LOCUS N.T.S.

STREET VIEW

PROPOSED 18 UNIT RESIDENTIAL BUILDING W/ 29 PARKING SPACES
32 GILSON ROAD, QUINCY, MA

14-Jun-16

Location: 32 Gilson St., Quincy, MA

Zoning District: Business C

QUINCY ZONING CODE REVIEW

1.) Multi-family dwellings (R-2) are allowed in BUS. C districts by special permit. (Sec. 4.1.2)

2.) Proposed 5-story, 18-unit residential building contains 21,038 net sf +/- of living area.

3.) Lot: 14,282 sf +/-

4.) Sec. 4.4 Table of Dimensional Requirements: "√" DENOTES ZONING RELIEF REQUIRED

		Item	Zone	Required	Existing	Proposed	Remarks
√	a.)	Min. lot size	Bus. C	42,000 sf	14,282 sf	14,282 sf	Note 4
	b.)	Min. lot area/D.U.	"	500 sf/unit	N/A	793 sf/unit	Note 1
√	c.)	Min. lot width/frontage	"	100 ft	76.31 ft +/-	76.31 ft +/-	
	d.)	Max. floor area ratio	"	3.5	N/A	1.5	Note 4
	e.)	Max. no. of stories	"	6 stories	N/A	5 stories/50' +/-	at Johnson Ave.
						6 stories/61.5' +/-	at Gilson Rd.
	f.)	Green open space/D.U.	"	100 sf/D.U.	N/A	213 sf/unit +/-	Note 4
	g.)	Front yard min. depth	"	1/4 bldg hgt. or 16'	N/A	60'	Note 3
	h.)	Side yard min. depth	"	1/4 bldg hgt. or 12.5'	N/A	12.5'	Note 3
	j.)	Rear yard min. depth	"	1/4 bldg hgt. or 12.5'	N/A	12.5'	Note 3
	k.)	Off-street parking: residence	"	1.5 space/unit	N/A	29 spaces or 1.6 sp/D.U.	Note 2
			Bus. C	or 27 spaces			

Note 1: Min. lot area for 18 units: 500 x 18 units equals 9,000 sf. Sec. 4.1.2.

Note 2: 18 dwelling units x 1.5 equals 27 spaces required. Section 5.1.8, Table of Off-street Parking.

Note 3: Proposed bldg. height at Johnson Ave. is 50 ft x 25% = 12.5 ft. setback. Section 4.1.2.
Proposed bldg. height at Gilson Rd. is 61.5 ft x 25% = 16 ft. setback.

Note 4: Section 4.1.2.

Unit Types

Unit #	Type	Net SF
1	2 BR/ 1B	1,137.0
2	2 BR/ 1B	893.0
3	2 BR/ 2B	1,349.0
4	2 BR/ 2B	1,307.0
5	2 BR/ 2B	1,057.0
6	2 BR/ 2B	1,039.0
7	2 BR/ 2B	1,349.0
8	2 BR/ 2B	1,307.0
9	2 BR/ 2B	1,057.0
10	2 BR/ 2B	1,039.0
11	2 BR/ 2B	1,349.0
12	2 BR/ 2B	1,307.0
13	2 BR/ 2B	1,057.0
14	2 BR/ 2B	1,039.0
15	2 BR/ 2B	1,349.0
16	2 BR/ 2B	1,307.0
17	2 BR/ 2B	1,054.0
18	2 BR/ 2B	1,042.0
Totals		21,038.0

Net Square Footage*

Level	GSF	Net SF*
LL	6,450.0 sf	0.0 sf
1	5,530.0 sf	2,030.0 sf
2	5,585.0 sf	4,752.0 sf
3	5,585.0 sf	4,752.0 sf
4	5,585.0 sf	4,752.0 sf
5	5,585.0 sf	4,752.0 sf
Totals	34,320.0 sf	21,038.0 sf

*NET square footage is measured to ext. face of walls and dimising walls and excludes basement, storage,

PROJECT INFO:

Address: 32 Gilson Road, Quincy, MA
Exist. Occupancy: R-3, Residential
Proposed Occupancy: R-2, Residential

Lot: 14,282 sf ±
Parcels: 1126-41-A & 1126-42-B
District: Business C
Ward:

SCHEDULE OF DRAWINGS

A00 PROJECT INFORMATION
~~V01 PERSPECTIVE VIEWS: BLACK & WHITE~~
V02 PERSPECTIVE VIEWS: COLOR
V03 PERSPECTIVE VIEWS: COLOR
L01 LANDSCAPE PLAN
X01 ARCHITECTURAL SITE PLAN @ GILSON ROAD
X02 ARCHITECTURAL SITE PLAN @ JOHNSON AVENUE
X03 EXISTING CONDITIONS SITE PLAN
X04 SITE PHOTOS
A01 LOWER LEVEL FLOOR PLAN
A02 FIRST FLOOR PLAN
A03 SECOND FLOOR PLAN
A04 THIRD FLOOR PLAN
A05 FOURTH FLOOR PLAN
A06 FIFTH FLOOR PLAN
A07 ROOF PLAN
A08 1-1 BUILDING SECTION
A09 2-2 BUILDING SECTION
A10 3-3 BUILDING SECTION
A11 EAST ELEVATION
A12 WEST ELEVATION
A13 NORTH ELEVATION
A14 SOUTH ELEVATION
A15 SOUTHWEST (FRONT) ELEVATION
C-0 SITE PREPARATION & DEMO PLAN
C-1 SITE LAYOUT & GRADING PLAN
C-2 SITE UTILITY PLAN
C-3 DETAIL SHEET I
C-4 DETAIL SHEET II

FOR CITY USE

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
TEL: 617-471-8448

LAND SURVEYOR:
NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169
TEL: 617-472-4867

LANDSCAPE ARCHITECT:
CATHERINE ORANCHAK/
LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
TEL: 781-752-8879

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

CIVIL ENGINEER:
JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184
TEL: 781-817-6120

STRUCTURAL ENGINEER:
WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET
READING, MA 01867
TEL: 781-779-1330

PROPOSED 18 UNIT RESIDENTIAL BUILDING W/ 29 PARKING SPACES
32 GILSON ROAD
QUINCY, MA 02169

OWNER:
DAVID & PETER MURPHY
18 JOHNSON AVENUE
QUINCY, MA 02169
TEL: 617-293-8813

REVISIONS

1	06/07/16	△	
2	06/08/16	△	
△		△	
△		△	
△		△	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

PROJECT INFORMATION

DATE: 05/18/16 SC: N. T. S.

A00

STREET VIEW

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32 GILSON ROAD
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NO. QUINCY, MA 02171-1362
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READING, MA 01867
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REVISIONS

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2 06/08/16	△
△	△
△	△
△	△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

PERSPECTIVE VIEWS: COLOR

DATE: 05/18/16 | SC: N. T. S.

V02

REAR VIEW

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190 OLD COLONY AVENUE
BOSTON, MA 02127
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26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
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LANDSCAPE ARCHITECT:
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LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
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2	06/08/16	△	
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△		△	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

PERSPECTIVE VIEWS: COLOR

DATE: 05/18/16 | SC: N. T. S.

V03

Carpinus caroliniana/Hornbeam

Hamamelis x intermedia "Arnold's Promise"/Arnold's Promise Witchhazel

Nyssa sylvatica/Tupelo

Quercus robur "Fastigiata"/Fastigiate English Oak

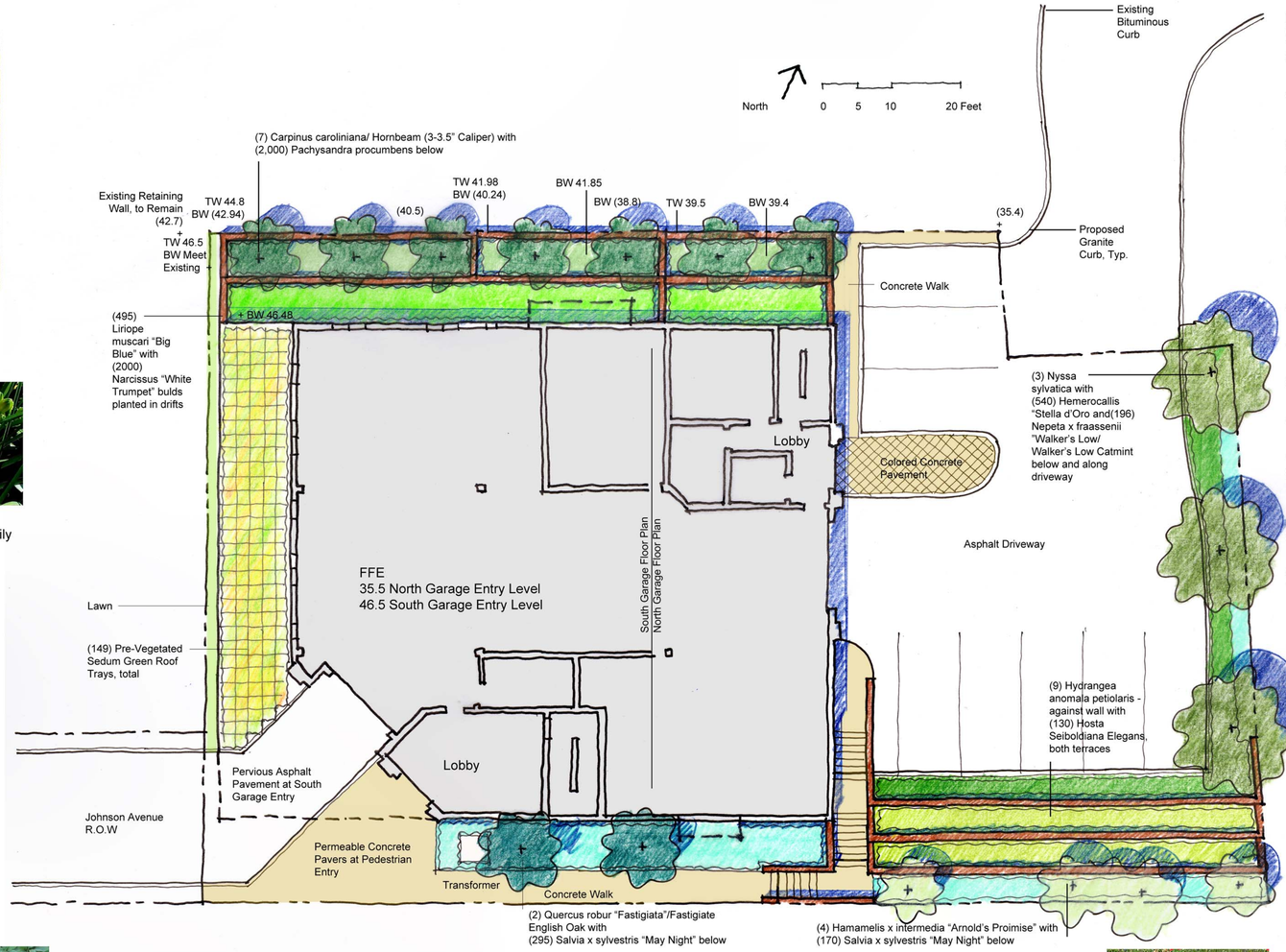
Hemerocallis Stella D'Oro/Stella D'Oro Daylily

Hosta Sieboldiana Elegans/ Elegans Hosta

Liriope muscari "Big Blue"/ Big Blue Lily Turf

Nepeta x fraassenii "Walker's Low/ Walker's Low Catmint

Pachysandra procumbens/Alegheny Spurge



Plant List

Quantity	Size	Scientific Name	Common Name	Remarks
Trees				
7	3.5-4" CAL	Carpinus caroliniana	Hornbeam	B&B, matched
4	5-6' HT	Hamamelis x intermedia "Arnold's Promise"	Arnold's Promise Witchhazel	B&B, heavy
3	4-5" CAL	Nyssa sylvatica	Tupelo	B&B, matched
2	3.5-4" CAL	Quercus robur "Fastigiata"	Fastigiate English Oak	B&B, matched
Perennials and Groundcovers				
540	2 GAL	Hemerocallis "Stella d'Oro"	Stella D'Oro Daylily	12" oc, triangular sp.
130	2 GAL	Hosta sieboldiana Elegans	Elegans Hosta	24" oc, triangular sp.
495	1 GAL	Liriope muscari "Big Blue"	Big Blue Lily turf	12" oc, triangular sp.
196	1 GAL	Nepeta x fraassenii "Walker's Low"	Walker's Low Catmint	12" oc, triangular sp.
2,000	Flats	Pachysandra procumbens	Alegheny Spurge	6" oc, triangular sp.
465	1 GAL	Salvia x sylvestris "May Night"	May Night Salvia	15" oc, triangula sp.
Vines				
9	5 GAL	Hydrangea anomala petiolaris	Climbing Hydrangea	Train to wall
Bulbs				
2000	Top Size	Narcissus "White Trumpet"	WhiteTrumpet Dafodil	Plant is drifts in Salvia beds
Green Roof				
149	Trays	Sedum mix	Sedum mix	Each Tray Measures 24"x24"

Sedum Mix/Sedum Mix Prevegetated Trays

Salvia x sylvestris "May Night"/ May Night Salvia

Hydrangea anomala petiolaris/ Climbing Hydrangea

Narcisssus "White Trumpet"/ White Trumpet Dafodil

32 Gilson Road Preliminary Landscape
Quincy, Massachusetts

for David and Peter Murphy and Tim Johnson Architect, LLC
by Catherine Oranchak/Landscape Architect

7 October 2015, Revsied 9 December 2015, Revised 21 March 2016, Revised 18 May 2016

MASSACHUSETTS CATHERINE L. ORANCHAK REGISTERED LANDSCAPE ARCHITECT No. 968

ATTORNEY:
WILLIAM H. KEENER, ESQ.
1145E HANCOCK STREET
QUINCY, MA 02169
TEL: 617-786-0281

LANDSACPE ARCHITECT:
CATHERINE ORANCHAK/
LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
TEL: 781-752-8879

LAND SURVEYOR:
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QUINCY, MA 02169
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190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

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WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET
READING, MA 01867
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PROPOSED 24 UNIT RESIDENTIAL BUILDING W/ 24 PARKING SPACES
32 GILSON ROAD
QUINCY, MA 02169

OWNER:
DAVID & PETER MURPHY
18 JOHNSON AVENUE
QUINCY, MA 02169
TEL: 617-293-8813

REVISIONS

1 12/09/15	△
2 03/21/16	△
3 05/18/16	△
△	△
△	△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

LANDSCAPE SITE PLAN

DATE: 10.07.15 | SC: AS NOTED

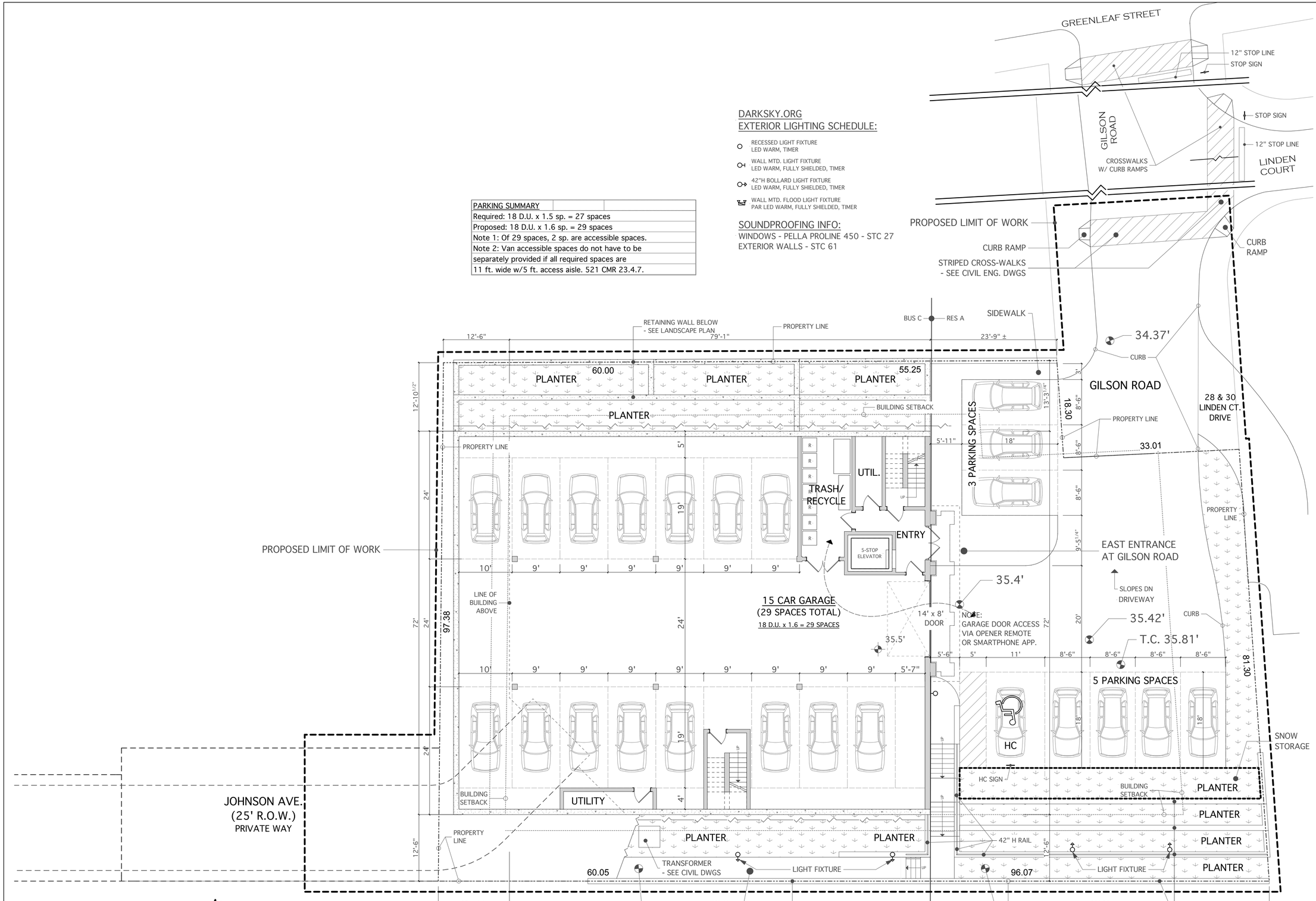
L01

PARKING SUMMARY
Required: 18 D.U. x 1.5 sp. = 27 spaces
Proposed: 18 D.U. x 1.6 sp. = 29 spaces
Note 1: Of 29 spaces, 2 sp. are accessible spaces.
Note 2: Van accessible spaces do not have to be
separately provided if all required spaces are
11 ft. wide w/5 ft. access aisle. 521 CMR 23.4.7.

DARKSKY.ORG
EXTERIOR LIGHTING SCHEDULE:

- RECESSED LIGHT FIXTURE LED WARM, TIMER
- WALL MTD. LIGHT FIXTURE LED WARM, FULLY SHIELDED, TIMER
- 42"H BOLLARD LIGHT FIXTURE LED WARM, FULLY SHIELDED, TIMER
- WALL MTD. FLOOD LIGHT FIXTURE PAR LED WARM, FULLY SHIELDED, TIMER

SOUNDPROOFING INFO:
WINDOWS - PELLA PROLINE 450 - STC 27
EXTERIOR WALLS - STC 61



NOTES:
1.) ALL AREAS OF BUILDING TO BE SPRINKLED/ FIRE ALARMED PER CODE.
2.) ZONING DISTRICT: BUS C PARKING: 1.5 sp/DU.

SITE PLAN @ GILSON ROAD

LOT: 14,282 SF

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
TEL: 617-471-8448

LANDSCAPE ARCHITECT:
CATHERINE ORANCHAK/
LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
TEL: 781-752-8879

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95 WHITE STREET
QUINCY, MA 02169
TEL: 617-472-4867

CIVIL ENGINEER:
JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184
TEL: 781-817-6120

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

STRUCTURAL ENGINEER:
WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET
READING, MA 01867
TEL: 781-779-1330

PROPOSED 18 UNIT RESIDENTIAL BUILDING W/ 29 PARKING SPACES
32 GILSON ROAD
QUINCY, MA 02169

OWNER:
DAVID & PETER MURPHY
18 JOHNSON AVENUE
QUINCY, MA 02169
TEL: 617-293-8813

REVISIONS

1	06/07/16	△
2	06/08/16	△
△		△
△		△
△		△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE
ARCHITECTURAL SITE PLAN @ GILSON ROAD

DATE: 05/18/16 | SC: 1/8" = 1'-0"

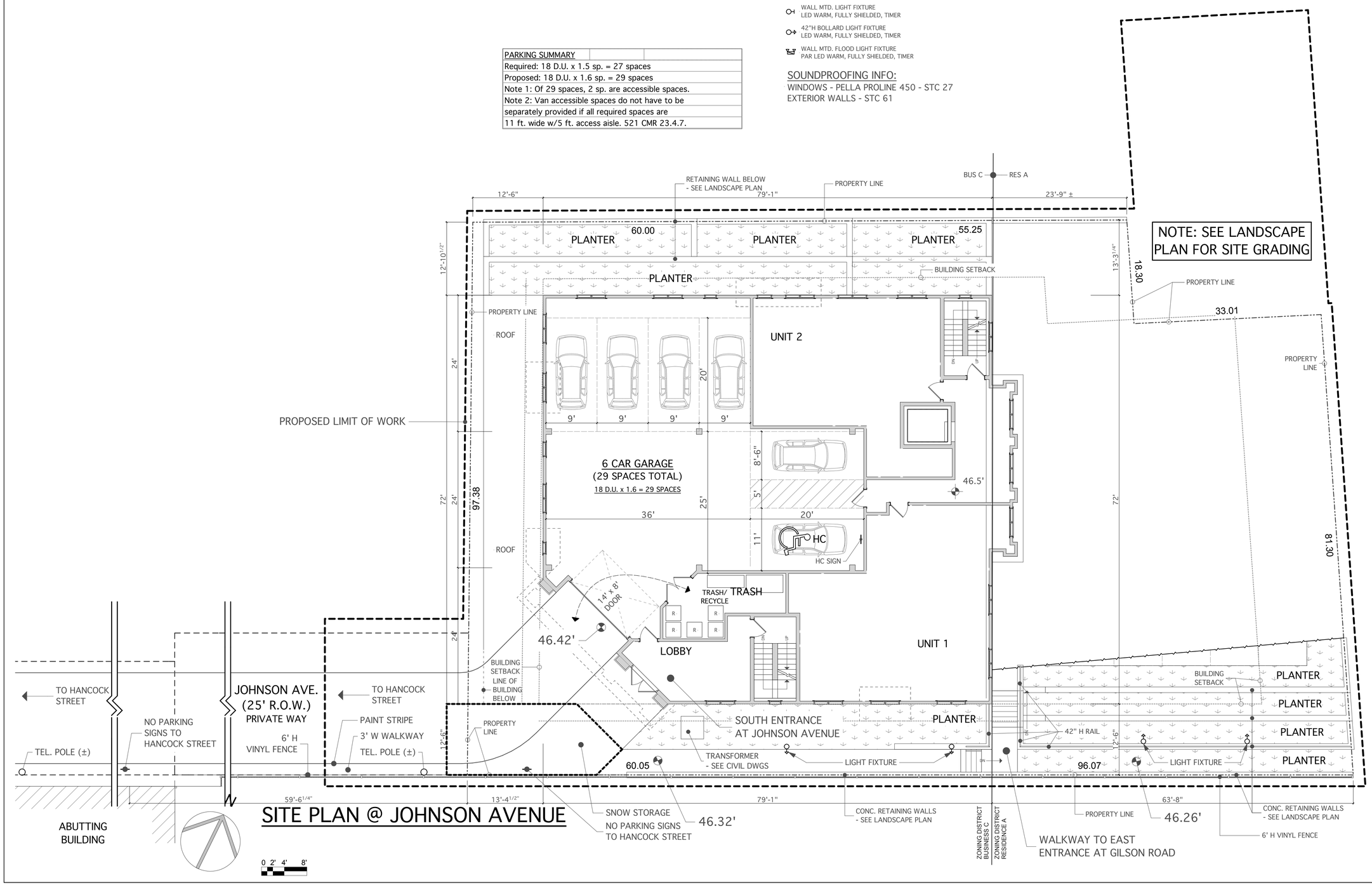
X01

DARKSKY.ORG
EXTERIOR LIGHTING SCHEDULE:

- RECESSED LIGHT FIXTURE
  LED WARM, TIMER
- WALL MTD. LIGHT FIXTURE
  LED WARM, FULLY SHIELDED, TIMER
- 42"H BOLLARD LIGHT FIXTURE
  LED WARM, FULLY SHIELDED, TIMER
- WALL MTD. FLOOD LIGHT FIXTURE
  PAR LED WARM, FULLY SHIELDED, TIMER

SOUNDPROOFING INFO:
WINDOWS - PELLA PROLINE 450 - STC 27
EXTERIOR WALLS - STC 61

PARKING SUMMARY
Required: 18 D.U. x 1.5 sp. = 27 spaces
Proposed: 18 D.U. x 1.6 sp. = 29 spaces
Note 1: Of 29 spaces, 2 sp. are accessible spaces.
Note 2: Van accessible spaces do not have to be
separately provided if all required spaces are
11 ft. wide w/5 ft. access aisle. 521 CMR 23.4.7.



SITE PLAN @ JOHNSON AVENUE

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
TEL: 617-471-8448

LANDSCAPE ARCHITECT:
CATHERINE ORANCHAK/
LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
TEL: 781-752-8879

LAND SURVEYOR:
NEPONSET VALLEY SURVEY
ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169
TEL: 617-472-4867

CIVIL ENGINEER:
JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184
TEL: 781-817-6120

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

STRUCTURAL ENGINEER:
WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET
READING, MA 01867
TEL: 781-779-1330

PROPOSED 18 UNIT RESIDENTIAL
BUILDING W/ 29 PARKING SPACES
32 GILSON ROAD
QUINCY, MA 02169

OWNER:
DAVID & PETER MURPHY
18 JOHNSON AVENUE
QUINCY, MA 02169
TEL: 617-293-8813

REVISIONS

1 06/07/16	△
2 06/08/16	△
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△	△

Tim Johnson Architect, LLC

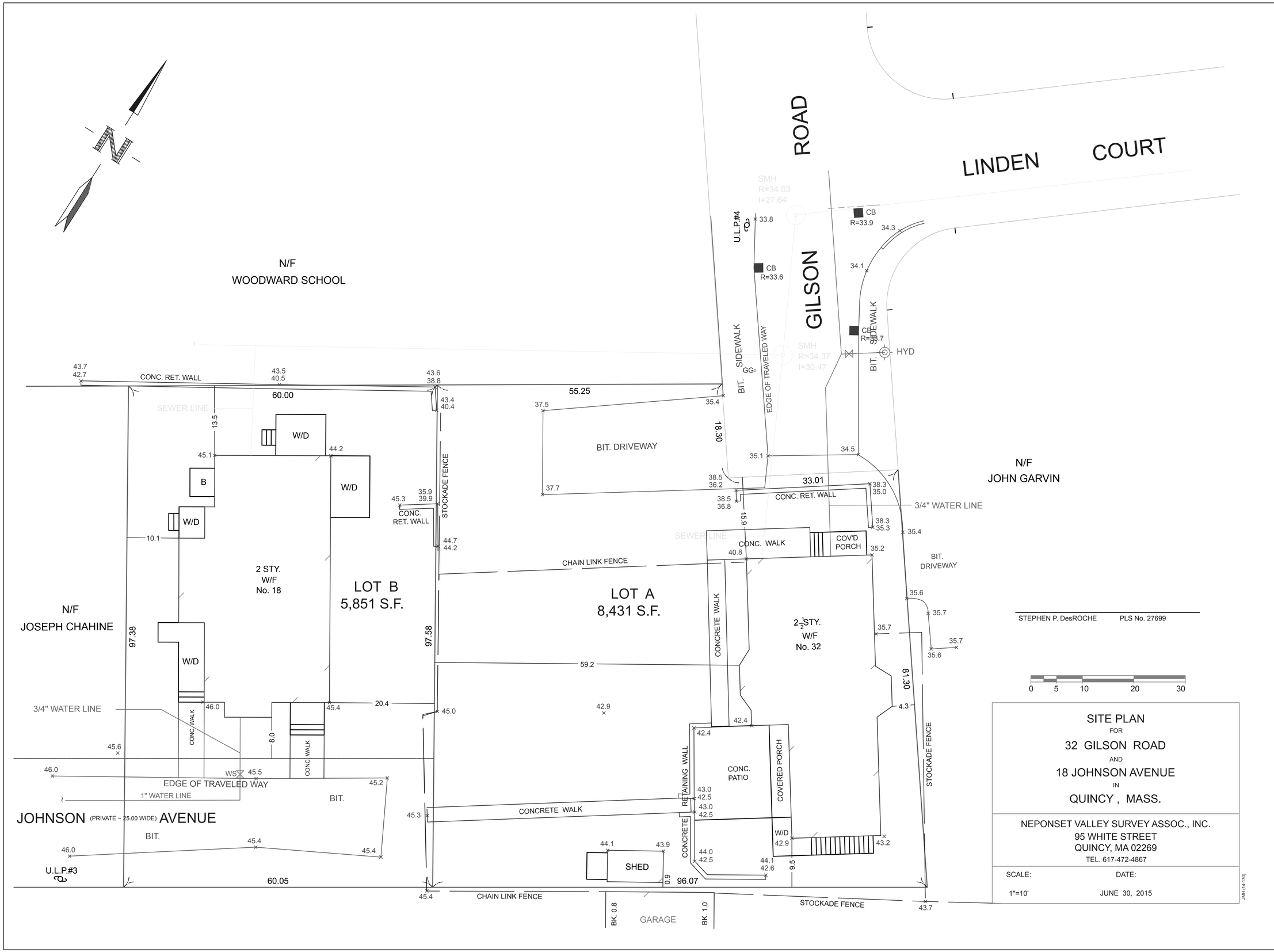
TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE
ARCHITECTURAL SITE PLAN @ JOHNSON AVENUE

DATE: 05/18/16 | SC: 1/8" = 1'-0"

X02



SITE PLAN
FOR
32 GILSON ROAD
AND
18 JOHNSON AVENUE
IN
QUINCY , MASS.

NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02269
TEL. 617-472-4867

SCALE: 1"=10'
DATE: JUNE 30, 2015

JMH (14-170)

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
TEL: 617-471-8448

LAND SURVEYOR:
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REVISIONS

1	06/07/16	
2	06/08/16	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE
EXISTING CONDITIONS SITE PLAN

DATE: 05/18/16
SC: 1/8" = 1'-0"

X03

32-1

32-1A

32-1B

32-2

32-2A

32-3

32-4

32-4A

32-5

PHOTO DESCRIPTIONS:

32-1	VIEW OF SITE FROM GILSON ROAD
32-1A	VIEW OF SITE FROM GILSON ROAD
32-1B	VIEW NORTH FROM SITE TOWARD GILSON ROAD & LINDEN COURT
32-2	VIEW OF SITE FROM JOHNSON AVENUE
32-2A	VIEW OF SITE FROM JOHNSON AVENUE
32-3	VIEW WEST FROM SITE TOWARD HANCOCK STREET
32-4	VIEW TOWARD GILSON ROAD AND LINDEN COURT FROM PARKING LOT
32-4A	VIEW OF SITE FROM PARKING LOT
32-5	VIEW SOUTH FROM SITE
32-5A	VIEW SOUTH FROM SITE

32-5A

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
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△		△	
△		△	
△		△	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

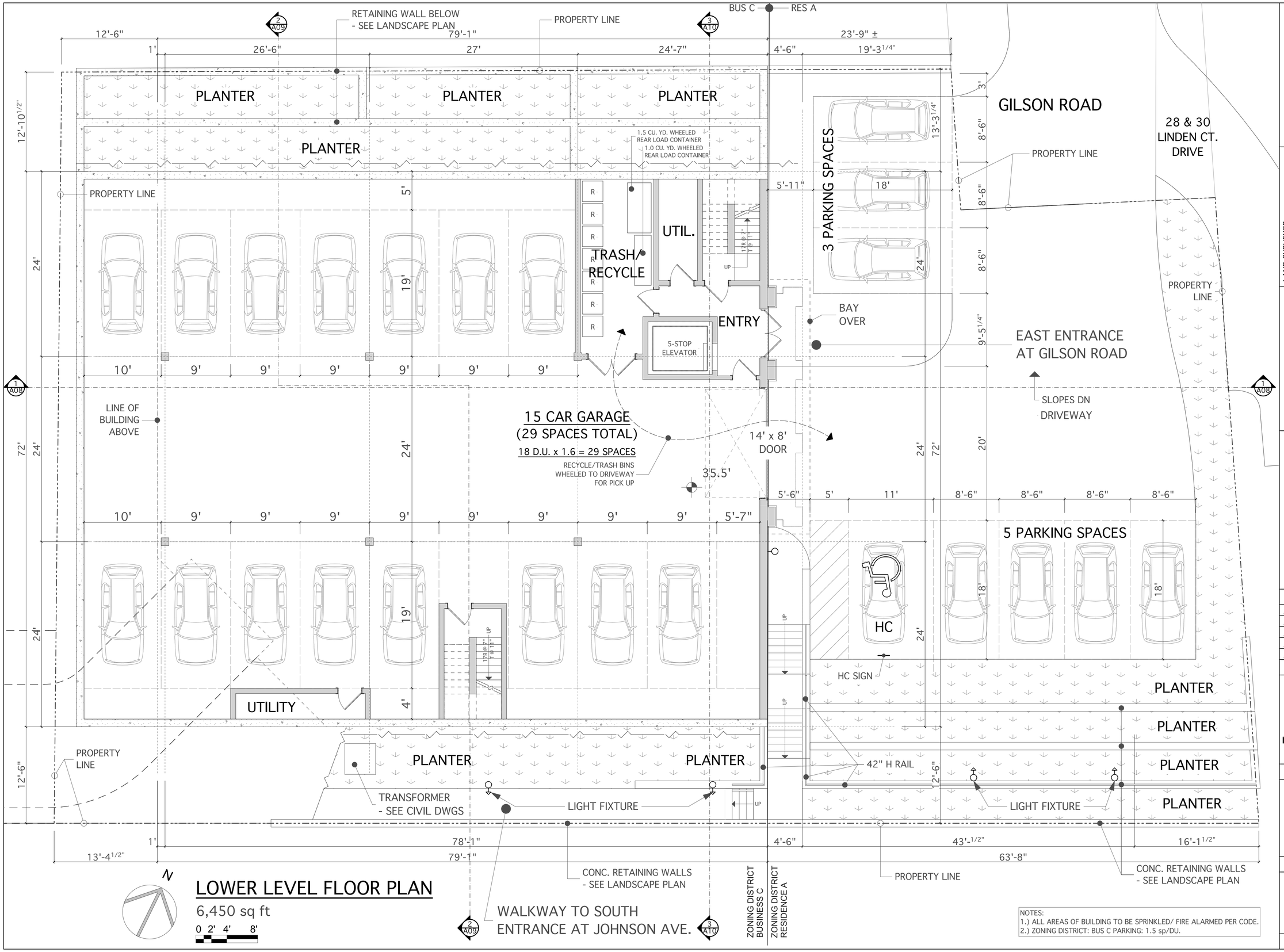
PRELIMINARY DWG. SET

DRAWING TITLE

SITE PHOTOS

DATE: 05/18/16 | SC: N. T. S.

X04



LOWER LEVEL FLOOR PLAN

6,450 sq ft

NOTES:
1.) ALL AREAS OF BUILDING TO BE SPRINKLED/ FIRE ALARMED PER CODE.
2.) ZONING DISTRICT: BUS C PARKING: 1.5 sp/DU.

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
TEL: 617-471-8448

LANDSCAPE ARCHITECT:
CATHERINE ORANCHAK/
LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
TEL: 781-752-8879

LAND SURVEYOR:
NEPONSET VALLEY SURVEY
ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169
TEL: 617-472-4867

CIVIL ENGINEER:
JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184
TEL: 781-817-6120

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

STRUCTURAL ENGINEER:
WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET
READING, MA 01867
TEL: 781-779-1330

PROPOSED 18 UNIT RESIDENTIAL
BUILDING W/ 29 PARKING SPACES
32 GILSON ROAD
QUINCY, MA 02169

OWNER:
DAVID & PETER MURPHY
18 JOHNSON AVENUE
QUINCY, MA 02169
TEL: 617-293-8813

REVISIONS

1	06/07/16	
2	06/08/16	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

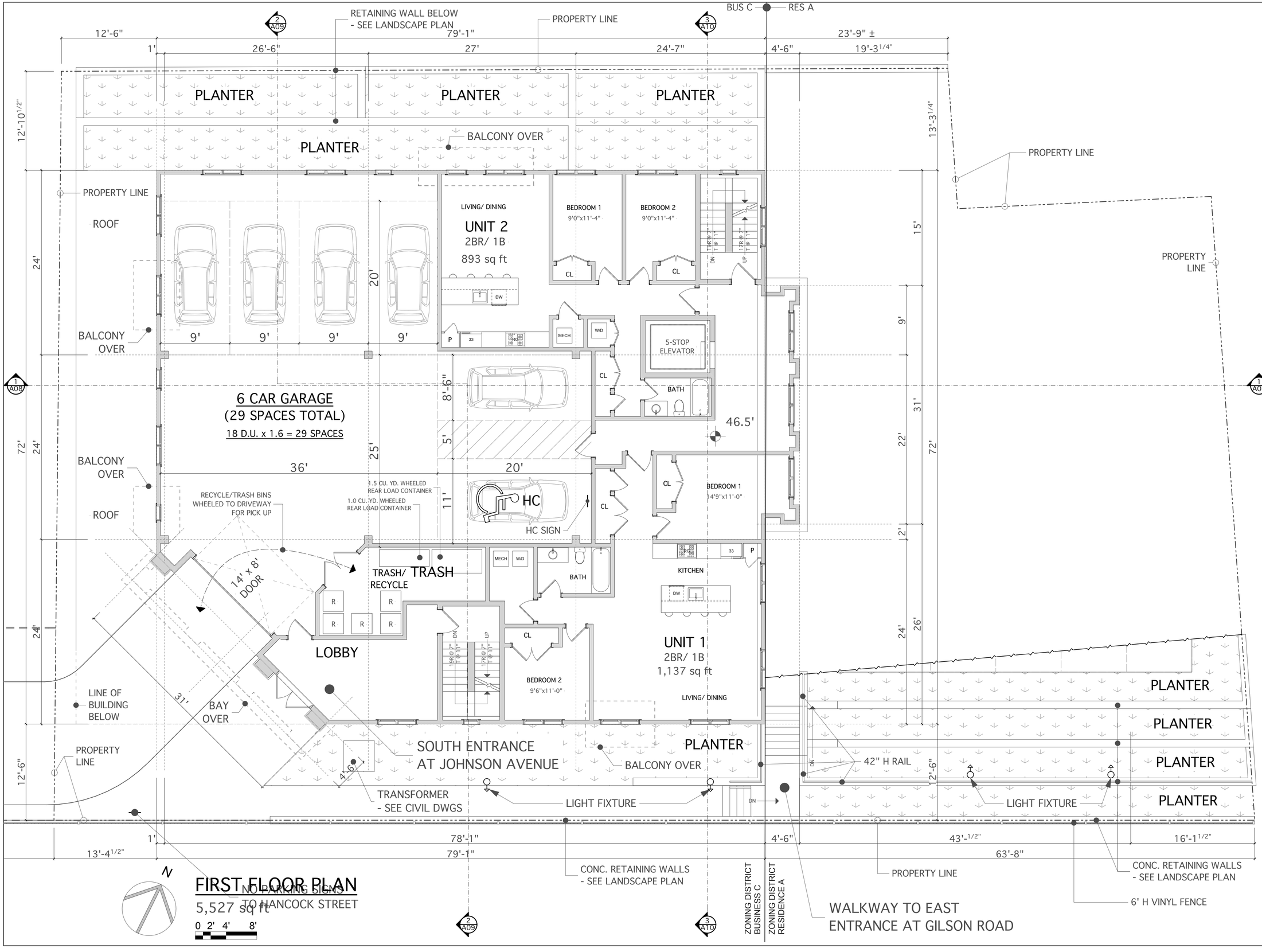
PRELIMINARY DWG. SET

DRAWING TITLE

LOWER LEVEL FLOOR PLAN

DATE: 05/18/16 | SC: 3/16" = 1'-0"

A01



FIRST FLOOR PLAN

5,527 sq ft

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
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CATHERINE ORANCHAK/
LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

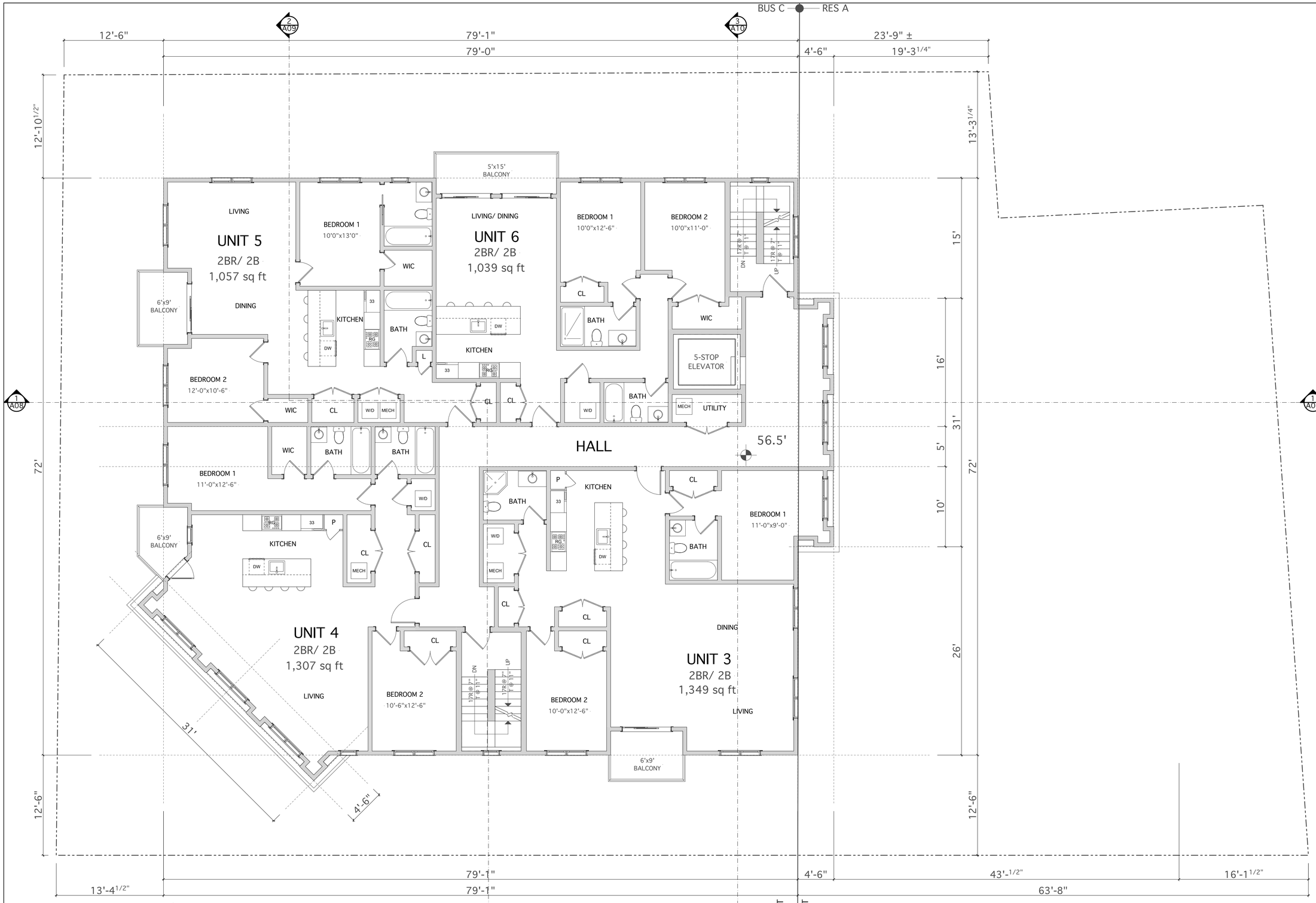
PRELIMINARY DWG. SET

DRAWING TITLE

FIRST FLOOR PLAN

DATE: 05/18/16 | SC: 3/16" = 1'-0"

A02



SECOND FLOOR PLAN

5,585 sq ft

0 2' 4' 8'

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
TEL: 617-471-8448

LANDSCAPE ARCHITECT:
CATHERINE ORANCHAK/
LANDSCAPE ARCHITECT
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Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

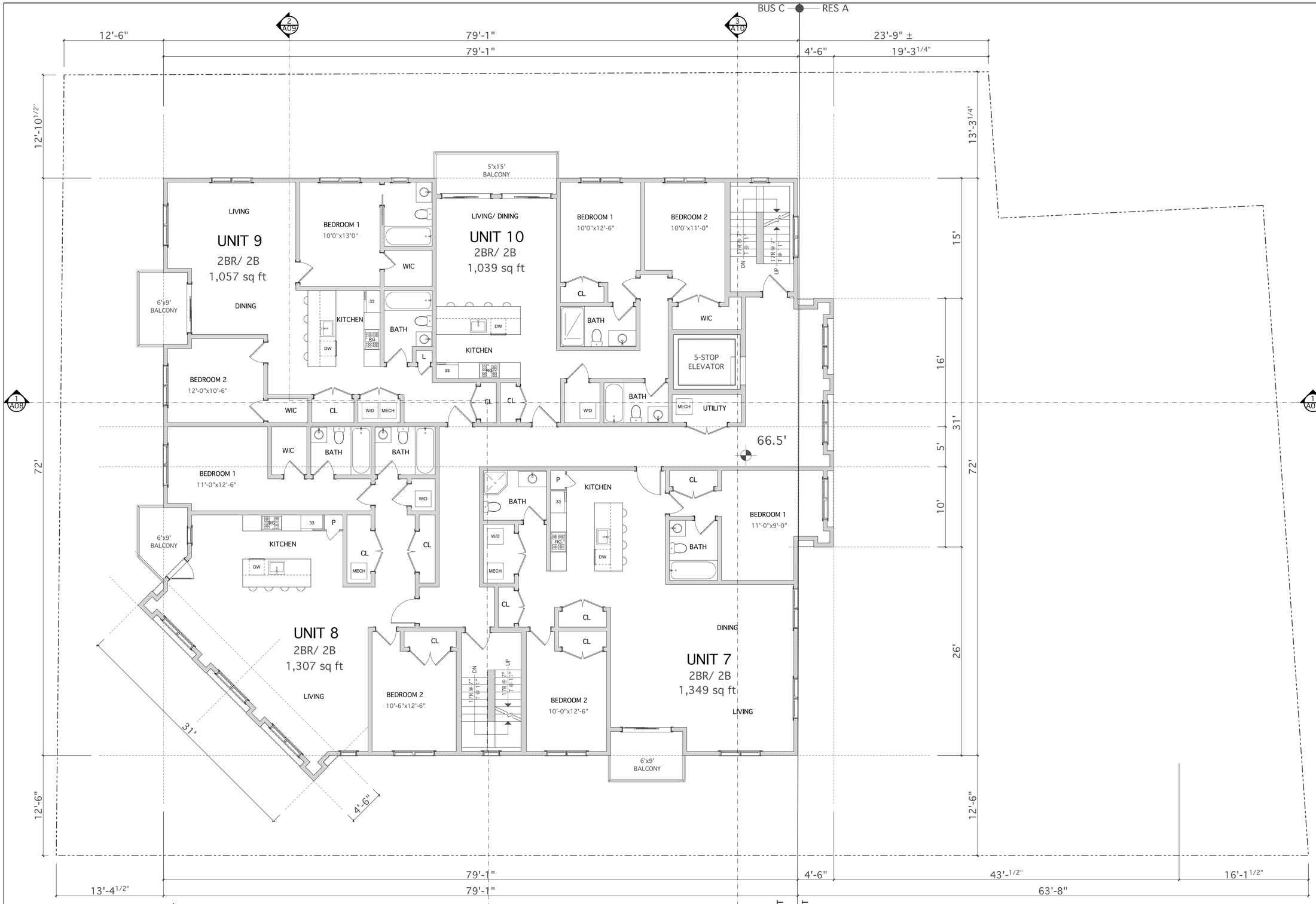
PRELIMINARY DWG. SET

DRAWING TITLE

SECOND FLOOR PLAN

DATE: 05/18/16 | SC: 3/16" = 1'-0"

A03



THIRD FLOOR PLAN

5,585 sq ft

0 2' 4' 8'

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
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CATHERINE ORANCHAK/
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TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

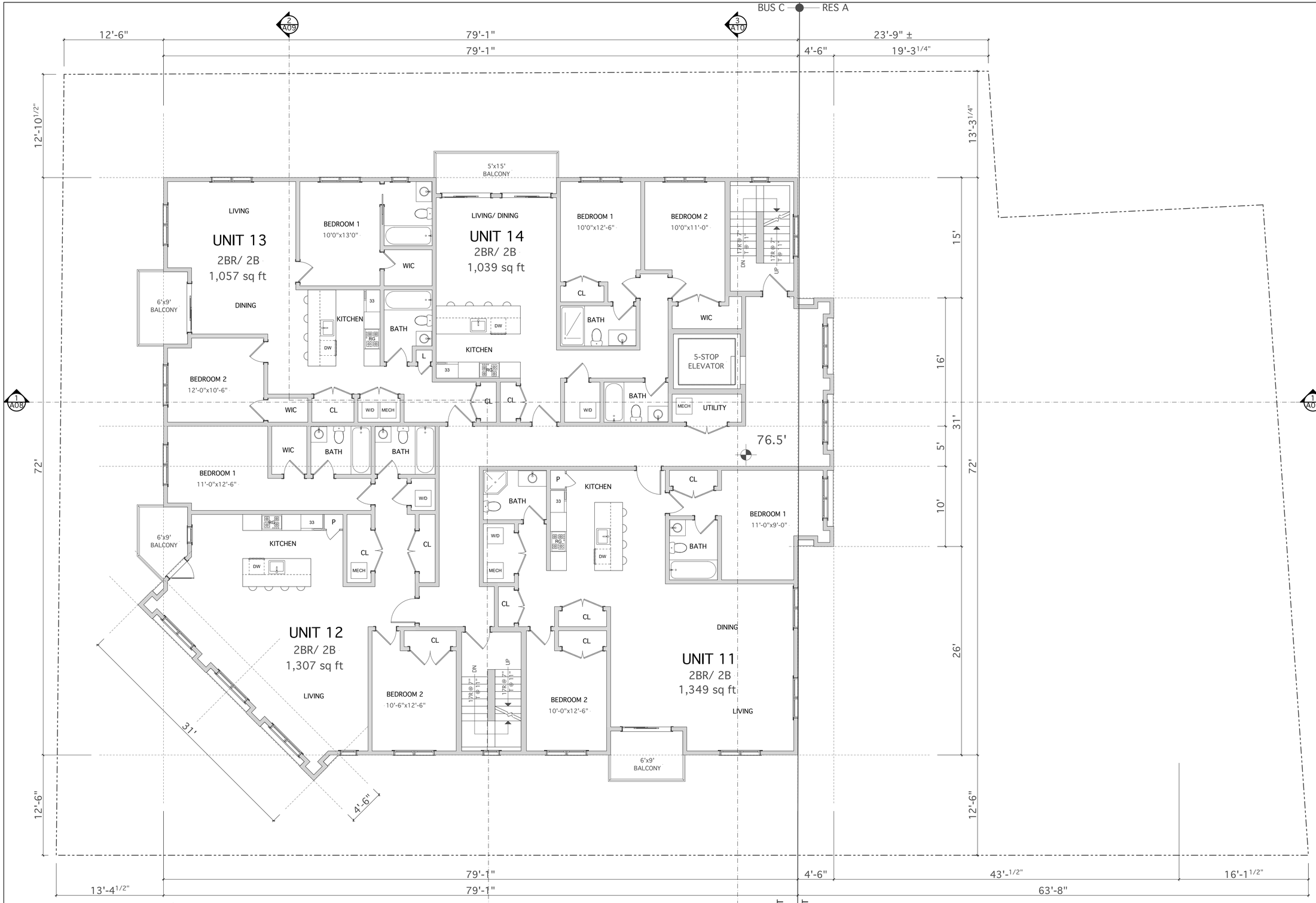
DRAWING TITLE

THIRD FLOOR PLAN

DATE: 05/18/16

SC: 3/16" = 1'-0"

A04



FOURTH FLOOR PLAN

5,585 sq ft

0 2' 4' 8'

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
TEL: 617-471-8448

LANDSCAPE ARCHITECT:
CATHERINE ORANCHAK/
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122 SUNSET ROAD
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REVISIONS

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2	06/08/16	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

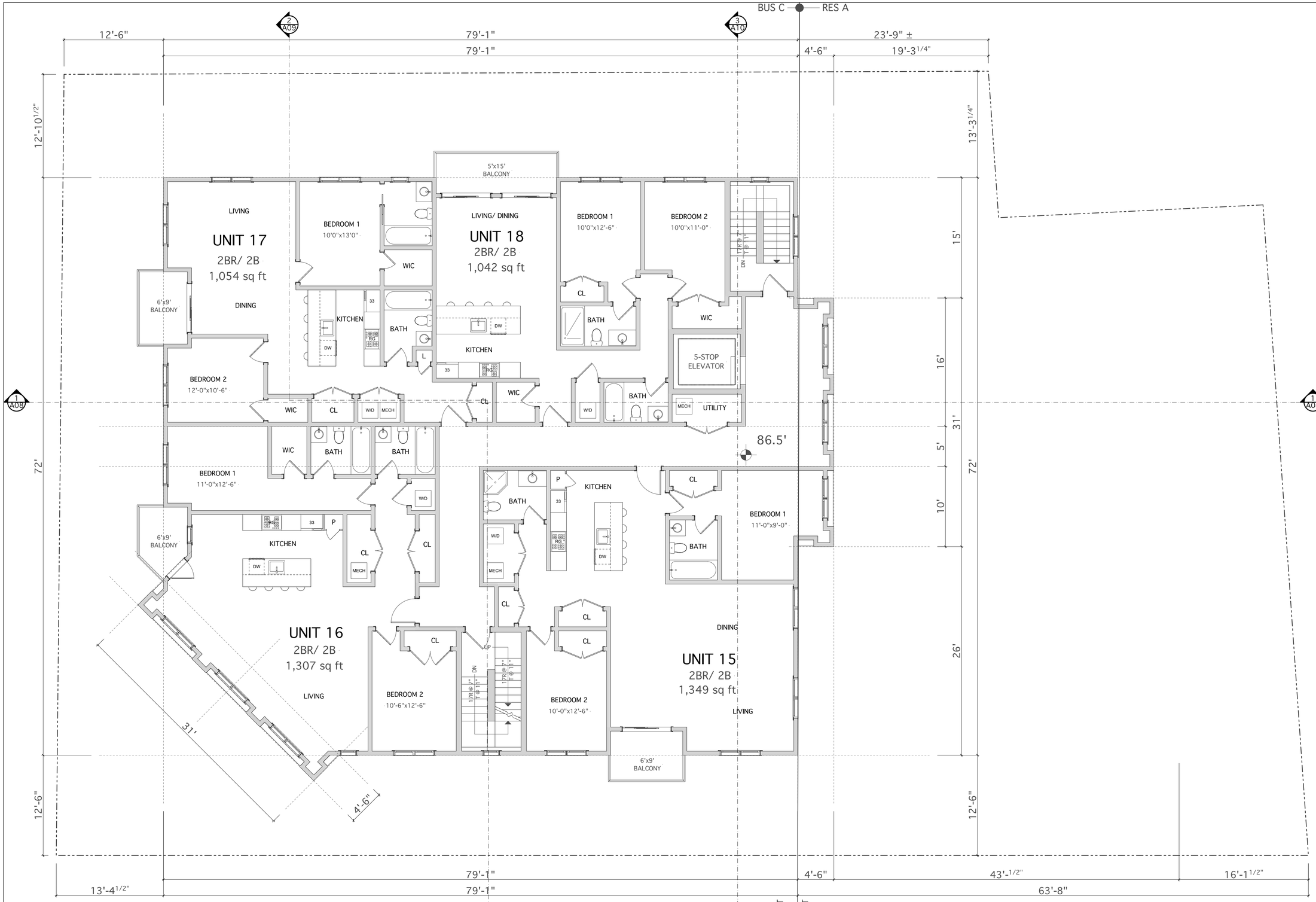
PRELIMINARY DWG. SET

DRAWING TITLE

FOURTH FLOOR PLAN

DATE: 05/18/16 | SC: 3/16" = 1'-0"

A05



N

FIFTH FLOOR PLAN

5,585 sq ft

0 2' 4' 8'

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
TEL: 617-471-8448

LANDSCAPE ARCHITECT:
CATHERINE ORANCHAK/
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122 SUNSET ROAD
ARLINGTON, MA 02474
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REVISIONS

1	06/07/16	
2	06/08/16	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

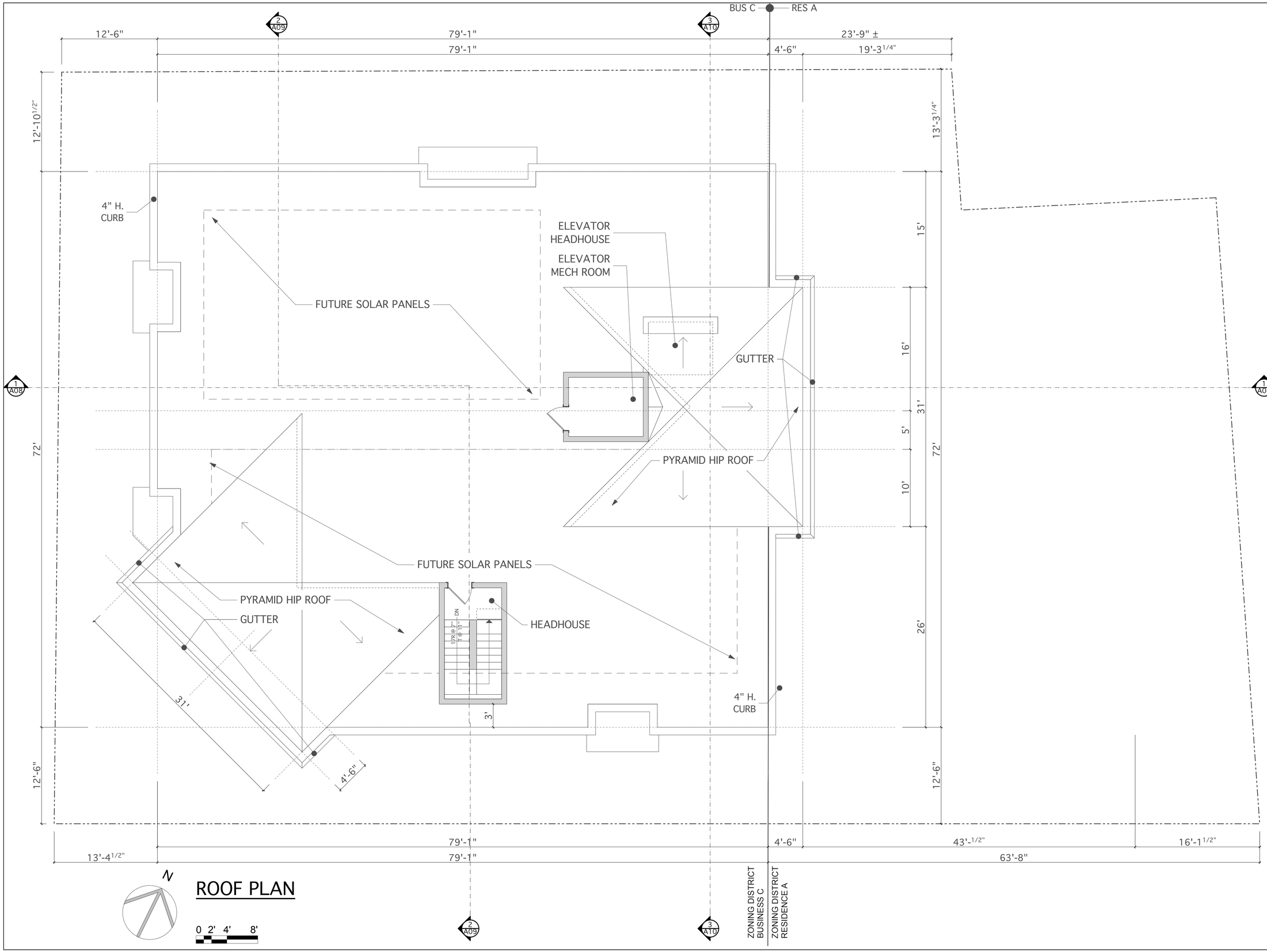
DRAWING TITLE

FIFTH FLOOR PLAN

DATE: 05/18/16

SC: 3/16" = 1'-0"

A06



ROOF PLAN

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
TEL: 617-471-8448

LANDSCAPE ARCHITECT:
CATHERINE ORANCHAK/
LANDSCAPE ARCHITECT
122 SUNSET ROAD
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REVISIONS

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2	06/08/16	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

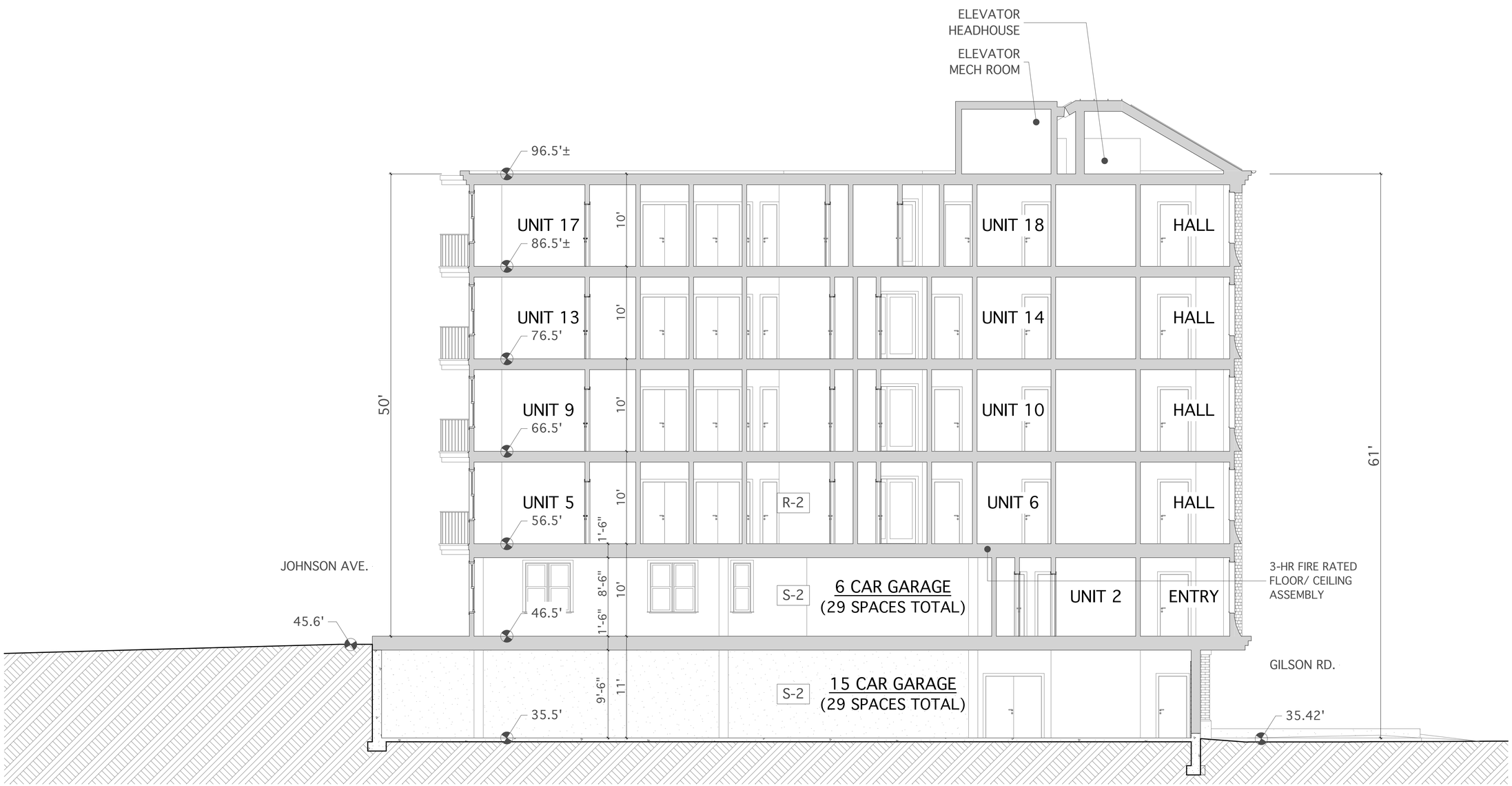
PRELIMINARY DWG. SET

DRAWING TITLE

ROOF PLAN

DATE: 05/18/16 | SC: 3/16" = 1'-0"

A07



1-1 BUILDING SECTION

0 2' 4' 8'

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
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REVISIONS

1	06/07/16	
2	06/08/16	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

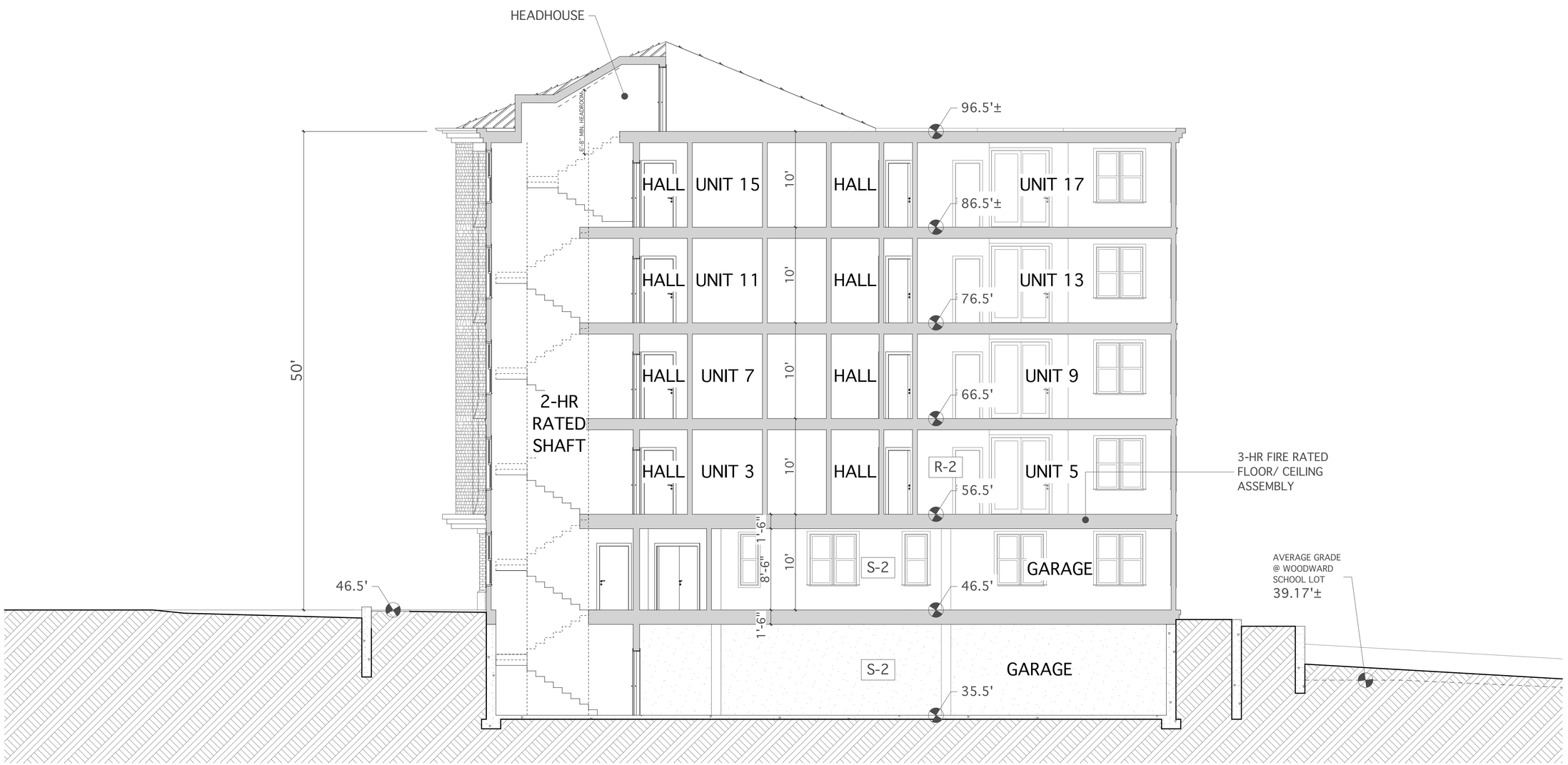
PRELIMINARY DWG. SET

DRAWING TITLE

1-1 BUILDING SECTION

DATE: 05/18/16 | SC: 3/16" = 1'-0"

A08



2-2 BUILDING SECTION

0 2' 4' 8'

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
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REVISIONS

1 06/07/16	△
2 06/08/16	△
△	△
△	△
△	△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

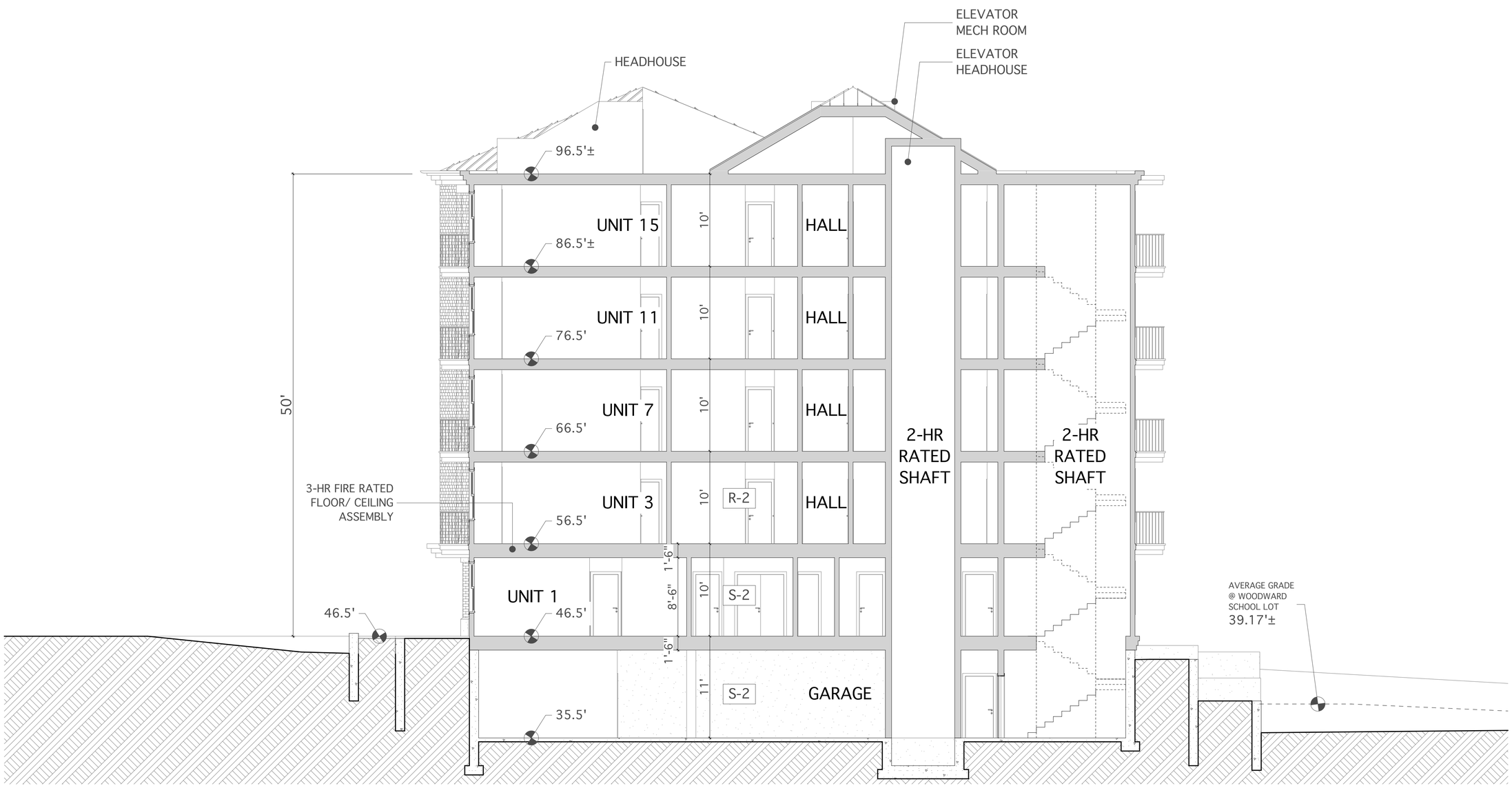
PRELIMINARY DWG. SET

DRAWING TITLE

2-2 BUILDING SECTION

DATE: 05/18/16 | SC: 3/16" = 1'-0"

A09



3-3 BUILDING SECTION

0 2' 4' 8'

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
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REVISIONS

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2	06/08/16	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

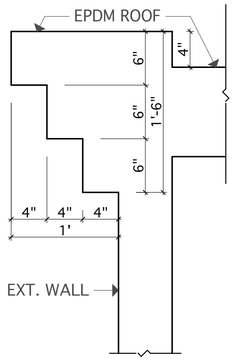
PRELIMINARY DWG. SET

DRAWING TITLE

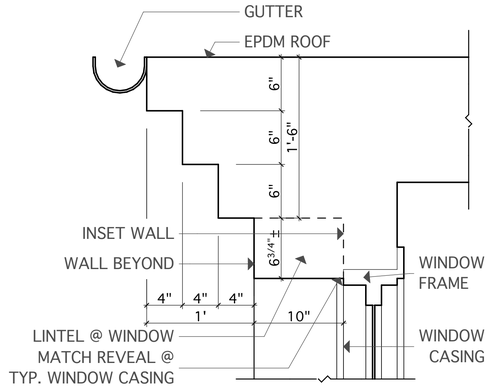
3-3 BUILDING SECTION

DATE: 05/18/16 | SC: 3/16" = 1'-0"

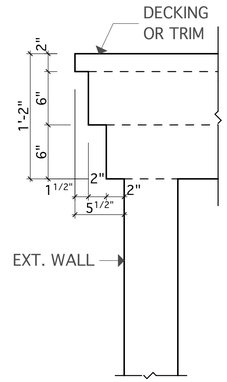
A10



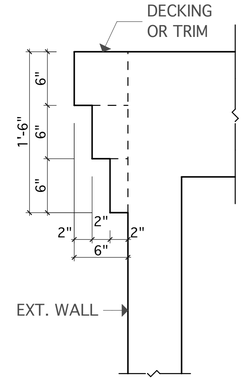
A MAIN CORNICE DETAIL
SCALE: 1 1/2"= 1'-0"



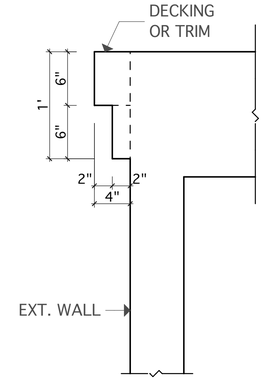
C FRONT BAY CORNICE DETAIL
SCALE: 1 1/2"= 1'-0"



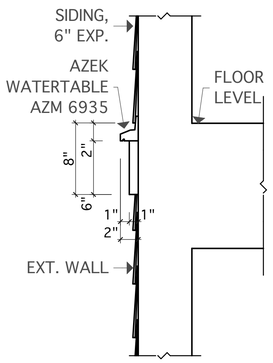
D DECK FASCIA DETAIL
SCALE: 1 1/2"= 1'-0"



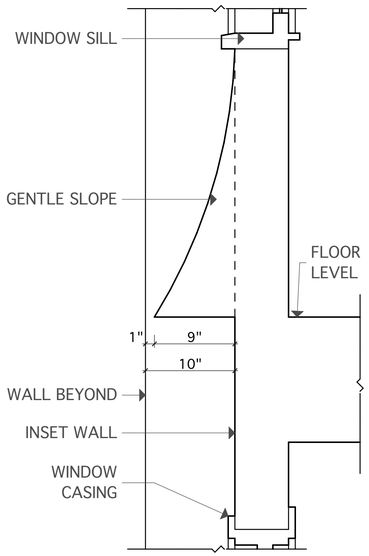
E 18" BAND DETAIL
SCALE: 1 1/2"= 1'-0"



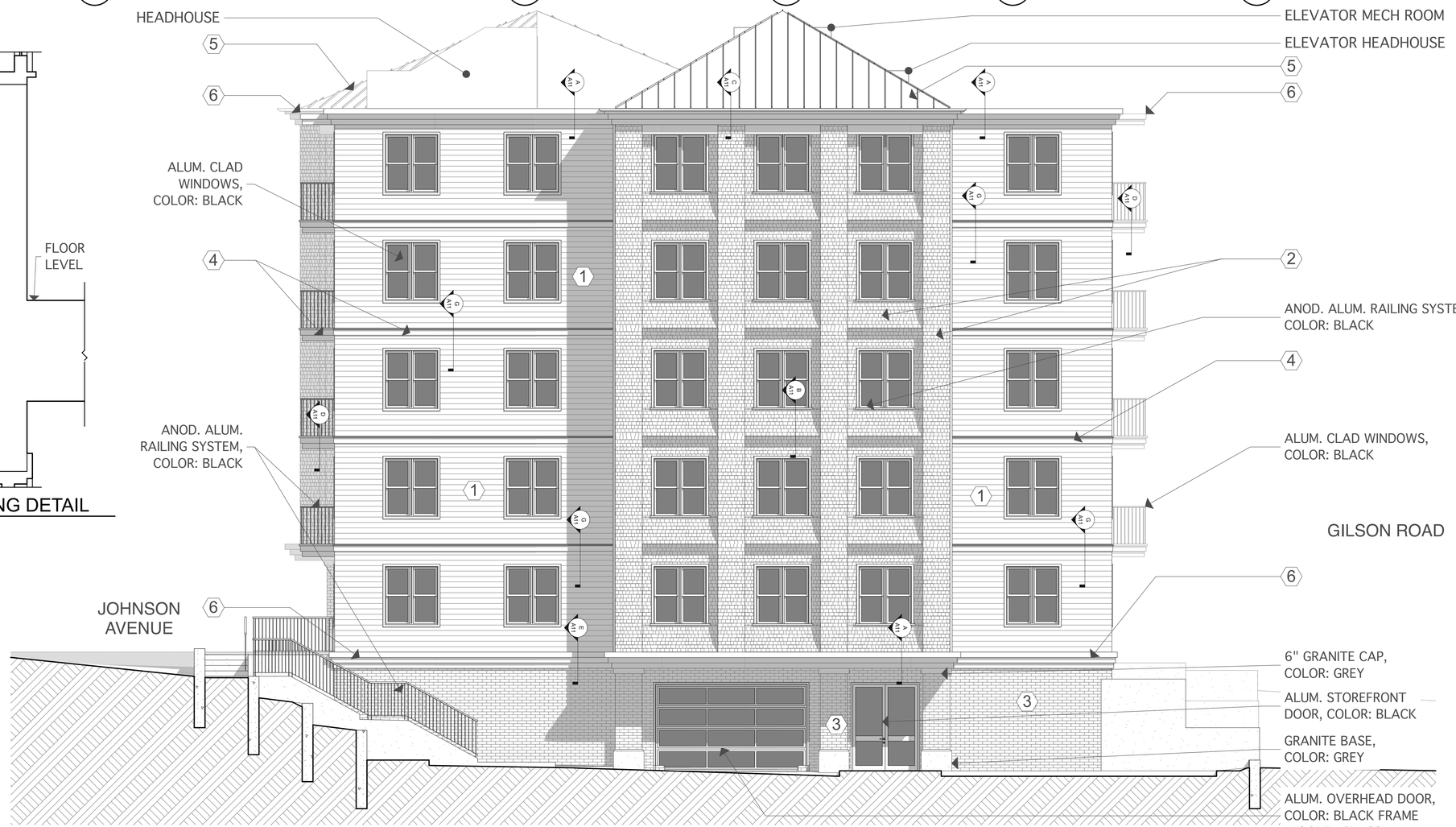
F 12" BAND DETAIL
SCALE: 1 1/2"= 1'-0"



G WATERTABLE MOLDING
SCALE: 1 1/2"= 1'-0"



B FRONT BAY SIDING DETAIL
SCALE: 1 1/2"= 1'-0"



EAST (FRONT) ELEVATION

0 2' 4' 8'

FINISHES

1. ALLURA FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: STERLING GREY
2. FIBER CEMENT SHINGLES, 4" EXPOSURE, COLOR: BENJAMIN MOORE PLUM RAISIN, 2082-20
3. BRICK VENEER, COLOR: MEDIUM GREY
4. FIBER CEMENT BOARD TRIM, COLOR: BENJAMIN MOORE PLUM RAISIN, 2082-20
5. STANDING SEAM METAL ROOF, COLOR: ANTIQUE PATINA BY COSTAL META
6. ALUMINIUM CLAD CORNICE. COLOR: BENJAMIN MOORE PLUM RAISIN, 20:

ATTORNEY:
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ARLINGTON, MA 02474
TEL: 781-752-8879

LAND SURVEYOR:
NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169
TEL: 617-472-4867

CIVIL ENGINEER:
JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184
TEL: 781-817-6120

PROJECT ARCHITECT:
TIM JOHNSON ARCHITECT, LLC
190 OLD COLONY AVENUE
BOSTON, MA 02127
TEL: 617-464-4363

STRUCTURAL ENGINEER:
WEBB STRUCTURAL SERVICES, INC.
670 MAIN STREET
READING, MA 01867
TEL: 781-779-1330

PROPOSED 18 UNIT RESIDENTIAL BUILDING W/ 29 PARKING SPACES
32 GILSON ROAD
QUINCY, MA 02169

OWNER:
DAVID & PETER MURPHY
18 JOHNSON AVENUE
QUINCY, MA 02169
TEL: 617-293-8813

REVISIONS

1	06/07/16	
2	06/08/16	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

EAST ELEVATION

DATE: 05/18/16 | SC: 3/16" = 1'-0"

A11

WEST ELEVATION

0 2' 4' 8'

FINISHES

1. ALLURA FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: STERLING GREY
2. FIBER CEMENT SHINGLES, 4" EXPOSURE, COLOR: BENJAMIN MOORE PLUM RAISIN, 2082-20
3. BRICK VENEER, COLOR: MEDIUM GREY
4. FIBER CEMENT BOARD TRIM, COLOR: BENJAMIN MOORE PLUM RAISIN, 2082-20
5. STANDING SEAM METAL ROOF, COLOR: ANTIQUE PATINA BY COSTAL METAL SERVICE
6. ALUMINIUM CLAD CORNICE. COLOR: BENJAMIN MOORE PLUM RAISIN, 2082-20

ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
TEL: 617-471-8448

LAND SURVEYOR:
NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169
TEL: 617-472-4867

LANDSCAPE ARCHITECT:
CATHERINE ORANCHAK/
LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
TEL: 781-752-8879

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REVISIONS

1	06/07/16	
2	06/08/16	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

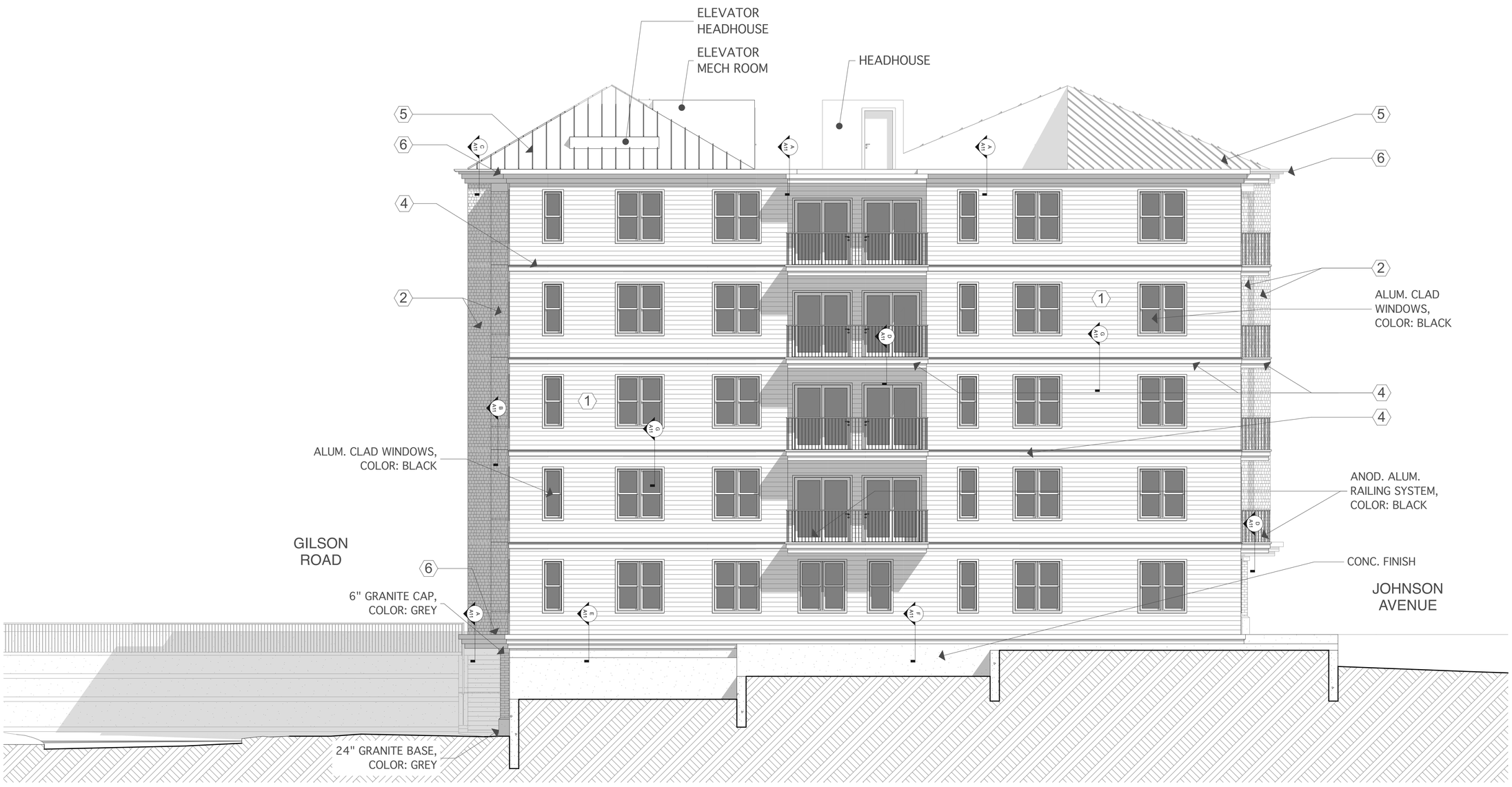
DRAWING TITLE

WEST ELEVATION

DATE: 05/18/16

SC: 3/16" = 1'-0"

A12



NORTH ELEVATION

0 2' 4' 8'

FINISHES

1. ALLURA FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: STERLING GREY
2. FIBER CEMENT SHINGLES, 4" EXPOSURE, COLOR: BENJAMIN MOORE PLUM RAISIN, 2082-20
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ATTORNEY:
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ARLINGTON, MA 02474
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TEL: 781-817-6120

PROPOSED 18 UNIT RESIDENTIAL BUILDING W/ 29 PARKING SPACES
32 GILSON ROAD
QUINCY, MA 02169

STRUCTURAL ENGINEER:
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READING, MA 01867
TEL: 781-779-1330

OWNER:
DAVID & PETER MURPHY
18 JOHNSON AVENUE
QUINCY, MA 02169
TEL: 617-293-8813

REVISIONS

1	06/07/16	△
2	06/08/16	△
△		△
△		△
△		△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

NORTH ELEVATION

DATE: 05/18/16 | SC: 3/16" = 1'-0"

A13

SOUTH ELEVATION

0 2' 4' 8'

FINISHES

1. ALLURA FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: STERLING GREY
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3. BRICK VENEER, COLOR: MEDIUM GREY
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ATTORNEY:
CHRISTOPHER N. CARROLL, ESQ.
26 SYCAMORE ROAD
NO. QUINCY, MA 02171-1362
TEL: 617-471-8448

LAND SURVEYOR:
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ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02169
TEL: 617-472-4867

LANDSCAPE ARCHITECT:
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LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
TEL: 781-752-8879

PROJECT ARCHITECT:
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BOSTON, MA 02127
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BRAINTREE, MA 02184
TEL: 781-817-6120

PROPOSED 18 UNIT RESIDENTIAL
BUILDING W/ 29 PARKING SPACES
32 GILSON ROAD
QUINCY, MA 02169

STRUCTURAL ENGINEER:
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TEL: 781-779-1330

OWNER:
DAVID & PETER MURPHY
18 JOHNSON AVENUE
QUINCY, MA 02169
TEL: 617-293-8813

REVISIONS

1	06/07/16	
2	06/08/16	

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

PRELIMINARY DWG. SET

DRAWING TITLE

SOUTH ELEVATION

DATE: 05/18/16

SC: 3/16" = 1'-0"

A14

SOUTHWEST (FRONT) ELEVATION

0 2' 4' 8'

FINISHES

1. ALLURA FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: STERLING GREY
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PROPOSED 18 UNIT RESIDENTIAL BUILDING W/ 29 PARKING SPACES
32 GILSON ROAD
QUINCY, MA 02169

OWNER:
DAVID & PETER MURPHY
18 JOHNSON AVENUE
QUINCY, MA 02169
TEL: 617-293-8813

PROJECT ARCHITECT:
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STRUCTURAL ENGINEER:
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LANDSCAPE ARCHITECT
122 SUNSET ROAD
ARLINGTON, MA 02474
TEL: 781-752-8879

REVISIONS

1 06/07/16	△
2 06/08/16	△
△	△
△	△
△	△

Tim Johnson Architect, LLC

TIM JOHNSON ARCHITECT, LLC

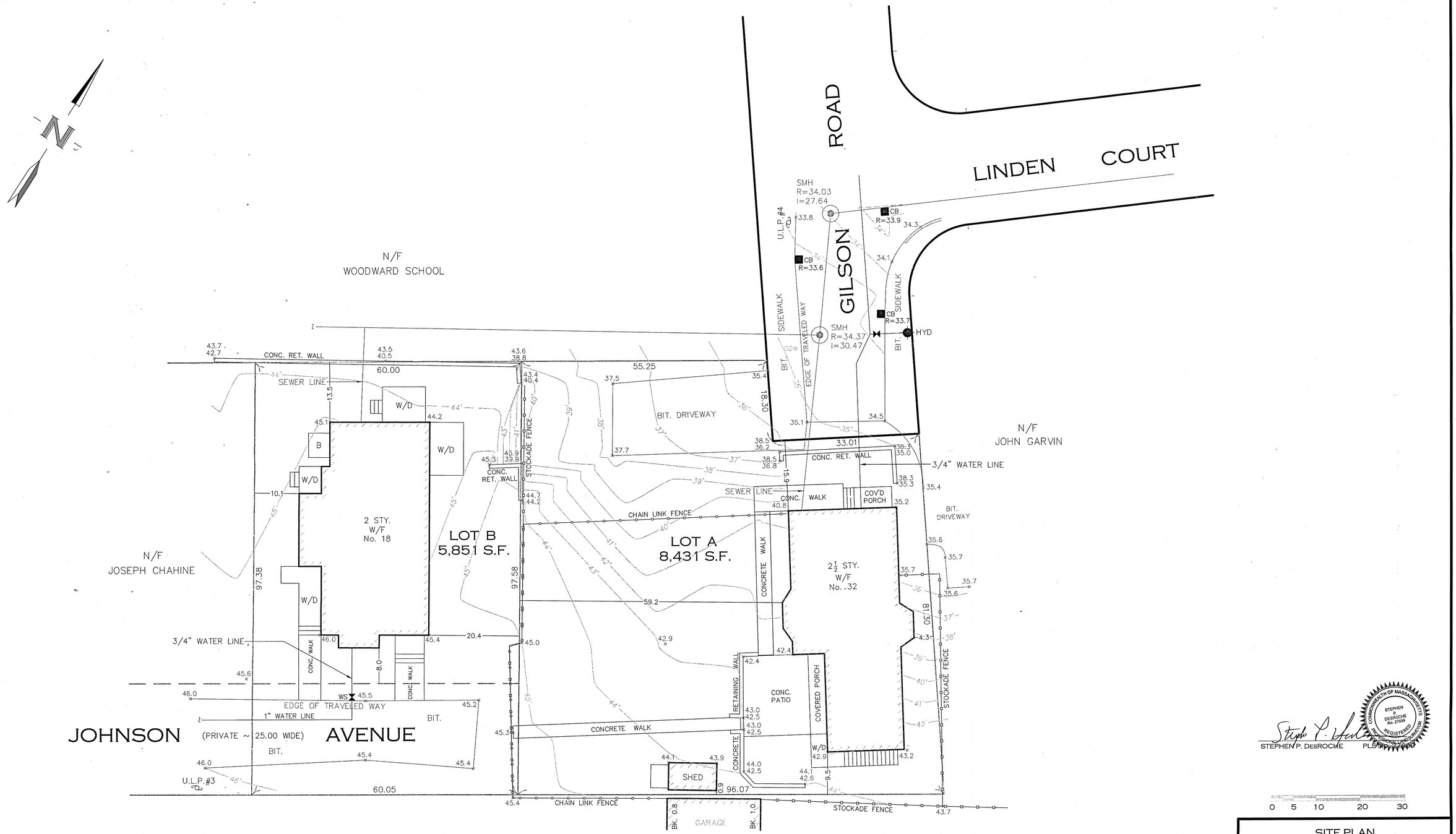
PRELIMINARY DWG. SET

DRAWING TITLE

SOUTHWEST (FRONT) ELEVATION

DATE: 05/18/16 | SC: 3/16" = 1'-0"

A15



STEPHEN P. DESROCHE PLS

0 5 10 20 30

SITE PLAN
FOR
32 GILSON ROAD
AND
18 JOHNSON AVENUE
IN
QUINCY, MASS.

NEPONSET VALLEY SURVEY ASSOC., INC.
95 WHITE STREET
QUINCY, MA 02269
TEL. 617-472-4867

SCALE:	DATE:
1"=10'	~~JUNE 30, 2015~~ JANUARY 27, 2016

SITE PREPARATION & EROSION CONTROL NOTES

1. CONTRACTOR SHALL CLEAR THE PERIMETER OF THE CONSTRUCTION AREA AND PLACE EROSION CONTROL MEASURES PRIOR TO COMMENCING WORK. EROSION CONTROL DEVICES TO BE MAINTAINED BY THE CONTRACTOR UNTIL GROUND COVER HAS BEEN ESTABLISHED. CRUSHED STONE STABILIZATION PAD TO BE PLACED AT THE CONSTRUCTION ENTRANCE. IF BUILDING AND SITE WORK TO BE PHASED, CLEARING LIMITS SHOULD NOT EXCEED AREA NECESSARY TO CONSTRUCT EACH PHASE OF CONSTRUCTION.

2. AS EARTHWORK IS IN PROGRESS EROSION CONTROL DEVICES SHALL BE INSTALLED AS SLOPES ARE DISTURBED OR CREATED. SLOPES SHALL BE STABILIZED AS SOON AS WORK ON THEM IS COMPLETED. SLOPES AT 3:1 OR GREATER SHALL BE TRACKED AND SEEDED. SLOPES SHALL BE SEEDED AS SOON AS POSSIBLE AFTER COMPLETION OF WORK.

3. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR IMPLEMENTED WITHIN 7 DAYS FROM THE DATE THE SOIL DISTURBANCE ACTIVITY CEASED.

4. UPON COMPLETION OF THE EARTHWORK, THE CONTRACTOR SHALL PROCEED WITH THE INSTALLATION OF ALL UNDERGROUND UTILITIES AND PLACE SILT SACKS IN NEW INLETS AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY PRIOR TO MAKING CONNECTION OR ALTERING ANY EXISTING UTILITIES.

5. DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY SILT FENCING, CHECK DAMS OR CATCH BASIN/YARD INLET PROTECTIONS WHICH BECOME CLOGGED, INOPERABLE OR DAMAGED. SILT FENCE SHALL BE INSPECTED AFTER RAINFALL EVENTS. ALL EROSION AND SILTATION CONTROLS INCLUDING SILT FENCING, CHECK DAMS, INLET PROTECTION AND DESILTATION SINKS WILL BE INSPECTED AFTER A STORM EVENT AND REQUIRED REPAIRS WILL BE MADE IMMEDIATELY.

6. CRUSHED STONE PAD SHALL BE INSTALLED AT CONSTRUCTION ENTRANCE TO PROVIDE A STABILIZED ENTRANCE POINT. (SEE DETAIL)

7. ANY SILT OR SEDIMENT ACCUMULATED IN EXISTING SWALES, STORM SEWERS, STREET AND/ OR GUTTERS SHALL BE CLEANED OUT DURING CONSTRUCTION.

GENERAL NOTES

1. TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM A PLAN PREPARED BY NEPONSET VALLEY SURVEY ASSOC., INC..

2. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.

3. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE CITY OF QUINCY. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OF ANY UTILITIES OR WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.

4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.

5. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMITS OF REGRADING AND WORK AS SHOWN ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED. CONTRACTOR SHALL ENSURE ADEQUATE ACCESS TO NEWBURY STREET RIGHT OF WAY AND ACCESS POINTS FOR ABUTTERS AT ALL TIMES DURING CONSTRUCTION.

6. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE CLEARANCE WORK.

7. THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, GRANITE CURBING, CEMENT CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.

8. FOR SITE MATERIALS, PLANTING MATERIALS AND LOAM, GROUND COVER, AND DETAILS SEE LANDSCAPE ARCHITECT'S DRAWINGS AND SPECIFICATIONS.

9. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE CITY OF QUINCY.

10. ELEVATIONS REFER TO CITY OF QUINCY DATUM.

11. GAS, TELEPHONE, ELECTRIC, AND CABLE SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC AND PLUMBING CONSULTANTS. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND DESIGN OF NEW UTILITIES WITH ELECTRIC, CABLE TELEVISION AND TELECOMMUNICATION UTILITIES.

12. UTILITY STRUCTURES TO BE ABANDONED SHALL BE REMOVED TO A DEPTH OF NO LESS THAN 3 FEET BELOW FINISHED GRADE, THE BOTTOMS OF THE STRUCTURES SHALL BE BROKEN AND THE STRUCTURES SHALL BE BACKFILLED WITH GRAVEL BORROW AND COMPACTED.

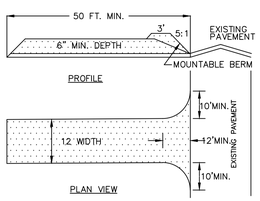
13. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED OR REMOVED & DISPOSED.

14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR THE GAS LINE INSTALLATION.

15. ALL GRATES IN WALKWAYS SHALL BE ADA COMPLIANT.

LEGEND

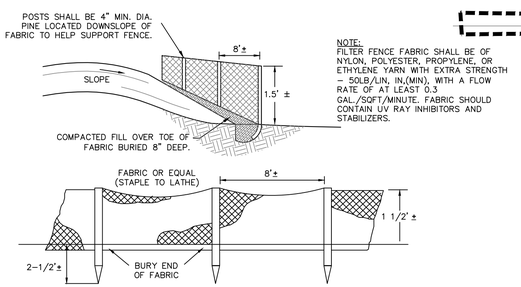
DMH	PROPOSED DRAIN MANHOLE
CB	PROPOSED STORMCEPTOR INLET
SMH	PROPOSED SEWER MANHOLE
WG	PROPOSED GATE VALVE
CO	PROPOSED CLEANOUT
IP	PROPOSED INSPECTION PORT
—W—	PROPOSED WATER LINE
—D—	PROPOSED DRAIN LINE
—S—	PROPOSED SEWER LINE
—E—	PROPOSED ELECTRIC LINE
—G—	PROPOSED GAS LINE
90.0 ×	PROPOSED SPOT GRADE
85	EXISTING CONTOUR
—85—	PROPOSED CONTOUR
VIF	VERIFY IN FIELD
IP	INSPECTION PORT
LP	LIGHT POLE
LB	LIGHT BOLLARD
// //	LINE TO BE ABANDONED
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DI	CLASS 52 CEMENT LINED DUCTILE IRON
LF	LINEAR FEET
INV.	INVERT
TYP.	TYPICAL
CONC.	CONCRETE
BIT. CONC.	BITUMINOUS CONCRETE
RD	ROOF DRAIN
SS	SANITARY SEWER



1. STONE SIZE – USE 2-1/2" STONE
2. THICKNESS – NOT LESS THAN 6 (SIX) INCHES.
3. WIDTH – FULL ENTRANCE WIDTH
4. USE FILTER FABRIC UNDER STONE FOR ENTRANCE STABILITY.
5. MAINTENANCE – THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR SEDIMENT FLOW ONTO A PUBLIC ROADWAY.
6. WHEN ROADWAY WASHING IS REQUIRED, IT SHALL BE DONE IN A MANNER THAT DIRECTS SEDIMENT RUNOFF TOWARDS EROSION CONTROL DEVICES. INSTALL ADDITIONAL EROSION CONTROLS, IF NEEDED.
7. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINSTORM.

STABILIZED CONSTRUCTION ENTRANCE DETAILS

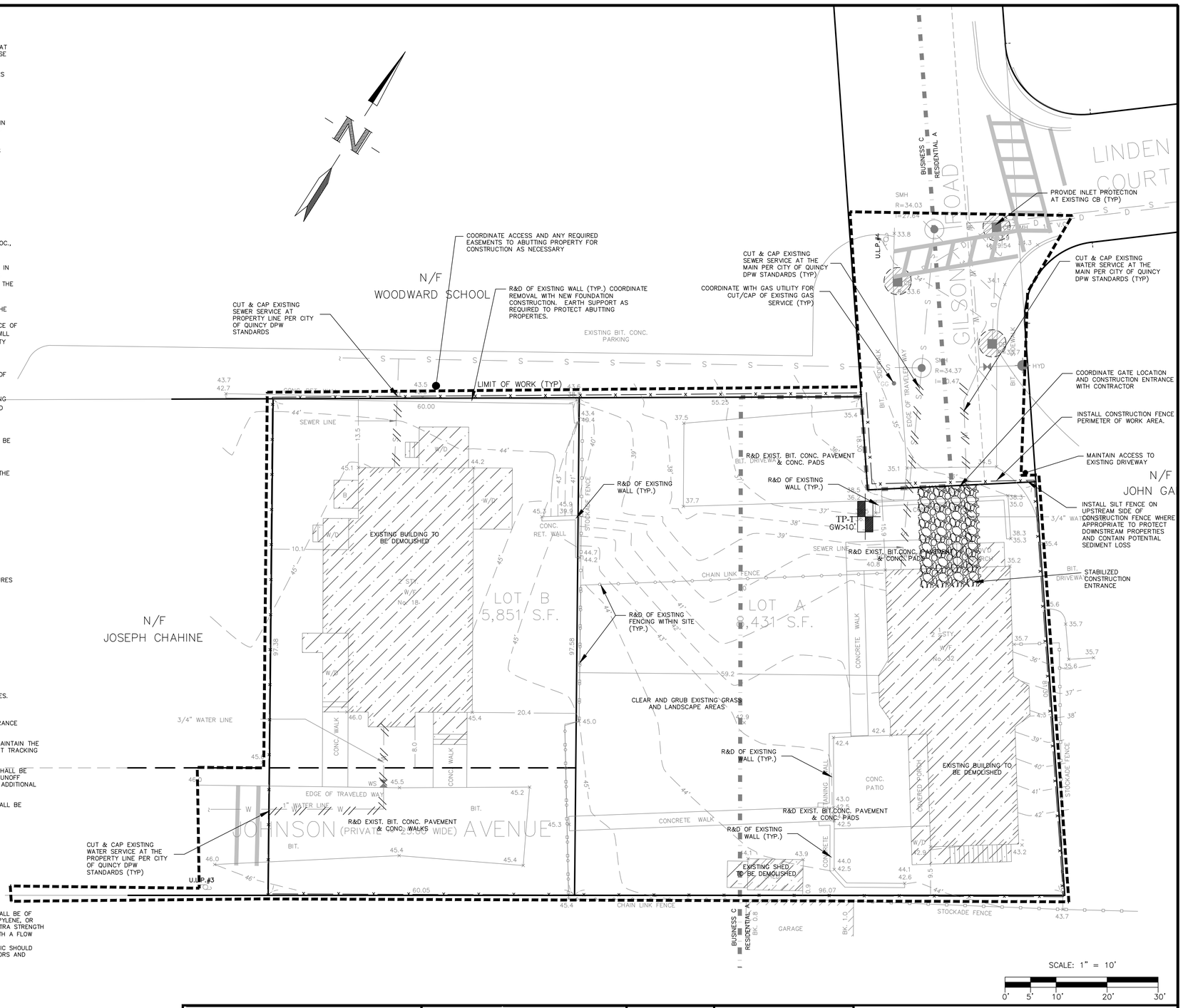
NOT TO SCALE



NOTE:
FILTER FENCE FABRIC SHALL BE OF NYLON, POLYESTER, PROPYLENE, OR ETHYLENE YARN WITH EXTRA STRENGTH – 50LB/LIN, IN,(MIN), WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQFT/MINUTE. FABRIC SHOULD CONTAIN UV RAY INHIBITORS AND STABILIZERS.

SILT FENCE DETAIL

NOT TO SCALE



JCG

JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184

781-817-6120
hello@joycecg.com

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LEGEND

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

SCALE 1"=10'	JOB NO. JCG 15-045
DATE 10-07-15	TAX MAP NO. N/A

REVISIONS

NO.	DATE	REVISION	BY
1	12-09-15	PEER REVIEW & DPW COMMENTS	MGJ
2	01-25-16	PEER REVIEW & DPW COMMENTS	MGJ
3	03-21-16	DESIGN REVIEW MEETING FEEDBACK	EVJ
4	05-18-16	REVISED BUILDING FOOTPRINT	MGJ
5	06-07-16	REVIEW COMMENTS	MGJ
6	06-08-16	PLANNING BOARD FEEDBACK	MGJ

PLAN TITLE:
SITE PREPARATION AND DEMO PLAN
32 GILSON ROAD
QUINCY, MASSACHUSETTS

PREPARED FOR:
PETER & DAVID MURPHY
18 JOHNSON AVENUE
QUINCY, MASSACHUSETTS

C-0

SHEET 1 OF 5

LEGEND

DMH	PROPOSED DRAIN MANHOLE
CB	PROPOSED STORMCEPTOR INLET
SMH	PROPOSED SEWER MANHOLE
WG	PROPOSED GATE VALVE
CO	PROPOSED CLEANOUT
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—W—	PROPOSED WATER LINE
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90.0 ×	PROPOSED SPOT GRADE
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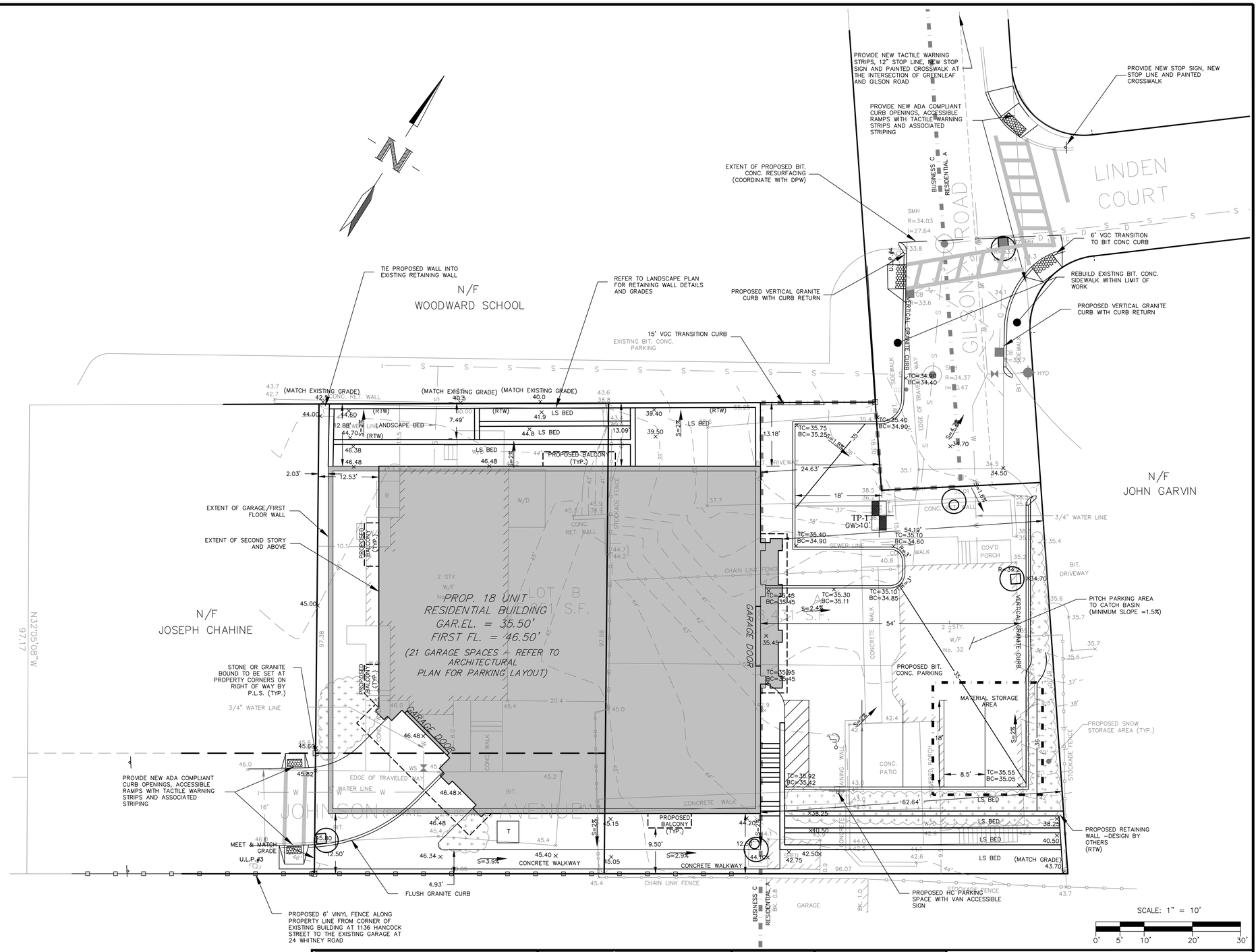
// //	LINE TO BE ABANDONED
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DI	CLASS 52 CEMENT LINED DUCTILE IRON
LF	LINEAR FEET
INV.	INVERT
TYP.	TYPICAL
CONC.	CONCRETE
BIT. CONC.	BITUMINOUS CONCRETE
RD	ROOF DRAIN
SS	SANITARY SEWER



GENERAL GRADING NOTES

1. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF ONE-EIGHTH INCH (1/8") PER FOOT.
2. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING.
3. UNDERGROUND UTILITIES SHOWN AS APPROXIMATE ONLY.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS AT ALL LOCATIONS.
5. ALL PROPOSED TOP OF CURB ELEVATIONS ARE SIX INCHES (6") ABOVE BOTTOM OF CURB ELEVATIONS UNLESS SHOWN OTHERWISE.
6. THE GENERAL CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING EARTHWORK.
7. ALL POINTS OF CONSTRUCTION EGRESS AND/OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT/ENGINEER PRIOR TO STARTING WORK.
9. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE GENERAL CONTRACTOR AND SHARED WITH THE ARCHITECT AND ENGINEER AS REQUIRED.
10. SURPLUS MATERIALS SHALL NOT BE REMOVED FROM THE SITE UNLESS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
11. ANY AREAS OUTSIDE OF THE LIMIT-OF-WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
12. FURNISH AND INSTALL 3" OF SCREENED LOAM AND HYDROSEED IN ALL DISTURBED AREAS.

ADA & MAAB CERTIFICATION:

THE PROPOSED SITE PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE PROVISIONS OF THE ADA AND MAAB

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. JOYCE
CIVIL
No. 47855
REGISTERED PROFESSIONAL ENGINEER
06-08-16

JCG

JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184

781-817-6120
hello@joycecg.com

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LEGEND

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

SCALE	1"=10'	JOB NO.	JCG 15-045
DATE	10-07-15	TAX MAP NO.	N/A

REVISIONS

NO.	DATE	REVISION	BY
1	12-09-15	PEER REVIEW & DPW COMMENTS	MGJ
2	01-25-16	PEER REVIEW & DPW COMMENTS	MGJ
3	03-21-16	DESIGN REVIEW MEETING FEEDBACK	EVJ
4	05-18-16	REVISED BUILDING FOOTPRINT	MGJ
5	06-07-16	REVIEW COMMENTS	MGJ
6	06-08-16	PLANNING BOARD FEEDBACK	MGJ

PLAN TITLE:

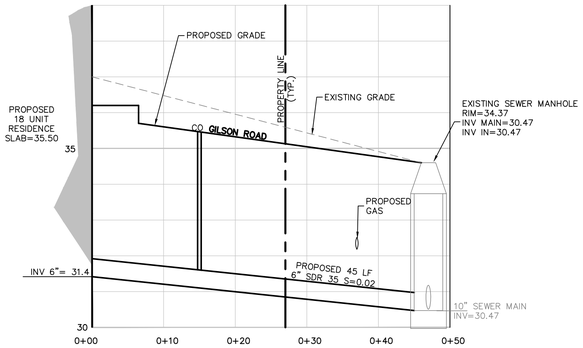
SITE GRADING AND LAYOUT PLAN
32 GILSON ROAD
QUINCY, MASSACHUSETTS

PREPARED FOR:

PETER & DAVID MURPHY
18 JOHNSON AVENUE
QUINCY, MASSACHUSETTS

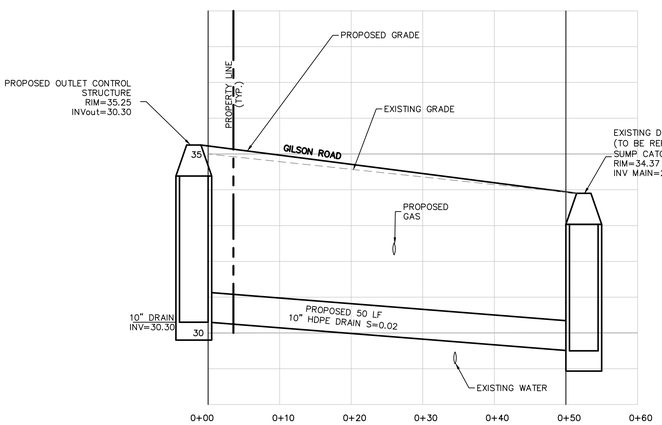
C-1

SHEET 2 OF 5



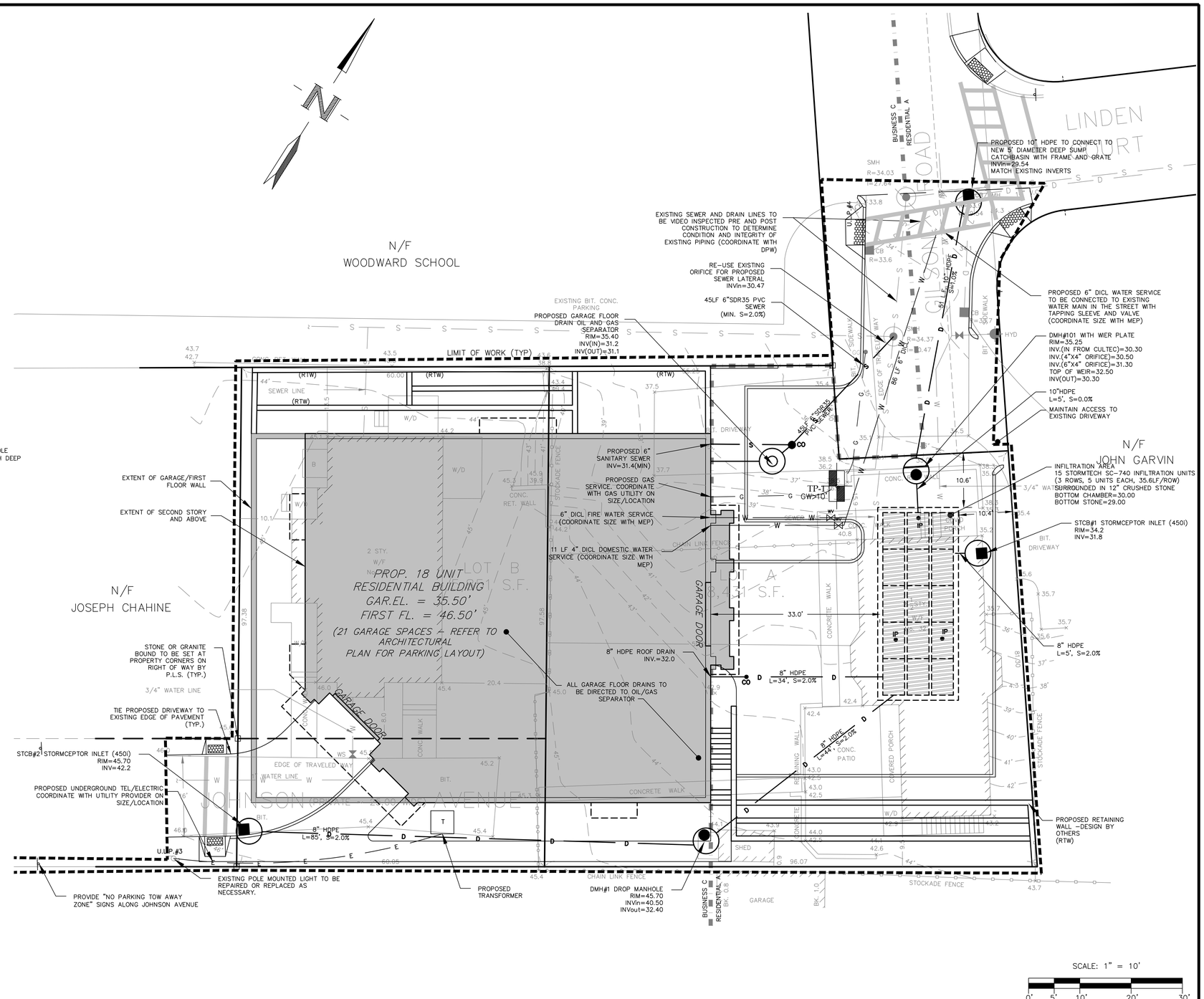
SEWER CONNECTION PROFILE

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



DRAIN CONNECTION PROFILE

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=2'



LEGEND

DMH	PROPOSED DRAIN MANHOLE
CB	PROPOSED STORMCEPTOR INLET
SMH	PROPOSED SEWER MANHOLE
WG	PROPOSED GATE VALVE
CO	PROPOSED CLEANOUT
IP	PROPOSED INSPECTION PORT
W	PROPOSED WATER LINE
D	PROPOSED DRAIN LINE
S	PROPOSED SEWER LINE
E	PROPOSED ELECTRIC LINE
G	PROPOSED GAS LINE
90.0 ×	PROPOSED SPOT GRADE
85	EXISTING CONTOUR
85	PROPOSED CONTOUR
VIF	VERIFY IN FIELD
IP	INSPECTION PORT
LP	LIGHT POLE
LB	LIGHT BOLLARD
// //	LINE TO BE ABANDONED
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
DI	CLASS 52 CEMENT LINED DUCTILE IRON
LF	LINEAR FEET
INV.	INVERT
TYP.	TYPICAL
CONC.	CONCRETE
BIT. CONC.	BITUMINOUS CONCRETE
RD	ROOF DRAIN
SS	SANITARY SEWER

UTILITY CONSTRUCTION NOTES

1. WATER MAIN SHALL BE 6"DICL, CLASS 52 PIPE. ALL WATER MAIN FITTINGS, VALVES AND GATES SHALL MEET THE CITY OF QUINCY WATER DEPARTMENT STANDARDS.
2. MINIMUM COVER OVER THE WATER MAIN AND SERVICES SHALL BE FIVE (5') FEET.
3. SANITARY SEWER GRAVITY PIPE SHALL BE 6" PVC, SDR 35. SANITARY SEWER FORCE MAIN SHALL BE SCH 80 PVC AND SHALL MEET THE CITY OF QUINCY SEWER DEPT. STANDARDS.
4. WATER MAIN BENDS, TEES, AND PLUGS SHALL HAVE A CONCRETE THRUST BLOCKS AS SPECIFIED IN THE DETAIL SHEET.
5. ALL CONSTRUCTIONS TO MEET CITY OF QUINCY STANDARDS.
6. GAS, TELEPHONE, CABLE, ELECTRICITY TO BE DESIGNED BY THE INDIVIDUAL UTILITY COMPANY.
7. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES. ENCASE BOTH UTILITIES WITH CONCRETE IF 10 FEET SEPARATION CANNOT BE MAINTAINED. WHEREVER THERE IS LESS THAN 10 FEET OF HORIZONTAL SEPARATION AND 18" OF VERTICAL SEPARATION BETWEEN A PROPOSED OR EXISTING SEWER LINE TO REMAIN AND A PROPOSED OR EXISTING WATER LINE TO REMAIN, BOTH UTILITIES SHALL BE ENCASED IN CONCRETE.
9. PROPOSED CLEANOUTS WILL BE CONSTRUCTED OF TWO 22.5 DEGREE ELBOWS AND ONE 45 DEGREE ELBOW.

NOTES:

1. TOPOGRAPHIC DETAIL, NATURAL AND MAN MADE SURFACE FEATURES ARE BASED ON ACTUAL SURVEY BY NEPONSET VALLEY SURVEY ASSOC., INC. ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE CITY OF QUINCY DATUM.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. NVSA, INC., DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BY CONTACTING LOCAL UTILITY DEPARTMENT AND DIG SAFE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

COMMONWEALTH OF MASSACHUSETTS
MICHAEL G. JOYCE
CIVIL
No. 47855
REGISTERED PROFESSIONAL ENGINEER
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LEGEND

W	EX. WATER	WV	WATER VALVE
S	EX. SEWER		HYDRANT
D	EX. DRAIN	SMH	SEWER MANHOLE
E	EX. ELECT	TMH	TELEPHONE MANHOLE
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SCALE 1"=10'	JOB NO. JCG 15-045
DATE 10-07-15	TAX MAP NO. N/A

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PLAN TITLE:

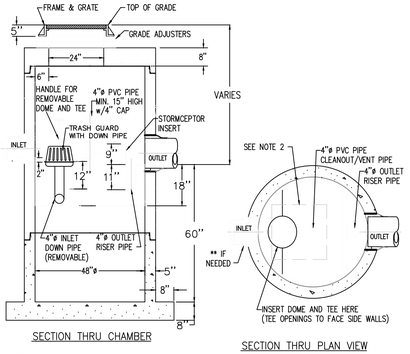
SITE UTILITY PLAN
32 GILSON ROAD
QUINCY, MASSACHUSETTS

PREPARED FOR:

PETER & DAVID MURPHY
18 JOHNSON AVENUE
QUINCY, MASSACHUSETTS

C-2

SHEET 3 OF 5



SECTION THRU CHAMBER

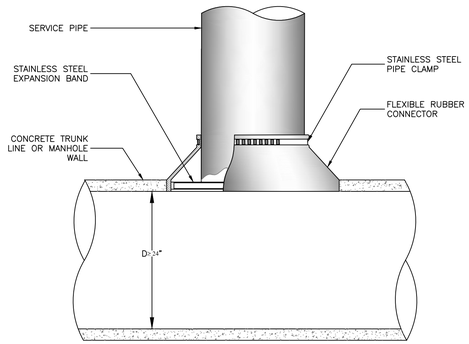
SECTION THRU PLAN VIEW

NOTE :

1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE 4"ø CLEANOUT/VENT PIPE AND THE 4"ø INLET DOWN PIPE.
3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OFF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.
4. CONTRACTOR TO PROVIDE CRANE TO SET UNIT (HEAVIEST SECTION WEIGHS 5000 LB)
5. STORMCEPTOR TO HAVE SHUT OFF CONTROLS.

STORMCEPTOR INLET (450i)

NOT TO SCALE

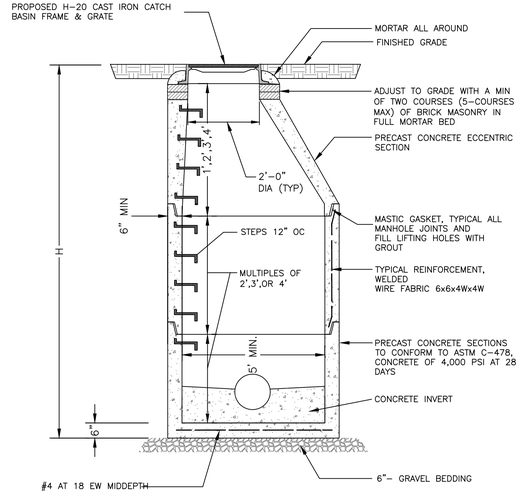


NOTES:

1. OPENING IN CONCRETE WALL SHALL BE CORED USING HIGH SPEED DIAMOND DRILL
2. ALL METAL FIXTURES SHALL BE OF STAINLESS STEEL
3. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE CONCRETE PIPE OR WALL
4. IF TRUNK LINE DIAMETER IS LESS THAN 24" THEN A SADDLE TYPE CONNECTION WILL BE USED

MANHOLE CONNECTION DETAIL

NOT TO SCALE

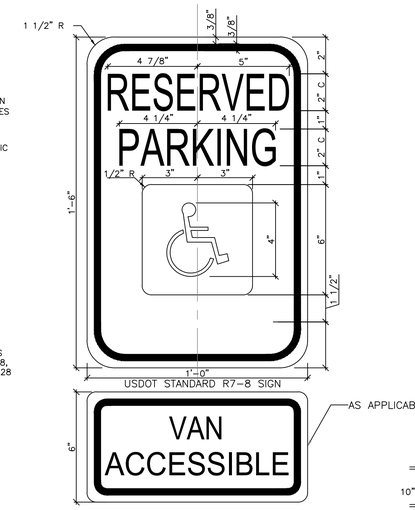


NOTES:

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

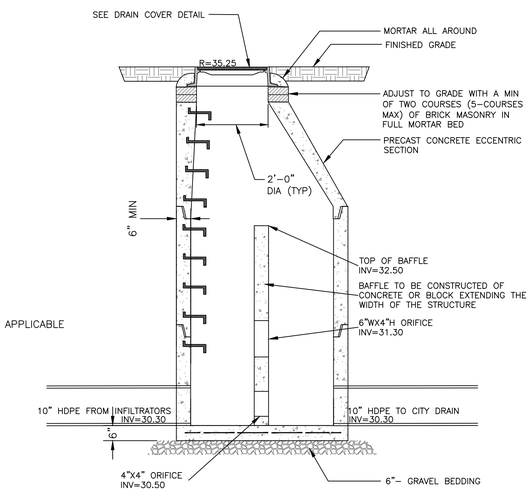
DRAINAGE MANHOLE DETAIL

NOT TO SCALE



HC PARKING SIGN DETAIL

NOT TO SCALE

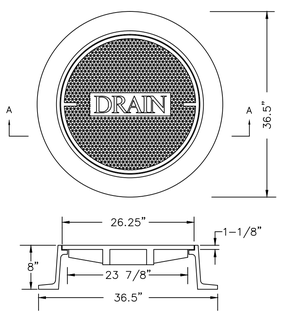


NOTES:

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

OUTLET CONTROL STRUCTURE

NOT TO SCALE



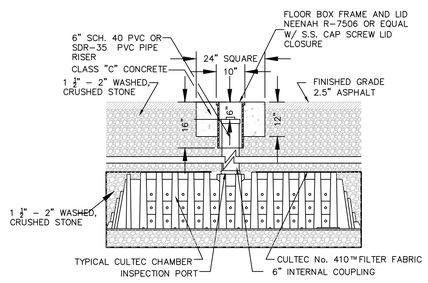
NOTE:

FRAME AND COVER SHALL BE EAST JORDAN IRON WORKS CATALOG NOS. 2110A & 2114Z MARKED "DRAIN", OR APPROVED EQUAL.

SECTION A-A

DRAIN COVER DETAIL

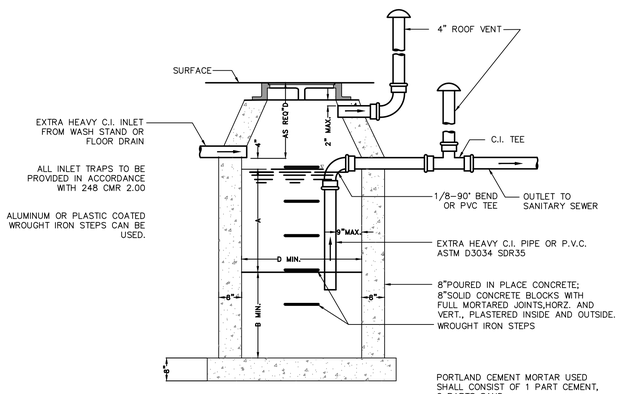
NOT TO SCALE



TYPICAL H20 INSPECTION PORT DETAIL

N.T.S.

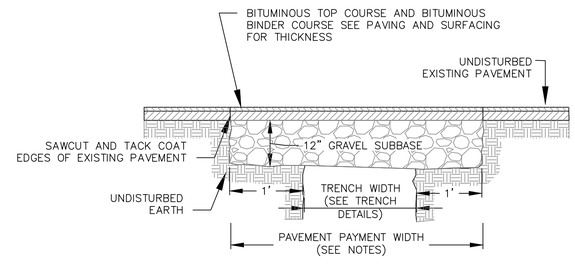
INLET	D	A	B	INLET	D	A	B
4"	3'-6"ø	3'-0"	2'-6"	8"	5'-0"ø	6'-0"	5'-0"
5"	3'-6"ø	5'-0"	4'-0"		5'-6"x 5'-6"	4'-6"	4'-0"
	3'-6"x 3'-6"	4'-0"	3'-0"		6'-0"ø	4'-0"	3'-6"
	3'-6"x 3'-6"	3'-6"	3'-0"		6'-0"x 6'-0"	3'-0"	2'-6"
	3'-6"x 3'-6"	3'-0"	2'-6"		6'-6"ø	3'-6"	3'-0"
	3'-6"x 3'-6"	3'-0"	2'-6"		6'-6"x 6'-6"	3'-0"	2'-6"
6"	4'-0"ø	5'-0"	4'-6"	10"	5'-6"ø	7'-6"	6'-6"
	4'-0"x 4'-0"	4'-0"	3'-6"		6'-0"x 6'-0"	5'-6"	4'-6"
	4'-6"ø	4'-0"	3'-6"		6'-0"ø	6'-6"	5'-6"
	4'-6"x 4'-6"	3'-6"	3'-0"		6'-6"ø	5'-6"	4'-6"
	5'-0"ø	3'-6"	3'-0"		6'-6"x 6'-6"	5'-0"	4'-0"
	5'-0"x 5'-0"	3'-0"	2'-6"				



NOTES: FOR INLETS LARGER THAN 10" THE DESIGN AND DIMENSIONS WILL BE DETERMINED FOR EACH PARTICULAR CASE
PRE-CAST SEPARATORS ARE TO HAVE ALL SPECIFIED HOLES EITHER CORE-BORED OR CAST IN PLACE.

OIL WATER SEPARATOR DETAIL (IN GARAGE)

NOT TO SCALE

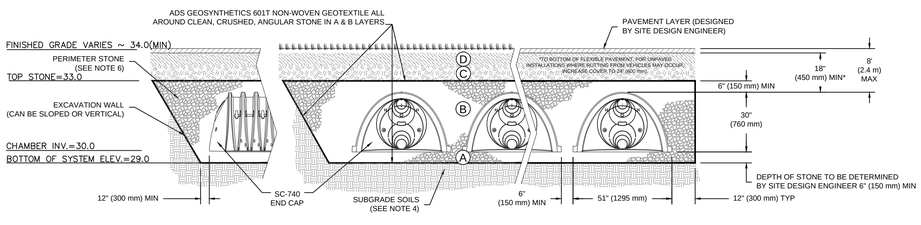


NOTES:

1. PERMANENT TRENCH PAVEMENT PAYMENT WIDTH SHALL BE THE TRENCH PAY LIMIT PLUS 2 FEET
2. TEMPORARY TRENCH PAVEMENT PAYMENT WIDTH SHALL BE EQUAL TO THE TRENCH PAYMENT LIMIT
3. REMOVE AND DISPOSE ALL TEMPORARY PAVEMENT AS REQUIRED. RESTORE AND COMPACT SUBBASE AS REQUIRED PRIOR TO PERMANENT TRENCH PAVEMENT.

TRENCH PAVEMENT DETAIL

NOT TO SCALE



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

UNDERGROUND DETENTION AREA

NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
MICHAEL G. JOYCE
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JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184

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SCALE AS NOTED	JOB NO. JCG 15-045		
DATE 10-07-15	TAX MAP NO. N/A		
REVISIONS			
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6	06-08-16	PLANNING BOARD FEEDBACK	MGJ

PLAN TITLE:

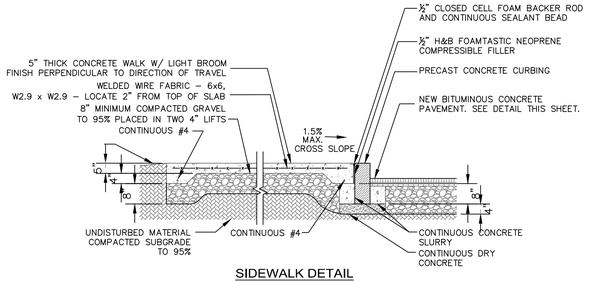
DETAIL SHEET I
32 GILSON ROAD
QUINCY, MASSACHUSETTS

PREPARED FOR:

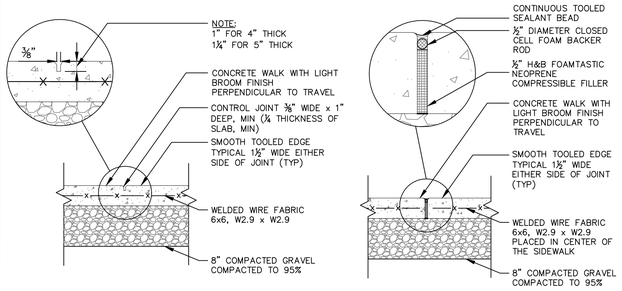
PETER & DAVID MURPHY
18 JOHNSON AVENUE
QUINCY, MASSACHUSETTS

C-3

SHEET 4 OF 5



SIDEWALK DETAIL

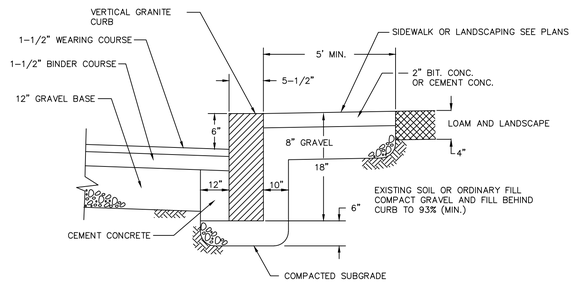


CONTROL JOINT [5'-0" O.C. MAX]

EXPANSION JOINT [20'-0" O.C. MAX]

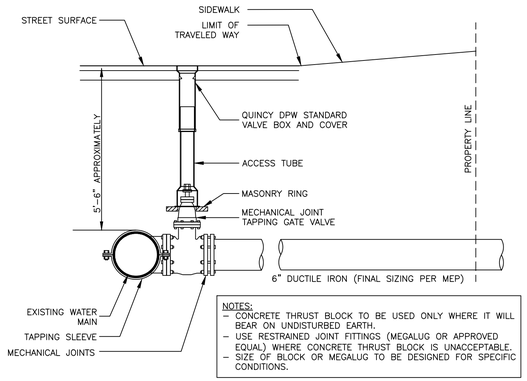
CONCRETE SIDEWALK DETAIL

NOT TO SCALE



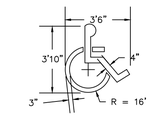
VERTICAL GRANITE CURB DETAIL

NOT TO SCALE



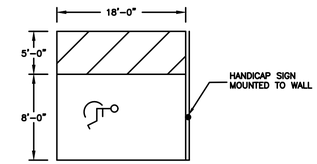
6" FIRE PIPE CONNECTION DETAIL

NOT TO SCALE



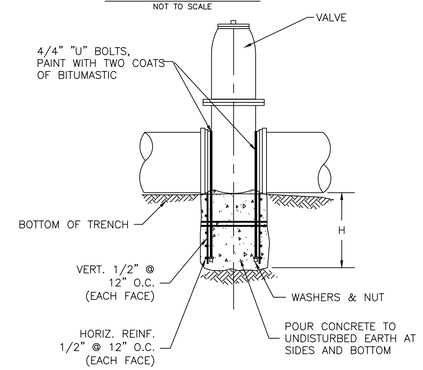
PAINTED HC SYMBOL DETAIL

NOT TO SCALE



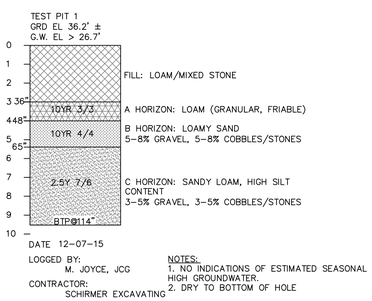
HC STRIPING DETAIL

NOT TO SCALE



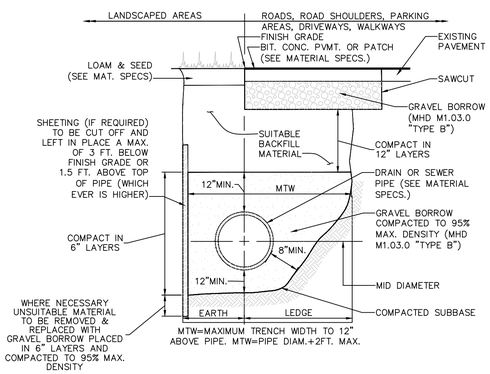
ELEVATION

PLAN



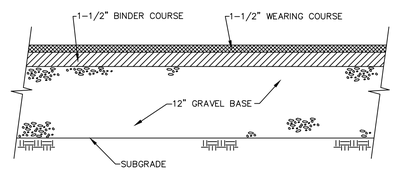
EXPLORATORY TEST-PIT LOG

NOT TO SCALE



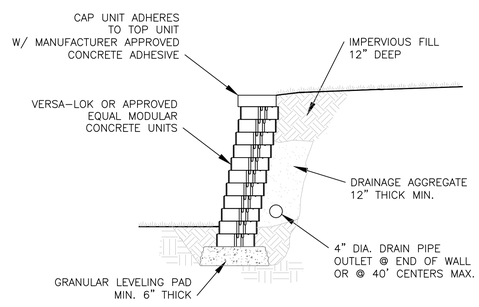
STANDARD TRENCH DETAIL FOR UTILITY PIPE

NOT TO SCALE



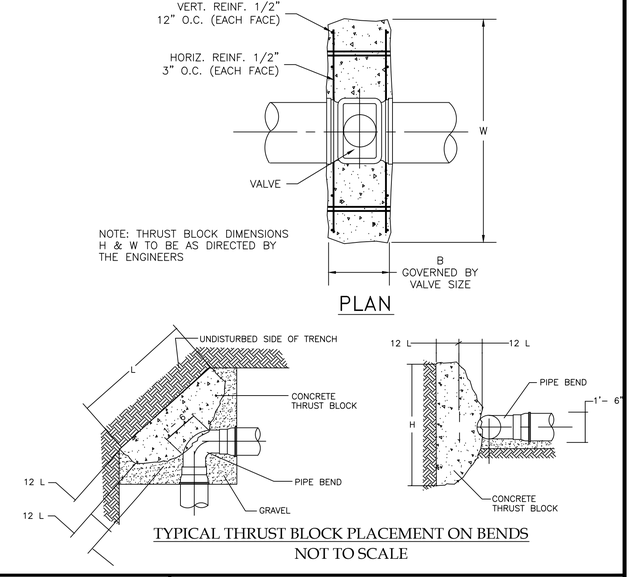
PAVEMENT SECTION DETAIL

NOT TO SCALE



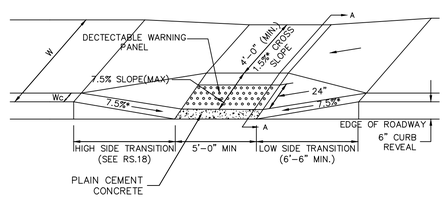
UNREINFORCED RETAINING WALL (4-FT MAX HEIGHT)

NOT TO SCALE



TYPICAL THRUST BLOCK PLACEMENT ON BENDS

NOT TO SCALE



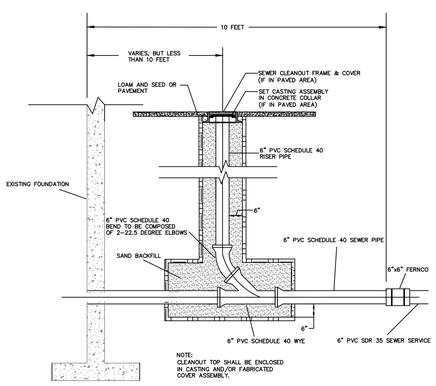
HC RAMP DETAIL

NOT TO SCALE

NOTES:

1. SEWER CLEANOUTS SHALL BE TYPICALLY LOCATED A MINIMUM OF 10' FROM THE FOUNDATION. HOWEVER, IN SPECIAL CIRCUMSTANCES THE CLEANOUT MAY BE LOCATED WITHIN 10' OF THE FOUNDATION WITH PERMISSION OF THE ENGINEERING DEPARTMENT. THE 10' ZONE SHALL BE CONSIDERED THE DISTANCE FROM THE INSIDE FACE OF THE FOUNDATION TO A DISTANCE OF 10' OUTSIDE OF THE FOUNDATION, PERPENDICULAR TO THE INSIDE FACE OF THE FOUNDATION.

2. ALL WORK TO BE CONDUCTED WITHIN THE 10' ZONE SHALL BE PERFORMED BY A PLUMBER LICENSED IN THE STATE OF MASSACHUSETTS AND SHALL CONFORM TO 248 CMR 2.00 AND 248 CMR 10.00.



SEWER CLEANOUT DETAIL

NOT TO SCALE

JCG

JOYCE CONSULTING GROUP, INC.
100 WYMAN ROAD
BRAINTREE, MA 02184

781-817-6120
hello@joyceeg.com

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SCALE AS NOTED		JOB NO. JCG 15–045	
DATE 10–07–15		TAX MAP NO. N/A	
REVISIONS			
NO.	DATE	REVISION	BY
1	12-09-15	PEER REVIEW & DPW COMMENTS	MGJ
2	01-25-16	PEER REVIEW & DPW COMMENTS	MGJ
3	03-21-16	DESIGN REVIEW MEETING FEEDBACK	EVJ
4	05-18-16	REVISED BUILDING FOOTPRINT	MGJ
5	06-07-16	REVIEW COMMENTS	MGJ
6	06-08-16	PLANNING BOARD FEEDBACK	MGJ

PLAN TITLE:

DETAIL SHEET II
32 GILSON ROAD
QUINCY, MASSACHUSETTS

PREPARED FOR:

PETER & DAVID MURPHY
18 JOHNSON AVENUE
QUINCY, MASSACHUSETTS

C-4

SHEET 5 OF 5