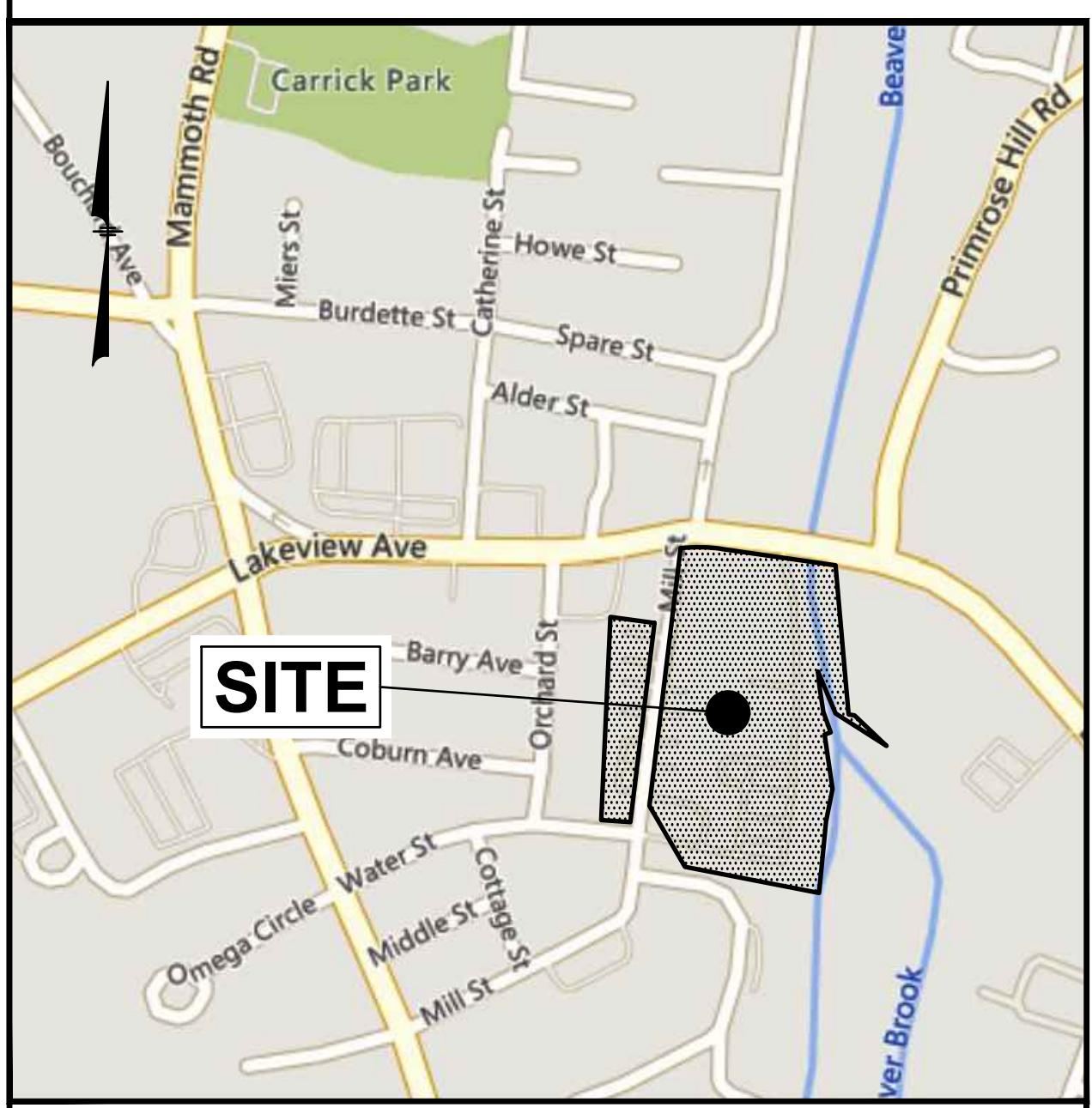




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<b>LOCATION MAP</b> (NOT TO SCALE)
NOT FOR CONSTRUCTION

Prepared for:  
**BEAVER BROOK HOLDINGS, LLC**  
P.O. BOX 895  
DRACUT, MA 01826

#### INDEX TO DRAWINGS

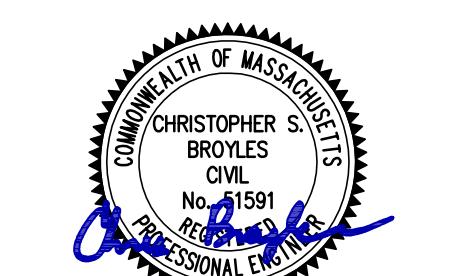
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#### ARCHITECTURAL PLANS (BY OTHERS)

APPROVED BY THE TOWN OF DRACUT, MA  
PLANNING BOARD ON: \_\_\_\_\_

CERTIFIED BY:  
CHAIRMAN \_\_\_\_\_

TOWN CLERK: \_\_\_\_\_



5/21/2025

REVISIONS		
NO.	REVISION	DATE
		MAY 21, 2025
DRAWN/DESIGN BY	CSB	CHECKED BY
		DRJ

TITLE SHEET	
SCALE:	NOT TO SCALE
PROJECT NO.	NEX-2021147
1 OF 19	



PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

## LEGEND

SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
SCC	SLOPED CONCRETE CURB
VCC	VERTICAL CONCRETE CURB
CCB	CAPE COD BERM
DSLY	DOUBLE SOLID LINE YELLOW
DDLY	DOUBLE DASHED LINE YELLOW
SDLY	SINGLE DASHED LINE YELLOW
SSLY	SINGLE SOLID LINE YELLOW
SSLW	SINGLE SOLID LINE WHITE
SDLW	SINGLE DASHED LINE WHITE
G	GAS LINE
T	UNDERGROUND TELEPHONE
W	WATER LINE
E	UNDERGROUND ELECTRIC
□ □	WOOD GUARDRAIL
○ ○	METAL GUARDRAIL
○ ○ ○	CHAIN LINK FENCE
□ □ □	STOCKADE FENCE
// // //	POST & RAIL FENCE
— X —	WIRE FENCE
— 90 —	CONTOUR ELEVATION
 	TREE
	UTILITY POLE
— — — — —	GUY WIRE
— . . — — —	OVERHEAD WIRE
~~~~~	TREELINE
☒ PB	PULL BOX
— o —	SIGN
+100.00	SPOT ELEVATION
④	DRAIN MANHOLE
□	CATCH BASIN
⑥	ROOF DRAIN
⑧	CLEANOUT
⑤	VENT
⑦	SEWER MANHOLE
⑨	TELEPHONE MANHOLE
⑩	ELECTRIC MANHOLE
⑪	WATER MANHOLE
⑫	MANHOLE
☒ GV	GAS VALVE
☒ WV	GAS SHUT OFF
☒ WV	WATER VALVE
☒ WV	WATER SHUT OFF
☒ Y	FIRE HYDRANT
○	BOLLARD
☒ GM	GAS METER
☒ EM	ELECTRIC METER
⊕	MONITORING WELL
☒	LIGHT POLE
☒	BORING
• • • • • • •	WETLAND LINE
— . . — — —	WATER FEATURE
— u/c&t — — —	UNDERGROUND COMM
— — — — —	DITCH LINE
— — — — —	EASEMENT LINE
— — — — —	PROPERTY LINE
— — — — —	ABUTTER PROPERTY LINE
— — — — —	BUILDING SETBACK
• • • • • • •	SOIL TYPE LINE
— — — — —	ZONE LINE
— — — — —	FLOOD ZONE LINE
(1)	NUMBER OF PARKING SPACES
T.D.	TIP DOWN CURB
— — — — —	PROP. BIT. CONCRETE CURB (BCC)
— — — — —	PROP. VERTICAL GRANITE CURB (VGC)
C.O.	PROP. CLEANOUT
CB-1 	PROP. CATCH BASIN
DMH-1 	PROP. DRAIN MANHOLE
 — X	MEET EXISTING GRADE
100.00 — X	PROP. SPOT ELEVATION
300 — X	PROP. CONTOUR ELEVATION
TW=	TOP OF WALL ELEV.
BW=	BOTTOM OF WALL ELEV.
G.B.	GRADE BREAK
TP	TEST PIT
— X —	PROP. GATE VALVE
— △ — △ —	PROP. SEDIMENT CONTROL FENCE
	PROP. LIGHT POLE

## **GENERAL NOTES:**

THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED REDEVELOPMENT TO CONVERT A PORTION OF EXISTING COMMERCIAL SPACES TO RESIDENTIAL USE, ADD ADDITIONAL SPACE BY RAISING EXISTING BUILDINGS AND ADDING A NEW BUILDING TO PROVIDE A TOTAL OF 173 RESIDENTIAL UNITS (47 EXIST., 126 PROP.) WITH 61,500 SF OF REMAINING COMMERCIAL SPACE AT #91 AND #101 MILL STREET IN ACCORDANCE WITH THE MILL CONVERSION OVERLAY DISTRICT REGULATIONS.

EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL ON-THE-GROUND FIELD SURVEY BY THIS OFFICE BETWEEN JUNE 7, 2021 AND APRIL 5, 2024.

ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
MAP 32 BLOCK 0 LOT 66

ZONING DISTRICT: INDUSTRIAL (I-1) AND MILL CONVERSION OVERLAY (MCOD).

LOT AREA 343,178 = Sq.Ft. (TOTAL)  
7.88 = Ac.± (TOTAL)

APROVED USE (2003 SPECIAL PERMIT): MIXED USE WITH 100,700 SF COMMERCIAL SPACE AND 50 RESIDENTIAL UNITS.

EXISTING USE: MIXED USE WITH 74,500± SF COMMERCIAL SPACE AND 47 RESIDENTIAL UNITS.

PROPOSED USE: MIXED USE WITH 61,500± SF COMMERCIAL SPACE AND 173 RESIDENTIAL UNITS.

ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS, AS AMENDED.

THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN ARE BASED ON ABOVE GROUND FEATURES AND AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.

WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCAFFOLDING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.

) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.

) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF DRACUT AND THE COMMONWEALTH OF MASSACHUSETTS.

) A PORTION OF THE SURVEY TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0136F, WITH A REVISED PRELIMINARY DATE OF 06/08/2023. SITE PLANS ONLY SHOW REVISED PRELIMINARY FIRM INFORMATION.

) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.

) PROPOSED SNOW STORAGE AREAS ARE SHOWN ON THE SITE PLAN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.

) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY GREENMAN-PEDERSEN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

) GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MASSACHUSETTS DEP-AIR QUALITY PERMIT BWP AQ 06 PRIOR TO BUILDING CONSTRUCTION.

) REFER TO THE OVERVIEW PLAN FOR ZONING AND PARKING NOTES.

## DEMOLITION:

A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF DRACUT PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.

ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.

PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.

DEMOLISH CONCRETE IN ALL SECTIONS.

BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.

REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.

CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.

USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.

) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY, GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.

) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.

) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.

) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.

) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN AND DOT STANDARDS.

) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.

) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE (DIAL 811) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK OUT THEIR UTILITIES.

## **RADING & DRAINAGE:**

ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR, AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.

ALL ROOF DRAIN PIPE SHALL BE 6" PVC (SDR-35), EXCEPT WITHIN 10' OF A BUILDING FOUNDATION WHERE CAST IRON PIPE SHALL BE USED. MIN. SLOPE=1%.

LEVELS ARE BASED ON NAVD88 DATUM.

ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.

ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.

THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO COMMENCING ANY EXCAVATION.

THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (ACTUAL DISTURBANCE = 118,000 SF±). THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE EPA AT LEAST 14 CALENDAR DAYS PRIOR TO CONSTRUCTION. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO THE EPA WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.

THE PROJECT WILL REQUIRE A STORMWATER MANAGEMENT PERMIT FROM THE TOWN OF DRACUT.

ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.

ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO MASSDOT AND THE TOWN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.

ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE, RAMPS CANNOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE, AND ACCESSIBLE PARKING STALLS AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

SEE UTILITY PLAN FOR DETAILED UTILITY LAYOUT.

ALL PROPOSED CATCH BASINS SHALL HAVE 4' SUMPS AND OUTLETS EQUIPPED WITH "ELIMINATOR" OIL DOODS OR APPROVED EQUAL.

ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.

CONTRACTOR SHALL REFER TO THE OPERATION & MAINTENANCE PLAN FOR STORMWATER MANAGEMENT SYSTEMS (O&M) FOR SITE MAINTENANCE DURING AND AFTER CONSTRUCTION.

## UTILITIES:

ALL SANITARY SEWER PIPE SHALL BE PVC (SDR-35), UNLESS OTHERWISE NOTED.

ALL WATER PIPE SHALL BE EITHER CEMENT LINED DUCTILE IRON (CLDI) OR COPPER (TYPE K), UNLESS OTHERWISE NOTED.

ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.

ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.

THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (DIAL 811) PRIOR TO ANY EXCAVATION.

ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.

THIS SITE IS SERVED BY MUNICIPAL SEWER AND WATER.

ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE UNDERGROUND AND INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.

ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.

REFER TO DETAIL SHEETS FOR ALL UTILITY DETAILS AND ADDITIONAL INFORMATION.

PROVIDE A MINIMUM SEPARATION OF 18-INCHES VERTICALLY, OR 10-FEET HORIZONTALLY BETWEEN SEWER AND WATER LINES. IF MINIMUM CANNOT BE MAINTAINED, SEWER TO BE ENCASED IN CLASS "A" CONCRETE.

## EROSION CONTROL:

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS NOTED: THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHOULD BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME AS APPROVED BY THE ENGINEER. LAND SHOULD NOT BE LEFT EXPOSED DURING THE WINTER MONTHS.

LIMIT OF MAXIMUM AREA OF EXPOSED SOIL AT ANY ONE TIME TO LESS THAN 5 ACRES. THE EXPOSED AREA THAT IS BEING ACTIVELY WORKED DURING WINTER IS TO BE LESS THAN 3 ACRES DURING THE WINTER SEASON.

ALL PERMANENT STORM WATER STRUCTURES SHALL BE STABILIZED PRIOR TO DIRECTING FLOW INTO THEM. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- 1) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
- 2) A MINIMUM OF 85 PERCENT VEGETATED GROWTH HAS BEEN ESTABLISHED.
- 3) A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED.
- 4) OR, EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AND MAINTAINED DURING AND AFTER DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER AND FROM LAND UNDERGOING DEVELOPMENT. WHERE POSSIBLE, NATURAL DRAINAGE WAYS SHOULD BE UTILIZED AND LEFT OPEN TO REMOVE EXCESS SURFACE WATER. SEDIMENT CONTROL BARRIER TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.

ALL DISTURBED AREAS AND SIDE SLOPES WHICH ARE FINISHED GRADED, WITH NO FURTHER CONSTRUCTION TO TAKE PLACE, SHALL BE LOAMED AND SEEDDED WITHIN 72 HOURS AFTER FINAL GRADING. A MINIMUM OF 4" OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA. THE SEED MIX SHALL BE AS DESIGNATED BELOW.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDDED WITH RYE GRASS TO PREVENT EROSION. THE MAXIMUM LENGTH OF TIME FOR THE EXPOSURE OF DISTURBED SOILS SHALL BE 45 DAYS. HAY OR STRAW MULCH SHALL BE APPLIED TO ALL FRESHLY SEEDDED AREAS AT THE RATE OF 2 TONS PER ACRE. BALES SHALL BE UNSPOILED, AIR DRIED, AND FREE FROM WEED, SEEDS AND ANY COARSE MATERIAL.

DURING GRADING OPERATIONS INSTALL SEDIMENT CONTROL BARRIER ALONG TOE OF SLOPE OF FILLED AREAS WHERE BARRIERS ARE MAINTAINED UNTIL DISTURBED AREAS ARE PAVED OR GRASSED.

THE FILL MATERIAL SHALL BE OF APPROVED SOIL TYPE FREE FROM STUMPS, ROOTS, WOOD, ETC. TO BE PLACED IN 12" LIFTS OR AS SPECIFIED. BULLDOZERS, TRUCKS, TRACTORS, OR ROLLERS MAY BE USED FOR COMPACTION BY ROUTING THE EQUIPMENT TO ALL AREAS OR EACH LAYER.

VOID THE USE OF FUTURE OPEN SPACES (LOAM & SEED) WHEREVER POSSIBLE DURING CONSTRUCTION. CONSTRUCTION TRAFFIC SHALL USE DRIVEWAY AND PARKING AREAS.

## **TEMPORARY EROSION CONTROL MEASURES:**

SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AS REQUIRED. BARRIERS SHALL BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.

BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.

STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SEDIMENT CONTROL BARRIER AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.

ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.

SEED MIX SHALL BE EQUAL PARTS OF RED FESCUE (CREEPING), KENTUCKY BLUE GRASS, REDTOP, PERENNIAL RYEGRASS.

AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED.

PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.

ALL CATCH BASIN INLETS WILL BE PROTECTED WITH INLET PROTECTION AND/OR SILT SACKS.

ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

0) ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA OR DEWATERING FILTER BAG.

) TO PREVENT TRACKING OF SEDIMENT ONTO THE EXISTING ROADS, ALL CONSTRUCTION TRAFFIC CAN ONLY EXIT THE SITE OVER THE CONSTRUCTION ENTRANCES SHOWN ON THIS PLAN.

## LANDSCAPE

- 1) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
- 2) A 4' DIA. TREE RING WITH 3" AGED PINE BARK MULCH TO BE INSTALLED AT BASE OF ALL TREES IN LAWN AREAS.
- 3) 3" AGED PINE BARK MULCH SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS.
- 4) LANDSCAPE STONE SHALL BE TAN RIVERBED STONE. STONE SHALL BE (1½) INCHES IN DIAMETER AND APPLIED AT A THICKNESS OF (4) INCHES DEEP. ALL FINES SHALL BE SCREENED FROM THE AGGREGATE. THE MATERIAL SHALL BE FREE OF ORGANIC AND INORGANIC DEBRIS AND TRASH. SUBMIT SAMPLE IN A 5-GALLON BUCKET TO THE DEVELOPER FOR APPROVAL.
- 5) THE CONTRACTOR SHALL PROVIDE TESTING OF SOILS IN PLANTING LOCATIONS. THE CONTRACTOR SHALL PROVIDE TEST RESULTS AND RECOMMENDATIONS AS NECESSARY FOR SOIL AMENDMENT TO THE ENGINEER FOR THEIR APPROVAL. BACKFILL SHALL BE A BLEND OF ONE-PART LOAM BORROW, ONE PART ORGANIC MATERIAL AND TWO-PARTS EXISTING SUBSOIL.
- 6) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.
- 7) ALL SOD, SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
- 8) APPLICATION OF GRASS SEED, FERTILIZERS AND STRAW MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:  
  
**LIMESTONE:** 100 LBS./1,000 SQUARE FEET.  
**FERTILIZER:** 500 LBS/ACRE OF 10-20-20 OR 1000 LBS/ACRE OF 5-10-10

## **CONSTRUCTION SEQUENCE:**

- I) SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY ON-SITE CONSTRUCTION AS SHOWN. ADDITIONAL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS PRACTICAL.
- 2) REMOVE AND STOCKPILE SOIL AS REQUIRED. STOCKPILE SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCING TO PREVENT EROSION.
- 3) CONSTRUCT DRIVEWAYS AND PERFORM SITE GRADING.
- 4) INSTALL UNDERGROUND UTILITIES & DRAINAGE.
- 5) BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- 6) DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SEDIMENT CONTROL FENCES, HAYBALES, STRAW WATTLES, COMPOST FILTER SOCKS, AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING.
- 7) BEGIN EXCAVATION FOR AND CONSTRUCTION OF BUILDINGS.
- 8) FINISH PAVING ALL DRIVES AND PARKING AREAS. CLEAN ALL DRAINAGE STRUCTURES.
- 9) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 10) AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

## **WINTER STABILIZATION:**

**Maintenance Requirements:**  
MAINTENANCE MEASURES SHOULD CONTINUE AS NEEDED THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUING FUNCTION. FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO THE ONSET OF THE WINTER SEASON, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF VEGETATION COVER, AND REPAIR ANY DAMAGE AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 85% OF AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).

17) REFER TO DETAIL SHEETS FOR ALL LANDSCAPE DETAILS AND ADDITIONAL INFORMATION

## **OPERATIONS/MAINTENANCE PLAN FOR STORMWATER SYSTEM:**

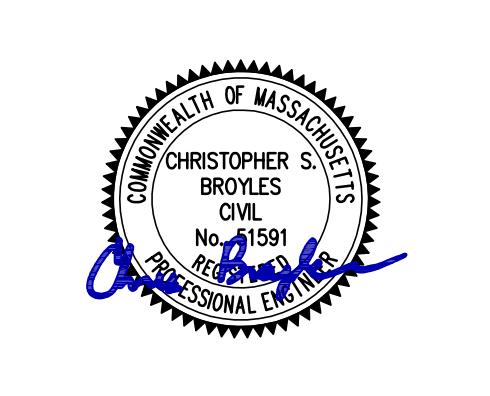
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## CONSTRUCTION PHASE:

- 1) THE CONTRACTOR SHALL INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON THE SITE PLANS BY GREENMAN-PEDERSEN, INC.
- 2) PRIOR TO CONSTRUCTION, ALL EROSION/SEDIMENT CONTROL DEVICES SHOWN ON ABOVE PLAN SHALL BE INSTALLED. TO PREVENT SEDIMENT CONTROL INTRUSION INTO SURROUNDING AREAS DURING CONSTRUCTION, THE CONTRACTOR SHALL SET SEDIMENT CONTROL FENCING AT ALL SLOPES WHICH MAY ERODE IN THE DIRECTION OF ANY OPEN DRAINAGE FACILITIES OR ABUTTING PROPERTY. SUCH PREVENTIVE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- 3) ALL CONSTRUCTION OF DRAINAGE FACILITIES SHALL BE INSPECTED BY INSPECTORS FROM THE TOWN OF DRACUT AND BY AN AUTHORIZED AGENT TO VERIFY CONFORMANCE TO THE DESIGN PLAN.
- 4) THE SEQUENCE OF DRAINAGE CONSTRUCTION SHALL BE AS FOLLOWS:
  - A) CLEAR, GRUB, EXCAVATE AREAS FOR INFILTRATION SYSTEM.
  - B) INSTALL CATCH BASINS, PIPES AND MANHOLES.
- 5) EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS. UPON DISCOVERY OF SEDIMENT BUILD-UP IN ANY CATCH BASIN SUMP OR ANY OTHER STRUCTURE, CLEANING SHALL BE PERFORMED WITHIN 24 HOURS.
- 6) ALL EXPOSED SOILS SHALL BE IMMEDIATELY STABILIZED WITH A LAYER OF MULCH HAY.
- 7) UPON INSTALLATION OF CATCH BASINS, INLET PROTECTION - AS DESCRIBED ON AFOREMENTIONED PLANS SHALL BE INSTALLED AND MAINTAINED UNTIL READY FOR PAVING.
- 8) PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES AND PIPES SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION. DURING CONSTRUCTION OF OTHER SITE FEATURES ALL DRAINAGE FACILITIES SHALL BE INSPECTED ON A DAILY BASIS AND CLEANED/REPAIRED IMMEDIATELY UPON DISCOVERY OF SEDIMENT BUILD-UP OR DAMAGE.
- 9) AFTER PAVING IS INSTALLED, IT SHALL BE SWEPT CLEAN ON A MONTHLY BASIS.
- 10) INSPECTIONS SHALL BE PERFORMED AND INSPECTION LOGS FILLED OUT AS REQUIRED BY THE USEPA CGP AND/OR LOCAL STORMWATER ORDINANCE AS APPLICABLE FROM THE START OF CONSTRUCTION THROUGH FINAL STABILIZATION. THE START OF CONSTRUCTION MEANS THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CONSTRUCTION. FINAL STABILIZATION MEANS 70% VEGETATIVE GROWTH FOR UNPAVED AREAS.

## POST CONSTRUCTION PHASE

- 1) THE OWNER OR ITS SUCCESSORS SHALL BE RESPONSIBLE FOR CONTINUED MAINTENANCE OF ALL ONSITE DRAINAGE STRUCTURES & SYSTEMS. REFER TO THE OPERATION & MAINTENANCE PLAN FOR STORMWATER SYSTEMS PREPARED BY GREENMAN-PEDERSEN, INC.



5/21/2025

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REVISIONS

## GENERAL NOTES

SCALE:  
NOT TO SCALE

ANSWER

REARED FOR  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA

ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66

ASSESSORS MAP 32 BLOCK 2  
ASSESSORS MAP 32 BLOCK 0  
88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS



5/21/2025

## LOCATION MAP (NOT TO SCALE)

SIZE: INDUSTRIAL 1 DISTRICT  
FRONTAGE: 90,000 Sq.Ft.  
225 Ft.  
S:  
ONT 60 Ft.  
DE 30 Ft.  
AR 40 Ft.  
OT ADJOINS A RESIDENTIAL DISTRICT.  
TO THE TOWN OF DRACUT ZONING  
NCE FOR VERIFICATION, ADDITIONAL  
TIONS AND PERMITTED USES. THE  
INFORMATION SHOWN HEREON IS BASED  
EVIEW OF THE DRACUT ZONING  
NCE.

N IS THE RESULT OF AN  
GROUND FIELD SURVEY PERFORMED BY  
ICE BETWEEN JUNE 7, 2021 AND APRIL

BANK FLAGS WERE DELINEATED BY  
ENVIRONMENTAL SERVICES ON APRIL 3,  
D LOCATED BY THIS OFFICE.

SHOWN HEREON ARE BASED ON  
ER GPS OBSERVATIONS PERFORMED BY  
ICE ON JUNE 7, 2024.

NS SHOWN HEREON ARE BASED ON  
PER GPS OBSERVATIONS PERFORMED BY  
ICE ON JUNE 7, 2024.

I OF UNDERGROUND UTILITIES IS  
IMATE ONLY. ADDITIONAL UNDERGROUND  
OTHER THAN THOSE SHOWN MAY BE  
ERED.

ON OF THE SURVEY TRACT IS LOCATED  
SICAL FLOOD HAZARD AREA (100 YEAR  
PER FLOOD INSURANCE RATE MAP  
25017C0136F, WITH A REVISED  
ARY DATE OF 06/08/2023.

## REVISIONS

O.	REVISION	DATE
MAY 21, 2025		
DRAWN/DESIGN BY		CHECKED BY
DPD/CSS		AKC

**OWNER OF RECORD:**

MAP 32 BLOCK 245 LOTS 1 & 1.1  
& MAP 32 BLOCK 0 LOT 66  
FEAVER BROOK HOLDINGS, LLC  
PO BOX 219  
DRACUT, MA 01826  
BOOK 29559 PAGE 100

# EXISTING CONDITIONS PLAN

CALE:  
1"=30'

3 OF 19



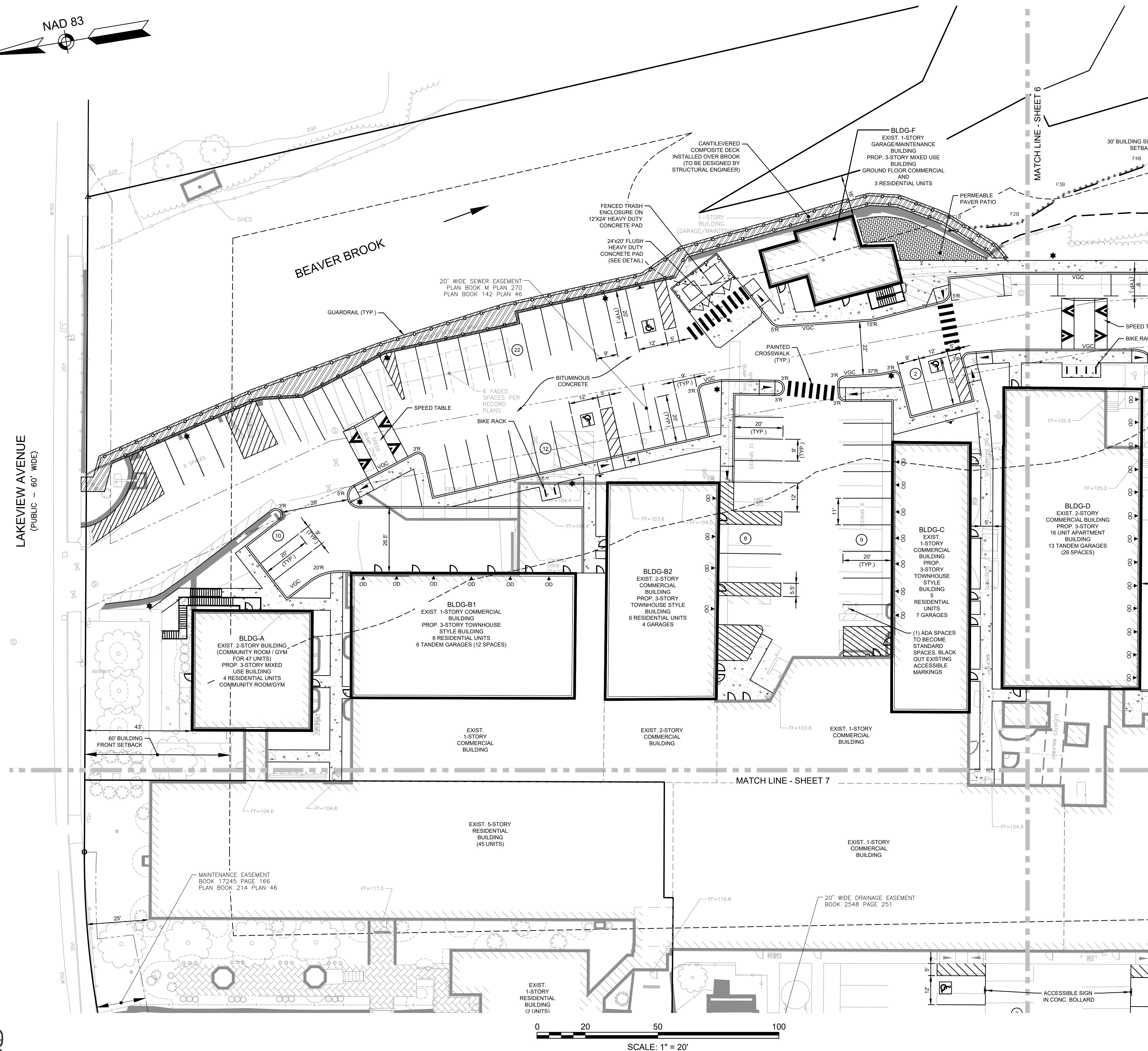
**NOTES:**  
1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.  
2) THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE  
NOT FOR CONSTRUCTION.

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66  
88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS**



REVISIONS		
NO.	REVISION	DATE
		MAY 21, 2025
	DRAWN/DESIGN BY	CSB
	CHECKED BY	DRJ

SITE PLAN (1 OF 4)	
SCALE: 1"=20'	PROJECT NO. NEX-2021147



PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

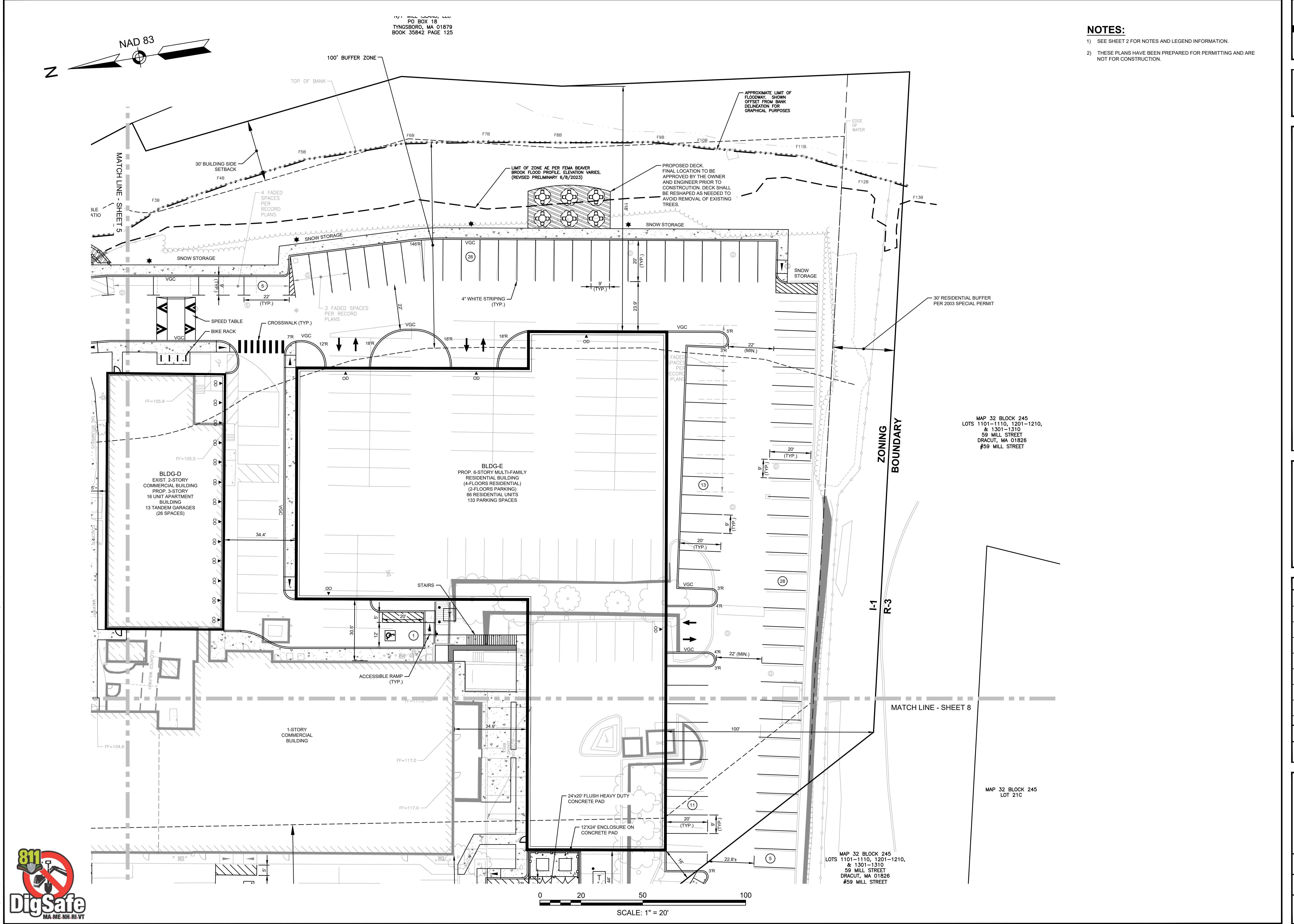
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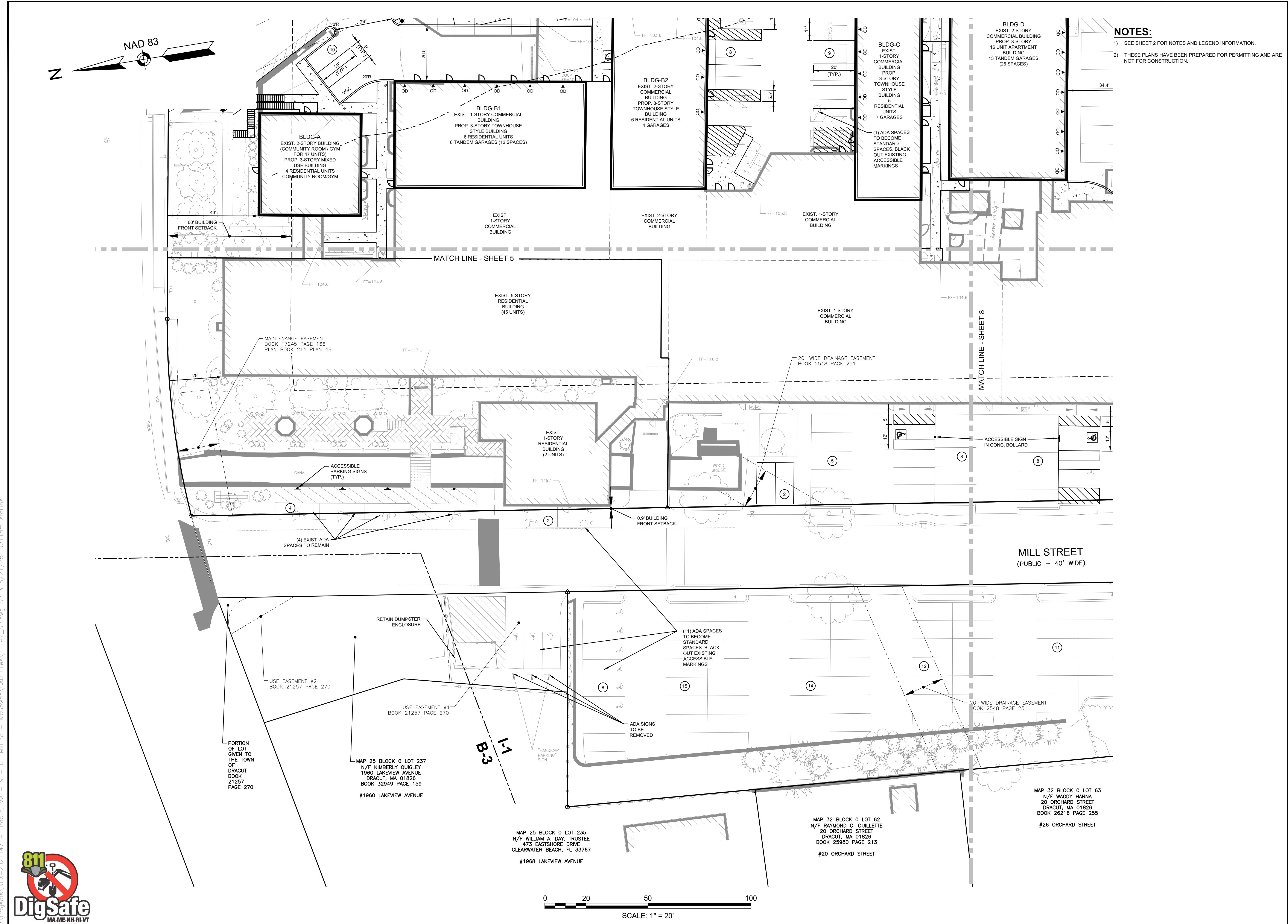


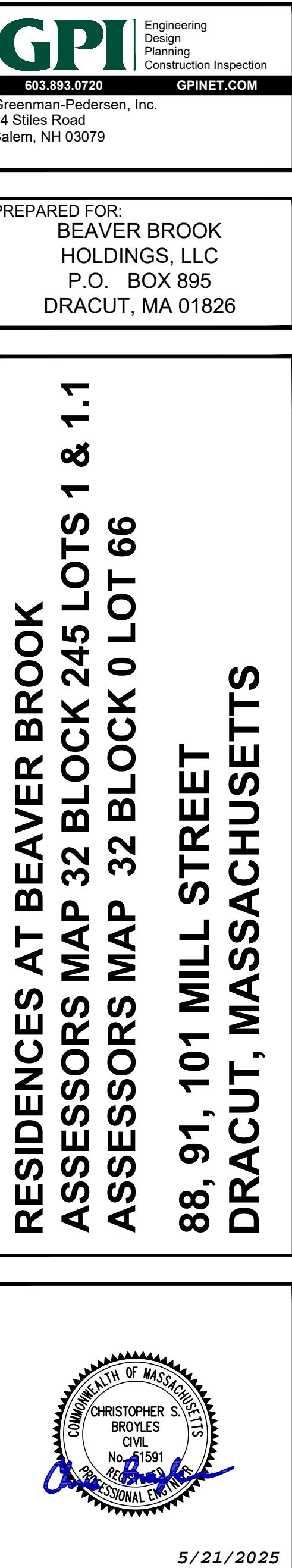
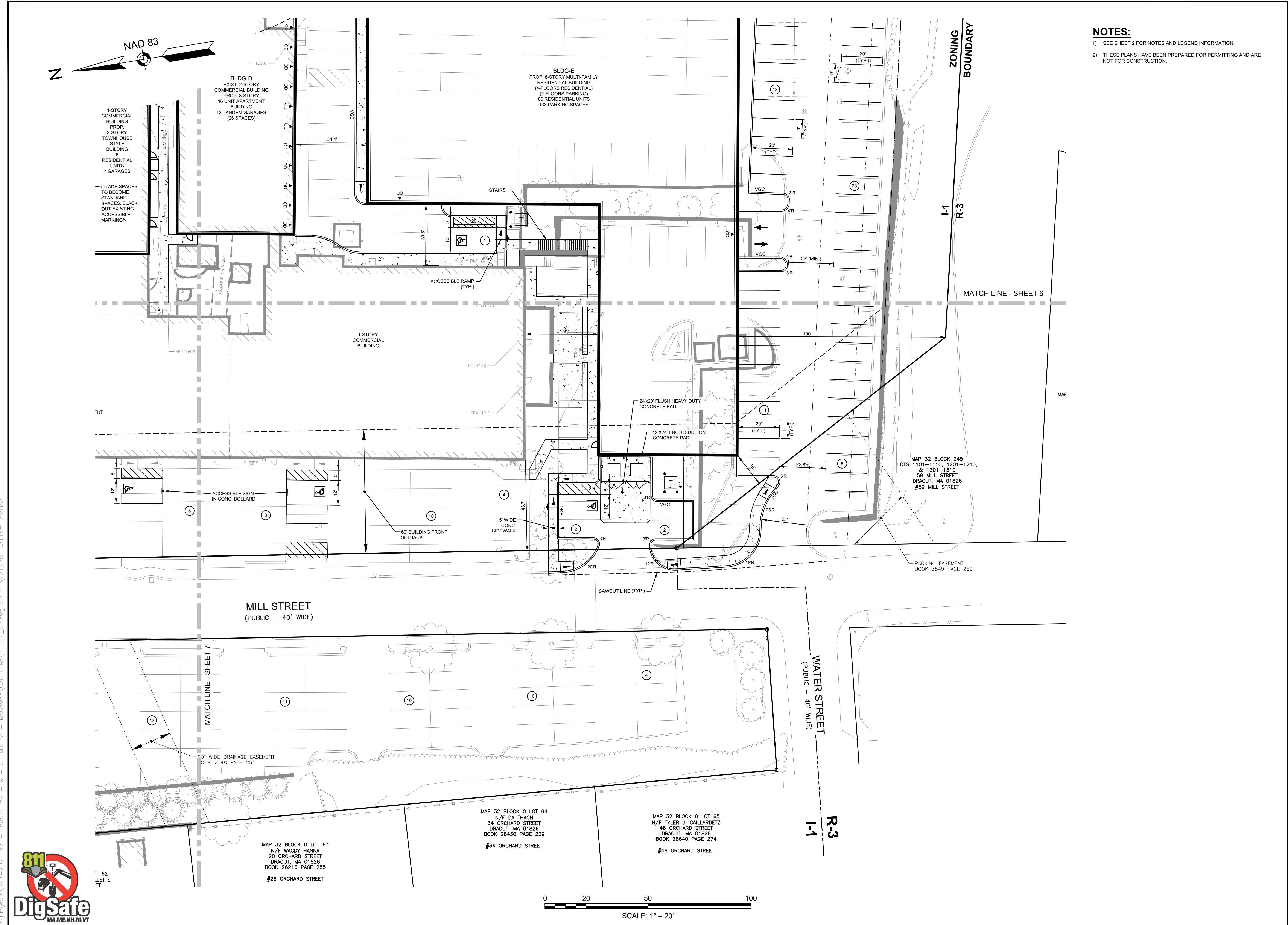
5/21/2025

REVISIONS		
NO.	REVISION	DATE
MAY 21, 2025	CSB	DRJ

SITE PLAN (2 OF 4)	
SCALE: 1"=20'	
PROJECT NO. NEX-2021147	6 OF 19

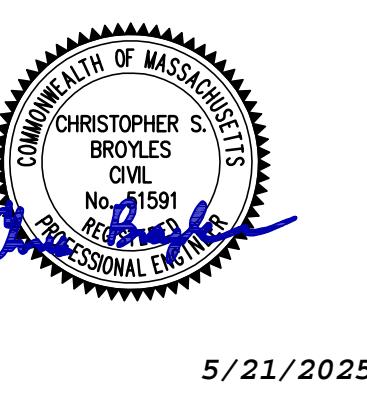






PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
88, 91, 101 MILL STREET  
ASSESSORS MAP 32 BLOCK 0 LOT 66  
DRACUT, MASSACHUSETTS**



REVISION	DATE
MAY 21, 2025	

**REVISIONS**

DRAWN/DESIGN BY **DJT/CNM** CHECKED BY **DRJ**

SCALE: 1"=20'

PROJECT NO.  
NEX-2021147

9 OF 19

**NOTES:**

- SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.

**DRAINAGE PIPE SCHEDULE**

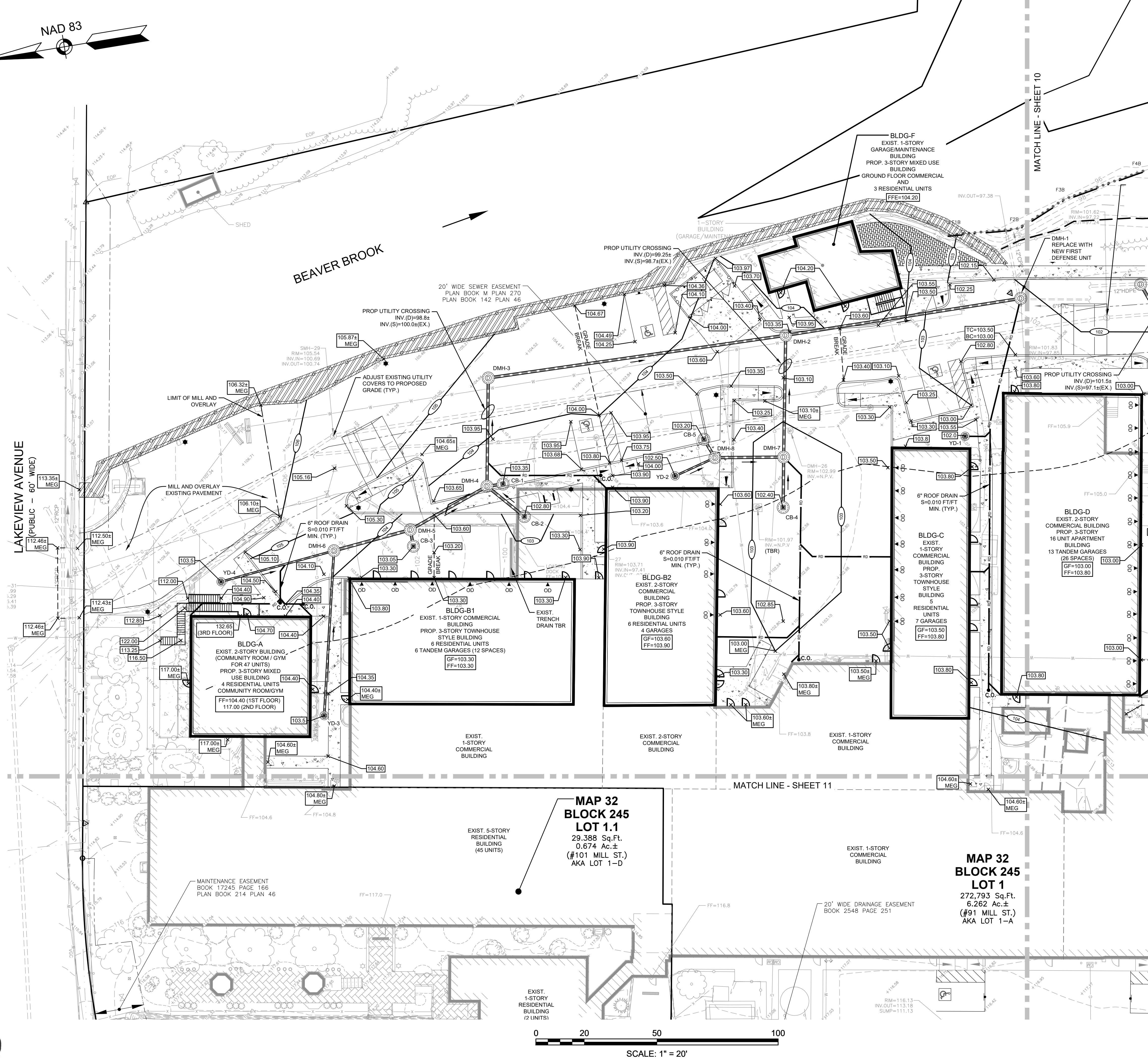
FROM: STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO: STRUCTURE NUMBER
CB-1	12	HDPE	7	0.015	DMH-4
CB-2	12	HDPE	20	0.010	DMH-4
CB-3	12	HDPE	7	0.014	DMH-5
CB-4	12	HDPE	21	0.006	DMH-7
CB-5	12	HDPE	9	0.011	DMH-8
DMH-2	12	HDPE	98	0.005	DMH-1 (FD)
DMH-3	12	HDPE	124	0.005	DMH-2
DMH-4	12	HDPE	45	0.005	DMH-3
DMH-5	12	HDPE	36	0.005	DMH-4
DMH-7	12	HDPE	50	0.005	DMH-2
DMH-8	12	HDPE	28	0.005	DMH-7
YD-2	8	HDPE	18	0.011	DMH-8
YD-4	8	HDPE	48	0.017	DMH-6

**NOTES:**

- 1) DRAINAGE PIPE SCHEDULE DOES NOT INCLUDE ROOF DRAIN PIPING.
- 2) ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.

**DRAINAGE STRUCTURES**

CB-1	RIM=103.35 INV.OUT=100.35
CB-2	RIM=102.80 INV.OUT=99.80
CB-3	RIM=103.05 INV.OUT=99.70
CB-4	RIM=102.40 INV.OUT=99.67
CB-5	RIM=103.20 INV.OUT=100.00
DMH-1 (FD)	RIM=103.40 INV.IN=99.10(DMH-5) INV.IN=99.60(CB-2) INV.IN=99.80(CB-1) INV.OUT=99.00
DMH-2	RIM=102.80 INV.IN=99.40(DMH-6) INV.IN=99.60(CB-3) INV.OUT=99.30
DMH-3	RIM=102.75 INV.IN=99.55(DMH-8) INV.IN=99.55(CB-4) INV.OUT=99.45
DMH-4	RIM=103.80 INV.IN=103.80 INV.IN=99.80(CB-5) INV.IN=97.85(DMH-9)+EX) INV.OUT=99.70
DMH-5	RIM=103.35 INV.IN=98.05(DMH-3) INV.IN=99.20(DMH-7) INV.OUT=97.95
DMH-6	RIM=104.70 INV.IN=98.77(DMH-4) INV.OUT=98.67
YD-1	RIM=103.00 INV.OUT=98.20
YD-2	RIM=102.50 INV.OUT=100.00
YD-3	RIM=103.50 INV.OUT=101.00
YD-4	RIM=103.50 INV.OUT=100.50



PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
88, 91, 101 MILL STREET

ASSESSORS MAP 32 BLOCK 0 LOT 66  
DRAUT, MASSACHUSETTS

5/21/2025

REVISIONS		
NO.	REVISION	DATE
	MAY 21, 2025	
DRAWN/DESIGN BY	CSB	CHECKED BY DRJ

GRADING &  
DRAINAGE  
PLAN  
(2 OF 4)

SCALE: 1"=20'  
PROJECT NO.  
NEX-2021147

10 OF 19

NOTES:

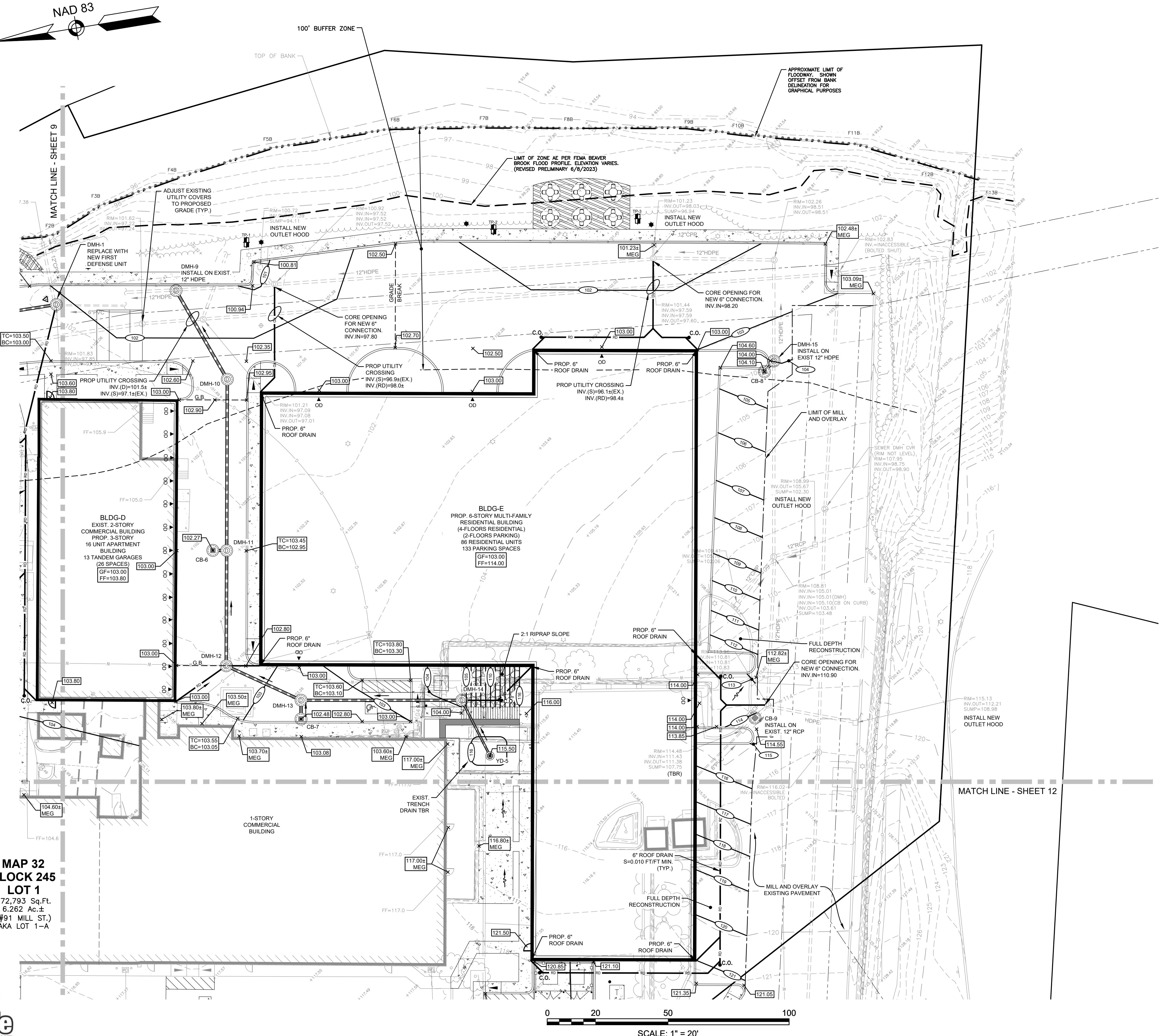
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DRAINAGE PIPE SCHEDULE					
FROM: STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO: STRUCTURE NUMBER
CB-6	12	HDPE	6	0.017	DMH-11
CB-7	12	HDPE	8	0.013	DMH-13
CB-8	12	HDPE	6	0.017	DMH-15
DMH-10	12	HDPE	42	0.007	DMH-9
DMH-11	12	HDPE	71	0.008	DMH-10
DMH-12	12	HDPE	48	0.005	DMH-11
DMH-13	12	HDPE	34	0.006	DMH-12
DMH-14	12	HDPE	66	0.007	DMH-13
YD-5	8	HDPE	26	0.447	DMH-14

NOTES:  
1) DRAINAGE PIPE SCHEDULE DOES NOT INCLUDE ROOF DRAIN PIPING.  
2) ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.

DRAINAGE STRUCTURES

CB-6	RIM=102.27 INV=99.10	DMH-12 RIM=102.85 INV=99.35(DMH-13) INV=100.35(RD) INV=OUT=99.25
CB-7	RIM=102.48 INV=99.75	DMH-13 RIM=102.75 INV=99.65(DMH-14) INV=99.65(CB-7) INV=OUT=99.55
CB-8	RIM=104.10 INV=OUT=100.60	DMH-14 RIM=105.00 INV=100.00(YD-5) INV=OUT=100.10
CB-9	RIM=114.00 INV=OUT=111.11z(EX)	DMH-15 RIM=104.00 INV=98.10(DMH-10) INV=97.67(EX-DMH-3)(EX) INV=OUT=97.67
DMH-9	RIM=101.40 INV=98.10(DMH-10) INV=97.67(EX-DMH-3)(EX) INV=OUT=97.67	DMH-16 RIM=102.75 INV=98.50(DMH-11) INV=OUT=98.40
DMH-10	RIM=101.40 INV=98.10(DMH-10) INV=97.67(EX-DMH-3)(EX) INV=OUT=97.67	YD-5 RIM=115.00 INV=OUT=111.50
DMH-11	RIM=102.55 INV=99.00(DMH-12) INV=99.00(CB-6) INV=OUT=98.90	



EPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66  
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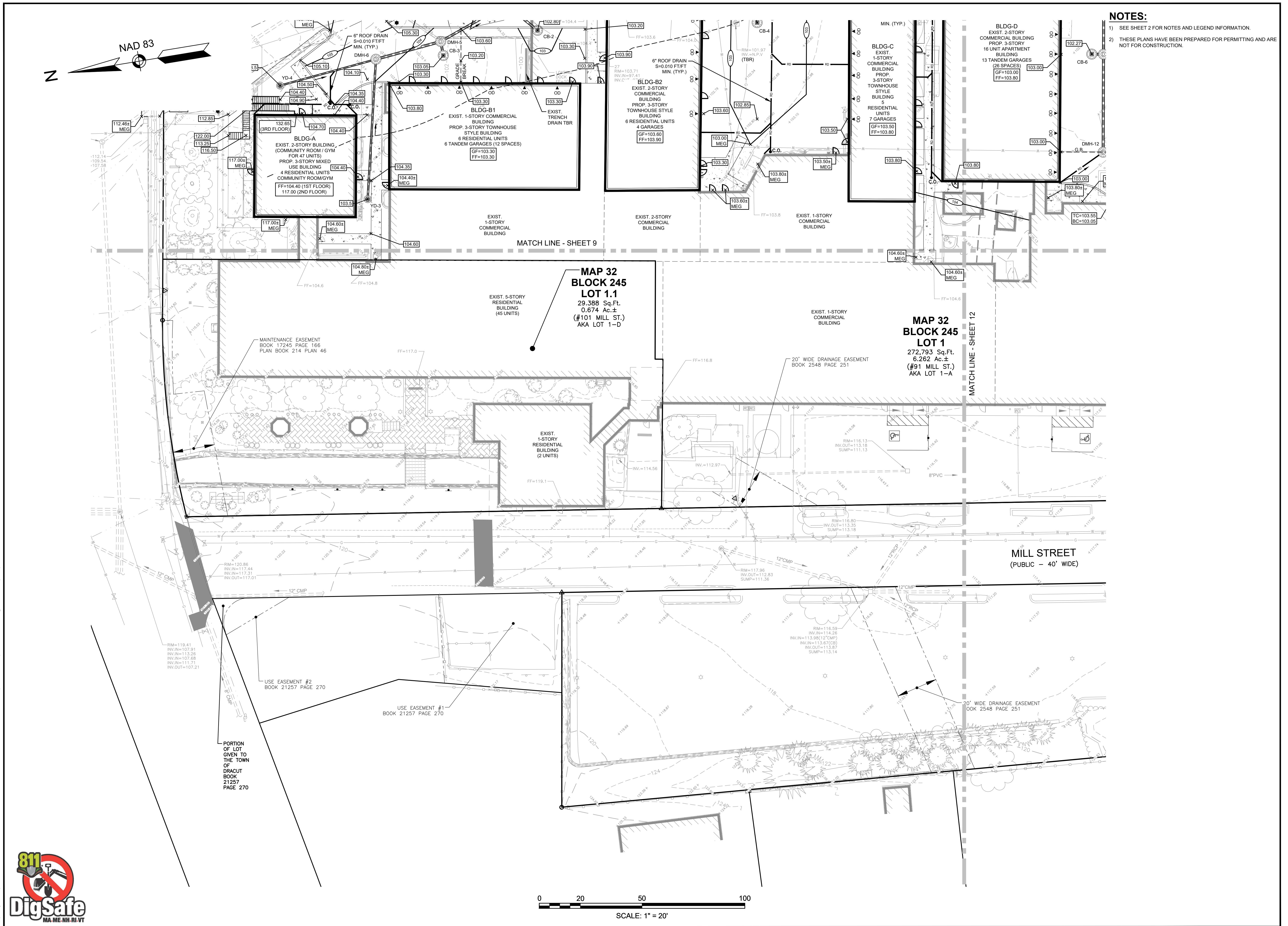
5/21/2025

REVISIONS		
	REVISION	DATE
MAY 21, 2025		
AWN/DESIGN BY		CHECKED BY
CSB		DR J

# GRADING & DRAINAGE PLAN (3 OF 4)

AL: 1"=20'  
OBJECT NO. NEX-2021147

11 OF 19



**NOTES:**

- 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- 2) THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
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DRAZUT, MASSACHUSETTS**



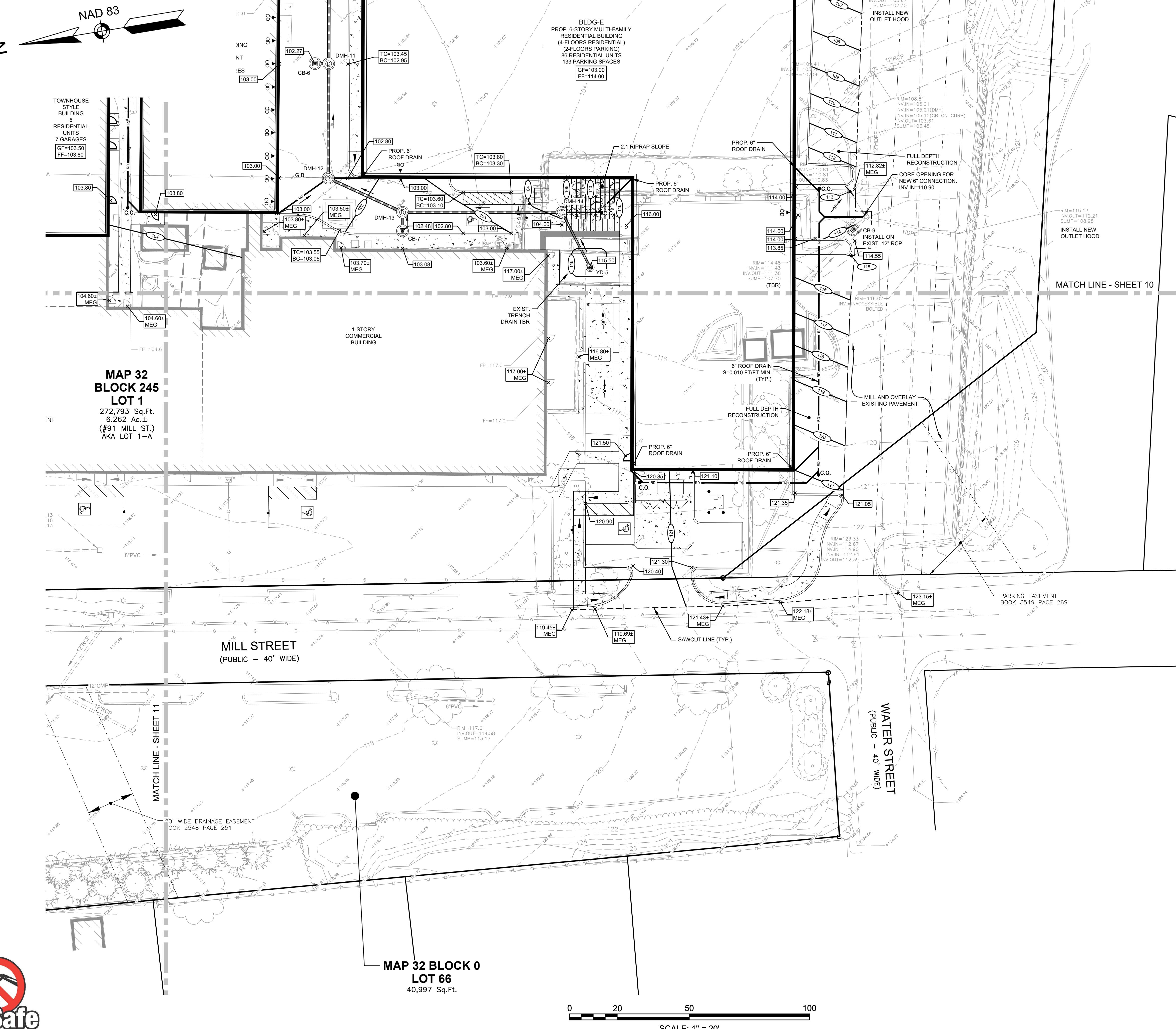
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NO.	REVISION	DATE
		MAY 21, 2025
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	CHECKED BY	DRJ

**GRADING &  
DRAINAGE  
PLAN  
(4 OF 4)**

SCALE:  
1"=20'  
PROJECT NO.  
NEX-2021147

12 OF 19



NOTES:

- 1) SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.
- 2) THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.
- 3) BUILDING A, B1, B2, C AND D WILL BE SERVED BY EXISTING UTILITIES TO REMAIN.

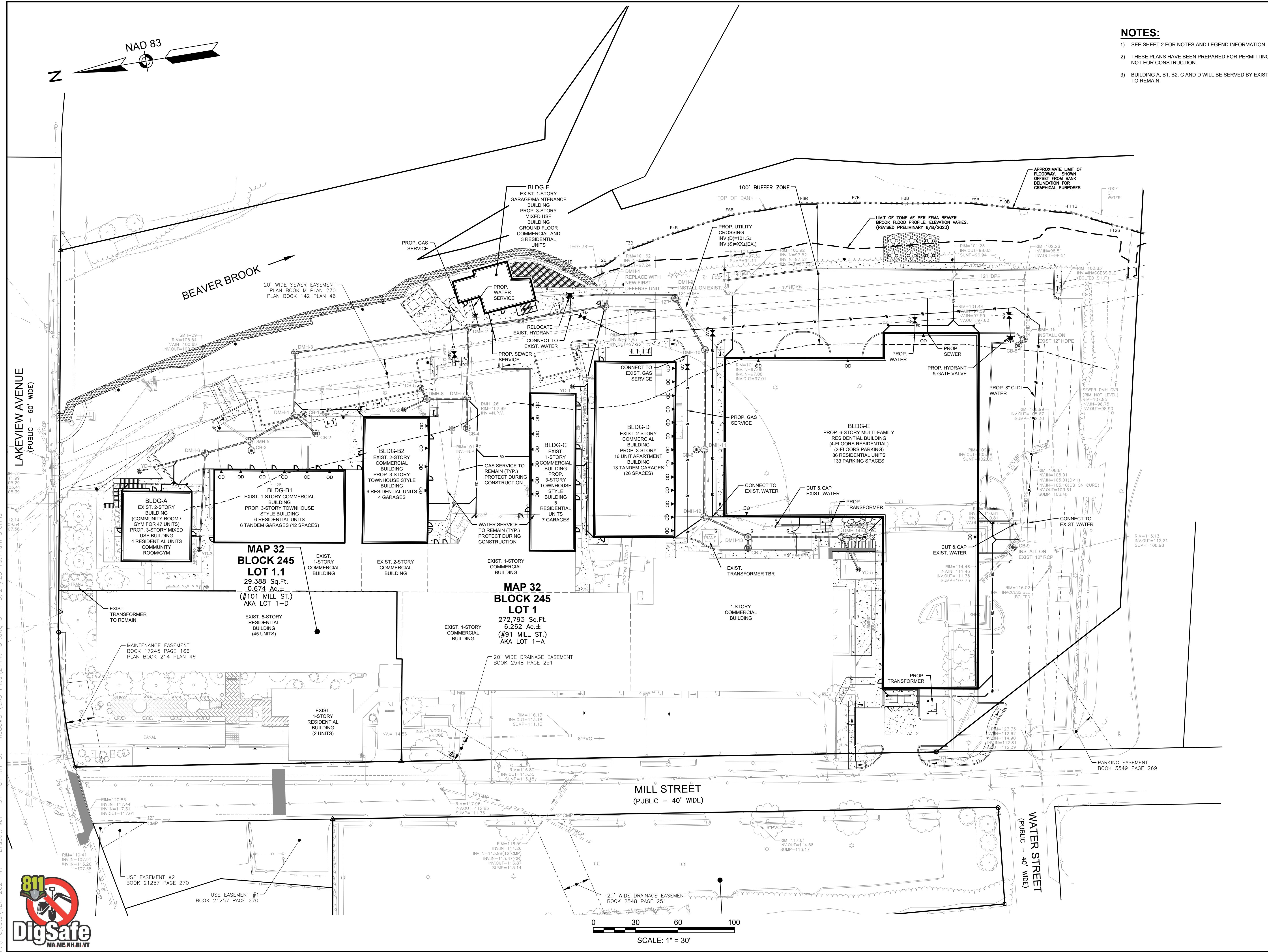
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88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS**



REVISIONS		
NO.	REVISION	DATE
		MAY 21, 2025

DRAWN/DESIGN BY **CSB** CHECKED BY **DRJ**

UTILITY PLAN	
SCALE:	1"=30'
PROJECT NO.	NEX-2021147



## OTES:

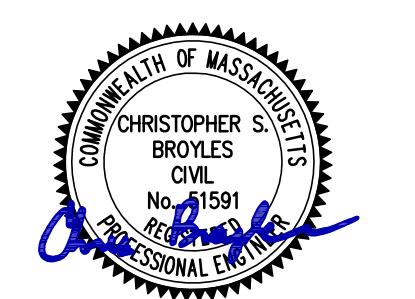
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SEE SHEET 2 FOR NOTES AND LEGEND INFORMATION.

THESE PLANS HAVE BEEN PREPARED FOR PERMITTING AND ARE NOT FOR CONSTRUCTION.

PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66  
88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS**



5/21/2022

## REVISIONS

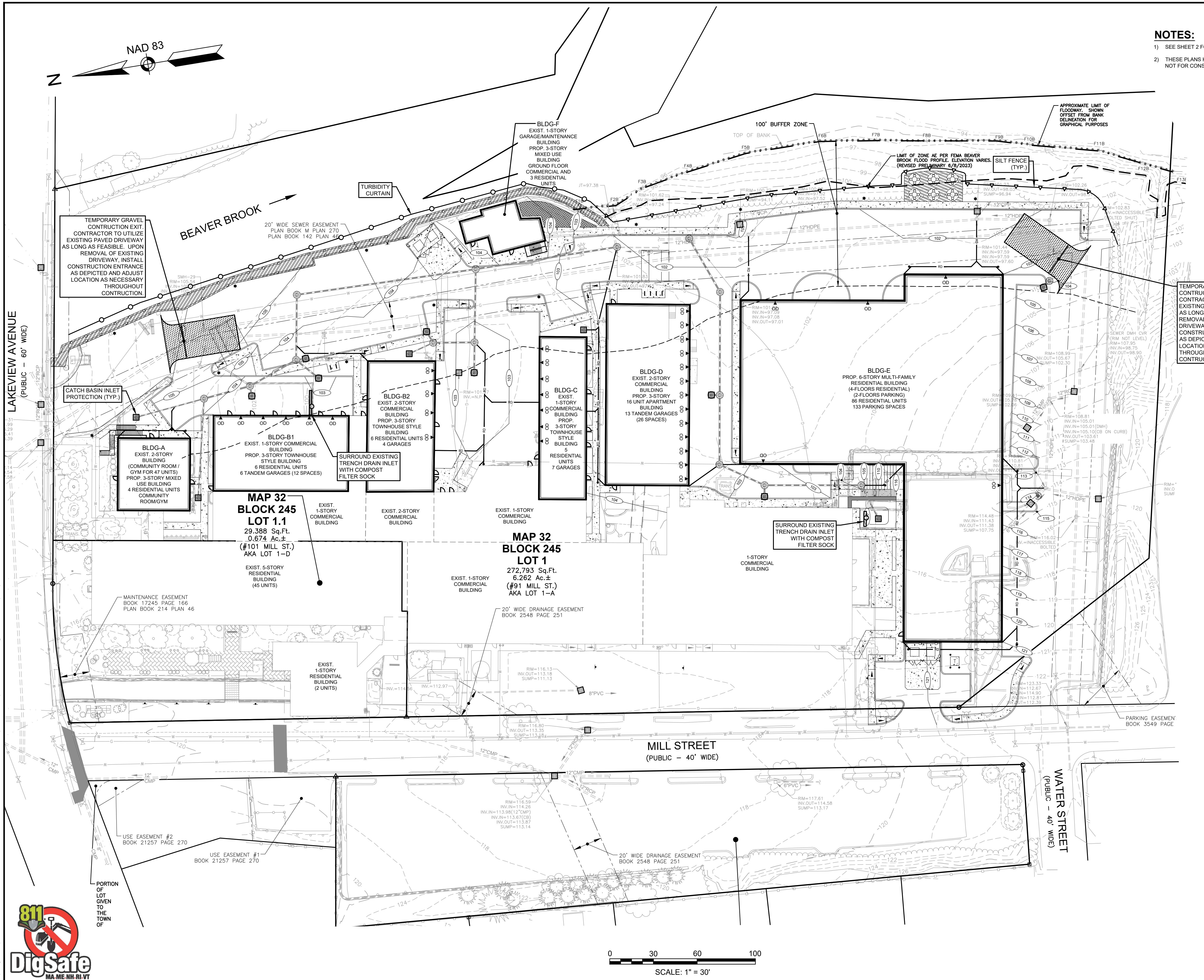
O.	REVISION	DATE
MAY 21, 2025		
AWN/DESIGN BY		CHECKED BY
CSB		DR J

# EROSION & SEDIMENT CONTROL PLAN

ALE: 1"=30'  
OBJECT NO. NEX-2021147

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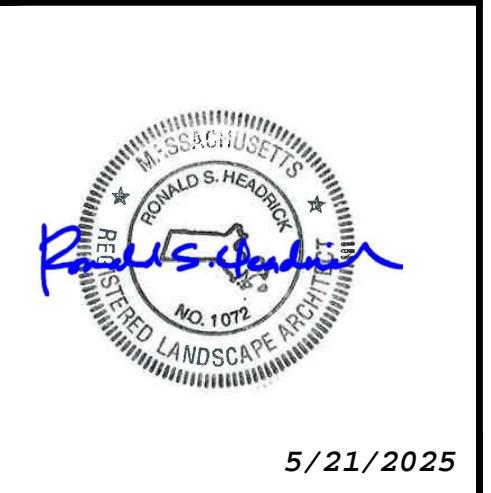
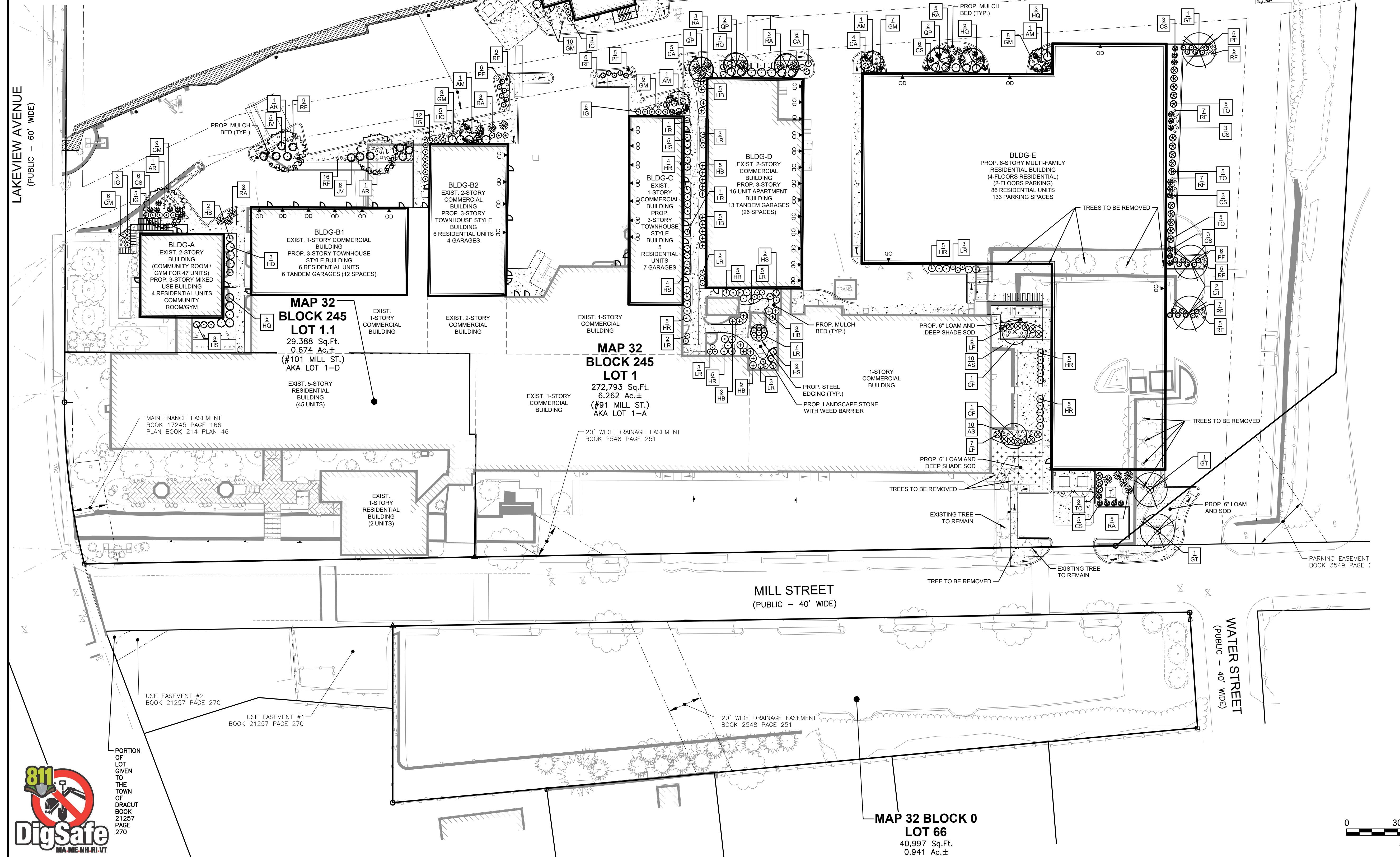
4 OF 19



PLANTING SCHEDULE			
PLANT	QNTY	BOTANICAL NAME	COMMON NAME
MIN. INSTALL SIZE			
<b>TREES</b>			
AR	3	ACER RUBRUM 'REDPOINTE'	REDPOINTE MAPLE
AM	5	AMELANCHIER GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY
CF	2	CORNUS FLORIDA APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD
GT	5	GLEDTISIA TRICANTHOS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST
QP	5	QUERCUS PALUSTRIS 'PINGREEN'	GREEN PILLAR PIN OAK
TO	21	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE
			7'-8" HT., B&B
<b>SHRUBS</b>			
CA	15	CLETHRIA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET
CS	29	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED-OSIER DOGWOOD
CY	26	CORNUS STOLONIFERA 'ARCTIC FIRE YELLOW'	ARCTIC FIRE YELLOW RED-OSIER DOGWOOD
HQ	31	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA
IG	29	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY
IV	10	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY
IM	2	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY
JV	11	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL RED CEDAR
LF	13	LEUCOTHOE FONTANESEANA 'GIRARD'S RAINBOW'	SHAMROCK INKBERRY
PF	29	POTENTILLA FRUTICOSA 'GOLDSTAR'	GOLDSTAR POTENTILLA
RA	22	RHUS AROMATICA 'GRO-LAWN'	GRO-LAWN FRAGRANT SUMAC
			12'-15" HT., 3 GAL.
			12'-15" HT., 3 GAL.
<b>PERENNIALS</b>			
AS	20	ASTILBE CHINENSIS 'LITTLE VISION IN PINK'	LITTLE VISION IN PINK ASTILBE
GM	54	GERANIUM MACULATUM	WILD GERANIUM
HH	26	HOSTA 'BLUE ANGEL'	BLUE ANGEL PLANTAN LILY
HR	35	HOSTA 'ROYAL STANDARD'	ROYAL STANDARD PLANTAN LILY
HS	20	HOSTA 'SUM & SUBSTANCE'	SUM & SUBSTANCE PLANTAN LILY
LR	31	LIGULIGERA 'THE ROCKET'	THE ROCKET RAGWORT
RF	69	RUDBECKIA FILIFIDA 'BLOW'	VIETTE'S LITTLE SUZY BLACK-EYED SUSAN
			1 GAL.

X PLANT QUANTITY      PROPOSED LOAM AND SOD      PROPOSED LOAM AND DEEP SHADE SOD      PROPOSED LANDSCAPE STONE

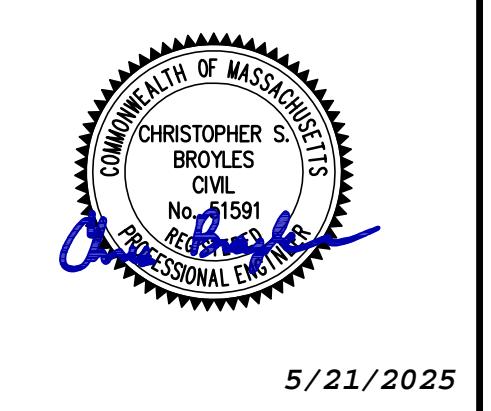
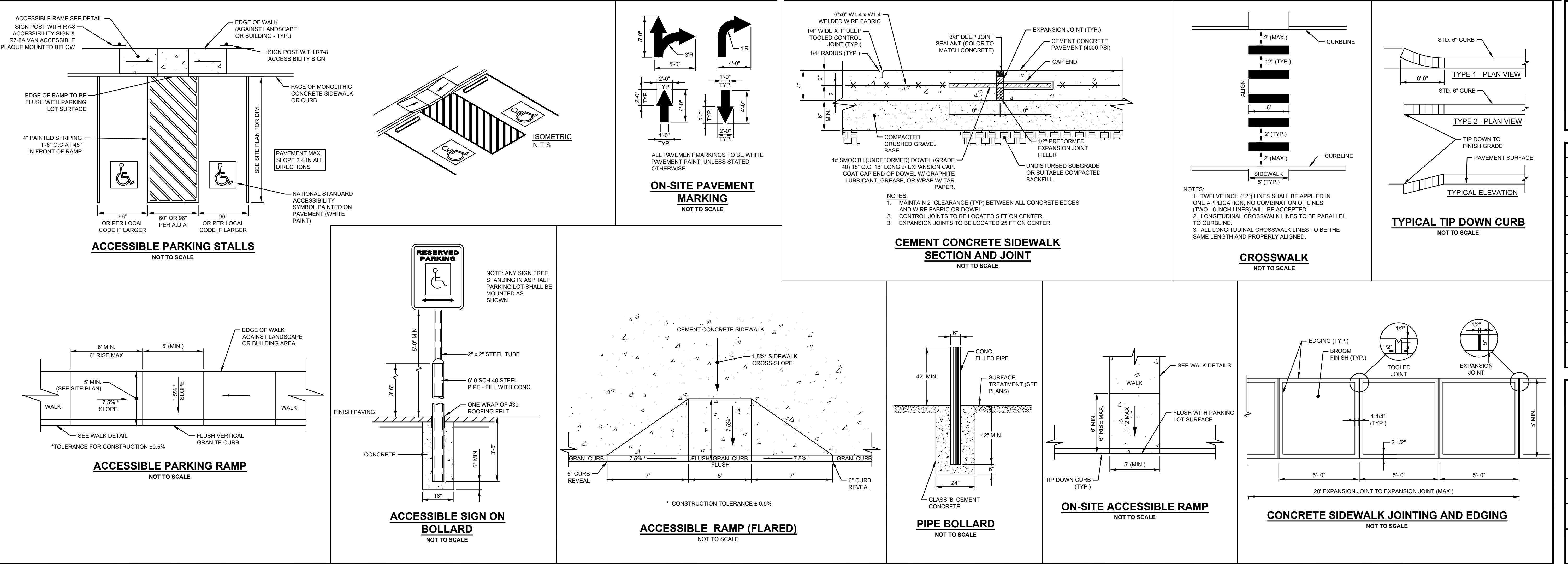
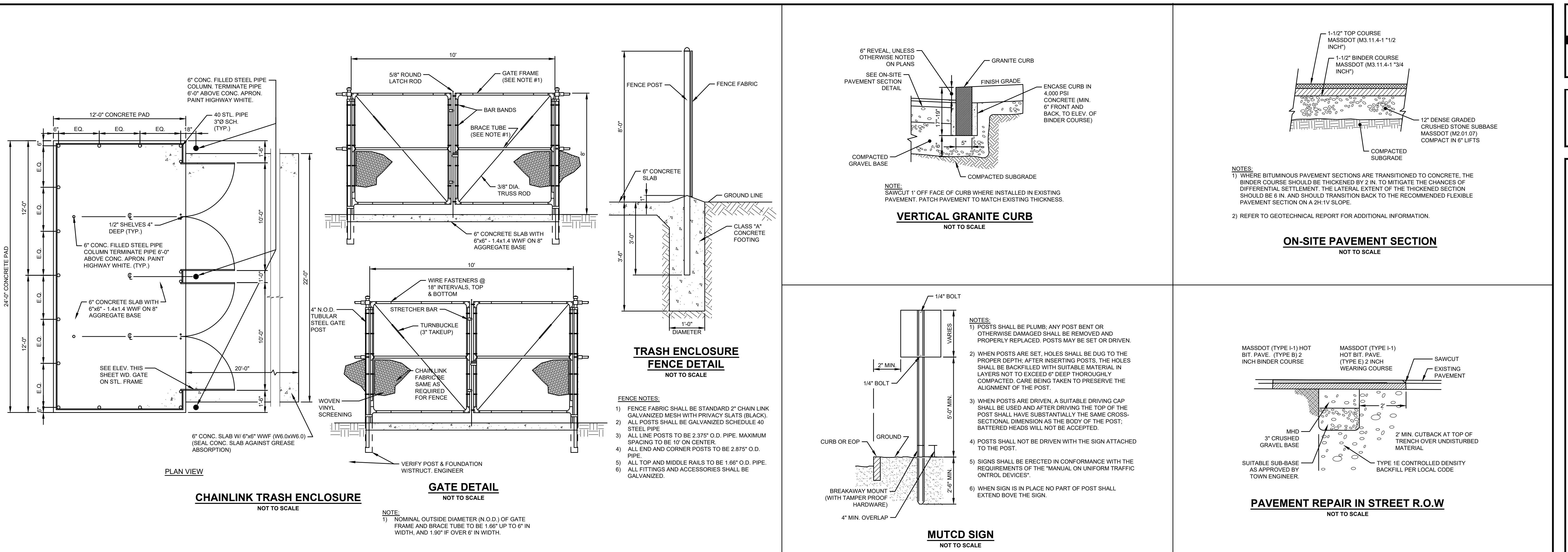
XX PLANT DESIGNATION



REVISION	DATE
	MAY 21, 2025
DRAWN/DESIGN BY	CHECKED BY
CPS	RSH

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66**

88, 91, 101 MILL STREET  
DRACUT, MASSACHUSETTS



REVISION	DATE
MAY 21, 2025	DRJ

NO.	REVISION	DATE
	CSB	DRJ

SCALE:	NOT TO SCALE
PROJECT NO.	NEX-2021147



PREPARED FOR:  
BEAVER BROOK  
HOLDINGS, LLC  
P.O. BOX 895  
DRACUT, MA 01826

**RESIDENCES AT BEAVER BROOK  
ASSESSORS MAP 32 BLOCK 245 LOTS 1 & 1.1  
ASSESSORS MAP 32 BLOCK 0 LOT 66**

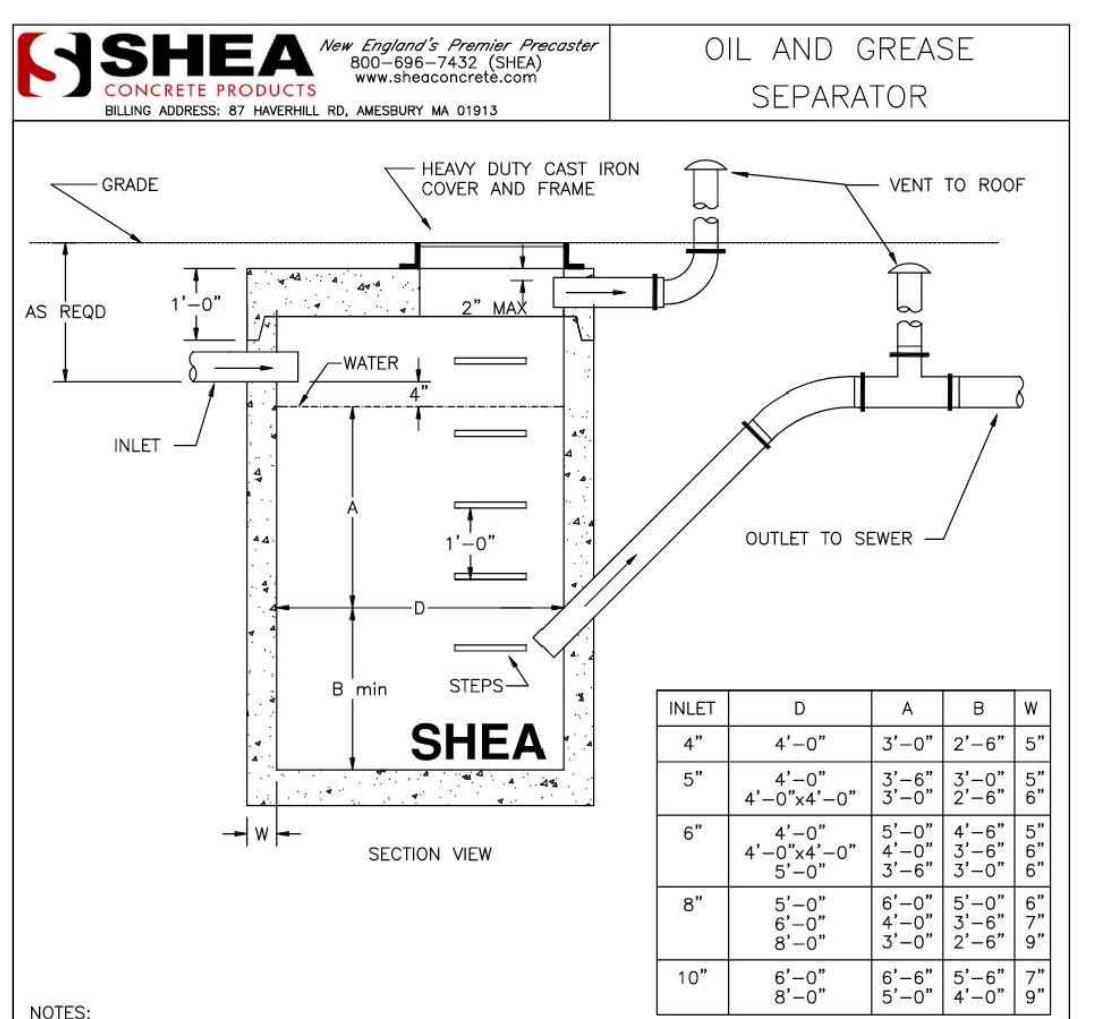
A circular notary seal for the Commonwealth of Massachusetts. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS" at the top and "NOTARY SEAL" at the bottom. The inner circle contains "CHRISTOPHER S. BROYLES" at the top, "CIVIL" in the middle, and "No. 51591" at the bottom. Below this, it says "PROFESSIONAL ENGINEER". A blue ink signature of "Christopher S. Broyles" is written across the seal. The date "5/21/2025" is printed at the bottom of the page.

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NO.	REVISION	DATE
		MAY 21, 2025
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	CSR	DR. J.

## DETAIL SHEET

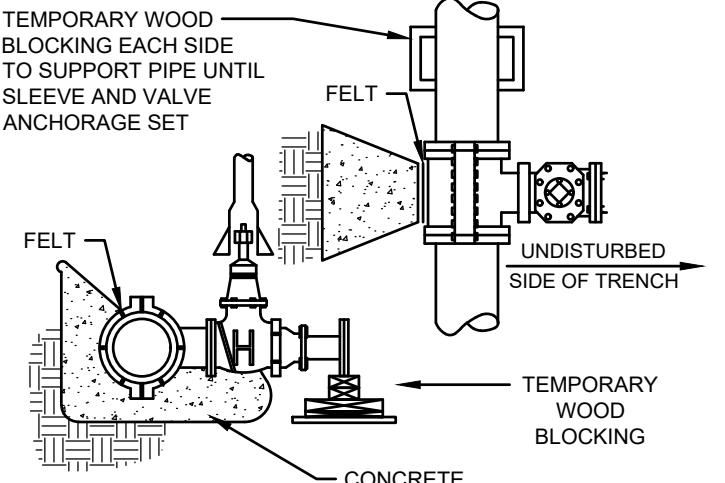
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PROJECT NO. **NEX-2021147**

18 OF 19

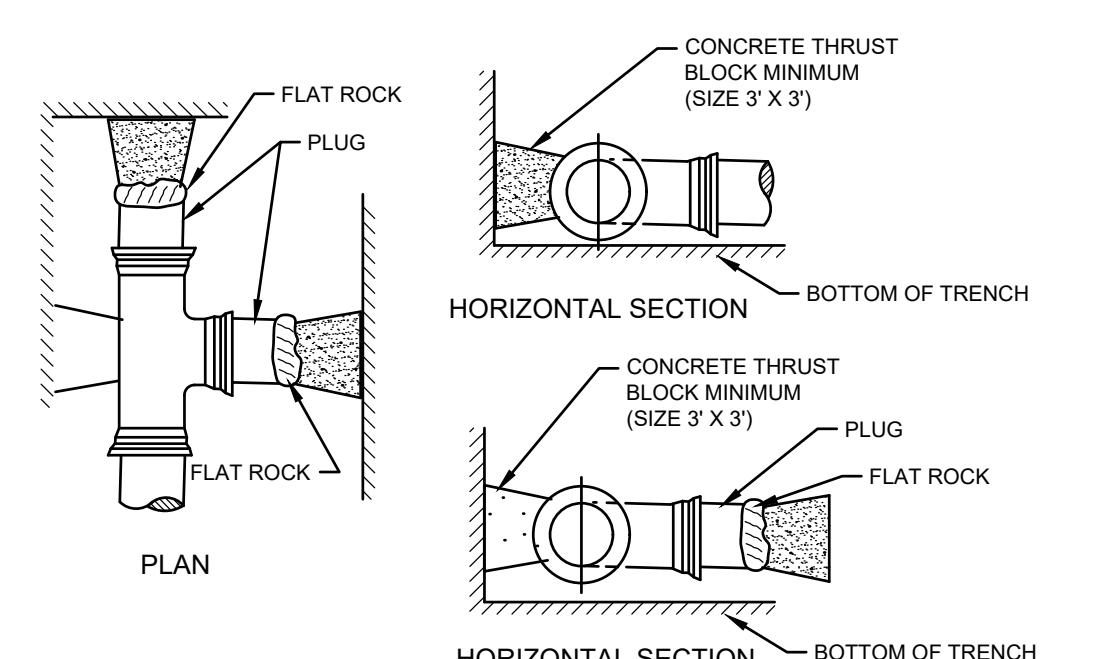


1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. MANHOLE DESIGN SPECIFICATIONS CONFORM TO LATEST ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
3. BUTYL RESIN SECTION JOINT CONFORMS TO LATEST ASTM C443 SPEC.
4. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
5. PIPE NOT SUPPLIED.
6. CONE SECTION AVAILABLE IN 4'-0" I.D. ONLY.
7. FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSION WILL BE DETERMINED FOR EACH PARTICULAR CASE.

# **OIL & WATER SEPARATOR (MDC TRAP)**

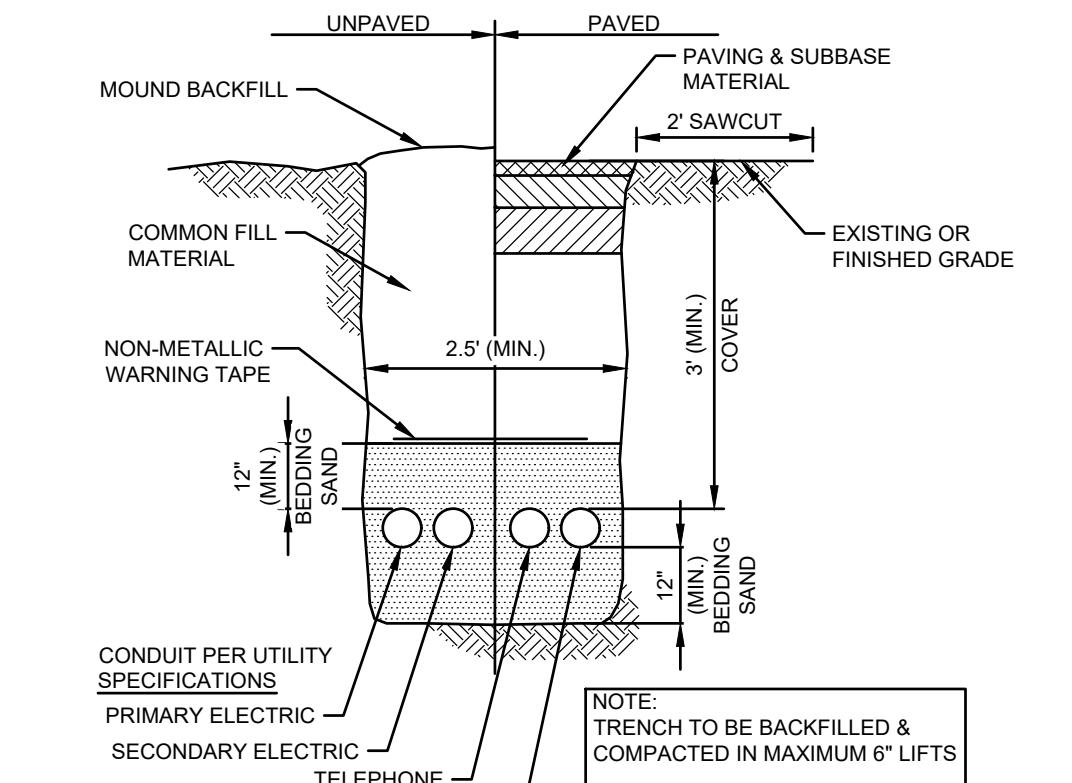


# **TAPPING SLEEVE AND VALVE**



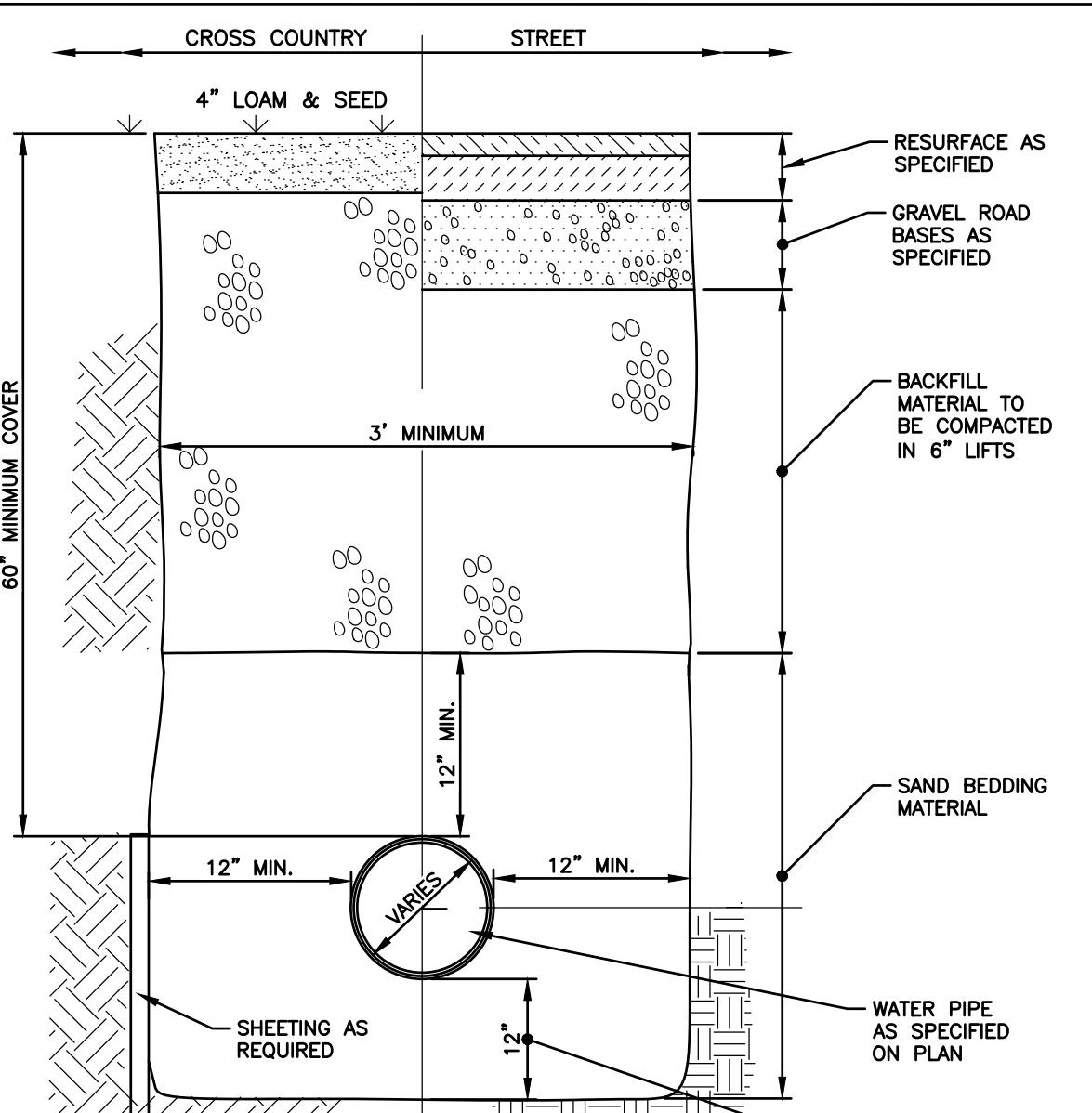
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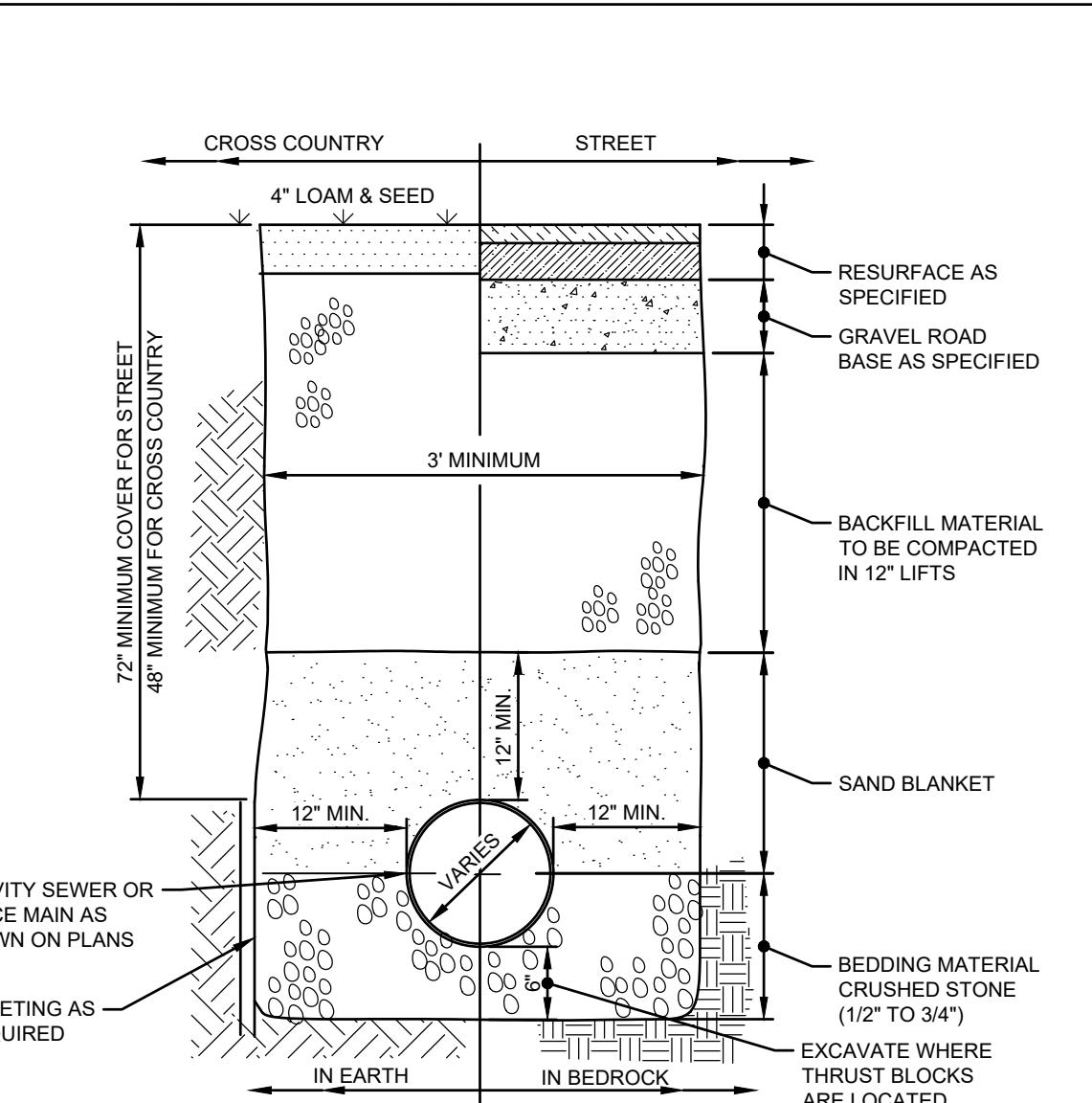


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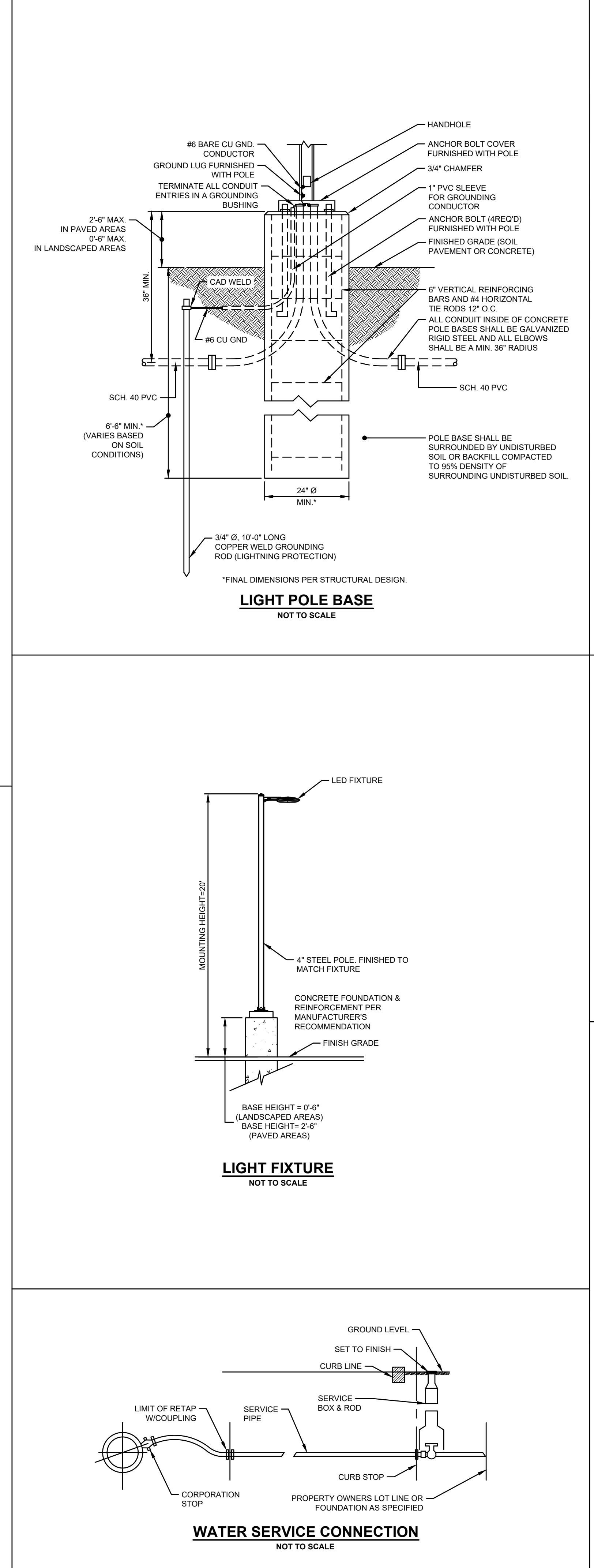
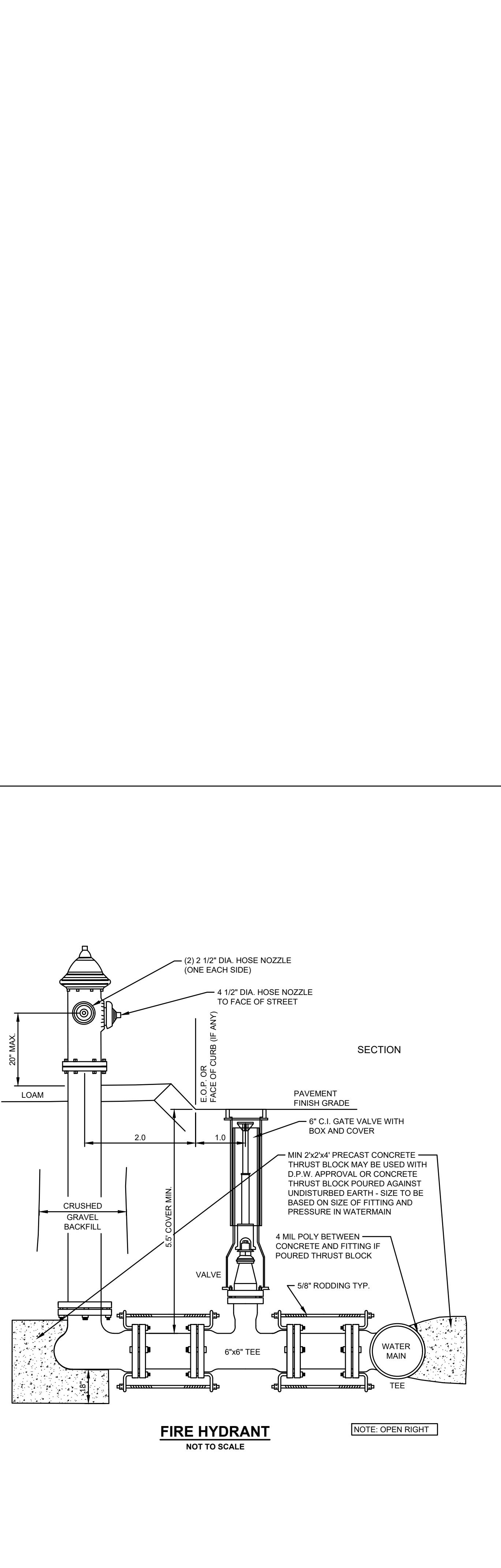
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# TRENCH SECTION FOR WATER SERVICE



# **TRENCH SECTION FOR SANITARY SEWER SERVICE**



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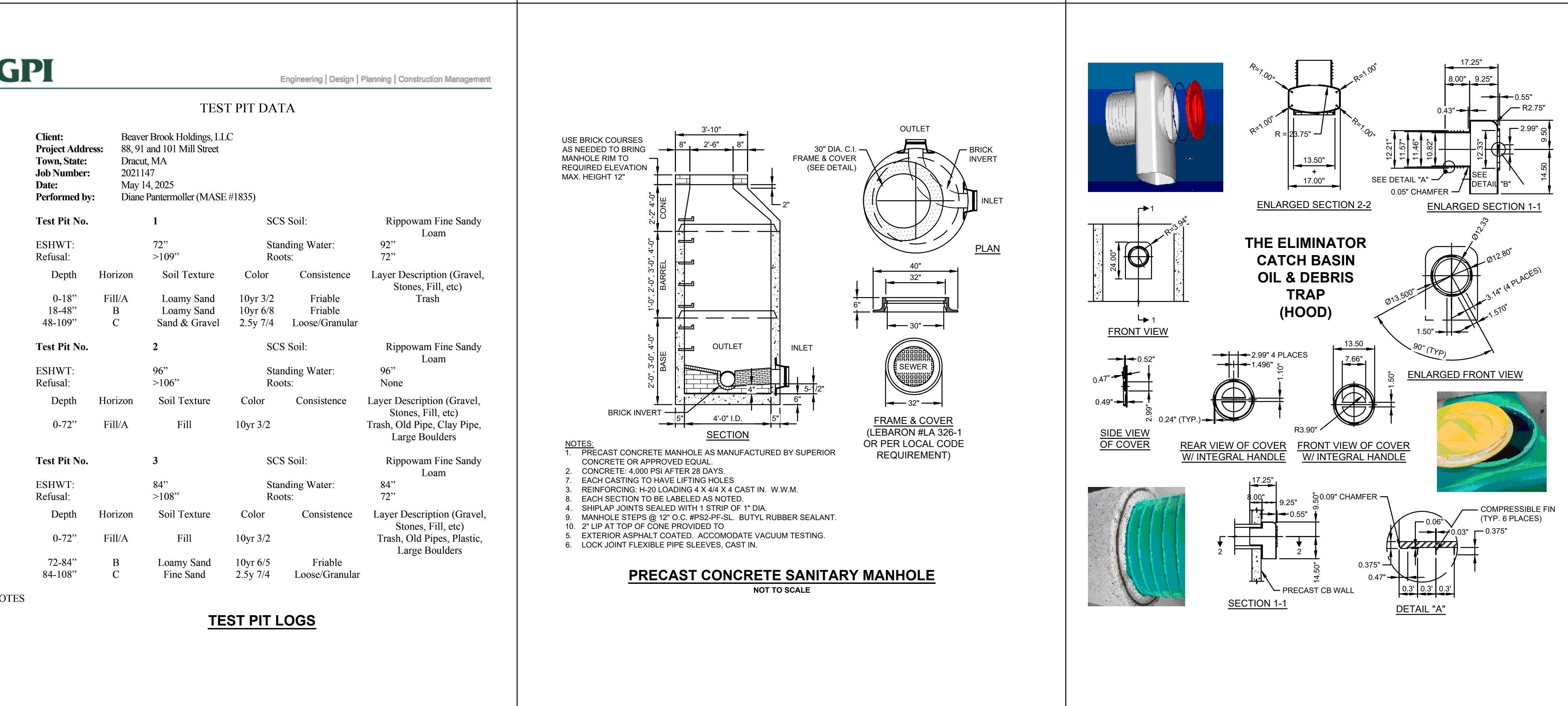
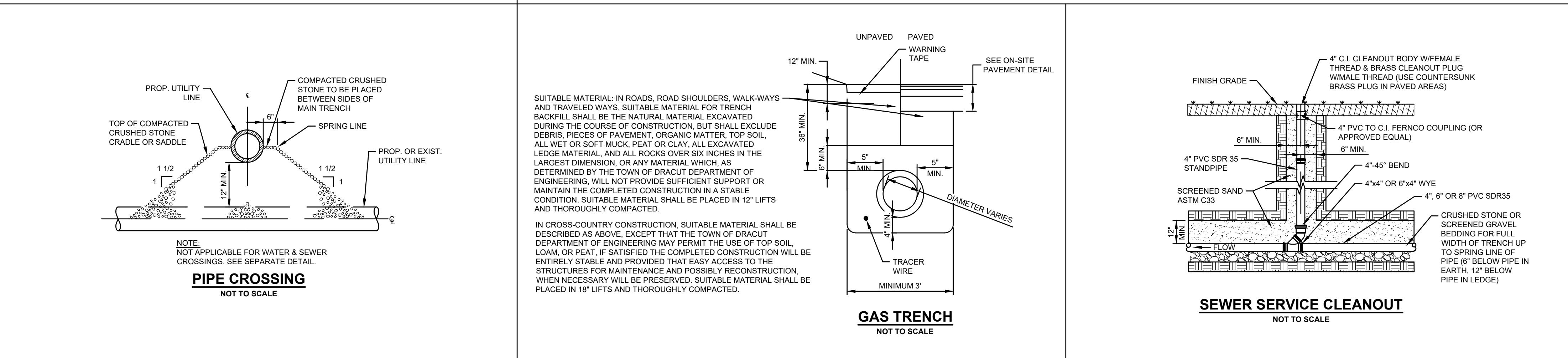
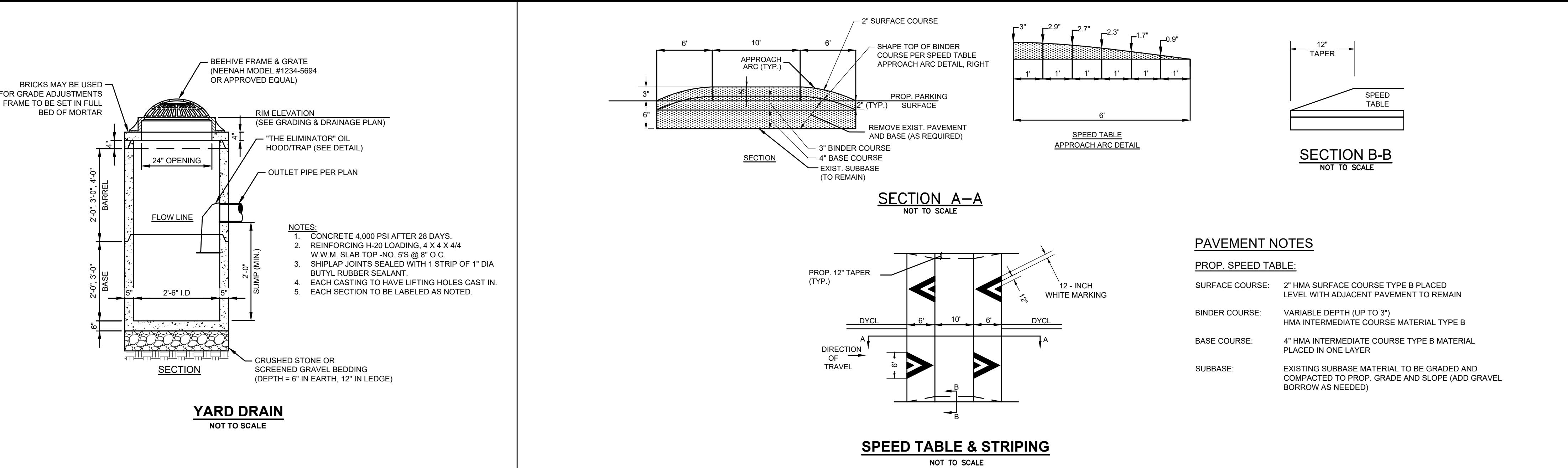
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ASSESSORS MAP 32 BLOCK 0 LOT 66**



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<h1>DETAIL SHEET</h1>	
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PROJECT NO.	NEX-2021147
19 OF 19	



# BEAVER BROOK MILL

APR. 18, 2025

1934 Lakeview Ave, Dracut, MA 01826

## PROGRESS SET



Sheet List	
Sheet Number	Sheet Name
A0	COVER
A0.1	SITE PLAN & CODE ANALYSIS
A0.2	PROPOSED DISTRIBUTION AND USE
A0.3	PERSPECTIVE VIEWS
A0.4	AERIAL VIEW
A0.5	BUILDING HEIGHT ANALYSIS
A0.6	INDOOR PARKING SPACES
A1.0	BLDG A - GENERAL NOTES
A1.1	BLDG A - PROPOSED PLANS
A1.2	BLDG A - PROPOSED PLANS
A1.3	BLDG A - PROPOSED ELEVATIONS
A2.1	BLDG B - PROPOSED PLANS
A2.2	BLDG B - PROPOSED PLANS
A2.3	BLDG B - PROPOSED PLANS
A2.4	NOT USED
A2.5	BLDG B - PROPOSED ELEVATIONS

Sheet List	
Sheet Number	Sheet Name
A2.6	BLDG B - PROPOSED ELEVATIONS
A2.7	BLDG B - PROPOSED SECTIONS
A3.1	BLDG C - PROPOSED PLANS
A3.2	NOT USED
A3.3	BLDG C - PROPOSED ELEVATIONS
A4.1	BLDG D - PROPOSED FLOOR PLANS
A4.2	BLDG D - PROPOSED ELEVATIONS AND ENLARGED PLAN
A5.1	BLDG E - PROPOSED PLANS
A5.2	BLDG E - PROPOSED 3RD & 4TH FLOOR PLANS
A5.3	BLDG E - PROPOSED 5TH FLOOR PLAN
A5.4	BLDG E - PROPOSED 6TH FLOOR PLAN
A5.5	NOT USED
A5.6	BLDG E - PROPOSED ELEVATIONS
A5.7	BLDG E - PROPOSED ELEVATIONS
A5.8	BLDG E - PROPOSED SECTION
A6.1	BLDG F - PROPOSED PLANS
A6.2	BLDG F - PROPOSED ELEVATIONS
A6.3	PROPOSED PAVING

VIEW FROM THE NORTHEAST



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DRAWING TITLE  
**SITE PLAN & CODE ANALYSIS**

[DRACUT ZONING BY LAWS EFFECTIVE NOV 13, 2023 - SUMMARY ONLY. SEE ZONING LAWS FOR FULL EXPLANATIONS](#)

**5.3 MILL CONVERSION OVERLAY DISTRICT**

**5.3.2 Overlay District Locations.** The Mill Conversion Overlay District (MCOD) is hereby established and shall be construed as an overlay district. Within the MCOD all regulations of the underlying district shall continue to be in full force and effect, except where these regulations supersede such underlying requirements or provide an alternative to such requirements.

**5.3.3 STANDARDS**

**A. Buffer.** A buffer area of one hundred (100) feet shall be provided at the perimeter of the property where it abuts residentially zoned or occupied properties, except for driveways necessary for access and egress to and from the site provided, however, that existing structures and existing access roadways are exempt from the requirements set forth herein. However, existing structures and parking areas shall not be made more nonconforming except for ADA compliance. No vegetation in this buffer area will be disturbed, destroyed or removed except for normal maintenance. The Planning Board may waive the buffer requirements.

**D. Parking.** The applicant shall provide adequate parking to serve all anticipated uses on the property, with information detailing the method of computation of parking spaces. The minimum number of parking spaces shall be computed using the requirements of Section 6.1.6 or other applicable provision herein. The Planning Board may increase the required parking by up to 10% to serve the needs of residential employees, visitors and service vehicles. The Planning Board may reduce the otherwise required number of parking spaces where the applicant demonstrates that an adequate number of spaces will be provided.

**E. Screening of Parking.** All parking areas shall be screened from view from adjacent residentially zoned or occupied premises located outside the site, including public ways, by a landscaped border at least ten (10) feet in width. Parking lots shall be located to the rear or side of all buildings and shall not be located in front setbacks or in buffer areas; provided, however, that the Planning Board may waive these provisions for existing parking lots and/or existing buildings. See Bylaws for additional information about this section.

**K. Number of Dwelling Units.** The maximum number of dwelling units shall be established by the Planning Board. See this section for the criteria that must be reviewed.

**M. Expansion of Existing Buildings.** Existing buildings within a MCOD may be expanded, provided that such expansion is consistent with the existing buildings historic character and scale; and does not cause substantial detriment after considering the factors set forth in Section 5.3.5.B.

**N. New Buildings.** Within the MCP, new buildings may be constructed provided the number, type, scale, architectural style, and uses within such new buildings shall be subject to Planning Board approval.

**5.3.4 AFFORDABLE DWELLING UNITS**

As a condition of the grant of any special permit for a MCP, a minimum of fifteen (15%) of the total number of dwelling units shall be restricted for a period not less than thirty (30) years in the following manner:

- A. 5% of the units shall be affordable to persons or families qualifying as low income.
- B. 5% of the units shall be affordable to persons or families qualifying as moderate income.
- C. 5% of the units shall be affordable to persons or families qualifying as median income.

See section for more information about affordable dwelling units.

**6.1 OFF STREET PARKING AND LOADING**

**6.1.3 [Parking] requirements may be reduced on Special Permit by the Special Permit Granting Authority as designated, for the principal use as per section 2.11.30 See this section for where this may apply.**

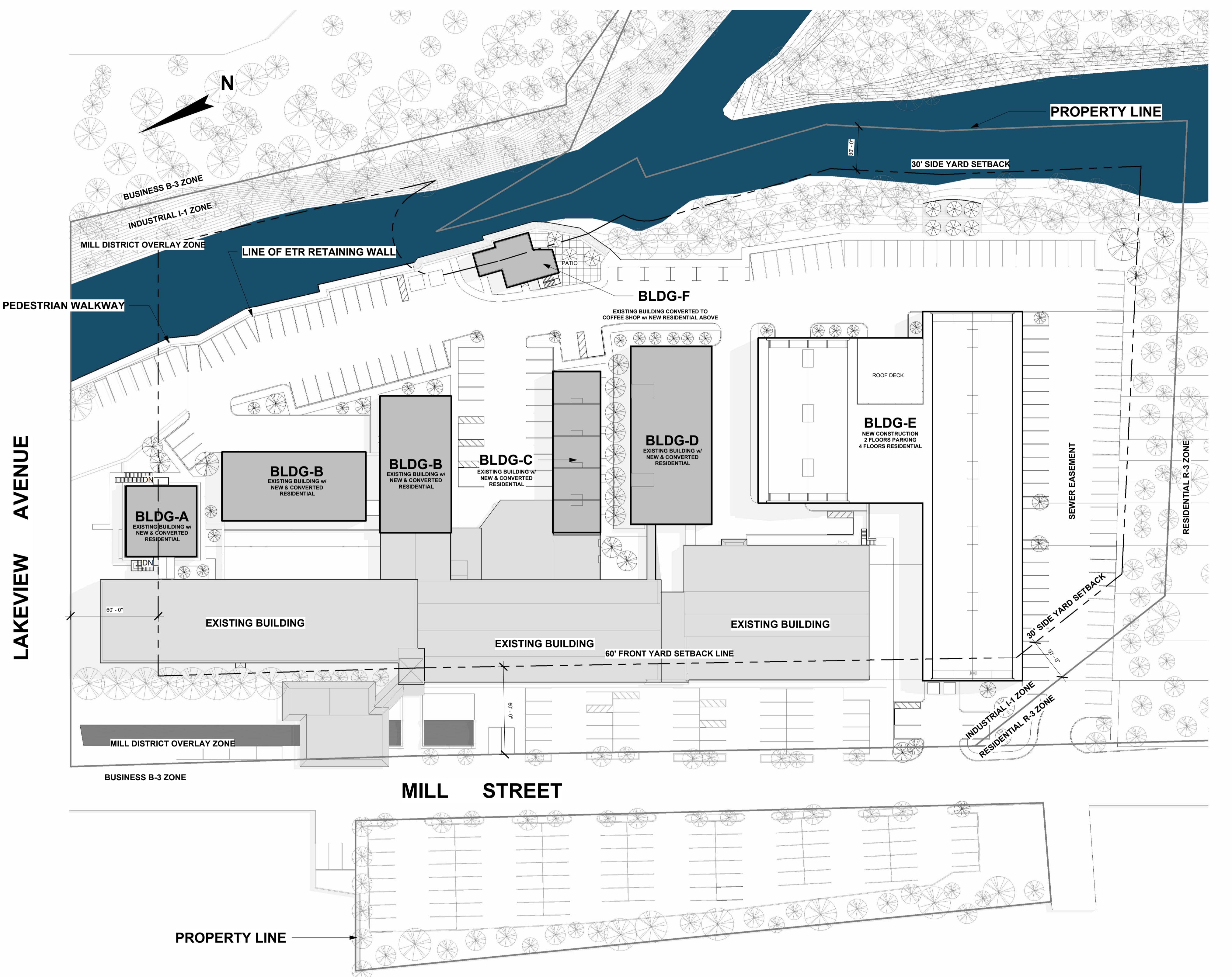
**6.1.4 Use of Common Parking Areas.** Shared parking areas may be permitted for the purpose of servicing two or more principal uses with offsetting peak hour parking demand on the same or separate lots See this section for the contours which must be met for this to occur.

**8.1 - MAJOR BUSINESS COMPLEX**

**8.1.1 Applicability and Objectives.** Any premises having more than 10,000 square feet gross floor area used as retail stores or services (including motor vehicle), restaurant, fast food establishment, bank, finance agency, or indoor or outdoor commercial recreation shall be considered a Major Business Complex. Construction or change of use resulting in such a complex is allowable only if approved by the Planning Board pursuant to Section 2.4 Site Plan Review of this By-law for the principal use in accordance with [the remainder of the section.] See the section for more information.

**NUMBER OF UNITS:**  
**BUILDING A: 4 UNITS**  
**BUILDING B: 12 UNITS**  
**BUILDING C: 5 UNITS**  
**BUILDING D: 16 UNITS**  
**BUILDING E: 86 UNITS**  
**BUILDING F: 3 UNITS**  
**PROPOSED UNIT COUNT: 126 UNITS**  
**EXISTING: 47 UNITS**  
**TOTAL: 173 UNITS**

**15% of unit to be affordable = 26  
affordable units**



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**PROPOSED  
DISTRIBUTION AND  
USE**

Revision Schedule		
Number	Date	Revision Description

SCALE As indicated

DATE Feb 11, 2025

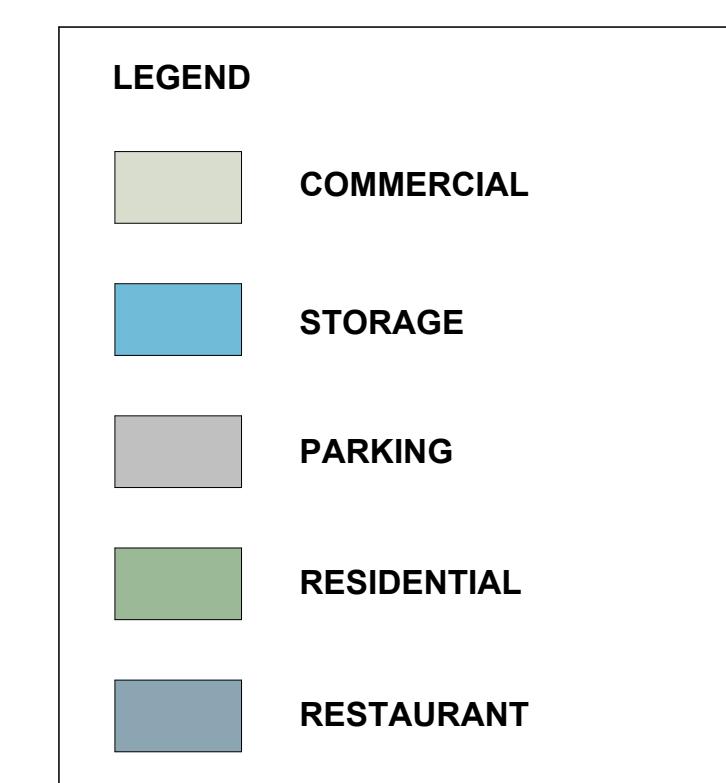
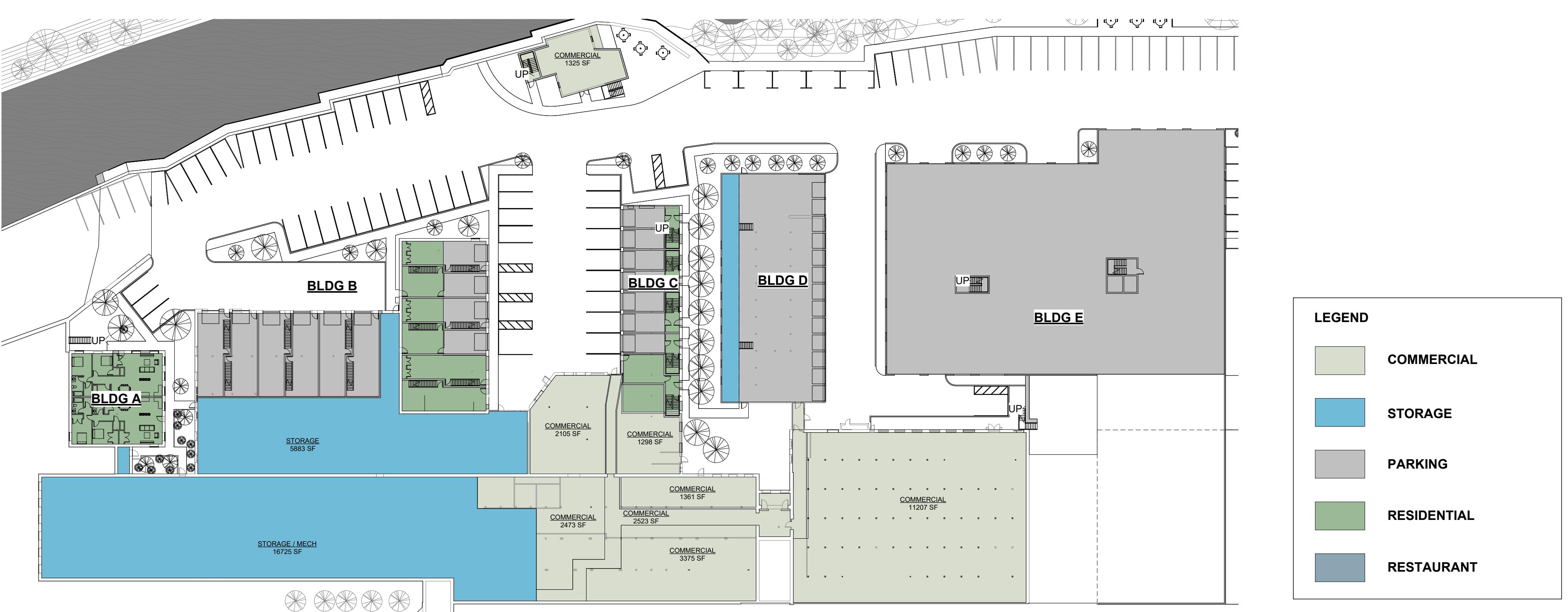
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**A0.2**



**PROGRESS SET**

**BEAVER  
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VIEW FROM STREET LOOKING SOUTHWEST



VIEW LOOKING NORTH AT PATIO AREA AND APARTMENTS



VIEW LOOKING NORTHWEST AT WALKING PATH



VIEW LOOKING SOUTHWEST FROM WALKING PATH TOWARDS PATIO AREA

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**PERSPECTIVE  
VIEWS**

Revision Schedule

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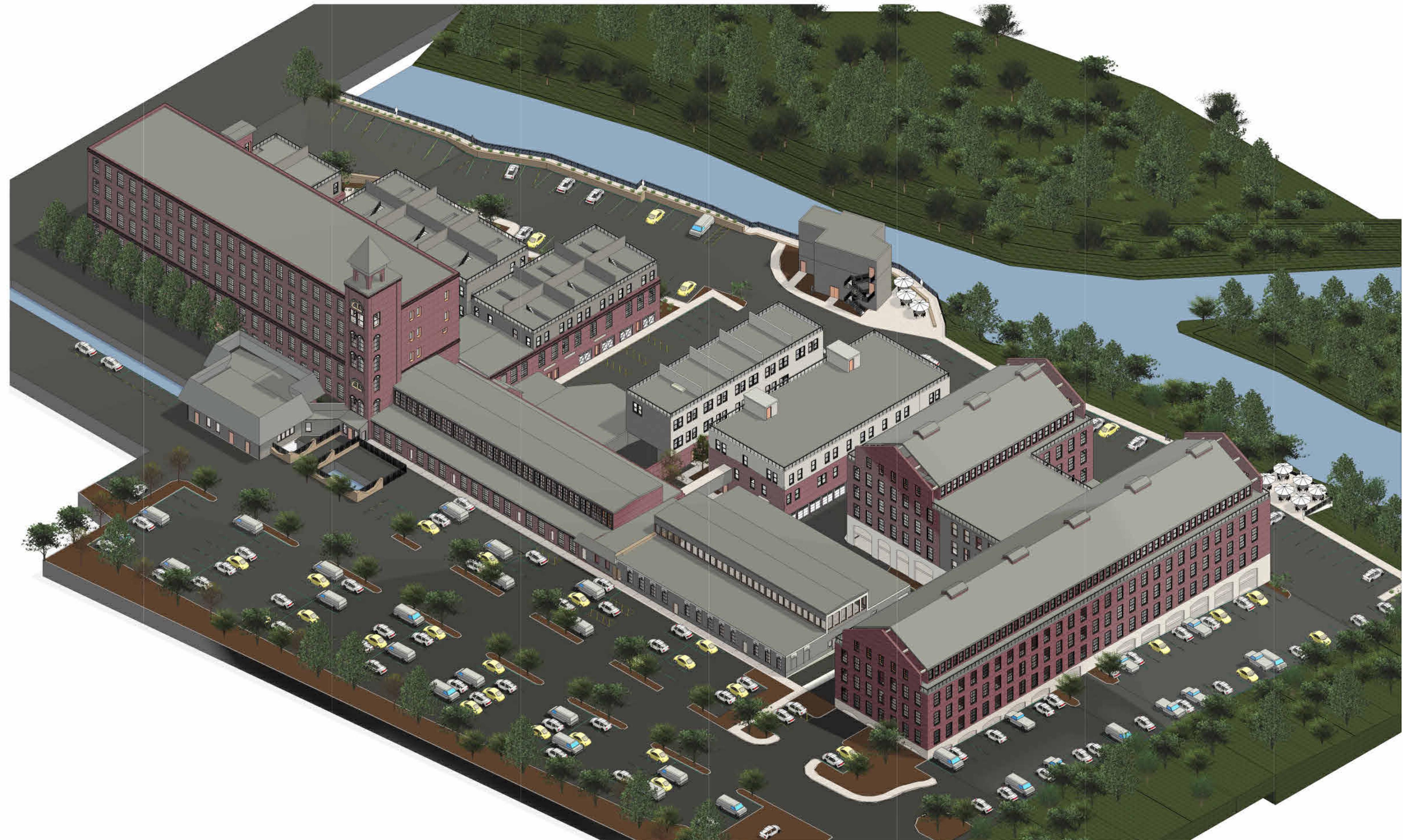
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**AERIAL VIEW**



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**DRAWING TITLE**  
**BUILDING HEIGHT  
ANALYSIS**

Revision Schedule		
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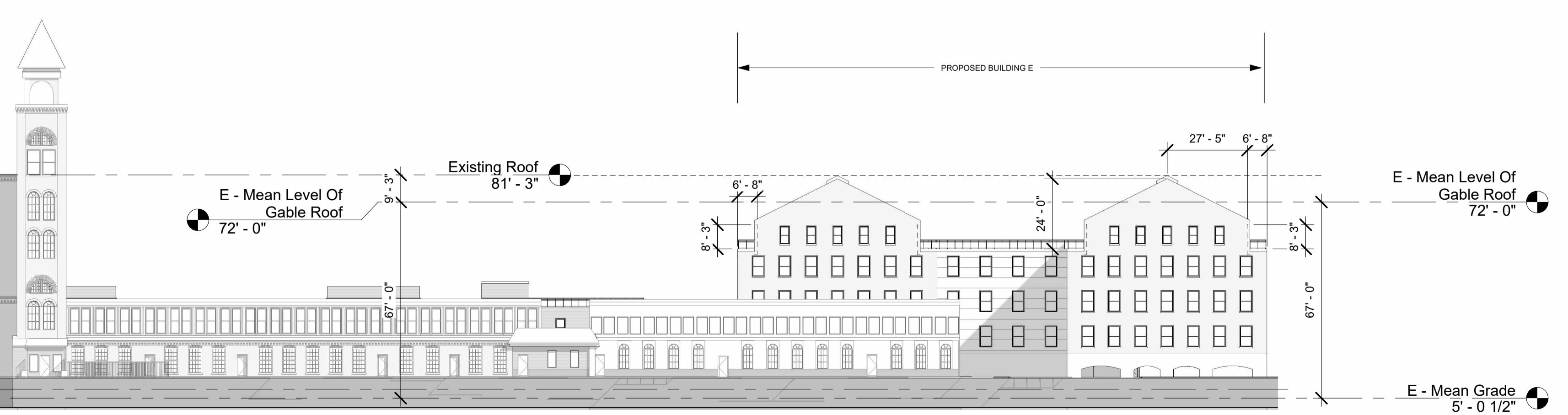
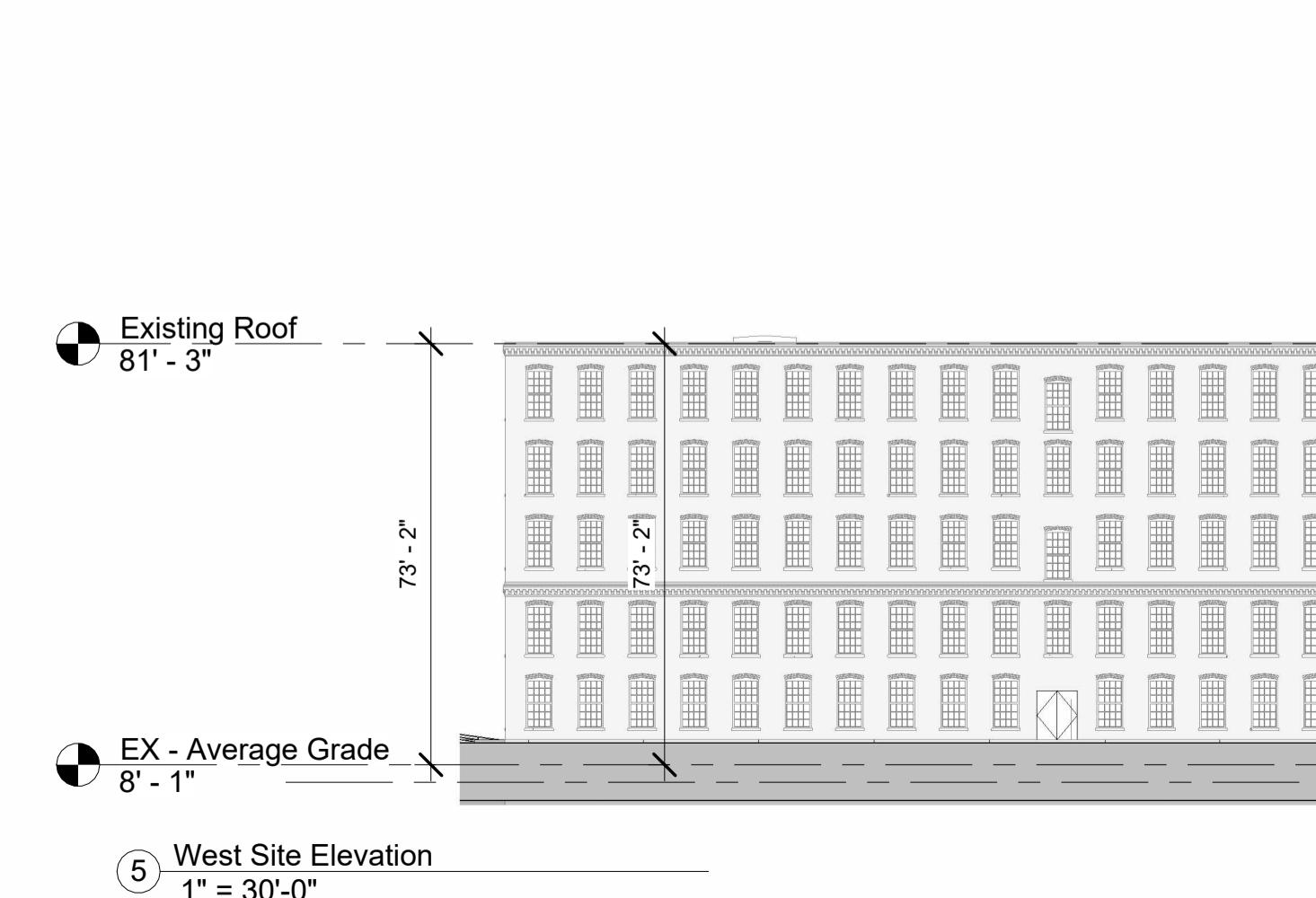
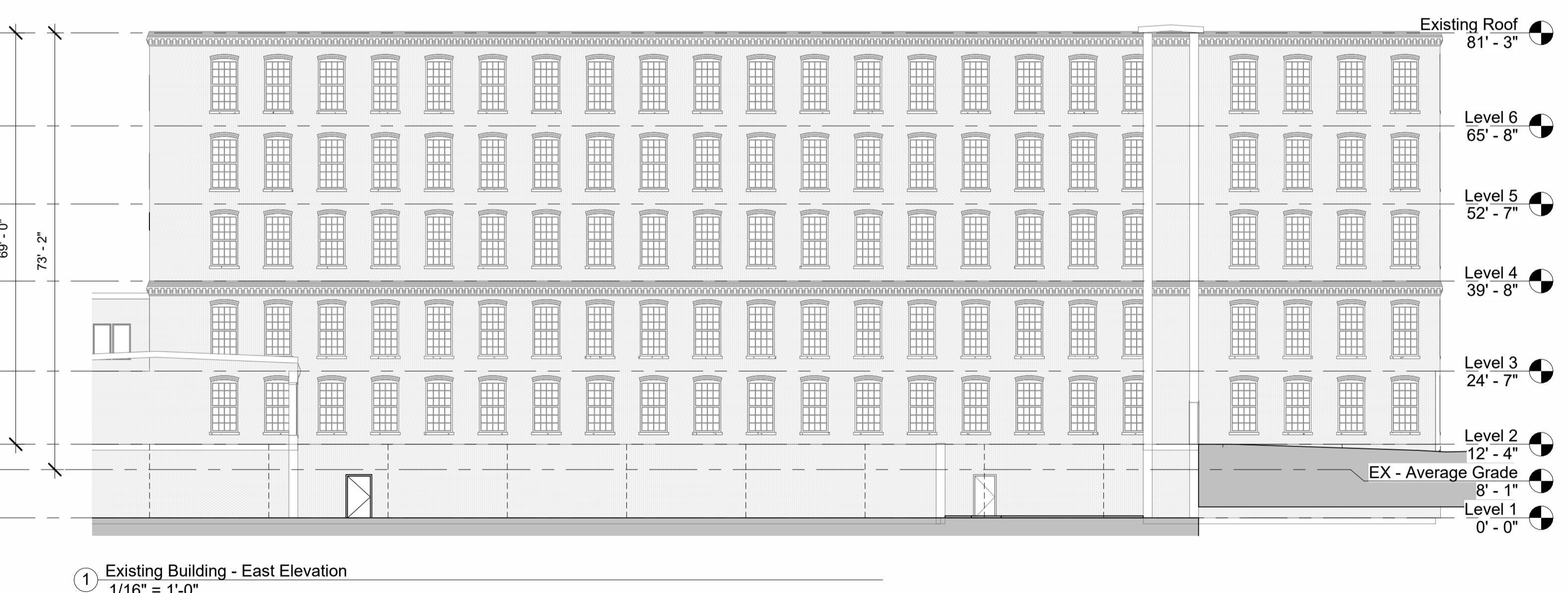
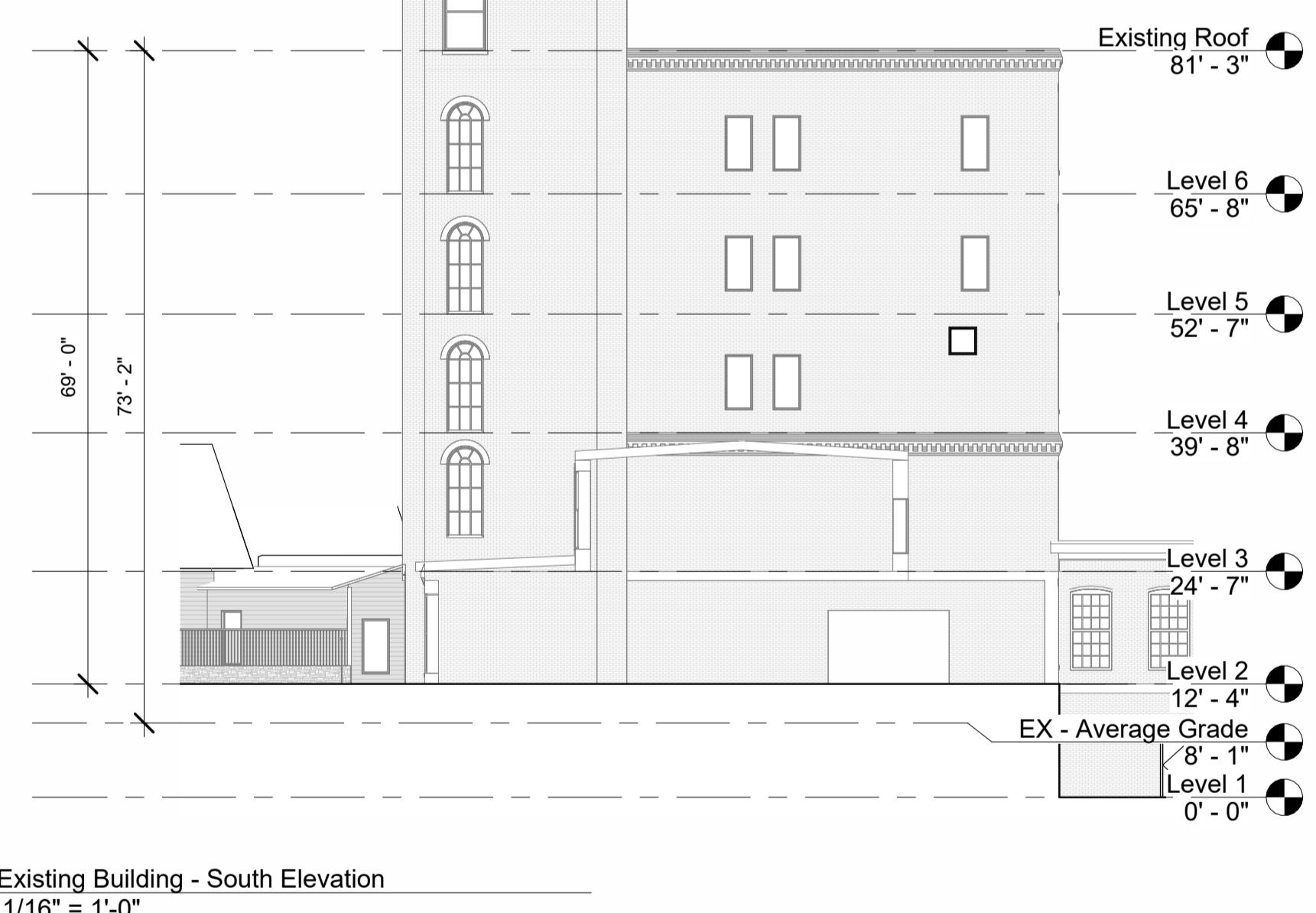
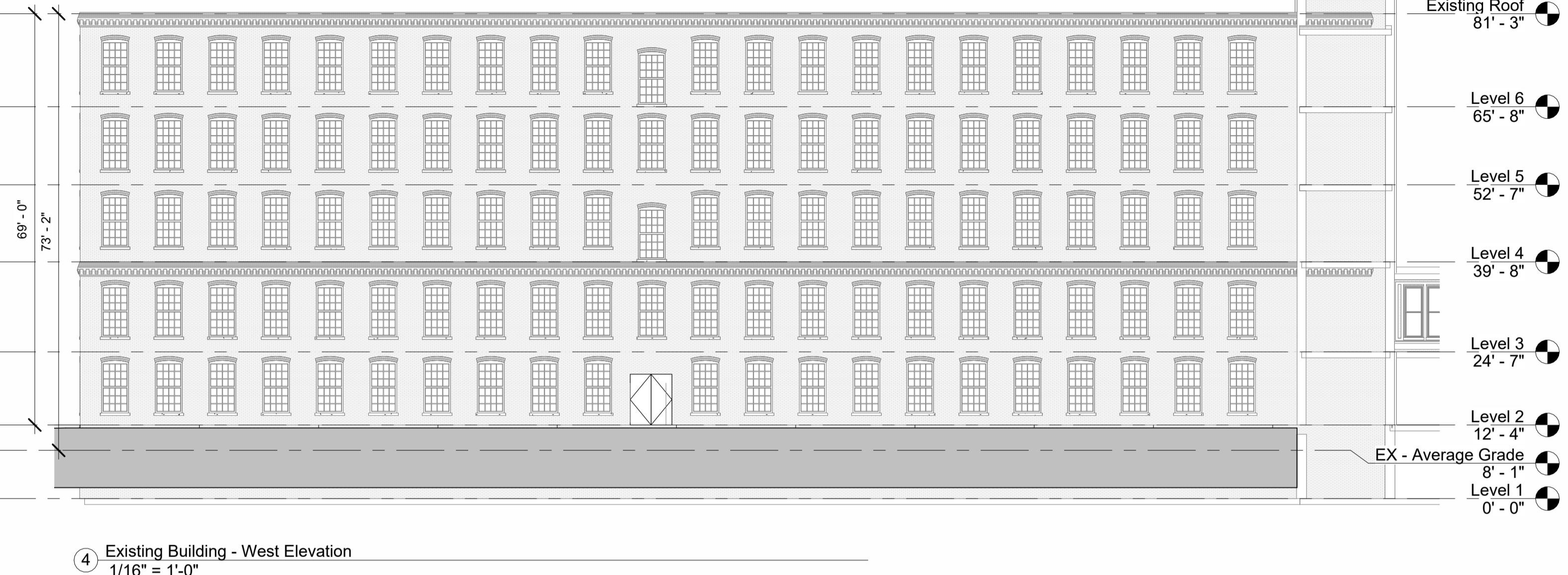
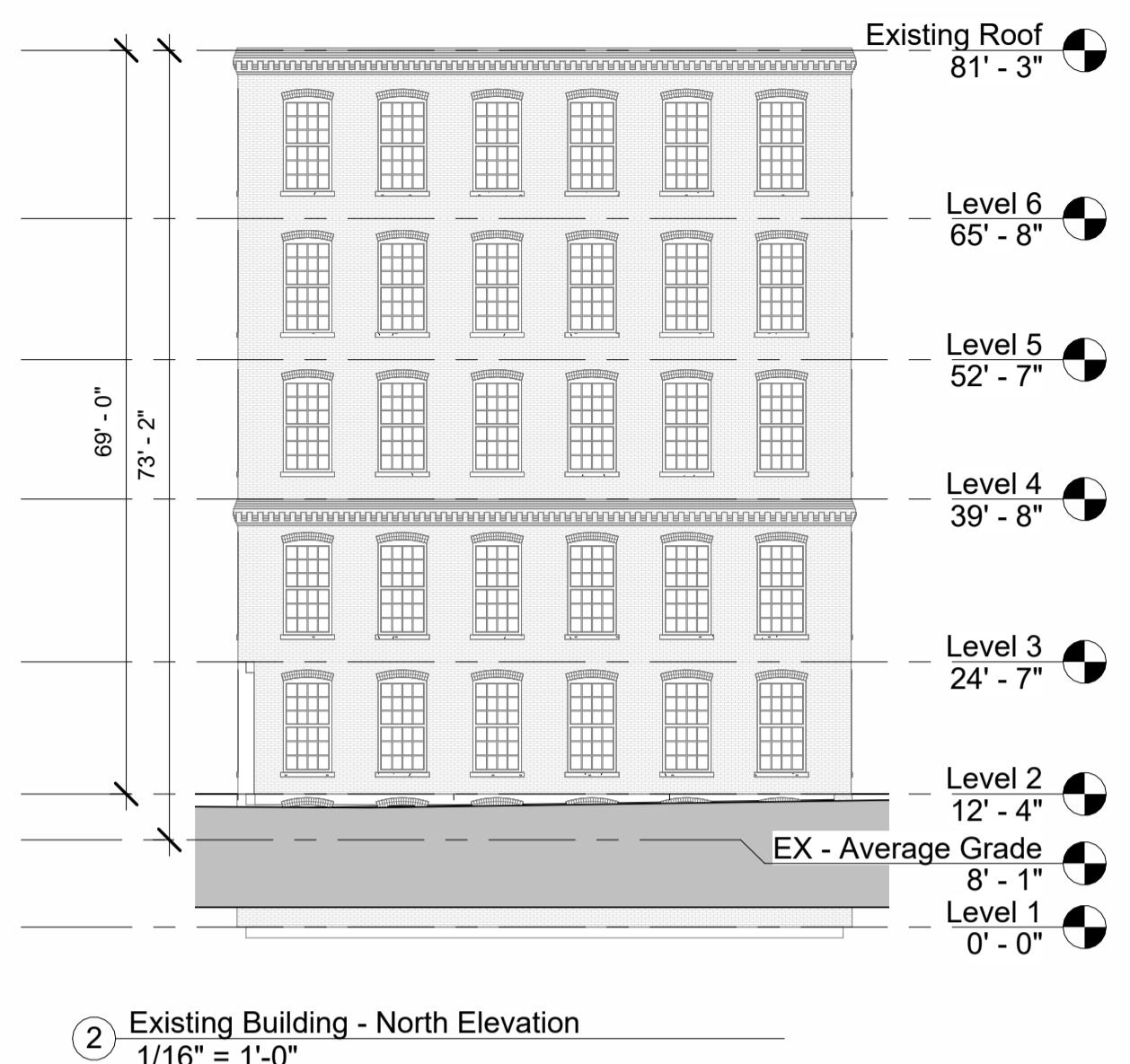
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# PROGRESS SET



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**DRAWING TITLE**  
**INDOOR PARKING  
SPACES**

Revision Schedule

Number Date Revision Description

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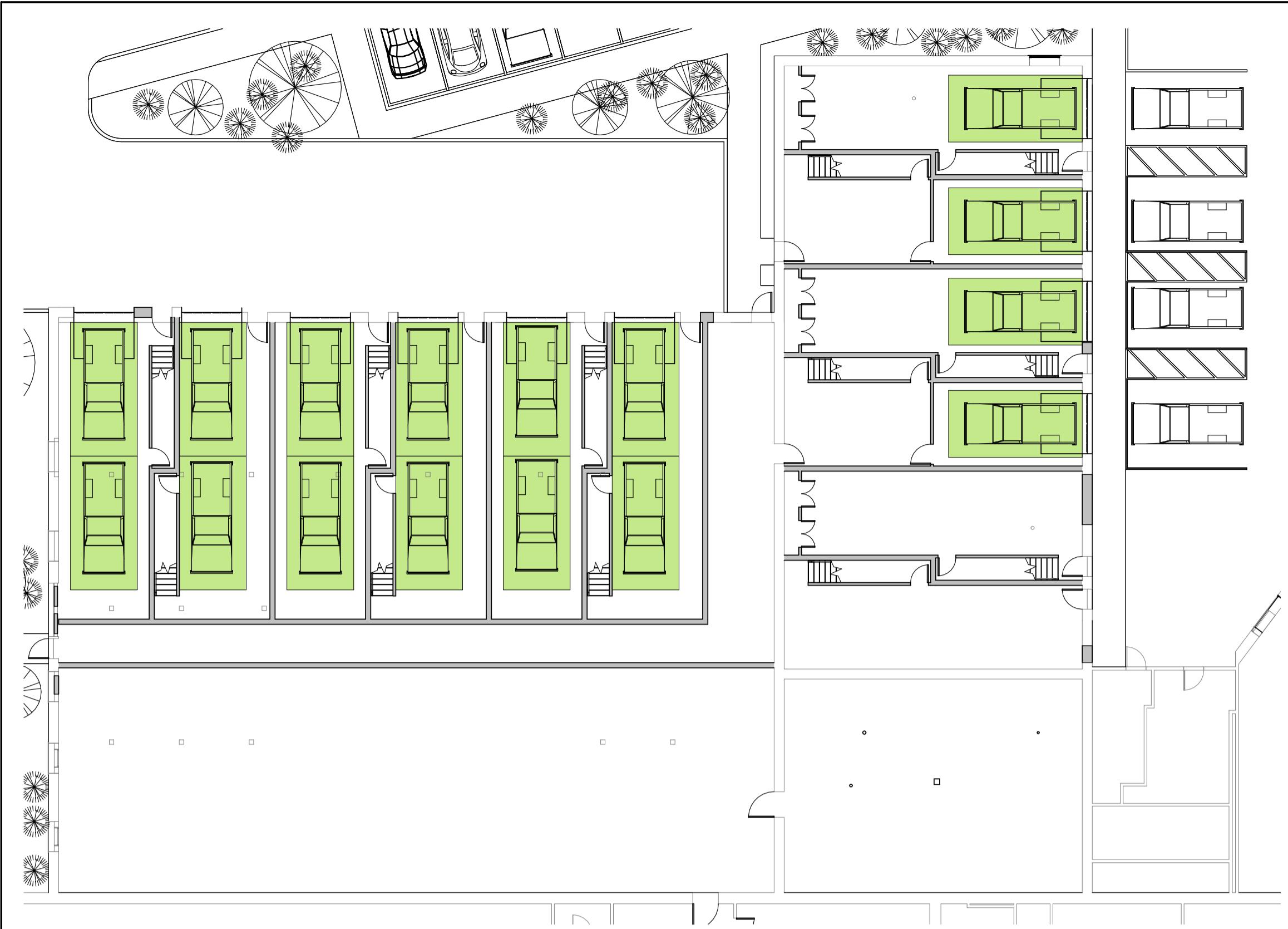
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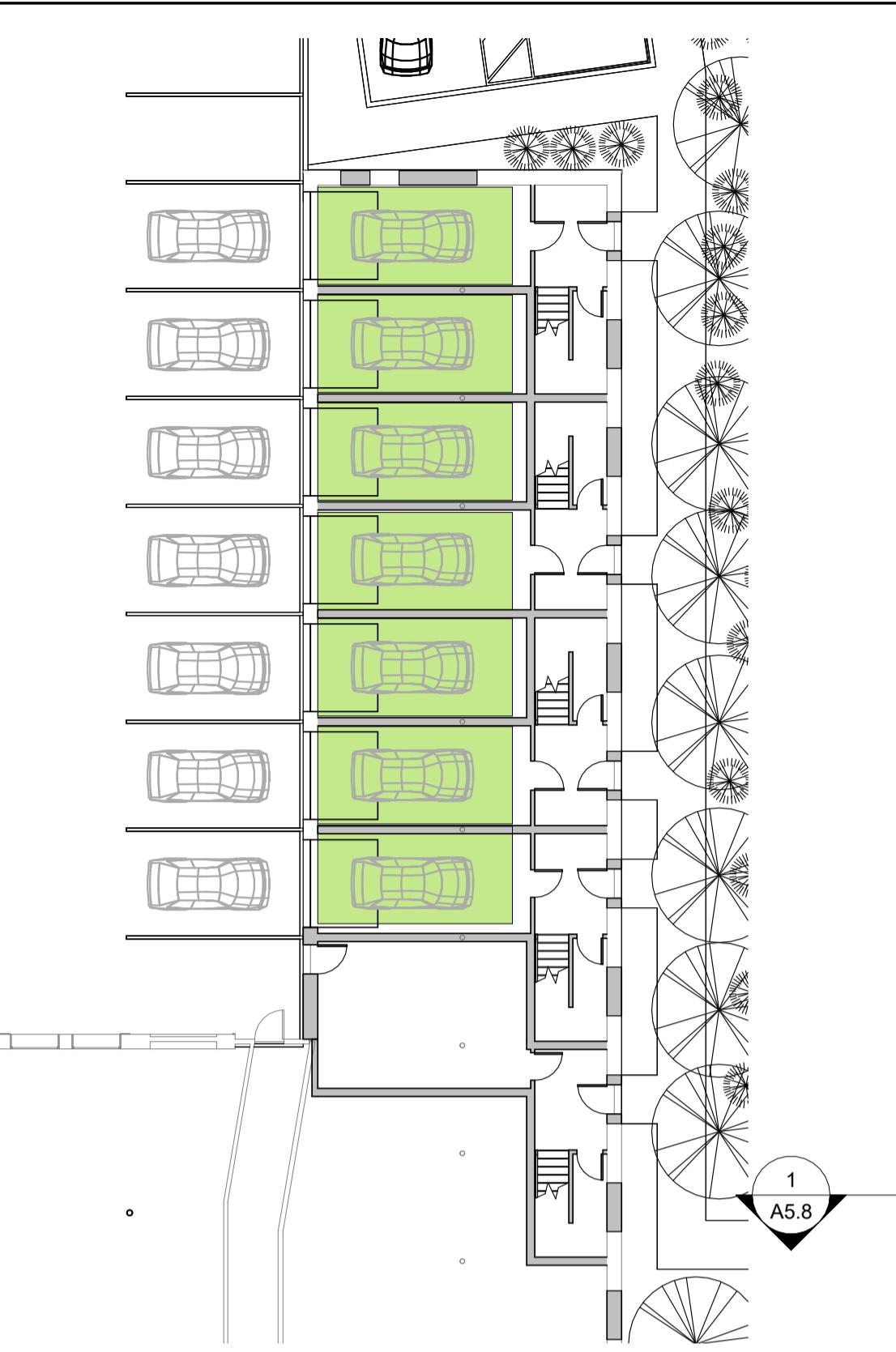
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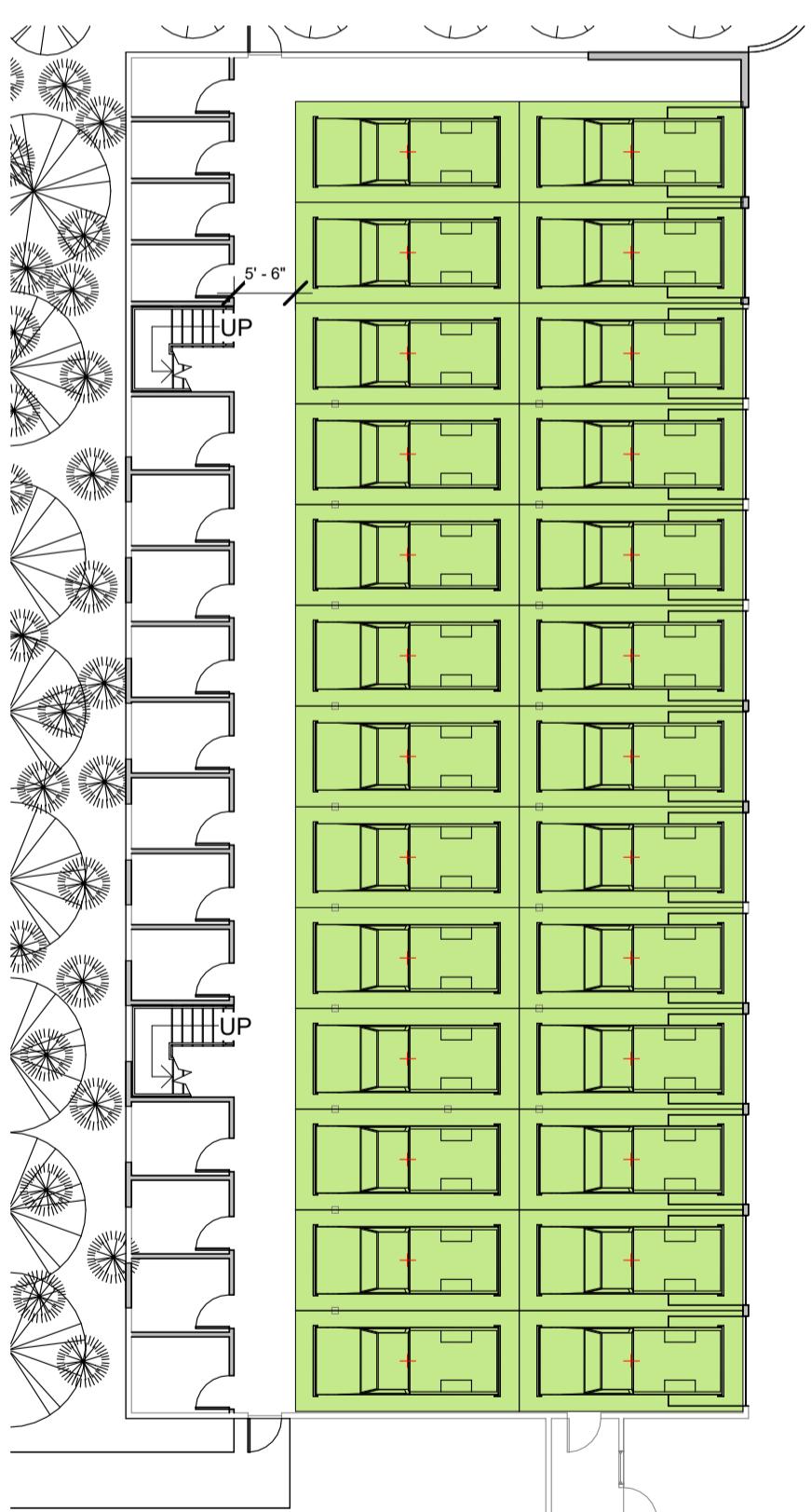
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① Building B - Parking  
1/16" = 1'-0"



② Building C - Parking  
1/16" = 1'-0"



③ Building D - Parking  
1/16" = 1'-0"



④ Building E - Parking 1  
1/16" = 1'-0"



⑤ Building E - Parking 2  
1/16" = 1'-0"

NEW INDOOR PARKING SPACE	
B	16
C	7
D	26
E	133
<b>TOTAL</b>	<b>182</b>

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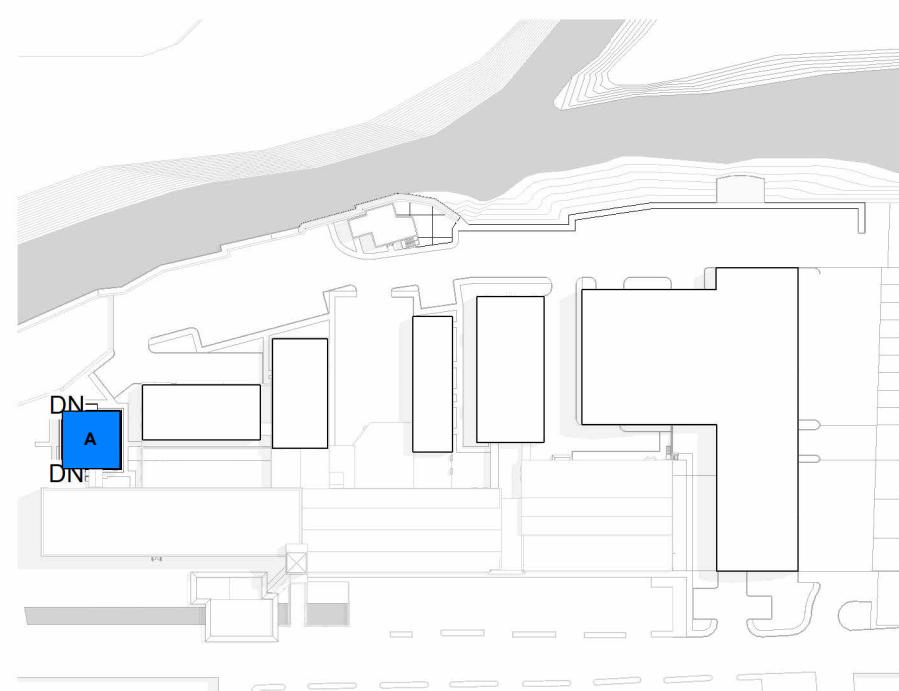
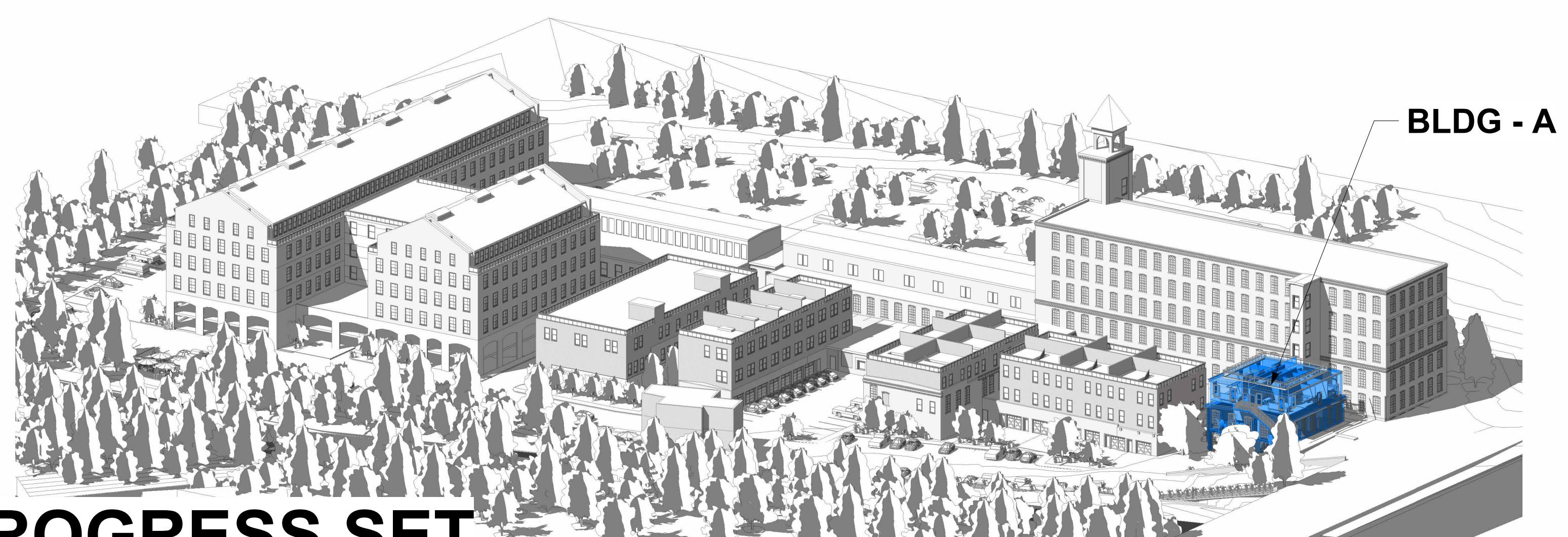
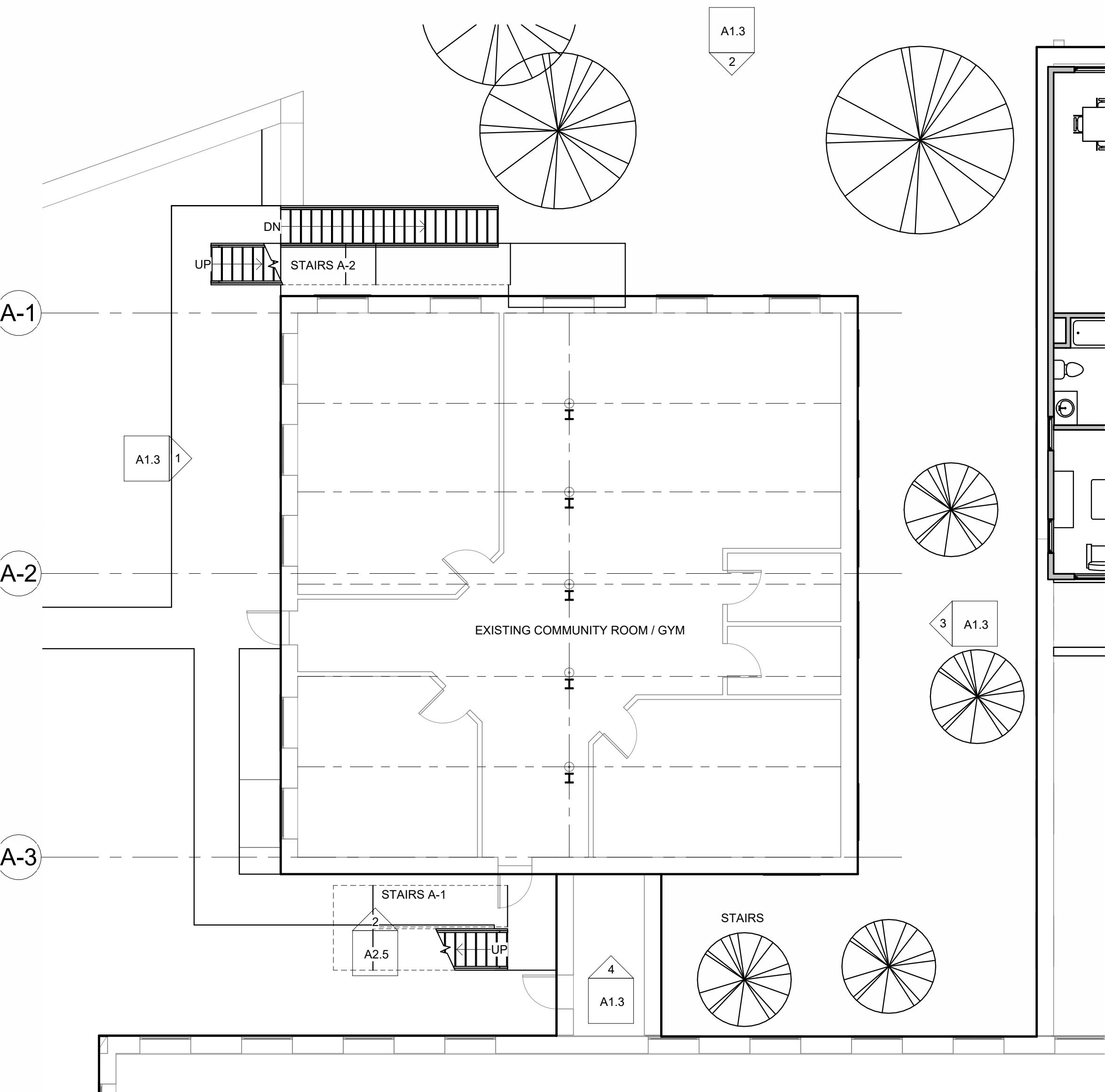
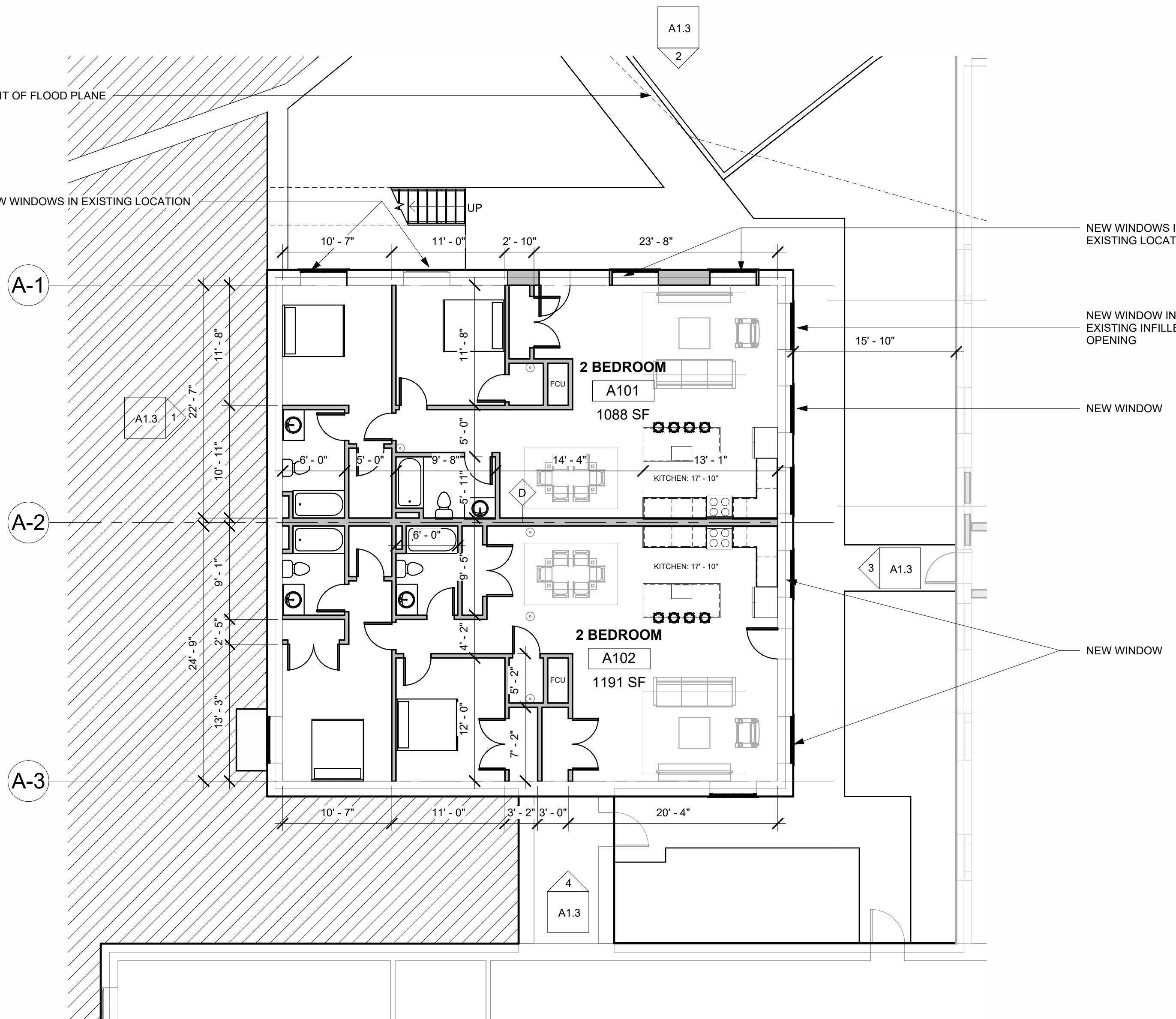
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DRAWING TITLE  
**BLDG A -  
PROPOSED PLANS**



UNIT COUNTS  
First Floor: 2 Units  
Second Floor: 0 Units  
Third Floor: 2 Units  
Total: 4 Units

EXISTING WALL  
DEMO WALL  
NEW WALL  
STAIR

0' 8' 16' 32' 64'

**A1.1**

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DRAWING TITLE

**BLDG A -  
PROPOSED PLANS**

**BLDG - A**

**PROGRESS SET**

# PROGRESS SET

**1 BLDG A - Proposed Roof Plan**  
1/8" = 1'-0"

2 BLDG A - Proposed 3rd Floor Plan  
1/8" = 1'-0"

This architectural diagram illustrates a roof plan with various dimensions and features. The overall width of the building is 39' - 1". The roof has a total height of 5' - 0" at the eaves and 5' - 0" at the peak. The roof deck is sloped on both sides, with labels 'SLOPE' indicating the downward direction. A central vertical column is labeled 'ROOF DECK'. The diagram shows a staircase labeled 'STAIRS A-2' on the left side, leading to a platform labeled 'DN'. On the right side, there is a circular callout with the number '1' and the text 'xA1.5'. A small box labeled 'A1.3' is also present. The bottom part of the diagram shows a staircase labeled 'STAIRS A-1' and a small box labeled '4 A1.3'.

2 BLDG A - Proposed 3rd Floor Plan  
1/8" = 1'-0"

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

The diagram illustrates four types of walls: 'EXISTING WALL' is represented by a solid horizontal line; 'DEMO WALL' is represented by a dashed horizontal line; 'NEW WALL' is represented by a solid grey horizontal bar; and 'STAIR' is represented by a series of diagonal lines forming a staircase pattern.

This architectural site plan illustrates the layout of the National Museum of the American Indian. The plan shows the building's footprint, including its main rectangular structure and various wings and courtyards. A prominent feature is a large, blue rectangular area labeled 'A' in the lower-left quadrant, which represents the National Mall. The building's exterior is depicted with thin black lines, and the interior rooms are shown as white rectangles. The surrounding landscape is indicated by light gray areas representing lawns and paths, with a winding path line in the upper left. The plan also includes a series of small, horizontal white rectangles at the bottom, representing the Potowmack River.

A diagram of a stage. On the left, there is a large black circle with a diagonal line through it, representing a door or entrance. To the right of this is a horizontal line representing the stage floor. A vertical line extends from the floor line upwards. A black rectangle is positioned on the floor line, starting from the vertical line and extending to the right. This rectangle is labeled '16'' below it. To the right of this rectangle is a larger, continuous black area representing the stage floor, labeled '32'' below it. Below the stage floor line, there are numerical labels '0'', '8'', '16'', and '32'' from left to right, corresponding to the positions of the vertical line, the start of the cutout, the end of the cutout, and the end of the stage respectively.

# A1.2

Revision Schedule		
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DRAWING  
NUMBER

A1 3

Alz

## ANSWER

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DRAWING TITLE  
**BLDG A -  
PROPOSED  
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

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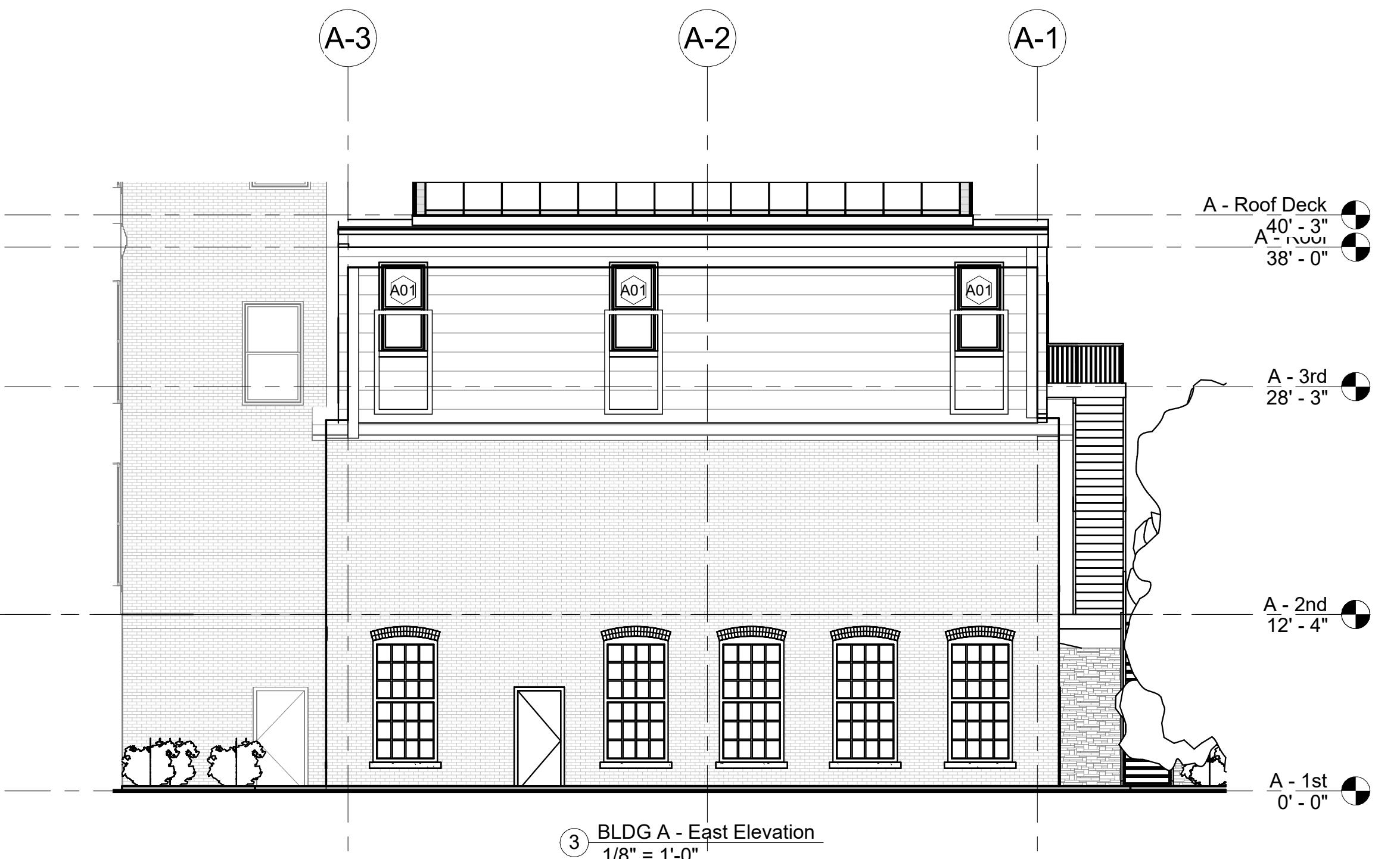
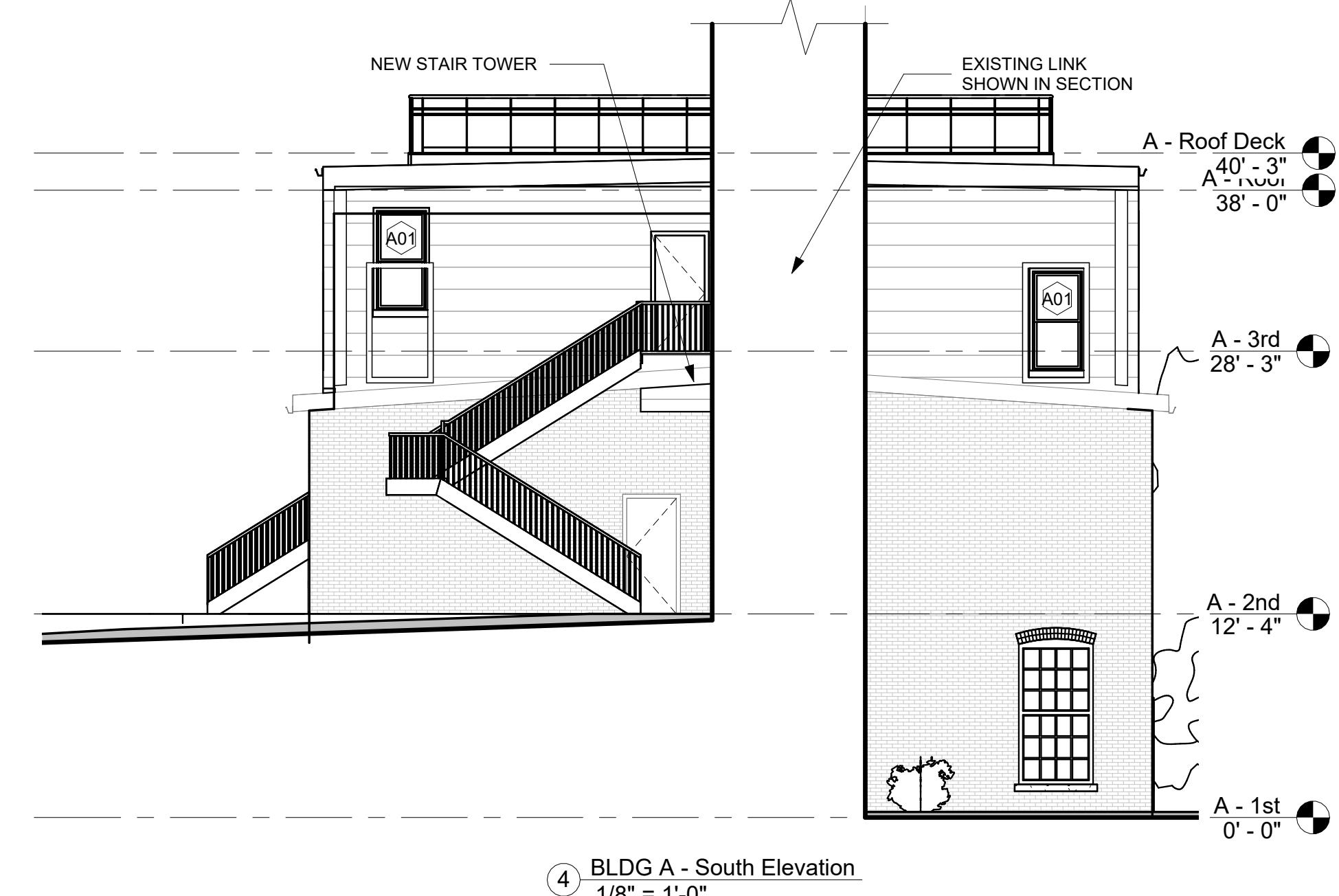
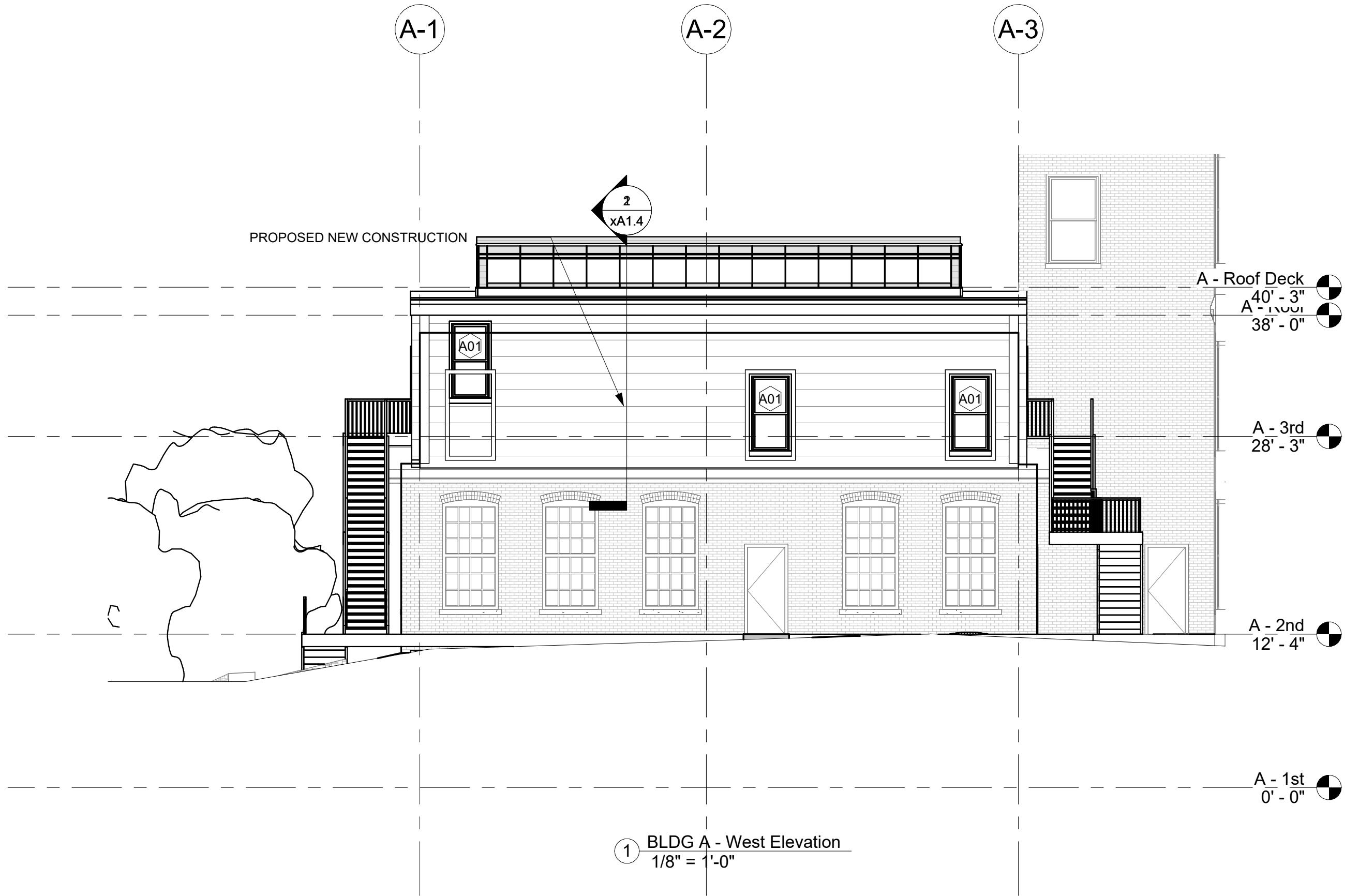
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DRAWING NUMBER

**A1.3**

**PROGRESS SET**

0' 8' 16' 32' 64'



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**DRAWING TITLE**  
**BLDG B -  
PROPOSED PLANS**

Revision Schedule

Number Date Revision Description

SCALE As indicated

DATE APR. 18, 2025

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PROJECT NUMBER 2054

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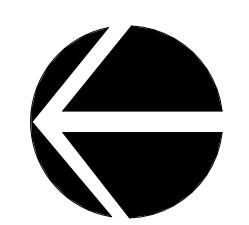
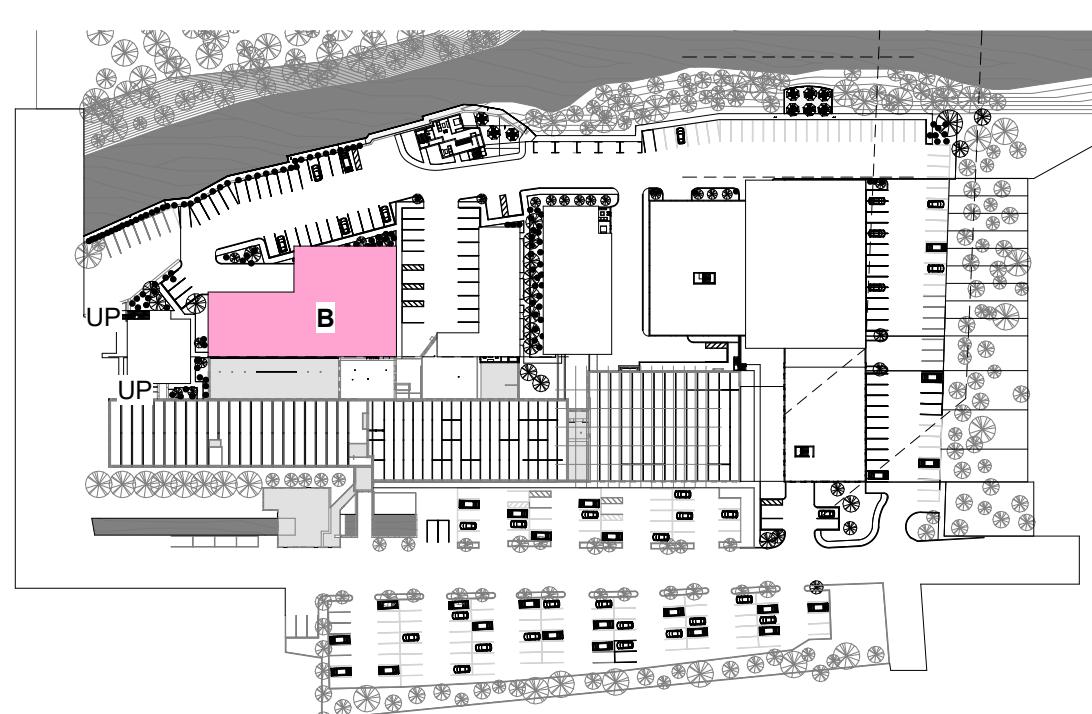
DRAWING NUMBER

**A2.1**



(2) B - 1st  
1/8" = 1'-0"

**PROGRESS SET**



0' 8' 16' 32' 64'

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Revision Schedule		
Number	Date	Revision Description

SCALE	As indicated
DATE	APR. 18, 2025

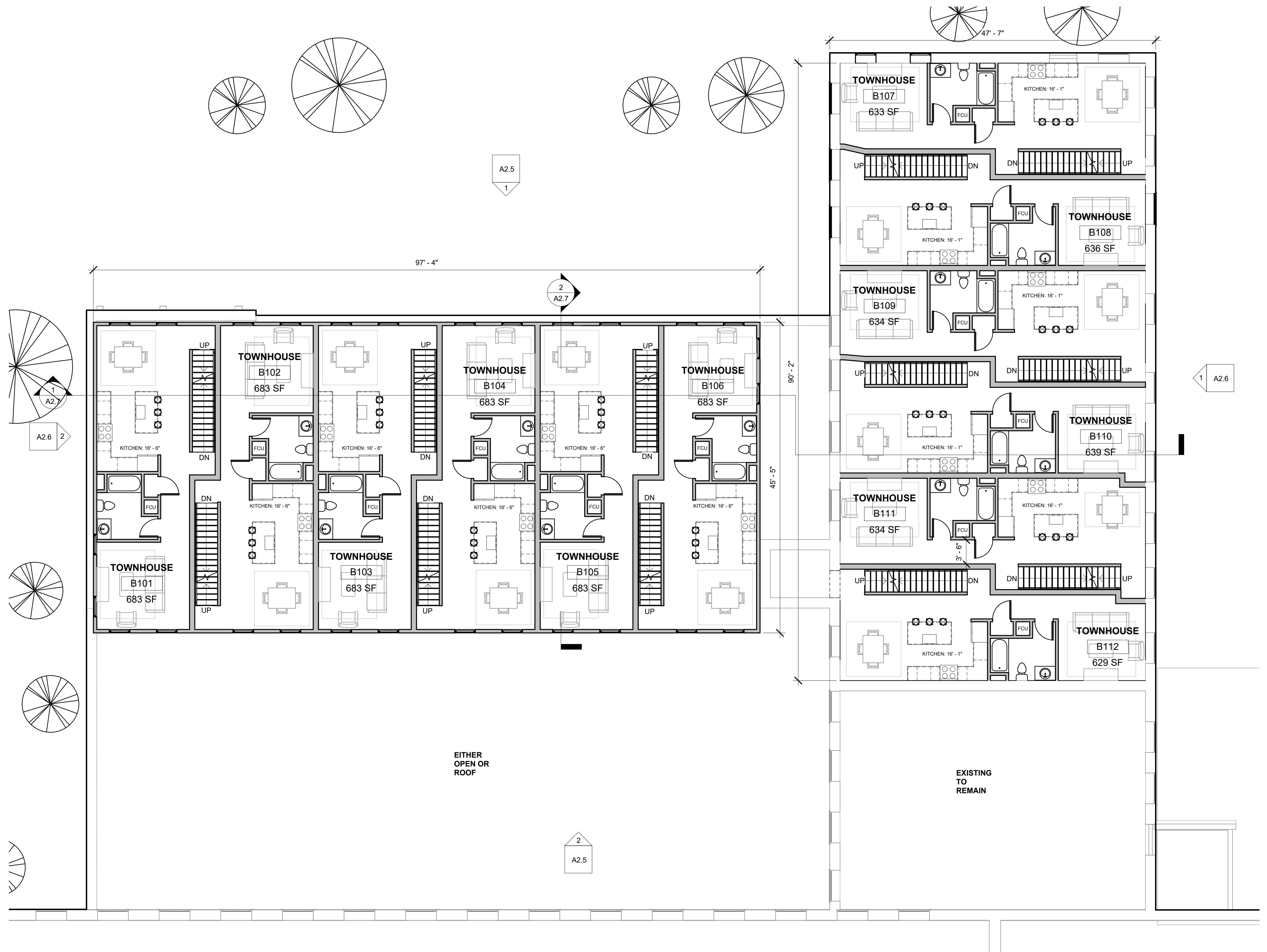
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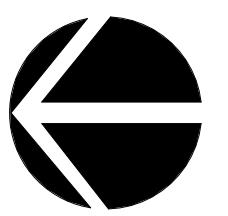
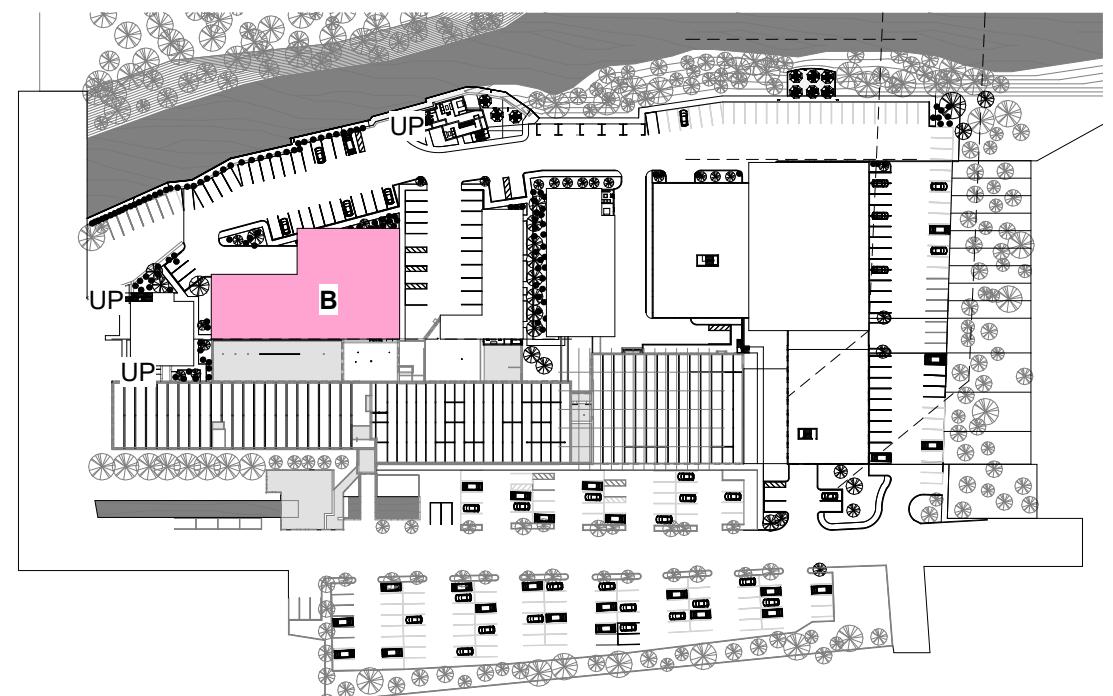
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**A2.2**



**PROGRESS SET**



0' 8' 16' 32' 64'

EXISTING WALL  
DEMO WALL  
NEW WALL  
STAIR

**A2.2**

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**BLDG B -  
PROPOSED PLANS**

Revision Schedule		
Number	Date	Revision Description

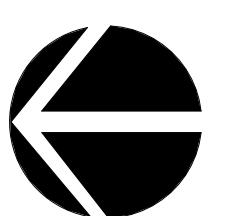
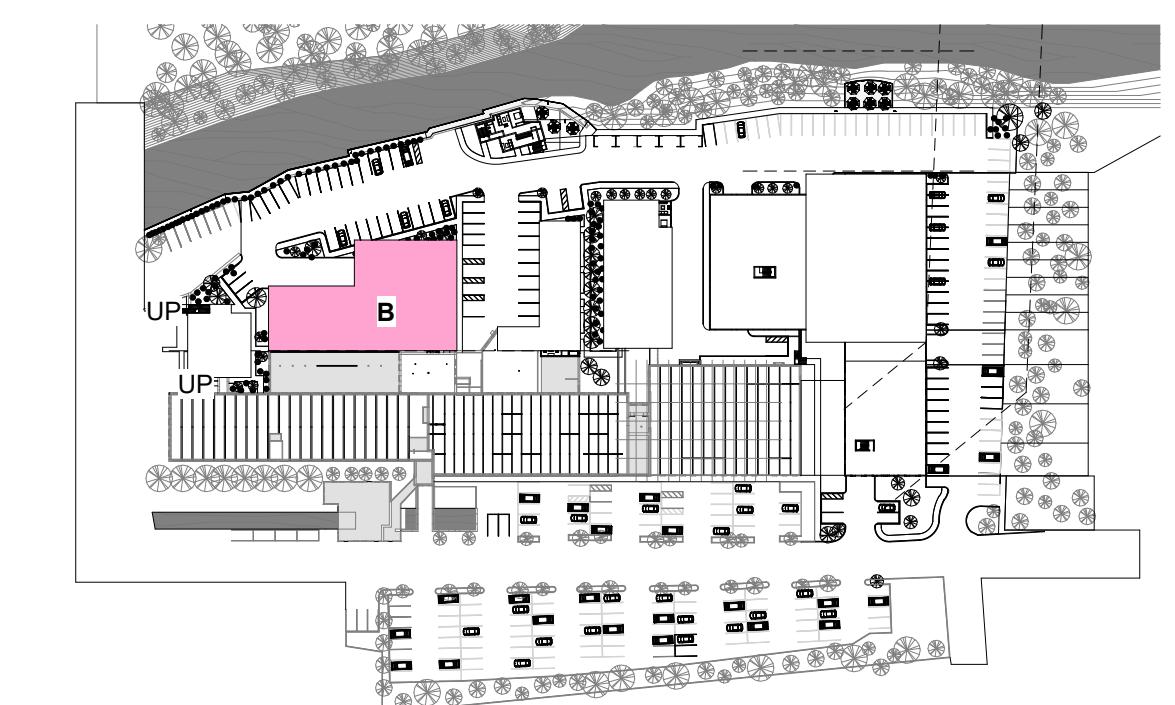
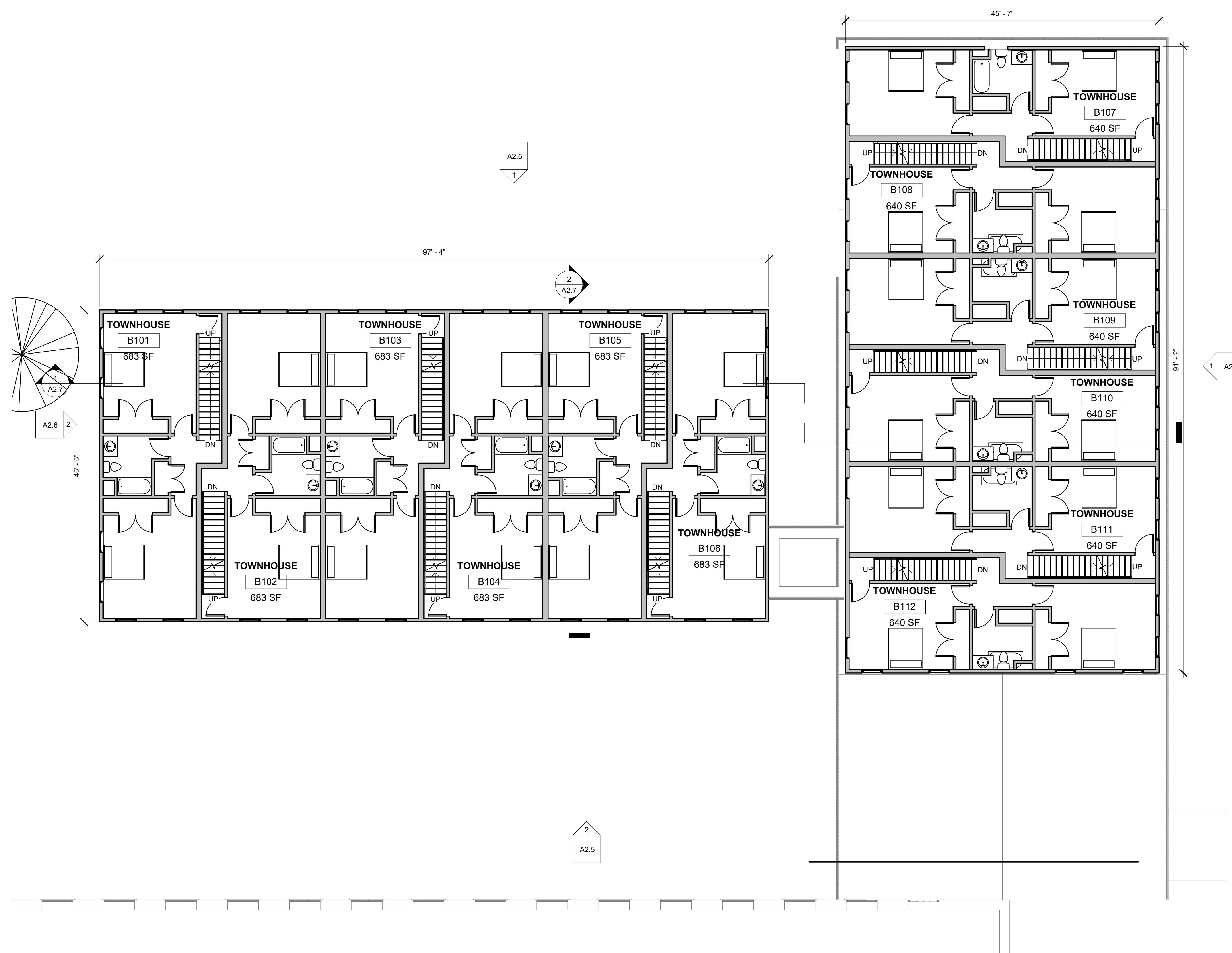
SCALE	As indicated
DATE	APR. 18, 2025
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PROJECT NUMBER	2054

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**DRAWING NUMBER**

**A2.3**



0' 8' 16' 32' 64'

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**DRAWING TITLE**  
**BLDG B -  
PROPOSED  
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE 1/8" = 1'-0"

DATE APR. 18, 2025

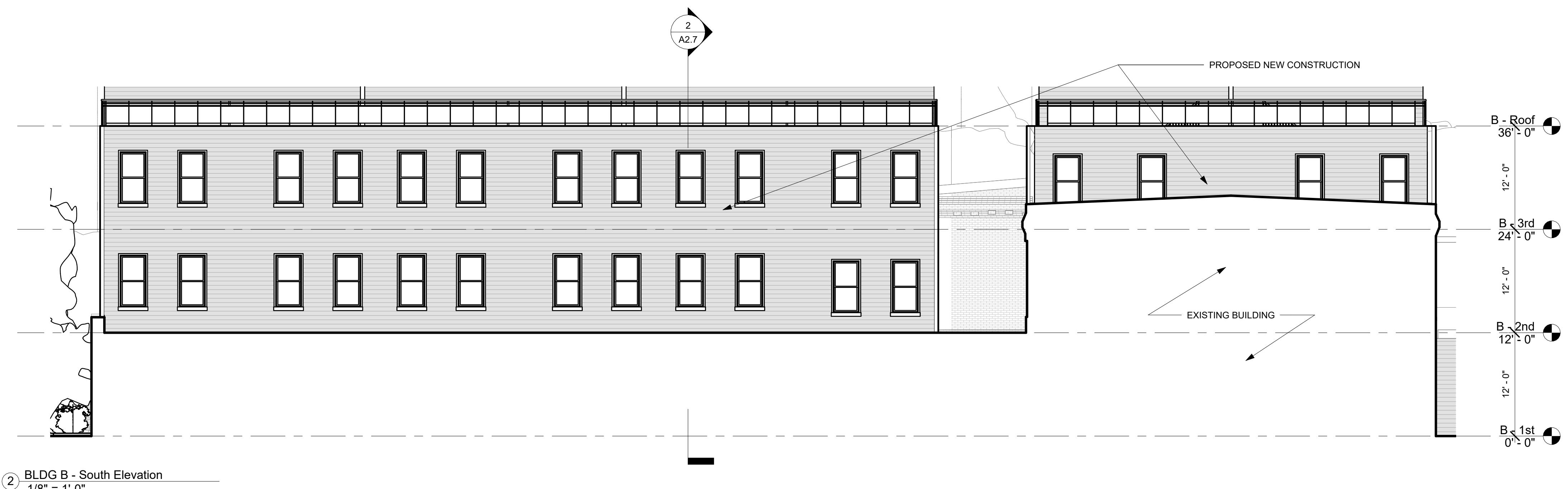
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NUMBER

**A2.5**



**PROGRESS SET**



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**DRAWING TITLE**  
**BLDG B -  
PROPOSED  
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

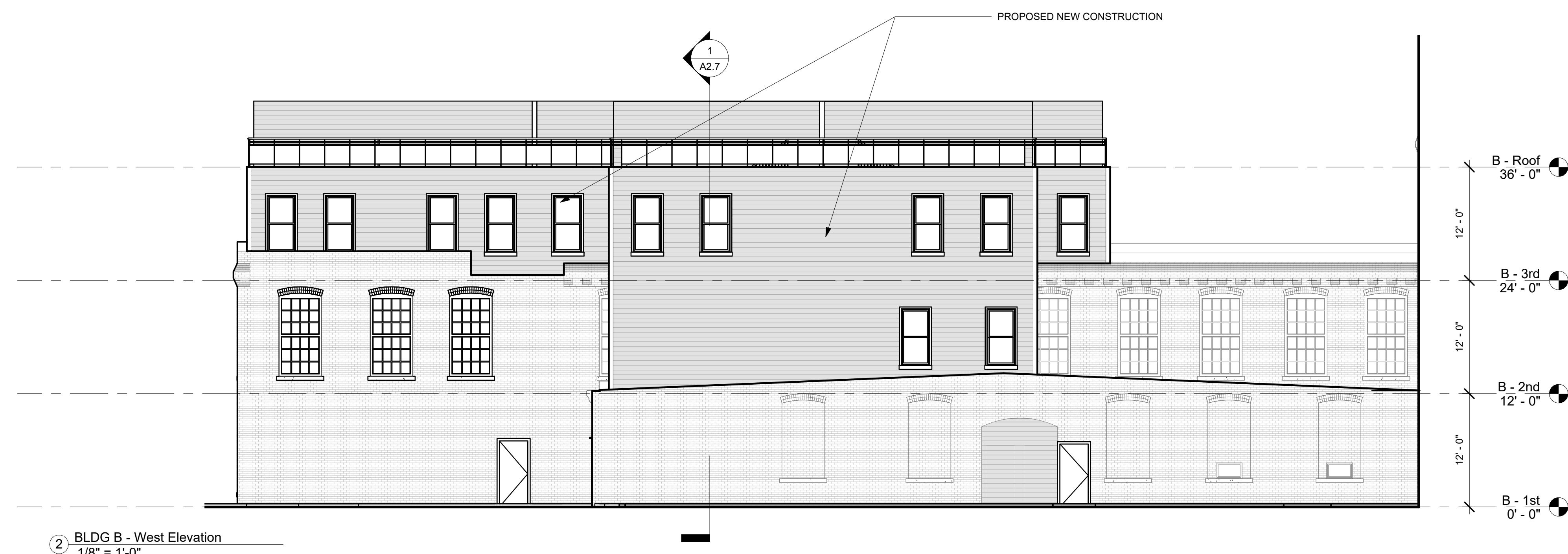
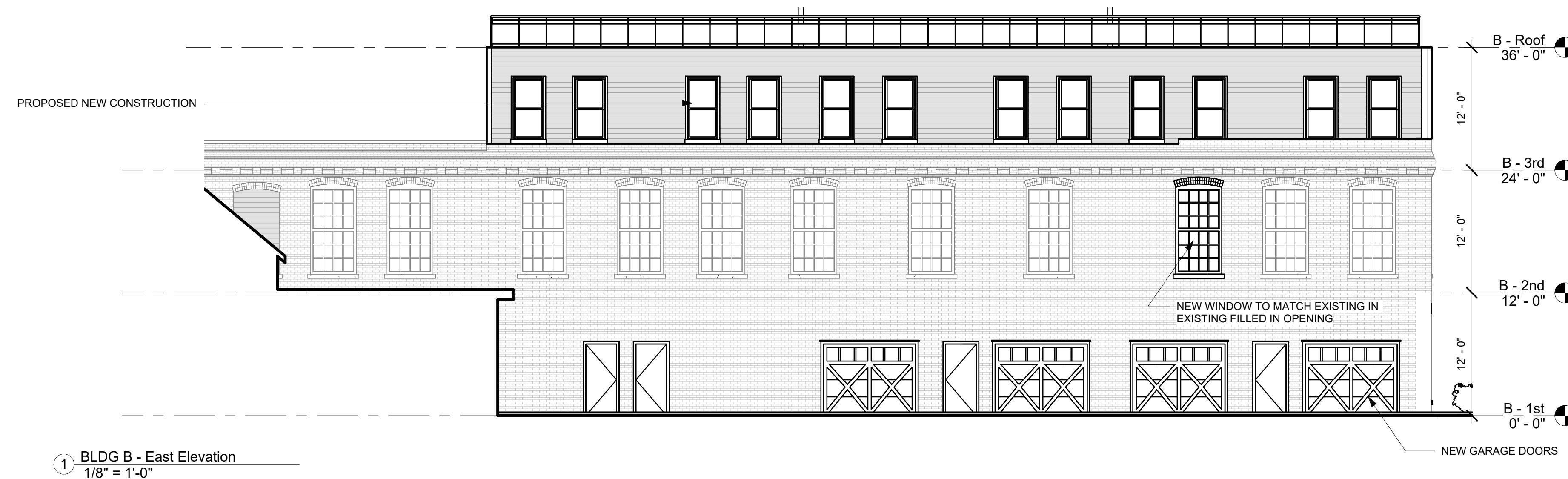
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**A2.6**



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DRAWING TITLE  
**BLDG B -  
PROPOSED  
SECTIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

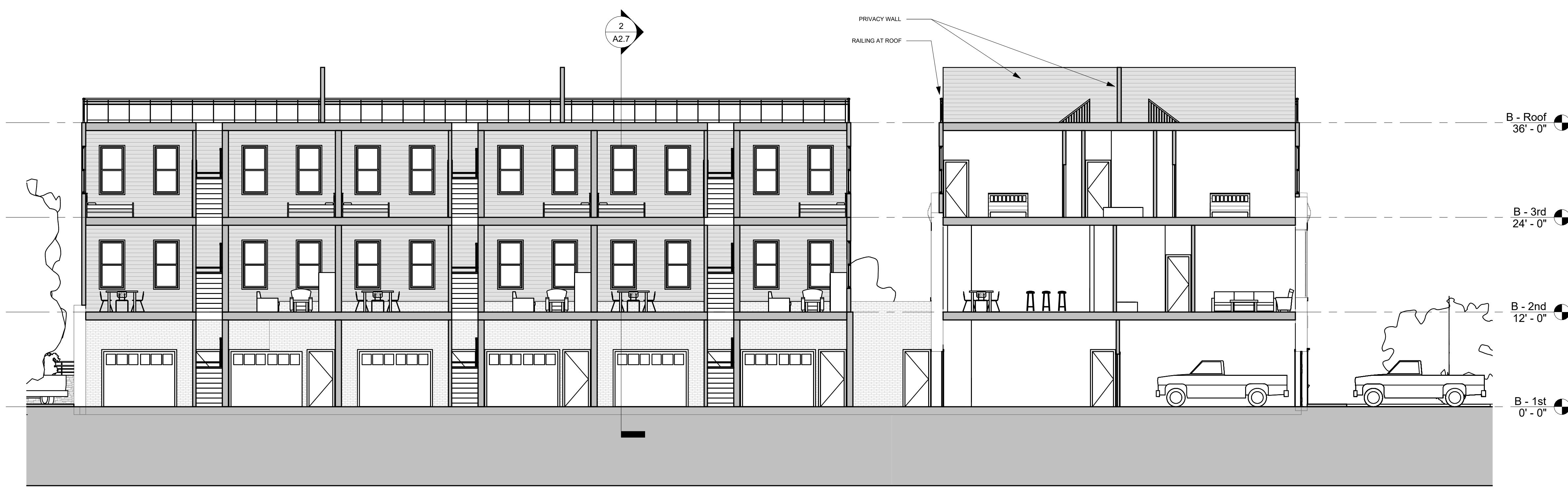
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NUMBER

**A2.7**



① BLDG B - SECTION FACING EAST  
1/8" = 1'-0"



② BLDG B - SECTION FACING SOUTH  
1/8" = 1'-0"

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**DRAWING TITLE  
BLDG C - PROPOSED PLANS**

Revision Schedule

Number Date Revision Description

SCALE As indicated

DATE APR. 18, 2025

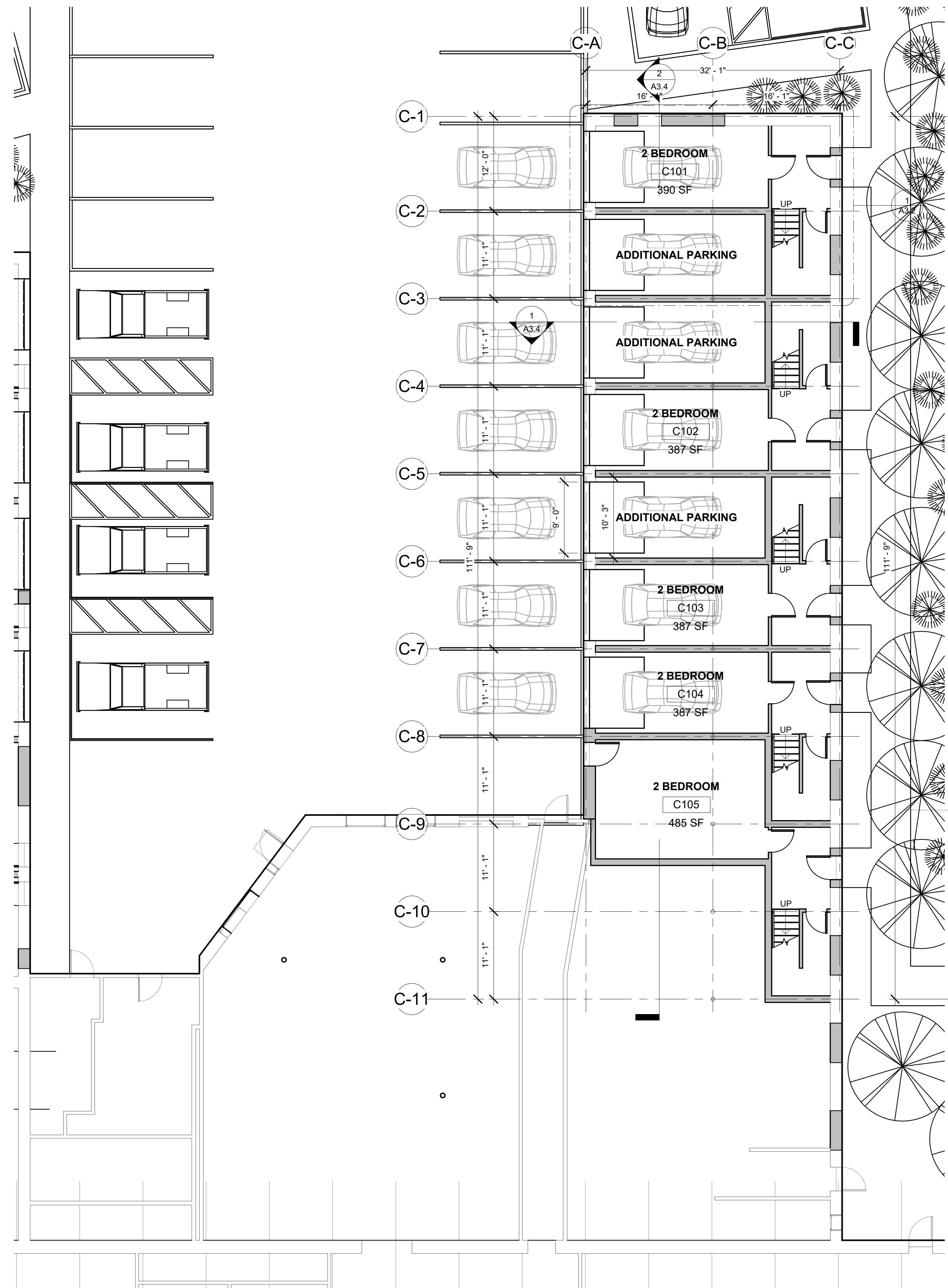
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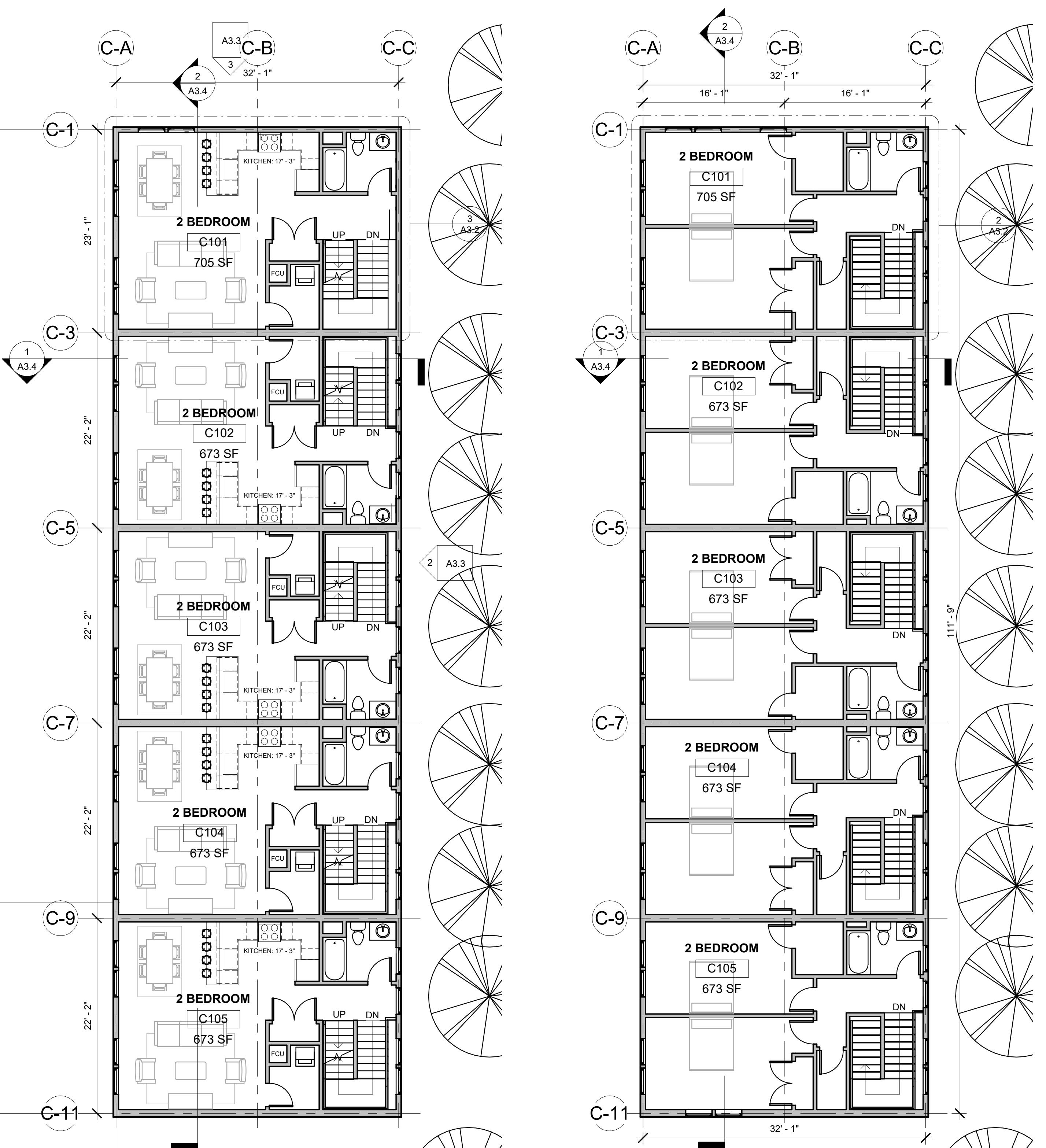
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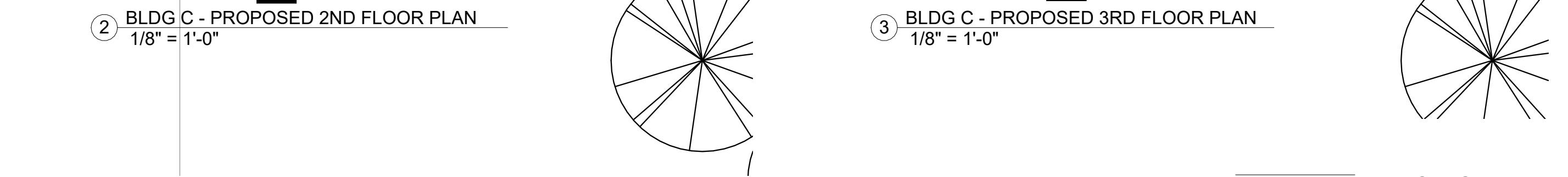
**A3.1**



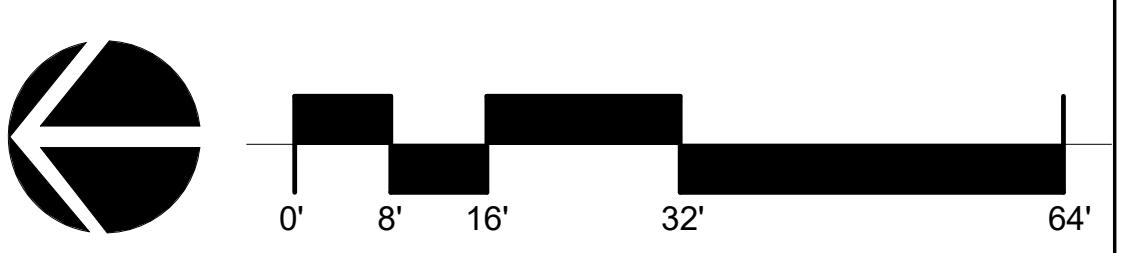
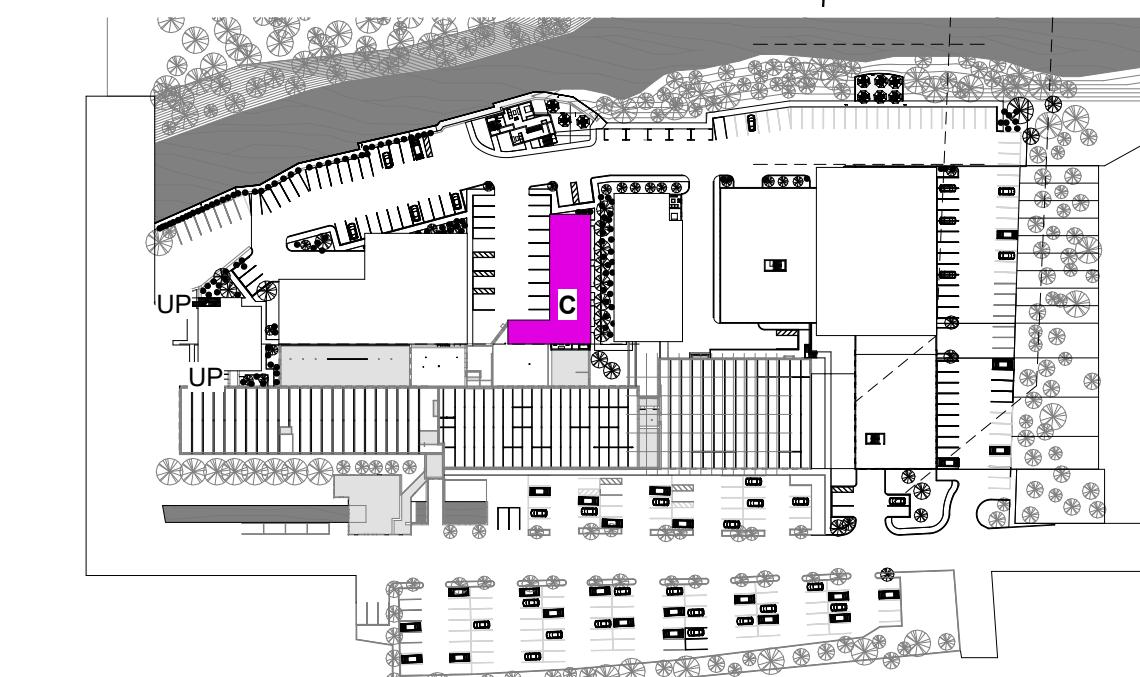
① BLDG C - PROPOSED 1ST FLOOR PLAN  
1/8" = 1'-0"



② BLDG C - PROPOSED 2ND FLOOR PLAN  
1/8" = 1'-0"



③ BLDG C - PROPOSED 3RD FLOOR PLAN  
1/8" = 1'-0"



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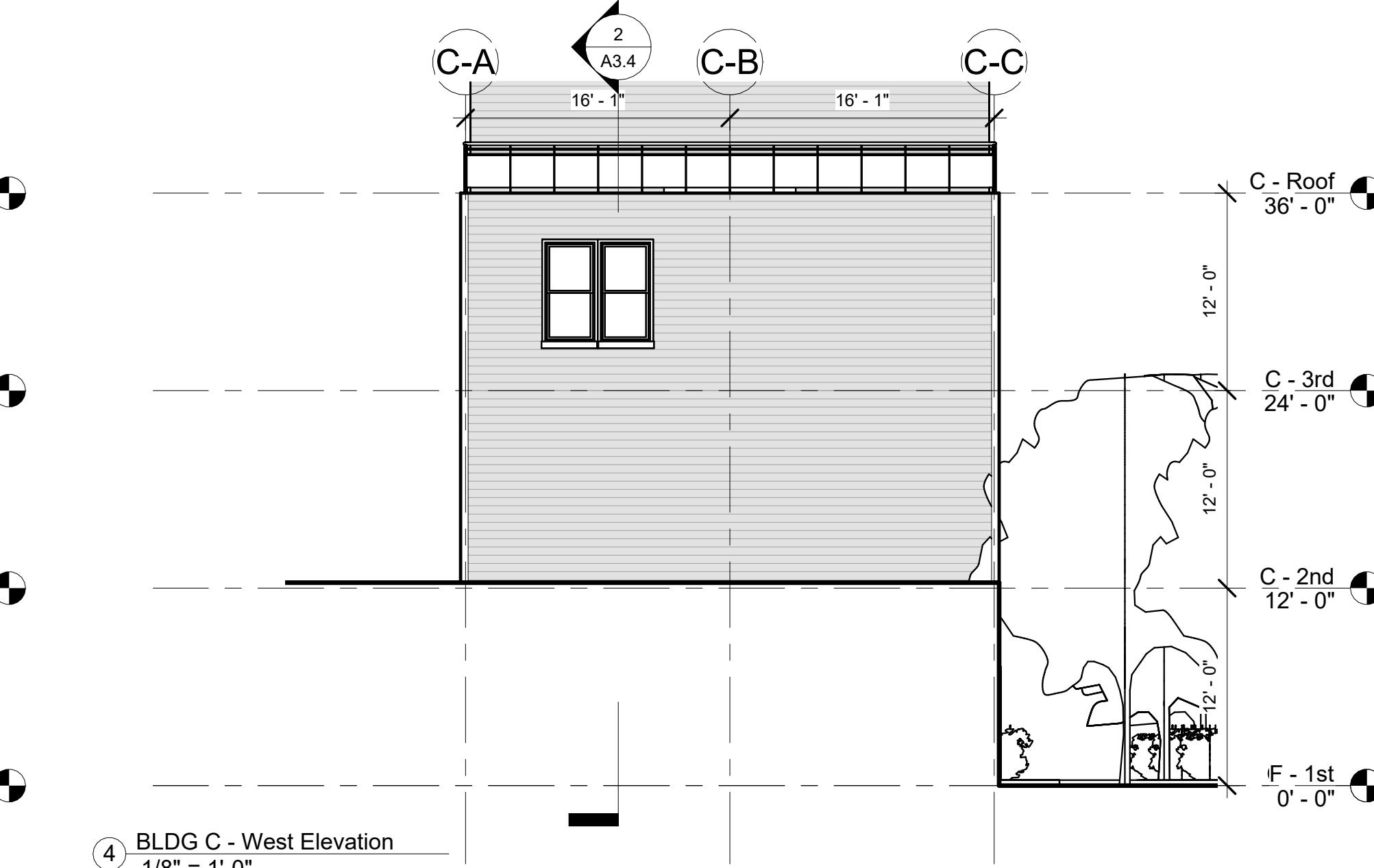
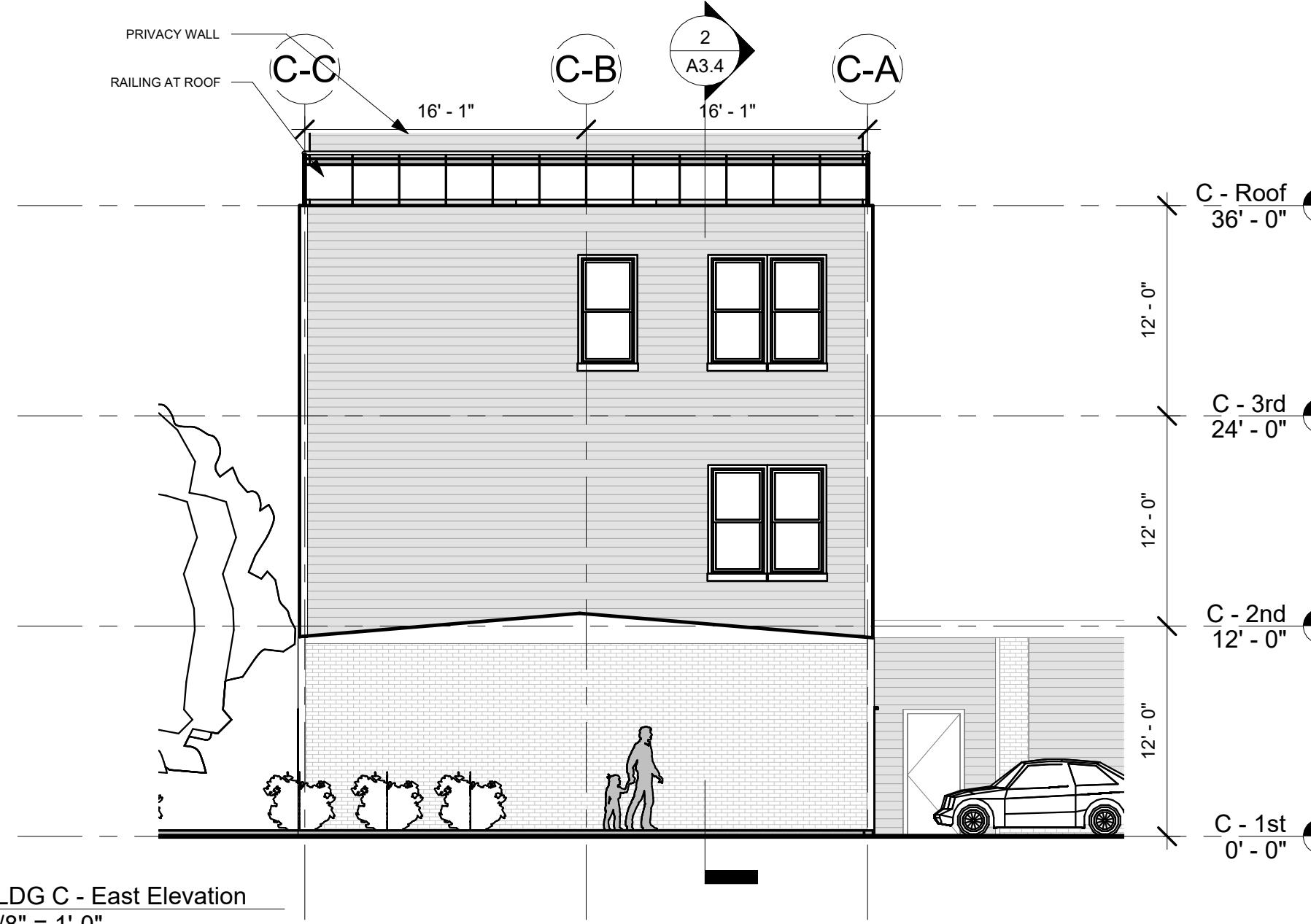
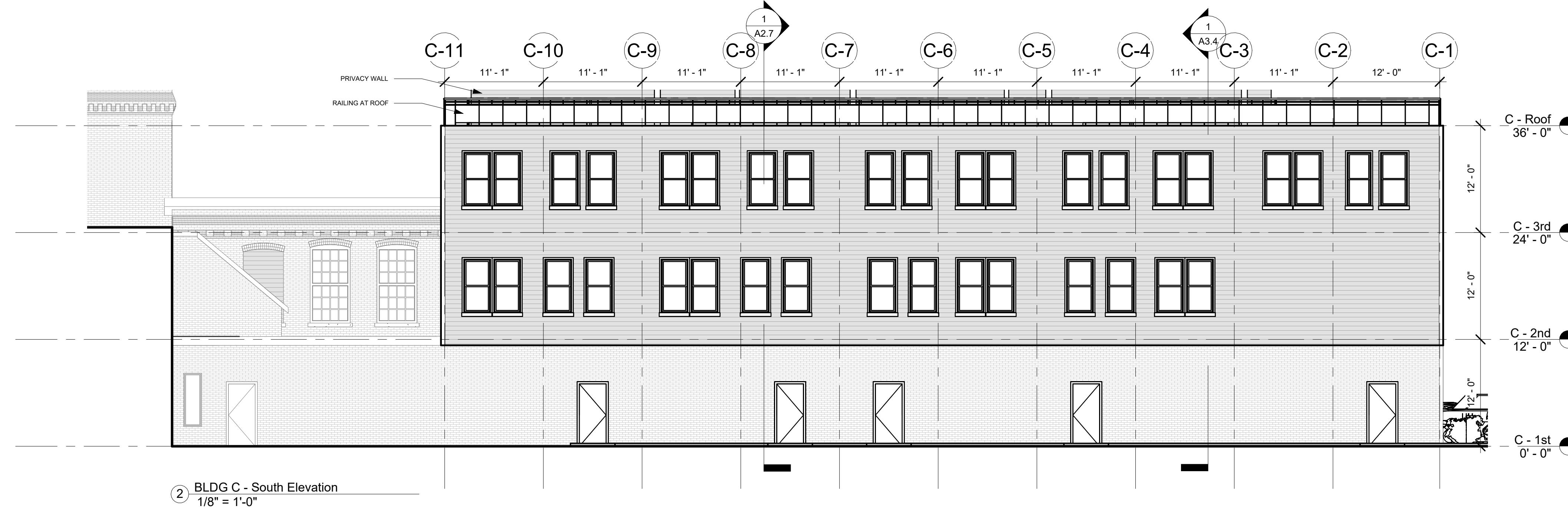
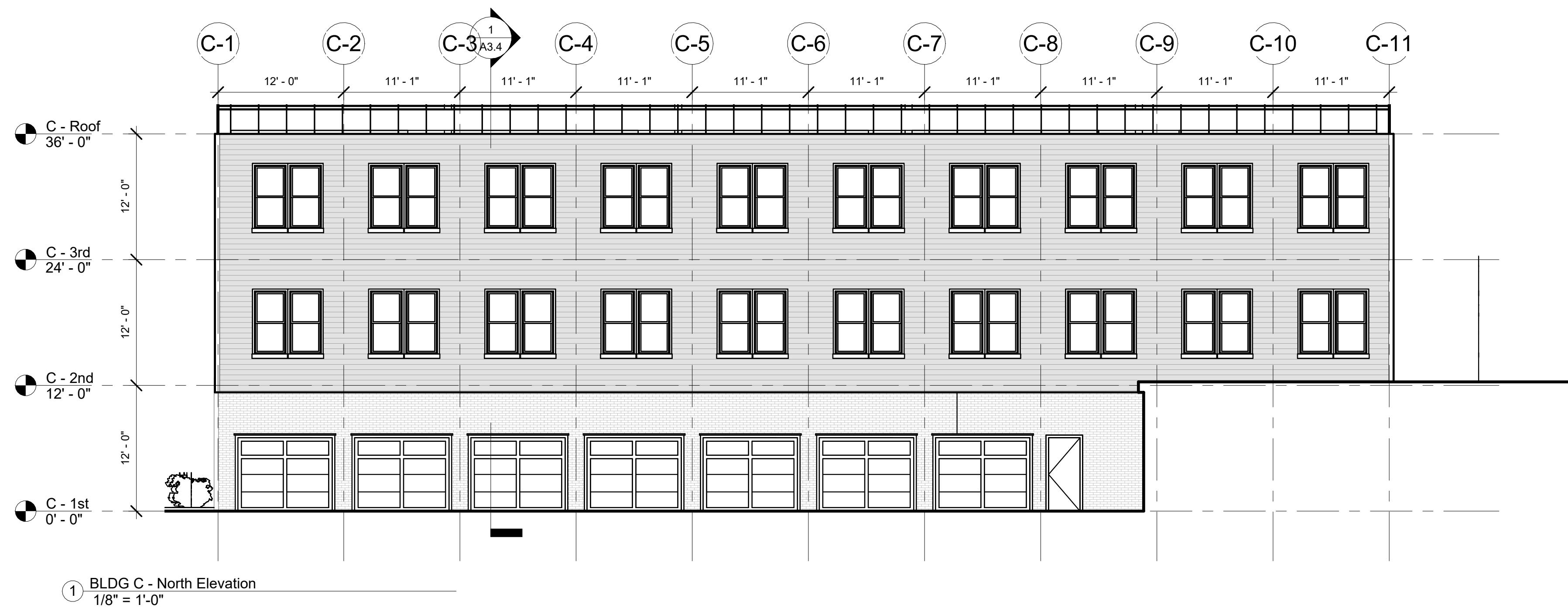
DRAWING TITLE  
**BLDG C -  
PROPOSED  
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE 1/8" = 1'-0"  
DATE APR. 18, 2025  
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**A3.3**



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DRAWING TITLE  
**BLDG C -  
PROPOSED  
SECTIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE	3/16" = 1'-0"
DATE	APR. 18, 2025

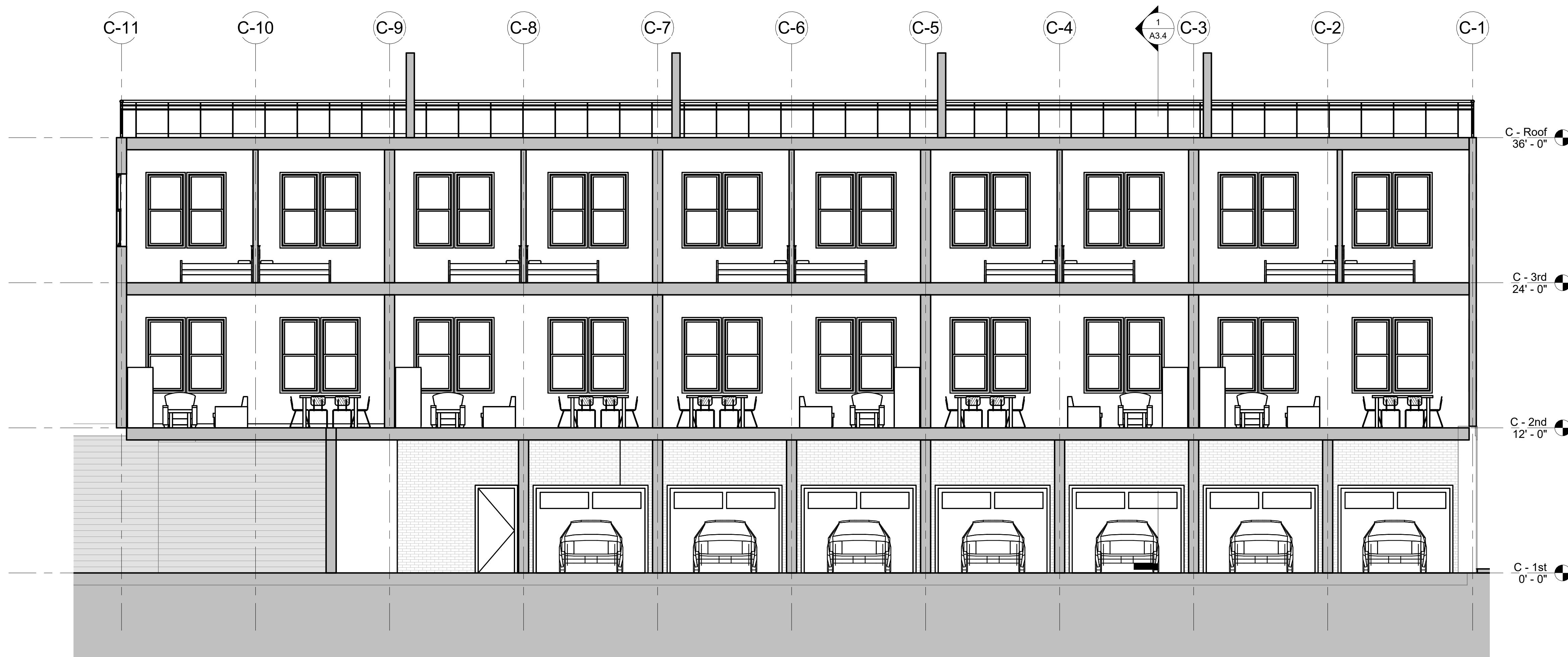
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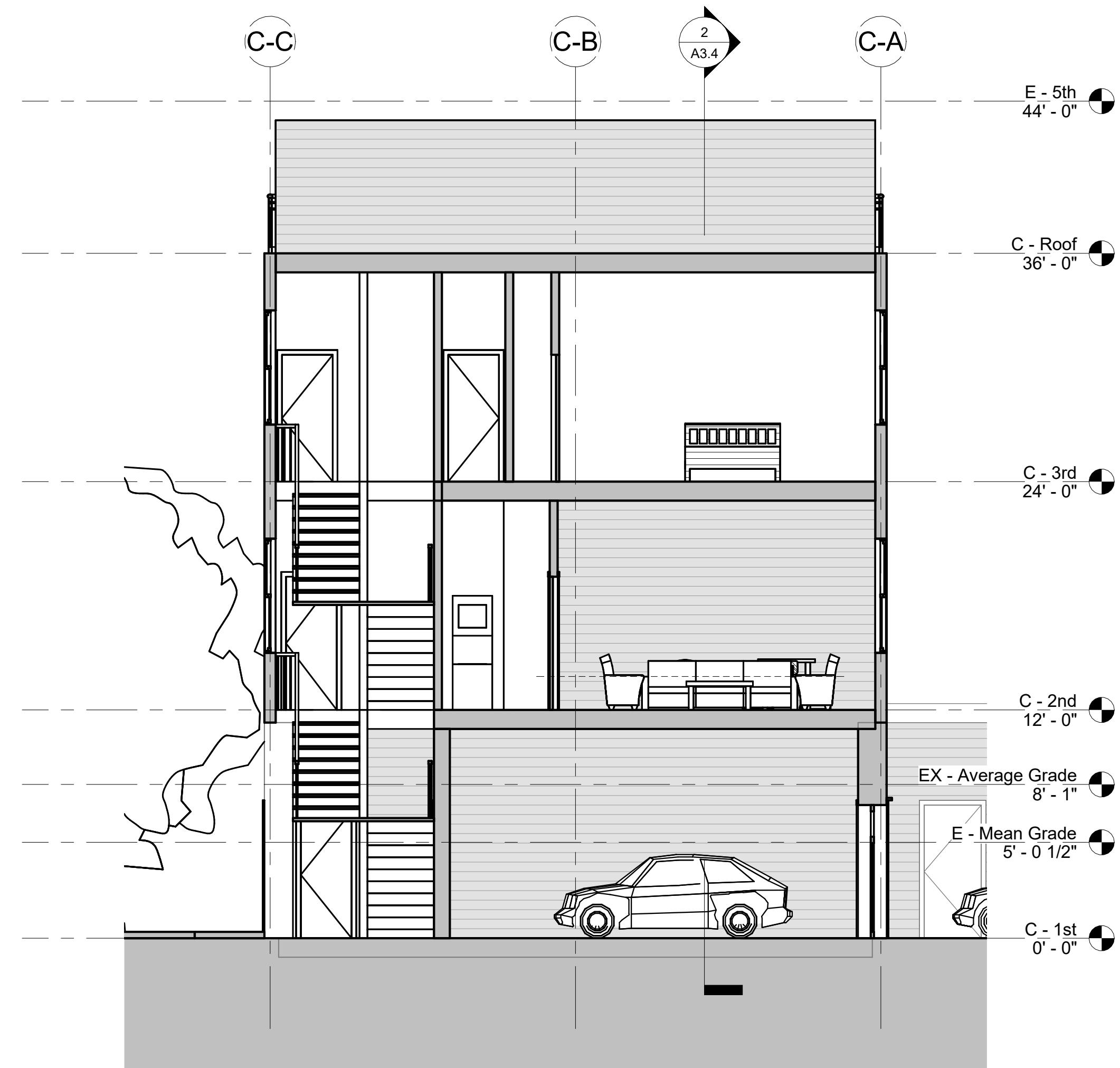
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**A3.4**



② BUILDING C - SECTION A  
3/16" = 1'-0"



① BUILDING C - SECTION B  
3/16" = 1'-0"

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**DRAWING TITLE**  
**BLDG D -  
PROPOSED FLOOR  
PLANS**

Revision Schedule

Number Date Revision Description

SCALE As indicated

DATE APR. 18, 2025

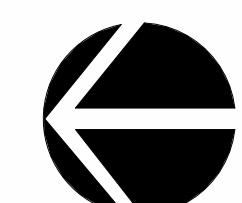
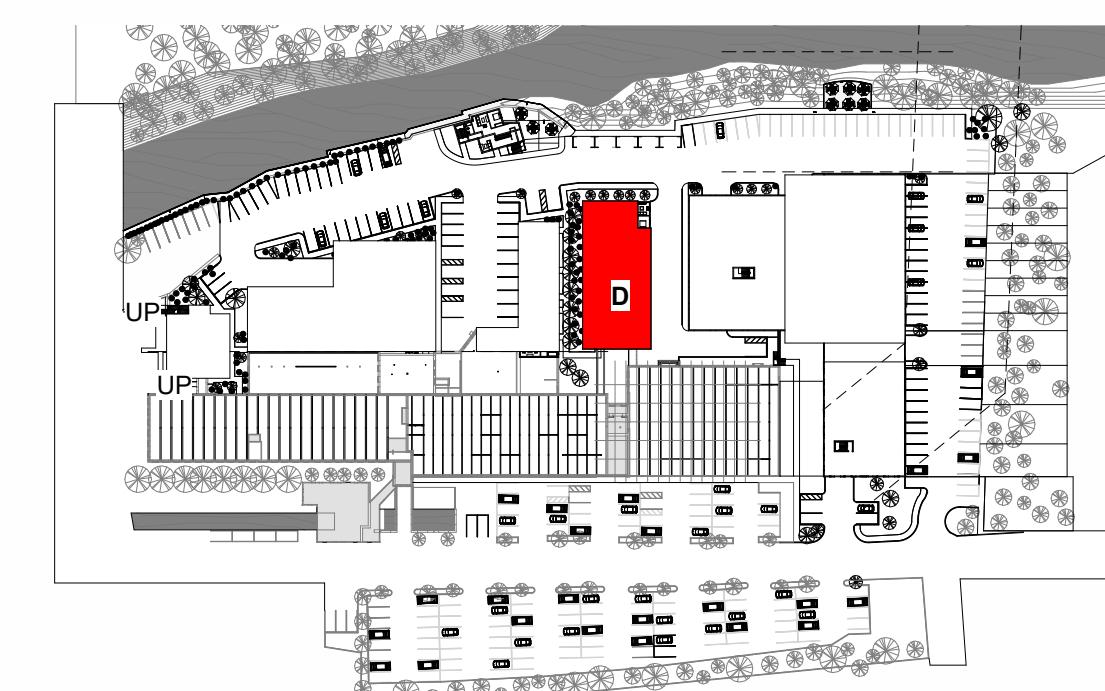
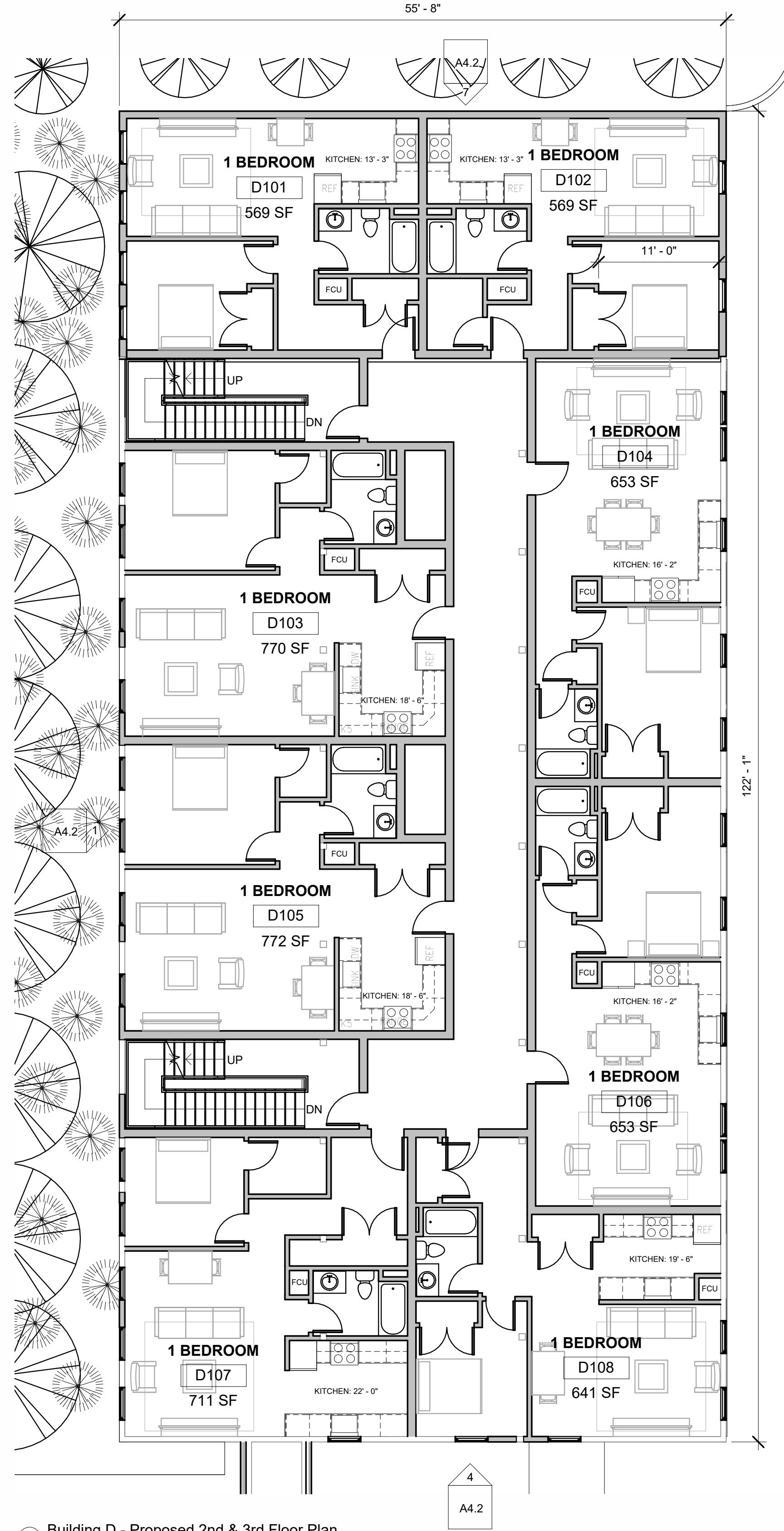
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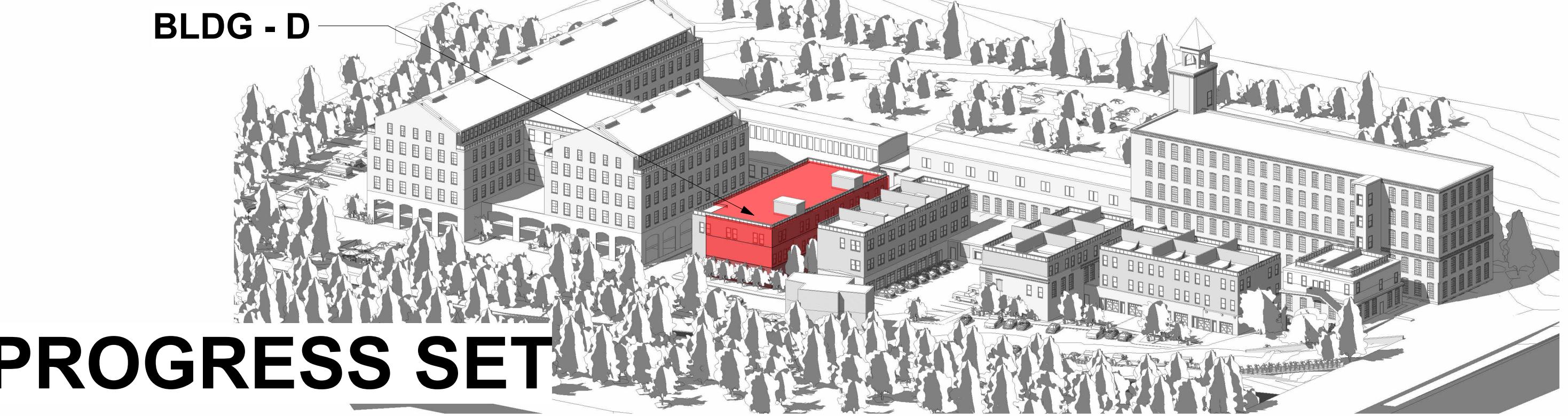
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DRAWING NUMBER

**A4.1**



0' 8' 16' 32' 64'



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DRAWING TITLE  
**BLDG D -  
PROPOSED  
ELEVATIONS AND  
ENLARGED PLAN**

Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

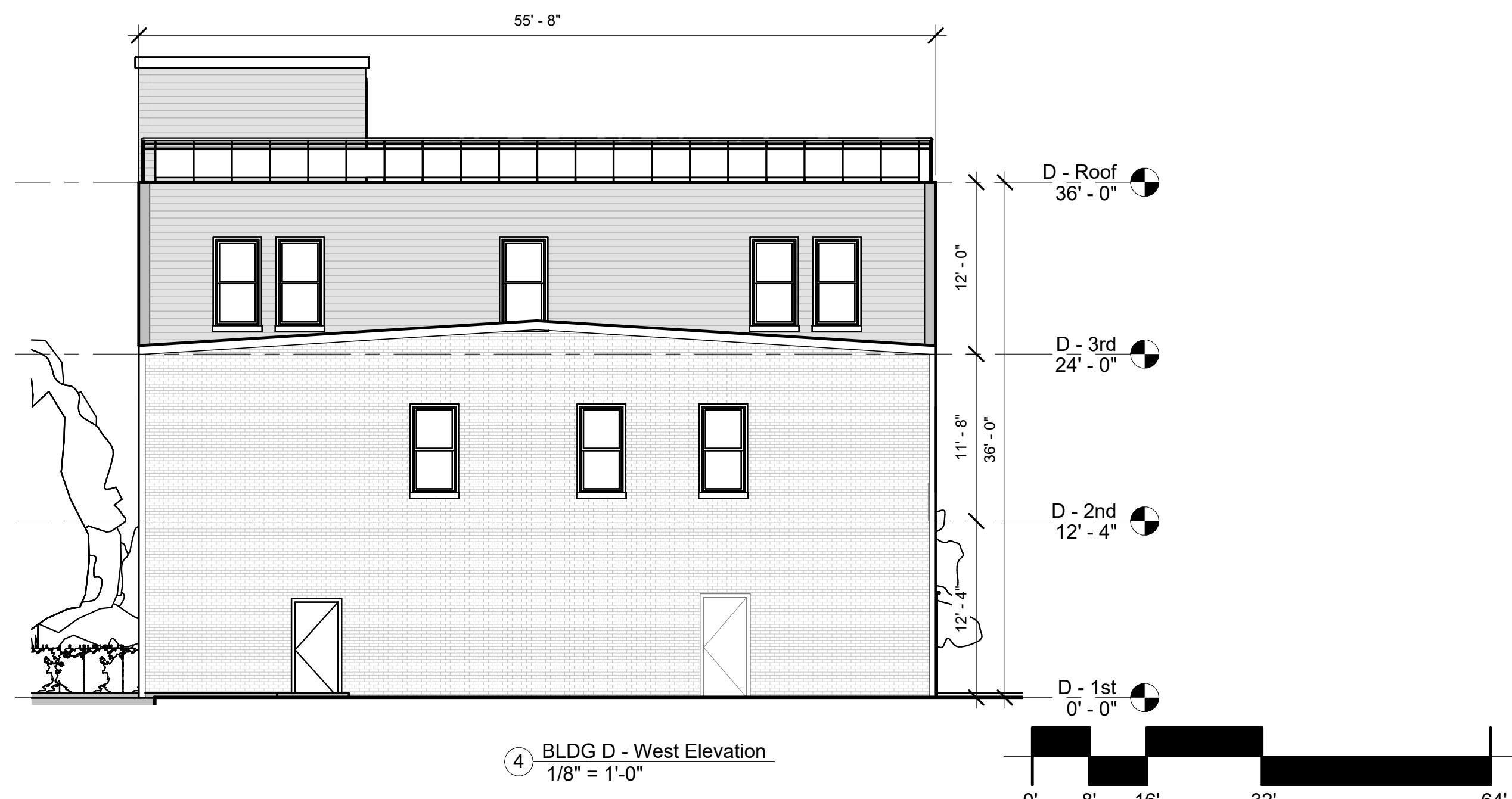
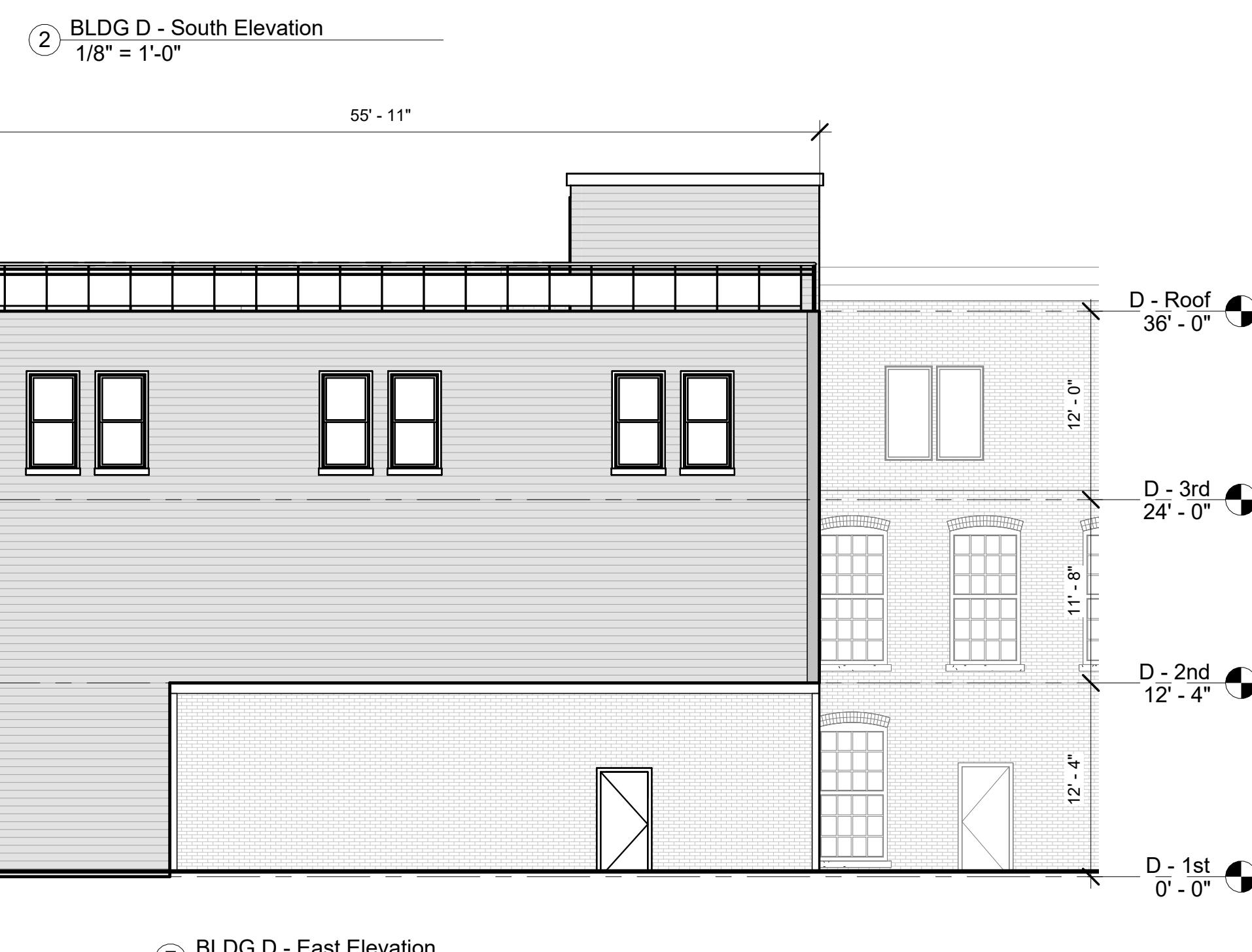
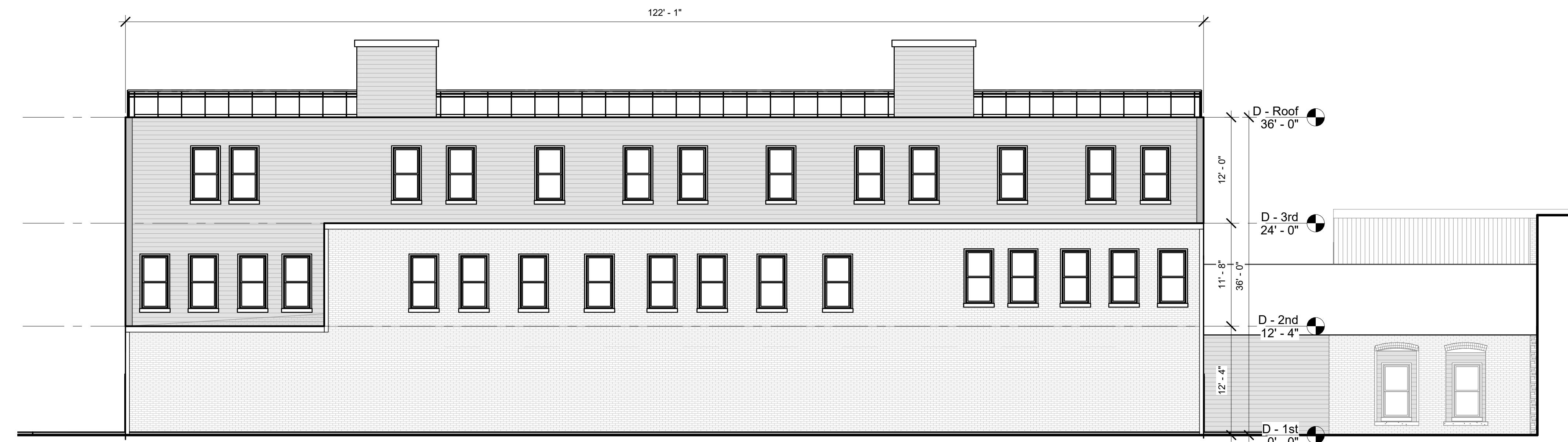
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**A4.2**



**PROGRESS SET**

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**BLDG E -  
PROPOSED PLANS**

Revision Schedule				
Number	Date	Revision Description		

SCALE As indicated				

DATE APR. 18, 2025				

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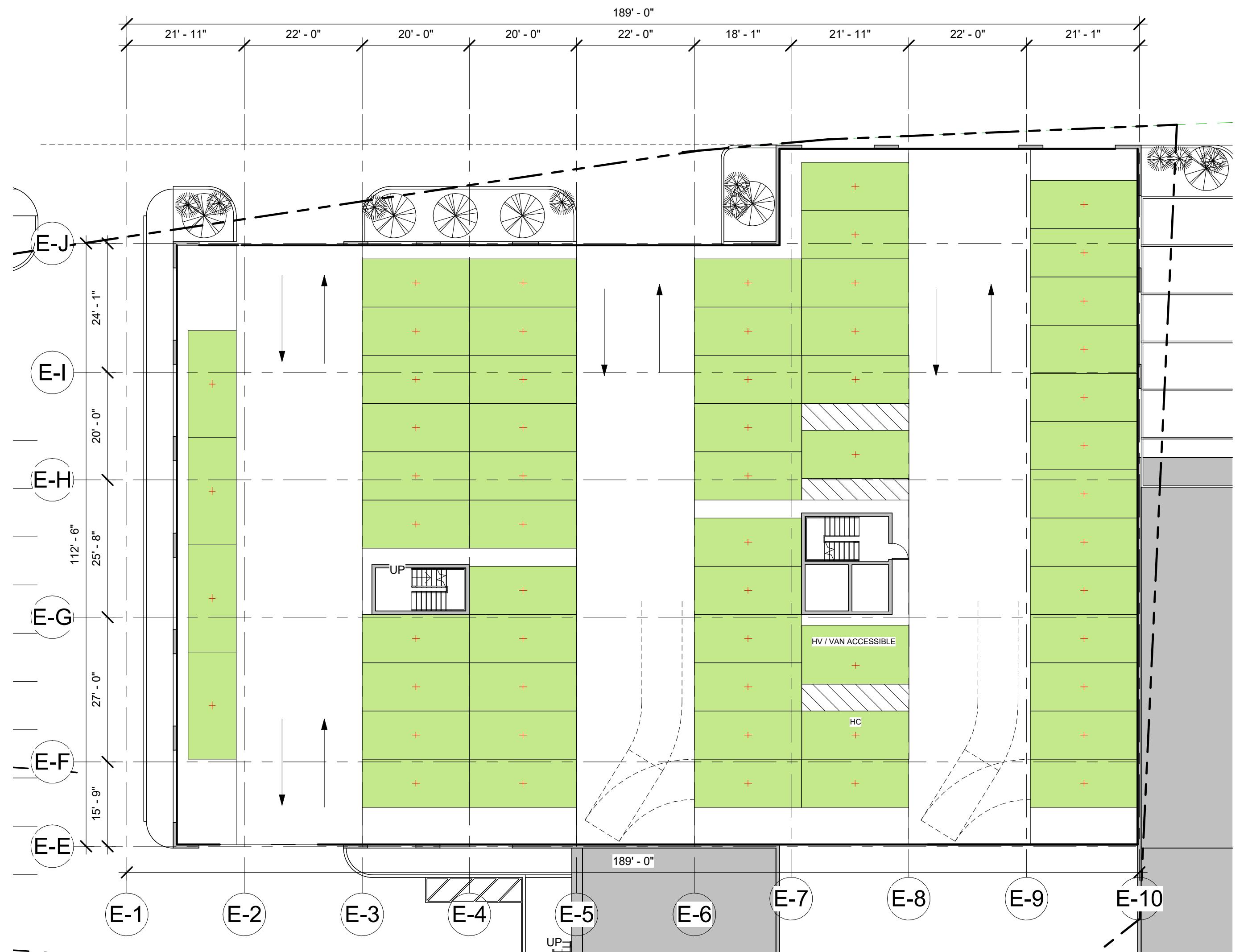
  

PROJECT NUMBER 2054				

DRAWING NUMBER				

**A5.1**



**1st Floor Plan**



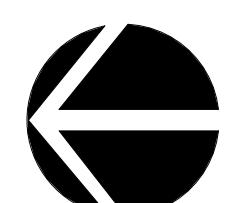
**2nd Floor Plan**

BLDG	1 BEDROOM	2 BEDROOM	3 BEDROOM	AREA (sf)
1st				22,255
2nd				28,135
3rd	10	12	1	27,635
4th	10	12	1	27,635
5th	13	9	1	27,635
6th	0	17	0	19,890
<b>TOTAL</b>	<b>33</b>	<b>50</b>	<b>3</b>	<b>153,185</b>

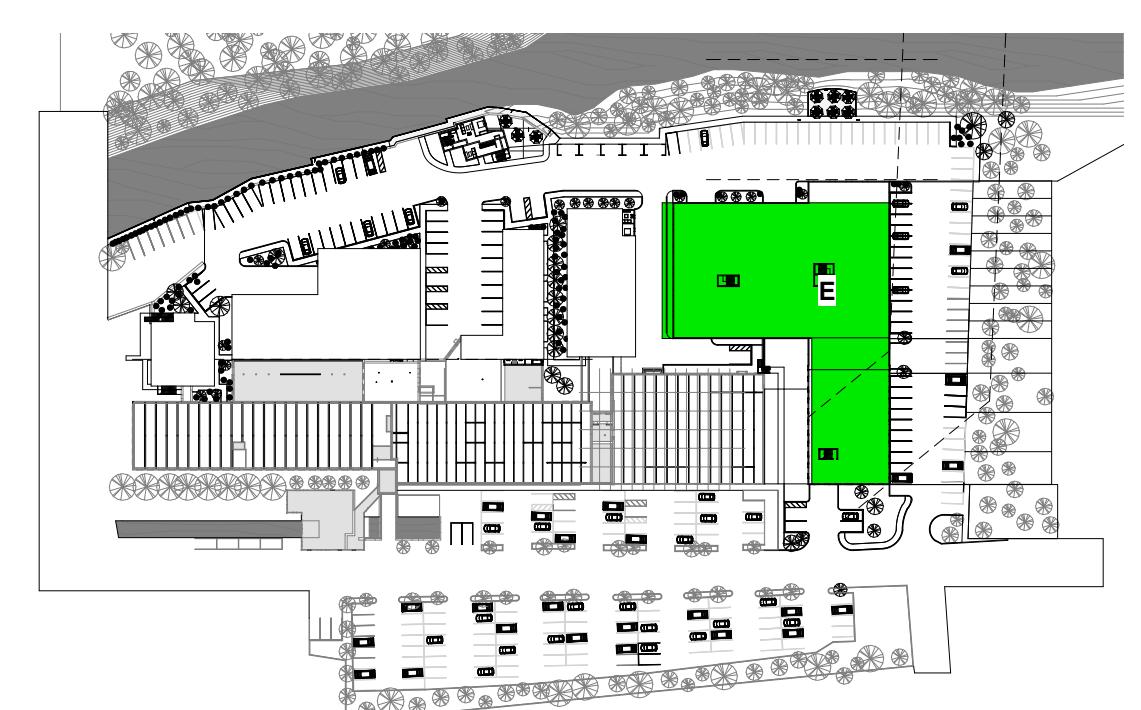
**TOTAL UNITS = 86**

EXISTING WALL  
DEMO WALL  
NEW WALL  
STAIR

**PROGRESS SET**



0' 8' 16' 32' 64'



**OPTION 2**



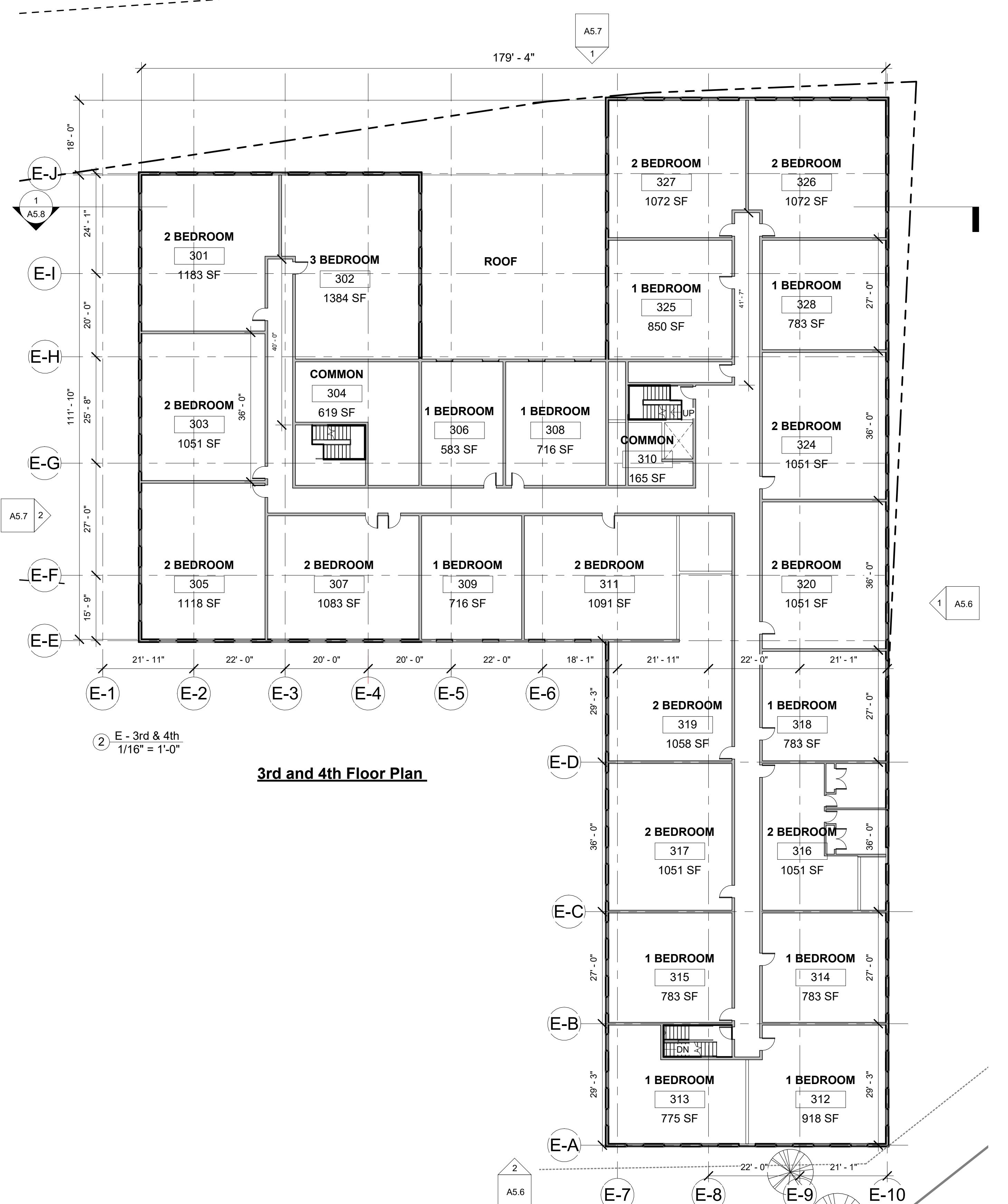
**UNIT COUNTS**

**BY FLOOR (3rd & 4th)**

**1 BEDROOM: 10**  
**2 BEDROOM: 12**  
**3 BEDROOM: 1**  
**TOTAL: 23**

**BY BUILDING**

**1 BEDROOM: 33**  
**2 BEDROOM: 50**  
**3 BEDROOM: 3**  
**TOTAL: 86**



**PROGRESS SET**



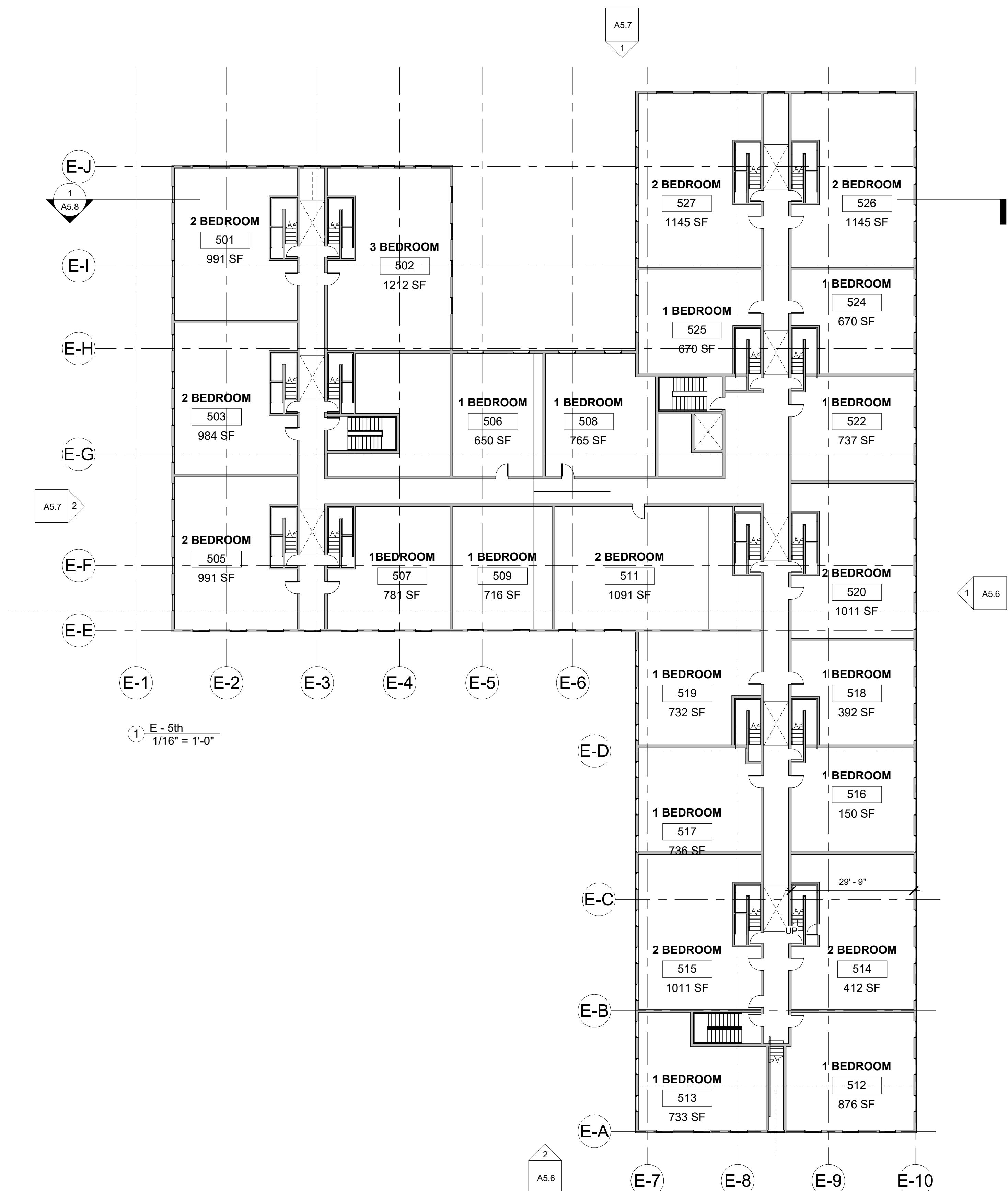
## **UNIT COUNTS**

## BY FLOOR (5th)

**1 BEDROOM: 13**  
**2 BEDROOM: 9**  
**3 BEDROOM: 1**  
**TOTAL: 23**

# BY BUILDING

**1 BEDROOM: 33  
2 BEDROOM: 50  
3 BEDROOM: 3  
TOTAL: 86**



# PROGRESS SET

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DRAWING TITLE  
**BLDG E -  
PROPOSED 5TH  
FLOOR PLAN**

Revision Schedule		
ber	Date	Revision Description
CALE	As indicated	
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DRAWING		

**A5.3**

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DRAWING TITLE  
**BLDG E -  
PROPOSED 6TH  
FLOOR PLAN**

Revision Schedule		
Number	Date	Revision Description

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**A5.4**

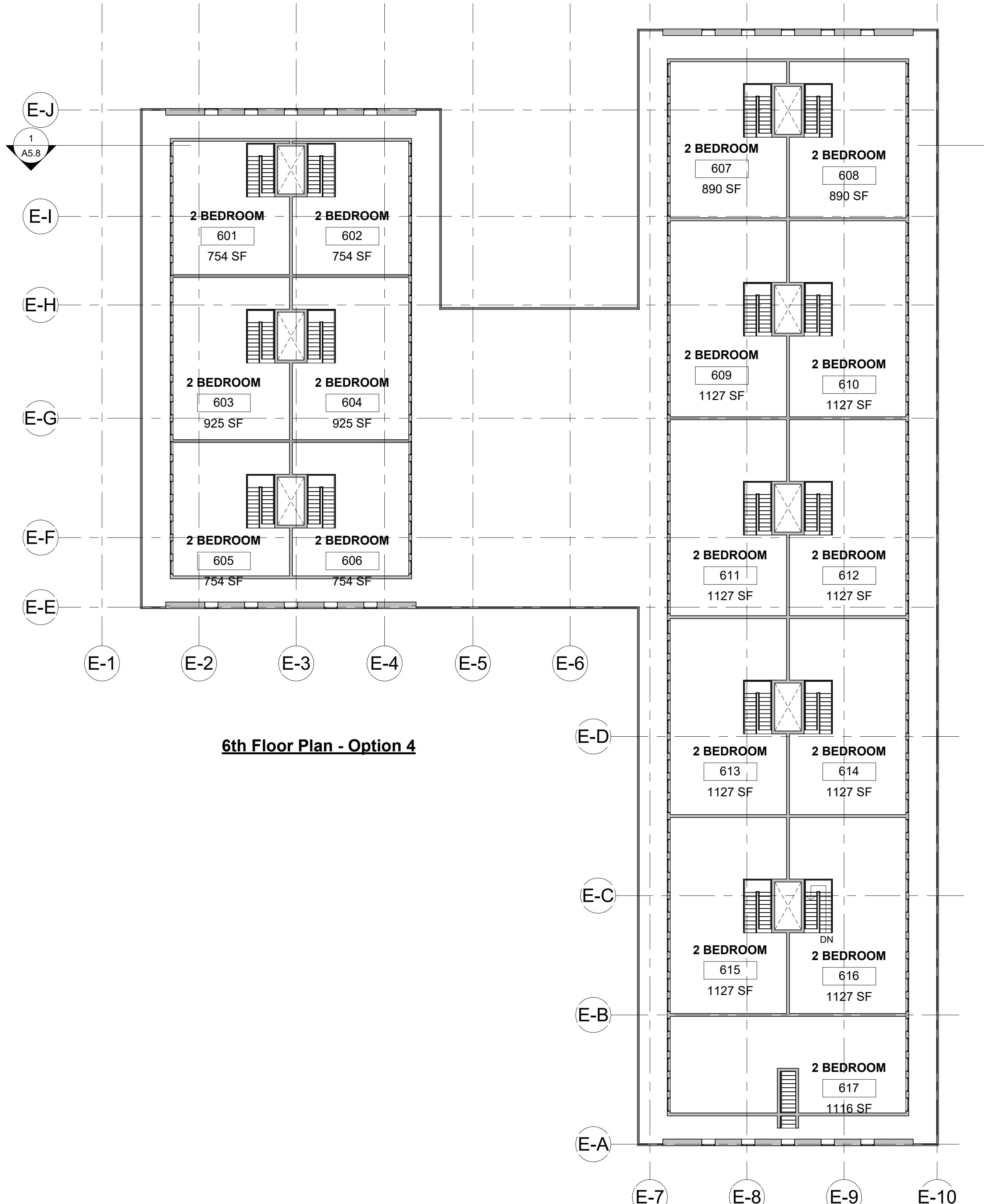
**UNIT COUNTS**

**BY FLOOR (6th)**

**1 BEDROOM: 0**  
**2 BEDROOM: 17**  
**3 BEDROOM: 0**  
**TOTAL: 17**

**BY BUILDING**

**1 BEDROOM: 33**  
**2 BEDROOM: 50**  
**3 BEDROOM: 3**  
**TOTAL: 86**



EXISTING WALL  
DEMO WALL  
NEW WALL  
STAIR



**PROGRESS SET**

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DRAWING TITLE  
**BLDG E -  
PROPOSED  
ELEVATIONS**

Revision Schedule		
Number	Date	Revision Description

SCALE		
3/32" = 1'-0"		

DATE		
APR. 18, 2025		

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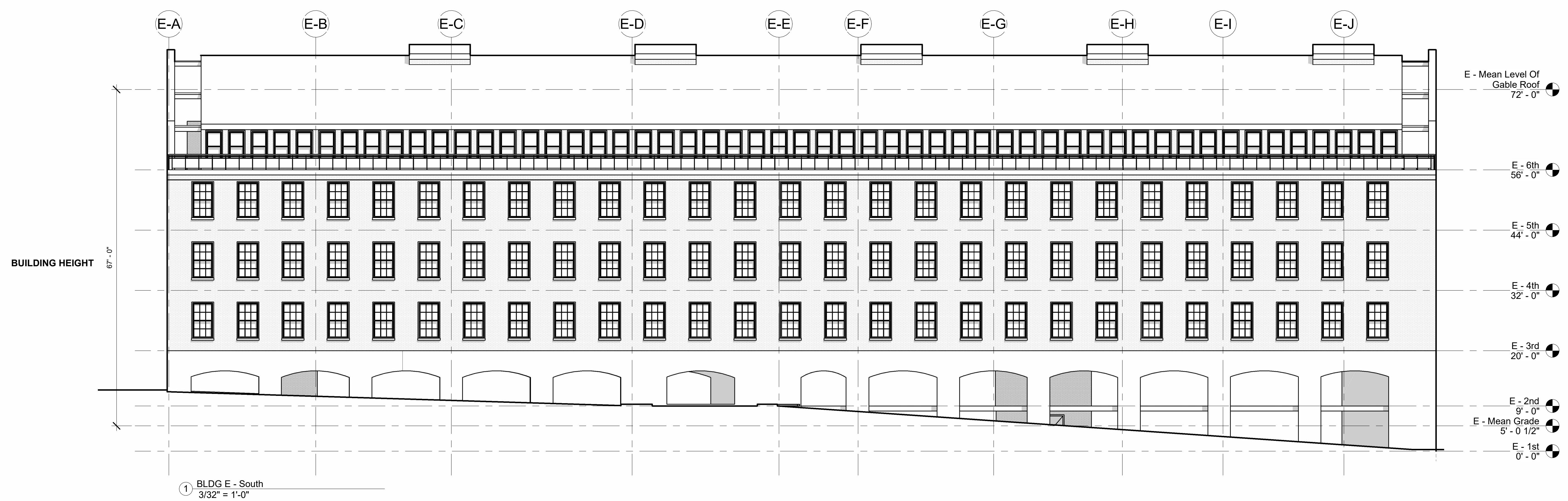
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2054		

DRAWING NUMBER		
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**A5.6**

**PROGRESS SET**



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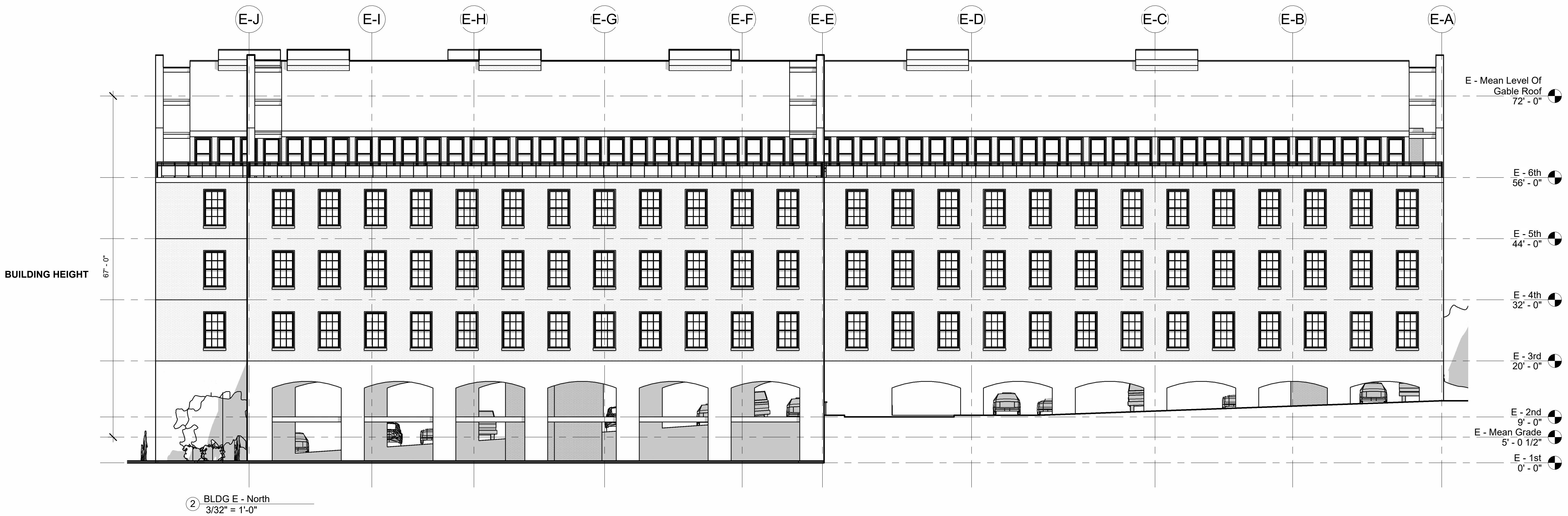
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**A5.7**

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**BLDG E -  
PROPOSED  
SECTION**

Revision Schedule

Number Date Revision Description

SCALE  $1/8'' = 1'-0''$

DATE APR. 18, 2025

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Author Checker

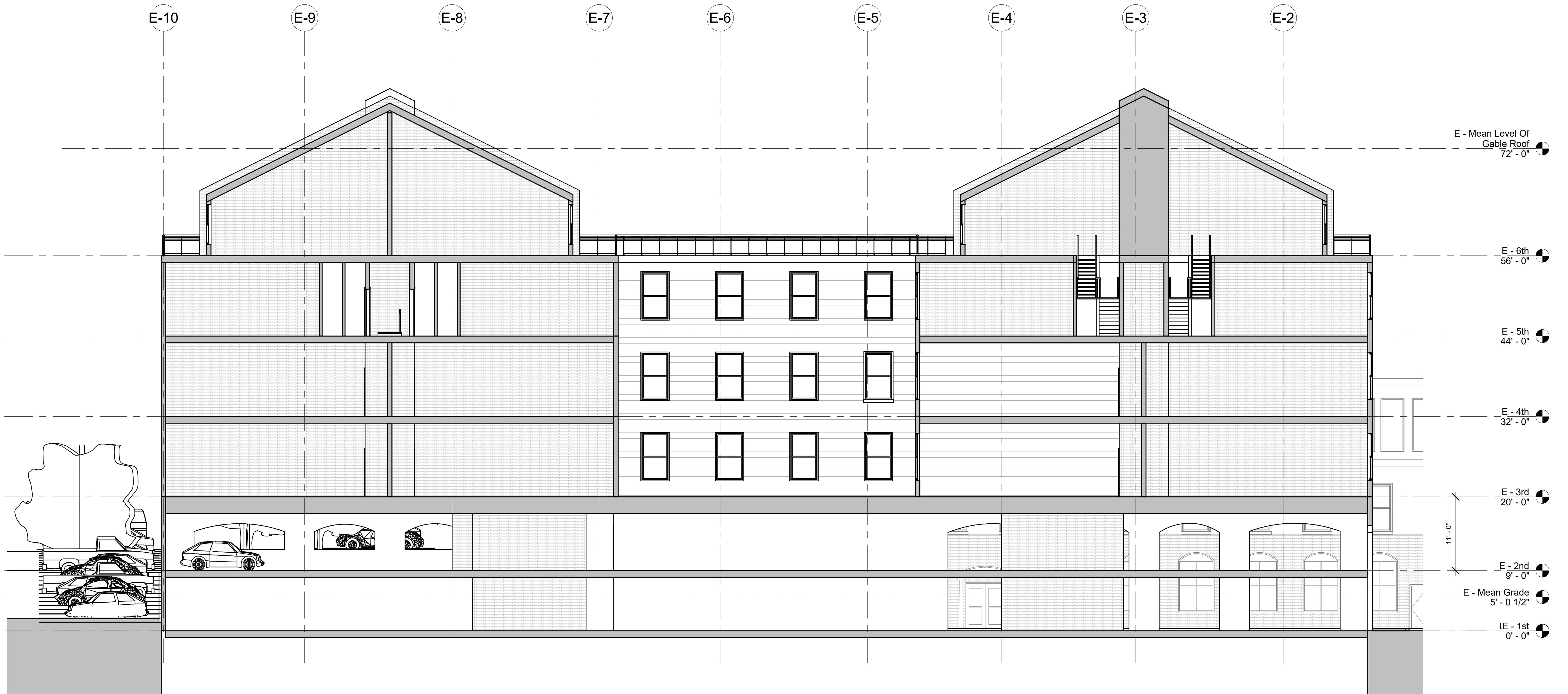
PROJECT NUMBER 2054

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DRAWING NUMBER

0' 8' 16' 32' 64'

**A5.8**



① Building Section  
 $1/8'' = 1'-0''$

**PROGRESS SET**

**BEAVER  
BROOK MILL**

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**DRAWING TITLE**  
**BLDG F -  
PROPOSED PLANS**

Revision Schedule		
Number	Date	Revision Description

SCALE	1/8" = 1'-0"
DATE	APR. 18, 2025

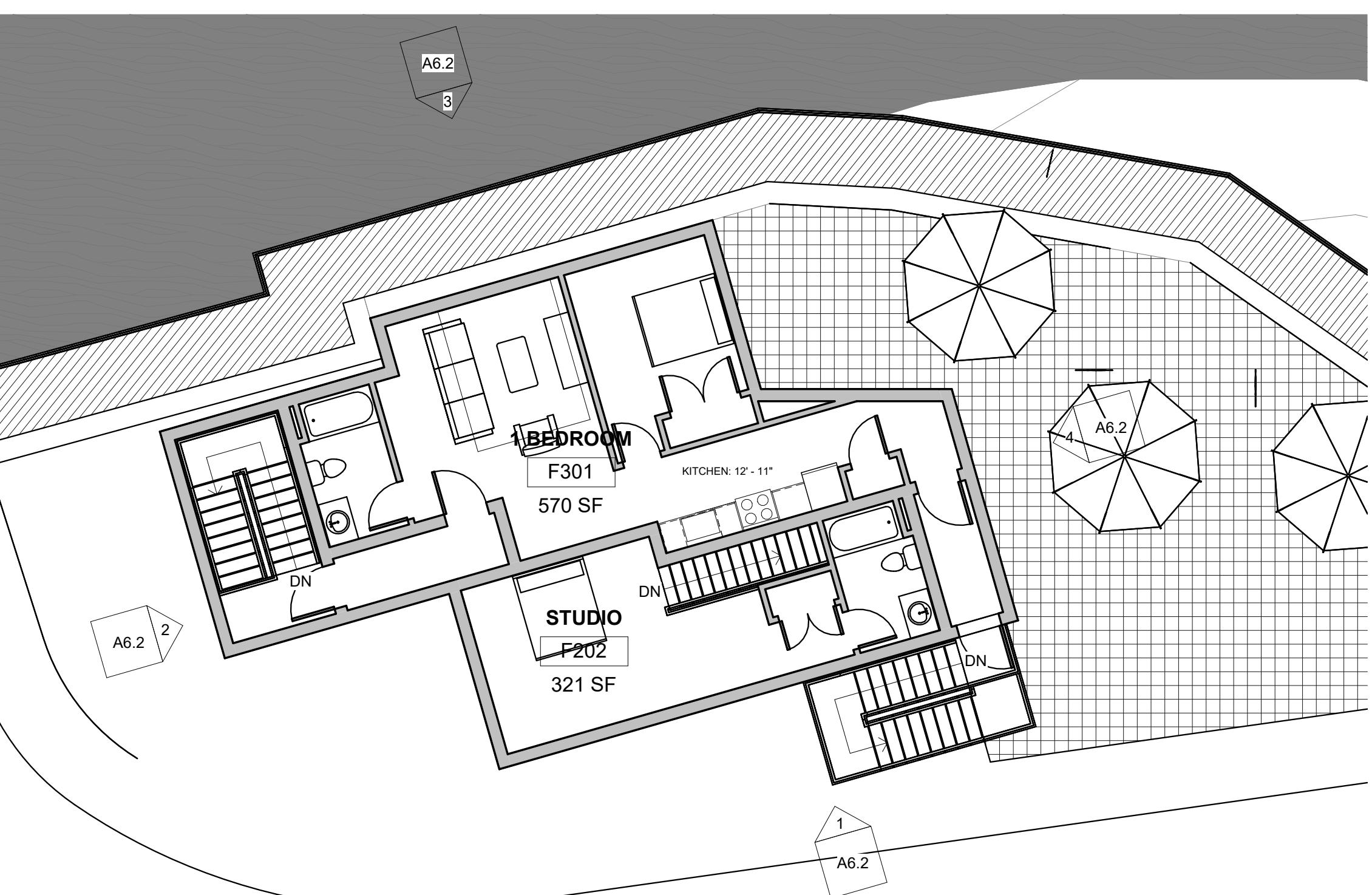
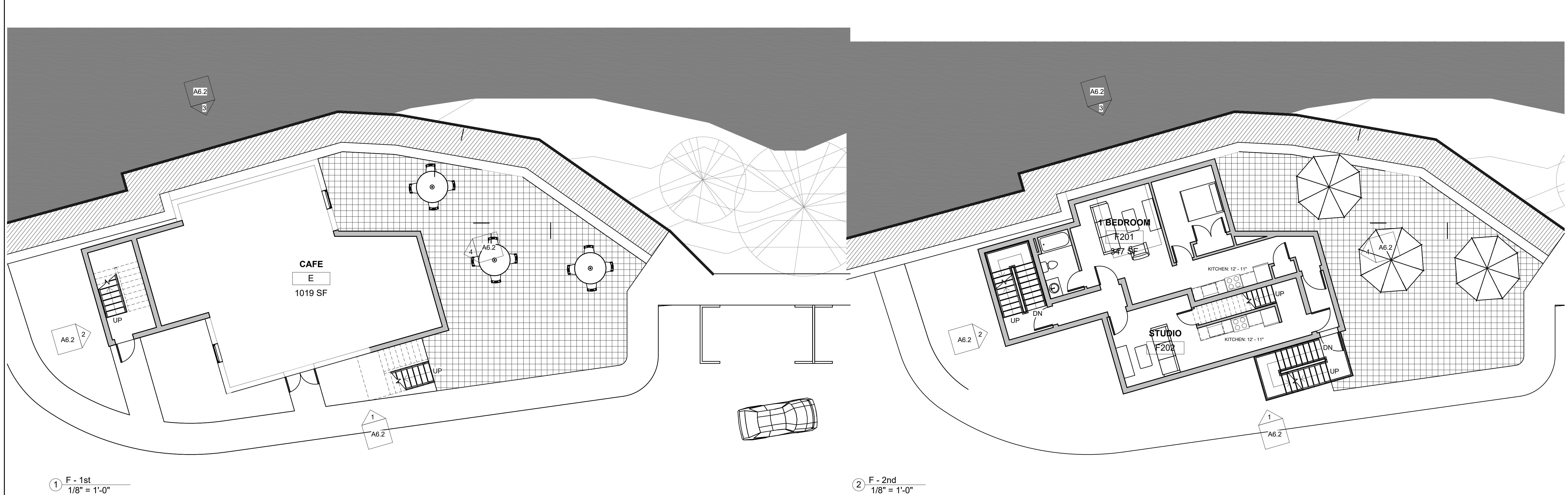
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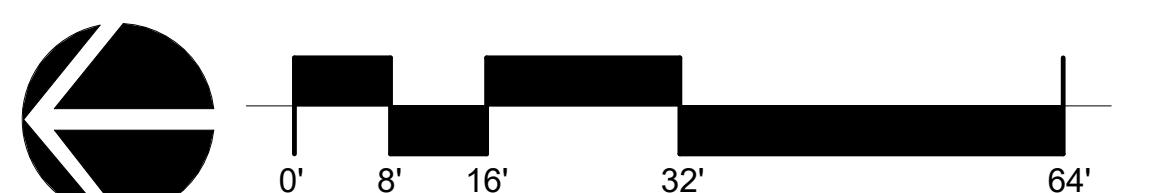
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**A6.1**



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**DRAWING TITLE**  
**BLDG F -  
PROPOSED  
ELEVATIONS**

Revision Schedule

Number Date Revision Description

SCALE  
1/8" = 1'-0"

DATE APR. 18, 2025

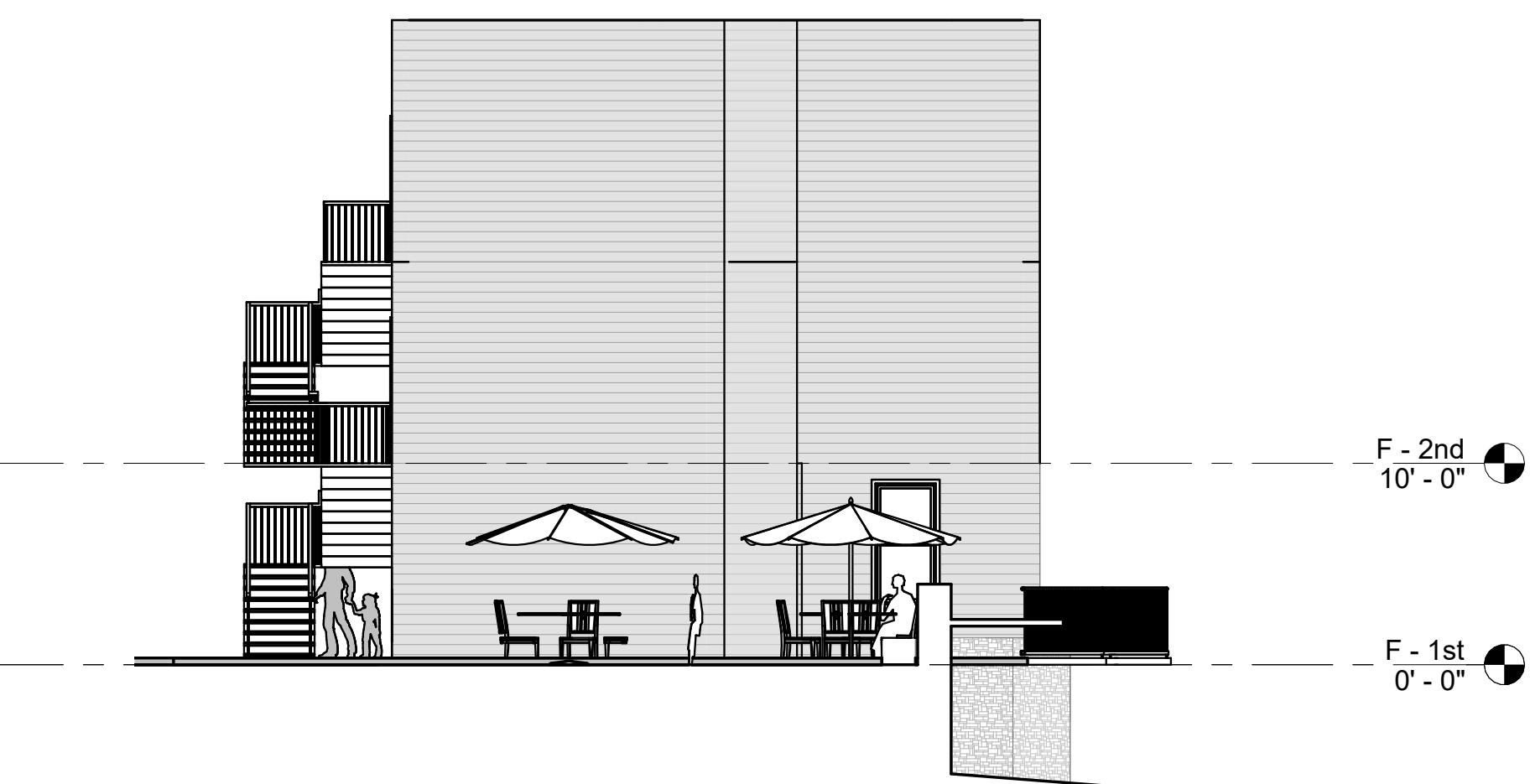
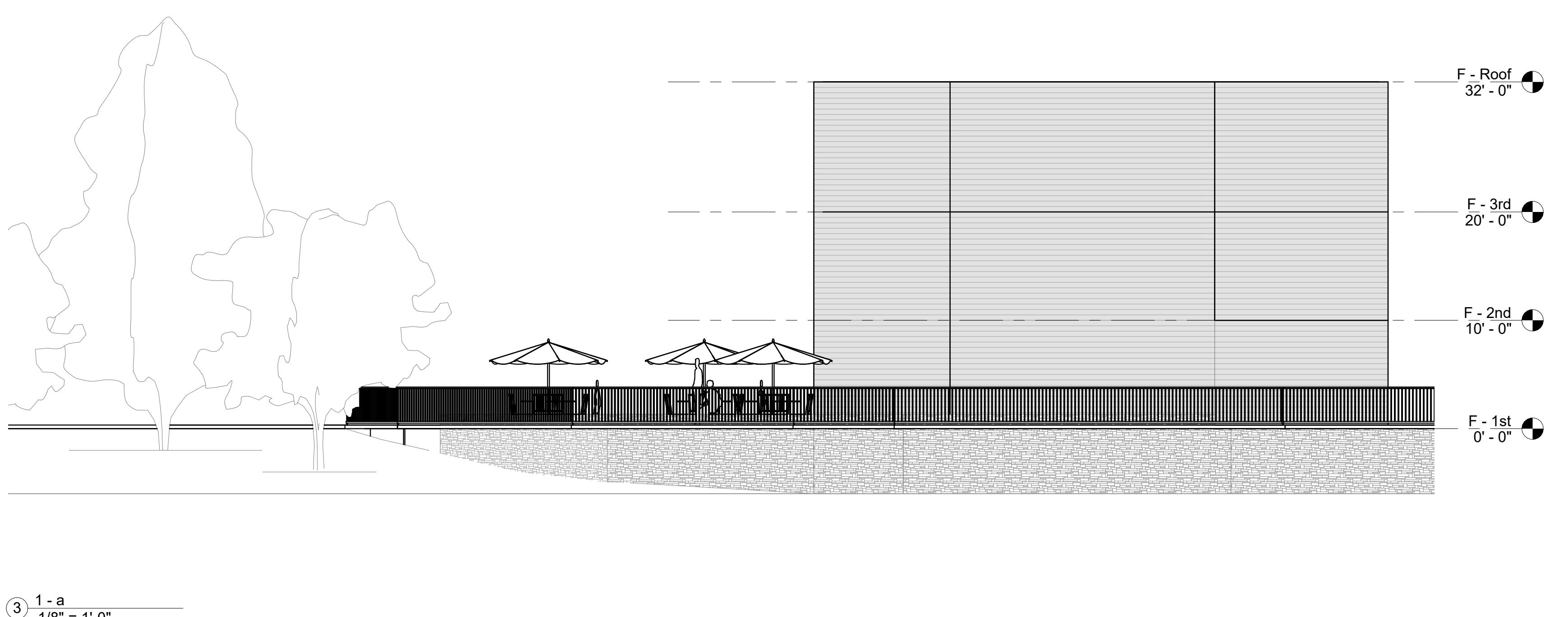
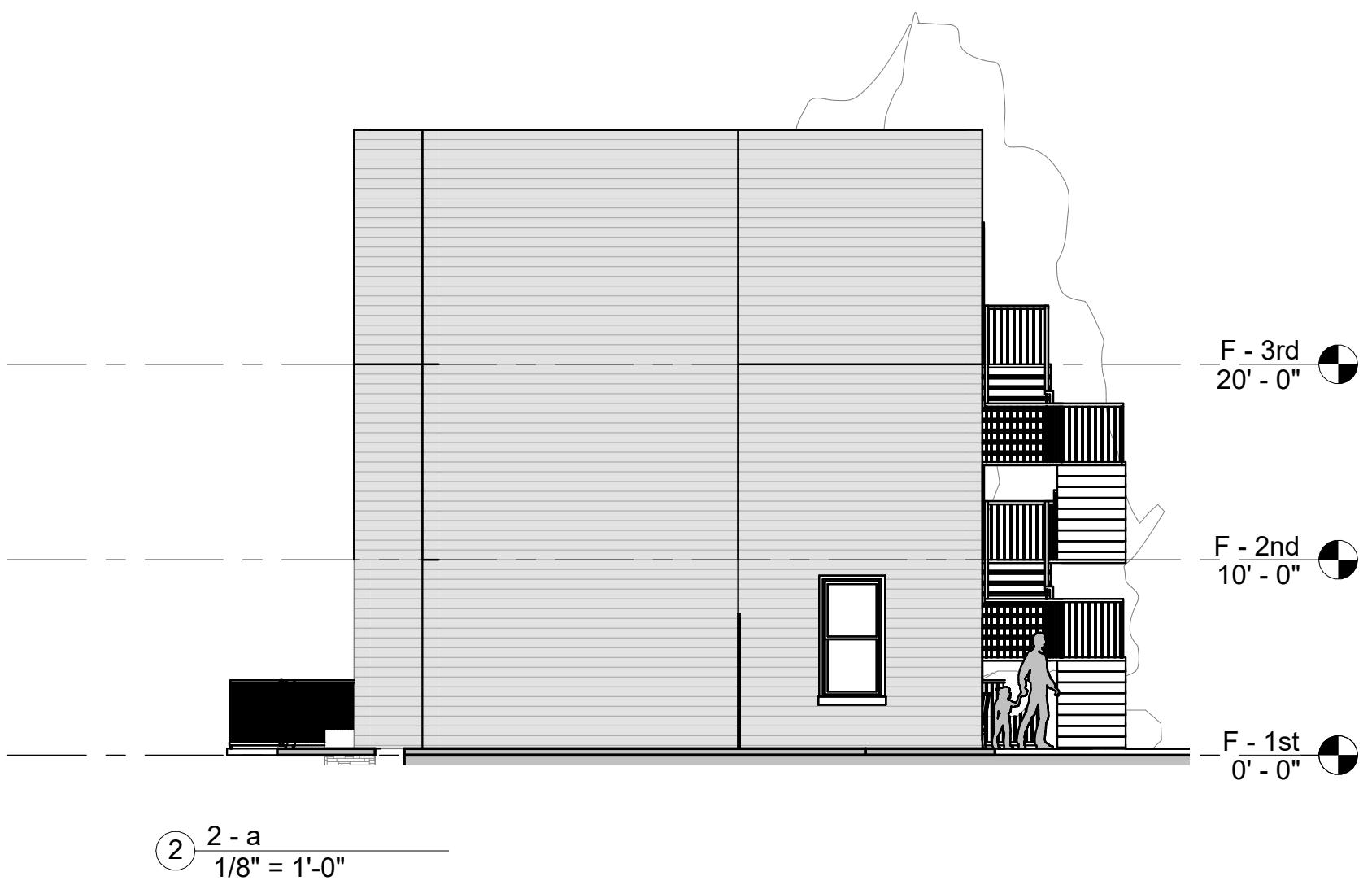
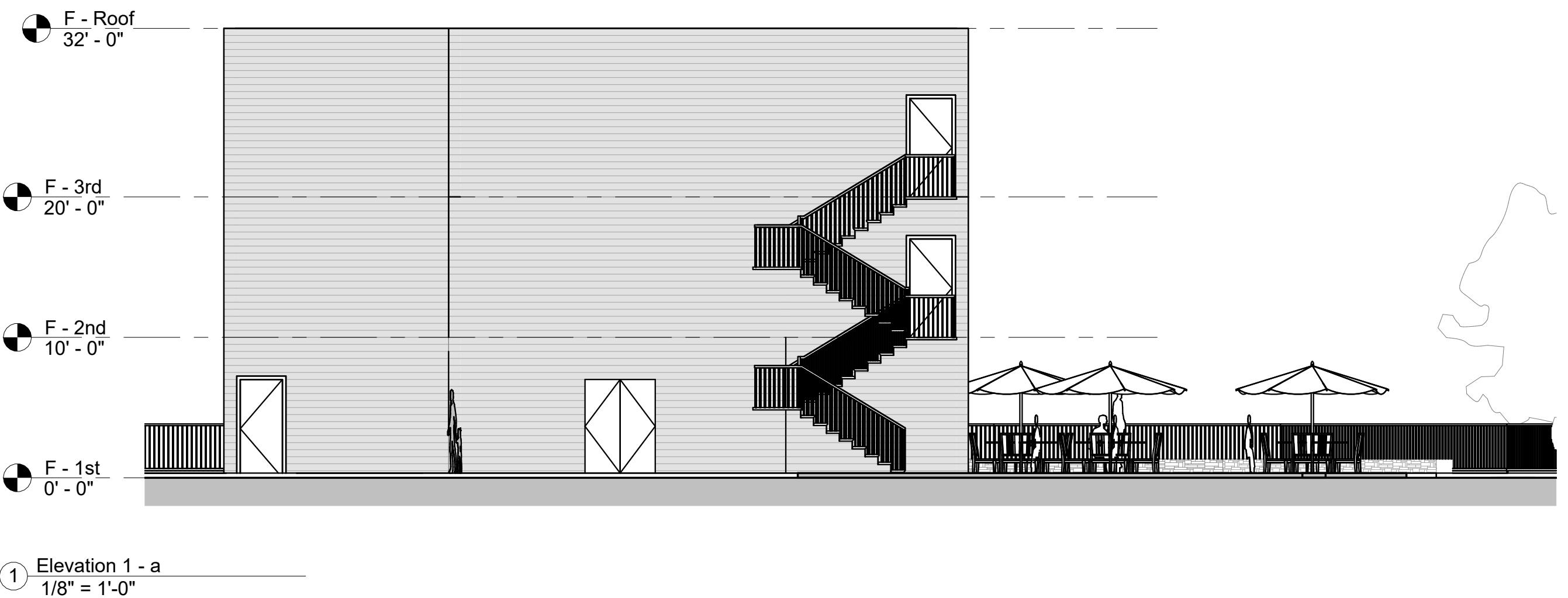
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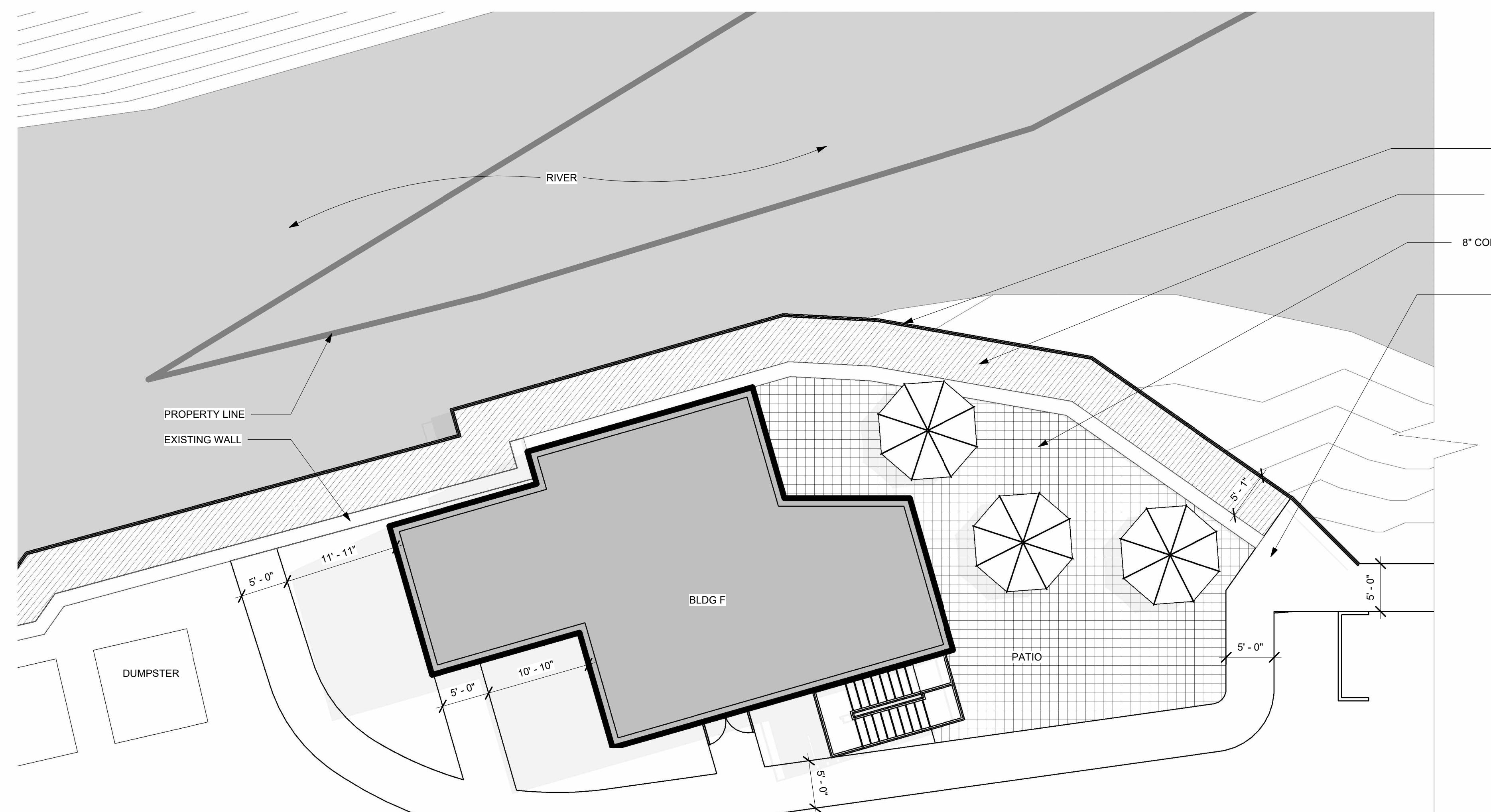
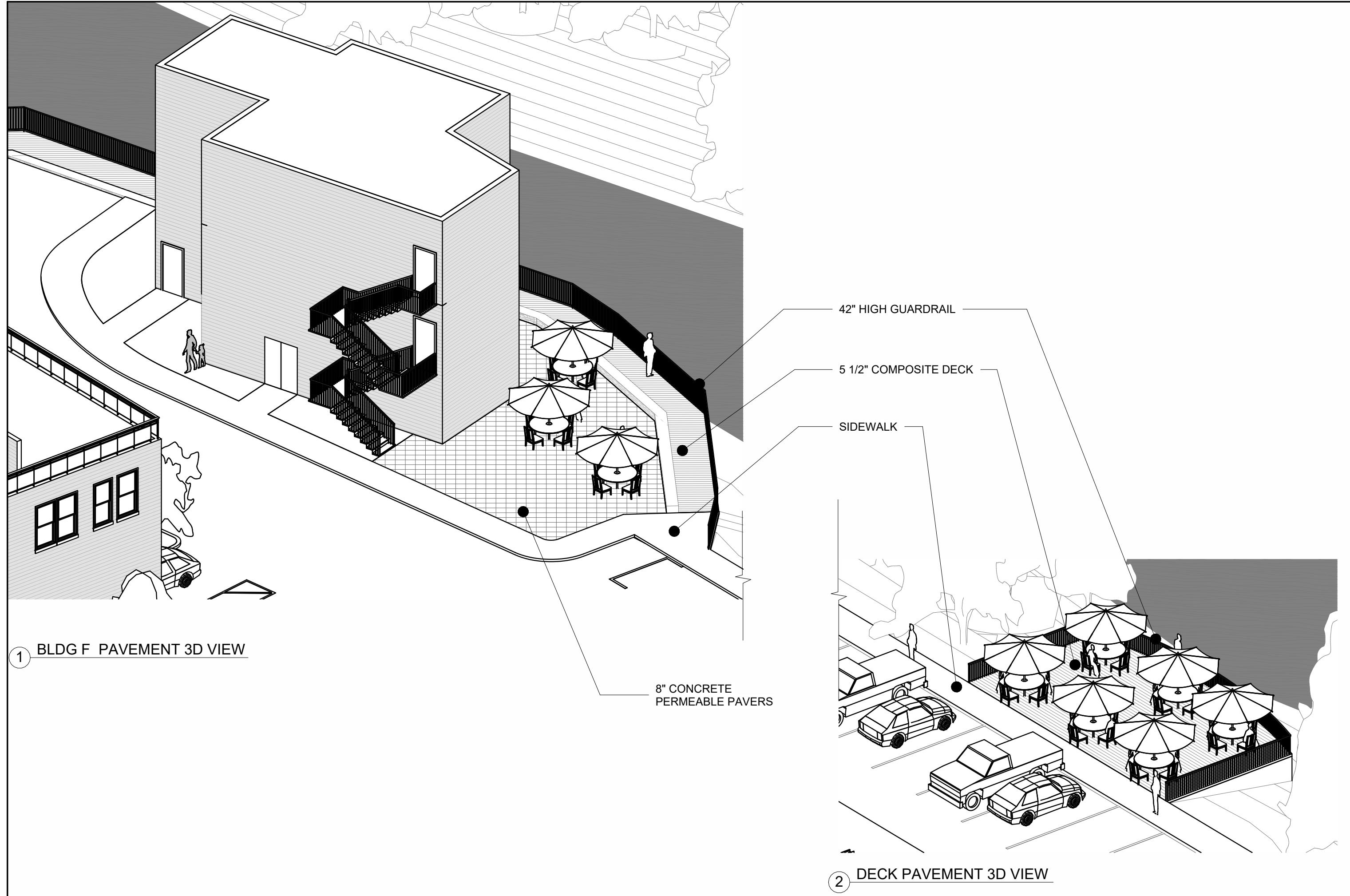
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**A6.2**





3 SITE PLAN - BLDG F & DECK  
1/8" = 1'-0"

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DRAWING TITLE

# PROPOSED PAVING

Revision Schedule		
Number	Date	Revision Description
SCALE	1/8" = 1'-0"	
DATE	APR. 18, 2025	
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PROJECT NUMBER	2054	

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**DRAWING  
NUMBER**

# A6.3