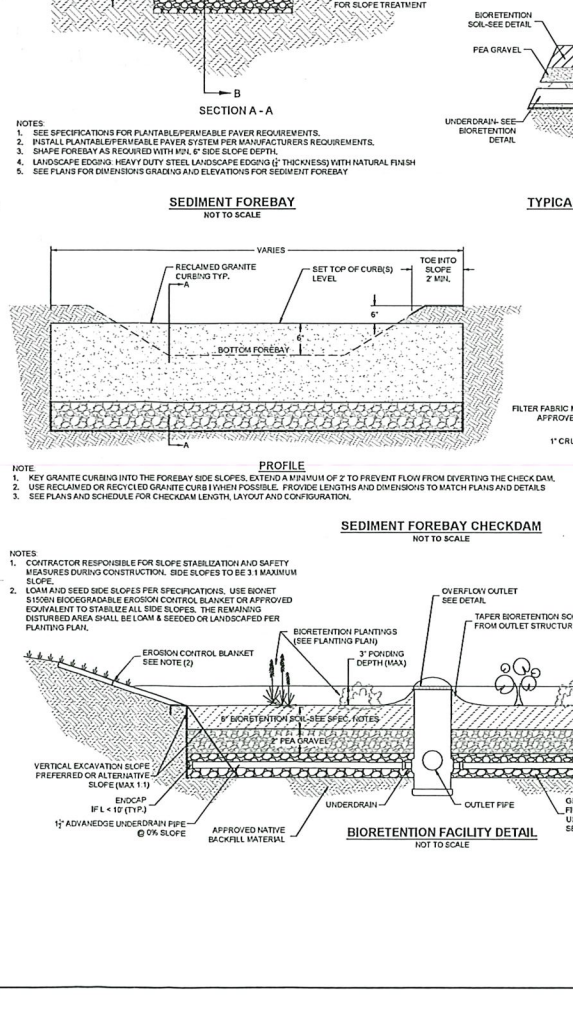
BIORETENTION FACILITY DETAIL



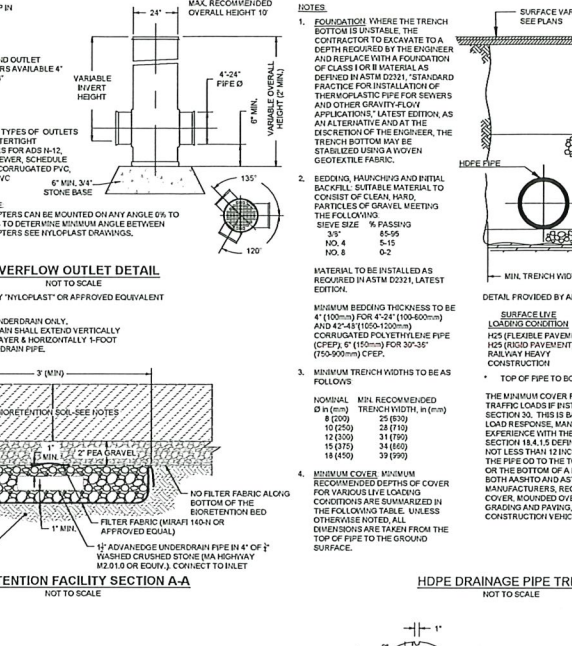
BIORETENTION FACILITY DETAIL



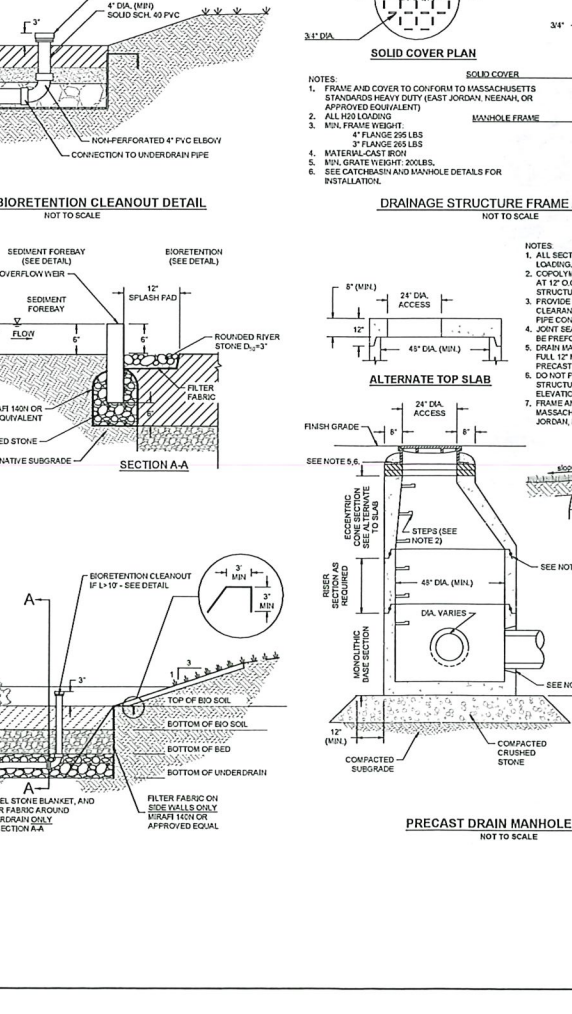
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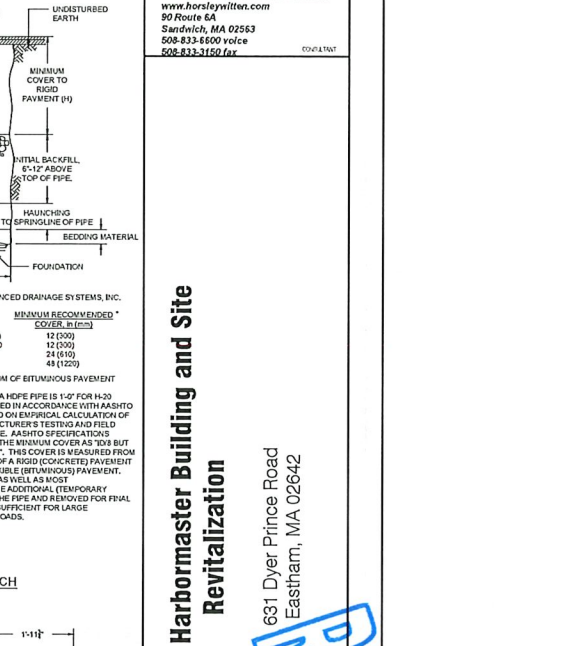
BIORETENTION FACILITY DETAIL



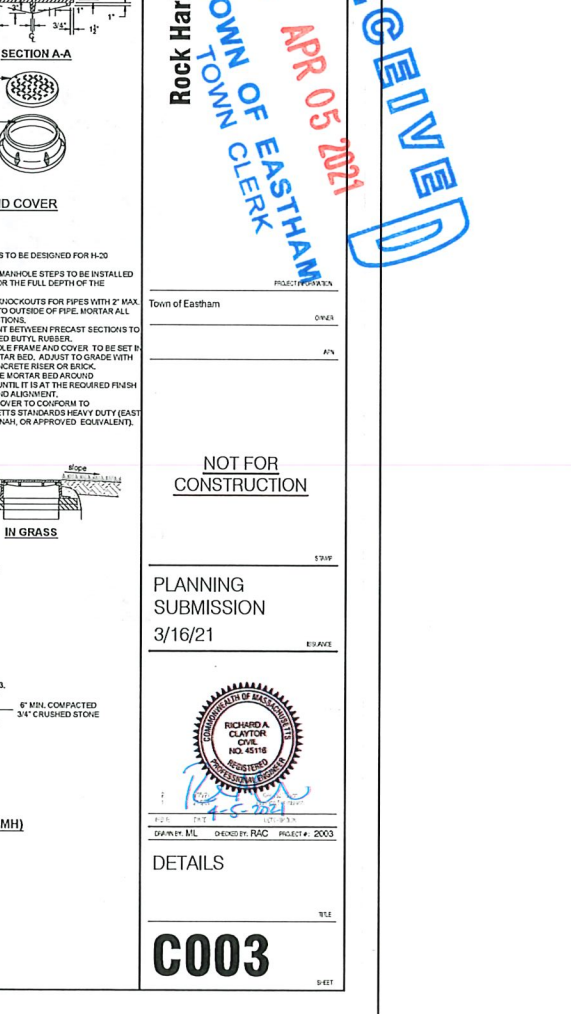
BIORETENTION FACILITY DETAIL



BIURETENTION FACILITY DETAIL



BIURETENTION FACILITY DETAIL



NOTE: If this drawing is not on 30in x 42in, it has been revised from its original size. Scales as noted on drawings/details are no longer applicable.

KUTRANIER architects
 725 GREENWICH ST STE 400
 SAN FRANCISCO CA 94133
 TEL : 415. 544. 9880
 WWW.KUTRANIER.COM

Horsley Witten Group, Inc.
 Sustainable Environmental Solutions
 www.horsleywitten.com
 90 Route 6A
 Sandwich, MA 02563
 508-833-6600 voice
 508-833-1169 fax

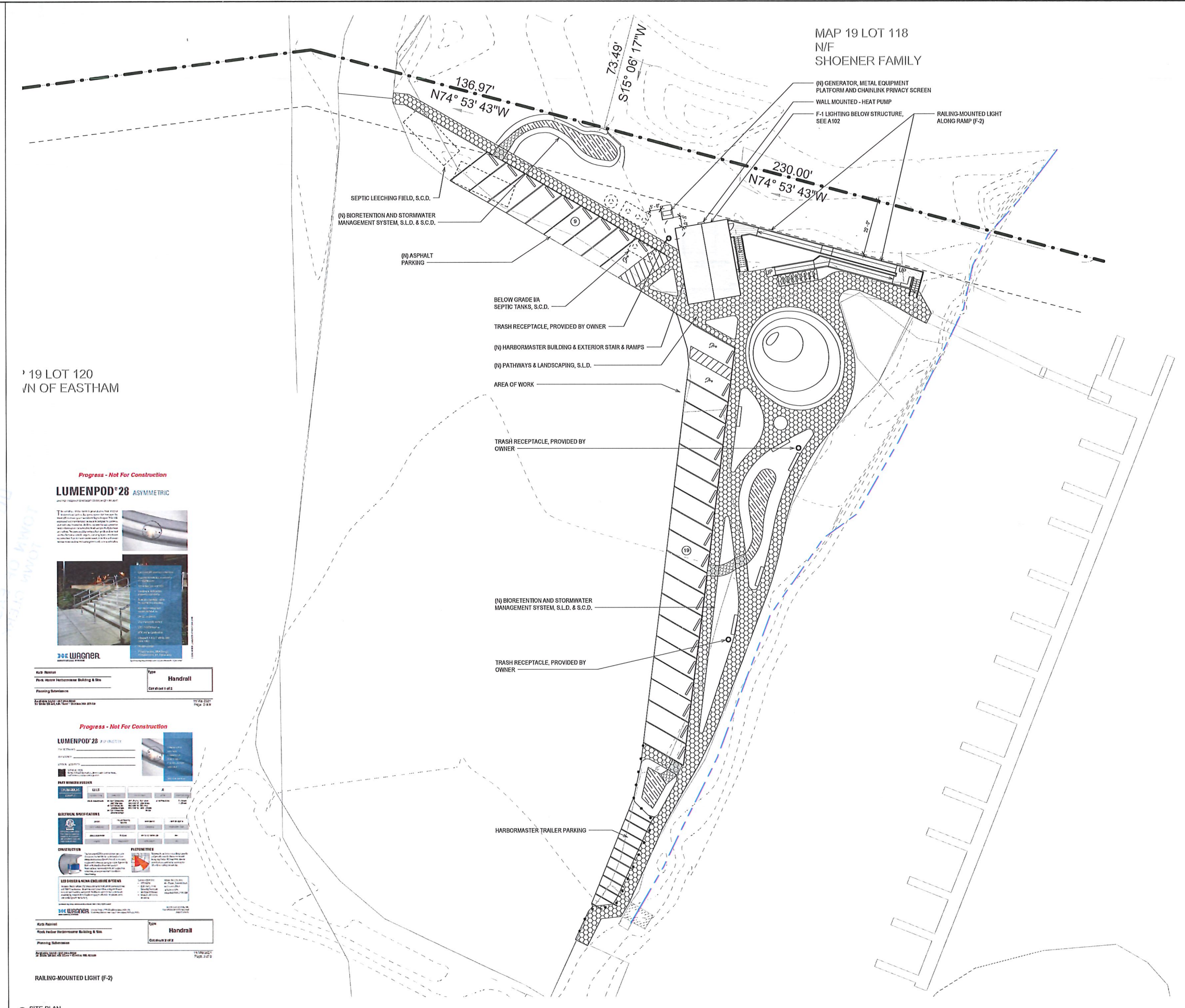
Rock Harbor Harbormaster Building and Site Revitalization
 TOWN OF CREEK
 APR 05 2021
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 631 Dyer Prince Road
 Eastham, MA 02642

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 PLANNING SUBMISSION
 3/16/21

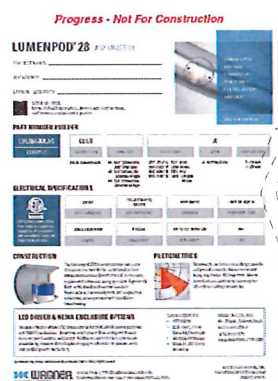
DETAILS
C003

MAP 19 LOT 118
N/F
SHOENER FAMILY

MAP 19 LOT 120
N OF EASTHAM



Architect	Rock Harbor Harbormaster Building & Site	Type	Handrail
Planning Submittal		Sheet	Sheet 1 of 2
11/04/2021		11/04/2021	Page 1 of 2



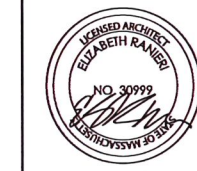
Architect	Rock Harbor Harbormaster Building & Site	Type	Handrail
Planning Submittal		Sheet	Sheet 2 of 2
11/04/2021		11/04/2021	Page 2 of 2

RAILING-MOUNTED LIGHT (F-2)

1 SITE PLAN
1/16" = 1'-0"

NOTE: If this drawing is not on 30in. x 42 in. it has been revised from its original size. Scales as noted on drawings/details are no longer applicable.
4/20/21 1:24:24 PM

Rock Harbor Harbormaster Building and Site Revitalization
631 Dyer Prince Road
Eastham, MA 02642



Planning Rev. 1
04/05/21

NO.	DATE	DESCRIPTION
1	04/05/21	Planning Rev. 1
2	04/05/21	100% Submittal
3	04/05/21	Final Submittal

ARCHITECTURE SITE PLAN

A100

Rock Harbor Harbormaster Building and Site Revitalization

631 Dyer Prince Road
Eastham, MA 02642

Town of Eastham

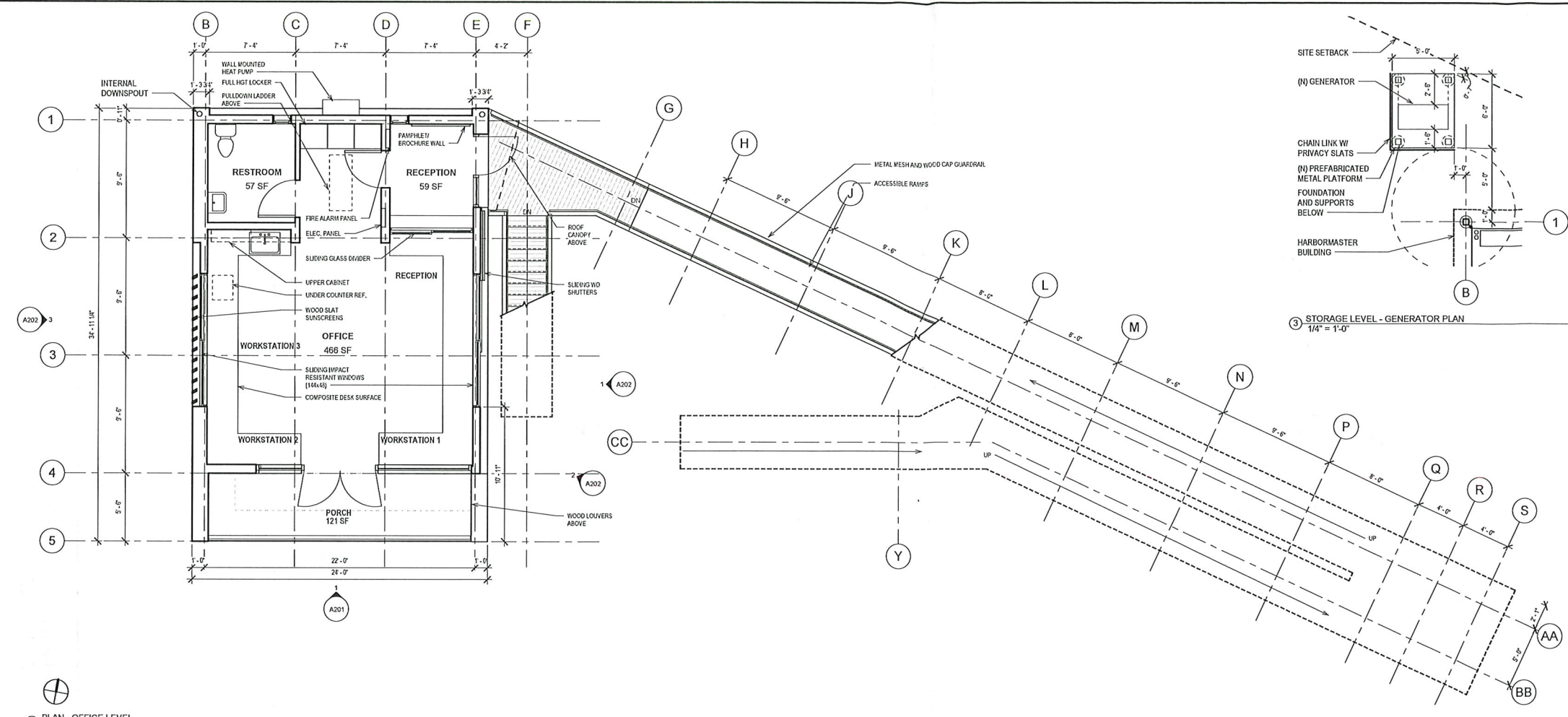


Planning Rev. 1
04/05/21

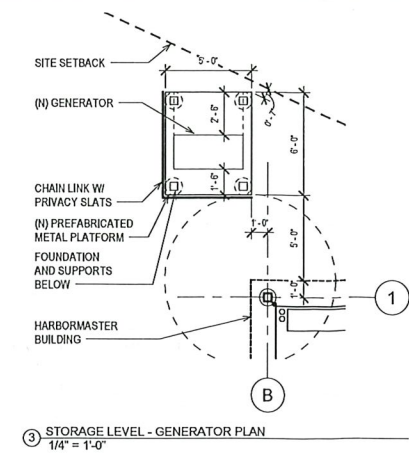
1	04/05/21	Planning Rev. 1
2	04/05/21	Planning Submittal
3	04/05/21	100% Schematic Design - Revision 1
4	04/05/21	100% Schematic Design

FLOOR PLANS

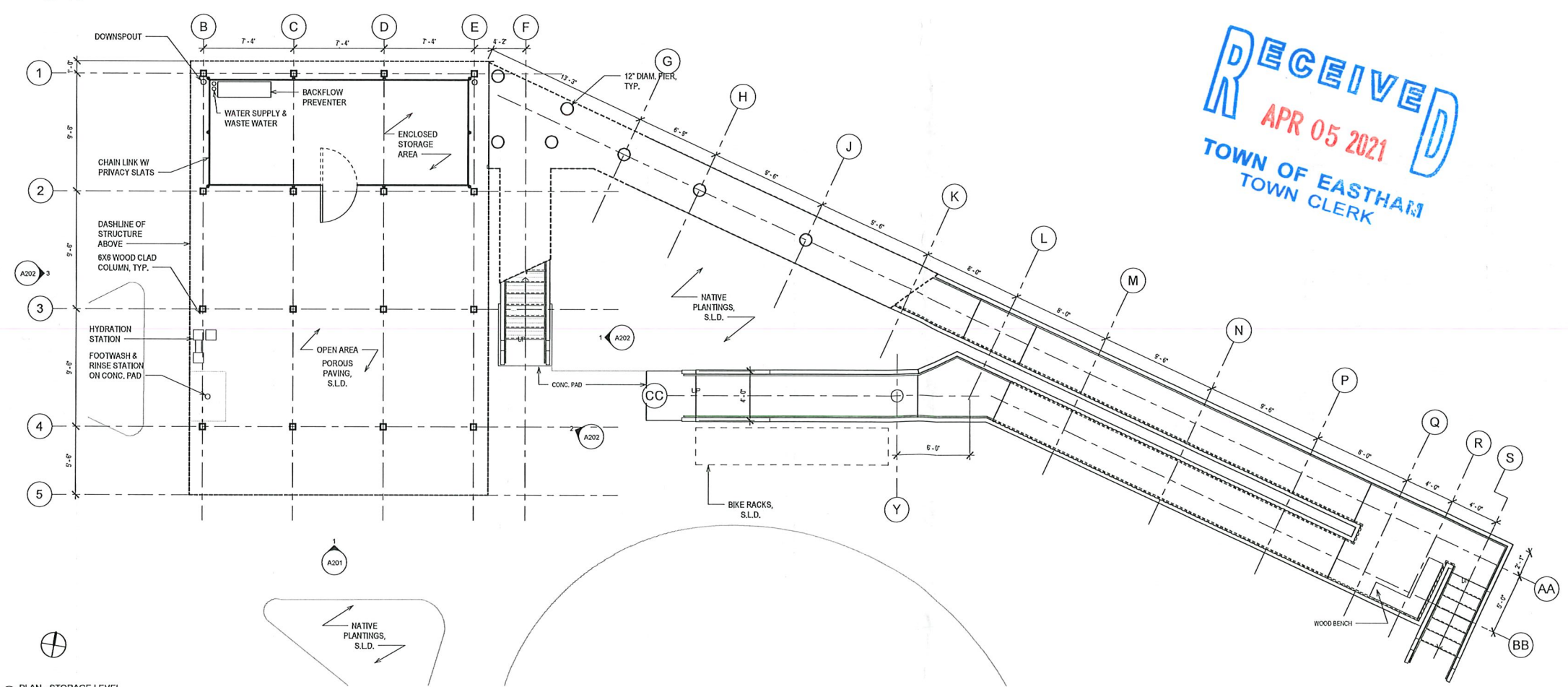
A101



1 PLAN - OFFICE LEVEL
1/4" = 1'-0"



3 STORAGE LEVEL - GENERATOR PLAN
1/4" = 1'-0"



2 PLAN - STORAGE LEVEL
1/4" = 1'-0"

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TOWN CLERK

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Rock Harbor Harbormaster Building and Site Revitalization
631 Dyer Prince Road
Eastham, MA 02642

Town of Eastham



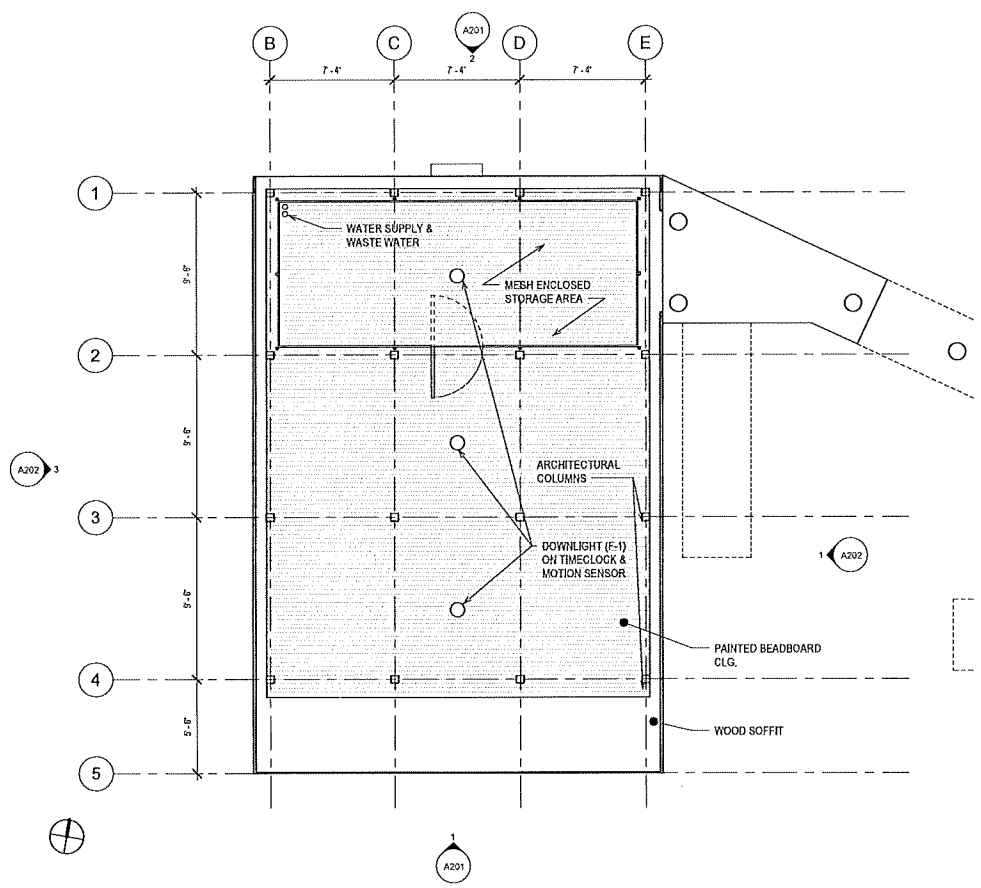
Planning Rev. 1

04/05/21

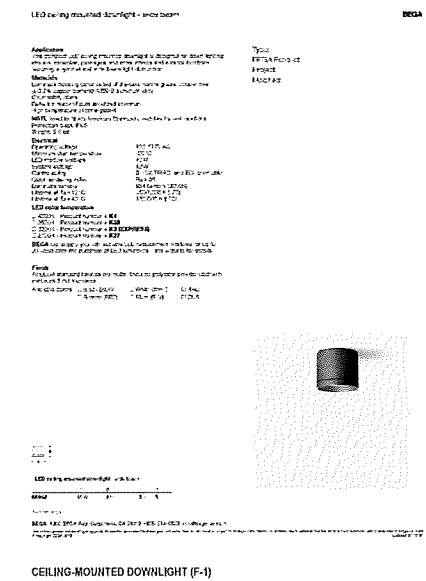
1	04/21	Revise 1
2	04/21	Revise 2
3	04/21	Revise 3

ROOF PLAN & RCP

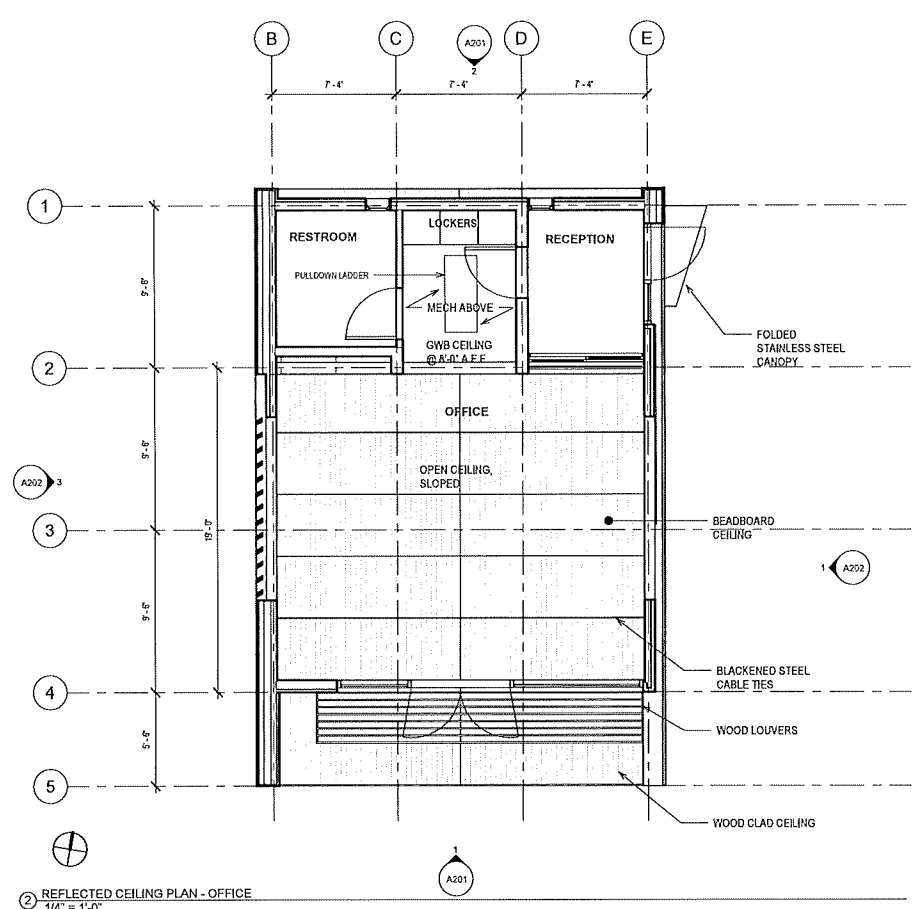
A102



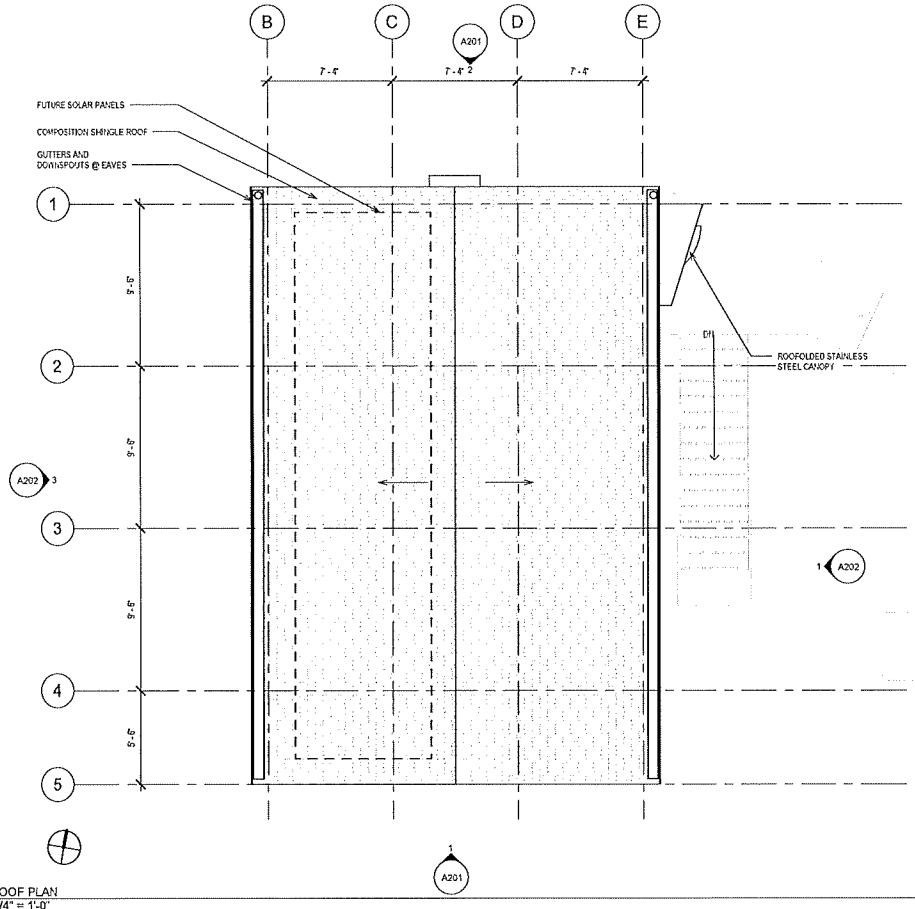
3 REFLECTED CEILING PLAN - STORAGE
1/4" = 1'-0"



CEILING-MOUNTED DOWNLIGHT (F-1)



2 REFLECTED CEILING PLAN - OFFICE
1/4" = 1'-0"

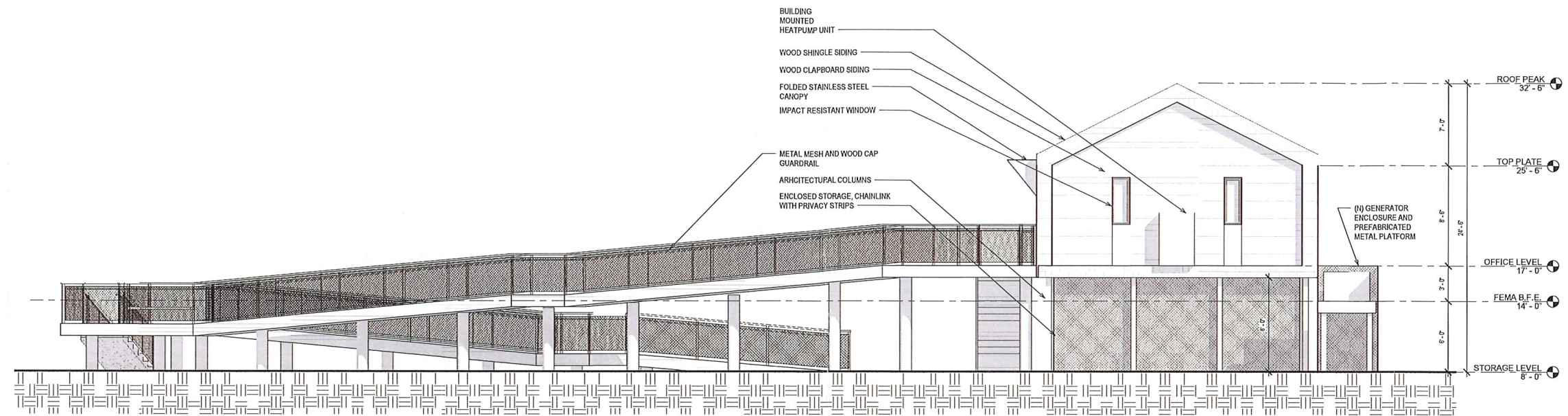


1 ROOF PLAN
1/4" = 1'-0"

NOTE: If this drawing is not on 30in x 42 in, it has been revised from its original size. Scales as noted on drawings/details are no longer applicable.
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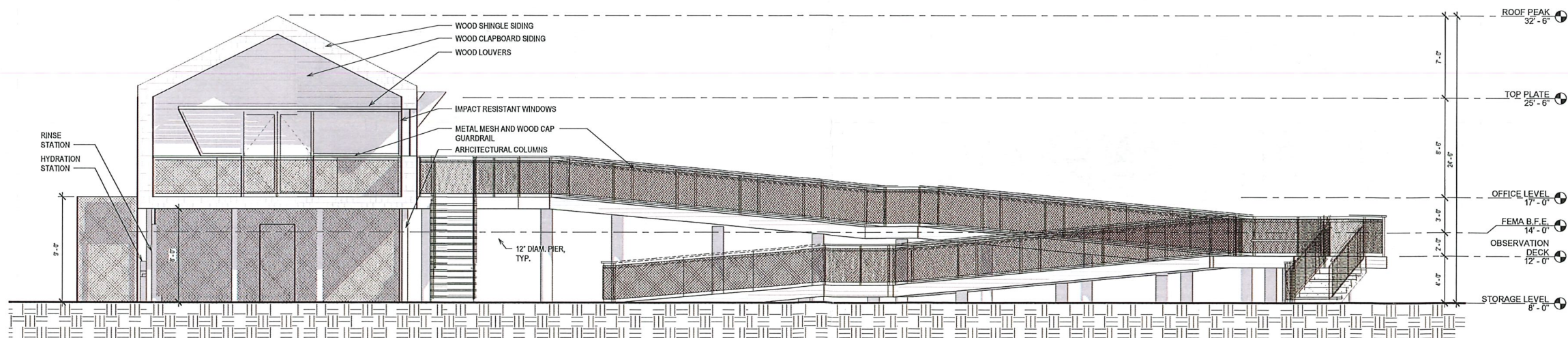
**Rock Harbor Harbormaster Building and Site
Revitalization**

631 Dyer Prince Road
Eastham, MA 02642



② ELEVATION - NORTH
1/4" = 1'-0"

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TOWN CLERK



① ELEVATION - SOUTH
1/4" = 1'-0"

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4/2/2021 2:10:38 PM

PROJECT NUMBER

Town of Eastham OWNER

DATE



Planning Rev. 1

04/05/21

NO. 04/05/21 Planning Rev. 1
NO. 04/05/21 Planning Submission
NO. 04/05/21 100% Submittal Design - Revision 1
NO. 04/05/21 100% Submittal Design

DATE DATE DATE
DRAWN: CHECKED: PROJECT: 2003

EXTERIOR
ELEVATIONS

A201

9/11

**Rock Harbor Harbormaster Building and Site
Revitalization**

631 Dyer Prince Road
Eastham, MA 02642

PROJECT NUMBER

Town of Eastham

CHECK

DATE



Planning Rev. 1

04/05/21

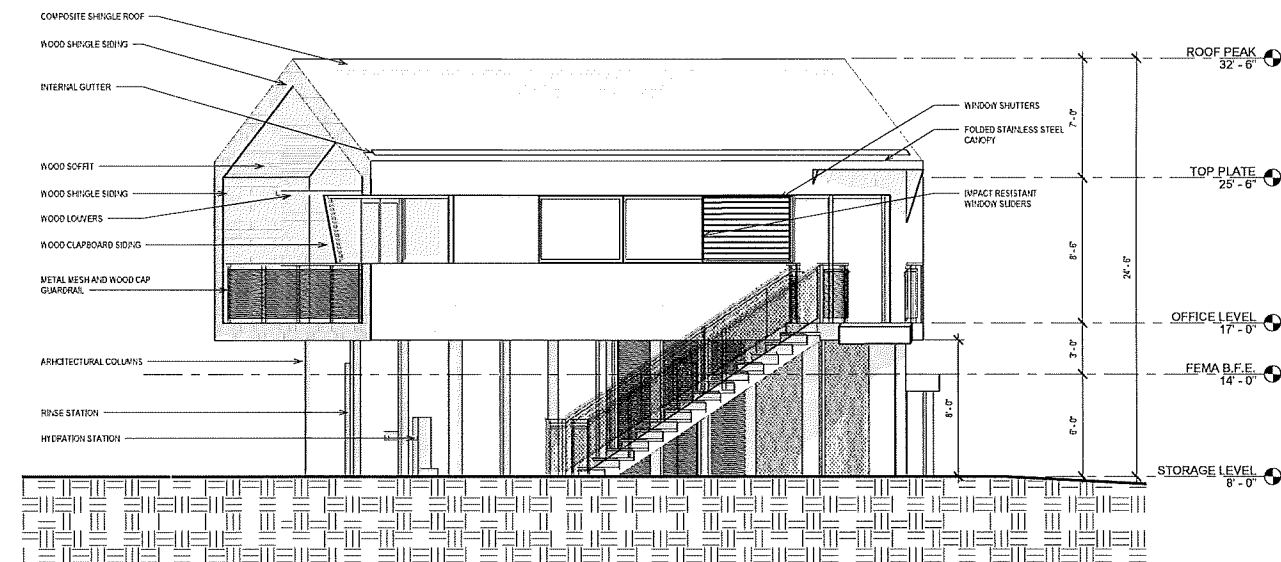
ENTRANCE

1	04/05/21	Planning Rev. 1
2	03/05/21	Planning Rev. 1
3	02/05/21	Final Review Report - Revision 1
4	01/05/21	Final Review Report

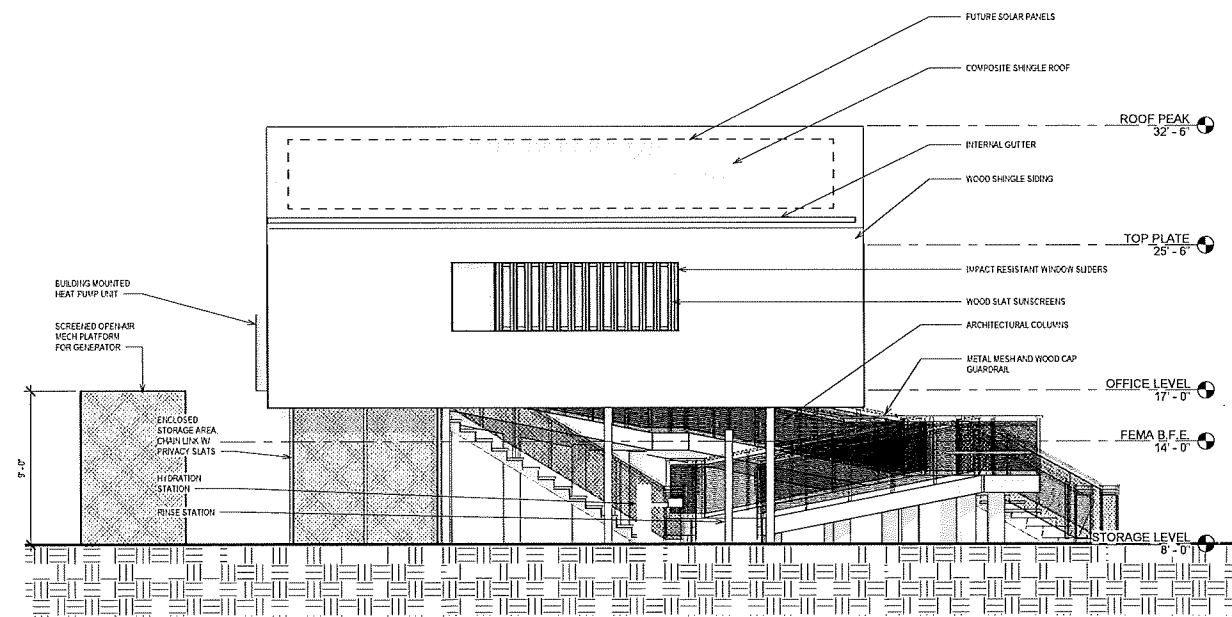
DATE CHECKED BY PROJECT # 2003

EXTERIOR ELEVATIONS

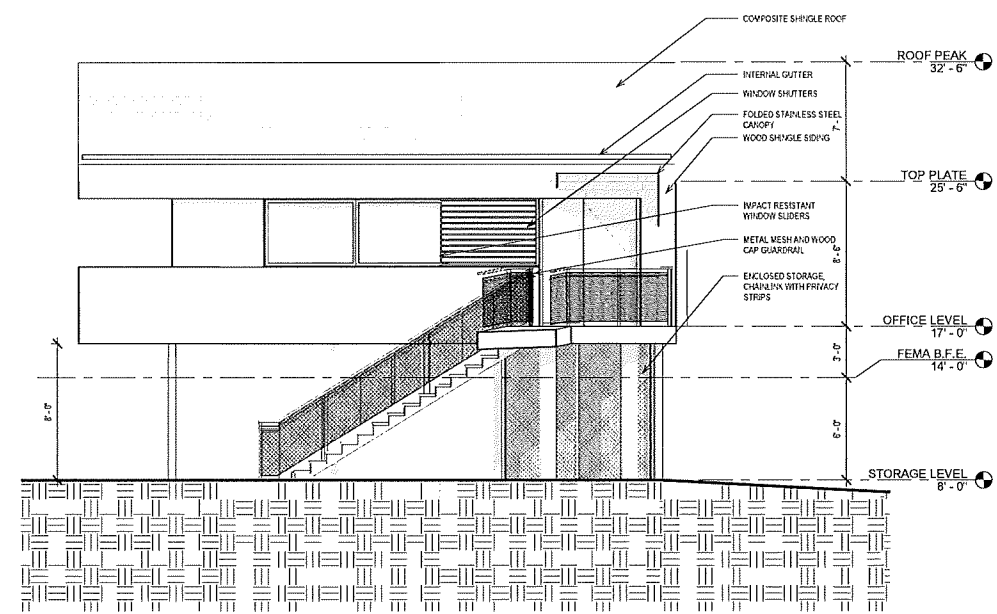
A202



② ELEVATION - SOUTHEAST
1/4" = 1'-0"

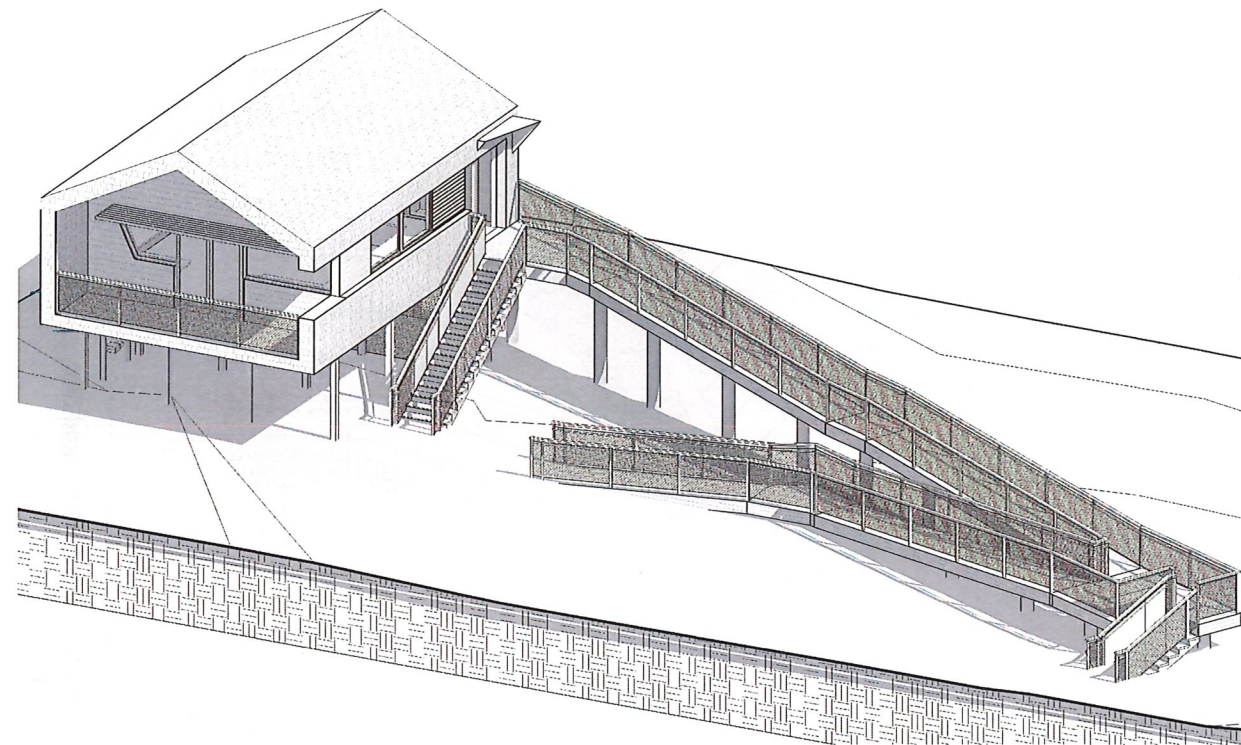


③ ELEVATION - WEST
1/4" = 1'-0"

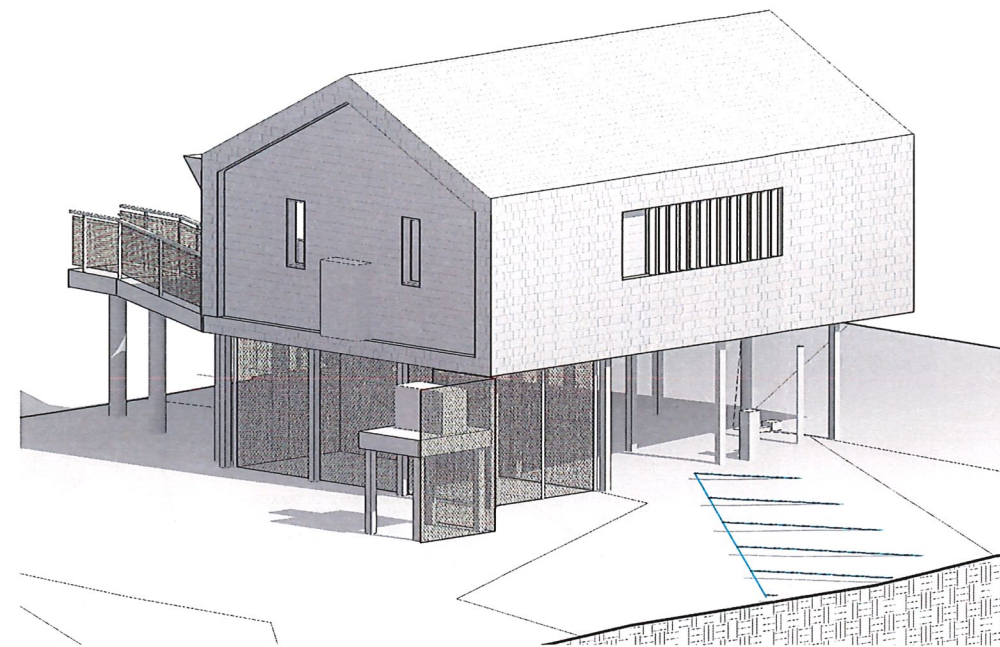


① ELEVATION - EAST
1/4" = 1'-0"

NOTE: If this drawing is not on 30in x 42 in, it has been revised from its original size. Scales as noted on drawings/details are no longer applicable.
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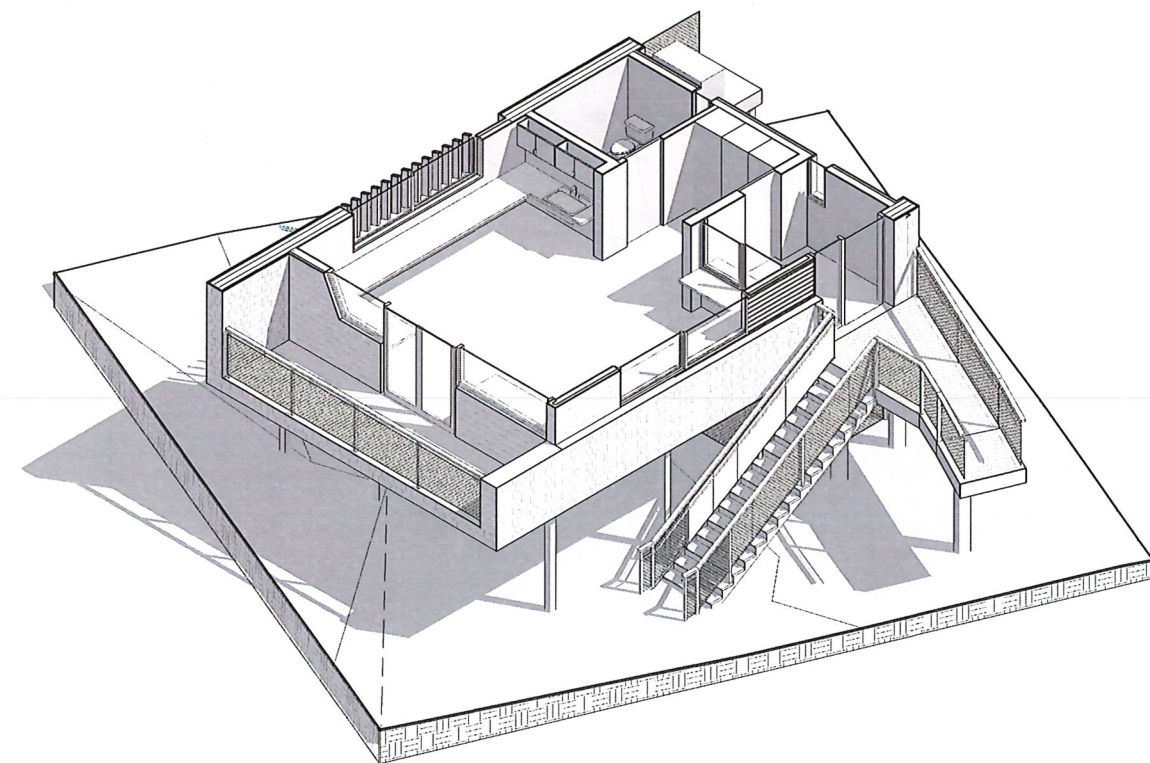
④ ORTHOGRAPHIC VIEW 3



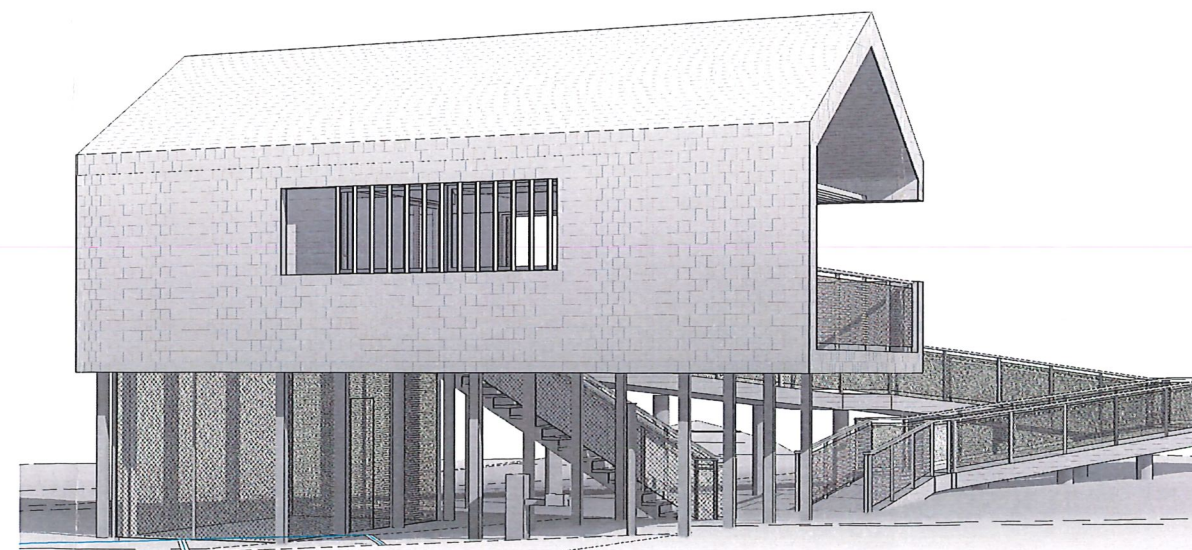
② ORTHOGRAPHIC VIEW 1

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③ ORTHOGRAPHIC VIEW 2



① PERSPECTIVE VIEW 1

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4/22/21 1:54:38 PM

**Rock Harbor Harbormaster Building and Site
Revitalization**

631 Dyer Prince Road
Eastham, MA 02642

PROJECT OWNER
Town of Eastham

OWNER
TOWN



Planning Rev. 1

04/05/21

NO.	DATE	DESCRIPTION
1	04/05/21	Planning Rev. 1
2	04/05/21	Final Submission
3	04/05/21	100% Schedule Budget - Revision 1
4	04/05/21	100% Schedule Budget

DATE DATE REVISED PROJECT # 2003

DRAWN: DESIGNED: PROJECT # 2003

3D VIEWS

A900



Rock Harbor Harbormaster Building and Site Revitalization

631 Dyer Prince Road
Eastham, MA 02642

PROJECT NUMBER
Town of Eastham
DATE
BY

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STOP
Planning Revision 1
04/05/2021
REVISE

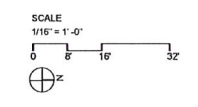
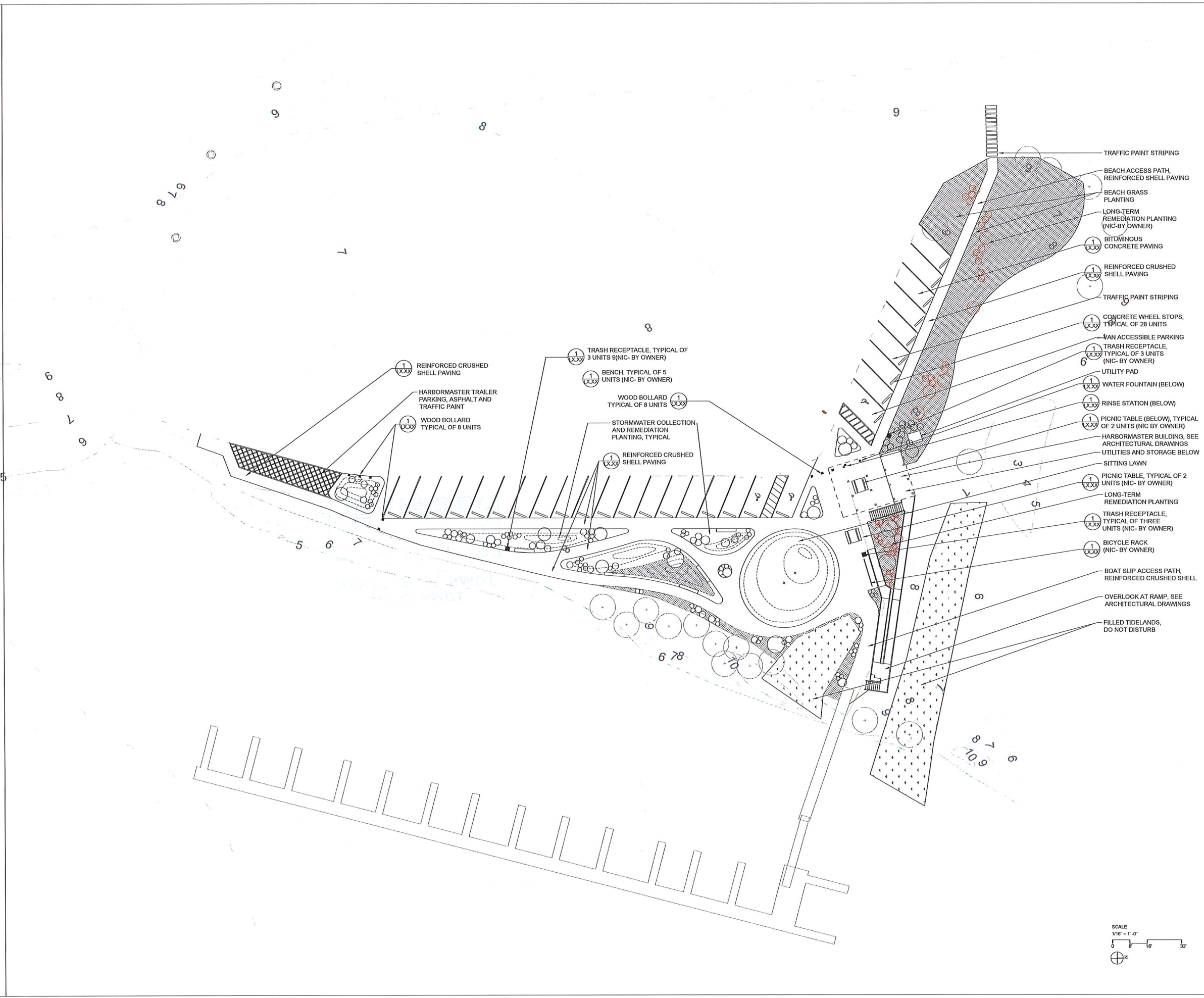
DATE DATE DATE
DRAWN CHECKED PROJECT # 2021

LANDSCAPE PLAN

TITLE

L1.0
SHEET

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Rock Harbor Harbormaster Building and Site Revitalization

631 Dyer Prince Road
Eastham, MA 02642

FIGURE NUMBER
Town of Eastham

NOT FOR CONSTRUCTION

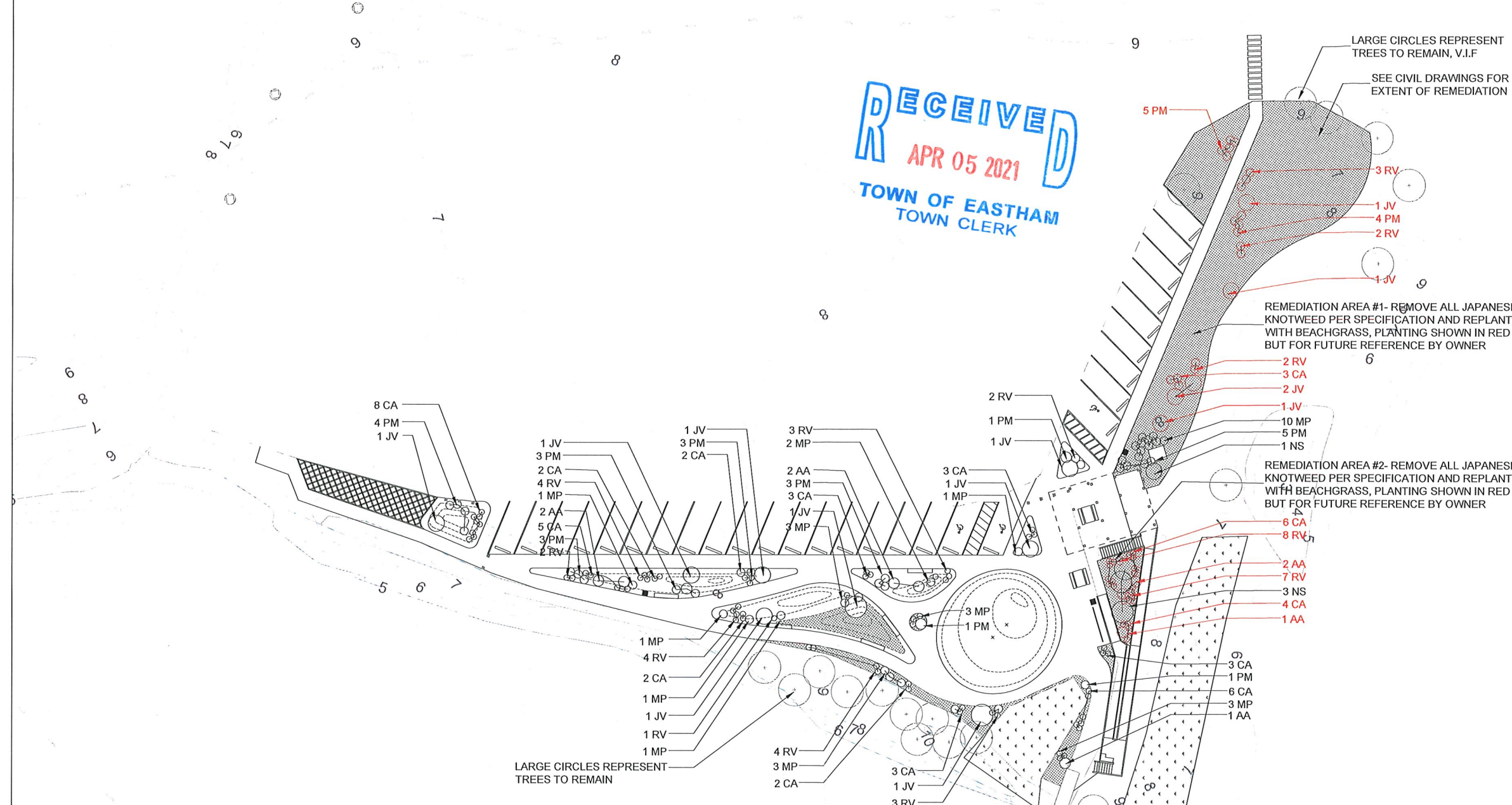
Planning Revision 1
04/05/2021

FILE NO. DESIGN
DRAWN BY: PHOENIX PROJECT # 2003

PLANTING PLAN

L1.1

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TOWN OF EASTHAM
TOWN CLERK

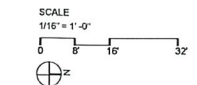


GROUND COVER PLANTING				
HATCH	LATIN NAME	COMMON NAME	QTY.	SIZE
[Hatch]	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	750 sf	2" PLUGS
[Hatch]	SOLIDAGO SEMPERVIRENS	SEASIDE GOLDENROD	750 sf	2" PLUGS
[Hatch]	LATHYRUS JAPONICUS	BEACH PEA	750 sf	2" PLUGS
[Hatch]	AMMOPHILA BREVIUGULATA	AMERICAN BEACHGRASS	5500 sf	WHIPS
[Hatch]	FESCUE SP.	LONG TURF	1650 sf	SOD

TREE AND SHRUB PLANTING				
QTY.	SIZE	NOTE		
8	3'-4" ht.	container grown		
4	3" caliper	field grown		
5	5 gallon	container grown		
26	5 gallon	container grown		
23	2 gallon	container grown		
39	2 gallon	container grown		
23	2 gallon	container grown		

GROUND COVER PLANTING				
HATCH	LATIN NAME	COMMON NAME	QTY.	SIZE
[Hatch]	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	0 sf	2" PLUGS
[Hatch]	SOLIDAGO SEMPERVIRENS	SEASIDE GOLDENROD	0 sf	2" PLUGS
[Hatch]	LATHYRUS JAPONICUS	BEACH PEA	0 sf	2" PLUGS
[Hatch]	AMMOPHILA BREVIUGULATA	AMERICAN BEACHGRASS	0 sf	WHIPS
[Hatch]	FESCUE SP.	LONG TURF	0 sf	SOD

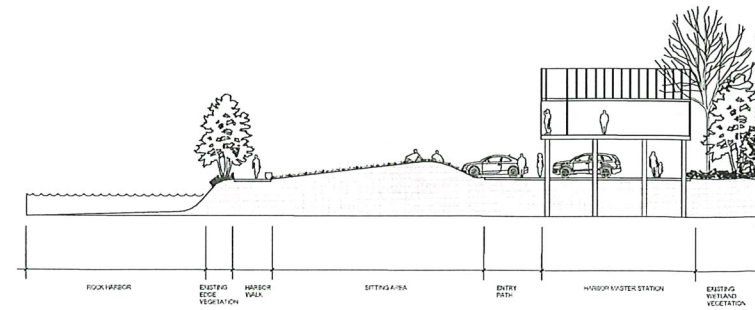
TREE AND SHRUB PLANTING				
QTY.	SIZE	NOTE		
5	3'-4" ht.	container grown		
0	3" caliper	field grown		
3	5 gallon	container grown		
0	5 gallon	container grown		
9	2 gallon	container grown		
13	2 gallon	container grown		
22	2 gallon	container grown		



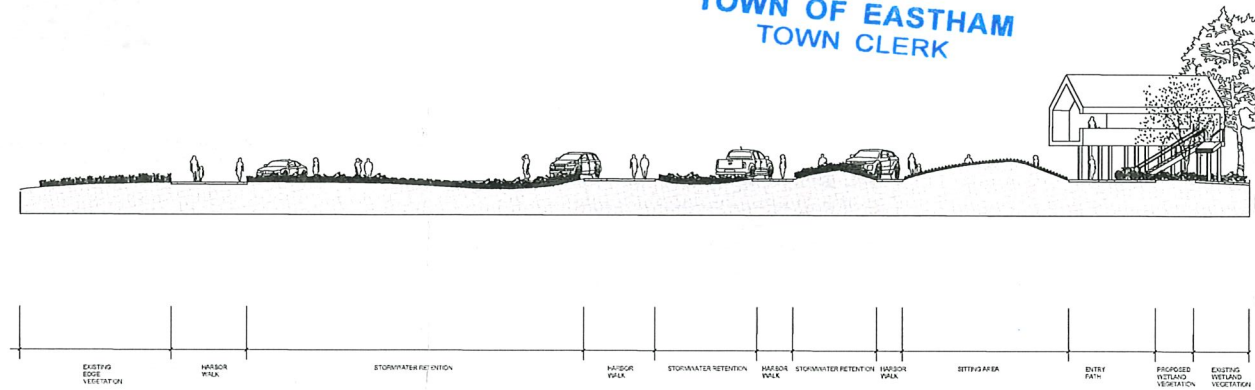
NOTE: If this drawing is not on 30in x 42 in, it has been revised from its original size. Scales as noted on drawings/details are no longer applicable.

NOTE: If this drawing is not on 30in x 42 in, it has been revised from its original size. Scales as noted on drawings/details are no longer applicable.

1 SECTION 1
SCALE: 1/16" = 1'-0"



2 SECTION 2
SCALE: 1/16" = 1'-0"



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TOWN OF EASTHAM
TOWN CLERK

SCALE
1/16" = 1'-0"
0 8 16 32'

KUTHranieri
a r c h i t e c t s

725 GREENWICH ST STE 400
SAN FRANCISCO CA 94133

TEL : 415 . 544 . 9880
WWW.KUTHRANIERI.COM

landworks studio



Rock Harbor Harbormaster Building and Site
Revitalization

631 Dyer Prince Road
Eastham, MA 02642

Town of Eastham

NOT FOR
CONSTRUCTION

Planning Revision 1
04/05/2021

DATE: 04/05/21
DRAWN BY: DENDER PROJECT: 2003

LANDSCAPE
SECTIONS

L2.0

PICNIC TABLE:
Equiparc Picnic Table, EP2630-IPE
Length 71", Color- Silver



1 PICNIC TABLE (NIC-BY OWNER)
SCALE: NOT TO SCALE



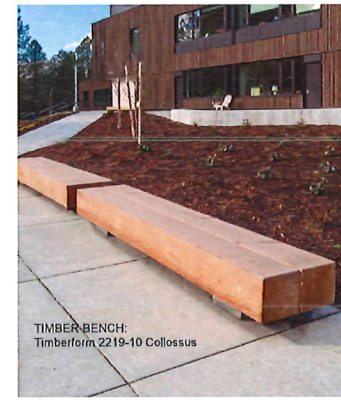
RINSE STATION:
MURDOCK M-PCS24
Two Station w/ Foot Rinse, Color- Silver

2 RINSE STATION
SCALE: NOT TO SCALE



DRINKING FOUNTAIN WITH DOG BOWL:
MURDOCK GYQ-85 PF
Color- Silver

3 DRINKING FOUNTAIN
SCALE: NOT TO SCALE



TIMBER BENCH:
Timberform 2219-10 Colossus

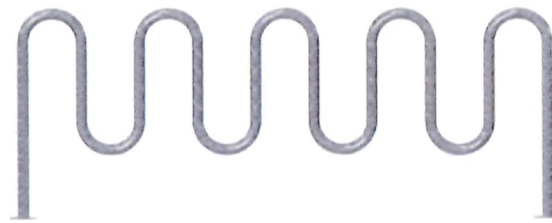
4 TIMBER BENCH (NIC - BY OWNER)
SCALE: NOT TO SCALE



TIMBER BOLLARD:
Timberform 2561-3-R
Douglas Fir, Removable

5 REMOVABLE TIMBER BOLLARD
SCALE: NOT TO SCALE

BICYCLE RACK:
The Park, 11 Bike Wave Rack
Galvanized Finish

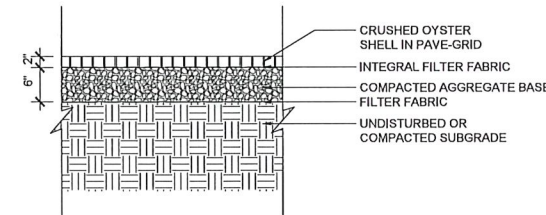


6 BIKE RACK (NIC - BY OWNER)
SCALE: NOT TO SCALE



CONCRETE WHEEL STOP:
Century Group 6' x 9", 3000 PSI
Color- Natural Gray

7 CONCRETE WHEEL STOP
SCALE: NOT TO SCALE

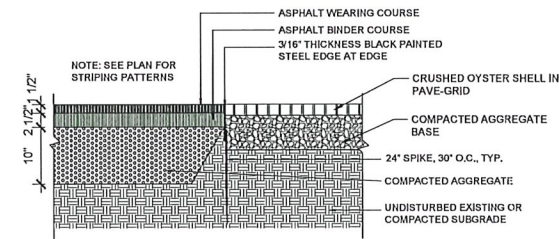


9 STRUCTURED CRUSHED SHELL PAVING
SCALE: 1" = 1'-0"

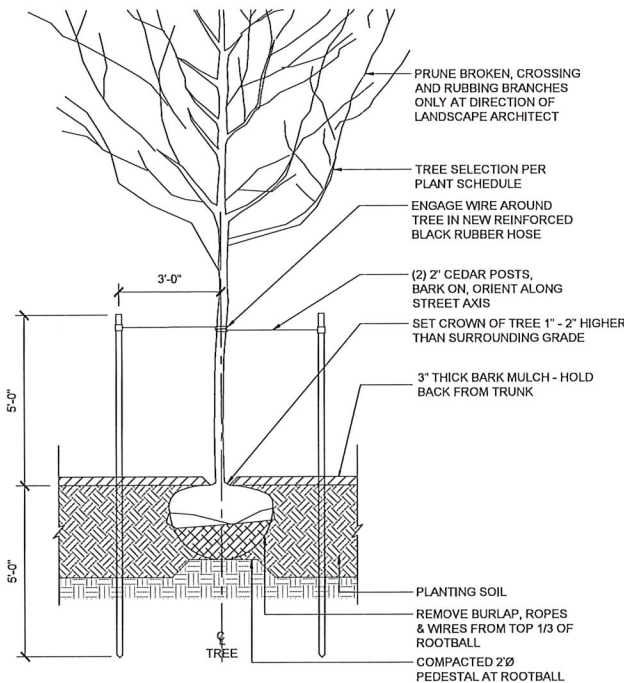
TRASH RECEPTACLE:
Belson Outdoor V-32 w/ Round Dome Lid
Powdercoated Steel, Color Black



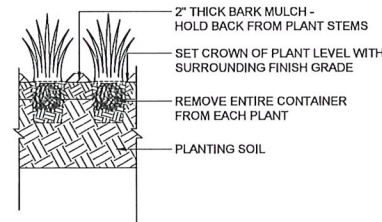
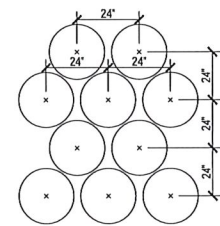
10 TRASH RECEPTACLE (NIC - BY OWNER)
SCALE: 1" = 1'-0"



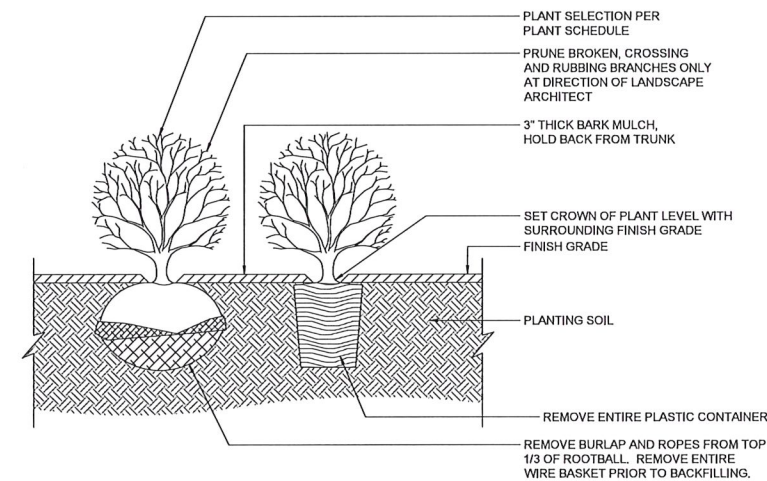
8 ASPHALT PAVING
SCALE: 1" = 1'-0"



11 TREE PLANTING
SCALE: 1" = 1'-0"



12 GROUNDCOVER/GRASS PLANTING AND SPACING
SCALE: 1/2" = 1'-0"



13 SHRUB PLANTING
SCALE: 1" = 1'-0"

NOTE: If this drawing is not on 30in x 42 in, it has been revised from its original size. Scales as noted on drawings/details are no longer applicable.

