WELLESLEY SQUARE RESIDENCES

DELANSON CIRCLE, WELLESLEY, MA 02482

APPLICATION FOR A PROJECT OF SIGNIFICANT IMPACT

AUGUST 12, 2020

PROJECT INFO & SCOPE

THIS PROJECT CONSISTS OF THE NEW CONSTRUCTION OF A MULTI-FAMILY RESIDENTIAL BUILDING CONSISTING OF 35 DWELLING UNITS, AND 4 AFFORDABLE UNITS WITHIN THE EXISTING BUILDINGS AT 12-18 HOLLIS STREET.

THE PROPOSED STRUCTURE WILL BE THREE (3) STORIES OF RESIDENTIAL FLOORS OVER A ONE-STORY GARAGE WITH RESIDENTIAL AMENITIES ON THE GARAGE AND 1ST FLOOR LEVELS. THERE WILL BE 64 GARAGE SPACES ALONG WITH 10 EXTERIOR AND DROP-OFF SPACES FOR A TOTAL OF 74 PARKING SPACES.

PROJECT AREA (GROSS SQUARE FEET)

	FLOOR	AREA PER FAR	TOTAL AREA	DEDUCTION
PROPOSED BUILDING	BASEMENT / GARAGE	8,871	23,250	PARKING GARAGE
	1ST FLOOR	24,011	24,498	
	2ND FLOOR	23,707	23,707	
	3RD FLOOR	22,274	22,274	
	TOTAL	77,863	93,729	
	12-18 HOLLIS ST	6,295	6,295	
	GRAND TOTAL	84,158	100,025	

UNIT BREAKDOWN

	UNIT TYPE	COUNT	AVERAGE SIZE (SF)	BEDROOM COUNT
PROPOSED BUILDING	1 BEDROOM	7	1,087	7
	2 BEDROOM	25	1,794	50
	3 BEDROOM	3	2,213	9
	TOTAL	35	1,682	66
	12-18 HOLLIS ST	4		
	GRAND TOTAL	39		

OFF-STREET PARKING

	PARKING AREA	COUNT
PROPOSED BUILDING	GARAGE	64
	EXTERIOR VISITOR	8
	TOTAL	72
	12-18 HOLLIS ST	6
	GRAND TOTAL	78

ON-STREET PARKING

PARKING AREA	COUNT
EXTERIOR DROP-OFF	2
TOTAL	2

VICINITY MAP

SHEET INDEX

A00 COVER SHEET
A00-1 LIST OF CHANGES

CIVIL

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C-1 SITE DEVELOPMENT PLAN
C-2 GRADING & DRAINAGE PLAN
C-3 UTILITY PLAN
C-4 SITE CROSS SECTION A-A PLAN
C-5 SITE CROSS SECTION B-B PLAN
C-6 DRAINAGE PLAN & PROFILE
C-7 DRAINAGE PLAN & PROFILE
C-8 DRAINAGE PLAN & PROFILE
C-9 SEWER PLAN & PROFILE
C-10 TURNING MOVEMENT PLAN PASSENGER CAR
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C-12 TURNING MOVEMENT PLAN FIRE TRUCK
C-13 TURNING MOVEMENT PLAN AMBULANCE
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LANDSCAPE

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L2 LANDSCAPE PLAN ENLARGEMENT
L3 LANDSCAPE PLAN ENLARGEMENT
L4 LANDSCAPE PLAN ROOF PLAN
L5 LANDSCAPE PLAN ROOF PLAN ENLARGEMENT
L6 WALL TYPES
L7 SECTIONS AND MATERIALS
L8 SECTIONS

ARCHITECTURAL

A04 SITE PLAN
A10 BASEMENT PARKING PLAN
A11 1ST FLOOR PLAN
A12 2ND FLOOR PLAN
A13 3RD FLOOR PLAN
A14 ROOF PLAN
A20 SOUTH ELEVATION - LINDEN STREET
A21 EAST ELEVATION - HOLLIS STREET
A22 NORTH & WEST ELEVATIONS
A23 COURTYARD ELEVATIONS
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CONSTRUCTION MANAGEMENT PLAN

TR-001 COVER
TR-002 GENERAL NOTES
TR-003 SITE WORK, FOUNDATION, & PODIUM
TR-004 SUPERSTRUCTURE & FINISHES
TR-005 TRUCK TURNING MANEUVERS
TR-006 TRUCK TURNING MANEUVERS
TR-007 TRUCK TURNING MANEUVERS
TR-008 TRUCK ROUTE

ZONING REVIEW

ZONING DISTRICT: GENERAL RESIDENCE
ZONING OVERLAY: RESIDENTIAL INCENTIVE OVERLAY (RIO)

DIMENSIONAL PARAMETERS	REQUIRED	DELANSON CIRCLE (PROPOSED BUILDING)	12-18 HOLLIS ST EXISTING BUILDINGS	PROPOSED COMBINED
MINIMUM LOT OR BUILDING SITE AREA	45,000 SF	61,774 SF	20,000 SF	81,774 SF
FLOOR AREA RATIO	N/A	1.52	0.31	1.03
MINIMUM OPEN SPACE	30%	50%	54%	51%
MINIMUM OPEN SPACE (ENHANCED)	15%	42%	49%	43%
MINIMUM FRONT YARD SETBACK	25 FT	25'-0"	EXISTING (NO CHANGE)	N/A
MINIMUM SIDE YARD SETBACK	10 FT	25'-10"	EXISTING (NO CHANGE)	N/A
MINIMUM REAR YARD SETBACK	10 FT	25'-10"	EXISTING (NO CHANGE)	N/A
MAXIMUM BUILDING HEIGHT	36 FT	35'-11"	EXISTING (NO CHANGE)	N/A
MINIMUM PARKING RATIO	2.0	2.05	1.50	2.0

PROJECT DEPICTION

UNIT MATRIX

UNIT	AREA (SF)	TYPE	BATHS	UNIT	AREA (SF)	TYPE	BATHS	UNIT	AREA (SF)	TYPE	BATHS
UNIT 101	2,181	2+ BR	2.5	UNIT 201	1,483	2 BR	2.5	UNIT 301	2,254	3+ BR	3.0
UNIT 102	1,094	1 BR	1.5	UNIT 202	1,214	1 BR	1.5	UNIT 302	2,323	3+ BR	3.5
UNIT 103	1,433	2 BR	2.0	UNIT 203	1,422	2 BR	2.0	UNIT 303	2,088	2+ BR	2.5
UNIT 104	1,405	2 BR	2.0	UNIT 204	1,404	2 BR	2.0	UNIT 304	2,234	2+ BR	2.5
UNIT 105	1,429	2 BR	2.0	UNIT 205	1,408	2 BR	2.0	UNIT 305	2,019	2+ BR	2.5
UNIT 106	2,240	2+ BR	2.5	UNIT 206	1,077	1+ BR	1.5	UNIT 306	1,971	2+ BR	2.0
UNIT 107	1,758	2+ BR	2.5	UNIT 207	2,223	2+ BR	2.5	UNIT 307	1,791	2 BR	2.5
UNIT 108	1,381	2 BR	2.5	UNIT 208	2,019	3 BR	2.5	UNIT 308	2,529	2+ BR	2.5
UNIT 109	847	1 BR	1.0	UNIT 209	1,971	2+ BR	2.5	UNIT 309	2,067	2+ BR	2.5
UNIT 110	1,488	2 BR	2.0	UNIT 210	1,500	2 BR	2.0				
UNIT 111	1,055	1 BR	1.5	UNIT 211	2,301	2+ BR	2.5				
UNIT 112	1,472	2 BR	2.0	UNIT 212	1,455	2 BR	2.0				
UNIT 113	1,161	1+ BR	1.5	UNIT 213	1,161	1+ BR	1.5				

TOTAL AREA (UNITS) 58,868 SF

BEDROOM BREAKDOWN

1 BEDROOM	7
2 BEDROOM	25
3 BEDROOM	3
TOTAL BEDROOMS	66

BATHROOM BREAKDOWN

1/2 BATH	22
FULL BATH	66
TOTAL BATHS	88

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VERDANT LANDSCAPE ARCHITECTURE
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WOZNY / BARBAR & ASSOCIATES
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781-826-4144

WELLESLEY SQUARE RESIDENCES
Delanson Circle, Wellesley, MA 02482
PERMIT SET

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
RICHARD M. ROSATI
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	AUGUST 12, 2020
PROJECT #:	20035
SCALE:	1/2" = 1'-0"

DRAWING TITLE
COVER

DRAWING NUMBER
A00

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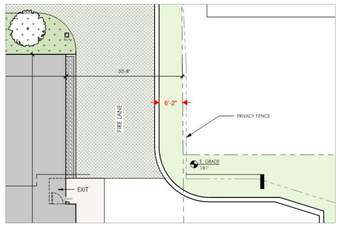
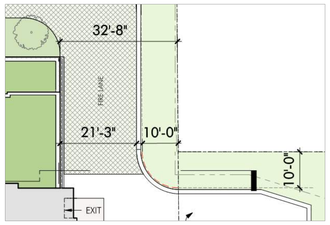
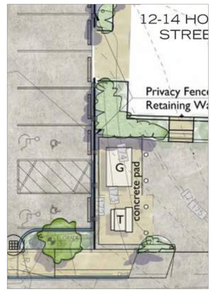
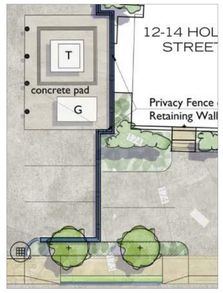
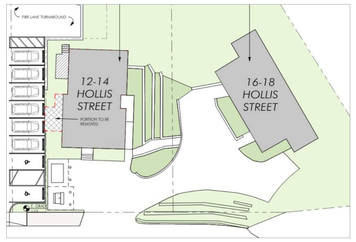
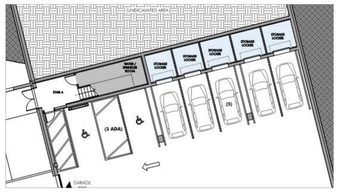
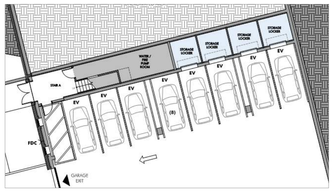
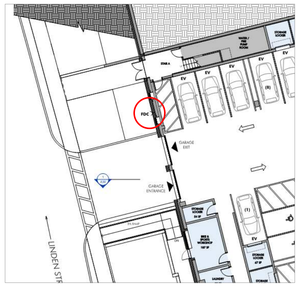
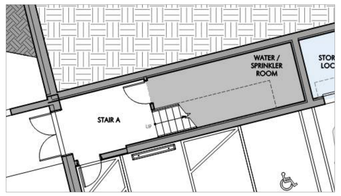
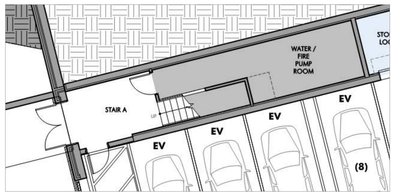
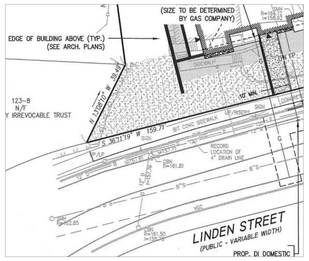
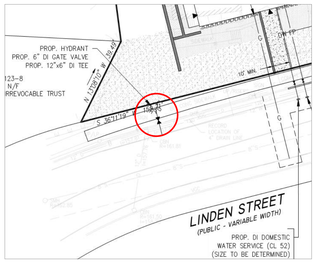
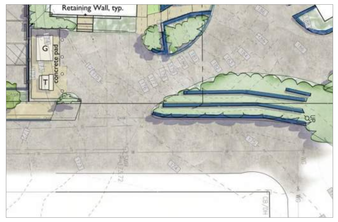
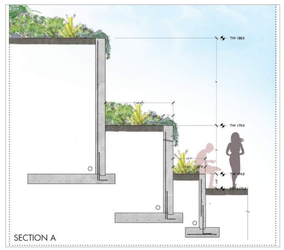
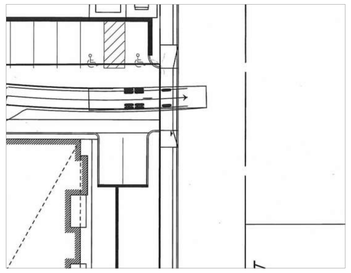
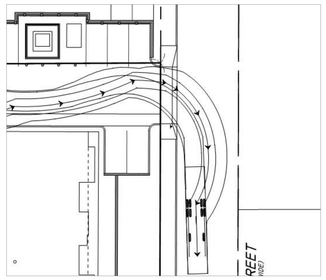
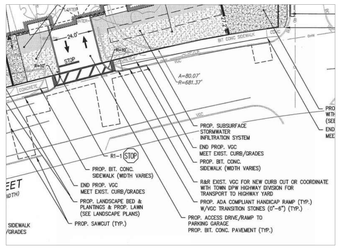
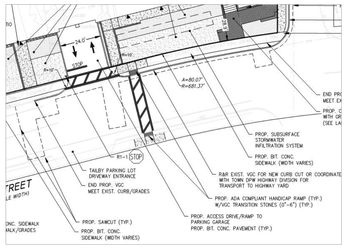
DESCRIPTION OF CHANGE	AS SUBMITTED IN ORIGINAL PSI APPLICATION 02/28/20	REVISED 08/12/20
• MOVED RETAINING WALL AT FIRE LANE AWAY FROM PROPERTY LINE TO RESPECT 10' SETBACK REQUIREMENT PER WELLESLEY RETAINING WALL BYLAW.		
• REMOVED ACCESSIBLE PARKING SPACES FROM VISITOR LOT. ALL REQUIRED ACCESSBILE SPACES ARE NOW WITHIN THE GARAGE NEAR THE LOBBY ENTRANCE.		
• INCLUCED PARKING PLAN FOR 12-18 HOLLIS STREET RESIDENCES.		
• RELOCATED EV PARKING SPACES SO THAT ALL ARE OUTSIDE STACKER SYSTEM PER FIRE DEPT. RECOMMENDATION. ACCESSIBLE SPACES ARE NOW CLOSER TO LOBBY ENTRANCE.		
• LOCATED FIRE DEPARTMENT CONNECTION BETWEEN STAIR A EXIT AND GARAGE ENTRANCE PER FIRE DEPARTMENT'S DIRECTION.		
• EXPANDED WATER/SPRINKLER ROOM TO SIZE SUITABLE FOR FIRE PUMP IF REQUIRED.		

DESCRIPTION OF CHANGE	AS SUBMITTED IN ORIGINAL PSI APPLICATION 02/28/20	REVISED 08/12/20
• ADDED NEW HYDRANT ALONG LINDEN STREET PER FIRE DEPARTMENT DIRECTION		
• EXTENDED PROPOSED SIDEWALK ON PROJECT SIDE OF HOLLIS ST THE COMPLETE LENGTH OF STREET (TO WESTERLY ST).		
• INCLUDED DETAILS FOR RETAINING WALLs		
• INCLUDED FIRE TRUCK MANEUVERABILITY DIAGRAM TURNING ONTO HOLLIS ST FROM PARKING LOT DRIVEWAY.		
• MADE CROSSING ACROSS GARAGE DRIVEWAY FLUSH WITH SIDEWALKS. • ADDED NEW CROSSING AT LINDEN STREET NEAR GARAGE DRIVEWAY AND TAILBY LOT DRIVEWAY. • UPDATED PLAN FOR UTILITY POLE REMOVAL AND BURIAL OF UTILITIES • INCLUDED PHOSPHORUS REMOVAL PLAN FOR WASTEWATER & STORMWATER. • CONSTRUCTION MANAGEMENT PLAN UPDATED		

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WELLESLEY SQUARE RESIDENCES

Delanson Circle, Wellesley, MA 02482

PERMIT SET

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: PERMIT SET
DATE: AUGUST 12, 2020
PROJECT #: 20035
SCALE:

DRAWING TITLE
LIST OF CHANGES

DRAWING NUMBER
A00-1

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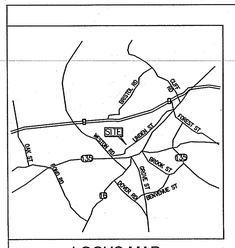
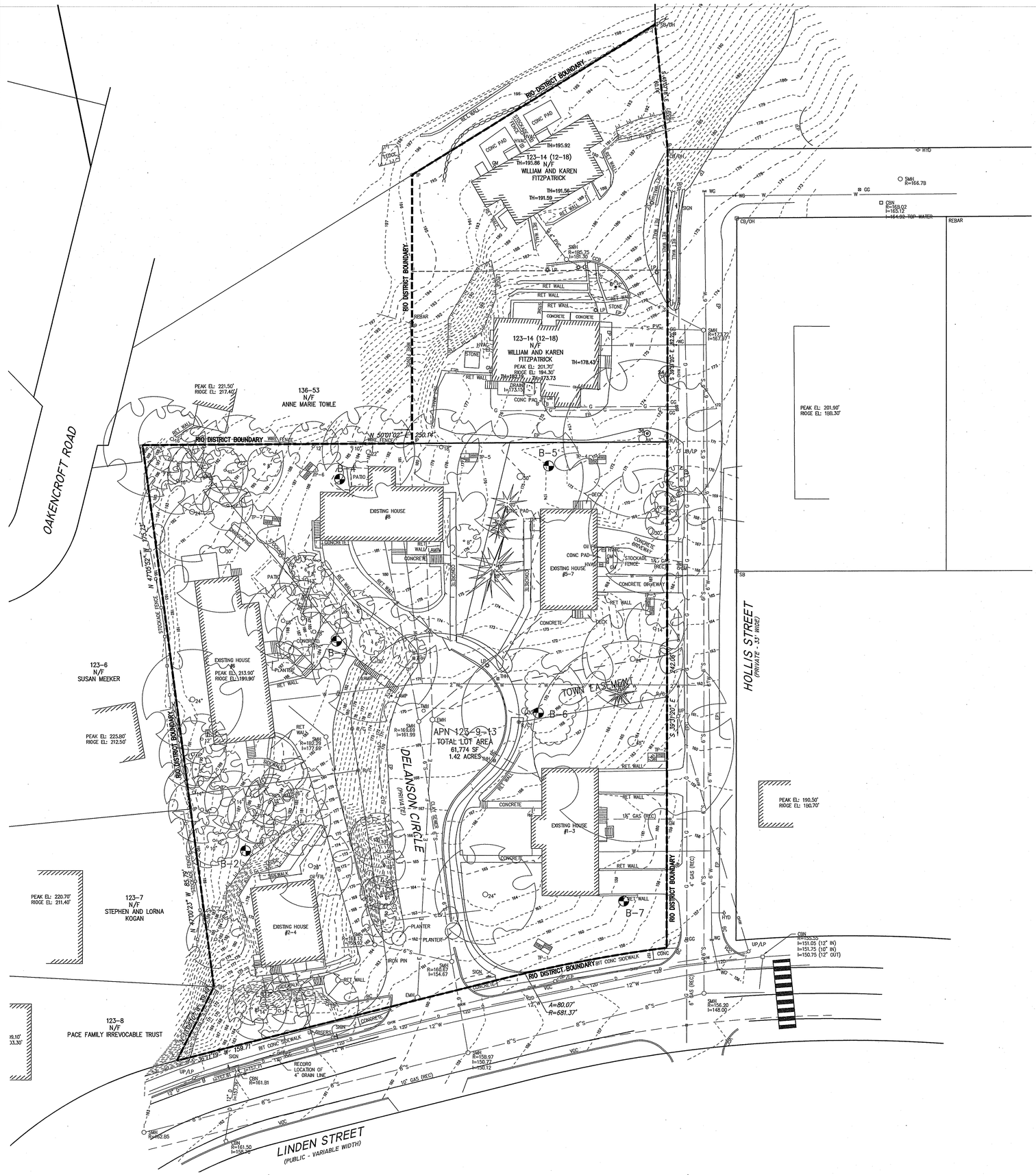


LOCUS MAP
NO SCALE



ABBREVIATIONS	
REC	RECORD LOCATION
FFE	FIRST FLOOR ELEVATION
BIT CONC.	BITUMINOUS CONCRETE PAVEMENT
EP	EDGE OF PAVEMENT
BC	BITUMINOUS CONCRETE CURB
RET WALL	RETAINING WALL
CONC	CONCRETE
VCC	VERTICAL GRANITE CURB
VCC	VERTICAL CONCRETE CURB

LEGEND

SURVEY SYMBOLS

- IRON PIN
- R/C — REBAR WITH CAP
- CB/DH — CONCRETE BOUND WITH DRILL HOLE
- SB — STONE BOUND
- SB/DH — STONE BOUND

UTILITY SYMBOLS

- ELECTRIC HAND HOLE
- TELE/COMM HAND HOLE
- GUY POLE
- GW — GUY WIRE
- HVAC UNIT
- YARD LAMP
- TRANSFORMER
- WATER GATE
- EMH — ELECTRIC MANHOLE
- SMH — SEWER MANHOLE
- DMH — DRAIN MANHOLE
- TMH — TELEPHONE MANHOLE
- CBN — DRAINAGE CATCH BASIN
- HYDRANT
- UTILITY POLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

- W — WATER MAIN
- OHW — OVERHEAD WIRES
- G — GAS LINE
- WS — WATER SERVICE
- E — UNDERGROUND ELECTRIC
- D — STORM DRAIN LINE
- S — SANITARY SEWER LINE
- X — CHAIN LINK FENCE

SURVEY NOTES:

1. PLAN REFERENCES:
   - 1.1. PLAN NO 1446 OF 1955 IN BOOK 3421, PAGE 1DD (RECORD PLAN)
   - 1.2. "LAYOUT OF A WIDENING OF LINDEN STREET IN WELLESLEY, MASS." DATED January 12, 1953 BY GLEASON ENGINEERING COMPANY FOR THE TOWN ENGINEER
   - 1.3. "UTILITY EASEMENT PLAN OF OAKENCROFT ROAD" RECORDED AS PLAN NO. 768 OF 1997 IN PLAN BOOK 452
   - 1.4. PLAN IN BOOK 1738, PAGE 4D7
   - 1.5. LC PLAN NO 15683
2. THIS SURVEY WAS MADE ON THE GROUND IN JANUARY OF 2017 BY MCKENZIE ENGINEERING GROUP, INC. AND DECEMBER OF 2018.
3. ELEVATIONS SHOWN ARE REFERENCED TO THE TOWN OF WELLESLEY VERTICAL DATUM BASE
4. WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
5. MINIMUM SETBACK REQUIREMENTS:

   ZONING DISTRICT GENERAL RESIDENCE (GR CAT A)
   FRONT YARD 35'
   SIDE YARD 35' (ABUTTING SR) 25' (OTHER)
   REAR YARD 35' (ABUTTING SR) 25' (OTHER)

   SINGLE RESIDENCE (SR1D)
   FRONT YARD 30'
   SIDE YARD 20'
   REAR YARD 10'

6. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25021CD01E , WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012
7. THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A DEP ZONE 2 AND TOWN OF WELLESLEY AQUIFER PROTECTION DISTRICT ZONE.
8. UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

0 20 40 60

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WELLESLEY SQUARE RESIDENCES

Delanson Circle, Wellesley, MA 02482

PERMIT SET

REVISIONS

MARK	ISSUE	DATE
1	RIO	7-10-2020
2	PIS	8-12-2020

COMMONWEALTH OF MASSACHUSETTS
RICHARD P. CHIOCCO
No. 35031
REGISTERED PROFESSIONAL LAND SURVEYOR

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
PROJECT #:	216-175
SCALE:	1"=20'

DRAWING TITLE
Existing Conditions Plan

DRAWING NUMBER
EX-1

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TEST BORING LOG — SHEET 2

Soil Exploration Corp. — Geotechnical Drilling, Groundwater Monitor Well, 148 Pioneer Drive, Leominster, MA 01453, 978 840-0391

Proposed Building — Site: 1-8 Delanson Circle, Wellesley, MA

BORING B-3 — PROJECT NO. 17-1228 — DATE: December 18, 2017

Ground Elevation: — Date Started: December 15, 2017 — Date Finished: December 15, 2017 — Driller: DL — Soil Engineer/Geologist:

GROUNDWATER OBSERVATIONS: DATE 12/15/1 | DEPTH n/a | CASING n/a | STABILIZATION

Depth Ft.	Casing bl/ft	No.	Pen/Rec	Depth	Blows/6"	Strata	Visual Identification of Soil and / or Rock Sample
1		1	15"	0'0" – 2'0"	6-3-4-4		Dark Brown, loamy, fine to medium Sand, little gravel, little silt, trace organic silt (FILL)
		2	17"	2'0" – 4'0"	6-6-7-11	5'	
5		3	2"	5'0" – 5'3"	100/3"		Sand w/ silt, gravel, cobbles, boulders (GLACIAL)
10		4	1"	10'0" – 10'1"	100/1"	11'	NOTE: Limited Recovery Refusal at 11 ft No water encountered upon completion
15							
20							
25							
30							
35							

Notes: Geoprobe 6610

Cohesionless: 0 - 4 V. Loose, 4 - 10 Loose, 10 -30 M Dense, 30 -50 Dense, 50+ V. Cohesive: 0 -2 V Soft, 2 -4 Soft, 4 -8 M, 8 -15 Stiff, 15 -30 V. Stiff, 30 + Hard. Trace 0 to 10%, Little 10 to 20%, Some 20 to 35%, And 35% to 50%. CASING / SAMPLE / CORE TYPE — ID SIZE (IN): SS; HAMMER WGT (LB): 140 lb.; HAMMER FALL (IN): 30"

TEST BORING LOG — SHEET 3

Soil Exploration Corp. — Geotechnical Drilling, Groundwater Monitor Well, 148 Pioneer Drive, Leominster, MA 01453, 978 840-0391

Proposed Building — Site: 1-8 Delanson Circle, Wellesley, MA

BORING B-4 — PROJECT NO. 17-1228 — DATE: December 18, 2017

Ground Elevation: — Date Started: December 15, 2017 — Date Finished: December 15, 2017 — Driller: DL — Soil Engineer/Geologist:

GROUNDWATER OBSERVATIONS: DATE 12/15/1 | DEPTH n/a | CASING n/a | STABILIZATION

Depth Ft.	Casing bl/ft	No.	Pen/Rec	Depth	Blows/6"	Strata	Visual Identification of Soil and / or Rock Sample
		1 1A	10"	0'0" – 1'0" 1'0" – 2'0"	4-2 7-7	1' 2'	Topsoil Rust Brown, loamy Sand & Silt (SUBSOIL)
1		2	12"	2'0" – 3'11"	11-27-39 100/5"		Brown, fine to medium Sand, some silt, little gravel, cobbles, boulders (GLACIAL)
5		3	1"	5'0" – 5'3"	100/3"	6'	Refusal at 6 ft No water encountered upon completion
10							
15							
20							
25							
30							
35							

Notes: Geoprobe 6610

Cohesionless: 0 - 4 V. Loose, 4 - 10 Loose, 10 -30 M Dense, 30 -50 Dense, 50+ V. Cohesive: 0 -2 V Soft, 2 -4 Soft, 4 -8 M, 8 -15 Stiff, 15 -30 V. Stiff, 30 + Hard. Trace 0 to 10%, Little 10 to 20%, Some 20 to 35%, And 35% to 50%. CASING / SAMPLE / CORE TYPE — ID SIZE (IN): SS; HAMMER WGT (LB): 140 lb.; HAMMER FALL (IN): 30"

TEST BORING LOG — SHEET 4

Soil Exploration Corp. — Geotechnical Drilling, Groundwater Monitor Well, 148 Pioneer Drive, Leominster, MA 01453, 978 840-0391

Proposed Building — Site: 1-8 Delanson Circle, Wellesley, MA

BORING B-5 — PROJECT NO. 17-1228 — DATE: December 18, 2017

Ground Elevation: — Date Started: December 15, 2017 — Date Finished: December 15, 2017 — Driller: DL — Soil Engineer/Geologist:

GROUNDWATER OBSERVATIONS: DATE 12/15/1 | DEPTH n/a | CASING n/a | STABILIZATION

Depth Ft.	Casing bl/ft	No.	Pen/Rec	Depth	Blows/6"	Strata	Visual Identification of Soil and / or Rock Sample
1		1	14"	0'0" – 2'0"	6-6-6-5		Dark Brown, loamy, silty Sand, little gravel
		2	7"	2'0" – 4'0"	4-4-4-5	5'	Same, trace ash, glass, brick, organic (FILL)
5		3	11"	5'0" – 6'8"	5-17-26-100/2"		Brown, fine to coarse Sand, little gravel, little silt, cobbles, boulders (GLACIAL)
10		4	10"	10'0" – 10'10"	37-100/4"	11'6"	Brown, f-m Sand & Gravel, trace silt, cobbles, dry Refusal at 11'6" No water encountered upon completion
15							
20							
25							
30							
35							

Notes: Geoprobe 6610

Cohesionless: 0 - 4 V. Loose, 4 - 10 Loose, 10 -30 M Dense, 30 -50 Dense, 50+ V. Cohesive: 0 -2 V Soft, 2 -4 Soft, 4 -8 M, 8 -15 Stiff, 15 -30 V. Stiff, 30 + Hard. Trace 0 to 10%, Little 10 to 20%, Some 20 to 35%, And 35% to 50%. CASING / SAMPLE / CORE TYPE — ID SIZE (IN): SS; HAMMER WGT (LB): 140 lb.; HAMMER FALL (IN): 30"

TEST BORING LOG — SHEET 5

Soil Exploration Corp. — Geotechnical Drilling, Groundwater Monitor Well, 148 Pioneer Drive, Leominster, MA 01453, 978 840-0391

Proposed Building — Site: 1-8 Delanson Circle, Wellesley, MA

BORING B-6 — PROJECT NO. 17-1228 — DATE: December 18, 2017

Ground Elevation: — Date Started: December 15, 2017 — Date Finished: December 15, 2017 — Driller: DL — Soil Engineer/Geologist:

GROUNDWATER OBSERVATIONS: DATE 12/15/1 | DEPTH n/a | CASING n/a | STABILIZATION

Depth Ft.	Casing bl/ft	No.	Pen/Rec	Depth	Blows/6"	Strata	Visual Identification of Soil and / or Rock Sample
1		1	2"	0'0" – 2'0"	3-3-7-15		Dark Brown, loamy, silty Sand, little gravel (FILL)
		2	0"	2'0" – 4'0"	5-7-5-3		
5		3	3"	5'0" – 7'0"	4-4-2-100/6"	7'	Dark Brown, Sand & Gravel, little silt, loam (FILL)
10		4	12"	10'0" – 11'7"	14-14-37-100/3"	12'6"	Brown, fine to medium Sand & Gravel, little silt, cobbles, dry (GLACIAL) Refusal at 12'6" No water encountered upon completion
15							
20							
25							
30							
35							

Notes: Geoprobe 6610

Cohesionless: 0 - 4 V. Loose, 4 - 10 Loose, 10 -30 M Dense, 30 -50 Dense, 50+ V. Cohesive: 0 -2 V Soft, 2 -4 Soft, 4 -8 M, 8 -15 Stiff, 15 -30 V. Stiff, 30 + Hard. Trace 0 to 10%, Little 10 to 20%, Some 20 to 35%, And 35% to 50%. CASING / SAMPLE / CORE TYPE — ID SIZE (IN): SS; HAMMER WGT (LB): 140 lb.; HAMMER FALL (IN): 30"

TEST BORING LOG — SHEET 6

Soil Exploration Corp. — Geotechnical Drilling, Groundwater Monitor Well, 148 Pioneer Drive, Leominster, MA 01453, 978 840-0391

Proposed Building — Site: 1-8 Delanson Circle, Wellesley, MA

BORING B-7 — PROJECT NO. 17-1228 — DATE: December 18, 2017

Ground Elevation: — Date Started: December 15, 2017 — Date Finished: December 15, 2017 — Driller: DL — Soil Engineer/Geologist:

GROUNDWATER OBSERVATIONS: DATE 12/15/1 | DEPTH n/a | CASING n/a | STABILIZATION

Depth Ft.	Casing bl/ft	No.	Pen/Rec	Depth	Blows/6"	Strata	Visual Identification of Soil and / or Rock Sample
		1 1	10"	0'0" – 0'6" 0'6" – 2'0"	1 6-12-17	6"	Topsoil
1		2	6"	2'0" – 4'0"	7-10-11-17	4'	Dark Brown, loamy, silty Sand w/ gravel, trace organic silt (FILL)
5		3	12"	5'0" – 7'0"	12-18-19-27		Brown, fine to medium Sand & Gravel, trace/little silt, cobbles (GLACIAL)
		4	4"	7'0" – 7'4"	100/4"	8'	Refusal at 8 ft No water encountered upon completion
10							
15							
20							
25							
30							
35							

Notes: Geoprobe 6610

Cohesionless: 0 - 4 V. Loose, 4 - 10 Loose, 10 -30 M Dense, 30 -50 Dense, 50+ V. Cohesive: 0 -2 V Soft, 2 -4 Soft, 4 -8 M, 8 -15 Stiff, 15 -30 V. Stiff, 30 + Hard. Trace 0 to 10%, Little 10 to 20%, Some 20 to 35%, And 35% to 50%. CASING / SAMPLE / CORE TYPE — ID SIZE (IN): SS; HAMMER WGT (LB): 140 lb.; HAMMER FALL (IN): 30"

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781-826-4144

WELLESLEY SQUARE RESIDENCES
Delanson Circle, Wellesley, MA 02482

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REVISIONS

MARK	ISSUE	DATE
1	RIO	7-10-2020
2	PSI	8-12-2020

COMMONWEALTH OF MASSACHUSETTS — BRADLEY C McKENZIE — CIVIL — No. 36917 — REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

ISSUE: PERMIT SET
DATE: FEBRUARY 21, 2020
PROJECT #: 216-175
SCALE: 1"=20'

DRAWING TITLE
Boring Log Plan

DRAWING NUMBER
B-1

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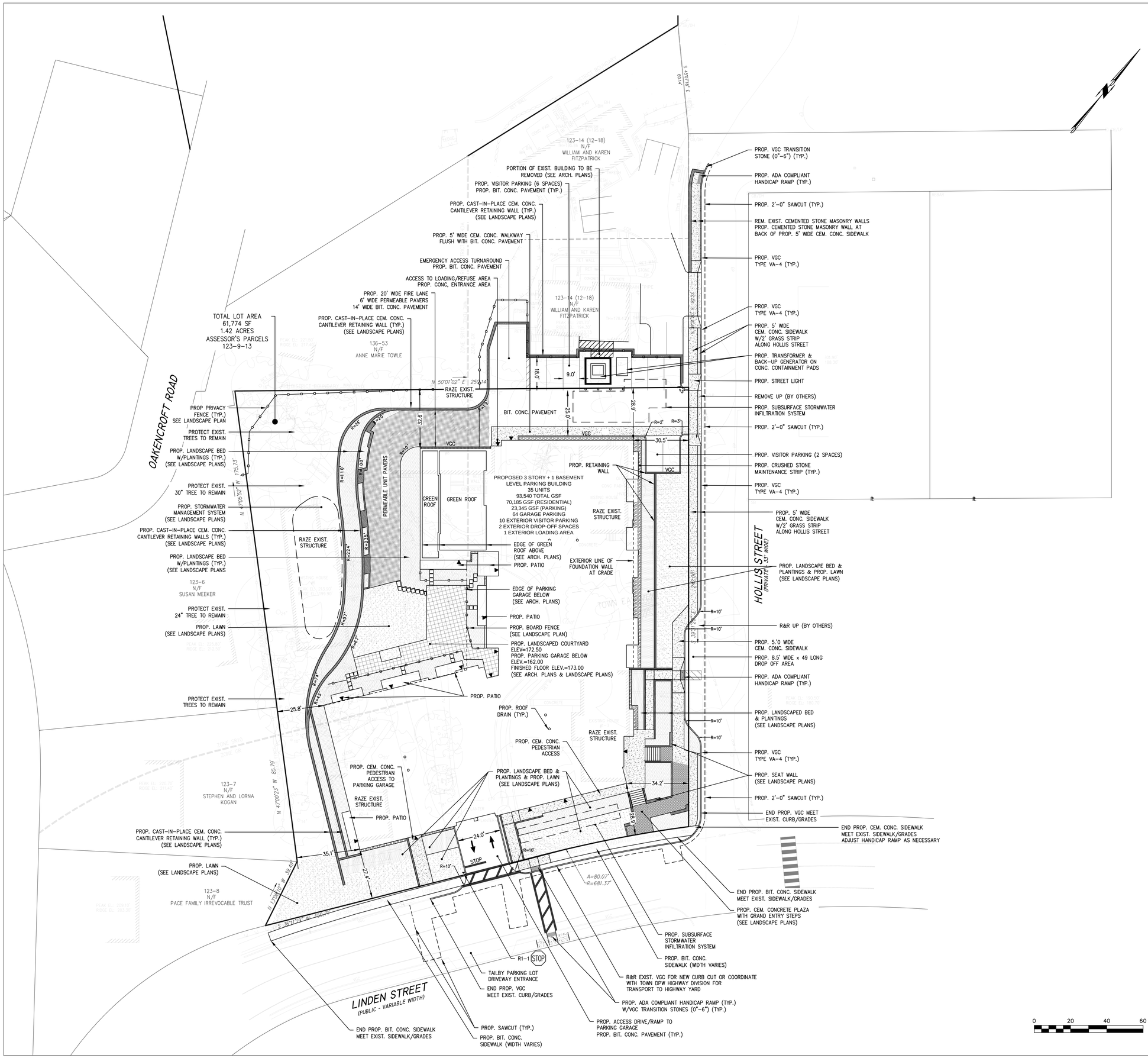

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
APPROX.	APPROXIMATE
ASPH.	ASPHALT
BCC	BITUMINOUS CONCRETE CURBING
BIT.	BITUMINOUS
BOL	BOLLARD
CB	CATCH BASIN
CEM	CEMENT
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CONC.	CONCRETE
CRW	CONCRETE RETAINING WALL
DUMP	DUMPSTER
(E)	EXISTING ELEVATION
EL.	ELEVATION
EOP	EDGE OF PAVEMENT
EPLP	ENGINEERING PIN/LEAD PLUG
EXIST.	EXISTING
F.F.E.	FIRST FLOOR
FND	FOUND
GM	GAS METER
GRAN.	GRANITE
GUY	GUY WIRE
HH	HANDHOLE
HR	HANDRAIL
I.G.	IRON PIPE
LP	LIGHT POLE
(M)	MARKED
MHB	MASSACHUSETTS HIGHWAY BOUND
N/F	NOW OR FORMERLY
No.	NUMBER
O/H	OVERHANG
OHW	OVERHEAD WIRES
PED	PEDESTRIAN
PROP.	PROPOSED
R	RIM
R&R	REMOVE & RESET
REM.	REMOVE
RET	RETAIN
RD	ROOF DRAIN
RRT	RAILROAD TIE
SMH	SEWER MANHOLE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TYP.	TYPICAL
UEM	UTILITY ELECTRIC METER
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WP	WOODEN POST
WSF	WOODEN STOCKADE FENCE

LEGEND

SURVEY SYMBOLS

- IRON PIN
- R/C — REBAR WITH CAP
- CB/DH — CONCRETE BOUND WITH DRILL HOLE
- SB — STONE BOUND
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UTILITY SYMBOLS

- ELECTRIC HAND HOLE
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MARK	ISSUE	DATE
1	RIO	7-10-2020
2	PSI	8-12-2020

COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. McKENZIE
CIVIL
No. 38917
REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
PROJECT #:	216-175
SCALE:	1" = 20'

DRAWING TITLE
Site Development Plan

DRAWING NUMBER
C-1

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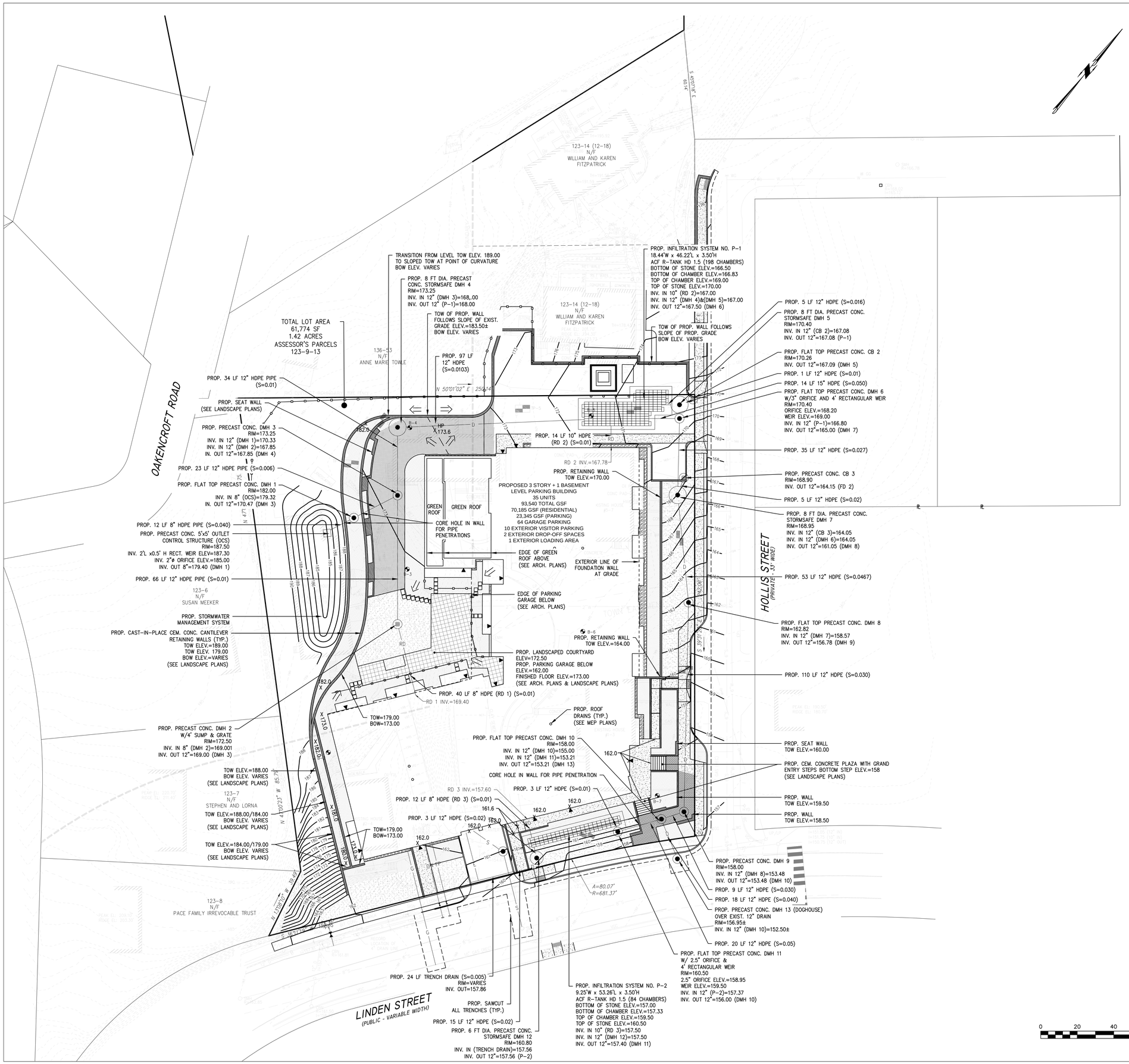

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ASPH.	ASPHALT
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REVISIONS

ISSUE	DESC	DATE
1	RO	7-10-2020
2	PSI	8-12-2020

COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. McKENDE
CIVIL
No. 30917
REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
PROJECT #:	216-175
SCALE:	1"=20'

DRAWING TITLE
Grading & Drainage Plan

DRAWING NUMBER
C-2

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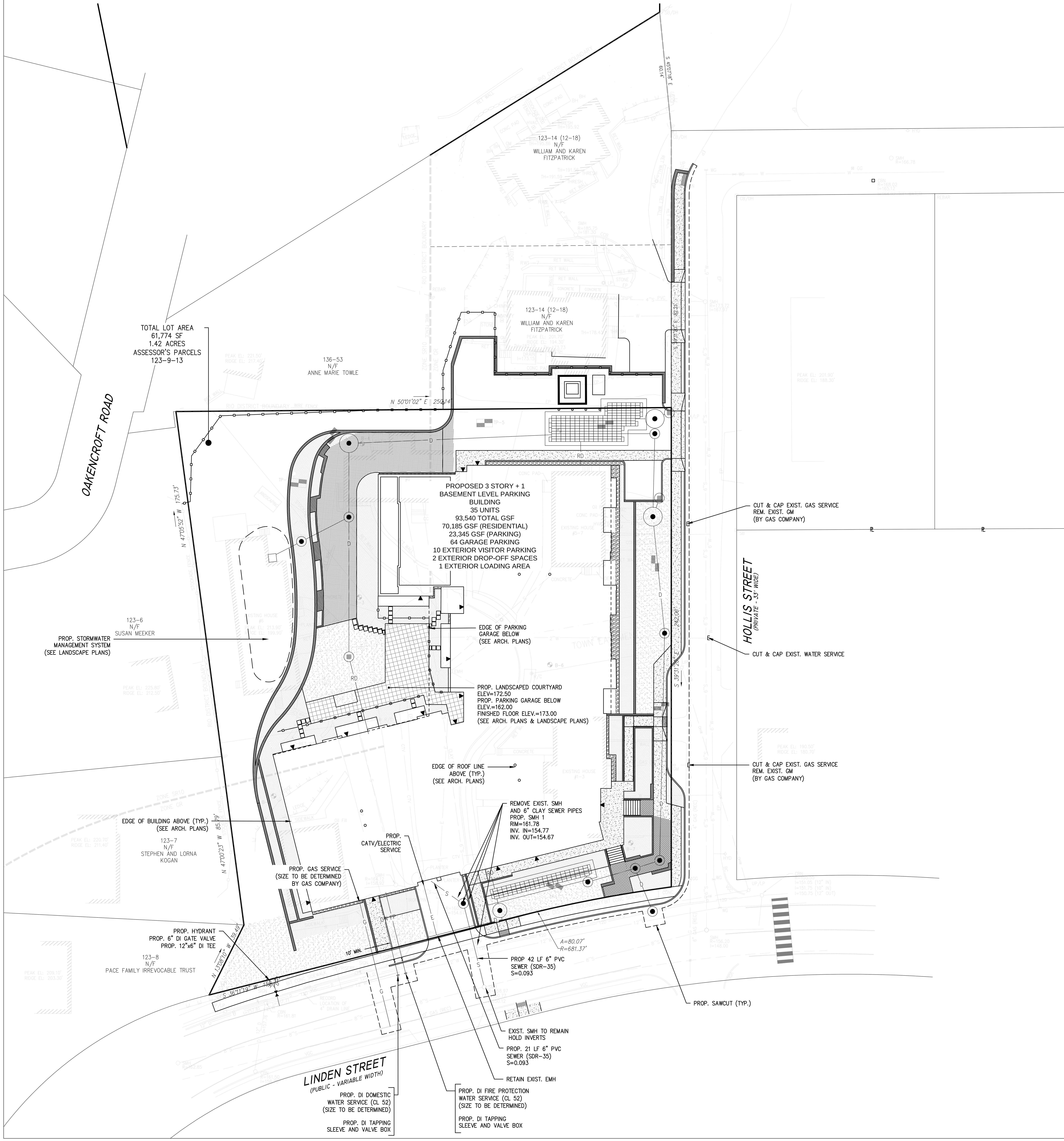

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- 100 — MAJOR CONTOUR
- 99.55 X — SPOT GRADE
- ▲ — BUILDING ENTRANCE

GENERAL 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 UPON 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 "DIGSAFE" 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 SHALL BE 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. ALL EXISTING UTILITIES WITHIN THE SITE ARE TO REMOVED UNLESS OTHERWISE STATED TO REMAIN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
4. THE CONTRACTOR SHALL COORDINATE ALL STREET WORK WITH THE WELLESLEY DPW.
5. THE CONTRACTOR SHALL EXCAVATE THE TEST PITS PRIOR TO INSTALLING THE DOMESTIC WATER AND FIRE SERVICES TO VERIFY THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
6. THE CONTRACTOR SHALL EXCAVATE THE UTILITY TRENCHES IN THE LOCATIONS SHOWN ON THE PLAN PRIOR TO COMMENCING WORK TO VERIFY THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
7. ALL WATER AND FIRE SERVICES SHALL BE INSTALLED WITH 5' OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE.
8. THE DOMESTIC WATER SERVICE AND FIRE SERVICE SHALL BE CEMENT LINED DUCTILE IRON PIPE (C.L.D.I.) AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED TAPPING SLEEVE, GATE VALVE AND BOX.
9. ALL WATER AND FIRE SERVICE APPURTENANCES, MATERIALS, METHODS OF INSTALLATION SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
10. THE FIRE SERVICE AND DOMESTIC WATER SERVICE SHALL BE ADEQUATELY PROTECTED AGAINST BACKFLOW (BACKFLOW PREVENTION) AT THE BUILDING.
11. AFTER PRESSURE TESTING AND CHLORINATION IS COMPLETED, SAMPLES SHALL BE TAKEN FROM THE FIRE SERVICE AND DOMESTIC WATER SERVICE AND SHALL BE TESTED AT 200 PSI FOR A MINIMUM OF 2 HOURS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE WELLESLEY DEPARTMENT OF PUBLIC WORKS AT LEAST 24 HOURS PRIOR TO THE TESTING.
12. THE FIRE SERVICE AND DOMESTIC WATER SERVICE SHALL BE TESTED IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. A MINIMUM OF 2 SEPARATE WATER SAMPLES SHALL BE TESTED AT A STATE CERTIFIED LABORATORY.
13. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER SERVICES AND WATER SERVICES. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER SERVICE THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER SERVICE.
14. ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
15. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 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 10 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. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN 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.
16. THE LOCATIONS OF PROPOSED ELECTRIC, TELEPHONE AND COMMUNICATION (E.T.C.) SERVICES ARE APPROXIMATE. THE PROJECT ELECTRICAL ENGINEER SHALL VERIFY THESE LOCATIONS PRIOR TO THE START OF CONSTRUCTION. COORDINATE ALL E.T.C. WORK WITH THE APPROPRIATE UTILITY COMPANIES.
17. THE PROPOSED GAS SERVICE LOCATION IS APPROXIMATE ONLY. THE CONTRACTOR SHALL COORDINATE THE GAS SERVICE INSTALLATION WITH NATIONAL GRID. THE CONTRACTOR SHALL GIVE NATIONAL GRID ADVANCE NOTICE OF WHEN THE GAS LINE CAN BE INSTALLED.
18. ALL TRENCH WORK TO BE BACKFILLED WITH FLOWABLE FILL. STREET PATCH TO MATCH EXISTING PAVEMENT THICKNESS.
19. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH WELLESLEY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.

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REVISIONS

MARK	ISSUE	DATE
1	RIO	7-10-2020
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COMMONWEALTH OF MASSACHUSETTS
BRADLEY C McKENZIE
CIVIL
No. 36917
REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

ISSUE: PERMIT SET
DATE: FEBRUARY 21, 2020
PROJECT #: 216-175
SCALE: 1"=20'

DRAWING TITLE
Utility Plan

DRAWING NUMBER
C-3

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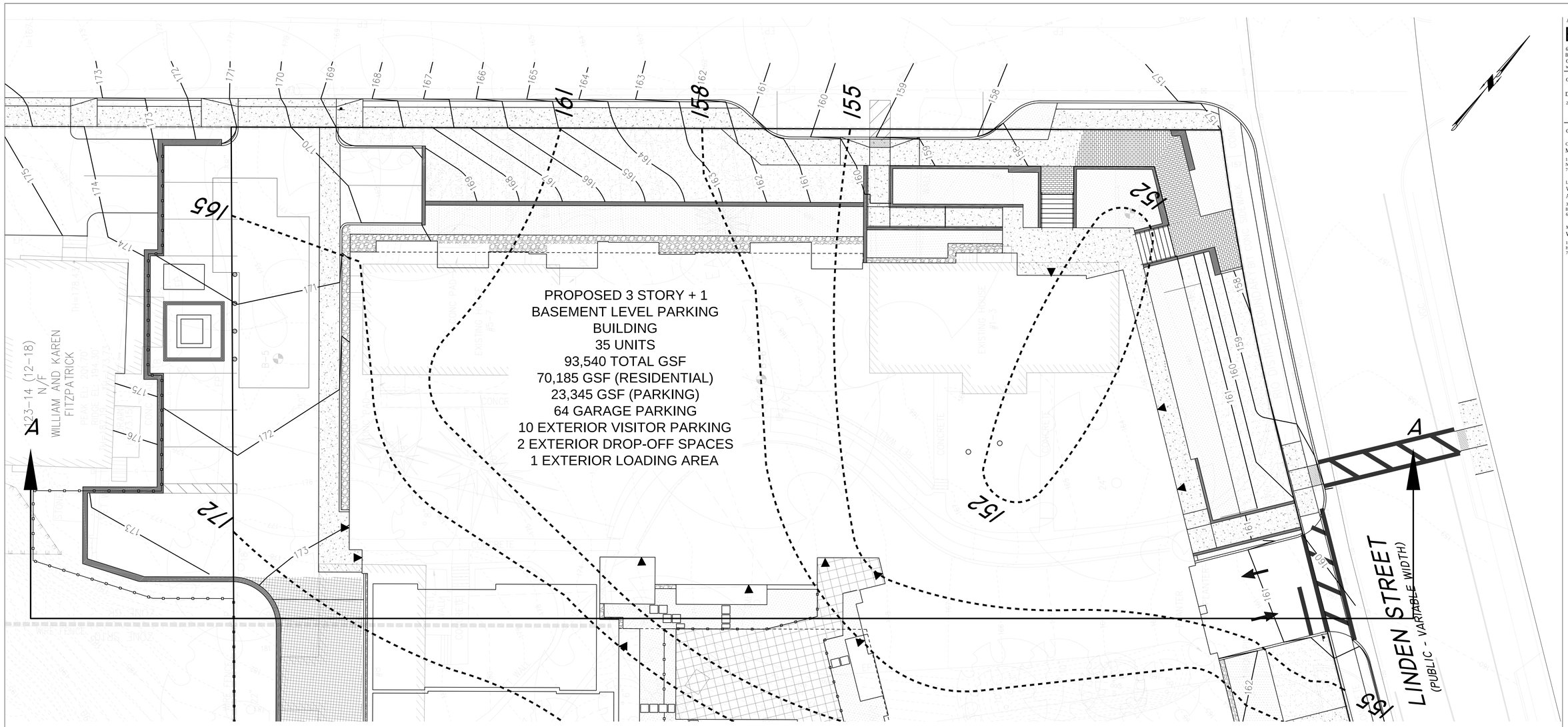


HORIZONTAL 1"=20'

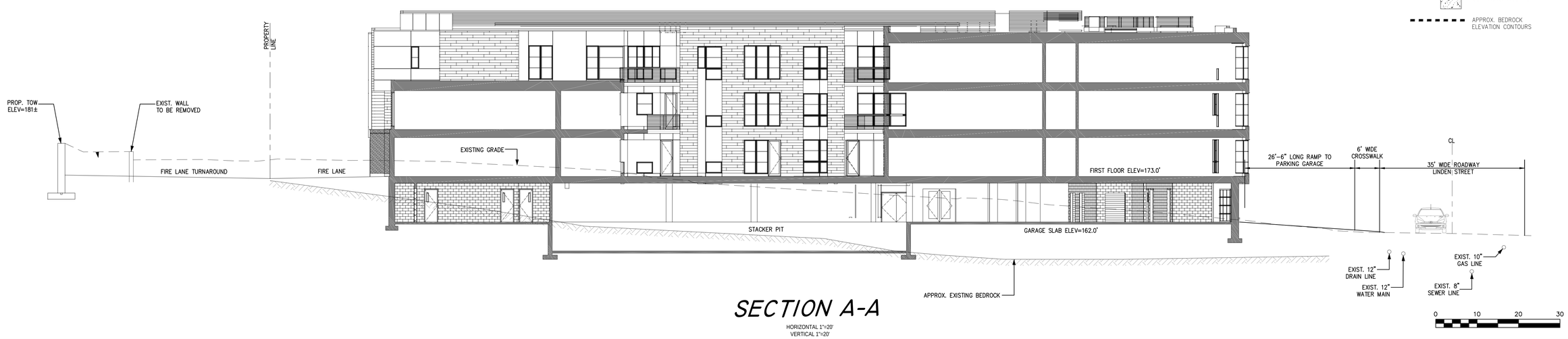
LAWN AREA

LANDSCAPE BEDS

PERMEABLE PAVERS

CEM. CONC. SIDEWALK

APPROX. BEDROCK ELEVATION CONTOURS



SECTION A-A

HORIZONTAL 1"=20'
VERTICAL 1"=20'

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DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
PROJECT #:	216-175
SCALE:	1"=10'

DRAWING TITLE

Site
Cross Section A-A
Plan

DRAWING NUMBER

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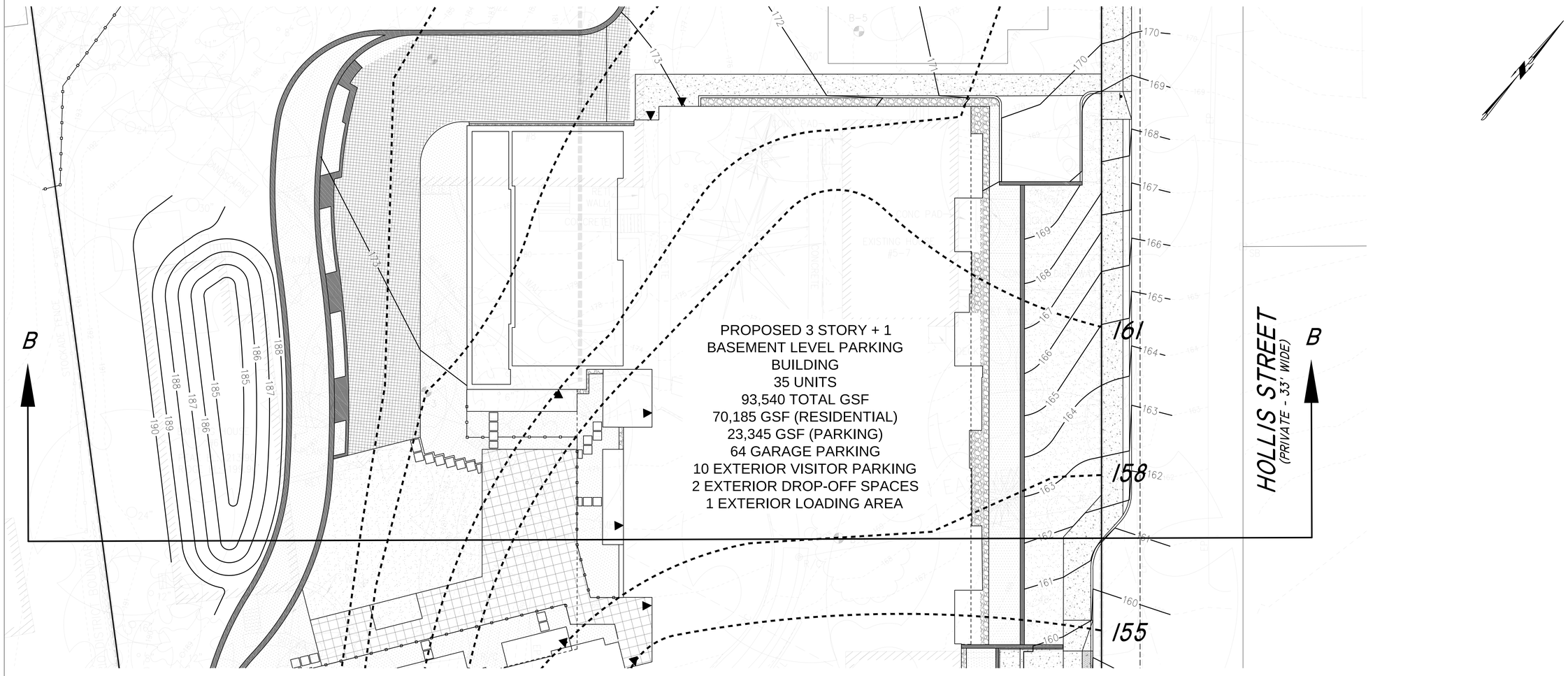
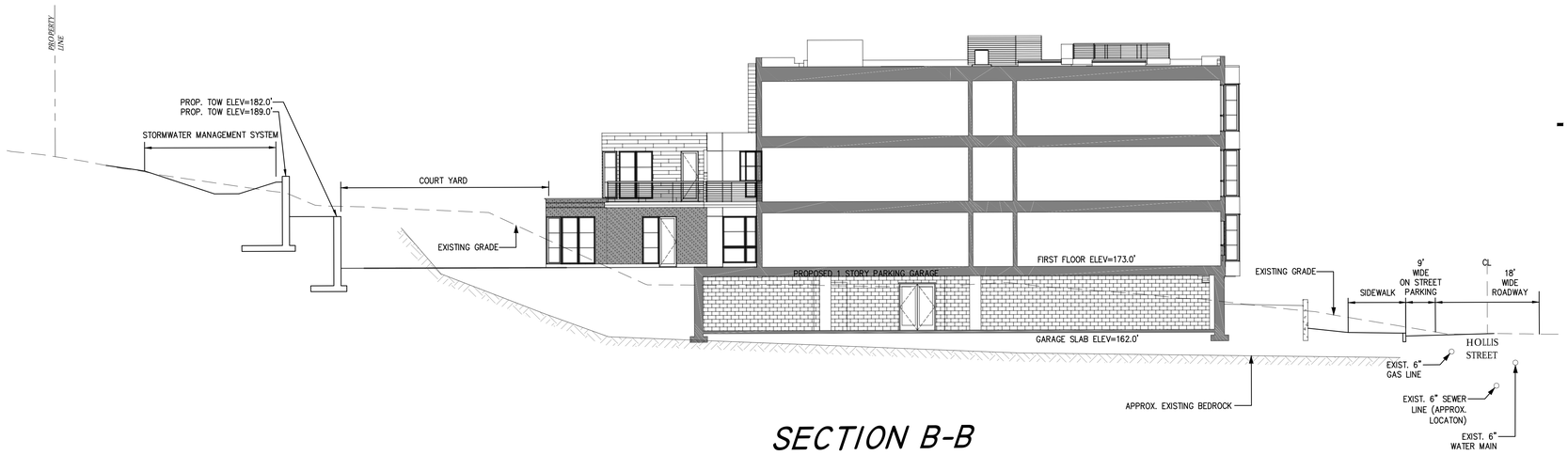


HORIZONTAL 1"=10'



SECTION B-B

HORIZONTAL 1"=10'
VERTICAL 1"=10'

LAWN AREA

LANDSCAPE BEDS

PERMEABLE PAVERS

CEM. CONC. SIDEWALK

APPROX. BEDROCK ELEVATION CONTOURS

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PROJECT #:	216-175
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DRAWING TITLE

Site
Cross Section B-B
Plan

DRAWING NUMBER

C-5

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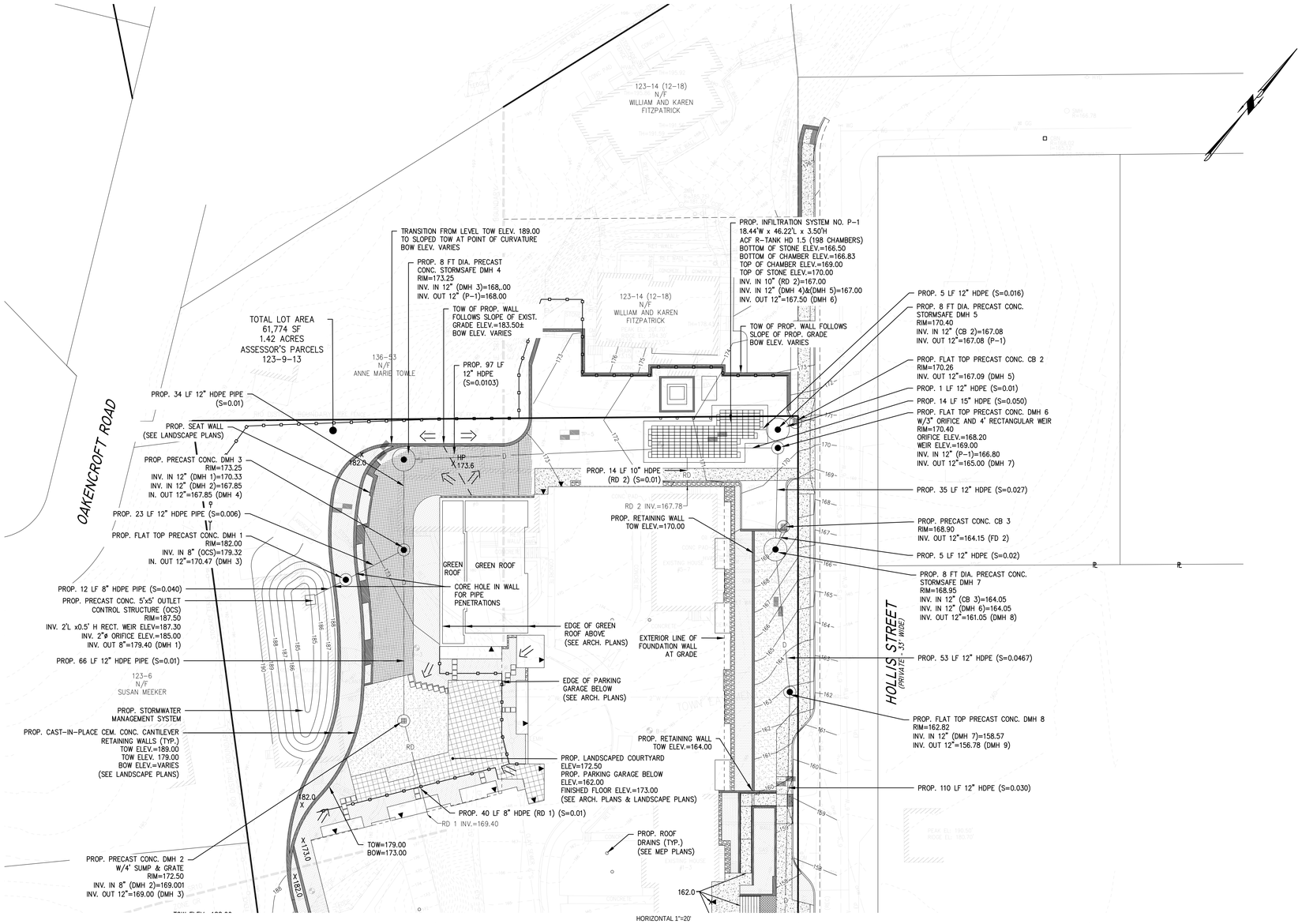

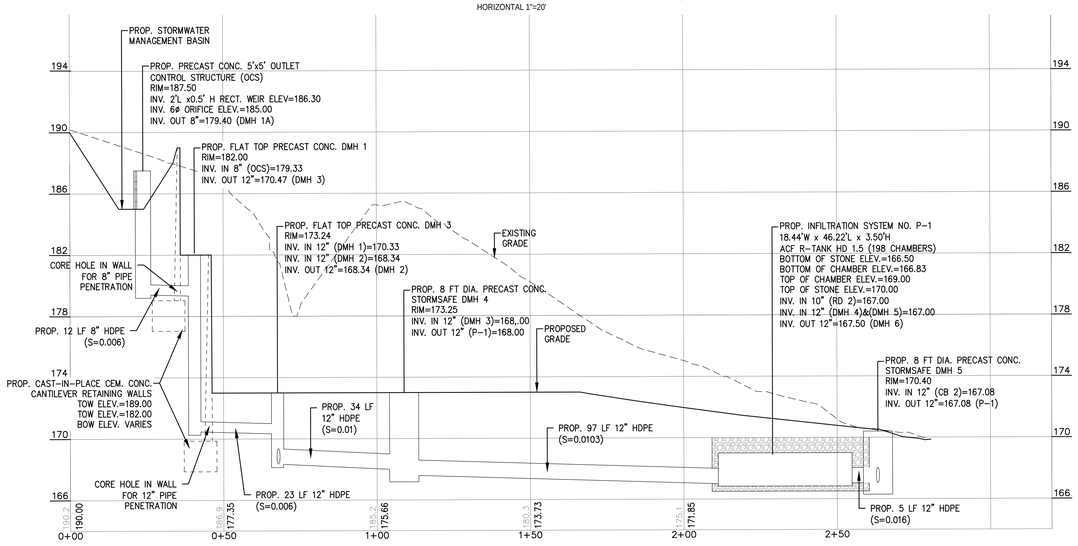

PROFILE ALONG ALIGNMENT OF DRAIN LINE FROM
STORMWATER MANAGEMENT BASIN TO SUBSURFACE
INFILTRATION SYSTEM P-1

HORIZONTAL 1"=20'
VERTICAL 1"=4'

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
APPROX.	APPROXIMATE
ASPH.	ASPHALT
BCC	BITUMINOUS CONCRETE CURBING
BIT.	BITUMINOUS
BOL	BOLLARD
BOW	BOTTOM OF WALL
CB	CATCH BASIN
CEM	CEMENT
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CONC.	CONCRETE
CRW	CONCRETE RETAINING WALL
DUMP	DUMPSTER
(E)	EXISTING ELEVATION
EL.	ELEVATION
EOP	EDGE OF PAVEMENT
EPLP	ENGINEERING PIN/LEAD PLUG
EXIST.	EXISTING
F.F.E.	FIRST FLOOR
FND.	FOUND
GM	GAS METER
GRAN.	GRANITE
GUY	GUY WIRE
HH	HANDHOLE
HR	HANDRAIL
I.G.	IRON PIPE
LP	LIGHT POLE
(M)	MARKED
MHB	MASSACHUSETTS HIGHWAY BOUND
N/F	NOW OR FORMERLY
No.	NUMBER
O/H	OVERHANG
OHW	OVERHEAD WIRES
PED	PEDESTRIAN
PROP.	PROPOSED
R	RIM
R&R	REMOVE & RESET
REM.	REMOVE
RET	RETAIN
RD	ROOF DRAIN
RRT	RAILROAD TIE
SMH	SEWER MANHOLE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TYP.	TYPICAL
UEM	UTILITY ELECTRIC METER
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WF	WOODEN POST
WSF	WOODEN STOCKADE FENCE

LEGEND

SURVEY SYMBOLS

- IRON PIN
- R/C — REBAR WITH CAP
- CB/DH — CONCRETE BOUND WITH DRILL HOLE
- SB — STONE BOUND
- SB/DH — STONE BOUND

UTILITY SYMBOLS

- ELECTRIC HAND HOLE
- TELE/COMM HAND HOLE
- GUY POLE
- GW — GUY WIRE
- HVAC UNIT
- YARD LAMP
- TRANSFORMER
- WATER GATE
- EMH — ELECTRIC MANHOLE
- SMH — SEWER MANHOLE
- DMH — DRAIN MANHOLE
- TMH — TELEPHONE MANHOLE
- CBN — DRAINAGE CATCH BASIN
- HYDRANT
- UTILITY POLE
- SIGN
- DECIDUOUS TREE
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- DW — DOMESTIC WATER SERVICE
- E — UNDERGROUND ELECTRIC
- D — STORM DRAIN LINE
- RD — ROOF DRAIN
- S — SANITARY SEWER LINE
- 100 — MAJOR CONTOUR
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- BUILDING ENTRANCE
- LAWN AREA
- LANDSCAPE BEDS
- PERMEABLE PAVERS
- CEM. CONC. SIDEWALK

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CIVIL
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ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
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SCALE:	1"=20'

DRAWING TITLE

Drainage Plan & Profile

DRAWING NUMBER

C-6

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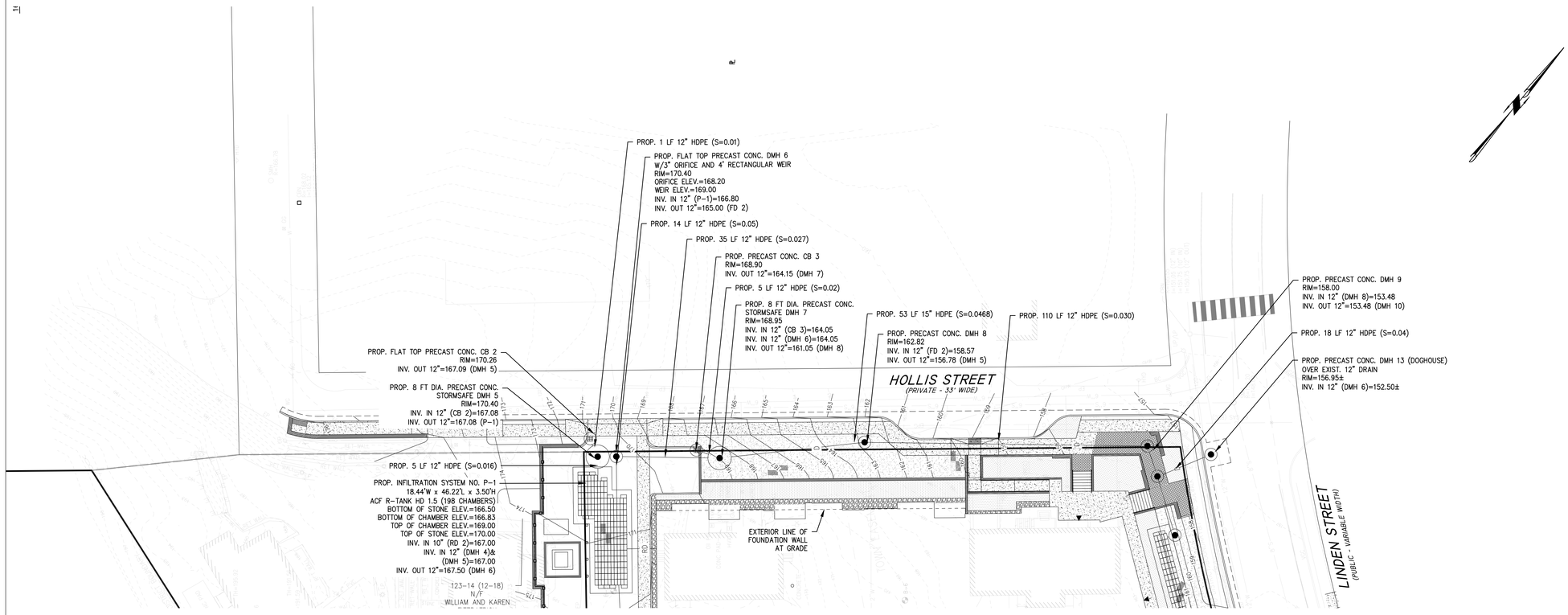

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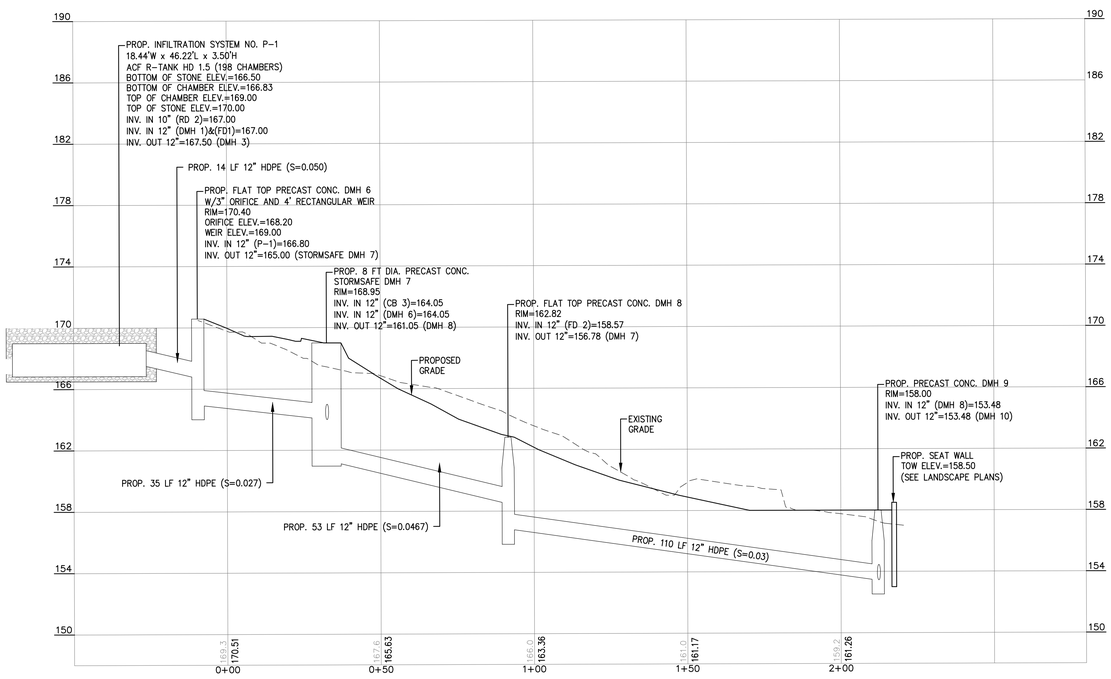

PROFILE ALONG ALIGNMENT OF DRAIN LINE FROM
SUBSURFACE INFILTRATION SYSTEM P-1 TO EXIST. DMH LINDEN STREET

HORIZONTAL 1"=20'
VERTICAL 1"=4'

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
APPROX.	APPROXIMATE
ASPH.	ASPHALT
BCC	BITUMINOUS CONCRETE CURBING
BIT.	BITUMINOUS
BOL	BOLLARD
BOW	BOTTOM OF WALL
CB	CATCH BASIN
CEM	CEMENT
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CONC.	CONCRETE
CRW	CONCRETE RETAINING WALL
DUMP	DUMPSTER
(E)	EXISTING ELEVATION
EL.	ELEVATION
EOP	EDGE OF PAVEMENT
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EXIST.	EXISTING
F.F.E.	FIRST FLOOR
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GM	GAS METER
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I.G.	IRON PIPE
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N/F	NOW OR FORMERLY
No.	NUMBER
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PED	PEDESTRIAN
PROP.	PROPOSED
R	RIM
R&R	REMOVE & RESET
REM.	REMOVE
RET	RETAIN
RD	ROOF DRAIN
RRT	RAILROAD TIE
SMH	SEWER MANHOLE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
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LEGEND

SURVEY SYMBOLS

•	IRON PIN
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UTILITY SYMBOLS

	ELECTRIC HAND HOLE
	TELE/COMM HAND HOLE
	GUY POLE
GW	GUY WIRE
	HVAC UNIT
	YARD LAMP
	TRANSFORMER
	WATER GATE
EMH	ELECTRIC MANHOLE
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
TMH	TELEPHONE MANHOLE
CBN	DRAINAGE CATCH BASIN
	HYDRANT
	UTILITY POLE
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE

LINE DESIGNATORS

G	GAS LINE
FP	FIRE PROTECTION WATER SERVICE
DW	DOMESTIC WATER SERVICE
E	UNDERGROUND ELECTRIC
D	STORM DRAIN LINE
RD	ROOF DRAIN
S	SANITARY SEWER LINE
100	MAJOR CONTOUR
99.55 X	SPOT GRADE
▲	BUILDING ENTRANCE

LAWN AREA

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BRADLEY C. McKENZIE
CIVIL
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ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
PROJECT #:	216-175
SCALE:	1" = 20'

DRAWING TITLE
Drainage Plan & Profile

DRAWING NUMBER
C-7

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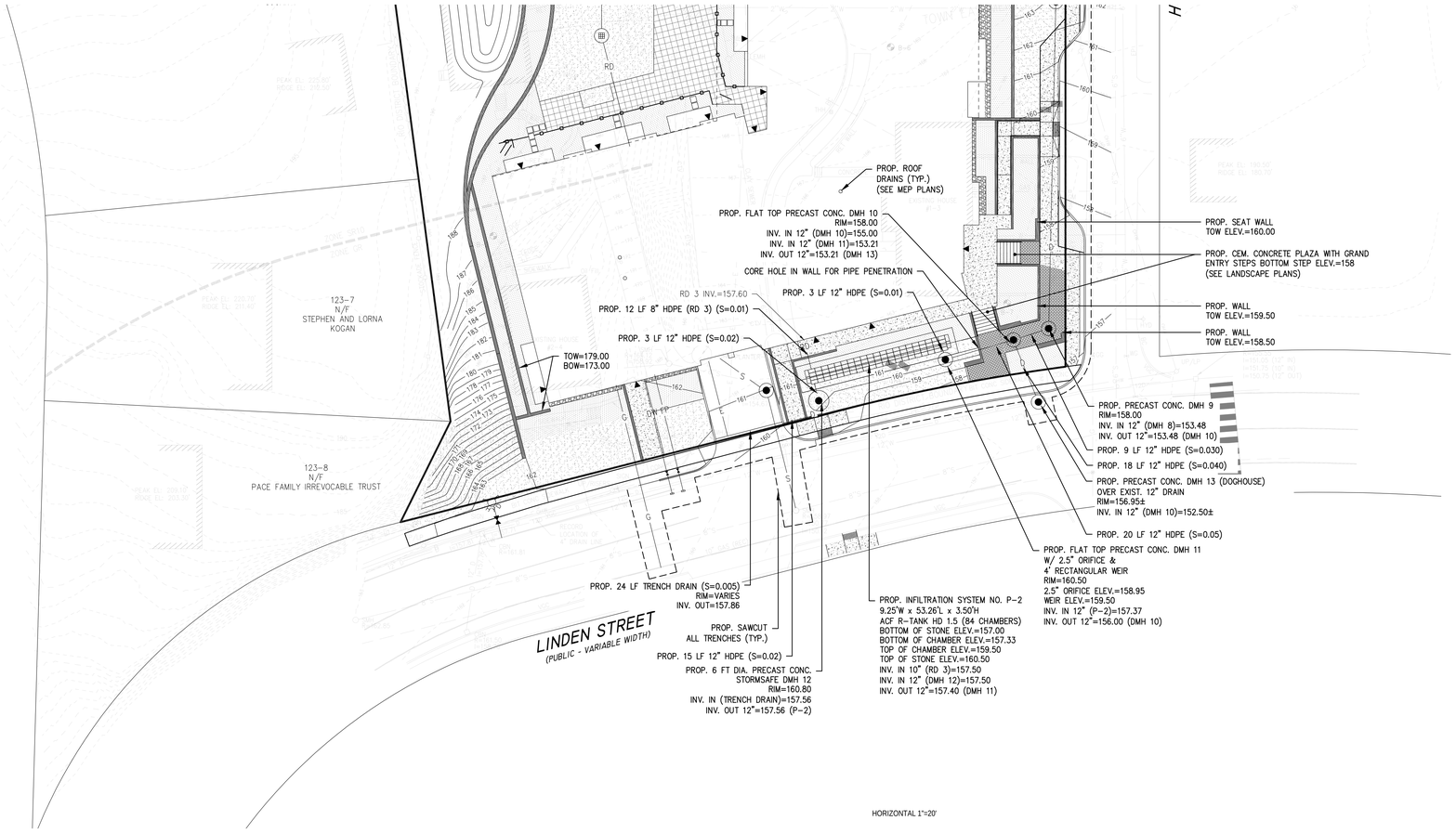

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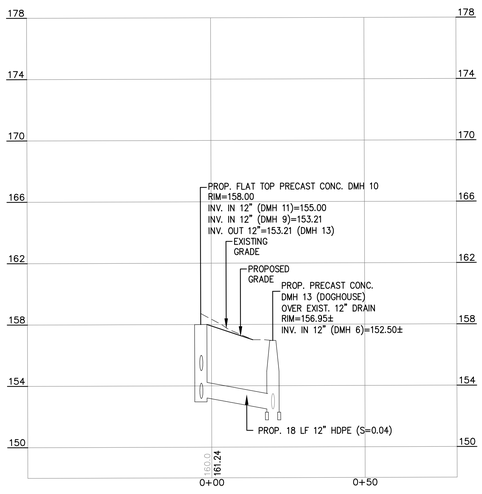

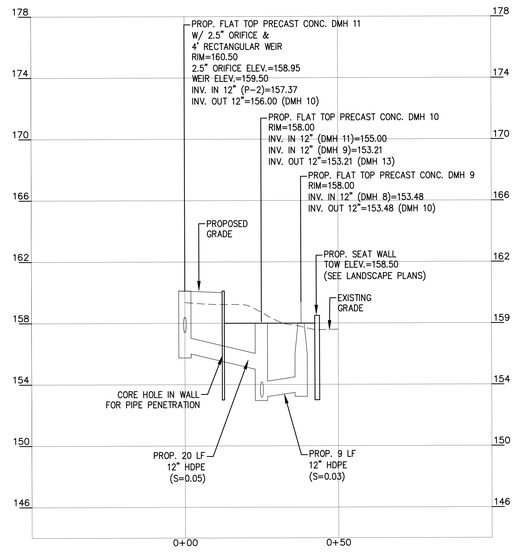

PROFILE ALONG ALIGNMENT OF DRAIN LINE FROM
SUBSURFACE INFILTRATION SYSTEM P-3 TO EXIST. DMH LINDEN STREET
HORIZONTAL 1"=20'
VERTICAL 1"=4'

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
APPROX.	APPROXIMATE
ASPH.	ASPHALT
BCC	BITUMINOUS CONCRETE CURBING
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BOL	BOLLARD
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LEGEND

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No. 36917
REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
PROJECT #:	216-175
SCALE:	1"=20'

DRAWING TITLE
Drainage Plan & Profile

DRAWING NUMBER
C-8

0 10 20 30

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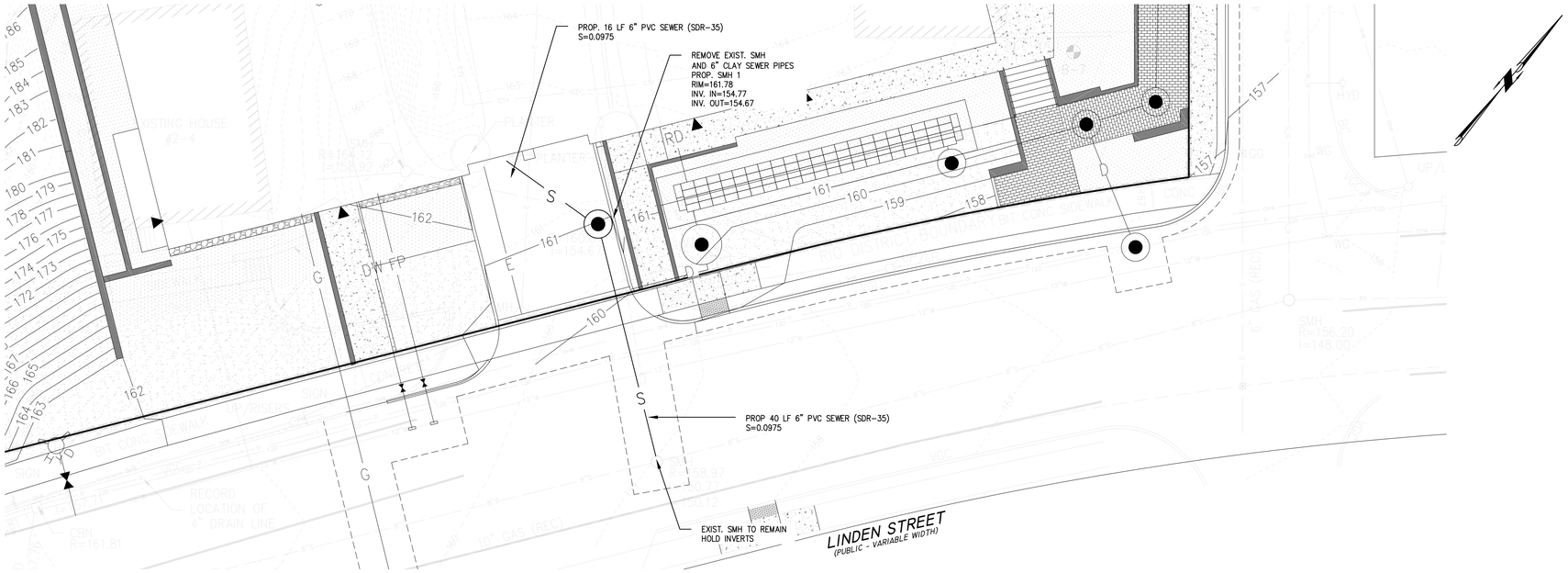
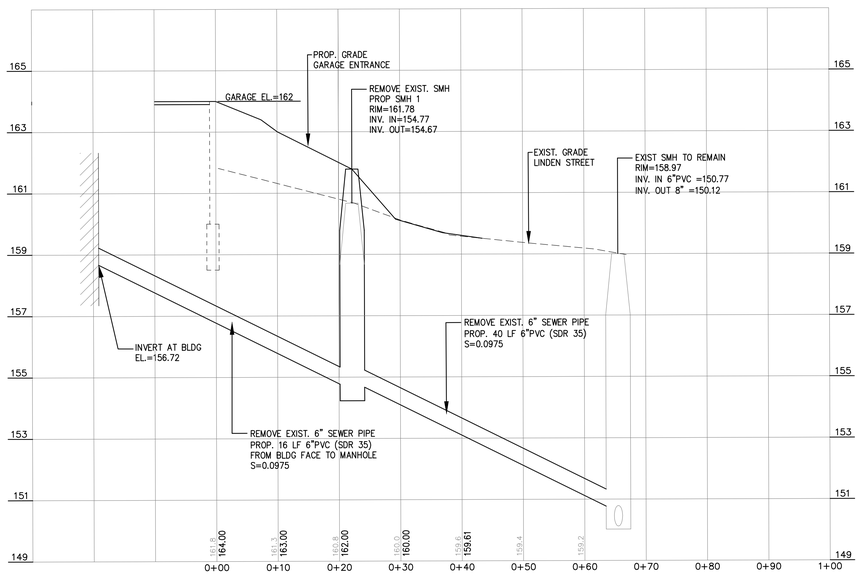


HORIZONTAL 1"=10'



HORIZONTAL 1"=10'
VERTICAL 1"=2'

PROFILE ALONG ALIGNMENT OF SEWER LINE

ABBREVIATIONS

AC	AIR CONDITIONING UNIT
APPROX.	APPROXIMATE
ASPH.	ASPHALT
BCC	BITUMINOUS CONCRETE CURBING
BIT.	BITUMINOUS
BOL	BOLLARD
BOW	BOTTOM OF WALL
CB	CATCH BASIN
CEM	CEMENT
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CONC.	CONCRETE
CRW	CONCRETE RETAINING WALL
DUMP	DUMPSTER
(E)	EXISTING ELEVATION
EL.	ELEVATION
EOP	EDGE OF PAVEMENT
EPLP	ENGINEERING PIN/LEAD PLUG
EXIST.	EXISTING
F.F.E.	FIRST FLOOR
FND	FOUND
GM	GAS METER
GRAN.	GRANITE
GUY	GUY WIRE
HH	HANDHOLE
HR	HANDRAIL
I.G.	IRON PIPE
LP	LIGHT POLE
(M)	MARKED
MHB	MASSACHUSETTS HIGHWAY BOUND
N/F	NOW OR FORMERLY
No.	NUMBER
O/H	OVERHANG
OHW	OVERHEAD WIRES
PED	PEDESTRIAN
PROP.	PROPOSED
R	RIM
R&R	REMOVE & RESET
REM.	REMOVE
RET	RETAIN
RD	ROOF DRAIN
RRT	RAILROAD TIE
SMH	SEWER MANHOLE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TYP.	TYPICAL
UEM	UTILITY ELECTRIC METER
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WF	WOODEN POST
WSF	WOODEN STOCKADE FENCE

LEGEND

SURVEY SYMBOLS

- IRON PIN
- R/C REBAR WITH CAP
- CB/DH CONCRETE BOUND WITH DRILL HOLE
- SB STONE BOUND
- SB/DH STONE BOUND

UTILITY SYMBOLS

- ELECTRIC HAND HOLE
- TELE/COMM HAND HOLE
- GUY POLE
- GW GUY WIRE
- HVAC UNIT
- YARD LAMP
- TRANSFORMER
- WATER GATE
- EMH ELECTRIC MANHOLE
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- TMH TELEPHONE MANHOLE
- CBN DRAINAGE CATCH BASIN
- HYDRANT
- UTILITY POLE
- SIGN

DECIDUOUS TREE

CONIFEROUS TREE

LINE DESIGNATORS

- G GAS LINE
- FP FIRE PROTECTION WATER SERVICE
- DW DOMESTIC WATER SERVICE
- E UNDERGROUND ELECTRIC
- D STORM DRAIN LINE
- RD ROOF DRAIN
- S SANITARY SEWER LINE
- 100 MAJOR CONTOUR
- 99.55 X SPOT GRADE
- BUILDING ENTRANCE

LAWN AREA

LANDSCAPE BEDS

PERMEABLE PAVERS

CEM. CONC. SIDEWALK

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BOSTON, MA 02127
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20 WOODWARD STREET, NEWTON, MA 02461

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CIVIL ENGINEER & SURVEYOR
MCKENZIE ENGINEERING GROUP
150 LONGWATER DRIVE, SUITE 101
NORWELL, MA 02061
781-792-3900

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BROOKLINE, MA 02446
617-735-1180

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WOZNY / BARBAR & ASSOCIATES
1076 WASHINGTON ST
HANOVER, MA 02339
781-826-4144

WELLESLEY SQUARE RESIDENCES

Delanson Circle, Wellesley, MA 02482

PERMIT SET

REVISIONS

MARK	ISSUE	DATE
1	KO	7-10-2020
2	PSI	8-12-2020

COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. McKENZIE
CIVIL
No. 30917
REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
PROJECT #:	216-175
SCALE:	1"=10'

DRAWING TITLE
Sewer Plan & Profile

DRAWING NUMBER
C-9

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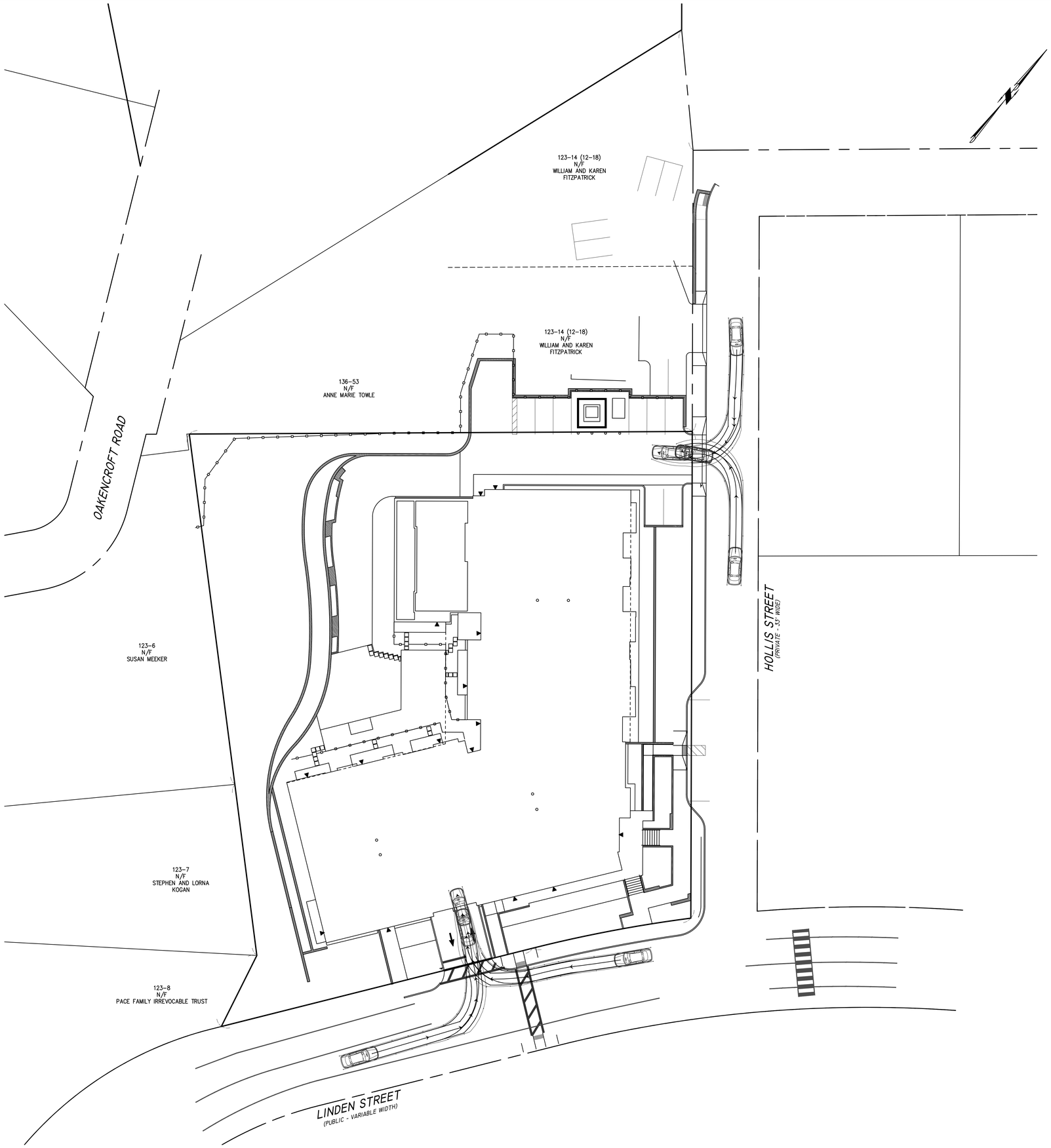

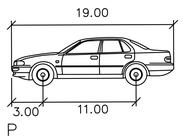

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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1	RO	7-10-2020
2	PG	8-12-2020

COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. McKENZIE
CIVIL
No. 30917
REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
PROJECT #:	216-175
SCALE:	1"=20'

DRAWING TITLE

Turning
Movement Plan
Passenger Car

DRAWING NUMBER

C-10

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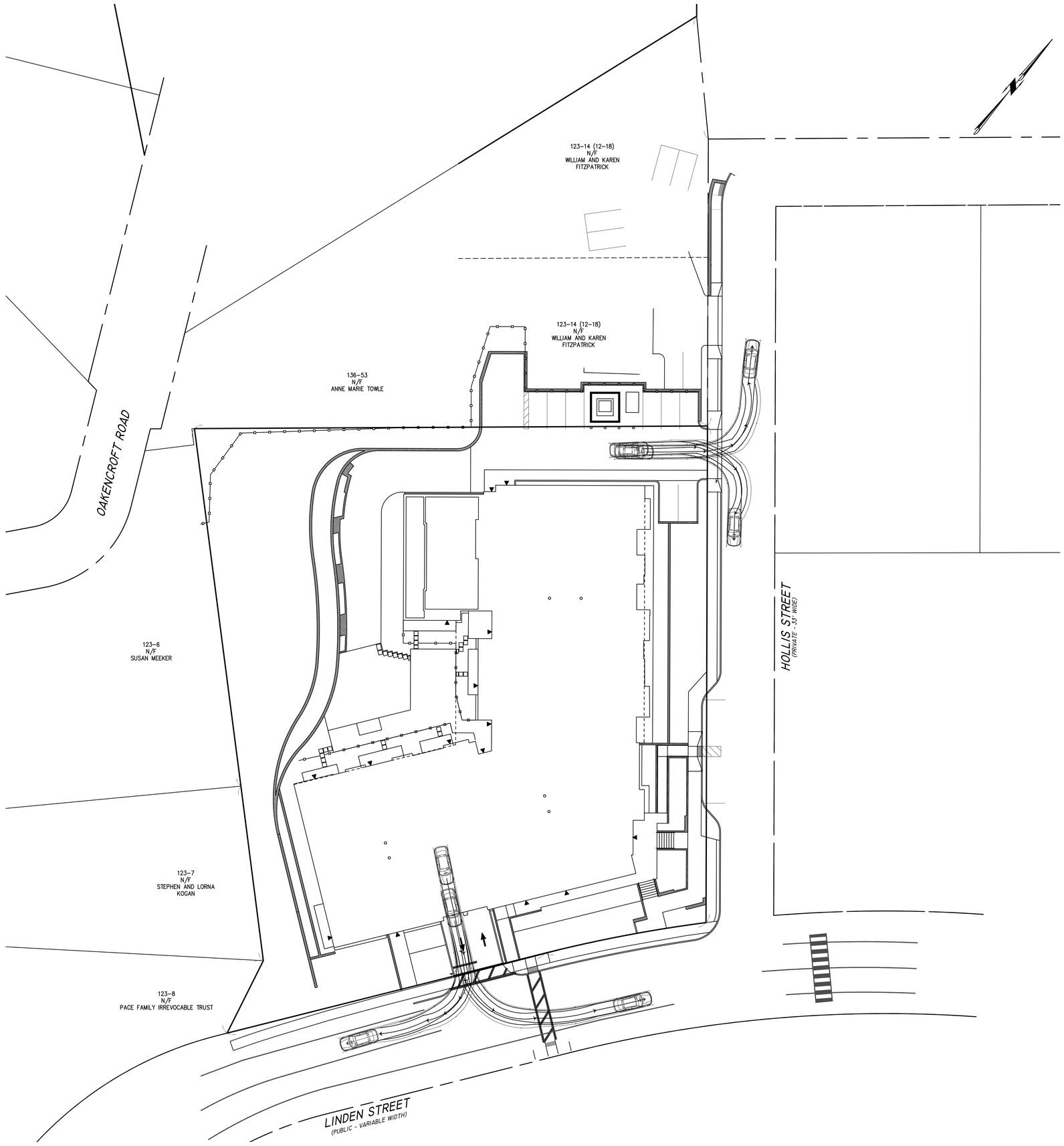

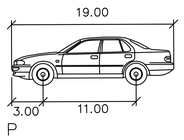

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

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1	RO	7-10-2020
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COMMONWEALTH OF MASSACHUSETTS
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No. 36917
REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
PROJECT #:	216-175
SCALE:	1" = 20'

DRAWING TITLE
Turning Movement Plan Passenger Car

DRAWING NUMBER
C-11

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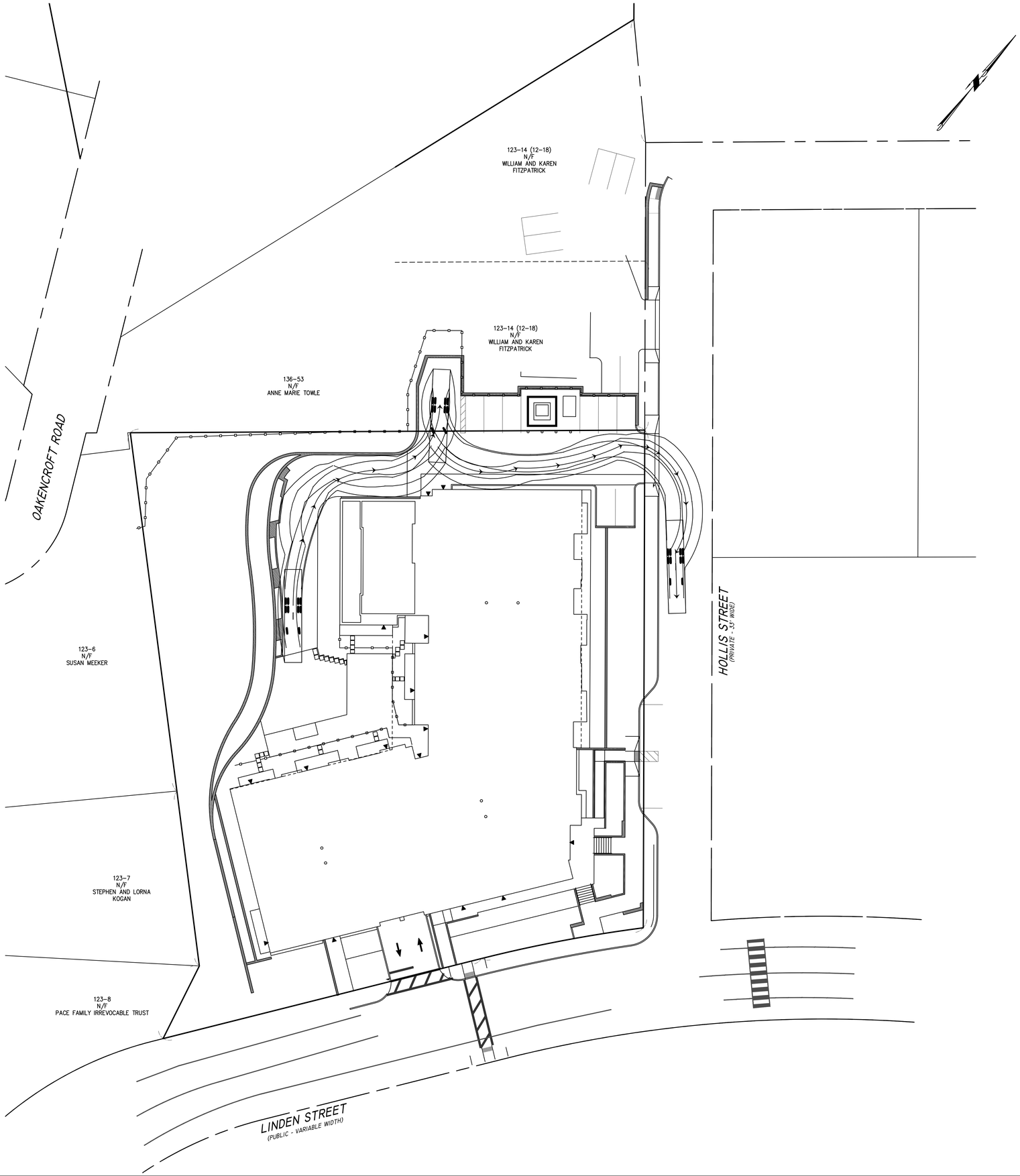

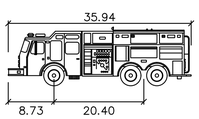

Fire Truck Wellsley

	feet
Width	: 8.30
Track	: 6.79
Lock to Lock Time	: 6.0
Steering Angle	: 40.6

0 10 20 30

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MARK	ISSUE	DATE
1	BOS	7-10-2020
2	PSF	8-12-2020

COMMONWEALTH OF MASSACHUSETTS
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REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

ISSUE: PERMIT SET
DATE: FEBRUARY 21, 2020
PROJECT #: 216-175
SCALE: 1"=20'

DRAWING TITLE
Turning Movement Plan Fire Truck

DRAWING NUMBER
C-12

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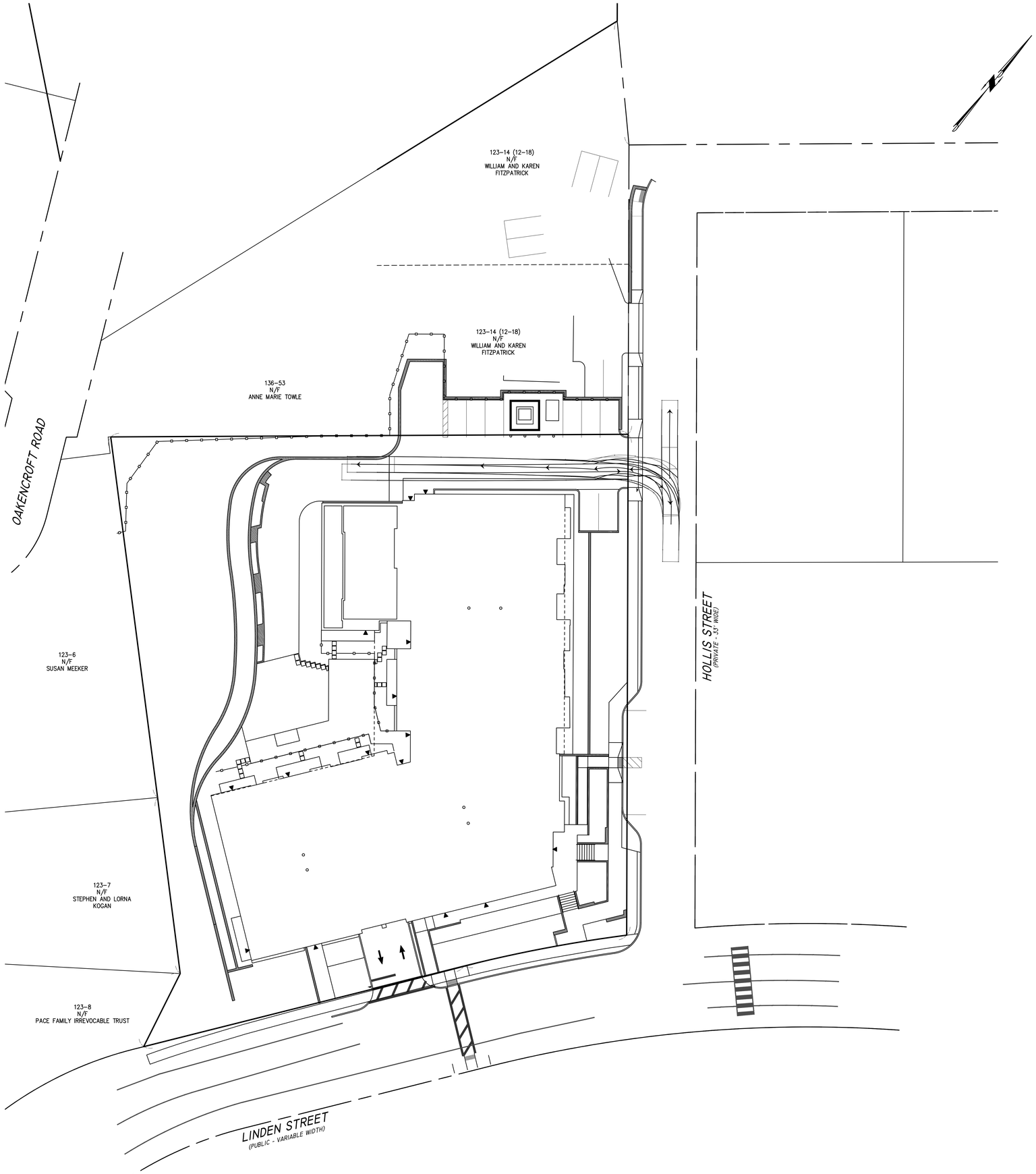

AMBULANCE

	UNITS
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.00
Steering Angle	: 31.8

0 10 20 30

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REVISIONS

NUMB	ISSUE	DATE
1	RIO	7-10-2020
2	PSI	8-12-2020

COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. McKENZIE
CIVIL
No. 30917
REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
PROJECT #:	216-175
SCALE:	1" = 20'

DRAWING TITLE
Turning Movement Plan Ambulance

DRAWING NUMBER
C-13

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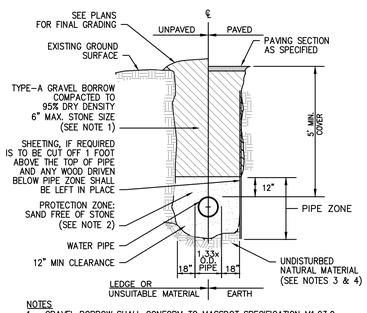
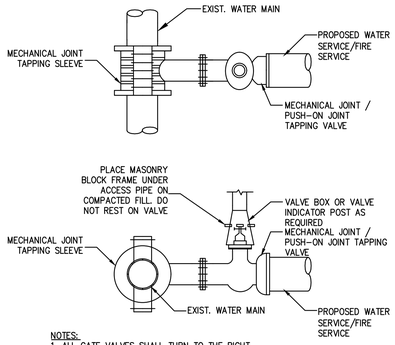


NOTES

1. GRAVEL BORROW SHALL CONFORM TO MASSDOT SPECIFICATION M1.03.0.
2. SAND BEDDING SHALL CONFORM TO MASSDOT SPECIFICATIONS.
3. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO THE MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE SOILS OR MATERIAL.
4. UNSUITABLE SOIL OR MATERIAL SHALL INCLUDE BUT NOT BE LIMITED TO PEAT, MUCK, BROKEN PAVEMENT, STUMPS, LOGS, CONSTRUCTION DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.

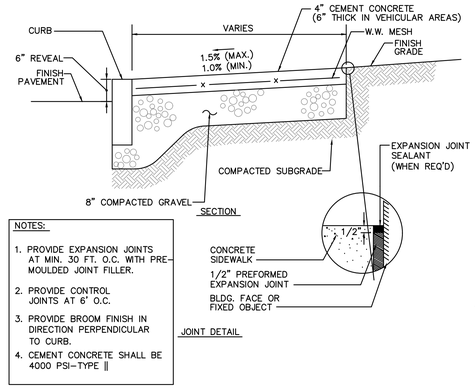
TYPICAL WATER TRENCH DETAIL
SCALE: N.T.S.



NOTES:

1. ALL GATE VALVES SHALL TURN TO THE RIGHT.
2. ALL GATE VALVES TO BE RESILIENT SEAT, EPOXY COATED.

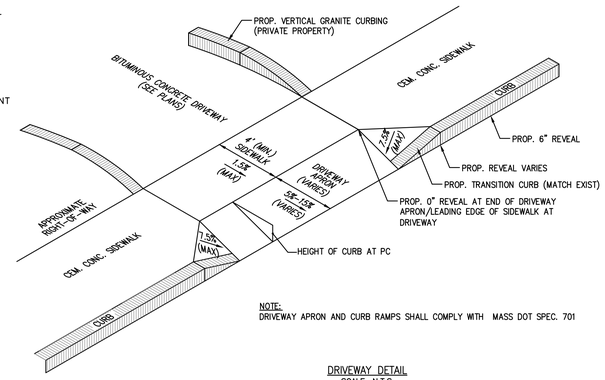
TYPICAL TAPPING SLEEVE AND VALVE BOX
SCALE: N.T.S.



NOTES:

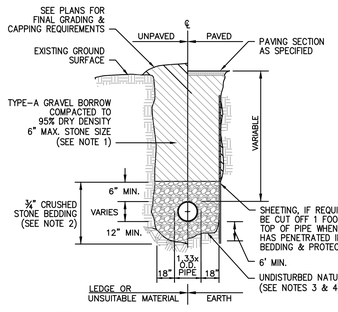
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-MOULDED JOINT FILLER.
2. PROVIDE CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4000 PSI-TYPE II

CONCRETE SIDEWALK DETAIL
SCALE: N.T.S.



NOTE:
DRIVEWAY APRON AND CURB RAMPS SHALL COMPLY WITH MASS DOT SPEC. 701

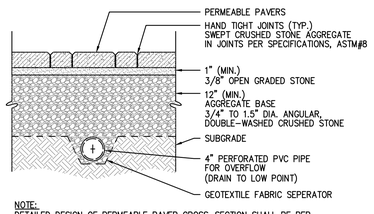
DRIVEWAY DETAIL
SCALE: N.T.S.



NOTES

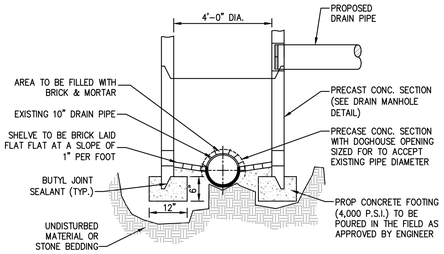
1. GRAVEL BORROW SHALL CONFORM TO MASSDOT SPECIFICATION M1.03.0.
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASSDOT SPECIFICATION M2.01.1.
3. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO THE MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE SOILS OR MATERIAL.
4. UNSUITABLE SOIL OR MATERIAL SHALL INCLUDE BUT NOT BE LIMITED TO PEAT, MUCK, BROKEN PAVEMENT, STUMPS, LOGS, CONSTRUCTION DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.

GRAVITY SEWER TRENCH DETAIL
SCALE: N.T.S.



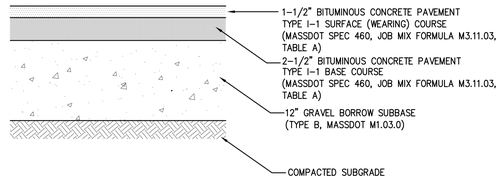
NOTE:
DETAILED DESIGN OF PERMEABLE PAVER CROSS-SECTION SHALL BE PER MANUFACTURER SPECIFICATIONS. DESIGN ENGINEER SHALL REVIEW AND APPROVE SHOP DRAWINGS AND DETAILS PRIOR TO PAVER INSTALLATION.

PERMEABLE PAVER DETAIL
SCALE: N.T.S.

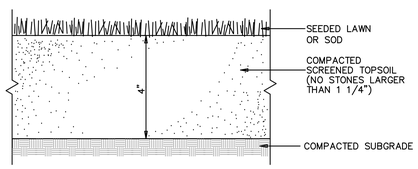


NOTE:
EXISTING DRAIN SHALL REMAIN ACTIVE THROUGHOUT CONSTRUCTION

TYPICAL DOGHOUSE DRAIN MANHOLE
SCALE: N.T.S.

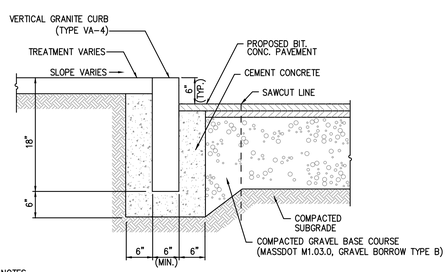


PAVEMENT DETAIL
SCALE: N.T.S.



NOTE:
LOAM & SEED MATERIAL SHALL CONFORM TO MASSDOT MATERIAL SPECIFICATIONS M1.05.0, M1.07.0, M1.08.1, AND CONSTRUCTION METHODS 751.80 TO 751.83

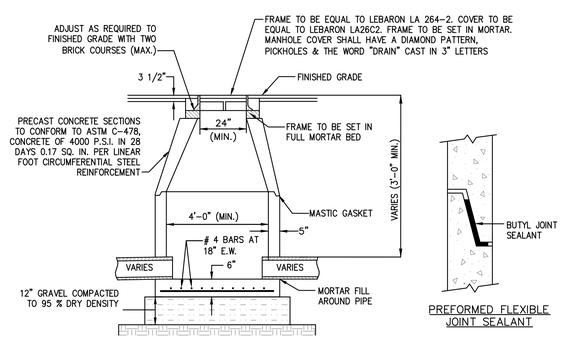
SEEDED OR SODDED LAWN DETAIL
SCALE: N.T.S.



NOTES

1. ALL WORK SHALL COMPLY WITH TOWN OF WELLESLEY SPECIFICATION FOR PORTLAND CEMENT CONCRETE SIDEWALKS. LATEST REVISION.
2. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE MATERIALS.

VERTICAL GRANITE CURB (VGC) DETAIL
SCALE: N.T.S.



TYPICAL PRECAST DRAIN MANHOLE
SCALE: N.T.S.

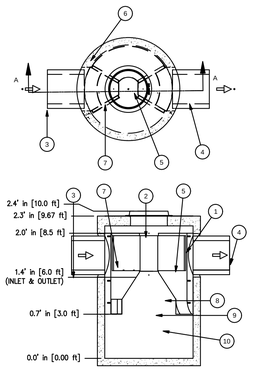
PREFORMED FLEXIBLE JOINT SEALANT

Hydro International
Stormwater Solutions
94 Hutchins Drive
Portland, Maine 04102
Tel: (207) 756-6200
Fax: (207) 756-6212
stormwaterinquiry@hydro-int.com

MANHOLE WALL AND SLAB THICKNESS ARE NOT TO SCALE.

CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.

CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASING UNIT TO FABRICATION.



SECTION A-A

Parts List

ITEM	QTY.	DESCRIPTION	SIZE (in)
1	1	I.D. CONCRETE MANHOLE	
2	1	INLET CHUTE (W/ FLOATABLES TRAP)	
3	1	OUTLET CHUTE	
4	1	INLET PIPE (BY OTHERS)	
5	1	OUTLET PIPE (BY OTHERS)	
6	1	HIGH FLOW BYPASS	
7	1	FRAME AND COVER (OR GRATE)	

FIRST DEFENSE UNIT
SCALE N.T.S.

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REVISIONS

MARK	DESCR.	DATE

COMMONWEALTH OF MASSACHUSETTS
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CIVIL
No. 36917
REGISTERED PROFESSIONAL ENGINEER

DRAWING INFORMATION

ISSUE: PERMIT SET
DATE: FEBRUARY 21, 2020
PROJECT #: 216-175
SCALE: AS NOTED

DRAWING TITLE
Construction Details

DRAWING NUMBER
C-14

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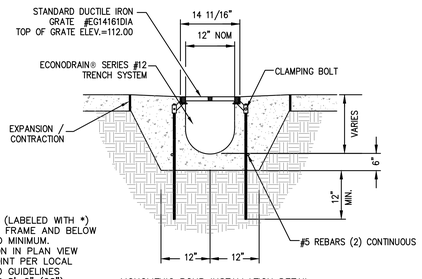
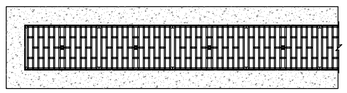
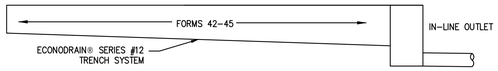


MONOLITHIC POUR INSTALLATION DETAIL

NOTES TO THE SPECIFIER:
1. ADD REBAR AS REQUIRED
2. SPECIFY REQUIRED DIMENSIONS (LABELED WITH *) USING 6" EACH SIDE OF STEEL FRAME AND BELOW EPS FORM AS A RECOMMENDED MINIMUM.
3. SHOW TOP OF GRATE ELEVATION IN PLAN VIEW
4. EXPANSION / CONTRACTION JOINT PER LOCAL ENGINEERING REGULATIONS AND GUIDELINES
5. STANDARD CHANNEL LENGTH IS 8'-0" (96")
6. STANDARD CHANNEL SLOPE IS 0.5%

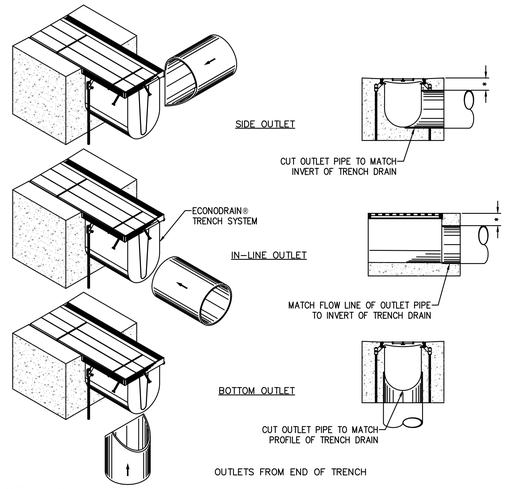


PLAN VIEW



	EPS FORM	DEPTH MIN	DEPTH MAX	FLOW GPM
SHALLOW EPS FORMS	10	8"	8 1/2"	743
	11	8 1/2"	9"	829
	12	9"	9 1/2"	915
	13	9 1/2"	10"	1003
	14	10"	10 1/2"	1091
	15	10 1/2"	11"	1180
	16	11"	11 1/2"	1269
	17	11 1/2"	12"	1359
	18	12"	12 1/2"	1450
	19	12 1/2"	13"	1541
	20	13"	13 1/2"	1633
	21	13 1/2"	14"	1725
	22	14"	14 1/2"	1817
	23	14 1/2"	15"	1910
DEEP EPS FORMS	24	15"	15 1/2"	2002
	25	15 1/2"	16"	2095
	26	16"	16 1/2"	2189
	27	16 1/2"	17"	2282
	28	17"	17 1/2"	2376
	29	17 1/2"	18"	2470
	30	18"	18 1/2"	2564
	31	18 1/2"	19"	2658
	32	19"	19 1/2"	2753
	33	19 1/2"	20"	2847
	34	20"	20 1/2"	2942
	35	20 1/2"	21"	3036
	36	21"	21 1/2"	3131
	37	21 1/2"	22"	3226
	38	22"	22 1/2"	3321
	39	22 1/2"	23"	3416
	40	23"	23 1/2"	3511
	41	23 1/2"	24"	3607
	42	24"	24 1/2"	3702
	43	24 1/2"	25"	3798
	44	25"	25 1/2"	3893
	45	25 1/2"	26"	3989

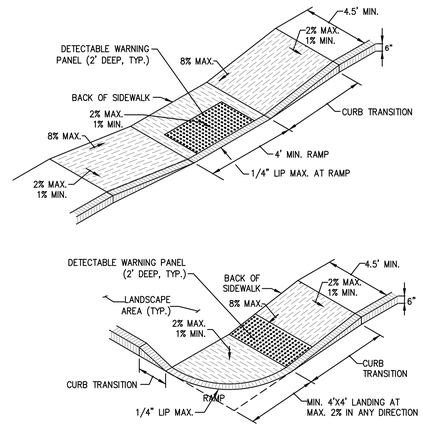
EPS FORM CHART



NOTES TO THE SPECIFIER:
1. ADD REBAR AS REQUIRED.
2. SPECIFY MINIMUM CONCRETE ENCASEMENT.
3. 4" MINIMUM CONCRETE COVERAGE OF OUTLET PIPE IS RECOMMENDED (LABELED WITH *).
4. FINAL CONCRETE THICKNESS PER LOCAL ENGINEERING REGULATIONS AND GUIDELINES.

CONSTRUCTION NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. SECURE OUTLET PIPE PRIOR TO CONCRETING OPERATIONS.
3. FOR ILLUSTRATION ONLY – DO NOT SCALE

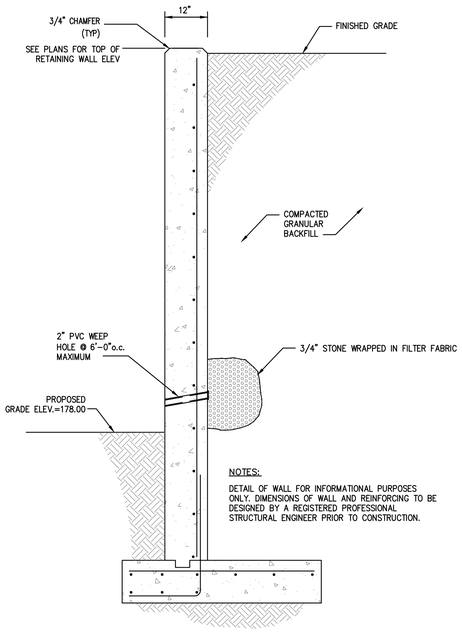
ECONODRAIN® SERIES #12 TRENCH DRAIN
SCALE: N.T.S.



NOTES:

1. SEE PLANS FOR CURB TYPE.
2. CURBS AND WALKS ALONG ACCESSIBLE ROUTES SHALL MEET OR EXCEED THE APPLICABLE REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD, FAIR HOUSING ACT AND ADA.
3. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2%.
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
5. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
6. MAINTAIN A MINIMUM OF 3 FEET CLEAR AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS ETC.).
7. GRADE BASE OF RAMP TO PREVENT PONDING.
8. RAMP CONSTRUCTION SHALL CONFORM TO TYPICAL SIDEWALK SECTION.
9. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'X5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
10. ALL CURBING AT RAMPS SHALL BE VERTICAL CURBING SET FLUSH WHERE IT ABUTS ROADWAY.
11. ALL RAMPS SHALL BE CEMENT CONCRETE OR BITUMINOUS CONCRETE WITH ROUGHENED NON-SLIP SURFACE.
12. ALL DETECTABLE WARNING PANELS SHALL BE GRAY IRON (CL35B) WITH A COLOR TO BE FEDERAL YELLOW PER TOWN OF WELLESLEY STANDARD DETAILS.
13. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE-CONTACT.

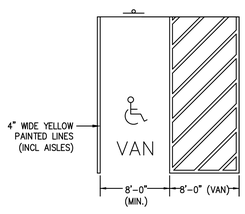
ACCESSIBLE CURB RAMPS
SCALE: N.T.S.



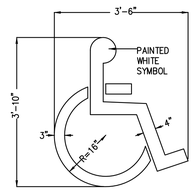
NOTES:

DETAIL OF WALL FOR INFORMATIONAL PURPOSES ONLY. DIMENSIONS OF WALL AND REINFORCING TO BE DESIGNED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

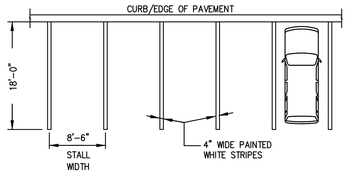
CAST-IN-PLACE CONCRETE CANTILEVER RETAINING WALL
SCALE: N.T.S.



HANDICAP PARKING STALL DETAIL
SCALE: N.T.S.

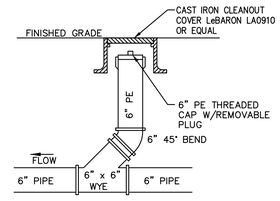


PAINTED HANDICAP SYMBOL DETAIL
SCALE: N.T.S.



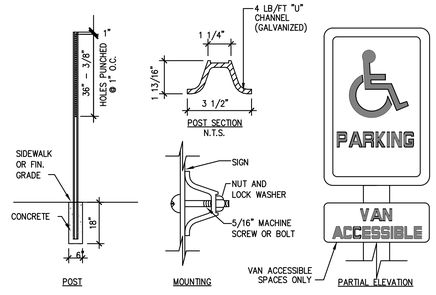
STANDARD SPACE

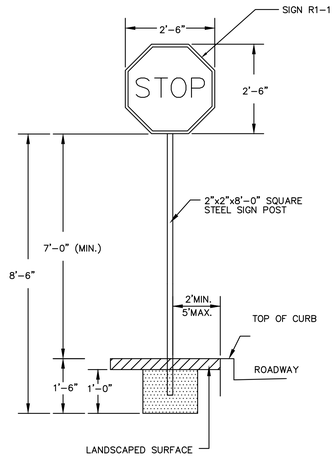
TYPICAL STRIPING DETAILS
SCALE: N.T.S.



NOTE:
1. CLEANOUT SHOWN ABOVE IS FOR 4" PIPE. PROPOSED CLEANOUTS VARY IN SIZE AND THE APPURTENANCES SHALL ALSO VARY ACCORDINGLY.

CLEANOUT DETAIL
SCALE: N.T.S.





SIGN DETAIL
SCALE: N.T.S.

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WELLESLEY SQUARE RESIDENCES

Delanson Circle, Wellesley, MA 02482

PERMIT SET

REVISIONS

ISSUE	NOTE	DATE

COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. McKENZIE
CIVIL
No. 30917
REGISTERED PROFESSIONAL ENGINEER

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ISSUE:	PERMIT SET
DATE:	FEBRUARY 21, 2020
PROJECT #:	216-175
SCALE:	AS NOTED

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Construction Details

DRAWING NUMBER
C-15

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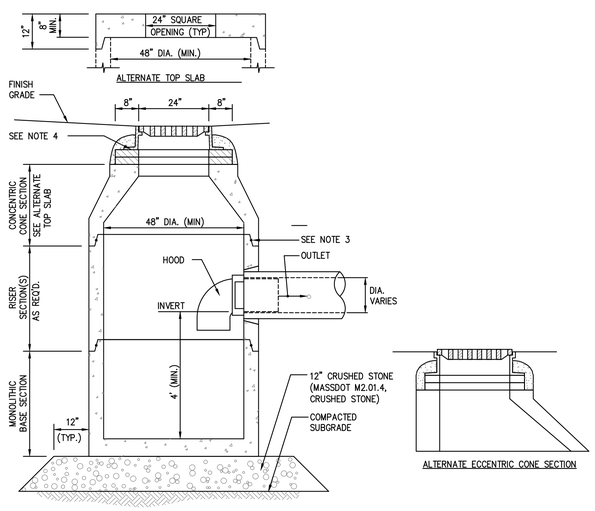
NOTES:

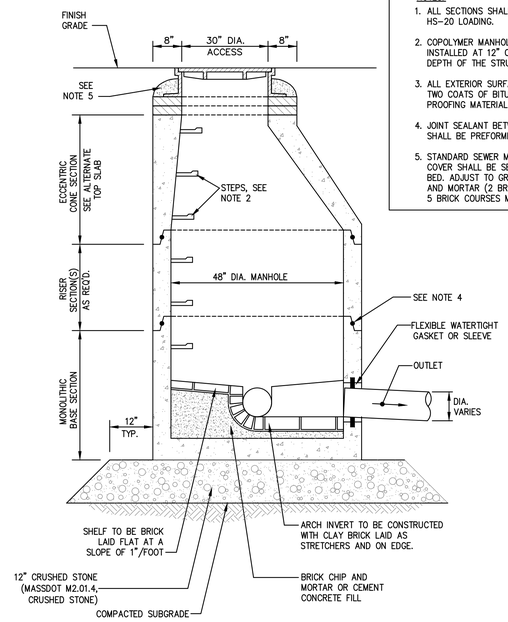
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST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



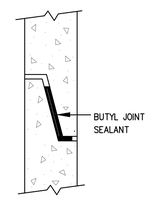
CATCH BASIN W/HOOD
SCALE: N.T.S.

NOTES:

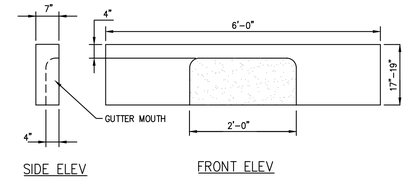
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)



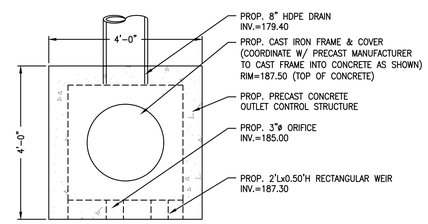
TYPICAL SEWER MANHOLE
SCALE: N.T.S.

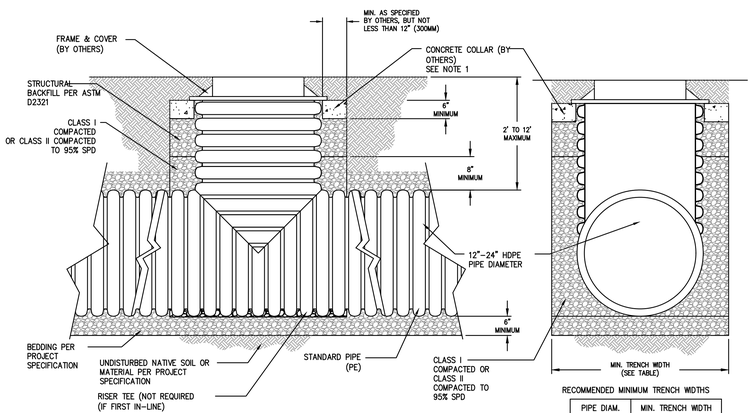


PREFORMED FLEXIBLE JOINT SEALANT



GRANITE CURB INLET
SCALE: N.T.S.





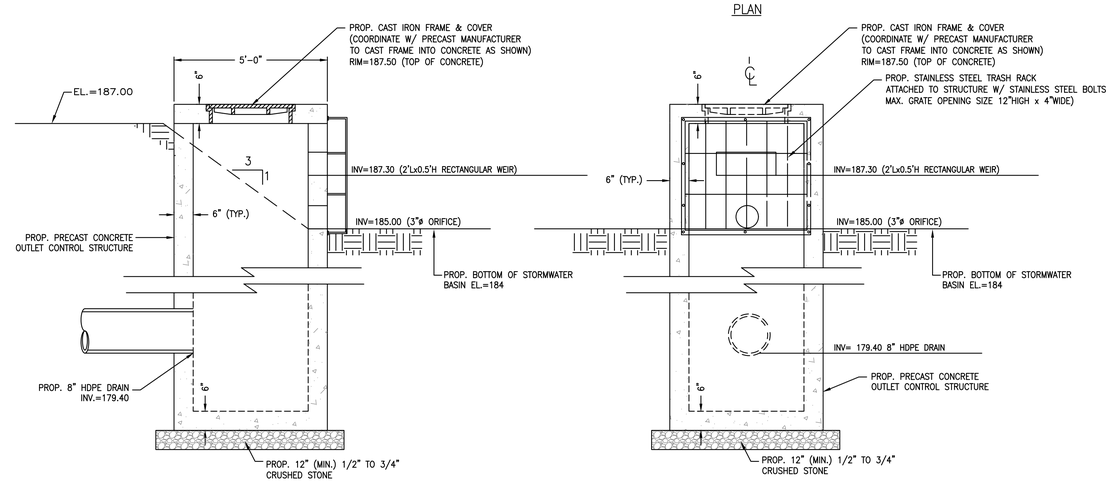
RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12"	30"
15"	34"
18"	39"
24"	48"

NOTES:

1. CONCRETE COLLAR SHALL BE DESIGNED BY OTHERS (ENGINEER OF RECORD, CONTRACT ENGINEER, ETC.) FOR THE SPECIFIC PROJECT AND SITE CONDITIONS TO CARRY ALL ANTICIPATED LOADING.
2. FOR PROJECTS WHERE COVER EXCEEDS THE MINIMUM OR MAXIMUM VALUES SHOWN, CONTACT ADS FOR SPECIFIC DESIGN CONSIDERATIONS.

DRAIN INLET DETAIL
SCALE: N.T.S



OUTLET CONTROL STRUCTURE DETAIL
SCALE: N.T.S

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C-16

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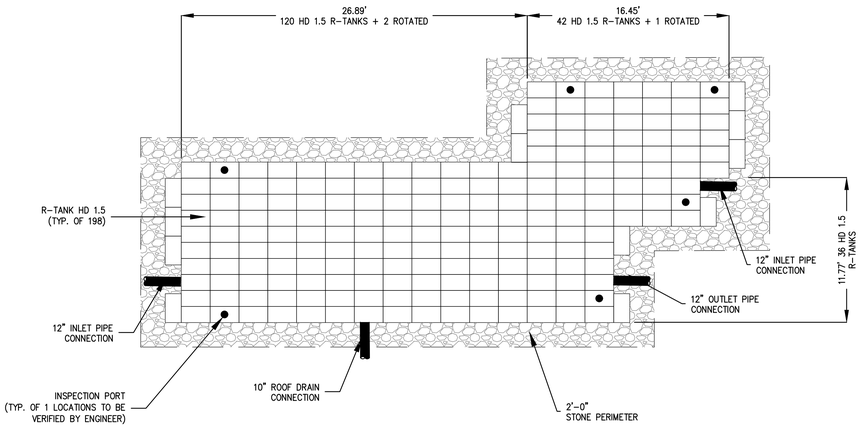
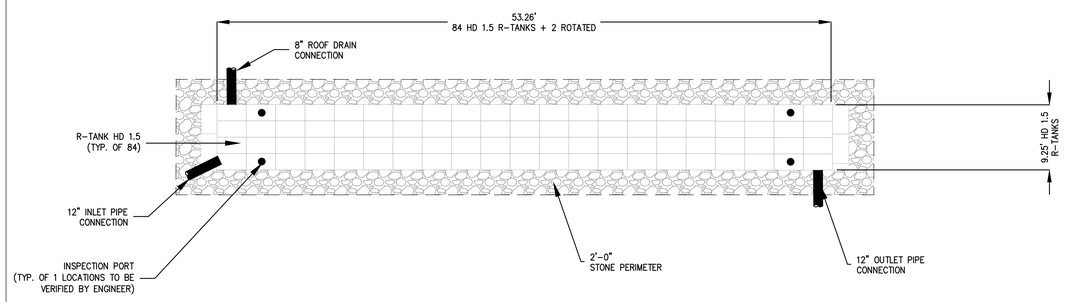


SYSTEM P-1



SYSTEM P-2

NOTES:

1. EXCAVATE BELOW BOTTOM OF CRUSHED STONE BASE AND BACKFILL WITH CLEAN GRAVEL BORROW (MASS. HIGHWAY M1.03.0 TYPE B) TO NATURALLY OCCURRING PERVIOUS MATERIAL. (REFER TO TEST PIT SOIL LOGS SUBMITTED HEREWITH).
2. INSTALLATION AND INSPECTION OF ALL SUBSURFACE INFILTRATION AND DETENTION SYSTEMS SHALL BE PERFORMED AND WRITTEN APPROVAL OBTAINED BEFORE CONSTRUCTION OF THE ACCESS ROAD AND PARKING LOT BASE COURSE BEGINS.

CRUSHED STONE:

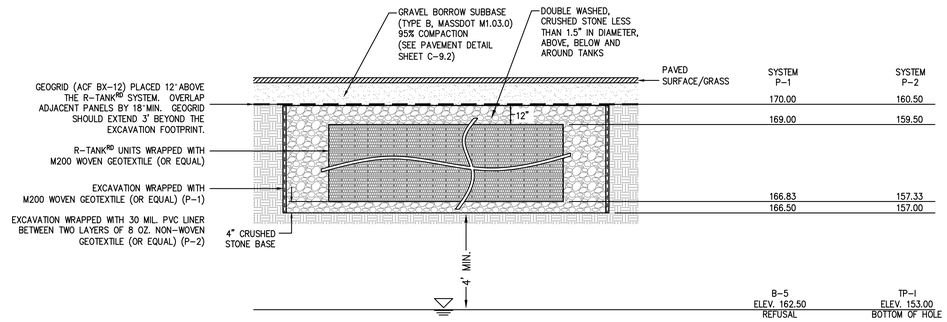
SHALL BE DURABLE CRUSHED ROCK CONSISTING OF ANGULAR FRAGMENTS, FREE FROM A DETRIMENTAL QUANTITY OF THIN, FLAT, ELONGATED PIECES OR DURABLE CRUSHED GRAVEL STONE OBTAINED BY ARTIFICIAL CRUSHING OF BOULDERS OR FIELDSTONE. THE CRUSHED STONE MUST BE FREE FROM CLAY, LOAM, OR DELETERIOUS MATERIAL.

CRUSHED STONE TO CONFORM TO THE FOLLOWING GRADATIONS:

PERCENT PASSING

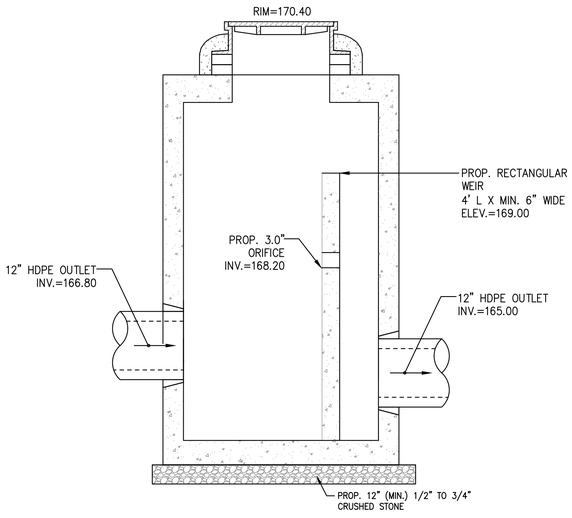
STONE SIZE

SIEVE SIZE	1 1/4 INCH	3/4 INCH	1/2 INCH	3/8 INCH
2"				
1 1/2"	100			
1 1/4"	85-100			
1"		100		
3/4"	10-40	90-100		
5/8"			100	
1/2"	0-8	10-50	85-100	100
3/8"		0-20	14-45	85-100
#4		0-5	0-15	20-20
#8			0-5	0-15
#16				0-5

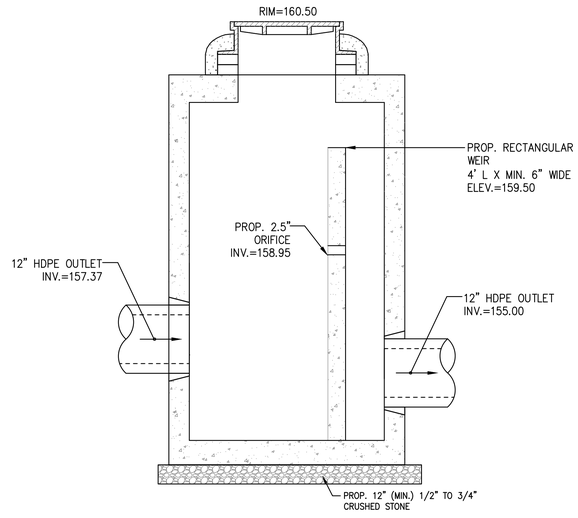


R-TANK^RD TANK WRAP & EXCAVATION ENVELOPE DETAIL

SUBSURFACE INFILTRATION SYSTEMS P-1 & P-2
SCALE: N.T.S.



DMH-3 WEIR DETAIL
SCALE: N.T.S.



DMH-6A WEIR DETAIL
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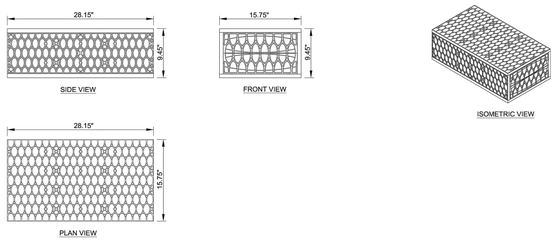


MODULE DATA

GEOMETRY: LENGTH = 28.15 IN. (715 MM)
WIDTH = 15.75 IN. (400 MM)
HEIGHT = 9.45 IN. (240 MM)
STORAGE VOLUME = 2.30 CF (65 L)
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 90%

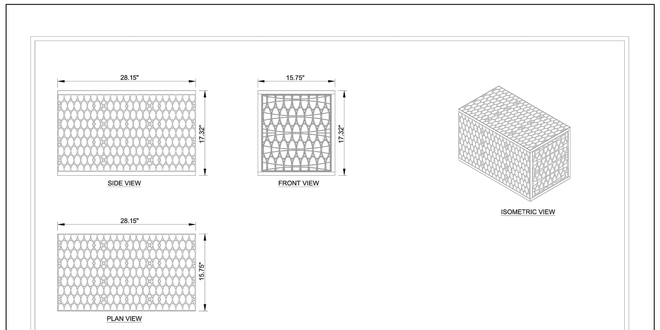
LOAD RATING: 50 PSI, (MODULE ONLY)
HS25, (WITH ACF COVER SYSTEM)

MATERIAL: 85% RECYCLED POLYPROPYLENE

SMALL PLATES PER SEGMENT/TOTAL: 5/5

R-TANK^{HD} - MINI MODULE

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com



MODULE DATA

GEOMETRY: LENGTH = 28.15 IN. (715 MM)
WIDTH = 15.75 IN. (400 MM)
HEIGHT = 17.32 IN. (440 MM)
TANK VOLUME = 4.44 CF
STORAGE VOLUME = 4.22 CF
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 90%

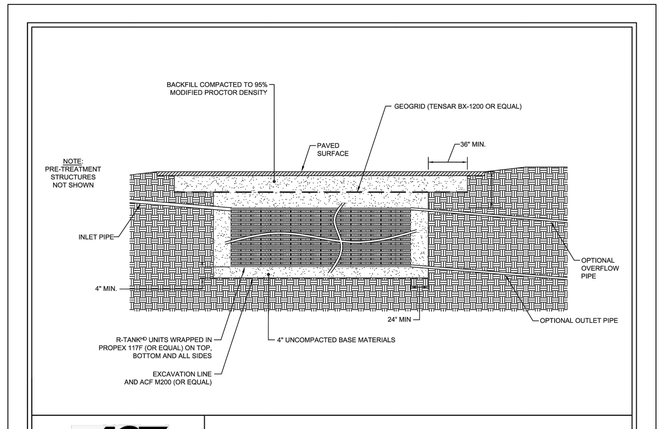
LOAD RATING: 33.4 PSI, (MODULE ONLY)
HS25, (WITH ACF COVER SYSTEM)

MATERIAL: 100% RECYCLED POLYPROPYLENE

SMALL PLATES PER SEGMENT/TOTAL: 5/5

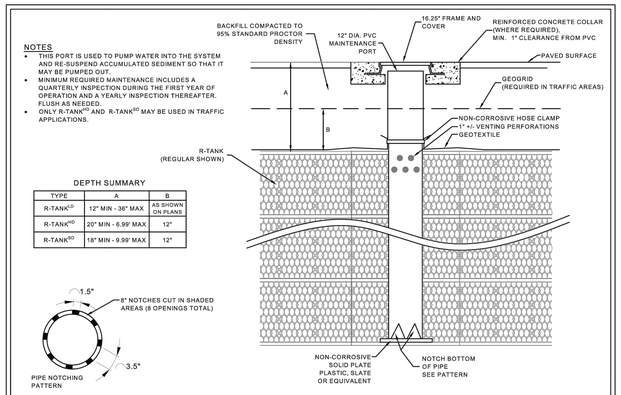
R-TANK^{HD} - SINGLE MODULE

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com 5/16



R-TANK^{HD} - INFILTRATION SYSTEMS

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com



NOTES

- THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
- MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
- ONLY R-TANK^{HD} AND R-TANK^{HD} MAY BE USED IN TRAFFIC APPLICATIONS.

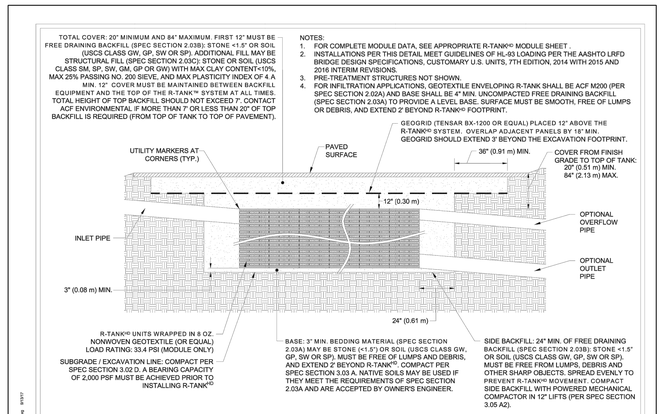
DEPTH SUMMARY

TYPE	A	B
R-TANK^{LD}	12" MIN - 36" MAX	AS SHOWN ON PLANS
R-TANK^{HD}	20" MIN - 6.99' MAX	12"
R-TANK^{SD}	18" MIN - 9.99' MAX	12"

02/06/19

MAINTENANCE PORT
FOR R-TANK^{LD}, R-TANK^{HD}, AND R-TANK^{SD}

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com



NOTES:

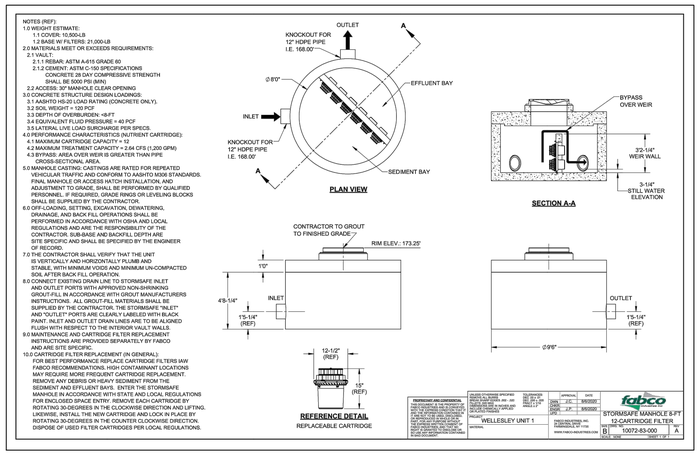
1. FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK^{HD} MODULE SHEET.
2. INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF HL-93 LOADING PER THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, CUSTOMARY U.S. UNITS, 7TH EDITION, 2014 WITH 2015 AND 2016 INTERIM REVISIONS.
3. PRE-TREATMENT STRUCTURES NOT SHOWN.
4. FOR INFILTRATION APPLICATIONS, GEOTEXTILE ENVELOPING R-TANK SHALL BE ACF M200 (PER SPEC SECTION 2.02A) AND BASE SHALL BE 4" MIN. UNCOMPACTED FREE DRAINING BACKFILL (SPEC SECTION 2.03A) TO PROVIDE A LEVEL BASE. SURFACE MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK^{HD} FOOTPRINT.

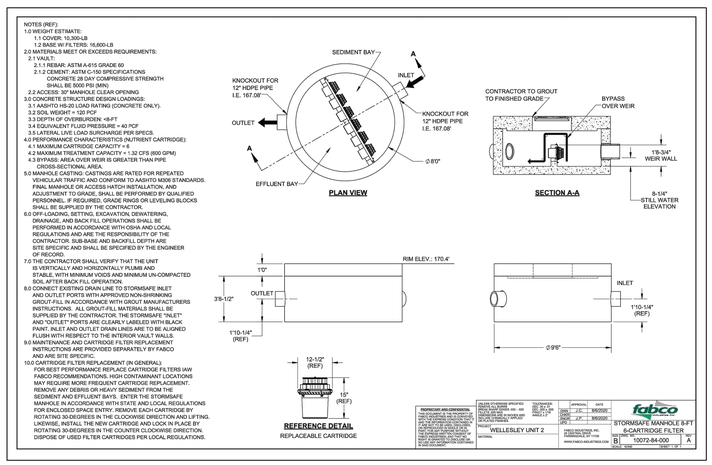
09/13/2017

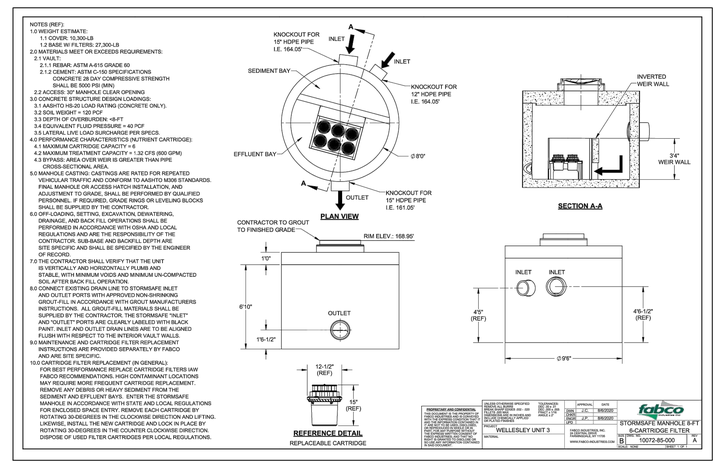
R-TANK^{HD} & HS-20 LOADS - SECTION VIEW

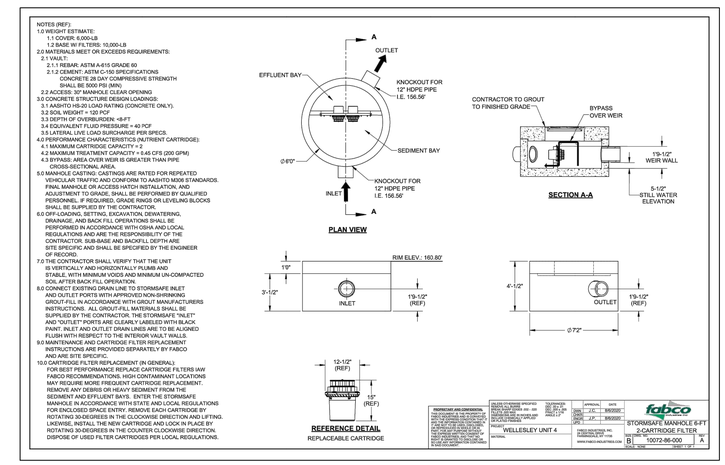
FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

HS-20 Loading - R-Tank®D - Sept 2017.dwg 9/13/17









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COMMONWEALTH OF MASSACHUSETTS
BRADLEY C. McKENZIE
CIVIL
No. 30917
REGISTERED PROFESSIONAL ENGINEER

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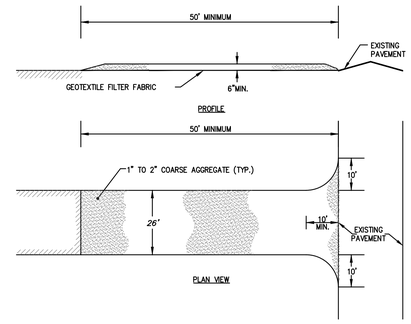
CONSTRUCTION SEQUENCE

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. THE CONTRACTOR SHALL COORDINATE A PRE–CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN. PLACE SILTATION FENCE AND HAYBALE BARRIERS AT LOCATIONS INDICATED ON THE SITE PLANS.
3. CLEAR AND GRUB UP AS REQUIRED FOR THE CONSTRUCTION OF THE BUILDING AND RELATED INFRASTRUCTURE.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT LINDEN STREET AND HOLLIS STREET.
5. EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS 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. CONSTRUCT CUT AND FILL AREAS, INSTALLING HAYBALE CHECK DAMS AT TOES OF ALL 3:1 OR GREATER SLOPES, AND AT ENDS OF ALL CUT AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN.
7. THE STORMWATER EXTENDED DETENTION BASIN SHALL BE CONSTRUCTED IMMEDIATELY AFTER THE ROADWAY ROUGH GRADING IS COMPLETED AND THE AREA HAS BEEN CLEARED OF VEGETATION. INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE COVERED WITH SILTSACK OR EQUIVALENT INLET PROTECTION.
8. GRADE ROADWAY TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES.
9. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENT CONTROL" SECTION OF THIS PLAN.
10. PLACE GRAVEL SUBBASE PER CONSTRUCTION DRAWINGS.
11. PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON ROADWAYS.
12. GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH.
13. PLACE THE FINAL WEARING COURSE OF PAVEMENT.
14. COMPLETE FINE GRADING OF SHOULDERS AND PLACE PAVEMENT IN MISCELLANEOUS AREAS.
15. REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

CONSTRUCTION SPECIFICATIONS:

1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
5. ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED PROMPTLY.



STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: N.T.S.

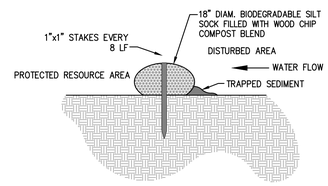
EROSION AND SEDIMENTATION CONTROL

REFER TO CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES AS SPECIFIED IN "BEST MANAGEMENT PRACTICES OPERATION AND MAINTENANCE PLAN" PREPARED BY McKENZIE ENGINEERING GROUP, INC. FOR STRUCTURAL STABILIZATION AND DUST CONTROL EROSION AND SEDIMENTATION CONTROL MEASURES.

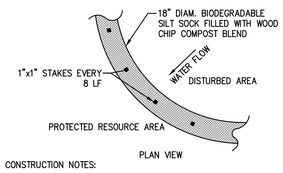
STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SEDIMENT FENCE/HAYBALE BARRIER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY DIVERSION SWALES WITH STONE CHECK DAMS, SEDIMENT BASINS, AND INLET PROTECTION SUBJECT TO THE TOWN OF HINGHAM CONSERVATION COMMISSION APPROVAL.

STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.

IN GENERAL, THE SMALLEST POSSIBLE AREA OF LAND SHALL BE EXPOSED AT ONE TIME. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE CONFINED TO A MAXIMUM PERIOD OF 3 MONTHS. LAND SHALL NOT BE EXPOSED DURING THE WINTER MONTHS. ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY AND THAT WILL BE REGRADED AT A LATER DATE SHALL BE MACHINE HAY MULCHED AND SEEDED WITH WINTER RYE TO PREVENT EROSION.



SECTION VIEW

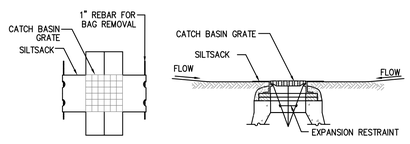


PLAN VIEW

CONSTRUCTION NOTES:

1) SILT SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING OR LAPPING THE ADJACENT SECTIONS.
2) SILT SOCKS SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE–BARS DRIVEN EVERY 8 LF.
3) INSPECTION SHALL BE FREQUENT, AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED.
4) SILT SOCKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

SILTSOCK EROSION CONTROL BARRIER DETAIL
SCALE: N.T.S.



PLAN VIEW SECTION VIEW

SILT SACK SEDIMENT TRAP CONTRUCTION NOTES:

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

SILTSACK SEDIMENT TRAP
SCALE: N.T.S.

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CIVIL
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REGISTERED PROFESSIONAL ENGINEER

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LANDSCAPE PLAN

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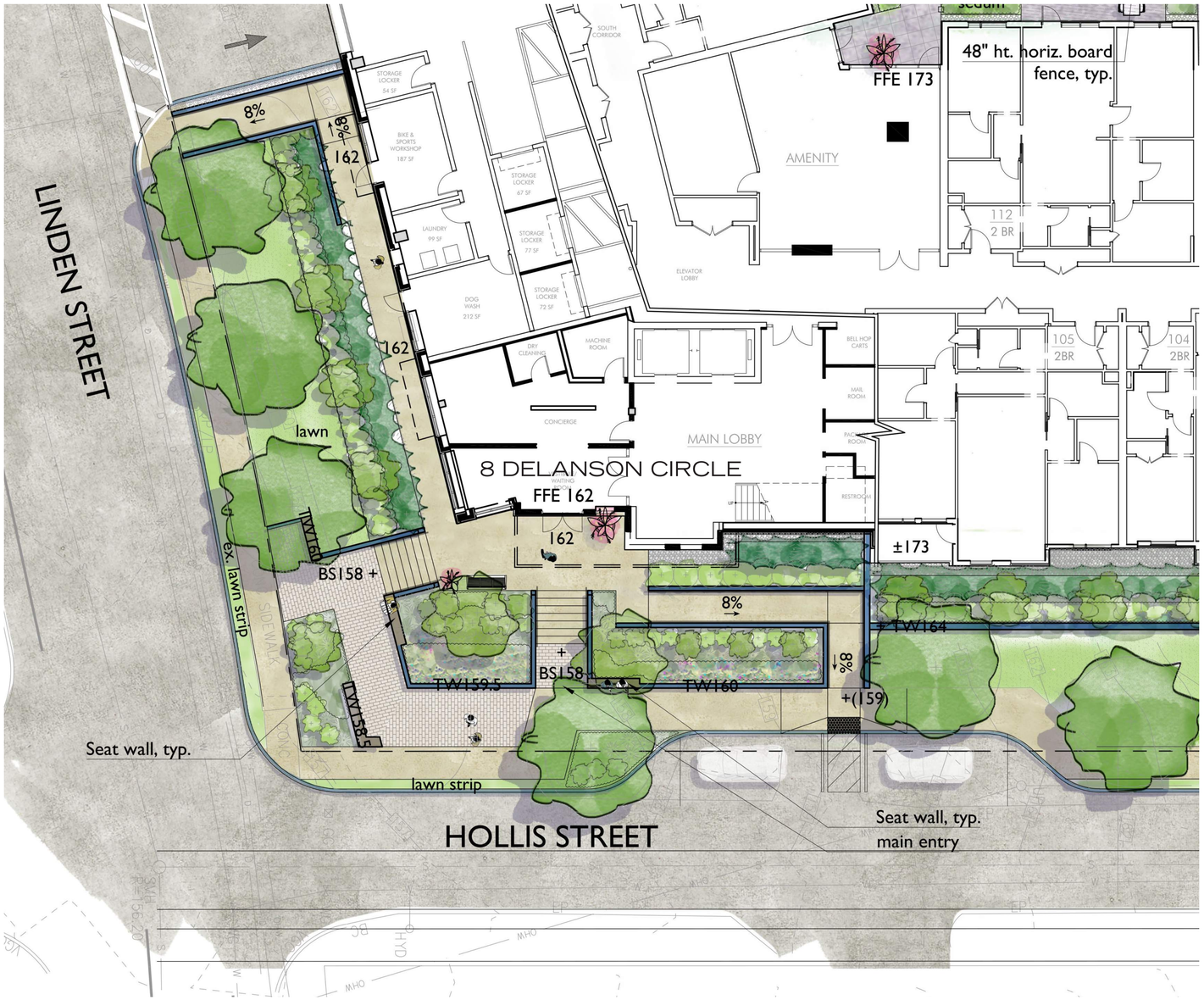
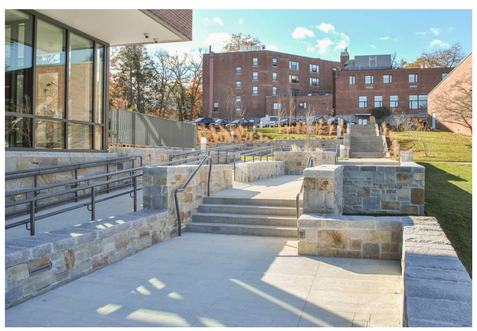


SCALE: 1/8"=1'-0"

FRONT ENTRY

- Seating & gathering space for residents at the upper terrace
- Seating & separated path allow for respite space for both residents and pedestrians
- Comfortable Wood Seating
- Retaining walls at entry - natural stone

NATURAL STONE WALL



SITE BENCH

Neoromantico by Landscape Forms

Link by Landscape Forms

WALL-TOP MOUNT SITE BENCH

Link by Landscape Forms

ENLARGEMENT PLAN - FRONT ENTRY

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LANDSCAPE PLAN ENLARGEMENT

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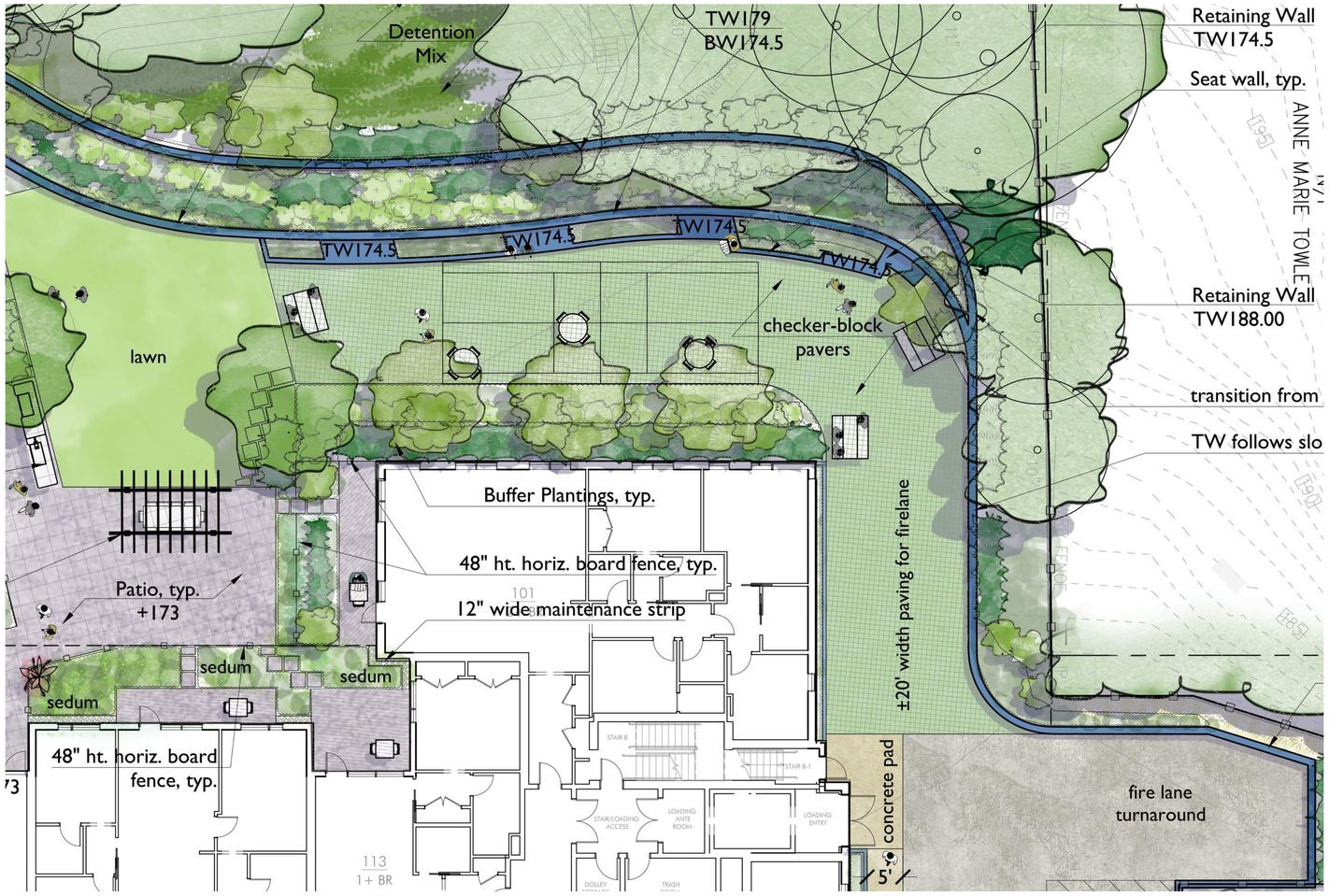


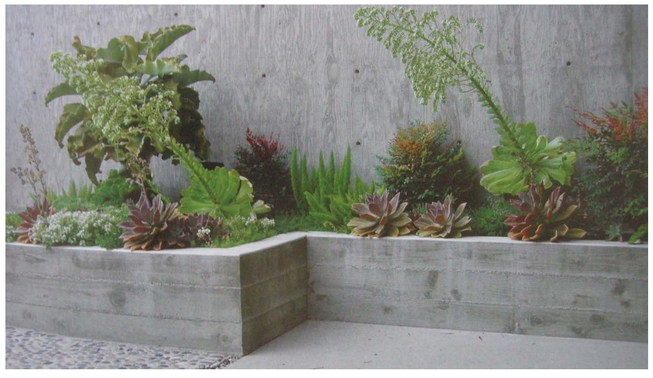
SCALE: 1/8"=1'-0"
0 2 4 8 20'

REAR FIRE LANE

- Movable seating & spaces to gather throughout the fire lane
- Temporary amenity court for residents to utilize - badminton
- Retaining walls with rasied plant beds & seat walls at rear
- Comfortable Wood Seating
- Checker block pavers for a permeable fire lane

CHECKER BLOCK PERMEABLE PAVERS

RAISED PLANT BEDS



WALL-TOP MOUNT SITE BENCH

ENLARGEMENT PLAN - REAR FIRE LANE

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LANDSCAPE PLAN ENLARGEMENT

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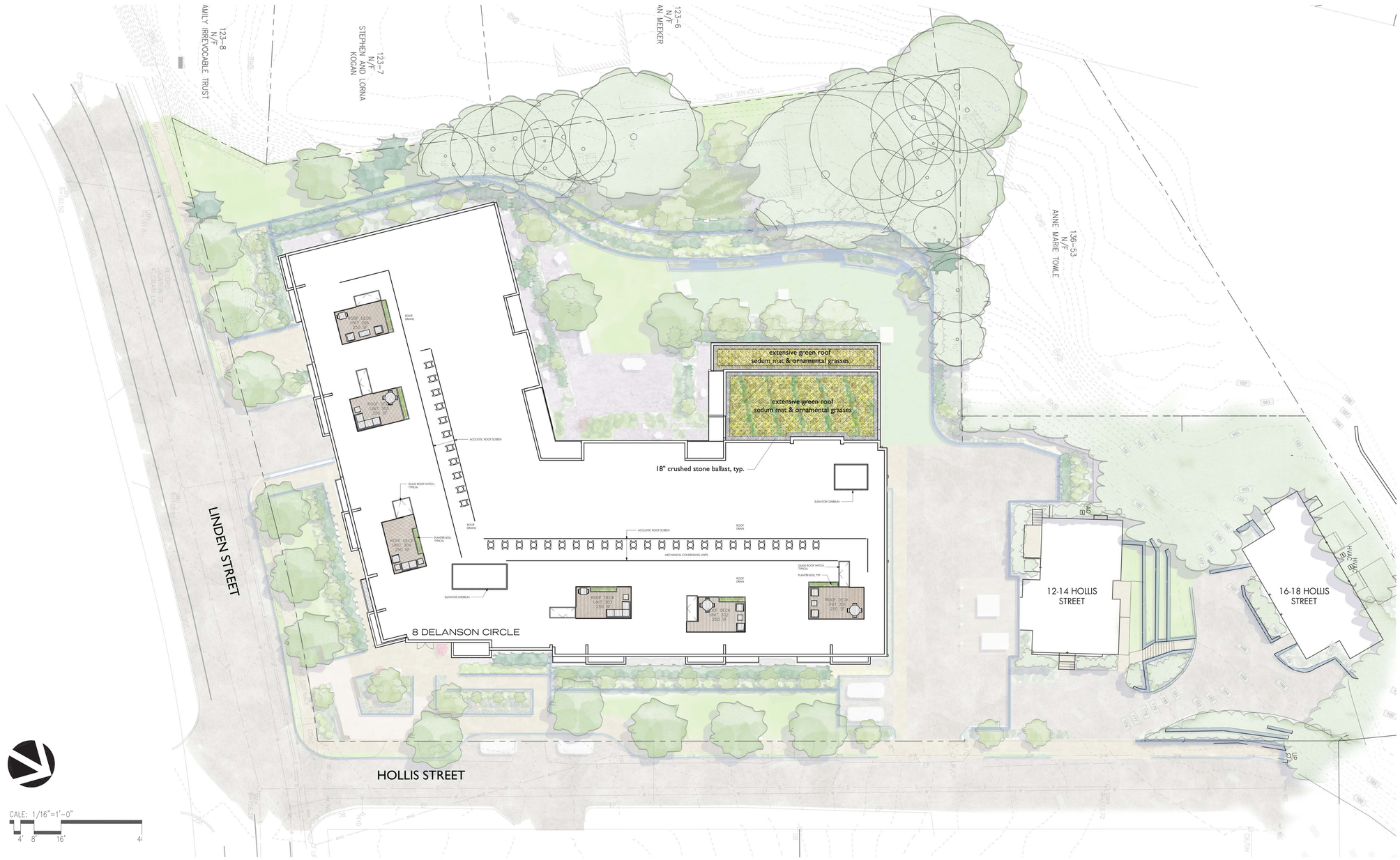

ROOF PLAN

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ALYA PODRIDA
No. 3019
REGISTERED LANDSCAPE ARCHITECT

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LANDSCAPE
PLAN
ROOF PLAN

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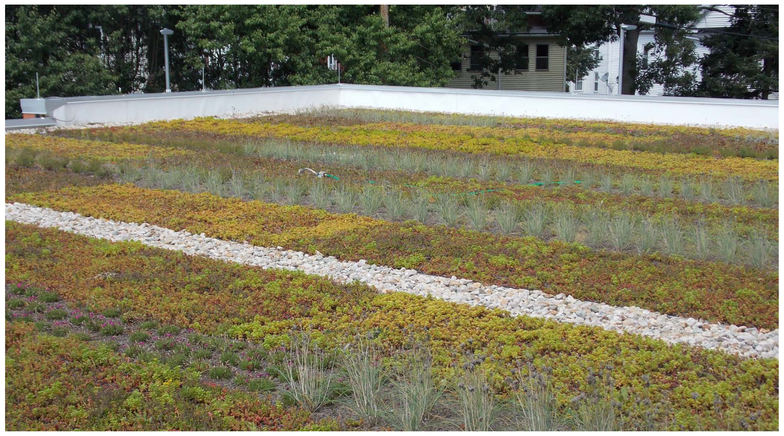
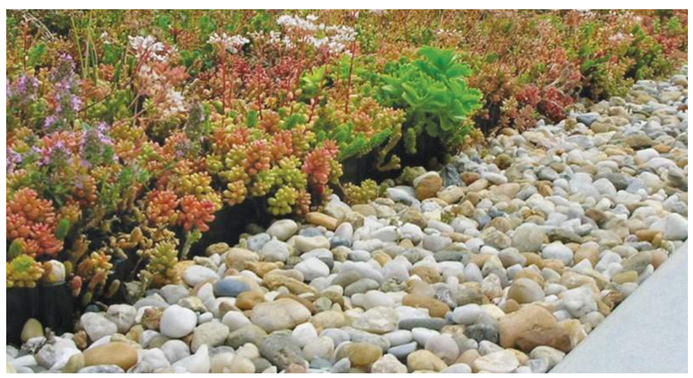


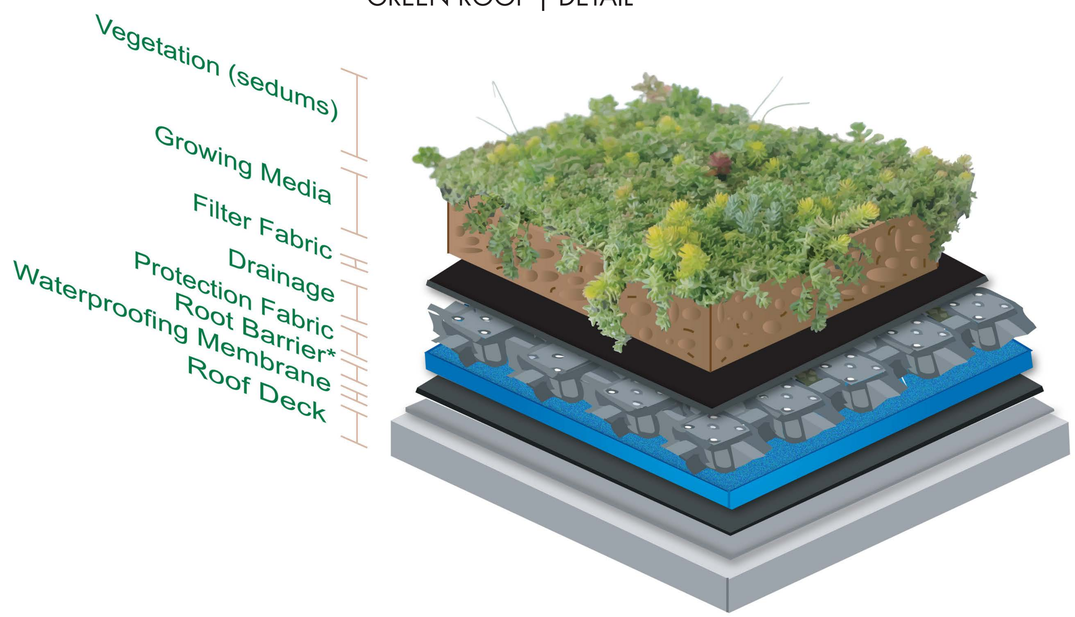
ORNAMENTAL SEDUM GREEN ROOF

- Extensive Green Roof : 4-6" planting depth
- Sedum species - fully mature at installation
- Sustainable - reduces Urban Heat Island Effect & reduces stormwater runoff
- Permanent irrigation installed for use during drought

GREEN ROOF | EDGE TRANSITIONS



GREEN ROOF | DETAIL



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BOSTON, MA 02127
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CONSULTANTS

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MCKENZIE ENGINEERING GROUP
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NORWELL, MA 02061
781-792-3900

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VERDANT LANDSCAPE ARCHITECTURE
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781-826-4144

WELLESLEY SQUARE RESIDENCES

Delanson Circle, Wellesley, MA 02482

PERMIT SET

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: PERMIT SET
DATE: AUGUST 12, 2020
PROJECT #: 17003
SCALE:

LANDSCAPE PLAN
ROOF PLAN
ENLARGEMENT

DRAWING NUMBER
L5

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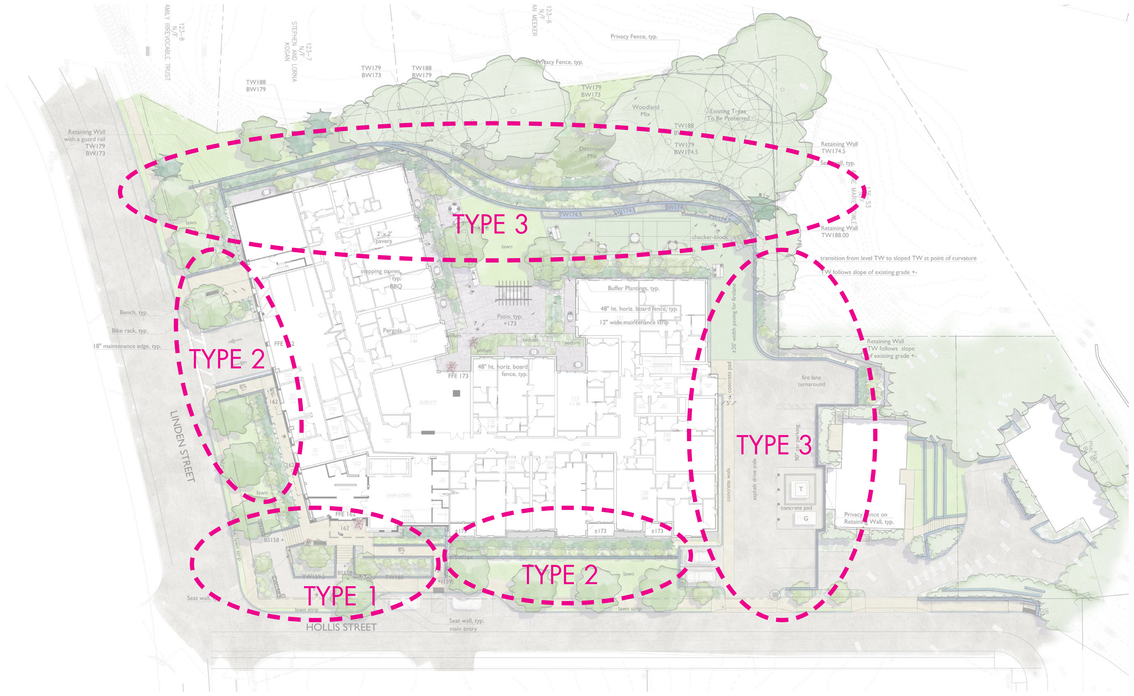
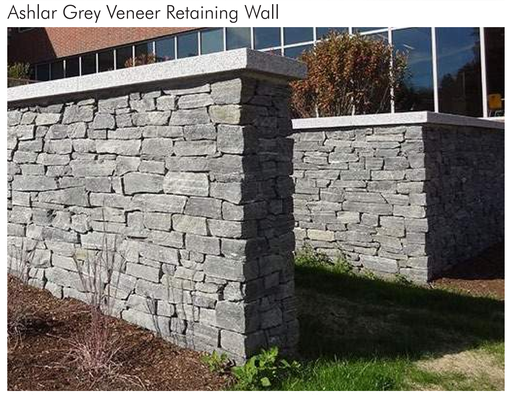


WALL TYPE 1

Ashlar Grey Veneer Retaining Wall

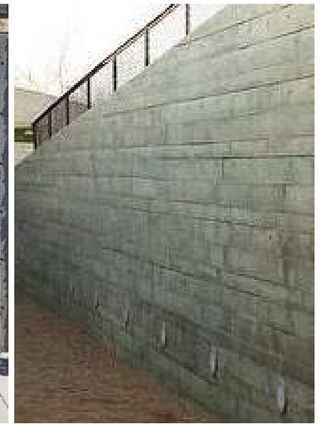


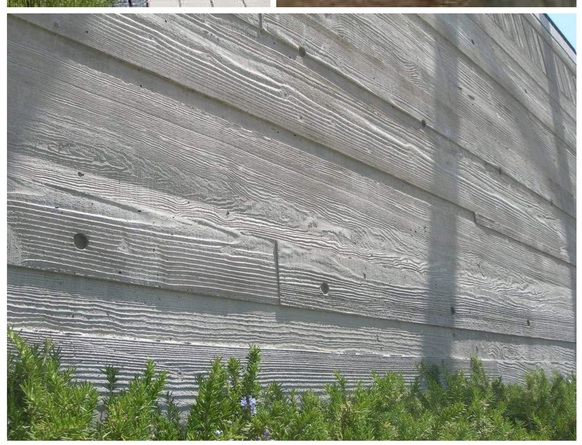
Ledgestone Grey Veneer Retaining Wall

WALL TYPE 2

Board Formed Concrete Wall
Free Standing
Sloped
Retaining

WALL TYPE 3





9' max Retaining Walls
Board Formed Concrete Retaining Wall or
Use Formliner product

Ashlar

Ledgestone

Mosaic

Square-Rec

WALL FAMILY

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DRAWING INFORMATION

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SCALE:

WALL TYPES

DRAWING NUMBER
L6

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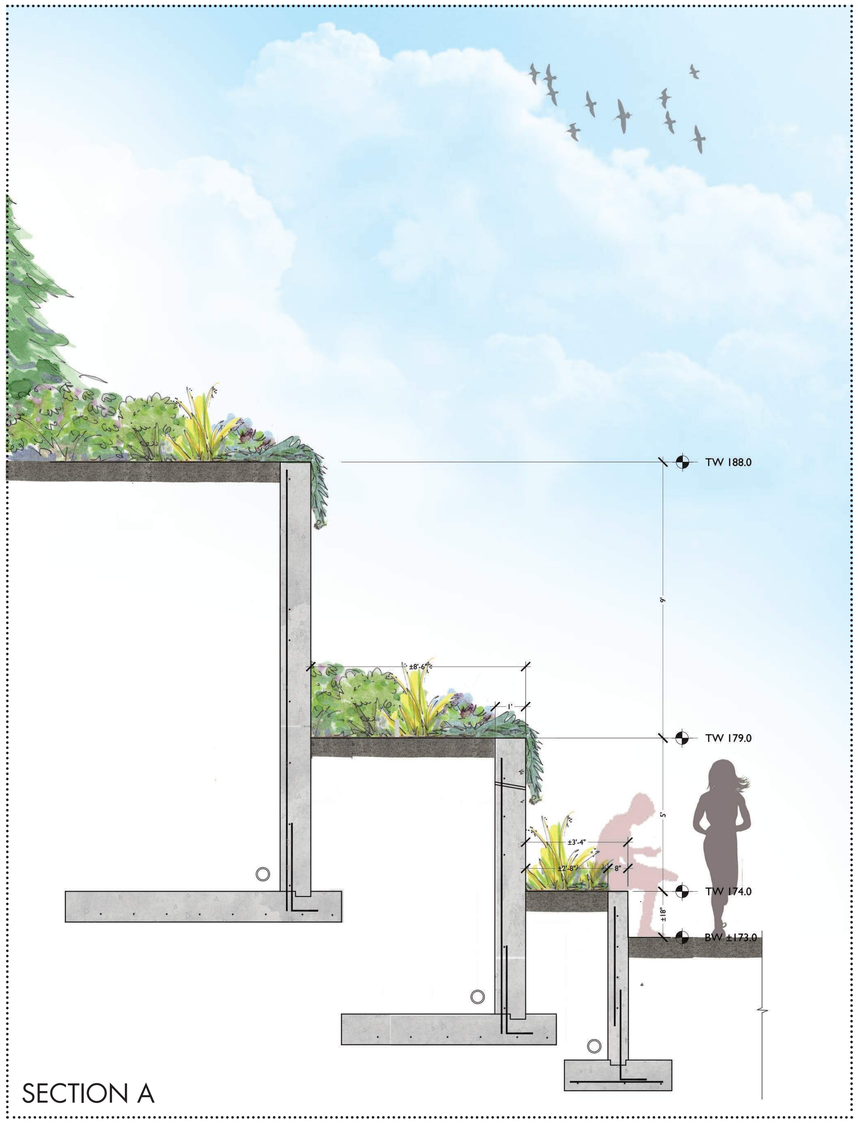
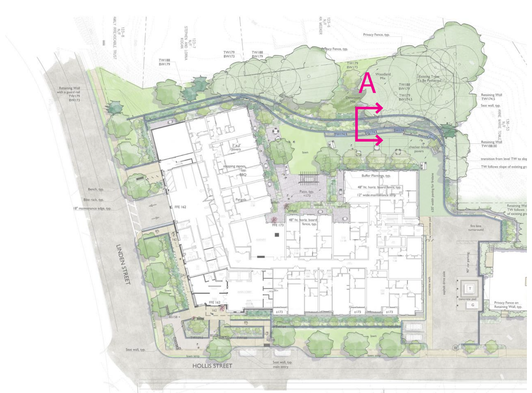


SECTION A

SCALE: 1/2"=1'-0"

0 6" 12" 2' 5'

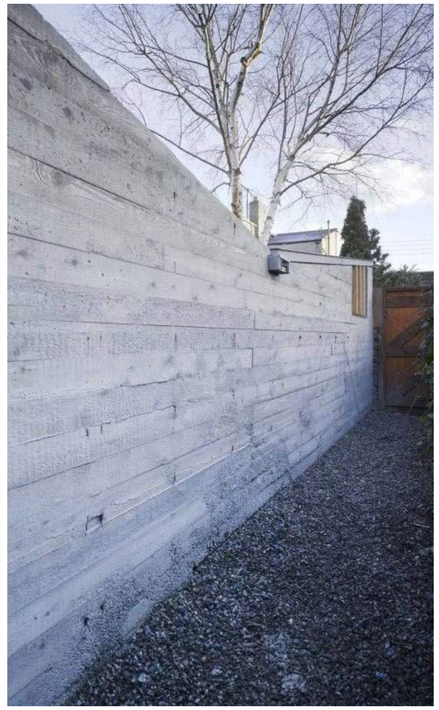


Autumn Clematis

Climbing Hydrangea

Virginia Creeper

Trumpet Creeper



DECORATIVE CONCRETE RETAINING WALLS

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PERMIT SET

REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: PERMIT SET
DATE: AUGUST 12, 2020
PROJECT #: 17003
SCALE:

SECTIONS & MATERIALS

DRAWING NUMBER

L7

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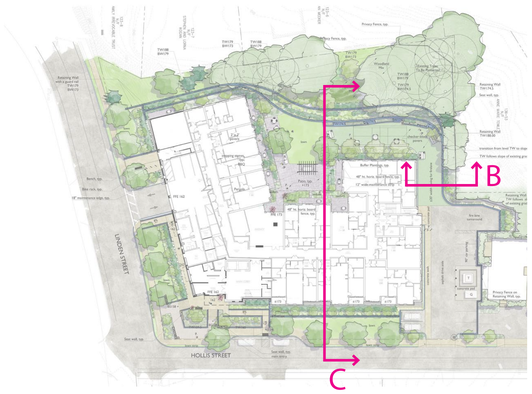
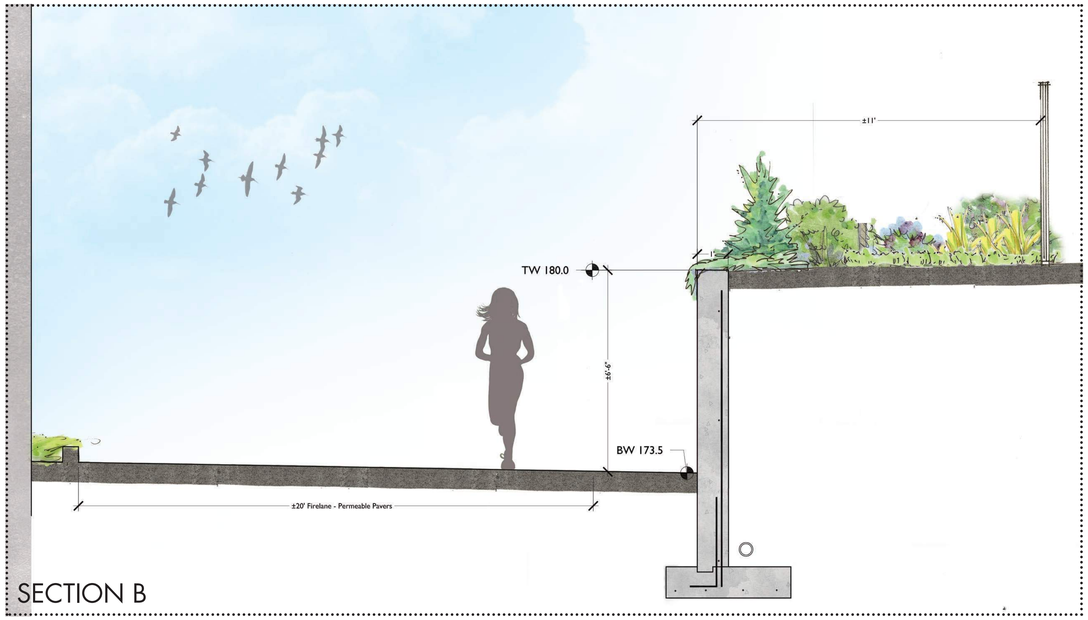
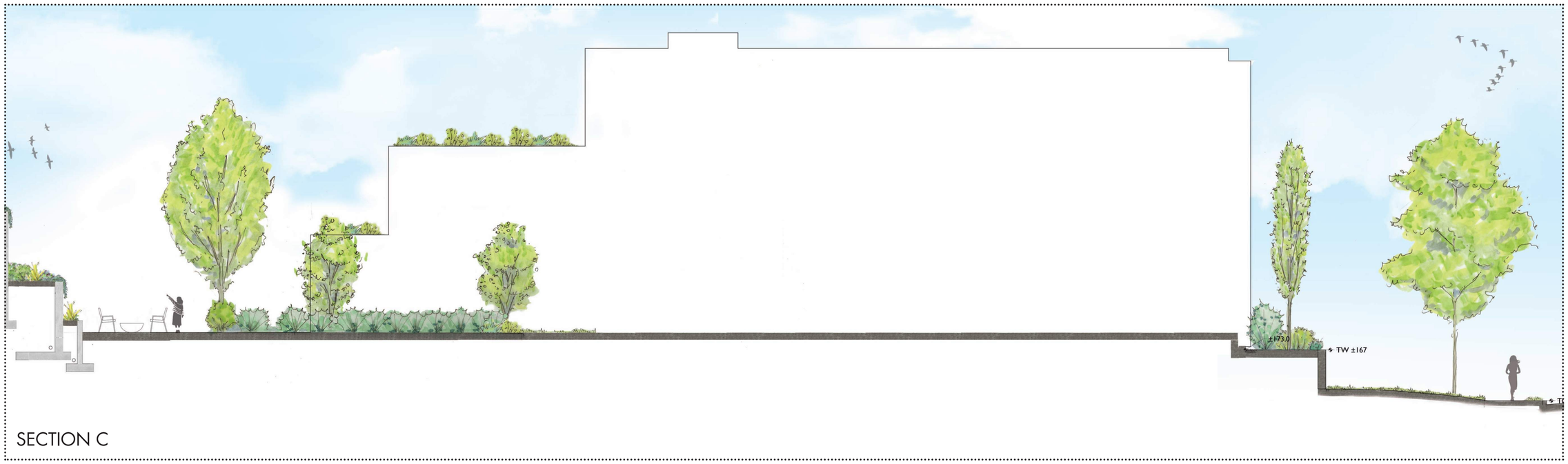




SECTION B

SCALE: 1/2"=1'-0"

0 6" 12" 2' 5'



SECTION C

SCALE: 3/16"=1'-0"

0 1' 2' 4' 10'

SECTIONS

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REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE: PERMIT SET
DATE: AUGUST 12, 2020
PROJECT #: 17003
SCALE:

DRAWING TITLE
SECTIONS

DRAWING NUMBER
L8

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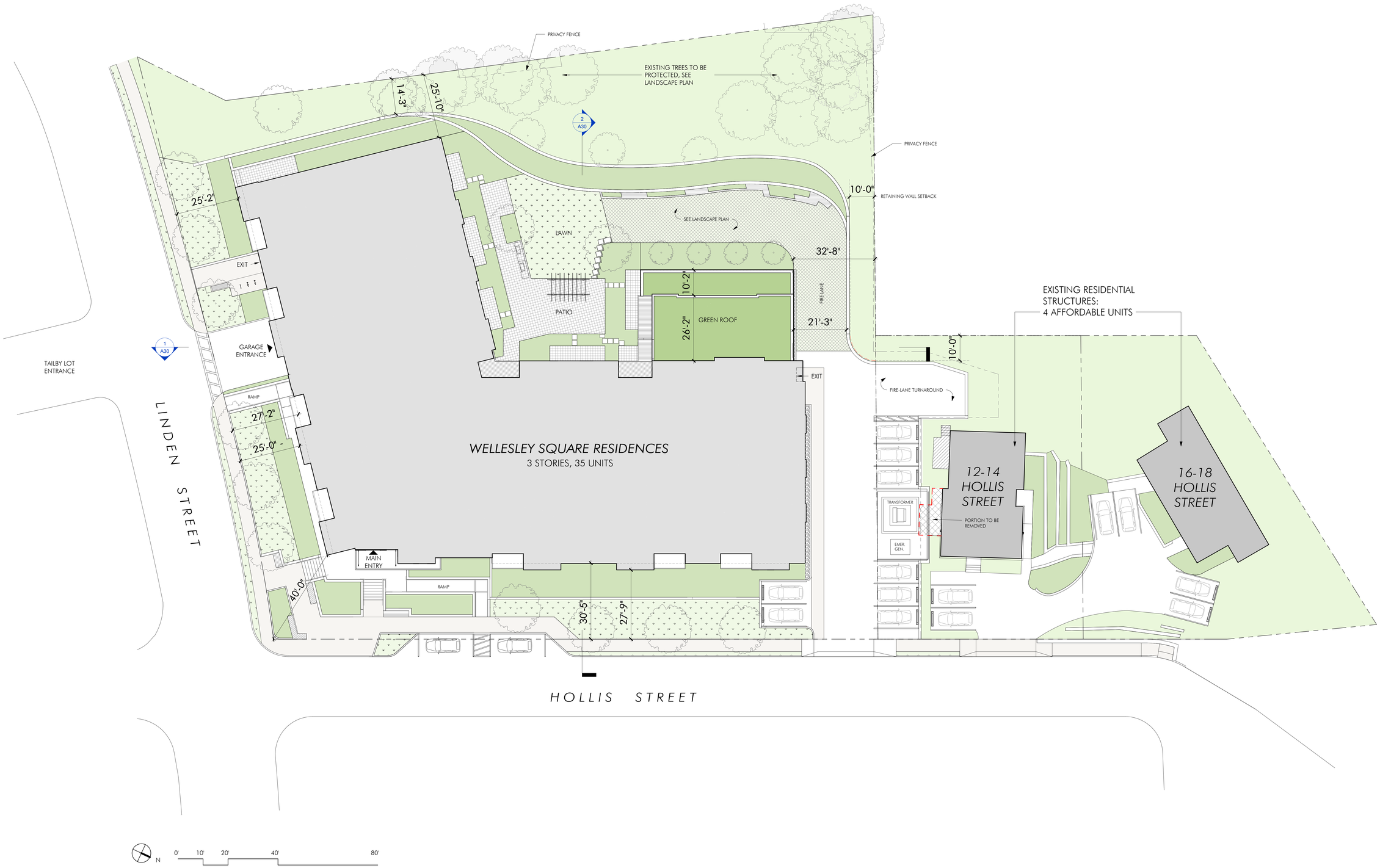

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REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
BARBARA J. BROWN
NO. 20350
BOSTON
MASSACHUSETTS
COMMONWEALTH OF

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	AUGUST 12, 2020
PROJECT #:	20035
SCALE:	1 : 180

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
A04

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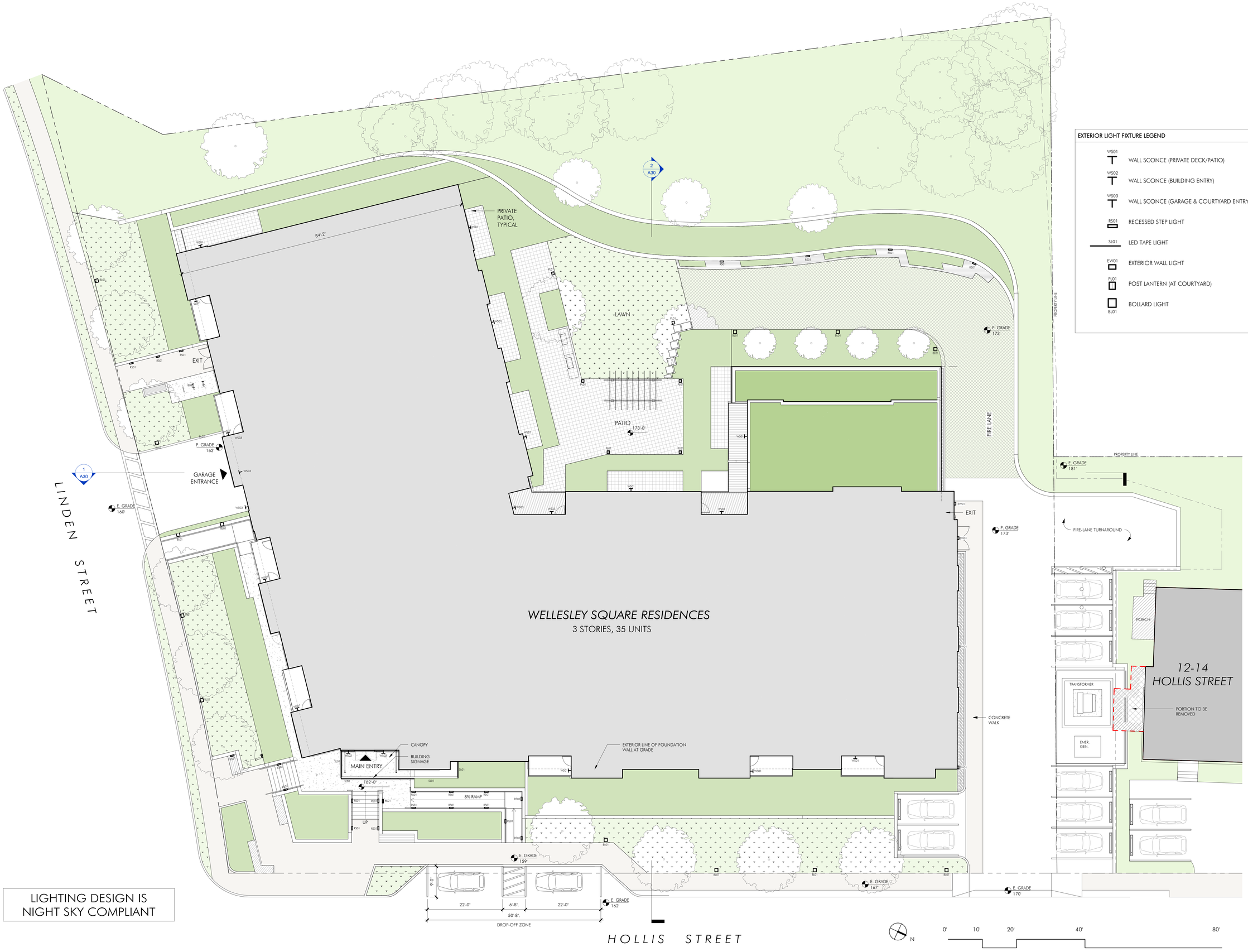

LIGHTING DESIGN IS NIGHT SKY COMPLIANT

EXTERIOR LIGHT FIXTURE LEGEND

WS01	WALL SCONCE (PRIVATE DECK/PATIO)
WS02	WALL SCONCE (BUILDING ENTRY)
WS03	WALL SCONCE (GARAGE & COURTYARD ENTRY)
RS01	RECESSED STEP LIGHT
SL01	LED TAPE LIGHT
EW01	EXTERIOR WALL LIGHT
PL01	POST LANTERN (AT COURTYARD)
BL01	BOLLARD LIGHT

ARCHITECT
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781-826-4144

WELLESLEY SQUARE RESIDENCES

Delanson Circle, Wellesley, MA 02482

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REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
JONATHAN BOWDEN
NO. 20350
EXPIRATION
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	JULY 10, 2020
PROJECT #:	20035
SCALE:	As indicated

DRAWING TITLE
SITE LIGHTING PLAN

DRAWING NUMBER
A05

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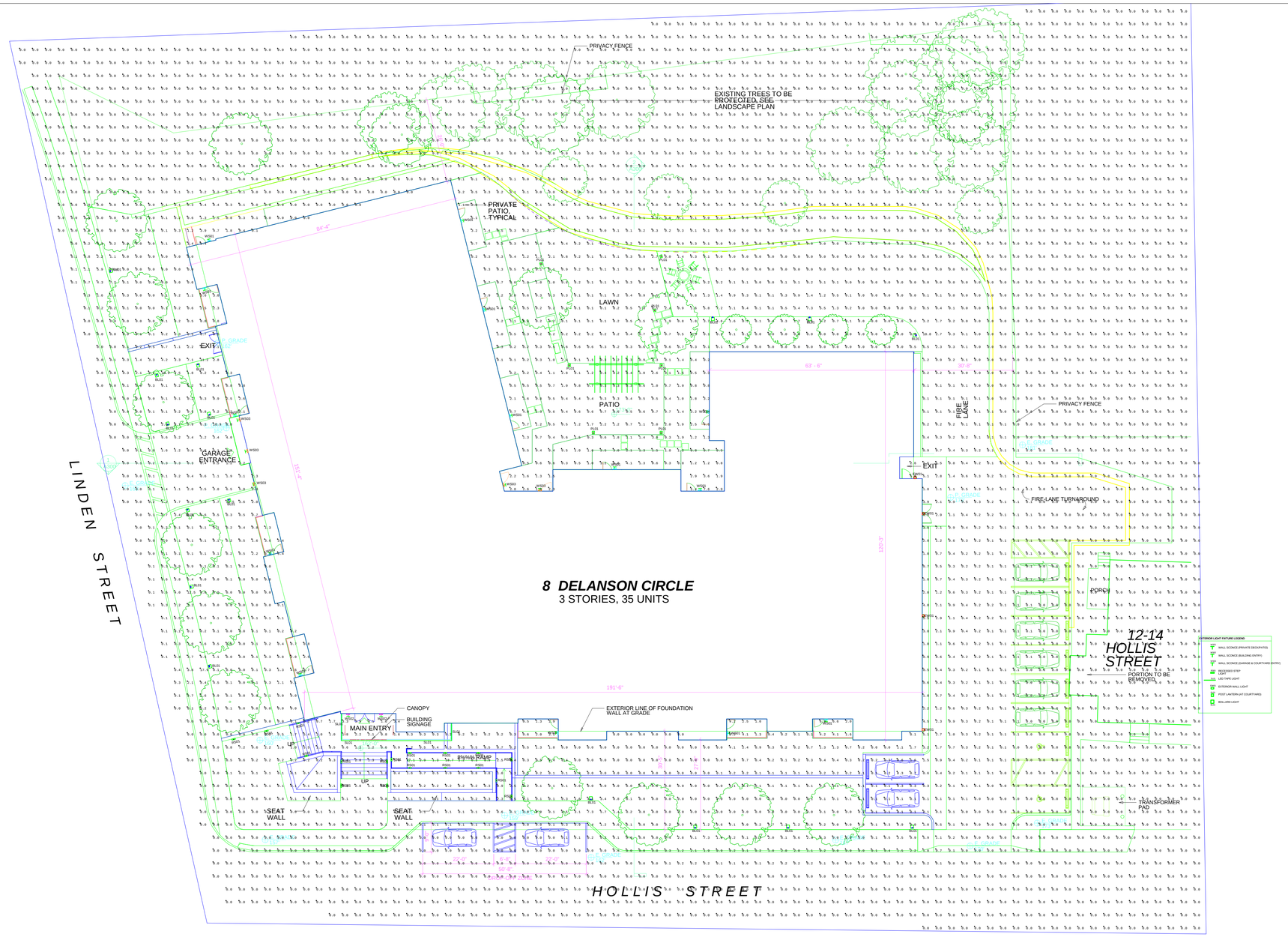


Luminaire Schedule				
Symbol	Qty	Label	Arrangement	Description
	17	BL-01	SINGLE	303-B1-LEDB1-4000-UNV-T4-DIM10-BK-36
	4	EW-01	SINGLE	WP-LED219-50
	18	RS-01	SINGLE	1501
	14	WS-01	SINGLE	WS-W65607
	2	WS-02	SINGLE	WS-W15924
	5	WS-03	SINGLE	WS-W15912
	7	PL-01	SINGLE	PM-W15925

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.35	18.7	0.0	N.A.	N.A.

REFLEXLIGHTING
7 Tide St., Boston, MA 02210

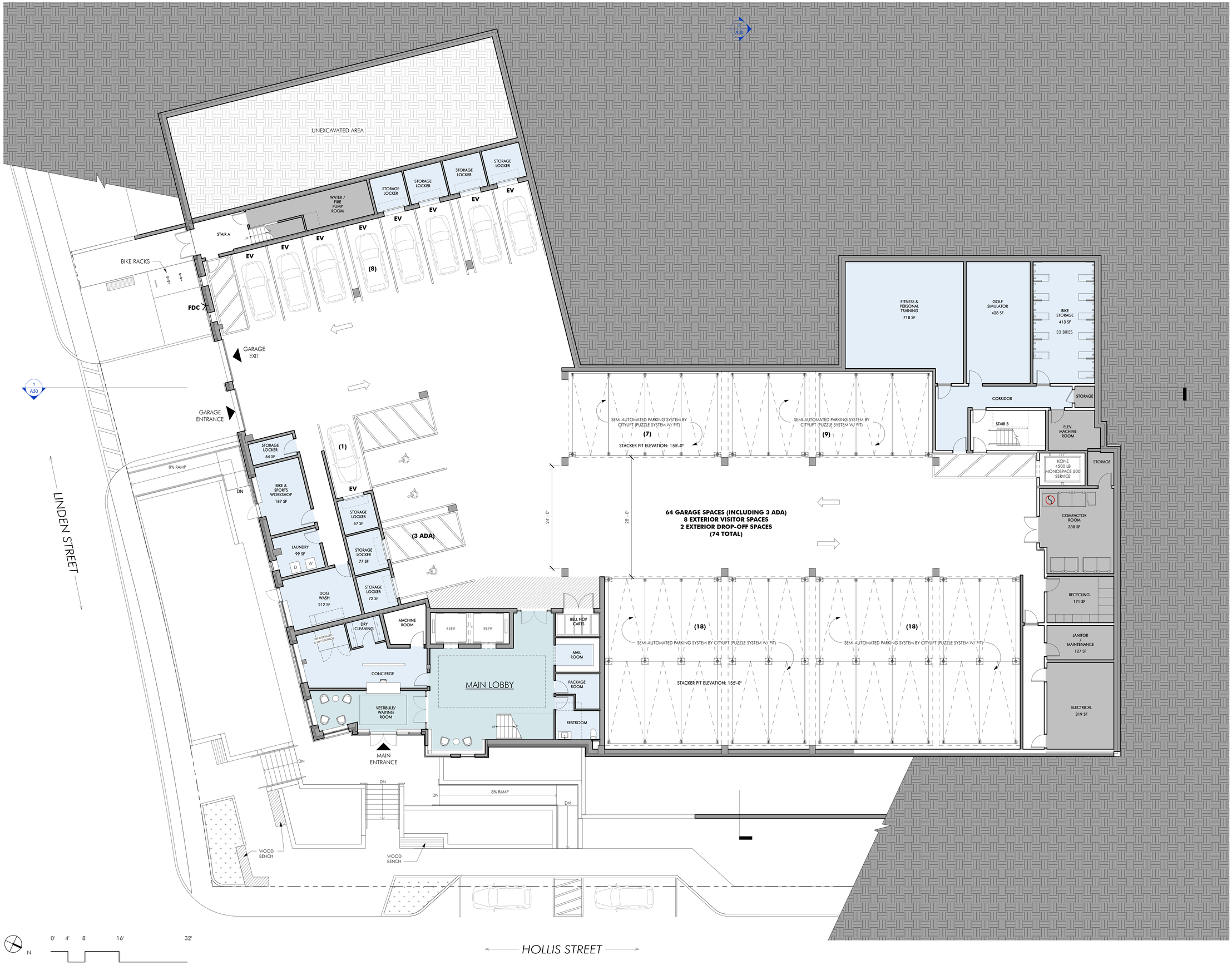
#	Date	Comments
X	XX/XX	XXXXXXXXXX

Revisions

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

Wellesley Square Residecnes- 8 Delanson Circle

Wellesley, MA



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781-826-4144

WELLESLEY SQUARE RESIDENCES

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PERMIT SET

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
JAMES HOWDEN
NO. 20350
BOSTON
STATE OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	AUGUST 12, 2020
PROJECT #:	20035
SCALE:	1/8" = 1'-0"

DRAWING TITLE
BASEMENT PARKING PLAN

DRAWING NUMBER
A10

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N

0' 4' 8' 16' 32'

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REVISIONS

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REGISTERED ARCHITECT
SHAHROKH SHONSKER
NO. 20350
20035.00
STATE OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PERMIT SET
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DRAWING TITLE

1ST FLOOR PLAN

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A11

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DESIGNAN PRIDE
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

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

DRAWING TITLE

2ND FLOOR PLAN

DRAWING NUMBER

A12

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REGISTERED ARCHITECT
ALEXANDRA HOMAKER
NO. 20350
BOSTON
MASSACHUSETTS, USA

DRAWING INFORMATION

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3RD FLOOR PLAN

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A13

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MCKENZIE ENGINEERING GROUP

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REVISIONS

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REGISTERED ARCHITECT
JONATHAN SHONSKER
NO. 20350
AUGUST 12, 2020
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PERMIT SET
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SCALE:	1/8" = 1'-0"

DRAWING TITLE

ROOF PLAN

DRAWING NUMBER

A14

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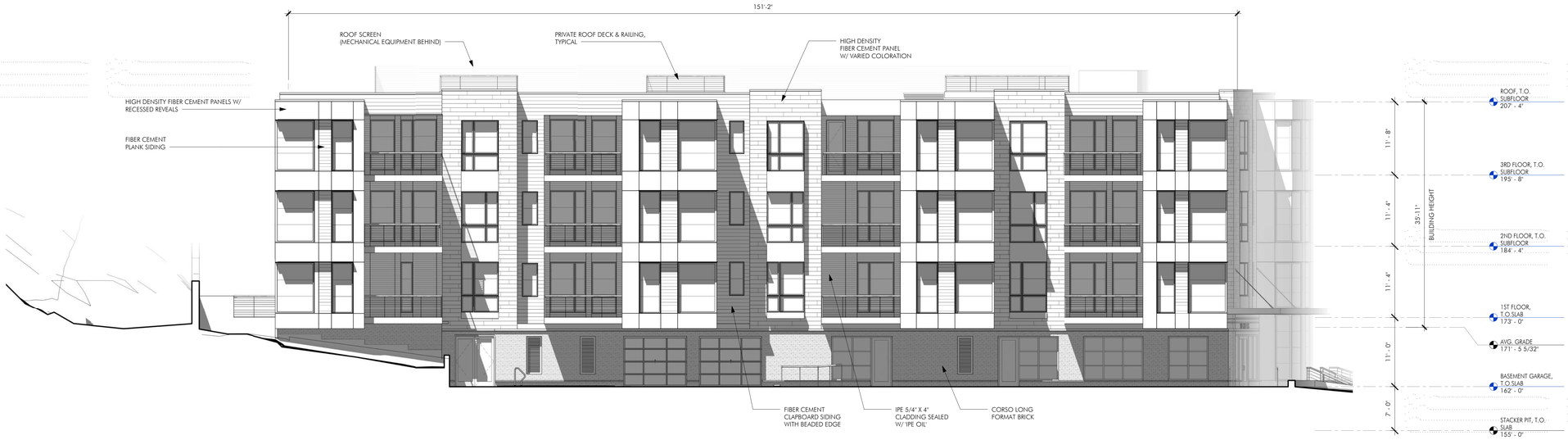
1.0 VIEW OF SOUTH FACADE



1.1 SOUTH ELEVATION (LINDEN STREET)
1/8" = 1'-0"

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WELLESLEY SQUARE RESIDENCES

Delanson Circle, Wellesley, MA 02482

PERMIT SET

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
BANDUNGAR BOONE
NO. 20350
REGISTERED
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	AUGUST 12, 2020
PROJECT #:	20035
SCALE:	1/8" = 1'-0"

DRAWING TITLE
SOUTH ELEVATION - LINDEN STREET

DRAWING NUMBER
A20

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1.0 VIEW OF EAST FACADE

1.1 EAST ELEVATION (HOLLIS STREET)
1/8" = 1'-0"

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PERMIT SET

REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
BARBARA BROWN
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	AUGUST 12, 2020
PROJECT #:	20035
SCALE:	1/8" = 1'-0"

DRAWING TITLE
EAST ELEVATION - HOLLIS STREET

DRAWING NUMBER
A21

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1.0 VIEW OF NORTH FACADE

2.0 VIEW OF WEST FACADE

1.1 NORTH ELEVATION
1/8" = 1'-0"

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

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REVISIONS

MARK	ISSUE	DATE

DRAWING INFORMATION

ISSUE:	PERMIT SET
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PROJECT #:	20035
SCALE:	1/8" = 1'-0"

DRAWING TITLE
NORTH & WEST ELEVATIONS

DRAWING NUMBER
A22

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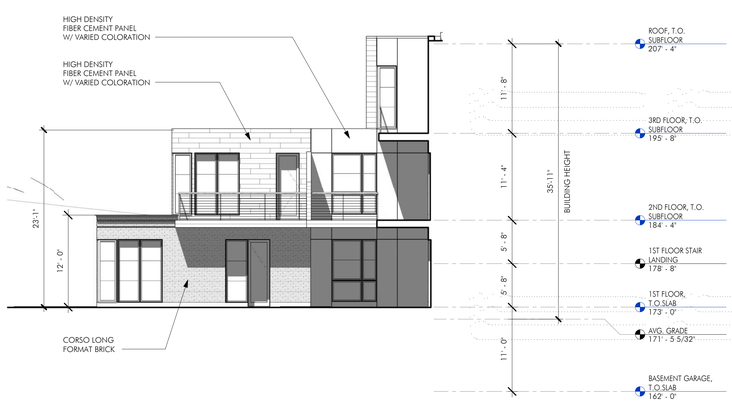
1.0 VIEW TOWARDS COURTYARD REAR (WEST)

2.0 VIEW TOWARDS COURTYARD (SOUTH)

3.0 VIEW TOWARDS COURTYARD (NORTH)

1.1 WEST ELEVATION REAR COURTYARD
1/8" = 1'-0"



2.1 SOUTH ELEVATION (COURTYARD)
1/8" = 1'-0"

3.1 NORTH ELEVATION (COURTYARD)
1/8" = 1'-0"

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Delanson Circle, Wellesley, MA 02482

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REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
KARGUMAR PRASAD
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	AUGUST 12, 2020
PROJECT #:	20035
SCALE:	1/8" = 1'-0"

DRAWING TITLE
COURTYARD ELEVATIONS

DRAWING NUMBER
A23

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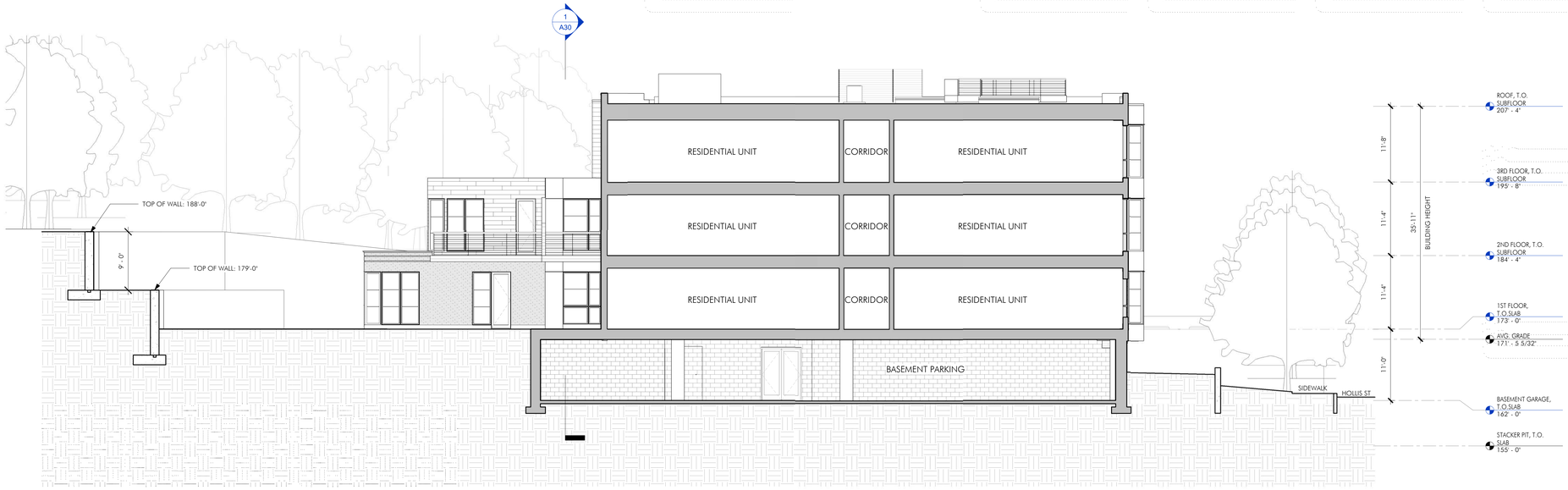

2 BUILDING SECTION B-B (MEG)
1/8" = 1'-0"

1 BUILDING SECTION A-A (MEG)
1/8" = 1'-0"

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Delanson Circle, Wellesley, MA 02482

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REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
JOHN GRAHAM BARBAR
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE:	PERMIT SET
DATE:	AUGUST 12, 2020
PROJECT #:	20035
SCALE:	1/8" = 1'-0"

DRAWING TITLE
BUILDING SECTIONS

DRAWING NUMBER
A30

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ARCHITECT

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REVISIONS

MARK	ISSUE	DATE

REGISTERED ARCHITECT
DAVID HUMAN TUNG
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

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PROJECT #:	20035
SCALE:	

DRAWING TITLE

RENDERING VIEW 1

DRAWING NUMBER

A91

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