

COMMONWEALTH OF MASSACHUSETTS

LOCATION MAP

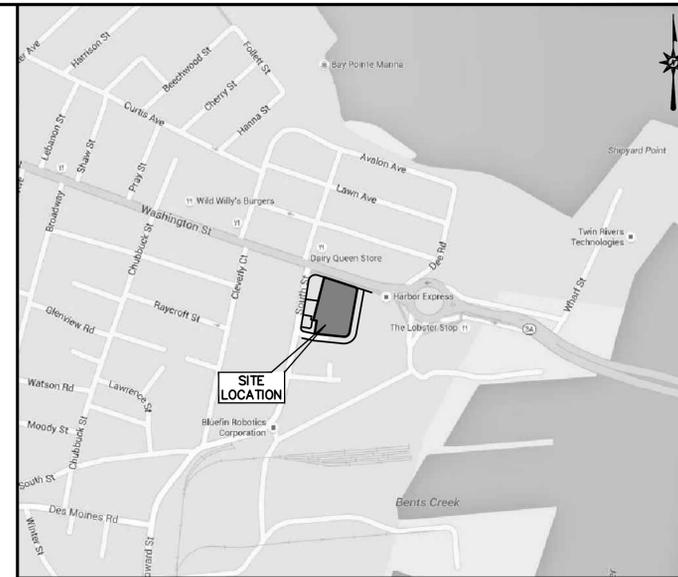
N.T.S.

PROPOSED SELF-STORAGE FACILITY FOR CITY OF QUINCY, MASSACHUSETTS SPECIAL PERMIT SUBMISSION

661-665, 671 WASHINGTON STREET
QUINCY, MASSACHUSETTS

PREPARED FOR:

JUMBO SELF STORAGE, LLC
1900 CROWN COLONY DRIVE, 4TH FLOOR
QUINCY, MA 02169



LOCUS MAP

1"=500'

ZONING INFORMATION

LOCATION: CITY OF QUINCY, NORFOLK COUNTY				
ZONE: INDUSTRIAL B HEAVY INDUSTRY				
USE: WAREHOUSE- PERMITTED				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MAXIMUM FLOOR AREA RATIO	2.0	1.85	NO
2	MIN. LOT AREA	NONE REQUIRED	±66,440 SF (±1.525 AC)	NO
3	MINIMUM FRONT YARD SETBACK	25'	28.7'	NO
4	MINIMUM SIDE SETBACK	25'	26.0'	NO
5	MINIMUM REAR SETBACK	25'	28.0'	NO
6	MINIMUM LOT FRONTAGE AND WIDTH	50'	±195'	NO
7	GREEN AREA OPEN SPACE PER D.U.	NONE REQUIRED	21,953 S.F.	NO
8	MAXIMUM NUMBER OF STORIES	8 STORIES	4 STORIES	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	123,004 S.F.
2	PARKING REQUIRED BY CITY	OFFICE TOTAL = 1,248 S.F. 1 SPACE PER 500 SF 3 SPACES REQUIRED WAREHOUSE TOTAL=121,756 S.F. 1 SPACE PER 2000 S.F. 61 SPACES REQUIRED	12 SPACES (V)
3	MINIMUM PARKING DIMENSIONS	9'x18'	9'x18'
4	MINIMUM AISLE WIDTH	24'	24'
5	MINIMUM FRONT SETBACK	NONE REQUIRED	N/A
6	MINIMUM SIDE SETBACK	NONE REQUIRED	N/A
7	MINIMUM REAR SETBACK	NONE REQUIRED	N/A

(V) = VARIANCE REQUIRED

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PREPARED BY:



ARCHITECTURE ENGINEERING ENVIRONMENTAL LAND SURVEYING

355 RESEARCH PARKWAY
MERIDEN, CONNECTICUT 06450
(203) 630-1406
(203) 630-2615 Fax

**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**

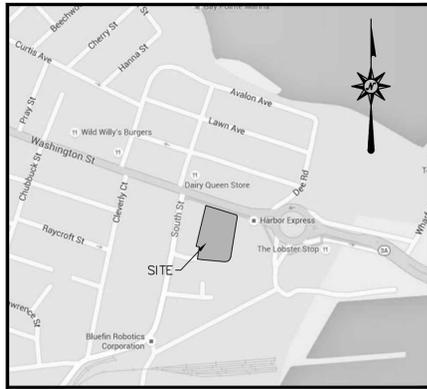
DEVELOPER:
JUMBO SELF STORAGE, LLC
1900 CROWN COLONY DRIVE, 4TH FLOOR
QUINCY, MA
TEL: (617) 934-2060

OWNER:
QUINCY MARITIME PARK, LLC
661-665, 671 WASHINGTON STREET
QUINCY, MA

DATES

ISSUE DATE: MAY 18, 2016

Applicant: Jumbo Self Storage, LLC	Legal Counsel: Fleming & Fleming, PC	Landscape Architect: BL Companies	Land Surveyor: BL Companies	Traffic Engineer: BL Companies	Civil Engineer: BL Companies
ATTN: Darryl Kusek 1900 Crown Colony Drive, 4th Floor Quincy, MA 02169 E: dkusek@comcast.net	ATTN: Edward J. Fleming, Esq. 85 Clay Street Quincy, MA 02170 T: (617) 472-5100 E: efleming@flemingpc.com	ATTN: Joshua Egnatz, PLA 150 Trumbull Street, 6th Floor Hartford, CT 06103 T: (860) 249-2200 E: jegnatz@blcompanies.com	ATTN: Jennifer Marks, PLS 355 Research Parkway Meriden, CT 06450 T: (203) 630-1406 E: jmarks@blcompanies.com	ATTN: Fred Greenberg, PE 355 Research Parkway Meriden, CT 06450 T: (203) 630-1406 E: fgreenberg@blcompanies.com	ATTN: Raymond Gradwell, PE 150 Trumbull Street, 6th Floor Hartford, CT 06103 T: (860) 249-2200 E: rgradwell@blcompanies.com



LOCATION MAP

NOT TO SCALE

TITLE REPORT INFORMATION, 671 WASHINGTON STREET

RESTRICTIONS/ CONDITIONS & EASEMENTS	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
10	Bk. 4288 Pg. 437	EASEMENT GRANTED BY DEED REFERENCE	PLOTTED
20	Bk. 4957 Pg. 210	EXCLUSIONS CONTAINED IN DEED	PERSONAL PROPERTY NOT PLOTTED
30	Bk. 6122 Pg. 743	BOARD OF APPEALS DECISION, SETBACK VIOLATION	NOT PLOTTED
40	Bk. 6122 Pg. 744	BOARD OF APPEALS DECISION, TO ERECT FREE STANDING SIGN	NOT PLOTTED
50	Bk. 11914 Pg. 505	BOARD OF APPEALS DECISION, TO ERECT FREE STANDING SIGN	NOT PLOTTED
60	Bk. 17465 Pg. 198	EASEMENT TO MASSACHUSETTS ELECTRIC COMPANY	PLOTTED
70	Bk. 20378 Pg. 451	COVENANTS AND RESTRICTIONS IN DEED	EXPLODED NOT-PLOTTED
80	Bk. 20378 Pg. 456	ACCESS AGREEMENT GRANTING RIGHT OF ENTRY, AS AFFECT BY ASSIGNMENT Bk. 25426 Pg. 41	EXPLODED NOT-PLOTTED
90	Bk. 12919 Pg. 179	RIGHTS, RESERVATIONS & EASEMENTS CONTAINED IN DEED	BLANKET IN NATURE

REFERENCE: TITLE REPORT PROVIDED BY, QUIRK ASSOCIATES, LLC. DATED: 12/7/2015, INVOICE #15-15725

TITLE REPORT INFORMATION, PARCEL 14

RESTRICTIONS/ CONDITIONS & EASEMENTS	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
1	Plan Bk. 522-82	MATTERS SET FORTH ON PLAN	NOT PLOTTED
2	Bk. 4917 Pg. 159 LC DOC 332158	EASEMENT TO BOSTON GAS COMPANY	PLOTTED
3	Bk. 1916 Pg. 507	TAKING FOR LAYOUT OF NASH AVENUE	DOES NOT AFFECT
4	Bk. 7803 Pg. 251	NOTICE OF LAND USE STIPULATIONS DETERMINATIONS	BLANKET IN NATURE
5	Bk. 10893 Pg. 575	NOTICE OF LAND USE STIPULATION	BLANKET IN NATURE
6	Bk. 11049 Pg. 126	CONSULTANTS DETERMINATION	BLANKET IN NATURE
7	Bk. 11574 Pg. 605	CONSULTANTS DETERMINATION	BLANKET IN NATURE
8	Bk. 2447 Pg. 153 LC DOC 94559	TAKING FOR SEWER CONSTRUCTION IN GAVIN AVENUE	DOES NOT AFFECT
9	Bk. 4195 Pg. 253 LC DOC 257549	TAKING FOR SEWER CONSTRUCTION IN NASH AVENUE & KING LANE	DOES NOT AFFECT
10	LC DOC 91123	TAKING FOR WIDENING OF SOUTH STREET	DOES NOT AFFECT
11	Bk. 2005 Pg. 49	TAKING FOR RELOCATION OF WASHINGTON STREET	DOES NOT AFFECT
12	Bk. 8127 Pg. 367	ORDER OF CONDITIONS, AS AFFECTED BY CERTIFICATE OF COMPLIANCE Bk. 9125 Pg. 584	DOES NOT AFFECT
13	Bk. 8429 Pg. 442	ORDER OF CONDITIONS, AS AFFECTED BY CERTIFICATE OF COMPLIANCE Bk. 9746 Pg. 208	DOES NOT AFFECT
14	Bk. 8606 Pg. 113	ORDER OF CONDITIONS, AS AFFECTED BY CERTIFICATE OF COMPLIANCE Bk. 9746 Pg. 210	DOES NOT AFFECT
15	Bk. 10970 Pg. 731	ORDER OF CONDITIONS, AS AMENDED Bk. 11214 Pg. 118	DOES NOT AFFECT
16	Bk. 12576 Pg. 428	ORDER OF CONDITIONS	DOES NOT AFFECT
17	Bk. 16450 Pg. 74	ORDER OF CONDITIONS, AS AFFECTED BY CERTIFICATE OF COMPLIANCE Bk. 16512 Pg. 363	DOES NOT AFFECT
18	Bk. 16876 Pg. 513	ORDER OF CONDITIONS	DOES NOT AFFECT
19	Bk. 11786 Pg. 472	ORDER OF CONDITIONS, AS AFFECTED BY CERTIFICATE OF COMPLIANCE Bk. 12088 Pg. 225	DOES NOT AFFECT
20	Bk. 127626 Pg. 70	RIGHTS AND EASEMENTS STATED ON CERTIFICATE OF TITLE	DOES NOT AFFECT
21	-	ANY EXISTING RIGHTS OF OTHERS OVER READ AVE, KING AVE. & GAVIN AVE (PRIVATE WAYS)	PLOTTED
22	Bk. 3095 Pg. 321	RIGHT OF WAY CONTAINED IN DEED	PLOTTED
23	Bk. 2860 Pg. 107	RIGHT OF WAY CONTAINED IN DEED	DOES NOT AFFECT

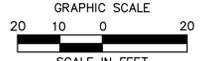
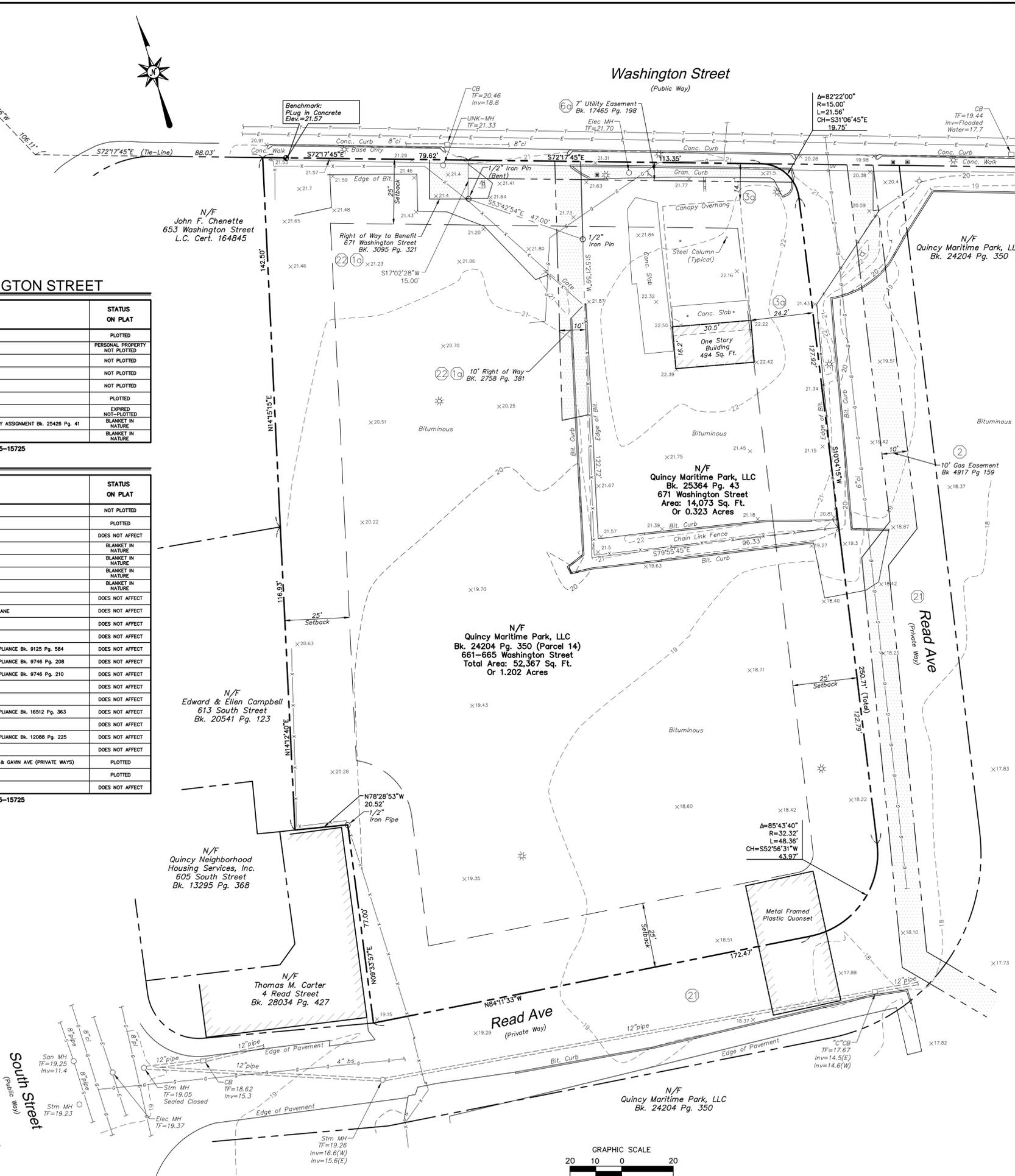
REFERENCE: TITLE REPORT PROVIDED BY, QUIRK ASSOCIATES, LLC. DATED: 12/7/2015, INVOICE #15-15725

ZONING INFORMATION

LOCATION: CITY OF QUINCY, NORFOLK COUNTY		
ZONE: INDUSTRIAL B HEAVY INDUSTRY		
USE: WAREHOUSE - PERMITTED		
ITEM #	ITEM	REQUIREMENTS
1	MAXIMUM FLOOR AREA RATIO	2.0
2	MIN. LOT AREA	NONE REQUIRED
3	MINIMUM FRONT YARD SETBACK	25'
4	MINIMUM SIDE SETBACK	25'
5	MINIMUM REAR SETBACK	25'
6	MINIMUM LOT FRONTAGE AND WIDTH	50'
7	GREEN AREA OPEN SPACE PER D.U.	NONE REQUIRED
8	MAXIMUM NUMBER OF STORES	8 STORES

LEGEND

—●— Property Line	—●— Handhole
- - - Easement Line	○ Light Pole
- - - Setback Line	○ Gas Valve
- - - 50' Major Contour	□ Catch Basin
- - - Minor Contour	○ Manhole
- - - Fence	○ Fire Hydrant
- - - Underground Electric Line	○ Water Valve
- - - Gas Line	○ Sign
- - - Sanitary Sewer	○ Title Report Reference Number
- - - Storm Sewer	
- - - Water Line	



GENERAL NOTES

- NORTH ARROW AND BEARINGS BASED ON NAD83.
- ELEVATIONS AND CONTOURS ARE BASED ON NAVD88
- PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON FIRM MAP NUMBER 25021C0226F PANEL 226 OF 430, MAP REVISED: JUNE 9, 2014.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM LIMITED FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
- PARCEL HAS DIRECT ACCESS TO WASHINGTON STREET (A PUBLIC ROAD) AND ACCESS TO SOUTH STREET (A PUBLIC ROAD) VIA READ AVENUE (A PRIVATE WAY).
- TOTAL COMBINED AREA: 66,440 Sq. Ft. OR 1.525 ACRES.

PLAN REFERENCES

- "PLAN OF HOUSE LOTS AT READ PARK, QUINCY, MASS.", SCALE: 1"=40', DATE: 1/18/1925, PREPARED BY ERNEST W. BRANCH, RECORDED AS PLAN BOOK 1810 PAGE END.
- "PLAN OF LAND IN QUINCY, MASS." DATE: 3/20/1947, PREPARED BY ERNEST W. BRANCH, RECORDED AS PLAN NO. 397-1947 IN PLAN BOOK 2677 PAGE 219.
- "SUBDIVISION PLAN OF LAND IN QUINCY", DATE: 8/18/49, PREPARED BY ERNEST W. BRANCH, RECORDED AS LAND COURT PLAN 14529C.
- "PLAN OF LAND IN QUINCY MASS." SCALE: 1"=40', DATE: 11/1951, PREPARED BY ROBERT E. BARRY, RECORDED AS PLAN NO. 735-1952 IN PLAN BOOK 3095 PAGE 320.
- "PLAN OF LAND IN QUINCY MASS." SCALE: 1"=40', DATE: 8/1961, PREPARED BY EDWARD A. LEONE, RECORDED AS PLAN NO. 906 IN PLAN BOOK 3920 PAGE 32.
- "PLAN OF LAND IN QUINCY PREPARED FOR HUMBLE OIL & REFINING CO." SCALE: 1"=20', DATE: 8/19/1965, PREPARED BY ESSEX SURVEY SERVICE, RECORDED AS PLAN NO. 1013 IN PLAN BOOK 4298 PAGE 437.
- "BOSTON GAS CO., PLAN SHOWING CENTER LINE OF 10FT. GAS EASEMENT IN LAND NOW OR FORMERLY OF GENERAL DYNAMICS CORP., QUINCY, MASS." SCALE: 1"=40', DATE 2/25/72, RECORDED AS PLAN NO. 369 1973 IN PLAN BOOK 235.
- GENERAL DYNAMICS, QUINCY, MA, NORFOLK COUNTY", DATE: 10/15/86, REVISED THRU 11/21/86, PREPARED BY GUNTER GREGLICH, RECORDED AS PLAN NO. 1372 1987 IN PLAN BOOK 361.
- "PLAN OF LAND IN QUINCY, MASS., PREPARED FOR SOUTH WARWICK REALTY TRUST, PREPARED BY NEPONSET VALLEY SURVEY ASSOC. INC.", SCALE: 1"=20', DATE: 10/19/95, RECORDED AS PLAN NO. 700 1995 IN PLAN BOOK 434.
- "EASEMENT PLAN LAND IN QUINCY, MASS. PREPARED FOR THE CITY OF QUINCY", SCALE 1"=20', DATE: 4/23/2002, PREPARED BY ERNEST W. BRANCH, PLAN NOT FILED.
- "SUBDIVISION PLAN OF LAND, APPROVAL NOT REQUIRED, LOT 7A & PARCEL 15, WASHINGTON STREET (NORFOLK COUNTY), FORE RIVER SHIPYARD, PREPARED FOR MASSACHUSETTS WATER RESOURCES AUTHORITY, CHARLESTOWN NAVY YARD", SCALE 1"=80', DATE: 5/24/2004, REVISED THRU 9/13/04, PREPARED BY BSC GROUP, RECORDED AS PAGE 54 OF 2004 IN PLAN BOOK 527.
- FEB. 1, 1899 STATE LAYOUT OF WASHINGTON STREET (L.O. No. 357)
- SEPT. 27, 1933 STATE ALTERATION OF WASHINGTON STREET (L.O. No. 3047)

RECORD DESCRIPTION (PARCEL 14)

A PARCEL OF LAND IN THE CITY OF QUINCY, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, TOGETHER WITH ANY IMPROVEMENTS THEREON, SHOWN AS PARCEL 14 ON A PLAN OF LAND ENTITLED "SUBDIVISION PLAN OF LAND, APPROVAL NOT REQUIRED, LOT 7A AND PARCEL 15, WASHINGTON STREET, IN QUINCY, MASSACHUSETTS (NORFOLK COUNTY), FORE RIVER SHIPYARD" DATED MAY 24, 2004 BY BSC GROUP, SIGNED BY JAMES E. PETERSON, REGISTERED PLS AND RECORDED WITH THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 522, PAGE 82.

RECORD DESCRIPTION (671 WASHINGTON ST)

THE LAND WITH THE BUILDINGS THEREON, SITUATED IN QUINCY, NORFOLK COUNTY, MASSACHUSETTS SHOWN AS CONTAINING 14,073 SQUARE FEET MORE OR LESS ON A PLAN ENTITLED "PLAN OF LAND IN QUINCY PREPARED FOR HUMBLE OIL & REFINING CO." DATED AUGUST 19, 1965, BY ESSEX SURVEY SERVICE, RECORDED WITH NORFOLK DEEDS AS PLAN NO. 1013 OF 1965, BOOK 4298, PAGE 437, AND BOUNDED AND DESCRIBED AS FOLLOWS:
 NORTHEASTERLY BY WASHINGTON STREET, ONE HUNDRED THIRTEEN AND 35/100 (113.35) FEET;
 EASTERLY BY THE CURVED JUNCTION OF SAID WASHINGTON STREET AND READ AVENUE, TWENTY-ONE AND 56/100 (21.56) FEET;
 SOUTHEASTERLY BY SAID READ AVENUE, ONE HUNDRED TWENTY-SEVEN AND 92/100 (127.92) FEET;
 SOUTHWESTERLY BY LAND MARKED "LOT 14" ON SAID PLAN, NINETY-SIX AND 33/100 (96.33) FEET;
 NORTHWESTERLY BY LAND SHOWN ON SAID PLAN AS NOW OR FORMERLY OF CHARTER, ONE HUNDRED TWENTY-TWO AND 72/100 (122.72) FEET;
 SOUTHWESTERLY BY THE SAME FORTY-SEVEN (47) FEET; AND
 NORTHWESTERLY AGAIN BY THE SAME, FIFTEEN (15) FEET.

SURVEY CERTIFICATION

TO: JUMBO SELF STORAGE, LLC-JUMBO CAPITAL MANAGEMENT;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-(b),(7)(a),(7)(b),(7)(c),8,9,10,13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/23/2015.

DATED: _____ SIGNED: JENNIFER MARKS, P.L.S. #38712



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PLAN OF LAND
QUINCY MARITIME PARK, LLC
661-665, 671 WASHINGTON STREET
QUINCY, NORFOLK COUNTY, MASSACHUSETTS

No.	Date	Desc.
Surveyed	TH	
Drawn	AV	
Checked	MG	
Approved	JM	
Scale	1"=20'	
Project No.	1502940	
Date	12/23/2015	
Field Book	NJ	
CAD File:	AL150294001	
Title	ALTA/ACSM LAND TITLE SURVEY	
Sheet No.	AL-1	

May 17, 2016 3:08pm C:\Users\j1501\Documents\1502940\DWG\AL150294001.dwg
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 ©2008 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
2. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
3. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
5. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND CITY RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE COMMENCEMENT OF WORK AT 888-344-7233 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN OVER SCALED DIMENSIONS.
8. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST COSTLY SHALL APPLY.
9. ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN COMPLETE DRAWING PLAN SETS FOR BIDDING AND CONSTRUCTION. PLAN SETS SHALL NOT BE DISASSEMBLED INTO PARTIAL PLAN SETS FOR USE BY CONTRACTORS AND SUBCONTRACTORS OF INDIVIDUAL TRADES. IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN COMPLETE PLAN SETS FOR USE IN BIDDING AND CONSTRUCTION.
10. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
11. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
12. ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATIONS, PROJECT SITE PLANS, CITY OF QUINCY STANDARDS AND SPECIFICATIONS, MASS DOT STANDARDS AND SPECIFICATIONS AND COMMONWEALTH OF MASSACHUSETTS BUILDING CODE IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
13. REFER TO OTHER PLANS AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE LOCAL CONSTRUCTION MANAGER PRIOR TO BIDDING.
14. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
15. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY.
16. BL WILL PREPARE FINAL CONSTRUCTION DOCUMENTS SUITABLE FOR BIDDING AND CONSTRUCTION. PROGRESS SETS OF THESE DOCUMENTS ARE NOT SUITABLE FOR THOSE PURPOSES. IF CLIENT ELECTS TO SOLICIT BIDS OR ENTER INTO CONSTRUCTION CONTRACTS UTILIZING CONSTRUCTION DOCUMENTS THAT ARE NOT FINAL, CONSULTANT SHALL NOT BE RESPONSIBLE FOR AND COSTS OR DELAY ARISING AS A RESULT.

DEMOLITION NOTES

1. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THIS PLAN ARE TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
2. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
3. REMOVE AND DISPOSE OF ANY BITUMINOUS CONCRETE, SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBER REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
5. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
6. THE CONTRACTOR SHALL PREPARE ALL MANIFEST DOCUMENTS AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION.
7. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
8. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND/OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
9. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW EROSION AND SEDIMENTATION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
10. THE CONTRACTOR SHALL PUMP OUT BUILDING FUEL AND WASTE OIL TANKS (IF ANY ARE ENCOUNTERED) AND REMOVE FUEL TO AN APPROVED DISPOSAL AREA BY A LICENSED WASTE OIL HANDLING CONTRACTOR IN STRICT ACCORDANCE WITH STATE REQUIREMENTS.
11. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
12. THE CONTRACTOR SHALL ADHERE TO ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN PROXIMITY OF OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY PROVIDER FEES SHALL BE PAID BY THE CONTRACTOR.
13. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED OR AS ORDERED BY THE LOCAL GOVERNING AUTHORITIES, OR AS REQUIRED BY PERMIT STIPULATIONS OR AS REQUIRED BY THE OWNER. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY IS GRANTED.
14. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES AND STORM DRAINAGE SYSTEMS. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE COMMENCEMENT OF WORK AT 888-344-7233 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
15. EXISTING WATER SERVICES SHALL BE DISCONNECTED AND CAPPED AT PROPERTY LINE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF QUINCY WATER AND SEWER DEPARTMENT. REMOVE EXISTING ON-SITE WATER PIPING TO BE ABANDONED TO R.O.W. LINE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE CITY OF QUINCY DEPARTMENT OF WATER UTILITIES TO BE REMOVED TO MAIN.
16. EXISTING SANITARY LATERAL SHALL BE PLUGGED AT PROPERTY LINE IN ACCORDANCE WITH THE CITY OF QUINCY WATER AND SEWER DEPARTMENT REQUIREMENTS. REMOVE EXISTING LATERAL PIPING FROM SITE UNLESS OTHERWISE SHOWN ON DEMOLITION PLANS OR AS REQUIRED BY THE CITY OF QUINCY DEPARTMENT OF WATER UTILITIES.
17. DOMESTIC GAS SERVICES SHALL BE CAPPED AND SERVICE LINES PURGED OF RESIDUAL GAS IN ACCORDANCE WITH THE NATIONAL GRID GAS COMPANY REQUIREMENTS. WORK TO BE COORDINATED BY AND PAID FOR BY THE CONTRACTOR. REMOVE EXISTING SERVICE PIPING ON SITE. ANY PROPANE TANKS SHALL BE PURGED OF RESIDUAL GAS BY PROPANE SUPPLIER. CONTRACTOR SHALL COORDINATE THIS WORK AND PAY NECESSARY FEES.
18. THE CONTRACTOR SHALL PROVIDE DISCONNECT NOTIFICATION TO THE CITY OF QUINCY ENGINEERING DEPARTMENT, LOCAL TELEPHONE PROVIDER, LOCAL CABLE PROVIDER, GAS COMPANY, ELECTRIC COMPANY, AND THE CITY OF QUINCY DEPARTMENT OF WATER UTILITIES AT LEAST 3 WEEKS PRIOR TO BEGINNING DEMOLITION.
19. THE CONTRACTOR IS RESPONSIBLE FOR SECURING A DEMOLITION PERMIT FROM THE CITY OF QUINCY BUILDING DEPARTMENT AND MUST FURNISH THE REQUIRED APPLICATION MATERIAL AND PAY ALL FEES.
20. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT FERTILIZED SOIL AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. BUILDING FOUNDATION AREA TO BE BACK FILLED IN 12 INCH LIFTS WITH COMPACTED GRANULAR FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT. COMPACT TO 95% MAX DRY DENSITY PER ASTM D1557. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
21. THE CONTRACTOR SHALL REPAIR PAVEMENTS BY INSTALLING TEMPORARY AND PERMANENT PAVEMENTS IN PUBLIC RIGHTS OF WAYS AS REQUIRED BY LOCAL GOVERNING AUTHORITIES AND THE COMMONWEALTH OF MASSACHUSETTS AND PER PERMIT REQUIREMENTS DUE TO DEMOLITION AND PIPE REMOVAL ACTIVITIES.
22. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, DRAINAGE STRUCTURE, SWALES, PAVEMENT MARKINGS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER, CITY OF QUINCY, NORFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, AND MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
23. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE REWIRING OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
24. NO WORK ON THIS SITE SHALL BE INITIATED BY THE CONTRACTOR UNTIL A PRE-CONSTRUCTION MEETING WITH OWNER AND THE CIVIL ENGINEER IS PERFORMED. THE CONTRACTOR SHOULD BE AWARE OF ANY SITE INFORMATION AVAILABLE SUCH AS GEOTECHNICAL AND ENVIRONMENTAL REPORTS. THE CONTRACTOR SHALL HAVE DIG SAFE MARK OUTS OF EXISTING UTILITIES COMPLETED PRIOR TO MEETING.
25. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAIN UTILITY SERVICES TO BUILDINGS TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.
26. THE CONTRACTOR SHALL NOT COMMENCE DEMOLITION OR UTILITY DISCONNECTIONS UNTIL AUTHORIZED TO DO SO BY THE OWNER.
27. THE CONTRACTOR OR DEMOLITION CONTRACTOR SHALL INSTALL TEMPORARY SHEETING OR SHORING AS NECESSARY TO PROTECT EXISTING AND NEW BUILDINGS AND UTILITIES DURING CONSTRUCTION AND DEMOLITION. SHEETING OR SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, LICENSED IN THIS STATE AND EVIDENCE OF SUCH SUBMITTED TO THE OWNER PRIOR TO INSTALLATION.
28. NO SALVAGE SHALL BE PERMITTED UNLESS PAID TO THE OWNER AS A CREDIT.
29. ANY EXISTING POTABLE WELL AND ANY EXISTING SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY AND HEALTH CODE REQUIREMENTS.
30. ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOBSITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY, AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
31. THE CONTRACTOR SHALL COMPLY WITH CFR29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.

SITE PLAN NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH PROJECT SPECIFICATIONS, PROJECT PLANS, CITY OF QUINCY STANDARDS, MASS DOT STANDARDS AND SPECIFICATIONS AND COMMONWEALTH OF MASSACHUSETTS BUILDING CODE IN THE ABOVE REFERENCED HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL CITY CONSTRUCTION PERMITS, INCLUDING SEWER AND WATER CONNECTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO PLANS BY ARCHITECT AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
5. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE EROSION AND SEDIMENTATION CONTROL NOTES (EC-2).
6. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS, AND RAMPS.
7. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
8. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL AUTHORITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
9. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
10. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS, OR AS REQUIRED BY THE OWNER.
11. REFER TO DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
12. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
13. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
14. THE CONTRACTOR SHALL ABIDE BY ALL OSHA FEDERAL STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS. ANY UTILITY COMPANY FEES SHALL BE PAID FOR BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING OF THE PAVEMENT MARKING PAINT MIXTURE PRIOR TO STRIPING.
16. PAVEMENT MARKING KEY:
 - 4" SYDL 4" SOLID YELLOW DOUBLE LINE
 - 4" SYL 4" SOLID YELLOW LINE
 - 4" SWL 4" SOLID WHITE LINE
 - 12" SWSB 12" SOLID WHITE STOP BAR
 - 4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE
17. PARKING SPACES SHALL BE STRIPED WITH 4" SWL HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING SYMBOLS AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED BLUE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
18. THE CONTRACTOR SHALL RESTORE ANY DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, PAVEMENT MARKINGS OR SIGNAGE DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER.
19. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND STORMWATER SYSTEM AND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
20. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE ARCHITECT AND ENGINEER HAVE NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
21. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION TRENCHING AND TRENCH PROTECTION REQUIREMENTS.
22. EXISTING BOUNDARY AND TOPOGRAPHY IS BASED ON DRAWING TITLED "ALTA/ACSM LAND TITLE SURVEY" PLAN OF LAND QUINCY MARITIME PARK, LLC 661-665 WASHINGTON STREET, QUINCY, NORFOLK COUNTY, MASSACHUSETTS, DATED: 12/23/15 BY BL COMPANIES.
23. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, CIVIL ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION DURING THE BIDDING PROCESS.
24. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND CITY RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "DIG SAFE" 72 HOURS BEFORE COMMENCEMENT OF WORK AT 888-344-7233 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
25. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH MASS DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
26. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND NOT FOR CONSTRUCTION.
27. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
28. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER.
29. THE PROJECT PARCEL IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA.

GRADING DRAINAGE AND UTILITIES NOTES

1. REFER TO SITE PLAN FOR GENERAL INFORMATION, AND DETAIL SHEETS FOR DETAILS. SEE ARCHITECTURAL AND MEP DRAWINGS AND FOUNDATION PLANS FOR BUILDING CONNECTION LOCATIONS AND DETAILS.
 2. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION AND SEDIMENTATION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
 3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
 4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS FROM THE CITY OF QUINCY REQUIRED TO PERFORM ALL REQUIRED WORK, INCLUDING FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
 5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, TEMPORARY WALKWAYS, AND UNIFORMED TRAFFIC CONTROLLERS AS REQUIRED, ORDERED BY THE ENGINEER OR REQUIRED BY THE STATE AND LOCAL GOVERNING AUTHORITIES.
 6. FILL WITHIN ANY FORMER BUILDING FOUNDATION SHALL BE CHECKED BY TEST PIT AND PROOF-ROLLING AND SHALL BE OBSERVED BY THE OWNER'S GEOTECHNICAL ENGINEER. SUBGRADE SHALL BE FORMED WITH REMOVAL AND REPLACEMENT OF FILL AND REMOVAL AND REPLACEMENT OF SOFT SUBGRADE MATERIAL AS ORDERED BY THE GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT FOR FURTHER DESCRIPTION.
 7. THE CONTRACTOR SHALL COMPACT FILL IN THICKNESS IN ACCORDANCE TO THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. 12" THICK LIFTS AS SPECIFIED IN THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
 8. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
 9. VERTICAL DATUM IS NAVD 88.
 10. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE CITY OF QUINCY AGENT PRIOR TO THE START OF WORK ON THE SITE.
 11. PROPER CONSTRUCTION PROCEDURES SHALL BE FOLLOWED ON ALL IMPROVEMENTS WITHIN THIS PARCEL SO AS TO PREVENT THE SILTING OF ANY WATERCOURSE OR WETLANDS IN ACCORDANCE WITH THE REGULATIONS OF THE STANDARDS AND SPECIFICATIONS OF THE 2003 MASSACHUSETTS GUIDELINES FOR EROSION AND SEDIMENT CONTROL FOR URBAN AND SUBURBAN AREAS OR LATEST EDITION. IN ADDITION, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE "EROSION AND SEDIMENTATION CONTROL PLAN" CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO POST ALL BONDS AS REQUIRED BY THE CITY OF QUINCY AND GOVERNING AGENCIES WHICH WOULD GUARANTEE THE PROPER IMPLEMENTATION OF THE PLAN.
 12. ALL SITE WORK, MATERIALS OR CONSTRUCTION, AND CONSTRUCTION METHODS FOR EARTHWORK AND STORM DRAINAGE WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS, PLANS AND DETAILS. OTHERWISE THIS WORK SHALL CONFORM TO THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND PROJECT GEOTECHNICAL REPORT IF THERE IS NO PROJECT SPECIFICATIONS MANUAL. ALL FILL MATERIAL UNDER STRUCTURES AND PAVED AREAS SHALL BE PER THE ABOVE STATED APPLICABLE SPECIFICATIONS, AND/OR PROJECT GEOTECHNICAL REPORT, AND SHALL BE PLACED IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. MATERIAL SHALL BE COMPACTED IN ACCORDANCE TO THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
 13. ALL DISTURBANCE INCURRED TO CITY PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OF QUINCY AUTHORITY.
 14. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATIONS AND PLANS AND THE LOCAL MUNICIPALITY'S STANDARDS AS APPLICABLE FOR THE LOCATION OF THE WORK. WHERE SPECIFICATIONS OR STANDARDS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION OR STANDARD SHALL BE SUPERIOR.
 15. IF IMPACTED OR CONTAMINATED SOIL IS ENCOUNTERED BY THE CONTRACTOR, THE CONTRACTOR SHALL SUSPEND EXCAVATION WORK OF IMPACTED SOIL AND NOTIFY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT PRIOR TO PROCEEDING WITH FURTHER WORK IN THE IMPACTED SOIL LOCATION UNTIL FURTHER INSTRUCTED BY THE OWNER AND/OR OWNER'S ENVIRONMENTAL CONSULTANT.
- PRODUCT NOTES:
1. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES FOR REVIEW AND APPROVAL PRIOR TO DELIVERY TO THE SITE. ALLOW 14 WORKING DAYS FOR REVIEW.
 2. COPPER PIPE SHALL BE TYPE K TUBING WITH COMPRESSION FITTINGS.
 3. GAS PIPE MATERIAL SHALL BE PER GAS COMPANY REQUIREMENTS.
 4. POLY VINYL CHLORIDE PIPE (PVCP) FOR STORM AND SANITARY PIPING SHALL HAVE BUILT-IN RUBBER GASKET JOINTS. PVCP SHALL CONFORM TO ASTM D-3034 (SDR35) WITH COMPRESSION JOINTS AND MOLDED FITTINGS. PVCP SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS, ASTM-D2321 AND MANUFACTURERS RECOMMENDED PROCEDURE.
 5. ALL RCP SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-76; ALL RCP SHALL BE CLASS IV UNLESS OTHERWISE SHOWN. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-443.
 6. MANHOLE SECTIONS AND CONSTRUCTION SHALL CONFORM TO ASTM C-478.
 7. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER 12" OR GREATER IN DIAMETER SHALL BE HI-0 SURE-LOK 10.8 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH BELL-AND-SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTO M294. THE BELL SHALL BE AN INTEGRAL PART OF THE PIPE AND PROVIDE A MINIMUM PULL-APART STRENGTH OF 400 POUNDS. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL BE MADE OF POLYISOPRENE MEETING THE REQUIREMENTS OF ASTM F477. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
 8. HIGH DENSITY POLYETHYLENE (HDPE) STORM SEWER LESS THAN 12" IN DIAMETER SHALL BE HI-0 PIPE AS MANUFACTURED BY HANCOR INC. OR APPROVED EQUAL. HDPE PIPE SHALL HAVE SMOOTH INTERIOR AND CORRUGATED EXTERIOR AND SHALL MEET THE REQUIREMENTS OF AASHTO 252, TYPE S. PIPE SECTIONS SHALL BE JOINED WITH COUPLING BANDS OR EXTERNAL SNAP COUPLERS COVERING AT LEAST 2 FULL CORRUGATIONS ON EACH END OF THE PIPE. SLT-TIGHT (GASKET) CONNECTIONS SHALL INCORPORATE A CLOSED SYNTHETIC EXPANDED RUBBER GASKET. MEETING THE REQUIREMENTS OF AASHTO D1056 GRADE 2A2. GASKETS SHALL BE INSTALLED ON THE CONNECTION BY THE PIPE MANUFACTURER. ALTERNATIVE HDPE PIPE MAY BE USED IF APPROVED BY THE ENGINEER AND OWNER'S CONSTRUCTION MANAGER PRIOR TO ORDERING.
 9. DUCTILE IRON PIPE SHALL CONFORM TO AWWA C151 FOR CLASS 52 WITH CEMENT LINING IN ACCORDANCE WITH ANS A 21.4. FOR WATER MAINS AND SERVICES 3" ID AND LARGER, JOINTS SHALL BE MADE WITH CONCRETE THRUST BLOCKS OR WITH MEGALUG RETAINER GLANDS OR WITH RODDING IN ACCORDANCE WITH PROJECT MANUAL SPECIFICATIONS AND IN ACCORDANCE WITH WATER UTILITY PROVIDER REQUIREMENTS TO EXTEND A MINIMUM OF 2 PIPE LENGTHS IN EITHER DIRECTION FROM FITTINGS AND ELBOWS (40 FT MINIMUM). ALL OTHER JOINTS SHALL BE PUSH ON WITH RUBBER GASKETS (TYTON). USE OF OTHER TYPES OF RETAINER GLANDS SHALL REQUIRE USE WITH CLASS 53 OR GREATER DUCTILE IRON PIPE. DI STORM PIPE SHALL BE PUSH ON JOINT WITH RUBBER GASKET.

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROPOSED SELF STORAGE FACILITY
661-665, 671 WASHINGTON STREET
QUINCY, MASSACHUSETTS

REVISIONS

No.

Date

Desig.

Drawn

Checked

Approved

Scale

Project No.

Date

CAD File:

Title

GENERAL NOTES

Sheet No.

GN-1

ZONING INFORMATION

LOCATION: CITY OF QUINCY, NORFOLK COUNTY				
ZONE: INDUSTRIAL B HEAVY INDUSTRY				
USE: WAREHOUSE- PERMITTED				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MAXIMUM FLOOR AREA RATIO	2.0	1.85	NO
2	MIN. LOT AREA	NONE REQUIRED	±66,440 SF (±1.525 AC)	NO
3	MINIMUM FRONT YARD SETBACK	25'	28.7'	NO
4	MINIMUM SIDE SETBACK	25'	26.0'	NO
5	MINIMUM REAR SETBACK	25'	28.0'	NO
6	MINIMUM LOT FRONTAGE AND WIDTH	50'	±195'	NO
7	GREEN AREA OPEN SPACE PER D.U.	NONE REQUIRED	21,953 S.F.	NO
8	MAXIMUM NUMBER OF STORIES	8 STORIES	4 STORIES	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	BUILDING SIZE	NONE REQUIRED	123,004 S.F.
2	PARKING REQUIRED BY CITY	OFFICE TOTAL - 1,248 S.F. 1 SPACE PER 500 SF 3 SPACES REQUIRED WAREHOUSE TOTAL - 121,756 S.F. 1 SPACE PER 2000 S.F. 61 SPACES REQUIRED	12 SPACES (V)
3	MINIMUM PARKING DIMENSIONS	9'x18'	9'x18'
4	MINIMUM AISLE WIDTH	24'	24'
5	MINIMUM FRONT SETBACK	NONE REQUIRED	N/A
6	MINIMUM SIDE SETBACK	NONE REQUIRED	N/A
7	MINIMUM REAR SETBACK	NONE REQUIRED	N/A

(V) = VARIANCE REQUIRED

SIGN INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MAX. FREESTANDING SIGN AREA	75 S.F. PER TOTAL AREA ON MAXIMUM OF 2 FACES	37.5 S.F. PER SIDE (75 S.F. TOTAL)
2	MAXIMUM SIGN HEIGHT	25 FEET	25 FEET
3	FREESTANDING SIGN SETBACK	6 FEET	7.5 FEET
4	MAX. NO. BUILDING SIGNS	3 SIGNS	2 SIGNS
5	MAX. TOTAL WALL SIGN AREA ON BUSINESS	50 S.F.	360 S.F.

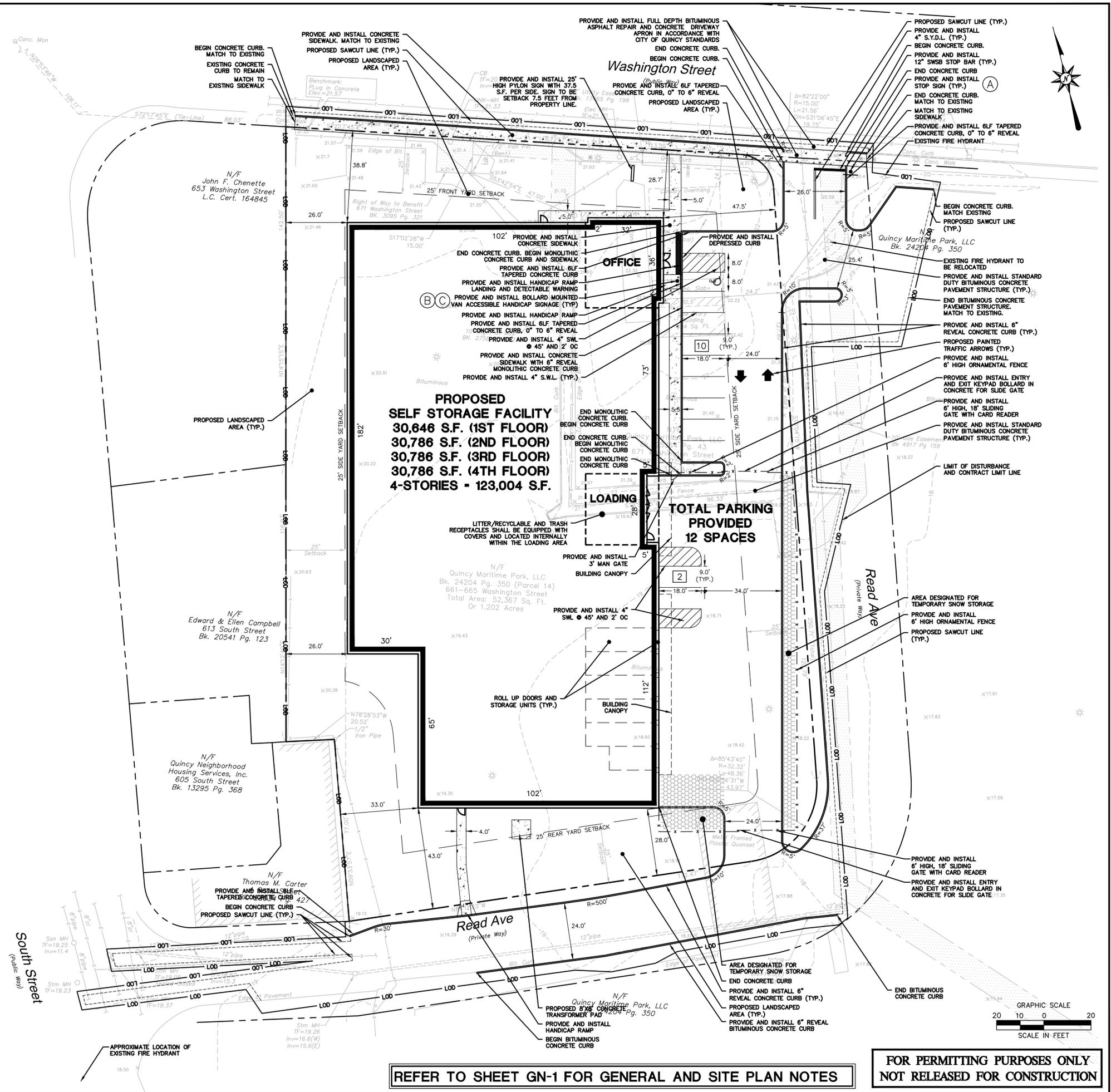
SIGN LEGEND

SIGN NO.	MUTCD NO.	LEGEND
A	R1-1	30" (1)
B		(1)
C	R7-8P	(1)

NOTE: HANDICAPPED SIGN TO BE INSTALLED IN PIPE BOLLARD (SEE DETAIL)

HATCH LEGEND

	PROVIDE AND INSTALL CONCRETE PAVEMENT
	PROPOSED TEMPORARY SNOW STORAGE AREA



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QUINCY, MASSACHUSETTS

REVISIONS	No.	Date	Desc.
Designed	J.B/A.U.		
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Scale	AS NOTED		
Project No.	1502940		
Date	5/18/2016		
CAD File:	SP150294001		

SITE PLAN

Sheet No.

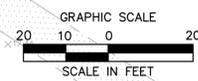
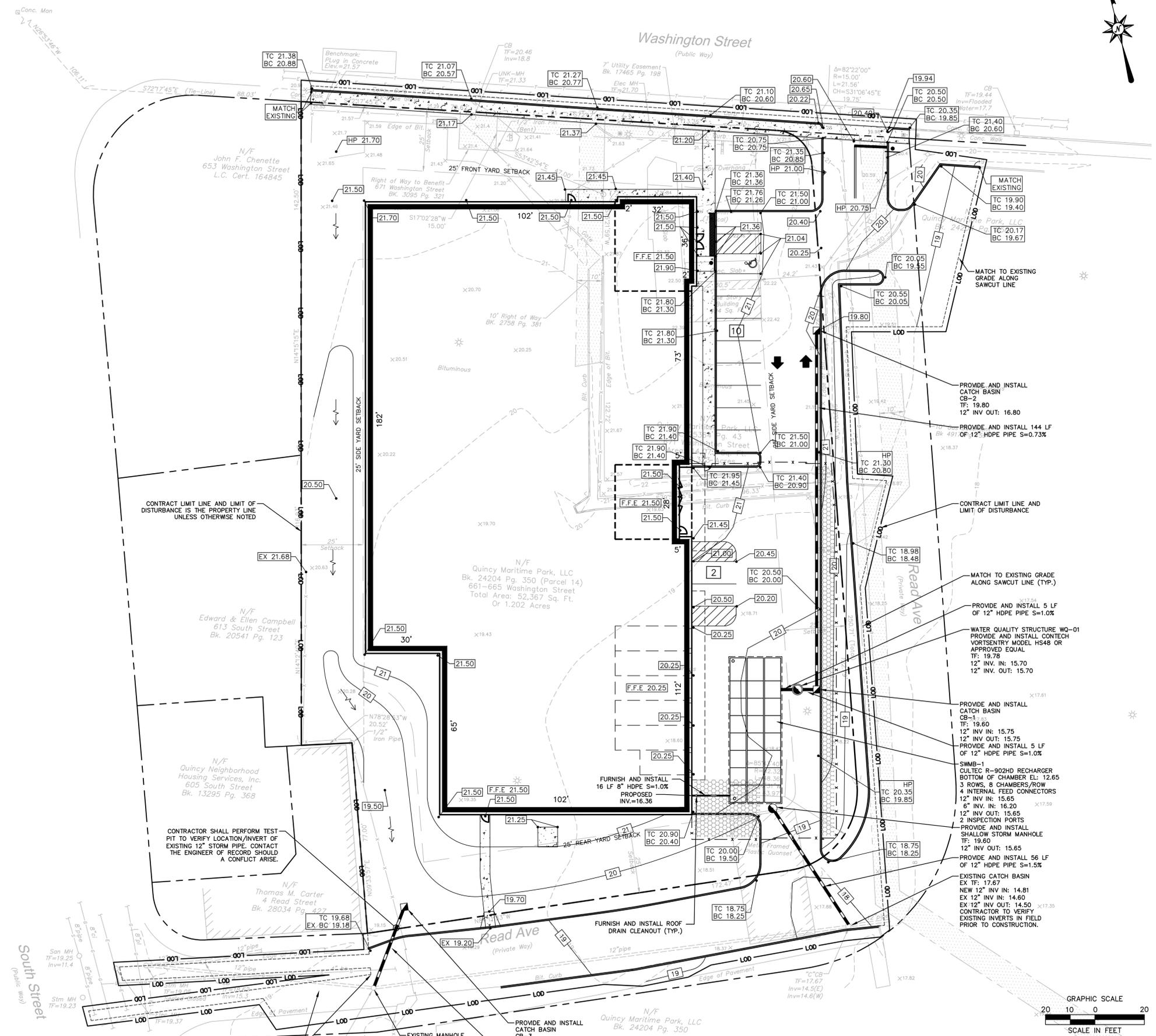
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GRADING AND DRAINAGE LEGEND

- PROPOSED STORMWATER PIPE
- PROPOSED CATCH BASIN
- PROPOSED STORMWATER MANHOLE
- STORM WATER QUALITY UNIT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION

NOTE: ON SITE CATCH BASINS SHALL BE INSTALLED WITH HOODED OUTLETS



REFER TO SHEET GN-1 FOR GRADING, DRAINAGE AND UTILITY NOTES

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Revisions	No.	Date	Desc.

Designed: J.B/A.U.
Drawn: J.B/A.U.
Checked:
Approved:
Scale: AS NOTED
Project No: 1502940
Date: 5/18/2016
CAD File: GD150294001
Title: GRADING AND DRAINAGE PLAN
Sheet No.

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UTILITIES CONSTRUCTION NOTES

UTILITY CONSTRUCTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF QUINCY AND COMMONWEALTH OF MASSACHUSETTS DOT TO SECURE CONSTRUCTION PERMITS AND FOR PAYMENT OF FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC CONTROLLERS AND UNIFORMED TRAFFIC OFFICERS AS REQUIRED, OR AS ORDERED BY THE ENGINEER OR AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES OR AS REQUIRED BY PERMIT STIPULATIONS.
- THIS PLAN DETAILS SITE INSTALLED PIPES UP TO 5' FROM THE BUILDING FACE. REFER TO DRAWINGS BY BL COMPANIES FOR BUILDING CONNECTIONS. SITE CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY AT BUILDING CONNECTION POINT OR AT EXISTING UTILITY OR PIPE CONNECTION POINT.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE PROPOSED SANITARY SEWERS AND WHERE PROPOSED STORM PIPING WILL CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER IN THE EVENT OF ANY DISCOVERED OR UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED SANITARY SEWERS, STORM PIPING AND UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
- THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
- ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT. AFTER UTILITY INSTALLATION IS COMPLETED, THE CONTRACTOR SHALL INSTALL TEMPORARY AND/OR PERMANENT PAVEMENT REPAIR AS DETAILED ON THE DRAWINGS OR AS REQUIRED BY THE OWNER HAVING JURISDICTION.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASUREMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
- RELOCATION OF UTILITY PROVIDER FACILITIES SUCH AS POLES, SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY PROVIDER.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
- CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNULAR SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
- BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
- ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION FOR APPROVAL PRIOR TO BACKFILLING, IN ACCORDANCE WITH THE APPROPRIATE UTILITY PROVIDER REQUIREMENTS.
- A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASUREMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASUREMENT OF THE PROPOSED PIPING.
- SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
- MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE RIMS AND VALVE COVERS TO BE RAISED OR LOWERED FLUSH WITH FINAL GRADE AS NECESSARY.
- SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF CONDUIT AND CABLES FOR SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL COORDINATE INSTALLATION FOR ELECTRICAL SERVICES TO FUTURE PYLON SIGNS AND SITE LIGHTING WITH THE BUILDING ELECTRICAL CONTRACTOR.
- THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, DRAINAGE STRUCTURE, SWALE, PAVEMENT MARKINGS OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION, TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE OWNER, CITY OF QUINCY, AND COMMONWEALTH OF MASSACHUSETTS DOT.
- INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE INCLUDING SERVICES. CONTACT "DIG SAFE" AT 888-344-7233 72 HOURS PRIOR TO CONSTRUCTION AND VERIFY ALL UNDERGROUND UTILITY AND STORM DRAINAGE LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS.
- THE CONTRACTOR SHALL ARRANGE AND COORDINATE WITH UTILITY PROVIDERS FOR WORK TO BE PERFORMED BY UTILITY PROVIDERS. THE CONTRACTOR SHALL PAY ALL UTILITY FEES UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATION MANUAL AND GENERAL CONDITIONS, AND REPAIR PAVEMENTS AS NECESSARY.
- ELECTRIC AND TELEPHONE SERVICES SHALL BE INSTALLED UNDERGROUND FROM AN EXISTING SERVICE POLE ALONG REED AVENUE. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL (2) 4" PVC CONDUITS FOR TELEPHONE SERVICE, (2) 5" PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY, AND PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS. (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOM COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL CONCRETE ENCASUREMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC PROVIDER.
- ALL WATER LINES TO HAVE A MINIMUM COVER OF 5'. ALL LINES SHALL BE BEDDED IN 6" SAND AND INITIALLY BACKFILLED WITH 12" SAND.
- ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERAL SHALL CONFORM TO THE QUINCY DEPARTMENT OF WATER AND SEWER, APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS.
- ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, ENGINEER, AND APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNERS, THE CIVIL ENGINEER, UTILITY PROVIDERS AND GOVERNING AUTHORITIES.
- ANY EXISTING POTABLE WELL AND ANY SEPTIC TANKS/ABSORPTION AREAS SHALL BE ABANDONED AND REMOVED PER MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION AND HEALTH CODE REQUIREMENTS.
- THE CONTRACTOR MAY SUBSTITUTE MASONRY STRUCTURES FOR PRECAST STRUCTURES IF APPROVED BY THE CIVIL ENGINEER AND ALLOWED BY THE GOVERNING AUTHORITY ENGINEER OR OTHER GOVERNING AUTHORITY.

NOTE

CONTRACTOR SHALL CONFIRM LOCATION OF ALL UTILITY LATERAL STUBS, SIZES, AND INVERTS PRIOR TO CONSTRUCTION.

SITE UTILITY LEGEND

ELECTRIC LINE	E	E
GAS LINE	G	G
WATER LINE	W	W
SANITARY SEWER LINE	S	S
TELECOMMUNICATION LINE	T/C	T/C
STORM LINE		
SANITARY MANHOLE	●	

PROVIDE AND INSTALL WATER METER AND H2O QUALIFIED WATER METER PIT. CONTRACTOR TO COMPLY WITH LOCAL WATER COMPANY STANDARDS AND SPECIFICATIONS.

PROVIDE AND INSTALL 2" CORPORATION WITH SADDLE FOR CONNECTION TO EXISTING WATER MAIN. CONTRACTOR TO COORDINATE WITH WATER PROVIDER AND CONFIRM LOCATION, SIZE AND INVERTS OF EXISTING WATER MAIN PRIOR TO BEGINNING CONSTRUCTION AND REPORT FOUND CONDITIONS TO ENGINEER.

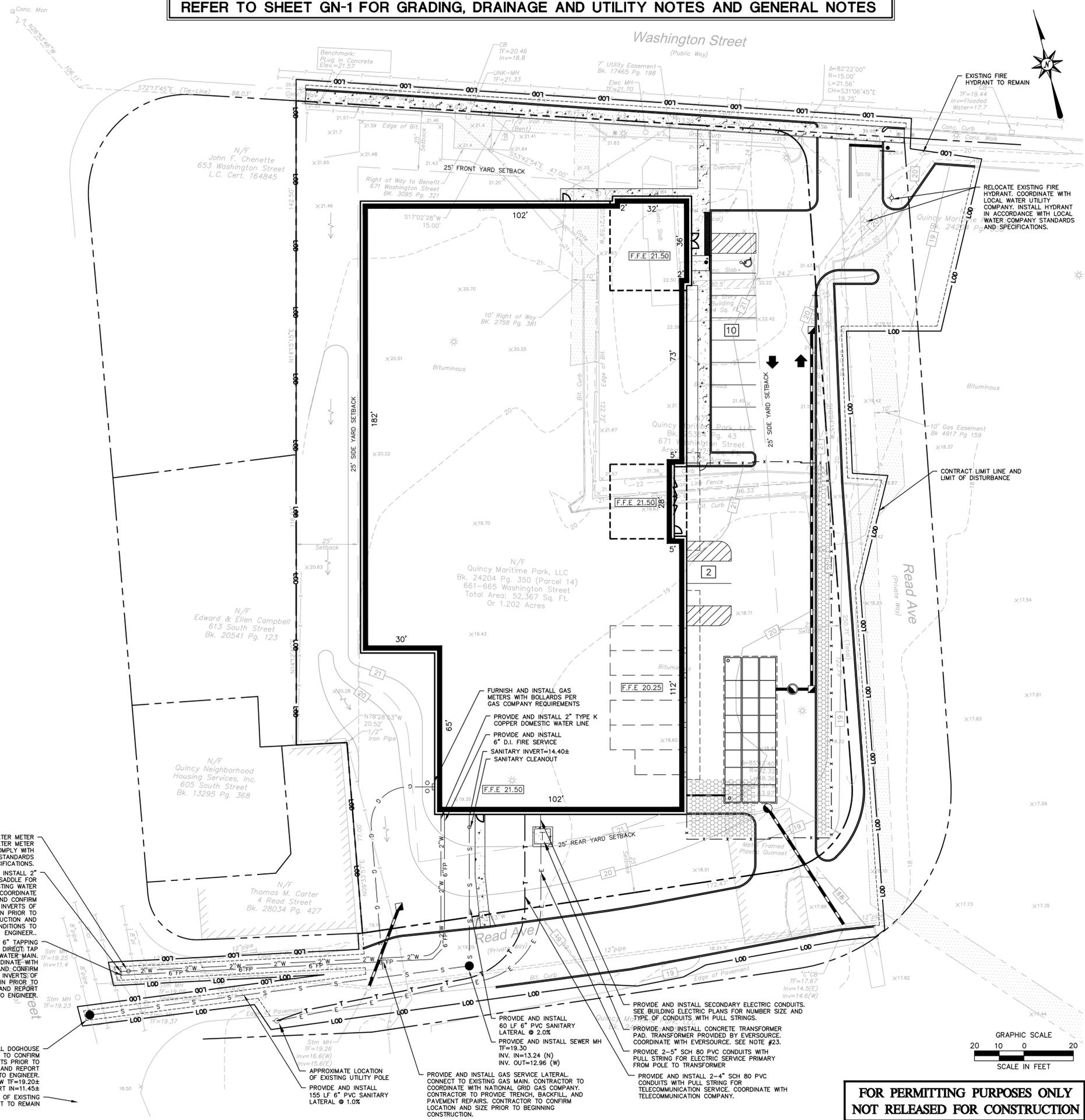
PROVIDE AND INSTALL 6" TAPPING SLEEVE AND VALVE WITH DIRECT TAP CONNECTION TO EXISTING WATER MAIN. CONTRACTOR TO COORDINATE WITH WATER PROVIDER AND CONFIRM LOCATION, SIZE AND INVERTS OF EXISTING WATER MAIN PRIOR TO BEGINNING CONSTRUCTION AND REPORT FOUND CONDITIONS TO ENGINEER.

PROVIDE AND INSTALL DOGHOUSE MANHOLE. CONTRACTOR TO CONFIRM LOCATION, SIZE AND INVERTS PRIOR TO BEGINNING CONSTRUCTION AND REPORT FOUND CONDITIONS TO ENGINEER.

NEW INVERT = 11.45±

APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT TO REMAIN

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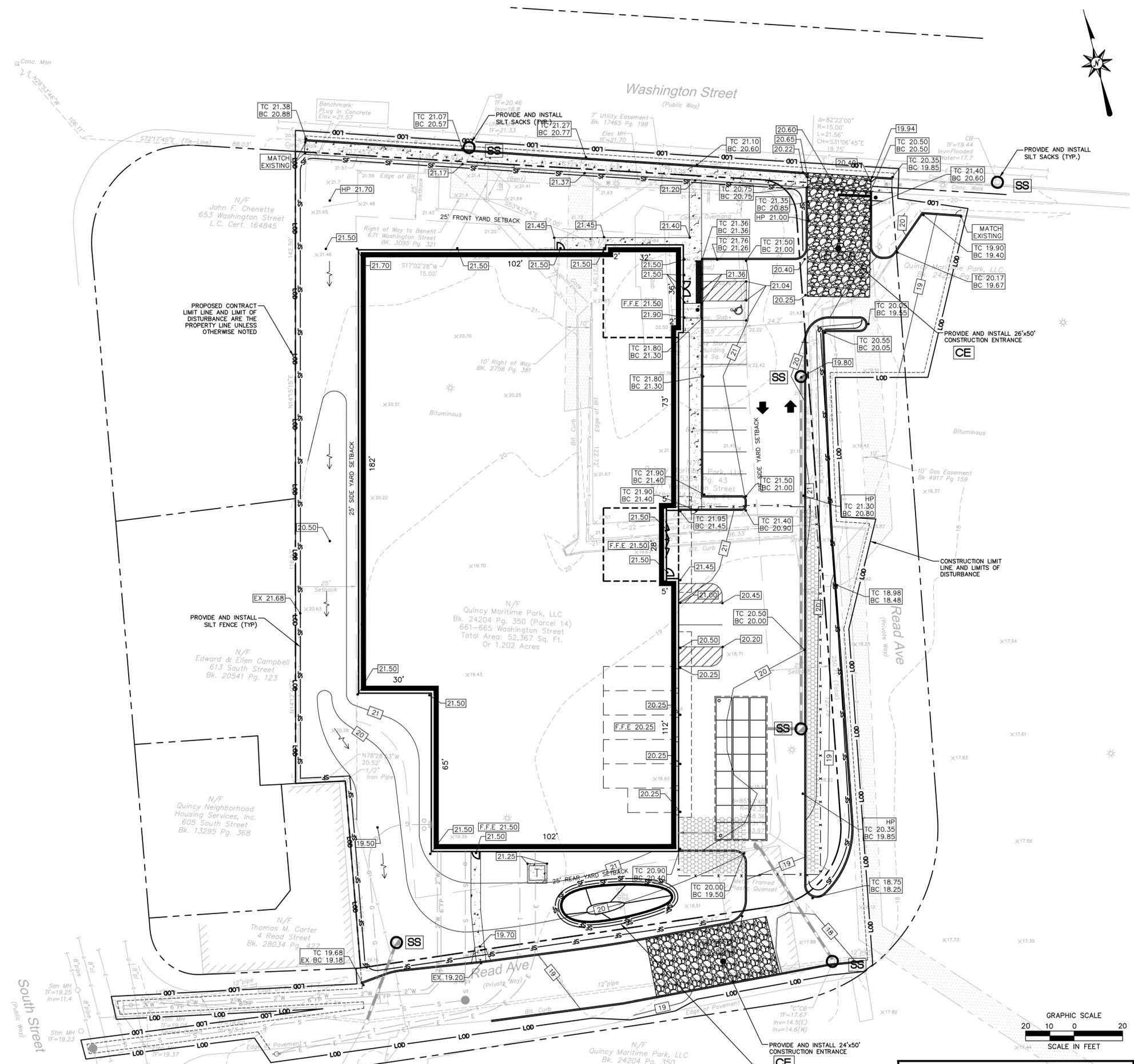
Revisions	No.	Date	Desc.
Designed	J.B/A.U.		
Drawn	J.B/A.U.		
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Approved			
Scale	AS NOTED		
Project No.	1502940		
Date	5/18/2016		
CAD File:	SU150294001		
Title	UTILITIES PLAN		
Sheet No.	SU-1		

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EROSION CONTROL LEGEND

CONTROL MEASURE	ILLUSTRATION
SILT FENCE	SF
CONSTRUCTION ENTRANCE	CE
CONTRACT LIMIT LINE EQUALS LIMIT OF DISTURBANCE	LOD
STOCKPILE AREA	SS
SILT SACK	SS



REFER TO SHEET EC-2 FOR EROSION AND SEDIMENTATION CONTROL NOTES

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Project No. 1502940
Date 5/18/2016
CAD File: EC150294001

Title

EROSION AND
SEDIMENTATION
CONTROL PLAN

Sheet No.

EC-1

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EROSION CONTROL NOTES

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND ANY ADJACENT WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SPRING 2017 WITH COMPLETION ANTICIPATED THE SPRING OF 2018. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE CITY OF QUINCY AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
1. CONTACT CITY OF QUINCY AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.

2. INSTALL PERIMETER SILT FENCE.

3. CONSTRUCT STONE CONSTRUCTION ANTI-TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND WRAP FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON CATCH BASIN INLETS ON OFF SITE ROADS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES INDICATED ON THESE PLANS.

4. STOCKPILE ANY TOPSOIL. INSTALL EROSION CONTROLS AT STOCKPILES.

5. BUILDING AND SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.

6. COMMENCE EARTHWORK. INSTALL ADDITIONAL EROSION CONTROLS AS WORK PROGRESSES AND COMMENCE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.

7. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.

8. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.

9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

10. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CITY OF QUINCY AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE CITY OF QUINCY IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.

11. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.

12. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.

13. BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE

14. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, AND OTHER EROSION CONTROL DEVICES AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.

15. INSTALL SANITARY LATERAL AND UTILITIES. COMPLETE STORM DRAINAGE SYSTEM, AND INSTALL SITE LIGHTING.

16. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.

17. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS

18. CONDUCT FINE GRADING.

19. PAVING OF PARKING AREAS AND DRIVEWAYS

20. FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS.

21. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED AUGUST 15-OCTOBER 1. USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS./1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS./1,000 S.F. (MAX.).

22. LANDSCAPE NON-PAVED AREA AND PERIMETER AREAS.

23. INSTALL SIGNING AND PAVEMENT MARKINGS

24. CLEAN STORM DRAINAGE PIPE STRUCTURES, AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.

25. UPON DIRECTION OF THE CITY OF QUINCY AGENT, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS AND PRIOR TO START OF CONSTRUCTION AS APPLICABLE.

2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.

3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL DEVICES.

4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.

2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS

1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.

2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS.

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.

2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.

3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.

4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE CITY OF QUINCY.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

A. SILTATION FENCE

1. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.

D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

1. SILTATION FENCE

A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

EROSION AND SEDIMENT CONTROL PLAN

1. HAY BALE FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND SILTATION FENCE ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.

2. CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.

3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2003 MASSACHUSETTS GUIDELINES FOR EROSION AND SEDIMENT CONTROL FOR URBAN AND SUBURBAN AREAS OR LATEST EDITION.

4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE

5. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS FULLY STABILIZED.

6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY LOCAL GOVERNING OFFICIALS.

7. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.

8. THE OWNERS CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE CITY OF QUINCY OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

SEDIMENT AND EROSION CONTROL NOTES

1. THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.

2. THE OWNERS CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

3. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE CITY OF QUINCY TO ENSURE IMPLEMENTATION OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE CITY OF QUINCY FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.

4. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPs ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPs, AND COMPLIANCE; AND
B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION

5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE 2003 MASSACHUSETTS GUIDELINES FOR EROSION AND SEDIMENT CONTROL FOR URBAN AND SUBURBAN AREAS OR LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE CITY OF QUINCY. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.

6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, CITY OF QUINCY, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.

7. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.

8. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (SILT FENCE, INLET PROTECTION, RIPRAP, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.

9. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, RIBBONS OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.

10. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.

11. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN 1 MONTH.

12. COMPLY WITH REQUIREMENTS OF EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT RECORD KEEPING AND INSPECTION REQUIREMENTS.

13. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL EXCAVATION AND CONSTRUCTION ACTIVITIES.

14. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (1 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.

15. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE. REMOVE AND REUSE BROKEN PAVEMENT LATER DURING ROUGH GRADING EARTHWORK PHASE IF INDICATED ON GRADING PLANS OR DETAIL SHEETS.

16. SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.

17. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.

18. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE MIRAFI ENVROFENCE, PROPEX SILT FENCE OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.

19. WHERE INDICATED ON EROSION CONTROL PLANS USE NEW HAY BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE HAY BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.

20. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASH PITS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND GOVERNING OFFICIAL.

21. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.

22. BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.

23. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.

24. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT BASINS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE HAY BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.

25. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

26. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.

27. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.

28. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.

29. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARRED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.

30. ANY SEDIMENT BASINS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE BASIN.

31. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.

32. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY. FILE NOT (NOTICE OF TERMINATION) WITH GOVERNING AUTHORITY RESPONSIBLE FOR REGULATORY STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.



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Desc.

REVISIONS
No. Date

Designed J.B./A.U.
Drawn J.B./A.U.
Checked
Approved
Scale AS NOTED
Project No. 1502940
Date 5/18/2016

CAD File:
EC150294001

Title

EROSION AND
SEDIMENTATION
CONTROL NOTES

Sheet No.

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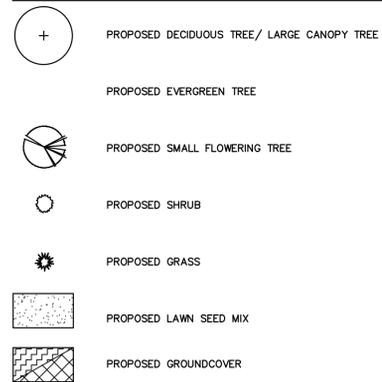
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LANDSCAPE PLANT SCHEDULE

TREES						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
AR	7	Acer rubrum 'Red Sunset'	RED SUNSET RED MAPLE	B&B	2'-2 1/2" CAL.	UNIFORM, WELL DEV. 7' MIN. BRANCHING HT.
NS	5	Nyssa sylvatica	BLACKGUM	B&B	2'-2 1/2" CAL.	UNIFORM, WELL DEV.
PG	12	Picea glauca	WHITE SPRUCE	B&B	6'-7" HT.	UNIFORM, WELL DEV.
PP	12	Picea pungens var. glauca	COLORADO BLUE SPRUCE	B&B	6'-7" HT.	UNIFORM, WELL DEV.
PS	1	Prunus subhirtella 'Pendula'	WEeping CHERRY	B&B	2'-2 1/2" CAL.	UNIFORM, WELL DEV.

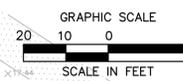
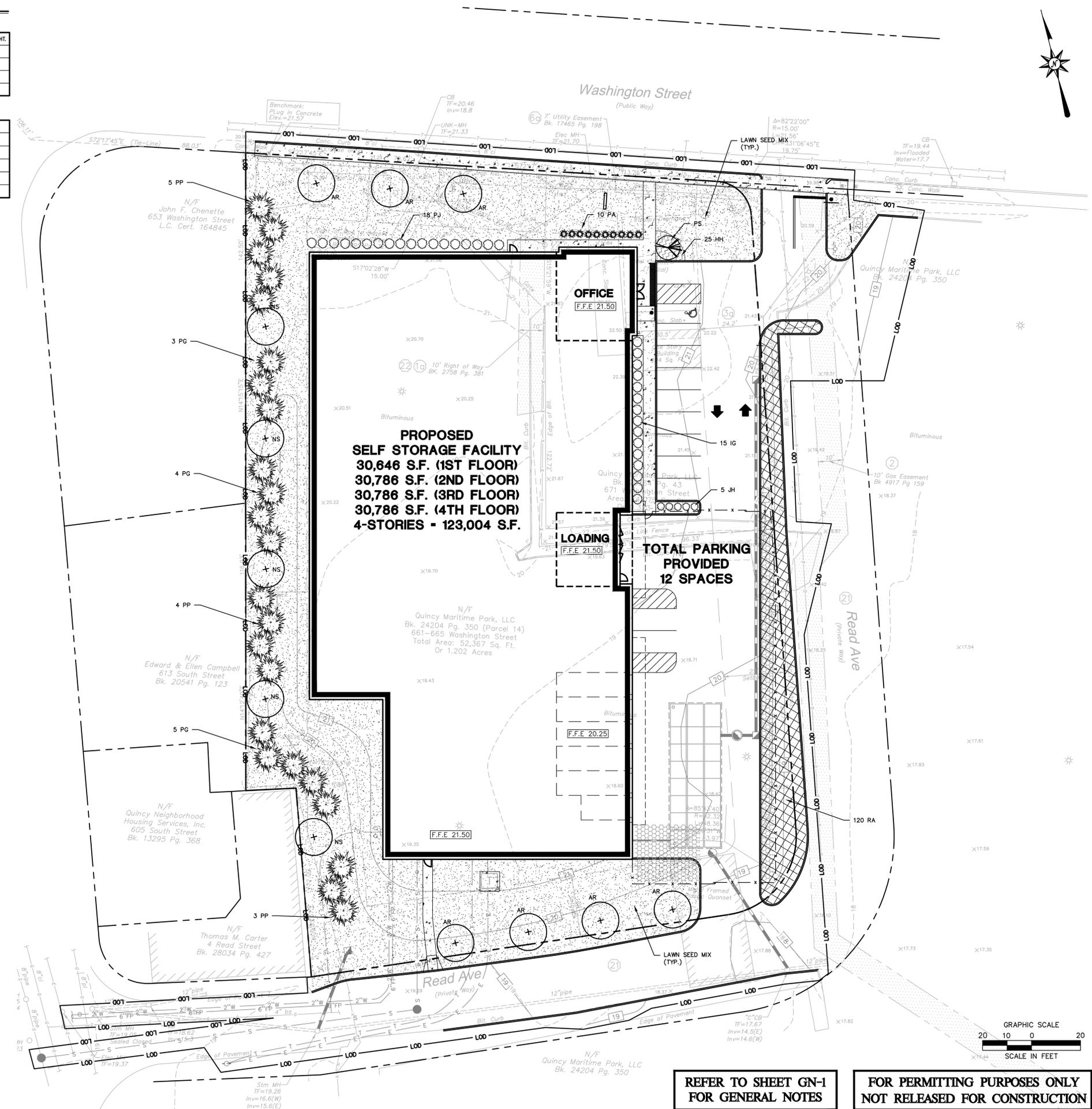
SHRUBS AND UNDERSTORY						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
IG	15	Ilex glabra 'Shamrock'	SHAMROCK HONEYSUCKLE	CONT.	30"-36"	UNIFORM, WELL DEV. 4' O.C.
PJ	18	Pieris japonica 'Mountain Fire'	MOUNTAIN FIRE PIERS	CONT.	30"-36"	UNIFORM, WELL DEV. 4' O.C.
JH	5	Juniperus horizontalis 'Bar Harbor'	BAR HARBOR JUNIPER	CONT.	18"-24"	UNIFORM, WELL DEV. 3' O.C.
RA	120	Rhus ornatica 'Gro-Low'	LOW GROW SUMAC	CONT.	18"-24"	UNIFORM, WELL DEV. 5' O.C.
HH	25	Hemerocallis 'Stella de Oro'	DAYLILY	CONT.	12"-18"	24" O.C. (YELLOW)
PA	10	Pennisetum alopecuroides	FOUNTAIN GRASS	CONT.	12"-18"	36" O.C.

LANDSCAPE KEY



LANDSCAPE NOTES

- THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO OTHER PLANS FOR ADDITIONAL INFORMATION.
- PLANTING LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. CONTRACTOR SHALL LAY OUT THE WORK FOR THE REVIEW, ADJUSTMENT, AND APPROVAL OF OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- UTILITY LOCATIONS SHOWN IN THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4". CONTRACTOR SHALL SUBMIT SAMPLES FROM EACH PROPOSED TOPSOIL SOURCE TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO OWNER OR LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR PROPER SOIL pH AND PLANT GROWTH AS RECOMMENDED BY TEST REPORTS AT NO INCREASE IN CONTRACT PRICE. CONTRACTOR SHALL PROVIDE LANDSCAPE PLANT SCHEDULE TO TESTING LABORATORY TO ALLOW FOR APPROPRIATE SOIL AMENDMENT RECOMMENDATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. WHEN QUANTITIES LISTED IN THE PLANT SCHEDULE DIFFER FROM THOSE REQUIRED BY THE DRAWINGS, THE LARGER QUANTITY SHALL BE USED.
- LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SOIL, AND BLASTED ROCK SHALL BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 2' OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE SOIL WITHIN PLANTING AREAS WITH LOAM OR SANDY LOAM FREE OF STONES AND DEBRIS 1" OR GREATER IN DIAMETER AND ALL OTHER MATERIAL HARMFUL TO PLANT DEVELOPMENT.
- PLANTING SOIL MIX FOR ALL PLANTINGS SHALL CONSIST OF: 1 PART PEAT MOSS, 3 PARTS TOPSOIL, AND OTHER AMENDMENTS AS INDICATED BY SOIL ANALYSIS RECOMMENDATIONS.
- PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 250 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSEST PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 2 1/2" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.
- ALL SHRUB BEDS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". USE UNCOLORED, SHREDDED BARK MULCH AGED AT LEAST SIX MONTHS FOR ALL BEDS.
- GUARANTEE: GUARANTEE ALL PLANTS AND LAWNS FOR A MINIMUM OF 1 YEAR TO BE ALIVE AND IN VIGOROUS GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE PERIOD FOR ALL PLANTS SHALL BEGIN UPON APPROVAL AS SPECIFIED UNDER SEMI-FINAL ACCEPTANCE. PLANT MATERIALS AND LAWNS APPROVED IN THE SPRING SHALL BE ALIVE AND IN SATISFACTORY GROWTH ON JUNE 1 OF THE FOLLOWING YEAR; PLANTING DONE IN LATE FALL (AFTER NOVEMBER 1ST) SHALL BE MAINTAINED AND GUARANTEED UNTIL THE SECOND SPRING'S LEAFING. REPLACEMENTS: ALL PLANTS SHALL BE FREE OF DEAD OR DYING BRANCHES AND BRANCH TIPS, AND SHALL BEAR FOLIAGE OF A NORMAL DENSITY, SIZE AND COLOR. PROMPTLY REMOVE DEAD, UNSIGHTLY, UNHEALTHY, OR EXCESSIVELY PRUNED PLANTS. THESE AND ANY PLANTS MISSING DUE TO THE CONTRACTOR'S NEGLIGENCE, SHALL BE REPLACED OR ADDED WITH THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED AS SOON AS CONDITIONS PERMIT. METHOD OF REPLACEMENT SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING WITH REPLACEMENTS MATCHING ADJACENT SPECIMENS OF THE SAME SPECIES. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS AND THEY SHALL BE MAINTAINED AND GUARANTEED. REPLACEMENTS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE AND SHALL BE GUARANTEED FOR ONE FULL YEAR FROM TIME OF REPLACEMENT.
- LAWN SEED MIX:
15% PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
25% FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
60% KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
SEEDING RATE: 5 LBS./1,000 S.F.
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15, UNLESS OTHERWISE APPROVED BY OWNER.
- ALL SLOPES STEEPER THAN 3:1 RECEIVING A SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET OF STRAW FIBER AND BIODEGRADABLE OR PHOTODEGRADABLE NETTING.
- UNLESS OTHERWISE NOTED IN DRAWING SET, NEW TREELINES SHALL EQUAL CLEARING AND GRUBBING LIMITS.
- ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDING WITH THE LAWN SEED MIX.



REFER TO SHEET GN-1 FOR GENERAL NOTES

FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION



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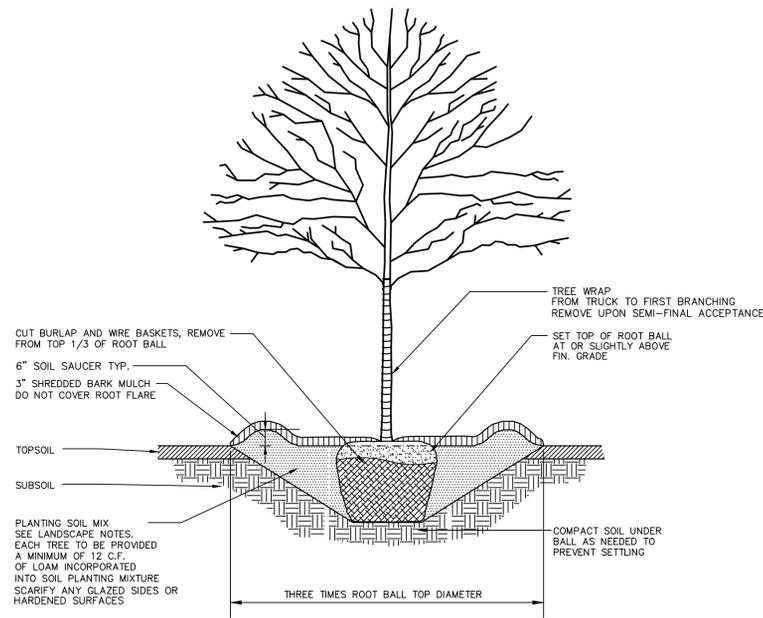
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QUINCY, MASSACHUSETTS

REGIONS	No.	Date	Desc.
Designed	J.B/A.U.		
Drawn	J.B/A.U.		
Checked			
Approved			
Scale	AS NOTED		
Project No.	1502940		
Date	5/18/2016		
CAD File:	LL150294001		
Title	LANDSCAPE PLAN		
Sheet No.	LL-1		

5/22/2016, WYDLETT, G. \ARISTO\1501502940\DWG\LL150294001.DWG-LL-1 24X36 20SC

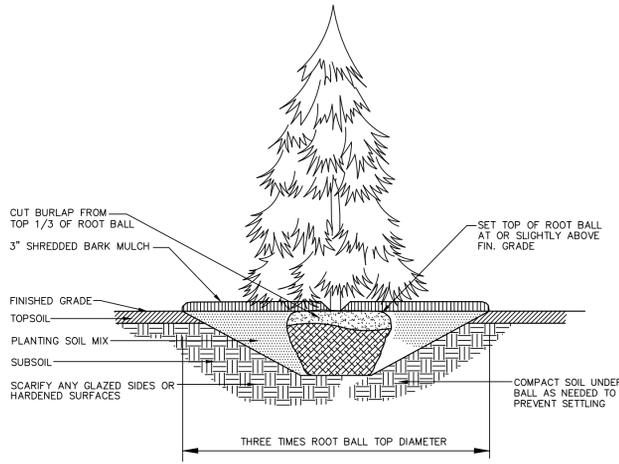


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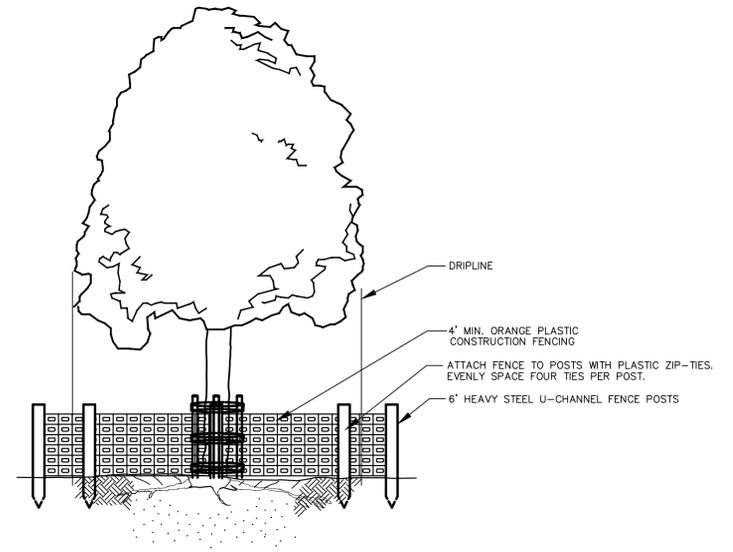
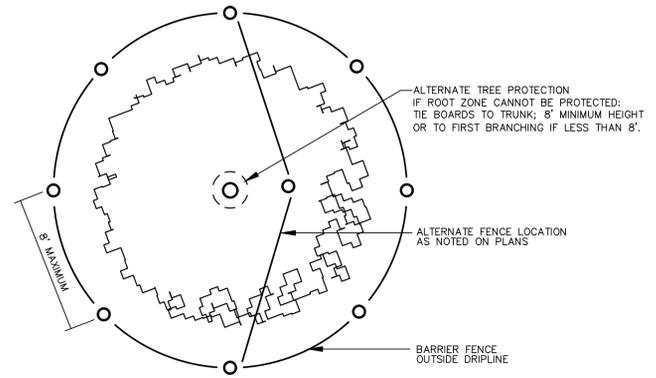


- NOTES:
1. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
 2. STAKING SHALL BE PERFORMED AT CONTRACTOR'S DISCRETION.

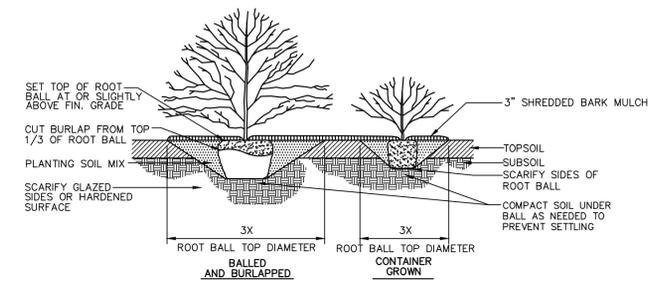
DECIDUOUS TREE PLANTING
N.T.S.



EVERGREEN TREE PLANTING WITHOUT GUY WIRES
N.T.S.

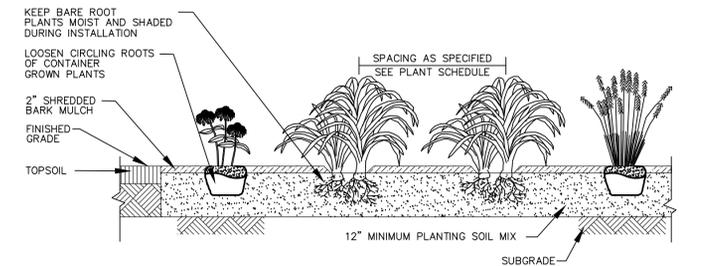


TREE PROTECTION
N.T.S.



- NOTE:
- IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.

SHRUB PLANTING
N.T.S.



- NOTES:
1. ROTOTILL FERTILIZER, LIME, AND OTHER AMENDMENTS INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE WITH SOIL ANALYSIS RECOMMENDATIONS.
 2. THOROUGHLY WATER ALL PLANTING BEDS IMMEDIATELY AFTER PLANTING.
 3. ADJUST BULB PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.

ANNUAL/PERENNIAL AND GROUNDCOVER BEDS
N.T.S.

2/22/2016, WYOLLETTE, G:\JOBS\1501502940\DWG\LL150294001.DWG-2 24X36 NTS.

No.	Date	Desc.

Designed	J.B./A.U.
Drawn	J.B./A.U.
Checked	
Approved	
Scale	AS NOTED
Project No.	1502940
Date	5/18/2016

CAD File: LL150294001

Title
LANDSCAPE DETAILS

Sheet No.

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NOT RELEASED FOR CONSTRUCTION**

LL-2

IRRIGATION NOTES

CONTRACTOR NOTES

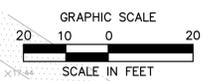
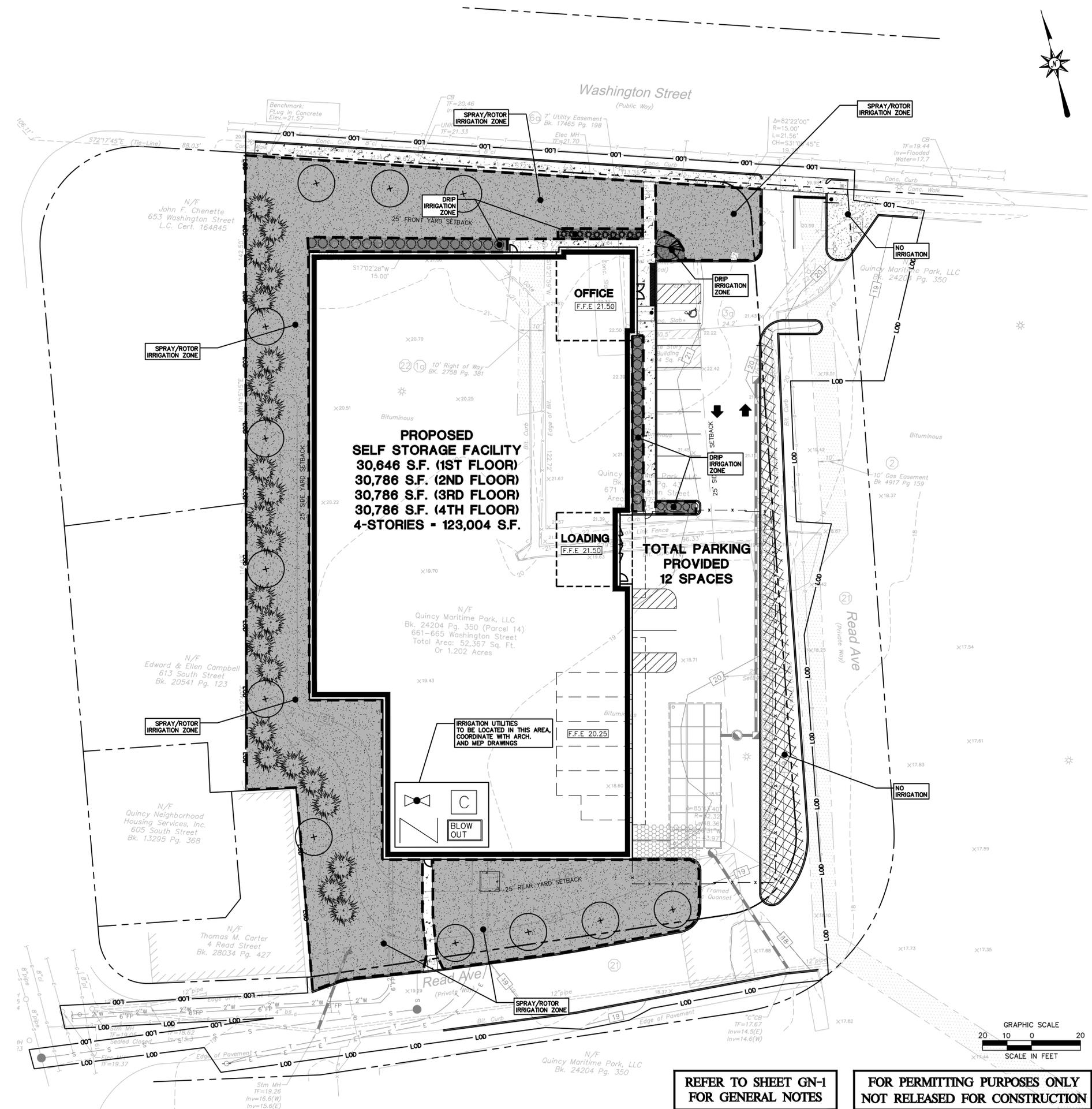
- DRAWING IS DIAGRAMMATIC AND IS FOR REFERENCE ONLY.
- IRRIGATION CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILT IRRIGATION DRAWINGS TO CLEARLY IDENTIFY THE INSTALLED LOCATIONS OF ALL IRRIGATION EQUIPMENT AND PIPE ROUTES. THE FOLLOWING ITEMS SHALL BE CLEARLY IDENTIFIED AND DIMENSIONED AT A MINIMUM: POINTS OF CONNECTION FOR WATER AND ELECTRICAL, ALL VALVES (CONTROL, ISOLATION/GATE, QUICK COUPLING, DRAIN), MAINLINE PIPING, CONTROL WIRING ROUTES, WIRE SPLICE BOXES, AND ANY OTHER IRRIGATION EQUIPMENT ON SITE. PROVIDE COLOR-CODED CONTROLLER CHART TO CLEARLY IDENTIFY EACH ZONE BY SEPARATE COLOR AND NUMBER, ON A REDUCED, REPRODUCIBLE DRAWING, ONE FOR EACH CONTROLLER.
- IRRIGATION CONTRACTOR SHALL SUBMIT PRODUCT DATA IDENTIFYING ALL PRODUCTS, COMPONENTS, MATERIALS, AND SIZES INTENDED FOR INSTALLATION.
- IRRIGATION INSTALLER IS RESPONSIBLE FOR, BUT NOT LIMITED TO THE COMPLETE INSTALLATION OF THIS IRRIGATION SYSTEM. FOLLOW ALL APPLICABLE CODES AND LAWS. CONTACT A UTILITY MARKING COMPANY PRIOR TO THE COMMENCEMENT OF WORK. IRRIGATION WORK TO INCLUDE ATTACHING TO THE WATER SUPPLY, VERIFYING THE PRESSURE & REPORTING RESULTS TO THE G.C., CONTROLLER INSTALLATION, BACKFLOW PREVENTOR INSTALLATION, RAIN SENSOR INSTALLATION, DRIP, SPRINKLERS, PIPE & WIRE, VALVES, AND RELATED ITEMS.
- IRRIGATION CONTRACTOR SHALL COORDINATE PHASING AND LAYOUT OF WORK WITH OTHER DISCIPLINES.

DESIGN REQUIREMENTS

- DESIGN IRRIGATION SYSTEM TO CORRESPOND WITH THE LANDSCAPING PLAN, AND PROVIDE ADEQUATE AUTOMATIC WATER CONSERVING IRRIGATION TO ALL LANDSCAPED AREAS OF THE SITE. COORDINATE IRRIGATION DESIGN WITH PLANT LAYOUT.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A REGISTERED LICENSED PROFESSIONAL IN ACCORDANCE WITH THE SPECIFIC WATERING REQUIREMENTS OF THE LANDSCAPE DESIGN AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- CONTROLS: SYSTEM SHALL INCLUDE AUTOMATIC CONTROLLER WITH WATER BUDGETING IN 1% INCREMENTS, AN EVAPOTRANSPIRATION MANAGER (ET OR ETO) OR SMART CONTROLLER AS LOCALLY AVAILABLE, RAIN SENSOR, DRIP OR SPRAY IRRIGATION WHERE INDICATED, AND HYDROZONES WATERING SIMILAR MATERIALS IN ZONES, BASED UPON LANDSCAPE DESIGN.
- WATER METER: PROVIDE SEPARATELY METERED WATER SERVICE FOR IRRIGATION SYSTEM.
- POINT OF CONNECTION: PROVIDE A NORMALLY CLOSED, SOLENOID-OPERATED MASTER VALVE AT POINT OF CONNECTION, WIRED TO MASTER VALVE CIRCUIT ON CONTROLLER, TO REDUCE RISK OF WATER WASTE FROM LEAKS OR BREAKS IN SYSTEM.
- WIRING: PROVIDE A MINIMUM OF TWO SPARE IRRIGATION CONTROL WIRES FROM THE CONTROLLER THROUGH ALL IRRIGATION ZONES FOR FUTURE USE (COLOR ORANGE).
- QUICK COUPLERS: PROVIDE QUICK COUPLERS FOR SITE MAINTENANCE TO A REASONABLE EXTENT AROUND THE SITE: ONE AT NORTH, SOUTH AND WEST SIDE OF THE BUILDING. COORDINATE QUICK COUPLER VALVES AT BUILDING FACE WITH ARCHITECTURE.
- SLEEVING PLAN: PROVIDE A SLEEVING PLAN THAT CORRESPONDS WITH THE PROPOSED IRRIGATION SYSTEM LAYOUT AND IDENTIFIES THE DEPTH, SIZE, TYPE AND LOCATION OF (CASING PIPE) SLEEVES TO BE INSTALLED UNDER PAVEMENT AND ACROSS DRIVES. ALL SLEEVING SHALL BE SCHEDULE 40 PVC, BEDDED AT SAME DEPTH AS PIPING BELOW.
- EMITTERS: DESIGN ALL IRRIGATION TO CREATE AN OBSTRUCTION FREE LANDSCAPE USING POP UP HEADS AND BURIED, STAKED DRIPPER LINES. STAKE DRIPPER LINES TO HAVE MINIMUM 6" STAPLES AT MINIMUM 4 FEET ON CENTER.
- PIPING: MAINTAIN THE FOLLOWING MINIMUM DEPTHS FOR IRRIGATION PIPING. PIPE TRENCHES SHALL BE BEDDED IN CLEAN SAND OR NATIVE MATERIAL FREE OF ROCK AND DEBRIS:
 - MAINLINE: 18" COLD CLIMATE
 - LATERALS: 12" ALL ZONES
- COMPONENTS: PROVIDE COMPONENTS AS SHOWN BELOW (AS APPLICABLE) OR APPROVED EQUAL.
 - CONTROLLER: RAINBIRD ESP-LX SERIES WITH ET MANAGER (SMART CONTROLLER) AS LOCALLY AVAILABLE
 - RAIN SENSOR: RAINBIRD WR-2
 - CONTROL VALVES: RAINBIRD PEB-PRS-D SERIES
 - CONTROL VALVES FOR DRIP ZONES: RAINBIRD XCZ-PRB-COM SERIES
 - MASTER VALVE: RAINBIRD GB-R SERIES
 - QUICK COUPLING VALVES: RAINBIRD 5-RC
 - ROTOR HEADS: RAINBIRD OR HUNTER BRAND
 - SPRAY HEADS: RAINBIRD 1800-SAM SERIES
 - DRIP TUBING: NETAFIM TECHLINE CV SERIES
 - WATERTIGHT WIRE SPLICES: 3M DBY OR EQUAL
 - PRESSURIZED MAINLINES: SCHEDULE 40 PVC
 - LATERAL LINES: CLASS 200 PVC
- QUALITY CONTROL: THOROUGH QUALITY CONTROL IS REQUIRED FROM THE DEVELOPER, LANDSCAPE AND IRRIGATION DESIGNER, GENERAL CONTRACTOR, AND SUBCONTRACTORS IN ORDER TO PROVIDE ACCEPTABLE INSTALLATION OF ALL WORK. REVIEW BY A OWNER'S REPRESENTATIVE OR LANDSCAPE CONSULTANT SHALL OCCUR PRIOR TO FINAL ACCEPTANCE.

IRRIGATION KEY

Symbol	Description
	POINT OF CONNECTION: 2" @ 75 PSI. INSTALL SHUT OFF W/ DRAIN
	BACKFLOW: 2" RPD W/ DRAIN ON 2" COPPER PIPE
	CONTROLLER: HUNTER I CORE W/ DUAL-48 M DECODER MODULE
	BLOW OUT: 1" QUICK COUPLER VALVE
	IRRIGATION ZONE



REFER TO SHEET GN-1
FOR GENERAL NOTES

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NOT RELEASED FOR CONSTRUCTION



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

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Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROPOSED SELF STORAGE FACILITY
661-665, 671 WASHINGTON STREET
QUINCY, MASSACHUSETTS

REVISIONS	No.	Date	Desc.
Designed	J.B/A.U		
Drawn	J.B/A.U		
Checked			
Approved			
Scale	AS NOTED		
Project No.	1502940		
Date	5/18/2016		
CAD File:	IR150294001		
Title	SCHEMATIC IRRIGATION PLAN		
Sheet No.	IR-1		

LIGHTING NOTES:

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANY REGULATIONS, STATE CODE, AND NATIONAL ELECTRICAL CODE WITH INTERIM AMENDMENTS THERETO.
2. ALL MATERIALS SHALL CONFORM TO THE LATEST ISSUE OF ALL APPLICABLE STANDARDS AS ESTABLISHED BY EEL, NEMA, ASTM, IPCEA, NATIONAL BOARD OF FIRE UNDERWRITERS, AND UNDERWRITERS LABORATORIES INC.
3. THE CONTRACTOR SHALL TEST THE LIGHTING AFTER INSTALLATION WITH THE DEVELOPER/OWNER, AND PROVIDE TO DEVELOPER/OWNER WARRANTY AND MAINTENANCE INFORMATION. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AND/OR MODIFICATIONS AS REQUIRED BY THE DEVELOPER/OWNER TO OBTAIN EVEN LIGHT DISTRIBUTION.
4. CONTRACTOR SHALL LEAVE ENTIRE ELECTRICAL SYSTEM INSTALLED BY THE CONTRACTOR IN PROPER WORKING CONDITION AND REPLACE WITHOUT ADDITIONAL CHARGE ALL WORK OR MATERIALS WHICH MAY DEVELOP DEFECTS WITHIN A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE ENGINEER.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, BASES AND CONDUITS TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO DELIVERY OF MATERIAL TO SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. IF ALTERNATIVE LIGHTING IS PROPOSED SUBMIT A PHOTOMETRIC FOOT-CANDLE LAYOUT ALONG WITH ANNUAL MAINTENANCE REQUIREMENTS AND ANTICIPATED COSTS.
6. LIGHTS ARE DESIGNED TO PROVIDE EVEN LEVELS OF ILLUMINATION AND AVOID GLARE ONTO NEIGHBORING PROPERTIES. FINAL DESIGN MAY VARY PENDING MANUFACTURER'S RECOMMENDATIONS.
7. ALL LIGHTING CONTROLS, PANELS, CIRCUIT BREAKERS ETC. ARE TO BE PROVIDED UNDER A SEPARATE CONTRACT BY BUILDING CONTRACTOR. CAREFUL COORDINATION IS REQUIRED BETWEEN SITE CONTRACTOR AND BUILDING CONTRACTOR TO PROVIDE A COMPLETE INSTALLATION FOR SITE LIGHTING.
8. THE SITE CONTRACTOR WILL PROVIDE AND INSTALL ALL MATERIAL NECESSARY TO COMPLETE THE SITE LIGHTING SYSTEM INCLUDING BUT NOT LIMITED TO CONDUIT, BASES, ANCHOR BOLTS, POLES, SITE LIGHTS AND LAMPS. THE GENERAL CONTRACTOR WILL COORDINATE WIRING AND POWERING OF LIGHTS WITH OWNER, ARCHITECT, AND BUILDING CONTRACTOR IF DIFFERENT FROM THE SITE CONTRACTOR.
9. ALL LIGHTS TO BE AS LISTED IN SCHEDULE OR APPROVED EQUIVALENT. LIGHTS SHALL BE MOUNTED ON ROUND STRAIGHT STEEL POLES ATOP 30" HIGH CONCRETE BASES THAT ARE SET 2' (CLEAR) BEHIND CURBS. ILLUMINATION ANALYSIS MODELED USING LIGHTING FIXTURES LISTED IN SCHEDULE.
10. LIGHT POLES, AND BRACKETS TO BE AS SHOWN ON DETAILS OR APPROVED EQUIVALENTS.
11. WIRE AND CABLE SHALL BE COPPER AND CONFORM TO THE FOLLOWING NEC TYPE THHN/THWN SOLID FOR NO. 12 AND NO. 10, NEC TYPE THHN/THWN STRANDED FOR NO. 8 AND LARGER. RIGID STEEL CONDUIT SHALL BE GALVANIZED. FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A CADMIUM OR ZINC PLATED FINISH.
12. ALL EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE TO NEC.

Luminaire Schedule

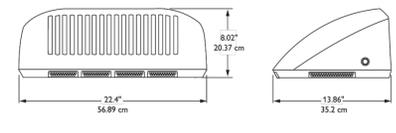
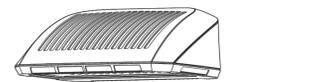
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A1	3	PHILIPS GARDCO	ECF-4-135LA-6470-NW-IS	ECOFORM	(1) LIGHT ARRAY OF 64 LEDs DRIVEN AT 700mA	1	ECF-4-135LA-6470-NW-IS.ies	11056.49	0.85	138.4
⌒	W1	1	PHILIPS GARDCO	161-4-70LA-6435-NW	161 SCENCE WITH TYPE 4 OPTIC AT 350mA	(2) LEDgine 32 LUXEON R NW	1	161-4-70LA-6435-NW.ies	6890.579	0.85	74.4
⌒	W2	1	PHILIPS GARDCO	161-2-70LA-6435-NW	161 SCENCE WITH TYPE 2 OPTIC AT 350mA	(2) LEDgine 32 LUXEON R NW	1	161-2-70LA-6435-NW.ies	6471.579	0.85	74.4

Statistics

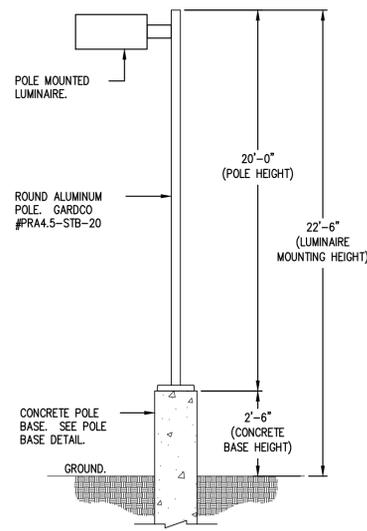
Description	Symbol	Avg	lMax	Min	Max/Min	Avg/Min	Avg/Max
Zone 1 Parking	+	1.6 fc	3.6 fc	0.3 fc	12.0:1	5.3:1	0.3:1
Zone 2 Landscape/ Spill	x	0.5 fc	4.0 fc	0.0 fc	N/A	N/A	0.1:1
Zone 3 Spill Outside Property Line	o	0.0 fc	1.4 fc	0.0 fc	N/A	N/A	0.0:1



TYPE 'A1' LUMINAIRE DETAIL.

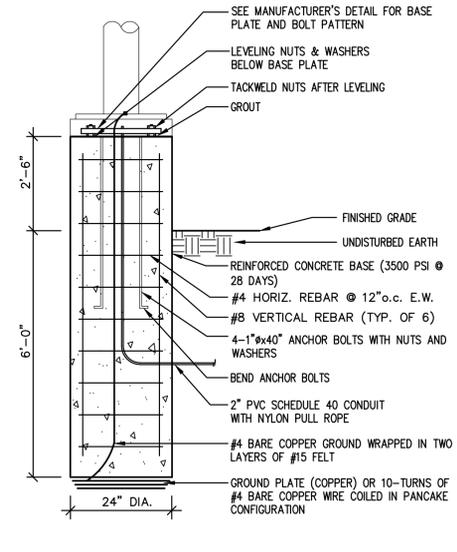


TYPE 'W1/W2' LUMINAIRE DETAIL.



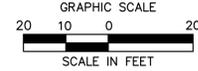
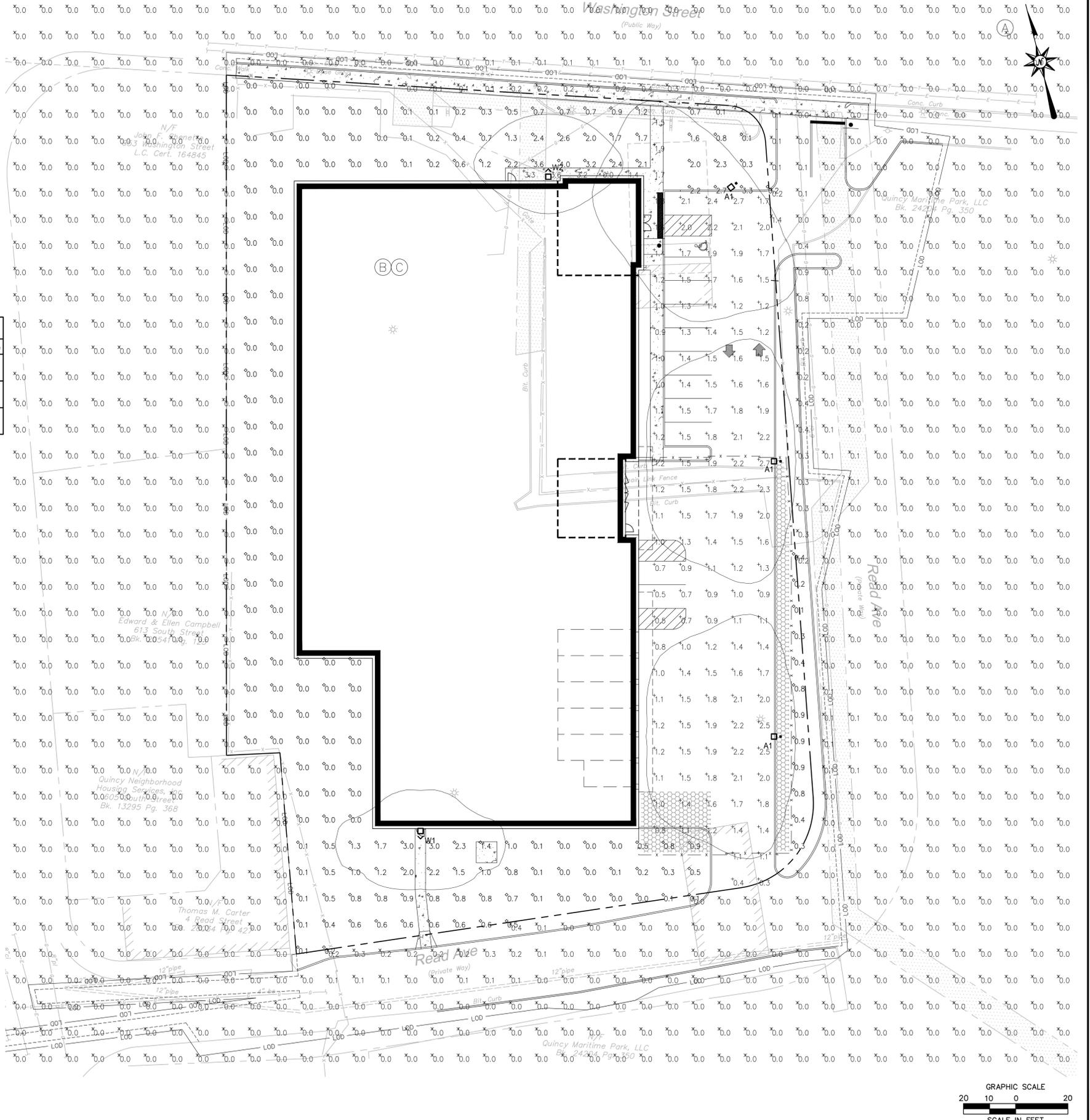
LUMINAIRE MOUNTING DETAIL

N.T.S.

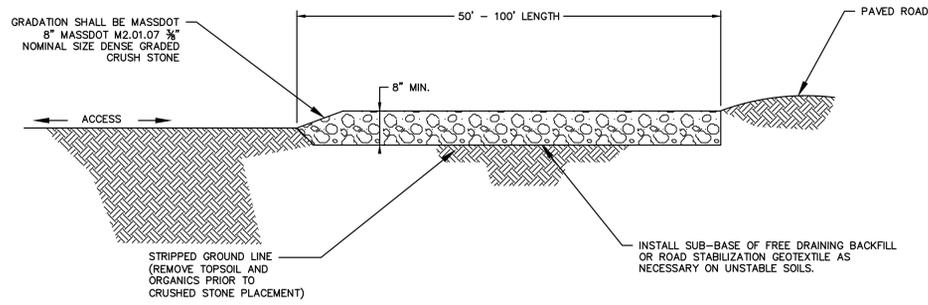


LIGHT POLE BASE DETAIL

NOT TO SCALE

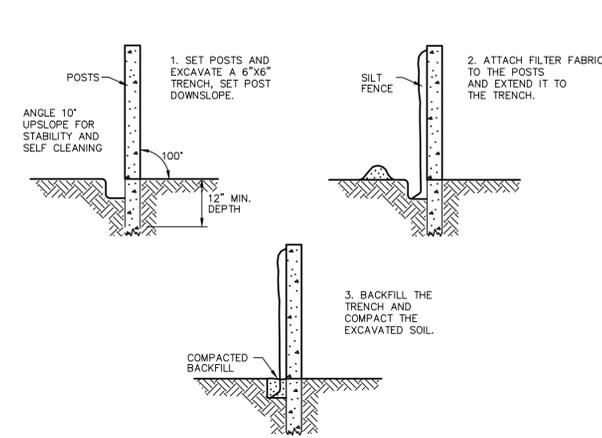


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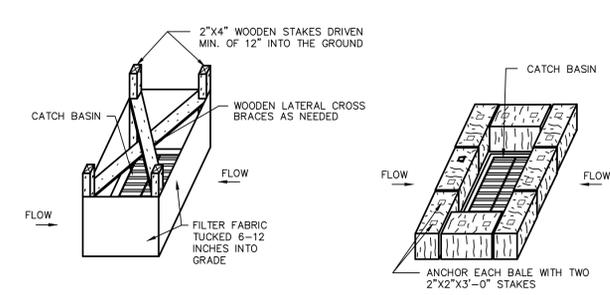
TYPICAL CONSTRUCTION ENTRANCE

N.T.S.



SILT FENCE BARRIER

N.T.S. CTEC-003



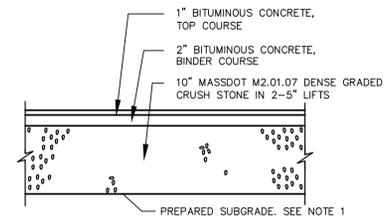
SILT FENCE INSTALLATION AT CATCH BASINS AT LOW POINTS

STORMWATER INLETS WHICH DO NOT DISCHARGE TO SEDIMENT TRAPS OR BASINS, MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH STORM EVENT.

HAY BALE FILTER INSTALLATION AT CATCH BASIN AT LOW POINTS

CATCH BASIN EROSION CONTROL

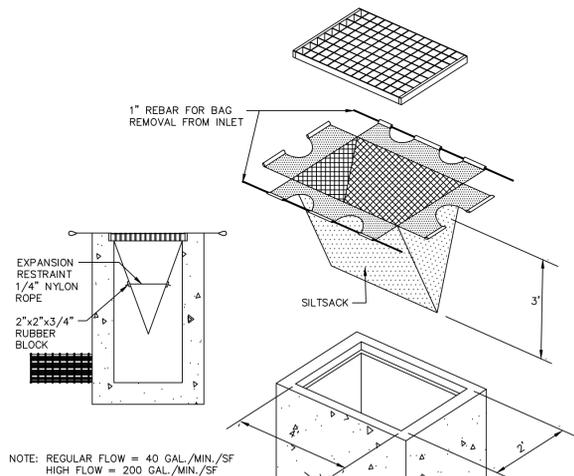
N.T.S. BLEC-012



NOTES:
1. WHERE DIRECTED BY THE GEOTECHNICAL ENGINEER, PROVIDE AND INSTALL GEOTEXTILE AND OVEREXCAVATE LOCALIZED UNSUITABLE FILL AND/OR ORGANIC MATERIAL IF DIRECTED BY GEOTECHNICAL ENGINEER TO PREPARE THE PAVEMENT SUBGRADES. PROOF ROLL SUBGRADE AND REPLACE UNSUITABLE MATERIAL WITH COMPACTED STRUCTURAL FILL IN 8" LIFTS COMPACTED TO 95% MAX. DRY DENSITY PER ASTM D 1557, ALL AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER.
2. PAVEMENT FOR TRENCH REPAIR IN CITY STREET RIGHT-OF-WAY SHALL CONFORM WITH MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.

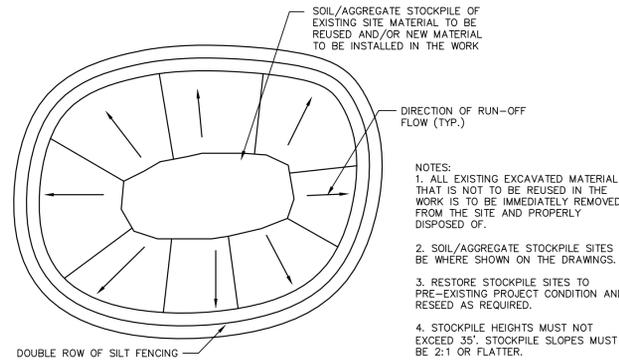
STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE ON SITE

N.T.S. CTPC-006



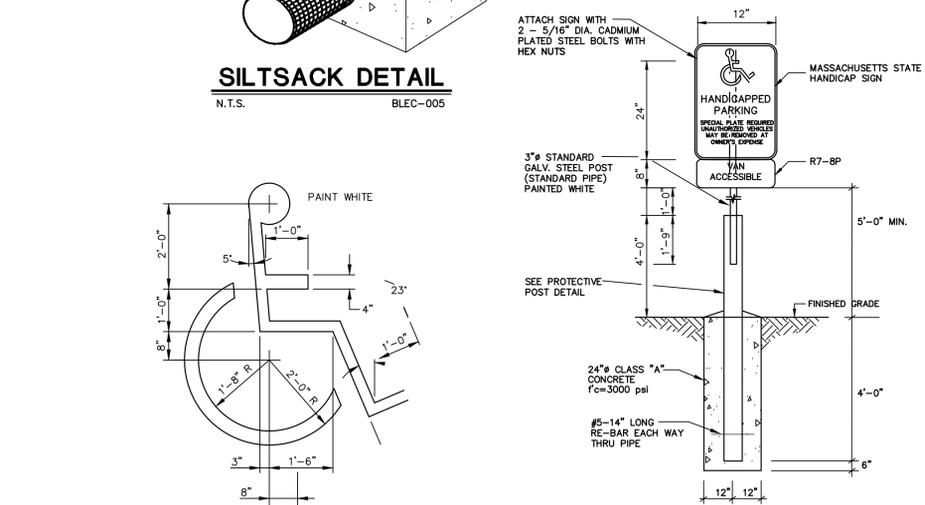
SILTSACK DETAIL

N.T.S. BLEC-005



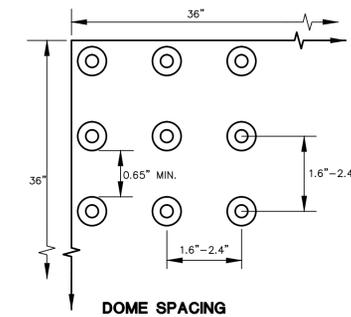
MATERIALS STOCKPILE DETAIL

N.T.S. BLEC-006

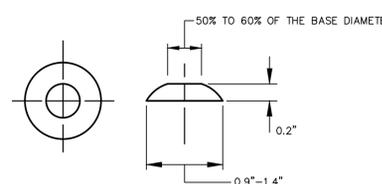


HANDICAP SIGN BOLLARD DETAIL

N.T.S. WC



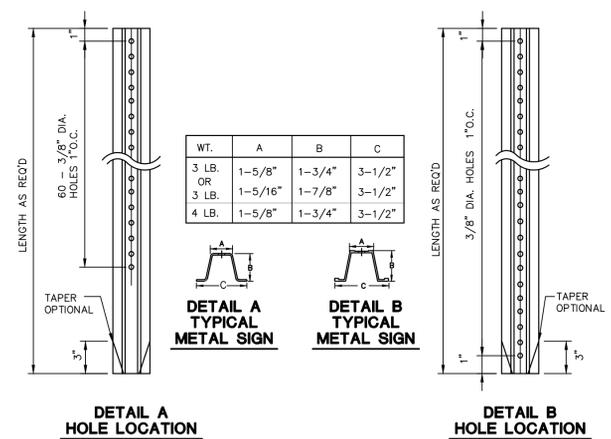
DOMES SPACING



DOMES SECTION

SIDEWALK RAMP DETECTABLE WARNING

N.T.S.

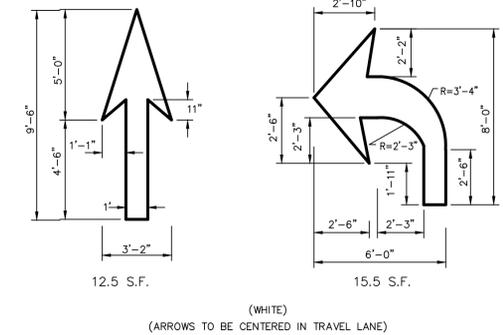


TYPICAL METAL SIGN POSTS

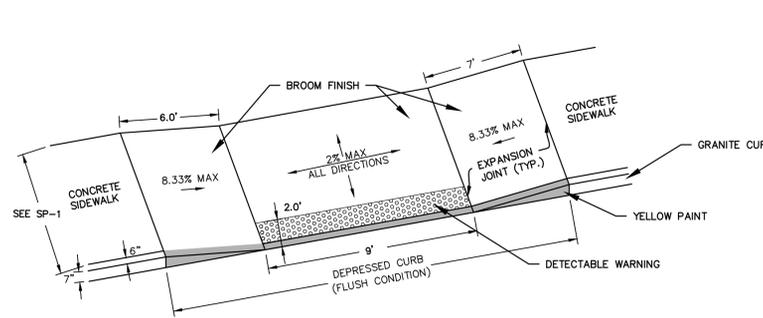
N.T.S. BLSO-001

NOTES:
STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1-76 CARBON STEEL, TEE RAIL HAVING NOMINAL WEIGHT OF "91 LBS OR GREATER PER LINEAR YARD."
AFTER FABRICATION ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A-123.
SIGN MOUNTING HEIGHT TO BE APPROVED BY THE ENGINEER.

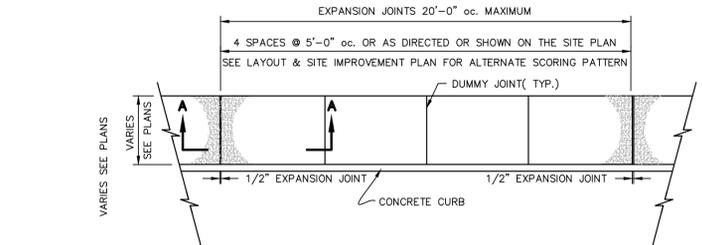
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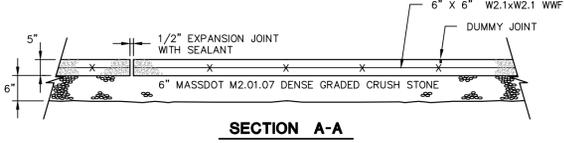
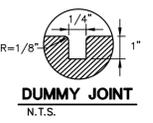
PAVEMENT ARROW DETAILS
 N.T.S. BLPC-006



HANDICAP CURB RAMP
 N.T.S.

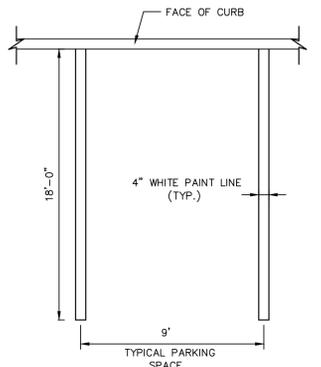


CONCRETE SIDEWALK DETAIL
 N.T.S. BLSR-001



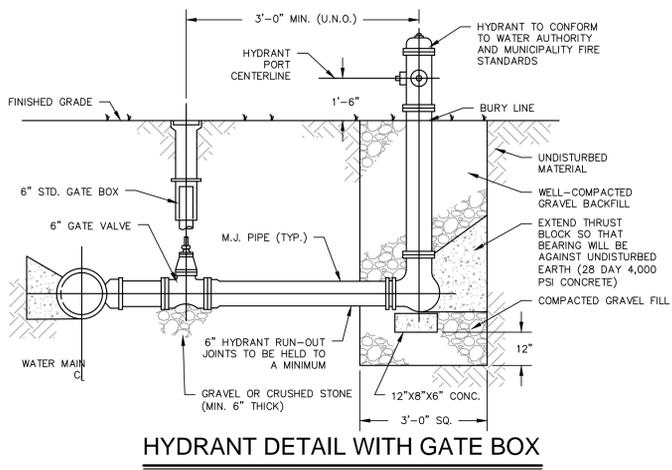
SECTION A-A

- NOTES:
 1. CONSTRUCTION JOINTS SHALL BE SPACED APPROXIMATELY EVERY 10 FEET BUT NOT LESS THAN 6 FEET. 1/4" THICK PREFORMED EXPANSION JOINT FILLER SHALL BE INSTALLED EVERY OTHER JOINT.
 2. FORMWORK SHALL REMAIN IN PLACE FOR 24 HOURS FOLLOWING CONCRETE POURING.

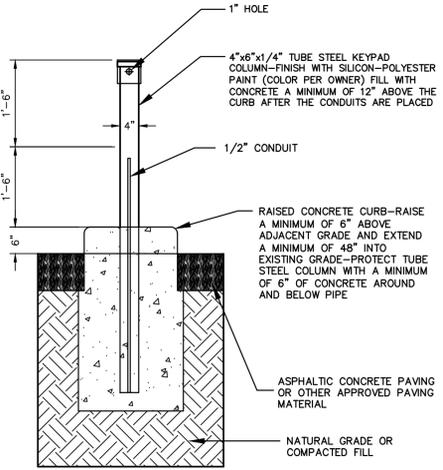


TYPICAL PARKING SPACE DETAIL
 N.T.S. BLPC-003

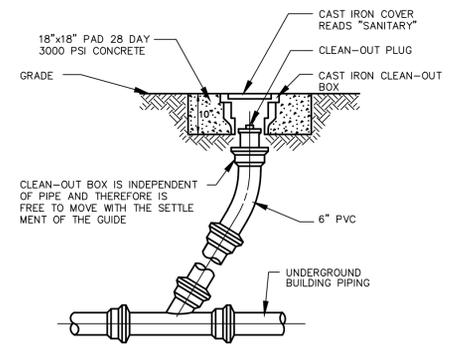
- NOTE:
 1. PROVIDE 2 COATS OF PAINT ON ALL SURFACES.
 2. SEE PLAN FOR ACTUAL SPACE LOCATION AND DIMENSIONS.



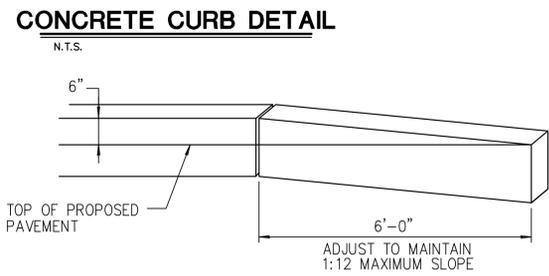
HYDRANT DETAIL WITH GATE BOX
 N.T.S.



ENTRY/EXIT KEYPAD ELEVATION 1
 NOT TO SCALE 3-1-16A. DWG

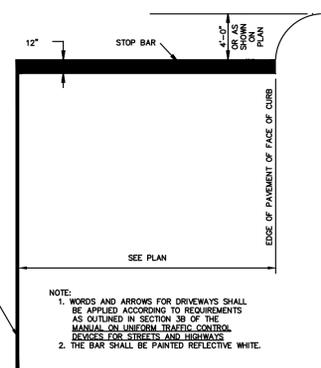


STORM/ROOF DRAIN CLEANOUT IN PAVEMENT
 N.T.S. BLSS-008



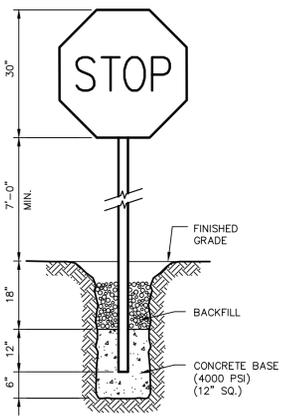
CONCRETE CURB DETAIL
 N.T.S.

CONCRETE TRANSITION CURB
 N.T.S.



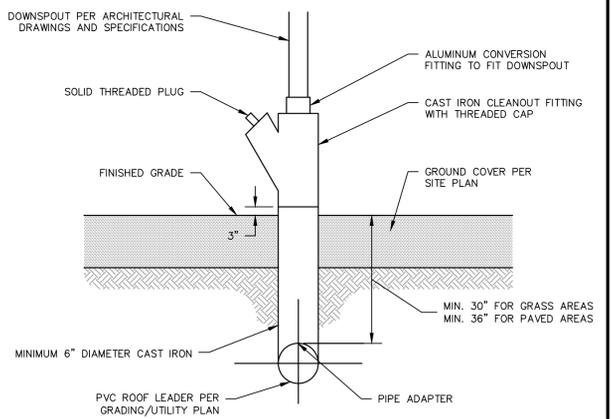
STOP BAR PAVEMENT MARKING
 N.T.S.

- NOTE:
 1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 2. THE BAR SHALL BE PAINTED REFLECTIVE WHITE.



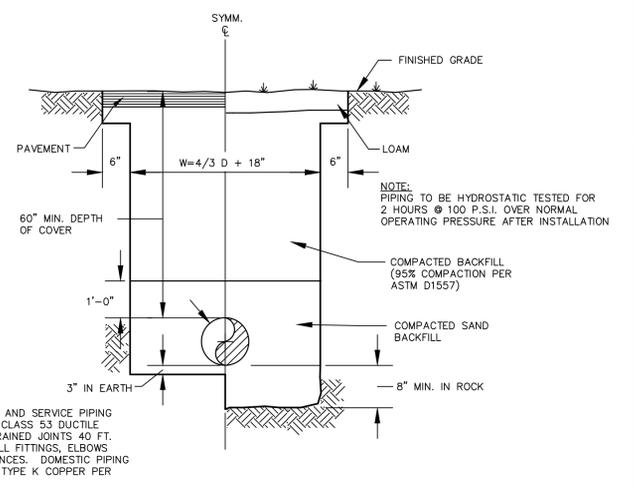
STOP SIGN
 N.T.S. BLS0-002

NOTE:
 CONSTRUCT SIGN IN ACCORDANCE WITH DOT SPECIFICATIONS.

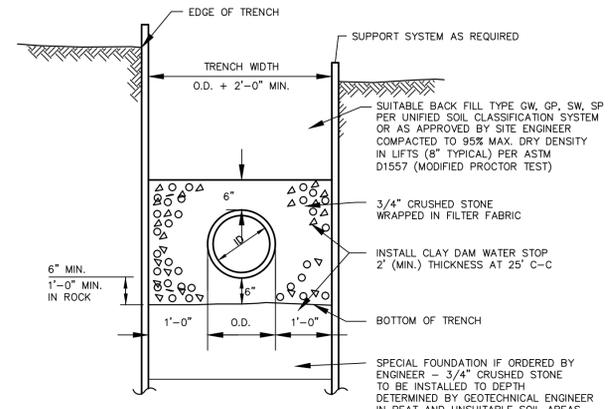


STANDARD ROOF LEADER CONNECTION
 N.T.S.

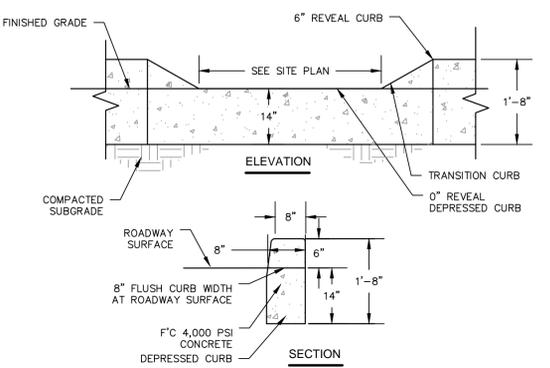
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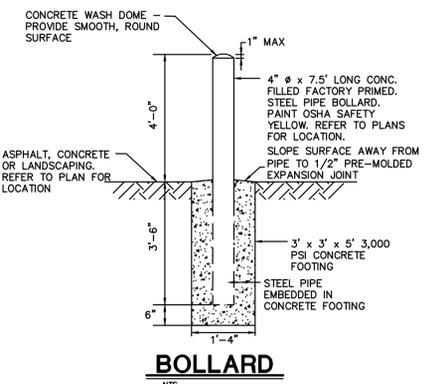
TYPICAL WATER MAIN AND SERVICE TRENCH DETAIL
N.T.S. BLWD-005



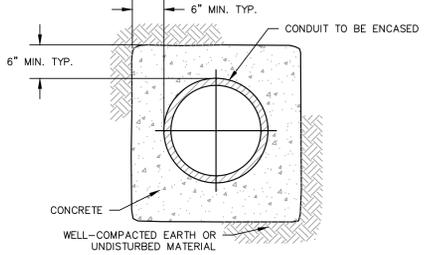
TYPICAL SANITARY SEWER TRENCH SECTION
N.T.S. BLSS-010



6\"/>

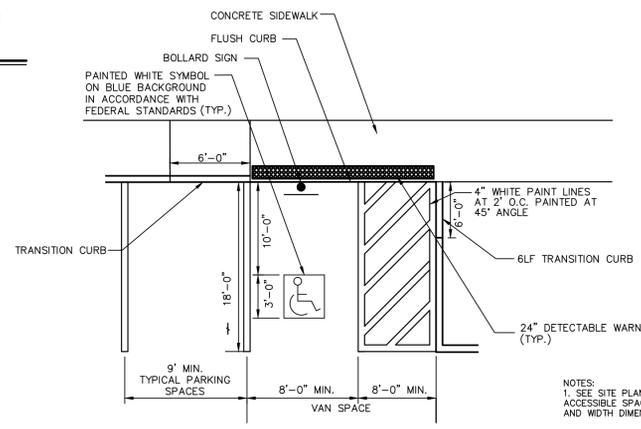


BOLLARD
N.T.S.



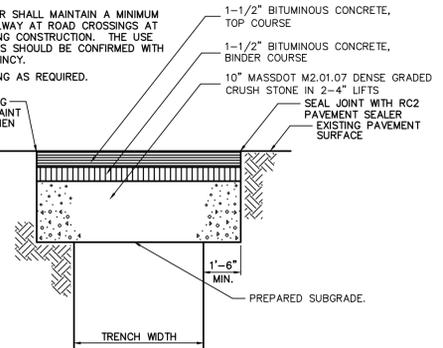
CONCRETE ENCASEMENT SECTION
N.T.S.

NOTES:
1. EXTEND CONCRETE ENCASEMENT OF CONDUIT 5 FEET BEYOND THE CROSSING FACILITY.

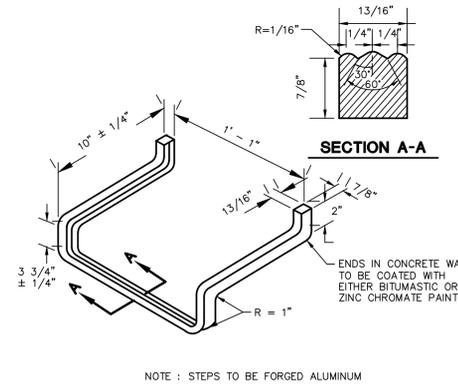


TYPICAL ACCESSIBLE PARKING SPACE DETAIL
N.T.S. BLPC-004

NOTE: 1) ALL BITUMINOUS CONCRETE, AGGREGATE, BASE, SUBBASE AND LIQUID BITUMEN SHALL CONFORM TO THE MATERIALS, EQUIPMENT AND CONSTRUCTION REQUIREMENTS AS PER MASSDOT STATE SPECIFICATIONS FOR WORK WITHIN STATE RIGHT-OF-WAY.
2) THE CONTRACTOR SHALL MAINTAIN A MINIMUM 15' WIDE TRAVELWAY AT ROAD CROSSINGS AT ALL TIMES DURING CONSTRUCTION. THE USE OF STEEL PLATES SHOULD BE CONFIRMED WITH THE CITY OF QUINCY.
3) REPLACE STRIPING AS REQUIRED.

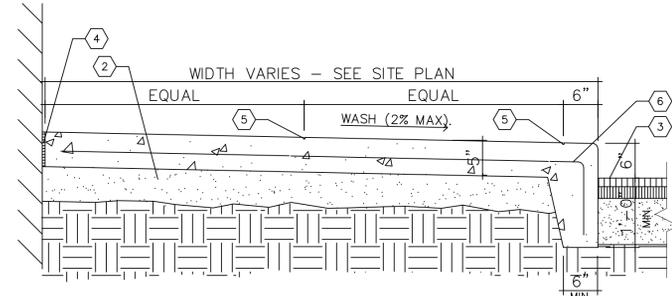


PAVEMENT REPAIR OVER TRENCH
N.T.S.



STANDARD MANHOLE STEP
N.T.S. BLSS-005

NOTE: STEPS TO BE FORGED ALUMINUM

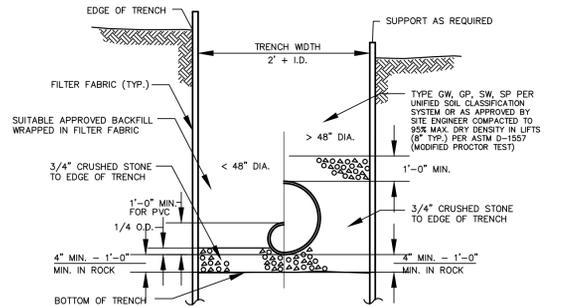


MONOLITHIC CONCRETE CURB AND SIDEWALK DETAIL (AT BUILDING)
N.T.S. WAG

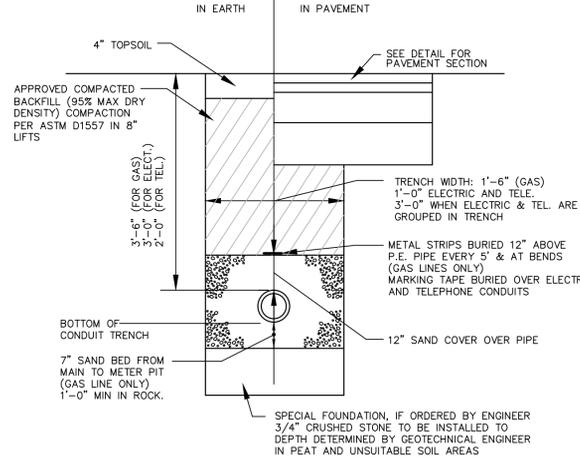
KEYED NOTES

- 1) N/A
- 2) 4" COMPACTED MASSDOT M2.01.07 CRUSHED STONE
- 3) PAVEMENT.
- 4) COMPRESSIBLE FILLER (3/4" MAXIMUM).
- 5) 1/8" TOOLED JOINT (3/4" MAXIMUM).
- 6) 6" X 6" W2.1 X W2.1

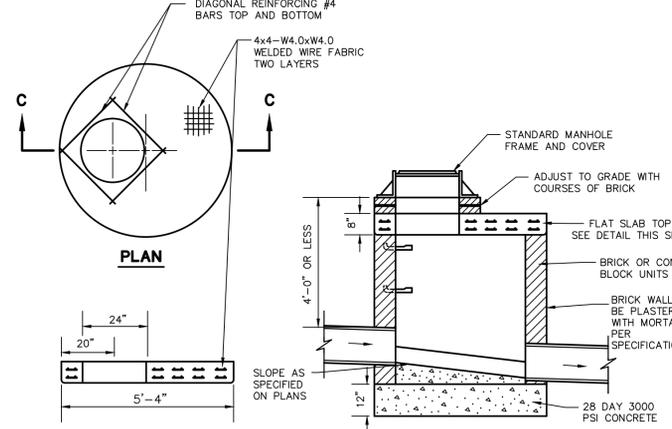
NOTE: EXPANSION JOINT 20' O.C. MAXIMUM. 1/4" TOOL JOINT 5' O.C. OR AS DIRECTED. CONCRETE TO BE 4000 P.S.I.



TYPICAL STORM SEWER TRENCH SECTION
N.T.S. BLDD-004



ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL
N.T.S. BLUD-001



STANDARD SHALLOW STORM MANHOLE
N.T.S. BLSS-004

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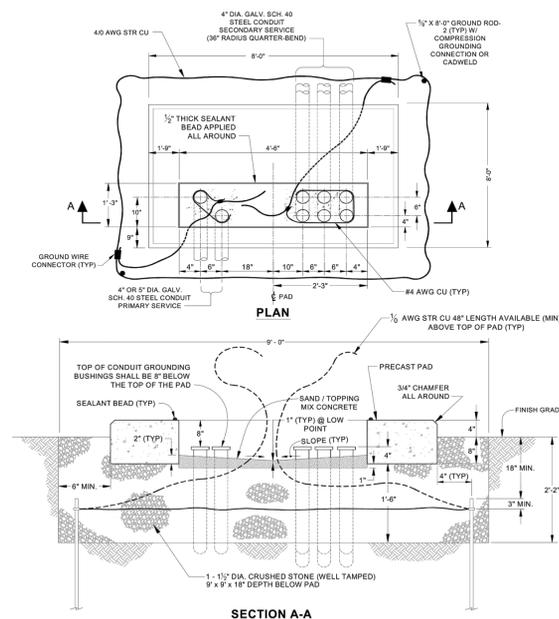


Figure 2 - Pad #2: Three-Phase 500 - 2,500 kVA Transformer Precast Pad Installation & Grounding Detail

Note: Contractor is responsible to obtain NSTAR approval before backfilling conduit and precast pad.

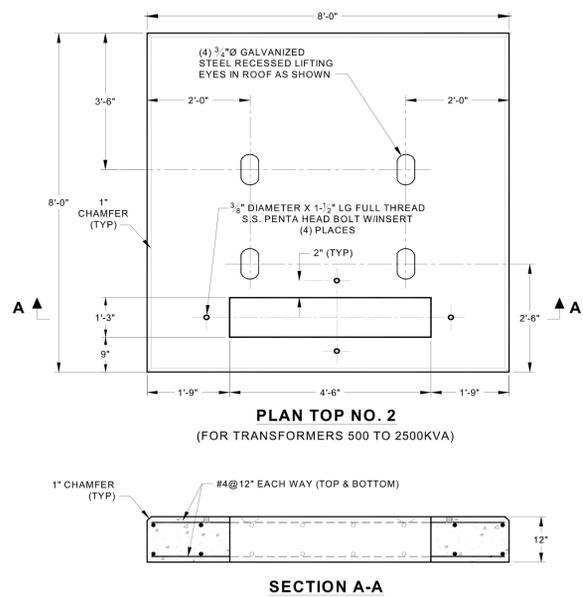
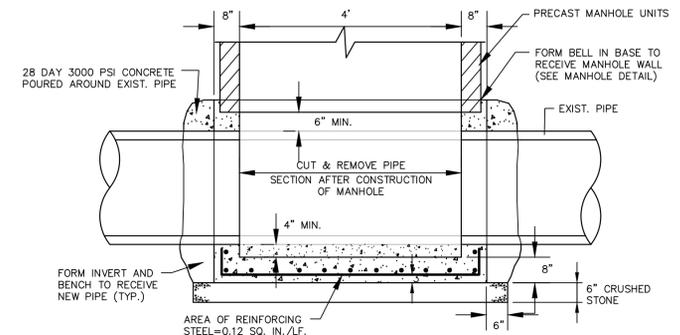
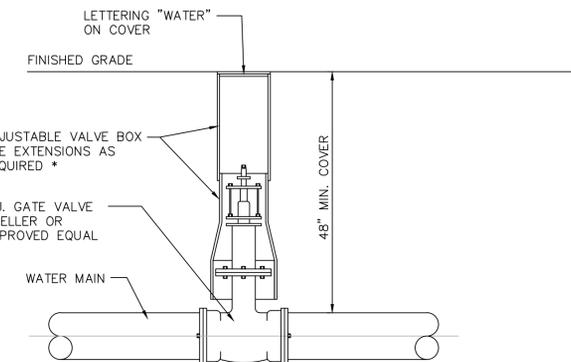


Figure 2 - Transformers up to 2500kVA

Approved by: Amin Jessa
Director, Distribution Engineering

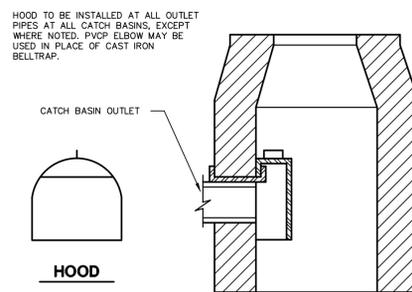


N.T.S. BLS5-009



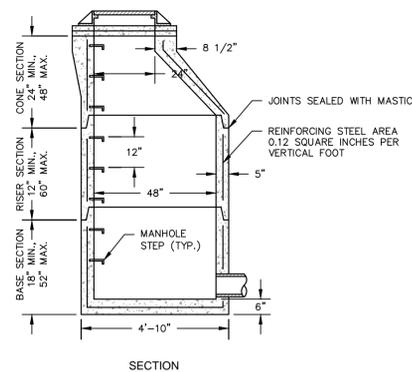
* NOTE: IF EXTENSIONS ARE NECESSARY CONTRACTOR SHALL SET "PLUMB" AND ALIGN PROPERLY FOR ACCESS TO OPERATING NUT.

N.T.S. BLWD-002

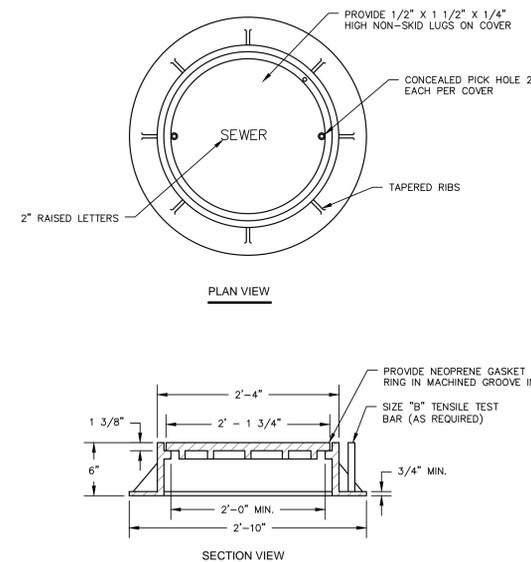


NOTE: ELIMINATOR CATCH BASIN TRAP MANUFACTURED BY GROUND WATER RESCUE, INC. QUINCY, MA 617-773-1129 OR EQUAL.

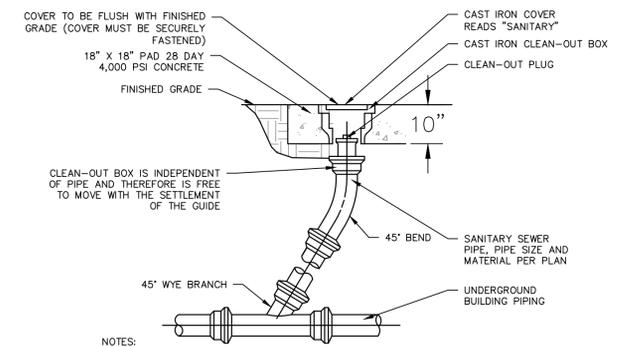
N.T.S. CTD0-004



N.T.S.



N.T.S.



NOTES:
1. USE NON-SHEAR COUPLING TO MAKE CONNECTIONS TO DISSIMILAR MATERIALS. MANUFACTURER NEEHAH FOUNDRY R-1970-78 HEAVY DUTY OR APPROVED EQUAL CONTACT 1-800-558-5075.
2. SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION.

N.T.S.

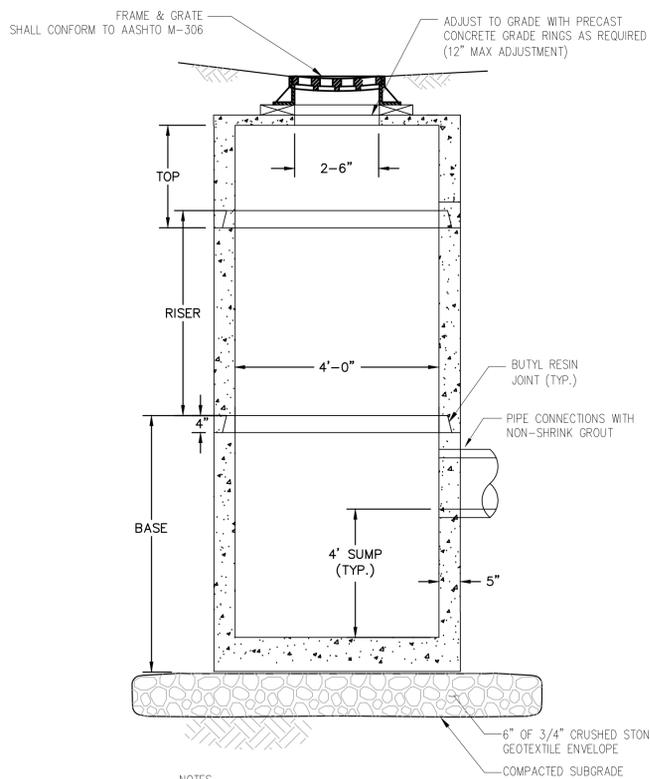
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Revisions	Desc.
No.	Date

Designed J.B./A.U.
Drawn J.B./A.U.
Checked
Approved
Scale AS NOTED
Project No. 1502940
Date 5/18/2016
CAD File: DN150294001

Title **CONSTRUCTION DETAILS**

Sheet No. **DN-4**

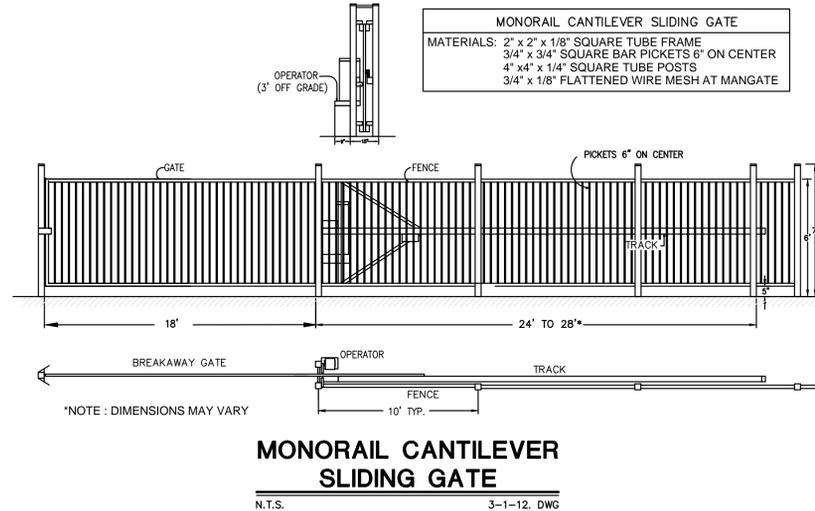


NOTES

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL SHALL CONFORM TO LATEST ASTM A185 SPEC.
3. STRUCTURE PRECAST REINFORCED CONCRETE SHALL BE DESIGNED FOR H-20 LOADING PER AASHTO HS-20-44, AND IN ACCORDANCE WITH ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
4. INCREASE BASE DIAMETER AS REQUIRED DUE TO INTERSECTING PIPE SIZE OR SKEW. PRECAST REDUCERS WILL BE PLACED ABOVE THE BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE 1" FOR EACH 1" OF INSIDE DIAMETER INCREASE.
5. PROVIDE HOODED OUTLET: ELIMINATOR CATCH BASIN TRAP MANUFACTURED BY GROUND WATER RESCUE, INC. QUINCY, MA 617-773-1128

CATCH BASIN DETAIL (ON-SITE)

NOT TO SCALE



MONORAIL CANTILEVER SLIDING GATE

N.T.S. 3-1-12. DWG

VORTSENTRY HS DESIGN NOTES

VSHS RATED TREATMENT CAPACITY IS SHOWN IN THE TABLE BELOW, OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY VARIES. CONTACT YOUR CONTECH REPRESENTATIVE FOR ADDITIONAL INFORMATION.

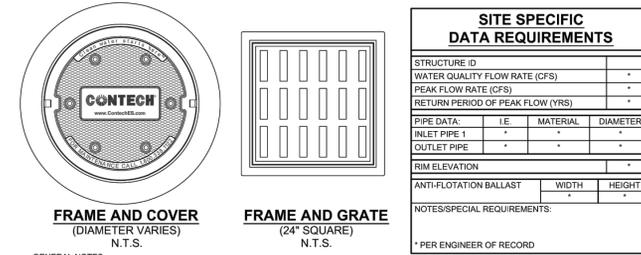
THE STANDARD SOLID COVER CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW.

CONFIGURATION OPTION DESCRIPTION

GRATE INLET (NO INLET PIPE)
GRATE INLET WITH INLET PIPE

VORTSENTRY HS GENERAL INFORMATION

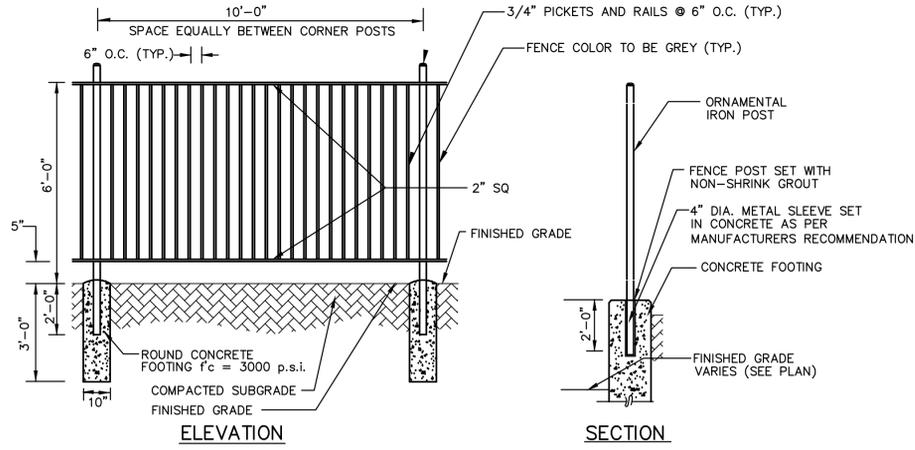
Model	Manhole Diameter (D)		Total Treatment Flow Rate		Typical Total Distance Rim to Outside Bottom		Typical Distance Rim to Invert		Typical Depth Below Invert (inside)		Approximate Minimum Distance Rim to Invert		Maximum Pipe Diameter (D)	
	FT	mm	CFS	L/S	FT	m	FT	m	FT	mm	FT	m	IN	mm
HS36	3	900	0.55	15.6	10.16	3.10	4.08	1.24	5.59	1702	3.00	0.91	18	450
HS48	4	1200	1.20	34.0	13.25	4.04	6.00	1.83	6.75	2057	4.00	1.22	24	600
HS60	5	1500	2.20	62.3	15.13	4.61	6.50	1.98	7.96	2426	4.82	1.47	30	750
HS72	6	1800	3.70	104.8	16.56	5.05	6.75	2.06	9.15	2788	5.59	1.70	36	900
HS84	7	2100	5.60	158.6	18.85	5.75	7.75	2.36	10.35	3156	5.00	1.52	42	1050
HS96	8	2400	8.10	229.4	20.87	6.36	8.50	2.59	11.54	3518	6.91	2.11	48	1200



- GENERAL NOTES**
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 2. DIMENSIONS MARKED WITH () ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
 3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.conteches.com
 4. VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
 5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
- INSTALLATION NOTES**
1. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 2. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTSENTRY HS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
 3. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 4. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 5. 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.

CONTECH
ENGINEERED SOLUTIONS LLC
www.conteches.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

VORTSENTRY HS STANDARD DETAIL



ORNAMENTAL FENCE DETAIL

NOT TO SCALE

**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**

CULTEC RECHARGER® 902HD PRODUCT SPECIFICATIONS

GENERAL
CULTEC RECHARGER® 902HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE STRUCTURAL FOAM INJECTION MOLDED OF BLUE VIRGIN HIGH MOLECULAR WEIGHT IMPACT-MODIFIED POLYPROPYLENE.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 902HD SHALL BE 48 INCHES (1219 mm) TALL, 78 INCHES (1981 mm) WIDE AND 4.10 FEET (1.25 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 902HD SHALL BE 3.67 FEET (1.12 m).
7. MULTIPLE CHAMBERS MAY BE CONNECTED TO FORM DIFFERENT LENGTH ROWS. EACH ROW SHALL BEGIN AND END WITH A SEPARATELY FORMED CULTEC RECHARGER® 902HD END CAP. MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 mm).
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV™ FC-48 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE PIPE SIZE IN THE SIDE PORTAL IS 11.5 INCHES (292 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV™ FC-48 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 49 INCHES (1245 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 902HD CHAMBER SHALL BE 17.66 FT³ / FT (1.641 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 902HD SHALL BE 64.75 FT³ / UNIT (1.834 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV™ FC-48 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER® 902HD CHAMBER SHALL HAVE TWENTY-FOUR DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER® 902HD CHAMBER SHALL HAVE 7 CORRUGATIONS.
14. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 DEFINED LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
15. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH NEAR THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
16. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
17. THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.
18. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 8.3 FEET (2.53 m).

END CAP PARAMETERS

1. THE CULTEC RECHARGER® 902HD END CAP (REFERRED TO AS 'END CAP') SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE END CAP SHALL BE TWIN-SHEET THERMOFORMED OF BLACK VIRGIN HIGH MOLECULAR WEIGHT POLYETHYLENE.
3. THE END CAP SHALL BE JOINED AT THE BEGINNING AND END OF EACH ROW OF CHAMBERS USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS.
4. THE NOMINAL DIMENSIONS OF THE END CAP SHALL BE 48.5 INCHES (1231 mm) TALL, 78 INCHES (1982 mm) WIDE AND 8.7 INCHES (219 mm) LONG. WHEN JOINED WITH A RECHARGER 902HD CHAMBER, THE INSTALLED LENGTH OF THE END CAP SHALL BE 6.2 INCHES (157 mm).
5. MAXIMUM INLET OPENING ON THE END CAP IS 24 INCHES (600 mm).
6. THE END CAP SHALL BE DESIGNED TO WITHSTAND AASHTO HS-25 DEFINED LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC NO. 66™ WOVEN GEOTEXTILE

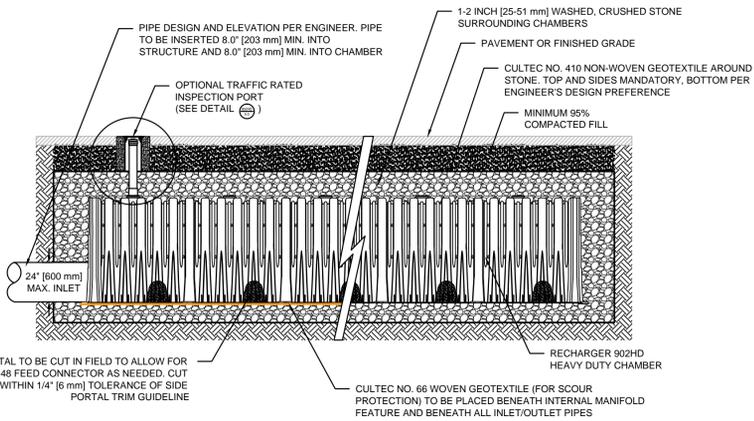
GENERAL
CULTEC NO. 66™ WOVEN GEOTEXTILE IS UTILIZED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 315 LBS (1.40KN) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION RESISTANCE OF 15% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A MULLEN BURST RESISTANCE OF 600PSI (4138 KPA) PER ASTM D3786 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A TEAR RESISTANCE OF 115 LBS (0.51 KN) PER ASTM D4533 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 150 LBS (0.66 KN) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 900 LBS (4.00 KN) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.05 SEC-1 PER ASTM D4491 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 4 GPM/FT² (160 LPM/M²) PER ASTM D4919 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA OF <1% PER CW-02215 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
14. THE GEOTEXTILE SHALL CONSIST OF A 100% HIGH-TENACITY, SILT-FILM POLYPROPYLENE YARNS.

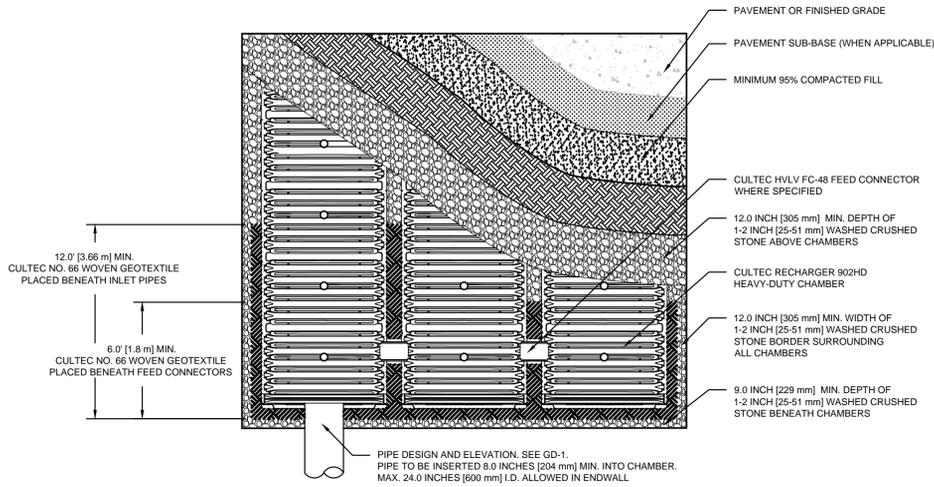
902HD 1.0

GENERAL NOTES



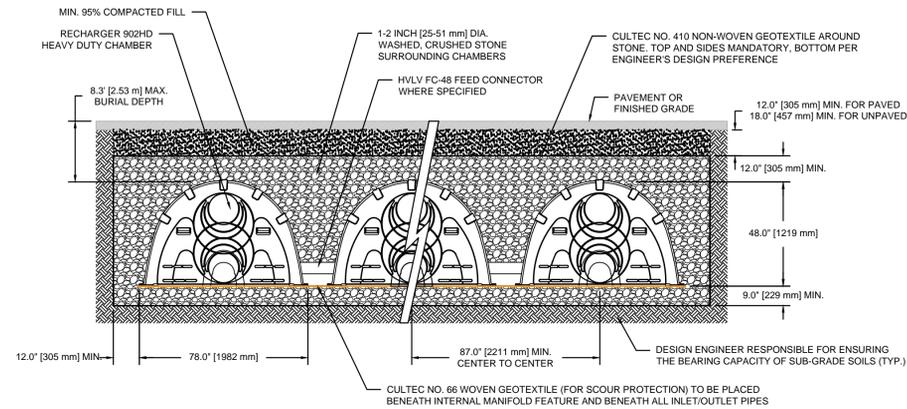
902HD 1.0

CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL



902HD 2.0

CULTEC RECHARGER 902HD HEAVY DUTY PLAN VIEW

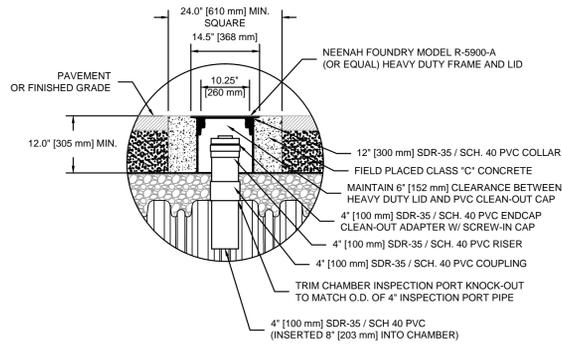


GENERAL NOTES
RECHARGER 902HD BY CULTEC, INC. OF BROOKFIELD, CT. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. ALL RECHARGER 902HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. CALL CULTEC, INC. AT (800) 428-5832 TO ARRANGE A PRE-CONSTRUCTION MEETING. USE RECHARGER 902HD HEAVY DUTY FOR TRAFFIC APPLICATIONS.

902HD 6.0

CULTEC RECHARGER 902HD HEAVY DUTY TYPICAL CROSS SECTION



902HD 10.0

INSPECTION PORT - ZOOM DETAIL



ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROPOSED SELF STORAGE FACILITY
661-665, 671 WASHINGTON STREET
QUINCY, MASSACHUSETTS

REVISIONS
No. Date Desc.

Designed J.B./A.U.
Drawn J.B./A.U.
Checked
Approved
Scale AS NOTED
Project No. 1502940
Date 5/18/2016

CAD File: DN150294001

Title
CONSTRUCTION
DETAILS

Sheet No.

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DN-6

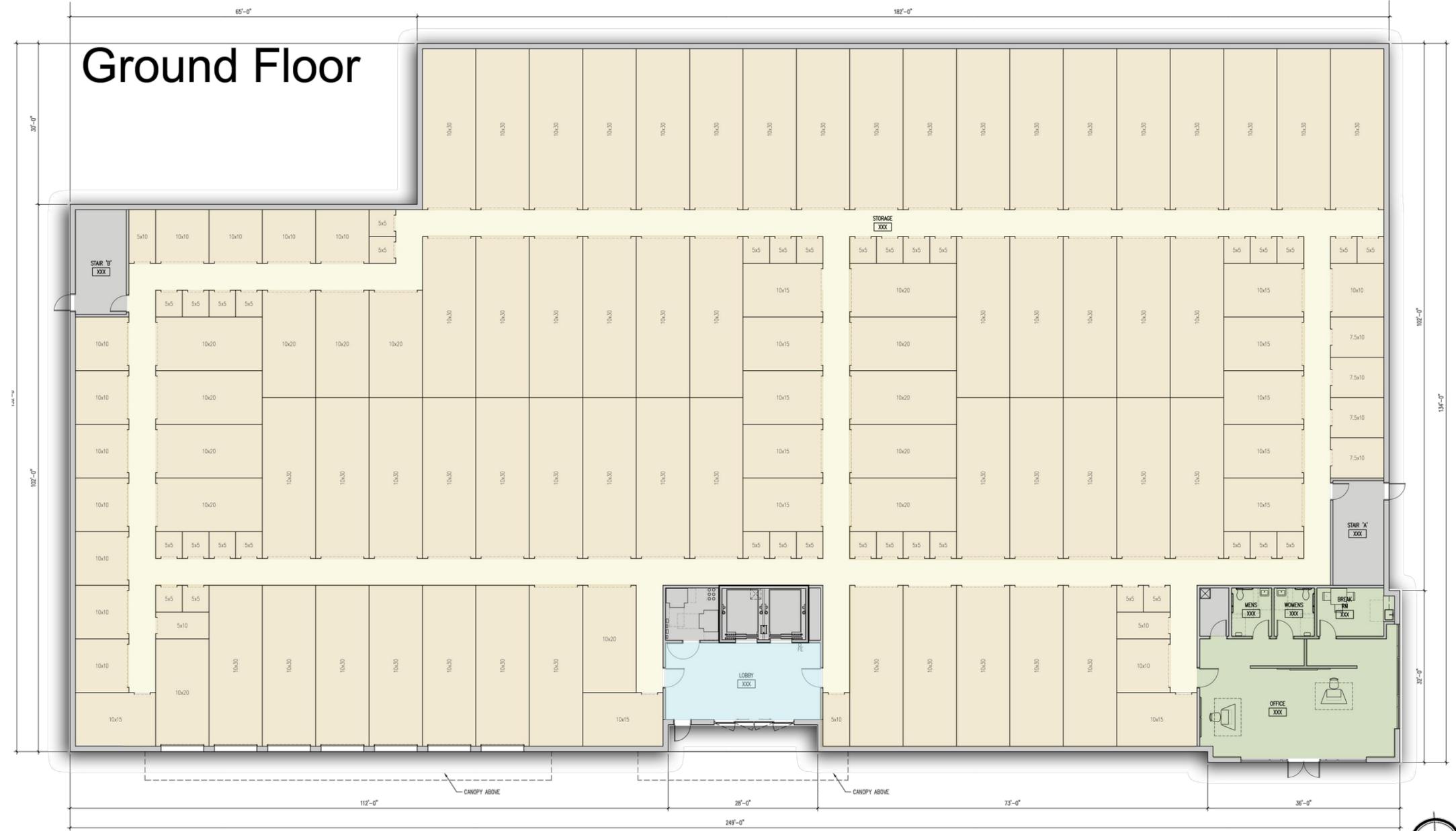
PROPOSED SELF STORAGE FACILITY
661-665, 671 WASHINGTON STREET
QUINCY, MASSACHUSETTS

REVISIONS	No.	Date	Desc.
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Drawn			J.B./A.U.
Checked			
Approved			
Scale			AS NOTED
Project No.			1502940
Date			5/18/2016
CAD File:			SP150294001
Title			RENDERED EXHIBIT PLAN
Sheet No.			EX-1

TOTAL GREEN AREA OPEN SPACE ON-SITE = 21,953 SF ±



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1 FIRST FLOOR PLAN

**FOR PERMITTING PURPOSES ONLY
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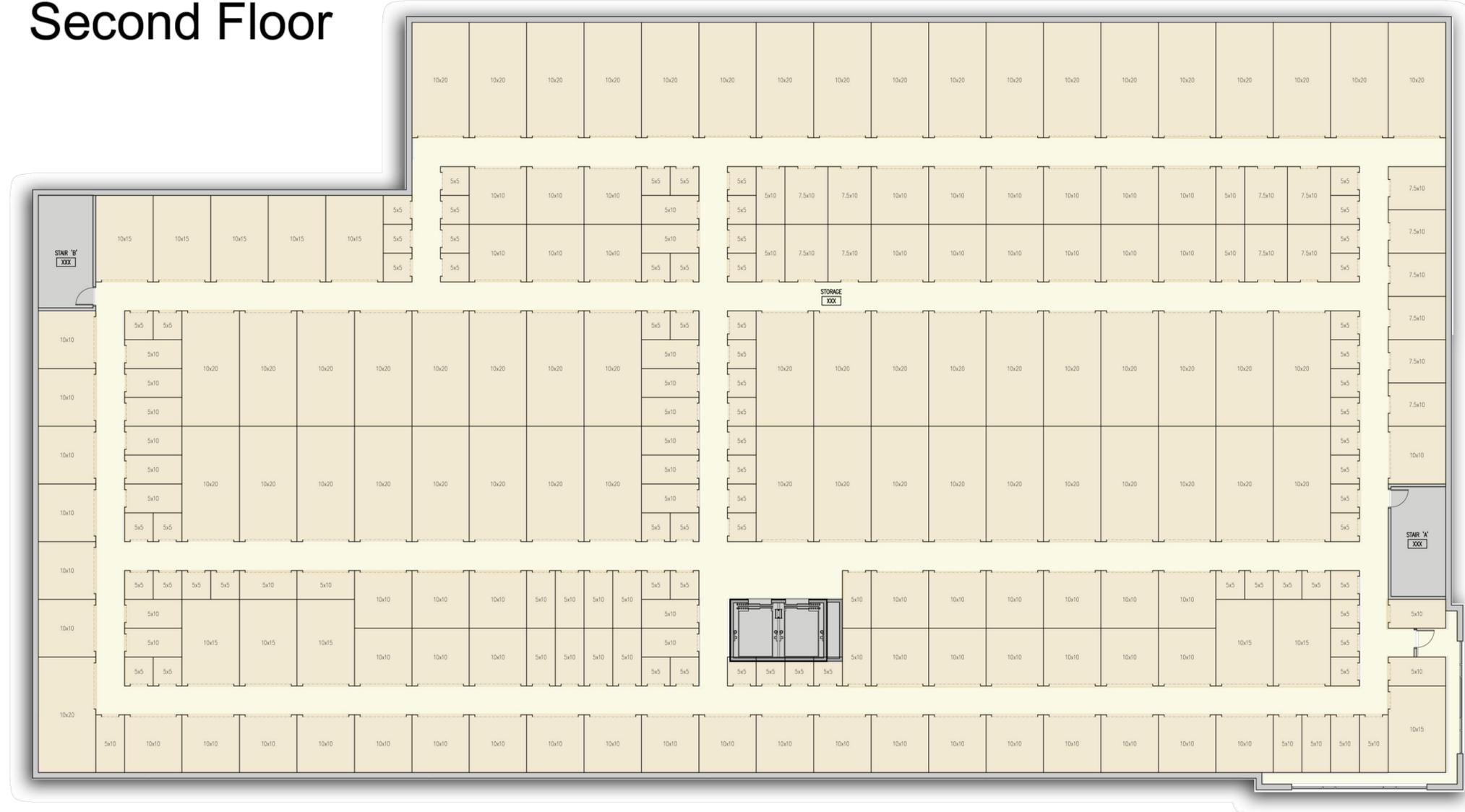
PROPOSED SELF STORAGE FACILITY
661-665, 671 WASHINGTON STREET
QUINCY, MASSACHUSETTS

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Approved	
Scale	1"=0'-3/32"
Project No.	1502940
Date	5/18/2016
CAD File	A1502940-PRES-101

Title
GROUND FLOOR PLAN
Sheet No.

A1.01

Second Floor



1 SECOND FLOOR PLAN

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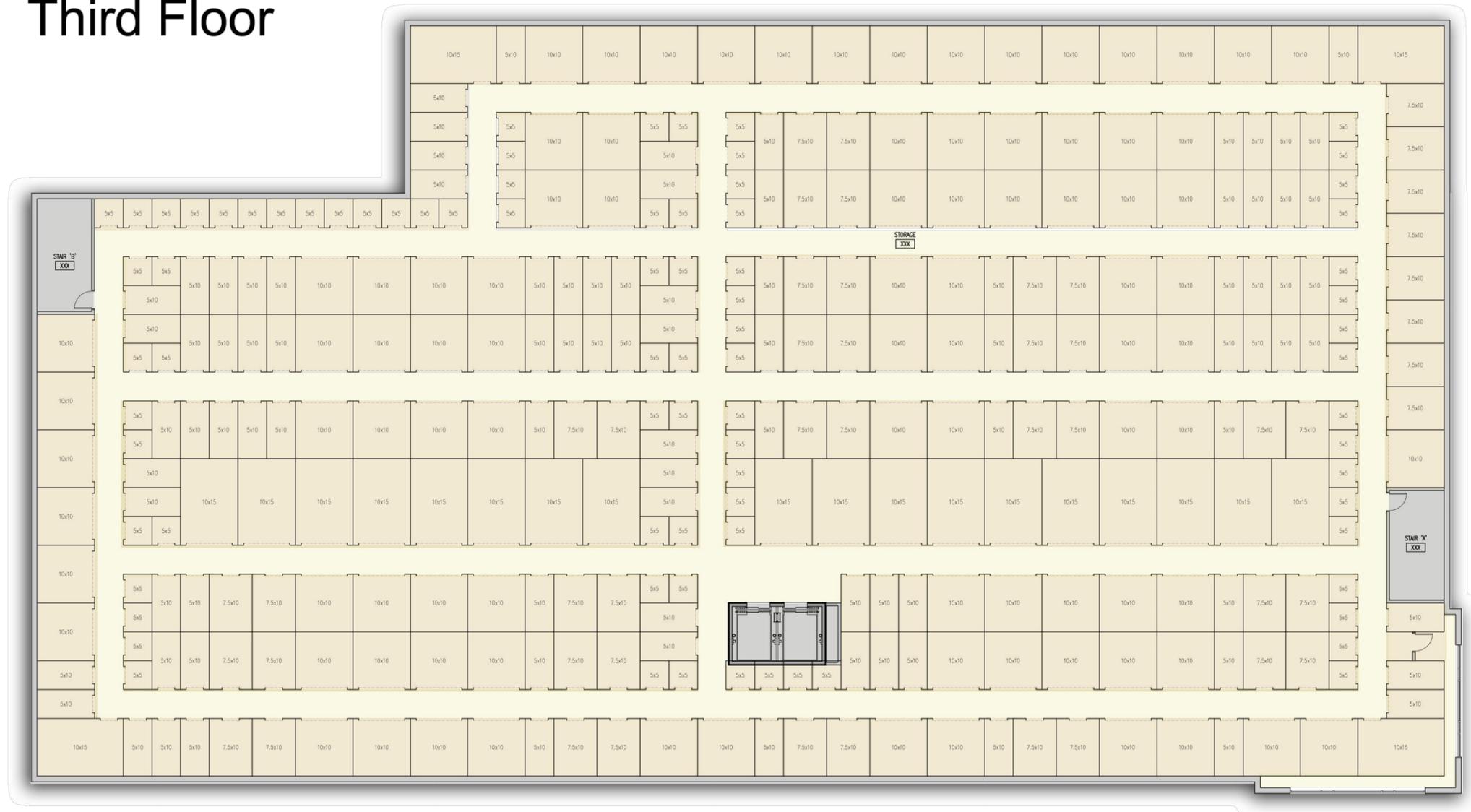
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Scale			1"=0'-3/32"
Project No.			1502940
Date			5/18/2016
CAD File			A1502940-PRES-101

Title
SECOND FLOOR
PLAN
Sheet No.

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Third Floor



③ THIRD FLOOR PLAN

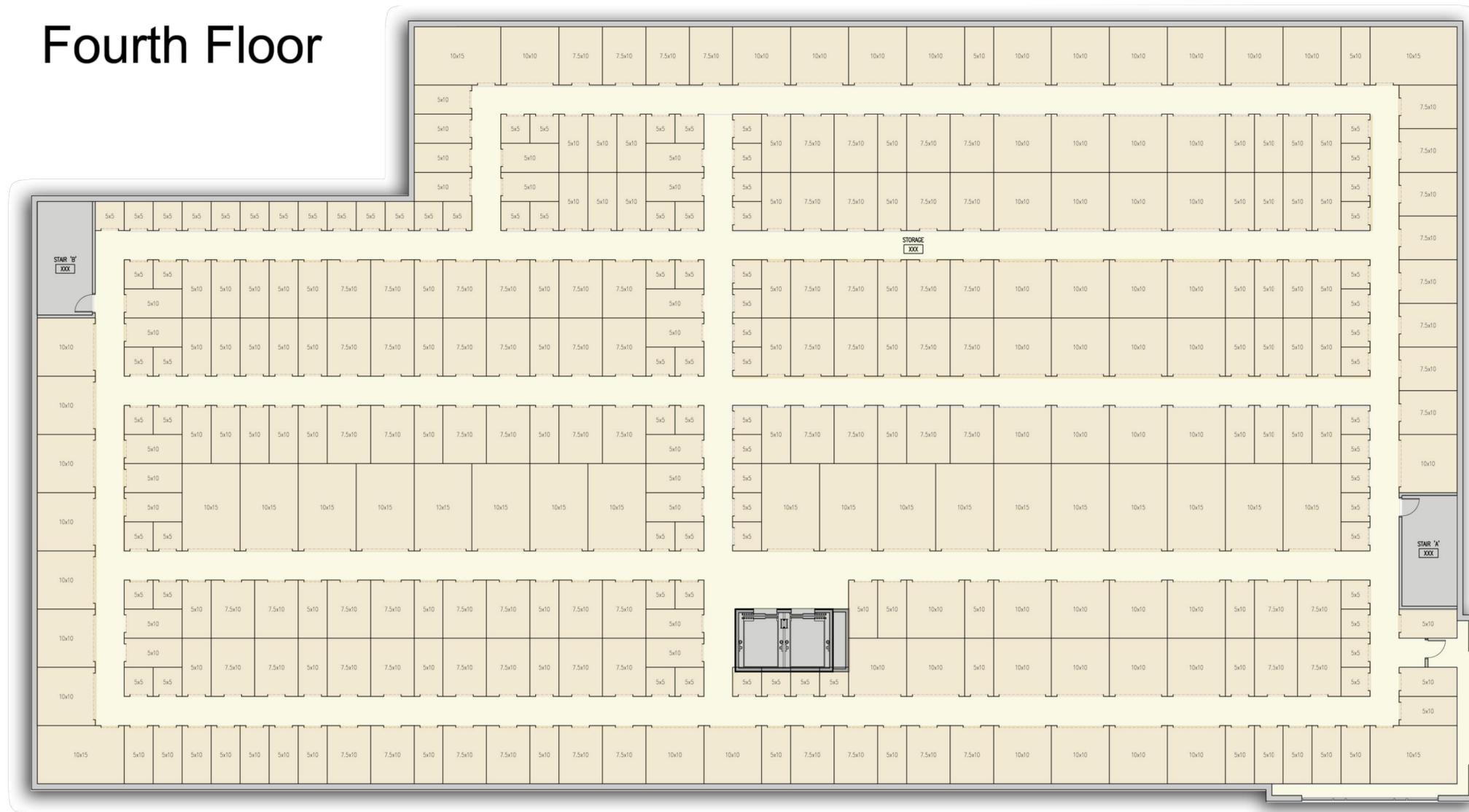
FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

REVISIONS	No.	Date	Desc.
Designed			AG
Drawn			MS
Checked			
Approved			
Scale			1"=0'-3/32"
Project No.			1502940
Date			5/18/2016
CAD File			A1502940-PRES-101
Title			THIRD FLOOR PLAN
Sheet No.			

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Fourth Floor



1 FOURTH FLOOR PLAN



FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

REVISIONS No.	Date	Desc.

Designed AG
Drawn MS
Checked
Approved
Scale 1"=0'-3/32"
Project No. 1502940
Date 5/18/2016
CAD File
A1502940-PRES-101
Title
FOURTH FLOOR
PLAN
Sheet No.

5/19/2016, 10:41:14 AM, C:\WORK\150\1502940\ARCH\MSC\2016-0518_PZ_RESUBMIT\A1502940-PRES-101.DWG, A1.04

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Exterior Elevations



REVISIONS	No.	Date	Desc.
Designed			AG
Drawn			MS
Checked			
Approved			
Scale	1" = 0' = 3/32"		
Project No.	1502940		
Date	5/18/2016		
CAD File	A1502940-PRES-101		
Title	EXTERIOR ELEVATIONS		
Sheet No.			

FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION

A5.01

Exterior Elevations



REVISIONS	No.	Date	Desc.

Designed	AG
Drawn	MS
Checked	
Approved	
Scale	1" = 3/32"
Project No.	1502940
Date	5/18/2016

CAD File: A1502940-PRES-101

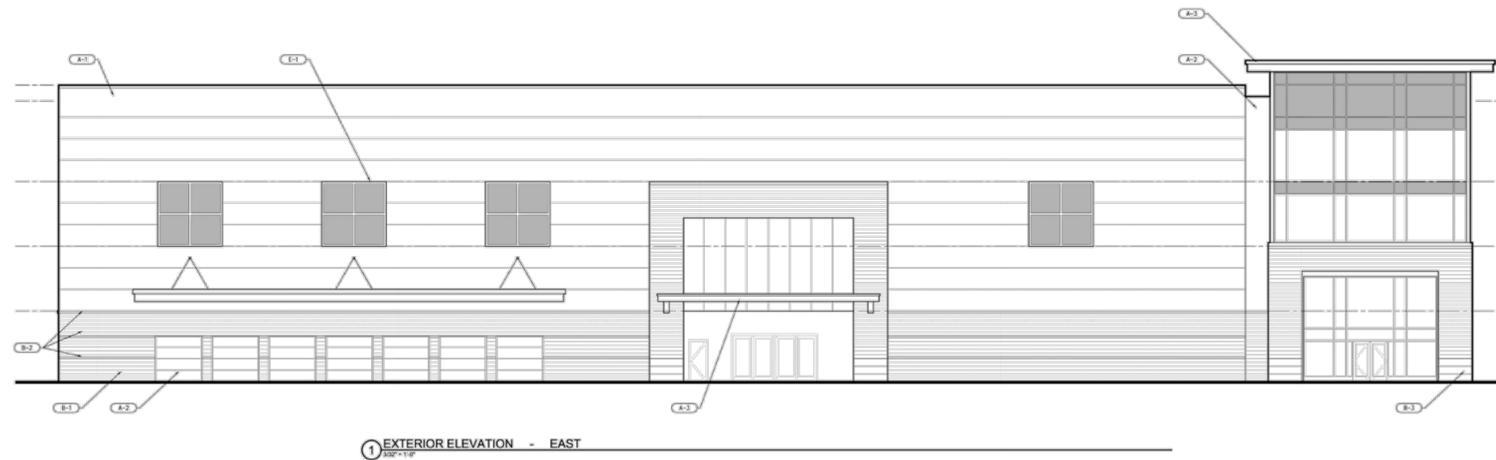
Title: EXTERIOR ELEVATIONS

Sheet No.

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NOT RELEASED FOR CONSTRUCTION

A5.02

Exterior Materials



1 EXTERIOR ELEVATION - EAST
150-2940

EXTERIOR MATERIAL

- A-1 STANDARD ARCH PANEL: MORNI/ KINGSPAN
COLOR: CHAMPAGNE PEARL METALLIC
- A-2 ACCENT ARCH PANEL: MORNI/ KINGSPAN
COLOR: MEDIUM GREY METALLIC
- A-3 METAL FASCIA & CANOPY
COLOR: CHAMPAGNE PEARL METALLIC
- B-1 CONCRETE MASONRY: WESTBROOK BLOCK
COLOR: SF-111
- B-2 ACCENT CONCRETE BLOCK: WESTBROOK BLOCK
COLOR: SF-148
- B-3 CAST STONE: ROCKCAST
COLOR: SAVANNAH
- E-1 PRE-FINISHED ALUMINUM STOREFRONT SYSTEM
COLOR: CLEAR ANODIZED



A-1

STANDARD ARCH PANEL



A-2

STANDARD ARCH PANEL



A-3

METAL FASCIA & CANOPY



B-1

CONCRETE MASONRY



B-2

ACCENT CONCRETE MASONRY



B-3

CAST STONE



E-1

STOREFRONT

REVISIONS	No.	Date	Desc.
Designed			AG
Drawn			MS
Checked			
Approved			
Scale	1'-0"=3/32"		
Project No.	1502940		
Date	5/18/2016		
CAD File	A1502940-PRES-101		
Title	EXTERIOR MATERIALS		