



PROJECT TEAM:

OWNER  
  
TOLL BROTHERS  
APARTMENT LIVING  
  
189 B STREET  
NEEDHAM, MA 02482

ARCHITECT  
  
PETER QUINN  
ARCHITECTS LLC  
  
259 ELM STREET, SUITE 301  
SOMERVILLE, MA 02144  
PH (617) 354-3989

CONSTRUCTION  
MANAGER  
  
NAUSET  
CONSTRUCTION CORP.  
  
10 KEARNEY ROAD, SUITE 301  
NEEDHAM, MA 02484  
PH (781) 453.2220

GEOTECHNICAL  
ENGINEERS  
  
SUMMIT  
GEOTECHNICAL  
CONSULTANTS, INC.  
  
17 WALTHAM STREET  
LEXINGTON, MA 02421

CIVIL ENGINEER

ALLEN & MAJOR  
ASSOCIATES INC  
  
400 HARVEY ROAD  
MANCHESTER, NH 03103  
PH (603) 627-5500

STRUCTURAL  
ENGINEER  
  
ROOME & GUARRACINO  
LLC  
  
48 GROVE STREET  
SOMERVILLE, MA 02144  
PH (617) 628-1700

M/E/P ENGINEER  
  
WOZNY/BARBAR &  
ASSOC. INC.  
  
1076 WASHINGTON STREET  
HANOVER, MA 02339  
PH (781) 826.4144

LSP

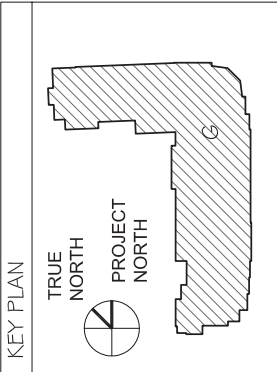
SAGE ENVIRONMENTAL  
  
172 ARMISTICE BLVD.  
PAWTUCKET, RI 02860

LANDSCAPE  
ARCHITECT

VERDANT  
  
318 HARVARD STREET, SUITE 25  
BROOKLINE, MA 02446  
PH (617) 735-1180

INTERIOR DESIGN GROUP  
  
SIMEONE DEARY  
  
605 NORTH MICHIGAN AVE, SUITE 350  
CHICAGO, ILLINOIS 60611  
PH (312) 763-6080

LOCUS MAP



| LIST OF DRAWINGS |                                                          | DEFINITIVE<br>PLAN SET<br>31 AUG 2017 |
|------------------|----------------------------------------------------------|---------------------------------------|
| GENERAL          |                                                          |                                       |
| T-1              | COVER SHEET / DRAWING LIST                               | X                                     |
| CIVIL            |                                                          |                                       |
| C-1              | ABBREVIATION & NOTES                                     | X                                     |
| C-1a             | DEMO                                                     | X                                     |
| C-2              | LAYOUT & MATERIALS                                       | X                                     |
| C-3              | GRADING & DRAINAGE                                       | X                                     |
| C-3a             | SPOT GRADE PLAN                                          | X                                     |
| C-4              | UTILITY                                                  | X                                     |
| C4.a             | UTILITY PROFILES                                         | X                                     |
| C-5A             | WB50 TRUCK MOVEMENT                                      | X                                     |
| C-5B             | LADDER TRUCK MOVEMENT                                    | X                                     |
| D-1              | DETAILS                                                  | X                                     |
| D-2              | DETAILS                                                  | X                                     |
| SWP-1            | STORMWATER POLLUTION PREVENTION NOTES                    | X                                     |
| SWP-2            | STORMWATER POLLUTION PREVENTION PLAN                     | X                                     |
| SWP-3            | STORMWATER POLLUTION PREVENTION DETAILS                  | X                                     |
| LANDSCAPE        |                                                          |                                       |
| L1.0             | LAYOUT & MATERIALS PLAN                                  | X                                     |
| L1.1             | LAYOUT & MATERIALS PLAN                                  | X                                     |
| L1.2             | LAYOUT & MATERIALS PLAN                                  | X                                     |
| LP1              | PLANTING PLAN                                            | X                                     |
| LP2              | PLANTING PLAN                                            | X                                     |
| LP3              | PLANTING PLAN                                            | X                                     |
| LD1              | LANDSCAPE SITE DETAILS PAVING + CURBS                    | X                                     |
| LD2              | LANDSCAPE SITE DETAILS SECTIONS ELEVATIONS               | X                                     |
| LD3              | LANDSCAPE SITE DETAILS WALLS                             | X                                     |
| LD4              | LANDSCAPE SITE DETAILS STEPS + RAILINGS                  | X                                     |
| LD5              | LANDSCAPE SITE DETAILS FENCES + BOLLARDS                 | X                                     |
| LD6              | LANDSCAPE SITE DETAILS STREETSCAPE                       | X                                     |
| LD7              | DETAILS PLANTING                                         | X                                     |
| ARCHITECTURAL    |                                                          |                                       |
| A1.0             | FOUNDATION PLAN                                          | X                                     |
| A1.1             | SITE PLAN/ BLDG PLAN AT GRADE HYLAND PARKING ENTRY LEVEL | X                                     |
| A1.2             | SECOND LEVEL PLAN HYLAND FIRST LEVEL                     | X                                     |
| A1.3             | THIRD LEVEL PLAN HYLAND SECOND LEVEL                     | X                                     |
| A1.4             | FOURTH LEVEL PLAN HYLAND THIRD LEVEL (ROOF PLAN WINSLOW) | X                                     |
| A1.5             | FOURTH LEVEL AT HYLAND (ROOF PLAN POMONA)                | X                                     |
| A1.6             | ROOF PLAN (HYLAND)                                       | X                                     |
| AW2.1            | EXTERIOR ELEVATIONS (THE WINSLOW)                        | X                                     |
| AW2.2            | EXTERIOR ELEVATIONS (THE WINSLOW)                        | X                                     |
| AP2.1            | EXTERIOR ELEVATIONS (THE POMONA)                         | X                                     |
| AP2.2            | EXTERIOR ELEVATIONS (THE POMONA)                         | X                                     |
| AP2.3            | EXTERIOR ELEVATIONS (THE POMONA)                         | X                                     |
| AH2.1            | EXTERIOR ELEVATIONS (THE HYLAND)                         | X                                     |
| AH2.2            | EXTERIOR ELEVATIONS (THE HYLAND)                         | X                                     |
| AH2.3            | EXTERIOR ELEVATIONS (THE HYLAND)                         | X                                     |





PH 617-354-3989 FAX 617-868-0280

CONSULTANT



*J. V.*

PREPARED FOR

**TOLL BROTHERS  
APARTMENT LIVING  
DIVISION  
NEEDHAM, MA**

DRAWING TITLE

# DEMO

SCALE AS NOTED

| REVISION                   | DATE          |
|----------------------------|---------------|
| DEFINITIVE PLAN SET        | AUG. 31, 2017 |
| GARAGE SET                 | AUG. 15, 2017 |
| BUILDING PERMIT            | JULY 07, 2017 |
| 4% FOUNDATION & PODIUM SET | MAY 22, 2017  |
| PROGRAM BY                 | REVIEWED BY   |
| MAM                        | MM            |
| SUBJECT                    |               |

# C.1a

THE CONTRACTOR SHALL CONTACT "DIGSAFE," THE TOWN OF BELMONT DPW & COMMUNITY DEVELOPMENT AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

DIGSAFE:  
TOWN OF BELMONT DPW:  
TOWN OF BELMONT COM. DEV.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT BY THE CONTRACTOR OR CONTRACTOR'S EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF ANY SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE, AND LOCAL REGULATIONS.

3. REFER TO ROADWAY IMPROVEMENT PLANS BY TRANSPORTATION CONSULTANT, BSC GROUP.

1. REFER TO LANDSCAPE PLANS BY BLAIR HINES DESIGN ASSOCIATES FOR LANDSCAPE WORK WITHIN RIGHT-OF-WAY.

5. CONTRACTOR TO BE AWARE OF RECENTLY COMPLETED MASSDOT IMPROVEMENTS PROJECT WITHIN THE CUSHING SQUARE AREA AND ASSOCIATED ROADWAY IMPROVEMENTS TO TRAPELO ROAD AND COMMON STREET. CONTRACTOR TO COORDINATE WITH MASSDOT AND TOWN OF BELMONT PRIOR TO ANY CONSTRUCTION ACTIVITIES ASSOCIATED WITH DEVELOPMENT OF THE CUSHING VILLAGE PROJECT TO VERIFY LIMITATIONS OF WORK WITHIN THE STREET.

PERMITTEE OR ITS DESIGNEE TO PROVIDE AT LEAST 72-HOUR PRIOR NOTICE TO THE MWRA'S INSPECTION DEPARTMENT, BY CALLING WARREN MURPHY (617) 305-5833, LOCATED AT 2 GRIFFIN WAY, CHELSEA, MA

2. FOR DISTANCES OVER FOUR (4) FEET OF THE AUTHORITY'S MAINS WHICH ARE TO BE UNDERMINED THE METHOD AND TYPE OF SUPPORT SHALL BE SUBMITTED AND STAMPED BY A PROFESSIONAL ENGINEER (P.E.) LICENSED IN MASSACHUSETTS FOR PRIOR APPROVAL BY THE AUTHORITY.

3. FOR DISTANCES UNDER FOUR (4) FEET OF THE AUTHORITY'S MAINS WHICH ARE TO BE UNDERMINED, THE ON-SITE MWRA INSPECTOR SHALL REVIEW AND APPROVE THE PROPOSED SUPPORT OF THE MAIN. UNDER NO CIRCUMSTANCES SHALL THE AUTHORITY'S MAIN BE LEFT IN AN UNSUPPORTED, UNDERMINED POSITION OVERNIGHT.

1. DURING CONSTRUCTION, APPROPRIATE SHEETING MEASURES MUST BE TAKEN TO PROTECT THE INTEGRITY OF THE AUTHORITY'S WATER MAINS. THE SHEETING DESIGN MUST BE REVIEWED BY THE AUTHORITY PRIOR TO THE START OF THE CONSTRUCTION. THE DESIGN SHALL BE STAMPED BY A PROFESSIONAL ENGINEER, LICENSED IN MASSACHUSETTS. THE USE OF A TRENCH BOX IS NOT PERMITTED IN THIS APPLICATION

5. FOR TEST PIT EXCAVATIONS OR UNEARTHING OF THE AUTHORITY'S WATER MAIN THE PERMITEE MUST EXCAVATE THE LAST 2-Feet, BEFORE THE TOP OF PIPE, BY HAND OR USE A VACUUM BORING METHOD AND BACKFILL WITH APPROVED MATERIAL WITHIN AN EASEMENT OR ROADWAY AREA.

6. THE CONTRACTOR WILL PROVIDE A LOGISTICS CONSTRUCTION SCHEDULE IN WRITING, ALONG WITH EMERGENCY CONTACT INFORMATION WHENEVER MWRA VALVES (MANHOLE COVERS) OR FACILITIES ARE COVERED OR OBSTRUCTED.

7. MWRA INSPECTION PERSONNEL MUST BE ON SITE WHENEVER EXCAVATION, CONSTRUCTION AND HOISTING OR RIGGING OCCURS AROUND AN MWRA WATER MAIN PIPELINE.

3. NO CONSTRUCTION EQUIPMENT INCLUDING CRANES, BACKHOES OR MATERIAL MAY BE PARKED, STATIONED, SET UP OR STORED ON TOP OF THE MWRA'S WATER MAINS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

2. GRADING / DEMOLITION OUTSIDE OF THE PROJECT BOUNDARIES REQUIRES A TEMPORARY CONSTRUCTION/GRADING EASEMENT FROM THE LAND (BY OTHERS).

3. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DETERMINE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.

14. CLEAR GRUB AND REMOVE ALL EXISTING VEGETATION ON SITE, EXCEPT AS NOTED ON PLAN.

5. REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL DETAIL REGARDING EROSION CONTROL MEASURES.

6. THE GENERAL CONTRACTOR SHALL ENGAGE A SHEETING CONTRACTOR FOR THE DESIGN AND INSTALLATION OF THE SUPPORTED EXCAVATION. COPIES OF THE PROPOSED SHEETING SYSTEM SHALL BE SIGNED AND STAMPED BY A MASSACHUSETTS PROFESSIONAL ENGINEER. COPIES OF THE SHEETING DESIGN SHALL BE SUBMITTED TO THE PROJECT CIVIL ENGINEER AND PROJECT GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

7. WITHIN THE LIMITS OF WORK, ALL TOPSOIL IS TO BE STOCKPILED AND RE-USED WITHIN THE PROPOSED LANDSCAPE AREAS.

3. REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS REGARDING THE TREATMENT OF TOPSOIL.

9. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED

GRAPHIC SCALE

( IN FEET )

$$1 \text{ inch} = 20 \text{ ft}$$

LEGEND:

PROP. PROPERTY LINE

SIGN

BOLLARD

BUILDING

BUILDING ARCHITECTURE

BUILDING INTERIOR WALLS

CURB

RETAINING WALL

PARKING STRIPING

ROADWAY STRIPING

TRAFFIC ARROWS

HEAVY DUTY CONCRETE

HEAVY DUTY PAVEMENT

SIDEWALK

PARKING COUNT

COMPACT PARKING STALL

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THE BRADFORD  
BELMONT, MA

GRADING  
& DRAINAGE

| REVISION                    | DATE          |
|-----------------------------|---------------|
| DEFINITIVE PLAN SET         | AUG. 31, 2017 |
| GARAGE SET                  | AUG. 15, 2017 |
| BUILDING PERMIT             | JULY 07, 2017 |
| 85% FOUNDATION & PODIUM SET | MAY 22, 2017  |
| DRAWN BY                    | REVIEWED BY   |
| WL                          | MAM           |
| SHEET                       |               |



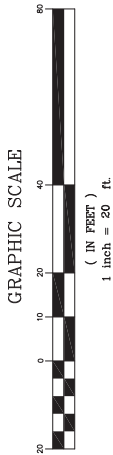
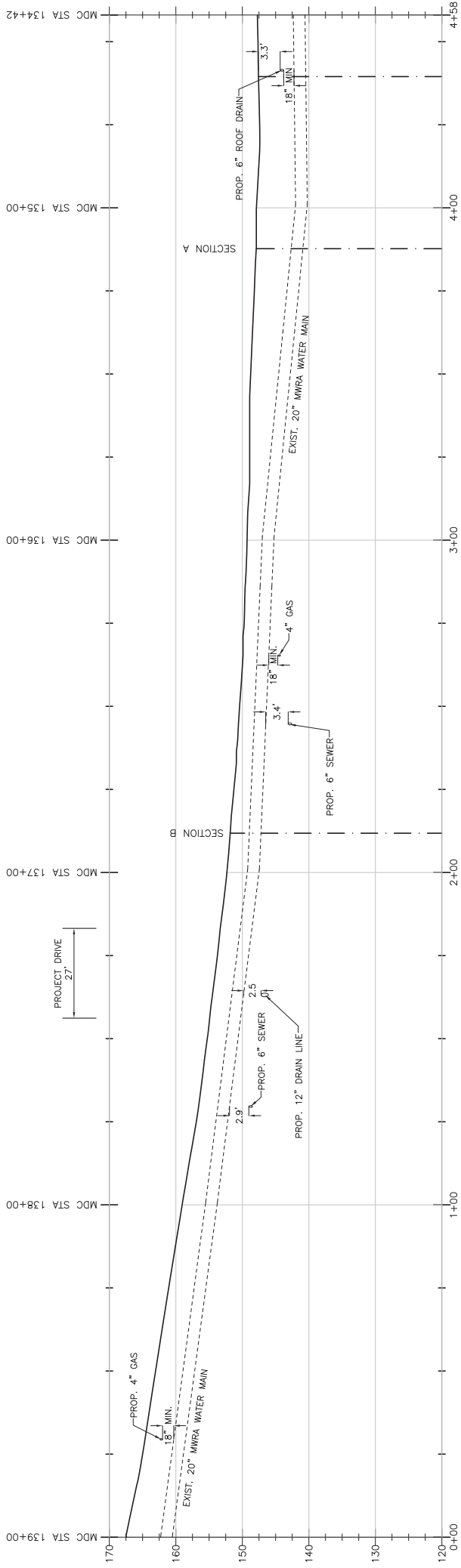
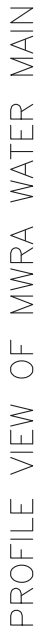
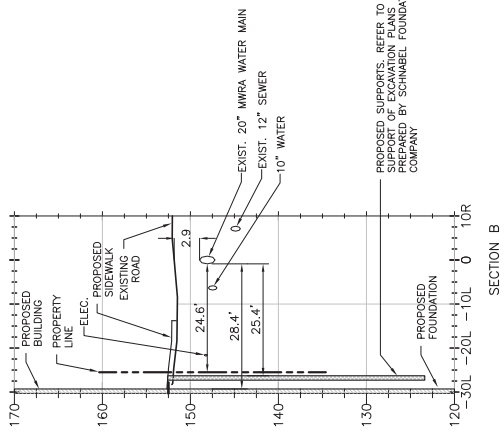
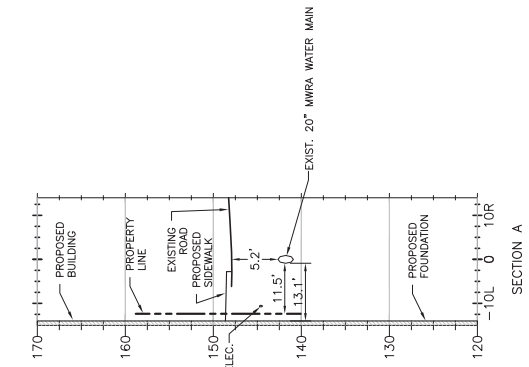
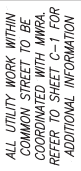
GENERAL NOTES

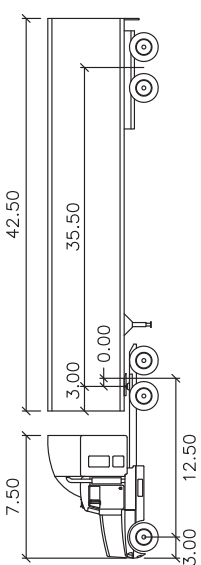
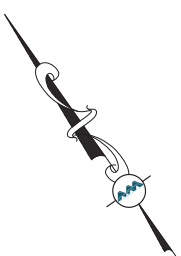
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTING UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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- THE CONTRACTOR SHALL CONTACT "DIGSAFE", THE TOWN OF BELMONT DPW & COMMUNITY DEVELOPMENT AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.  
DISSAFE: 1-800-344-7233  
TOWN OF BELMONT DPW: 1-877-993-2680  
TOWN OF BELMONT COM. DEV. 1-877-993-2650
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER SETS, THE DIMENSIONS ON THIS PLAN SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE LAYED OUT AND ASSEMBLED BY A LICENSED LAND SURVEYOR.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC. DO NOT CONSTITUTE A GUARANTEE OF THE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE LAYED OUT AND ASSEMBLED BY A LICENSED LAND SURVEYOR.
- REFER TO SHEET C.4 FOR UTILITIES.
- REFER TO ROADWAY IMPROVEMENT PLANS BY TRANSPORTATION CONSULTANT, BSC GROUP.
- ALL EXISTING UTILITIES WITHIN PROJECT LIMITS, NOT SLATED TO BE RE-USED SHALL BE DISCONTINUED, CAPPED AND REMOVED FROM WITHIN PROJECT LIMITS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH APPROPRIATE UTILITY COMPANIES.





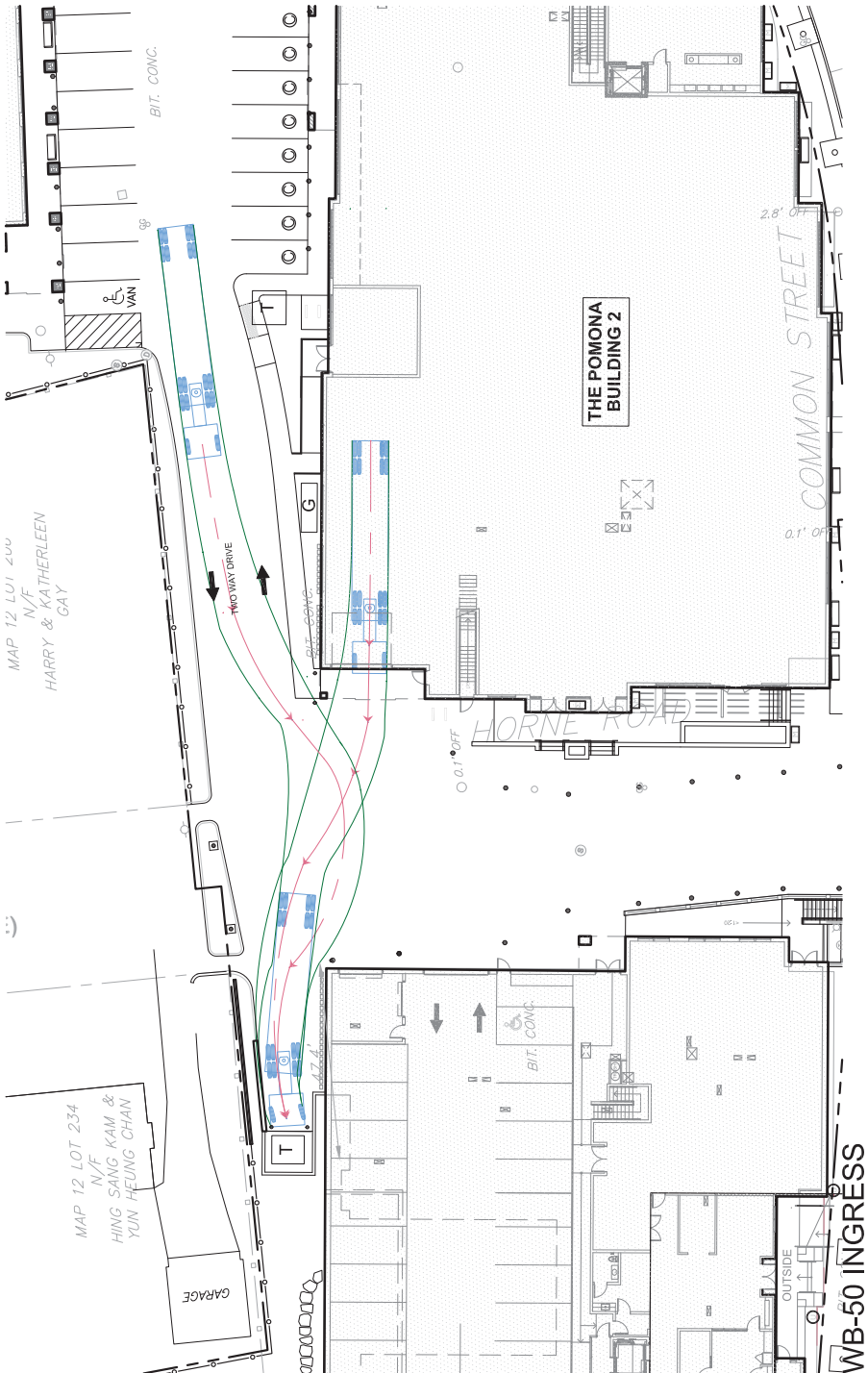
| SCALE AS NOTED |  | REVISION                    | DATE            |
|----------------|--|-----------------------------|-----------------|
|                |  | DEFINITIVE PLAN SET         | AUG. 31, 2017   |
|                |  | GARAGE SET                  | AUG. 15, 2017   |
|                |  | BUILDING PERMIT             | JULY 07, 2017   |
|                |  | 99% FOUNDATION & PODIUM SET | MAY 22, 2017    |
|                |  | DRAWN BY SM                 | REVIEWED BY MAM |



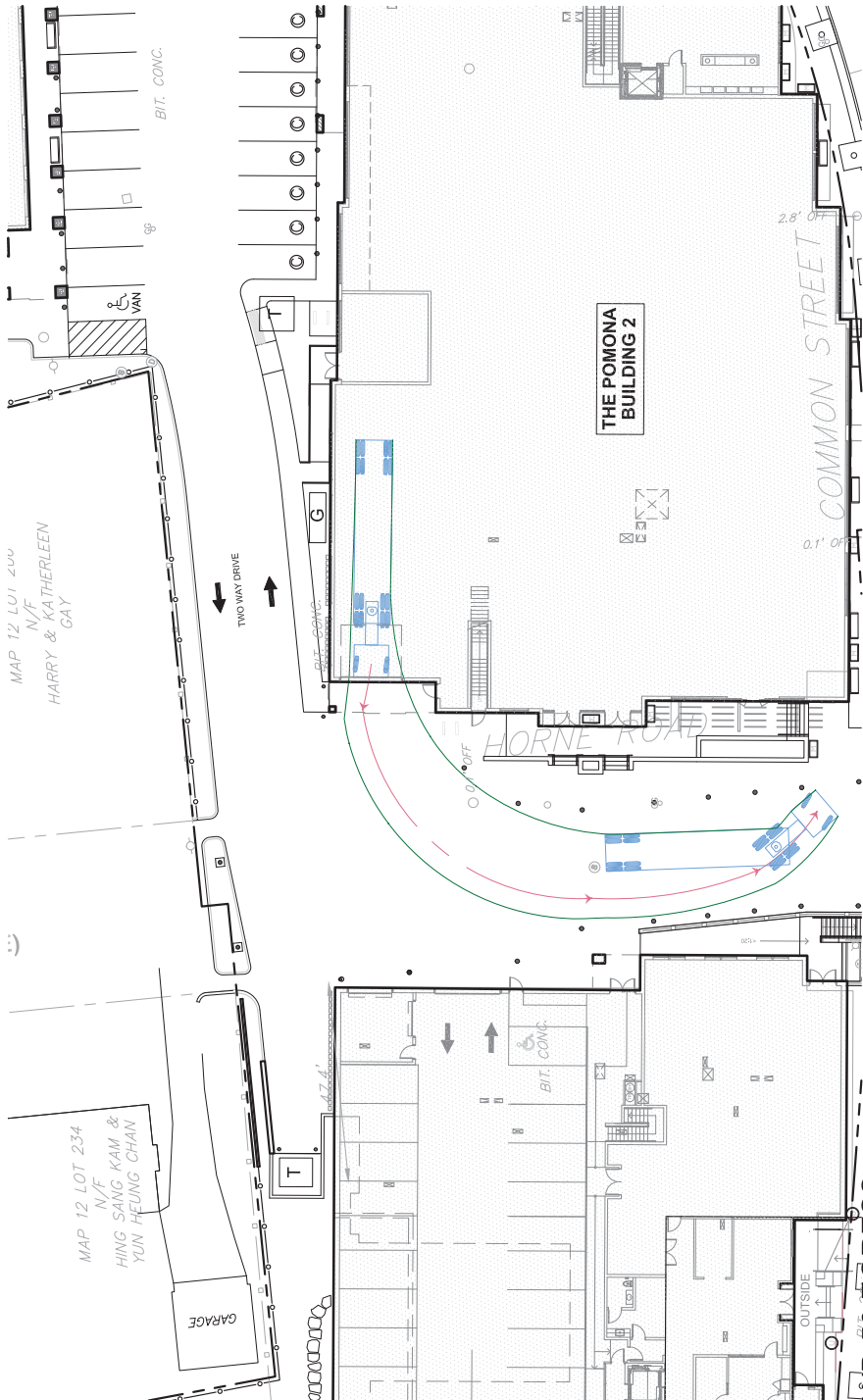


WB-50

|               |        |                    |        |
|---------------|--------|--------------------|--------|
| Tractor Width | : 8.00 | Lock to Lock Time  | : 6.0  |
| Trailer Width | : 8.50 | Steering Angle     | : 17.7 |
| Tractor Track | : 8.00 | Articulating Angle | : 70.0 |
| Trailer Track | : 8.50 |                    |        |



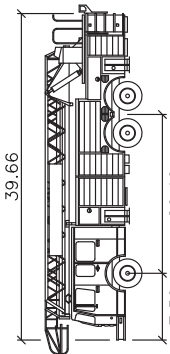
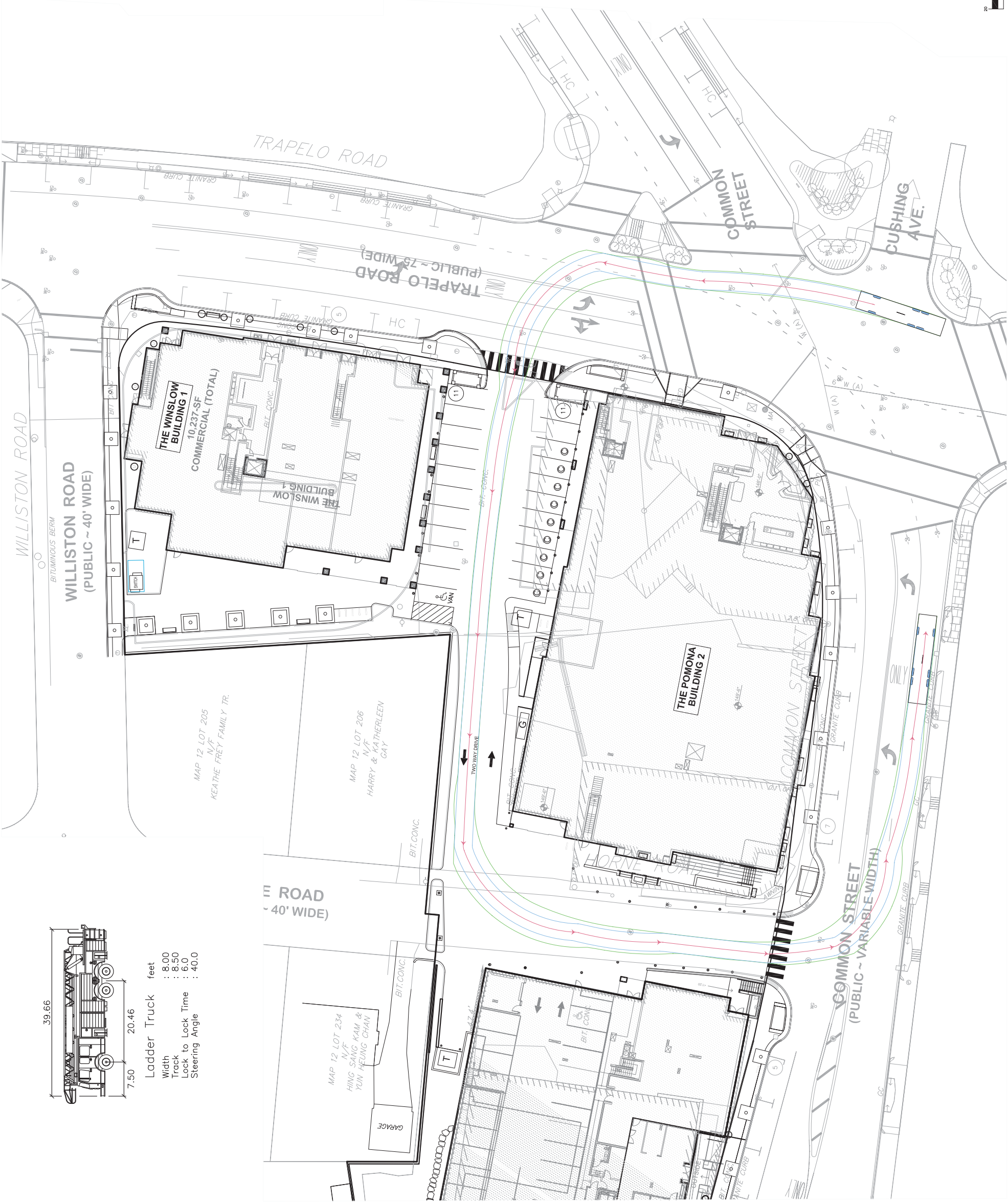
WB-50 INGRESS



WB-50 EGRESS

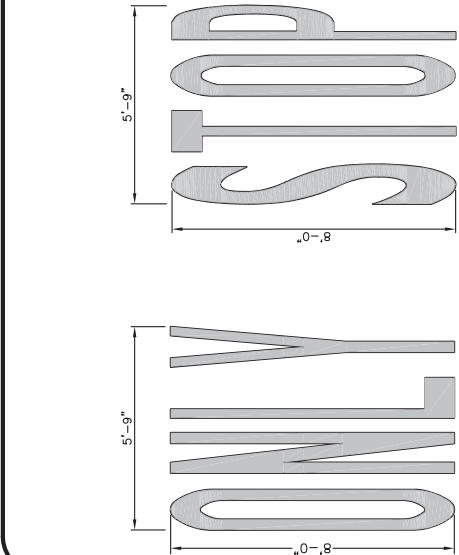
GRAPHIC SCALE





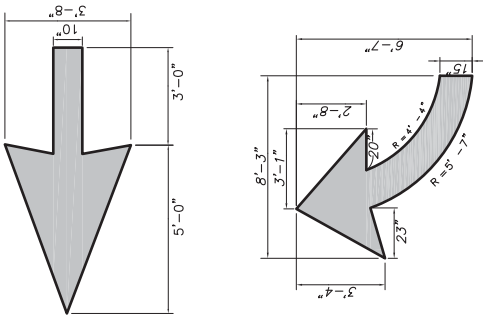
Ladder Truck feet  
Width : 8.00  
Track : 8.50  
Lock to Lock Time : 6.0  
Steering Angle : 40.0





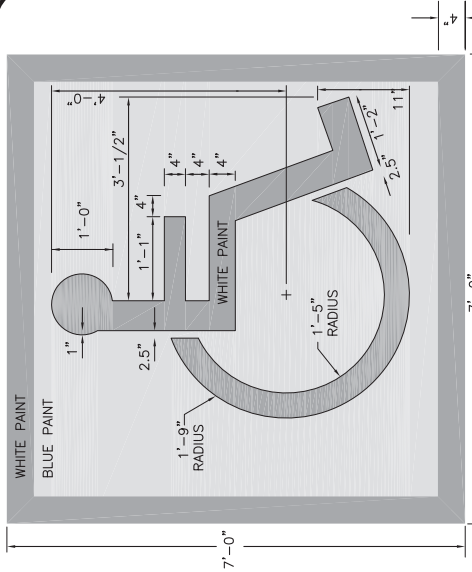
WHITE THERMOPLASTIC LETTERING DETAIL

NOT TO SCALE



WHITE THERMOPLASTIC ARROW DETAILS

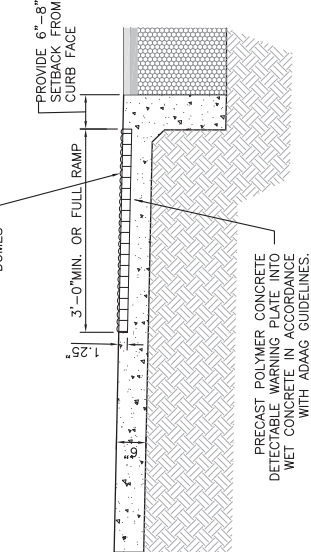
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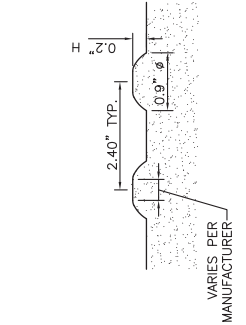
SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND. USE WHITE ON BLUE (COLOR #105090 IN FEDERAL STANDARD 5952) DOUBLE COAT.

ACCESSIBLE PARKING STALL PAVEMENT MARKING

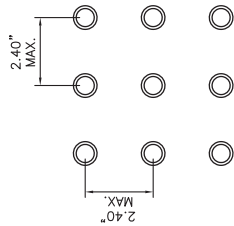
NOT TO SCALE



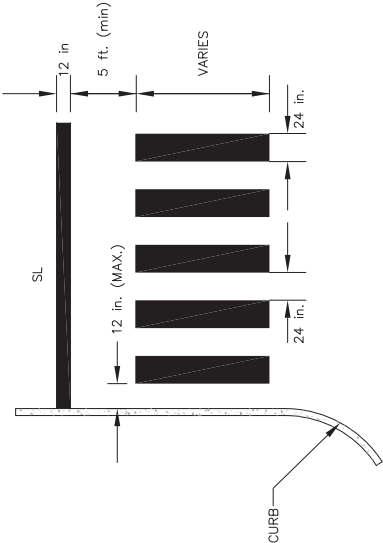
SECTION AT CURB RAMP WITH ALTERNATE TRUNCATED PAVERS W/ DOMES



SECTION OF "DOME STAMP" PATTERN IN SURFACE

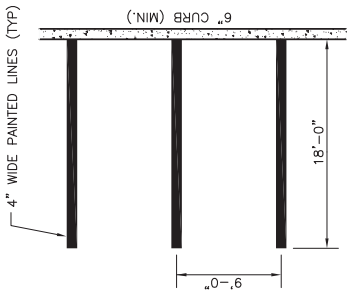


PLAN OF "DOME STAMP" PATTERN IN SURFACE

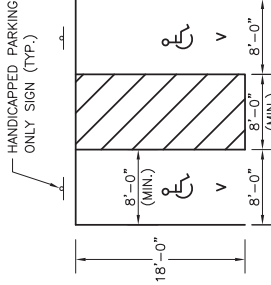


CROSSWALK DETAIL

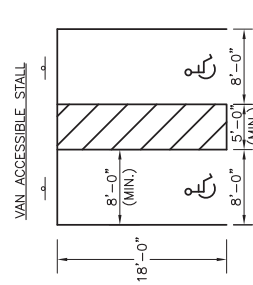
NOT TO SCALE



STANDARD STALL



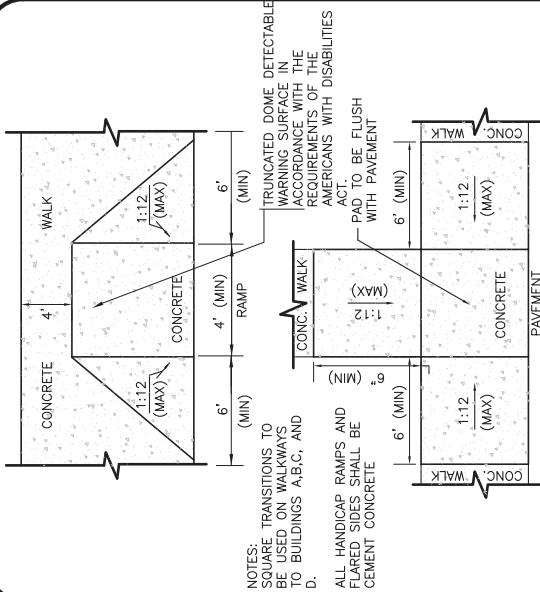
NOTE: 1. "V" DENOTES A VAN ACCESSIBLE HANDICAPPED PARKING SPACE



STANDARD HANDICAPPED STALL

HANDICAPPED AND STANDARD STALL DETAIL

NOT TO SCALE



SIDEWALK TRANSITION DETAILS

NOT TO SCALE

SEAL



PROJECT  
THE BRADFORD  
BELMONT, MA

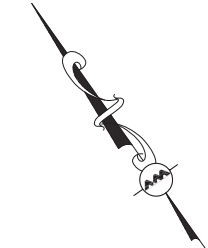
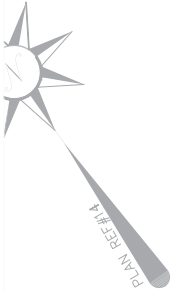
DRAWING TITLE

DETAILS

|                             |      |
|-----------------------------|------|
| SCALE AS NOTED              |      |
| REVISION                    | DATE |
| DEFINITIVE PLAN SET         |      |
| AUG. 31, 2017               |      |
| GARAGE SET                  |      |
| AUG. 15, 2017               |      |
| BUILDING PERMIT             |      |
| JULY 07, 2017               |      |
| 88% FOUNDATION & PODIUM SET |      |
| MAY 22, 2017                |      |
| DRAWN BY                    |      |
| WL                          | MAM  |
| SHEET                       |      |

D.2





**PETER QUINN ARCHITECTS**

**ARCHITECTURE  
PLANNING  
COMMUNITY DESIGN**

PETER QUINN ARCHITECTS LLC  
259 ELM ST, SUITE 301  
SOMERVILLE MA 02144  
PH 617-354-3989 FAX 617-866-0280

SEAL

**CONSULTANT**

**ALLEN & MAJOR ASSOCIATES, INC.**  
environmental consulting landscape architecture  
www.allenmajor.com  
TEL: 617-866-0280 FAX: 617-866-0281  
WORKS: 100 STATE ST., MANCHESTER, NH 03103

SEAL



**PROJECT**

**THE BRADFORD**  
BELMONT, MA

**PREPARED FOR**

**Toll Brothers**  
APARTMENT LIVING

**TOLL BROTHERS**  
APARTMENT LIVING  
DIVISION  
NEEDHAM, MA

**DRAWING TITLE**

**STORMWATER  
POLLUTION  
PREVENTION  
PLAN**

**SCALE AS NOTED**

**REVISION** **DATE**

**DEFINITIVE PLAN**  
SET

**AUG. 31, 2017**

**GARAGE SET**

**AUG. 15, 2017**

**BUILDING PERMIT**

**JULY 07, 2017**

**89% FOUNDATION &  
PODIUM SET**

**MAY 22, 2017**

**DRAWN BY**

**MAM**

**REVIEWED BY**

**MAM**

**SHEET**

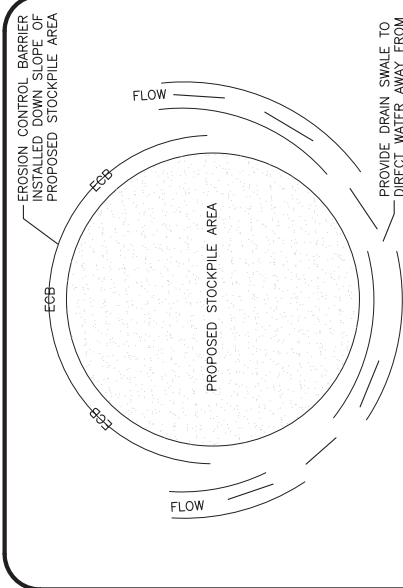
**SWP-2**

**GRAPHIC SCALE**



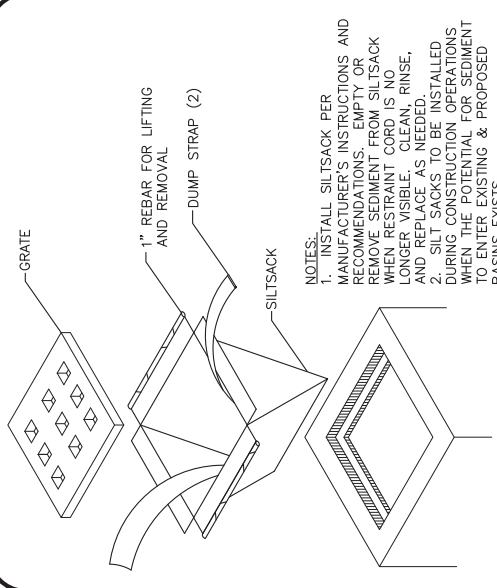
( IN FEET )

1 inch = 20 ft.

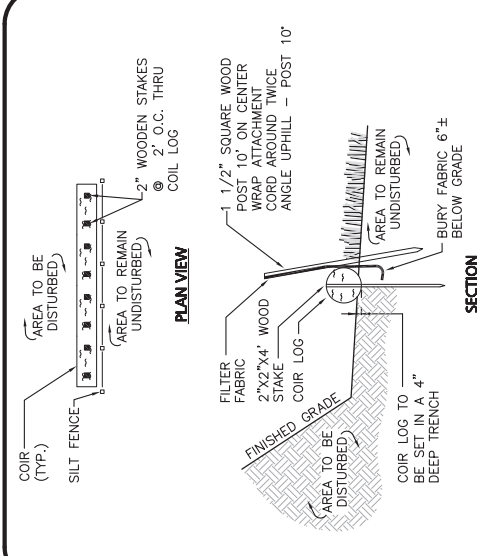


**NOTES:**  
1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LB/1,000 SF), OR WITH FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 1LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

**STOCKPILE PROTECTION DETAIL**  
NOT TO SCALE

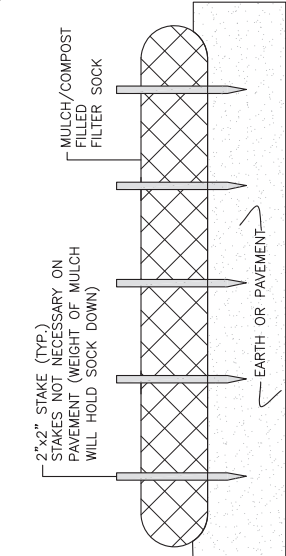


\*OR APPROVED EQUAL  
**SILT SACK\* INLET DETAIL**  
NOT TO SCALE



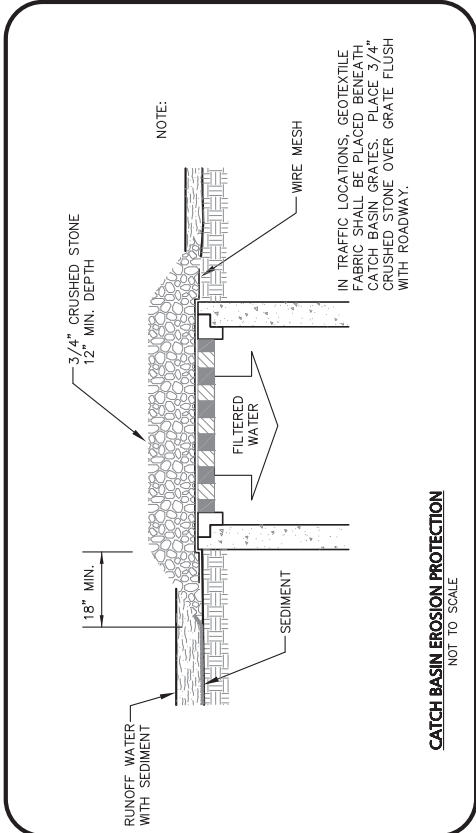
**NOTE:**  
TO BE 2' UNLESS POST IS TO BE SET IN PEAT THEN 3' OR DEPTH POSSIBLE BY PUSHING BY HAND SHALL BE REQUIRED.

**SILT FENCE AND HAYBALE DETAIL**  
NOT TO SCALE

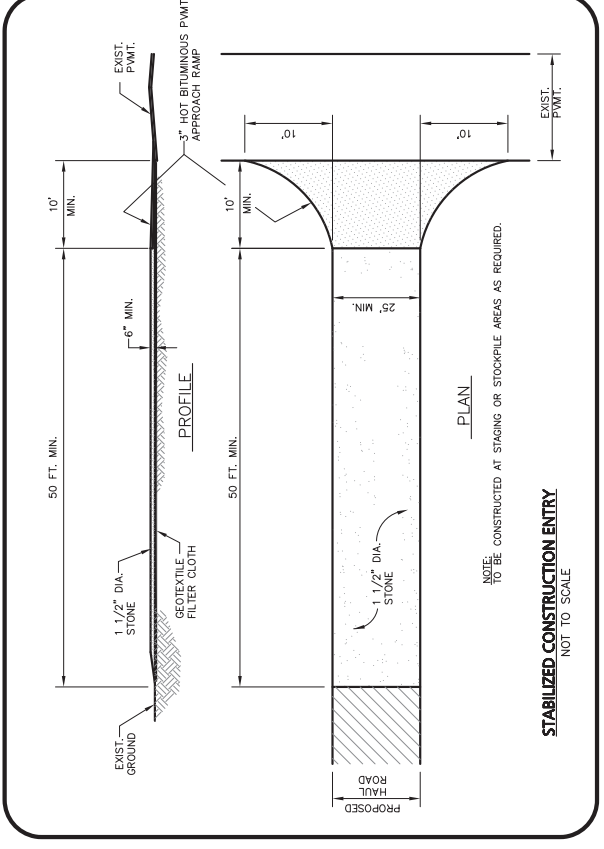


**NOTE:**  
1. DIG TRENCH IF NEEDED AND PLACE FILTER SOCK IN DESIRED LOCATION ACCORDING TO MANUFACTURERS STANDARD SPECIFICATIONS.  
2. INSTALL WOODEN STAKES THROUGH MESH AND DRIVEN INTO EARTH EVERY 2' O.C.. TIE ADJACENT SOCKS TOGETHER WITH BIODEGRADABLE TWINE.  
3. AVAILABLE DIAMETERS: 8", 12", 18", 24" AND 32".  
4. AVAILABLE LENGTHS VARY

**NOT TO SCALE**



**CATCH BASIN EROSION PROTECTION**  
NOT TO SCALE



**NOTE:**  
TO BE CONSTRUCTED AT STAGING OR STOCKPILE AREAS AS REQUIRED.

**STABILIZED CONSTRUCTION ENTRY**  
NOT TO SCALE

**OPERATION & MAINTENANCE PLAN SCHEDULE**

**Project:** Cushing Village  
**Address:** Belmont, MA  
**Party Responsible for O & M Plan:** TBD  
**Address:** TBD  
**Phone:** TBD  
**Date:** \_\_\_\_\_

| Structure or Tank         | Maintenance Activity                                                                                                                        | Schedule/Notes                                                                                                                                                                                                                                                                                                                                 | Inspection Performed     |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Street Sweeping           | Sweep, power broom or vacuum paved areas.                                                                                                   | Sweep paved areas monthly. All paved areas shall be swept prior to spring rains (March-April).<br>Submit information that confirms that all street sweepings have been disposed in accordance with state and local requirements.                                                                                                               | By: _____<br>Date: _____ |
| Deep Sump Catch Basins(s) | Claim silt or vacuum sumps                                                                                                                  | Inspect or claim deep sump basins at least four times per year and at the end of the fallow and removal seasons. Clean when sediment is 6" deep, but never allow sediment to exceed 60% of sump volume.<br>Submit information that confirms that all catch basin sediments have been disposed in accordance with state and local requirements. | By: _____<br>Date: _____ |
| Proprietary Device        | See the Stormceptor Owner's Manual for the inspection and cleaning procedure.                                                               | Inspect at least four times annually as well as following storms exceeding 1" of rainfall. Clean when sediment is 6" Deep.<br>Submit information that confirms that all water quality inlets sediments have been disposed in accordance with state and local requirements.                                                                     | By: _____<br>Date: _____ |
| Mosquito Control          | CB management trapped/injecting treatment to CFBs and all storm drains to control mosquitoes in their aquatic habitats.                     | Surveillance is a non-chemical inspection method that involves classification of mosquito breeding sites, larval presence, and survey.                                                                                                                                                                                                         | By: _____<br>Date: _____ |
| Snow Storage              | Debris shall be cleared from the site and properly disposed of at the end of the snow season. Debris shall be cleared no later than May 15. | Avoid dumping snow removal over catch basins, in detention ponds, sediment forebays, rivers, wetlands, and flood plain. (See Site Plan for appropriate locations)                                                                                                                                                                              | By: _____<br>Date: _____ |

**Operation and Maintenance Plan Log During Construction**  
**Project:** Cushing Village  
**Address:** Belmont, MA  
**Company Responsible for O & M During Construction:** TBD  
**Individual responsible for Inspections & Log:** TBD  
**Erosion Control Inspection Qualifications:** TBD  
**Phone (24 Hour Contact Number):** TBD

| Erosion Control Measures                | Weekly Inspection Schedule After Installation | Inspection Performed | Method                                                                                                                                                                                                                                                                                                                                  | Notes/Remarks |
|-----------------------------------------|-----------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Temporary Tree Protection               | Date: _____ By: _____                         | By: _____            | Review temporary tree protection fencing and land protection. Verify no machinery or construction materials are present within the protected area. Document any damage to trees. Contact client's arborist/landscape representative with any tree death or root damage.                                                                 |               |
| Haybales & Silt Fence                   | Date: _____ By: _____                         | By: _____            | Sediment accumulation up gradient of the haybale and silt fence sediment control greater than 6" in depth shall be removed and disposed of in accordance with all applicable regulations.                                                                                                                                               |               |
| Haybales and Silt Sacks at Catch Basins | Date: _____ By: _____                         | By: _____            | When the sediment is exiting the site and is shown on the plan, silt sacks shall be installed in all catch basins adjacent to the site. Sediment accumulation on all catch basins inlet shall be removed and disposed of in accordance with all applicable regulations. Remove silt and replace damaged silt sacks at each catch basin. |               |
| Construction Entrance                   | Date: _____ By: _____                         | By: _____            | When silt is accumulating in the construction entrance, then the construction entrance shall be cleaned and silt replaced as necessary.                                                                                                                                                                                                 |               |

**Note:** Operation and maintenance plan log shall be documented by contractor and kept within onsite construction office. Upon request, log and operation and maintenance files shall be made available to the City, State, and Federal authorities.

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WOBURN, MA 01801  
WILMINGTON, MA 01897

SEAL



**PROJECT**  
**THE BRADFORD**  
BELMONT, MA

**PREPARED FOR**  
**Toll Brothers**  
APARTMENT LIVING #88  
TOLL BROTHERS  
APARTMENT LIVING  
DIVISION  
NEEDHAM, MA

**DRAWING TITLE**

**STORMWATER  
POLLUTION  
PREVENTION  
DETAILS**

**SCALE AS NOTED**  
**REVISION** **DATE**

|                             |               |
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| DRAWN BY                    | REVIEWED BY   |
| MAM                         | MAM           |
| SHEET                       |               |

**SWP-3**