The Residences at 1500 Main

John M. Corcoran & Co. LLC

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ZONING SUMMARY

COMMERCIAL CORRIDOR OVERLAY DISTRICT - ROUTE 18 [CHAPTER 120, ARTICLE VIIB]

DIMENSIONAL REQUIREMENT	AS-OF-RIGHT	PROPOSED CONDITION	ZONING RELIEF REQUIRED	MBTA STATION PROXIMITY EXCEPTIONS
FAR	1.25	1.07	No	MAY INCREASE BASE FAR BY 0.25
MAX BUILDING COVERAGE	60%	<26%	No	
MIN. OPEN SPACE	15%	>28%	No	
MAX IMPERVIOUS SURFACE	75%	<72%	No	
HEIGHT - MAXIMUM STORIES	5	5	No	
HEIGHT - MAXIMUM DIMENSION	70'	<65'	No	
HEIGHT - MINIMUM STORIES	3	5	No	
HEIGHT - MINIMUM DIMENSION	45'	>50'	No	
SETBACK - FRONT MINIMUM	25'	31'	No	
SETBACK - SIDES	10'	15' / 10'	No	
SETBACK - REAR	15'	81'	No	
SETBACK - FRONT MAXIMUM	70'	REF TO SHEET A0.02	No	
PARKING SPACES - RESIDENTIAL MINIMUM	259	362 *	No	REDUCTION
PARKING SPACES - RESIDENTIAL MAXIMUM	400	362 *	No	
PARKING SPACES - COMMERCIAL MINIMUM	31	362 *	No	
PARKING SPACES - ELECTRIC VEHICLE CHARGING STATIONS MINIMUM	6	8	No	
PARKING SPACES - BICYCLES	36	>80	No	15% OF DWELLING UNITS

* SEE DEVELOPMENT SUMMARY BELOW FOR BREAKDOWN OF PARKING SPACES

APPLICABLE CODES

ZONING: WEYMOUTH ZONING ORDINANCE
ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD 521 CMR
THE AMERICANS WITH DISABILITIES ACT GUIDELINES (ADAAG)
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FAIR HOUSING ACT
BUILDING CODES: MASSACHUSETTS STATE BUILDING CODE (780 CMR) - 9TH EDITION
ELECTRICAL: MASSACHUSETTS ELECTRICAL CODE 527 CMR, 12.00
ELEVATORS: MASSACHUSETTS ELEVATOR CODE 524 CMR
ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE, 2015, AS ADOPTED AND AMENDED BY 780 CMR, 13 (IECC)
FIRE PROTECTION: MASSACHUSETTS FIRE PREVENTION REGULATIONS 527 CMR
MECHANICAL: INTERNATIONAL MECHANICAL CODE, 2015, AS ADOPTED AND AMENDED BY 780 CMR (IMC)
PLUMBING: MASSACHUSETTS FUEL GAS AND PLUMBING CODES, 248 CMR

DEVELOPMENT SUMMARY

USE & OCCUPANCY

USE	OCCUPANCY CLASSIFICATION
DWELLING UNITS	R-2
COMMERICAL	A-2, A-3, B, M (TO BE DETERMINED)

PROJECT AREA

SITE AREA	241,563 SF
GROSS FLOOR AREA	257,674 SF
BUILDING A	50,864 SF
BUILDING B	99,773 SF
BUILDING C	107,037 SF

DWELLING UNIT MIX

STUDIO	36 UNITS
1-BR	113 UNITS
2-BR	81 UNITS
3-BR	7 UNITS
TOTAL	**237 UNITS**

PARKING

SURFACE LOTS	143 SPACES
ENCLOSED GARAGES	139 SPACES
PARALLEL STREET	7 SPACES
SHARED	73 SPACES
TOTAL	**362 (289 EXCLUSIVE) SPACES**

RETAIL /COMMERCIAL

LEASABLE 6,121 SF [INCLUDED IN TOTAL GFA ABOVE]

THE RESIDENCES AT 1500 MAIN
1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
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OWNER

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GEOTECH

KEY PLAN

STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER
1839

COVER SHEET

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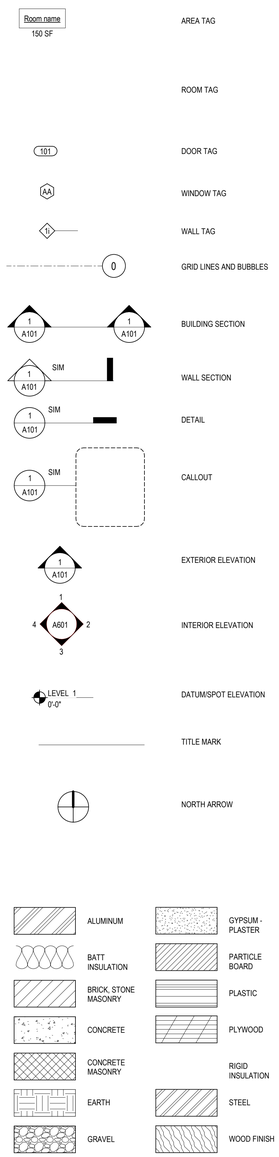
ABBREVIATIONS

&	AND	ID	INSIDE DIMENSION
<	ANGLE	INSUL	INSULATION
@	AT	INT	INTERIOR
CL	CENTERLINE		
#	POUND OR NUMBER	JAN	JANITOR CLOSET
		JT	JOINT
ACSP	ACCESSIBLE SPACE		
ACAS	ACCESSIBLE AISLE	LBE	LOAD BEARING ELEMENT
ACOUS	ACOUSTICAL	LCC	LEAD COATED COPPER
ACT	ACOUSTICAL CEILING TILE	LH	LEFT HAND
ADJ	ADJUSTABLE	LKR	LOCKER
ADJC	ADJACENT	LP	LOW POINT
AFF	ABOVE FINISHED FLOOR	LT	LIGHT
AGGR	AGGREGATE		
ALUM	ALUMINUM	MATL	MATERIAL
APPROX	APPROXIMATE	MAX	MAXIMUM
ARCH	ARCHITECTURAL	MECH	MECHANICAL
ASPH	ASPHALT	MEMB	MEMBRANE
AUD	AUDITORIUM	MTL	METAL
		MFR	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BITUM	BITUMINOUS	MISC	MISCELLANEOUS
BLD	BOLLARD	MO	MASONRY OPENING
BLDG	BUILDING	MR	MOISTURE RESISTANT
BLK	BLOCK	MTD	MOUNTED
BLKG	BLOCKING	MUL	MULLION
BM	BEAM		
BOD	BOTTOM OF ROOF DECK	N	NORTH
BOT	BOTTOM	NIC	NOT IN CONTRACT
		NO	NUMBER
CAB	CABINET	NOM	NOMINAL
CB	CATCH BASIN	NTS	NOT TO SCALE
CEM	CEMENT		
CER	CERAMIC	OC	ON CENTER
CI	CAST IRON	OD	OUTSIDE DIAMETER
CJ	CONTROL JOINT	OFF	OFFICE
CLAD	CLADDING	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CLG	CEILING		
CLO	CLOSET	OFOI	OWNER FURNISHED OWNER INSTALLED
CLR	CLEAR		
CO	CASED OPENING	OH	OPPOSITE HAND
COL	COLUMN	OPNG	OPENING
COMP	COMPRESSIBLE	OPP	OPPOSITE
CONC	CONCRETE	OVHD	OVERHEAD
CONN	CONNECTION		
CONSTR	CONSTRUCTION	PART	PARTITION
CONT	CONTINUOUS	PC	PRECAST
CORR	CORRIDOR	PEP	PORCELAIN ENAMEL PANEL
CPT	CARPET	PERF	PERFORATED
CT	CERAMIC TILE	PL	PLATE
CTR	CENTER	PLAS	PLASTER
CTSK	COUNTERSUNK	PLYWD	PLYWOOD
		POL	POLISHED
DBL	DOUBLE	POLY	POLYETHYLENE
DEPT	DEPARTMENT	PR	PAIR
DF	DRINKING FOUNTAIN	PT	PRESSURE TREATED
DET	DETAIL	PTD	PAINTED
DIA	DIAMETER		
DIM	DIMENSION	QT	QUARRY TILE
DISP	DISPENSER		
DN	DOWN	R	RISER
DO	DOOR OPENING	RAD	RADIUS
DR	DOOR	RCP	REFLECTED CEILING PLAN
DWR	DRAWER	RD	ROOF DRAIN
DS	DOWNSPOUT	REF	REFERENCE
DSP	DRY STANDPIPE	REINF	REINFORCED
DWG	DRAWING	REM	REMOVE
		REQ'D	REQUIRED
E	EAST	RESIL	RESILIENT
EA	EACH	REV	REVISION
EJ	EXPANSION JOINT	RH	RIGHT HAND
EL	ELEVATION	RM	ROOM
ELEC	ELECTRICAL	RO	ROUGH OPENING
ELEV	ELEVATOR	ROW	RIGHT OF WAY
EMER	EMERGENCY	RTU	ROOF TOP UNIT
ENCL	ENCLOSURE		
EP	ELECTRICAL PANELBOARD	S	SOUTH
EQ	EQUAL	SAFB	SOUND ATTENUATION FIRE BLANKET
EQPM	EQUIPMENT	SCHED	SCHEDULE
ESB	EXTERIOR SOFFIT BOARD	SECT	SECTION
EWC	ELECTRIC WATER COOLER	SG	SOUND GASKET
EXST	EXISTING	SH	SHELF
EXPO	EXPOSED	SHT	SHEET
EXP	EXPANSION	SIM	SIMILAR
EXT	EXTERIOR	SOH	SIMILAR OPPOSITE HAND
		SPEC	SPECIFICATION
FA	FIRE ALARM	SQ	SQUARE
FD	FLOOR DRAIN	SS	STAINLESS STEEL
FDC	FIRE DEP. CONNECTION	STD	STANDARD
FDN	FOUNDATION	STL	STEEL
FE	FIRE EXTINGUISHER	STOR	STORAGE
FEC	FIRE EXTINGUISHER CABINET	STRUCT	STRUCTURAL
FHC	FIRE HOSE CABINET	SUSP	SUSPENDED
FF	FINISH FLOOR	SYM	SYMMETRICAL
FIN	FINISH	SYS	SYSTEM
FL	FLOOR		
FLSH	FLASHING	TEL	TELEPHONE
FLUOR	FLUORESCENT	TER	TERRAZZO
FM	FLOOR MAT	THK	THICK
FOC	FACE OF CONCRETE	TOC	TOP OF CONCRETE
FOF	FACE OF FINISH	TOS	TOP OF STEEL
FOS	FACE OF STUD	TOW	TOP OF WALL
FRPF	FIREPROOF	TYP	TYPICAL
FR	FIRE RATED		
FRP	FIBERGLASS REINFORCED PLASTIC	UNF	UNFINISHED
		UON	UNLESS OTHERWISE NOTED
FRT	FIRE RETARDANT TREATED		
FS	FULL SIZE	VEN	VENEER
FT	FOOT OR FEET	VB	VAPOR BARRIER
FTG	FOOTING	VCT	VINYL COMPOSITION TILE
FUR	FURRING	VERT	VERTICAL
FUT	FUTURE	VEST	VESTIBULE
		VIF	VERIFY IN FIELD
GC	GENERAL CONTRACTOR	VWC	VINYL WALL COVERING
GA	GAUGE		
GALV	GALVANIZED	W	WEST
GL	GLASS	WID	WIDTH
GL BLK	GLASS BLOCK	W/	WITH
GND	GROUND	WD	WOOD
GR	GRADE	WH	WALL HUNG
GRT	GRATE	W/O	WITHOUT
GWB	GYPSUM WALL BOARD	WP	WATERPROOF
GYP	GYPSUM	WT	WEIGHT
HDCP	HANDICAPPED		
HB	HOSE BIB		
HC	HOLLOW CORE		
HDWD	HARDWOOD		
HDWE	HARDWARE		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HR	HOUR		
HGT	HEIGHT		

SYMBOLS & GRAPHIC CONVENTIONS



ABBREVIATIONS

DRAFTING SYMBOLS

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GEOTECH

KEY PLAN

STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE: As indicated
UTILE PROJECT NUMBER: 1839

LEGENDS NOTES & ABBREVIATIONS

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SURVEY NOTES:

1. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN JULY OF 2018.
2. ALL DEED REFERENCES ARE TO NORFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
3. LOCUS OWNER OF RECORD:

   GMS REALTY, LLC
   DEED BOOK 16371 PAGE 86
   PARCEL ID 61-627-25
4. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE TOWN OF WEYMOUTH VERTICAL DATUM. TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY. IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.
5. THE PROJECT AREA IS LOCATED IN FLOOD ZONES "A" & "X" AS SHOWN ON FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, COMMUNITY PANEL NUMBER 25021C0239E, EFFECTIVE DATE JULY 17, 2012.
6. LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND DIG-SAFE FIELD MARKINGS. RIM AND INVERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, CONTACT DIG-SAFE (1-800-344-7233) TO FIELD VERIFY LOCATION OF ALL UTILITIES.
7. PLAN REFERENCES:

   PLAN 59 OF 1984
   PLAN 454 OF 1986
   MAIN STREET 2016 ALTERATION LAYOUT #8326
   PLAN BOOK 166, PAGE 1121
   PLAN 273 OF 1964
8. WETLAND FLAGS SHOWN HEREON ARE BASED ON FIELD LOCATIONS BY CHA CONSULTING, INC. IN JULY OF 2018. WETLAND FLAGS WERE DELINEATED BY CHA CONSULTING, INC. WETLAND SCIENTIST IN JULY OF 2018.

GENERAL

1. PROTECTIONS

A. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TREES OR VEGETATION.

B. PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.

C. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.

D. CONDUCT OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH OPERATIONS, STREETS, WALKS, AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEPT ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY.

2. UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS DOT SPECIFICATIONS FOR HIGHWAYS AND BRIDGES AND/OR THE APPROPRIATE LOCAL AUTHORITIES.
3. ALL SLOPES, UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION AS SOON AS POSSIBLE TO PREVENT EROSION TOWARD RESOURCE AREAS AND BUFFERS, ABUTTING PROPERTIES, OR PUBLIC WAYS. EROSION CONTROL BLANKETS ARE REQUIRED FOR ALL 2H:1V SLOPES. SLOPES MAY NOT EXCEED 2H:1V.
4. ANY DEVIATIONS, I.E. "FIELD CHANGES" FROM THE DESIGN PLAN(S) MUST BE APPROVED BY THE DESIGN ENGINEER IN WRITING. CONTRACTOR SHOULD BE AWARE THAT LOCAL AND STATE AUTHORITIES HAVE JURISDICTION AND APPROVALS MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITY PRIOR TO THE IMPLEMENTATION OF THE "FIELD CHANGE." CHA INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR WORK ASSOCIATED WITH FIELD CHANGES COMPLETED WITHOUT REGARD TO THE "FIELD CHANGE" PROCEDURE.
5. RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
6. * * * DIG SAFE NOTE * * * IN ACCORDANCE WITH MGL. CH. 82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES, IN WRITING, OF THE INTENT TO EXCAVATE, BLAST, DEMOLISH, BORE, OR PERFORM OTHER EARTH MOVING OPERATIONS NO LESS THAN 72 HOURS AND NO MORE THAN 30 DAYS PRIOR TO THE COMMENCEMENT OF SUCH WORK (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS) OR CALL "DIG SAFE" AT 1-888-DIG-SAFE.
7. ADDITIONAL BENCHMARKS TO BE SET BY CONTRACTOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.
8. ANY STILLING AND/OR DETENTION BASINS SHOULD RECEIVE PERIODIC MAINTENANCE DURING CONSTRUCTION TO REMOVE DEPOSITED SILTS AND DEBRIS TO ENSURE PROPERTY DRAINAGE AND SETTLING OF PARTICULATE MATTER.
9. ALL MANHOLE COVERS FOR CROSS-COUNTRY LOCATIONS OR IN PUBLIC GATHERING LOCATIONS SHALL BE FITTED WITH BOLT LOCKS OR EQUIVALENT.
10. UNLESS OTHERWISE LABELED, ALL REINFORCED CONCRETE PIPE, RCP, SHALL BE CLASS III; ALL DUCTILE IRON PIPE SHALL BE CEMENT LINED CLASS 52; ALL PVC SEWER SHALL BE SDR 35; ALL HDPE PIPE TO BE N-12 WATER TIGHT JOINT OR APPROVED EQUAL.
11. PERMITS: THE SITE IS SUBJECT TO A SPECIAL PERMIT WITH SITE PLAN REVIEW FROM THE WEYMOUTH ZONING BOARD OF APPEALS. IT IS ALSO SUBJECT TO A NPDES CONSTRUCTION GENERAL PERMIT TO BE ISSUED PRIOR TO COMMENCEMENT OF WORK. THE PROJECT HAS BEEN DESIGNED TO REMAIN ENTIRELY OUTSIDE OF ALL RESOURCE AREAS, RIPARIAN ZONES AND ASSOCIATED BUFFERS. CONTRACTOR SHALL LIMIT WORK AREA TO WITHIN THE "LIMIT OF WORK" LINE IDENTIFIED ON THE PLANS. CONTRACTOR SHALL MAINTAIN COPIES OF ALL PERMITS ON SITE DURING CONSTRUCTION AND SHALL ADHERE TO ANY / ALL CONDITIONS IMPOSED BY THOSE PERMITS.

SITE WORK

1. CAUTION - NOTICE TO CONTRACTOR

   THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN PLANS AND LIMITED AS-BUILT INFORMATION. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS) PRIOR TO ANY EXCAVATION, DEMOLITION, BORING, OR OTHER EARTH MOVING OPERATIONS TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AT NO ADDITIONAL EXPENSE TO OWNER.
2. FILL MATERIAL

A. ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, AND DEBRIS PRIOR TO FILL PLACEMENT.

B. PLACE APPROPRIATE FILL MATERIAL AS DESIGNATED BY THE GEOTECHNICAL ENGINEER IN HORIZONTAL LAYERS NOT EXCEEDING EIGHT INCHES (8") IN LOOSE DEPTH AND COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT TO THE GREATER OF:

B.1. ADJACENT UNDISTURBED SOIL, OR

B.2. 95% OF THE MAXIMUM DRY DENSITY OF THE EMBANKMENT MATERIAL AS DETERMINED BY AASHTO STANDARD METHOD T99, METHOD C.

3. FINISH GRADING

A. GRADE ALL AREAS WHERE FINISH GRADE ELEVATIONS ARE INDICATED ON DRAWINGS, OTHER THAN PAVED AREAS AND BUILDINGS, INCLUDING EXCAVATED AREAS, FILLED AND TRANSITION AREAS, AND LANDSCAPED AREAS. GRADED AREAS SHALL BE UNIFORM AND SMOOTH, FREE FROM DEBRIS, OR IRREGULAR SURFACE CHANGES. FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.10 FEET ABOVE OR BELOW ESTABLISHED SUBGRADE ELEVATIONS, AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISH DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION POTENTIAL

B. GRADE SURFACE TO MATCH ADJACENT GRADES AND TO PROVIDE FLOW TO SURFACE DRAINAGE STRUCTURES, OR GRADE AS DESIGNATED ON THE PLANS AFTER FILL PLACEMENT AND COMPACTION.

4. THE CONTRACTOR IS RESPONSIBLE FOR GENERAL CLEANUP OF THE PROJECT ON A DAILY BASIS AND AT THE COMPLETION OF THE PROJECT. OPEN TRENCHES, DITCHES, EXCAVATIONS, ETC. SHALL NOT BE PERMITTED TO BE LEFT OPEN OVERNIGHT. CONTRACTOR WILL BACKFILL OR UTILIZE SUITABLE STEEL PLATES FOR THE SECURING OF THE PROJECT SITE PRIOR TO CEASING WORK EACH DAY.
5. APPROPRIATE TRAFFIC CONTROL, I.E. SIGNAGE, BARRICADES, AND OTHER MEANS, WILL BE SUPPLIED BY THE CONTRACTOR IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL AGENCIES.
6. UNDER NO CIRCUMSTANCES MAY ANY UTILITY, STRUCTURE, AND/OR REPAIR BE BACKFILLED UNLESS INSPECTED AND APPROVED BY THE TOWN OFFICIALS AND/OR REPRESENTATIVE. RECEIPT OF APPROVAL TO BACKFILL WILL NOT RELEASE THE CONTRACTOR FROM ANY RESPONSIBILITY OR LIABILITY FOR PERFORMANCE TESTS REQUIRED AS PART OF THIS PROJECT.
7. PROPER SHORING AND TRENCH BOXES SHALL BE UTILIZED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES TO PROVIDE A SAFE WORKING ENVIRONMENT. SHORING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MASSACHUSETTS WITH EXPERIENCE IN SHORING DESIGN.
8. ALL UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. WATER

A. ALL WATER PIPING, VALVES, HYDRANTS, AND FITTINGS ETC. TO CONFORM TO LOCAL GUIDELINES OR AS DIRECTED BY THE WATER DEPARTMENT. CONSTRUCTION OF WATER LINE TO CONFORM TO ALL LOCAL AND STATE AGENCIES HAVING JURISDICTION.

B. ALL WATER PIPE SHALL BE THICKNESS CLASS 52 DUCTILE IRON. ALL PIPES AND FITTINGS SHALL HAVE A CEMENT LINING TWICE THE THICKNESS SPECIFIED IN AWWA C104 AND SHALL HAVE A BITUMINOUS SEAL COAT APPLIES INSIDE AND OUTSIDE CONFORMING TO AWWA C104, "TYTON" OR MECHANICAL JOINTS ARE PERMITTED UNLESS OTHERWISE DIRECTED.

C. REFER TO PLUMBING PLANS FOR WATER SERVICE, FIRE PROTECTION, AND SANITARY SEWER CONNECTIONS UNLESS OTHERWISE NOTED.

10. CONTRACTOR SHALL OBTAIN APPROVAL FOR ALL TRANSFORMER LOCATIONS FROM THE FIRE DEPARTMENT AND BUILDING INSPECTOR PRIOR TO CONSTRUCTION.

SEWER

ALL TESTING SHALL BE PER TOWN OF WEYMOUTH STANDARDS.

1. THESE NOTES ARE INTENDED TO SUPPLEMENT THE LOCAL REQUIREMENTS FOR MATERIALS AND WORKMANSHIP.
2. WATER AND SEWER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST LOCAL AND STATE CODES INCLUDING THE RECOMMENDATIONS OF THE AMERICAN WATER WORKS ASSOCIATION AND THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION TECHNICAL REPORT 16. CONSTRUCTION SHALL PROCEED IN A WORKMANLIKE MANNER WITH STATE-OF-THE-ART CONSTRUCTION TECHNIQUES.
3. THE CONTRACTOR SHALL INSULATE WATER AND SEWER MAINS AS INDICATED ON THE PLANS OR WHEN DESIGN OR CONSTRUCTION ENCUMBRANCES DICTATE ALIGNMENT TO OCCUR ABOVE THE FROST LINE. PROCUREMENT AND INSTALLATION OF PIPE INSULATION SHALL CONFORM TO THE REQUIREMENTS LISTED IN THE LATEST MASS. DOT STANDARD SPECIFICATIONS FOR SECTION 301.60P AND MATERIAL SPECIFICATION M9.11.1. THE PIPE INSULATION SHALL BE PRE-MOLDED TYPE CELLULAR GLASS INSULATION WITH ALUMINUM JACKET CONFORMING TO THE LATEST REQUIREMENTS OF ASTM-522 OR APPROVED EQUAL.
4. THE CONTRACTOR SHALL FOLLOW ALTERNATE CONSTRUCTION PROCEDURES WHEN DESIGN OR CONSTRUCTION ENCUMBRANCES PREVENT HORIZONTAL SEPARATION OF 10 FEET OR THE ALTERNATE OF 18 INCHES OF VERTICAL SEPARATION BETWEEN WATER AND SEWER MAINS. IN AREAS WHERE THE ABOVE OFFSETS CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE CONSTRUCTED WITH MEGA-LUG MECHANICAL TYPE FITTINGS OR APPROVED EQUAL FOR A DISTANCE OF 10-FEET ON EITHER SIDE OF THE CROSSING OR LATERAL ENCROACHMENT AND SHALL STRADDLE A FULL LENGTH OF CLASS 52 CEMENTED LINED DUCTILE IRON WATER PIPE.
5. THE DEFLECTION IN ALL GRAVITY SEWER PIPE SHALL BE TESTED USING A GO, NO-GO MANDREL TEST TO ENSURE THAT PROPER INSTALLATION HAS OCCURED. TEST SHALL CONFORM WITH PIPE MANUFACTURER'S RECOMMENDATIONS AND SHALL NOT INDICATE MORE THAN 7.5% DEFLECTION, U.O.N.
6. EACH SEGMENT OF THE SEWER MAIN INCLUDING MANHOLES SHALL BE LEAK TESTED AND OBSERVED BY A REPRESENTATIVE OF THE TOWN AND/OR ENGINEER IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:

EXFILTRATION TEST FOR NEW SEWER MAIN :

1. PREPARATION OF TEST. AFTER THE MANHOLE HAD BEEN ASSEMBLED IN PLACE, ALL LIFTING HOLES AND THOSE EXTERIOR JOINTS WITHIN SIX FEET OF THE GROUND SURFACE SHALL BE FILLED AND POINTED WITH AN APPROVED NON-SHRINKING MORTAR. THE TEST SHALL BE MADE PRIOR TO PLACING THE SHELF AND INVERT AND BEFORE FILLING AND POINTING THE HORIZONTAL JOINTS BELOW THE 6- FOOT DEPTH LINE. IF THE GROUNDWATER TABLE HAS BEEN ALLOWED TO RISE ABOVE THE BOTTOM OF THE MANHOLE, IT SHALL BE LOWERED FOR THE DURATION OF THE TEST. ALL PIPES AND OTHER OPENINGS INTO THE MANHOLE SHALL BE SUITABLE PLUGGED AND PLUGS BRACED TO PREVENT BLOW OUT.
2. TEST PROCEDURE. THE MANHOLE SHALL THEN BE FILLED WITH WATER TO THE TOP OF THE CONE SECTION. IF THE EXCAVATION HAS NOT BEEN BACKFILLED AND OBSERVATION INDICATED NO VISIBLE LEAKAGE, THAT IS, NO WATER VISIBLY MOVING DOWN THE SURFACE OF THE MANHOLE, THE MANHOLE MAY BE CONSIDERED TO BE SATISFACTORILY WATERTIGHT. IF THE TEST AS DESCRIBED ABOVE IS UNSATISFACTORY AS DETERMINED BY THE ENGINEER OR IF THE MANHOLE EXCAVATION HAS BEEN BACKFILLED THE TEST SHALL BE CONTINUED. A PERIOD OF TIME MAY BE PERMITTED, IF THE CONTRACTOR WISHES, TO ALLOW FOR ABSORPTION.
3. AT THE END OF THIS PERIOD, THE MANHOLE SHALL BE REFILLED TO THE TOP OF THE CONE, IF NECESSARY, AND THE MEASURING TIME OF AT LEAST EIGHT HOURS BEGUN. AT THE END OF THE TEST PERIOD, THE MANHOLE SHALL BE REFILLED TO THE TOP OF THE CONE, MEASURING THE VOLUME OF WATER ADDED. THIS AMOUNT SHALL BE EXTRAPOLATED TO A 24-HOUR RATE AND THE LEAKAGE DETERMINED ON THE BASIS OF DEPTH. THE LEAKAGE FOR EACH MANHOLE SHALL NOT EXCEED ONE GALLON PER VERTICAL FOOT FOR A 24-HOUR PERIOD. IF THE TEST FAILS THIS REQUIREMENTS, BY THE LEAKAGE DOES NOT EXCEED THREE GALLONS PER VERTICAL FOOT PER DAY, REPAIRS BY APPROVED METHODS MAY BE MADE AS DIRECTED BY THE ENGINEER TO BRING THE LEAKAGE WITHIN THE ALLOWABLE RATE ON ONE GALLON PER VERTICAL FOOT PER DAY. LEAKAGE DUE TO A DEFECTIVE SECTION OR JOINT OF EXCEEDING THE THREE-GALLON PER VERTICAL FOOT PER DAY RATE, SHALL BE CAUSE FOR THE REJECTION OF THE MANHOLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO UNCOVER, DISASSEMBLE, RECONSTRUCT OR REPLACE THE MANHOLE AS DIRECTED BY THE ENGINEER. THE MANHOLE SHALL THEN BE RE-TESTED AND, IF SATISFACTORY, INTERIOR JOINTS SHALL BE FILLED AND POINTED.
4. BACKFILLING. THE TEST MAY BE CONDUCTED EITHER BEFORE OR AFTER BACKFILLING AROUND THE MANHOLE. HOWEVER, IF THE CONTRACTOR ELECTS TO BACKFILL PRIOR TO TESTING, IT SHALL BE AT HIS OWN RISK AND IT SHALL BE INCUMBENT UPON THE CONTRACTOR TO DETERMINE THE REASON FOR ANY FAILURE OF THE TEST. NO ADJUSTMENT IN THE LEAKAGE ALLOWANCE WILL BE MADE FOR UNKNOWN CAUSES SUCH AS LEAKING PLUGS, ABSORPTION, ETC., I.E., IT WILL BE ASSUMED THAT ALL LOSS OF WATER DURING THE TEST IS A RESULT OF LEAKS THROUGH THE JOINTS OF THROUGH THE CONCRETE. FURTHERMORE, THE CONTRACTOR SHALL TAKE ANY STEPS NECESSARY TO ASSURE THE ENGINEER THAT THE WATER TABLE IS BELOW THE BOTTOM OF THE MANHOLE THROUGHOUT THE TEST. B.

VACUUM TEST FOR NEW SEWER MAIN :

1. THE VACUUM TESTING SYSTEM SHALL BE SUPPLIED BY NPC SYSTEMS, INC. OR EQUIVALENT AS APPROVED BY THE ENGINEER. THE TESTING SHALL BE DONE IMMEDIATELY AFTER ASSEMBLY OF THE MANHOLE AND BEFORE BACKFILLING. A 60 LB-FT. TORQUE WRENCH SHALL BE USED TO TIGHTEN EXTERNAL CLAMPS THAT SECURE THE TEST COVER TO THE TOP OF THE MANHOLE. ALL LIFT HOLES SHALL BE PLUGGED WITH A NON-SHRINKING MORTAR. THE CONTRACTOR SHALL PLUG THE PIPE OPENINGS, TAKING CARE TO SECURELY BRACE THE PLUGS AND THE PIPE TO PREVENT THE PLUGS FROM BEING DRAWN INTO THE MANHOLE.
2. A VACUUM OF 10 INCHES OF MERCURY, HG (4.9 PSI), SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. THE MANHOLE PASSES THE TEST IF THE VACUUM REMAINS GREATER THAN OR EQUAL TO 9 INCHES HG (4.4 PSI) FOR A PERIOD GREATER THAN ONE MINUTE FOR MANHOLES UP TO 10 FEET DEEP; ONE MINUTE FIFTEEN SECONDS FOR MANHOLES 10-15 FEET DEEP; AND ONE MINUTE THIRTY SECONDS FOR MANHOLES 15-25 FEET DEEP.
3. IF THE MANHOLE FAILS THE INITIAL TEST, THE CONTRACTOR SHALL LOCATE THE LEAKS AND MAKE PROPER REPAIRS. LEAKS MAY BE FILLED WITH A WET SLURRY OF ACCEPTED QUICK SETTING MATERIAL. IF THE MANHOLE FAILS THE VACUUM TEST AGAIN, ADDITIONAL REPAIRS MUST BE MADE, AND THE MANHOLE MUST BE TESTED BY EXFILTRATION AS OUTLINED IN PARAGRAPH 3.03 (A). FIELD QUALITY CONTROL

LEAKAGE TEST :

1. THE PIPELINES SHALL BE MADE AS NEARLY WATERTIGHT AS PRACTICABLE, AND LEAKAGE TESTS AND MEASUREMENTS SHALL BE MADE AFTER THE PIPELINE HAS BEEN BACKFILLED
2. WHERE THE GROUNDWATER LEVEL IS MORE THAN 1 FT ABOVE THE TOP OF THE PIPE AT ITS UPPER END, THE CONTRACTOR SHALL CONDUCT EITHER INFILTRATION TESTS OR LOW PRESSURE AIR TESTS.
3. WHERE THE GROUNDWATER LEVEL IS LESS THAN 1 FT. ABOVE THE TOP OF THE PIPE AT ITS UPPER END, THE CONTRACTOR SHALL CONDUCT EITHER EXFILTRATION TESTS OR LOW PRESSURE AIR TESTS.
4. AT THE TIME OF THE TEST, THE CONTRACTOR SHALL DETERMINE THE GROUNDWATER ELEVATION FROM OBSERVATION WELLS, EXCAVATIONS OR OTHER MEANS, ALL SUBJECT TO REVIEW BY THE ENGINEER.
5. FOR MAKING THE LOW PRESSURE AIR TESTS, THE CONTRACTOR SHALL USE EQUIPMENT SPECIFICALLY DESIGNED AND MANUFACTURED FOR THE PURPOSE OF TESTING SEWER PIPELINES USING LOW PRESSURE AIR. THE EQUIPMENT SHALL BE PROVIDED WITH AN AIR REGULATORY VALVE OR AIR SAFETY SO SET THAT THE INTERNAL AIR PRESSURE IN THE PIPELINE CANNOT EXCEED 8 PSIG.
6. THE LEAKAGE TEST USING LOW PRESSURE AIR SHALL BE MADE ON EACH MANHOLE-TO-MANHOLE SECTION OF PIPELINE AFTER PLACEMENT OF THE BACKFILL.
7. PNEUMATIC PLUGS SHALL HAVE A SEALING LENGTH EQUAL TO OR GREATER THAN THE DIAMETER OF THE PIPE TO BE TESTED. PNEUMATIC PLUGS SHALL RESIST INTERNAL TEST PRESSURES WITHOUT REQUIRING EXTERNAL BRACING OR BLOCKING.
8. ALL AIR USED SHALL PASS THROUGH A SINGLE CONTROL PANEL.
9. LOW PRESSURE AIR SHALL BE INTRODUCED INTO THE SEALED LINE UNTIL THE INTERNAL AIR PRESSURE REACHES 4 PSIG. GREATER THAN THE MAXIMUM PRESSURE EXERTED BY THE GROUNDWATER THAT MAY BE ABOVE THE INVERT OF THE PIPE AT THE TIME OF THE TEST. HOWEVER, THE INTERNAL AIR PRESSURE IN THE SEALED LINE SHALL NOT BE ALLOWED TO EXCEED 8 PSIG. WHEN THE MAXIMUM PRESSURE EXERTED BY THE GROUNDWATER IS GREATER THAN 4 PSIG., THE CONTRACTOR SHALL CONDUCT ONLY AN INFILTRATION TEST.
10. AT LEAST TWO MINUTES SHALL BE ALLOWED FOR THE AIR PRESSURE TO STABILIZE IN THE SECTION UNDER TEST. AFTER THE STABILIZATION PERIOD, THE LOW PRESSURE AIR SUPPLY HOSE SHALL BE QUICKLY DISCONNECTED FROM THE CONTROL PANEL. THE TIME REQUIRED IN MINUTES FOR THE PRESSURE IN THE SECTION UNDER TEST TO DECREASE FROM 3.5 TO 2.5 PSIG (GREATER THAN THE MAXIMUM PRESSURE EXERTED BY GROUNDWATER THAT MAY BE ABOVE THE INVERT OF THE PIPE) SHALL NOT BE LESS THAN THAT SHOWN IN THE FOLLOWING TABLE:

PIPE DIAMETER IN INCHES VS. MINUTES

6"	5.0 MIN. 40 SEC.
8"	7.0 MIN. 34 SEC.
10"	9.0 MIN. 26 SEC.
12"	11.0 MIN. 20 SEC.
15"	14.0 MIN. 10 SEC.
18"	17.0 MIN. 0 SEC.
21"	19.0 MIN. 50 SEC.
24"	22.0 MIN. 40 SEC.
27"	25.0 MIN. 30 SEC.

11. FOR MAKING THE INFILTRATION AND EXFILTRATION TESTS, THE CONTRACTOR SHALL FURNISH SUITABLE TEST PLUGS, WATER PUMPS, AND APPURTENANCES, AND ALL LABOR REQUIRED TO PROPERLY CONDUCT THE TESTS ON SECTIONS OF ACCEPTABLE LENGTH.
12. FOR MAKING THE INFILTRATION TESTS, UNDERDRAINS, IF USED, SHALL BE PLUGGED AND OTHER GROUNDWATER DRAINAGE SHALL BE STOPPED TO PERMIT THE GROUNDWATER TO RETURN TO ITS NORMAL LEVEL INSOFAR AS PRACTICABLE
13. UPON COMPLETION OF A SECTION OF THE SEWER, THE CONTRACTOR SHALL DEWATER IT AND CONDUCT AN EXFILTRATION TEST TO MEASURE THE INFILTRATION FOR AT LEAST 24 HOURS. THE AMOUNT OF INFILTRATION, INCLUDING MANHOLES, TEES, AND CONNECTIONS, SHALL NOT EXCEED 200 GAL. PER INCH DIAMETER PER MILE OF SEWER PER 24 HOURS.
14. FOR MAKING THE EXFILTRATION TESTS, THE SEWERS SHALL BE SUBJECTED TO AN INTERNAL PRESSURE BY PLUGGING THE PIPE AT THE LOWER END AND THEN FILLING THE PIPELINES AND MANHOLES WITH CLEAN WATER TO A HEIGHT OF 2 FT. ABOVE THE TOP OF THE SEWER AT ITS UPPER END. WHERE CONDITIONS BETWEEN MANHOLES, MAY RESULT IN TEST PRESSURES WHICH WOULD CAUSE LEAKAGE AT THE STOPPERS IN BRANCHES, PROVISIONS SHALL BE MADE BY SUITABLE TIES, BRACES, AND WEDGES TO SECURE THE STOPPERS AGAINST LEAKAGE RESULTING FROM THE TEST PRESSURE.
15. THE RATE OF LEAKAGE FROM THE SEWERS SHALL BE DETERMINED BY MEASURING THE AMOUNT OF WATER REQUIRED TO MAINTAIN THE LEVEL 2 FT. ABOVE THE TOP OF THE PIPE.
16. LEAKAGE FROM THE SEWERS UNDER TEST SHALL NOT EXCEED THE REQUIREMENTS FOR LEAKAGE INTO SEWERS AS HEREIN BEFORE SPECIFIED.
17. THE SEWERS SHALL BE TESTED BEFORE ANY CONNECTIONS ARE MADE TO BUILDINGS.
18. THE CONTRACTOR SHALL CONSTRUCT WEIRS OR OTHER MEANS OF MEASUREMENTS AS MAY BE REQUIRED.
19. SUITABLE BULKHEADS SHALL BE INSTALLED, AS REQUIRED, TO PERMIT THE TEST OF THE SEWER.
20. SHOULD THE SECTIONS UNDER TEST FAIL TO MEET THE REQUIREMENTS, THE CONTRACTOR SHALL DO ALL WORK OF LOCATING AND REPAIRING LEAKS AND RETESTING AS THE ENGINEER MAY REQUIRE WITHOUT ADDITIONAL COMPENSATION.
21. IF, IN THE JUDGMENT OF THE ENGINEER, IT IS IMPRACTICABLE TO FOLLOW THE FOREGOING PROCEDURES FOR ANY REASON, ACCEPTABLE MODIFICATIONS IN THE PROCEDURES SHALL BE MADE AS REQUIRED, BUT IN ANY EVENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ULTIMATE TIGHTNESS OF THE LINE WITHIN THE ABOVE TEST REQUIREMENTS.

WATER TESTING

ALL TESTING SHALL CONFORM TO TOWN OF WEYMOUTH STANDARD SPECIFICATIONS.

1. REQUIRED TESTS FOR WATERLINES AND FORCE MAINS:

   A. PERFORM THE FOLLOWING AFTER THE PIPE HAS BEEN INSTALLED AND PRIOR TO FINAL ACCEPTANCE:

   A.1. PRESSURE TEST. / A.2. LEAKAGE TEST.
2. PRESUMPTIVE HYDROSTATIC TESTS MAY BE PERFORMED WHEN THE SYSTEM IS PARTIALLY BACKFILLED TO "CHECK" THE WORK, BUT FINAL ACCEPTANCE SHALL BE BASED ON HYDROSTATIC TESTS PERFORMED ON THE FINISHED SYSTEM AFTER IT IS COMPLETELY BACKFILLED.
3. PRESSURE TEST:

   A. TEST PIPING TO 1.5 TIMES THE PIPE WORKING PRESSURE, OR 150 PSI, WHICHEVER IS GREATER. MEASURE TEST PRESSURES AT THE LOWEST POINT IN THE PIPE SECTION AND CORRECT TO THE ELEVATION OF THE GAUGE.

   B. RELIEVE TRAPPED AIR AT THE SECTION HIGH POINTS THROUGH HYDRANTS, OR TAPS INSTALLED FOR THIS PURPOSE, PROVIDED TEMPORARY INSTALLATIONS ARE REMOVED AND PLUGGED AFTER ACCEPTANCE.

   C. MAINTAIN THE TEST PRESSURE FOR A PERIOD OF TWO (2) HOURS. AT THE END OF THE TEST PERIOD, IF THE TEST PRESSURE REMAINS CONSTANT, THE PIPE SECTION SHALL HAVE PASSED THE TEST. IF THE PRESSURE HAS DROPPED, IT SHALL BE BROUGHT BACK TO THE TEST PRESSURE BY PUMPING A KNOWN VOLUME OF WATER (BY PUMPING FROM A GRADUATED CONTAINER OR BY METERING) BACK INTO THE PIPE. THE VOLUME OF WATER THUS USED, REPRESENTING LEAKAGE FROM THE PIPE, SHALL BE RECORDED. IF THE LEAKAGE IS LESS THAN THE ALLOWABLE LEAKAGE SPECIFIED BELOW, THE PIPE SHALL HAVE PASSED THE TEST. IF THE LEAKAGE EXCEEDS THE ALLOWABLE LEAKAGE SPECIFIED, THE CONTRACTOR SHALL LOCATE THE LEAK, PERMANENTLY REPAIR THE SECTION OF PIPE WHERE THE LEAK IS OCCURRING TO THE SATISFACTION OF THE ENGINEER, AND RETEST THE PIPE AS SPECIFIED ABOVE.
4. LEAKAGE TEST:

   A. CONDUCT THE LEAKAGE TEST CONCURRENTLY WITH THE PRESSURE TEST.

   B. THE MAXIMUM ALLOWED LEAKAGE IS DETERMINED BY THE FOLLOWING FORMULA:

   $$L = \frac{N \times D \times P^{1/2}}{7400}$$

   WHERE L = ALLOWABLE LEAKAGE, IN GPH ; WHERE N = NO. OF JOINTS IN TEST SECTION
   WHERE D = NOMINAL PIPE DIAMETER, IN INCHES ; WHERE P = AVERAGE TEST PRESSURE, IN PSIG
5. ACCEPTANCE SHALL BE DETERMINED ON THE BASIS OF ALLOWABLE LEAKAGE. IF ANY PIPE SECTION DISCLOSES LEAKAGE GREATER THAN THAT SPECIFIED, LOCATE, REPAIR AND RETEST UNTIL THE LEAKAGE IS WITHIN THE LIMITS SPECIFIED.
6. MAKE ALL VISIBLE LEAKS TIGHT REGARDLESS OF THE AMOUNT OF LEAKAGE, AND IF THE LINES DO NOT MEET THE ABOVE LEAKAGE TEST, REPAIR AND RETEST AS NECESSARY UNTIL THE LEAKAGE REQUIREMENT IS MET. REPAIR OR REPLACE ALL DEFECTIVE WORK.

DISINFECTION OF POTABLE WATER MAINS

1. DISINFECT ALL POTABLE WATER MAINS IN ACCORDANCE WITH THE LATEST VERSION OF AWWA C651, EXCEPT THAT THE PLACEMENT OF CHLORINE POWDER OR TABLETS INSIDE THE PIPE DURING INSTALLATION SHALL NOT BE ALLOWED. DISINFECT WATER MAINS AFTER THE PIPING HAS PASSED THE PRESSURE AND LEAKAGE TESTING.
2. FLUSH THE PIPE WITH WATER AT A MINIMUM VELOCITY OF 2.5 FEET PER SECOND (FPS) TO CLEAR ALL FOREIGN MATERIAL FROM THE PIPE.
3. APPLY A CHLORINE SOLUTION WITH A CONCENTRATION BETWEEN 50 PARTS PER MILLION (PPM) AND 100 PPM. THE CHLORINE SOLUTION SHALL REMAIN IN THE PIPING FOR A MINIMUM OF 24 HOURS. THE CONCENTRATION AT THE END OF THIS PERIOD SHALL BE AT LEAST 25 PPM IN ALL SECTIONS OF THE MAIN. REPEAT THE ENTIRE PROCEDURE IF THE RESIDUAL IS LESS THAN 25 PPM.

   A. WHILE THE CHLORINATED WATER IS BEING ADDED, ALL APPURTENANCES (VALVES, HYDRANTS, ETC.) SHALL BE OPERATED SO AS TO COMPLETELY DISINFECT THE NEW WORK.

   B. POSITION VALVES SO THAT THE CHLORINE SOLUTION IN THE SECTION BEING DISINFECTED WILL NOT FLOW INTO WATER MAINS IN ACTIVE SERVICE.

   C. CHLORINE RESIDUAL SAMPLES SHALL BE TAKEN AS DIRECTED BY THE ENGINEER.
4. AFTER THE TWENTY FOUR (24) HOUR RETENTION PERIOD, FLUSH THE MAIN UNTIL RESIDUAL TESTING INDICATES THAT THE CHLORINE CONCENTRATION IS APPROXIMATELY THAT OF THE NEIGHBORING SERVICE AREA.

   A. DISPOSE OF HEAVILY CHLORINATED WATER INTO SANITARY SEWER OR TANK TRUCK.

   B. THE OWNER AND THE OWNER OF THE SANITARY SEWER SYSTEM SHALL BE NOTIFIED A MINIMUM OF TWENTY-FOUR (24) HOURS PRIOR TO THE DISCHARGE OF ANY WATER TO THE SANITARY SEWER. CONTRACTOR SHALL SUBMIT TO THE ENGINEER WRITTEN CONFIRMATION THAT THE OWNER OF SANITARY SEWER SYSTEM (THE TOWN), HAS APPROVED THE DISCHARGE OF WATER TO ITS SANITARY SEWER.

   C. UNDER NO CIRCUMSTANCES WILL THE EMPTYING OF WATER ONTO ROADWAYS, OR INTO DITCHES, CULVERTS, STREAMS OR WETLANDS BE ALLOWED.
5. AFTER DISINFECTION AND FINAL FLUSHING, AND PRIOR TO PLACING THE LINES IN SERVICE, THE CONTRACTOR SHALL COLLECT BACTERIOLOGICAL SAMPLES (BOTH COLIFORM AND HETEROTROPHIC PLATE COUNT) AND SUBMIT SAMPLES TO AN APPROVED TESTING LABORATORY. TWO CONSECUTIVE SETS OF SAMPLES SHALL BE TAKEN AT LEAST 24 HOURS APART IN ACCORDANCE WITH AWWA C651. THE COLLECTION POINTS SHALL BE AS DIRECTED BY THE ENGINEER AND LOCAL AUTHORITY HAVING JURISDICTION.

   A. THE TESTING LABORATORY PERFORMING THE BACTERIOLOGICAL ANALYSIS SHALL BE ACCEPTABLE TO THE ENGINEER.

   B. SUBMIT THREE (3) COPIES OF THE LABORATORY ANALYSIS TO THE ENGINEER.

   A. SHOULD SAFE RESULTS NOT OCCUR AFTER LABORATORY TESTS, THE CONTRACTOR SHALL, AT HIS EXPENSE, REPEAT THE DISINFECTION PROCEDURE UNTIL SAFE RESULTS ARE OBTAINED. THIS INCLUDES A POSITIVE RESULT FOR COLIFORM OR A MEASURED HETEROTROPHIC PLATE COUNT OF GREATER THAN 500 COLONY-FORMING UNITS PER ML.

   B. CONTRACTOR SHALL PAY FOR ALL TESTING REQUIRED.
6. ALL PRECAUTION SHALL BE TAKEN TO MAINTAIN DRY AND SANITARY CONDITIONS AND PREVENT CONTAMINATION OF ANY PIPING. IF, IN THE OPINION OF THE ENGINEER, CONTAMINATION HAS OCCURRED, THE CONTRACTOR SHALL REPEAT THE DISINFECTION PROCEDURE AND TESTING AT HIS COST AND EXPENSE.

LEGEND - EXISTING

	BUILDING LINE	EB	ELECTRIC BOX
	PARCEL BOUNDARY LINE		WETLAND FLAG
	EASEMENT LINE	BOL	BOLLARD
	ADJOINING PARCEL LINE		SINGLE POST SIGN
	STREET/HIGHWAY LINE		DOUBLE POST SIGN
	EDGE OF ASPHALT		MONITORING WELL
	EDGE OF CONCRETE	POST	POST
	EDGE OF GRAVEL/CRUSHED STONE		HANDICAP ICON
W	WATER LINE	TREE	PINE TREE
D	DRAIN LINE	TREE	DECIDUOUS TREE
S	SEWER LINE	SHRUB	SHRUB
G	GAS LINE	DRAIN	FLOOR DRAIN
OHW	OVERHEAD UTILITY LINE W/POWER POLE	CB	SQUARE CATCH BASIN
	TREE LINE	MHST	STORM MANHOLE
TEL PED	TELEPHONE PEDESTAL	INV.	INVERT
GV	GAS VALVE	WSO	WATER SHUT OFF
GAS MTR	GAS METER	WV	WATER VALVE
MHSA	SEWER MANHOLE	HYD	HYDRANT
VENT	VENT		
	UTILITY POLE		
	LIGHT POLE		
	GUY WIRE		
MHE	ELECTRIC MANHOLE		

LEGEND - PROPOSED

585	MAJOR CONTOUR		CATCH BASIN
586	MINOR CONTOUR		DOUBLE CATCH BASIN
W	DOMESTIC WATER		DRAIN MANHOLE
FP	FIRE PROTECTION		HYDRANT ASSEMBLY
UE	UNDERGROUND ELECTRIC		LINE VALVE
S	SANITARY SEWER		ELBOW WITH THRUST BLOCK
FM	FORCEMAIN		POST INDICATOR VALVE
ST	STORM SEWER		SANITARY MANHOLE
	BIORETENTION LIMIT LINE		ELECTRIC MANHOLE
GAS	NATURAL GAS		SEWER GRINDER PUMP
x	CHAINLINK FENCE		OIL/WATER SEPARATOR
			RETAINING WALL
			LIGHT FIXTURE

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781 849.0011
OWNER

utile
ARCHITECTURE + URBAN DESIGN
115 KINGSTON ST
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utiledesign.com
ARCHITECT

CHA COMPANIES
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P 781 982.5400
CIVIL & LANDSCAPE

BLW ENGINEERS
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LITTLETON, MA 01460
P 978 486.4301
MEPFP

VEITAS AND VEITAS
639 GRANITE ST
BRAINTREE, MA 02184
P 781 849.2065
STRUCTURAL

VANASSE & ASSOCIATES
35 NEW ENGLAND BUS CENTER DR.
SUITE 140
ANDOVER, MA 01810
P 978 474.8800
TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420
GEOTECH

KEY PLAN

STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER 1839

NOTES-LEGEND

C-001

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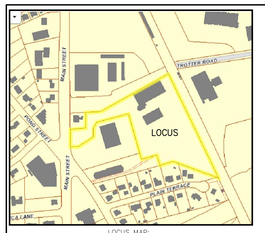

LOCUS MAP:
NOT TO SCALE

GENERAL NOTES:

1. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN JULY OF 2018.

2. ALL DEED REFERENCES ARE TO NORFOLK COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.

3. LOCUS OWNER OF RECORD:

GMS REALTY, LLC
DEED BOOK 16371 PAGE 86
PARCEL ID 61-627-25

4. TOPOGRAPHY, CONTOURS AND BENCHMARKS ARE BASED ON THE TOWN OF WEYMOUTH VERTICAL DATUM. TEMPORARY BENCHMARKS, REFERENCED TO THE DATUM ARE INDICATED ON THE SURVEY.

IN THE EVENT THAT BENCHMARKS (TBM'S), ESTABLISHED FOR THIS PROJECT AND PUBLISHED ON THIS SURVEY ARE DESTROYED, NOT RECOVERABLE OR A DISCREPANCY IS FOUND, THE USER SHOULD NOTIFY THIS FIRM IN WRITING PRIOR TO COMMENCING OR CONTINUING ANY WORK.

5. THE PROJECT AREA IS LOCATED IN FLOOD ZONES "A" & "X" AS SHOWN ON FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, COMMUNITY PANEL NUMBER 25021C0239E, EFFECTIVE DATE JULY 17, 2012.

6. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF WEYMOUTH LIMITED BUSINESS DISTRICT (B-1) AS DEFINED BY THE TOWN OF WEYMOUTH ZONING MAP.
MINIMUM SETBACK REQUIREMENTS ARE:

FRONT SETBACK:.....30'
SIDE SETBACK:.....10'
REAR SETBACK:.....10'

7. LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. LOCATIONS ARE COMPILED FROM UTILITY PLANS OF RECORD AND DIG-SAFE FIELD MARKINGS. RIM AND INVERT INFORMATION HAS BEEN COMPILED AND FIELD VERIFIED WHERE POSSIBLE. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION. PRIOR TO ANY CONSTRUCTION, CONTACT DIG-SAFE (1-800-344-7233) TO FIELD VERIFY LOCATION OF ALL UTILITIES.

8. PLAN REFERENCES:

PLAN 59 OF 1984
PLAN 454 OF 1986
MAIN STREET 2016 ALTERATION LAYOUT #8326
PLAN BOOK 166, PAGE 1121
PLAN 273 OF 1964

9. WETLAND FLAGS SHOWN HEREON ARE BASED ON FIELD LOCATIONS BY CHA CONSULTING, INC. IN JULY OF 2018.

WETLAND FLAGS WERE DELINEATED BY CHA CONSULTING, INC. SCIENTIST IN JULY OF 2018.

LEGEND:

BUILDING LINE
PARCEL BOUNDARY LINE
EASEMENT LINE
ADJOINING PARCEL LINE
STREET/HIGHWAY LINE
EDGE OF ASPHALT
EDGE OF CONCRETE
EDGE OF GRAVEL
STONE WALL
WIRE FENCE LINE
GAS LINE
WATER LINE
SEWER LINE
DRAIN LINE
ELECTRIC LINE
OVERHEAD UTILITY LINE
TREE LINE

CBO CONCRETE BOUND
HBO HIGHWAY BOUND
SBO STONE BOUND
RB REBAR
GV GAS VALVE
GM GAS METER
MHSA SEWER MANHOLE
UTILITY POLE
LIGHT POLE
GUY WIRE
MH MANHOLE
MHE ELECTRIC MANHOLE
EHH ELECTRIC HAND HOLE
MW MONITORING WELL

POST POST
SINGLE POST SIGN
DOUBLE POST SIGN
TREE PINE TREE
TREE DECIDUOUS TREE
SHRUB SHRUB
CB SQUARE CATCH BASIN
MHST STORM MANHOLE
INV. INVERT
PIV POST INDICATOR VALVE
WV WATER VALVE
HYD HYDRANT

30 15 0 30 60
SCALE: 1" = 30'

N/F
UNION POINT
RESIDENTIAL, LLC
BOOK 35463, PAGE 307
PARCEL ID 57-597-37
0 TROTTER RD.

N/F
PUBLIC STORAGE, INC.
BOOK 14821, PAGE 198
PARCEL ID 57-626-8
1470 MAIN ST.

TBM #7
X-CUT IN HYDRANT BONNET BOLT
LEFT OF "OPEN"
ELEV. = 175.93' (WEYMOUTH BASE)

TBM #8
N.E. CORNER OF ELECTRIC CABINET PAD
ELEV. = 180.25' (WEYMOUTH BASE)

N/F
CHARLES WILSON
BOOK 32485, PAGE 341
PARCEL ID 61-627-1
1446 MAIN ST.

PARCEL 61-627-25
AREA = 241,415 SQ. FT
OR 5.542 ACRES

N/F
HIGH ROCK 1502 MAIN, LLC
BOOK 25989, PAGE 370
PARCEL ID 61-627-1
1502 MAIN ST.

N/F
TRICOLORE, LLC
BOOK 20684, PAGE 464
PARCEL ID 61-627-2
532 POND ST.

N/F
PATRICIA A. CARDINAL FIFE ESTATE
BOOK 24605, PAGE 439
PARCEL ID 61-627-19
30 PLAIN TER.

MATCH LINE SEE SHEET 2

CVS PHARMACY

TROTTER ROAD
(PRIVATE - VARIABLE WIDTH)

PLAIN TERRACE
(PUBLIC - 40' WIDE)

POND STREET
(PUBLIC - VARIABLE WIDTH)

MAIN STREET
(STATE HIGHWAY - 2016 LAYOUT #8326)

16' WATER & SEWER EASEMENT BOOK 6998, PAGE 277

ACCESS EASEMENT

PARKING EASEMENT

EDGE OF PAVEMENT EASEMENT

PAVEMENT SEAM

3" SCH 40 FORCE MAIN

1" COPPER WATER

2" PL GAS 1973

1" PL GAS

2" CS 60# 1972

4" BS 60# 1934

8" PVC

6" PVC

12" RCP

18" RCP

PI: 237+27.30

EP: 239+50.00

B-6 (DW)
B-7
B-8
B-9
B-10
B-11
TP-8
TP-11
TP-12

BUILDING HEIGHT=28.5'
BUILDING HEIGHT=14.2'
BUILDING HEIGHT=21.0'

THE RESIDENCES AT 1500 MAIN
1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781.849.0011
OWNER

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BLW ENGINEERS
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LITTLETON, MA 01460
P 978 486.4301
MEPFP

VEITAS AND VEITAS
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P 781 849.2065
STRUCTURAL

VANASSE & ASSOCIATES
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P 978 474.8800
TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420
GEOTECH

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. DONAHAN
No. 49022
REGISTERED PROFESSIONAL ENGINEER
STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER
1839

EXISTING CONDITION PLAN (SHEET 1 OF 2 SHEETS)

C-002

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MBTA OLD COLONY COMMUTER RAIL

6' CHAINLINK FENCE

TROTTER ROAD

ACCESS EASEMENT BK. 18918, PG. 567)

PLAIN TERRACE
(PUBLIC - 40' WIDE)

MATCH LINE SEE SHEET 1

PARCEL 61-627-25
AREA = 241,415 SQ. FT
OR 5.542 ACRES

EXISTING BUILDING

BUILDING HEIGHT=28.5'

BUILDING HEIGHT=14.2'

BUILDING HEIGHT=21.0'

FFE 168.7'

3" SCH 40 FORCE MAIN

1" COPPER WATER

12" PVC INV: 159.3

ABANDONED PIPE INV: 159.0

FEMA ZONE (A)

FEMA ZONE (X)

4' BOX WIRE FENCE

CONC. BLOCK RET. WALL

CONCRETE

DUMPSTER

6' VINYL FENCE

CUSTOMER PARKING

PAVEMENT SEAM

CONC. RET. WALL W/ C.L.F.

GRANITE CURB

CONCRETE SIDEWALK

RAILROAD CROSSING

RAILROAD SIGNAL

COMMUTER RAIL PARKING

ONE WAY

NO PARKING

BIKE LANE

CROSSWALK

C.L.F. W/ BARBED WIRE

GUY WIRE

UP/R

UP/L 3X

UP/R OHW

BIT CURB

REBAR

STOP

EXIT

DO NOT ENTER

RECORD

CC

BOL

BOS

EOP

EOW

EOR

PAD

RRMP

RRG

GV PMG

HYD

WV

MW

CBS

MHST

MH

CBDH-E

RCP

CPP

N/F
MASS BAY TRANSPORTATION AUTHORITY
BOOK 10722, PAGE 490
PARCEL ID 57-626-5
0 MAIN ST.

N/F
UNION POINT RESIDENTIAL, LLC
BOOK 35463, PAGE 307
PARCEL ID 57-597-37
0 TROTTER RD.

N/F
PUBLIC STORAGE, INC.
BOOK 14821, PAGE 198
PARCEL ID 57-626-8
1470 MAIN ST.

N/F
HIGH ROCK 1502 MAIN, LLC
BOOK 25989, PAGE 370
PARCEL ID 61-627-1
1502 MAIN ST.

N/F
MERLE J. ESDALE
BOOK 30477, PAGE 247
PARCEL ID 61-627-22
57 PLAIN TER.

N/F
THOMAS C. ORLOWSKI
BOOK 8331, PAGE 663
PARCEL ID 61-627-23
50 PLAIN TER.

N/F
KENNETH W. & FRANCES A. HALE LIFE ESTATE
BOOK 21922, PAGE 351
PARCEL ID 61-627-3
36 PLAIN TER.

N/F
PATRICIA A. CARDINAL FIFE ESTATE
BOOK 24605, PAGE 439
PARCEL ID 61-627-19
30 PLAIN TER.

TBM #2
X-CUT IN HYDRANT BONNET BOLT
ELEV. = 167.89' (WEYMOUTH BASE)

TBM #1
X-CUT IN HYDRANT BONNET BOLT
LEFT OF "OPEN"
ELEV. = 175.93' (WEYMOUTH BASE)

B-1 (OW) · B-2 (OW) · B-3 · B-4 (OW) · B-5 · B-6 (OW) · B-7 · B-8 · B-9 · B-10 · B-11 · B-12 · B-13 · B-14

TP-1 · TP-2 · TP-3 · TP-4 · TP-5 · TP-6 · TP-7 · TP-8 · TP-9 · TP-10 · TP-11 · TP-12

30 15 0 30 60
SCALE: 1" = 30'

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THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

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KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
WILLIAM J. DORGAN
No. 49622
REGISTERED PROFESSIONAL ENGINEER
STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

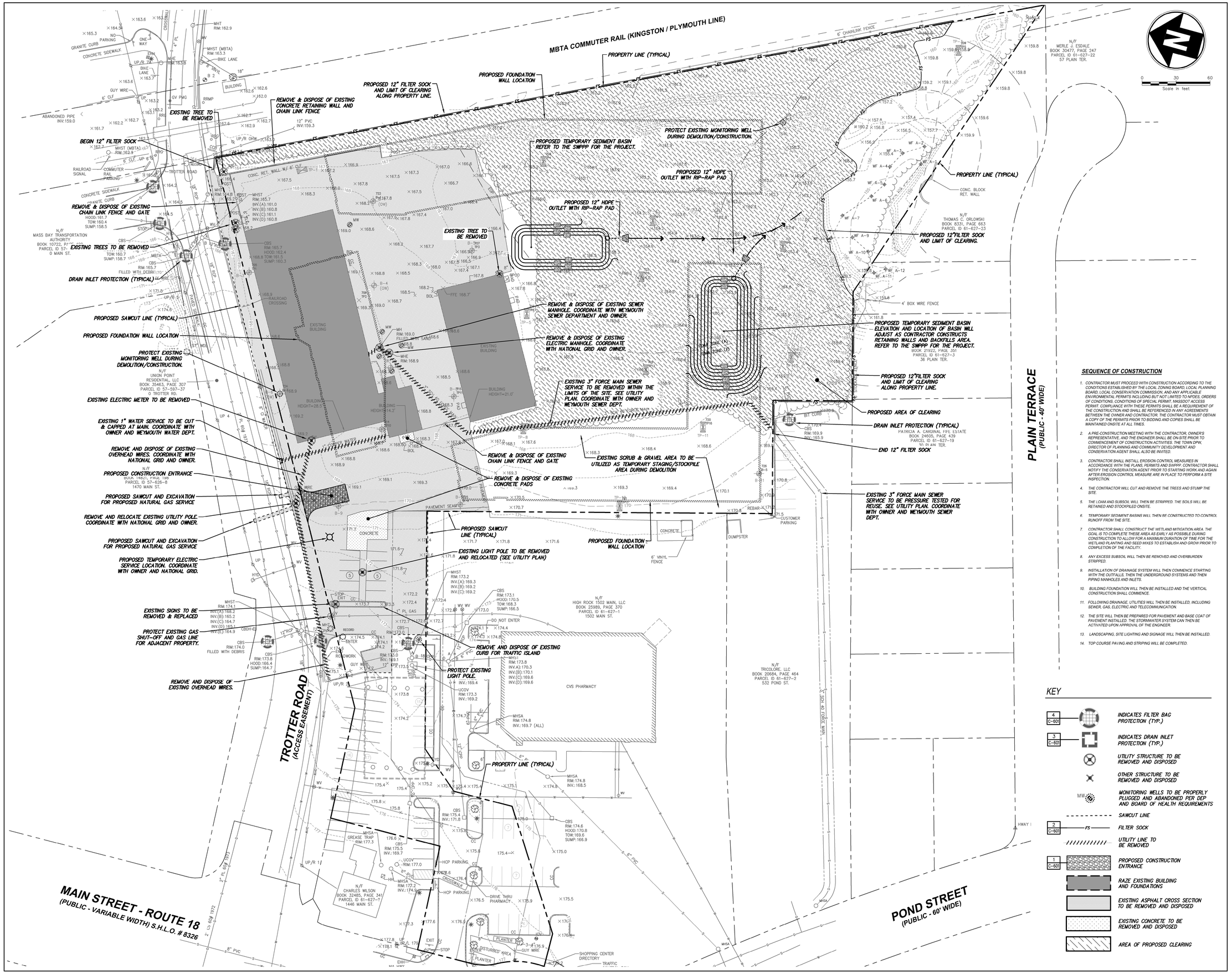
REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER
1839

EXISTING CONDITION PLAN (SHEET 2 OF 2 SHEETS)

C-003



SEQUENCE OF CONSTRUCTION

1. CONTRACTOR MUST PROCEED WITH CONSTRUCTION ACCORDING TO THE CONDITIONS ESTABLISHED BY THE LOCAL ZONING BOARD, LOCAL PLANNING BOARD, LOCAL CONSERVATION COMMISSION, AND ANY APPLICABLE ENVIRONMENTAL PERMITS INCLUDING BUT NOT LIMITED TO NPDES, ORDERS OF CONDITIONS, CONDITIONS OF SPECIAL PERMIT, MASSDOT ACCESS PERMIT. COMPLIANCE WITH THESE PERMITS SHALL BE A REQUIREMENT OF THE CONSTRUCTION AND SHALL BE REFERENCED IN ANY AGREEMENTS BETWEEN THE OWNER AND CONTRACTOR. THE CONTRACTOR MUST OBTAIN A COPY OF THE PERMITS PRIOR TO BIDDING AND COPIES SHALL BE MAINTAINED ONSITE AT ALL TIMES.
2. A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR, OWNER'S REPRESENTATIVE, AND THE ENGINEER SHALL BE ON-SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE TOWN DPW, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT AND CONSERVATION AGENT SHALL ALSO BE INVITED.
3. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE PLANS, PERMITS AND SWPPP. CONTRACTOR SHALL NOTIFY THE CONSERVATION AGENT PRIOR TO STARTING WORK AND AGAIN AFTER EROSION CONTROL MEASURE ARE IN PLACE TO PERFORM A SITE INSPECTION.
4. THE CONTRACTOR WILL CUT AND REMOVE THE TREES AND STUMP THE SITE.
5. THE LOAM AND SUBSOIL WILL THEN BE STRIPPED. THE SOILS WILL BE RETAINED AND STOCKPILED ONSITE.
6. TEMPORARY SEDIMENT BASINS WILL THEN BE CONSTRUCTED TO CONTROL RUNOFF FROM THE SITE.
7. CONTRACTOR SHALL CONSTRUCT THE WETLAND MITIGATION AREA. THE GOAL IS TO COMPLETE THESE AREA AS EARLY AS POSSIBLE DURING CONSTRUCTION TO ALLOW FOR A MAXIMUM DURATION OF TIME FOR THE WETLAND PLANTING AND SEED MIXES TO ESTABLISH AND GROW PRIOR TO COMPLETION OF THE FACILITY.
8. ANY EXCESS SUBSOIL WILL THEN BE REMOVED AND OVERBURDEN STRIPPED.
9. INSTALLATION OF DRAINAGE SYSTEM WILL THEN COMMENCE STARTING WITH THE OUTFALLS, THEN THE UNDERGROUND SYSTEMS AND THEN PIPING MANHOLES AND INLETS.
10. BUILDING FOUNDATION WILL THEN BE INSTALLED AND THE VERTICAL CONSTRUCTION SHALL COMMENCE.
11. FOLLOWING DRAINAGE, UTILITIES WILL THEN BE INSTALLED, INCLUDING SEWER, GAS, ELECTRIC AND TELECOMMUNICATION.
12. THE SITE WILL THEN BE PREPARED FOR PAVEMENT AND BASE COAT OF PAVEMENT INSTALLED. THE STORMWATER SYSTEM CAN THEN BE ACTIVATED UPON APPROVAL OF THE ENGINEER.
13. LANDSCAPING, SITE LIGHTING AND SIGNAGE WILL THEN BE INSTALLED.
14. TOP COURSE PAVING AND STRIPING WILL BE COMPLETED.

KEY

- 4 C-601 — INDICATES FILTER BAG PROTECTION (TYP.)
- 3 C-601 — INDICATES DRAIN INLET PROTECTION (TYP.)
- UTILITY STRUCTURE TO BE REMOVED AND DISPOSED
- OTHER STRUCTURE TO BE REMOVED AND DISPOSED
- MW — MONITORING WELLS TO BE PROPERLY PLUGGED AND ABANDONED PER DEP AND BOARD OF HEALTH REQUIREMENTS
- SAWCUT LINE
- 2 C-601 — FS — FILTER SOCK
- UTILITY LINE TO BE REMOVED
- 1 C-601 — PROPOSED CONSTRUCTION ENTRANCE
- RAZE EXISTING BUILDING AND FOUNDATIONS
- EXISTING ASPHALT CROSS SECTION TO BE REMOVED AND DISPOSED
- EXISTING CONCRETE TO BE REMOVED AND DISPOSED
- AREA OF PROPOSED CLEARING

THE RESIDENCES AT 1500 MAIN
1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

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GEOTECH

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS — KELLY KILLGREN — EXP. 6/30/2019 — REGISTERED PROFESSIONAL ENGINEER — 11/5/18
STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE
UTILE PROJECT NUMBER 1839

DEMOLITION - EROSION & SEDIMENT CONTROL PLAN

C-004

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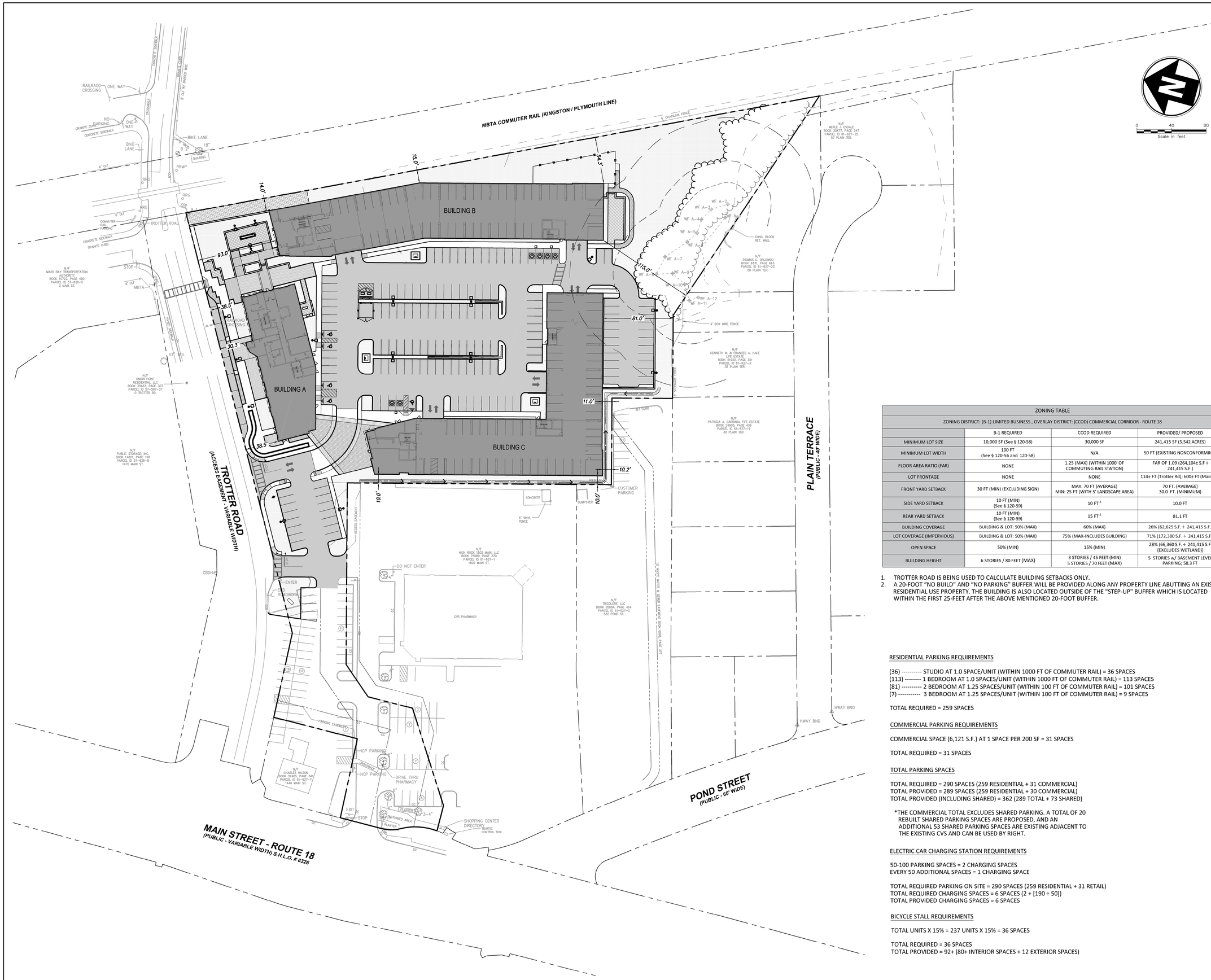

ZONING TABLE			
ZONING DISTRICT: (B-1) LIMITED BUSINESS , OVERLAY DISTRICT: (CCOD) COMMERCIAL CORRIDOR - ROUTE 18			
	B-1 REQUIRED	CCOD REQUIRED	PROVIDED/ PROPOSED
MINIMUM LOT SIZE	10,000 SF (See § 120-58)	30,000 SF	241,415 SF (5.542 ACRES)
MINIMUM LOT WIDTH	100 FT (See § 120-56 and 120-58)	N/A	50 FT (EXISTING NONCONFORMING)
FLOOR AREA RATIO (FAR)	NONE	1.25 (MAX) (WITHIN 1000' OF COMMUTING RAIL STATION)	FAR OF 1.09 (264,104± S.F ÷ 241,415 S.F.)
LOT FRONTAGE	NONE	NONE	114± FT (Trotter Rd); 600± FT (Main St)[1]
FRONT YARD SETBACK	30 FT (MIN) (EXCLUDING SIGN)	MAX: 70 FT (AVERAGE) MIN: 25 FT (WITH 5' LANDSCAPE AREA)	70 FT. (AVERAGE) 30.0 FT. (MINIMUM)
SIDE YARD SETBACK	10 FT (MIN) (See § 120-59)	10 FT [2]	10.0 FT
REAR YARD SETBACK	10 FT (MIN) (See § 120-59)	15 FT [2]	81.1 FT
BUILDING COVERAGE	BUILDING & LOT: 50% (MAX)	60% (MAX)	26% (62,625 S.F. ÷ 241,415 S.F.)
LOT COVERAGE (IMPERVIOUS)	BUILDING & LOT: 50% (MAX)	75% (MAX-INCLUDES BUILDING)	71% (172,380 S.F. ÷ 241,415 S.F.)
OPEN SPACE	50% (MIN)	15% (MIN)	28% (66,360 S.F. ÷ 241,415 S.F. (EXCLUDES WETLAND))
BUILDING HEIGHT	6 STORIES / 80 FEET (MAX)	3 STORIES / 45 FEET (MIN) 5 STORIES / 70 FEET (MAX)	5 STORIES w/ BASEMENT LEVEL PARKING; 58.3 FT

1. TROTTER ROAD IS BEING USED TO CALCULATE BUILDING SETBACKS ONLY.
2. A 20-FOOT "NO BUILD" AND "NO PARKING" BUFFER WILL BE PROVIDED ALONG ANY PROPERTY LINE ABUTTING AN EXISTING RESIDENTIAL USE PROPERTY. THE BUILDING IS ALSO LOCATED OUTSIDE OF THE "STEP-UP" BUFFER WHICH IS LOCATED WITHIN THE FIRST 25-FEET AFTER THE ABOVE MENTIONED 20-FOOT BUFFER.

RESIDENTIAL PARKING REQUIREMENTS

(36) ---------- STUDIO AT 1.0 SPACE/UNIT (WITHIN 1000 FT OF COMMUTER RAIL) = 36 SPACES
(113) -------- 1 BEDROOM AT 1.0 SPACES/UNIT (WITHIN 1000 FT OF COMMUTER RAIL) = 113 SPACES
(81) ---------- 2 BEDROOM AT 1.25 SPACES/UNIT (WITHIN 100 FT OF COMMUTER RAIL) = 101 SPACES
(7) ---------- 3 BEDROOM AT 1.25 SPACES/UNIT (WITHIN 100 FT OF COMMUTER RAIL) = 9 SPACES

TOTAL REQUIRED = 259 SPACES

COMMERCIAL PARKING REQUIREMENTS

COMMERCIAL SPACE (6,121 S.F.) AT 1 SPACE PER 200 SF = 31 SPACES

TOTAL REQUIRED = 31 SPACES

TOTAL PARKING SPACES

TOTAL REQUIRED = 290 SPACES (259 RESIDENTIAL + 31 COMMERCIAL)
TOTAL PROVIDED = 289 SPACES (259 RESIDENTIAL + 30 COMMERCIAL)
TOTAL PROVIDED (INCLUDING SHARED) = 362 (289 TOTAL + 73 SHARED)

*THE COMMERCIAL TOTAL EXCLUDES SHARED PARKING. A TOTAL OF 20 REBUILT SHARED PARKING SPACES ARE PROPOSED, AND AN ADDITIONAL 53 SHARED PARKING SPACES ARE EXISTING ADJACENT TO THE EXISTING CVS AND CAN BE USED BY RIGHT.

ELECTRIC CAR CHARGING STATION REQUIREMENTS

50-100 PARKING SPACES = 2 CHARGING SPACES
EVERY 50 ADDITIONAL SPACES = 1 CHARGING SPACE

TOTAL REQUIRED PARKING ON SITE = 290 SPACES (259 RESIDENTIAL + 31 RETAIL)
TOTAL REQUIRED CHARGING SPACES = 6 SPACES (2 + [190 ÷ 50])
TOTAL PROVIDED CHARGING SPACES = 6 SPACES

BICYCLE STALL REQUIREMENTS

TOTAL UNITS X 15% = 237 UNITS X 15% = 36 SPACES

TOTAL REQUIRED = 36 SPACES
TOTAL PROVIDED = 92+ (80+ INTERIOR SPACES + 12 EXTERIOR SPACES)

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781 849.0011

OWNER

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ARCHITECT

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CIVIL & LANDSCAPE

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STRUCTURAL

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TRAFFIC

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GEOTECH

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
KELLY KOLLMEN COYE
No. 49999
REGISTERED PROFESSIONAL ENGINEER
11/2/18

STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER 1839

OVERALL SITE PLAN

C-101

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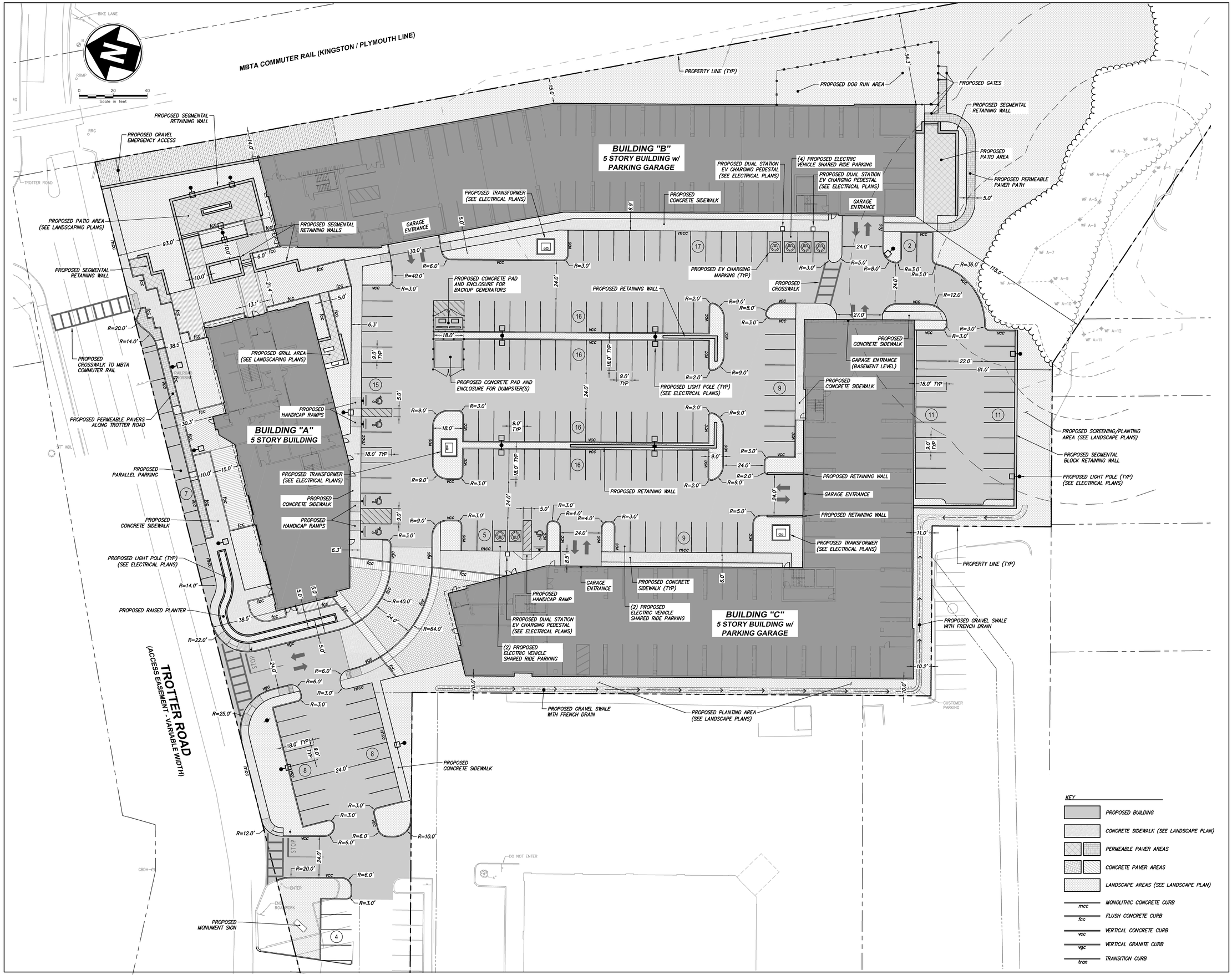

THE RESIDENCES AT 1500 MAIN

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PROJECT

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KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
KELLY KILLEEN
CIVIL
No. 49564
REGISTERED PROFESSIONAL ENGINEER
STAMP

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REVISIONS ON SHEET

SCALE
UTILE PROJECT NUMBER 1839

SITE PLAN

C-102

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THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
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PROJECT

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P 617 868.1420
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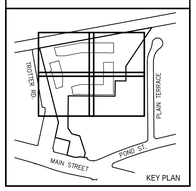

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REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER
1839

GRADING & DRAINAGE PLAN (SHEET 1 OF 5)

C-201

File: V:\PROJECTS\VANTV4\1_34672\CADD_ACAD_34672_C-201 GRADING & DRAINAGE.DWG Saved: 11/2/2018 1:45:03 PM Plotted: 11/2/2018 1:50:31 PM Current User: MacLellan, James LastSavedBy: 4290
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0 10 20
Scale in feet

ROOF DRAIN A1
INV=163.5

BUILDING "A"
5 STORY BUILDING
FFE (RETAIL) = 169.00
FFE (LEASING) = 168.00

118 L.F. 12" PVC SDR 35, S=1.5%

DMH-12
RIM=165.7
INV(in)=161.73
INV(out)=158.8

4 L.F. 12" RCP, S=1.3%

UG-2: MC-3500 (12)
INV(in&out)=158.75
TOP STONE=163.5
TOP CHAMBER=162.5
BOT. CHAMBER=158.75
BOT. STONE=158.00

DCB-8
RIM=163.2
INV=158.2

OCS-4
RIM=162.1
24" INLET=156.00
10"ø ORIFICE=157.00
6' WEIR=159.75
18" OUTLET=156.81

OCS-3
RIM=161.9
24" INLET=156.0
6"ø ORIFICE=157.6
6' WEIR=159.75
12 OUTLET=156.67

82 L.F. 12" HDPE, S=2.0%

OCS-2
RIM=164.8
24" INLET=158.75
4"ø ORIFICE=159.75
6' WEIR=162.5
12" OUTLET=158.6

57 L.F. 12" HDPE, S=1.75%

DMH-11
RIM=165.8
INV(in)=161.8
INV(out)=158.8

4 L.F. 12" RCP, S=1.3%

CB-7
RIM=166.8
INV=162.8

CB-4
RIM=167.00
INV=163.00

DMH-4
RIM=167.95
INV(CB-4)=162.72
INV(CB-5)=162.33
INV(out)=162.33

69 L.F. 18" HDPE, S=2.0%

5 L.F. 18" HDPE, S=1.0%

14 L.F. 12" HDPE, S=2.0%

54 L.F. 12" HDPE, S=0.5%

CB-5
RIM=166.60
INV=162.60

14 L.F. 12" HDPE, S=0.5%

DMH-3
RIM=167.75
INV(in)=162.47
INV(out)=160.80

UG-1: MC-3500 (40)
INV(in&out)=160.75
TOP STONE=165.50
TOP CHAMBER=164.50
BOT. CHAMBER=160.75
BOT. STONE=160.00

14 L.F. 18" HDPE, S=1.5%

DMH-5
RIM=167.50
INV(DMH-4)=162.26
INV(CB-6)=162.9
INV(out)=160.96

23 L.F. 12" HDPE, S=1.1%

76 L.F. 12" HDPE, S=1.2%

CB-6
RIM=167.28
INV=163.28

30 L.F. 18" HDPE, S=1.0%

97 L.F. 18" HDPE, S=2.0%

DMH-6
RIM=167.85
INV(in)=161.10
INV(out)=161.00

18 L.F. 12" HDPE, S=1.0%

OCS-1
RIM=167.75
INLET=160.75
10"ø ORIFICE=161.80
6' WEIR=164.50
OUTLET=160.75

CB-3
RIM=168.50
INV=164.50

31 L.F. 12" PVC SDR 35, S=2.0%

ROOF DRAIN C1
INV=161.72

DMH-2 (5' MH)
RIM=168.30
INV(CB-3)=164.32
INV(DMH-1)=162.87
INV(out)=162.77

79 L.F. 18" HDPE, S=1.0%

AD-1
RIM=168.15
INV=164.15

78 L.F. 12" PVC SDR 35, S=0.5%

DMH-1
RIM=170.50
INV(AD-1)=163.76
INV(CB1)=165.54
INV(CB2)=165.54
INV(out)=163.66

25 L.F. 12" HDPE, S=0.6%

CB-1
RIM=169.70
INV=165.70

20 L.F. 12" HDPE, S=2.3%

CB-2
RIM=170.20
INV=166.00

BUILDING "C"
5 STORY BUILDING w/ BASEMENT
LEVEL PARKING GARAGE
SUB-GRADE ELEVATION = 160.00
FIRST FLOOR ELEVATION = 169.00

282 L.F. 12" ADS N-12 SLOTTED, S=0.5%

BEGIN FRENCH DRAIN
INV=167.10

CONCRETE

6' VINYL FENCE

ACCESS EASEMENT

ACCESS EASEMENT

MHST
RIM:173.2
INV.(A):169.3
INV.(B):169.2
INV.(C):169.2

CBS
RIM:173.1

STOP

TP-5

TP-6

TP-9

B-8

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO, LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781.849.0011
OWNER

utile
ARCHITECTURE + URBAN DESIGN
115 KINGSTON ST
BOSTON, MA 02111
P 617 423.7200 F 617 423.1414
utiledesign.com
ARCHITECT

CHA COMPANIES
141 LONGWATER DRIVE, SUITE 104
NORWELL, MA 02061
P 781 982.5400
CIVIL & LANDSCAPE

BLW ENGINEERS
311 GREAT ROAD
LITTLETON, MA 01460
P 978 486.4301
MEPFP

VEITAS AND VEITAS
639 GRANITE ST
BRAINTREE, MA 02184
P 781 849.2065
STRUCTURAL

VANASSE & ASSOCIATES
35 NEW ENGLAND BUS CENTER DR.
SUITE 140
ANDOVER, MA 01810
P 978 474.8800
TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
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P 617 868.1420
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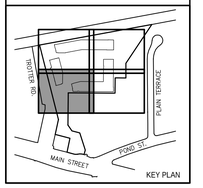

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
KELLY WILLIAM DAVIS
No. 52007
REGISTERED PROFESSIONAL ENGINEER
11.5.18
STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE
UTILE PROJECT NUMBER 1839

GRADING & DRAINAGE PLAN (SHEET 2 OF 5)

C-202

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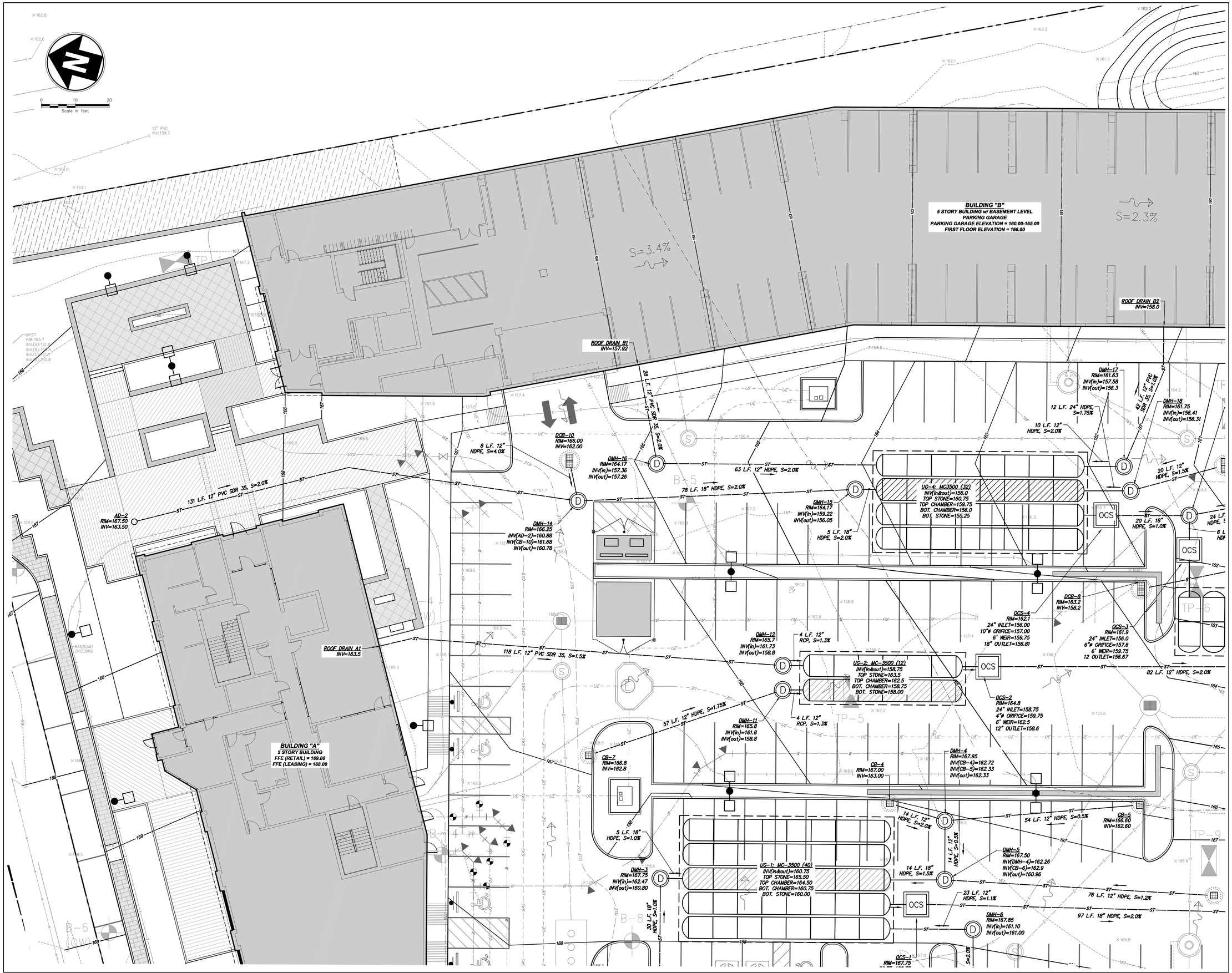

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
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MEPFP

VEITAS AND VEITAS

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BRAINTREE, MA 02184
P 781 849.2065

STRUCTURAL

VANASSE & ASSOCIATES

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SUITE 140
ANDOVER, MA 01810
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TRAFFIC

McPHAIL ASSOCIATES

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CAMBRIDGE, MA 02140
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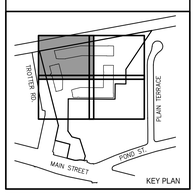

KEY PLAN

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REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER
1839

GRADING & DRAINAGE PLAN (SHEET 3 OF 5)

C-203

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0 10 20
Scale in feet

BUILDING "B"
5 STORY BUILDING w/ BASEMENT LEVEL
PARKING GARAGE
PARKING GARAGE ELEVATION = 160.00-165.00
FIRST FLOOR ELEVATION = 166.00

S=2.3%

ROOF DRAIN B2
INV=158.0

DMH-17
RIM=161.63
INV(in)=157.58
INV(out)=156.3

42 L.F. 12" PVC SDR 35, S=1.0%

DMH-18
RIM=161.75
INV(in)=156.41
INV(out)=156.31

12 L.F. 24" HDPE, S=1.75%

10 L.F. 12" HDPE, S=2.0%

DMH-19
RIM=161.45
INV(OCS-3)=156.61
INV(OCS-4)=156.61
INV(out)=156.51

DCB-11
RIM=160.71
INV=156.71

DMH-9
RIM=160.6
INV(DMH-8)=156.49
INV(DMH-19)=155.93
INV(out)=155.83

20 L.F. 12" HDPE, S=1.5%

UG-4: MC3500 (32)
INV(in:out)=156.0
TOP STONE=160.75
TOP CHAMBER=159.75
BOT. CHAMBER=156.0
BOT. STONE=155.25

20 L.F. 18" HDPE, S=1.0%

24 L.F. 18" HDPE, S=2.4%

6 L.F. 12" HDPE, S=1.0%

CB-9
RIM=161.3
INV=157.3

32 L.F. 12" HDPE, S=0.5%

DMH-13
RIM=161.6
INV(DCB-8)=157.8
INV(CB-9)=157.14
INV(out)=156.2

5 L.F. 12" HDPE, S=2.0%

46 L.F. 18" HDPE, S=1.0%

UG-3: MC3500 (8)
INV(in:out)=156.00
TOP STONE=160.75
TOP CHAMBER=159.75
BOT. CHAMBER=156.0
BOT. STONE=155.25

DMH-8
RIM=163.48
INV(DMH-7)=157.32
INV(OCS-2)=156.96
INV(out)=156.96

DCB-8
RIM=163.2
INV=158.2

OCS-4
RIM=162.1
24" INLET=156.00
10"ø ORIFICE=157.00
6' WEIR=159.75
18" OUTLET=156.81

OCS-3
RIM=161.9
24" INLET=156.0
6"ø ORIFICE=157.6
6' WEIR=159.75
12 OUTLET=156.67

82 L.F. 12" HDPE, S=2.0%

OCS-2
RIM=164.8
24" INLET=158.75
4"ø ORIFICE=159.75
6' WEIR=162.5
12" OUTLET=158.6

99 L.F. 18" HDPE, S=2.0%

DMH-10
RIM=159.70
INV(DMH-9)=155.26
INV(OCS-5)=155.26
INV(out)=155.26

34 L.F. 24" RCP, S=0.8%

FES-1
INV=155.0

DCB-13
RIM=159.00
INV=155.73

114 L.F. 24" CL5, S=0.5%

48 L.F. 12" CL5, S=0.5%

CB-12
RIM=159.25
INV=155.87

23 L.F. 12" HDPE, S=0.5%

15 L.F. 12" CL5, S=2.0%

DMH-20
RIM=159.36
INV(CB-12)=155.63
INV(DCB-13)=155.63
INV(out)=155.63

40 L.F. 18" CL5, S=0.06%

OCS-5
RIM=159.9
24" INLET=155.5
8"ø ORIFICE=156.45
6' WEIR=158.0
18" OUTLET=155.50

UG-5: SC-740 (54)
INV(in:out)=155.5
TOP STONE=159.0
TOP CHAMBER=158.0
BOT. CHAMBER=155.5
BOT. STONE=155.0

47 L.F. 18" HDPE, S=1.5%

FES-2
INV=164.00

DMH-22
RIM=168.9

WF A-1
WF A-2
WF A-3
WF A-4
WF A-5
WF A-6
WF A-7
WF A-9
WF A-10
WF A-11
WF A-12

4' BOX WIRE FENCE

TP-4
TP-6

OCS

(OW)

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
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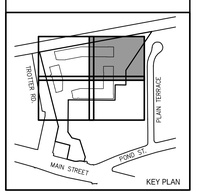

KEY PLAN

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REVISIONS ON SHEET

SCALE
UTILE PROJECT NUMBER 1839

GRADING & DRAINAGE PLAN (SHEET 4 OF 5)

C-204

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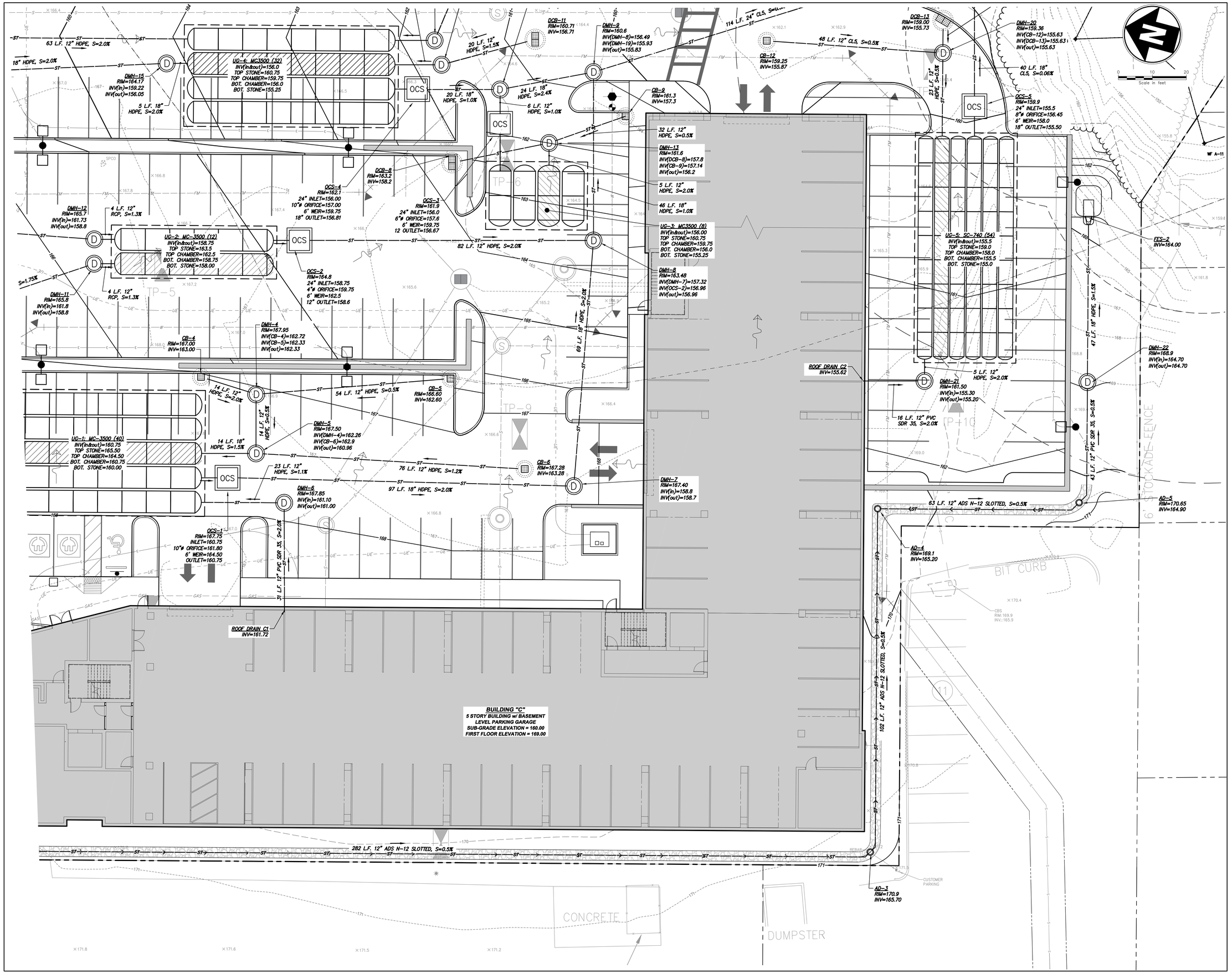

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

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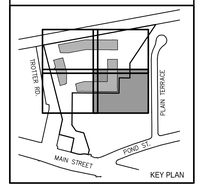

KEY PLAN

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REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER
1839

GRADING & DRAINAGE PLAN (SHEET 5 OF 5)

C-205

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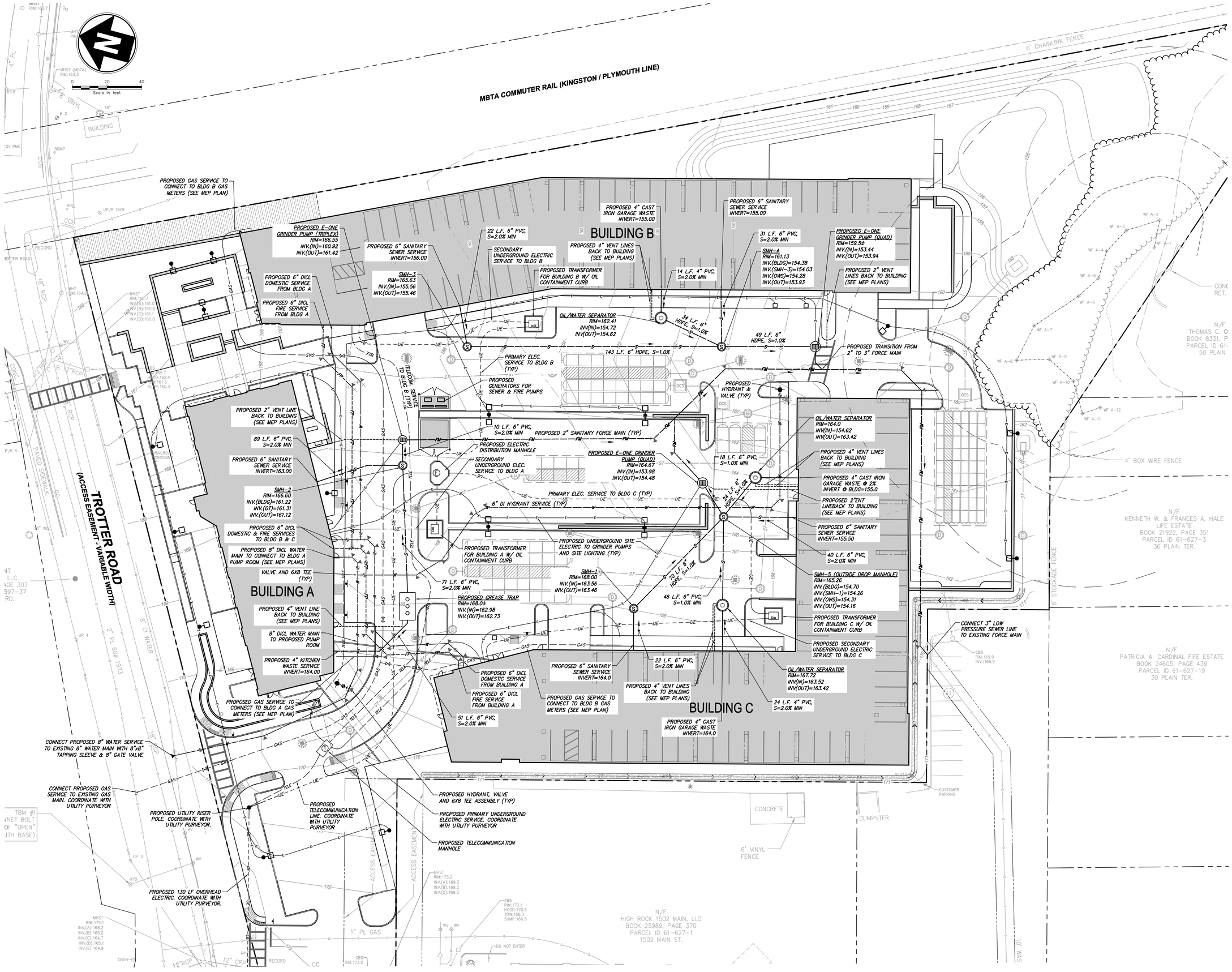

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
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KEY PLAN

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REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER 1839

UTILITY PLAN

C-301

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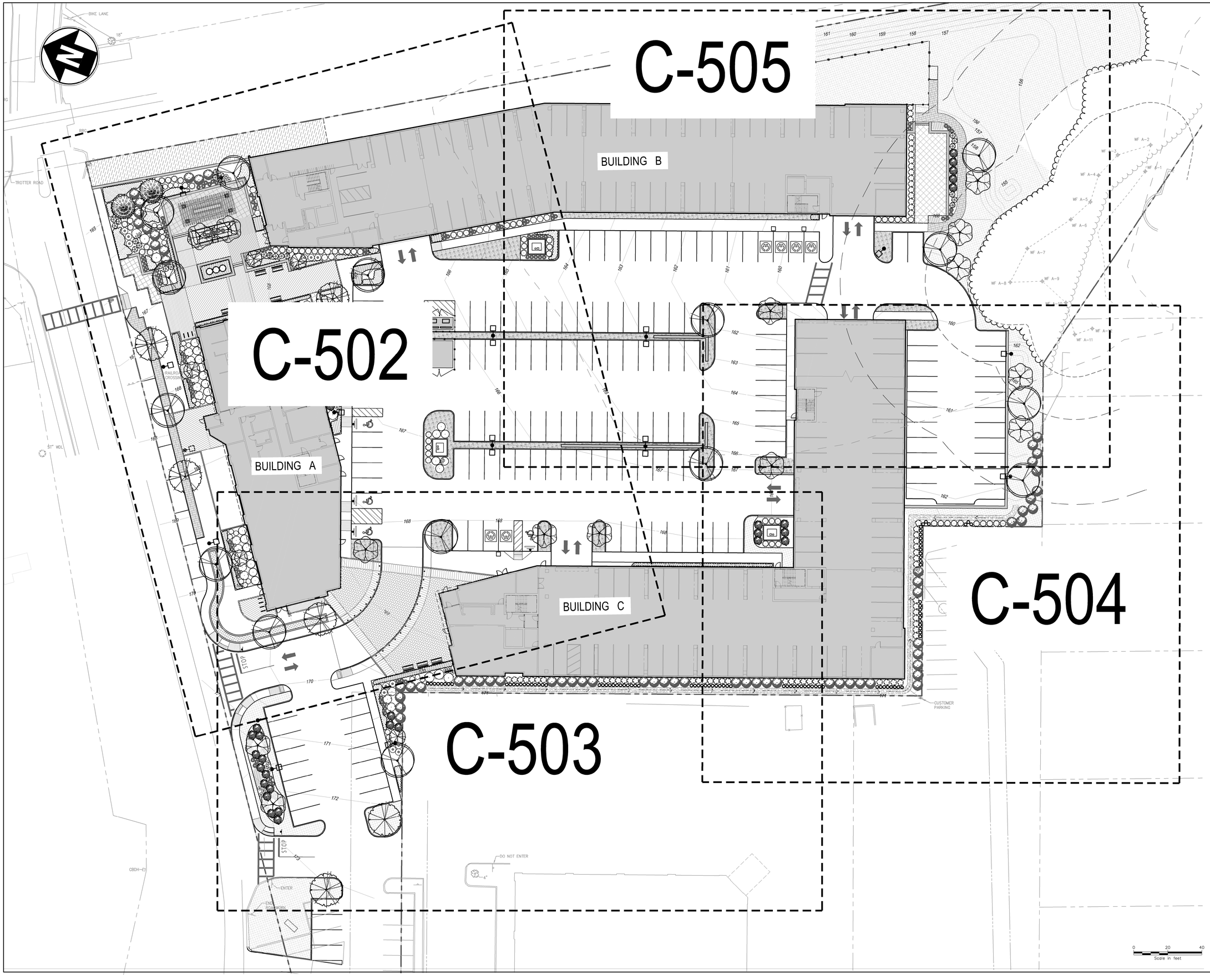

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

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BRAINTREE, MA 02184
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ARCHITECT

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CIVIL & LANDSCAPE

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STRUCTURAL

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P 978 474.8800

TRAFFIC

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2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420

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KEY PLAN

MASSACHUSETTS
NICHOLAS J. SCHWARTZ
REGISTERED LANDSCAPE ARCHITECT
NO. 4214
11-5-18

STAMP

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UTILE PROJECT NUMBER
1839

LANDSCAPE KEY PLAN

C-501

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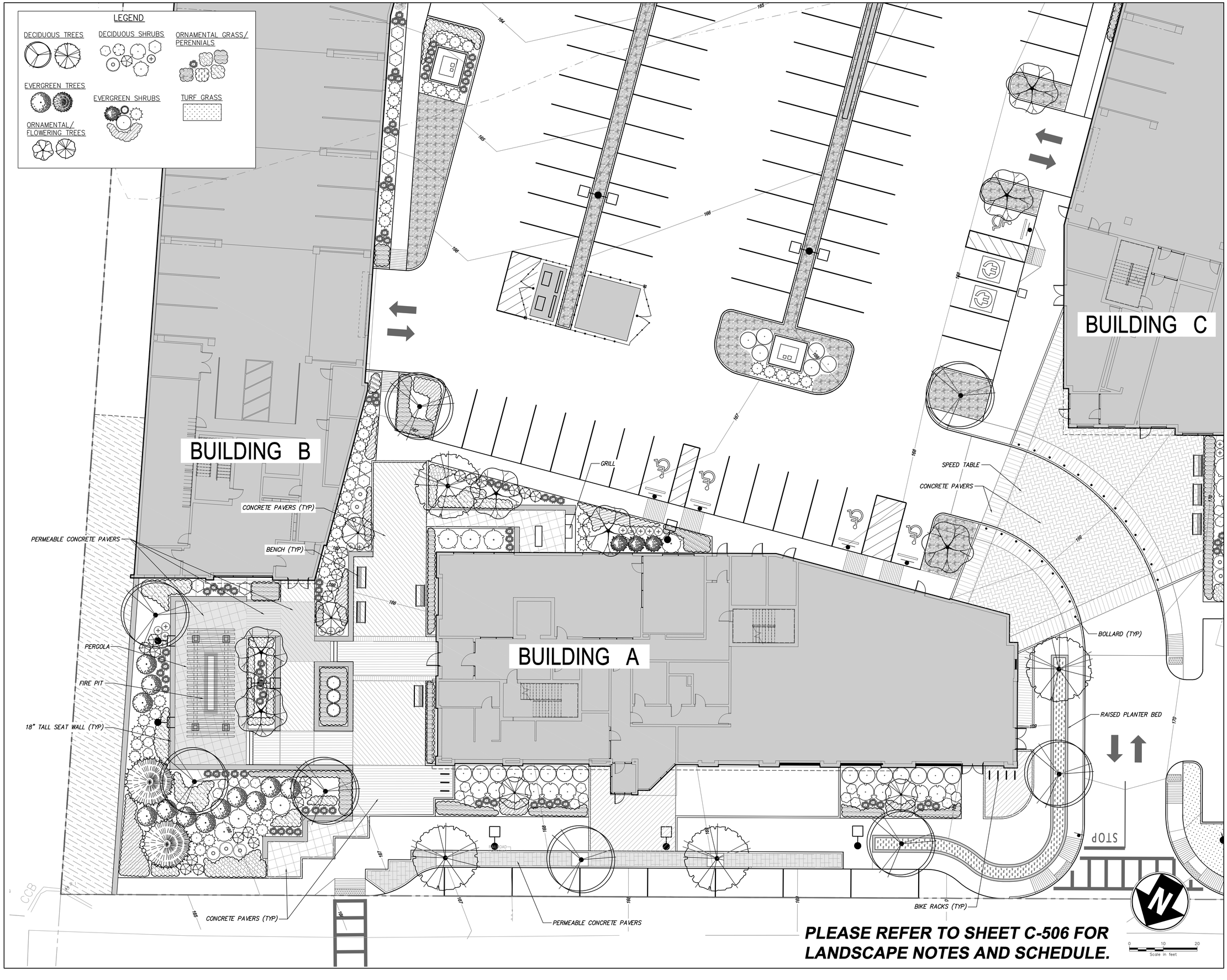

PLEASE REFER TO SHEET C-506 FOR LANDSCAPE NOTES AND SCHEDULE.

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781 849.0011

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ARCHITECT

CHA COMPANIES
141 LONGWATER DRIVE, SUITE 104
NORWELL, MA 02061
P 781 982.5400

CIVIL & LANDSCAPE

BLW ENGINEERS
311 GREAT ROAD
LITTLETON, MA 01460
P 978 486.4301

MEPFP

VEITAS AND VEITAS
639 GRANITE ST
BRAINTREE, MA 02184
P 781 849.2065

STRUCTURAL

VANASSE & ASSOCIATES
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SUITE 140
ANDOVER, MA 01810
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TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420

GEOTECH

KEY PLAN

MASSACHUSETTS
NICHOLAS J SCHWARTZ
NO. 4214
REGISTERED LANDSCAPE ARCHITECT
11·5·18

STAMP

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SCALE

UTILE PROJECT NUMBER
1839

LANDSCAPE PLAN

C-502

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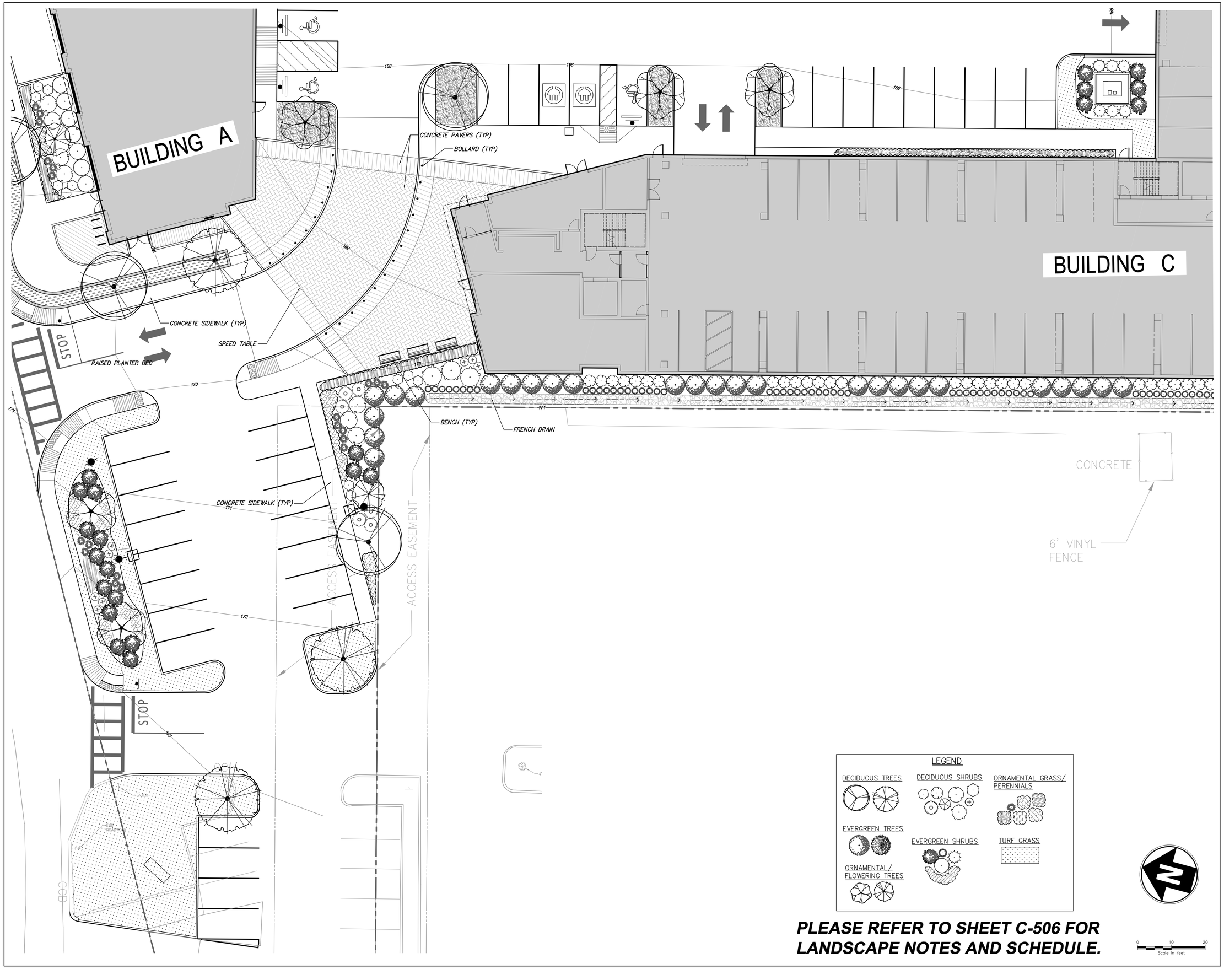

PLEASE REFER TO SHEET C-506 FOR LANDSCAPE NOTES AND SCHEDULE.

THE RESIDENCES AT 1500 MAIN
1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
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OWNER

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BOSTON, MA 02111
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CHA COMPANIES
141 LONGWATER DRIVE, SUITE 104
NORWELL, MA 02061
P 781 982.5400
CIVIL & LANDSCAPE

BLW ENGINEERS
311 GREAT ROAD
LITTLETON, MA 01460
P 978 486.4301
MEPFP

VEITAS AND VEITAS
639 GRANITE ST
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VANASSE & ASSOCIATES
35 NEW ENGLAND BUS CENTER DR.
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P 978 474.8800
TRAFFIC

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KEY PLAN

MASSACHUSETTS
NICHOLAS J SCHWARTZ
REGISTERED LANDSCAPE ARCHITECT
NO. 4214
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UTILE PROJECT NUMBER
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LANDSCAPE PLAN

C-503

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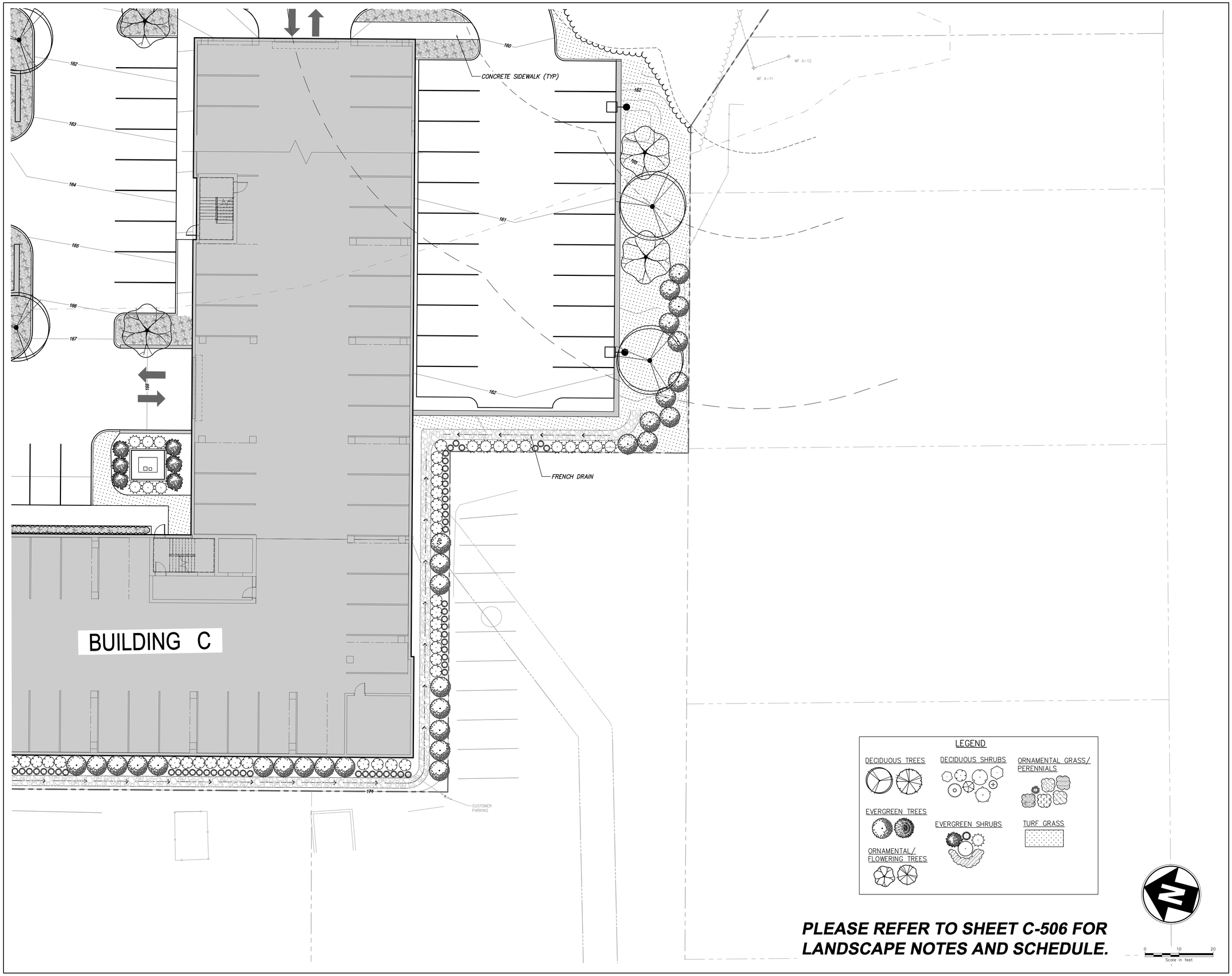

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THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

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KEY PLAN

MASSACHUSETTS JOSEPH J. SCHMID JR. No. 3218 REGISTERED LANDSCAPE ARCHITECT
11.5.18

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LANDSCAPE PLAN

C-504

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DOG RUN AREA

PERMEABLE CONCRETE PAVERS (TYP)

18" SEAT WALL

CONCRETE PAVERS (TYP)

CONCRETE SIDEWALK (TYP)

CONCRETE SIDEWALK (TYP)

BUILDING B

BUILDING C

LEGEND

DECIDUOUS TREES

DECIDUOUS SHRUBS

ORNAMENTAL GRASS/ PERENNIALS

EVERGREEN TREES

EVERGREEN SHRUBS

TURF GRASS

ORNAMENTAL/ FLOWERING TREES

PLEASE REFER TO SHEET C-506 FOR LANDSCAPE NOTES AND SCHEDULE.

0 10 20
Scale in feet

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

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KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
NICHOLAS J. SCHMIDT
No. 3214
REGISTERED LANDSCAPE ARCHITECT

11.5.18

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LANDSCAPE PLAN

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LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL SUPPLY PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN. ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANT SCHEDULE AND THOSE REQUIRED BY THE CONTRACT DRAWINGS SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.

2. THE CONTRACTOR SHALL VERIFY AND VISUALLY INSPECT FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.

3. ALL PLANTING LOCATIONS SHALL BE STAKED OUT AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.

4. NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR MECHANICAL DAMAGE. THE OWNER RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.

5. CONTRACTOR MAY SUBSTITUTE ANY OF THE PLANTINGS LISTED IN THE PLANT SCHEDULE DUE TO AVAILABILITY WITH APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.

6. EXISTING VEGETATION SHALL REMAIN UNDISTURBED IN ALL AREAS WHICH ARE NOT PART OF THE PROPOSED CONTRACT LIMIT LINE.

7. GUARANTEE:

   a. FOR A PERIOD OF TWELVE MONTHS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS COMPLETE, THE CONTRACTOR SHALL: 1) GUARANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2) REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN A BADLY IMPAIRED CONDITION; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.

   b. REPLACEMENTS MADE WITHIN SIX MONTHS AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL NOT EXTEND THE GUARANTEE PERIOD OF THESE PARTICULAR PLANTS. THOSE REPLACEMENTS MADE SIX MONTHS OR MORE AFTER THE BEGINNING OF THE GUARANTEE PERIOD SHALL BE MAINTAINED AND GUARANTEED FOR A PERIOD OF SIX MONTHS FROM THE TIME OF PLACEMENT.

8. MULCH: PROVIDE MINIMUM 3" THICK LAYER OF DARK BROWN SHREDDED BARK MULCH. MULCH SHALL BE USED ONLY AS TREE COLLARS AND IN PLANTING BED AS SHOWN ON THE PLANS.

9. WATER THOROUGHLY DURING AND IMMEDIATELY AFTER PLANTING.

TOPSOIL NOTES:

1. ALL AREAS OF THE SITE WHICH ARE DISTURBED AND NOT PLANTED, MULCHED, PAVED, ETC. SHALL BE TOPSOILED AND SEEDED. TOPSOIL TO BE INSTALLED TO A MINIMUM 3" DEPTH IN AREAS OF SEED. SEED SHALL BE FRESH, CLEAN, NEW–CROP SEED MIXED IN WITH SPECIES AND VARIETY CONFORMING TO FEDERAL AND STATE STANDARDS.

2. PROVIDE AND INSTALL A MULCH ADEQUATE TO PROTECT THE SEEDING DURING ITS GROWING PERIOD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE APPROPRIATE MULCHING TECHNIQUES FOR THE PARTICULAR SITE CONDITIONS AND ACQUIRE APPROVAL OF THE SAME FROM THE OWNER.

3. TOPSOIL SHALL CONSIST OF FERTILE, FRIABLE, NATURAL LOAM FREE OF SUBSOIL, CLAY LUMPS, BRUSH, TWIGS, ENVIRONMENTAL CONTAMINANTS, STONES OR OTHER DELETERIOUS MATERIALS LARGER THAN 2" IN GREATEST DIMENSION.

4. PROPOSED TOPSOIL SHALL BE TESTED BY INDEPENDENT TESTING FACILITY WITH TEST RESULTS SUBMITTED TO THE ENGINEER FOR APPROVAL. CONTRACTOR SHALL PAY FOR ALL TESTING. ACCEPTANCE OF TOPSOIL SHALL BE BASED UPON TEST RESULTS. ONE TEST SHALL BE PERFORMED PER 100 C.Y. OF TOPSOIL.

SIEVE	PERCENT PASSING
1/4"	65–100
1"	85–100
NO. 200	20–60

5. NATURAL TOPSOIL MAY BE AMENDED WITH APPROVED MATERIALS, BY APPROVED METHODS, TO MEET THE ABOVE SPECIFICATIONS.

PLANT_SCHEDULE	
DECIDUOUS TREES	COMMON NAME
	OCTOBER GLORY MAPLE
	SHADEMASTER LOCUST
EVERGREEN TREES	COMMON NAME
	DARK AMERICAN ARBORVITAE
	WHITE SPRUCE
FLOWERING TREES	COMMON NAME
	`AUTUMN BRILLIANCE` SERVICEBERRY
	KOUSA DOGWOOD
SHRUBS	COMMON NAME
	ARTIC FIRE DOGWOOD
	BLUE ARROW JUNIPER
	GREENWAVE SPREADING YEW
	INKBERRY
	KOREAN SPICE VIBURNUM
	LIMELIGHT HYDRANGEA
	LITTLE LIME HYDRANGEA
	RED SPRITE WINTERBERRY
	SEA GREEN JUNIPER
	SUMMERSWEET
	THE FAIRY ROSE
	VIRGINIA SWEETSPIRE
GRASSES	COMMON NAME
	BLUE SWITCH GRASS
SHRUB AREAS	COMMON NAME
	BLUE CHIP JUNIPER
PERENNIALS & GRASSES	COMMON NAME
	BIG BLUE LILYTURF
	BLUE SEDGE
	COMMON PERIWINKLE
	GRASS/SEDGE MIX*
	HAPPY RETURNS DAYLILY

* GRASS/SEDGE MIX INCLUDES:
BLUE SEDGE
CREEPING RED FESCUE
LITTLE BUNNY SWITCHGRASS
PRAIRIE MUNCHKIN LITTLE BLUESTEM

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LANDSCAPE SCHEDULE & NOTES

C-506

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CONSTRUCTION SPECIFICATIONS:

1. STONE SIZE: USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH: RECOMMEND GREATER THAN OR EQUAL TO 30 FEET WHERE SOILS ARE SANDS AND GRAVELS AND 100 FEET IN SILTS AND CLAYS.
3. THICKNESS: NOT LESS THAN SIX (6) INCHES.
4. WIDTH: FIFTEEN (15) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
5. FILTER CLOTH: SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER: ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE INSTALLED.
7. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY AND ON AN ON GOING BASIS.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

1 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NO SCALE

NOTES:

1. PREFABRICATED COMPOST SOCK SHALL BE FILTREXX SOXX OR APPROVED EQUAL.
2. MATERIAL FOR SOCKS SHALL CONSIST OF SANITIZED MATURE COMPOST, FREE OF VIABLE WEED SEEDS AND FOREIGN DEBRIS SUCH AS GLASS AND PLASTIC. COMPOST SHALL BE IN SHREDDED OR GRANULAR FORM AND FREE FROM HARD LUMPS. IN ADDITION, NO KILN-DRIED WOOD OR CONSTRUCTION DEBRIS SHALL BE ALLOWED. CONTRACTOR SHALL REFER TO MASSDOT SPECIFICATIONS M1.06.0 FOR MATERIAL SPECIFICATIONS.
3. SOCK SHALL CONSIST OF JUTE MESH OR OTHER APPROVED BIODEGRADABLE MATERIAL.

PRACTICE: COMPOST FILTER SOCK:

A COMPOST FILTER SOCK IS A TYPE OF CONTAINED COMPOST FILTER BERM CONSISTING OF A MESH TUBE FILLED WITH COMPOST MATERIAL THAT IS PLACED PERPENDICULAR TO SHEET FLOW RUNOFF TO RETAIN SEDIMENT FROM DISTURBED AREAS. THE COMPOST FILTER SOCK ACTS AS A FILTER TO RETAIN SEDIMENT AND OTHER POLLUTANTS (E.G., SUSPENDED SOLIDS, NUTRIENTS) WHILE ALLOWING THE WATER TO FLOW THROUGH IT. COMPOST QUALITY MUST MEET AASHTO 2010 SPECIFICATIONS.

INSTALLATIONS REQUIREMENTS:

ONCE THE FILTER SOCK IS FILLED AND PUT IN PLACE, IT SHOULD BE ANCHORED TO THE SLOPE BY STAKES ALONG THE DOWNHILL SIDE OF THE SOCK AT 10' SPACING ON CENTER (O.C.)0 THE ENDS OF THE FILTER SOCK SHOULD BE DIRECTED UPSLOPE, TO PREVENT STORMWATER FROM RUNNING AROUND THE END OF THE TUBE.

MAINTENANCE REQUIREMENTS:

SOCK MUST BE INSPECTED FOR SEDIMENT ACCUMULATION. IF THERE IS EXCESSIVE PONDING BEHIND THE FILTER SOCK OR ACCUMULATED SEDIMENT REACHES THE TOP OF THE SOCK, AN ADDITIONAL SOCK SHOULD BE ADDED ON TOP OR INFRONT OF THE EXISTING SOCK IN THESE AREAS. AN ADEQUATE RESERVE OF SOCKS MUST BE KEPT ON SITE AT ALL TIMES FOR EMERGENCY AND/OR ROUTINE REPLACEMENT. SOCKS SHALL BE REMOVED ONLY AFTER EXPOSED SOILS IN THE CONTRIBUTING DRAINAGE AREA ACHIEVE FINAL STABILIZATION. SEDIMENT ACCUMULATION MUST BE REMOVED ONCE IT HAS REACHED 1/2 OF THE EXPOSED HEIGHT OF THE SOCK.

2 12-INCH COMPOST FILTER SOCK

SCALE: NO SCALE

FENCE NOTES:

1. CONTRACTOR TO MAINTAIN INTEGRITY OF CONSTRUCTION FENCE FOR DURATION OF PROJECT.
2. FOR EVERGREEN TREES LOCATE CONSTRUCTION FENCE 5' CLEAR OF BASE BRANCHES.
3. IF ROCK IS ENCOUNTERED BEFORE DRIVEN DEPTH SHOWN, SECURE POST IN 12" DIAMETER CONCRETE FOOTING.
4. REMOVE FENCE AND RESTORE LAWN AT COMPLETION OF CONTRACT.
5. ALL TIES TO BE 9 GAUGE.
6. ALL COMPONENTS TO BE GALVANIZED STEEL.
7. INSTALL BRACE RAIL ASSEMBLIES IN EACH DIRECTION FROM CORNER POSTS AND AT ALL END POSTS
8. BRACE / TENSION BANDS TO BE ⅛" x 1" AND FASTENED WITH ⅜" x 1 ½" CARRIAGE BOLTS.
9. IF LANDSCAPE PLANS CONTAIN TREE PROTECTION DETAIL, THAT DETAIL SHALL GOVERN OVER THIS DETAIL.

3 TREE PROTECTION DETAIL

SCALE: NO SCALE

NOTES:

1. REMOVE ACCUMULATED SEDIMENT WHEN CAPACITY IS REDUCED BY HALF OR PER MANUFACTURER'S RECOMMENDATIONS.
2. CATCH BASIN INSERT TO BE SILTSACK® BY ACF ENVIRONMENTAL, PHONE: 1-800-448-3636, acfenvironmental.com OR EQUIVALENT.
3. INSTALL ON ALL EXISTING CATCH BASINS WITHIN MAIN STREET AND ON SITE. INSTALL ON ALL PROPOSED CATCH BASINS AFTER STRUCTURE INSTALLATION.

4 FILTER SACK CATCH BASIN INSERT DETAIL

SCALE: NO SCALE

INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH STRAW BALES, THEN STABILIZED WITH VEGETATION, OR COVERED.
4. SEE SPECIFICATIONS FOR INSTALLATION OF STRAW BALES.

5 SOIL STOCKPILE

SCALE: NO SCALE

1. SEDIMENT BASINS AND TRAPS SHALL BE SIZED IN ACCORDANCE WITH EPA NPDES GUIDELINES.
2. SEDIMENT TRAPS ARE UTILIZED FOR DRAINAGE AREAS SMALLER THAN 5 ACRES. THE SEDIMENT TRAP SHOULD HAVE A MINIMUM VOLUME BASED ON 1/2 INCH OF STORAGE FOR EACH ACRE OF DRAINAGE AREA. THIS VOLUME EQUATES TO 1800 CUBIC FEET OF STORAGE OR 67 CUBIC YARDS FOR EACH ACRE OF DRAINAGE AREA.
3. SEDIMENT BASIN ARE UTILIZED FOR DRAINAGE AREAS FROM 5 TO 100 ACRES. THE TEMPORARY SEDIMENT BASIN SHOULD HAVE A MINIMUM VOLUME OF 3,600 CUBIC FEET FOR EACH ACRE OF DRAINAGE AREA.
4. LOCATION DICTATED BY SEQUENCE OF CONSTRUCTION. CONTRACTOR TO PROVIDE WHERE NECESSARY TO FILTER RUNOFF FROM CONSTRUCTION AREAS PRIOR TO DISCHARGE.

6 TEMPORARY SEDIMENT BASIN

SCALE: NO SCALE

TRENCH WIDTH, W

D DIAMETER OF PIPE	W UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

NOTES:

1. ALL TRENCH CONSTRUCTION TO CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
2. COMPACT FILL AND TAMP PIPE TO 95% MAX. DRY DENSITY IN 8" LIFTS UNLESS OTHERWISE SPECIFIED.
3. INSTALL DUCTILE IRON WATER PIPE IN ACCORDANCE WITH ANSI A21.51 (AWWA C151) LAYING CONDITION TYPE 2. BACKFILL TO CONFORM TO MHD M1.03.0 GRAVEL BURROW TYPE c TO 12" ABOVE PIPE CROWN OR AS DIRECTED BY MANUFACTURER OR ENGINEER.
4. MATERIALS FOR SEWER BEDDING, HAUNCHING, AND BACKFILL TO CONFORM TO CLASSES I, II, OR III AS DESCRIBED IN ASTM D 2321 AND TR-16 GUIDES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS.
5. BC TO 12" ABOVE PIPE CROWN OR AS DIRECTED BY MANUFACTURER OR ENGINEER.
6. PROVIDE MINIMUM 5 FT. COVER OVER WATER MAIN AS MEASURED FROM BOTTOM OF CURB LINE. INSULATE WATER MAIN IN ACCORDANCE WITH M.H.D. SECTION 301 WATER SYSTEMS IN AREAS PRONE TO FROST ACTION AND/OR LESS THAN 5' MIN. COVER.

7 TYPICAL TRENCH SECTION

SCALE: NO SCALE

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KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
KELLY KILLEEN
CIVIL
No. 38991
REGISTERED PROFESSIONAL ENGINEER
11.5.18
STAMP

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DETAILS - 1

C-601

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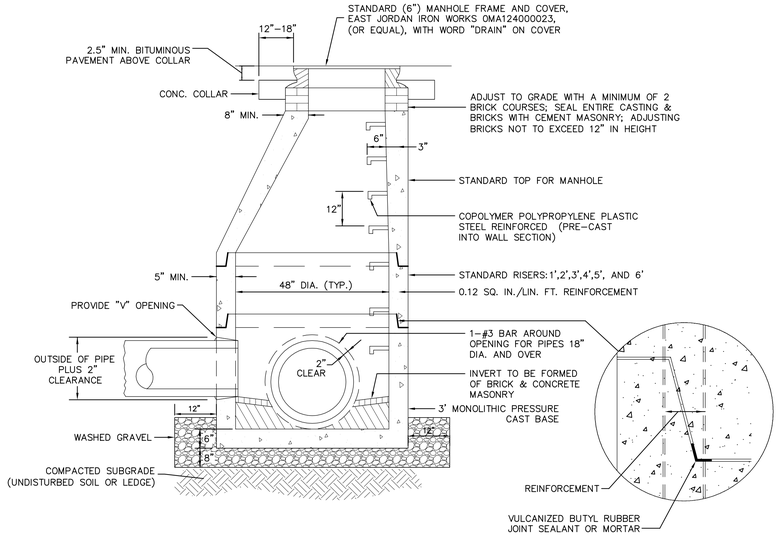
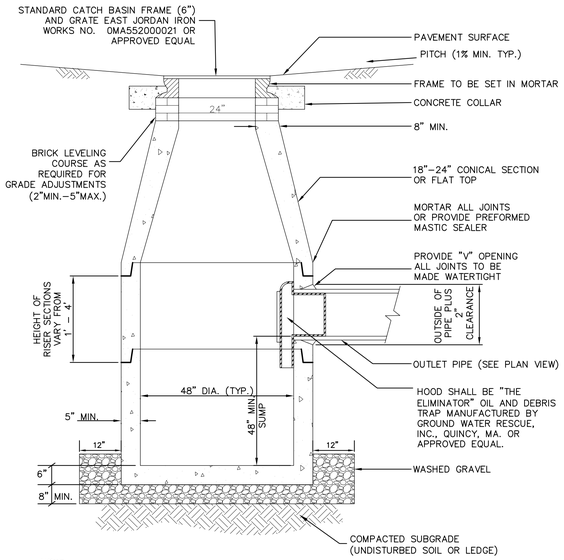


NOTE:

1. CONTRACTOR TO CONFIRM ALL SIZES IN SHOP DRAWING PHASE.
2. CONTRACTOR SHALL PROVIDE SIGNED & SEALED BUOYANCY CALCULATIONS FOR ALL PRECAST STRUCTURES WITH SHOP DRAWINGS SUBMITTED TO CHA. CALCULATIONS SHALL ASSUME THE HIGHER OF FEMA FLOODPLAIN ELEVATION OR SEASONAL HIGH GROUNDWATER ELEVATION FOR FOR GROUNDWATER DEPTH AT EACH STRUCTURE.

5 STANDARD PRECAST DRAIN MANHOLE

SCALE: NO SCALE

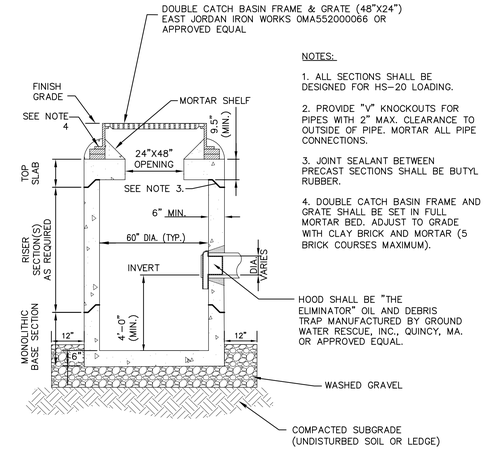


NOTE:

1. CONTRACTOR TO CONFIRM ALL SIZES IN SHOP DRAWING PHASE.
2. CONTRACTOR SHALL PROVIDE SIGNED & SEALED BUOYANCY CALCULATIONS FOR ALL PRECAST STRUCTURES WITH SHOP DRAWINGS SUBMITTED TO CHA. CALCULATIONS SHALL ASSUME SEASONAL HIGH GROUNDWATER ELEVATION FOR FOR GROUNDWATER DEPTH AT EACH STRUCTURE WITH A 1.5 FACTOR OF SAFETY APPLIED TO THE UPLIFT.

2 PRECAST CONCRETE SINGLE GRATE CATCH BASIN

SCALE: NO SCALE



NOTES:

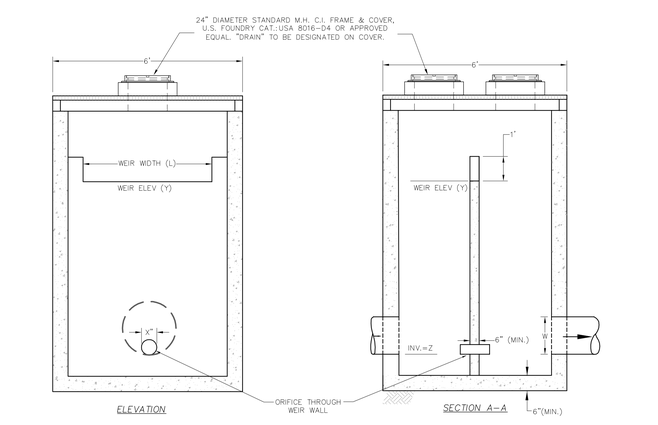
1. ALL SECTIONS SHALL BE DESIGNED FOR HS–20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
4. DOUBLE CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (5 BRICK COURSES MAXIMUM).

NOTE:

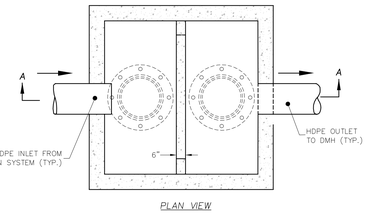
1. CONTRACTOR TO CONFIRM ALL SIZES IN SHOP DRAWING PHASE.
2. CONTRACTOR SHALL PROVIDE SIGNED & SEALED BUOYANCY CALCULATIONS FOR ALL PRECAST STRUCTURES WITH SHOP DRAWINGS SUBMITTED TO CHA. CALCULATIONS SHALL ASSUME SEASONAL HIGH GROUNDWATER ELEVATION FOR FOR GROUNDWATER DEPTH AT EACH STRUCTURE WITH A 1.5 FACTOR OF SAFETY APPLIED TO THE UPLIFT.

3 PRECAST DOUBLE GRATE CATCH BASIN

SCALE: NO SCALE



OUTLET CONTROL STRUCTURE (OCS) TABLE				
NAME	ORIFICE DIA (X)	ORIFICE INV	WEIR WIDTH (L)	WEIR ELEV
OCS #1	10"	161.80	6'	164.50
OCS #2	4"	159.75	6'	162.50
OCS #3	6"	157.60	6'	159.75
OCS #4	10"	157.00	6'	159.75
OCS #5	8"	156.45	6'	158.00

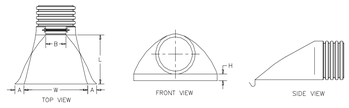


NOTES:

1. SEE PLAN FOR INDIVIDUAL STRUCTURE PIPE ORIENTATION.
2. CONTRACTOR SHALL PROVIDE SIGNED & SEALED BUOYANCY CALCULATIONS FOR ALL PRECAST STRUCTURES WITH SHOP DRAWINGS SUBMITTED TO CHA. CALCULATIONS SHALL ASSUME THE HIGHER OF FEMA FLOODPLAIN ELEVATION OR SEASONAL HIGH GROUNDWATER ELEVATION FOR FOR GROUNDWATER DEPTH AT EACH STRUCTURE.
3. OUTLET STRUCTURE TO BE PRECAST CONCRETE MANUFACTURED BY ROTONDO & SONS, INC. OR APPROVED EQUAL.

4 TYPICAL OUTLET CONTROL STRUCTURE

SCALE: NO SCALE



PIPE DIAMETER, (inches)						
DIAMETER	12	15	18	24	30	36
A	6.5	6.5	7.5	7.5	7.5	7.5
B (max)	10.0	10.0	15.0	18.0	22.0	25.0
H	6.5	6.5	6.5	6.5	8.6	8.6
L	25.0	25.0	32.0	36.0	58.0	58.0
W	29.0	29.0	35.0	45.0	63.0	63.0

ADS FLARED END SECTION SPECIFICATION:

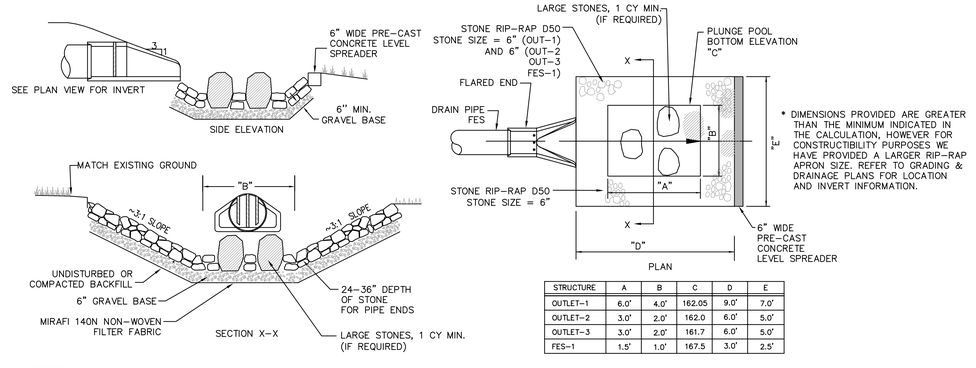
SCOPE
THIS SPECIFICATION DESCRIBES 12" THROUGH 36" ADS FLARED END SECTIONS FOR USE IN CULVERT AND DRAINAGE OUTLET APPLICATIONS.

REQUIREMENTS
THE INVERT OF THE PIPE AND THE END SECTION SHALL BE AT THE SAME ELEVATION. THE ADS FLARED END SECTION SHALL BE HIGH DENSITY POLYETHYLENE MEETING ASTM D3350 MINIMUM CELL CLASSIFICATION 213320C; CONTACT MANUFACTURER FOR ADDITIONAL CELL CLASSIFICATION INFORMATION. WHEN PROVIDED, THE METAL THREADED FASTENING ROD SHALL BE STAINLESS STEEL.

INSTALLATION
INSTALLATION SHALL BE IN ACCORDANCE WITH ADS INSTALLATION INSTRUCTIONS AND WITH THOSE ISSUED BY STATE OR LOCAL AUTHORITIES.

5 ADS HDPE FLARED END SECTION

SCALE: NO SCALE



* DIMENSIONS PROVIDED ARE GREATER THAN THE MINIMUM INDICATED IN THE CALCULATION, HOWEVER FOR CONSTRUCTIBILITY PURPOSES WE HAVE PROVIDED A LARGER RIP–RAP APRON SIZE. REFER TO GRADING & DRAINAGE PLANS FOR LOCATION AND INVERT INFORMATION.

STRUCTURE	A	B	C	D	E
OUTLET–1	6.0'	4.0'	162.05	9.0'	7.0'
OUTLET–2	3.0'	2.0'	162.0	6.0'	5.0'
OUTLET–3	3.0'	2.0'	161.7	6.0'	5.0'
FES–1	1.5'	1.0'	167.5	3.0'	2.5'

6 LEVEL SPREADER/PLUNGE POOL/ENERGY DISSIPATER

SCALE: NO SCALE

THE RESIDENCES AT 1500 MAIN
1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781.849.0011
OWNER

utile
ARCHITECTURE + URBAN DESIGN
115 KINGSTON ST
BOSTON, MA 02111
P 617 423.7200 F 617 423.1414
utiledesign.com
ARCHITECT

CHA COMPANIES
141 LONGWATER DRIVE, SUITE 104
NORWELL, MA 02061
P 781 982.5400
CIVIL & LANDSCAPE

BLW ENGINEERS
311 GREAT ROAD
LITTLETON, MA 01460
P 978 486.4301
MEPFP

VEITAS AND VEITAS
639 GRANITE ST
BRAINTREE, MA 02184
P 781 849.2065
STRUCTURAL

VANASSE & ASSOCIATES
35 NEW ENGLAND BUS CENTER DR.
SUITE 140
ANDOVER, MA 01810
P 978 474.8800
TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420
GEOTECH

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
KELLY WILLIAM LYNCH
No. 52809
REGISTERED PROFESSIONAL ENGINEER
STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE
UTILE PROJECT NUMBER 1839

DETAILS - 2

C-602

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SC-740 TECHNICAL SPECIFICATION
NTS

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 30.0" X 85.4"
CHAMBER STORAGE	45.9 CUBIC FEET
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET
WEIGHT	75.0 lbs.

*ASSUMES 6" STONE ABOVE, BELOW, AND BETWEEN CHAMBERS

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6"	10.9"	18.5" (470 mm)	---
SC740EPE06B / SC740EPE06BPC			---	0.5"
SC740EPE08T /SC740EPE08TPC	8"	12.2"	16.5"	---
SC740EPE08B / SC740EPE08BPC			---	0.6"
SC740EPE10T / SC740EPE10TPC	10"	13.4"	14.5"	---
SC740EPE10B / SC740EPE10BPC			---	0.7"
SC740EPE12T / SC740EPE12TPC	12"	14.7"	12.5"	---
SC740EPE12B / SC740EPE12BPC			---	1.2"
SC740EPE15T / SC740EPE15TPC	15"	18.4"	9.0"	---
SC740EPE15B / SC740EPE15BPC			---	1.3"
SC740EPE18T / SC740EPE18TPC	18"	19.7"	5.0"	---
SC740EPE18B / SC740EPE18BPC			---	1.6"
SC740EPE24B*	24"	18.5"	---	0.1"

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75". BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTES:

1. ALL DIMENSIONS ARE NOMINAL.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 AND MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
8. STORMTECH SC-740 UNITS TO BE H20 RATED FOR VEHICLE LOADS.

1 STORMTECH SC-740 CHAMBER UNIT SYSTEMS
SCALE: NO SCALE

SC-740 ISOLATOR ROW DETAIL
NTS

SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
     - 2.1. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
     - 2.2. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
1. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
2. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
3. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

SC-740 INSPECTION PORT DETAIL
NTS

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

2 STORMTECH SC-740 CHAMBER ISOLATOR ROW
SCALE: NO SCALE

MC-3500 TECHNICAL SPECIFICATION
NTS

NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X XX.X"
CHAMBER STORAGE	109.9 CUBIC FEET
MINIMUM INSTALLED STORAGE*	178.9 CUBIC FEET
WEIGHT	135.0 lbs.

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 22.5"
END CAP STORAGE	14.9 CUBIC FEET
MINIMUM INSTALLED STORAGE*	46.0 CUBIC FEET
WEIGHT	50.0 lbs.

*ASSUMES 12" STONE ABOVE, 9" STONE FOUNDATION AND BETWEEN CHAMBERS, 12" STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC3500IEPP06T	6"	33.21"	---
MC3500IEPP06B		---	0.66"
MC3500IEPP08T	8"	31.16"	---
MC3500IEPP08B		---	0.81"
MC3500IEPP10T	10"	29.04"	---
MC3500IEPP10B		---	0.93"
MC3500IEPP12T	12"	26.36"	---
MC3500IEPP12B		---	1.35"
MC3500IEPP15T	15"	23.39"	---
MC3500IEPP15B		---	1.50"
MC3500IEPP18TC	18"	20.03"	---
MC3500IEPP18BC		---	1.77"
MC3500IEPP24TC	24"	14.48"	---
MC3500IEPP24BC		---	2.06"
MC3500IEPP30BC	30"	---	

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" SIZE ON SIZE AND 15-48" ECCENTRIC MANIFOLDS.
CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10".
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9"(MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

NOTES:

1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

3 STORMTECH MC-3500 CHAMBER UNIT SYSTEMS
SCALE: NO SCALE

MC-3500 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN.
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED.
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG.
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE. MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE.
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" OR MORE IS PREFERRED.
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN.
- C. VACUUM STRUCTURE SUMP AS REQUIRED.

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

MC-3500 6" INSPECTION PORT DETAIL
NTS

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4 STORMTECH MC-3500 CHAMBER ISOLATOR ROW
SCALE: NO SCALE

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
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OWNER

utile
ARCHITECTURE + URBAN DESIGN
115 KINGSTON ST
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utiledesign.com
ARCHITECT

CHA COMPANIES
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CIVIL & LANDSCAPE

BLW ENGINEERS
311 GREAT ROAD
LITTLETON, MA 01460
P 978 486.4301
MEPFP

VEITAS AND VEITAS
639 GRANITE ST
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STRUCTURAL

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TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
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GEOTECH

KEY PLAN

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NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE | UTILE PROJECT NUMBER 1839

DETAILS - 3

C-603

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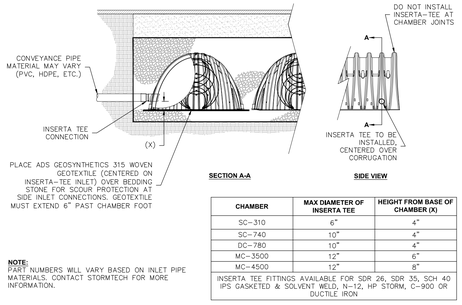
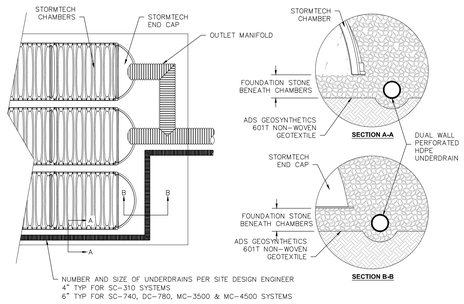


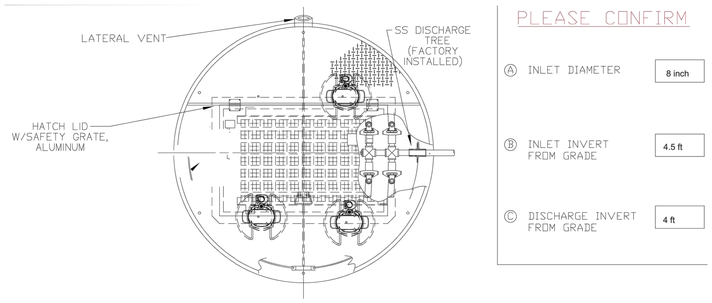
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6"	4"
SC-740	10"	4"
DC-780	10"	4"
MC-3500	12"	6"
MC-4500	12"	8"
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTE:
PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

3 STORMTECH INSERTA TEE DETAIL
SCALE: NO SCALE

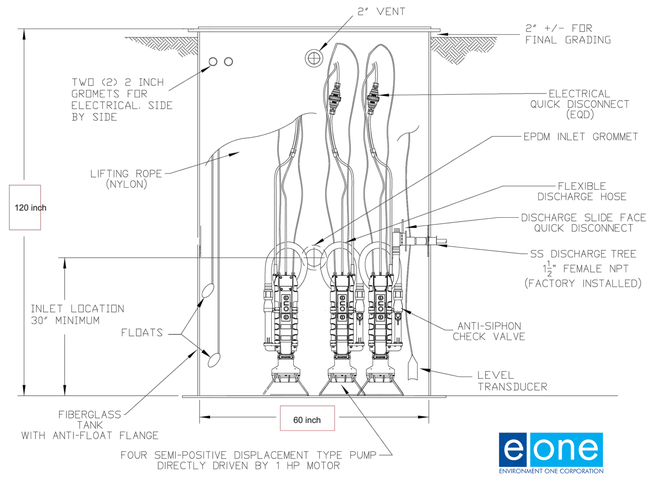


4 STORMTECH UNDERDRAIN DETAIL
SCALE: NO SCALE

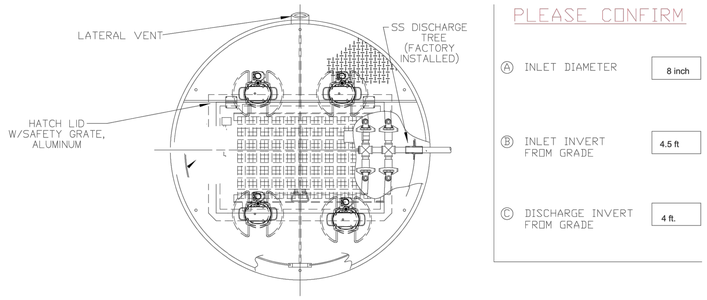


PLEASE CONFIRM

A	INLET DIAMETER	8 inch
B	INLET INVERT FROM GRADE	4.5 ft
C	DISCHARGE INVERT FROM GRADE	4 ft

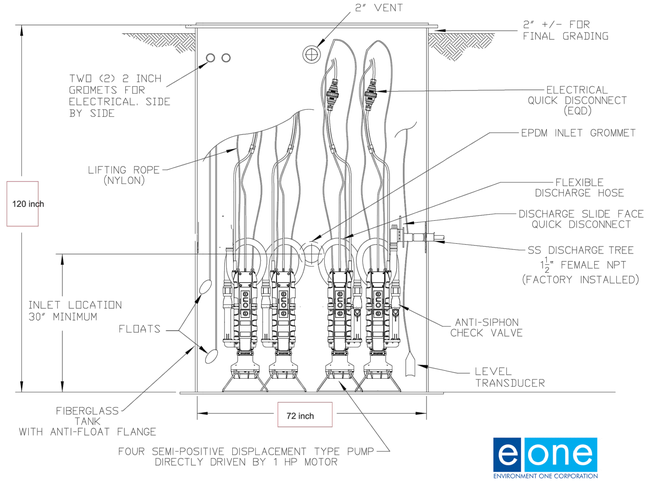


3 E-ONE® TRIPLEX FIBERGLASS GRINDER PUMP
SCALE: NO SCALE

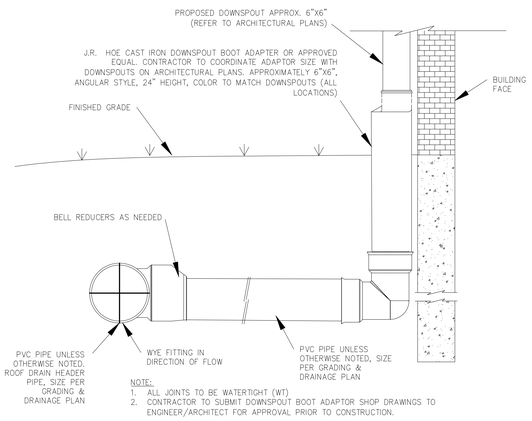


PLEASE CONFIRM

A	INLET DIAMETER	8 inch
B	INLET INVERT FROM GRADE	4.5 ft
C	DISCHARGE INVERT FROM GRADE	4 ft.

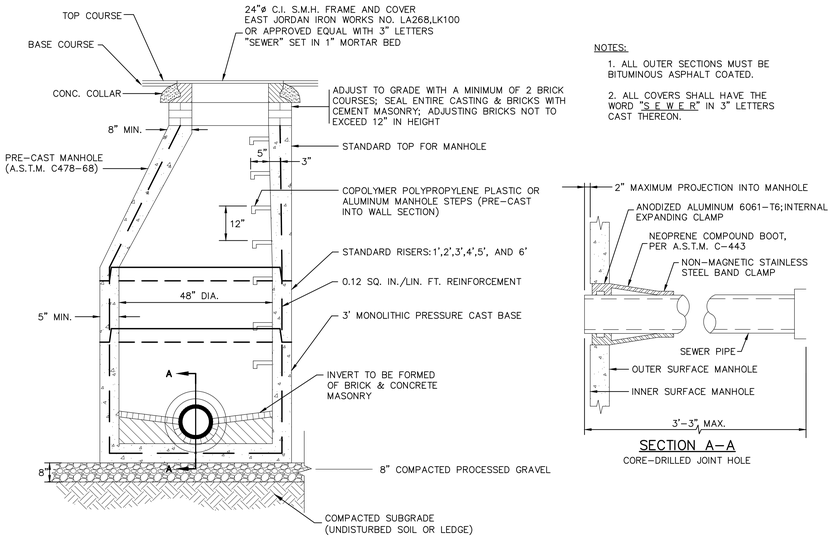


4 E-ONE® QUADRIPLEX FIBERGLASS GRINDER PUMP
SCALE: NO SCALE



NOTE:
1. ALL JOINTS TO BE WATERTIGHT (WT)
2. CONTRACTOR TO SUBMIT DOWNSPOUT BOOT ADAPTOR SHOP DRAWINGS TO ENGINEER/ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

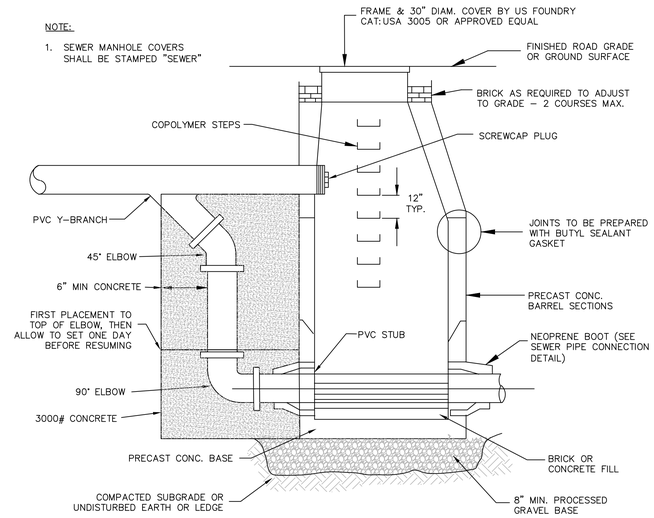
11 ROOF DRAIN CONNECTION
SCALE: NO SCALE



NOTES:
1. ALL OUTER SECTIONS MUST BE BITUMINOUS ASPHALT COATED.
2. ALL COVERS SHALL HAVE THE WORD "S E W E R" IN 3" LETTERS CAST THEREON.

NOTE:
1. CONTRACTOR TO CONFIRM ALL SIZES IN SHOP DRAWING PHASE.
2. CONTRACTOR SHALL PROVIDE SIGNED & SEALED BUOYANCY CALCULATIONS FOR ALL PRECAST STRUCTURES WITH SHOP DRAWINGS SUBMITTED TO CHA. CALCULATIONS SHALL ASSUME THE HIGHER OF FEMA FLOODPLAIN ELEVATION OR SEASONAL HIGH GROUNDWATER ELEVATION FOR FOR GROUNDWATER DEPTH AT EACH STRUCTURE.

5 STANDARD PRE-CAST SEWER MANHOLE
SCALE: NO SCALE



6 DROP SEWER CONNECTION DETAIL
SCALE: NO SCALE

THE RESIDENCES AT 1500 MAIN
1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
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TRAFFIC

McPHAIL ASSOCIATES
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GEOTECH

KEY PLAN

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NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER 1839

DETAILS - 4

C-604

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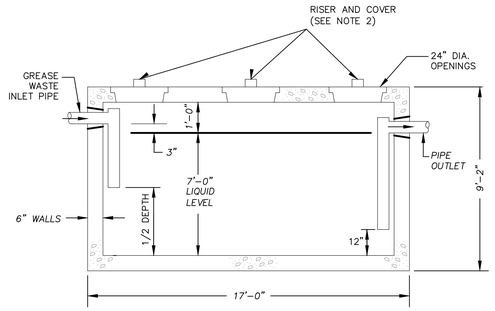


CROSS SECTION VIEW

PROPOSED SIZING (GAL)	LENGTH	WIDTH	HEIGHT	MODEL NUMBER	RATING
5000	17'-0"	7'-0"	9'-2"	ROTONDO GT6X16-5	HS-20

NOTES:

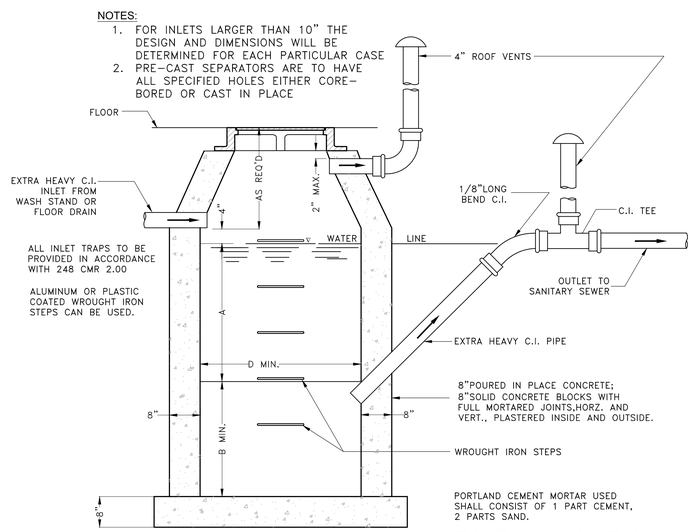
1. PROPERLY SIZED GREASE TRAP SHALL BE INSTALLED TO INTERCEPT FATS & OILS FROM KITCHEN FLOW (TITLE 5).
2. 24" PAMREX HINGED DUCTILE IRON COVERS WITH GASKETS SHALL BE BROUGHT TO GRADE OVER EACH OPENING.
3. GREASE TRAPS SHALL BE VENTED THROUGH BUILDING PLUMBING AS REQUIRED BY CODE.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. EXAMPLE SIZE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

1 GREASE TRAP DETAIL

SCALE: NO SCALE

NOTES:

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



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

GENERAL CONSTRUCTION NOTES

BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE,COVER TO HAVE A CENTER HOLE.

A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING.

OPENING SHALL BE NOT LESS THAN 24" DIA.

THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.

INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.

WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.

THE NEW CATCH BASIN MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.

ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.

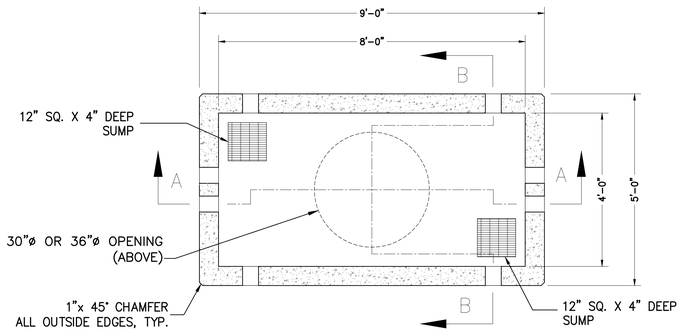
WROUGHT IRON STEPS SHALL BE SPACED ABOUT 18" APART.

BOTH VENTS SHALL BE EXTENED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE M.W.R.A.

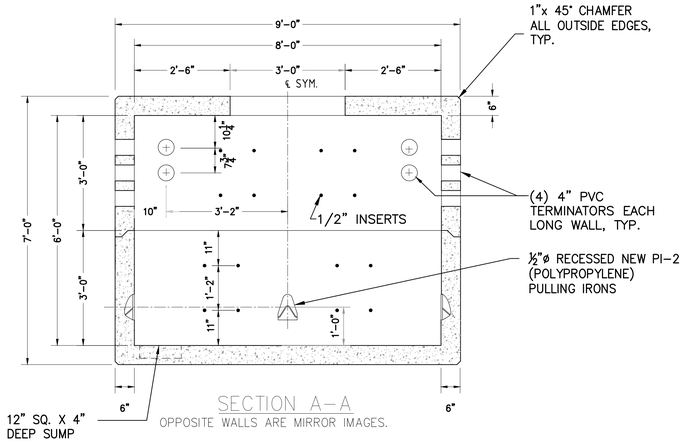
OUTLET PIPE TO BE 45 DEGREE ANGLE.

2 OIL AND WATER SEPARATOR DETAIL

SCALE: NO SCALE

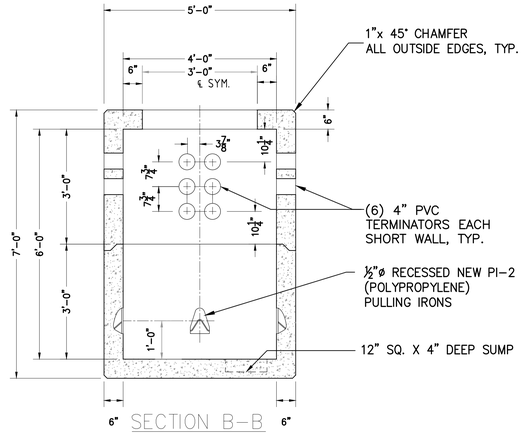


PLAN



SECTION A-A

OPPOSITE WALLS ARE MIRROR IMAGES.



SECTION B-B

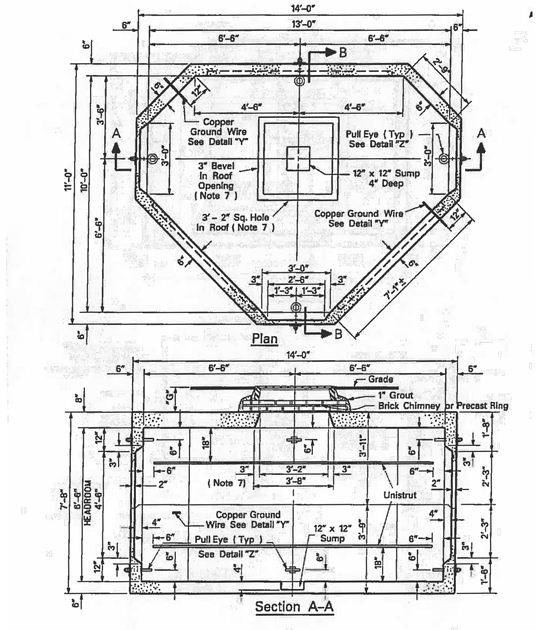
OPPOSITE WALLS ARE MIRROR IMAGES.

NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. ALL REINFORCEMENT PER ASTM A615, GRADE 60, 1" MIN COVER.
3. TONGUE & GROOVE JOINT SEALED WITH BUTYL RESIN.
4. 4" PVC TERMINATORS.
5. RECESSED PULLEYES.
6. 1/2"INSERTS FOR RACKING (LONG WALLS ONLY).
7. PVC SUMP WITH GRATE.

3 TELECOMMUNICATIONS MANHOLE DETAIL

SCALE: NO SCALE



PRECAST CONCRETE MANHOLES 3 WAY DISTRIBUTION – 10 FEET X 13 FEET (INSIDE)			
nationalgrid	UNDERGROUND CONSTRUCTION STANDARD	PAGE NUMBER	ISSUE
		33-105	7/09

3 3 WAY DISTRIBUTION ELECTRIC MANHOLE DETAIL

SCALE: NO SCALE

THE RESIDENCES AT 1500 MAIN
1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
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McPHAIL ASSOCIATES
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CAMBRIDGE, MA 02140
P 617 868.1420
GEOTECH

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
KELLY
KILLEEN
EXP.
NO. 49008
REGISTERED
PROFESSIONAL ENGINEER
11/5/18
STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

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UTILE PROJECT NUMBER 1839

DETAILS - 5

C-605

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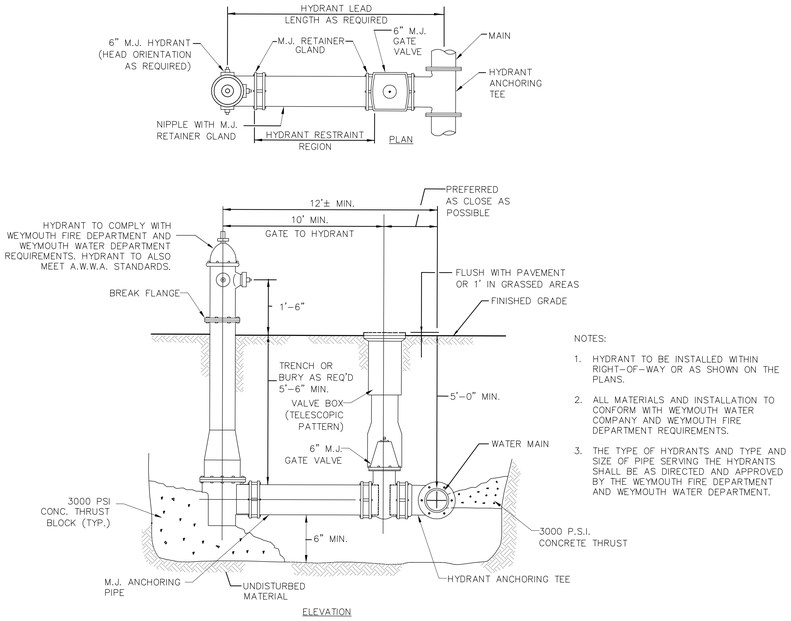


NOTES:

1. HYDRANT TO BE INSTALLED WITHIN RIGHT-OF-WAY OR AS SHOWN ON THE PLANS.
2. ALL MATERIALS AND INSTALLATION TO CONFORM WITH WEYMOUTH WATER COMPANY AND WEYMOUTH FIRE DEPARTMENT REQUIREMENTS.
3. THE TYPE OF HYDRANTS AND TYPE AND SIZE OF PIPE SERVING THE HYDRANTS SHALL BE AS DIRECTED AND APPROVED BY THE WEYMOUTH FIRE DEPARTMENT AND WEYMOUTH WATER DEPARTMENT.

1 TYPICAL HYDRANT & VALVE ASSEMBLY DETAIL

SCALE: NO SCALE

REQUIRED BEARING AREAS & DIMENSIONS

FOR CONCRETE THRUST BLOCKS

PIPE SIZE (IN.)	TEE(See Note 5) AREA Sq.Ft.	TEE(See Note 5) Dimen. D x L	90°(1/4)BEND AREA Sq.Ft.	90°(1/4)BEND Dimen. D x L	45°(1/8)BEND AREA Sq.Ft.	45°(1/8)BEND Dimen. D x L	22-1/2°(1/16)BEND AREA Sq.Ft.	22-1/2°(1/16)BEND Dimen. D x L	11-1/4°(1/32)BEND AREA Sq.Ft.	11-1/4°(1/32)BEND Dimen. D x L
3 & 4	1.4	1.0 x 1.5	2.0	1.0 x 2.0	1.1	1.0 x 1.5	0.6	0.5 x 1.5	0.3	0.5 x 1.0
6	3.2	1.5 x 2.5	4.5	2.0 x 2.5	2.4	1.5 x 2.0	1.2	1.0 x 1.5	0.6	1.5 x 1.5
8	5.7	2.0 x 3.0	8.0	2.0 x 4.0	4.3	2.0 x 2.5	2.2	1.5 x 1.5	1.1	1.0 x 1.5
12	12.7	3.5 x 3.5	18.0	4.0 x 4.5	9.7	2.5 x 4.0	5.0	2.0 x 2.5	2.5	1.5 x 2.0
16	50.0	6.0 x 8.5	50.0	6.0 x 8.5	27.0	5.0 x 5.5	13.8	3.5 x 4.0	6.9	2.5 x 3.0

TYPE B BLOCKING

FOR 45° VERTICAL BENDS

PIPE SIZE NOM DIA(INCHES)	NO. OF CUFT OF CONC BLOCKING	SIDE OF CUBE (FEET)	DIA OF SHACKLE RODS(2) * (INCHES)	DEPTH OF RODS IN CONC (FEET)
4"	29	3.1	3/4"	1.6
6"	59	3.9		
8"	102	4.7		
10"	154	5.4		
12"	218	6.0		
16"	378	7.2	1 1/8"	3.7

TYPE A BLOCKING

FOR 11 1/4° & 22 1/2° VERT BENDS

PIPE SIZE NOM DIA(INCHES)	VERTICAL BEND DEGREES	NO. OF CUFT OF CONC BLOCKING	SIDE OF CUBE (FEET)	DIA OF SHACKLE RODS(2) * (INCHES)	DEPTH OF RODS IN CONC (FEET)
4"	11 1/4°	8	2.0	3/4"	1.6
	22 1/2°	16	2.5		
6"	11 1/4°	16	2.5	3/4"	1.6
	22 1/2°	32	3.2		
8"	11 1/4°	28	3.0	3/4"	1.6
	22 1/2°	55	3.8		
10"	11 1/4°	42	3.5	3/4"	1.6
	22 1/2°	83	4.4		
12"	11 1/4°	60	3.9	3/4"	1.6
	22 1/2°	118	4.9	7/8"	2.2
16"	11 1/4°	104	4.7	7/8"	2.2
	22 1/2°	205	5.9	1 1/8"	3.7

THRUST BLOCK NOTES

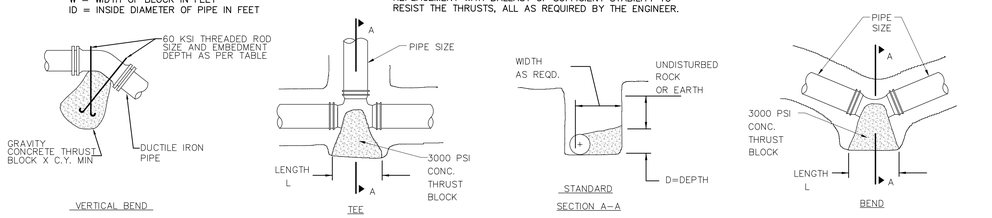
1. FOR REQUIRED BEARING AREA DIMENSIONS D & L SEE TABLE DIMENSIONS OF D & L OTHER THAN THOSE SHOWN IN THE TABLE MAY BE USED PROVIDED THEY YIELD A BEARING AREA EQUAL TO OR LARGER THAN THAT REQUIRED.
2. CONCRETE NOT TO OVERLAP ANY JOINT.
3. CONCRETE TO BE PLACED SO AS NOT TO INTERFERE WITH REMOVING OR INSTALLING ANY OF THE JOINTING HARDWARE.
4. APPROXIMATE VOLUME OF CONCRETE THRUST BLOCK:

$$V = \frac{LD\ (W+ID) - ID}{81}$$

WHERE:

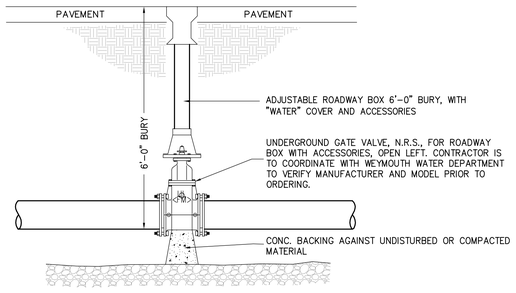
V = VOLUME IN CUBIC YARDS
L = LENGTH OF BLOCK IN FEET
D = DEPTH OF BLOCK IN FEET
W = WIDTH OF BLOCK IN FEET
ID = INSIDE DIAMETER OF PIPE IN FEET

5. VALUES FOR TEE ALSO APPLY TO END PLUGS, CAPS, AND TAPPING SLEEVES.
6. REQUIRED BEARING AREAS ARE DUE TO THRUSTS CAUSED BY 150 PSI WORKING PRESSURE PLUS 50%(75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE. NORMAL PIPE DIAMETER USED.
7. REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 2000 LBS. PER SQUARE FOOT FOR SAND. DUE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS MAY BE MODIFIED BY THE ENGINEER.
8. IN MUCK, PEAT, OR RECENTLY PLACED FILL ALL THRUST SHALL BE RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS, ALL AS REQUIRED BY THE ENGINEER.



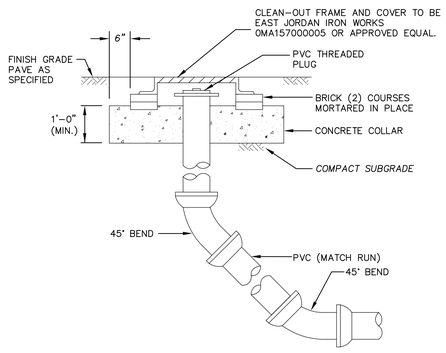
2 THRUST BLOCK DETAILS

SCALE: NO SCALE



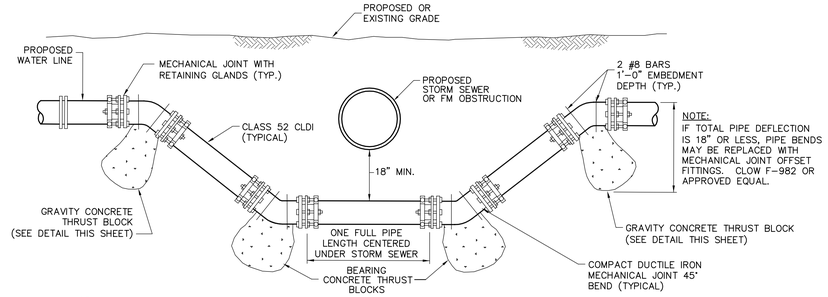
3 ROADWAY BOX VALVE DETAIL

SCALE: NO SCALE



4 TYPICAL SEWER SERVICE CLEANOUT

SCALE: NO SCALE

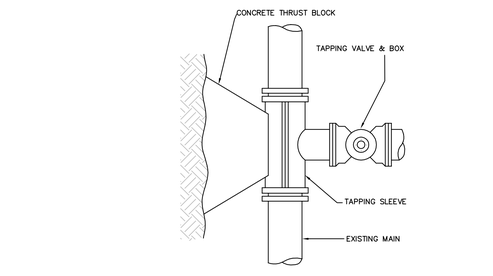


NOTES

1. WATERLINE JOINTS SHALL BE PLACED EQUIDISTANT FROM UTILITY AT CROSSING.
2. IN THE CASE OF A HORIZONTAL WATERLINE RELOCATION USE BEARING CONCRETE THRUST BLOCKS AT ALL FOUR BENDS.

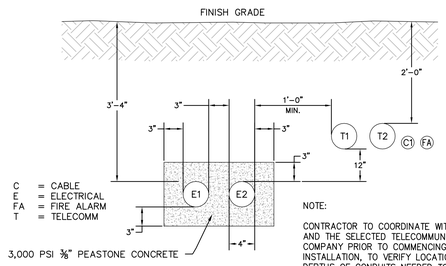
5 WATERLINE OBSTRUCTION DETAIL

SCALE: NO SCALE



6 TAPPING SLEEVE & VALVE DETAIL

SCALE: NO SCALE

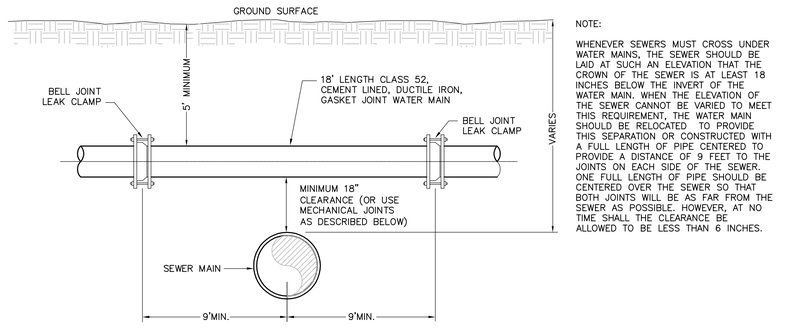


NOTE:

CONTRACTOR TO COORDINATE WITH NATIONAL GRID AND THE SELECTED TELECOMMUNICATION COMPANY PRIOR TO COMMENCING WITH INSTALLATION, TO VERIFY LOCATION, SIZE AND DEPTHS OF CONDUITS NEEDED TO SERVE PROJECT

7 TYPICAL UTILITY DUCTBANK CROSS SECTION

SCALE: NO SCALE



NOTE:

WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHOULD BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHOULD BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH A FULL LENGTH OF PIPE CENTERED TO PROVIDE A DISTANCE OF 9 FEET TO THE JOINTS ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF PIPE SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. HOWEVER, AT NO TIME SHALL THE CLEARANCE BE ALLOWED TO BE LESS THAN 6 INCHES.

8 TYPICAL WATER CROSSING

SCALE: NO SCALE

THE RESIDENCES AT 1500 MAIN
1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781.849.0011
OWNER

utile
ARCHITECTURE + URBAN DESIGN
115 KINGSTON ST
BOSTON, MA 02111
P 617 423.7200 F 617 423.1414
utiledesign.com
ARCHITECT

CHA COMPANIES
141 LONGWATER DRIVE, SUITE 104
NORWELL, MA 02061
P 781 982.5400
CIVIL & LANDSCAPE

BLW ENGINEERS
311 GREAT ROAD
LITTLETON, MA 01460
P 978 486.4301
MEPFP

VEITAS AND VEITAS
639 GRANITE ST
BRAINTREE, MA 02184
P 781.849.2065
STRUCTURAL

VANASSE & ASSOCIATES
35 NEW ENGLAND BUS CENTER DR.
SUITE 140
ANDOVER, MA 01810
P 978 474.8800
TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420
GEOTECH

KEY PLAN

STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER 1839

DETAILS - 6

C-606

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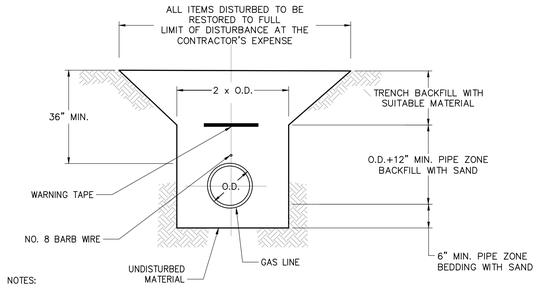


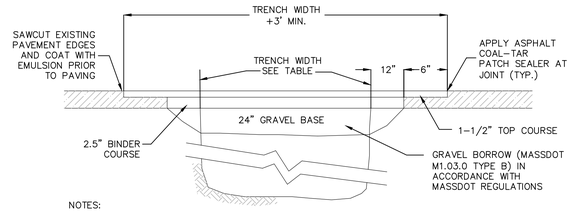
NOTES:

1. 12" VERTICAL CLEARANCE SHALL BE PROVIDED TO ANY PROPOSED OR EXISTING STRUCTURE, UTILITY OR OTHER.
2. 36" HORIZONTAL CLEARANCE SHALL BE PROVIDED TO ANY EXISTING OR PROPOSED STRUCTURES, UTILITIES OR OTHER.
3. INSPECTION AND TESTING REQUIRED BY UTILITY PROVIDER BEFORE TRENCH BACKFILL.
4. CONTRACTOR TO COORDINATE WITH OWNER AND GAS COMPANY ON SCOPE OF WHAT WILL BE PROVIDED BY

1 TYPICAL GAS UTILITY TRENCH DETAIL

SCALE: N.T.S.

TRENCH WIDTH, W		
D DIAMETER OF PIPE	*W UNSHEETED*	*W SHEETED*
TO 12"	*3'*	*4'*
14" TO 24"	*4'*	*5'*
30" TO 36"	*5'*	*6'*

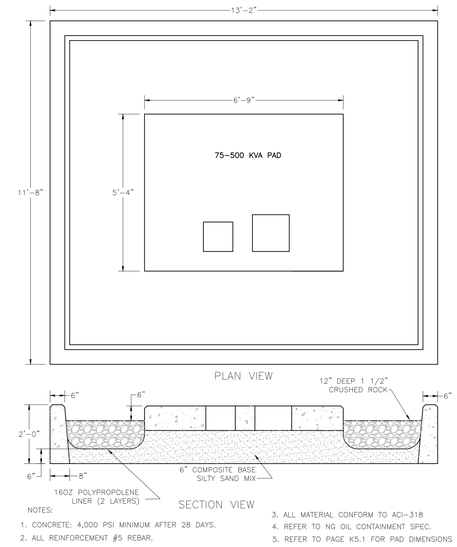


NOTES:

1. CONTRACTOR TO PROVIDE PAVEMENT PATCH TO MEET TOWN OF WEYMOUTH SUBDIVISION RULES AND PWD SPECIFICATIONS.
2. PAVEMENT TO BE MINIMUM 3 1/2" HOT MIX OR GREATER TO MATCH EXISTING.

2 PAVEMENT PATCH DETAIL FOR TRENCH SECTIONS

SCALE: NO SCALE

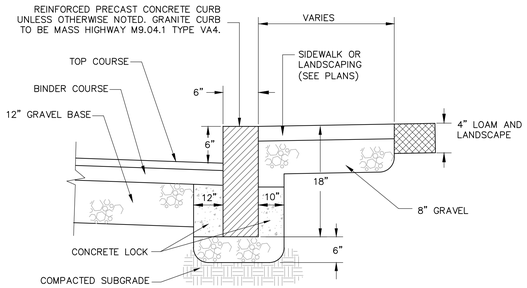


NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. ALL REINFORCEMENT #5 REBAR.
3. ALL MATERIAL CONFORM TO ACI-318
4. REFER TO NG OIL CONTAINMENT SPEC.
5. REFER TO PAGE K5.1 FOR PAD DIMENSIONS

3 NGRID TRANSFOMER PAD DETAIL

SCALE: NO SCALE

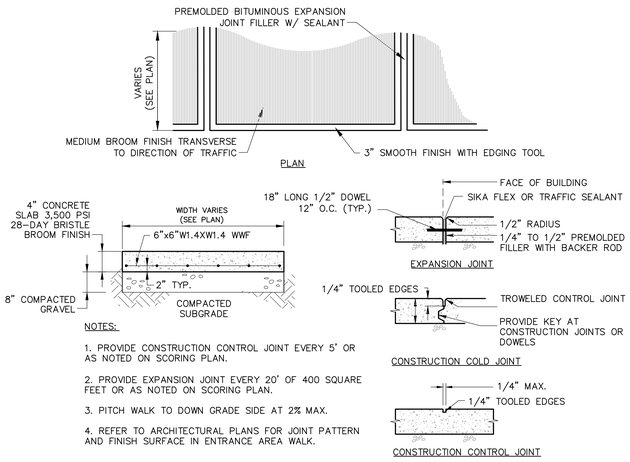


NOTE:

EXISTING SOIL OR ORDINARY FILL COMPACT GRAVEL AND FILL BEHIND CURB TO 95% DRY DENSITY

4 PRECAST CONCRETE OR VERTICAL GRANITE CURB DETAIL

SCALE: NO SCALE

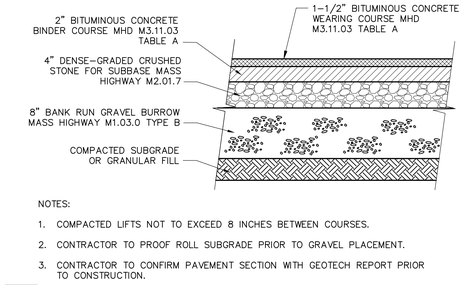


NOTES:

1. PROVIDE CONSTRUCTION CONTROL JOINT EVERY 5' OR AS NOTED ON SCORING PLAN.
2. PROVIDE EXPANSION JOINT EVERY 20' OF 400 SQUARE FEET OR AS NOTED ON SCORING PLAN.
3. PITCH WALK TO DOWN GRADE SIDE AT 2% MAX.
4. REFER TO ARCHITECTURAL PLANS FOR JOINT PATTERN AND FINISH SURFACE IN ENTRANCE AREA WALK.

5 TYPICAL CONCRETE SIDEWALK DETAIL

SCALE: NO SCALE

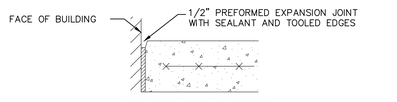


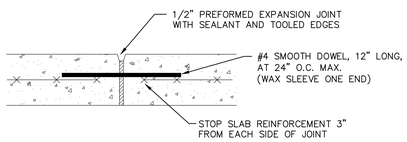
NOTES:

1. COMPACTED LIFTS NOT TO EXCEED 8 INCHES BETWEEN COURSES.
2. CONTRACTOR TO PROOF ROLL SUBGRADE PRIOR TO GRAVEL PLACEMENT.
3. CONTRACTOR TO CONFIRM PAVEMENT SECTION WITH GEOTECH REPORT PRIOR TO CONSTRUCTION.

6 BITUMINOUS PAVEMENT SECTION DETAIL

SCALE: NO SCALE

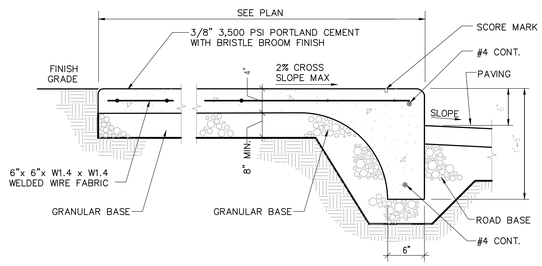




NOTE:
PROVIDE EXPANSION JOINTS AT ALL INTERFACES BETWEEN WALKWAY AND VERTICAL BUILDING SURFACES.

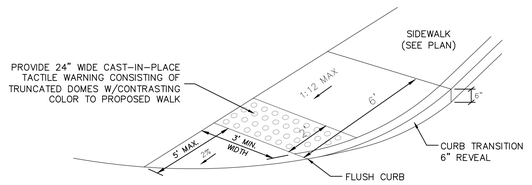
7 EXPANSION JOINT DETAIL

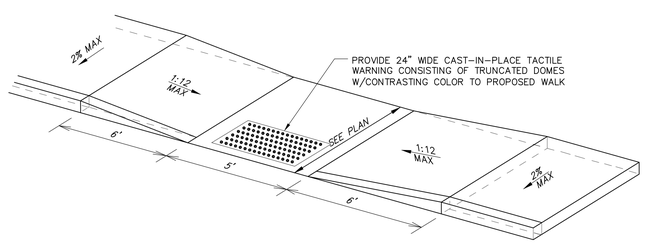
SCALE: NO SCALE

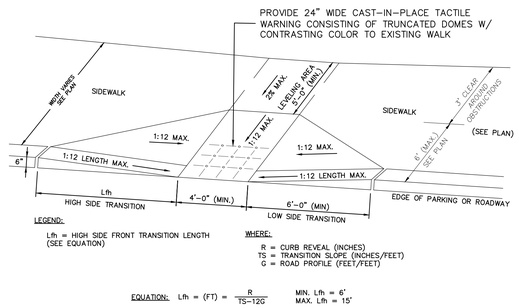


8 INTEGRAL WALK & CURB DETAIL (MONOLITHIC)

SCALE: NO SCALE







LEGEND:

Lfh = HIGH SIDE FRONT TRANSITION LENGTH (SEE EQUATION)

WHERE:

R = CURB REVEAL (INCHES)
TS = TRANSITION SLOPE (INCHES/FEET)
G = ROAD PROFILE (FEET/FEET)

EQUATION: $Lfh = (FT) = \frac{R}{TS-12G}$ MIN. Lfh = 6' MAX. Lfh = 15'

NOTE:

ALL SIDEWALK AND RAMP CONSTRUCTION TO CONFORM TO 521 CMR ARCHITECTURAL ACCESS BOARD AND APPLICABLE A.D.A. REGULATIONS.

9 ADA CURB RAMP DETAILS

SCALE: NO SCALE

THE RESIDENCES AT 1500 MAIN
1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781 849.0011
OWNER

utile
ARCHITECTURE + URBAN DESIGN
115 KINGSTON ST
BOSTON, MA 02111
P 617 423.7200 F 617 423.1414
utiledesign.com
ARCHITECT

CHA COMPANIES
141 LONGWATER DRIVE, SUITE 104
NORWELL, MA 02061
P 781 982.5400
CIVIL & LANDSCAPE

BLW ENGINEERS
311 GREAT ROAD
LITTLETON, MA 01460
P 978 486.4301
MEPFP

VEITAS AND VEITAS
639 GRANITE ST
BRAINTREE, MA 02184
P 781 849.2065
STRUCTURAL

VANASSE & ASSOCIATES
35 NEW ENGLAND BUS CENTER DR. SUITE 140
ANDOVER, MA 01810
P 978 474.8800
TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
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P 617 868.1420
GEOTECH

KEY PLAN

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UTILE PROJECT NUMBER 1839

DETAILS - 7

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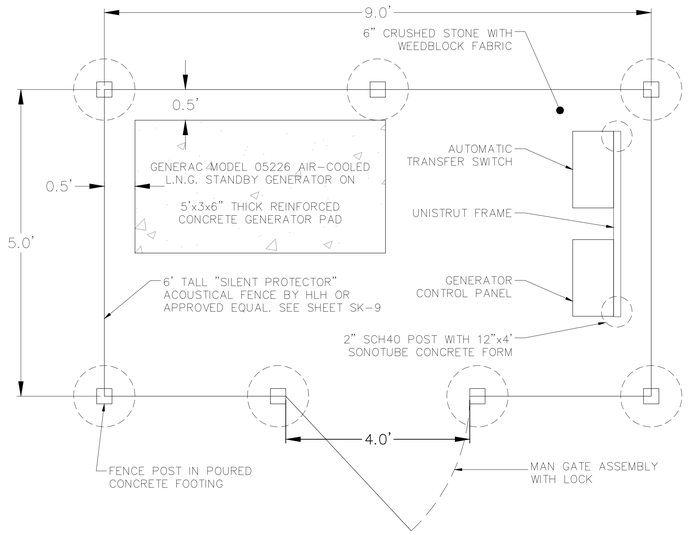
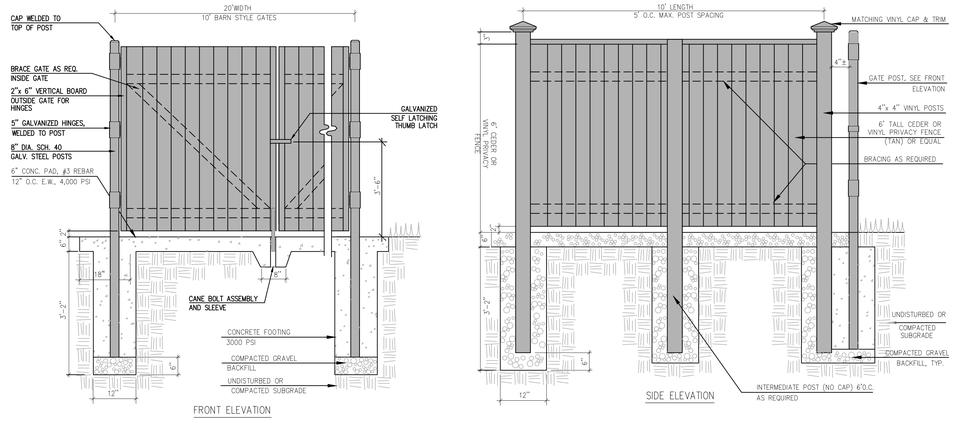
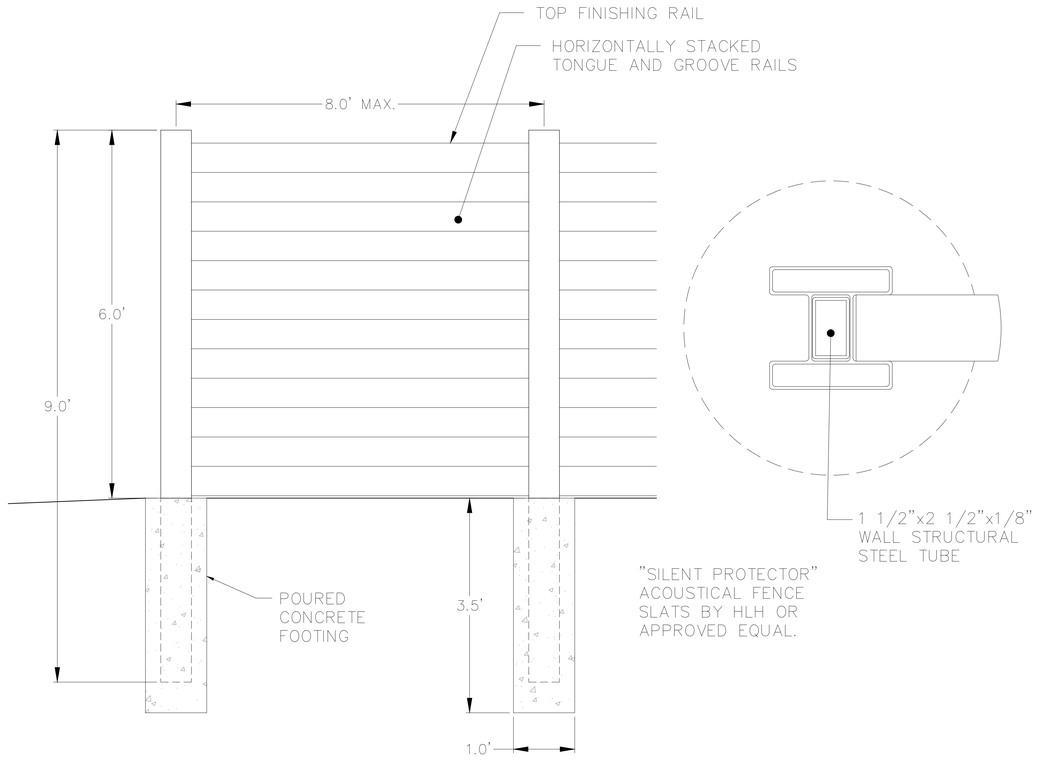


1 GENERATOR PAD ENCLOSURE DETAIL
SCALE: NO SCALE

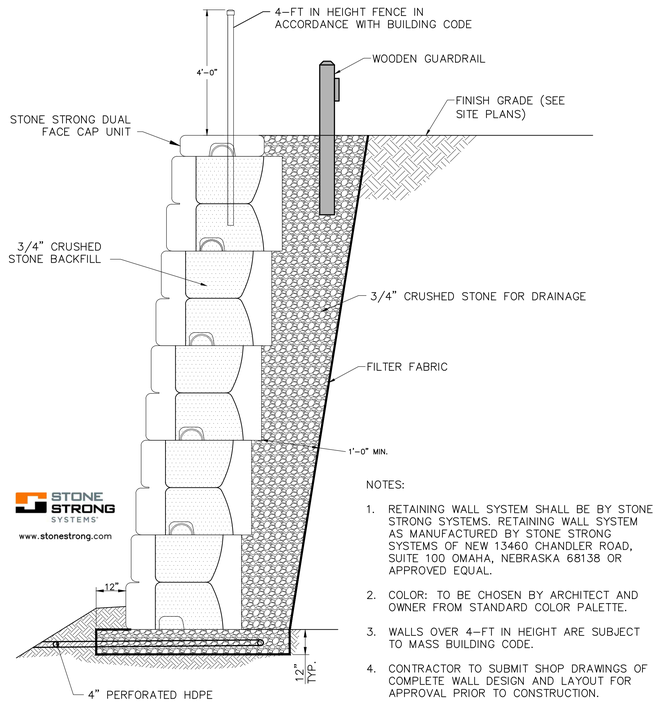


NOTE:
CONTRACTOR TO COORDINATE FENCE CONSTRUCTION WITH MANUFACTURER'S RECOMMENDATION AND TO WORK WITH CUSTOM DIMENSIONS IDENTIFIED ON SITE PLANS.

2 DUMPSTER PAD ENCLOSURE
SCALE: NO SCALE



3 GENERATOR PAD ENCLOSURE ACOUSTICAL FENCE DETAIL
SCALE: NO SCALE



NOTES:

1. RETAINING WALL SYSTEM SHALL BE BY STONE STRONG SYSTEMS. RETAINING WALL SYSTEM AS MANUFACTURED BY STONE STRONG SYSTEMS OF NEW 13460 CHANDLER ROAD, SUITE 100 OMAHA, NEBRASKA 68138 OR APPROVED EQUAL.
2. COLOR: TO BE CHOSEN BY ARCHITECT AND OWNER FROM STANDARD COLOR PALETTE.
3. WALLS OVER 4-FT IN HEIGHT ARE SUBJECT TO MASS BUILDING CODE.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF COMPLETE WALL DESIGN AND LAYOUT FOR APPROVAL PRIOR TO CONSTRUCTION.

4 SEGMENTAL BLOCK RETAINING WALL BY STRONG STONE SYSTEMS
SCALE: NO SCALE

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781 849.0011
OWNER

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STRUCTURAL

VANASSE & ASSOCIATES
35 NEW ENGLAND BUS CENTER DR.
SUITE 140
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P 978 474.8800
TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420
GEOTECH

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
KELLY WILLSEN
LAND SURVEYOR
No. 52502
REGISTERED PROFESSIONAL
11/5/18
STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

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SCALE
UTILE PROJECT NUMBER
1839

DETAILS - 8

C-608

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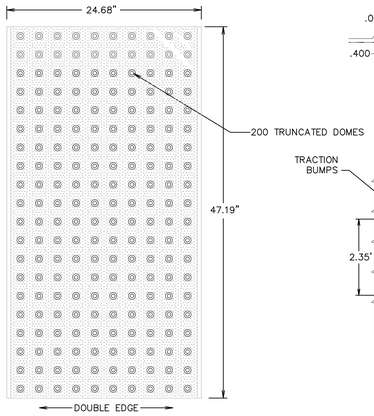
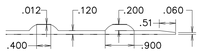
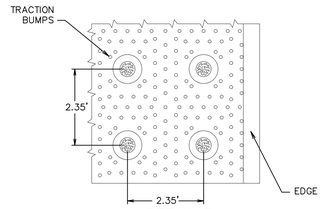




DETAIL A

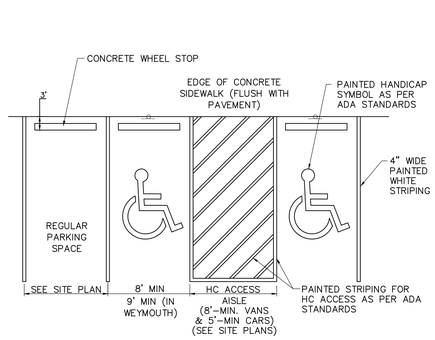


DETAIL B

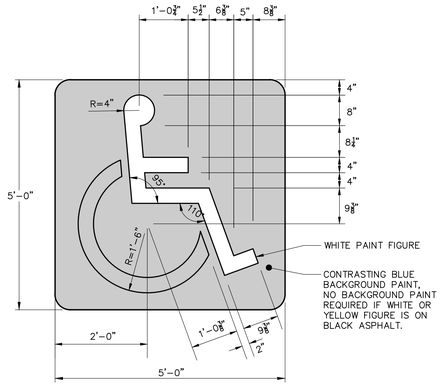
NOTES:

1. DETECTABLE WARNING MATS SHALL BE PROVIDED BY 'DETECTABLE WARNING SYSTEMS, INC.' (866) 999-7452 WWW.DETECTABLE-WARNING.COM OR EQUAL. COLORS AVAILABLE YELLOW, BRICK RED, BLACK. CONTRACTOR TO COORDINATE COLOR WITH ARCHITECT.
2. DETECTABLE WARNINGS ON CURB RAMPS SHALL CONFORM TO ADAAG SECTION 4.29.2 DETECTABLE WARNINGS ON WALKWAY SURFACES.
3. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

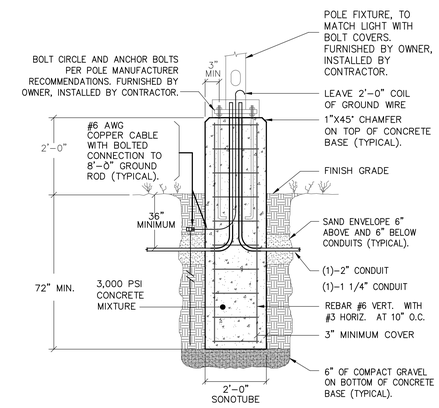
1 DETECTABLE WARNINGS AT RAMPS
SCALE: NO SCALE



PLAN



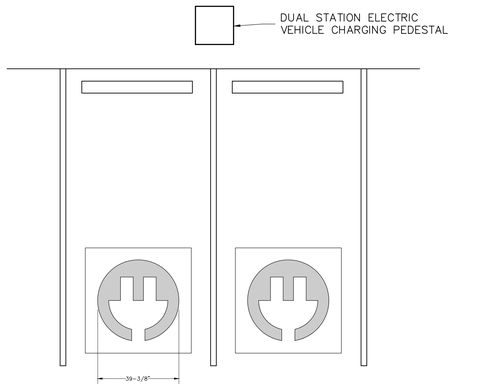
2 ACCESSIBLE STRIPING DETAIL
SCALE: NO SCALE



NOTES:

1. TOTAL LENGTH OF SONOTUBE IS A 3-1 RATIO WITH RESPECT TO THE TOTAL HEIGHT OF POLE INCLUDING EXTENSION ABOVE FINISHED GRADE.
2. LIGHTING NOTE: CONTRACTOR IS RESPONSIBLE FOR PLANNING / ORIENTATING THE BASE PLATE MOUNTING PATTERN TO FIT THE SELECTED POLE AND ACCOUNT FOR THE ORIENTATION OF THE FIXTURE HEADS.
3. CONTRACTOR TO SUBMIT SHOP DRAWING FOR APPROVAL PRIOR TO CONSTRUCTION.

3 PRE-CAST LIGHT POLE BASE DETAIL
SCALE: NO SCALE



4 EV PARKING STALL PAVEMENT MARKING DETAIL
SCALE: NO SCALE

STOP SIGN
R1-1

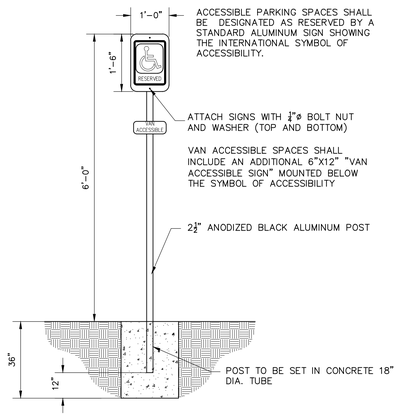
5 SIGN DETAIL
SCALE: NO SCALE

STOP BAR

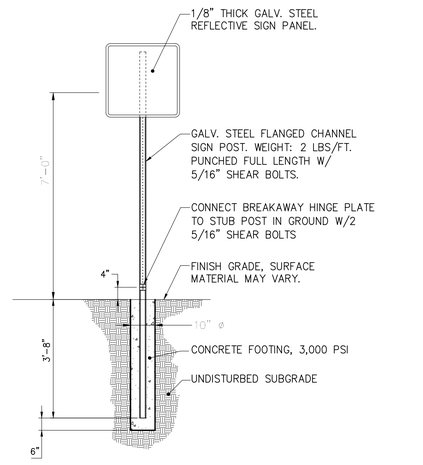
NOTES:

1. ALL PAINT TO BE THERMOPLASTIC.
2. WORDS CAN BE ARRANGED IN OTHER COMBINATIONS THAN THOSE ILLUSTRATED HERE TO ACHIEVE DESIRED RESULTS.
3. PAINTING OF WORDS TO BE AT THE DISCRETION OF THE OWNER. CONTRACTOR SHALL VERIFY PRIOR TO CONSTRUCTION.

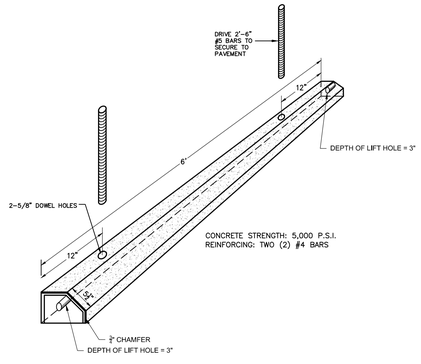
6 PAINTED MARKING DETAIL
SCALE: NO SCALE



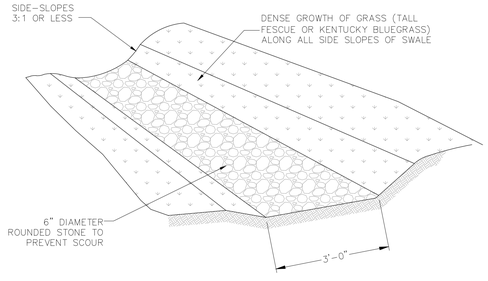
7 ACCESSIBLE PARKING SIGN DETAIL
SCALE: NO SCALE



8 ROADWAY SIGNAGE w/BREAKWAY SUPPORT
SCALE: NO SCALE



9 CONCRETE WHEEL STOP DETAIL
SCALE: NO SCALE



NOTES:

1. INSTALL ROUNDED BOTTOM STONE TO GIVE A NATURAL STREAM APPEARANCE.
2. JUTE NETTING WILL BE REQUIRED TO PREVENT EROSION OF GRASSED SIDE SLOPES.

10 GRASS SWALE WITH 3' WIDE STONE BOTTOM DETAIL
SCALE: NO SCALE

THE RESIDENCES AT 1500 MAIN
1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781 849.0011
OWNER

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ARCHITECT

CHA COMPANIES
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CIVIL & LANDSCAPE

BLW ENGINEERS
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LITTLETON, MA 01460
P 978 486.4301
MEPFP

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TRAFFIC

McPHAIL ASSOCIATES
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P 617 868.1420
GEOTECH

KEY PLAN

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NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE

UTILE PROJECT NUMBER 1839

DETAILS - 9

C-609

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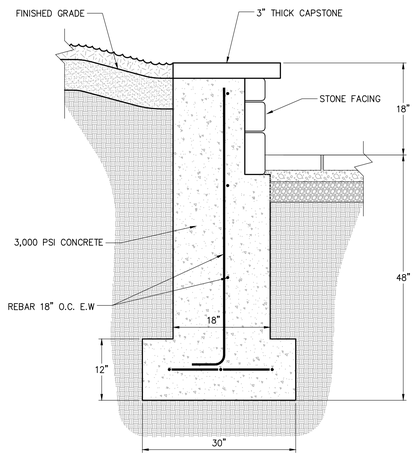
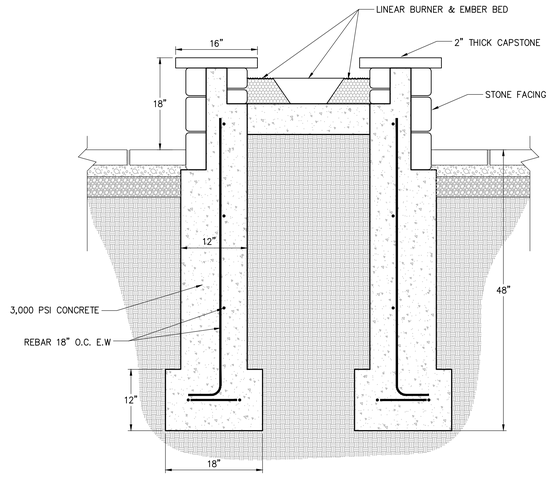
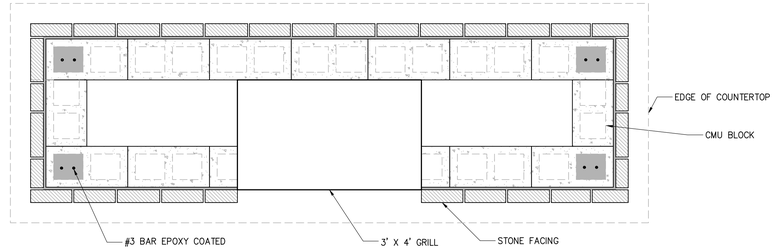


1 SEAT WALL SECTION DETAIL
SCALE: NO SCALE



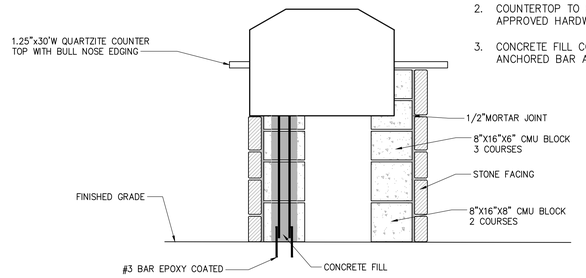
2 FIRE PIT SECTION DETAIL
SCALE: NO SCALE



PLAN

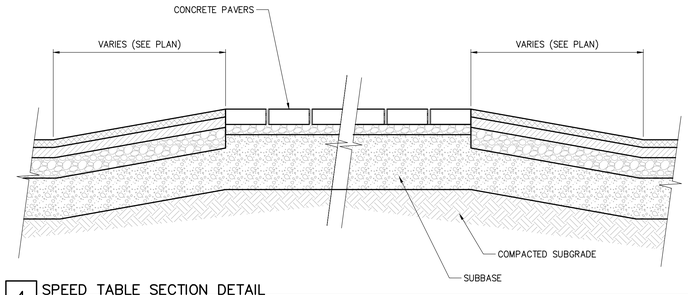
NOTES:

1. COUNTERTOP COLOR TO BE APPROVED BY OWNER.
2. COUNTERTOP TO BE SECURED USING MANUFACTURER APPROVED HARDWARE.
3. CONCRETE FILL CORNER BLOCKS WITH 6" EPOXY ANCHORED BAR AT EACH CORNER.

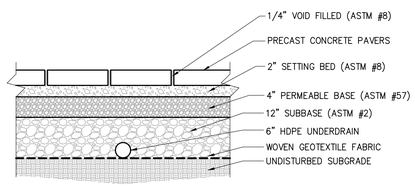


SECTION

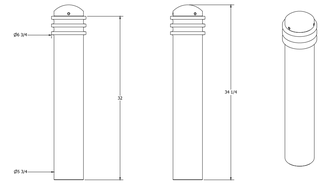
3 GRILL DETAIL
SCALE: NO SCALE



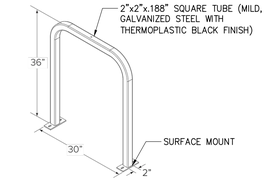
4 SPEED TABLE SECTION DETAIL
NOT TO SCALE



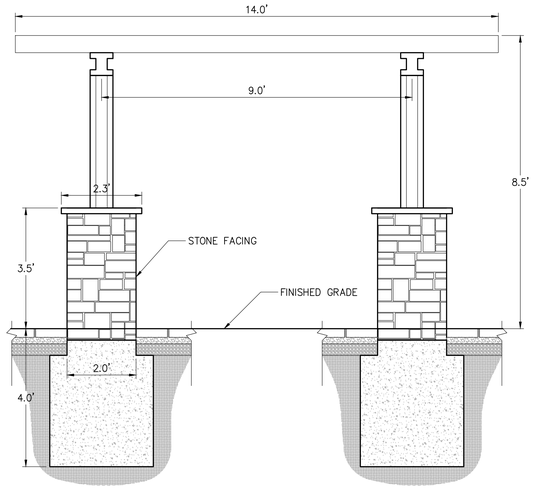
5 PERMEABLE PAVER SECTION DETAIL
SCALE: NO SCALE

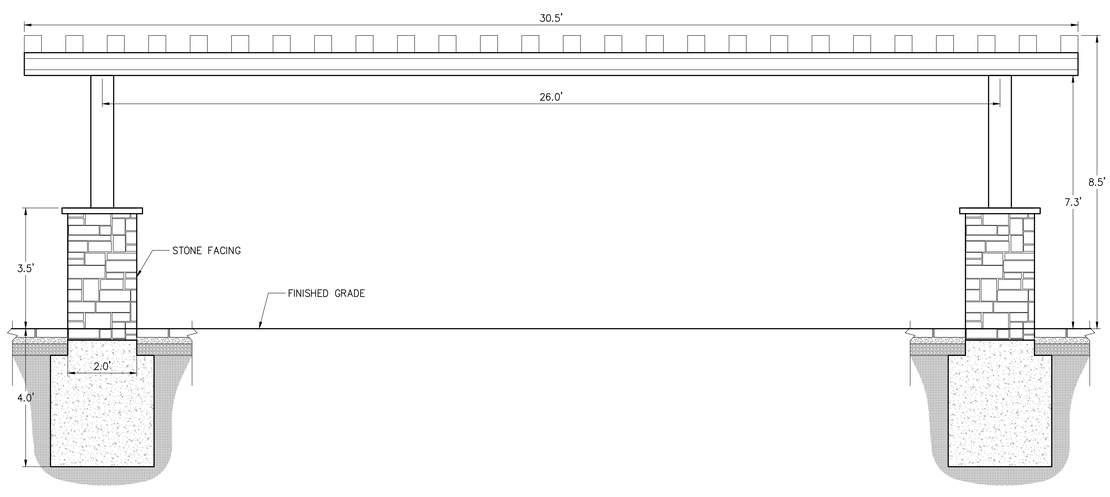


6 DECORATIVE BOLLARD DETAIL
NOT TO SCALE



7 U-SHAPED BIKE RACK
NOT TO SCALE





8 PERGOLA ELEVATION VIEW
SCALE: NO SCALE

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

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TRAFFIC

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P 617 868.1420
GEOTECH

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. PORTUESE JR.
NO. 3214
REGISTERED LANDSCAPE ARCHITECT
11-5-18
STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE
UTILE PROJECT NUMBER 1839

DETAILS - 10

C-610

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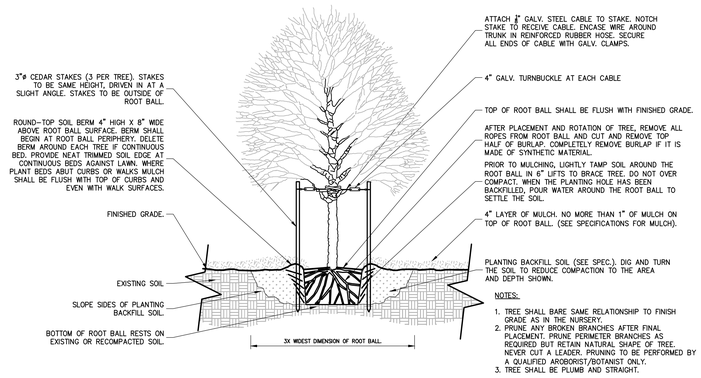
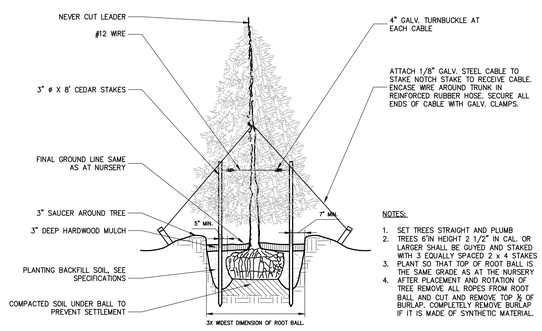
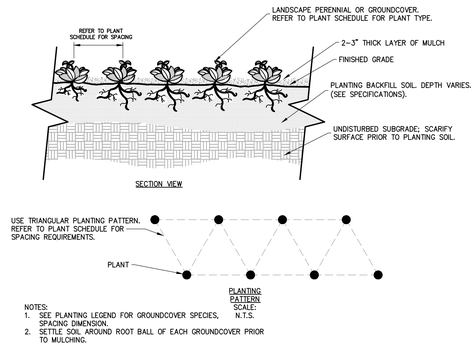


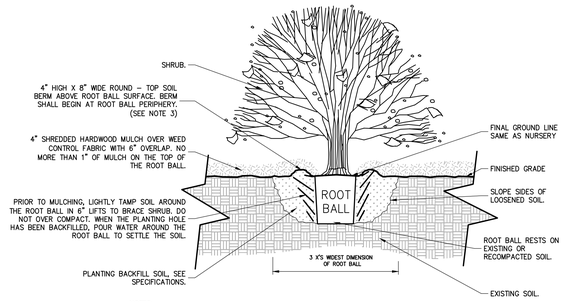
1 DECIDUOUS TREE PLANTING & STAKING
NOT TO SCALE



2 CONIFEROUS TREE PLANTING & STAKING DETAIL
SCALE: N.T.S.



3 GROUNDCOVER/PERENNIAL PLANTING
NOT TO SCALE



NOTES:
1. PLANTING SOIL MIX IN INDIVIDUAL PLANTING HOLES OR CONTINUOUS BEDS; SEE SCHEDULE OF SOIL AMENDMENTS IN SPECIFICATIONS.
2. AFTER PLACEMENT AND ROTATION OF SHRUB REMOVE ALL ROPES FROM ROOT BALL AND CUT AND REMOVE TOP OF BURLAP, COMPLETELY REMOVE BURLAP IF IT IS MADE OF SYNTHETIC MATERIAL.
3. DELETE SOIL BERM AROUND EACH SHRUB IF CONTINUOUS BED. PROVIDE NEAT TRIMMED SOIL EDGE AT CONTINUOUS BEDS AGAINST LAWN. WHERE PLANT BEDS ABUT CURBS OR WALKS MULCH SHOULD BE FLUSH WITH TOP OF CURBS AND EVEN WITH WALK SURFACES.
4. PRUNE BROKEN CANES AFTER PLANTING

4 SHRUB PLANTING
NOT TO SCALE

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
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OWNER

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ARCHITECT

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2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420
GEOTECH

KEY PLAN

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REVISIONS ON SHEET

SCALE
UTILE PROJECT NUMBER
1839

DETAILS - 11

C-611

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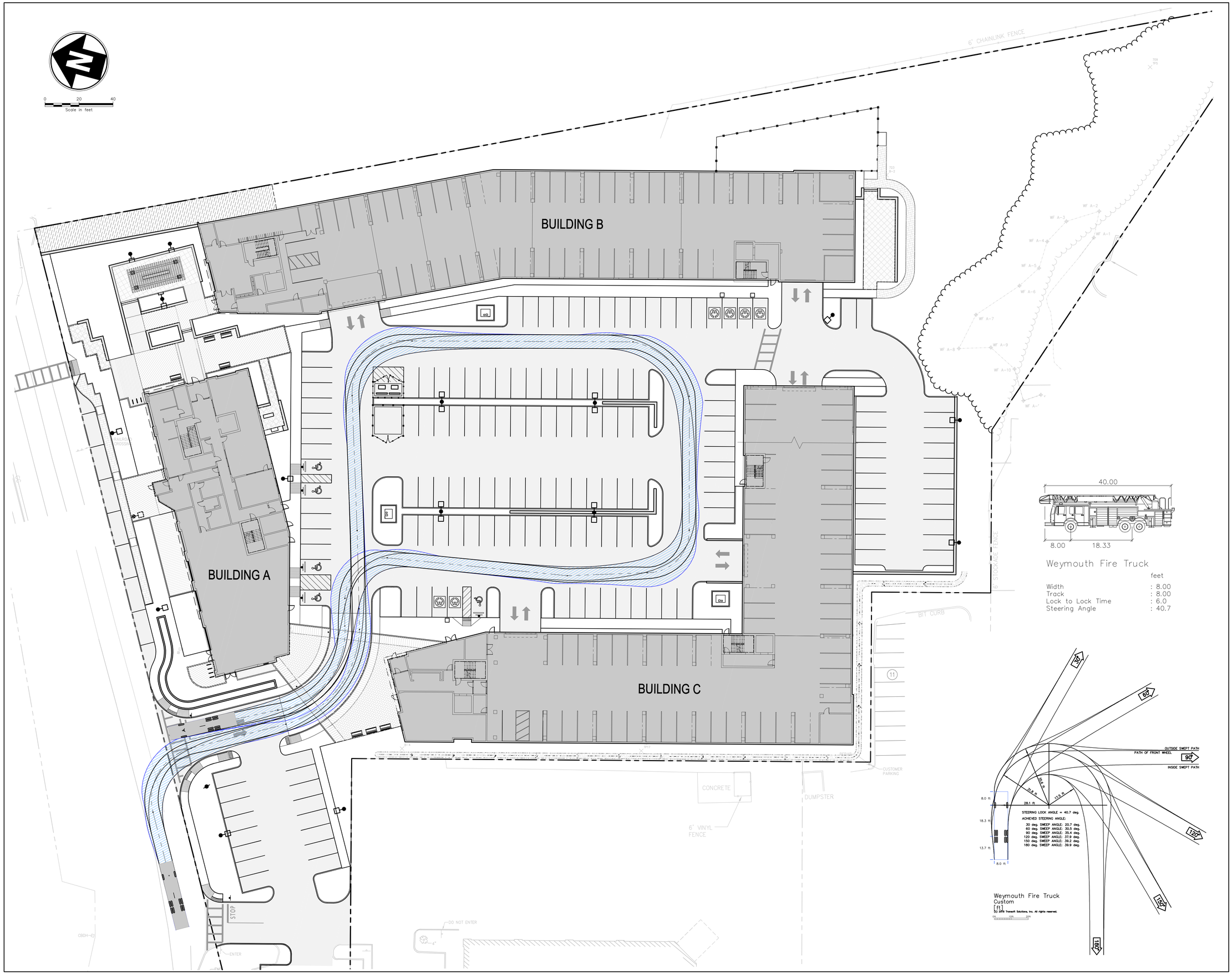

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
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PROJECT

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GEOTECH

KEY PLAN

COMMONWEALTH OF MASSACHUSETTS
KELLY K. LUCEY
No. 49004
REGISTERED PROFESSIONAL ENGINEER
11/5/18

STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

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SCALE

UTILE PROJECT NUMBER
1839

FIRE TRUCK TURNING EXHIBIT

C-901

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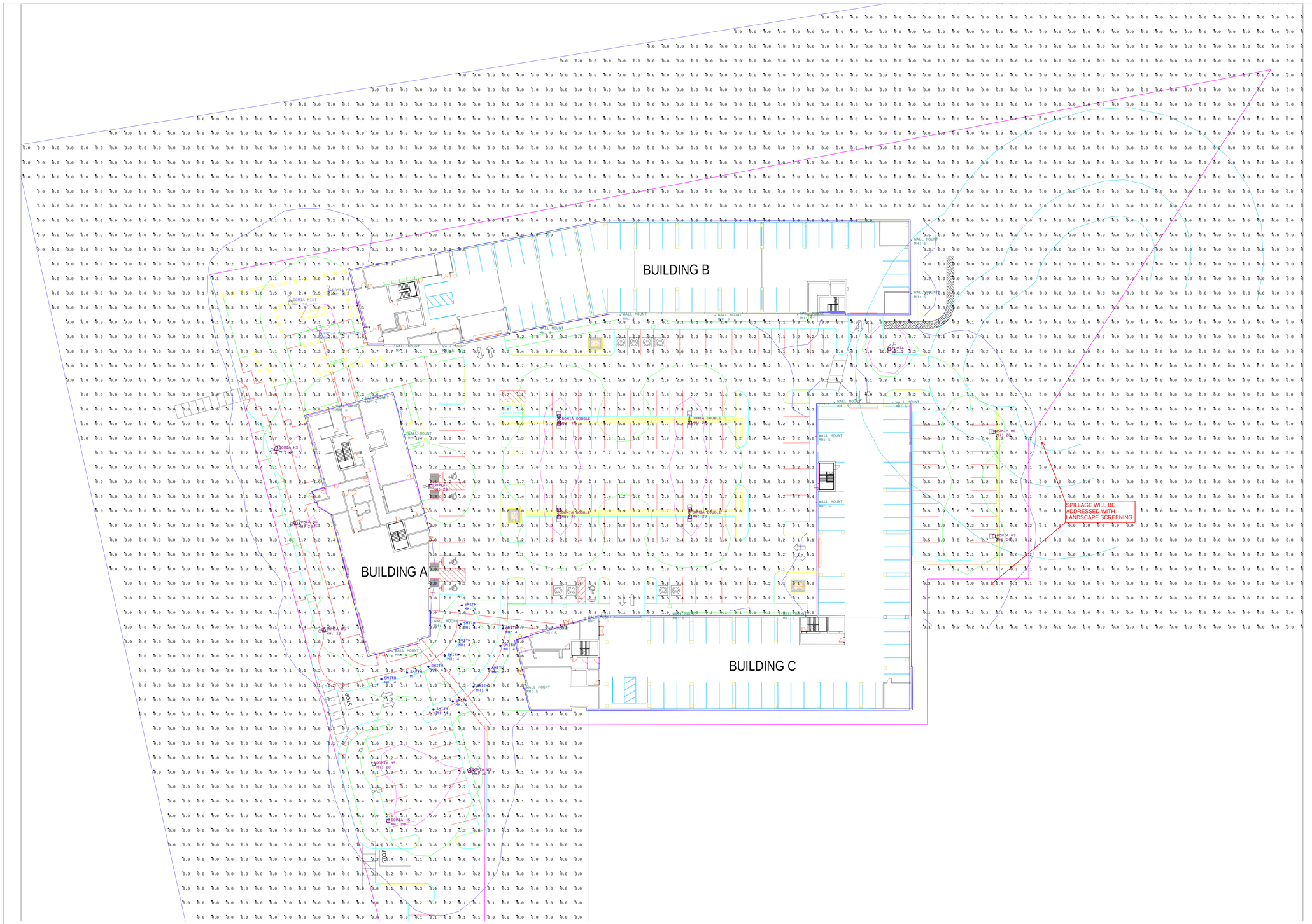


Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	2	DOMIA	SINGLE	CYCLONE: CY55P1B-FGC-5-80W-3K
	13	SMITH	SINGLE	LIGMAN: SM-10693-W30-XX-120/277
	4	DOMIA DOUBLE	BACK-BACK	CYCLONE: CY55P1B-FGC-4HS-80W-3K
	2	DOMIA MINI	SINGLE	CYCLONE: SY21P1-FGC-5-40W-3K
	1	DOMIA MINI DOUBLE	BACK-BACK	CYCLONE: SY21P1-FGC-5-40W-3K
	8	DOMIA HS	SINGLE	CYCLONE: CY55P1B-FGC-4HS-80W-3K
	22	WALL MOUNT	SINGLE	WAC: WS-W53610

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GROUND_Planar	Illuminance	Fc	0.36	21.5	0.0	N.A.	N.A.

REFLEXLIGHTING
7 Tide St, Boston, MA 02210

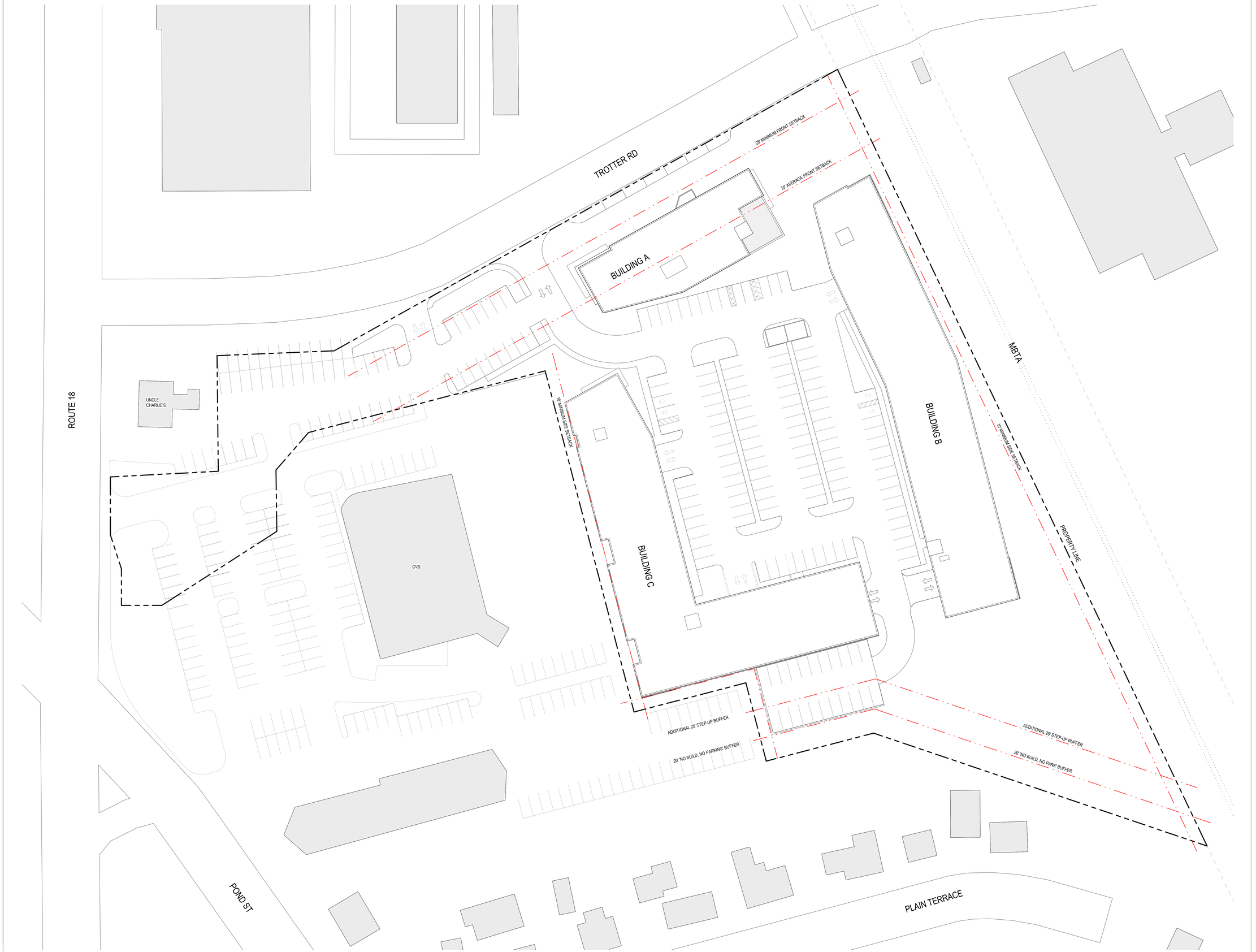
#	Date	Comments
X	XX/XX	XXXXXXXXXX

Revisions

Drawn By: JLW
Checked By:
Date: 10.29.18
Specifier:
Scale: NTS

Southfield

Weymouth, MA



1 SITE PLAN - ROOF
1" = 30'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

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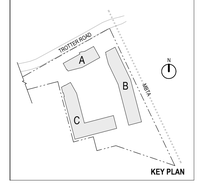

KEY PLAN

STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE: As indicated
UTILE PROJECT NUMBER: 1839

SITE PLAN - ROOF

A0.10

11/2/2018 2:49:24 PM

SITE PLAN DESIGNED IN COMPLIANCE WITH
CODE OF ORDINANCES, TOWN OF WEYMOUTH, MASSACHUSETTS
CHAPTER 120: ZONING AND ALL APPLICABLE CHAPTERS & SECTIONS

FRONTAGE SETBACK AVERAGE IS 70'. SEE A0.12 FOR CALCULATION

PARALLEL PARKING SPACES INCLUDED IN COMMERCIAL PARKING COUNT

CURB CUT; REFER TO CIVIL DWGs

PARKING SPACES BEYOND THIS LINE ARE PART OF SHARED PARKING ARRANGEMENT COUNTING TOWARDS COMMERCIAL PARKING REQUIREMENTS

EXISTING PARKING AREAS WEST OF THIS LINE TO REMAIN

~75 PARKING SPACES

FACE OF BUILDING ALIGNS WITH SETBACK

TROTTER RD

7 STREET PARKING SPACES

25' MINIMUM FRONT SETBACK

70' AVERAGE FRONT SETBACK

BUILDING A

169' - 0"

168' - 6"

168' - 0"

166' - 0"

EMERGENCY VEHICLE ACCESS LINE

RETAIL TRASH ENCLOSURE; REFER TO CIVIL DWGs

GENERATORS FOR SEWER & FP PUMPS; REFER TO CIVIL AND MEP DWGs

TRANSFORMER; TYP; REFER TO CIVIL AND MEP DWGs

MBTA

BUILDING B

121 SURFACE PARKING SPACES

54 ENCLOSED PARKING SPACES

10' MINIMUM SIDE SETBACK

PROPERTY LINE

ROUTE 18

UNCLE CHARLIE'S

CVS

BUILDING C

86 ENCLOSED PARKING SPACES [INCLUDES LOWER LEVEL]

SUB-LEVEL PARKING

DOG RUN; SEE CIVIL DWGs

22 SURFACE PARKING SPACES

ADDITIONAL 25' STEP-UP BUFFER

20' 'NO BUILD, NO PARKING' BUFFER

POND ST

PLAIN TERRACE

1 SITE PLAN - GROUND
1" = 30'-0"

THE RESIDENCES AT 1500 MAIN

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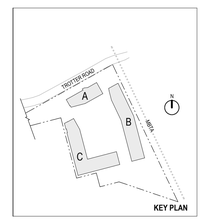


STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

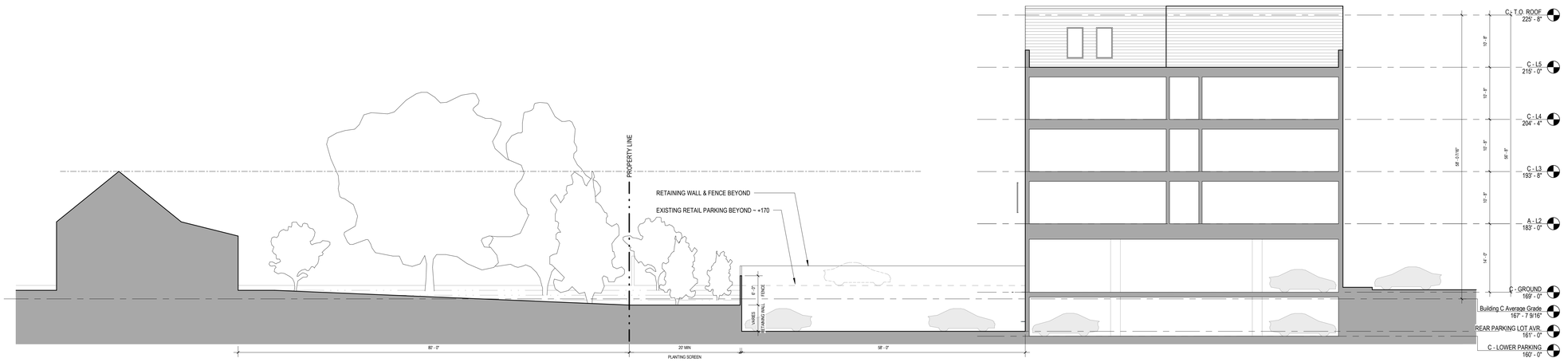
REVISIONS ON SHEET

SCALE: As indicated
UTILE PROJECT NUMBER: 1839

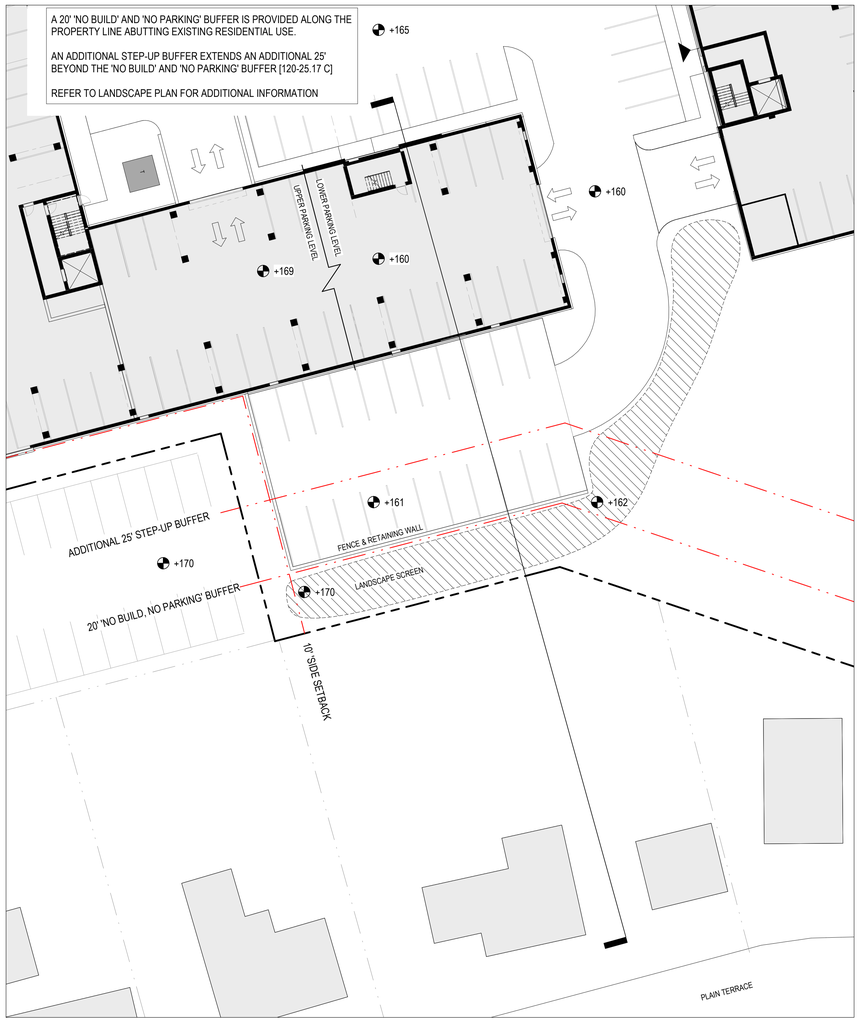
SITE PLAN - GROUND

A0.11

11/2/2018 2:49:28 PM



3 PARKING & LANDSCAPE SECTION
1" = 10'-0"



2 SITE PLAN - REAR SETBACK
1" = 20'-0"

1 FRONTAGE SETBACK CALCULATION
1" = 20'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781 849.0011
OWNER

utile
ARCHITECTURE + URBAN DESIGN
115 KINGSTON ST
BOSTON, MA 02111
P 617 423.7200 **F** 617 423.1414
utiledesign.com
ARCHITECT

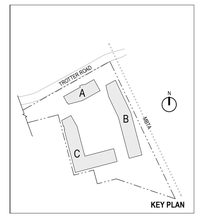
CHA COMPANIES
141 LONGWATER DR.
NORWELL, MA 02061
P 781 792.2277
CIVIL & LANDSCAPE

BLW ENGINEERS
311 GREAT ROAD
LITTLETON, MA 01460
P 978 486.4301
MEPFP

VEITAS AND VEITAS
639 GRANITE ST
BRAINTREE, MA 02184
P 781 849.2065
STRUCTURAL

VANASSE & ASSOCIATES
35 NEW ENGLAND BUS CENTER DR.
SUITE 140
ANDOVER, MA 01810
P 978 474.8800
TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420
GEOTECH



STAMP

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NOVEMBER 5, 2018	BZA SUBMISSION

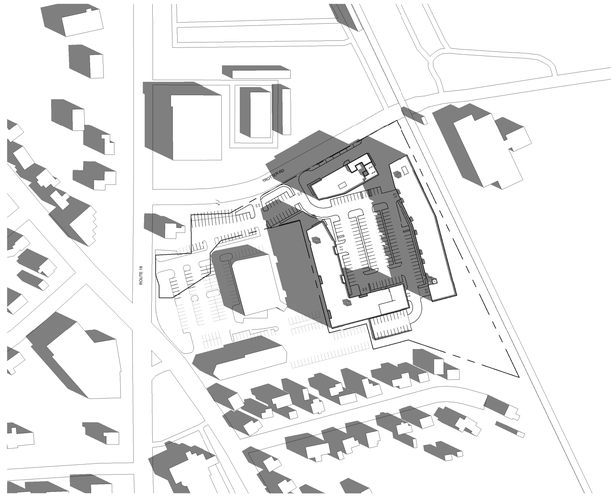
REVISIONS ON SHEET

SCALE: As indicated
UTILE PROJECT NUMBER: 1839

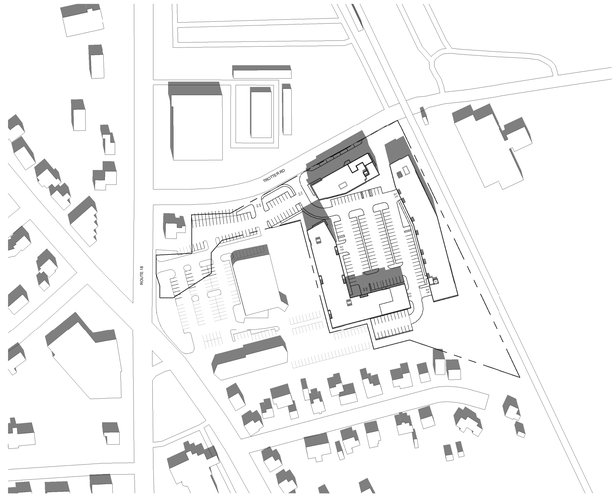
SITE PLAN - ZONING COMPLIANCE

A0.12

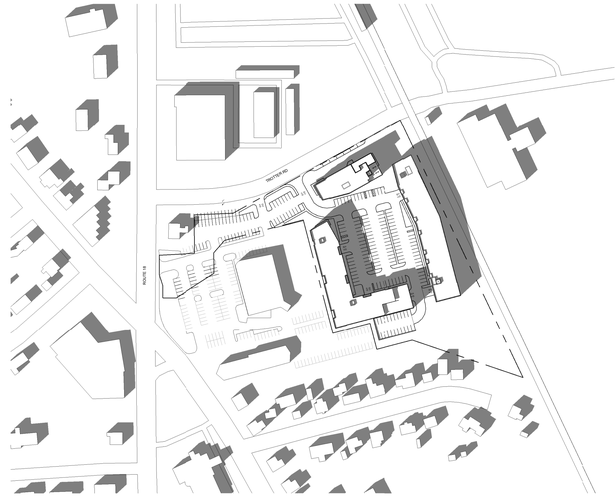
11/2/2018 2:49:34 PM



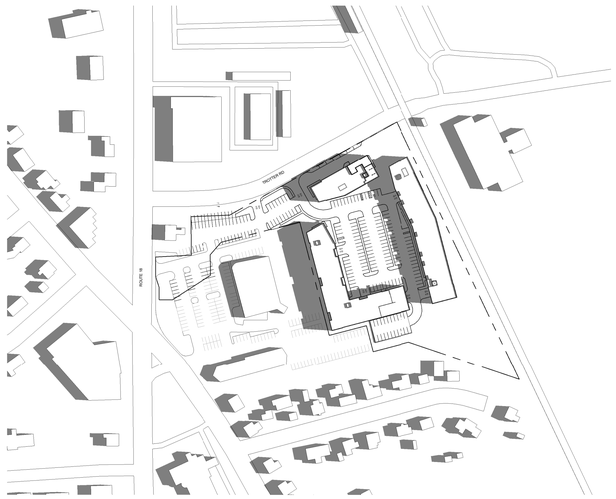
9 SHADOW STUDY Sep 21 9am



8 SHADOW STUDY Sep 21 12pm

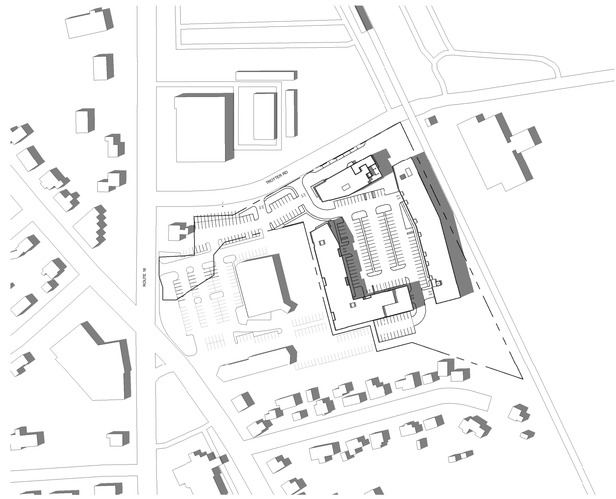


7 SHADOW STUDY Sep 21 3pm

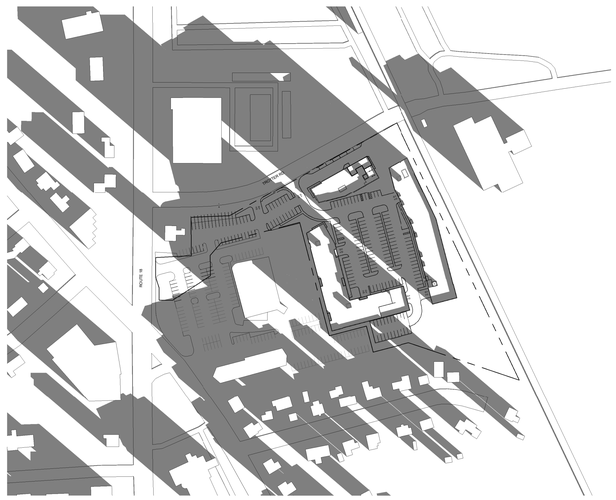


6 SHADOW STUDY Jun 21 9am

5 SHADOW STUDY Jun 21 12pm

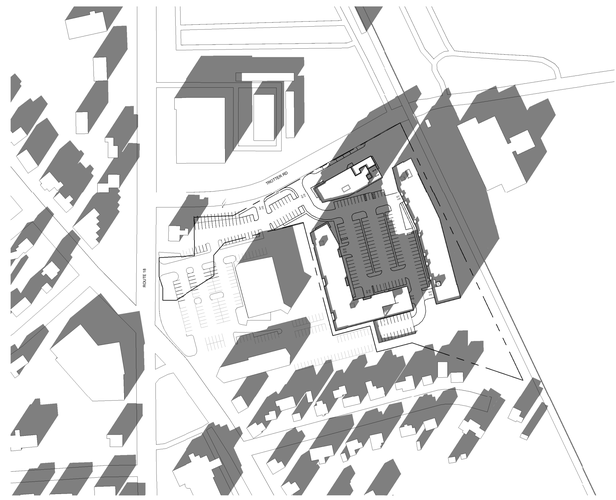


4 SHADOW STUDY Jun 21 3pm



3 SHADOW STUDY Dec 21 9am

2 SHADOW STUDY Dec 21 12pm



1 SHADOW STUDY Dec 21 3pm

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

JOHN M. CORCORAN & CO. LLC

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BRAINTREE, MA 02184
P 781 849.0011

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BLW ENGINEERS

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STRUCTURAL

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35 NEW ENGLAND BUS CENTER DR.
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McPHAIL ASSOCIATES

2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420

GEOTECH

KEY PLAN

REGISTERED ARCHITECT
MICHAEL S. LEVY
No. 20434
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

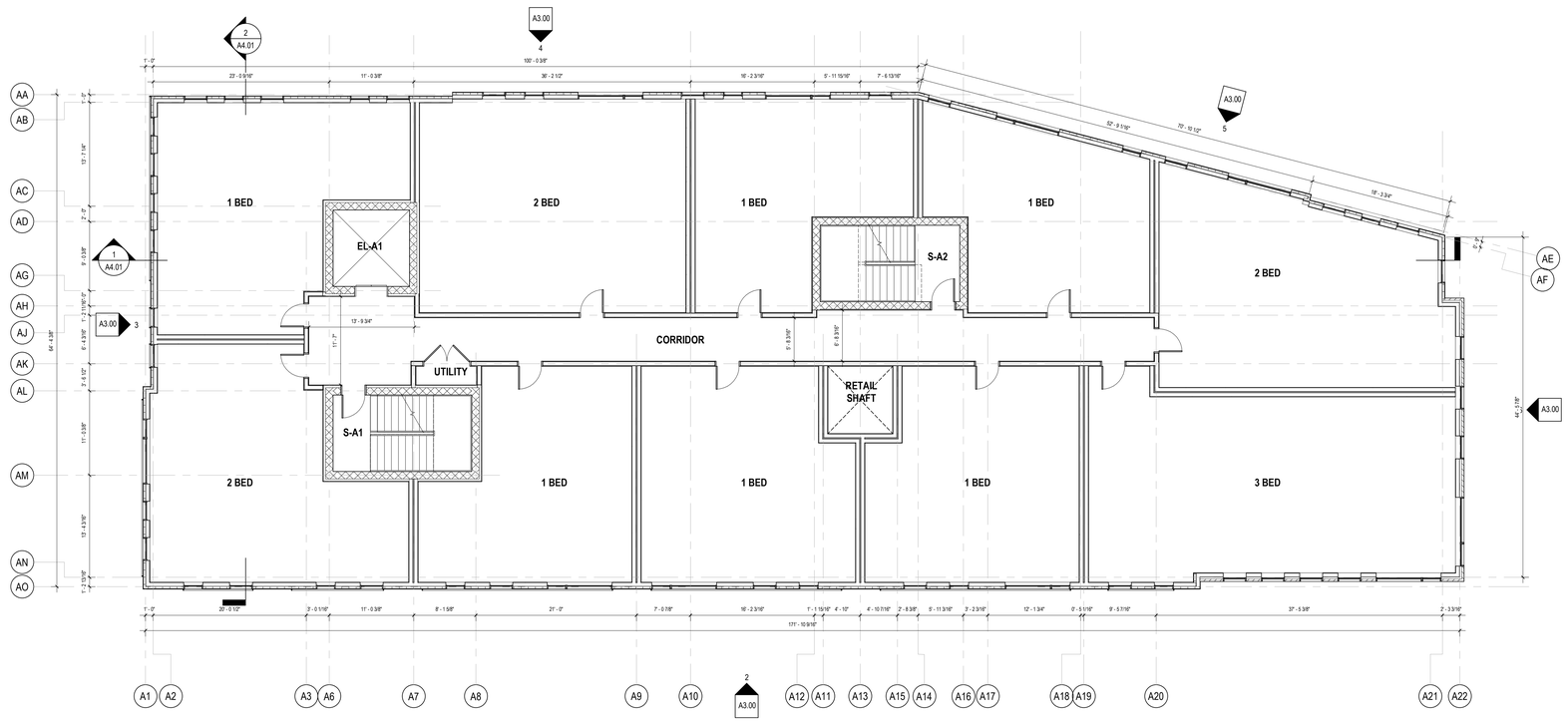
REVISIONS ON SHEET

SCALE: 1" = 160'-0"
UTILE PROJECT NUMBER: 1839

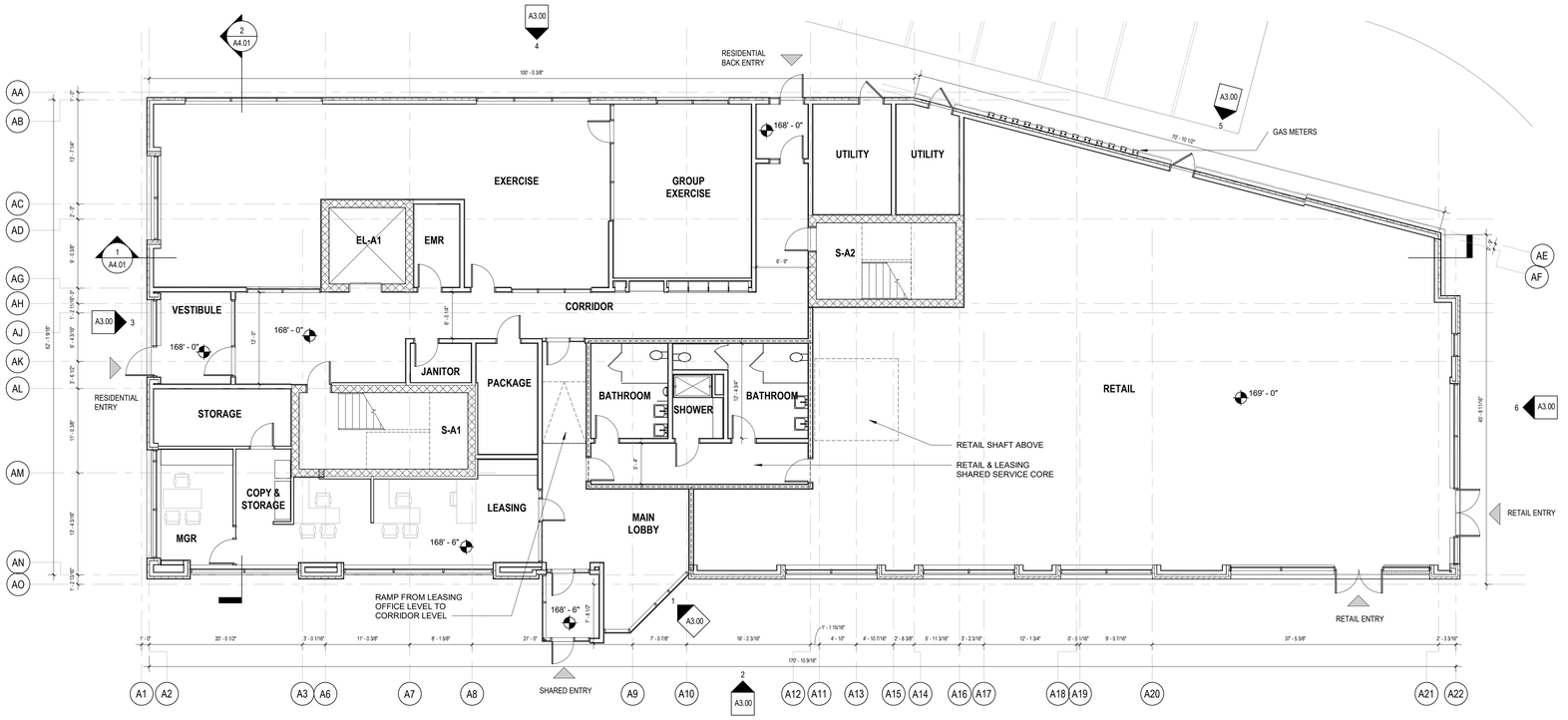
SITE PLAN - SHADOW STUDIES

A0.20

11/2/2018 2:50:05 PM



2 BLDG A - 2ND FLOOR
1/8" = 1'-0"



1 BLDG A - GROUND FLOOR
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

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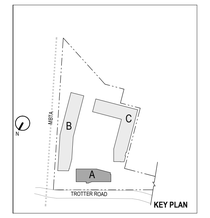

STAMP

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NOVEMBER 5, 2018	BZA SUBMISSION

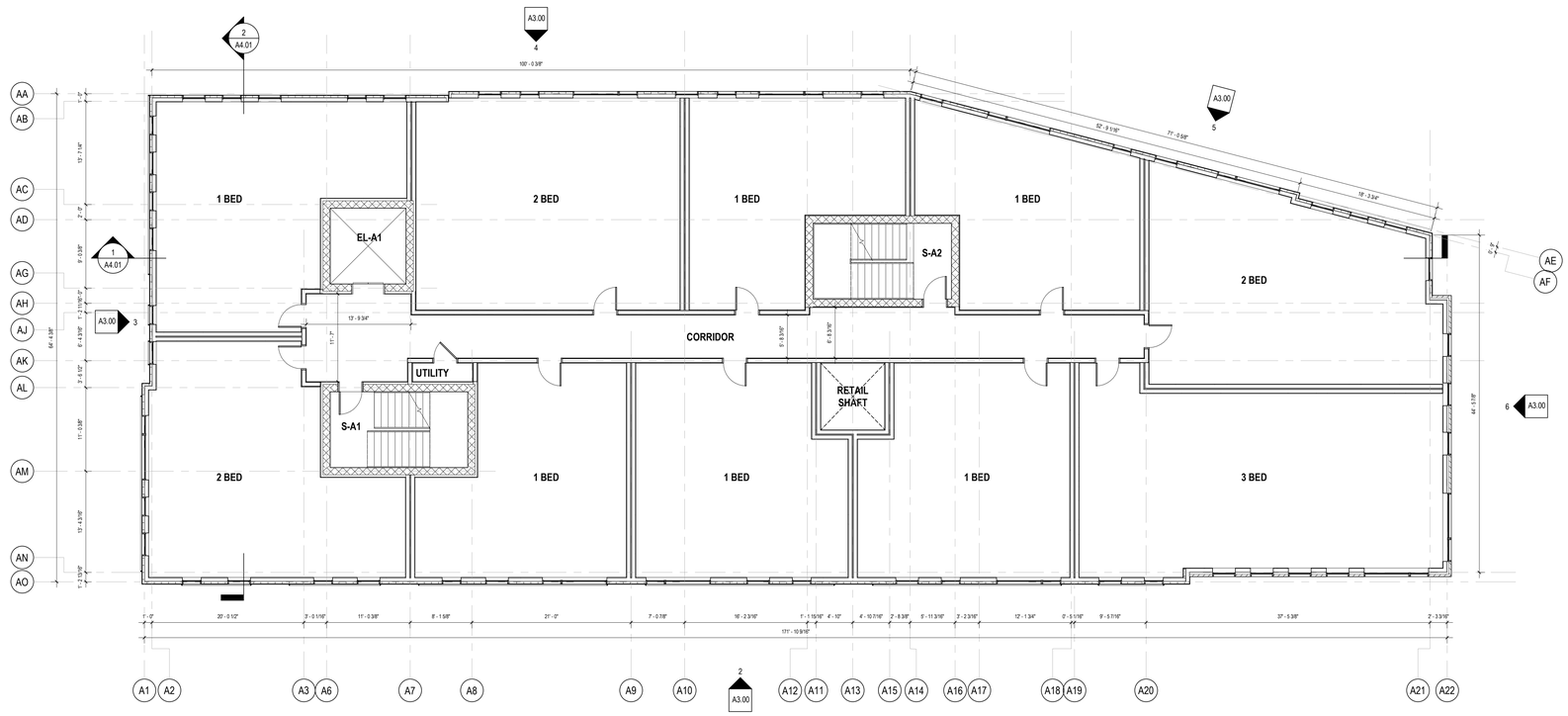
REVISIONS ON SHEET

SCALE: As indicated
UTILE PROJECT NUMBER: 1839

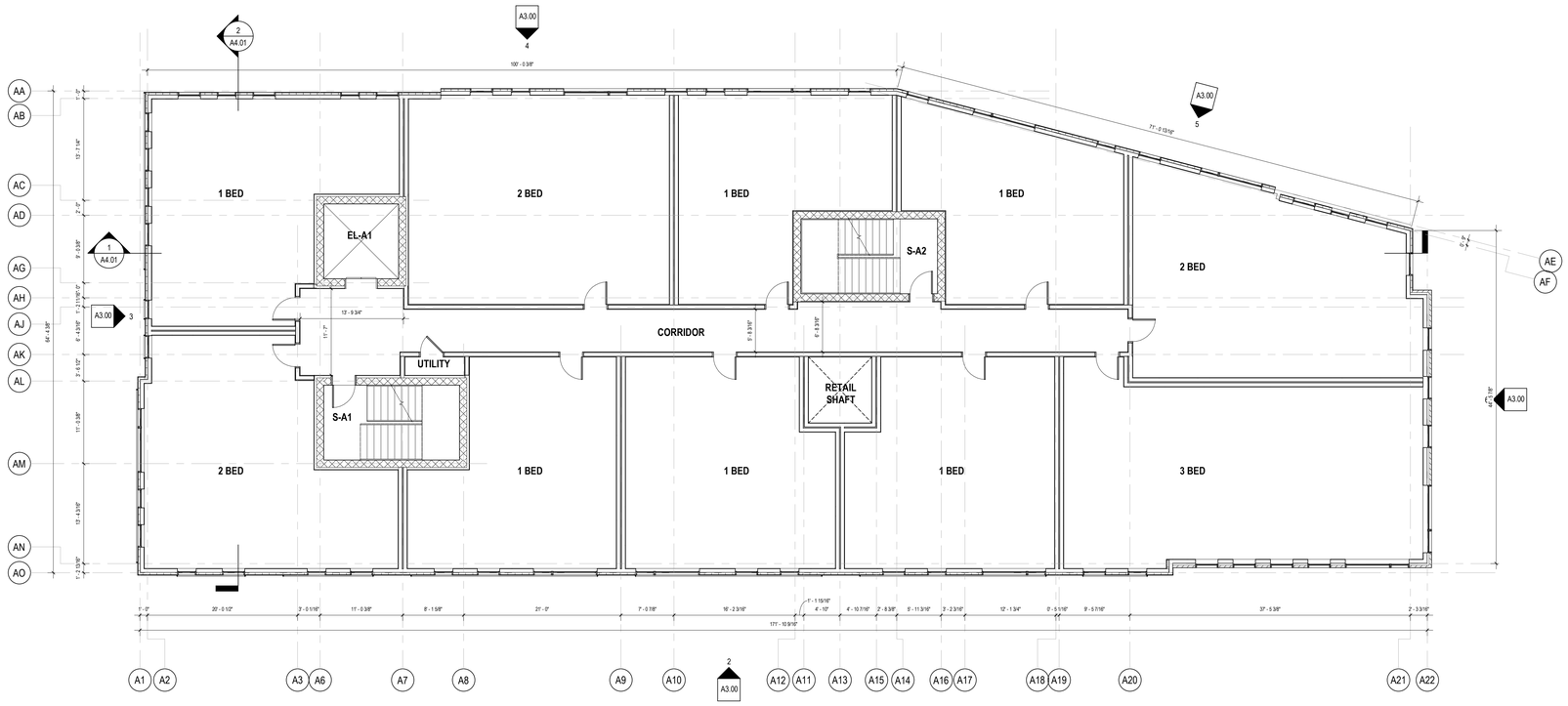
FLOOR PLAN - BUILDING A GROUND & 2ND FLOOR

A1.01

11/2/2018 2:20:19 PM



2 BLDG A - 4TH FLOOR
1/8" = 1'-0"



1 BLDG A - 3RD FLOOR
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781 849.0011

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CIVIL & LANDSCAPE

BLW ENGINEERS
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LITTLETON, MA 01460
P 978 486.4301

MEPFP

VEITAS AND VEITAS
639 GRANITE ST
BRAINTREE, MA 02184
P 781 849.2065

STRUCTURAL

VANASSE & ASSOCIATES
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SUITE 140
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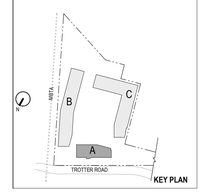
P 978 474.8800

TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420

GEOTECH



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NOVEMBER 5, 2018	BZA SUBMISSION

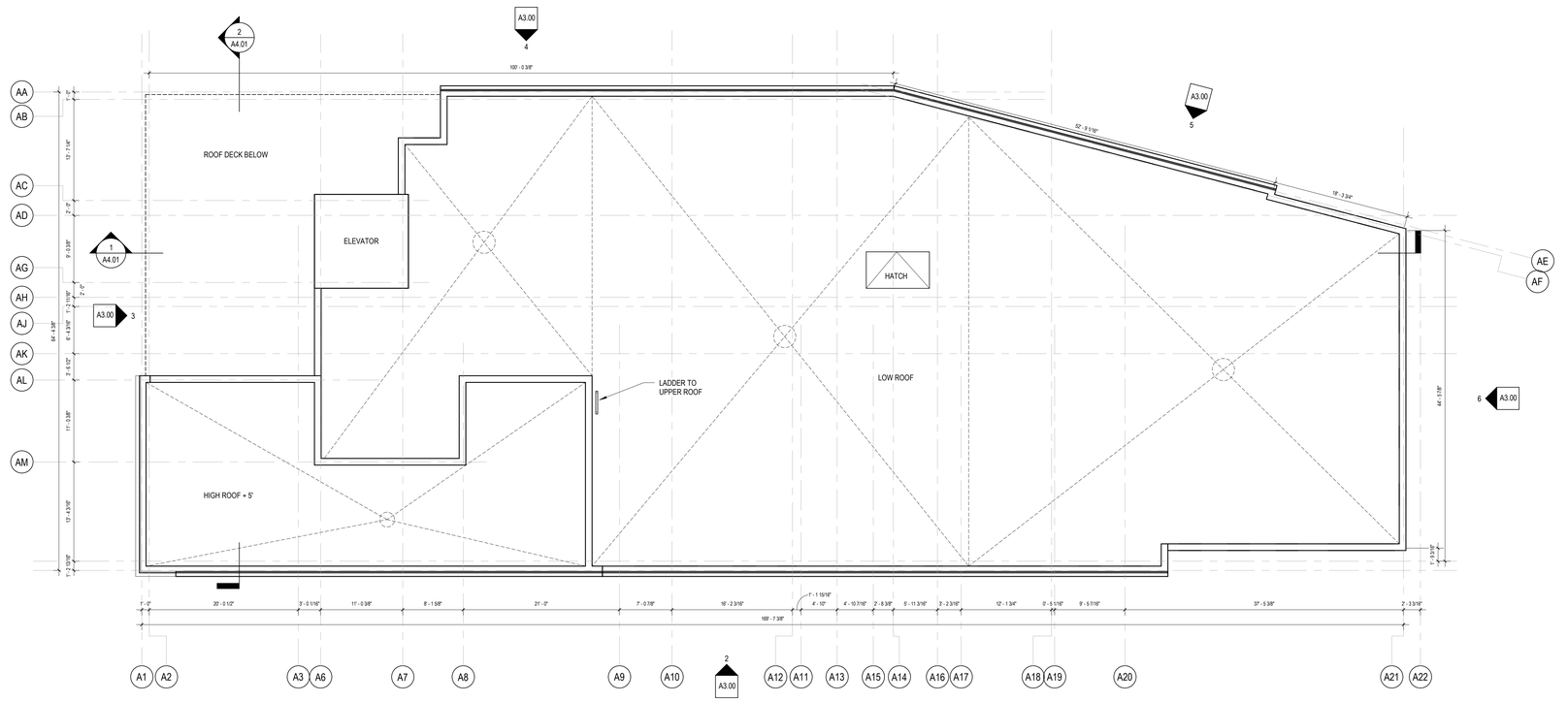
REVISIONS ON SHEET

SCALE: As indicated
UTILE PROJECT NUMBER: 1839

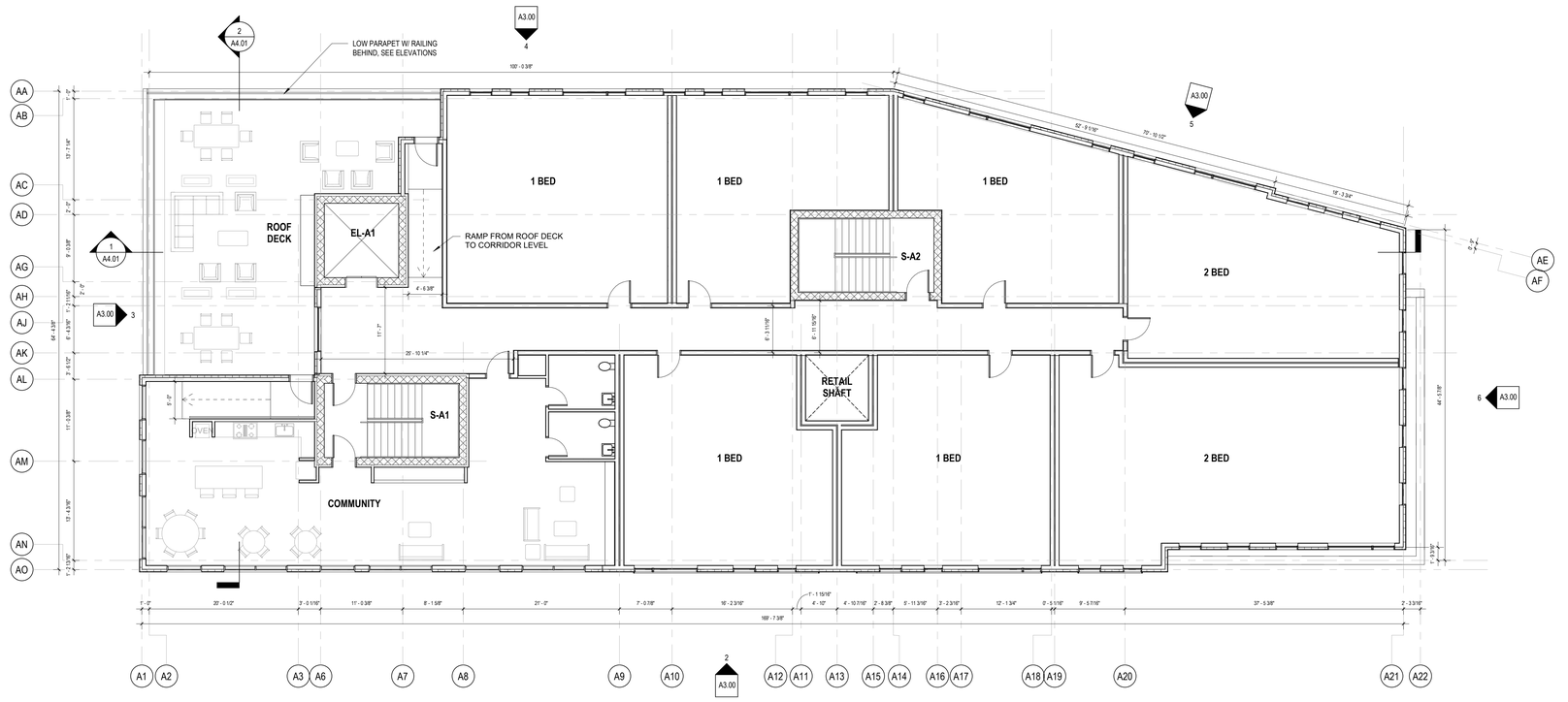
FLOOR PLAN - BUILDING A 3RD & 4TH FLOOR

A1.02

11/2/2018 2:50:15 PM



2 BLDG A - ROOF LEVEL
1/8" = 1'-0"



1 BLDG A - 5TH FLOOR
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

JOHN M. CORCORAN & CO. LLC

100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781 849.0011

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141 LONGWATER DR.
NORWELL, MA 02061
P 781 792.2277

CIVIL & LANDSCAPE

BLW ENGINEERS

311 GREAT ROAD
LITTLETON, MA 01460
P 978 486.4301

MEPFP

VEITAS AND VEITAS

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P 781 849.2065

STRUCTURAL

VANASSE & ASSOCIATES

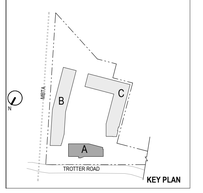
35 NEW ENGLAND BUS CENTER DR.
SUITE 140
ANDOVER, MA 01810
P 978 474.8800

TRAFFIC

McPHAIL ASSOCIATES

2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420

GEOTECH



KEY PLAN

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DATE	REVISION
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REVISIONS ON SHEET

SCALE **As indicated**

UTILE PROJECT NUMBER **1839**

FLOOR PLAN - BUILDING A 5TH & ROOF FLOOR

A1.03

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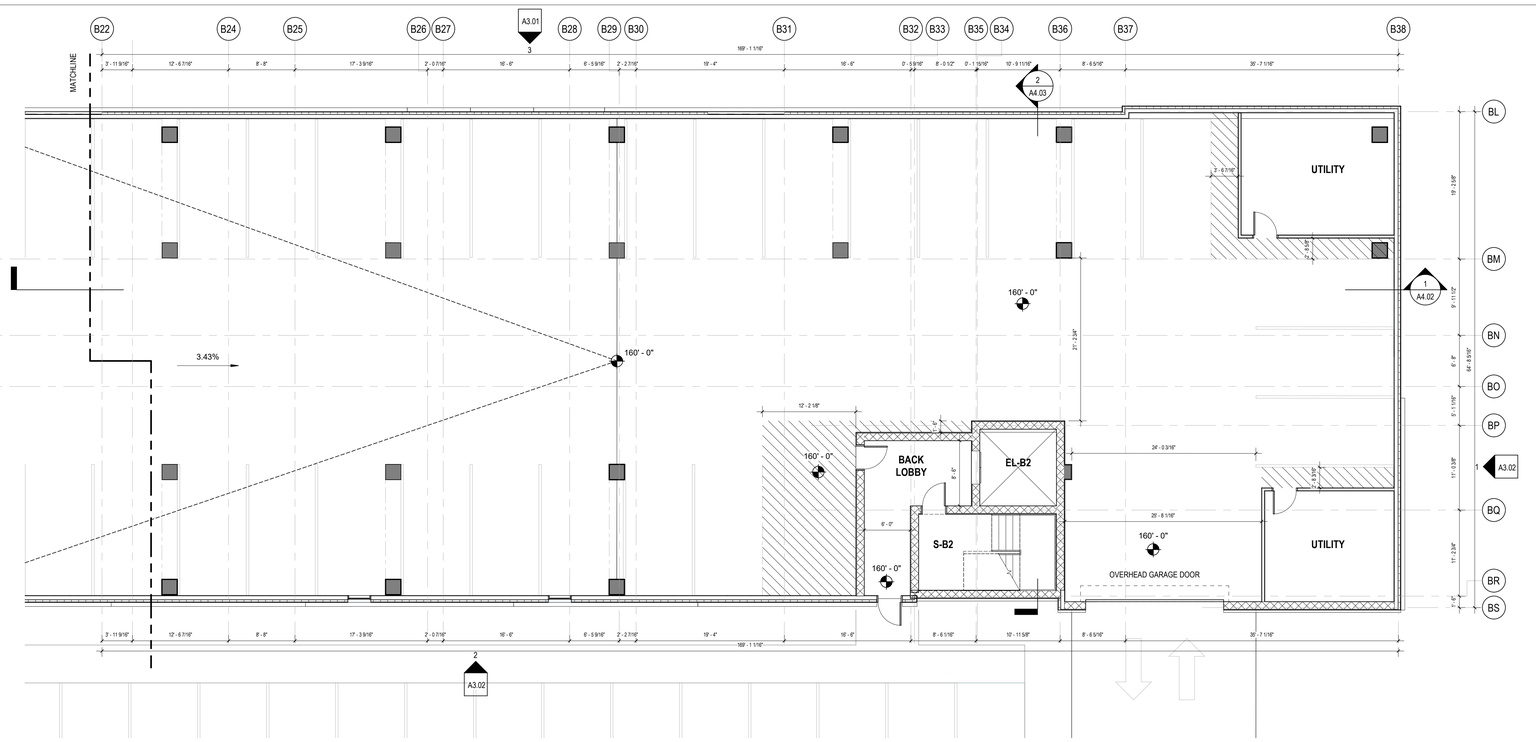
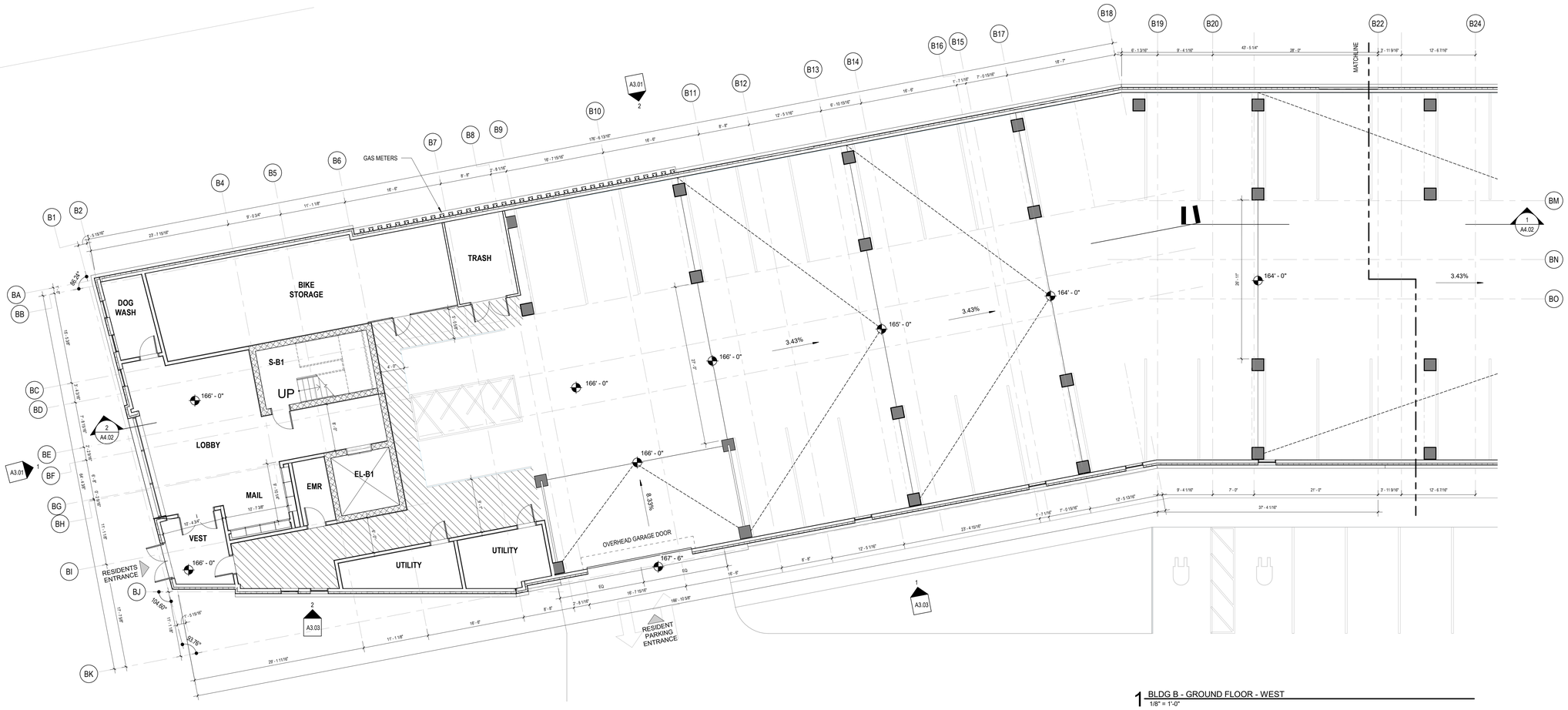


2 BLDG B - GROUND FLOOR - EAST
1/8" = 1'-0"



1 BLDG B - GROUND FLOOR - WEST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
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311 GREAT ROAD
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P 978 486.4301

MEPFP

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P 781 849.2065

STRUCTURAL

VANASSE & ASSOCIATES
35 NEW ENGLAND BUS CENTER DR.
SUITE 140
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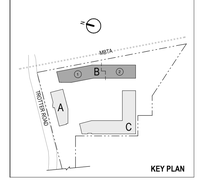
TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420

GEOTECH



KEY PLAN

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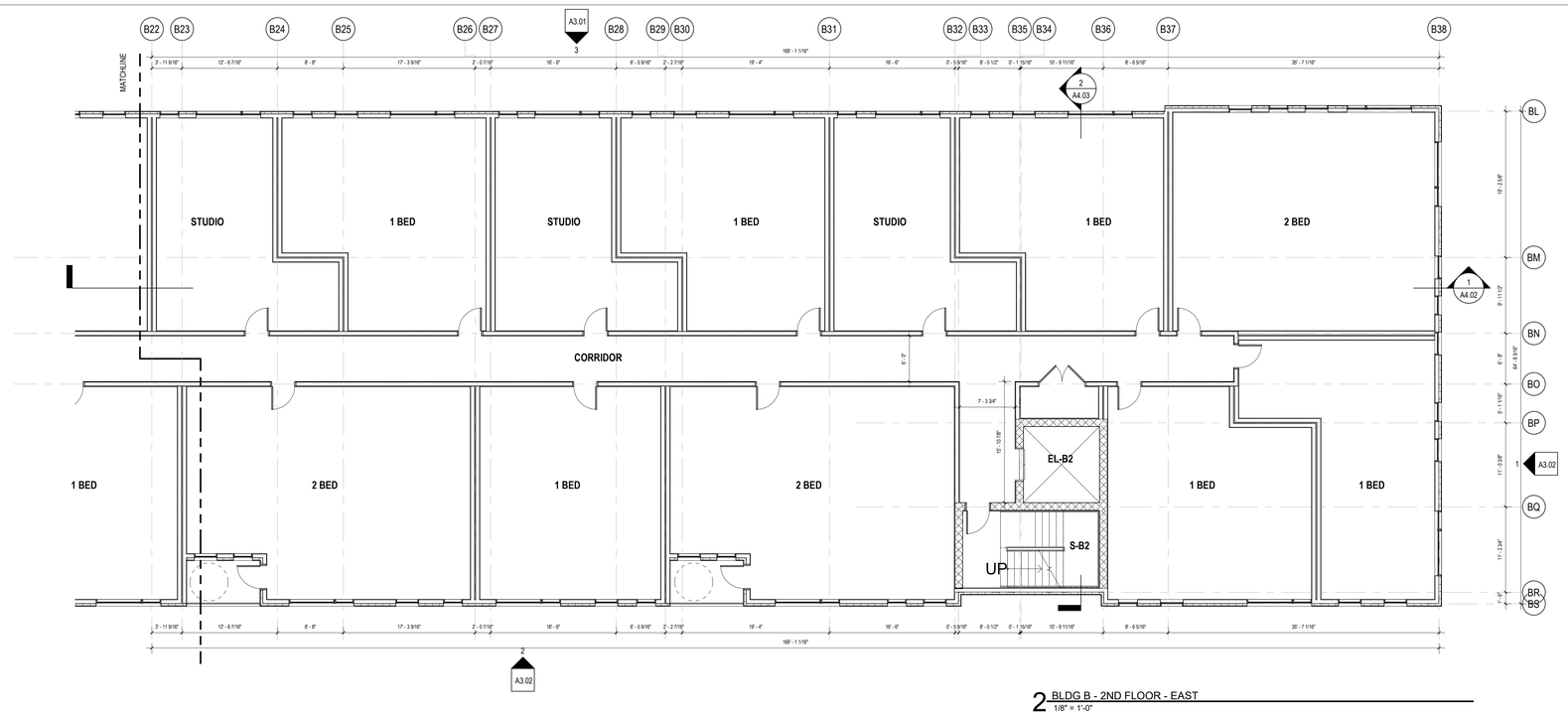
FLOOR PLAN - BUILDING B GROUND LEVEL

A1.10

11/2/2018 2:50:21 PM



2 BLDG B - 2ND FLOOR - EAST
1/8" = 1'-0"

1 BLDG B - 2ND FLOOR - WEST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

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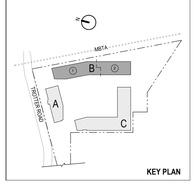

KEY PLAN

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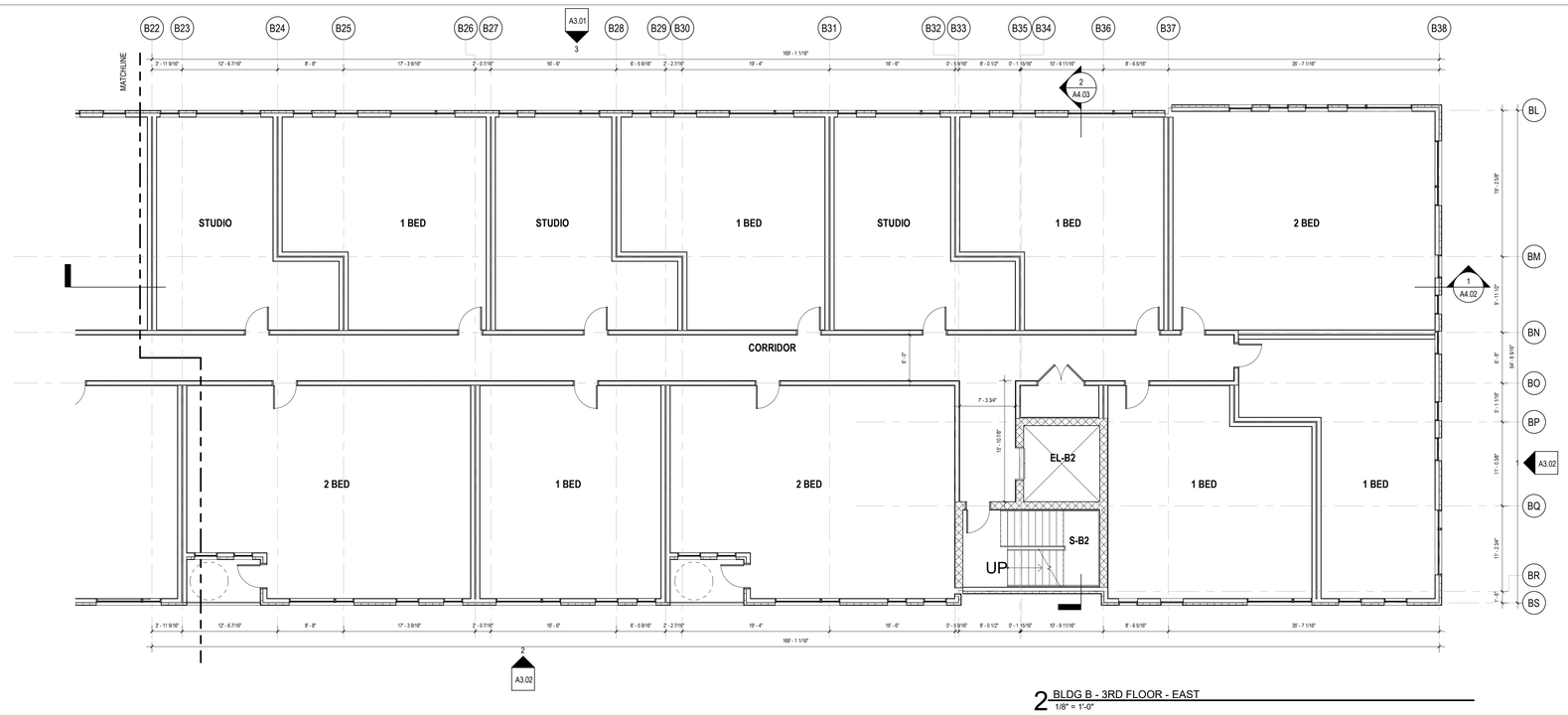
REVISIONS ON SHEET

SCALE: As indicated
UTILE PROJECT NUMBER: 1839

FLOOR PLAN - BUILDING B SECOND FLOOR

A1.11

11/2/2018 2:50:26 PM



2 BLDG B - 3RD FLOOR - EAST
1/8" = 1'-0"

1 BLDG B - 3RD FLOOR - WEST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

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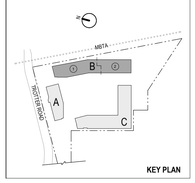

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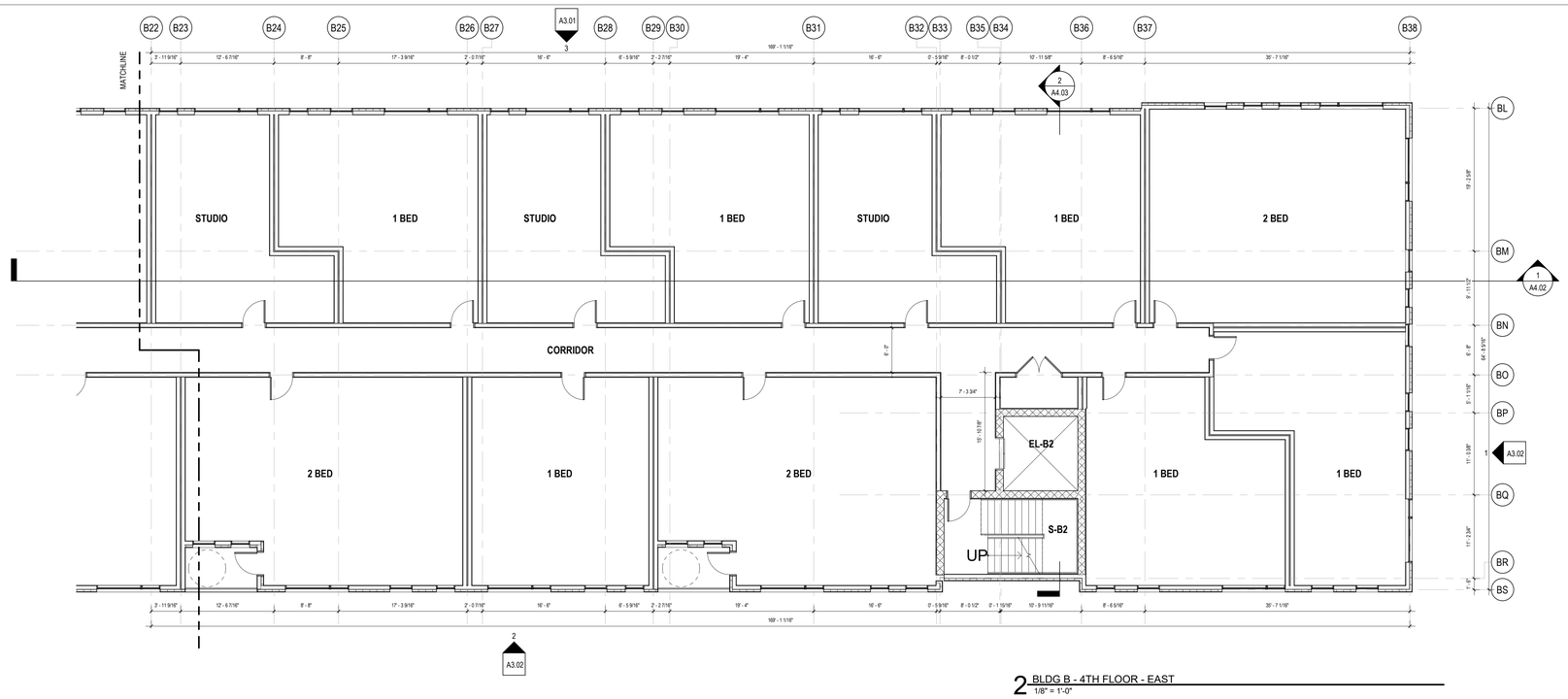
REVISIONS ON SHEET

SCALE: As indicated
UTILE PROJECT NUMBER: 1839

FLOOR PLAN - BUILDING B THIRD FLOOR

A1.12

11/2/2018 2:50:39 PM



2 BLDG B - 4TH FLOOR - EAST
1/8" = 1'-0"

1 BLDG B - 4TH FLOOR - WEST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190
PROJECT

JOHN M. CORCORAN & CO. LLC
100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781 849.0011
OWNER

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BOSTON, MA 02111
P 617 423.7200 **F** 617 423.1414
utiledesign.com
ARCHITECT

CHA COMPANIES
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NORWELL, MA 02061
P 781 792.2277
CIVIL & LANDSCAPE

BLW ENGINEERS
311 GREAT ROAD
LITTLETON, MA 01460
P 978 486.4301
MEPFP

VEITAS AND VEITAS
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BRAINTREE, MA 02184
P 781 849.2065
STRUCTURAL

VANASSE & ASSOCIATES
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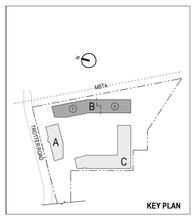
SUITE 140
ANDOVER, MA 01810
P 978 474.8800
TRAFFIC

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420
GEOTECH



KEY PLAN

STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE: As indicated
UTILE PROJECT NUMBER: 1839

FLOOR PLAN - BUILDING B FOURTH FLOOR

A1.13

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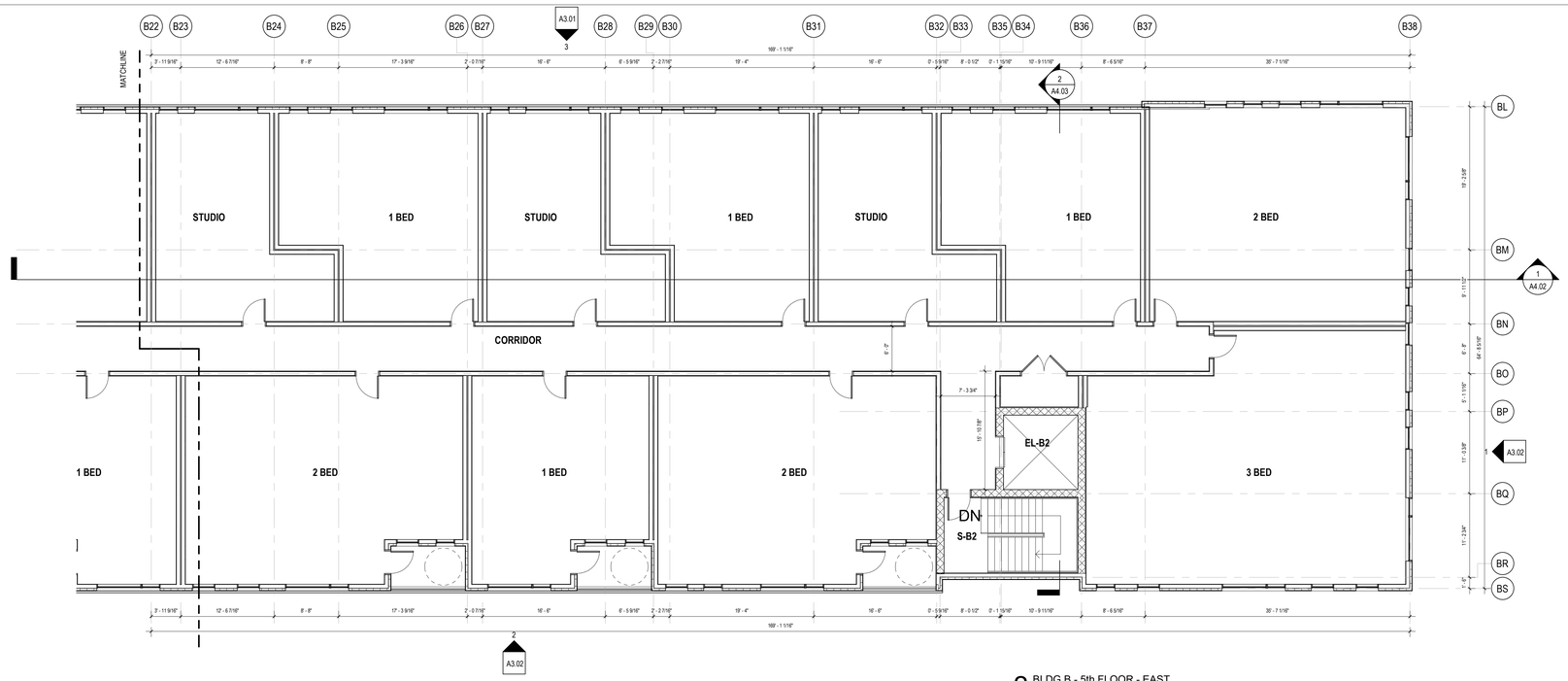

2 BLDG B - 5th FLOOR - EAST
1/8" = 1'-0"

1 BLDG B - 5TH FLOOR - WEST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

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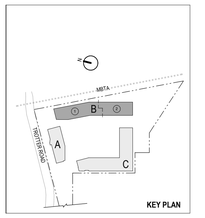

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SCALE: As indicated
UTILE PROJECT NUMBER: 1839

FLOOR PLAN - BUILDING B FIFTH FLOOR

A1.14

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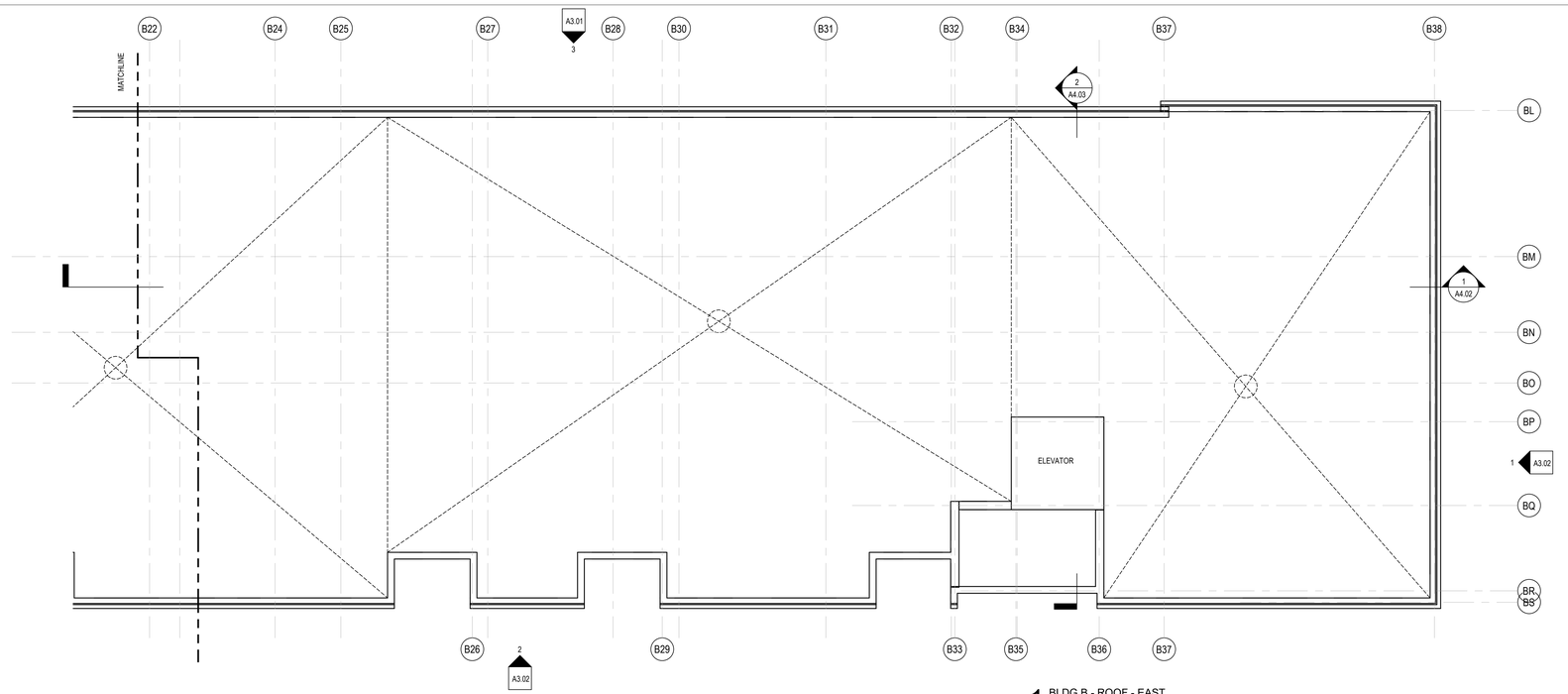
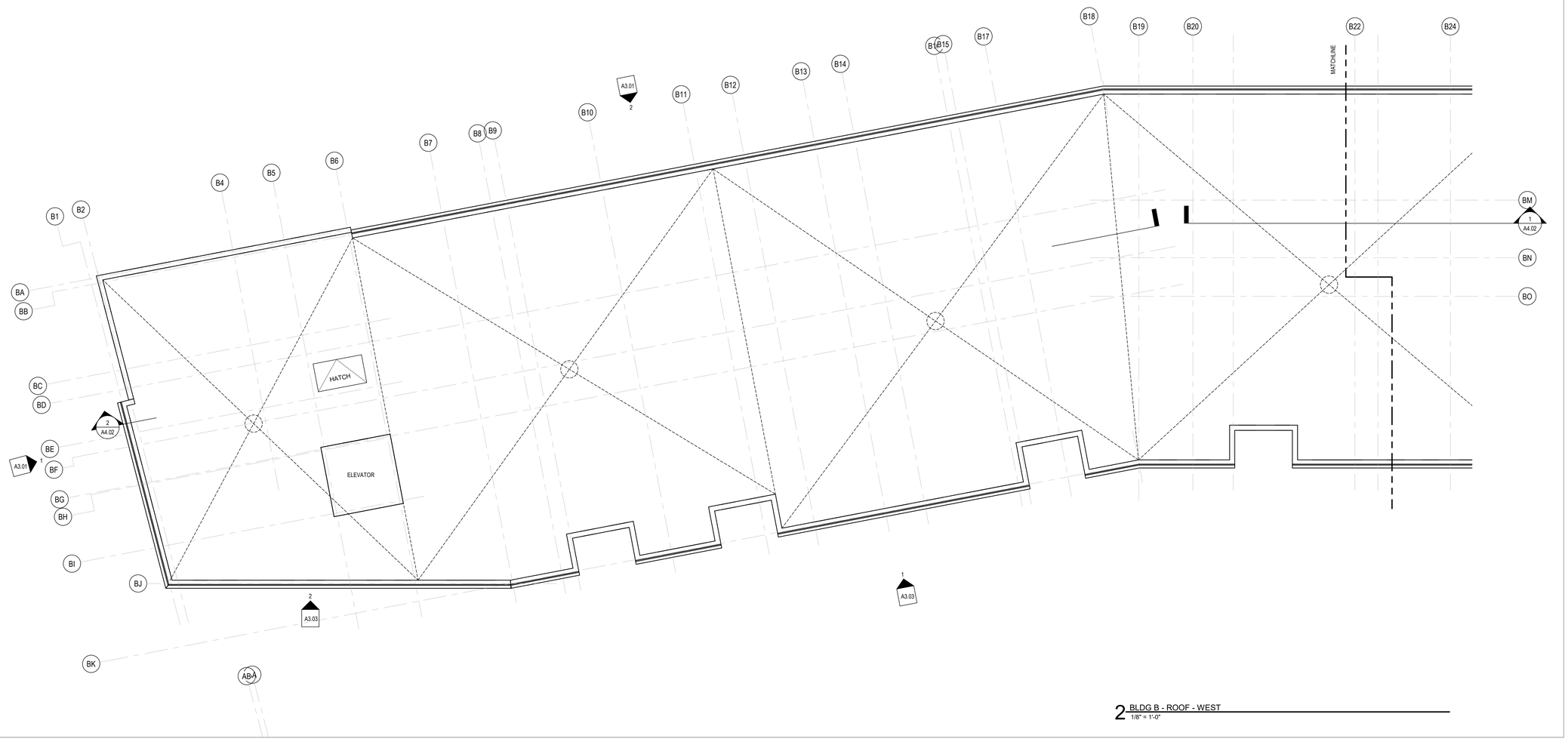


1 BLDG B - ROOF - EAST
1/8" = 1'-0"



2 BLDG B - ROOF - WEST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

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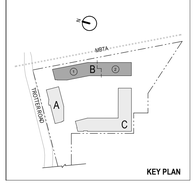
GEOTECH



KEY PLAN

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UTILE PROJECT NUMBER: 1839

FLOOR PLAN - BUILDING B ROOF PLAN

A1.15

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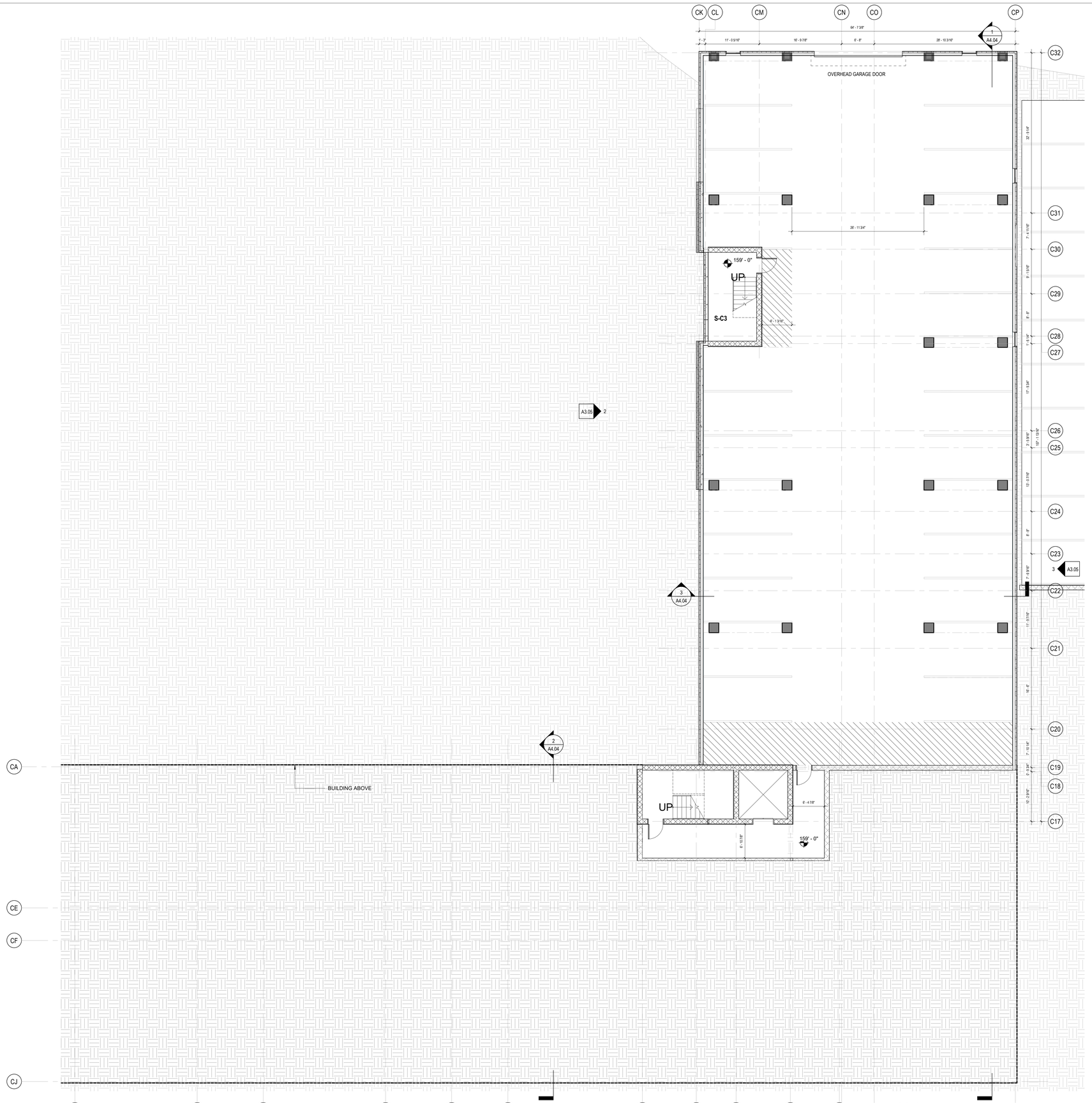

1 BLDG C - SUBGRADE PARKING
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
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PROJECT

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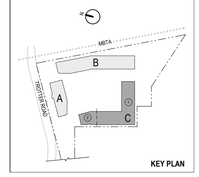
GEOTECH



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As indicated	1839

FLOOR PLAN - BUILDING C SUBGRADE PARKING

A1.20

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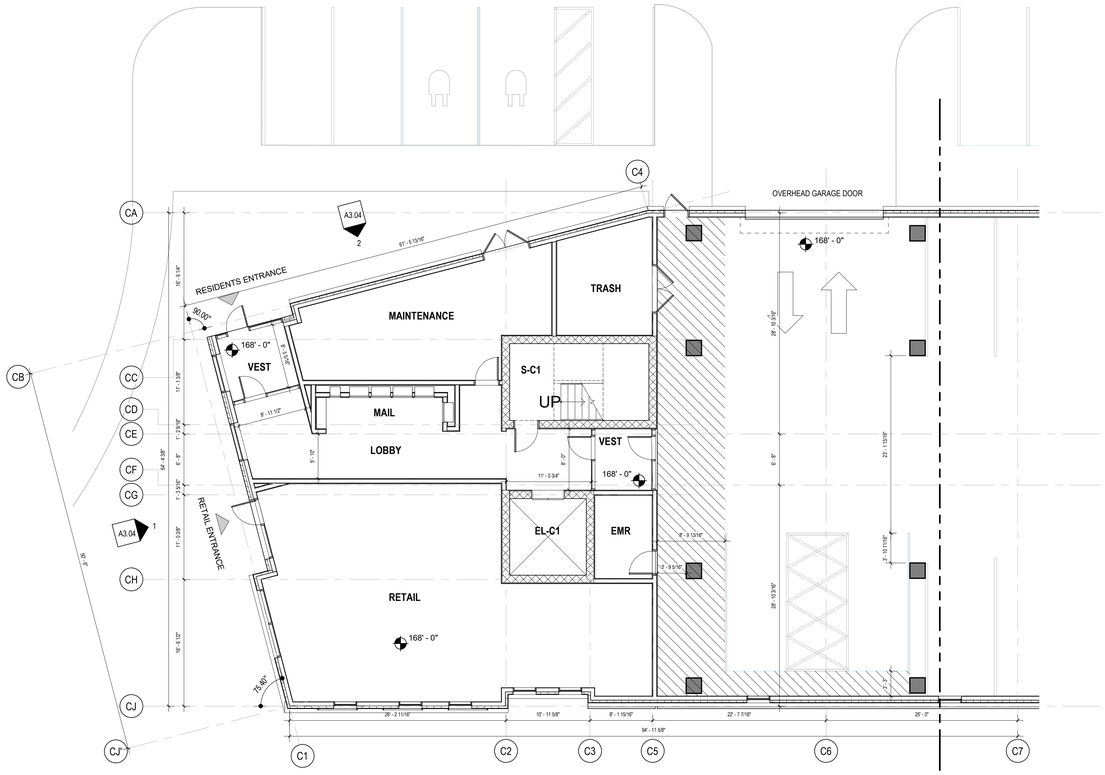
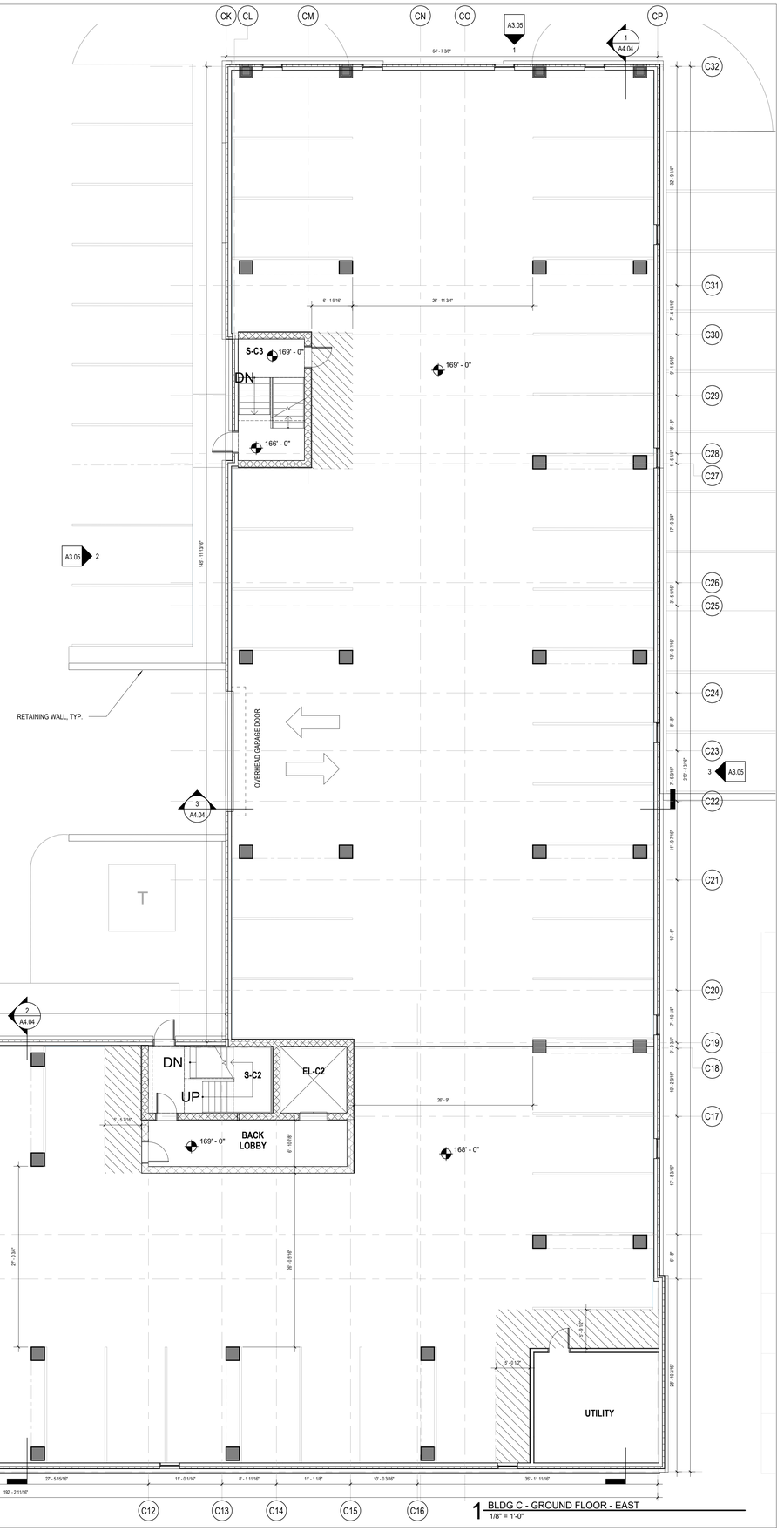


2 BLDG C - GROUND FLOOR - WEST
1/8" = 1'-0"



1 BLDG C - GROUND FLOOR - EAST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
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PROJECT

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TRAFFIC

McPHAIL ASSOCIATES
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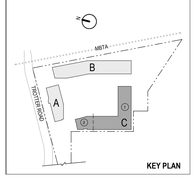
GEOTECH



KEY PLAN

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FLOOR PLAN - BUILDING C GROUND FLOOR

A1.21

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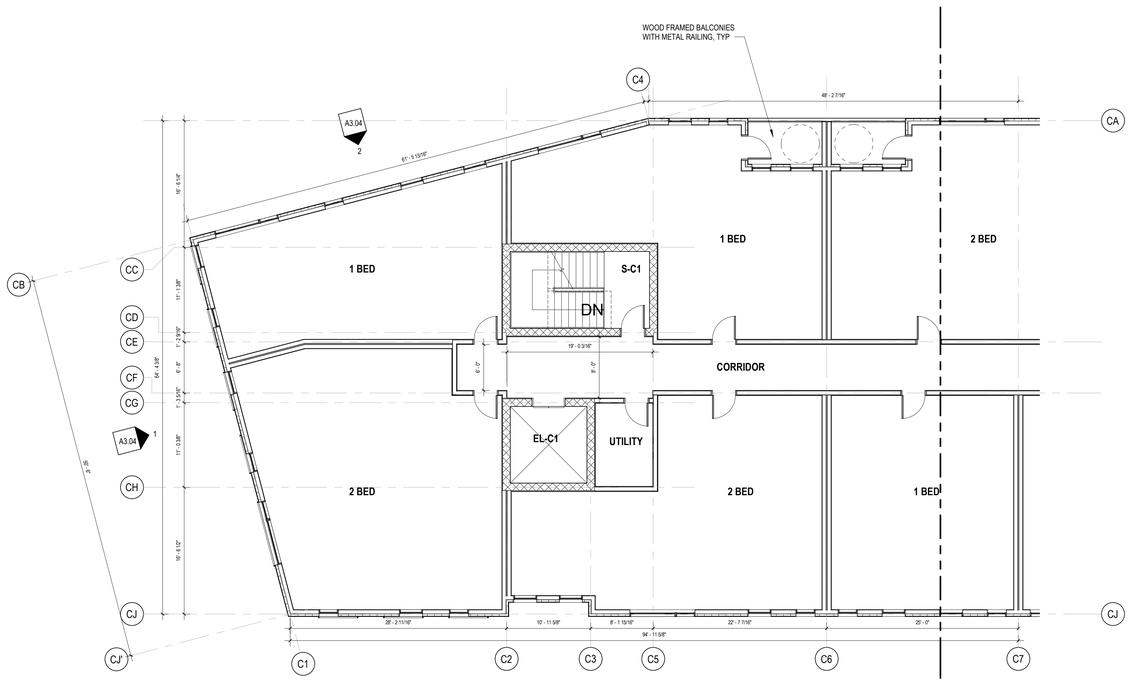
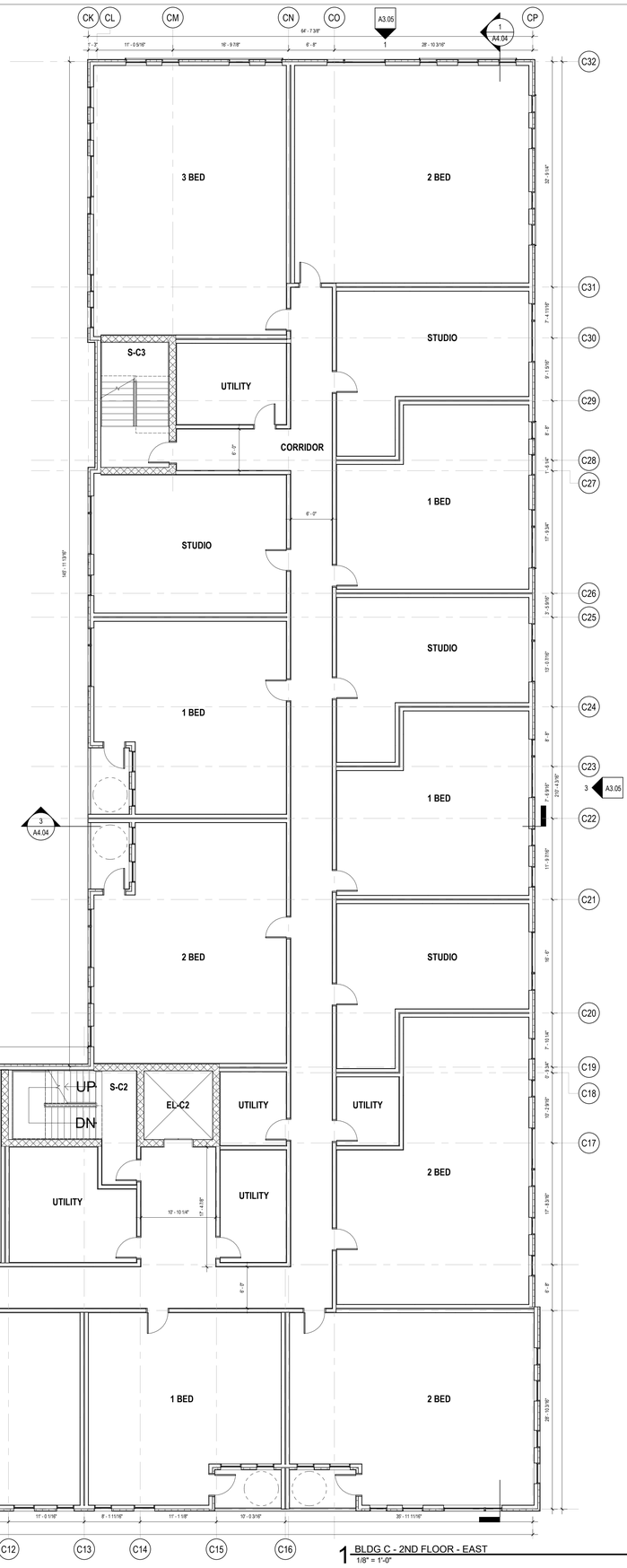
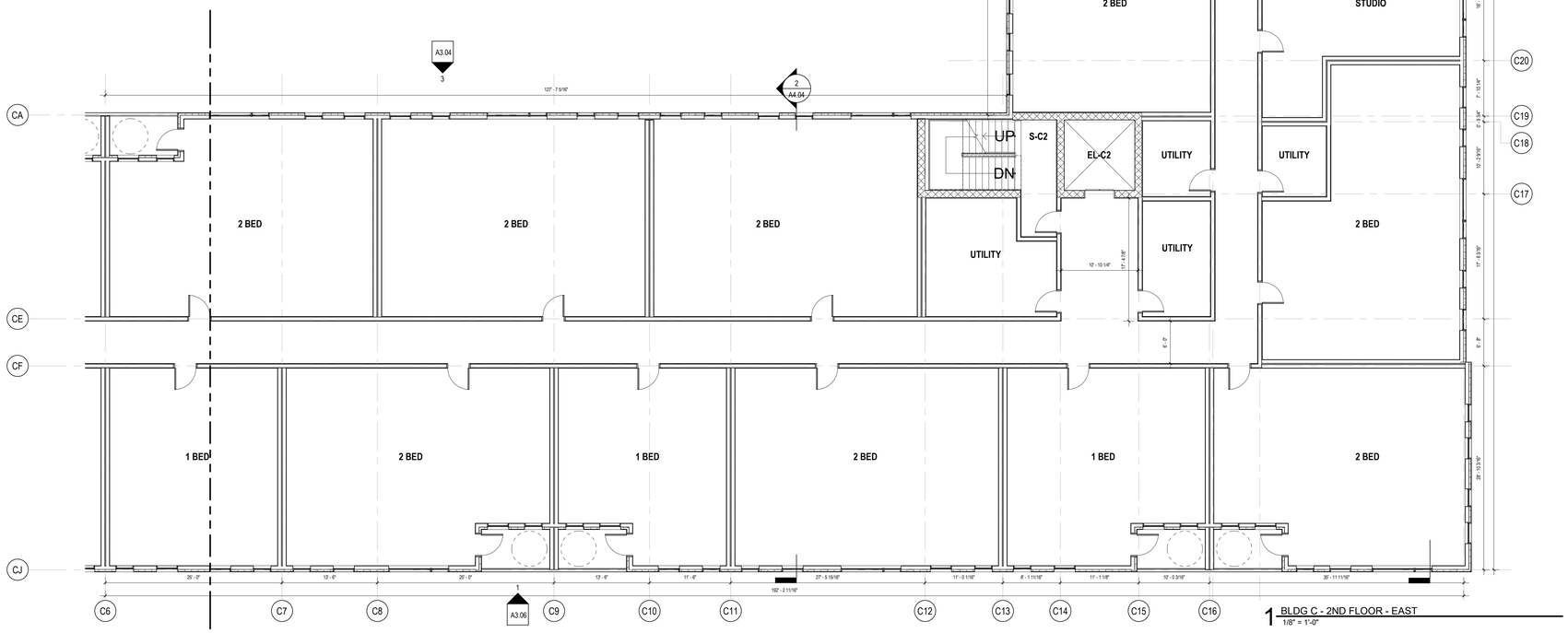


2 BLDG C - 2ND FLOOR - WEST
1/8" = 1'-0"





1 BLDG C - 2ND FLOOR - EAST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

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P 978 474.8800

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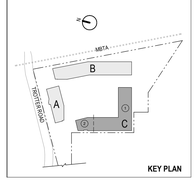
CAMBRIDGE, MA 02140
P 617 868.1420

GEOTECH



KEY PLAN

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As indicated	1839

FLOOR PLAN - BUILDING C SECOND FLOOR

A1.22

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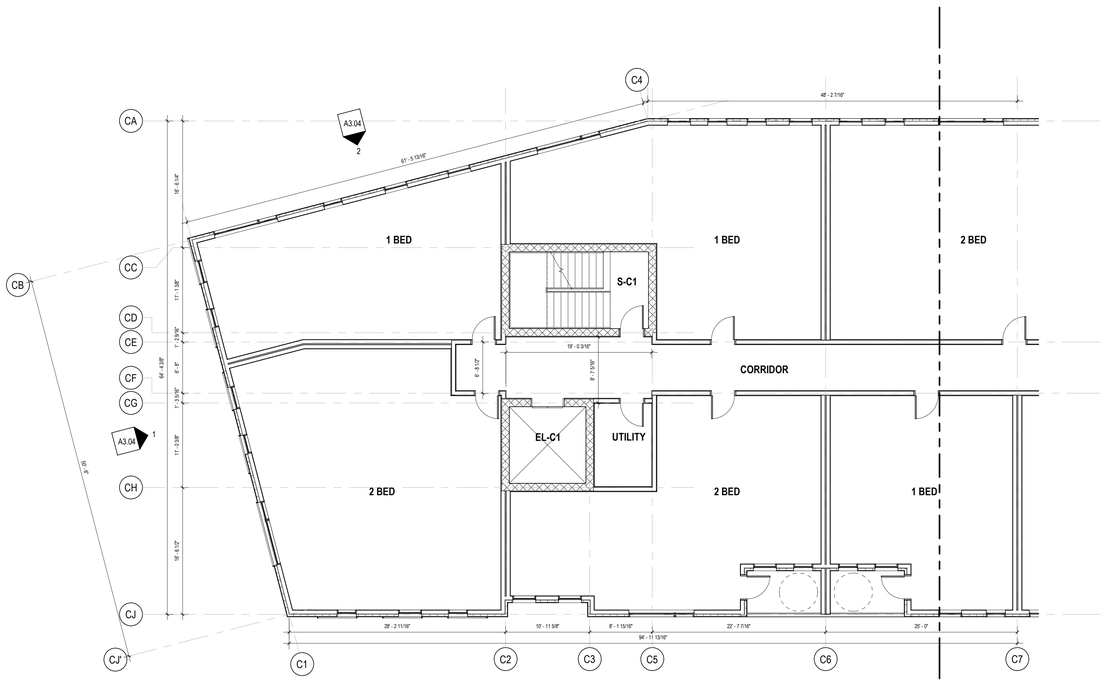
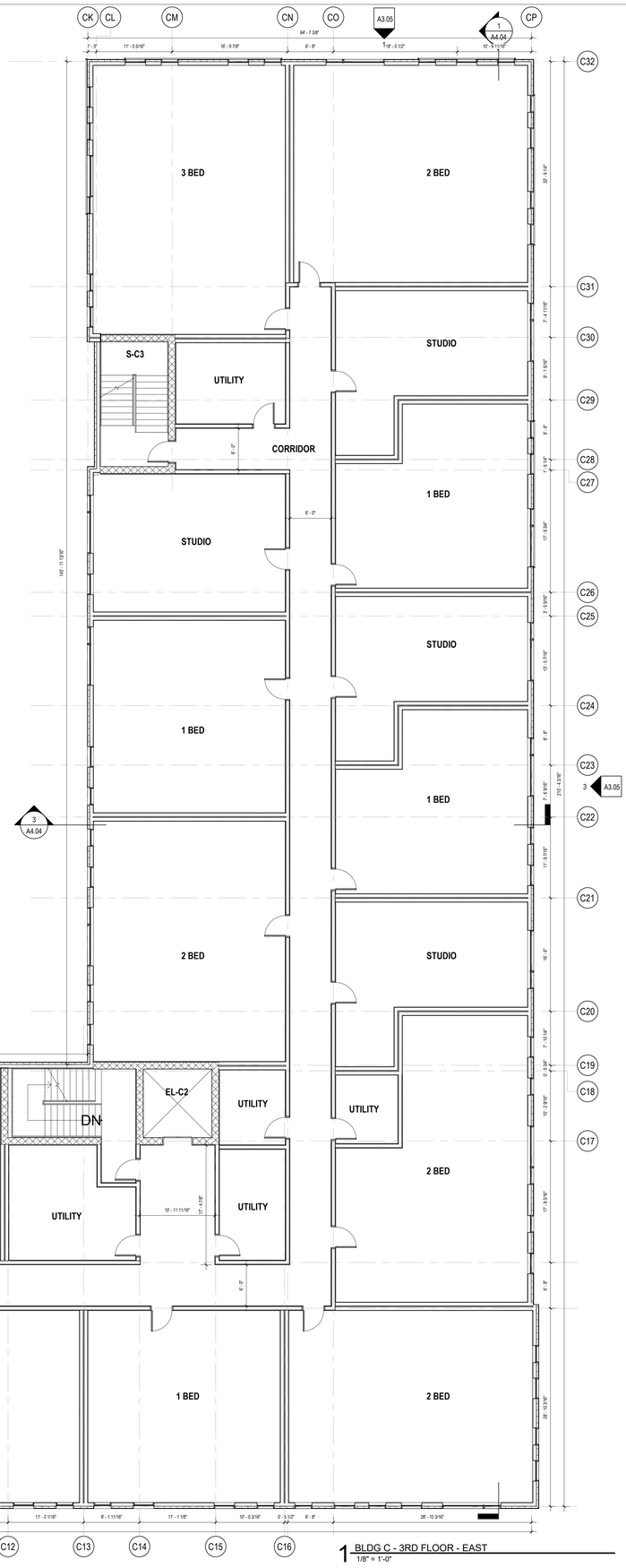


2 BLDG C - 3RD FLOOR - WEST
1/8" = 1'-0"



1 BLDG C - 3RD FLOOR - EAST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

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PROJECT

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BLW ENGINEERS

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P 978 486.4301

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TRAFFIC

McPHAIL ASSOCIATES

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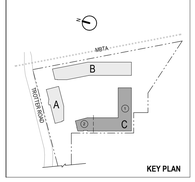
CAMBRIDGE, MA 02140
P 617 868.1420

GEOTECH



KEY PLAN

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FLOOR PLAN - BUILDING C THIRD FLOOR

A1.23

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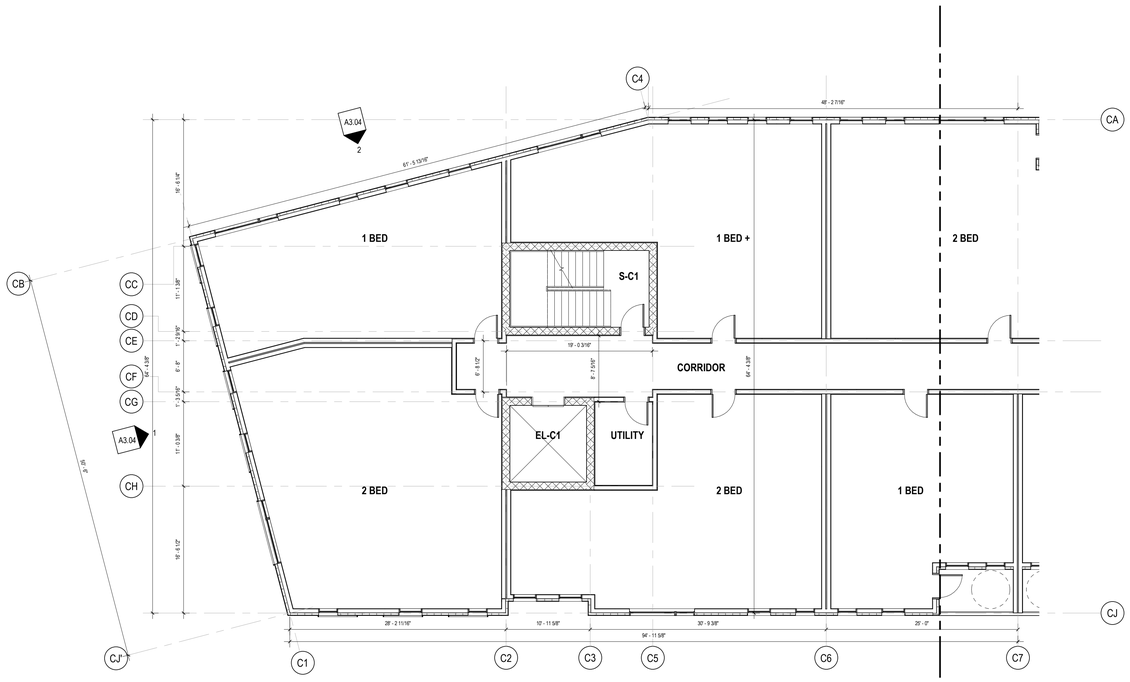
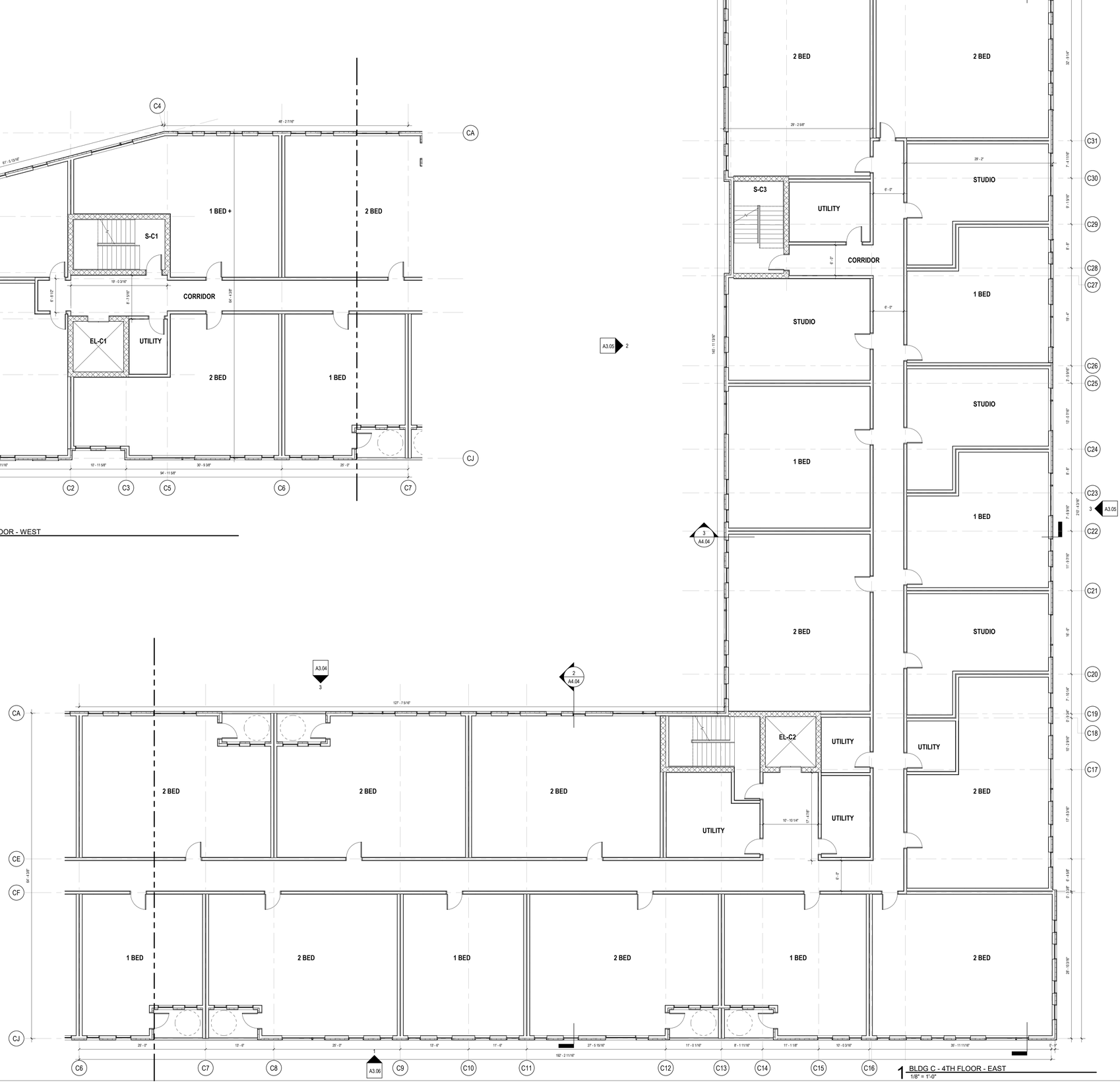


2 BLDG C - 4TH FLOOR - WEST
1/8" = 1'-0"



1 BLDG C - 4TH FLOOR - EAST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

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PROJECT

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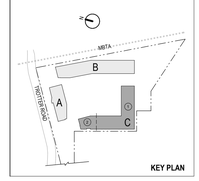
P 617 868.1420

GEOTECH



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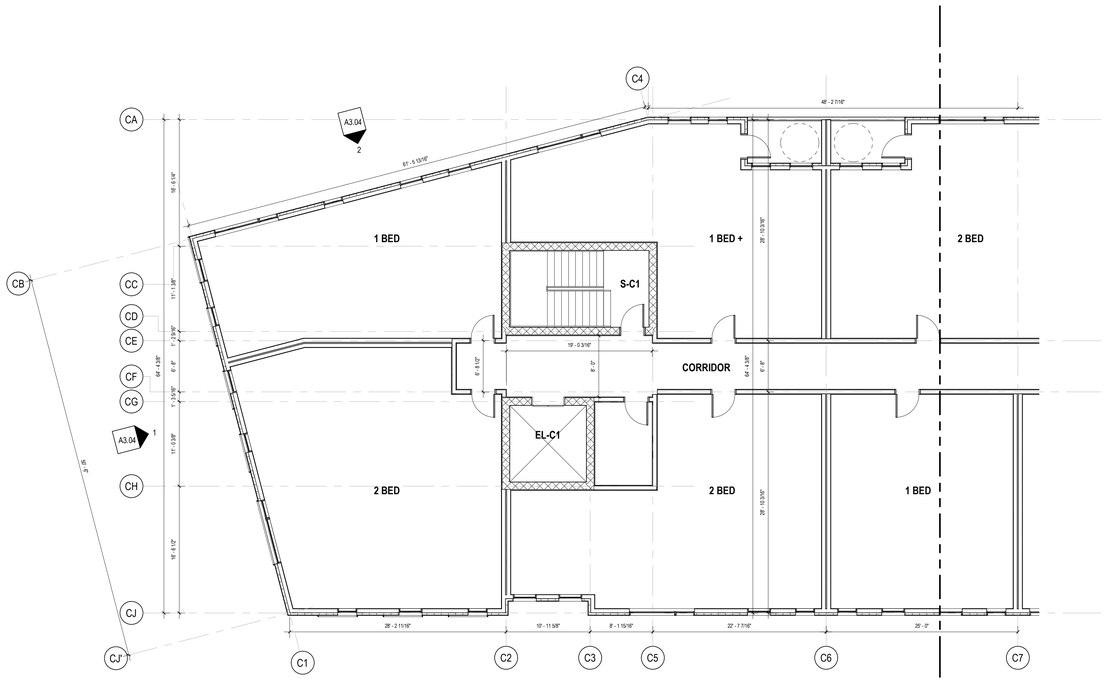
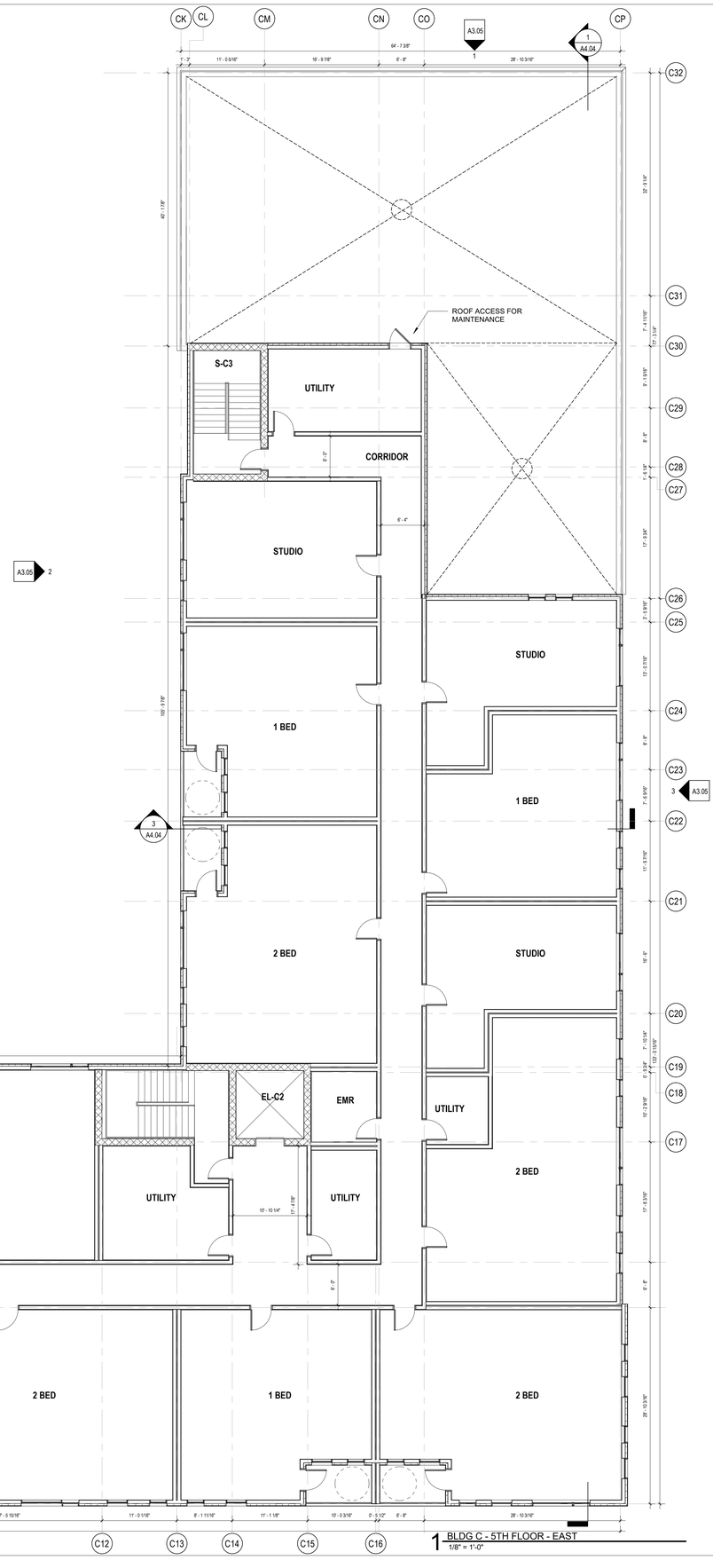
FLOOR PLAN - BUILDING C FOURTH FLOOR

A1.24

11/2/2018 2:50:57 PM



2 BLDG C - 5TH FLOOR - WEST
1/8" = 1'-0"



1 BLDG C - 5TH FLOOR - EAST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

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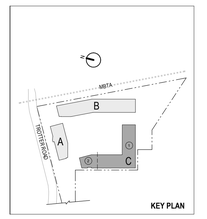

KEY PLAN

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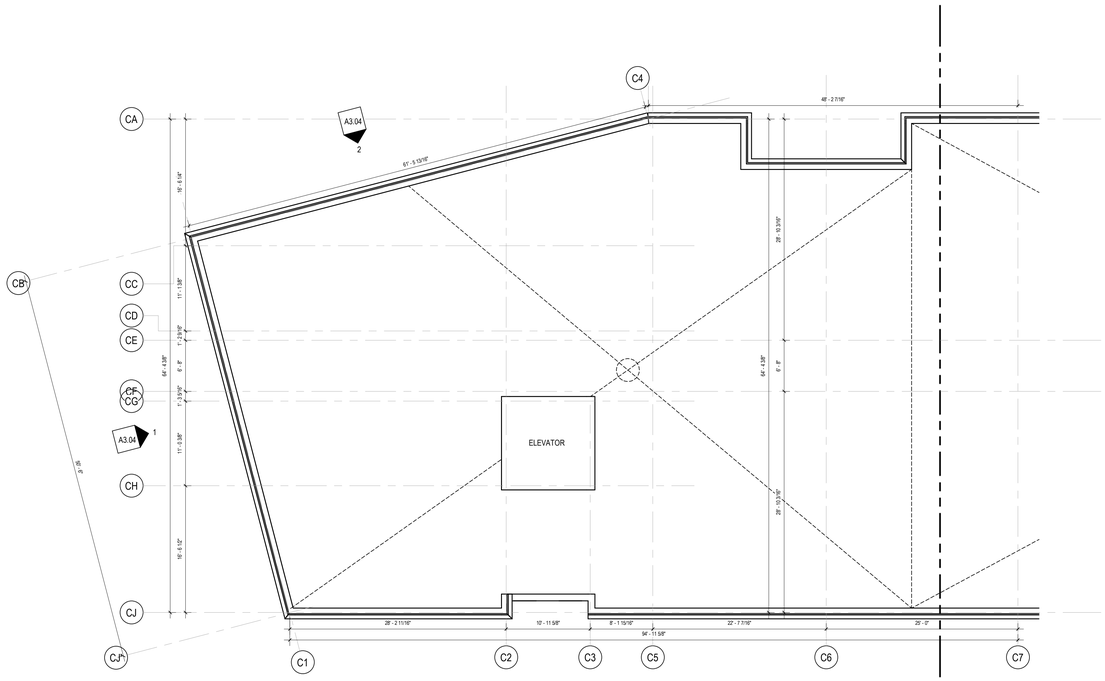
As indicated	1839

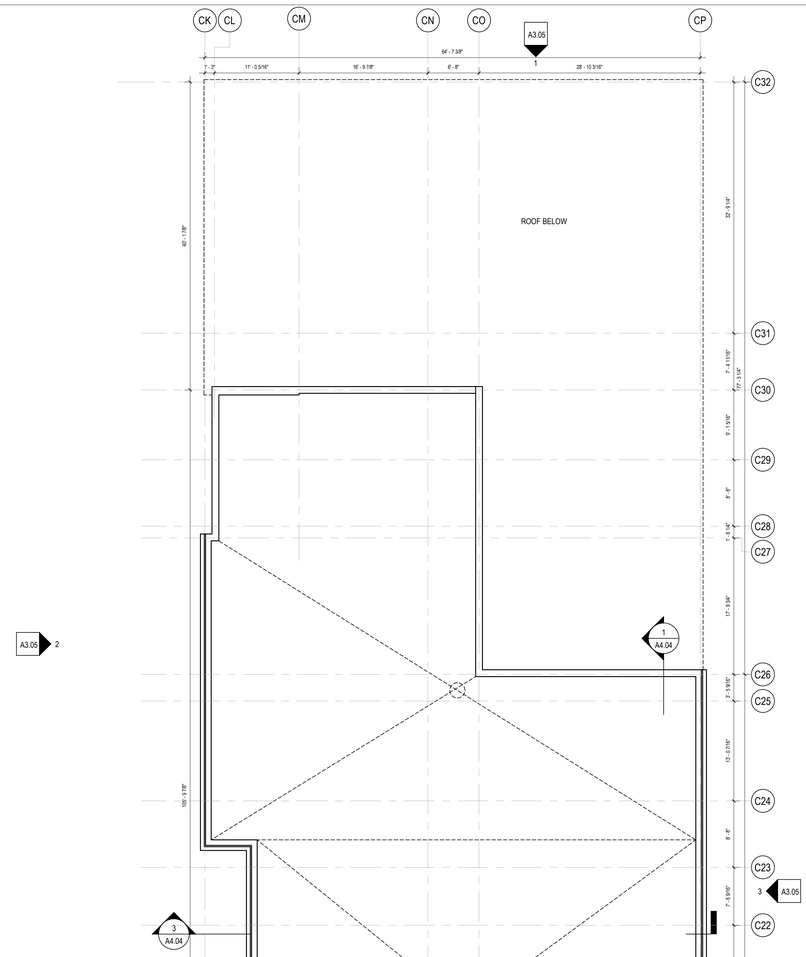
FLOOR PLAN - BUILDING C FIFTH FLOOR

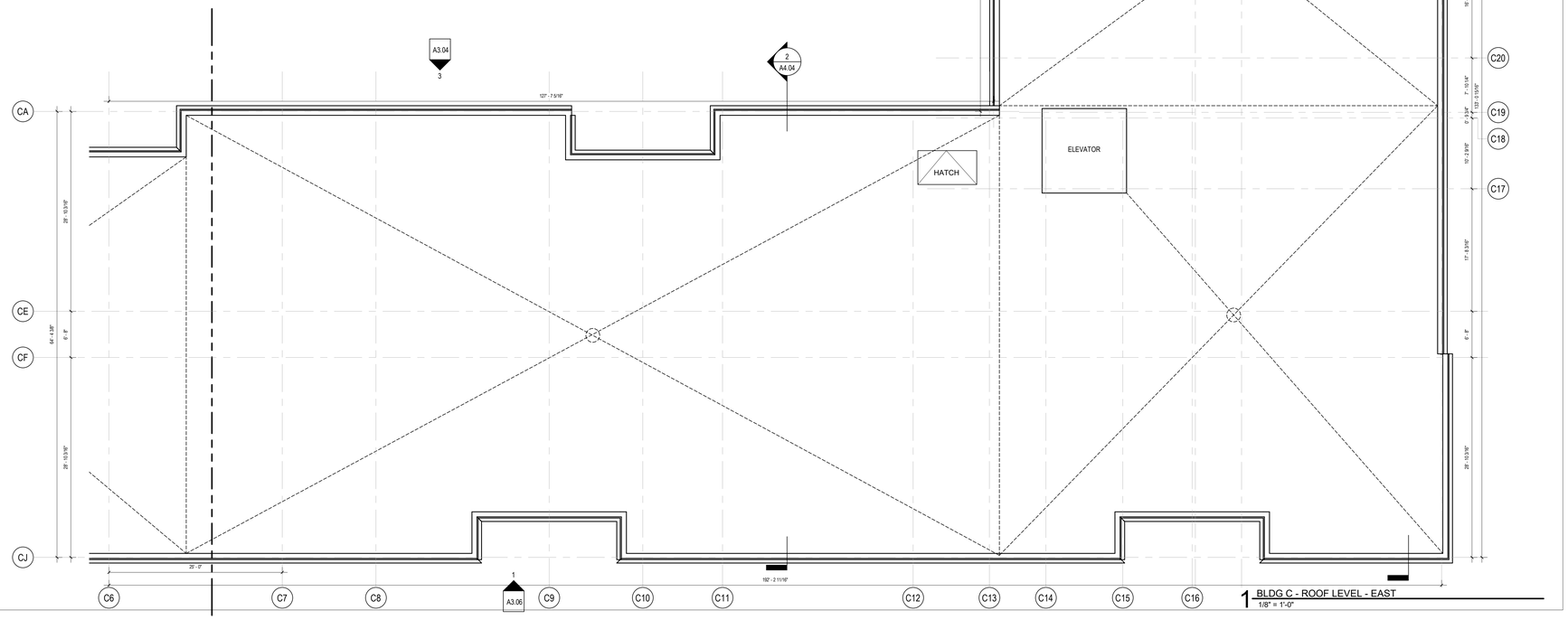
A1.25

11/2/2018 2:51:00 PM



2 BLDG C - ROOF LEVEL - WEST
1/8" = 1'-0"





1 BLDG C - ROOF LEVEL - EAST
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

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CHA COMPANIES

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CIVIL & LANDSCAPE

BLW ENGINEERS

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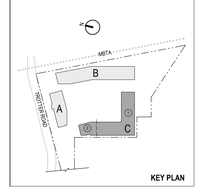
TRAFFIC

McPHAIL ASSOCIATES

2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420

GEOTECH



KEY PLAN

STAMP

DATE	REVISION
NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE: **As indicated**
UTILE PROJECT NUMBER: **1839**

FLOOR PLAN - BUILDING C ROOF PLAN

A1.26

11/2/2018 2:51:02 PM

6 BUILDING A - WEST 1
1/8" = 1'-0"

5 BUILDING A - SOUTH 1
1/8" = 1'-0"

4 BUILDING A - SOUTH 2
1/8" = 1'-0"

3 BUILDING A - EAST 1
1/8" = 1'-0"

2 BUILDING A - NORTH 1
1/8" = 1'-0"

1 BUILDING A - VESTIBULE SOUTH
1/8" = 1'-0"

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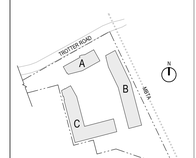

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ELEVATIONS - BUILDING A

A3.00

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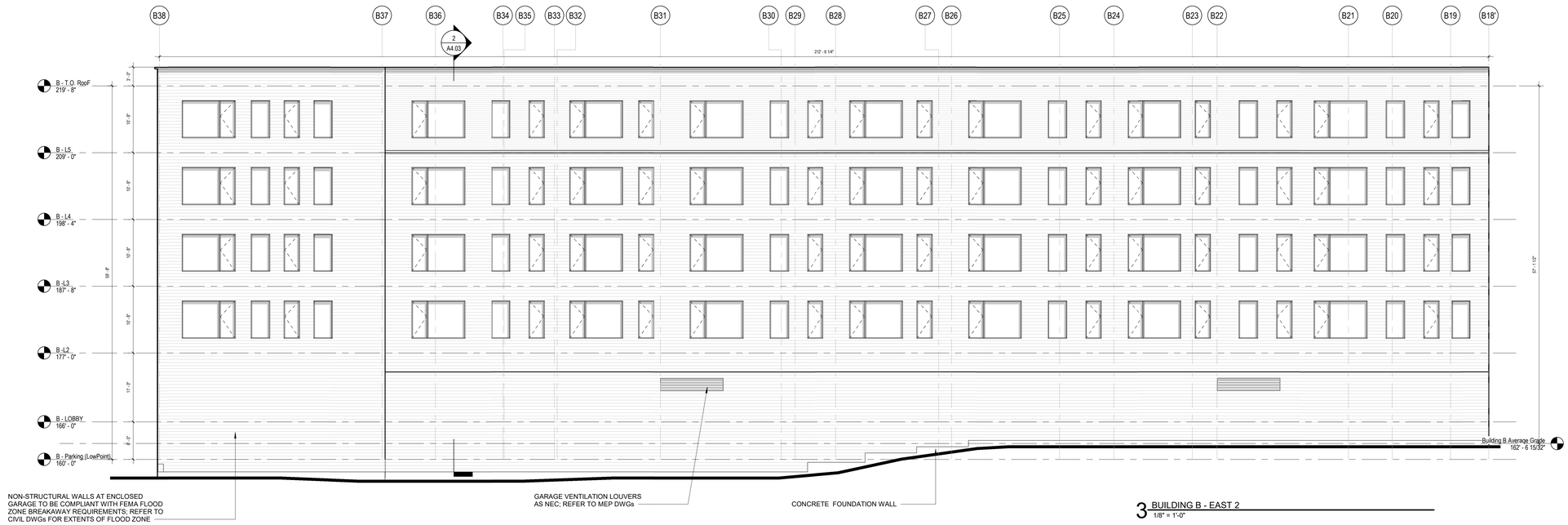
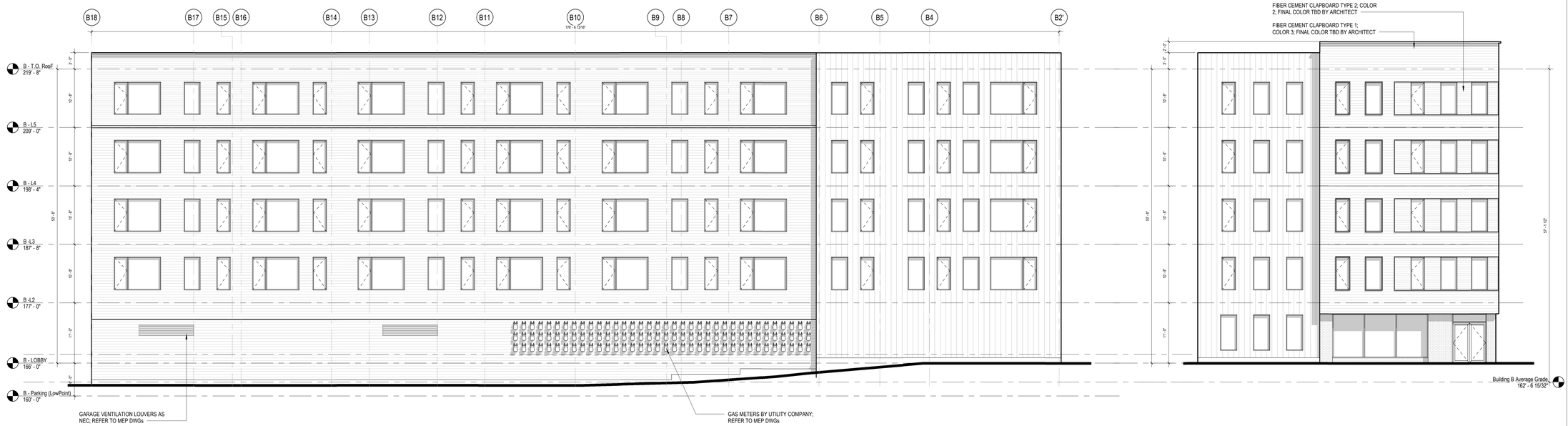


3 BUILDING B - EAST 2
1/8" = 1'-0"



2 BUILDING B - EAST 1
1/8" = 1'-0"

1 BUILDING B - NORTH
1/8" = 1'-0"

SEE A3.00 FOR TYPICAL NOTES, MATERIALS, AND COLORS. EXCEPTIONS TO THE TYPICAL CONDITIONS WILL BE NOTED ON THESE DRAWINGS

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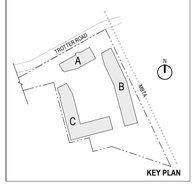

KEY PLAN

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NOVEMBER 5, 2018	BZA SUBMISSION

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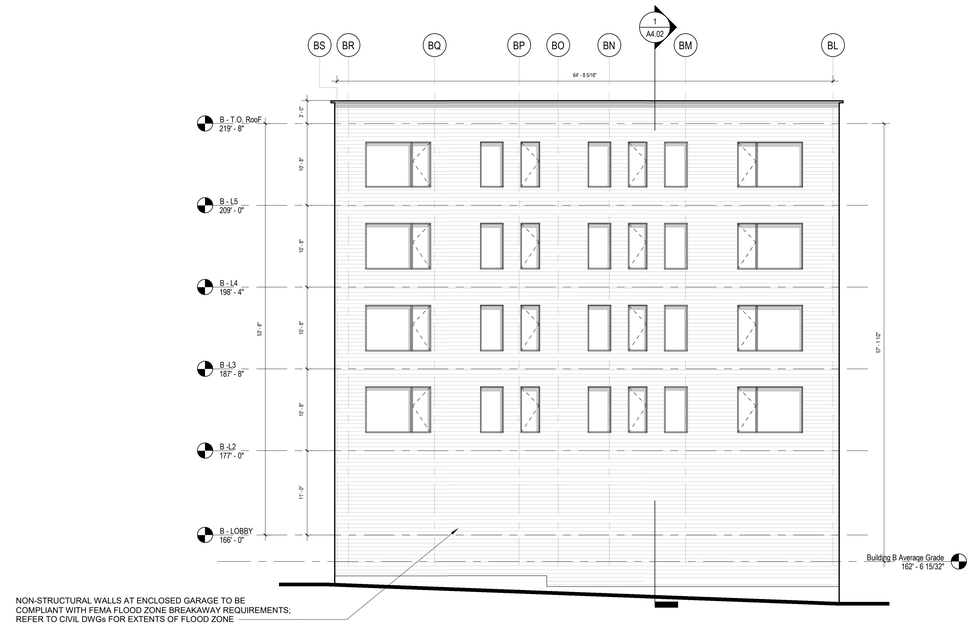
UTILE PROJECT NUMBER: 1839

ELEVATIONS - BUILDING B

A3.01

11/2/2018 2:51:21 PM

2 BUILDING B - WEST 3
1/8" = 1'-0"



1 BUILDING B - SOUTH
1/8" = 1'-0"

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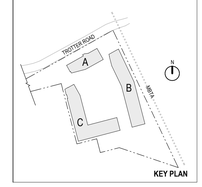

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UTILE PROJECT NUMBER: 1839

ELEVATIONS - BUILDING B

A3.02

11/2/2018 2:51:26 PM

2 BUILDING B - WEST 1
1/8" = 1'-0"

1 BUILDING B - WEST 2
1/8" = 1'-0"

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THE RESIDENCES AT 1500 MAIN

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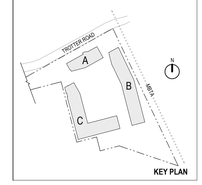

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NOVEMBER 5, 2018	BZA SUBMISSION

REVISIONS ON SHEET

SCALE **As indicated**
UTILE PROJECT NUMBER **1839**

ELEVATIONS - BUILDING B

A3.03

11/2/2018 2:51:33 PM

3 BUILDING C - EAST 2
1/8" = 1'-0"

2 BUILDING C - EAST 1
1/8" = 1'-0"

1 BUILDING C - NORTH 1
1/8" = 1'-0"

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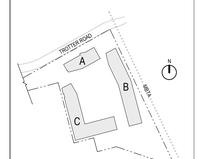

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REVISIONS ON SHEET

SCALE: **As indicated**
UTILE PROJECT NUMBER: **1839**

ELEVATIONS - BUILDING C

A3.04

11/2/2018 2:51:43 PM

3 BUILDING C - SOUTH
1/8" = 1'-0"

1 BUILDING C - EAST 3
1/8" = 1'-0"

2 BUILDING C - NORTH 2
1/8" = 1'-0"

SEE A3.00 FOR TYPICAL NOTES, MATERIALS, AND COLORS. EXCEPTIONS TO THE TYPICAL CONDITIONS WILL BE NOTED ON THESE DRAWINGS

THE RESIDENCES AT 1500 MAIN

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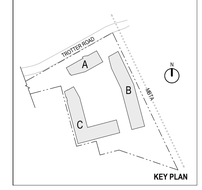

KEY PLAN

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ELEVATIONS - BUILDING C

A3.05

11/2/2018 2:51:53 PM

1 BUILDING C - WEST
1/8" = 1'-0"

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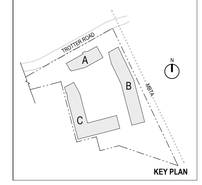

KEY PLAN

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REVISIONS ON SHEET

SCALE
As indicated

UTILE PROJECT NUMBER
1839

ELEVATIONS - BUILDING C

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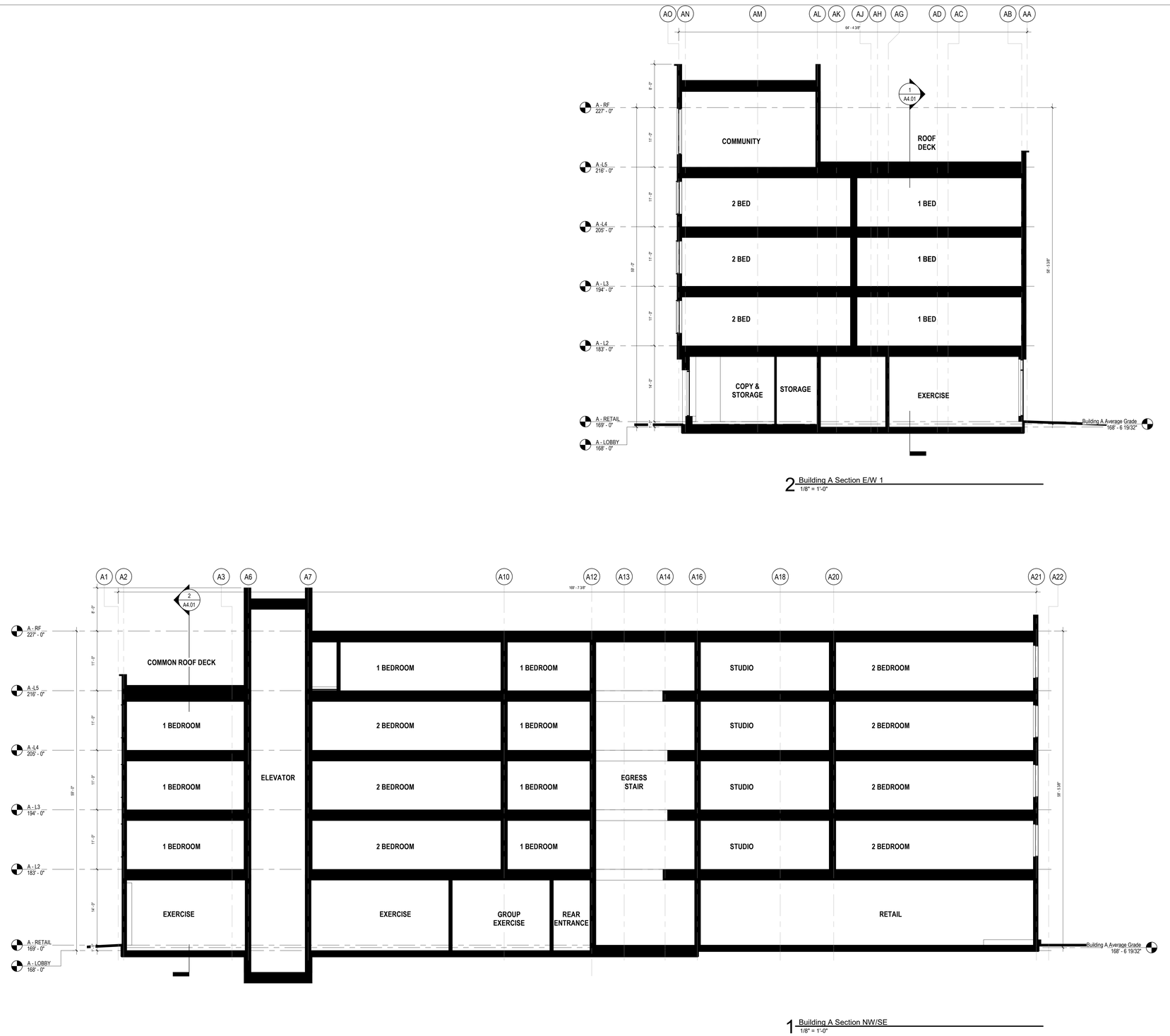

2 Building A Section E/W 1
1/8" = 1'-0"

1 Building A Section NW/SE
1/8" = 1'-0"

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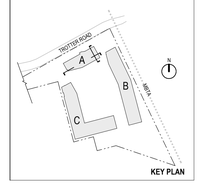

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SCALE
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UTILE PROJECT NUMBER
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BUILDING SECTIONS - BUILDING A

A4.01

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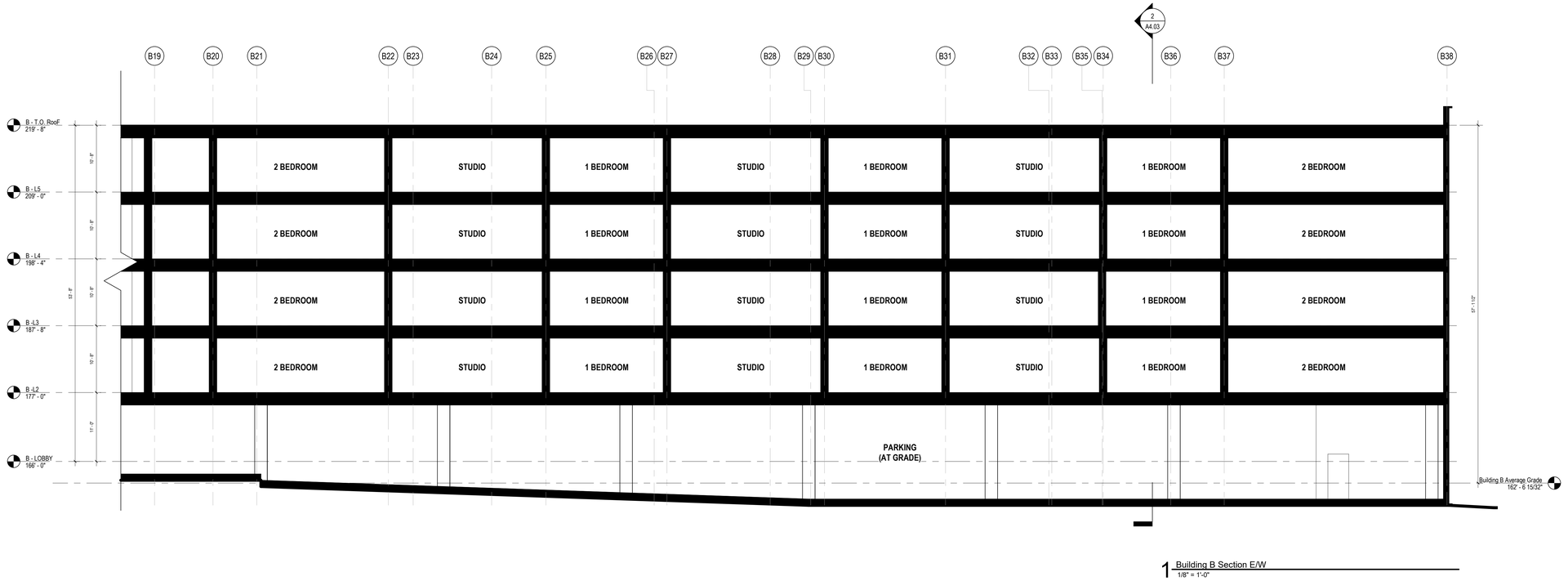
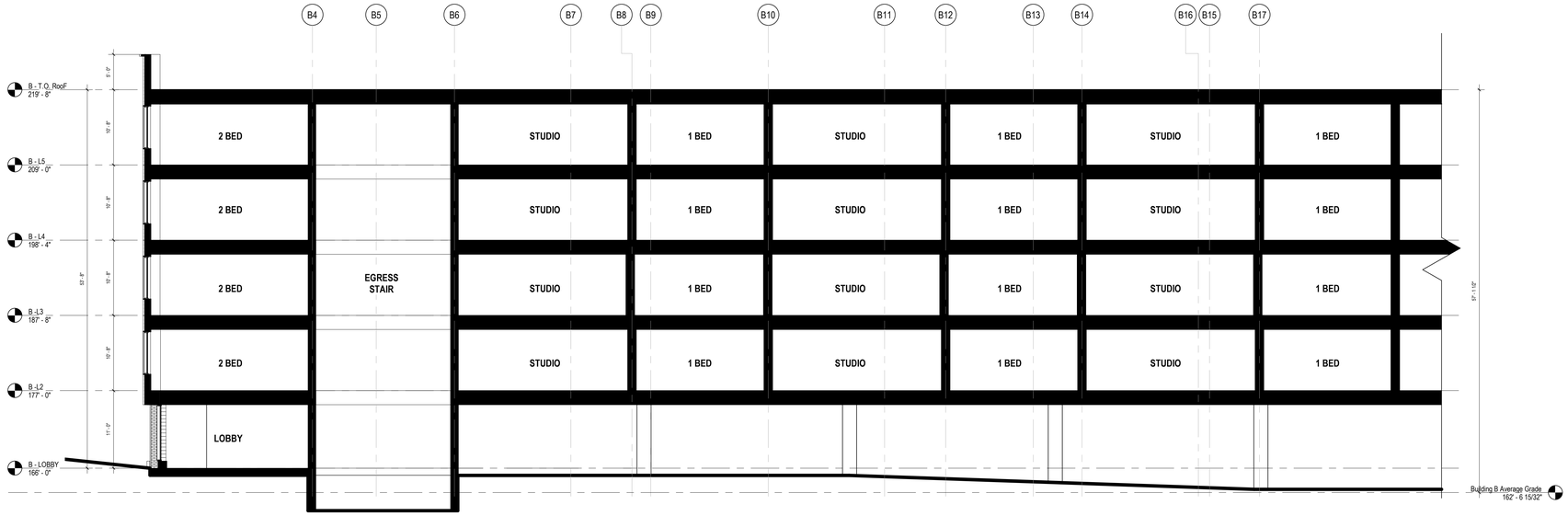


1 Building B Section E/W
1/8" = 1'-0"



2 Building B Section SW/NE
1/8" = 1'-0"

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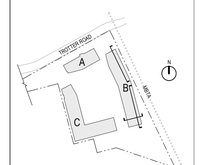

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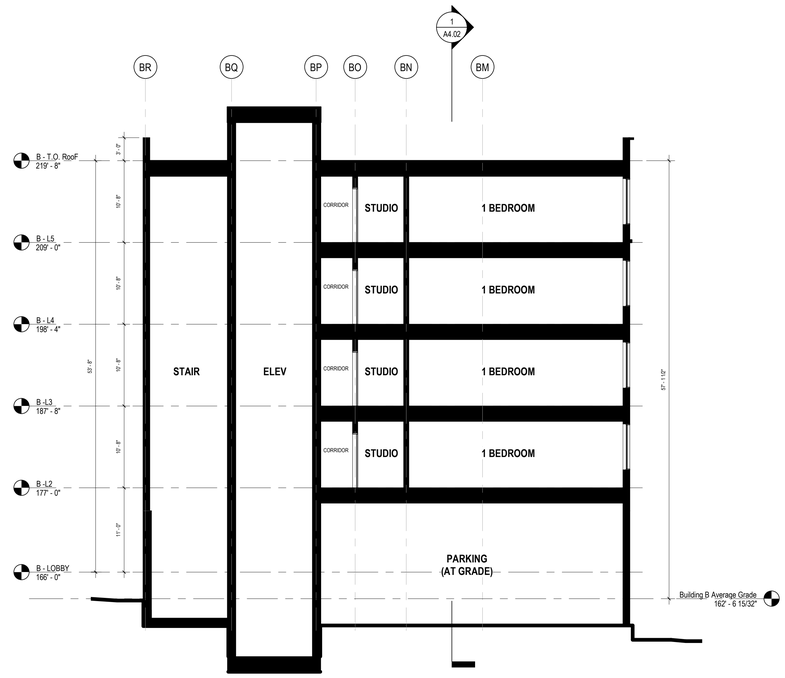
BUILDING SECTIONS - BUILDING B

A4.02

11/2/2018 2:52:03 PM



2 Building B Section N/S
1/8" = 1'-0"

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P 978 486.4301

MEPFP

VEITAS AND VEITAS

639 GRANITE ST
BRAINTREE, MA 02184
P 781 849.2065

STRUCTURAL

VANASSE & ASSOCIATES

35 NEW ENGLAND BUS CENTER DR.
SUITE 140
ANDOVER, MA 01810
P 978 474.8800

TRAFFIC

McPHAIL ASSOCIATES

2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420

GEOTECH

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1839

BUILDING SECTIONS - BUILDING B

A4.03

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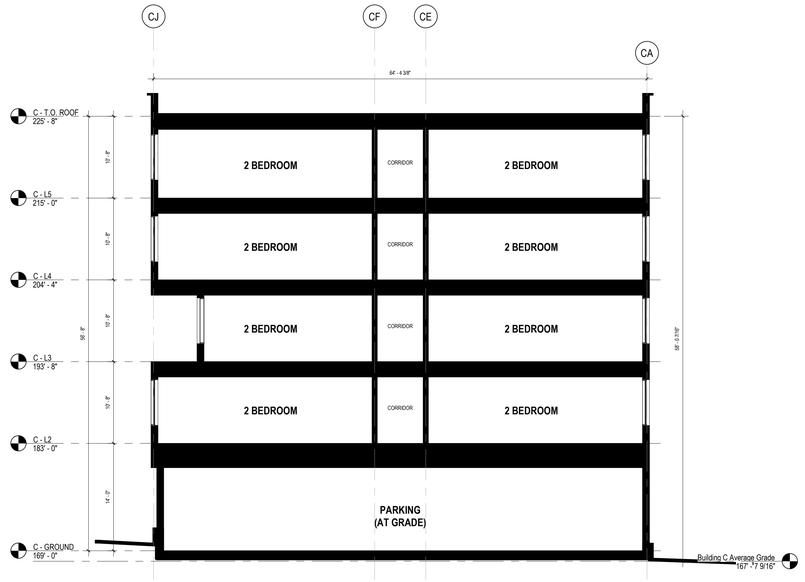
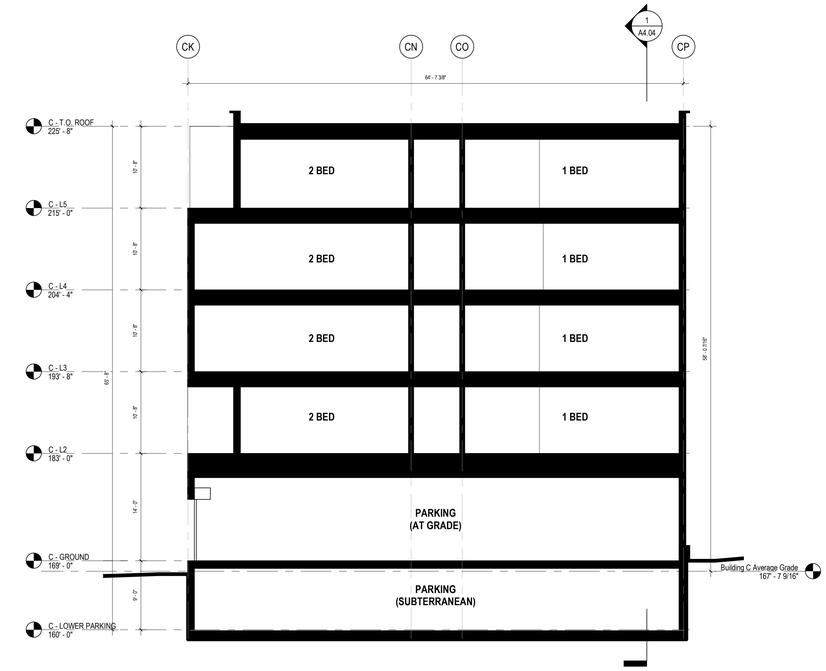
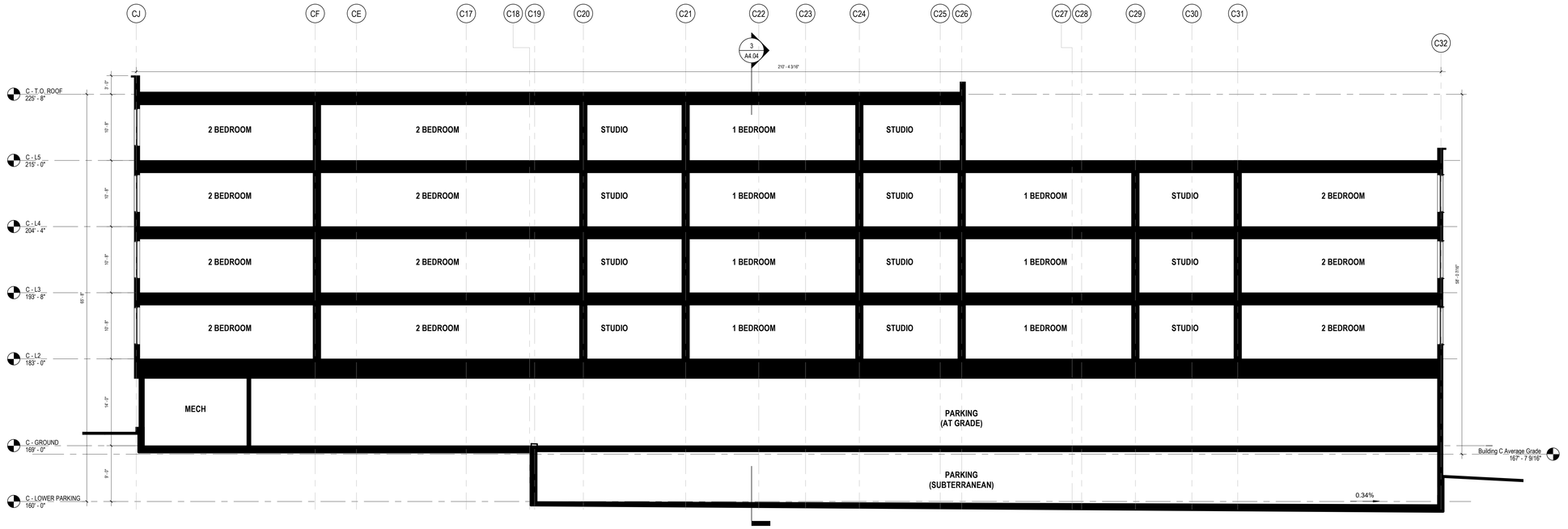


2 Building C Section N/S 2
1/8" = 1'-0"



3 Building C Section E/W 1
1/8" = 1'-0"



1 Building C Section N/S Long
1/8" = 1'-0"

THE RESIDENCES AT 1500 MAIN

1500 MAIN STREET
WEYMOUTH, MA 02190

PROJECT

JOHN M. CORCORAN & CO. LLC

100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781 849.0011

OWNER

utile
ARCHITECTURE + URBAN DESIGN

115 KINGSTON ST
BOSTON, MA 02111
P 617 423.7200 **F** 617 423.1414
utiledesign.com

ARCHITECT

CHA COMPANIES

141 LONGWATER DR.
NORWELL, MA 02061
P 781 792.2277

CIVIL & LANDSCAPE

BLW ENGINEERS

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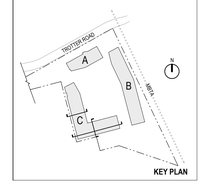

KEY PLAN

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BUILDING SECTIONS - BUILDING C

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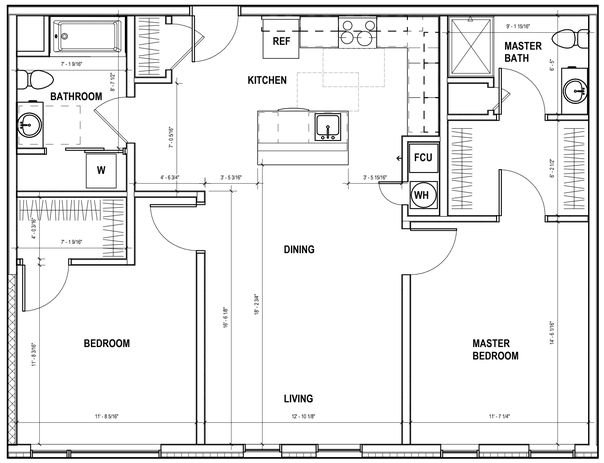
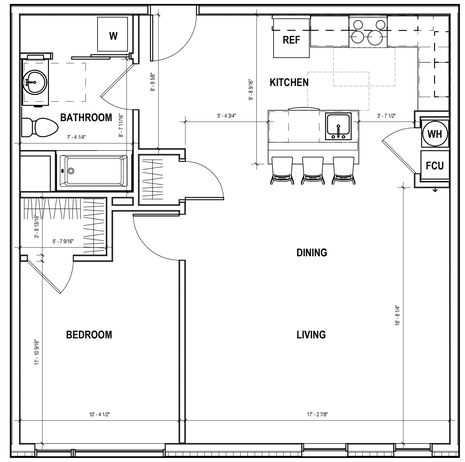
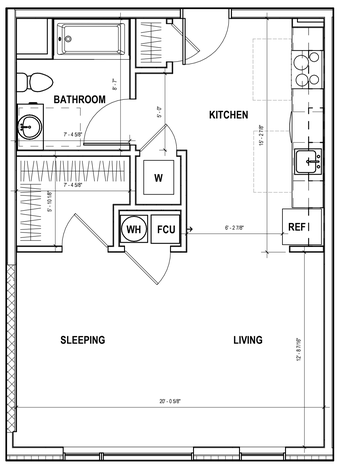


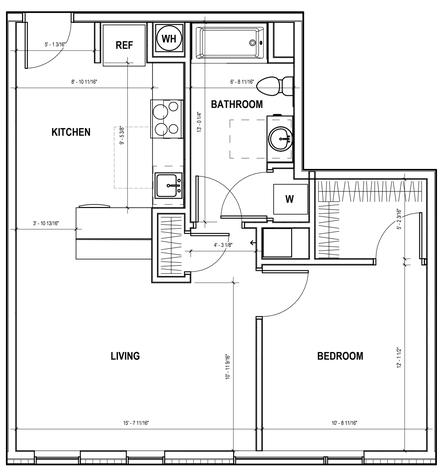
5 2 BEDROOM - TYPICAL



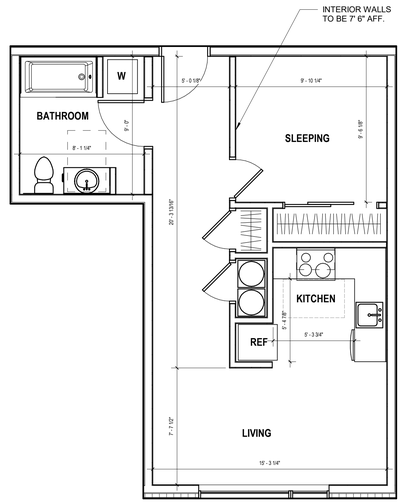
4 1 BEDROOM - TYPICAL
1/4" = 1'-0"



3 STUDIO - TYPICAL
1/4" = 1'-0"



2 1 BEDROOM - TYPICAL NESTING
1/4" = 1'-0"



1 STUDIO - TYPICAL NESTING
1/4" = 1'-0"

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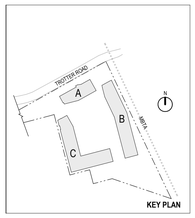

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ENLARGED PLANS - TYPICAL UNITS

A7.00

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