

PARKING LOT RESURFACING, EXPANSION & WALKWAY REPAIRS

QUINCY HOUSING AUTHORITY

TOBIN TOWERS
 167-1 DEVELOPMENT
 80 CLAY STREET
 QUINCY, MASSACHUSETTS
 APRIL 21, 2016

OWNER / AWARDING AUTHORITY:



QUINCY HOUSING AUTHORITY
 80 CLAY STREET
 QUINCY, MA 02170

FUNDING AUTHORITY:



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
 COMMUNITY DEVELOPMENT**

100 CAMBRIDGE STREET
 BOSTON, MA 02114
 DHCD PROJECT # 243129

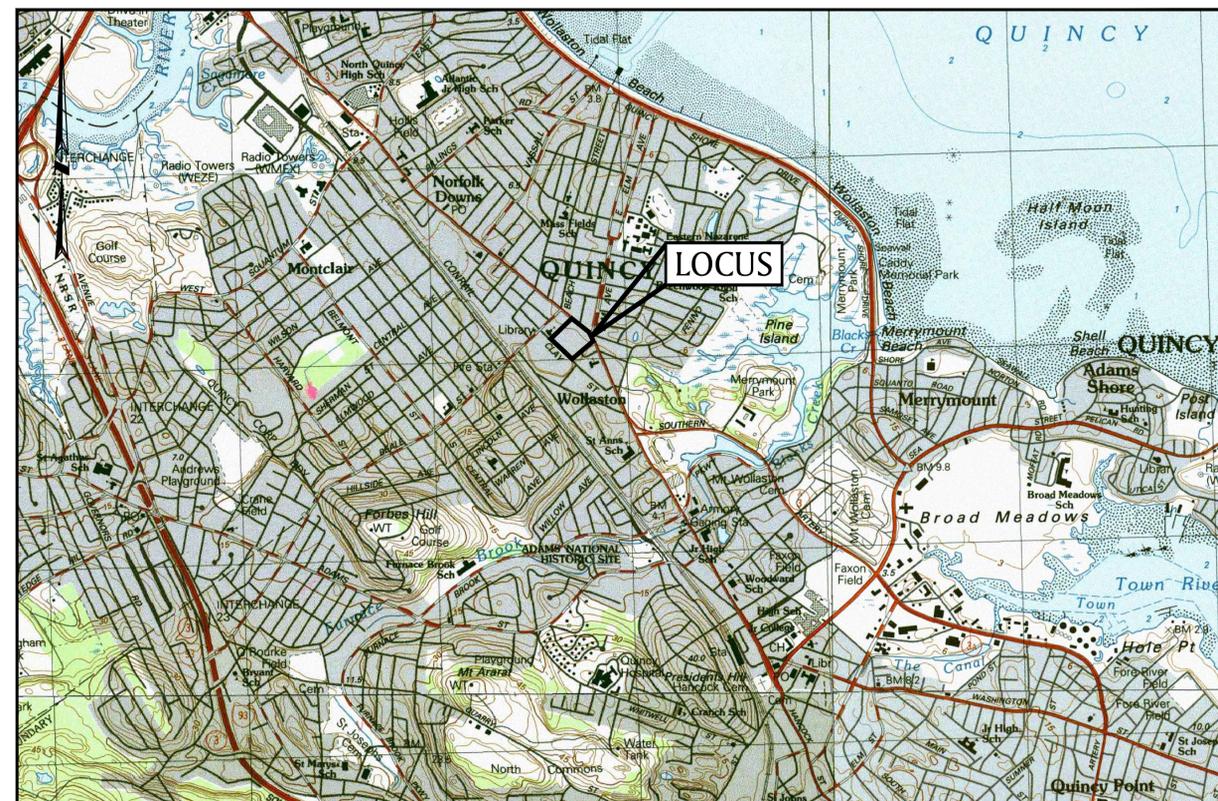
PREPARED BY:



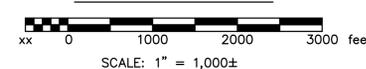
803 Summer Street
 Boston, Massachusetts
 02127

617 896 4300

BSC GROUP JOB NO: 4-6448.08



LOCUS MAP



**ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION**

USER RESPONSIBLE FOR VERIFYING THAT THE CONTENT OF
 THESE DRAWINGS HAVE NOT BEEN FURTHER REVISED

APPROVED BY THE CITY OF QUINCY
 PLANNING BOARD

 CHAIRPERSON

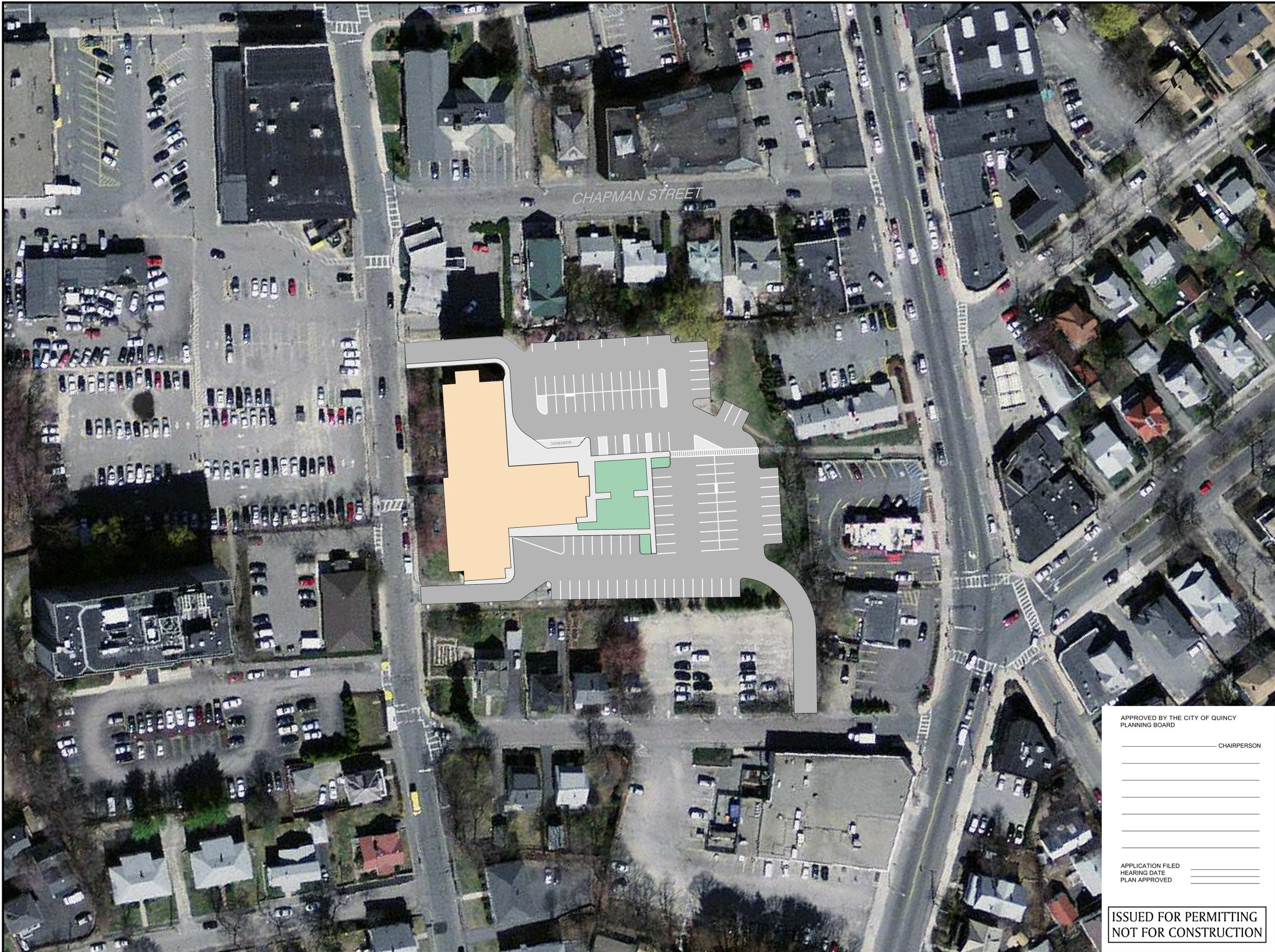
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 PLAN APPROVED _____

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C-200 - C-202	CONSTRUCTION DETAILS



David P. Biancavilla
 9/21/16




 DAVID P. BIANCAVILLA
 CIVIL
 No. 47848
 REGISTERED
 PROFESSIONAL ENGINEER
David P. Biancavilla 9/20/16

PROFESSIONAL ENGINEER _____ DATE _____

DHCD PROJECT # 243129

PARKING LOT
RESURFACING, EXPANSION
& WALKWAY REPAIRS

TOBIN TOWERS
 167-1 DEVELOPMENT
 80 CLAY STREET
 IN
 QUINCY
 MASSACHUSETTS
 (NORFOLK COUNTY)

EXHIBIT PLAN

APRIL 21, 2016

REVISIONS:

NO.	DATE	DESC.

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MASSACHUSETTS DEPARTMENT
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 BOSTON, MA 02114
 TEL: (617) 573-1100


BSC GROUP
 803 Summer Street
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 02127
 617 896 4300

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PLANNING BOARD

_____ CHAIRPERSON

APPLICATION FILED _____
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FILE: 4644808\CIVIL\DWGS\
 DWG. NO: _____ SHEET G-101
 JOB. NO: 46448.08



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TOBIN TOWERS
167-1 DEVELOPMENT

80 CLAY STREET

IN

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MASSACHUSETTS
(NORFOLK COUNTY)

EXISTING
CONDITIONS

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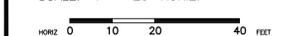


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FILE: 4644808\SD\4644808EC.DWG

DWG. NO: 4644808EC

JOB. NO: 46448.08

SHEET V-100

- LEGEND**
- IRON PIPE
 - IRON ROD
 - ⊙ PK NAIL
 - ⊙ STAKE/NAIL
 - ⊙ SEWER MANHOLE
 - ⊙ DRAIN MANHOLE
 - ⊙ ELECTRIC MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ HYDRANT
 - ⊙ WATER GATE
 - ⊙ GAS GATE
 - ⊙ UTILITY POLE W/LIGHT
 - ⊙ UTILITY POLE W/TRANSFORMER
 - ⊙ GUY POLE
 - ⊙ GUY ANCHOR
 - ⊙ LIGHT POLE
 - ⊙ ELECTRIC HANDHOLE
 - ⊙ HANDHOLE
 - ⊙ TRAFFIC CONTROL BOX
 - ⊙ SIGN
 - ⊙ MAIL BOX
 - ⊙ METAL POST
 - ⊙ WOOD POST
 - ⊙ HANDICAP PARKING SPACE
 - ⊙ MONITORING WELL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SHRUB
 - BC BITUMINOUS CURB
 - BIT BITUMINOUS CONCRETE
 - EOP EDGE OF PAVEMENT
 - CONC. CONCRETE
 - FF FINISHED FLOOR
 - INV. INVERT
 - (R) RECORD INFORMATION
 - S SEWER LINE
 - D DRAIN LINE
 - W WATER LINE
 - G GAS LINE
 - E UNDERGROUND ELECTRIC CONDUIT
 - T TELEPHONE LINE
 - OHV OVERHEAD WIRE
 - X CHAIN LINK FENCE
 - STOCKADE FENCE
 - IRON FENCE
 - TREELINE
 - BRUSHLINE

- GENERAL NOTES**
- THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY BSC GROUP, INC. IN FEBRUARY, 2016.
 - HORIZONTAL DATUM IS BASED UPON NAD '83 AS DERIVED VIA GPS OBSERVATIONS PERFORMED BY BSC GROUP, INC. ON FEBRUARY 03, 2016.
 - VERTICAL DATUM IS BASED UPON <BENCHMARK> <NAVD '88 AS DERIVED VIA GPS OBSERVATIONS PERFORMED BY BSC GROUP, INC. ON FEBRUARY 03, 2016.
 - PROPERTY LINES SHOWN HEREON WERE TAKEN FROM PLAN ENTITLED "PLOT PLAN SHOWING PROPERTY POINTS SET" PREPARED BY NEPONSET VALLEY SURVEY ASSOC., INC. NO BOUNDARY SURVEY HAS BEEN PERFORMED BY BSC GROUP, INC.
 - THERE ARE 79 REGULAR PARKING SPACES AND 6 HANDICAP PARKING SPACES.

UTILITY NOTE

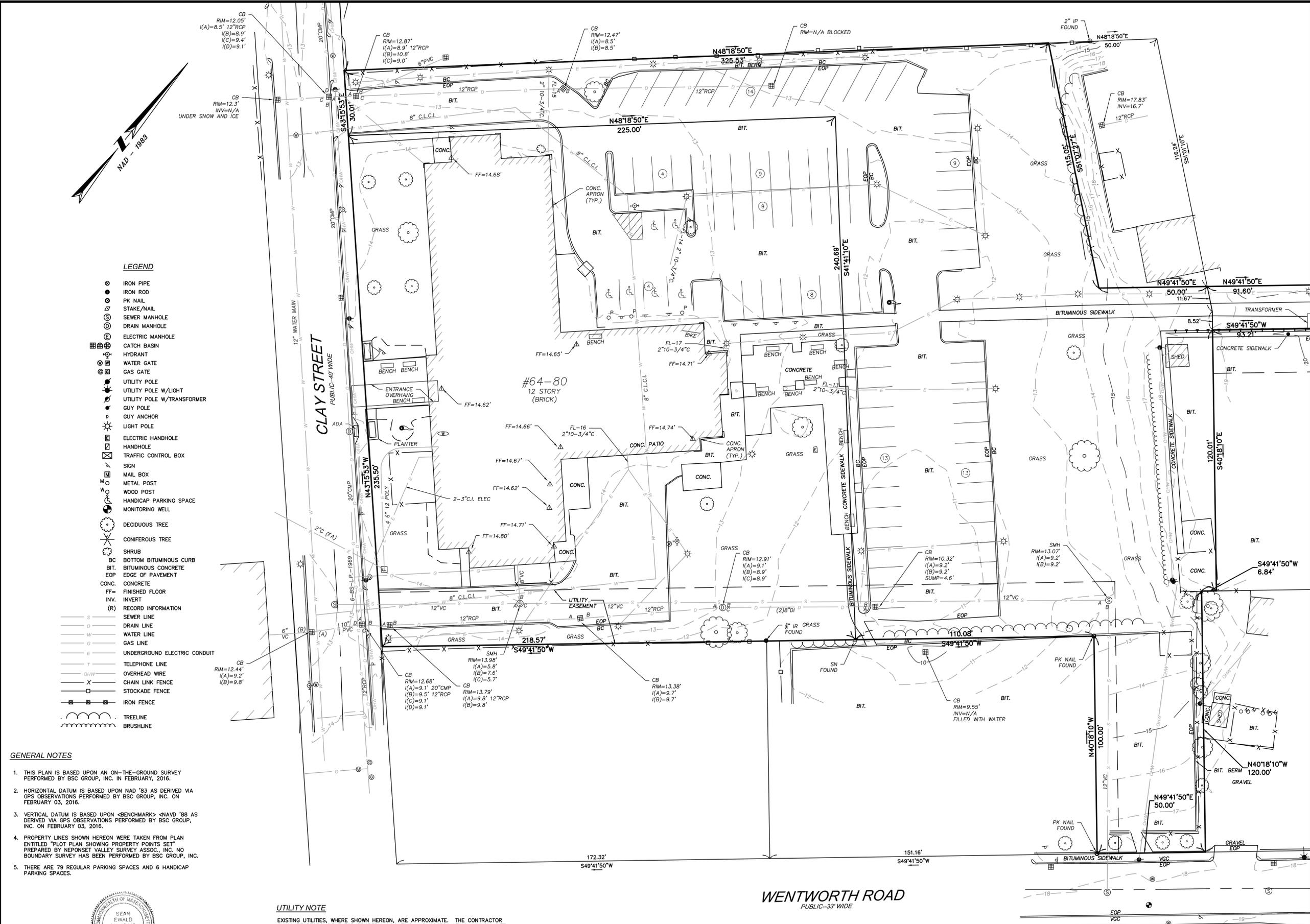
EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING ANY ON-SITE ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40, AT 1-888-344-7233. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OR UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

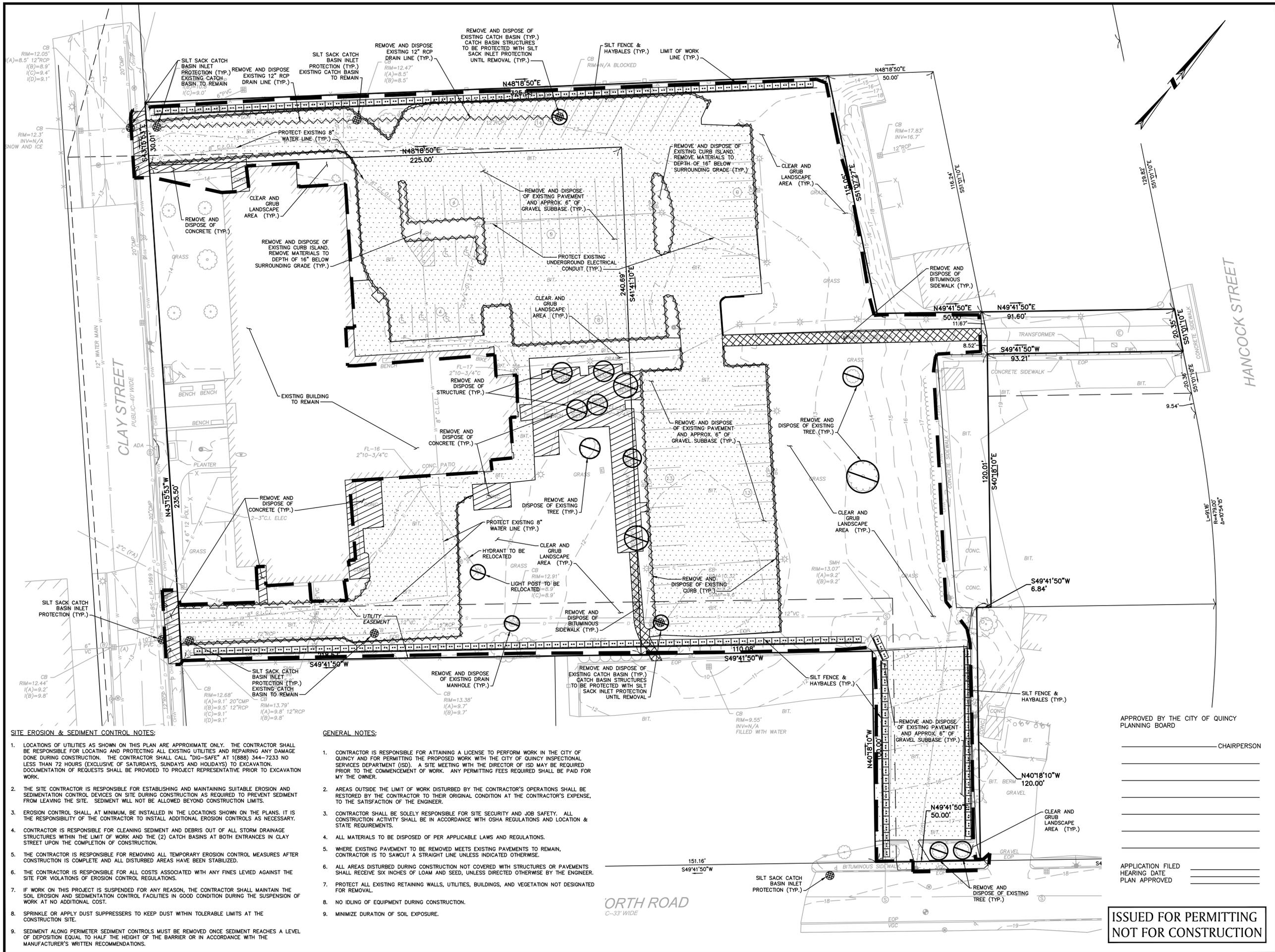
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NOT FOR CONSTRUCTION



DATE 07/14/2016

PROFESSIONAL LAND SURVEYOR
FOR BSC GROUP, INC.





- SITE EROSION & SEDIMENT CONTROL NOTES:**
- LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL CALL "DIG-SAFE" AT (888) 344-7233 NO LESS THAN 72 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS) TO EXCAVATION DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
 - THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE SITE. SEDIMENT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
 - EROSION CONTROL SHALL, AT MINIMUM, BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ADDITIONAL EROSION CONTROLS AS NECESSARY.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING SEDIMENT AND DEBRIS OUT OF ALL STORM DRAINAGE STRUCTURES WITHIN THE LIMIT OF WORK AND THE (2) CATCH BASINS AT BOTH ENTRANCES IN CLAY STREET UPON THE COMPLETION OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
 - IF WORK ON THIS PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES IN GOOD CONDITION DURING THE SUSPENSION OF WORK AT NO ADDITIONAL COST.
 - SPRINKLE OR APPLY DUST SUPPRESSERS TO KEEP DUST WITHIN TOLERABLE LIMITS AT THE CONSTRUCTION SITE.
 - SEDIMENT ALONG PERIMETER SEDIMENT CONTROLS MUST BE REMOVED ONCE SEDIMENT REACHES A LEVEL OF DEPOSITION EQUAL TO HALF THE HEIGHT OF THE BARRIER OR IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS.

- GENERAL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR ATTAINING A LICENSE TO PERFORM WORK IN THE CITY OF QUINCY AND FOR PERMITTING THE PROPOSED WORK WITH THE CITY OF QUINCY INSPECTIONAL SERVICES DEPARTMENT (ISD). A SITE MEETING WITH THE DIRECTOR OF ISD MAY BE REQUIRED PRIOR TO THE COMMENCEMENT OF WORK. ANY PERMITTING FEES REQUIRED SHALL BE PAID FOR BY THE OWNER.
 - AREAS OUTSIDE THE LIMIT OF WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE ENGINEER.
 - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND LOCATION & STATE REQUIREMENTS.
 - ALL MATERIALS TO BE DISPOSED OF PER APPLICABLE LAWS AND REGULATIONS.
 - WHERE EXISTING PAVEMENT TO BE REMOVED MEETS EXISTING PAVEMENTS TO REMAIN, CONTRACTOR IS TO SAWCUT A STRAIGHT LINE UNLESS INDICATED OTHERWISE.
 - ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH STRUCTURES OR PAVEMENTS SHALL RECEIVE SIX INCHES OF LOAM AND SEED, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - PROTECT ALL EXISTING RETAINING WALLS, UTILITIES, BUILDINGS, AND VEGETATION NOT DESIGNATED FOR REMOVAL.
 - NO IDLING OF EQUIPMENT DURING CONSTRUCTION.
 - MINIMIZE DURATION OF SOIL EXPOSURE.

APPROVED BY THE CITY OF QUINCY
PLANNING BOARD

_____ CHAIRPERSON

APPLICATION FILED
HEARING DATE _____
PLAN APPROVED _____

**ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION**



EST. 1948
MASSACHUSETTS



DAVID P. BIANCAVILLA
CIVIL
No. 47818
REGISTERED
PROFESSIONAL ENGINEER
9/21/16

PROFESSIONAL ENGINEER DATE _____

DHCD PROJECT # 243129

**PARKING LOT
RESURFACING, EXPANSION
& WALKWAY REPAIRS**

TOBIN TOWERS
167-1 DEVELOPMENT
80 CLAY STREET
IN
QUINCY
MASSACHUSETTS
(NORFOLK COUNTY)
SITE PREPARATION &
DEMOLITION PLAN

APRIL 21, 2016

REVISIONS:		
NO.	DATE	DESC.

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80 CLAY STREET
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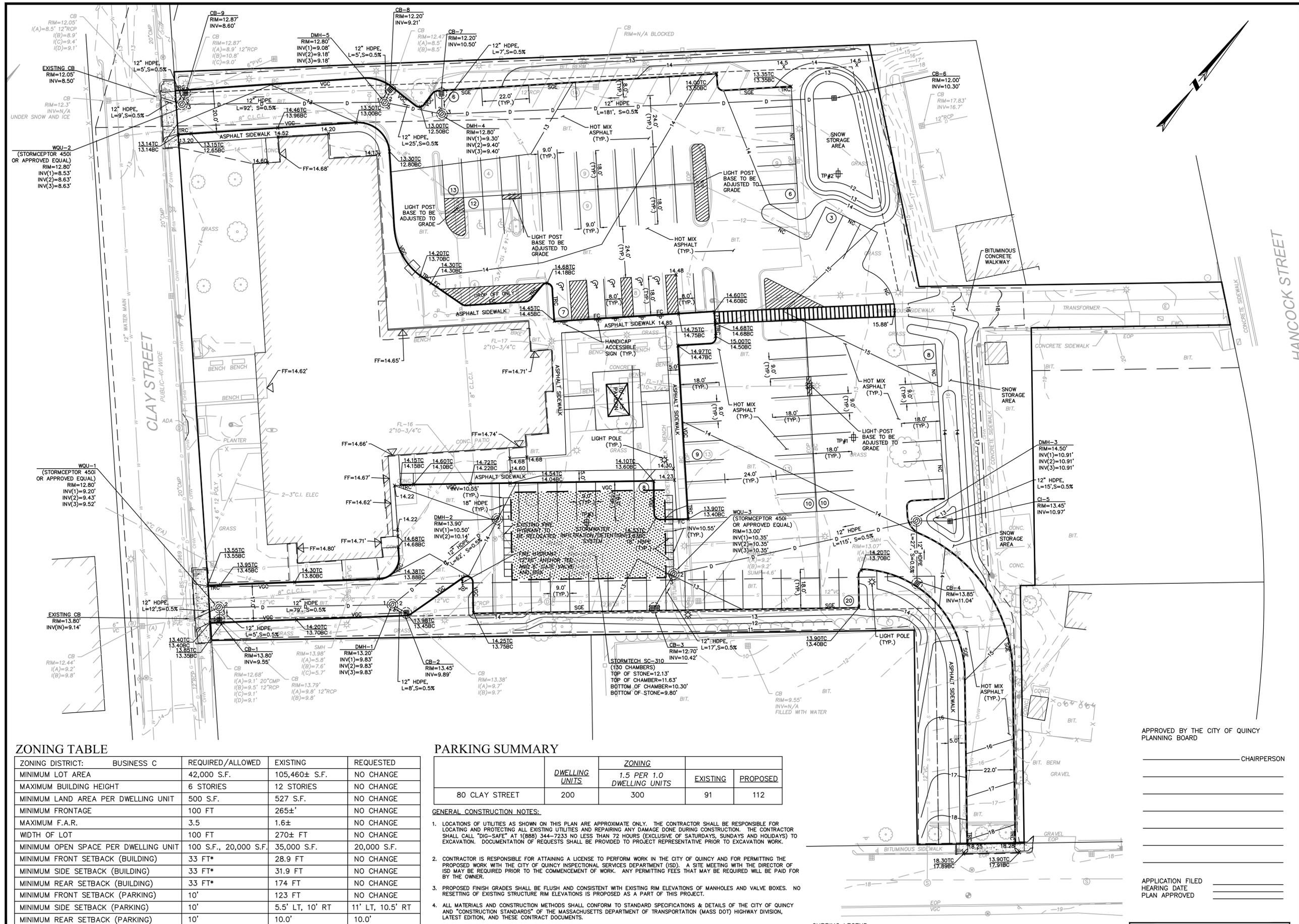


BSC GROUP

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02127
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HORZ 0 10 20 40 FEET

FILE: 4644808\CIVIL\DWGS\4644808-SP
DWG. NO: _____ SHEET C-100
JOB. NO: 46448.08



DAVID P. BIANCAVILLA
CIVIL
No. 47848
REGISTERED
PROFESSIONAL ENGINEER
4/21/16

PROFESSIONAL ENGINEER DATE

DHCD PROJECT # 243129

**PARKING LOT
RESURFACING, EXPANSION
& WALKWAY REPAIRS**

TOBIN TOWERS
167-1 DEVELOPMENT
80 CLAY STREET
IN
QUINCY
MASSACHUSETTS
(NORFOLK COUNTY)

SITE PLAN

APRIL 21, 2016

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QUINCY, MA 02170

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ZONING TABLE

ZONING DISTRICT:	BUSINESS C	REQUIRED/ALLOWED	EXISTING	REQUESTED
MINIMUM LOT AREA		42,000 S.F.	105,460± S.F.	NO CHANGE
MAXIMUM BUILDING HEIGHT		6 STORIES	12 STORIES	NO CHANGE
MINIMUM LAND AREA PER DWELLING UNIT		500 S.F.	527 S.F.	NO CHANGE
MINIMUM FRONTAGE		100 FT	265±'	NO CHANGE
MAXIMUM F.A.R.		3.5	1.6±	NO CHANGE
WIDTH OF LOT		100 FT	270± FT	NO CHANGE
MINIMUM OPEN SPACE PER DWELLING UNIT		100 S.F., 20,000 S.F.	35,000 S.F.	20,000 S.F.
MINIMUM FRONT SETBACK (BUILDING)		33 FT*	28.9 FT	NO CHANGE
MINIMUM SIDE SETBACK (BUILDING)		33 FT*	31.9 FT	NO CHANGE
MINIMUM REAR SETBACK (BUILDING)		33 FT*	174 FT	NO CHANGE
MINIMUM FRONT SETBACK (PARKING)		10'	123 FT	NO CHANGE
MINIMUM SIDE SETBACK (PARKING)		10'	5.5' LT, 10' RT	11' LT, 10.5' RT
MINIMUM REAR SETBACK (PARKING)		10'	10.0'	10.0'

* PER SECTION 4.1.2.2 - FRONT, REAR AND SIDE SETBACKS SHALL BE 1/4 THE BUILDING HEIGHT. THE BUILDING HEIGHT HAS BEEN ESTIMATED AT 132-FT FROM RECORD PLANS.

PARKING SUMMARY

80 CLAY STREET	DWELLING UNITS	ZONING	
		1.5 PER 1.0 DWELLING UNITS	EXISTING PROPOSED
	200	300	91 112

- GENERAL CONSTRUCTION NOTES:**
- LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL CALL "DIG-SAFE" AT 1(888) 344-7233 NO LESS THAN 72 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS) TO EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
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 - PROPOSED FINISH GRADES SHALL BE FLUSH AND CONSISTENT WITH EXISTING RIM ELEVATIONS OF MANHOLES AND VALVE BOXES. NO RESETTING OF EXISTING STRUCTURE RIM ELEVATIONS IS PROPOSED AS A PART OF THIS PROJECT.
 - ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO STANDARD SPECIFICATIONS & DETAILS OF THE CITY OF QUINCY AND "CONSTRUCTION STANDARDS" OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASS DOT) HIGHWAY DIVISION, LATEST EDITION, AND THESE CONTRACT DOCUMENTS.
 - UNLESS OTHERWISE INDICATED, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 - ALL EXISTING PAVEMENT IN THE VICINITY OF THE PROPOSED WORK IS TO BE RESTORED, IF DAMAGED, AT NO ADDITIONAL COST TO THE OWNER. ALL PAVEMENT WORK SHALL BLEND WITH EXISTING PAVEMENT, WITH SAWCUTS AND EMULSION APPLIED TO ALL CUT SURFACES.

CURBING LEGEND

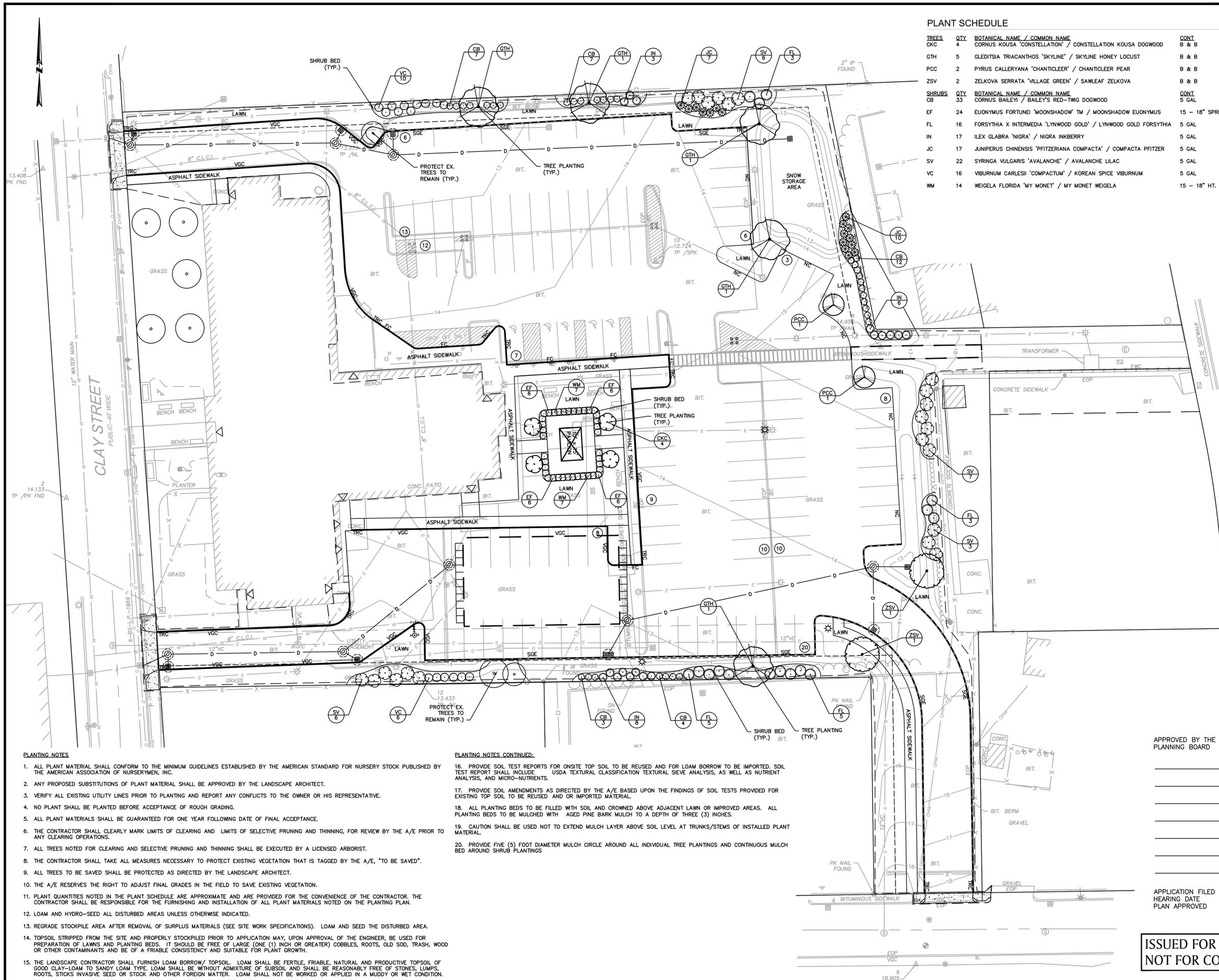
- VGC - VERTICAL GRANITE CURBING
- SGE - SLOPED GRANITE EDGING
- TRC - GRANITE TRANSITION CURBING
- NC - NO CURBING

APPROVED BY THE CITY OF QUINCY
PLANNING BOARD

CHAIRPERSON

APPLICATION FILED
HEARING DATE _____
PLAN APPROVED _____

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	REMARKS
CKC	4	CORNUS KOUSA 'CONSTELLATION' / CONSTELLATION KOUSA DOGWOOD	B & B	3'-3.5"	
GTH	5	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B	3'-3.5"	
PCC	2	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	B & B	3'-3.5"	
ZSV	2	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	B & B	3'-3.5"	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT.	REMARKS
CB	33	CORNUS BAILEYI / BAILEY'S RED-TWIG DOGWOOD	5 GAL	2.5 - 3 HT.	
EF	24	EUONYMUS FORTUNEI 'MOONSHADOW' TM / MOONSHADOW EUONYMUS	15 - 18" SPRD.		
FL	16	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD' / LYNWOOD GOLD FORSYTHIA	5 GAL	2.5 - 3 HT.	
IN	17	ILEX GLABRA 'NIGRA' / NIGRA INKBERRY	5 GAL	2.5 - 3 HT.	
JC	17	JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' / COMPACTA PFITZER	5 GAL	2.5 - 3 HT.	
SV	22	SYRINGA VULGARIS 'AVALANCHE' / AVALANCHE LILAC	5 GAL	3'-4'	
VC	16	VIBURNUM CARLESII 'COMPACTUM' / KOREAN SPICE VIBURNUM	5 GAL	2.5 - 3 HT.	
WM	14	WEIGELA FLORIDA 'MY MONET' / MY MONET WEIGELA	15 - 18" HT.		

- PLANTING NOTES**
- ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
 - ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.
 - NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
 - THE CONTRACTOR SHALL CLEARLY MARK LIMITS OF CLEARING AND LIMITS OF SELECTIVE PRUNING AND THINNING, FOR REVIEW BY THE A/E PRIOR TO ANY CLEARING OPERATIONS.
 - ALL TREES NOTED FOR CLEARING AND SELECTIVE PRUNING AND THINNING SHALL BE EXECUTED BY A LICENSED ARBORIST.
 - THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING VEGETATION THAT IS TAGGED BY THE A/E, "TO BE SAVED".
 - ALL TREES TO BE SAVED SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 - THE A/E RESERVES THE RIGHT TO ADJUST FINAL GRADES IN THE FIELD TO SAVE EXISTING VEGETATION.
 - PLANT QUANTITIES NOTED IN THE PLANT SCHEDULE ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS NOTED ON THE PLANTING PLAN.
 - LOAM AND HYDRO-SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.
 - REGRADE STOCKPILE AREA AFTER REMOVAL OF SURPLUS MATERIALS (SEE SITE WORK SPECIFICATIONS). LOAM AND SEED THE DISTURBED AREA.
 - TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.
 - THE LANDSCAPE CONTRACTOR SHALL FURNISH LOAM BORROW/ TOPSOIL. LOAM SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TO SANDY LOAM TYPE. LOAM SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS INVASIVE SEED OR STOCK AND OTHER FOREIGN MATTER. LOAM SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.

- PLANTING NOTES CONTINUED:**
- PROVIDE SOIL TEST REPORTS FOR ONSITE TOP SOIL TO BE REUSED AND FOR LOAM BORROW TO BE IMPORTED. SOIL TEST REPORT SHALL INCLUDE USDA TEXTURAL CLASSIFICATION TEXTURAL SIEVE ANALYSIS, AS WELL AS NUTRIENT ANALYSIS, AND MICRO-NUTRIENTS.
 - PROVIDE SOIL AMENDMENTS AS DIRECTED BY THE A/E BASED UPON THE FINDINGS OF SOIL TESTS PROVIDED FOR EXISTING TOP SOIL TO BE REUSED AND OR IMPORTED MATERIAL.
 - ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.
 - CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.
 - PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS

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Casayla Bente
4/19/16

LANDSCAPE ARCHITECT

DHCD PROJECT # 243129

**PARKING LOT
RESURFACING, EXPANSION
& WALKWAY REPAIRS**

TOBIN TOWERS
167-1 DEVELOPMENT
80 CLAY STREET
IN
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MASSACHUSETTS
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LANDSCAPE PLAN

APRIL 21, 2016

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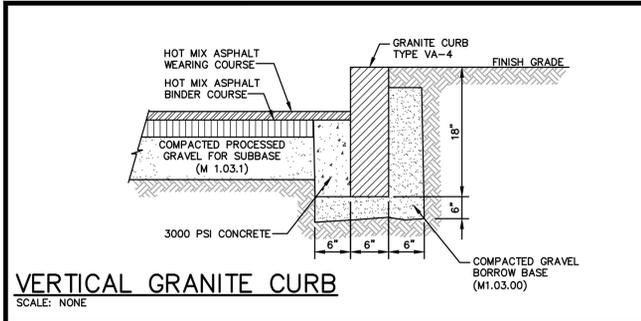
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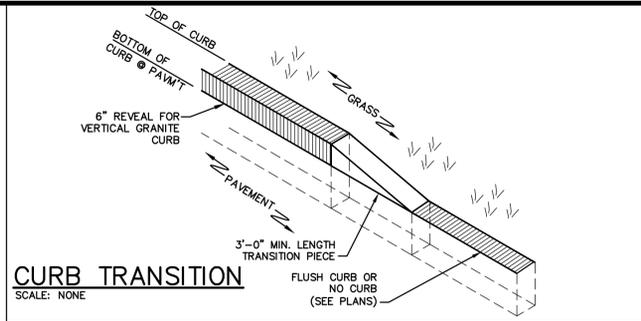
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SCALE: 1" = 20' HORIZ.
HORZ 0 10 20 40 FEET

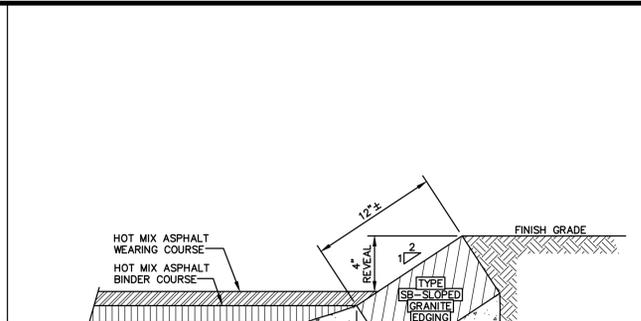
FILE: 4644808\CIVIL\DWGS\
DWG. NO: _____ SHEET L-100
JOB. NO: 46448.08



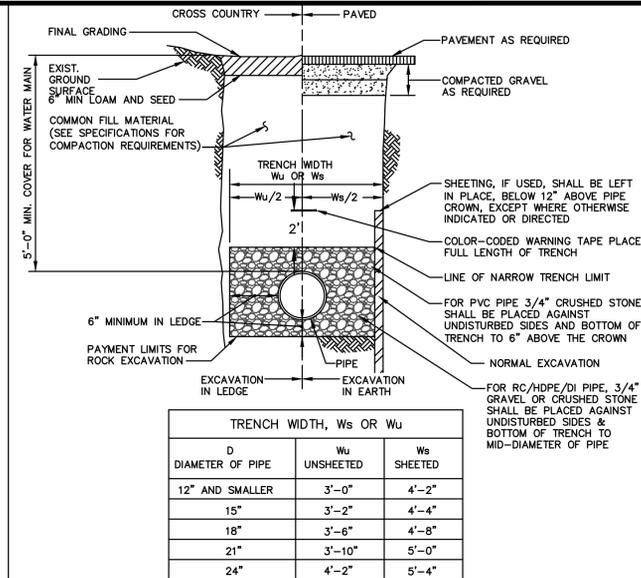
VERTICAL GRANITE CURB
SCALE: NONE



CURB TRANSITION
SCALE: NONE

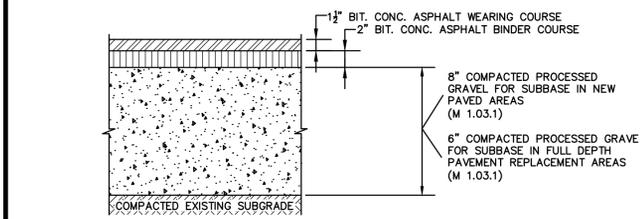


SLOPED GRANITE EDGING
SCALE: NONE

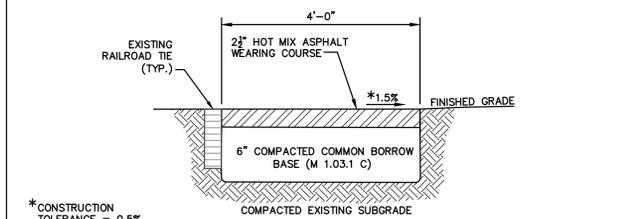


TRENCH WIDTH, Wu OR Wu	D	DIAMETER OF PIPE	UNSHEETED	Wu	SHEETED	Wu
12" AND SMALLER	3'-0"	4'-2"				
15"	3'-2"	4'-4"				
18"	3'-6"	4'-8"				
21"	3'-10"	5'-0"				
24"	4'-2"	5'-4"				

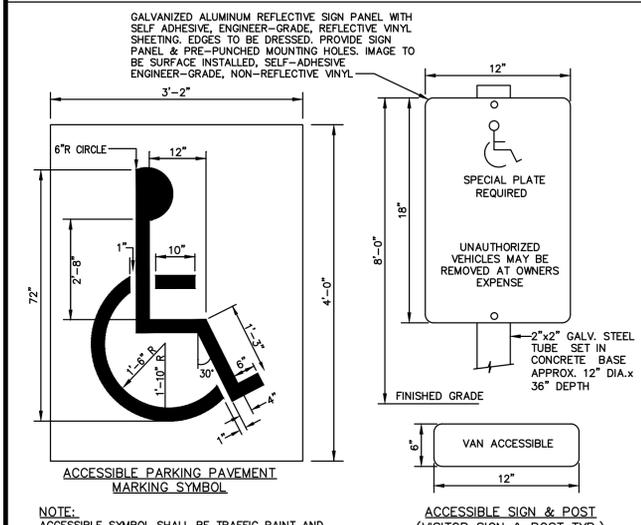
TYPICAL PIPE TRENCH SECTION
SCALE: NONE



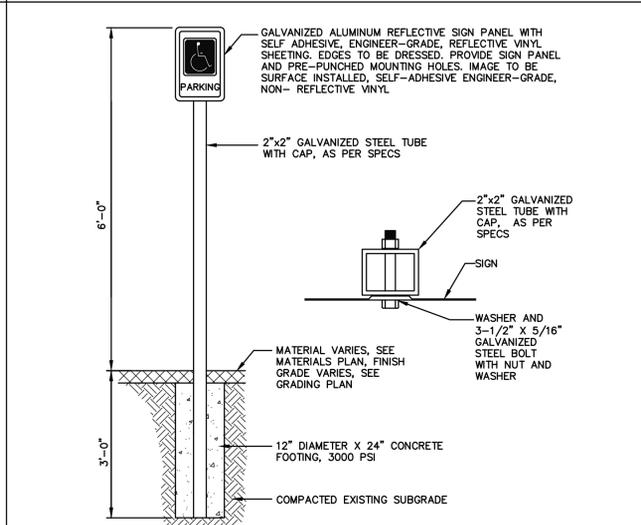
HOT MIX ASPHALT PAVEMENT SECTION
SCALE: NONE



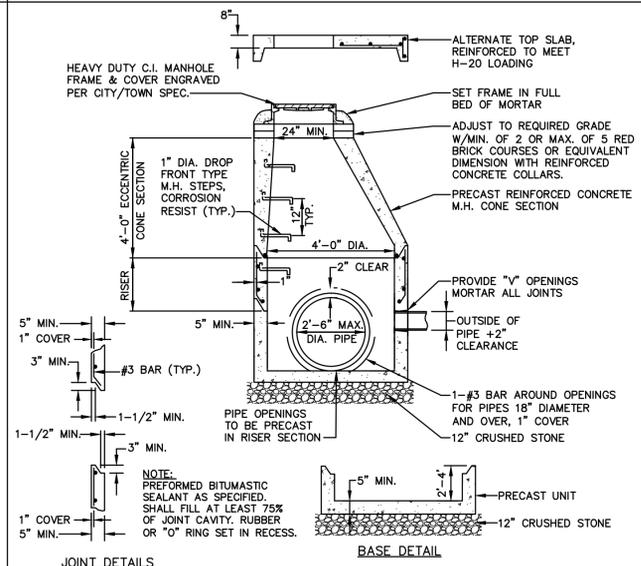
BITUMINOUS CONCRETE WALKWAY
SCALE: NONE



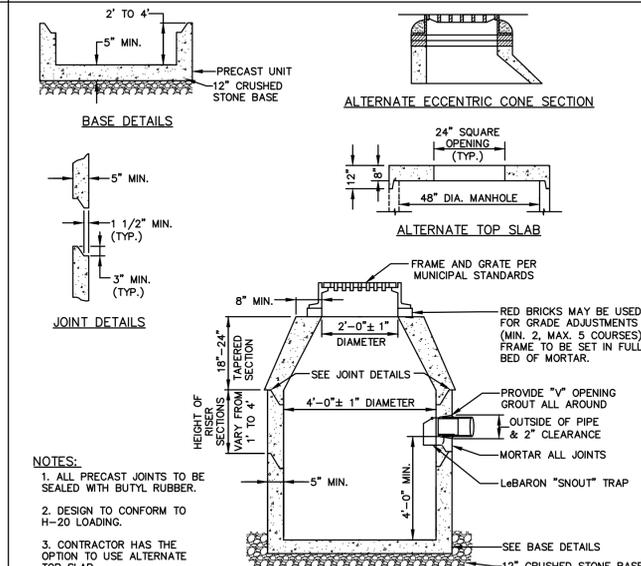
PAINTED PAVEMENT MARKINGS ACCESSIBLE PARKING SYMBOL & ACCESSIBLE PARKING SIGN
SCALE: NONE



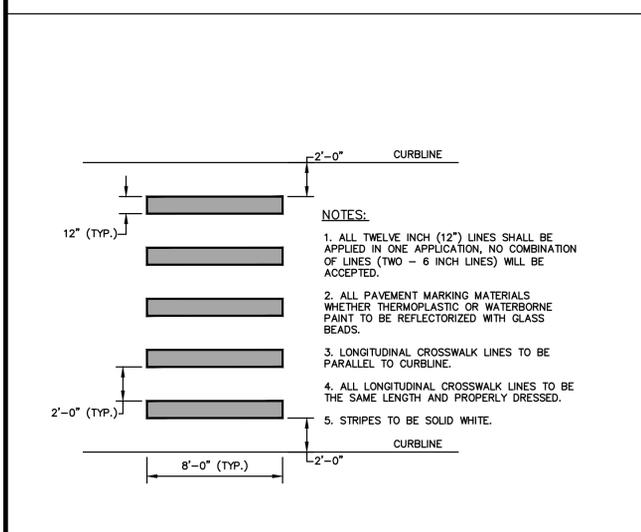
ACCESSIBLE PARKING SIGN
SCALE: NONE



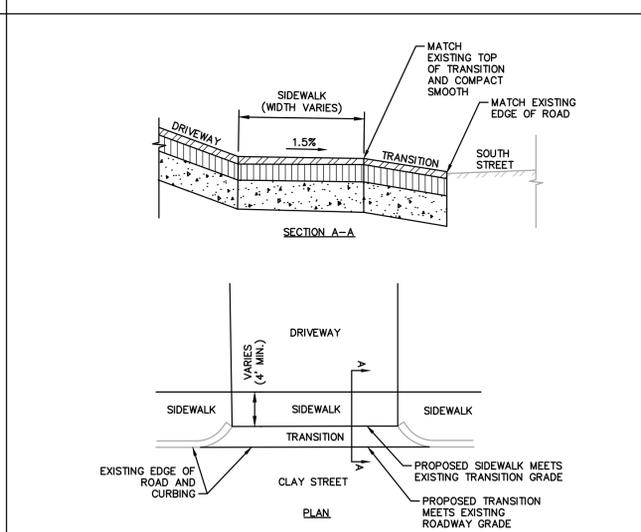
PRECAST CONCRETE DMH
SCALE: NONE



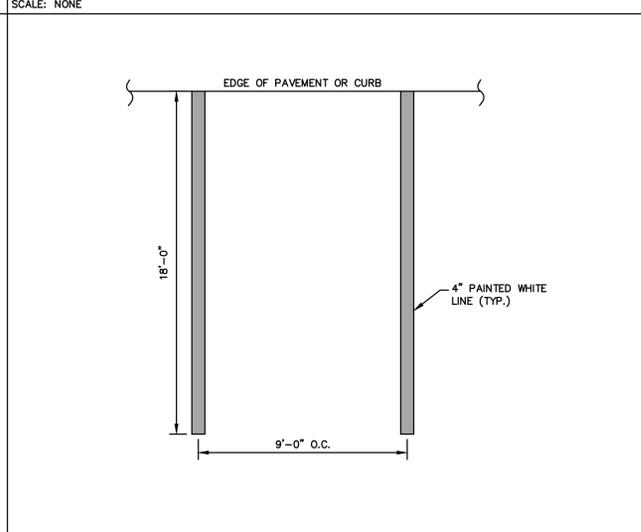
PRECAST CONCRETE CATCH BASIN
SCALE: NONE



CROSSWALK
SCALE: NONE



BITUMINOUS CONCRETE SIDEWALK AND DRIVEWAY APRON
SCALE: NONE



STANDARD PAINTED PARKING MARKINGS
SCALE: NONE

APPROVED BY THE CITY OF QUINCY PLANNING BOARD

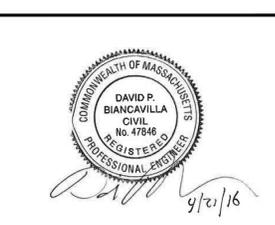
CHAIRPERSON _____

APPLICATION FILED _____

HEARING DATE _____

PLAN APPROVED _____

**ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION**



PROFESSIONAL ENGINEER DATE

DHCD PROJECT # 243129

**PARKING LOT
RESURFACING, EXPANSION
& WALKWAY REPAIRS**

TOBIN TOWERS
167-1 DEVELOPMENT
80 CLAY STREET
IN
QUINCY
MASSACHUSETTS
(NORFOLK COUNTY)
CONSTRUCTION
DETAILS I

APRIL 21, 2016

NO.	DATE	DESC.

OWNER / AWARDED AUTHORITY:
**QUINCY HOUSING
AUTHORITY**
80 CLAY STREET
QUINCY, MA 02170

FUNDING AUTHORITY:
**MASSACHUSETTS DEPARTMENT
OF HOUSING AND COMMUNITY
DEVELOPMENT**
100 CAMBRIDGE STREET
BOSTON, MA 02114
TEL: (617) 573-1100

BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 896 4300

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SCALE: AS NOTED



PROFESSIONAL ENGINEER DATE

DHCD PROJECT # 243129

PARKING LOT RESURFACING, EXPANSION & WALKWAY REPAIRS

TOBIN TOWERS
167-1 DEVELOPMENT

80 CLAY STREET

IN
QUINCY MASSACHUSETTS
(NORFOLK COUNTY)
CONSTRUCTION
DETAILS II

APRIL 21, 2016

REVISIONS:		
NO.	DATE	DESC.

OWNER / AWARDED AUTHORITY:

QUINCY HOUSING AUTHORITY
80 CLAY STREET
QUINCY, MA 02170

FUNDING AUTHORITY:

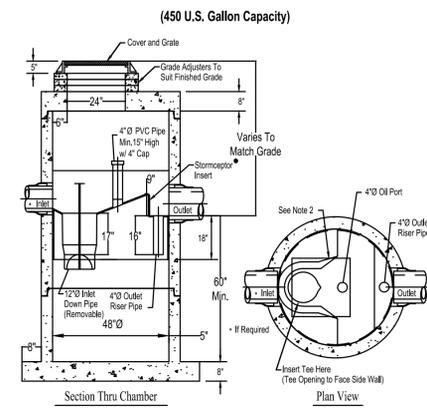
MASSACHUSETTS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
100 CAMBRIDGE STREET
BOSTON, MA 02114
TEL: (617) 573-1100



803 Summer Street
Boston, Massachusetts
02127
617 896 4300

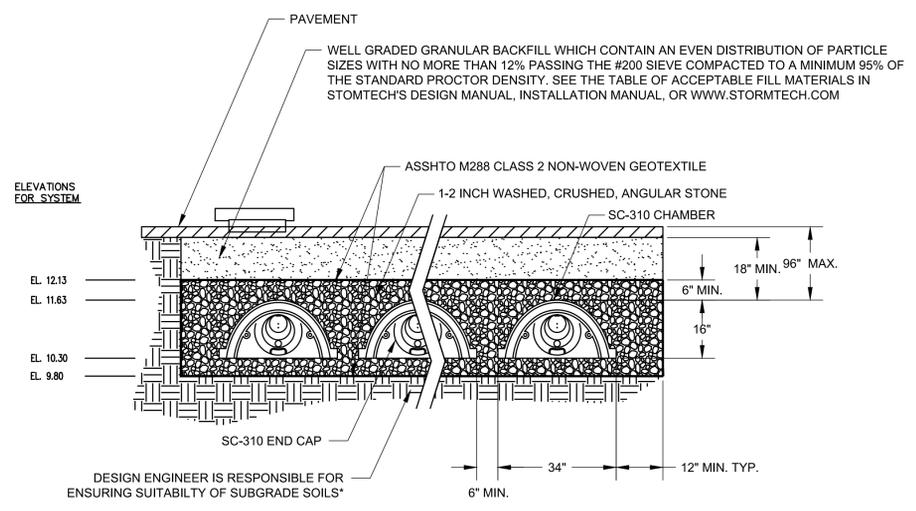
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SCALE: AS NOTED

FILE: 4644808\CIVIL\DWGS\4644808-DET
DWG. NO: SHEET C-201
JOB. NO: 46448.08



Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.

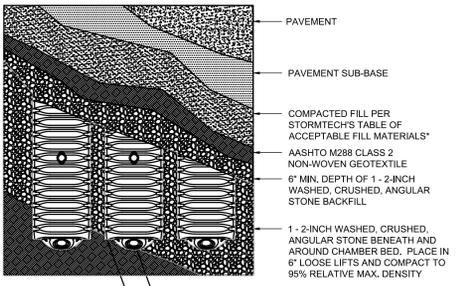
450 GALLON WATER QUALITY UNIT OR APPROVED EQUAL
SCALE: NONE



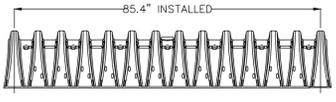
FOR STORMTECH PURCHASING INFORMATION CALL 1-888-892-2694

* SEE STORMTECH'S DESIGN MANUAL

STORMTECH SC-310 CHAMBER SYSTEM
TYPICAL CROSS SECTION DETAIL
NOT TO SCALE



STORMTECH SC-310 CHAMBER SYSTEM
PLAN VIEW DETAIL
NOT TO SCALE * SEE STORMTECH'S DESIGN MANUAL

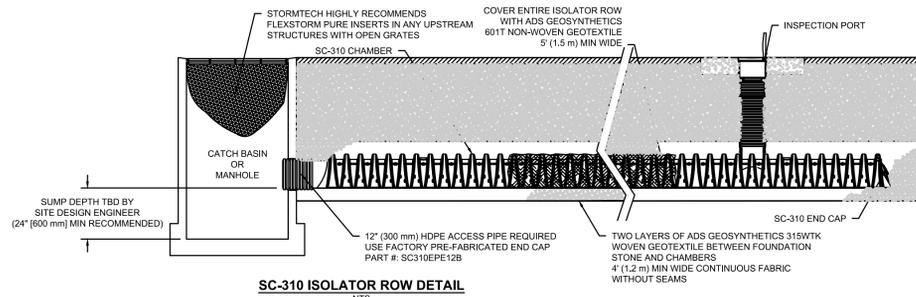


STORMTECH SC-310 CHAMBER

NOMINAL CHAMBER SIZE (W x H x INSTALLED LENGTH)	34.0" x 16.0" x 85.4"
CHAMBER STORAGE	14.7 CUBIC FEET
MINIMUM INSTALLED STORAGE	31.0 CUBIC FEET
WEIGHT	35 LBS.

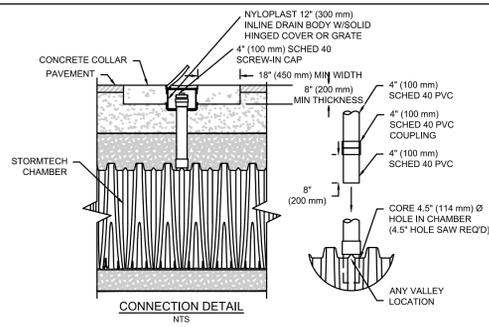
FOR STORMTECH PURCHASING INFORMATION CALL 1-888-892-2694

NOTES:
1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

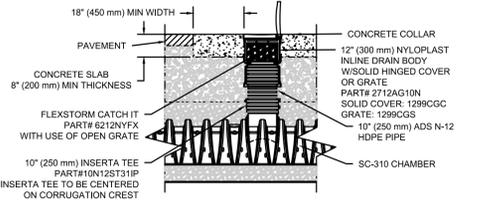


SC-310 ISOLATOR ROW DETAIL
NTS

STORMTECH SC-310 ISOLATOR ROW
SCALE: NONE



CONNECTION DETAIL
NTS



SC-310 INSPECTION PORT DETAIL
NTS

STORMTECH SC-310 INSPECTION PORT
SCALE: NONE

APPROVED BY THE CITY OF QUINCY PLANNING BOARD

CHAIRPERSON

APPLICATION FILED
HEARING DATE
PLAN APPROVED

**ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION**

STORMTECH SC-310 CHAMBERS
SCALE: NONE



9/20/16

PROFESSIONAL ENGINEER DATE

DHCD PROJECT # 243129

PARKING LOT RESURFACING, EXPANSION & WALKWAY REPAIRS

TOBIN TOWERS
167-1 DEVELOPMENT

80 CLAY STREET

IN
QUINCY MASSACHUSETTS
(NORFOLK COUNTY)
CONSTRUCTION
DETAILS III

APRIL 21, 2016

REVISIONS:

NO.	DATE	DESC.

OWNER / AWARDED AUTHORITY:

QUINCY HOUSING
AUTHORITY
80 CLAY STREET
QUINCY, MA 02170

FUNDING AUTHORITY:

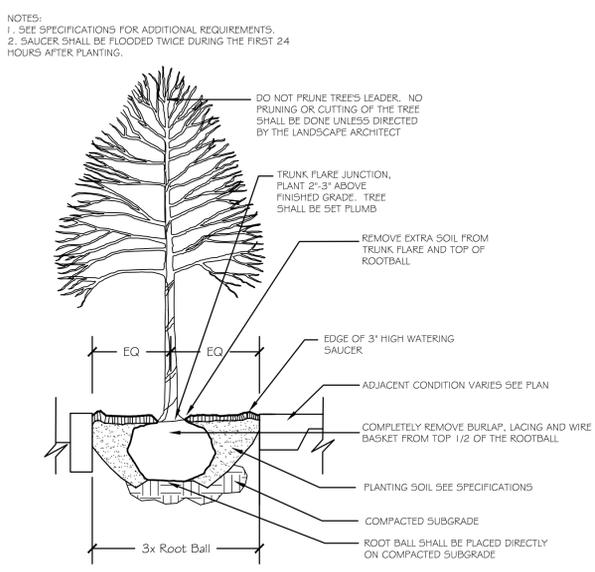
MASSACHUSETTS DEPARTMENT
OF HOUSING AND COMMUNITY
DEVELOPMENT
100 CAMBRIDGE STREET
BOSTON, MA 02114
TEL: (617) 573-1100



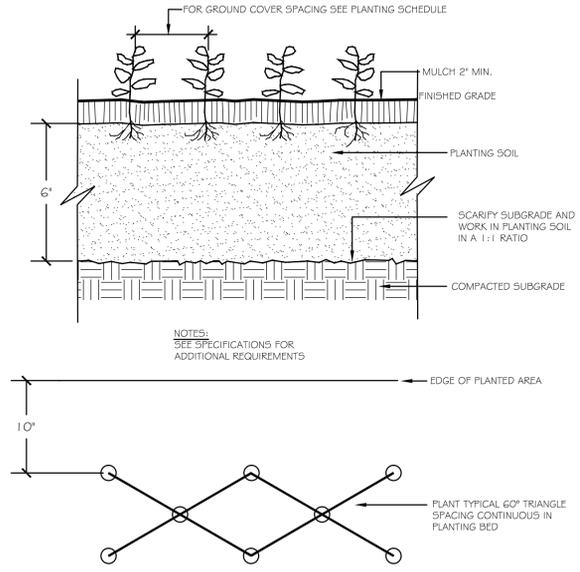
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Boston, Massachusetts
02127
617 896 4300

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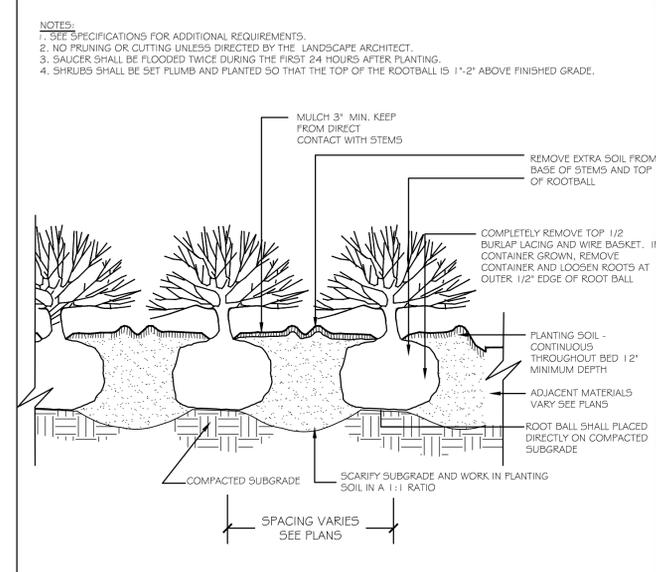
FILE: 4644808\CIVIL\DWGS\4644808-DET
DWG. NO: SHEET C-202
JOB. NO: 46448.08



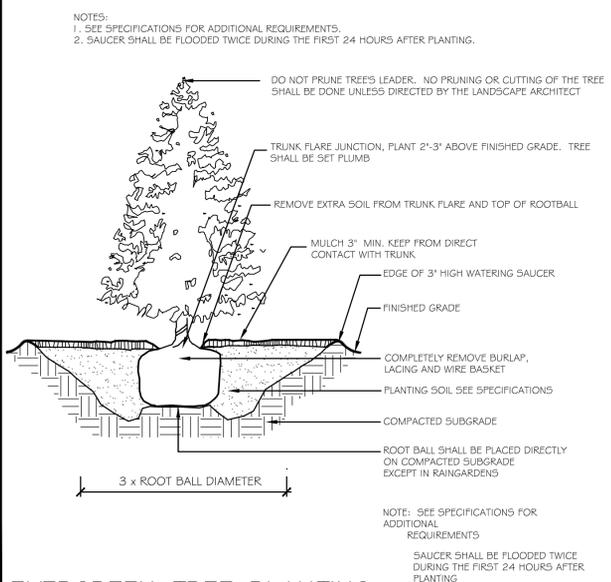
TREE PLANTING
SCALE: NONE



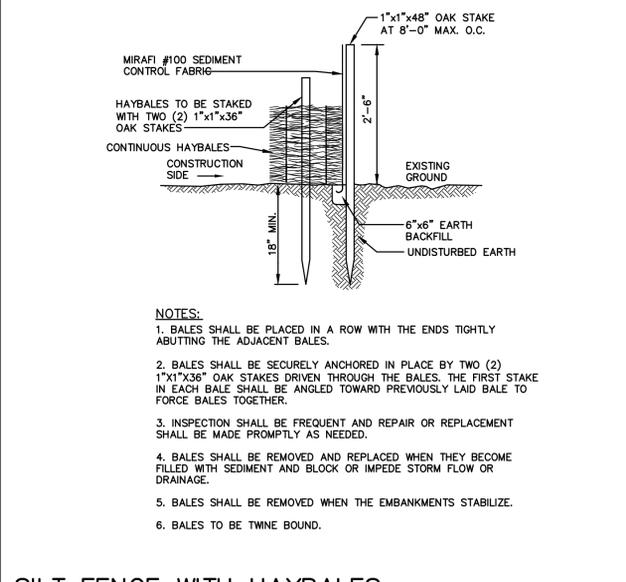
GROUND COVER PLANTING
SCALE: NONE



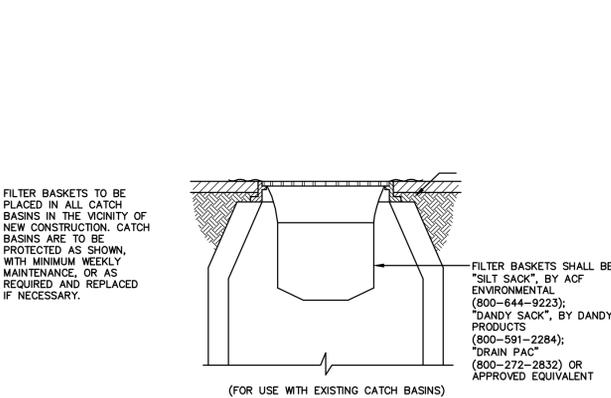
SHRUB PLANTING BED
SCALE: NONE



EVERGREEN TREE PLANTING
SCALE: NONE



SILT FENCE WITH HAYBALES
SCALE: NONE



SEDIMENT FILTER INLET PROTECTION
SCALE: NONE

APPROVED BY THE CITY OF QUINCY
PLANNING BOARD

CHAIRPERSON

APPLICATION FILED
HEARING DATE
PLAN APPROVED

**ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION**