600 CROWN COLONY, QUINCY, MASSACHUSETTS
PERMIT SET: 01-14-2014

APPLICANT
-

PROPERTY OWNER
CROWN COLONY NOMINEE TRUST,
JOHN J. FLATLEY, TRUSTEE
JOHN FLATLEY COMPANY
50 Braintree Hill Office Park
Braintree, MA 02184
Tel: (781)848-2000

DEVELOPER
JOHNFLATLEY Company
JOHN FLATLEY COMPANY
50 Braintree Hill Office Park
Braintree, MA 02184
Tel: (781)848-2000

ATTORNEY
FLEMING & FLEMING PC
85 Clay Street
Quincy, MA 02170
Tel: (617) 472-5100

sheskeyARCHITECTS
14 FRANKLIN STREET, QUINCY, MASSACHUSETTS 02169
p: 617-770-2010 f: 617-472-0494 www.sheskeyarchitects.com

SITE/CIVIL ENGINEERS
hwmoore ASSOCIATES, INC
112 Shawmut Avenue
Boston, MA 02118
Tel: (671) 357-8145

LANDSCAPE ARCHITECT
BLAIR HINES DESIGN ASSOCIATES
318 Harvard Street, Suite 25
Brookline, MA 02446
Tel: (617) 735-1180

STRUCTURAL ENGINEER
VEITAS and VEITAS engineers
VEITAS and VEITAS ENGINEERS
639 Granite Street
Braintree, MA 02184
Tel: (781) 843-2863

MEP/FP ENGINEERS
SCC
SOUTH SHORE
CONSTRUCTION CONSULTANTS
345 Quincy Avenue
Braintree, MA 02184
Tel: (81) 849-9776

TRAFFIC CONSULTANTS
VAi
VANASSE & ASSOCIATES, Inc
10 New England Business Center Drive
Suite 314, Andover, MA 01810
Tel: (978) 474-8800

DRAWING INDEX:

SITE/CIVIL ENGINEER
DRAWING TITLE

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DRAWING TITLE

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CITY SIGNATURES

CROWN COLONY SITE CONTEXT

QUINCY, MASSACHUSETTS

SHESKEY ARCHITECTS
14 FRANKLIN STREET, QUINCY, MASSACHUSETTS 02169
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12.20.13

CROWN COLONY CLUBHOUSE

QUINCY, MASSACHUSETTS

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12.20.13

CROWN COLONY CLUBHOUSE

QUINCY, MASSACHUSETTS

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14 FRANKLIN STREET, QUINCY, MASSACHUSETTS 02169
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12.30.13

Composite Panel
Color: Beige

Composite Panel
Color: Light Gray

Composite Panel
Color: Neutral Blue

Composite Panel
Color: Dark Red

Composite Panel
Color: White

Metal Roof Trim

Brick

600 CROWN COLONY

BUILDING TYPE "B" MATERIAL BOARD
PARTIAL ELEVATION | SCALE 1/4" = 1'-0"

QUINCY, MASSACHUSETTS

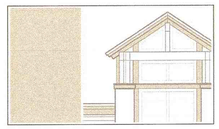
SHESKEY ARCHITECTS
14 FRANKLIN STREET, QUINCY, MASSACHUSETTS 02169
p: 617-770-2010 f: 617-472-0494 www.sheskeyarchitects.com

12.20.13

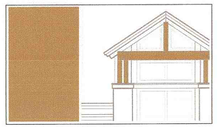
Composite Siding/Trim
Color: Off-White

Composite Siding
Color: Straw Yellow

Composite Trim
Color: Beige



Heavy Timber Framing



Fieldstone Veneer

CROWN COLONY CLUBHOUSE

MATERIAL BOARD - PARTIAL ELEVATION | SCALE 3/8" = 1'-0"

QUINCY, MASSACHUSETTS

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12.20.13

TOPOGRAPHIC SITE PLAN
#600 CROWN COLONY DRIVE
QUINCY, MASSACHUSETTS

SCALE: 1"=40'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02118

APRIL 19, 2012
LAND SURVEYORS
PHONE: (617)357-9740
WWW.HARRYRFELDMAN.COM

FELDMAN
Professional Land Surveyors

GRAPHIC SCALE
40 0 20 40 80 160

RESEARCH: RDN	FIELD CHIEF: JA	CHECKED: KAM	APPROVED:	FILE NAME:
CALC: RDN	CADD: GL	FIELD CHECKED:RDN	CRD FILE: 13428	JOB NO.:13428

SHEET 1 OF 2

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

COMMONWEALTH OF MASSACHUSETTS
KARL A. McCARTHY
NO. 38714
REGISTERED PROFESSIONAL LAND SURVEYOR

12-18-2013

NOTES:

1) BENCH MARK INFORMATION:

BENCH MARK USED :
TBM-1: NORTHEAST CAP NUT OF HYDRANT APPROXIMATELY 25' NORTH OF ROUTE 3 FENCE, AND 120' WEST OF CENTERLINE AT END OF ACCESS ROAD, AS SHOWN HEREON. ELEVATION = 130.82

TEMPORARY BENCHMARKS USED :
TBM-A: X-CUT ON STREETSIDE HYDRANT BOLT LOCATED AT THE NORTHEASTERLY SIDE OF MARRIOTT DRIVE, AS SHOWN HEREON. ELEVATION = 105.55

TBM-B: X-CUT ON LIGHT POLE BASE LOCATED ON THE MEDIAN AT MARRIOTT DRIVE APPROXIMATELY 85' FROM CROWN COLONY DRIVE, AS SHOWN HEREON. ELEVATION = 76.86

2) ELEVATIONS REFER TO CITY OF QUINCY BASE

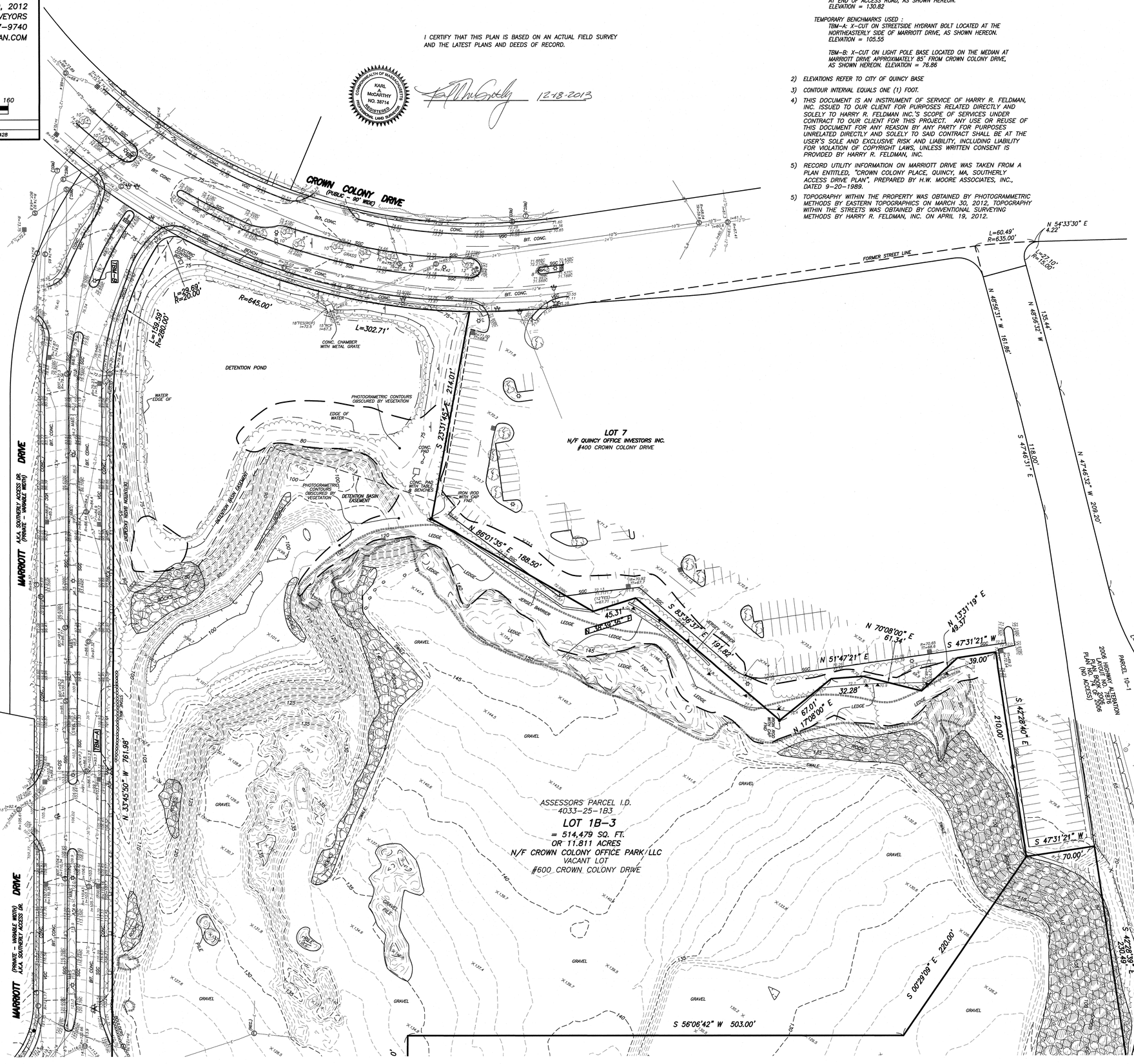
3) CONTOUR INTERVAL EQUALS ONE (1) FOOT.

4) THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF HARRY R. FELDMAN, INC. ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO HARRY R. FELDMAN INC.'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY HARRY R. FELDMAN, INC.

5) RECORD UTILITY INFORMATION ON MARRIOTT DRIVE WAS TAKEN FROM A PLAN ENTITLED, "CROWN COLONY PLACE, QUINCY, MA, SOUTHERLY ACCESS DRIVE PLAN", PREPARED BY H.W. MOORE ASSOCIATES, INC., DATED 9-20-1989.

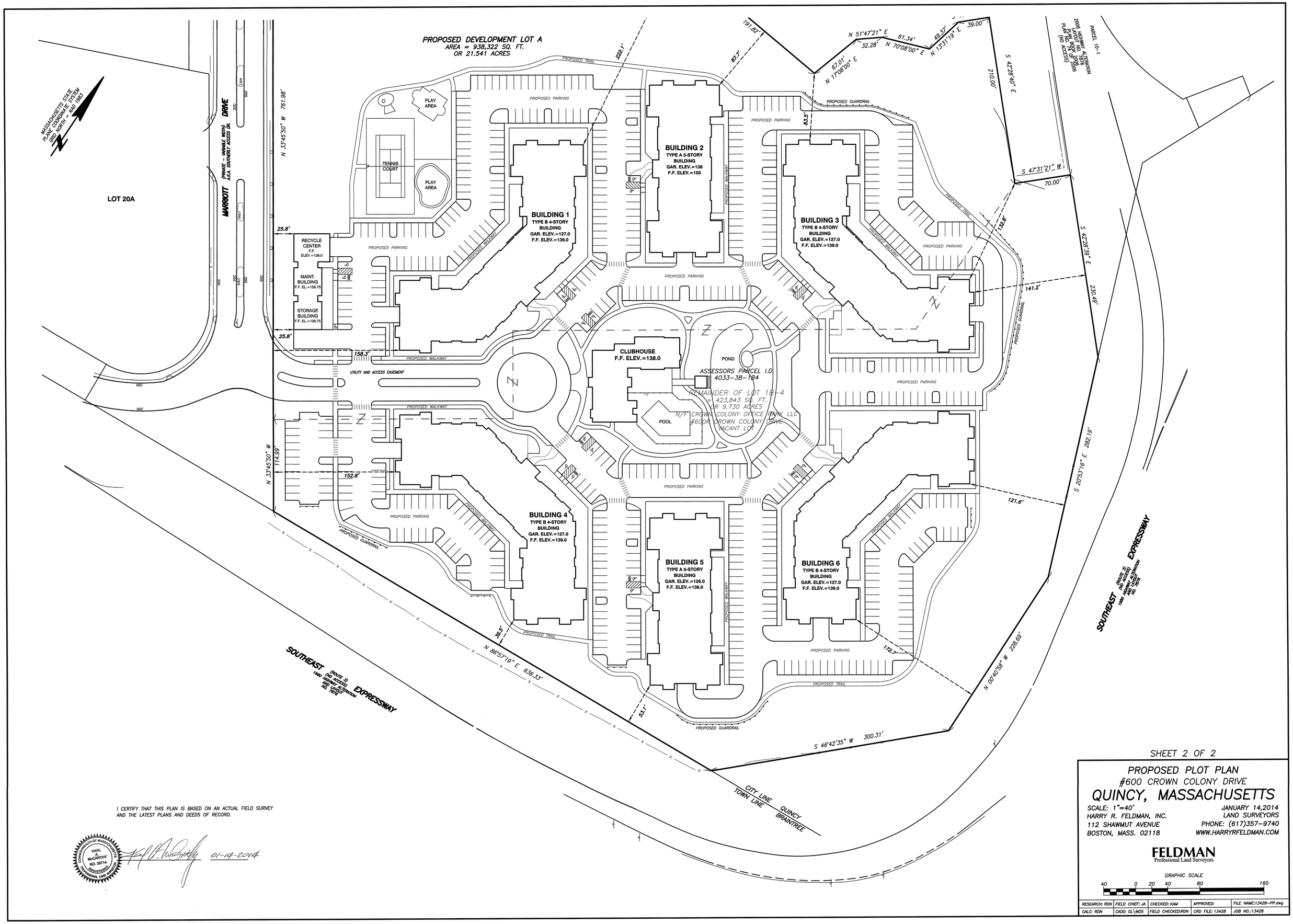
5) TOPOGRAPHY WITHIN THE PROPERTY WAS OBTAINED BY PHOTOGRAMMETRIC METHODS BY EASTERN TOPOGRAPHICS ON MARCH 30, 2012, TOPOGRAPHY WITHIN THE STREETS WAS OBTAINED BY CONVENTIONAL SURVEYING METHODS BY HARRY R. FELDMAN, INC. ON APRIL 19, 2012.

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM GRID NORTH - NAD 1983



LEGEND:

- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CABLE TV MANHOLE
- HYDRANT
- WATER SHUT OFF
- GAS SHUT OFF
- CATCH BASIN
- LIGHT POLE
- ELECTRIC HANDHOLE
- SO SHUT OFF (UNKNOWN)
- SIGN
- ICV IRRIGATION CONTROL VALVE
- DECIDUOUS TREE
- GP GATE POST
- FLOOD LIGHT
- FLARED END SECTION
- TBM TEMPORARY BENCH MARK
- N/F NOW OR FORMERLY
- VGC VERTICAL GRANITE CURB
- SGC SLOPED GRANITE CURB
- BIT BITUMINOUS
- CONC CONCRETE
- FES FLARED END SECTION
- TC TOP OF CURB
- BC BOTTOM OF CURB
- R= RIM ELEVATION
- I= INVERT ELEVATION
- TT= TOP OF TRAP
- BOT= BOTTOM ELEVATION
- NVP NO VISIBLE PIPES
- TOD TOP OF DEBRIS
- FOW FULL OF WATER
- SQ. FT. SQUARE FEET
- R= RADIUS OR RIM ELEVATION
- L= LENGTH
- INACC. INACCESSIBLE
- EDGE OF VEGETATION
- X X METAL FENCE
- S SEWER
- D DRAIN
- W WATER
- G GAS
- E ELECTRIC
- T TELEPHONE
- C CABLE TELEVISION
- L STREET LIGHTING
- AREA OF DENSE VEGETATION
- EDGE OF LEDGE



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COMMONWEALTH OF MASSACHUSETTS
KARL A. McCARTHY
NO. 38714
REGISTERED PROFESSIONAL LAND SURVEYOR

01-14-2014

SHEET 2 OF 2

PROPOSED PLOT PLAN
#600 CROWN COLONY DRIVE
QUINCY, MASSACHUSETTS

SCALE: 1"=40'
JANUARY 14,2014

HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02118

LAND SURVEYORS
PHONE: (617)357-9740
WWW.HARRYRFELDMAN.COM

FELDMAN
Professional Land Surveyors

GRAPHIC SCALE
40 0 20 40 80 160

RESEARCH: RDN	FIELD CHIEF: JA	CHECKED: KAM	APPROVED:	FILE NAME:13428-PP.dwg
CALC: RDN	CADD: GL\MDS	FIELD CHECKED:RDN	CRD FILE: 13428	JOB NO.:13428

PROPOSED PLOT PLAN
#600 CROWN COLONY DRIVE
QUINCY, MASSACHUSETTS

SCALE: 1"=40'
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JANUARY 14, 2014
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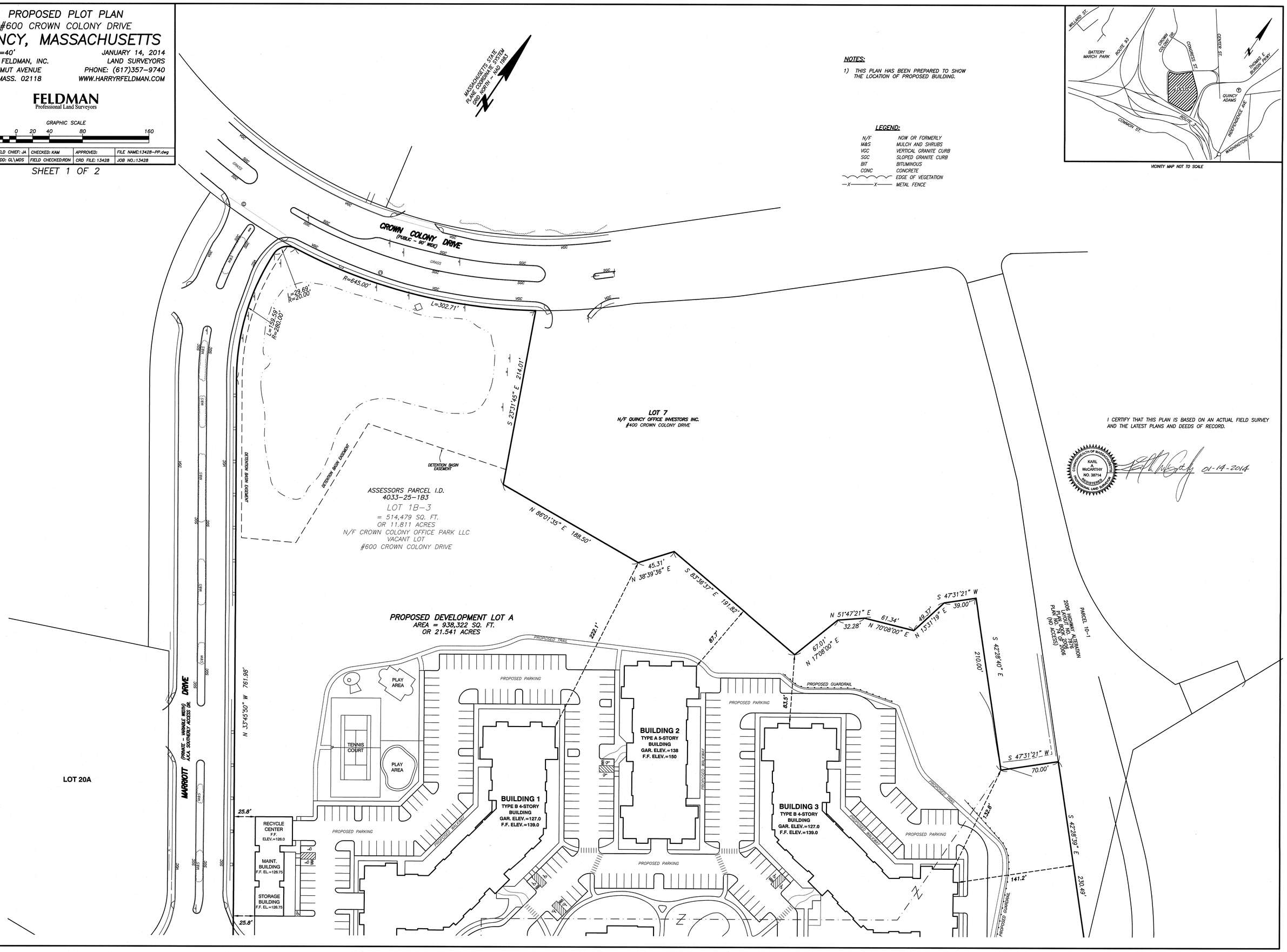
SHEET 1 OF 2



NOTES:

1) THIS PLAN HAS BEEN PREPARED TO SHOW THE LOCATION OF PROPOSED BUILDING.

LEGEND:

N/F	NOW OR FORMERLY
M&S	MULCH AND SHRUBS
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
BIT	BITUMINOUS
CONC	CONCRETE
	EDGE OF VEGETATION
—X——X—	METAL FENCE

VICINITY MAP NOT TO SCALE

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

COMMONWEALTH OF MASSACHUSETTS
KARL A. McCARTHY
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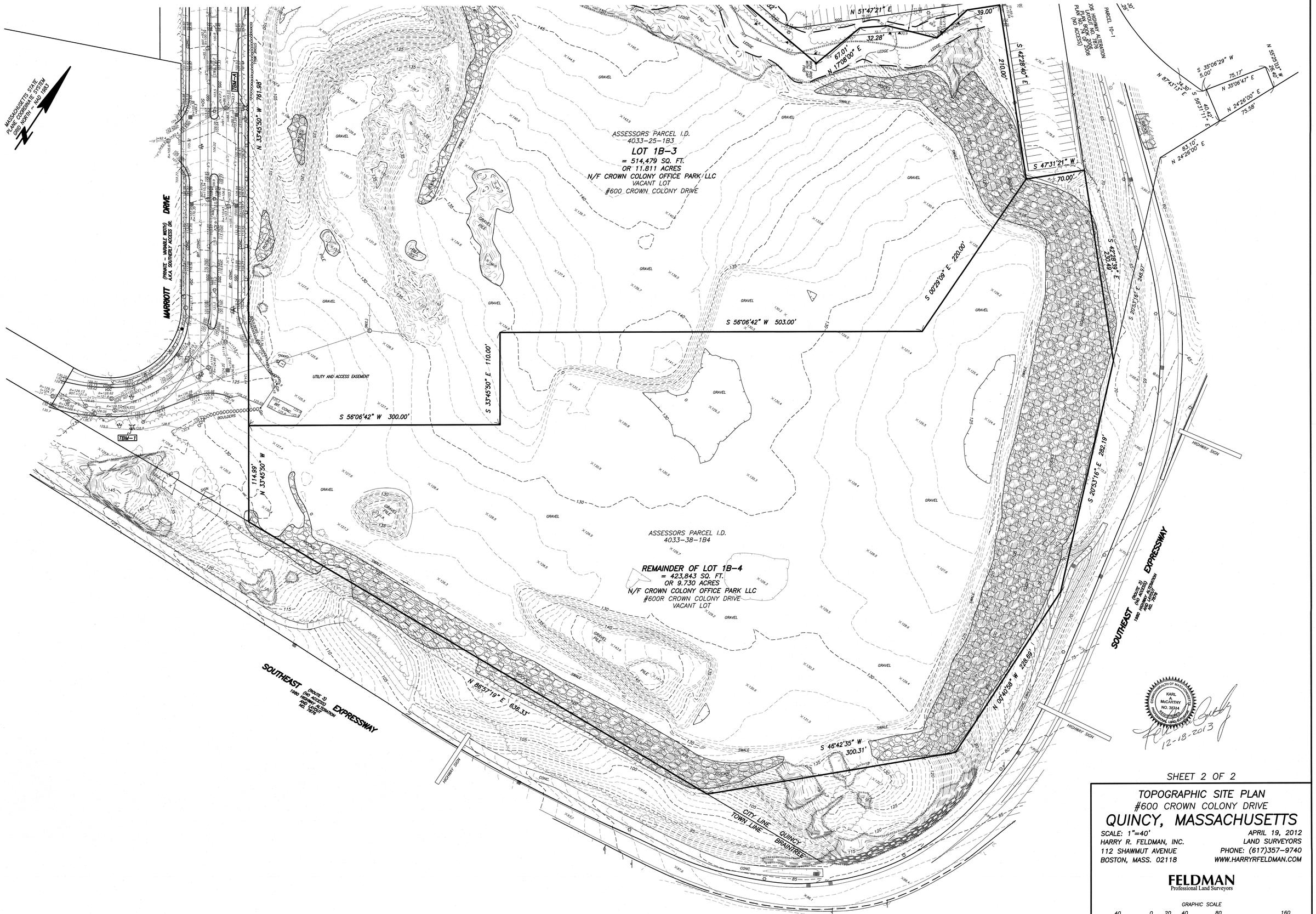
01-14-2014



SHEET 2 OF 2

TOPOGRAPHIC SITE PLAN
#600 CROWN COLONY DRIVE
QUINCY, MASSACHUSETTS

SCALE: 1"=40'
HARRY R. FELDMAN, INC.
112 SHAWMUT AVENUE
BOSTON, MASS. 02118

APRIL 19, 2012
LAND SURVEYORS
PHONE: (617)357-9740
WWW.HARRYRFELDMAN.COM

FELDMAN
Professional Land Surveyors

GRAPHIC SCALE
40 0 20 40 80 160

RESEARCH: RDN	FIELD CHIEF: JA	CHECKED: KAM	APPROVED:	FILE NAME:
CALC: RDN	CADD: GL	FIELD CHECKED:RDN	CRD FILE: 13428	JOB NO.:13428

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

REFERENCES:

1. PROPERTY LINES, TOPOGRAPHY, AND EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SITE PLAN 600 CROWN COLONY DRIVE QUINCY, MASSACHUSETTS" DATED APRIL 19, 2012, PREPARED BY FELDMAN PROFESSIONAL LAND SURVEYORS, RECIEVED DIGITALLY ON 5-15-2012.
2. PROPOSED BUILDINGS AND CONCEPTUAL LAYOUT TAKEN FROM A PLAN ENTITLED "CONCEPT SITE PLAN B 600 CROWN COLONY DRIVE QUINCY, MASSACHUSETTS", DATED AUGUST 15, 2013, PREPARED BY SHESKEY ARCHITECTS, RECIEVED DIGITALLY ON 9-5-2013.

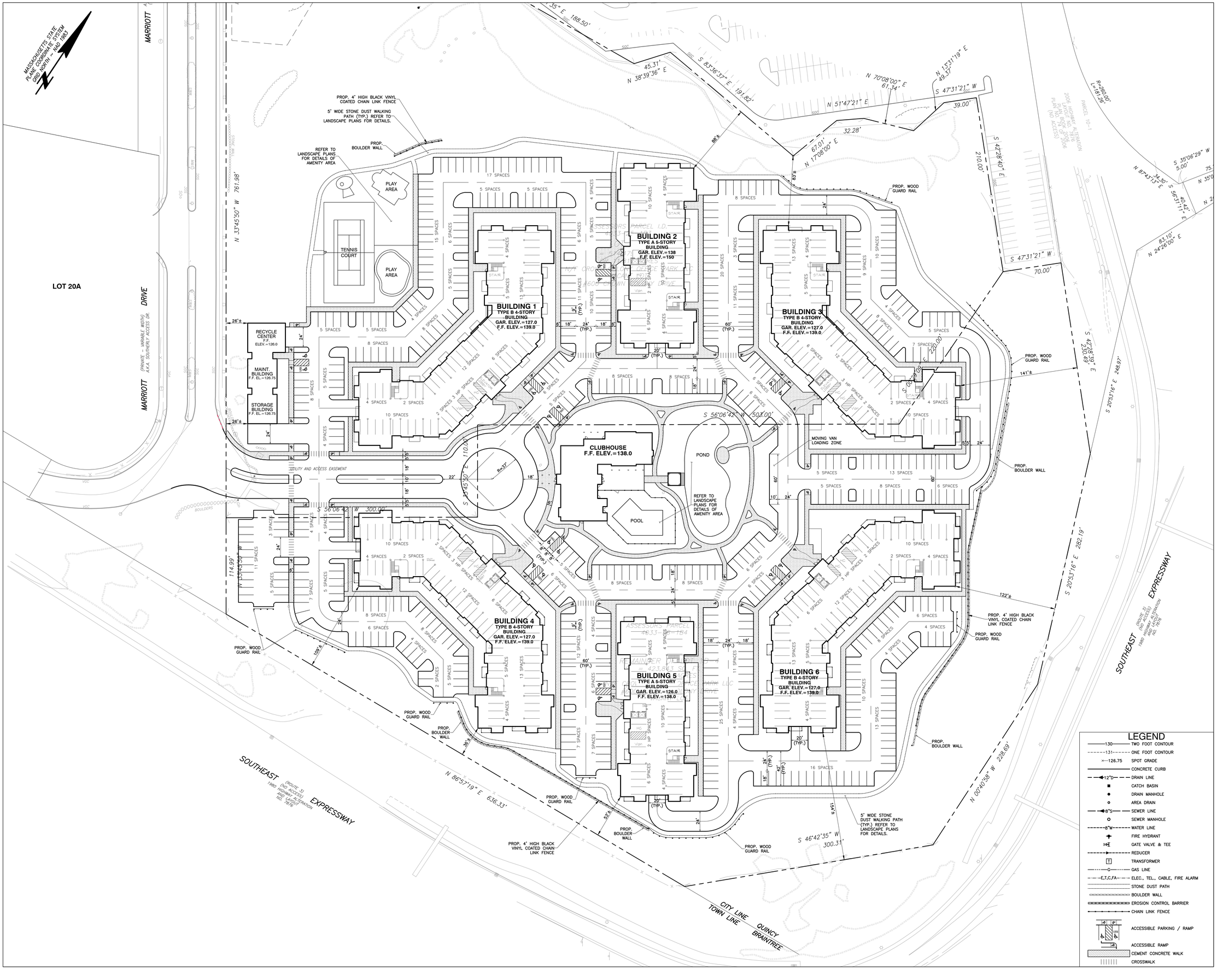
PARKING SUMMARY

BUILDING	GARAGE STALLS
1	61
2	36
3	61
4	61
5	36
6	61
	TOTAL = 316

16 ACCESSIBLE STALLS (8 REQUIRED)
300 STANDARD STALLS

SURFACE STALLS = 545
18 ACCESSIBLE STALLS (11 REQUIRED)
527 STANDARD STALLS

TOTAL = 861 STALLS



LEGEND

- 130 — TWO FOOT CONTOUR
- 131 — ONE FOOT CONTOUR
- 126.75 — SPOT GRADE
- CONCRETE CURB
- 12"D — DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- AREA DRAIN
- 8"S — SEWER LINE
- SEWER MANHOLE
- 8"W — WATER LINE
- FIRE HYDRANT
- GATE VALVE & TEE
- REDUCER
- T — TRANSFORMER
- G — GAS LINE
- E,T,C,FA — ELEC., TEL., CABLE, FIRE ALARM
- STONE DUST PATH
- BOULDER WALL
- EROSION CONTROL BARRIER
- CHAIN LINK FENCE
- ACCESSIBLE PARKING / RAMP
- ACCESSIBLE RAMP
- CEMENT CONCRETE WALK
- CROSSWALK

40 0 20 40 80
HORIZONTAL GRAPHIC SCALE IN FEET

hwmoore ASSOCIATES, INC.
CIVIL ENGINEERING | LAND PLANNING
112 Shawmut Avenue, Boston, MA 02118-2227 tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

SHESKEY ARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
5-14-15	REVISE SHEETS C-2 & C-3
10-05-15	CITY/PEER REVIEW COMMENTS

job no.: 32120.00	scale:	1" = 40'
	date:	01-14-2014
	file name:	x.XXX

600 CROWN COLONY APARTMENTS

SITE LAYOUT PLAN

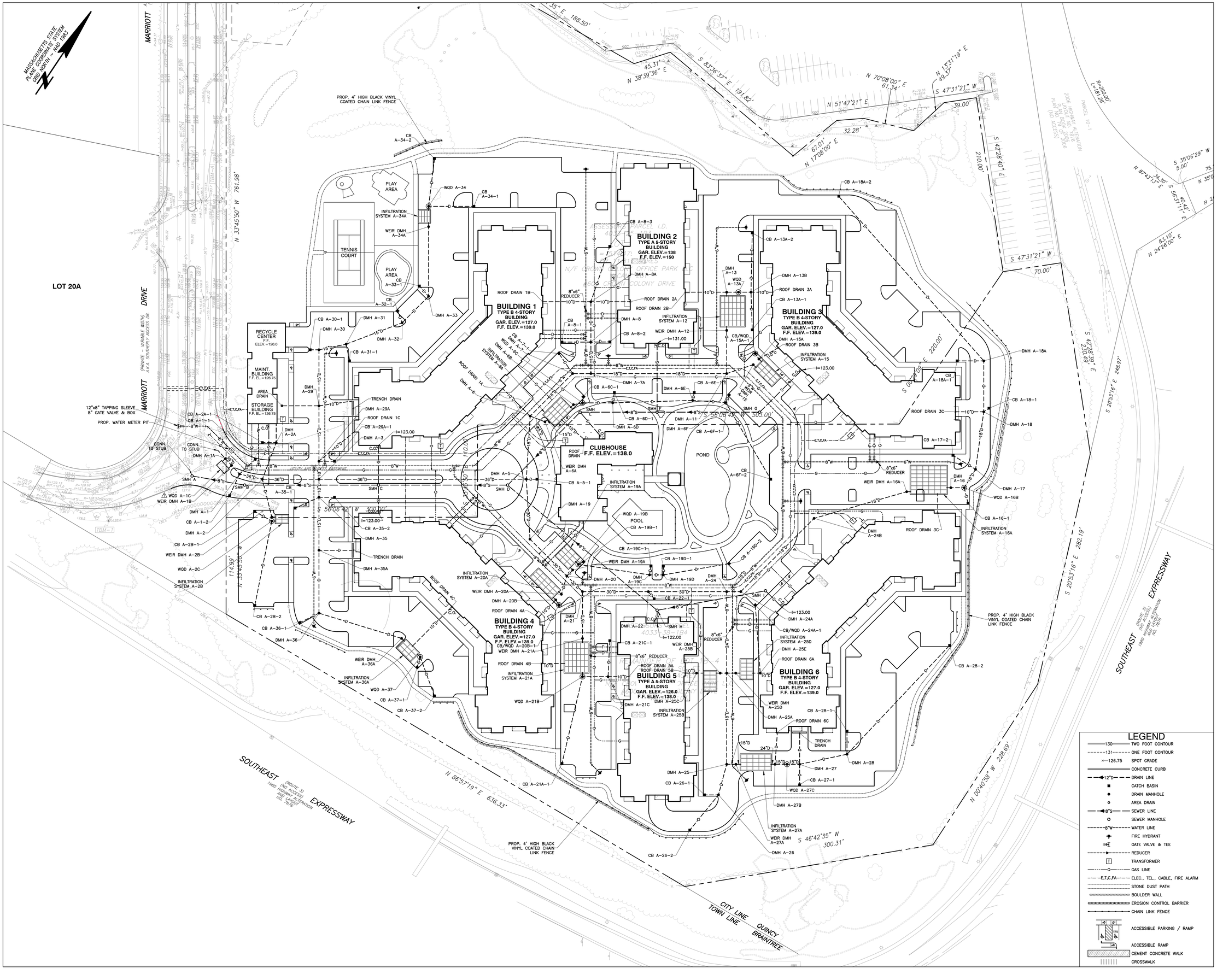
C-1

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company



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NOTES:

1. REFER TO SHEET C-7 FOR THE SEWER AND DRAINAGE STRUCTURE SCHEDULES.
2. SEWER PIPE SHALL BE 8" DIAMETER PVC SDR-35.
3. WATER PIPE SHALL BE DUCTILE IRON CEMENT LINED CLASS 52.
4. ALL STORM DRAINAGE, SEWER AND WATER SUPPLY MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CITY OF QUINCY STANDARDS.
5. ALL GARAGES REQUIRE OIL AND GREASE SEPARATORS CONNECTED TO THE SANITARY SEWER SYSTEM. PLUMBING ENGINEER TO PROVIDE DESIGN AND DETAILS WITH BUILDING PERMIT SUBMITTALS.
6. UNDERGROUND ELECTRIC, TELEPHONE, CABLE AND FIRE ALARM UTILITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGNS TO BE COORDINATED WITH THE UTILITY COMPANIES.
7. PROVIDE CLEAN-OUTS OUTSIDE OF ALL BUILDING ROOF DRAIN CONNECTIONS TO INFILTRATION SYSTEMS.
8. BUILDING UTILITY SERVICES TO BE COORDINATED WITH ARCHITECTURAL & MECHANICAL PLANS WITH BUILDING PERMIT SUBMITTALS.

40 0 20 40 80
HORIZONTAL GRAPHIC SCALE IN FEET

hwmoore ASSOCIATES, INC.
CIVIL ENGINEERING I LAND PLANNING
112 Shawmut Avenue, Boston, MA 02118-2227 tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

SHESKEY ARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
5-14-15	ADD WATER QUALITY DEVICE 1
10-05-15	CITY/PEER REVIEW COMMENTS

job no.: 32120.00	scale: 1" = 40'
	date: 01-14-2014
	file name: x.XXX

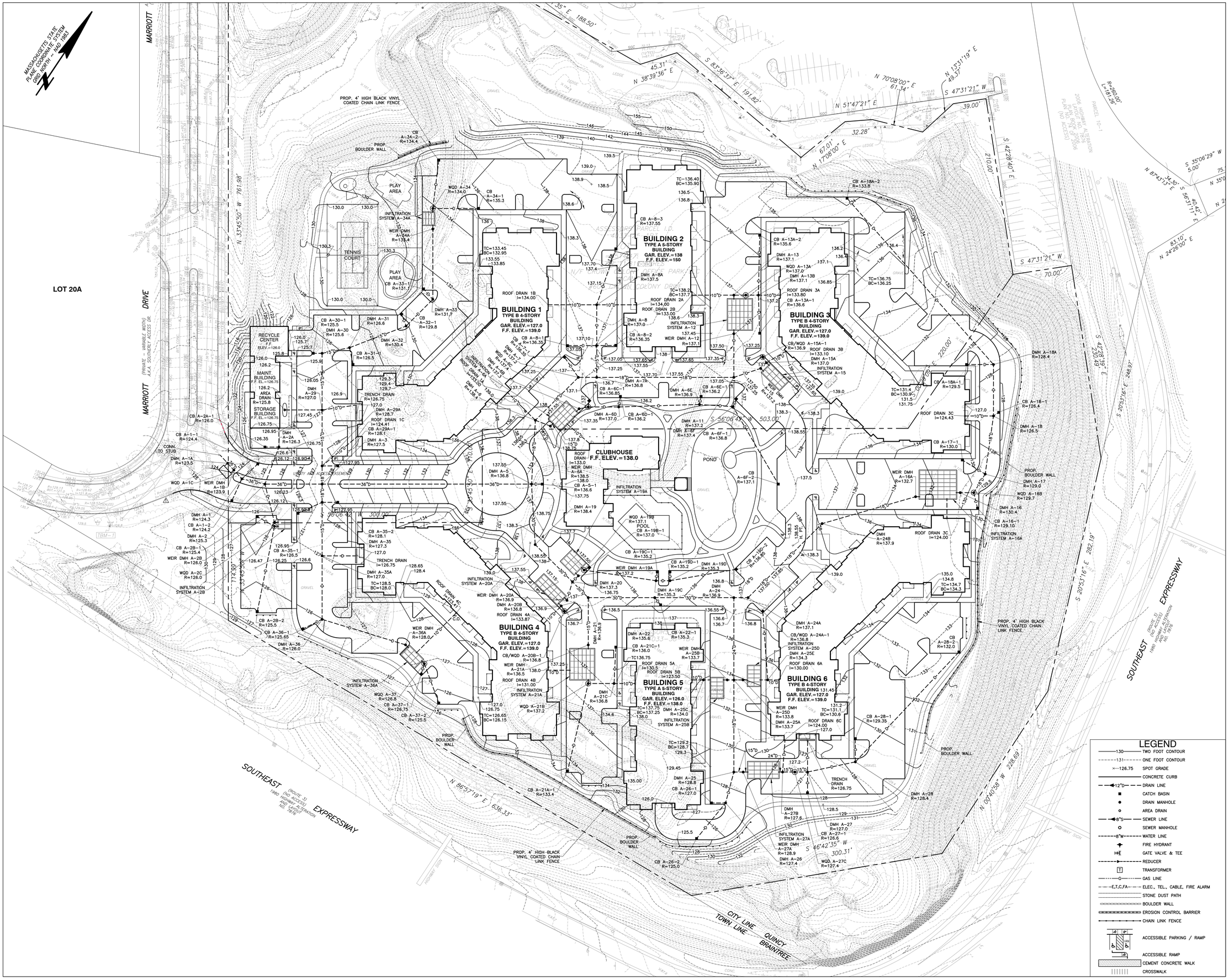
600 CROWN COLONY APARTMENTS

LEGEND

- 130 — TWO FOOT CONTOUR
- 131 — ONE FOOT CONTOUR
- 126.75 — SPOT GRADE
- CONCRETE CURB
- 12"D — DRAIN LINE
- CATCH BASIN
- DRAIN MANHOLE
- AREA DRAIN
- 8"S — SEWER LINE
- SEWER MANHOLE
- 8"W — WATER LINE
- FIRE HYDRANT
- GATE VALVE & TEE
- REDUCER
- T — TRANSFORMER
- G — GAS LINE
- E,T,C,FA — ELEC., TEL., CABLE, FIRE ALARM
- STONE DUST PATH
- BOULDER WALL
- EROSION CONTROL BARRIER
- CHAIN LINK FENCE
- ACCESSIBLE PARKING / RAMP
- ACCESSIBLE RAMP
- CEMENT CONCRETE WALK
- CROSSWALK

SITE UTILITY PLAN

C-2



600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

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NOTES:

1. ALL DRAIN PIPES SHALL BE 12" DIAMETER UNLESS OTHERWISE NOTED.

40 0 20 40 80
HORIZONTAL GRAPHIC SCALE IN FEET

hwmoore ASSOCIATES, INC.
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14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
5-14-15	ADD WATER QUALITY DEVICE 1
10-05-15	CITY/PEER REVIEW COMMENTS

job no.: 32120.00	scale: 1" = 40'
	date: 01-14-2014
	file name: x.XXX

600 CROWN COLONY APARTMENTS

SITE GRADING & DRAINAGE PLAN

C-3

File Name: C:\3412\3412-S17.dwg Saved: 10/9/2015 8:50 AM Plotted: Oct 09, 2015 8:57:29am
Tab: C-3(GRADING & DRAINAGE) Plot Style: 1050C.ctb Plotted By: Hal Moore
3412-S17.dwg Saved: 10/9/2015 8:50 AM Plotted: Oct 09, 2015 8:57:am

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

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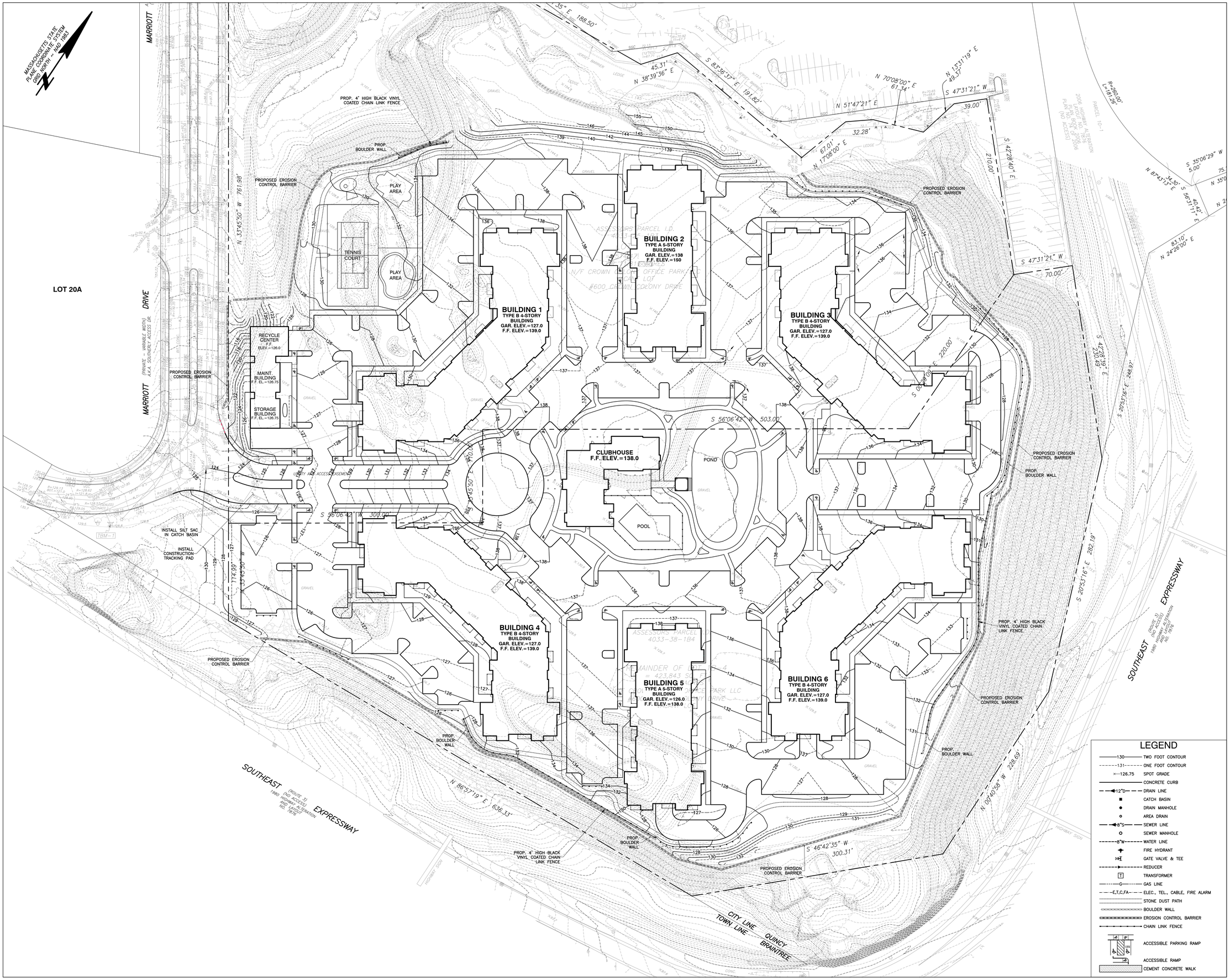


LEGEND

130	TWO FOOT CONTOUR
131	ONE FOOT CONTOUR
126.75	SPOT GRADE
	CONCRETE CURB
12"D	DRAIN LINE
	CATCH BASIN
	DRAIN MANHOLE
	AREA DRAIN
8"S	SEWER LINE
	SEWER MANHOLE
8"W	WATER LINE
	FIRE HYDRANT
	GATE VALVE & TEE
	REDUCER
T	TRANSFORMER
G	GAS LINE
E,T,C,FA	ELEC., TEL., CABLE, FIRE ALARM
	STONE DUST PATH
	BOULDER WALL
	EROSION CONTROL BARRIER
	CHAIN LINK FENCE
	ACCESSIBLE PARKING RAMP
	ACCESSIBLE RAMP
	CEMENT CONCRETE WALK

40 0 20 40 80
HORIZONTAL GRAPHIC SCALE IN FEET

hwmoore ASSOCIATES, INC.
CIVIL ENGINEERING | LAND PLANNING
112 Shawmut Avenue, Boston, MA 02118-2227 tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

SHESKEY ARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
5-14-15	REVISE SHEETS C-2 & C-3
10-05-15	CITY/PEER REVIEW COMMENTS

job no.: 32120.00	scale:	1" = 40'
	date:	01-14-2014
	file name:	x.XXX

600 CROWN COLONY APARTMENTS

EROSION CONTROL PLAN

C-4

1

2

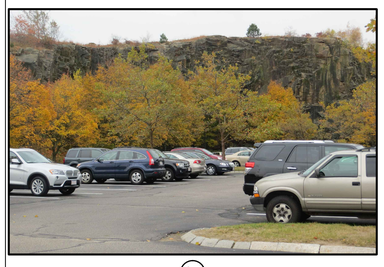
3

4

5

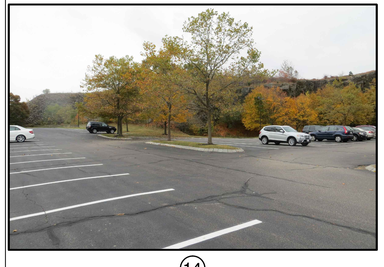
16

6



15

7



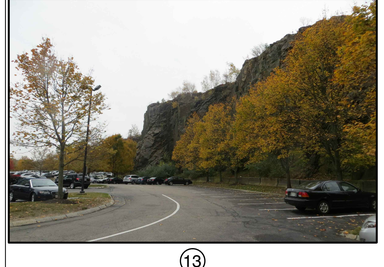
14

8

AERIAL SITE PHOTOGRAPH

100 0 50 100 200

HORIZONTAL GRAPHIC SCALE IN FEET



13

12

11

10

9

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

Reference:
Photo from MassGIS, Commonwealth of Massachusetts Executive Office of Environmental Affairs (http://www.mass.gov/mgis). Photo was taken in April 2008.

LEGEND

16 PHOTOGRAPH NUMBER SHOWING LOCATION AND DIRECTION TAKEN

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112 Shawmut Avenue, Boston, MA 02118-2227 tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

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14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
5-14-15	REVISE SHEETS C-2 & C-3
10-05-15	CITY/PEER REVIEW COMMENTS

job no.: 32120.00 | scale: AS NOTED
date: 01-14-2014
file name: x.XXX

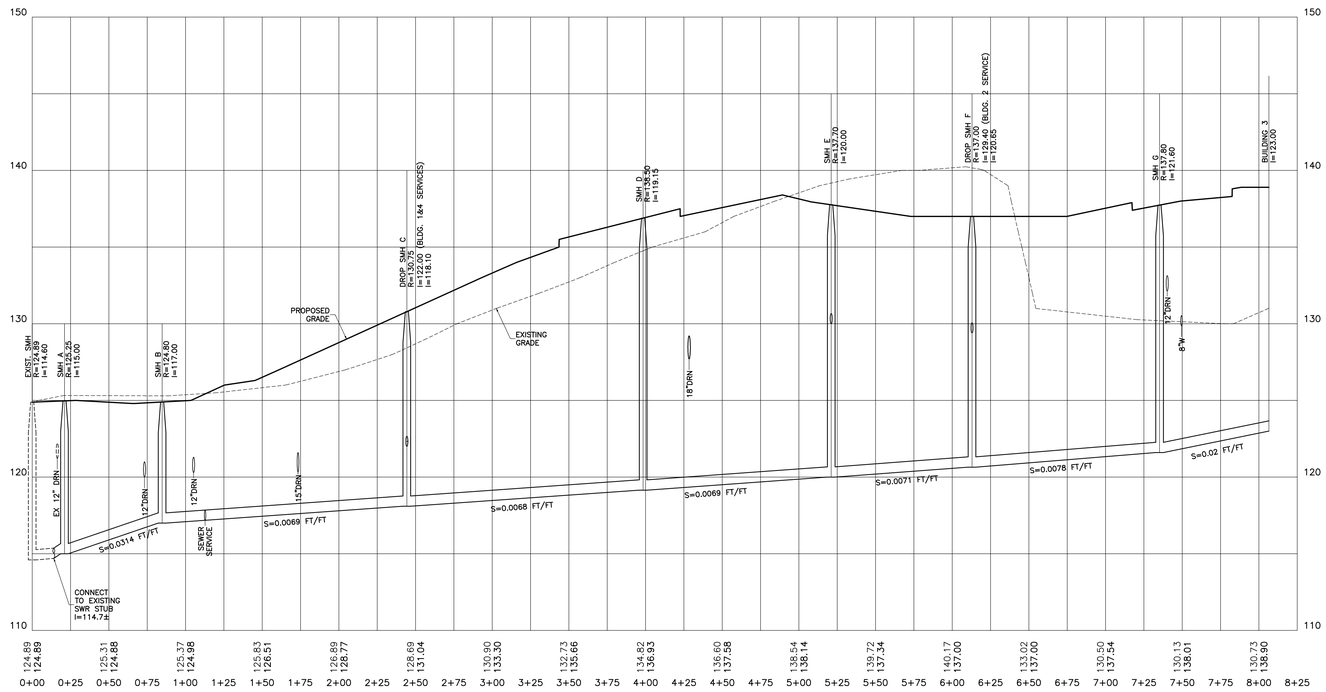
600 CROWN COLONY APARTMENTS

SITE PHOTOGRAPH PLAN

C-5

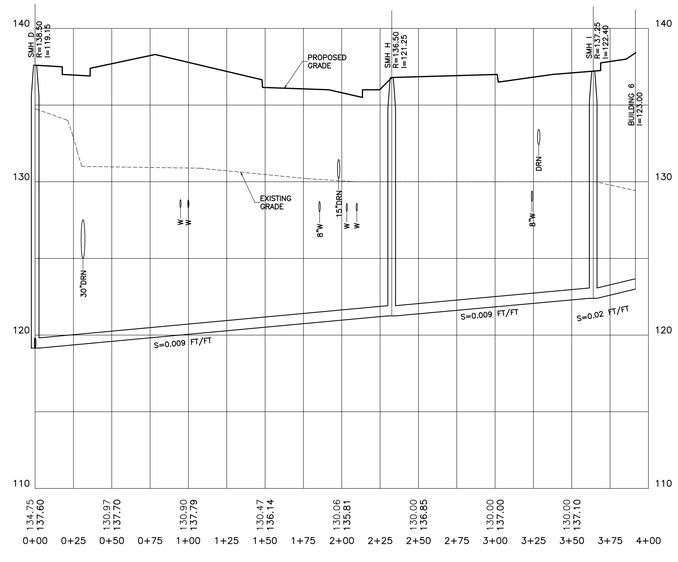
File Name: C:\3412\3412-AERIAL-2008-PHOTOS-R2.dwg Saved: 10/6/2015 11:27 AM Plotted: Oct 06, 2015 11:28:29am
Tab: 42X30-Sheskey Plot Style: 1000C.ctb Plotted By: John Gelhersl

3412-AERIAL-2008-PHOTOS-R2.dwg Saved: 10/6/2015 11:27 AM Plotted: Oct 06, 2015 11:28:am



SEWER PROFILE

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



SEWER PROFILE

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

VERTICAL GRAPHIC SCALE IN FEET
4 0 2 4 8
40 0 20 40 80
HORIZONTAL GRAPHIC SCALE IN FEET

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SHISKEY ARCHITECTS
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date:	revision:
5-14-15	REVISE SHEETS C-2 & C-3
10-05-15	CITY/PEER REVIEW COMMENTS

job no.: 32120.00	scale:	AS NOTED
	date:	01-14-2014
	file name:	x.XXX

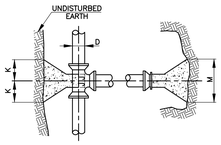
600 CROWN COLONY APARTMENTS

SEWER PROFILES

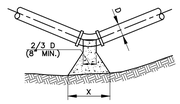
C-6

THRUST BLOCK SCHEDULE			
TABLE OF MINIMUM BEARING AREA IN SQ. IN. AGAINST UNDISTURBED SOIL FOR 4" DIA. PIPE			
SOIL BEARING CAPACITY(PSF)	90 DEGREE BEND	TEE	45 DEGREE BEND
1000	945	674	516
1500	630	450	344
2000	473	337	258
3000	315	225	172

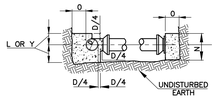
NOTE:
FOR FITTINGS W/LESS THAN 45° DEFLECTION USE BEARING AREA FOR 45° BEND BASED ON INTERNAL PRESSURE OF 80 PSI



PLAN - TEE & PLUG



PLAN - HORIZ. & VERT. BEND



TYPICAL SECTION
TEES, BENDS & PLUGS

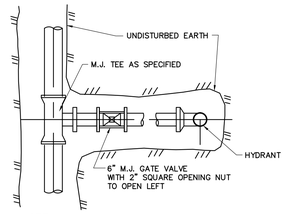
SIZE OF BRANCH	J	K	L	M	N	O
4" THRU 8"	10"	10"	1'-0"	2'-0"	1'-6"	10"
10" THRU 16"	1'-0"	1'-6"	1'-6"	3'-10"	2'-10"	1'-6"
24"	1'-4"	2'-0"	2'-6"	5'-0"	3'-6"	1'-8"

TEES & PLUGS

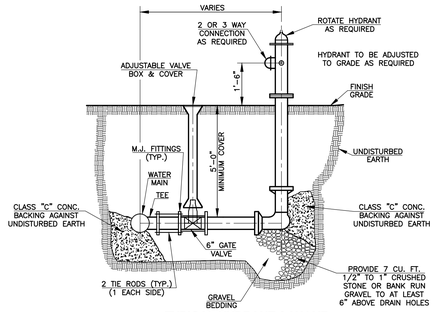
	90° & 45° BENDS			22-1/2 & 11-1/4		
D	4" TO 8"	10" TO 16"	24"	4" TO 8"	10" TO 16"	24"
X	1'-8"	3'-4"	5'-6"	1'-4"	2'-0"	3'-6"
Y	1'-2"	1'-8"	2'-4"	1'-0"	1'-2"	2'-4"

BENDS

THRUST BLOCK DETAILS
(NOT TO SCALE)

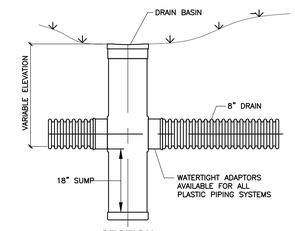


NOTE:
USE MEGA-LUG RESTRAINTS IN LIEU OF THRUST BLOCK & TIE RODS.

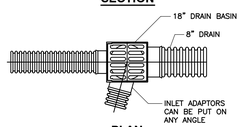


TYPICAL HYDRANT & VALVE
(NOT TO SCALE)

ALTERNATE TOP SLAB
(STEEL REINFORCED FOR H-20 LOADING)

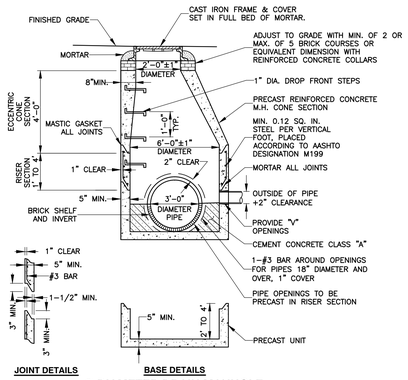


SECTION



PLAN

TYPICAL INSTALLATIONS
AREA DRAIN
(NOT TO SCALE)



6' DIAMETER DRAIN MANHOLE
(NOT TO SCALE)

STRUCTURE	RIM ELEVATION	INVERT ELEVATION
STUB A-1A	122.66	113.90
DMH A-1A	123.5	116.37 (24" IN)
		115.37 (36" IN)
		114.20 (36" OUT)
DMH A-1B	123.9	115.44 (36" IN)
		117.79 (WEIR)
		116.44 (24" OUT)
		115.44 (36" OUT)
DMH A-1	124.3	119.8 (12")
		115.53 (36")
CB A-1-1	124.5	120.50
CB A-1-2	124.2	120.20
DMH A-2	125.3	120.20 (12" IN)
		115.70 (36")
DMH A-2A	126.3	122.0 (ROOF)
		121.8 (12")
CB A-2A-1	126.0	122.00
ROOF DRAIN MB	-	122.20
WEIR DMH A-2B	126.0	121.16 (12"HDPE IN)
		123.46 (WEIR)
		121.16 (12" OUT)
WQD A-2C	126.0	122.20 (IN)
		122.10 (12" HDPE OUT)
CB A-2C-1	125.4	122.50
CB A-2C-2	125.5	122.70
DMH A-3	127.5	116.10 (36")
		120.05 (15")
DMH A-5	136.8	132.00 (12" IN)
		127.30 (18" IN)
		117.60 (30" IN)
		117.10 (36" OUT)
CB A-5-1	136.6	132.20
DMH A-6	138.4	132.50 (ROOF)
		129.10 (18")
		132.30 (15")
ROOF DRAIN 1A	-	133.00
WEIR DMH A-6A	138.5	132.45 (15" HDPE IN)
		134.54 (WEIR)
		132.45 (15" OUT)
ROOF DRAIN CH	-	133.00
DMH A-6B	137.3	132.44 (12" IN)
		132.34 (24" HDPE OUT)
WQD A-6C	137.4	132.62 (12" IN)
		132.52 (12" OUT)
CB A-6C-1	136.85	132.80
DMH A-6D	137.0	132.82
CB A-6D-1	136.2	133.20
DMH A-6E	136.9	133.30
CB A-6E-1	136.2	133.40
DMH A-6F	137.4	133.50
CB A-6F-1	136.8	133.60
CB A-6F-2	137.1	134.10
DMH A-7	137.2	130.6 (12")
		130.1 (18")
CB A-7-1	136.35	132.40
DMH A-7A	136.8	130.4 (18")
		130.7 (12")
DMH A-8	137.0	132.1 (12" IN)
		131.9 (15" OUT)
CB A-8-1	136.35	132.40
CB A-8-2	136.35	132.40

DMH A-8A	137.5	132.70
ROOF DRAIN 1B	-	134.00
ROOF DRAIN 2A	-	134.00
CB A-8-3	137.55	133.60
DMH A-11	137.2	131.6 (12" IN)
		131.1 (18" OUT)
WEIR DMH A-12	137.2	132.30 (12" HDPE IN)
		133.36 (WEIR)
		132.30 (12" OUT)
DMH A-13	137.1	132.30 (12" IN)
		132.47 (10" IN)
		131.26 (24" HDPE OUT)
ROOF DRAIN 2B	-	133.00
WQD A-13A	137.0	132.48 (12" IN)
		132.38 (12" OUT)
DMH A-13B	137.1	132.56 (12" IN)
		132.73 (10" IN)
		132.56 (12" OUT)
CB A-13A-1	136.6	133.10
CB A-13A-2	135.6	132.90
ROOF DRAIN 3A	-	133.80
WEIR DMH A-15	137.2	131.80 (12" HDPE IN)
		134.10 (WEIR)
		131.80 (12" OUT)
DMH A-15A	137.0	132.30 (12" IN)
		132.47 (10" IN)
		131.70 (24" HDPE IN)
CB/WQD A-15A-1	136.9	132.40
ROOF DRAIN 3B	-	133.10
WEIR DMH A-16A	132.7	122.66 (18" OUT)
		124.44 (WEIR)
		122.66 (12" HDPE IN)
ROOF DRAIN 6B	-	124.00
DMH A-16	130.4	122.63 (18" IN)
		122.34 (24" HDPE OUT)
WQD A-16B	129.7	122.80 (18" IN)
		123.30 (12" IN)
		122.70 (18" OUT)
CB A-16-1	129.1	124.10
CB A-17-1	130.0	126.00
DMH A-17	129.0	122.90 (18")
		124.00 (12" IN)
DMH A-18	126.5	123.60 (12" IN)
		123.77 (10" IN)
		123.20 (18" OUT)
CB A-18-1	126.4	123.70
ROOF DRAIN 3C	-	124.43
DMH A-18A	128.4	124.80
CB A-18A-1	129.5	125.50
CB A-18A-2	133.8	129.80
DMH A-19	138.4	132.00 (ROOF)
		117.90 (30")
WEIR DMH A-19A	137.2	131.58 (12" OUT)
		132.76 (WEIR)
		131.58 (12" HDPE IN)
WQD A-19B	137.1	131.68 (12" IN)
		131.58 (12" OUT)
CB A-19B-1	137.0	133.00
DMH A-19C	135.3	132.12
CB A-19C-1	135.2	132.30
DMH A-19D	135.3	132.20

CB A-19D-1	135.2	132.30
CB A-19D-2	136.85	132.85
DMH A-20	137.3	131.5 (12")
		118.2 (30")
WEIR DMH A-20A	136.9	132.16 (12" OUT)
		134.26 (WEIR)
		132.16 (12" HDPE IN)
DMH A-20B	136.8	133.10 (12" IN)
		133.27 (10" IN)
		132.06 (24" HDPE OUT)
CB/WQD A-20B-1	136.7	133.20
ROOF DRAIN 4A	-	133.87
DMH A-21	136.9	128.7 (15" IN)
		118.8 (24" IN)
		118.3 (30" OUT)
WEIR DMH A-21A	136.5	128.95 (15" OUT)
		130.94 (WEIR)
		128.95 (15" HDPE IN)
WQD A-21B	137.2	130.08 (12" IN)
		129.59 (15" HDPE OUT)
ROOF DRAIN 4B	-	133.00
CB A-21B-1	133.4	130.60
DMH A-21C	136.8	130.23 (12" IN)
		130.40 (10" IN)
		130.23 (12" OUT)
CB A-21C	136.0	133.00
ROOF DRAIN 5A	-	130.50
DMH A-22	135.6	118.80 (30")
		130.80 (12")
CB A-22-1	135.3	131.30
DMH A-24	136.9	119.8 (24" IN)
		132.7 (12" IN)
		119.3 (30" OUT)
DMH A-24A	137.1	120.5 (18")
		132.6 (12")
DMH A-24B	138.0	133.7 (ROOF)
		121.3 (18")
DMH A-25A	133.7	123.10 (12" DMH A-25B)
		128.60 (12" DMH A-25C)
		120.80 (18" IN)
		120.30 (24" OUT)
WEIR DMH A-25B	133.6	123.16 (12" OUT)
		125.36 (WEIR)
		123.16 (12" HDPE IN)
DMH A-25C	134.0	123.33 (10" IN)
		123.06 (24" HDPE OUT)
ROOF DRAIN 5B	-	123.50
WEIR DMH A-25D	133.8	128.66 (12" OUT)
		130.86 (WEIR)
		128.66 (12" HDPE IN)
DMH A-25E	134.3	129.60 (12" IN)
		129.77 (10" IN)
		128.68 (24" HDPE OUT)
ROOF DRAIN 6A	-	130.00
DMH A-25	128.8	121.80 (12" IN)
		123.30 (15" IN)
		121.30 (18" OUT)
DMH A-26	127.4	122.00
CB A-26-1	127.0	123.00
CB A-26-2	125.0	122.30
WEIR DMH A-27A	128.9	123.35 (15" HDPE IN)
		125.45 (WEIR)
		123.35 (15" OUT)
DMH A-27B	127.9	123.35 (15" IN)
		123.77 (10" IN)
		123.35 (24" HDPE IN)

WQD A-27C	127.4	123.46 (15" IN)
		123.46 (15" OUT)
ROOF DRAIN 6C	-	124.00
DMH A-27	127.0	123.78 (12" IN)
		123.53 (15" OUT)
TRENCH DRAIN	126.75	123.75
CB A-27-1	126.6	123.80
DMH A-28	128.4	125.10
CB A-28-1	129.35	125.35
CB A-28-2	132.0	128.00
DMH A-29A	128.7	123.70 (12" IN)
		120.60 (15" IN)
		123.87 (10" IN)
		120.35 (18" OUT)
CB A-29A-1	128.1	124.10
ROOF DRAIN 1C	-	124.41
DMH A-29	127.0	122.0 (10" IN)
		121.8 (12" IN)
		121.6 (15")
TRENCH DRAIN	126.75	124.25
AREA DRAIN	125.8	122.80
DMH A-30	125.6	122.1 (12")
		122.0 (15")
CB A-30-1	125.5	122.40
DMH A-31	126.6	122.4 (12" IN)
		122.2 (15" OUT)
A-31-1	126.5	122.50
DMH A-32	129.9	125.50
CB A-32-1	129.8	125.80
DMH A-33	131.2	126.50
CB A-33-1	131.1	127.10
WEIR DMH A-34A	133.4	129.58 (12" HDPE IN)
		130.73 (WEIR)
		129.58 (12" OUT)
WQD A-34	134.0	129.68 (12" IN)
		129.58 (12" HDPE OUT)
CB A-34-1	135.3	131.30
CB A-34-2	134.4	130.40
DMH A-35	127.5	123.70 (12" CB A-35-2)
		120.60 (12" CB A-35-1)
		120.40 (15" IN)
		120.15 (18" OUT)
CB A-35-1	126.5	122.50
CB A-35-2	128.1	124.10
DMH A-35A	127.0	123.9 (TRENCH)
		120.7 (15")
TRENCH DRAIN	126.75	124.30
DMH A-36	126.0	121.3 (12" IN)
		121.1 (15" OUT)
CB A-36-1	125.65	121.70
WEIR DMH A-36A	128.0	122.47 (12" HDPE IN)
		124.67 (WEIR)
		122.47 (12" OUT)
WQD A-37	126.8	122.57 (12" IN)
		122.47 (12" HDPE OUT)
ROOF DRAIN 4C	-	123.41
CB A-37-1	126.75	122.63
CB A-37-2	125.5	122.80

600 CROWN COLONY
AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

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112 Shawmut Avenue, Boston, MA 02118-2227 tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

SHISKLY ARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
5-14-15	ADD WQD TO DRN. SCHED. 1
10-05-15	CITY/PEER REVIEW COMMENTS

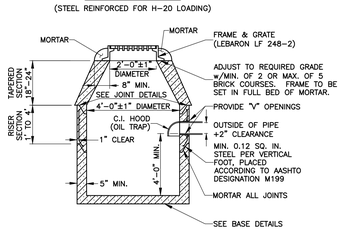
job no.: 32120.00	scale:	As Noted
	date:	01-14-2014
	file name:	x.XXX

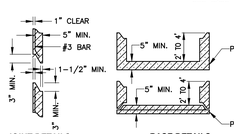
600 CROWN COLONY APARTMENTS

SITE DETAILS

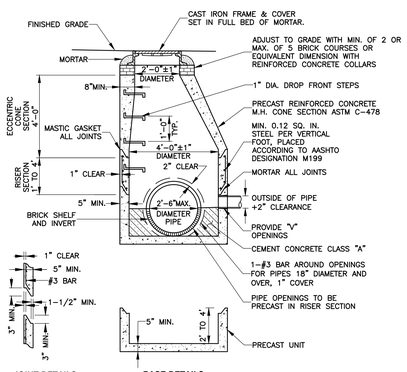
C-7

ALTERNATE TOP SLAB
(STEEL REINFORCED FOR H-20 LOADING)

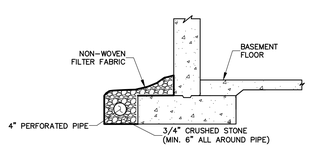




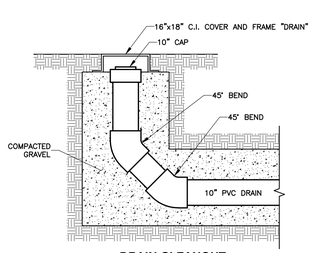
CATCH BASIN
(NOT TO SCALE)



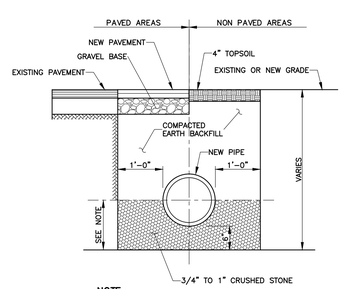
DRAIN MANHOLE
(NOT TO SCALE)



PERIMETER FOUNDATION DRAIN
(NOT TO SCALE)

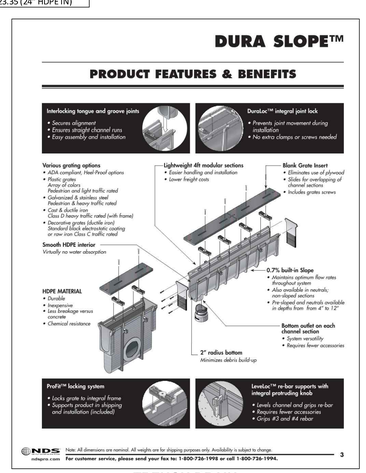


DRAIN CLEANOUT
(NOT TO SCALE)



NOTE:
CRUSHED STONE WILL ONLY BE REQUIRED IF UNSUITABLE MATERIALS ARE ENCOUNTERED OR IF PIPE IS BEING LAID WITHIN GROUND WATER TABLE. OTHERWISE, PIPE MAY BE PLACED ON BOTTOM OF TRENCH AND EARTH BACKFILLED.

EXCAVATION & BACKFILL DETAIL
FOR DRAIN AND WATER PIPES
(NOT TO SCALE)



TRENCH DRAIN
(NOT TO SCALE)

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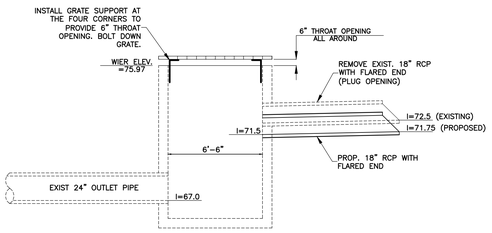
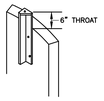
Tab: C-7(SITE DETAILS) Plot Style: 100XC.ctb Plotted By: John Gatherall
3412-DETAIL-4.dwg Saved: 10/8/2015 2:04 PM Plotted: Oct 08, 2015 2:04:pm





TYPICAL GRATE SUPPORT
DETAIL "A"
NOT TO SCALE

NOTES:

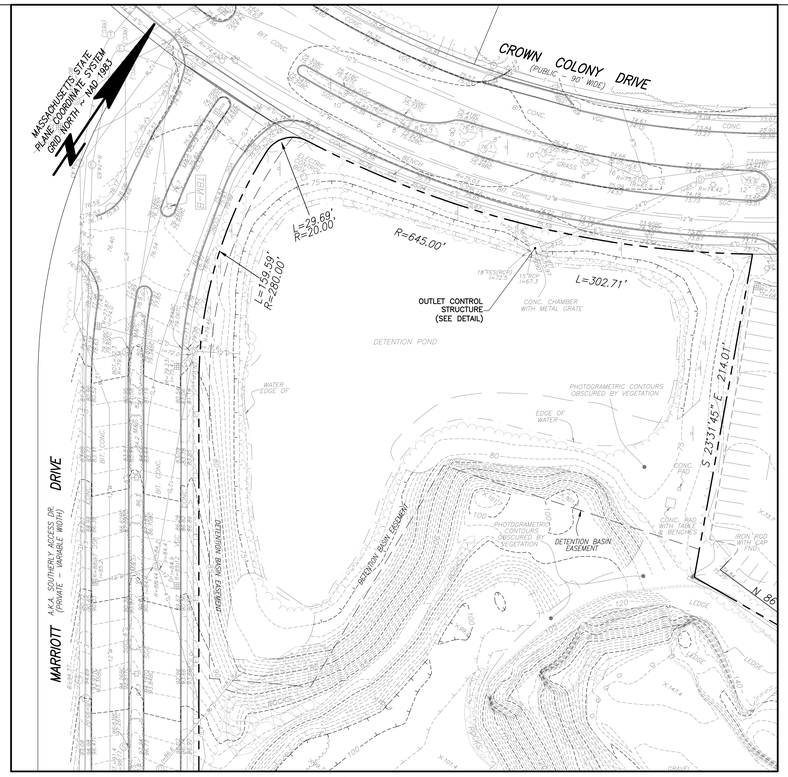
1. GRATING SUPPORT : PROVIDE 4 SUPPORTS 6" x 1/4" x 18" LG. EACH BOLTED INTO THE CHAMBER WALLS WITH 1/4" DRILLED PLATE WELDED TO SUPPORT FOR GRATING ANCHORAGE.

2.) GRATE ANCHORING : GRATING WILL BE SECURED TO SUPPORTS BY PROVIDING 1-3/8" x 4-3/16" STEEL WASHER PLATE DRILLED FOR 3/8" x 3" LONG GALVANIZED STEEL BOLT.

3.) COMPLETE GRATING AND ALL METALS SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.

DETENTION POND OUTLET CONTROL STRUCTURE MODIFICATIONS

(SCALE: 1"=4')

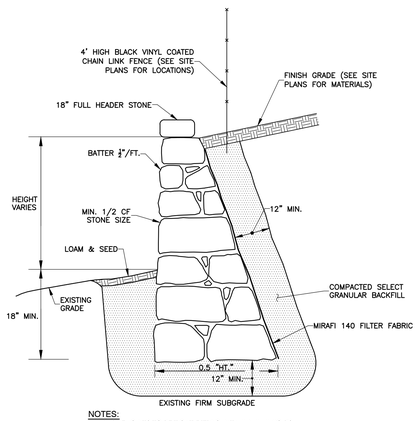


DETENTION BASIN

SCALE: 1"=40'

40 0 20 40 80

HORIZONTAL GRAPHIC SCALE IN FEET



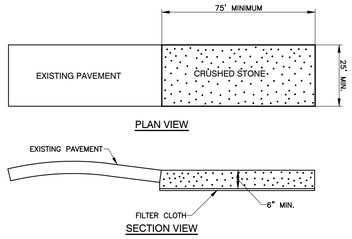
NOTES:
1. STONE JOINTS TO BE TIGHT FITTING WITH MINIMUM VOIDS.
2. FINAL RETAINING WALL PLANS SHALL BE STAMPED AND SIGNED BY A MASSACHUSETTS PROFESSIONAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

DRY STONE RETAINING WALL

NOT TO SCALE

SEWER SCHEDULE

STRUCTURE	RIM	INVERT
EXISTING SMH	124.89	114.60
SMH A	125.25	115.00
SMH B	124.80	117.00
DROP SMH C	130.75	122.00 (BLDG. 1&4 SERVICES)
		118.10
SMH D	138.50	119.15
SMH E	137.70	120.00
DROP SMH F	137.00	129.40 (BLDG. 2 SERVICE)
		120.65
SMH G	137.80	121.60
SMH H	136.50	121.25
SMH I	137.25	122.40



TRACKING PAD NOTES:

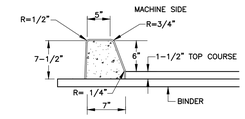
STONE SIZE - 2" CRUSHED STONE

FABRIC CLOTH - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC OR PRIVATE RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANING OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC OR PRIVATE RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

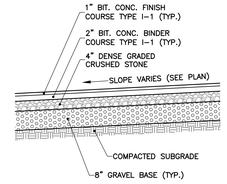
CONSTRUCTION TRACKING PAD

(NOT TO SCALE)



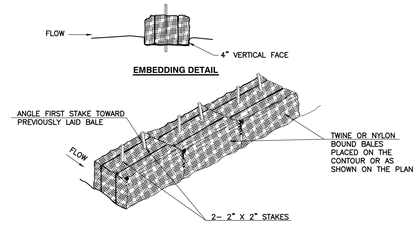
EXTRUDED CONCRETE CURB

(NOT TO SCALE)



PARKING PAVEMENT SECTION

(NOT TO SCALE)



ANCHORING DETAIL

CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.

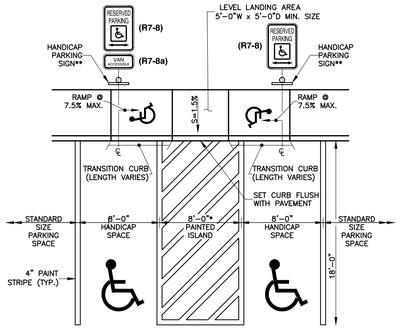
2. BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.

3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

4. BALES SHALL BE REMOVED WHEN AUTHORIZED BY THE ENGINEER.

STAKED HAYBALE

(NOT TO SCALE)



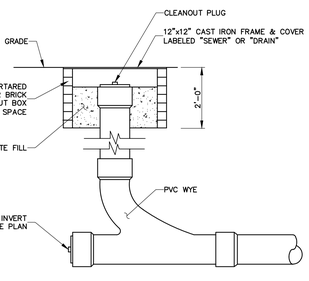
* 8'-0" ACCESS AISLE ADJACENT TO VAN SPACE; OTHERWISE USE 5'-0" ACCESS AISLE.
** SIGN FOR VAN SPACE TO READ "VAN ACCESSIBLE" BELOW DOUBLE ARROW AT BOTTOM.

NOTE:
R7-8 SIGNS SHALL BE MOUNTED AT A HEIGHT OF NO LESS THAN 5 FEET AND NOT MORE THAN 8 FEET TO THE TOP OF THE SIGN.

ADA REQUIREMENTS:
1. WALKS SHALL NOT EXCEED 5% SLOPE.
2. WALKS CROSS SLOPE SHALL NOT EXCEED 2%.
3. HANDICAP SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION

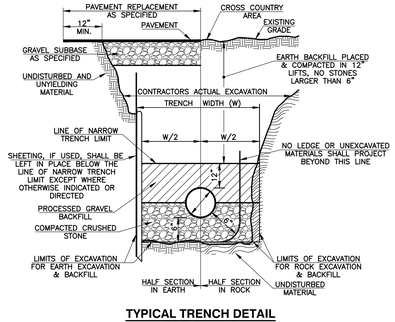
TYPICAL VAN ACCESSIBLE HANDICAP PARKING LAYOUT PLAN

SCALE: 1" = 6'



CLEANOUT

(NOT TO SCALE)

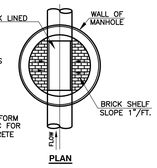


TYPICAL TRENCH DETAIL FOR SEWER

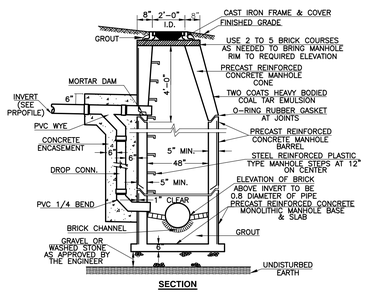
(NOT TO SCALE)

GENERAL NOTES:

1. REINFORCED STEEL CONFORMS TO LATEST ASTM SPEC. 0.12 SQ.IN./ LINEAR FT. AND 0.12 SQ.IN. (BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
3. MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C-478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



PLAN



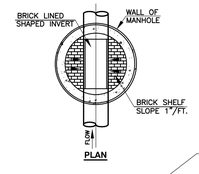
SECTION

TYPICAL DROP SEWER MANHOLE

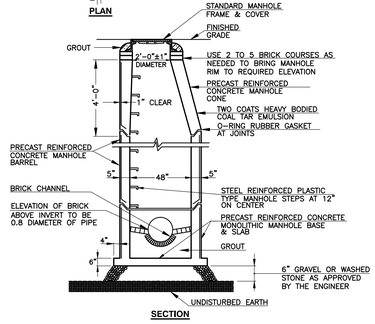
(NOT TO SCALE)

GENERAL NOTES:

1. REINFORCED STEEL CONFORMS TO LATEST ASTM SPEC. 0.12 SQ.IN./ LINEAR FT. AND 0.12 SQ.IN. (BOTH WAYS) BASE BOTTOM.
2. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
3. MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C-478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."



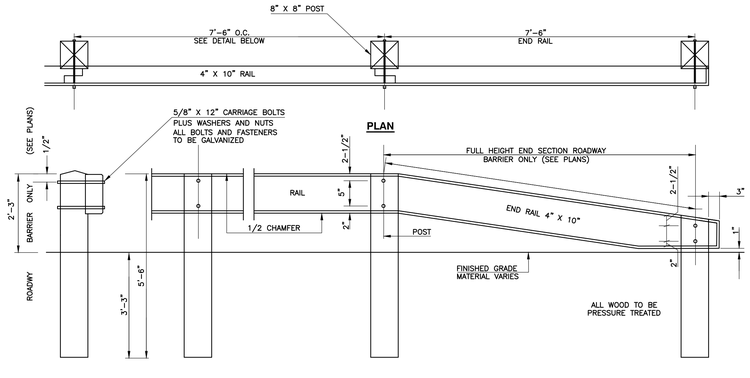
PLAN



SECTION

PRECAST CONCRETE SEWER MANHOLE

(NOT TO SCALE)



SINGLE FACE WOOD GUARD RAIL DETAIL

(NOT TO SCALE)

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

NOTES:

1. REFER TO LANDSCAPE PLANS FOR DETAILS OF CEMENT CONCRETE AND STONE DUST WALKS.

hwmoore ASSOCIATES, INC.
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QUINCY, MASSACHUSETTS 02169
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FAX: 617-472-0494

date:	revision:
5-14-15	VORTECHS DETAIL △1
10-05-15	CITY/PEER REVIEW COMMENTS

job no.: 32120.00	scale:	As Noted
	date:	01-14-2014
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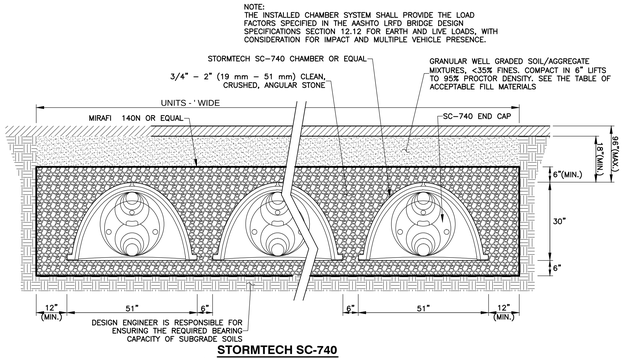
600 CROWN COLONY APARTMENTS

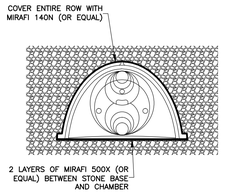
SITE DETAILS

C-8



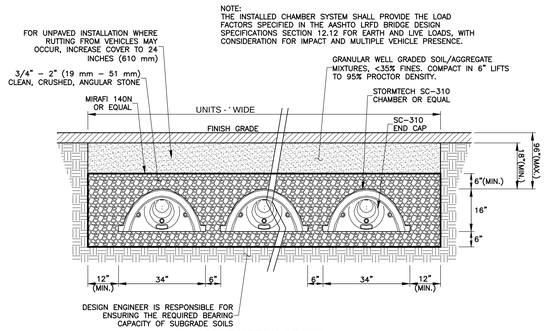
STORMTECH SC-740 INFILTRATION SYSTEM " "

SCALE: 1" = 2'



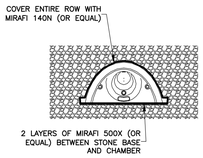
STORMTECH SC-740 ISOLATOR ROW

(NOT TO SCALE)



STORMTECH SC-310 INFILTRATION SYSTEM " "

SCALE: 1" = 2'



STORMTECH SC-740 ISOLATOR ROW

(NOT TO SCALE)

STRUCTURE	SPECIFICATION
Vortechs A-2	Vortechs Model 7000
WQD A-2C	CDS2015-4-C
WQD A-6C	CDS2015-4-C
WQD A-13A	CDS2015-4-C
WQD A-16	CDS3020-C
WQD A-19B	CDS2015-4-C
WQD A-21B	CDS2015-4-C
WQD A-27	CDS2015-4-C
WQD A-34	CDS2015-4-C
WQD A-37	CDS2015-4-C
CB/WQD A-15A-1	VSHS36 w/ Grate
CB/WQD A-20B-1	VSHS36 w/ Grate

WATER QUALITY DEVICE SPECIFICATION TABLE

(NOT TO SCALE)

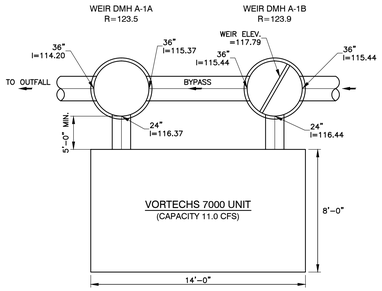
DETENTION SYSTEM TABLE

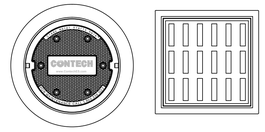
SYSTEM	CHAMBERS	# OF ROWS	CHAMBERS PER ROW	FIELD WIDTH	FIELD LENGTH	FIELD HEIGHT	CHAMBER INVERT	STONE INVERT	EXISTING LEDGE ELEVATION	ESHGWT ELEVATION
IS A-2B	SC-740	2	2	11.00	16.24	3.50	121.06	120.56	118.50	NO MOTTLES
IS A-6A	SC-740	4	4	20.50	30.48	3.50	132.34	131.84	129.60	NO MOTTLES
IS A-12	SC-740	6	5	30.00	37.6	3.50	131.26	130.76	126.80	NO MOTTLES
IS A-15	SC-740	3	4	15.75	30.48	3.50	131.70	131.20	123.40	NO MOTTLES
IS A-16A	SC-740	7	6	34.75	44.72	3.50	122.34	121.84	116.60	NO MOTTLES
IS A-19A	SC-740	4	3	20.50	23.36	3.50	130.54	130.04	122.90	NO MOTTLES
IS A-20A	SC-740	3	5	15.75	37.6	3.50	132.06	131.56	122.00	NO MOTTLES
IS A-21A	SC-740	6	5	30.00	37.6	3.50	128.84	128.34	119.80	NO MOTTLES
IS A-25B	SC-740	5	2	25.25	16.24	3.50	123.06	122.56	125.60*	NO MOTTLES
IS A-25D	SC-740	5	2	25.25	16.24	3.50	128.56	128.06	118.80	NO MOTTLES
IS A-27A	SC-740	4	5	20.50	37.6	3.50	123.35	122.85	127.10*	NO MOTTLES
IS A-34A	SC-310	4	2	14.82	16.24	2.33	129.50	129.00	126.00	126.80
IS A-36A	SC-740	3	3	15.75	23.36	3.50	122.37	121.87	119.20	NO MOTTLES

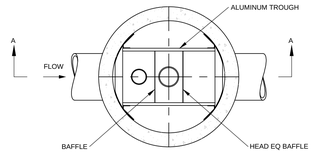
*LIKELY A LARGE BOLDER

DETENTION SYSTEM TABLE

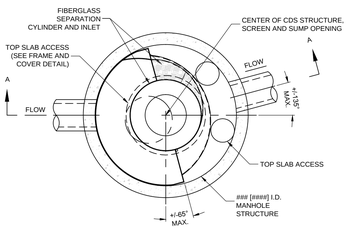
(NOT TO SCALE)





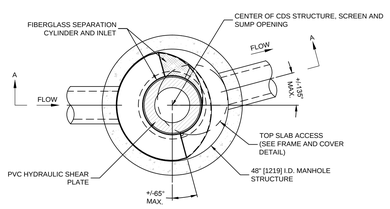


PLAN VIEW B-B



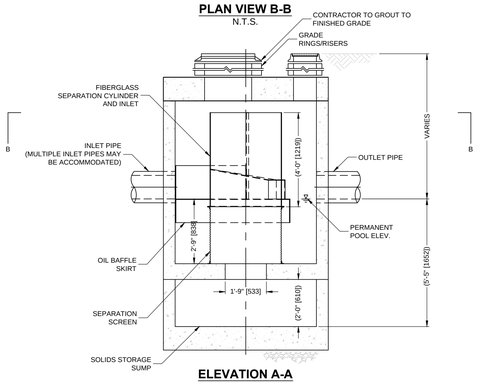
PLAN VIEW B-B

N.T.S.



PLAN VIEW B-B

N.T.S.



ELEVATION A-A

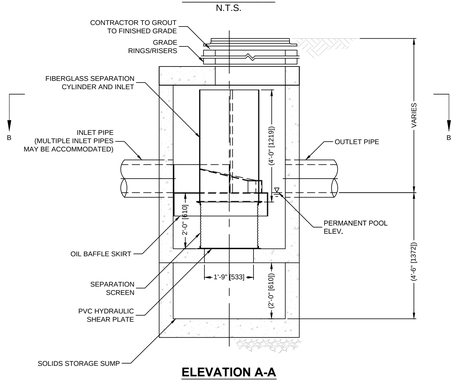
N.T.S.

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 WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS 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 HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. 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 CDS 3020-6-C

(NOT TO SCALE)



ELEVATION A-A

N.T.S.

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3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS 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 HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

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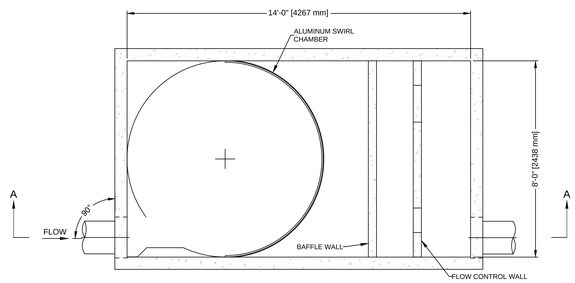
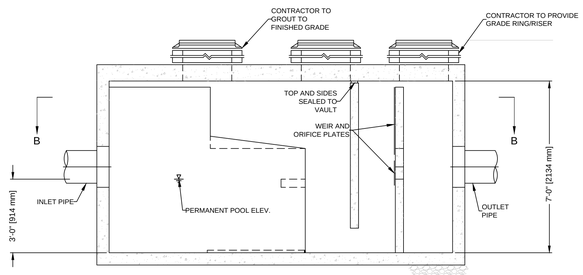
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. 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 CDS 2015-4-C

(NOT TO SCALE)



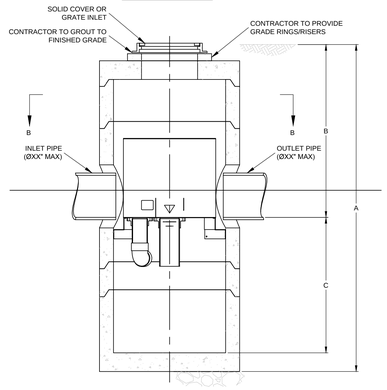


GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
4. VORTECHS 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.
6. INLET PIPE(S) MUST BE PERPEDICULAR TO THE VAULT AND AT THE CORNER TO INTRODUCE THE FLOW TANGENTIALLY TO THE SWIRL CHAMBER. DUAL INLETS NOT TO HAVE OPPOSING TANGENTIAL FLOW DIRECTIONS.
7. OUTLET PIPE(S) MUST BE DOWN STREAM OF THE FLOW CONTROL BAFFLE AND MAY BE LOCATED ON THE SIDE OR END OF THE VAULT. THE FLOW CONTROL WALL MAY BE TURNED TO ACCOMODATE OUTLET PIPE KNOCKOUTS ON THE SIDE OF THE VAULT.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE VORTECHS STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. 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 VORTECHS 7000

(NOT TO SCALE)



SECTION A-A

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH CONSTRUCTION PRODUCTS REPRESENTATIVE. www.contech-cpi.com
3. VORTSENTRY HS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. STRUCTURE SHALL MEET AASHTO H20 LOAD RATING. CASTINGS SHALL MEET AASHTO M306, CAST WITH THE CONTECH STORMWATER SOLUTIONS LOGO.

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.

VORTSENTRY HS GENERAL INFORMATION

Model	Manhole Diameter (ID)		Total Treatment Flow Rate		Typical Total Distance Rim to Outside Bottom A		Typical Distance Rim to Invert B		Typical Depth Below Invert (inside) C		Approximate Minimum Distance Rim to Invert		Maximum Pipe Diameter (ID)	
	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	5.58	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

CONTECH VORTSENTRY

(NOT TO SCALE)

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

hwmoore ASSOCIATES, INC.
CIVIL ENGINEERING | LAND PLANNING
112 Shawmut Avenue, Boston, MA 02118-2227 tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

SHUSKLY ARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:

job no.: 32120.00	scale:	As Noted
	date:	10-05-2015
	file name:	x.XXX

600 CROWN COLONY APARTMENTS

SITE DETAILS

C-9

File Name: C:\3412\3412-DETAIL-4.dwg Saved: 10/8/2015 4:40 PM Plotted: Oct 08, 2015 4:40:22pm
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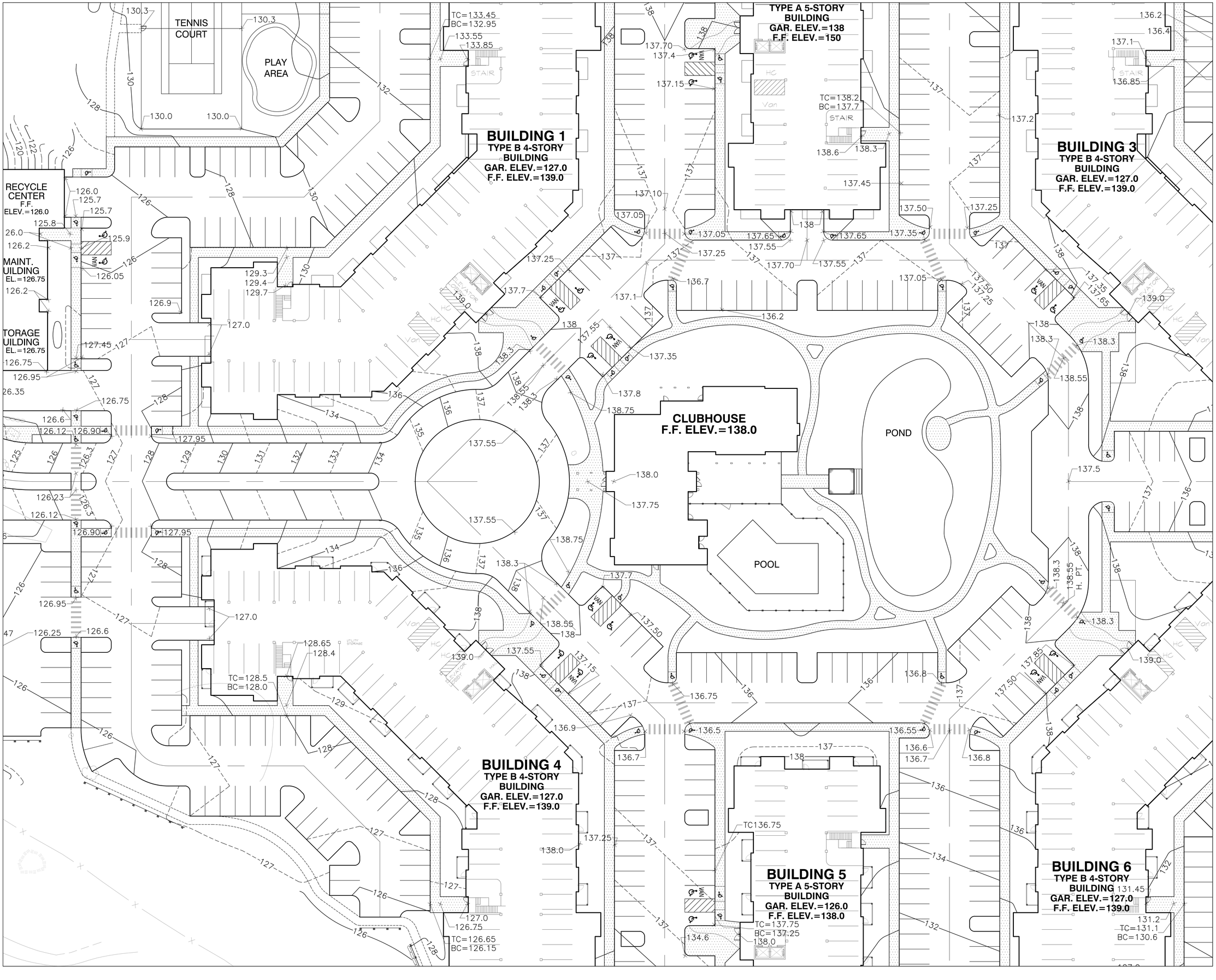

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

REFERENCES:

1. PROPERTY LINES, TOPOGRAPHY, AND EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SITE PLAN 600 CROWN COLONY DRIVE QUINCY, MASSACHUSETTS" DATED APRIL 19, 2012, PREPARED BY FELDMAN PROFESSIONAL LAND SURVEYORS, RECIEVED DIGITALLY ON 5-15-2012.
2. PROPOSED BUILDINGS AND CONCEPTUAL LAYOUT TAKEN FROM A PLAN ENTITLED "CONCEPT SITE PLAN B 600 CROWN COLONY DRIVE QUINCY, MASSACHUSETTS", DATED AUGUST 15, 2013, PREPARED BY SHESKEY ARCHITECTS, RECIEVED DIGITALLY ON 9-5-2013.

NOTES:

1. LONGITUDINAL SIDEWALK SLOPES NOT TO EXCEED 5.0%.
2. SIDEWALK CROSS SLOPE = 1.5% TYPICAL.
3. CROSSWALK CROSS SLOPES VARY BUT NOT TO EXCEED 1.9%
4. THIS PLAN IS INTENDED AS A GUIDE. FINAL GRADES MAY VARY SLIGHTLY ON CONSTRUCTION PLANS.
5. FINAL GRADING, DESIGN AND DETAILS OF ACCESSIBLE CURB RAMPS TO BE SUBMITTED WITH BUILDING PERMIT / CONSTRUCTION DOCUMENTS.

20 0 10 20 40
HORIZONTAL GRAPHIC SCALE IN FEET

hwmoore
ASSOCIATES, INC.
CIVIL ENGINEERING | LAND PLANNING
112 Shawmut Avenue, Boston, MA 02118-2227 tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

SHESKEY ARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:

job no.: 32120.00
scale: 1" = 20'
date: 10-05-2015
file name:
600 CROWN COLONY APARTMENTS

ACCESSIBLE ROUTE GRADING PLAN

C-10

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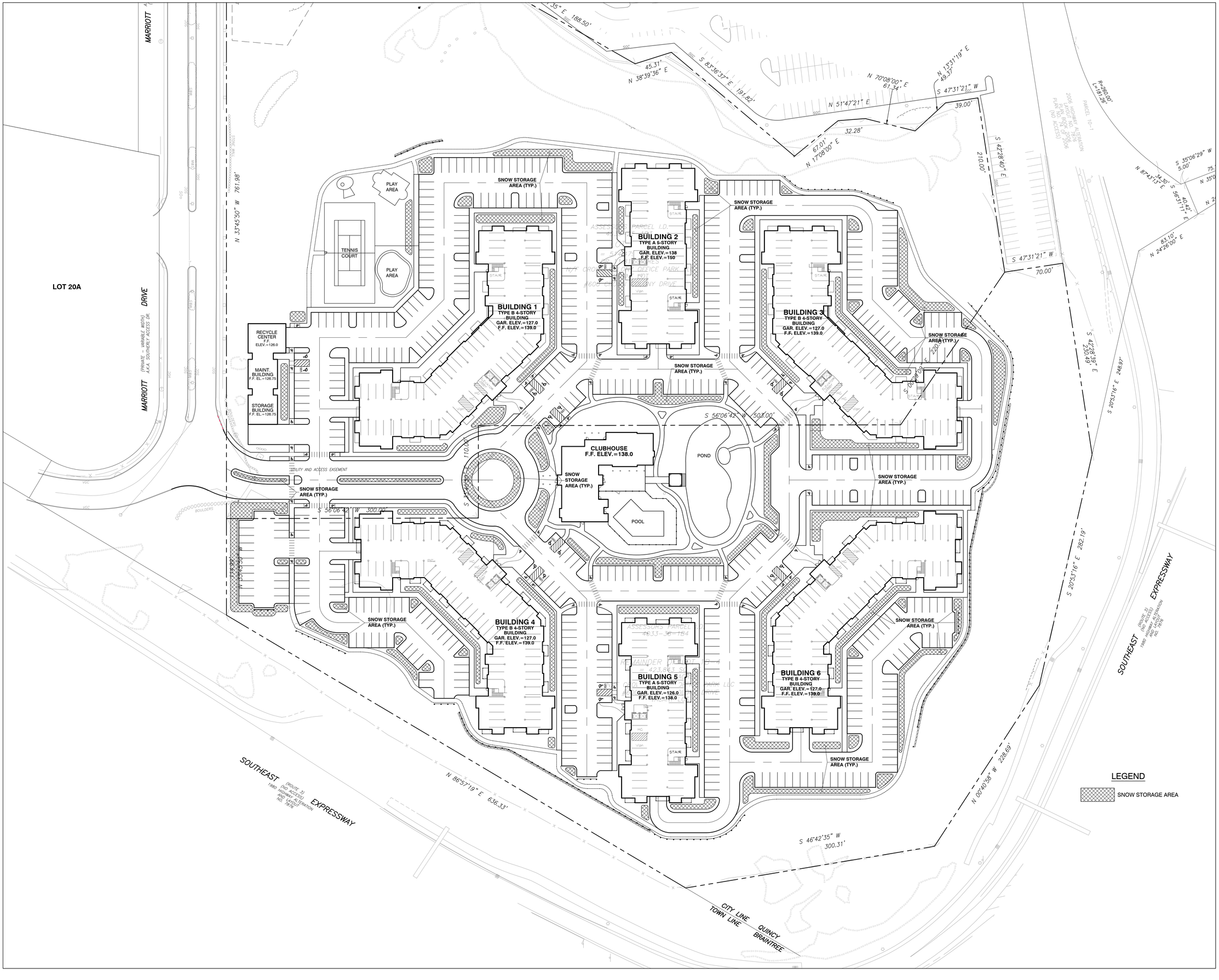

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

REFERENCES:

1. PROPERTY LINES, TOPOGRAPHY, AND EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "TOPOGRAPHIC SITE PLAN 600 CROWN COLONY DRIVE QUINCY, MASSACHUSETTS" DATED APRIL 19, 2012, PREPARED BY FELDMAN PROFESSIONAL LAND SURVEYORS, RECIEVED DIGITALLY ON 5-15-2012.

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VERTICAL GRAPHIC SCALE IN FEET
4 0 2 4 8
40 0 20 40 80
HORIZONTAL GRAPHIC SCALE IN FEET

hwmoore
ASSOCIATES, INC.
CIVIL ENGINEERING | LAND PLANNING
112 Shawmut Avenue, Boston, MA 02118-2227 tel: 617-357-8145 fax: 617-357-9495 web: hwmoore.com

SHESKEY ARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:

job no.: 32120.00	scale:	AS NOTED
	date:	10-05-2015
	file name:	

600 CROWN COLONY APARTMENTS

SNOW STORAGE PLAN

C-11

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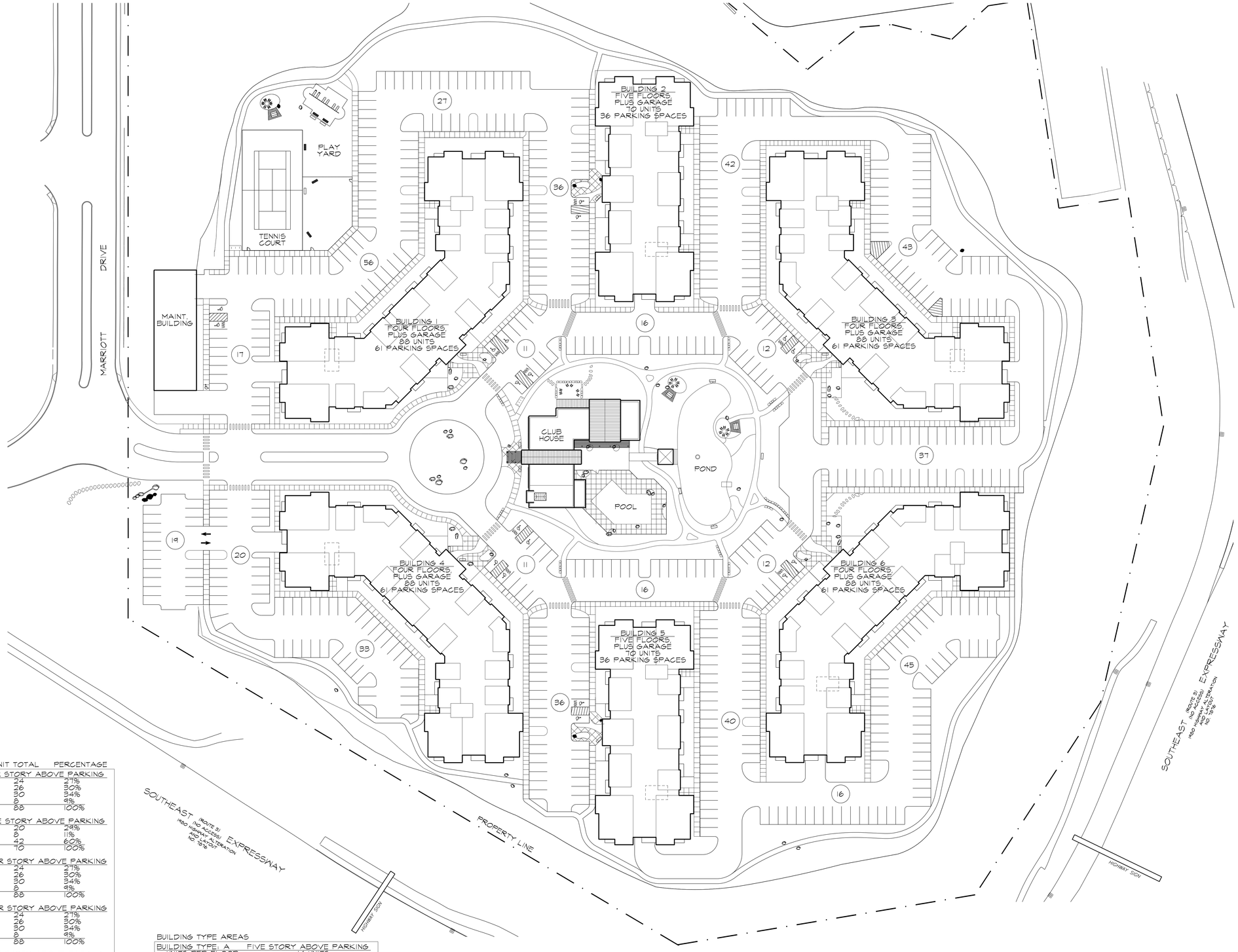

UNIT COUNTS	UNIT TOTAL	PERCENTAGE
BUILDING 1 (TYPE B): FOUR STORY ABOVE PARKING		
TWO BEDROOM	24	27%
ONE PLUS DEN	26	30%
ONE BEDROOM	30	34%
STUDIO	8	9%
BUILDING TOTAL	88	100%
BUILDING 2 (TYPE A): FIVE STORY ABOVE PARKING		
TWO BEDROOM	20	29%
ONE PLUS DEN	8	11%
ONE BEDROOM	42	60%
BUILDING TOTAL	70	100%
BUILDING 3 (TYPE B): FOUR STORY ABOVE PARKING		
TWO BEDROOM	24	27%
ONE PLUS DEN	26	30%
ONE BEDROOM	30	34%
STUDIO	8	9%
BUILDING TOTAL	88	100%
BUILDING 4 (TYPE B): FOUR STORY ABOVE PARKING		
TWO BEDROOM	24	27%
ONE PLUS DEN	26	30%
ONE BEDROOM	30	34%
STUDIO	8	9%
BUILDING TOTAL	88	100%
BUILDING 5 (TYPE A): FIVE STORY ABOVE PARKING		
TWO BEDROOM	20	29%
ONE PLUS DEN	8	11%
ONE BEDROOM	42	60%
BUILDING TOTAL	70	100%
BUILDING 6 (TYPE B): FOUR STORY ABOVE PARKING		
TWO BEDROOM	24	27%
ONE PLUS DEN	26	30%
ONE BEDROOM	30	34%
STUDIO	8	9%
BUILDING TOTAL	88	100%
SITE TOTALS		
TWO BEDROOM	136	28%
ONE PLUS DEN	120	24%
ONE BEDROOM	204	41%
STUDIO	32	7%
SITE TOTAL	492	100%

BUILDING TYPE AREAS

BUILDING TYPE: A FIVE STORY ABOVE PARKING	
UNITS PER FLOOR=	14 UNITS
UNITS PER BUILDING=	70 UNITS
TYPICAL FLOOR RESIDENTIAL AREA=	16,095 sf
TOTAL RESIDENTIAL BUILDING AREA=	80,475 sf
MEAN RESIDENTIAL AREA PER 70 UNITS=	1,150 sf
PARKING LEVEL AREA=	16,095 sf
TOTAL BUILDING AREA=	95,570 sf
BUILDING TYPE: B FOUR STORY ABOVE PARKING	
UNITS PER FLOOR=	22 UNITS
UNITS PER BUILDING=	88 UNITS
TYPICAL FLOOR RESIDENTAIL AREA=	24,842 sf
TOTAL RESIDENTIAL BUILDING AREA=	99,488 sf
MEAN RESIDENTIAL AREA PER 88 UNITS=	1,131 sf
PARKING LEVEL AREA=	24,872 sf
TOTAL BUILDING AREA=	125,360 sf

PARKING COUNT

BUILDING TYPE 'A'		
34 SPACES	x 2 = 68 SPACES	95%
2 'ADA' SPACES	x 2 = 4 SPACES	5%
BUILDING TYPE 'B'		
58 SPACES	x 4 = 232 SPACES	95%
3 'ADA' SPACES	x 4 = 12 SPACES	5%
EXTERIOR PARKING		
	527 SPACES	97%
	18 ADA SPACES	3%
SITE TOTALS		
	827 SPACES	96%
	34 ADA SPACES	4%
PARKING RATIO	861 CARS : 1.75 CARS/UNIT	

ARCHITECTURAL KEY PLAN

SCALE : 1" = 40'-0"

CALLED NORTH

600
CROWN
COLONY
AN APARTMENT COMMUNITY
Quincy
Massachusetts

CITY SIGNATURES

PROGRESS
9–4–2015

sheskeyARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:

job no.: 32120.00	scale: 1" = 40'-0"
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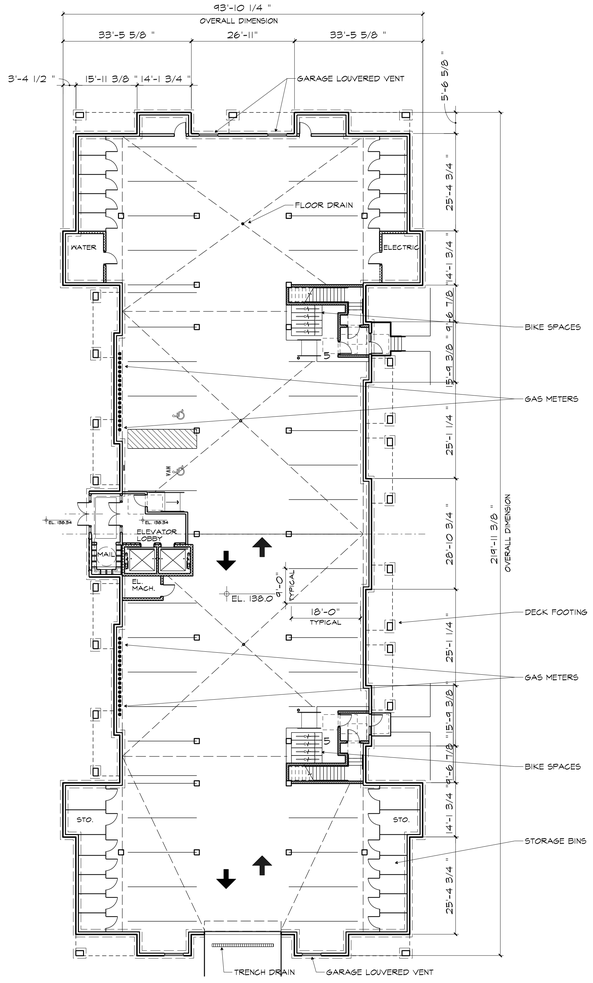
600 CROWN COLONY APARTMENTS

ARCHITECTURAL
KEY PLAN

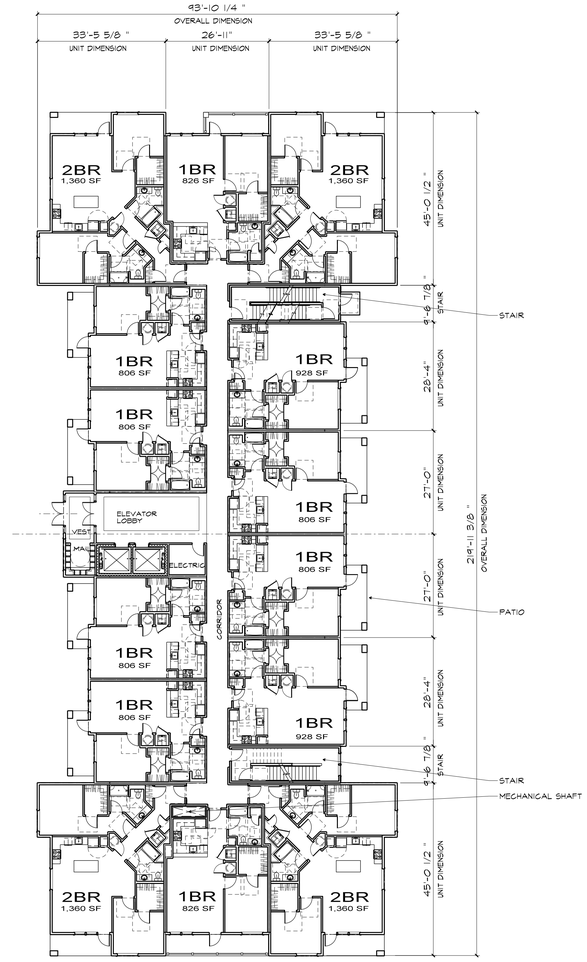
A–0



PARKING FOR 36 CARS
10 BIKES

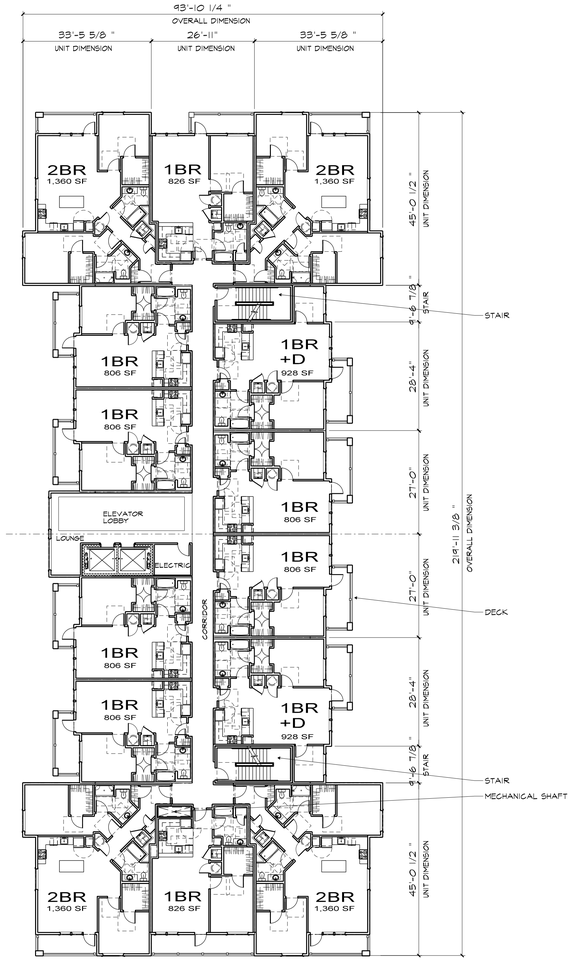
BUILDING 2 - GARAGE LEVEL

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



BUILDING 2 - FIRST FLOOR

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



BUILDING 2 - SECOND FLOOR

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

BUILDING AND PARKING DATA

TYPE 'A' FIVE STORY ABOVE PARKING - 70 UNITS
TOTAL APARTMENTS (x2) - 140 UNITS

APARTMENTS		
Two Bedroom	- 20	29%
One plus Den	- 8	11%
One Bedroom	- 42	60%
TOTAL	= 70	100%

Units per Floor	= 14 Units
Garage Parking	= 36 Cars
	= 10 Bikes
Typical Floor Residential Area	= 16,095 sf
Total Residential Building Area	= 80,475 sf
Residential Area per Unit (70)	= 1,150 sf
Parking Level Area	= 16,095 sf
Total Building Area	= 45,510 sf

BUILDING DATA

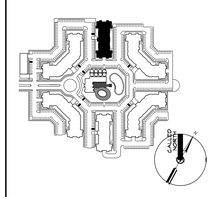
600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

CITY SIGNATURES

PROGRESS
9–4–2015



SITE PLAN KEY

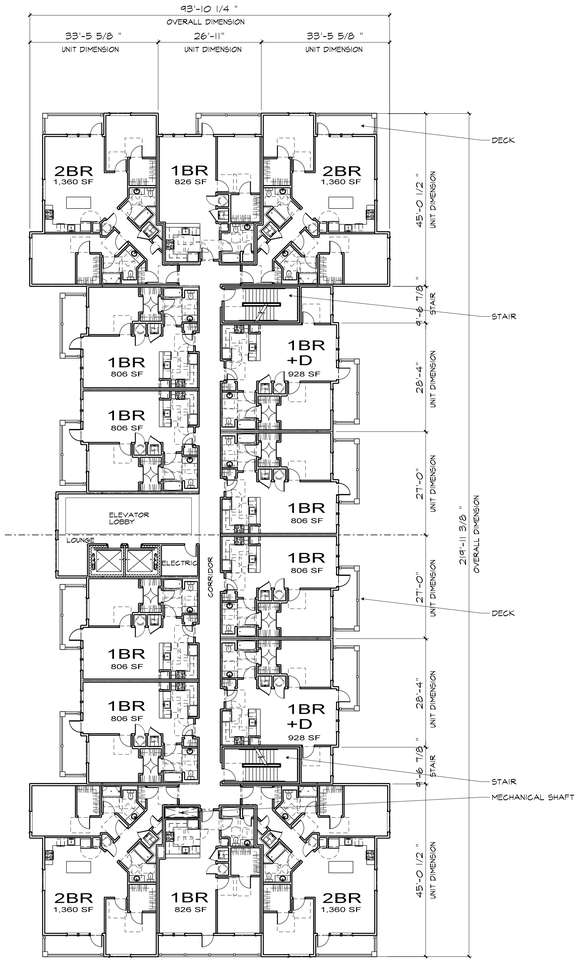
sheskeyARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
job no.: 32120.00	scale:
	date: -
	file name: x.XXX

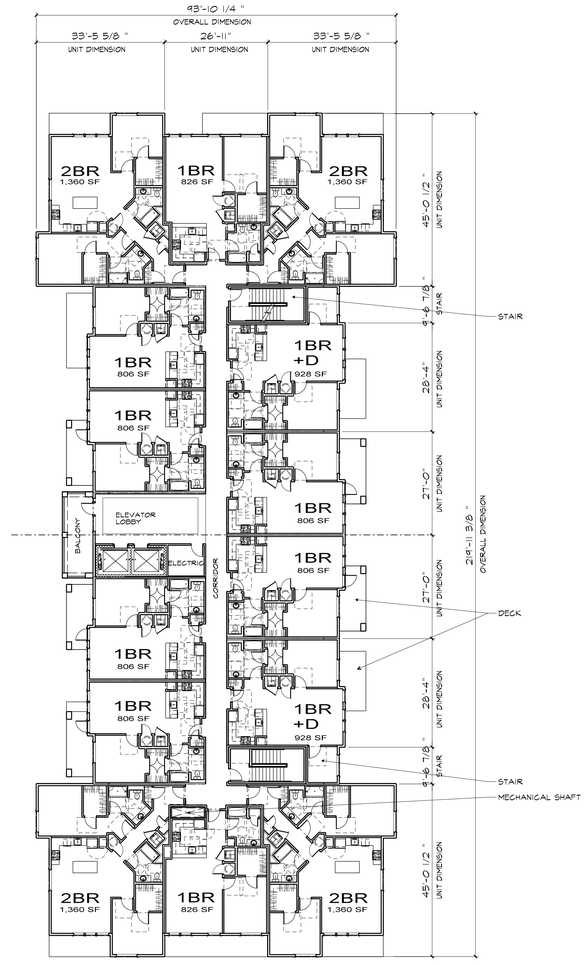
600 CROWN COLONY APARTMENTS

FLOOR PLANS
BUILDING 2

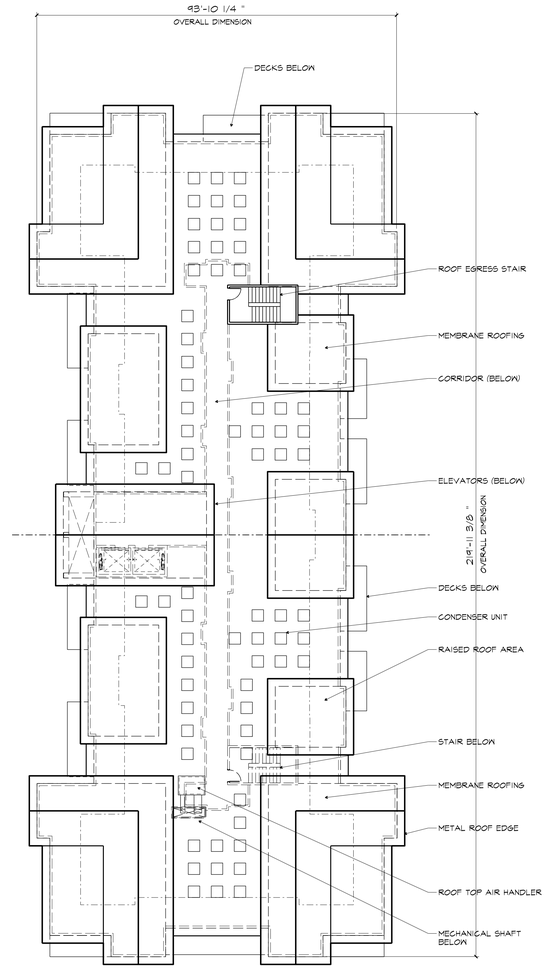
A–1



BUILDING 2 - FLOORS 3 & 4
SCALE : 1/16" = 1'-0"



BUILDING 2 - FIFTH FLOOR
SCALE : 1/16" = 1'-0"



BUILDING 2 - ROOF LEVEL
SCALE : 1/16" = 1'-0"

BUILDING AND PARKING DATA

TYPE 'A' FIVE STORY ABOVE PARKING - 70 UNITS
TOTAL APARTMENTS (x2) - 140 UNITS

APARTMENTS		
Two Bedroom	- 20	29%
One plus Den	- 8	11%
One Bedroom	- 42	60%
TOTAL	= 70	100%

Units per Floor = 14 Units
Garage Parking = 36 Cars

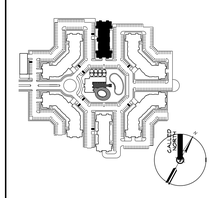
Typical Floor Residential Area = 16,095 sf
Total Residential Building Area = 80,475 sf
Residential Area per Unit (70) = 1,150 sf
Parking Level Area = 16,095 sf
Total Building Area = 95,570 sf

BUILDING DATA

600 CROWN COLONY
AN APARTMENT COMMUNITY
Quincy
Massachusetts

CITY SIGNATURES

PROGRESS
9-4-2015



SITE PLAN KEY

sheskeyARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
job no.: 32120.00	scale:
	date: -
	file name: x.XXX

600 CROWN COLONY APARTMENTS

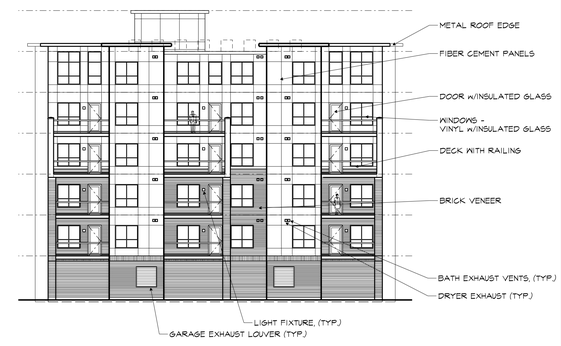
FLOOR PLANS
BUILDING 2

A-2

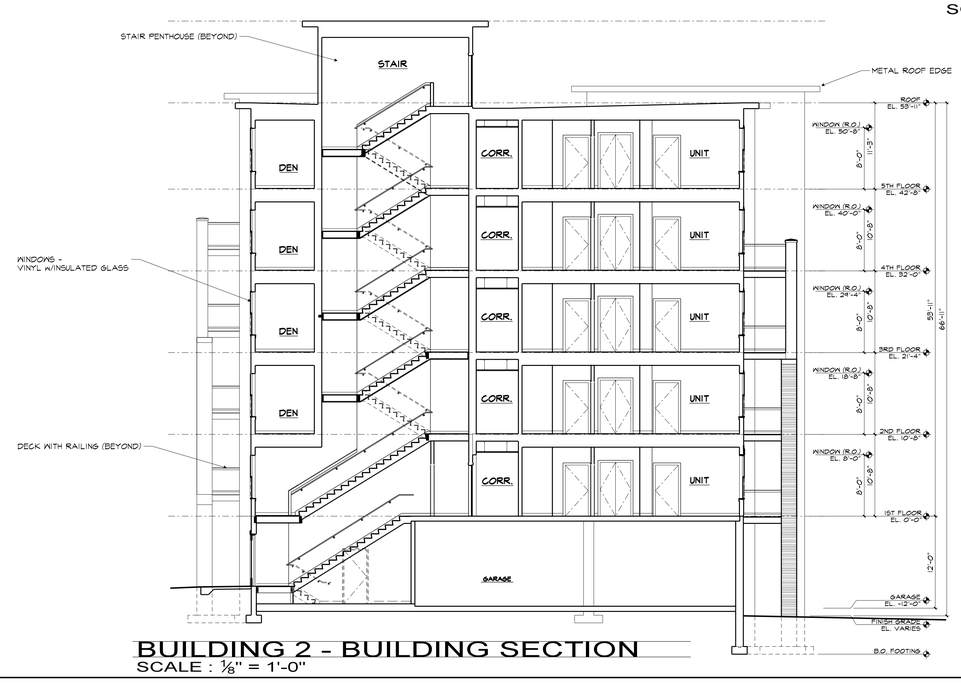
BUILDING 2 - FRONT ELEVATION
SCALE : 1/8" = 1'-0"

BUILDING 2 - END ELEVATION
SCALE : 1/16" = 1'-0"

BUILDING 2 - REAR ELEVATION
SCALE : 1/16" = 1'-0"



BUILDING 2 - END ELEVATION
SCALE : 1/16" = 1'-0"



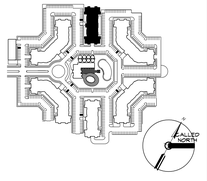
BUILDING 2 - BUILDING SECTION
SCALE : 1/8" = 1'-0"

600 CROWN COLONY
AN APARTMENT COMMUNITY

Quincy
Massachusetts

CITY SIGNATURES

PROGRESS
9–4–2015



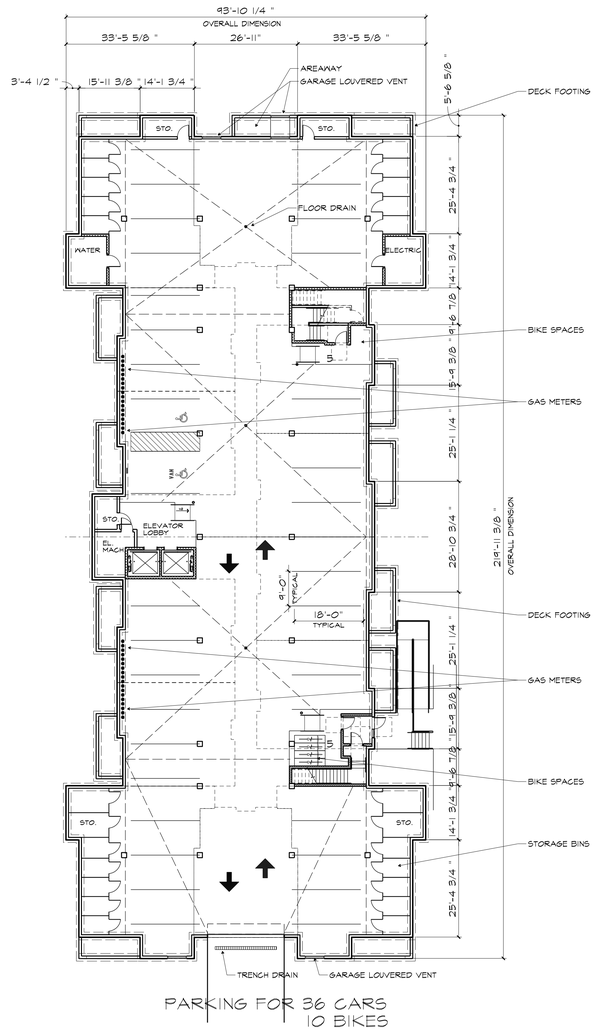
SITE PLAN KEY

sheskeyARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
job no.: 32120.00	scale:
	date: -
	file name: x.XXX
600 CROWN COLONY APARTMENTS	

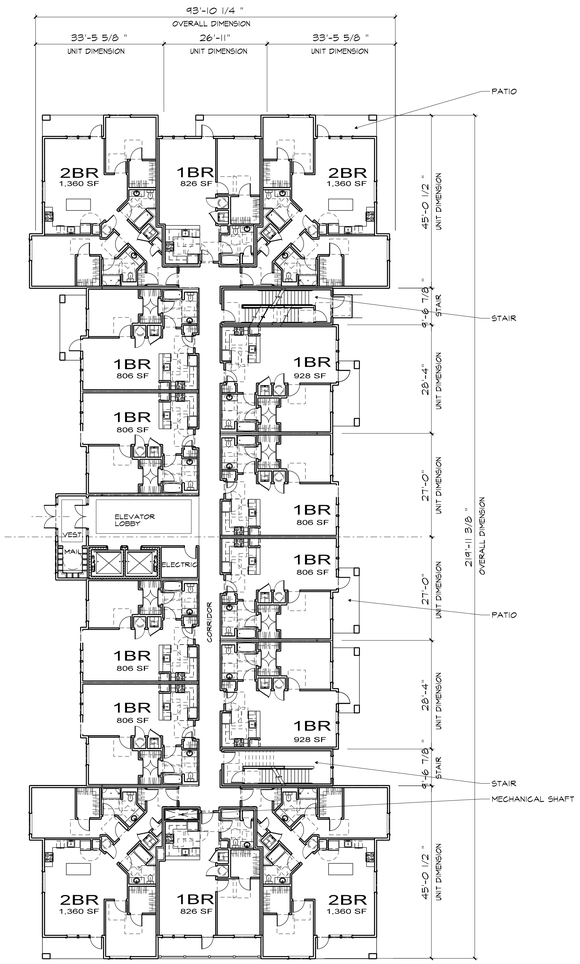
ELEVATIONS
SECTION
BUILDING 2

A–3



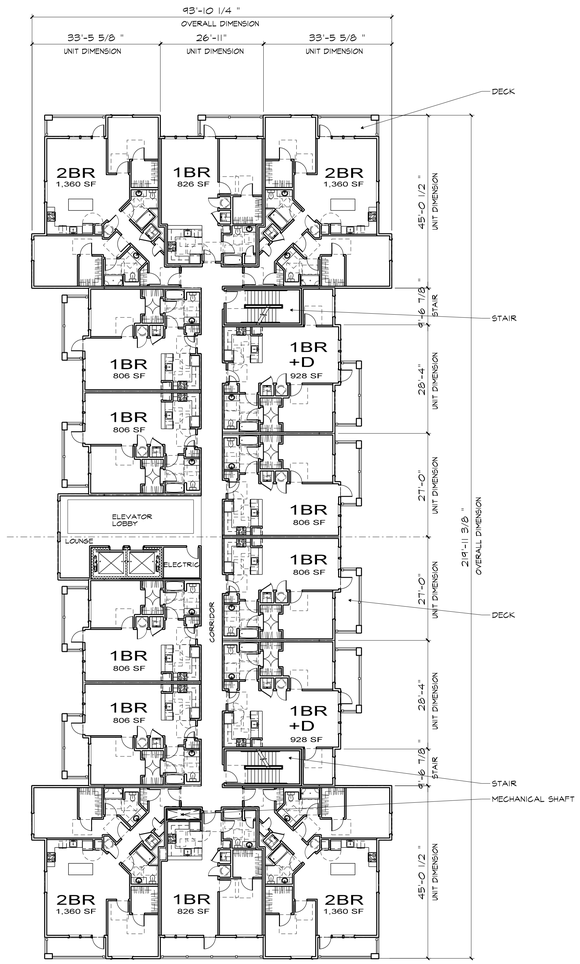
BUILDING 5 - GARAGE LEVEL

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



BUILDING 5 - FIRST FLOOR

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



BUILDING 5 - SECOND FLOOR

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

BUILDING AND PARKING DATA

TYPE 'A' FIVE STORY ABOVE PARKING - 70 UNITS
TOTAL APARTMENTS (x2) - 140 UNITS

APARTMENTS		
Two Bedroom	- 20	29%
One plus Den	- 8	11%
One Bedroom	- 42	60%
TOTAL	= 70	100%

Units per Floor = 14 Units
Garage Parking = 36 Cars
= 10 Bikes

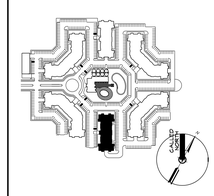
Typical Floor Residential Area = 16,095 sf
Total Residential Building Area = 80,475 sf
Residential Area per Unit (70) = 1,150 sf
Parking Level Area = 16,095 sf
Total Building Area = 95,570 sf

BUILDING DATA

600
CROWN
COLONY
AN APARTMENT COMMUNITY
Quincy
Massachusetts

CITY SIGNATURES

PROGRESS
9–4–2015



SITE PLAN KEY

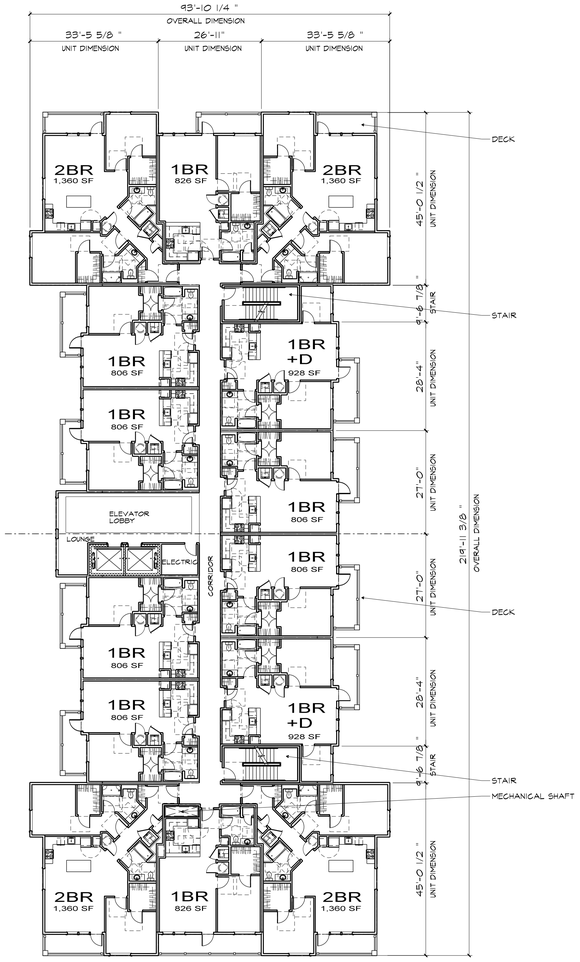
sheskeyARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
job no.: 32120.00	scale:
	date: -
	file name: x.XXX

600 CROWN COLONY APARTMENTS

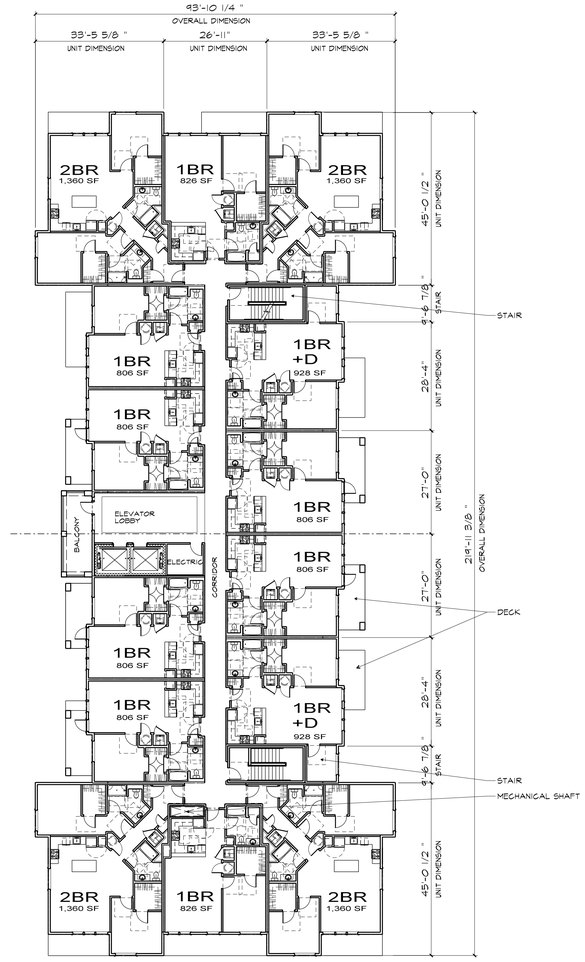
FLOOR PLANS
BUILDING 5

A–4



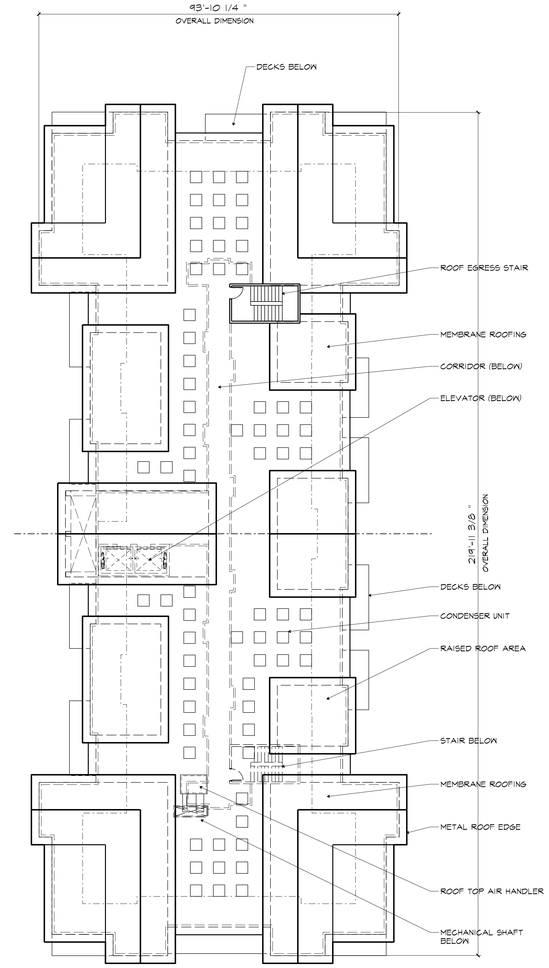
BUILDING 5 - FLOORS 3 & 4

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



BUILDING 5 - FIFTH FLOOR

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



BUILDING 5 - ROOF LEVEL

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

BUILDING AND PARKING DATA

TYPE 'A' FIVE STORY ABOVE PARKING - 70 UNITS
TOTAL APARTMENTS (x2) - 140 UNITS

APARTMENTS			
Two Bedroom	-	20	29%
One plus Den	-	8	11%
One Bedroom	-	42	60%
TOTAL	=	70	100%

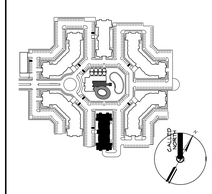
Units per Floor	= 14 Units
Garage Parking	= 36 Cars
Typical Floor Residential Area	= 16,095 sf
Total Residential Building Area	=80,475 sf
Residential Area per Unit (70)	= 1,150 sf
Parking Level Area	= 16,095 sf
Total Building Area	= 95,570 sf

BUILDING DATA

600
CROWN
COLONY
AN APARTMENT COMMUNITY
Quincy
Massachusetts

CITY SIGNATURES

PROGRESS
9–4–2015



SITE PLAN KEY

sheskeyARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
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date:	revision:

job no.: 32120.00	scale:
	date: -
	file name: x.XXX

600 CROWN COLONY APARTMENTS

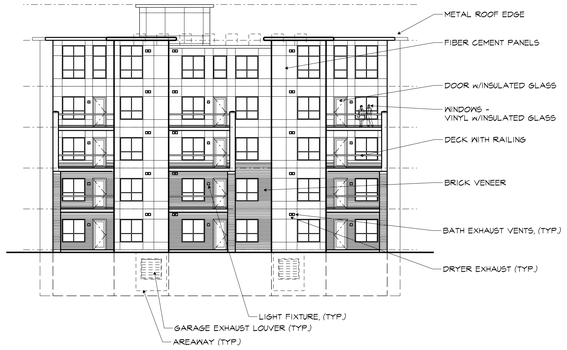
FLOOR PLANS
BUILDING 5

A–5

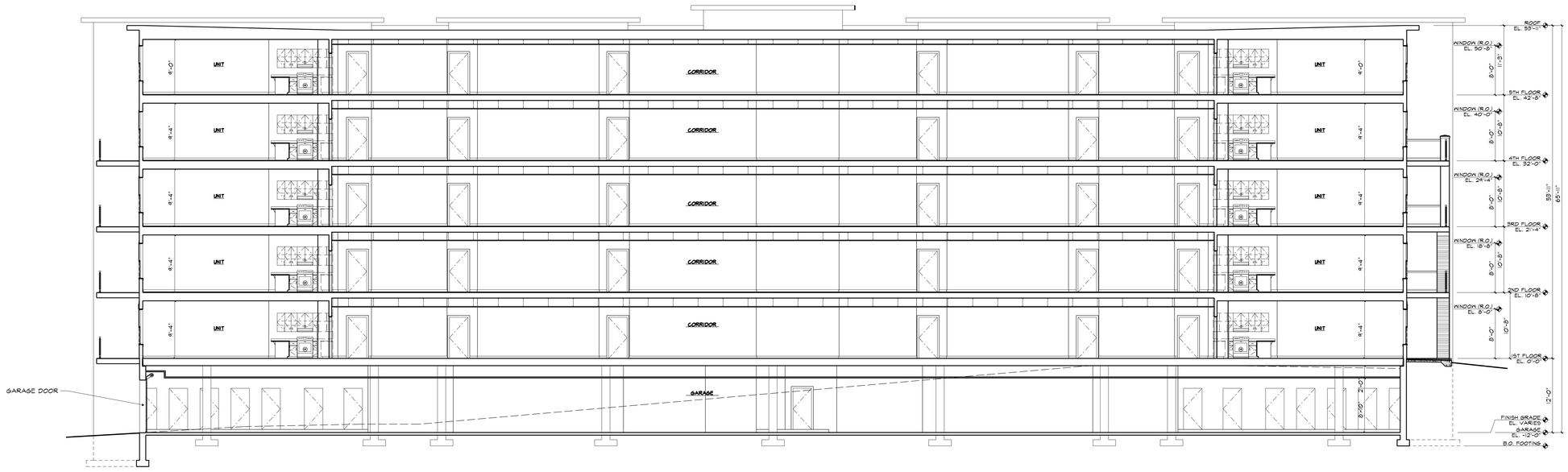
BUILDING 5 - FRONT ELEVATION
SCALE : 1/8" = 1'-0"

BUILDING 5 - END ELEVATION
SCALE : 1/16" = 1'-0"

BUILDING 5 - REAR ELEVATION
SCALE : 1/16" = 1'-0"



BUILDING 5 - END ELEVATION
SCALE : 1/16" = 1'-0"



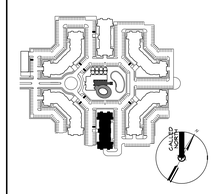
BUILDING 5 - BUILDING SECTION
SCALE : 1/16" = 1'-0"

600 CROWN COLONY
AN APARTMENT COMMUNITY

Quincy
Massachusetts

CITY SIGNATURES

PROGRESS
9–4–2015



SITE PLAN KEY

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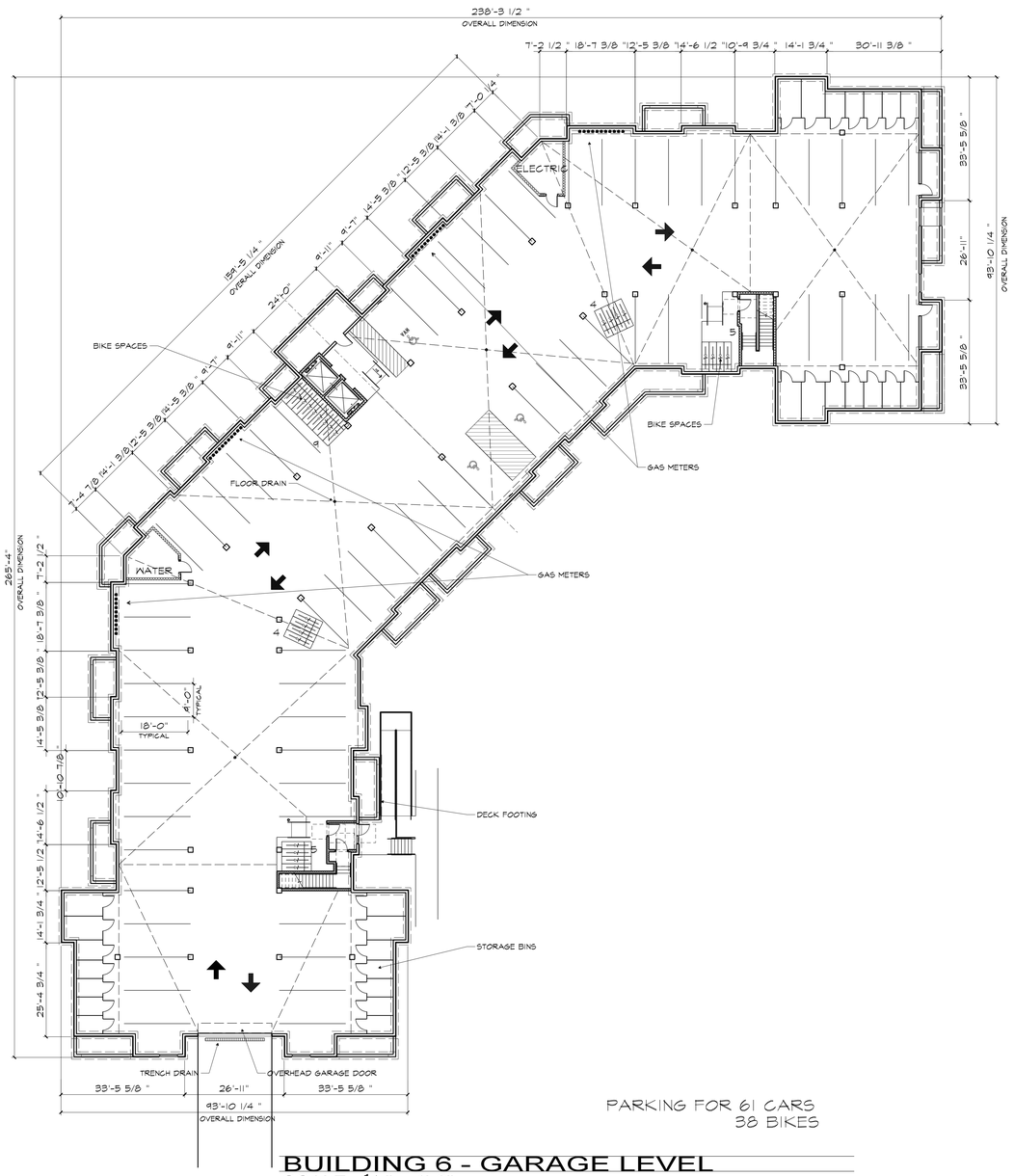
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
job no.: 32120.00	scale:
	date: -
	file name: w.XXX

600 CROWN COLONY APARTMENTS

ELEVATIONS
SECTION
BUILDING 5

A–6



PARKING FOR 61 CARS
38 BIKES

BUILDING 6 - GARAGE LEVEL
SCALE : 1/16" = 1'-0"

BUILDING 6 - FIRST FLOOR
SCALE : 1/16" = 1'-0"

BUILDING AND PARKING DATA

TYPE 'B' FOUR STORY ABOVE PARKING - 88 UNITS
TOTAL APARTMENTS (x4) - 352 UNITS

APARTMENTS		
Two Bedroom	- 24	27%
One plus Den	- 26	30%
One Bedroom	- 30	34%
Studios	- 8	9%
TOTAL	= 88	100%

Units per Floor =22 Units
Garage Parking = 61 Cars
= 38 Bikes

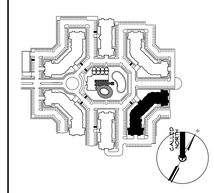
Typical Floor Residential Area = 24,872 sf
Total Residential Building Area = 99,488 sf
Residential Area per Unit (88) = 1,131 sf
Parking Level Area = 24,872 sf
Total Building Area = 125,360 sf

BUILDING DATA

600
CROWN
COLONY
AN APARTMENT COMMUNITY
Quincy
Massachusetts

CITY SIGNATURES

PROGRESS
9–4–2015



SITE PLAN KEY

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14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
job no.: 32120.00	scale:
	date: -
	file name: xxxx
600 CROWN COLONY APARTMENTS	

FLOOR PLANS
BUILDING 6

A–7

BUILDING TYPE 6 - SECOND FLOOR
SCALE : 1/16" = 1'-0"

BUILDING TYPE 6 - THIRD FLOOR
SCALE : 1/16" = 1'-0"

BUILDING AND PARKING DATA

TYPE 'B' FOUR STORY ABOVE PARKING - 88 UNITS
TOTAL APARTMENTS (x4) - 352 UNITS

APARTMENTS		
Two Bedroom	- 24	27%
One plus Den	- 26	30%
One Bedroom	- 30	34%
Studios	- 8	9%
TOTAL	= 88	100%

Units per Floor =22 Units
Garage Parking = 61 Cars

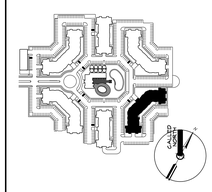
Typical Floor Residential Area = 24,872 sf
Total Residential Building Area = 99,488 sf
Residential Area per Unit (88) = 1,131 sf
Parking Level Area = 24,872 sf
Total Building Area = 125,360 sf

BUILDING DATA

600
CROWN
COLONY
AN APARTMENT COMMUNITY
Quincy
Massachusetts

CITY SIGNATURES

PROGRESS
9–4–2015



SITE PLAN KEY

sheskeyARCHITECTS
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QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

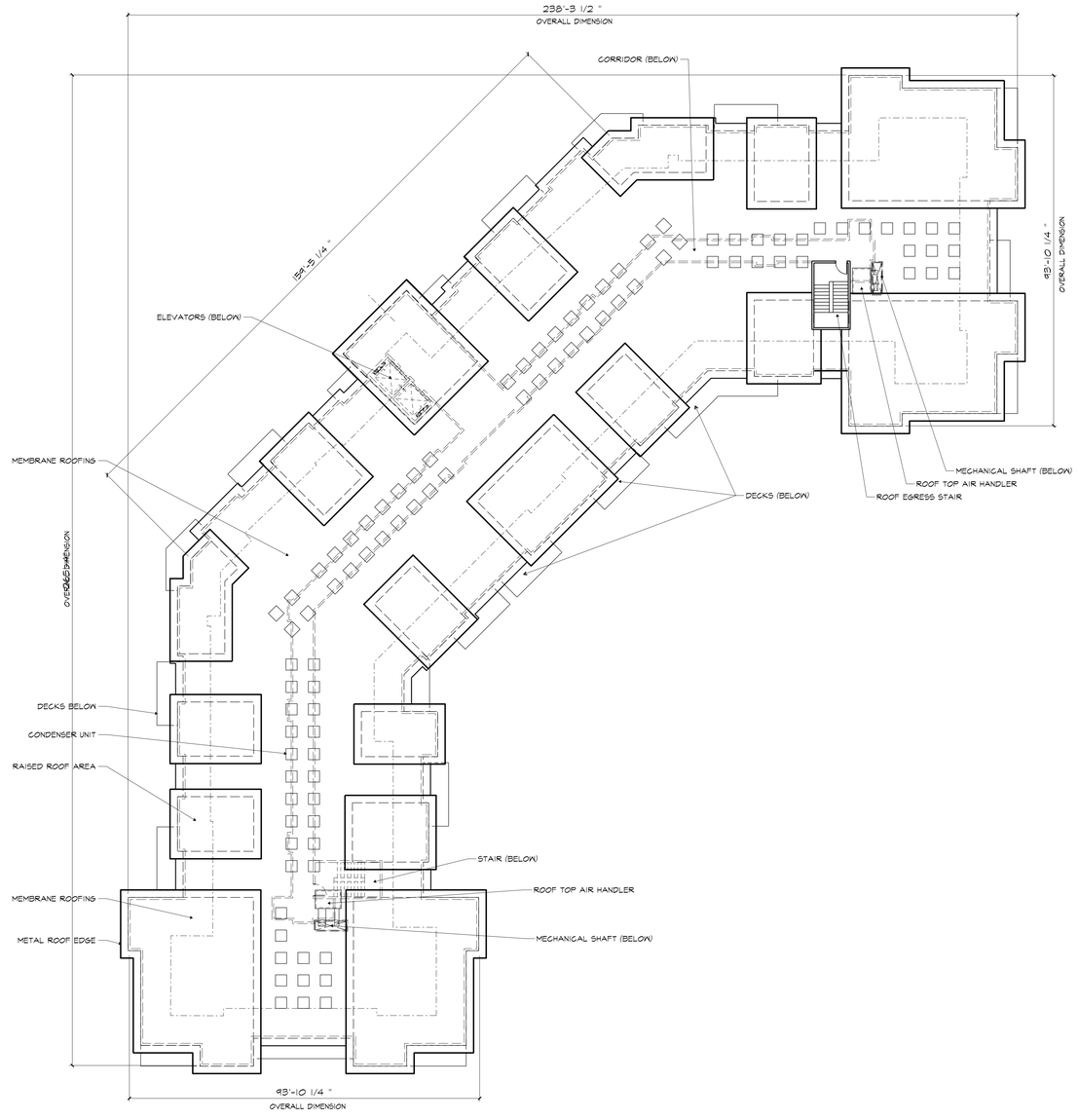
date:	revision:
job no.: 32120.00	scale:
	date: -
	file name: x.XXX

600 CROWN COLONY APARTMENTS

FLOOR PLANS
BUILDING 6

A–8

BUILDING 6 - FOURTH FLOOR
SCALE : 1/16" = 1'-0"



BUILDING 6 - ROOF
SCALE : 1/16" = 1'-0"

BUILDING AND PARKING DATA

TYPE 'B' FOUR STORY ABOVE PARKING - 88 UNITS
TOTAL APARTMENTS (x4) - 352 UNITS

APARTMENTS		
Two Bedroom	- 24	27%
One plus Den	- 26	30%
One Bedroom	- 30	34%
Studios	- 8	9%
TOTAL	= 88	100%

Units per Floor =22 Units
Garage Parking = 61 Cars

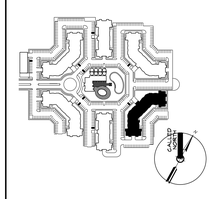
Typical Floor Residential Area = 24,872 sf
Total Residential Building Area = 99,488 sf
Residential Area per Unit (88) = 1,131 sf
Parking Level Area = 24,872 sf
Total Building Area = 125,360 sf

BUILDING DATA

600
CROWN
COLONY
AN APARTMENT COMMUNITY
Quincy
Massachusetts

CITY SIGNATURES

PROGRESS
9-4-2015



SITE PLAN KEY

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	date: -
	file name: w.XXX

600 CROWN COLONY APARTMENTS

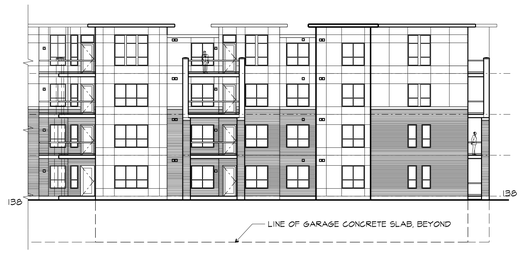
FLOOR PLANS
BUILDING 6

A-9

7 BUILDING 'B' - FRONT ELEVATION
SCALE : 1/8" = 1'-0"

5 END ELEVATION
SCALE : 1/16" = 1'-0"

6 PARTIAL OUTSIDE ELEVATION
SCALE : 1/16" = 1'-0"

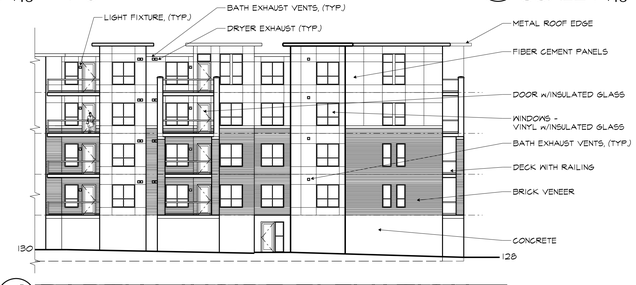


8 PARTIAL OUTSIDE ELEVATION
SCALE : 1/16" = 1'-0"

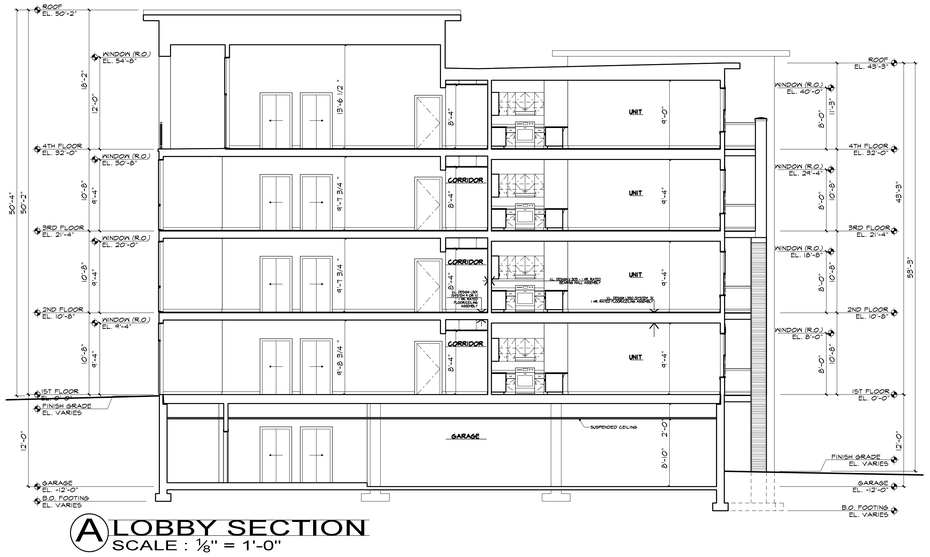
1 END ELEVATION
SCALE : 1/16" = 1'-0"

2 PARTIAL INSIDE ELEVATION
SCALE : 1/16" = 1'-0"

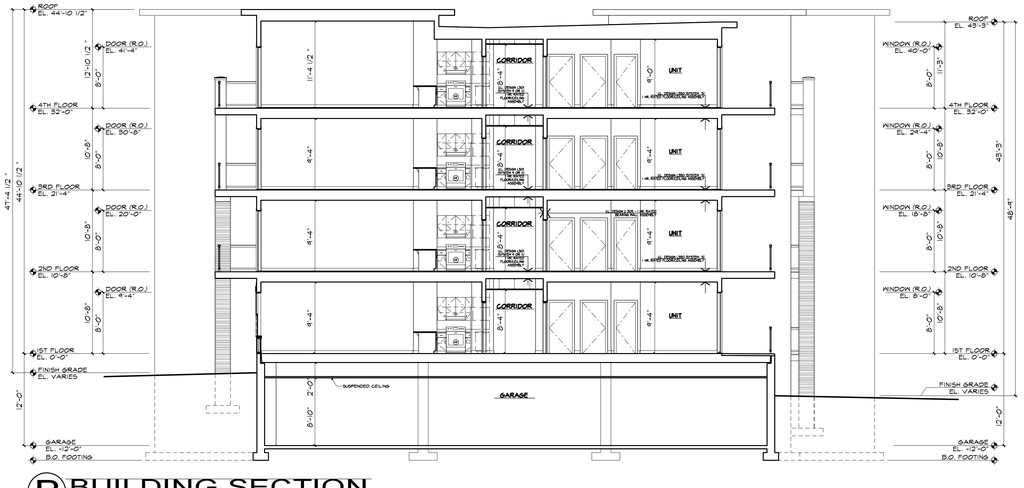
3 PARTIAL OUTSIDE ELEVATION
SCALE : 1/16" = 1'-0"



4 PARTIAL INSIDE ELEVATION
SCALE : 1/16" = 1'-0"



A LOBBY SECTION
SCALE : 1/8" = 1'-0"



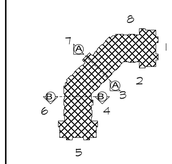
B BUILDING SECTION
SCALE : 1/8" = 1'-0"

600 CROWN COLONY
AN APARTMENT COMMUNITY

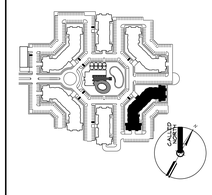
Quincy
Massachusetts

CITY SIGNATURES

PROGRESS
9-4-2015



BUILDING B
ELEVATION KEY
BUILDING 4



SITE PLAN KEY

sheskeyARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
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date:	revision:
job no.: 32120.00	scale:
	date: -
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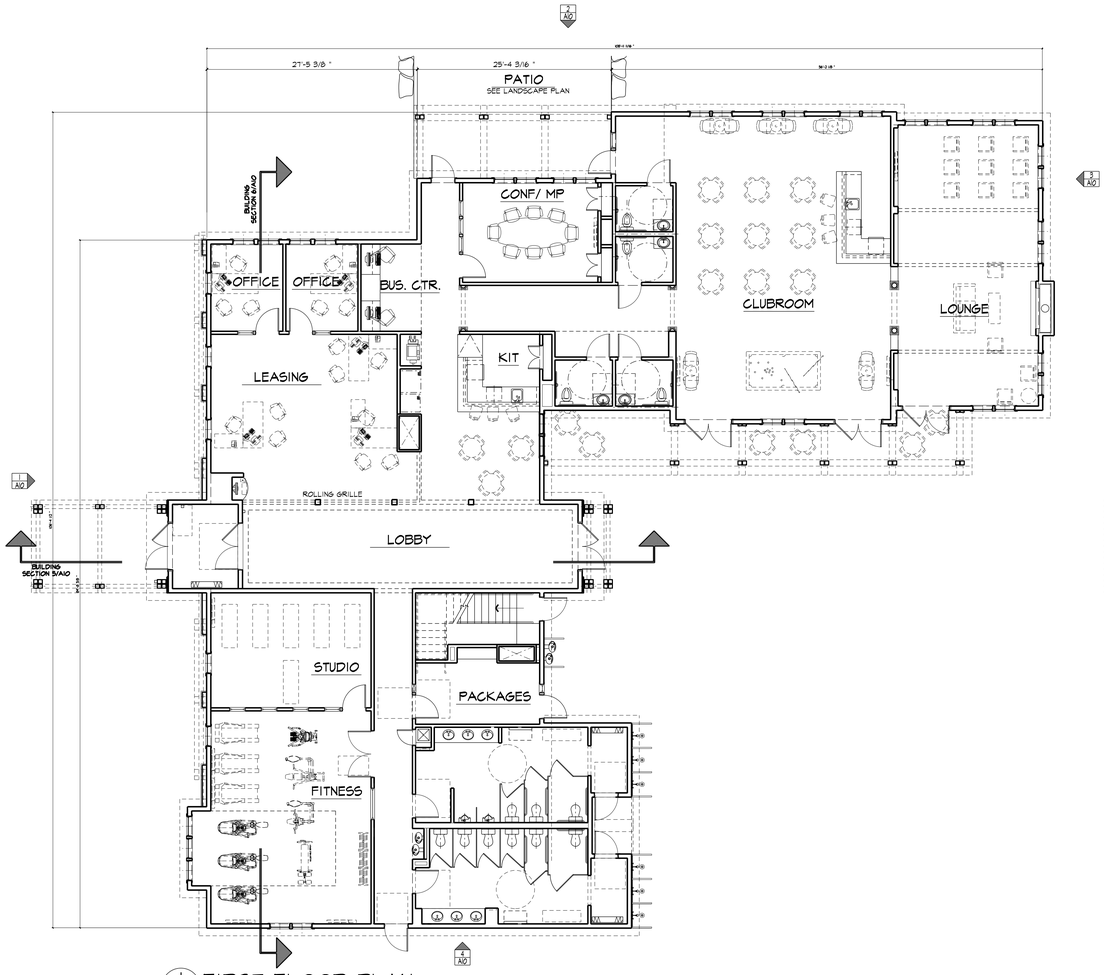
600 CROWN COLONY APARTMENTS

ELEVATIONS
SECTION
BUILDING 6

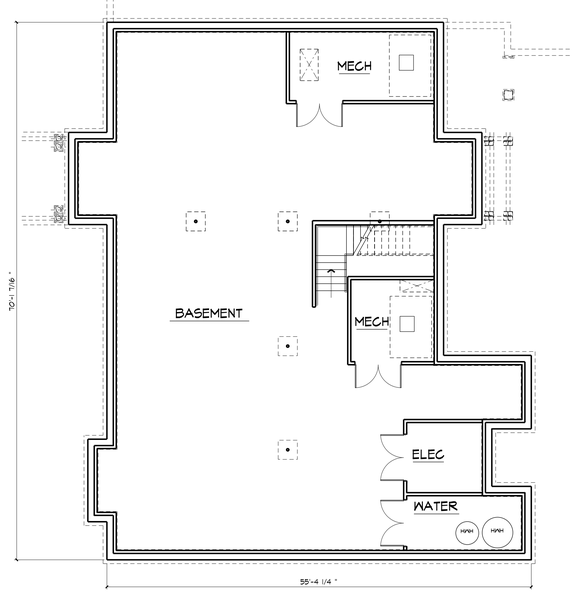
A-10



1 FIRST FLOOR PLAN

1/8" = 1'-0"

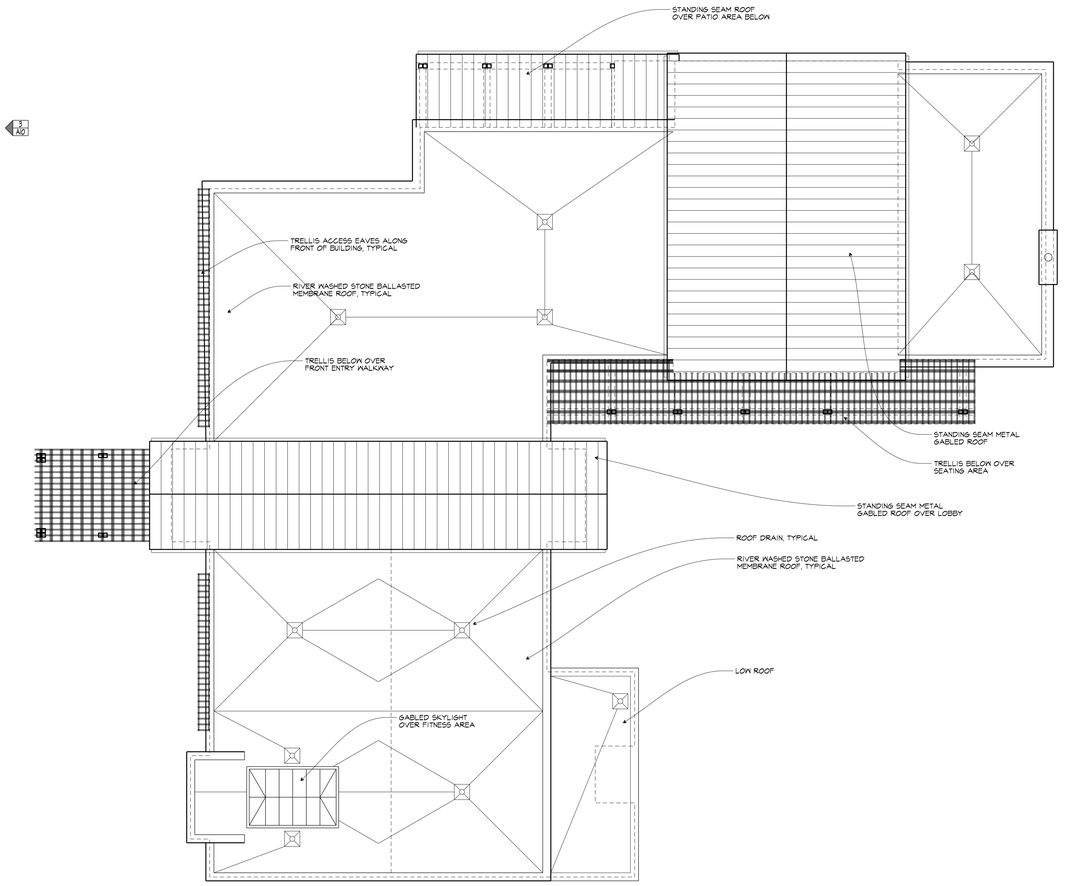
AREA:		
	1ST FLOOR	6962 GSF
	BASEMENT	3493 GSF
	TOTAL	10455 GSF



2 BASEMENT FLOOR PLAN (PARTIAL)

1/8" = 1'-0"

AREA:		
	BASEMENT	3493 GSF



3 ROOF PLAN

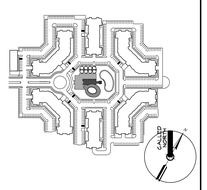
1/8" = 1'-0"

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

CITY SIGNATURES



SITE PLAN KEY

sheskeyARCHITECTS

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FAX: 617-472-0494

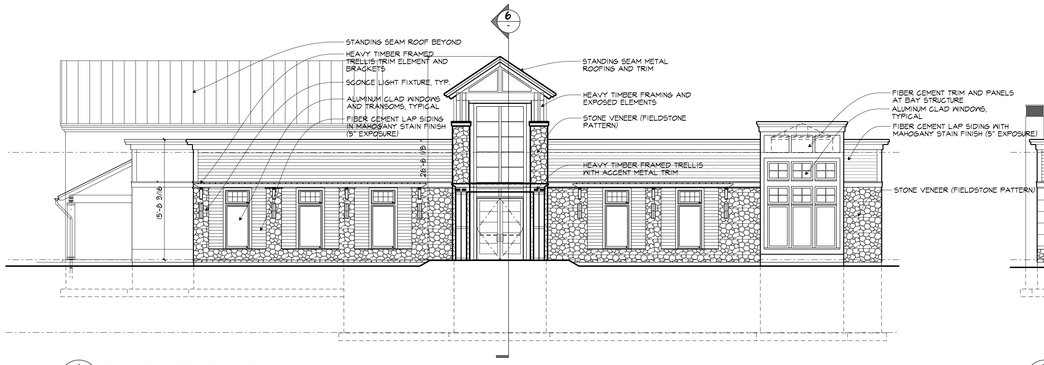
date:	revision:
-	-

job no.: 32120.00	scale:
	date: 09-09-2015
	file name: x.XXX

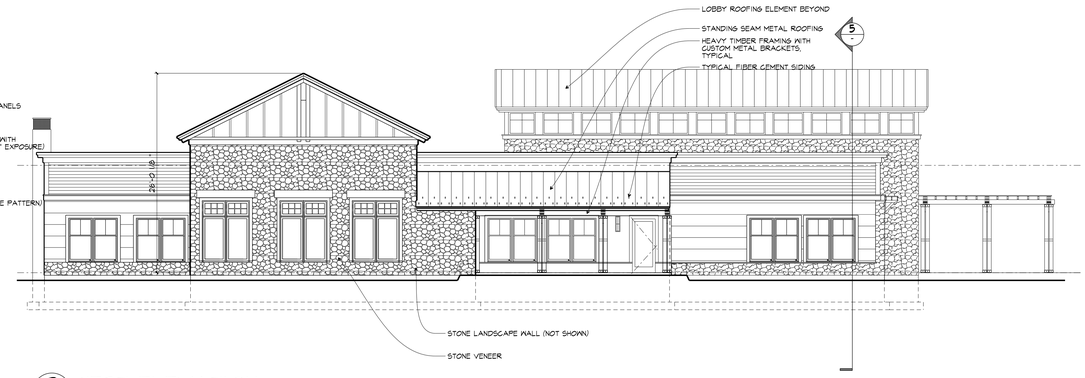
600 CROWN COLONY APARTMENTS

CLUBHOUSE PLAN AND ELEVATIONS

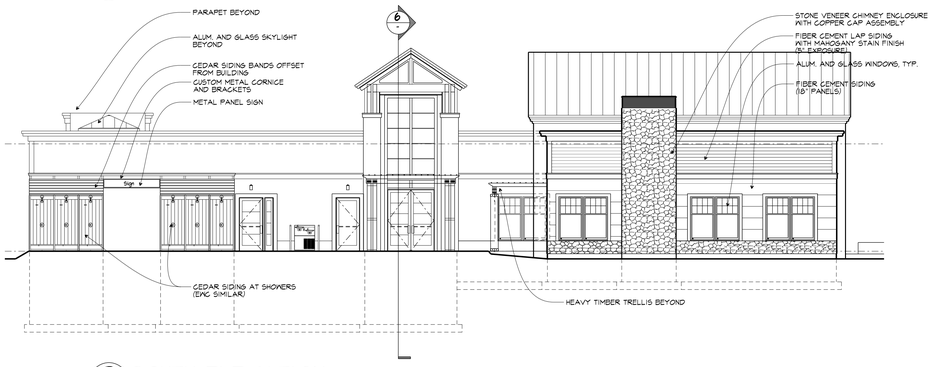
A-9



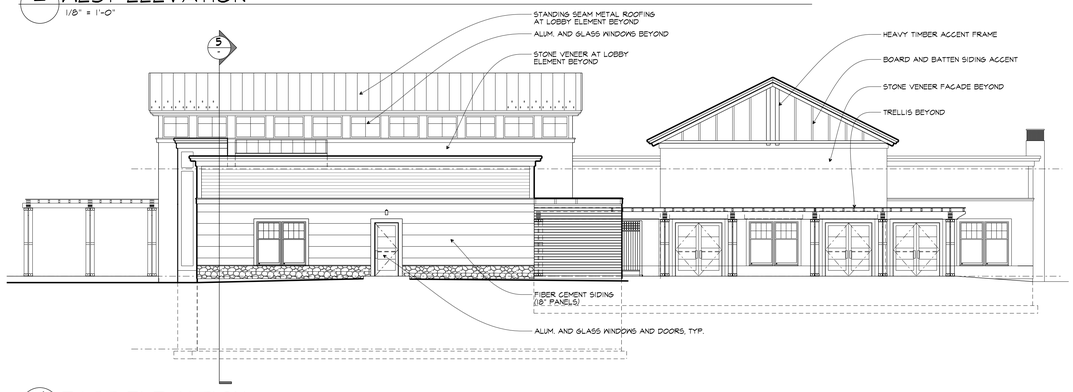
1 SOUTH ELEVATION
1/8" = 1'-0"



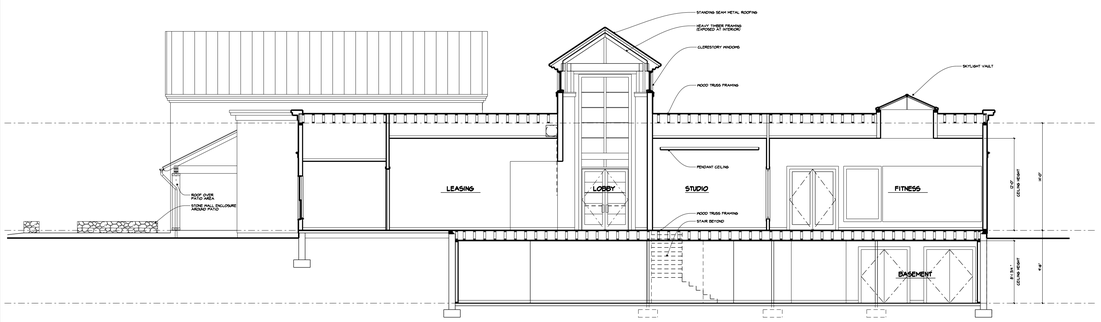
2 WEST ELEVATION
1/8" = 1'-0"



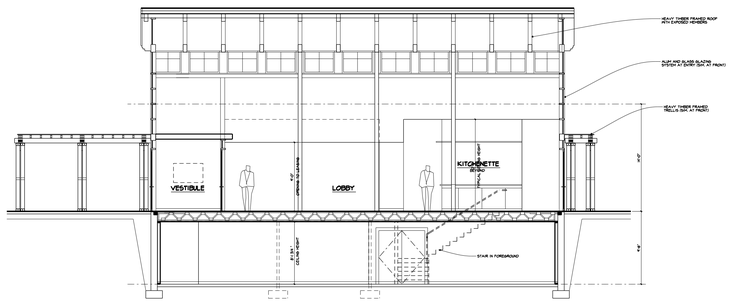
3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



5 BUILDING SECTION
1/8" = 1'-0"



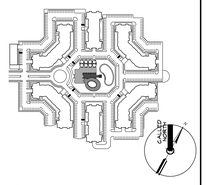
6 BUILDING SECTION
1/8" = 1'-0"

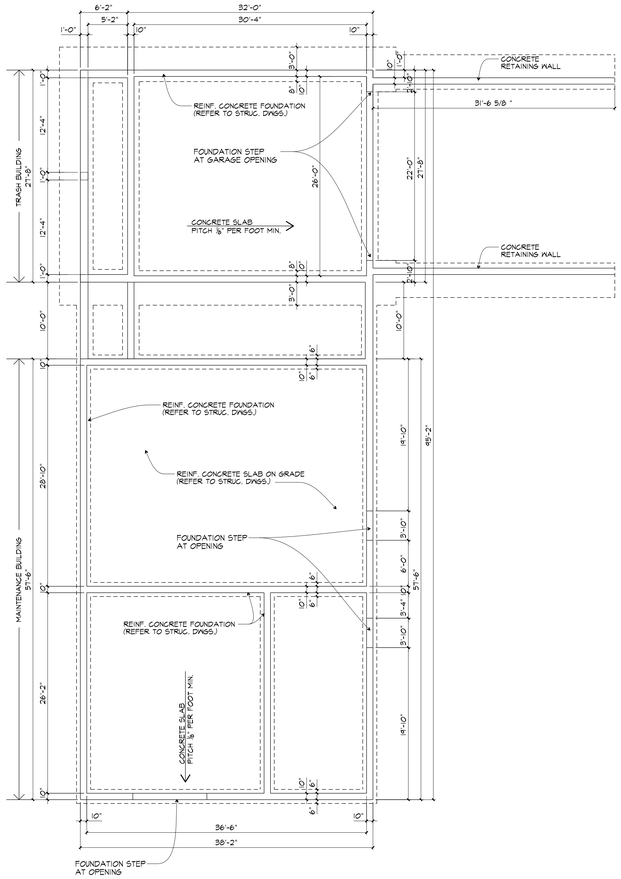
600 CROWN COLONY

AN APARTMENT COMMUNITY

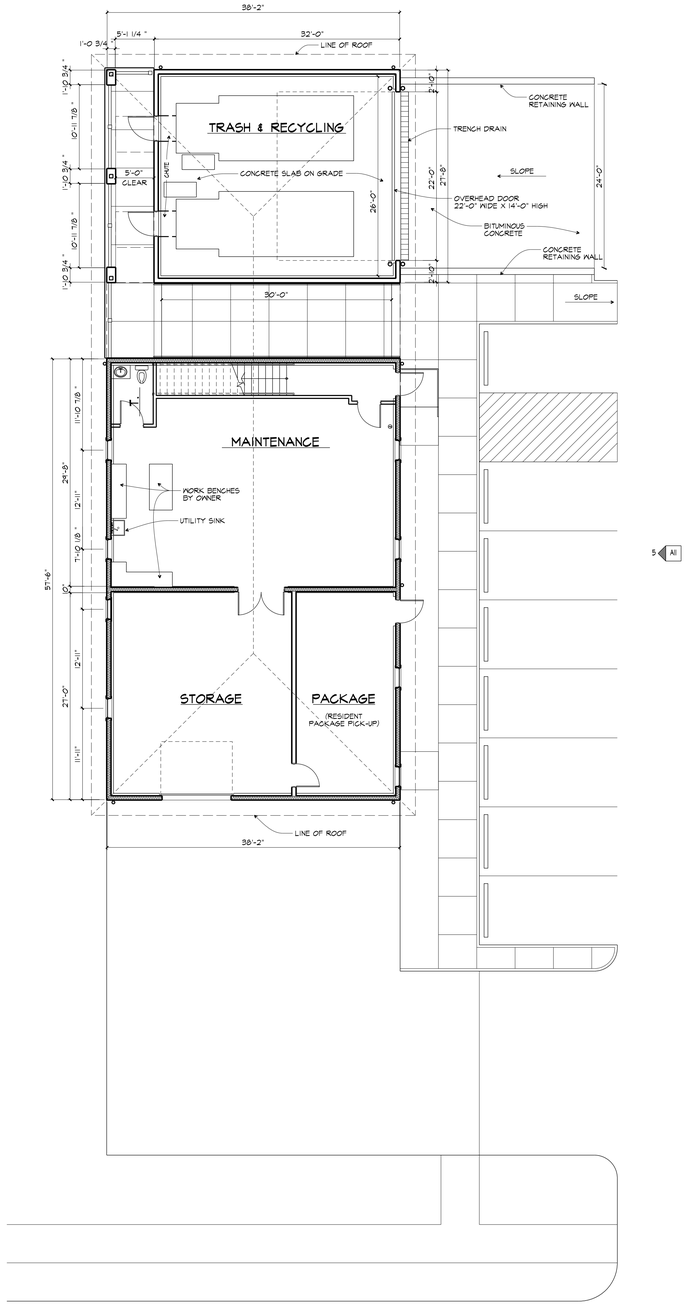
Quincy
Massachusetts

CITY SIGNATURES

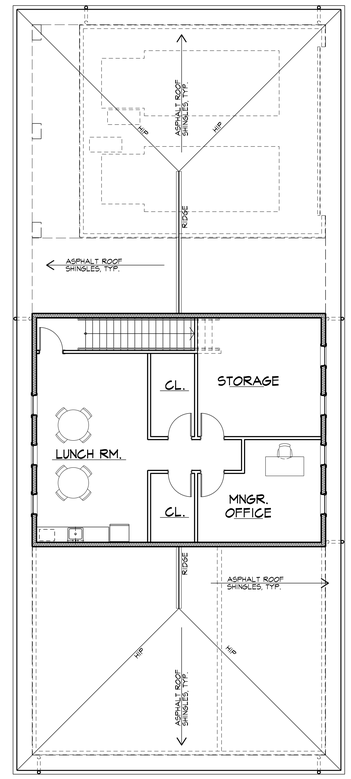

PARK
PARK
PARK



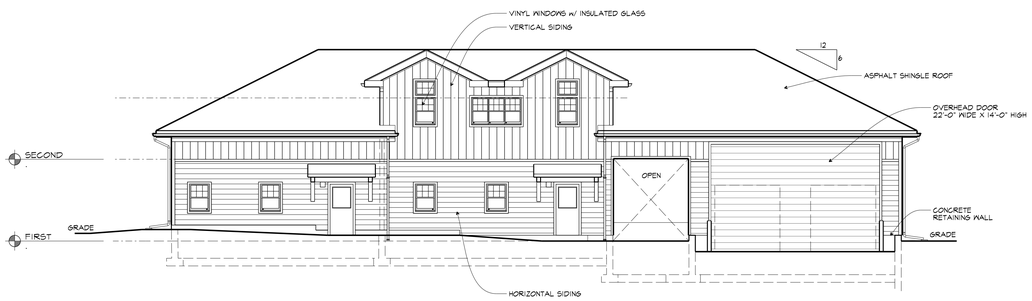
1 FOUNDATION PLAN
SCALE : 1/8" = 1'-0"



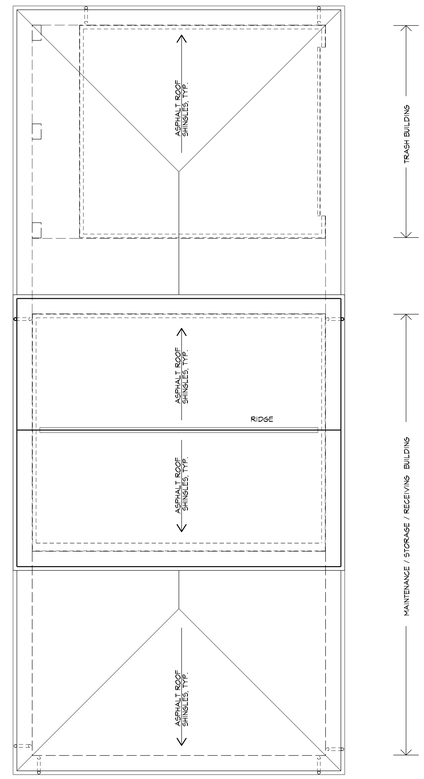
2 FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"



3 SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"



5 FRONT ELEVATION
SCALE : 1/8" = 1'-0"



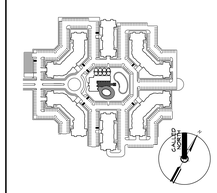
4 ROOF PLAN
SCALE : 1/8" = 1'-0"

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

CITY SIGNATURES



SITE PLAN KEY

sheskeyARCHITECTS

14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
job no.: 32120.00	scale:
	date: 09-09-2015
	file name: x.XXX
600 CROWN COLONY APARTMENTS	

MAINTENANCE PLANS ELEVATION

A–11

PLANT SCHEDULE

SYM	QTY	LATIN NAME	Common Name	Min. Size	Notes
DECIDUOUS TREES - 210 count					
ARa		Acer rubrum 'Armstrong'	Fastigate Red Maple	3-3.5" Cal.	B&B
BP		Betula papriifera	Paper Birch	10-12' Ht.	B&B
CCh		Carpinus caroliniana	American Hornbeam	2.5-3" Cal.	B&B
CL		Cladrastis kentukea	Yellowwood	2-2.5" Cal.	B&B
Fgab		Fagus grandifolia	American Beech	3-3.5" Cal.	B&B
GB		Ginkgo biloba	Ginkgo Tree	3-4" Cal.	B&B
GD		Gymnocladus dioicus	Kentucky Coffeetree	2.5-3" Cal.	B&B
GT		Gleditsia triacanthos	Honey Locust	2.5-3" Cal.	B&B
LS		Liquidambar styraciflua	Sweet Gum	2.5-3" Cal.	B&B
OA		Oxydendrum arboreum	Sourwood	2-3" Cal.	B&B
QA		Quercus alba	White Oak	2.5-3" Cal.	B&B
QP		Quercus coccinea	Scarlet Oak	3-3.5" Cal.	B&B
QR		Quercus rubra	Red Oak	2.5-3" Cal.	B&B
TA		Tilia americana 'Redmond'	American Basswood	3-3.5" Cal.	B&B
ORNAMENTAL TREES - 42 count					
AC		Amelanchier canadensis x grandiflora	'Autumn Brilliance' Serviceberry	8-10' Ht.	B&B
CC		Cercis canadensis	Eastern Redbud	3-3.5"cal	B&B
CR		Chionanthus retusus	Chinese Fringetree	2-2.5" Cal.	B&B
CC		Continus coggygria	Common Smoketree	4-5' Ht.	#5
Cci		Crataegus crusgalli inermis	Cockspur Hawthorne	2-2.5" Cal.	B&B
HP		Hydrangea paniculata 'Grandiflora'	Panicle Hydrangea	4-5' Ht.	#7 TF
MD		Malus 'Donald Wyman'	Donald Wyman Flowering Crabapples	2-2.5" Cal.	B&B
MV		Magnolia virginiana	Sweet Bay Magnolia	8-10' ht.	single lea
SR		Syringa reticulata	Japanese Tree Lilac	2-2.5" Cal.	B&B
EVERGREEN TREES - 88 count					
IO		Ilex opaca	American Holly	6-7' Ht.	B&B
JV		Juniperus virginiana	Eastern Red Cedar	6-7' Ht.	B&B
PA		Picea abies	Norway spruce	7-8' Ht.	B&B
PS		Pinus strobus	White Pine	7-8' Ht.	B&B
TP		Thuja plicata 'Green Giant'	Green Giant Western Red Cedar	7-8' ht.	b&b
DECIDUOUS SHRUBS - 180 count					
CAI		Clethera alnifolia	Summersweet Clethra	18-24"	
CAv*		Corylus avellana 'Contorta'	Harry Lauder's Walking Stick	3-4' ht.	
CF		Calycanthus floridus	Sweetshrub/Carolina Allspice	2-3' ht.	
CS		Cornus stolonifera	Red Osier Dogwood 'Arctic Fire'	18-24"	
FG		Fothergilla gardenia	Dwarf Fothergilla	18-24"	
HV		Hamamelis virginiana	Witchhazel	4-5' Ht.	
HM		Hydrangea macrophylla	Mophead Hydrangea	24-30" ht.	
SC		Sambucus Canadensis	American Elder	2-3' ht.	
SP*		Syringa patula 'Miss Kim'	Miss Kim Lilac	24-30" ht.	
SB		Spiraea bumalda 'Anthony Waterer'	Anthony Waterer	24" ht.	
VB		Viburnum burkwoodii	Burkwood viburnum	18-24" ht.	
RF		Rosa The Faire	Pink Shrub Rose	3 gal.	
EVERGREEN SHRUBS - 180 count					
KL		Kalmia latifolia	Mountain Laurel	18-24" ht.	
IG		Ilex glabra	Inkberry	24-30" ht.	
MP		Myrica pensylvanica	Northern Bayberry	24-30" ht.	
PM*		Pinus mugo	Mugo Pine	12-20" ht.	
RM		Rhododendron maximum	Rosebay Rhododendron	24-30" ht.	
VINE - 10 count					
PQ		Parthenocissus quinquefolia	Virginia Creeper	2 gal	
WF		Wisteria floribunda	Japanese wisteria	3 gal	
GROUNDCOVERS ' PERENNIALS / ORNAMENTAL GRASSES - 1,450 count					
at		Amsonia tabernaemontana	Bluestar	1 gal	
am		Artemisia	Wormwood	1 gal	
au		Arctostaphylos uva-ursi	Bearberry/Hog Cranberry	1 gal	
ba		Baptisia australis	False Indigo	1 gal	
cp		Carex Pensylvanica	Pennsylvania Sedge	1 gal	
dp		Dennstaedtia punctilobula	Hay-scented Fern	1 gal	
e		Echinacea purpurea	Purple coneflower	1 gal	
fc		Festuca cinerea	Elijah Blue' Fescue Grass	cree	
gt		Gaura	Wand flower	2 gal	
he*		Hemerocallis	Daylily	1 gal	
is		Iris sempervirens	Candytuft	1 gal	
js*		Juniperus sargentii	Sargent Juniper	2 gal	
nf*		Nepeta x fraassenii 'Blue Wonder'	Persian Catmint	1 gal	
po		Papaver orientale	Oriental poppy	1 gal	
pa		Perovskia atriplicigolia	Russian Sage	1 gal	
pah*		Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal	
pv		Panicum virgatum 'shenandoah'	Red Switch Grass	1 gal	
ra		Rhus aromatic 'Gro-Low'	Fragrant Sumac	2 gal	
to		Tradescantia ohiensis	Spiderwort	1 gal	
sh		Sporobolus heterolepis	Prairie dropseed	1 gal	
s		Sedum sp.	Stonecrop	1 gal	

PLANT SCHEDULE-Native Habitat Plants

484 count

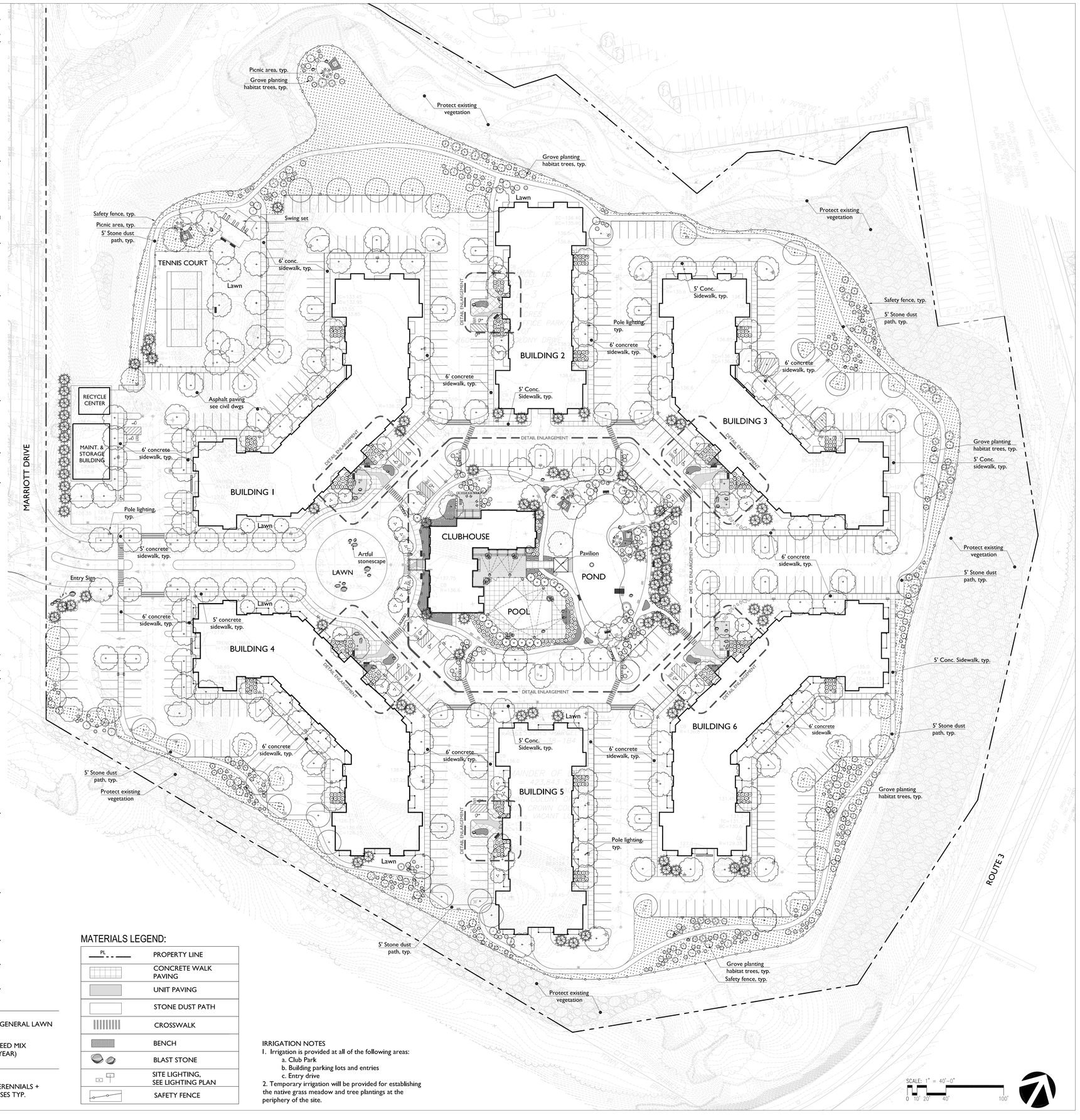
SYM	QTY	LATIN NAME	Common Name	Min. Size	Notes
DECIDUOUS TREES					
ATg*		Acer tataricum subsp. ginnala 'Flame'	Amur Maple	3-3.5" Cal.	B&B
BN		Betula populifolia	Gray Birch	1.75-2"	BB
CC		Cercis canadensis	Eastern Redbud	3-4' Ht	#3
CV		Crataegus viridis	Green Hawthorne	1.75 - 2" Cal	B&B
PD		Populus deltoides	Eastern Cottonwood	6-7' Ht.	#5
PT		Populous tremloides	Quaking aspen	1-1.25" Cal.	#7
PT		Populous tremloides	Quaking aspen	6-7' Ht.	#5
PT		Populous tremloides	Quaking aspen	2-2.5' Ht.	#1B
QA		Quercus alba	White Oak	4-5' Ht.	#1B
QC		Quercus coccinea	Scarlet Oak	6-7' Ht.	#7
QM		Quercus macrocarpa	Burr Oak	5-6' Ht.	#2
QM		Quercus macrocarpa	Burr Oak	3-3.5' Ht.	#3
RT		Rhus typhina	Staghorn sumac	2-3' Ht.	#3
SA		Sasafrass albidum	Sassafrass	9-12"	#1B
TD*		Taxodium distichum	Common Baldcypress	4-5' Ht.	#3
EVERGREEN TREES					
IO		Ilex opaca	American Holly	2-3' Ht.	B&B
IO		Ilex opaca	American Holly	6-7' Ht.	B&B
JV		Juniperus virginiana	Eastern Red Cedar	5-6' Ht.	B&B
JVi		Juniperus virginiana	Eastern Red Cedar	2-3' Ht.	B&B
PB		Pinus banksiana	Jack Pine	5-6' Ht.	B&B
PB		Pinus banksiana	Jack Pine	3-4' Ht.	#3
PR		Pinus rigida	Pitch Pine	2.5-3' Ht.	#3
PS		Pinus strobus	White Pine	3-4' Ht.	B&B
DECIDUOUS SHRUBS					
AU		Arctostaphylos uva-ursi	Bearberry/Hog Cranberry	1 gal	
CP		Comptonia peregrina	Sweetfern	1 gal	
PF		Potentilla fruticosa	Shrubby Cinquefoil	15-18"	2 gal
VD		Viburnum dentatum	Arrowwood Viburnum	2-3'	2 gal
EVERGREEN SHRUBS					
MP		Myrica pensylvanica	Northern Bayberry	18-24" ht.	
VINE					
PQ		Parthenocissus quinquefolia	Virginia Creeper	1gal	
SEED MIX - 63,200 sf					
MG		Dry Meadow Grass Seed Mix			

PLANT LEGEND: SEE PLANT SCHEDULE

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- GROVE PLANTING HABITAT TREES, includes evergreen and flowering trees

SEED MIXES:

- LOAM AND SEED - GENERAL LAWN
- MEADOW GRASS SEED MIX (MOW ONCE PER YEAR)
- GROUNDCOVERS, PERENNIALS + ORNAMENTAL GRASSES TYP.



MATERIALS LEGEND:

- PROPERTY LINE
- CONCRETE WALK PAVING
- UNIT PAVING
- STONE DUST PATH
- CROSSWALK
- BENCH
- BLAST STONE
- SITE LIGHTING, SEE LIGHTING PLAN
- SAFETY FENCE

IRRIGATION NOTES

1. Irrigation is provided at all of the following areas:
   a. Club Park
   b. Building parking lots and entries
   c. Entry drive
2. Temporary irrigation will be provided for establishing the native grass meadow and tree plantings at the periphery of the site.

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

Site Engineers
H.W. MOORE ASSOCIATES INC.
112 Shawmut Avenue
Boston, MA 02118

Landscape Architect
BLAIR HINES DESIGN ASSOCIATES
318 Harvard Street
Brookline, MA 02446

Stuctural Engineers
VEITAS & VEITAS ENGINEERS
639 Granite Street
Braintree, MA 02184

Mechanical Engineers
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Electrical Engineers
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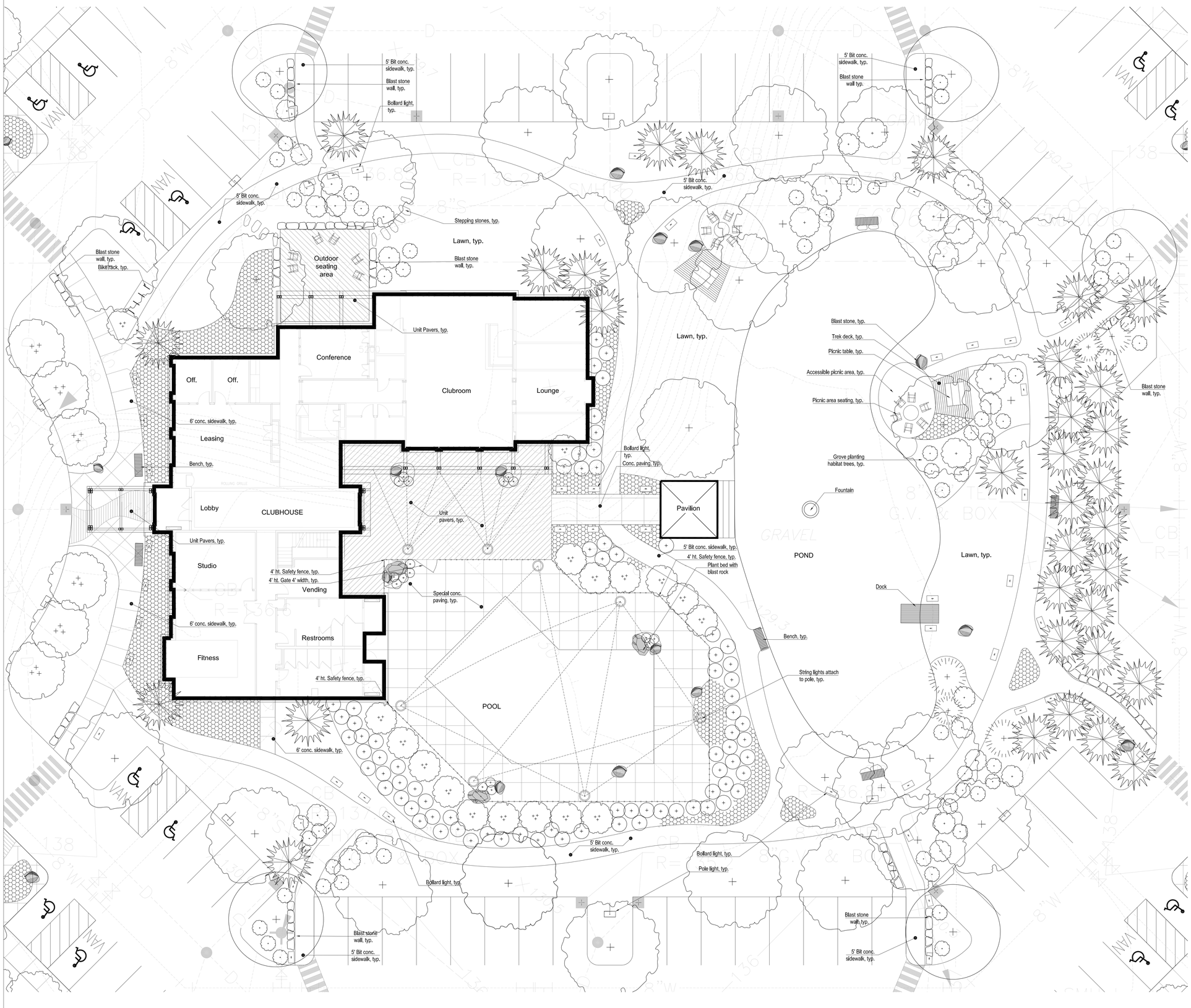
600 CROWN COLONY APARTMENTS

LANDSCAPE PLAN

L-1



MATERIALS LEGEND:

	PROPERTY LINE
	CONCRETE WALK PAVING
	UNIT PAVING
	BIT. CONCRETE
	CROSSWALK
	SAFETY FENCE
	BLAST STONE WALL
	SEATING
	BENCH
	BLAST STONE
	SITE LIGHTING, SEE LIGHTING PLAN

PLANT LEGEND: SEE PLANT SCHEDULE

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- GROVE PLANTING HABITAT TREES, includes evergreen and flowering trees
- GROUNDCOVERS, PERENNIALS + ORNAMENTAL GRASSES TYP.

SCALE: 1" = 10'-0"
0 5' 10' 25'

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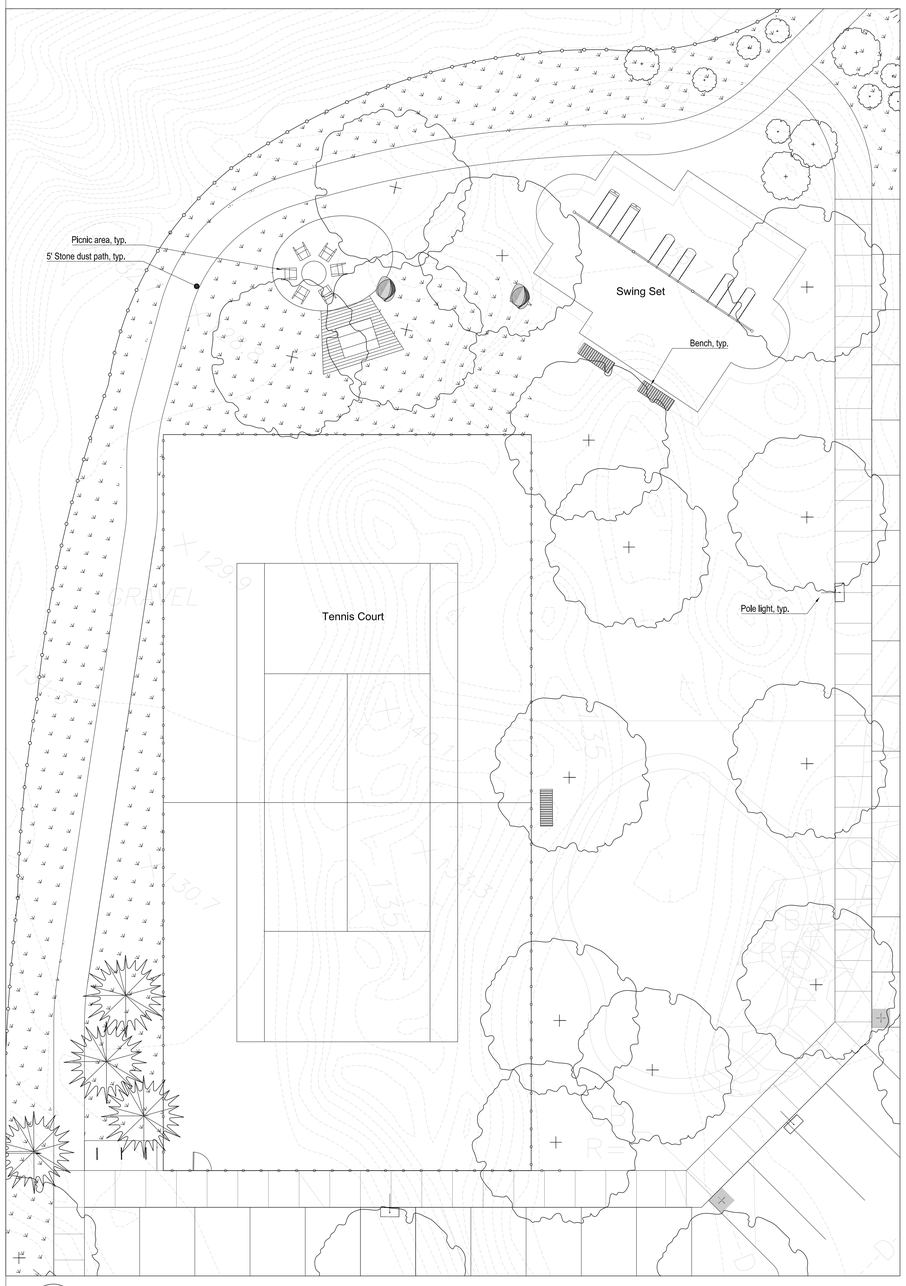
600 CROWN COLONY APARTMENTS

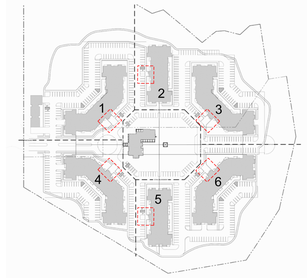
ENLARGEMENT PLAN

L-2



6 Tennis and Playground
SCALE: NTS

SCALE: 1" = 10'-0"
0 5' 10' 25'



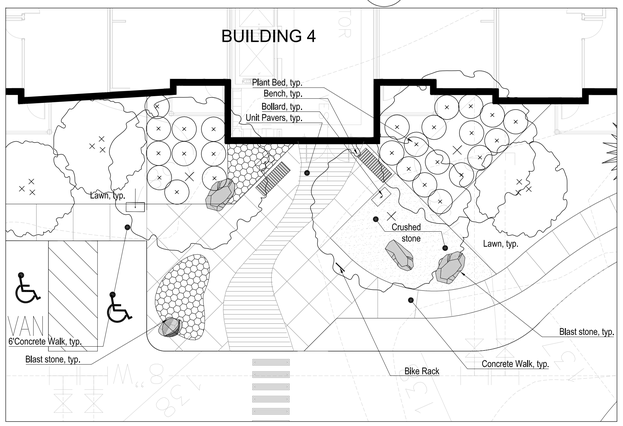
0 Locus
SCALE: NTS

PLANT LEGEND: SEE PLANT SCHEDULE

- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SHRUBS
- GROVE PLANTING HABITAT TREES, includes evergreen and flowering trees
- GROUNDCOVERS, PERENNIALS + ORNAMENTAL GRASSES TYP.

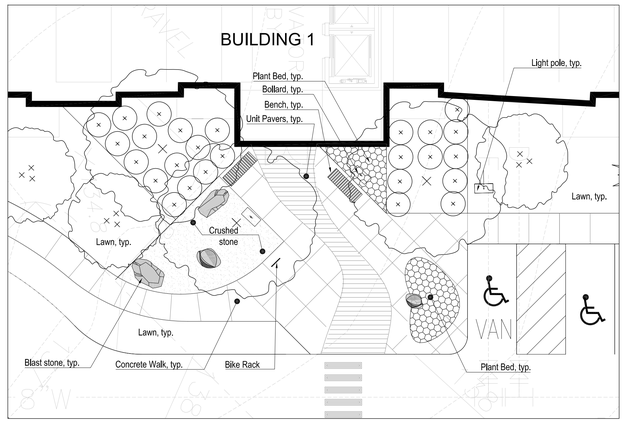
MATERIALS LEGEND:

	PROPERTY LINE
	CONCRETE WALK PAVING
	UNIT PAVING
	STONE DUST PATH
	CROSSWALK
	BENCH
	BLAST STONE
	SITE LIGHTING, SEE LIGHTING PLAN
	SAFETY FENCE



4 Building 4 Main Entry
SCALE: NTS

SCALE: 1" = 10'-0"
0 5' 10' 25'



1 Building 1 Main Entry
SCALE: NTS

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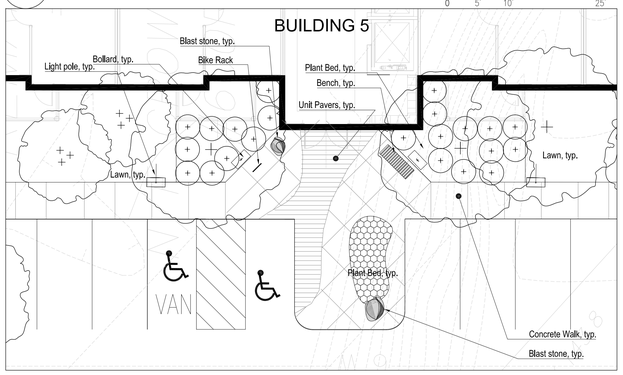

5 Building 5 Main Entry
SCALE: NTS

SCALE: 1" = 10'-0"
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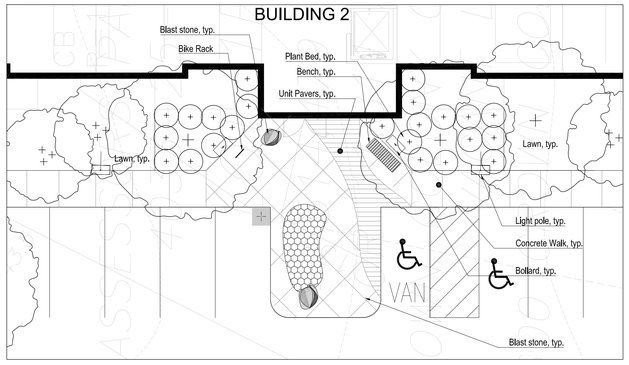

2 Building 2 Main Entry
SCALE: NTS

SCALE: 1" = 10'-0"
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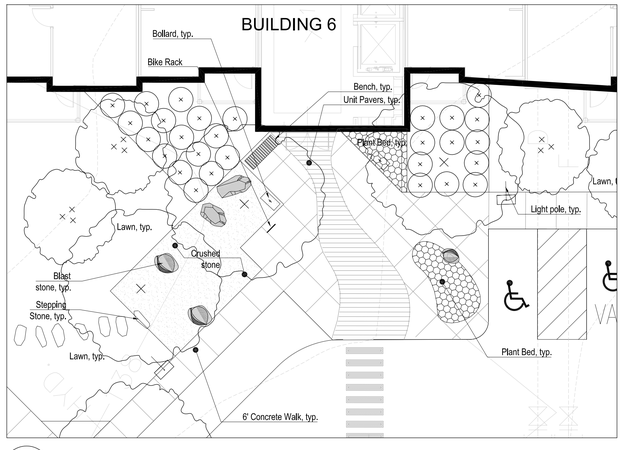
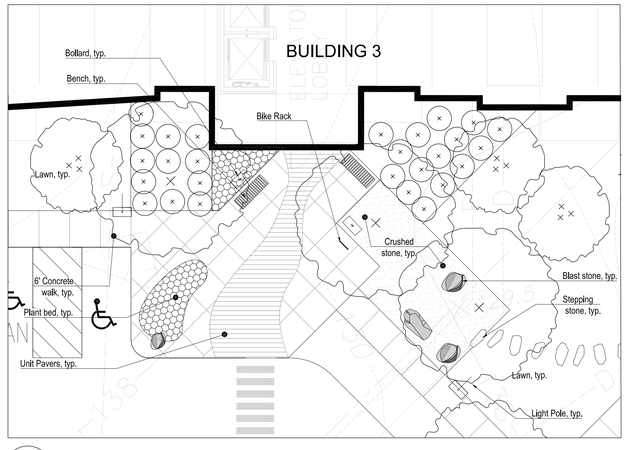


6 Building 6 Main Entry
SCALE: NTS

SCALE: 1" = 10'-0"
0 5' 10' 25'



3 Building 3 Main Entry
SCALE: NTS

SCALE: 1" = 10'-0"
0 5' 10' 25'

600 CROWN COLONY

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MASSACHUSETTS BLAIR C. HINES NO. 109 LANDSCAPE ARCHITECT

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600 CROWN COLONY APARTMENTS

ENLARGEMENT PLAN

L-3

600 CROWN COLONY

AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

SL1, SL2, SL3

see photometric plan for location of all fixtures

McGRAW-EDISON®

GLEON GALLEON LED

1-3 Light Square Cast Aluminum

AREA SITE LUMINAIRE

S1

LITESPHERE™ LED

Energy-efficient, low voltage LED stems, vintage bare LED lamps protected by clear, frosted opaque or colored polycarbonate globes.

S2

Cooper Lighting

LUMIÈRE®

CAMBRIA 213

S3

koi | k1

SUSTAINABLE WOOD BOLLARDS

SCALE: 1" = 40'-0"

0 10' 20' 40' 100'

LEGEND:

	SL1 & 2 POLE LIGHT
	SL3 POLE LIGHT
	S1 &S2 STRING LIGHTS AT POOL WITH POLE
	S3 BOLLARD
	S4 UPLIGHTING
	S5 SPOT LIGHT

LIGHT FIXTURE SCHEDULE

TYPE	QTY	DESCRIPTION	MANUFACTURER	LAMP TYPE	REMARKS
SL1	73	16' STRUCTURA SPAR POLE WITH GLEON LUMINAIRE	McGraw Edison GLEON-AA-02-LED-E1-T3	LED	GROUND MTD.
SL2	20	16' STRUCTURA SPAR POLE WITH GLEON LUMINAIRE	McGraw Edison GLEON AA-02-LED-E1-5MQ	LED	GROUND MTD.
SL3	1	16' STRUCTURA SPAR POLE WITH GLEON LUMINAIRE	McGraw Edison GLEON-AA-02-LED-E1-T3	LED	GROUND MTD.
S1	TBD	12' STRUCTURA SPAR POLE WITH STRING LIGHTS	Tivoli: Litesphere	LED	GROUND MTD.
S2	TBD	12' STRUCTURA SPAR POLE WITH STRING LIGHTS	Cooper Lighting: Cambria 213	LED	GROUND MTD.
S3	107	30" HT. WOOD BOLLARD	Io Lighintg: KOI 1	LED	GROUND MTD.
S4	TBD	UPLIGHTING AT ARTFUL STONESCAPE	TBD		
S5	TBD	SPOT LIGHT AT SIGN	TBD		

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LIGHTING PLAN

L-4

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	73	SL1	SINGLE	N.A.	0.900	GLEON-AA-02-LED-E1-T3
	20	SL2	SINGLE	N.A.	0.900	GLEON-AA-02-LED-E1-5MQ
	107	BL1	SINGLE	N.A.	0.900	Koi 1
	1	SL3	BACK-BACK	N.A.	0.900	GLEON-AA-02-LED-E1-T3

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Building 1 Sidewalks	Fc	2.08	10.7	0.0	N.A.	N.A.
Building 2 Sidewalks	Fc	1.48	8.5	0.0	N.A.	N.A.
Building 3 Sidewalks	Fc	1.81	6.6	0.0	N.A.	N.A.
Building 4 Sidewalks	Fc	2.05	11.3	0.0	N.A.	N.A.
Building 5 sidewalks	Fc	1.76	11.2	0.0	N.A.	N.A.
Building 6 Sidewalks	Fc	1.64	7.5	0.0	N.A.	N.A.
Clubhouse Sidewalks	Fc	0.58	8.5	0.0	N.A.	N.A.
East Lot	Fc	1.63	3.4	0.3	5.43	11.33
Entrance Road	Fc	1.63	3.8	0.3	5.43	12.67
Inner Loop Parking	Fc	1.67	3.7	0.3	5.57	12.33
North Lot	Fc	1.54	3.2	0.3	5.13	10.67
South Lot	Fc	1.67	5.8	0.5	3.34	11.60
Spill Light	Fc	0.23	6.0	0.0	N.A.	N.A.
West Lot	Fc	1.60	3.4	0.2	8.00	17.00

REFLEXLIGHTING
7 Tide St, Boston, MA 02210

Crown Colony

Quincy, MA

Drawn By: Steve P
Checked By:
Date: 01.14.14
Specifier:

Scale: NTS

Revisions

#	Date	Comments
X	XX/XX	XXXXXXXXXX

L-5

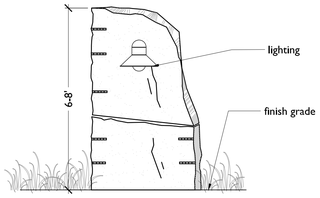
15 Swingset
SCALE: NTS

16 Tennis Court and Basketball Court
SCALE: NTS

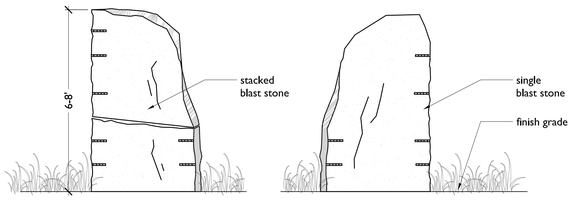
11 Wood Open Knee Phoenix Pavilion by GazeboCreations
SCALE: NTS

12 Picnic Area Seating
SCALE: NTS

6 Picnic Table
SCALE: NTS

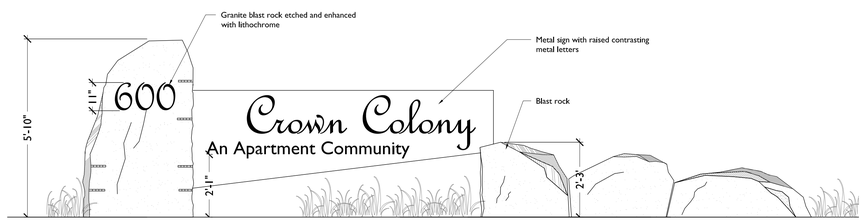


7 Blast stone entry accents
SCALE: NTS

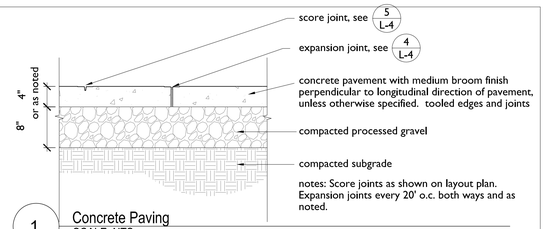


8 Blast stone entry accents
SCALE: NTS

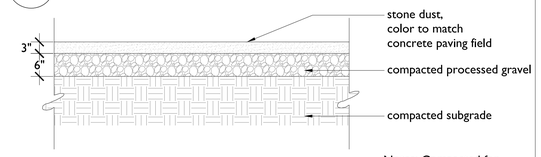
9 Blast stone entry accents
SCALE: NTS



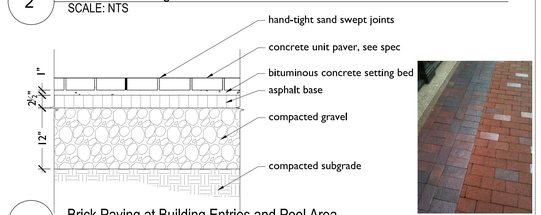
10 Entry Signage
SCALE: NTS



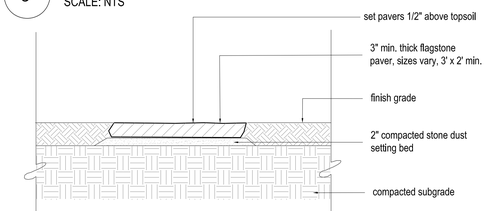
1 Concrete Paving
SCALE: NTS



2 Stonedust Paving
SCALE: NTS

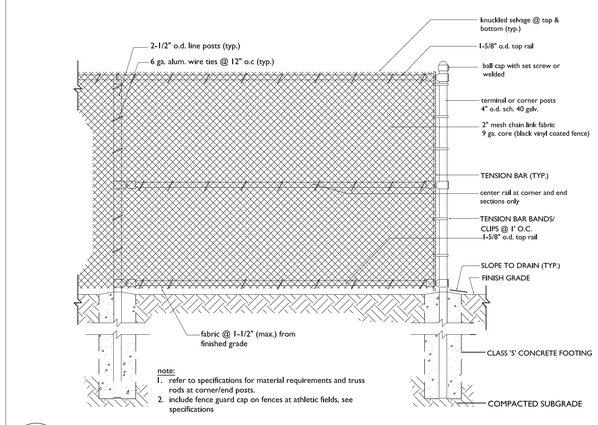


3 Brick Paving at Building Entries and Pool Area
SCALE: NTS



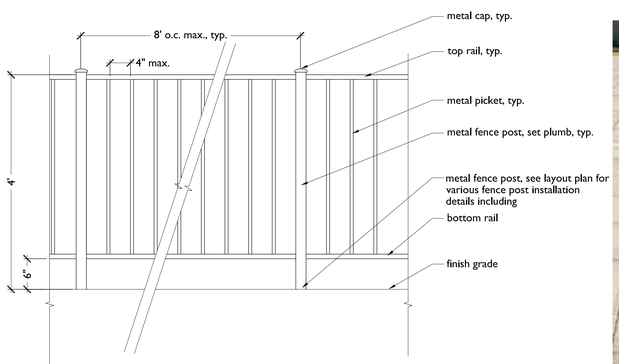
4 Steppers
SCALE: NTS

5 Blast Stone Rock Sculpture
SCALE: IMAGE



17 Safety Fence - Perimeter Fence - 4' Height
SCALE: NTS

13 Bike Rack
SCALE: NTS



18 Safety Fence - Pool Fence - 4' Height
SCALE: NTS

14 Bench- Neoliviano 3
SCALE: NTS

600
CROWN
COLONY
AN APARTMENT COMMUNITY

Quincy
Massachusetts

John J. Flatley Company

Site Engineers
H.W. MOORE ASSOCIATES INC.
112 Showmut Avenue
Boston, MA 02118

Landscape Architect
BLAIR HINES DESIGN ASSOCIATES
318 Harvard Street
Brookline, MA 02446

Stuctural Engineers
VEITAS & VEITAS ENGINEERS
639 Granite Street
Braintree, MA 02184

Mechanical Engineers
SOUTH SHORE
CONSTRUCTION CONSULTANTS
34 Quincy avenue
Braintree, MA 02184

Electrical Engineers
VINCENT A. DILORIO, INC.
89 Access Road, Suite 18
Norwood, MA 02062

MASSACHUSETTS BLAIR G. HINES NO. 1075 LANDSCAPE ARCHITECT

SHESKEY ARCHITECTS
14 FRANKLIN STREET
QUINCY, MASSACHUSETTS 02169
PHONE: 617-770-2010
FAX: 617-472-0494

date:	revision:
-	-

job no.: 32120.00
scale: as noted
date: January 14, 2014
file name:

600 CROWN COLONY APARTMENTS

DETAILS

LD-1

WPNW-LED

Type:	Type AA
Job Name:	

Construction:
- Cast aluminum housing
- Clear smooth acrylic lens

Light Source:
- LED
- Dimming (0 - 10v) to 10% **Included**

Notes:
- Surface mounted Backbox allows for both standard J-Box and surface ran conduit
- Optional battery backup available in the WPNW-8 only. Battery backup increases depth by 3/4"
- Optional Photocell (-21); specify voltage
- Dark Sky compliant
- UL and CUL listed WET location
- LED Components
  - OSRAM Gen II Distributed Array
  - CRI > 80
  - Osram Power Supply
  - 5-Year Warranty on LED Components

OSRAM LED TECHNOLOGY INCLUDED

WPNW-6
Height - 5 3/4"
Width - 11"
Depth
Standard - 8 1/2"

WPNW-8
Height - 7 1/2"
Width - 15 1/2"
Depth
Standard - 10 1/4"
Battery Backup - 11"

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ORDERING INFORMATION

Example: WPNW-6-LED-U-18W-3-Z3-CSA

WPNW-8-LED		U	30W	3	Black	CSA	21

Model	Cage	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
WPNW-6-LED		**U** 120/277v	**14w** LED / 1600lm (114 lm per watt)	**2 3000K** **3 3500K** **4 4000K**	**Z99** Bronze	**CSA** Clear Smooth Acrylic **Optional** (See Price List) **CSP** Clear Smooth Poly	**DIM** LED dimming driver (0 - 10v) Dimming to 10% (**Included**) **21** Photocell - 01 - 120 volt 02 - 277 volt **Battery Backup Options** (WPNW-8-LED - only) (Increases depth to 11") **BB05** 5 Watts (585lm) for 90-Minutes **BB07** 7 Watts (820lm) for 90-Minutes **BB10** 10 Watts (1170lm) for 90-Minutes
			18w LED / 2000lm (111 lm per watt)				
WPNW-8-LED			**21w** LED / 1450lm (116 lm per watt)				
			30w LED / 3600lm (120 lm per watt)				
			36w LED / 4000lm (111 lm per watt)				

28435 Industry Drive., Valencia, California 91355
West Coast Sales: 800-325-4448 /661-257-0286 • fax 800-323-2346 /661-257-0201
East Coast Sales: 866-350-0991 • fax 866-490-5754
www.lightwayind.com • sales@lightwayind.com

Lightway

MERW-612-LED

Type:	Type CC
Job Name:	

Construction:
- Steel housing and chassis
- Diffuser is .10 extruded white acrylic
- Accent bars and rings are extruded aluminum

Light Source:
- LED
- Dimming (0 - 10v) to 10% **Included**

Notes:
- Keyhole slots left and right
- Top and bottom white acrylic lens - standard
- Not all material and accent styles are available
- Optional photocell (21) increases fixture depth 1 ½"
- Optional lens cover (ALC) eliminates up/down light
- UL and CUL listed WET location
- LED Components
  - OSRAM Gen II Distributed Array
  - CRI > 80
  - 9w - 1000 Lumens
  - Dimming (10% or 1%)
  - 25 watt Power Supply
  - 5-Year Warranty on LED Components

OSRAM LED TECHNOLOGY INCLUDED

Height - 12"
Width - 6 ½"
Depth - 4" (cage styles A,B and D)
Depth - 4 ⅜" (cage style E, F, G and H)
MC - 6

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ORDERING INFORMATION

Example: MERW-612-LED-H-U-9W-3-Z3-WSA

MERW-612-LED	H	U	9W	3	B1	WSA	

Model	Cage	Voltage	Lamping	Kelvin	Finish	Diffuser	Options
MERW-612-LED	**A** **B** **D** **E** **F** **G** **H** **X**	**U** 120 - 277	**9w** LED / 1000lm (111 lm per watt)	**2** 3000K **3** 3500K **4** 4000K	**B1** Satin Black **Z1** Satin Bronze **Z3** Text Bronze **Optional** (See Price List) **W1** Yolk **W2** Gloss White **W3** Text White **B2** Text Black **T4** Shimmer Gray **M13** Anod Silver **T6** Pewter **W13** Pearl Beige **P2** Brushed Alum **P9** Brushed Nickel **M16** Antique Brass	**WSA** White Smooth Acrylic **Optional Cage Accents** (See Page 2) **Material** **F** Filigree **P** Perforated Screen **M** Wire Mesh **W** Waffle Pattern **Style** **SC** Screen Complete **CC** Center Complete **EC** Ends Complete **CH** Center Half **OX** Custom	**DIM** LED dimming driver (0 - 10v) Dimming to 10% (**Included**) **DIM1** LED dimming driver (0 - 10v) Dimming to 1% (**See Price List**) **21** Photocell - *See Notes* **ALC** Aluminum Lens Cover - *See Notes*

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www.lightwayind.com • sales@lightwayind.com

Lightway