# Modera Wollaston

42 Beale St, 16 Old Colony Ave, Pitts Ave Quincy, MA

Submission for Local Approvals





### DEVELOPMENT SUMMARY

NEW CONSTRUCTION OF 321 MULTI-FAMILY RENTAL UNITS WITHIN A SINGLE 8-STORY STRUCTURE.

### BUILDING FLOOR AREA, HEIGHT, F.A.R., UNIT MIX AND PARKING SUMMARY

CONTRUCTION TYPE: 3A (5 STORIES) OVER 1A (3 STORIES)	BUILDING	SF	
AREA (G.S.F.) EXCLUDING GARAGE: 357,082	LEVEL	GARAGE	BLDG
AREA (G.S.F.) INCLUDING GARAGE: 478,845	1	41,757	25,28
BUILDING HEIGHT (ZONING): 8 STORIES, APPROX. 81.75'	2	40,003	23,23
	3	40,003	27,03
SITE AREA (S.F.): 86,752	4	0	57,198
BUILDING COVERAGE: 67.477	5	0	53 57

FLOOR AREA RATIO: 357,082 / 86,752 = 4.17

GROSS FLOOR AREA: 357,082

ACCESSIBLE UNITS SHALL BE PROPORTIONALLY DISTRIBUTED ACROSS THE TOTAL NUMBER OF UNITS ACCORDING TO NUMBER OF BEDROOMS, SIZE, QUALITY,

REFER TO DRAWING C200 OF CIVIL DRAWINGS

LEVEL	Studio	1-BR	2-BR	3-BR	TOTA
1	0	8	6	0	14
2	0	8	11	0	19
3	0	7	15	0	22
4	0	27	24	0	51
5	0	27	24	0	51
6	0	29	26	0	55
7	0	29	26	0	55
8	0	29	25	0	54
TOTAL	0	164	157	0	321
% TOT	0.0	51.1	48.9	0.0	

ARKING SUMMARY					
OCATION	STD	COMP	HP	TOT	
LEVEL 1	93	10	3	106	
LEVEL 2	95	10	3	108	
LEVEL 3	96	10	2	108	
TOTAL	284 *	30	8	322	

% OF TOT 88.2 9.3 2.5 \* INCLUDES 15 TOTAL TANDEM SPACES



July 14, 2025 LOCAL APPROVALS

DEVELOPMENT TEAM

THE ARCHITECTURAL TEAM, INC. 50 COMMANDANT'S WAY AT ADMIRAL'S HILL

PHONE #:617.889.4402

CIVIL & ENVIRONMETAL CONSULTANTS, INC. 31 BELLOWS ROAD RAYNHAM, MA 02767

COPLEY WOLFF 234 CONGRESS STREET, THIRD FLOOR

FLEMING & FLEMING 85 Clay Street Quincy, MA 02170 PHONE #:617.472.5100

DRAWING PLAN INDEX

		D	KAWIN	G DATES	Š
DWG#	DRAWING TITLE	July 14, 202 <u>5</u>			
TITLE SHEETS	PROJECT COVER, LIST OF DRAWINGS, PROJECT INFORMATION				_
10.01	PROJECT COVER, LIST OF DIAWINGS, PROJECT IN ORWATION				_
CIVIL DRAWING	38				_
C000	COVER SHEET				
C001	GENERAL NOTES				
C002	SITE CONTEXT PLAN				
C100	OVERALL DEMOLITION AND EROSION CONTROL PLAN				
C101	DEMOLITION AND EROSION CONTROL PLAN				
C102	DEMOLITION AND EROSION CONTROL PLAN				
C103	DEMOLITION AND EROSION CONTROL PLAN				
C200	OVERALL SITE LAYOUT				
C201	SITE LAYOUT				
C200	OVERALL SITE LAYOUT				_
C201	SITE LAYOUT				
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C203	SITE LAYOUT				_
C300	OVERALL GRADING AND DRAINAGE				_
C301	GRADING AND DRAINAGE				_
C302	GRADING AND DRAINAGE  GRADING AND DRAINAGE				_
C303 C500	OVERALL UTILITIES PLANE				_
C500	UTILITIES PLAN  UTILITIES PLAN				_
C501	UTILITIES PLAN  UTILITIES PLAN				_
C502	UTILITIES PLAN				
C800	DETAILS				_
C801	DETAILS				_
C802	DETAILS				_
C803	DETAILS				_
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REFERENCE D	RAWINGS				_
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY	JULY 11,202	<del></del>		_
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LANDSCAPE D	RAWINGS				_
L000	ILLUSTRATIVE LANDSCAPE PLAN				_
L001	EXISTING TREE PLAN				
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A5.02 A1.03	PROPOSED LEVEL 2 PLAN PROPOSED LEVEL 3 PLAN				
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	PROPOSED ELEVATIONS PROPOSED ELEVATIONS				_
$\Delta A 11.7$	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
A4.02 A5.00	PROPOSED BUILDING SECTIONS				



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Consultant:	
Revision:	
Architect of Record:	



Drawn:	T.A.T.		
Checked:	T.A.T.		
Scale:	AS NOTED		
Key Plan			

Project Name:

Modera Wollaston

42 Beale St, 16 Old Colony Ave, Pitts Ave Quincy, MA

Sheet Name:

**Project Cover Drawing List** Project Information

Project Number:

22048

Issue Date:

July 14, 2025

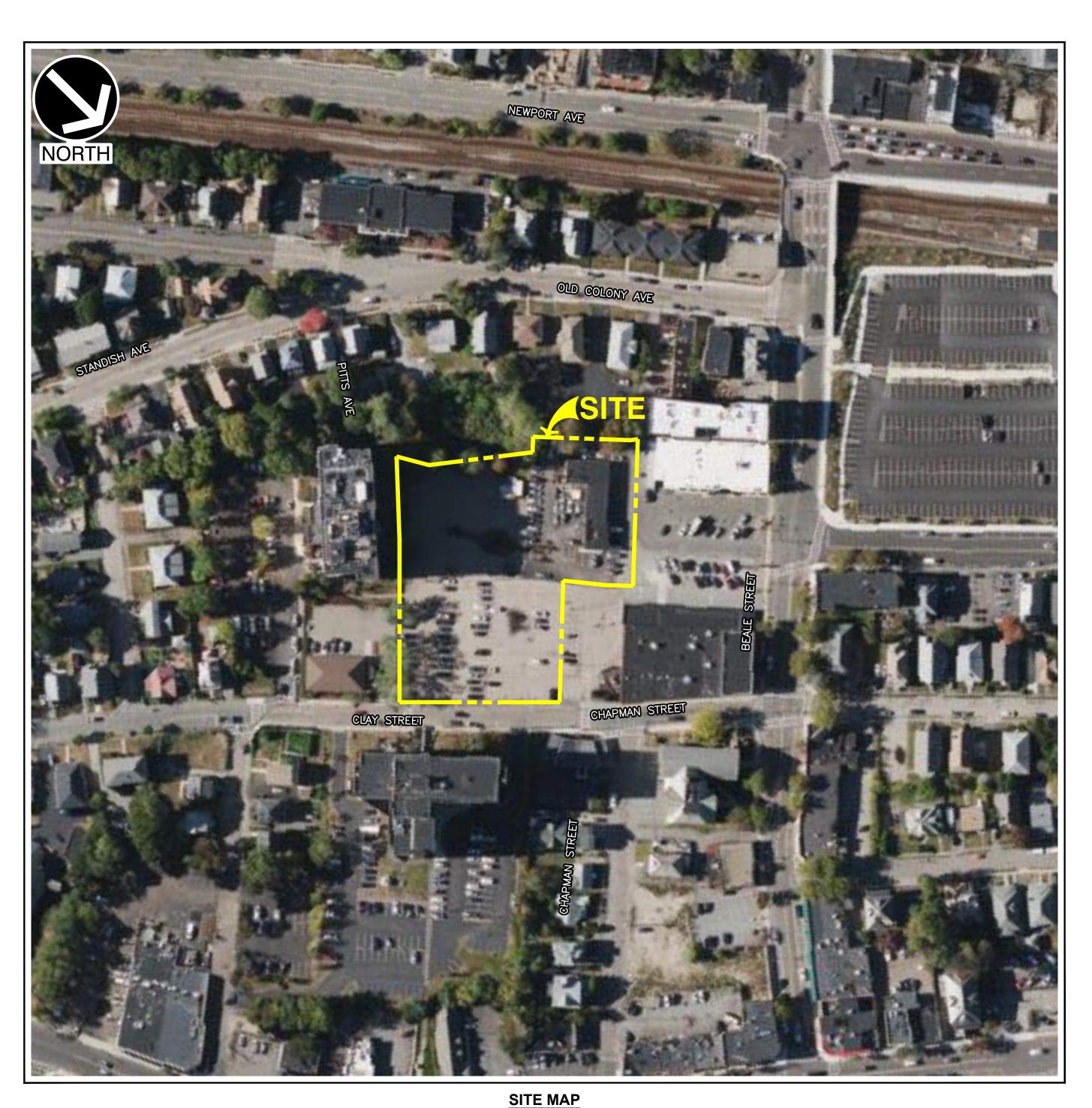
Sheet Number:

### **DRAWING INDEX** DRAWING NUMBER DATE ISSUED **REVISION DATE** JULY 14, 2025 FROSION CONTROL PLAN DEMOLITION AND EROSION JULY 14, 2025 C102 CONTROL PLAN DEMOLITION AND EROSION JULY 14, 2025 CONTROL PLAN C200 JULY 14, 2025 OVERALL SITE LAYOUT SITE LAYOUT JULY 14, 2025 C202 SITE LAYOUT JULY 14, 2025 10 JULY 14, 2025 C203 SITE LAYOUT OVERALL GRADING AND JULY 14, 2025 DRAINAGE C301 GRADING AND DRAINAGE JULY 14, 2025 13 GRADING AND DRAINAGE JULY 14, 2025 JULY 14, 2025 C303 GRADING AND DRAINAGE JULY 14, 2025 OVERALL UTILITIES PLAN C500 C501 JULY 14, 2025 C502 UTILITIES PLAN JULY 14, 2025 UTILITIES PLAN JULY 14, 2025 C503 JULY 14, 2025 C800 DETAILS 20 JULY 14, 2025 **DETAILS** C801 JULY 14, 2025 C803 DETAILS JULY 14, 2025 REFERENCE DRAWINGS BOUNDARY AND TOPOGRAPHIC SURVEY 1 OF 1 JULY 11, 2025

## MODERA WOLLASTON MULTIFAMILY DEVELOPMENT

42 BEALE STREET,16 OLD COLONY AVENUE AND PITTS AVE QUINCY, MASSACHUSETTS

> PERMITTING PLANS ISSUED: JULY 2025



SCALE: 1"=100'

REFERENCE: ORTHORGRAPHIC AERIAL IMAGERY AND MAPS ARE BASED ON GIS DATA OBTAINED FROM MASSGIS PROVIDED BY THE BUREAU OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.

APPRO\	VAL BLOCK
CASE NUMBER:	
SIGNATURE	DATE

PH: (412)-216-0613

PH: (617) 889-4402 EXT. 146

### SITE DATA

ADDRESS: 16 OLD COLONY AVE & 42 BEALE STREET, PITTS AVE

5092-38-B9 (42 BEALE STREET)

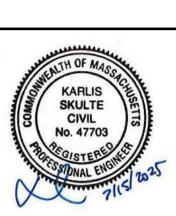
BUSINESS C ZONING DISTRICT:

### **OWNER/TEAM INFORMATION**

CIVIL ENGINEER
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
31 BELLOWS ROAD PH: (774) 501-2176 CONTACT: KARLIS P. SKULTE, P.E.

5091-28-128 (16 OLD COLONY AVE)

5091-10-131 (PITTS AVE) 0.59 ACRES (16 OLD COLONY) 1.78 ACRES (41 BEALE ST) 0.66 ACRÈS (PITTS AVE)



### **GENERAL NOTES**

- 1. EXISTING CONDITIONS AS DEPICTED ON THESE PLANS ARE GENERAL AND ILLUSTRATIVE IN NATURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE AND BE FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING ON THIS PROJECT. IF CONDITIONS ENCOUNTERED DURING EXAMINATION ARE SIGNIFICANTLY DIFFERENT FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CITY OF QUINCY IMMEDIATELY.
- 2. TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED BY CONTROL POINT ASSOCIATES AS DEPICTED ON PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" DATED 4/26/22. FIELD SURVEY COMPELTED ON 4/13/22.
- 3. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. INVERT ELEVATIONS FOR SANITARY SEWER AND DRAINAGE INFRASTRUCTURE ARE SHOWN BASED ON RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED.
- 4. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER AND CITY OF QUINCY OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
- 5. THE CONTRACTOR SHALL CALL DIGSAFE AT 1-800-322-4844 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS, AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER AND ENGINEER PRIOR TO EXCAVATION.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- 7. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN
- 8. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
- 9. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.

THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.

- 10. ANY WORK PERFORMED IN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL OR STATE REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
- 11. THE CONTRACTOR IS TO PERFORM ALL INSPECTIONS AS REQUIRED BY THE UNITED STATES EPA FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND FURNISH OWNERS REPRESENTATIVE WITH WRITTEN REPORTS.
- 12. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN, STORM WATER POLLUTION PREVENTION PLAN AND STATE AND LOCAL
- 13. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE SEEDED AND MULCHED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS. IF NO SPECIFICATIONS ARE SUPPLIED, USE STATE OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- 14. ITEM NUMBERS REFER TO THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AND ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF QUINCY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION SPECIFICATIONS & STANDARD DETAILS, LATEST REVISION. WHEN IN CONFLICT, THE CITY OF
- 15. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT AND THE COMMONWEALTH OF MASSACHUSETTS 521 CMR ARCHITECTURAL ACCESS BOARD.
- 16. THE CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICTS ALL WORK ASSOCIATED WITH THE PROJECT.
- 17. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY, THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- 18. ADJUST/RECONSTRUCT ALL EXISTING CASTINGS, CLEANOUTS, ETC. WITHIN PROJECT AREA TO GRADE AS REQUIRED.
- 19. CONTRACTOR TO REMOVE & REPLACE PAVEMENT AS SPECIFIED.
- 20. ALL STANDARD PARKING SPACES ARE 9' BY 18'.
- 21. SITE SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

### **DEMOLITION NOTES**

- I. ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. THIS INCLUDES FOUNDATION SLABS, WALLS AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- 2. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- 3. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO
- PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
- 5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- 6. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET. ALL ABANDONED BOXES AND VALVES SHALL BE REMOVED.
- 7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
- 3. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIATION OF DEMOLITION ACTIVITIES.
- 9. IF ASBESTOS OR HAZARDOUS MATERIALS ARE FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
- 10. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
- 11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
- 12. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
- 13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC.. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- 14. PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT WHERE INDICATED ALONG LIMITS OF PAVEMENT DEMOLITION.

- 15. ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO; WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- 16. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE IF THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC., ARE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE AREAS TO RECEIVE LANDSCAPING.
- 17. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION
- 18. ALL EXISTING WATER LINES TO BE ABANDONED SHALL BE CUT AT THE MAIN AND A SPOOL PIECE INSERTED.

### LAYOUT NOTES

- . THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- 2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES, AND SHALL TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS INDICATED OR AS NECESSARY FOR CONSTRUCTION.
- 3. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. THE CONTRACTOR SHALL INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO THE INSTALLATION OF PAVED SURFACES.
- 4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN.

UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.

- 5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH EQUIVALENT MATERIALS AT THE CONTRACTOR'S EXPENSE.
- 6. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- COORDINATES ARE FOR BUILDING COLUMNS, EXTERIOR BUILDING WALLS, CENTER OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER OF STRUCTURES PLACED SIX INCHES INSIDE FACE OF CURB FOR DRAIN INLETS. UNLESS OTHERWISE NOTED.
- 8. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
- 9. REFER TO THE ARCHITECTURAL, PLUMBING & ELECTRICAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF
- 10. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF QUINCY. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, CHANGES TO LANDSCAPING, ETC.

### **GRADING NOTES**

- 1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT UNLESS NOTED OTHERWISE.
- 2. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
- 3. ALL FILL UNDER PAVEMENT SHALL BE COMPACTED TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 4. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
- 5. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION & SEDIMENT CONTROL PLAN PREPARED FOR THIS PROJECT.
- 6. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION. FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
- 7. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- ON THE LANDSCAPE PLANS (6" MINIMUM).

8. CONTRACTOR TO PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED

- 9. PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2% AND SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
- 10. ALL SLOPES IN NON-PAVED AREAS SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
- 11. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, UNLESS NOTED OTHERWISE.
- 12. COMPACTED FILLS ARE TO BE MADE TO A MINIMUM OF THREE FEET ABOVE THE CROWN OF ANY PROPOSED SEWER PRIOR TO CUTTING OF TRENCHES FOR PLACEMENT OF SAID SEWERS. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
- 13. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS NOTED OTHERWISE. EXCESS SOIL MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- 14. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.

### STORM DRAINAGE NOTES

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF QUINCY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION SPECIFICATIONS & STANDARD DETAILS, LATEST REVISION.
- DISTANCES SHOWN ON PIPING ARE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE, UNLESS NOTED OTHERWISE.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE INSTALLATION, INSPECTION, TESTING AND FINAL ACCEPTANCE OF ALL NEW STORMWATER MANAGEMENT FACILITIES. CONTRACTOR SHALL COORDINATE WITH ALL APPLICABLE REGULATING AGENCIES CONCERNING INSTALLATION, INSPECTION AND APPROVAL OF THE STORM DRAINAGE SYSTEM CONSTRUCTION.
- 4. ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING COLLECTION AND CONVEYANCE STRUCTURES, SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
- 5. ALL PROPOSED STORM SEWERS, SURFACE OR OTHER DRAINAGE FACILITIES WITHIN THE PROPERTY ARE TO BE PRIVATE AND MAINTAINED BY THE OWNER.
- 6. THE CONTRACTOR IS TO CONSTRUCT CURBS, CATCH BASINS, DOWNSPOUTS, PIPING AND CONNECTION ETC. AS REQUIRED TO CONVEY THE ROOF AND PAVED SURFACE DRAINAGE TO THE INFILTRATION CHAMBERS.
- 7. ALL CATCH BASINS AND MANHOLES WITH A DEPTH GREATER THAN 4' SHALL BE PROVIDED WITH STEPS. STEPS SHALL MEET THE REQUIREMENTS OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
- 8. STORM SEWER PIPE LABELED "ST" SHALL BE ONE OF THE FOLLOWING: PVC SDR-35, OR HIGH DENSITY POLYETHYLENE. STORM SEWER PIPE LABELED "RCP" SHALL BE REINFORCED CONCRETE PIPE. ALL STORM SEWER PIPE IS TO BE INSTALLED PER CITY OF QUINCY SPECIFICATIONS.
- 9. TRENCHES SHALL BE SHAPED TO GIVE THE PIPE A CONTINUOUS AND EVEN BEARING. WHERE THE BOTTOM OF THE TRENCH HAS BEEN TAKEN OUT TO A GREATER DEPTH THAN ABOVE SPECIFIED, IT SHALL BE REFILLED WITH EARTH, PROPERLY COMPACTED AND SHAPED. THE CONTRACTOR SHALL UNDERCUT UNSUITABLE MATERIAL AND REPLACE IT WITH SUITABLE MATERIAL. BEDDING SHALL BE COMPRISED OF A 6" LAYER OF %"- 1½" INCH CRUSHED STONE FOR PROPER SUPPORT AND PROTECTION FROM SETTLING.

### **UTILITY NOTES**

- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF QUINCY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION SPECIFICATIONS & STANDARD DETAILS, LATEST REVISION.
- 2. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PRIVATE UTILITY COMPANY SPECIFICATIONS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE APPROPRIATE AGENCY.
- 3. PROVIDE FIRE DEPARTMENT CONNECTION WITH 30 DEGREE TURN DOWN PER LOCAL FIRE DEPARTMENT REQUIREMENTS. UNDERGROUND PIPING SERVING REMOTE FIRE DEPARTMENT CONNECTION SHALL BE DUCTILE IRON PIPING WITH RUBBER-GASKET PUSH-ON JOINTS. ABOVE GROUND PIPING AT LOCATION OF FIRE DEPARTMENT CONNECTION SHALL BE GALVANIZED, PROVIDE FLANGE ABOVE GRADE AT TRANSITION. PROVIDE CONCRETE THRUST BLOCKING AT ALL CHANGES OF DIRECTION AND MOUNT FIRE DEPARTMENT CONNECTION PIPING IN A 12" X 12" CONCRETE PAD 4" THICK. PROVIDE BALL DRIP VALVE AT BASE OF VERTICAL PIPING SERVING FIRE DEPARTMENT CONNECTION AND SURROUND WITH PEA GRAVEL.
- 4. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- 5. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 6. MAINTAIN MINIMUM 10-FOOT HORIZONTAL AND 18-INCH MINIMUM VERTICAL SEPARATION BETWEEN SANITARY SEWER, STORM SEWER AND WATER SUPPLY LINE, UNLESS NOTED OTHERWISE.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
- 8. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
- 9. SANITARY SEWER SHALL BE PVC-SDR 35 PER ASTM D-3034 OR APPROVED EQUAL (CONFORMING TO CITY OF QUINCY WATER & SEWER DEPARTMENT RULES AND REGULATIONS) INSTALLED AT A MINIMUM SLOPE OF ONE PERCENT (1.00%) UNLESS OTHERWISE NOTED SANITARY SERVICE SHALL BE INSTALLED AT A MINIMUM DEPTH OF FOUR FEET (4') UNLESS OTHERWISE NOTED. A MINIMUM OF 18" CLEARANCE SHALL BE MAINTAINED AT ALL WATERLINE & STORM SEWER CROSSINGS. SANITARY SERVICE JOINTS ALL CONFORM TO ASTM D-3212.
- 10. SANITARY SEWER IS TO BE BEDDED WITH CLEAN GRANULAR MATERIAL—AGGREGATES NOT TO BE LARGER THAN 3/4" AND NOT SMALLER THAN NO. 8 SIEVE, FREE OF SILT AND FINES, AASHTO M43 SIZE #67, 7 OR 8. BEDDING TO BE MINIMUM OF 6" BELOW & 12" ABOVE THE PIPE.
- 11. DISTANCES SHOWN FOR BOTH SANITARY AND STORM SEWER PIPES ARE MEASURED FROM CENTER OF STRUCTURE, CONTRACTOR RESPONSIBLE FOR ACTUAL FIELD CUT LENGTH. COORDINATES FOR STORM & SANITARY STRUCTURES ARE SHOWN TO THE CENTER STRUCTURE. UNLESS OTHERWISE NOTED.
- 12. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAR WATER CONNECTIONS TO THE SANITARY SEWER SYSTEMS ARE PROHIBITED.
- 13. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS NOTED
- 14. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL IMPROVEMENTS. DRAWINGS SHALL INCLUDE AT LEAST TWO DIMENSIONS TO EACH VALVE AND MANHOLE FROM KNOWN SITE FEATURES. DRAWINGS SHALL INCLUDE HORIZONTAL AND VERTICAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES
- 15. ALL WATERLINE CROSSINGS SHALL MAINTAIN A VERTICAL SEPARATION OF 18" MINIMUM. SANITARY SEWER SHALL BE LOCATED 18" BELOW WATERMAIN AT ALL CROSSINGS. WATERMAIN SHALL BE LOCATED A MINIMUM OF 10' HORIZONTALLY FROM ANY SANITARY SEWER OR STORM SEWER. ALL MEASUREMENTS SHALL BE TAKEN FROM OUTSIDE OF SEWER PIPE TO THE OUTSIDE OF WATERMAIN PIPE. ONE FULL LENGTH OF WATERMAIN PIPE SHALL BE LOCATED AT ALL CROSSINGS TO ENABLE BOTH JOINTS TO BE LOCATED AS FAR FROM SEWER AS POSSIBLE.
- 16. ALL WATER SERVICE PIPE SIZES 3" THRU 12" SHALL BE DUCTILE IRON PIPE CLASS 52 PIPE PER LOCAL JURISDICTION, FROM WATERMAIN THRU METER SETTING(S) INCLUDING THE METER BYPASS.
- 17. ALL WATER SERVICE PIPE, 2" AND SMALLER, SHALL BE K SOFT COPPER FROM WATERMAIN THRU CURB STOP,
- 18. WATERLINE TRENCH WIDTH AT THE TOP OF THE PIPE SHALL BE NO WIDER THAN THE OUTSIDE DIAMETER OF THE PIPE, PLUS 1.5 FEET, UNLESS PERMISSION IS GRANTED BY THE INSPECTOR. THE TRENCH ABOVE THE TOP OF THE PIPE SHALL HAVE SUFFICIENT SLOPE SO THAT THE BANKS WILL NOT SLIDE. SHEETING/SHORING OF TRENCHES SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND AS MAY BE REQUIRED BY APPLICABLE GOVERNMENTAL LAWS AND REGULATIONS.EXCAVATION FOR MANHOLES, CATCH BASINS, HEADWALLS OR OTHER STRUCTURES SHALL BE SUFFICIENT TO LEAVE AT LEAST 12 INCHES IN THE CLEAR BETWEEN THEIR OUTER SURFACES AND THE EMBANKMENT OR TIMBER WHICH MAY BE USED TO HOLD AND PROTECT THE BANKS. ANY OVERDEPTH EXCAVATION BELOW THE FOOTINGS OF SUCH STRUCTURES SHALL BE FILLED WITH CONCRETE OR AS DIRECTED BY THE TOWN ENGINEER AND WILL BE AT THE CONTRACTOR'S EXPENSE. CARE MUST BE TAKEN NOT TO DAMAGE WATER PIPES, STORM DRAINS, SANITARY SEWERS, GAS MAINS, ELECTRIC CONDUITS, OR OTHER STRUCTURES ENCOUNTERED ON THE LINES OF THE WORK. IN CASE OF DAMAGE TO ANY STRUCTURES, THE OWNER OF THE STRUCTURES AND THE DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR SO THAT THE PROPER STEPS MAY BE TAKEN TO REPAIR, AT THE EXPENSE OF THE CONTRACTOR,
- 19. FINAL STAMPED AS—BUILT PLAN, IN BOTH HARD COPY AND DIGITAL FORMAT, SHALL BE SUBMITTED TO THE CITY OF QUINCY DPW ENGINEERING DIVISION AND APPROVED 30 DAYS AFTER COMPLETION AND PRIOR TO ANY SIGN OFFS OR OCCUPANCY.
- 20. ALL WORK ASSOCIATED WITH THE WATERLINE CONNECTION TO THE WATERMAIN ON CLAY STREET IS TO BE PERFORMED IN CONFORMANCE WITH THE CITY OF QUINCY DPW STANDARDS AND SPECIFICATIONS.

ANY AND ALL DAMAGE DONE.

APPRO	VAL BLOCK
CASE NUMBER:	_
SIGNATURE	DATE

### TABLE OF ABBREVIATIONS

ABAN	ABANDON	HYD	HYDRANT
ACR	ACCESSIBLE CURB RAMP	l=	INVERT ELEVATION
ADA	AMERICANS WITH DISABILITIES ACT	INF	INFILTRATION
ADJ	ADJUST	INV	INVERT ELEVATION
APPROX	APPROXIMATE	LA	LANDSCAPE AREA
ARCH	ARCHITECTURAL	LOD	LIMIT OF DISTURBANCE
ВС	BOTTOM OF CURB	LOW	LIMIT OF WORK
BCB	BITUMINOUS CONCRETE BERM	LP	LOW POINT
BCC	BITUMINOUS CONCRETE CURB	MAX	MAXIMUM
BIT	BITUMINOUS	мсс	MONOLITHIC CONCRETE CURB
BLDG	BUILDING	ME	MATCH EXISTING
BLSF	BORDERING LAND SUBJECT TO FLOODING	MES	METAL END SECTION
вот	ВОТТОМ	MIN	MINIMUM
BS	BOTTOM OF SLOPE	MW	MONITORING WELL
BW	BOTTOM OF WALL	NDZ	NO DISTURB ZONE
BWLL	BROKEN WHITE LANE LINE	NIC	NOT IN CONTRACT
CATV	CABLE TV	NTS	NOT TO SCALE
CCB	CAPE COD BERM	OHW	OVERHEAD WIRE
CIP		PB	PULL BOX
CLF		PCC	
CMP	CORRUGATED METAL PIPE	PIV	
CO	CLEANOUT	PL	
CONC	CONCRETE	PROP	
COND	CONDUIT	PVC	
CS		R	
DCB		R&D	
DET	DETENTION	R&R	
DIA		R&S	
DIP		R=	
DMH	DRAIN MANHOLE	RA	RIVERFRONT AREA
DPW	DEPARTMENT OF PUBLIC WORKS	RCP	REINFORCED CONCRETE PIPE
DW	DOMESTIC WATER	RD	ROOF DRAIN
DYCL	DOUBLE YELLOW CENTER LINE	REM	REMOVE
ECC	EXTRUDED CONCRETE CURB	RET	RETAIN
ELEV	ELEVATION	ROW	RIGHT-OF-WAY
EMH	ELECTRIC MANHOLE	SAS	SOIL ABSORPTION SYSTEM
EOP	EDGE OF PAVEMENT	SCB	SINGLE CATCH BASIN
EX	EXISTING	SGE	SLOPED GRANITE EDGING
EXIST	EXISTING	SLP	SITE LIGHT POLE
F&C	FRAME AND COVER	SMH	SEWER MANHOLE
F&G	FRAME AND GRATE	SWEL	SOLID WHITE EDGE LINE
FA	FIRE ALARM	SWLL	SOLID WHITE LANE LINE
FDN	FOUNDATION	SYS	SYSTEM
FES	FLARED END SECTION	TC	TOP OF CURB
FFE	FIRST FLOOR ELEVATION	TMH	TELEPHONE MANHOLE
FM	FORCE MAIN	TR	TRASH BAY
FO	FIBER OPTICS	TS	TOP OF SLOPE
FP	FIRE PROTECTION	TSV	TAPPING SLEEVE, VALVE, AND BOX
GG	GAS GATE	TW	TOP OF WALL
Gl	GUTTER INLET	TYP	TYPICAL
GM	GAS METER	UD	UNDERDRAIN
GRAN	GRANITE	UG	UNDERGROUND
GT	GREASE TRAP	UP	UTILITY POLE
GTD	GRADE TO DRAIN	VGC	VERTICAL GRANITE CURB
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WM	WATER METER
HH	HAND HOLE	WQI	WATER QUALITY INLET
HP	HIGH POINT	WQU	WATER QUALITY UNIT
HW	HEADWALL	WV	WATER VALVE AND BOX
	· · · · · · · · · · · · · · · · · · ·		

NO DATE DESCRIPTION

31 Bellows Road Raynham, MA 02767 Ph: 774.501.2176



LASTON
ENTS, LLC
IY AVE, PITTS AVE
CHUSETTS

MODERA WOLLASTON MCRT INVESTMENTS, LI EALE ST, OLD COLONY AVE, F QUINCY, MASSACHUSET

3Y: DBY: DR.

JULY 14, 2025 DRAWN BY
AS SHOWN CHECKED

DATE: DWG SCALE: PROJECT NO:

C001

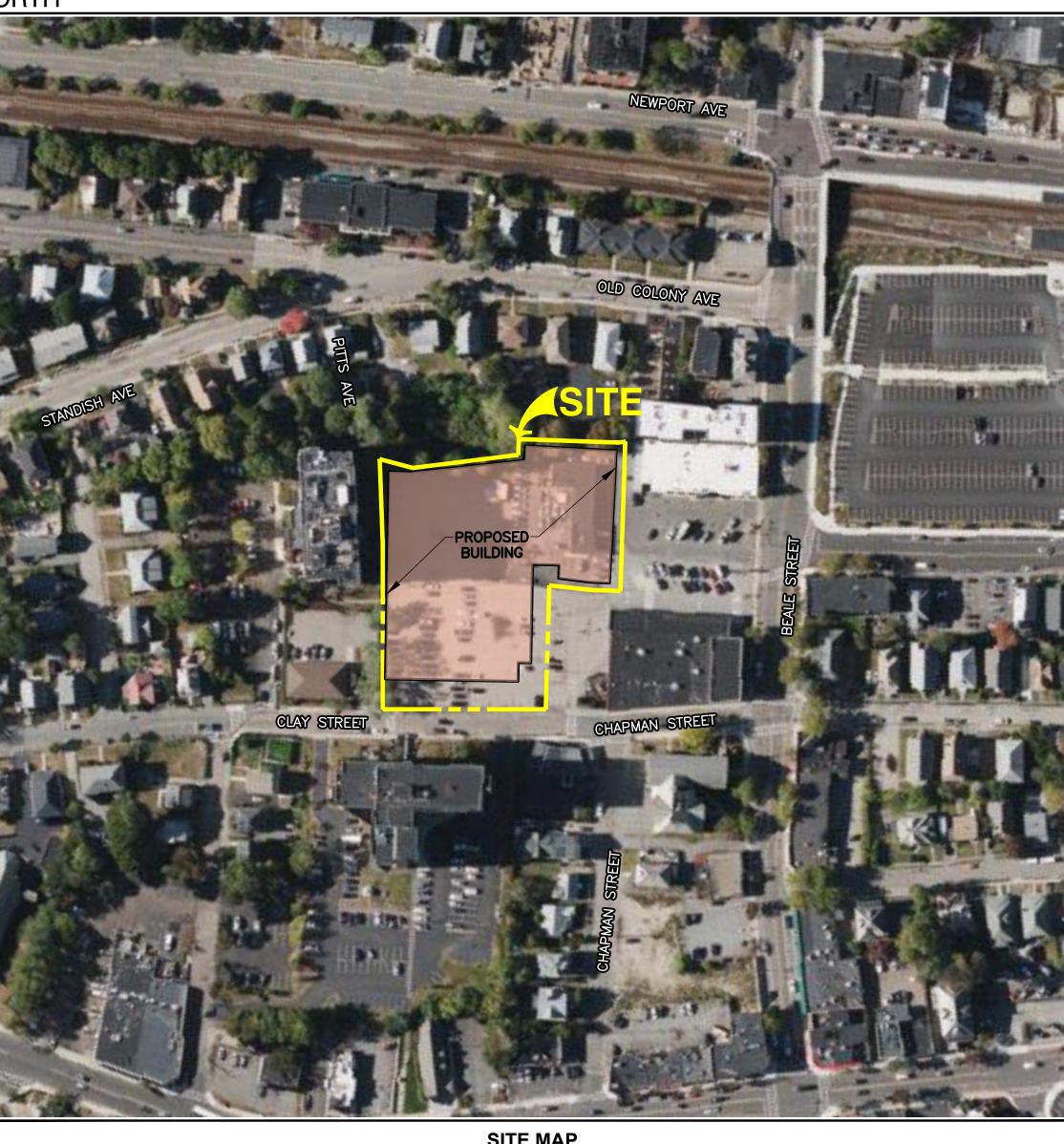
KARLIS

SKULTE

CIVIL No. 47703 1. LOOKING SOUTHEAST AT TOWARD CHAPMAN AND CLAY STREET FROM CORNER OF CVS

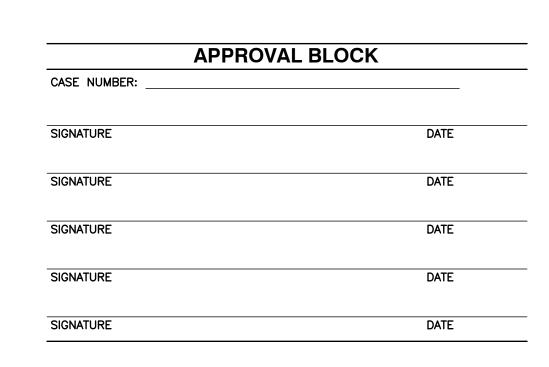
3. LOOKING SOUTH INTO SITE FROM CHAPMAN STREET.







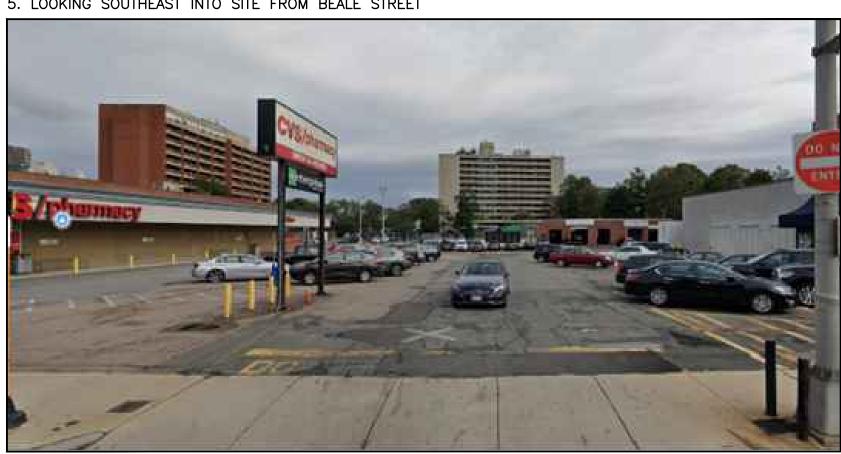
REFERENCE: ORTHORGRAPHIC AERIAL IMAGERY AND MAPS ARE BASED ON GIS DATA OBTAINED FROM MASSGIS PROVIDED BY THE BUREAU OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES.



4. LOOKING WEST INTO SITE TOWARD 42 BEALE STREET FROM CLAY STREET



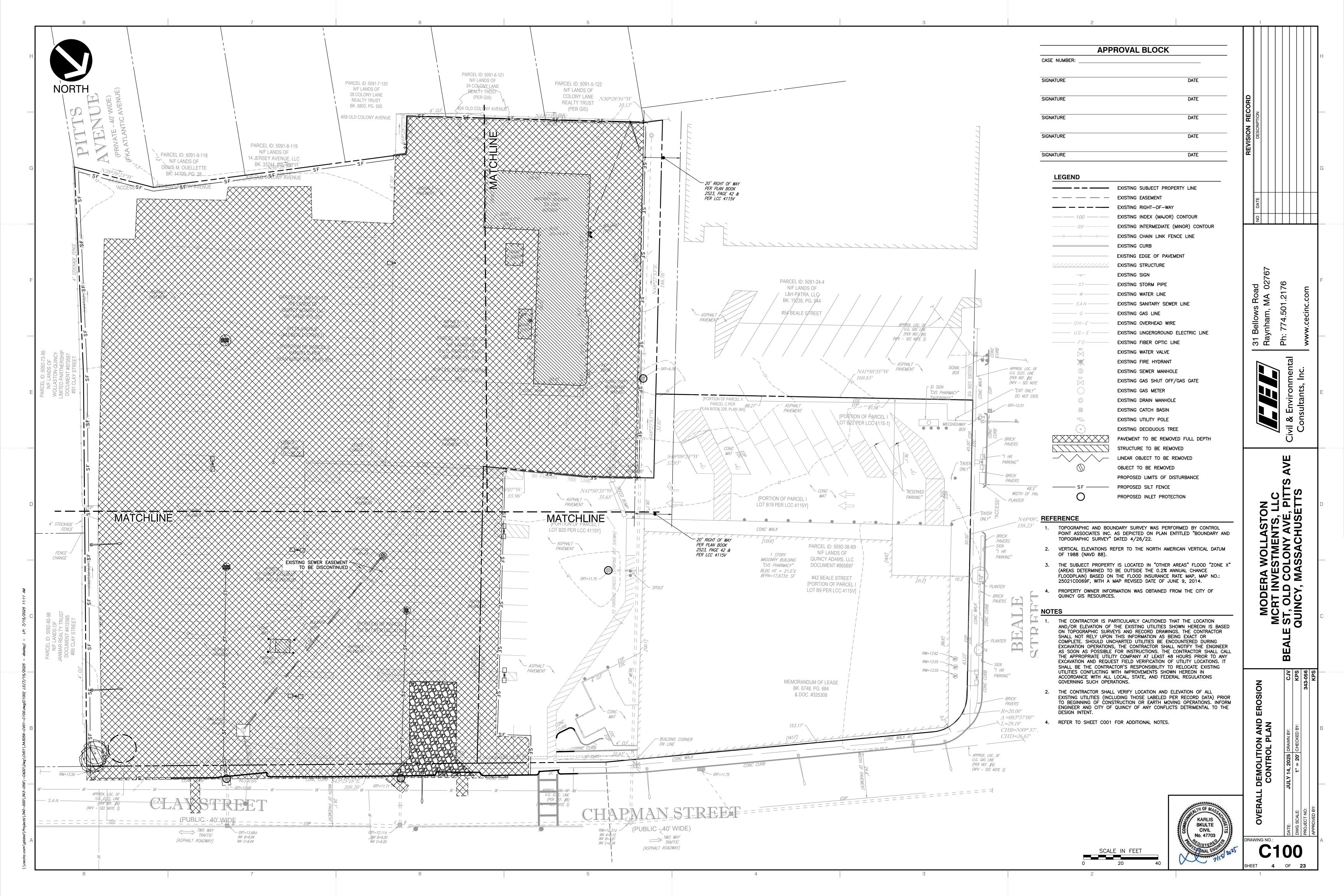
5. LOOKING SOUTHEAST INTO SITE FROM BEALE STREET

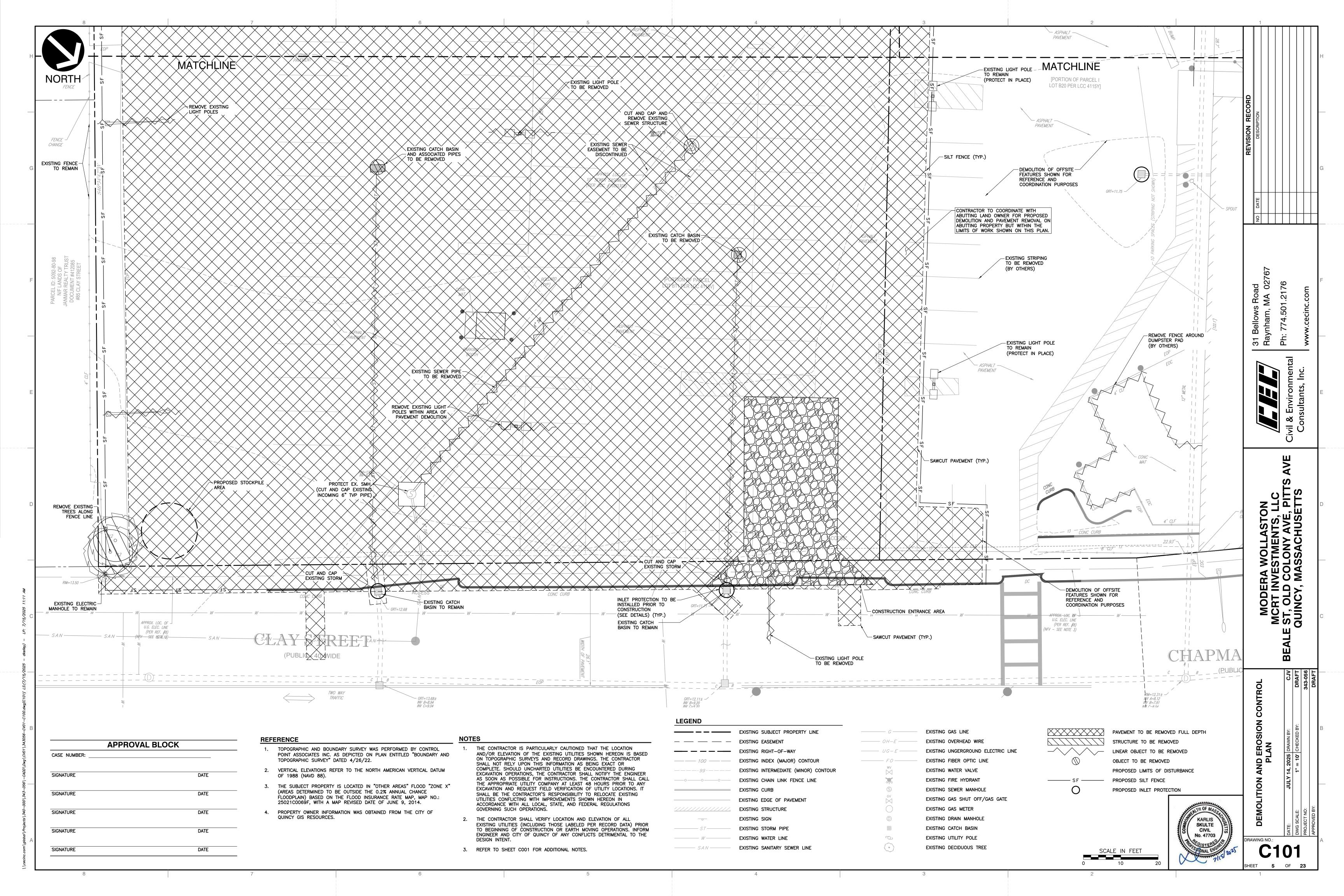


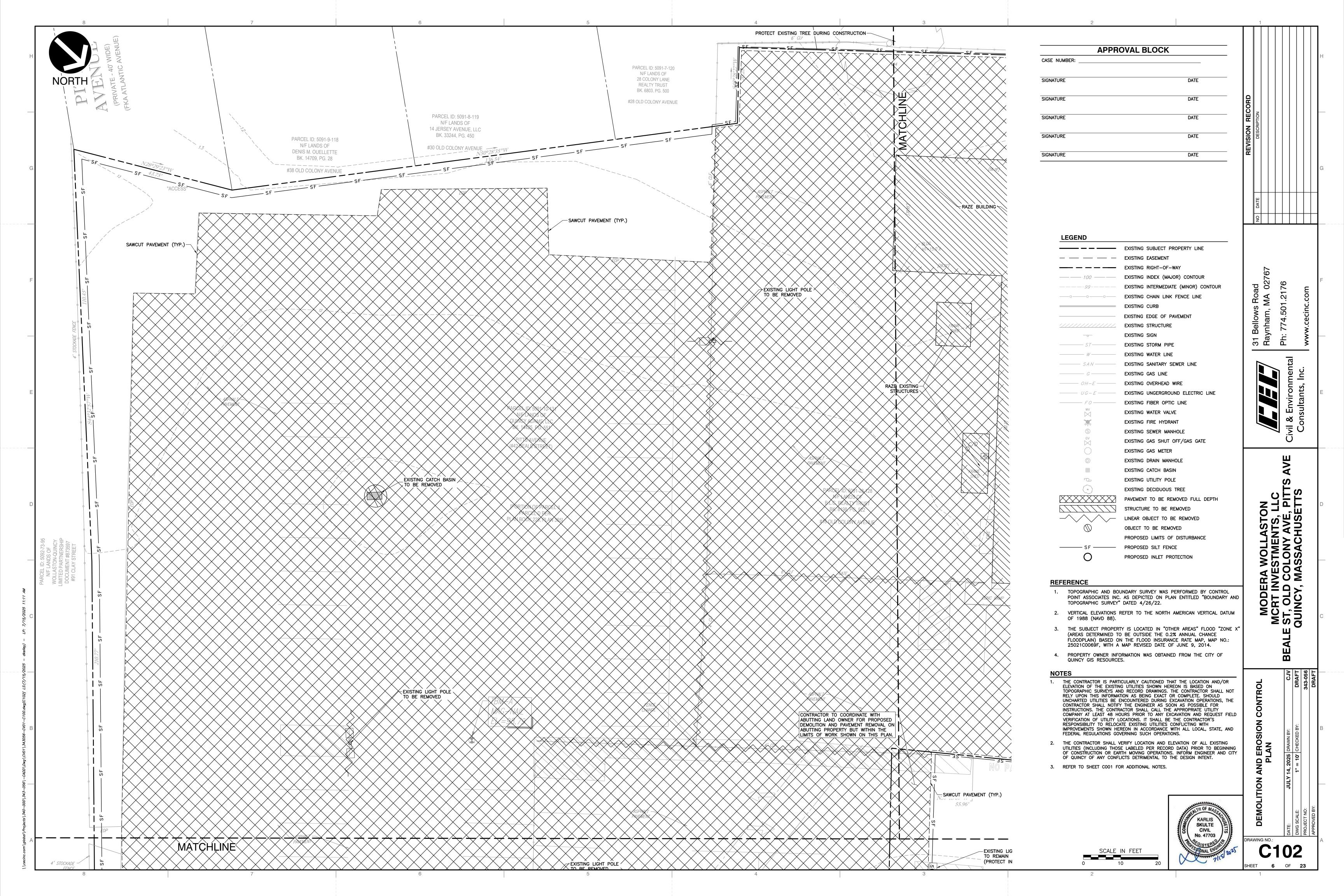
6. LOOKING EAST INTO SITE TOWARD CLAY STREET FROM CVS PARKING LOT

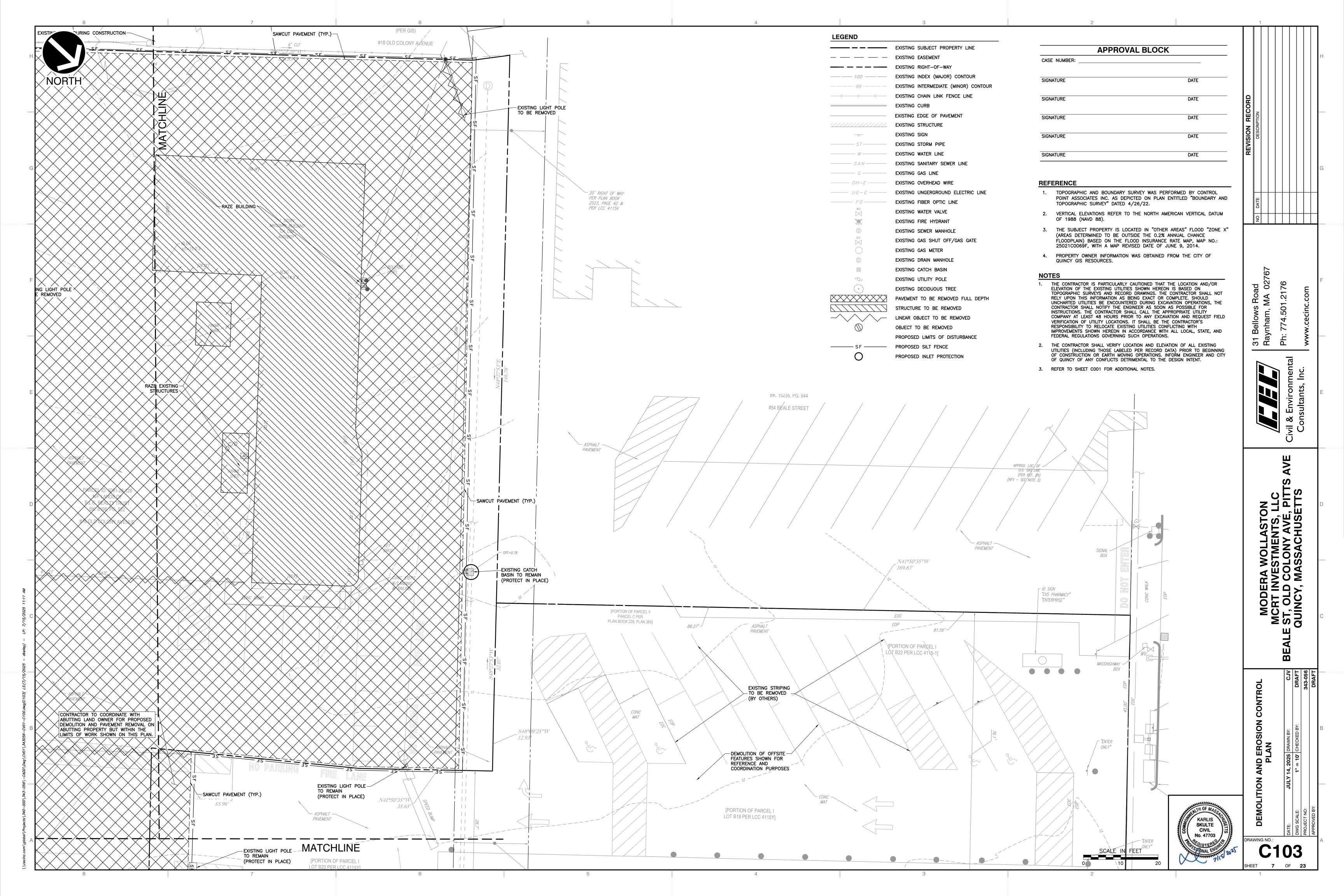


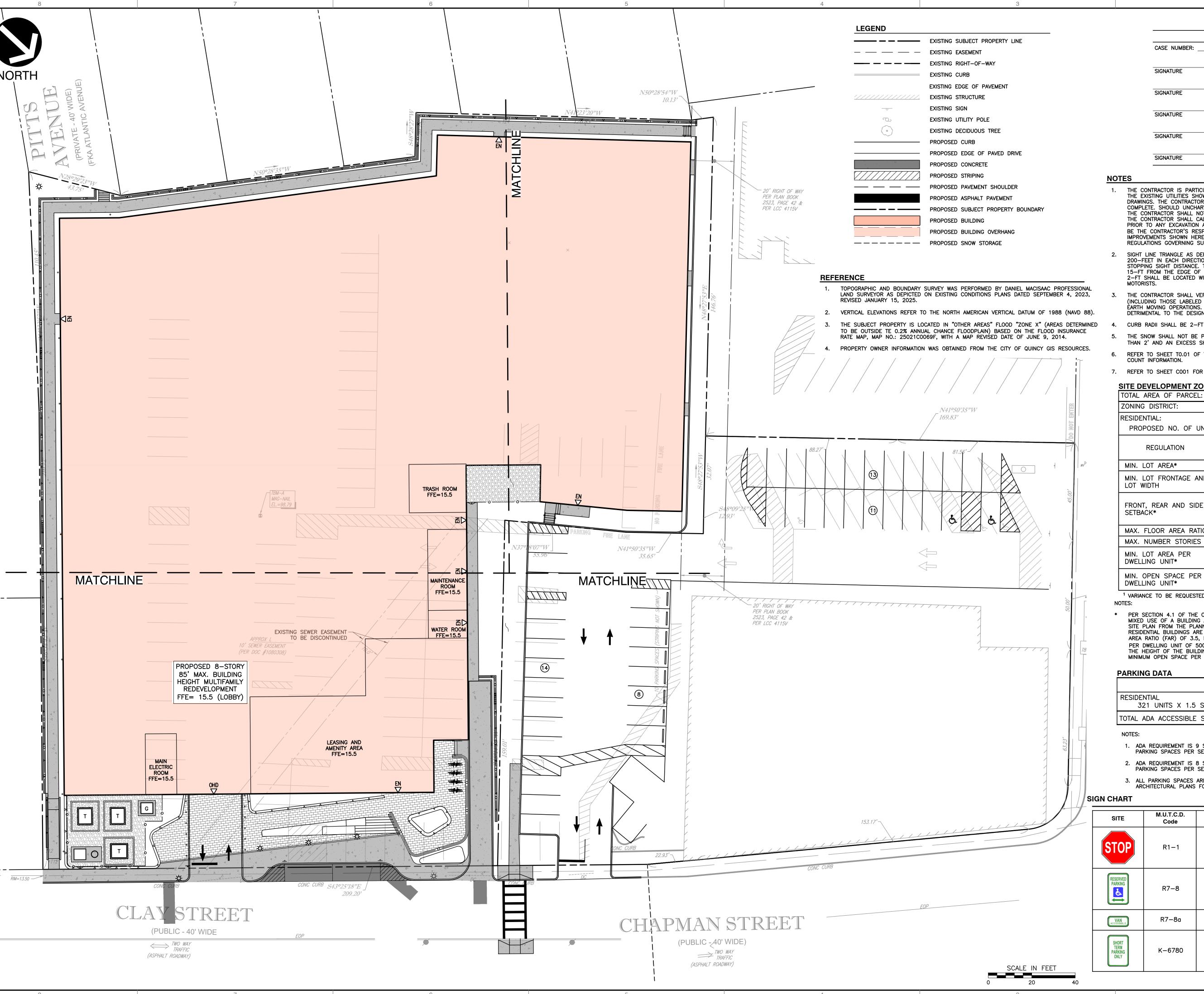












APPROVAL BLOCK			
CASE NUMBER:			
SIGNATURE	DATE		

- 1. THE CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEYS AND RECORD DRAWINGS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. SHOULD UNCHARTED UTILITIES BE ENCOUNTERED DURING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS SOON AS POSSIBLE FOR INSTRUCTIONS. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- SIGHT LINE TRIANGLE AS DEPICTED ON THESE PLANS IS BASED ON A MEASUREMENT OF 200-FEET IN EACH DIRECTION IN ACCORDANCE WITH AASHTO REQUIREMENTS FOR THE STOPPING SIGHT DISTANCE. THE MEASUREMENT IS TAKEN FROM A POINT THAT IS LOCATED 15-FT FROM THE EDGE OF TRAVELED WAY. NO PLANTINGS OR OBSTRUCTIONS GREATER THAN 2-FT SHALL BE LOCATED WITHIN THIS AREA THAT WOULD OBSTRUCT SIGHT LINES FOR
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES (INCLUDING THOSE LABELED PER RECORD DATA) PRIOR TO BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER AND CITY OF QUINCY OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
- CURB RADII SHALL BE 2-FT UNLESS NOTED OTHERWISE.
- THE SNOW SHALL NOT BE PLOWED TO THE FRONT OF THE DRIVEWAY AND IF SO, NOT HIGHER THAN 2' AND AN EXCESS SHALL BE REMOVED AND TAKEN OFF SITE IN A LEGAL MANNER.
- 6. REFER TO SHEET TO.01 OF THE ARCHITECTURAL DRAWINGS FOR ADDIOTNAL PARKING AND UNIT COUNT INFORMATION.
- 7. REFER TO SHEET COO1 FOR ADDITIONAL NOTES.

### SITE DEVELOPMENT ZONING DATA

TOTAL AREA OF PARCEL: 86,752 S.F. (1.99 ACRE			
ZONING DISTRICT: BUSINESS			
RESIDENTIAL: PROPOSED NO. OF UNITS	S <sup>1</sup> :	321 UNITS	
REGULATION	REQUIREMENT	PROPOSED	
MIN. LOT AREA*	42,000 S.F.	± 86,752 S.F.	
MIN. LOT FRONTAGE AND LOT WIDTH	100 FT.	± 209.2 FT.	
FRONT, REAR AND SIDE SETBACK*	1/4 THE HEIGHT OF THE BUILDING	10.03 FT (SIDES) 10.34 FT (REAR) 34.00 FT (FRONT)	
MAX. FLOOR AREA RATIO*	3.5	4.17	
MAX. NUMBER STORIES	6	8	
MIN. LOT AREA PER DWELLING UNIT*	500 S.F.	± 270 S.F.	
MIN. OPEN SPACE PER DWELLING UNIT*	100 S.F.	± 6 S.F.	

### <sup>1</sup> VARIANCE TO BE REQUESTED

PER SECTION 4.1 OF THE CITY OF QUINCY ZONING ORDINANCE MULTIFAMILY RESIDENCES AND MIXED USE OF A BUILDING ARE PERMITTED WITHIN A BUSINESS C DISTRICT WITH APPROVED SITE PLAN FROM THE PLANNING BOARD IN ACCORDANCE WITH SECTION 9.5, PROVIDED THAT RESIDENTIAL BUILDINGS ARE USES WITHIN A BUSINESS C DISTRICT HAVE A MAXIMUM FLOOR AREA RATIO (FAR) OF 3.5, MINIMUM LOT SIZE OF 42,000 SQUARE FEET, MINIMUM LOT AREA PER DWELLING UNIT OF 500 SQUARE FEET, MINIMUM FRONT, REAR AND SIDE YARDS OF \$\frac{1}{4}\$ THE HEIGHT OF THE BUILDING, MINIMUM LOT FRONTAGE AND LOT WIDTH OF 100 FEET AND MINIMUM OPEN SPACE PER DWELLING UNIT OF 100 SQUARE FEET.

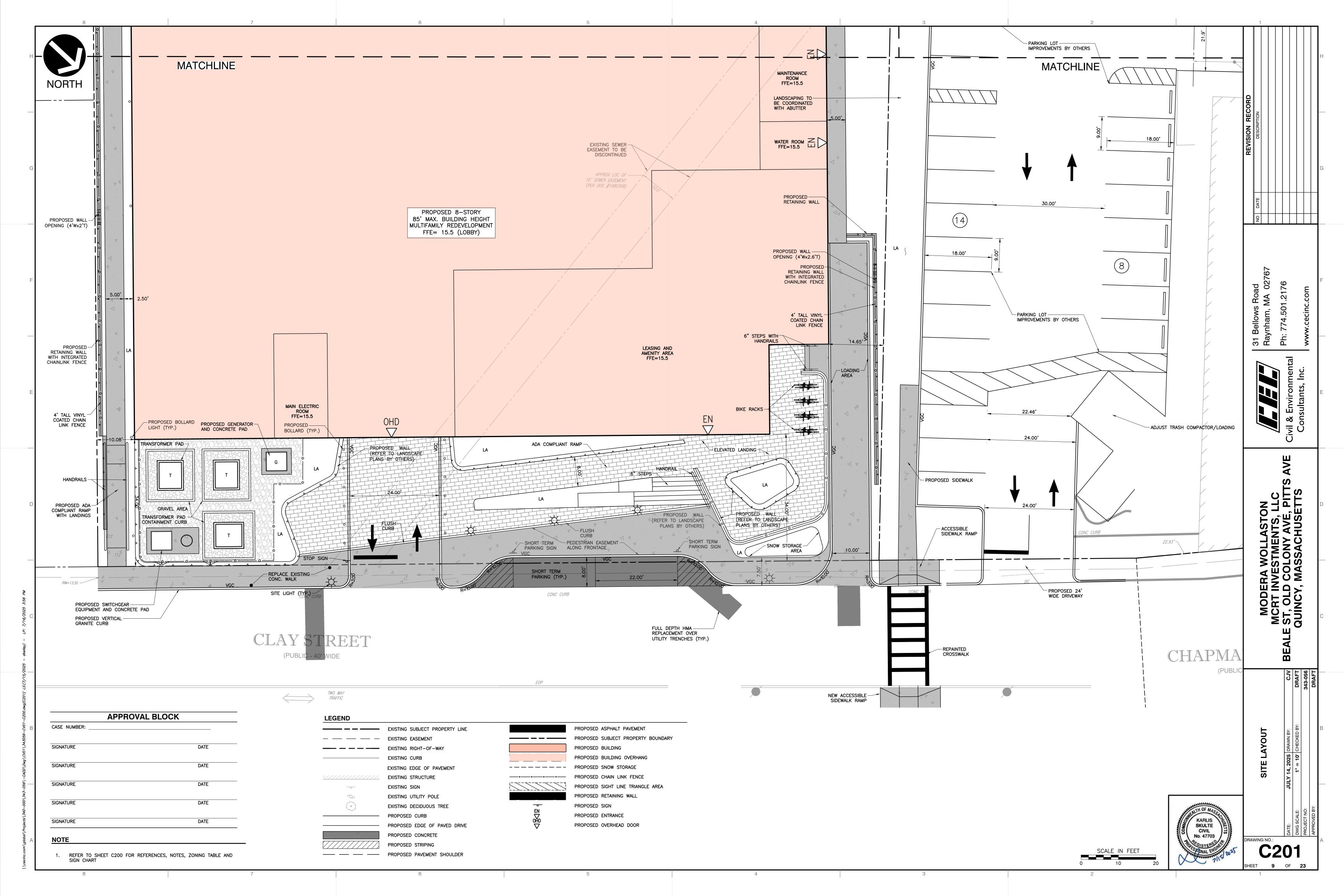
	REQUIRED	PROVIDED
RESIDENTIAL 321 UNITS X 1.5 SPACE/UNIT*:	482	322
TOTAL ADA ACCESSIBLE SPACES :	9	8

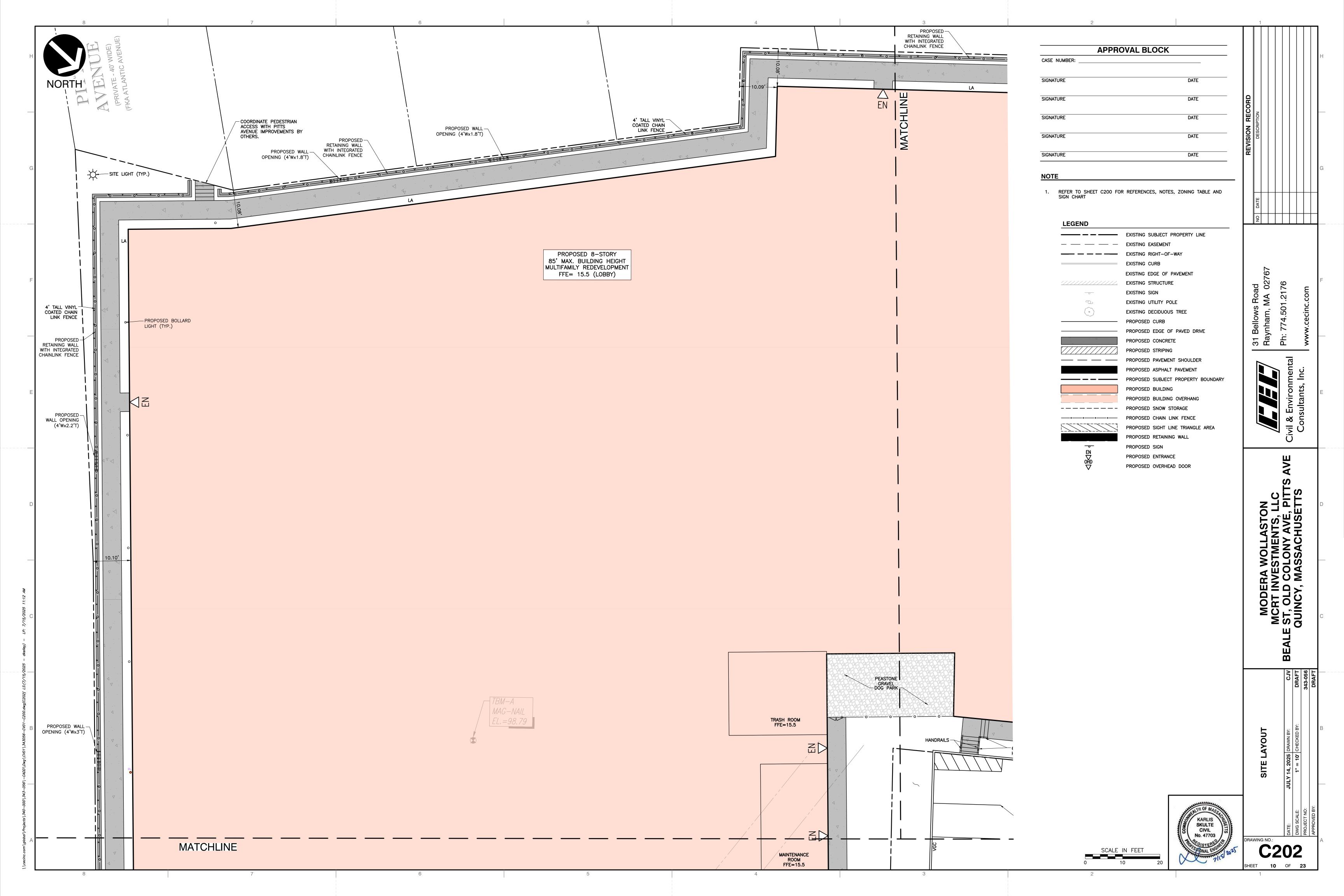
- 1. ADA REQUIREMENT IS 9 STANDARD AND 1 VAN SPACE FOR 401-500 PROVIDED PARKING SPACES PER SECTION 208.2 OF THE AMERICANS WITH DISABILITIES ACT.
- 2. ADA REQUIREMENT IS 8 STANDARD AND 1 VAN SPACE FOR 301-400 PROVIDED PARKING SPACES PER SECTION 208.2 OF THE AMERICANS WITH DISABILITIES ACT.
- ALL PARKING SPACES ARE PROVIDED WITHIN BUILDING GARAGE, REFER TO ARCHITECTURAL PLANS FOR INTERIOR PARKING SPACES AND DIMENSIONS.

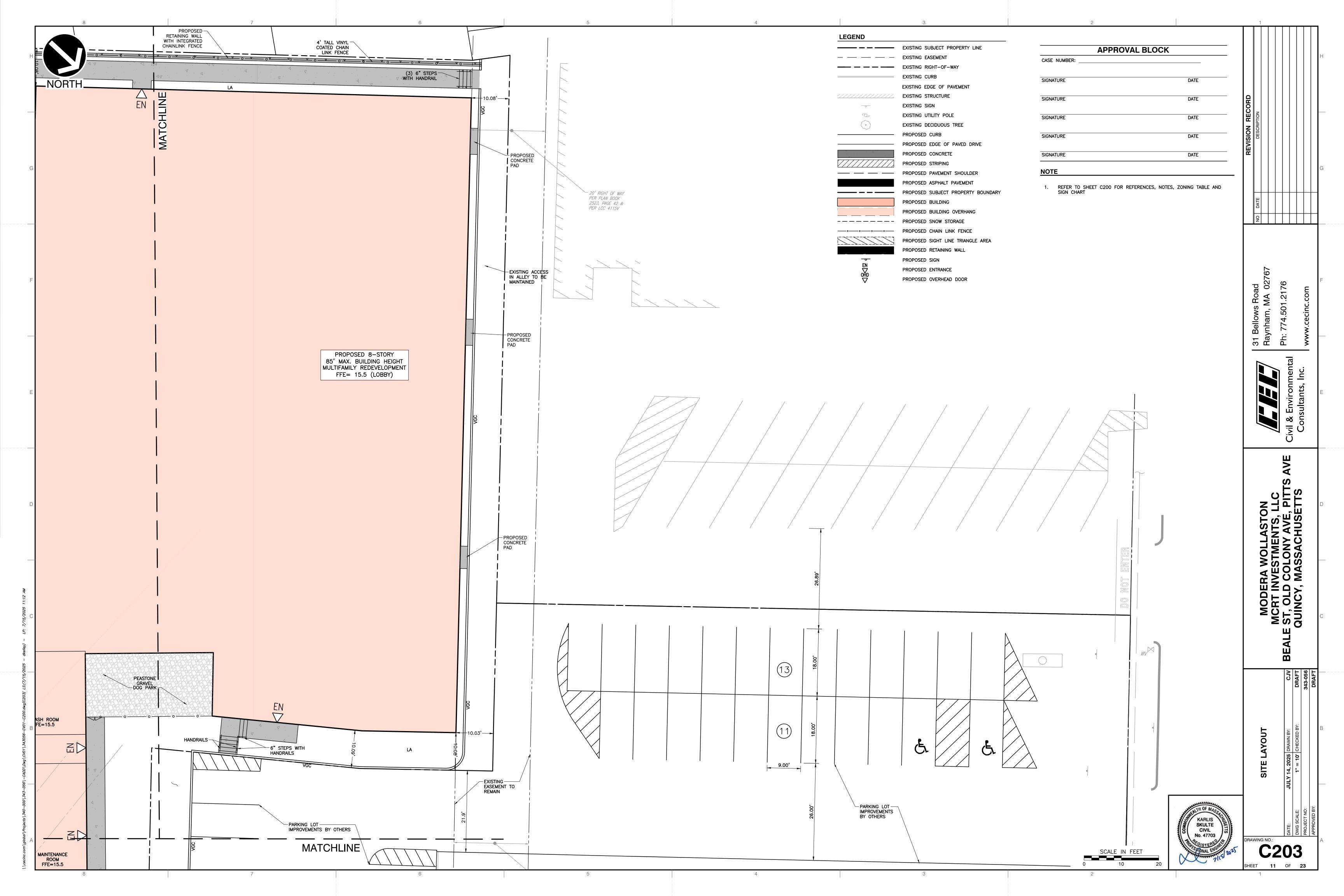
SIGN CHART			
SITE	M.U.T.C.D. Code	Height	Width
STOP	R1-1	30"	30"
RESERVED PARKING	R7-8	18"	12"
VAN	R7-8a	6"	12"
SHORT TERM PARKING ONLY	K-6780	18"	12"

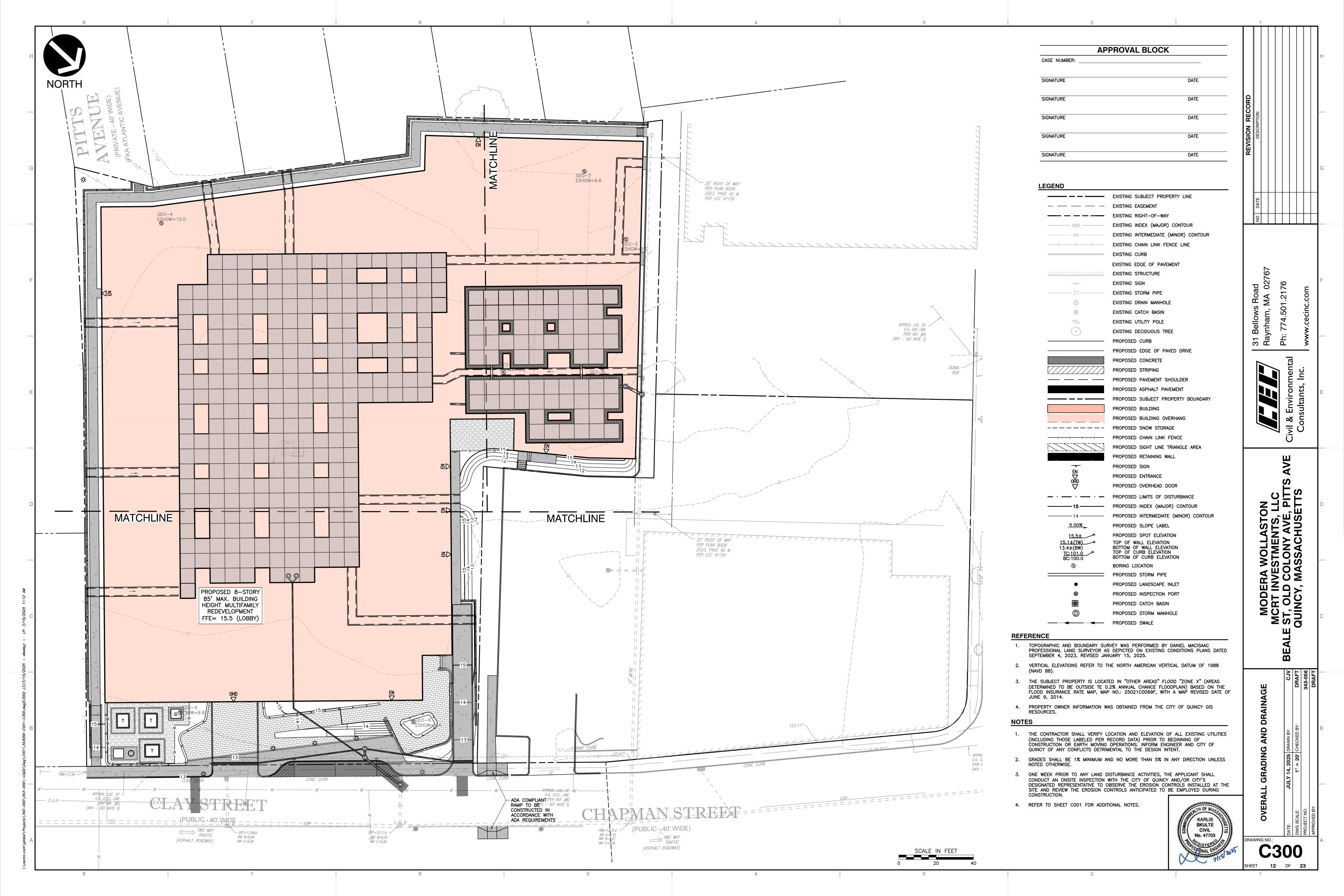


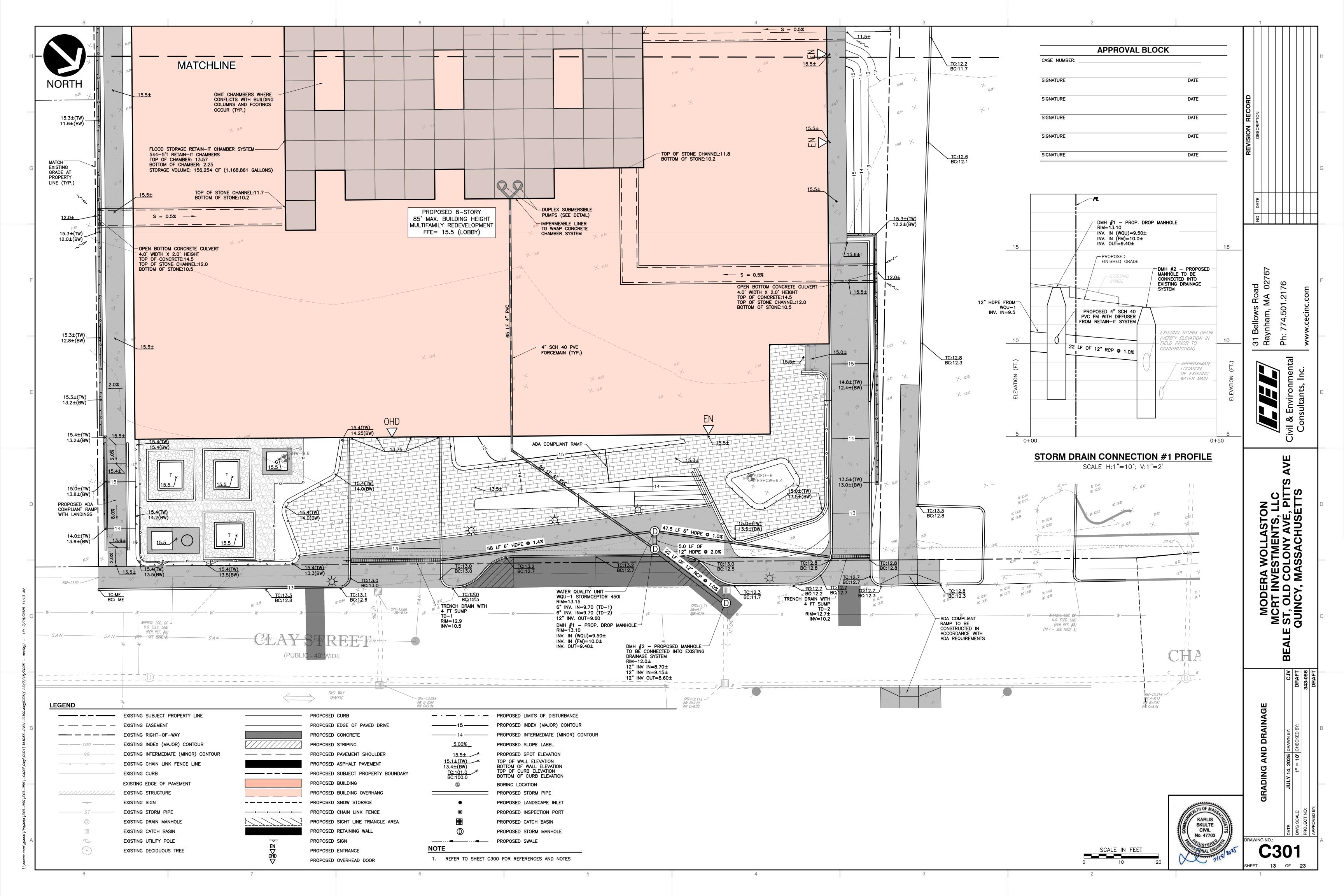
MODERA WOLLASTON
MCRT INVESTMENTS, LLC
E ST, OLD COLONY AVE, PITTS
QUINCY, MASSACHUSETTS

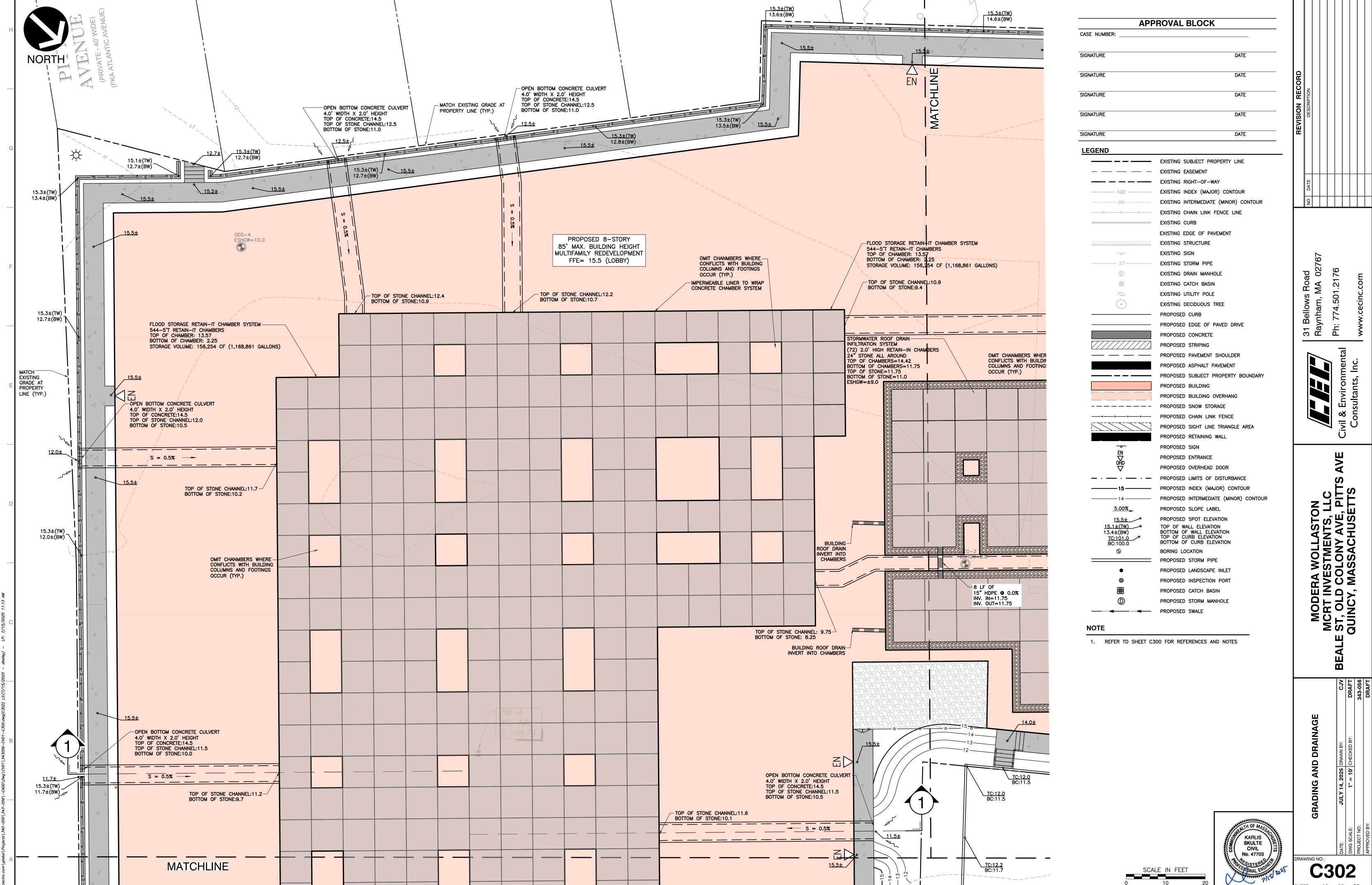




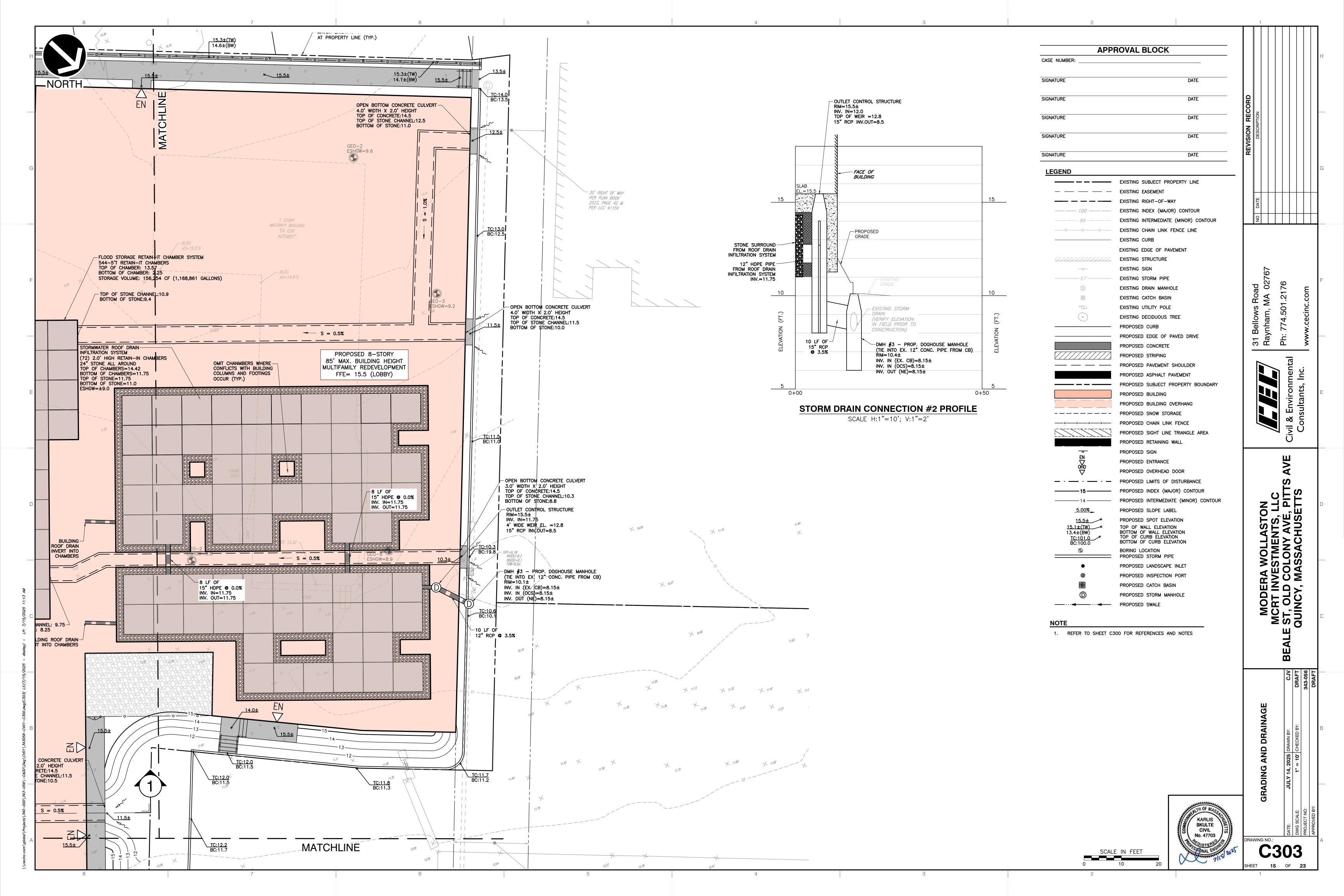


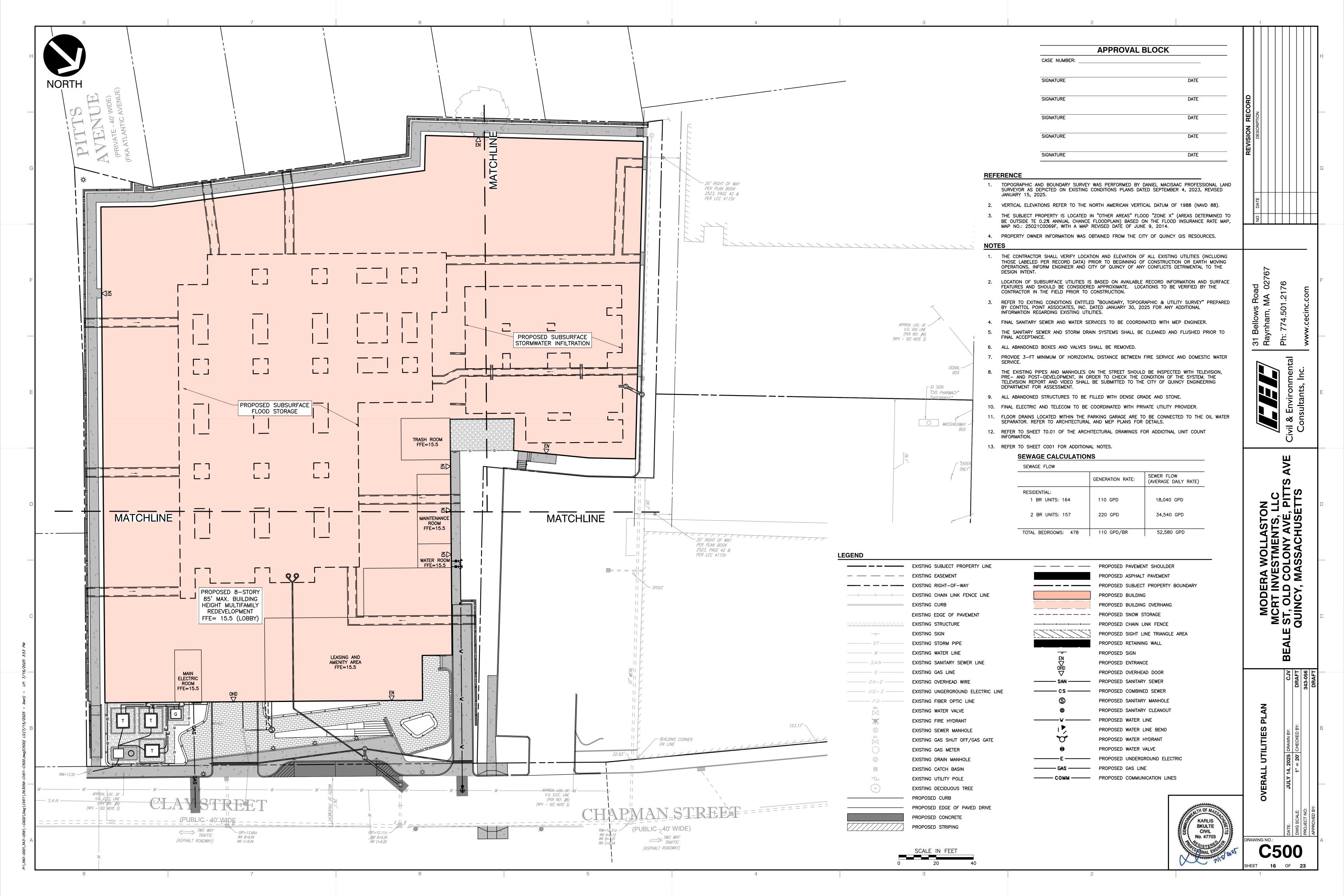


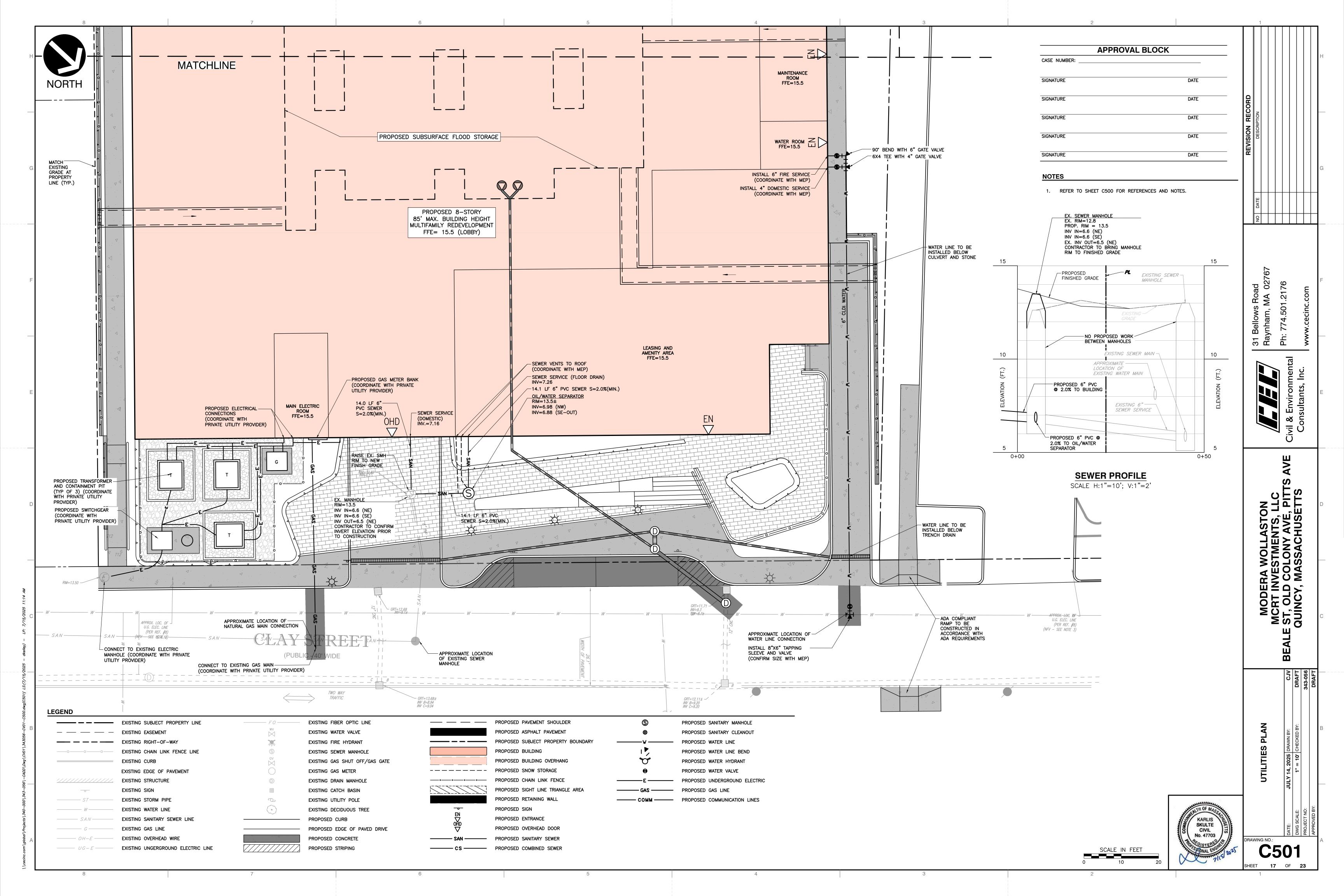


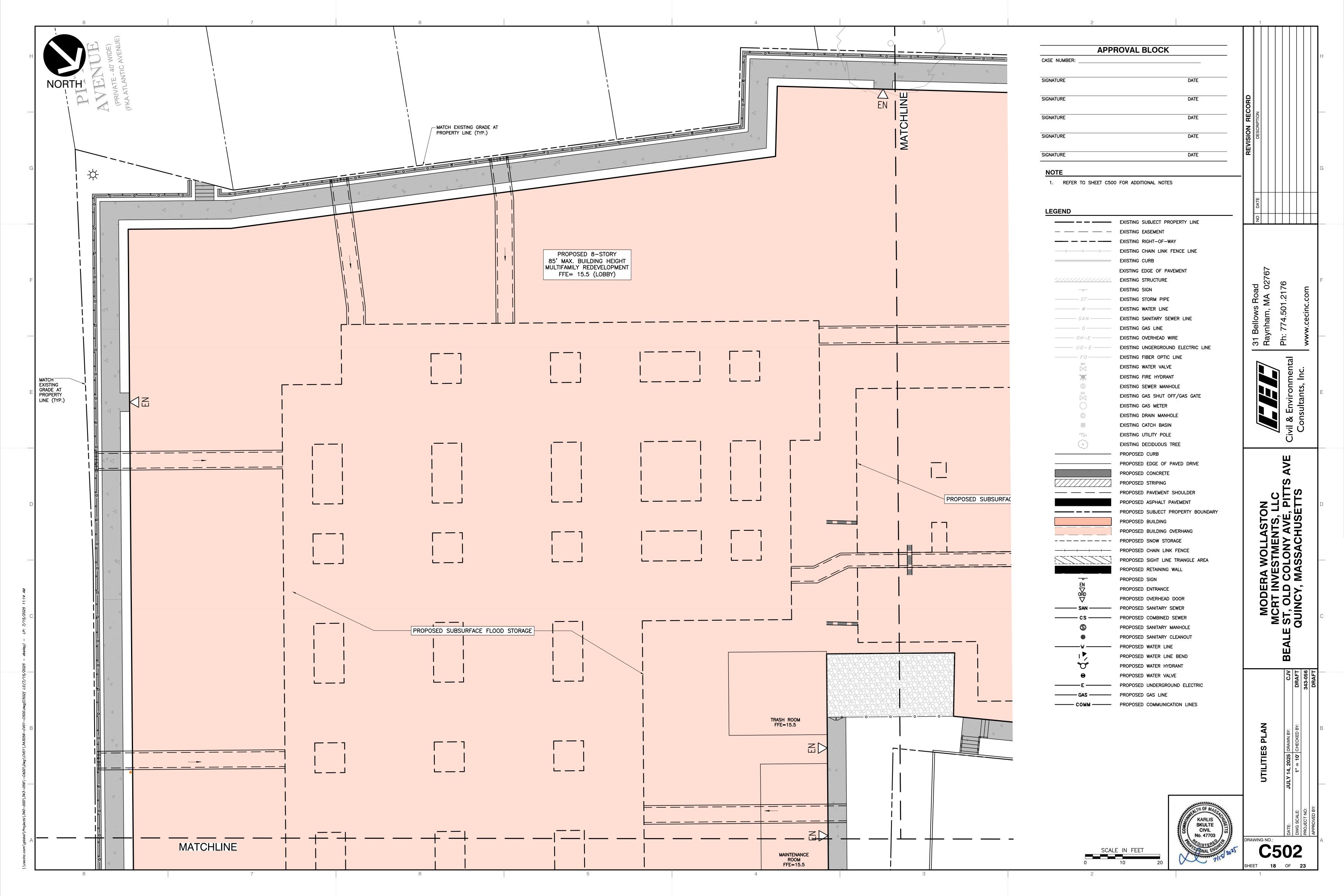


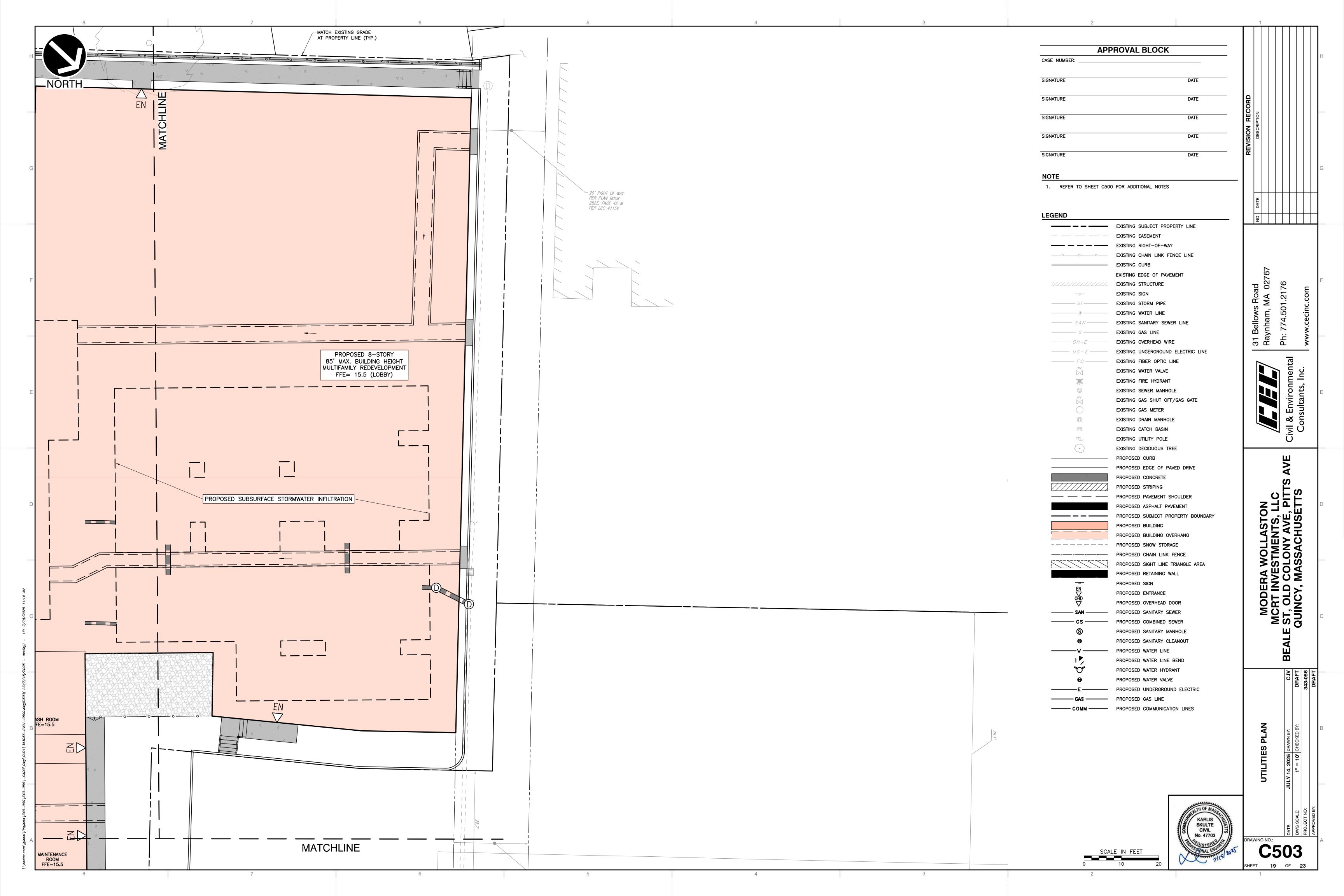
OF **23** 

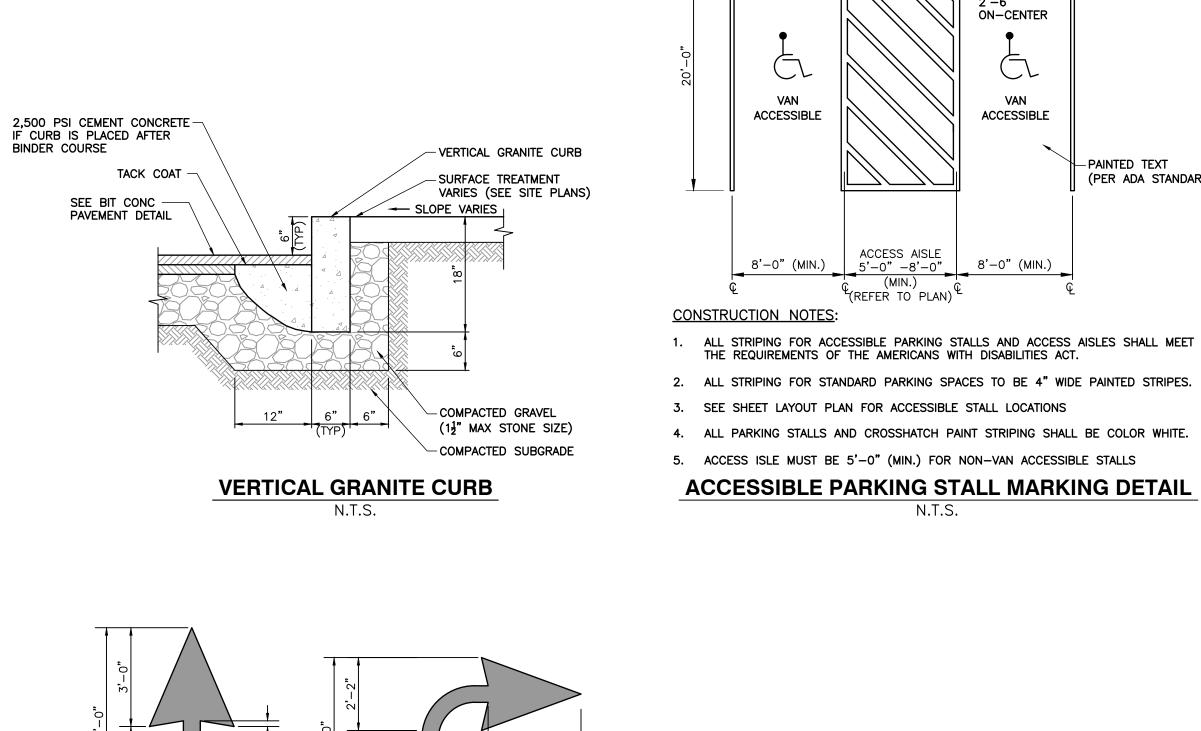












WHITE PAINT

(TYP)

└-4" WHITE PAINT

ON THE LAYOUT AND MATERIALS PLAN.

(TYP)

CONSTRUCTION NOTES

(SEE STRIPING PLAN)

ı 7'-9"

|| @LANE

CAP STEEL PIPE POST

OR ARCHITECT

METAL SURFACES

(SEE SITE PLANS)

**ENCASEMENT** 

SIGNAGE (SEE NOTE 3)

22 DIAMETER STEEL POST

FINISHED GRADE; SURFACE

- 16" DIAMETER CONCRETE

- 6" COMPACTED GRAVEL

— COMPACTED SUBGRADE

PAINT COLOR SELECTED BY OWNER

PAINT PRIME AND FINISH COATS

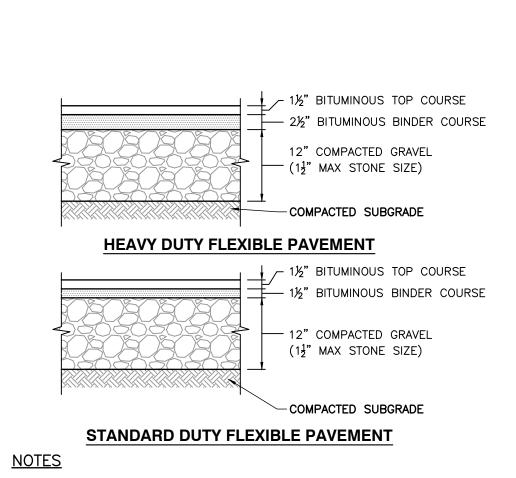
TO BE COMPATIBLE WITH EXTERIOR

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

PAINTED PAVEMENT MARKINGS

N.T.S.

-WHITE PAINTED STOP LINE



-ACCESSIBLE PARKING AND VAN ACCESSIBLE SIGN (TYP.)

TO BE

ON-CENTER

**ACCESSIBLE** 

8'-0" (MIN.)

-PAINTED TEXT

(PER ADA STANDARDS)

(SEE SIGNAGE DETAILS)

ACCESS AISLE 5'-0" -8'-0'

(REFER TO PLAN)

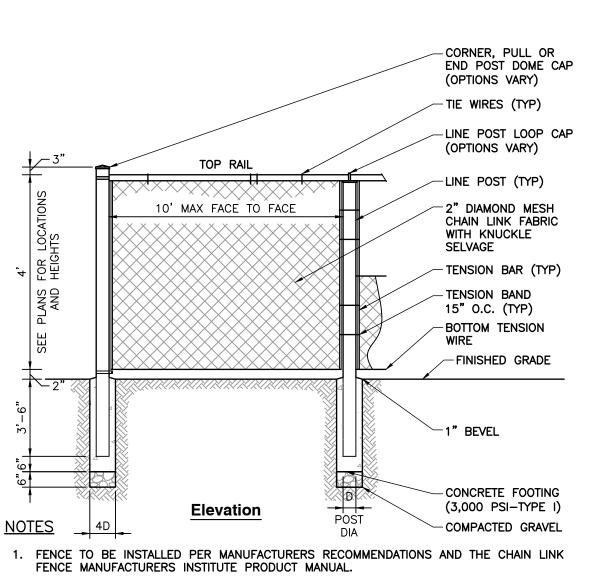
THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

N.T.S.

**ACCESSIBLE** 

FINAL PAVEMENT SECTION SHALL CONFORM WITH GEOTECHNICAL

### N.T.S.



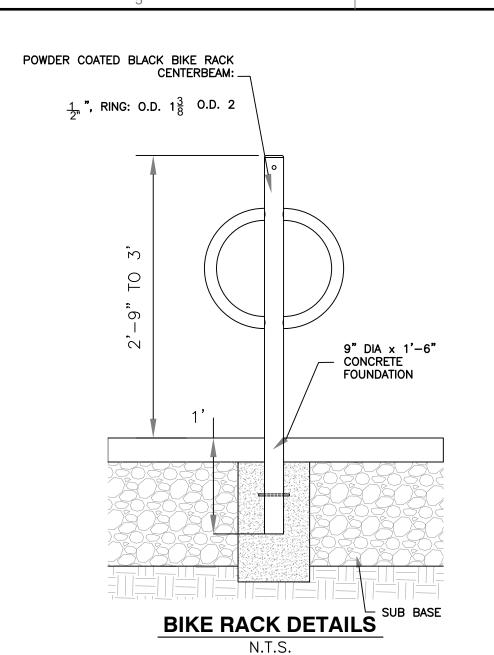
- DIFFER FROM THE DETAIL DEPICTED HEREON.
- UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

N.T.S.



- RACKED TO ACCOMMODATE CHANGES IN GRADE.
- SHALL BE INSTALLED PARALLEL AND PLUMB. RAILS SHALL BE INSTALLED PARALLEL TO GROUND SURFACE AND EACH OTHER.

4' CHAIN LINK FENCE N.T.S.



-ROUNDED CONCRETE CAP

WITH CONCRETE

OR ARCHITECT

METAL SURFACES

6" DIAMETER STEEL PIPE FILLED

PAINT COLOR SELECTED BY OWNER

PAINT PRIME AND FINISH COATS TO

FINISHED GRADE; SURFACE TREATMENT VARIES

- CENTER BOLLARD IN CONCRETE

6" COMPACTED GRAVEL

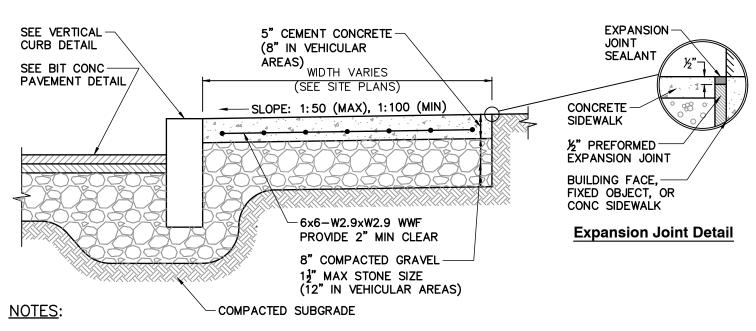
- COMPACTED SUBGRADE

BE COMPATIBLE WITH EXTERIOR

-CONCRETE FILL

(SEE SITE PLANS)

ENCASEMENT



APPROVAL BLOCK CASE NUMBER: SIGNATURE DATE DATE SIGNATURE DATE SIGNATURE SIGNATURE DATE DATE SIGNATURE 1. CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.

DRIVE-THRU ONLY

GREEN-

WHITE +

2. PROVIDE EXPANSION JOINTS AT A MINIMUM 30 FEET ON-CENTER WITH PRE-FORMED EXPANSION JOINT FILLER AND SEALER.

EDGE OF PAVEMENT/FACE OF CURB

- 3. PROVIDE TOOLED CONTROL JOINTS AT A MINIMUM SIX (6) FEET ON-CENTER.
- 4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
- 5. FOR ACCESSIBLE ROUTES, SIDEWALKS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN.

RESERVED

ACCESSIBLE

SIGN TYPE (D)

18"x18" 18"x12" 18"x12"

\$200 FINE - SEE NOTE 6

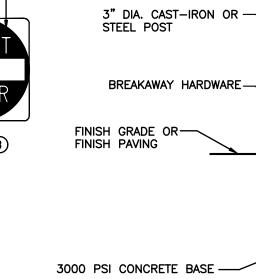
PARKING

- 6. FOR ACCESSIBLE ROUTES, THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE GREATER THAN 1:50 OR LESS THAN 1:100.
- 7. FOR ACCESSIBLE ROUTES, WHERE THE SIDEWALK IS LESS THAN FIVE (5) FEET IN WIDTH, EXCLUDING CURBING, A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
- 8. FOR ACCESSIBLE ROUTES, A MINIMUM CLEARANCE OF THREE (3) FEET SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE; HYDRANTS, UTILITY POLES, SIGN POSTS,

### **CONCRETE SIDEWALK**

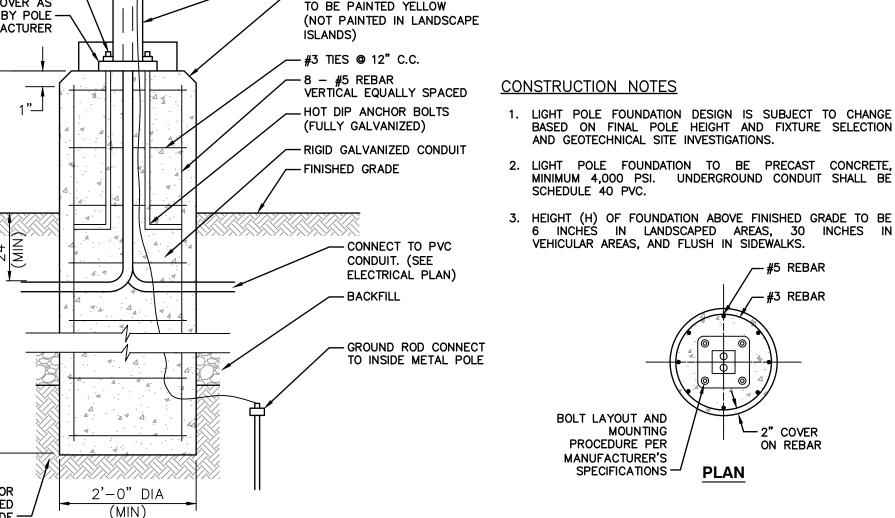
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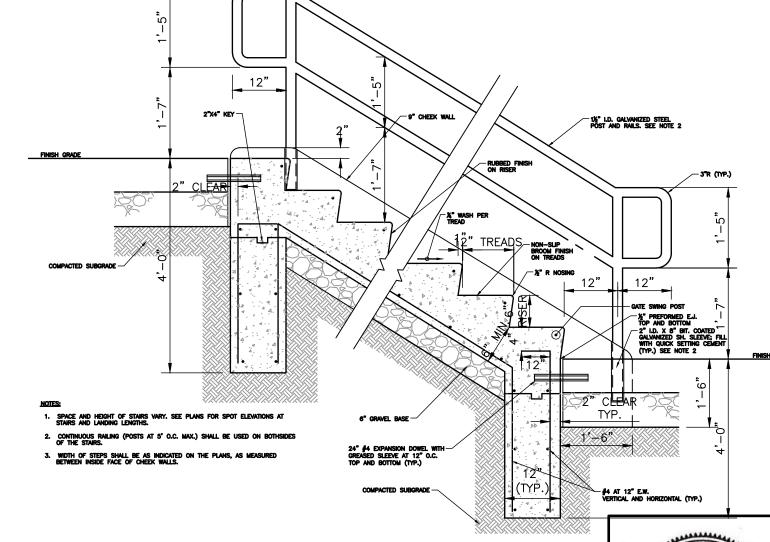
R-1-1 R-5-1



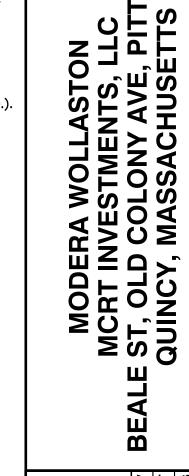
- 1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 36". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN
- 2. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" 2. MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 3. FOR WALL MOUNTING, USE NON-CORROSIVE 3/8" LAG BOLTS W/ LEAD EXPANSION SHIELD, 4 PER SIGN.
- 4. ALL ACCESSIBLE PARKING SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE
- 5. FINE AMOUNT SHALL BE DISPLAYED IN ACCORDANCE WITH LOCAL LAW. THE AMOUNT SHOWN HEREON IS REPRESENTATIVE ONLY. COORDINATE POSTING OF FINE AMOUNT WITH LOCAL LAW ENFORCEMENT AGENCY.
- 6. STOP BAR MUST BE PAINTED WHITE
- 7. FOR ACCESSIBLE SIGNAGE, DIMENSIONS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (ACB) RULES AND REGULATIONS (521 CMR).
- 8. SIGNAGE SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).

### SIGNS N.T.S.





**CONCRETE STEPS WITH HANDRAIL** 



S

**20** OF **23** 

MANUFACTURER - FOUNDATION IN PARKING LOT PROVIDE BASE COVER AS TO BE PAINTED YELLOW FURNISHED BY POLE -MANUFACTURER COMPACTED OR UNDISTURBED

**SECTION** 

SUBGRADE -

24" DIA,

**BOLLARD** 

N.T.S.

LIGHTPOLE FOUNDATION DETAIL

**CONSTRUCTION NOTES** 1. FOR ACCESSIBLE SIGNAGE, DIMENSION SHALL CONFORM TO THE REQUIREMENTS SET

FORTH IN THE THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) RULES AND REGULATIONS (521 CMR). 2. SIGNS AND POSTS SHALL BE PER CITY OF QUINCY STANDARDS IF THE STANDARDS

3. SIGNAGE SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE MANUAL OF

SIGN POST

PAVEMENT SECTIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE BASED ON THE RESULTS OF GEOTECHNICAL INVESTIGATIONS.

**BITUMINOUS CONCRETE PAVEMENT** 

ANCHOR BOLTS BY POLE -

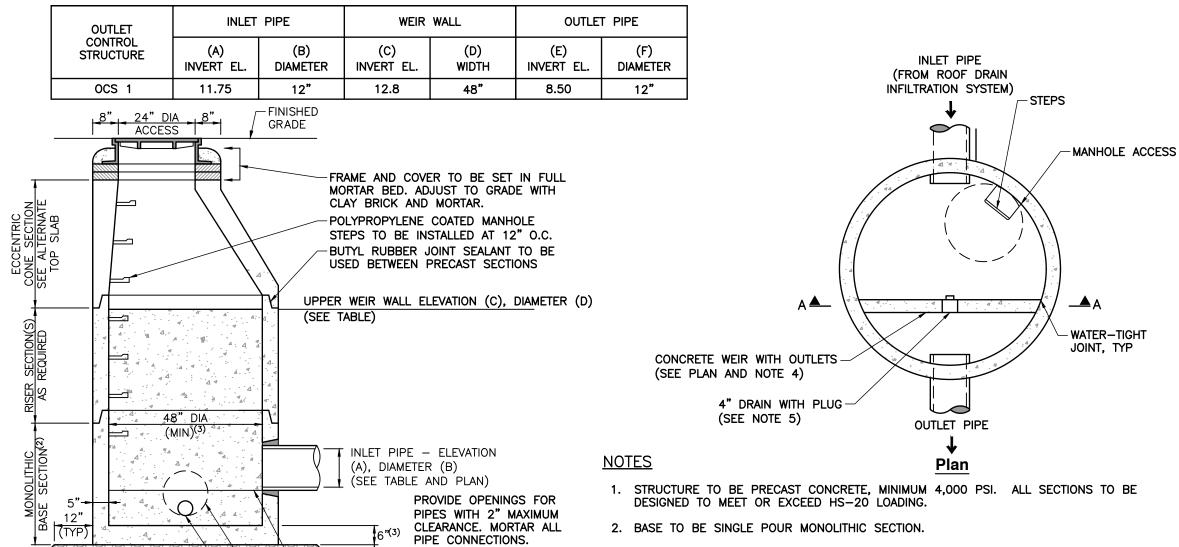
2. POSTS SHALL MAINTAIN A MINIMUM DEPTH OF 3'-6" IN GROUND AND SHALL NOT BE

3. LINE OF FENCE, TOP AND BOTTOM, SHALL BE INSTALLED STRAIGHT AND TRUE. POSTS

KARLIS SKULTE

CIVIL No. 47703

### LANDSCAPE DRAIN N.T.S.



3. 60" (5'-0") INSIDE DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET. 6" MINIMUM WALL THICKNESS AND 7" MINIMUM BASE THICKNESS FOR 5'-0" DIAMETER PRECAST MANHOLE.

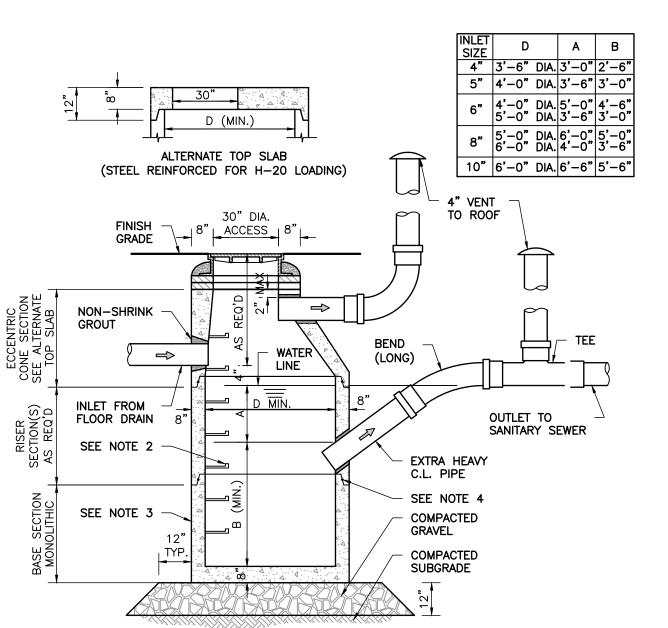
4. SEE PLANS FOR WEIR ELEVATIONS AND CONFIGURATIONS.

5. PLUG SHALL CONSIST OF A 4" PVC PIPE WITH A THREADED PLUG.

### **OUTLET CONTROL STRUCTURE** N.T.S.

**OIL WATER SEPARATOR** 

N.T.S.



- CEMENT CONCRETE INVERT

─4" DRAIN WITH PLUG (SEE NOTE 5)

OUTLET PIPE - ELEVATION (E), DIAMETER (F)

FINAL DESIGN OF OIL AND GAS SEPARATOR TO BE BY THE INSTALLATION OF OIL AND GAS SEPARATOR, THE PIPING TO AND 10 FEET BEYOND IS BY PLUMBER.

- 1. STRUCTURE SHALL BE DESIGNED FOR HS-20 LOADING.
- 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
- 3. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATERPROOFING
- 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
- 5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
- 6. STRUCTURE TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE.
- 7. THE STRUCTURE SHALL BE LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.
- 8. INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.
- 9. WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE. 10. THE NEW SEPARATOR MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER
- BEING EMPTIED FOR PERIODIC CLEANING. 11. OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST
- NOT BE DISCHARGED INTO HTE SEWER THROUGH OTHER FIXTURES.
- 12. SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.
- 13. BOTH VENTS SHALL BE EXTENDED INDEPENDENTLY 18" ABOVE THE ROOF. OR AS APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.
- 14. ALL PIPING AND VENT MATERIAL TO BE EXTRA HEAVY CAST IRON OR DUCTILE IRON.

DRAIN MANHOLE

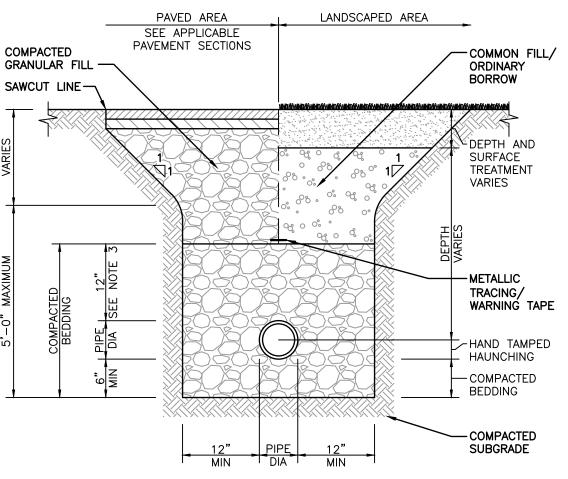
-RIM ELEVATION (SEE PLANS) [13"-20+"] 13" - DUCTILE IRON SLOPE VARIES (SEE PLANS) **Profile** -DIMENSION AND LOCATION VARY (SEE PLANS) Plan View EXPANSION JOINT [6"-12"] VARIES **EXPANSION** (SEE PLANS) JOINT SEALANT FIXED OBJECT, -CONC SIDEWALK OR SLAB 4"[4"-10"] ½" PREFORMED-EXPANSION JOINT CONCRETE **ENCASEMENT** ^CAST-IN-PLACE CONCRETE **Expansion Joint Detail** (SEE NOTE 2) **Section View** COMPACTED SUBGRADE -

COMPACTED GRAVEL 1. TRENCH DRAIN SHALL BE HEAVY DUTY TYPE DESIGNED FOR HS-20 LOADING.

- 2. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
- 3. TRENCH DRAIN GRATE SHALL MEET AMERICANS WITH DISABILITY ACT (ADA) REGULATIONS WHEN PLACES IN ACCESSIBLE ROUTES.
- 4. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS

### TRENCH DRAIN

N.T.S.

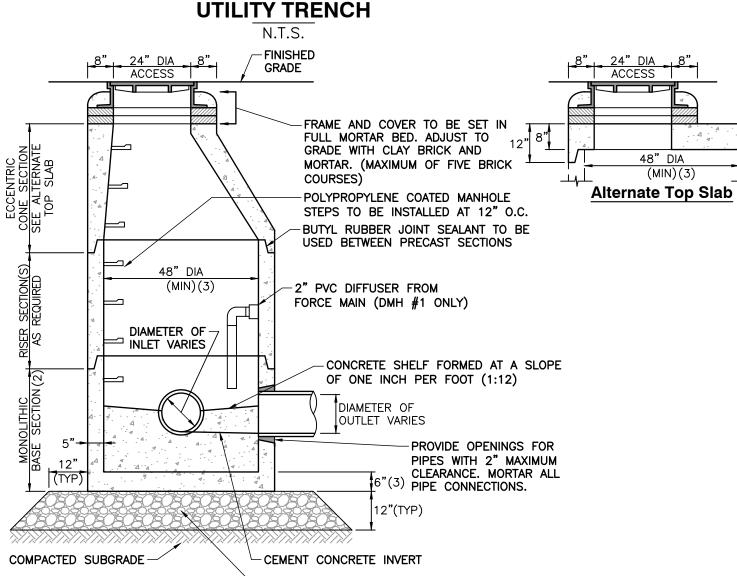


### **CONSTRUCTION NOTES**

- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO
- 2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

THE SPECIAL SECTION REQUIREMENTS.

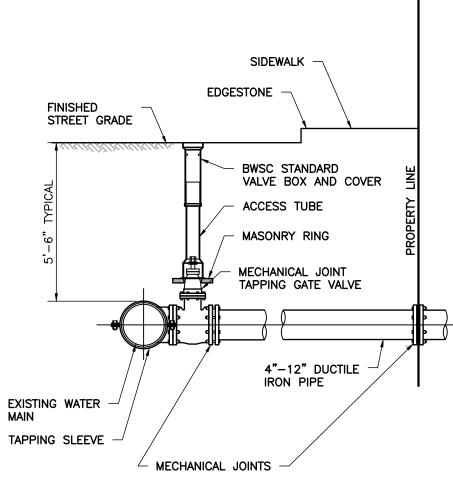
3. FOR HIGH DENSITY POLYETHYLENE (HDPE) PIPE, DIMENSION IS 24 INCHES.



- COMPACTED GRAVEL 1. STRUCTURE TO BE PRECAST CONCRETE, MINIMUM 4,000 PSI. ALL SECTIONS TO BE DESIGNED TO MEET OR EXCEED HS-20 LOADING.

2. BASE TO BE SINGLE POUR MONOLITHIC SECTION. 3. 60" (5'-0") INSIDE DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET. 6" MINIMUM WALL THICKNESS AND 8" MINIMUM BASE THICKNESS FOR 5'-0" DIAMETER PRECAST

N.T.S.



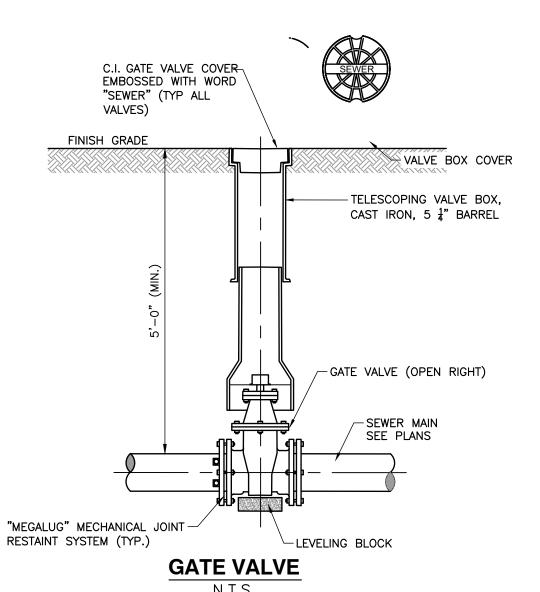
APPROVAL BLOCK		
CASE NUMBER:		
SIGNATURE	DATE	

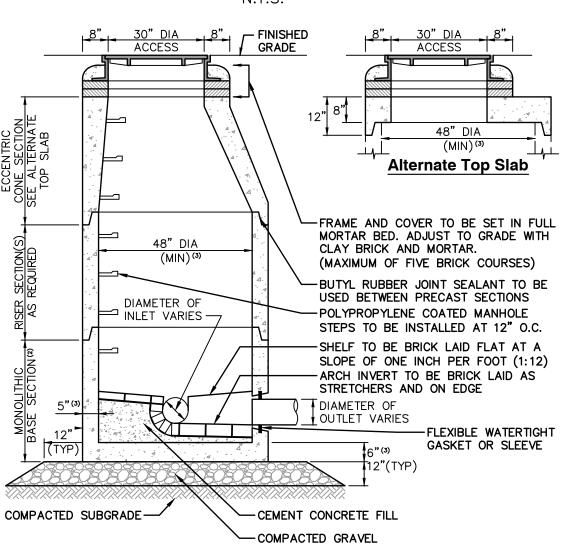
NOTE:

- 1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE
- IT WILL BEAR ON UNDISTURBED EARTH. 2. USE RESTRAINED JOINT FITTINGS OR TIE RODS
- WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE 3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR

SPECIFIC CONDITIONS.

### WATER CONNECTION TO EXISTING MAIN



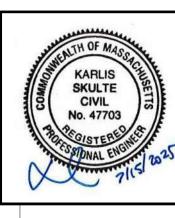


**CONSTRUCTION NOTES** 

1. STRUCTURE TO BE PRECAST CONCRETE, MINIMUM 4,000 PSI. ALL SECTIONS TO BE DESIGNED TO MEET OR EXCEED HS-20 LOADING.

- 2. BASE TO BE SINGLE POUR MONOLITHIC SECTION.
- 3. 60" (5'-0") INSIDE DIAMETER FOR ALL MANHOLE DEPTHS GREATER THAN 20 FEET. 6" MINIMUM WALL THICKNESS AND 7" MINIMUM BASE THICKNESS FOR 5'-0" DIAMETER PRECAST MANHOLE.
- 4. EXTERIOR SURFACES TO BE GIVEN TWO COATS OF WATERPROOFING MATERIAL

**SEWER MANHOLE** N.T.S.



**21** OF **23** 

COMPACTED SUBGRADE -

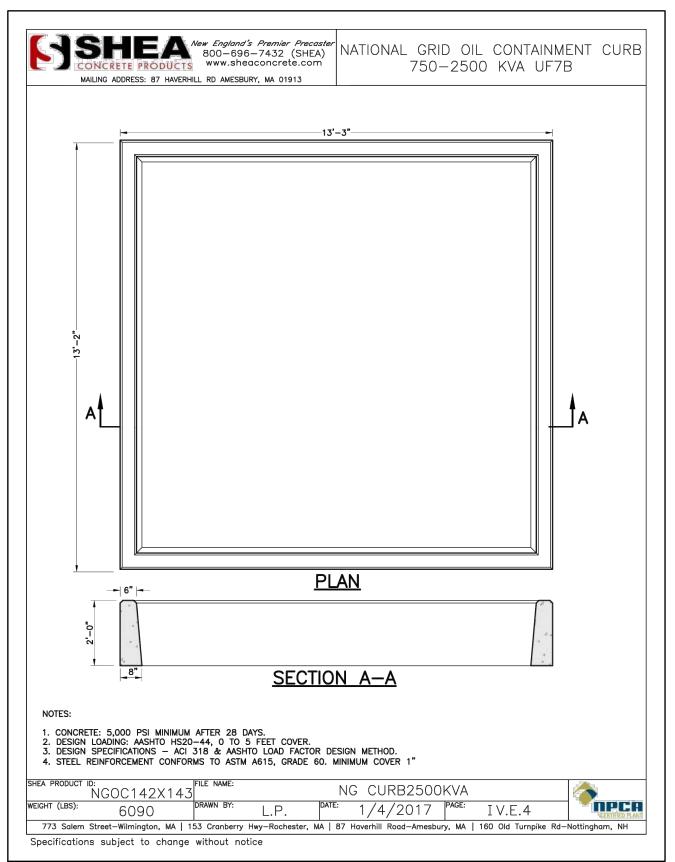
COMPACTED GRAVEL

Section A-A

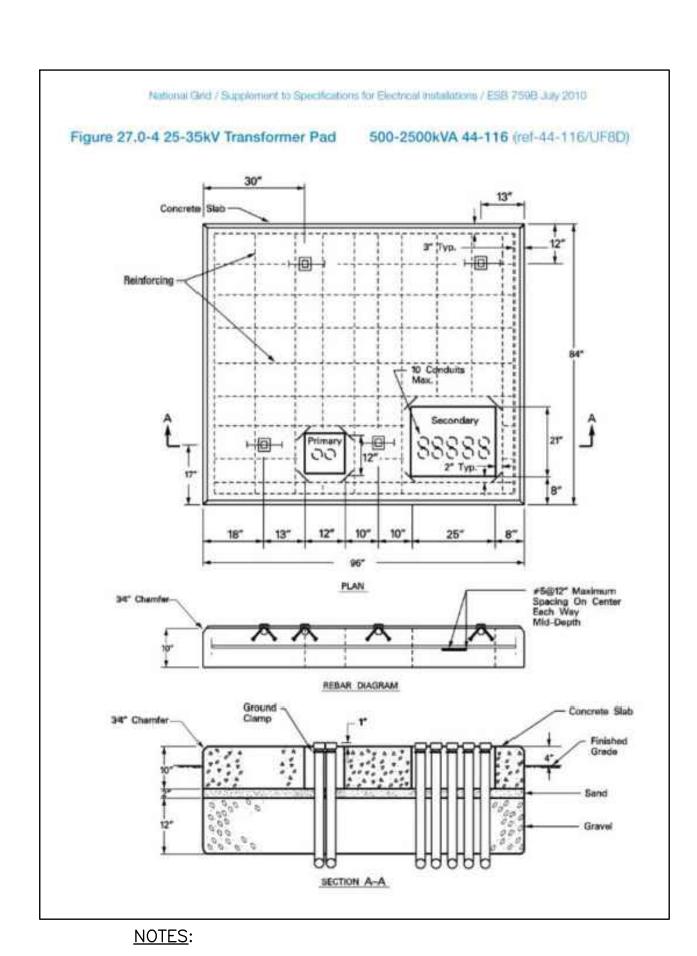
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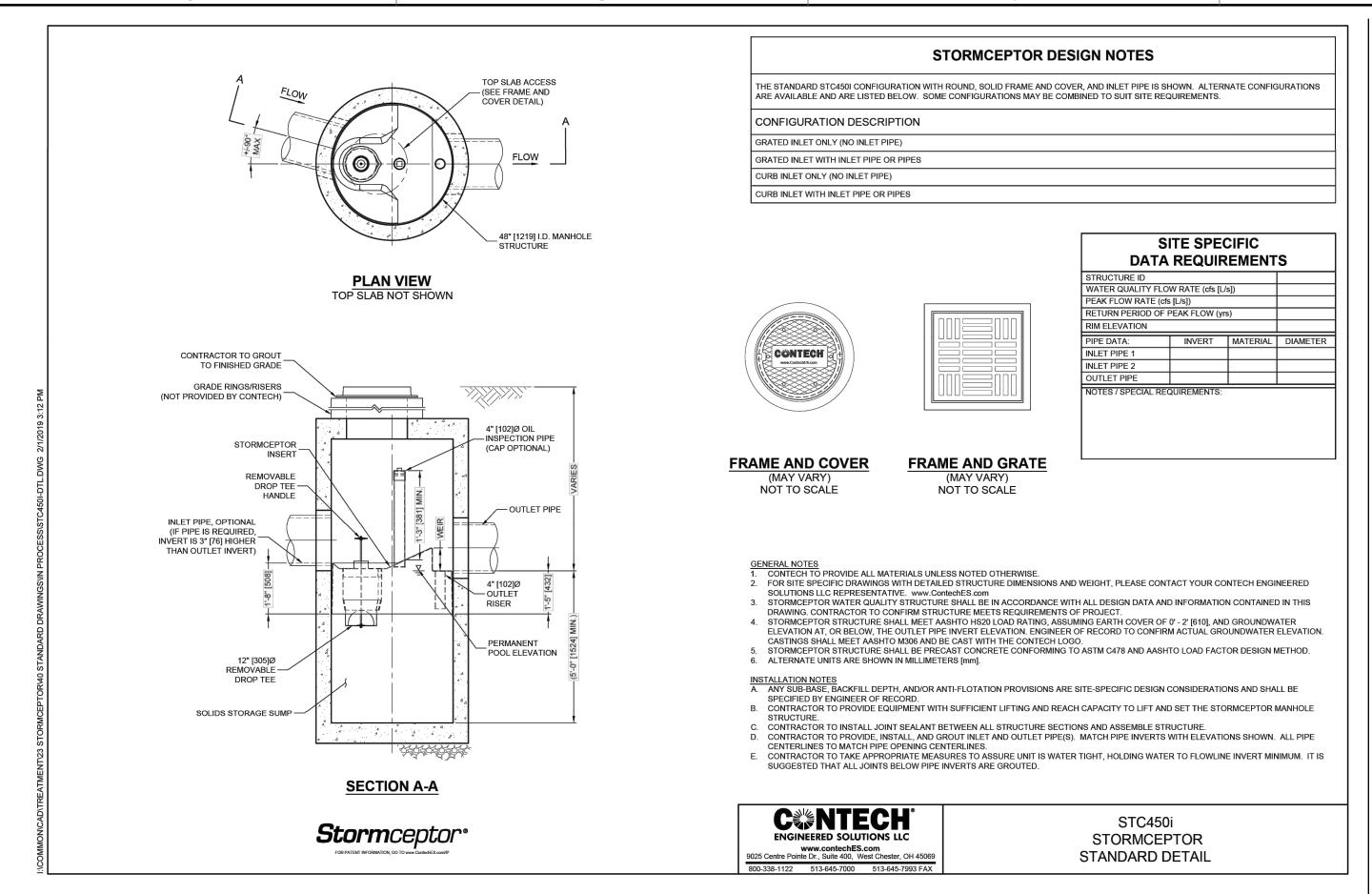
31 Ra

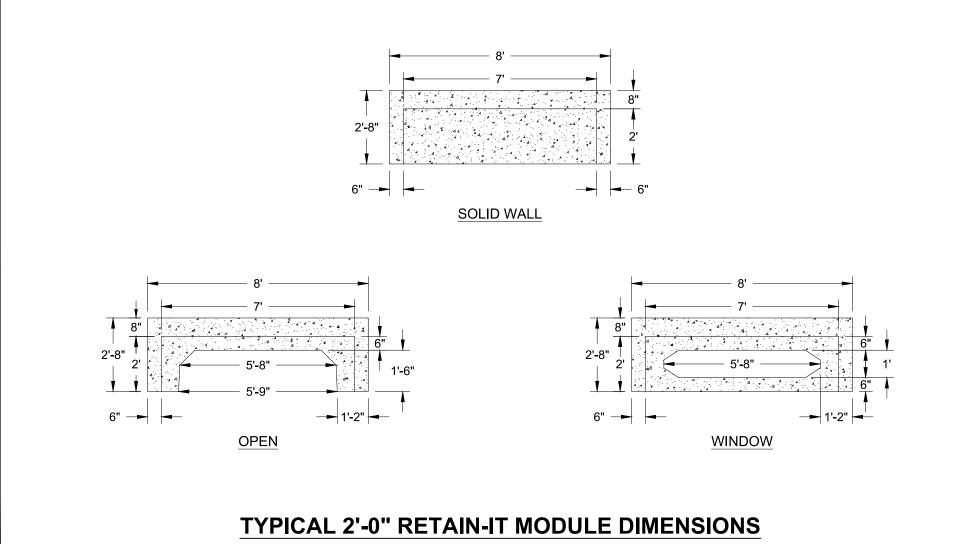


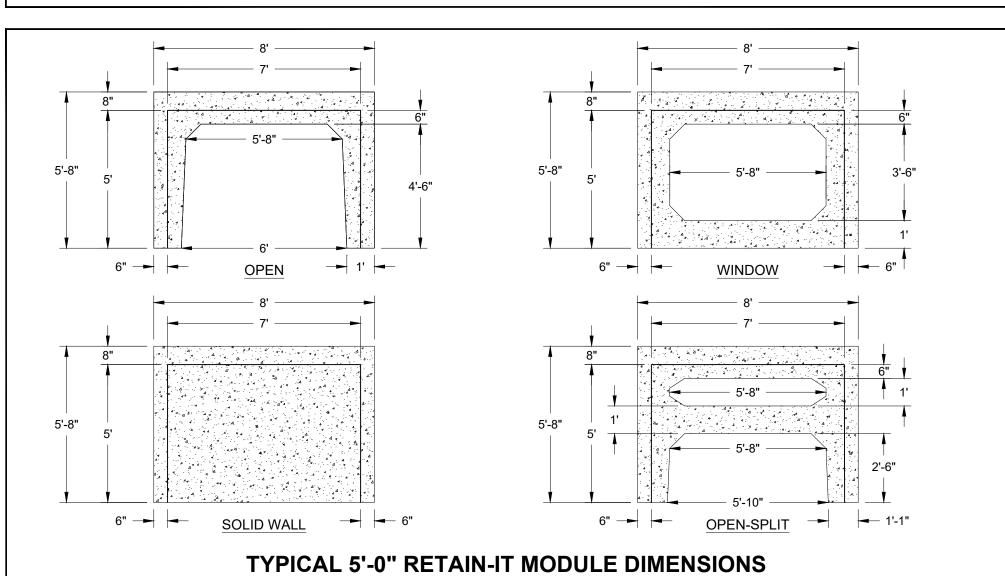
### NGRID OIL CONTAINMENT CURB DETAIL

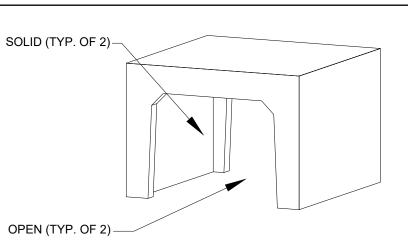


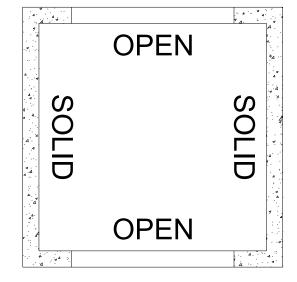
1. COORDINATE FINAL SIZE AND LOCATION OF ELECTRIC INFRASTRUCTURE WITH NATIONAL GRID. **NGRID TRANSFORMER PAD DETAIL** N.T.S.











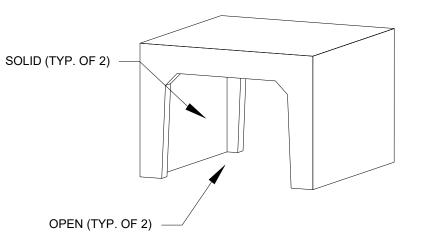
TYPE 6

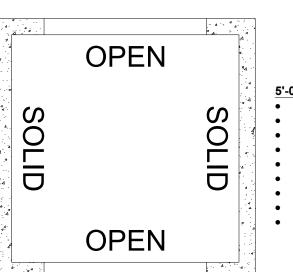
2'-0" TYPE 6

2'-0" RETAIN-IT TYPE 6 MODULE SPECIFICATIONS

OUTSIDE DIMENSIONS (L x W x H) = 8 ft x 8 ft x 2.67 ft • INSIDE DIMENSIONS (L x W x H) = 7 ft x 7 ft x 2.0 ft BARE MODULE STORAGE VOLUME = 106.25 cf MODULE WEIGHT = 9,871 lbs MINIMUM COVER = 6 in MAXIMUM COVER = 10 ft

• CONCRETE = 5,000 PSI, 28 DAYS REINFORCING STEEL CONFORMS TO LATEST ASTM A615 H-20 DESIGN LOADING PER AASHTO HS-20-44





TYPE 6

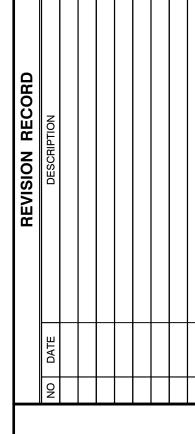
### 5'-0" TYPE 6

5'-0" RETAIN-IT TYPE 6 MODULE SPECIFICATIONS

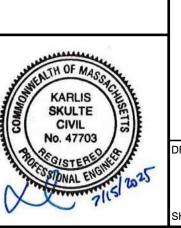
OUTSIDE DIMENSIONS (L x W x H) = 8 ft x 8 ft x 5.67 ft INSIDE DIMENSIONS (L x W x H) = 7 ft x 7 ft x 5.0 ft BARE MODULE STORAGE VOLUME = 270.87 cf MODULE WEIGHT = 14,372 lbs MINIMUM COVER = 6 in MAXIMUM COVER = 10 ft • CONCRETE = 5,000 PSI, 28 DAYS

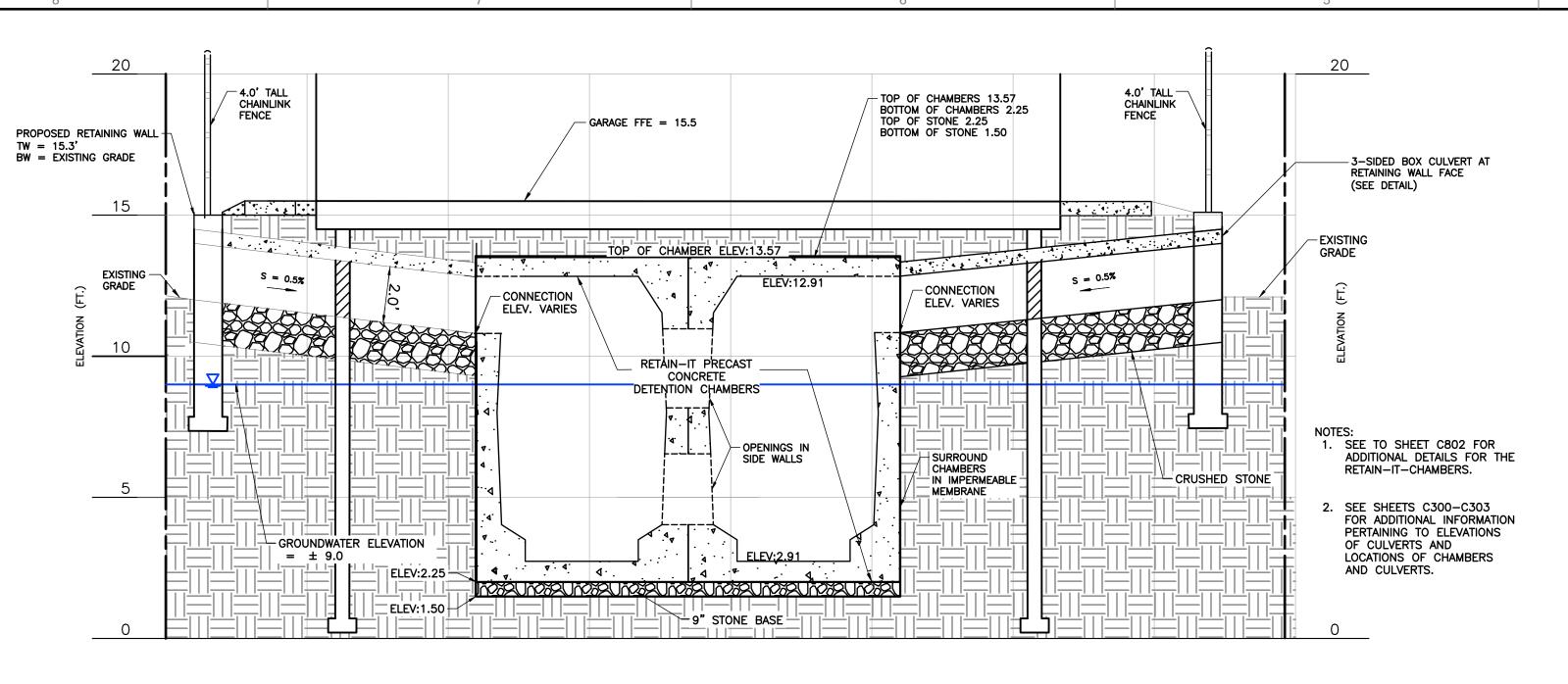
 REINFORCING STEEL CONFORMS TO LATEST ASTM A615 H-20 DESIGN LOADING PER AASHTO HS-20-44

**APPROVAL BLOCK** CASE NUMBER: SIGNATURE DATE SIGNATURE SIGNATURE DATE DATE SIGNATURE SIGNATURE DATE



.501.2176 31 Ra ᆸ





**SECTION 1: CULVERT AND FLOOD STORAGE SECTION** 

CATCH BASIN-⊤1" REBAR FOR BAG REMOVAL CATCH BASIN-SILT SACK  $\neg$ GRATE SILT SACK -RESTRAINT Plan View **Section View** 

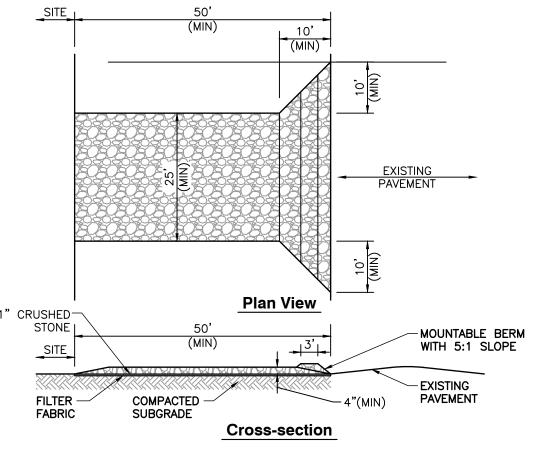
- 1. INSTALL SILT SACKS IN ALL CATCH BASINS WHERE INDICATED ON THE SITE PLANS BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER THE BINDER COURSE IS PLACED AND EROSION CONTROL BARRIERS HAVE BEEN REMOVED.
- 2. GRATE TO BE PLACED OVER SILT SACK.
- 3. SILT SACKS SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS. CLEANING OR REPLACEMENT SHALL BE PERFORMED AS NEEDED. MAINTAIN SILT SACKS UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

SILT SACK INLET PROTECTION

-LOOSE COMPOST BACKFILL ANCHOR -EFFECTIVE HEIGHT OF (SEE NOTE 1) SEDIMENT CONTROL -2:1 MAXIMUM GRADE 12" MIN FOR SIDE SLOPE STAKING DEPTH [12" SAND 8 8" CLAY] **Section View** SIZE BASED ON LOOSE COMPOST LENGTH OF FLOW DIRECTION OF FLOW BACKFILL -AND SLOPES, 8-24" EFFECTIVE HEIGHT 8" - 6.5" MIN 12" - 9.5" MIN (IF NOTED, ADDITIONAL SILT SOCK 18" - 14.5" MIN SIZES PER PLAN) | 24" - 19" MIN -PROTECTED AREA Plan View

- 1. ANCHOR TO BE A 2" X 2" X 36" HARD WOOD STAKE, OR APPROVED EQUAL.
- 2. COMPOST FOR SILT SOCK FILL MATERIAL TO BE PROVIDED BY THE MANUFACTURER IN CONJUNCTION WITH THE ENGINEER TO PROVIDE THE REQUIRED REMOVAL OF SEDIMENT OR OTHER POLLUTANTS FROM RUNOFF.
- 3. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE LOCAL CONSERVATION AGENT OR THE DESIGN ENGINEER.
- 4. SILT SOCK SHALL BE INSPECTED PER LOCAL AND STATE REQUIREMENTS. REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY, AS NEEDED.
- 5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.

SILT STOCK EROSION CONTROL BARRIER



- 1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
- 3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED PRIOR TO FINAL FINISHED MATERIALS BEING INSTALLED.

STABILIZED CONSTRUCTION EXIT

1" CRUSHED-

**APPROVAL BLOCK** 

DATE

DATE

DATE

DATE

DATE

.21

A WOLLASTON
VESTMENTS, LLC
COLONY AVE, PITTS
MASSACHUSETTS

MODERA MCRT INVE ST, OLD CC QUINCY, MA

**23** OF **23** 

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CASE NUMBER:

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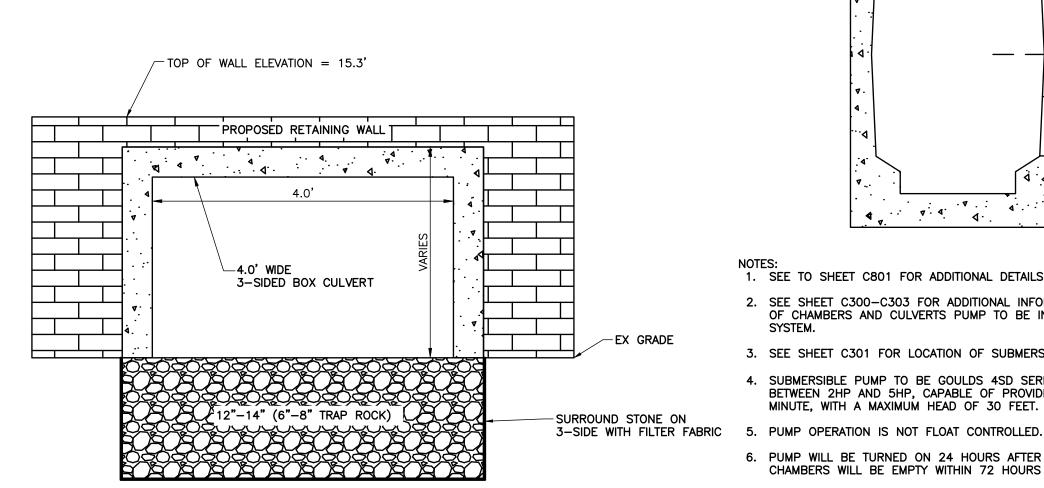
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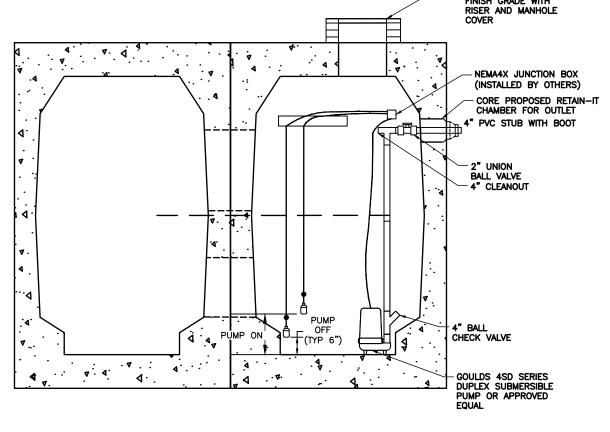
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3-SIDED BOX CULVERT SECTION



1. SEE TO SHEET C801 FOR ADDITIONAL DETAILS FOR THE RETAIN-IT-CHAMBERS.

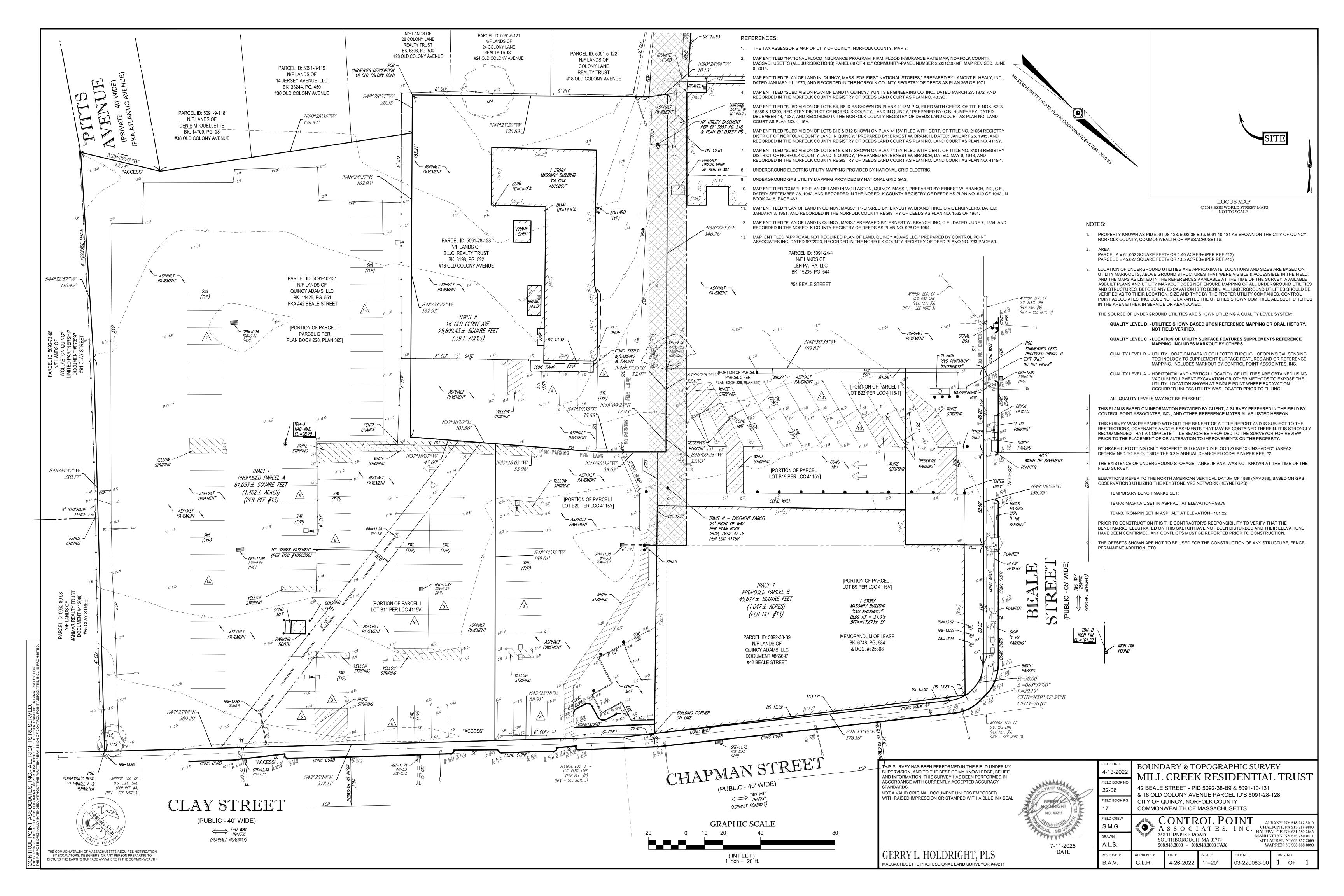
- 2. SEE SHEET C300-C303 FOR ADDITIONAL INFORMATION PERTAINING TO ELEVATIONS OF CULVERTS AND LOCATIONS OF CHAMBERS AND CULVERTS PUMP TO BE INSTALLED IN CENTER OF CONCRETE FLOOD STORAGE CHAMBER
- 3. SEE SHEET C301 FOR LOCATION OF SUBMERSIBLE PUMPS. 4. SUBMERSIBLE PUMP TO BE GOULDS 4SD SERIES DUPLEX SUBMERSIBLE PUMPS (OR APPROVED EQUAL), BETWEEN 2HP AND 5HP, CAPABLE OF PROVIDING A 4 INCH DISCHARGE PIPE AT A RATE OF 300 GALLONS PER
- MINUTE, WITH A MAXIMUM HEAD OF 30 FEET.

STORM EVENT

- 6. PUMP WILL BE TURNED ON 24 HOURS AFTER THE STORM HAS ENDED AND WILL DISCHARGE SUCH THAT THE
- CHAMBERS WILL BE EMPTY WITHIN 72 HOURS FROM END OF STORM. 7. IN STORMS WHEN PUMP ON ELEVATION NOT ACHIEVED, CONTROLLER SHALL ACTIVATE PUMP 24 HOURS AFTER

### STORMWATER EJECTOR PUMP DETAIL

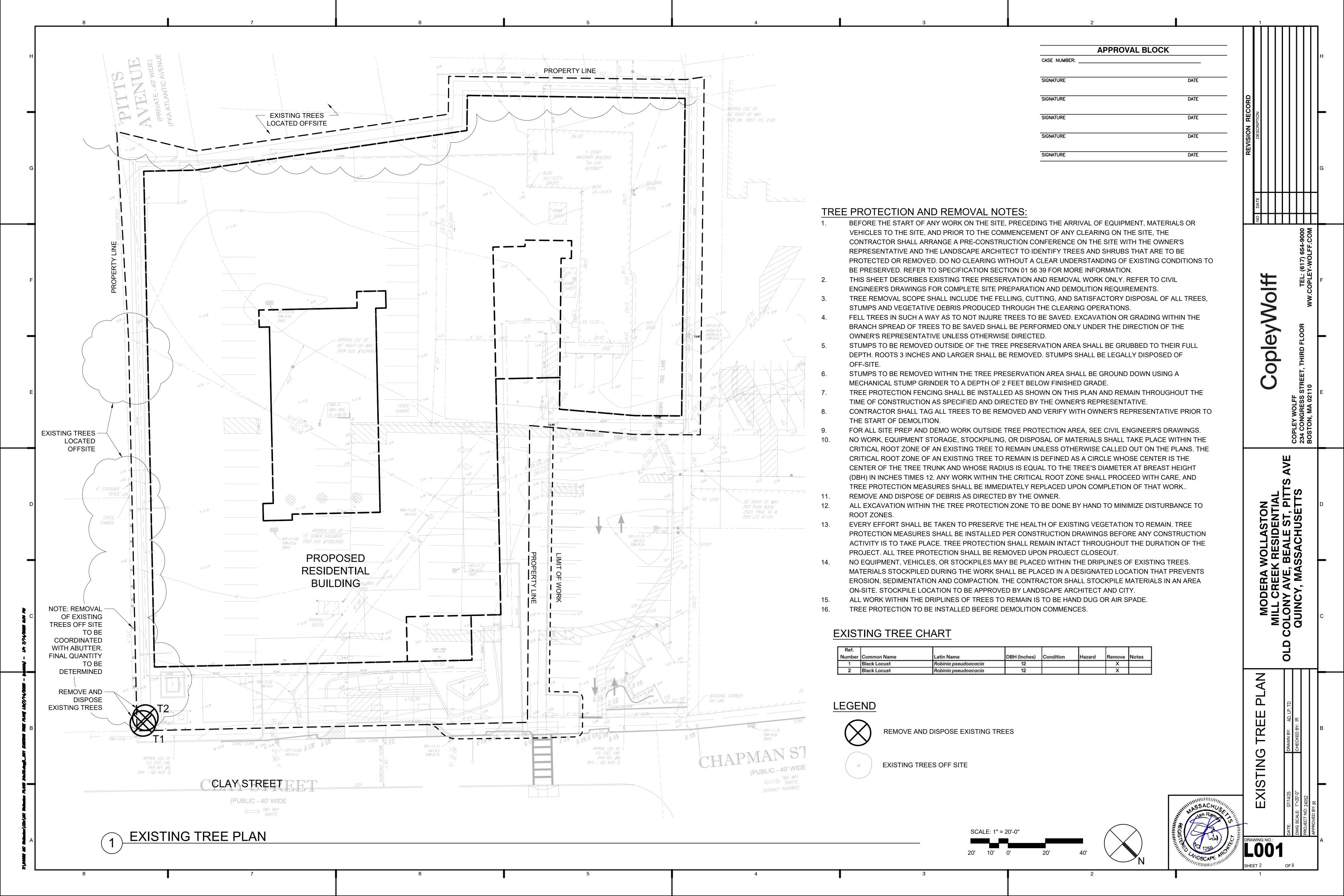
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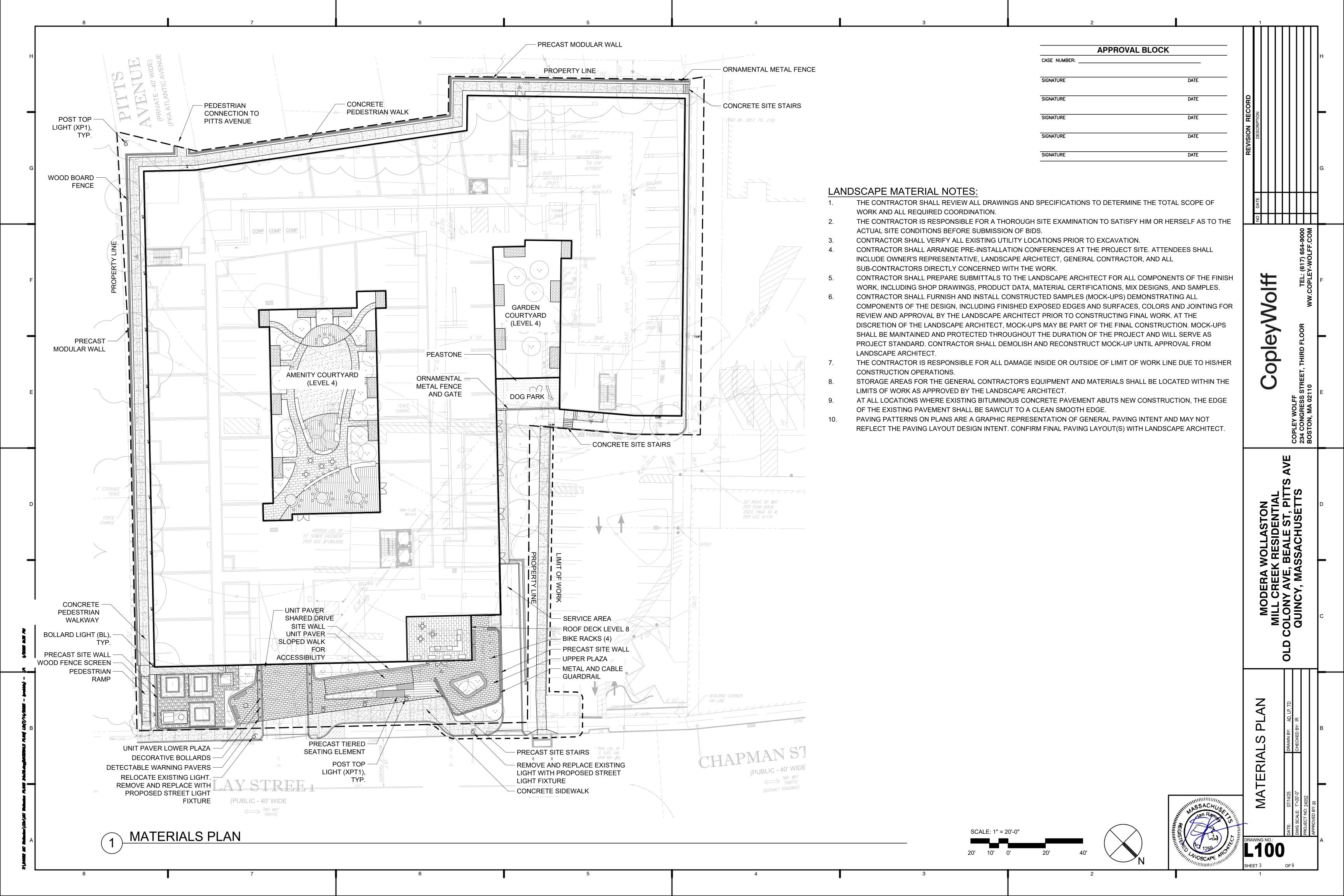


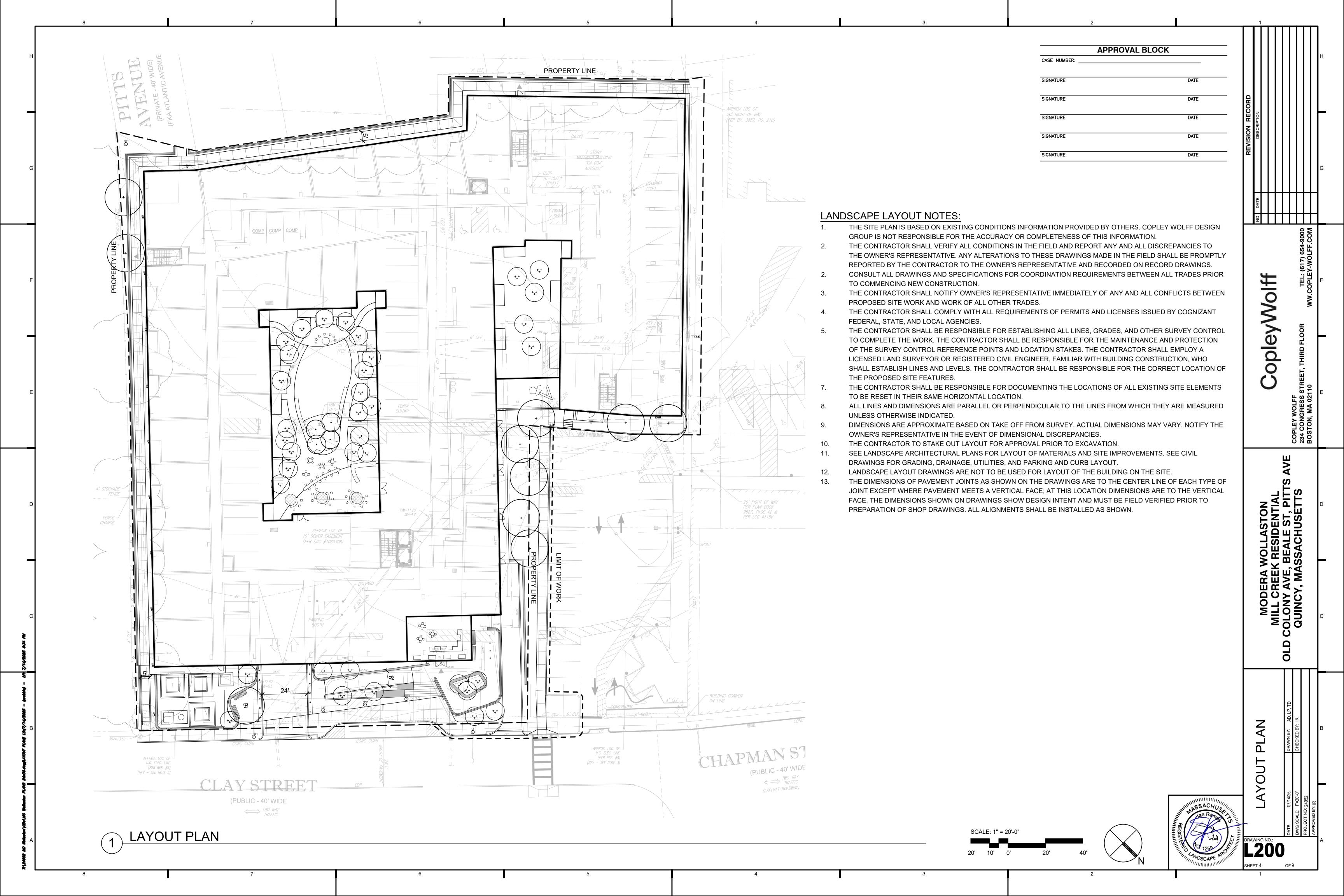
PROPOSED RESIDENTIAL BUILDING CLAY STREET

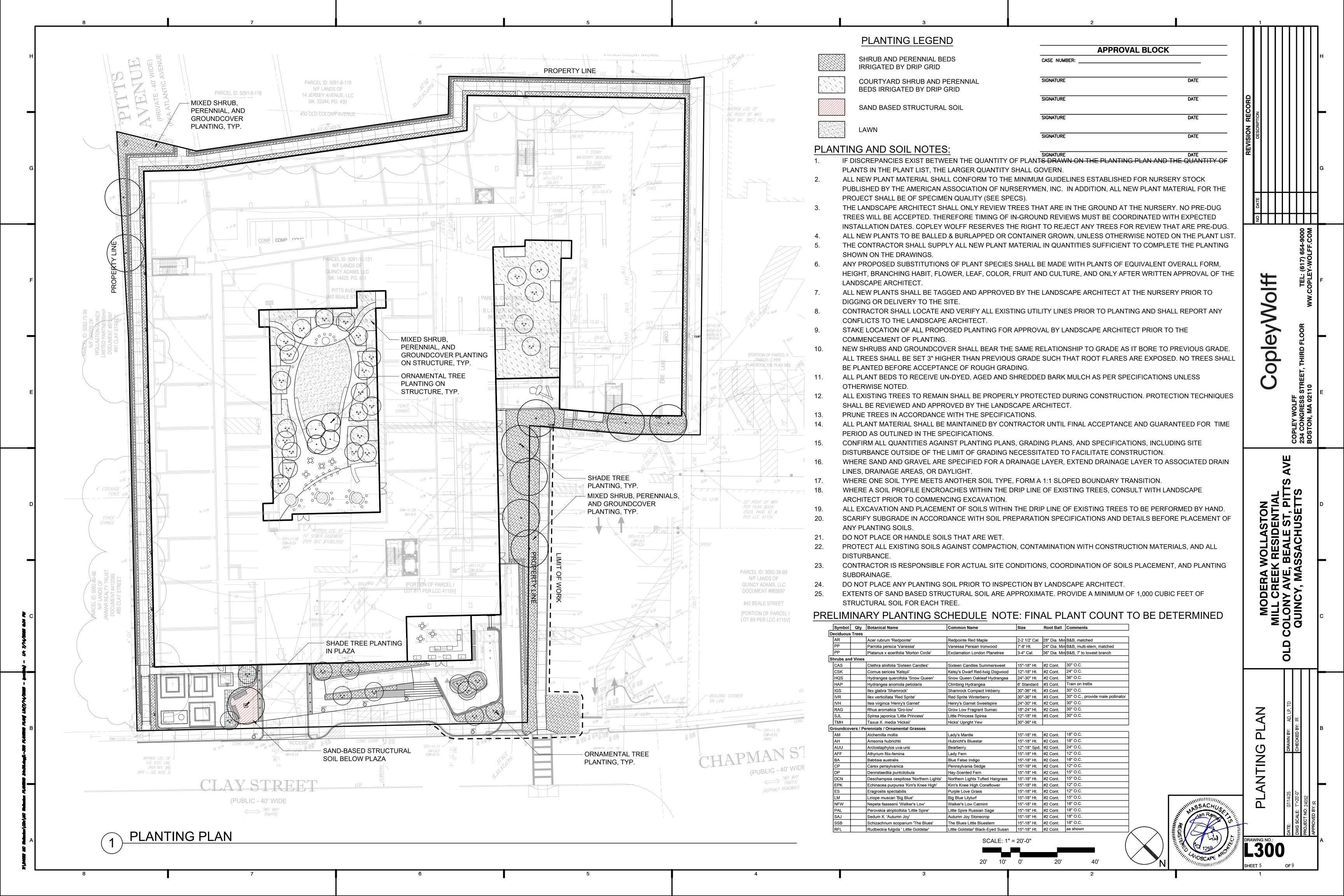
APPROVAL BLOCK SIGNATURE

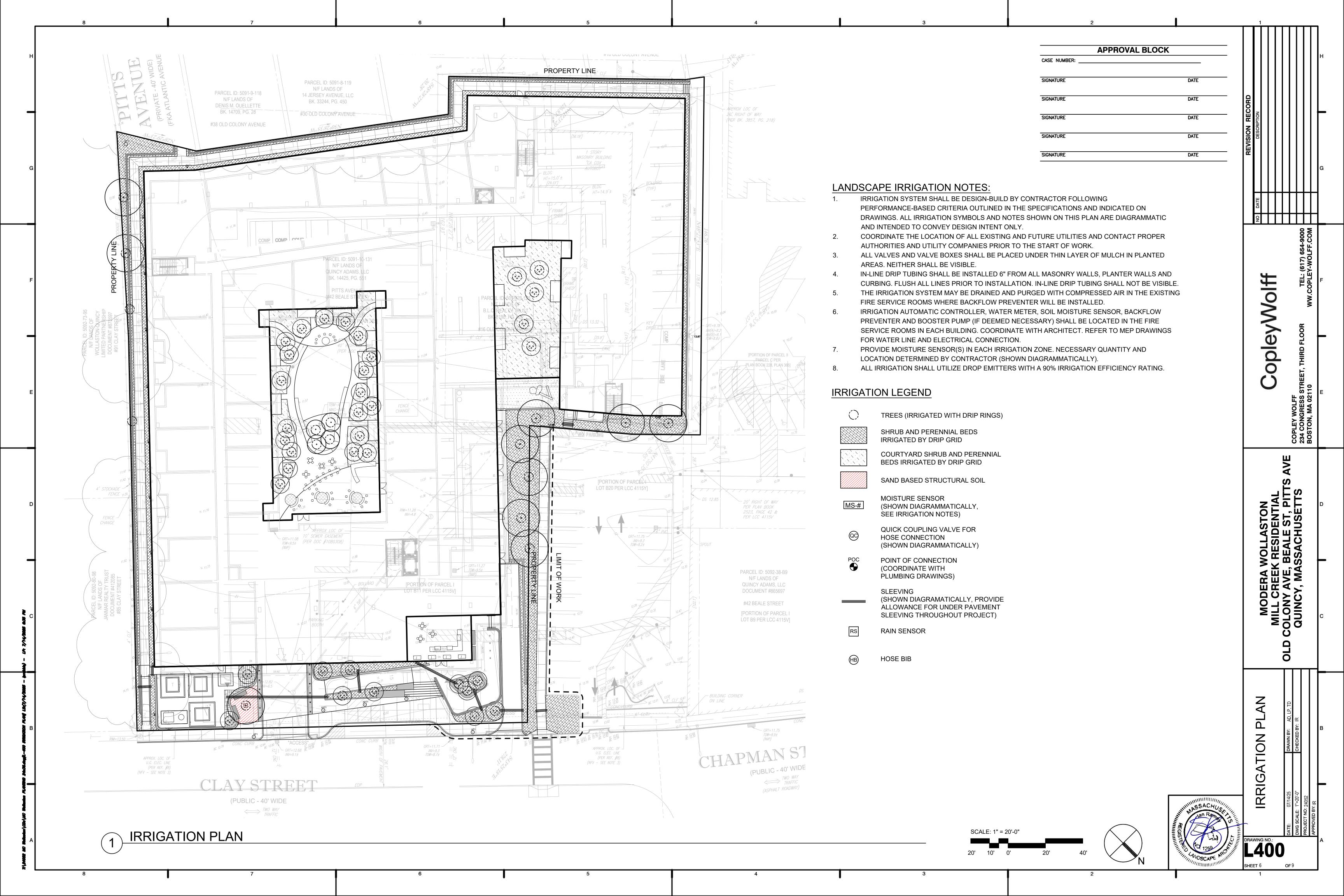
ILLUSTRATIVE LANDSCAPE PLAN

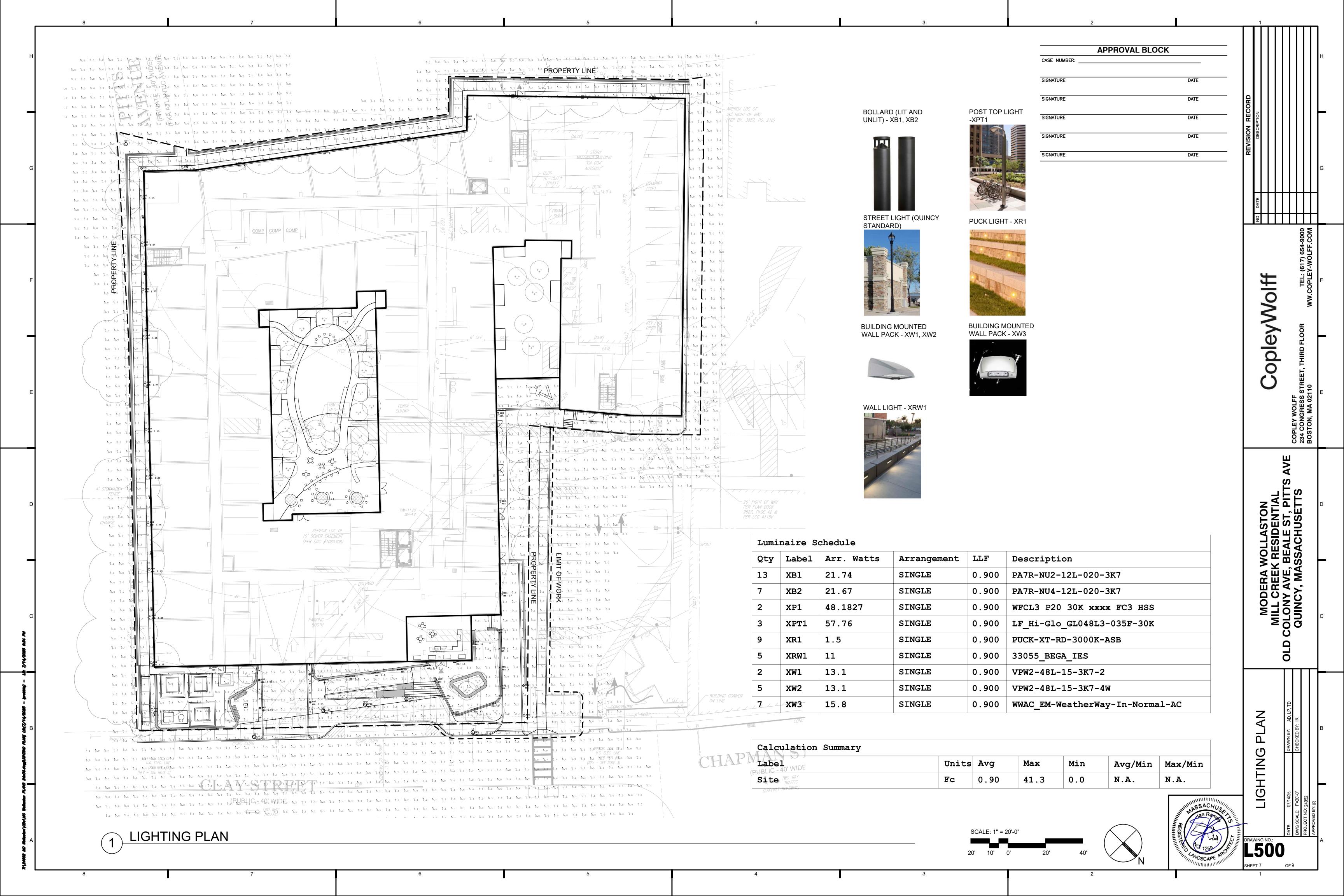


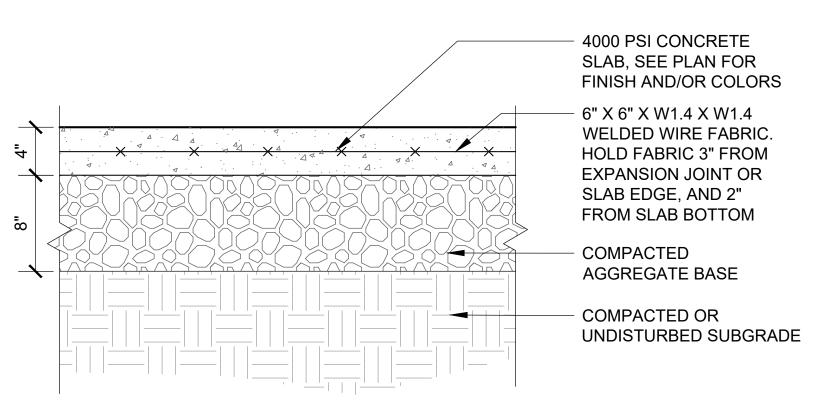












CONCRETE PEDESTRIAN PAVEMENT

1. SHOP DRAWINGS REQUIRED PRIOR TO INSTALLATION.

### 2. CURB TO CURB JOINTS TO BE $\frac{3}{8}$ " MORTAR AND TO MATCH COLOR OF GRANITE CURB PLANTING SOIL MIX GRANITE CURB, THERMAL FINISH ADJACENT PAVING, SEE MATERIAL PLANS EXPANSION JOINT AND **WATERPROOF SEALANT** - COMPACTED AGGREGATE BASE COMPACTED OR UNDISTURBED SUBGRADE

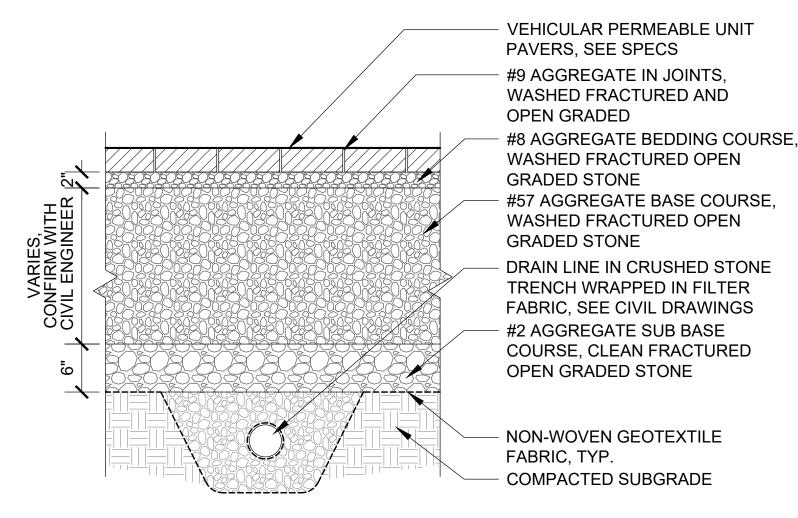
PERMEABLE UNIT PAVERS. SEE SPECS #9 AGGREGATE IN JOINTS, WASHED FRACTURED AND OPEN GRADED #8 AGGREGATE BEDDING COURSE, WASHED FRACTURED OPEN **GRADED STONE** #57 AGGREGATE BASE COURSE WASHED FRACTURED OPEN **GRADED STONE** DRAIN LINE IN CRUSHED STONE TRENCH WRAPPED IN FILTER FABRIC, SEE CIVIL DRAWINGS #2 AGGREGATE SUB BASE COURSE, CLEAN FRACTURED **OPEN GRADED STONE** NON-WOVEN GEOTEXTILE

FABRIC, TYP.

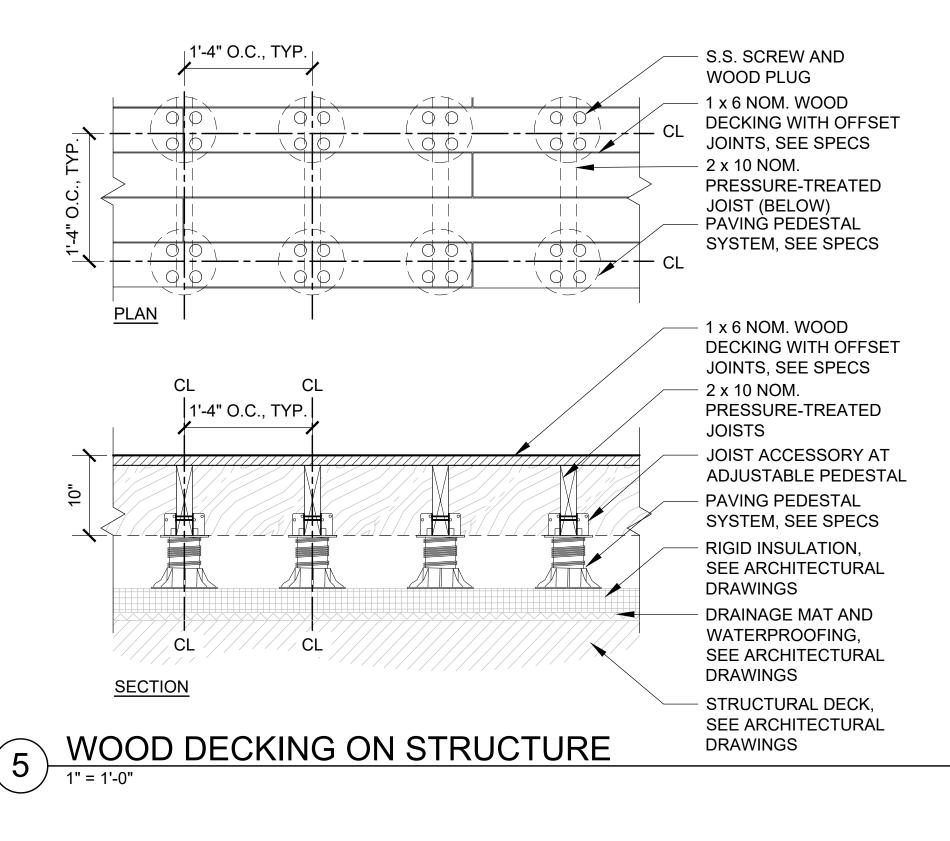
COMPACTED SUBGRADE

GRANITE PLANTING CURB
1 1/2" = 1'-0"

PEDESTRIAN PERMEABLE PAVEMENT



VEHICULAR PERMEABLE PAVEMENT



	<ol> <li>SHOP DRAWINGS REQUIRED PRIOR TO INSTALI</li> <li>PEDESTALS SHOULD BE BRACED WHEN HEIGHT PER MANUFACTURER'S RECOMMENDATIONS.</li> </ol>	
		<ul> <li>PORCELAIN TILE PAVER,</li> <li>SEE SPECS</li> <li>HEX TRAY CENTERING TAB</li> <li>HEX BACKER</li> <li>TRAY, SEE SPECS</li> </ul>
صالِّت		<ul> <li>HEX LOCK-DISK</li> <li>PEDESTAL SYSTEM,</li> <li>SEE SPECS</li> <li>RIGID INSULATION, SEE</li> <li>ARCHITECTURAL DRAWINGS</li> </ul>
<		<ul> <li>DRAINAGE MAT AND</li> <li>WATERPROOFING, SEE</li> <li>ARCHITECTURAL DRAWINGS</li> <li>STRUCTURAL DECK, SEE</li> </ul>

PORCELAIN PAVERS ON STRUCTURE



VERTICAL WOOD SLAT FENCE AT ELECTRICAL UTILITY YARD (5' HT)



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HORIZONTAL WOOD SLAT FENCE AT EASTERN PROPERTY LINE (5' HT)

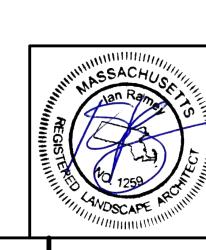


(8)

CABLE RAIL AT UPPER TERRACE (42" HT)



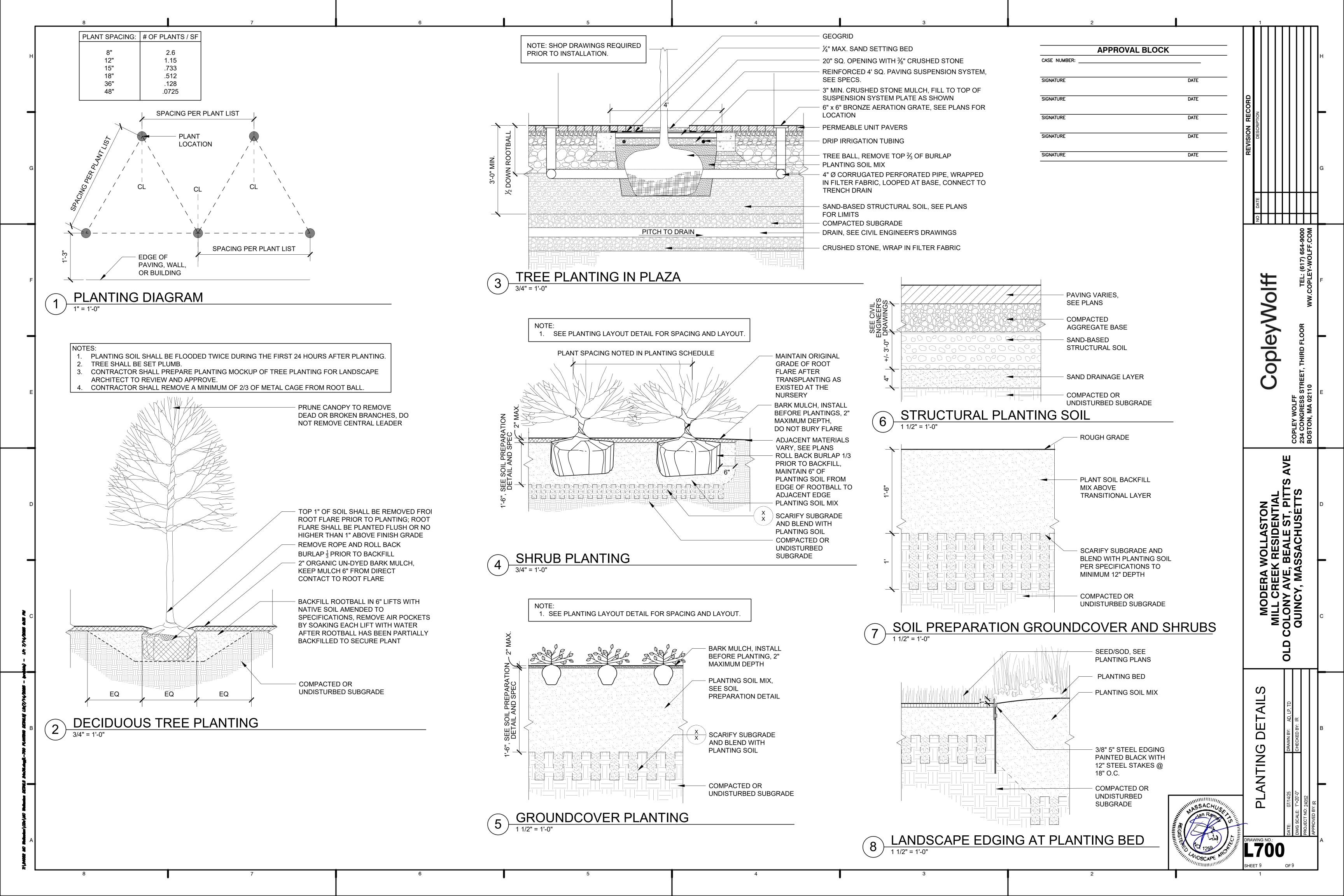
ORNAMENTAL METAL PICKET AT DOG AREA (4' HT) AND SOUTHERN PROPERTY LINE (5' HT)

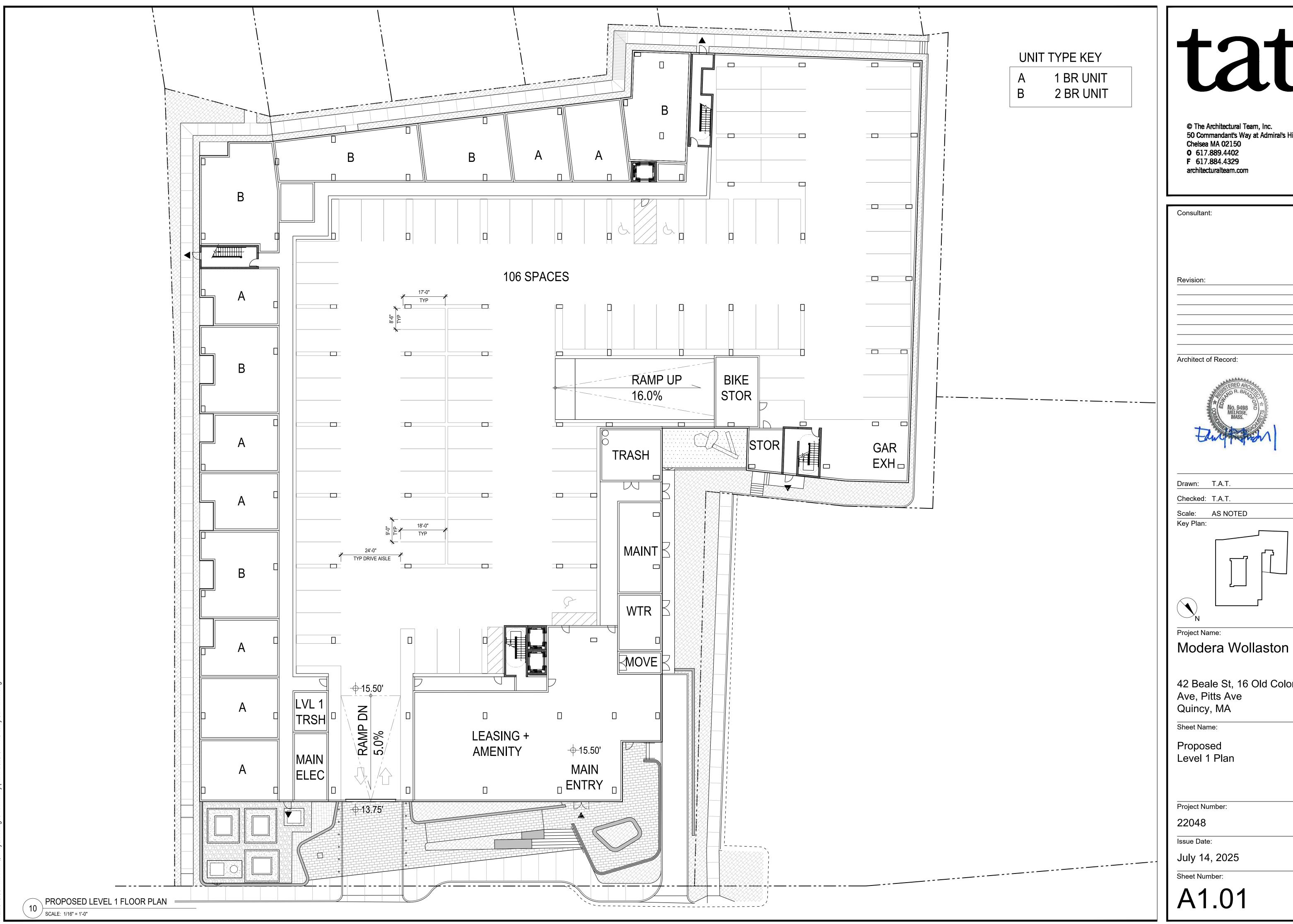


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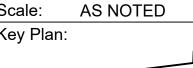


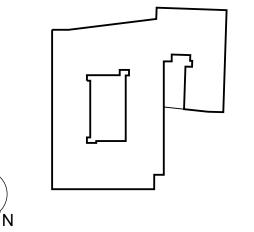
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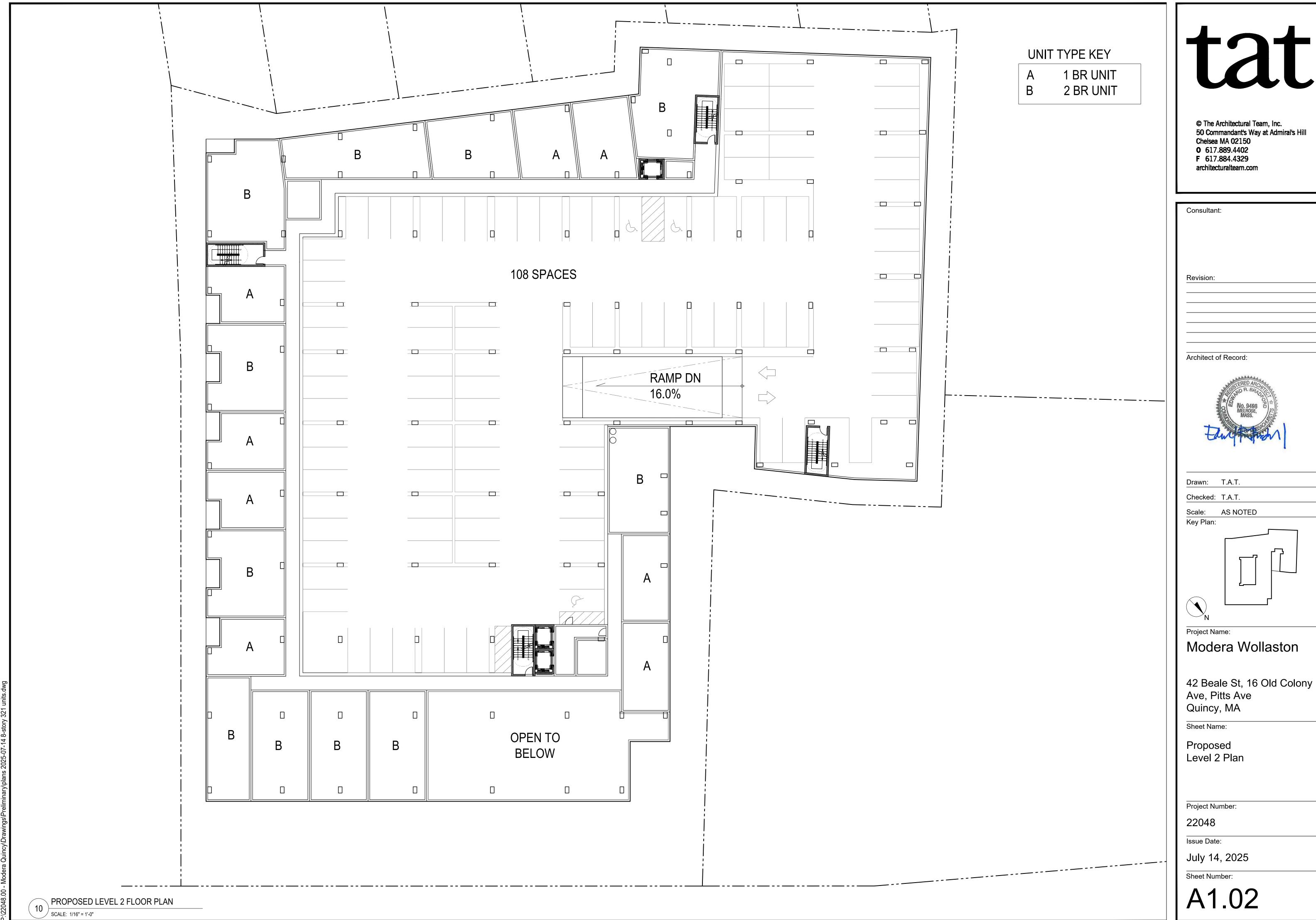


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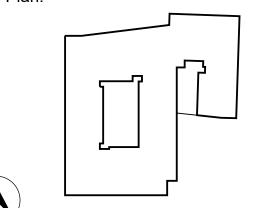
42 Beale St, 16 Old Colony

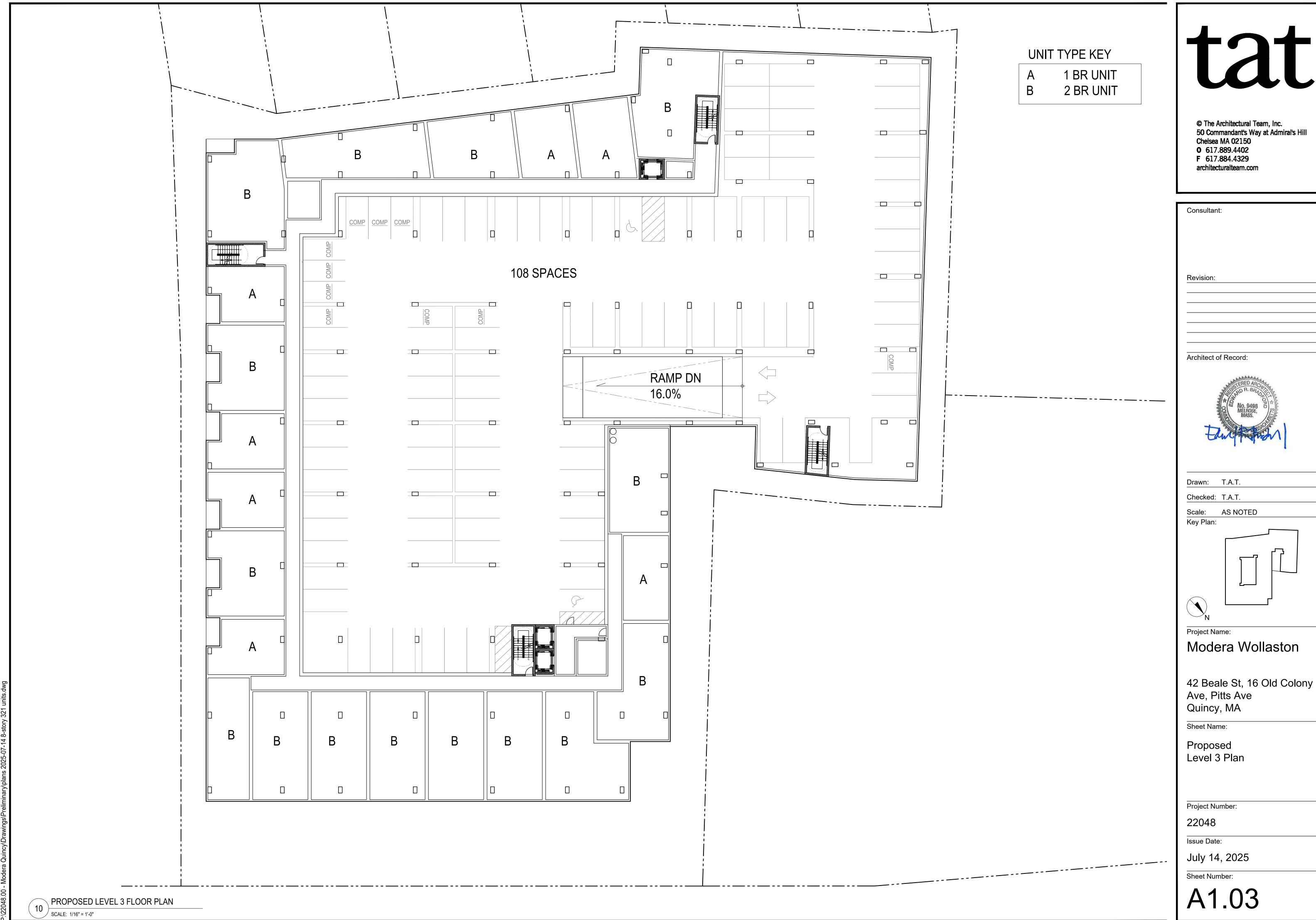


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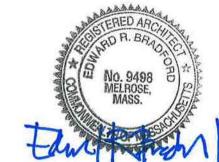
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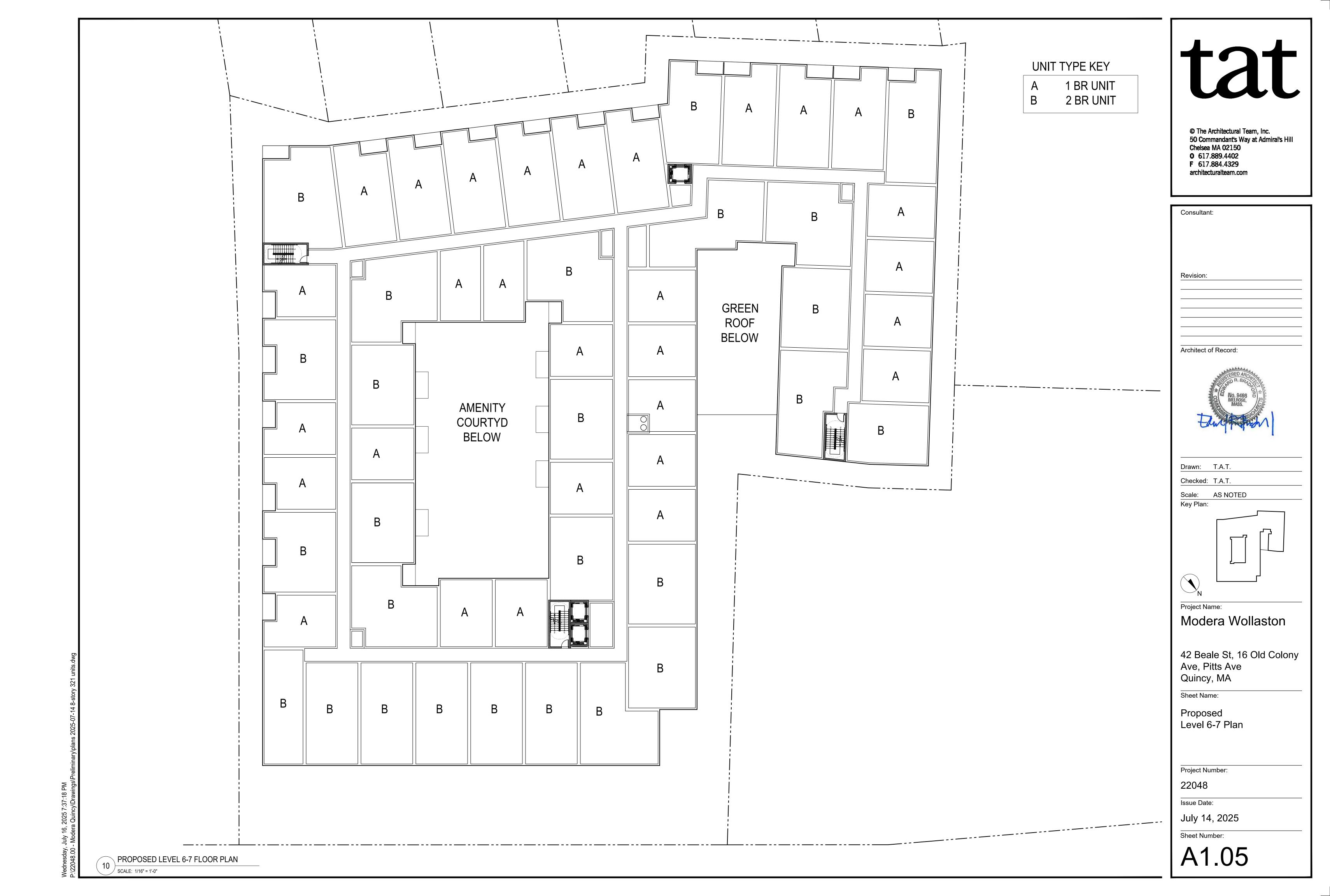


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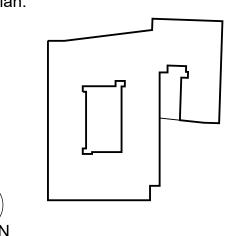




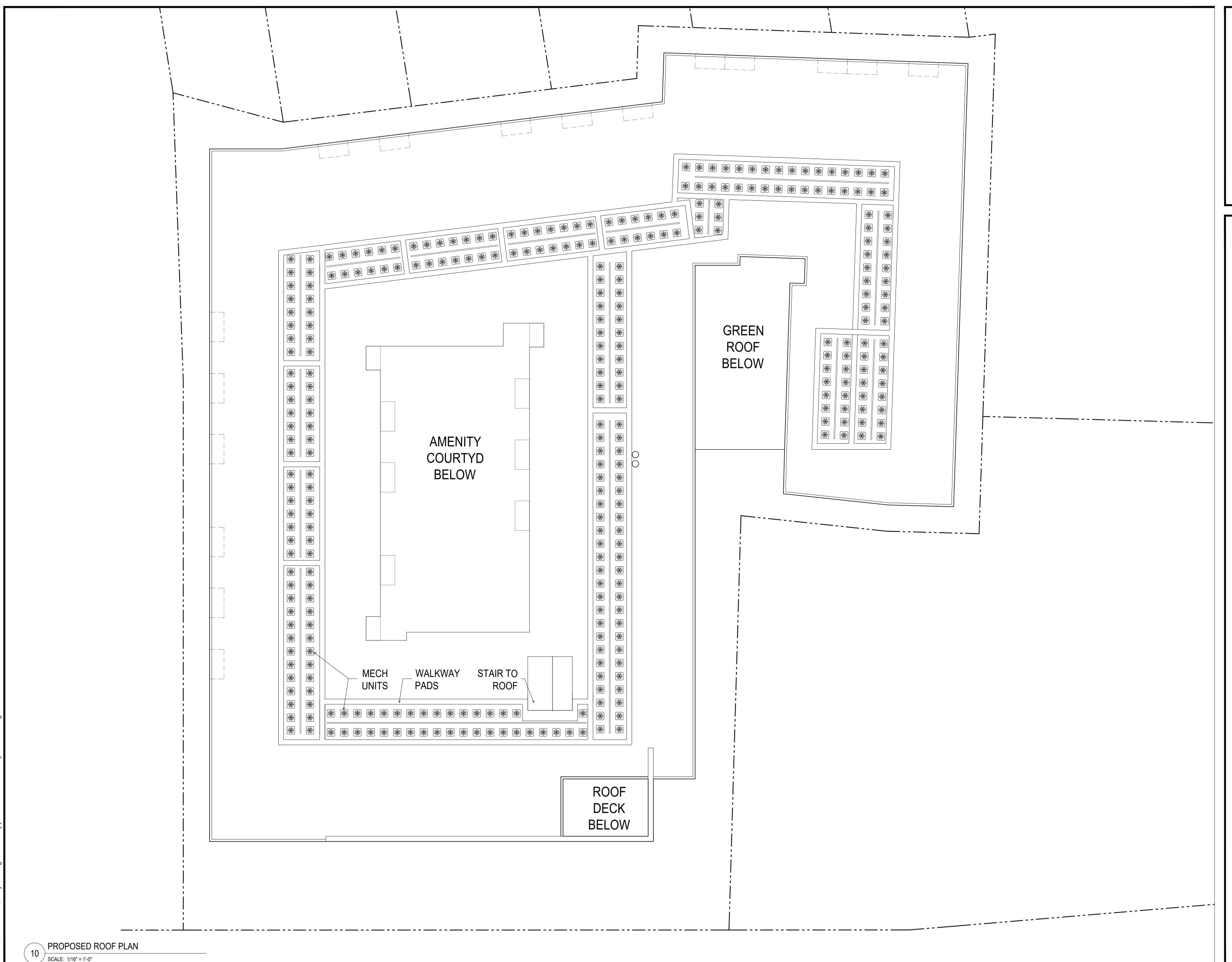
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42 Beale St, 16 Old Colony



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Key Plan:

Project Name:

Modera Wollaston

42 Beale St, 16 Old Colony Ave, Pitts Ave Quincy, MA

Sheet Name:

Proposed Roof Plan

Project Number:

22048

Issue Date:

July 14, 2025

Sheet Number:

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Project Name:

Modera Wollaston

42 Beale St, 16 Old Colony Ave, Pitts Ave Quincy, MA

Sheet Name:

Proposed Elevations

Project Number:

22048

Issue Date:

July 14, 2025

Sheet Number:

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SCALE: 1/16" = 1'-0"

SOUTH WEST ELEVATION

SCALE: 1/16" = 1'-0"

### CEMENT FIBER PANEL CEMENT FIBER PANEL W/ BATTENS CEMENT FIBER PANEL - METAL RAILING ROOF EL: 99.50' FINISH CLG EL: 96.33' LEVEL 6 EL: 87.83' LEVEL 5 EL: 56.83' LEVEL 4 EL: 46.50' LEVEL 3 EL: 35.83' LEVEL 2 EL: 25.67' METAL SCREENS CEMENT FIBER PANEL CEMENT FIBER PANEL CEMENT FIBER PANEL LEVEL 1 EL: 15.50'

CEMENT FIBER PANEL CEMENT FIBER PANEL W/ BATTENS ROOF EL: 99.50' AVG GRADE EL: 14.56' METAL SCREENS CEMENT FIBER PANEL LEVEL 1 EL: 15.50'



NORTH WEST ELEVATION

SCALE: 1/16" = 1'-0"

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Proposed Elevations

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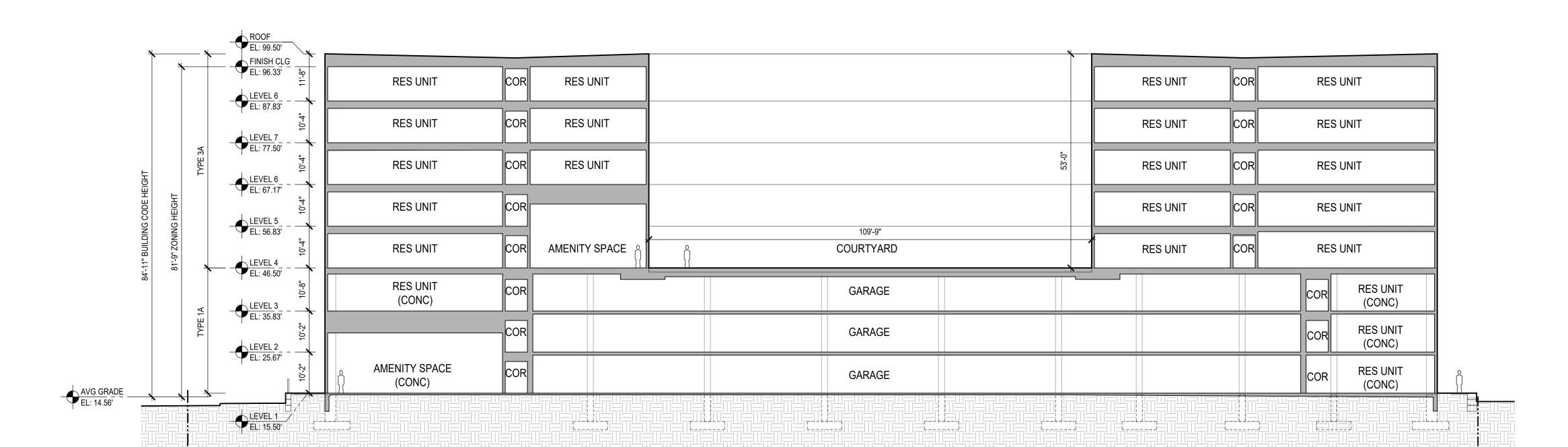
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Issue Date:

July 14, 2025

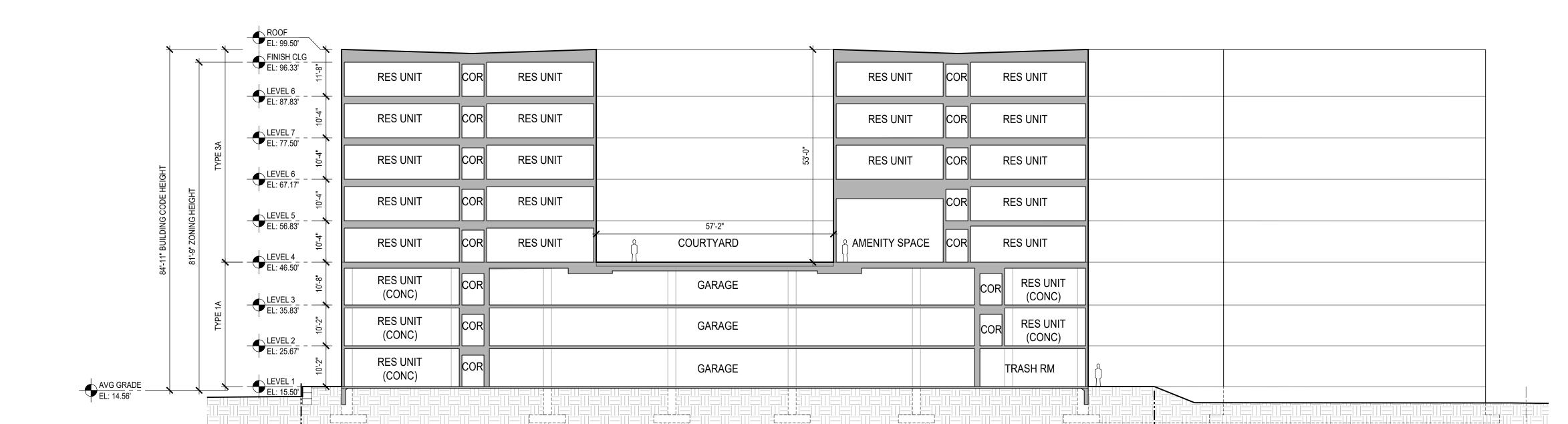
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BUILDING SECTION B

SCALE: 1/16" = 1'-0"



BUILDING SECTION A

SCALE: 1/16" = 1'-0"

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Project Name:

Modera Wollaston

42 Beale St, 16 Old Colony Ave, Pitts Ave Quincy, MA

Sheet Name:

Proposed
Building Sections

Project Number:

22048

Issue Date:

July 14, 2025

Sheet Number:

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