

Site Plans
for
Lucille's Steakhouse

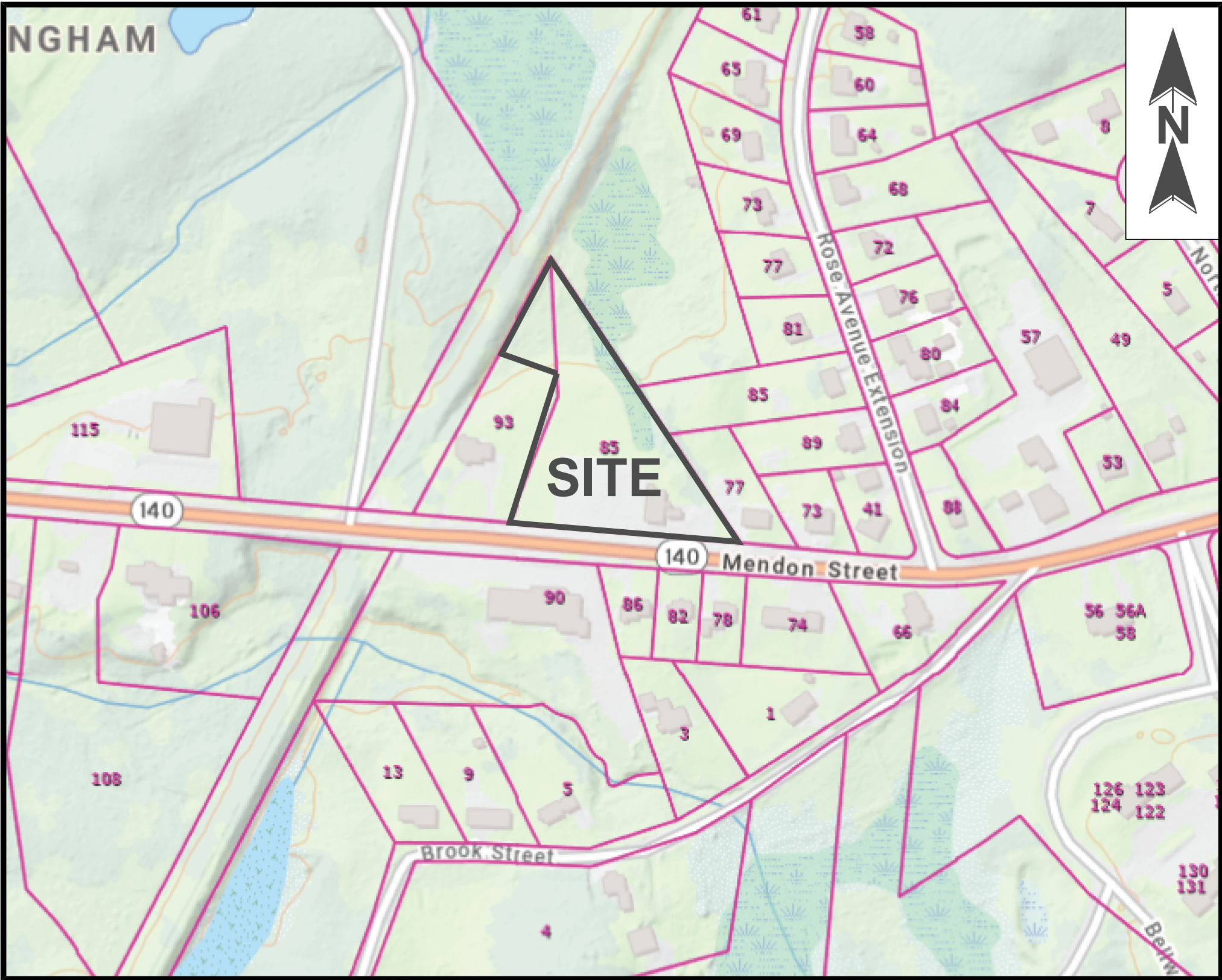


at
85 Mendon Street
Bellingham, Massachusetts

APPROVED
BELLINGHAM PLANNING BOARD

DATE _____

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LOCUS MAP
1"=200'

PREPARED BY:



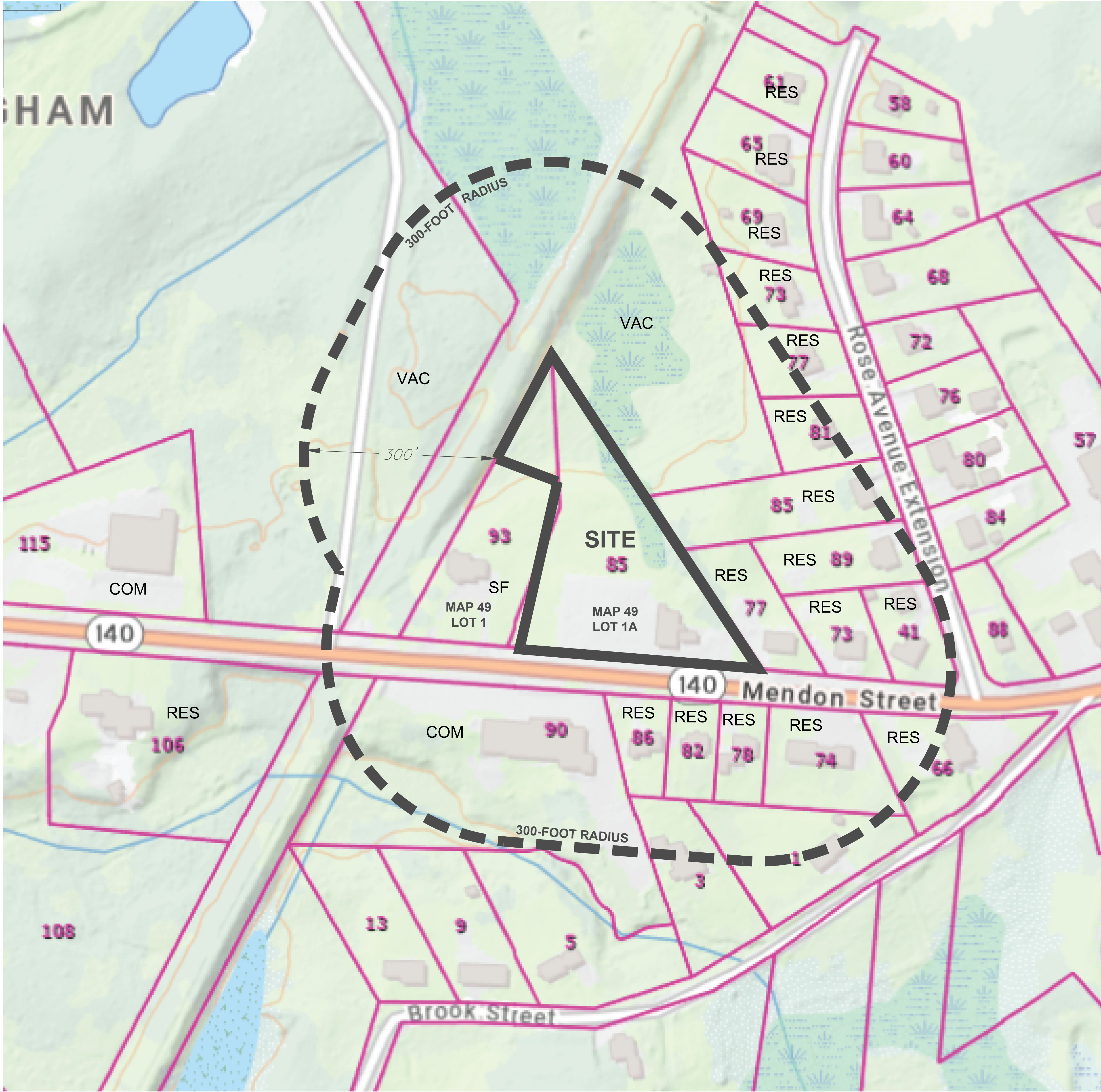
Civil Engineers • Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

December 7, 2023

Revisions			
NO.	DATE	DESCRIPTION	BY

Owner/Applicant:

MZHM, LLC
85 Mendon Street
Bellingham, MA 02019



300-ABUTTERS



300 foot Abutters List Report

Bellingham, MA
November 15, 2023

Subject Properties:

Parcel Number: 0049-0001-0000
CAMA Number: 0049-0001-0000
Property Address: 93 MENDON ST

Mailing Address: CONIARIS, WILLIAM P CONIARIS, ELEN
STAMMY
93 MENDON ST
BELLINGHAM, MA 02019

Parcel Number: 0049-001A-0000
CAMA Number: 0049-001A-0000
Property Address: 85 MENDON ST

Mailing Address: MZHM LLC
85 MENDON ST
BELLINGHAM, MA 02019

Abutters:

Parcel Number: 0039-0040-0000
CAMA Number: 0039-0040-0000
Property Address: 92 DEPOT ST

Mailing Address: NORTHEAST ENERGY ASSOC-IEC
ATTN: PROPERTY TAX - PSX/JB
700 UNIVERSE BV
JUNO BEACH, FL 33408

Parcel Number: 0043-0020-0000
CAMA Number: 0043-0020-0000
Property Address: 115 MENDON ST

Mailing Address: VICTORY, LLC
30 TALBOTT FARM DR
MENDON, MA 01756

Parcel Number: 0043-0021-0000
CAMA Number: 0043-0021-0000
Property Address: 97 MENDON ST

Mailing Address: PRESTWICH CORPORATION, THE
P O BOX 29
PROVIDENCE, RI 02901

Parcel Number: 0044-0001-0000
CAMA Number: 0044-0001-0000
Property Address: 89 ROSE AV

Mailing Address: RENDA ERNEST J & CARRIE A
89 ROSE AV
BELLINGHAM, MA 02019

Parcel Number: 0044-0002-0000
CAMA Number: 0044-0002-0000
Property Address: 85 ROSE AV

Mailing Address: MCLAUGHLIN FAMILY TRUST MAUREEN
G MCLAUGHLIN-TR
85 ROSE AV
BELLINGHAM, MA 02019

Parcel Number: 0044-0003-0000
CAMA Number: 0044-0003-0000
Property Address: 81 ROSE AV

Mailing Address: MCALDUFF LIVING TRUST MICHAEL &
VIRGINIA MCALDUFF/TR
81 ROSE AV
BELLINGHAM, MA 02019

Parcel Number: 0044-0004-0000
CAMA Number: 0044-0004-0000
Property Address: 77 ROSE AV

Mailing Address: BROPHY, SHALIN M
77 ROSE AV
BELLINGHAM, MA 02019

Parcel Number: 0044-0005-0000
CAMA Number: 0044-0005-0000
Property Address: 73 ROSE AV

Mailing Address: LEMAY MICHELLE E & JAMES A
73 ROSE AV
BELLINGHAM, MA 02019

Parcel Number: 0044-0006-0000
CAMA Number: 0044-0006-0000
Property Address: 69 ROSE AV

Mailing Address: WIEBERS, BRAD A & WEIBERS, NICOLE
C
65 ROSE AV
BELLINGHAM, MA 02019

Parcel Number: 0048-0001-0000
CAMA Number: 0048-0001-0000
Property Address: 106 MENDON ST

Mailing Address: SMITH, BRYN F
106 MENDON ST
BELLINGHAM, MA 02019

Parcel Number: 0049-0002-0000
CAMA Number: 0049-0002-0000
Property Address: 77 MENDON ST

Mailing Address: SINGH, VIVEK & SINGH, SHANIKA
77 MENDON ST
BELLINGHAM, MA 02019

Parcel Number: 0049-0003-0000
CAMA Number: 0049-0003-0000
Property Address: 73 MENDON ST

Mailing Address: TRAN, JIMMY
73 MENDON ST
BELLINGHAM, MA 02019

Parcel Number: 0049-0004-0000
CAMA Number: 0049-0004-0000
Property Address: 41 ROSE AV

Mailing Address: MACLELLAN, LEWIS F
41 ROSE AV
BELLINGHAM, MA 02019

Parcel Number: 0049-0036-0000
CAMA Number: 0049-0036-0000
Property Address: 3 BROOK ST

Mailing Address: BAETA, NELSON R & FERRARO, JULIE A
3 BROOK ST
BELLINGHAM, MA 02019

Parcel Number: 0049-0038-0000
CAMA Number: 0049-0038-0000
Property Address: 1 BROOK ST

Mailing Address: RAZUMNY, JAMES R & REBECCA L
1 BROOK ST
BELLINGHAM, MA 02019

Parcel Number: 0049-0040-0000
CAMA Number: 0049-0040-0000
Property Address: 66 MENDON ST

Mailing Address: MERSSON LLC
29 LAKEVIEW ST
BLACKSTONE, MA 01504

Parcel Number: 0049-0043-0000
CAMA Number: 0049-0043-0000
Property Address: 78 MENDON ST

Mailing Address: CONTI, GERARD & REOSAKUNCHAI,
CHAKCHAI
74 MENDON ST
BELLINGHAM, MA 02019

Parcel Number: 0049-0044-0000
CAMA Number: 0049-0044-0000
Property Address: 82 MENDON ST

Mailing Address: SELIMA, MARIE E
82 MENDON ST
BELLINGHAM, MA 02019

Parcel Number: 0049-0045-0000
CAMA Number: 0049-0045-0000
Property Address: 86 MENDON ST

Mailing Address: MORAES, ANDRE V & DEOLIVEIRA,
LORENA M
86 MENDON ST
BELLINGHAM, MA 02019

Parcel Number: 0049-0046-0000
CAMA Number: 0049-0046-0000
Property Address: 90 MENDON ST

Mailing Address: CACI, PAUL E & MATTHEW COOK,
MEGAN
90 MENDON ST
BELLINGHAM, MA 02019

Parcel Number: 0049-041+-0000
CAMA Number: 0049-041+-0000
Property Address: 74 MENDON ST

Mailing Address: CONTI, GERARD CONTI, LAKKANA
74 MENDON ST
BELLINGHAM, MA 02019

PROPERTY USE KEY

COM COMMERCIAL
RES RESIDENTIAL
VAC VACANT

Lucille's



APPROVED
BELLINGHAM PLANNING BOARD

DATE

OWNER/APPLICANT:

MZHM, LLC
85 Mendon Street
Bellingham, MA 02019

TITLE:

VICINITY
MAP
FOR
Lucille's Steakhouse
AT
85 Mendon Street
Bellingham, MA



PROFESSIONAL ENGINEER

PREPARED BY:



ALLEN ENGINEERING
& ASSOCIATES

Civil Engineers • Surveyors
Land Development Consultants

140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

SCALE:

1"=80 FEET

DATE:

December 7, 2023

REVISIONS

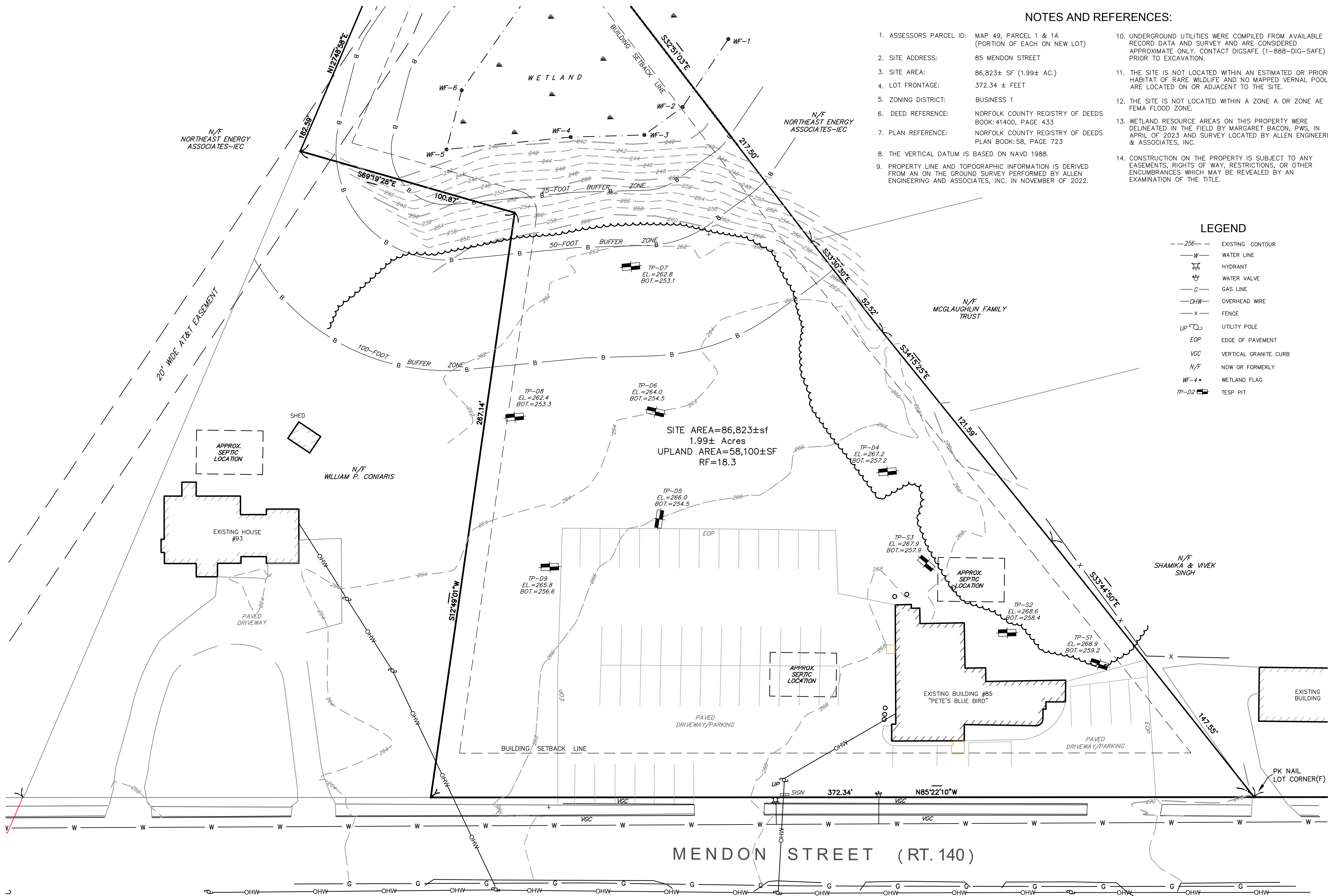
#	DATE	DESCRIPTION	INIT

JOB NO:

00514

SHEET:

C-2



NOTES AND REFERENCES:

- ASSESSORS PARCEL ID: MAP 49, PARCEL 1 & 1A (PORTION OF EACH ON NEW LOT)
- SITE ADDRESS: 85 MENDON STREET
- SITE AREA: 86,823± SF (1.99± AC.)
- LOT FRONTAGE: 372.34 ± FEET
- ZONING DISTRICT: BUSINESS 1
- DEED REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS BOOK: 41400, PAGE 433
- PLAN REFERENCE: NORFOLK COUNTY REGISTRY OF DEEDS PLAN BOOK: 58, PAGE 723
- THE VERTICAL DATUM IS BASED ON NAVD 1988.
- PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS DERIVED FROM AN ON THE GROUND SURVEY PERFORMED BY ALLEN ENGINEERING AND ASSOCIATES, INC. IN NOVEMBER OF 2022.
- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD DATA AND SURVEY AND ARE CONSIDERED APPROXIMATE ONLY. CONTACT DIGSAFE (1-888-DIG-SAFE) PRIOR TO EXCAVATION.
- THE SITE IS NOT LOCATED WITHIN AN ESTIMATED OR PRIORITY HABITAT OF RARE WILDLIFE AND NO MAPPED VERNAL POOLS ARE LOCATED ON OR ADJACENT TO THE SITE.
- THE SITE IS NOT LOCATED WITHIN A ZONE A OR ZONE AE FEMA FLOOD ZONE.
- WETLAND RESOURCE AREAS ON THIS PROPERTY WERE DELINEATED IN THE FIELD BY MARGARET BACON, PWS, IN APRIL OF 2023 AND SURVEY LOCATED BY ALLEN ENGINEERING & ASSOCIATES, INC.
- CONSTRUCTION ON THE PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

LEGEND

- 256 — EXISTING CONTOUR
- W — WATER LINE
- H — HYDRANT
- V — WATER VALVE
- G — GAS LINE
- OHW — OVERHEAD WIRE
- X — FENCE
- UP — UTILITY POLE
- EOP — EDGE OF PAVEMENT
- VGC — VERTICAL GRANITE CURB
- N/F — NOW OR FORMERLY
- WF-4 — WETLAND FLAG
- TP-D2 — TESP PIT

Lucille's

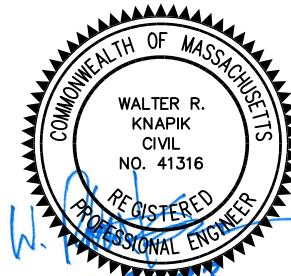


APPROVED
BELLINGHAM PLANNING BOARD

OWNER/APPLICANT:

MZHM, LLC
85 Mendon Street
Bellingham, MA 02019

TITLE:
EXISTING
CONDITIONS PLAN
FOR
Lucille's Steakhouse
AT
85 Mendon Street
Bellingham, MA



PROFESSIONAL LAND SURVEYOR

PREPARED BY:



ALLEN ENGINEERING
& ASSOCIATES

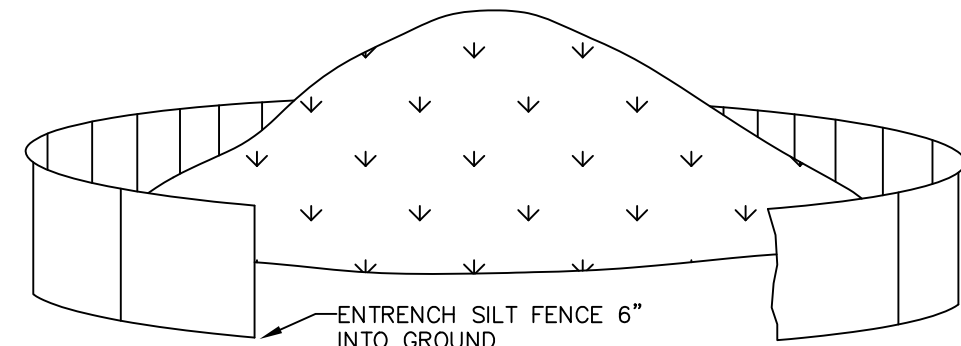
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SCALE: 1"=20 FEET
0 20 40 60

DATE: December 7, 2023

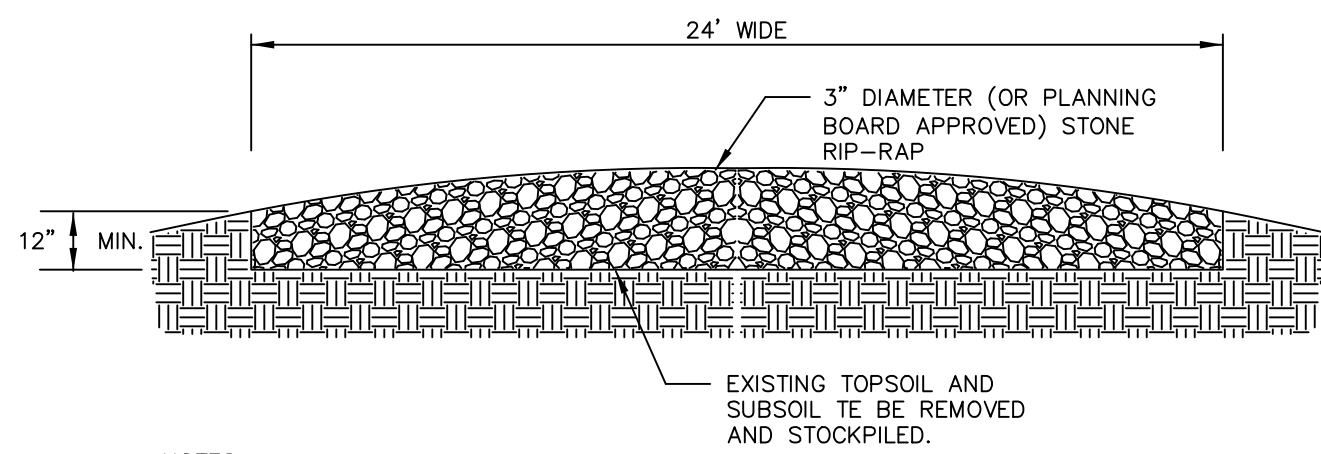
REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00514 SHEET: C-3



NOTE: CHOOSE DRY AND STABLE AREA FOR STOCKPILE.

SOIL STOCKPILE AREA
NOT TO SCALE



- NOTES:
1. MINIMUM DEPTH OF RIP-RAP TO BE 12".
 2. RIP-RAP TO BE SHARP ANGULAR ROCK APPROXIMATELY 3" IN DIAMETER.
 3. SIZE OF ENTRANCE TO BE A MINIMUM OF 40 FEET LONG AND 24 FEET WIDE.
 4. ANY SEDIMENT TRACKED ONTO THE PUBLIC WAY SHALL BE PROMPTLY REMOVED BY SWEEPING.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

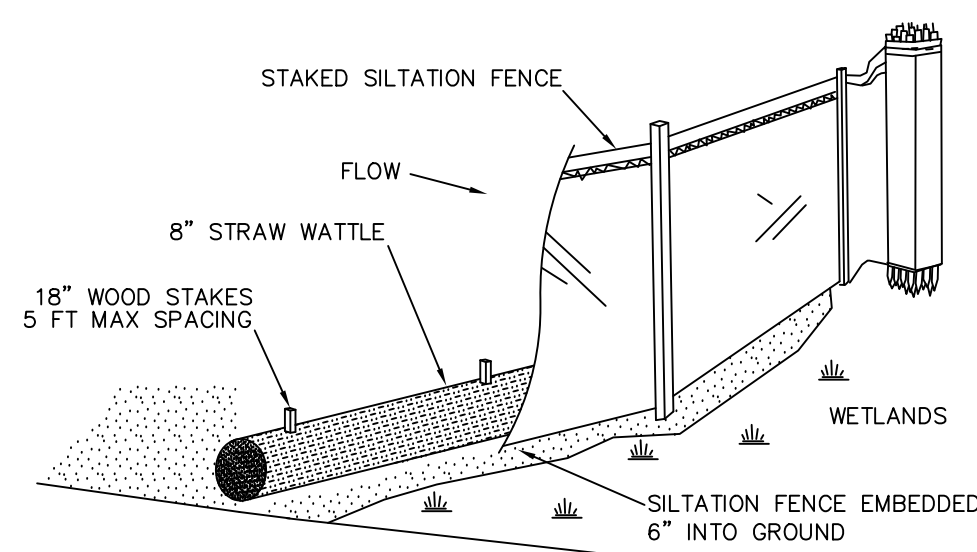
NOTES:

MAINTENANCE SHALL BE PERFORMED AS NEEDED WHILE CONSTRUCTION IS IN PROGRESS.

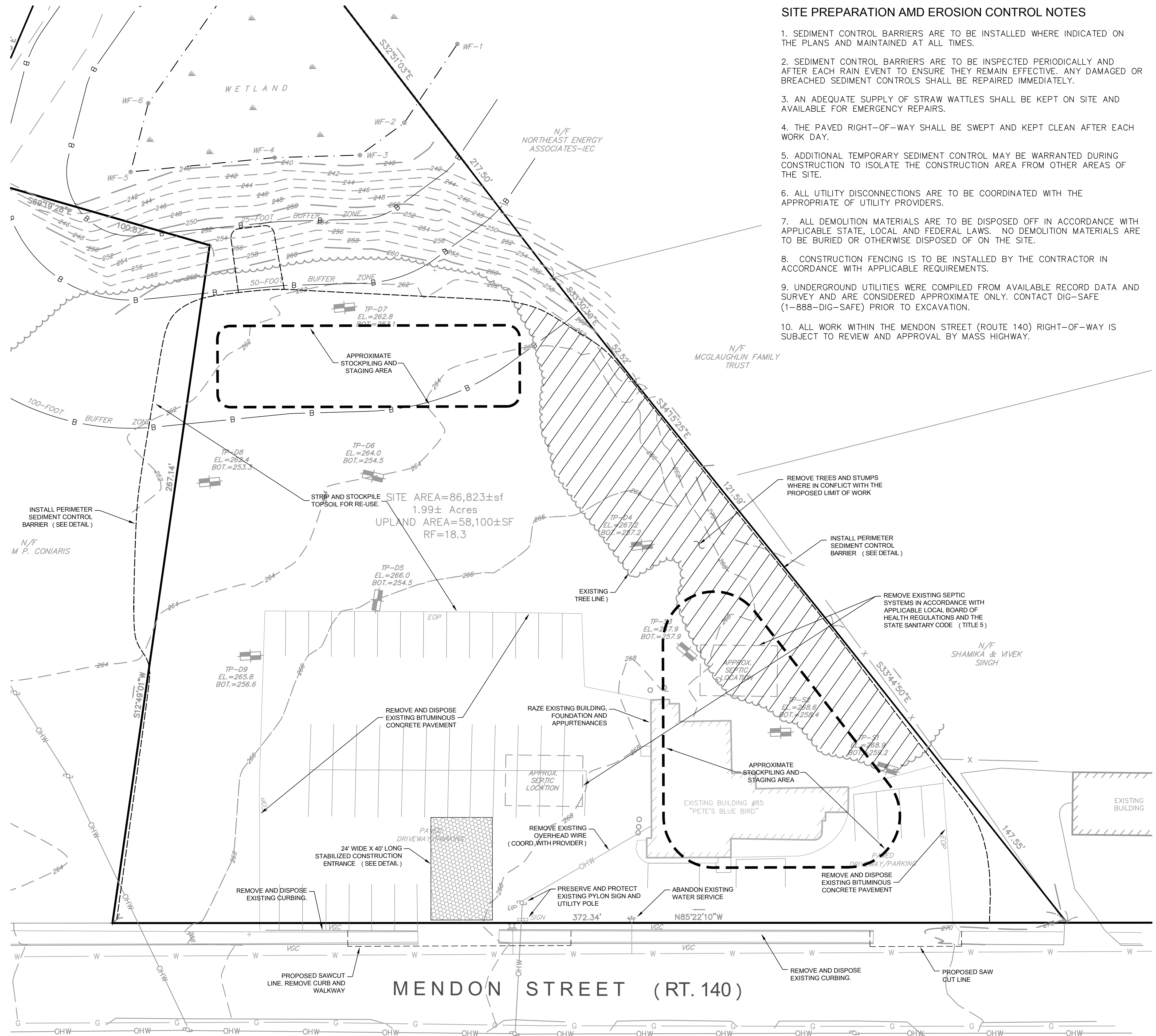
BARRIER SHALL BE PLACED PRIOR TO ANY CONSTRUCTION (INCLUDING TREE CUTTING).

SHEATHING ON WATTLES TO BE 100% BIODEGRADABLE MATERIAL.

A SUFFICIENT AMOUNT OF EXTRA BARRIER MATERIALS SHALL BE MAINTAINED ON-SITE TO PROVIDE FOR REPAIRS OR ADDITIONAL TEMPORARY INSTALLATIONS.



SEDIMENT CONTROL BARRIER
NOT TO SCALE



SITE PREPARATION AND EROSION CONTROL NOTES

1. SEDIMENT CONTROL BARRIERS ARE TO BE INSTALLED WHERE INDICATED ON THE PLANS AND MAINTAINED AT ALL TIMES.
2. SEDIMENT CONTROL BARRIERS ARE TO BE INSPECTED PERIODICALLY AND AFTER EACH RAIN EVENT TO ENSURE THEY REMAIN EFFECTIVE. ANY DAMAGED OR BREACHED SEDIMENT CONTROLS SHALL BE REPAIRED IMMEDIATELY.
3. AN ADEQUATE SUPPLY OF STRAW WATTLES SHALL BE KEPT ON SITE AND AVAILABLE FOR EMERGENCY REPAIRS.
4. THE PAVED RIGHT-OF-WAY SHALL BE SWEEPED AND KEPT CLEAN AFTER EACH WORK DAY.
5. ADDITIONAL TEMPORARY SEDIMENT CONTROL MAY BE WARRANTED DURING CONSTRUCTION TO ISOLATE THE CONSTRUCTION AREA FROM OTHER AREAS OF THE SITE.
6. ALL UTILITY DISCONNECTIONS ARE TO BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDERS.
7. ALL DEMOLITION MATERIALS ARE TO BE DISPOSED OFF IN ACCORDANCE WITH APPLICABLE STATE, LOCAL AND FEDERAL LAWS. NO DEMOLITION MATERIALS ARE TO BE BURIED OR OTHERWISE DISPOSED OF ON THE SITE.
8. CONSTRUCTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
9. UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD DATA AND SURVEY AND ARE CONSIDERED APPROXIMATE ONLY. CONTACT DIG-SAFE (1-888-DIG-SAFE) PRIOR TO EXCAVATION.
10. ALL WORK WITHIN THE MENDON STREET (ROUTE 140) RIGHT-OF-WAY IS SUBJECT TO REVIEW AND APPROVAL BY MASS HIGHWAY.

Lucille's



APPROVED
BELLINGHAM PLANNING BOARD

DATE

OWNER/APPLICANT:

MZHM, LLC
85 Mendon Street
Bellingham, MA 02019

TITLE:
SITE
PREPARATION PLAN
FOR
Lucille's Steakhouse
85 Mendon Street
Bellingham, MA



PROFESSIONAL ENGINEER

PREPARED BY:



ALLEN ENGINEERING
& ASSOCIATES

Civil Engineers • Surveyors
Land Development Consultants

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0 20 40 60

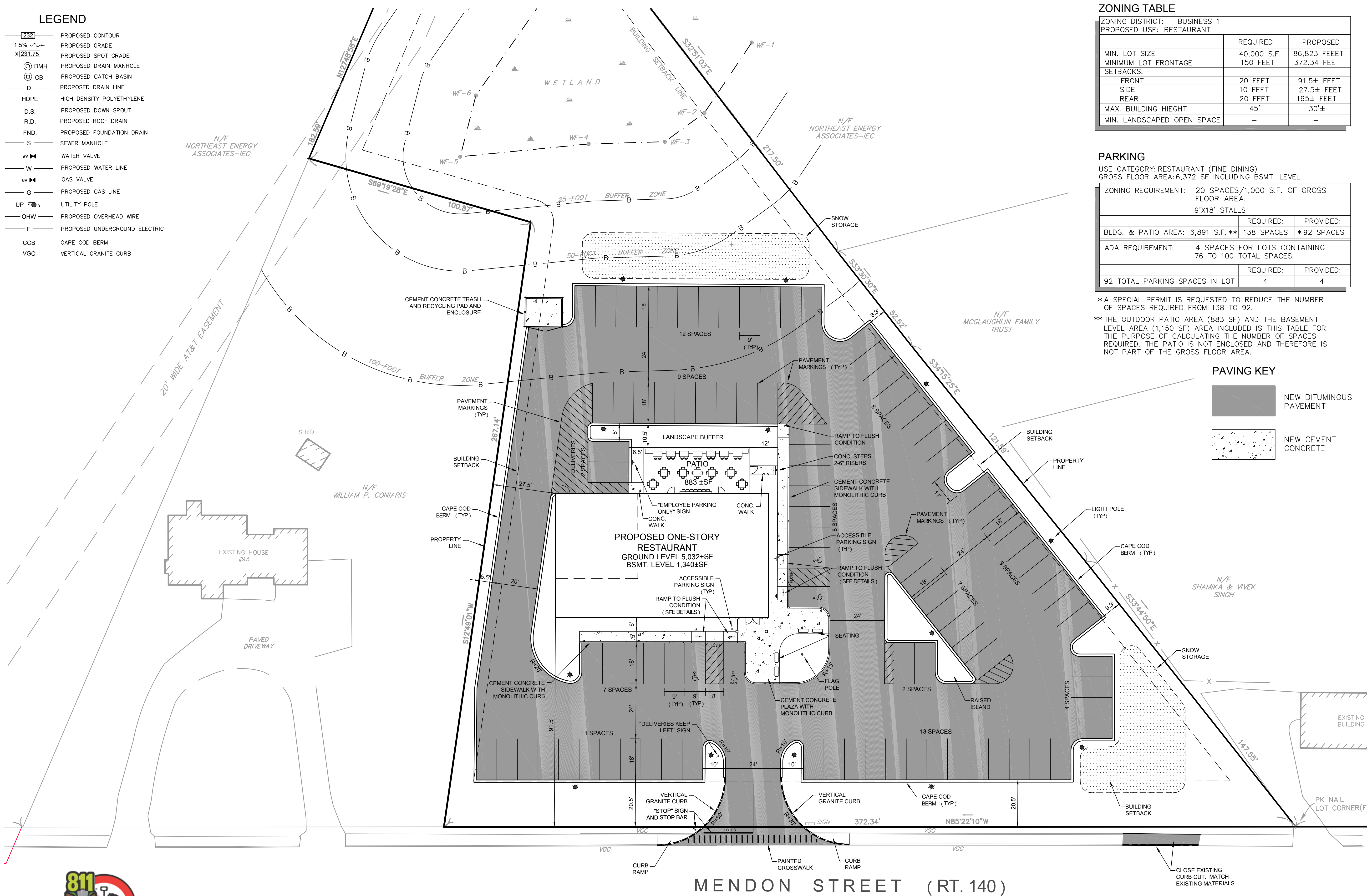
DATE: December 7, 2023

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00514 SHEET: C-4

- LEGEND**
- PROPOSED CONTOUR
 - PROPOSED GRADE
 - PROPOSED SPOT GRADE
 - PROPOSED DRAIN MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED DRAIN LINE
 - HDPPE HIGH DENSITY POLYETHYLENE
 - PROPOSED DOWN SPOUT
 - D.S. PROPOSED ROOF DRAIN
 - R.D. PROPOSED FOUNDATION DRAIN
 - FND. PROPOSED FOUNDATION DRAIN
 - S SEWER MANHOLE
 - WV WATER VALVE
 - W PROPOSED WATER LINE
 - GV GAS VALVE
 - G PROPOSED GAS LINE
 - UP UTILITY POLE
 - OHW PROPOSED OVERHEAD WIRE
 - E PROPOSED UNDERGROUND ELECTRIC
 - CCB CAPE COD BERM
 - VGC VERTICAL GRANITE CURB



ZONING TABLE

ZONING DISTRICT:	BUSINESS 1	
PROPOSED USE:	RESTAURANT	
MIN. LOT SIZE	40,000 S.F.	86,823 FEET
MINIMUM LOT FRONTAGE	150 FEET	372.34 FEET
SETBACKS:		
FRONT	20 FEET	91.5± FEET
SIDE	10 FEET	27.5± FEET
REAR	20 FEET	165± FEET
MAX. BUILDING HEIGHT	45'	30'±
MIN. LANDSCAPED OPEN SPACE	—	—

PARKING

USE CATEGORY: RESTAURANT (FINE DINING)
GROSS FLOOR AREA: 6,372 SF INCLUDING BSMT. LEVEL

ZONING REQUIREMENT:	20 SPACES/1,000 S.F. OF GROSS FLOOR AREA.	
	9'x18' STALLS	
BLDG. & PATIO AREA: 6,891 S.F.**	REQUIRED: 138 SPACES	PROVIDED: *92 SPACES
ADA REQUIREMENT:	4 SPACES FOR LOTS CONTAINING 76 TO 100 TOTAL SPACES.	
92 TOTAL PARKING SPACES IN LOT	REQUIRED: 4	PROVIDED: 4

* A SPECIAL PERMIT IS REQUESTED TO REDUCE THE NUMBER OF SPACES REQUIRED FROM 138 TO 92.

** THE OUTDOOR PATIO AREA (883 SF) AND THE BASEMENT LEVEL AREA (1,150 SF) AREA INCLUDED IS THIS TABLE FOR THE PURPOSE OF CALCULATING THE NUMBER OF SPACES REQUIRED. THE PATIO IS NOT ENCLOSED AND THEREFORE IS NOT PART OF THE GROSS FLOOR AREA.

PAVING KEY

	NEW BITUMINOUS PAVEMENT
	NEW CEMENT CONCRETE

Lucille's



APPROVED
BELLINGHAM PLANNING BOARD

DATE

OWNER/APPLICANT:

MZHM, LLC
85 Mendon Street
Bellingham, MA 02019

TITLE:
LAYOUT AND
MATERIALS PLAN
FOR
Lucille's Steakhouse
AT
85 Mendon Street
Bellingham, MA



PROFESSIONAL ENGINEER

PREPARED BY:



**ALLEN ENGINEERING
& ASSOCIATES**

Civil Engineers • Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

SCALE: 1"=20 FEET

DATE: December 7, 2023

REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00514
SHEET: C-5



ELEV. (FT)	DEPTH (IN)
TOP=267.2	0"
FILL	
FILL= 260.2	84"
BOT= 257.2	0"-120"

MOTTLES/ESHW = NONE TO BOT. OF PIT
WATER/WEeping = NONE
REFUSAL = NONE

SOIL LOG (TP-D4)

ELEV. (FT)	DEPTH (IN)
TOP=264.0	0"
FILL	
BOT= 254.5	0"-114"

MOTTLES/ESHW = NONE TO BOT. OF PIT
WATER/WEeping = NONE
REFUSAL = NONE

SOIL LOG (TP-D6)

ELEV. (FT)	DEPTH (IN)
TOP=262.4	0"
FILL WITH BIT. CONC.	
BOT= 253.3	0"-109"

MOTTLES/ESHW = NONE TO BOT. OF PIT
WATER/WEeping = NONE
REFUSAL = NONE

SOIL LOG (TP-D8)

ELEV. (FT)	DEPTH (IN)
TOP=266.0	0"
FILL	
FILL= 257.9	97"
BOT= 254.5	97"-138"

MOTTLES/ESHW = NONE TO BOT. OF PIT
WATER/WEeping = NONE
REFUSAL = NONE

SOIL LOG (TP-D5)

ELEV. (FT)	DEPTH (IN)
TOP=262.8	0"
FILL WITH BIT. CONC.	
BOT= 253.1	0"-116"

MOTTLES/ESHW = NONE TO BOT. OF PIT
WATER/WEeping = NONE
REFUSAL = NONE

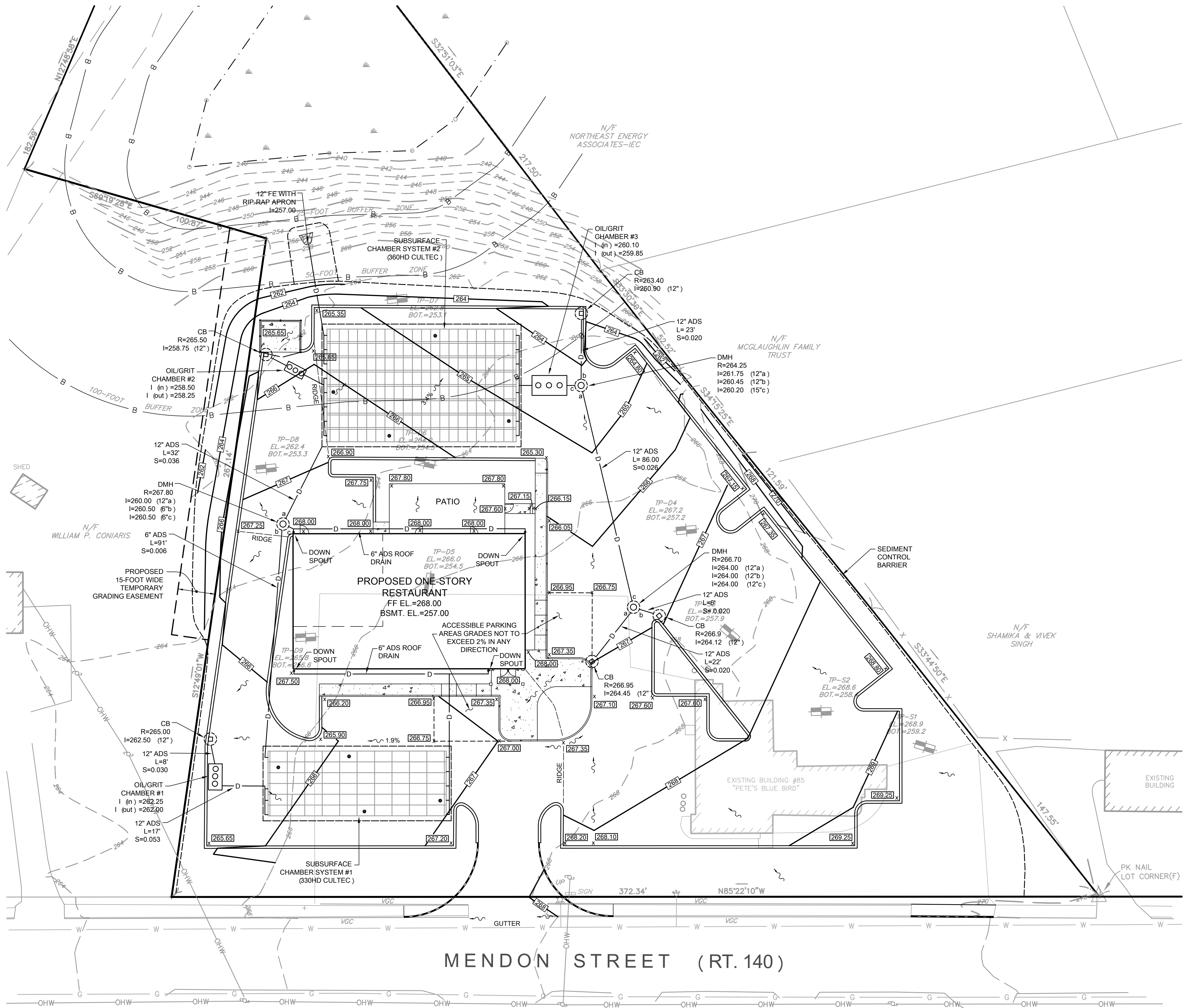
SOIL LOG (TP-D7)

ELEV. (FT)	DEPTH (IN)
TOP=265.8	0"
FILL	
BOT= 256.6	0"-101"

MOTTLES/ESHW = NONE TO BOT. OF PIT
WATER/WEeping = NONE
REFUSAL = NONE

SOIL LOG (TP-D9)

NOTES: SOIL EXAMINATIONS WERE PERFORMED BY
LICENSED SOIL EVALUATOR, LANCE ANDERSON
ON JUNE 20, 2023.
TEST PITS 1 THRU 3 ARE FOR SEPTIC SYSTEM
AND ARE NOT SHOWN HEREON.



Lucille's



APPROVED
BELLINGHAM PLANNING BOARD

DATE

OWNER/APPLICANT:

MZHM, LLC
85 Mendon Street
Bellingham, MA 02019

TITLE:
**GRADING AND
DRAINAGE PLAN**
FOR
Lucille's Steakhouse
AT
85 Mendon Street
Bellingham, MA



PROFESSIONAL ENGINEER

PREPARED BY:



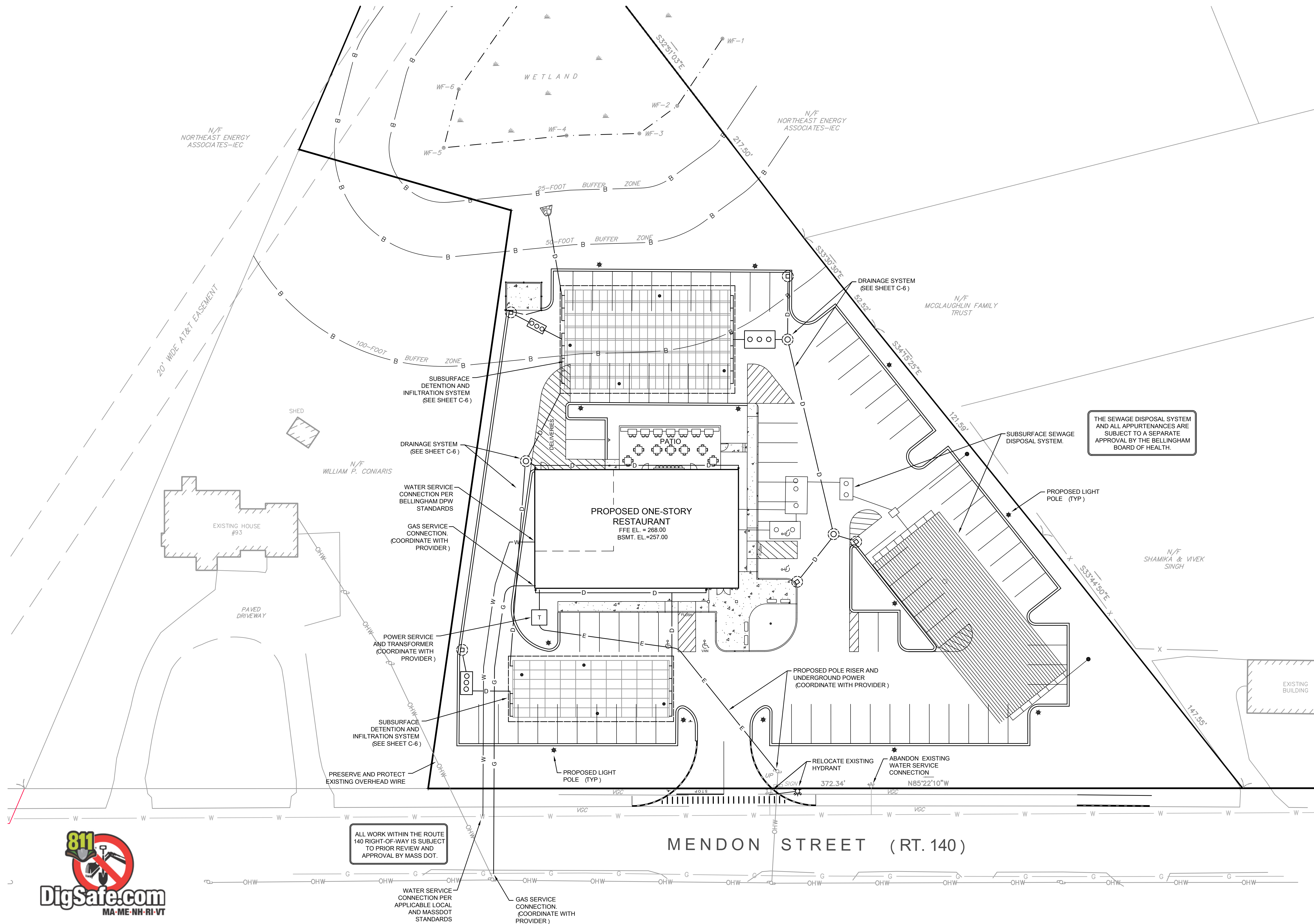
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& ASSOCIATES**

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Hopedale, Ma 01747
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SCALE: 1"=20 FEET

DATE: December 7, 2023

REVISIONS			
#	DATE	DESCRIPTION	INIT
JOB NO:	00514	SHEET:	C-6



Lucille's



APPROVED
BELLINGHAM PLANNING BOARD

DATE

OWNER/APPLICANT:

MZHM, LLC
85 Mendon Street
Bellingham, MA 02019

TITLE:

UTILITIES
PLAN
FOR
Lucille's Steakhouse
AT
85 Mendon Street
Bellingham, MA



PROFESSIONAL ENGINEER

PREPARED BY:



ALLEN ENGINEERING
& ASSOCIATES

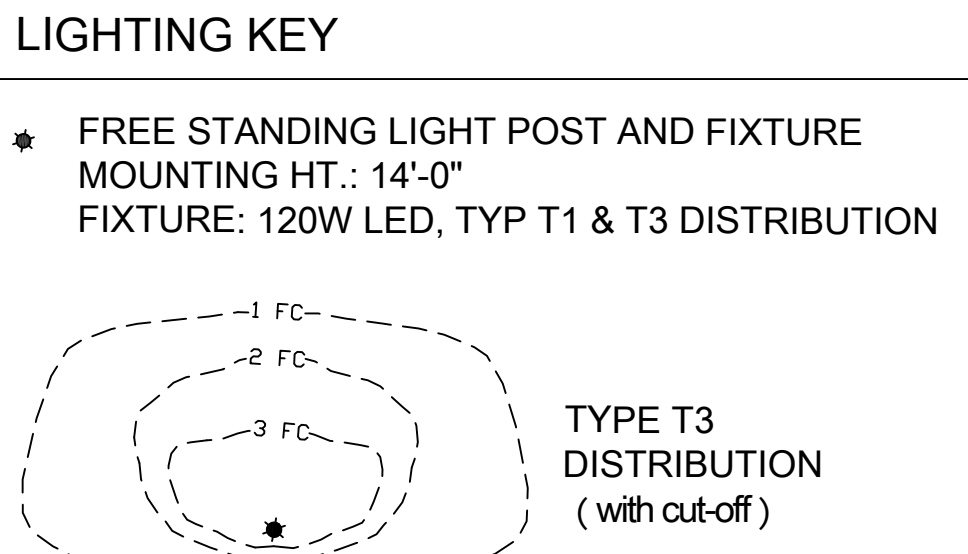
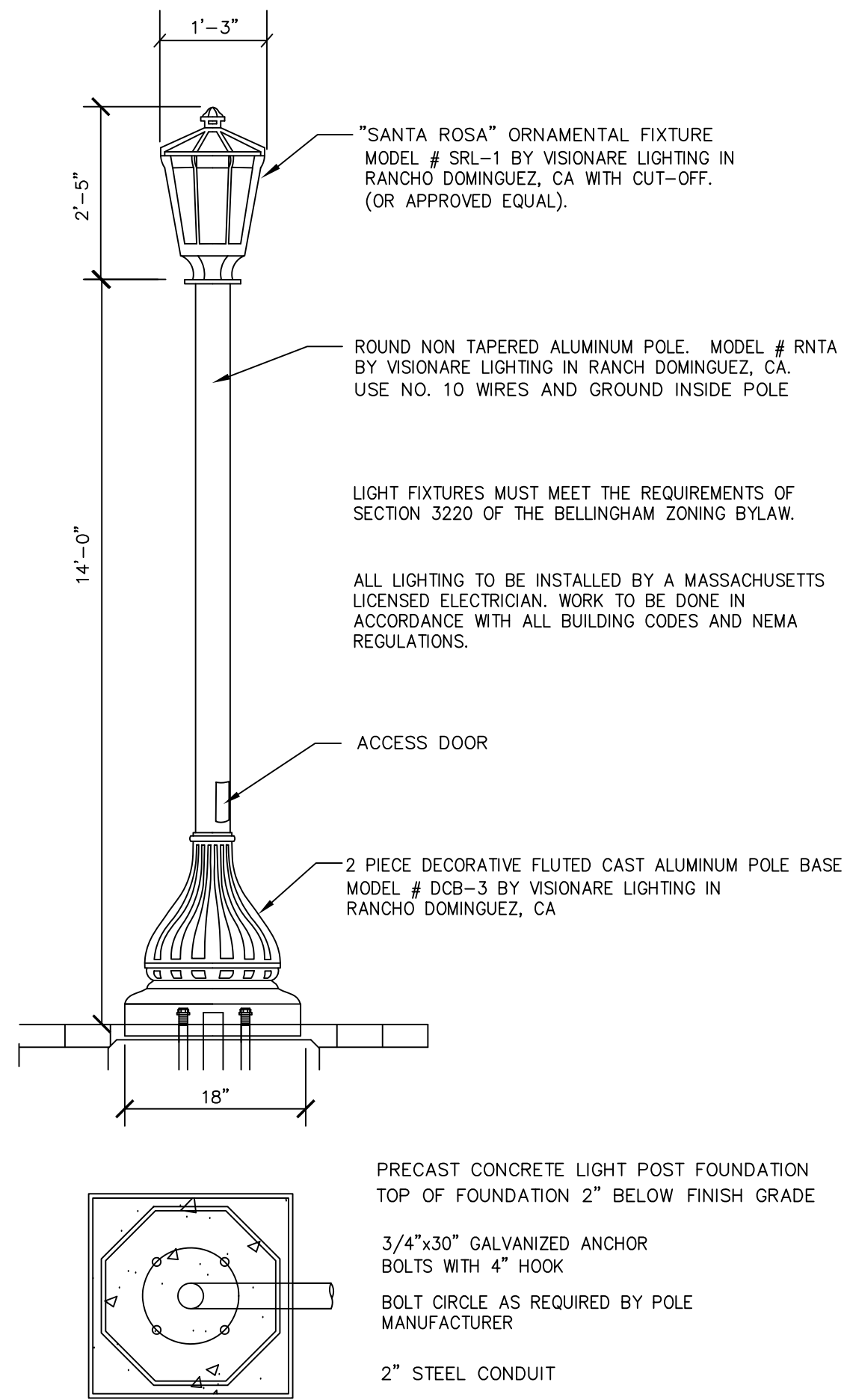
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REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00514 SHEET: C-7

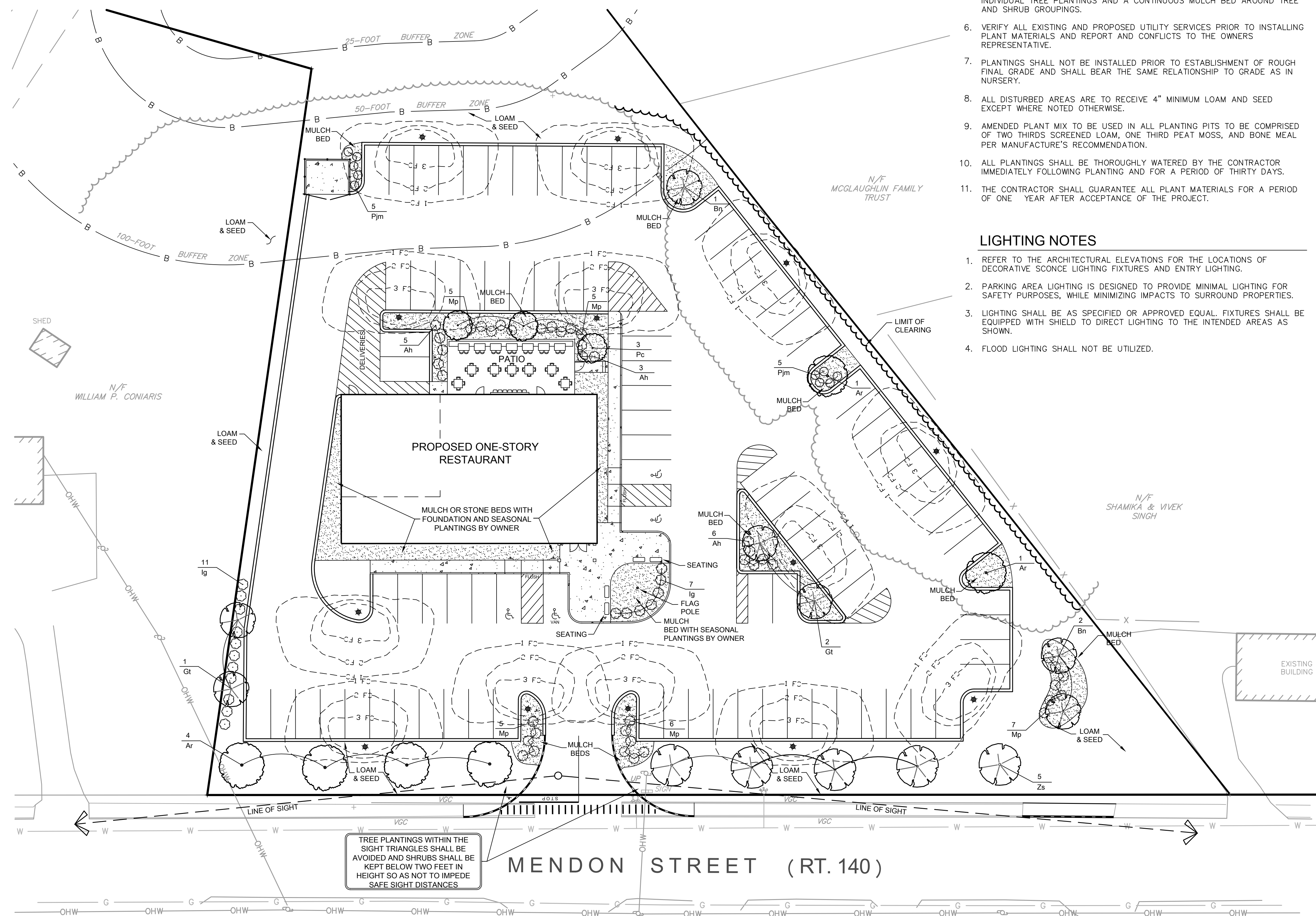


LANDSCAPING REQUIREMENTS (ARTICLE XI)				
PLANTING AREA:	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED	NO. OF SHRUBS REQUIRED	NO. OF SHRUBS PROVIDED
STREET PLANTING AREA:	9	9	87	11
SIDELINE PLANTING AREA:	4	4	46	18
PARKING PLANTING AREA:	10	8	41	41

PLANTING SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
TREES				
Gt	Gleditsia Triacanthos	Honey Locust	2 1/2" CAL.	4
Bn	Betula Nigra	Multi-stem River Birch	2 1/2" CAL.	3
Zs	Zelcova Serrata 'Green Vase'	Green Vase Zelcova	2 1/2" CAL.	5
Pc	Pyrus Calleryana 'Aristocrat'	Aristocrat Callery Pear	2 1/2" CAL.	3
Ar	Acer Rubrum 'Autumn Flame'	Autumn Flame Red Maple	2 1/2" CAL.	6
SHRUBS				
Mp	Myrica Pensylvanica	Northern Bayberry	24" HT.	27
Ig	Ilex Glabra 'Shamrock'	Shamrock Inkberry	24" HT.	21
Ah	Azalea 'Hino Crimson'	Hino Crimson Azalea	24" HT.	22
Pjm	Rhododendron PJM	PJM Rhododendron	24" HT.	11

- ### PLANTING NOTES
- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - SPECIFIED PLANT MATERIALS ARE SUBJECT TO AVAILABILITY AT THE TIME OF PLANTING. ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIALS SHALL BE EQUIVALENT TO THE SPECIFIED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE ALLOWED IF APPROVED BY THE LANDSCAPE ARCHITECT.
 - ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT AREAS, ALL PLANTING BEDS TO BE MULCHED WITH AGED HEMLOCK BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES.
 - MULCH SHALL NOT BE PLACED ABOVE THE SOIL LINE OF THE TRUNK OR STEM OF INSTALLED PLANT MATERIAL.
 - PROVIDE A MINIMUM 5-FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND A CONTINUOUS MULCH BED AROUND TREE AND SHRUB GROUPINGS.
 - VERIFY ALL EXISTING AND PROPOSED UTILITY SERVICES PRIOR TO INSTALLING PLANT MATERIALS AND REPORT AND CONFLICTS TO THE OWNERS REPRESENTATIVE.
 - PLANTINGS SHALL NOT BE INSTALLED PRIOR TO ESTABLISHMENT OF ROUGH FINAL GRADE AND SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IN NURSERY.
 - ALL DISTURBED AREAS ARE TO RECEIVE 4" MINIMUM LOAM AND SEED EXCEPT WHERE NOTED OTHERWISE.
 - AMENDED PLANT MIX TO BE USED IN ALL PLANTING PITS TO BE COMPRISED OF TWO THIRDS SCREENED LOAM, ONE THIRD PEAT MOSS, AND BONE MEAL PER MANUFACTURE'S RECOMMENDATION.
 - ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE CONTRACTOR IMMEDIATELY FOLLOWING PLANTING AND FOR A PERIOD OF THIRTY DAYS.
 - THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE PROJECT.

- ### LIGHTING NOTES
- REFER TO THE ARCHITECTURAL ELEVATIONS FOR THE LOCATIONS OF DECORATIVE SCENCE LIGHTING FIXTURES AND ENTRY LIGHTING.
 - PARKING AREA LIGHTING IS DESIGNED TO PROVIDE MINIMAL LIGHTING FOR SAFETY PURPOSES, WHILE MINIMIZING IMPACTS TO SURROUND PROPERTIES.
 - LIGHTING SHALL BE AS SPECIFIED OR APPROVED EQUAL. FIXTURES SHALL BE EQUIPPED WITH SHIELD TO DIRECT LIGHTING TO THE INTENDED AREAS AS SHOWN.
 - FLOOD LIGHTING SHALL NOT BE UTILIZED.



APPROVED
BELLINGHAM PLANNING BOARD

OWNER/APPLICANT:

MZHM, LLC
85 Mendon Street
Bellingham, MA 02019

TITLE:
LANDSCAPE AND LIGHTING PLAN
FOR
Lucille's Steakhouse
AT
85 Mendon Street
Bellingham, MA

REGISTERED LANDSCAPE ARCHITECT
PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES
Civil Engineers • Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

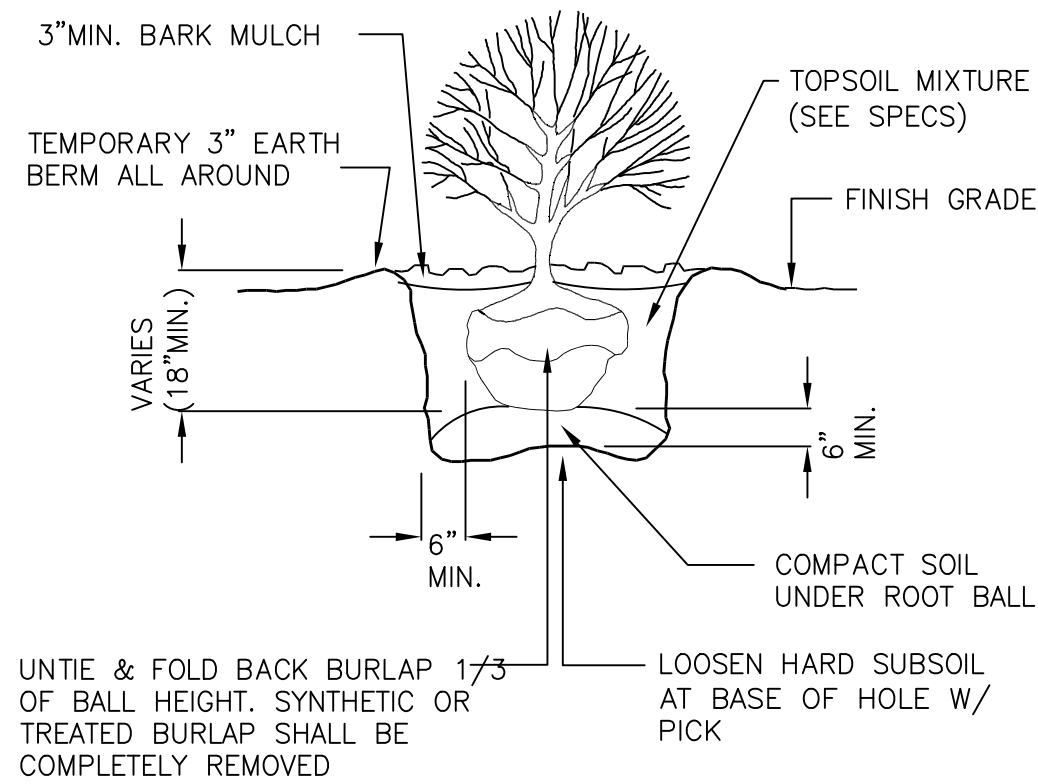
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DATE: December 7, 2023

REVISIONS
DATE DESCRIPTION INIT

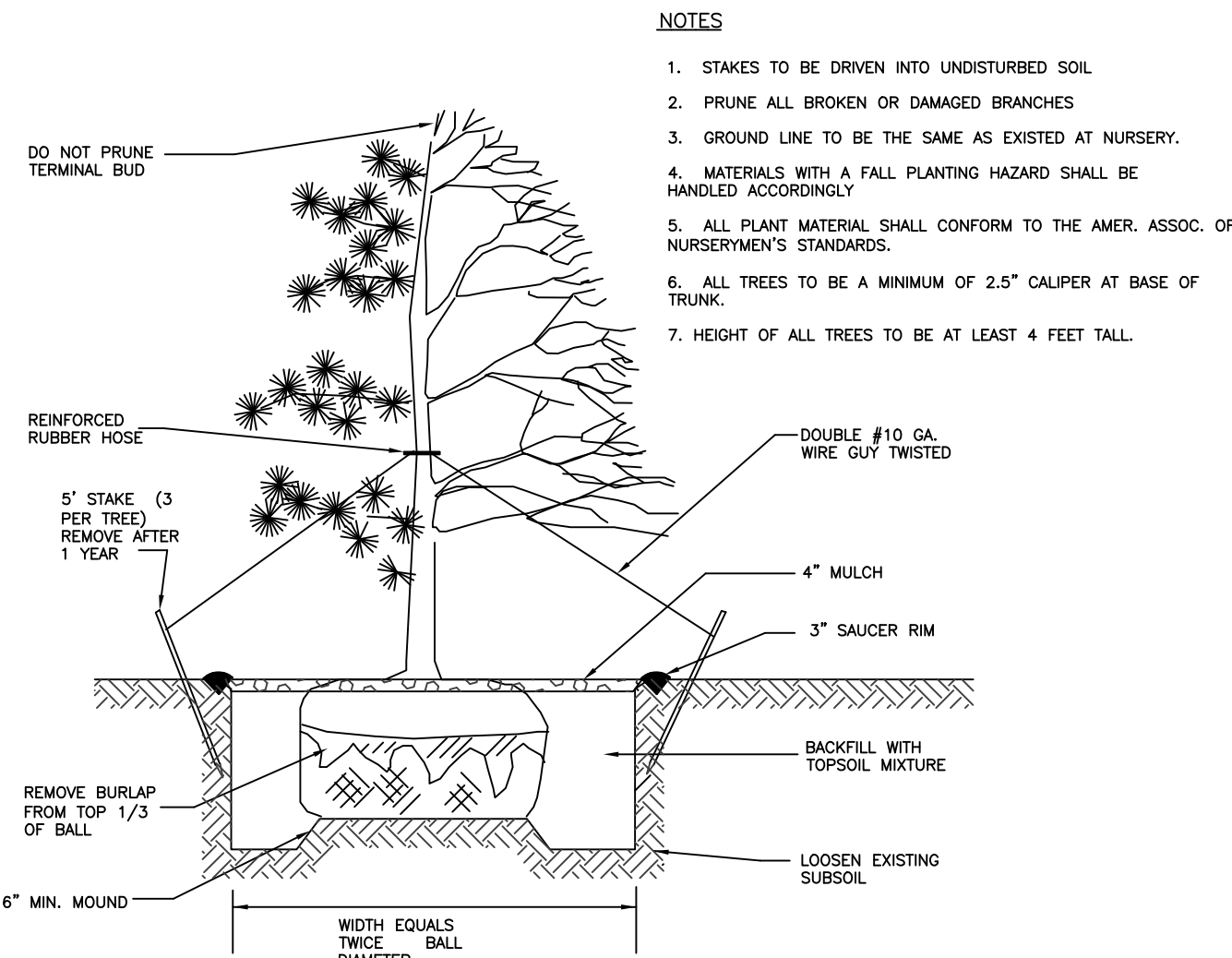
JOB NO: 00514 SHEET: C-8





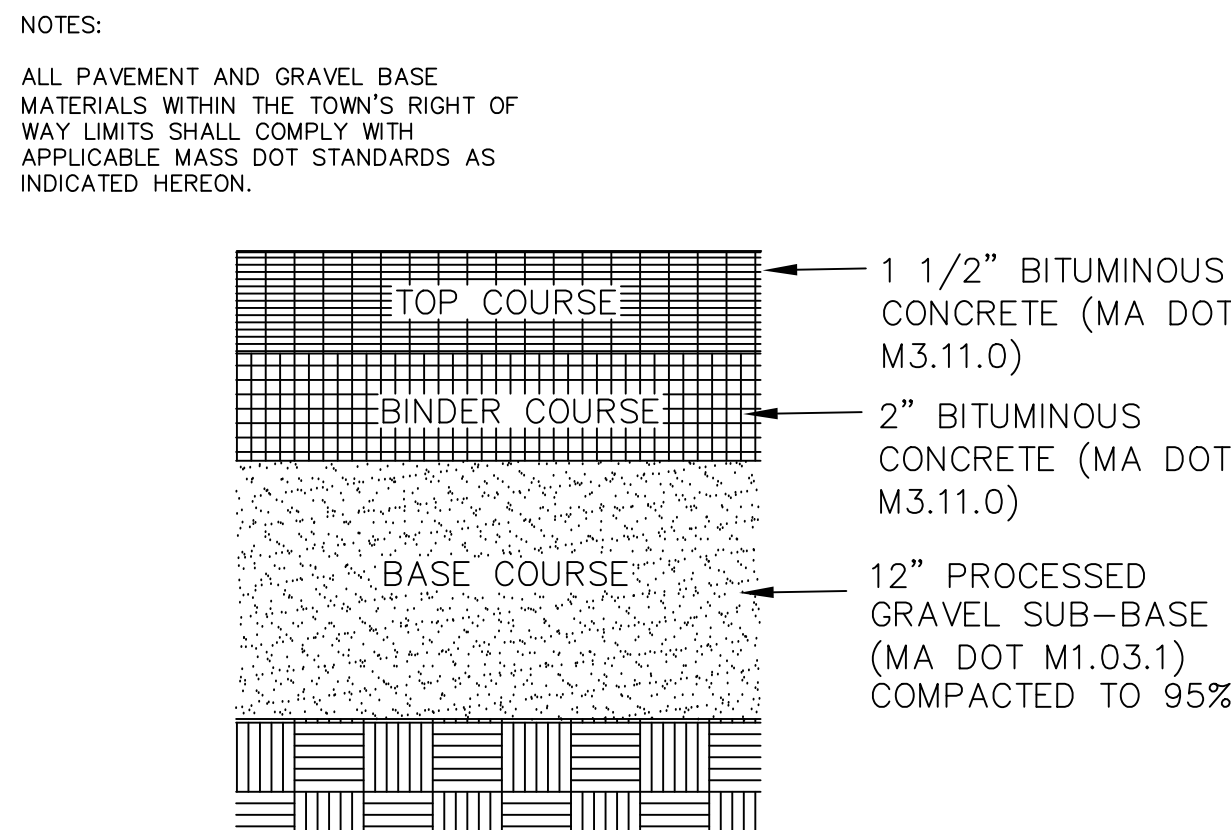
SHRUB PLANTING DETAIL

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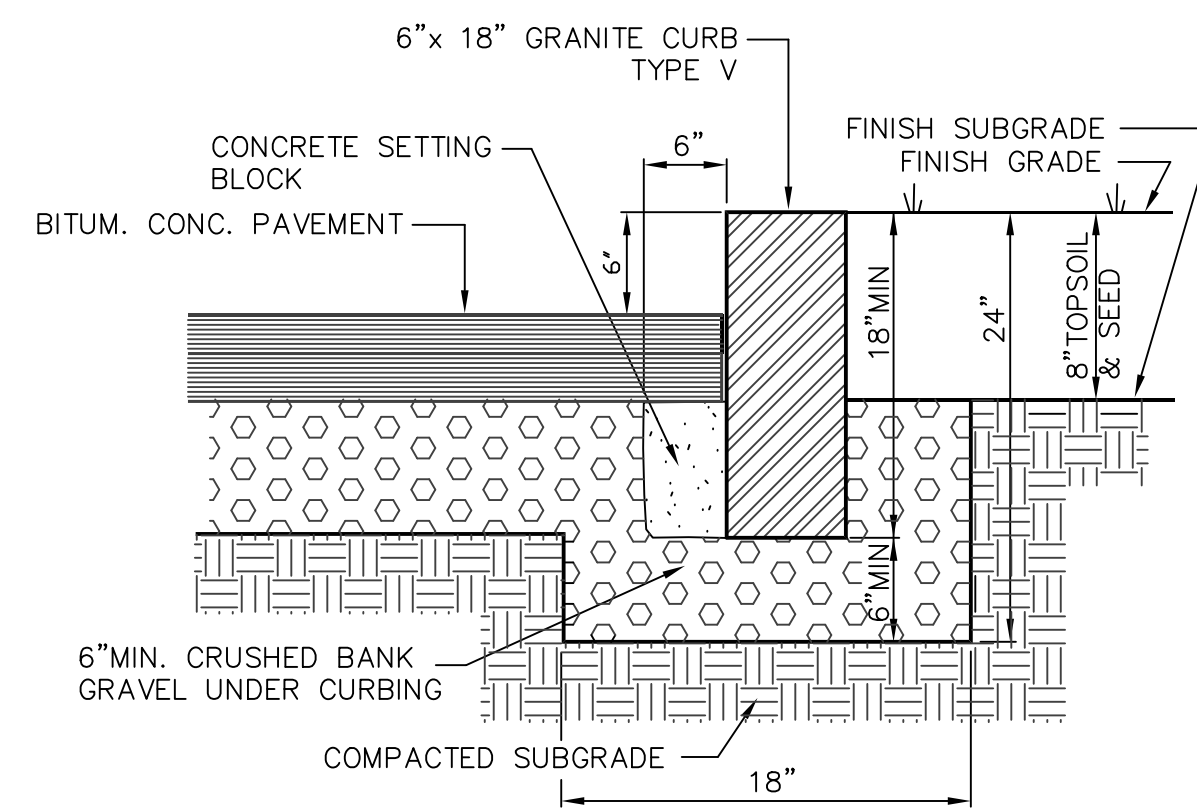
TREE PLANTING DETAIL

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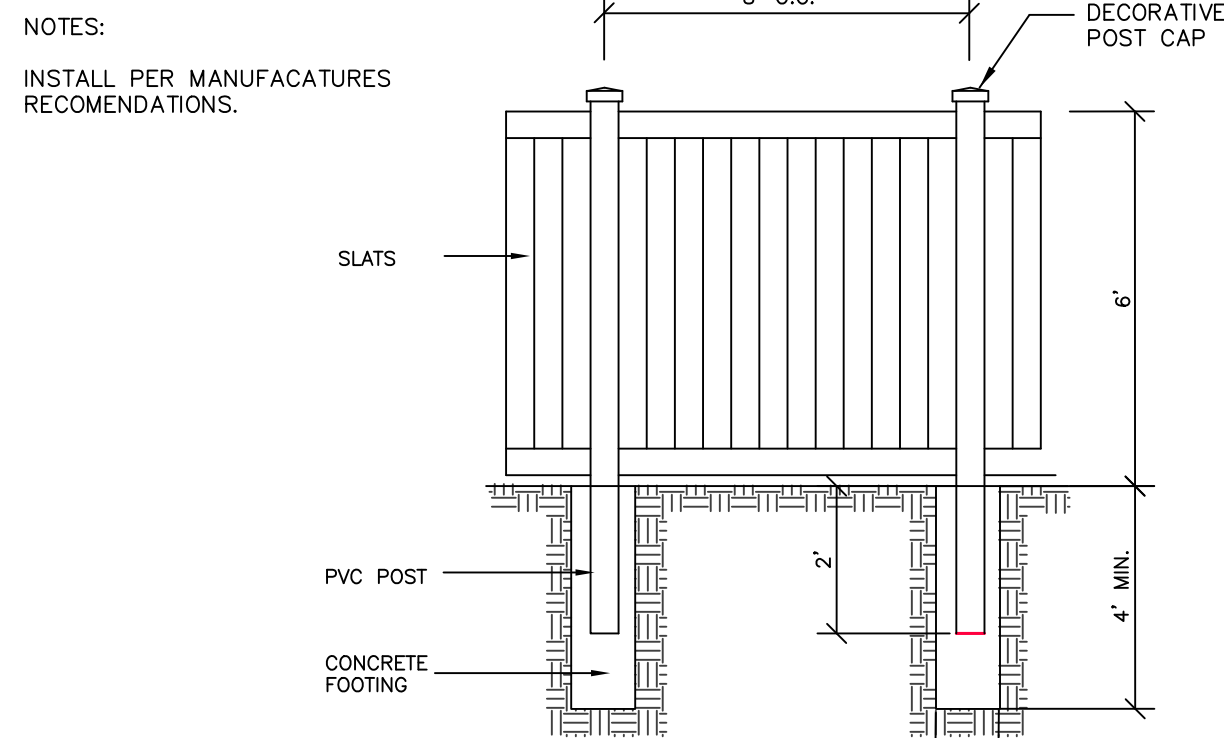
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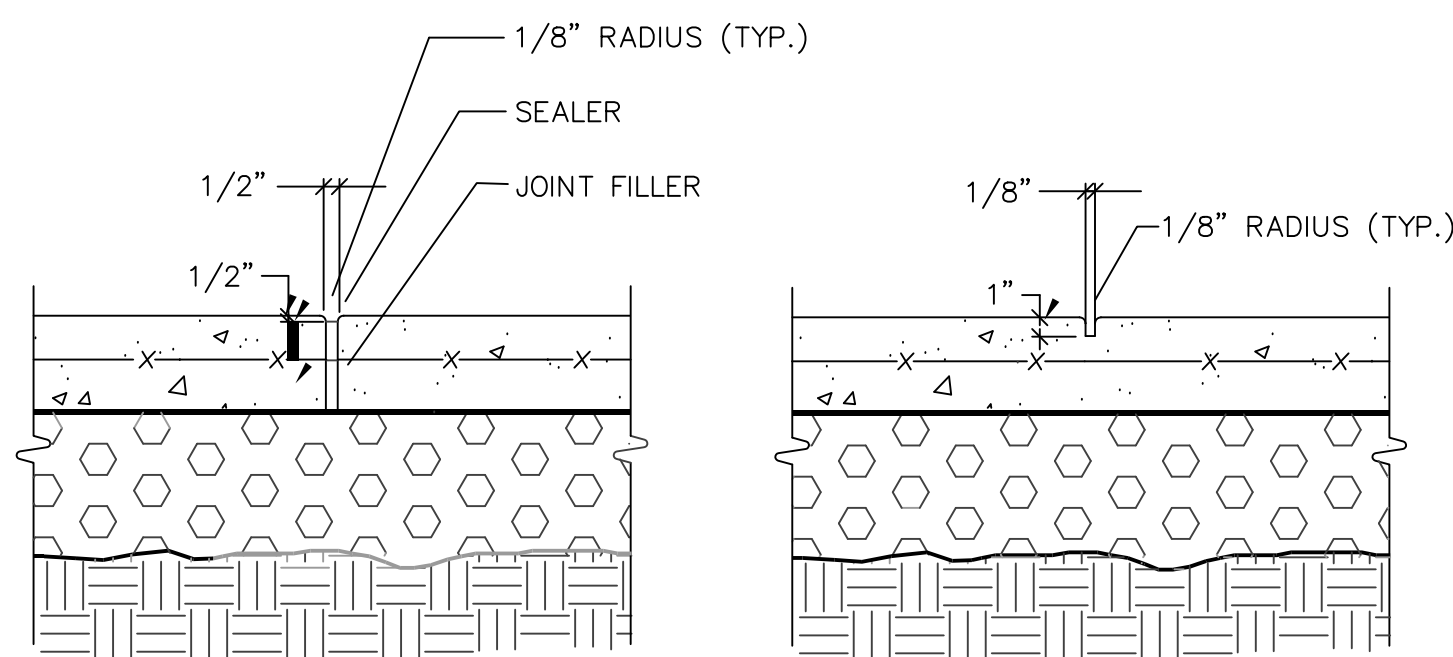
TYPICAL VERTICAL GRANITE CURB

NOT TO SCALE



TYPICAL SOLID STOCKADE FENCE

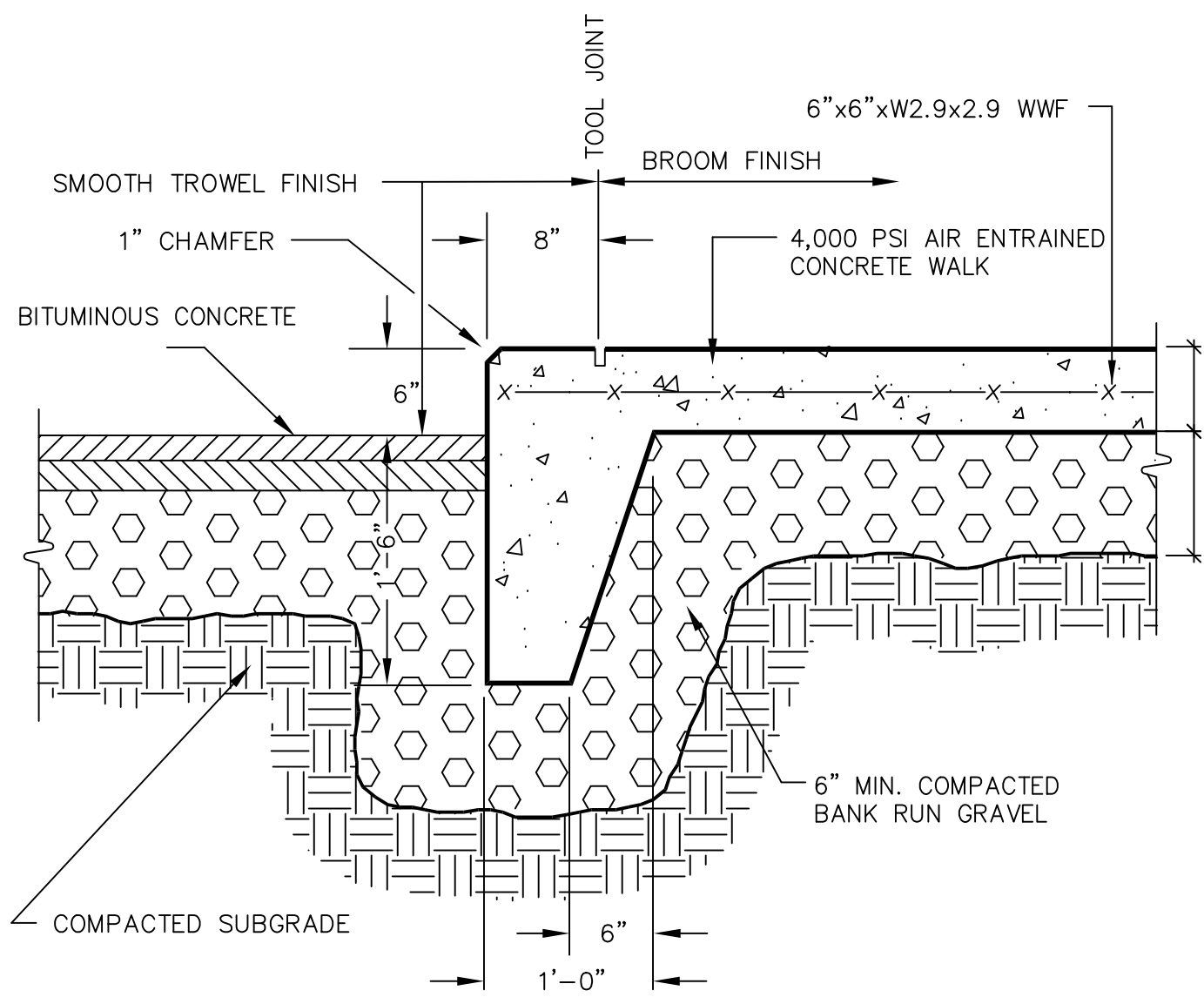
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EXPANSION JOINT

CONTROL JOINT

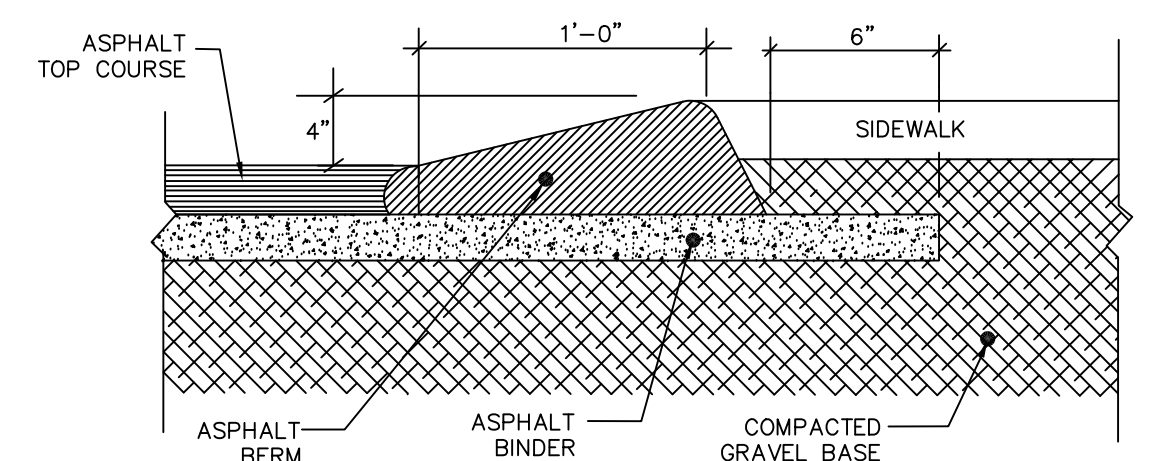
- NOTES:
1. SEE SITE PLAN FOR WIDTH AND GRADES
 2. PROVIDE MINIMUM 1/4" / FT. CROSS-SLOPE
 3. PROVIDE CONTROL JOINTS 4'- 0" O.C. MIN.
 4. PROVIDE EXPANSION JOINTS 16'- 0" O.C. MIN.



NOTE: PROVIDE CONTROL JOINT & EXPANSION AS REQUIRED FOR CONCRETE WALK.

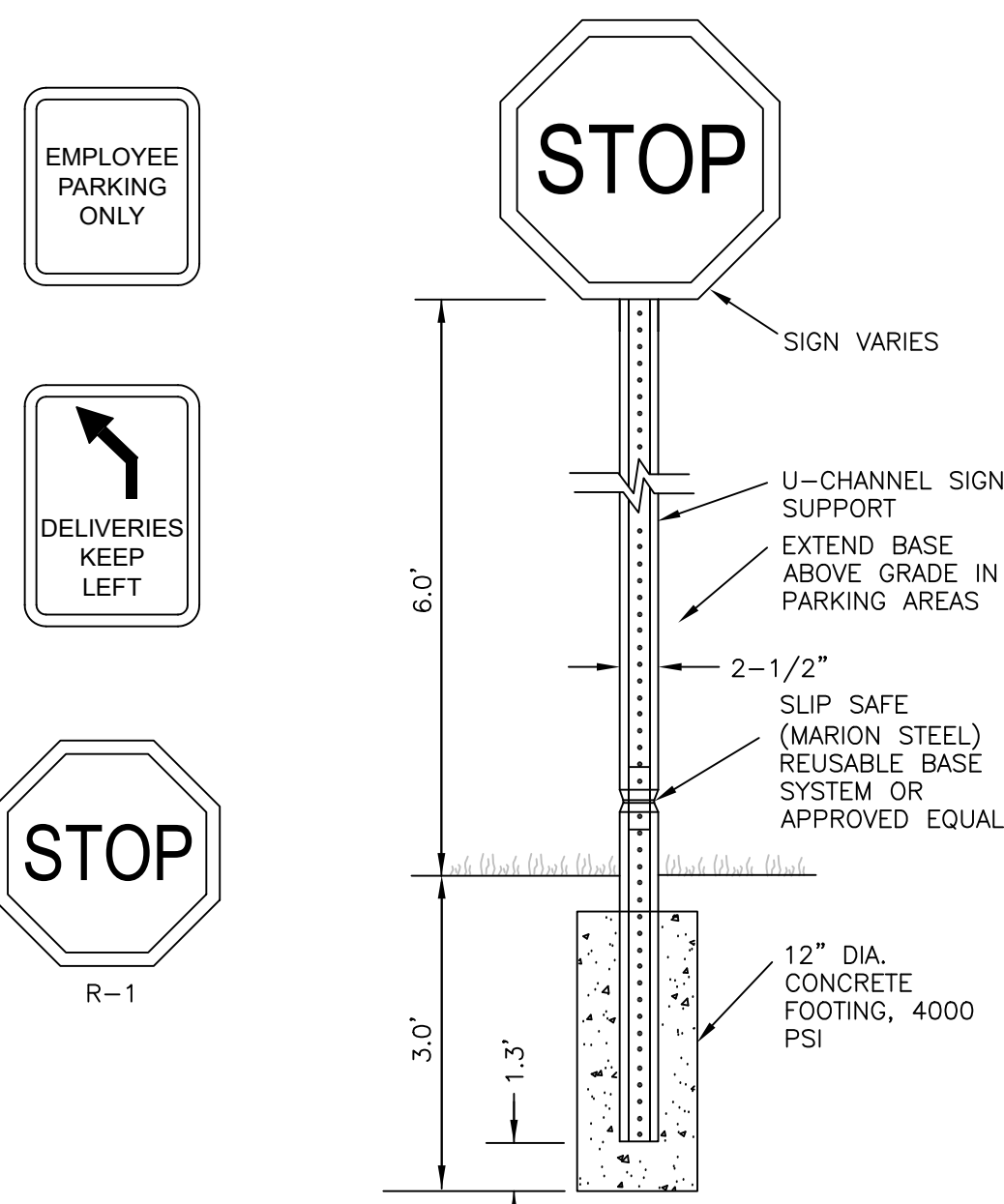
MONOLITHIC CONCRETE WALK AND CURB

NOT TO SCALE



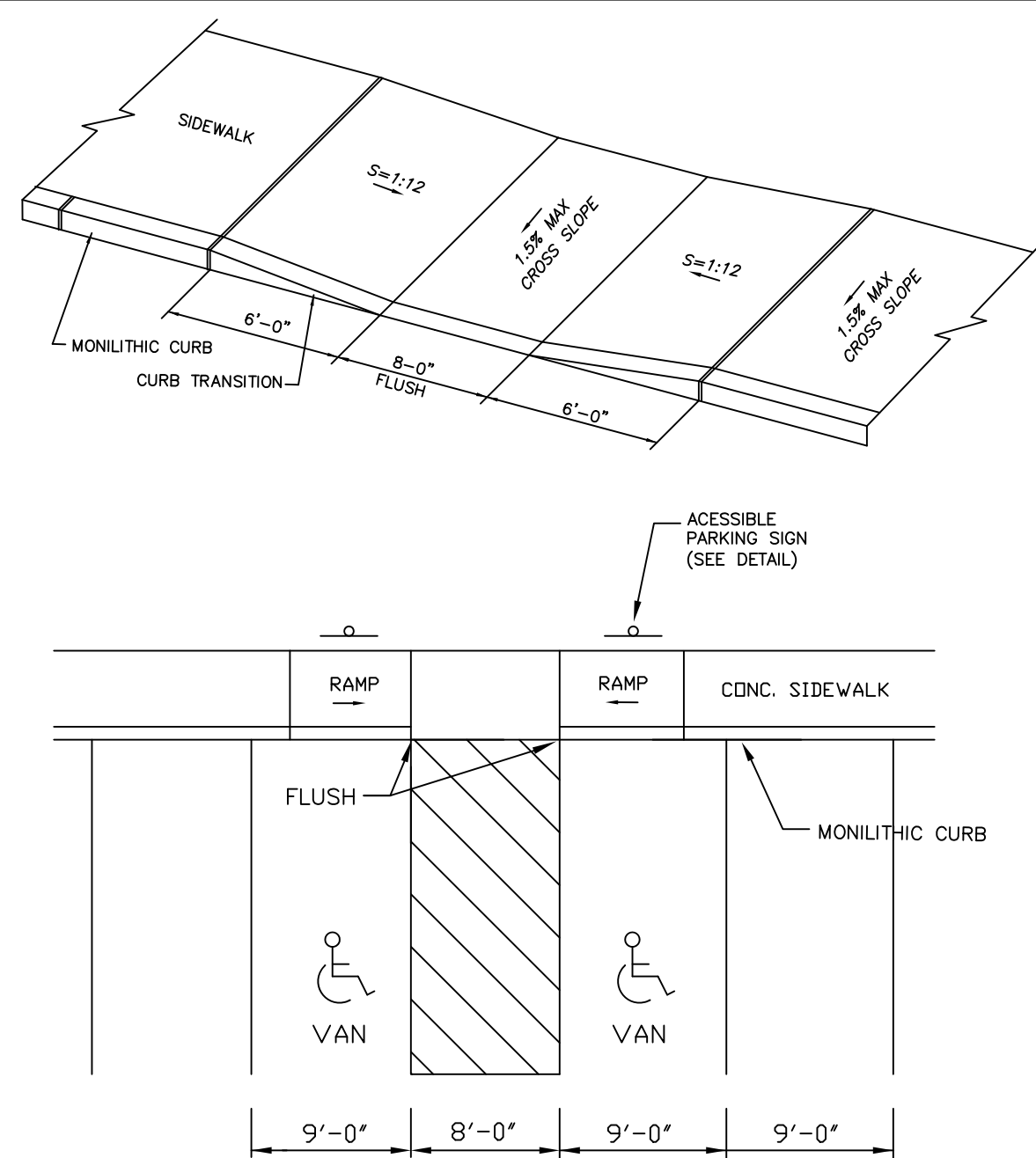
BITUNINOUS CONCRETE BERM (BCB)

NOT TO SCALE



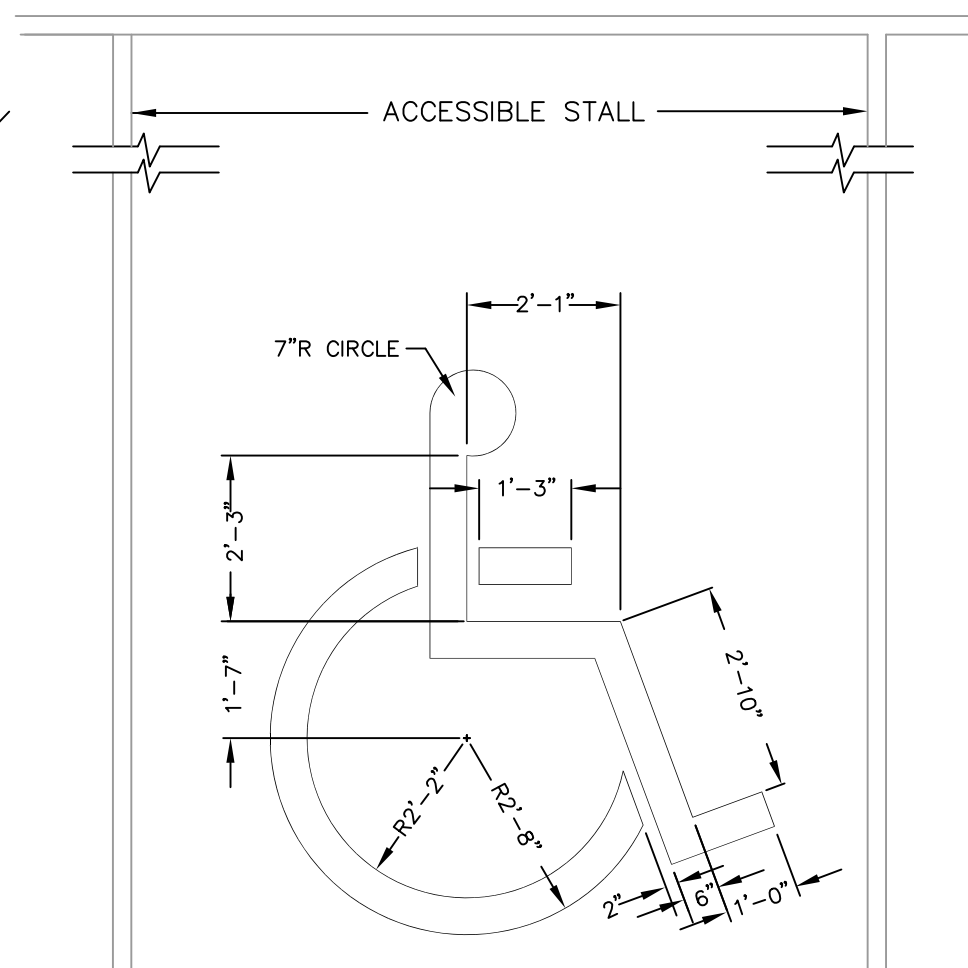
SIGN SCHEDULE

NOT TO SCALE

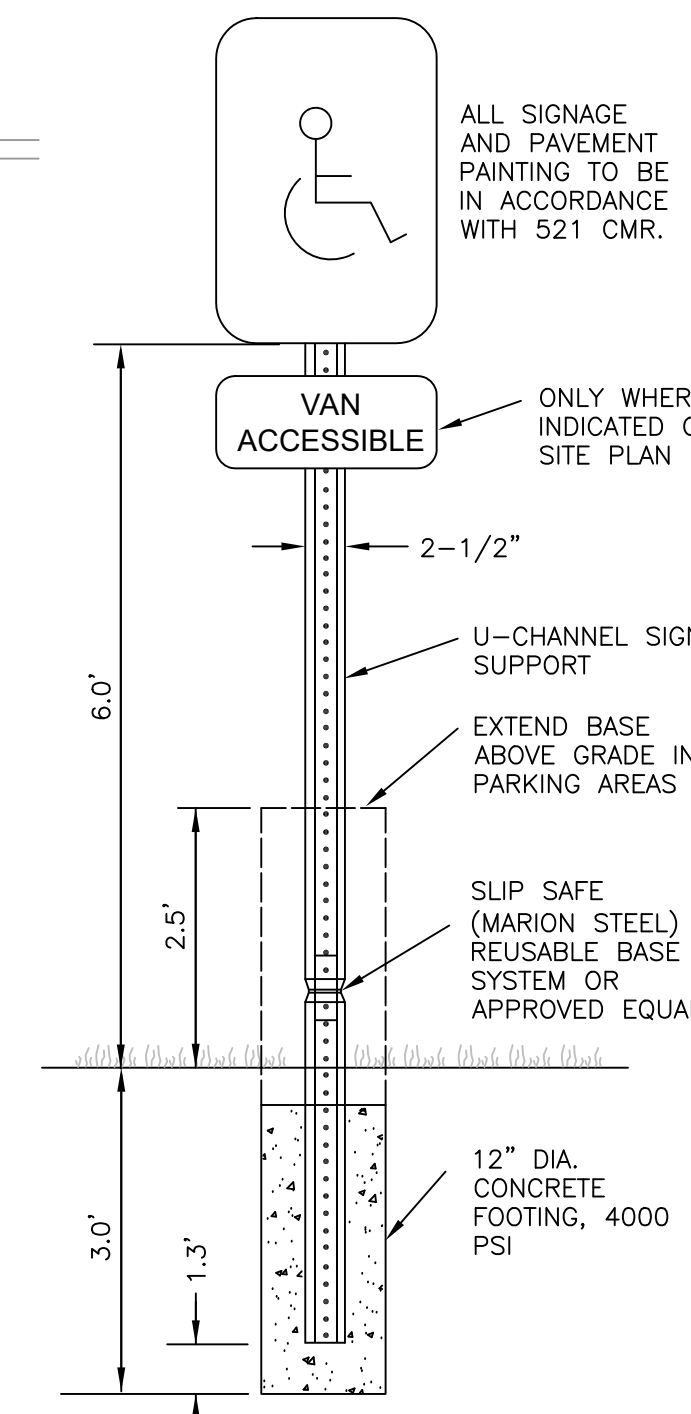


STRIPING SHALL BE 4" WIDE STRAIGHT LINES OF WHITE TRAFFIC PAINT, TO BE INSTALLED AS SHOWN ON LAYOUT PLAN.

ACCESSIBLE RAMP, STRIPING AND SIGNAGE



PAVEMENT MARKINGS



SIGNAGE

Lucille's

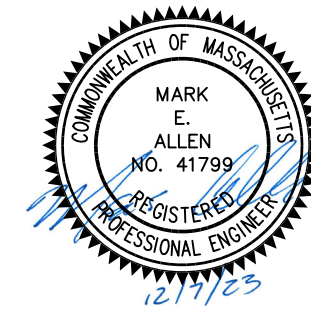
APPROVED
BELLINGHAM PLANNING BOARD

DATE

OWNER/APPLICANT:

MZHM, LLC
85 Mendon Street
Bellingham, MA 02019

TITLE:
CONSTRUCTION
DETAILS
FOR
Lucille's Steakhouse
AT
85 Mendon Street
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PROFESSIONAL ENGINEER

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SCALE: 1"=20 FEET

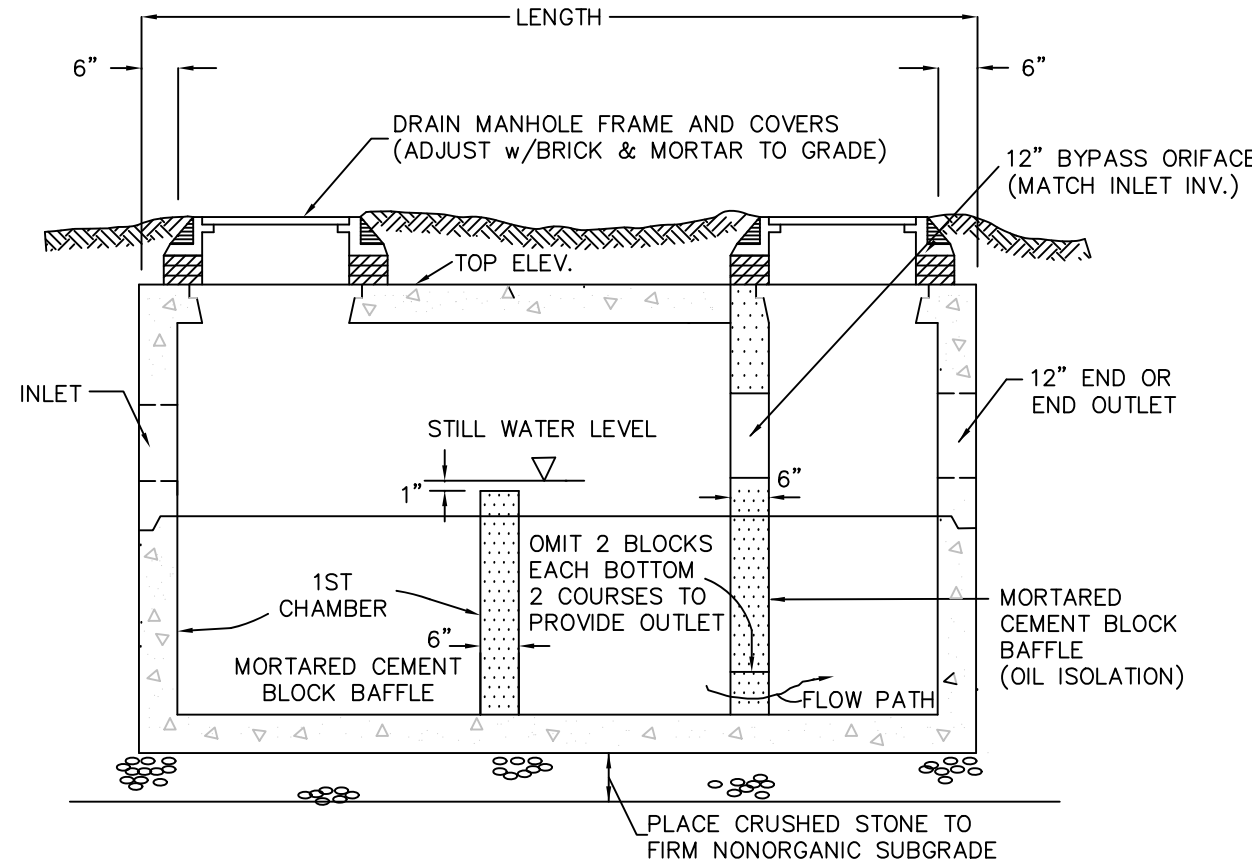
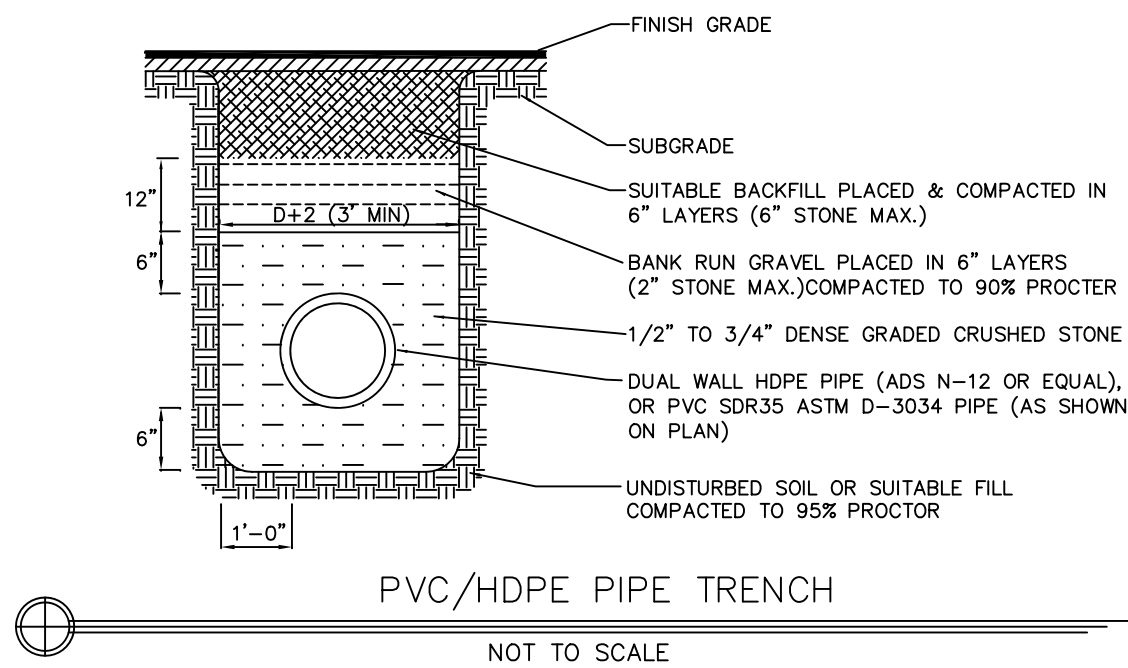
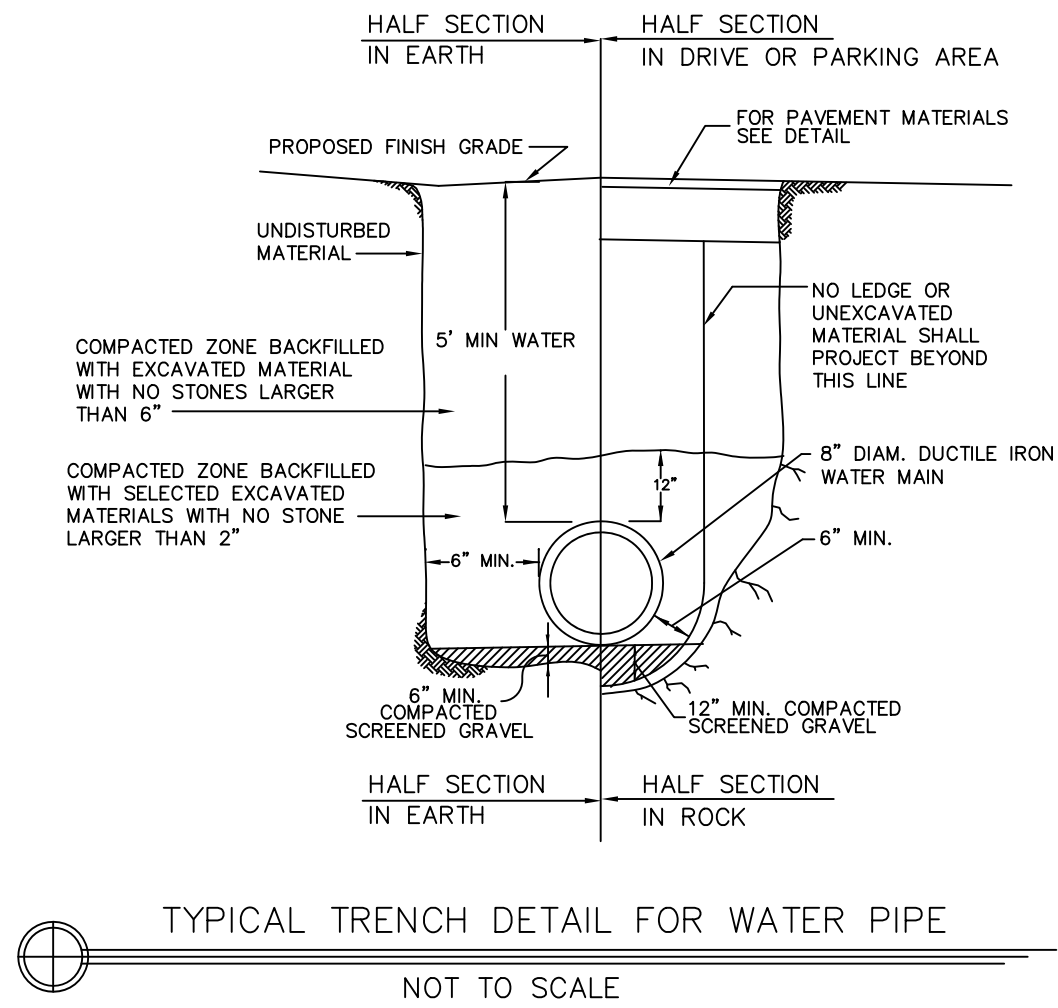
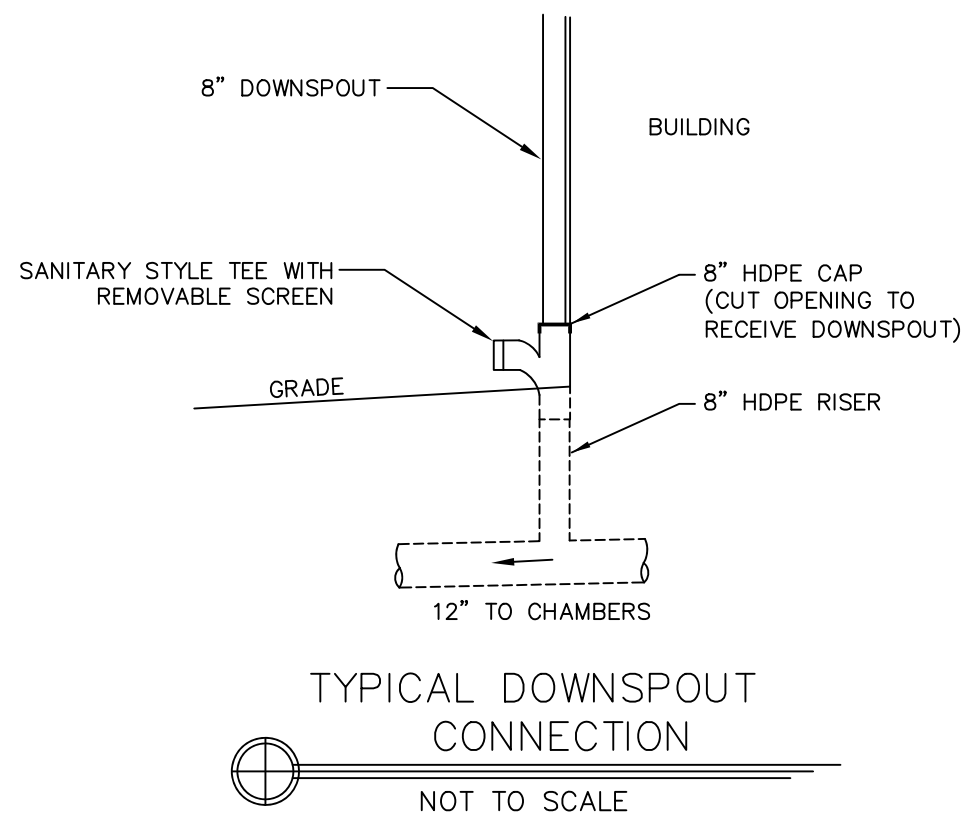
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REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO:
00514

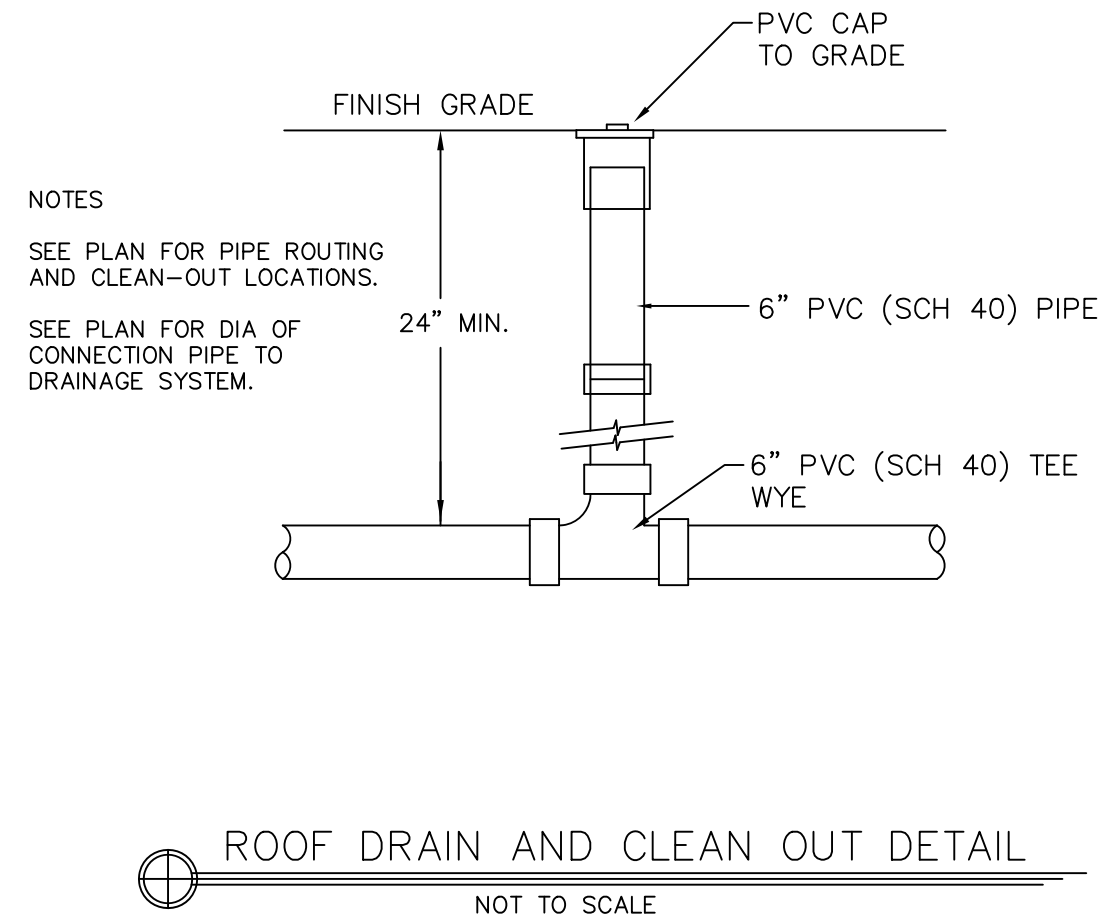
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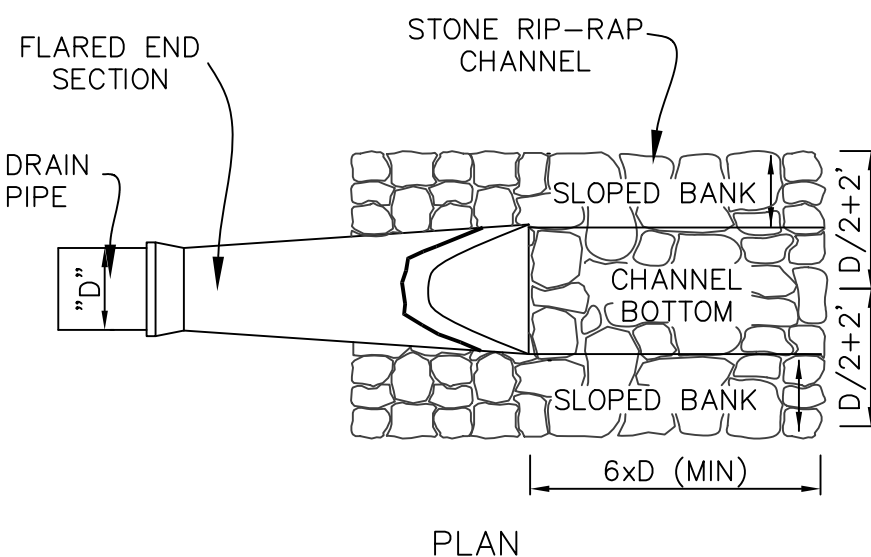
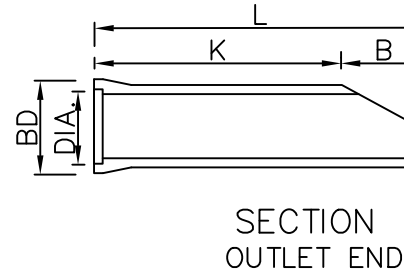
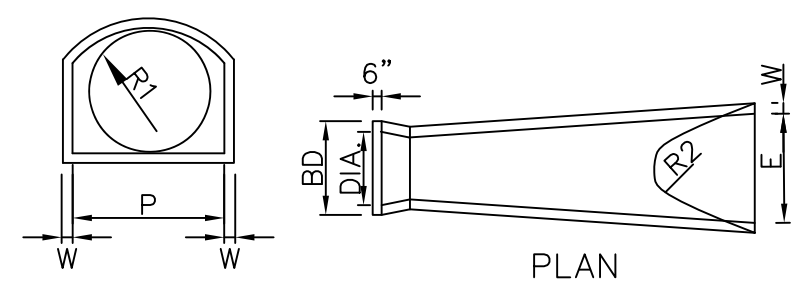
	OVERALL TANK VOLUME	MIN. VOLUME (1ST CHAMBER)	LENGTH	WIDTH
CHAMBER #1	1,500 GAL.	800 GAL.	10.5 FEET	5.5 FEET
CHAMBER #2	500 GAL.	185 GAL.	6 FEET	3 FEET
CHAMBER #3	2,500 GAL.	1,003 GAL.	14 FEET	8 FEET

TANKS SHALL HAVE A MINIMUM 4 FOOT STORAGE DEPTH.
TANKS SHALL BE H2O LOAD

TYPICAL OIL & GRIT SEPARATOR DETAIL
NOT TO SCALE

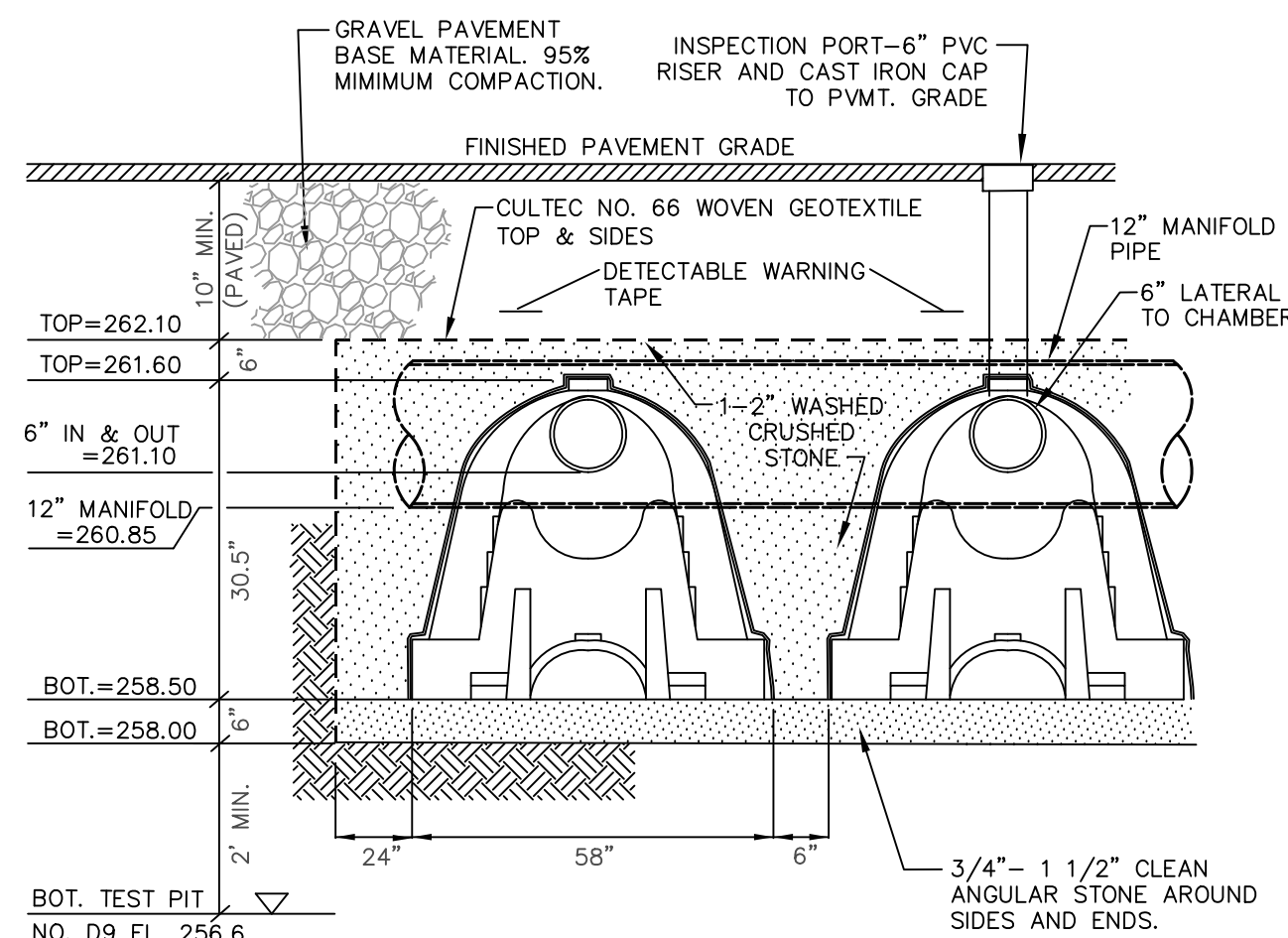


- NOTES:
1. FILTER MATERIAL BENEATH RIP-RAP UNLESS BANK IS OF GRAVEL & COURSE SAND MIX. (5" MIN. THICKNESS).
 2. MIN. STONE WEIGHT = 50LBS. MAX. STONE WEIGHT = 125LBS.
 3. 75% OF TOTAL STONE VOLUME TO BE MIN. 75LBS. STONE.
 4. SEE M.D.P.W. STANDARDS M2.02.3.
 5. MIN. DEPTH OF RIP RAP TO BE 18".

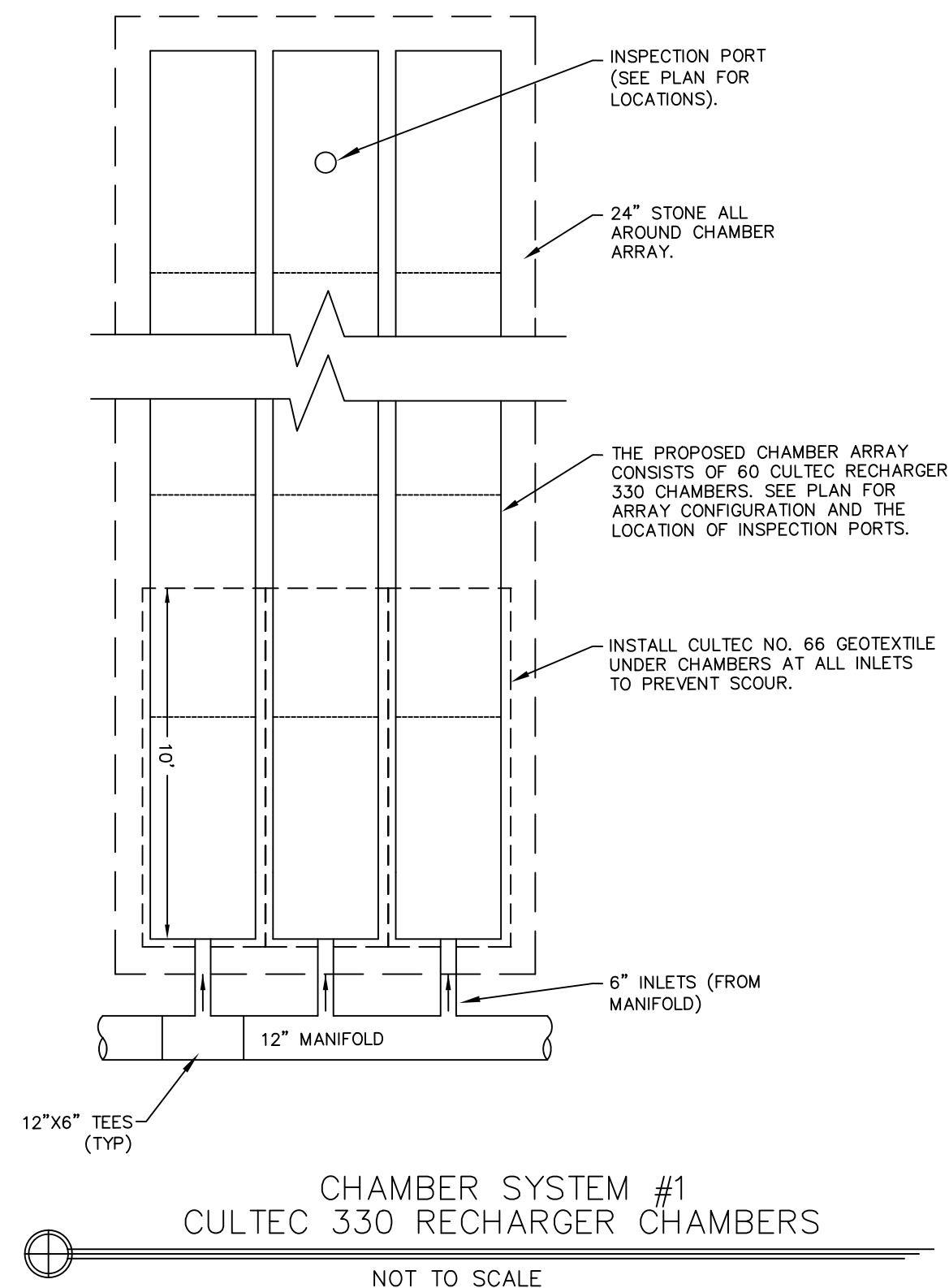


DIA.	W	A	B	C	D	E	BD	K	L	P	DIA+1"	R1	R2	S	G	SLOPE
12"	2"	4"	2'-0"	4'-7/8"	6'-1-3/8"	2'-0"	20"	4'-6-1/8"	6'-6-1/8"	19-13/14"	13"	10-1/8"	9"	4"	2.5"	3:1
18"	2"	6"	2'-0"	4'-7/8"	6'-1-3/8"	2'-0"	20"	4'-6-1/8"	6'-6-1/8"	19-13/14"	19"	16-1/8"	12"	4"	2.5"	3:1
24"	2"	8"	3'-0"	4'-7/8"	6'-1-3/8"	2'-0"	20"	4'-6-1/8"	7'-6-1/8"	19-13/14"	25"	20-1/8"	18"	4"	2.5"	3:1

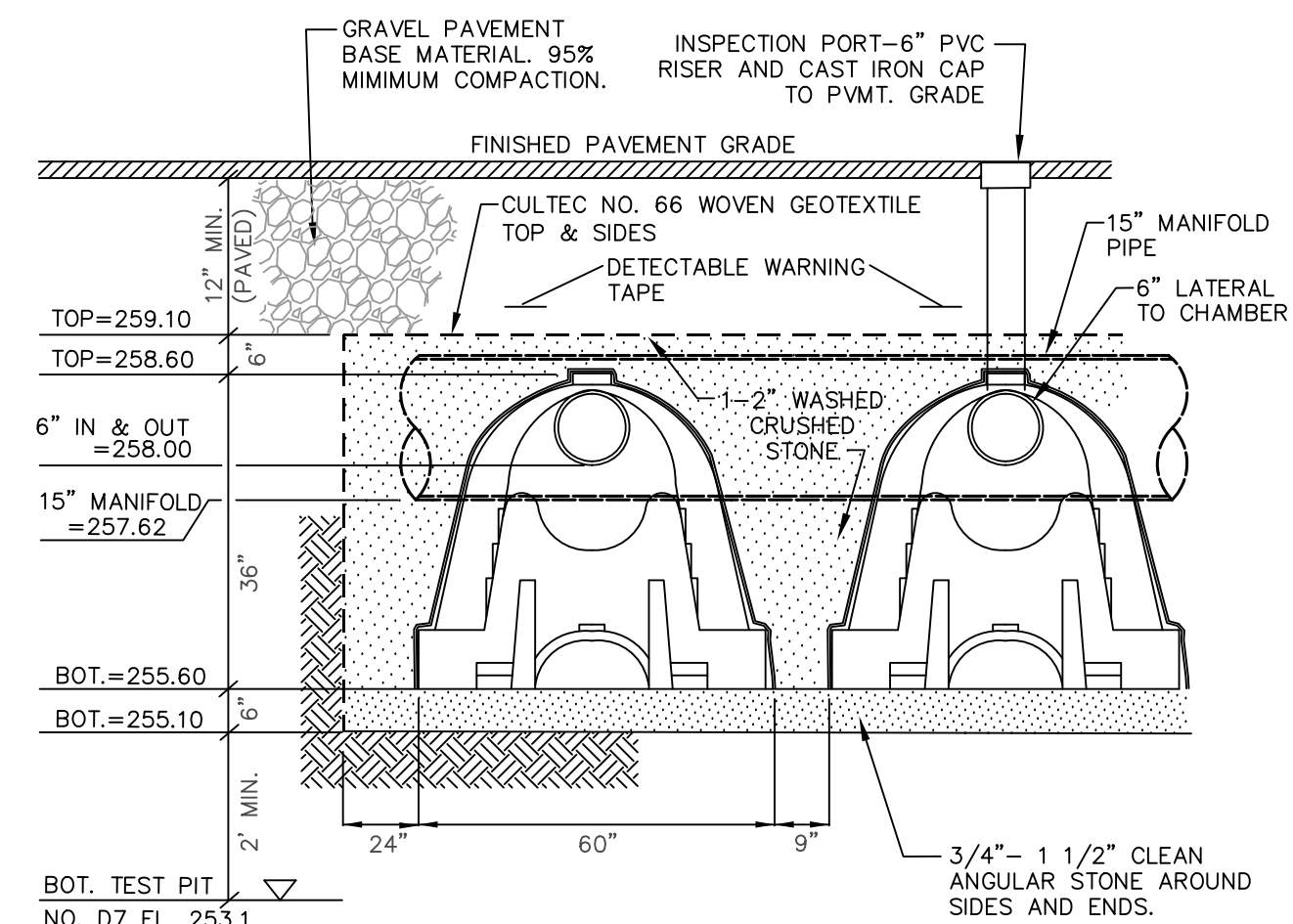
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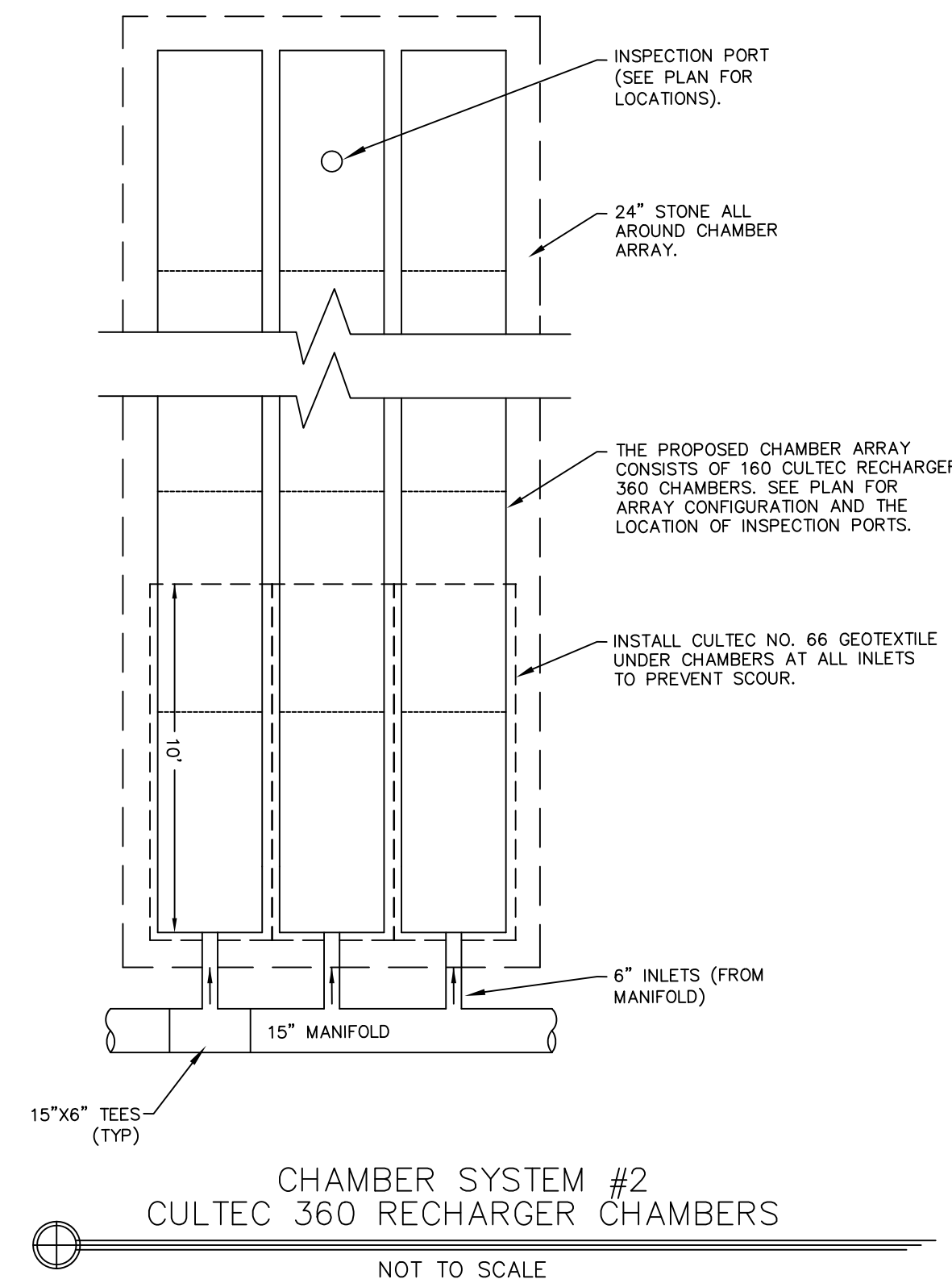
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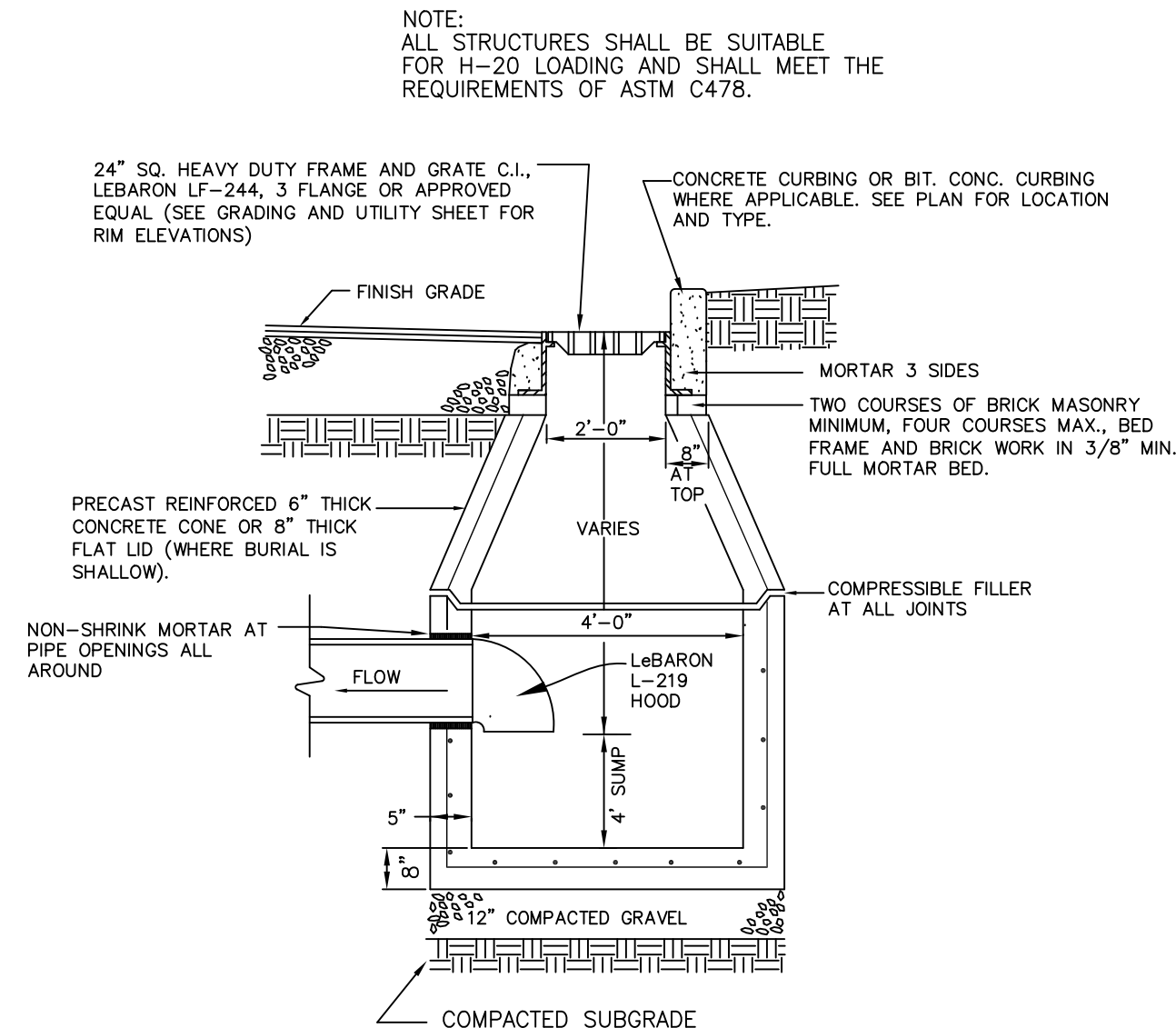
CHAMBER SYSTEM #1
CULTEC 330 RECHARGER CHAMBERS
NOT TO SCALE



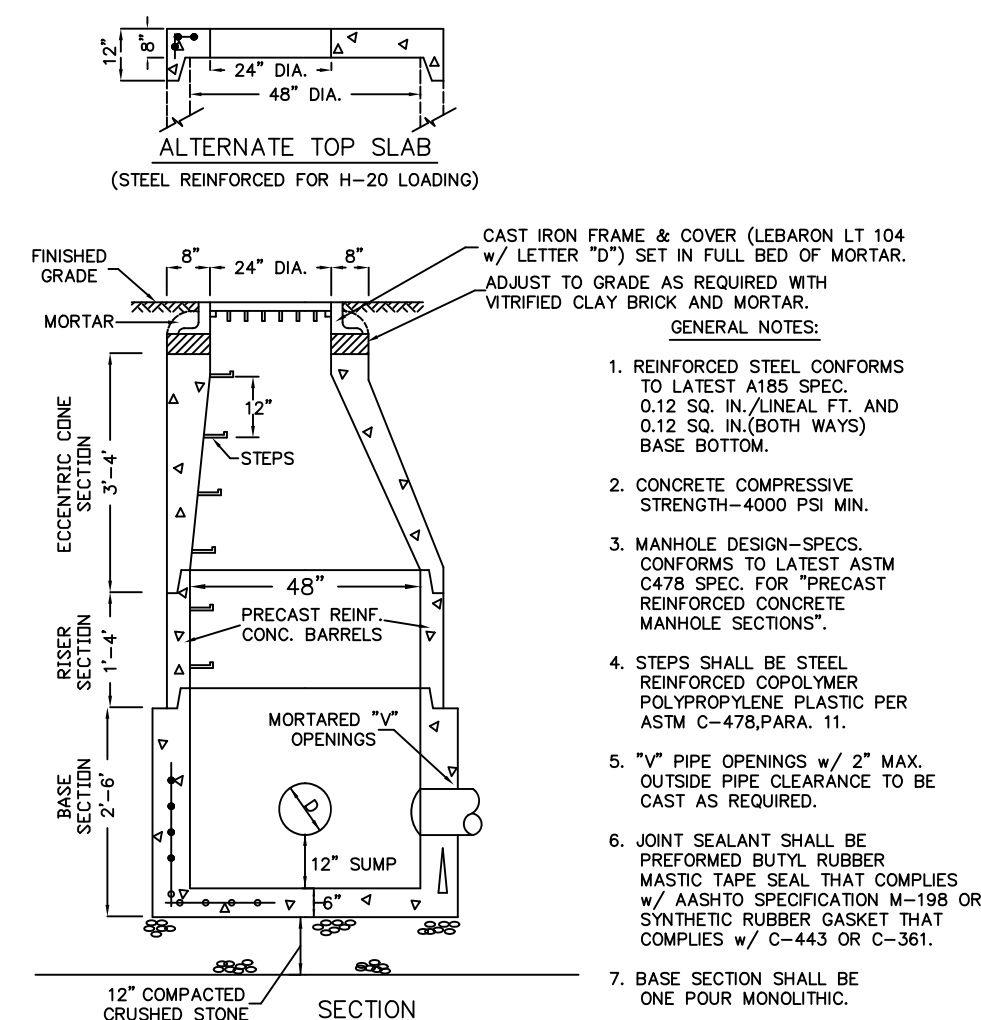
END SECTION VIEW
NOT TO SCALE



CHAMBER SYSTEM #2
CULTEC 360 RECHARGER CHAMBERS
NOT TO SCALE



TYPICAL PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



48\"/>

Lucille's

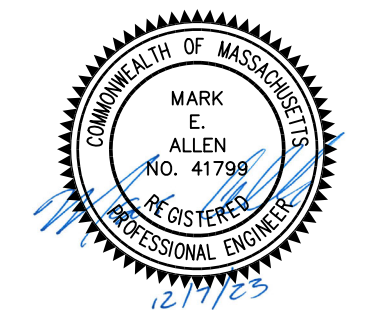
APPROVED
BELLINGHAM PLANNING BOARD

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TITLE:
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FOR
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PROFESSIONAL ENGINEER

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SCALE: 1"=20 FEET
0 20 40 60

DATE: **December 7, 2023**

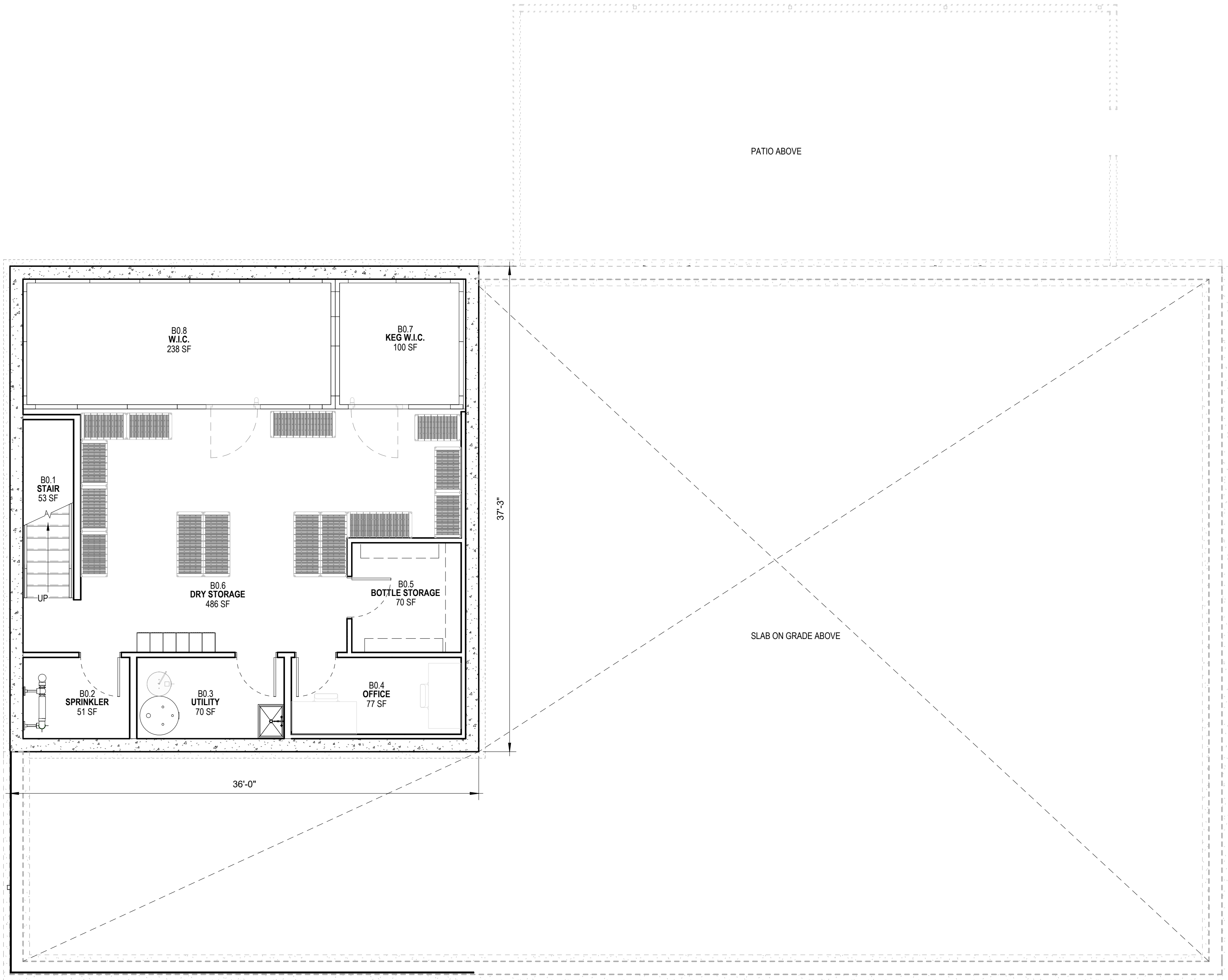
REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00514 SHEET: **C-10**

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1 BASEMENT FLOOR
A110 3/16" = 1'-0"



LOWER LEVEL ROOM SCHEDULE		
Number	Name	Area
B0.1	STAIR	53 SF
B0.2	SPRINKLER	51 SF
B0.3	UTILITY	70 SF
B0.4	OFFICE	77 SF
B0.5	BOTTLE STORAGE	70 SF
B0.6	DRY STORAGE	486 SF
B0.7	KEG W.I.C.	100 SF
B0.8	W.I.C.	238 SF
TOTAL USABLE S.F.		1,146 SF
TOTAL GROSS S.F.		1,340 SF

For Approval

WARNING:
The Design Professional, all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards. © 2023 - all rights reserved

contractor
BLOCK BUILDERS, INC.



25 FORGE PARKWAY
FRANKLIN, MA 02038



revision	revision description	date
1	PLANNING BOARD	12/7/23

project title
LUCILLE'S STEAKHOUSE

85 MENDON STREET, BELLINGHAM, MA

client
LUCILLE'S STEAKHOUSE

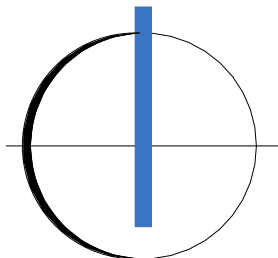
85 MENDON STREET,
BELLINGHAM, MA

ALEX SIEKIERSKI | RA
ARCHITECTURAL CONSULTANT

location 33 Lovering Street
Medway, MA 02053
t: +1(617) 894-0664
e: siekierski.alex@gmail.com

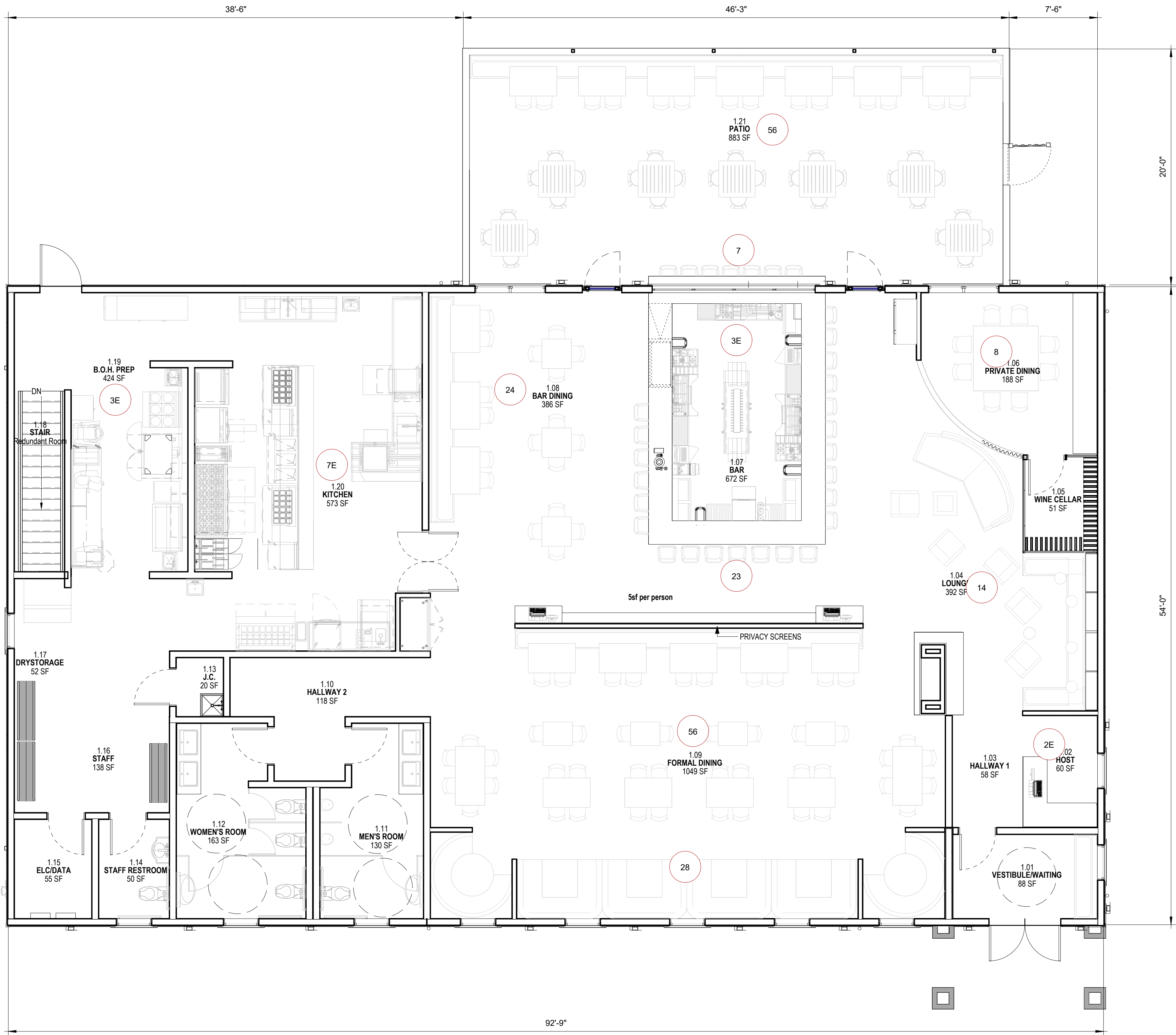
drawing title
LOWER LEVEL FLOOR PLAN

project number 23.003	drawing scale 3/16" = 1'-0"	approver AS
drawing number A110	revision 1	



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1 GROUND LEVEL FLOOR PLAN
A111 3/16" = 1'-0"



Room Schedule

Number	Name	Area
1.01	VESTIBULE/WAITING	88 SF
1.02	HOST	60 SF
1.03	HALLWAY 1	58 SF
1.04	LOUNGE	392 SF
1.05	WINE CELLAR	51 SF
1.06	PRIVATE DINING	188 SF
1.07	BAR	672 SF
1.08	BAR DINING	386 SF
1.09	FORMAL DINING	1049 SF
1.10	HALLWAY 2	118 SF
1.11	MEN'S ROOM	130 SF
1.12	WOMEN'S ROOM	163 SF
1.13	J.C.	20 SF
1.14	STAFF RESTROOM	50 SF
1.15	ELC/DATA	55 SF
1.16	STAFF	138 SF
1.17	DRYSTORAGE	52 SF
1.18	STAIR	Redundant Room
1.19	B.O.H. PREP	424 SF
1.20	KITCHEN	573 SF
1.21	PATIO	883 SF
Total Usable S.F		4,662 SF
Total Interior Gross S.F		5,032 SF
Total Patio Gross S.F		883 SF
OCCUPANCY		231
Interior Seats		153
Employees (E)		15
Patio Seats		63

For Approval

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contractor

BLOCK BUILDERS, INC.





25 FORGE PARKWAY
FRANKLIN, MA 02038

stamp



revision	revision description	date
1	PLANNING BOARD	12/7/23

project title	
LUCILLE'S STEAKHOUSE	
85 MENDON STREET, BELLINGHAM, MA	
client	
LUCILLE'S STEAKHOUSE 	
85 MENDON STREET, BELLINGHAM, MA	
ALEX SIEKIERSKI RA ARCHITECTURAL CONSULTANT 	
location	
33 Loving Street Medway, MA 02053 t: +1(617) 894-0664 e: siekierski.alex@gmail.com	

drawing title
GROUND LEVEL FLOOR PLAN

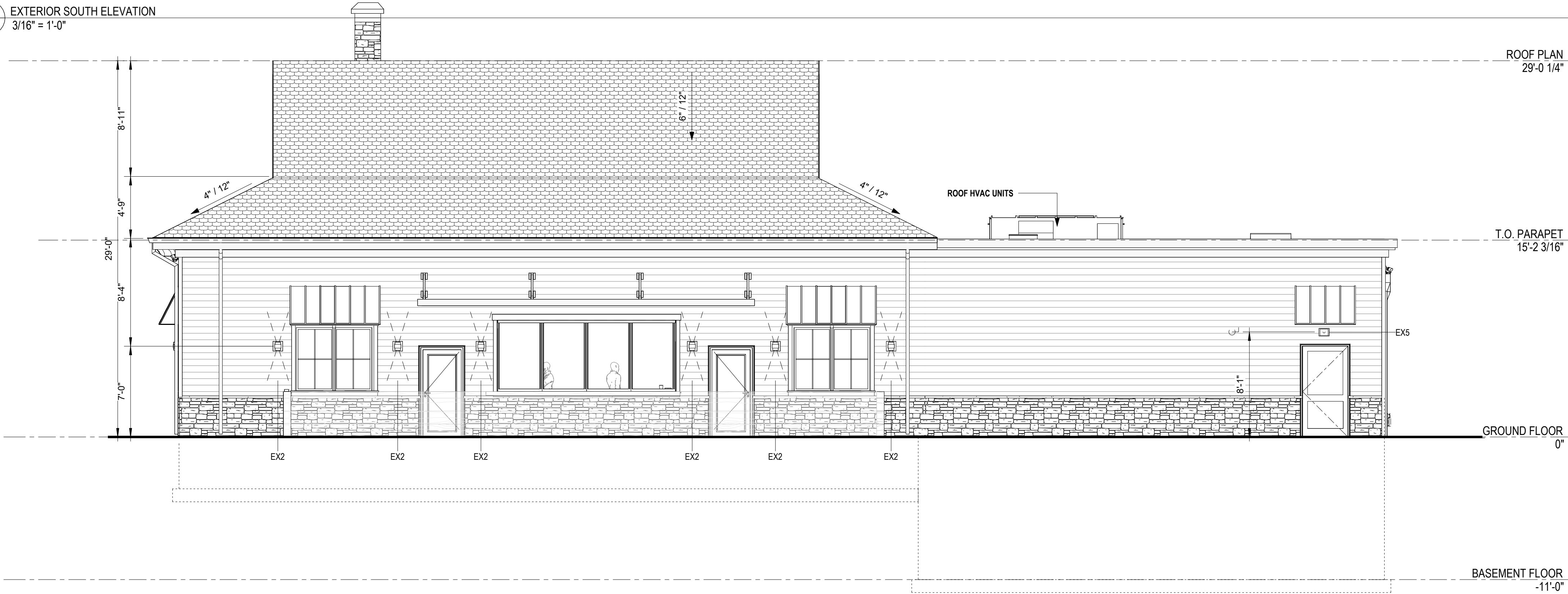
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drawing number A111	revision 1	

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04
A200
EXTERIOR SOUTH ELEVATION
3/16" = 1'-0"



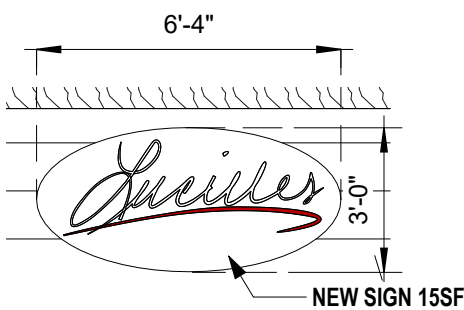
03
A200
EXTERIOR NORTH ELEVATION
3/16" = 1'-0"



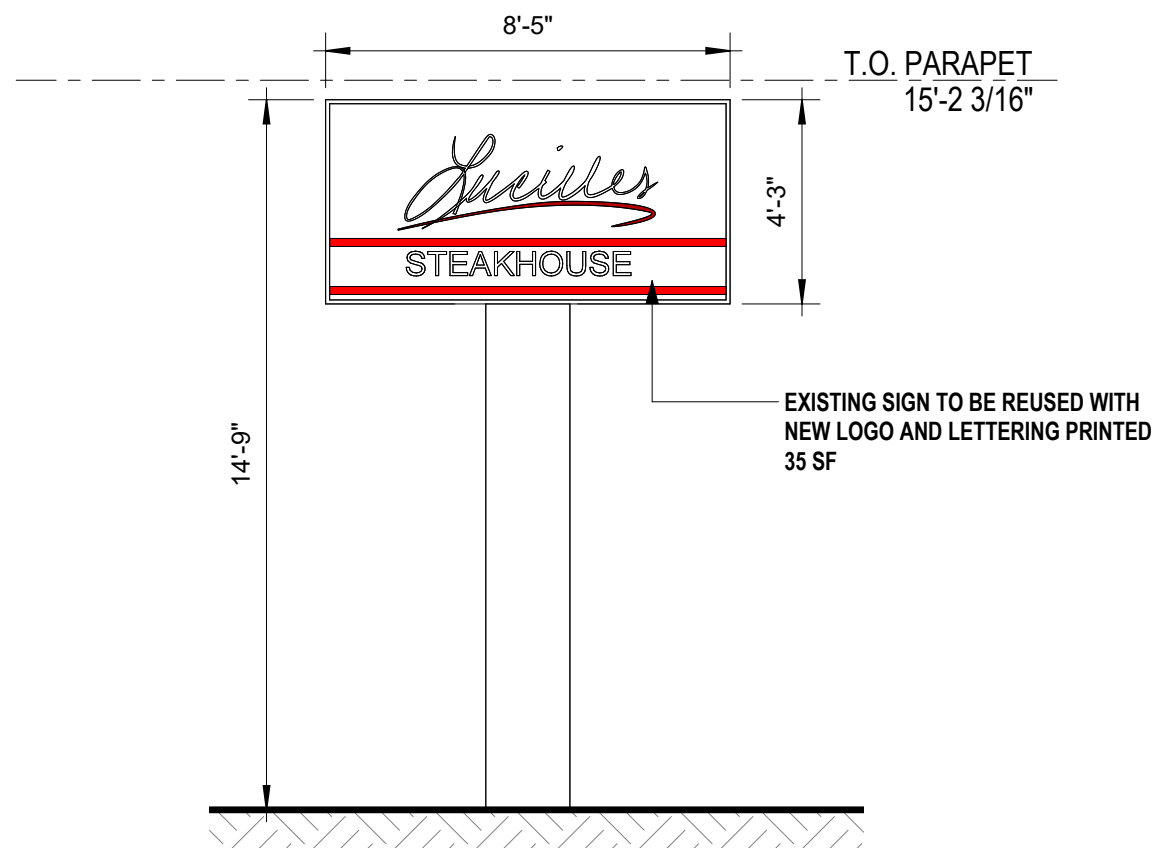
LIGHTING FIXTURES SCHEDULE

Type Mark	Description	Count
EX1	Exterior Flood	4
EX2	Wall Sconce	18
EX3	Five Light Chandelier	1
EX4	String Lights	7
EX5	Flood light	1
Grand total		31

LIGHT FIXTURES		MATERIAL LEGEND	GENERAL NOTES
	EX1 Motion Activated Security Light	 Board & Batten siding	KEY DEFINITIONS BUILDING HEIGHT The vertical distance from the mean finished grade of the ground adjoining the building to the highest point of the roof for flat or shed roofs, to the deck line for mansard roofs, and to the mean height between eaves and ridge for gable, hip, and gambrel roofs. SIGN AREA OF The entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. One side only of signs with faces at 180° to each other shall be counted. Frames and structural members not bearing advertising matter shall not be included in the computation of sign area. SIGN BY-LAWS 240-46 Permitted permanent signs in other districts. A. Any signs permitted in Agricultural, Suburban and Residential Districts. B. Accessory signs attached to a building, provided that they aggregate not more than 20% of the wall area they are viewed with. C. Freestanding accessory signs, provided that they aggregate not more than 100 square feet in area. D. The total area of all signs, either attached to a building or freestanding, shall aggregate not more than three square feet per foot of lot frontage on the street towards which they are oriented.
	EX2 WS-W30509 Wall Sconce	 Concrete Foundation	
	EX3 KATARI EP7718 - Pendant	 6" Hardy Boards Siding	
	EX4 String Lights	 Asphalt Roof	
	EX5 LED -Emergency Back-up	 Stone Base	



5
A200
BUILDING ENTRANCE SIGNAGE
1/4" = 1'-0"



6
A200
EXISTING PILON SIGNAGE
1/4" = 1'-0"

For Approval

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FRANKLIN, MA 02038

stamp



revision	revision description	date
1	PLANNING BOARD	12/7/23

project title

LUCILLE'S STEAKHOUSE

85 MENDON STREET, BELLINGHAM, MA

client

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ALEX SIEKIERSKI | RA
ARCHITECTURAL CONSULTANT



location 33 Loving Street
Medway, MA 02053
t: +1(617) 894-0664
e: siekierski.alex@gmail.com

drawing title

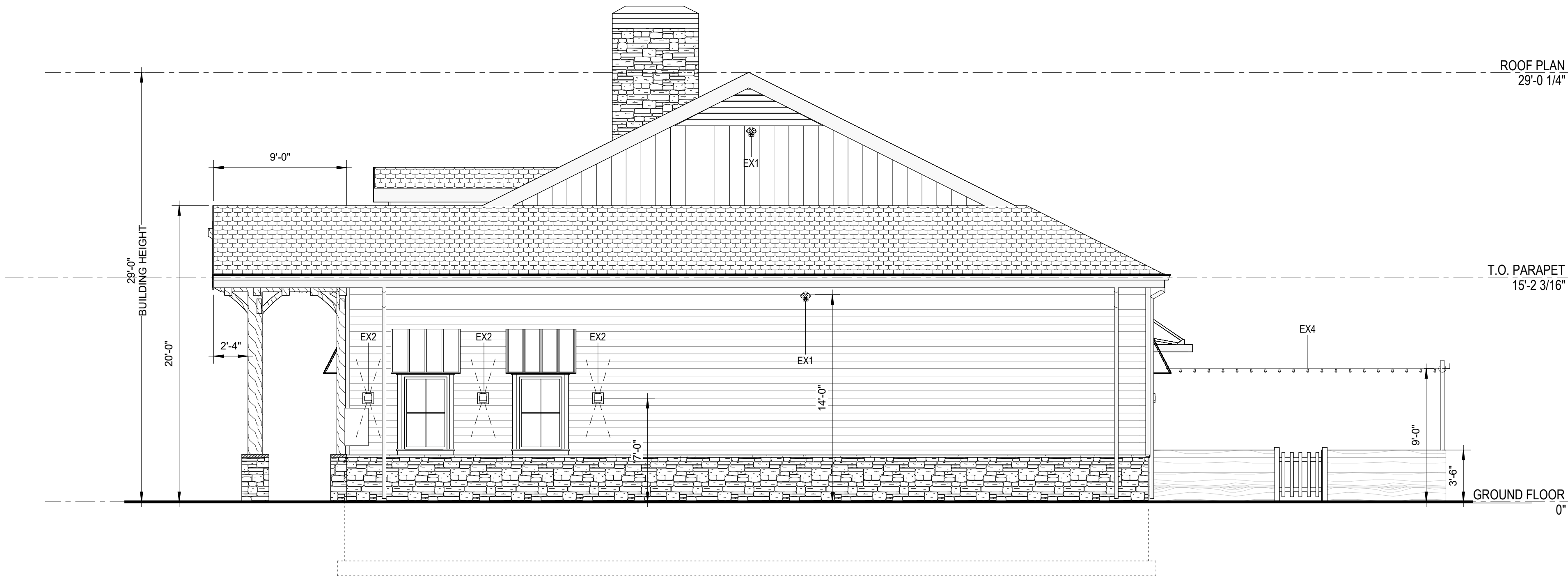
EXTERIOR ELEVATIONS

project number	drawing scale	approver
23.003	As indicated	AS
drawing number	revision	
A200	1	

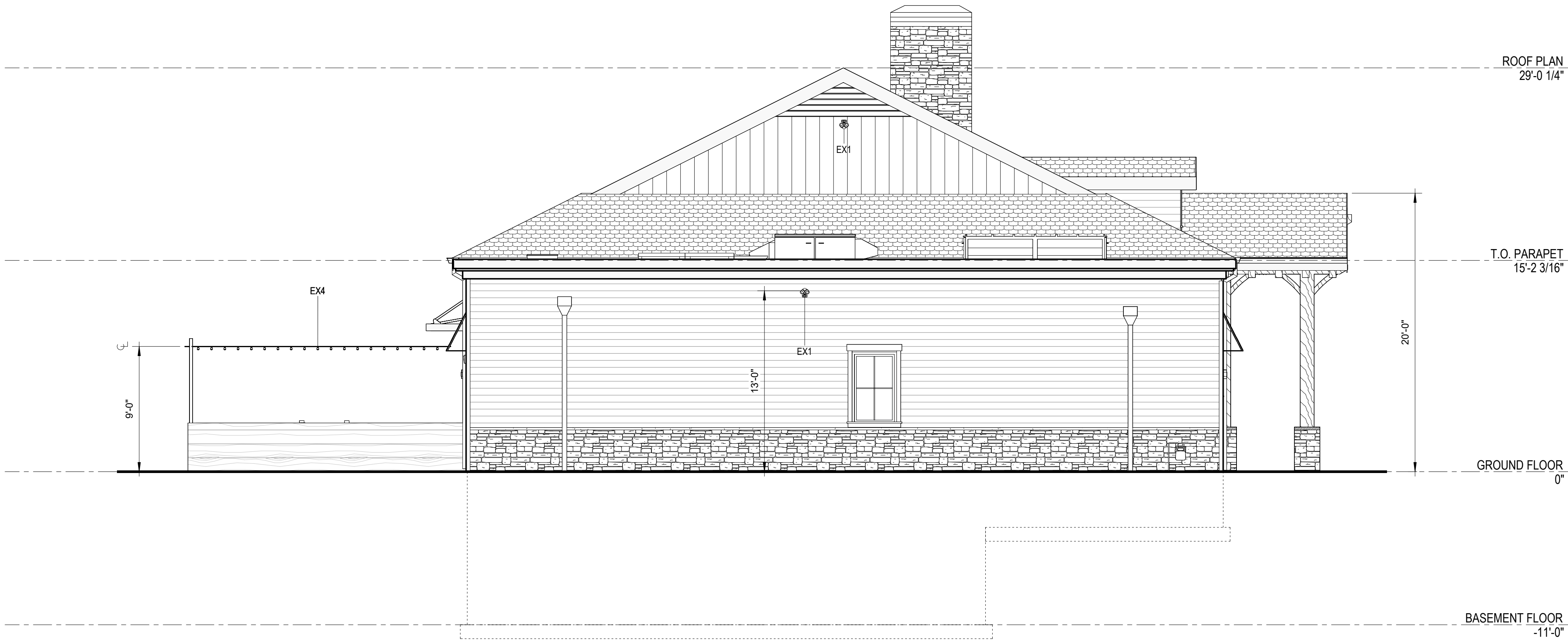
A200

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2
A201
EXTERIOR EAST ELEVATION
3/16" = 1'-0"






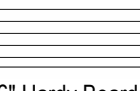

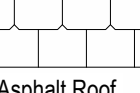




1
A201
EXTERIOR WEST ELEVATION
3/16" = 1'-0"



LIGHTING FIXTURES SCHEDULE

Type Mark	Description	Count
EX1	Exterior Flood	4
EX2	Wall Sconce	18
EX3	Five Light Chandelier	1
EX4	String Lights	7
EX5	Flood light	1
Grand total		31

LIGHT FIXTURES	MATERIAL LEGEND	GENERAL NOTES
 EX1 Motion Activated Security Light	 Board & Batten siding	KEY DEFINITIONS BUILDING HEIGHT The vertical distance from the mean finished grade of the ground adjoining the building to the highest point of the roof for flat or shed roofs, to the deck line for mansard roofs, and to the mean height between eaves and ridge for gable, hip, and gambrel roofs. SIGN AREA OF The entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. One side only of signs with faces at 180° to each other shall be counted. Frames and structural members not bearing advertising matter shall not be included in the computation of sign area. SIGN BY-LAWS 240-46 Permitted permanent signs in other districts. A. Any signs permitted in Agricultural, Suburban and Residential Districts. B. Accessory signs attached to a building, provided that they aggregate not more than 20% of the wall area they are viewed with. C. Freestanding accessory signs, provided that they aggregate not more than 100 square feet in area. D. The total area of all signs, either attached to a building or freestanding, shall aggregate not more than three square feet per foot of lot frontage on the street towards which they are oriented.
 EX2 WS-W30509 Wall Sconce	 Concrete Foundation	
 EX3 KATARI EP7718 - Pendant	 6" Hardy Boards Siding	
 EX4 String Lights	 Asphalt Roof	
 EX5 LED -Emergency Back-up	 Stone Base	

For Approval

WARNING:
The Design Professional, all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figured Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards.
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contractor
BLOCK BUILDERS, INC.



25 FORGE PARKWAY
FRANKLIN, MA 02038



revision	revision description	date
1	PLANNING BOARD	12/7/23

project title
LUCILLE'S STEAKHOUSE

85 MENDON STREET, BELLINGHAM, MA

client
LUCILLE'S STEAKHOUSE

Lucille's

85 MENDON STREET,
BELLINGHAM, MA

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drawing title
EXTERIOR ELEVATIONS

project number 23.003	drawing scale As indicated	approver AS
drawing number A201	revision 1	