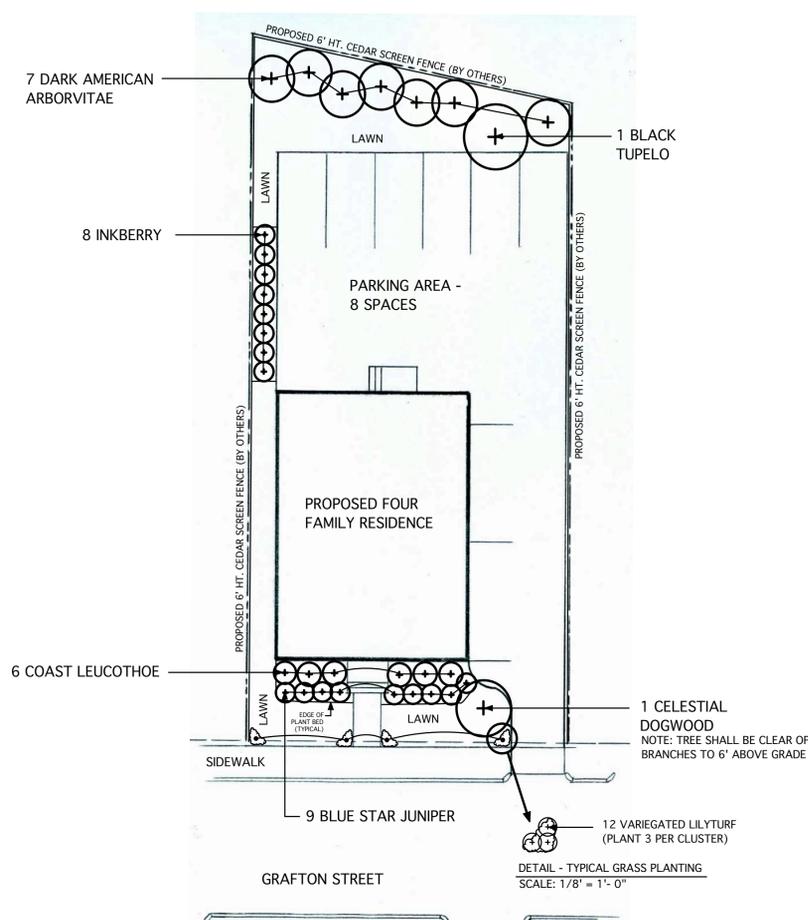


ILLUSTRATIVE PLANTING PLAN

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



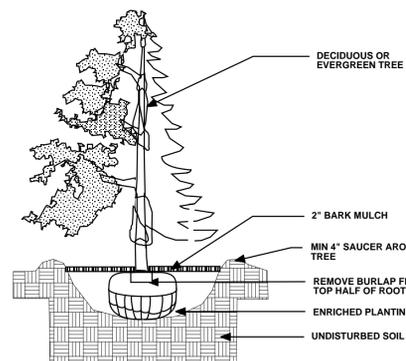
PLANTING PLAN

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

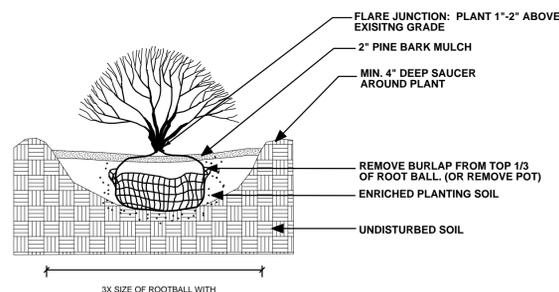
PLANTING NOTES :

1. CONTRACTOR SHALL LOCATE AND VERIFY UTILITY LINE LOCATIONS PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO OWNER'S REPRESENTATIVE.
2. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF FINISH GRADING. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADE BEFORE DIGGING.
3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN.
5. ALL PLANTS SHALL BE MAINTAINED AS REQUIRED.
6. ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE FULL YEAR AFTER COMPLETION AND ACCEPTANCE OF ENTIRE PROJECT.
7. ALL TREE SAUCERS AND SHRUB BEDS TO BE MULCHED WITH MINIMUM 2" AGED PINE BARK MULCH.
8. CONTRACTOR IS RESPONSIBLE FOR DAMAGE INSIDE AND OUTSIDE LIMIT OF WORK DUE TO CONTRACT OPERATIONS. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION.
9. CONTRACTOR SHALL STAKE ALL PLANT LOCATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
10. TOPSOIL (6" MIN. DEPTH) AND SEED ALL DISTURBED SOIL AREAS (EXCEPT IN PLANT BEDS) WITH APPROVED LAWN SEED MIX.
11. TOPSOIL - PROVIDE CLEAN, SCREENED, WEEDFREE, FRIABLE NATURAL LOAM PLANTING SOIL. TEST, CONDITION AND AMEND TOPSOIL TO INSURE FERTILITY.
12. MAINTAIN AND WATER ALL PLANTINGS AND LAWNS UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE PROJECT WILL NOT BE APPROVED UNLESS ALL PLANT MATERIALS AND LAWN AREAS ARE HEALTHY AND SHOWING VIGOROUS GROWTH.
13. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN THE PLAN SHALL GOVERN.
14. ALL PLANTS TO BE PLANTED IN ROWS OR STAGGERED ROWS SHALL BE MATCHED SPECIMENS.

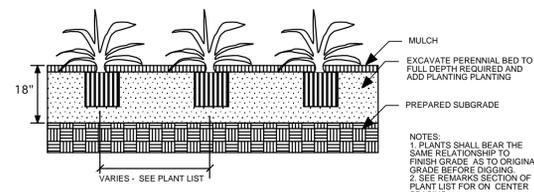
#	Botanical Name	Common Name	Size	Condition	Notes
EVERGREEN TREES					
7	Thuja occidentalis	Dark American Arborvitae	11 - 12'	B & B	
DECIDUOUS TREES					
1	Cornus 'Rutan'	Celestial Dogwood	2 1/2" - 3" cal.	B & B	
1	Nyssa sylvatica	Black Tupelo	3 - 3 1/2" cal.	B & B	
EVERGREEN SHRUBS					
9	Juniper squamata 'Blue Star'	Blue Star Juniper	# 3 pot	C.G.	
8	Ilex Glabra 'Compacta'	Compact Inkberry	2 - 3' sp.	B & B	
DECIDUOUS SHRUBS					
6	Leucothoe axillaris	Coast Leucothoe	3' - 3 1/2" sp.	B & B	
PERENNIALS					
12	Liriopa muscari	Variiegated Lilyturf	# 1 pot	C.G.	plant 18" o.c.



TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.



PERENNIAL / ORNAMENTAL GRASS BED PLANTING
N.T.S.



PREPARED FOR:
CHRIS PAPPAS
146 HUCKINS AVENUE
QUINCY, MA 02171



DATE: 12-29-15
REVISED DATE: 01-11-16
REVISED DATE: 01-12-16
REVISED DATE: 01-25-16

52 GRAFTON STREET
QUINCY, MA 02169

LANDSCAPE PLAN



MKA Landscape Architects
Landscape Architecture and Planning
1700 Wellington Street
Dighton, MA 02715
Phone: (508) 496-7750
Email: mk@mka-la.com

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

L-1

GENERAL NOTES

1. TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN ENTITLED "SITE PLAN OF LAND" 52 GRAFTON STREET, QUINCY MA, PREPARED BY PERKINS ENGINEERING, INC., DATED AUGUST 24, 2012
2. FLOODPLAIN INFORMATION WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 25021C0226F, EFFECTIVE JUNE 9, 2014. THE SITE IS IN ZONE C.
3. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JOYCE CONSULTING GROUP, INC.
4. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
5. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE CITY OF QUINCY. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OF ANY UTILITIES OR WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
7. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMITS OF REGRADING AND WORK AS SHOWN ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
8. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE CLEARANCE WORK.
9. THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, GRANITE CURBING, CEMENT CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.
10. FOR STRUCTURAL DETAILS AND INFORMATION SEE STRUCTURAL DRAWINGS.
11. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE CITY OF QUINCY.
12. ELEVATIONS REFER TO CITY OF QUINCY BASE DATUM.
13. GAS, TELEPHONE, ELECTRIC, AND CABLE SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF NEW UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES.
14. INSTALL WATER LINES WITH A MINIMUM OF FIVE FEET OF COVER AND A MAXIMUM OF SEVEN FEET.
15. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES. ENCASE BOTH UTILITIES WITH CONCRETE IF 10 FEET SEPARATION CANNOT BE MAINTAINED. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN, BOTH UTILITIES SHALL BE ENCASED IN CONCRETE.
16. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED OR REMOVED & DISPOSED.
17. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR THE GAS LINE INSTALLATION.

LEGEND

- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED SEWER MANHOLE
- PROPOSED GATE VALVE
- PROPOSED CLEANOUT
- PROPOSED WATER LINE
- PROPOSED DRAIN LINE
- PROPOSED SEWER LINE
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- LINE TO BE ABANDONED
- R&D REMOVE AND DISPOSE
- R&R REMOVE AND REPLACE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- DI CLASS 52 CEMENT LINED DUCTILE IRON
- LF LINEAR FEET
- INV. INVERT
- TYP. TYPICAL
- CONC. CONCRETE
- BIT. CONC. BITUMINOUS CONCRETE
- RD ROOF DRAIN
- SS SANITARY SEWER
- VIF VERIFY IN FIELD
- IP INSPECTION PORT
- LP LIGHT POLE



LOCUS MAP
NOT TO SCALE

SHEET INDEX:

- CVR COVER SHEET
- ECP EXISTING CONDITIONS PLAN
- C-0 SITE PREPARATION & DEMO PLAN
- C-1 SITE GRADING AND LAYOUT PLAN
- C-2 SITE & UTILITY DETAILS

ZONING CHART

CITY OF QUINCY

ZONING DISTRICT: RESIDENCE B

	REQUIRED	PROVIDED
MIN LOT AREA	6,750 SF	7,524 SF
MIN LOT AREA PER UNIT	4,000 SF	1,881 SF ○
MIN LOT WIDTH	75'	60' ○
MIN FRONT YARD SETBACK	25'	15' ○
MIN SIDE YARD SETBACK	25'	5' ○
MIN REAR YARD SETBACK	25'	56.77'
FLOOR AREA RATIO	0.4	0.48 ○
NUMBER OF DWELLING UNITS	4	4
GREEN AREA PER D.U.	700 S.F.	520 S.F. ± ○
PARKING SPACES	1.75 PER UNIT = 7	8
PARKING LAYOUT	9'x18' STALL, 24' AISLE	9'x18' STALL, 22' AISLE ○

INDICATES VARIANCE GRANTED 12/8/15



JCG
JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184
781-817-6120
hello@joycecg.com

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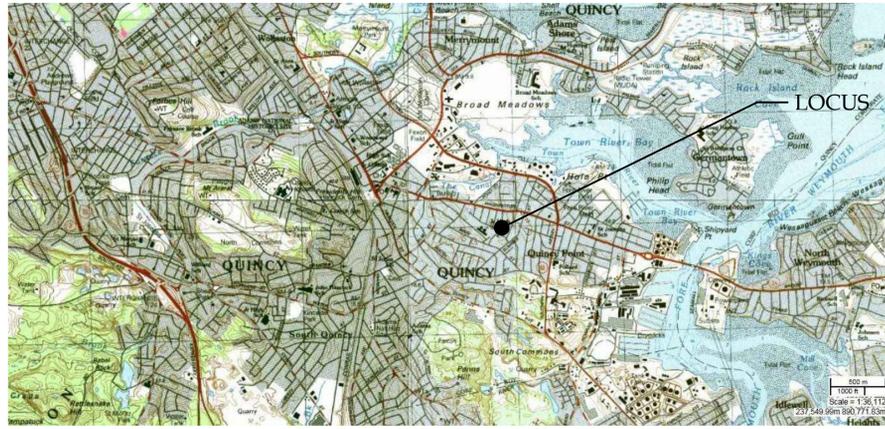
SCALE	AS NOTED	JOB NO.	JCG 14-049
DATE	06-24-15	TAX MAP NO.	N/A
REVISIONS			
NO.	REVISION	DATE	
10/29/15	DPW COMMENTS	EVJ	
01/13/16	REVISED FOOTPRINT & LAYOUT	MGJ	
01/25/16	PLANNING COMMENTS	MGJ	

4-FAMILY RESIDENTIAL DEVELOPMENT
52 GRAFTON STREET
QUINCY, MA 02169

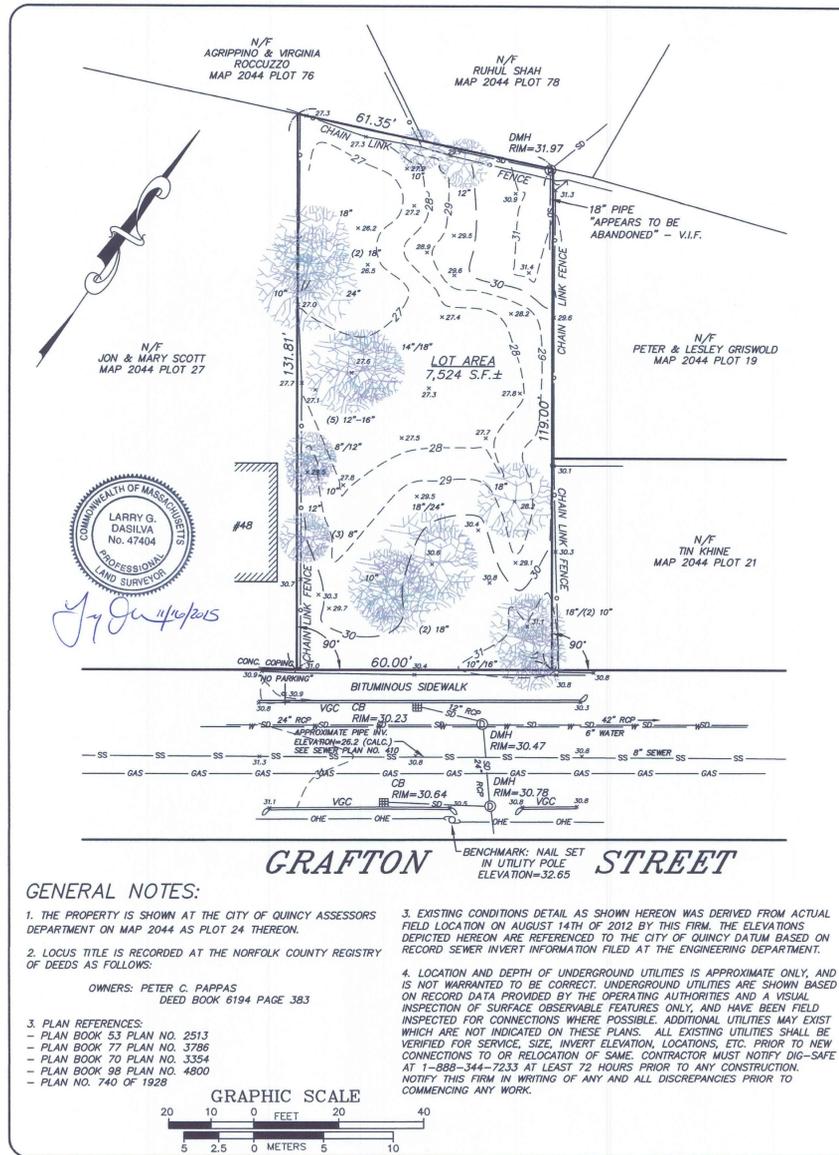
PREPARED FOR:

CHRIS PAPPAS
146 HUCKINS AVENUE
QUINCY, MA 02171

CVR

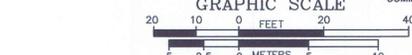


SITE LOCUS: 52 GRAFTON STREET - QUINCY, MA 02169

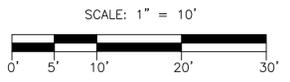


GENERAL NOTES:

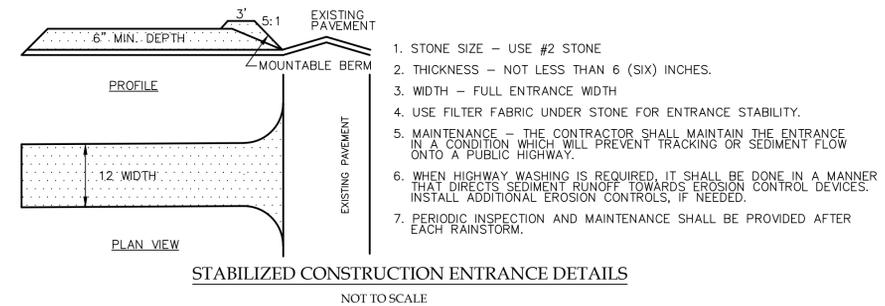
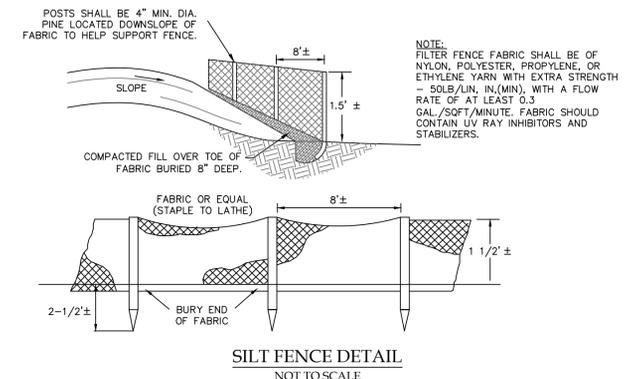
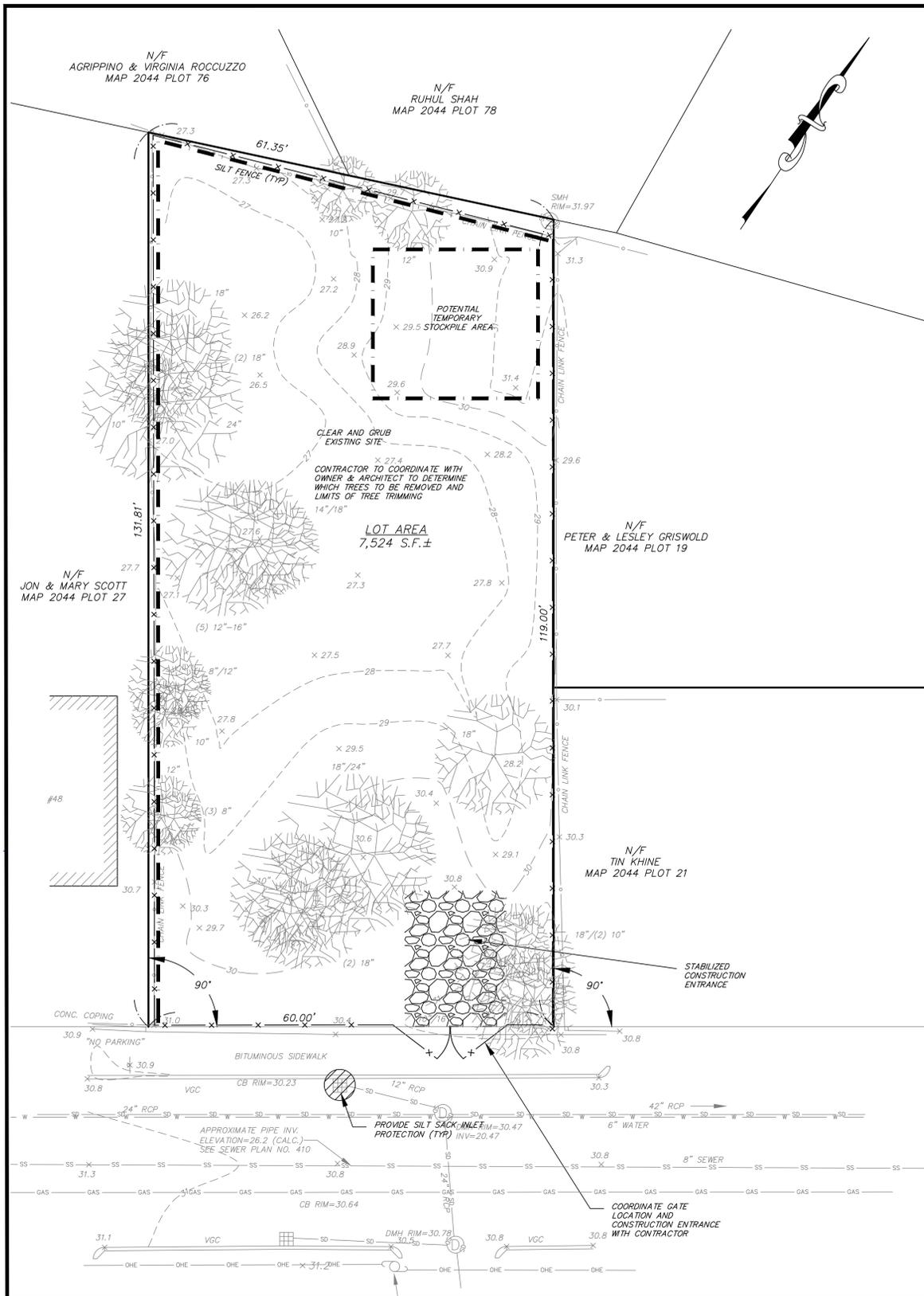
- THE PROPERTY IS SHOWN AT THE CITY OF QUINCY ASSESSORS DEPARTMENT ON MAP 2044 AS PLOT 24 THEREON.
- LOCUS TITLE IS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS AS FOLLOWS:
OWNERS: PETER C. PAPPAS
DEED BOOK 6194 PAGE 383
- EXISTING CONDITIONS DETAIL AS SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD LOCATION ON AUGUST 14TH OF 2012 BY THIS FIRM. THE ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE CITY OF QUINCY DATUM BASED ON RECORD SEWER INVERT INFORMATION FILED AT THE ENGINEERING DEPARTMENT.
- LOCATION AND DEPTH OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY, AND IS NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES AND A VISUAL INSPECTION OF SURFACE OBSERVABLE FEATURES ONLY, AND HAVE BEEN FIELD INSPECTED FOR CONNECTIONS WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG-SAFE AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK.



Sheet Title	Project Name	Prepared for
SITE PLAN OF LAND	52 GRAFTON STREET QUINCY, MASSACHUSETTS NORFOLK COUNTY	CHRIS PAPPAS
PERKINS ENGINEERING, INC. 160 OLD DERBY STREET, SUITE 111 HINGHAM, MASSACHUSETTS 02043 TEL: 781-749-3600	Scale	Date
	1"=20'	AUGUST 24, 2012
	File No.	Fig. No.
		1



JOYCE CONSULTING GROUP, INC. 100 WYMAN ROAD BRAINTREE, MA 02184 781-817-6120 hello@joycecg.com	LEGEND W — EX. WATER S — EX. SEWER D — EX. DRAIN E — EX. ELECT. T — EX. TEL. G — EX. GAS LP — LIGHT POLE DMH — DRAIN MANHOLE EMH — ELECTRIC MANHOLE VGC — VERTICAL GRANITE CURB FCC — FLUSH GRANITE CURB CRTW — CONCRETE RETAINING WALL WATER VALVE HYDRANT SEWER MANHOLE TELEPHONE MANHOLE EX. CATCH BASIN EX. HANDBOLE UTILITY POLE GAS VALVE	SCALE 1"=10'	JOB NO. JCG 14-049	PLAN TITLE:											
		DATE 06-24-15	TAX MAP NO. N/A	EXISTING CONDITIONS PLAN 52 GRAFTON STREET QUINCY, MA 02169											
		<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>10/29/15</td> <td>DPW COMMENTS</td> <td>EVJ</td> </tr> <tr> <td>01/13/16</td> <td>REVISED FOOTPRINT & LAYOUT</td> <td>MGJ</td> </tr> <tr> <td>01/25/16</td> <td>PLANNING COMMENTS</td> <td>MGJ</td> </tr> </tbody> </table>	NO.	REVISION	BY	10/29/15	DPW COMMENTS	EVJ	01/13/16	REVISED FOOTPRINT & LAYOUT	MGJ	01/25/16	PLANNING COMMENTS	MGJ	PREPARED FOR:
NO.	REVISION	BY													
10/29/15	DPW COMMENTS	EVJ													
01/13/16	REVISED FOOTPRINT & LAYOUT	MGJ													
01/25/16	PLANNING COMMENTS	MGJ													
			CHRIS PAPPAS 146 HUCKINS AVENUE QUINCY, MA 02171												



SITE PREPARATION & EROSION CONTROL NOTES

- CONTRACTOR SHALL CLEAR THE PERIMETER OF THE CONSTRUCTION AREA AND PLACE EROSION CONTROL MEASURES PRIOR TO COMMENCING WORK. EROSION CONTROL DEVICES TO BE MAINTAINED BY THE CONTRACTOR UNTIL GROUND COVER HAS BEEN ESTABLISHED. CRUSHED STONE STABILIZATION PAD TO BE PLACED AT THE CONSTRUCTION ENTRANCE. IF BUILDING AND SITE WORK TO BE PHASED, CLEARING LIMITS SHOULD NOT EXCEED AREA NECESSARY TO CONSTRUCT EACH PHASE OF CONSTRUCTION.
- AS EARTHWORK IS IN PROGRESS EROSION CONTROL DEVICES SHALL BE INSTALLED AS SLOPES ARE DISTURBED OR CREATED. SLOPES SHALL BE STABILIZED AS SOON AS WORK ON THEM IS COMPLETED. SLOPES AT 3:1 OR GREATER SHALL BE TRACKED AND SEEDED. SLOPES SHALL BE SEEDED AS SOON AS POSSIBLE AFTER COMPLETION OF WORK.
- IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN 7 DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED.
- UPON COMPLETION OF THE EARTHWORK, THE CONTRACTOR SHALL PROCEED WITH THE INSTALLATION OF ALL UNDERGROUND UTILITIES AND PLACE SILT SACKS IN NEW INLETS AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY PRIOR TO MAKING CONNECTION OR ALTERING ANY EXISTING UTILITIES.
- DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY SILT FENCING, CHECK DAMS OR CATCH BASIN/YARD INLET PROTECTIONS WHICH BECOME CLOGGED, INOPERABLE OR DAMAGED. SILT FENCE SHALL BE INSPECTED AFTER RAINFALL EVENTS. ALL EROSION AND SILTATION CONTROLS INCLUDING SILT FENCING, CHECK DAMS, INLET PROTECTION AND DESILTATION SINKS WILL BE INSPECTED AFTER A STORM EVENT AND REQUIRED REPAIRS WILL BE MADE IMMEDIATELY.
- CRUSHED STONE PAD SHALL BE INSTALLED AT CONSTRUCTION ENTRANCE TO PROVIDE A STABILIZED ENTRANCE POINT. (SEE DETAIL)
- ANY SILT OR SEDIMENT ACCUMULATED IN EXISTING SWALES, STORM SEWERS, STREET AND/ OR GUTTERS SHALL BE CLEANED OUT DURING CONSTRUCTION.

JCG
JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAintree, MA 02184
781-817-6120
hello@joycecg.com

Professional Engineer
01-25-16

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LEGEND

W	EX. WATER	SMH	SEWER MANHOLE
S	EX. SEWER	TMH	TELEPHONE MANHOLE
D	EX. DRAIN	CB	EX. CATCH BASIN
E	EX. ELECT.	HM	EX. HATCH
T	EX. TEL.	EMH	ELECTRIC MANHOLE
G	EX. GAS	VGC	VERTICAL GRANITE CURB
LP	EX. LIGHT POLE	FGC	FLUSH GRANITE CURB
DMH	EX. DRAIN MANHOLE	CRTW	CONCRETE RETAINING WALL
UP	EX. UTILITY POLE		

SCALE 1"=10'

DATE 06-24-15

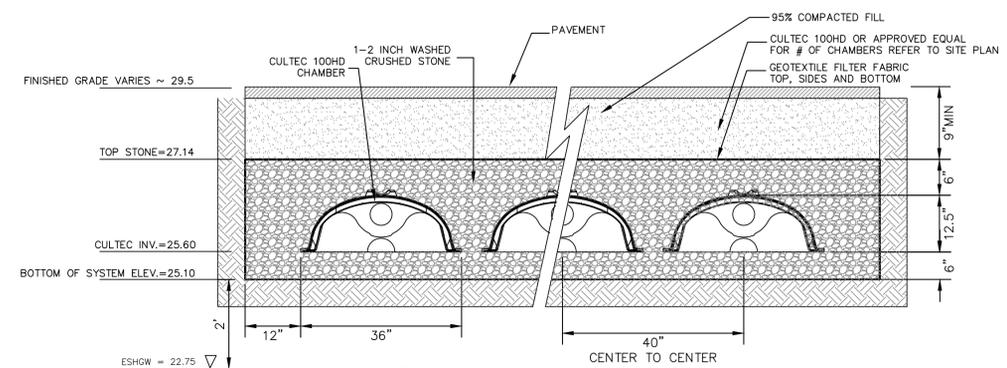
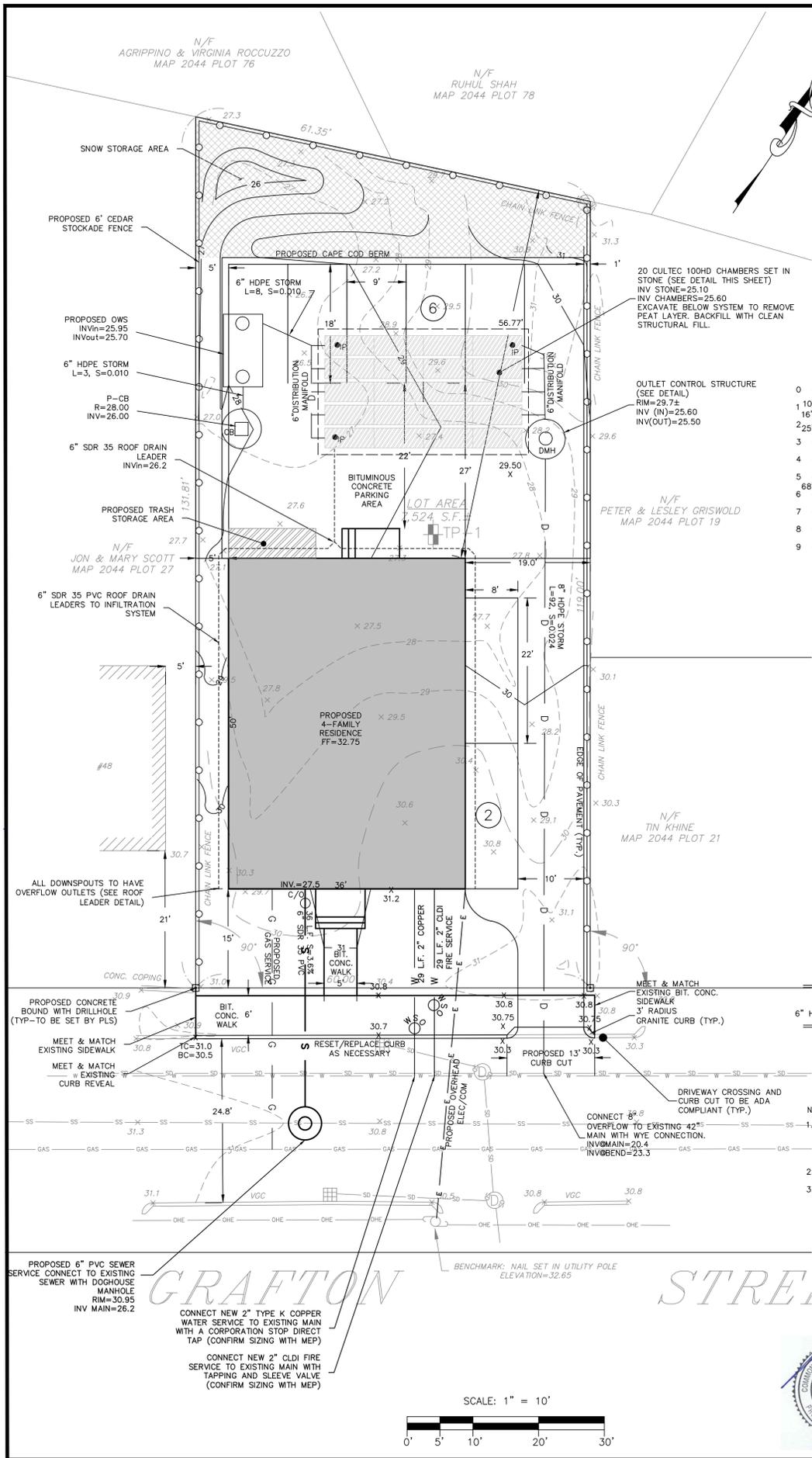
REVISIONS

NO.	REVISION	BY
10/29/15	DPW COMMENTS	EVJ
01/13/16	REVISED FOOTPRINT & LAYOUT	MGJ
01/25/16	PLANNING COMMENTS	MGJ

PLAN TITLE: **SITE PREPARATION & DEMO PLAN**
146 HUCKINS AVENUE
QUINCY, MA 02169

PREPARED FOR: **CHRIS PAPPAS**
146 HUCKINS AVENUE
QUINCY, MA 02171

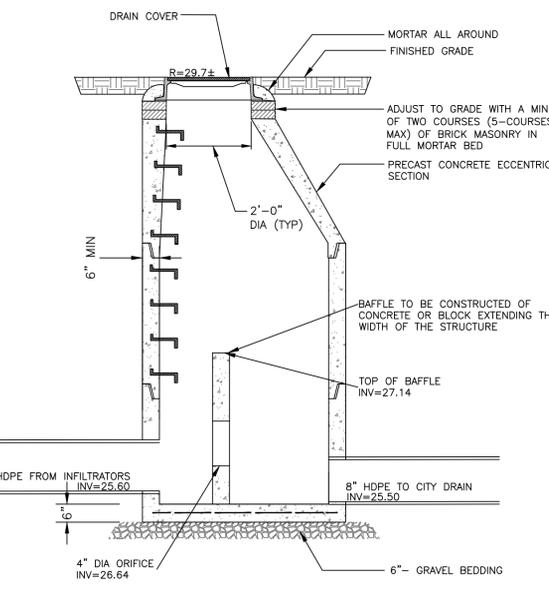
C-0
SHEET 3 OF 5



- NOTES:
1. THE 100HD CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416).
 2. CONTACT CULTEC, INC. FOR SUBMITTAL PACKAGES AND TO PURCHASE PRODUCT.
 3. REFER TO MANUFACTURER FOR RECOMMENDED INSTALLATION GUIDELINES.
 4. CHAMBERS SHALL BE DESIGNED TO WITHSTAND ASHTO H20 LOAD RATING (32,000 LBS/AXLE) WHEN INSTALLED.
 5. UNITS WILL HAVE A RAISED INTEGRAL CAP A THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
 6. ALL RECHARGE BASINS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
 7. ALL STONE AGGREGATE USED IN CONSTRUCTION OF THE RECHARGE BASIN SHALL BE 1 1/2" TO 2" NOMINAL DIAMETER AND DOUBLE WASHED. USING CRUSHED STONE IS NOT PERMITTED.
 8. THE DRAINAGE SYSTEMS SHALL BE INSTALLED IN WELL DRAINING SOIL MATERIALS. ANY DELETERIOUS MATERIAL BELOW OR AROUND THE DRAINAGE STRUCTURES SHALL BE REMOVED. IF DELETERIOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.

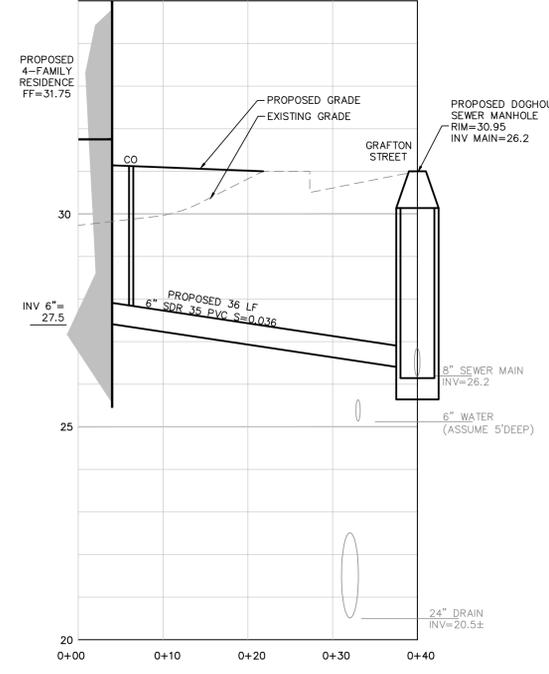
DATE 01-06-16
 LOGGED BY: M. JOYCE, JCG
 CONTRACTOR: FARRELL EXCAVATOR

UNDERGROUND INFILTRATION AREA
 NOT TO SCALE



- NOTES:
1. FOR MANHOLES WITH DIAMETERS GREATER THAN 4' THE WALL AND BASE THICKNESS SHALL BE PER PRECAST MANUFACTURER'S STANDARD STRUCTURE FOR THE INDICATED DIAMETER. IN ADDITION THE MANUFACTURER'S STANDARD REDUCER SECTION FOR EACH DIAMETER SHALL BE USED WHERE REQUIRED TO MEET 4' DIAMETER ECCENTRIC CONE.
 2. PROVIDE RESILIENT CONNECTOR WHERE PIPE ENTERS MANHOLE.
 3. DESIGN LIVE LOAD HS20-44.

OUTLET CONTROL STRUCTURE
 NOT TO SCALE



SEWER CONNECTION PROFILE
 HORIZONTAL SCALE: 1"=10'
 VERTICAL SCALE: 1"=2'

LEGEND

DMH	PROPOSED DRAIN MANHOLE	PVC	POLYVINYL CHLORIDE PIPE
CB	PROPOSED CATCH BASIN	DI	CLASS 52 CEMENT LINED DUCTILE IRON
01	PROPOSED YARD INLET	LF	LINEAR FEET
SMH	PROPOSED SEWER MANHOLE	INV.	INVERT
WG	PROPOSED GATE VALVE	TYP.	TYPICAL
CO	PROPOSED CLEANOUT	CONC.	CONCRETE
*	PROPOSED LAMP POST	BIT. CONC.	BITUMINOUS CONCRETE
W	PROPOSED WATER LINE	SS	SANITARY SEWER
D	PROPOSED DRAIN LINE	VF	VERIFY IN FIELD
S	PROPOSED SEWER LINE	IP	INSPECTION PORT
E	PROPOSED ELECTRIC LINE	LP	LIGHT POLE
G	PROPOSED GAS LINE	V.I.F.	VERIFY IN FIELD
---	LINE TO BE ABANDONED		
			SNOW STORAGE AREA

GENERAL NOTES

1. EXISTING CONDITIONS FROM PLAN PREPARED BY PERKINS ENGINEERING, INC. DATE AUGUST 24, 2014
2. TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN IS BASED ON FIELD SURVEY AND IS REFERENCED TO CITY OF QUINCY BASE DATUM.
3. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO JOYCE CONSULTING GROUP, INC.
4. ALL SITE STORMWATER RUNOFF, PRODUCED BY THE PROPOSED ON-SITE IMPROVEMENTS, WILL NOT BE DIRECTED TOWARDS THE NEIGHBORING PARCELS OR BUILDING FOUNDATIONS.
5. ALL AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN SEVEN (7) DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED.
6. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION.

GENERAL GRADING NOTES

1. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT.
2. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS AT ALL LOCATIONS.
4. ALL PROPOSED TOP OF CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB ELEVATIONS UNLESS SHOWN OTHERWISE.
5. THE GENERAL CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING EARTHWORK.
6. ALL POINTS OF CONSTRUCTION EGRESS AND/OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
7. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT AND ENGINEER PRIOR TO STARTING WORK.
8. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR AND SHARED WITH THE ARCHITECT AND ENGINEER AS REQUIRED.
9. SURPLUS MATERIALS SHALL NOT BE REMOVED FROM THE SITE UNLESS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
10. ANY AREAS OUTSIDE OF THE LIMIT-OF-WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
11. FURNISH AND INSTALL 3" OF SCREENED LOAM AND HYDROSEED IN ALL DISTURBED AREAS.
12. STRUCTURAL FILL SHALL BE WELL GRADED BANK RUN, SCREENED OR CRUSHED GRAVEL, AND SHALL BE PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
13. OWNER SHALL CONTRACT A THIRD PARTY TESTING COMPANY TO PROVIDE COMPACTION TESTING AND SIEVE ANALYSIS. RESULTS TO BE PRESENTED TO STRUCTURAL ENGINEER AND ARCHITECT.
14. BEARING CAPACITY OF SUBSTRATUM IN AREA OF FOUNDATION TO BE VERIFIED PRIOR TO CONSTRUCTION.

UTILITY CONSTRUCTION NOTES

1. ALL WATER MAIN FITTINGS, VALVES AND GATES SHALL MEET THE CITY OF QUINCY WATER DEPARTMENT STANDARDS.
2. MINIMUM COVER OVER THE WATER MAIN AND SERVICES SHALL BE FIVE (5') FEET.
3. SANITARY SEWER PIPE SHALL BE 6" PVC, SDR 35 AND SHALL MEET THE CITY OF QUINCY SEWER DEPT. STANDARDS.
4. ALL CONSTRUCTIONS TO MEET CITY OF QUINCY STANDARDS.
5. GAS, TELEPHONE, CABLE, ELECTRICITY TO BE DESIGNED BY THE INDIVIDUAL UTILITY COMPANY.
6. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES. ENCASE BOTH UTILITIES WITH CONCRETE IF 10 FEET SEPARATION CANNOT BE MAINTAINED. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN, BOTH UTILITIES SHALL BE ENCASED IN CONCRETE.
7. PROPOSED CLEANOUT WILL BE CONSTRUCTED OF TWO 22.5 DEGREE ELBOWS AND ONE 45 DEGREE ELBOW.
8. ALL UTILITY TRENCHES IN THE PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED WITH CONTROL DENSITY FILL AND INFRA-RED PATCHING.

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 BRAINTREE, MA 02184
 781-817-6120
 hello@joycecg.com



LEGEND

W	EX. WATER	SMH	SEWER MANHOLE
S	EX. SEWER	TMH	TELEPHONE MANHOLE
D	EX. DRAIN	CB	EX. CATCH BASIN
E	EX. ELECT	HI	EX. HANDHOLE
T	EX. TEL	LP	EX. LIGHT POLE
G	EX. GAS	DMH	DRAIN MANHOLE
LP	EX. LIGHT POLE	EMH	ELECTRIC MANHOLE
DMH	DRAIN MANHOLE	VGC	VERTICAL GRANITE CURB
EMH	ELECTRIC MANHOLE	FCC	FLUSH GRANITE CURB
VGC	VERTICAL GRANITE CURB	CRW	CONCRETE RETAINING WALL
FCC	FLUSH GRANITE CURB		
CRW	CONCRETE RETAINING WALL		

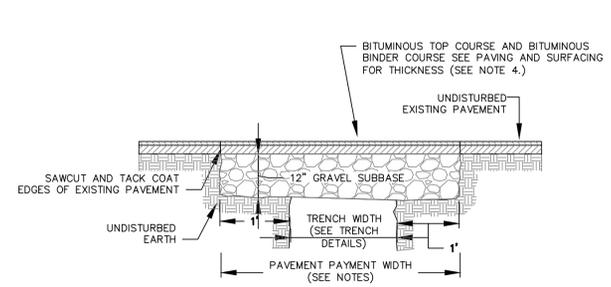
SCALE 1"=10' JOB NO. JCG 14-049
 DATE 06-10-15 TAX MAP NO. N/A

REVISIONS		
DATE	REVISION	BY
10/29/15	DPW COMMENTS	EVJ
01/13/16	REVISED FOOTPRINT & LAYOUT	MGJ
01/25/16	PLANNING COMMENTS	MGJ

PLAN TITLE:
SITE LAYOUT, UTILITY & GRADING PLAN
 52 GRAFTON STREET
 QUINCY, MA 02169

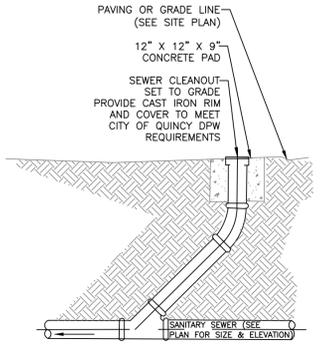
PREPARED FOR:
CHRIS PAPPAS
 146 HUCKINS AVENUE
 QUINCY, MA 02171

C-1
 SHEET 4 OF 5

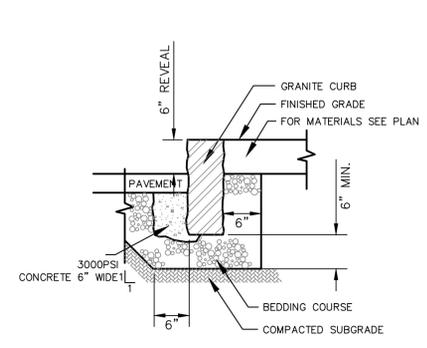


- NOTES:
- PERMANENT TRENCH PAVEMENT PAYMENT WIDTH SHALL BE THE TRENCH PAY LIMIT PLUS 2 FEET
 - TEMPORARY TRENCH PAVEMENT PAYMENT WIDTH SHALL BE EQUAL TO THE TRENCH PAYMENT LIMIT
 - REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED. RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH PAVEMENT.
 - ALL UTILITY TRENCHES IN THE PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED WITH CONTROL DENSITY FILL AND INFRA-RED PATCHING.

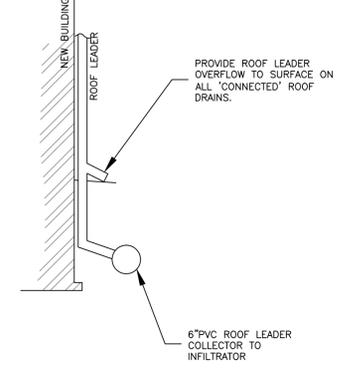
TRENCH PAVEMENT DETAIL
NOT TO SCALE



SEWER CLEANOUT DETAIL
NOT TO SCALE



VERTICAL GRANITE CURB (VGC)
NOT TO SCALE

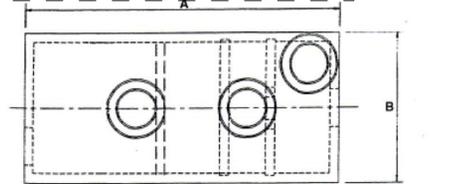


ROOF LEADER DETAIL
NOT TO SCALE

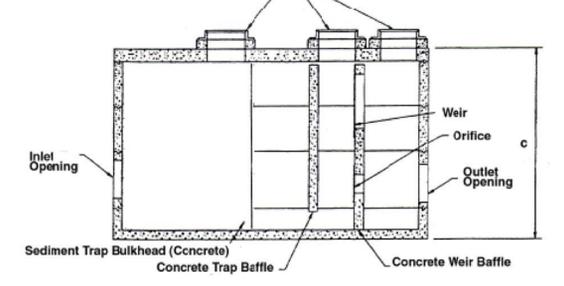
Grease Traps
Grease & Grit Trap

Design notes:
 1. Concrete minimum strength 5,000 P.S.I. @ 28 days
 2. Cement portland type II per ASTM C-150-81
 3. Steel reinforcement ASTM A-615 Grade 60
 4. Design loading per AASHTO HS-20-44
 6. Construction Joint sealed with 1" dia. butyl rubber or e

Tanks with concrete sediment trap bulkhead	A length	B Width	C Weigh	D Dia.	GMP Rate	Approx. impervious area (Using 25-y, 1-hr. Sto
	17'-4"	11'-4"	10'-8"	8'-0"	5,000	6 Acre
	17'-0"	8'-0"	10'-2 3/4"	8'-0"	2,000	3 1/2 Acre
	13'-0"	7'-8"	8'-0"	5'-0"	2,000	2 1/2 Acre
	10'-0"	5'-8"	8'-0"	3'-0"	700	1 Acre

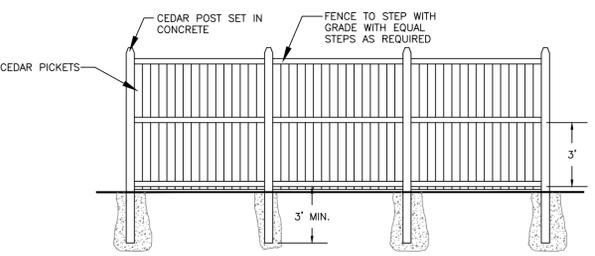


24" Dia. C.I. Manhole frame & cover (Typ 3)



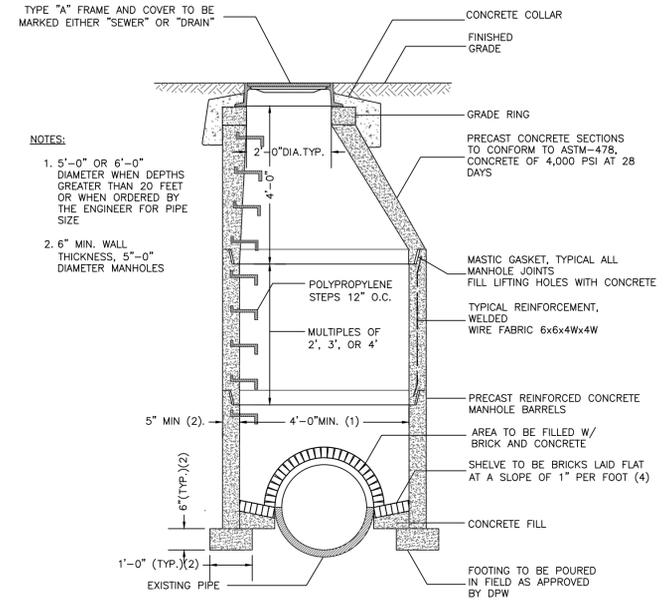
The Scituate Companies

OIL GRIT SEPARATOR
NOT TO SCALE

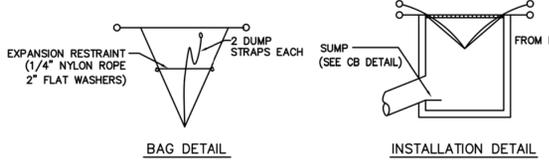


FENCE DETAIL
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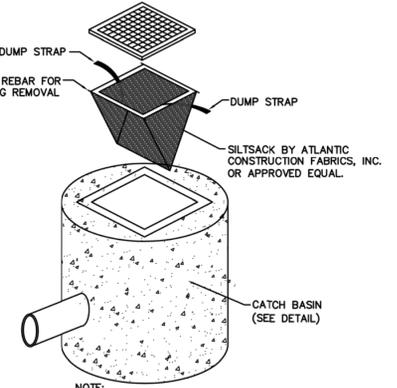
SITE SHALL HAVE 6' HIGH CEDAR FENCE AT PROPERTY LINES ADJACENT TO RESIDENTIAL PROPERTY. CEDAR FENCE TO HAVE CEDAR POSTS SET IN CONCRETE SEAL WOOD WITH CLEAR SEALER.



SEWER DOGHOUSE DETAIL
NOT TO SCALE

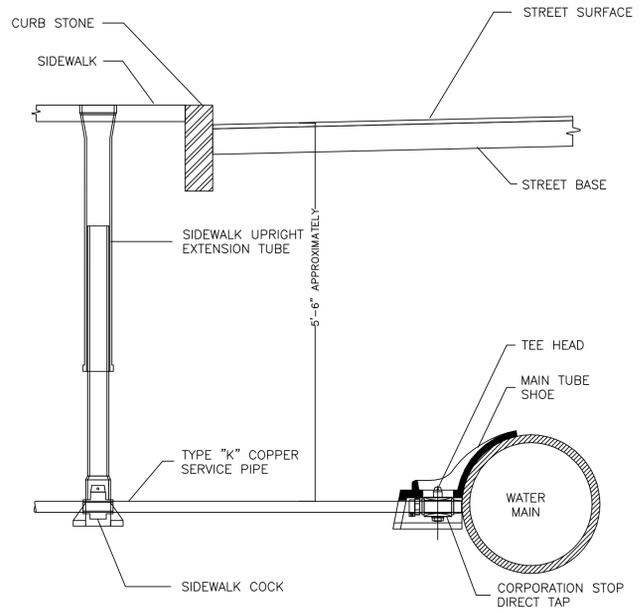


BAG DETAIL and **INSTALLATION DETAIL**

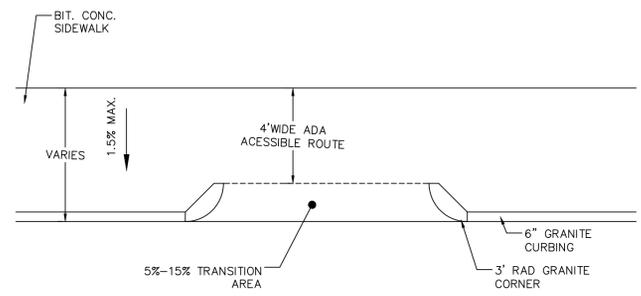


SILT SACK DETAIL
NOT TO SCALE

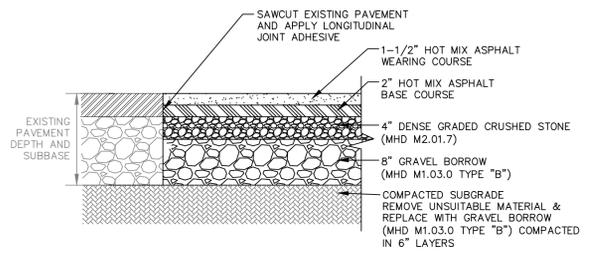
NOTE: SILTSACKS SHALL BE INSTALLED IN ALL CATCH BASIN UNTIL DRAINAGE AREA HAS BEEN FULLY STABILIZED.



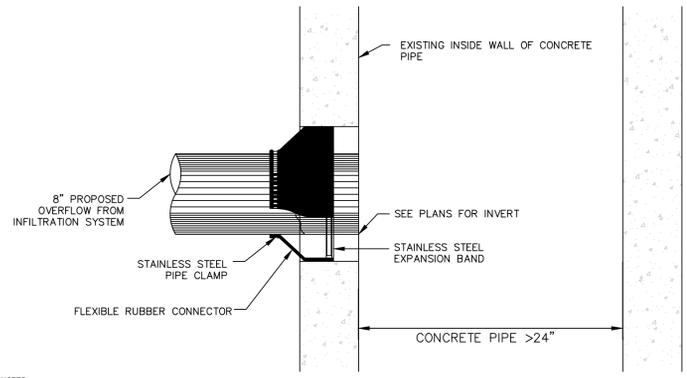
WATER CONNECTION DETAIL
NOT TO SCALE



DRIVEWAY CURB CUT DETAIL
NOT TO SCALE

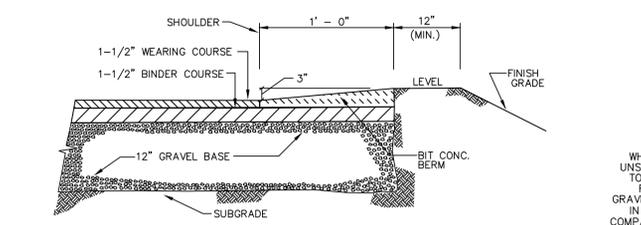


BITUMINOUS CONCRETE PAVEMENT (TWO COURSES)
NOT TO SCALE

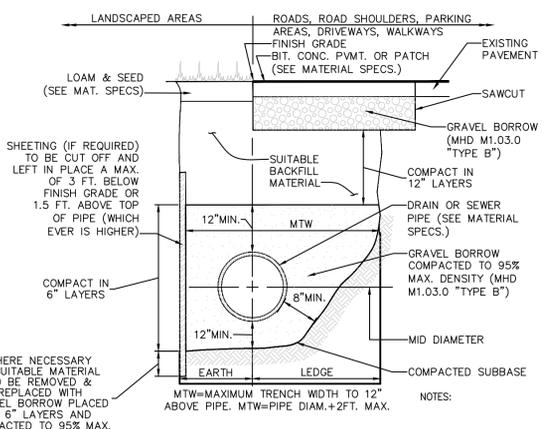


CONNECTION TO CONCRETE PIPE >24"
NOT TO SCALE

- NOTES:
- ALL METAL FIXTURES SHALL BE STAINLESS STEEL.
 - OPENING IN CONCRETE WALL SHALL BE CORED USING HIGH SPEED DIAMOND DRILL.
 - IF TRUNK LINE DIAMETER IS LESS THAN 24" THEN A SADDLE TYPE CONNECTION WILL BE USED.



CAPE COD BERM DETAIL
NOT TO SCALE



STANDARD TRENCH DETAIL FOR UTILITY PIPE
NOT TO SCALE



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 hello@joycecg.com

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SCALE	AS NOTED	JOB NO.	JCG 14-049
DATE	06-10-15	TAX MAP NO.	N/A
REVISIONS			
DATE	REVISION	DATE	
10/29/15	DPW COMMENTS	EVJ	
01/13/16	REVISED FOOTPRINT & LAYOUT	MGJ	
01/25/16	PLANNING COMMENTS	MGJ	

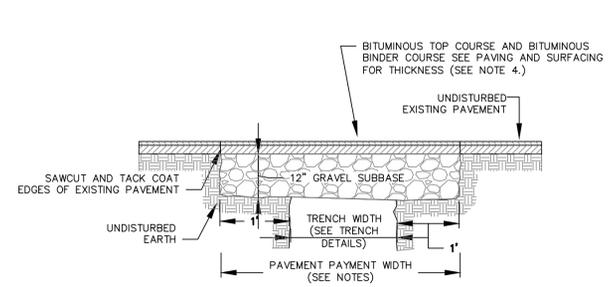
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 TAX MAP NO.: N/A

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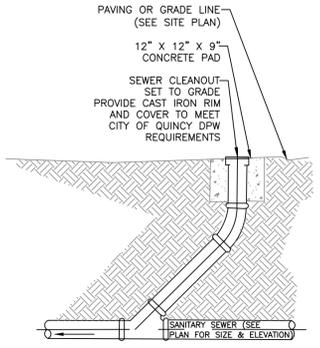
PREPARED FOR:
CHRIS PAPPAS
 146 HUCKINS AVENUE
 QUINCY, MA 02171

C-2
 SHEET 5 OF 5

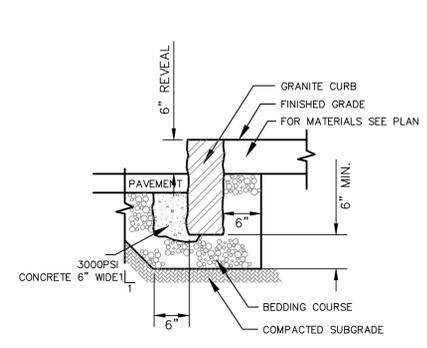


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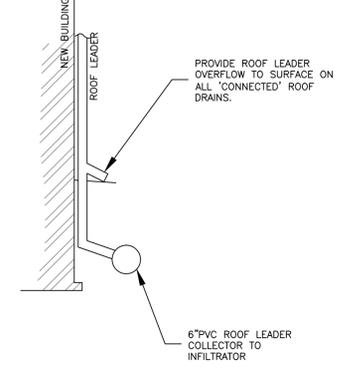
TRENCH PAVEMENT DETAIL
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SEWER CLEANOUT DETAIL
NOT TO SCALE



VERTICAL GRANITE CURB (VGC)
NOT TO SCALE

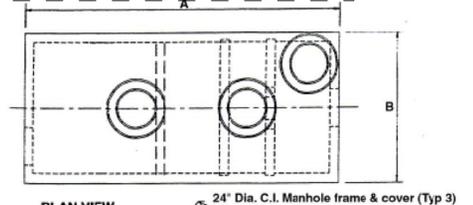


ROOF LEADER DETAIL
NOT TO SCALE

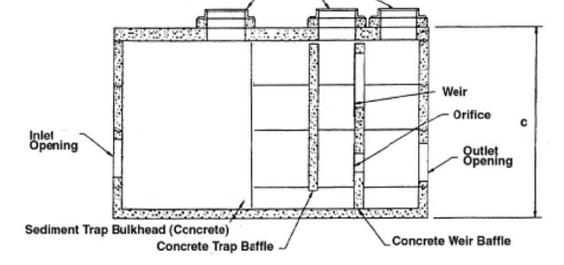
Grease Traps
Grease & Grit Trap

Design notes:
 1. Concrete minimum strength 5,000 P.S.I. @ 28 days
 2. Cement portland type II per ASTM C-150-81
 3. Steel reinforcement ASTM A-615 Grade 60
 4. Design loading per AASHTO HS-20-44
 6. Construction Joint sealed with 1" dia. butyl rubber or eq.

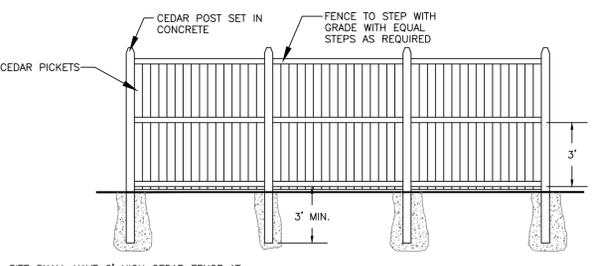
Tanks with concrete sediment trap bulkhead	A length	B Width	C Weigh	D Dia.	GMP Rate	Approx. impervious area (Using 25-y. 1-hr. Sto
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	13'-0"	7'-8"	8'-0"	5'-0"	2,000	2 1/2 Acre
	10'-0"	5'-8"	8'-0"	3'-0"	700	1 Acre



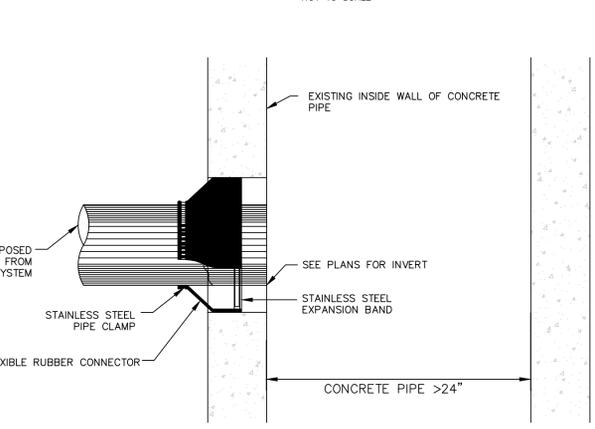
24" Dia. C.I. Manhole frame & cover (Typ 3)



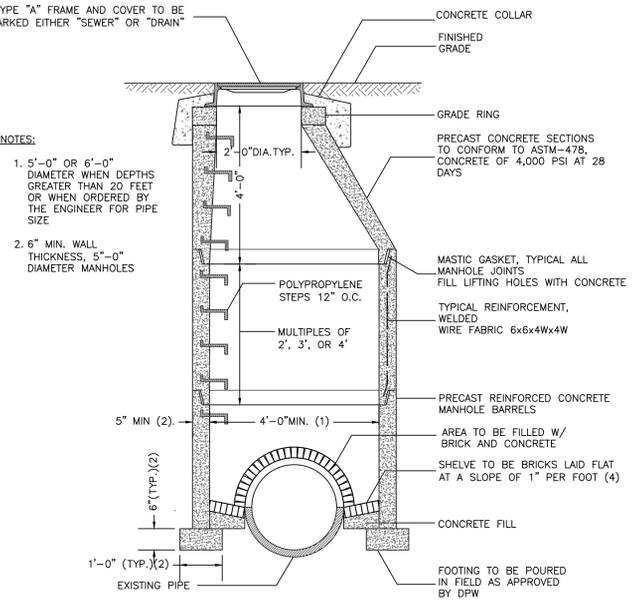
OIL GRIT SEPARATOR
NOT TO SCALE



FENCE DETAIL
NOT TO SCALE

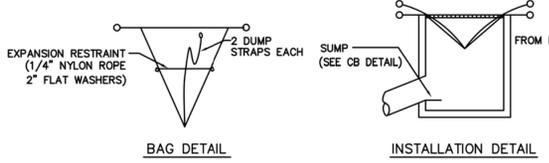


- NOTES:
- ALL METAL FIXTURES SHALL BE STAINLESS STEEL.
 - OPENING IN CONCRETE WALL SHALL BE CORED USING HIGH SPEED DIAMOND DRILL.
 - IF TRUNK LINE DIAMETER IS LESS THAN 24" THEN A SADDLE TYPE CONNECTION WILL BE USED.

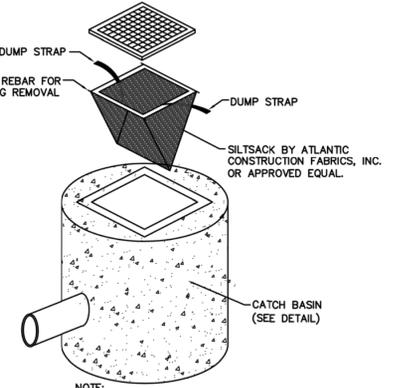


- NOTES:
- 5'-0" OR 6'-0" DIAMETER WHEN DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER FOR PIPE SIZE
 - 6" MIN. WALL THICKNESS, 5'-0" DIAMETER MANHOLES

SEWER DOGHOUSE DETAIL
NOT TO SCALE

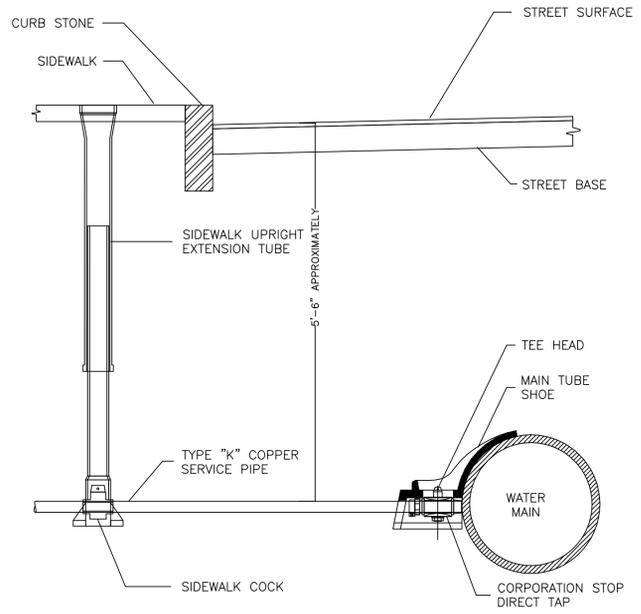


BAG DETAIL and **INSTALLATION DETAIL**

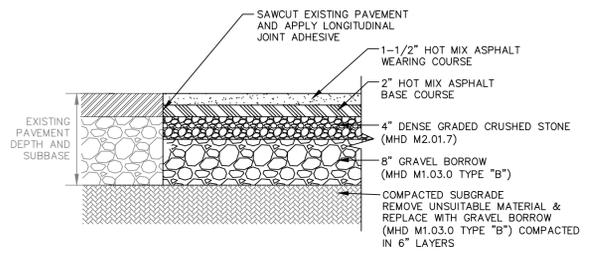


- NOTE:
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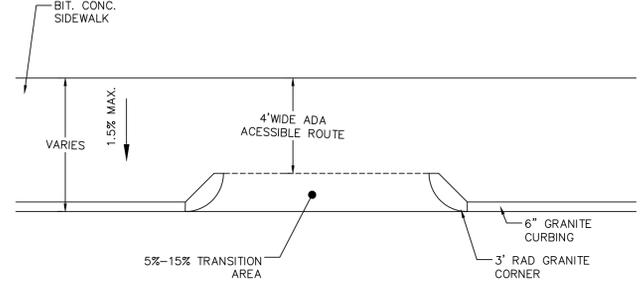
SILT SACK DETAIL
NOT TO SCALE



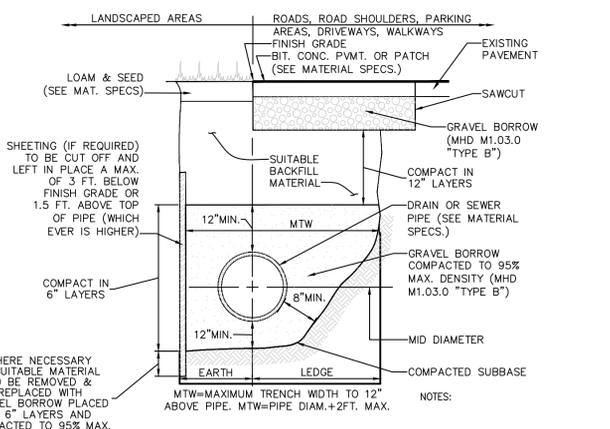
WATER CONNECTION DETAIL
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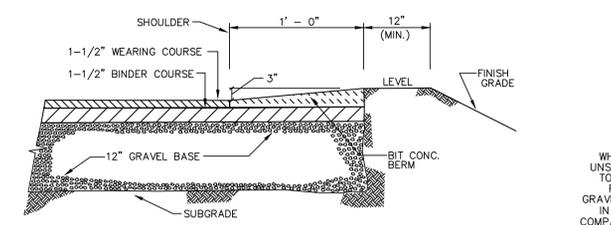
BITUMINOUS CONCRETE PAVEMENT (TWO COURSES)
NOT TO SCALE



DRIVEWAY CURB CUT DETAIL
NOT TO SCALE



STANDARD TRENCH DETAIL FOR UTILITY PIPE
NOT TO SCALE



CAPE COD BERM DETAIL
NOT TO SCALE



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SCALE	AS NOTED	JOB NO.	JCG 14-049
DATE	06-10-15	TAX MAP NO.	N/A
REVISIONS			
DATE	REVISION	DATE	
10/29/15	DPW COMMENTS	EVJ	
01/13/16	REVISED FOOTPRINT & LAYOUT	MGJ	
01/25/16	PLANNING COMMENTS	MGJ	

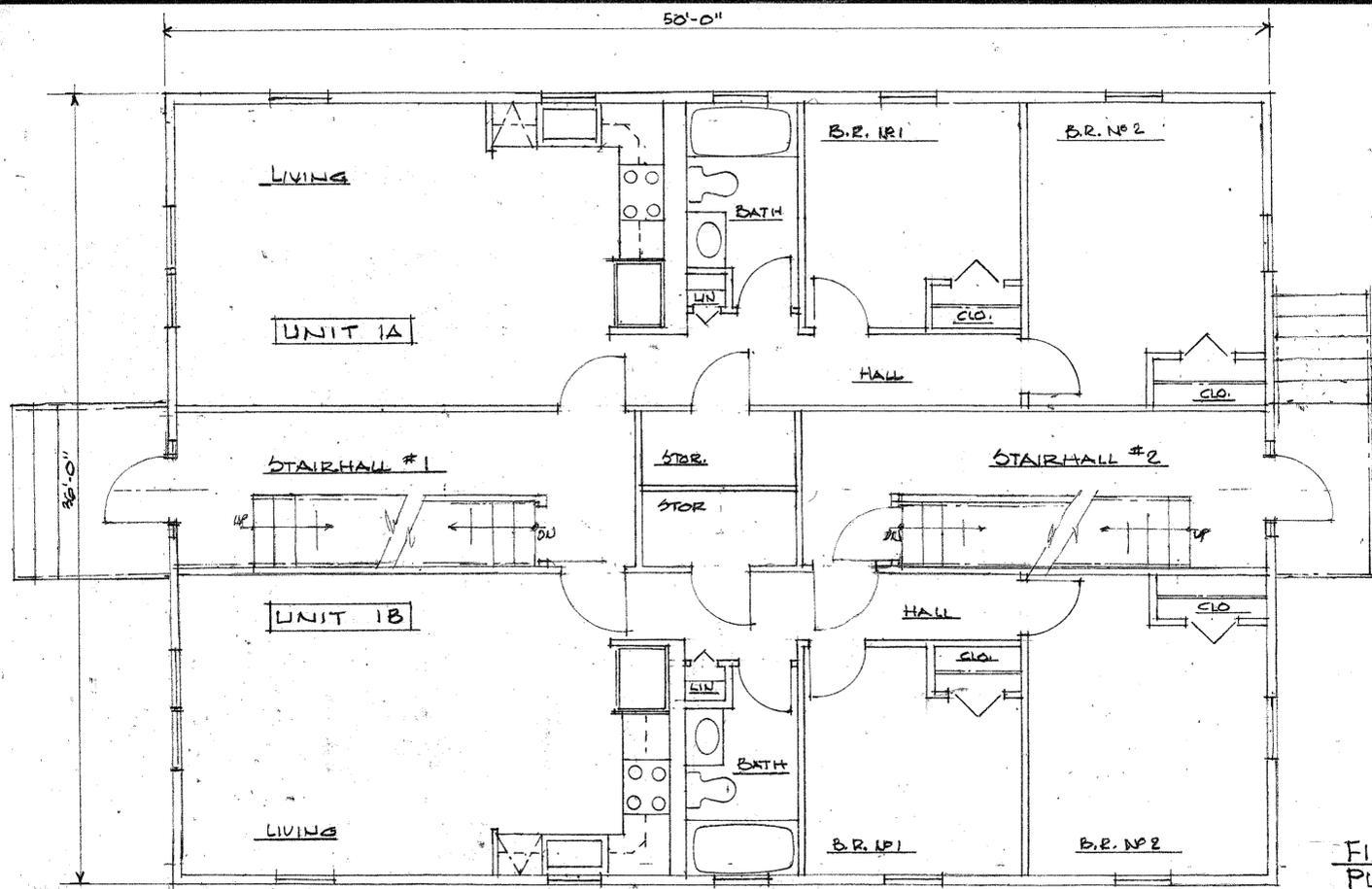
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 JOB NO.: JCG 14-049
 DATE: 06-10-15
 TAX MAP NO.: N/A

REVISIONS:

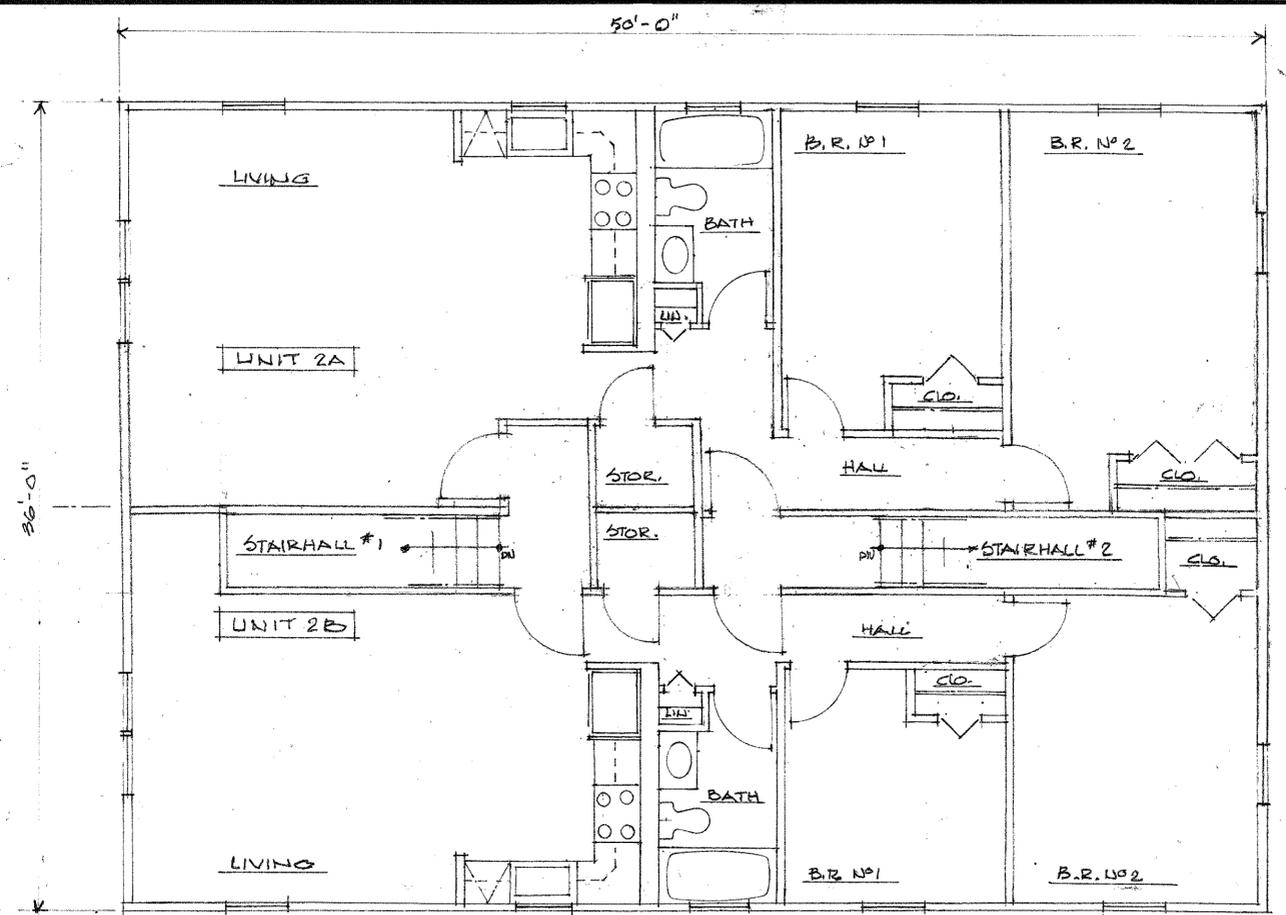
DATE	REVISION	DATE
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PREPARED FOR:
CHRIS PAPPAS
 146 HUCKINS AVENUE
 QUINCY, MA 02171

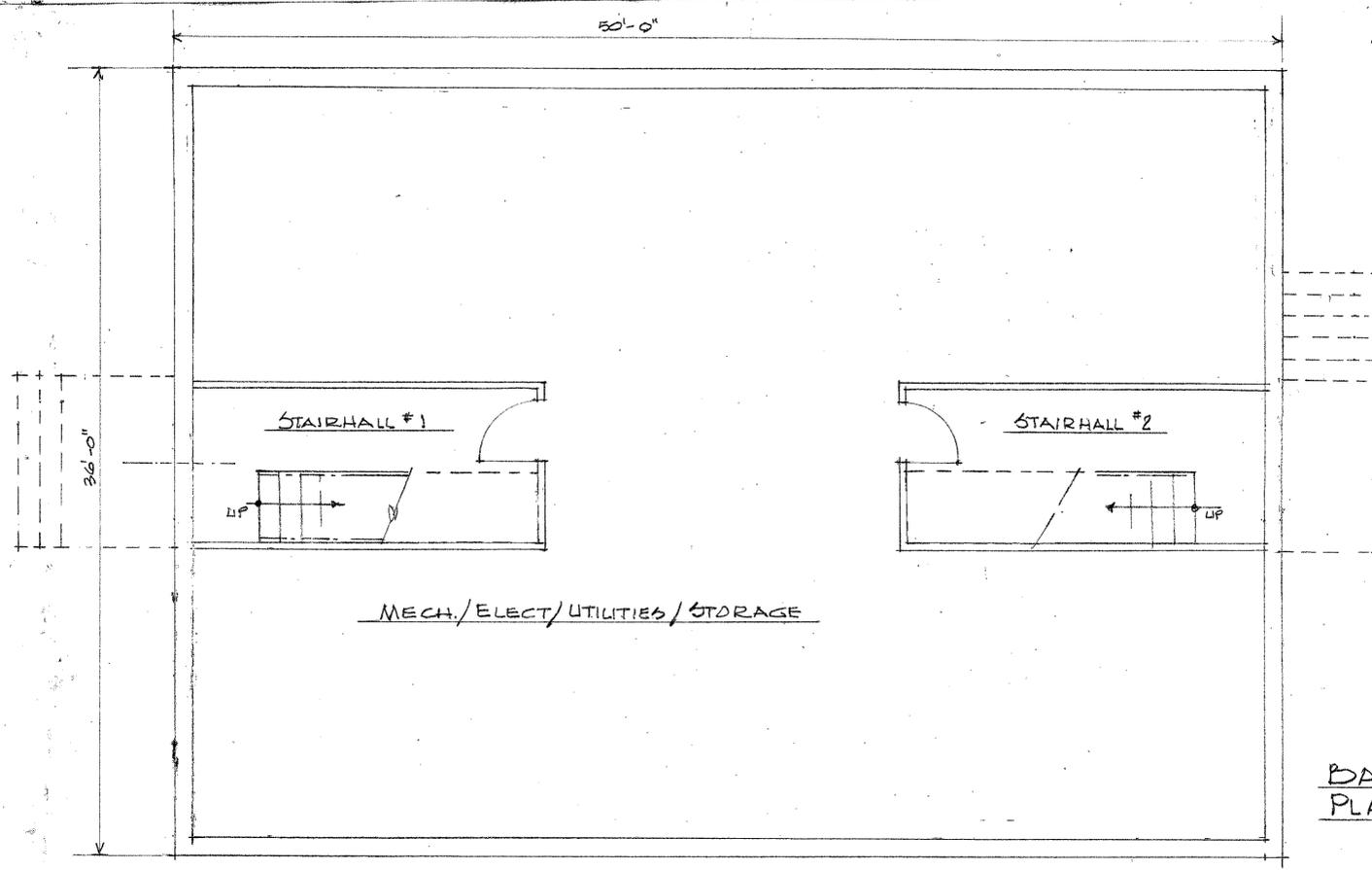
SCALE: AS NOTED
 JOB NO.: JCG 14-049
 DATE: 06-10-15
 TAX MAP NO.: N/A



FIRST FLOOR
PLAN
1/4" = 1'-0"

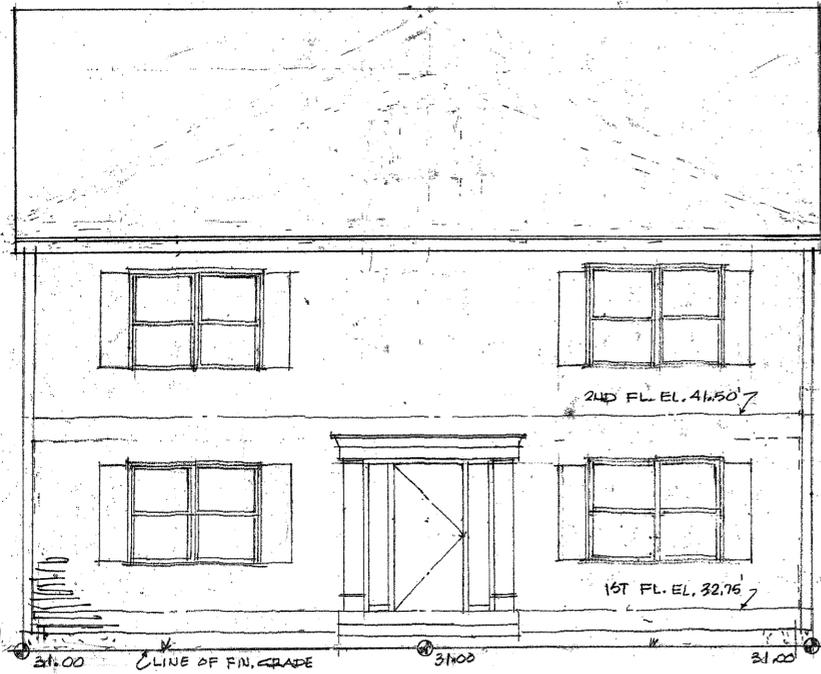


SECOND FLOOR PLAN
1/4" = 1'-0"

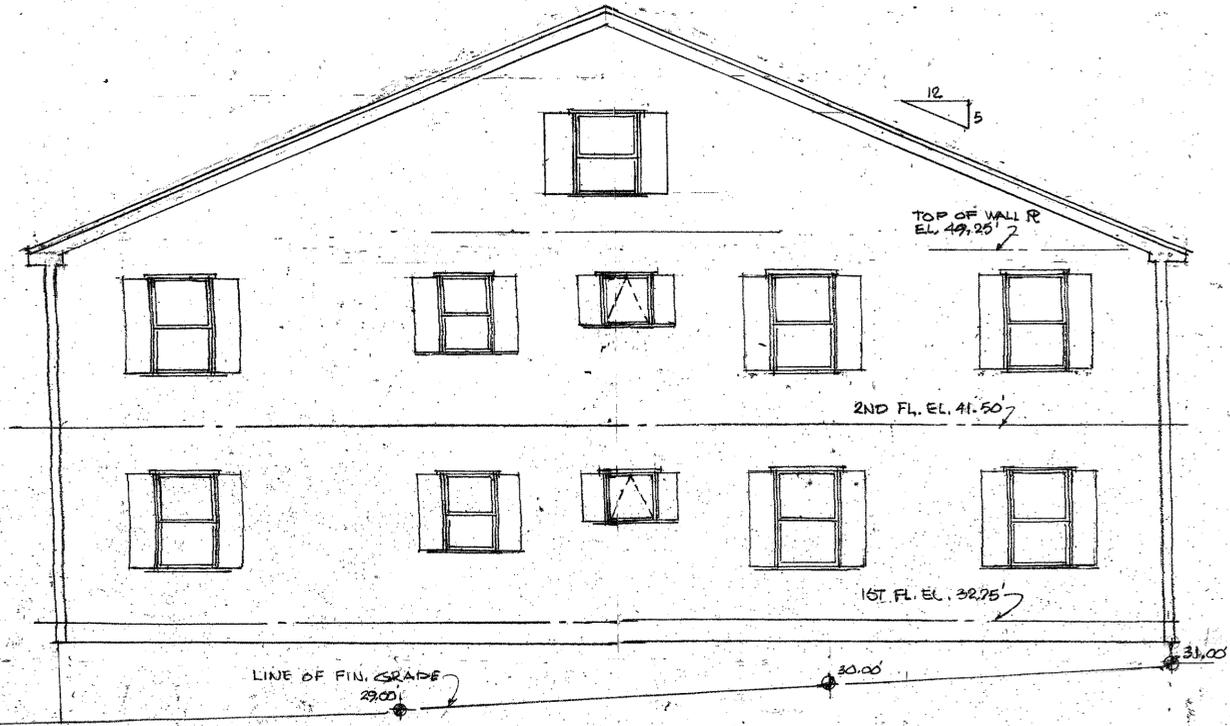


BASEMENT
PLAN
1/4" = 1'-0"

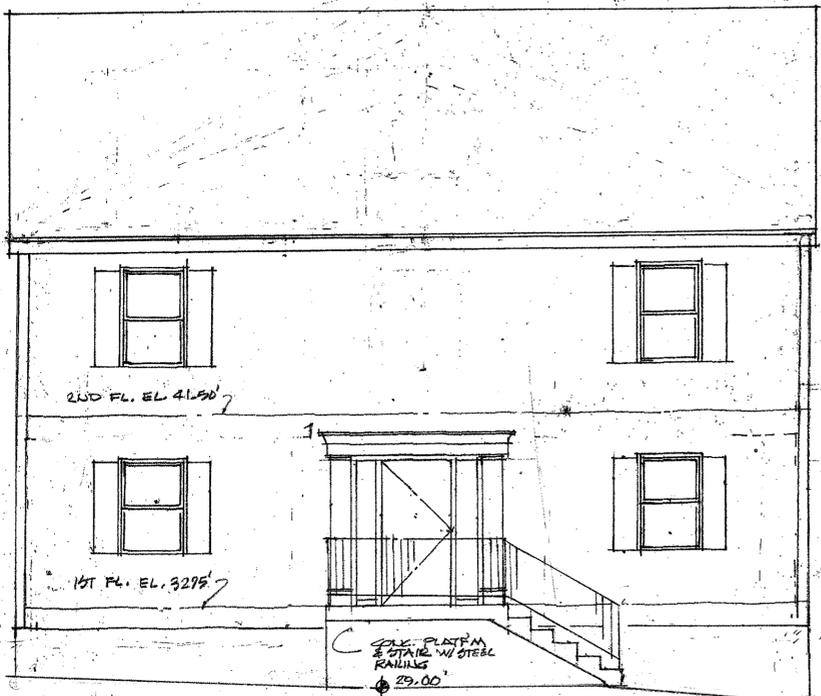
	PROPOSED 4-FAMILY RESIDENCE 52 GRAFTON ST., QUINCY, MA.		DRAWN BY G.W.S.	
	SCALE 1/4" = 1'-0"	DATE 7/27/15	APPROVED BY (Signature)	REVISED
	GILBERT W. STARKEY, JR. ARCHITECT 73 CIRCUIT RD WYOMOUTH, MA. 02092-3217			DRAWING NUMBER 1 OF 2
	FLOOR PLANS			



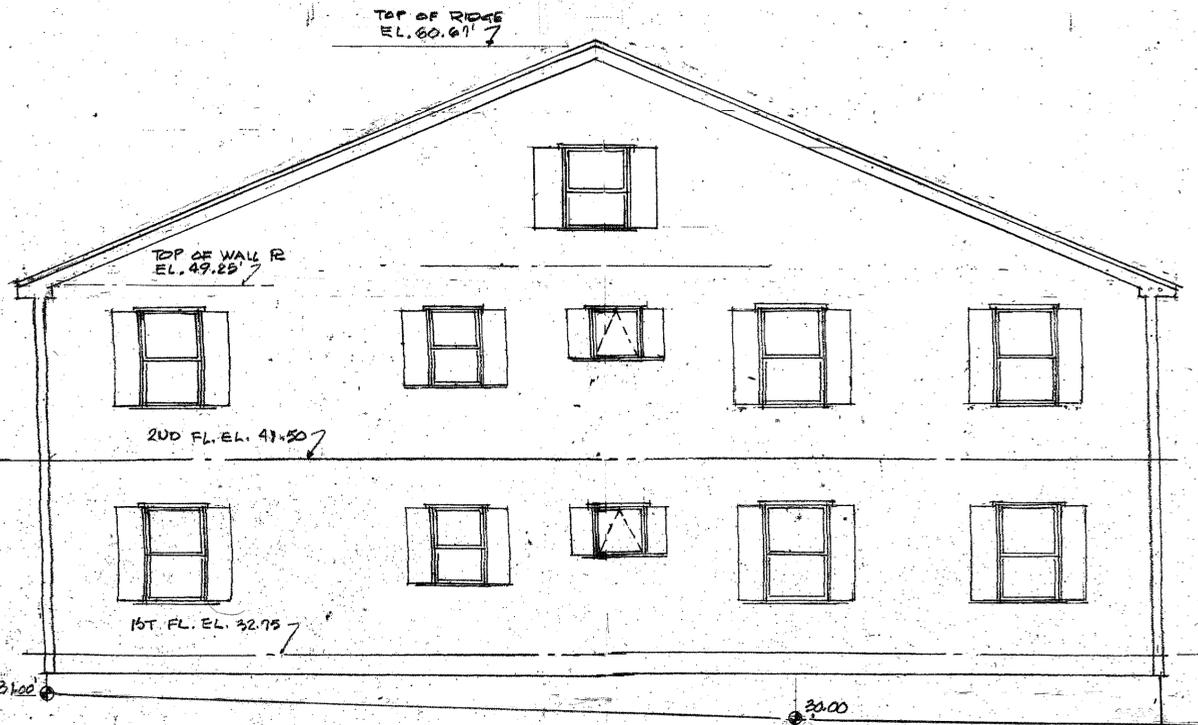
SOUTH (FRONT) ELEV.
1/4" = 1'-0"



WEST ELEV.
1/4" = 1'-0"



NORTH (REAR) ELEV.
1/4" = 1'-0"



EAST ELEV.
1/4" = 1'-0"

REV. 1/25/16 - GROUND & FLOOR GRADES TO MATCH SITE PLAN



PROPOSED 4-FAMILY RESIDENCE 52 GRAFTON ST., QUINCY, MA.		DRAWN BY G.W.S.
SCALE 1/4" = 1'-0"	APPROVED BY:	REVISED 1/25/16
DATE 7/27/15	GILBERT W. STARKEY, JR. ARCHITECT 73 CIRCUIT RD WEYMOUTH, MA. 02097-3217	
ELEVATIONS		DRAWING NUMBER 2 OF 2