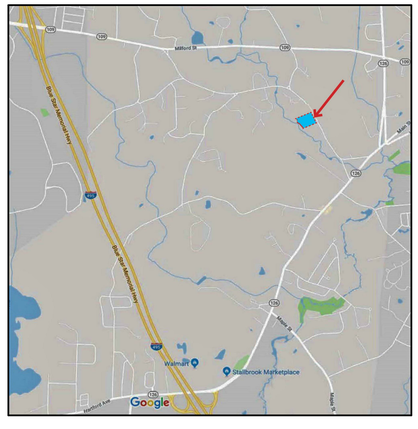
Apartments at

Glen Brook Way - Phase 1

MEDWAY, MA











Project Summary

Phase 1: 48 units
(See Build cover sheets for units size and distribution)
- (17) one bed
- (20) two bed
- (11) three bed

Management Office in Building B
Laundry in each building

Total Parking
- Phase One - 72
  6 Accessible (One Van)

For Complete Zoning Information and site statistics see Sheet C-201

Drawing List

Drawing Number	Drawing Name	Drawing Date
C001	EXISTING CONDITIONS	12.11.2019
C002	PHASING	12.11.2019
C101	CIVIL SITE LAYOUT	12.11.2019
C201	RESTORATION PLAN	12.11.2019
C301	GRADING AND UTILITIES	12.11.2019
C302	EROSION CONTROL PLAN - PHASE I	12.11.2019
C401	DETAILS	12.11.2019
C402	DETAILS	12.11.2019
C403	DETAILS	12.11.2019
C404	DETAILS	12.11.2019
C405	DETAILS	12.11.2019
C406	DETAILS	12.11.2019
L-100	LANDSCAPE MATERIALS PLAN AREA 1	06.01.2020
L-110	LANDSCAPE MATERIALS PLAN AREA 2	06.01.2020
L-200	LANDSCAPE LAYOUT PLAN AREA 1	06.01.2020
L-210	LANDSCAPE LAYOUT PLAN AREA 2	06.01.2020
L-300	LANDSCAPE PLANTING PLAN AREA 1	06.01.2020
L-310	LANDSCAPE PLANTING PLAN AREA 2	06.01.2020
L-400	LANDSCAPE CONSTRUCTION DETAILS	06.01.2020
L-410	LANDSCAPE CONSTRUCTION DETAILS	06.01.2020
E003	ELECTRICAL SITE PLAN	06.01.2020
E004	ELECTRICAL SITE DETAILS	06.01.2020
	Building A1 See Cover Sheet Drawing List	
	Building A2 See Cover Sheet for Drawing List	
	Buidling B See Cover Sheet for Drawing List	
	Building C See Cover Sheet for Drawing List	

Summary Glen Brook Way

	Gross square footage	Rentable	Non-rentable	Rentable + Non-rentable	Walls and interstitial space	% Efficiency	Rentable to Non-rentable	One Bed	Two Bed	Three Bed
Building A	12,374	6,942	3,620	10,562	1,812	85.36%	52.15%	2	3	2
Building A2	12,374	6,942	3,620	10,562	1,812	85.36%	52.15%	2	3	2
Building B	18,776	13,743	2,653	16,396	2,380	87.32%	19.30%	3	6	4
Building C	25,215	16,329	6,757	23,086	2,129	91.56%	41.38%	10	8	3
Total	**68,739**	**43,956**	**16,650**	**8,133**	**8,133**	**11.83%**	**41.24%**	**17**	**20**	**11**

		5% each unit Type By MAAB		
Gross sqaure footage	Measured to exterior walls entire floors plate including any openings to below	0.85	1	0.55
Rentable	Apartments measured to interior wall faces			
Non-rentable	Mechanical and common areas measured to the interior wall faces			
% Efficiency	Total Rentable + Non-rentable/ Gross			

Project Team

Exterior Envelope Engineer
RJ KENNEY ASSOCIATES
72 Washington St, Plainville, MA 02762
Contact: Matthew Carlton 508. 695.1526

CIVIL
Merrill Engineers and Land Surveyors
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Contact: Dana Altobello 781.826.9200

LANDSCAPE
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Contact: Clara Batchelor 617.945.9760

M/E/P Engineer
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Contact: Richard Newell 508.998.5700

Structural Engineer
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Contact: Reg Roome 617.628.1700

OWNER:
Metro West Collaborative Developers
79A Chapel Street, Newton MA, 02458
Contact: Claire Comeau 617.923.3505

ARCHITECT:
Meander Studio Collaborative Design
14 Spring Street, 2nd Floor, Waltham, MA 02453
Contact: Michael Wolfson 617.812.4828

ABRIDGED SET FOR ZBA

meander Studio collaborative design

Construction Set
June 1, 2020

Meander Project Number: 160003.00

6/13/2020 8:53:32 PM

PROJECT DESCRIPTION:
Four Buildings – Type VA (wood framed construction with fiber-cement siding)
Total Units: 48

Unit Breakdown:
- Building A1 – 7 units
- Building A2 – 7 units
- Building B- 13 units
- Building C – 21 units

ACCESSIBILITY:
Units comply with 521 CMR – 5% of the units
(1) One bedroom
(2) Two bedrooms
(1) Three Bedroom
- In addition – 3 more units are in Building C that comply with the Commonwealth of Massachusetts Community Based Housing Program.

The following is based on 2015 IBC

CHAPTER 3 USE AND OCCUPANCY
310.4 R-2 Residential

420.1 General.
Occupancies in Groups I-1, R-1, R-2, R-3 and R-4 shall comply with the provisions of Sections 420.1 through 420.6 and other applicable provisions of this code.
420.2 Separation walls.
Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708
708.3 Fire-resistance rating.
Fire partitions shall have a fire-resistance rating of not less than 1 hour.

CHAPTER 5 – GENERAL BUILDING HEIGHTS AND AREAS
Table 504.3 Allowable Building Height in feet above grade plane
Type VA construction with automatic sprinkler (S13) = 60 ft
Building A1&A2 – 35' to top of parapet
Building B – 40'-3" from grade to the midpoint of the gable
Building C - 38'-9" from grade to the midpoint of the gable

Table 504.3 Allowable number of stories above the grade plan:
Type VA construction – R2 – S13R = 4 stories allowed (all buildings 3 stories)

Building Area
Table 506.2 - S13R – Type VA construction = 12,000 s.f.

Actual areas:

Building	Total Square feet	Allowable area 506.2.3 (see below)
A1& A2	6,449	53,280 s.f.
B	18,642	63,000 s.f.
C	25,239	44,460 s.f.

506.2.3 Single-occupancy, multi-story building
The allowable area of single-occupancy with more than one story above grade plane shall be determined in accordance to Aa=[At+(NSxIt)]x Sa

Building A1 & A2
Aa=[At+(NSxIt)]x Sa
Aa=[12,000+(12,000*.48)x3
= 12,000+5760)x3
=17760*3
=53,280

Building B
Aa=[At+(NSxIt)]x Sa
Aa =[12,000+(12,000x.75)]x3
=[12,000+9000]x3
=21,000x3
=63,000 s.f.

Building C
Aa=[At+(NSxIt)]x Sa
=[12,000+(12,000x.24)]x3
=[12,000+2,880]x3
=44,460 s.f.

506.3.3 Frontage increase area factor increase due to frontage
If=[F/P-.25] W/30
F= Building perimeter that fronts on a public way
P= Perimeter of entire building
W=Width of public way or open space

Building A
If=[F/P-0.25]W/30
= [176/238-0.25]30/30
=0.73-0.25
=.48

Building B
If=[361/361-.25]30/30
= .75

Building C
=[205+44/501-0.25]30/30
=249/501-0.25
=.49-.25
=.24

Table 601 Fire Resistance Rating Requirements for Building Elements (Hours)

BUILDING ELEMENT	TYPE V A	TYPE V B
Primary structural framef (see Section 202	1	0
Bearing walls Exterior[e, f] Interior	1 1	00
Nonbearing walls and partitionsExterior	See Table 602	
Nonbearing walls and partitions Interior[d]	0	0
Floor construction and associated secondary members(see Section 202)	1	0
Roof construction and associated secondary members(see Section 202)	1[b, c]	0

a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
c. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
d. Not less than the fire-resistance rating required by other sections of this code.
e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
f. Not less than the fire-resistance rating as referenced in Section 704.10.

705.2 PROJECTIONS.
Cornices, eave overhangs, exterior balconies and similar projections extending beyond the exterior wall shall conform to the requirements of this section and Section 1406. Exterior egress balconies and exterior exit stairways and ramps shall comply with Sections 1021 and 1027, respectively. Projections shall not extend any closer to the line used to determine the fire separation distance than shown in Table 705.2.
Table 705.2 Minimum Distance of Projection TABLE 705.2

FIRE SEPARATION DISTANCE (FSD)	MIN. DISTANCE FROM LINE USED TO DETERMINE FSD
0 feet to 2 feet	Projections not permitted
Greater than 2 feet to 3 feet	24 inches
Greater than 3 ft to less than 30 ft	24 inches plus 8 inches for every foot of FSD beyond 3 feet or fraction thereof
30 feet or greater	20 feet

No locations in the project exceed any of the minimum distances

705.8 OPENINGS.
Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6.

Table 705.8 Maximum of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection

10 to less than 15[e, f, g, j]	Unprotected, Nonsprinklered (UP, NS)	15%h
	Unprotected, Sprinklered (UP, S)i	45%
	Protected (P)	45%
25 to less than 30[f, g, j]	Unprotected, Nonsprinklered (UP, NS)	70%
	Unprotected, Sprinklered (UP, S)i	No Limit
	Protected (P)	No Limit

All of the buildings are great than 30' except for Buildings A1&A2.
Buildings A1&A2 are 16' at their closest point.
Total Elevation 1541 s.f.
Total Openings 202 s.f.
Percentage of Openings 13% opening

Building B is 37' from Building A2 at its closest point
Building C is 84' from Building B at its closest point

713 SHAFT ENCLOSURES
The project has the following that are governed by this section:
Egress stairs
- In compliance with 1023
- All stairs only connect 3 stories and in conformance with 1023.2 Construction 1 hour fire-resistance rating.

Elevator in Building C
- Elevator Shaft is 2 hr rated CMU enclosure

Trash Chute in Building C
- Tenant access to the chute is located in a separate room in accordance with 712.13.3.1
- Shaft is rated 1 hour
- Doors are specified self-closing 90 minutes labeled
- Chute discharge is in compliance with 713.13.4

CHAPTER 8 INTERIOR FINISHES

All wall surfaces and ceilings to be GWB

Table 803.11 Interior Wall and Finish Requirements by Occupancy			
	Sprinklered		
	Interior exit stairways and ramps and exit passage-ways a,b	Corridors and enclosures for exit access stairways and ramps	Rooms and enclosed spaces
R-2	C	C	C

a) Class C interior finish materials shall be permitted for wainscotting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.
b) In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c) Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.

CHAPTER 9 FIRE PROTECTIVE SYSTEMS

All buildings equipped with automatic sprinkler systems – see Narrative from Fire Protection Engineer and Electrical Engineer

Section 906 Portable Fire Extinguishers
R-2- In each unit; In hallways

CHAPTER 10 MEANS OF EGRESS

1003.2 Ceiling Height – all buildings have a typical ceiling height of 8'-0". In some portions of units, soffits for ducts are at 7'-6".

1004 Occupant Load
Per table 1004.1.2- 200 gross

Section 1005 Means of Egress sizing

1005.3.1 Stairways- 0.3 inch per occupant
1005.3.2 Other egress components 0.2 inch per occupant
1006.2.1 Egress based on occupant load and common path of travel distance
Dwelling units have occupant loads of less than 20 and common path of travel does not exceed 125 feet.
Table 1006.3.2(1) Stories with One Exit or Access to One Exit for R-2

Second Floor of A1&A2 have 4 dwelling units, less than 125 feet path of travel

All other buildings have two means of egress.

1007.1.1 Two exits or exit access doorways
"...they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them..."
Exception
1. Where interior exit stairways or ramps are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1020, the required exit separation shall be measured along the shortest direct line of travel within the corridor.
2. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served.

Building A1&A2
Second floor Stair egress, building diagonal is 71'. 1/3 distance =23.67' – Straight line measured between centerline of egress doors = 24'-9"

Building B
Second floor egress stair, building diagonal is 130'-6; 1/3 distance = 43.5"
Straight line measured between the centerline of stair egress doors is 50'-3"

Building C
Second floor egress stair, building diagonal is 197'-5"; 1/3 distance = 65.84'
Straight line measured between the centerlines of stair egress doors is 168'.

Section 1011 Stairways
Section 1011.2 Minimum shall be not less than 44"
Exception
1. Stairways serving and occupant load of less than 50 shall not have a width less than 36 inches

All public stairs are at least 48" wide.
Stairs limited to a unit are 36" side.

Glen Brook Way
Enter address here

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

PERMIT SET

ISSUE LOG
△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Jennifer Van Campen

ARCHITECT:
Meander Studio Collaborative Design
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617-283-3241

CIVIL:
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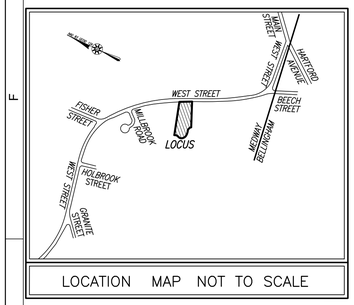
MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	
DRAWN BY	Author
CHECK BY	Checker
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

Code Analysis

A000a

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NAD 83 GEOID 12A

ASSESSORS MAP 55 LOT 51
39 WEST STREET
N/F MICHAEL B. HOFFMAN and
MEGHAN E. BERNARDO
DEED BOOK 29684 PAGE 215

LEGEND

EXISTING	DESCRIPTION
192	2' CONTOUR
+192.5	SPOT ELEVATION
	PROPERTY LINE
CONCRETE PAD	CONCRETE PAD
EDGE OF GRAVEL	EDGE OF GRAVEL
EDGE OF PAVEMENT	EDGE OF PAVEMENT
GAS LINE	GAS LINE
WATER LINE	WATER LINE
OVERHEAD WIRE	OVERHEAD WIRES
SEWER LINE	SEWER LINE
EXIST. STONEWALL	STONE WALL
EXIST. FENCE	FENCE
FEMA	100YR FEMA FLOOD PLAIN
100' WETLAND BUFFER	100 FT WETLAND BUFFER
50' WETLAND BUFFER	50 FT WETLAND BUFFER
IB5 / IB6	TOP OF BANK
WFA5 / UPLAND / WETLAND / WFA6	WETLAND LINE
HYD	HYDRANT
EM	ELECTRICAL METER
UP	UTILITY POLE
SMH	SEWER MANHOLE
MW	MONITORING WELL
MB55	MAILBOX
BOULDER	BOULDER
CONIFEROUS	LANDSCAPING
DECIDUOUS	
TH#1	TEST HOLE

WEST STREET ~ 50' WIDE ~ 1929 COUNTY LAYOUT

GLEN BROOK WAY ~ 50' WIDE ~ PRIVATE WAY ~

ASSESSORS MAP 65 LOT 24
73,127± S.F. OR 1.67± ACRES UPLAND
1,135± S.F. OR 0.03± ACRES WETLAND
74,262± S.F. OR 1.70± ACRES TOTAL

ASSESSORS MAP 65 LOT 2
22,870± S.F.
OR
0.525± ACRES

ASSESSORS MAP 65 LOT 1
22,808± S.F.
OR
0.52± ACRES

ASSESSORS MAP 65 LOT 25
21,501± S.F.
OR
0.49± ACRES

ASSESSORS MAP 66 LOT 3
37,884± S.F. OR 0.87± ACRES UPLAND
5,615± S.F. OR 0.12± ACRES WETLAND
43,499± S.F. OR 0.99± ACRES TOTAL

ASSESSORS MAP 65 LOT 26
47,152± S.F. OR 1.08± ACRES UPLAND
23,600± S.F. OR 0.54± ACRES WETLAND
70,752± S.F. OR 1.62± ACRES TOTAL

BENCHMARK
HYDRANT SPINDLE
EL=121.44 N.A.V.D. 88

ASSESSORS MAP 65 LOT 27
29 WEST STREET
N/F NEW ENGLAND POWER COMPANY
DEED BOOK 4380 PAGE 368

ASSESSORS MAP 65 LOT 23
41R WEST STREET
N/F ROCHE'S BUILDING COMPANY INC.
DEED BOOK 9710 PAGE 366

INLAND BANK FLAG #204 MOVED INLAND 12FT AND RE-LABELED AS MAHW204R (PER SITE MEETING WITH BRIDGET GRAZIANO, 8/7/18)

INLAND BANK FLAG #205 MOVED INLAND 3FT AND RE-LABELED AS MAHW205R (PER SITE MEETING WITH BRIDGET GRAZIANO, 8/7/18)

WETLAND FLAG A1 MOVED INLAND 8FT (PER SITE MEETING WITH BRIDGET GRAZIANO, 8/7/18)

HOPPING BROOK

SCALE IN FEET 30 0 30 60 90

C-101

RECORD OWNERS:

ASSESSORS MAP 65 LOT 25
SUMMIT HOME BUILDERS, INC.
0 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

ASSESSORS MAP 65 LOT 26
SUMMIT HOME BUILDERS, INC.
3 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

ASSESSORS MAP 66 LOT 01
SUMMIT HOME BUILDERS, INC.
1 GLEN BROOK WAY
MEDWAY, MA 02053
DEED BOOK 23841 PAGE 257

ASSESSORS MAP 66 LOT 02
BARBARA E. ASHMAN
33 WEST STREET
MEDWAY, MA 02053
DEED BOOK 4069 PAGE 504

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF MEDWAY ASSESSORS DEPARTMENT.
2. TOPOGRAPHY AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JULY OF 2016, AND JUNE OF 2018.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. PLAN IS HORIZONTALLY REFERENCED TO MASS MAINLAND NAD83 STATE PLANE COORDINATES.
4. SUBJECT SITE IS IN THE "AGRICULTURAL–RESIDENTIAL II (AR–II)" DISTRICT AS DEPICTED ON THE TOWN OF MEDWAY ZONING MAP.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL CORPORATION DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

ENVIRONMENTAL INFORMATION:

4. WETLAND RESOURCE AREAS SHOWN HEREON WERE DELINEATED BY ENVIRONMENTAL CONSULTANTS AND RESTORATION, LLC DURING APRIL OF 2016 AND MAY OF 2018, AND FIELD LOCATED BY BY MERRILL ENGINEERS AND LAND SURVEYORS.
5. SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
6. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP AUGUST 1, 2017 "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."
7. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2017 "CERTIFIED VERNAL POOLS."
8. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2017 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
9. SITE IS NOT WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" AND ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25021C0139E, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND A PORTION OF THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.

GLEN BROOK WAY

GLEN BROOK WAY
Medway, MA 02053

meander Studio
collaborative design

Merrill
Engineers and Land Surveyors
427 Columbia Road, Hanover, MA 02339
Telephone: 781–826–9200 Fax: 781–826–6665

COMMONWEALTH OF MASSACHUSETTS
DANA M. ALTOBELLO
No. 46237
CIVIL
REGISTERED PROFESSIONAL ENGINEER
6/4/20

THIS AREA IS FOR NOTES :

MARK:	DATE:	DESCRIPTION:
4.	6/1/20	ADDENDUM 4
3.	5/5/20	ADA SPACES
2.	3/23/20	ADDENDUM 1
1.	12/11/19	CD

ISSUE LOG
△ = CLOUDED CHANGE

ARCHITECT:
Meander Studio Collaborative Design
60 Caldwell Road
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617-283-3241

CLIENT:
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Richard Newell

SCALE	
DRAWN BY	DN
CHECK BY	PGP
PROJ.ARCH./ENGR.	DA
PROJ. MRG.	DA
JOB NO.	16-064.1
DATE.	12.11.19

EXISTING CONDITIONS

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C001

SHEET OF

H:\16-064_Phase 1-1 Over Stop\Dwgs\16-064.1-XR.D - CD01.dwg, 6/5/2020 9:16:48 AM

PHASING LEGEND

- PHASE I
- PHASE II
- RIGHT-OF-WAY WORK
- PHASE I TEMPORARY GRADING
- INTERIOR PROPERTY LINE

CONNECT TO EXISTING GAS MAIN PER GAS UTILITY COMPANY REQUIREMENTS

BENCHMARK
HYDRANT SPINDLE
EL=121.44 N.A.V.D. 88

NAD 83 GEOID 12A

WORK WITHIN RIGHT-OF-WAY

FUTURE PHASE II CURBING (TYP)

CONTRACTOR TO CONSTRUCT TEMPORARY ASPHALT BERM AT HIGH POINT AT FUTURE ENTRANCE TO PHASE II

SEE LANDSCAPE PLAN BY CBA LANDSCAPE FOR ACTUAL PLANT LOCATIONS AND PLANT SCHEDULE

MATCH EXISTING GRADES DURING PHASE I CONSTRUCTION UNTIL PHASE II CONSTRUCTION IS COMPLETED (TYP)

PROPOSED EROSION CONTROL LINE

PROPOSED TREELINE (TYP)

INTERIOR PROPERTY LINE (TYP)

WEST STREET

STREET STREET

~ 50' WIDE - 1923 COUNTY LAYOUT ~

GLEN BROOK WAY

BUILDING A-1
F.F.=212.75
SLAB=202.75

BUILDING A-2
F.F.=212.75
SLAB=202.75

BUILDING B
F.F.=212.00

BUILDING C
F.F.=209.00

BUILDING D
FF=209.00

BUILDING E
F.F.=209.00

2" TYPE K WATER SERVICE

6" PVC INV.=206.2

6" PVC INV.=206.2 (TBR)
6" D.I. FIRE PROTECTION
2" TYPE K WATER SERVICE

ASSESSORS MAP 55 LOT 51
39 WEST STREET
N/F MICHAEL B. HOFFMAN and MEGHAN E. BERNARDO
DEED BOOK 29684 PAGE 215

ASSESSORS MAP 65 LOT 27
29 WEST STREET
N/F NEW ENGLAND POWER COMPANY
DEED BOOK 4380 PAGE 368

ASSESSORS MAP 65 LOT 23
41R WEST STREET
N/F ROCHE'S BUILDING COMPANY INC.
DEED BOOK 9710 PAGE 366

100' WETLAND BUFFER
200' RIVERFRONT SETBACK
50' WETLAND BUFFER
FEMA LINE
ZONE X
ZONE AE
UPLAND
WETLAND
TOP OF INLAND BANK
HOPPING BROOK

SCALE IN FEET
30 0 30 60 90

GLEN BROOK WAY

GLEN BROOK WAY
Medway, MA 02053

meander Studio
collaborative design

Merrill
Engineers and Land Surveyors
427 Columbia Road, Hanover, MA 02339
Telephone: 781-826-9200 Fax: 781-826-6665

COMMONWEALTH OF MASSACHUSETTS
DANA M. ALTOBELLO
No. 46237
CIVIL
REGISTERED PROFESSIONAL ENGINEER
6/4/20

THIS AREA IS FOR NOTES :

MARK:	DATE:	DESCRIPTION:
4.	6/1/20	ADDENDUM 4
3.	5/5/20	ADA SPACES
2.	3/23/20	ADDENDUM 1
1.	12/11/19	CD

ISSUE LOG

△ = CLOUDED CHANGE

ARCHITECT:
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508.998.5700
Richard Newell

SCALE	
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CHECK BY	PGP
PROJ.ARCH./ENGR.	DA
PROJ. MRG.	DA
JOB NO.	16-064.1
DATE.	12.11.19

PHASING

C002

SHEET OF

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ZONING DATA

1. TOTAL PARCEL SIZE: 5.87± ACRES (255,538± S.F.)
2. ZONE: AGRICULTURAL – RESIDENTIAL (AR–II)
3. USE: EXISTING: RESIDENTIAL; PROPOSED: (NO CHANGE)
4. BUILDING COVERAGE: MAX. ALLOWED: 76,661± S.F. (30%); EXISTING: 5,024 S.F. (1.9%); PROPOSED: 20,106 S.F. (7.9%)
5. IMPERVIOUS COVERAGE: MAXIMUM ALLOWED: 102,215± S.F. (40%); EXISTING: 8,688± S.F. (3.4%); PROPOSED: 58,335± S.F. (22.8%) — PHASE I ONLY
6. DIMENSIONAL REQUIREMENTS:

DISTRICT: AR–II		EXISTING:	PROPOSED:
MIN. LOT AREA	22,500 S.F.	255,538± S.F.	(NO CHANGE)
MIN. LOT FRONTAGE	150'	379.56'	(NO CHANGE)
MIN. FRONT YARD	35'	24.6' (WEST ST)	13' (WEST ST)
MIN. SIDE YARD	15'	12.9'	105'
MIN. REAR YARD	15'	24.4'	146'

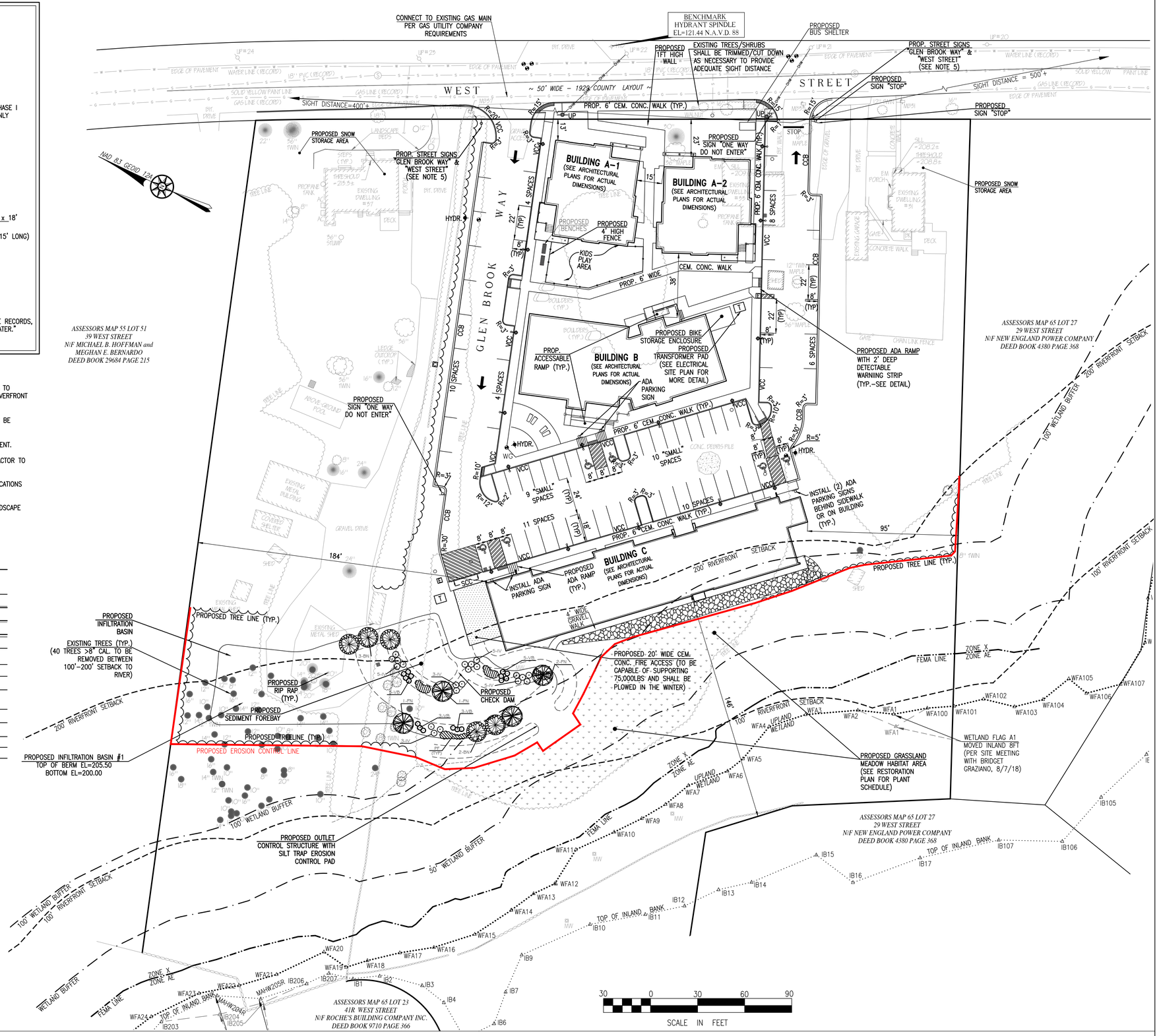
7. PARKING:
   SECTION 7 (PAGE 61)
   PARKING: UNIT RESIDENTIAL (MIXED USE): 1.5 SPACE/UNIT MINIMUM SPACE = 9' x 18'
   – 48 UNITS x 1.5 SPACE/UNIT = 72 SPC MIN
   – UP TO 30% OF REQUIRED SPACES CAN BE "SMALL SPACES" (8' WIDE x 15' LONG)
   72 x 30% = 21± SPACES 19 SPACES PROVIDED
   PARKING SPACES PROVIDED: STANDARD SPACES = 53 SPACES; "SMALL" SPACES = 19 SPACES; TOTAL = 72 SPACES MIN.
8. SANITARY SEWERAGE FLOWS: (91 BEDROOMS PROPOSED)
   110 GPD/BEDROOM X 91 BEDROOMS = 10,010 GPD
9. WATER CONSUMPTION:
   PER MA DEP: "FOR RESIDENCED, PER CAPITA RATES WILL BE BASED ON WATER USE RECORDS, ASSUMING 80% OF WATER CONSUMPTION IS DISCHARGED AS WASTEWATER."
   WATER CONSUMPTION = 10,010 GPD/(0.80) = 12,515± GPD

NOTES:

1. ACCESS TO SITE AND BUILDINGS TO BE REVIEWED BY FIRE DEPARTMENT
2. THE APPLICANT WILL WORK WITH THE CONSERVATION COMMISSION TO EXPLORE OPTIONS TO CONNECT TO THE EXISTING TRAIL SYSTEM ON THE PROPERTY WITHOUT ALTERING ANY RIVERFRONT AREA OR BUFFER ZONE.
3. MERRILL RECOMMENDS FOUNDATION DRAINS FOR ALL STRUCTURES WITH BASEMENTS (TO BE DESIGNED BY OTHERS).
4. ALL UNITS SHALL BE CLEARLY MARKED AS REQUIRED BY THE MEDWAY POLICE DEPARTMENT.
5. ALL STREET NAME SIGNS SHALL MEET THE TOWN OF MEDWAY SIGN STANDARDS. CONTRACTOR TO CONFIRM WITH MEDWAY DPS PRIOR TO INSTALLATION OF SIGNS.
6. SEE LANDSCAPE PLANS BY CBA LANDSCAPE ARCHITECTS, LLC FOR NAME, SIZE, AND LOCATIONS OF ALL PLANTINGS.
7. FOR FINAL LIGHTING LOCATIONS, DETAILS, AND SPECIFICATIONS, SEE PLANS BY CBA LANDSCAPE ARCHITECTS, LLC.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	CROWNSFEET	
178	2' CONTOUR	20
+178.8	SPOT ELEVATION	+178.50
	EDGE OF PAVEMENT	
SGC	SLOPED GRANITE CURB	SGC
	VERTICAL CONCRETE CURB	VCC
12"CCB	CAPE COD BERM	12"CCB
W W W W W	WATER LINE	W
OHW OHW OHW OHW OHW	OVERHEAD WIRE	OHW OHW OHW OHW
GAS GAS GAS GAS	GAS LINE	GAS GAS GAS GAS
ETC ETC ETC ETC	ELECTRIC & TELEPHONE CABLE	ETC ETC ETC ETC
E E E E E	UNDERGROUND ELECTRIC	E E E E E
X X X	FENCE	X X X
D D D	DRAIN LINE	D D D D D
S S S S S	SEWER LINE	S S S S S
RD RD RD RD	ROOF DRAIN	RD RD RD RD
E	ELECTRICAL MANHOLE	E
DMH	DRAIN MANHOLE	
HYD	HYDRANT	HYD
WG	WATER GATE	WG
CB	CATCH BASIN	CB
SIGN	SIGN	SIGN
BOLLARD	BOLLARD	BOLLARD
UP	UTILITY POLE	UP
SMH	SEWER MANHOLE	SMH
MH	UNIDENTIFIED MANHOLE	MH
MW	MONITORING WELL	MW
GG	GAS GATE	GG
GM	GAS METER	GM
WM	WATER METER	WM
EM	ELECTRICAL METER	EM
DYCL	DOUBLE YELLOW CENTER LINE	DYCL
SWEL	SINGLE WHITE EDGE LINE	SWEL
PVC	POLYVINYL CHLORIDE	PVC
MHB (fnd)	MASS. HIGHWAY BOUND FOUND	MHB (fnd)
CB (fnd)	CONCRETE BOUND FOUND	CB (fnd)
6	PARKING SPACE COUNT	6
	AREA LIGHT	
	GRADE TO DRAIN	GTD



C-201

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COMMONWEALTH OF MASSACHUSETTS — DANA M. ALTOBELLO No. 46237 CIVIL REGISTERED PROFESSIONAL ENGINEER — 6/4/20

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Richard Newell

SCALE	1" = 30'
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CHECK BY	PGP
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PROJ. MRG.	DA
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DATE.	12.11.19

CIVIL SITE LAYOUT

C101

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SHEET 1 OF 10

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PROPOSED BIORETENTION AREA DETAILS

BASIN PLANT REQUIREMENTS:

Area is approx. 2,500 sq. ft.
Plant spacing is 24 inches on center
Plant size is 2 inch plug plants
Plug total is 725

PLANT LIST
104 Cinnamon Fern (Osmunda cinnamomea)
104 Soft Rush (Juncus effusus)
104 Joe Pye Weed (Eupatorium maculatum)
104 Goldenrod (Solidago species)
103 Dense Blazing Star (Liatris spicata)
103 Wool Grass (Schoenoplectus cyperinus)
103 New England Aster (Symphyotrichum novae-angliae)

SIDE SLOPE PLANT REQUIREMENTS

Area is approx. 2,800 sq. ft.
15 Shrub plants as shown on the plan
Herbaceous plant spacing is 24 inches on center
Herbaceous Plant size is 2 inch plug plants
Plug total is 812

PLANT LIST
112 Switch Grass (Panicum virgatum)
100 Little Bluestem (Schizachyrium scoparium)
100 Goldenrod (Solidago species)
100 Butterfly Weed (Asclepias tuberosa)
100 Purple Coneflower (Echinacea purpurea)
100 Black Eyed Susan (Rudbeckia hirta)
100 Purple Joe Pye Weed (Eupatorium purpureum)
100 New England Aster (Symphyotrichum novae-angliae)

Bioretention Plant Legend

Symbol	Qty	Common	Botanical	Size
	725	Basin Plants		2" Plug Plant
	4	Black Chokeberry	Aronia melanocarpa	2 ft. high
	3	Highbush Blueberry	Vaccinium corymbosum	2 ft. high
	4	Inkberry	Ilex glabra	2 ft. high
	812	Side Slope Plants		2" Plug Plant
	4	Winterberry	Ilex Verticillata	2 ft. high

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Seed Finder TOOL

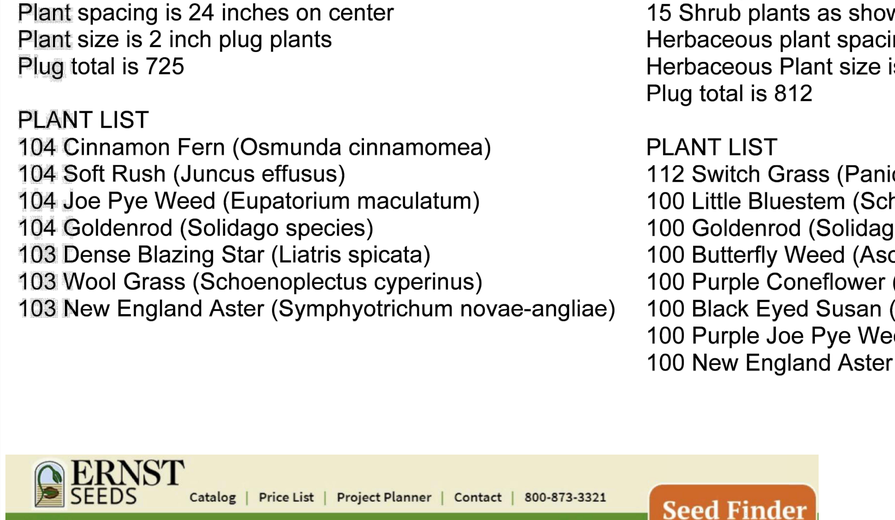
Retention Basin Wildlife Mix

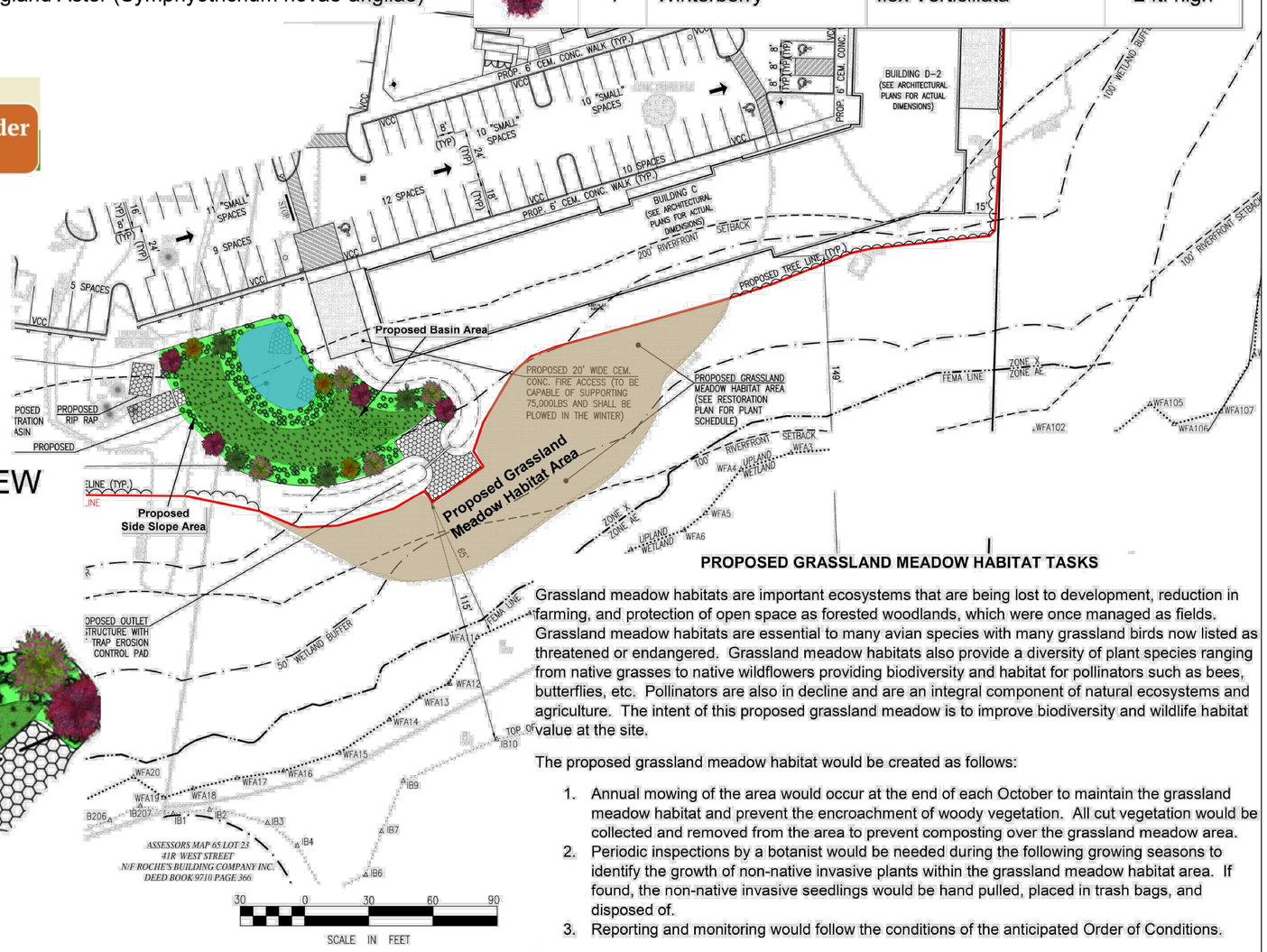
Mix Composition

25.0% *Panicum clandestinum*, 'Tioga' (Deertongue, 'Tioga')
22.0% *Elymus virginicus*, PA Ecotype (Virginia Wildrye, PA Ecotype)
22.0% *Poa palustris* (Fowl Bluegrass)
15.0% *Carex vulpinoidea*, PA Ecotype (Fox Sedge, PA Ecotype)
6.0% *Carex lupulina*, PA Ecotype (Hop Sedge, PA Ecotype)
5.0% *Carex scoparia*, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
3.0% *Juncus effusus* (Soft Rush)
1.0% *Asclepias incarnata*, PA Ecotype (Swamp Milkweed, PA Ecotype)
0.5% *Eupatorium perfoliatum*, PA Ecotype (Boneset, PA Ecotype)
0.5% *Scirpus cyperinus*, PA Ecotype (Woolgrass, PA Ecotype)

NOTE:
SEE LANDSCAPE PLAN FOR FINAL PLANT LAYOUT

CLOSE UP VIEW





PROPOSED GRASSLAND MEADOW HABITAT TASKS

Grassland meadow habitats are important ecosystems that are being lost to development, reduction in farming, and protection of open space as forested woodlands, which were once managed as fields. Grassland meadow habitats are essential to many avian species with many grassland birds now listed as threatened or endangered. Grassland meadow habitats also provide a diversity of plant species ranging from native grasses to native wildflowers providing biodiversity and habitat for pollinators such as bees, butterflies, etc. Pollinators are also in decline and are an integral component of natural ecosystems and agriculture. The intent of this proposed grassland meadow is to improve biodiversity and wildlife habitat value at the site.

The proposed grassland meadow habitat would be created as follows:

1. Annual mowing of the area would occur at the end of each October to maintain the grassland meadow habitat and prevent the encroachment of woody vegetation. All cut vegetation would be collected and removed from the area to prevent composting over the grassland meadow area.
2. Periodic inspections by a botanist would be needed during the following growing seasons to identify the growth of non-native invasive plants within the grassland meadow habitat area. If found, the non-native invasive seedlings would be hand pulled, placed in trash bags, and disposed of.
3. Reporting and monitoring would follow the conditions of the anticipated Order of Conditions.

C-202

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CIVIL
REGISTERED PROFESSIONAL ENGINEER
6/4/20

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2.	3/23/20	ADDENDUM 1
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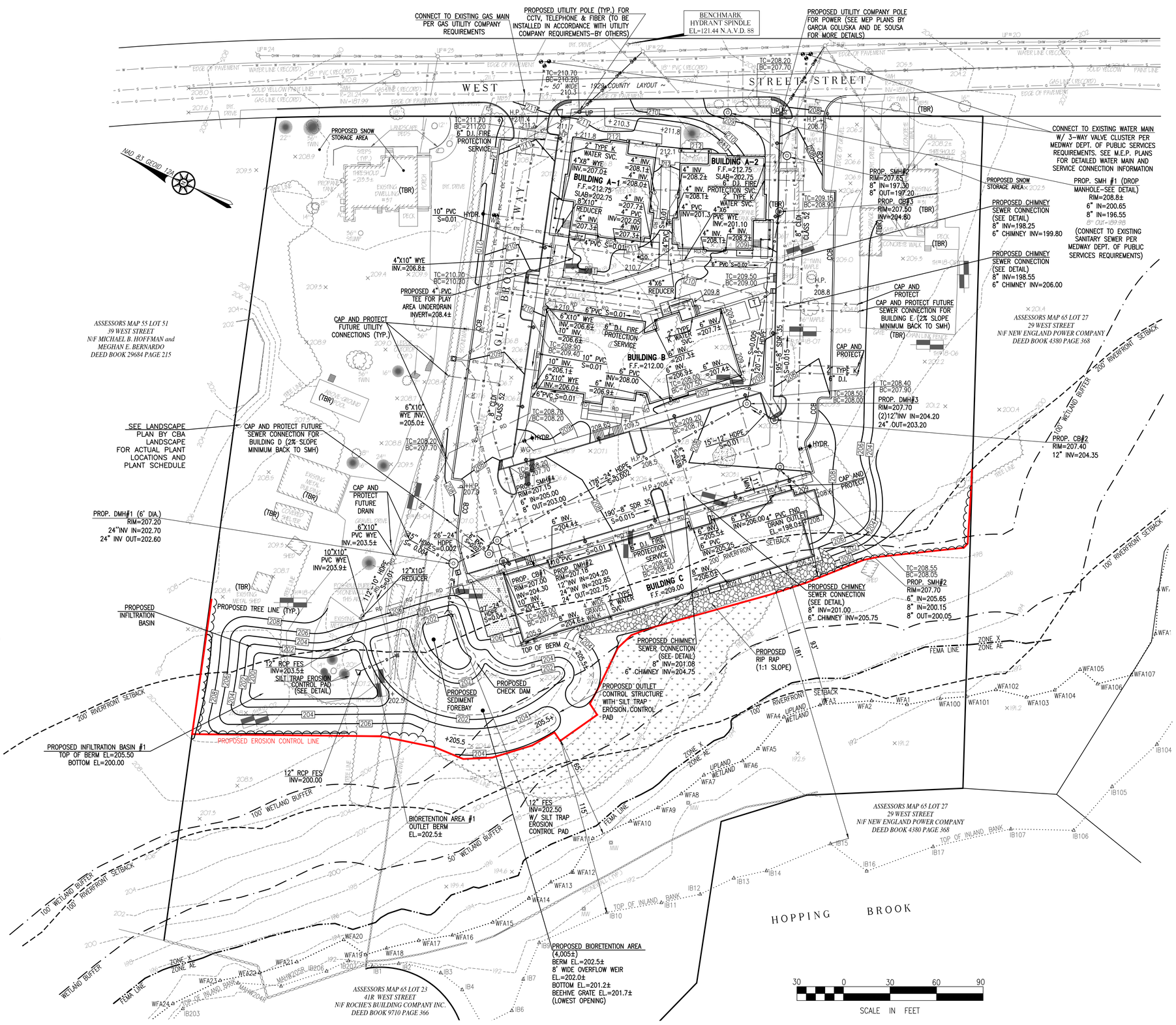
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JOB NO.	16-064.1
DATE.	12.11.19

RESTORATION PLAN

C201

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NOTES:

1. CLEAN FILL, WHERE REQUIRED SHALL BE USED THROUGHOUT THE SITE IN ACCORDANCE WITH THE MEDWAY CONSERVATION COMMISSION REGULATIONS.
2. ALL CONSTRUCTION MATERIALS FOUND ON SITE DURING CONSTRUCTION OR NOT USED AS PART OF CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
3. MERRILL ENGINEERS AND LAND SURVEYORS RECOMMENDS FOUNDATION DRAINS (DESIGNED BY OTHERS) FOR ALL STRUCTURES WITH A BASEMENT.
4. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT. THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED THEN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE. AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE0.
5. UTILITY CONNECTION SIZE AND MATERIAL TO BE TYPE K COPPER FOR WATER SERVICE, DUCTILE IRON FOR FIRE PROTECTION SERVICE, SCHEDULE 40 PVC FOR DRAIN WASTE VENT, AND TYPE 1 PVC FOR SANITARY SEWER SERVICE. REFER TO M.E.P. AND FIRE PROTECTION PLANS FOR FINAL SIZE/LOCATION OF UTILITY CONNECTIONS AND STORZ FIRE DEPARTMENT CONNECTIONS FOR EACH BUILDING.

C-301

GLEN BROOK WAY

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COMMONWEALTH OF MASSACHUSETTS
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CIVIL
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6/8/20

THIS AREA IS FOR NOTES :

MARK:	DATE:	DESCRIPTION:
5.	6/8/20	PLAY AREA DRAINAGE
4.	6/1/20	ADDENDUM 4
3.	5/5/20	ADA SPACES
2.	3/23/20	ADDENDUM 1
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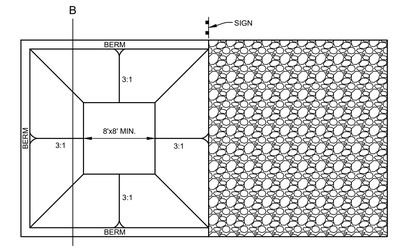
GRADING AND UTILITIES

C301

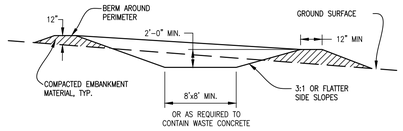
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SECTION B
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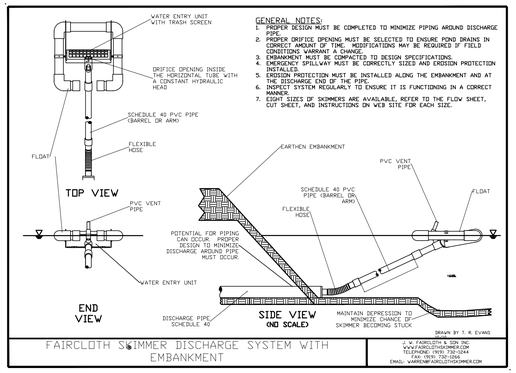
CONCRETE WASHOUT AREA INSTALLATION NOTES

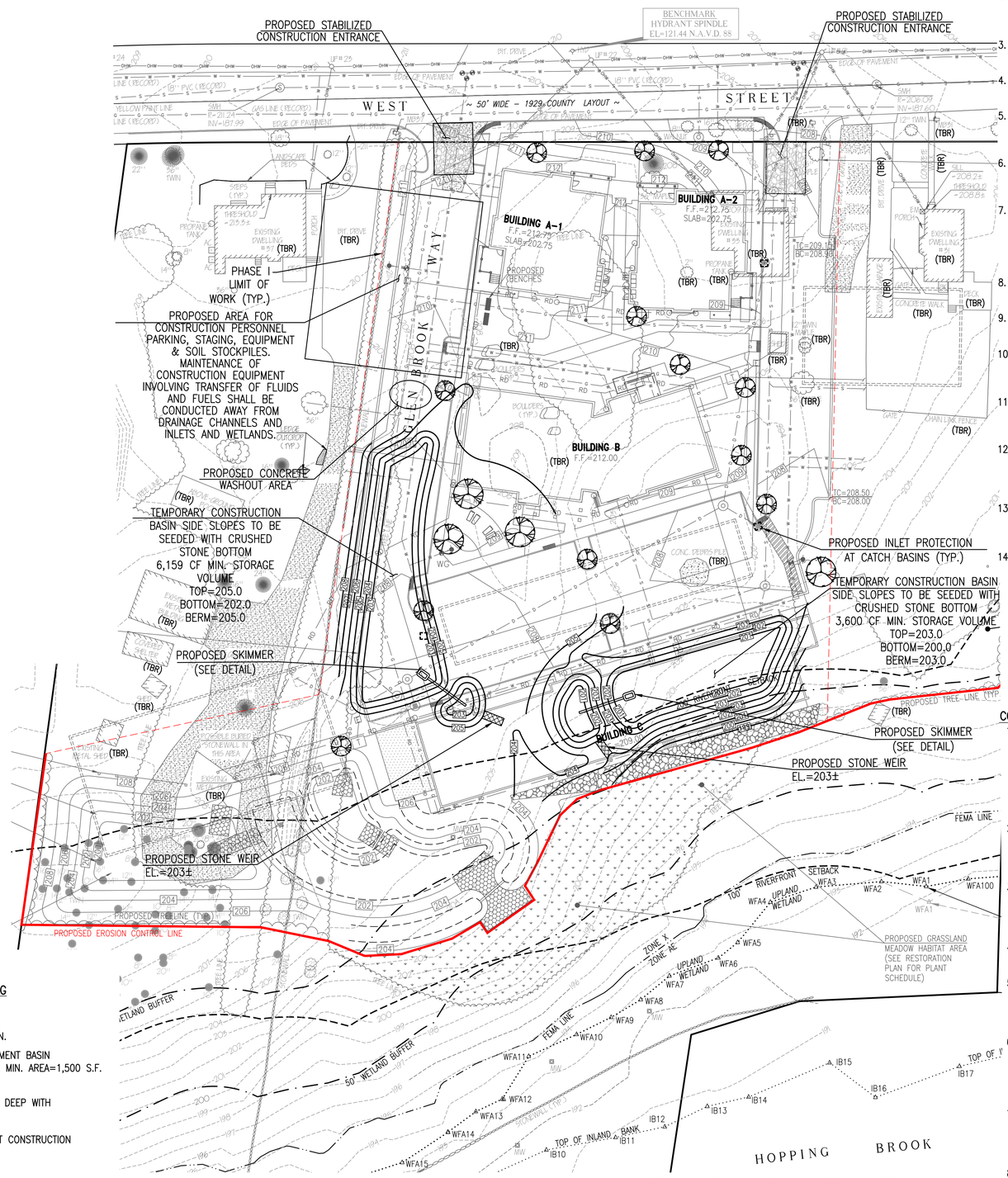
1. SEE PLAN VIEW FOR: LOCATIONS OF CONCRETE WASHOUT AREA. (TO BE PLACED A MINIMUM OF 100' FROM DRINAGEWAYS, BODIES OF WATER, AND INLETS.)
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL (DETAIL E-803) IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.
4. INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.

CWA CONCRETE WASHOUT AREA





CONSTRUCTION NOTES:

1. PROPOSED CLEARING LIMITS (SEE LEGEND) ARE THE PROPOSED LIMIT OF WORK LINE OR CONSTRUCTION AREA.
2. ANY SOIL OR EARTH MATERIAL BROUGHT TO THE PROPERTY DURING CONSTRUCTION SHALL BE APPROVED BY THE ZONING BOARD OF APPEALS' ENGINEER PRIOR TO ITS' ARRIVAL.
3. ANY CLEAN FILL USED THROUGHOUT THE SITE SHALL BE IN ACCORDANCE WITH THE MEDWAY CONSERVATION COMMISSION REGULATIONS.
4. ALL EARTH REMOVAL SHALL COMPLY WITH THE REGULATIONS AND THE TOWN OF MEDWAY BY-LAW REQUIREMENTS.
5. ALL CONSTRUCTION MATERIALS FOUND ON SITE DURING CONSTRUCTION OR NOT USED AS PART OF CONSTRUCTION SHALL BE REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL TREE TRUNKS, STUMPS, LIMBS, AND BRUSH DISPOSAL SHALL TAKE PLACE OFF SITE AND WITHIN 30 DAYS OF CUTTING. ALL DISPOSAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
7. HOURS OF CONSTRUCTION SHALL OCCUR ONLY DURING THE FOLLOWING TIMES:
   MONDAY-FRIDAY 7AM TO 6PM, OR DUSK WHICHEVER IS EARLIER
   SATURDAY: 8AM TO 5PM, OR DUSK WHICHEVER IS EARLIER
   SUNDAY/FEDERAL AND STATE HOLIDAYS: NONE
8. ANY BLASTING OPERATIONS SHALL REQUIRE PROPER PERMITS AND SHALL NOT BE UNDERTAKEN ON ANY WEEKEND OR HOLIDAY.
9. ALL INFILTRATION AREAS SHALL BE SURROUNDED BY CONSTRUCTION FENCING DURING CONSTRUCTION TO PROHIBIT UNNECESSARY CONSTRUCTION TRAFFIC.
10. THE CONSTRACTOR/APPLICANT SHALL PROVIDE THE ZONING BOARD OF APPEALS THE NAME, ADDRESS, PHONE NUMBER AND EMAIL ADDRESS OF THE PROJECT MANAGER RESPONSIBLE FOR CONSTRUCTION ACTIVITIES.
11. A COPY OF THE NPDES PLAN AND PERMIT SHALL BE PROVIDED TO THE ZONING BOARD OF APPEALS AND CONSERVATION COMMISSION PRIOR TO CONSTRUCTION.
12. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE EROSION CONTROL BARRIERS, STABILIZED CONSTRUCTION ENTRANCES, TEMPORARY DIVERSION SWALES WITH CHECK DAMS, TEMPORARY SEDIMENT BASINS, AND INLET PROTECTION.
13. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
14. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF ½ INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH RESPECT TO THE FOLLOWING:
    14.1. WHETHER OR NOT THE MEASURE WAS INSTALLED/PERFORMED CORRECTLY.
    14.2. WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE MEASURE SINCE IT WAS INSTALLED OR PERFORMED.
    14.3. WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE MEASURE.

THE INSPECTOR SHALL COMPLETE THE INSPECTION SCHEDULE AND EVALUATION CHECKLIST FOR FINDINGS AND SHOULD REQUEST THE REQUIRED MAINTENANCE OR REPAIR.

CONSTRUCTION SEQUENCE

1. NOTICE SHALL BE GIVEN BY THE APPLICANT TO THE TOWN AT LEAST TEN (10) DAYS BEFORE THE CONTRACTOR FIRST COMMENCES CONSTRUCTION CLEARING, GRADING OR ANY RELATED ACTIVITIES. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING AT LEAST TEN (10) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITH THE APPLICANT, COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT, CONSERVATION AGENT, AND ANY INTERESTED TOWN DEPARTMENT REPRESENTATIVES.
2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. PLACE STRAW BALES, SILT SACKS AND SILTATION FENCE AND CONSTRUCTION FENCING AT LOCATIONS INDICATED ON THE PLANS.
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT THE EXISTING DRIVEWAY LOCATIONS AT WEST STREET AND CONSTRUCT THE TEMPORARY SEDIMENT BASIN(S) FOR APPLICABLE DEVELOPMENT PHASE AS SHOWN ON THIS PLAN.
4. RAZE THE EXISTING STRUCTURES AND CLEAR AND GRUB AREAS FOR THE CONSTRUCTION OF BUILDINGS A-1 AND A-2, THE SOUTHERN DRIVEWAY.
5. EXCAVATE TOPSOIL AND SUBSOIL FROM DEVELOPMENT AREA AND STOCKPILE ON SITE IN LOCATIONS SHOWN ON THE PLAN. CONSIDERATION SHOULD BE GIVEN TO LOCATING STOCKPILES ON THE UPHILL SIDE OF DISTURBED AREAS, WHERE POSSIBLE TO ACT AS TEMPORARY DIVERSIONS.
6. INSTALL BUILDING A-1 AND A-2 FOUNDATIONS AND CONSTRUCT CUT AND FILL AREAS SURROUNDING BUILDINGS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED.
7. ONCE PREVIOUS DEVELOPMENT AREA IS STABILIZED, CONSTRUCT BUILDING B, THE REMAINING DRIVEWAY AND PARKING AREAS INCLUDING THE STORMWATER INFILTRATION SYSTEM. NO VEHICLE TRAFFIC SHALL BE ALLOWED OVER THE INFILTRATION BASIN.
8. INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE PROTECTED WITH EROSION CONTROLS AS SHOWN ON THE PLANS OR EQUIVALENT INLET PROTECTION.
9. FINAL DEVELOPMENT AREA WILL INCLUDE CONSTRUCTION OF BUILDING C.

LEGEND

- PROPOSED "ORANGE" SILT FENCE
- PROPOSED "ORANGE" SILT FENCE AND STRAW BALES
- PROPOSED LIMIT OF CLEARING
- (151) APPROXIMATE GRADE PRIOR TO PLACEMENT OF NON FROST SUSCEPTIBLE MATERIAL
- MAXIMUM POTENTIAL BARE EARTH

NOTE:
MAXIMUM BARE EARTH TO BE EXPOSED AT ONE TIME: 20,000± S.F.
LENGTH OF EXPOSURE: 30-60 DAYS

- PROPOSED SILTATION SACKS TO BE INSTALLED AT ALL CATCH BASINS. (SEE DETAIL: C403)
- TBR TO BE REMOVED

TEMPORARY SEDIMENT BASIN SIZING FOR SITE DEVELOPMENT:

1. AVERAGE (ESTIMATED) EXPOSED AREA 30,000 S.F. x 1.0" = 2,500 C.F. MIN.
   AVERAGE DEPTH OF TEMPORARY SEDIMENT BASIN = 1.75'(2'DEEP W/3:1 SIDE SLOPES) MIN. AREA=1,500 S.F.
   CHECK: 1.75 x 1500 = 2,625 C.F.
2. EXCAVATE BASINS TO MINIMUM OF 2' DEEP WITH 3:1 SIDE SLOPES.
3. MAINTAIN BASIN VOLUME THROUGHOUT CONSTRUCTION BY REMOVING SEDIMENT.

C-302

GLEN BROOK WAY

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Medway, MA 02053

meander Studio
collaborative design

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Telephone: 781-826-9200 Fax: 781-826-6665

COMMONWEALTH OF MASSACHUSETTS
DANA M. ALTOBELLO
No. 46237
CIVIL
REGISTERED PROFESSIONAL ENGINEER
6/4/20

THIS AREA IS FOR NOTES :

MARK:	DATE:	DESCRIPTION:
4.	6/1/20	ADDENDUM 4
3.	5/5/20	ADA SPACES
2.	3/23/20	ADDENDUM 1
1.	12/11/19	CD

ISSUE LOG

△ = CLOUDED CHANGE

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60 Caldwell Road
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Richard Newell

SCALE	
DRAWN BY	DN
CHECK BY	PGP
PROJ.ARCH./ENGR.	DA
PROJ. MRG.	DA
JOB NO.	16-064.1
DATE.	12.11.19

EROSION CONTROL PLAN - PHASE I

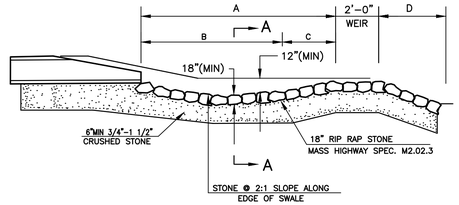
C302

SHEET OF

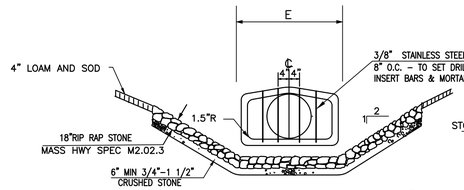
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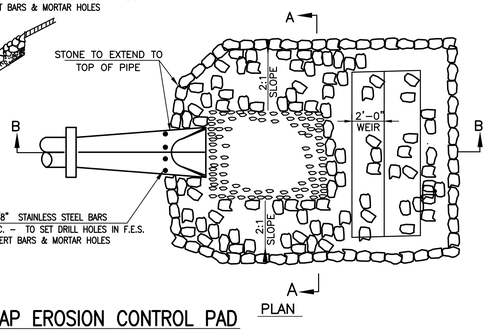
PIPE DIA.	12"	15"	18"	24"	27"	30"
A	10'–0"	12'–6"	15'–0"	20'–0"	22'–6"	24'–0"
B	7'–6"	9'–6"	11'–3"	15'–0"	17'–6"	19'–0"
C	2'–6"	3'–0"	3'–9"	5'–0"	5'–0"	5'–0"
D	3'–0"	4'–0"	4'–6"	6'–0"	8'–0"	8'–0"
E	4'–0"	5'–0"	6'–0"	8'–0"	9'–0"	10'–0"



SECTION B–B



(SECTION A–A)



PLAN

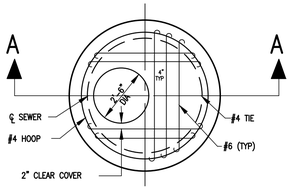
NOTES:
1. STONE FOR EROSION CONTROL PADS SHALL COMPLY WITH MDPW MATERIAL SPEC M 2.02.3
2. STONE BERM FOR SILT TRAP SHALL BE CONSTRUCTED AROUND SIDES OF EROSION CONTROL PADS

DETAIL – SILT TRAP EROSION CONTROL PAD

(NOT TO SCALE)

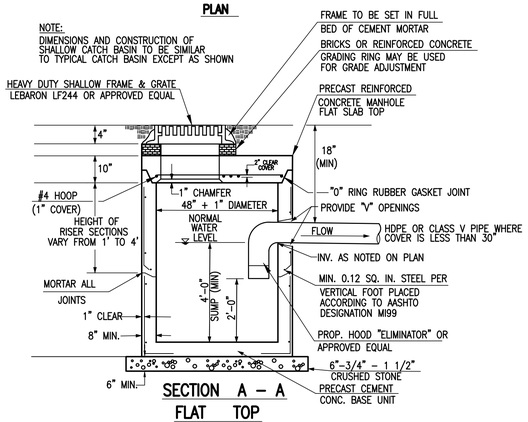
TYPICAL DOWNSPOUT DETAIL

(NOT TO SCALE)



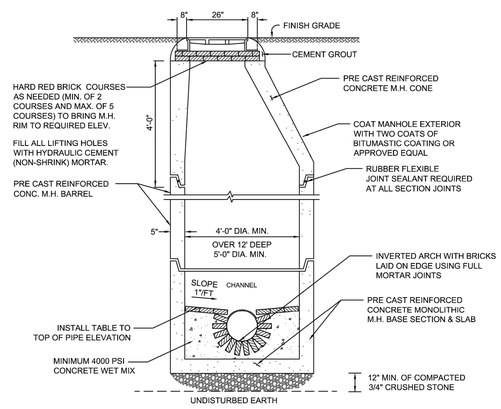
PLAN

NOTE:
DIMENSIONS AND CONSTRUCTION OF SHALLOW CATCH BASIN TO BE SIMILAR TO TYPICAL CATCH BASIN EXCEPT AS SHOWN



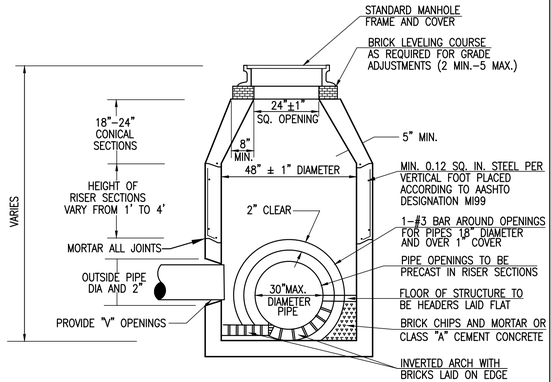
SECTION A – A
FLAT TOP
SHALLOW GAS TRAP CATCH BASIN

(NOT TO SCALE)



TYPICAL SEWER MANHOLE

NOT TO SCALE

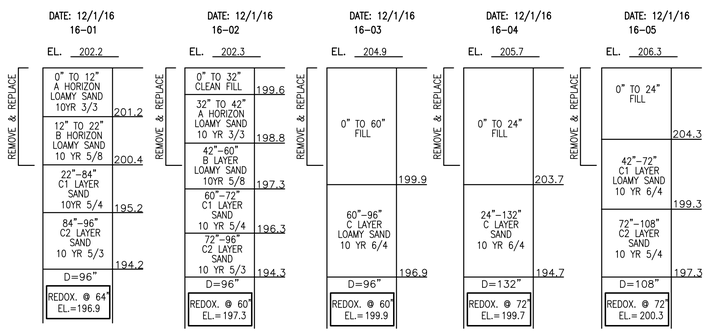


PRECAST CONCRETE MANHOLE

(NOT TO SCALE)

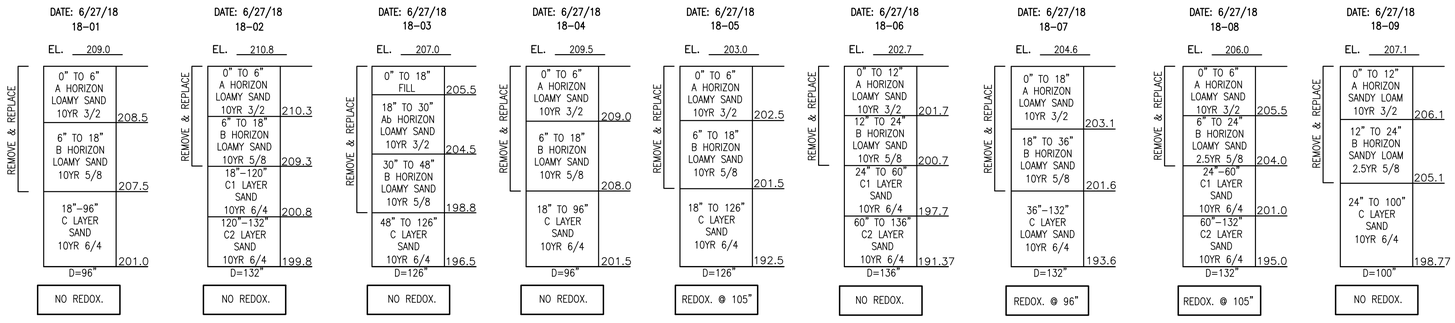
SOIL LOGS

PERFORMED BY: THOMAS A. POZERSKI P.E., MERRILL ENGINEERS AND LAND SURVEYORS
WITNESSED BY: N/A
CONTRACTOR: TRUFANT



SOIL LOGS

PERFORMED BY: THOMAS A. POZERSKI, P.E., MERRILL ENGINEERS AND LAND SURVEYORS
WITNESSED BY: N/A DRAINAGE
CONTRACTOR: P. TRUFANT AND SONS



C-401

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6/4/20

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1.	12/11/19	CD
MARK:	DATE:	DESCRIPTION:

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PROJ.ARCH./ENGR.	DA
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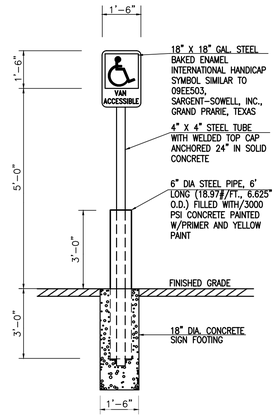
DETAILS

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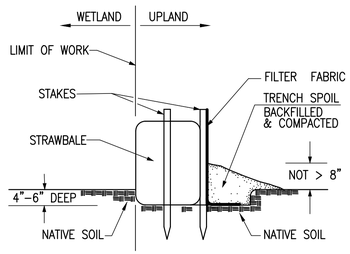
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VAN ACCESSIBLE SIGN DETAIL

(NOT TO SCALE)

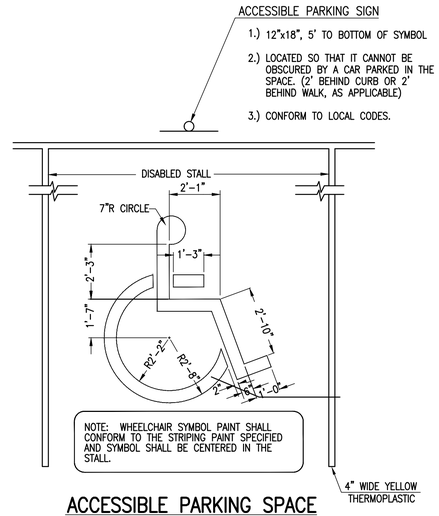
NOTE:
ALL ACCESSIBLE PARKING SIGNS SHALL READ "HANDICAPPED PARKING, SPECIAL PLATE REQUIRED, UNAUTHORIZED VEHICLES MAY BE REMOVED AT OWNERS EXPENSE."



STAKED STRAWBALES & SILT FENCE

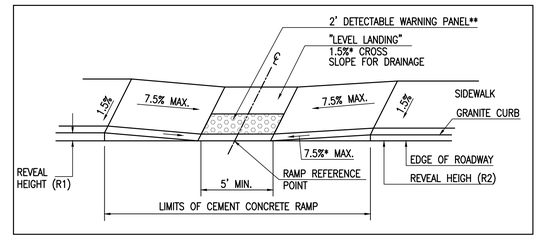
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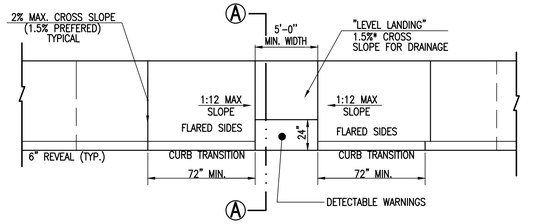
NOTE: TYPE OF EROSION CONTROLS TO BE USED ON SITE TO BE CONFIRMED WITH COM-COM AGENT PRIOR TO CONSTRUCTION.



ACCESSIBLE PARKING SPACE PAINTING DETAIL

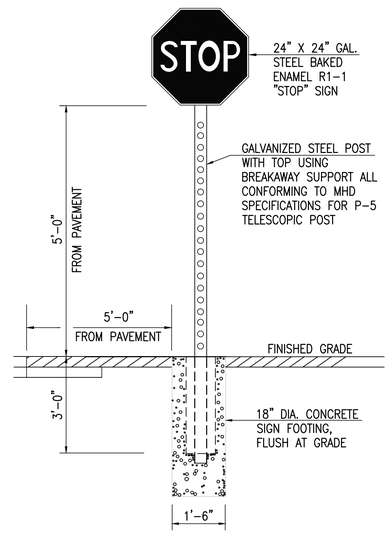
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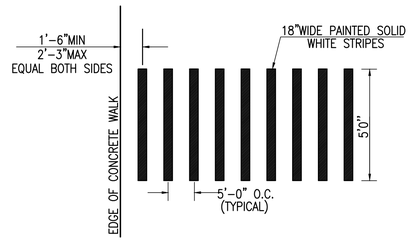
PLAN VIEW

(NOT TO SCALE)



STOP SIGN DETAIL

(NOT TO SCALE)



PAINTED CROSSWALK DETAIL
18" WIDE 90°

(NOT TO SCALE)

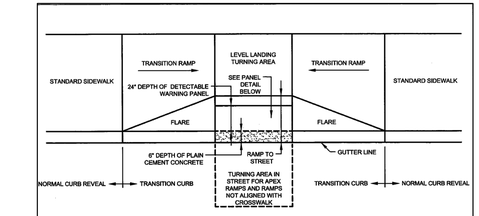
ROADWAY PROFILE GRADE	* HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
** >0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" Max

NOTE:
★ BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6".

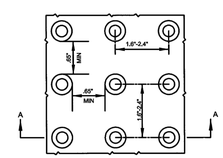
** USED FOR DESIGN

CURB TRANSITION LENGTH FOR WHEELCHAIR

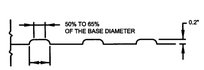
(NOT TO SCALE)



TYPICAL INSTALLATION



DETAIL OF DETECTABLE WARNING PANEL



SECTION A-A

NOTE:
PANELS MAY BE CONCRETE PRECAST OR CAST IN PLACE OR OTHER SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

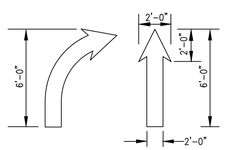
massDOT Highway Division — CONSTRUCTION STANDARDS

DETECTABLE WARNING PANEL FOR WHEELCHAIR RAMPS AND STANDARD RAMP TERMINOLOGY

DATE OF ISSUE: MARCH 2012
DRAWING NUMBER: E 107.6.5R

DETECTABLE WARNING PANEL FOR WHEELCHAIR

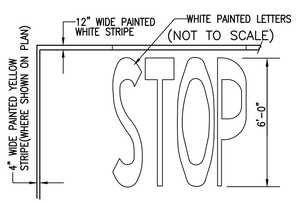
(NOT TO SCALE)



NOTE:
PAINT TO BE ONE COAT OF STANDARD DRY OIL BASED PAINT FOR MARKING ASPHALT OR CONCRETE, SPRAY APPLICATION. WHITE UNLESS OTHERWISE NOTED.

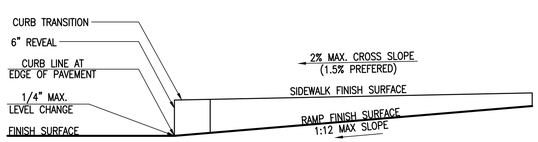
PAINTED TRAFFIC ARROW

(NOT TO SCALE)



PAINTED "STOP" DETAIL

(NOT TO SCALE)



SECTION A – A

(NOT TO SCALE)

WHEELCHAIR RAMP
CURB CUT WITH FLARED SIDES

(NOT TO SCALE)

NOTE:
1. ALL RAMPS TO HAVE DETECTABLE WARNINGS PER CURRENT CODE
2. MAX RAMP SLOPE 1:12
3. ALL ACCESSIBLE PARKING AND ACCESS AREAS WILL FULLY COMPLY WITH ADA/AAB REGULATIONS

C-402

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Telephone: 781-826-9200 Fax: 781-826-6665

COMMONWEALTH OF MASSACHUSETTS — DANA M. ALTOBELLO No. 46237 CIVIL REGISTERED PROFESSIONAL ENGINEER — 6/4/20

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Richard Newell

SCALE	
DRAWN BY	DN
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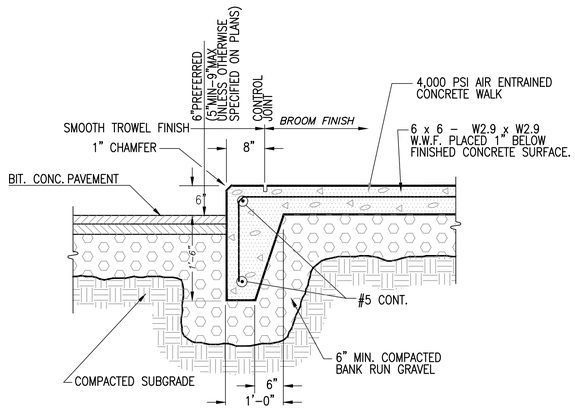
DETAILS

C402

SHEET OF

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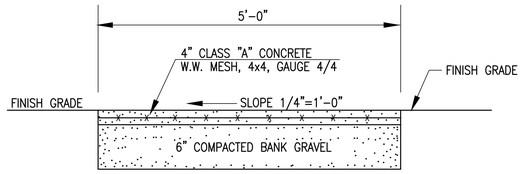
H:\16-064_Phase II Dev Dsgn\Design\16-064 D1 - CURB.dwg 4/1/2020 9:18:31 AM



NOTE: PROVIDE CONTROL JOINTS AS SHOWN AND AT 5'–0" O.C. MIN.
PROVIDE EXPANSION JOINTS AT 20'–0" O.C. MIN.
JOINTS TO BE TRANSVERSE TO DIRECTION OF WALK
EXCEPT AS SHOWN.

TYP. CONCRETE WALK–CURB DETAIL

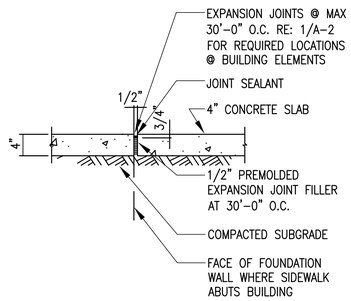
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TYPICAL CONCRETE SIDEWALK SECTION

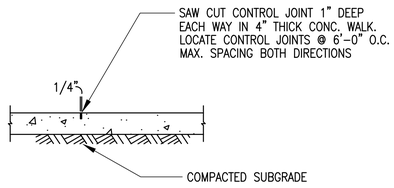
(NOT TO SCALE)

NOTE:
STRUCTURAL ENGINEER TO CONFIRM SIDEWALK ALONG SOUTHERLY DRIVEWAY AND 20' WIDE CONCRETE ACCESS AREA BETWEEN BUILDINGS #5 & #6 IS CAPABLE OF SUPPORTING 75,000 LBS AS REQUIRED BY THE MEDWAY FIRE DEPARTMENT.



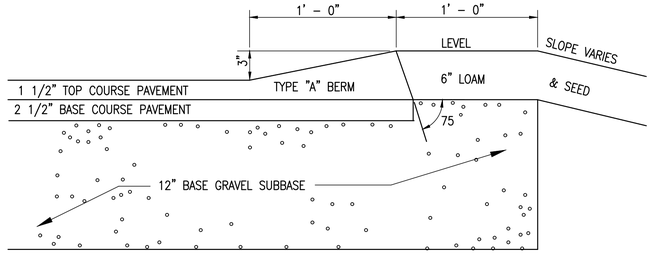
EXPANSION JOINT

(NOT TO SCALE)



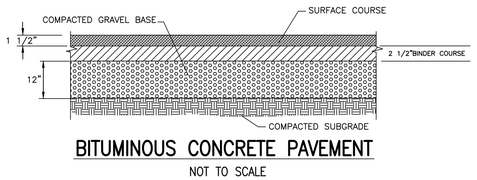
CONTROL JOINT DETAIL

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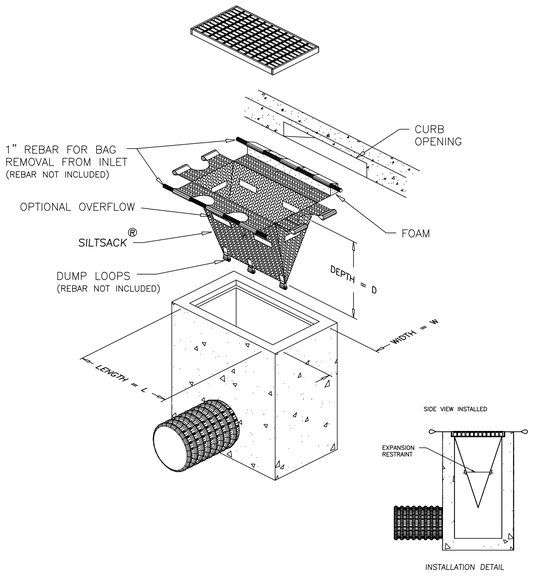
BITUMINOUS CONCRETE BERM

(NOT TO SCALE)



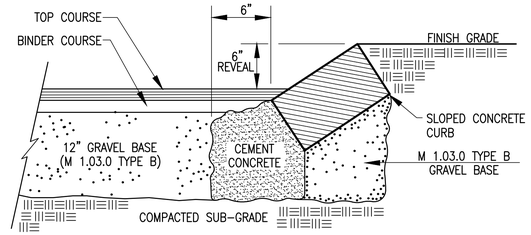
BITUMINOUS CONCRETE PAVEMENT

NOT TO SCALE



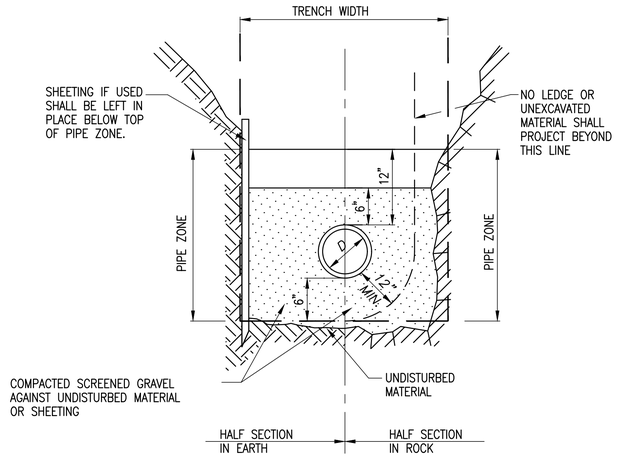
SILT SACK DETAIL

(NOT TO SCALE)



SLOPED CONCRETE CURB

(NOT TO SCALE)



TYP. UTILITY TRENCH DETAIL

N.T.S.

C-403

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DANA M. ALTOBELLO No. 46237 CIVIL REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS
6/4/20

THIS AREA IS FOR NOTES :

MARK:	DATE:	DESCRIPTION:
4.	6/1/20	ADDENDUM 4
3.	5/5/20	ADA SPACES
2.	3/23/20	ADDENDUM 1
1.	12/11/19	CD

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Richard Newell

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PROJ. MRG.	DA
JOB NO.	16-064.1
DATE.	12.11.19

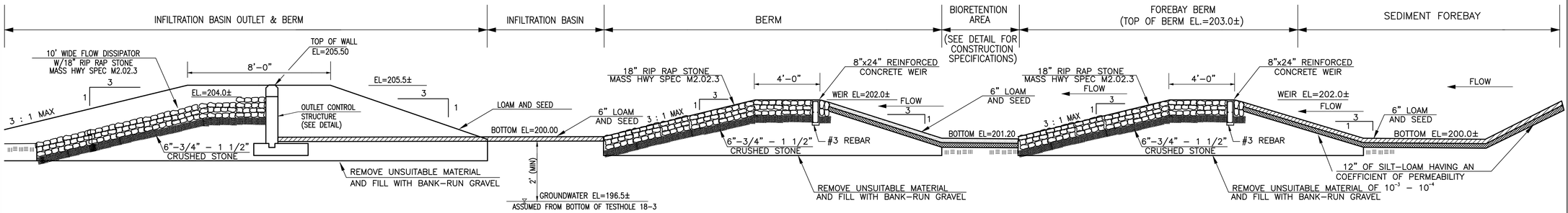
DETAILS

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SECTION THRU INFILTRATION BASIN

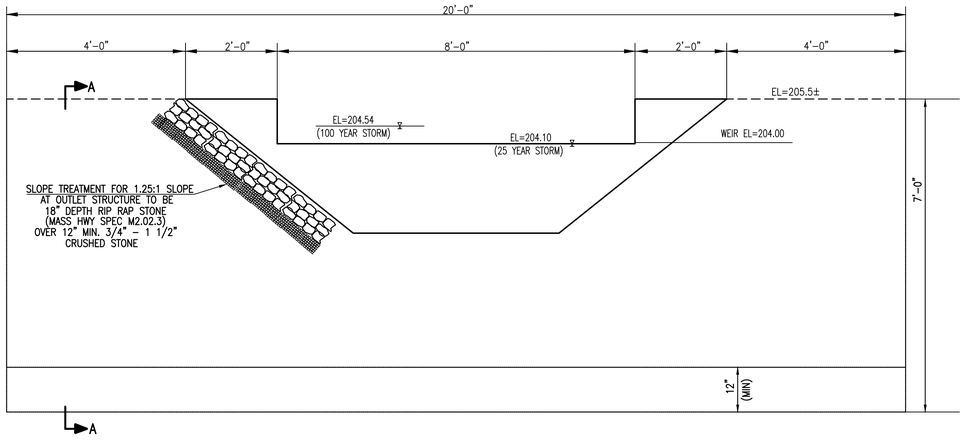
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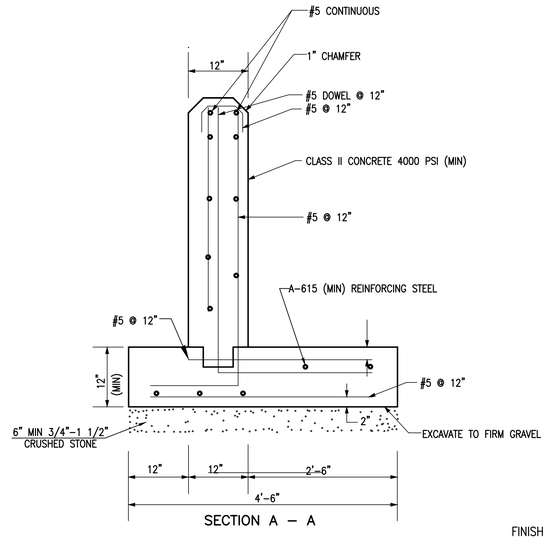
FILL DIKES SHALL BE A COMBINATION OF COMPACTED GRAVEL, SAND AND SILT TO INSURE WATER TIGHTNESS AND STABILITY. (ASTM D2487 TYPE GM OR GC)

INFILTRATION SYSTEM NOTES:

1. AFTER FINAL GRADE OF BASIN IS ESTABLISHED CONTRACTOR SHALL PREVENT CONSTRUCTION TRAFFIC OVER ALL INFILTRATION SURFACES.
2. CONTRACTOR SHALL NOT DISCHARGE SEDIMENT-LADEN WATER INTO STORMWATER BASIN.
3. STORMWATER BASIN SHALL NOT BE PLACED INTO OPERATION PRIOR TO INSTALLATION OF PAVEMENT AND STABILIZATION OF ALL SURFACES CONTRIBUTING TO CLOSED DRAINAGE SYSTEM.
4. EXCAVATE ALL MATERIAL BELOW INFILTRATION BASIN TO GRAVELLY COARSE SAND LAYER (SEE LOGS) AND REPLACE WITH CLEAN COARSE FILL IN ACCORDANCE WITH 310 CMR 15.255.



ELEVATION



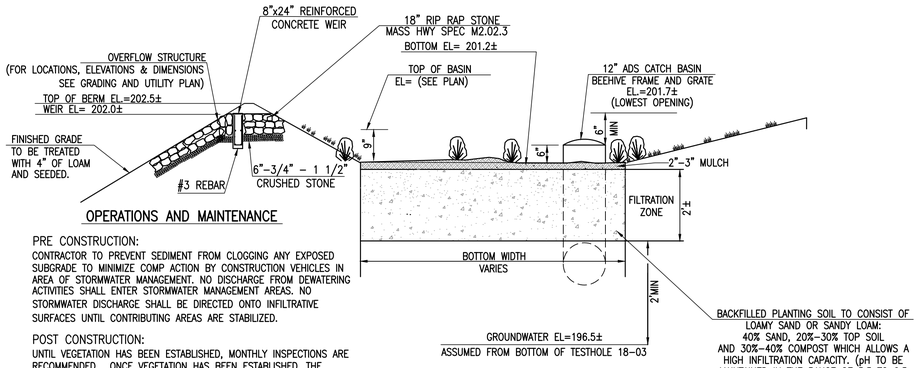
SECTION A - A

DETAIL - INFILTRATION BASIN OUTLET STRUCTURE

(NOT TO SCALE)

NOTE:

DESIGN STORM ELEVATIONS BASED ON ENTIRE DEVELOPMENT INCLUDING BOTH PHASE I AND PHASE II



OPERATIONS AND MAINTENANCE

PRE CONSTRUCTION:

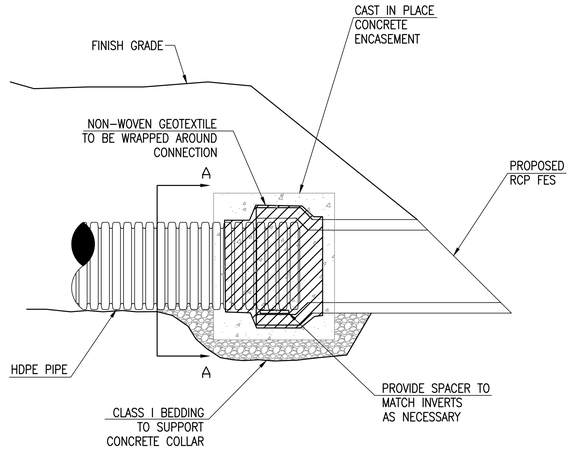
CONTRACTOR TO PREVENT SEDIMENT FROM CLOGGING ANY EXPOSED SUBGRADE TO MINIMIZE COMP ACTION BY CONSTRUCTION VEHICLES IN AREA OF STORMWATER MANAGEMENT. NO DISCHARGE FROM DEWATERING ACTIVITIES SHALL ENTER STORMWATER MANAGEMENT AREAS. NO STORMWATER DISCHARGE SHALL BE DIRECTED ONTO INFILTRATIVE SURFACES UNTIL CONTRIBUTING AREAS ARE STABILIZED.

POST CONSTRUCTION:

UNTIL VEGETATION HAS BEEN ESTABLISHED, MONTHLY INSPECTIONS ARE RECOMMENDED. ONCE VEGETATION HAS BEEN ESTABLISHED, THE BIO-RETENTION BASE SHALL BE INSPECTED ON AN ANNUAL BASIS. MAINTENANCE SHOULD CONSIST NORMALLY OF REMOVAL OF DEBRIS (PRIMARILY AT THE INFLOW POINT) AND ACCUMULATED SEDIMENT. DURING THE GROWTH SEASON THE FILTER STRIP SHALL BE MOWED AT LEAST ONCE A MONTH. OTHER MAINTENANCE TASKS INCLUDE UNCLOGGING THE SUBSTANCE DRAIN, REPLACEMENT OF DEAD VEGETATION, EROSION REPAIR AND pH REGULATION (USUALLY ADDING LIME).

BIO-RETENTION DETAIL

(NOT TO SCALE)



HDPE TO RCP CONNECTION

(NOT TO SCALE)

NOTES:

1. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321, LATEST EDITION.
2. IN LIEU OF AN INTERNAL CYLINDER, AN HDPE WATERTIGHT REPAIR COUPLER CAN BE USED
3. INTERNAL CYLINDER ADAPTER IS NOT RECOMMENDED FOR DOWNSTREAM CONNECTIONS.

C-404

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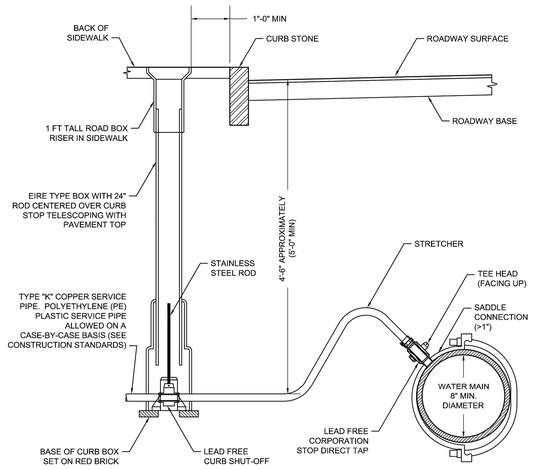
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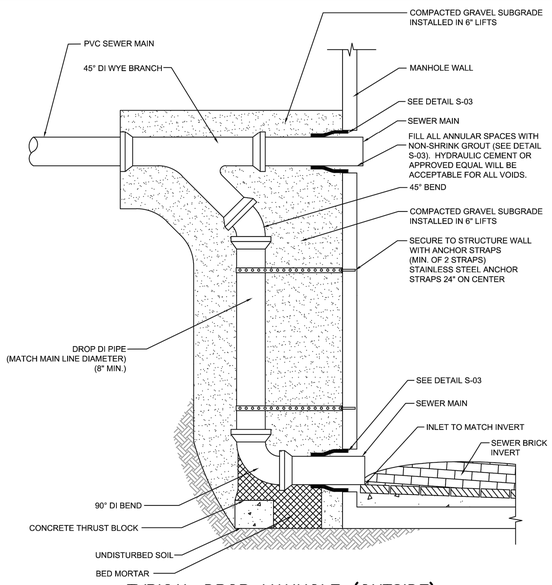
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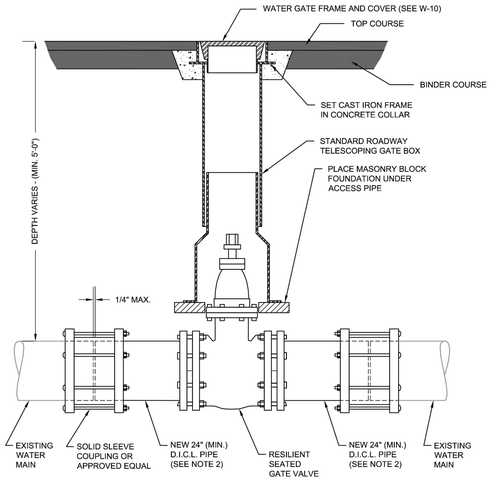
TYPICAL THRUST BLOCK DETAIL

NOT TO SCALE



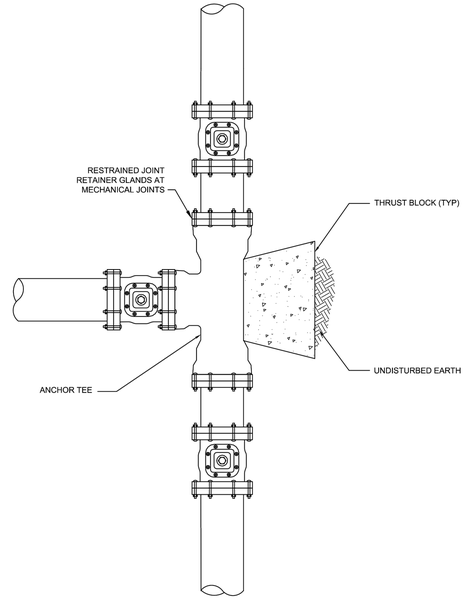
TYPICAL DROP MANHOLE (OUTSIDE)

NOT TO SCALE



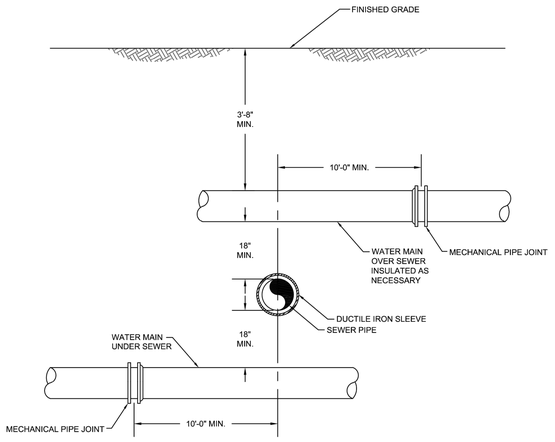
GATE VALVE

NOT TO SCALE



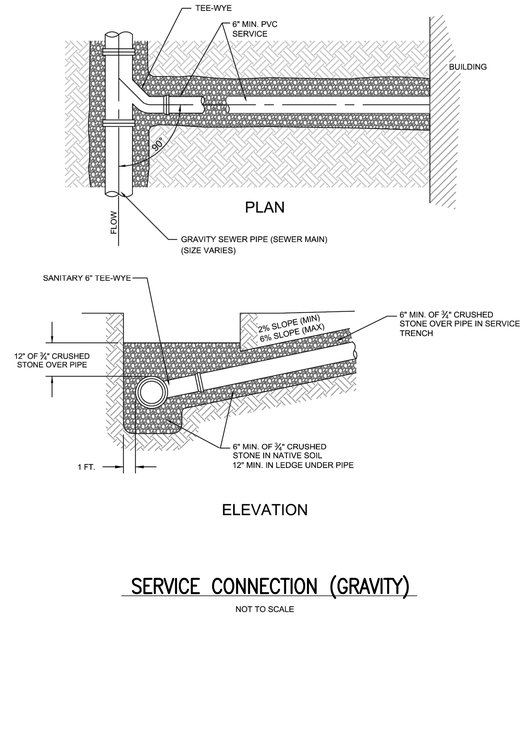
TYPICAL ANCHOR TEE INSTALLATION

NOT TO SCALE



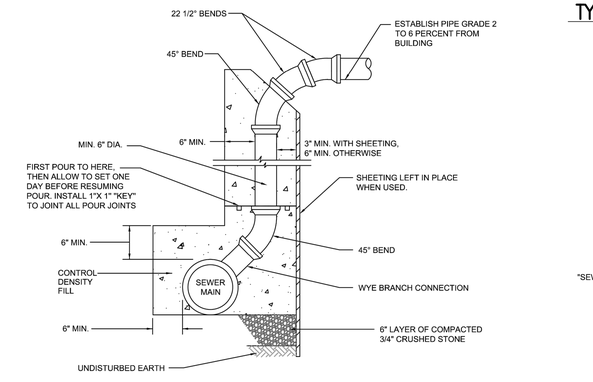
SEWER/WATER MAIN CROSSING

NOT TO SCALE



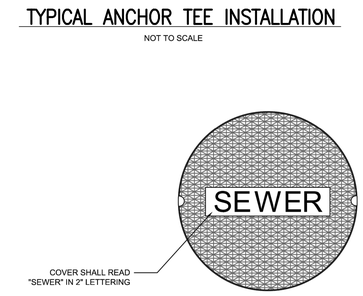
SERVICE CONNECTION (GRAVITY)

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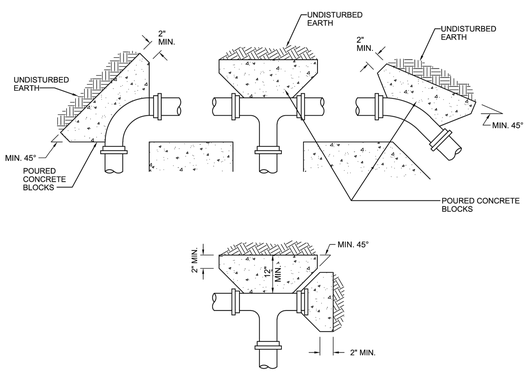
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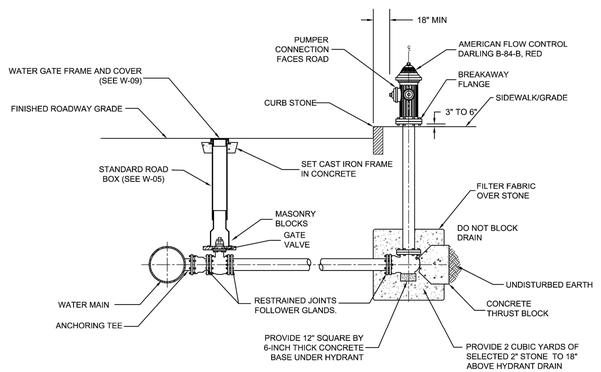
SEWER MANHOLE COVER

NOT TO SCALE



TYPICAL THRUST BLOCK DETAIL

NOT TO SCALE



FIRE HYDRANT INSTALLATION

NOT TO SCALE

C-405

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GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
2. ALL ON-SITE STORM DRAINAGE PIPES SHALL BE HDPE PIPE, UNLESS NOTED OTHERWISE.
3. REINFORCED CONCRETE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM SPECIFICATION C76 AND AASHTO DESIGNATION M170, WALL B. REINFORCED CONCRETE MANHOLES & CATCHBASINS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM SPECIFICATION C478 AND AASHTO DESIGNATION M199. ALL CONCRETE PIPES AND STRUCTURES SHALL MEET THE LATEST MASS HIGHWAY DEPARTMENT SPECIFICATIONS AND MEDWAY SUBDIVISION STANDARDS.
4. CORRUGATED POLYETHYLENE PIPE AND STRUCTURES SHALL CONFORM WITH AASHTO DESIGNATIONS M294 AND M252, SHALL BE MANUFACTURED WITH HIGH DENSITY POLYETHYLENE PLASTIC AND SHALL BE ADS N-12 PIPE AS MANUFACTURED BY ADVANCE DRAINAGE SYSTEM, INC. OR HANCOR HI Q PIPE AS MANUFACTURED BY HANCOR, INC. OR APPROVED EQUAL UNLESS OTHERWISE NOTED OR DETAILED.
5. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES.
6. RIP RAP SPLASH APRONS SHALL BE PROVIDED AT ALL DRAINAGE OUTFALLS AS SHOWN ON THE DRAWINGS.
7. ALL SERVICE CONNECTIONS (I.E. ROOF AND CANOPY DRAINS) SHALL BE INSTALLED TO A POINT OF 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.

DRAINAGE INFILTRATION SYSTEM NOTES

DURING CONSTRUCTION OF THE DRAINAGE INFILTRATION SYSTEMS, THE FOLLOWING MEASURES SHALL BE TAKEN:

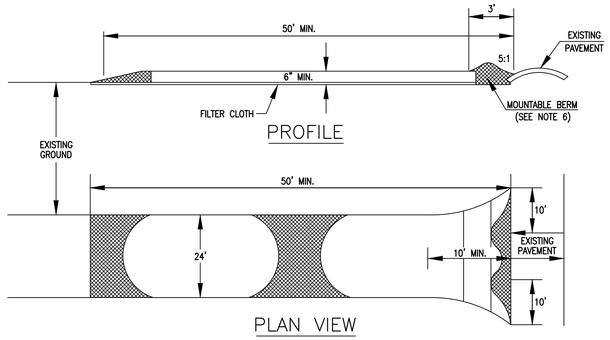
1. ALL STOCKPILES SHALL BE STORED DOWN GRADIENT OF THE EXCAVATION TO ENSURE ANY POTENTIALSEDIMENT DOES NOT REACH THE INFILTRATION AREA.
2. ALL EQUIPMENT FOR EXCAVATION AND PLACEMENT OF STONE AND STRUCTURES SHALL BE KEPT OUTSIDE THE AREA OF THE SYSTEM.
3. ALL WATER RESULTING FROM DEWATERING ACTIVITIES SHALL BE DIRECTED AWAY FROM THE INFILTRATION AREAS.
4. NO STORMWATER SHALL BE DISCHARGED INTO THESE FACILITIES UNTIL THE CONTRIBUTING AREAS ARE FULLY STABILIZED WITH PAVEMENT, VEGETATION OR OTHER PERMANENT TREATMENT.

UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY. ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
3. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER AND A MAXIMUM OF 6 FEET OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. GREATER DEPTHS ARE PERMITTED WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
4. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS ARE NOTED, SHOWN OR INDICATED.
5. ALL WATER MAIN FITTINGS, TEES, HYDRANTS, ETC. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS.
6. ALL HYDRANTS SHALL BE INSTALLED WITH A 6" C.L.D.I. RUNOUT AND SHALL BE INSTALLED WITH GATE VALVE, BOX, AND TEE FITTING PER MEDWAY DPW SPECIFICATIONS. ALL HYDRANTS SHALL BE AMERICAN FLOW CONTROL DARLING B-84-B, RED AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL MUNICIPAL REQUIREMENTS.
7. DOMESTIC WATER SERVICES 2.5" AND SMALLER SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP WITH APPROVED SADDLE CURB STOP, AND BOX IN ACCORDANCE WITH MEDWAY DPW SPECIFICATIONS.
8. ALL WATER MAINS SHALL BE CEMENT LINED DUCTILE IRON – CLASS 52, AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES. ALL GATE VALVES SHALL BE RESILIENT SEAL, OPEN LEFT IN ACCORDANCE WITH MEDWAY DPW SPECIFICATIONS.
9. DOMESTIC WATER SERVICES SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE, BOX AND TEE FITTINGS.
10. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
11. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
12. PRIMARY WATER METER AND BACKFLOW PREVENTER SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
13. ALL GRAVITY SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE (P.V.C.) S.D.R. 35 AND SHALL CONFORM WITH ASTM-D3034 UNLESS NOTED OTHERWISE.
14. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 3 FEET BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT. THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED THEN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
15. PROPOSED GAS SERVICE LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONFIRM WITH THE GAS COMPANY THAT GAS LINE INSTALLATION SHALL BE BY THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL GIVE THE GAS COMPANY ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION AND BACKFILL AND COMPACTION FOR THE GAS LINE.
16. DUE TO THE SMALL SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDING SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.

GENERAL CONSTRUCTION AND EROSION CONTROL NOTES

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE NORFOLK COUNTY REGISTRY OF DEEDS AND THE TOWN OF MEDWAY ASSESSORS DEPARTMENT.
2. TOPOGRAPHY AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING JULY OF 2016, AND JUNE OF 2018.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. PLAN IS HORIZONTALLY REFERENCED TO MASS MAINLAND NAD83 STATE PLANE COORDINATES. 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
4. THE ACCURACY OF EXISTING UTILITY LOCATIONS, DIMENSIONS AND LINES IS FROM EXISTING INFORMATION OF RECORD AND IS NOT WARRANTED. CONTRACTOR TO VERIFY PRIOR TO INITIATING CONSTRUCTION.
5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SECURE ALL NECESSARY STATE, MUNICIPAL AND UTILITY PERMITS AND VERIFY THE PROPOSED LOCATION OF UTILITIES WITH UTILITY COMPANIES.
6. CONTRACTOR TO NOTIFY "DIG-SAFE" AND THE TOWN OF MEDWAY DEPARTMENT OF PUBLIC WORKS WATER DIVISION (826-3189) 4 DAYS PRIOR TO CONSTRUCTION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS.
8. WHERE PROPOSED PAVEMENT AND WALKS ARE TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT TO A NEAT LINE AND MATCH GRADE.
9. ALL EXISTING TREES, SHRUBS AND GROUND COVER WITHIN 15' OF PROPERTY LINES AND WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONSTRUCTION PURPOSES.
10. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 4" OF LOAM, SEEDED AND HAY MULCHED FOR EROSION CONTROL, EXCEPT 6" OF LOAM SHALL BE USED WITHIN 10' OF EDGE OF ROADWAY.
11. DRAINAGE SYSTEM TO BE AS PER MEDWAY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
12. ALL SUBSURFACE STRUCTURES TO CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT CONSTRUCTION STANDARDS AND SHALL BE SUITABLE FOR H-20 LOADING.
13. THE CONTRACTORS ATTENTION IS DIRECTED TO ALL REQUIREMENTS OF THE MEDWAY ZONING BOARD AND CONSERVATION COMMISSION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
15. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS DATED MARCH 1997, THE ORDER OF CONDITIONS AND ALL MUNICIPAL REGULATIONS.
16. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
17. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETER WITH STAKED STRAWBALES AND/OR SILTATION FENCES TO PREVENT AND/OR CONTROL SILTATION AND EROSION. THE LOCATION OF THE STOCKPILE AREAS MAY BE MODIFIED AS APPROVED BY THE ENGINEER.
18. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER SO THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
19. ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH OR SEEDED FOR TEMPORARY VEGETATIVE COVER. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN SEVEN DAYS, OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, STABILIZATION PRACTICES SHALL BE IMPLEMENTED WITHIN THREE DAYS. AREAS THAT REMAIN DISTURBED BUT INACTIVE FOR AT LEAST THIRTY DAYS SHALL RECEIVE TEMPORARY SEEDING IN ACCORDANCE WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES.
20. EARTHWORK ACTIVITY ON THE SITE SHALL BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO THE LINE OF STAKED STRAWBALES AND SILT FENCE.
21. DURING UTILITY CONSTRUCTION, ALL WATER PUMPED FROM THE EXCAVATED TRENCH SHALL BE DIRECTED TO A "DIRT BAG" PUMPED SEDIMENT REMOVAL SYSTEM (OR APPROVED EQUAL) AS MANUFACTURED BY ACF ENVIRONMENTAL.
22. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY HAYBALE FILTERS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
23. SILT BAGS SHALL BE UTILIZED AT ALL EXISTING AND PROPOSED INLETS SUBJECT TO STORMWATER RUNOFF FROM PROPOSED FILL AREAS DURING CONSTRUCTION, OR AS DIRECTED BY THE OWNER/ENGINEER. NO SEDIMENT SHALL ENTER THE ON-SITE DRAINAGE SYSTEMS AT ANY TIME.
24. EROSION CONTROLS SHALL ALSO BE PLACED AROUND CATCH BASINS AND ARE REQUIRED DURING CONSTRUCTION.
25. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTION SHALL TAKE PLACE AFTER EACH RAINFALL EVENT.
26. THE LOCATION OF CHECK DAMS SHALL BE FIELD VERIFIED DURING SITE PREPARATION OPERATIONS BY THE CONTRACTOR.
27. ALL PROPOSED SLOPES (EXCLUDING THE RIPRAP SLOPE) STEEPER THAN 3:1 SHALL BE STABILIZED WITH A CURLEX EROSION CONTROL MATTING BY AMERICAN EXCELSIOR COMPANY (OR APPROVED EQUAL) AND PROTECTED FROM EROSION.
28. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL EROSION CONTROLS AND EXTRA SILTATION FENCING FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER, THE CONSERVATION COMMISSION OR THE ZONING BOARD AND/OR THEIR CONSULTANTS TO MITIGATE ANY EMERGENCY CONDITION.
29. TEST PITS AND/OR BORINGS WERE TAKEN FOR THE PURPOSE OF DESIGN AND SHOW CONDITIONS AT BORING POINTS ONLY. THEY DO NOT NECESSARILY SHOW THE NATURE OF ALL MATERIALS TO BE ENCOUNTERED DURING CONSTRUCTION.
30. THE CONSTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR UTILITY CONNECTION FEES REQUIRED TO CARRY OUT THE WORK OUTLINED BUT NOT LIMITED TO DEMOLITION.
31. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILTY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.
32. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES DESIGNATED ON THESE DRAWINGS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
33. THE LIMIT OF WORK LINE FOR THE AREA TO BE CLEARED AND GRUBBED SHALL BE THE SAME AS THE LIMIT OF WORK LINE NECESSARY FOR GRADING PURPOSES, (I.E., THE GRADING LIMITS AROUND THE PERIMETER OF THE PROJECT AREA).
34. THE AREA OR AREAS OF ENTRANCE AND EXIT TO AND FROM THE SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. ALL SEDIMENT, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
35. THE CONTRACTOR SHALL BE AWARE THAT SOIL, GRADES AND WETLANDS PROXIMITY AT THIS SITE MAKE IT PARTICULARLY SUSCEPTIBLE TO SOIL EROSION AND SENSITIVE TO ITS CONSEQUENCES. IT SHOULD BE NOTED THAT THE EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS DEPICT THE MINIMUM REQUIRED CONTROL AND ARE REPRESENTATIVE OF A SINGLE STAGE OF CONSTRUCTION FOR EACH PHASE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITING, RELOCATION AND AUGMENTATION OF EROSION CONTROL DEVICES AS THE PROJECT PROGRESSES AND SITE DRAINAGE CONDITIONS CHANGE.
36. THE CONTRACTOR SHALL ANTICIPATE AND MODIFY EROSION CONTROL MEASURES BASED ON PAST AND CURRENT WEATHER CONDITION, SEASON AND EXPECTED FUTURE CONSTRUCTION ACTIVITIES.
36. THE EROSION CONTROL FENCE BARRIERS SHOWN ON THE DRAWINGS SHALL ACT AS THE LIMITS OF DISTURBANCE AND THE LIMITS OF CLEARING; NO WORK SHALL OCCUR OUTSIDE THESE LIMITS.
37. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED SOIL. EFFORTS SHALL BE MADE TO LIMIT THE TIME OF EXPOSURE OF DISTURBED AREAS.
38. THE CONTRACTOR SHALL AT HIS EXPENSE SURVEY AND MARK OUT IN THE FIELD THE LIMITS OF CLEARING (I.E., EROSION CONTROL LINE) AND THE 200 FT. RIVERFRONT BUFFER BOUNDARY PRIOR TO INITIATION OF CLEARING.
39. THE CONTRACTOR SHALL NOTIFY THE ZONING BOARD AND CONSERVATION AGENT AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY SITE WORK.
40. PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES AT THE SITE, THE CONTRACTOR SHALL ENGAGE AN INDIVIDUAL WITH SPECIFIC PROFESSIONAL TRAINING AND EXPERTISE IN EROSION AND SEDIMENT CONTROL. THE EROSION CONTROL MONITOR SHALL PREPARE A WEEKLY REPORT WHICH SHALL BE KEPT ON SITE AT ALL TIMES AND SHALL BE SHOWN TO LOCAL, STATE AND FEDERAL AGENTS UPON REQUEST. THIS REPORT SHALL INDICATE THE STATUS OF THE EROSION CONTROLS AND ANY MAINTENANCE REQUIRED AND PERFORMED. THIS REPORT SHALL CONFORM TO THE REQUIREMENTS OF THE EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
41. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE SILT FENCE OR HAYBALE.
42. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS. STOCKPILES SHALL BE LOCATED OUTSIDE OF REGULATORY BUFFERS, UNLESS OTHERWISE APPROVED BY THE CONSERVATION COMMISSION.
43. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 14 DAYS SHALL BE STABILIZED.
44. DUST SHALL BE CONTROLLED ON SITE.



STABILIZED CONSTRUCTION ENTRANCE

(NOT TO SCALE)

SPECIFICATIONS

1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FT.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
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 WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAYS MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

C-406

GLEN BROOK WAY

GLEN BROOK WAY
Medway, MA 02053

meander Studio
collaborative design

Merrill
Engineers and Land Surveyors
427 Columbia Road, Hanover, MA 02339
Telephone: 781-826-9200 Fax: 781-826-6665

COMMONWEALTH OF MASSACHUSETTS
DANA M. ALTOBELLO
No. 46237
CIVIL
REGISTERED PROFESSIONAL ENGINEER
6/4/20

THIS AREA IS FOR NOTES :

MARK:	DATE:	DESCRIPTION:
4.	6/1/20	ADDENDUM 4
3.	5/5/20	ADA SPACES
2.	3/23/20	ADDENDUM 1
1.	12/11/19	CD

ISSUE LOG

△ = CLOUDED CHANGE

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Richard Newell

SCALE	
DRAWN BY	DN
CHECK BY	PGP
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PROJ. MRG.	DA
JOB NO.	16-064.1
DATE.	12.11.19

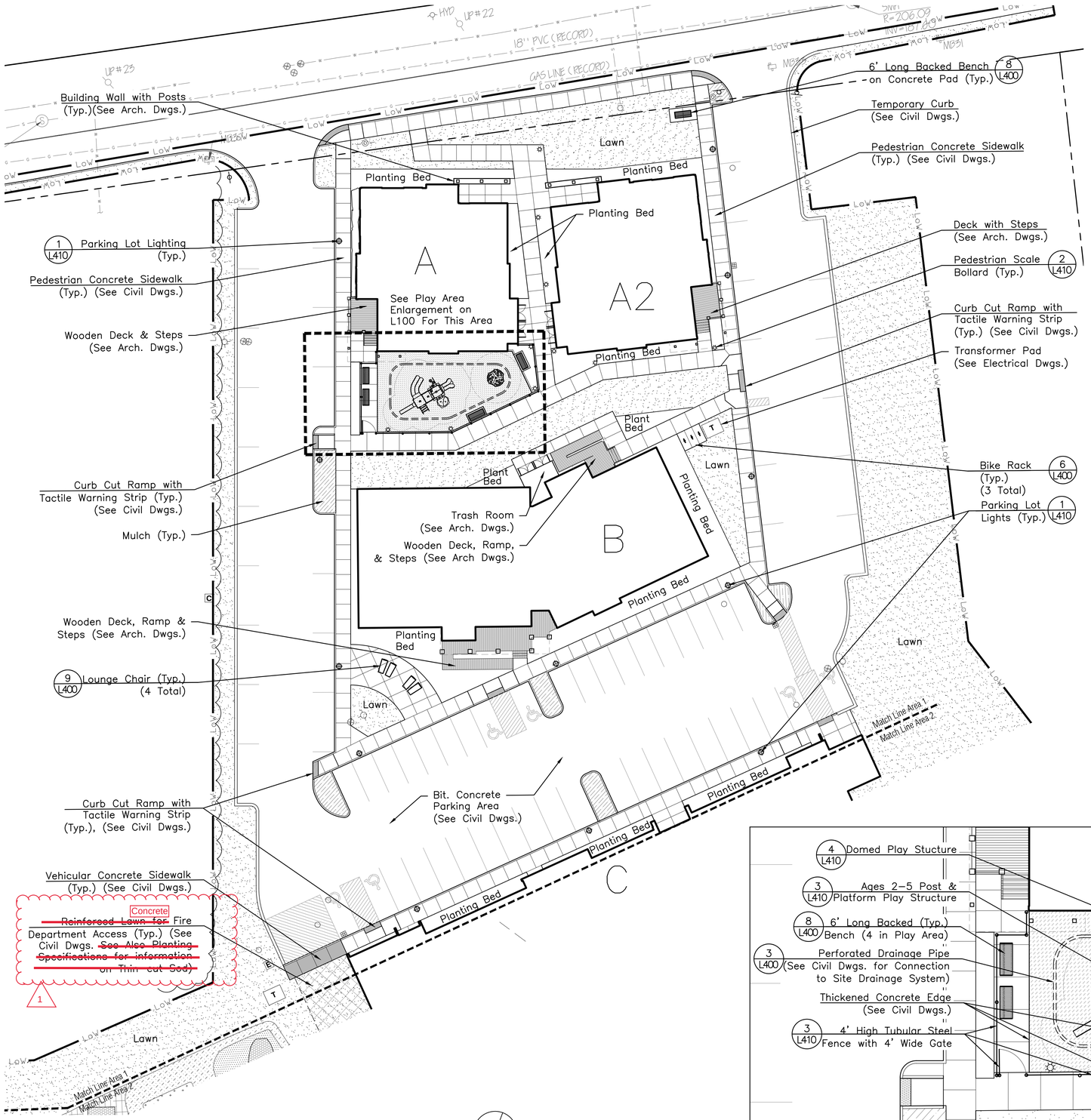
DETAILS

C406

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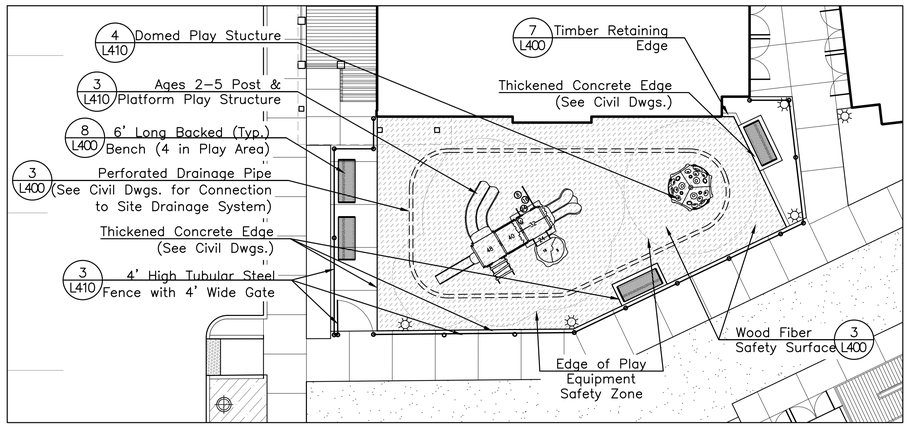
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Materials Plan: Area 1

Scale: 1"=20'-0"



Enlargement: Play Area

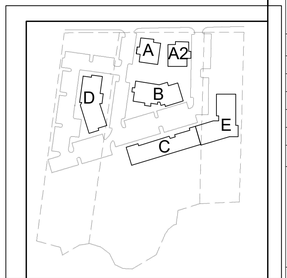
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MATERIALS NOTES:

1. The Contractor shall verify locations of and protect all utilities, drainage, and sub-drainage structures prior to commencing work. The Contractor will take sole responsibility for the cost incurred due to damage and replacement of all utilities damaged on the site.
2. Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
3. Repair any new damage to existing site features to remain and to any disruption beyond the limit of work.
4. See Civil Drawings for information on all curbs, curb cuts, concrete, bituminous concrete and striping.

KEY:

- Pedestrian Light Bollard
- Parking Lot Light
- Concrete Paving, Score Joints Every 6' Max.
- Reinforced Concrete Paving
- Lawn
- ~~Reinforced Lawn for~~ Concrete Fire Dept. Access 1
- Tall Grass Habitat Seed Mix
- Basin Planting
- Side Slope Planting
- Mulch
- Wood Fiber Safety Surface
- LOW Limit of Work



KEY PLAN

L-100

Apartments at:
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landscape architecture
urban design
master planning

COMMONWEALTH OF MASSACHUSETTS
CHRIS I. CAMPION
No. 1512
REGISTERED LANDSCAPE ARCHITECT

NOTES :

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△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
1	06/08/2020	Reinforced Lawn changed to Concrete

CLIENT:
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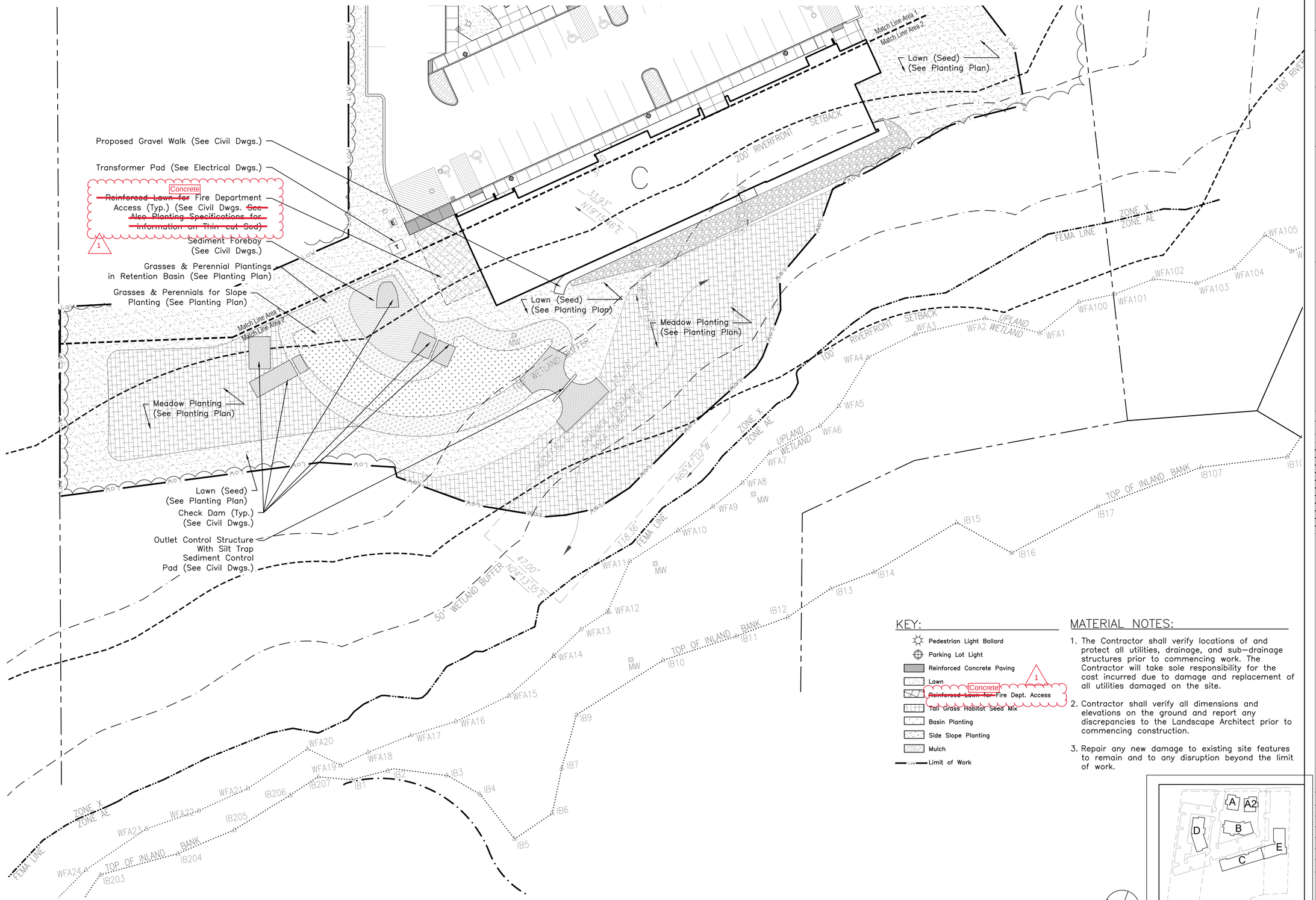
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PROJ. MRG.	
JOB NO.	
DATE.	CD June 1, 2020

Landscape Materials Plan Area 1

L-100

SHEET 1 OF 8

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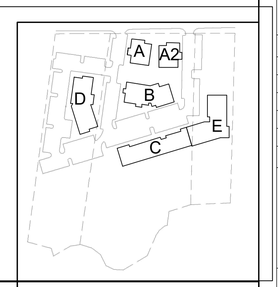
KEY:

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- Parking Lot Light
- Reinforced Concrete Paving
- Lawn
- ~~Reinforced Lawn for~~ Fire Dept. Access (Concrete, 1)
- Tall Grass Habitat Seed Mix
- Basin Planting
- Side Slope Planting
- Mulch
- Limit of Work

MATERIAL NOTES:

1. The Contractor shall verify locations of and protect all utilities, drainage, and sub-drainage structures prior to commencing work. The Contractor will take sole responsibility for the cost incurred due to damage and replacement of all utilities damaged on the site.
2. Contractor shall verify all dimensions and elevations on the ground and report any discrepancies to the Landscape Architect prior to commencing construction.
3. Repair any new damage to existing site features to remain and to any disruption beyond the limit of work.

0 10 20 40 60 80'



KEY PLAN

L-110

Apartments at:
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urban design
master planning

DENIS V. CHERNYSHOV
REGISTERED LANDSCAPE ARCHITECT
No. 1512
MASSACHUSETTS

NOTES :

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1	06/08/2020	Reinforced Lawn changed to Concrete

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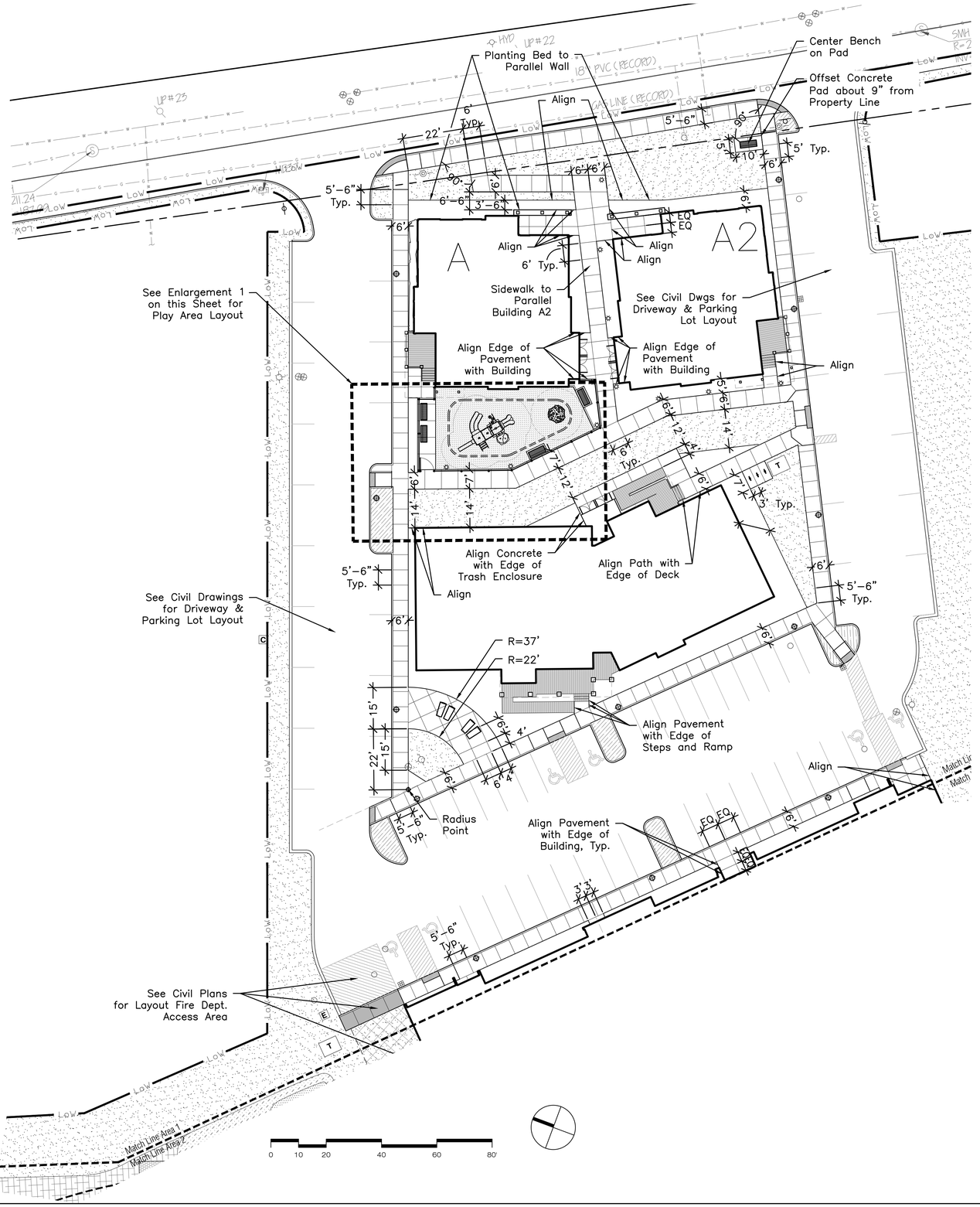
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DATE.	CD June 1, 2020

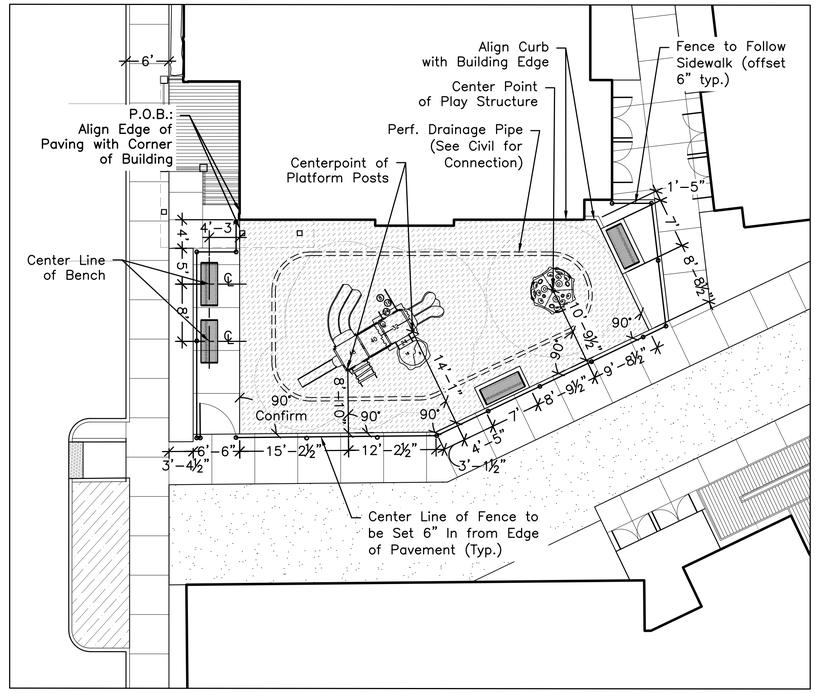
Landscape Materials Plan Area 2

L-110

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SHEET 2 OF 8





Enlargement 1:
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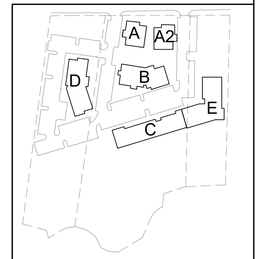
LAYOUT NOTES:

1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
2. Landscape Contractor shall stake layout of plan on the site for approval of Landscape Architect before commencement of construction.
3. See Civil Drawings for layout of all curbs, curb cuts, ramps, tactile warning panels, parking lot, and fire department access area.

KEY:

- Pedestrian Light Bollard
- Parking Lot Light
- Concrete Paving, Score Joints Every 6' Max.
- Reinforced Concrete Paving
- Lawn
- Reinforced Lawn for Fire Dept. Access (Concrete) 1
- Tall Grass Habitat Seed Mix
- Basin Planting
- Side Slope Planting
- Mulch
- Limit of Work

KEY PLAN



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landscape architecture
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master planning

MASSACHUSETTS JAMES J. CHADWICK REGISTERED LANDSCAPE ARCHITECT NO. 1917

NOTES :

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Reg Roome

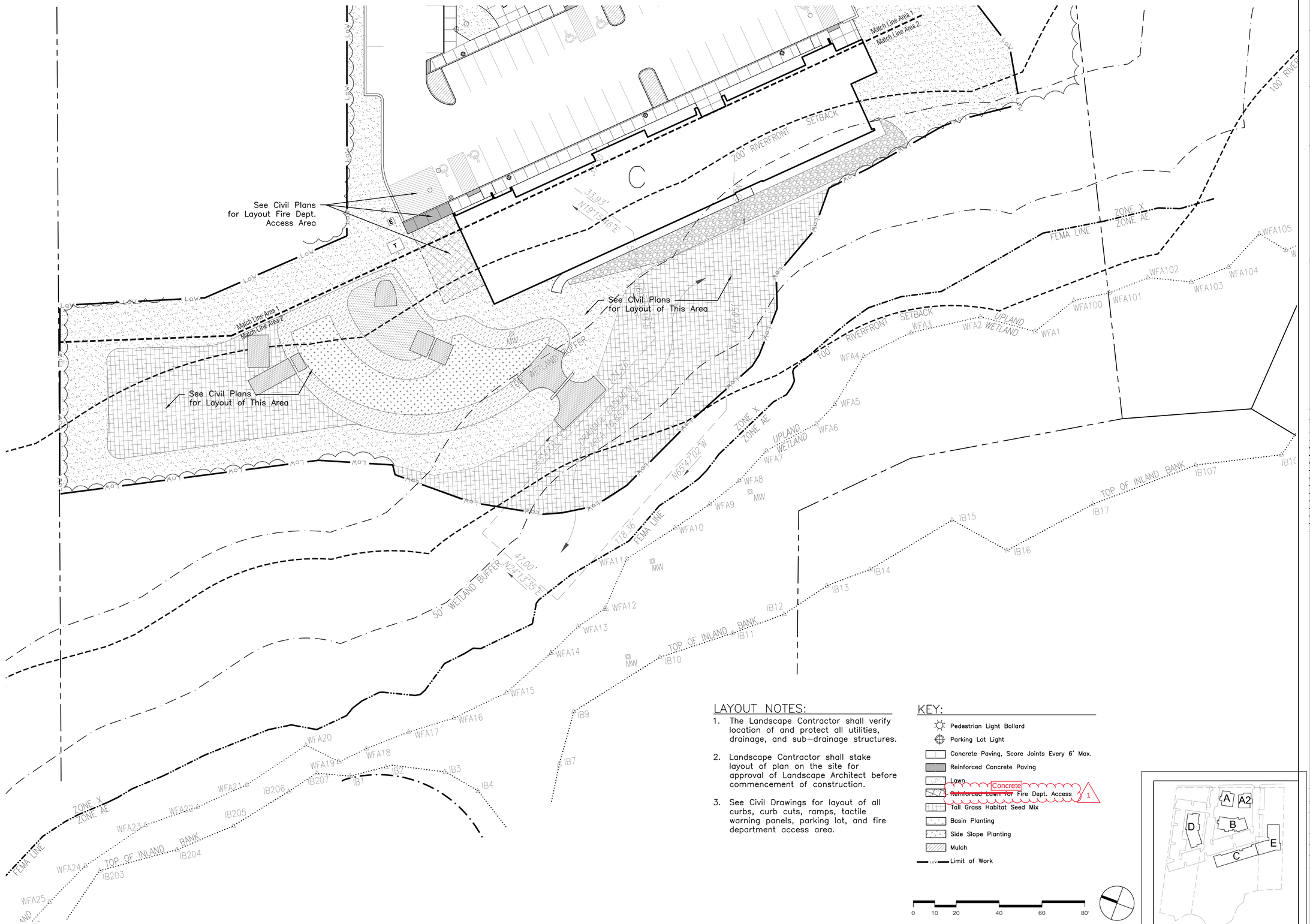
MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1"=20'-0"
DRAWN BY	AJK
CHECK BY	CCB
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PROJ. MRG.	
JOB NO.	
DATE.	CD June 1, 2020

Landscape Layout Plan Area 1

L-200

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LAYOUT NOTES:

1. The Landscape Contractor shall verify location of and protect all utilities, drainage, and sub-drainage structures.
2. Landscape Contractor shall stake layout of plan on the site for approval of Landscape Architect before commencement of construction.
3. See Civil Drawings for layout of all curbs, curb cuts, ramps, tactile warning panels, parking lot, and fire department access area.

KEY:

- Pedestrian Light Bollard
- Parking Lot Light
- Concrete Paving, Score Joints Every 6' Max.
- Reinforced Concrete Paving
- Lawn
- Reinforced Lawn for Fire Dept. Access (Concrete) 1
- Tall Grass Habitat Seed Mix
- Basin Planting
- Side Slope Planting
- Mulch
- Limit of Work

0 10 20 40 60 80'

KEY PLAN

L-210

Apartments at:
GLEN BROOK WAY

meander Studio
collaborative design

CBA | Landscape Architects LLC
24 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9760 | www.cbaland.com | cba-i-cbaland.com
landscape architecture
urban design
master planning

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER C. BATCHELOR
REGISTERED LANDSCAPE ARCHITECT
NO. 1512

NOTES :

ISSUE LOG
△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
1	06/08/2020	Reinforced Lawn changed to Concrete

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Jennifer Van Campen

ARCHITECT:
Meander Studio Collaborative Design
60 Caldwell Road
Waltham, MA 02453
617-283-3241

CIVIL:
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339
781.826.9200
Dana Altobello

LANDSCAPE:
CBA Landscape Architects LLC
24 Thorndike Street
Cambridge, MA 02141
617.945.9760
Clara Batchelor

STRUCTURAL:
Roome & Guarracino LLC
48 Grove Street #301
Somerville, MA 02144
617.628.1700
Reg Roome

MEP:
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508.998.5700
Richard Newell

SCALE	1"=20'-0"
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CHECK BY	CCB
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	
DATE.	CD June 1, 2020

Landscape Layout Plan Area 2

L-210

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PLANT LIST:

TREES

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	3	Acer rubrum 'October Glory'	October Glory Red Maple	3–3.5" CAL	
AS	3	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3–3.5" CAL	
GT	4	Glenditsia tricanthos inermis 'Halka'	Halka Honey Locust	3–3.5" CAL	
NS	2	Nyssa sylvatica	Black Tupelo	3–3.5" CAL	
UA	3	Ulmus americana 'Princeton'	Princeton American Elm	3–3.5" CAL	

SHRUBS

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ADW	25	Azalea 'Delaware Valley White'	Delaware Valley White Azalea	2.5–3' SPD	Full & Bushy
CAH	20	Clethra alnifolia 'Hummingbird'	Hummingbird Sweet Pepperbush	2–2.5' HT	Full & Bushy
CAP	5	Cotoneaster adpressus praecox	Early Cotoneaster	2.5–3' SPD	Full & Bushy
CSA	22	Cornus sericea 'Alleman's Compact'	Alleman's Compact Red Twig Dogwood	3–3.5' HT	Full & Bushy
DRM	16	Diervilla rivularis 'Morton'	Morton's Honeysuckle	2.5–3' SPD	Full & Bushy
HQR	23	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	3–3.5' HT/SPD	Full & Bushy
IGS	11	Ilex glabra 'Shamrock'	Shamrock Inkberry	2.5–3' SPD	Full & Bushy
JCE	49	Juniperus communis 'Effusa'	Effusa Common Juniper	18–24" SPD	Groundcover
PFA	13	Potentilla fruticosa 'Abbottswood'	Abbottswood Potentilla	18–24" HT/SPD	Full & Bushy
RAG	65	Rhus aromatica 'Grow Low'	Grow Low Sumac	2–2.5' SPD	Groundcover
RPJ	16	Rhododendron 'PJM Elite'	Elite PJM Rhododendron	2.5–3' SPD	Full & Bushy
TMG	27	Taxus media 'Green Wave'	Greenwave Yew	2.5–3' SPD	Full & Bushy
VCC	5	Viburnum carlesii 'Compacta'	Dwarf Mayflower Viburnum	3–3.5' HT/SPD	Full & Bushy

PERENNIALS

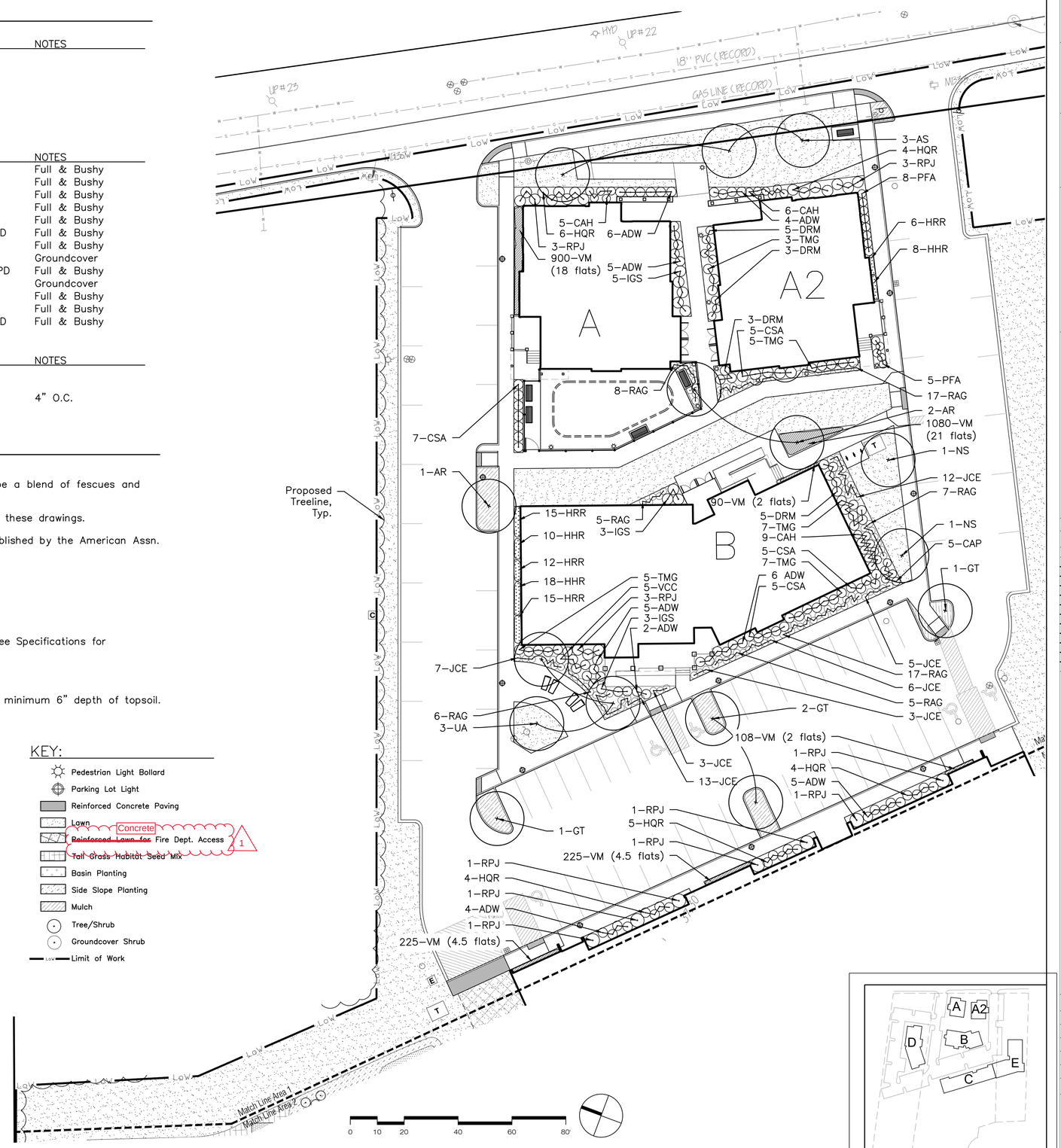
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
HHR	36	Hemerocallis 'Happy Returns'	Happy Returns Daylilly	1 GAL	
HRR	48	Hemerocallis 'Rosy Returns'	Rosy Returns Daylilly	1 GAL	
VM	2628 (or 52 flats of 50)	Vinca minor	Periwinkle	Flats of 50	4" O.C.

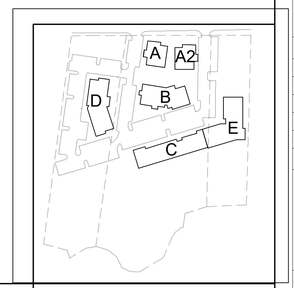
PLANTING NOTES:

1. The Landscape Contractor shall protect all utilities prior to starting construction.
2. Seeded lawn is to be Black Beauty Seed mix by Jonathan Green inc. of Reading, PA. Seed mix shall be a blend of fescues and bluegrass. See Specifications for more information.
3. The Contractor shall supply all plant materials in quantities sufficient to complete all planting shown on these drawings.
4. All plant materials to conform to guidelines established by the American Standard for Nursery Stock published by the American Assn. of Nurserymen, current edition.
5. All plant materials to be selected by the Landscape Architect with the Contractor at the nursery.
6. All plants to be located on the site for approval of the Landscape Architect prior to planting.
7. If the plant list does not agree with the planting plan, the plan shall be followed.
8. The Contractor shall guarantee all plant materials and lawns for one year following final acceptance. See Specifications for conditions of final acceptance.
9. All plant beds to receive 3" shredded bark mulch; supply sample for approval of Landscape Architect.
10. All planting beds to have a minimum 12" depth of topsoil. Add topsoil so that all lawns areas have a minimum 6" depth of topsoil. See Specs for requirements.
11. No substitution of plant materials shall be allowed without approval of Landscape Architect.

KEY:

- Pedestrian Light Bollard
- Parking Lot Light
- Reinforced Concrete Paving
- Lawn
- ~~Reinforced Lawn for~~ Concrete Fire Dept. Access (1)
- Tall Grass Habitat Seed Mix
- Basin Planting
- Side Slope Planting
- Mulch
- Tree/Shrub
- Groundcover Shrub
- Limit of Work





KEY PLAN

Apartments at:
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meander Studio
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COMMONWEALTH OF MASSACHUSETTS
JOHN J. CHAMPOUX
No. 1512
REGISTERED LANDSCAPE ARCHITECT

NOTES :

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Reg Roome

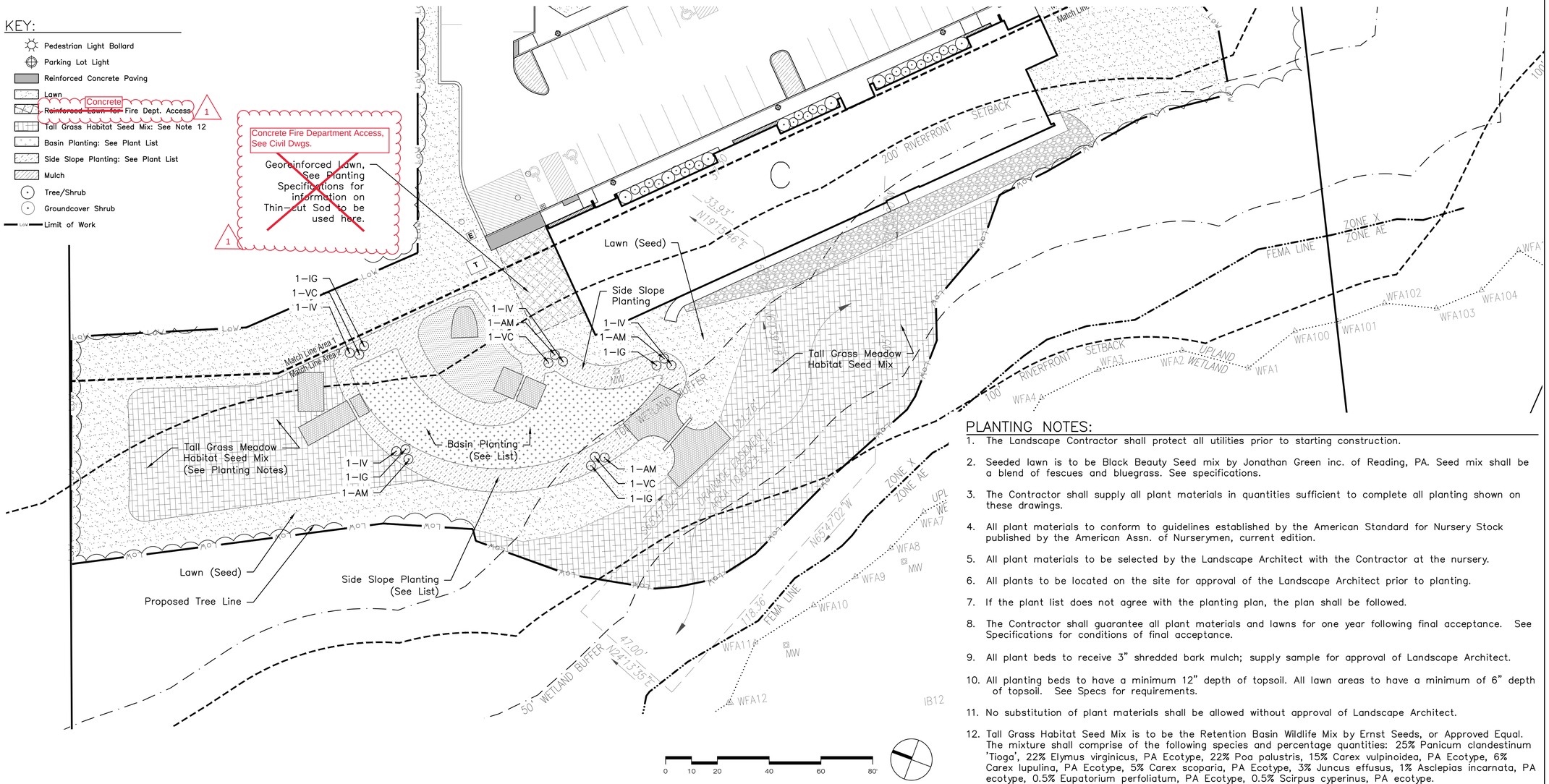
MEP:
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Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1"=20'-0"
DRAWN BY	AJK
CHECK BY	CCB
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	
DATE.	CD June 1, 2020

Landscape Planting Plan Area 1

L-300

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PLANTING NOTES:

1. The Landscape Contractor shall protect all utilities prior to starting construction.
2. Seeded lawn is to be Black Beauty Seed mix by Jonathan Green inc. of Reading, PA. Seed mix shall be a blend of fescues and bluegrass. See specifications.
3. The Contractor shall supply all plant materials in quantities sufficient to complete all planting shown on these drawings.
4. All plant materials to conform to guidelines established by the American Standard for Nursery Stock published by the American Assn. of Nurserymen, current edition.
5. All plant materials to be selected by the Landscape Architect with the Contractor at the nursery.
6. All plants to be located on the site for approval of the Landscape Architect prior to planting.
7. If the plant list does not agree with the planting plan, the plan shall be followed.
8. The Contractor shall guarantee all plant materials and lawns for one year following final acceptance. See Specifications for conditions of final acceptance.
9. All plant beds to receive 3" shredded bark mulch; supply sample for approval of Landscape Architect.
10. All planting beds to have a minimum 12" depth of topsoil. All lawn areas to have a minimum of 6" depth of topsoil. See Specs for requirements.
11. No substitution of plant materials shall be allowed without approval of Landscape Architect.
12. Tall Grass Habitat Seed Mix is to be the Retention Basin Wildlife Mix by Ernst Seeds, or Approved Equal. The mixture shall comprise of the following species and percentage quantities: 25% Panicum clandestinum 'Tioga', 22% Elymus virginicus, PA Ecotype, 22% Poa palustris, 15% Carex vulpinoidea, PA Ecotype, 6% Carex lupulina, PA Ecotype, 5% Carex scoparia, PA Ecotype, 3% Juncus effusus, 1% Asclepias incarnata, PA ecotype, 0.5% Eupatorium perfoliatum, PA Ecotype, 0.5% Scirpus cyperinus, PA ecotype.
13. Annual mowing of the Grassland Meadow shall occur at the end of each October to maintain the meadow habitat and prevent the encroachment of woody vegetation. All cut vegetation shall be removed to prevent composting.
14. Periodic inspections by a botanist shall be needed during the first growing season to identify the growth of non-native invasive plants. If found these non-native plants shall be hand pulled, placed in trash bags and disposed of.
15. Reporting and monitoring of the Grassland Meadow shall follow the conditions set by the Order of Conditions by the Conservation Commission of the Town of Medway.

Side Slope Plant List

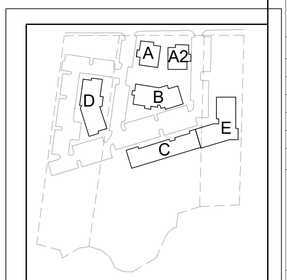
Perennials & Grasses				
Quantity	Latin Name	Common Name	Size	Spacing
112	Panicum virgatum	Switch Grass	2" Plug	24" O.C.
100	Schizachyrium scoparium	Little Bluestem	2" Plug	24" O.C.
100	Solidago sp.	Goldenrod	2" Plug	24" O.C.
100	Asclepias tuberosa	Butterfly Weed	2" Plug	24" O.C.
100	Echinacea purpurea	Purple Coneflower	2" Plug	24" O.C.
100	Rudbeckia hirta	Black-Eyed-Susan	2" Plug	24" O.C.
100	Eupatorium purpureum	Purple Joe-Pye-Weed	2" Plug	24" O.C.
100	Symphyotrichum novae-angliae	New England Aster	2" Plug	24" O.C.

Shrubs				
Symbol	Quantity	Latin Name	Common Name	Size
AM	4	Aronia melanocarpa	Back Chokeberry	2' HT
VC	3	Vaccinium corymbosum	Highbush Blueberry	2' HT
IG	4	Ilex glabra	Inkberry	2' HT
IV	4	Ilex verticillata	Winterberry	2' HT

Notes: Area to be hand raked and seeded with native seed mix, see note #12 for seed mix. Shrubs to be mulched with natural woodchips.

Basin Plant List

	A	B	C	D	E
1	Basin Plant List				
2	Quantity	Latin Name	Common Name	Size	Spacing
3	104	Osmunda cinnamomea	Cinnamon Fern	2" Plug	24" O.C.
4	104	Juncus effusus	Soft Rush	2" Plug	24" O.C.
5	104	Eupatorium maculatum	Joe-Pye-Weed	2" Plug	24" O.C.
6	104	Solidago sp.	Goldenrod	2" Plug	24" O.C.
7	103	Liatris spicata	Dense Blazing Star	2" Plug	24" O.C.
8	103	Schoenoplectus cyperinus	Wool Grass	2" Plug	24" O.C.
9	103	Symphyotrichum novae-angliae	New England Aster	2" Plug	24" O.C.
10	Note: Area to be hand raked and seeded with native seed mix, see note #12 for seed mixture.				



KEY PLAN

Apartments at:
GLEN BROOK WAY

meander Studio
collaborative design

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landscape architecture
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COMMONWEALTH OF MASSACHUSETTS
JOHN J. CURRAN
No. 1512
REGISTERED LANDSCAPE ARCHITECT

NOTES :

ISSUE LOG
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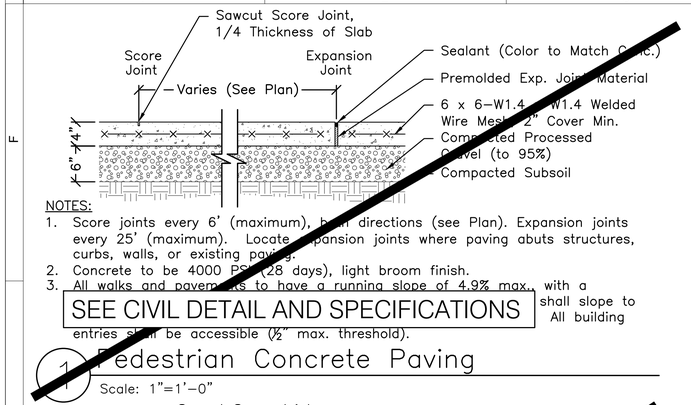
MEP:
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Richard Newell

SCALE	1"=20'-0"
DRAWN BY	AJK
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PROJ. MRG.	
JOB NO.	
DATE.	CD June 1, 2020

Landscape Planting Plan Area 2

L-310

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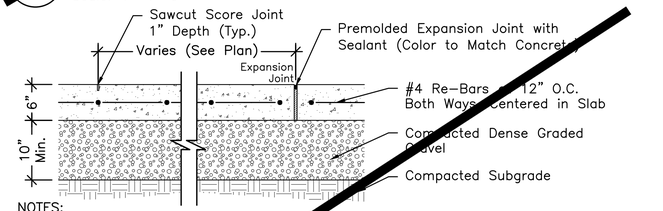


NOTES:
1. Score joints every 6' (maximum), both directions (see Plan). Expansion joints every 25' (maximum). Locate expansion joints where paving abuts structures, curbs, walls, or existing paving.
2. Concrete to be 4000 PSI (28 days), light broom finish.
3. All walks and pavements to have a running slope of 4.9% max., with a [illegible] shall slope to [illegible]. All building entries shall be accessible (½" max. threshold).

SEE CIVIL DETAIL AND SPECIFICATIONS

1 Pedestrian Concrete Paving

Scale: 1"=1'–0"

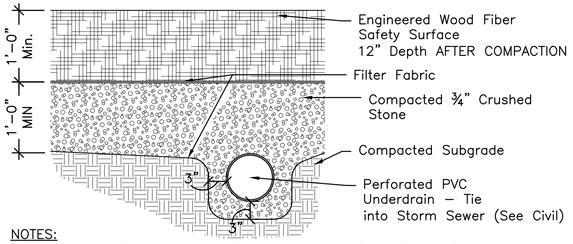


NOTES:
1. Score joints every 6' Max., both directions (see Plan). Exp. joints every 25' Max. Locate expansion joints where paving abuts structures and curbs.
2. Concrete to be 4000 PSI (28 days), 6% Air Entrained, with a light broom finish. (Finish to match Pedestrian Sidewalks.)
3. All walks and pavements to have a running slope of 4.9% max., with a [illegible]s shall slope [illegible]des. All building entries shall be accessible (½" max. threshold).

SEE CIVIL DETAIL AND SPECIFICATIONS

2 Vehicular Concrete Paving

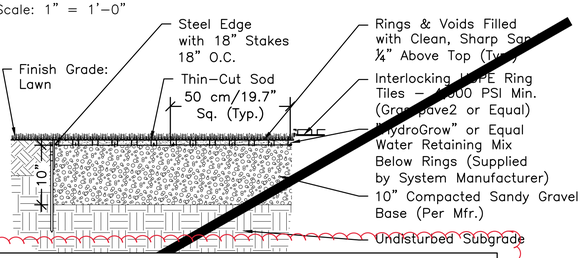
Scale: 1"=1'–0"



NOTES:
1. All "Wood Surface" to be Engineered Wood Fiber Safety Surface. Wood Surface to comply with ASTM F1292 (Impact Attenuation), F1951 (Accessibility), and F3075 (Specification for Engineered Wood Fiber), latest versions. Install per F3075 & industry standards in wetted compacted 6" lifts.
2. After compaction, wood surface to be flush with top of concrete paving and top of edging.

3 Engineered Wood Fiber Safety Surface

Scale: 1" = 1'–0"



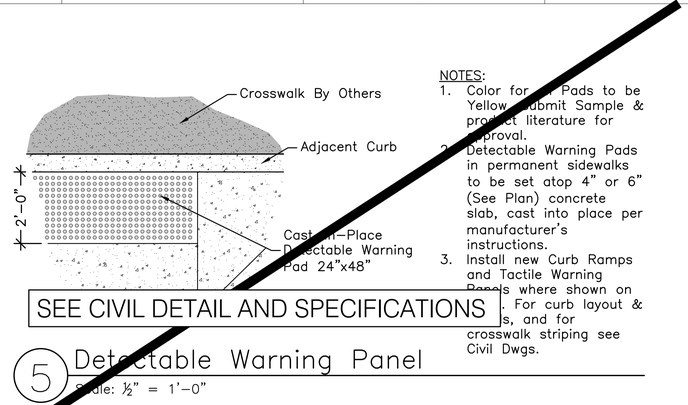
SEE CIVIL DETAIL AND SPECIFICATIONS, ~~SEE ALSO PLANTING SPECIFICATIONS 329000~~

[illegible]c. of [illegible]oval.

1

4 Reinforced Lawn for Fire Dept. Access

Scale: 1"=1'–0"

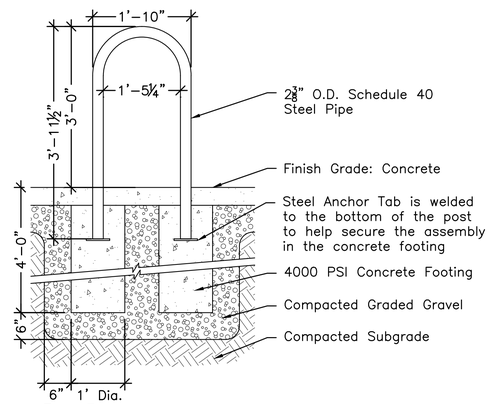


NOTES:
1. Color for [illegible] Pads to be Yellow. Submit Sample & product literature for approval.
2. Detectable Warning Pads in permanent sidewalks to be set atop 4" or 6" (See Plan) concrete slab, cast into place per manufacturer's instructions.
3. Install new Curb Ramps and Tactile Warning Panels where shown on [illegible]. For curb layout & [illegible]s, and for crosswalk striping see Civil Dwgs.

SEE CIVIL DETAIL AND SPECIFICATIONS

5 Detectable Warning Panel

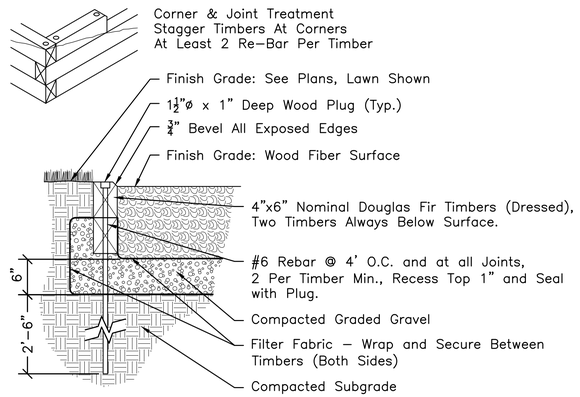
Scale: ½" = 1'–0"



NOTES:
1. Bike Rack to be BRWS–101 Cycle Sentry™ Series by Victor Stanley (301–855–8300 or www.victorstanley.com),
2. Finish to be powdercoat. Landscape Architect to select color from Manufacturer's full color range.
3. Install bike rack according to Manufacturer's Specifications and installation instructions.
4. Contractor to submit product literature for approval by Landscape Architect prior to ordering.

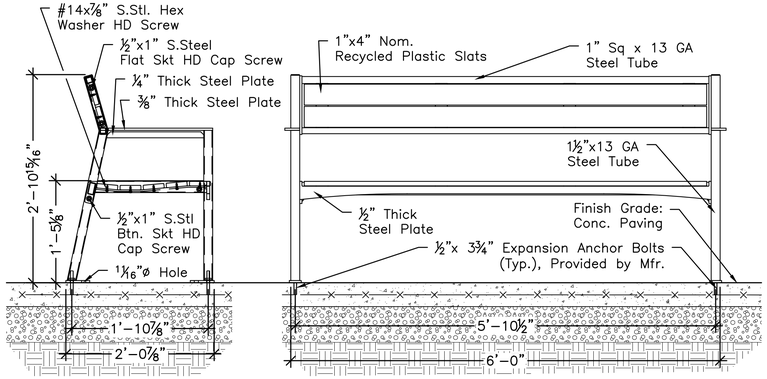
6 Bike Rack

Scale: ¾" = 1'–0"

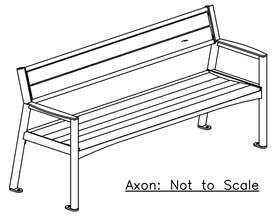


7 Timber Edge

Scale: 1" = 1'–0"



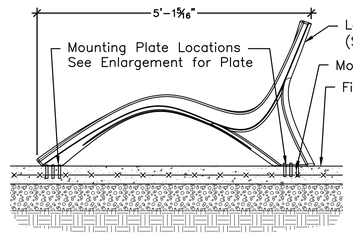
NOTES:
1. Follow all Manufacturer's installation instructions and specifications.
2. Benches are to be Model 500–60 by DuMor Site Furnishings. Benches are to be Surface Mounted.
3. Slats for benches are to be recycled plastic timbers, color to be cedar.
4. All steel members to be coated with zinc rich epoxy and then finish with a polyester powder coating. Color to be black.
5. Contractor to submit all Manufacturer's product literature for approval by Landscape Architect prior to ordering.
6. For concrete pad see detail 1 on this sheet. Thicken edge of concrete pad where edge abuts wood fiber safety surface. See detail 10 on this sheet for thickened concrete edge.

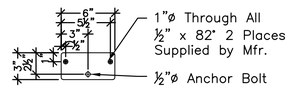


Axon: Not to Scale

8 Surface Mount Bench

Scale: 1" = 1'–0"



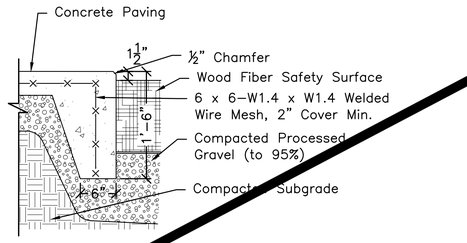


Enlargement: Mounting Plate
Scale: 1½"=1'–0"

NOTES:
1. Follow all Manufacturer's installation instructions and specifications.
2. Lounge chair to be "Chill Lounge" as Manufacturered by Landscape Forms Ph: 1–800–521–2546.
3. Conctractor to Submit all product literature for approval by Landscape Architect prior to ordering.
4. Color to be specified by Landscape Architect & Architect from Manufacturer's full color selection.

9 Lounge Chair

Scale: ¾" = 1'–0"



SEE CIVIL DETAIL AND SPECIFICATIONS

[illegible] for concrete information.

10 Thickened Concrete Edge at Wood Fiber

Scale: 1"=1'–0"

L-400

Apartments at:
GLEN BROOK WAY

meander Studio collaborative design

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urban design
master planning

COMMONWEALTH OF MASSACHUSETTS – CHRISTOPHER B. ALTOBELLO – NO. 1512 – REGISTERED LANDSCAPE ARCHITECT

NOTES :

ISSUE LOG
△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
1	06/08/2020	Reinforced Lawn changed to Concrete

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Jennifer Van Campen

ARCHITECT:
Meander Studio Collaborative Design
60 Caldwell Road
Waltham, MA 02453
617-283-3241

CIVIL:
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339
781.826.9200
Dana Altobello

LANDSCAPE:
CBA Landscape Architects LLC
24 Thorndike Street
Cambridge, MA 02141
617.945.9760
Clara Batchelor

STRUCTURAL:
Roome & Guarracino LLC
48 Grove Street #301
Somerville, MA 02144
617.628.1700
Reg Roome

MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

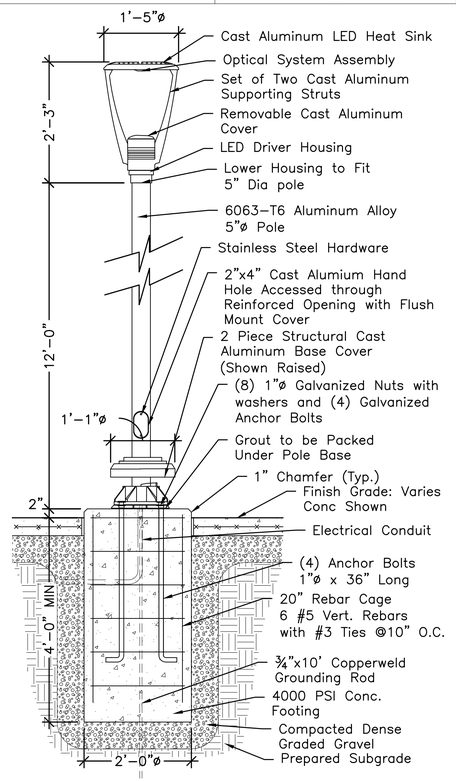
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CHECK BY	CCB
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	
DATE.	CD June 1, 2020

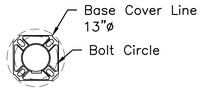
Landscape Construction Details

L-400

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SHEET 7 OF 8



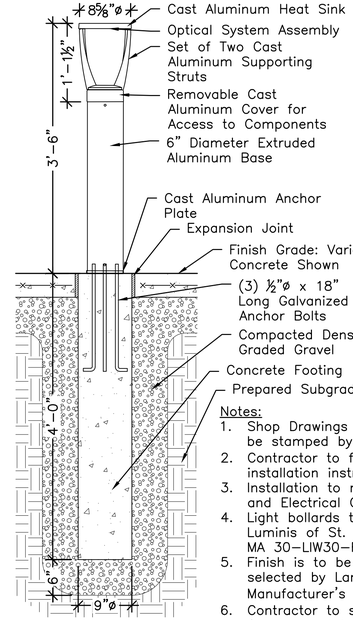


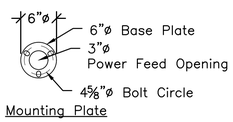
Mounting Plate

Notes:
1. Shop Drawings Required. Shop Drawings for Footing MUST be stamped by a MA Licensed Structural Engineer.
2. Contractor to follow all Manufacturer's specifications and installation instructions.
3. Installation to meet all Local, State and National Building and Electrical Codes.
4. Size of footing to coordinate with pole height, diameter, and mounting plate size.
5. Parking lot light to be a Maya MA20 by Luminis of Pointe Claire Quebec, model number MA 20–L2W30rl–R4.
6. Light pole to be a 12' High 5"ø Pole by Luminis of Pointe Claire, Quebec.
7. Finish is to be polyester powdercoated. Color to be selected by Landscape Architect and Architect from Manufacturer's full line of color options.
8. Contractor to submit all Manufacturer's product literature for approval by Landscape Architect prior to ordering.
9. See electrical drawings for wiring information.

1 Parking Lot Light

Scale: ¾" = 1'–0"



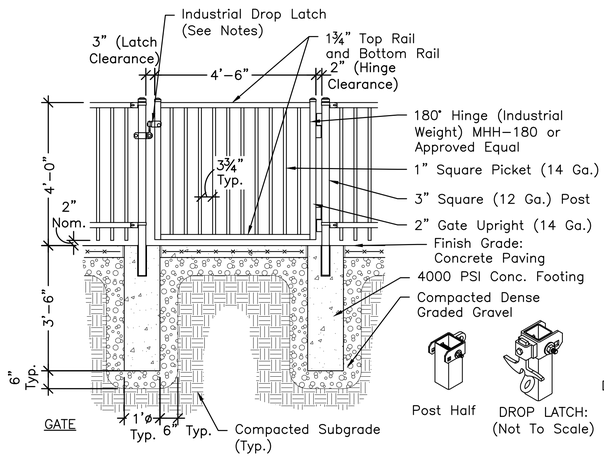


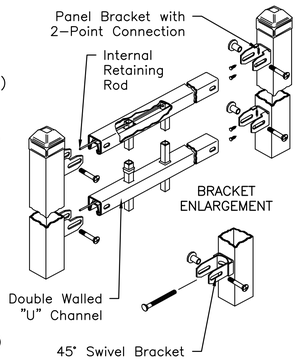
Mounting Plate

Notes:
1. Shop Drawings Required. Shop Drawings for Footing MUST be stamped by a MA Licensed Structural Engineer.
2. Contractor to follow all Manufacturer's specifications and installation instructions.
3. Installation to meet all Local, State, and Federal Building and Electrical Codes.
4. Light bollards to be Maya 30 Series Light Bollards by Luminis of St. Claire, Quebec. Model Number is to be MA 30–LIW30–R2. Light is to be LED.
5. Finish is to be polyester powdercoated. Color to be selected by Landscape Architect and Architect from Manufacturer's full line of color options.
6. Contractor to submit all Manufacturer's product literature for approval by Landscape Architect prior to ordering.
7. See electrical drawings for wiring information.

2 Pedestrian Scale Light Bollard

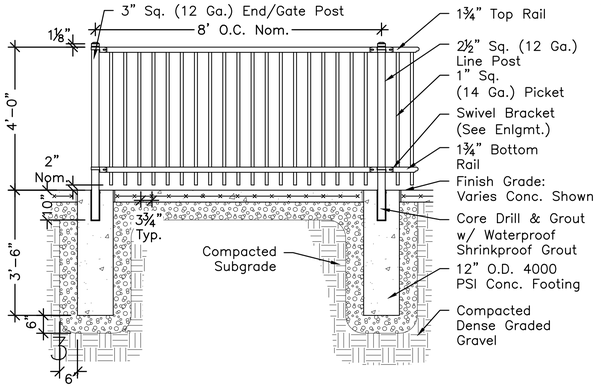
Scale: 1" = 1'–0"





Post Half

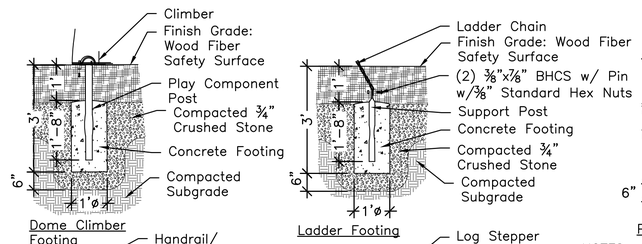
DROP LATCH: (Not To Scale)

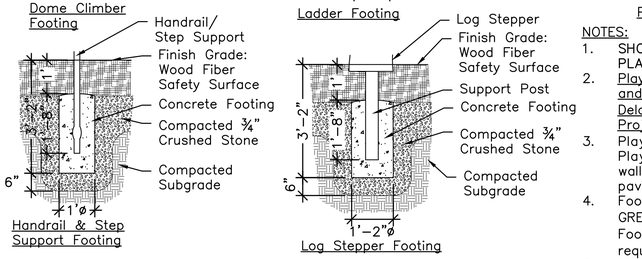


NOTES:
1. SHOP DRAWINGS REQUIRED.
2. Fence and Hardware shall be "Montage II Majestic 2 Rail" by AmeriStar Fence. Install according to manufacturer's instructions.
3. Gate is to have a self–closing, lockable industrial drop latch with minimal projections, operable from both sides of fence, Omega II Standard Latch (C–20LP3/C–20LC2) by Omega II Fence Systems of Laval, QC.
4. Through–Bolt Latch through posts & frame, or weld in place; clamped attachment will not be accepted.
5. All steel members coated with zinc rich epoxy then finished with black polyester powder coating.
6. Submit full manufacturer's info for all accessories.
7. All cut ends MUST be treated with zinc galvanizing compound per manufacturer's instructions.

3 Tubular Steel Fence

Scale: ½" = 1'–0"

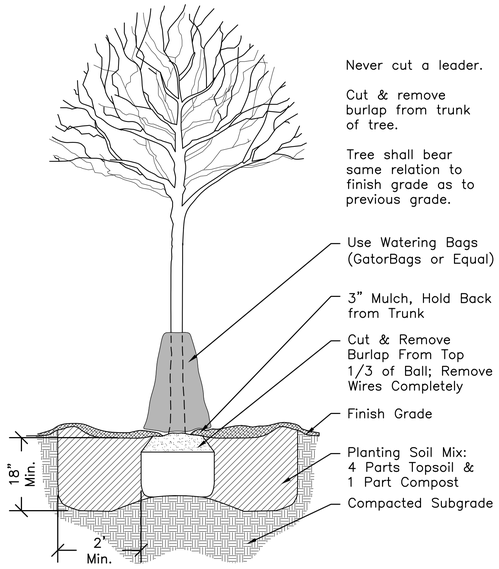




NOTES:
1. SHOP DRAWINGS REQUIRED. FOLLOW MANUFACTURER'S POST AND FOOTING PLANS.
2. Play Structure for ages 2–5 shall be as described in the specifications and as shown on the plan, Playshaper by Landscape Structures Inc of Delano, MN. Represented locally by O'Brien and Sons. O'Brien and Sons Project Number: ME019422.
3. Play equipment's safety zones to only include safety surfaces specified. Play equipment to be installed so safety zones do NOT overlap with walls, stairs, manholes, curbs, concrete paving, bituminous concrete paving, etc.
4. Footing sizes vary; dimensions shown are minimums. Provide the GREATER of the diameter and/or depth indicated on the supplier's Footing Schedule OR the size above (footings may be larger/deeper than required by supplier).
5. Finish grade should be indicated on posts.

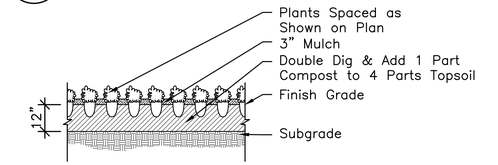
4 Ages 2–5 Play Equipment Structure / Footings

Scale: ½" = 1'–0"



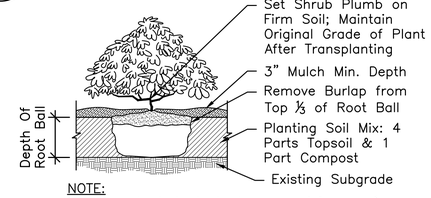
5 Tree Planting

Scale: ½ = 1'–0"



6 Perennial Planting

Scale: ⅜" = 1'–0"



NOTE:
1. New shrub beds to have a minimum of one foot planting soil.

7 Shrub Planting

Scale: ⅜" = 1'–0"

Apartments at:
GLEN BROOK WAY

meander Studio collaborative design

CBA | Landscape Architects LLC
24 THORNDIKE STREET | CAMBRIDGE MA 02141
phone 617.945.9760 | www.cbaland.com | cba@cbaland.com
landscape architecture
urban design
master planning

COMMONWEALTH OF MASSACHUSETTS
JAMES J. CHRISTOPHER
NO. 1512
REGISTERED LANDSCAPE ARCHITECT

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△ = CLOUDED CHANGE

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Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	AS NOTED
DRAWN BY	AJK
CHECK BY	CCB
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	
DATE.	CD June 1, 2020

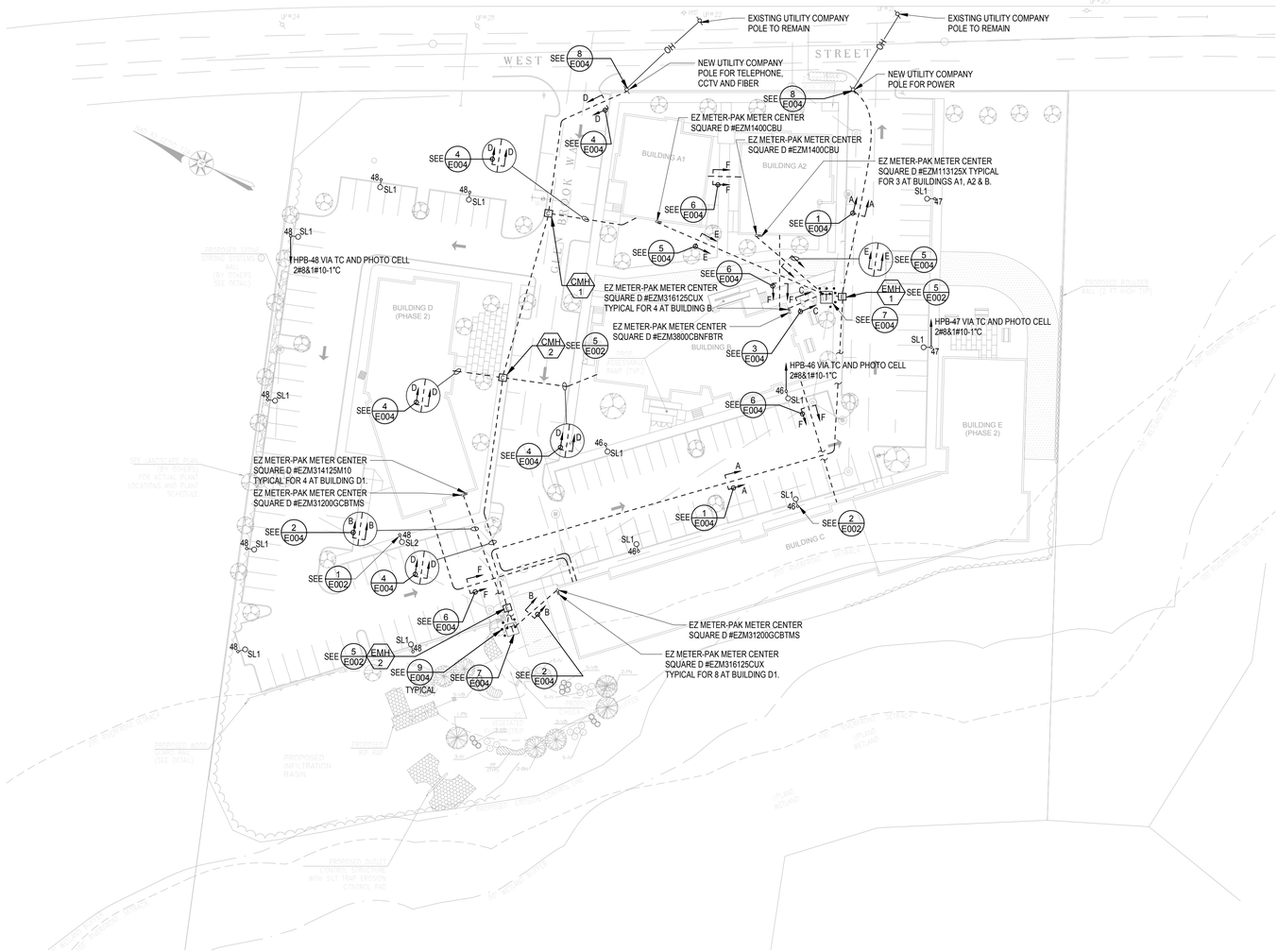
Landscape Construction Details

L-410

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SHEET 8 OF 8

L-410



1 ELECTRICAL SITE PLAN
1" = 40'-0"

ELECTRICAL SITE NOTES:

1. DO NOT RUN ANY UNDERGROUND RACEWAYS WITHIN PLANTING AREAS OR LEACHING FIELDS. REFER TO DRAWINGS FOR LOCATIONS. COORDINATE ROUTING WITH LANDSCAPE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR EXACT ROUTING OF UTILITIES. REFER TO LANDSCAPE DRAWINGS FOR EXACT LOCATION OF 'SITE' FIXTURES.
3. ALL SITE WIRING SHALL BE 2#8&#10G,1"C MINIMUM UNLESS SHOWN OTHERWISE.
4. ALL EXTERIOR LIGHTING TO BE PROGRAMMED FOR PHOTOCELL "ON", TIMED "OFF" AND DIMMED LEVELS (VIA 0-10V SIGNAL). PROVIDE INDIVIDUAL CONTROL FOR EACH CIRCUIT. COORDINATE PROGRAMMING WITH OWNER. (REFER TO ALCS ONE-LINE DIAGRAM & SPECIFICATIONS).
5. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF EXTERIOR WALL MOUNTED LIGHTING.
6. REMOVE ALL SITE ELECTRICS WHEN NO LONGER REQUIRED.
7. PROVIDE 17"x30"x12"D GROUND MOUNTED PULL BOX (QUAZITE #PC1730BA12 WITH COVER #PC1730CA17 OR SAME BY CARSON, HIGHLINE, STRONGWELL, OR EQUAL. RUN ALL SITE LIGHTING VIA PULL BOX. ALSO PROVIDE (1) 1"SPARE WITH PULL LINE BETWEEN PULL BOX AND NEAREST ELECTRIC ROOM. LABEL @ EACH END.
8. PROVIDE 12"x12"x12"D GROUND MOUNTED PULL BOX (QUAZITE #PC1212BG12 WITH #PC1212HG00 COVER OR SAME BY CARSON, HIGHLINE, STRONGWELL, OR EQUAL) AT ALL POLES WITH THREE PAIRS OF 1" CONDUITS APPROACHING BASE TO ALLOW FOR SINGLE PAIR TO ENTER BASE.



A-8 | KEY PLAN

Glen Brook Way

1 Glen Brook Way, Medway, MA

meander Studio collaborative design

COMMONWEALTH OF MASSACHUSETTS
DAVID M. PEREIRA
ELECTRICAL
No. 49310
REGISTERED PROFESSIONAL ENGINEER

THIS AREA IS FOR NOTES :

CONSTRUCTION DOCUMENTS

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:

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STRUCTURAL:
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48 Grove Street #301
Somerville, MA 02144
617.628.1700
Reg Roome

MEP:
Garcia Galuska and DeSousa
375 Faunce Corner Road, Suite D
Dartmouth, MA 02747
508.998.5700
Richard Newell

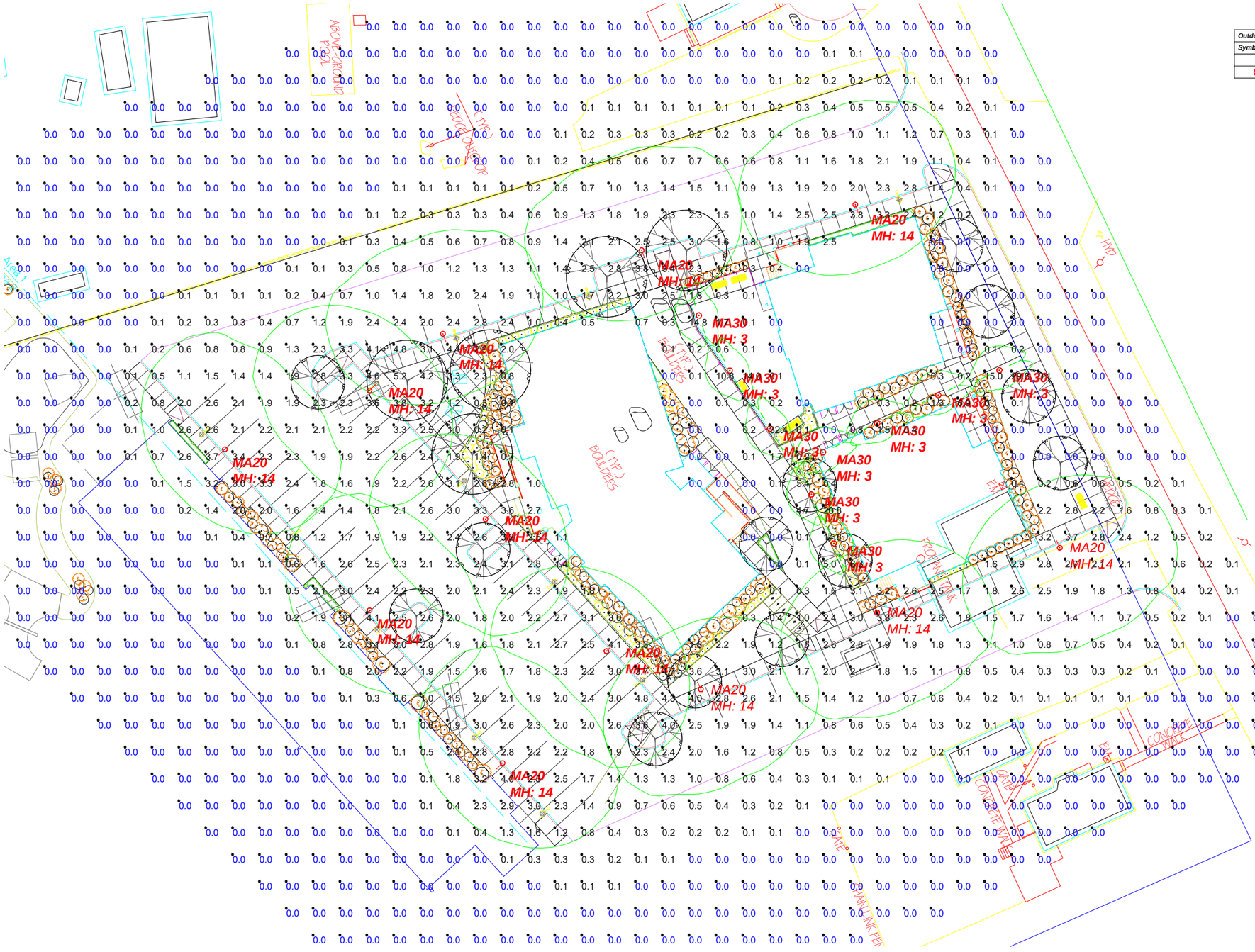
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CHECK BY	GGD
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06/01/20

ELECTRICAL SITE PLAN

E003

Copyright Meander Studio

5/27/2020 11:54:31 AM



Outdoor Luminaire Schedule							
Symbol	Qty	Label	Description	Arm	Lum. Lumens	LLF	Filename
	12	MA20	MA20-L2W30r1-R4	1.5	8482	0.900	MA20-L2W30r1-R4.ies
	9	MA30	MA30-L1W30-R2	0	3016	0.900	MA30-L1W30-R2.ies

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	MA20	669471.875	2875631.75	14	110.213	0
2	MA20	669392.375	2875614.75	14	110.213	0
3	MA30	669412.625	2875593.25	3	18.159	0
4	MA20	669318.375	2875583.62	14	110.213	0
5	MA30	669524.5	2875572.87	3	295.201	0
6	MA30	669424.125	2875572.75	3	28.951	0
7	MA20	669292.125	2875567.37	14	223.452	0
8	MA30	669501.75	2875563.62	3	295.201	0
9	MA30	669479	2875553.12	3	295.201	0
10	MA30	669439.125	2875551.12	3	31.109	0
11	MA30	669458.875	2875542.37	3	295.201	0
12	MA20	669234	2875541.37	14	44.001	0
13	MA30	669454.5	2875526.62	3	22.166	0
14	MA20	669335.375	2875519.5	14	223.452	0
15	MA20	669545.75	2875509.5	14	294.791	0
16	MA30	669462.875	2875508.37	3	22.166	0
17	MA20	669477.75	2875485.37	14	294.791	0
18	MA20	669287.875	2875481.37	14	44.001	0
19	MA20	669380.375	2875470.37	14	223.452	0
20	MA20	669412.125	2875456.75	14	294.791	0
21	MA20	669337.375	2875424.5	14	44.001	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.71	32.4	0.0	N.A.	N.A.

0 10' 20' 40'

OMNI-LITE, INC.
263 WINN STREET BURLINGTON, MA. 01803
PH # 781-272-2300, FAX # 781-272-0759 www.omnilight.com

PROJECT: Medway Multifamily Housing

CLIENT: XXX

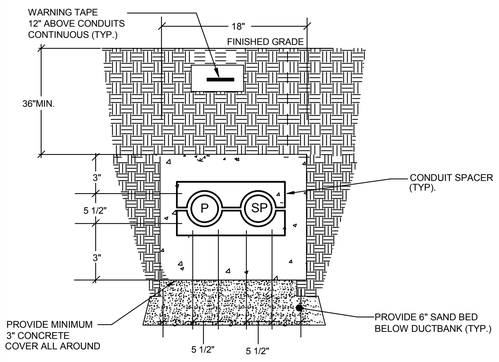
SCALE: FEET

FILE: omni medway housing 00a.adm

DATE: 06/24/2019

SALES PERSON: Paul Abdella

THESE DRAWINGS ARE FOR CONCEPTUAL USE ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATON GENERATED FORM DATA SUPPLIED BY LAMP MFG. AND TESTING LABS.

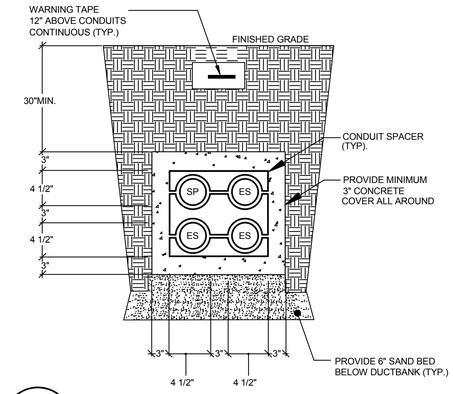


1 E004 DUCT BANK SECTION "A-A"

SCALE: N.T.S

P 5" PRIMARY- SCHEDULE 40 P.V.C. PROVIDE 3/16" PULL ROPE.

SP 5" SPARE - SCHEDULE 40 P.V.C. PROVIDE 3/16" PULL ROPE.

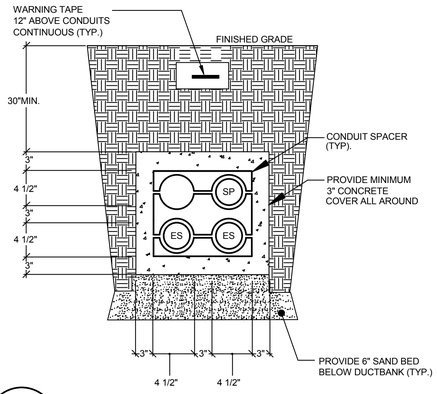


2 E004 SECONDARY DUCT-BANK DETAIL "B-B"

SCALE: N.T.S

ES 4" SECONDARY- SCHEDULE 40 P.V.C.

SP 4" SPARE - SCHEDULE 40 P.V.C. PROVIDE PULL LINE.

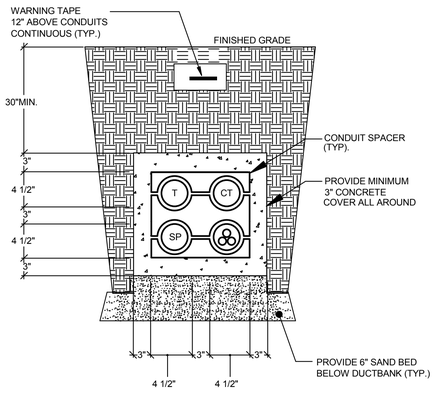


3 E004 SECONDARY DUCT-BANK DETAIL "C-C"

SCALE: N.T.S

ES 4" SECONDARY- SCHEDULE 40 P.V.C.

SP 4" SPARE - SCHEDULE 40 P.V.C. PROVIDE PULL LINE.



4 E004 COMMUNICATIONS DUCT-BANK DETAIL "D-D"

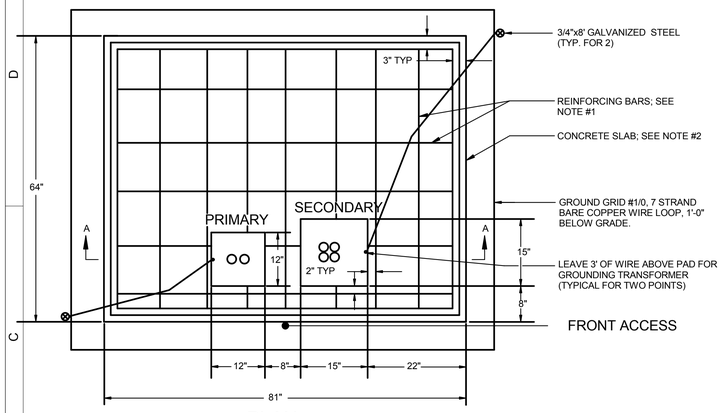
SCALE: N.T.S

CT 4" CATV - SCHEDULE 40 P.V.C. PROVIDE PULL LINE IN CONDUIT. RISE UP UTILITY POLE.

T 4" TELEPHONE - SCHEDULE 40 P.V.C. PROVIDE PULL LINE IN CONDUIT.

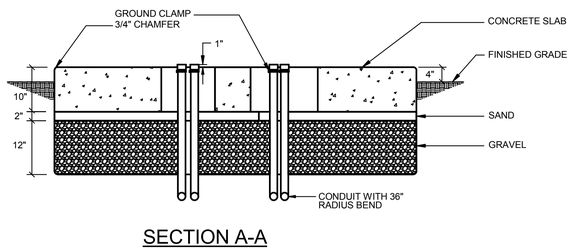
4" FIBER - SCHEDULE 40 P.V.C. PROVIDE (3) 1 1/4" INNERDUCTS w/ PULL WIRES.

SP 4" SPARE - SCHEDULE 40 P.V.C. PROVIDE PULL LINE IN CONDUIT.



PLAN

E.C. SHALL OBTAIN LATEST PAD AND PAD MOUNTED TRANSFORMER GROUNDING SPECIFICATION FROM UTILITY COMPANY PRIOR TO PAD CONSTRUCTION.



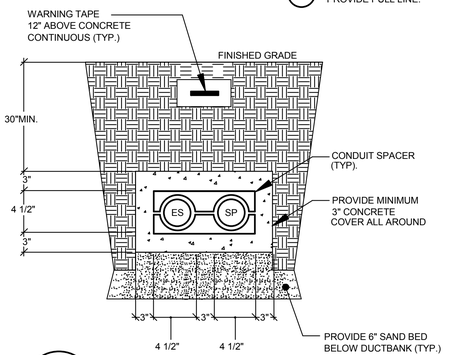
SECTION A-A

NOTES:

1. REINFORCING TO BE #4 GRADE 60 BARS AND SHALL CONFORM TO ASTM STANDARD A-615 OF LATEST DATE REINFORCING RODS TO BE LOCATED IN CENTER OF SLAB, WITH A MINIMUM OF 2" CLEARANCE FROM FACE OF CONCRETE
2. CONCRETE TO CONFORM TO GS 0211 OF LATEST DATE, (MIX M4) FOR READY MIX CONCRETE. ALL EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

7 E004 PADMOUNT TRANSFORMER PAD DETAIL

SCALE: N.T.S

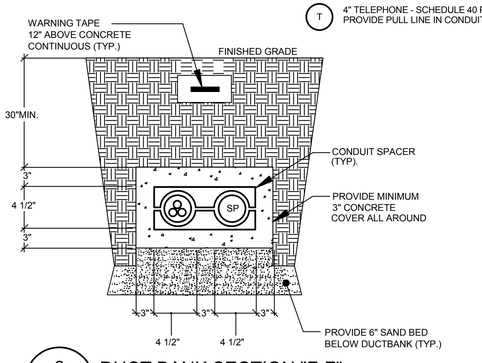


5 E004 DUCT BANK SECTION "E-E"

SCALE: N.T.S

ES 4" SECONDARY- SCHEDULE 40 P.V.C.

SP 4" SPARE - SCHEDULE 40 P.V.C. PROVIDE PULL LINE.

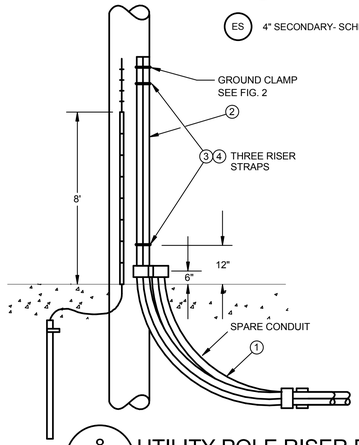


6 E004 DUCT BANK SECTION "F-F"

SCALE: N.T.S

4" FIBER - SCHEDULE 40 P.V.C. PROVIDE (3) 1 1/4" INNERDUCTS w/ PULL WIRES.

SP 4" SPARE - SCHEDULE 40 P.V.C. PROVIDE PULL LINE.



8 E004 UTILITY POLE RISER DETAIL

SCALE: N.T.S.

NOTES:

1. RISER CONDUITS SHALL BE LOCATED ON THE STREET QUARTER OF THE POLE, AND, WHEN POSSIBLE ON THE QUARTER AWAY FROM APPROACHING TRAFFIC.
2. CAP SPARES @ BASE OF POLE 6" ABOVE GRADE.

CODE NUMBERS FOR PIPE SIZES OF:	
ITEM	DESCRIPTION
1	36" RADIUS
2	CONDUIT-10' LENGTH-GALVANIZED STEEL
3	RISER STRAPS
4	LAG SCREWS 3/8" x 3"
5	RISER PIPE CONNECTOR
6	#6 COPPER SOLID BARE (24" LONG)

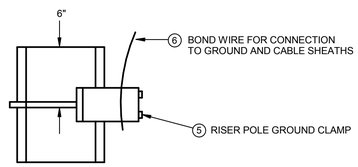
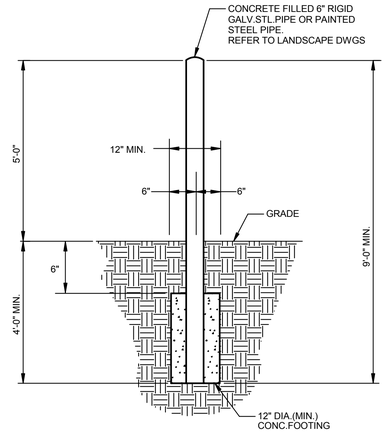


FIGURE 2 - RISER GROUND CLAMP

INSTALL GROUND CLAMP AS SHOWN. CONNECT TO POLE EQUIPMENT GROUNDING CONDUCTOR. INSTALL GROUND ROD AND RUN MINIMUM #6 SOLID COPPER UP POLE AND CONNECT TO COMMON NEUTRAL. INSTALL 8 FEET OF MOLDING OVER WIRE AND CONNECT RISER GROUND CLAMP TO GROUND WIRE ABOVE MOLDING AS SHOWN.



9 E004 TYPICAL BOLLARD DETAIL

SCALE: N.T.S.



A-8 | KEY PLAN

Glen Brook Way

1 Glen Brook Way, Medway, MA

meander Studio collaborative design

COMMONWEALTH OF MASSACHUSETTS
DAVID M. PEREIRA
ELECTRICAL
No. 49310
REGISTERED PROFESSIONAL ENGINEER

THIS AREA IS FOR NOTES :

CONSTRUCTION DOCUMENTS

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
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Dana Altobello

LANDSCAPE:
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Clara Batchelor

STRUCTURAL:
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Reg Roome

MEP:
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508.998.5700
Richard Newell

SCALE	
DRAWN BY	MLP
CHECK BY	GGD
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06/01/20

ELECTRICAL SITE DETAILS

E004

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Building A 35 West Street



Drawing Number	Drawing Name	Drawing Date
A000	BLDG A1 -COVER SHEET AND GENERAL NOTES	06.01.2020
S-000	BLDG A & A2 GENERAL NOTES	05.22.2020
S-001	BLDG A & A2 TYPICAL DETAILS	05.22.2020
S-002	BLDG A & A2 TYPICAL DETAILS	05.22.2020
S-100	BLDG A FOUNDATION PLAN	05.22.2020
S-101	BLDG A FIRST FLOOR FRAMING PLAN	05.22.2020
S-102	BLDG A SECOND FLOOR FRAMING PLAN	05.22.2020
S-103	BLDG A THIRD FLOOR FRAMING PLAN	05.22.2020
S-104	BLDG A ROOF FRAMING PLAN	05.22.2020
S-300	BLDG A & A2 SECTIONS	05.22.2020
S-301	BLDG A & A2 SECTIONS	05.22.2020
A001	BLDG A1 -WALL TYPES	06.01.2020
A003	BLDG A1 - DOOR SCHEDULE	06.01.2020
A004	BLDG A1 - WINDOW SCHEDULE	06.01.2020
A005	BLDG A1 - EGRESS PATH	06.01.2020
A006	BLDG A1 - FINISH SCHEDULE	06.01.2020
A100	BLDG A1 - BASEMENT PLAN	06.01.2020
A101	BLDG A1 - FIRST FLOOR	06.01.2020
A102	BLDG A1 - SECOND FLOOR	06.01.2020
A103	BLDG A1 - THIRD FLOOR	06.01.2020
A104	BLDG A1 - ROOF PLAN	06.01.2020
A105	BLDG A1 - BASEMENT REFLECTED CEILING PLAN	06.01.2020
A106	BLDG A1 - FIRST FLOOR REFLECTED CEILING PLAN	06.01.2020
A107	BLDG A1 - SECOND FLOOR REFLECTED CEILING PLAN	06.01.2020
A108	BLDG A1 - THIRD FLOOR CEILING PLAN	06.01.2020
A200	BLDG A1-NORTH ELEVATION	06.01.2020
A201	BLDG A1-EAST ELEVATION	06.01.2020
A202	BLDG A1-SOUTH ELEVATION	06.01.2020
A203	BLDG A1-WEST ELEVATION	06.01.2020
A300	BLDG A1-NORTH/SOUTH SECTION	06.01.2020
A301	BLDG A1-EAST/WEST SECTION 01	06.01.2020
A302	BLDG A1-EAST/WEST SECTION 02	06.01.2020
A303	BLDG A1-WALL SECTIONS	06.01.2020
A400	BLDG A1-STAIR 1	06.01.2020
A500	BLDG A1-EXTERIOR DETAILS	06.01.2020
A502	BLDG A1-WINDOW DETAILS	06.01.2020
A503	BLDG A1-DETAILS	06.01.2020
A504	BLDG A1-PORCH AND RAILING DETAILS	06.01.2020
A600	BLDG A1-KITCHEN CASEWORK	06.01.2020
A601	BLDG A1-INTERIOR ELEVATIONS	06.01.2020
M001	HVAC - LEGENDS, GENERAL NOTES, & DRAWING LIST	06.01.2020
M002	HVAC - DETAILS I	06.01.2020
M003	HVAC - SCHEDULES	06.01.2020
M004	HVAC - CONTROLS	06.01.2020
M100	HVAC - BASEMENT DUCTWORK PLAN - BUILDING A	06.01.2020
M101	HVAC - FIRST FLOOR DUCTWORK PLAN - BUILDING A	06.01.2020
M102	HVAC - SECOND FLOOR DUCTWORK - BUILDING A	06.01.2020
M103	HVAC - THIRD FLOOR DUCTWORK PLAN - BUILDING A	06.01.2020
M104	HVAC - ROOF PLAN - BUILDING A	06.01.2020
M105	HVAC - BASEMENT PIPING PLAN - BUILDING A	06.01.2020
M106	HVAC - FIRST FLOOR PIPING PLAN - BUILDING A	06.01.2020
M107	HVAC - SECOND FLOOR PIPING PLAN - BUILDING A	06.01.2020
M108	HVAC - THIRD FLOOR PIPING PLAN - BUILDING A	06.01.2020
VS100	VIBRATION AND SEISMIC I	06.01.2020
VS101	VIBRATION AND SEISMIC II	06.01.2020
E000	ELECTRICAL - LEGEND, SCHEDULES, AND DETAILS	06.01.2020
E001	LIGHTING FIXTURE SCHEDULE AND NOTES	06.01.2020
E002	ELECTRICAL DETAILS	06.01.2020
E005	FIRE ALARM RISER DIAGRAM	06.01.2020
E006	ONE LINE RISER DIAGRAM BUILDING A	06.01.2020
E007	MECHANICAL SCHEDULE BUILDING A	06.01.2020
E101	BASEMENT LIGHTING PLAN - BUILDING A	06.01.2020
E102	FIRST FLOOR LIGHTING PLAN - BUILDING A	06.01.2020
E103	SECOND FLOOR LIGHTING PLAN - BUILDING A	06.01.2020
E104	THIRD FLOOR LIGHTING PLAN - BUILDING A	06.01.2020
E201	BASEMENT POWER PLAN - BUILDING A	06.01.2020
E202	FIRST FLOOR POWER PLAN - BUILDING A	06.01.2020
E203	SECOND FLOOR POWER PLAN - BUILDING A	06.01.2020
E204	THIRD FLOOR POWER PLAN - BUILDING A	06.01.2020
E205	ROOF POWER PLAN - BUILDING A	06.01.2020
E301	BASEMENT FIRE ALARM PLAN - BUILDING A	06.01.2020
E302	FIRST FLOOR FIRE ALARM PLAN - BUILDING A	06.01.2020
E303	SECOND FLOOR FIRE ALARM PLAN - BUILDING A	06.01.2020
E304	THIRD FLOOR FIRE ALARM PLAN - BUILDING A	06.01.2020
E401	BASEMENT SECURITY PLAN - BUILDING A	06.01.2020
E402	FIRST FLOOR SECURITY PLAN - BUILDING A	06.01.2020
E403	SECOND FLOOR SECURITY PLAN - BUILDING A	06.01.2020
P001	PLUMBING - LEGEND & SCHEDULES - BUILDING A	06.01.2020
P100	BELOW SLAB PLUMBING PLAN - BUILDING A	06.01.2020
P101	BASEMENT PLUMBING PLAN - BUILDING A	06.01.2020
P102	FIRST FLOOR PLUMBING PLAN - BUILDING A	06.01.2020
P103	SECOND FLOOR PLUMBING PLAN - BUILDING A	06.01.2020
P104	THIRD FLOOR PLUMBING PLAN - BUILDING A	06.01.2020
P105	ROOF PLUMBING PLAN - BUILDING A	06.01.2020
P500	PLUMBING - DETAILS - BUILDING A	06.01.2020
FP001	LEGEND. SCHEDULES, AND DETAILS	06.01.2020
FP100	BASEMENT RCP- FIRE PROTECTION - BUILDING A	06.01.2020
FP101	FIRST FLOOR RCP - FIRE PROTECTION - BUILDING A	06.01.2020
FP102	SECOND FLOOR RCP - FIRE PROTECTION - BUILDING A	06.01.2020
FP103	THIRD FLOOR RCP - FIRE PROTECTION - BUILDING A	06.01.2020
A000	BLDG A1-COVER SHEET AND GENERAL NOTES	06.01.2020
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S-002	BLDG A & A2 TYPICAL DETAILS	05.22.2020
S-105	BLDG A2 FOUNDATION PLAN	05.22.2020
S-106	BLDG A2 FIRST FLOOR FRAMING PLAN	05.22.2020
S-107	BLDG A2 SECOND FLOOR FRAMING PLAN	05.22.2020
S-108	BLDG A2 THIRD FLOOR FRAMING PLAN	05.22.2020
S-109	BLDG A2 ROOF FRAMING PLAN	05.22.2020
S-300	BLDG A & A2 SECTIONS	05.22.2020
S-301	BLDG A & A2 SECTIONS	05.22.2020

A-6 Drawing List
NTS

3

Area Schedule (Rentable)			
Name	Area	Level	Unit Type
1 - First Floor			
Corridor	276 SF	1 - First Floor	
Stair	207 SF	1 - First Floor	
Unit A-101	948 SF	1 - First Floor	2 BED
Unit A-102	712 SF	1 - First Floor	1 BED
Unit A-103	676 SF	1 - First Floor	1 BED
2 - Second Floor			
Corridor	188 SF	2 - Second Floor	
Stair	89 SF	2 - Second Floor	
Unit A-201	805 SF	2 - Second Floor	3 BED TOWNHOUSE
Unit A-202	494 SF	2 - Second Floor	2 BED TOWNHOUSE
Unit A-203	535 SF	2 - Second Floor	2 BED TOWNHOUSE
Unit A-204	593 SF	2 - Second Floor	3 BED TOWNHOUSE
3 - Third Floor			
Stair	201 SF	3 - Third Floor	
Unit A-201	535 SF	3 - Third Floor	3 BED TOWNHOUSE
Unit A-202	493 SF	3 - Third Floor	2 BED TOWNHOUSE
Unit A-203	522 SF	3 - Third Floor	2 BED TOWNHOUSE
Unit A-204	619 SF	3 - Third Floor	3 BED TOWNHOUSE

Grand total: 16

A-1 Area Schedule
NTS

GENERAL CONTRACT REQUIREMENTS AFFECTING ALL TRADES:

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS TO ENSURE COORDINATION OF ALL WORK AFFECTING EACH TRADE.

2. CONTRACTOR TO COORDINATE STORAGE AND STAGING AREAS WITH OWNER'S REPRESENTATIVE TO AVOID INTERFERENCE WITH OWNER'S USE OF EXISTING BUILDING, PARKING AREAS, AND GROUNDS.

3. PROVIDE SECURITY, BARRIERS, AND FACILITIES TO PROTECT WORK AND STORED MATERIAL FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT.

4. CONDITION AND USE OF THE JOB SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION. DEBRIS AND TRASH FOR ALL TRADES AND SUBCONTRACTORS UNDER GENERAL CONTRACTOR CONTROL AND FOR THOSE UNDER DIRECT CONTRACT WITH THE OWNER SHALL BE REMOVED DAILY.

5. GENERAL CONTRACTOR SHALL COORDINATE DELIVERIES, INSPECTIONS, AND SITE VISITS FOR ALL TRADES AND SUBCONTRACTORS AS REQUIRED.

6. THE CONTRACTOR IS REQUIRED TO PROTECT ALL SITE ITEMS IN THE AREAS ADJACENT TO THE PROJECT CONSTRUCTION WORK AS NECESSARY TO PREVENT DAMAGE. CONTRACTOR TO BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ITEMS DAMAGED DURING CONSTRUCTION.

7. FINAL CLEANING AT SUBSTANTIAL COMPLETION SHALL INCLUDE BUT NOT BE LIMITED TO CLEANING OF ALL SURFACES AFFECTED BY THE WORK OF THE CONTRACT AND REMOVAL OF ANY SPOTS, STAINS, SPILLS, ETC. ON ANY SURFACES CAUSED BY CONSTRUCTION ACTIVITIES AND INCURRED DURING THE CONSTRUCTION PERIOD.

8. ALL PRODUCTS USED ON THIS PROJECT THAT ARE USED IN CONJUNCTION WITH EACH OTHER OR ADJACENT TO EACH OTHER ARE REQUIRED TO BE COMPATIBLE.

9. OWNER RETAINS THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE PROJECT WORK. GENERAL CONTRACTOR SHALL PROPERLY COOPERATE, COORDINATE AND INTERFACE CONSTRUCTION SCHEDULE WITH ANY SUCH CONTRACTORS, VENDORS, ETC.

10. CONTRACTOR IS RESPONSIBLE FOR SEALING AND PROTECTING ALL PENETRATIONS THROUGH PARTITIONS, FLOORS, CEILINGS, AND ROOF ELEMENTS BOTH NEW AND EXISTING IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES TO THE SATISFACTION OF THE BUILDING OFFICIAL.

Area Schedule (Gross Building)		
Name	Area	Level
Building A - Level -1	3150 SF	0 - Basement
Building A - Level 1	3186 SF	1 - First Floor
Building A - Level 2	3074 SF	2 - Second Floor
Building A - Level 3	2964 SF	3 - Third Floor

Level	One Bedroom	Two Bedroom	Three Bedroom	
First Floor	2	1		
Second/ Third Floor		2	2	
Total	2	3	2	7

A-4

ABBREVIATIONS	
AFF	ABOVE FINISH FLOOR
CMU	CONCRETE MASONRY UNIT
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
DTL	DETAIL
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
FOS	FACE OF STUD
FEC	FIRE EXTINGUISHER CABINET
FIN FL	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
GYP BD	GYPSUM BOARD
HM	HOLLOW METAL
INT	INTERIOR
MECH	MECHANICAL
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
OH	OPPOSITE HAND
PLUMB	PLUMBING
PLYWD	PLYWOOD
PREFIN	PREFINISHED
RAD	RADIUS
REF	REFERENCE
REINF	REINFORCED
REQ'D	REQUIRED
SHT	SHEET
SIM	SIMILAR
STOR	STORAGE
STRUCT	STRUCTURAL
THK	THICK
TYP	TYPICAL
VER	VERIFY
VIF	VERIFY IN FIELD
WD	WOOD

SYMBOLS LEGEND	
1 / A101	DIRECTION OF VIEW, SECTION LOCATOR/NUMBER, SHEET NUMBER — BUILDING SECTION
1 / A100	DIRECTION OF VIEW, SECTION LOCATOR/NUMBER, SHEET NUMBER — BUILDING ELEVATION
1 A101 1	INTERIOR ELEVATION, DIRECTION OF VIEW, SECTION LOCATOR/NUMBER, SHEET NUMBER
1	NUMBER OF REVISION CORRESPONDING TO SECTION IN TITLE BLOCK — REVISION CLOUD
1	NUMBER CORRESPONDING TO DESCRIPTIVE NOTE ON SHEET — DRAWING NOTE
1i	NUMBER CORRESPONDING TO WALL TYPE SHEET — WALL TAG
1t 1i	NUMBER CORRESPONDING TO DOOR SCHEDULE SHEET — DOOR TAG
1t	NUMBER CORRESPONDING TO WINDOW SCHEDULE SHEET — WINDOW TAG

6/13/2020 7:22:17 PM

A000

GENERAL NOTES
12" = 1'-0"

ABBREVIATIONS
12" = 1'-0"

SYMBOLS LEGEND
6" = 1'-0"

Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No.	Date	Description
3	04.07.20	Addenda 3

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
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Claire Comeau

ARCHITECT:
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617.812.4828

CIVIL:
Merrill Engineers and Land Surveyors
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Dana Altobello

LANDSCAPE:
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24 Thorndike Street
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617.945.9760
Clara Batchelor

STRUCTURAL:
Roome & Guarracino LLC
48 Grove Street #301
Somerville, MA 02144
617.628.1700
Reg Roome

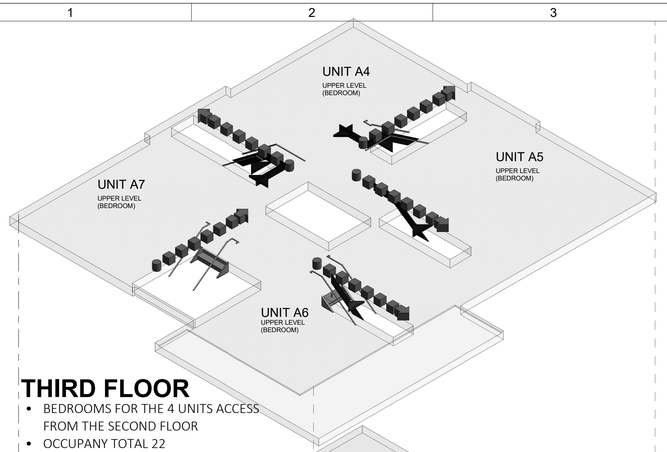
MEP:
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370 Faunce Corner Road
Dartmouth, MA 02747
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Richard Newell

SCALE	As indicated
DRAWN BY	AAlaqhi
CHECK BY	MAW
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - Cover Sheet and General Notes

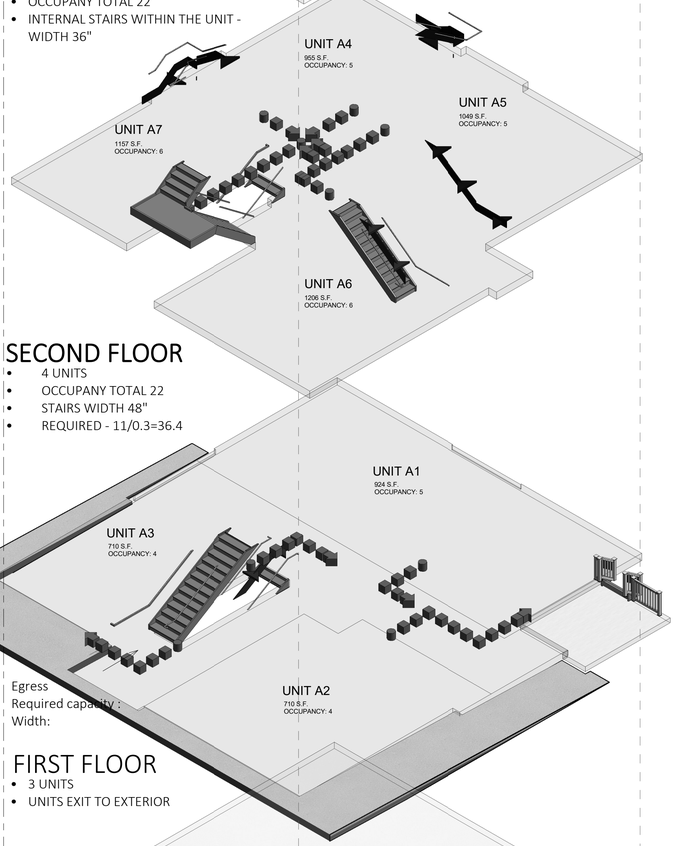
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THIRD FLOOR

- BEDROOMS FOR THE 4 UNITS ACCESS FROM THE SECOND FLOOR
- OCCUPANY TOTAL 22
- INTERNAL STAIRS WITHIN THE UNIT - WIDTH 36"



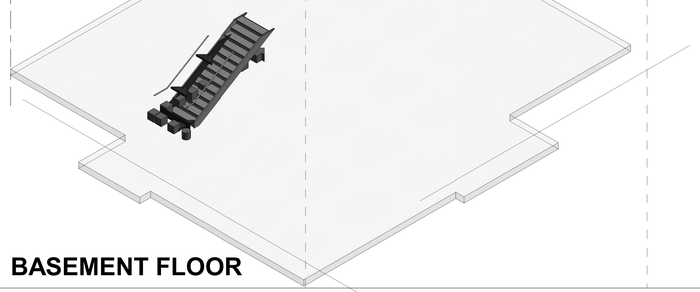
SECOND FLOOR

- 4 UNITS
- OCCUPANY TOTAL 22
- STAIRS WIDTH 48"
- REQUIRED - 11/0.3=36.4

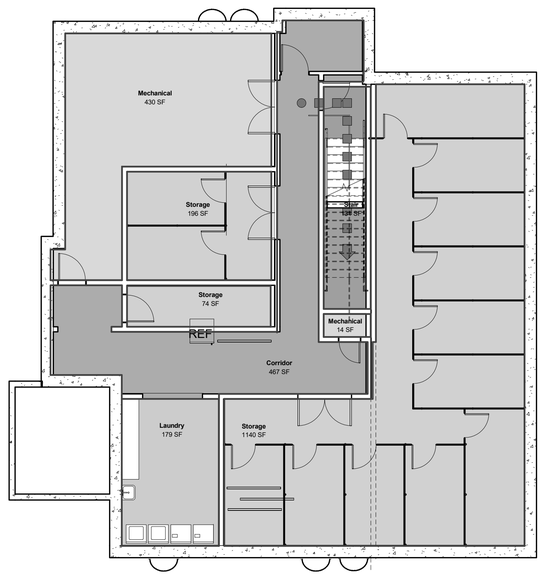
Egress
Required capacity :
Width:

FIRST FLOOR

- 3 UNITS
- UNITS EXIT TO EXTERIOR

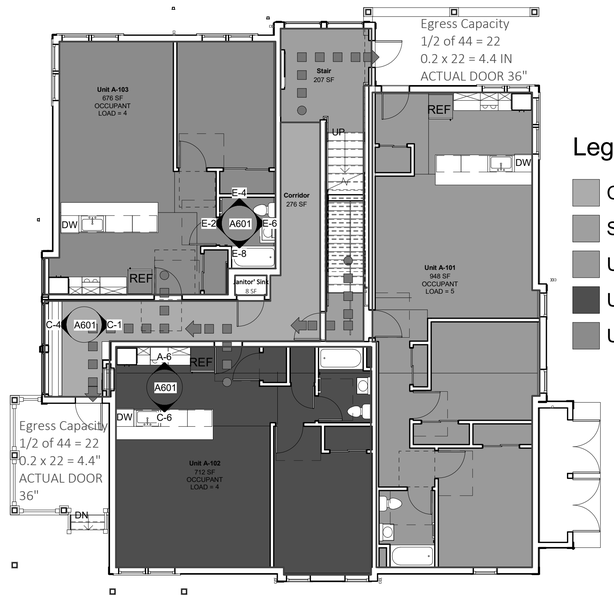


BASEMENT FLOOR



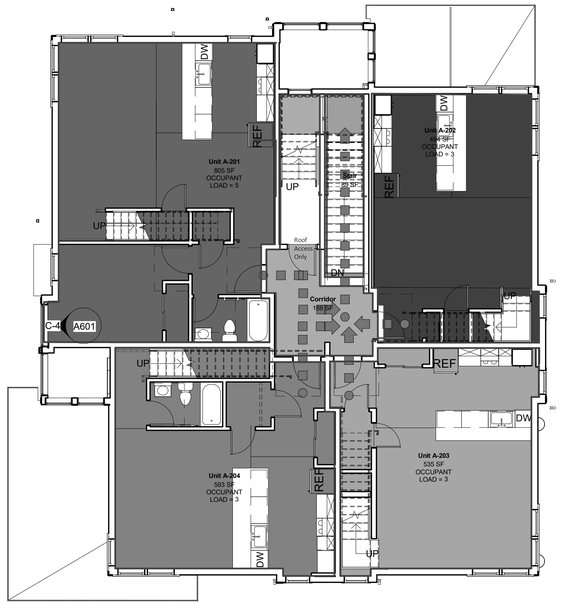
BASEMENT FLOOR

Legend
- Corridor
- Laundry
- Mechanical
- Stair
- Storage



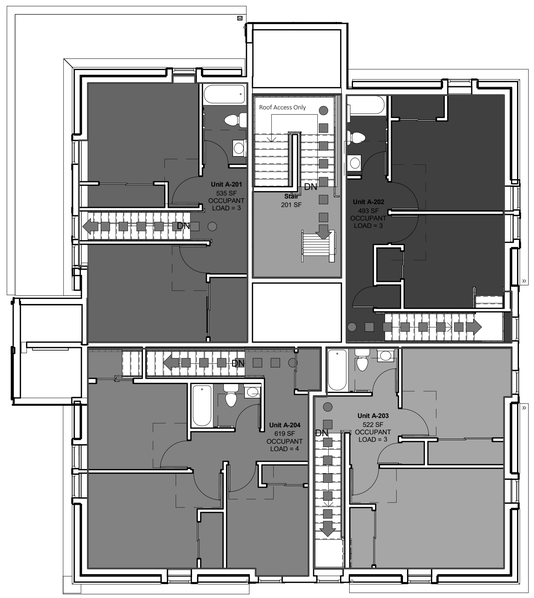
FIRST FLOOR

Legend
- Corridor
- Stair
- Unit A-101
- Unit A-102
- Unit A-103



SECOND FLOOR

Legend
- Corridor
- Stair
- Unit A-201
- Unit A-202
- Unit A-203
- Unit A-204



THIRD FLOOR

Legend
- Stair
- Unit A-201
- Unit A-202
- Unit A-203
- Unit A-204

Building A 35 West Street

Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No.	Date	Addenda 2	Description
1	04.16.20		

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
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Claire Comeau

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Dana Altobello

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Clara Batchelor

STRUCTURAL:
Roome & Guarracino LLC
48 Grove Street #301
Somerville, MA 02144
617.628.1700
Reg Roome

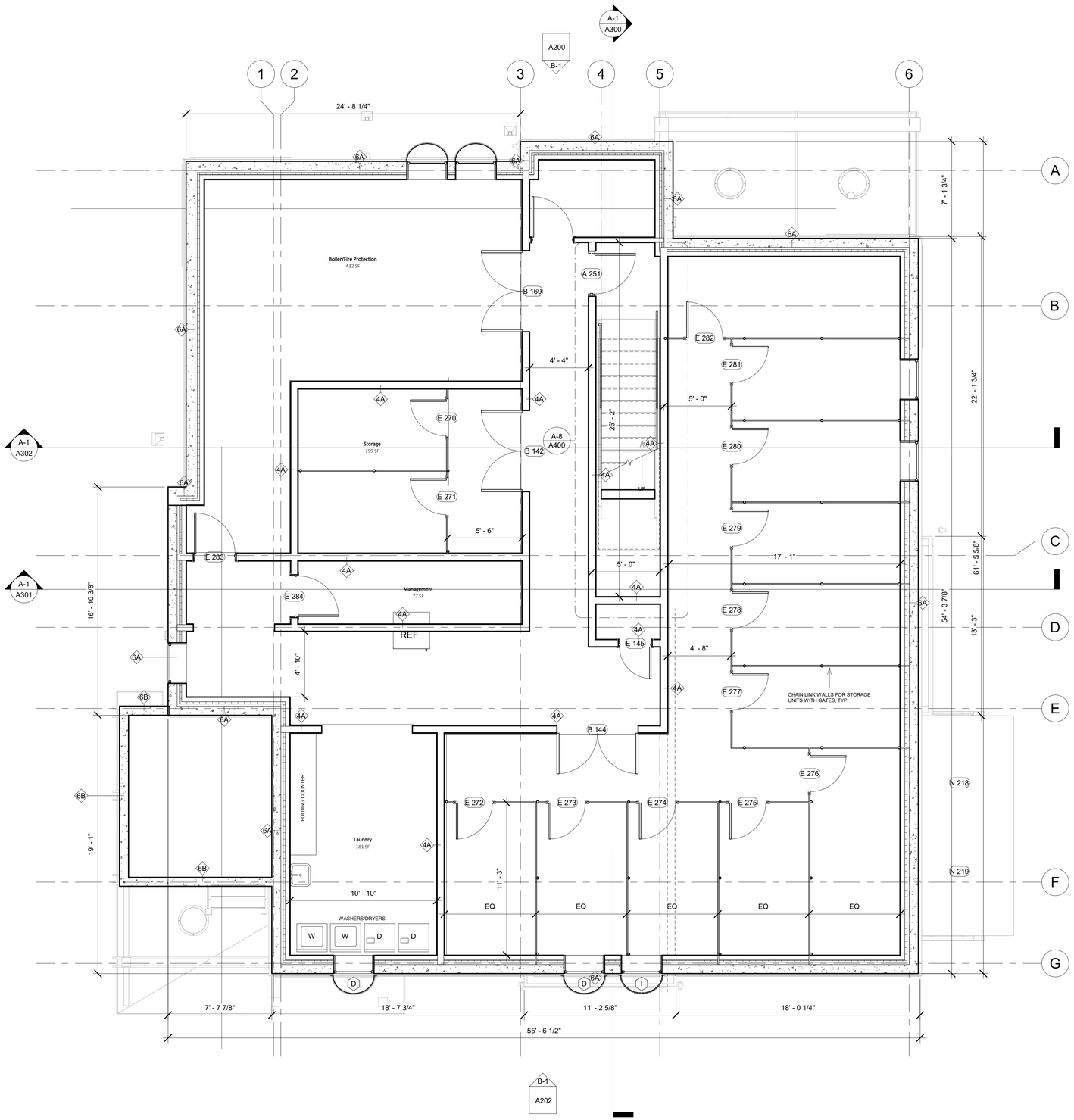
MEP:
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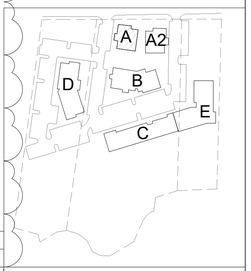
SCALE	1/8" = 1'-0"
DRAWN BY	Author
CHECK BY	Checker
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - Egress Path

A005

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A-8 | KEY PLAN

A-1 | 0 - Basement
1/4" = 1'-0"

A100

6/3/2020 6:50:50 PM

Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
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Somerville, MA 02144
617.628.1700
Reg Roome

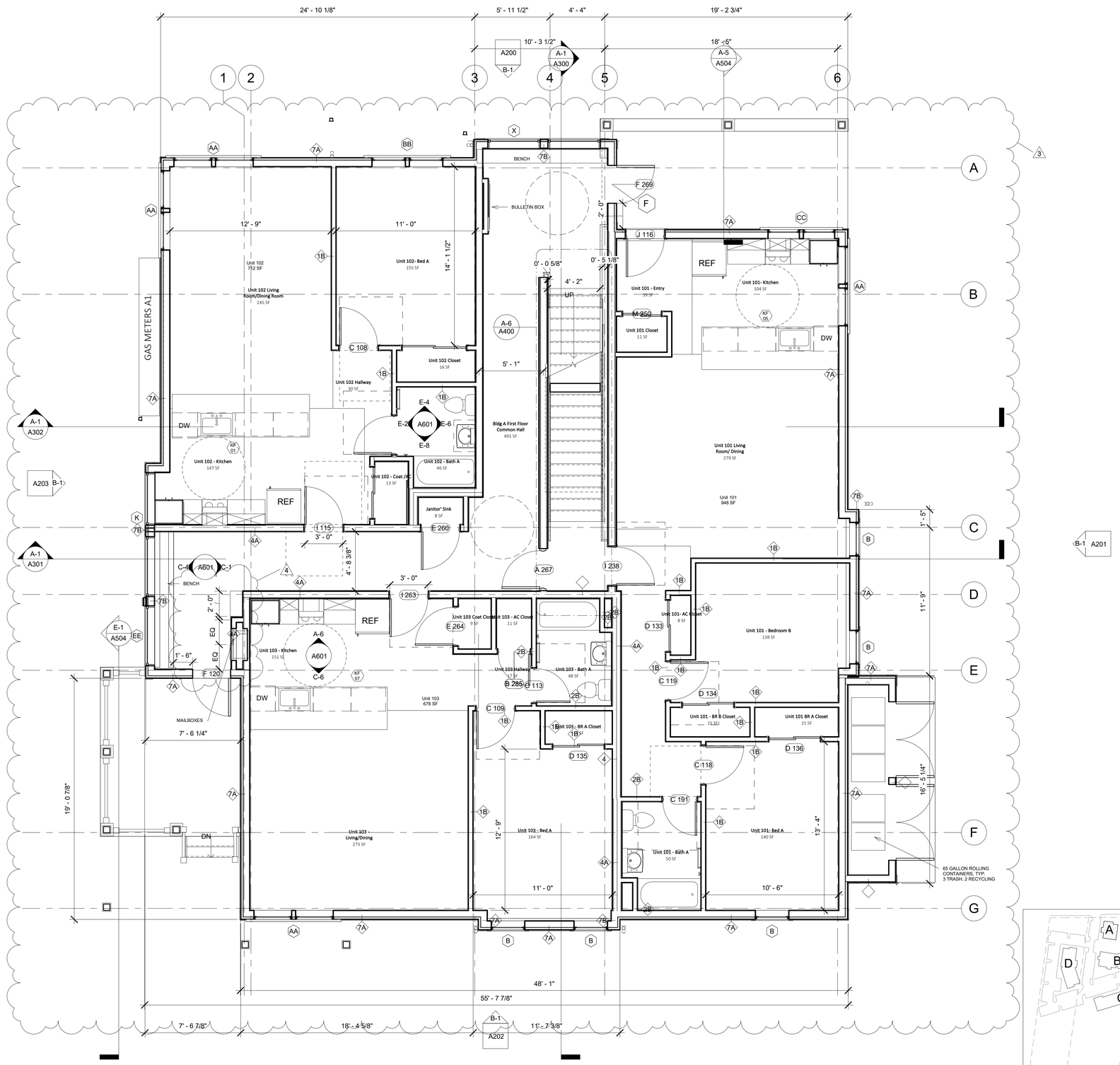
MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - Basement Plan

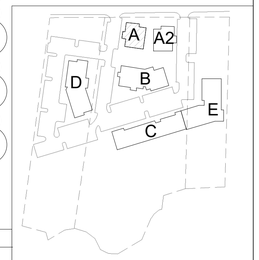
A100

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A-1 | 1 - First Floor
1/4" = 1'-0"

A101



A-8 | KEY PLAN

6/3/2020 6:37:59 PM

Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No.	Date	Description
3	04.07.20	Addenda 3
4	05.11.20	Addenda 4

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

ARCHITECT:
Meander Studio Collaborative Design
14 Spring Street
Waltham, MA 02451
617.812.4828

CIVIL:
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339
781.826.9200
Dana Altobello

LANDSCAPE:
CBA Landscape
24 Thorndike Street
Cambridge, MA 02141
617.945.9760
Clara Batchelor

STRUCTURAL:
Roome & Guarracino LLC
48 Grove Street #301
Somerville, MA 02144
617.628.1700
Reg Roome

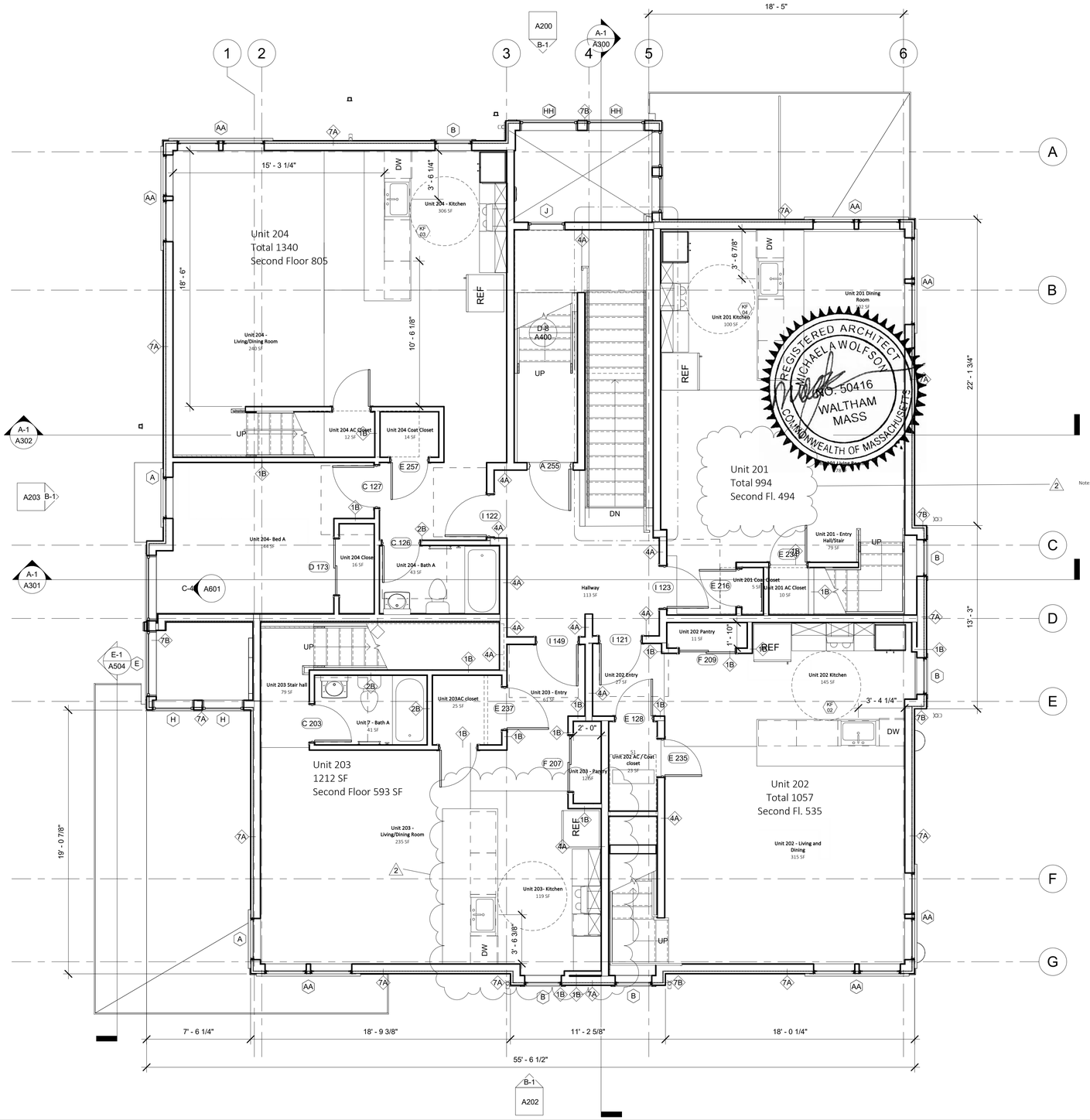
MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	MS
CHECK BY	MAW
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - First Floor

A101

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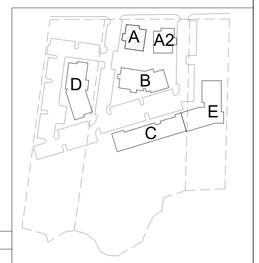


A-1 | 2 - Second Floor
1/4" = 1'-0"

A102

6/3/2020 6:38:03 PM

A-8 | KEY PLAN



Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No.	Date	Description
2	03.31.20	Addenda 2

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

ARCHITECT:
Meander Studio Collaborative Design
14 Spring Street
Waltham, MA 02451
617.812.4828

CIVIL:
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617.628.1700
Reg Roome

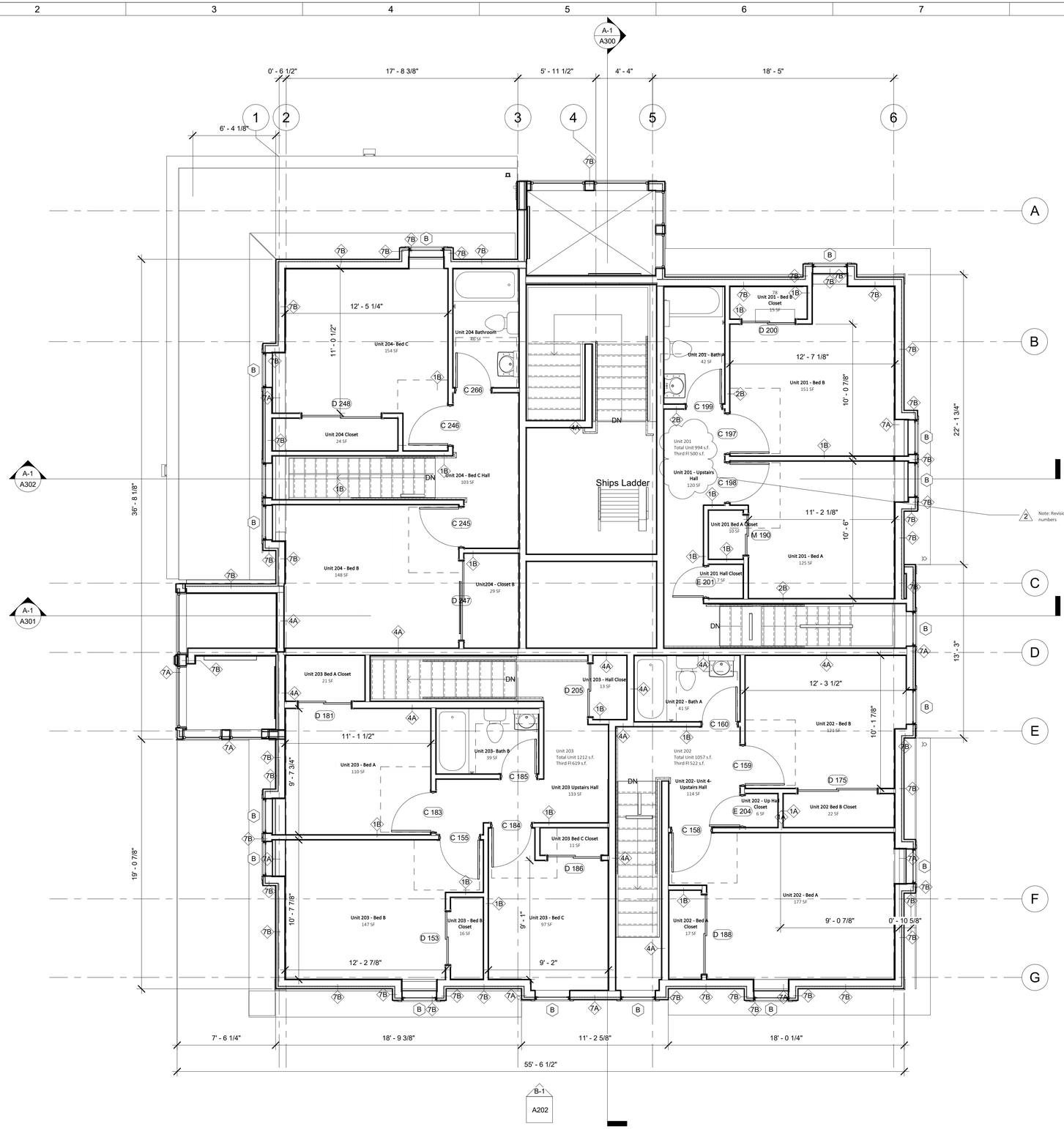
MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - Second Floor

A102

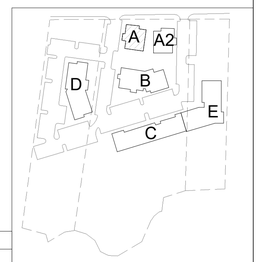
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A-1 | 3 - Third Floor
1/4" = 1'-0"

A103

6/3/2020 6:38:07 PM



A-8 | KEY PLAN

Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No. 2	Date	Addenda 2 Description
2	03.31.20	Addenda 2

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

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Reg Roome

MEP:
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370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - Third Floor

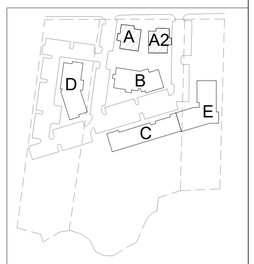
A103

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B-1 North Elevation
1/4" = 1'-0"

Hardie Siding and Trim Colors						
Code	Color Name	Siding	Trim	Product	Size	Note
Building A1						
DO5	Deep Ocean	x		Plank Smooth	6.25"	5" exposure
BB4	Boothbay Blue	x		Plank Smooth	5.35"	4" exposure
DOP	Deep Ocean	x		Hardie Panel Smooth	4'x sheet4	
MT4-3	Monterey Taupe		x	4/5 Hardie Trim Board	3.5x.75	
MT4-5	Monterey Taupe		x	4/5 Hardie Trim Board	5.5x.75	
MT4-7	Monterey Taupe		x	4/5 Hardie Trim Board	7.25x.75	
MIT4-11	Monterey Taupe		x	4/5 Hardie Trim Board	11.25x.75	
MTB	Monterey Taupe		x	Hardie Trim Batten	2.5x1"	
MT5-3	Monterey Taupe		x	5/4 Hardie Trim Board	3.5x1"	
MT5-4	Monterey Taupe		x	5/4 Hardie Trim Board	4.5x1"	
MT5-5	Monterey Taupe		x	5/4 Hardie Trim Board	5.5x1"	
MT5-7	Monterey Taupe		x	5/4 Hardie Trim Board	7.25x1"	
MT5-11	Monterey Taupe		x	5/4 Hardie Trim Board	11.25x1"	



A-8 | KEY PLAN

A200

6/3/2020 6:38:24 PM

Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR REVIEW

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No.	Date	Description
2	03.31.20	Addenda 2

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

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Somerville, MA 02144
617.628.1700
Reg Roome

MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	As indicated
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - North Elevation

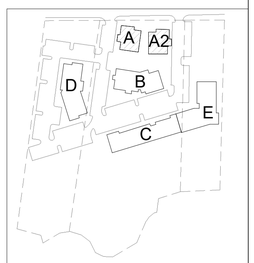
A200

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B-1 East Elevation
1/4" = 1'-0"

Hardie Siding and Trim Colors Code	Color Name	Siding	Trim	Product	Size	Note
Building A1						
DO5	Deep Ocean	x		Plank Smooth	6.25"	5" exposure
BB4	Boothbay Blue	x		Plank Smooth	5.35"	4" exposure
DOP	Deep Ocean	x		Hardie Panel Smooth	4'x sheet4	
MT4-3	Monterey Taupe		x	4/5 Hardie Trim Board	3.5x.75	
MT4-5	Monterey Taupe		x	4/5 Hardie Trim Board	5.5x.75	
MT4-7	Monterey Taupe		x	4/5 Hardie Trim Board	7.25x.75	
MIT4-11	Monterey Taupe		x	4/5 Hardie Trim Board	11.25x.75	
MTB	Monterey Taupe		x	Hardie Trim Batten	2.5x1"	
MT5-3	Monterey Taupe		x	5/4 Hardie Trim Board	3.5x1"	
MT5-4	Monterey Taupe		x	5/4 Hardie Trim Board	4.5x1"	
MT5-5	Monterey Taupe		x	5/4 Hardie Trim Board	5.5x1"	
MT5-7	Monterey Taupe		x	5/4 Hardie Trim Board	7.25x1"	
MT5-11	Monterey Taupe		x	5/4 Hardie Trim Board	11.25x1"	



A-8 | KEY PLAN

A201

6/3/2020 6:38:11 PM

Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No.	Date	Description
2	03.31.20	Addenda 2

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

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Dana Altobello

LANDSCAPE:
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617.945.9760
Clara Batchelor

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Somerville, MA 02144
617.628.1700
Reg Roome

MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	As indicated
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - East Elevation

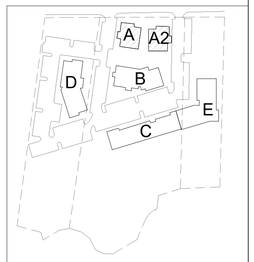
A201

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B-1 South Elevation
1/4" = 1'-0"

Hardie Siding and Trim Colors Code	Color Name	Siding	Trim	Product	Size	Note
Building A1						
DO5	Deep Ocean	x		Plank Smooth	6.25"	5" exposure
BB4	Boothbay Blue	x		Plank Smooth	5.35"	4" exposure
DOP	Deep Ocean	x		Hardie Panel Smooth	4'x sheet4	
MT4-3	Monterey Taupe		x	4/5 Hardie Trim Board	3.5x.75	
MT4-5	Monterey Taupe		x	4/5 Hardie Trim Board	5.5x.75	
MT4-7	Monterey Taupe		x	4/5 Hardie Trim Board	7.25x.75	
MIT4-11	Monterey Taupe		x	4/5 Hardie Trim Board	11.25x.75	
MTB	Monterey Taupe		x	Hardie Trim Batten	2.5x1"	
MT5-3	Monterey Taupe		x	5/4 Hardie Trim Board	3.5x1"	
MT5-4	Monterey Taupe		x	5/4 Hardie Trim Board	4.5x1"	
MT5-5	Monterey Taupe		x	5/4 Hardie Trim Board	5.5x1"	
MT5-7	Monterey Taupe		x	5/4 Hardie Trim Board	7.25x1"	
MT5-11	Monterey Taupe		x	5/4 Hardie Trim Board	11.25x1"	



A-8 | KEY PLAN

A202

6/3/2020 6:38:35 PM

Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No. 2	Date	Addenda 2	Description
2	03.31.20	Addenda 2	

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

ARCHITECT:
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Waltham, MA 02451
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CIVIL:
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Dana Altobello

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Clara Batchelor

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Roome & Guarracino LLC
48 Grove Street #301
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617.628.1700
Reg Roome

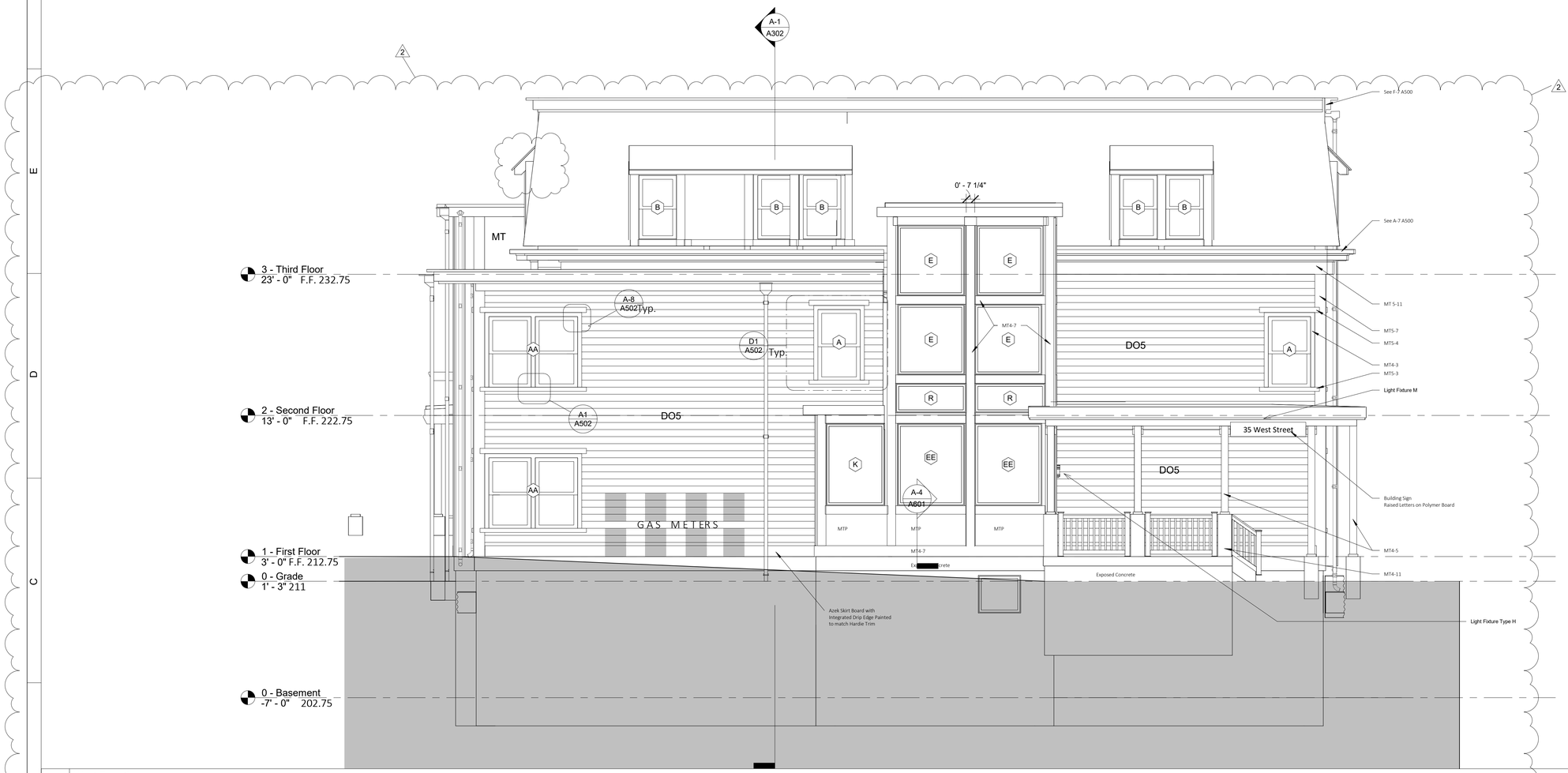
MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	As indicated
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - South Elevation

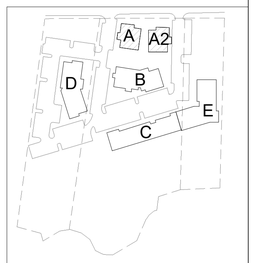
A202

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B-1 West Elevation
1/4" = 1'-0"

Hardie Siding and Trim Colors						
Code	Color Name	Siding	Trim	Product	Size	Note
Building A1						
DO5	Deep Ocean	x		Plank Smooth	6.25"	5" exposure
BB4	Boothbay Blue	x		Plank Smooth	5.35"	4" exposure
DOP	Deep Ocean	x		Hardie Panel Smooth	4'x sheet4	
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MT5-4	Monterey Taupe		x	5/4 Hardie Trim Board	4.5x1"	
MT5-5	Monterey Taupe		x	5/4 Hardie Trim Board	5.5x1"	
MT5-7	Monterey Taupe		x	5/4 Hardie Trim Board	7.25x1"	
MT5-11	Monterey Taupe		x	5/4 Hardie Trim Board	11.25x1"	



A-8 | KEY PLAN

A203

6/3/2020 6:38:41 PM

Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

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Revision Schedule

No.	Date	Addenda 2 Description
2	03.31.20	Addenda 2

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79 Chapel Street, Newton, MA 02458
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508.998.5700
Richard Newell

SCALE	As indicated
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - West Elevation

A203

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Building A 33 West Street



GENERAL CONTRACT REQUIREMENTS AFFECTING ALL TRADES:

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS TO ENSURE COORDINATION OF ALL WORK AFFECTING EACH TRADE.

2. CONTRACTOR TO COORDINATE STORAGE AND STAGING AREAS WITH OWNER'S REPRESENTATIVE TO AVOID INTERFERENCE WITH OWNER'S USE OF EXISTING BUILDING, PARKING AREAS, AND GROUNDS.

3. PROVIDE SECURITY, BARRIERS, AND FACILITIES TO PROTECT WORK AND STORED MATERIAL FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT.

4. CONDITION AND USE OF THE JOB SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION. DEBRIS AND TRASH FOR ALL TRADES AND SUBCONTRACTORS UNDER GENERAL CONTRACTOR CONTROL AND FOR THOSE UNDER DIRECT CONTRACT WITH THE OWNER SHALL BE REMOVED DAILY.

5. GENERAL CONTRACTOR SHALL COORDINATE DELIVERIES, INSPECTIONS, AND SITE VISITS FOR ALL TRADES AND SUBCONTRACTORS AS REQUIRED.

6. THE CONTRACTOR IS REQUIRED TO PROTECT ALL SITE ITEMS IN THE AREAS ADJACENT TO THE PROJECT CONSTRUCTION WORK AS NECESSARY TO PREVENT DAMAGE. CONTRACTOR TO BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ITEMS DAMAGED DURING CONSTRUCTION.

7. FINAL CLEANING AT SUBSTANTIAL COMPLETION SHALL INCLUDE BUT NOT BE LIMITED TO CLEANING OF ALL SURFACES AFFECTED BY THE WORK OF THE CONTRACT AND REMOVAL OF ANY SPOTS, STAINS, SPILLS, ETC. ON ANY SURFACES CAUSED BY CONSTRUCTION ACTIVITIES AND INCURRED DURING THE CONSTRUCTION PERIOD.

8. ALL PRODUCTS USED ON THIS PROJECT THAT ARE USED IN CONJUNCTION WITH EACH OTHER OR ADJACENT TO EACH OTHER ARE REQUIRED TO BE COMPATIBLE.

9. OWNER RETAINS THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE PROJECT WORK. GENERAL CONTRACTOR SHALL PROPERLY COOPERATE, COORDINATE AND INTERFACE CONSTRUCTION SCHEDULE WITH ANY SUCH CONTRACTORS, VENDORS, ETC.

10. CONTRACTOR IS RESPONSIBLE FOR SEALING AND PROTECTING ALL PENETRATIONS THROUGH PARTITIONS, FLOORS, CEILINGS, AND ROOF ELEMENTS BOTH NEW AND EXISTING IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES TO THE SATISFACTION OF THE BUILDING OFFICIAL.

Building A		1 Bedroom		2 Bedroom		3 Bedroom		Sq Ft Common Spaces	Notes
Basement									3150
	Storage							1140	
	Storage							74	
	Storage							196	
	Laundry							179	
	Mechanical							14	
	Mechanical							430	
	Stair							131	
	Corridor							467	
First Floor									3186
	Unit 101			948	1				Visitable
	Unit 102	712	1						Visitable
	Unit 103	679	1						Visitable
	Corridor							276	
	Stair							224	
	Janitors Sink							8	
Second floor									3074 Second/Third Floor unit totals
	Unit 201			494	1				994 Unit 201
	Unit 202			535	1				1057 Unit 202
6	Unit 203					593	1		1212 Unit 203
7	Unit 204					805	1		1340 Unit 204
	Stair							89	
	Corridor							188	
Third Floor									2964 Second/Third Floor unit totals
	Unit 201			500					994 Unit 201
	Unit 202			522					1057 Unit 202
	Unit 203					619			1212 Unit 203
	Unit 204					535			1340 Unit 204
	Stair							204	
	Total	**1391**	**2**	**2999**	**3**	**2552**	**2**	**3620**	**12374**
	Building Total	**10569**							

Area Schedule (Gross Building)		
Name	Area	Level
Building A - Level -1	3053 SF	Basement
Building A - Level 1	3186 SF	1 First Floor
Building A - Level 2	3014 SF	2 Second Floor
Building A - Level 3	2807 SF	Third Floor

Level	One Bedroom	Two Bedroom	Three Bedroom	
First Floor	2	1		
Second/ Third Floor		2	2	
Total	2	3	2	7

Drawing Number	Drawing Name	Drawing Date
A001	BLDG A2-WALL TYPES	06.01.2020
A003	BLDG A2-DOOR SCHEDULE	06.01.2020
A004	BLDG A2-WINDOW SCHEDULE	06.01.2020
A005	BLDG A2-EGRESS PATH	06.01.2020
A006	BLDG A2-FINISH SCHEDULE	06.01.2020
A100	BLDG A2-BASEMENT PLAN	06.01.2020
A101	BLDG A2-FIRST FLOOR	06.01.2020
A102	BLDG A2-SECOND FLOOR	06.01.2020
A103	BLDG A2-THIRD FLOOR	06.01.2020
A104	BLDG A2-ROOF PLAN	06.01.2020
A105	BLDG A2-BASEMENT REFLECTED CEILING PLAN	06.01.2020
A106	BLDG A2-FIRST FLOOR REFLECTED CEILING PLAN	06.01.2020
A107	BLDG A2-SECOND FLOOR REFLECTED CEILING PLAN	06.01.2020
A108	BLDG A2-THIRD FLOOR CEILING PLAN	06.01.2020
A200	BLDG A2-NORTH ELEVATION	06.01.2020
A201	BLDG A2-EAST ELEVATION	06.01.2020
A202	BLDG A2-SOUTH ELEVATION	06.01.2020
A203	BLDG A2-WEST ELEVATION	06.01.2020
A300	BLDG A2-NORTH/SOUTH SECTION	06.01.2020
A301	BLDG A2-EAST/WEST SECTION 01	06.01.2020
A302	BLDG A2-EAST/WEST SECTION 02	06.01.2020
A303	BLDG A2-WALL SECTIONS	06.01.2020
A400	BLDG A2-STAIR 1	06.01.2020
A500	BLDG A2-EXTERIOR DETAILS	06.01.2020
A502	BLDG A2-WINDOWN DETAILS	06.01.2020
A503	BLDG A2-DETAILS	06.01.2020
A504	BLDG A2 - PORCH AND RAILING DETAILS	06.01.2020
A600	BLDG A2 - KITCHEN CASEWORK	06.01.2020
A601	BLDG A2-INTERIOR ELEVATIONS	06.01.2020
M001	HVAC - LEGEND, GENERAL NOTES & DRAWING LIST	06.01.2020
M002	HVAC - DETAILS I	06.01.2020
M003	HVAC - SCHEDULES	06.01.2020
M004	HVAC - CONTROLS	06.01.2020
M110	HVAC - BASEMENT PLAN - BUILDING A2	06.01.2020
M111	HVAC - FIRST FLOOR - BUILDING A2	06.01.2020
M112	HVAC - SECOND FLOOR - BUILDING A2	06.01.2020
M113	HVAC - THIRD FLOOR - BUILDING A2	06.01.2020
M114	HVAC - ROOF PLAN - BUILDING A2	06.01.2020
VS110	VIBRATION AND SEISMIC I	06.01.2020
VS111	VIBRATION AND SEISMIC II	06.01.2020
E000	ELECTRICAL - LEGEND, SCHEDULES, AND DETAILS	06.01.2020
E001	LIGHTING FIXTURE SCHEDULE AND NOTES	06.01.2020
E002	ELECTRICAL DETAILS	06.01.2020
E005	FIRE ALARM RISER DIAGRAM	06.01.2020
E010	ONE LINE RISER DIAGRAM BUILDING A2	06.01.2020
E011	MECHANICAL SCHEDULE BUILDING A2	06.01.2020
E110	BASEMENT LIGHTING PLAN - BUILDING A2	06.01.2020
E111	FIRST FLOOR LIGHTING PLAN - BUILDING A2	06.01.2020
E112	SECOND FLOOR LIGHTING PLAN - BUILDING A2	06.01.2020
E113	THIRD FLOOR LIGHTING PLAN - BUILDING A2	06.01.2020
E210	BASEMENT POWER PLAN - BUILDING A2	06.01.2020
E211	FIRST FLOOR POWER PLAN - BUILDING A2	06.01.2020
E212	SECOND FLOOR POWER PLAN - BUILDING A2	06.01.2020
E213	THIRD FLOOR POWER PLAN - BUILDING A2	06.01.2020
E214	ROOF POWER PLAN - BUILDING A2	06.01.2020
E310	BASEMENT FIRE ALARM PLAN - BUILDING A2	06.01.2020
E311	FIRST FLOOR FIRE ALARM PLAN - BUILDING A2	06.01.2020
E312	SECOND FLOOR FIRE ALARM PLAN - BUILDING A2	06.01.2020
E313	THIRD FLOOR FIRE ALARM PLAN - BUILDING A2	06.01.2020
E410	BASEMENT SECURITY PLAN - BUILDING A2	06.01.2020
E411	FIRST FLOOR SECURITY PLAN - BUILDING A2	06.01.2020
E412	SECOND FLOOR SECURITY PLAN - BUILDING A2	06.01.2020
P010	PLUMBING - LEGEND & SCHEDULES - BUILDING A2	06.01.2020
P110	BELOW SLAB PLUMBING PLAN - BUILDING A2	06.01.2020
P111	BASEMENT PLUMBING PLAN - BUILDING A2	06.01.2020
P112	FIRST FLOOR PLUMBING PLAN - BUILDING A2	06.01.2020
P113	SECOND FLOOR PLUMBING PLAN - BUILDING A2	06.01.2020
P114	THIRD FLOOR PLUMBING PLAN - BUILDING A2	06.01.2020
P115	ROOF PLUMBING PLAN - BUILDING A2	06.01.2020
P510	PLUMBING - DETAILS - BUILDING A2	06.01.2020
FP010	LEGEND. SCHEDULES, AND DETAILS	06.01.2020
FP110	BASEMENT RCP- FIRE PROTECTION - BUILDING A2	06.01.2020
FP111	FIRST FLOOR RCP - FIRE PROTECTION - BUILDING A2	06.01.2020
FP112	SECOND FLOOR RCP - FIRE PROTECTION - BUILDING A2	06.01.2020
FP113	THIRD FLOOR RCP - FIRE PROTECTION - BUILDING A2	06.01.2020

Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

ARCHITECT:
Meander Studio Collaborative Design
14 Spring Street
Waltham, MA 02451
617.812.4828

CIVIL:
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339
781.826.9200
Dana Altobello

LANDSCAPE:
CBA Landscape
24 Thorndike Street
Cambridge, MA 02141
617.945.9760
Clara Batchelor

STRUCTURAL:
Roome & Guarracino LLC
48 Grove Street #301
Somerville, MA 02144
617.628.1700
Reg Roome

MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	As indicated
DRAWN BY	AAlaqhi
CHECK BY	MAW
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	6.1.20

BLDG A2 - Cover Sheet and General Notes

A000

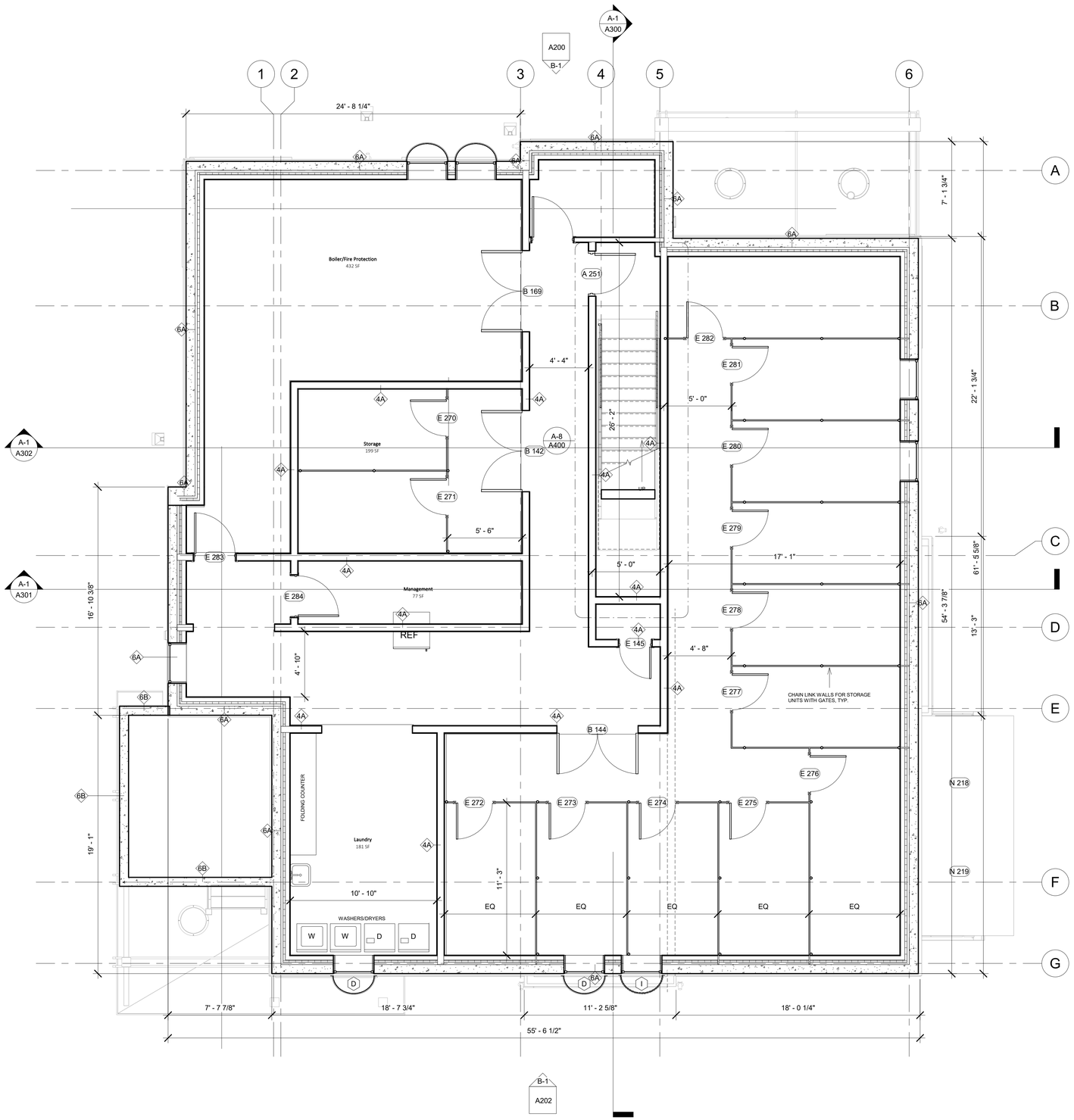
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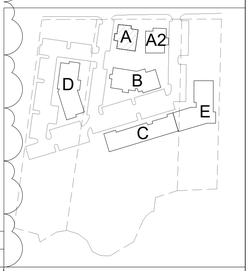
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A000

A-3 Areas

A-6 Drawing List





A-8 | KEY PLAN

A-1 | 0 - Basement
1/4" = 1'-0"

A100

6/3/2020 6:50:50 PM

Glen Brook Way

Glen Brook Way
Medway, MA 02053

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REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

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Revision Schedule

No.	Date	Description
2		Addenda 2
3	04.07.20	Addenda 3

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

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STRUCTURAL:
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Somerville, MA 02144
617.628.1700
Reg Roome

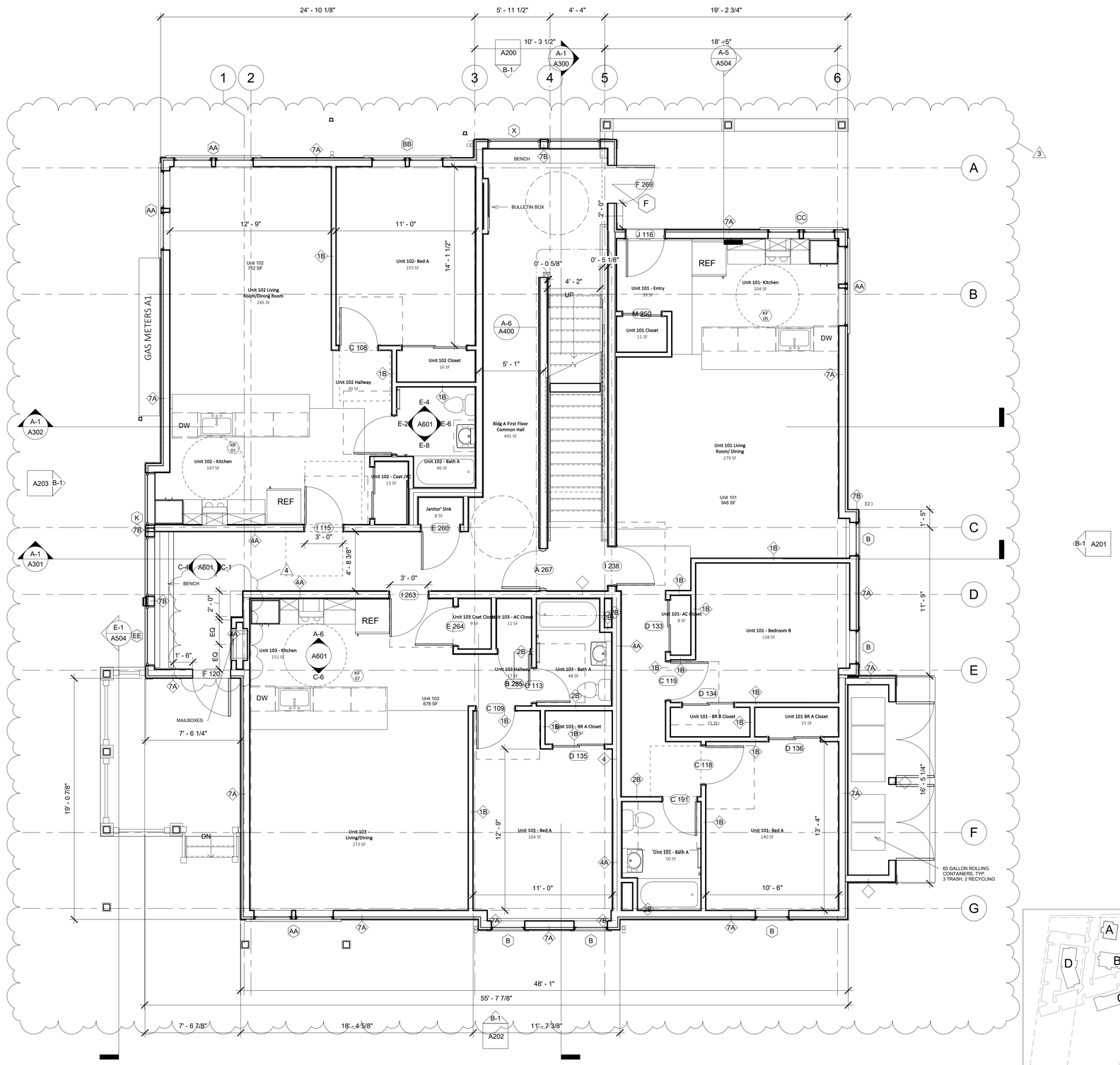
MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - Basement Plan

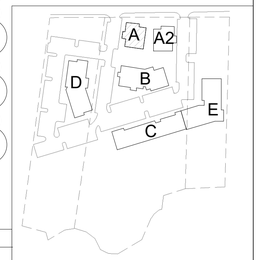
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A-1 | 1 - First Floor
1/4" = 1'-0"

A101



A-8 | KEY PLAN

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NO. 50416
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Revision Schedule

No.	Date	Description
3	04.07.20	Addenda 3
4	05.11.20	Addenda 4

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617.628.1700
Reg Roome

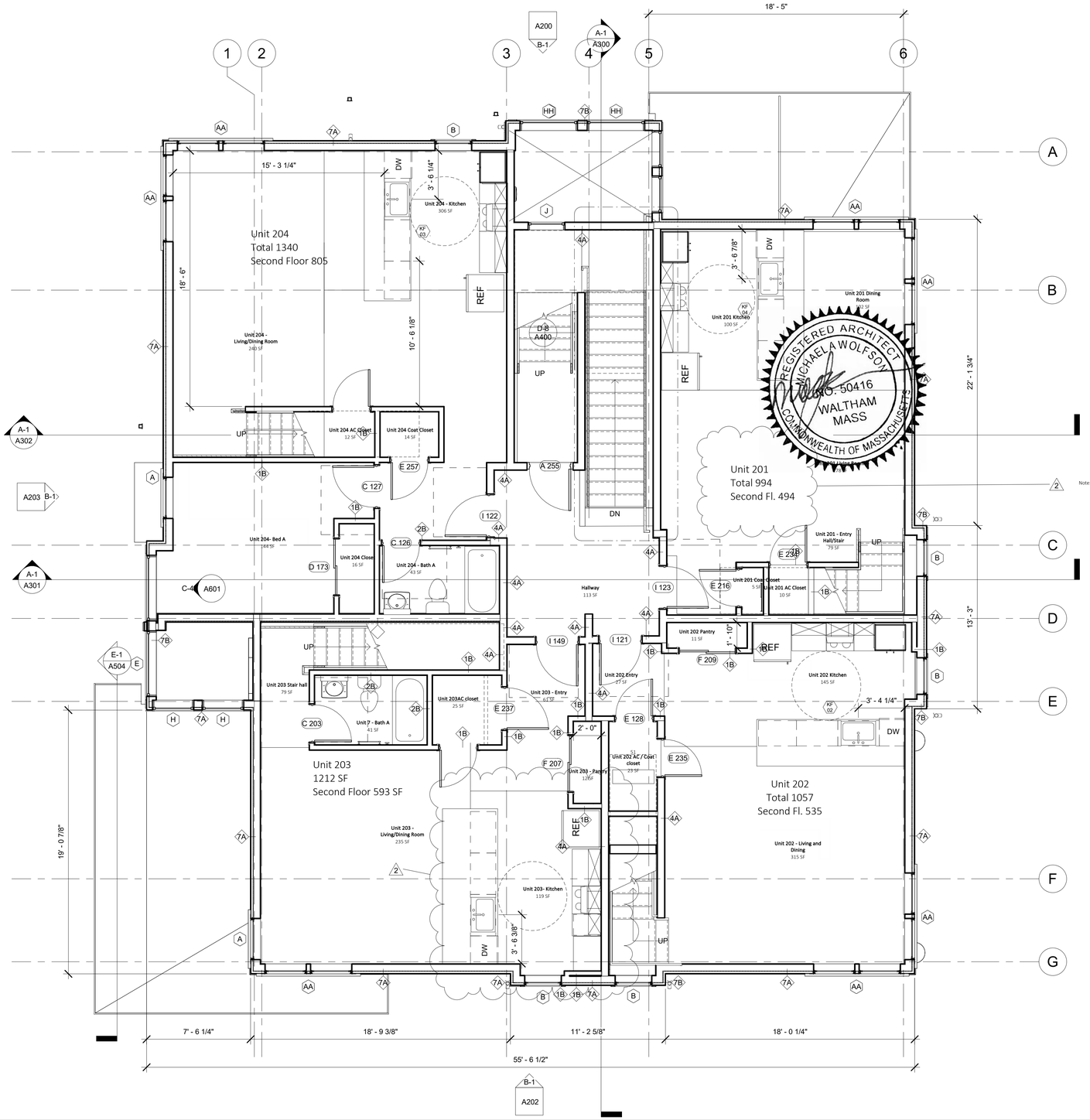
MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	MS
CHECK BY	MAW
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - First Floor

A101

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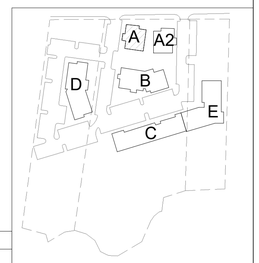


A-1 | 2 - Second Floor
1/4" = 1'-0"

A102

6/3/2020 6:38:03 PM

A-8 | KEY PLAN



Glen Brook Way

Glen Brook Way
Medway, MA 02053

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REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No.	Date	Description
2	03.31.20	Addenda 2

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

ARCHITECT:
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14 Spring Street
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CIVIL:
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Dana Altobello

LANDSCAPE:
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Clara Batchelor

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Somerville, MA 02144
617.628.1700
Reg Roome

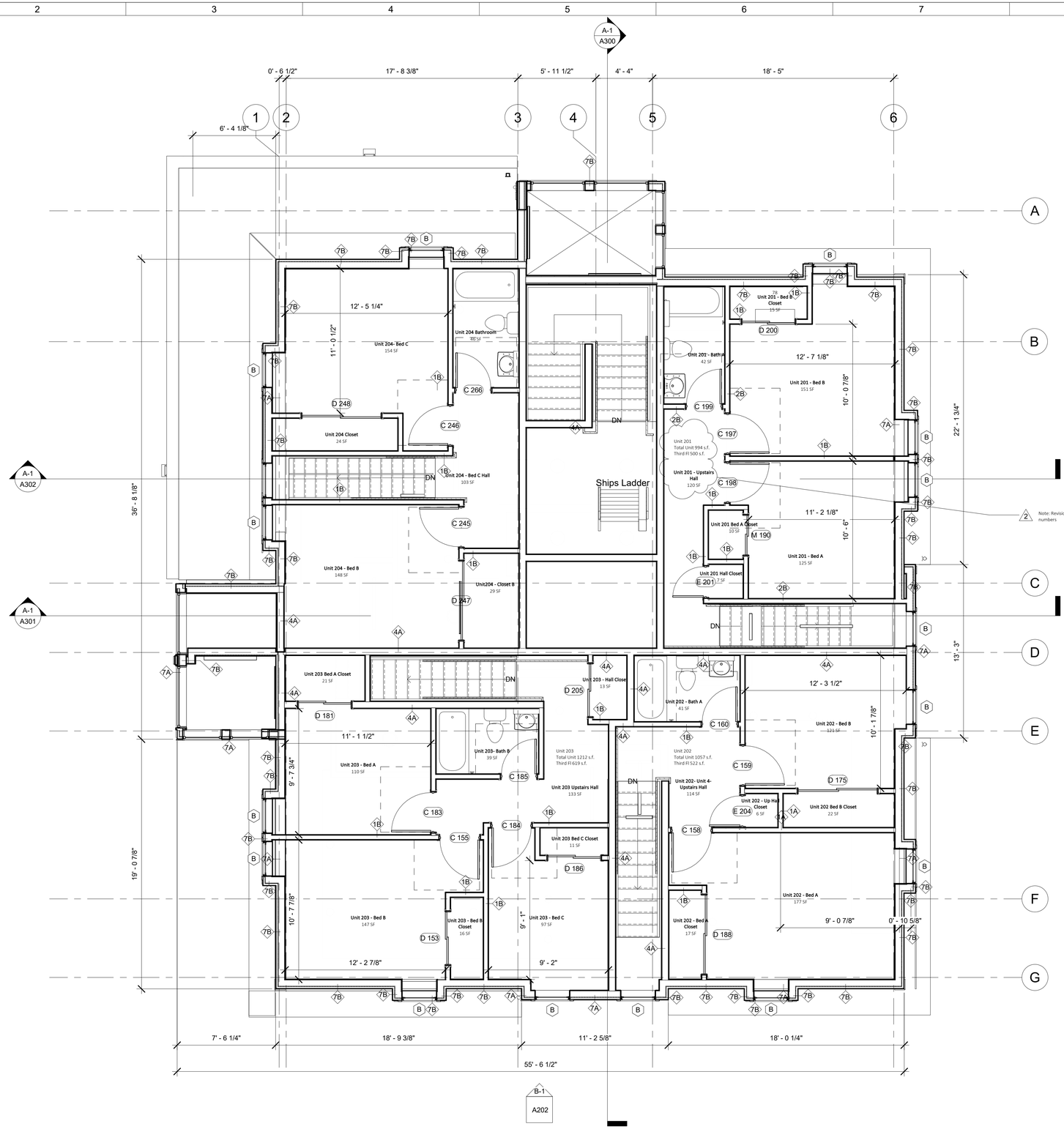
MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - Second Floor

A102

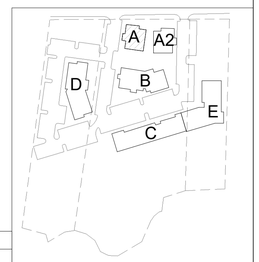
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A-1 | 3 - Third Floor
1/4" = 1'-0"

A103

6/3/2020 6:38:07 PM



A-8 | KEY PLAN

Glen Brook Way

Glen Brook Way
Medway, MA 02053

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REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No. 2	Date	Addenda 2 Description
2	03.31.20	Addenda 2

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
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Reg Roome

MEP:
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508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - Third Floor

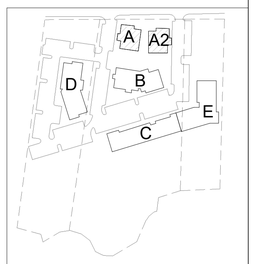
A103

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B-1 North Elevation
1/4" = 1'-0"

Hardie Siding and Trim Colors						
Code	Color Name	Siding	Trim	Product	Size	Note
Building A1						
DO5	Deep Ocean	x		Plank Smooth	6.25"	5" exposure
BB4	Boothbay Blue	x		Plank Smooth	5.35"	4" exposure
DOP	Deep Ocean	x		Hardie Panel Smooth	4'x sheet4	
MT4-3	Monterey Taupe		x	4/5 Hardie Trim Board	3.5x.75	
MT4-5	Monterey Taupe		x	4/5 Hardie Trim Board	5.5x.75	
MT4-7	Monterey Taupe		x	4/5 Hardie Trim Board	7.25x.75	
MIT4-11	Monterey Taupe		x	4/5 Hardie Trim Board	11.25x.75	
MTB	Monterey Taupe		x	Hardie Trim Batten	2.5x1"	
MT5-3	Monterey Taupe		x	5/4 Hardie Trim Board	3.5x1"	
MT5-4	Monterey Taupe		x	5/4 Hardie Trim Board	4.5x1"	
MT5-5	Monterey Taupe		x	5/4 Hardie Trim Board	5.5x1"	
MT5-7	Monterey Taupe		x	5/4 Hardie Trim Board	7.25x1"	
MT5-11	Monterey Taupe		x	5/4 Hardie Trim Board	11.25x1"	



A-8 | KEY PLAN

A200

6/3/2020 6:38:24 PM

Glen Brook Way

Glen Brook Way
Medway, MA 02053

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REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR REVIEW

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No.	Date	Description
2	03.31.20	Addenda 2

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
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ARCHITECT:
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Dana Altobello

LANDSCAPE:
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Clara Batchelor

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Reg Roome

MEP:
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508.998.5700
Richard Newell

SCALE	As indicated
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - North Elevation

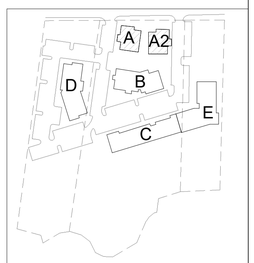
A200

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B-1 East Elevation
1/4" = 1'-0"

Hardie Siding and Trim Colors Code	Color Name	Siding	Trim	Product	Size	Note
Building A1						
DO5	Deep Ocean	x		Plank Smooth	6.25"	5" exposure
BB4	Boothbay Blue	x		Plank Smooth	5.35"	4" exposure
DOP	Deep Ocean	x		Hardie Panel Smooth	4'x sheet4	
MT4-3	Monterey Taupe		x	4/5 Hardie Trim Board	3.5x.75	
MT4-5	Monterey Taupe		x	4/5 Hardie Trim Board	5.5x.75	
MT4-7	Monterey Taupe		x	4/5 Hardie Trim Board	7.25x.75	
MIT4-11	Monterey Taupe		x	4/5 Hardie Trim Board	11.25x.75	
MTB	Monterey Taupe		x	Hardie Trim Batten	2.5x1"	
MT5-3	Monterey Taupe		x	5/4 Hardie Trim Board	3.5x1"	
MT5-4	Monterey Taupe		x	5/4 Hardie Trim Board	4.5x1"	
MT5-5	Monterey Taupe		x	5/4 Hardie Trim Board	5.5x1"	
MT5-7	Monterey Taupe		x	5/4 Hardie Trim Board	7.25x1"	
MT5-11	Monterey Taupe		x	5/4 Hardie Trim Board	11.25x1"	



A-8 | KEY PLAN

A201

6/3/2020 6:38:11 PM

Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No.	Date	Description
2	03.31.20	Addenda 2

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

ARCHITECT:
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Merrill Engineers and Land Surveyors
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Hanover, MA 02339
781.826.9200
Dana Altobello

LANDSCAPE:
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Clara Batchelor

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Somerville, MA 02144
617.628.1700
Reg Roome

MEP:
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370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	As indicated
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - East Elevation

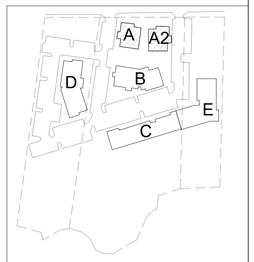
A201

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B-1 South Elevation
1/4" = 1'-0"

Hardie Siding and Trim Colors Code	Color Name	Siding	Trim	Product	Size	Note
Building A1						
DO5	Deep Ocean	x		Plank Smooth	6.25"	5" exposure
BB4	Boothbay Blue	x		Plank Smooth	5.35"	4" exposure
DOP	Deep Ocean	x		Hardie Panel Smooth	4'x sheet4	
MT4-3	Monterey Taupe		x	4/5 Hardie Trim Board	3.5x.75	
MT4-5	Monterey Taupe		x	4/5 Hardie Trim Board	5.5x.75	
MT4-7	Monterey Taupe		x	4/5 Hardie Trim Board	7.25x.75	
MIT4-11	Monterey Taupe		x	4/5 Hardie Trim Board	11.25x.75	
MTB	Monterey Taupe		x	Hardie Trim Batten	2.5x1"	
MT5-3	Monterey Taupe		x	5/4 Hardie Trim Board	3.5x1"	
MT5-4	Monterey Taupe		x	5/4 Hardie Trim Board	4.5x1"	
MT5-5	Monterey Taupe		x	5/4 Hardie Trim Board	5.5x1"	
MT5-7	Monterey Taupe		x	5/4 Hardie Trim Board	7.25x1"	
MT5-11	Monterey Taupe		x	5/4 Hardie Trim Board	11.25x1"	



A-8 | KEY PLAN

A202

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Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

CONFORMED CONSTRUCTION SET

ISSUE LOG

△ = CLOUDED CHANGE
Revision Schedule

No. 2	Date	Addenda 2	Description
2	03.31.20	Addenda 2	

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

ARCHITECT:
Meander Studio Collaborative Design
14 Spring Street
Waltham, MA 02451
617.812.4828

CIVIL:
Merrill Engineers and Land Surveyors
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Hanover, MA 02339
781.826.9200
Dana Altobello

LANDSCAPE:
CBA Landscape
24 Thorndike Street
Cambridge, MA 02141
617.945.9760
Clara Batchelor

STRUCTURAL:
Roome & Guarracino LLC
48 Grove Street #301
Somerville, MA 02144
617.628.1700
Reg Roome

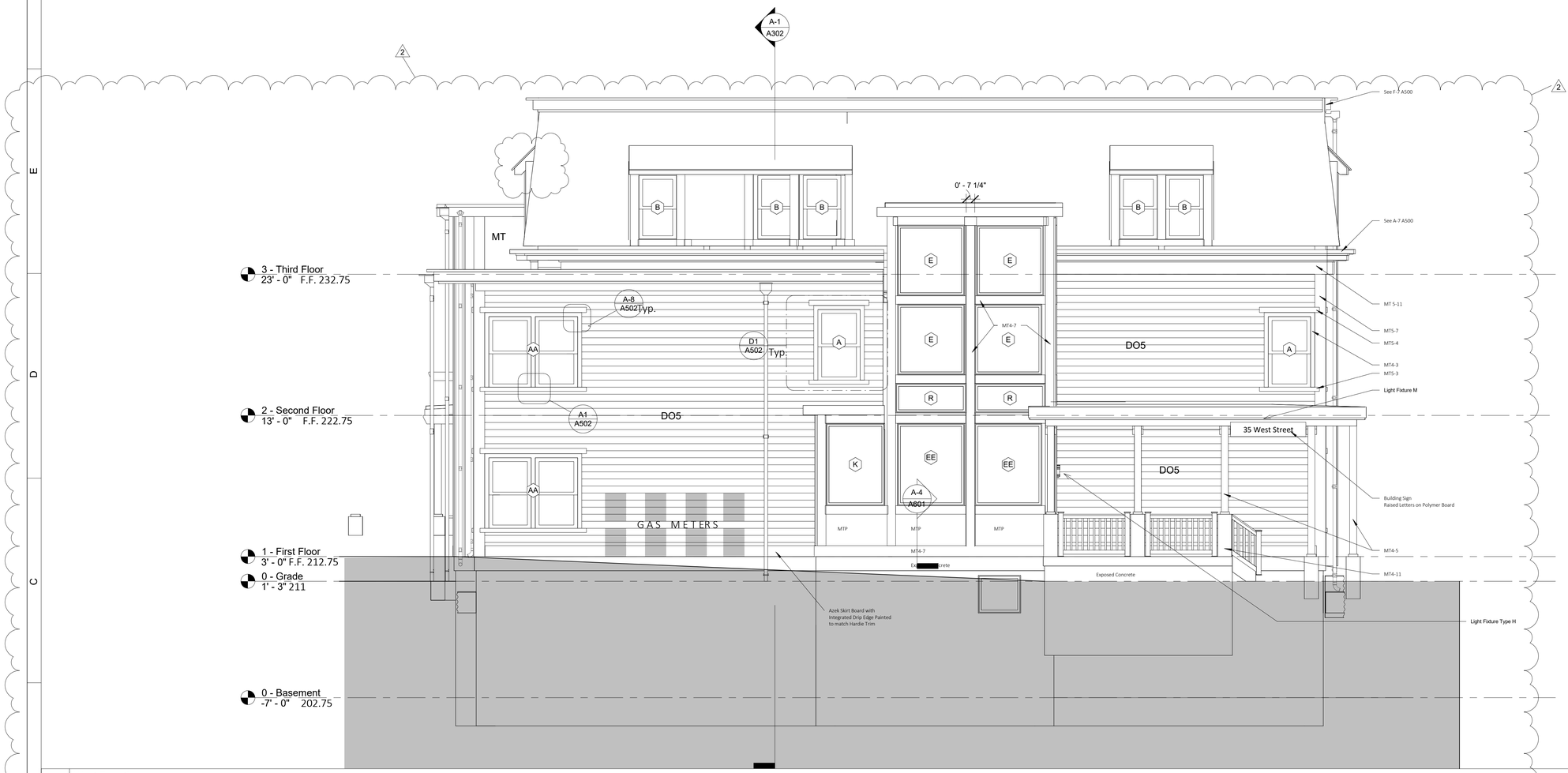
MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	As indicated
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - South Elevation

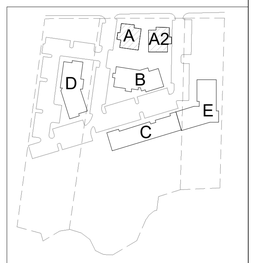
A202

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B-1 West Elevation
1/4" = 1'-0"

Hardie Siding and Trim Colors						
Code	Color Name	Siding	Trim	Product	Size	Note
Building A1						
DO5	Deep Ocean	x		Plank Smooth	6.25"	5" exposure
BB4	Boothbay Blue	x		Plank Smooth	5.35"	4" exposure
DOP	Deep Ocean	x		Hardie Panel Smooth	4'x sheet4	
MT4-3	Monterey Taupe		x	4/5 Hardie Trim Board	3.5x.75	
MT4-5	Monterey Taupe		x	4/5 Hardie Trim Board	5.5x.75	
MT4-7	Monterey Taupe		x	4/5 Hardie Trim Board	7.25x.75	
MIT4-11	Monterey Taupe		x	4/5 Hardie Trim Board	11.25x.75	
MTB	Monterey Taupe		x	Hardie Trim Batten	2.5x1"	
MT5-3	Monterey Taupe		x	5/4 Hardie Trim Board	3.5x1"	
MT5-4	Monterey Taupe		x	5/4 Hardie Trim Board	4.5x1"	
MT5-5	Monterey Taupe		x	5/4 Hardie Trim Board	5.5x1"	
MT5-7	Monterey Taupe		x	5/4 Hardie Trim Board	7.25x1"	
MT5-11	Monterey Taupe		x	5/4 Hardie Trim Board	11.25x1"	



A-8 | KEY PLAN

A203

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Glen Brook Way

Glen Brook Way
Medway, MA 02053

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

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Reg Roome

MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	As indicated
DRAWN BY	mwolfson
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG A1 - West Elevation

A203

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BUILDING B
3 GLEN BROOK WAY



D1 3D View

BUILDING SECTION
DIRECTION OF VIEW
SECTION LOCATOR/NUMBER
SHEET NUMBER

BUILDING ELEVATION
DIRECTION OF VIEW
SECTION LOCATOR/NUMBER
SHEET NUMBER

INTERIOR ELEVATION
DIRECTION OF VIEW
SECTION LOCATOR/NUMBER
SHEET NUMBER

REVISION CLOUD
NUMBER OF REVISION CORRESPONDING TO SECTION IN TITLE BLOCK

DRAWING NOTE
NUMBER CORRESPONDING TO DESCRIPTIVE NOTE ON SHEET

WALL TAG
NUMBER CORRESPONDING TO WALL TYPE SHEET

DOOR TAG
NUMBER CORRESPONDING TO DOOR SCHEDULE SHEET

WINDOW TAG
NUMBER CORRESPONDING TO WINDOW SCHEDULE SHEET

A1 SYMBOLS LEGENDS — 1/2"=1'-0"

AFF	ABOVE FINISH FLOOR
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
DTL	DETAIL
EIFS	EXTERIOR INSULATION/FINISH SYSTEM
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
FOS	FACE OF STUD
FEC	FIRE EXTINGUISHER CABINET
FIN FL	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
GYP BD	GYPSUM BOARD
HM	HOLLOW METAL
INT	INTERIOR
MECH	MECHANICAL
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
OH	OPPOSITE HAND
OPP	OPPOSITE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PREFIN	PREFINISHED
RAD	RADIUS
RE	REFERENCE
REINF	REINFORCED
REQ'D	REQUIRED
SAN	SANITARY
SHT	SHEET
SIM	SIMILAR
STOR	STORAGE
STRUCT	STRUCTURAL
THK	THICK
TYP	TYPICAL
VER	VERIFY
VIF	VERIFY IN FIELD
WD	WOOD

A3 ABBREVIATIONS — 12"=1'-0"

Area Schedule (Gross Building)

Name	Area	Level
Building B - Level 1	6315 SF	level1
Building B - Level 2	6219 SF	Level 2
Building B - Level 3	6242 SF	Level 3
Corridor	1158 SF	
Laundry	283 SF	
Mechanical	96 SF	
Mgmt. Office	450 SF	
Stair	657 SF	
Storage	46 SF	
Unit 101	662 SF	1 BED, ADA ACCESSIBLE
Unit 102	832 SF	2 BED
Unit 103	694 SF	1 BED
Unit 104	629 SF	1 BED
Unit 105	873 SF	2 BED, ADA ACCESSIBLE
Unit 201	1348 SF	3 BED TOWNHOUSE
Unit 202	1248 SF	3 BED TOWNHOUSE
Unit 203	1091 SF	2 BED TOWNHOUSE
Unit 204	1181 SF	2 BED TOWNHOUSE
Unit 205	1174 SF	2 BED TOWNHOUSE
Unit 206	1298 SF	3 BED TOWNHOUSE
Unit 207	1199 SF	2 BED TOWNHOUSE
Unit 208	1410 SF	3 BED TOWNHOUSE

UNIT SUMMARY

LEVEL	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM
FIRST FLOOR	3	2	N/A
SECOND/ THIRD FLOOR	N/A	4	4
TOTAL	3	6	4

TOTAL UNITS = 13

A5 UNIT LIST — 12" = 1'-0"

Drawing Number	Drawing Name	Drawing Date
A010	BLDG B-COVER SHEET AND GENERAL NOTES	06.01.2020
S-010	BLDG B GENERAL NOTES	05.22.2020
S-011	BLDG B TYPICAL DETAILS	05.22.2020
S-012	BLDG B TYPICAL DETAILS	05.22.2020
S-110	BLDG B FOUNDATION / FIRST FLOOR PLAN	05.22.2020
S-111	BLDG B SECOND FLOOR FRAMING PLAN	05.22.2020
S-112	BLDG B THIRD FLOOR FRAMING PLAN	05.22.2020
S-113	BLDG B ROOF FRAMING PLAN	05.22.2020
S-310	BLDG B SECTIONS	05.22.2020
S-311	BLDG B SECTIONS	05.22.2020
A011	WALL TYPES, BUILDING B	06.01.2020
A012	DOOR SCHEDULE	06.01.2020
A013	WINDOW SCHEDULE	06.01.2020
A014	BLDG B-ROOM FINISH SCHEDULE	06.01.2020
A015	EGRESS 1 & 2	06.01.2020
A016	EGRESS 3	06.01.2020
A120	BLDG B -FIRST FLOOR	06.01.2020
A121	BLDG B -SECOND FLOOR	06.01.2020
A122	BLDG B -THIRD FLOOR	06.01.2020
A123	BLDG B -ROOF PLAN	06.01.2020
A124	REFLECTED CEILING PLAN - FLOORS 1	06.01.2020
A125	REFLECTED CEILING PLAN - FLOORS 2	06.01.2020
A126	REFLECTED CEILING PLAN - FLOORS 3	06.01.2020
A210	BLDG B -SOUTH ELEVATION (MAIN)	06.01.2020
A211	BLDG B -SOUTH ELEVATION (ADDITION)	06.01.2020
A212	BLDG B -EAST ELEVATION	06.01.2020
A213	BLDG B -NORTH ELEVATION (ADDITION)	06.01.2020
A214	BLDG B -NORTH ELEVATION (MAIN)	06.01.2020
A215	BLDG B -WEST ELEVATION	06.01.2020
A310	BLDG B -NORTH/SOUTH SECTION 01	06.01.2020
A311	BLDG B -NORTH/SOUTH SECTION 02	06.01.2020
A312	BLDG B -NORTH/SOUTH SECTION 03	06.01.2020
A313	BLDG B -WALL SECTIONS	06.01.2020
A314	BUILDING SECTION	06.01.2020
A410	BLDG B - STAIR 01	06.01.2020
A411	BLDG B - STAIR 02	06.01.2020
A413	BLDG B-RAMPS	06.01.2020
A511	BLDG B-EXTERIOR DETAILS	06.01.2020
A512	BLDG B-WINDOW DETAILS	06.01.2020
A513	BLDG B-DETAILS	06.01.2020
A514	BIKE SHED 01	06.01.2020
A515	BIKE SHED 02	06.01.2020
A516	FRONT PORCH DETAILS	06.01.2020
A610	BLDG B - UNIT 101	06.01.2020
A611	BUILDING B - UNIT 105	06.01.2020
A612	INTERIOR ELEVATIONS MANAGEMENT OFFICE AND FRONT HALL	06.01.2020
A614	FIRST FLOOR HALL ELEVATION	06.01.2020
A616	LAUNDREY ROOM ELEVATIONS	06.01.2020
M021	HVAC - LEGENDS, GENERAL NOTES & DRAWING LIST	06.01.2020
M022	HVAC - DETAILS II	06.01.2020
M023	HVAC - SCHEDULES	06.01.2020
M024	HVAC - CONTROLS I	06.01.2020
M120	HVAC - FIRST FLOOR DUCTWORK PLAN - BUILDING B	06.01.2020
M121	HVAC - SECOND FLOOR DUCTWORK PLAN - BUILDING B	06.01.2020
M122	HVAC - THIRD FLOOR DUCTWORK PLAN - BUILDING B	06.01.2020
M123	HVAC - ROOF PLAN - BUILDING B	06.01.2020
M124	HVAC - FIRST FLOOR PIPING PLAN - BUILDING B	06.01.2020
M125	HVAC - SECOND FLOOR PIPING PLAN - BUILDING B	06.01.2020
M126	HVAC - THIRD FLOOR PIPING PLAN - BUILDING B	06.01.2020
VS120	VIBRATION & SEISMIC DETAILS I	06.01.2020
VS121	VIBRATION & SEISMIC DETAILS II	06.01.2020
E000	ELECTRICAL - LEGEND, SCHEDULES, AND DETAILS	06.01.2020
E001	LIGHTING FIXTURE SCHEDULE AND NOTES	06.01.2020
E002	ELECTRICAL DETAILS	06.01.2020
E005	FIRE ALARM RISER DIAGRAM	06.01.2020
E120	FIRST FLOOR LIGHTING PLAN - BUILDING B	06.01.2020
E121	SECOND FLOOR LIGHTING PLAN - BUILDING B	06.01.2020
E122	THIRD FLOOR LIGHTING PLAN - BUILDING B	06.01.2020
E123	ATTIC LIGHTING PLAN - BUILDING B	06.01.2020
E220	FIRST FLOOR POWER PLAN - BUILDING B	06.01.2020
E221	SECOND FLOOR POWER PLAN - BUILDING B	06.01.2020
E222	THIRD FLOOR POWER PLAN - BUILDING B	06.01.2020
E223	ATTIC POWER PLAN - BUILDING B	06.01.2020
E320	FIRST FLOOR FIRE ALARM PLAN - BUILDING B	06.01.2020
E321	SECOND FLOOR FIRE ALARM PLAN - BUILDING B	06.01.2020
E322	THIRD FLOOR FIRE ALARM PLAN - BUILDING B	06.01.2020
E323	ATTIC FIRE ALARM PLAN - BUILDING B	06.01.2020
E420	FIRST FLOOR SECURITY PLAN - BUILDING B	06.01.2020
E421	SECOND FLOOR SECURITY PLAN - BUILDING B	06.01.2020
P020	PLUMBING - LEGEND & SCHEDULES - BUILDING B	12.11.2019
P120	BELOW SLAB PLUMBING PLAN - BUILDING B	12.11.2019
P121	FIRST FLOOR PLUMBING PLAN - BUILDING B	06.01.2020
P122	SECOND FLOOR PLUMBING PLAN - BUILDING B	12.11.2019
P123	THIRD FLOOR PLUMBING PLAN - BUILDING B	12.11.2019
P124	ROOF PLUMBING PLAN - BUILDING B	12.11.2019
P520	PLUMBING - DETAILS - BUILDING B	12.11.2019
FP020	LEGEND. SCHEDULES, AND DETAILS BUILDING B	06.01.2020
FP120	FIRST FLOOR PLAN - FIRE PORTECTION - BUILDING B	06.01.2020
FP121	SECOND FLOOR PLAN - FIRE PORTECTION - BUILDING B	06.01.2020
FP122	THIRD FLOOR PLAN - FIRE PORTECTION - BUILDING B	06.01.2020

A8 SHEET LIST — 12" = 1'-0"

D5 GENERAL NOTES — 12" = 1'-0"

GENERAL CONTRACT REQUIREMENTS AFFECTING ALL TRADES:

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS TO ENSURE COORDINATION OF ALL WORK AFFECTING EACH TRADE.

2. CONTRACTOR TO COORDINATE STORAGE AND STAGING AREAS WITH OWNER'S REPRESENTATIVE TO AVOID INTERFERENCE WITH OWNER'S USE OF EXISTING BUILDING, PARKING AREAS, AND GROUNDS.

3. PROVIDE SECURITY, BARRIERS, AND FACILITIES TO PROTECT WORK AND STORED MATERIAL FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT.

4. CONDITION AND USE OF THE JOB SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION. DEBRIS AND TRASH FOR ALL TRADES AND SUBCONTRACTORS UNDER GENERAL CONTRACTOR CONTROL AND FOR THOSE UNDER DIRECT CONTRACT WITH THE OWNER SHALL BE REMOVED DAILY.

5. GENERAL CONTRACTOR SHALL COORDINATE DELIVERIES, INSPECTIONS, AND SITE VISITS FOR ALL TRADES AND SUBCONTRACTORS AS REQUIRED.

6. THE CONTRACTOR IS REQUIRED TO PROTECT ALL SITE ITEMS IN THE AREAS ADJACENT TO THE PROJECT CONSTRUCTION WORK AS NECESSARY TO PREVENT DAMAGE. CONTRACTOR TO BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ITEMS DAMAGED DURING CONSTRUCTION.

7. FINAL CLEANING AT SUBSTANTIAL COMPLETION SHALL INCLUDE BUT NOT BE LIMITED TO CLEANING OF ALL SURFACES AFFECTED BY THE WORK OF THE CONTRACT AND REMOVAL OF ANY SPOTS, STAINS, SPILLS, ETC. ON ANY SURFACES CAUSED BY CONSTRUCTION ACTIVITIES AND INCURRED DURING THE CONSTRUCTION PERIOD.

8. ALL PRODUCTS USED ON THIS PROJECT THAT ARE USED IN CONJUNCTION WITH EACH OTHER OR ADJACENT TO EACH OTHER ARE REQUIRED TO BE COMPATIBLE.

9. OWNER RETAINS THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE PROJECT WORK. GENERAL CONTRACTOR SHALL PROPERLY COOPERATE, COORDINATE AND INTERFACE CONSTRUCTION SCHEDULE WITH ANY SUCH CONTRACTORS, VENDORS, ETC.

10. CONTRACTOR IS RESPONSIBLE FOR SEALING AND PROTECTING ALL PENETRATIONS THROUGH PARTITIONS, FLOORS, CEILINGS, AND ROOF ELEMENTS BOTH NEW AND EXISTING IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES TO THE SATISFACTION OF THE BUILDING OFFICIAL.

Glen Brook Way
Enter address here

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES

PERMIT SET

ISSUE LOG
△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Jennifer Van Campen

ARCHITECT:
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60 Caldwell Road
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Reg Roome

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Richard Newell

SCALE	As indicated
DRAWN BY	fpendleton
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	03/31/20

BLDG B - Cover Sheet and General Notes

A010

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A010



Rentable Area Legend

- Corridor
- Laundry
- Mechanical
- Mgmt. Office
- Stair
- Storage
- Unit 101
- Unit 102
- Unit 103
- Unit 104
- Unit 105

Rentable Area Legend

- Corridor
- Laundry
- Stair
- Unit 201
- Unit 202
- Unit 203
- Unit 204
- Unit 205
- Unit 206
- Unit 207
- Unit 208

6/4/2020 10:17:51 AM

A-1 2 - Second Flr Plan
1/8" = 1'-0"

A015

Glen Brook Way

West Street, Medway, MA

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA FOR OFFICIAL USE

ISSUE LOG

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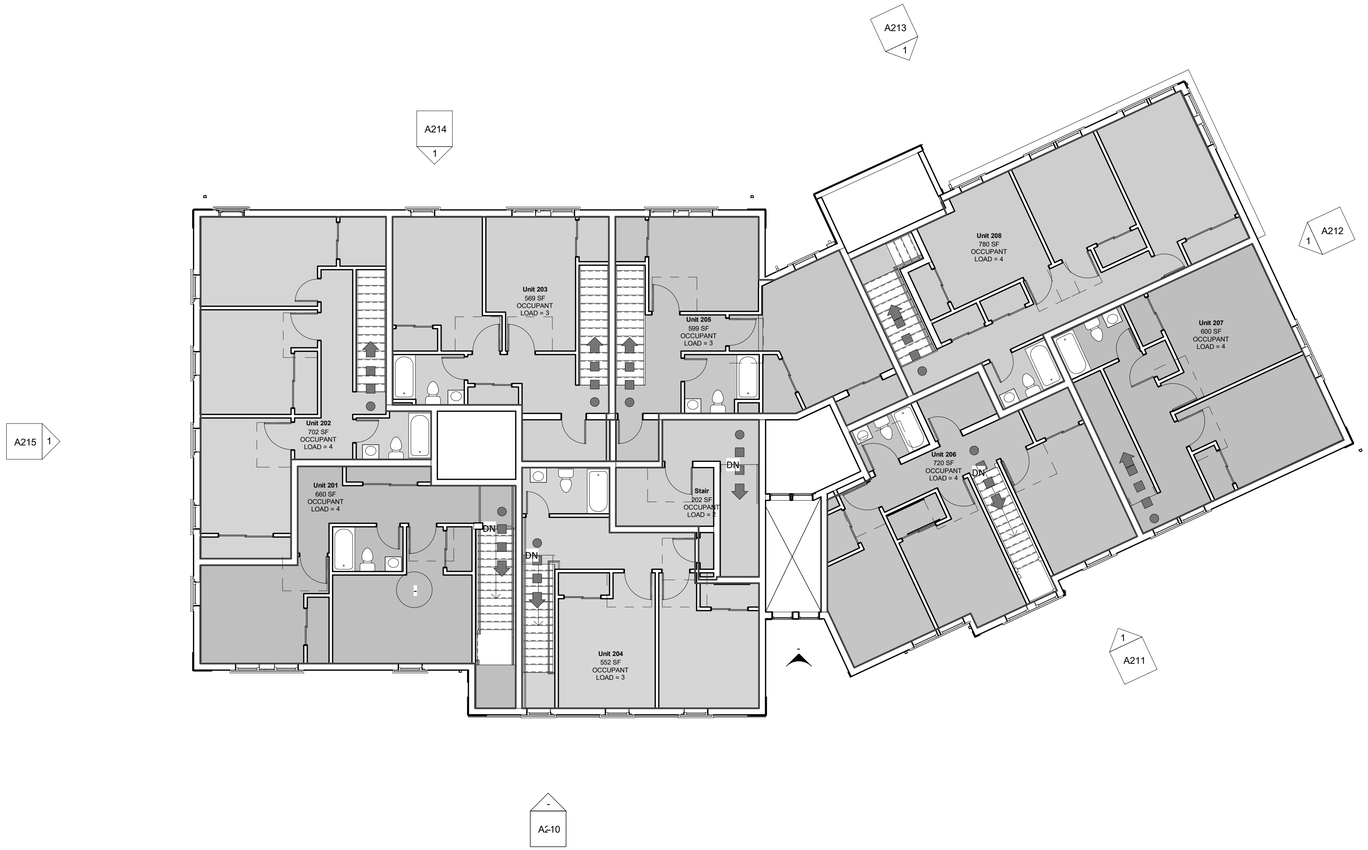
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Dartmouth, MA 02747
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Richard Newell

SCALE	1/8" = 1'-0"
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PROJ. MRG.	
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Egress 1 & 2

A015

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Rentable Area Legend

- Stair
- Unit 201
- Unit 202
- Unit 203
- Unit 204
- Unit 205
- Unit 206
- Unit 207
- Unit 208

C-1 3 - Third Floor Plan
1/8" = 1'-0"

A016

6/4/2020 10:17:58 AM

Glen Brook Way
West Street, Medway, MA

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

PERMIT SET

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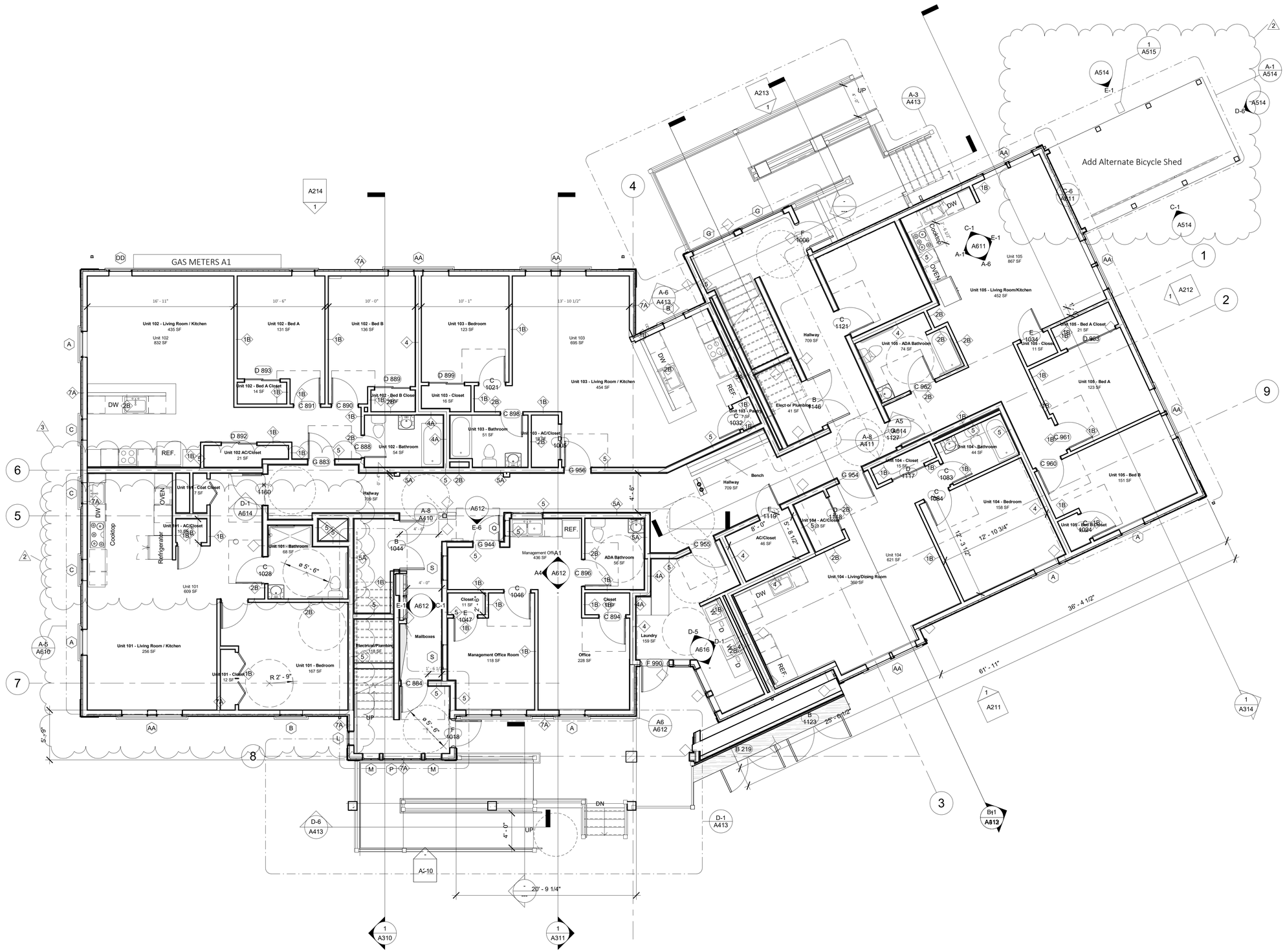
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SCALE	1/8" = 1'-0"
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PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

Egress 3

A016

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1	2	3	4	5	6	7	8	9

6/4/2020 10:18:38 AM

Glen Brook Way

West Street, Medway, MA

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

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617-283-3241

CIVIL:
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339
781.826.9200
Dana Altobello

LANDSCAPE:
CBA Landscape
24 Thorndike Street
Cambridge, MA 02141
617.945.9760
Clara Batchelor

STRUCTURAL:
Roome & Guarracino LLC
48 Grove Street #301
Somerville, MA 02144
617.628.1700
Reg Roome

MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

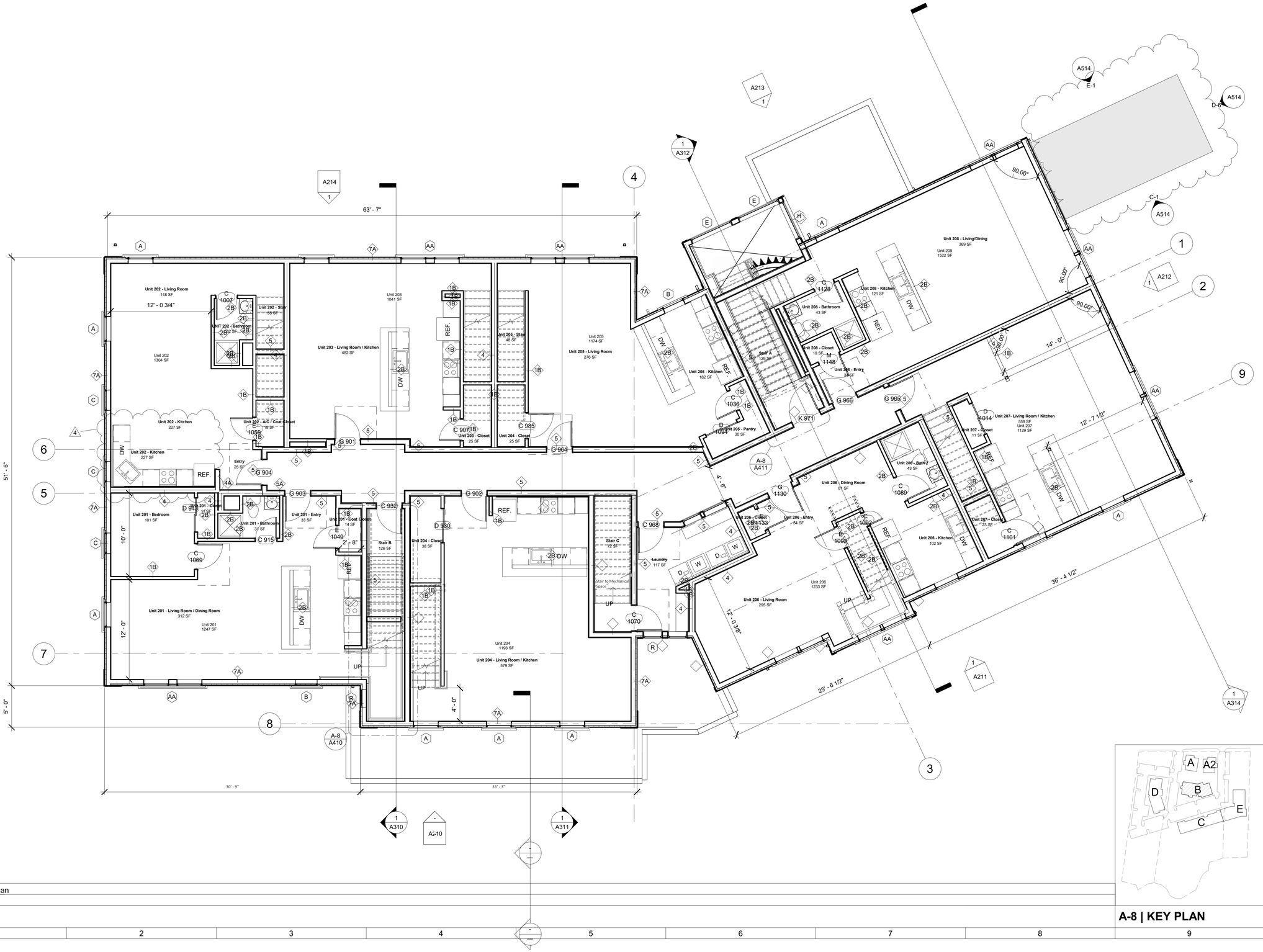
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PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG B - First Floor

A120

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A120 | A-2 | 1 - First Floor Plan | 3/16" = 1'-0"



1 | 2 - Second Flr Plan
3/16" = 1'-0"

A121

6/4/2020 10:19:07 AM

A-8 | KEY PLAN

Glen Brook Way

West Street, Medway, MA

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

PERMIT SET

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:
4	Date 4	Revision 4
1	Date 1	Revision 1

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

ARCHITECT:
Meander Studio Collaborative Design
14 Spring Street
Waltham, MA 02451
617.812.4828

CIVIL:
Merrill Engineers and Land Surveyors
427 Columbia Road
Hanover, MA 02339
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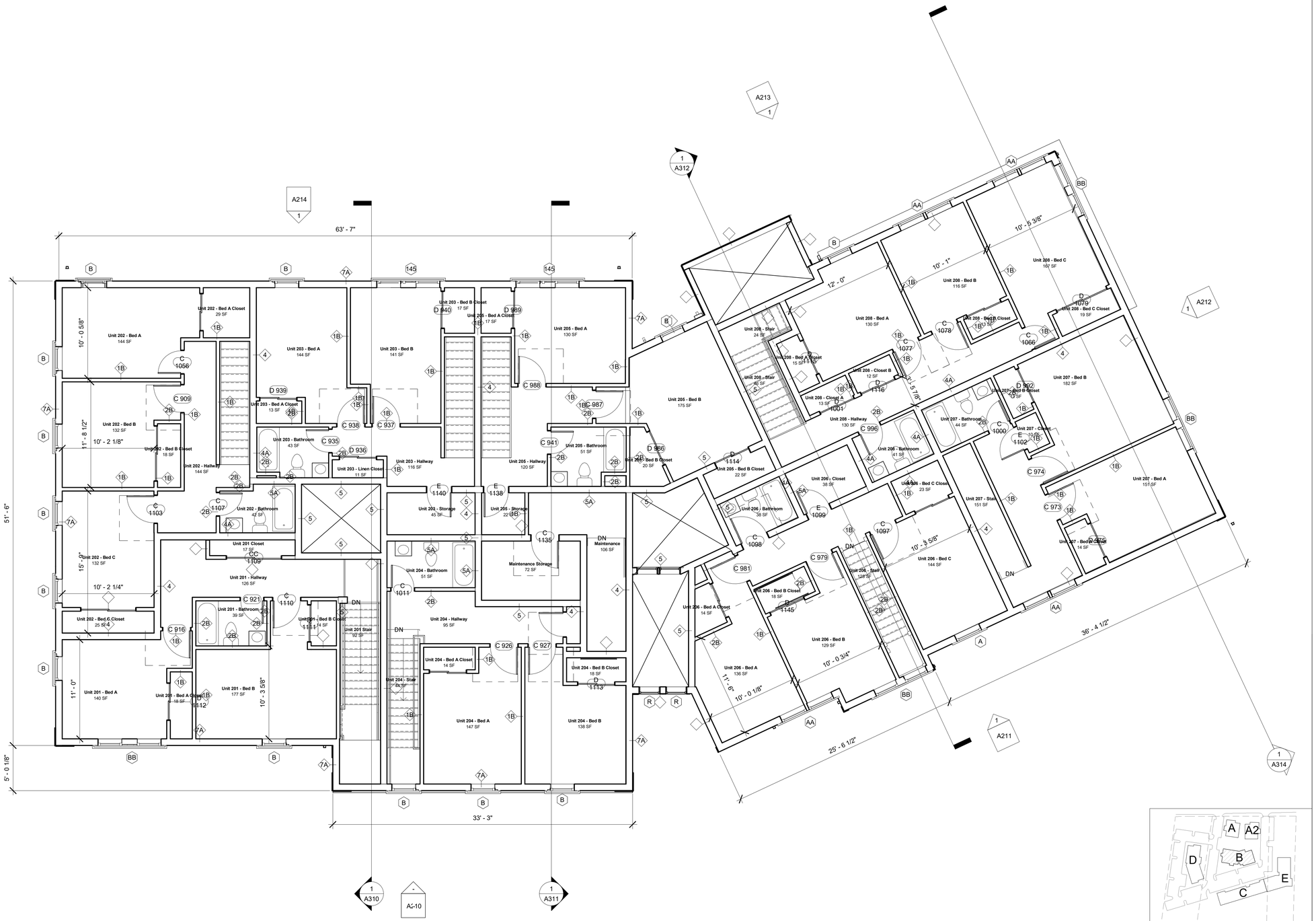
MEP:
Garcia Goluska and De Sousa
370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	3/16" = 1'-0"
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PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG B - Second Floor

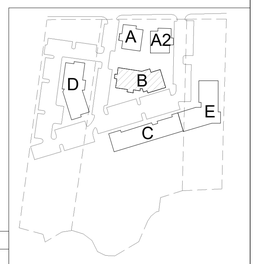
A121

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1 | 3 - Third Floor Plan
3/16" = 1'-0"

A122



A-8 | KEY PLAN

Glen Brook Way

West Street, Medway, MA

meander Studio
collaborative design

THIS AREA IS FOR NOTES :

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MARK:	DATE:	DESCRIPTION:

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

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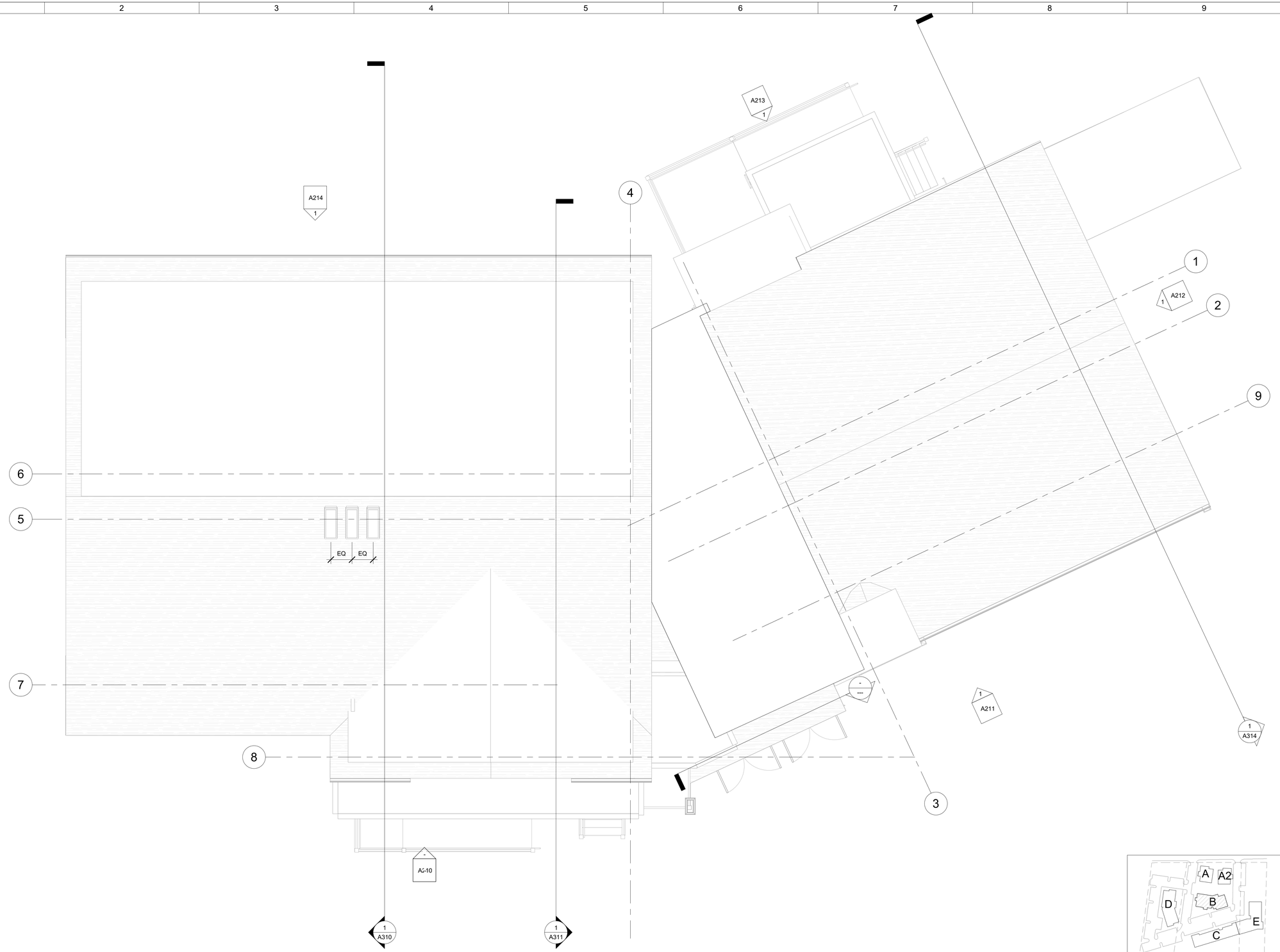
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PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG B - Third Floor

A122

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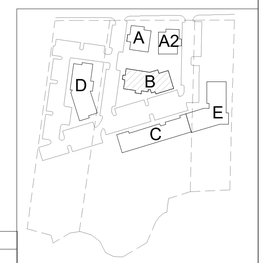
6/4/2020 10:19:11 AM



1 | 5 - Roof
3/16" = 1'-0"

A123

6/4/2020 10:19:17 AM



A-8 | KEY PLAN

Glen Brook Way

West Street, Medway, MA

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

NOT FOR BID SET CONSTRUCTION

ISSUE LOG

△ = CLOUDED CHANGE

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617.923.3505
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508.998.5700
Richard Newell

SCALE	3/16" = 1'-0"
DRAWN BY	fpendleton
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JOB NO.	160003
DATE.	06.01.20

BLDG B - Roof Plan

A123

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NOTE: All trim and siding on this elevation to be Artic White



[redacted]

1 Elevation 1 - a
1/4" = 1'-0"

A210

6/4/2020 10:19:32 AM

Glen Brook Way

West Street, Medway, MA

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAELA WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

PERMIT SET

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Jennifer Van Campen

ARCHITECT:
Meander Studio Collaborative Design
60 Caldwell Road
Waltham, MA 02453
617-283-3241

CIVIL:
Merrill Engineers and Land Surveyors
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Hanover, MA 02339
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Dana Altobello

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Reg Roome

MEP:
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Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	fpendleton
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PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG B - South Elevation (Main)

A210

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Artic White Siding
Artic White Trim

Pearl Grey Siding
Cobblestone Trim

Iron Grey Siding Cobblestone Trim



[redacted]

1 Elevation 2 - a
1/4" = 1'-0"

A211

6/4/2020 10:19:41 AM

Glen Brook Way

West Street, Medway, MA

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

PERMIT SET

ISSUE LOG
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MARK:	DATE:	DESCRIPTION:

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MEP:
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370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	fpendleton
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PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG B - South
Elevation (Addition)

A211

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1 Elevation 3 - a
1/4" = 1'-0"

A212

6/4/2020 10:19:48 AM

Glen Brook Way

West Street, Medway, MA

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA IS FOR NOTES :

PERMIT SET

ISSUE LOG
△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:

CLIENT:
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370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	fpendleton
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG B - East Elevation

A212

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1 Elevation 6 - a
1/4" = 1'-0"

A213

6/4/2020 10:19:54 AM

Glen Brook Way
West Street, Medway, MA

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA FOR OFFICIAL USE

PERMIT SET

ISSUE LOG
△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Jennifer Van Campen

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617-283-3241

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781.826.9200
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370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	fpendleton
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG B - North
Elevation (Addition)

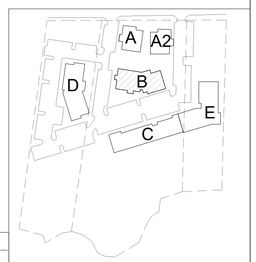
A213

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1 Elevation 4 - a
1/4" = 1'-0"

A214



A-8 | KEY PLAN

Glen Brook Way

West Street, Medway, MA

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA FOR OFFICIAL USE

PERMIT SET

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:

CLIENT:
METROWEST Collaborative Development, Inc.
79 Chapel Street, Newton, MA 02458
617.923.3505
Claire Comeau

ARCHITECT:
Meander Studio Collaborative Design
14 Spring Street
Waltham, MA 02451
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LANDSCAPE:
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Reg Roome

MEP:
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370 Faunce Corner Road
Dartmouth, MA 02747
508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	fpendleton
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PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

BLDG B - North Elevation (Main)

A214

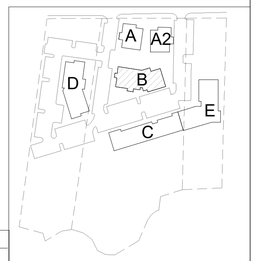
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1 Elevation 5 - a
1/4" = 1'-0"

A215



A-8 | KEY PLAN

Glen Brook Way

West Street, Medway, MA

meander Studio
collaborative design

REGISTERED ARCHITECT
MICHAEL A WOLFSON
NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

THIS AREA FOR OFFICIAL USE

PERMIT SET

ISSUE LOG

△ = CLOUDED CHANGE

MARK:	DATE:	DESCRIPTION:

CLIENT:
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508.998.5700
Richard Newell

SCALE	1/4" = 1'-0"
DRAWN BY	fpendleton
CHECK BY	xxx
PROJ.ARCH./ENGR.	
PROJ. MRG.	
JOB NO.	160003
DATE.	06.01.20

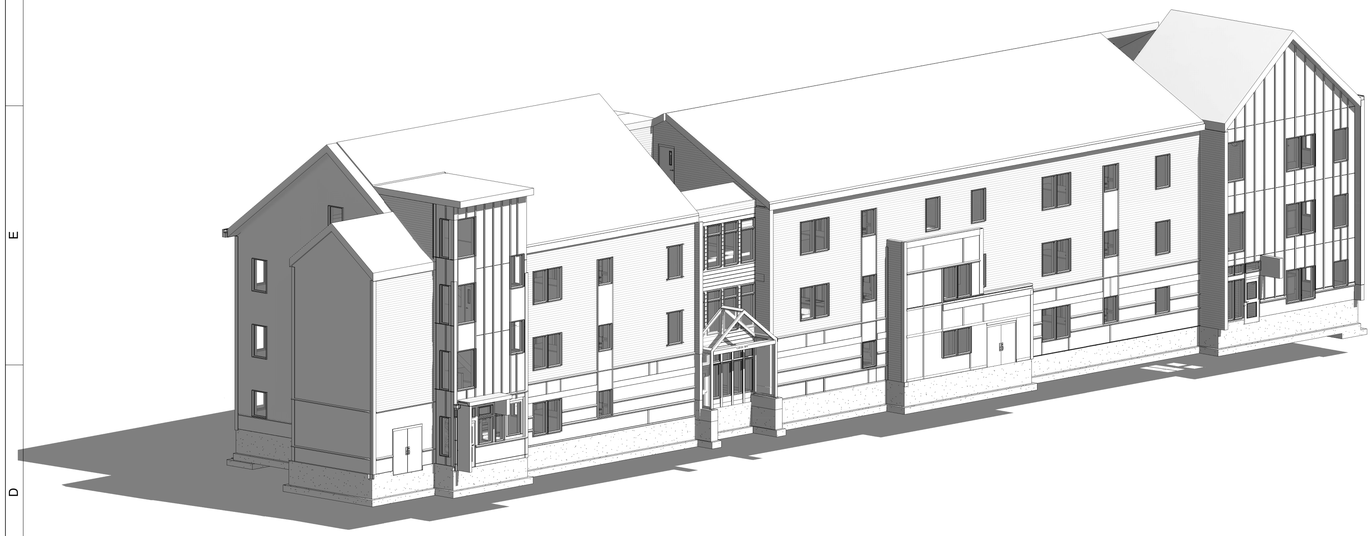
BLDG B - West Elevation

A215

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6/4/2020 10:20:07 AM

4 Glen Brook Way



D-1 Axon View from the South

GENERAL CONTRACT REQUIREMENTS AFFECTING ALL TRADES:

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS TO ENSURE COORDINATION OF ALL WORK AFFECTING EACH TRADE.

2. CONTRACTOR TO COORDINATE STORAGE AND STAGING AREAS WITH OWNER'S REPRESENTATIVE TO AVOID INTERFERENCE WITH OWNER'S USE OF EXISTING BUILDING, PARKING AREAS, AND GROUNDS.

3. PROVIDE SECURITY, BARRIERS, AND FACILITIES TO PROTECT WORK AND STORED MATERIAL FROM UNAUTHORIZED ENTRY, VANDALISM OR THEFT.

4. CONDITION AND USE OF THE JOB SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION. DEBRIS AND TRASH FOR ALL TRADES AND SUBCONTRACTORS UNDER GENERAL CONTRACTOR CONTROL AND FOR THOSE UNDER DIRECT CONTRACT WITH THE OWNER SHALL BE REMOVED DAILY.

5. GENERAL CONTRACTOR SHALL COORDINATE DELIVERIES, INSPECTIONS, AND SITE VISITS FOR ALL TRADES AND SUBCONTRACTORS AS REQUIRED.

6. THE CONTRACTOR IS REQUIRED TO PROTECT ALL SITE ITEMS IN THE AREAS ADJACENT TO THE PROJECT CONSTRUCTION WORK AS NECESSARY TO PREVENT DAMAGE. CONTRACTOR TO BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ITEMS DAMAGED DURING CONSTRUCTION.

7. FINAL CLEANING AT SUBSTANTIAL COMPLETION SHALL INCLUDE BUT NOT BE LIMITED TO CLEANING OF ALL SURFACES AFFECTED BY THE WORK OF THE CONTRACT AND REMOVAL OF ANY SPOTS, STAINS, SPILLS, ETC. ON ANY SURFACES CAUSED BY CONSTRUCTION ACTIVITIES AND INCURRED DURING THE CONSTRUCTION PERIOD.

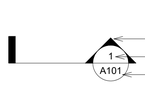
8. ALL PRODUCTS USED ON THIS PROJECT THAT ARE USED IN CONJUNCTION WITH EACH OTHER OR ADJACENT TO EACH OTHER ARE REQUIRED TO BE COMPATIBLE.

9. OWNER RETAINS THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE PROJECT WORK. GENERAL CONTRACTOR SHALL PROPERLY COOPERATE, COORDINATE AND INTERFACE CONSTRUCTION SCHEDULE WITH ANY SUCH CONTRACTORS, VENDORS, ETC.

10. CONTRACTOR IS RESPONSIBLE FOR SEALING AND PROTECTING ALL PENETRATIONS THROUGH PARTITIONS, FLOORS, CEILINGS, AND ROOF ELEMENTS BOTH NEW AND EXISTING IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES TO THE SATISFACTION OF THE BUILDING OFFICIAL.

D-7 General Notes
NTS

AFF	ABOVE FINISH FLOOR
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CLG	CEILING
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
DTL	DETAIL
EIFS	EXTERIOR INSULATION/FINISH SYSTEM
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EXT	EXTERIOR
FOS	FACE OF STUD
FEC	FIRE EXTINGUISHER CABINET
FIN FL	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
GYP BD	GYPSUM BOARD
HM	HOLLOW METAL
INT	INTERIOR
MECH	MECHANICAL
MTL	METAL
NIC	NOT IN CONTRACT
OC	ON CENTER
OH	OPPOSITE HAND
OPP	OPPOSITE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PREFIN	PREFINISHED
RAD	RADIUS
RE	REFERENCE
REINF	REINFORCED
REQ'D	REQUIRED
SAN	SANITARY
SHT	SHEET
SIM	SIMILAR
STOR	STORAGE
STRUCT	STRUCTURAL
THK	THICK
TYP	TYPICAL
VER	VERIFY
VIF	VERIFY IN FIELD
WD	WOOD



BUILDING SECTION
DIRECTION OF VIEW
SECTION LOCATOR/NUMBER
SHEET NUMBER



BUILDING ELEVATION
DIRECTION OF VIEW
SECTION LOCATOR/NUMBER
SHEET NUMBER



REVISION CLOUD
NUMBER OF REVISION CORRESPONDING TO SECTION IN TITLE BLOCK



DRAWING NOTE
NUMBER CORRESPONDING TO DESCRIPTIVE NOTE ON SHEET

A-1 Abbreviations
NTS

Symbols
12" = 1'-0"

Area Schedule (Rentable)			
Level	Name	Area	Comments
Level 1	Unit 101 - 1 BD	632 SF	
Level 1	Unit 102 - 3 BD	1016 SF	Accessible
Level 1	Unit 103 - 1 BD	715 SF	CBH Unit
Level 1	Unit 104 - 2 BD	875 SF	
Level 1	Unit 105 - 1 BD	641 SF	
Level 1	Unit 106 - 2 BD	829 SF	
Level 1	Unit 107 - 2 BD	802 SF	
Level 2	Unit 201 - 1 BD	630 SF	
Level 2	Unit 202 - 3 BD	926 SF	
Level 2	Unit 203 - 1 BD	714 SF	CBH Unit
Level 2	Unit 204 - 2 BD	871 SF	
Level 2	Unit 205 - 1 BD	645 SF	
Level 2	Unit 206 - 2 BD	857 SF	
Level 2	UNit 207 - 2 BD	802 SF	
Level 3	Unit 301 - 1 BD	639 SF	
Level 3	Unit 302 - 3 BD	923 SF	
Level 3	Unit 303 - 1 BD	653 SF	
Level 3	Unit 304 - 2 BD	878 SF	
Level 3	Unit 305 - 1 BD	646 SF	
Level 3	Unit 306 - 2 BD	856 SF	
Level 3	Unit 307 - 1 BD	802 SF	CBH Unit

Area Schedule (Gross Building)		
Name	Area	Level
Bulding C - Level 1	8393 SF	Level 1
Building C - Level 2	Not Enclosed	Level 2
Building C - Level 3	Not Enclosed	Level 3
Building C - Level 4	337 SF	Level 4

Level	One Bedroom	Two Bedroom	Three Bedroom	
First Floor	3	3	1	
Second Floor	3	3	1	
Third Floor	4	2	1	
Total	10	8	3	21

A-4 Areas
NTS

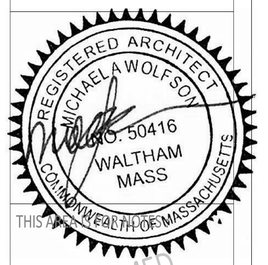
A-6 Drawing List
1 1/2" = 1'-0"

Drawing Number	Drawing Name	Drawing Date
A020	BLDG C - COVER SHEET AND NOTES	06.01.2020
S-020	BLDG C GENERAL NOTES	05.22.2020
S-021	BLDG C TYPICAL DETAILS	05.22.2020
S-022	BLDG C TYPICAL DETAILS	05.22.2020
S-120	BLDG C FOUNDATION / FIRST FLOOR PLAN	05.22.2020
S-121	BLDG C SECOND FLOOR FRAMING PLAN	05.22.2020
S-122	BLDG C THIRD FLOOR FRAMING PLAN	05.22.2020
S-123	BLDG C ROOF FRAMING PLAN	05.22.2020
S-320	BLDG C SECTIONS	05.22.2020
S-321	BLDG C SECTIONS	05.22.2020
A021	WALL TYPES, BUILDING C	06.01.2020
A022	DOOR SCHEDULE, BUILDING C	06.01.2020
A023	WINDOW BUILDING ELEVATION, BUILDING C	06.01.2020
A024	WINDOW DETAIL SCHEDULE	06.01.2020
A025	EGRESS 1 & 2	06.01.2020
A026	EGRESS 3	06.01.2020
A029	ROOM FINISH SCHEDULE	06.01.2020
A119	FOUNDATION PLAN	06.01.2020
A120	FIRST AND SECOND FLOORS, BUILDING C	06.01.2020
A121	THIRD FLOOR AND ROOF PLAN, BUILDING C	06.01.2020
A122	REFLECTED CEILING PLAN - FLOORS 1 AND 2	06.01.2020
A123	REFLECTED CEILING PLAN - FLOOR 3	06.01.2020
A220	ELEVATIONS, BUILDING C	06.01.2020
A221	ELEVATIONS, BUILDING C	06.01.2020
A320	EAST-WEST BUILDING SETIONS, BUILDING C	06.01.2020
A321	NORTH-SOUTH BUILDING SECTIONS, BUILDING C	06.01.2020
A322	WALL SECTIONS, BUILDING C	06.01.2020
A324	ELEVATOR DETAILS	06.01.2020
A420	UNIT PLANS - FLOOR 1, BUILDING C	06.01.2020
A421	UNIT PLANS - FLOOR 2, BUILDING C	06.01.2020
A422	UNIT PLANS - FLOOR 3, BUILDING C	06.01.2020
A521	DETAILS, BUILDING C	06.01.2020
A522	ROOFING DETAILS	06.01.2020
A523	BUILDING C - CANOPY DETAILS	06.01.2020
A528	STAIR ELEVATIONS	06.01.2020

A620	ELEVATOR LOBBY	06.01.2020
A621	INTERIOR ELEVATIONS, SAMPLE UNITS	06.01.2020
A622	KITCHEN CASEWORK	06.01.2020
A666	INTERIOR ELEVATIONS, COMMON SPACES	06.01.2020
M031	HVAC - LEGENDS, GENERAL NOTES & DRAWING LIST	06.01.2020
M032	HVAC - DETAILS II	06.01.2020
M033	HVAC - SCHEDULES	06.01.2020
M034	HVAC - CONTROLS	06.01.2020
M130	HVAC - FIRST & SECOND FLOOR DUCTWORK PLAN - BUILDING C	06.01.2020
M131	HVAC - THIRD FLOOR DUCTWORK & ROOF PLAN - BUILDING C	06.01.2020
M132	HVAC - FIRST & SECOND FLOOR PIPING PLAN - BUILDING C	06.01.2020
M133	HVAC - THIRD FLOOR PIPING PLAN - BUILDING C	06.01.2020
VS130	VIBRATION & SEISMIC DETAILS I	06.01.2020
VS131	VIBRATION & SEISMIC DETAILS II	06.01.2020
E000	ELECTRICAL - LEGEND, SCHEDULES, AND DETAILS	06.01.2020
E001	LIGHTING FIXTURE SCHEDULE AND NOTES	06.01.2020
E002	ELECTRICAL DETAILS	06.01.2020
E005	FIRE ALARM RISER DIAGRAM	06.01.2020
E030	ONE LINE RISER DIAGRAM BUILDING C	06.01.2020
E031	MECHANICAL SCHEDULE BUILDING C	06.01.2020
E130	LEVEL 1 & LEVEL 2 LIGHTING PLANS - BUILDING C	06.01.2020
E131	LEVEL 3 & ROOF LIGHTING PLANS - BUILDING C	06.01.2020
E230	LEVEL 1 & LEVEL 2 POWER PLANS - BUILDING C	06.01.2020
E231	LEVEL 3, 4 & ROOF POWER PLANS - BUILDING C	06.01.2020
E330	LEVEL 1 & LEVEL 2 FIRE ALARM PLANS - BUILDING C	06.01.2020
E331	LEVEL 3 & ROOF FIRE ALARM PLANS - BUILDING C	06.01.2020
E430	LEVEL 1 & LEVEL 2 SECURITY PLANS - BUILDING C	06.01.2020
E431	LEVEL 3 & ROOF SECURITY PLANS - BUILDING C	06.01.2020
P030	PLUMBING - LEGEND & SCHEDULES - BUILDING C	06.01.2020
P130	UNDER SLAB PLUMBING PLAN - BUILDING C	06.01.2020
P131	LEVEL 1 & LEVEL 2 PLUMBING PLANS - BUILDING C	06.01.2020
P132	LEVEL 3 & ROOF PLUMBING PLANS - BUILDING C	06.01.2020
P530	PLUMBING - DETAILS - BUILDING C	06.01.2020
FP030	LEGEND, SCHEDULE AND DETAILS	06.01.2020
FP130	LEVEL 1 & LEVEL 2 FIRE PROTECTION PLANS - BUILDING C	06.01.2020
FP131	LEVEL 3 & LEVEL 4 FIRE PROTECTION PLANS - BUILDING C	06.01.2020

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Reg Roome

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Richard Newell

SCALE	As indicated
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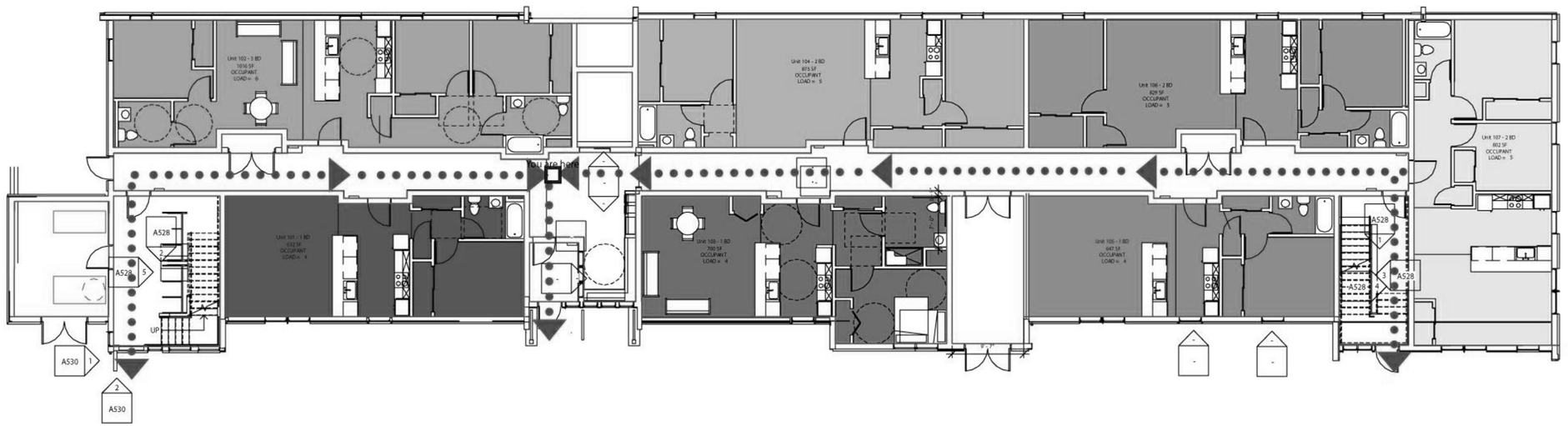
BLDG C - Cover Sheet and Notes

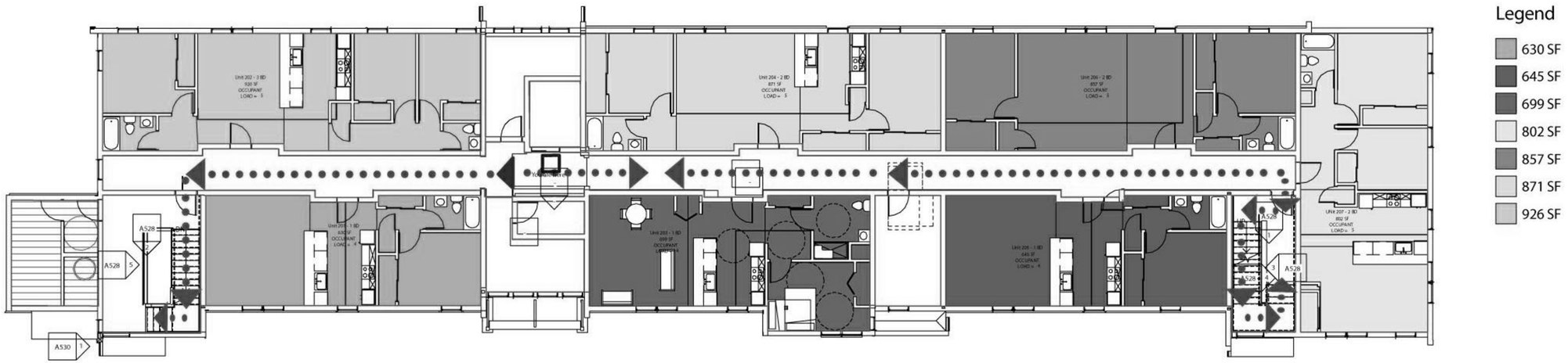
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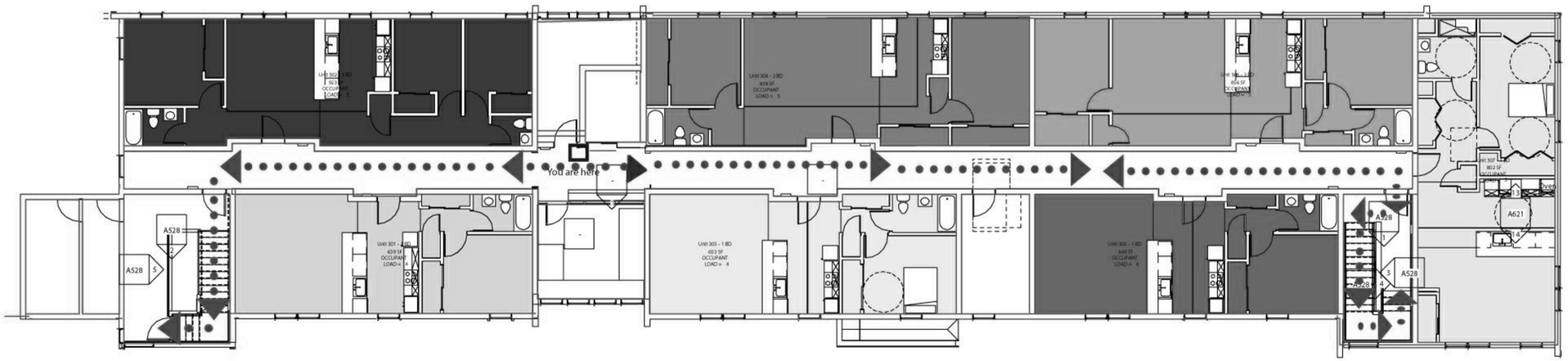
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Egress 1 & 2

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Legend

- 639 SF
- 646 SF
- 653 SF
- 802 SF
- 856 SF
- 878 SF
- 923 SF

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Egress 3

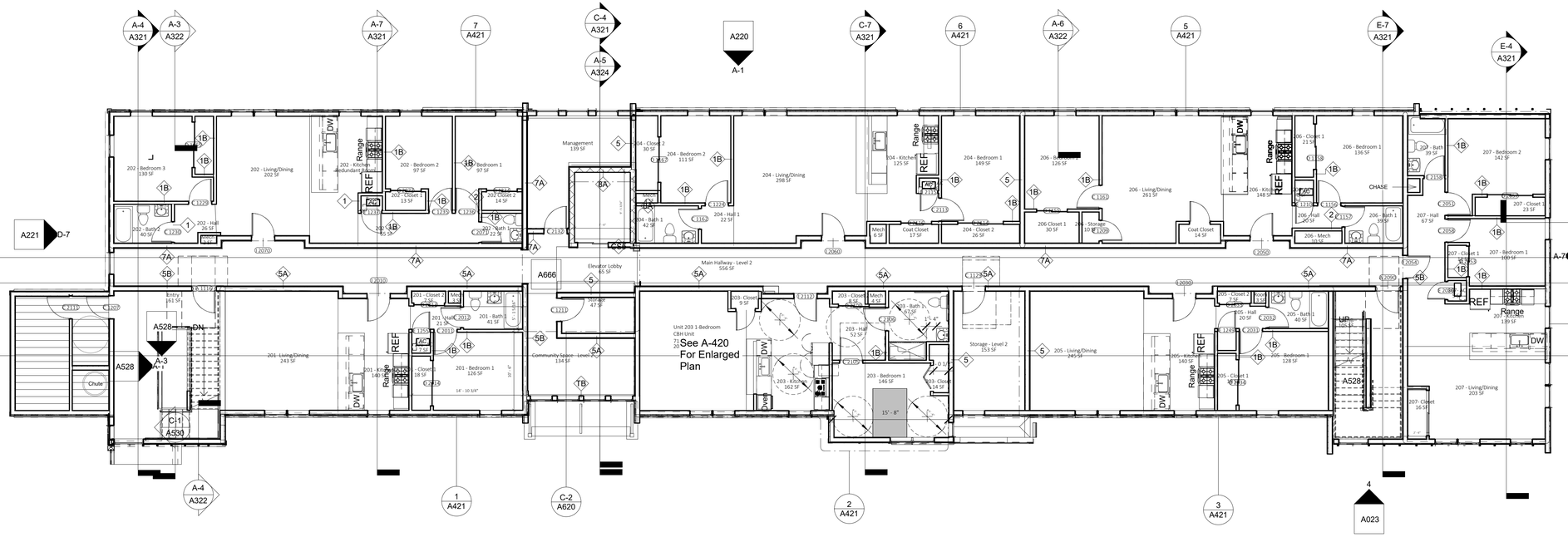
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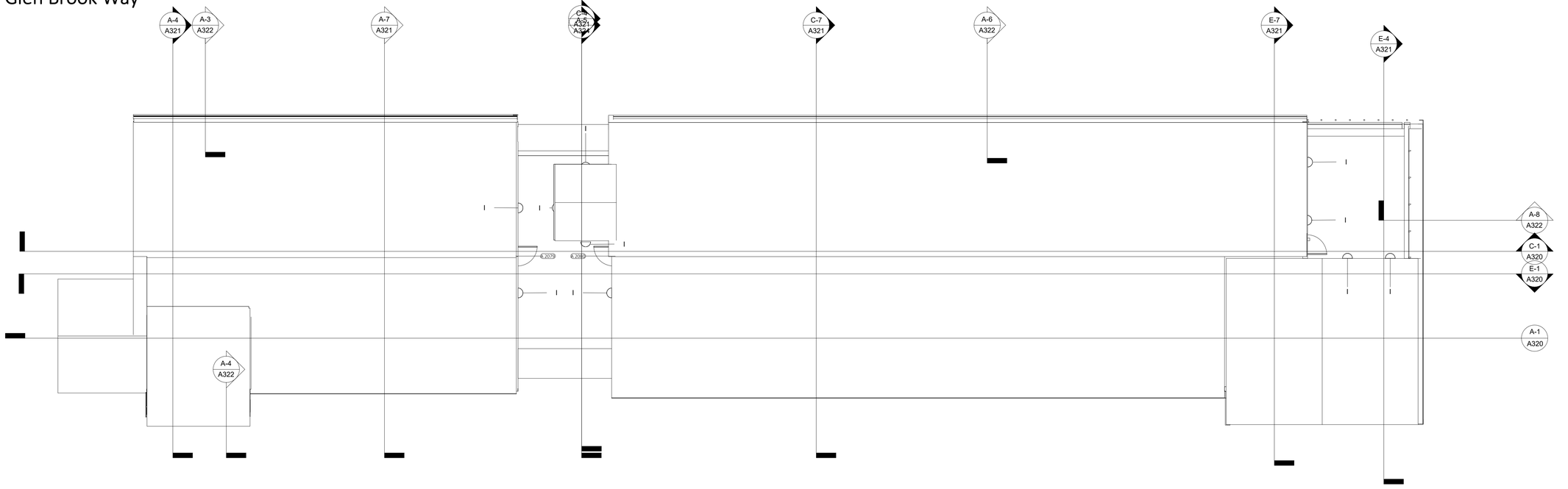
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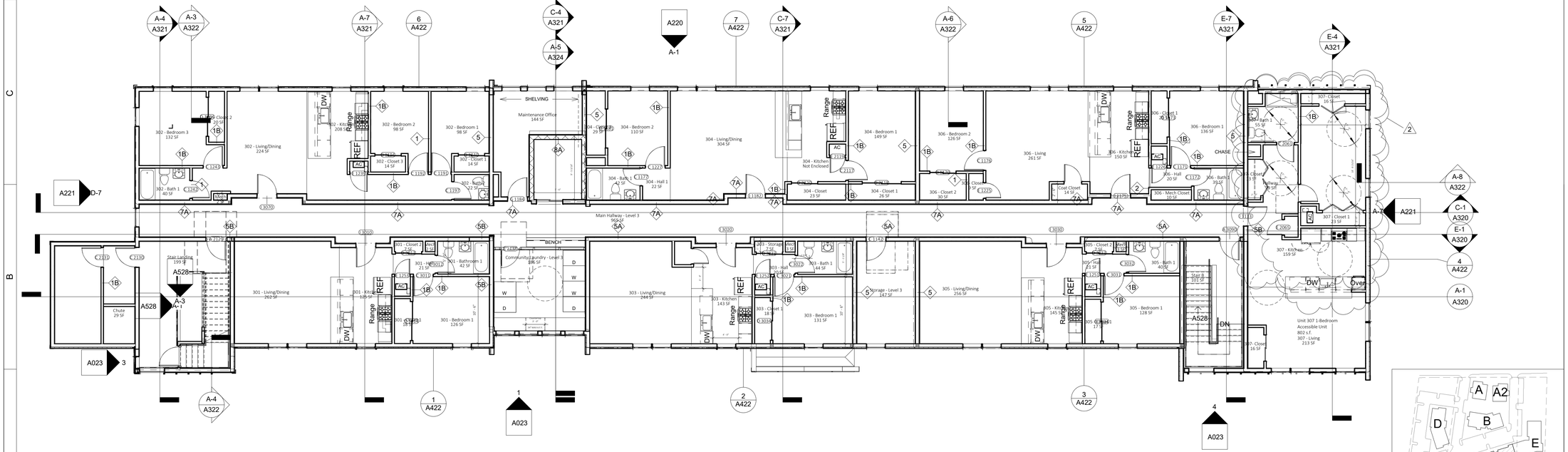
D-1 Second Floor Plan - Building C
1/8" = 1'-0"


See A-420
For Enlarged
Plan
Unit 203 1-Bedroom
CBH Unit
715 s.f.
203 - Living/Dining
244 SF
203 - Kitchen
162 SF
203 - Bedroom 1
146 SF
203 - Bath 1
67 SF
203 - Closet 1
8 SF
203 - Closet 2
9 SF
203 - Hall
52 SF
Main Hallway - Level 2
556 SF
Storage - Level 2
153 SF
Mechanical
188 SF
Elevator Lobby
65 SF
Storage
47 SF
Management
139 SF
Community Space - Level 2
134 SF
Elevator
65 SF
Mech
6 SF
Room
17 SF
Coat Closet
17 SF
Mech
5 SF
Room
7 SF
Room
4 SF
Room
14 SF
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Room
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Room
4 SF
Room
4

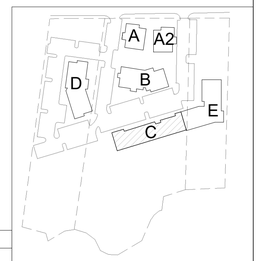
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D-1 Roof Plan
1/8" = 1'-0"



A-1 Third Floor Plan
1/8" = 1'-0"



A-8 | KEY PLAN

A121

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NO. 50416
WALTHAM
MASS
COMMONWEALTH OF MASSACHUSETTS

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SCALE	1/8" = 1'-0"
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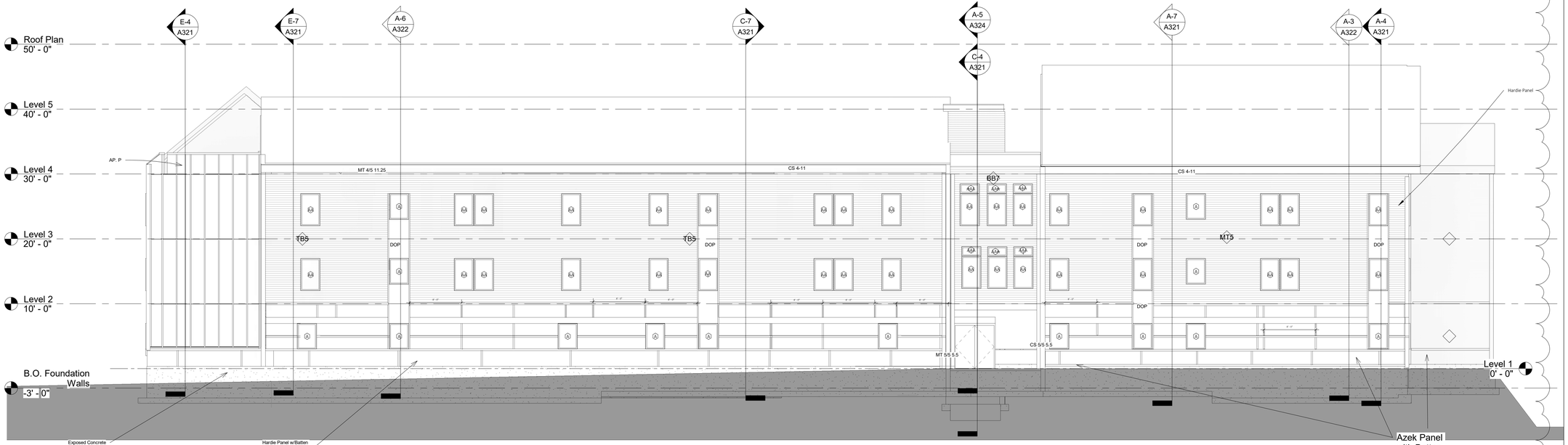
Third Floor and Roof Plan, Building C

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D-1 South Elevation
1/8" = 1'-0"



A-1 North Elevation
1/8" = 1'-0"

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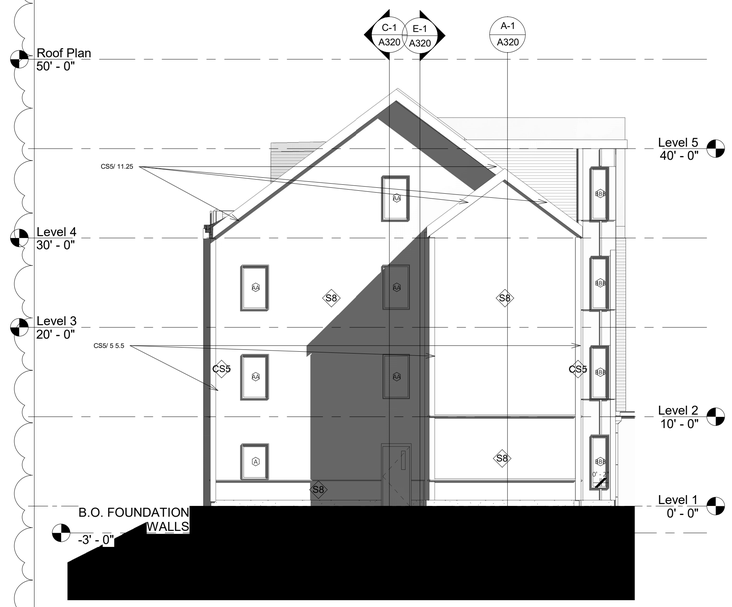
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Elevations, Building C

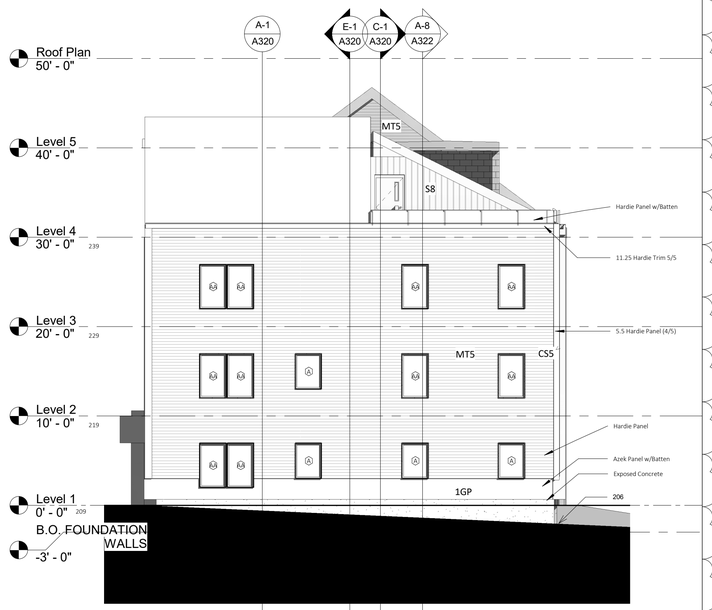
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D-7 West Elevation
1/8" = 1'-0"



A-7 East Elevation
1/8" = 1'-0"

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Elevations, Building C

A221

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