

Proposed Site Plans

WoodSpring Suites - Choice Hotels

143 Pleasant Valley Street

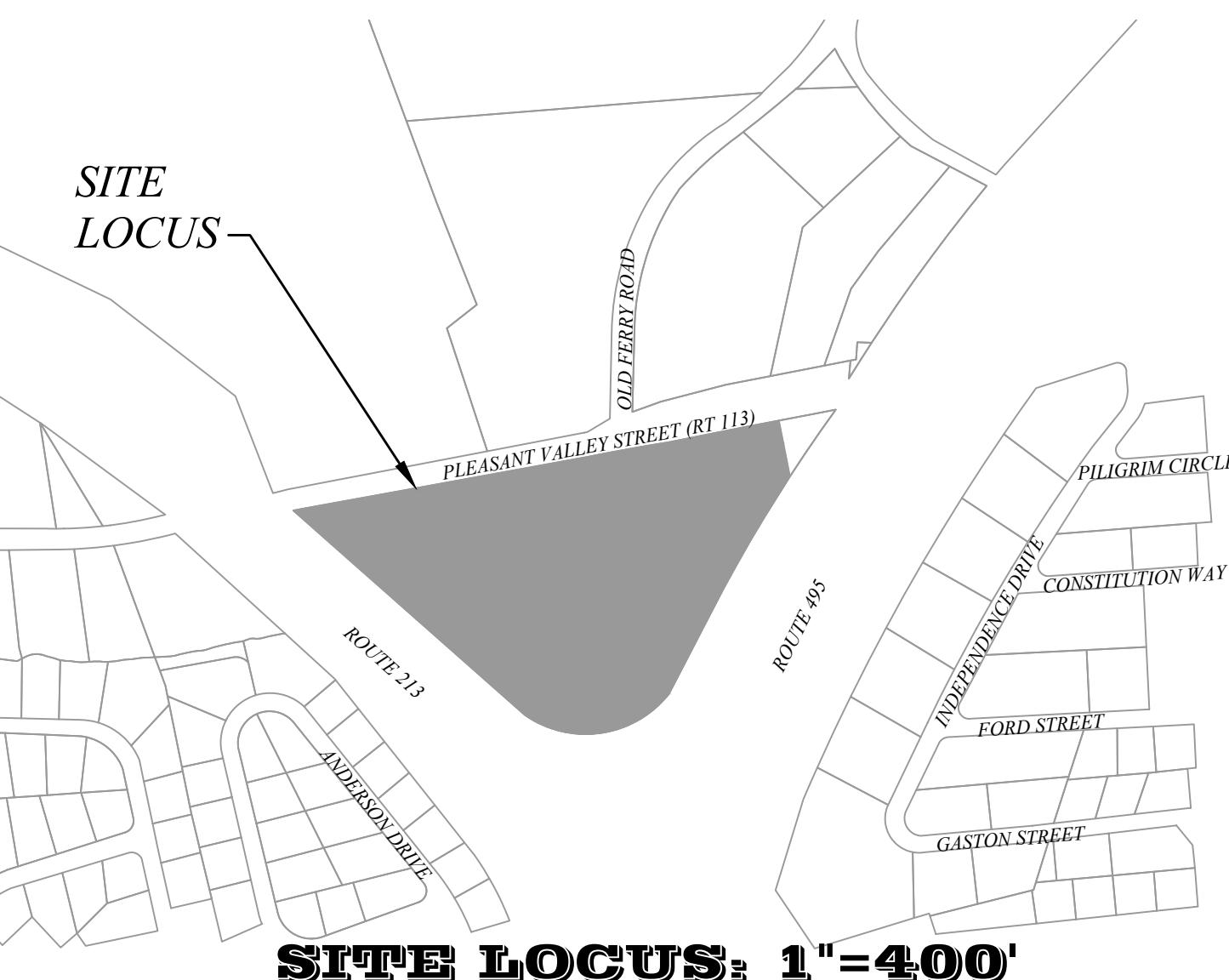
Methuen, Massachusetts

Issued for Permitting
Not Approved for Construction

DATE: _____

Sign Key

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8P	12"	6"	VAN ACCESSIBLE



Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	120	124
ACCESSIBLE SPACES (1 VAN ACCESSIBLE)	8 x 18	8 x 18	5	5
TOTAL SPACES			125	129

Parking Requirements:

HOTEL	122 GUEST ROOMS	x	1 SPACES	/	1 GUEST ROOM	=	122
HOTEL	6 EMPLOYEES	x	1 SPACES	/	2 EMPLOYEES	=	3
					TOTAL PARKING REQUIRED	=	125 SPACES

Zoning Summary Chart

Zoning District:	IL (Limited Industrial)
Zoning Regulation Requirements	
MINIMUM LOT AREA	40,000 SF
FRONTAGE	80.0 Feet
FRONT YARD SETBACK	60 Feet
SIDE YARD SETBACK	30 Feet
REAR YARD SETBACK	30 Feet
MINIMUM LOT WIDTH	100 Feet
MAXIMUM BUILDING HEIGHT	45 Feet
MAXIMUM BUILDING COVERAGE	35.0 %
	2.6%

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5 of 8	Grading, Drainage & Erosion Sediment Control (ESC) Plan	12/1/2025
6 of 8	Utility Plan	12/1/2025
7 of 8	Site Details	12/1/2025
8 of 8	Site Details	12/1/2025
Number	Reference Drawings	Latest Issue
A1.1 & A1.2	Existing Conditions Plan	11/11/2025
A2.1 & A2.2	Architectural Floor Plans	11/19/2025
E-7	Architectural Exterior Elevations	11/19/2025
LA-1	Electrical Site Plan (Photometrics)	11/19/2025
	Site Landscaping Plan	12/1/2025

OWNER OF RECORD:
Heavenly Investments VI LLC
19 Prides Circle
Andover, MA 01810

APPLICANT:
Park Silver Development, LLC
8171 Maple Lawn Blvd. Suite 375 & 380
Fulton, MD 20759

DEED REFERENCE:
NERD Book 17976, Page 34

ASSESSOR PARCELS:
1010-108-457

Revision No.	Revision Description	Date
<p>COVER SHEET 143 PLEASANT VALLEY STREET METHUEN, MASS</p> <p>PREPARED FOR: PARK SILVER DEVELOPMENT DATE: DECEMBER 1, 2025 SCALE: 1" = 20'</p> <p>andover consultants inc. 1 East River Place Methuen, Mass. 01844 Telephone: 978-687-3828 Dennis A. Greco, Civil Reg. Prof. Engineer No. 49318 Professional Engineer Massachusetts Reg. Prof. Engineer No. 49318</p> <p>0 20 40 60 80 Ft.</p>		

Notes:

General

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OR CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.

Utilities

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION, AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - WATER PIPES SHALL BE CEMENT LINED DUCTILE IRON WATER PIPE CLASS 52
 - SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE SDR 35 SEWER PIPE
 - STORM DRAINAGE PIPES SHALL BE REINFORCED CEMENT CONCRETE
 - PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE ELECTRICAL SITE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.

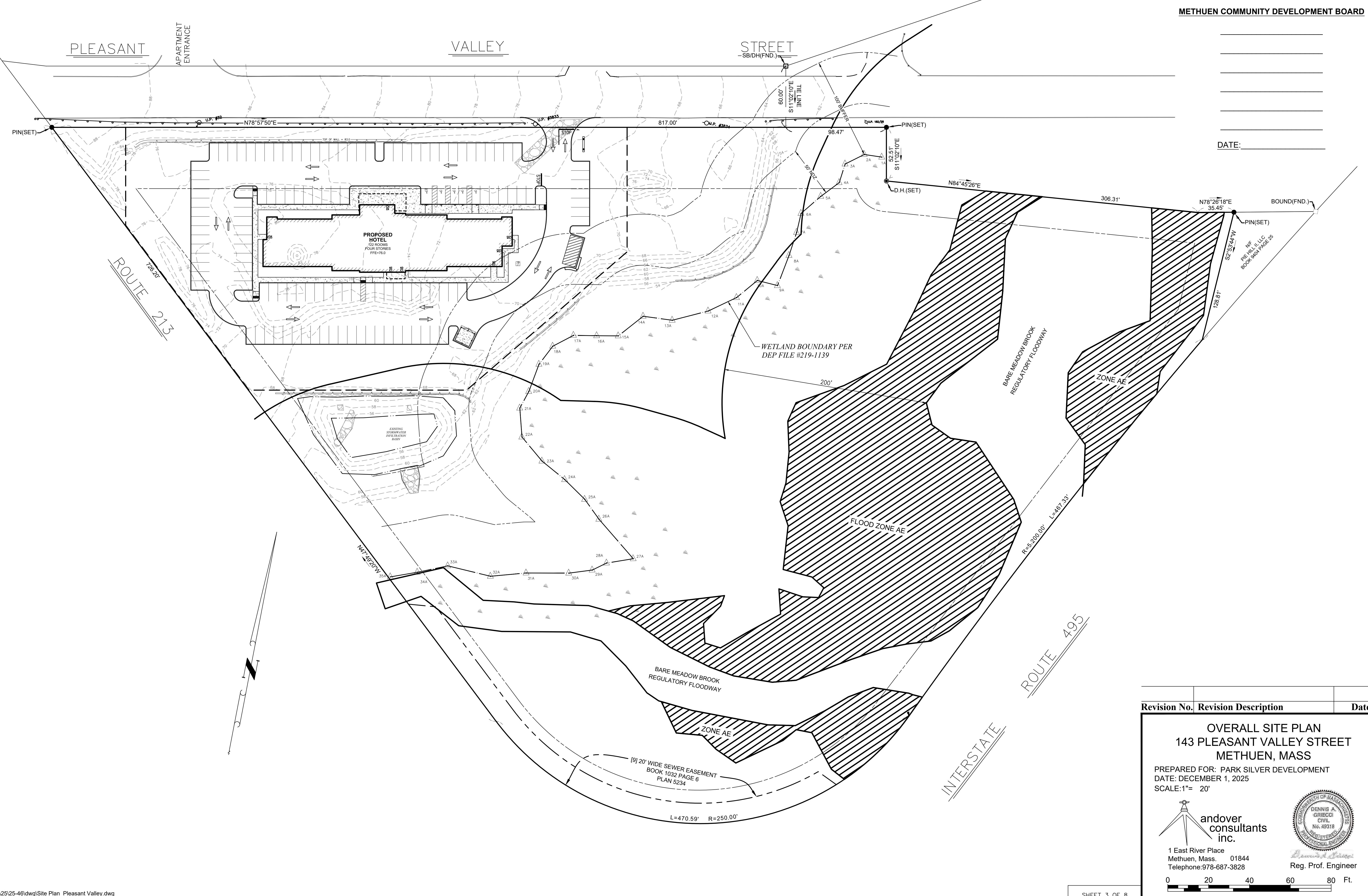
Legend

Exist.	Prop.	Exist.	Prop.
— — — — —	LIMIT OF DISTURBANCE		CONCRETE
— ▲ — — —	WETLAND LINE WITH FLAG	27.35 TC x	TOP OF CURB ELEVATION
— — — — —	FLOODPLAIN	26.85 BC x	BOTTOM OF CURB ELEVATION
— BLSF — — —	BORDERING LAND SUBJECT TO FLOODING	132.75 x	SPOT ELEVATION
— BZ — — —	WETLAND BUFFER ZONE	UD	UNDERDRAIN
— NDZ — — —	NO DISTURB ZONE	12" D	12" D
— 200' RA — — —	200' RIVERFRONT AREA	6" RD	6" RD
— CC — — —	PRECAST CONC. CURB	12" S	12" S
	BUILDING	OHW	OVERHEAD WIRE
	BUILDING ENTRANCE	6" W	6" W
	LOADING DOCK	4" FP	4" FP
	BOLLARD	2" DW	DOMESTIC WATER
	DUMPSTER PAD	3" G	GAS
	SIGN	E	ELECTRIC
	DOUBLE SIGN		CATCH BASIN
	STEEL GUARDRAIL		DOUBLE CATCH BASIN
	WOOD GUARDRAIL		
	TREE LINE	●	DRAIN MANHOLE
	WIRE FENCE	CS	SEWER MANHOLE
	FENCE	WV	
	STOCKADE FENCE	●	
	STONE WALL	TSV	TAPPING SLEEVE, VALVE & BOX
	RETAINING WALL	HYD	FIRE HYDRANT
	STREAM / POND / WATER COURSE	PIV	POST INDICATOR VALVE
	DETENTION BASIN	GM	GAS METER
	HAY BALES	●	ELECTRIC MANHOLE
— 4 — — —	MINOR CONTOUR	EM	EM
— 20 — — —	MAJOR CONTOUR	●	ELECTRIC METER
(10)	PARKING COUNT	●	LIGHT POLE
	DYLY	SL	SL
	STOP LINE		
	CROSSWALK		
	ACCESSIBLE CURB RAMP		
	ACCESSIBLE PARKING		
	VAN-ACCESSIBLE PARKING		

Revision No. Revision Description Date

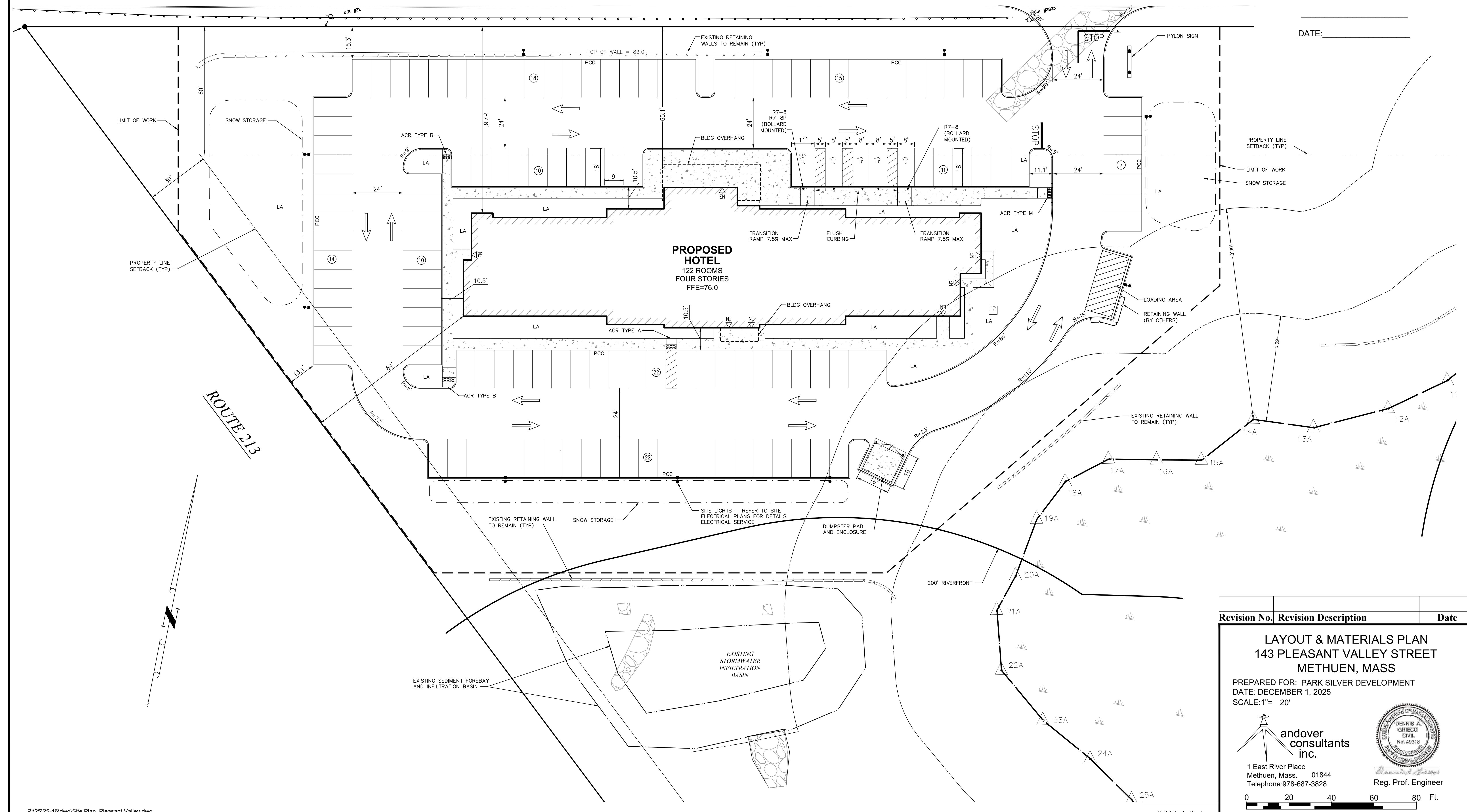
LEGEND & GENERAL NOTES		
143 PLEASANT VALLEY STREET		
METHUEN, MASS		
PREPARED FOR: PARK SILVER DEVELOPMENT		
DATE: DECEMBER 1, 2025		
SCALE: 1" = 20'		
 andover consultants inc.		
1 East River Place Methuen, Mass. 01844 Telephone: 978-687-3828 Reg. Prof. Engineer		
0	20	40
60	80	Ft.

DATE: _____



PLEASANT VALLEY STREET (RT 113)

DATE: _____



Revision No	Revision Description	Date
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LAYOUT & MATERIALS PLAN

143 PLEASANT VALLEY STREET

METHUEN, MASS

PREPARED FOR: PARK SILVER DEVELOPMENT
DATE: DECEMBER 1, 2025
SCALE:1"= 20'

1 East River Place
Methuen, Mass. 01844
Telephone 978-687-3828

A circular notary seal for Dennis A. Grieco, Civil, No. 49318, Registered. The outer ring contains the text "NOTARY PUBLIC" at the top and "MASSACHUSETTS" at the bottom. The inner circle contains "COMMONWEALTH OF MASSACHUSETTS" at the top, "DENNIS A. GRIECO" in the center, "CIVIL" below it, and "No. 49318" at the bottom. The seal is black and white.

DONATE
Dennis A. Gruccio
eq. Prof. Engineer

SHEET 4 OF 8

PLEASANT VALLEY STREET (RT 113)

DATE: _____

12"RCP

90

DMH
RIM=66.68'
INV.=62.28'(DMH)
INV.=62.08'(OUT)

REPLACE GRATE WITH
SOLID FRAME AND COVER

A technical line drawing showing a cross-section of a drainage system. A solid rectangular frame is being lowered into a vertical pipe. A horizontal grate with a grid pattern is shown at the bottom of the pipe. A dashed line indicates the original position of the grate. An arrow points from the text 'REPLACE GRATE WITH SOLID FRAME AND COVER' to the solid frame.

A diagram of a beam with a triangular load distribution. The beam is inclined at an angle. The triangular load is centered on the beam, with its peak at the top vertex. The base of the triangle is at the bottom of the beam. The load is labeled '12A'.

1

option	Dat
IMAGE & ESC PLAN WALLEY STREET BEN, MASS	

11. *What is the primary purpose of the following statement?*

Revision No.	Revision Description	Date
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GRADING, DRAINAGE & ESC PLAN 143 PLEASANT VALLEY STREET METHUEN, MASS.

METHUEN, MASS
REARED FOR: PARK SILVER DEVELOPMENT
ATE: DECEMBER 1, 2025
CALE: 1"- 20'

The image shows the official seal of the Commonwealth of Massachusetts on the right, featuring a central shield with a Native American figure holding a bow, surrounded by a circular border with the text "THE COMMONWEALTH OF MASSACHUSETTS". To the left of the seal is a small, stylized figure of a person standing on a pedestal, possibly a Minuteman or a similar historical figure.

1 East River Place
Methuen, Mass. 01844
Telephone: 978-687-3828

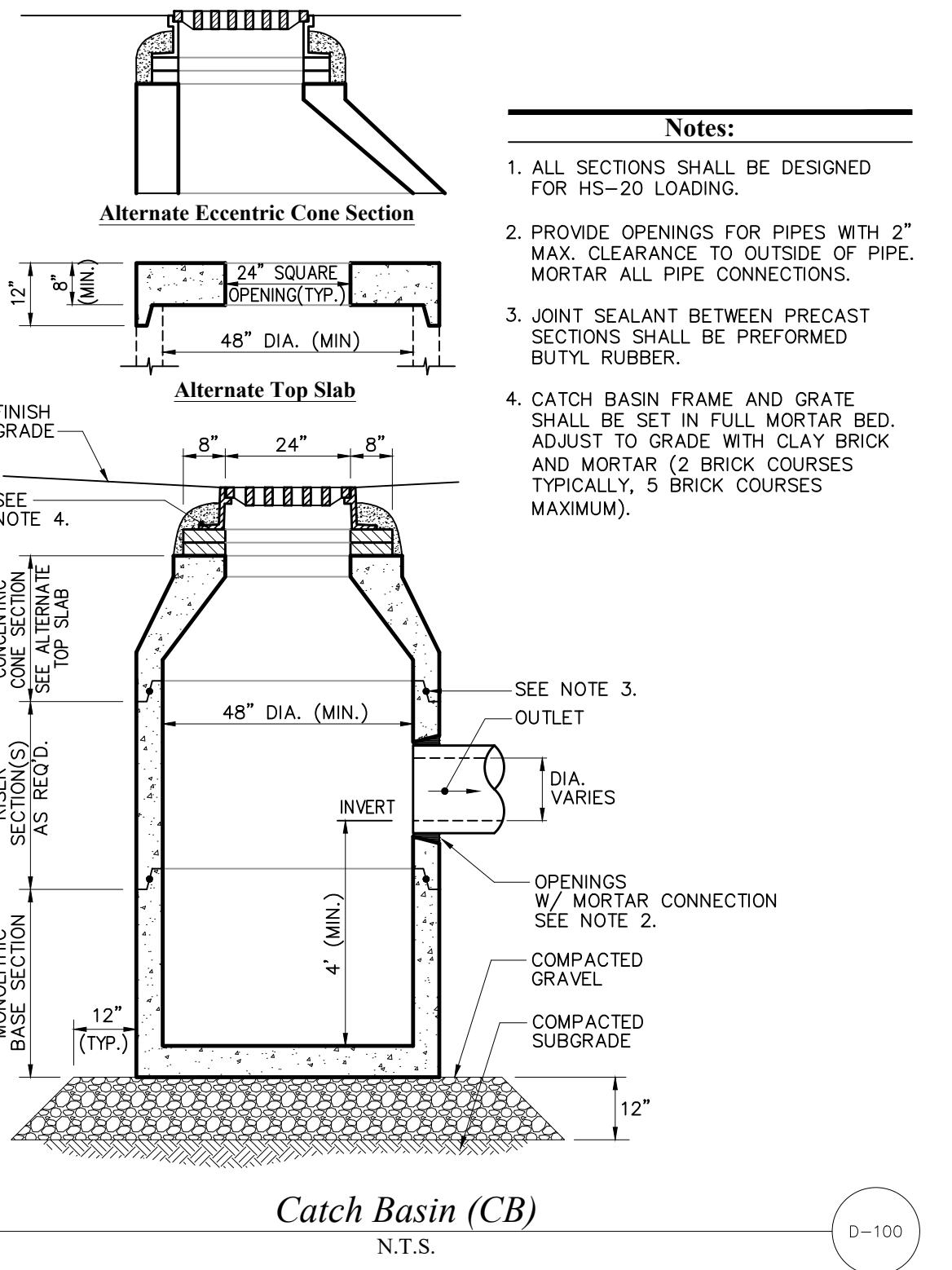


Dennis J. Gruca
Reg. Prof. Engineer



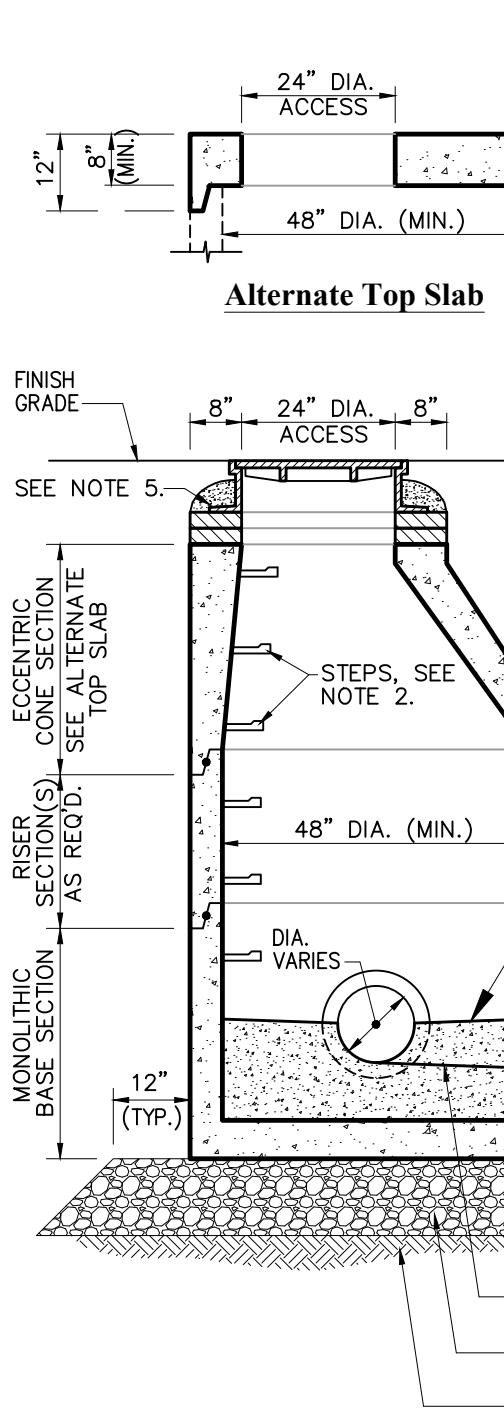
Page 10 of 10

DATE:



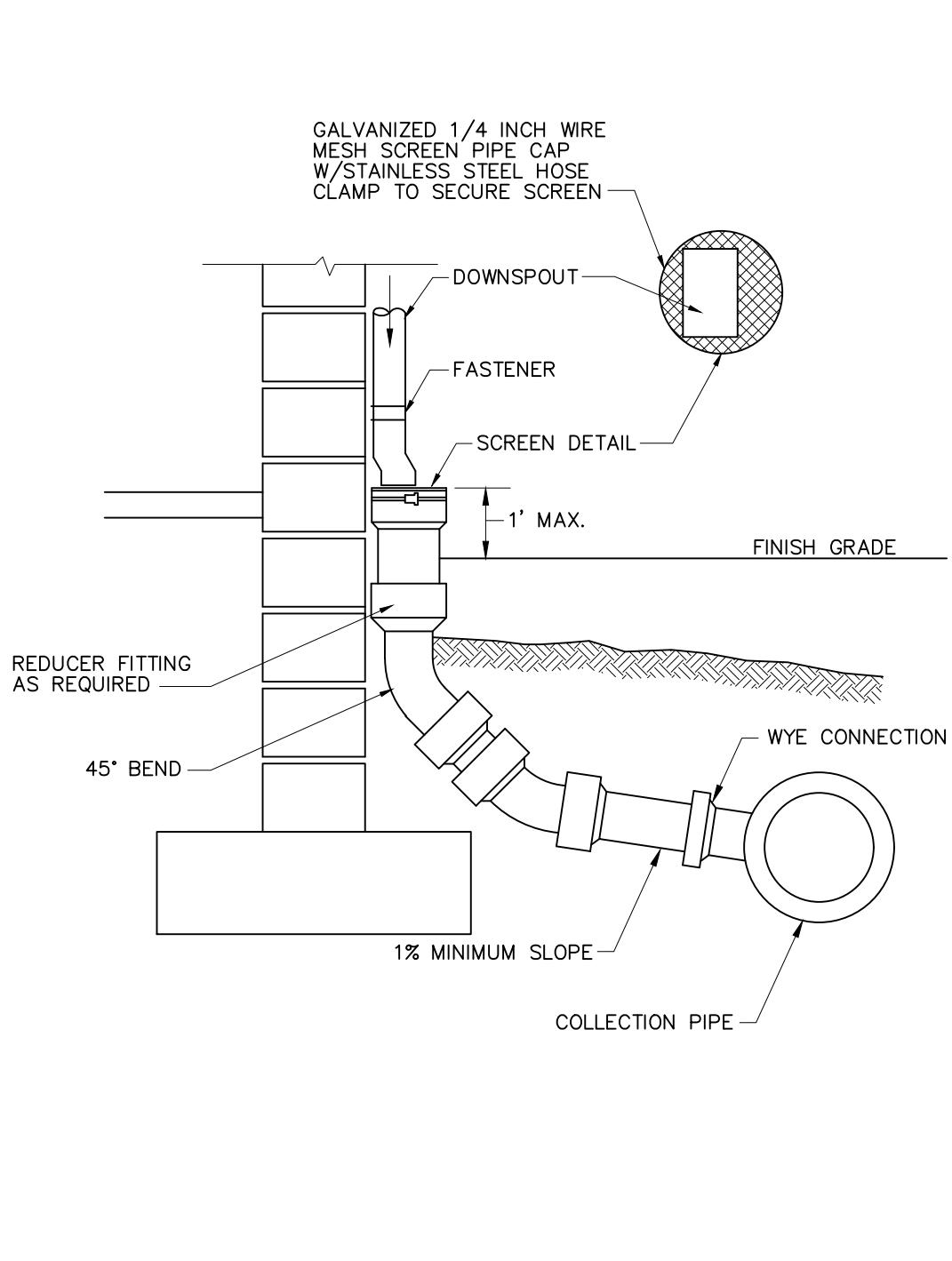
Catch Basin (CB)

N.T.S.



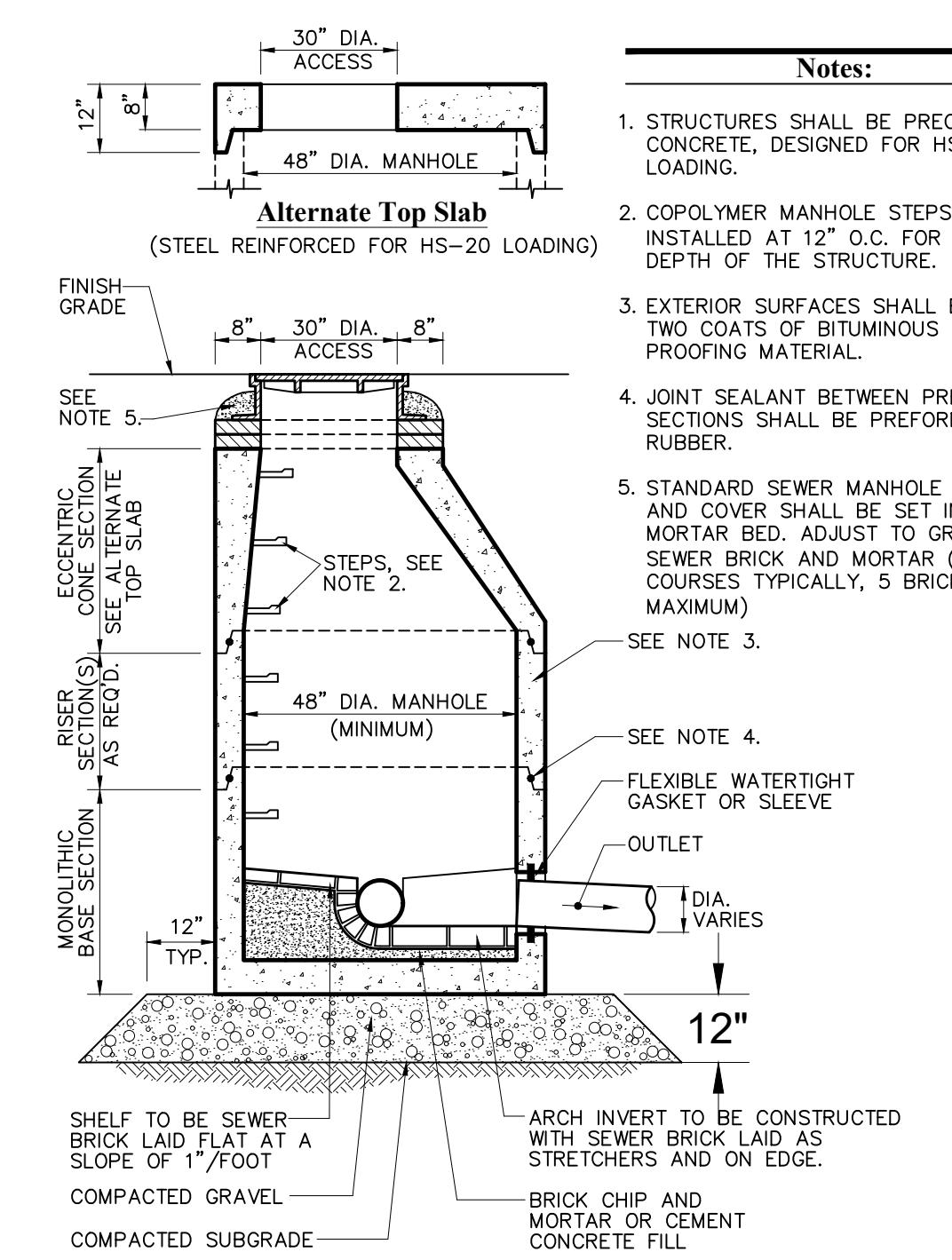
Drain Manhole (DMH)

N.T.S.



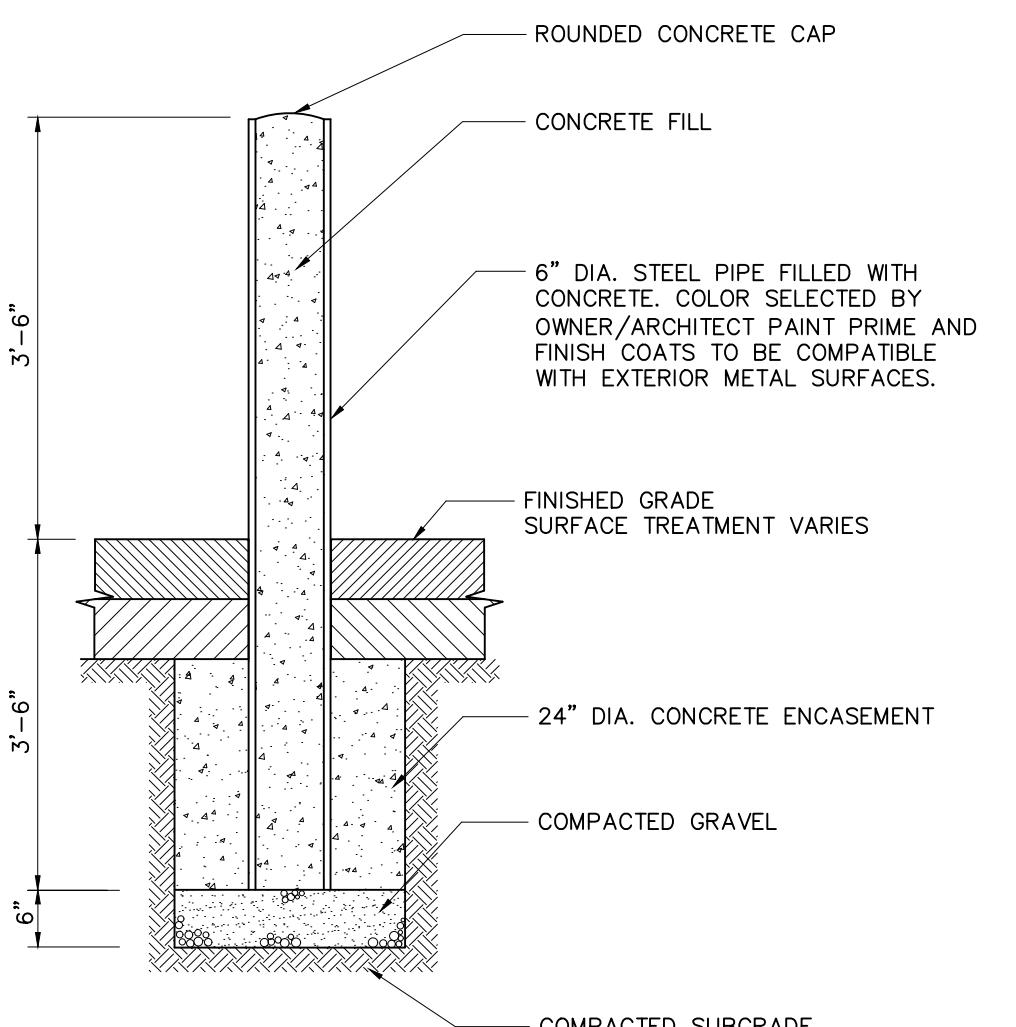
Downspout Rain Leader

N.T.S.



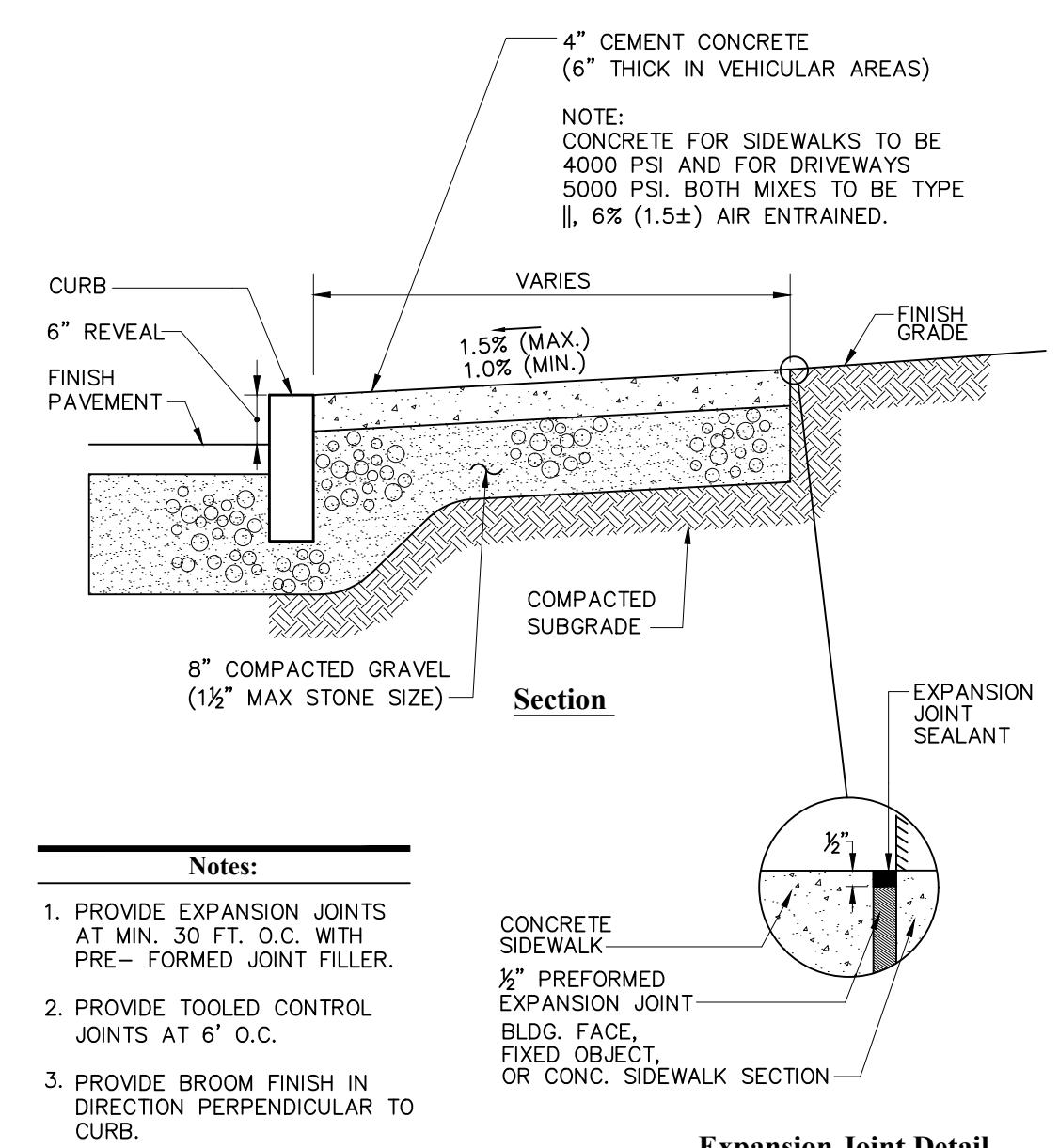
Sanitary Sewer Manhole (SMH)

N.T.S.



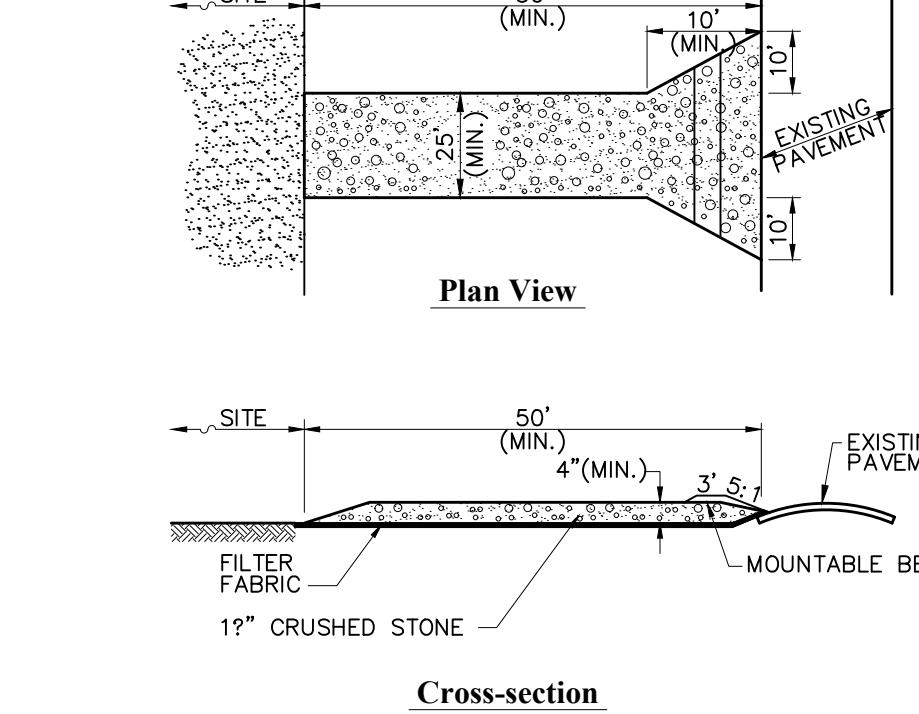
Bollard

N.T.S.



Concrete Sidewalk

N.T.S.



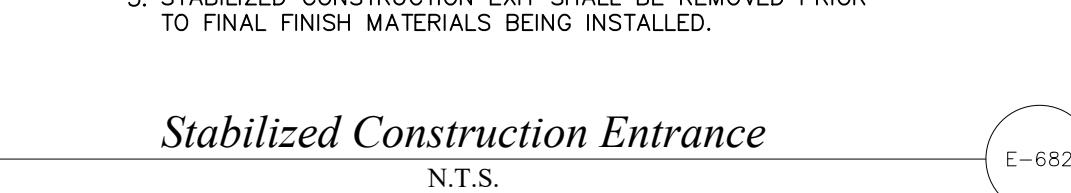
Stabilized Construction Entrance

N.T.S.



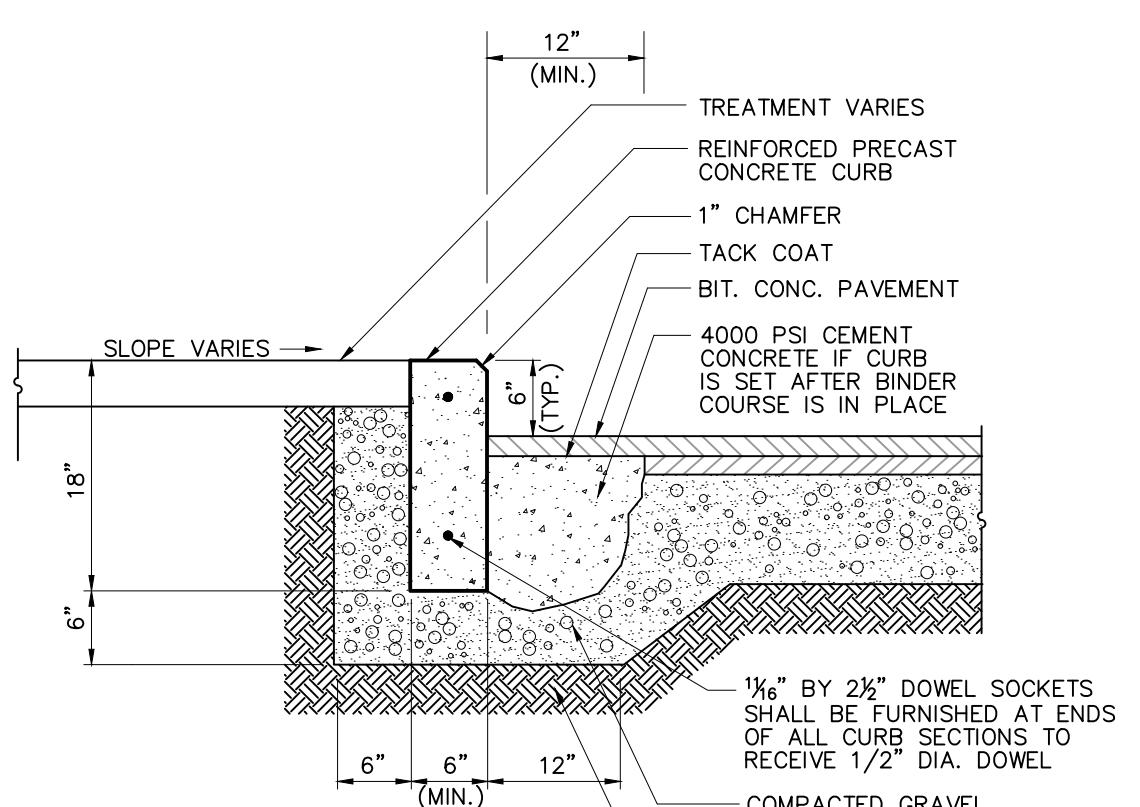
Accessible Parking Space

N.T.S.



Utility Trench

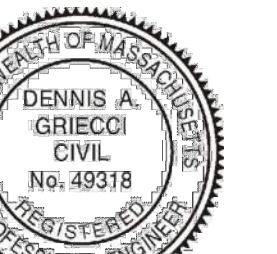
N.T.S.

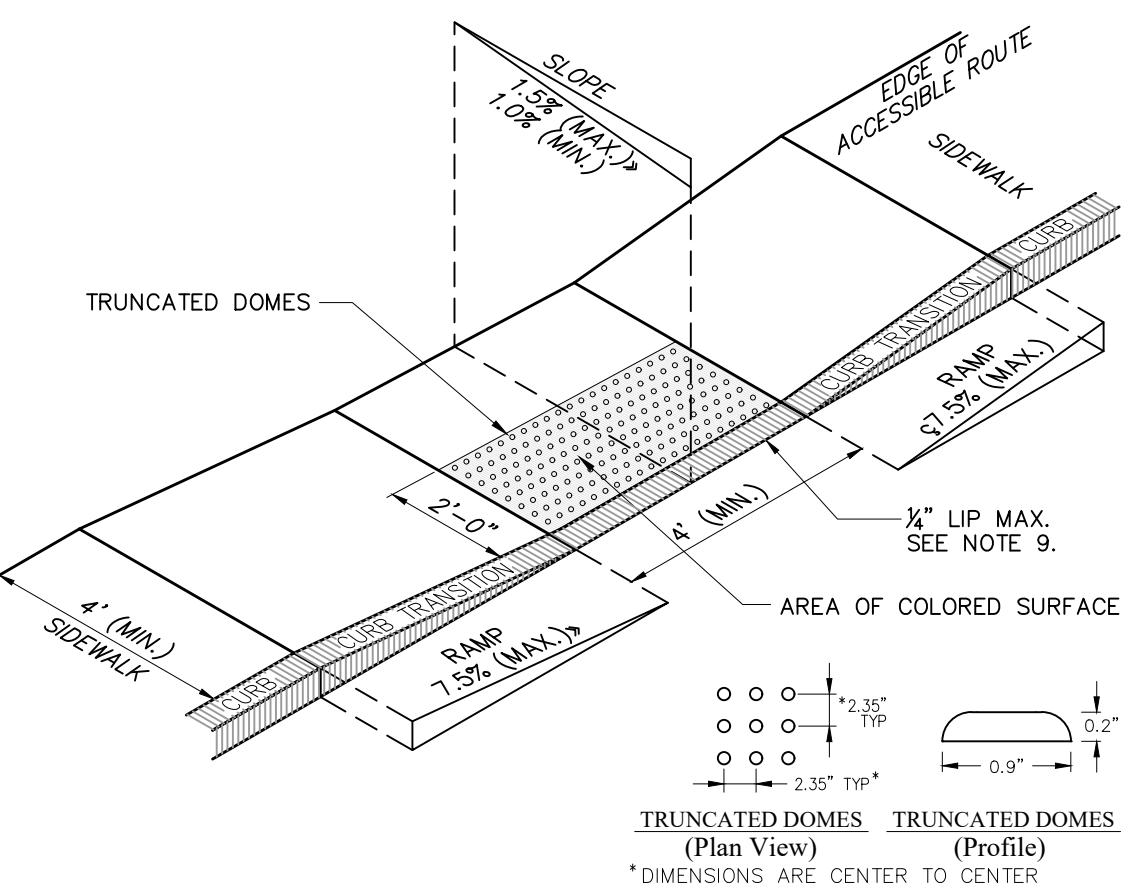


Precast Concrete Curb (PCC)

N.T.S.

P12525-46(dwg)Site Plan_Pleasant Valley.dwg

Revision No.	Revision Description	Date
SITE DETAILS 1 143 PLEASANT VALLEY STREET METHUEN, MASS PREPARED FOR: PARK SILVER DEVELOPMENT DATE: DECEMBER 1, 2025 SCALE: 1" = 20'  andover consultants inc. 1 East River Place Methuen, Mass. 01844 Telephone: 978-687-3828 Reg. Prof. Engineer		
		



Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.

Accessible Curb Ramp (ACR) Type A-D

N.T.S.

R-500-A

Accessible Curb Ramp (ACR) - Type 'B-D'

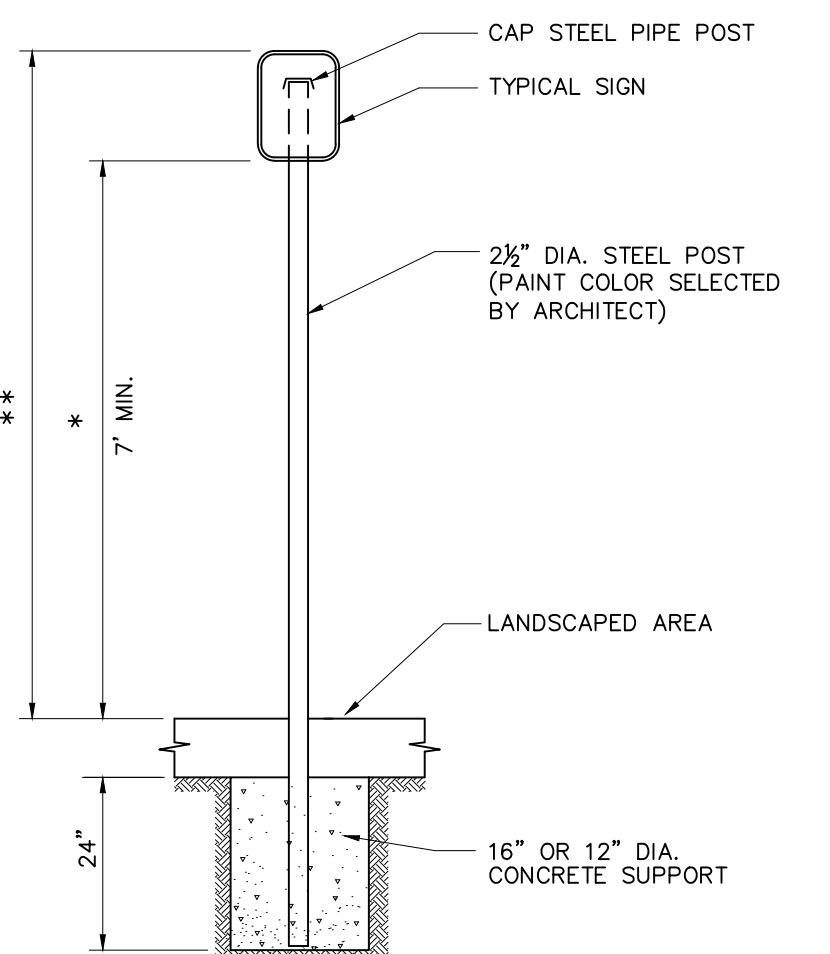
11/10

N.T.S. vhb

LD_501 REV

Notes:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
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11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.
12. CONTRACTOR TO SUBMIT R.F.I. FOR THIS TYPE OF ACCESSIBLE CURB RAMP FOR APEX ROADWAY CROSSINGS.



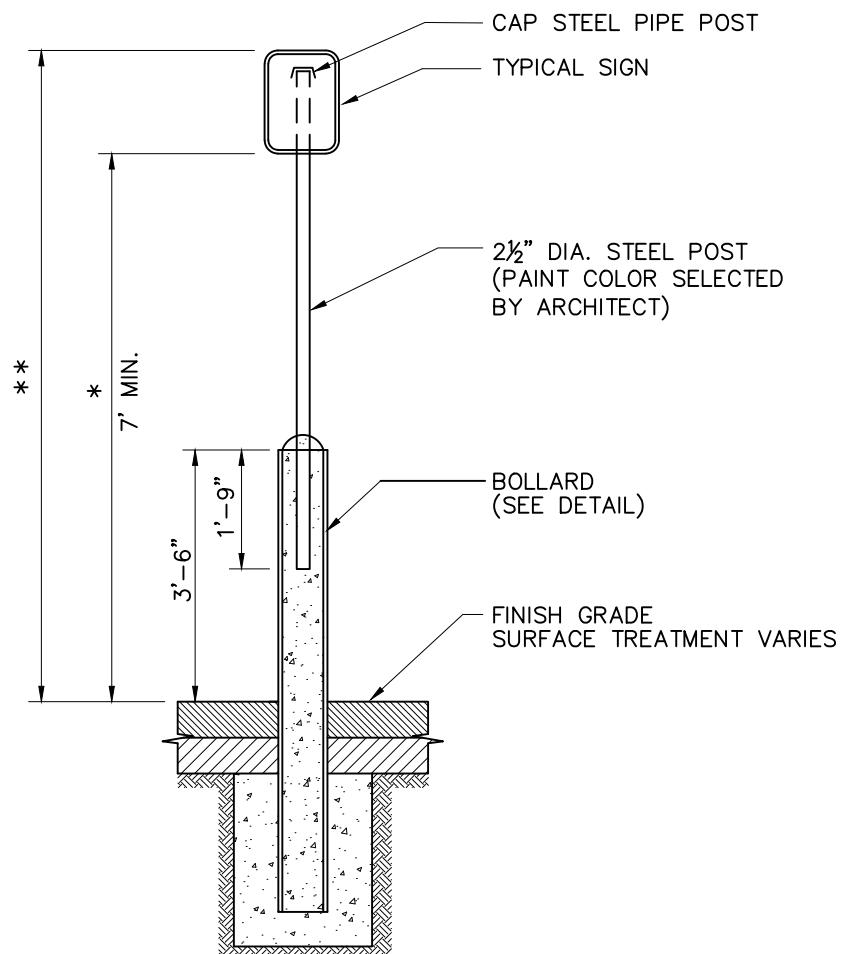
* THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.

** THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Sign Post-Type A

N.T.S.

SI-701



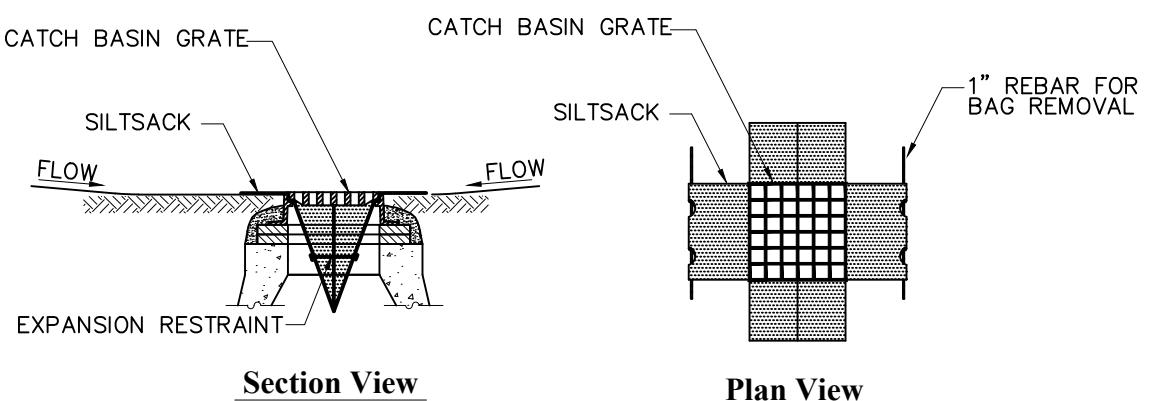
* THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.

** THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

Bollard Mounted Sign

N.T.S.

SI-703

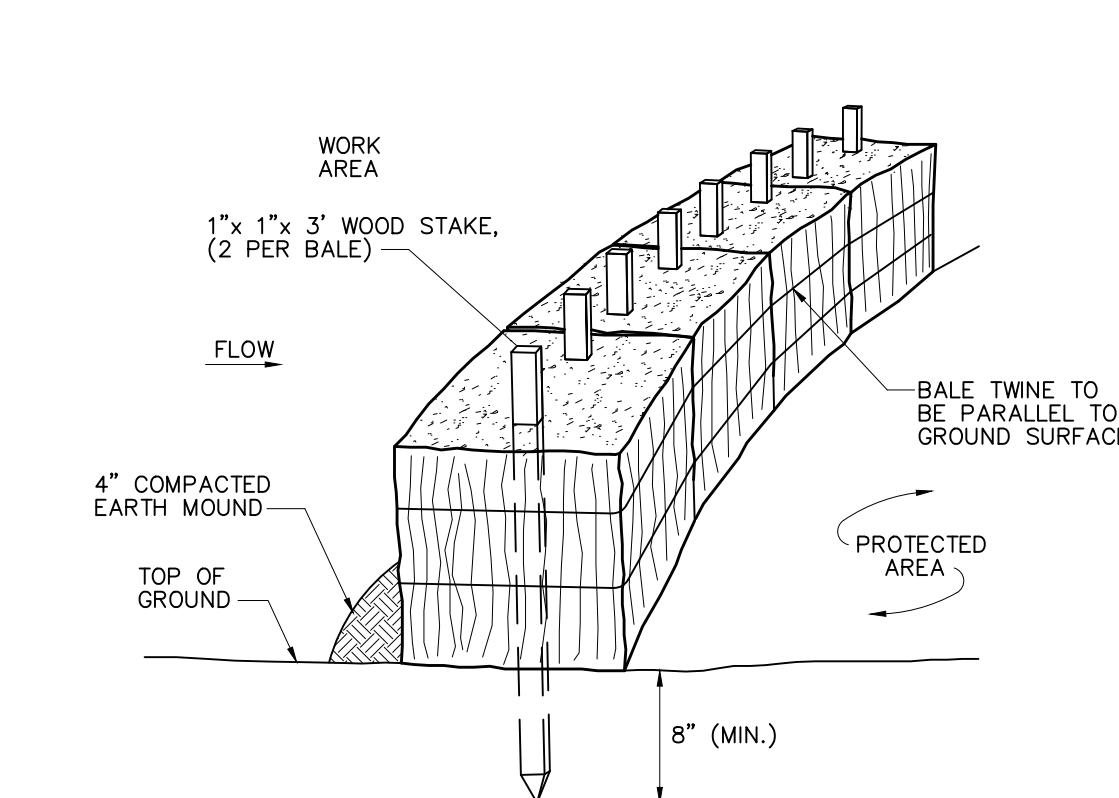
**Notes:**

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

Siltsack Sediment Trap

N.T.S.

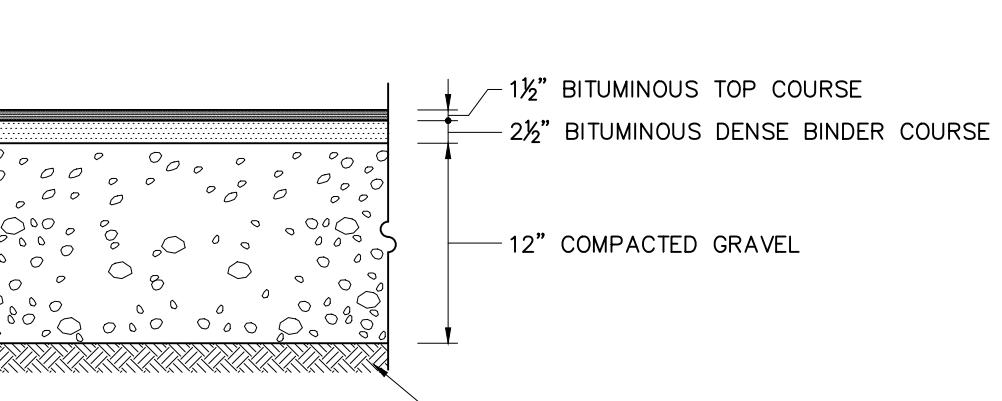
E-674



Straw Bale Barrier

N.T.S.

E-653

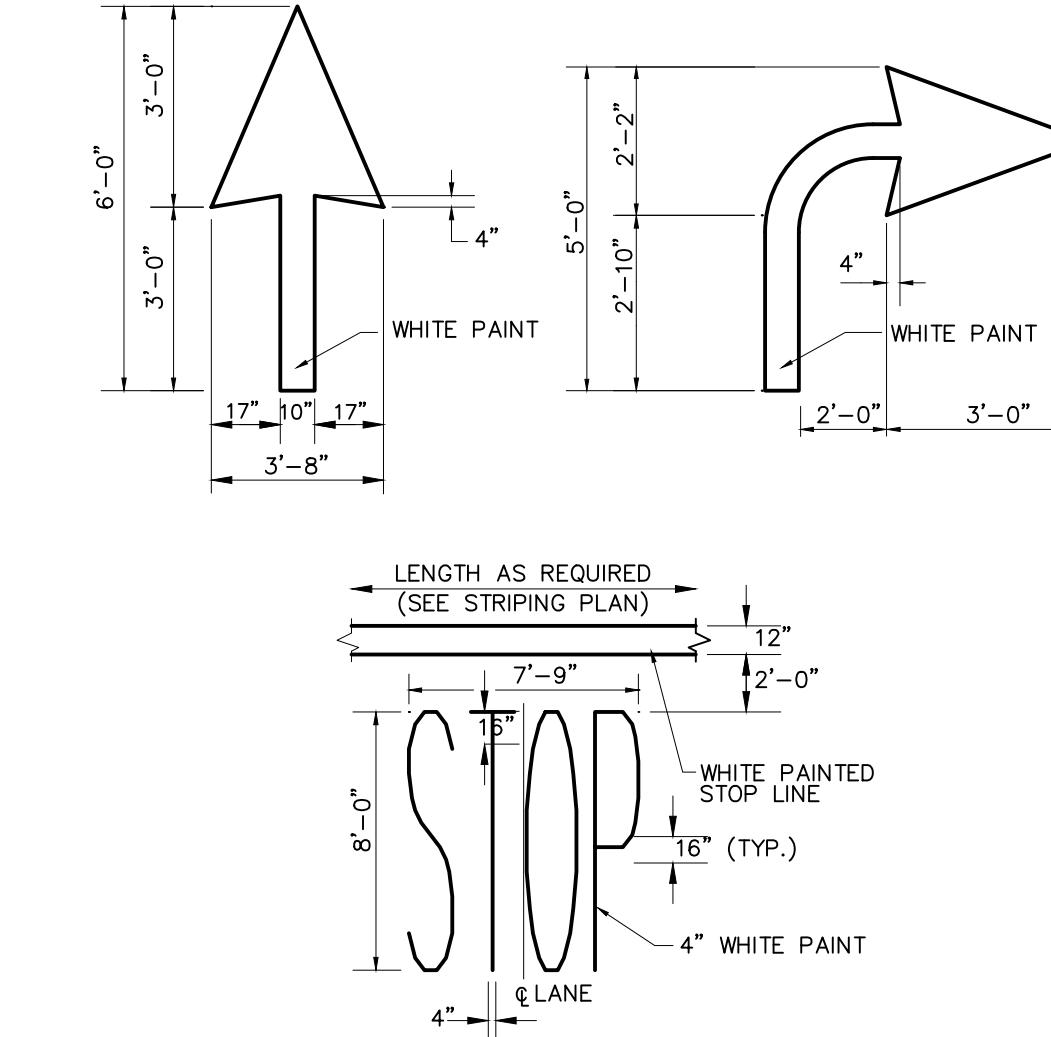


Bituminous Concrete Pavement Sections

N.T.S.

CS-430

Note:
PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS AND GEOTECHNICAL RECOMMENDATIONS



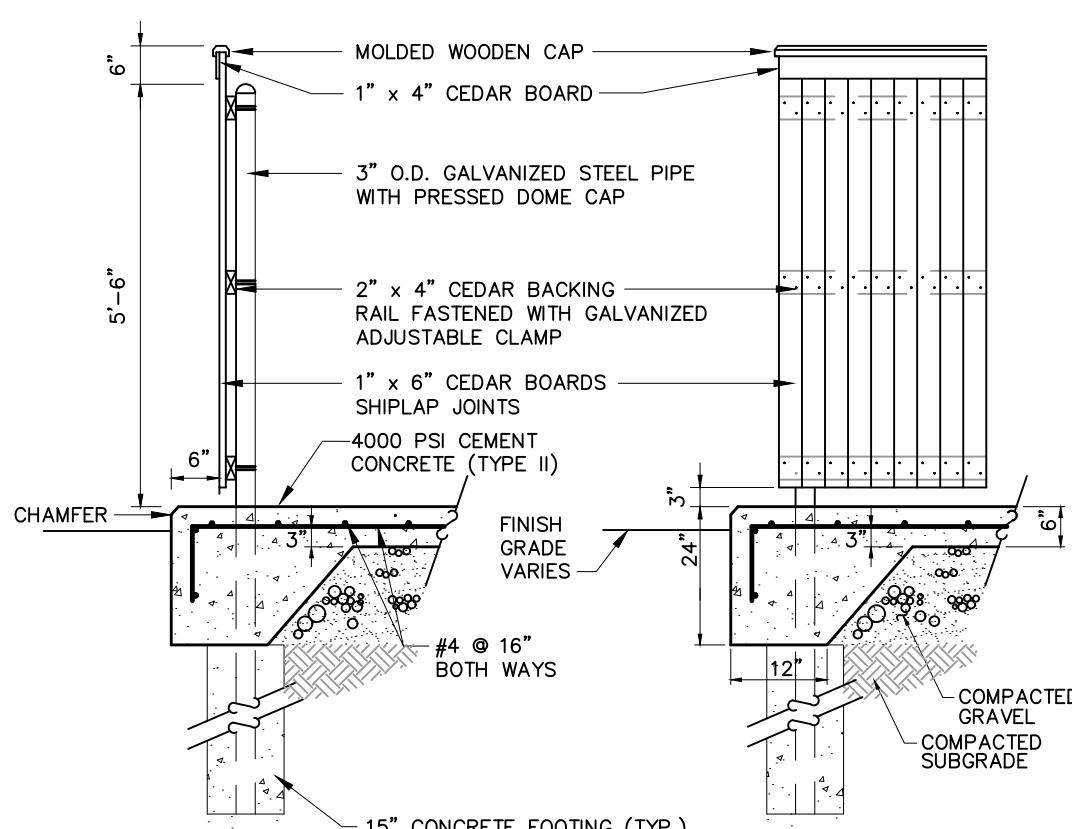
Notes:

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings-On Site

N.T.S.

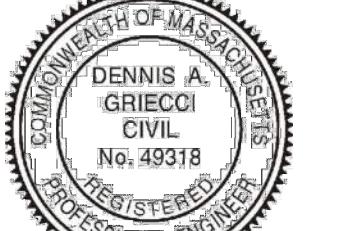
L-554

**Notes:**

1. DUMPSTER PAD DIMENSIONS SHOWN AS MINIMUM REFER TO PLAN FOR ACTUAL DIMENSION.

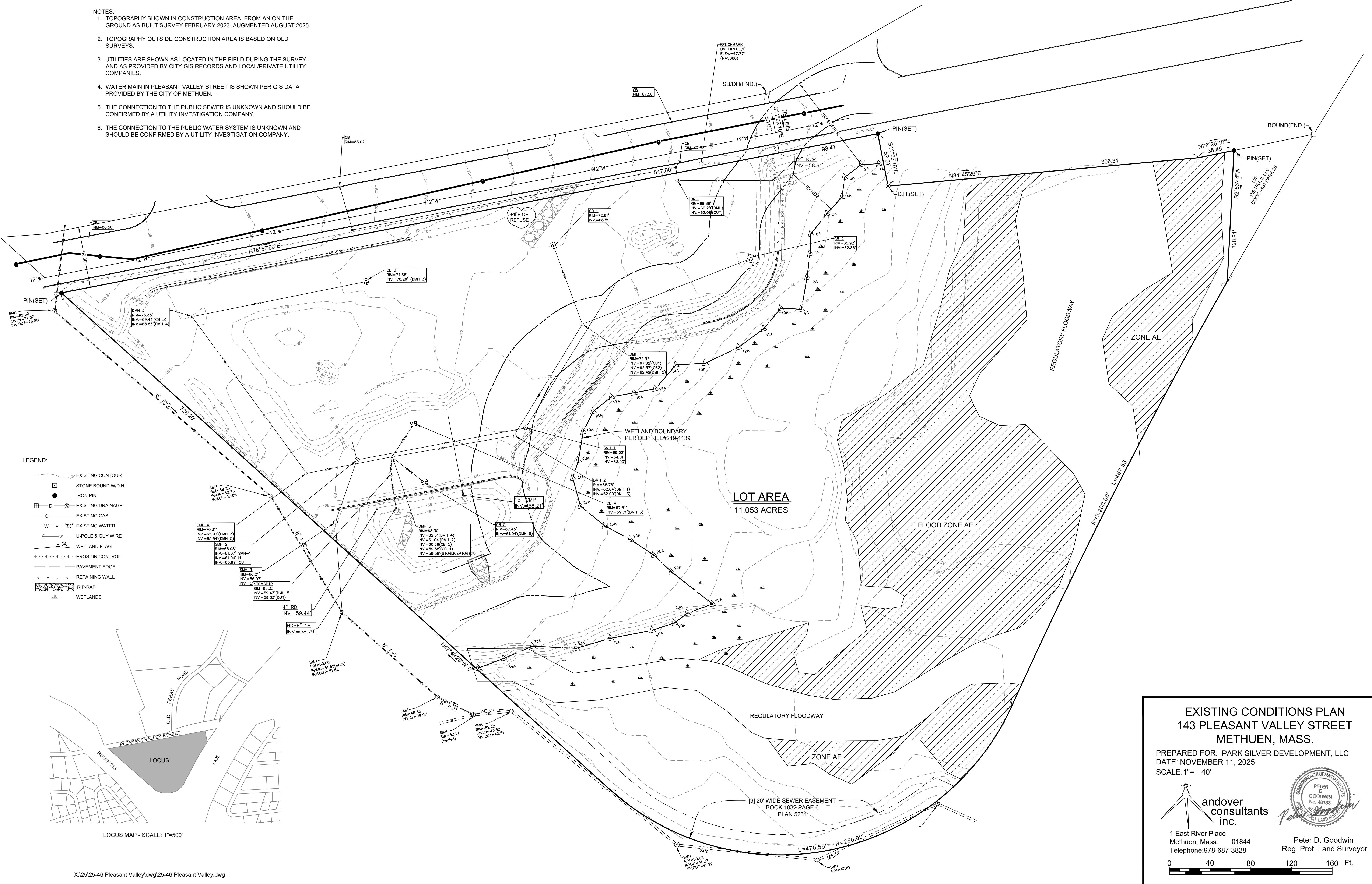
Dumpster Pad with Enclosure

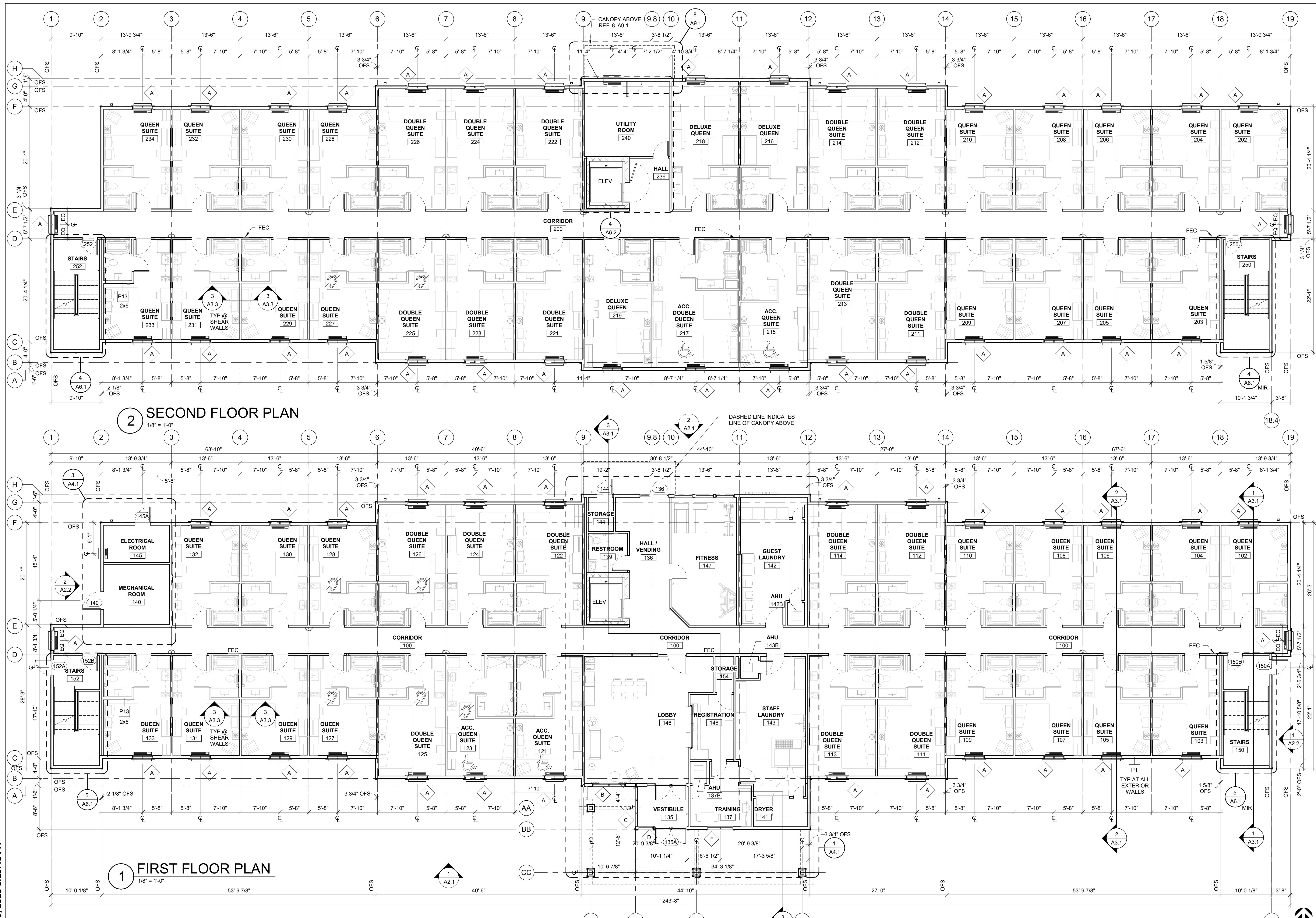
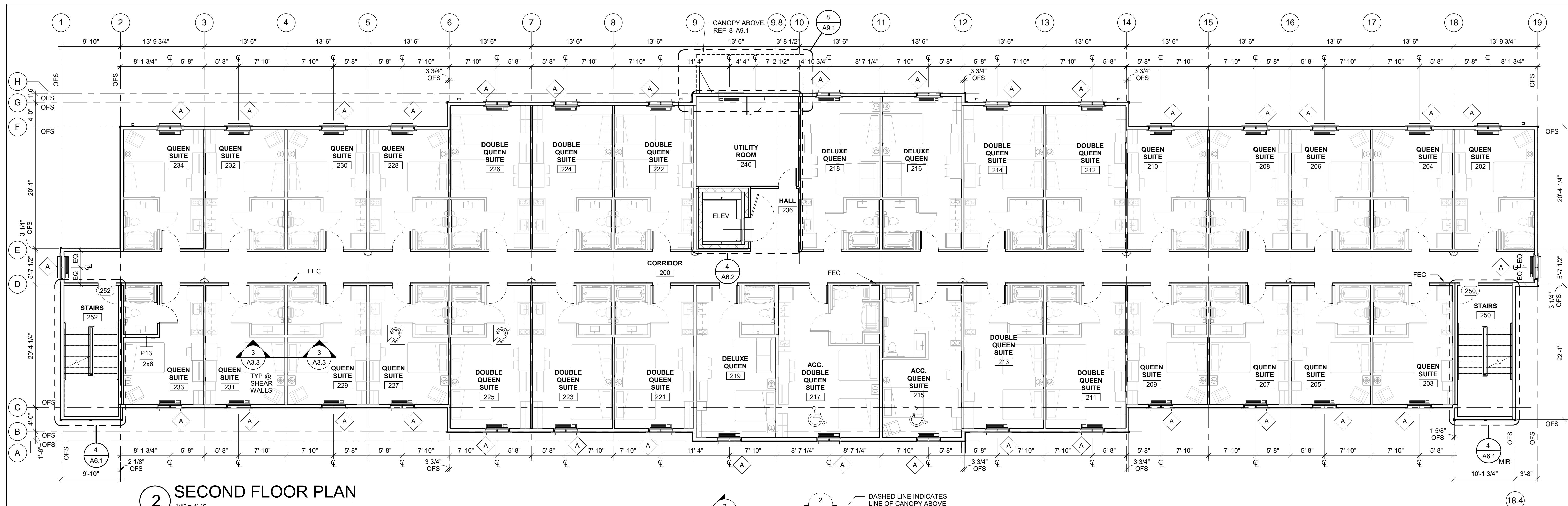
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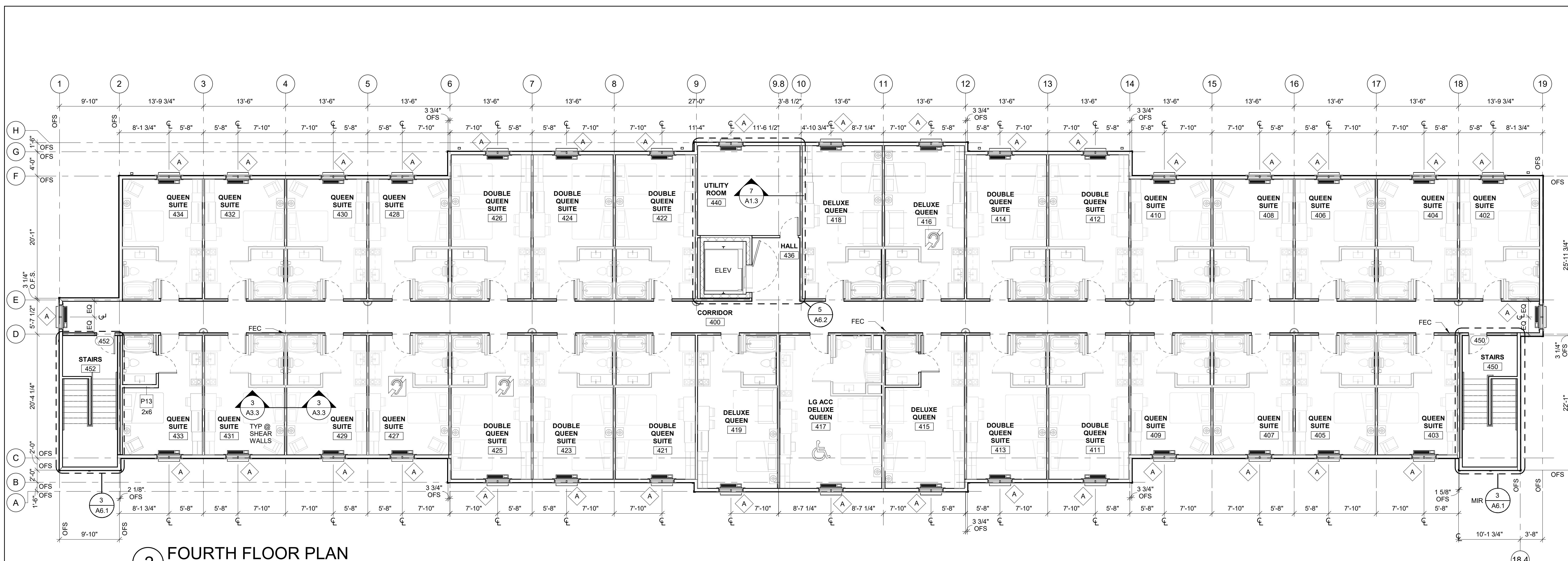
Revision No.	Revision Description	Date
SITE DETAILS 2 143 PLEASANT VALLEY STREET METHUEN, MASS PREPARED FOR: PARK SILVER DEVELOPMENT DATE: DECEMBER 1, 2025 SCALE: 1" = 20'  andover consultants inc. 1 East River Place Methuen, Mass. 01844 Telephone: 978-687-3828 Reg. Prof. Engineer 0 20 40 60 80 Ft.		

NOTES:

1. TOPOGRAPHY SHOWN IN CONSTRUCTION AREA FROM AN ON THE GROUND AS-BUILT SURVEY FEBRUARY 2023 AUGMENTED AUGUST 2025.
2. TOPOGRAPHY OUTSIDE CONSTRUCTION AREA IS BASED ON OLD SURVEYS.
3. UTILITIES ARE SHOWN AS LOCATED IN THE FIELD DURING THE SURVEY AND AS PROVIDED BY CITY GIS RECORDS AND LOCAL/PRIVATE UTILITY COMPANIES.
4. WATER MAIN IN PLEASANT VALLEY STREET IS SHOWN PER GIS DATA PROVIDED BY THE CITY OF METHUEN.
5. THE CONNECTION TO THE PUBLIC SEWER IS UNKNOWN AND SHOULD BE CONFIRMED BY A UTILITY INVESTIGATION COMPANY.
6. THE CONNECTION TO THE PUBLIC WATER SYSTEM IS UNKNOWN AND SHOULD BE CONFIRMED BY A UTILITY INVESTIGATION COMPANY.

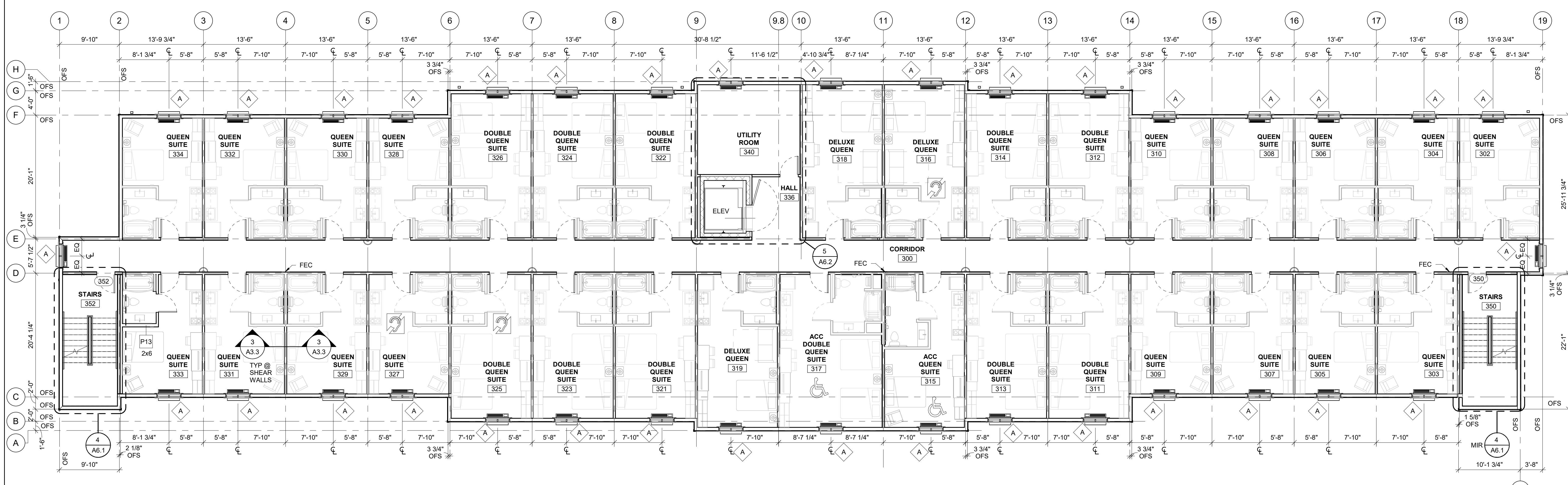






2 FOURTH FLOOR PLAN

1/8" = 1'-0"



1 THIRD FLOOR PLAN

1/8" = 1'-0"



Drawn By:

Checked By:

Document Date:

11/19/25

Protocol:

WSS_v6.0_2025.0

(06/12/25)

Bulletins Through:

WSS_v6.0

Project No.:

31000867

Professional Seal

Sheet Title:

THIRD & FOURTH FLOOR PLANS

Sheet No.:

A1.2



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KEYNOTE LEGEND

1.01	SIGNAGE BY OWNER: UNDER SEPARATE PERMIT, COORDINATE BLOCKING WITH SIGN MANUFACTURER
5.01	ALUMINUM GUTTERS AND DOWNSPOUTS
5.02	METAL PARAPET CAP: PAINTED
6.01	CEMENT BOARD TRIM: 5/4"x4" EIFS TRIM: 2-1/2"x4"
6.02	CEMENT BOARD TRIM AT STONE: 5/4"x4"
6.03	CEMENT BOARD TRIM FASCIA
6.06	CEMENT BOARD PANEL / EIFS PANEL
7.02	7" EXPOSURE CEMENT BOARD LAP SIDING: SEE COLOR SCHEDULE
7.06	SCUPPER
7.07	OVERFLOW SCUPPER
8.02	HOLLOW METAL DOOR
8.03	SLIDING WINDOW
15.01	THRU-WALL PTAC, REF MECH
15.02	MECHANICAL LOUVERS: REF MECH
15.04	MECHANICAL VENT: REF MECH
16.01	LIGHT WALL PACK, MOUNT 35'-0" TO CENTER OF FIXTURE, REF ELEC. DWGS.

COLOR SCHEDULE:
◆ COLOR: SW9542 "NATURAL WHITE"
◆ COLOR: SW9143 "CADET"
◆ COLOR: SW6230 "RAINSTORM"
◆ COLOR: SW7674 "PEPPERCORN"

NOTES:

1. COORDINATE ELECTRICAL ROUGH IN WITH CONTRACTOR AND SIGN VENDOR PRIOR TO DRYWALL.
2. REFER TO SIGN PACKAGE FOR ALL BLOCKING AND MOUNTING DETAILS.
3. ALIGN EXHAUST VENTS BOTH VERTICAL AND HORIZONTAL.
4. EXTERIOR SIGNAGE: OWNER TO COORDINATE WITH SIGN VENDOR AND LOCAL JURISDICTION.
5. GUTTERS, DOWNSPOUTS, PARAPET CAP, AND FLASHING TO BE SELECTED FROM MANUFACTURERS STANDARD COLORS TO MATCH AS SCHEDULED, SUBMIT FOR APPROVAL.
6. ALL COLOR TRANSITIONS OCCUR AT INSIDE CORNERS NOT OUTSIDE CORNERS.

GENERAL NOTE:
PROVIDE A WEATHER BARRIER OVER ALL EXTERIOR SHEATHING PRIOR TO THE INSTALLATION OF ANY EXTERIOR FINISH MATERIAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE ALL MANUFACTURER'S ACCESSORIES TO FULLY FLASH AND COUNTER-FLASH AT ALL WINDOWS, DOORS, AND EXTERIOR PENETRATIONS. PROVIDE A WEATHER TIGHT BARRIER AT ALL SURFACES. COORDINATE FLASHING WITH WINDOW, DOOR, VENT, ETC. MANUFACTURERS FOR A WEATHER TIGHT SEAL AT ALL OPENINGS.



2 REAR ELEVATION



11/30/2025 10:14:20 AM

1 FRONT ELEVATION

1/8" = 1'-0"

NOTE: THIS SHEET IS
INTENDED TO BE PRINTED
IN COLOR FOR CLARITY.

EXTERIOR
ELEVATIONS
Sheet No.
A2.1

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Issues & Revisions
No. Date Description

Project Name
Woodspring Suites

Project Address
METHUEN, MA



Drawn By:

Checked By:

Document Date:
11/19/25

Protocol:
WSS_V6.0_2025.0
(06/12/25)

Bulletins Through:
WSS_V6.0

Project No.

31000867

Professional Seal

Sheet Title

EXTERIOR ELEVATIONS

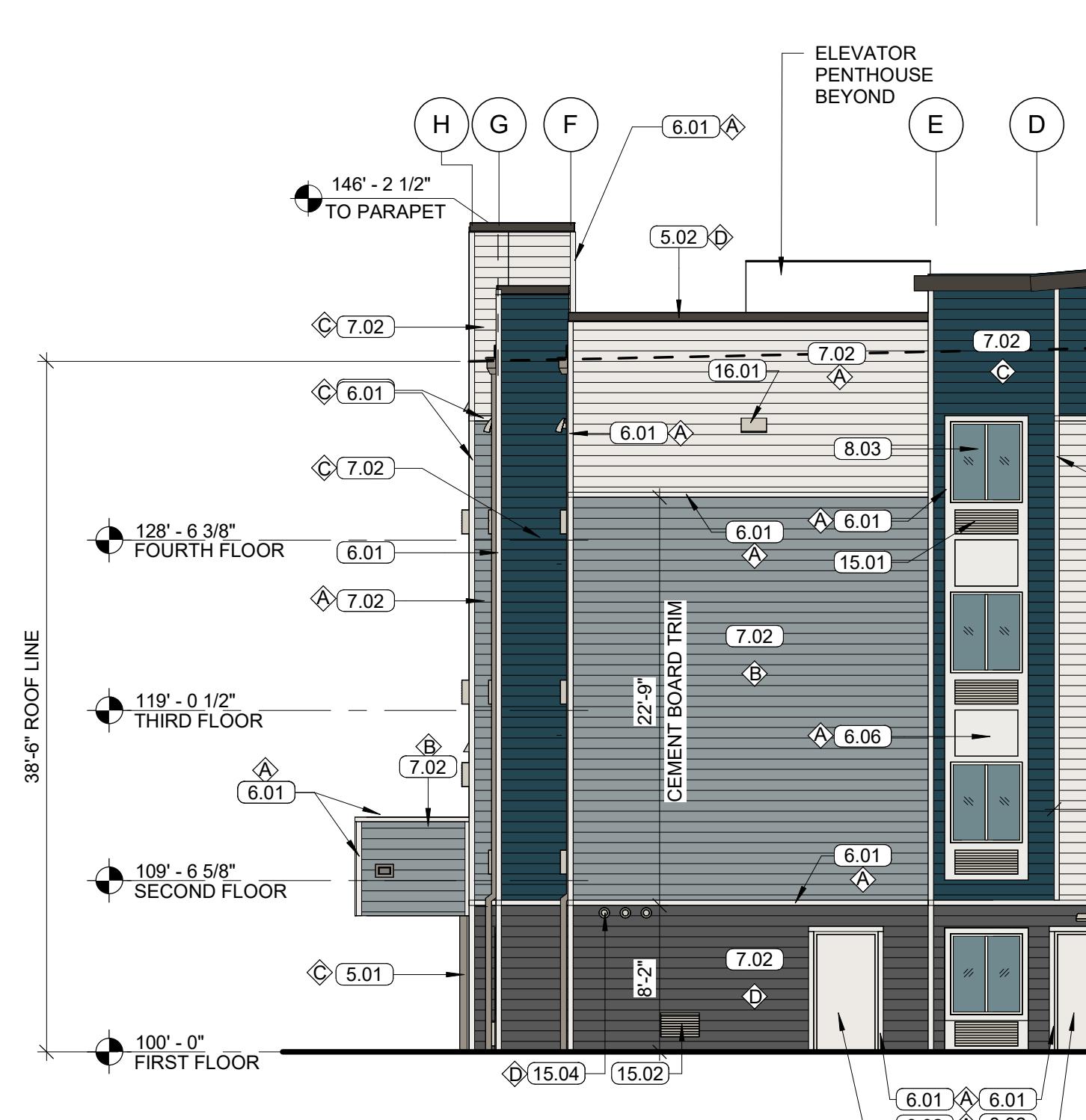
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A2.1

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6 DOWNSPOUT CONNECTION

1 1/2" = 1'-0"

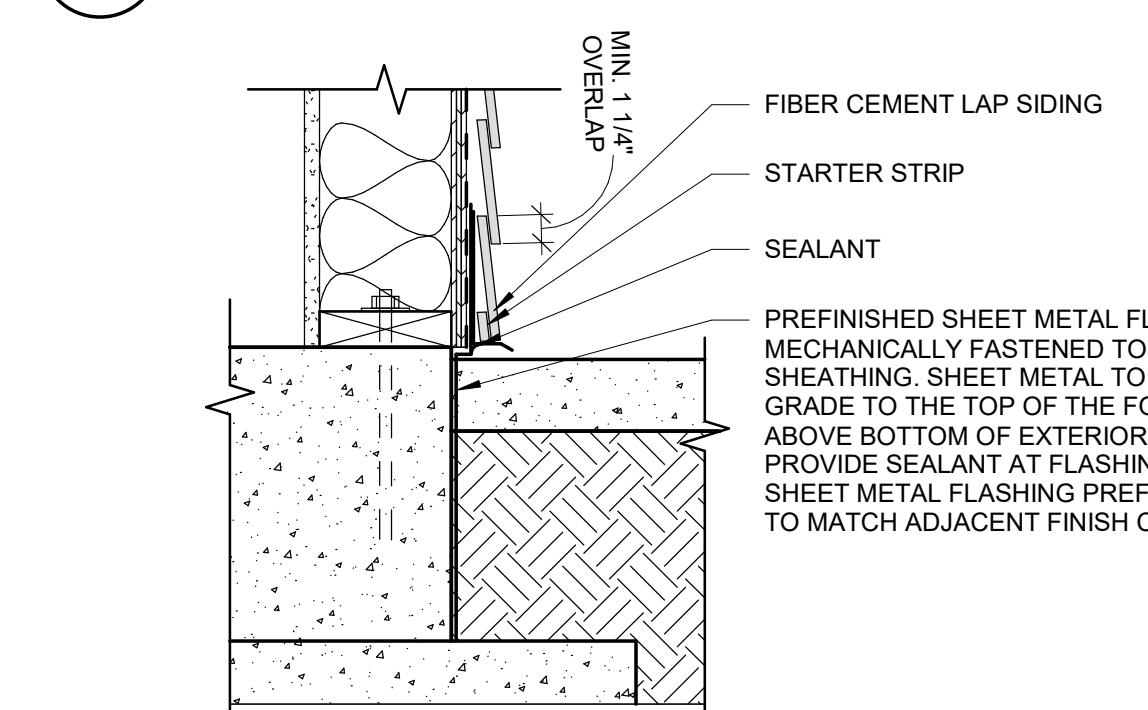


5 SIDING AT SIDEWALK

1 1/2" = 1'-0"

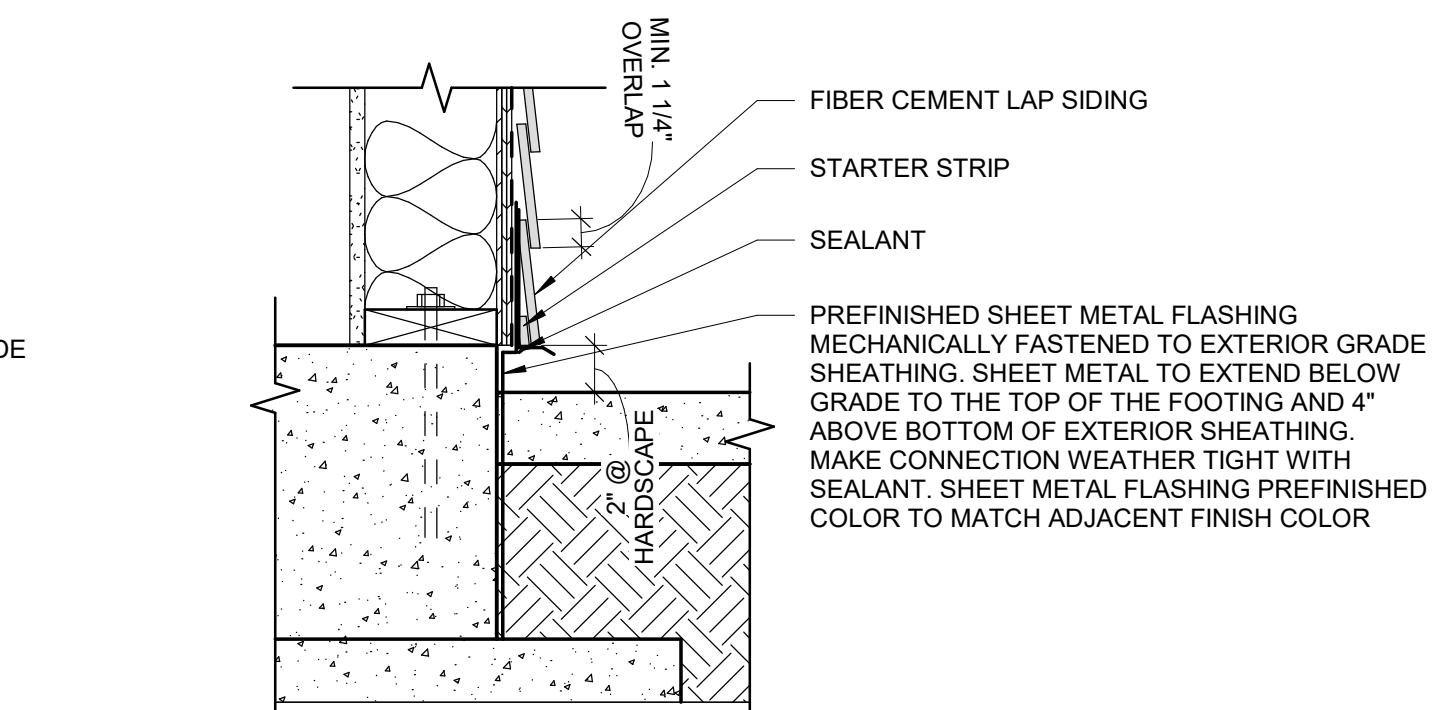
7 PARAPET @ METAL COPING

1 1/2" = 1'-0"



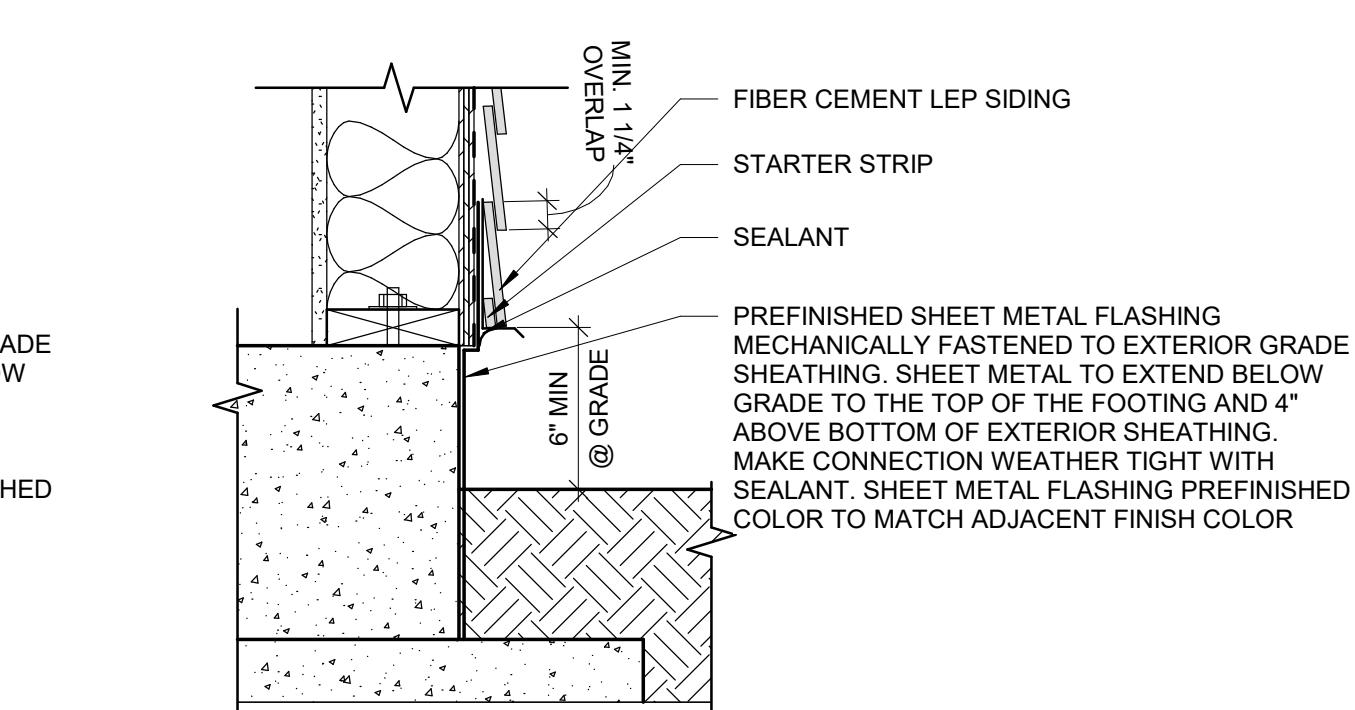
4 SIDING AT SIDEWALK

1 1/2" = 1'-0"



3 SIDING AT GRADE

1 1/2" = 1'-0"



2 LEFT SIDE ELEVATION

1/8" = 1'-0"



LIGHT FIXTURE SCHEDULE								
Fixture Tag	Manufacturer	Model #	Lamp	Color	Voltage	Installation	Description	Notes
SAFT	LSI	SLM-LED-18L-SIL-FT-30-70CRI-IL	LED	3,000	UNV	POLE	SITE LIGHT HEAD WITH INTEGRAL LOUVER	
				KELVIN	135W	25'-0"	FORWARD THROW	
SAH	LSI	SLM-LED-18L-SIL-3-30-70CRI-IL	LED	3,000	UNV	POLE	SITE LIGHT HEAD WITH INTEGRAL SHIELD	
				KELVIN	135W	25'-0"	TYPE 3	
A	HALO	SMD6R 12 930 WH	LED	3,000	UNV	SURFACE/	6" DOWNLIGHT	
		SMD6RTRMWHR		KELVIN	15W	CEILING		
F	ENVISIONLED	LED WPFC ADJ 3P80W TRI	LED	4,000	UNV	WALL	EXTERIOR WALL PACK	
				KELVIN	80W	35'-0"		
L	LITON	WD1340-L15BZ-EMAC	LED	3,000	UNV	WALL	EXTERIOR WALL PACK	1
				KELVIN	22W	ABOVE DOOR		

NOTES:
1. PROVIDE WITH 90 MINTES BACKUP BATTERY

POLE-MOUNTED FIXTURES ARE INSTALLED
ON 3' BASES

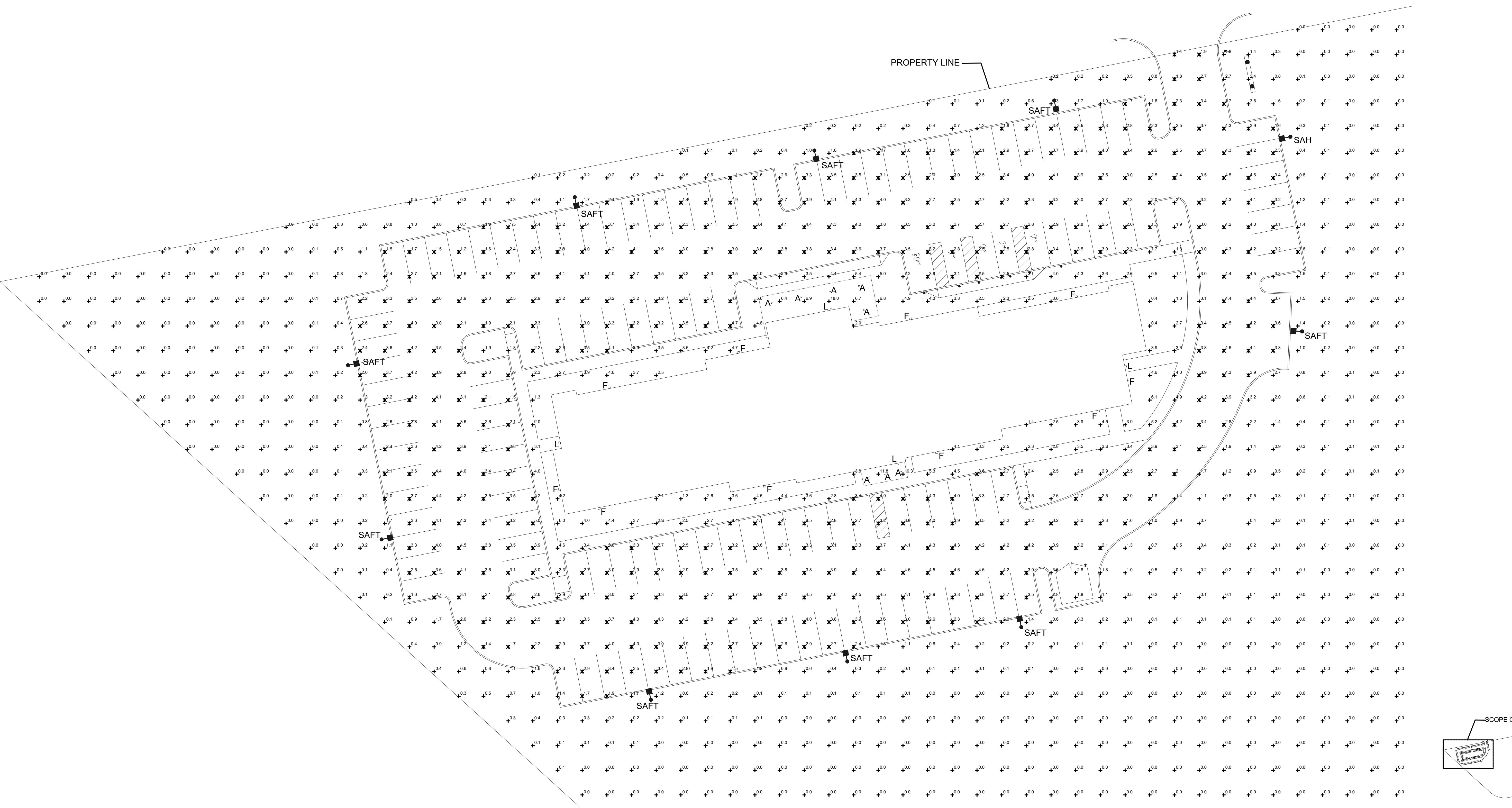
PHOTOMETRIC CALCULATION DATA

PARKING LOT:

Avg Illumination - 3.2 Footcandles
Maximum - 5.0 Footcandles
Minimum - 1.0 Footcandles
Avg/Min - 3.2:1 Footcandles
Max/Min - 5.0:1 Footcandles

SITE:

Avg Illumination - 0.4 Footcandles
Maximum - 19.3 Footcandles
Minimum - 0.0 Footcandles



1 SITE PLAN

SCALE: 1" = 20'-0"

2 KEY PLAN
N.T.S.

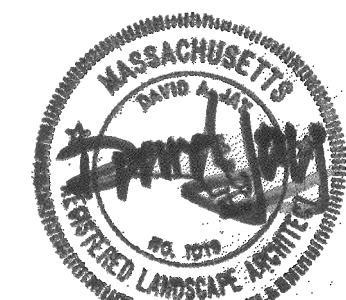
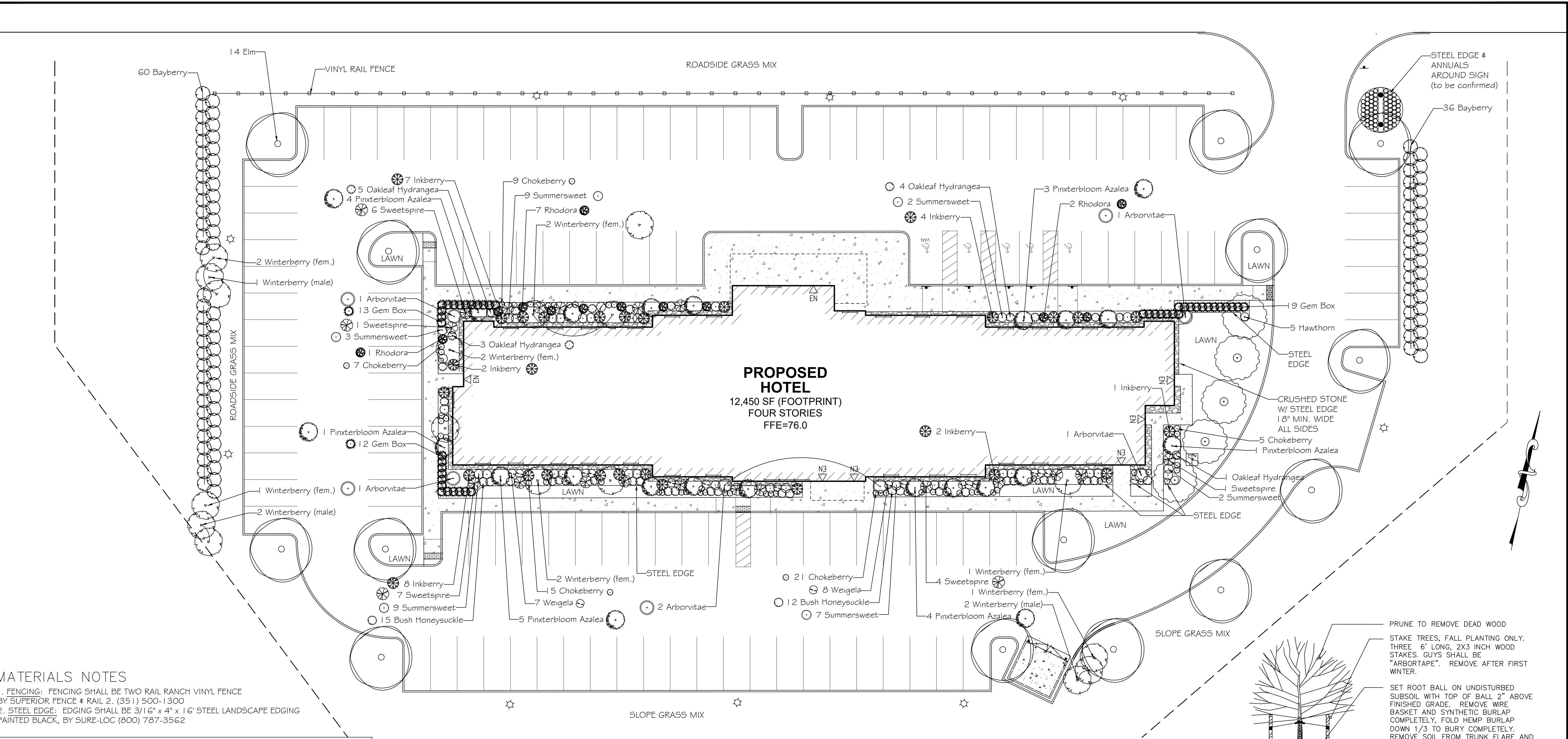
NOTE: ALL POINTS ON THE SITE
BEYOND THE SCOPE OF WORK
BOX ARE CALCULATED AT 0.0 FC.

E-7

Sheet No.

ELECTRICAL
SITE PLAN

Sheet Title

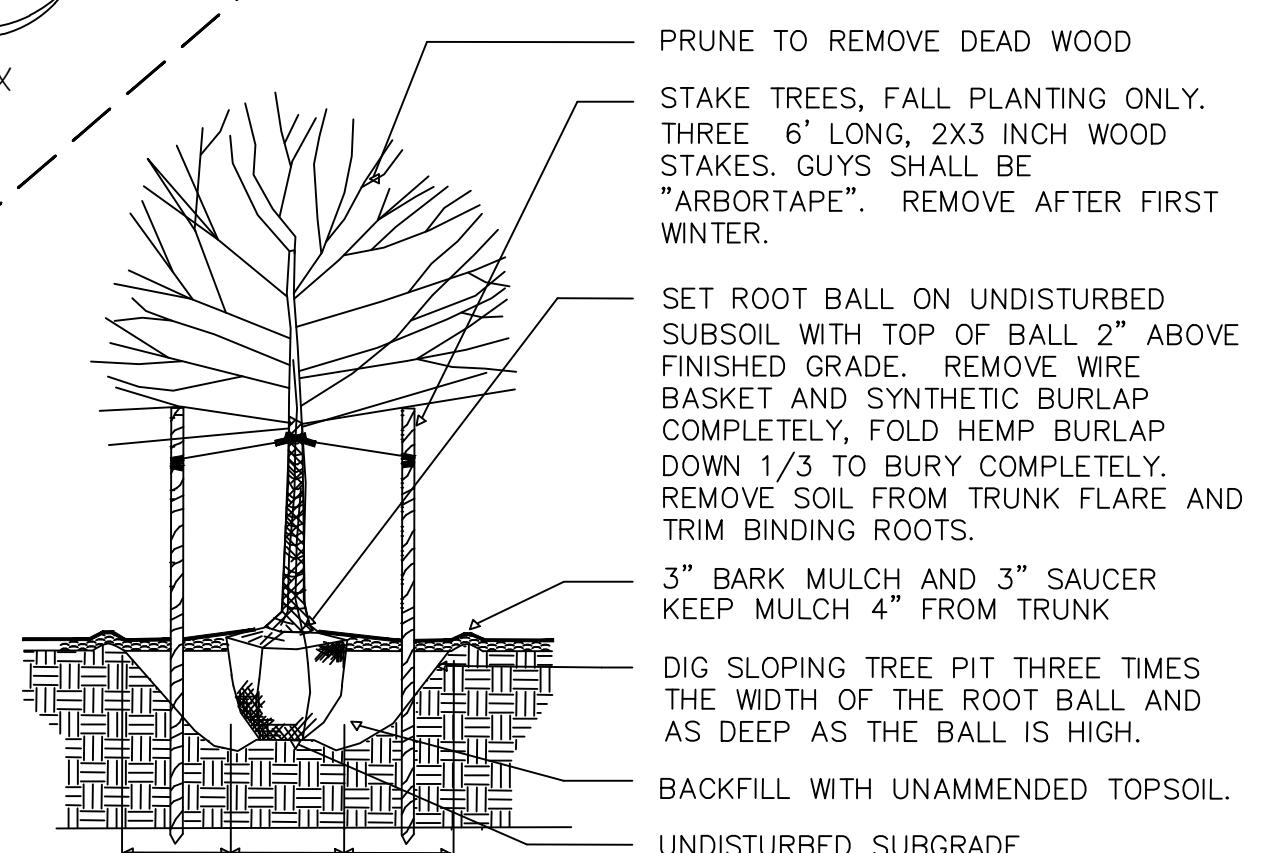


TREE PLANTING DETAIL

PLANT LIST				
QTY.	SIZE	COMMON NAME	BOTANICAL NAME	
		TREES		
5	2-2.5"	Hawthorn, thornless	<i>Crataegus crus. inerm.</i> 'Crusader'	
14	2.5-3"	Elm	<i>Ulmus americana</i> 'Princeton'	
		SHRUBS		
57	3 gal.	Chokeberry	<i>Aronia melan.</i> 'Low Scape Mound'	
10	3 gal.	Rhodora Azalea	<i>Azalea canadense</i>	
18	3-4'	Pinxterbloom Azalea	<i>Azalea periclymenoides</i>	
32	3 gal.	Summersweet	<i>Clethra alnifolia</i> 'Hummingbird'	
27	3 gal.	Bush Honeysuckle	<i>Diervilla lonicera</i> 'Copper'	
12	3 gal.	Oakleaf Hydrangea	<i>Hydrangea quercifolia</i> 'Munchkin'	
24	24-36"	Inkberry	<i>Ilex glabra</i> 'Compacta'	
44	3 gal.	Gem Box	<i>Ilex glabra</i> 'Gem Box'	
11	4-5'	Winterberry (female)	<i>Ilex verticillata</i> 'Sparkleberry'	
5	4-5'	Winterberry (male)	<i>Ilex verticillata</i> 'Southern Gentleman'	
29	3 gal.	Virginia Sweetspire	<i>Itea virginica</i> 'Henry's Garnet'	
96	2-3'	Bayberry	<i>Myrica pensylvanica</i>	
6	6-8'	Fairview Arborvitae	<i>Thuja occidentalis</i> 'Fairview'	
15	3 gal.	Weigela	<i>Weigela florida</i> 'Tuxedo'	
		Annuals as needed		

PLANTING NOTES

1. SUBSTITUTIONS: ALL PLANT MATERIAL LISTED IS NATIVE. ALL SUBSTITUTIONS SHALL BE NATIVE AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
2. UTILITIES: CALL DIG SAFE PRIOR TO ANY DIGGING OR GRADING AT THE SITE. LANDSCAPE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES. LANDSCAPE CONTRACTOR IS TO COORDINATE HIS WORK WITH THE IRRIGATION AND LIGHTING CONTRACTORS.
3. COMPACTED SUBGRADE SHALL BE TILLED PRIOR TO THE SPREADING OF LOAM. COMPACTED LOAM SHALL BE TILLED PRIOR TO THE SPREADING OF SEED, LAYING OF SOD, OR PLANTING OF TREES AND SHRUBS. COMPACTED GRASS AREAS SHALL BE AERATED .
4. DRAINAGE: THE LANDSCAPE CONTRACTOR SHALL INSURE BEFORE AND AFTER THE SPREADING OF LOAM THAT ALL AREAS WILL DRAIN.
5. LOAM SHALL BE CLEAN, WELL DRAINED TOPSOIL, FREE OF TOXINS, CONTAINING A MINIMUM OF 10% ORGANIC MATTER, THOROUGHLY RAKED TO REMOVE STONES AND DEBRIS GREATER THAN 1". WHETHER FROM THE SITE OR IMPORTED, LOAM SHALL BE TESTED FOR PLANTING SUITABILITY (pH, ORGANIC MATTER, AVAILABLE PLANT NUTRIENTS, C/N RATIO, BULK DENSITY, SOLUBLE SALTS, HEAVY METALS, ETC.). AT LEAST THREE TESTS SHALL BE TAKEN PER STOCKPILE FOR CONSISTENCY. IF SOIL IS FOUND TO BE DEFICIENT, CONTRACTOR SHALL PROVIDE A PROGRAM OF CORRECTIVE ACTIONS. COMPOST SHALL BE ADDED AND TILLED INTO THE SOIL AS NECESSARY TO BRING THE ORGANIC CONTENT TO 10% MIN. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 12" OF LOAM. ALL LAWN AREAS SHALL HAVE A MINIMUM OF 6" OF LOAM.
6. PLANT PITS SHALL BE THREE ROOT BALL DIAMETERS IN WIDTH, AND NO DEEPER THAN THE PLANT BALL. REMOVE SOIL FROM THE TOP OF THE ROOT BALL DOWN TO THE TRUNK FLARE BY LOOSENING THE BURLAP AND DIG PLANT PIT SUCH THAT ROOT FLARE IS 1 TO 2 INCHES ABOVE FINISHED GRADE.
7. SET PLANT IN THE HOLE. CUT AWAY ALL VISIBLE ROPE AND BURLAP. REMOVE WIRE BASKETS. REMOVE SOIL TO EXPOSE ROOT FLARE.
8. BACKFILL HOLE WITH EXISTING SOIL. WHEN BACKFILLING IS HALF COMPLETE, FILL PIT WITH WATER AND ALLOW TO DRAIN TO REMOVE AIR POCKETS. COMPLETE BACKFILLING LEAVING THE ROOT FLARE EXPOSED.
9. MIX MYCOR TREE SAVER INTO TOP 8" OF SOIL ADJACENT TO THE ROOT BALL AT THE RATE OF 1 PACKET PER CALIPER INCH OF TRUNK OR 1 PACKET PER FOOT OF ROOT BALL DIAMETER.
10. WATER-HOLDING SAUCER SHALL BE BUILT UP AROUND THE PLANT PIT. FLOOD WITH WATER FOR 5 MINUTES IMMEDIATELY AFTER PLANTING.
11. STAKES AND TREE WRAP: THE LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKES AND TREE WRAP SHALL BE REMOVED IN THE SPRING PRIOR TO FINAL ACCEPTANCE AND RELEASE OF THE GUARANTEE.
12. COMPOST: IF MATERIAL IS PLANTED IN UNDISTURBED SOIL, SPREAD 1 TO 2" OF COMPOST OVER THE ENTIRE PLANT BED OR LAWN AREA. DO NOT FERTILIZE.
13. MULCH AREAS AROUND PROPOSED TREES AND SHRUBS AND ALL PLANT BEDS WITH 3" SHREDDED BARK MULCH. DO NOT MULCH AGAINST TRUNKS AND STEMS.
14. PRUNING: REMOVE ALL DEAD, BROKEN AND DAMAGED BRANCHES.
15. IRRIGATION: BOTH SIDES OF THE DRIVEWAY ENTRY AND ALL LAWNS AND PLANT BEDS BETWEEN THE DRIVEWAY AND THE BUILDING SHALL RECEIVE IRRIGATION. LAWN AREAS SHALL RECEIVE SPRINKLER IRRIGATION, PLANT BEDS SHALL RECEIVE DRIP IRRIGATION.
16. WATER PLANTS OUTSIDE THE IRRIGATION AREA ONCE A DAY FOR THE FIRST WEEK AND ONCE A WEEK FOR THE FIRST PLANTING SEASON. WATER AT THE RATE OF FIVE GALLONS PER SHRUB AND 10 GALLONS PER TREE.
17. GUARANTEE ALL PLANTS FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE.



TREE PLANTING

LANDSCAPE PLAN

<p>WOODSPRING SUITES 143 PLEASANT VALLEY STREET METHUEN, MASSACHUSETTS</p>		<p>LANDSCAPE PLAN</p>	
<p>APPLICANT: PARK SILVER DEVELOPMENT 8171 MAPLE LAWN BLVD. SUITE 375 FULTON, MD 20759</p>		<p>DATE: 12/1/2025</p>	
<p>ENGINEER: ANDOVER CONSULTANTS 1 RIVER PLACE METHUEN, MA 01844</p>		<p>SCALE: 1/16"=1'</p>	
<p>Weinmayr/Jay Assoc. Inc. 360 CHARLES RIVER RD. WATERTOWN MA 02472 617-957-9733</p>		<p>JOB No. 2847</p>	
		<p>SHEET 1 of 1</p>	