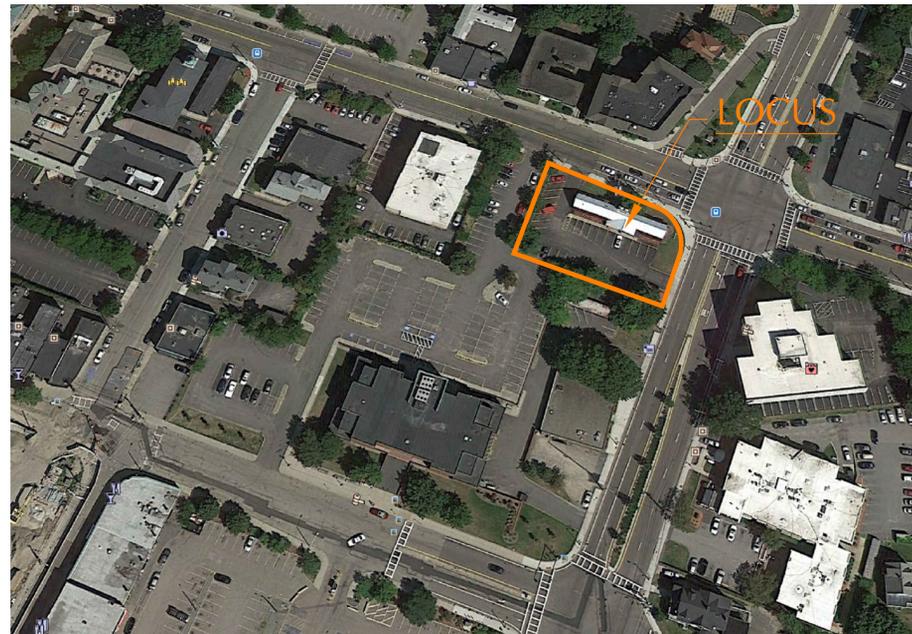


PROPOSED OFFICE BUILDING

111 WASHINGTON STREET
QUINCY, MASSACHUSETTS

OCTOBER 23, 2015



LOCUS AERIAL
NTS

IMAGE FROM 2014 GOOGLE MAPS

SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 CONSTRUCTION MANAGEMENT
- 4 LAYOUT
- 5 LAYOUT GARAGE
- 6 GRADING
- 7 UTILITY
- 8 TRAFFIC FLOW
- 9 DETAILS
- 10 DETAILS

APPLICANT

GALVCON DEVELOPMENT
245 WILLARD STREET
QUINCY, MA 02169



ARCHITECT

MOESER & ASSOCIATES
206 AYER ROAD SUITE #2
HARVARD, MA 01451

CIVIL/SURVEY

DECALLE-BURKE & ASSOCIATES
1266 FURNACE BROOK PARKWAY
SUITE 401
QUINCY, MA 02169



REVISIONS:		
No.	DATE	
1	2/2/16	PEER REVIEW



LOCUS MAP NTS

PL 278 OF 1972

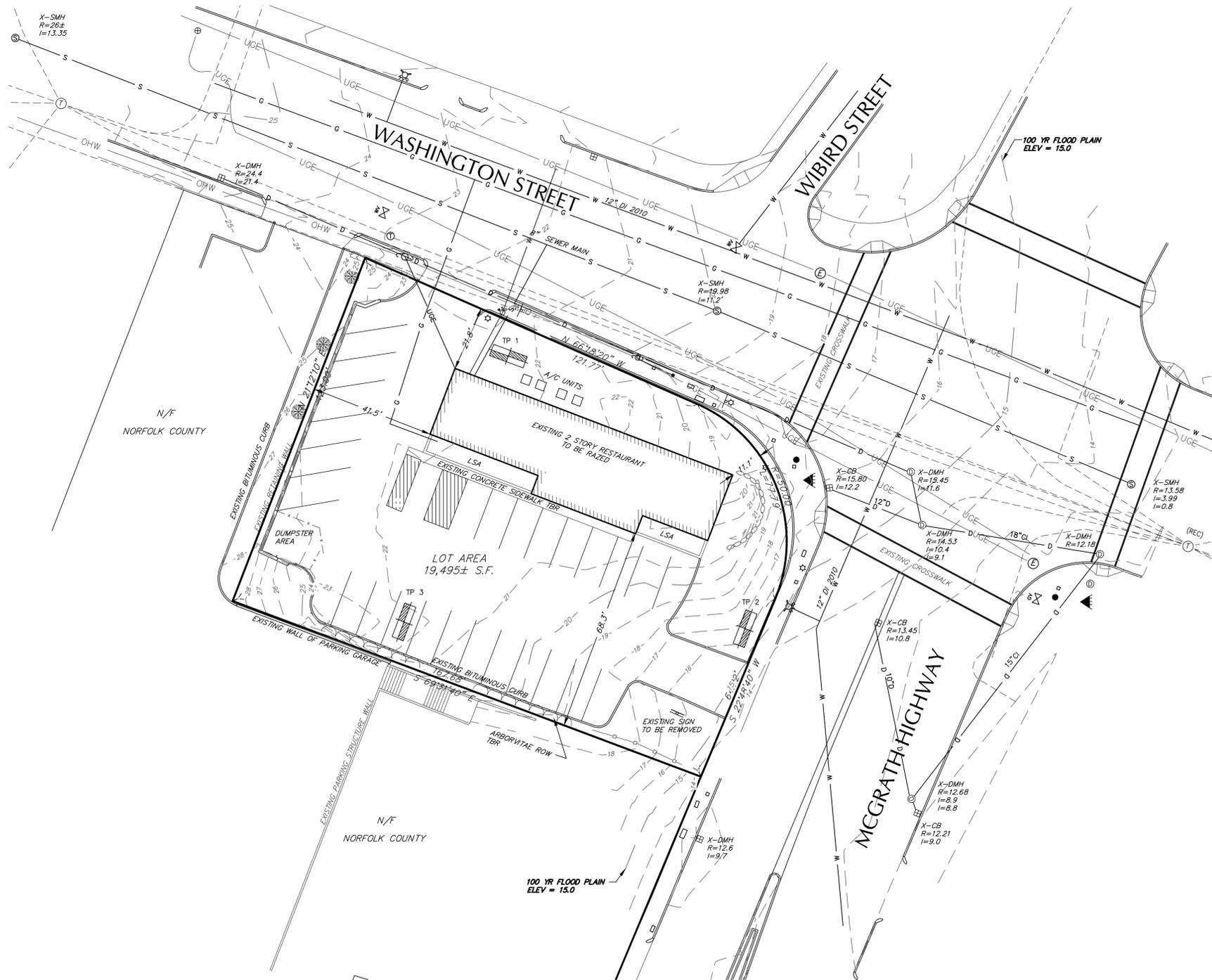


ZONING SCHEDULE

LOT ZONING CLASSIFICATION : QUINCY CENTER ZONING DISTRICT-15

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT SIZE	15,000 S.F.	19,495 S.F.
MAXIMUM NUMBER OF STORIES	15 STORIES	3 STORIES
MINIMUM NUMBER OF PARKING SPACES	1 SPACES / 400 S.F.	57 SPACES

ALL EXISTING UTILITIES SERVICING THE EXISTING BUILDING SHALL BE CUT AND CAPPED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE CITY OF QUINCY WATER AND SEWER DEPARTMENT AND WITH THE REGULATIONS PERTINENT TO THE OTHER UTILITY OWNERS THAT SERVICE THE BUILDING.



TEST PIT	1	2	3
GRD. EL.	22.0	15.8	22.1
GW. EL.	NGWO	NGWO	NGWO
FILL	SL Sandy loam, with gravel	Ap - SL Sandy loam, with gravel	- FILL Disturbed loamy sand with gravel.
33"	B - LS Gravelly sandy loam, outwash.	B - S Coarse gravelly sand, unstratified outwash.	C - S Very coarse sand with lots of gravel and stones. Unstratified outwash.
78"	C - S Very coarse sand, outwash unstratified mix of sand, gravel and stones.	C - S Very coarse sand, stratified outwash mix of sand, gravel and stones.	
148"			
DATE:	10/14/15	10/14/15	10/14/15
TEST BY:	JAMES W. BURKE, P.E.	JAMES W. BURKE, P.E.	JAMES W. BURKE, P.E.

LEGEND:

EXISTING:	PROPOSED:
- LOCUS PROPERTY LINE	- LOCUS PROPERTY LINE
- TREE LINE	- TREE LINE
- SEWER MANHOLE (SMH)	- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)	- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)	- CATCH BASIN (CB)
- STONEWALL	- STONEWALL
- GAS VALVE	- GAS VALVE
- WATER VALVE	- WATER VALVE
- WATER SERVICE	- WATER SERVICE
- HYDRANT	- HYDRANT
- UTILITY POLE	- UTILITY POLE
- NOW OR FORMERLY	- NOW OR FORMERLY
- IRON PIPE OR REBAR	- IRON PIPE OR REBAR
- DRAIN PIPE	- DRAIN PIPE
- WATER MAIN	- WATER MAIN
- GAS SERVICE	- GAS SERVICE
- UNDERGROUND POWER	- UNDERGROUND POWER
- UNDERGROUND TELEPHONE	- UNDERGROUND TELEPHONE
- OVERHEAD WIRES	- OVERHEAD WIRES
- SEWER MAIN	- SEWER MAIN
- LANDSCAPED AREA	- LANDSCAPED AREA
- GRADE	- GRADE
- SPOT GRADE	- SPOT GRADE
- CHAIN LINK FENCE	- CHAIN LINK FENCE
- TEST PIT	- TEST PIT
- HAND HOLES FOR UTILITIES	- HAND HOLES FOR UTILITIES
- LIGHT POLE	- LIGHT POLE
- TRAFFIC LIGHT	- TRAFFIC LIGHT

DeCELLE

BURKE
 & Associates, Inc.
 1266 Furnace Brook Parkway Quincy, MA 02169
 (617) 405-5100 (O) (617) 405-5101 (F)



LAWRENCE DECELLE, JR., PLS DATE

GENERAL NOTES:

- LOCUS: ASSESSORS MAP 1137 BLOCK 8 LOT 6
 RECORD OWNER: R RAVECH & SON REALTY LLC
 DEED REFERENCE: BOOK 17943 PAGE 19
 PLAN REFERENCE: PLAN 278 OF 1972
- THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE IN JANUARY 2015. ELEVATIONS SHOWN ON NAVD 88.
- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- THE LOT SHOWN LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON PLAN AND DELINEATED ON FIRM 250210008F, DATED JUNE 9, 2014, ZONE AE, ELEVATION = 15.0' NAVD 88.
- PARCEL IS ZONED QC2D-15.
 MIN. LOT AREA = 15,000 S.F.
 MIN. LOT AREA P.D.U. = 325 SQ. FT.
 MAX. STORIES = 15.
 PARKING = 1 SPACE/400 S.F. OFFICE SPACE

PROJECT TITLE & LOCATION:

PROPOSED OFFICE BUILDING
 111 WASHINGTON STREET
 QUINCY, MA 02169

PLAN TITLE:

EXISTING CONDITIONS

PREPARED FOR:

GALVCON DEVELOPMENT
 245 WILLARD ST
 QUINCY, MA 02169



DATE: OCTOBER 23, 2015

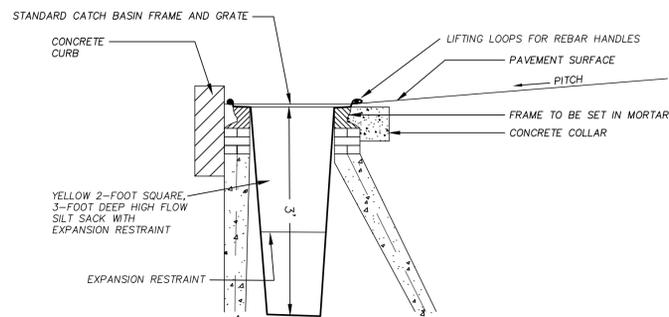
REVISED: FEBRUARY 2, 2016

JOB NUMBER: 100-026 SHEET 2 OF 10





LOCUS MAP NTS



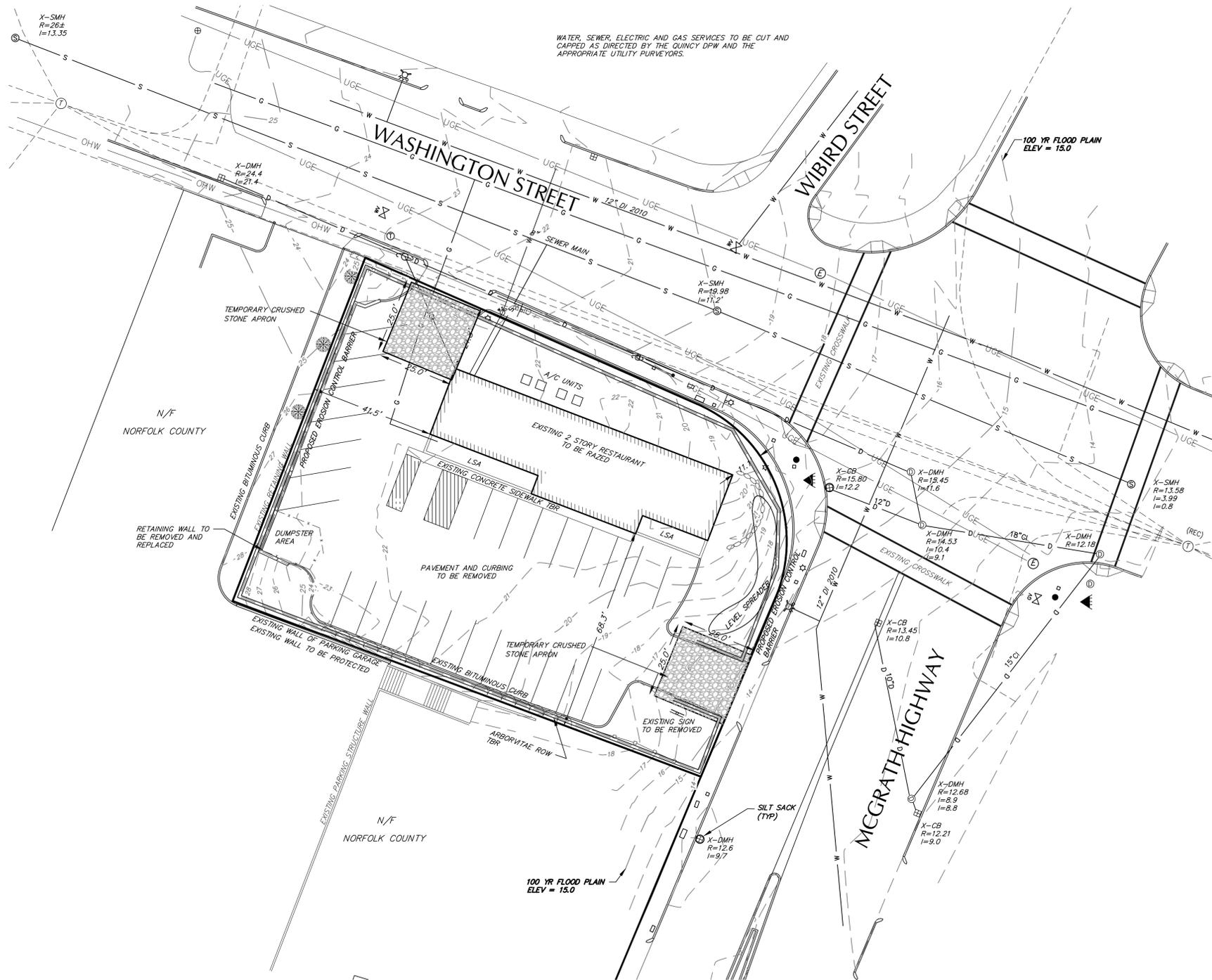
CATCH BASIN SILT SACK
N.T.S.

LEGEND:

EXISTING:	PROPOSED:
— LOCUS PROPERTY LINE	— LOCUS PROPERTY LINE
— TREE LINE	— TREE LINE
⊙ — SEWER MANHOLE (SMH)	⊙ — SEWER MANHOLE (SMH)
⊙ — DRAIN MANHOLE (DMH)	⊙ — DRAIN MANHOLE (DMH)
⊙ — CATCH BASIN (CB)	⊙ — CATCH BASIN (CB)
— STONEWALL	— STONEWALL
— GAS VALVE	— GAS VALVE
— WATER VALVE	— WATER VALVE
— WATER SERVICE	— WATER SERVICE
— HYDRANT	— HYDRANT
— UTILITY POLE	— UTILITY POLE
N/F — NOW OR FORMERLY	N/F — NOW OR FORMERLY
○ — IRON PIPE OR REBAR	○ — IRON PIPE OR REBAR
— DRAIN PIPE	— DRAIN PIPE
— WATER MAIN	— WATER MAIN
— GAS SERVICE	— GAS SERVICE
— UNDERGROUND POWER	— UNDERGROUND POWER
— UNDERGROUND TELEPHONE	— UNDERGROUND TELEPHONE
— OHW — OVERHEAD WIRES	— OHW — OVERHEAD WIRES
— S — SEWER MAIN	— S — SEWER MAIN
— LSA — LANDSCAPED AREA	— LSA — LANDSCAPED AREA
— 280 — GRADE	— 280 — GRADE
— 15x61 — SPOT GRADE	— 15x61 — SPOT GRADE
— CHAIN LINK FENCE	— CHAIN LINK FENCE
— TEST PIT	— TEST PIT
— HAND HOLES FOR UTILITIES	— HAND HOLES FOR UTILITIES
— LIGHT POLE	— LIGHT POLE
— TRAFFIC LIGHT	— TRAFFIC LIGHT

ALL EXISTING UTILITIES SERVICING THE EXISTING BUILDING SHALL BE CUT AND CAPPED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE CITY OF QUINCY WATER AND SEWER DEPARTMENT AND WITH THE REGULATIONS PERTINENT TO THE OTHER UTILITY OWNERS THAT SERVICE THE BUILDING.

WATER, SEWER, ELECTRIC AND GAS SERVICES TO BE CUT AND CAPPED AS DIRECTED BY THE QUINCY DPW AND THE APPROPRIATE UTILITY PURVEYORS.



1266 Furnace Brook Parkway Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)



JAMES W. BURKE, PE DATE

- GENERAL NOTES:
- LOCUS: ASSESSORS MAP 1137 BLOCK 8 LOT 6
RECORD OWNER: R RAVECH & SON REALTY LLC
DEED REFERENCE: BOOK 17943 PAGE 19
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 - THE LOT SHOWN LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON PLAN AND DELINEATED ON FIRM 25021 0008F, DATED JUNE 9, 2014, ZONE AE, ELEVATION = 15.0' NAVD 88.
 - PARCEL IS ZONED QZD-15.
MIN. LOT AREA = 15,000 S.F.
MIN. LOT AREA P.D.U. = 325 SQ. FT.
MAX. STORIES = 15.

- DEMOLITION & CONSTRUCTION NOTES:
- THE CONTRACTOR SHALL PLACE A 6' HIGH TEMPORARY SAFETY FENCE AROUND THE SITE PRIOR TO THE DEMOLITION ON SITE.
- A WATER TRUCK SHALL BE ON-SITE DURING THE DEMOLITION PROCESS TO MINIMIZE FUGITIVE DUST.
- A CRUSHED STONE APRON SHALL BE CONSTRUCTED AS SHOWN TO MINIMIZE TRUCK TIRES LEAVING SEDIMENT ON THE ROADWAYS.
- ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- THE SITE AND THE CRUSHED STONE APRON SHALL BE GRADED TO PREVENT ANY SITE RUNOFF FROM FLOWING OFF SITE.
- CONSTRUCTION HOURS SHALL BE FROM 7:00AM TO 5:00PM MONDAY THROUGH FRIDAY, 8:00AM TO 4:00PM ON SATURDAYS. ALL CONSTRUCTION AND DELIVERIES ARE PROHIBITED SUNDAYS UNLESS APPROVED BY THE BUILDING COMMISSIONER, COMPANY EMPLOYEES, AS WELL AS THE EMPLOYEES OF ITS SUBCONTRACTORS SHALL AT ALL TIMES BE SUBJECT TO, AND COMPLY WITH TITLE 9 CHAPTERS 20.01 THROUGH 20.10, INCLUSIVE, OF THE QUINCY MUNICIPAL CODE, AS AMENDED FROM TIME TO TIME.

PROJECT TITLE & LOCATION:
PROPOSED OFFICE BUILDING
111 WASHINGTON STREET
QUINCY, MA 02169

PLAN TITLE:
CONSTRUCTION MANAGEMENT PLAN

PREPARED FOR:
GALVCON DEVELOPMENT
245 WILLARD ST
QUINCY, MA 02169

DATE: OCTOBER 23, 2015
REVISED: FEBRUARY 2, 2016

JOB NUMBER: 100-026 SHEET 3 OF 10
SCALE: 1"=20'

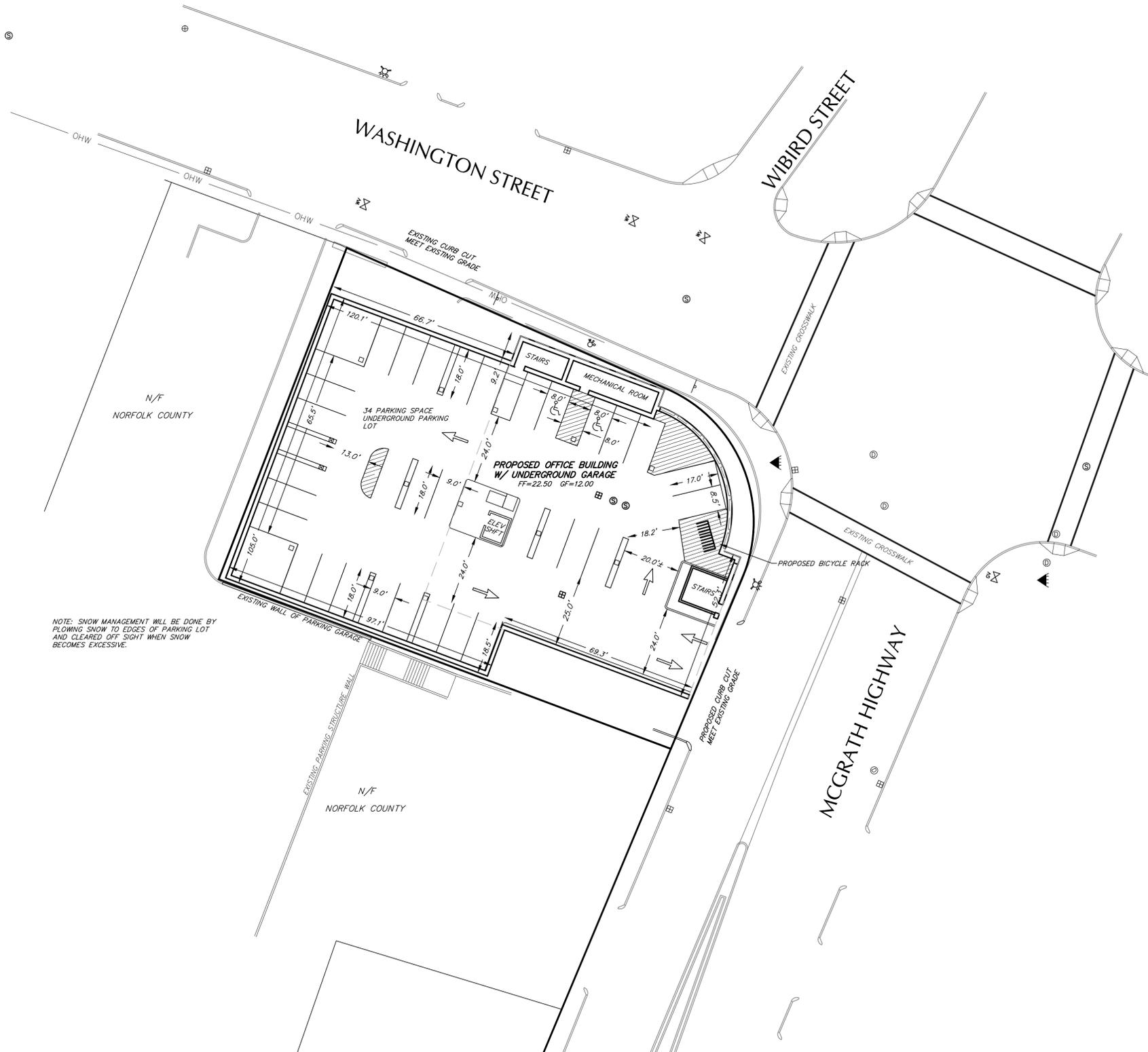


LOCUS MAP NTS

PL 278 OF 1972



ALL EXISTING UTILITIES SERVICING THE EXISTING BUILDING SHALL BE CUT AND CAPPED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE CITY OF QUINCY WATER AND SEWER DEPARTMENT AND WITH THE REGULATIONS PERTINENT TO THE OTHER UTILITY OWNERS THAT SERVICE THE BUILDING.

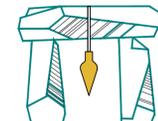


NOTE: SNOW MANAGEMENT WILL BE DONE BY PLOWING SNOW TO EDGES OF PARKING LOT AND CLEARED OFF SIGHT WHEN SNOW BECOMES EXCESSIVE.

LEGEND:

EXISTING:	PROPOSED:

DeCELLE



BURKE & Associates, Inc.

1266 Furnace Brook Parkway Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)



JAMES W. BURKE, PE DATE

GENERAL NOTES:

- LOCUS: ASSESSORS MAP 1137 BLOCK 8 LOT 6
RECORD OWNER: R RAVECH & SON REALTY LLC
DEED REFERENCE: BOOK 17943 PAGE 19
PLAN REFERENCE: PLAN 278 OF 1972
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- PARCEL IS ZONED QCDZ-15.
MIN. LOT AREA = 15,000 S.F.
MIN. LOT AREA P.D.U. = 325 SQ. FT.
MAX. STORES = 15.

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PROJECT TITLE & LOCATION:

PROPOSED OFFICE BUILDING
111 WASHINGTON STREET
QUINCY, MA 02169

PLAN TITLE:

PROPOSED LAYOUT-BASEMENT GARAGE

PREPARED FOR:

GALVCON DEVELOPMENT
245 WILLARD STREET
QUINCY, MA 02169



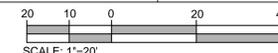
DATE: OCTOBER 23, 2015

REVISED: FEBRUARY 2, 2016

REVISED:

JOB NUMBER: 100-026

SHEET 5 OF 10



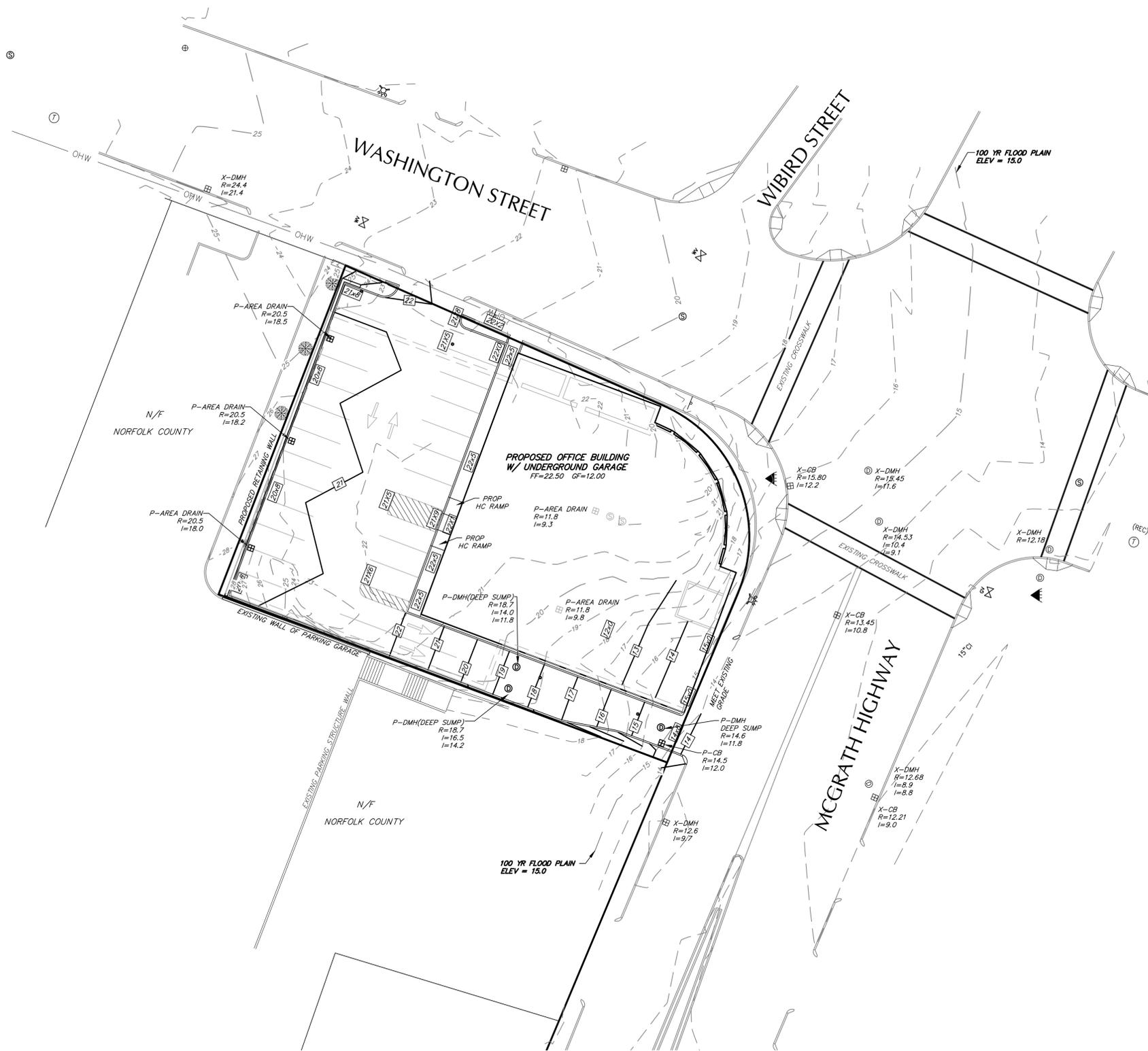


LOCUS MAP NTS

PL 278 OF 1972



ALL EXISTING UTILITIES SERVICING THE EXISTING BUILDING SHALL BE CUT AND CAPPED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE CITY OF QUINCY WATER AND SEWER DEPARTMENT AND WITH THE REGULATIONS PERTINENT TO THE OTHER UTILITY OWNERS THAT SERVICE THE BUILDING.



LEGEND:

EXISTING:	PROPOSED:
— LOCUS PROPERTY LINE	— LOCUS PROPERTY LINE
— TREE LINE	— TREE LINE
⊙ SEWER MANHOLE (SMH)	⊙ SEWER MANHOLE (SMH)
⊙ DRAIN MANHOLE (DMH)	⊙ DRAIN MANHOLE (DMH)
⊙ CATCH BASIN (CB)	⊙ CATCH BASIN (CB)
— STONEWALL	— STONEWALL
⊙ GAS VALVE	⊙ GAS VALVE
⊙ WATER VALVE	⊙ WATER VALVE
⊙ WATER SERVICE	⊙ WATER SERVICE
⊙ HYDRANT	⊙ HYDRANT
⊙ UTILITY POLE	⊙ UTILITY POLE
N/F NOW OR FORMERLY	N/F NOW OR FORMERLY
○ IRON PIPE OR REBAR	○ IRON PIPE OR REBAR
— D DRAIN PIPE	— D DRAIN PIPE
— W WATER MAIN	— W WATER MAIN
— G GAS SERVICE	— G GAS SERVICE
— E UNDERGROUND POWER	— E UNDERGROUND POWER
— UNDERGROUND TELEPHONE	— UNDERGROUND TELEPHONE
— OHW OVERHEAD WIRES	— OHW OVERHEAD WIRES
— S SEWER MAIN	— S SEWER MAIN
— LSA LANDSCAPED AREA	— LSA LANDSCAPED AREA
— 280 GRADE	— 280 GRADE
— 15x61 SPOT GRADE	— 15x61 SPOT GRADE
— CHAIN LINK FENCE	— CHAIN LINK FENCE
□ TEST PIT	□ TEST PIT
☆ HAND HOLES FOR UTILITIES	☆ HAND HOLES FOR UTILITIES
☆ LIGHT POLE	☆ LIGHT POLE
▲ TRAFFIC LIGHT	▲ TRAFFIC LIGHT

DeCELLE

BURKE
 & Associates, Inc.
 1266 Furnace Brook Parkway Quincy, MA 02169
 (617) 405-5100 (O) (617) 405-5101 (F)



JAMES W. BURKE, PE DATE

- GENERAL NOTES:
- LOCUS: ASSESSORS MAP 1137 BLOCK 8 LOT 6
 RECORD OWNER: R RAVECH & SON REALTY LLC
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 - PARCEL IS ZONED QCDZ-15.
 MIN. LOT AREA = 15,000 S.F.
 MIN. LOT AREA P.D.U. = 325 SQ. FT.
 MAX. STOREYS = 15.

PROJECT TITLE & LOCATION:
PROPOSED OFFICE BUILDING
 111 WASHINGTON STREET
 QUINCY, MA 02169

PLAN TITLE:
PROPOSED GRADING

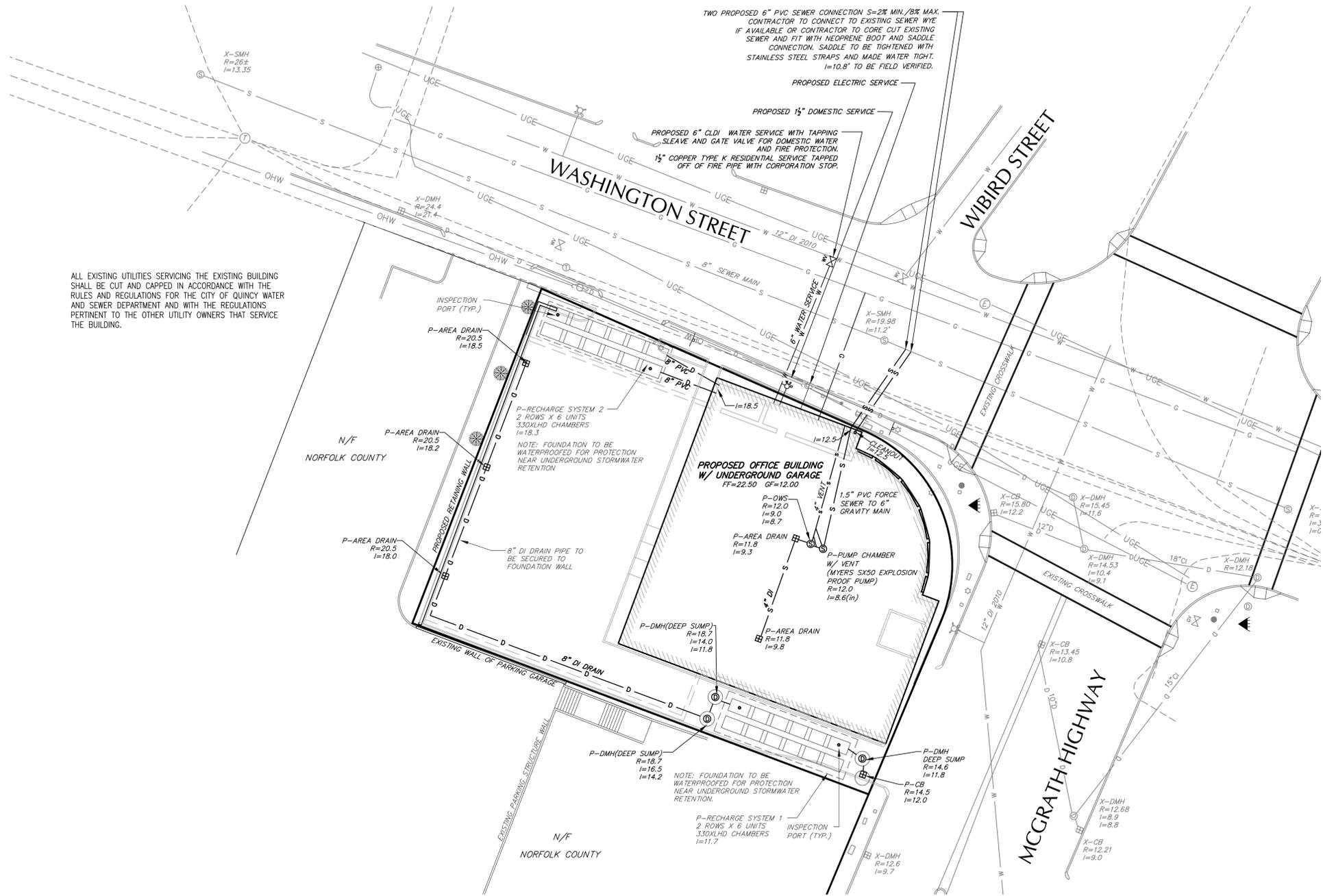
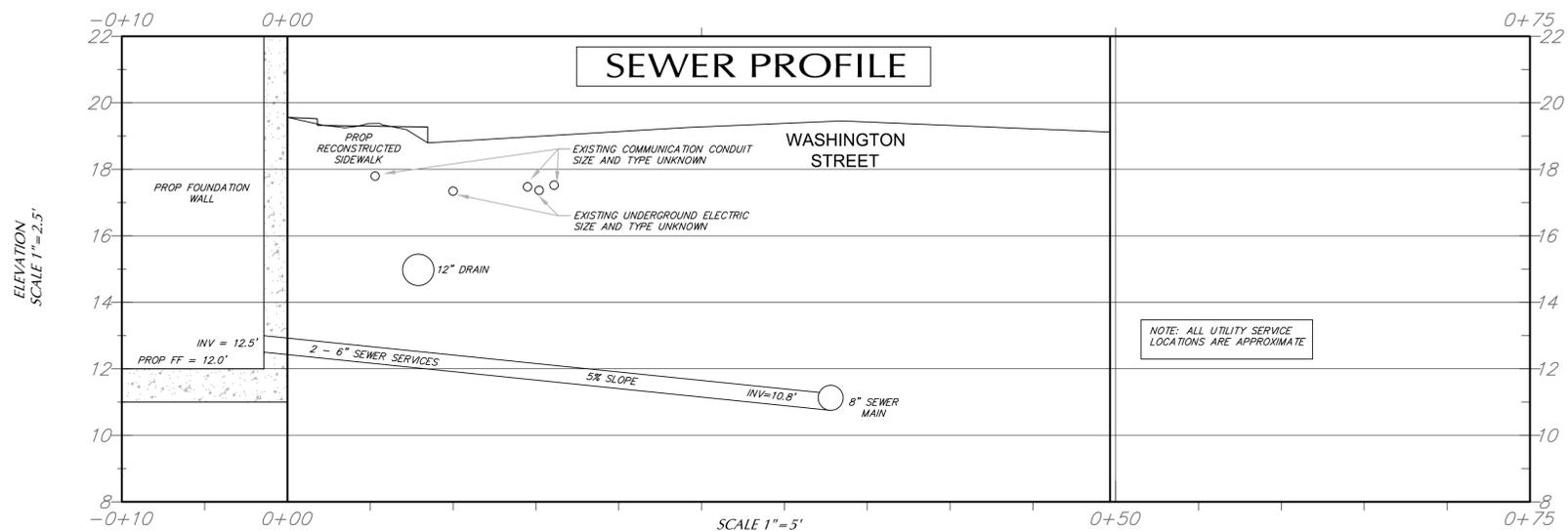
PREPARED FOR:
GALVCON DEVELOPMENT
 245 WILLARD STREET
 QUINCY, MA 02169

DATE: OCTOBER 23, 2015
 REVISED: FEBRUARY 2, 2016
 REVISED:

JOB NUMBER: 100-026 SHEET 6 OF 10
 SCALE: 1"=20'



LOCUS MAP NTS



ALL EXISTING UTILITIES SERVICING THE EXISTING BUILDING SHALL BE CUT AND CAPPED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR THE CITY OF QUINCY WATER AND SEWER DEPARTMENT AND WITH THE REGULATIONS PERTINENT TO THE OTHER UTILITY OWNERS THAT SERVICE THE BUILDING.

LEGEND:

EXISTING:	PROPOSED:
— LOCUS PROPERTY LINE	— TREE LINE
⊙ — SEWER MANHOLE (SMH)	⊙ — DRAIN MANHOLE (DMH)
⊙ — CATCH BASIN (CB)	⊙ — STONEWALL
⊙ — GAS VALVE	⊙ — WATER VALVE
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— DRAIN PIPE	— WATER MAIN
— WATER MAIN	— GAS SERVICE
— GAS SERVICE	— UNDERGROUND POWER
— UNDERGROUND POWER	— UNDERGROUND TELEPHONE
— UNDERGROUND TELEPHONE	— OVERHEAD WIRES
— OVERHEAD WIRES	— SEWER MAIN
— SEWER MAIN	— LANDSCAPED AREA
— LANDSCAPED AREA	— GRADE
— GRADE	— SPOT GRADE
— SPOT GRADE	— CHAIN LINK FENCE
— CHAIN LINK FENCE	— TEST PIT
— TEST PIT	— HAND HOLES FOR UTILITIES
— HAND HOLES FOR UTILITIES	— LIGHT POLE
— LIGHT POLE	— TRAFFIC LIGHT
— TRAFFIC LIGHT	

DeCELLE

BURKE
 & Associates, Inc.
 1266 Furnace Brook Parkway Quincy, MA 02169
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JAMES W. BURKE, PE DATE

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 MIN. LOT AREA = 15,000 S.F.
 MIN. LOT AREA P.D.U. = 325 SQ. FT.
 MAX. STORES = 15.

PROJECT TITLE & LOCATION:
PROPOSED OFFICE BUILDING
 111 WASHINGTON STREET
 QUINCY, MA 02169

PLAN TITLE:
 PROPOSED UTILITY

PREPARED FOR:
 GALVCON DEVELOPMENT
 245 WILLARD STREET
 QUINCY, MA 02169

DATE: OCTOBER 23, 2015
REVISED: FEBRUARY 2, 2016

REVISIONS:

JOB NUMBER: 100-026	SHEET 7 OF 10
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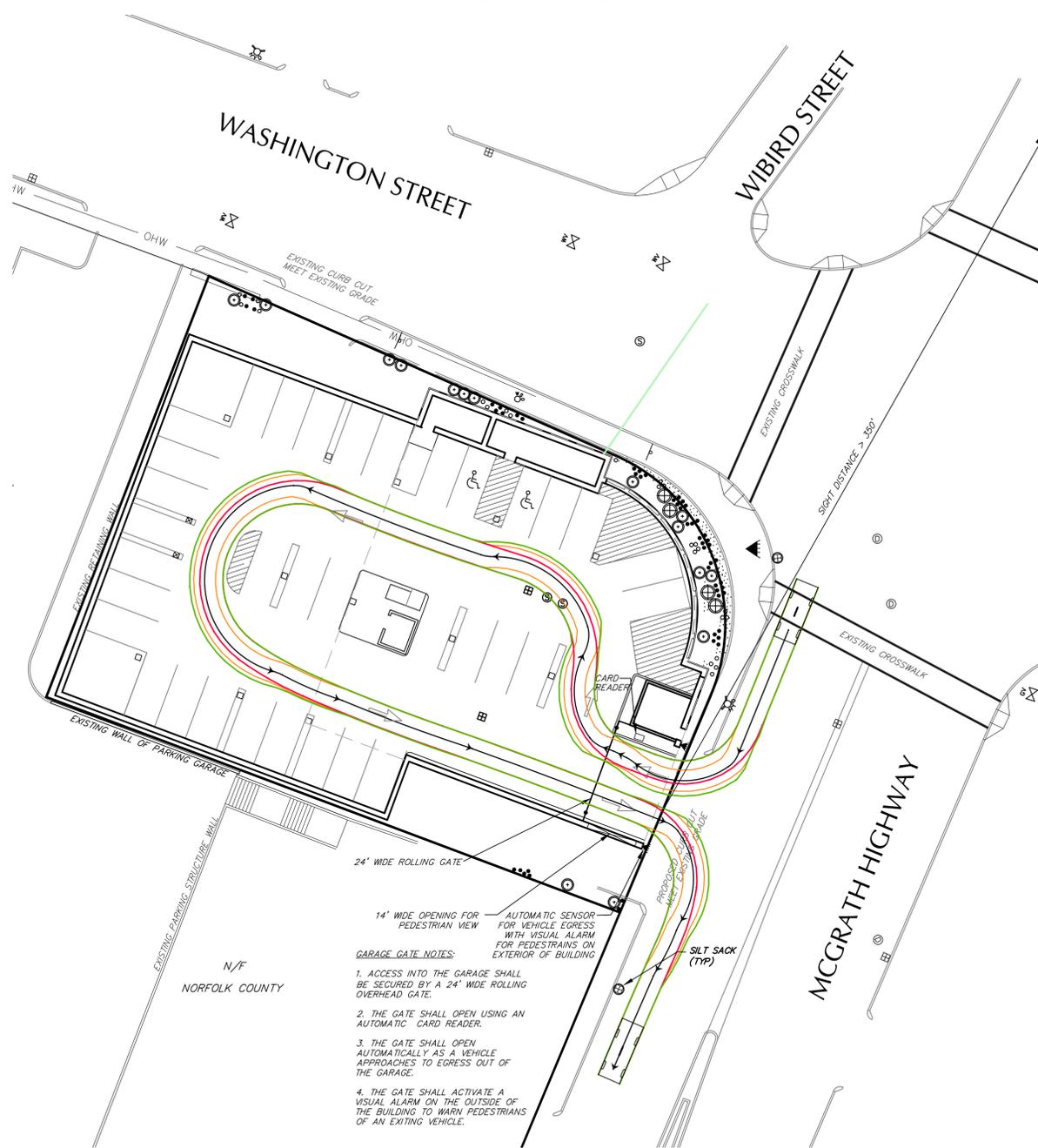
SCALE: 1"=20'



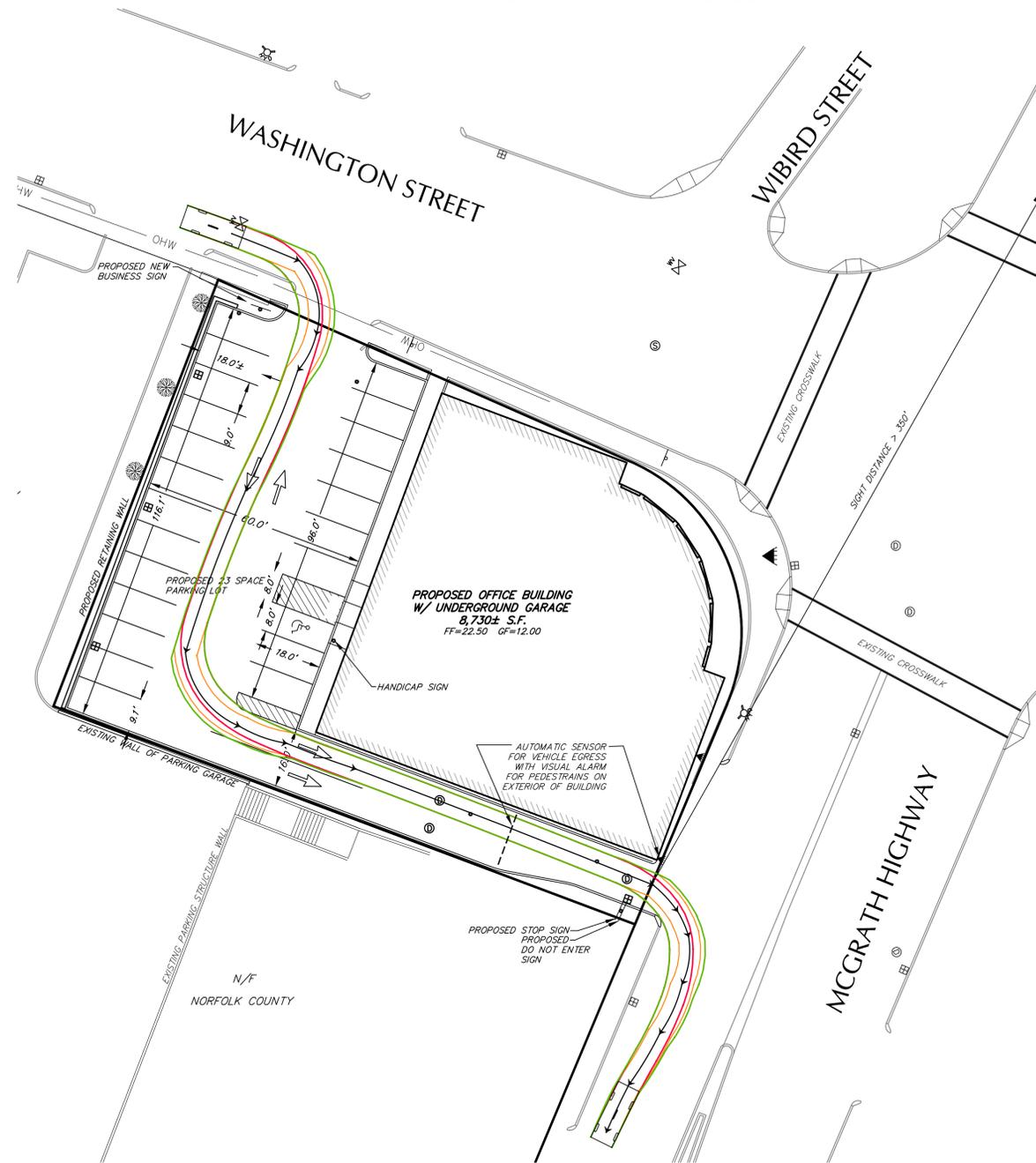
LOCUS MAP NTS



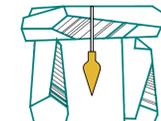
TRAFFIC PATTERN FOR GARAGE



TRAFFIC PATTERN FOR PARKING LOT



DeCELLE



BURKE
 & Associates, Inc.
 1266 Furnace Brook Parkway Quincy, MA 02169
 (617) 405-5100 (O) (617) 405-5101 (F)



JAMES W. BURKE, PE DATE

GENERAL NOTES:

1. LOCUS: ASSESSORS MAP 1137 BLOCK 8 LOT 6
 RECORD OWNER: R RAVECH & SON REALTY LLC
 DEED REFERENCE: BOOK 17943 PAGE 19
 PLAN REFERENCE: PLAN 278 OF 1972
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5. PARCEL IS ZONED QC2D-15.
 MIN. LOT AREA = 15,000 S.F.
 MIN. LOT AREA P.D.U. = 325 SQ. FT.
 MAX. STORES = 15.

PROJECT TITLE & LOCATION:

PROPOSED OFFICE BUILDING
 111 WASHINGTON STREET
 QUINCY, MA 02169

PLAN TITLE:

TRAFFIC FLOW STUDY PLAN

PREPARED FOR:

GALVCON DEVELOPMENT
 245 WILLARD STREET
 QUINCY, MA 02169

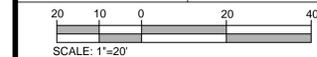


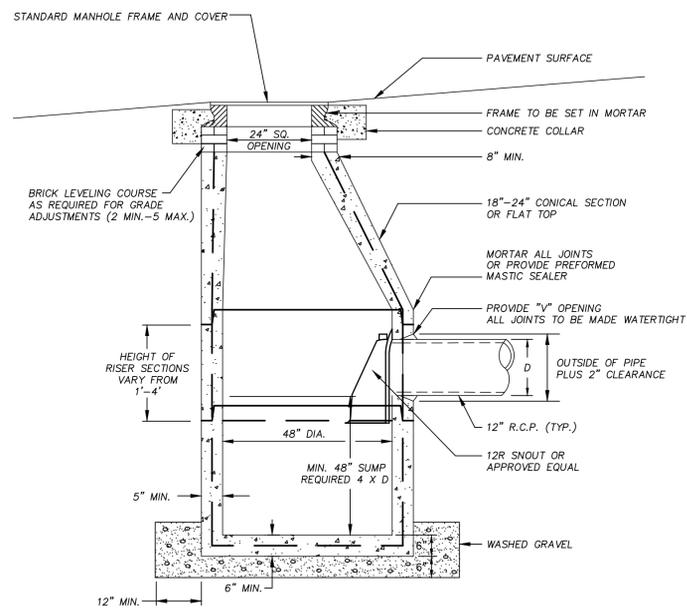
DATE: OCTOBER 23, 2015

REVISED: FEBRUARY 2, 2016

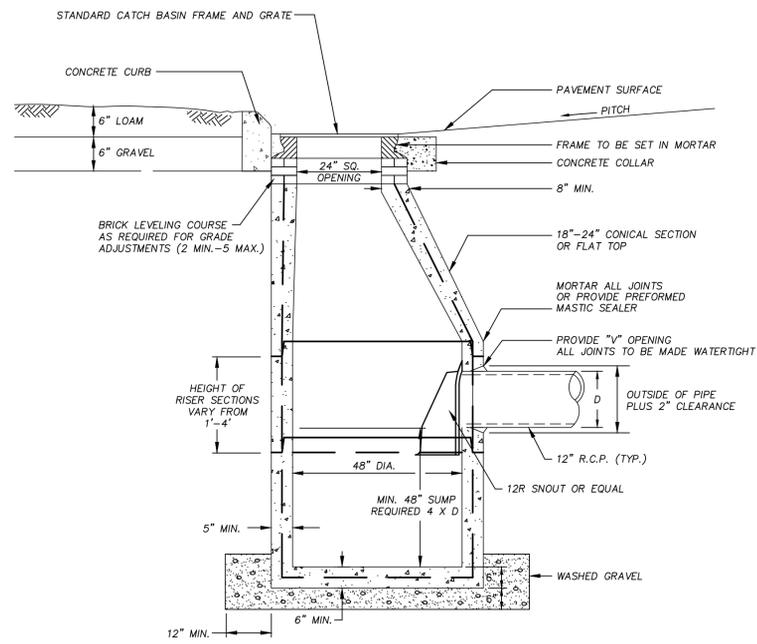
REVISED:

JOB NUMBER: 100-026 SHEET 8 OF 10

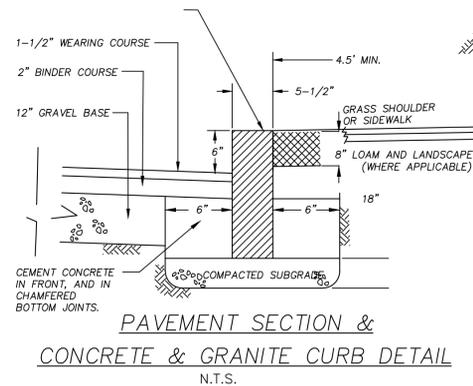




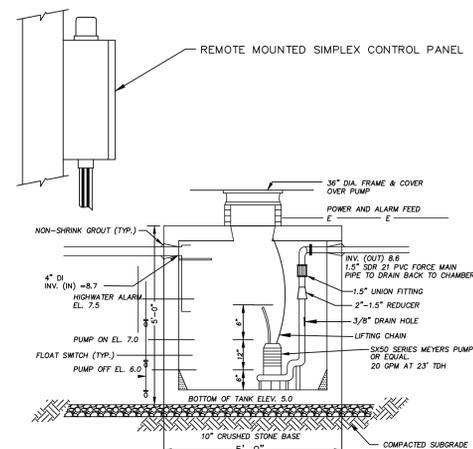
DEEP SUMP DRAIN MANHOLE
NOT TO SCALE



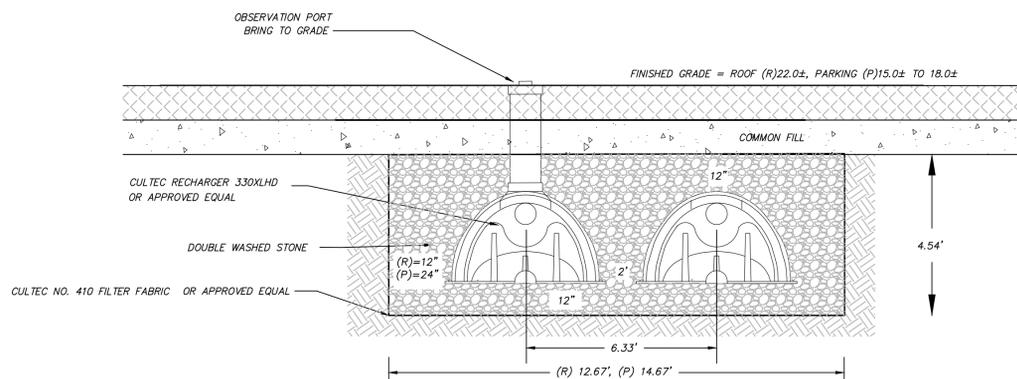
PRECAST CONCRETE CATCH BASIN
NOTE: REFER TO DROP INLET THROAT DETAIL



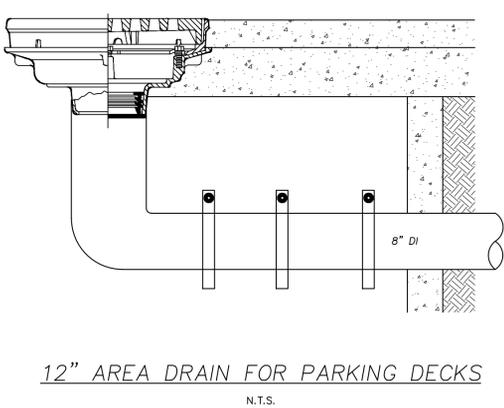
PAVEMENT SECTION & CONCRETE & GRANITE CURB DETAIL
N.T.S.



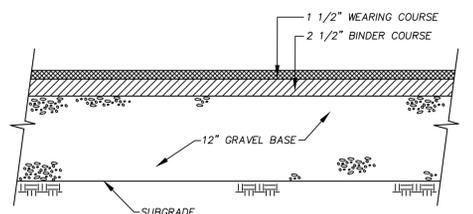
4'x4' PUMP CHAMBER DETAIL
NOT TO SCALE



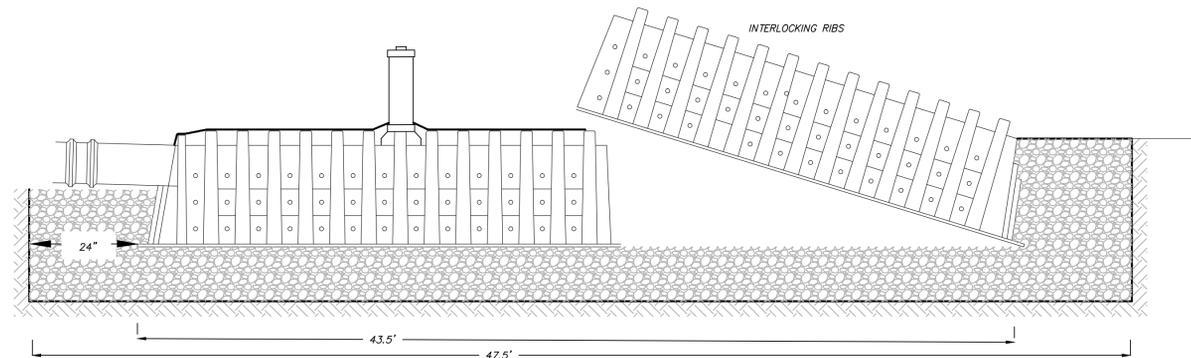
CULTEC CHAMBER TYPICAL PROFILE
NOT TO SCALE



12" AREA DRAIN FOR PARKING DECKS
N.T.S.



PAVEMENT SECTION
NOT TO SCALE



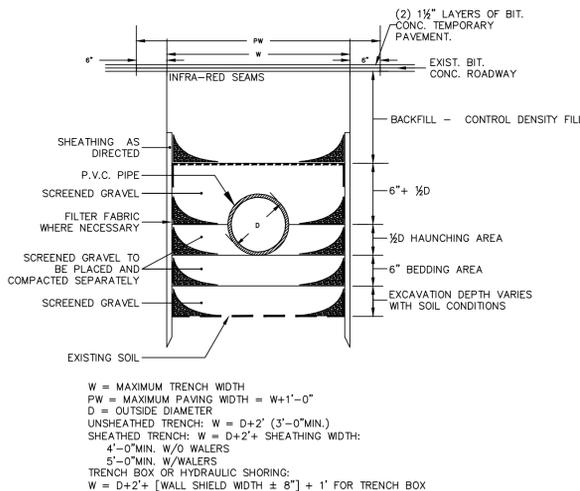
OVER-EXCAVATION NOTES:
THE CONTRACTOR SHALL REMOVE ALL TOPSOIL, SUBSOIL AND OTHER DELETERIOUS MATERIAL WITHIN 24" OF THE LIMIT OF THE STONE SURROUNDING THE CULTEC UNIT AS INDICATED ON THE PLANS.
THE REMOVED SOIL SHALL BE DISPOSED OF IN A LEGAL MANNER.
THE REMOVED SOIL SHALL BE REPLACED WITH CLEAN GRANULAR SAND CONFORMING TO THE FOLLOWING SIEVE ANALYSIS:

% PASSING	SIEVE SIZE	#4
100	10-100	#50
0-20	0-20	#100
0-5	0-5	#200

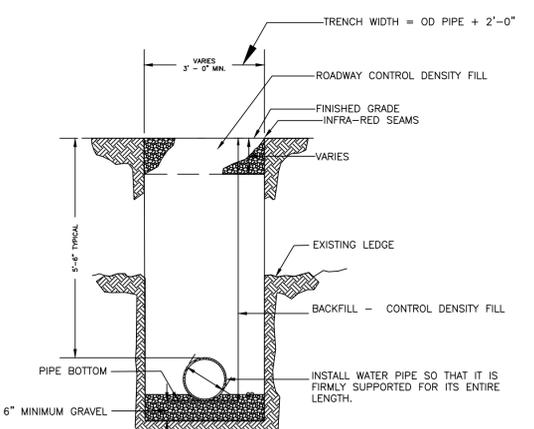
OBSERVATION PORT INSTALLATION NOTES:
CONTRACTOR TO CUT 6" HOLE AT TOP OF CHAMBER IN THE CENTER OF THE UNIT.
INSERT A 6" INTERNAL COUPLING INTO INSPECTION PORT OPENING.
USE A 6" SCH.40 PVC PIPE TO BRING INSPECTION PORT TO WITHIN 6" OF FINISHED GRADE.
INSTALL A 6" SCH.40 END CAP OR PLUG.
BACKFILL IN ACCORDANCE WITH SPECIFICATIONS.

CULTEC CHAMBER INSTALLATION NOTES:
CONTRACTOR TO INSTALL CULTEC CHAMBERS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
CULTEC NO. 410 FILTER FABRIC OR APPROVED EQUAL TO BE PLACED OVER THE TOP OF THE DRAINAGE SYSTEM PRIOR TO BACKFILL.
CONTRACTOR TO REMOVE ALL LOAM, SUBSOIL AND ALL DELETERIOUS MATERIAL FROM EXCAVATION PRIOR TO PLACEMENT OF THE STONE BED.

CULTEC CHAMBER TYPICAL PROFILE
NOT TO SCALE



TYPICAL P.V.C. TRENCH
N.T.S.



TYPICAL WATER TRENCH DETAIL
N.T.S.



BURKE & Associates, Inc.
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JAMES W. BURKE, PE DATE

GENERAL NOTES:

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111 WASHINGTON STREET
QUINCY, MA 02169

PLAN TITLE:
CONSTRUCTION DETAILS

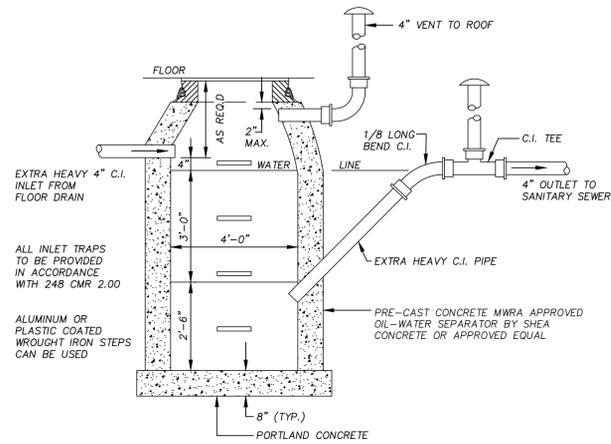
PREPARED FOR:
GALVCON DEVELOPMENT
245 WILLARD ST
QUINCY, MA 02169

DATE: OCTOBER 23, 2015
REVISED: FEBRUARY 2, 2016

REVISIONS:

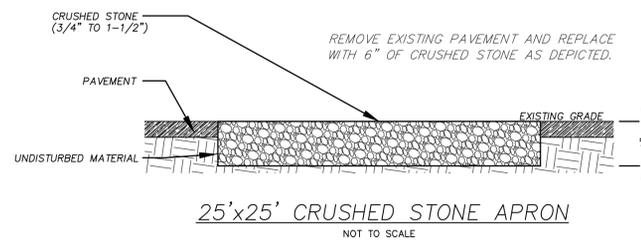
JOB NUMBER: 100-026 **SHEET:** 9 OF 10

SCALE: NTS

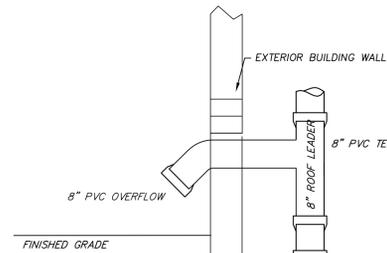


OIL AND GREASE SEPARATOR
NOT TO SCALE

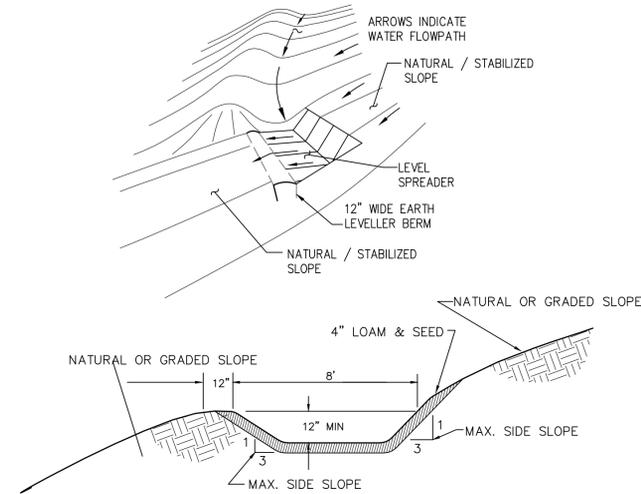
- GENERAL CONSTRUCTION NOTES:**
1. BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE, COVER TO HAVE A CENTER HOLE.
 2. A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING
 3. OPENING SHALL BE NOT LESS THAN 24" DIA.
 4. THE SEPARATOR SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.
 5. INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.
 6. WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.
 7. THE NEW SEPARATOR MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
 8. ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE SEPARATOR, AND MUST NOT BE INTO THE SEWER THROUGH OTHER FIXTURES.
 9. SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES OF THE M.W.R.A.
 10. WROUGHT IRON STEPS SHALL BE SPACED ABOUT 18" APART.
 11. 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.
 12. THE CONTRACTOR SHALL CONTACT THE M.W.R.A BEFORE INSTALLATION OF THE SEPARATOR AND SCHEDULE A SITE VISIT WITH THE M.W.R.A TO WITNESS INSTALLATION.



25'x25' CRUSHED STONE APRON
NOT TO SCALE



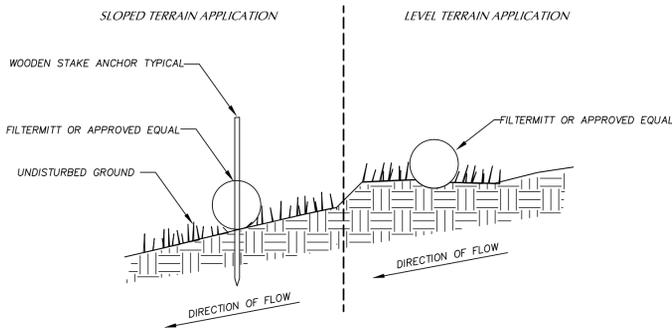
TYPICAL ROOF DRAIN W/ OVERFLOW
N.T.S.



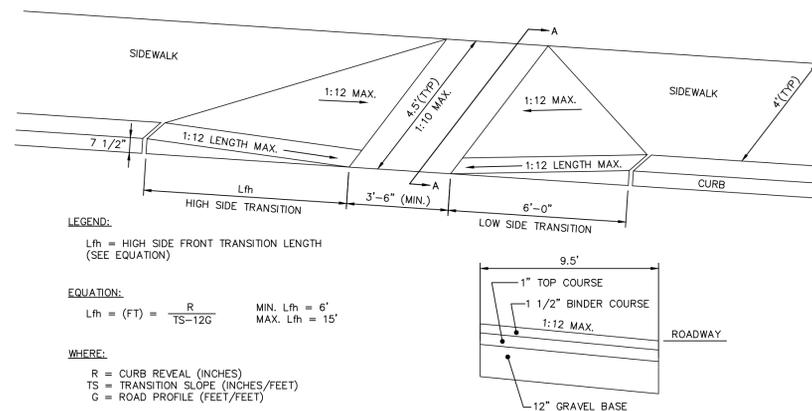
CONSTRUCTION SPECIFICATIONS

1. Construct the level spreader berm on a zero percent grade to ensure uniform spreading of runoff.
2. Level spreader shall be constructed on undisturbed
3. The entire level berm area shall be protected by planting a low growth juniper hedge. The hedge shall provide slope stabilization and flow
4. The flow from the level spreader shall outlet onto stabilized areas. Water should not reconcentrate immediately below the spreader.
5. Periodic inspection and maintenance shall be performed if required.

LEVEL SPREADER
NOT TO SCALE



FILTERMITT OR EQUIVALENT
NOT TO SCALE

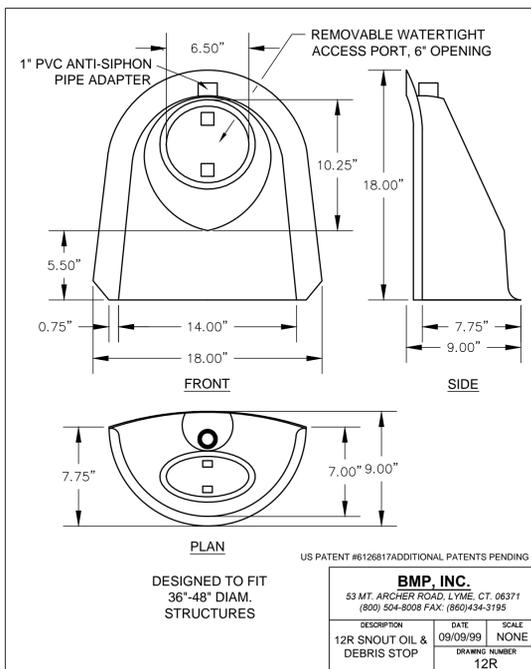


LEGEND:
Lfh = HIGH SIDE FRONT TRANSITION LENGTH (SEE EQUATION)

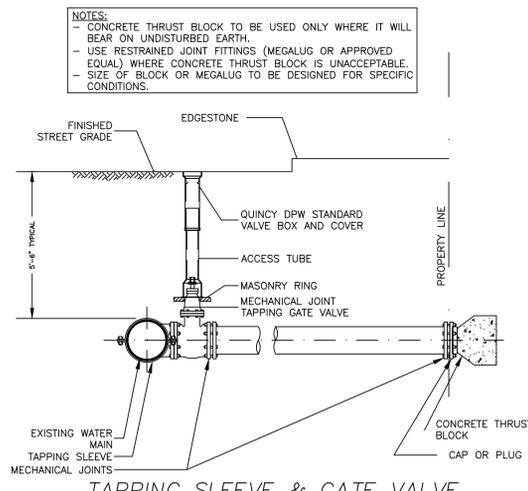
EQUATION:
 $Lfh = (FT) = \frac{R}{TS-12G}$ MIN. Lfh = 6' MAX. Lfh = 15'

WHERE:
R = CURB REVEAL (INCHES)
TS = TRANSITION SLOPE (INCHES/FEET)
G = ROAD PROFILE (FEET/FEET)

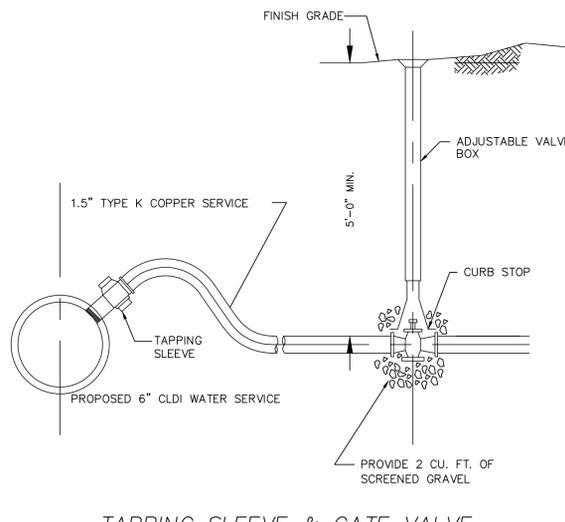
BITUMINOUS CONCRETE WHEELCHAIR RAMP
NOT TO SCALE



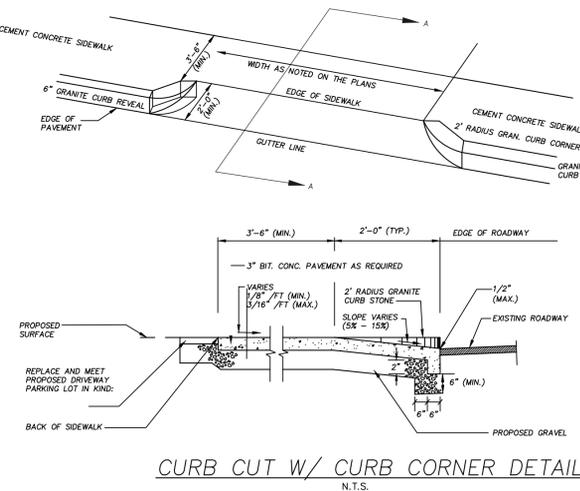
DEEP SUMP MANHOLE OUTLET BAFFLE
N.T.S.



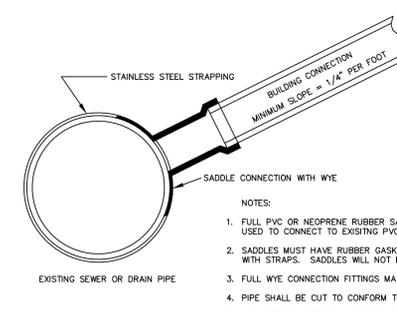
TAPPING SLEEVE & GATE VALVE FOR 6" CLDI DOMESTIC WATER (FIRE) SERVICE
N.T.S.



TAPPING SLEEVE & GATE VALVE FOR 1.5" COPPER DOMESTIC WATER SERVICE
N.T.S.

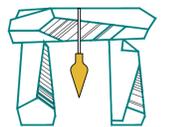


CURB CUT W/ CURB CORNER DETAIL
N.T.S.



DRAIN AND SEWER SADDLE CONNECTION
N.T.S.

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JAMES W. BURKE, PE DATE

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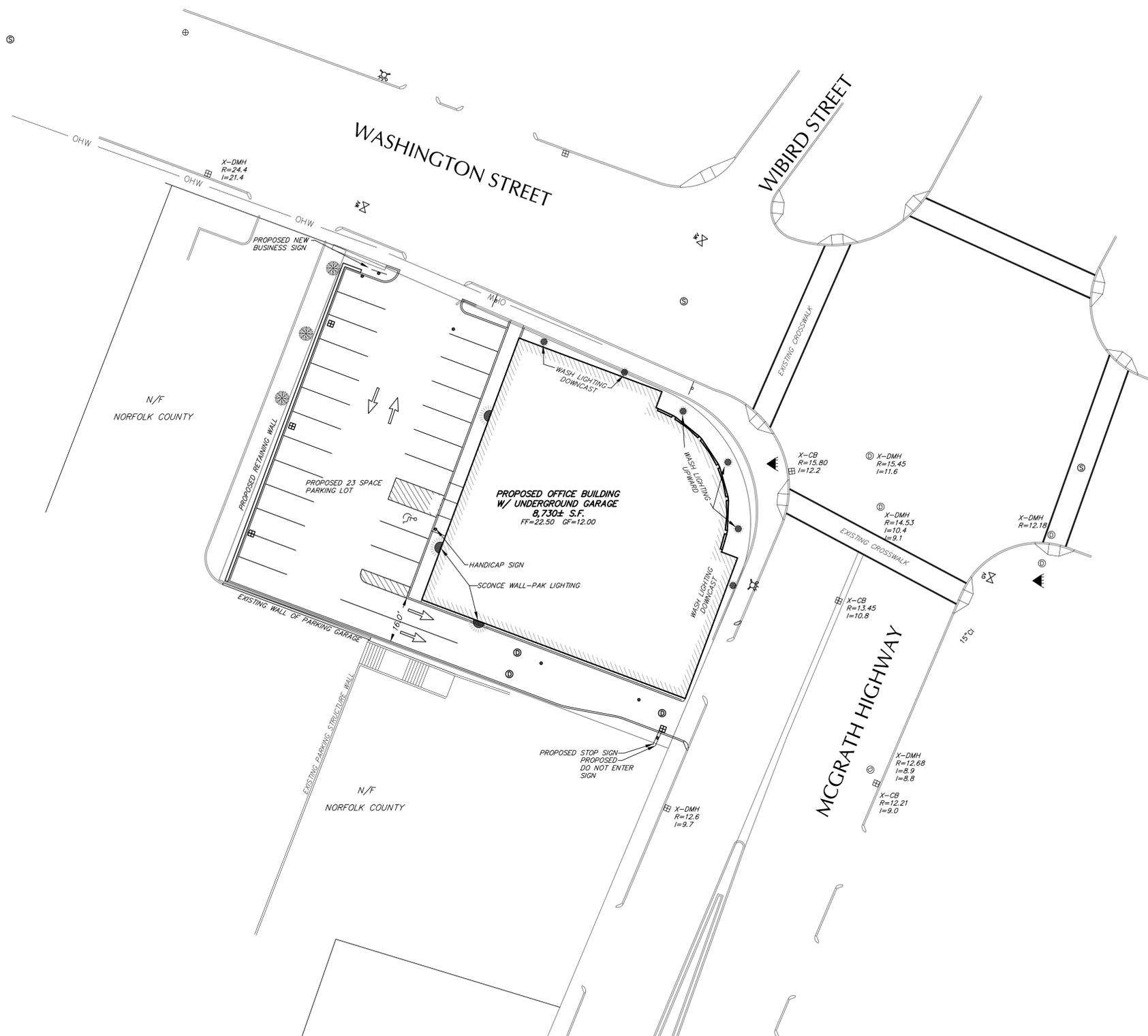
PLAN TITLE:
CONSTRUCTION DETAILS

PREPARED FOR:
GALVCON DEVELOPMENT
245 WILLARD ST
QUINCY, MA 02169

DATE: OCTOBER 23, 2015
REVISED: FEBRUARY 2, 2016
REVISED:
JOB NUMBER: 100-026 SHEET 10 OF 10
SCALE: NTS



LOCUS MAP NTS



LEGEND:

EXISTING:	PROPOSED:
— LOCUS PROPERTY LINE	— LOCUS PROPERTY LINE
— TREE LINE	— TREE LINE
⊙ — SEWER MANHOLE (SMH)	⊙ — SEWER MANHOLE (SMH)
⊙ — DRAIN MANHOLE (DMH)	⊙ — DRAIN MANHOLE (DMH)
⊙ — CATCH BASIN (CB)	⊙ — CATCH BASIN (CB)
— STONEWALL	— STONEWALL
— GAS VALVE	— GAS VALVE
— WATER VALVE	— WATER VALVE
— WATER SERVICE	— WATER SERVICE
— HYDRANT	— HYDRANT
— UTILITY POLE	— UTILITY POLE
N/F — NOW OR FORMERLY	N/F — NOW OR FORMERLY
○ — IRON PIPE OR REBAR	○ — IRON PIPE OR REBAR
D — DRAIN PIPE	D — DRAIN PIPE
W — WATER MAIN	W — WATER MAIN
G — GAS SERVICE	G — GAS SERVICE
E — UNDERGROUND POWER	E — UNDERGROUND POWER
— UNDERGROUND TELEPHONE	— UNDERGROUND TELEPHONE
OHW — OVERHEAD WIRES	OHW — OVERHEAD WIRES
S — SEWER MAIN	S — SEWER MAIN
LSA — LANDSCAPED AREA	LSA — LANDSCAPED AREA
— GRADE	— GRADE
— SPOT GRADE	— SPOT GRADE
— CHAIN LINK FENCE	— CHAIN LINK FENCE
— TEST PIT	— TEST PIT
□ — HAND HOLES FOR UTILITIES	□ — HAND HOLES FOR UTILITIES
☆ — LIGHT POLE	☆ — LIGHT POLE
▲ — TRAFFIC LIGHT	▲ — TRAFFIC LIGHT
— EXTERIOR LIGHTS	— EXTERIOR LIGHTS

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PROPOSED OFFICE BUILDING
111 WASHINGTON STREET
QUINCY, MA 02169

PLAN TITLE:

LIGHTING PLAN

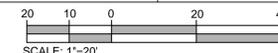
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GALVCON DEVELOPMENT
245 WILLARD STREET
QUINCY, MA 02169



DATE: FEBRUARY 2, 2016

JOB NUMBER: 100-026 SHEET 1 OF 1





LOCUS MAP NTS

PL 278 OF 1972



KEY	SYM	LATIN	COUNT	COMMON	SIZE	COMMENTS
DECIDUOUS TREES						
PC		<i>Prunus californica</i> "Chariclee"	4	Chariclee Pear	3'-35' cal.	D&D.
SHRUBS						
PJM		<i>Rhododendron PJM</i>	7	PJM Rhododendron	18"-24"	D&D (On west side of building)
GROUND COVER						
		<i>Viola minor</i>	As Needed	Peiwinkle, Myrtle		
PERENNIALS						
		<i>Narcissus</i>	50	King Alfred Daffodils	5" Pots, Daffodils and other bulbs to be clustered where they can be seen	
		<i>Iris germanica</i>	25	Blue Flag Iris		
		<i>Menocalis</i>	100	Daylilies		
		<i>Hosta spp.</i>	15	Hosta	18"-24" - 1 Gal. pot	

The plants selected above were chosen for their indigenous characteristics. The contractor shall select from this list and place the plantings as shown on the plan. If other plantings need to be selected due to availability or aesthetics use indigenous species only.

DeCELLE



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GENERAL LANDSCAPE NOTES:

- All plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock published by the American Association of Nurserymen, Inc.
- All plant material to be balled and burlapped (B&B) unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawing.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect. Indigenous species to be used as available.
- Contractor shall be familiar with the location of existing utilities prior to planting and shall report any conflicts to the Landscape Architect or Engineer.
- Balled and burlapped plants (B&B) shall be moved with the root system as solid units; root balls shall be firmly wrapped with burlap. Container grown plants shall not be removed from container prior to the time of installation; root system shall be firmly set in container.
- Planting soil mix shall consist of seven (7) parts loam and one (1) part peat moss by volume, with a pH value of 5.0 to 6.0.
- All trees to be guyed as shown in details.
- Planting beds to receive 4" depth of bark mulch.
- Any plant material which dies, turns brown or unexpectedly defoliates prior to acceptance of work shall be promptly removed from the site and replaced with material of the same species, quality, size and meeting all planting specifications.
- All plant material shall be guaranteed for one (1) year after installation.

PROJECT TITLE & LOCATION:

PROPOSED OFFICE BUILDING
 111 WASHINGTON STREET
 QUINCY, MA 02169

PLAN TITLE:

PROPOSED LANDSCAPE PLAN

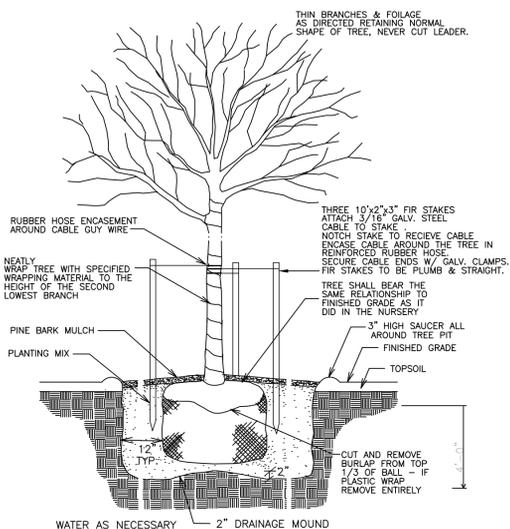
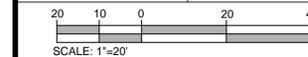
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 QUINCY, MA 02169



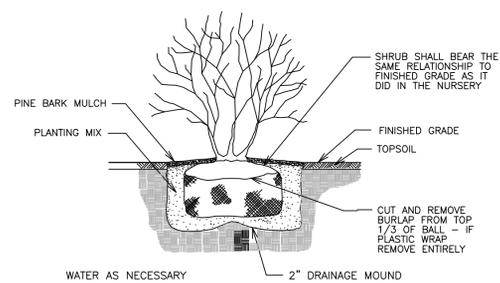
DATE: FEBRUARY 2, 2016

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TYPICAL TREE PLANTING

N.T.S.



TYPICAL SHRUB PLANTING

N.T.S.

