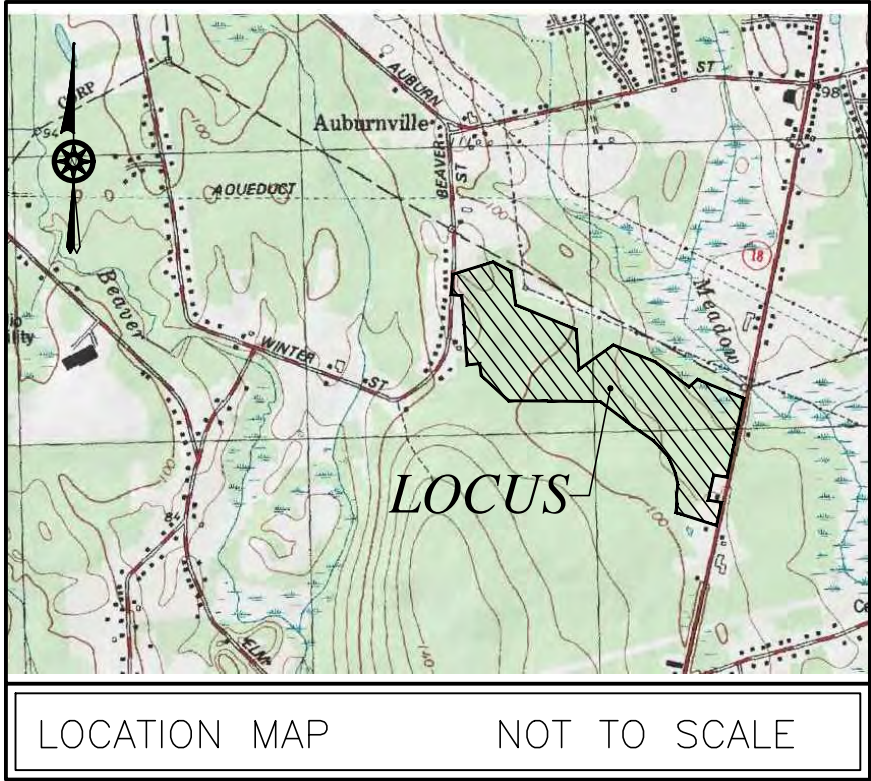




RESIDENCES AT MEADOW BROOK

PROPOSED RESIDENTIAL DEVELOPMENT

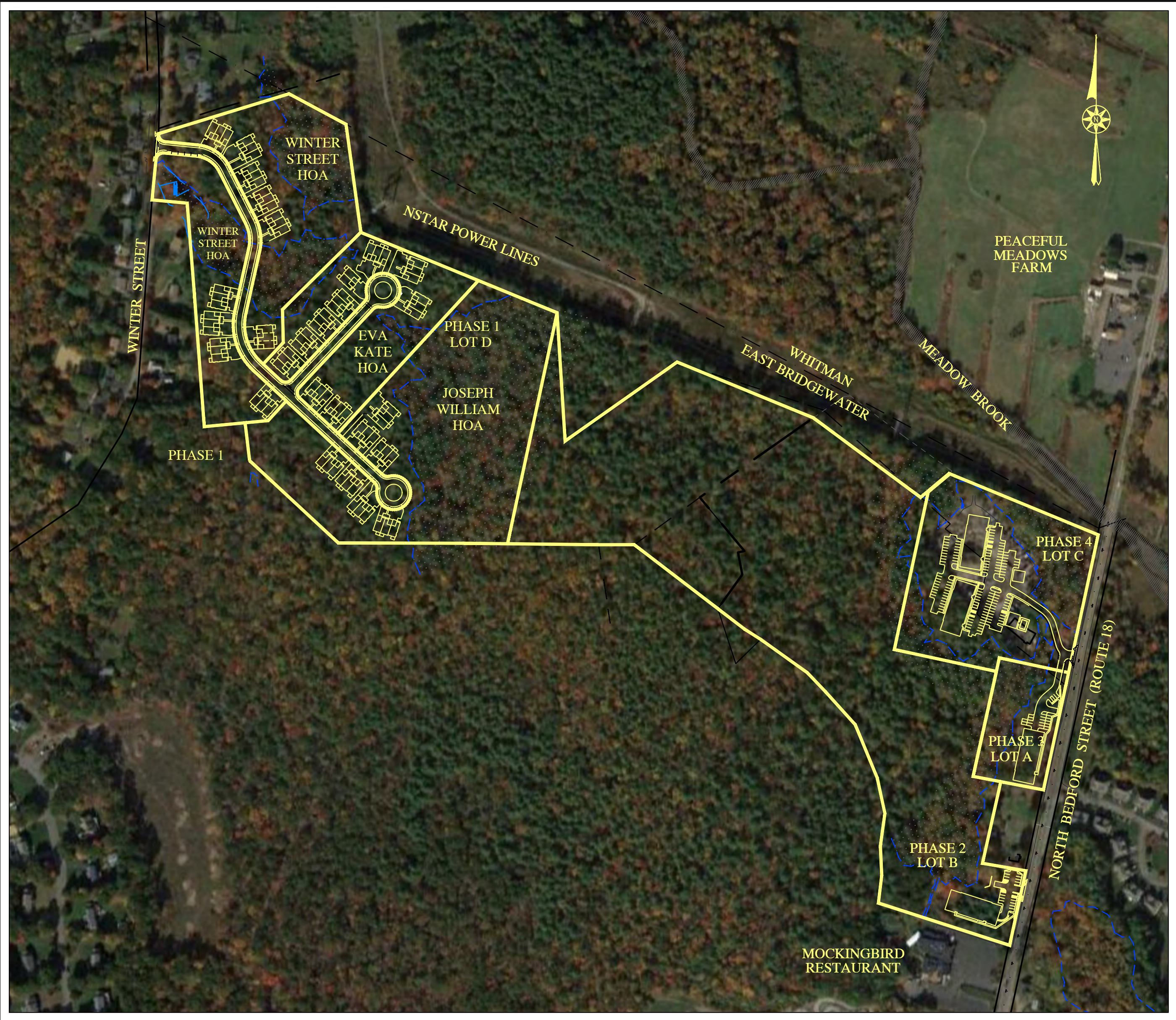
PHASE 2 - LOT B NORTH BEDFORD STREET EAST BRIDGEWATER, MASSACHUSETTS

JANUARY 28, 2022
REVISED DECEMBER 17, 2024

INDEX

SHEET DESCRIPTION

C1.1	COVER AND INDEX
C1.2	GENERAL NOTES & LEGEND
C2.1	EXISTING CONDITIONS PLAN
C3.1	SITE LAYOUT PLAN
C4.1	GRADING AND DRAINAGE PLAN
C5.1	UTILITY PLAN
C6.1 - C6.3	CONSTRUCTION DETAILS



2021 MassGIS GOOGLE MAP

VICINITY MAP

DEVELOPER:
JSC HOLDINGS, LLC
906 NORTH BEDFORD STREET, UNIT #1
EAST BRIDGEWATER, MA 02333

ATTORNEY:
FREEMAN LAW GROUP, LLC
86 WILLOW STREET
YARMOUTHPORT, MA 02675
P: 508-362-4700

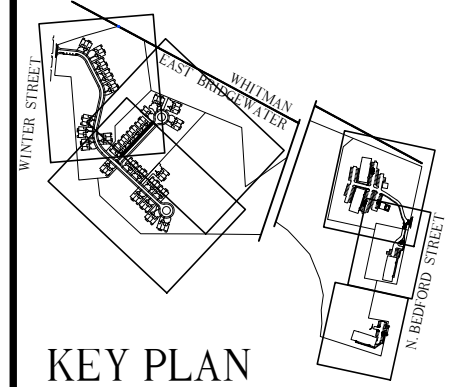
CIVIL ENGINEER/SURVEYOR:
MERRILL ENGINEERS AND LAND SURVEYORS
427 COLUMBIA ROAD
HANOVER, MA 02339
P: 781-826-9200

TRANSPORTATION ENGINEER:
MCMAHON ASSOCIATES, INC
350 MYLES STANDISH BLVD #103
TAUNTON, MA 02780
P: 508-823-2245

ARCHITECT:
THE MZO GROUP
355 MAIN STREET, SUITE 201
STONEHAM, MA 02180
P: 781-279-4446

REVISIONS

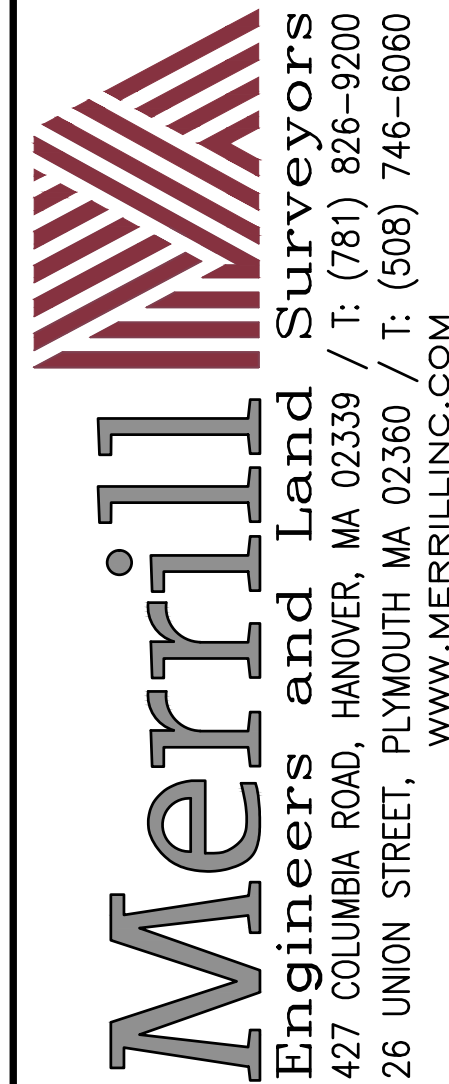
5	12/17/24	CONSERVATION FILING
4	12/04/24	ZBA COMMENTS
3	9/23/24	PLAN REVISIONS
2	2/10/23	WETLAND UPDATE
1	4/15/22	PLAN REVISIONS



DRAWN BY: AMB

DESIGNED BY: DK

CHECKED BY: DK



**PROPOSED
RESIDENTIAL DEVELOPMENT**
PHASE 2 - LOT B NORTH BEDFORD STREET
EAST BRIDGEWATER, MASSACHUSETTS
OWNER/APPLICANT JSC HOLDINGS, LLC
906 NORTH BEDFORD ST, UNIT #1
EAST BRIDGEWATER, MA 02333

JANUARY 28, 2022

SCALE: AS NOTED

JOB NO. 21-286

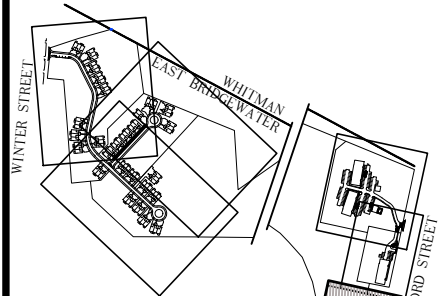
LATEST REVISION:
DECEMBER 17, 2024

COVER & INDEX

SHEET C1.1

REVISIONS

5	12/17/24	CONSERVATION FILING
4	12/04/24	ZBA COMMENTS
3	9/23/24	PLAN REVISIONS
2	7/10/23	WETLAND UPDATE
1	4/15/22	PLAN REVISIONS



KEY PLAN



DRAWN BY: AMB

DESIGNED BY: DK

CHECKED BY: DK

Merrill
Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
WWW.MERRILLINC.COM

PROPOSED
RESIDENTIAL DEVELOPMENT
PHASE 2 - LOT B NORTH BEDFORD STREET
EAST BRIDGEWATER, MASSACHUSETTS

OWNER/APPLICANT JSC HOLDINGS, LLC
906 NORTH BEDFORD ST, UNIT #1
EAST BRIDGEWATER, MA 02333

JANUARY 28, 2022

SCALE: 1"=30'

JOB NO. 21-286

LATEST REVISION:
DECEMBER 17, 2024

PHASE 2 - LOT B
SITE LAYOUT PLAN

SHEET C3.1

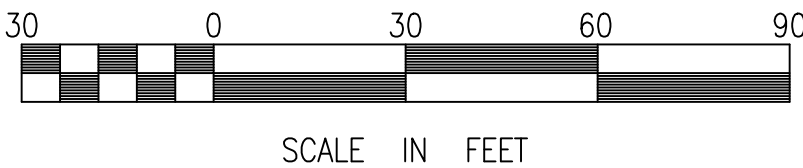
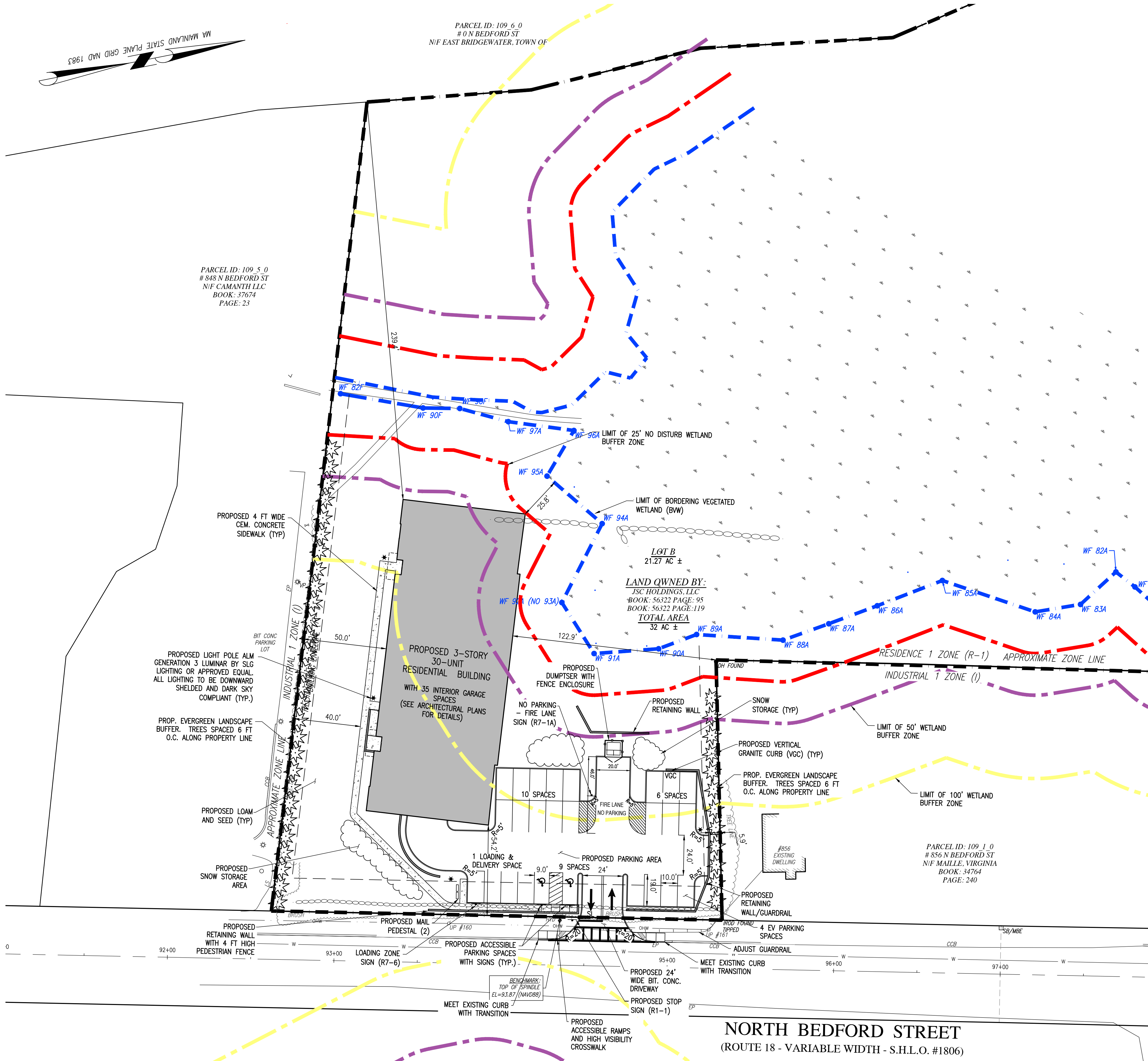
PARKING:
EXISTING:
VACANT

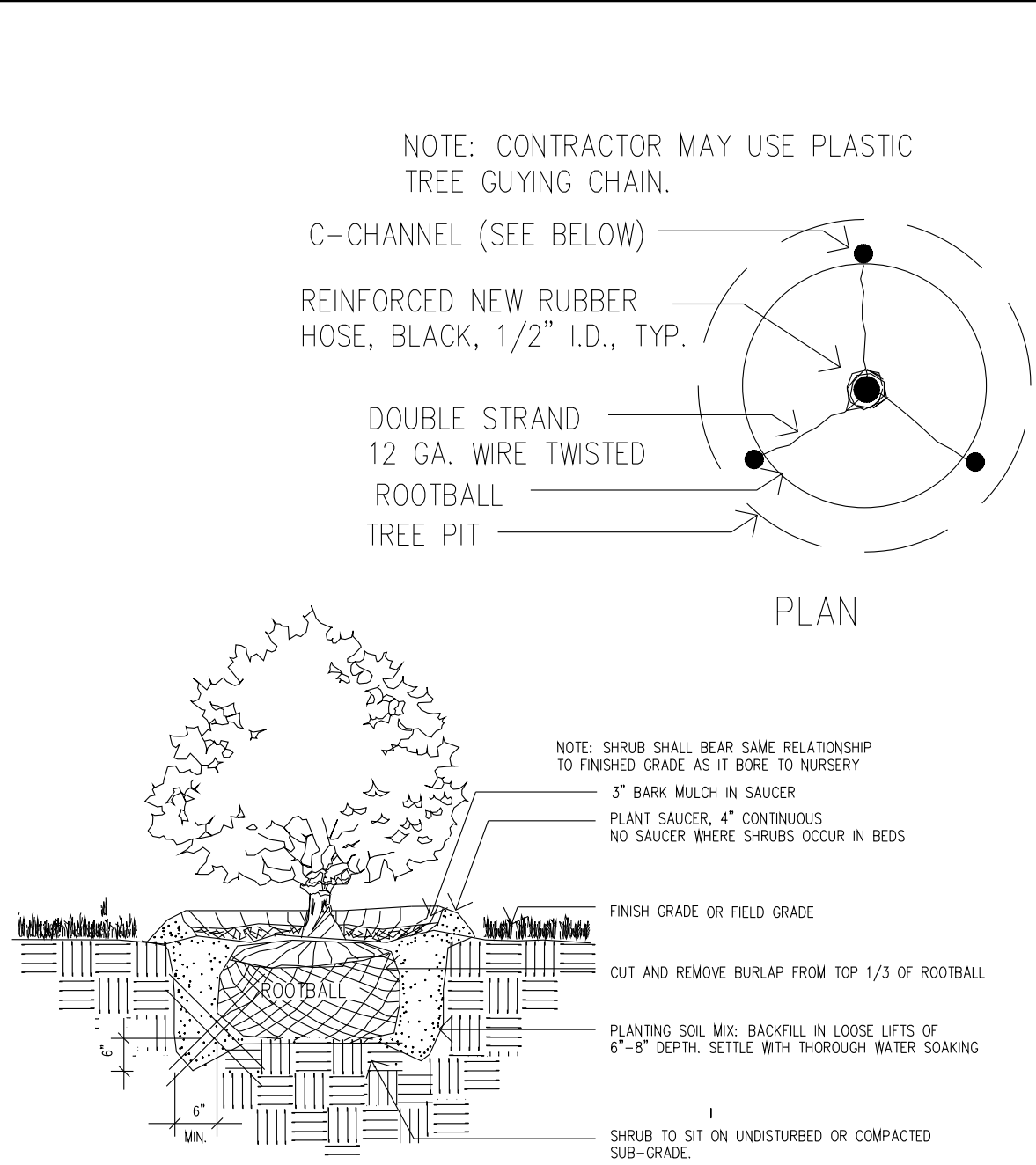
PROPOSED:
30-UNIT RESIDENTIAL DEVELOPMENT
60 SPACES
(3 ACCESSIBLE PARKING SPACES REQUIRED)

1. GARAGE PARKING SPACES 8.5'x19' = 35
2. SURFACE PARKING SPACES 10'x19' = 25
3. DELIVERY/LOADING SPACES 10'x19' = 1
4. ACCESSIBLE PARKING SPACES 9' x 19' = 4
(2 GARAGE AND 2 SURFACE)

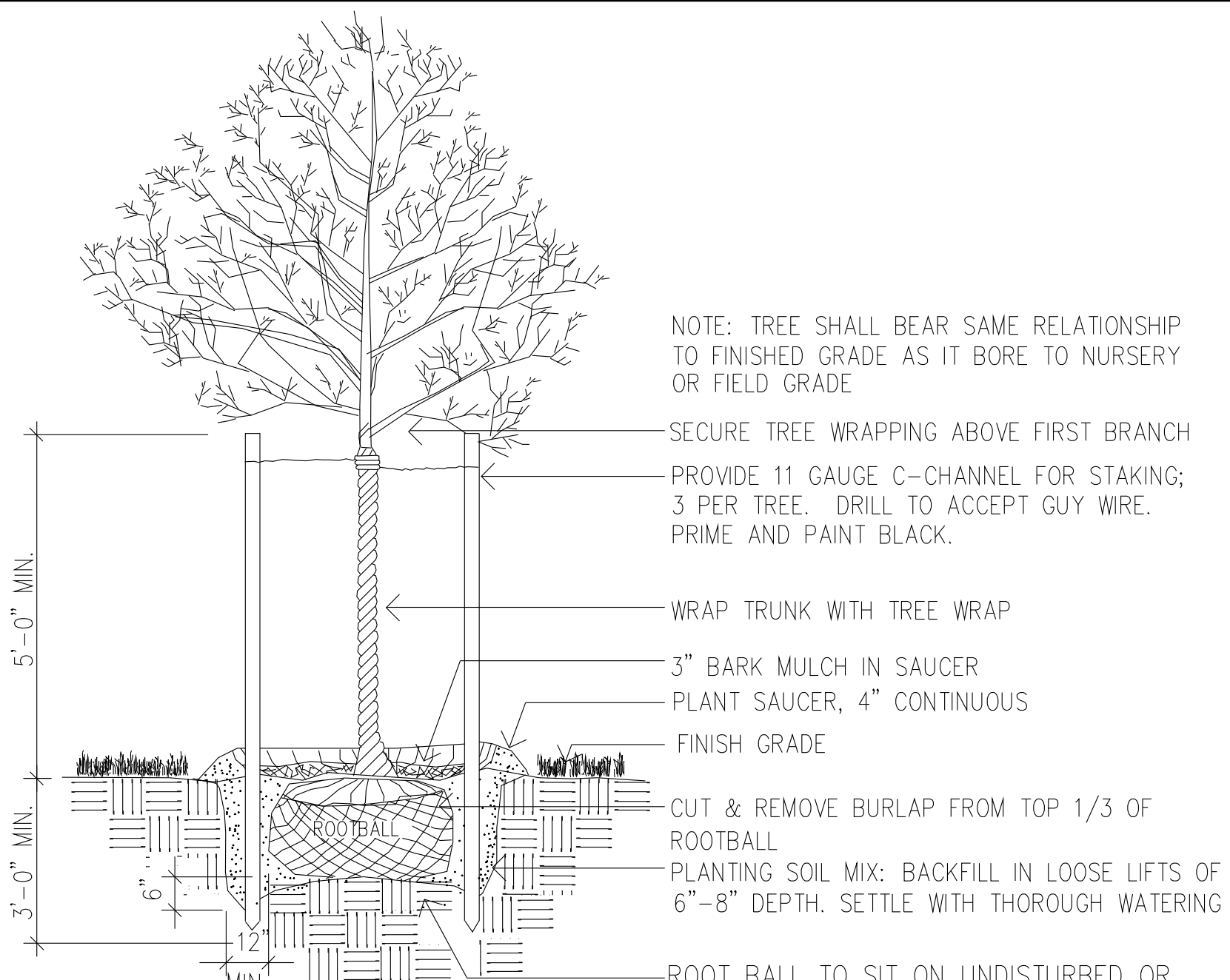
REQUIRED PARKING PER ZONING BYLAW SECTION 6
MULTI-FAMILY UNIT BREAKDOWN

#	UNIT TYPE	REQ'D SPACES	REQ'D SPACES	PROPOSED SPACES
3	-1 BEDROOM	2 SPACES	6	
27	-2+ BEDROOM	3 SPACES	81	
			87	60 TOTAL

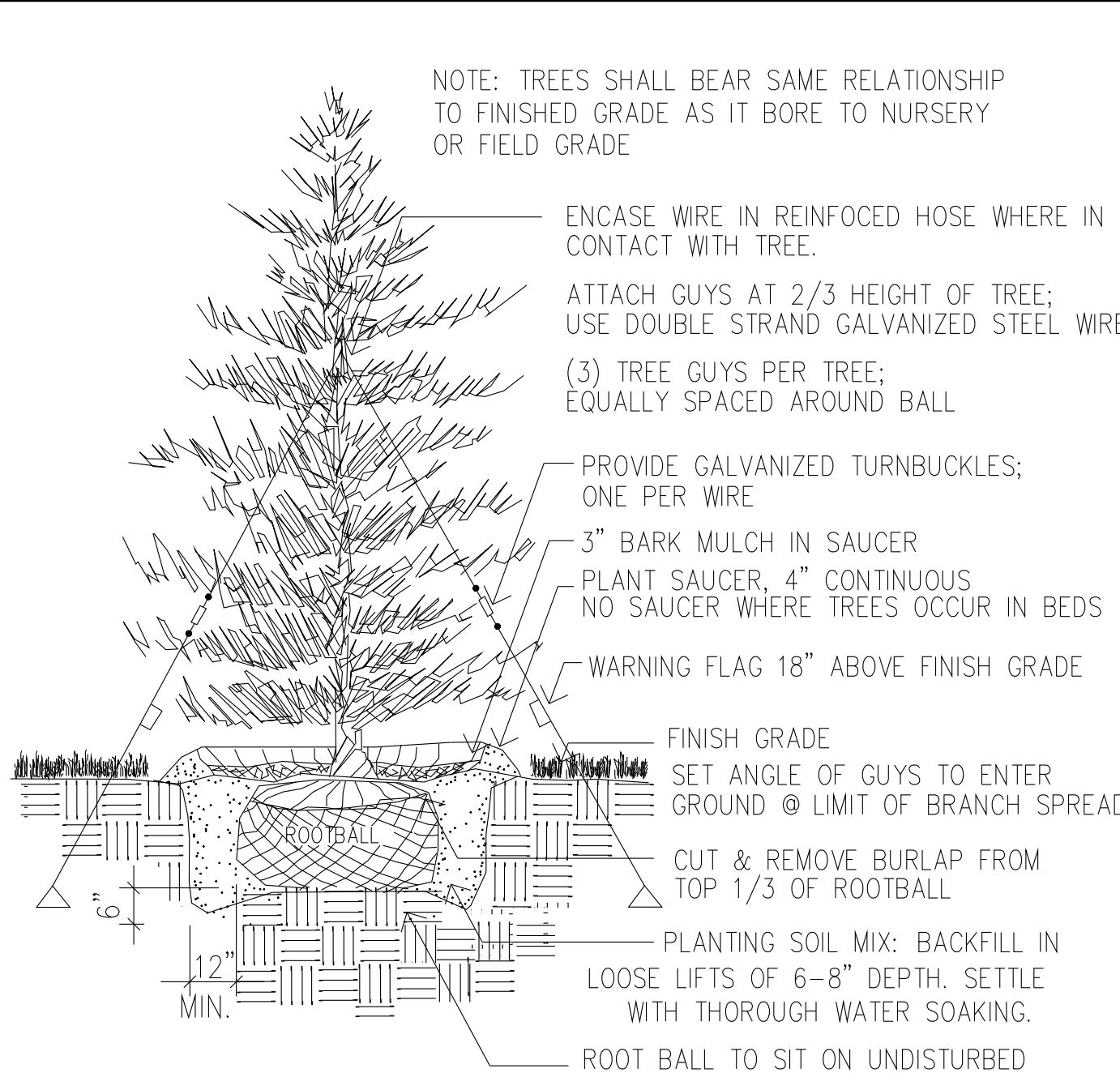




1 SHRUB PLANTING
SCALE: 1/2"= 1'-0"

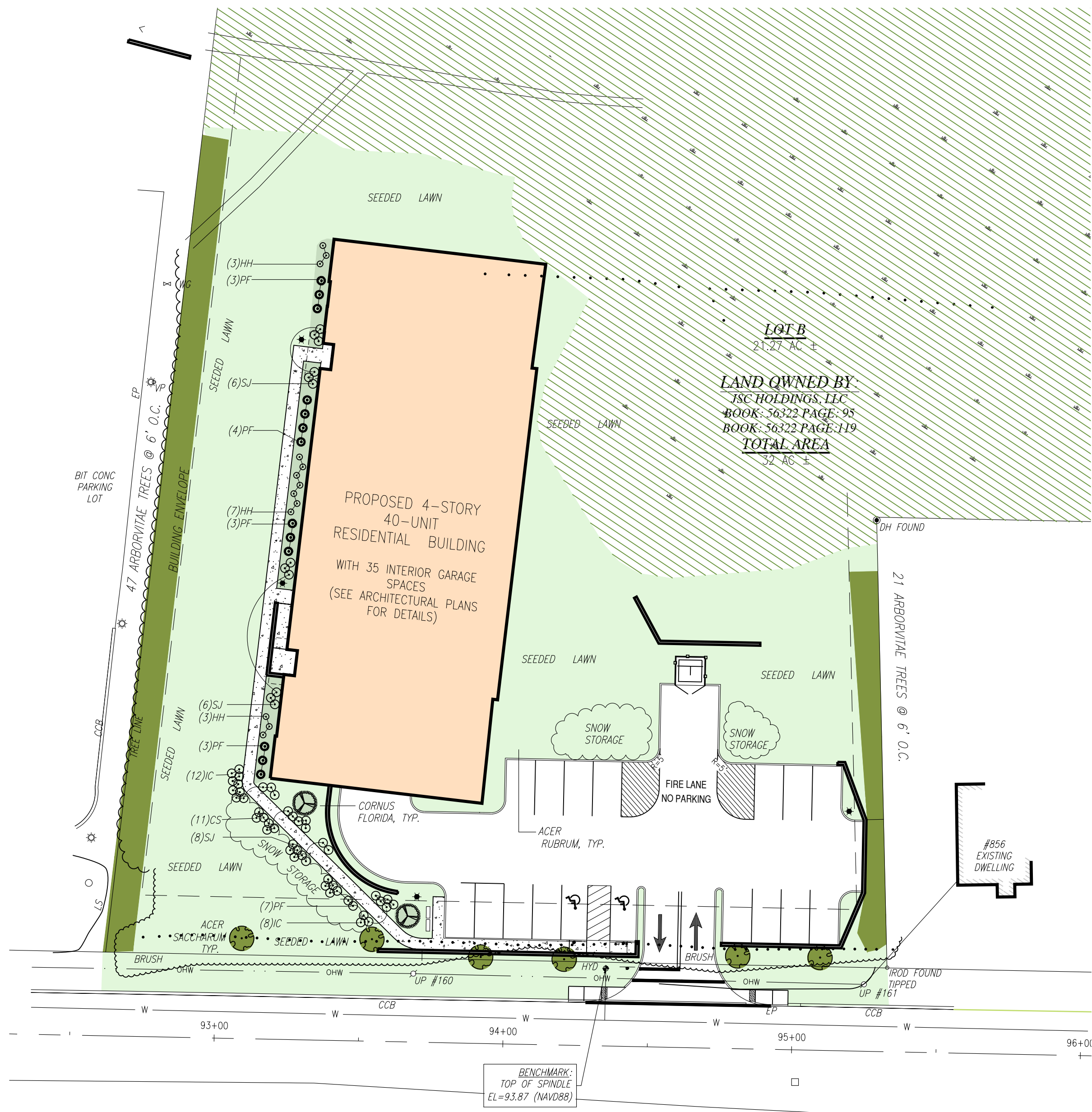


2 DECIDUOUS TREE PLANTING
SCALE: 1/2"= 1'-0"

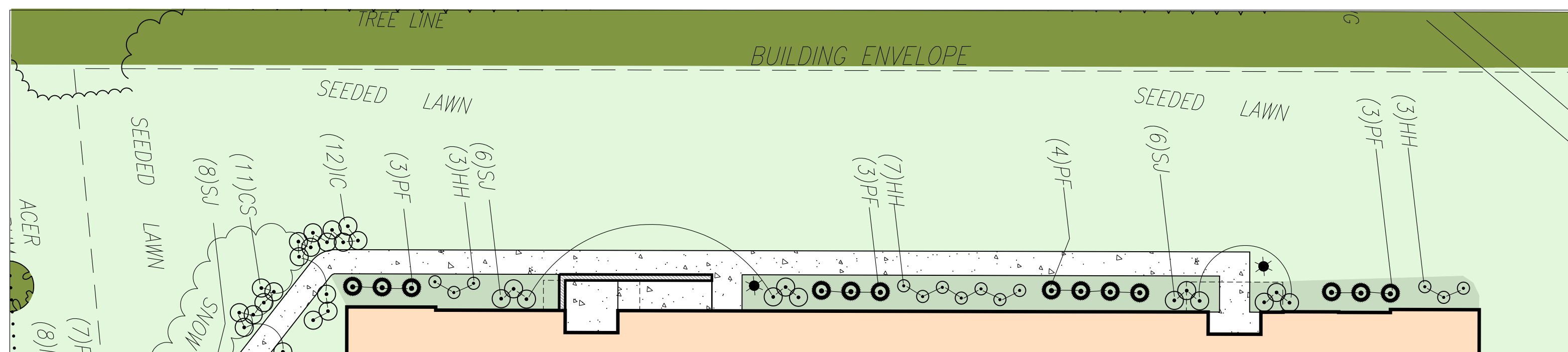


3 CONIFEROUS TREE PLANTING
SCALE: 1/2"= 1'-0"

- PLANTING NOTES**
1. CONTRACTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE TOTAL SCOPE OF WORK AND ALL REQUIRED COORDINATION PRIOR TO START OF WORK.
 2. PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 3. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE A PLANT OF EQUIVALENT OVERALL FORM, HEIGHT AND BRANCHING HABIT, FLOWER, LEAF, FRUIT, COLOR AND TIME OF BLOOM, AND SHALL BE APPROVED BY THE OWNER'S REP.
 5. THE CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO STAKING AND REPORT ANY CONFLICTS TO THE OWNER'S REP.
 4. NO PLANTING SHALL BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
 5. TREES SHALL BE PLANTED 3" HIGHER THAN ORIGINAL NURSERY GRADE. PLANTS WHICH SETTLE OUT OF PLUMB OR BELOW GRADE MUST BE REPLANTED IMMEDIATELY.
 6. PLANTS TO BE THOROUGHLY WATERED AFTER INSTALLATION, AT LEAST TWICE WITHIN THE FIRST 24 HOURS
 7. THE LIMIT OF SEEDING AT THE EDGE OF CLEARING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED IN THE FIELD BASED ON THE ACTUAL LIMITS OF CLEARING AND GRADING, AND AS DIRECTED BY THE OWNER'S REP.
 8. PROVIDE MINIMUM OF 6" OF TOPSOIL IN DISTURBED AREAS AND IN AREAS WHERE PAVEMENT OR OTHER STRUCTURES HAVE BEEN REMOVED UNLESS OTHERWISE NOTED.



NORTH BEDFORD STREET
(ROUTE 18 - VARIABLE WIDTH - S.H.L.O. #1806)



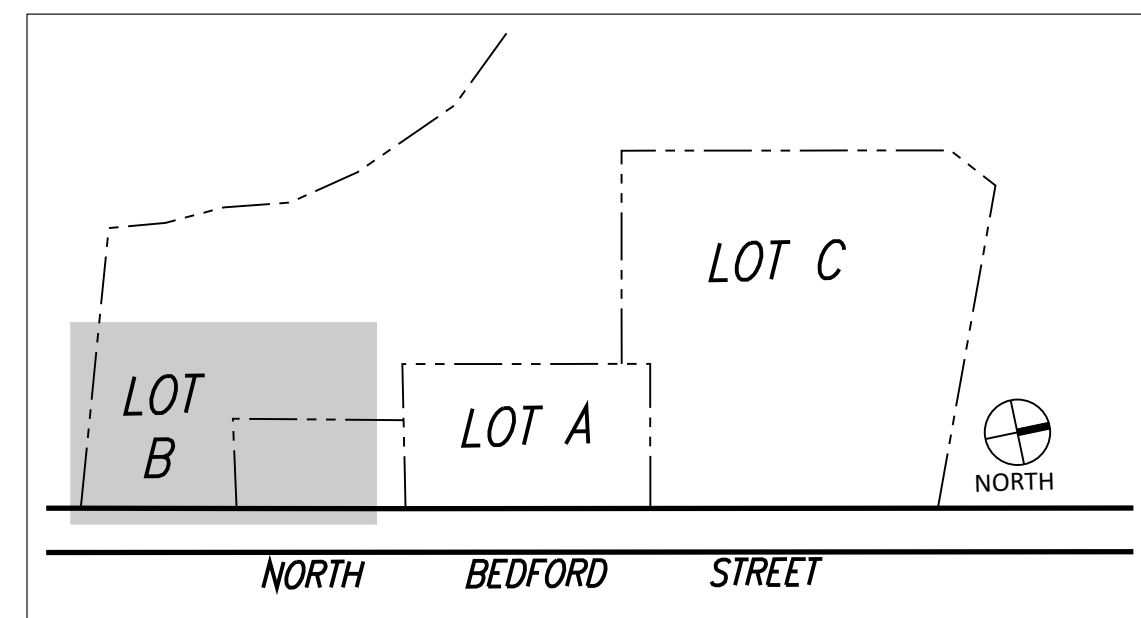
DETAIL OF ENTRY PLANTINGS - SCALE: 1/6"=1'-0"

PLANT SCHEDULE - THIS SHEET

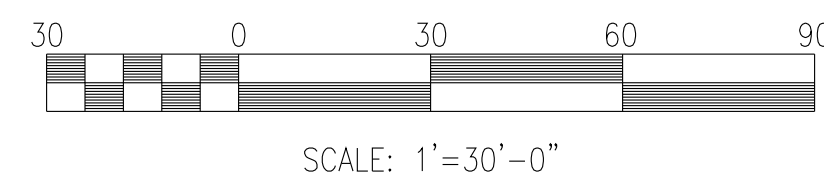
KEY	BOTANICAL NAME	COMMON NAME	NURSERY SIZE	QUANTITY
TREES				
	ACER SACCHARUM	SUGAR MAPLE	2" CAL. B&B	11
	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL. B&B	2
	THUJA PLICATA X STANDISHII	'GREEN GIANT' ARBORVITAE	5' HT. B&B	68
SHRUBS				
CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.	11
HH	HYPERICUM 'HIDCOTE'	ST. JOHN'S WORT	5 GAL.	13
IC	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN JAPANESE HOLLY	5 GAL.	20
PF	POTENTILLA FRUTICOSA	ABBOTSWOOD POTENTILLA	5 GAL.	20
SJ	SPIREA JAPONICA	JAPANESE MEADOWSWEET	5 GAL.	20

PLANT SCHEDULE FOR PHASES 2, 3, & 4

KEY	BOTANICAL NAME	COMMON NAME	NURSERY SIZE	QUANTITY
TREES				
	ACER RUBRUM	RED MAPLE	2" CAL. B&B	15
	ACER SACCHARUM	SUGAR MAPLE	2" CAL. B&B	36
	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL. B&B	6
	THUJA PLICATA X STANDISHII	'GREEN GIANT' ARBORVITAE	5' HT. B&B	112
SHRUBS				
CS	CORNUS SERICEA	RED TWIG DOGWOOD	5 GAL.	25
IC	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN JAPANESE HOLLY	5 GAL.	20
HH	HYPERICUM 'HIDCOTE'	ST. JOHN'S WORT	5 GAL.	79
PF	POTENTILLA FRUTICOSA	ABBOTSWOOD POTENTILLA	5 GAL.	61
SJ	SPIREA JAPONICA	JAPANESE MEADOWSWEET	5 GAL.	56
VD	VIBURNUM DENTATUM	ARROWOOD VIBURNUM	5 GAL.	5



LOCATION KEY



SCALE: 1'=30'-0"

Residences at Meadow Brook

East Bridgewater, MA

REVISED: FEBRUARY 14, 2025

Project Team: Andrew T. Zalewski, A.I.A.
Warren Putnam

The MZO GROUP
Stoneham, MA

LIST OF DRAWINGS

- SHEET A-1 PARKING GARAGE IN BASEMENT
- SHEET A-2 FIRST FLOOR PLAN
- SHEET A-3 SECOND AND THIRD FLOOR PLAN
- SHEET A-4 ROOF PLAN
- SHEET A-5 ELEVATIONS
- SHEET A-6 ELEVATIONS AND SECTION
- SHEET A-7 UNIT PLANS

Project Team:

DEVELOPER
JSC Holdings, LLC
906 North Bedford St. #1
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ATTORNEY
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Yarmouthport, MA 02675
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CIVIL ENGINEER / SURVEYOR
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(781) 826-9200

TRANSPORTATION ENGINEER
McMahon Associates
350 Myles Standish Boulevard, Suite 103
Taunton, MA 02780
(508) 823-2245

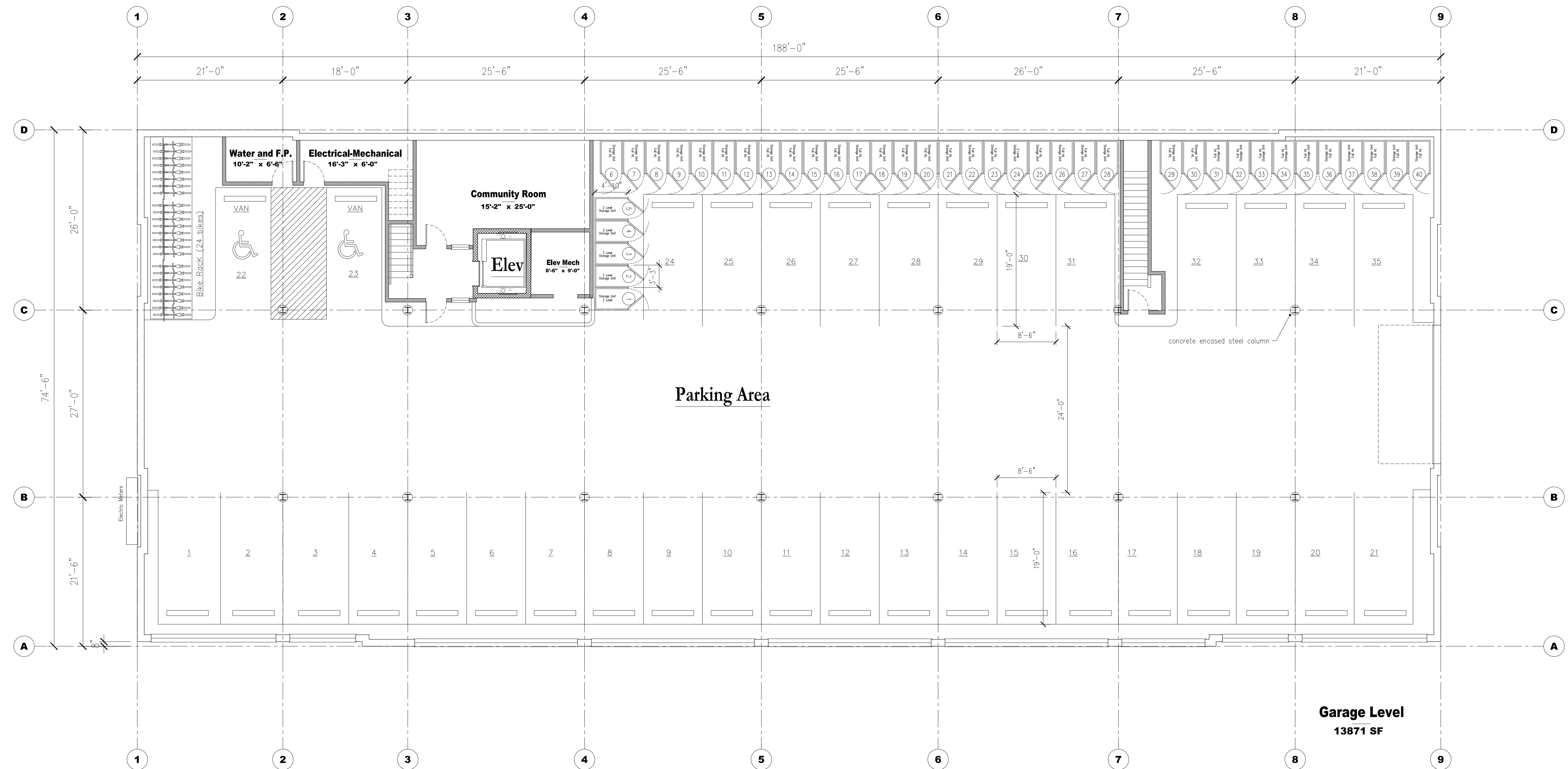
ARCHITECT
Andrew T. Zalewski, A.I.A.
The MZO GROUP
335 Main Street, Suite 201
Stoneham, MA 02180
(781) 279-4446



FRONT ELEVATION – Phase 2 – Lot B

1/8" = 1'-0"

PROPOSED GARDEN STYLE BUILDING - PHASE 2 - LOT B



PARKING GARAGE IN BASEMENT – Phase 2 – Lot B

1/8" = 1'-0"

Phase 2 - Lot B

Unit Breakdown:			Parking:	
Market	1 Bed	1 Units	2 Ea.	2 Total
	2 bed	20 Units	2 Ea.	40 Total
	3 Bed	1 Units	2 Ea.	2 Total
Affordable	1 Bed	2 Units	2 Ea.	4 Total
	2 bed	4 Units	2 Ea.	8 Total
	3 Bed	2 Units	2 Ea.	4 Total
Garage Parking			35 Spaces	
Surface Parking			25 Spaces	
Total Parking			60 Spaces	

Schematic 30 Unit Elevator Access Building

3 story, 10 units/floor

10% 3 Bed (3 Units)

80% 2 Bed (24 Units)

10% 1 Bed (3 Units)

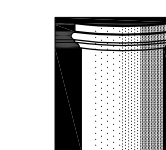
Type 5B Construction 54,091 Total Sq. Ft.
Fully Sprinklered

Residences at Meadow Brook

East Bridgewater, MA

February 28, 2023

Rev. 02-12-25



The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *MIQUELLE* TRADITION

335 Main Street, Suite 201 ■ Stoneham, Massachusetts 02180
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Sheet A-1



FIRST FLOOR PLAN – Phase 2 – Lot B

1/8" = 1'-0"

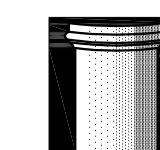
Interior:
Bathrooms – Tile Floor and tile around tubs.
Building Entry – Porcelain Tile
Public Stairways – Wood stairs with Carpet
Kitchens – Quartz counters, Tile Backsplash
Crown Moldings in entry areas.
Unit Floors – Hardwood Floors
Roof hatch and wall-mounted ladder will be
provided in at least one stairway

Residences at Meadow Brook

East Bridgewater, MA

February 28, 2023

Rev. 02-12-25



The MZO GROUP
DESIGNERS ■ ARCHITECTS ■ PLANNERS
IN THE *MIQUELLE* TRADITION

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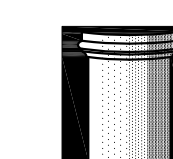
Sheet A-2



Residences at Meadow Brook

East Bridgewater, MA

February 28, 2023

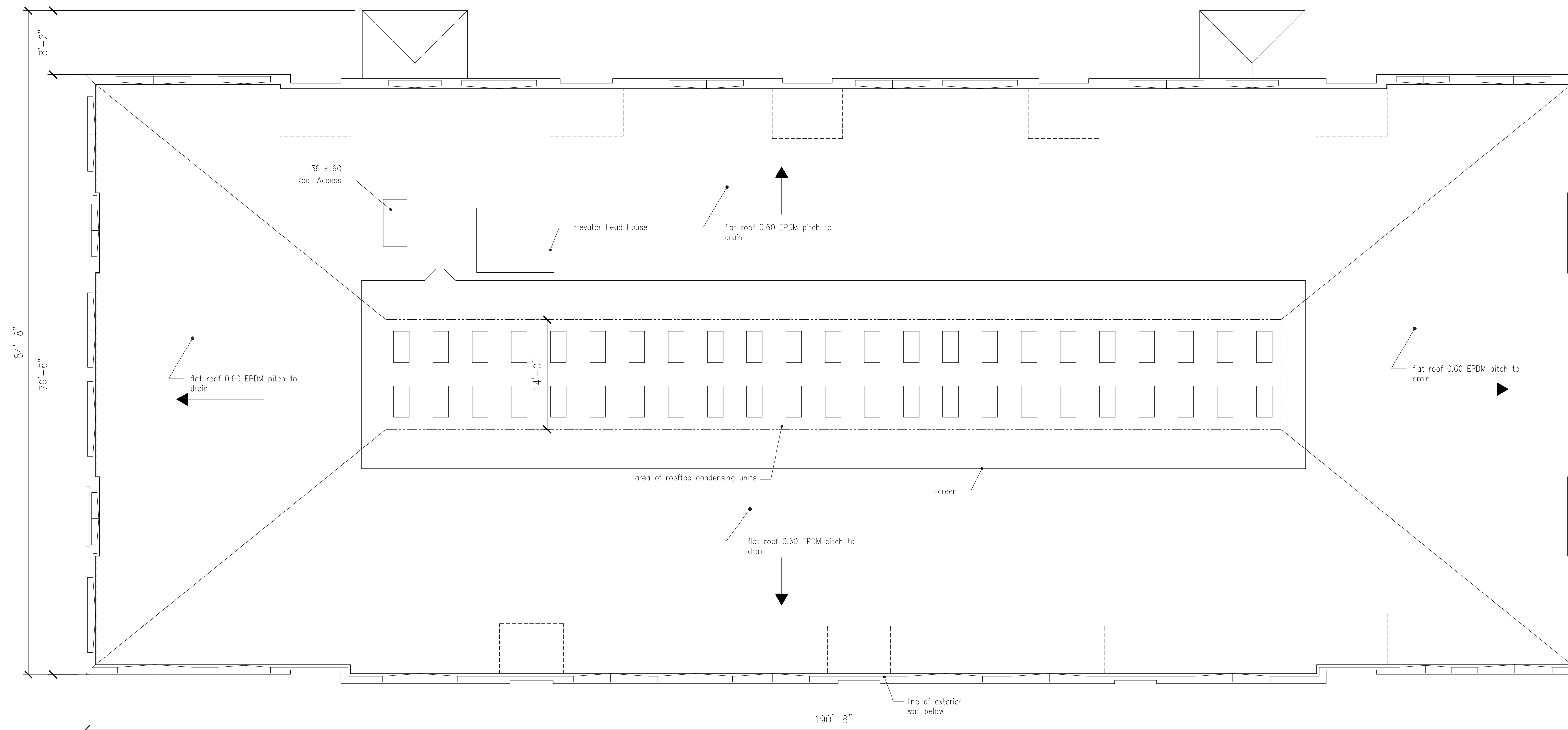


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Sheet A-3



ROOF PLAN – Phase 2 – Lot B

1/8" = 1'-0"

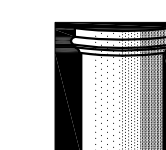
Interior:
Bathrooms – Tile floor and tile around tubs.
Building Entry – Porcelain Tile
Public Stairways – Wood stairs with Carpet
Kitchens – Quartz counters, Tile Backsplash
Crown Moldings in entry areas
Unit Floors – Hardwood Floors
Roof hatch and wall-mounted ladder will be
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Residences at Meadow Brook

East Bridgewater, MA

February 28, 2023

Rev. 02-12-25



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Sheet A-4



EXTERIOR FINISHES

- 1 PAINTED FIBER CEMENT PANEL
- 2 PAINTED FIBER CEMENT LAP SIDING, 8" EXPOSURE
- 3 PAINTED FIBER CEMENT LAP SIDING, 5" EXPOSURE
- 4 PAINTED 1X5 AZEK TRIM OR SIMILAR
- 5 BUILT-UP PAINTED AZEK TRIM OR SIMILAR
- 6 ANDERSEN 400 SERIES OR EQUAL
- 7 MANSARD SHINGLES - SYNTHETIC SLATE SHINGLES
- 8 VINYL PATIO DOOR, L-FIN ADAPTER
- 9 DRYER VENT, PAINTED TO MATCH
- 10 STONE VENEER AT COLUMN BASES
- 11 PVC DECKING AND ALUMINUM RAILING SYSTEM
- 12 SCREEN

FRONT ELEVATION - Phase 2 - Lot B

1/8" = 1'-0"



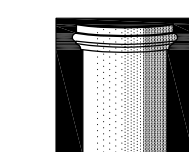
REAR ELEVATION - Phase 2 - Lot B

1/8" = 1'-0"

Residences at Meadow Brook

East Bridgewater, MA February 28, 2023

Rev. 02-12-25



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Sheet A-5



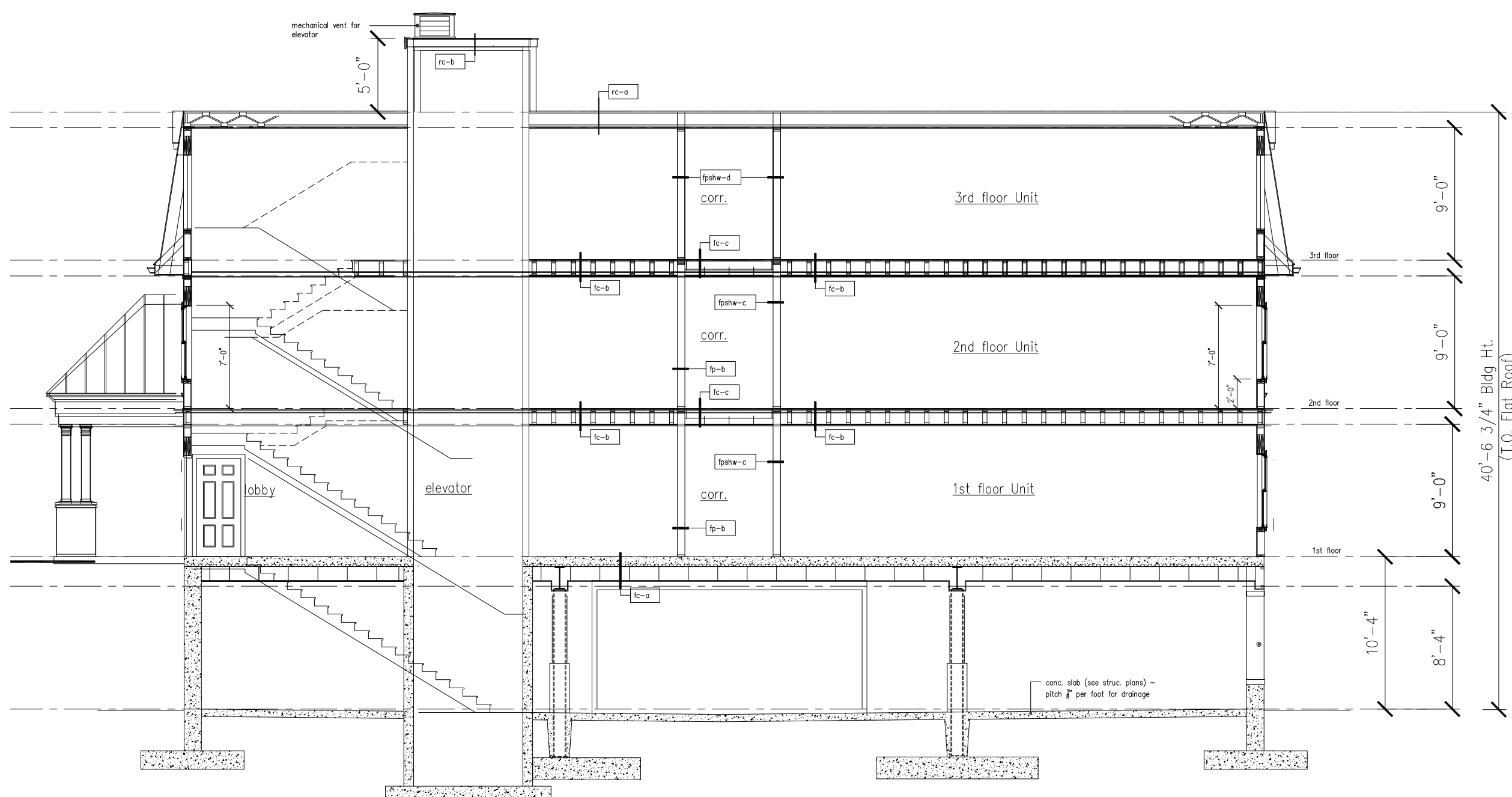
LEFT ELEVATION – Phase 2 – Lot B

1/8" = 1'-0"



RIGHT ELEVATION – Phase 2 – Lot B

1/8" = 1'-0"



SECTION – Phase 2 – Lot B

1/8" = 1'-0"

ROOF assembly:
-fully adhered .060 epdm membrane roofing over tapered rigid insul. on
manuf'r app'd underlayment
-5/8" x 4" g. plywood roof sheathing
-16" pre-engineered wood trusses @ 16" o.c. -insulation per notes &
details, r=49 min.
-vapor barrier
-025 gal/v res. channel @ 16" o.c. perpendicular to the bottom flange of
the wood trusses
-5/8" type 'C' g.w.b.

Typical Exterior Wall assemblies:
-exterior siding as shown in elevations
-building wrap over 1/2" exterior grade plywood sheathing
-2x6 studs at 16" o.c. blocked mid-height
-2" cellulose or fiberglass insulation or as required by hars rater developed
envelope insulation / ventilation model
-4 mil poly vapor barrier
-1/2" gypsum wallboard

Typical FLOOR assemblies:
garage ceiling/1st floor framing
-8" reinforced concrete slab on galvanized steel decking
-min. 12" insulation per notes & details
-steel "I" suspension ceiling system w/ #12 SWG galv. steel hanger wire
-(1) layer 5/8" type 'C' gwb
-finish flooring (by owner)
-3/4" x 4" g. plywood sheathing
-16" pre-engineered wood floor trusses @ 16" o.c.
-3 1/2" i.g. batt insulation at bottom of trusses
-25 ga. 7/8" furring channels @ 16" o.c.
-5/8" type 'C' gwb, joints finished w/ 2 layers of compound

EXTERIOR FINISHES

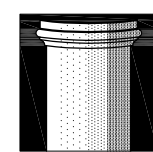
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Residences at Meadow Brook

East Bridgewater, MA

February 28, 2023

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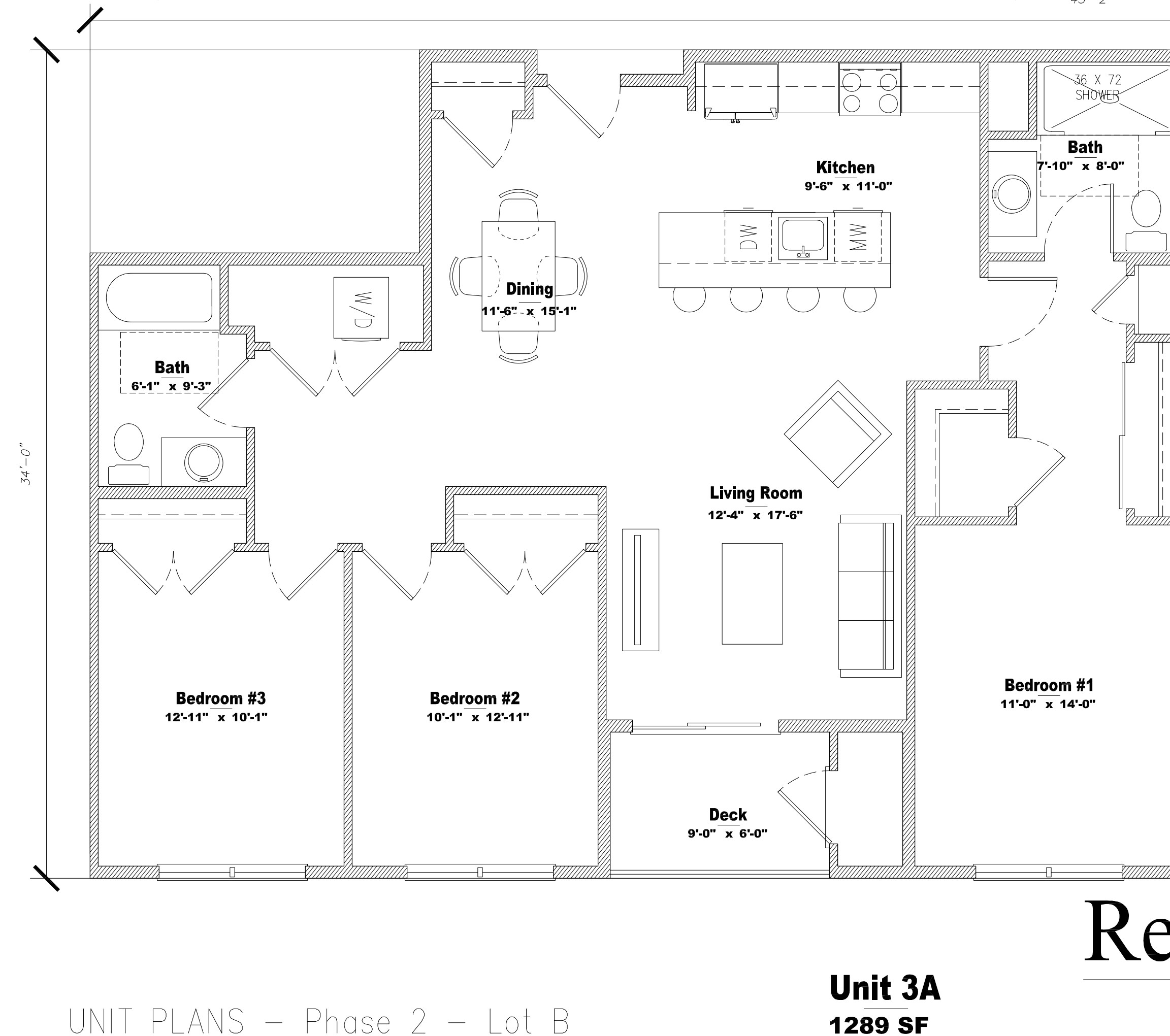
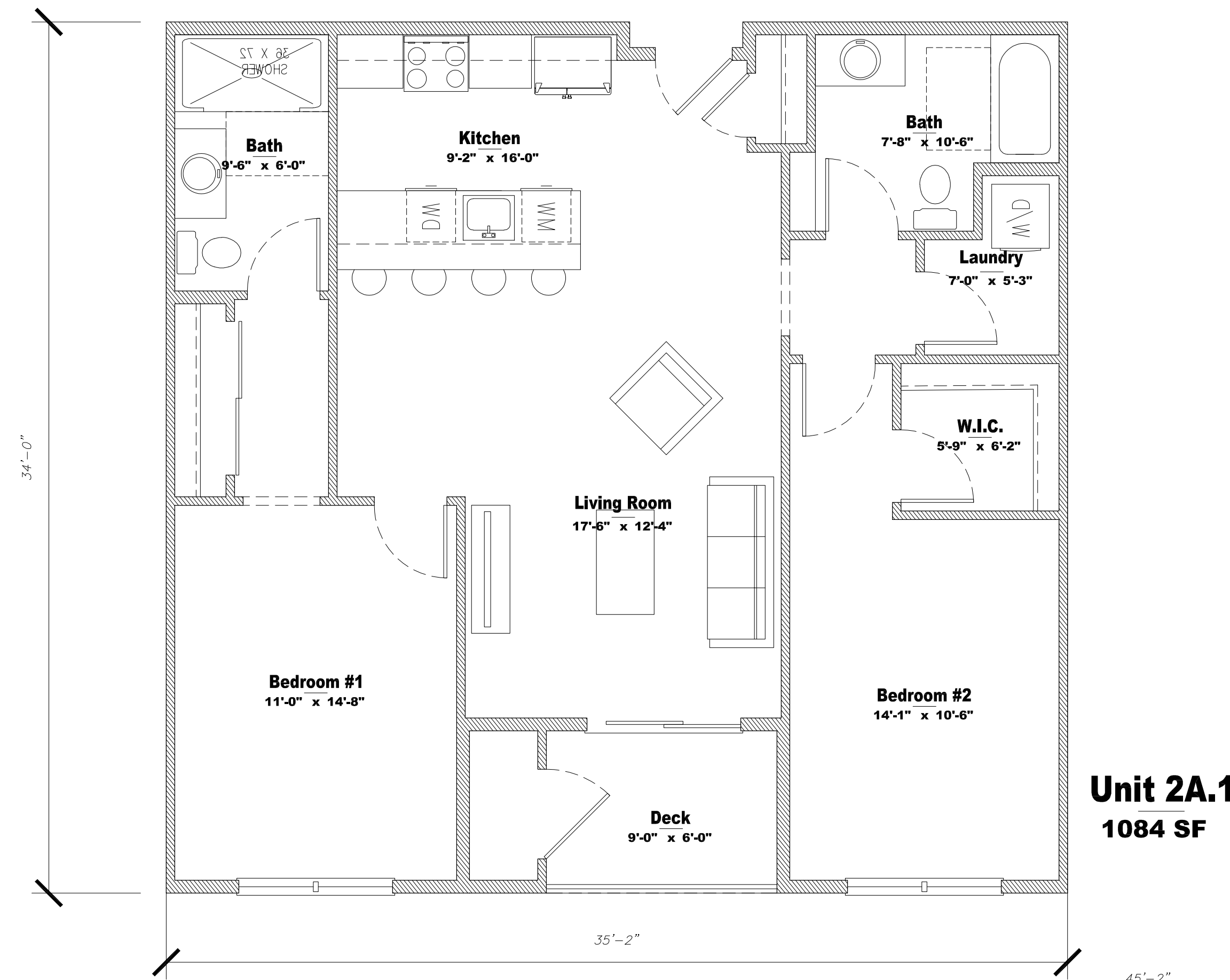
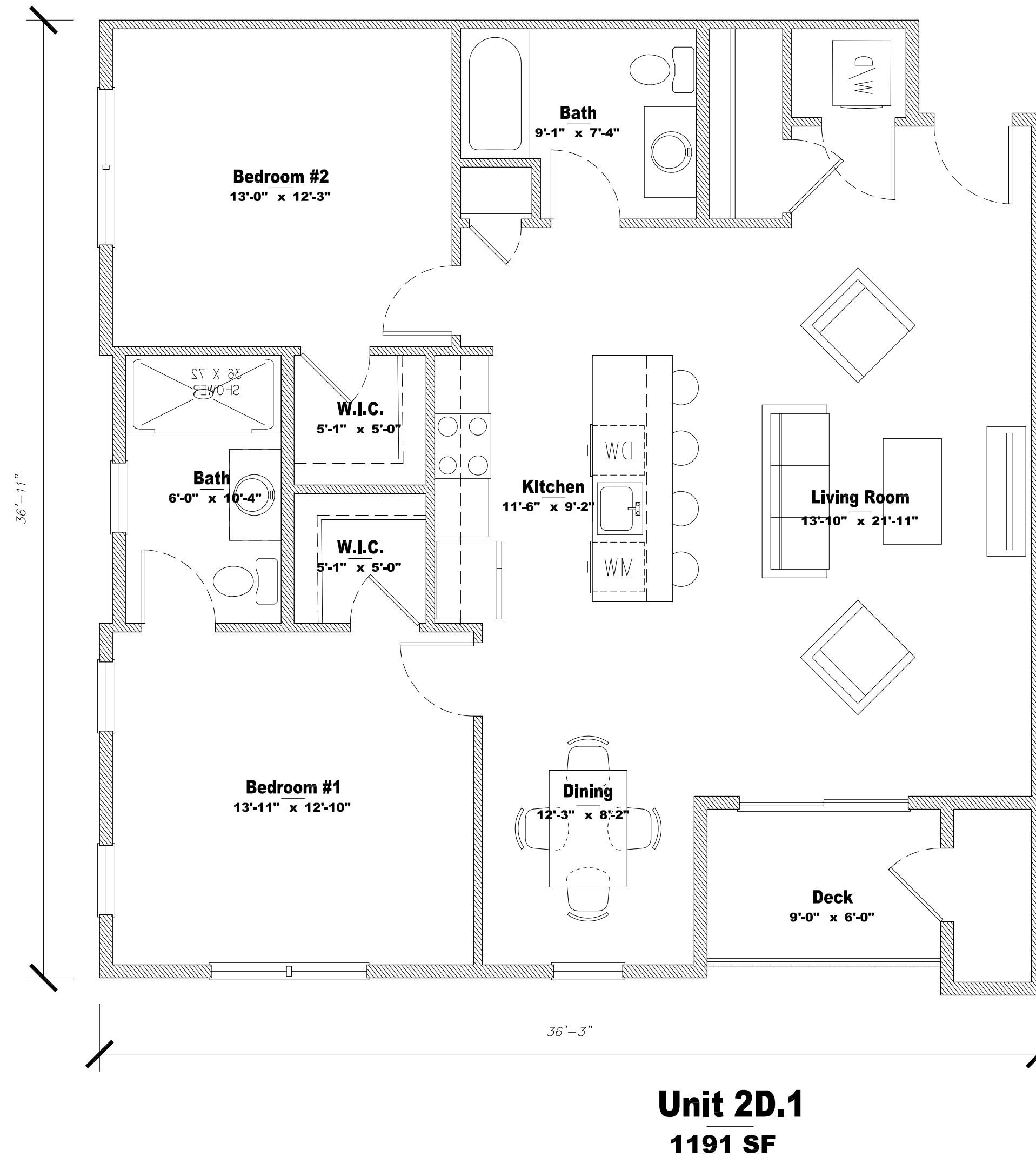
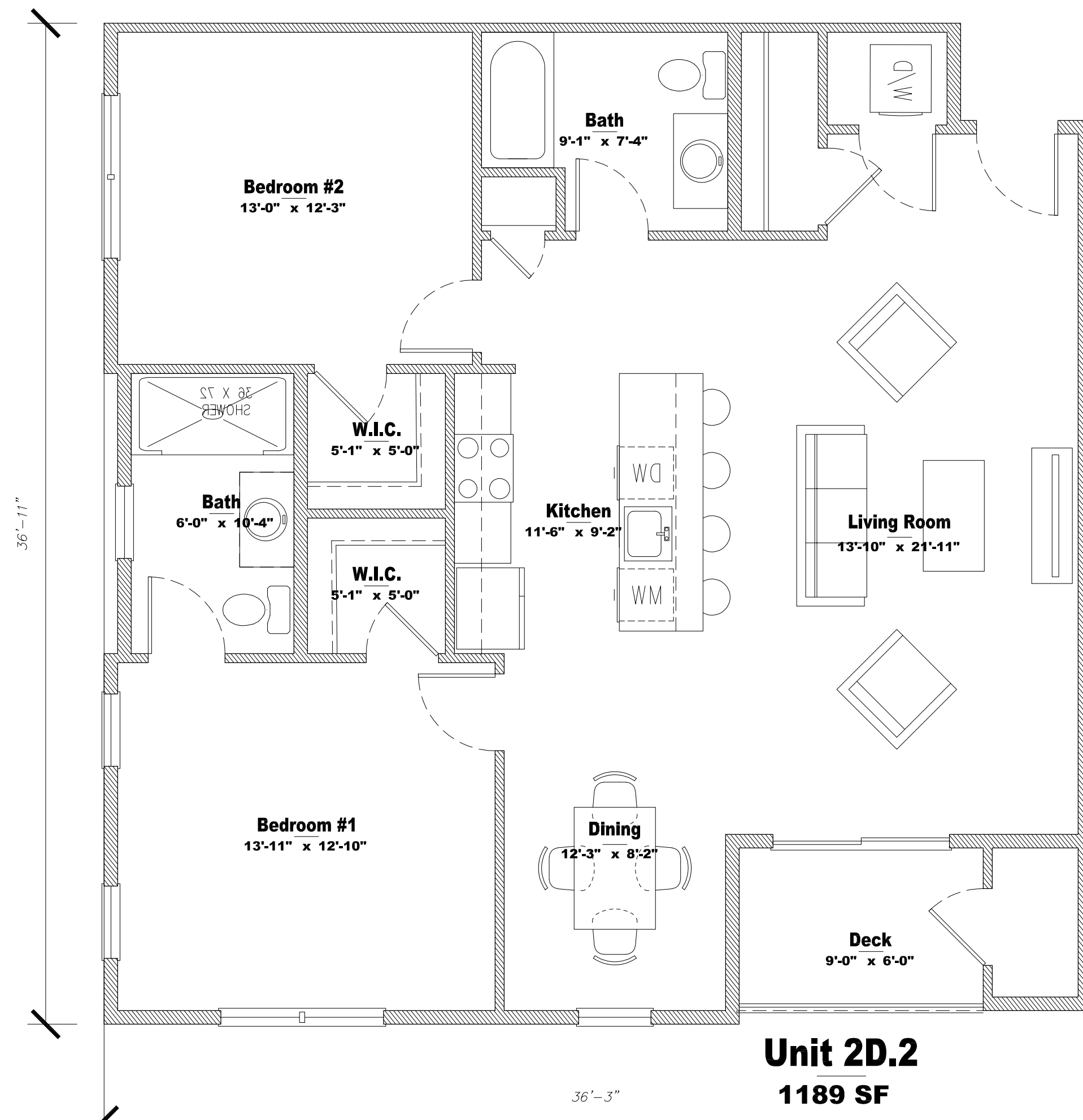


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335 Main Street, Suite 201 ■ Stoneham, Massachusetts 02180
Voice 781-279-4446 ■ Fax 781-279-4448 ■ E-Mail: mzo@mzogroup.com ■ www.mzogroup.com

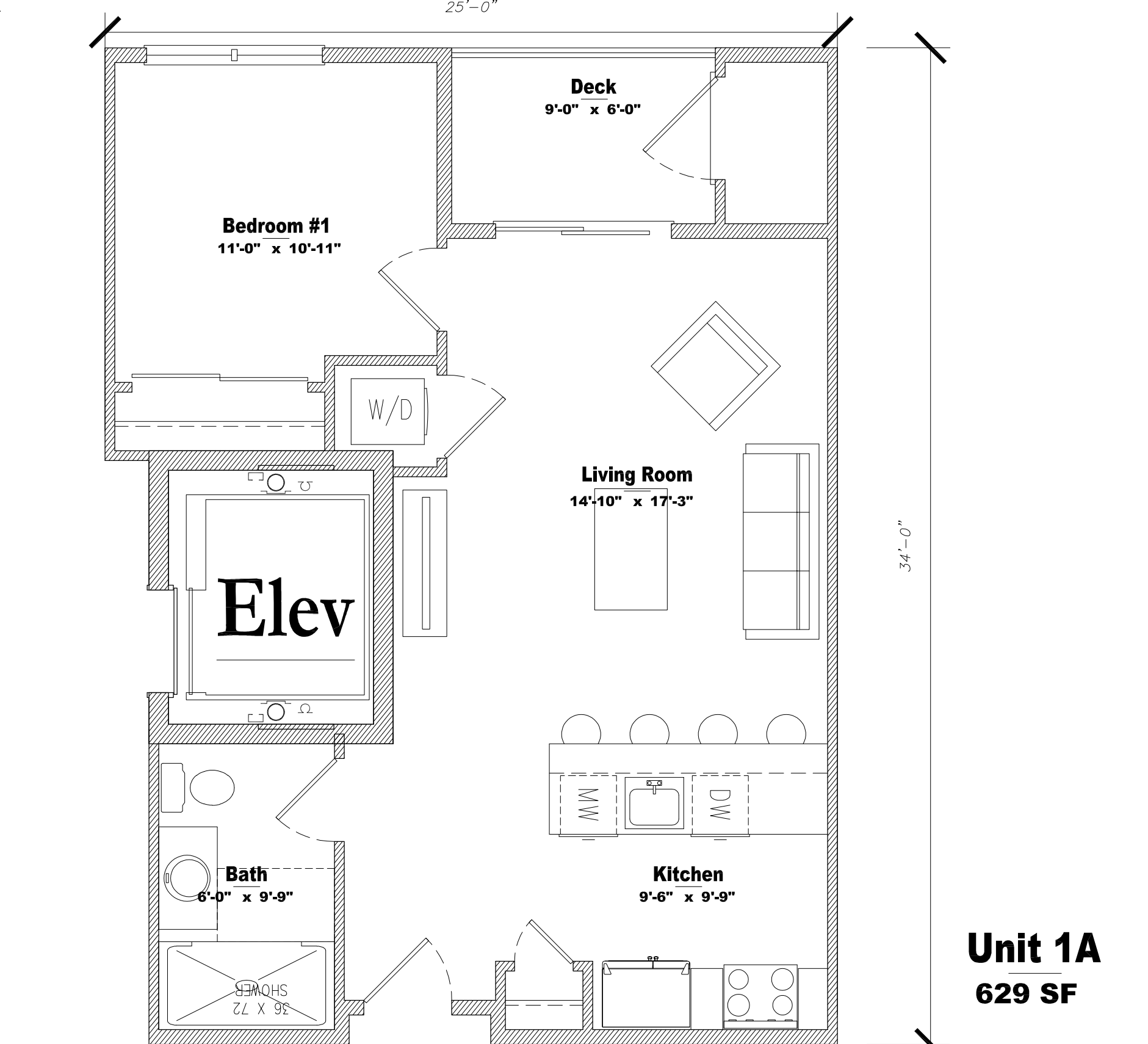
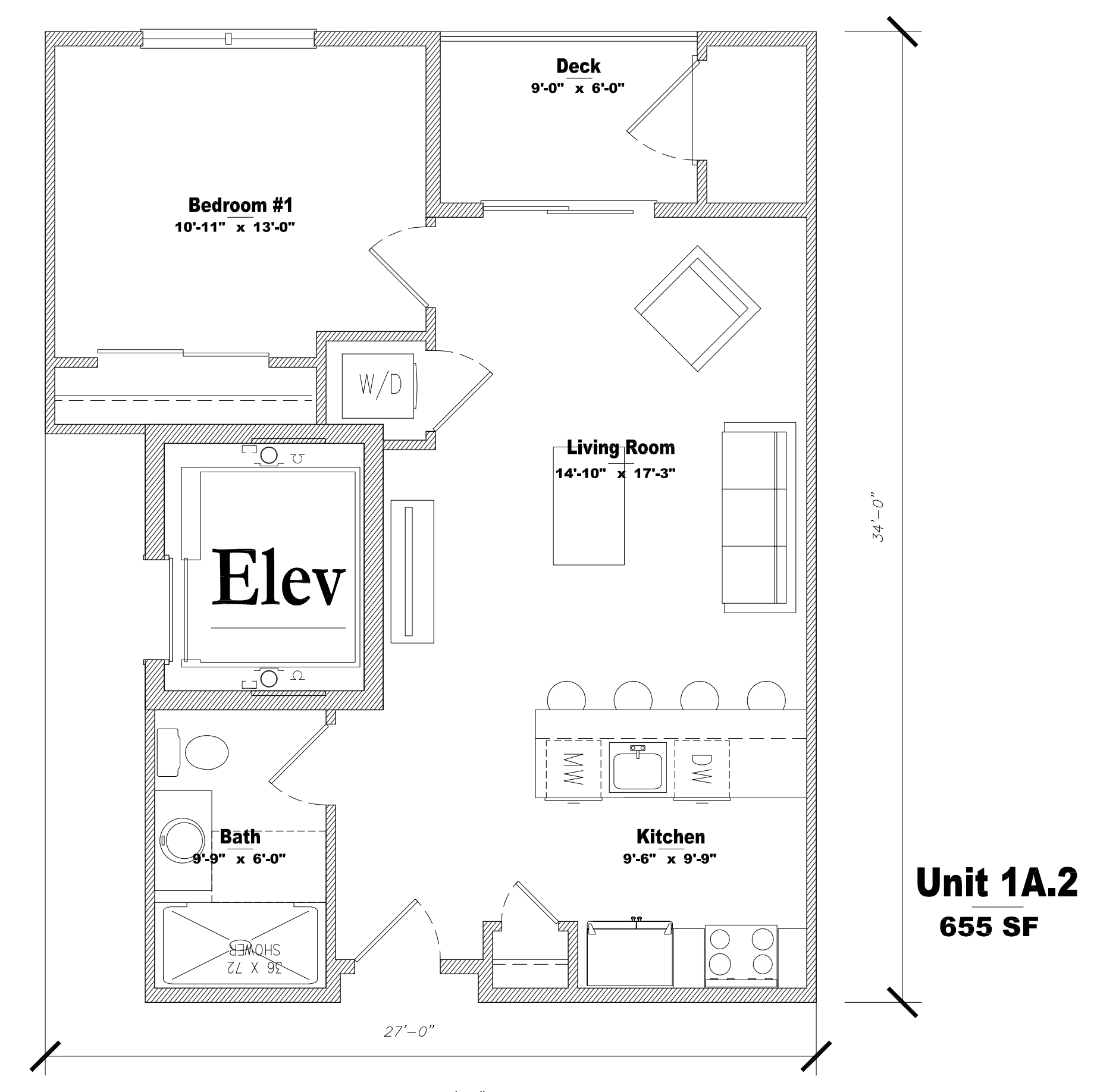
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Sheet A-6



UNIT PLANS – Phase 2 – Lot B

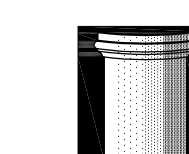
1/4" = 1'-0"



Residences at Meadow Brook

East Bridgewater, MA February 28, 2023

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The MZO GROUP
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