



1285 Washington Street,
Weymouth, MA 02189

October 12, 2022

Town of Randolph Planning Board
Department of Planning and Community Development
Town Hall
41 South Main Street
Randolph, MA 02368

Subject: 19 Highland Avenue
Randolph, MA 02368

On behalf of our client, we are pleased to submit the attached revised Site Plans (latest revision 10/6/2022) and documents for the proposed development project at the subject site. We are working together to resolve the compliance issues and concerns about the changes of the project. These plans were revised to capture precent changes on the drainage design and installation, additional exterior refrigeration units, AC compressor units, retaining wall, and exterior enhanced landscaping changes. We respectfully request the Board to review and approval for these revisions. Our responses to each of the Planner Director comments are listed below:

The purpose of this letter is to respond to the Planning Director email comments dated August 31, 2022.

For continuity, we have copied your original numbered comments and provided a response in bold.

1) Provide detailed plans about the retaining wall that would wrap around the manhole. Note that we will require that the top of the wall should, at a minimum, be level with the top of the manhole.

Response:

The Revise Site Plans show the layout of the extension of retaining wall to wrap around the new 8' diam. drain manhole.

2) The tops of the refrigerated units should not be higher than the top of the retaining wall. Excavate down about 12" (or as needed) to pour the foundation in order to achieve this goal.

Response:

The top of the refrigeration and AC compressor units are to be set at the same height of the retaining wall. See revised sheet 7 Landscape Plan section A-A. A roll of Leyland Cypress evergreen plants is proposed in front of the units for screening the units from the sidewalk.

3) Relocate the refrigeration unit currently proposed near a first floor residential unit. It can be massed with the other 2 proposed units or in another area in front of the retaining wall and positioned as outlined in #2 above.

Response:

The top of the refrigeration and AC compressor units are to be set at the same height of the retaining wall. See revised sheet 7 Landscape Plan section A-A. A roll of Leyland Cypress evergreen plants is proposed in front of the units for screening the units from the sidewalk.

4) Is the proposed ramp access a specific requirement? If it is not, please eliminate it.

Response:

The ramp has been removed.

5) Correct the plans with the location of the transformer and utility pole; the current representation is inaccurate.

Response:

The transformer is now shown at the accurate location.

6) Callout bollards around the transformer. Advise if plantings are permitted around the transformer (please check with the utility to confirm). If plantings around the transformer are NOT permitted, please have the plans appropriately referenced.

Response:

14 bollards are now shown around the transformer per the Eversource requirements. Please note that the actual number of bollards may reduce per Eversource direction. Four Leyland Cypress are proposed for screening. The plants are spaced apart that they will not obstruct operation and maintenance of the transformer.

7) I reviewed the approved plans and there is, indeed, a picnic table amenity in the landscaped area at the rear of the building. There was significant conversation at the meetings about its specific placement and the Board agreed that there should be something there. The landscaped area is large enough to accommodate something. You may need to modify the landscape plan to incorporate some of the Leyland Cypress to provide a buffer between the dumpster enclosure and the amenity.

Response:

2 picnic tables and a concrete pad are added between the building and the dumpsters enclosure. Picnic table sample is shown on the Landscape Plan. 5 Leyland Cypress are added to screen the dumpster enclosure from the picnic area.

8) Landscaping

- After conducting a site visit on 8/16/22, we suggest that you keep trees in the planting island in the parking lot. Also, add tall fountain grasses or rosa rugosa as discussed. The strip should have robust landscaping.

Response:

Trees and enhanced landscaping is provided on the center planting island.

- provide foundation planting around the stone drip line on the east side of the building. Use low plantings such as the proposed sweet gale, sweet fern, daylilies, etc.

Response:

We have introduced a cluster of planting islands in front of the stone drip line on the east side of the building with mixed low growing species like Sweet Gale, Sweet Fern and Winter Berry.

- diversify the shrub plantings as outlined in our call 8/15. Some types to consider: potentilla fruticosa, ilex verticillata, philadelphus coronarius, rosa rugosa.

Response:

We have introduced and diversified additional species of shrubs such as Sweet Mack Orange, Rugosa Rosa and Winter Berry.

- add a few more trees along Highland

Response:

Additional trees were added to the landscape strip along Highland Avenue with different variety of species.

- consider using sweetbay magnolia as one of the tree species. Perhaps exchange for at least one of the red maple along Highland Ave.

Response:

We have added 2 Sweet Bay Magnolia to our plant list.

- consider diversifying the proposed Nikko Blue hydrangea with oakleaf hydrangea (Alice or Gatsby pink)

Response:

Gatsby Pink Oak Leaf Hydrangea was added to the mix with Nikko Blue Hydrangea.

-note that you have not submitted any plans for planting at the replication area located at the end of the parking lot (the southwestern end). Please provide a proposed plan of trees as discussed in prior meetings.

Response:

We have added planting to the restoration area. The plants and ground cover selection is designed per the requirements by the Randolph Conservation Commission. Please refer to the attached correspondences from the Planning Board and Conservation Commission.

-callout any areas using mulch or stone. If stone, advise if it's river rock, process, gravel, etc.

Response:

The mulch, grass and stone drip areas are now identified on the plan. The stone drip area will be lined with washed landscape stone.

Additional notes:

You provided a set of elevations (A-3.01 last revised 7-6-2021) that have prompted some questions and comments:

1) The roofline is bubbled with a notation that the change was approved in July 2021. I find no notes that the Planning Board provided a review in July 2021. Please advise who this was submitted to, the rationale for the change and who provided approval. Remember that the ENTIRE SITE PLAN for this site was subject to a SPECIAL PERMIT granted by the Planning Board. Only THAT REGULATORY BOARD has the authority to approve modified plans. There may be a rationale for this roofline change that is completely acceptable, however, it MUST BE REFERENCED IN THE PLANNING BOARD DECISION. We will want clarification that the height of the building has not increased beyond the maximum permitted threshold. Please provide information in a memo addressed to me or the Planning Board, not in an email or provided verbally. We will want something as part of the permanent record on file in the Planning Department.

Response:

We are providing revised architectural plan A-3.01 showing the roofline changes and the memorandum from Form + Place Architects dated September 13, 2022, providing the roofline change explanation and building height clarification. We respectfully request the Board to review and accept these changes.

2) On the elevations presented on the page, the directions seem to be incorrect. It appears that the top elevation is EAST, the second one is NORTH, the third one is WEST and the bottom one is SOUTH. That has been our interpretation. Please correct the plans or provide a clarification to correct our interpretation.

Response:

Please see the attached revised architectural plan A-3.01 Exterior Elevations showing the correct view directions.

We note the pvc vents installed on the residential units are an ivory/almond color and not white. That is a disappointing choice as it is not aligned with the color scheme of the building. We are not expecting a change at this date but will note the difference in color. Could you please advise as to this particular color choice? Remember that as

we have discussed multiple times at site visits, if there is to be any change from the plans approved by the Planning Board - no matter how valid the change - the Board (through my department) must be made aware **BEFORE** any installation or construction per the terms of your Special Permit.

Response:

The PVC vent color in ivory is because that is the only color choice available for ordering the material. We respectfully request the Planning Board to accept this color choice.

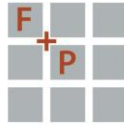
We believe that we have addressed each of the comments. Please review this re-submittal package and let us know if there are any additional concerns on this project.

Regards,

A handwritten signature in black ink, appearing to be 'Chi Y. Man', written in a cursive style.

Chi Y. Man, PE

Managing Partner



FORM+PLACE
Architecture + Planning + Urban Design

Memorandum

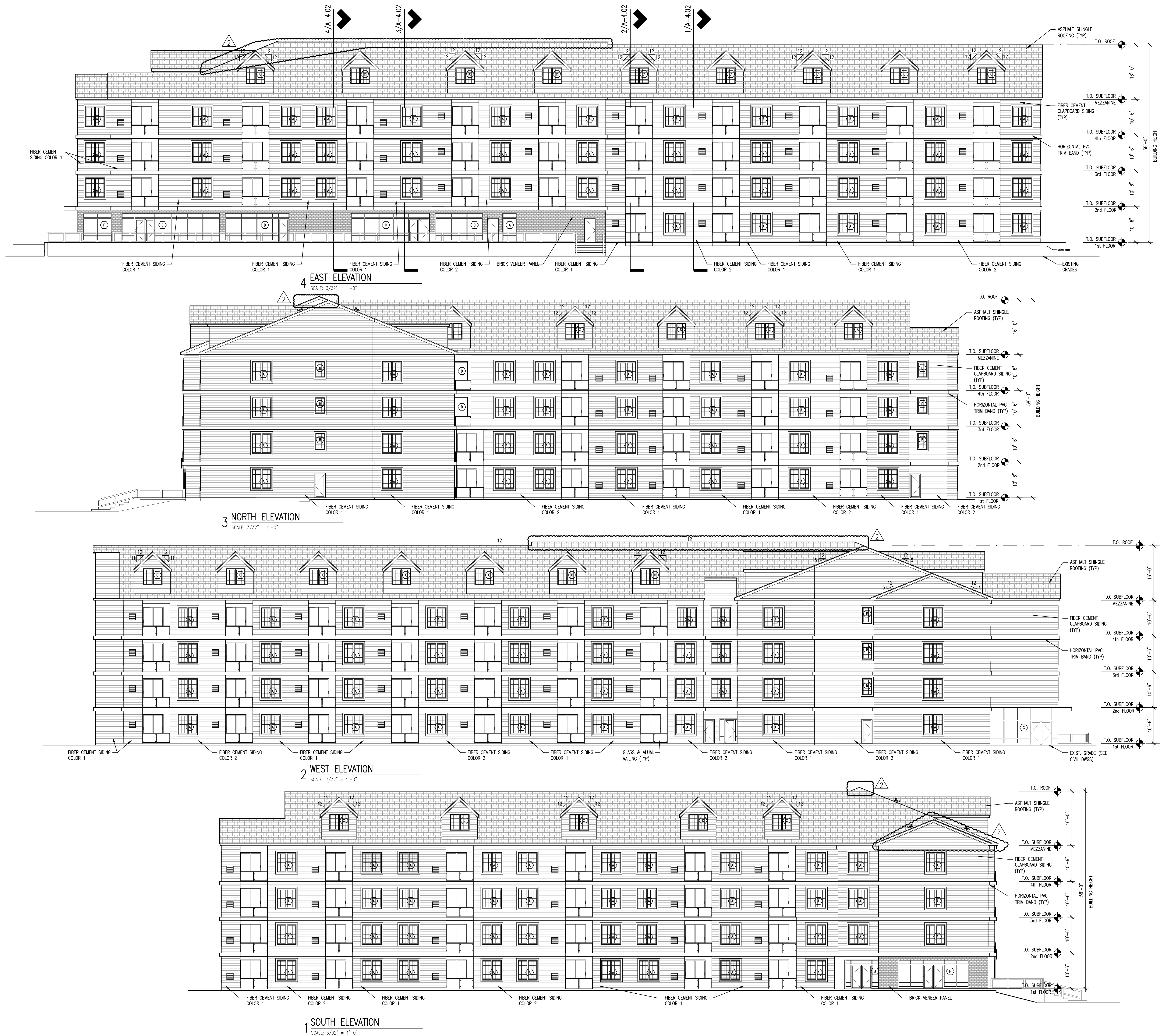
Date: 13 September 2022
Re: Taj Randolph / Building Height
To: Town of Randolph Planning Board
From: John M. Rufo, AIA – Form + Place

At the request of Taj Estates Randolph, I have reviewed the drawings for the above-mentioned project with the aim of clarifying the issue of building height. The bubbled notation on sheet A-3.01 mentioned in the comment from the town refers to a correction made to the drawings in the 7/6/21 drawing set. The original roof plan and elevations submitted by the previous architect, during the Special Permit process, were not completely coordinated.

We adjusted the elevation drawing to match the roof plan for design intent and constructability purposes. At that time, we understood that the adjustment needed to conform to the height limit of 50' for the "mean height level" as defined in Section 200-3B of the zoning ordinance. The project as designed and represented in the drawings of 7/6/21 meets this requirement.

If you have any questions or require further information, do not hesitate to contact us directly.

John M. Rufo, AIA
FORM + PLACE, INC.

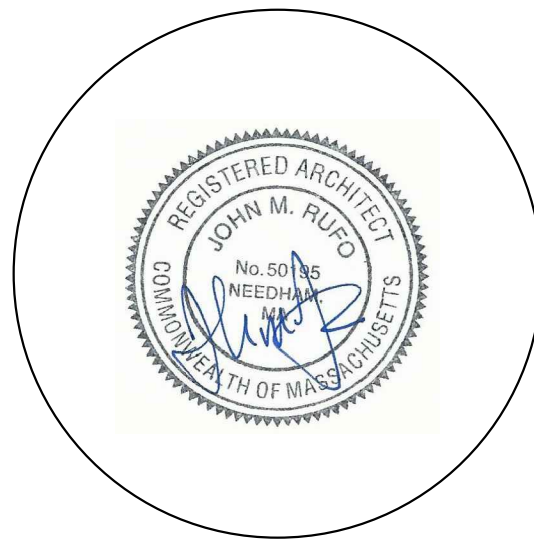


GENERAL NOTES:
1. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, AND PROMPTLY NOTIFY THE ARCHITECT OF ALL ERRORS, OMISSIONS, INCONSISTENCIES OR OTHER PROBLEMS DISCOVERED IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK.
2. DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALLBOARD PARTITION UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS ARE TO FINISHED FACE AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
3. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT OR CONDITION, SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS AND CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
4. ALL FINAL MATERIALS, FINISHES, & COLOR SELECTIONS TO BE BY OWNER.



Construction Documents

Multi-Family Residential
Taj Estates of Randolph
19 Highland Avenue
Randolph, MA



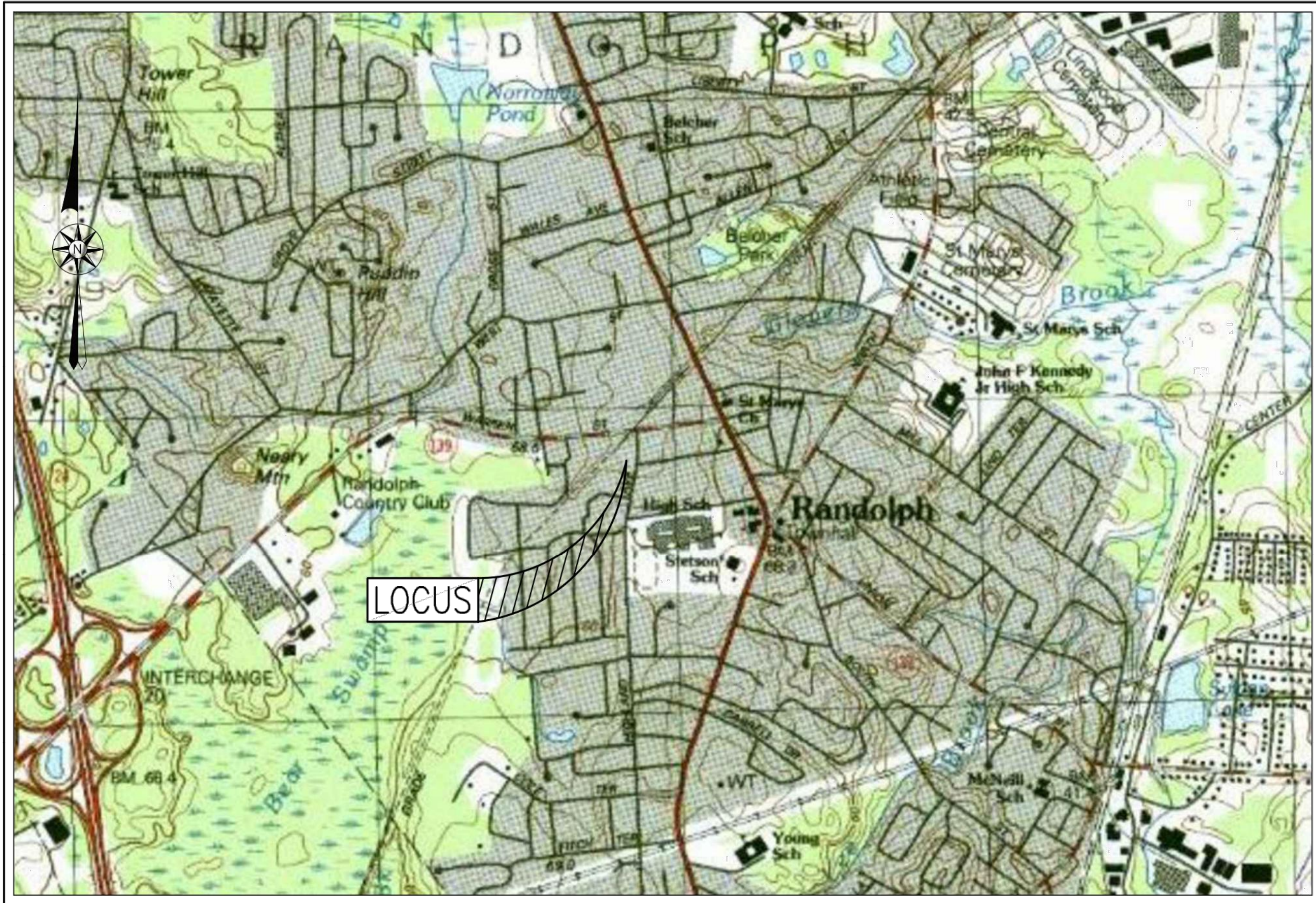
Project No: 20026
Drawn By: AC
Checked By: MM
Issue Date: 16 April, 2021

Revisions		
No	Date	Description
△	05-13-2021	Addendum No. 1
△	07-06-2021	Addendum No. 2

Drawing Title:
EXT ELEVATIONS

Drawing Number
A-3.01

S I T E P L A N
19 HIGHLAND AVENUE
ASSESSORS PARCEL ID 56-C-001
RANDOLPH, MASSACHUSETTS



— AREA MAP —
SCALE: 1"=1,000'±

— INDEX —		REVISION	
SHEET	DESCRIPTION	DATE	DESCRIPTION
1	COVER	10/06/22	NO CHANGE
2	EXISTING CONDITIONS	10/06/22	NO CHANGE
3	LAYOUT	10/06/22	PER TOWN COMMENTS
4	GRADING & DRAINAGE	10/06/22	PER TOWN COMMENTS
5	UTILITIES	10/06/22	PER TOWN COMMENTS
6	EROSION CONTROL	10/06/22	NO CHANGE
7	LANDSCAPING	10/06/22	PER TOWN COMMENTS
8	NOTES & LEGEND	10/06/22	NO CHANGE
9-10	DETAILS	10/06/22	NO CHANGE
11	FIRE APPARATUS TURNING PLAN	10/06/22	PER TOWN COMMENTS

— ZONING DATA —			
DISTRICT: CSBD (CRAWFORD SQUARE BUSINESS DISTRICT)			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
LOT AREA	5,000 S.F.	5,67± AC	5.67± AC
LOT FRONTAGE	25 FT	455.17 FT	455.17 FT
FRONT SETBACK	15 FT	N/A FT	25.6± FT
SIDE SETBACK	0 FT	N/A FT	139.4± FT
REAR SETBACK	15 FT	N/A FT	61.3± FT
BUILDING HEIGHT (MAXIMUM)	50 FT	N/A FT	49 FT
BUILDING COVERAGE (MAXIMUM)	60 %	N/A %	12.4± %
GREEN SPACE (MINIMUM)	10 %	90± %	48.9± %
LOT COVERAGE (MAXIMUM)	90 %	<10 %	51.1± %
— PARKING REQUIREMENT —			
USE: MULTI-UNIT RESIDENTIAL			
REQUIREMENT	REQUIRED	PROVIDED	
TWO (2) SPACES FOR EACH DWELLING UNIT	214 SPACES	208 SPACES	
USE: RETAIL BUSINESS			
REQUIREMENT	REQUIRED	PROVIDED	
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA ON THE FIRST FLOOR OF A BUILDING	27 SPACES	27 SPACES	
USE: OFFICE			
REQUIREMENT	REQUIRED	PROVIDED	
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA ON THE FIRST FLOOR OF A BUILDING	4 SPACES	4 SPACES	

COPYRIGHT © 2019, FARLAND CORP. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF FARLAND CORP. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNSALE.

RECORD OWNER:
PARCEL ID: 56-C-001
CHASE & SONS, INC.
295 UNIVERSITY AVENUE
WESTWOOD, MA 02090
DEED BOOK 2714 PAGE 226

REVISIONS	
1	2/14/20 PER CONSERVATION COMMISSION
2	4/13/20 PER PLANNING STAFF REPORT
3	5/4/20 PER PLANNING BOARD
4	6/1/20 PER PLANNING BOARD
5	7/1/20 ADDITIONAL RETAIL SPACE



www.FarlandCorp.com

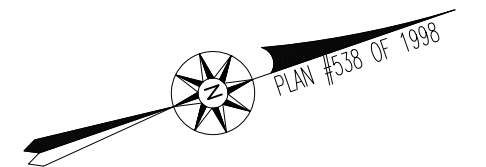
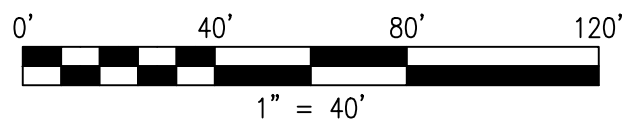
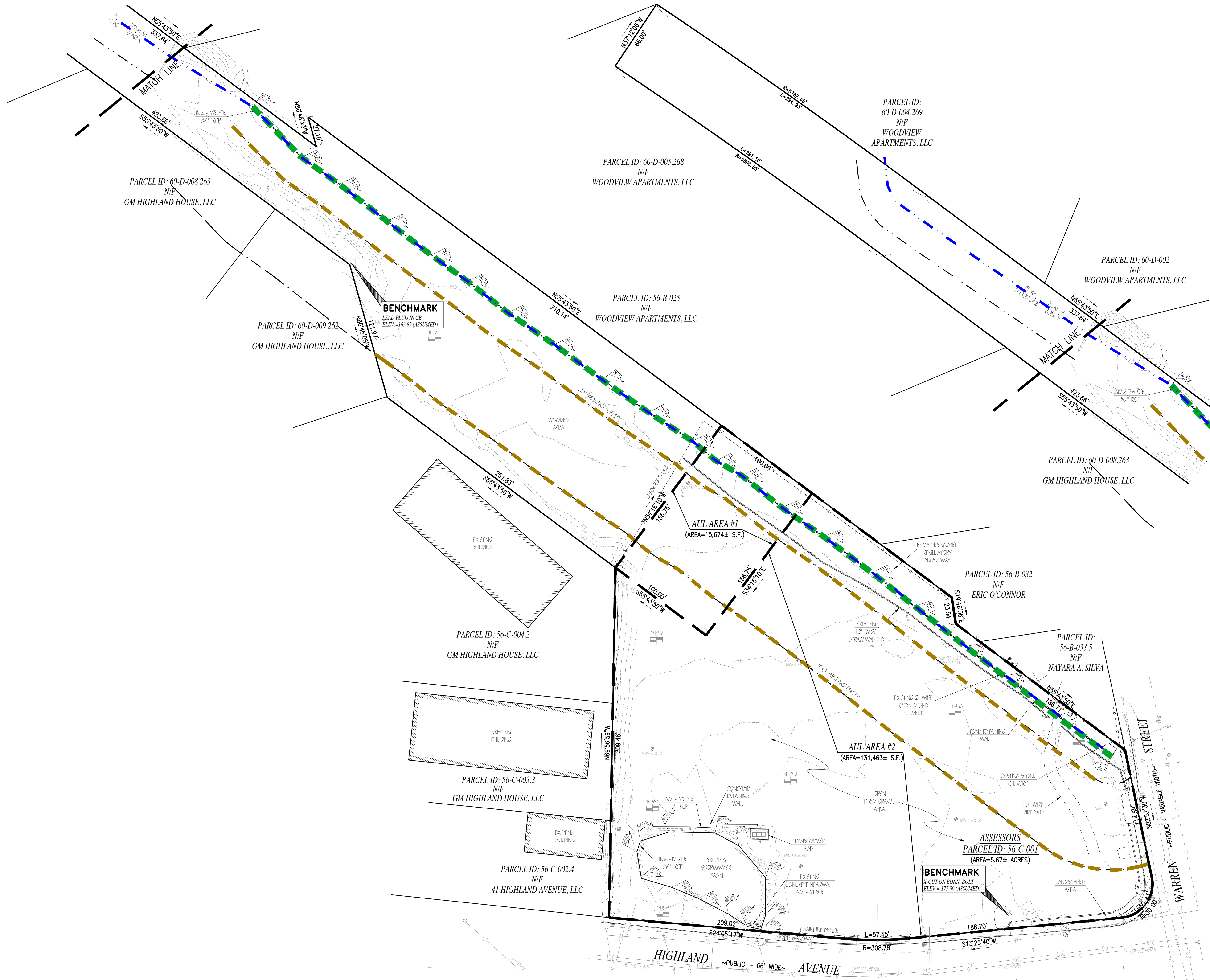
401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
● TAUNTON
● MARLBOROUGH
● WARWICK, RI

DRAWN BY: MJW
DESIGNED BY: CAF/MJW
CHECKED BY: CAF

S I T E P L A N
19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS
PREPARED MAZZEO REALTY TRUST
FOR: 780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019
SCALE: AS NOTED
JOB NO. 18-1004
LATEST REVISION:
JULY 1, 2020
COVER
SHEET 1 OF 11

COPYRIGHT © 2019 FARLAND CORP. ALL RIGHTS RESERVED. NO SYSTEM OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNSALEABLE.



REVISIONS

1	2/14/20	PER CONSERVATION COMMISSION
2	4/13/20	PER PLANNING STAFF REPORT
3	5/4/20	PER PLANNING BOARD
4	6/1/20	PER PLANNING BOARD
5	7/1/20	ADDITIONAL RETAIL SPACE

www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P. 508.717.3479
OFFICES IN:
● TAUNTON
● MARLBOROUGH
● WARWICK, RI

DRAWN BY: MJW
DESIGNED BY: CAF/MJW
CHECKED BY: CAF

SITE PLAN

19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS

PREPARED FOR:
MAZZEO REALTY TRUST
780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019

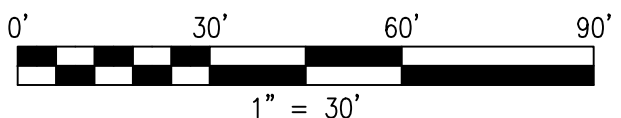
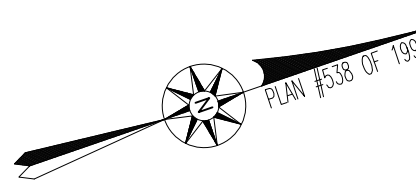
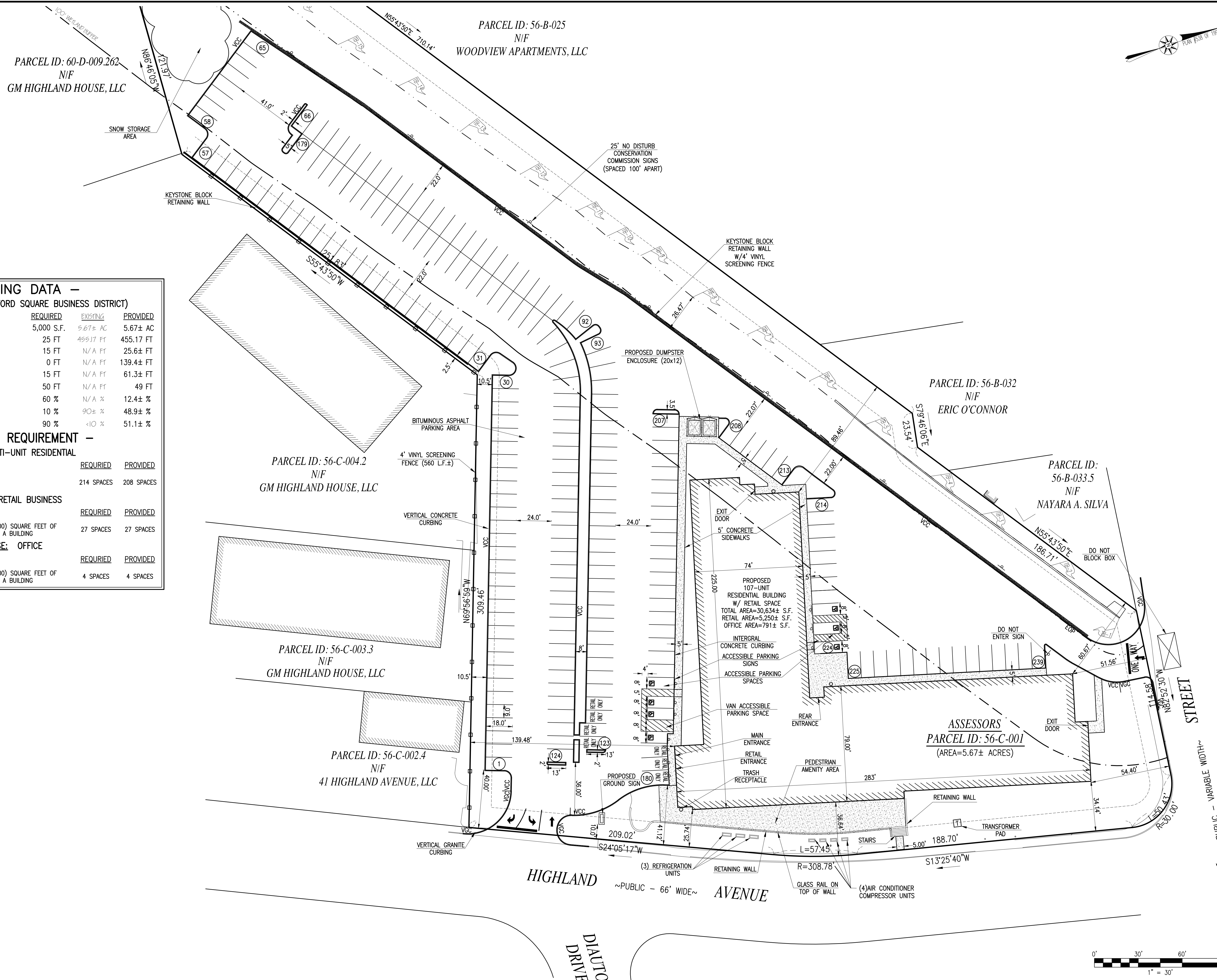
SCALE: 1"=40'

JOB NO. 18-1004

LATEST REVISION:
JULY 1, 2020

EXISTING CONDITIONS

SHEET 2 OF 11



- ZONING DATA -			
DISTRICT: CSBD (CRAWFORD SQUARE BUSINESS DISTRICT)			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
LOT AREA	5,000 S.F.	5.67± AC	5.67± AC
LOT FRONTAGE	25 FT	455.17 FT	455.17 FT
FRONT SETBACK	15 FT	N/A FT	25.6± FT
SIDE SETBACK	0 FT	N/A FT	139.4± FT
REAR SETBACK	15 FT	N/A FT	61.3± FT
BUILDING HEIGHT (MAXIMUM)	50 FT	N/A FT	49 FT
BUILDING COVERAGE (MAXIMUM)	60 %	N/A %	12.4± %
GREEN SPACE (MINIMUM)	10 %	90± %	48.9± %
LOT COVERAGE (MAXIMUM)	90 %	<10 %	51.1± %

- PARKING REQUIREMENT -		
USE: MULTI-UNIT RESIDENTIAL		
REQUIREMENT	REQUIRED	PROVIDED
TWO (2) SPACES FOR EACH DWELLING UNIT	214 SPACES	208 SPACES

USE: RETAIL BUSINESS		
REQUIREMENT	REQUIRED	PROVIDED
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA ON THE FIRST FLOOR OF A BUILDING	27 SPACES	27 SPACES

USE: OFFICE		
REQUIREMENT	REQUIRED	PROVIDED
ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF GROSS FLOOR AREA ON THE FIRST FLOOR OF A BUILDING	4 SPACES	4 SPACES

REVISIONS

2	4/13/20	PER PLANNING STAFF REPORT
3	5/4/20	PER PLANNING BOARD
4	6/1/20	PER PLANNING BOARD
5	7/1/20	ADDITIONAL RETAIL SPACE
6	10/6/22	PER TOWN COMMENTS

HARDY + MAN
DESIGN GROUP, PC
CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTING
1285 WASHINGTON STREET
NEWMOUTH, MA
(781) 335-1464

www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
•TAUNTON
•MARLBOROUGH
•WARWICK, RI

DRAWN BY: JKM
DESIGNED BY: CAF/JKM
CHECKED BY: CAF

SITE PLAN

19 HIGHLAND AVENUE

ASSESSORS PARCEL ID: 56-C-001

RANDOLPH, MASSACHUSETTS

PREPARED MAZZEO REALTY TRUST
FOR: 780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019

SCALE: 1"=30'

JOB NO. 18-1004

LATEST REVISION:
JULY 1, 2020

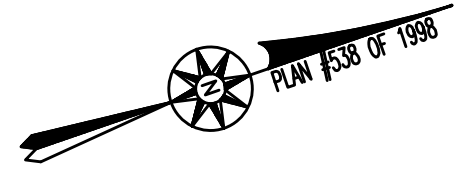
LAYOUT

SHEET 3 OF 11

COPYRIGHT © 2019 FARLAND CORP. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNSALABLE.



PARCEL ID: 60-D-009.262
N/F
GM HIGHLAND HOUSE, LLC



REVISIONS

2	4/13/20	PER PLANNING STAFF REPORT
3	5/4/20	PER PLANNING BOARD
4	6/1/20	PER PLANNING BOARD
5	7/1/20	ADDITIONAL RETAIL SPACE
6	10/6/22	PER TOWN COMMENTS



HARDY + MAN
DESIGN GROUP, PC
CIVIL ENGINEERING &
LAND DEVELOPMENT CONSULTING
1285 WASHINGTON STREET
WETUMOUTH, MA
(781) 335-1464



www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
● TAUNTON
● MARLBOROUGH
● WARWICK, RI

DRAWN BY: JKM
DESIGNED BY: CAF/JKM
CHECKED BY: CAF

SITE PLAN
19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS

PREPARED FOR:
MAZZEO REALTY TRUST
780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019

SCALE: 1"=30'

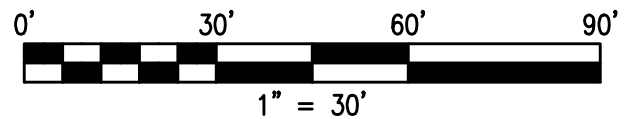
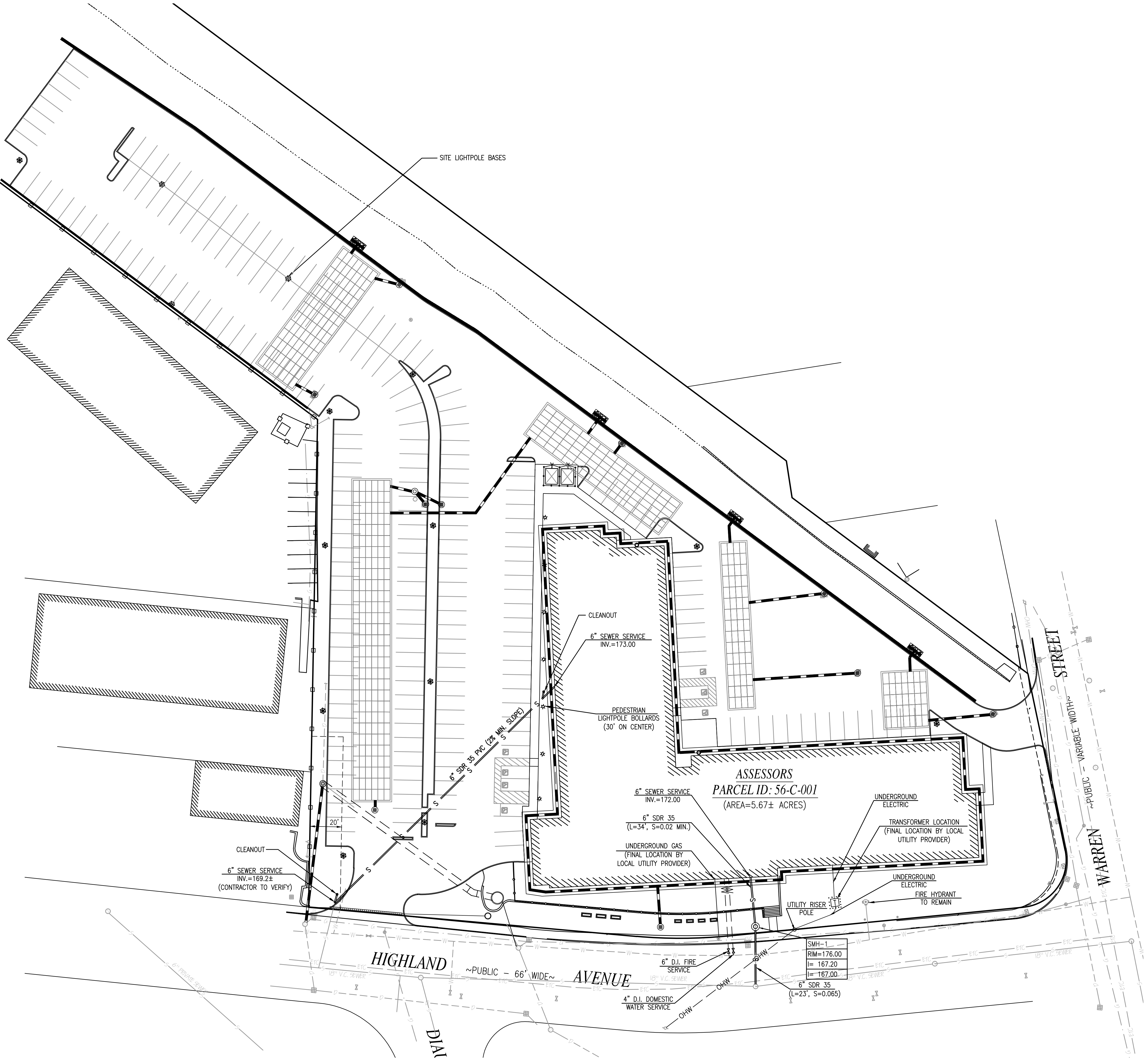
JOB NO. 18-1004

LATEST REVISION:
JULY 1, 2020

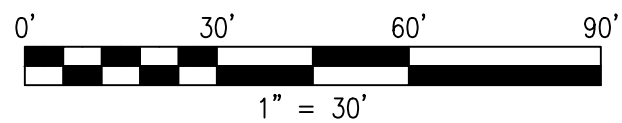
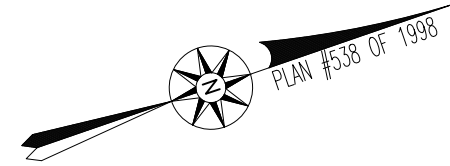
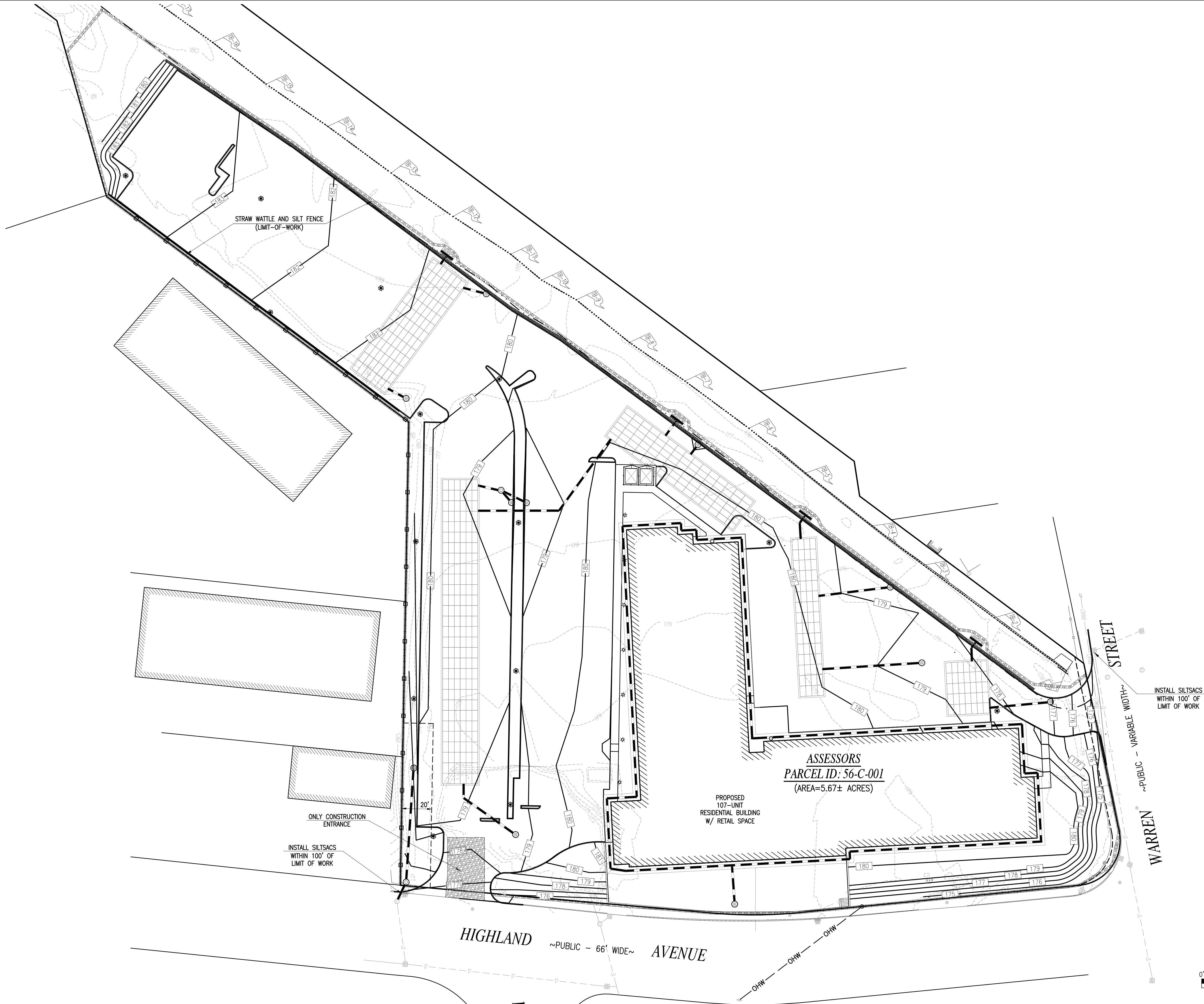
UTILITY

SHEET 5 OF 11

COPYRIGHT © 2019 FARLAND CORP. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNSALEABLE.



COPYRIGHT © 2019 FARLAND CORP. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNSALEABLE.



REVISIONS

1	2/14/20	PER CONSERVATION COMMISSION
2	4/13/20	PER PLANNING STAFF REPORT
3	5/4/20	PER PLANNING BOARD
4	6/1/20	PER PLANNING BOARD
5	7/1/20	ADDITIONAL RETAIL SPACE



www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
● TAUNTON
● MARLBOROUGH
● WARWICK, RI

DRAWN BY: MJW
DESIGNED BY: CAF/MJW
CHECKED BY: CAF

SITE PLAN
19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS

PREPARED FOR:
MAZZEO REALTY TRUST
780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019

SCALE: 1"=30'

JOB NO. 18-1004

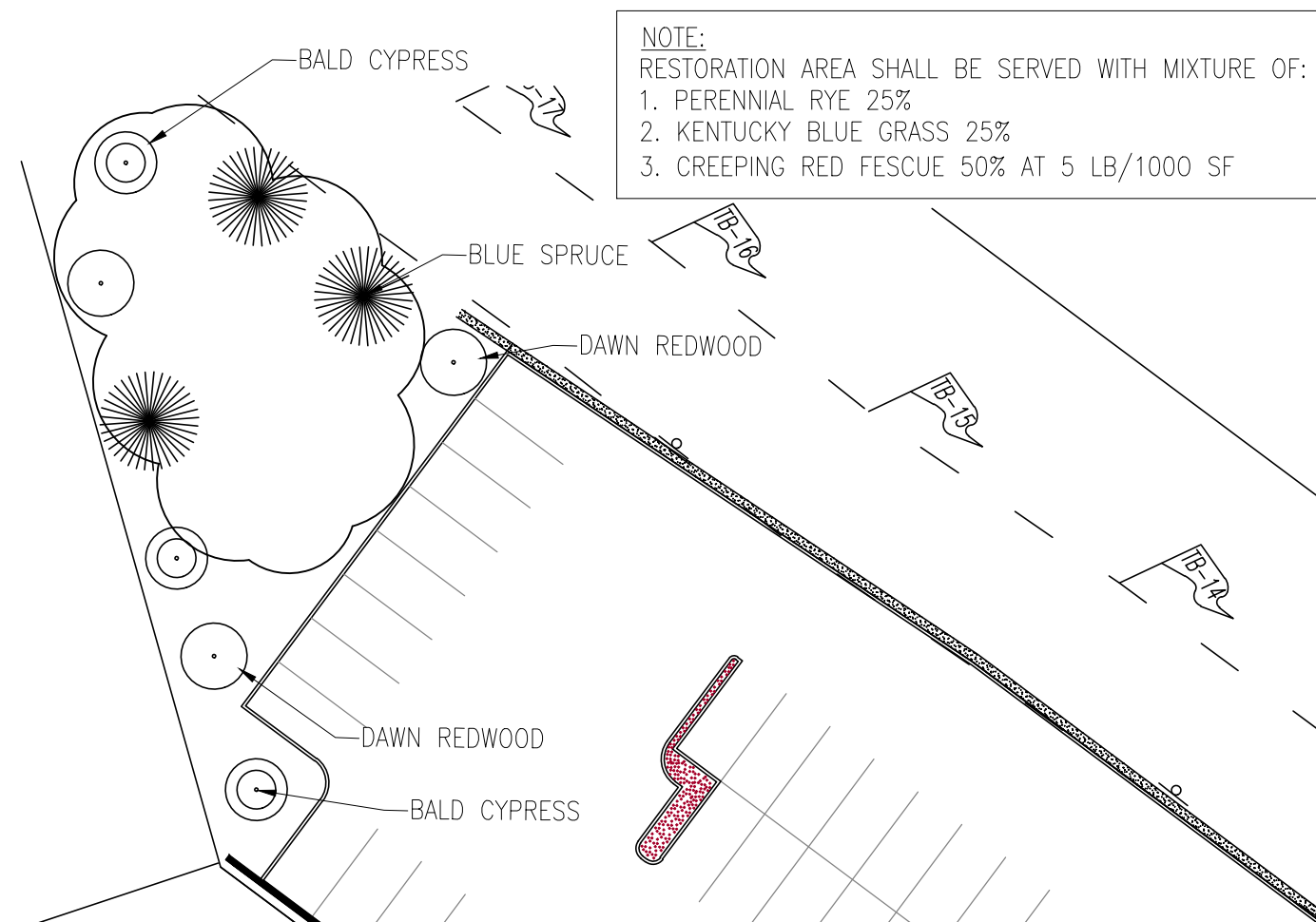
LATEST REVISION:
JULY 1, 2020

EROSION CONTROL

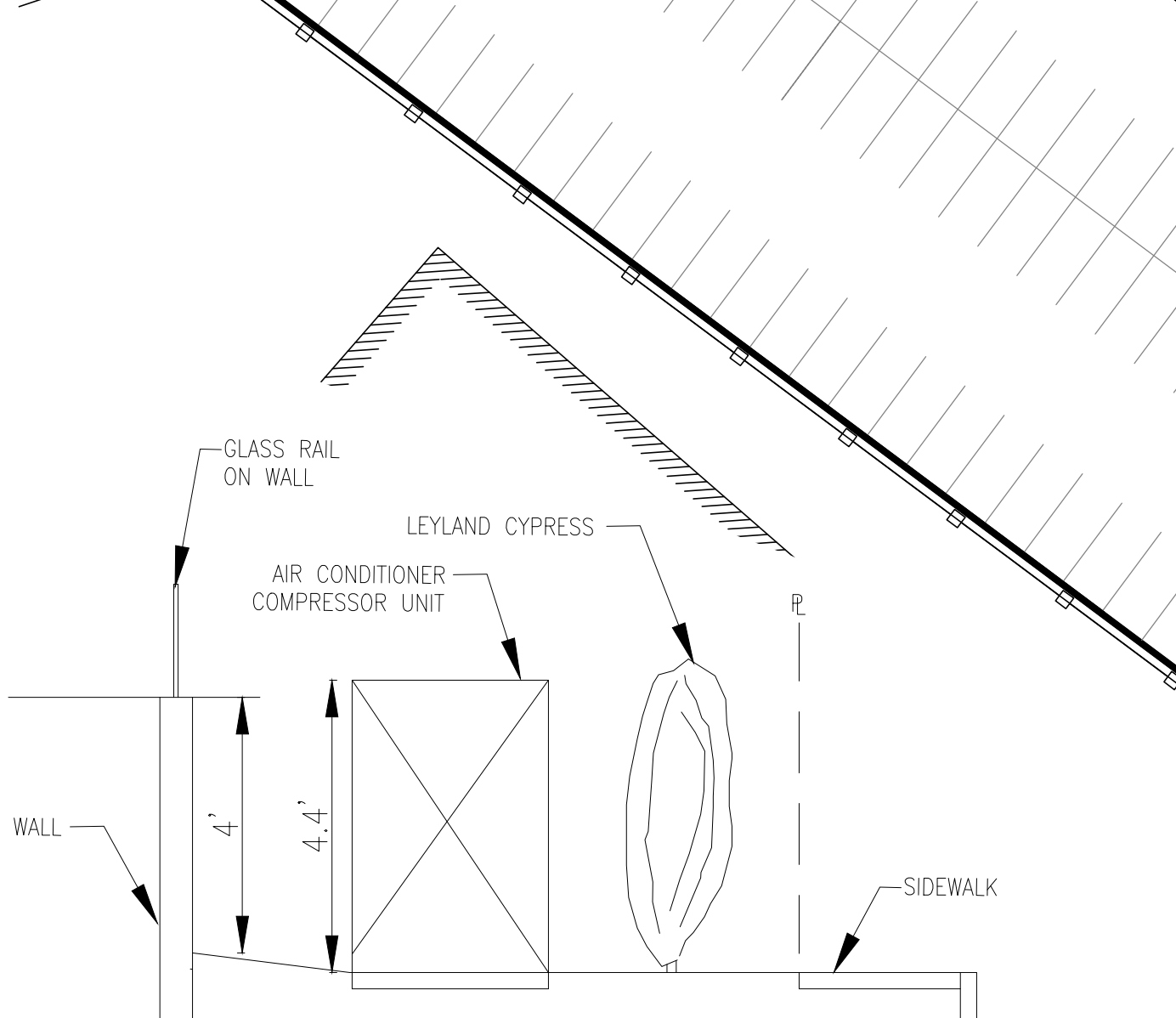
SHEET 6 OF 11

LANDSCAPE TABLE

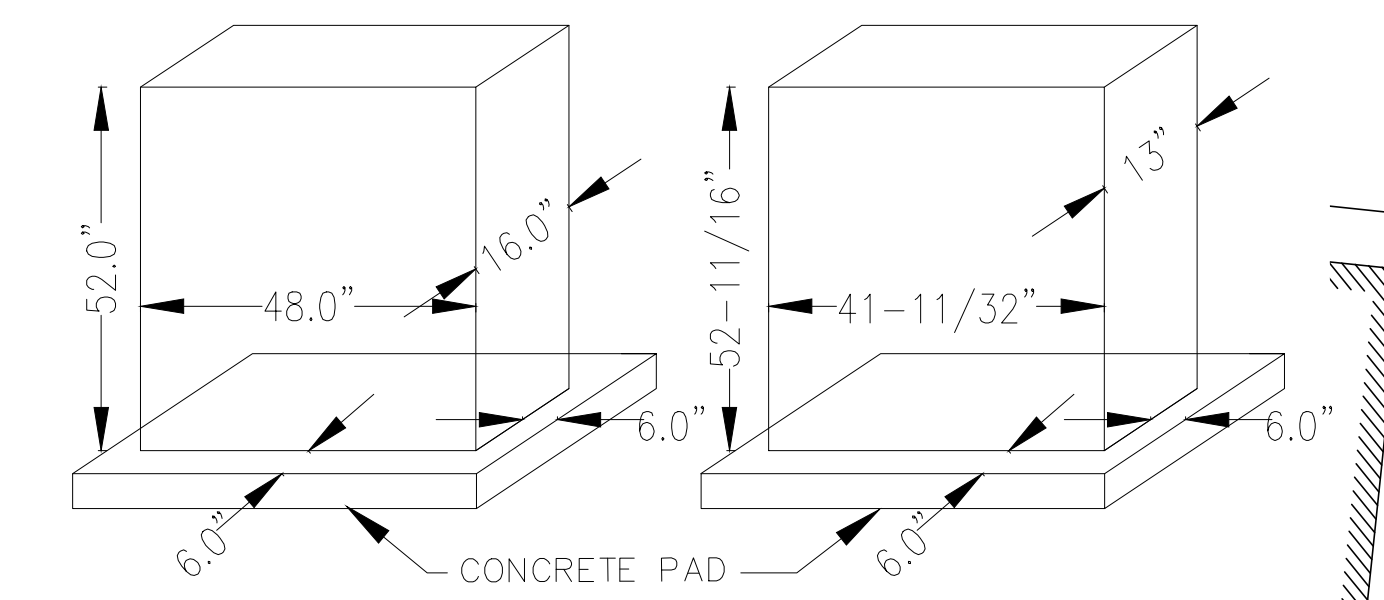
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	TAXODIUM DISTICHUM	BALD CYPRESS	5'-6" HT	3
	METASEQUOIA	DAWN REDWOOD	5'-6" HT	3
	ACER RUBRUM	RED MAPLE	5'-6" HT	6
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	5'-6" HT	4
	PICEA PUNGENS 'COLORADO GREEN'	BLUE SPRUCE	5'-6" HT	5
	CORNUS FLORIDA	WHITE DOGWOOD	5'-6" HT	7
	SYRINGA RETICULATA	JAPANESE LILAC	5'-6" HT	3
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	2 GAL.	43 MIXED
	OAKLEAF HYDRANGEA	GATSBY PINK HYDRANGEA	2 GAL.	
	AZELEA GIRARD CHRISTINA	AZELEA	2 GAL.	11
	MISCANTHUS SINENSIS	AUTUMN ANTHEM	2 GAL.	6
	RHODODENDRON PJM	PJM	2 GAL.	62
	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	3-4'	53
	HEMEROCALLIS	DAYLILY		49
	COMPTONIA PEREGRINA	SWEET FERN	1 GAL. POT	33
	MYRICA GALE	SWEET GALE	2 GAL. POT	35
	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	5'-6" HT	2 EA.
	PHILADELPHUS CORONARIUS	SWEET MACK ORANGE	2 GAL.	15 EA.
	ROSA RUGOSA	RUGOSA ROSE	1 GAL.	5 EA.
	ILEX VERTICILLATA	WINTERBERRY	2 GAL.	24 EA.



GLASS RAIL SAMPLE
N.T.S.

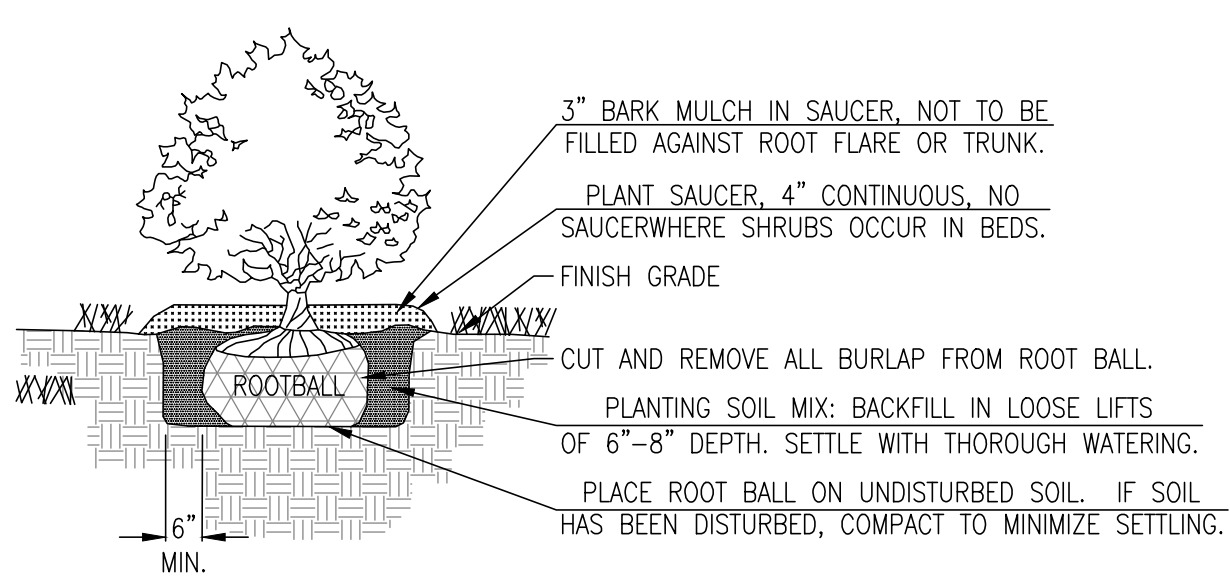


SECTION A-A
N.T.S.



REFRIGERATION UNITS
N.T.S.

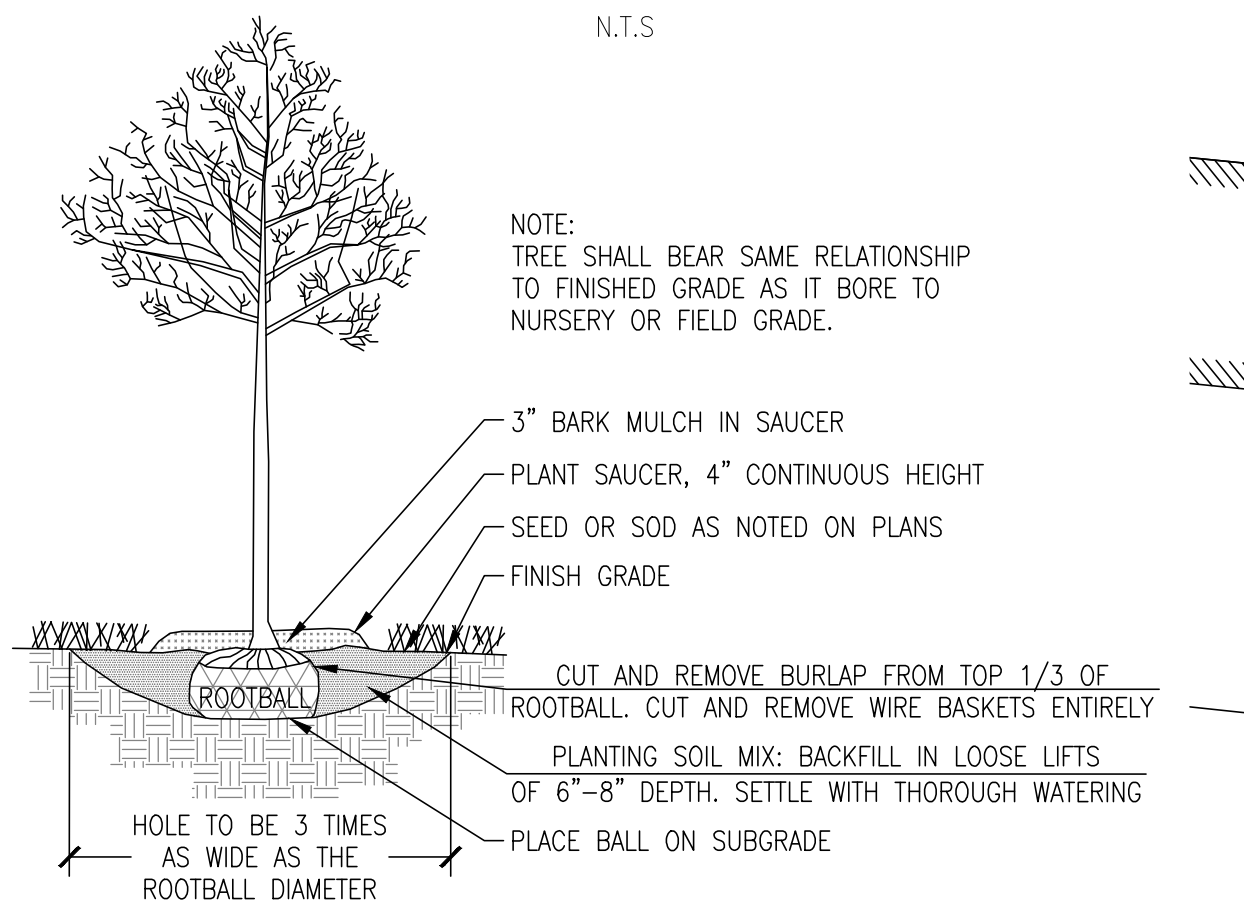
AIR CONDITIONER
COMPRESSOR UNIT
N.T.S.



- NOTES:
- SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
 - WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2" DEEP CONTINUOUS LOAM BED.

SHRUB PLANTING

NOT TO SCALE

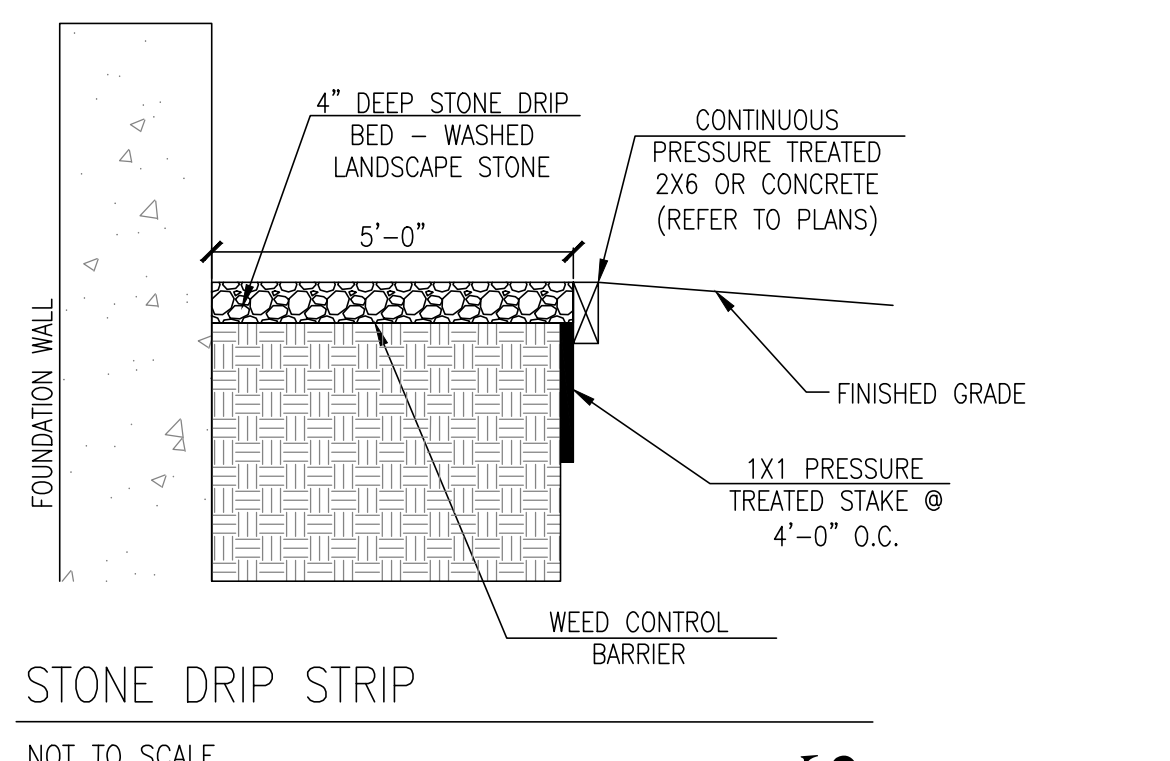


TREE PLANTING

NOT TO SCALE



SITE ILLUSTRATIONS



STONE DRIP STRIP
NOT TO SCALE



PICNIC TABLE SAMPLE
N.T.S.

REVISIONS

2	4/13/20	PER PLANNING STAFF REPORT
3	5/4/20	PER PLANNING BOARD
4	6/1/20	PER PLANNING BOARD
5	7/1/20	ADDITIONAL RETAIL SPACE
6	10/6/22	PER TOWN COMMENTS



www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
•TAUNTON
•MARLBOROUGH
•WARWICK, RI

DRAWN BY: JKM
DESIGNED BY: CAF/JKM
CHECKED BY: CAF

SITE PLAN
19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS

PREPARED BY:
MAZZEO REALTY TRUST
FOR:
780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019
SCALE: 1"=30'
JOB NO. 18-1004
LATEST REVISION:
JULY 1, 2020

LANDSCAPING

SHEET 7 OF 11

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN 2019.
3. VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND HORIZONTAL LOCATIONS REFER TO THE NORTH AMERICAN DATUM (NAD) OF 1983.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
6. ALL BENCHMARKS SHOWN ON THIS PLAN ARE TO BE CHECKED FOR CONSISTENCY BY THE CONTRACTOR. ANY DISCREPANCIES MUST BE RESOLVED BY THIS OFFICE PRIOR TO CONSTRUCTION.
7. WHERE PROPOSED PAVEMENT AND WALKS ARE TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT A NEAT LINE AND MATCH GRADE. SEAL ALL JOINTS WITH HOT BITUMINOUS ASPHALT JOINT SEALER.
8. CURBING TO BE AS INDICATED ON THE PLANS.
9. ALL EXISTING TREES, SHRUBS AND GROUND COVER WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONSTRUCTION PURPOSES.
10. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 4" OF LOAM, SEEDED AND HAY MULCHED FOR EROSION CONTROL.
11. SITE IMPROVEMENTS SHALL CONFORM TO A.D.A. SPECIFICATIONS.
12. LIGHTING SHALL BE DIRECTED ON SITE AND AWAY FROM TRAFFIC INTERFERENCE.
13. TEST PITS AND/OR BORINGS WERE TAKEN FOR THE PURPOSE OF DESIGN AND SHOW CONDITIONS AT BORING POINTS ONLY. THEY DO NOT NECESSARILY SHOW THE NATURE OF ALL MATERIALS TO BE ENCOUNTERED DURING CONSTRUCTION.
14. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES ACCORDING TO THE LOCAL AUTHORITY'S SPECIFICATIONS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
15. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
16. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION. THESE PLANS ARE PERMITTING PLANS AND SHALL NOT TO BE USED FOR CONSTRUCTION. A FINAL SET OF STAMPED PLANS FOR CONSTRUCTION WILL BE ISSUED AFTER RECEIVING FINAL APPROVAL FROM THE LOCAL AND/OR STATE DEPARTMENTS.

CONSTRUCTION SEQUENCING NOTES

1. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES. EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING.
2. TREE PROTECTION FENCE SHALL BE INSTALLED AND APPROVED BY THE OWNER REPRESENTATIVE PRIOR TO ANY EARTH MOVING.
3. ALL PERMANENT DITCHES AND SWALES ARE TO BE STABILIZED WITH VEGETATION OR RIP RAP PRIOR TO DIRECTING RUNOFF TO THEM.
4. CLEAR CUT, DEMOLISH AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
5. STORMWATER SHALL NOT BE DIRECTED TOWARDS THE INFILTRATION BASINS UNTIL THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. GRADE AND GRAVEL ALL PAVED AREAS. ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
7. BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
8. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND MULCH AND SEED AS REQUIRED.
9. FINISH PAVING ALL HARD SURFACE AREAS.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
12. REMOVE TEMPORARY EROSION CONTROL MEASURES.
13. THE CONSTRUCTION SEQUENCE SHALL BE CONFINED TO THE LIMIT OF WORK AS SHOWN ON THE DRAWINGS.
14. UPON COMPLETION OF CONSTRUCTION THE OWNER SHALL AGREE TO MAINTAIN AND CLEAN ALL DRAINAGE STRUCTURES AS REQUIRED.

SITE PREPARATION NOTES

1. WITHIN THE LIMIT OF WORK LINE AS NOTED ON THE SITE PLANS, REMOVE AND DISCARD ALL CONCRETE PAVEMENT, BITUMINOUS CONCRETE PAVEMENT, BRICK PAVEMENT, TOP SOIL, MULCH, TRASH, DEAD TREES AND STUMPS, SHRUBBERY, CHAIN LINK FENCE POSTS, RAILS, FABRIC, GATES, FOOTINGS AND ALL APPURTENANCES, BOLLARDS, POSTS, CONCRETE FOOTINGS AND FOUNDATIONS, WALLS AND CURBS UNLESS OTHERWISE NOTED.
2. THE OWNER'S REPRESENTATIVE SHALL BE CONSULTED AND WILL REVIEW THE WORK ON SITE WITH THE CONTRACTOR BEFORE ANY WORK SHALL COMMENCE.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
5. ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
7. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
8. THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADES AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.

UTILITY AND GRADING NOTES

1. ALL ON-SITE STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) OR RCP, UNLESS NOTED OTHERWISE.
2. HDPE PIPE SHALL CONFORM WITH ASHTO DESIGNATIONS M294 AND M252. SHALL BE MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC AND SHALL BE ADS N-12 PIPE AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEM, INC. OR HANCOR HI Q PIPE AS MANUFACTURED BY HANCOR, INC. OR APPROVED EQUAL UNLESS OTHERWISE NOTED OR DETAILED.
3. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES.
4. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO A POINT OF 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
5. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER AND A MAXIMUM OF 6 FEET OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. GREATER DEPTHS ARE PERMITTED WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
6. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSE. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS ARE NOTED, SHOWN OR INDICATED.
7. ALL WATER MAIN FITTINGS, TEES, BENDS, HYDRANTS, ETC. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS.
8. ALL HYDRANTS SHALL BE INSTALLED WITH A 6" C.L.D.I. RUNOUT AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE VALVE, BOX, AND TEE FITTING. ALL HYDRANTS SHALL MEET LOCAL MUNICIPAL SPECIFICATION REQUIREMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL MUNICIPAL REQUIREMENTS.
9. DOMESTIC WATER SERVICES 2.5" AND SMALLER SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP AND APPROVED SADDLE CURB STOP, AND BOX, USING MATERIALS SPECIFIED BY THE MUNICIPAL WATER DEPARTMENT OR COMPANY.
10. ALL WATER MAINS 3" AND LARGER SHALL BE CEMENT LINED DUCTILE IRON - CLASS 52, AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES.
11. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
12. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
13. PRIMARY WATER METER AND BACKFLOW PREVENTER SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
14. ALL GRAVITY SEWER PIPE SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
15. WHERE SANITARY SEWERS CROSS WATER LINES, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AS THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED THAN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
16. DUE TO THE SMALL SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDING SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
17. BEFORE THE DEVELOPMENT SITE IS GRADED, THE AREA OF THE DRAINAGE BASINS SHOULD BE FENCED OFF TO PREVENT HEAVY EQUIPMENT FROM COMPACTING THE UNDERLYING SOIL.
18. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
19. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
20. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
21. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
22. CONTRACTOR SHALL ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
23. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
24. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
25. ELECTRICAL DUCT BANK LOCATION IS SHOWN FOR COORDINATION PURPOSES, REFER TO ELECTRICAL PLANS FOR SECTIONS AND DETAILS OF THE UTILITY DUCT BANK.
26. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE AND ELECTRICAL). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.

LAYOUT AND MATERIAL NOTES

1. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
2. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
4. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, WHICHER IS MORE STRINGENT.
5. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.
ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

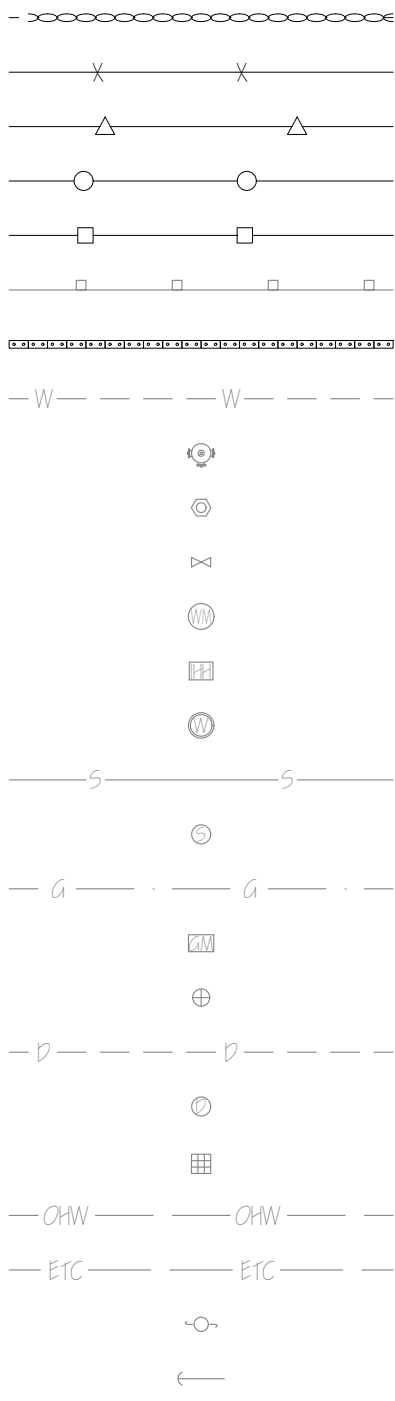
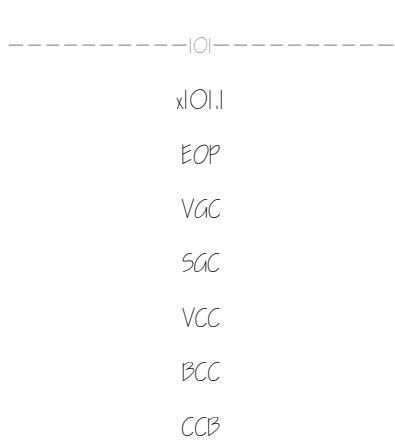
SOIL EROSION AND SEDIMENT CONTROL NOTES

1. THE CONSERVATION COMMISSION SHALL BE NOTIFIED, AT LEAST 72 HOURS PRIOR TO ANY LAND DISTURBANCE.
2. A COPY OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
3. SOIL EROSION AND SEDIMENT CONTROL PRACTICES IN THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION GRADING OPERATIONS AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
5. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
6. ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
7. THE MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL MEASURES AND FACILITIES DURING AND IMMEDIATELY AFTER CONSTRUCTION RESTS WITH THE GENERAL CONTRACTOR. UPON ACCEPTANCE OF THE PROJECT, THE OWNER SHALL BECOME RESPONSIBLE FOR MAINTENANCE OF ANY REMAINING MEASURES AND FACILITIES.
8. OFF SITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE ENGINEER.
9. THE CONSERVATION COMMISSION AND/OR ENGINEER MAY REQUIRE ADDITIONAL SOIL EROSION MEASURES TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
10. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS AT ALL TIMES.
11. THE CONTRACTOR SHALL UTILIZE ALL METHODS NECESSARY TO PREVENT BLOWING AND MOVEMENT OF DUST FROM THE EXPOSED SOIL SURFACES.
12. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
13. A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ENTRANCE EXISTS. SEE LOCATION DETAIL ON PLAN.
14. ALL CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS DETAILED ON THE PLAN, IF APPLICABLE.
15. ALL STORM DRAINAGE OUTLETS SHALL BE PROTECTED AS REQUIRED HEREON BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
16. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
17. LAND AREAS EXPOSED AT ANY ONE TIME AND THE LENGTH OF EXPOSURE SHALL BE KEPT TO A PRACTICAL MINIMUM. THEY SHALL BE LEFT IN A NEAT AND FINISHED APPEARANCE AND PROTECTED FROM EROSION.
18. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTRIBUTED AREAS SHALL BE MULCHED.
19. ALL CRITICAL AREAS SUBJECT TO EROSION SHALL RECEIVE A TEMPORARY SEEDING AND BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS IMMEDIATELY FOLLOWING ROUGH GRADING.
20. IMMEDIATELY AFTER COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, SEED THE STOCKPILE WITH ANNUAL RYE GRASS. STABILIZE TOPSOIL STOCKPILES WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING.
21. SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF WETLANDS, THE FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITIES. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE. LOCATIONS ARE DELINEATED ON THE PLAN.
22. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
23. ALL AREAS NOT STABILIZED BY CONSTRUCTION, SODDING OR LANDSCAPING SHALL BE SEEDED AND STABILIZED IN ACCORDANCE WITH THE SEEDING AND MULCHING SPECIFICATIONS.
24. MULCHING IS REQUIRED ON ALL SEEDED AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATIVE COVER.
25. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE CAPABLE OF FILTERING THE SEDIMENT AND BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA.

GENERAL PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNK OF MULTI-STEMMED TREES. PROVIDE THREE STAKES PER TREE UNLESS NOTED OTHERWISE INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
3. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOP SOIL, PEAT MOSS, AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
4. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION AND SHALL BE SUBSEQUENTLY FLOODED TWICE WITHIN TWENTY-FOUR (24) HOURS OF PLANTING. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED WITH MATERIAL OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE DEVELOPER. THE REPLACED PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE REPLACEMENT DATE.
6. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 6" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED.
7. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOD OR SEED AS INDICATED ON THE LANDSCAPE PLANS. SEED SHALL CONSIST OF THE MIXTURE LISTED IN THE GENERAL SEEDING NOTES. ALL DISTURBED LAWN AREAS SHALL BE TOP SOILED, LIMED, FERTILIZED, AND FINE GRADED PRIOR TO LAWN INSTALLATION.
8. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED PINE, CEDAR OR HEMLOCK BARK.
9. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
10. ALL TREES ARE TO BE GUYED, 3 EACH, UNLESS OTHERWISE NOTED ON PLAN.
11. ALL DECIDUOUS TREES ARE TO BE WRAPPED, WITH TREE WRAP, UP TO THE FIRST BRANCHING AND SECURED.
12. THE LANDSCAPE CONTRACTOR IS TO PERFORM ALL CONTRACTED WORK IN A REASONABLE PERIOD OF CONTINUOUS WORK.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN PLANT MATERIAL WHILE THE PROJECT IS UNDERWAY AND FOR A PERIOD OF TWO WEEKS AFTER THE COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED.
14. THE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE, CAUSED BY THE LANDSCAPE CONTRACTOR.

EXISTING



LEGEND

CONTOUR LINE

SPOT GRADE

EDGE OF PAVEMENT

VERTICAL GRANITE CURB

SLOPED GRANITE CURB

VERTICAL CONCRETE CURB

BITUMINOUS CONCRETE CURB

CAPE COD BERM

STONE WALL

CHAIN LINK FENCE

IRON FENCE

POST & RAIL FENCE

STOCKADE FENCE

GUARD RAIL

HAY BALES

WATER LINE

FIRE HYDRANT

POST INDICATOR VALVE

WATER GATE

WATER METER PIT

IRRIGATION HAND HOLE

WELL

SEWER LINE

SEWER MANHOLE

GAS LINE

GAS METER

GAS GATE

DRAIN LINE

DRAIN MANHOLE

CATCH BASIN

OVERHEAD WIRES

ELECTRIC, TELEPHONE & CABLE

UTILITY POLE

GUY WIRE

BORDERING VEGETATED WETLANDS

25' AND 100' WETLAND BUFFER

PROPOSED

CONTOUR LINE

SPOT GRADE

EDGE OF PAVEMENT

VERTICAL GRANITE CURB

SLOPED GRANITE CURB

VERTICAL CONCRETE CURB

BITUMINOUS CONCRETE CURB

CAPE COD BERM

STONE WALL

CHAIN LINK FENCE

IRON FENCE

POST & RAIL FENCE

STOCKADE FENCE

GUARD RAIL

HAY BALES

WATER LINE

FIRE HYDRANT

POST INDICATOR VALVE

WATER GATE

WATER METER PIT

IRRIGATION HAND HOLE

WELL

SEWER LINE

SEWER MANHOLE

GAS LINE

GAS METER

GAS GATE

DRAIN LINE

DRAIN MANHOLE

CATCH BASIN

OVERHEAD WIRES

ELECTRIC, TELEPHONE & CABLE

UTILITY POLE

GUY WIRE

BORDERING VEGETATED WETLANDS

25' AND 100' WETLAND BUFFER

REVISIONS

1	2/14/20	PER CONSERVATION COMMISSION
2	4/13/20	PER PLANNING STAFF REPORT
3	5/4/20	PER PLANNING BOARD
4	6/1/20	PER PLANNING BOARD
5	7/1/20	ADDITIONAL RETAIL SPACE



www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
●TAUNTON
●MARLBOROUGH
●WARWICK, RI

DRAWN BY: MJW

DESIGNED BY: CAF/MJW

CHECKED BY: CAF

SITE PLAN
19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS
PREPARED MAZZEO REALTY TRUST
FOR: 780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019

SCALE: AS NOTED

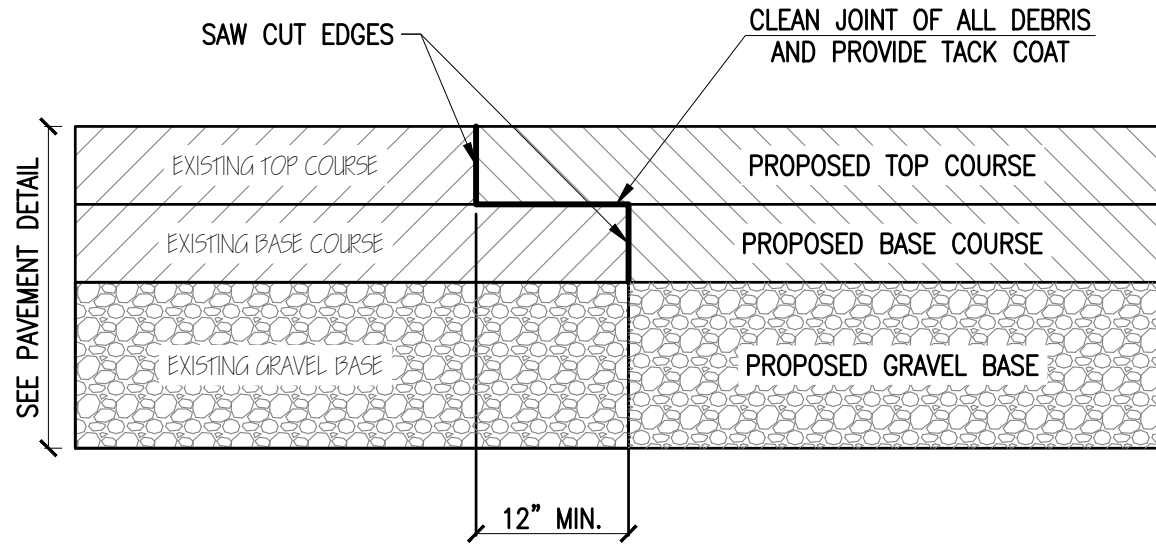
JOB NO. 18-1004

LATEST REVISION:
JULY 1, 2020

NOTES & LEGEND

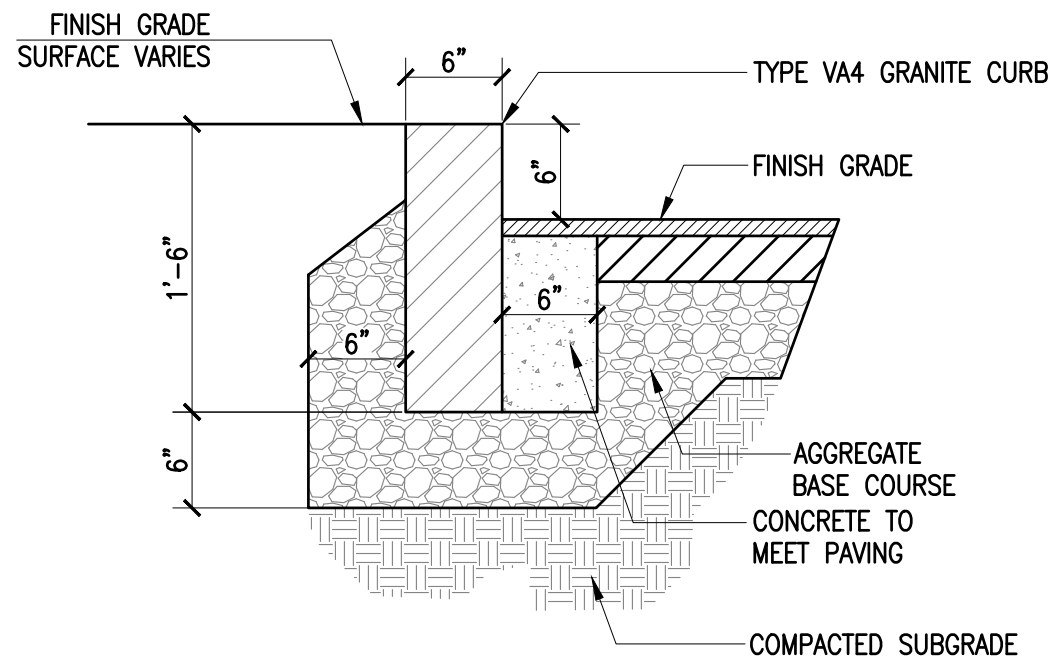
SHEET 8 OF 11

NOTES:
1. TACK COAT - PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.



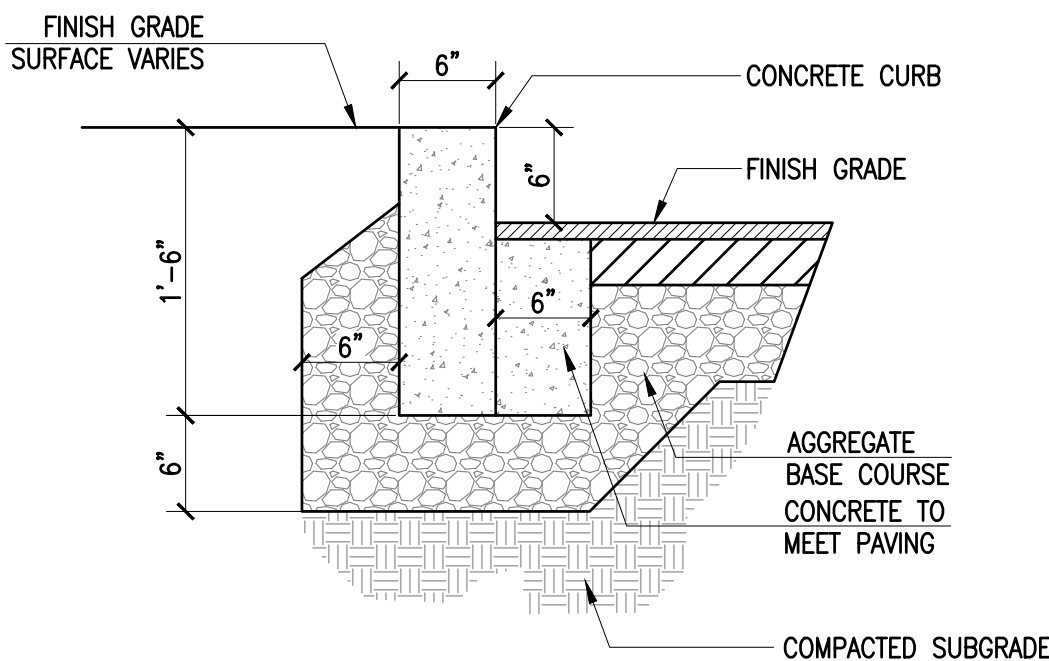
PAVEMENT SAWCUT KEY DETAIL

NOT TO SCALE



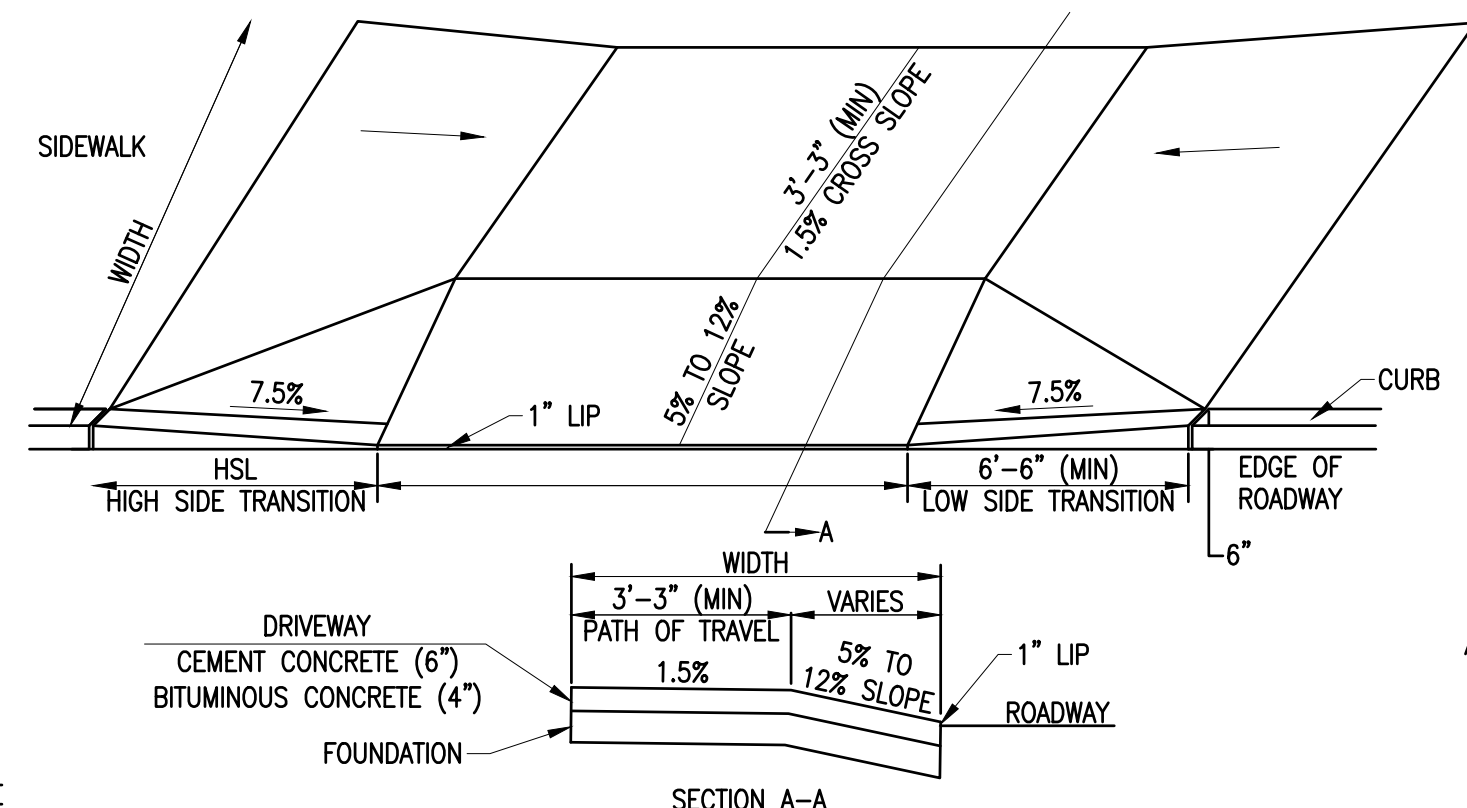
VERTICAL GRANITE CURB

NOT TO SCALE



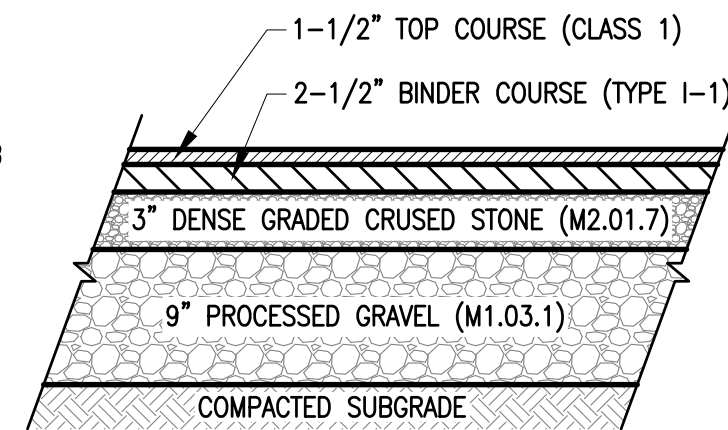
VERTICAL CONCRETE CURB

NOT TO SCALE



DRIVEWAY CURB CUT

NOT TO SCALE

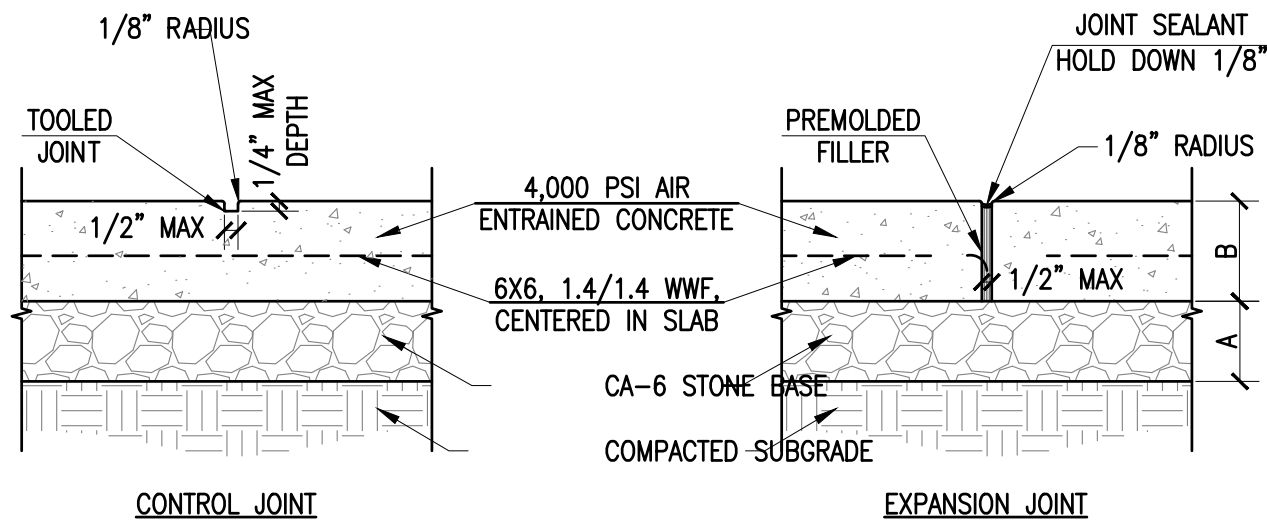


BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE

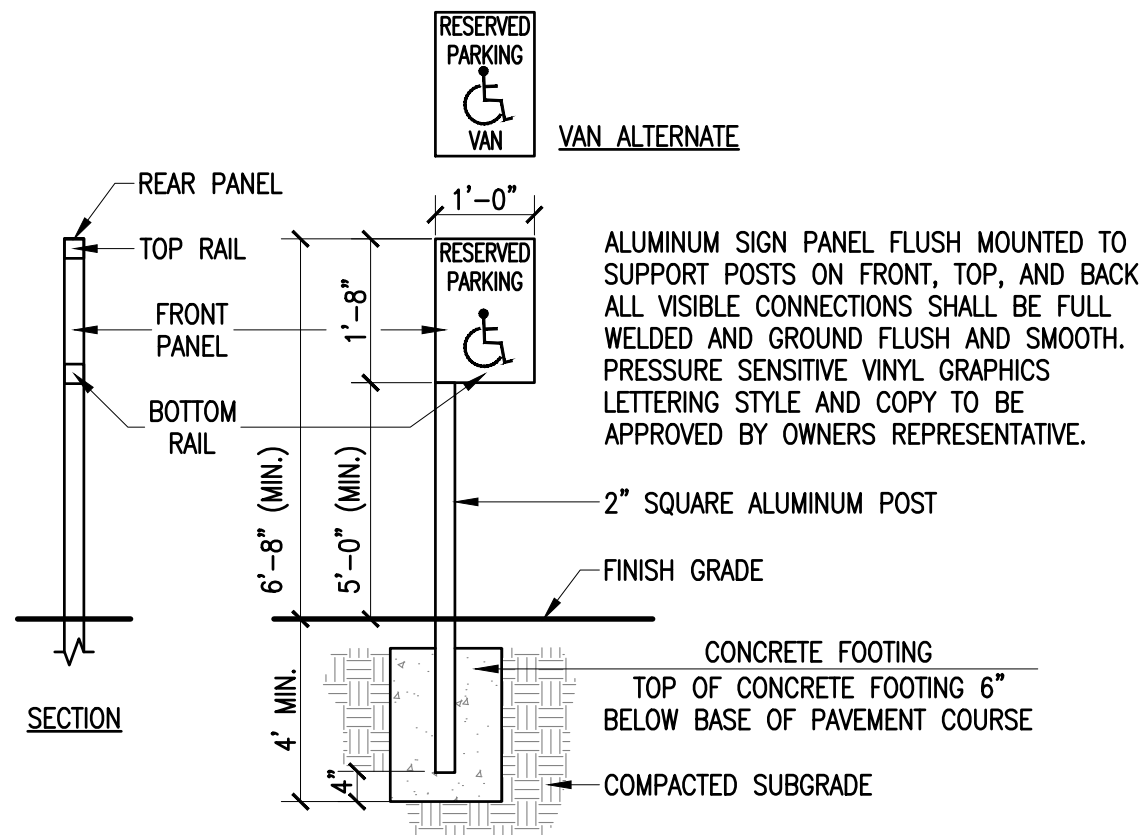


NOTE:
UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE 5'-0" O.C. AND EXPANSION JOINTS TO BE 40'-0" O.C. MAX., OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.



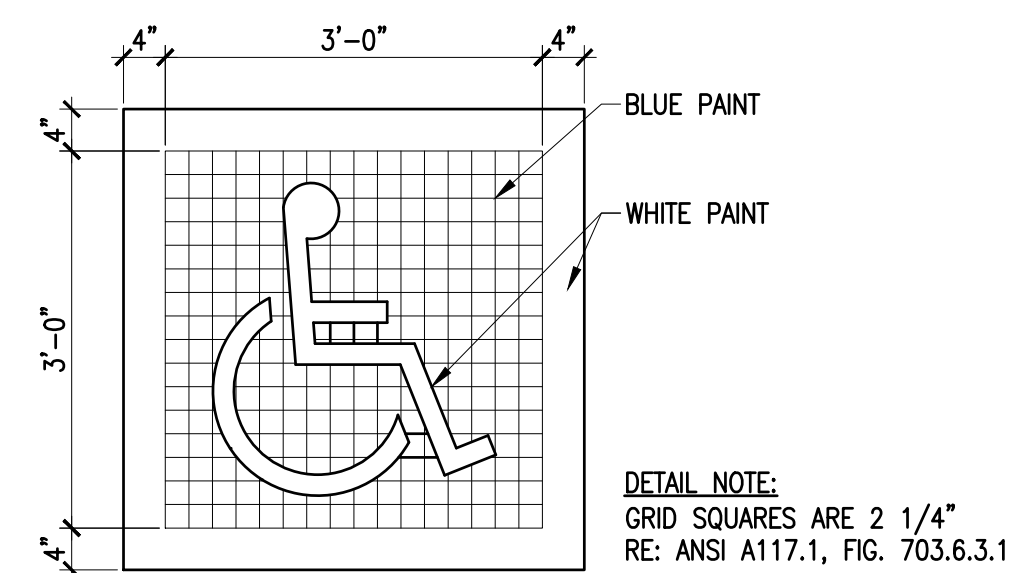
CONCRETE PAVEMENT SIDEWALK

NOT TO SCALE



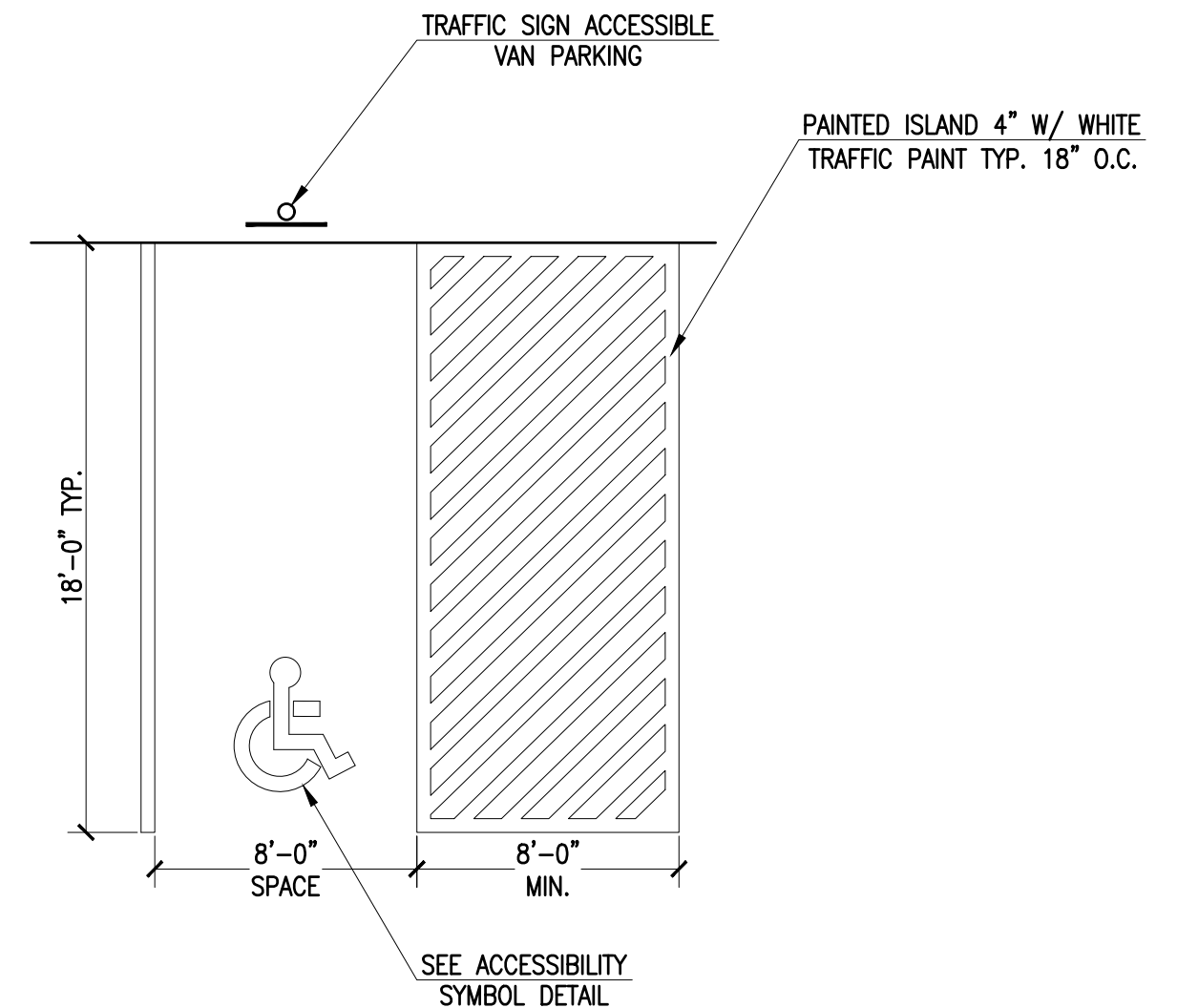
ACCESSIBLE PARKING SIGN

NOT TO SCALE



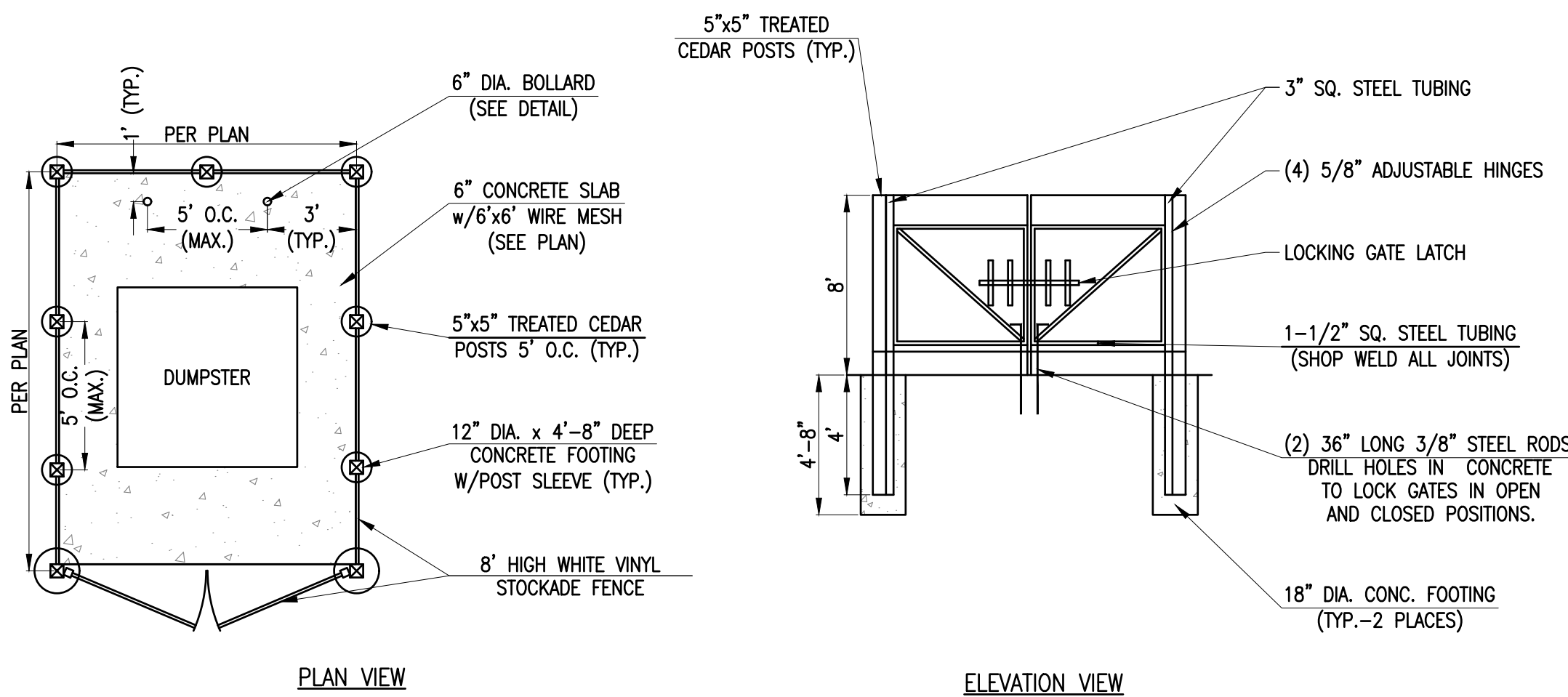
ACCESSIBLE PARKING SYMBOL

NOT TO SCALE



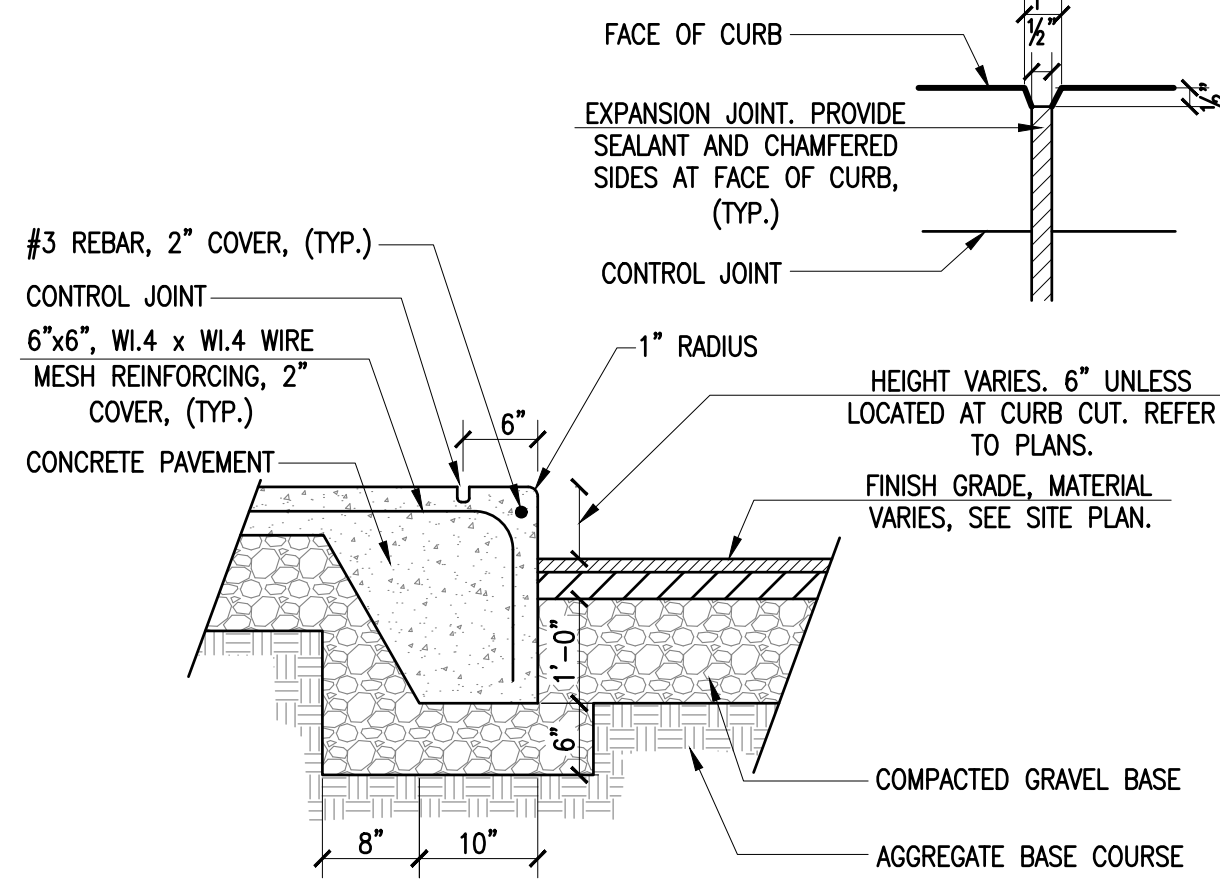
ACCESSIBLE PARKING LAYOUT

NOT TO SCALE



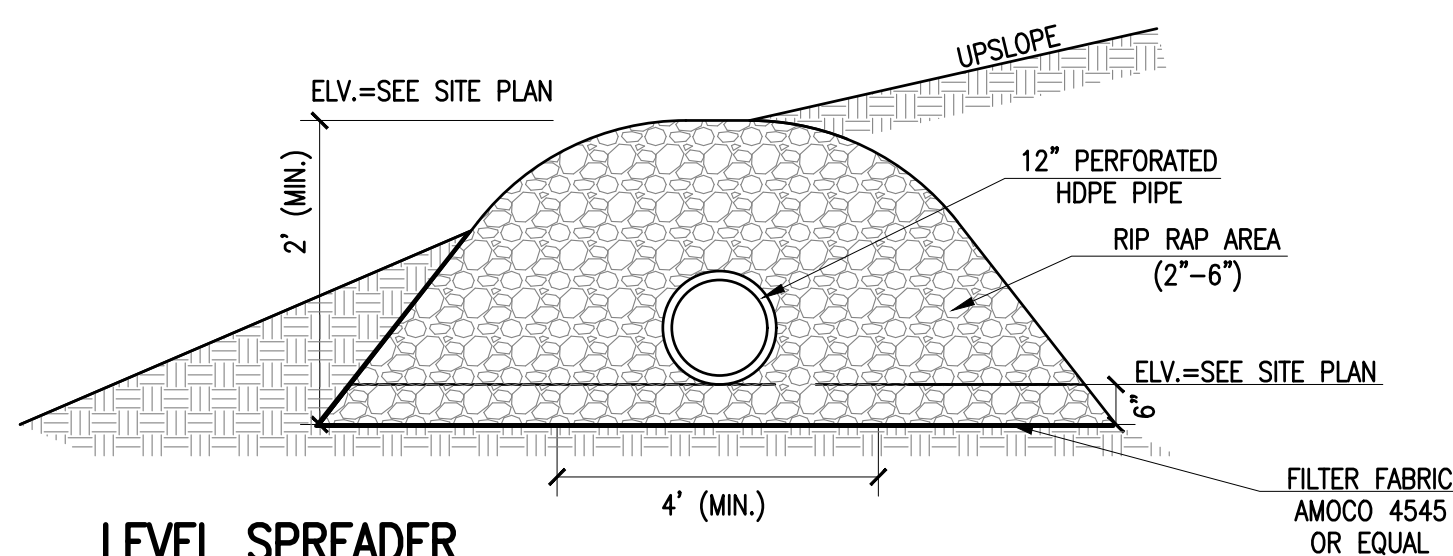
DUMPSTER ENCLOSURE

NOT TO SCALE



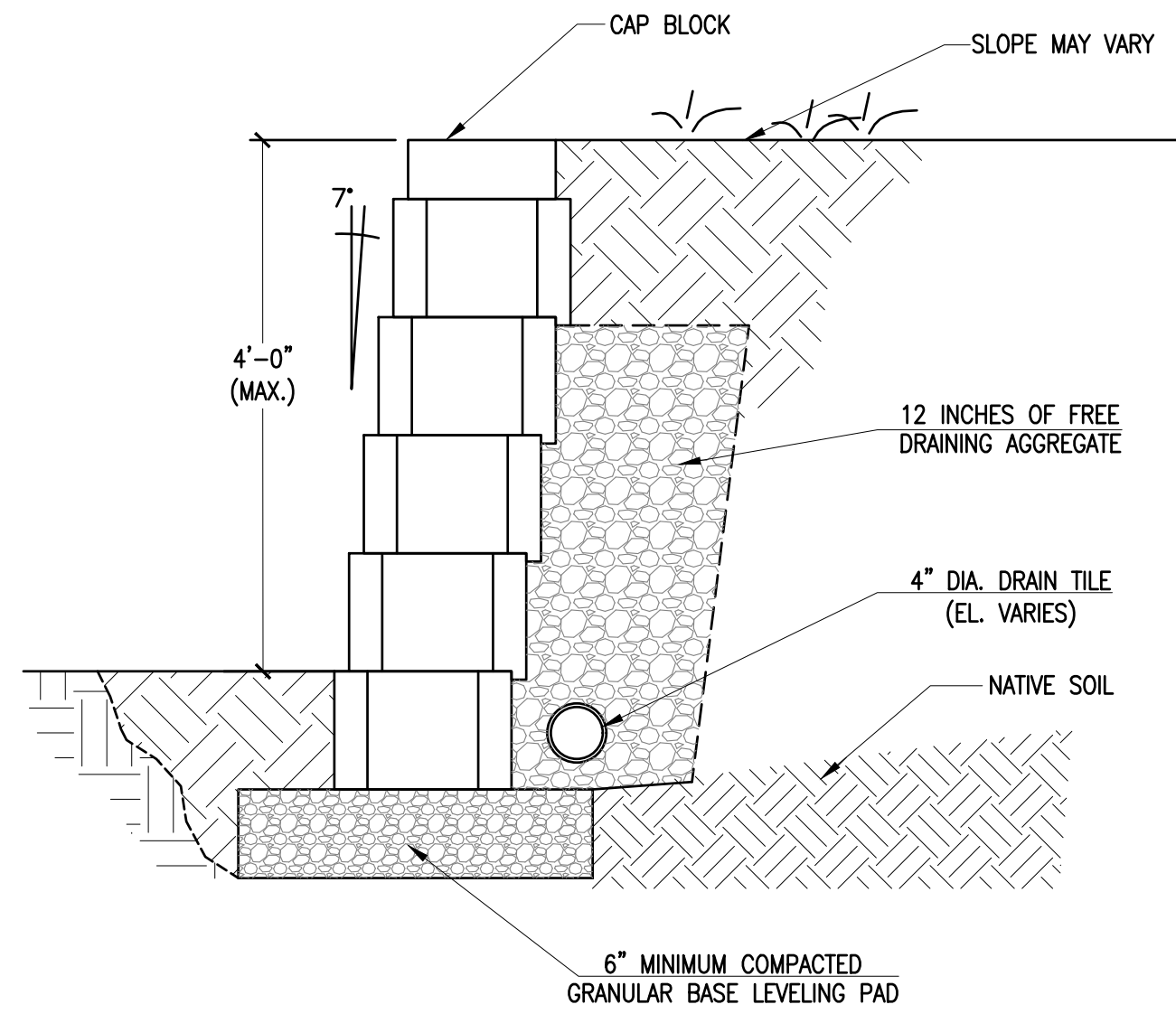
INTEGRAL CONCRETE CURB

NOT TO SCALE



LEVEL SPREADER

NOT TO SCALE

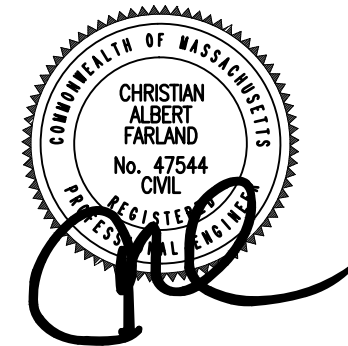


"ANCHOR DIAMOND PRO"
4' MAX TYPICAL GRAVITY WALL

NOT TO SCALE

REVISIONS

1	2/14/20	PER CONSERVATION COMMISSION
2	4/13/20	PER PLANNING STAFF REPORT
3	5/4/20	PER PLANNING BOARD
4	6/1/20	PER PLANNING BOARD
5	7/1/20	ADDITIONAL RETAIL SPACE



www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
●TAUNTON
●MARLBOROUGH
●WARWICK, RI

DRAWN BY: MJW
DESIGNED BY: CAF/MJW
CHECKED BY: CAF

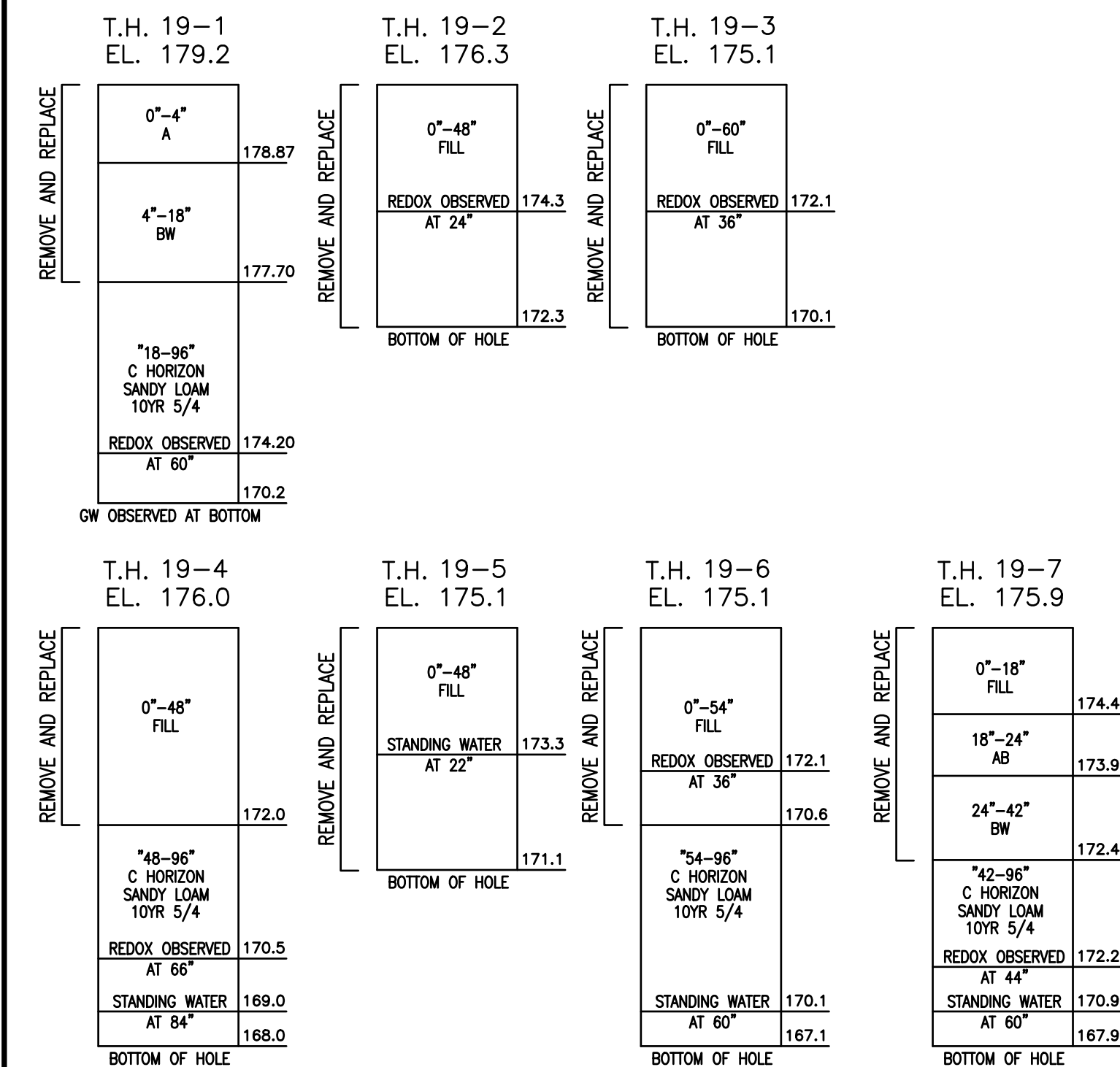
SITE PLAN
19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS
PREPARED FOR:
MAZZEO REALTY TRUST
780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019
SCALE: AS NOTED
JOB NO. 18-1004
LATEST REVISION:
JULY 1, 2020

DETAILS

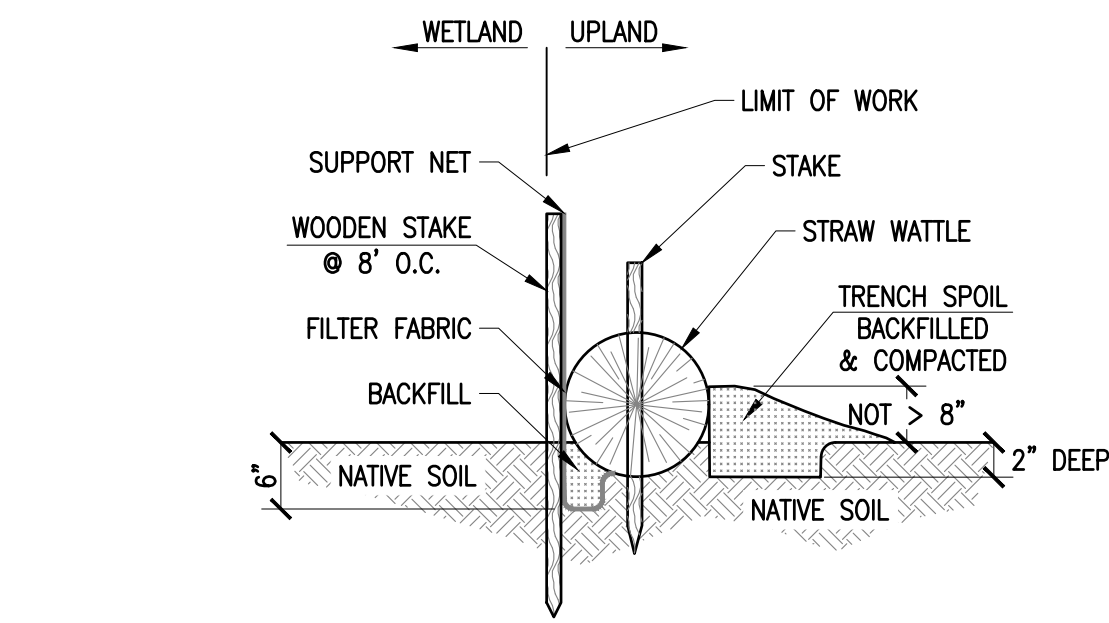
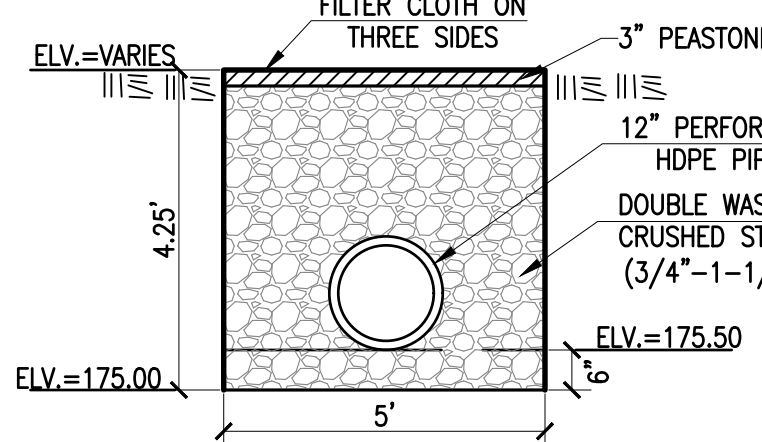
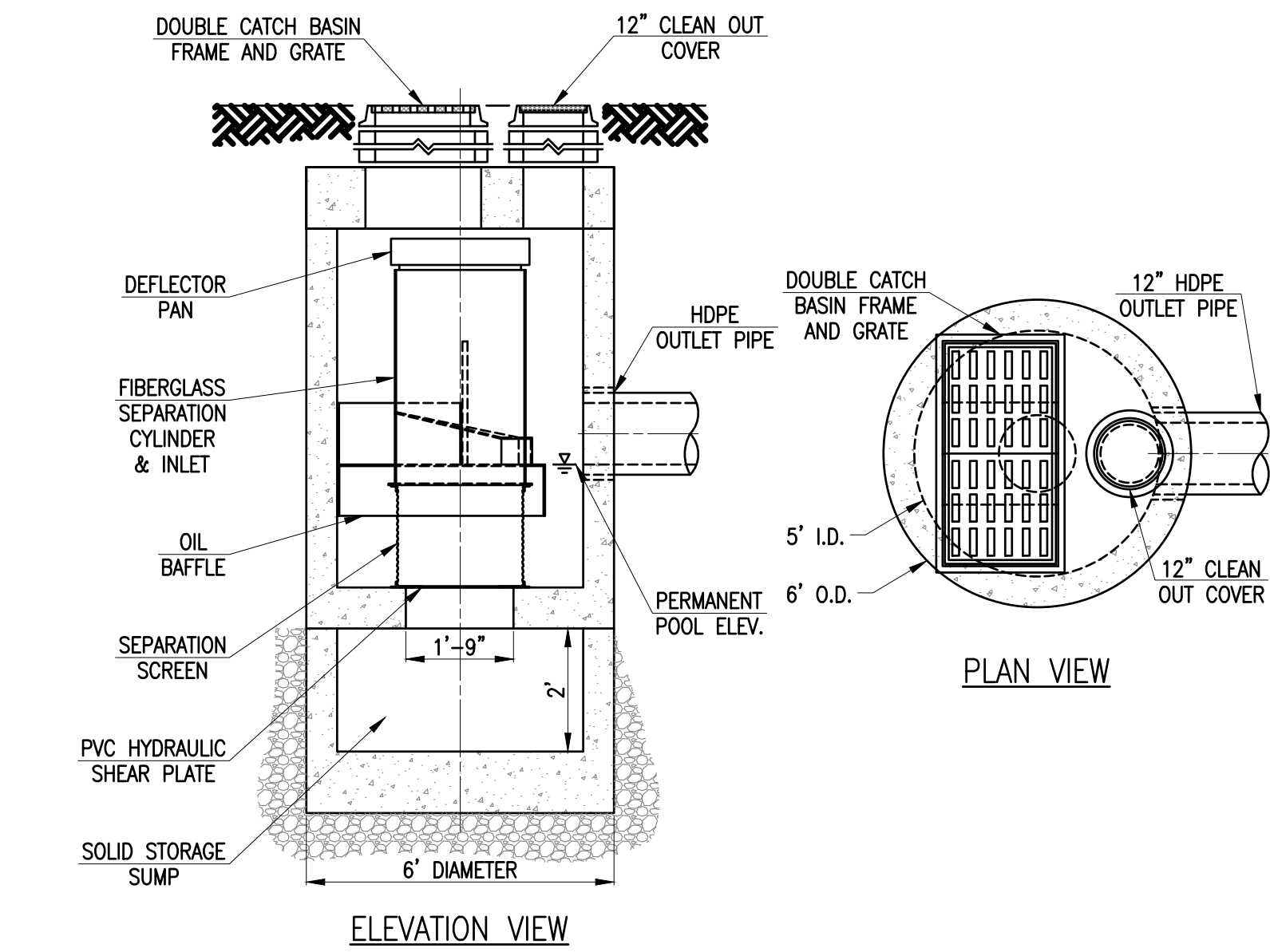
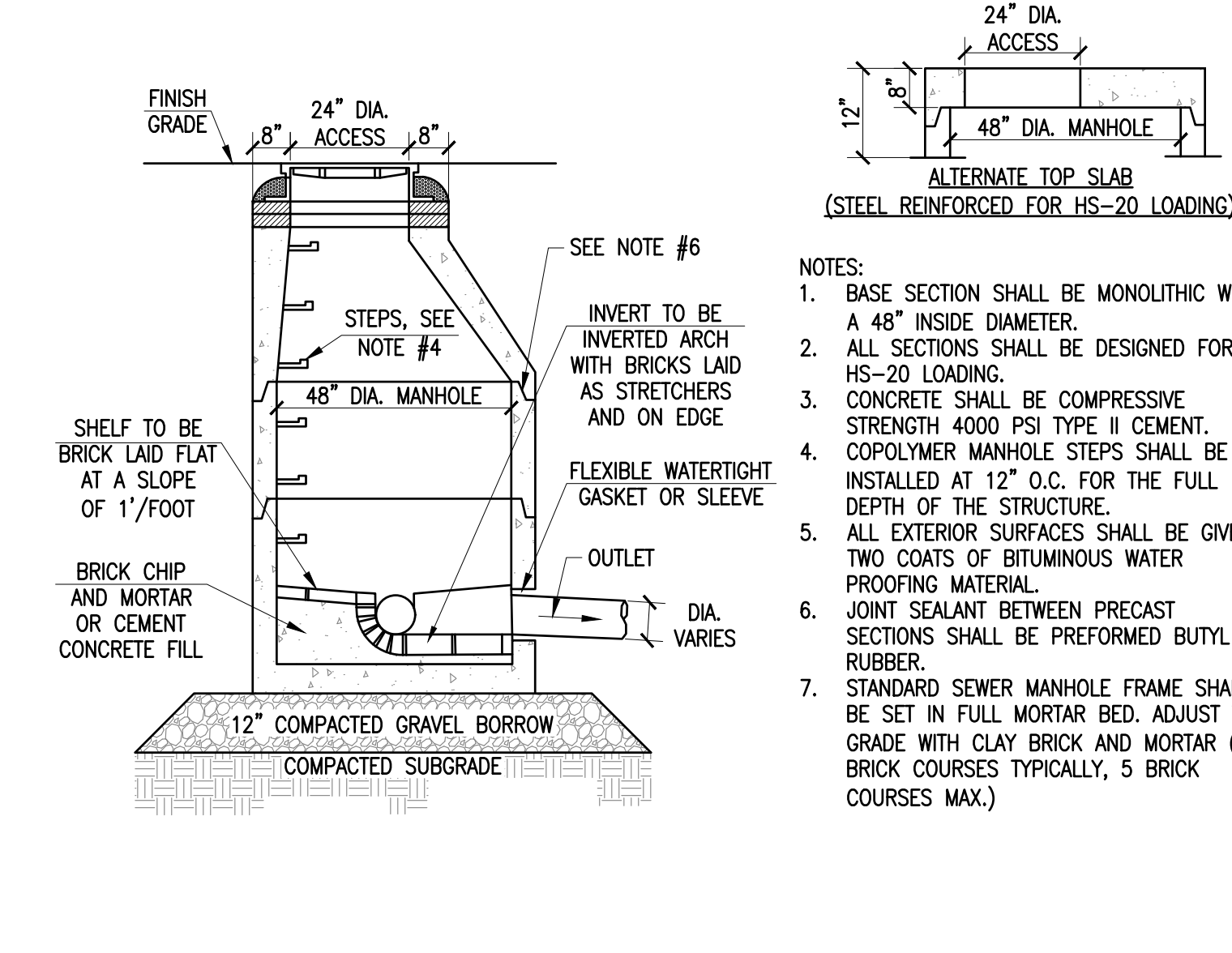
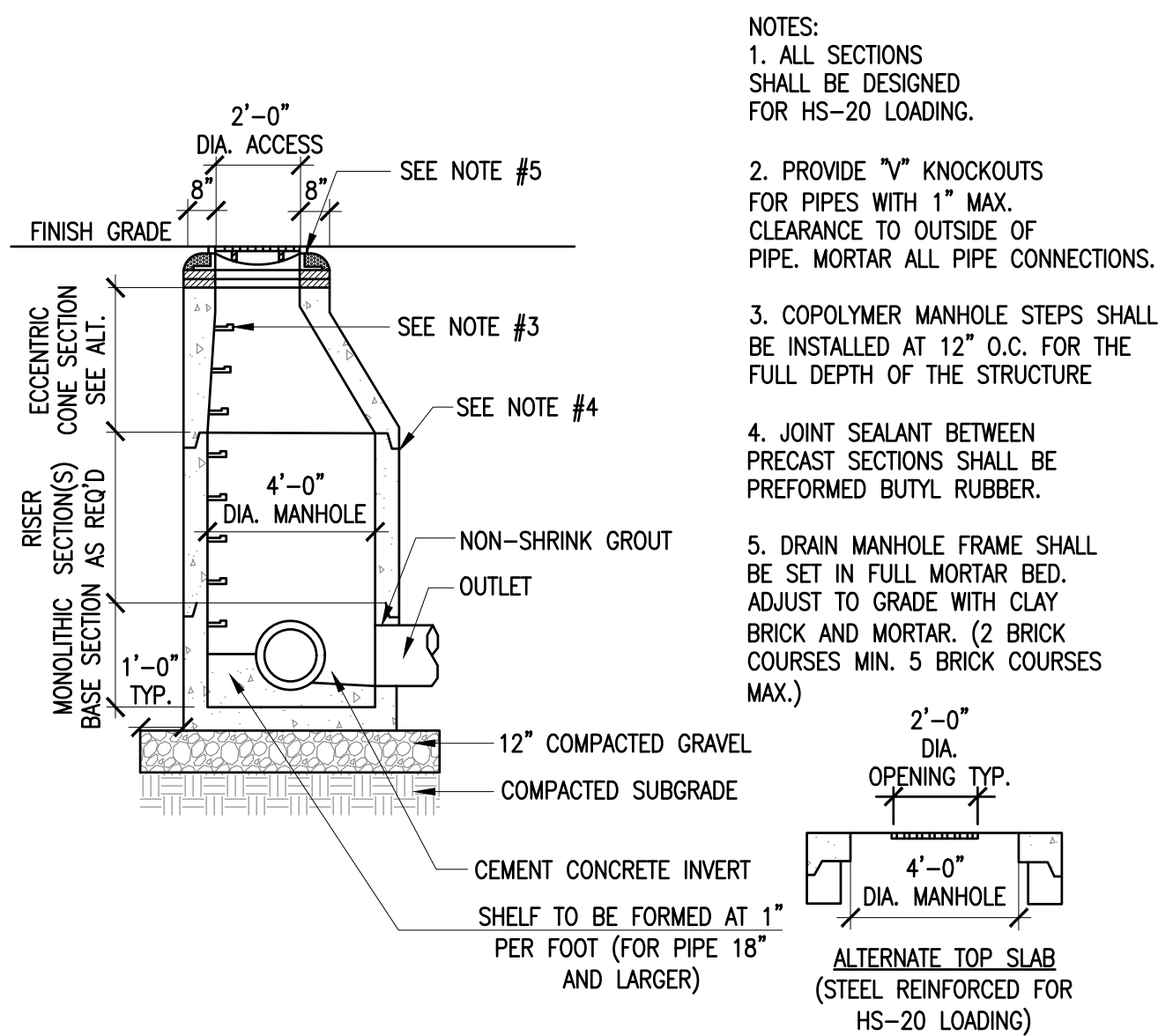
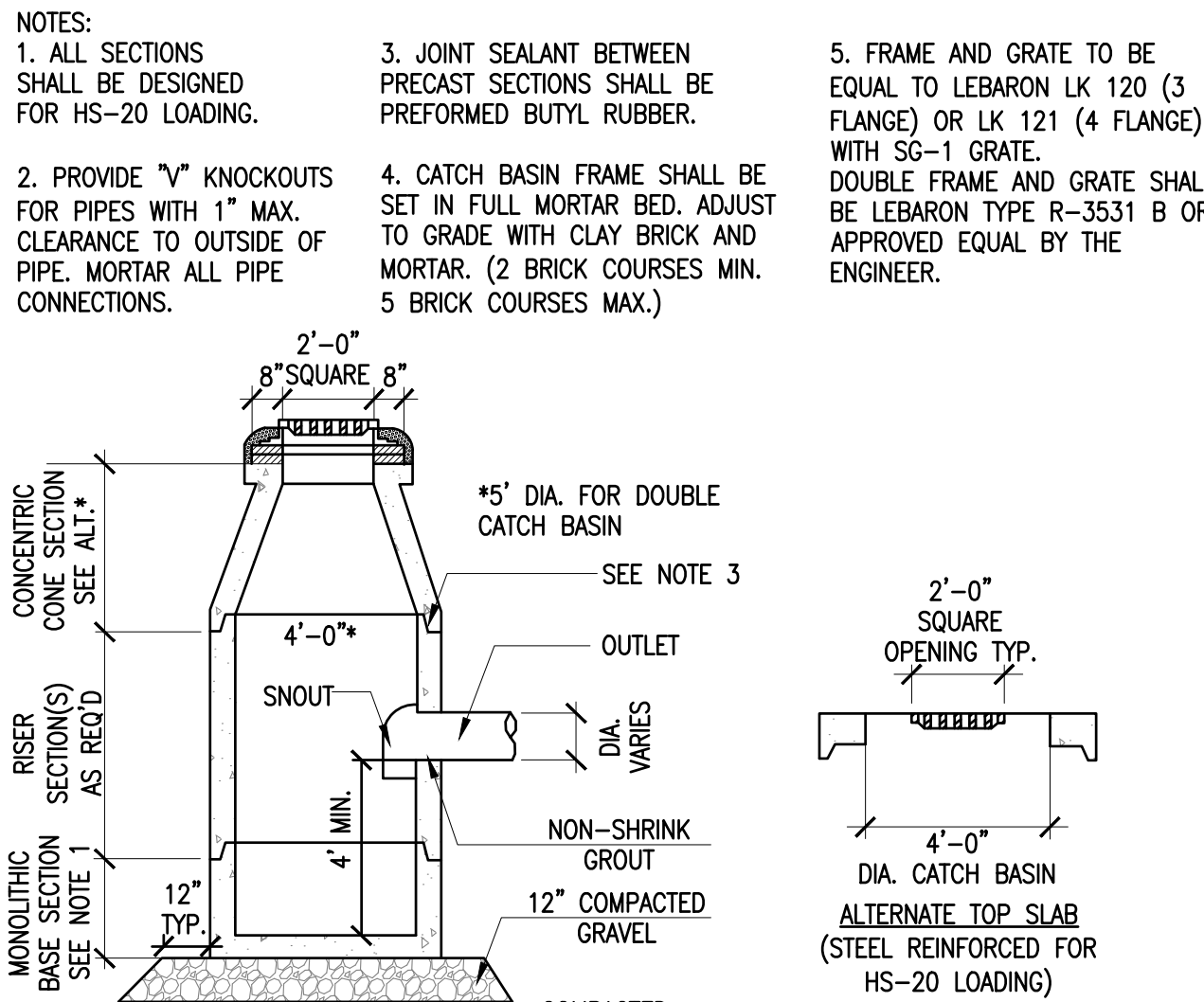
SHEET 9 OF 11

COPYRIGHT © 2019 FARLAND CORP. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNUSABLE.



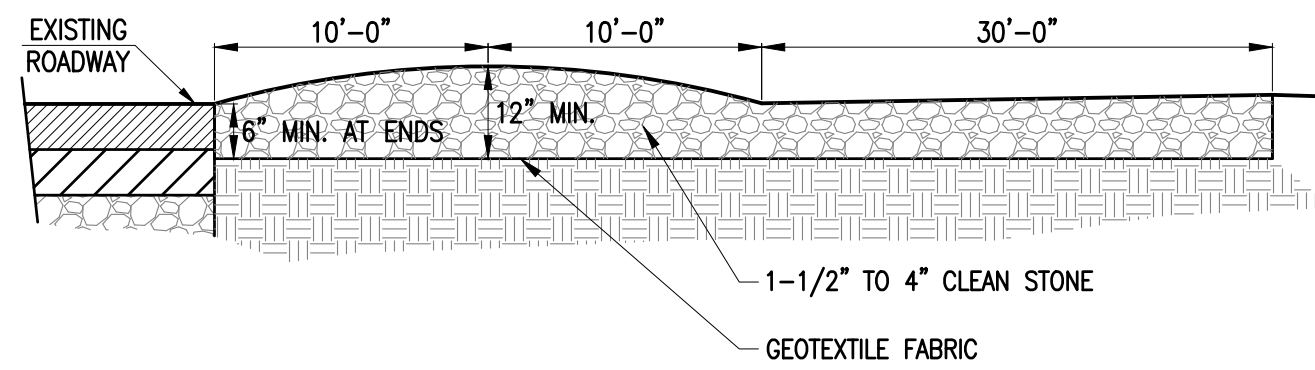
SOIL PROFILES

NOT TO SCALE



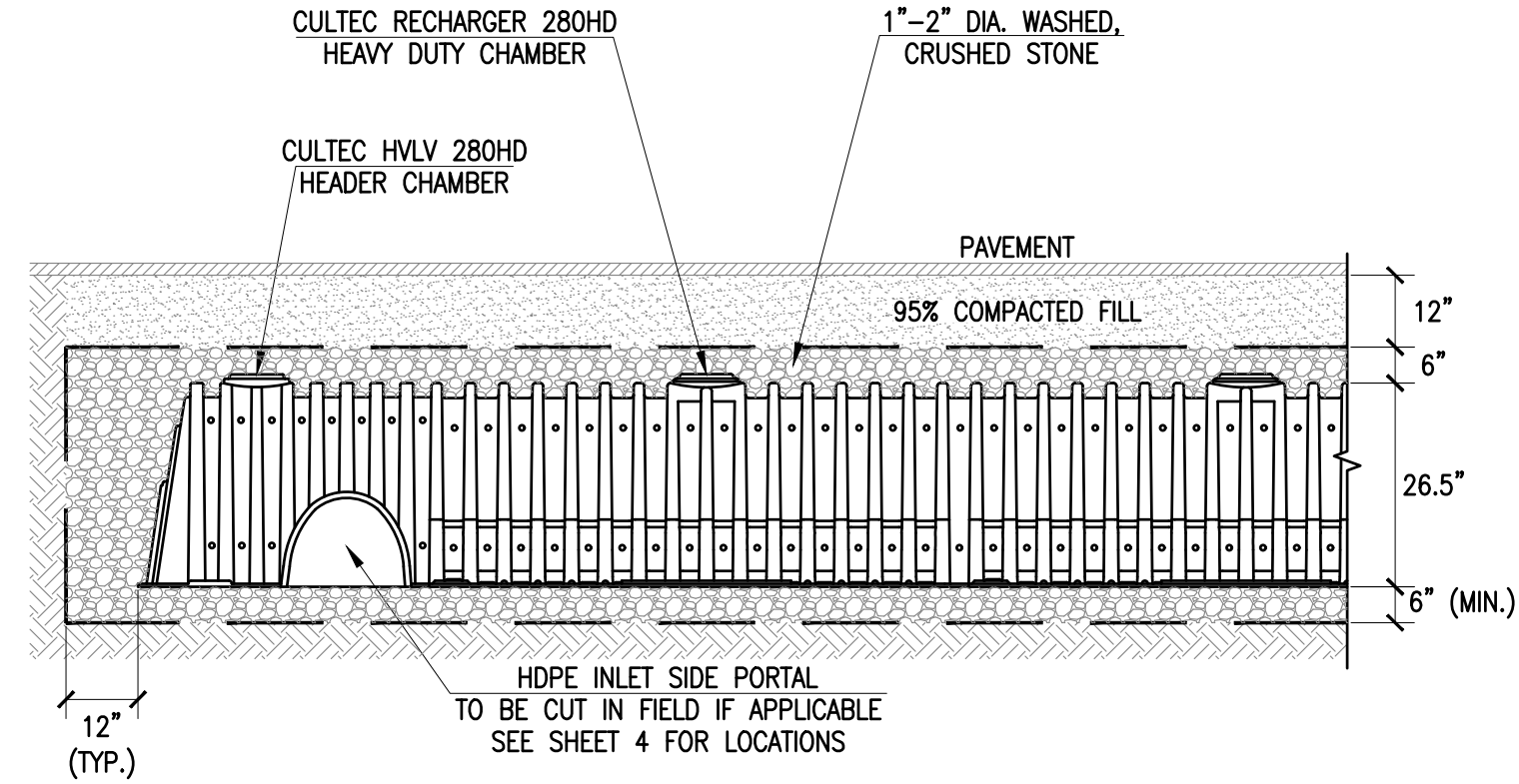
STAKED STRAW WATTLE WITH SILT FENCE

NOT TO SCALE



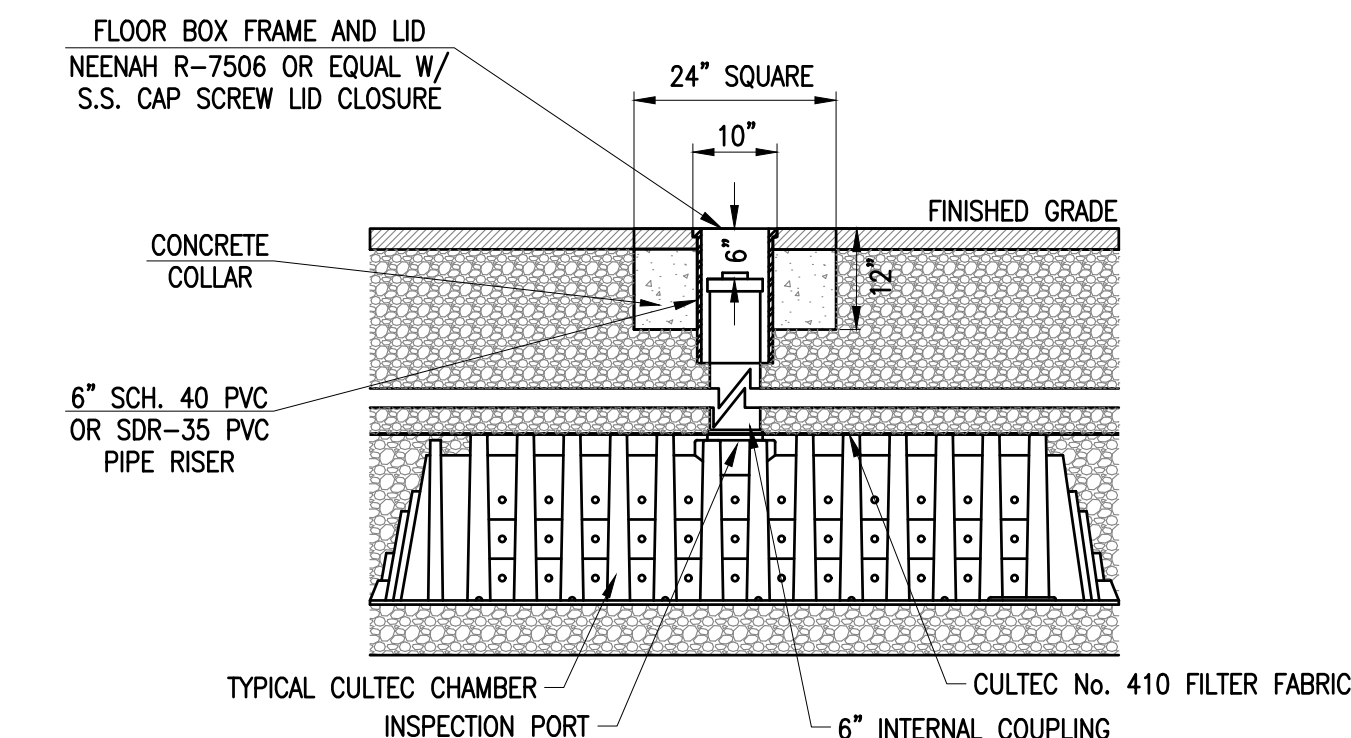
TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



CULTEC INLET MANIFOLD

NOT TO SCALE



REVISIONS

1	2/14/20	PER CONSERVATION COMMISSION
2	4/13/20	PER PLANNING STAFF REPORT
3	5/4/20	PER PLANNING BOARD
4	6/1/20	PER PLANNING BOARD
5	7/1/20	ADDITIONAL RETAIL SPACE

www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479

OFFICES IN:

- TAUNTON
- MARLBOROUGH
- WARWICK, RI

DRAWN BY: MJW

DESIGNED BY: CAF/MJW

CHECKED BY: CAF

SITE PLAN

19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS

PREPARED MAZZEO REALTY TRUST
FOR: 780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019

SCALE: AS NOTED

JOB NO. 18-1004

LATEST REVISION:
JULY 1, 2020

DETAILS

SHEET 10 OF 11

COPYRIGHT © 2019 FARLAND CORP. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF FARLAND CORP. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FARLAND CORP. SHALL RENDER IT INVALID AND UNSALABLE.

PARCEL ID: 60-D-009.262
N/F
GM HIGHLAND HOUSE, LLC

PARCEL ID: 56-B-025
N/F
WOODVIEW APARTMENTS, LLC

PARCEL ID: 56-C-004.2
N/F
GM HIGHLAND HOUSE, LLC

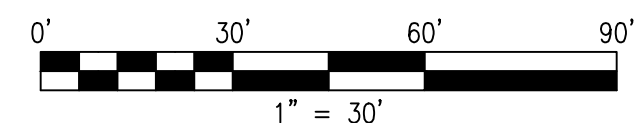
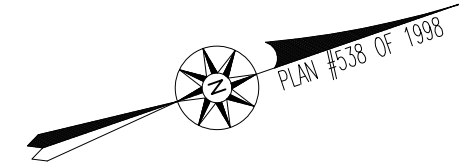
PARCEL ID: 56-C-003.3
N/F
GM HIGHLAND HOUSE, LLC

PARCEL ID: 56-C-002.4
N/F
41 HIGHLAND AVENUE, LLC

PARCEL ID: 56-B-032
N/F
ERIC O'CONNOR

PARCEL ID:
56-B-033.5
N/F
NAYARA A. SILVA

ASSESSORS
PARCEL ID: 56-C-001
(AREA=5.67± ACRES)



REVISIONS

2	4/13/20	PER PLANNING STAFF REPORT
3	5/4/20	PER PLANNING BOARD
4	6/1/20	PER PLANNING BOARD
5	7/1/20	ADDITIONAL RETAIL SPACE
6	10/6/22	PER TOWN COMMENTS



www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479

OFFICES IN:
● TAUNTON
● MARLBOROUGH
● WARWICK, RI

DRAWN BY: JKM
DESIGNED BY: CAF/JKM
CHECKED BY: CAF

SITE PLAN
19 HIGHLAND AVENUE
ASSESSORS PARCEL ID: 56-C-001
RANDOLPH, MASSACHUSETTS

PREPARED MAZZEO REALTY TRUST
FOR: 780 WILLARD STREET, C10
QUINCY, MA 02169

NOVEMBER 7, 2019

SCALE: 1"=30'

JOB NO. 18-1004

LATEST REVISION:
JULY 1, 2020

FIRE APPARATUS PLAN

SHEET 11 OF 11

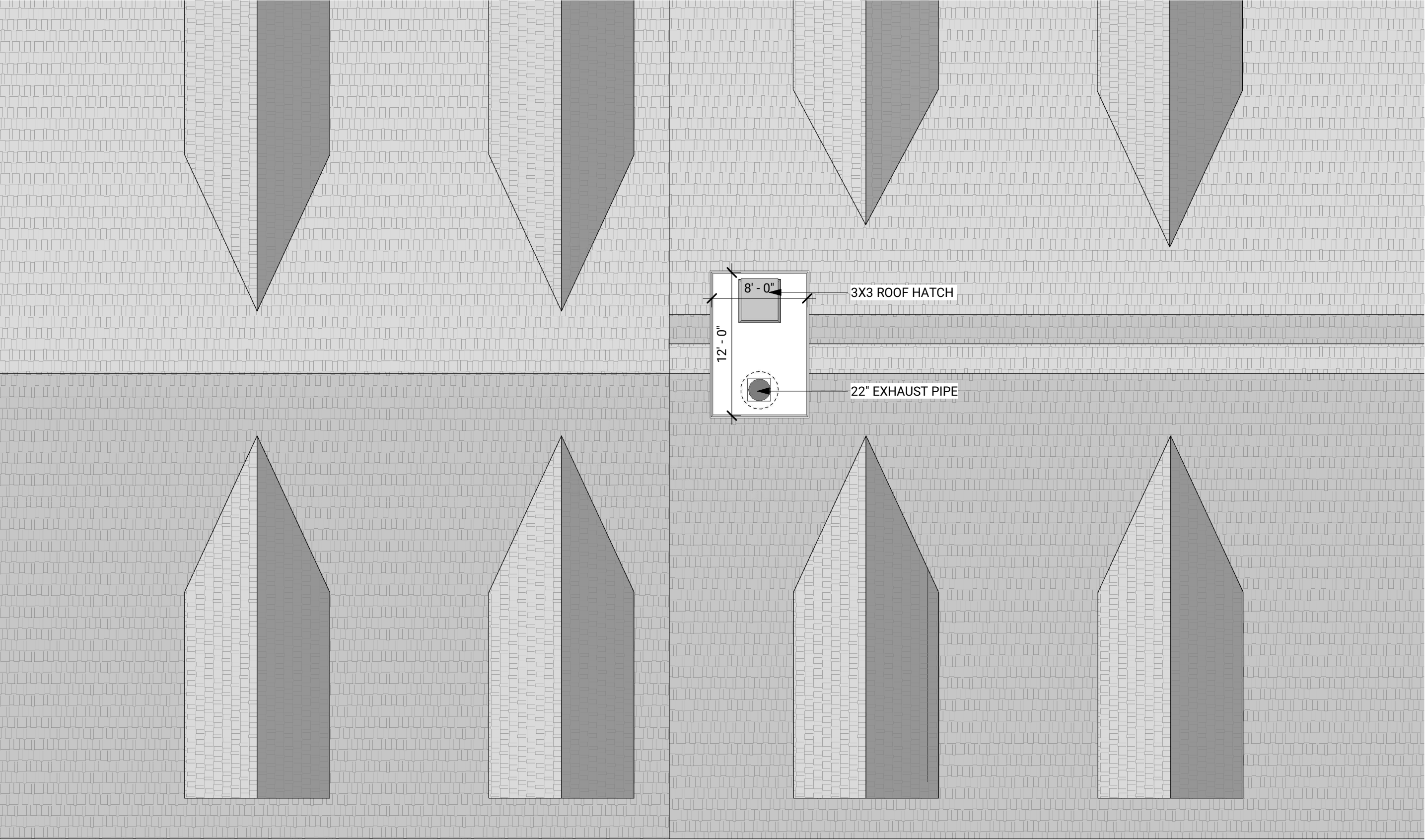


2 ELEVATION W/ PROPOSED ROOF PLATFORM.
1/8" = 1'-0"

REAR ELEVATION



19 HIGHLAND APARTMENTS
10/3/2022



1 ROOF PLATFORM PLAN
1/8" = 1'-0"



PLANNING BOARD

To: Miraj Ahmed
cc: Joe Dunn
From: Michelle Tyler
Date: September 17, 2021
RE: Trees for Replication Area at 19 Highland Area

Per the vote of the Planning Board on September 14, 2021 that requires inclusion of trees in the rear portion of the replication area identified by the Conservation Commission, the following are my recommendations for tree species and quantities. Please have your landscape architect update the landscape plan (sheet #7) as applicable. If they have any questions, require clarification, would like to discuss alternatives, please have them reach out to my office.

<u>SPECIES</u>	<u>QTY</u>
Picea pungens "Colorado Green" (Blue Spruce)	3
Taxodium distichum (Bald Cypress)	3
Metasequoia glyptostroboides (Dawn Redwood)	3



PLANNING BOARD

To: Miraj Ahmed
cc: Joe Dunn
From: Michelle Tyler
Date: September 17, 2021
RE: Trees for Replication Area at 19 Highland Area

Per the vote of the Planning Board on September 14, 2021 that requires inclusion of trees in the rear portion of the replication area identified by the Conservation Commission, the following are my recommendations for tree species and quantities. Please have your landscape architect update the landscape plan (sheet #7) as applicable. If they have any questions, require clarification, would like to discuss alternatives, please have them reach out to my office.

<u>SPECIES</u>	<u>QTY</u>
Picea pungens "Colorado Green" (Blue Spruce)	3
Taxodium distichum (Bald Cypress)	3
Metasequoia glyptostroboides (Dawn Redwood)	3

MXZ-SM48NAMHZ 4-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name: TAJ ESTATES CONVENIENCE STORE
System Reference: CONVENIENCE STORE

Date: 9/28/22



CONVENIENCE STORE (2)

RETAIL STORE EXTERIOR AC
COMPRESSOR UNIT

FEATURES

- Compatible with M- and P-Series and CITY MULTI® indoor units. Branch box required for connection with M- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Built-in base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 51 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 75% heating capacity at -13°F

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

© 2022 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.

SPECIFICATIONS: MXZ-SM48NAMHZ

Cooling ¹ (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	48,000 // 48,000 // 48,000
	Rated Capacity	BTU/H	48,000 // 48,000 // 48,000
	Minimum Capacity	BTU/H	16,000 // 16,000 // 16,000
	Maximum Power Input	W	3,665 // 3,930 // 4,245
	Rated Power Input	W	3,665 // 3,930 // 4,245
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5
Heating at 47°F ² (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	54,000 // 54,000 // 54,000
	Rated Capacity	BTU/H	54,000 // 54,000 // 54,000
	Minimum Capacity	BTU/H	27,000 // 27,000 // 27,000
	Maximum Power Input	W	3,955 // 4,335 // 4,795
	Rated Power Input	W	3,955 // 4,335 // 4,795
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5
Heating at 17°F ³ (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	54,000 // 54,000 // 54,000
	Rated Capacity	BTU/H	39,000 // 39,000 // 39,000
	Maximum Power Input	W	6,330 // 7,750 // 8,600
	Rated Power Input	W	4,230 // 4,680 // 5,130
Heating at 5°F ⁴ (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	54,000 // 54,000 // 54,000
	Maximum Power Input	W	7,915 // 8,120 // 8,330
Efficiency (Non-Ducted // Mix // Ducted)	SEER		23.0 // 19.75 // 16.5
	EER ¹		13.1 // 12.2 // 11.3
	HSPF (IV)		12.0 // 11.5 // 11.0
	COP at 47°F ²		4.0 // 3.65 // 3.3
	COP at 17°F at Maximum Capacity ³		2.5 // 2.0 // 1.8
	COP at 5°F at Maximum Capacity ⁴		2.1 // 1.95 // 1.9
	ENERGY STAR® Certified		Yes // No // No
Electrical	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	40 (45)
	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	40
	Recommended Wire Size	AWG	6
	MCA if Branch Box Powered by Outdoor Unit	A	42.0
	MOCP if Branch Box Powered by Outdoor Unit	A	50
	MCA without Branch Box or Branch Box Powered Separate	A	36
	MOCP without Branch Box or Branch Box Powered Separate	A	40
	Fan Motor Full Load Amperage	A	0.6+0.6
Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	3,885 / 3,885
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate fin coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling ¹	dB(A)	51
	Sound Pressure Level, Heating ²	dB(A)	54
	Compressor Type		Hermetic
	Compressor Model		ANB33FJSMT
	Compressor Motor Output	kW	3.4
	Compressor Rated Load Amps	A	19
	Compressor Locked Rotor Amps	A	22.0
	Compressor Oil Type // Charge	oz.	FV50S // 73
	Base Pan Heater		Built-in
	Unit Dimensions	W: In. [mm] D: In. [mm] H: In. [mm]	41-11/32 [1,050] 13 [330] 52-11/16 [1,338]
	Package Dimensions	W: In. [mm] D: In. [mm] H: In. [mm]	43 [1,090] 18 [450] 57 [1,430]
	Unit Weight	Lbs.[kg]	278 [126]
	Package Weight	Lbs.[kg]	302 [137]

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB

²Heating at 47°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 47 DB, 43 WB

³Heating at 17°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 17 DB, 15 WB

Conditions

⁴Heating at 5°F (Indoor // Outdoor)

°F 70 DB, 60 WB // 5 DB, 4 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

^A when 1 or more PLA-A-EA7 connected

^B Branch box should be placed within the level between the outdoor unit and indoor units

^C 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

SPECIFICATIONS: MXZ-SM48NAMHZ

Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum) ¹	°FDB	115 / 23 ^{°C}
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	N/A / N/A
	Heating Intake Air Temp (Maximum / Minimum)	°FDB	59 / -13
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-24 / -14
Refrigerant	Maximum Charge Quantity	Lbs, oz	10.0, 9.0
Indoor unit connection	Maximum Number of Connected IDU with Branch Box		8 (6) ^A
	Maximum Number of Connected IDU without Branch Box		12
	Minimum Number of Connected IDU with Branch Box		12,000
	Minimum Number of Connected IDU without Branch Box		24,000
	Maximum connected capacity		62,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	3/8 [9.52]
	Gas Pipe Size O.D. (Flared)	In.[mm]	5/8 [15.88]
	Total Piping Length when using Branch Box	Ft. [m]	492 [150]
	Total Piping Length without Branch Box	Ft. [m]	984 [300]
	Maximum Height Difference ^B , ODU above IDU	Ft. [m]	164 [50]
	Maximum Height Difference ^B , ODU below IDU	Ft. [m]	131 [40]
	Maximum Height Difference ^B , between branch boxes	Ft. [m]	49 [15]
	Maximum Height Difference between IDU and IDU without branch box	Ft. [m]	49 [15]
		Ft. [m]	49 [15]
	Maximum Piping Length between ODU and Branch Box	Ft. [m]	180 [55]
	Farthest Piping Length from ODU to IDU with Branch Box	Ft. [m]	262 [80]
	Farthest Piping Length from ODU to IDU without Branch Box	Ft. [m]	492 [150]
	Farthest Piping Length after Branch Box	Ft. [m]	82 [25]
	Total Piping Length between Branch Boxes and IDU	Ft. [m]	311 [95]
	Maximum Number of Bends for IDU		15

NOTES:

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)	¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	³ Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions	⁴ Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
------------	---	----	----------------------------

^AApplications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

^A when 1 or more PLA-A-EA7 connected

^B Branch box should be placed within the level between the outdoor unit and indoor units

^C 5°F DB - 115°F DB when optional wind baffles are installed

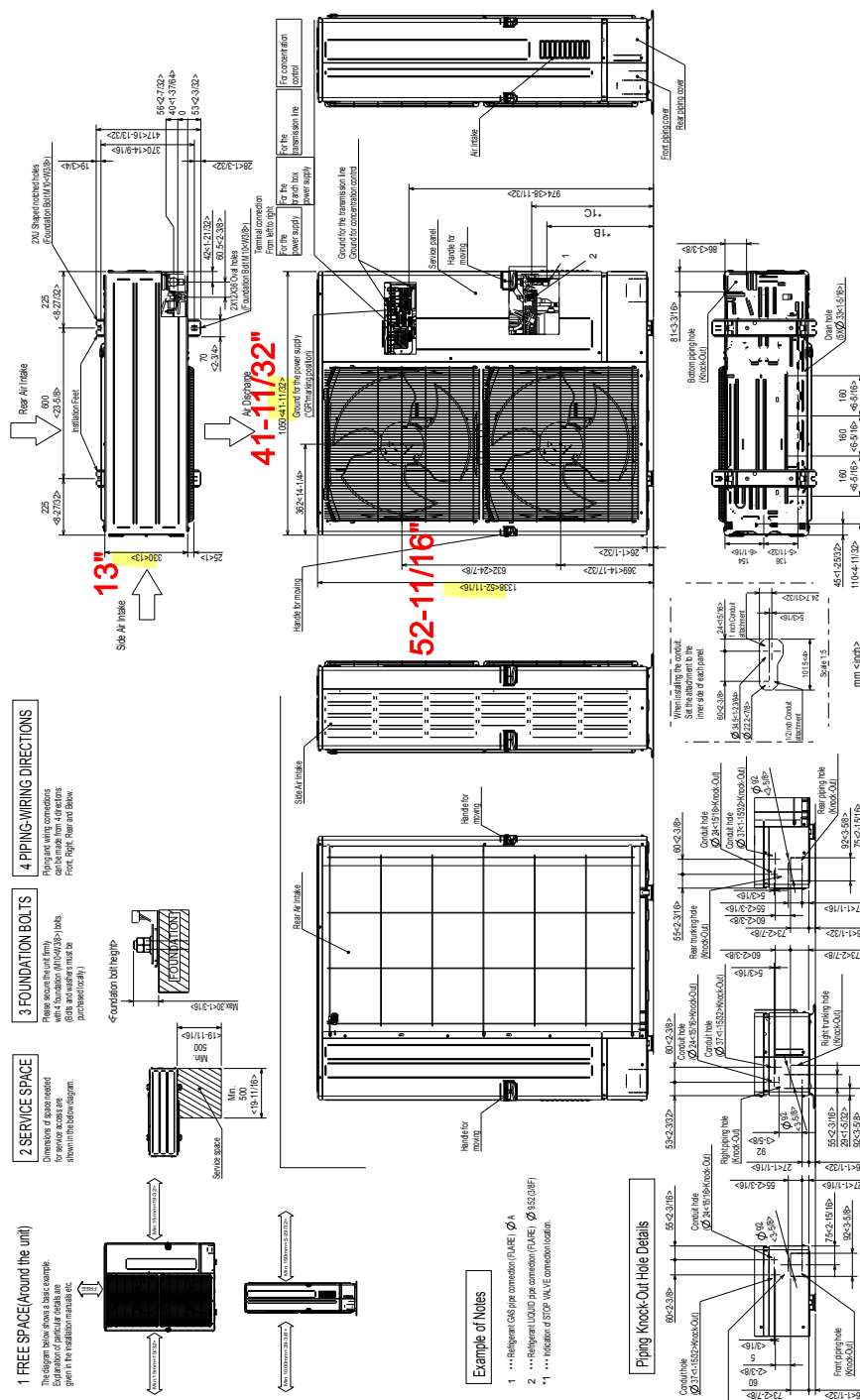
For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

OUTDOOR UNIT ACCESSORIES: MXZ-SM48NAMHZ

Air Deflector	Vertical Air Deflector	☐ ADV-1
Air Outlet Guide	Air Outlet Guide (1 Piece)	☐ PAC-SH96SG-E (two pieces are required)
Ball Valve	Refrigeration Ball Valve - 1/2"	☐ BV12FFSI2
	Refrigeration Ball Valve - 1/4"	☐ BV14FFSI2
	Refrigeration Ball Valve - 3/8"	☐ BV38FFSI2
	Refrigeration Ball Valve - 5/8"	☐ BV58FFSI2
Branch Box	3 Port Branch Box	☐ PAC-MKA32BC
	5 Port Branch Box	☐ PAC-MKA52BC
	Branch Box Enclosure	☐ BBE-1
Centralized Drain Pan	Central Drain Pan	☐ PAC-SH97DP-E
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	☐ CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	☐ CW162S-250
Control/Service Tool	Maintenance Tool Interface	☐ PAC-USCMS-MN-1
Distribution pipe	Brazed Connection	☐ MSDD-50BR-E
	Flare Connection	☐ MSDD-50AR-E
Drain Socket	Drain Socket	☐ PAC-SG60DS-E
Hail Guards	Hail Guard	☐ HG-A2
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	☐ SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	☐ SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 24" x 42" x 3"	☐ ULTRILITE2
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	☐ DSD-400P
Port Adapter	Adaptor: 1/2" x 3/8"	☐ MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	☐ MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	☐ MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	☐ PAC-SG76RJ-E
Stand	18" Dual Fan Stand	☐ QSMS1802M
	24" Dual Fan Stand	☐ QSMS2402M
	Condenser Wall Bracket	☐ QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	☐ QSWBSS
	Outdoor Unit Stand — 12" High	☐ QSMS1202M
Wind Baffle	Front Wind Baffle	☐ WB-PA3 (two pieces are required)

OUTDOOR UNIT DIMENSIONS: MXZ-SM48NAMHZ

Unit: mm
<inch>

MODEL NAME	DIMENSION B	DIMENSION C
XXZ-SN68NAMHZ	426 ±16.25/32>	485 <19.3/32>
XXZ-SN42NAMHZ	15.88 (56F)	
XXZ-SN48NAMHZ	393 ±15.15/32>	450 <17.23/32>
XXZ-SN60NAM	19.05 (34F)	
XXZ-SN6NAM	15.88 (56F)	485 <19.3/32>
XXZ-SN48NAM	426 ±16.25/32>	

FORM# MXZ-SM48NAMHZ - 202209

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



Specifications are subject to change without notice.

© 2022 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.

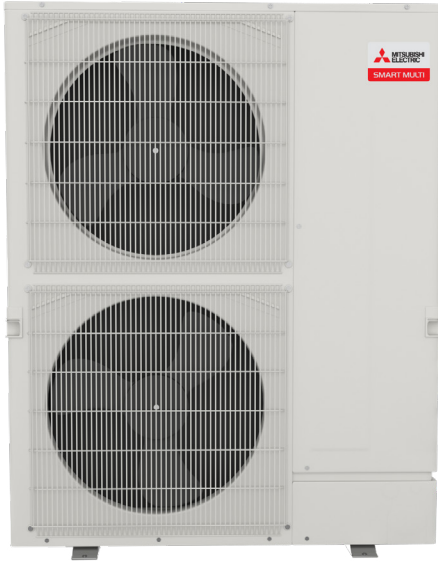
MXZ-SM60NAM 5-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name: TAJ ESTATES CONVENIENCE STORE

System Reference: CONVENIENCE STORE

Date: 9/28/22



TAQUERIA (2)

**Restaurant Exterior AC
Compressor Unit**

FEATURES

- Compatible with M- and P-Series and CITY MULTI® indoor units. Branch box required for connection with M- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Optional base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 58 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

© 2022 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.

SPECIFICATIONS: MXZ-SM60NAM

Cooling ¹ (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	60,000 // 60,000 // 60,000
	Rated Capacity	BTU/H	60,000 // 60,000 // 60,000
	Minimum Capacity	BTU/H	30,000 // 30,000 // 30,000
	Maximum Power Input	W	4,510 // 4,920 // 5,405
	Rated Power Input	W	4,510 // 4,920 // 5,405
	Power Factor (208V, 230V)	%	98.9, 98.9 // 98.9, 98.9 // 98.9, 98.9
Heating at 47°F ² (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	66,000 // 66,000 // 66,000
	Rated Capacity	BTU/H	66,000 // 66,000 // 66,000
	Minimum Capacity	BTU/H	31,000 // 31,000 // 31,000
	Maximum Power Input	W	4,720 // 4,960 // 5,230
	Rated Power Input	W	4,720 // 4,960 // 5,230
	Power Factor (208V, 230V)	%	98.9, 98.9 // 98.9, 98.9 // 98.9, 98.9
Heating at 17°F ³ (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	66,000 // 66,000 // 66,000
	Rated Capacity	BTU/H	41,500 // 41,500 // 41,500
	Maximum Power Input	W	8,280 // 9,300 // 9,800
	Rated Power Input	W	4,190 // 4,380 // 4,570
Heating at 5°F ⁴ (Non-Ducted // Mix // Ducted)	Maximum Capacity	BTU/H	57,000 // 57,000 // 57,000
	Maximum Power Input	W	8,355 // 8,570 // 8,795
Efficiency (Non-Ducted // Mix // Ducted)	SEER		20.0 // 18.9 // 17.8
	EER ¹		13.3 // 12.2 // 11.1
	HSPF (IV)		12.0 // 11.3 // 10.7
	COP at 47°F ²		4.1 // 3.9 // 3.7
	COP at 17°F at Maximum Capacity ³		2.3 // 2.0 // 1.9
	COP at 5°F at Maximum Capacity ⁴		2.0 // 1.95 // 1.9
Electrical	ENERGY STAR® Certified		Yes // No // No
	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	40 (50)
	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	40
	Recommended Wire Size	AWG	6
	MCA if Branch Box Powered by Outdoor Unit	A	46.0
	MOCP if Branch Box Powered by Outdoor Unit	A	55
	MCA without Branch Box or Branch Box Powered Separate	A	36
	MOCP without Branch Box or Branch Box Powered Separate	A	50
	Fan Motor Full Load Amperage	A	0.8+0.8
Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	4,875 / 4,555
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate fin coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling ¹	dB(A)	58
	Sound Pressure Level, Heating ²	dB(A)	59
	Compressor Type		Hermetic
	Compressor Model		ANB52FYDMT
	Compressor Motor Output	kW	3.9
	Compressor Rated Load Amps	A	19
	Compressor Locked Rotor Amps	A	22.0
	Compressor Oil Type // Charge	oz.	FVC68D // 78
	Base Pan Heater		Optional (PAC-SJ20BH-E)
	Unit Dimensions	W: In. [mm]	41-11/32 [1,050]
		D: In. [mm]	13 [330]
		H: In. [mm]	52-11/16 [1,338]
	Package Dimensions	W: In. [mm]	43 [1,090]
		D: In. [mm]	18 [450]
		H: In. [mm]	57 [1,430]
	Unit Weight	Lbs.[kg]	302 [137]
	Package Weight	Lbs.[kg]	326 [148]

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor)

²Heating at 47°F (Indoor // Outdoor)

³Heating at 17°F (Indoor // Outdoor)

⁴Heating at 5°F (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB

°F 70 DB, 60 WB // 47 DB, 43 WB

°F 70 DB, 60 WB // 17 DB, 15 WB

°F 70 DB, 60 WB // 5 DB, 4 WB

Conditions

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

^A when 1 or more PLA-A-EA7 connected

^B Branch box should be placed within the level between the outdoor unit and indoor units

^C 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

SPECIFICATIONS: MXZ-SM60NAM

Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum) ¹	°FDB	115 / 23 ^{°C}
	Cooling Thermal Lock-out / Re-start Temperatures	°FDB	N/A / N/A
	Heating Intake Air Temp (Maximum / Minimum)	°FDB	59 / -13
	Heating Thermal Lock-out / Re-start Temperatures	°FDB	-24 / -14
Refrigerant	Maximum Charge Quantity	Lbs, oz	11.0, 4.0
Indoor unit connection	Maximum Number of Connected IDU with Branch Box		8 (6) ^A
	Maximum Number of Connected IDU without Branch Box		12
	Minimum Number of Connected IDU with Branch Box		12,000
	Minimum Number of Connected IDU without Branch Box		30,000
	Maximum connected capacity		78,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	3/8 [9.52]
	Gas Pipe Size O.D. (Flared)	In.[mm]	3/4 [19.05]
	Total Piping Length when using Branch Box	Ft. [m]	492 [150]
	Total Piping Length without Branch Box	Ft. [m]	492 [150]
	Maximum Height Difference ^B , ODU above IDU	Ft. [m]	164 [50]
	Maximum Height Difference ^B , ODU below IDU	Ft. [m]	131 [40]
	Maximum Height Difference ^B , between branch boxes	Ft. [m]	49 [15]
	Maximum Height Difference between IDU and IDU without branch box	Ft. [m]	49 [15]
		Ft. [m]	49 [15]
	Maximum Piping Length between ODU and Branch Box	Ft. [m]	180 [55]
	Farthest Piping Length from ODU to IDU with Branch Box	Ft. [m]	262 [80]
	Farthest Piping Length from ODU to IDU without Branch Box	Ft. [m]	262 [80]
	Farthest Piping Length after Branch Box	Ft. [m]	82 [25]
	Total Piping Length between Branch Boxes and IDU	Ft. [m]	311 [95]
	Maximum Number of Bends for IDU		15

NOTES:

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)	¹ Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	² Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	³ Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB

Conditions	⁴ Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
------------	---	----	----------------------------

^AApplications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

^A when 1 or more PLA-A-EA7 connected

^B Branch box should be placed within the level between the outdoor unit and indoor units

^C 5°F DB - 115°F DB when optional wind baffles are installed

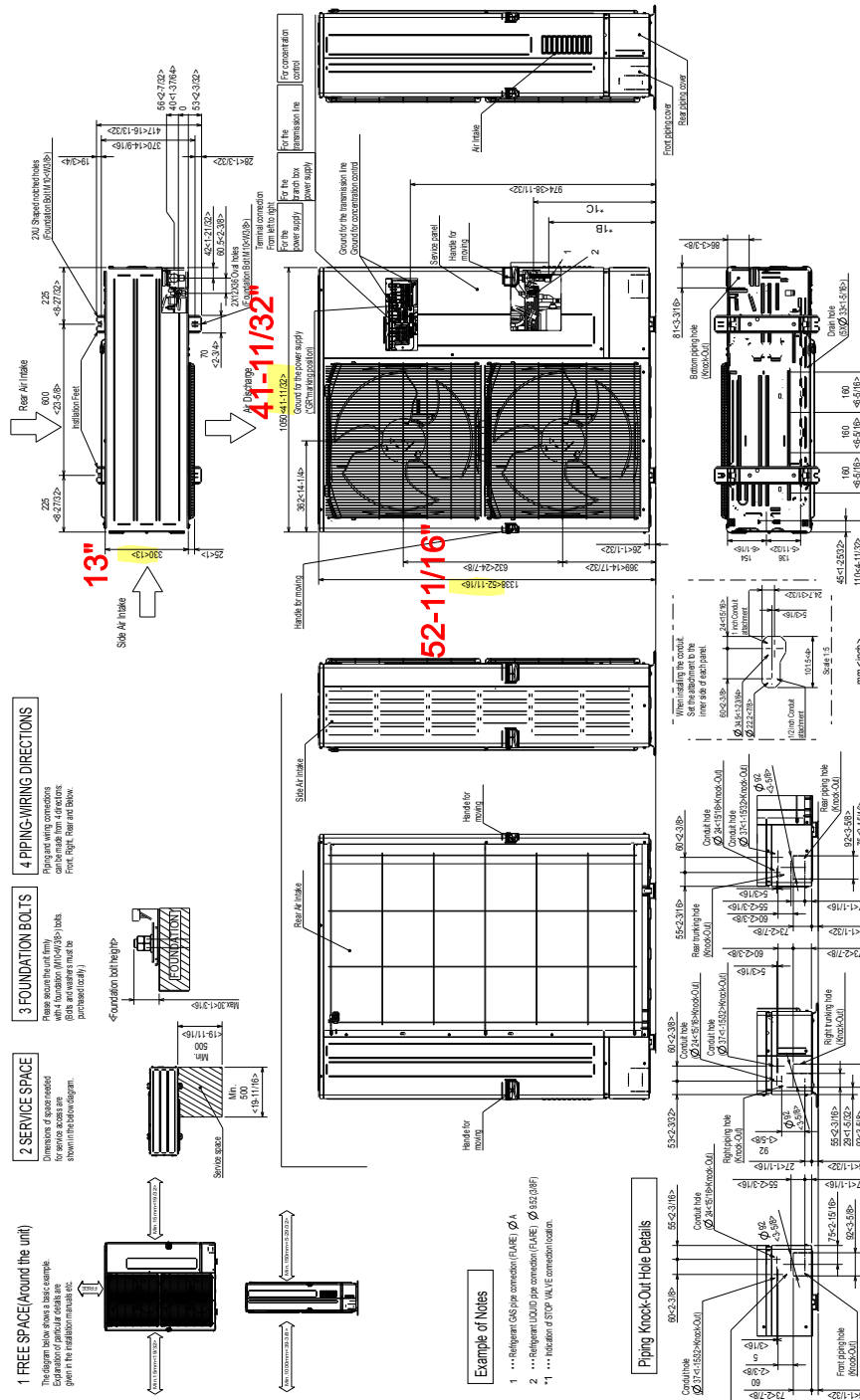
For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

OUTDOOR UNIT ACCESSORIES: MXZ-SM60NAM

Air Deflector	Vertical Air Deflector	ADV-1
Air Outlet Guide	Air Outlet Guide (1 Piece)	PAC-SH96SG-E (two pieces are required)
Ball Valve	Refrigeration Ball Valve - 1/2"	BV12FFSI2
	Refrigeration Ball Valve - 1/4"	BV14FFSI2
	Refrigeration Ball Valve - 3/8"	BV38FFSI2
	Refrigeration Ball Valve - 5/8"	BV58FFSI2
Branch Box	3 Port Branch Box	PAC-MKA32BC
	5 Port Branch Box	PAC-MKA52BC
	Branch Box Enclosure	BBE-1
Centralized Drain Pan	Central Drain Pan	PAC-SH97DP-E
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
Control/Service Tool	Maintenance Tool Interface	PAC-USCMS-MN-1
Distribution pipe	Brazed Connection	MSDD-50BR-E
	Flare Connection	MSDD-50AR-E
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A2
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 24" x 42" x 3"	ULTRILITE2
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Optional Defrost Heater	Optional Defrost Heater	PAC-SJ20BH-E
Port Adapter	Adaptor: 1/2" x 3/8"	MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	PAC-SG76RJ-E
Stand	18" Dual Fan Stand	QSMS1802M
	24" Dual Fan Stand	QSMS2402M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1202M
Wind Baffle	Front Wind Baffle	☐ WB-PA3 (two pieces are required)

OUTDOOR UNIT DIMENSIONS: MXZ-SM60NAM

Unit: mm
<inch>

MAX-SW63NAH2	15.88 (5.6F)	426 <16-2532>	485 <19-3>
MAX-SW22NAH2			
MAX-SW48NAH2			
MAX-SW63NA1	19.05 (3.4F)	393 <15-1532>	450 <17-2332>
MAX-SW63NA1			
MAX-SW63NA1	15.88 (5.6F)	426 <16-2532>	485 <19-3>
MAX-SW48NA1			

FORM# MXZ-SM60NAM - 202209

Specifications are subject to change without notice.

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



© 2022 Mitsubishi Electric Trane HVAC US LLC. All rights reserved.