St. Joseph's Redevelopment

Mixed Use with Neighborhood Commercial

135 Lafayette Street
Salem, MA

SITE DATA :

BASED ON:
CITY OF SALEM ZONING ORDINANCE DATED SEPTEMBER 10, 2009
CITY OF SALEM ZONING MAP DATED AUGUST 2006

SECTION 2.0 DISTRICTS
CENTRAL DEVELOPMENT (B-5)
ENTRANCE CORRIDOR OVERLAY SUBDISTRICT

	ZONING	PROVIDED
LOT AREA	2,000 SF MIN.	113,367 SF
DWELLING UNITS PER ACRE	87 MAX	29.2 *
LOT COVERAGE BY BUILDINGS	50% MAX	24% *
PARKING AND VEHICULAR AREA	NO RESTRICTION	44% (49,510 SF)
PLANTING/OPEN AREA	NO RESTRICTION	20% (22,474 SF)
FLOOR AREA RATIO	6 TO 1 MAX.	0.58
BUILDING HEIGHT	6 STORIES OR 70' MAX.	4 STORIES, 48'-0"
SETBACK REQUIREMENT	5'-0" SIDE YARD WIDTH, NO FRONT OR REAR RESTRICTION	82'-0" SIDE YARD

* INCLUDES EXISTING TO BE RENOVATED RECTORY AND SCHOOL. RECTORY AND SCHOOL PLANNED TO HAVE 25 UNITS TOTAL. COMBINED BUILDING FOOTPRINTS = 11,486 SF.

UNIT MIX :

APARTMENT BUILDING:	1 BED 1 BATH	2 BED 1 BATH	2 BED 2 BATH	3 BED 2 BATH	TOTAL
1ST FLOOR	1	1	0	5	7
2ND FLOOR	1*	9*	2	2	14
3RD FLOOR	2	12*	1	0	15
4TH FLOOR	2	12**	1	0	15
TOTAL	6	34	4	7	51

* INCLUDES HANDICAP UNIT. THREE UNITS TOTAL, SEE FLOOR PLANS FOR LOCATIONS.
** INCLUDES HEARING IMPAIRED UNIT. SEE ELECTRICAL PLANS FOR LOCATION.

BUILDING DATA :

NEW MIXED USE BUILDING DATA:

COMMERCIAL/RETAIL AND RESIDENTIAL UNITS AT GROUND FLOOR, RESIDENTIAL UNITS AT FLOORS 2-4.

	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
COMMERCIAL/RETAIL (NET SF)	N/A	4,359 NSF	N/A	N/A	N/A	4,359 NSF
COMMUNITY (NET SF)	N/A	872 NSF	N/A	N/A	N/A	872 NSF
RESIDENTIAL UNITS (NET SF)	N/A	7,540 NSF	13,131 NSF	13,057 NSF	12,705 NSF	46,433 NSF
GROSS SQUARE FOOTAGES	1,653 GSF	16,049 GSF	16,267 GSF	16,267 GSF	15,847 GSF	66,083 GSF

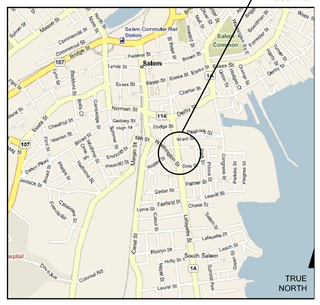
PARKING DATA :

SALEM ZONING
SECTION 5.0 PARKING

OFF-STREET PARKING

		REQUIRED	PROVIDED
NEW CONSTRUCTION RESIDENTIAL	(1.5 SPACE PER UNIT X 51)	77 SPACES	77 SPACES
RENOVATED RESIDENTIAL	(1 SPACE PER UNIT X 25)	25 SPACES	25 SPACES
NEW CONSTRUCTION RETAIL	(NONE REQUIRED AT 0-20,000 SF)	0 SPACES	19 SPACES
TOTAL PARKING SPACES:		102 SPACES	121 SPACES

US GEOLOGICAL SURVEY MAP :



DWG #	DRAWING TITLE	ISSUE DATES: JULY 30, 2010 SITE PLAN REVIEW	ISSUE DATES: SEPTEMBER 16, 2010 SITE PLAN REVIEW REVISIONS
TITLE SHEETS			
T0.01	PROJECT COVER	■	■
CIVIL DRAWINGS			
-	SITE SURVEY		■
C-1.1	LAYOUT AND MATERIALS PLAN	■	■
C-2.1	DRAINAGE AND UTILITIES PLAN	■	■
C-3.1	GRADING PLAN	■	■
C-4.1	CIVIL DETAILS	■	■
C-4.2	CIVIL DETAILS	■	■
C-5.1	TURNING MOVEMENT PLAN	■	■
C-6.1	PLANTING PLAN	■	■
ARCHITECTURAL DRAWINGS			
FLOOR PLANS			
A1.00	FIRST FLOOR PLAN	■	■
A1.01	SECOND FLOOR PLAN	■	■
A1.02	THIRD FLOOR PLAN	■	■
A1.03	FOURTH FLOOR PLAN	■	■
ASSEMBLIES			
A3.01	INTERIOR PARTITION ASSEMBLIES		■
A3.10	FLOOR/CEILING ASSEMBLIES		
EXTERIOR ELEVATIONS			
A4.01	EXTERIOR ELEVATIONS	■	■
A4.02	EXTERIOR ELEVATIONS		
ILDING SECTIONS, WALL SECTIONS, & CONSTRUCTION DETAILS			
A5.01	WALL SECTIONS		■

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SUBMISSIONS :

July 30, 2010	Site Plan Review
September 16, 2010	Site Plan Review- Revisions

PROJECT INFORMATION :

OWNER / SPONSOR	SALEM LAFAYETTE DEVELOPMENT, LLC C/O 94 STATE STREET, SUITE 600 BOSTON, MA 02109 PHONE # : 617.350.8885 FAX # : -
ARCHITECT	THE ARCHITECTURAL TEAM, INC. 50 COMMANDANT'S WAY AT ADMIRALS HILL CHELSEA, MA 02150 PHONE # : 617.889.4402 FAX # : 617.884.4329
GENERAL CONTRACTOR	DELLBROOK CONSTRUCTION 536 GRANITE STREET BRAINTREE, MA 02184 PHONE # : 781.380.1620 FAX # : 781.380.1676
CIVIL ENGINEER	SAMIOTES CONSULTANTS, INC. 10 CENTRAL STREET FRAMINGHAM, MA 01701 PHONE # : 508-877-8349 FAX # : 508-877-6688
DEVELOPMENT CONSULTANT	DEVELOPMENT SYNERGIES 79 QUINCY AVENUE WINTHROP, MA 02152 PHONE # : 617-846-5326 FAX # : 617-350-8889

Consultant:

Revision:
September 16, 2010

Architect of Record:

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

Drawn: MKM

Checked: EB

Scale: NOT TO SCALE

Key Plan:

Project Name:
St. Joseph's Redevelopment

135 Lafayette Street
Salem, MA

Sheet Name:

Project Cover

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
T0.01

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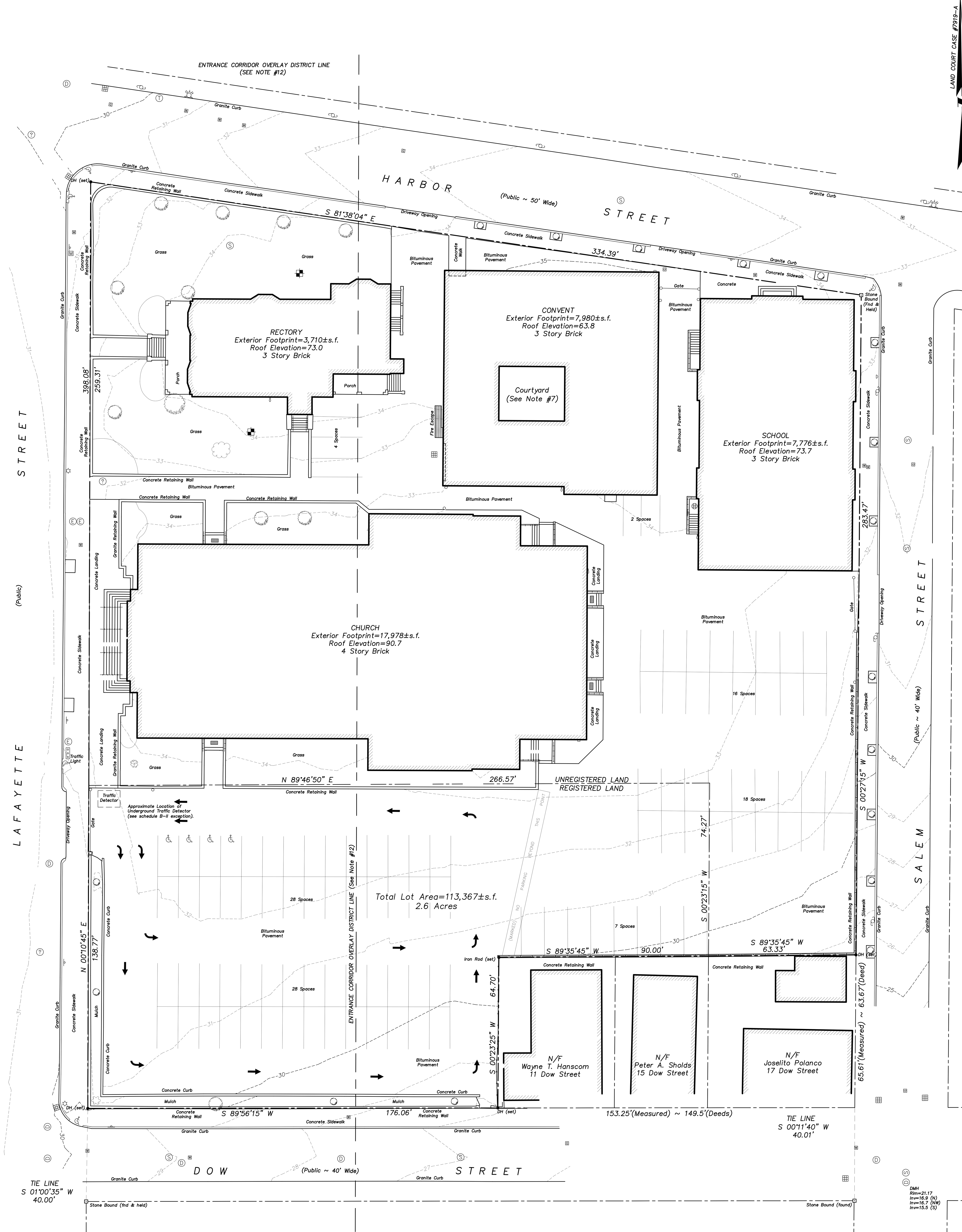
SCHEDULE B, SECTION II
SPECIAL EXCEPTIONS PERTINENT TO SURVEY:

RIGHTS AND EASEMENTS SET FORTH IN GRANT TO THE CITY OF SALEM DATED JULY 25, 1980 AND RECORDED IN BOOK 6736, PAGE 104 (refers to a perpetual easement under and upon driveway located between the school and church building for a traffic signal loop detector. The location of the easement is not plottable. The surveyor was provided with a sketch entitled "Sketch for Proposed Traffic Signals", dated July 25, 1980. The approximate location of the underground traffic detector is shown on this plan based on the above mentioned sketch and is located at the entrance to the parking lot just south of the church.

ZONING DATA:

ZONING DISTRICT:	R–3 (RESIDENTIAL MULTI–FAMILY)
OVERLAY DISTRICT:	Entrance Corridor Overlay District
MINIMUM LOT AREA:	25,000 square feet
MINIMUM LOT AREA/DWELLING UNIT :	3,500 square feet
MINIMUM LOT WIDTH:	100 feet
MAXIMUM LOT COVERAGE BY ALL BUILDINGS:	35%
MINIMUM DEPTH OF FRONT YARD:	15 feet
MINIMUM WIDTH OF SIDE YARD:	20 feet
MINIMUM DEPTH OF REAR YARD:	30 feet
MAXIMUM HEIGHT OF BUILDINGS	45 feet
MAXIMUM NUMBER OF BUILDING STORIES:	3.5 stories
MINIMUM DISTANCE BETWEEN BUILDINGS:	40 feet



LEGEND

- CATCHBASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- UNKNOWN MANHOLE
- AREA DRAIN (AD)
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- HYDRANT
- WATER GATE
- GAS GATE
- OIL FILLPIPE
- UTILITY POLE
- GUY WIRE
- OHW — OVERHEAD WIRES
- CHAIN LINK FENCE
- HANDRAIL
- 79 — INTERMEDIATE CONTOUR
- 80 — INDEX CONTOUR
- +72.23 SPOT GRADE
- tl= TOP LANDING ELEVATION
- bl= BOTTOM LANDING ELEVATION
- tc= TOP OF CURB ELEVATION
- bc= BOTTOM OF CURB ELEVATION
- ts= TOP STEP ELEVATION
- bs= BOTTOM STEP ELEVATION
- FFE= FIRST FLOOR ELEVATION
- tw= TOP WALL ELEVATION
- bw= BOTTOM WALL ELEVATION
- ws= WINDOW SILL ELEVATION
- dw= DOORWAY THRESHOLD ELEVATION
- n/a= NOT AVAILABLE (UNABLE TO OPEN)
- MAILBOX
- BOLLARD
- LIGHT POLE/LAMP
- SIGN
- ALARM BOX
- TRAFFIC FLOW
- DECIDUOUS TREE
- CONIFEROUS TREE
- HANDICAP RAMP/PARKING SPACE

I HEREBY CERTIFY

TO: BANK OF AMERICA, N.A., FLEET BANK, SALEM LAFAYETTE DEVELOPMENT LLC, PLANNING OFFICE FOR URBAN AFFAIRS, INC., BANC OF AMERICA COMMUNITY DEVELOPMENT CORPORATION, FIDELITY NATIONAL TITLE INSURANCE COMPANY, MARSH, MORIARTY, ONTELL & GOLDER, P.C., KLEIN HORNIG LLP AND KROKIDAS & BLUESTEIN, LLP:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM & NSPS IN 1999, AND INCLUDES ITEMS 1,3–5,6,7(a),7(b(1)),7(b(2)),7(c),8–16 and 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT "THE POSITIONAL UNCERTAINTIES RESULTING FROM SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE."

THAT (a) THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION; (b) I HAVE RECEIVED AND EXAMINED A COPY OF THE TITLE INSURANCE COMMITMENT No. 04–38041 KH ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED MAY 4, 2005 AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN, AND THE SUBJECT LAND AND EACH TRACT OR PARCEL THEREOF DESCRIBED IN THIS SURVEY IS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT; (c) THE SUBJECT LAND AND EACH TRACT OR PARCEL THEREOF HAS A TAX MAP DESIGNATION SEPARATE AND DISTINCT FROM THAT OF ANY OTHER LAND; (d) THIS SURVEY CORRECTLY SHOWS ALL MATTERS OF RECORD (AND TO THE EXTENT THEY CAN BE LOCATED, THEIR LOCATION AND DIMENSIONS) OF WHICH I HAVE BEEN ADVISED AFFECTING THE SUBJECT LAND ACCORDING TO THE LEGAL DESCRIPTION OF SUCH MATTERS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED); (e) TO THE BEST OF MY KNOWLEDGE, THIS SURVEY SHOWS THE RELATION OF AND DISTANCE OF ALL SUBSTANTIAL, VISIBLE BUILDINGS, SIDEWALKS AND OTHER IMPROVEMENTS TO EASEMENTS AND SETBACK LINES; AND (f) TO THE BEST OF MY KNOWLEDGE, EXCEPT AS SHOWN ON THIS SURVEY, NEITHER THE SUBJECT LAND NOR ANY TRACT OR PARCEL THEREOF SERVES ANY ADJOINING LAND FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND INFORMATION, THE PROPERTY LIES WITHIN THE AREA OF MINIMAL FLOODING (ZONE C) AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #250102 0005B, EFFECTIVE DATE AUGUST 5, 1985.

WE MAKE NO REPORT AS TO THE MARKETABILITY OF TITLE OR TO OWNERSHIP, OR TO OUTSTANDING UNPAID TAXES, MORTGAGES, MUNICIPAL OR FEDERAL LIENS OR OUTSTANDING LEASEHOLDS, NOR DO WE MAKE ANY WARRANTEE, EITHER EXPRESS OR OTHERWISE, THAT THE EASEMENTS, RESTRICTIONS OR ENCROACHMENTS LISTED HEREON OR IN ANY OF THE EXHIBITS ATTACHED HEREWITH OR ANY OTHER SUCH FACTS PRESENTED HEREIN, ARE THE ONLY ONES WHICH AFFECT THE SUBJECT PREMISES, ONLY THAT THEY ARE ARE WHAT WE HAVE OBSERVED DURING THE NORMAL COURSE OF OUR FIELD SURVEY OF THE PROPERTY OR AS WE HAVE OBSERVED IN THE EXISTING DEEDS AND PLANS OF RECORD AS WE HAVE BEEN PROVIDED THEM. ALL EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACTS SHOWN HEREON WERE GAINED FROM A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, MMOG NUMBER 04–38041 KH, WITH AN EFFECTIVE DATE OF MAY 4, 2005.

DATE: ___________

LINDA P. CAMPBELL ~ PLS No. 41711

GENERAL NOTES:

1. THE ELEVATIONS AS REFERENCED HEREON ARE BASED ON THE N.G.V.D. OF 1929. SEE PLAN FOR BENCHMARK LOCATIONS.

2. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND AVAILABLE RECORD DRAWINGS ON FILE WITH THE ENGINEERING DEPARTMENT OF THE CITY OF SALEM AND THE APPROPRIATE UTILITY AGENCIES SERVICING THE CITY OF SALEM. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED OR THAT ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. UNDERGROUND TELEPHONE AND CABLE LINES CANNOT BE SHOWN ON THIS PLAN DUE TO NON–DISCLOSURE AGREEMENTS MANDATED BY THESE COMPANIES.

3. TITLE TO THE SUBJECT PROPERTY SHOWN HEREON IS VESTED IN THE ROMAN CATHOLIC ARCHBISHOP OF BOSTON, A CORPORATION SOLE, BY VIRTUE OF CERTIFICATE OF TITLE NO. 3500 DATED JANUARY 24, 1921; AND DEED DATED AUGUST 23, 1881 AND RECORDED IN BOOK 1065, PAGE 57; AND DEED DATED MARCH 16, 1892 AND RECORDED IN BOOK 1344, PAGE 363; AND DEED DATED APRIL 10, 1886 AND RECORDED IN BOOK 1170, PAGE 200; AND DEED DATED JUNE 25, 1898 AND RECORDED IN BOOK 1561, PAGE 527; AND DEED DATED JUNE 25, 1898 AND RECORDED IN BOOK 1561, PAGE 529; AND DEED DATED DECEMBER 12, 1904 AND RECORDED IN BOOK 1763, PAGE 416; AND DEED DATED APRIL 25, 1910 AND RECORDED IN BOOK 2040, PAGE 570; AND DEED DATED MAY 2, 1912 AND RECORDED IN BOOK 2206, PAGE 561; AND DEED DATED NOVEMBER 1, 1915 AND RECORDED IN BOOK 2309, PAGE 316; AND DEED DATED NOVEMBER 3, 1915 AND RECORDED IN BOOK 2312, PAGE 195; AND DEED DATED SEPTEMBER 22, 1914 AND RECORDED IN BOOK 2275, PAGE 341; AND DEED DATED FEBRUARY 4, 1925 AND RECORDED IN BOOK 2667, PAGE 189; AND DEED DATED OCTOBER 26, 1939 AND RECORDED IN BOOK 3199, PAGE 287.

4. STREET LINE INFORMATION IS BASED ON THE FOLLOWING INFORMATION: BOOK 2288, PAGE 550 (DOW STREET), BOOK 2288, PAGE 554 (HARBOR STREET), BOOK 2301, PAGE 36 (SALEM STREET). SEE PLAN REFERENCES BELOW.

5. ABUTTER'S NAMES REFER TO CURRENT CITY OF SALEM ASSESSOR'S RECORDS.

6. THE SUBJECT PROPERTY IS LOCATED ON MAP 34 AND IS SHOWN AS PARCEL 307 ON CITY OF SALEM ASSESSOR'S MAP.

7. THE LOCATION OF THE INTERNAL COURTYARD FOR THE CONVENT WAS SCALED FROM EXISTING FLOOR PLANS SUPPLIED TO THE SURVEYOR.

8. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED IN MAY OF 2005.

9. A SEWER SERVICE CONNECTION FOR THE CONVENT WAS NOT VISIBLE IN THE BASEMENT. CONNECTION MAY BE BELOW BASEMENT FLOOR LEVEL.

10. ACCORDING TO CITY OF SALEM'S ENGINEERING DEPARTMENT, A 20" WATER LINE EXISTS IN LAFAYETTE STREET; HOWEVER, ITS LOCATION IS UNCERTAIN AND NOT SHOWN HEREON.

11. THE GROSS FLOOR AREA (BASED ON EXTERIOR BUILDING FOOTPRINT) OF ALL BUILDINGS ON THE SUBJECT PREMISES = 37,444 SQUARE FEET.

12. THE ENTRANCE CORRIDOR OVERLAY DISTRICT WAS ESTABLISHED ALONG THE LAFAYETTE STREET CORRIDOR AND IS MEASURED ALONG A LINE ONE HUNDRED FIFTY (150) FEET FROM THE CENTERLINE OF LAFAYETTE STREET. BASED ON ATLAS PLANS, WE HAVE SCALED THE WIDTH OF LAFAYETTE STREET AT SEVENTY (70) FEET.

PLAN REFERENCES:

LAND COURT PLAN No. 7919A, FILED WITH CERTIFICATE OF TITLE No. 3486.

PLAN ENTITLED "ALTERATION AND EXTENSION OF DOW STREET", DATED OCTOBER 1, 1914 BY GEORGE F. ASHTON, FILED IN RECORD BOOK 2288 PAGE 550 AT THE ESSEX COUNTY REGISTRY OF DEEDS.

PLAN ENTITLED "ALTERATION OF PORTION OF HARBOR STREET", DATED OCTOBER 1, 1914 BY GEORGE F. ASHTON, FILED IN RECORD BOOK 2288 PAGE 554 AT THE ESSEX COUNTY REGISTRY OF DEEDS.

PLAN ENTITLED "ALTERATION OF SALEM STREET", STREET", DATED OCTOBER 1, 1914 BY GEORGE F. ASHTON, FILED IN RECORD BOOK 2301 PAGE 36 AT THE ESSEX COUNTY REGISTRY OF DEEDS.

Revisions:

Date	No.	Description

SAMIOTES CONSULTANTS, INC.
Civil Engineering & Land Surveying

Ten Central Street
Framingham, MA 01701
508-877-6688 tel:
508-877-8349 fax:
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Title:

ALTA/ACSM LAND TITLE SURVEY for No. 129-151 LAFAYETTE STREET SALEM, MA

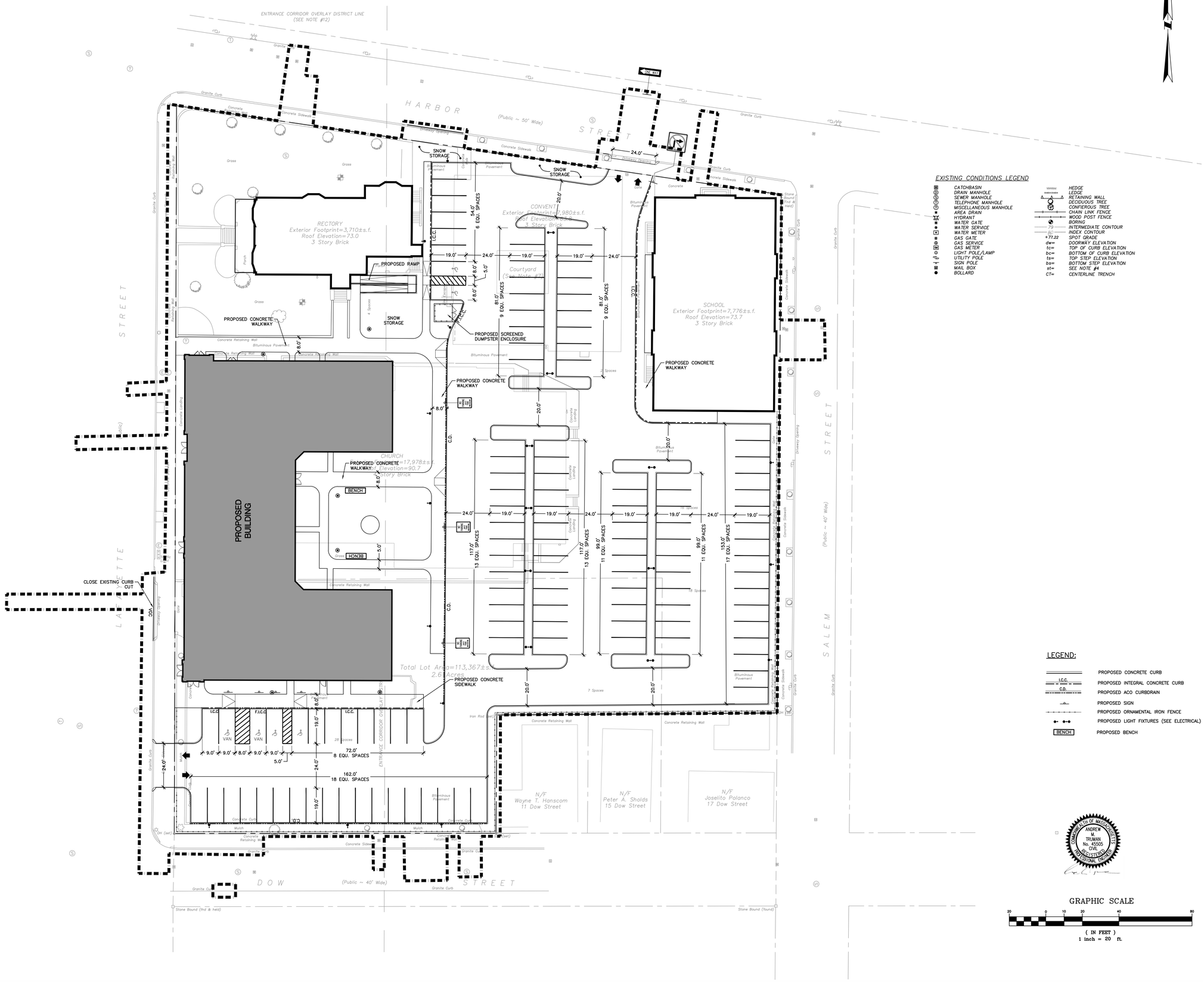
June 14, 2005

Prepared for:

Salem Lafayette Development LLC

0 10 20 40
GRAPHIC SCALE
1 inch = 20 ft.

Field Work:	pjs/jc
Drawn by:	pjs
Checked by:	lpc
Scale:	as shown
Job No.	25035
Dwg. No.	25035_alta1.dwg



EXISTING CONDITIONS LEGEND

CATCHBASIN	HEDGE
DRAIN MANHOLE	LEDGE
SEWER MANHOLE	RETAINING WALL
TELEPHONE MANHOLE	DECIDUOUS TREE
MISCELLANEOUS MANHOLE	CONIFEROUS TREE
AREA DRAIN	CHAIN LINK FENCE
HYDRANT	WOOD POST FENCE
WATER GATE	BORING
WATER SERVICE	79 INTERMEDIATE CONTOUR
WATER METER	80 INDEX CONTOUR
GAS GATE	+77.22 SPOT GRADE
GAS SERVICE	dw= DOORWAY ELEVATION
GAS METER	tc= TOP OF CURB ELEVATION
LIGHT POLE/LAMP	bc= BOTTOM OF CURB ELEVATION
UTILITY POLE	ts= TOP STEP ELEVATION
SIGN POLE	bs= BOTTOM STEP ELEVATION
MAIL BOX	st= SEE NOTE #4
BOLLARD	CT= CENTERLINE TRENCH

LEGEND:

	PROPOSED CONCRETE CURB
I.C.C.	PROPOSED INTEGRAL CONCRETE CURB
C.D.	PROPOSED ACO CURBDRAIN
	PROPOSED SIGN
	PROPOSED ORNAMENTAL IRON FENCE
	PROPOSED LIGHT FIXTURES (SEE ELECTRICAL)
BENCH	PROPOSED BENCH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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Revision:

2 PB COMMENTS	09.16.10
1 MISC. UPDATES	09.13.10

Architect of Record:

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

Drawn: AMT

Checked: SRG

Scale: AS NOTED

Key Plan:

Project Name:

St. Joseph's Redevelopment

Mixed Use with Neighborhood Commercial

135 Lafayette Street
Salem, MA

Sheet Name:

LAYOUT
AND
MATERIALS PLAN

COMMONWEALTH OF MASSACHUSETTS
ANDREW M. TRUMAN
No. 45505
CIVIL
REGISTERED PROFESSIONAL ENGINEER

Project Number:

2731

Issue Date:

July 30, 2010

Sheet Number:

C-1.1

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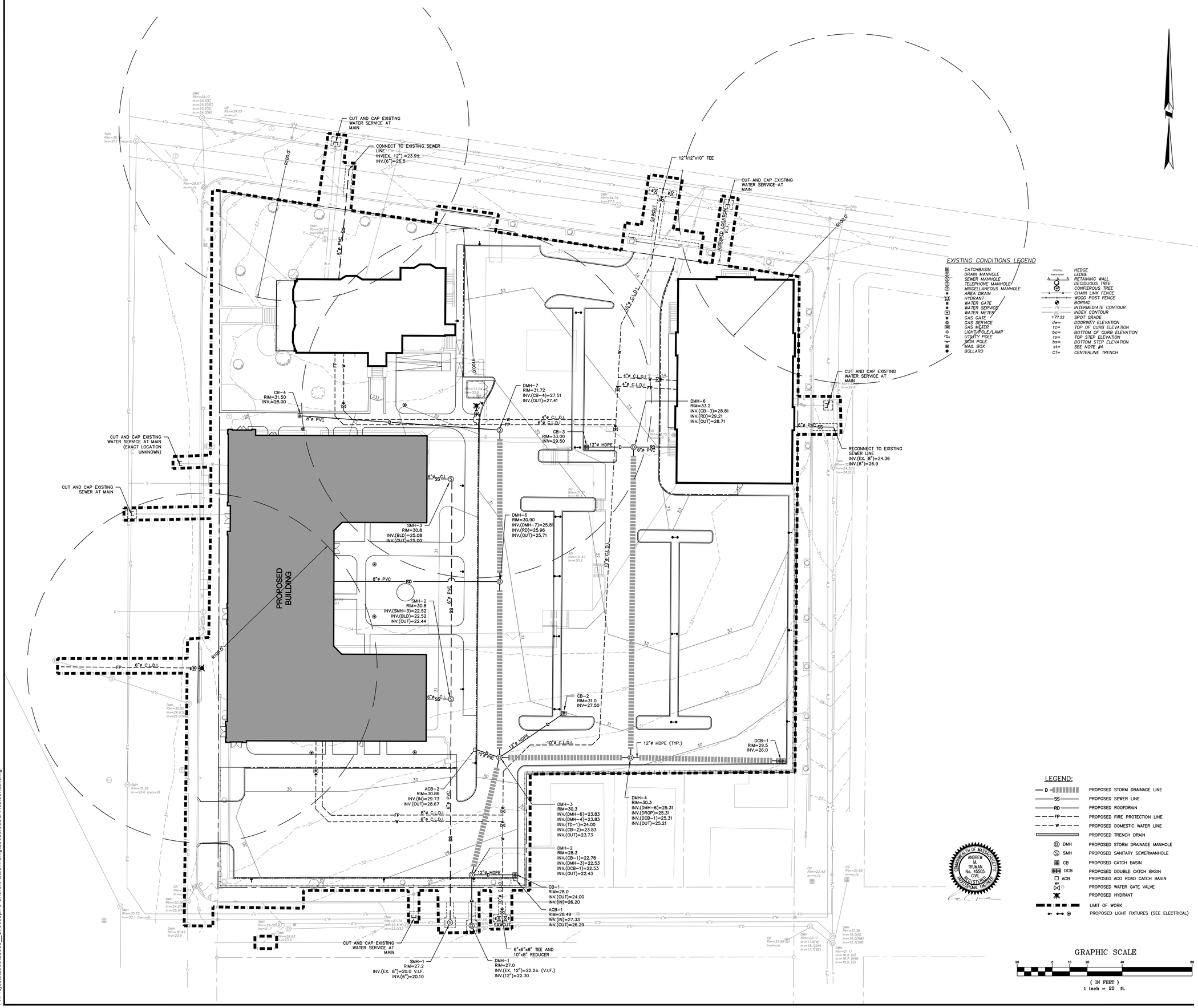

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Revision:

2 PB COMMENTS	09.16.10
1 MISC. UPDATES	09.08.10

Architect of Record:

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

Drawn: AMT

Checked: SRG

Scale: AS NOTED

Key Plan:

Project Name:
St. Joseph's Redevelopment

Mixed Use with Neighborhood Commercial

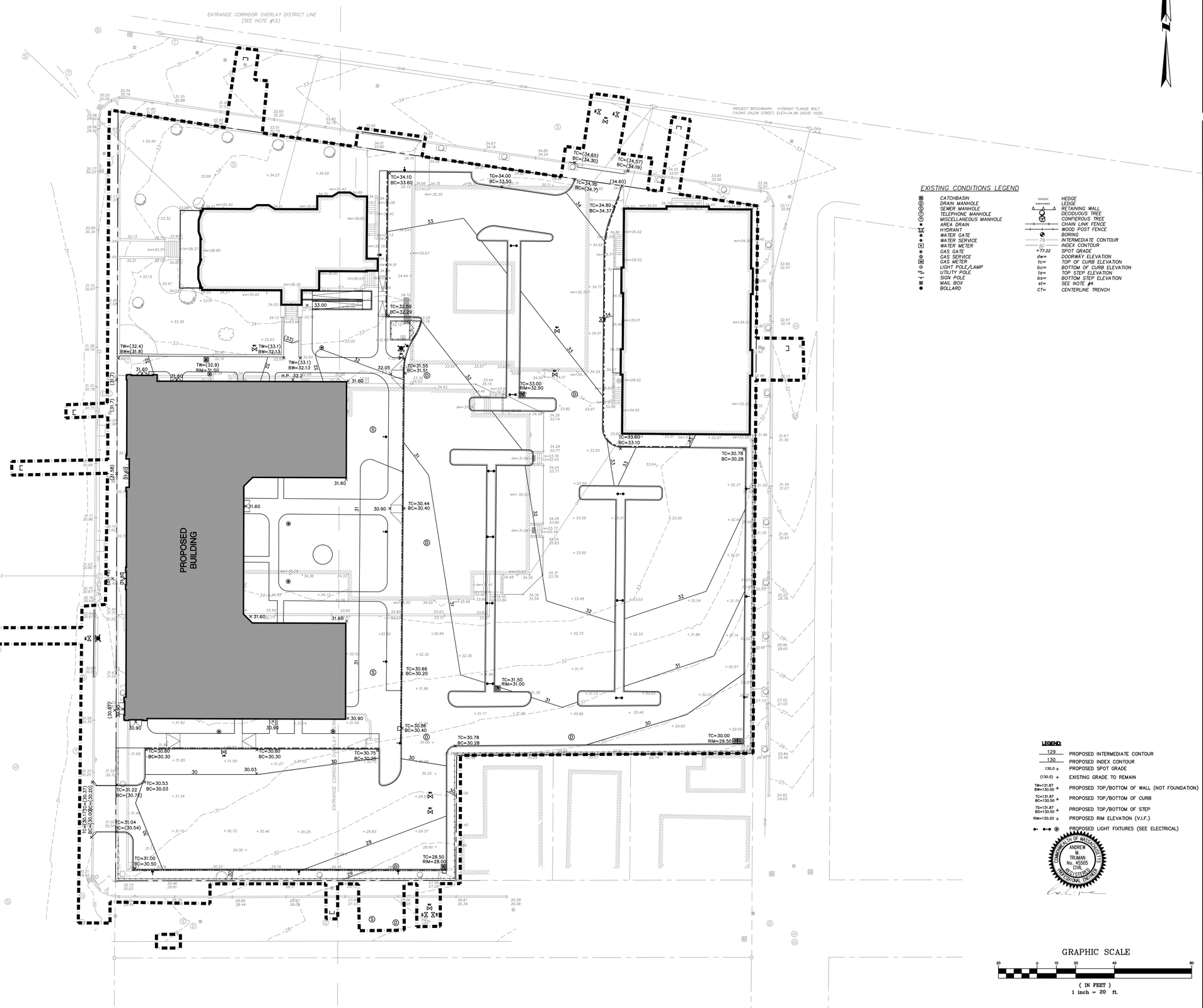
135 Lafayette Street
Salem, MA

Sheet Name:
DRAINAGE AND UTILITIES PLAN

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
C-2.1



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Revision:

2 PB COMMENTS	09.16.10
1 MISC. UPDATES	09.08.10

Architect of Record:

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

Drawn: AMT

Checked: SRG

Scale: AS NOTED

Key Plan:

Project Name:

St. Joseph's Redevelopment

Mixed Use with Neighborhood Commercial

135 Lafayette Street
Salem, MA

Sheet Name:

GRADING PLAN

Project Number:

2731

Issue Date:

July 30, 2010

Sheet Number:

C-3.1

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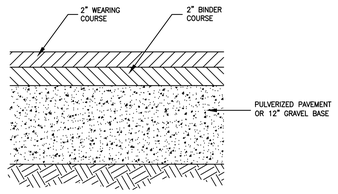

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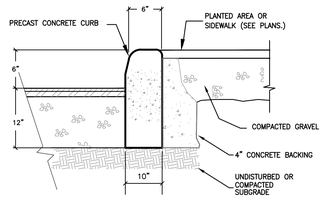
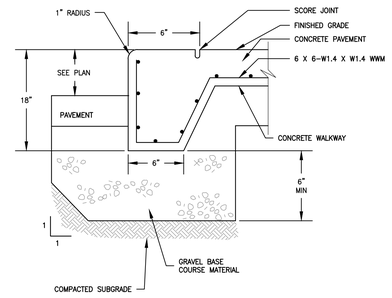
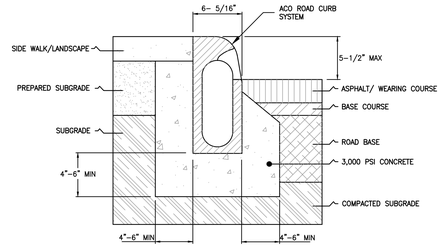
NTS



2 PRECAST CONCRETE CURB
NTS



3 INTEGRAL CONCRETE CURB
NTS



4 ACO ROAD CURBDRAIN
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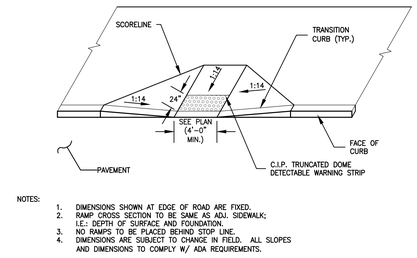
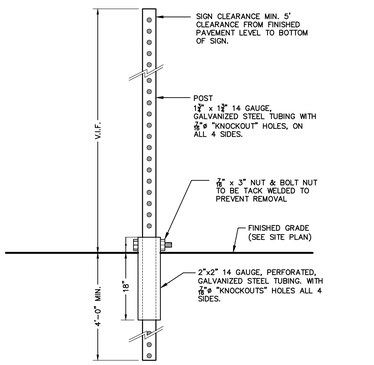
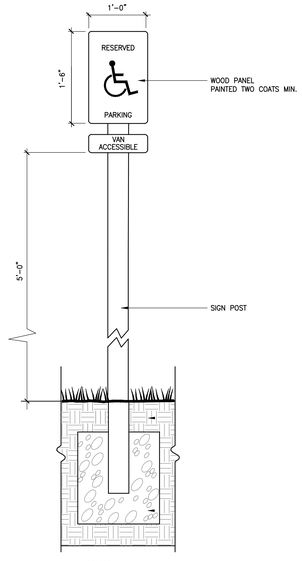


NOTES:
1. DIMENSIONS SHOWN AT EDGE OF ROAD ARE FIXED.
2. RAMP CROSS SECTION TO BE SAME AS ADJ. SIDEWALK; I.E.: DEPTH OF SURFACE AND FOUNDATION.
3. NO RAMPS TO BE PLACED BEHIND STOP LINE.
4. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY W/ ADA REQUIREMENTS.

5 CURB CUT AND RAMP
NTS

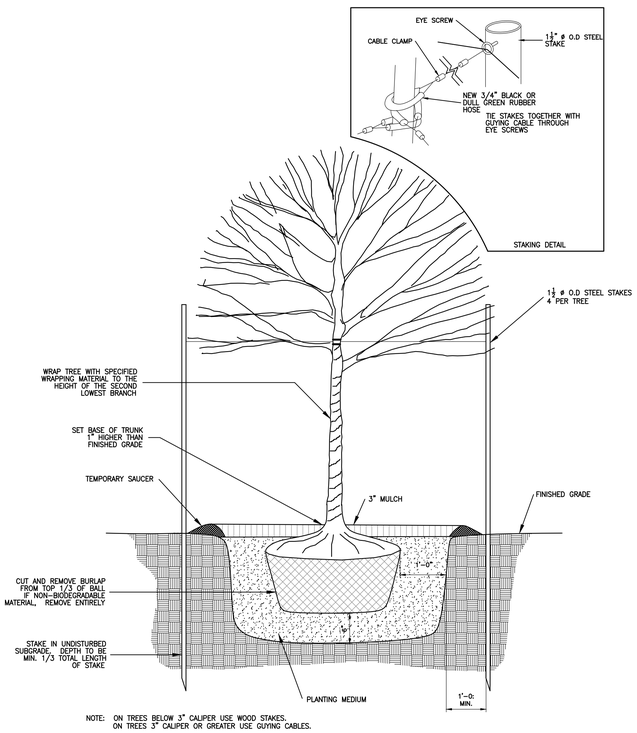


6 TELESCOPING-BREAKAWAY TRAFFIC SIGN POST



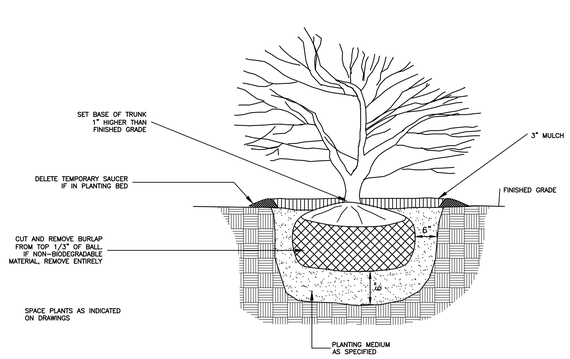
SIGN

7 HANDICAP SIGN
NTS

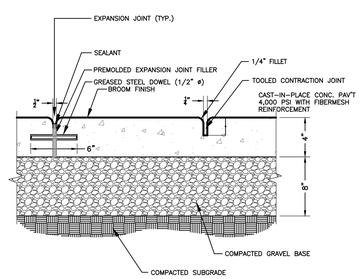


NOTE: ON TREES BELOW 3" CALIPER USE WOOD STAKES. ON TREES 3" CALIPER OR GREATER USE GUYING CABLES.

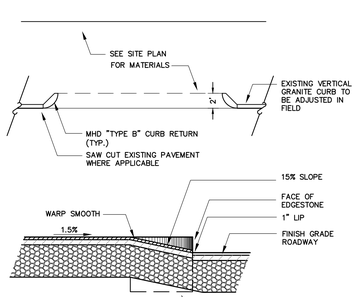
8 TREE GUYING/STAKING
NTS



9 SHRUB PLANTING
NTS



10 BROOM FINISH CONCRETE WALKWAY
NTS



11 DRIVEWAY CURB CUT
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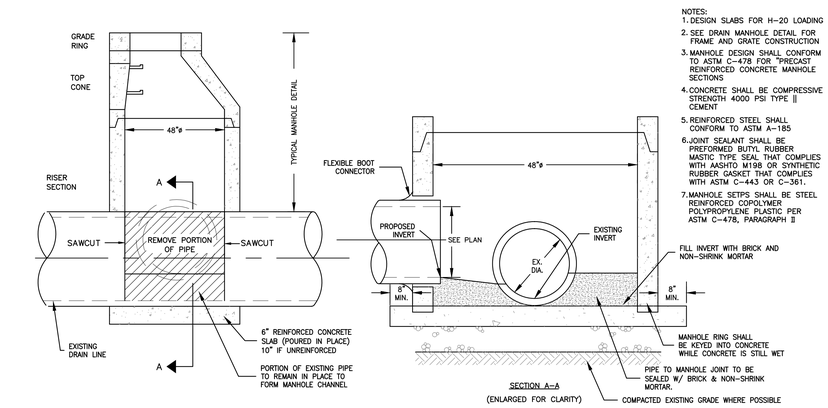

NOTES:
1. DESIGN SLABS FOR H-20 LOADING
2. SEE DRAIN MANHOLE DETAIL FOR FRAME AND GRATE CONSTRUCTION
3. MANHOLE DESIGN SHALL CONFORM TO ASTM C-478 FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
4. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT
5. REINFORCED STEEL SHALL CONFORM TO ASTM A-185
6. JOINT SEALANT SHALL BE PREFORMED BUTYL RUBBER MASTIC TYPE SEAL THAT COMPLIES WITH AASHTO M198 OR SYNTHETIC RUBBER GASKET THAT COMPLIES WITH ASTM C-443 OR C-361.
7. MANHOLE SETPS SHALL BE STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC PER ASTM C-478, PARAGRAPH II

COMMONWEALTH OF MASSACHUSETTS ANDREW M. TRUMAN No. 45505 CIVIL REGISTERED PROFESSIONAL ENGINEER

12 DROP OVER MANHOLE DETAIL
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Revision:

2	PB COMMENTS	09.16.10
1	MISC UPDATES	09.08.10

Architect of Record:

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

Drawn: AMT
Checked: SRG
Scale: AS NOTED
Key Plan:

Project Name:
St. Joseph's Redevelopment
Mixed Use with Neighborhood Commercial
135 Lafayette Street
Salem, MA

Sheet Name:
CIVIL DETAILS

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
C-4-1

Thursday, September 16, 2010 1:24:56 PM
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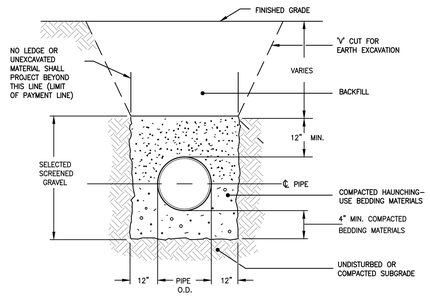
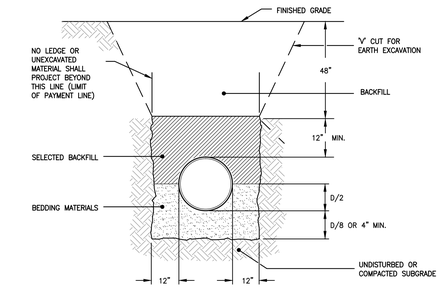


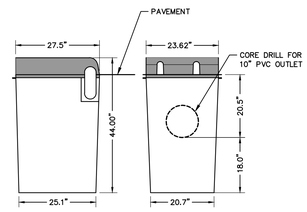
1 TRENCH SECTION- PVC GRAVITY PIPE

NTS



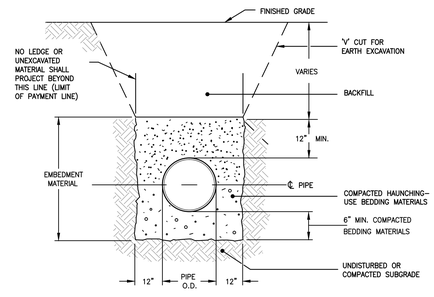
2 TRENCH SECTION - C.L.D.I. WATER PIPE

NTS



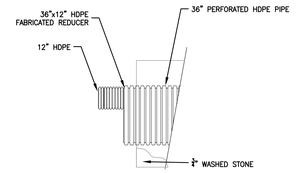
2 ACO ROAD CATCH BASIN

NTS



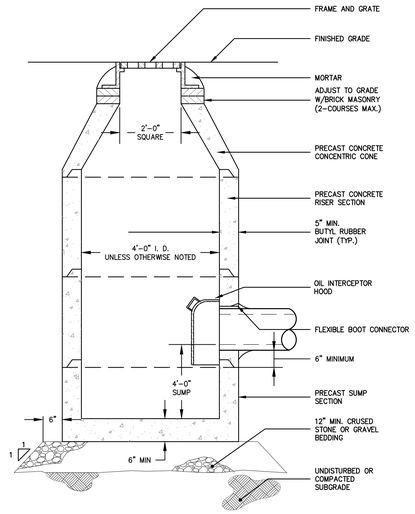
4 TRENCH SECTION- RCP PIPE

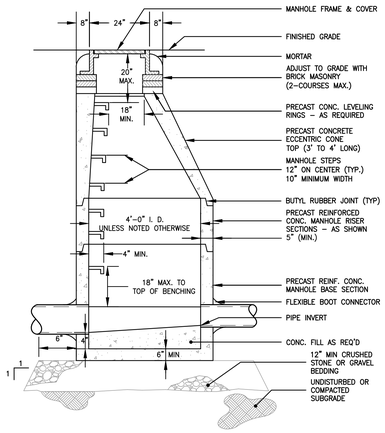
NTS



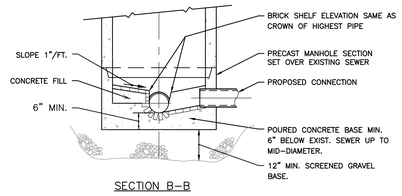
5 12" x 36" HDPE TRANSITION

NTS

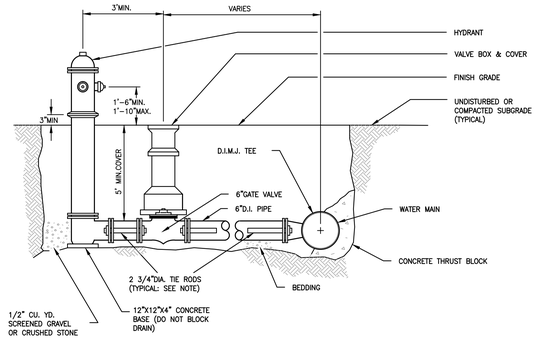




NOTE: CONTRACTOR TO EXCAVATE EXISTING SEWER TO 6" MIN. BELOW OUTSIDE BOTTOM OF PIPE. CONTRACTOR SHALL THEN POUR CONCRETE BASE SLAB, MIN. 5'–0" DIA., TO MID–DIAMETER OF EXISTING SEWER WHILE CONCRETE IS STILL WET, CONTRACTOR SHALL PLACE PRECAST MANHOLE SECTION ON BASE OVER EXISTING SEWER WITH NOTCHES TO FIT OVER EXISTING PIPE. WHEN CONSTRUCTION OF THE MANHOLE IS COMPLETE THE NEW CONNECTION INSTALLED AND TESTED FOR LEAKAGE, THE TOP OF THE EXISTING SEWER SHALL BE REMOVED AND THE REMAINING PIPE WILL SERVE AS THE MANHOLE INVERT.



SECTION B–B



6 CATCH BASIN

NTS

7 PRECAST STORM DRAIN MANHOLE

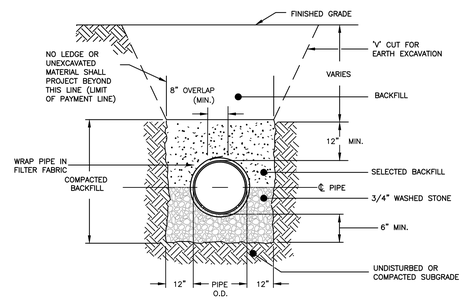
NTS

8 CONNECTION TO EXISTING SEWER LINE

NTS

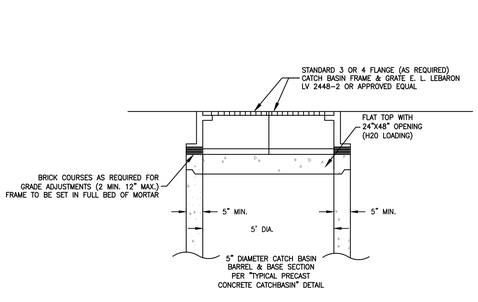
9 HYDRANT

NTS



10 TRENCH SECTION - PERFORATED HDPE PIPE

NTS



11 DOUBLE GRATE CATCH BASIN

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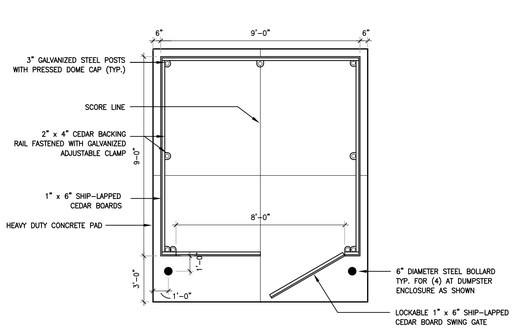
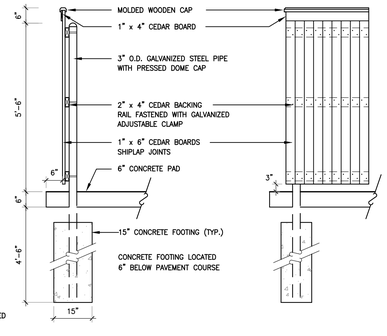
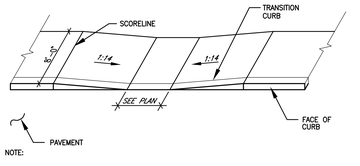




12 DUMPSTER ENCLOSURE PLAN & ENCLOSURE

SCALE: NTS



NOTE:

1. DIMENSION SHOWN @ EDGE OF ROAD IS FIXED.
2. SLOPE CROSS SECTION TO BE SAME AS ADJ. SIDEWALK; IE: DEPTH OF SURFACE AND FOUNDATION.
3. NO RAMPS TO BE PLACED BEHIND STOP LINE.
4. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY W/ ADA AND MAAB REQUIREMENTS.

13 CURB CUT AND RAMP (TYP.)

NTS

Thursday, September 16, 2010 1:25:08 PM
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Revision:

2 PB COMMENTS 09.16.10
1 MISC UPDATES 09.08.10

Architect of Record:

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

Drawn: AMT
Checked: SRG
Scale: AS NOTED
Key Plan:

Project Name:
St. Joseph's Redevelopment
Mixed Use with Neighborhood Commercial
135 Lafayette Street
Salem, MA

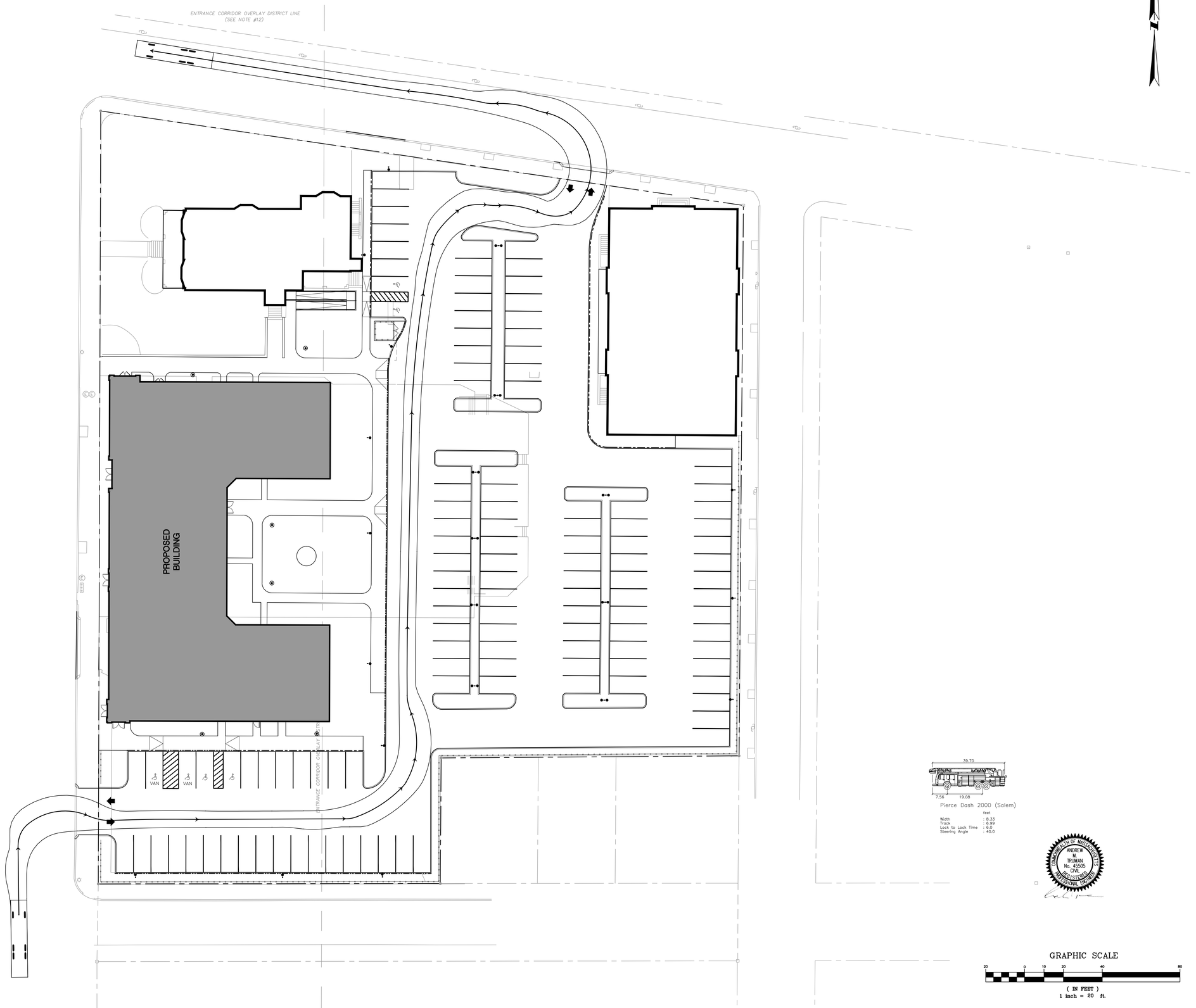
Sheet Name:
CIVIL DETAILS

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
C-4.2

COMMONWEALTH OF MASSACHUSETTS
ANDREW M. TRUMAN
No. 45505
CIVIL
REGISTERED PROFESSIONAL ENGINEER



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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Revision:

2	PB COMMENTS	09.16.10
1	FD COMMENTS	09.08.10

Architect of Record:

COMMONWEALTH OF MASSACHUSETTS
ANDREW M. TRUMAN
No. 45505
CIVIL
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

Drawn: AMT

Checked: SRG

Scale: AS NOTED

Key Plan:

Project Name:

St. Joseph's Redevelopment

Mixed Use with Neighborhood Commercial

135 Lafayette Street
Salem, MA

Sheet Name:

TURNING MOVEMENT PLAN

Project Number:

2731

Issue Date:

July 30, 2010

Sheet Number:

C-5.1

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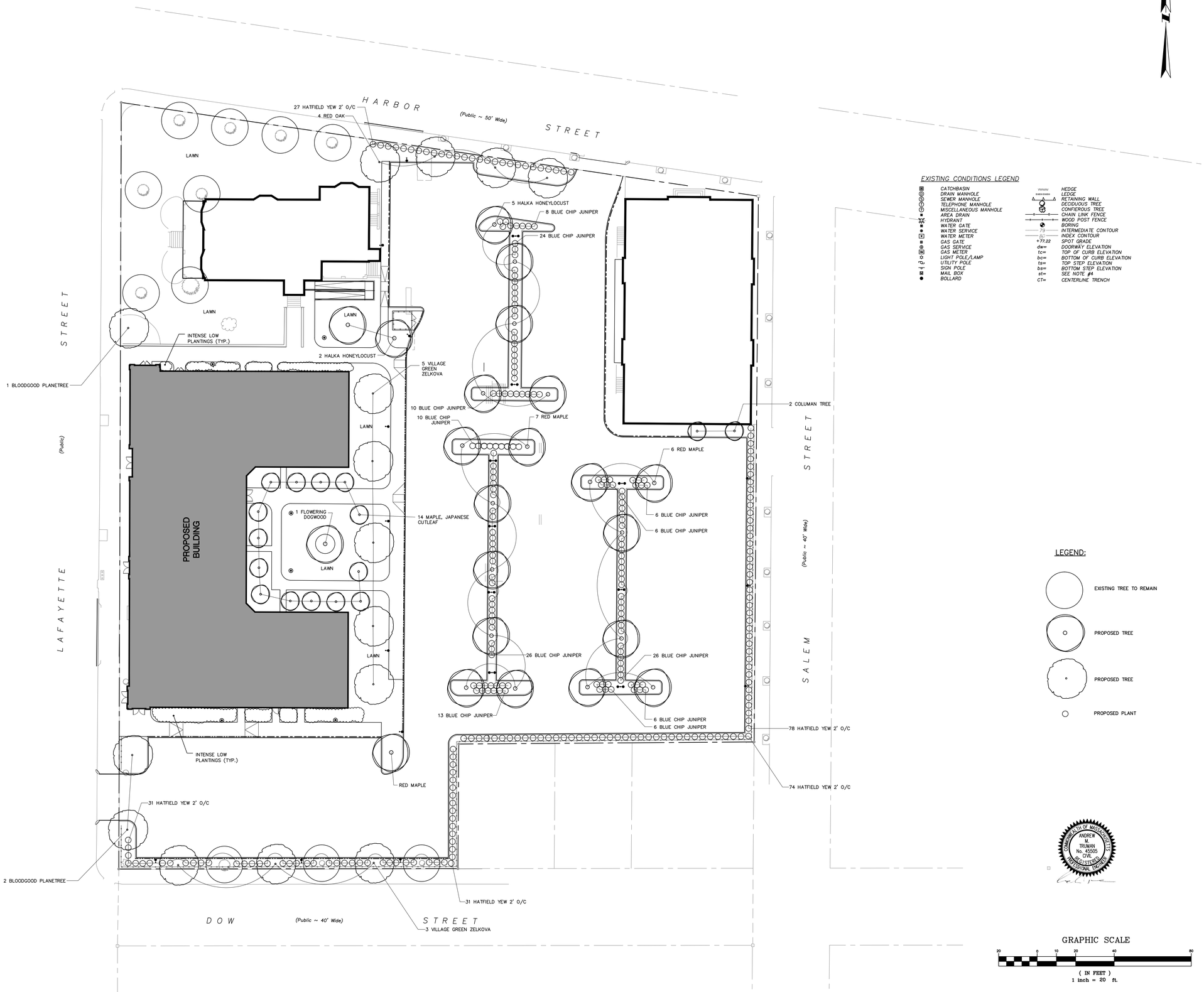

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1 PB COMMENTS 09.16.10

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Drawn: AMT

Checked: SRG

Scale: AS NOTED

Key Plan:

Project Name:

St. Joseph's Redevelopment

Mixed Use with Neighborhood Commercial

135 Lafayette Street
Salem, MA

Sheet Name:

PLANTING PLAN

COMMONWEALTH OF MASSACHUSETTS
ANDREW M. TRUMAN
No. 45505
CIVIL
REGISTERED PROFESSIONAL ENGINEER

Project Number:

2731

Issue Date:

July 30, 2010

Sheet Number:

C-6.1

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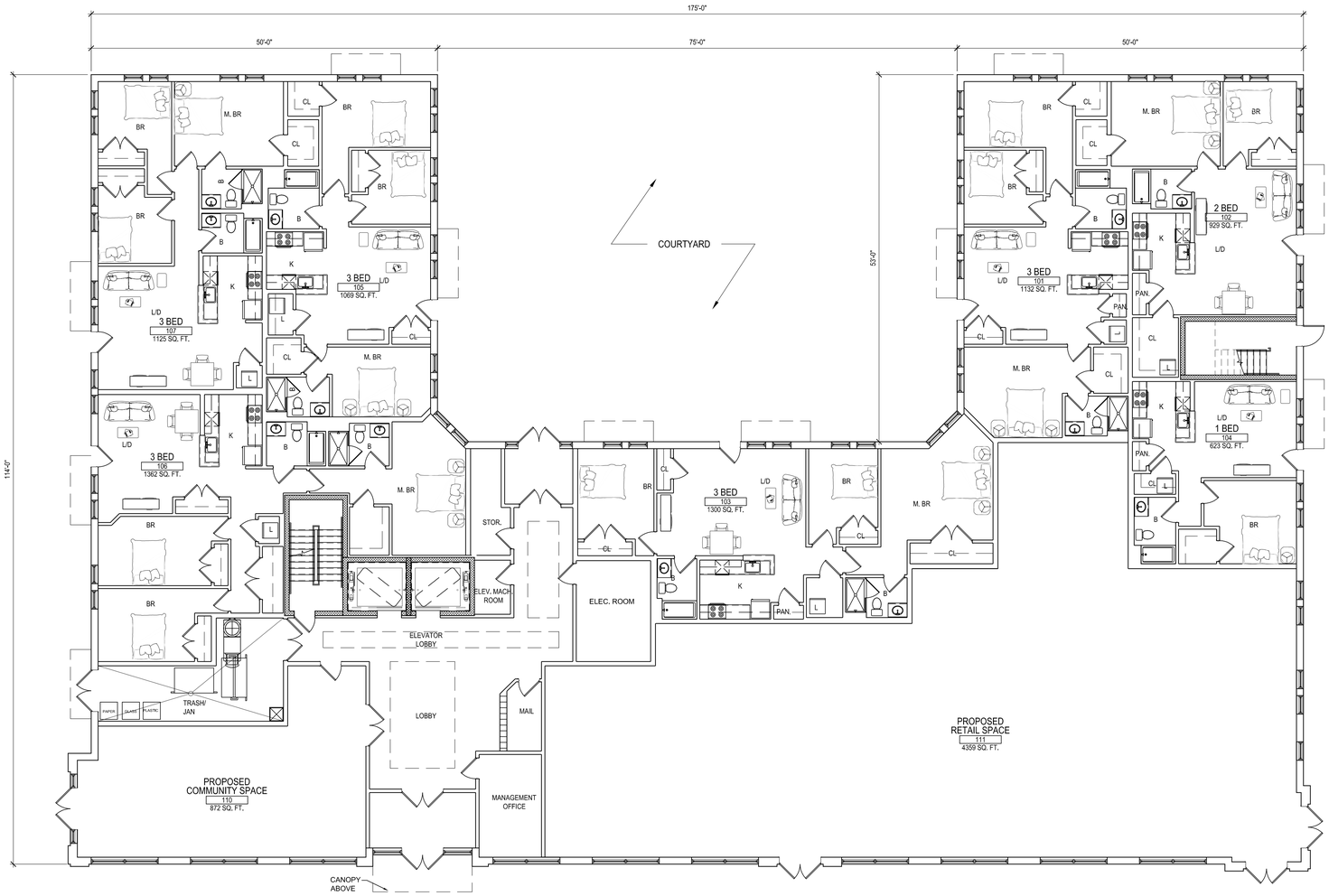

10 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
St. Joseph's Redevelopment

135 Lafayette Street
Salem, MA

Sheet Name:
Schematic
First Floor Plan

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
A1.00

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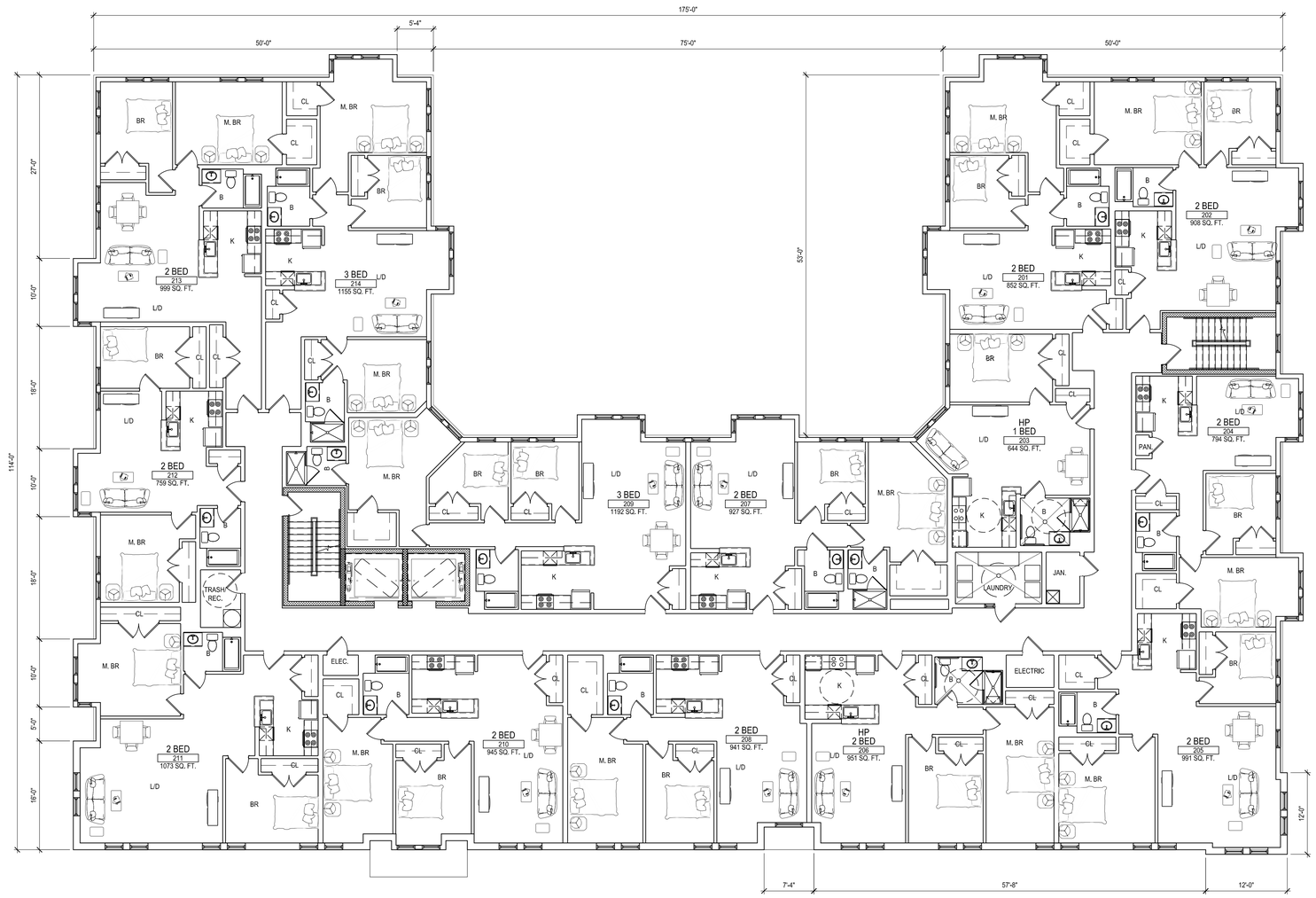

10 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Drawn: MKM

Checked: EB

Scale: 1/8" = 1'-0"

Key Plan:

Project Name:
St. Joseph's Redevelopment

135 Lafayette Street
Salem, MA

Sheet Name:
Schematic
Second Floor Plan

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
A1.01

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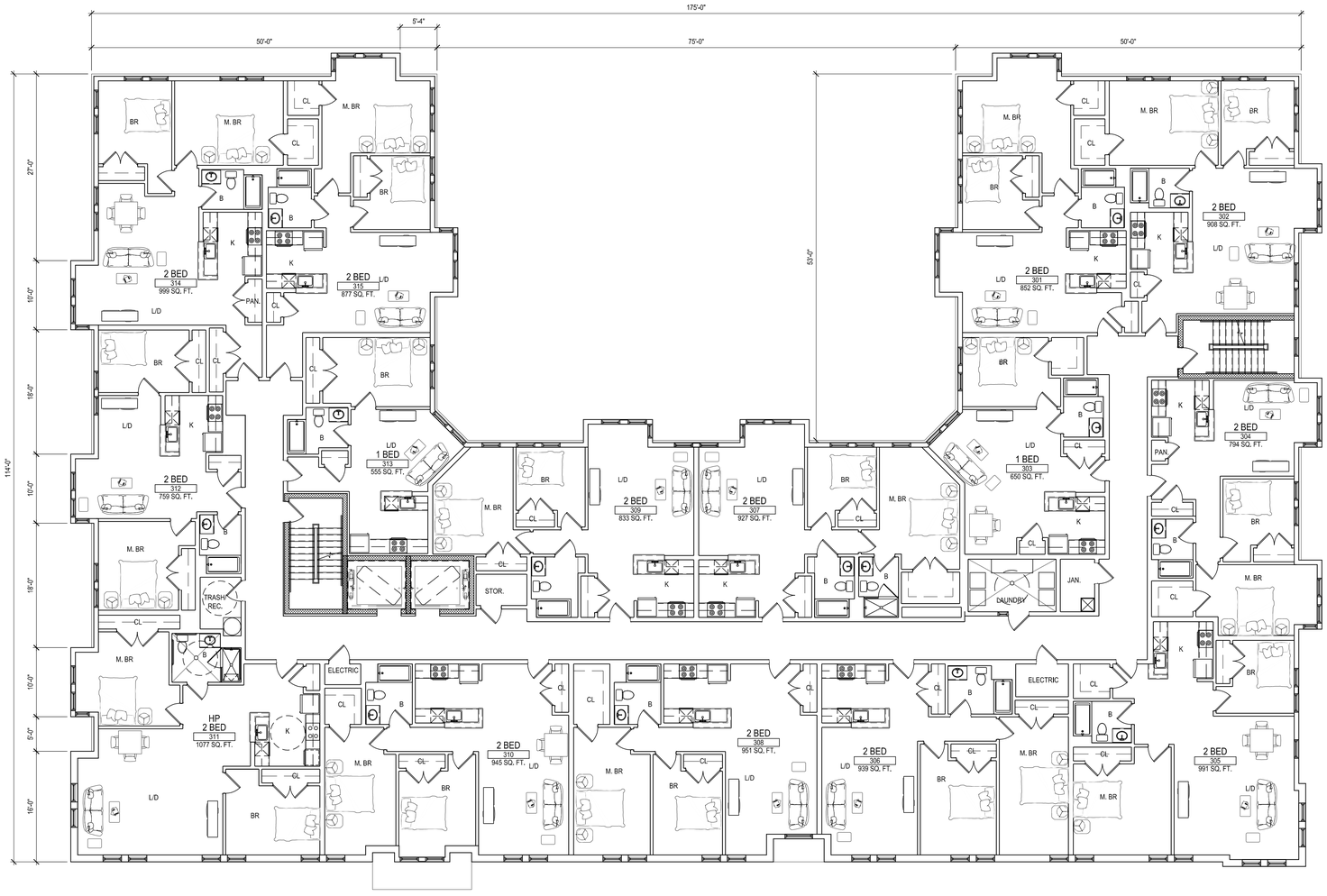

10 THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

Thursday, September 16, 2010 10:36:15 AM
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Drawn: MKM

Checked: EB

Scale: 1/8" = 1'-0"

Key Plan:

Project Name:
St. Joseph's Redevelopment

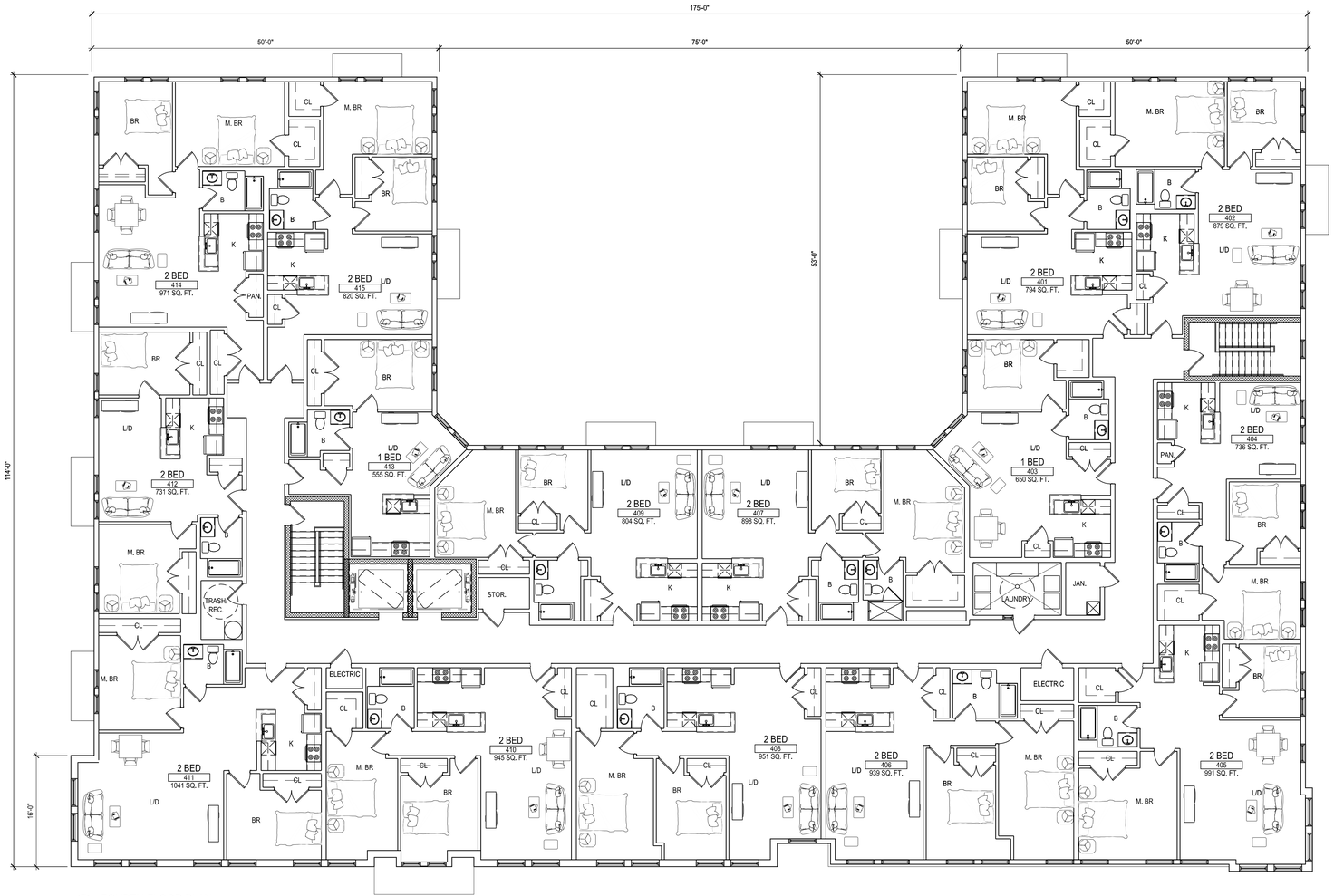
135 Lafayette Street
Salem, MA

Sheet Name:
Schematic
Third Floor Plan

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
A1.02



10 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Checked: EB
Scale: 1/8" = 1'-0"
Key Plan:

Project Name:
St. Joseph's Redevelopment

135 Lafayette Street
Salem, MA

Sheet Name:
Schematic
Fourth Floor Plan

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
A1.03

Thursday, September 16, 2010 10:34:37 AM
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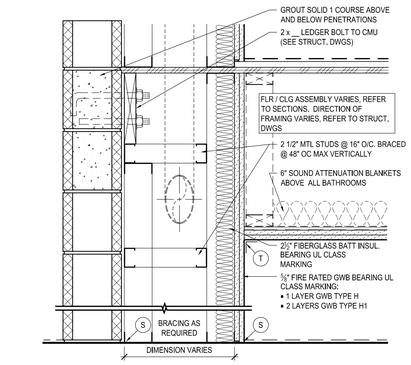
GENERAL NOTES & MATERIAL KEY:

(T) = TAPE ALL INTERSECTIONS IN WALL / CEILINGS

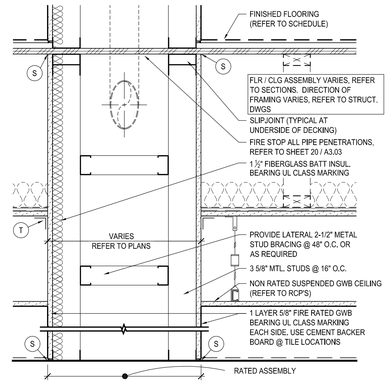
(S) = ACOUSTICAL SEALANT REQUIRED AT ALL DEMISING WALLS

1. REFER TO A3.10 FOR ROOF/CEILING & FLOOR/CEILING TYPES.
2. ALL GYPSUM BOARD IN "WET" AREAS TO BE MOISTURE RESISTANT (M.R. BOARD). ALL WALLS TO RECEIVE CERAMIC TILE TO BE CEMENT BOARD OR CEMENT FIBER BACKER BOARD.
3. FOR FINISHES ON ALL WALL TYPES, REFER TO ROOM FINISH SCHEDULE.
4. NON-BEARING WALLS TO BE FRAMED WITH 25 GA. METAL STUDS EXCEPT WALL TO RECEIVE TILE WHERE FRAMING SHALL BE 20 GAUGE MIN.
5. AT BEDROOM WALLS THAT CONTAIN A SANITARY RISER PROVIDE AN ADDITIONAL LAYER OF DRYWALL TO SCHEDULED WALL AT BEDROOM SIDE.

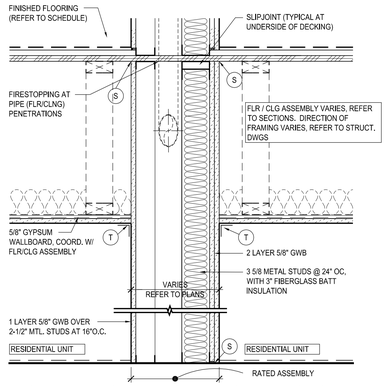


G1 2 HOUR RATED, NON-BEARING CHASE AT CMU
SCALE: 1 1/2" = 1'-0" STC: 52 EST. WALL: UL #U444 SIM. FLR/CLG: UL #530

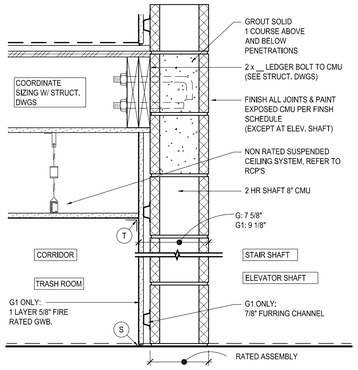
G 1 HOUR RATED, NON-BEARING CHASE AT CMU
SCALE: 1 1/2" = 1'-0" STC: 52 EST. (WITH INSUL.) WALL: UL #U420 SIM. FLR/CLG: UL #558



D1 1 HOUR RATED, NON-BEARING INTERIOR PARTITION CHASE
SCALE: 1 1/2" = 1'-0" WALL: UL #U420 STC: 50 EST.

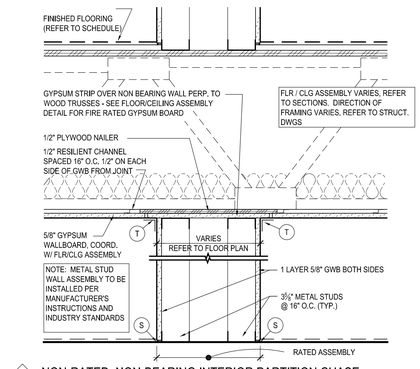


B1 1 HOUR RATED, NON-BEARING DEMISING WALL W/ CHASE
SCALE: 1 1/2" = 1'-0" WALL: UL #U420 SIM. STC: 55 EST.

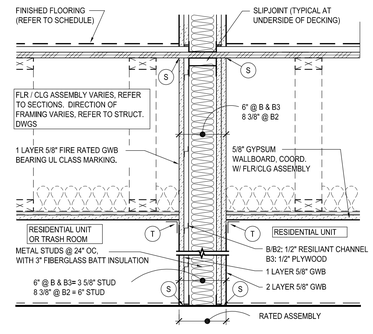


F1 2 HOUR RATED, BEARING ELEV, STAIR SHAFT W/ FURRING
SCALE: 1 1/2" = 1'-0" WALL: UL #U914 STC: 50 EST.

F 2 HOUR RATED, BEARING ELEV, STAIR SHAFT: CMU ONLY
SCALE: 1 1/2" = 1'-0" WALL: UL #U905 STC: 50 EST.

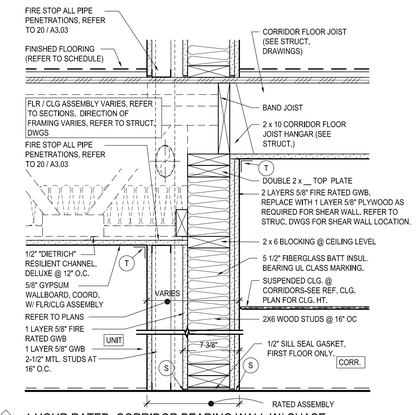


D NON-RATED, NON-BEARING INTERIOR PARTITION CHASE
SCALE: 1 1/2" = 1'-0" 3 5/8" STUD WALL: UL #U420 SIM. STC: 45 EST.

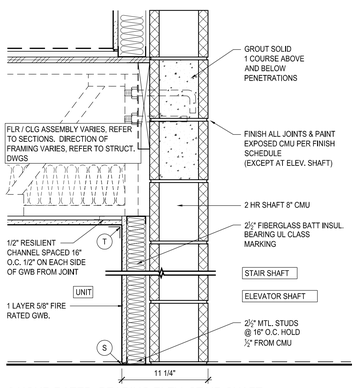


B3 1 HOUR RATED, NON-BEARING DEMISING WALL
SCALE: 1 1/2" = 1'-0" 3 5/8" STUD WALL: UL #U451 SIM. STC: 55 EST.

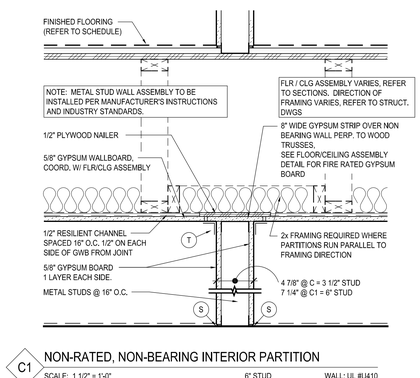
B2 1 HOUR RATED, NON-BEARING DEMISING WALL
SCALE: 1 1/2" = 1'-0" 6" STUD WALL: UL #U451 STC: 55 EST.



A-2 1 HOUR RATED, CORRIDOR BEARING WALL W/ CHASE
SCALE: 1 1/2" = 1'-0" WALL: UL #305 SIM. STC: 50 EST.

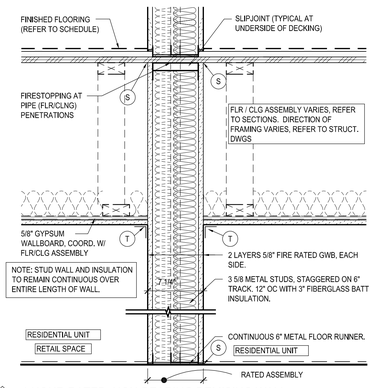


E 2 HOUR RATED, BEARING ELEV, STAIR SHAFT
SCALE: 1 1/2" = 1'-0" WALL: UL #U914 SIM. STC: 50 EST.

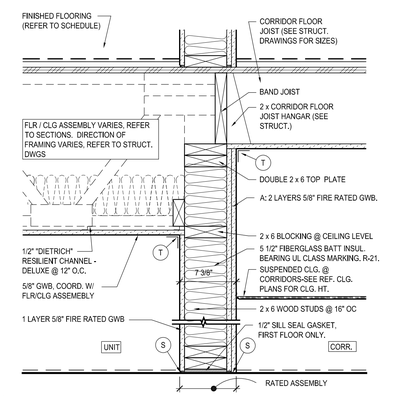


C1 NON-RATED, NON-BEARING INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0" 6" STUD WALL: UL #U410 STC: 40 EST.

C NON-RATED, NON-BEARING INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0" 3 5/8" STUD WALL: UL #U410 STC: 40 EST.



B 1 HOUR RATED, NON-BEARING DEMISING WALL
SCALE: 1 1/2" = 1'-0" WALL: UL #U4** STC: 55 EST.



A 1 HOUR RATED, CORRIDOR BEARING WALL
SCALE: 1 1/2" = 1'-0" WALL: UL #305 SIM. STC: 50 EST.

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Consultant:

Revision:
September 16, 2010

Architect of Record:

SITE PLAN REVIEW
NOT FOR CONSTRUCTION

Drawn: MKM
Checked: EB
Scale: 1 1/2" = 1'-0"
Key Plan:

Project Name:
St. Joseph's Redevelopment

135 Lafayette Street
Salem, MA

Sheet Name:
Interior Partition Assemblies

Project Number:
2731

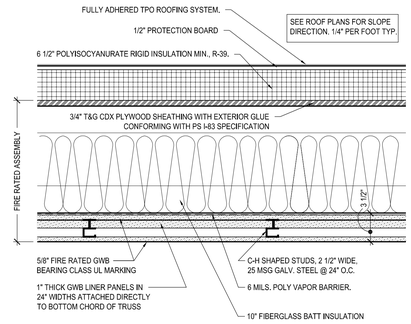
Issue Date:
July 30, 2010

Sheet Number:
A3.01

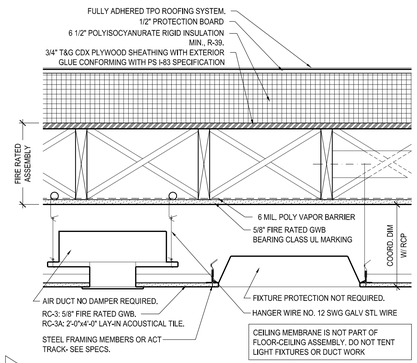
Thursday, September 16, 2010 10:26:16 AM
P:\2731_St Josephs Redevelopment\Drawings\Working\Plot Files\Site Plan Review Drawings\2731_A3.01- Wall Assemblies.dwg

GENERAL NOTES:

1. REFER TO A3.01 FOR PARTITION TYPES.
2. SEE SPECIFICATIONS FOR CEMENTITIOUS UNDERLAYMENT REQUIREMENTS.
3. FOR FINISHES ON ALL FLOORS, REFER TO ROOM FINISH SCHEDULE.
4. SEE SPECIFICATIONS FOR ALL ACOUSTIC CEILING TILE REQUIREMENTS.
5. SEE SPECIFICATIONS FOR ALL ROOFING MATERIAL AND INSTALLATION REQUIREMENTS.
6. REPLACE 3/4" CEMENTITIOUS TOPPING WITH 3/4" PLYWOOD AT ALL FLOOR AREAS WHERE FINISH FLOORING IS INCOMPATIBLE WITH CEMENTITIOUS TOPPING.

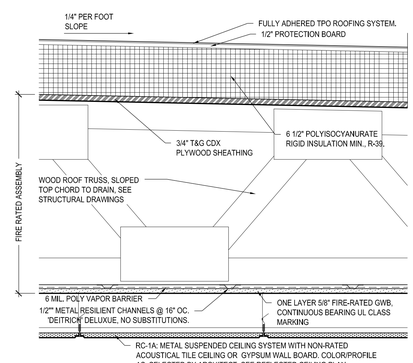


RC-4 2 HOUR STAIR CAP ASSEMBLY
SCALE: 1 1/2" = 1'-0" ROOF/CLG : UL #U467 & P522



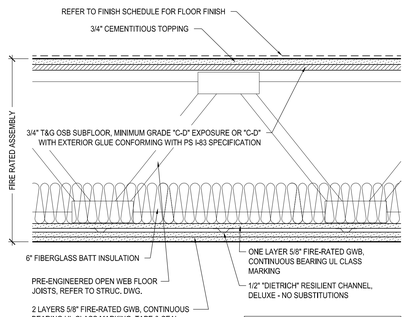
RC-3A 1 HOUR RATED CEILING OVER CORRIDOR: ACT CEILING
SCALE: 1 1/2" = 1'-0" ROOF/CLG : UL #U467 & P522

RC-3 1 HOUR RATED CEILING OVER CORRIDOR: GWB CEILING
SCALE: 1 1/2" = 1'-0" ROOF/CLG : UL #U467 & P522

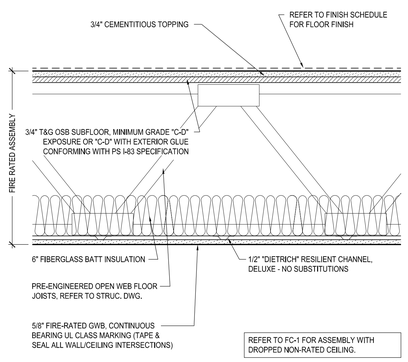


RC-1A 1 HOUR RATED CEILING WITH DROPPED CEILING
SCALE: 1 1/2" = 1'-0" ROOF/CLG : UL #P522

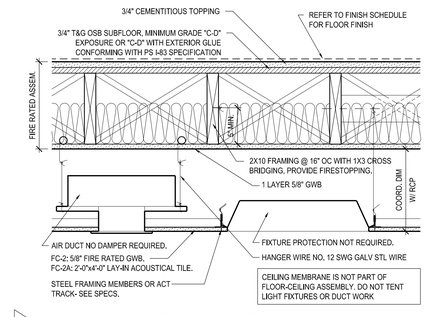
RC-1 1 HOUR RATED CEILING
SCALE: 1 1/2" = 1'-0" ROOF/CLG : UL #P522



FC-4 OPEN WEB FRAMING WITH GWB CEILING: 2 HOUR RATED
SCALE: 1 1/2" = 1'-0" RETAIL SPACES FLR/CLG : UL #L536 STC: 50 EST.

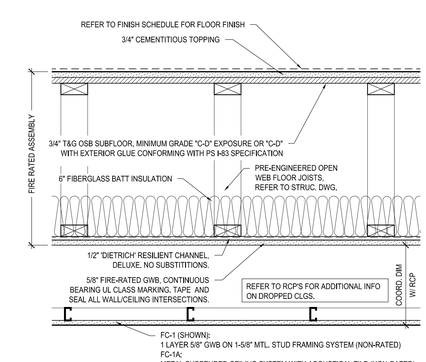


FC-3 OPEN WEB FRAMING WITH GWB CEILING: 1 HOUR RATED
SCALE: 1 1/2" = 1'-0" FLR/CLG : UL # L528 STC: 50 EST.



FC-2A 2x FRAMING WITH ACT CEILING: 1 HOUR RATED
SCALE: 1 1/2" = 1'-0" FLR/CLG : UL # L501 STC: 50 EST.

FC-2 2x FRAMING WITH GWB CEILING: 1 HOUR RATED
SCALE: 1 1/2" = 1'-0" FLR/CLG : UL # L501 STC: 50 EST.



FC-1A OPEN WEB TRUSS WITH ACT CEILING: 1 HOUR RATED
SCALE: 1 1/2" = 1'-0" FLR/CLG : UL # L528 STC: 56 EST.

FC-1 OPEN WEB TRUSS WITH GWB CEILING: 1 HOUR RATED
SCALE: 1 1/2" = 1'-0" FLR/CLG : UL # L528 STC: 56 EST.

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September 16, 2010

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SITE PLAN REVIEW
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Drawn: MKM
Checked: EB
Scale: 1 1/2" = 1'-0"
Key Plan:

Project Name:
St. Joseph's Redevelopment

135 Lafayette Street
Salem, MA

Sheet Name:
Floor/Ceiling, Roof Assemblies

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
A3.10

Thursday, September 16, 2010 10:28:24 AM
P:\2731_St.Josephs Redevelopment\Drawings\Working\Plot Files\Site Plan Review Drawings\2731_A3.10- Floor Assemblies.dwg

20 WEST ELEVATION

SCALE: 1/8" = 1'-0"

10 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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Checked: EB

Scale: 1/8" = 1'-0"

Key Plan:

Project Name:
St. Joseph's Redevelopment

135 Lafayette Street
Salem, MA

Sheet Name:
Exterior Elevations

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
A4.01

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40 EAST ELEVATION

SCALE: 1/8" = 1'-0"

30 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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Revision:
September 16, 2010

Architect of Record:

SITE PLAN REVIEW
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Drawn: MKM

Checked: EB

Scale: 1/8" = 1'-0"

Key Plan:

Project Name:
St. Joseph's Redevelopment

135 Lafayette Street
Salem, MA

Sheet Name:
Exterior Elevations

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
A4.02

Thursday, September 16, 2010 10:33:30 AM
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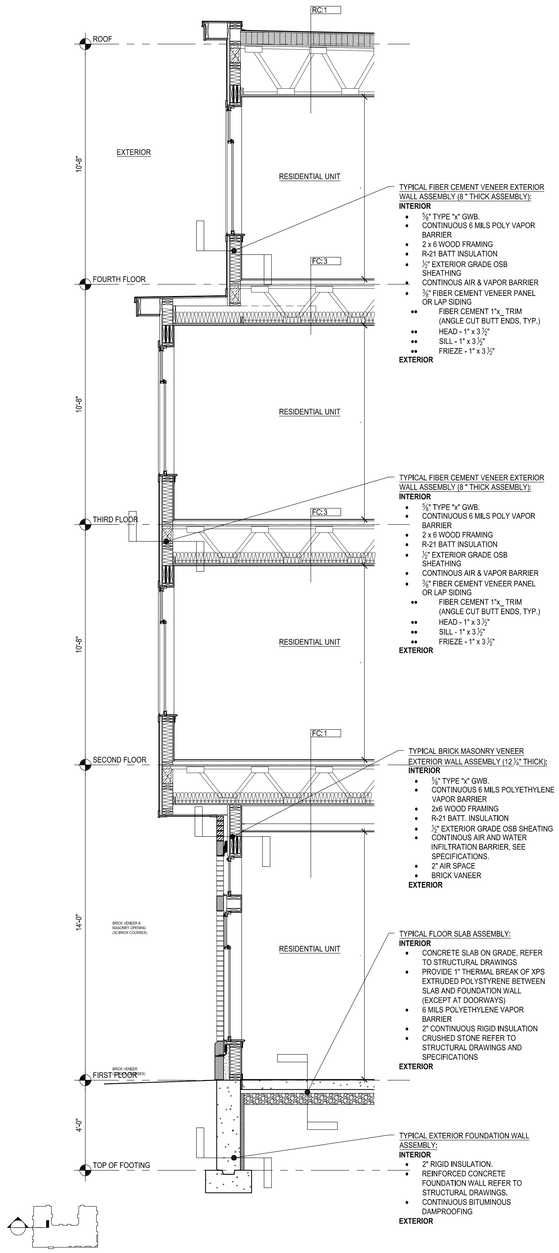
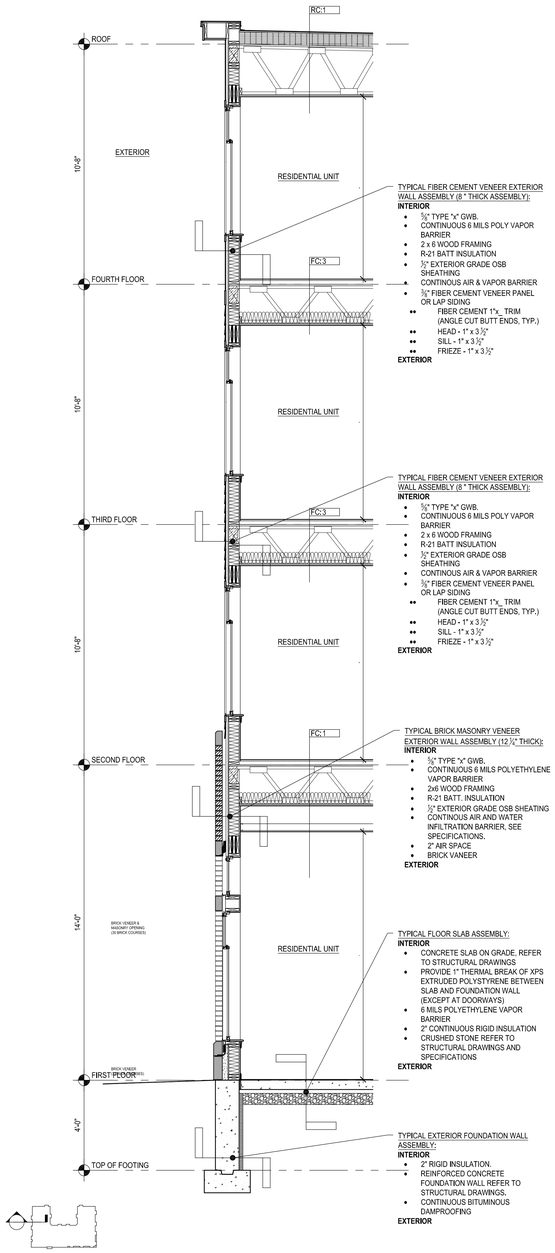
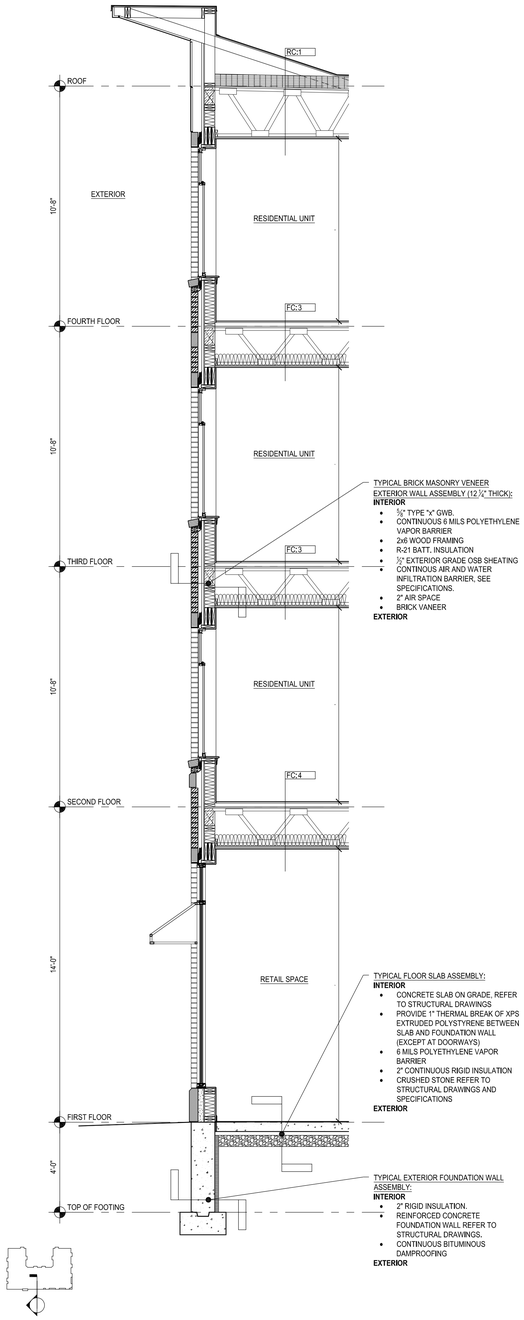


30 WALL SECTION- TYPICAL AT FIBER CEMENT BAYS
SCALE: 3/8" = 1'-0"



20 WALL SECTION- TYPICAL AT FIBER CEMENT VENEER
SCALE: 3/8" = 1'-0"



10 WALL SECTION- TYPICAL AT MASONRY VENEER
SCALE: 3/8" = 1'-0"

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September 16, 2010

Architect of Record:

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Drawn: MKM
Checked: EB
Scale: 3/8" = 1'-0"
Key Plan:

Project Name:
St. Joseph's Redevelopment

135 Lafayette Street
Salem, MA

Sheet Name:
Wall Sections

Project Number:
2731

Issue Date:
July 30, 2010

Sheet Number:
A5.01

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