

SWITCH HOUSE LOFTS

44 Allen St, Braintree, MA 02184



SCHEMATIC DESIGN PERMIT REVIEW SET REVISION ONE CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURE SEPTEMBER 29, 2021

RESERVED FOR REGISTRY USE

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JAMES PEARSON, PE 50675 _____ DATE _____

ZONING INFORMATION

MAP/LOT: ASSESSOR'S MAP 3004 PARCEL 7, 8, 9 AND 11

OWNERS: TOWN OF BRAINTREE
44 ALLEN STREET STREET
BRAINTREE, MA
(ASSESSOR'S MAP 3004 PARCEL 7, 8, 9)

GEORGE P. WILLIAMS
4 ALLEN STREET
BRAINTREE, MA
(ASSESSOR'S MAP 3004 PARCEL 11)

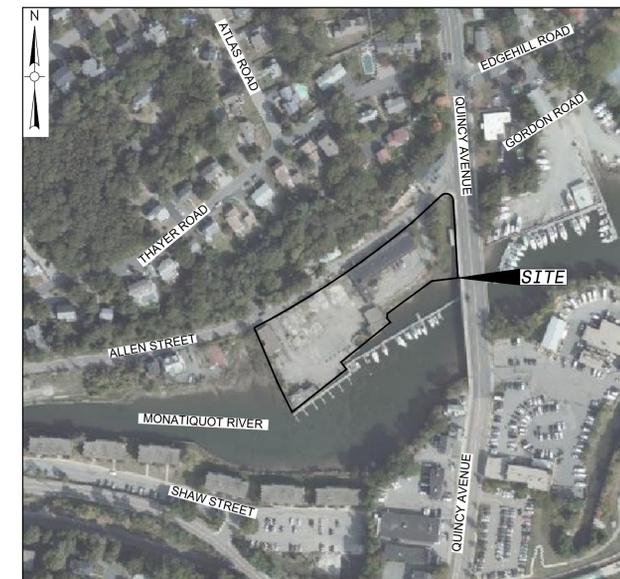
ZONING DISTRICT: BRAINTREE-WEYMOUTH LANDING DISTRICT (BWLD)

EXISTING USAGE: BRAINTREE ELECTRIC LIGHT DEPARTMENT (BELD)

PROPOSED USAGE: MULTI-UNIT RESIDENTIAL

Set 1 of 2

GENERAL							
G.00	COVER		X	X	X	X	
CIVIL							
C001	ABBREVIATIONS, NOTES, AND LEGEND		X	X	X		
VF101	EXISTING CONDITIONS PLAN		X	X	X	X	
CD100	SITE DEMOLITION PLAN		X	X	X		
C100	SITE PREPARATION & EROSION & SEDIMENT CONTROL PLAN		X	X	X		
C101	LAYOUT AND MATERIALS PLAN		X	X	X	X	
C102	UTILITY PLAN		X	X	X	X	
C103	GRADING AND DRAINAGE PLAN		X	X	X	X	
C104	LIGHTING PLAN		X	X	X		
C105	LIGHTING DETAILS		X	X	X		
C500	DETAILS		X	X	X		
C501	DETAILS		X	X	X		
C502	DETAILS		X	X	X		
C503	DETAILS		X	X	X		
C504	DETAILS		X	X	X		
C505	DETAILS		X	X	X		
C506	DETAILS		X	X	X		
LANDSCAPE							
L0.1	RENDERED PLAN		X	X	X		
L1.1	MATERIALS PLAN		X	X	X	X	
L1.1A	ALTERNATIVE LANDSCAPE PLAN W/O ADJACENT PARCEL		X				
L4.1	PLANTING PLAN		X	X	X	X	



LOCUS MAP

SCALE: 1"=200'



USGS LOCUS MAP

PROJECT
SWITCH HOUSE LOFTS

4 and 44 Allen St
Braintree, MA 02184

CO-DEVELOPERS

WinnDevelopment

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PERMITTING, ENVIRONMENTAL & CIVIL ENGINEERING
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SD PERMIT REVIEW SET
TITLE REVISION 1 (9/29/21)

G.00
COVER SHEET

PROJECT NO. ENG21-0142

DRAWN BY REB

CHECKED BY JIP

SCALE AS SHOWN

DATE SEPTEMBER 29, 2021

DRAWING NO.

SCHEMATIC DESIGN SET - NOT FOR CONSTRUCTION

GENERAL NOTES

- TOPOGRAPHICAL INFORMATION BASED UPON SURVEY PERFORMED BY WESTON & SAMPSON ENGINEERS, INC. ON MARCH 19, 2021.
- REFER TO EXISTING CONDITIONS FOR SURVEY LEGEND. ALL BIDDERS ARE REQUIRED TO INSPECT THE PROJECT SITE IN ITS ENTIRETY PRIOR TO SUBMITTING THEIR BID, AND BECOME FAMILIAR WITH ALL CONDITIONS AS THEY MAY AFFECT THEIR BID. CONTRACTOR AND SUB-CONTRACTOR SHALL BE FAMILIAR WITH ALL DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING THE CONSTRUCTION.
- LOCATIONS OF ANY UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF SUCH UTILITIES, PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES AND FOR OBTAINING ALL REQUIRED PERMITS AND PAYING ALL REQUIRED FEES. IN ACCORDANCE WITH M.G.L. CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS, CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO EXCAVATION.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY OWNER AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS TO DETERMINE THE EXTENT OF EXCAVATION AND DEMOLITION REQUIRED TO RECEIVE SITE IMPROVEMENTS.
- ANY DISCREPANCIES OR CONFLICTS BETWEEN THE DRAWINGS AND EXISTING CONDITIONS, EXISTING CONDITIONS TO REMAIN, TEMPORARY CONSTRUCTION, PERMANENT CONSTRUCTION AND WORK OF ADJACENT CONTRACTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING. ITEMS ENCOUNTERED IN AREAS OF EXCAVATION THAT ARE NOT INDICATED ON THE DRAWINGS, BUT ARE VISIBLE ON SURFACE, SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
- ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR ON "AS-BUILT" DRAWINGS.
- ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS OUTSIDE THE PROJECT LIMITS, SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST AND TO THE SATISFACTION OF THE OWNER.
- ALL WORK SHOWN ON THE PLANS AS BOLD SHALL REPRESENT PROPOSED WORK. THE TERM "PROPOSED (PROP)" INDICATES WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET (R&R)", OR REMOVE, RELOCATE, RESET, (R,R&R).
- ALL KNOWN EXISTING STATE, COUNTY AND TOWN LOCATION LINES AND PRIVATE PROPERTY LINES HAVE BEEN ESTABLISHED FROM AVAILABLE INFORMATION AND ARE INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT HIS EMPLOYEES, AS WELL AS PUBLIC USERS FROM INJURY DURING THE ENTIRE CONSTRUCTION PERIOD USING ALL NECESSARY SAFEGUARDS, INCLUDING BUT NOT LIMITED TO, THE ERECTION OF TEMPORARY WALKS, STRUCTURES, PROTECTIVE BARRIERS, COVERING, OR FENCES AS NEEDED.
- THE CONTRACTOR SHALL SUPPLY THE OWNER WITH THE NAME OF THE OSHA "COMPETENT PERSON" PRIOR TO CONSTRUCTION.
- FILLING OF EXCAVATED AREAS SHALL NOT TAKE PLACE WITHOUT THE PRESENCE OR PERMISSION OF THE OWNER.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. NO STOCKPILING OF MATERIAL, EQUIPMENT OR VEHICULAR TRAFFIC SHALL BE ALLOWED WITHIN THE DRIP LINE OF TREES TO REMAIN. NO GUYS SHALL BE ATTACHED TO ANY TREE TO REMAIN. WHEN NECESSARY OR AS DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS FOR THE PROTECTION OF EXISTING TREES DURING CONSTRUCTION.
- TREES AND SHRUBS WITHIN THE LIMITS OF WORK SHALL BE REMOVED ONLY UPON THE APPROVAL OF THE ENGINEER OR AS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL CALL DIGSAFE AT 1-888-344-7233 AT LEAST 72 HOURS, SATURDAYS, AND HOLIDAYS EXCLUDED, PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER PRIOR TO EXCAVATION.
- NO FILLING SHALL OCCUR AROUND EXISTING TREES TO REMAIN WITHOUT THE APPROVAL OF THE OWNER OR OWNER REPRESENTATIVE.
- THE CONTRACTOR SHALL REMOVE ALL SURFACE VEGETATION PRIOR TO GRADING THE SITE. STUMPS SHALL BE STOCKPILED ON SITE FOR DISPOSAL BY THE GC. TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE DRAWINGS (INCLUDING SILT FENCE, STRAIN WATTLES, OR SILT SOCKS) SHALL BE INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE TEMPORARY EROSION CONTROL MEASURES THROUGHOUT THE PROJECT WHICH COST SHALL BE INCIDENTAL TO THE PROJECT.
- ALL UNSUITABLE UNCONTAMINATED EXCESS SOIL FROM CONSTRUCTION ACTIVITIES SHALL BE STOCKPILED ON SITE, AS DIRECTED BY THE OWNER, AT NO ADDITIONAL COST TO THE OWNER. REMOVAL ACTIVITIES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS AT NO ADDITIONAL COST TO THE OWNER. SUITABLE SOIL EXCAVATION AS PART OF THE PROJECT MUST MEET ONE OR MORE OF THE MATERIAL REQUIREMENTS SPECIFIED IN THE GEOTECHNICAL REPORT. ON-SITE FILL MATERIALS, WHICH DO NOT CONFORM TO THE GEOTECHNICAL REPORT, SHALL NOT BE USED. IF THE CONTRACTOR PROPOSES TO USE THE EXISTING FILL ON SITE BELOW PAVEMENT AREAS, HE MUST DEMONSTRATE THAT THE FILL MEETS THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. ALL EXCAVATED FILL MATERIAL WHICH DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT NO ADDITIONAL COST.
- CONTRACTOR IS RESPONSIBLE FOR STAKING CONSTRUCTION BASELINES IN FIELD. NO CONSTRUCTION WILL BE PERFORMED WITHOUT THE PROPOSED BASELINES AND LAYOUTS APPROVED BY THE ENGINEER.
- NO FILL SHALL CONTAIN HAZARDOUS MATERIALS.
- CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AROUND PERIMETER OF WORK AREA (LIMIT OF WORK). FENCE SHALL NOT IMPEDE TRAVEL WAYS.
- ANY QUANTITIES SHOWN ON PLANS ARE FOR COMPARATIVE BIDDING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE PROJECT SITE TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO SUBMITTING BID.
- ALL EXISTING DRAINAGE FACILITIES TO REMAIN SHALL BE MAINTAINED FREE OF DEBRIS, SOIL, SEDIMENT, AND FOREIGN MATERIAL AND OPERATIONAL THROUGHOUT THE LIFE OF THE CONTRACT. REMOVE ALL SOIL, SEDIMENT, DEBRIS AND FOREIGN MATERIAL FROM ALL DRAINAGE STRUCTURES, INCLUDING BUT NOT LIMITED TO, DRAINAGE INLETS, MANHOLES AND CATCH BASINS WITHIN THE LIMIT OF WORK AND DRAINAGE STRUCTURES OUTSIDE THE LIMIT OF WORK THAT ARE IMPACTED BY THE WORK FOR THE ENTIRE DURATION OF CONSTRUCTION.
- CONTRACTOR'S STAGING AREA MUST BE WITHIN THE CONTRACT LIMIT LINE AND IN AREAS APPROVED BY OWNER. ANY OTHER AREAS THAT THE CONTRACTOR MAY WISH TO USE FOR STAGING MUST BE COORDINATED WITH THE OWNER.
- THE CONTRACTOR SHALL KEEP ALL STREETS, PARKING LOTS AND WALKS THAT ARE NOT RESTRICTED FROM PUBLIC USE DURING CONSTRUCTION BROOK CLEAN AT ALL TIMES. THE CONTRACTOR SHALL USE ACCEPTABLE METHODS AND MATERIALS TO MAINTAIN ADEQUATE DUST CONTROL THROUGHOUT CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER.
- CONTRACTOR SHALL DEWATER AS NECESSARY TO PERFORM THE PROPOSED WORK. CONTRACTOR SHALL BE AWARE OF PERCHED GROUNDWATER. (SEE GEOTECHNICAL REPORT).
- THE LIMIT OF WORK SHALL BE DELINEATED IN THE FIELD PRIOR TO THE START OF SITE CLEARING OR CONSTRUCTION.
- DEEP SUMP CATCH BASINS AND STORMWATER BASIN SHALL BE CLEANED FOLLOWING CONSTRUCTION AND SHALL FOLLOW THE OPERATION AND MAINTENANCE PLAN THEREAFTER.
- HAULING OF EARTH MATERIALS TO AND FROM THE SITE SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY.
- ANY BOULDERS 3 CY OR SMALLER SHALL BE CONSIDERED UNDOCUMENTED FILL AND SHALL BE DISPOSED OF AT NO ADDITIONAL COST TO THE OWNER.
- WORK ON SATURDAYS SHALL ONLY BE CONDUCTED IF PRIOR WRITTEN PERMISSION IS PROVIDED BY THE TOWN.
- THE TERM "AS DIRECTED" AS USED IN THE CONTRACT DRAWINGS SHALL BE REPLACED WITH "AS REQUIRED".

EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PUT INTO PLACE PRIOR TO BEGINNING ANY CONSTRUCTION OR DEMOLITION. REFER TO PLAN FOR APPROXIMATE LOCATION OF EROSION AND SEDIMENT CONTROL. REFER TO SPECS AND DETAILS FOR TYPE OF EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL MEET ALL OF THE STATE OF MASSACHUSETTS D.E.P. AND THE TOWN OF BRAINTREE WETLAND ORDINANCE REGULATIONS FOR SEDIMENT AND EROSION CONTROL.
- EXCAVATED MATERIAL STOCKPILED ON THE SITE SHALL BE SURROUNDED BY A RING OF UNBROKEN SEDIMENT AND EROSION CONTROL FENCE. THE LIMITS OF ALL GRADING AND DISTURBANCE SHALL BE KEPT TO A MINIMUM WITHIN THE APPROVED AREA OF CONSTRUCTION. ALL AREAS OUTSIDE OF THE LIMIT OF CONTRACT SHALL REMAIN TOTALLY UNDISTURBED UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
- ALL CATCH BASINS AND DRAIN GRATES WITHIN LIMIT OF CONTRACT SHALL BE PROTECTED WITH FILTER FABRIC DURING THE ENTIRE DURATION OF CONSTRUCTION.
- EROSION CONTROL BARRIERS TO BE INSTALLED AT THE TOE OF SLOPES. SEE SITE PREPARATION PLAN, NOTES, DETAILS AND SPECIFICATIONS.
- ANY AREA OUTSIDE THE PROJECT LIMIT THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.
- ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC/Private ROADS.

DEMOLITION & SITE PREPARATION NOTES

- THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.
- THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL ALLOW ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.
- UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL (REM) SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.
- ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.
- DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF EXCAVATION AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY. AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.
- IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.
- ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
- "CLEAR AND GRUB VEGETATION" SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.
- TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.
- LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.
- THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

LAYOUT & MATERIALS NOTES

- REFER TO "BOUNDARY AND TOPOGRAPHIC SURVEY" PLAN BY WESTON & SAMPSON ENGINEERS, INC. FOR SURVEY INFORMATION (SHEET 1 OF 1).
- COORDINATE ALL LAYOUT ACTIVITIES WITH THE SCOPE OF WORK CALLED FOR BY DEMOLITION, GRADING AND UTILITIES OPERATIONS ENCOMPASSED BY THIS CONTRACT. SET, PROTECT AND REPLACE REFERENCE STAKES AS NECESSARY OR AS REQUIRED BY THE OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE PERFORMED BY CONTRACTOR UNLESS SPECIFICALLY INDICATED THAT THE WORK WILL BE PERFORMED "BY OTHERS".
- TO FACILITATE LAYOUT OF PROPOSED SITE FEATURES AND FACILITIES, LAYOUT INFORMATION FOR CERTAIN FUTURE WORK, WHICH IS NOT INCLUDED WITHIN THE SCOPE OF THIS CONTRACT HAS BEEN PROVIDED ON THE LAYOUT AND MATERIALS PLAN FOR INFORMATION ONLY. THE LAYOUT OF SITE AMENITIES AND FENCES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. SOME ITEMS ARE "NOT IN CONTRACT" (NIC) AND SHOWN FOR REFERENCE ONLY.
- THE LAYOUT OF SITE AMENITIES AND FENCES MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE LAYOUT OF ALL NEW PATHWAYS / WALKWAYS AND THE GRADING OF ALL SLOPES AND CROSS SLOPES SHALL CONFORM TO THE COMMONWEALTH OF MASSACHUSETTS RULES AND REGULATIONS FOR HANDICAP ACCESS CMR 821, AND THE AMERICANS WITH DISABILITIES ACT (ADA), TITLE 3. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE REQUIRED.
- ALL LAYOUT LINES, OFFSETS, OR REFERENCES TO LOCATING OBJECTS ARE EITHER PARALLEL OR PERPENDICULAR UNLESS OTHERWISE DESIGNATED WITH ANGLE OFFSETS NOTED.
- ALL PROPOSED SITE FEATURES SHALL BE LAID OUT AND STAKED FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION. ANY REQUIRED ADJUSTMENTS TO THE LAYOUT SHALL BE UNDERTAKEN AS REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
- ALL PROPOSED PAVEMENTS SHALL MEET THE LINE AND GRADE OF EXISTING ADJACENT PAVEMENT SURFACES AND SHALL BE TREATED WITH AN RS-1 TACK COAT AT POINT OF CONNECTION. ALL PATHWAY WIDTHS SHALL BE AS NOTED ON THE LAYOUT AND MATERIALS PLAN.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASUREMENT OF ALL PROPOSED FENCES AND GATES.
- THE DEPTH OF LOAM BORROW FOR ALL PROPOSED LAWN AREAS SHALL BE 6" MINIMUM. ALL DISTURBED AREAS SHALL BE RESTORED WITH LOAM AND SEED UNLESS OTHERWISE NOTED.
- ALL REFERENCES TO LOAM AND SEED (L&S) REFER TO HYDROMULCH SEEDED LAWN.
- REFER TO DETAIL DRAWINGS FOR CONSTRUCTION DETAILS.

GRADING, UTILITIES & DRAINAGE NOTES

- ALL WORK RELATING TO INSTALLATION, RENOVATION OR MODIFICATION OF WATER, DRAINAGE AND/OR SEWER SERVICES SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS OF THE TOWN OF BRAINTREE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER.
- ALL GRADING IS TO BE SMOOTH AND CONTINUOUS WHERE PROPOSED GRAVEL SURFACE MEETS EXISTING SURFACE, BLEND THE TWO PAVEMENTS AND ELIMINATE ROUGH SPOTS AND ABRUPT GRADE CHANGES AND MEET LINE AND GRADE OF EXISTING CONDITIONS WITH NEW IMPROVEMENTS.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (1.5% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
- CONTRACTOR SHALL ENSURE ALL AREAS ARE PROPERLY PITCHED TO DRAIN, WITH NO SURFACE WATER PONDING OR PUDDLING.
- ALL NEW WALKWAYS / ACCESS PATHS MUST CONFORM TO CURRENT AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS. WALKWAYS SHALL MAINTAIN A CROSS PITCH OF NOT MORE THAN ONE AND A HALF PERCENT (1.5%) AND THE RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL) BETWEEN 1% MIN. AND 5% MAX.
- MINIMUM SLOPE ON ALL WALKWAYS WILL BE 1:100 OR 1% TO PROVIDE POSITIVE DRAINAGE. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE OWNER PRIOR TO CONTINUING WORK.
- ALL UTILITY GRATES, COVERS OR OTHER SURFACE ELEMENTS INTENDED TO BE EXPOSED AT GRADE SHALL BE FLUSH WITH THE ADJACENT FINISHED GRADE AND ADJUSTED TO PROVIDE A SMOOTH TRANSITION AT ALL EDGES.
- THE CONTRACTOR SHALL SET SUBGRADE ELEVATIONS TO ALLOW FOR POSITIVE DRAINAGE AND PROVIDE EROSION CONTROL DEVICES, STRUCTURES, MATERIALS AND CONSTRUCTION METHODS TO DIRECT SILT MIGRATION AWAY FROM DRAINAGE AND OTHER UTILITY SYSTEMS, PUBLIC/Private STREETS AND WORK AREAS. CLEAN BASINS REGULARLY AND AT THE END OF THE PROJECT.
- EXCAVATION REQUIRED WITHIN PROXIMITY OF KNOWN EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
- WHERE NEW EARTHWORK MEETS EXISTING EARTHWORK, CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDS AT ALL TOP AND BOTTOM OF SLOPES.
- WHERE A SPECIFIC LIMIT OF WORK LINE IS NOT OBVIOUS OR IMPLIED, BLEND GRADES TO EXISTING CONDITIONS WITHIN 5 FEET OF PROPOSED CONTOURS.
- RESTORE ALL DISTURBED AREAS AND LIMITS OF ALL REMOVALS TO LOAM AND SEED (L&S) UNLESS OTHERWISE NOTED.
- SEE GEOTECHNICAL REPORT FOR SPECIFIC EXCAVATION AND FILLING PROCEDURES.
- FOR STRUCTURE REMODELING (REMOD), CONSTRUCTION METHODS SHALL FOLLOW MASSACHUSETTS DOT STANDARD SPEC. LATEST EDITION (SECTION 220)

ABBREVIATIONS

GENERAL

PROP	PROPOSED
ADJ	ADJUSTED
BLDG	BUILDING
BIT. CONC.	BITUMINOUS CONCRETE
CEM. CONC.	CEMENT CONCRETE
B	BASELINE
N.T.S.	NOT TO SCALE
B.M.	BENCHMARK
ABAN	ABANDON
MB	MAIL BOX
GRAN. CURB	GRANITE CURB
EXIST.	EXISTING
(OR EX.)	FOUNDATION
FM	FLOW LINE
F.L.	PROPERTY LINE
(OR F)	PAVEMENT
P.V.M.T	PAVED WATERWAY
P.W.W.	REINFORCED CONCRETE
PC	MASSACHUSETTS HIGHWAY BOUND
M.H.B.	REMOVE
REM	REMOVE
REMOD	REMODEL
RET	RETAIN
R.O.W.	RIGHT-OF-WAY
R&R	REMOVE AND RESET
R,R&R	REMOVE, RELOCATED AND RESET
R&S	REMOVE AND STACK
R&D	REMOVE AND DISPOSE
SB	STONE BOUND
NIC	NOT IN CONTRACT
H.C.	HANDICAP
WCR	WHEELCHAIR RAMP
FF	FINISHED FLOOR
HMA	HOT MIX ASPHALT
E.C.	GENERAL CONTRACTOR
P.C.	ELECTRICAL CONTRACTOR
S.W.E.L	PLUMBING CONTRACTOR
SWELL	SOLID WHITE EDGE LINE
SYEL	BROKEN WHITE LANE LINE
SYEL	SOLID YELLOW EDGE LINE
CLF	STONE BOUND DRILL HOLE
TEMP.	CHAIN LINK FENCE
EQ	TEMPORARY EQUIPMENT
H.C.	HANDICAP
EOP	EDGE OF PAVEMENT
PROT	PROTECT
CTE	CONNECT TO EXISTING
RL	ROUTE LEADER
L.O.W.	LIMIT OF WORK
VIF	VERIFY IN FIELD
TBM	APPROXIMATE TEMPORARY BENCHMARK
ALT.	ALTERNATE

UTILITIES

GICI	GUTTER INLET W/ CURB INLET
CB	CATCH BASIN W/ CURB INLET
CB	CATCH BASIN
C.I.T.	CHANGE IN TYPE
C.TE	CONNECT TO EXISTING
F&S	FRAME AND COVER
F&C	CURB INLET
CI	CAST IRON PIPE
CIP	CORRUGATED METAL PIPE
CMP	DUCTILE IRON PIPE
DI	GUTTER INLET
GI	ASPHALT COATED CORRUGATED METAL PIPE
ACCM PIPE	HYDRANT
HVD	INVERT ELEVATION
INV. ELEV.	UTILITY POLE
UP	SEWER MANHOLE
SMH	WATER GATE
WG	DOWN SPOUT
DS	HIGH DENSITY POLYETHYLENE PIPE
HDPE	POLYETH. CHLORIDE
PVC	REINFORCED CONCRETE PIPE
RCP	DRAIN MANHOLE
DMH	LEACHING BASIN
LB	LEACHING GALLEY
CI	CAST IRON
OCS	OUTLET CONTROL STRUCTURE
OW	WATER GATE
VC	OVERHEAD WIRE
UP	UTILITY POLE WITH LIGHT
UPLP	STORM WATER TREATMENT UNIT
SWTU	HANDHOLE
HH	GARAGE WASTE
GW	CLEANOUT
CO	LEACHING CHAMBER
LC	GATE VALVE
GV	GALVANIZED
GALV.	FURNISH & INSTALL
F&I	BELOW GRADE SURFACE
BGS	

ALIGNMENT/GRADING

BW	BOTTOM OF WALL
BC	BOTTOM OF CURB
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVC	POINT OF VERTICAL CURVATURE
PVT	POINT OF VERTICAL TANGENCY
ELEV	ELEVATION
CC	CENTER OF CURVE
H.P.	HIGH POINT
L.P.	LOW POINT
R	RADIUS OF CURVATURE
STA	STATION
S.S.D.	STOPPING SIGHT DISTANCE
TC	TOP OF CURB
TW	TOP OF WALL

EXISTING

CB	CATCH BASIN
CB CI	CATCH BASIN CURB INLET
HH	HANDHOLE (NUMBER AS NOTED)
EMH	ELECTRIC MANHOLE
TMH	TELEPHONE MANHOLE
SMH	SEWER MANHOLE
DMH	DRAINAGE MANHOLE
GG	GAS GATE
WG	WATER GATE VALVE
LP	LIGHTPOLE
D	DRAIN PIPE
S	SEWER MAIN
E	SEWER MAIN BY P.C.
C	ELECTRIC DUCT
G	TELEPHONE/COMMUNICATIONS/FIRE ALARM
W	GARAGE WASTE LINE
OHW	GARAGE WASTE LINE BY P.C.
OHV	VENTS BY P.C.
OHV	GAS MAIN
OHV	WATER MAIN
OHV	OVERHEAD WIRES

PROPOSED

CB	CATCH BASIN
CB CI	CATCH BASIN CURB INLET
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OHW	GARAGE WASTE LINE BY P.C.
OHV	VENTS BY P.C.
OHV	GAS MAIN
OHV	WATER MAIN
OHV	OVERHEAD WIRES

GENERAL SYMBOLS

EXISTING

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CB CI	CATCH BASIN CURB INLET
HH	HANDHOLE (NUMBER AS NOTED)
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OHW	GARAGE WASTE LINE BY P.C.
OHV	VENTS BY P.C.
OHV	GAS MAIN
OHV	WATER MAIN
OHV	OVERHEAD WIRES

PROJECT

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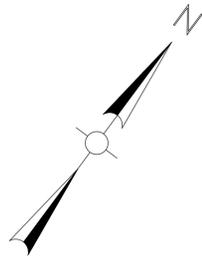
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SD PERMIT REVIEW SET
TITLE REVISION 1 (9/29/21)

C001 ABBREVIATIONS, NOTES AND LEGEND

PROJECT NO.	ENG21-0142
DRAWN BY	REB
CHECKED BY	JIP
SCHEDULED	



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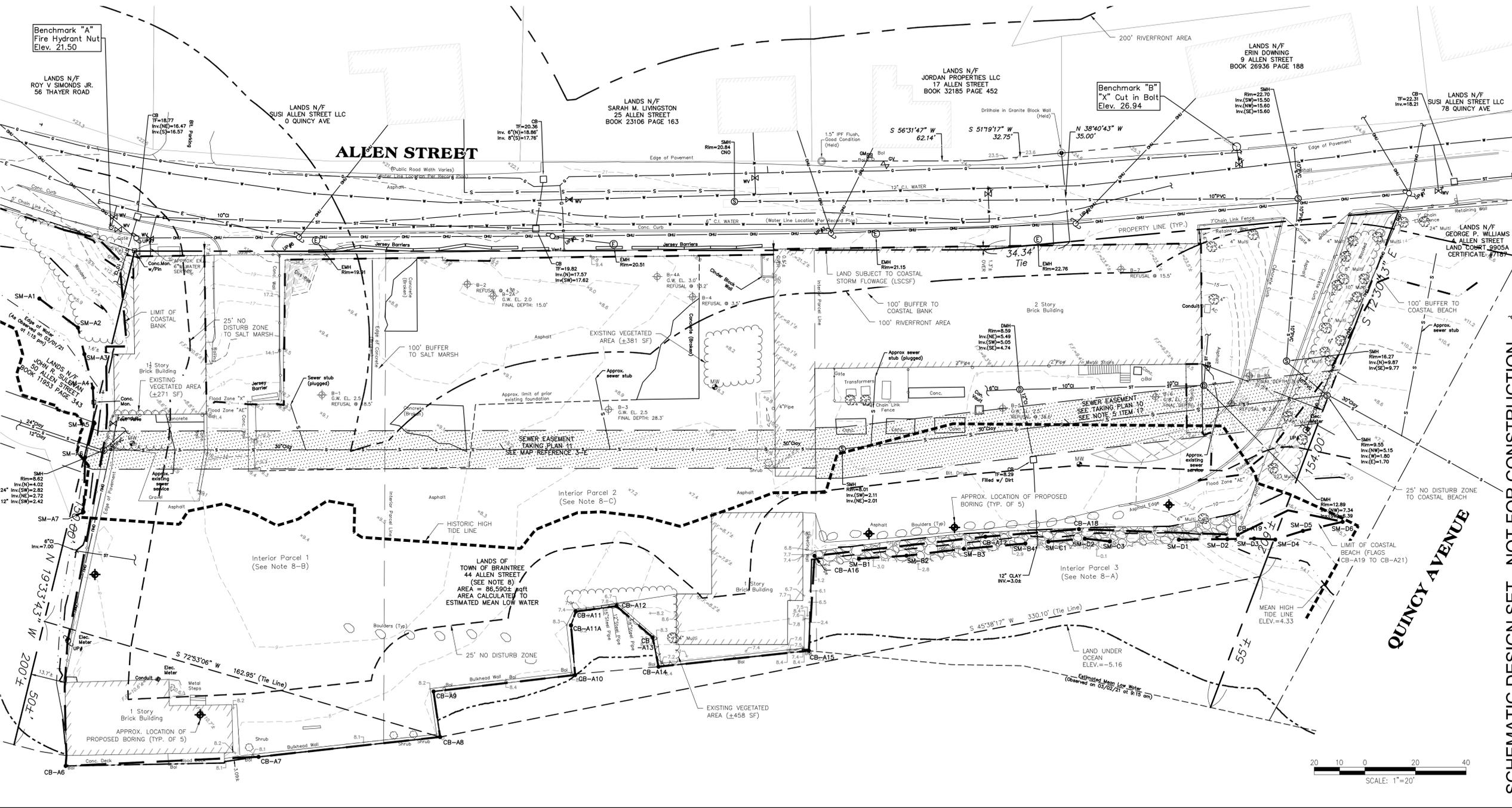
THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JAMES PEARSON, PE 50675 DATE

- NOTES:**
- BEARINGS REFER TO THE MASSACHUSETTS NAD 83 STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE).
 - ELEVATIONS REFER TO THE 1988 NORTH AMERICAN DATUM (NAVD 88).
 - REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. "LOCATION PLAN FOR POWER HOUSE OF THE BRAINTREE AND WYMOUTH ST. RAILWAY CO. EAST BRAINTREE - MASS.", BY WHITE AND WETTERBEE, CIVIL ENGINEERS, DATED JANUARY 1897, RECORDED IN VOLUME 781 PAGE 424 OF THE NORFOLK REGISTRY OF DEEDS.
 - B. "PLAN OF LAND IN BRAINTREE, SCALE 20 FEET TO AN INCH", BY HARTLEY L. WHITE, CIVIL ENGINEER, DATED NOVEMBER 1923, RECORDED AS LAND COURT PLAN 9905A IN THE NORFOLK REGISTRY OF DEEDS.
 - C. "PLAN OF LAND IN BRAINTREE, MASS.", BY HARTLEY L. WHITE, CIVIL ENGINEER, DATED FEBRUARY 1925, RECORDED IN DEED BOOK 2258 PAGE 148 OF THE NORFOLK REGISTRY OF DEEDS.
 - D. "PLAN OF LAND IN BRAINTREE, MASS.", BY H. EMERY WHITE, CIVIL ENGINEER, SCALE 1" = 40', DATED MAY 1930, RECORDED IN MAP BOOK 1904 PAGE 318 OF THE NORFOLK REGISTRY OF DEEDS.
 - E. "TOWN OF BRAINTREE, MASS., RECORD SEWER PLAN, MAIN SEWER QUINCY AVE, 727 WEST, STA. 45+17.85 TO STA. 52+45.1', SCALE 1" = 40', DATED NOVEMBER 1936, FILE NO. 3145.
 - F. "PLAN OF LAND IN BRAINTREE, MASS.", BY ERNEST W. BRANCH, INC., CE, SCALE 1" = 20', DATED MARCH 17, 1939, RECORDED AS PLAN NO. 842 OF 1946 IN PLAN BOOK 139.
 - G. "PLAN OF LAND IN BRAINTREE, NORFOLK CO., MASS.", BY SCHUYLER CLAPP COMPANY, SCALE 1" = 30', DATED NOVEMBER 9, 1944, RECORDED AS PLAN 29 OF 1945 OF THE NORFOLK REGISTRY OF DEEDS.
 - H. "PLAN OF LAND - TOWN OF BRAINTREE, ALLEN STREET, BRAINTREE, MASSACHUSETTS", BY KELLY ENGINEERING GROUP, INC., SCALE 1" = 20', DATED JUNE 26, 2017 AND SUPPLIED BY CLIENT.
 - TOWN OF BRAINTREE, MASS. TAKING FOR SEWERS, PLAN 12", BY F.A. BARBOUR, ENGINEER, SCALE 1" = 30', DATED JANUARY 1931, RECORDED IN MAP BOOK 1924 PAGE 121.

- REFERENCE IS MADE TO AN ALTA COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MARCH 4, 2021. FILE NO. NCS-1052307-BOS1
- SCHEDULE B SURVEY RELATED ITEMS:
 - Item 15: Title to and rights of others in the Weymouth Fore River and the Monaquot River.
 - Item 16: Rights of the public, federal, state and local government in or to so much of the premises as lies below the present or former high water mark of the Weymouth Fore River and the Monaquot River.
 - Item 17: Taking of easements for sewer purposes by the Town of Braintree Board of Sewer Commissioners dated March 28, 1931 and recorded in Book 1924, Page 135, as shown on plan dated January 1931 and recorded as No. 181 of 1931 in Book 1924, Page 121.
 - Item 18: Taking of easements for sewer purposes by the Town of Braintree Board of Sewer Commissioners dated March 28, 1931 and recorded in Book 1924, Page 136, as shown on plan dated January 1931 and recorded as No. 181 of 1931 in Book 1924, Page 121.
 - Item 19: License granted by the Commonwealth of Massachusetts in favor of the Braintree Electric Light Department with respect to the construction of a pump house in and over the tide waters of Weymouth Fore River dated April 25, 1952 and recorded in Book 3084, Page 394.
 - Item 20: Order of Conditions issued by the Braintree Conservation Commission, File No. 8-5, acknowledged April 16, 1974 and recorded in Book 5033, Page 328.
 - Item 21: Order of Conditions issued by the Braintree Conservation Commission, File No. 8-31, acknowledged May 28, 1975 and recorded in Book 5323, Page 505.
- THE PROPERTY IS LOCATED IN FLOOD ZONES "X" AND "AE" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP NUMBER 25021C0226F, DATED JUNE 9, 2014.

- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO WESTON & SAMPSON. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG.
- REFERENCE IS MADE TO THE FOLLOWING DEEDS:
 - A. BY VIRTUE OF EMINENT DOMAIN TAKING DATED FEBRUARY 7, 1947 AND RECORDED FEBRUARY 17, 1947 IN BOOK 2663 OF DEEDS AT PAGE 530.
 - B. BY VIRTUE OF EMINENT DOMAIN TAKING DATED AUGUST 4, 1930 AND RECORDED AUGUST 28, 1930 IN BOOK 1904 OF DEEDS AT PAGE 318, AS CONFIRMED BY DEED DATED JUNE 1, 1931 AND RECORDED JUNE 28, 1931 IN BOOK 1932 OF DEEDS AT PAGE 545.
 - C. BY VIRTUE OF A DEED FROM JOEL F. SHEPPARD DATED APRIL 25, 1892 AND RECORDED MAY 7, 1892 IN BOOK 672 OF DEEDS AT PAGE 365.
- FIELD SURVEY PERFORMED BY WESTON & SAMPSON IN MARCH, 2021.
- THE LOCATIONS OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF THESE UTILITIES AND MAY NOT SHOW ALL OF THE UTILITIES WHICH EXIST WITHIN THE PREMISES SURVEYED. CONTACT DIG-SAFE BEFORE EXCAVATION.
- PROPERTY LINES AND BUILDING LOCATIONS OF ADJUTING PARCELS WERE TAKEN FROM MASSGIS AND ARE APPROXIMATE ONLY.
- WETLAND FLAGGING WAS PERFORMED BY WESTON AND SAMPSON ON 05-25-2021. WETLAND FLAGS ARE SHOWN BASED ON A FIELD LOCATIONS BY WESTON AND SAMPSON DATED 05-25-2021.



SCHEMATIC DESIGN SET - NOT FOR CONSTRUCTION

PROJECT SWITCH HOUSE LOFTS

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SD PERMIT REVIEW SET TITLE REVISION 1 (9/29/21)

VF101 EXISTING CONDITIONS PLAN

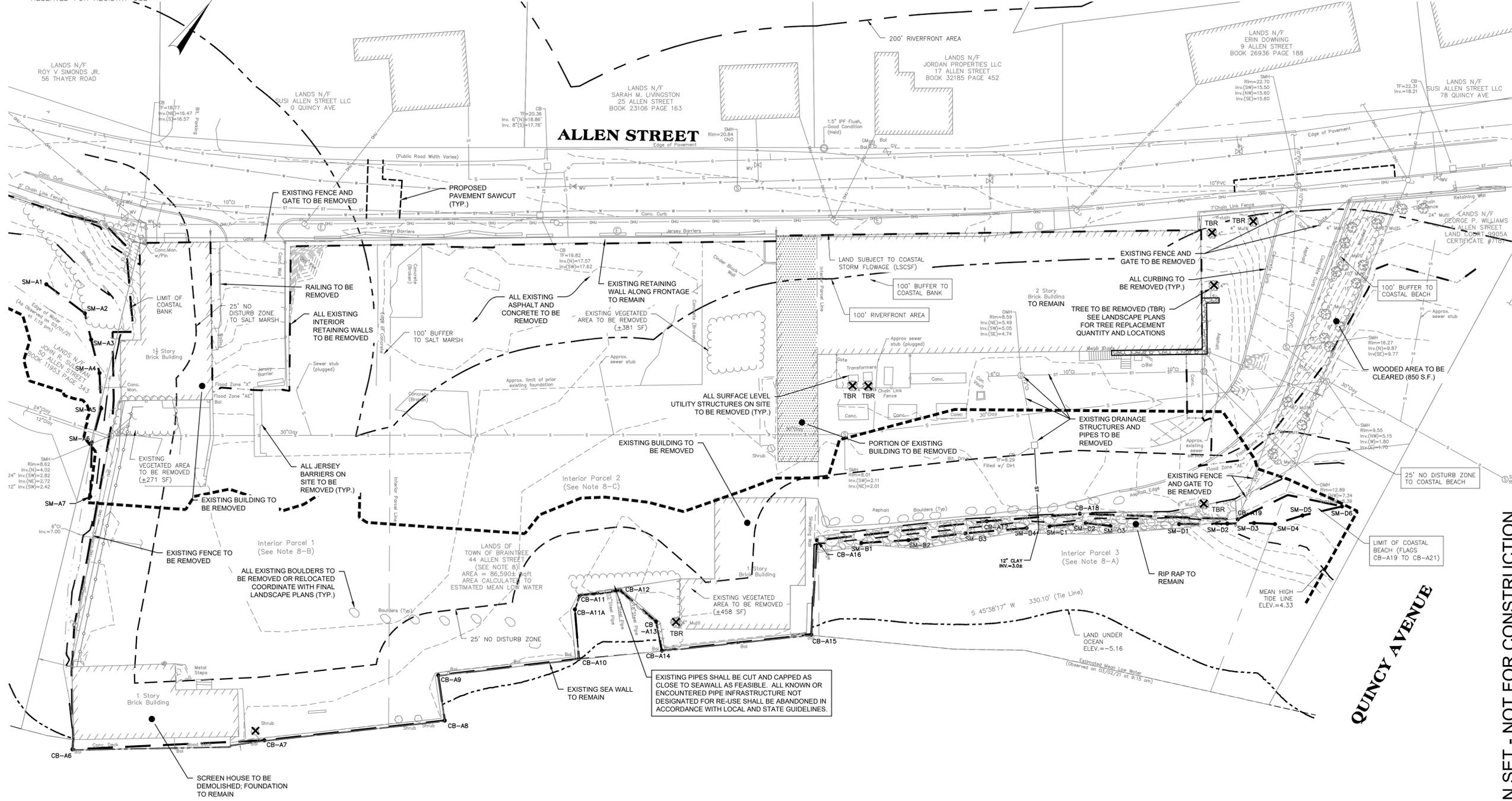
PROJECT NO. ENG21-0142
DRAWN BY REB
CHECKED BY JIP
SCALE AS SHOWN
DATE SEPTEMBER 29, 2021

DRAWING NO.

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JAMES PEARSON, PE 50675 DATE

RESERVED FOR REGISTRY USE



EXISTING PIPES SHALL BE CUT AND CAPPED AS CLOSE TO SEAWALL AS FEASIBLE. ALL KNOWN OR ENCOUNTERED PIPE INFRASTRUCTURE NOT DESIGNATED FOR RE-USE SHALL BE ABANDONED IN ACCORDANCE WITH LOCAL AND STATE GUIDELINES.



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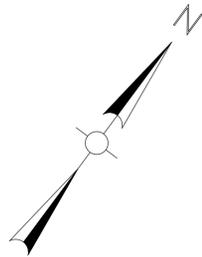
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SD PERMIT REVIEW SET
 TITLE REVISION 1 (9/29/21)

CD100
 SITE DEMOLITION PLAN

PROJECT NO. ENG21-0142
 DRAWN BY REB
 CHECKED BY JIP
 SCALE AS SHOWN
 DATE SEPTEMBER 29, 2021

DRAWING NO.



RESERVED FOR REGISTRY USE

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JAMES PEARSON, PE 50675 DATE _____

NOTES:

- ALL EXISTING PIPES TO BE ABANDONED SHALL BE FILLED WITH FLOWABLE FILL(CDF).
- ALL EXISTING UTILITIES, PIPES, STRUCTURES, OBSERVATION WELLS, ETC. SHALL BE ABANDONED AS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL SUPPLY TEMP. FENCE AS NOTED AT THE LIMIT OF WORK. CONTRACTOR SHALL ADJUST AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- SITE PERIMETER SHALL HAVE COMPOST FILTER TUBES INSTALLED AT THE LIMIT OF WORK WHERE LIMIT OF WORK EXTENDS INTO ADJACENT ROADWAYS OR PROPERTY. THE LOCATION OF COMPOST FILTER TUBES SHALL BE LOCATED AT EDGE OF ROADWAY OR PROPERTY.
- ALL EXIST UTILITIES AND DRAIN LINES WHICH ARE TO BE ABANDONED MUST BE CUT AT PROPERTY LINE AND CAPPED AND FILLED WITH CDF PER TOWN REQUIREMENTS.
- ALL UTILITIES, DRAINAGE STRUCTURES AND DRAIN LINES BELOW PROP FOOTPRINT OF BUILDINGS MUST BE REMOVED IN THEIR ENTIRETY.
- ALL VOIDS CREATED BY REMOVAL OF EXISTING ELEMENTS SHALL BE BACKFILLED WITH GRAVEL BORROW IN ACCORDANCE WITH 31 23 00.
- SAW CUTTING SHALL BE CONDUCTED ALONG THE LIMIT OF WORK AT ALLEN STREET AS NECESSARY TO INSTALL DRIVEWAYS, GRANITE CURB AND UTILITIES.
- ALL SAW CUT/ EXCAVATION IN EXISTING ROADWAYS SHALL BE RESTORED IN ACCORDANCE TO DETAIL 5 ON SHEET C504 AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL MAINTAIN ONE CONSTRUCTION ENTRANCE/PAD; CONSTRUCTION ENTRANCE SHALL BE IN ACCORDANCE WITH DETAIL 2 ON SHEET C500 THROUGHOUT ENTIRE PROJECT.
- CONTRACTOR SHALL PROVIDE FILTER TUBING AS SHOWN. CONTRACTOR SHALL ADJUST AS REQUIRED AT NO ADDITIONAL COST TO OWNER. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS NECESSARY TO COMPLETE THE WORK, EXCEPT AS NOTED.
- NO WORK SHALL BE CONDUCTED ON ADJACENT PROPERTY.

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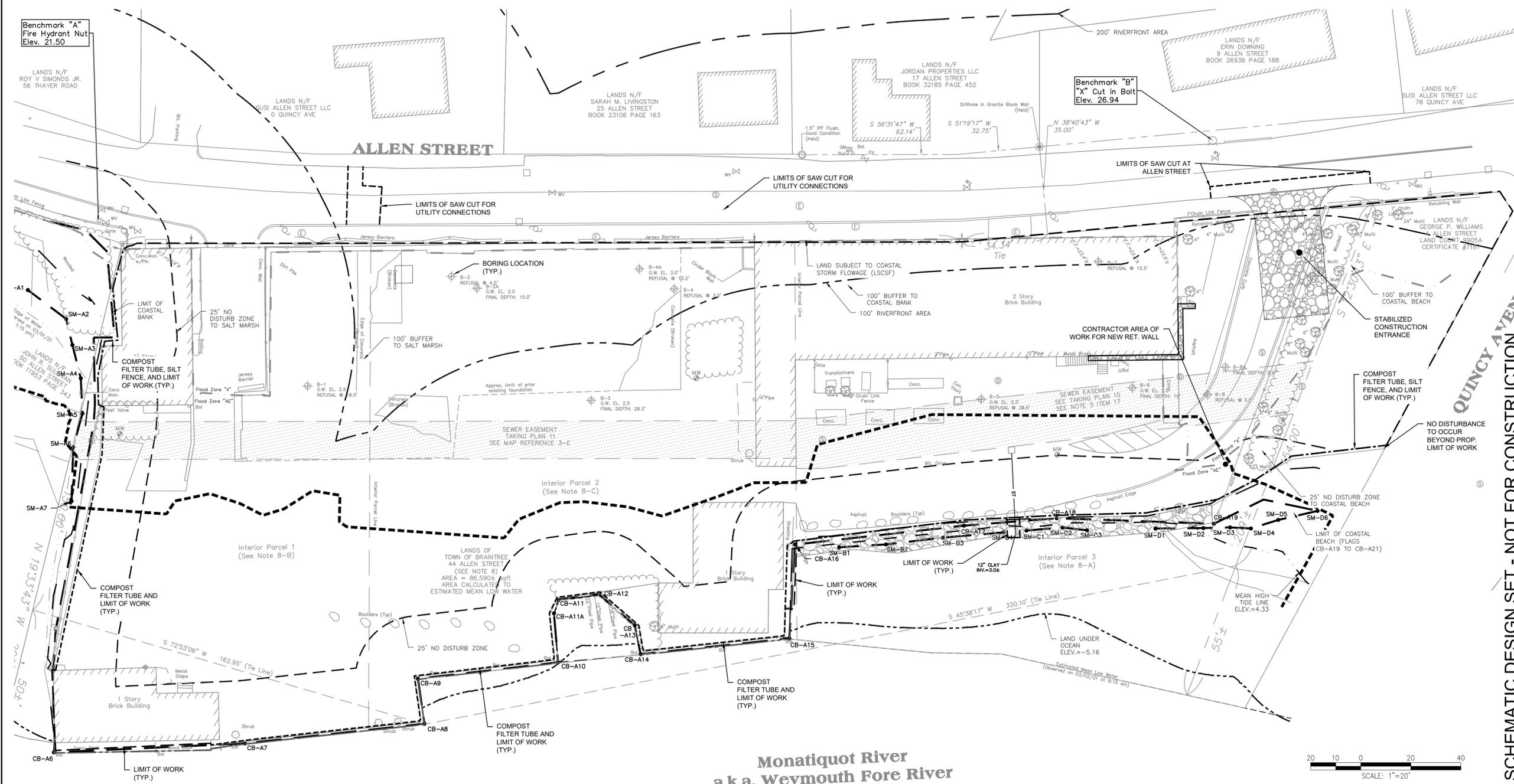
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SD PERMIT REVIEW SET
TITLE REVISION 1 (9/29/21)

C100
SITE PREPARATION & EROSION
AND SEDIMENT CONTROL PLAN

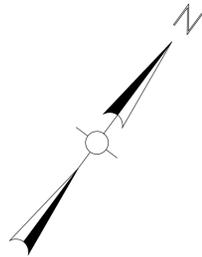
PROJECT NO. ENG21-0142
DRAWN BY REB
CHECKED BY JIP
SCALE AS SHOWN
DATE SEPTEMBER 29, 2021

DRAWING NO. _____



Monatiquot River
a.k.a. Weymouth Fore River

SCHEMATIC DESIGN SET - NOT FOR CONSTRUCTION



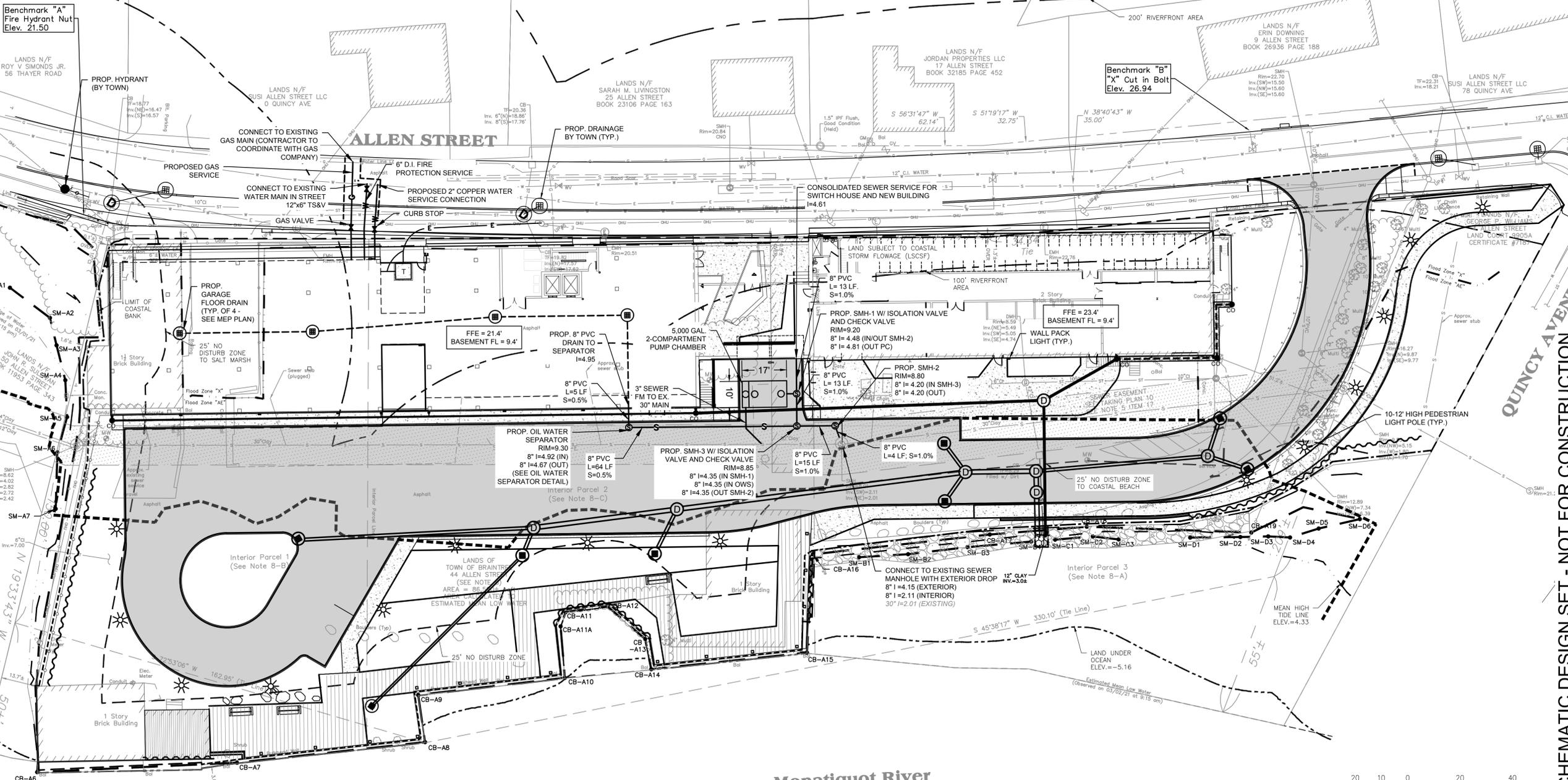
NOTES:

1. PLUMBING CONTRACTOR (P.C.) IS RESPONSIBLE FOR THE CONSTRUCTION OF THE DOMESTIC WATER LINES & SANITARY SERVICES INSIDE THE BUILDING AND EXTENDING TO 10' FROM THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED (SEE P-SERIES DRAWINGS). GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE FOR EXTENDING NEW SERVICES INTO THE SITE AND CONNECTING TO THE PLUMBER'S WORK.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE G.C. SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE G.C. FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE G.C. AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
3. THE G.C. SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY OWNER.
4. THE G.C. IS RESPONSIBLE FOR ADJUSTING HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED UTILITIES AS REQUIRED TO COMPLETE THE PROPOSED DRAINAGE WORK (SEE DRAIN STRUCTURES C103).
5. THE G.C. TO PROVIDE ALL NECESSARY FITTINGS TO ACHIEVE WATER SERVICE LAYOUT AS SHOWN ON THE DRAWINGS.
6. THE G.C. IS RESPONSIBLE FOR PROVIDING PROPER TRANSITION MATERIAL AND FITTINGS TO PROVIDE A TIGHT TRANSITION FROM DISSIMILAR PIPE MATERIALS FROM PLUMBING & FIRE PROTECTION WORK TO G.C. WORK.
7. THE G.C. SHALL BE RESPONSIBLE FOR THE EXCAVATION, SAND PIPE BEDDING, AND BACKFILL OF THE GAS LINE. THE PIPE INSTALLATION WILL BE THE RESPONSIBILITY OF THE GAS COMPANY FROM THE MAIN TO THE METER. THE GAS COMPANY WILL DETERMINE IN THE FIELD THE EXACT LOCATION FOR PROPER CONNECTION TO THE EXISTING GAS MAIN. G.C. SHALL EXCAVATE & BACKFILL FOR GAS LINE ACCORDINGLY.
8. G.C. IS RESPONSIBLE FOR EXCAVATION AND BACKFILL FOR ALL UNDERGROUND CONDUITS/DUCTBANKS, HANDHOLES, PLUMBING, AND FIRE PROTECTION WORK WITHIN THE LIMITS OF THE PROPOSED BUILDING AND ON THE SITE. COORDINATE LIMITS OF WORK WITH FP, P, H, AND E DRAWINGS FOR WORK NOT SHOWN ON THIS DRAWING.
9. THE FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF THE FIRE PROTECTION SERVICE INSIDE THE BUILDING AND EXTENDING FROM THE FACE OF THE BUILDING TO THE EXISTING WATER MAIN (SEE FP SERIES DRAWINGS).
10. REFER TO E-SERIES DRAWINGS FOR LIGHT POLE CONDUIT & ROUTING. G.C. TO INSTALL LIGHT POLE FOUNDATIONS & E.C. TO PROVIDE & INSTALL LIGHT POLES. G.C. TO EXCAVATE AND BACKFILL FOR ALL CONDUITS AND FOUNDATION. E.C. TO PROVIDE AND INSTALL CONDUITS.
11. THE PAINTING CONTRACTOR SHALL PAINT ALL EXPOSED GAS LINE PIPING.
12. ALL UNDERGROUND WORK SHALL BE COORDINATED WITH THE FINAL PLANTING PLAN TO AVOID PLANTINGS FROM BEING INSTALLED OVER NEW UTILITIES.
13. G.C. TO INSTALL ALL NECESSARY FITTINGS TO CONNECT TO EXISTING WATER LINES.
14. EXACT LOCATION OF GAS LINE TO BE DETERMINED BY CONTRACTOR BASED ON MINIMUM CLEARANCE FROM OTHER UTILITIES AND STRUCTURES AS REQUIRED BY UTILITY COMPANIES.
15. LIGHT POLE BASES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR, REFER TO LIGHT POLE BASE DETAIL ON CG503.
16. ALL EXISTING AND PROPOSED SEWER MANHOLES SHALL HAVE GASKETED COVERS.

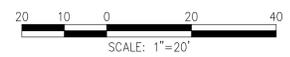
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THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JAMES PEARSON, PE 50675 DATE



Monatiquot River
a.k.a. Weymouth Fore River



PROJECT
SWITCH HOUSE LOFTS

4 and 44 Allen St
Braintree, MA 02184

CO-DEVELOPERS

WinnDevelopment

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SD PERMIT REVIEW SET
TITLE REVISION 1 (9/29/21)

C102
UTILITY PLAN

PROJECT NO.	ENG21-0142
DRAWN BY	REB
CHECKED BY	JIP
SCALE	AS SHOWN
DATE	SEPTEMBER 29, 2021

DRAWING NO.

SCHEMATIC DESIGN SET - NOT FOR CONSTRUCTION

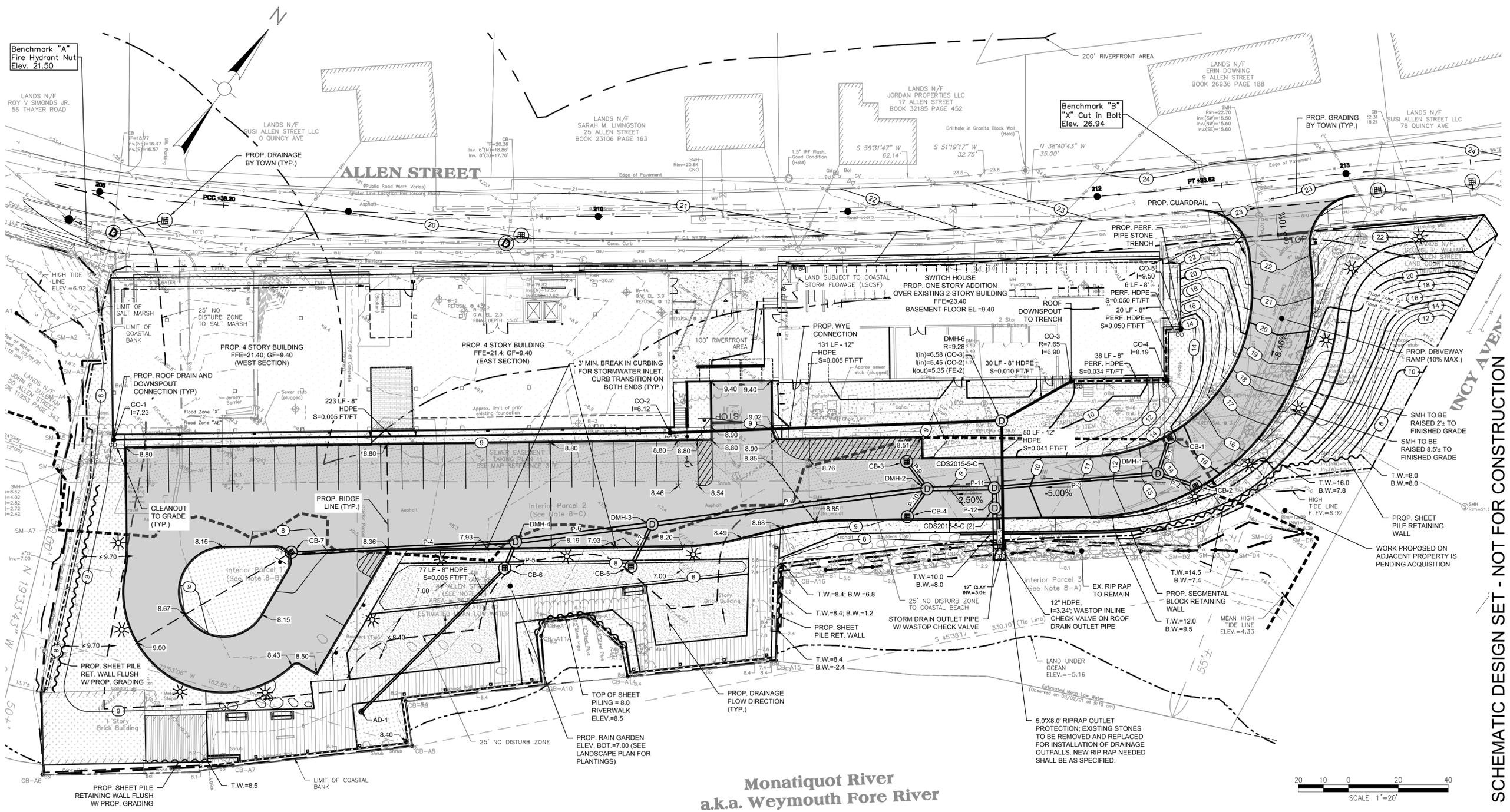
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JAMES PEARSON, PE 50675 DATE

DRAINAGE STRUCTURE TABLE				
NAME	RIM ELEV.	INV. ELEV. IN	INV. ELEV. OUT	REMARKS
AD-1	8.00		I=5.49' (CB-6)	CONCENTRIC CYLINDRICAL STRUCTURE RECTANGULAR FRAME
CB-1	14.29		I=10.72' (DMH-1)	CONCENTRIC CYLINDRICAL STRUCTURE RECTANGULAR FRAME
CB-2	14.24		I=10.72' (DMH-1)	CONCENTRIC CYLINDRICAL STRUCTURE RECTANGULAR FRAME
CB-3	8.38		I=5.38' (DMH-2)	CONCENTRIC CYLINDRICAL STRUCTURE RECTANGULAR FRAME
CB-4	8.39		I=5.39' (DMH-2)	CONCENTRIC CYLINDRICAL STRUCTURE RECTANGULAR FRAME
CB-5	7.50		I=5.00' (DMH-3)	CONCENTRIC CYLINDRICAL STRUCTURE RECTANGULAR FRAME
CB-6	7.50	I=5.10' (AD-1)	I=5.00' (DMH-4)	CONCENTRIC CYLINDRICAL STRUCTURE RECTANGULAR FRAME
CB-7	7.78		I=5.29' (DMH-4)	CONCENTRIC CYLINDRICAL STRUCTURE RECTANGULAR FRAME
CDS2015-5-C	9.45	I=6.45' (DMH-1) I=3.57' (DMH-2)	I=3.47' (CDS2015-5-C (2))	CONCENTRIC CYLINDRICAL STRUCTURE
CDS2015-5-C (2)	9.29	I=3.43' (CDS2015-5-C)	I=3.33' (OUTLET)	CONCENTRIC CYLINDRICAL STRUCTURE
DMH-1	13.57	I=10.56' (CB-3) I=10.56' (CB-2)	I=10.46' (CDS2015-5-C)	CONCENTRIC CYLINDRICAL STRUCTURE
DMH-2	8.78	I=3.80' (DMH-3) I=5.31' (CB-3) I=5.33' (CB-4)	I=3.70' (CDS2015-5-C)	CONCENTRIC CYLINDRICAL STRUCTURE
DMH-3	8.18	I=4.91' (CB-5) I=4.46' (DMH-4)	I=4.36' (DMH-2)	CONCENTRIC CYLINDRICAL STRUCTURE
DMH-4	8.12	I=4.83' (CB-7) I=4.94' (CB-6)	I=4.73' (DMH-3)	CONCENTRIC CYLINDRICAL STRUCTURE
OUTLET	4.76	I=3.24' (CDS2015-5-C (2))		NULL STRUCTURE

PIPE TABLE				
PIPE	PIPE LOCATION	SIZE & TYPE	LENGTH	SLOPE
P-1	CB-1 TO DMH-1	12" HDPE Pipe	11 LF	0.010
P-2	CB-2 TO DMH-1	12" HDPE Pipe	12 LF	0.010
P-3	DMH-1 TO CDS2015-5-C	12" HDPE Pipe	62 LF	0.061
P-4	CB-7 TO DMH-4	12" HDPE Pipe	86 LF	0.005
P-5	CB-6 TO DMH-4	12" HDPE Pipe	8 LF	0.005
P-6	DMH-4 TO DMH-3	15" HDPE Pipe	51 LF	0.005
P-7	CB-5 TO DMH-3	12" HDPE Pipe	15 LF	0.005
P-8	DMH-3 TO DMH-2	15" HDPE Pipe	107 LF	0.005
P-9	CB-3 TO DMH-2	12" HDPE Pipe	10 LF	0.005
P-10	CB-4 TO DMH-2	12" HDPE Pipe	10 LF	0.005
P-11	DMH-2 TO CDS2015-5-C	15" HDPE Pipe	23 LF	0.005
P-12	CDS2015-5-C TO CDS2015-5-C (2)	15" HDPE Pipe	4 LF	0.005
P-13	CDS2015-5-C (2) TO OUTLET	15" HDPE Pipe	15 LF	0.005
P-14	AD-1 TO CB-6	8" HDPE Pipe	77 LF	0.005



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SD PERMIT REVIEW SET
TITLE REVISION 1 (9/29/21)

C103 GRADING AND DRAINAGE PLAN

PROJECT NO. ENG21-0142
DRAWN BY REB
CHECKED BY JIP
SCALE AS SHOWN
DATE SEPTEMBER 29, 2021

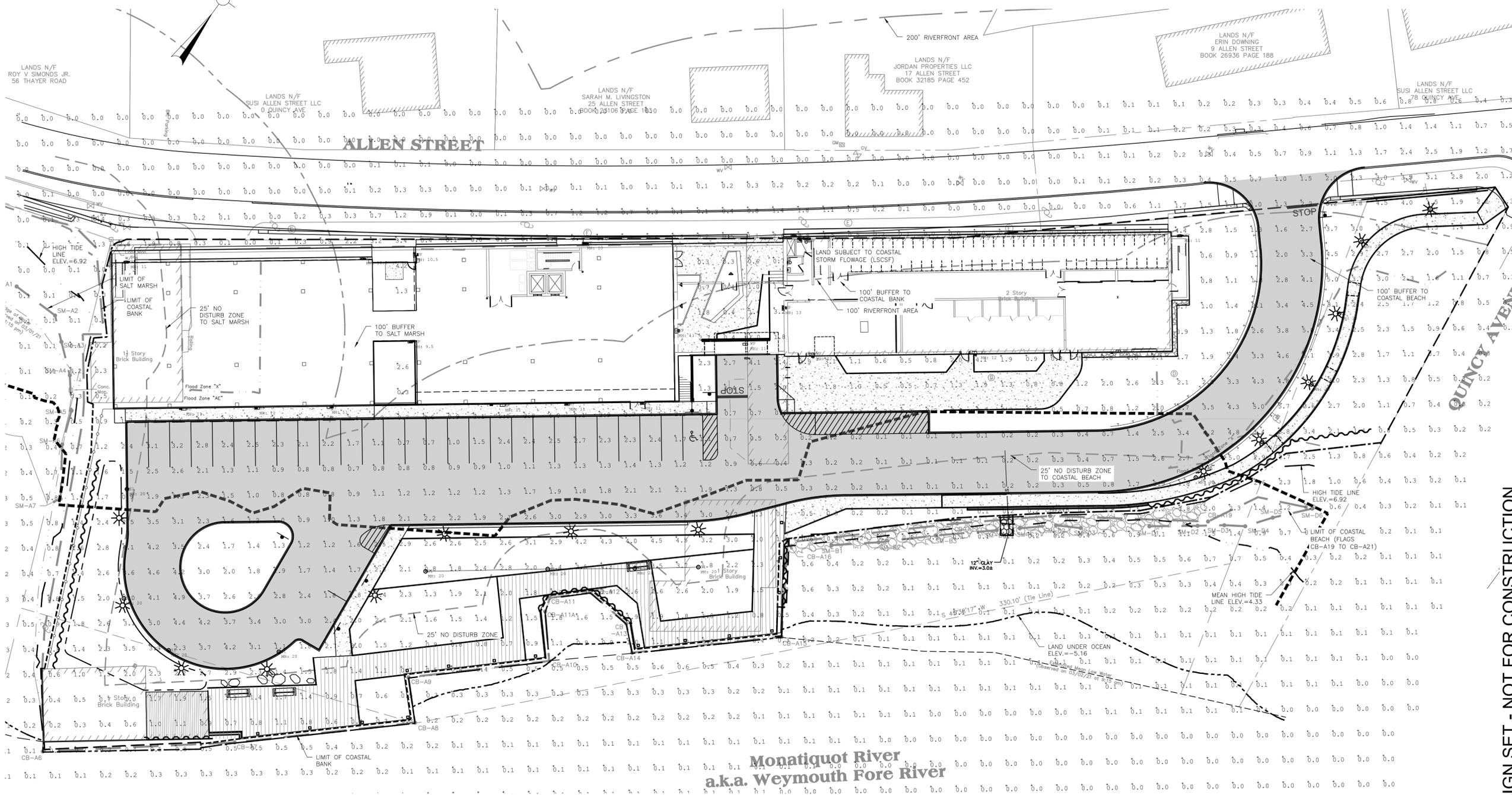
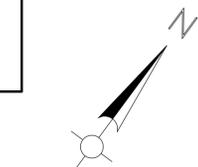
DRAWING NO.

SCHEMATIC DESIGN SET - NOT FOR CONSTRUCTION

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JAMES PEARSON, PE 50675 DATE

RESERVED FOR REGISTRY USE



Luminaire Schedule						
Symbol	Label	Lum. Lumens	Lum. Watts	LLF	Description	Qty
WP	WP	2176	19.6	0.900	LIGMAN: ULEE-30021-T3-W40	19
S1	S1	11336	104	0.900	NLS: SVN-1-LG2-T3-48L-7-40K	14

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE_Planar	Fc	0.00	0.0	0.0	N.A.	N.A.
SITE_Planar_1	Fc	0.83	5.7	0.0	N.A.	N.A.

LIGHTING DESIGN SHOWS INTENT OF PHOTOMETRIC LEVELS FOR THE PROJECT. FINAL SELECTED FIXTURES AND LOCATIONS SHALL BE EQUIVALENT IN KIND AND PRESERVE OVERALL DESIGN INTENT.

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 TITLE REVISION 1 (9/29/21)

C104
LIGHTING PLAN

PROJECT NO. ENG21-0142
 DRAWN BY REB
 CHECKED BY JIP
 SCALE AS SHOWN
 DATE SEPTEMBER 29, 2021

DRAWING NO.

SCHEMATIC DESIGN SET - NOT FOR CONSTRUCTION

S1 - POLE MOUNTED FIXTURE

NLS LIGHTING

SAVANNAH 2
AREA/STREET LIGHTING/ MUNICIPAL

The Savannah adds a touch of class and elegance to any Municipal, or Residential Project. Beautiful by day and efficient by night, the Savannah is the perfect street, curbside and pathway solution. Utilizing the latest in LED technology, the Savannah features the patented Star Power optical system with field adjustment capabilities. Savannah's light source facing a residence can be independently concealed by field adjustment so that maximum lighting levels are targeted where needed—on the street, or between fixtures on sidewalks. Also ideal for storefronts alongside the street, Savannah's light source can be easily adjusted on site allowing light distribution just before a storefront's entrance.

The Savannah produces 105 Lumens per watt. Kelvin temperature offerings include 3000 (warm), 4000 (neutral) or 5000 (cool) Kelvin. The luminaire is powder coated with a textured finish.

The Savannah is available in two different globe designs, three top shades and additional decorative options such as the Filigree + Strut Combo. Shades include 4.38" Cast Finial as standard, powder-coated same finish as fixture. Globe only luminaires have no finial as standard; optional Antique Brass 2-3/8" X 1/4" IPS Finial (FIN) available.



STAR POWER™ OPTICAL SYSTEM

The Star Power™ reflector is an excellent system which provides great value and performance.

PRODUCT SPECIFICATIONS

Housing: Cast Aluminum
LED: Lumileds Luxeon MK CRI 70
Optics: Star Power T2, T3, and T5
Watts: 17-104
LTD: 480,000 Hours
Electrical: UL 1598 Listed

Driver: 0-10V Dimming driver as standard by Philips Advance. THD @ Max Load < 15%, Power Factor @ Max Load < 0.95
Kelvin: 3000, 4000 or 5000
Finish: 5 mils Powder Coat
Warranty: Standard Warranty is 5 years for Driver and LEDs

LED WATTAGE CHART

	16L	32L	48L
350 millamps	17w	34w	51w
530 millamps	27w	54w	81w
700 millamps	33w	71w	104w

Project Name: _____ Type: _____

Cat #	Shade / Lens	Light Dist	No. of LEDs	Millamps	Kelvin	Volts	Mounting	Color	Options
Savannah 2 (SVN-2)	Shade 1 (SH1)	Type 2 (T2)	16 (16L)	350 (35)	3000K (30K)	120-277 (UNV)	Post Top Mount (PT)	Bronze (BRZ)	Opal (OPL)
	Shade 2 (SH2)	Type 3 (T3)	32 (32L)	530 (53)	4000K (40K)	347-480 (HV)	"Over 3" OD Tenon	White (WHT)	Polycarbonate Lens (PLY)
	Shade 3 (SH3)	Type 5 (T5)	48 (48L)	700 (7)	5000K (50K)			Silver (SVR)	Decorative Filigree + Strut Combo (FSC)
	Globe 1 (GL1)							Hunter Green (HGRN)	Photocell (PC)
	Globe 2 (GL2)							Black (BLK)	*Universal Voltage 120-277 Surge Protector (HSS)
	Globe 3 (GL3)							Graphite (GRPH)	House Side Shield (HSS)
	Globe 4 (GL4)							Grey (GRY)	Finial (FIN)
	Globe 5 (GL5)							Custom (CS)	Nema 7-Pin Receptacle (PE7)
	Globe 6 (GL6)								Terminal Block (TB)

273

WP - BUILDING MOUNTED FIXTURE

ULEE-30021
Leeds 6 Large Surface Downlight



20w LED 2422 Lumens • 28w LED 3200 Lumens
IP65 • Suitable For Wet Locations
IK07 • Impact Resistant
Weight 4 lbs

Construction

MicroVos Technology
LIGMAN LIGHTING USA

Construction
Clean, beautiful, surface wall fixtures with class leading performance. Minimalist form, yet the most powerful and flexible lighting tool of its type, offering packages up to 4000 lumens and microVos technology.

A range of small, square and rectangular, ADA compliant wall mounted luminaires with options of upward or downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and for light accents on vertical surfaces using high efficiency LEDs. The Leeds is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall mounted luminaires.

This luminaire is available in 3 different sizes and in combinations of down, up or up/down light distributions.

This fixture utilizes microVos technology, meaning the ability to do Type I, II, III, IV & V distributions as well as hybrid distributions to suit the designer's requirements.

Using the microVos optics allows for very wide spacing to mounting height ratios, while still providing perfect uniformity and code compliant light levels.

The Leeds has been IDA Dark Sky certified for cct's of 3000K or lower.

Reliability

The Savannah features the Luxeon M LED which has the slowest rate of depreciation in the industry. The Savannah has 480,000 hours before it depreciates 30 percent making it a true municipal thirty year plus solution.

LENS GLOBES + SHADES



Mounting Detail



4" Junction Box cover plate is available as an option.

PRODUCT DIMENSIONS / OPTIONS

SAVANNAH LUMEN DATA CHART

PART NUMBER	T2 LUMENS	T3 LUMENS	T3 LM/W	T5 LUMENS	T5 LM/W	Watts	
SVN-X-SHX-16L-35-30K	1683	99	1598	94	1632	96	17
SVN-X-SHX-16L-35-40K	1734	102	1649	97	1700	100	17
SVN-X-SHX-16L-35-50K	1802	106	1717	101	1768	104	17
SVN-X-SHX-16L-53-30K	2574	99	2444	94	2496	96	26
SVN-X-SHX-16L-53-40K	2652	102	2522	97	2600	100	26
SVN-X-SHX-16L-53-50K	2736	106	2626	101	2704	104	26
SVN-X-SHX-16L-7-30K	3267	99	3102	94	3168	96	33
SVN-X-SHX-16L-7-40K	3366	102	3201	97	3300	100	33
SVN-X-SHX-16L-7-50K	3498	106	3333	101	3432	104	33
SVN-X-SHX-32L-35-30K	3366	99	3196	94	3264	96	34
SVN-X-SHX-32L-35-40K	3468	102	3298	97	3400	100	34
SVN-X-SHX-32L-35-50K	3604	106	3434	101	3536	104	34
SVN-X-SHX-32L-53-30K	5346	99	5076	94	5184	96	54
SVN-X-SHX-32L-53-40K	5508	102	5238	97	5400	100	54
SVN-X-SHX-32L-53-50K	5724	106	5454	101	5616	104	54
SVN-X-SHX-32L-7-30K	7029	99	6674	94	6816	96	71
SVN-X-SHX-32L-7-40K	7242	102	6887	97	7100	100	71
SVN-X-SHX-32L-7-50K	7526	106	7171	101	7384	104	71
SVN-X-SHX-48L-35-30K	5247	99	4982	94	5088	96	53
SVN-X-SHX-48L-35-40K	5406	102	5141	97	5300	100	53
SVN-X-SHX-48L-35-50K	5618	106	5353	101	5512	104	53
SVN-X-SHX-48L-53-30K	7920	99	7520	94	7680	96	80
SVN-X-SHX-48L-53-40K	8160	102	7760	97	8000	100	80
SVN-X-SHX-48L-53-50K	8480	106	8080	101	8320	104	80
SVN-X-SHX-48L-7-30K	10296	99	9776	94	9984	96	104
SVN-X-SHX-48L-7-40K	10608	102	10088	97	10400	100	104
SVN-X-SHX-48L-7-50K	11024	106	10504	101	10816	104	104

DIMENSIONS

	A	B	C
SVN-2/16	17.5 in	25.8 in	10.3 in
SVN-2/32	17.5 in	34.46 in	10.3 in
SVN-2/48	17.5 in	34.46 in	10.3 in
SVN-2/32	17.5 in	37.92 in	10.3 in

WEIGHT 34 LBS.
EPA 4.07

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746
Call Us Today (310) 941-2037

nslighting.com

274

SCHEMATIC DESIGN SET - NOT FOR CONSTRUCTION

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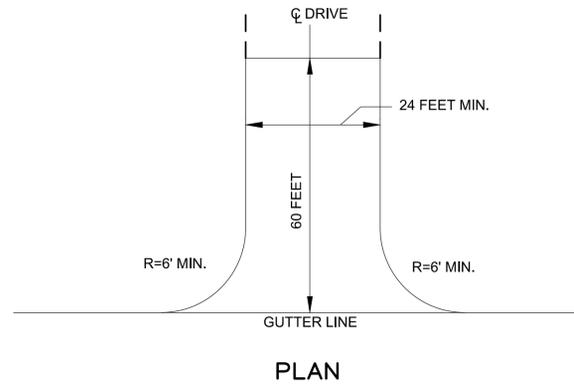
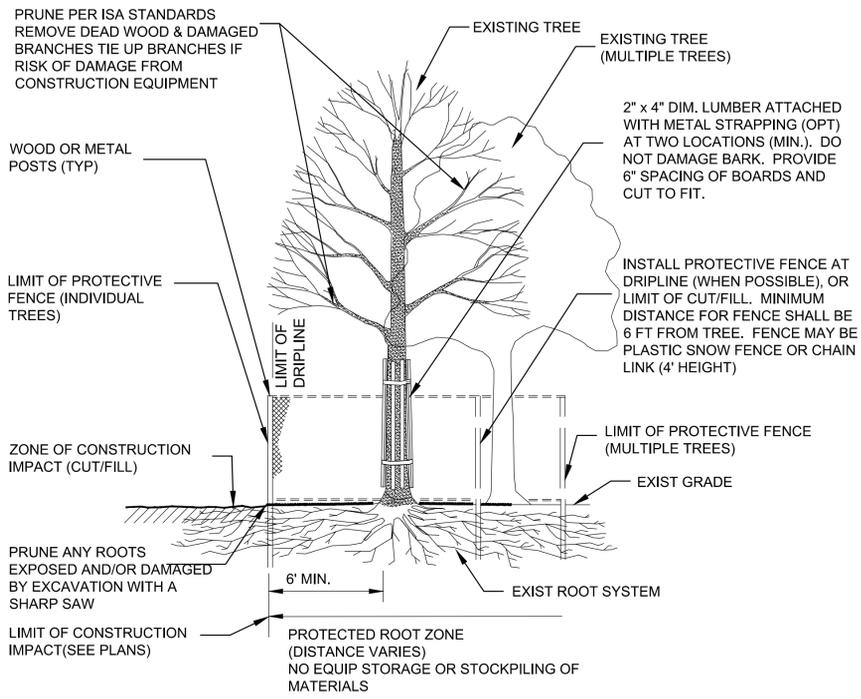
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HOLLISTON, MA 01746
(508) 997 8417

SD PERMIT REVIEW SET
TITLE REVISION 1 (9/29/21)

C105 LIGHTING DETAILS

PROJECT NO. ENG21-0142
DRAWN BY REB
CHECKED BY JIP
SCALE AS SHOWN
DATE SEPTEMBER 29, 2021

DRAWING NO.

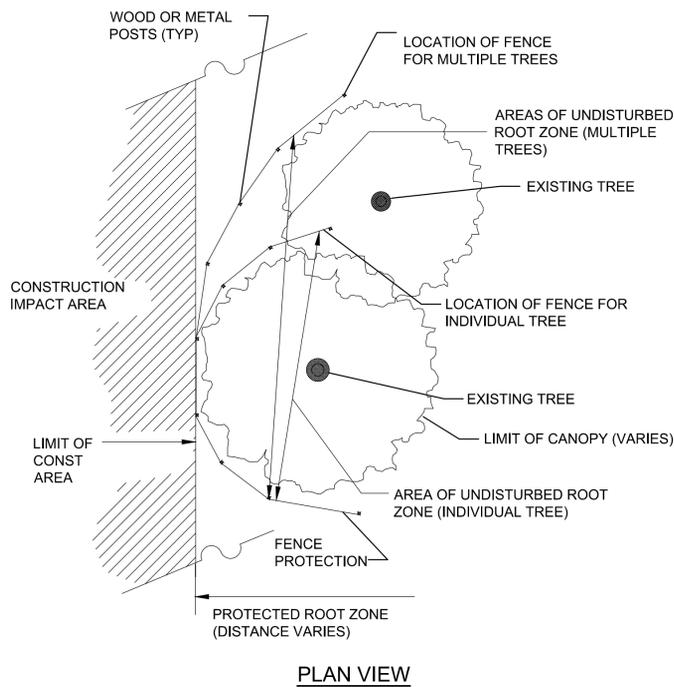


NOTES:

1. AT LEAST ONE CONSTRUCTION ENTRANCE SHALL BE PLACED AT EACH ENTRANCE OF THE SITE, THROUGHOUT CONSTRUCTION.
2. THE LOCATION OF THE CONSTRUCTION ENTRANCE(S) SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT.
3. CONSTRUCTION ENTRANCE(S) SHALL CONSIST OF 2" CRUSHED STONE PLACED AT A DEPTH OF A MINIMUM 8 INCHES PLACED OVER GEOTEXTILE FABRIC.
4. CONTRACTOR IS RESPONSIBLE FOR CLEARING OF ALL VEGETATION, ROOTS AND ALL OBSTRUCTIONS IN PREPARATION FOR GRADING AND COMPACTING PRIOR TO PLACEMENT OF GEOTEXTILE FABRIC AND CRUSHED STONE.
5. CONTRACTOR IS RESPONSIBLE FOR DAILY INSPECTION AND ALL NECESSARY MAINTENANCE OF ALL ENTRANCES.
6. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SEDIMENTS OR ANY OTHER MATERIALS TRACKED ONTO THE STREET, AS WELL MAINTENANCE OF EROSION CONTROL MEASURES.

2 STABILIZED TEMPORARY CONSTRUCTION ENTRANCE

SCALE: N.T.S.



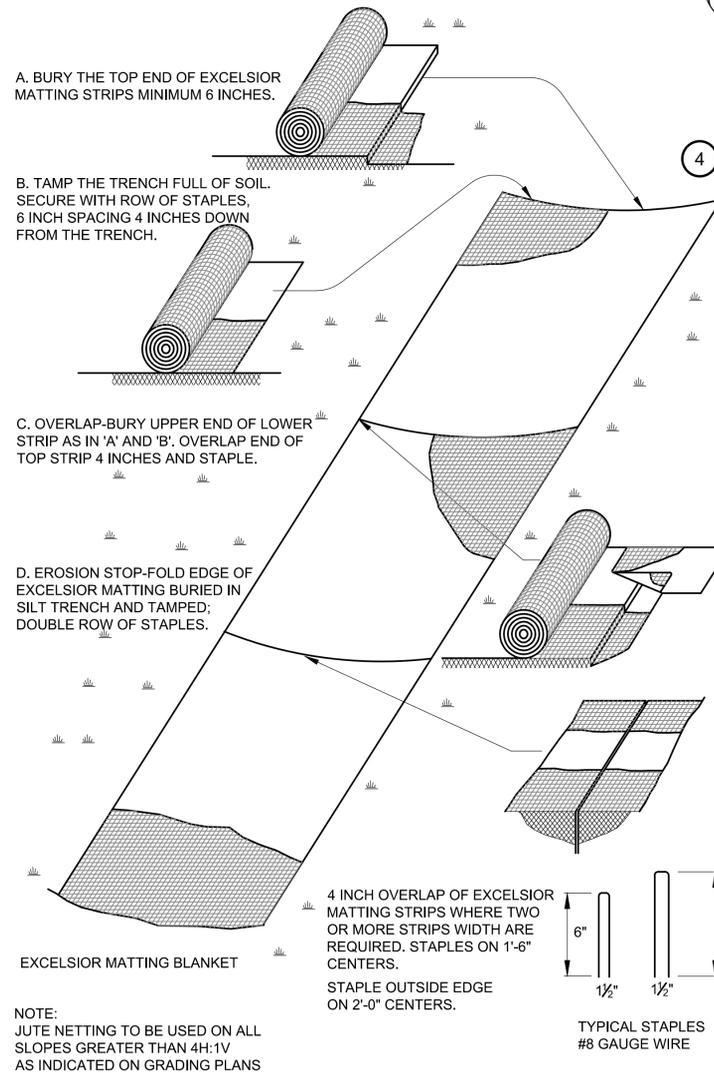
1 EXISTING TREE PROTECTION

SCALE: N.T.S.

1. EROSION CONTROL MEASURES SHALL BE INCORPORATED IN THE SEQUENCE OF CONSTRUCTION TO PREVENT SEDIMENT LADEN WATER FROM LEAVING THE SITE.
2. AREAS SUBJECT TO EROSION SHALL BE MINIMIZED IN TERMS OF TIME AND AREA.
3. IN GENERAL, WORK REQUIRING EROSION CONTROL INCLUDES EXCAVATIONS, FILLS, DRAINAGE, SWALES AND DITCHES, ROUGH AND FINISH GRADING, AND STOCKPILING OF EARTH.
4. DO NOT DISTURB VEGETATION AND TOPSOIL BEYOND THE PROPOSED LIMIT OF SILT FENCE ACTIVITIES.
5. TEMPORARY SILT CONTROLS SHALL BE PLACED AS SHOWN ON THE PLAN, PERMANENTLY STABILIZE EACH COMPLETED SEGMENT OF CONSTRUCTION.
6. THE CONTRACTOR SHALL REMOVE TEMPORARY SILT CONTROLS AND ALL ACCUMULATED SILT AND DEBRIS AFTER COMPLETION OF CONSTRUCTION OPERATIONS.
7. SILT CONTROLS SHALL BE IN PLACE AT ALL TIMES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL SILT AND DEBRIS FROM EACH DRAINAGE STRUCTURE UPON COMPLETION OF THE PROJECT.
9. OBJECTS AND/OR AREAS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
10. ALL DISTURBED AREAS SHALL BE RESTORED TO EXISTING GRADE. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS NEEDED.
11. SILT CONTROLS SHALL BE REMOVED UPON THE SATISFACTORY COMPLETION OF ALL WORK SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
12. SITE PERIMETER SHALL HAVE STRAW WATTLES INSTALLED AT THE LIMIT OF WORK.

5 EROSION CONTROL BLANKET

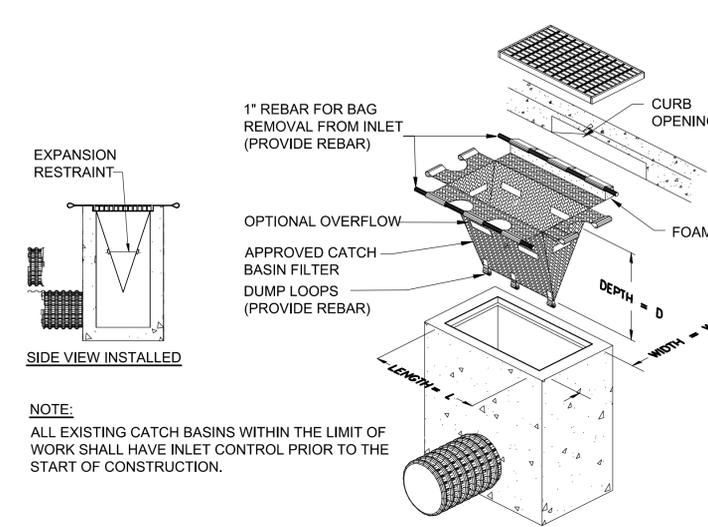
SCALE: N.T.S.



NOTE:
JUTE NETTING TO BE USED ON ALL SLOPES GREATER THAN 4H:1V AS INDICATED ON GRADING PLANS

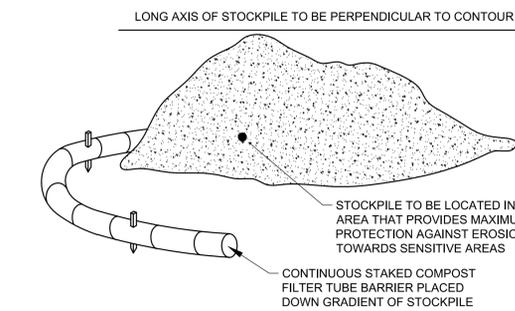
3 INLET SEDIMENT CONTROL

SCALE: N.T.S.



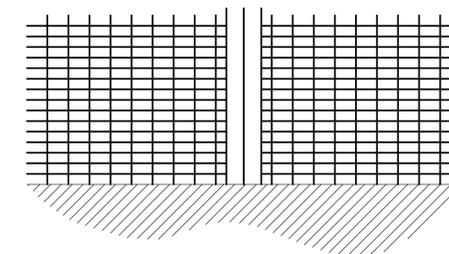
NOTE:

ALL EXISTING CATCH BASINS WITHIN THE LIMIT OF WORK SHALL HAVE INLET CONTROL PRIOR TO THE START OF CONSTRUCTION.

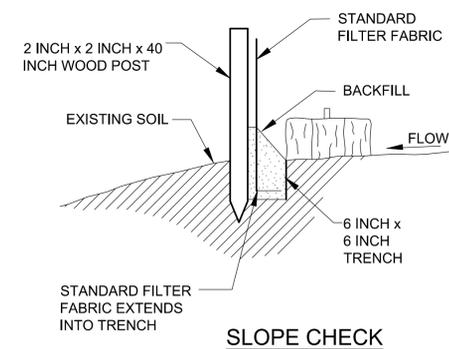


4 INLET SEDIMENT CONTROL

SCALE: N.T.S.



DITCH CHECK



SLOPE CHECK

6 SILT FENCE- EROSION CONTROL

SCALE: N.T.S.

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C500 DETAILS

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DATE SEPTEMBER 29, 2021

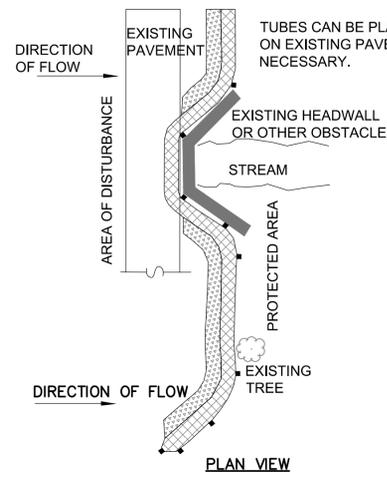
DRAWING NO.

SCHEMATIC DESIGN SET - NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JAMES PEARSON, PE 50675 DATE

RESERVED FOR REGISTRY USE



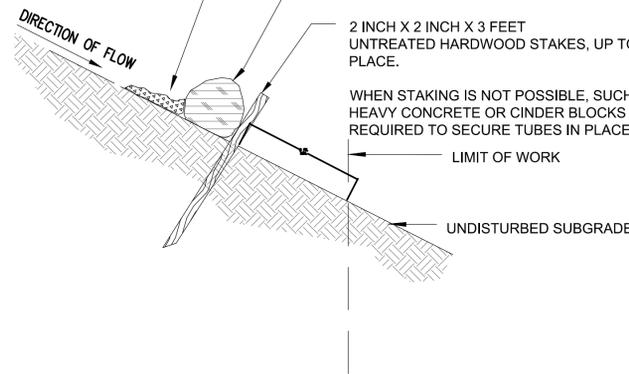
GENERAL NOTES:

1. PROVIDE A MINIMUM TUBE DIAMETER OF 12 INCHES FOR SLOPES UP TO 50 FEET IN LENGTH WITH A SLOPE RATIO OF 3H:1V OR STEEPER. LONGER SLOPES OF 3H:1V MAY REQUIRE LARGER TUBE DIAMETER OR ADDITIONAL COURSING OF FILTER TUBES TO CREATE A FILTER BERM. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR SITUATIONS WITH LONGER OR STEEPER SLOPES.
2. INSTALL TUBES ALONG CONTOURS AND PERPENDICULAR TO SHEET OR CONCENTRATED FLOW.
3. DO NOT INSTALL IN PERENNIAL, EPHEMERAL OR INTERMITTENT STREAMS.
4. CONFIGURE TUBES AROUND EXISTING SITE FEATURES TO MINIMIZE SITE DISTURBANCE AND MAXIMIZE CAPTURE AREA OF STORMWATER RUN-OFF.
5. MULCH MATERIAL FOR THE FILTER TUBES SHALL BE WEED-FREE STRAW, WOOD EXCELSIOR, COMPOST, OR WOOD CHIPS, OR COIR. STRAW SHALL BE WEED FREE AND DERIVED FROM THRESHING OF GRAIN CROP.

2 IN. DEEP x 12 IN. WIDE LAYER OF LOOSE COMPOST MATERIAL PLACED ON UPHILL/FLOW SIDE OF TUBES TO FILL SPACE BETWEEN SOIL SURFACE AND TUBES.

COMPOST FILTER TUBE MINIMUM 12 INCHES IN DIAMETER WITH AN EFFECTIVE HEIGHT OF 9.5 INCHES. TUBES FOR COMPOST FILTERS SHALL BE JUTE MESH OR APPROVED BIODEGRADABLE MATERIAL. ADDITIONAL TUBES SHALL BE USED AT THE DIRECTION OF THE ENGINEER.

TAMP TUBES IN PLACE TO ENSURE GOOD CONTACT WITH SOIL SURFACE. IT IS NOT NECESSARY TO TRENCH TUBES INTO EXISTING GRADE.



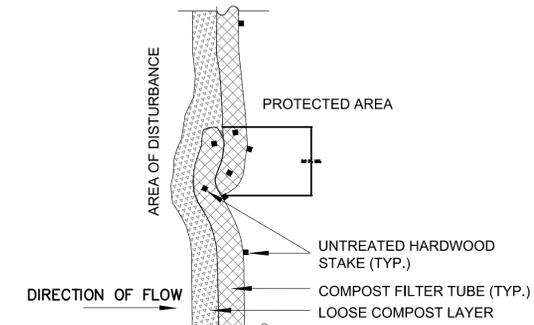
WHEN STAKING IS NOT POSSIBLE, SUCH AS WHEN TUBES MUST BE PLACED ON PAVEMENT, HEAVY CONCRETE OR CINDER BLOCKS CAN BE USED BEHIND TUBES UP TO 5 FT. APART OR AS REQUIRED TO SECURE TUBES IN PLACE.

PLACING TUBES AGAINST THE UPHILL SIDE OF WELL-ANCHORED, STATIONARY FEATURES SUCH AS EXISTING TREES CAN PROVIDE ADDITIONAL BRACING.

CURVE ENDS UPHILL TO PREVENT DIVERSION OF UNFILTERED RUN-OFF.

PROVIDE A 3 FT. MINIMUM OVERLAP AT ENDS OF TUBES TO JOIN IN A CONTINUOUS BARRIER AND MINIMIZE UNIMPEDED FLOW. STAKE JOINING TUBES SNUGLY AGAINST EACH OTHER TO PREVENT UNFILTERED FLOW BETWEEN THEM.

SECURE ENDS OF TUBES WITH STAKES SPACED 18 IN. APART THROUGH TOPS OF TUBES.



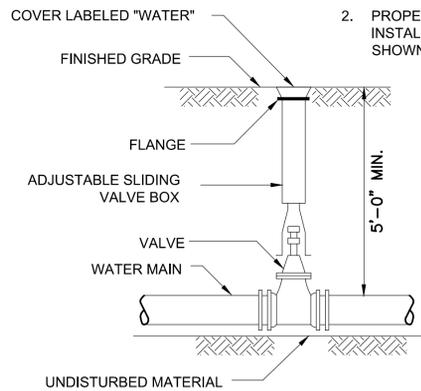
PLAN VIEW - JOINING DETAIL

1 EROSION CONTROL MEASURE: SINGLE COMPOST FILTER TUBE DETAIL

SCALE: N.T.S.

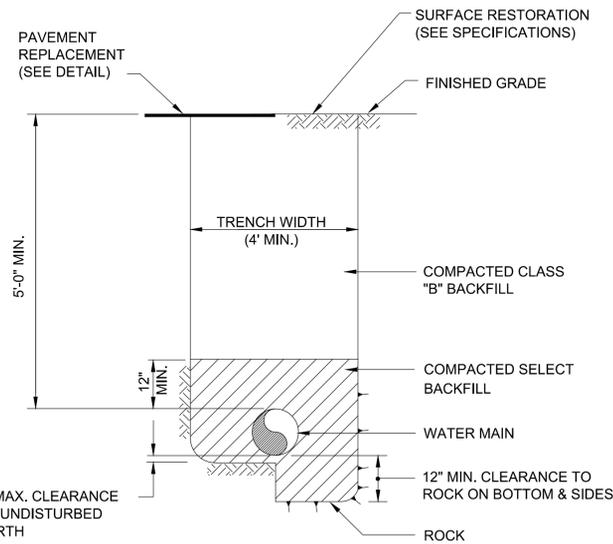
NOTES:

1. GATE VALVE TO BE LOCATED WITHIN ROADWAY PAVEMENT WHERE POSSIBLE
2. PROPER SIZE VALVE BOX SHALL BE INSTALLED WHERE GATE VALVES ARE SHOWN ON PLANS



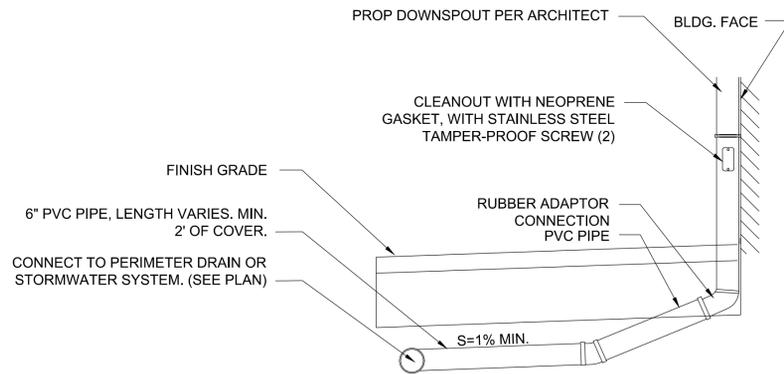
2 VALVE AND BOX DETAIL

SCALE: N.T.S.



3 WATER MAIN TRENCH DETAIL

SCALE: N.T.S.

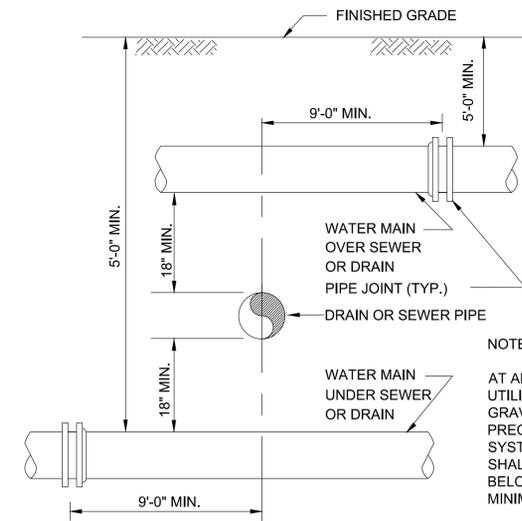


NOTE:

1. DOWNSPOUT DETAIL IS TYPICAL FOR ALL BUILDING GUTTER DOWNSPOUTS.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT QUANTITY & LOCATION.
3. COORDINATE WITH CIVIL SITE PLANS FOR CONNECTIONS TO STORM SYSTEM.
4. DOWNSPOUT ADAPTER SHALL BE MANUFACTURED BY J.R. HOE AND SONS, NEENAH FOUNDRY, PIEDMONT MANUFACTURING OR APPROVED EQUAL.

5 GUTTER DOWNSPOUT CONNECTION DETAIL (EXTERNAL)

SCALE: N.T.S.

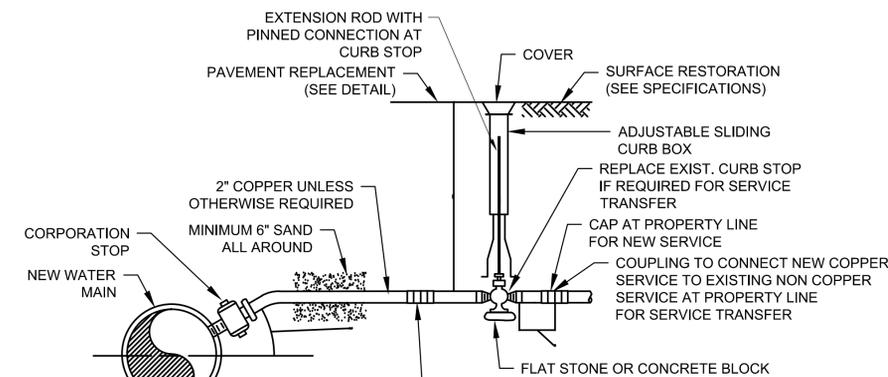


NOTE:

AT ALL SUBSURFACE UTILITY/DRAINAGE CROSSINGS, GRAVITY SYSTEMS SHALL TAKE PRECEDENCE OVER ALL OTHER SYSTEMS. ALL OTHER SYSTEMS SHALL BE INSTALLED ABOVE OR BELOW GRAVITY SYSTEMS WITH MINIMUM REQUIRED COVER.

6 SEWER OR DRAIN CROSSING DETAIL

SCALE: N.T.S.

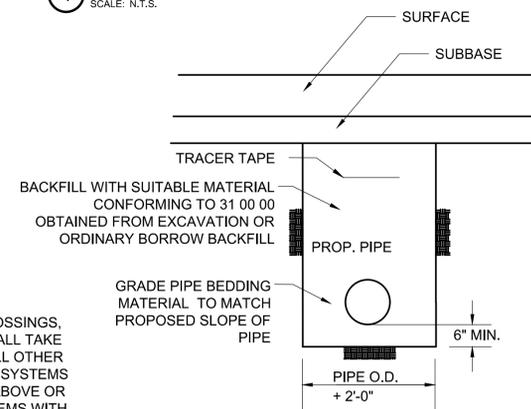


NOTES:

1. PROVIDE SADDLE FOR ALL AC AND PVC MAINS AND ALL 2" OR LARGER STOPS.
2. TRACER WIRE SHALL BE #12 AWG SOLID COPPER WITH 30 MIL BLUE HDPE INSULATION.
3. IF CURB IS IN LAWN AREA, EXTEND TRACER WIRE UP THE OUTSIDE OF BOX, WRAP END THREE TIMES AROUND BOX AND LEAVE APPROXIMATELY ONE INCH BELOW THE OUTSIDE TOP OF BOX. IF CURB BOX IS IN PAVEMENT AREA, EXTEND TRACER WIRE UP THE INSIDE OF BOX LEAVING THREE FEET COILED UP INSIDE TOP OF BOX.
4. TRACER WIRE SHALL BE CONNECTED TO CORPORATION STOP WITH BRASS THAW WIRE NUT COMPRESSION ASSEMBLY WITH SET SCREW.

4 WATER SERVICE DETAIL

SCALE: N.T.S.



7 DRAINAGE TRENCH DETAIL

SCALE: N.T.S.

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JAMES PEARSON, PE 50675 DATE
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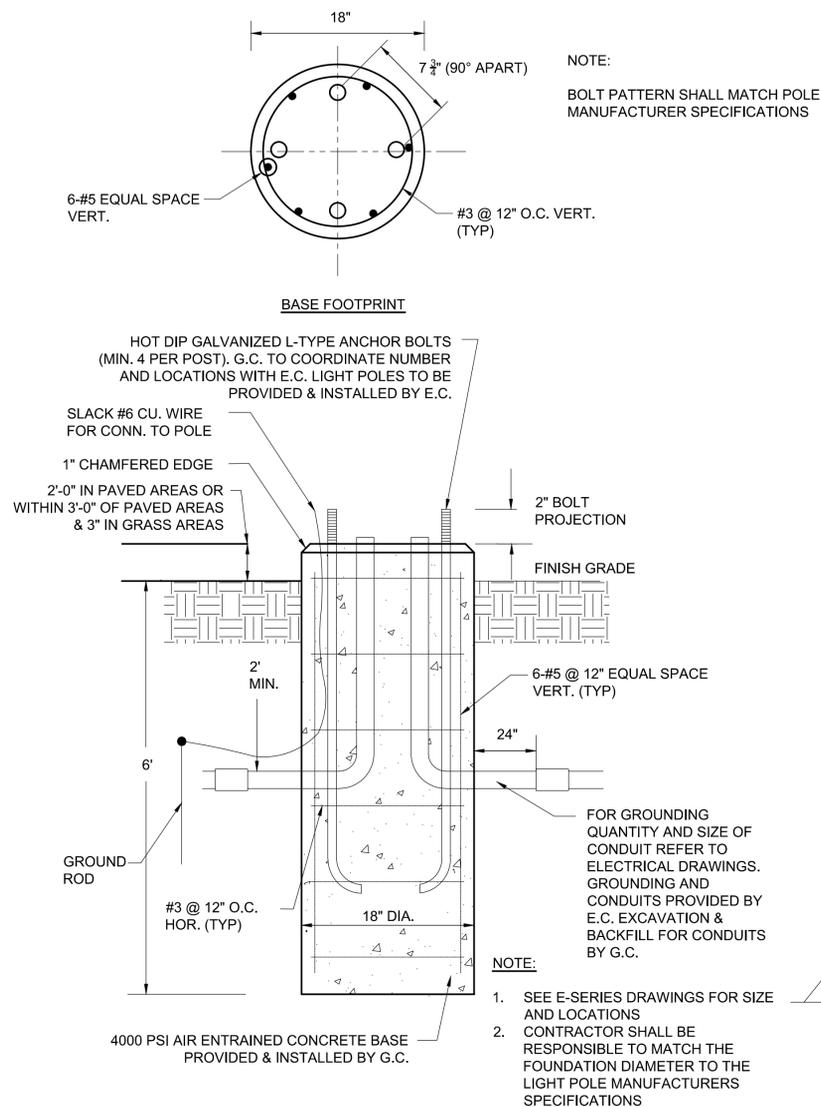
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**C501
DETAILS**

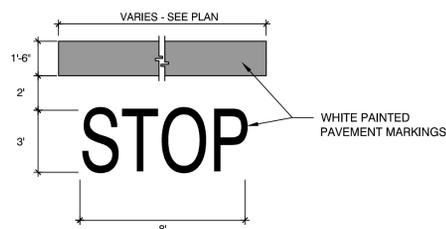
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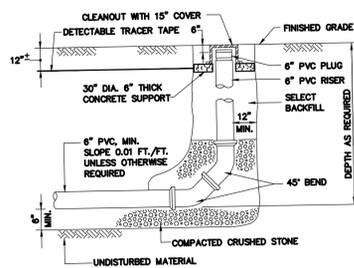
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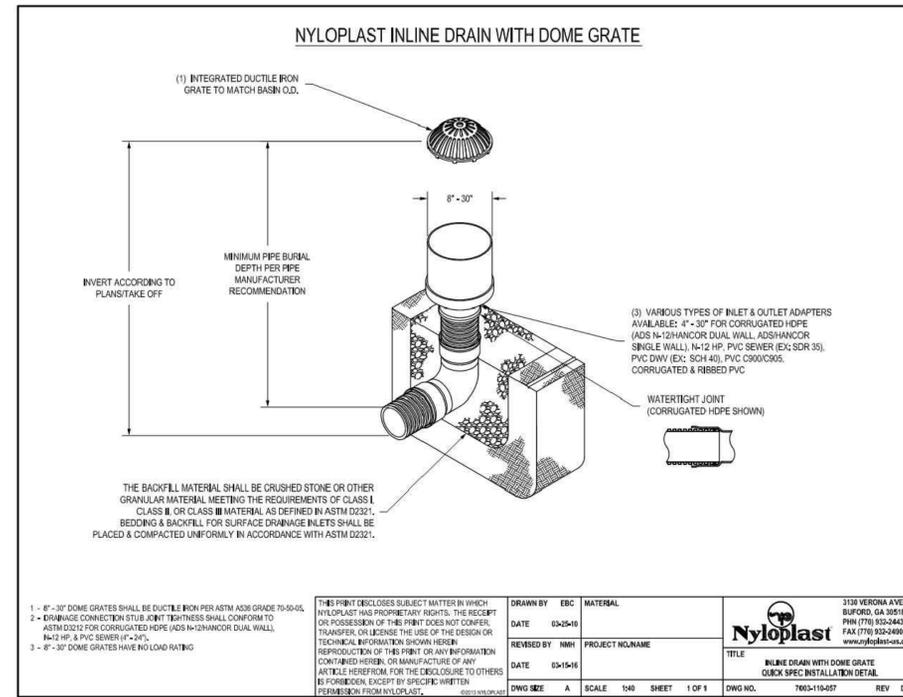
2 LIGHT POLE FOUNDATION DETAIL
SCALE: N.T.S.



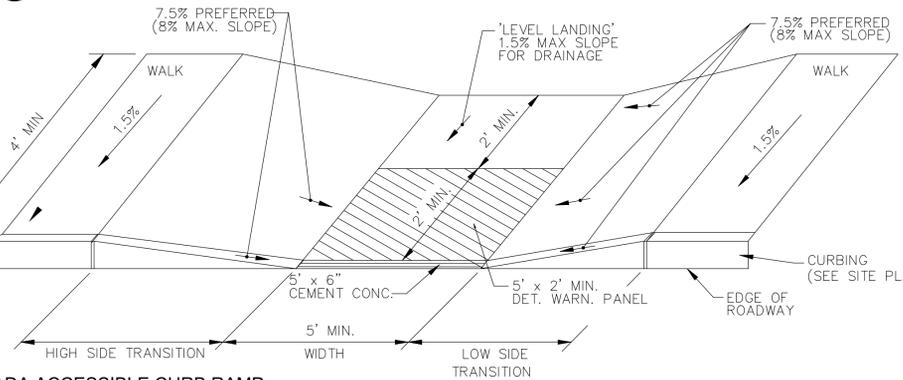
5 PAVEMENT MARKINGS DETAIL
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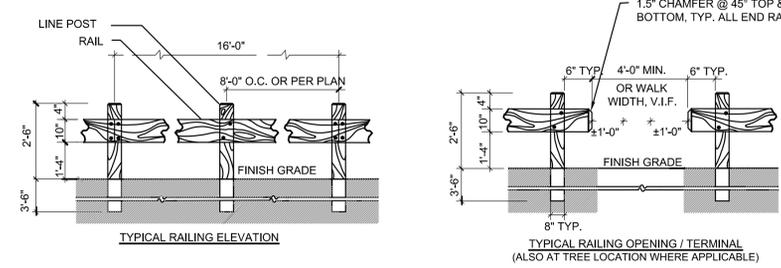
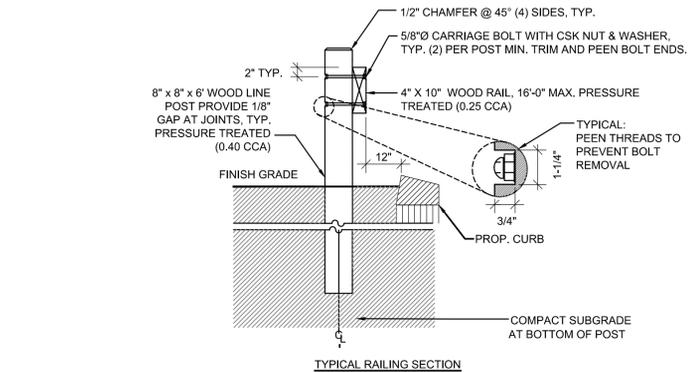
6 CLEANOUT
SCALE: N.T.S.



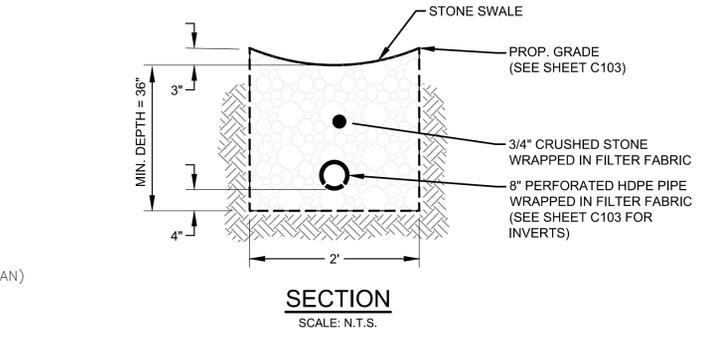
1 YARD DRAIN
SCALE: N.T.S.



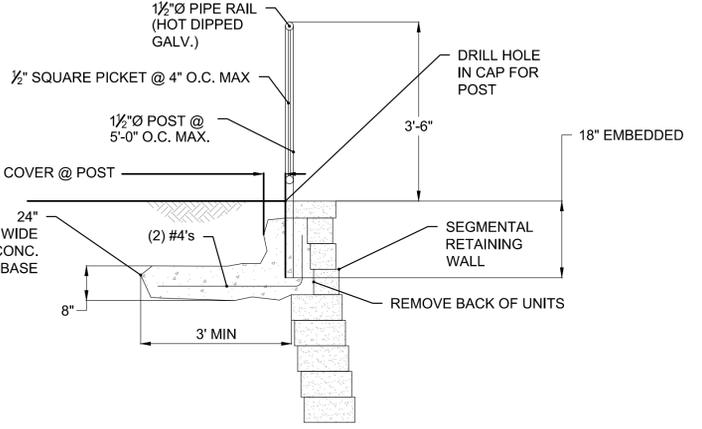
3 ADA ACCESSIBLE CURB RAMP
SCALE: N.T.S.



7 WOOD GUIDERAIL DETAIL
SCALE: N.T.S.



4 PERFORATED PIPE STONE TRENCH
SCALE: N.T.S.



NOTE(S):

- THIS CONNECTION OF THE HANDRAIL TO THE RETAINING WALL IS DIAGRAMMATIC IN NATURE AND FOR BIDDING PURPOSES ONLY. THE SPECIALTY ENGINEER DESIGNING THE SEGMENTAL RETAINING WALL IS RESPONSIBLE FOR THE RAIL CONNECTION TO ACCOMMODATE LOADINGS IMPOSED ON THE WALL BY THE GUARDRAIL AS PRESCRIBED BY THE MASSACHUSETTS STATE BUILDING CODE. THE REQUIRED EMBEDMENT LENGTH OF THE PIPE RAIL SHALL BE COORDINATED WITH MISC. METALS.
- PIPE RAIL SHALL BE SCHEDULE #40 PIPE ASTM A53 AND HOT DIPPED GALVANIZED AFTER FABRICATION.
- NO WELDING WILL BE ALLOWED AFTER THE GALVANIZING PROCESS HAS BEEN COMPLETED.

8 PROTECTIVE FENCING AT RETAINING WALL
SCALE: 1/2" = 1'

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TITLE REVISION 1 (9/29/21)

C503 DETAILS

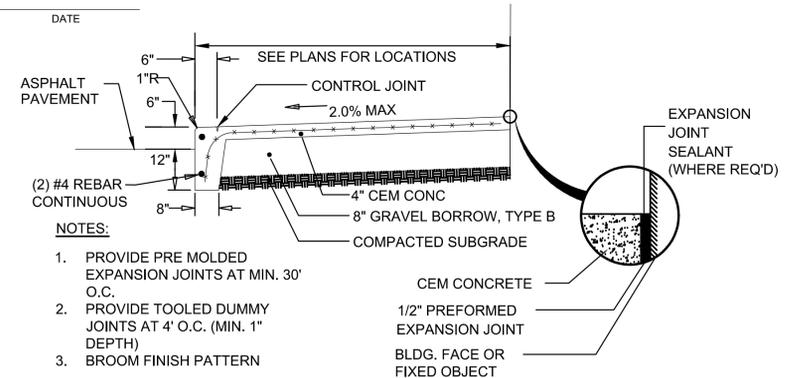
PROJECT NO. ENG21-0142
DRAWN BY REB
CHECKED BY JIP
SCALE AS SHOWN
DATE SEPTEMBER 29, 2021
DRAWING NO.

SCHEMATIC DESIGN SET - NOT FOR CONSTRUCTION

RESERVED FOR REGISTRY USE

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

JAMES PEARSON, PE 50675 DATE



1 MONOLITHIC CEMENT CONCRETE SIDEWALK/CURB
SCALE: N.T.S.

PAVEMENT NOTES

PROPOSED FULL DEPTH PAVEMENT:

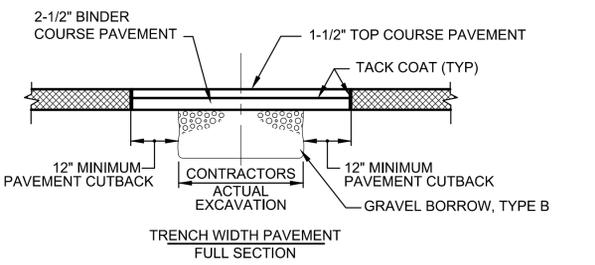
SURFACE: 4" HOT MIX ASPHALT PAVEMENT (1 1/2" TOP COURSE MATERIAL OVER 2 1/2" BINDER COURSE MATERIAL)

SUBBASE: 4" DENSE GRADED CRUSHED STONE OVER 8" GRAVEL BORROW, TYPE B

PROPOSED CEMENT CONCRETE WALK:

SURFACE: 4" CEMENT CONCRETE OVER

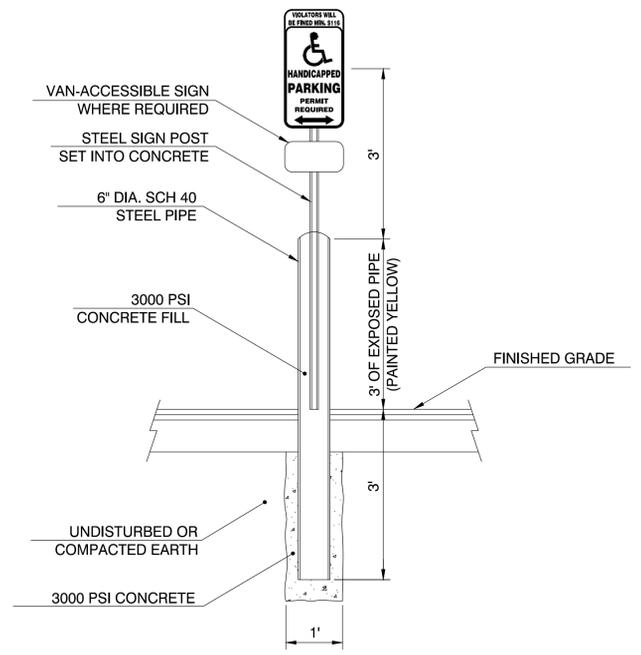
SUBBASE: 8" GRAVEL BORROW, TYPE B



NOTE:

CONTRACTOR SHALL REPLACE PAVEMENT ASSOCIATED WITH WORK ON ALLEN STREET. WORK SHALL INCLUDE BINDER AND TOP COURSE PAVEMENT.

2 PAVEMENT REPLACEMENT DETAIL
SCALE: N.T.S.



NOTE:

1. LOCATE CENTER OF 6" STEEL PIPE 0.75' FROM EDGE OF PARKING.

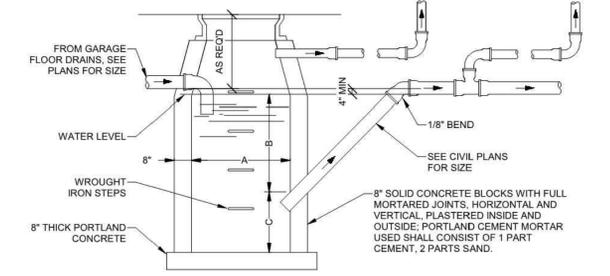
2. ALL SIGNS TO BE CENTERED ON PARKING SPACE.

3 ACCESSIBLE SIGN AND POST DETAIL
SCALE: N.T.S.

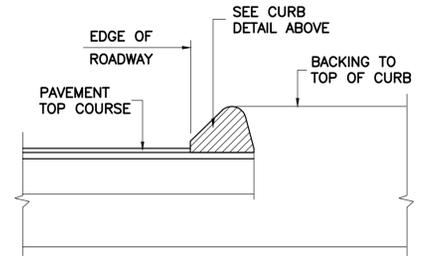
- GENERAL CONSTRUCTION NOTES:**
- THE SEPARATOR IS TO BE LOCATED OUTSIDE OF A BUILDING WHERE POSSIBLE AND THE COVER IS TO INCORPORATE A CENTER-HOLE.
 - A SEALED TIGHT COVER IS TO BE USED IF THE SEPARATOR IS LOCATED INSIDE THE BUILDING.
 - THE COVER SHALL BE NO LESS THAN 24" IN DIAMETER. THE SEPARATOR SHALL BE LOCATED AND CONSTRUCTED TO PREVENT SURFACE OR SUB SURFACE WATER FROM ENTERING.
 - THE INLET PIPE SHALL BE NO LESS THAN FOUR INCHES ABOVE WATER LINE LEVEL.
 - WHEN SEPARATOR IS SUBJECT TO FREEZING IS SHALL BE SET TO A MINIMUM OF THREE FEET BELOW GRADE.
 - THE SEPARATOR SHALL BE FILLED WITH WATER AND LEAK TESTED BEFORE BEING INTRODUCED INTO SERVICE.
 - THE NON CORROSIVE STEPS SHALL BE SPACED 18" APART. THE CHAMBER VENT AND OUTLET VENT SHALL RETURN TO THE INSIDE OF THE BUILDING AND EXTEND THROUGH THE ROOF.

INTERCEPTOR SIZE			
INLET	A	B	C
4"	3'-0"	2'-6"	3'-6"
5"	5'-0"	4'-0"	3'-6"
	3'-6"	3'-0"	4'-0"
6"	5'-0"	4'-6"	4'-0"
	4'-0"	3'-6"	4'-6"
8"	3'-6"	3'-0"	5'-0"
	6'-0"	5'-0"	5'-0"
	4'-6"	4'-0"	5'-6"
	4'-0"	3'-6"	6'-0"
	3'-6"	3'-0"	6'-6"

- PIPING MATERIAL NOTES:**
- NO-HUB CAST IRON WITH PRODUCT APPROVED STAINLESS STEEL CLAMPS.
 - SERVICE WEIGHT CAST IRON WITH PRODUCT APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.
 - EXTRA HEAVY CAST IRON WITH PRODUCT APPROVED RESILIENT GASKETS OR LEAD AND OAKUM JOINTS.



6 OIL WATER SEPARATOR
SCALE: N.T.S.



CURB DETAIL

CURB IS TYPE-2 PER MASS. DPW CONSTRUCTION STANDARDS

5 HOT MIX ASPHALT CURB (TYPE 2)
SCALE: N.T.S.

IDENTIFICATION NUMBER	TEXT	PANEL SIZE					NUMERALS & LETTERS				COLOR COMB.	NUMBER OF SIGNS REQUIRED	TOTAL AREA SQ. FT.	POST SIZE AND NUMBER REQUIRED
		WIDTH	HEIGHT	CORNER RADII	BORDER WIDTH	MARGIN WIDTH	NUM. IN.	UPPER CASE	LOWER CASE	SERIES				
R1-1	STOP	30"	30"								WHITE ON RED	2	12.50	P5-1 2
R5-1	DO NOT ENTER	36"	36"								WHITE ON RED	1	9.00	P5-1 1

SEE MUTCD, INCLUDING STANDARD HIGHWAY SIGNS, LATEST EDITION

4 PERMANENT TRAFFIC SIGN SUMMARY
SCALE: N.T.S.

SCHEMATIC DESIGN SET - NOT FOR CONSTRUCTION

PROJECT

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CO-DEVELOPERS

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SD PERMIT REVIEW SET
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C504 DETAILS

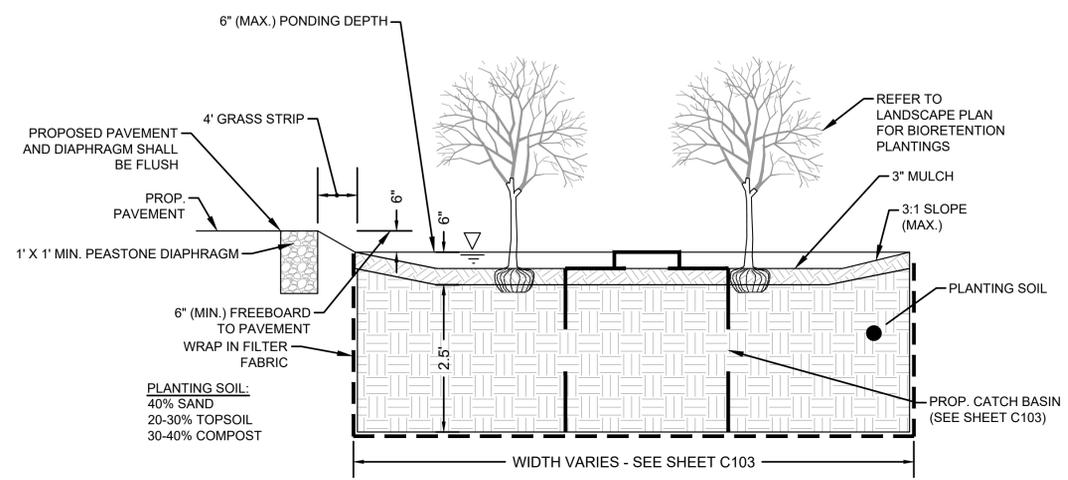
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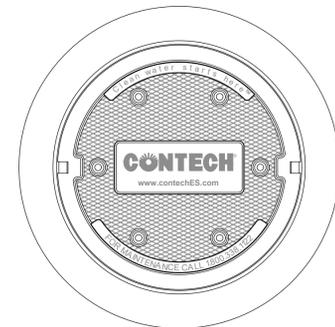
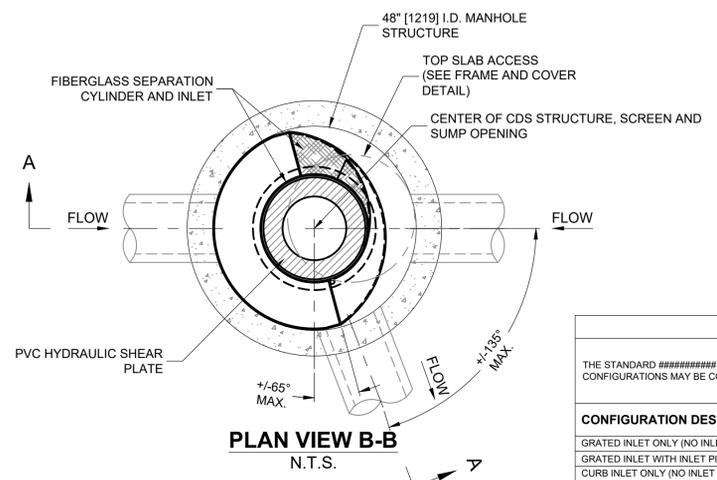
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JAMES PEARSON, PE 50675 DATE



1 RAINGARDEN DETAIL
SCALE: N.T.S.

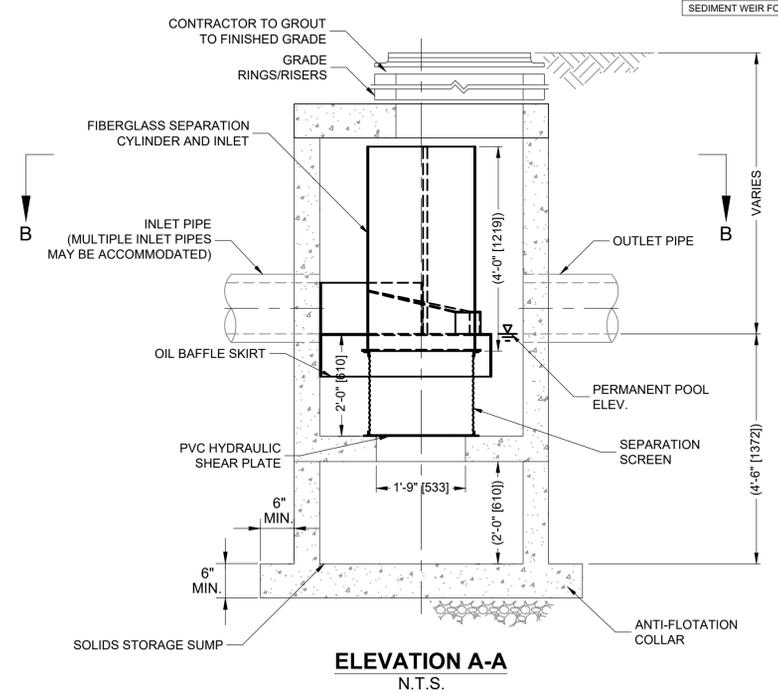


FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

DESIGN NOTES

THE STANDARD ##### CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



2 CONTECH CDS-2015-4-C INLINE UNIT DETAIL
SCALE: N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	CDS(1)
WATER QUALITY FLOW RATE (CFS OR L/s)	0.80CFS
PEAK FLOW RATE (CFS OR L/s)	4.14CFS
RETURN PERIOD OF PEAK FLOW (YRS)	10
SCREEN APERTURE (2400 OR 4700)	MICRON

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	4.50	HDPE	12"
INLET PIPE 2	4.17	HDPE	15"
OUTLET PIPE	4.07	HDPE	15"

RIM ELEVATION:	8.81
ANTI-FLOTATION BALLAST	WIDTH HEIGHT
NOTES/SPECIAL REQUIREMENTS:	WIDTH HEIGHT

* PER ENGINEER OF RECORD

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	CDS(2)
WATER QUALITY FLOW RATE (CFS OR L/s)	0.80CFS
PEAK FLOW RATE (CFS OR L/s)	4.14CFS
RETURN PERIOD OF PEAK FLOW (YRS)	10
SCREEN APERTURE (2400 OR 4700)	MICRON

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE	4.03	HDPE	15"
OUTLET PIPE	3.93	HDPE	15"

RIM ELEVATION:	8.76
ANTI-FLOTATION BALLAST	WIDTH HEIGHT
NOTES/SPECIAL REQUIREMENTS:	WIDTH HEIGHT

* PER ENGINEER OF RECORD

- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 - FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 - STRUCTURE SHALL MEET AASHTO H20 AND CASTINGS SHALL MEET H20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
 - PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

SCHEMATIC DESIGN SET - NOT FOR CONSTRUCTION

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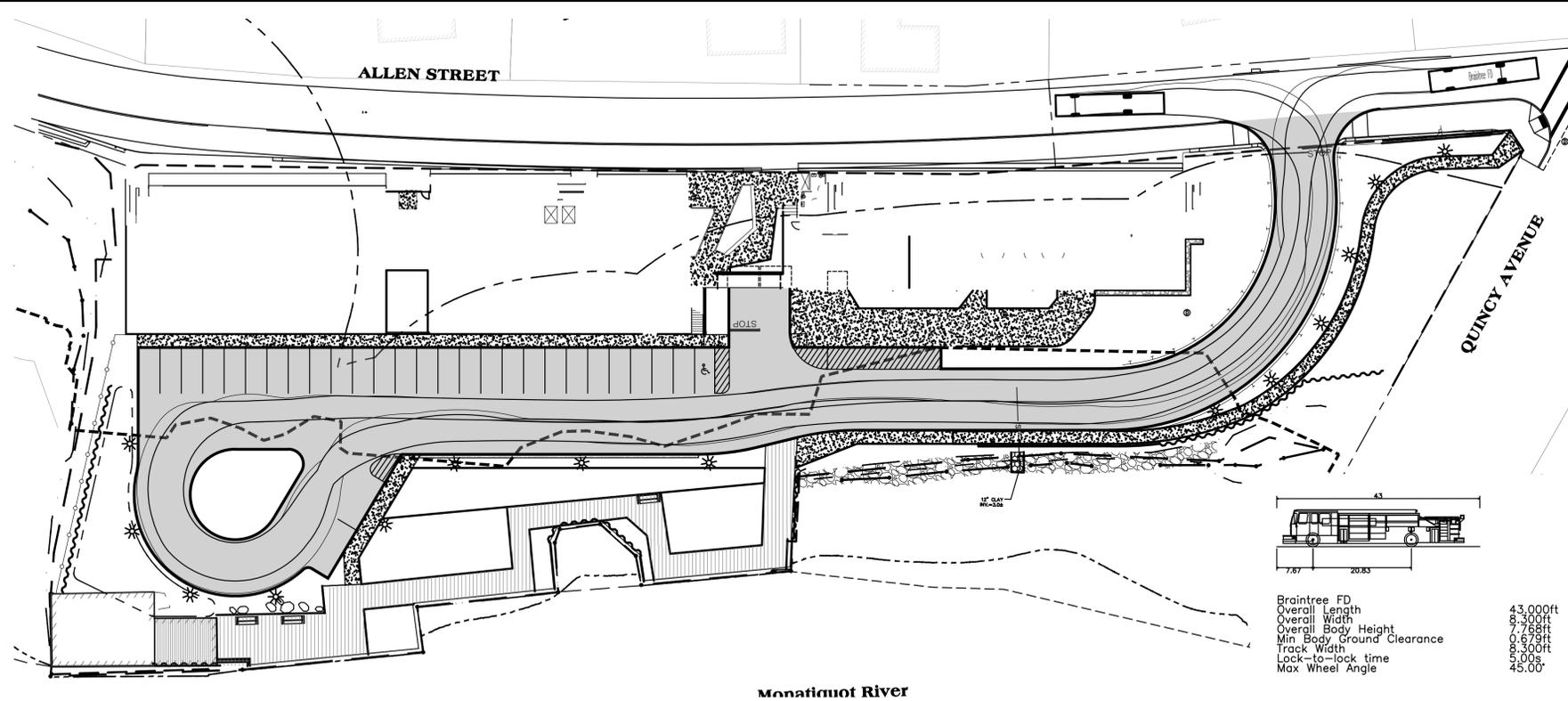
CODE CONSULTANT
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C505 DETAILS

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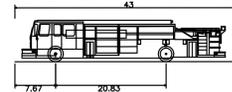
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JAMES PEARSON, PE 50675 DATE

RESERVED FOR REGISTRY USE



Braintree FD
 Overall Length 43.000ft
 Overall Width 8.300ft
 Overall Body Height 7.68ft
 Min Body Ground Clearance 0.679ft
 Track Width 8.300ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°

1 FIRE TRUCK MOVEMENT
 SCALE: 1"=30'

WASTOP® STANDARD RANGE DIMENSIONS

Long life-cycle is part of our DNA. It's part of our values. With this in mind we use the right materials for the right application. Stainless steel AISI 304 (EN14301) and AISI 316L (EN14404), and PVC/PE, along with a membrane material suited to the application.

WASTOP® STANDARD - 304/316 STAINLESS STEEL

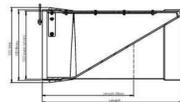
Model*	DN	Length	Length (short)†	OD seal	OD body	OD Hand (OD Short)	Opening Pressure Standard	Closing Pressure Standard	Installation pipe*	Weight
	[mm]	[mm]	[mm]	[mm]	[mm]	[mm]	[mm#PSI]	[mm#PSI]	Min. Max.	[kg]
WS27	100	210	160	152	97	93	180	70	99 101	0.7
WS30	110	215	165	155	100	96	190	60	101 104	0.8
WS36	125	230	180	170	105	11	250	80	107 120	0.9
WS46	150	300	200	160.5	144.5	158.5	250	80	146 159	2.4
WS181	200	385	270	201	181	173	260	120	182 200	4.2
WS195	200	395	275	211	191	183	270	110	185 201	4.6
WS215	225	430	300	235	215	207	220	130	206 233	5.5
WS230	250	480	330	250	230	222	200	120	232 248	6.2
WS240	250	520	350	260	240	232	190	110	242 258	6.7
WS281	300	600	400	301	281	273	220	110	286 300	10.0
WS290	300	600	400	310	290	280	220	160	295 307	10.0
WS340	350	700	500	352	340	328	360	220	343 349	18.0
WS370	400	730	500	394	370	358	240	160	373 391	20.0
WS390	400	790	500	436	390	376	180	160	393 431	24.0
WS440	450	840	560	467	443	431	210	160	446 464	28.0
WS490	500	900	600	506	490	476	270	180	493 505	29.0
WS590	600	1200	800	605	597	587	370	240	595 598	48.0
WS660	700	1300	870	700	690	670	280	180	695 705	63.0
WS750	750	1400	990	770	750	726	390	240	755 765	75.0
WS790	800	1500	1000	890	790	766	350	230	795 805	88.0
WS855	800	1700	-	875	855	855	400	270	890 901	116.0
WS985	1000	1800	-	1015	985	955	390	260	990 1010	141.0
WS185	1200	2250	-	-	1185	1155	460	290	1190 -	290.0
WS185	1400	2650	-	-	1585	1549	540	350	1590 -	440.0
WS345	1500	2800	-	-	1485	1441	600	390	1490 -	642.0
WS385	1600	3000	-	-	1585	1541	600	380	1590 -	700.0

*We have a standard set of sizes which can be customized, easily, to suit any application. Flanges on inlet, outlet or somewhere in between are all easily available. Quick™ Customized extra short valves are available. †Open at Standard membrane. Lower and higher opening pressures available.

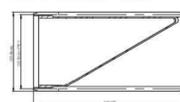
WASTOP® STANDARD - PVC/PE

Model	DN	Length	OD body	Opening Pressure Standard	Closing Pressure Standard	Weight
	[mm]	[mm]	[mm]	[mm#PSI]	[mm#PSI]	[kg]
WS27PVC	75	121	75	150	70	0.3
WS30PVC	110	210	110	200	60	0.9
WS123PVC	125	240	125	190	80	1.2
WS160PVC	160	310	160	220	80	2.1
WS230PVC	200	400	200	180	110	4.1
WS250PE	250	480	250	220	130	6.3
WS250PE-I	250	480	256	220	140	4.6
WS315PE	315	600	315	220	160	12.5
WS315PE-I	315	600	295	250	170	8.5

WASTOP® STANDARD - STAINLESS



WASTOP® STANDARD - PVC/PE



2 WASTOP IN-LINE CHECK VALVE
 SCALE: N.T.S.

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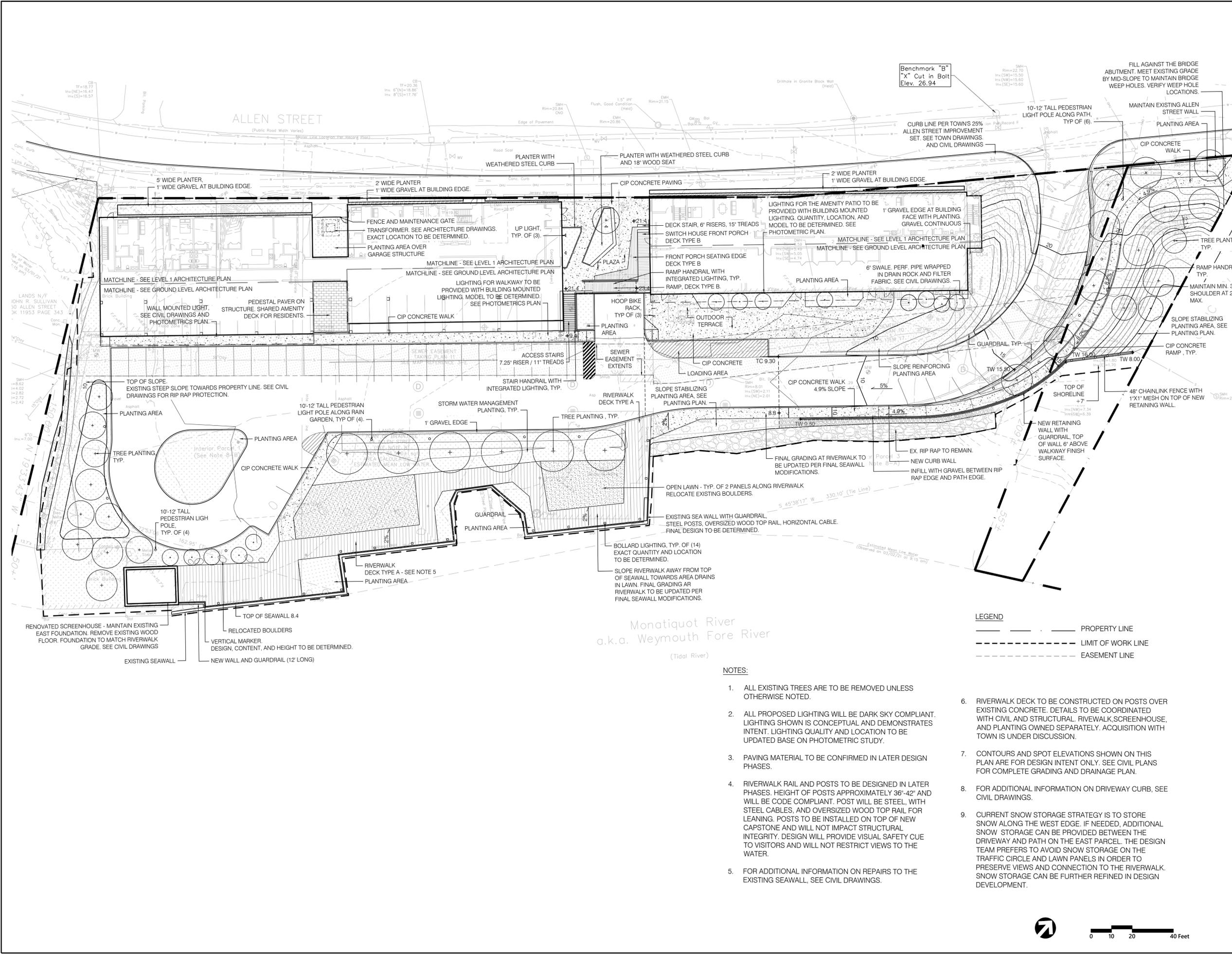
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**C506
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 (508) 997 8417

Monatiquot River
 a.k.a. Weymouth Fore River
 (Tidal River)

LEGEND
 ———— PROPERTY LINE
 - - - - - LIMIT OF WORK LINE
 - - - - - EASEMENT LINE

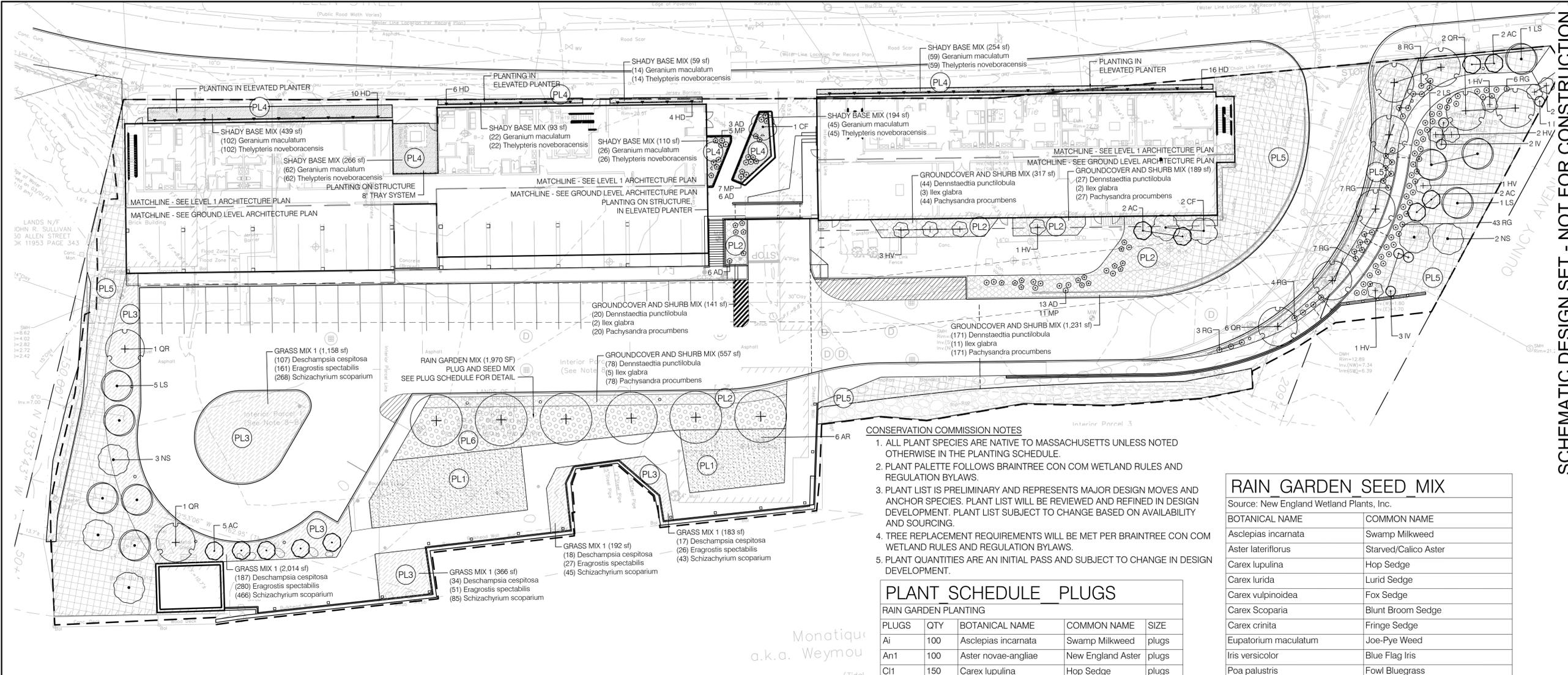
- NOTES:**
- ALL EXISTING TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
 - ALL PROPOSED LIGHTING WILL BE DARK SKY COMPLIANT. LIGHTING SHOWN IS CONCEPTUAL AND DEMONSTRATES INTENT. LIGHTING QUALITY AND LOCATION TO BE UPDATED BASE ON PHOTOMETRIC STUDY.
 - PAVING MATERIAL TO BE CONFIRMED IN LATER DESIGN PHASES.
 - RIVERWALK RAIL AND POSTS TO BE DESIGNED IN LATER PHASES. HEIGHT OF POSTS APPROXIMATELY 36"-42" AND WILL BE CODE COMPLIANT. POST WILL BE STEEL, WITH STEEL CABLES, AND OVERSIZED WOOD TOP RAIL FOR LEANING. POSTS TO BE INSTALLED ON TOP OF NEW CAPSTONE AND WILL NOT IMPACT STRUCTURAL INTEGRITY. DESIGN WILL PROVIDE VISUAL SAFETY CUE TO VISITORS AND WILL NOT RESTRICT VIEWS TO THE WATER.
 - FOR ADDITIONAL INFORMATION ON REPAIRS TO THE EXISTING SEAWALL, SEE CIVIL DRAWINGS.
 - RIVERWALK DECK TO BE CONSTRUCTED ON POSTS OVER EXISTING CONCRETE. DETAILS TO BE COORDINATED WITH CIVIL AND STRUCTURAL. RIVERWALK, SCREENHOUSE, AND PLANTING OWNED SEPARATELY. ACQUISITION WITH TOWN IS UNDER DISCUSSION.
 - CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS PLAN ARE FOR DESIGN INTENT ONLY. SEE CIVIL PLANS FOR COMPLETE GRADING AND DRAINAGE PLAN.
 - FOR ADDITIONAL INFORMATION ON DRIVEWAY CURB, SEE CIVIL DRAWINGS.
 - CURRENT SNOW STORAGE STRATEGY IS TO STORE SNOW ALONG THE WEST EDGE. IF NEEDED, ADDITIONAL SNOW STORAGE CAN BE PROVIDED BETWEEN THE DRIVEWAY AND PATH ON THE EAST PARCEL. THE DESIGN TEAM PREFERS TO AVOID SNOW STORAGE ON THE TRAFFIC CIRCLE AND LAWN PANELS IN ORDER TO PRESERVE VIEWS AND CONNECTION TO THE RIVERWALK. SNOW STORAGE CAN BE FURTHER REFINED IN DESIGN DEVELOPMENT.

SD PERMIT REVIEW SET
 TITLE REVISION 1 (9/29/21)

L1.1
MATERIALS PLAN

PROJECT NO. 2111
 DRAWN BY JN MF
 CHECKED BY JN MK
 SCALE 1" = 20'
 DATE SEP 29, 2021
 DRAWING NO. --/--





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SD PERMIT REVIEW SET
 TITLE REVISION 1 (9/29/21)

L2.1 PLANTING PLAN

PROJECT NO. 2111
DRAWN BY JN MF
CHECKED BY JN MK
SCALE 1" = 20'
DATE SEP 29, 2021
DRAWING NO. --/--



- PLANTING NOTES**
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT SCHEDULE, THE PLANTING SCHEDULE SHALL GOVERN.
 - ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN. NO FIELD COLLECTED SPECIMENS SHALL BE ALLOWED.
 - CONTRACTOR SHALL PROVIDE NURSERY SOURCES FOR ALL PLANT MATERIAL PRIOR TO PURCHASE AND DELIVERY; CONTRACTOR SHALL WORK TO ACQUIRE NON-CULTIVAR MATERIAL FOR PLANTINGS TO THE GREATEST EXTENT PRACTICABLE; CULTIVAR MATERIAL WILL NOT BE ALLOWED UNLESS APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DELIVERY OF PLANTS TO THE PROJECT SITE.
 - ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
 - ALL NEW PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT SCHEDULE.
 - THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABITAT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE. PRIOR TO INSTALLING ANY PLANT MATERIAL.
 - CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE. NO TREES SHALL BE PLANTED CLOSER THAN TEN FEET (10') TO ANY UNDERGROUND WATER AND DRAINAGE LINES OR STRUCTURES.
 - STAKE LOCATION OF ALL PROPOSED PLANTING ZONES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.

- NO TREES OR SHRUBS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING BY OWNER'S REPRESENTATIVE.
- NEW SHRUBS AND GROUND COVER SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS IT BORE TO PREVIOUS GRADE. TREES SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO PREVIOUS GRADE IN NURSERY OR HIGHER TO PREVENT COVERING ROOT FLARE.
- ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED BY AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- SEED AND MULCH PER SPECIFICATIONS ALL DISTURBED AREAS WITH APPROVED SEED MIX. EXTENTS MAY NOT MATCH LIMITS SHOWN ON SEEDING PLAN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL DAMAGED, STOLEN, DEAD, DECLINING, OR LOST MATERIAL UNTIL COMPLETION OF MAINTENANCE AND GUARANTEE PERIOD, SEE SPECIFICATIONS.
- ALL HERBACEOUS PLUG PLANTINGS SHALL BE A MINIMUM 2"x2"x4" DEPTH. PLUGS SHALL BE PLANTED 12" O.C. LANDSCAPE ARCHITECT WILL PROVIDE LAYOUT SCHEMATIC PRIOR TO PLANTING.
- IF PLANT SIZES ARE REDUCED, CONTRACTOR MUST PROVIDE PROTECTION FOR SHRUBS TO AVOID INADVERTENT DAMAGE DURING MAINTENANCE.
- ALL WEEDS MUST BE REMOVED FROM ROOTBALLS (BOTH CONTAINER AND BALLED AND BURLAPPED MATERIAL) PRIOR TO PLANTING.
- GROUND COVER PLANTING CELLS WILL BE FIELD LOCATED BY OWNER'S REPRESENTATIVE WITHIN SHRUB PLANTING BED AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF COVER CROP APPROVED BY OWNER'S REP. SHOULD WEATHER AND/OR SCHEDULE WARRANT IT AS DIRECTED BY OWNER'S REPRESENTATIVE.
- WATERING OF INSTALLED PLANTS, EITHER THROUGH A TEMPORARY IRRIGATION SYSTEM OR BY HAND, SHALL OCCUR WITHIN 24 HOURS OF PLANTING AND CONTINUE AS OUTLINED IN THE CONTRACT DOCUMENTS.

LEGEND

PROPERTY LINE - - - - -
 LIMIT OF WORK LINE - - - - -
 EASEMENT LINE - - - - -

PLANTING GROUPS

(PL1) LAWN

(PL2) PLANTING AT BUILDING - ON GRADE PERENNIALS AND GROUND COVERS RANGE FROM 6" - 2'-6" TALL

(PL3) GRASS MIX 1 - AT DRIVE ORNAMENTAL GRASSES RANGE FROM 1'-6" - 3' TALL

(PL4) PLANTING AT BUILDING - ON STRUCTURE PERENNIALS AND GROUND COVERS RANGE FROM 6" - 1'-6" TALL

(PL5) SLOPE STABILIZATION PLANTING "NO-MOW" SEEDING OF NATIVE PERENNIALS AND GRASSES

(PL6) RAIN GARDEN PLANTING - AT RIVERWALK RAIN GARDEN SEEDING AND PLUGS

- CONSERVATION COMMISSION NOTES**
- ALL PLANT SPECIES ARE NATIVE TO MASSACHUSETTS UNLESS NOTED OTHERWISE IN THE PLANTING SCHEDULE.
 - PLANT PALETTE FOLLOWS BRAINTREE CON COM WETLAND RULES AND REGULATION BYLAWS.
 - PLANT LIST IS PRELIMINARY AND REPRESENTS MAJOR DESIGN MOVES AND ANCHOR SPECIES. PLANT LIST WILL BE REVIEWED AND REFINED IN DESIGN DEVELOPMENT. PLANT LIST SUBJECT TO CHANGE BASED ON AVAILABILITY AND SOURCING.
 - TREE REPLACEMENT REQUIREMENTS WILL BE MET PER BRAINTREE CON COM WETLAND RULES AND REGULATION BYLAWS.
 - PLANT QUANTITIES ARE AN INITIAL PASS AND SUBJECT TO CHANGE IN DESIGN DEVELOPMENT.

PLANT SCHEDULE PLUGS

PLUGS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Ai	100	Asclepias incarnata	Swamp Milkweed	plugs
An1	100	Aster novae-angliae	New England Aster	plugs
Cl1	150	Carex lupulina	Hop Sedge	plugs
Cs	150	Carex stricts	Tussock Sedge	plugs
Em	50	Eupatorium maculatum	Joe-Pye Weed	plugs
Ep	50	Eupatorium perfoliatum	Boneset	plugs
Lc	100	Lobelia cardinalis	Cardinal Flower	plugs
Sc	100	Scirpus cyperinus	Woolgrass	plugs
Vh	100	Verbena hastata	Blue Vervain	plugs

RAIN GARDEN SEED MIX

Source: New England Wetland Plants, Inc.

BOTANICAL NAME	COMMON NAME
Asclepias incarnata	Swamp Milkweed
Aster lateriflorus	Starved/Calico Aster
Carex lupulina	Hop Sedge
Carex lurida	Lurid Sedge
Carex vulpinoidea	Fox Sedge
Carex Scoparia	Blunt Broom Sedge
Carex crinita	Fringe Sedge
Eupatorium maculatum	Joe-Pye Weed
Iris versicolor	Blue Flag Iris
Poa palustris	Fowl Bluegrass
Bidens frondosa	Beggar Ticks
Scirpus atrovirens	Green Bulrush
Vernonia noveboracensis	New York Ironweed
Juncus effusus	Soft Rush
Glyceria grandis	American Mannagrass
Mimulus ringens	Square Stemmed Monkey Flower

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	11	Amelanchier canadensis	Canadian Serviceberry	5/6" B&B	
AR	6	Acer rubrum	Red Maple	2.5-3" cal. B&B	
CF	3	Cornus florida 'Appalachian Snow'	Appalachian Snow Dogwood	7/8" ht. B&B	
LS	9	Liquidambar styraciflua	Sweet Gum	10/12" B&B	
NS	5	Nyssa sylvatica	Tupelo	10/12" B&B	
QR	11	Quercus rubra	Red Oak	2.5-3" cal. B&B	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
HV	11	Hamamelis virginiana	Common Witch Hazel	3-4" B&B	
IG	23	Ilex glabra	Inkberry Holly	2.5/3" B&B	
IV	6	Ilex verticillata	Winterberry	3-4" ht.	
RG	78	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 gal	

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AD	28	Arunceus dioicus	Goatsbeard	#1 pot	
MP	23	Matteuccia pennsylvanica	Ostrich Fern	#1 pot	

VINES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
HD	36	Hedera helix	English Ivy	1 gal	

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ES	794	Eragrostis spectabilis	Purple Lovegrass	#1 pot	
SL	1253	Schizachyrium scoparium	Little Bluestem	#1 pot	
DT	516	Deschampsia cespitosa	Tufted Hair Grass	#1 pot	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
DP	290	Dennstaedtia punctilobula	Hay-scented Fern	#1 pot	
PP	290	Pachysandra procumbens	Allegheny Spurge	#1 pot	
GM	330	Geranium maculatum	Spotted Geranium	#1 pot	
TN	330	Thelypteris noveboracensis	New York Fern	#1 pot	