PLANNING BOARD MEETING

Tuesday, March 12, 2024 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 2/27/2024
2. Minutes of 2/20/2024

D. Public Speaks

E. Public Hearings

1. 43 Scanlon Drive - Site Plan & Design Review (continuation at 6:15pm)

F. Old/Unfinished Business

1. Short Street - Site Plan and Design Review

G. New Business

1. Cygnet Lane - Covenant (possible)
2. Mary Lee Way Covenant (possible)

H. Staff Report
***Active Subdivision Review**
***Active Project Review**
***Upcoming Projects**

I. Board Comments

J. Adjournment
Notification of Upcoming Meeting Dates

File Attachments for Item:

1. Minutes of 2/27/2024

PLANNING BOARD MEETING

Tuesday, February 27, 2024 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:02 PM.

PRESENT
Alexandra Alexopoulos
Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahlu

B. Chairperson Comments

None

C. Public Speaks

No public comments.

D. Public Hearings

1. 43 Scanlon Drive (Scanlon/Billings/High) continuation 6:15pm

   Chairman Plizga asked Planner Tyler to provide an update from the Town side. Since the last meeting, Planner Tyler received a revised Fire Apparatus access and turning plan, a photometrics plan, proposed easement plan, 147 page plan set, samples of exterior samples, color samples, and a supplemental package addressing questions and comments from the Planning Board. The fire apparatus plan and easement plan was sent to Fire Prevention for comment which was received late today and will be read into the record later in the meeting.

   Chairman Plizga asked the Project Team to provide a general update. Jeffrey Ganguely stated that they are before the Board for a continuation of the hearing on January 23, 2024 for a tier 3 site plan and design review pursuant to section 200-90 of the zoning code. The project team here tonight includes members from the applicant

team as well as Dave Kadish of Stantec for Architecture and Design, Chris Fe Stantec for Landscape Architecture, Andy Street with the Vertex Companies for Civil Engineering and Design, and Howard Stein Hudson for transportation.

Mr. Ganguely turned it over to Dave Kadish, principal at Stantec to address the supplemental package, with each item numbered and reviewed separately:

1. Provide lighting and photometric plan

Plans were provided showing the lumens across the site. The heights of the poles with light fixture schedule are shown on the plan. The lighting poles are 24 feet in height and will be located along the perimeter of the site and parking area. Chairman Plizga noted that only some of the lighting fixtures were listed on the layout drawing L-103 and requested that all fixtures be listed. Mrs. Alexopoulos asked about dark sky compliance. Mr. Kadish explained that the lighting plan was done in such a way as to not create a negative impact to the surrounding properties. Ms. Adjei-Koranteng asked how it will impact wildlife in the area. Andy Street of Vertex explained that the lighting was designed to be contained and should have no impact on Blue Hills.

2. Provide summary of transportation analysis

Ian McKinnon of Howard Stein Hudson provided an overview of the traffic analysis for the Board. The comprehensive traffic study included data collected in September 2023, a scoping study with the Town Planner and included background growth of about 1% that represents regional traffic. It built upon the 34 Scanlon Drive project and included traffic counts from the elementary school that is currently under construction and the potential restaurant reopening at Comfort Inn. A safety review was done including all study area intersections: Scanlon at N. Main, Scanlon at High, High at Reed. Forecasting was done 7 years out.

The study concluded that the future land uses will be negligible to the existing transportation system and will operate at a level of service D or better under future conditions. The type of traffic for these land uses is changing to be more of a 9 to 5 use as apposed to a heavy intense use as found with previous uses.

There will be new ADA improvements along Scanlon Drive including sidewalks and ramps. Chairman asked if there will be new vertical curbing along Scanlon Drive and part of High Street? Mr. Street answered yes.

Chairman Plizga asked who would be responsible for maintaining the DCR parking lot. Mr. McKinnon said that typically DCR will setup a maintenance agreement. Mr. Street concurred.

Mr. Taveira asked if the intersection at Scanlon/N. Main will require any mitigation for the oversized cranes that will be turning at that intersection? Mr. McKinnon noted that being a MassDOT road it is designed for the biggest vehicles on the road already. Art Campbell pointed out that Yankee Bus Lines has been using that intersection without trouble.

3. Show locations of EV chargers and charging levels

Mr. Kadish noted that EV chargers will not be installed at this time, but they wi running conduit for 4 future spaces in the passenger lot with charging level to be determined.

There are no EV charging stations planned for the DCR site.

4. Incorporate directional road signage onto the plan

Directional signage has been added to plans. Chairman Plizga noted that on drawing C2.3 there is no stop sign exiting Maxim Crane and no handicap signage in the DCR parking. Mr. Kadish noted that they are labeled on other plans in the set, but they will have them sync up.

5. Show fuel pad location with any containment details

The fuel pad plans have been completed and review by Fire Prevention. Planner Tyler read into the record a letter provided by Fire Captain Austrino noting they were found to be acceptable. There was a discussion regarding the placement of the fuel pad as the original location was not allowed. It was moved it to the northwest corner of the building.

Chairman Plizga noted that the gate going into Maxim Crane parking lot will have to be done in conjunction with Fire Department approval for emergency access purposes.

6. Provide overall building dimensions on the site plan

Dimensions have been provided on the plans. Chairman Plizga wanted to clarify a discrepancy in dimensions that is shown as 12 feet on one sheet and 15 feet on sheet L-103. Mr. Kadish will clarify the difference on follow-up diagrams. Chairman Plizga also asked Mr. Kadish to label the set-back at the southwest corner of the building.

7. Show fence types, designs, locations and gate details

There are two different fence types. One front facing which will be a metal panel fence and the other chain link with a windscreen infill to be installed around the back. Fencing will be 8 feet high. Chairman Plizga noted areas on the plans where the sizes should be corrected to show 8' fencing, and to correct the detail sheet which showed an 8’ 8” fence.

Mrs. Alexopoulos asked what material is used for the gates? The gates are designed to match the appearance of the metal panel fence which is a perforated metal panel.

8. Show any trash or dumpster locations

The dumpster will be located at rear of the building behind the fence, in the least visible location. Chairman Plizga asked the team to call out the concrete pad for the dumpster on the plan and to show the dumpster on drawing L103.

Mrs. Alexopoulos asked the team to provide clarification as to the size of the dumpster, how it would be emptied (is there adequate space) and if bollards would be needed with it's location so close to the building. Also, where will tires be stored from tire changes? The applicant team will check with the tenant.

Chairman asked if there was a need to put bollards around the generator? Mr noted the pad is for a future generator or other equipment, so they would not add them at this time.

9. Show transformer locations with bollards

The location of the transformer and details are shown on the plans.

10. Update fire truck apparatus turning diagram with specific Randolph Equipment

Planner Tyler read into the record a letter from Captain Austrino in the Fire Prevention office noting that the updated plans to reflect the largest piece of equipment are suitable for the proposed occupancies and meet the needs of the Randolph Fire Department.

11. Show erosion control limits

The limits are shown on the civil set of plans.

12. Update utility plan showing separate Fire Protection and domestic water taps

Separate taps are shown on the civil plans.

13. Show parking space sizes

Parking space dimensions have been added to the plans: 9'x18'. Mrs. Alexopoulos wonders if the spots are large enough to accommodate trucks? Mr. Street believes there is ample room.

14. Note renewable energy plans, current or future

There is no current plan to install EV panels to the roof, but structure will allow for it.

15. Provide zoning matrix of compliance

The applicant has provided a full zoning compliance chart showing compliance with all requirements. Chairman asked for the team to notate that the chart is for strictly Lot A, and to fill-in the blanks in the table.

16. Show the Cell Tower easement on the plan

Planner Tyler read into the record the letter provided by Fire Captain Austrino which noted that the easements appear to be sufficient for the Fire Department's fire apparatus.

Chairman Plizga noted a few additional questions that were brought up at the last meeting. One about the age of the house on the property - it was built in 1950 - so no historical significance. The other was regarding the use of High Street for access to the Maxim site. They confirmed they will not be using that route for access.

Chairman Plizga asked the team to show snow storage on the next set of plans; not all the plans were shown on the drawing index; please include on the next set of drawings: E3, 3-0, C6.1 to 6.5 series and C5.4.

Landscaping

Chris Fee of Stantec presented the landscape plan for the project on a set of slides. Plantings will be native species. They will be incorporating mounted berms and dense plantings to buffer the crane site. All of the walkways are ADA accessible. There is a picnic area planned for the DCR trailhead.

Chairman found the landscape plans showed very low lying plantings with nothing midsized. Planner Tyler pointed out that would change with plant maturity and thought the plans were well thought out. Board comments were complimentary.

Architecture

Dave Kadish presented slides showing the exterior elevations. The building facade consists of light metal corrugated panels with two different textures along the building. Samples have been provided. Mrs. Alexopoulos believes exterior facade adjustments may be needed based on the zoning regulations – 294 B (2) (a) [1]. The Board discussed the facade and found that the windows seemed small. Some adjustments may be necessary to the South and East facing facade to bring it in compliance with the zoning code. Chairman Plizga would like to see the Maxim logo noted on the next drawing. The design will not have a parapet on the north or south elevations. Chairman Plizga asked what steps would be taken to shield roof mounted equipment? Mr. Kadish noted that they are making an effort to move most of the equipment over to the west side of the roof to block it from view from Scanlon Drive. The Board discussed the possibility of adding additional windows to the south elevation and what the possibilities are for architectural relief on the south and east walls. Mr. Kadish will look into options. Mrs. Alexopoulous would like to see lighting shown on the next set of plans and color/material samples for the awning. Mr. Kadish will make the updates for the next hearing.

Chairman asked the applicant for their meeting date preference to continue the hearing. The applicants requested to continue the hearing until March 12, 2024 at 6:15 pm.

Motion made by Plizga, Seconded by Adjei-Koranteng, to continue the public hearing on 43 Scanlon Drive to March 12, 2024 at 6:15pm**.**
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

E. New Business

1. Site Plan & Design Review - Short Street

Planner Tyler received an application for a Tier 2 Site Plan Review for 7-9 Short Street for the renovation of a restaurant in the Crawford Square Business District. The request is for a rehabilitation of an existing commercial space including the addition of

a dumpster area, a rear deck and covered stairway and walkway. The applica provided exterior renderings and a plan set. Prior to the meeting Planner Tyler provided a staff report to the Board.

The applicants Dennis Keohane and Michelle Andrews were present along with their Attorney Kevin Reilly. Attorney Reilly explained that the renovations and reopening are planned are for the old Rocco's Pub on Short Street. No significant changes will be made to the exterior except for the rear. Behind the building would be a new fenced-in area with a concrete pad that will house the dumpster area, a covered entrance leading to new walk-in coolers and an exterior stairway to the second floor. The building at the front would remain the same aside from enhancements such as a new door, windows and paint. The deck on the left side of the building will be renovated for outdoor seating. Access ways will remain paved on either side of the building with the back end portion on the left side left untouched (pervious).

Attorney Reilly acknowledged some adjustments that need to be made to the plan per the Planner's staff report that includes a discrepancy in the drawings related to two doors on the left side of the building and a reference to a *private road* that should be labeled *right of way.*

Water runoff was a concern in the report. Applicant believes there will be no change as runoff from the concrete pad will be directed to the pervious area in the rear left corner. Chairman Plizga is concerned water will run-off into the street and wondered if crushed stone could be used instead to minimize runoff? Applicant believes there is adequate previous surface to handle runoff and that concrete is better for the foot traffic along the rear. Chairman Plizga suggested permeable pavers as a solution to which the applicant agreed except for in areas where they need a foundation pad for equipment such as the dumpster and coolers, etc. Board would like to see the appearance of the pervious area improved.

Chairman Plizga asked to have the columns to canopy moved to allow adequate egress between the column and handrail on the rear entrance platform.

Chairman Plizga pointed out a discrepancy on the plan that refers to an old stairway on the plan and asked the applicant to clean up items no longer pertinent on the next set of plans.

The Chairman is concerned that excavation that was done for a retaining wall on the property will cause settling to the sidewalk and believes the applicant should be held responsible for any resulting damage. The applicant agreed to make repairs if necessary.

There will be new down lighting along the front of the building: 2 over each front window and lights at the doorways. There will also be a light added to the bottom of the 2nd floor stairway and dumpster area.

The entrance will be handicap accessible. New concrete sidewalks will be installed from the driveway to the western property line and the garage curbing reset in conjunction with the DPW.

Applicant to show easement limits on the next set of drawings.

Fencing material and specs will be 6' white vinyl panels - to be shown on the r
drawings.

Mrs. Alexopoulos asked about the property line issue. Planner Tyler noted that prior to this ownership (Mr. DeFederico) there was an approval not required (ANR) from 1986 that was never recorded. The gentlemen came back years later asking Planning Board to re-endorse the ANR which was not possible so they filed and 81x at the Registry of Deeds which made the lot non-conforming. Attorney Reilly provided the Board with an overview of the property history he researched, noting that the Town has been treating the property as two separate lots for sometime. The Building Commissioner was consulted as to whether the proposed changes would increase it's non-conformity - he felt the changes were not significant enough to warrant ZBA review. Chairman Plizga noted that property line disputes were outside of the Planning Board's purview.

Ms. Adjei-Koranteng asked about the HVAC location. The heating system is hot-air and located in the attic. The condenser for the a/c is located on the right side of the building. Mechanicals to be shown on next set of plans. Chairman Plizga requested that the western portion of the lot be improved with landscaping or mulch.

Chairman Plizga noted that the dumpster area should be shielded from view.

Mrs. Alexopoulos asked about rodent control. Mrs. Andrews said they have a company that runs their other sites that will be handling rodent control.

Mr. Taveira asked about the entrance and how it will be handicap accessible. Attorney Reilly explained that there will be a smoothed ramp leading to the front door. There will no curb cut into sidewalk out front - there will be access from the driveway or the sidewalk on N. Main Street. There will be parking on the street in front of the building.

Ms. Adjei-Koranteng asked if the sign be lit, if the windows out front will be open during the summer, how many tables will fit on the deck and will there be lighting? The sign will be illuminated and the windows will not open due to safety concerns. They will likely fit 3-4 tables but that will need to be determined by the Licensing Board. The outdoor seating area will have ceiling lights.

Attorney Reilly asked if the Board would have any objection to getting started on replacing the front door and windows so they can continue interior work? The Board took a vote to approve the proposed work.

Motion made by Plizga, Seconded by Taveira, to approve the replacement of the front door and 2 sets of windows that are 3 panels each with the same rough opening at the front of the building based on the drawing set that was submitted and reviewed on the meeting of February 27, 2024
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

Planner Tyler will write an approval to provide to the Building Commissioner.

The site plan and design review for 7-9 Short Street will be continued until March 12, 2024.

Motion made by Plizga, Seconded by Alexopoulos to continue the site plan and design review for the Short Street project to March 12, 2024.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

F. Staff Report

Active Project Review

Randolph Road

Clearing and grubbing has begun in coordination with the Building Commissioner and Engineer. This week they closed on all of the parcels to be consolidated and recorded their ANR.

0 Randolph Road

The Applicant has an Administrative Review before the Planner to create a paved area and concrete pad to store the cranes on a non-pervious service. It is awaiting approval from the Conservation Commission and stormwater review.

259 Allen Street (Convenience Store)

Awaiting completion of the exterior site work including final coat of asphalt. No Certificate of Occupancy yet.

647 North Main Street (Daycare)

Binder course down, needs finished pavement. Waiting for Spring to complete some sidewalk work near the crossing signal.

34 Scanlon Drive (Yankee Bus Lines)

Site is grubbed, cleared and mostly graded. Working with Building Commissioner and Engineer on some trenching.

33 Mazzeo Drive (Splash Car Wash)

Splash Car Wash is now open. The Board did not ask for as-builts from them, but the Engineer is going to send over a Certificate of Completion indicating they have met all of their requirements. A question arose about a lack of trees along the frontage that the Planner will look back at the minutes to address. Chairman recalled that there was not enough space for the plantings.

Subdivisions

Mill Street Subdivision Denial Appeal

Planner is waiting for a court date and will be reviewing the Mill Street project with the new DPW Superintendent in advance of meeting with the legal team.

Cygnet Lane

Planner may have the Board endorse another Release of Covenant, as the original was never recorded by the Developer. The owner of the home is now having trouble selling their property. Planner provided the homeowner a copy and encouraged them to reach out to the Developer. They need an original for recording purposes.

Upcoming

Planner has had discussions regarding two potential subdivisions. Both have historic structures on them and would have to go before the Historic Commission. The need to retain the structures could impact whether or not the subdivisions could be possible.

Other Projects

Zoning Recodification

Planner will be having the first meeting with Zoning Recodification consultant this week to start establishing a schedule and review the process. The project is anticipated to take 18-months.

Micro-transit Project

This came about as a citizen petition that Councilor Gordon was an advocate of to look at transit options outside of the bus system. An RFP went out and a consultant has been hired to look at micro-transit opportunities in the community. This is a 6-month project that the Planner meets on each week.

Community Development Block Grant

They have applied for $150,000 in grant funds that supports housing rehabilitation and child care subsidies for low to moderate income families.

Subsidized Housing Inventory

Planner is working with the consultant to assess the subsidized housing inventory in Town.

G. Board Comments

None

H. Adjournment

Notification of Upcoming Meeting Dates
3/12/2024
3/26/2024
4/9/2024
4/23/2024
5/14/2024
5/28/2024

Meeting adjourned at 8:29 PM.

File Attachments for Item:

2. Minutes of 2/20/2024

PLANNING BOARD MEETING

Tuesday, February 20, 2024 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting in person, via telephone or computer.

A. Call to Order - Roll Call

Chairman Plizga called the meeting to order at 6:02pm.
PRESENT
Araba Adjei-Koranteng
Tony Plizga
Peter Taveira
Lou Sahlu
Alexandra Alexopoulos arrived at approximately 7:10pm.

B. Chairperson Comments

None

C. Approval of Minutes

1. Minutes of 1/23/2024

   Motion made by Plizga, Seconded by Adjei-Koranteng to approve the minutes of January 23, 2024 as presented.
   Voting Yea: Adjei-Koranteng, Plizga, Taveira, Sahlu

D. Public Speaks

None

E. Public Hearings

F. Old/Unfinished Business

G. New Business

1. Site Plan & Design Review - Short Street

The Attorney representing the owner for Short Street asked to reschedule their appearance before the Board due to a scheduling conflict. They are set to appear on February 27.

2. ANR - Wilmarth Road

The applicant Mr. Carlson was present along with engineer, Mr. Campbell; and attorney Mike Khoury to discuss an ANR for Wilmarth Road. The Planning Board has received the mylar, plans, application and fee from the applicant.

Attorney Khoury submitted the application for ANR on February 6, 2024 which will divide the property at 31 Wilmarth Road containing approximately 30,000 square feet into two lots: Parcel A - 31 Wilmarth Road and Parcel B - 35 Wilmarth Road. Parcel B has a single-family home on it and will fully comply with the Town's zoning code once the ANR is completed. Parcel A complies with all dimensional zoning requirements except for frontage, as it only contains 60 feet of frontage where 100 feet is required. The applicant hopes to sell the property at 31 Wilmarth Road and seek dimensional relief from the Zoning Board of Appeals to construct a single family home. Attorney Khoury sent over a depiction of their building proposal.

Chairman Plizga provided a summary of the presentation explaining that Parcel A is the larger lot, but lacks adequate frontage and characterized as a "non-buildable lot." Parcel B complies in all fashions including area, width, depth and setbacks. Chairman Plizga pointed out Parcel A's irregular shape and wondered if it could have been laid out differently? Attorney Khoury explained that the engineer wanted to maximize the setbacks and frontage on each parcel while ensuring enough area on Parcel B, and that they needed to be mindful of an existing garage on Parcel A. The applicant's engineer, Paul Campbell, explained that the garage will be replaced by a single family home and that they were trying to minimize the amount of variances they would be asking of ZBA. He agrees that irregular shaped lots are not ideal, but beneficial in this case.

Chairman Plizga asked the Board for comments or questions. Mr. Taveira agreed with Chairman Plizga about the shape of the lot but understands the necessity.

Chairman Plizga made a motion to approve the ANR. On discussion, Chairman clarified that there was one minor correction to the original plan. Planner Tyler explained that the modification was in the small inset where it contained an extra digit to one of the dimensions that has been corrected.

Motion made by Plizga, Seconded by Sahlu to approve the ANR that is presented on the Chess Engineering Drawings, sheets 1 and 2, dated February 5, 2024.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu

H. Staff Report

Active Project Review

<u>43 Scanlon Drive (Scanlon, Billings and High - Maxim Crane)</u>

Planner received an updated plan set digitally. It contains far more pages than ne[illegible] for Planning Board with all the interior features such as telecomm etc. The hard copies are available for viewing in office. The hearing will continue on 2/27/2024. The latest set of plans did not contain an exterior lighting plan. Chairman feels if they do not receive it in advance the applicant should request a further extension.

Zoning Amendment - referred by Town Council

The Board will be reviewing a Zoning Amendment referred by Town Council. When a Zoning Amendment is submitted to the Town Council for approval it is immediately sent to the Planning Board for review. The Planning Board must open a public hearing within 65 days to review the zoning amendment. Planner Tyler explained the Planning Board's role in the process and that their recommendation will be sent to the Town Council for consideration during their own public hearing. Planner Tyler feels the timing is not ideal as the Town is in the process of beginning the zoning re-codification project.

Zoning Re-codification

Planner Tyler is waiting for a kick-off meeting date with consultants Fisher Associates. This will be approximately an 18-month process requiring numerous meetings.

MBTA Zoning

Planner Tyler noted that Randolph is not affected by the recent news about Milton's decision not to comply with MBTA Zoning.

The consultants have taken all the feedback from the meetings with the general public and proposed a few districts. Planner pointed out to the consultants where there were some challenges (ie. historic district). They have been working together to identify areas that could be tweaked rather than taking a wholesale approach by applying one set of zoning dimensions for all districts. That way each district will have its own feel and size depending on where it is located. Planner recommended about 5 to 6 different types of densities and building types that could be accommodated. The hope is to start writing the zoning language in March once the districts have been identified. The Town must be in compliance by December 31, 2024.

Mill Street Subdivision Denial Appeal

The appeal for the Mill Street decision is with outside counsel who provided a response to the complaint on February 13 to opposing counsel.

33 Mazzeo Drive (Splash Car Wash)

Splash Car Wash is open. They ran a promotion for a free car wash their first weekend with a donation to the Friendly Food Pantry. Planner will be following up with the owner on word that cars are bottoming out leaving the property.

19 Highland Street (Taj Estates)

The Planning Board has a small punch list of items to be completed but nothing pr[illegible] them from a Planning Board standpoint from obtaining full occupancy from the Building Commissioner.

Upcoming Projects

Short Street and Maxim Crane projects will be on the next agenda.

Discussion/Questions

Mr. Taveira asked if there was any update for the Master Plan Implementation Committee (MPIC)? Planner Tyler provided a brief explanation of the role of the MPIC. The last time the MPIC met they were doing their annual update and noted that they were lacking some members. Mr. Taveira currently serves on the committee as a representative of the Board of Recreation with a dual role representing Planning Board. Mr. Taveira feels it would be beneficial to have another member of Planning Board on the Committee. Chairman Plizga asked the members to inform Planner Tyler if they are interested in serving.

I. Board Comments

None

J. Adjournment

Notification of Upcoming Meeting Dates
February 27, 2024
March 12, 2024
March 26, 2024
April 9, 2024
April 23, 2024

Motion made by Alexopoulos, Seconded by Taveira to adjourn the meeting.
Voting Yea: Alexopoulos, Adjei-Koranteng, Plizga, Taveira, Sahlu.

Meeting adjourned at 6:47pm.

File Attachments for Item:

1. 43 Scanlon Drive - Site Plan & Design Review (continuation at 6:15pm)

March 7, 2024

Ms. Michelle Tyler, Director of Planning
Town of Randolph Planning Board
41 South Main Street
Randolph, MA 02368

Re: **Site Plan Design & Review**
Proposed Development North of Scanlon Drive
43 Scanlon Drive
Randolph, MA 02368
VERTEX Project No. 78000

Dear Ms. Tyler and Members of the Planning Board:

On behalf of the Applicant and pursuant to the Site plan & Design Review Regulations by Planning Board for the Town of Randolph, The Vertex Companies LLC (VERTEX) is pleased to submit the items outlined below for the Proposed Development North of Scanlon Drive (Randolph North Development) as part of the Site plan Design & Review process.

The project will ultimately involve proposed development on two newly formed parcels (Parcel A and Parcel) consisting of the combined existing parcels referenced in the Site Plan application. Parcel A will consist of the western portion of land and Parcel B will be in the east. The current request from the Applicant is to obtain approval for the proposed development on Parcel A and the documents attached to this letter are specific to Parcel A.

The design team for this project is led by Stantec Architecture & Engineering P.C., of Boston, MA. Civil Engineering services are being provided by The Vertex Companies, LLC of Weymouth, MA. Stantec Architecture & Engineering P.C. of Boston, MA is also providing landscape architectural design for this project.

The project consists of the demolition of the existing onsite structures and construction of a new buildings. In addition to the new structures, work will include site grading, utilities, stormwater management facilities, and site amenities. The structure will be accessed via a new curb cuts on High Street.

The attached documents address comments made by the Planning Board at the February 27, 2024 public hearing and include:

- Five (3) copies of revised plans entitled *Site Development Plans for Proposed Development North of Scanlon Drive (sheets C2.0-C5.4)*, prepared by The Vertex Companies, LLC and dated December 26, 2023 with revisions through March 15, 2024;

- Five (5) copies of revised landscape plans (sheets L-100-L-141) prepared by Stantec Architecture & Engineering P.C. and dated October 6, 2023 with revisions through March 15, 2024;
- Five (5) copies of revised electrical plans Sheet E-502 prepared by Stantec Architecture & Engineering P.C. and dated October 6, 2024 with revisions through February 16, 2024;
- Five (5) copies of revised mechanical plans (sheets M-103A and M-103B) prepared by Stantec Architecture & Engineering P.C. and dated October 6, 2023 with revisions through February 16, 2024;
- Five (5) copies of revised architectural plans sheet A-201 prepared by Stantec Architecture & Engineering P.C. and dated October 6, 2023 with revisions through March 15, 2024;
- Five (5) copies of the Supplemental Package for 3/12/24 Planning Board Meeting

We appreciate your consideration of this project and respectfully request the review of the included project materials. Please feel free to contact us if you have any questions or concerns.

Sincerely,

The Vertex Companies, LLC.



Andrew B. Street, PE
Regional Vice President - Civil Engineering

Supplemental Package for 3/12/2024 Planning Board Meeting

SITE PLAN COMMENTS ***(RESPONSES HAVE BEEN INCORPORATED INTO THE REVISED DOCUMENTS)***

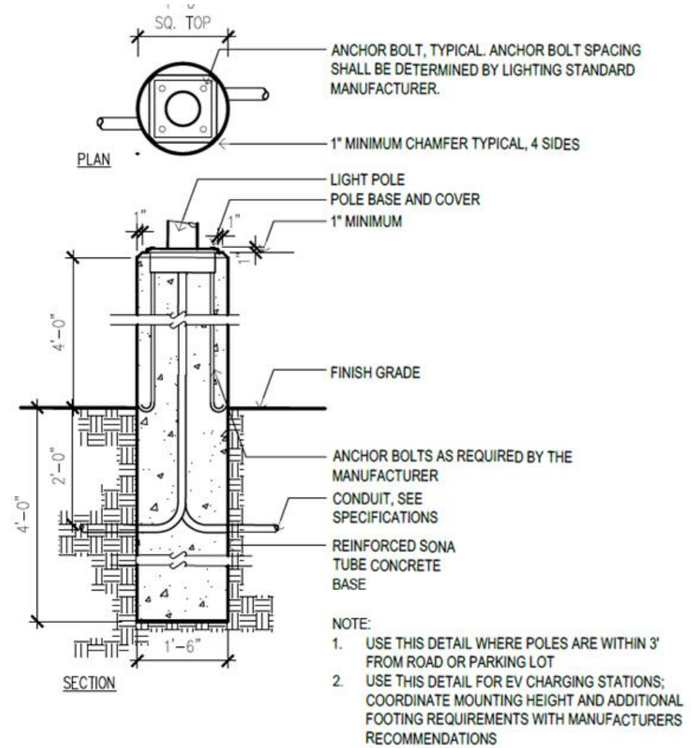
1. Confirm Lighting pole base height for max 25' height
2. Include all light fixtures on Landscape plan L-103
3. Update signage plans to show all required signs
4. Coordinate site plan dimensions between architectural and landscape plans
5. Confirm dumpster type, size and location
6. Confirm where tires will be stored
7. Update zoning matrix to include set backs
8. Show snow storage on Landscape plan L-103
9. Update South and East elevations to comply with 35' façade length variation requirement
10. Review roof top equipment visibility

1. Lighting Pole Bases (Reference Lighting pole details on L-132)

1. Lighting- 25' is maximum height per Randolph.
    a. YG3 and YG4 Polls will be changed to 20' with a 4' concrete base for protection within the Laydown Yard.
    b. Street lighting will be 24' height with a flush base.

There will be no lighting facing above 90-degrees and there will be timeclocks and integrated sensors on the poles to dim lighting when no people are detected.

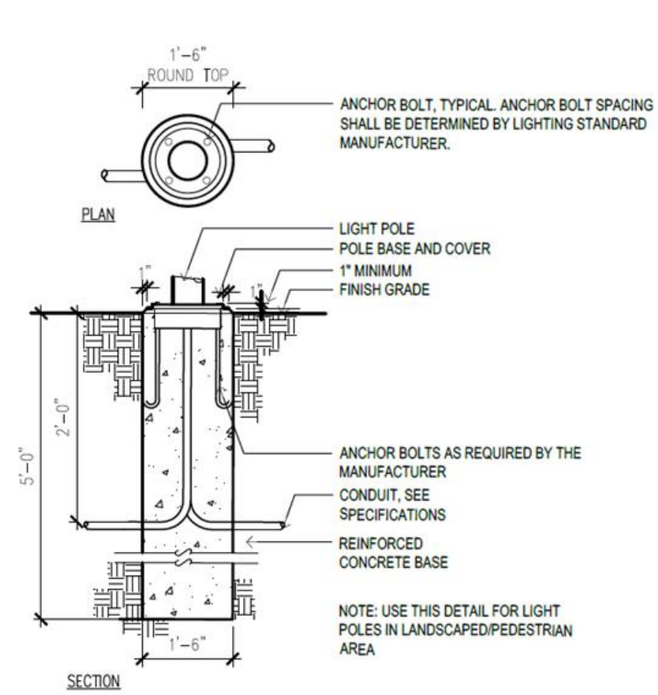
Polls within the Laydownyard will be changed to 20' with a 4' concrete base for protection.



2 PRECAST LIGHT POLE BASE - RAISED

1/2" = 1'-0" BC2184-21418-86

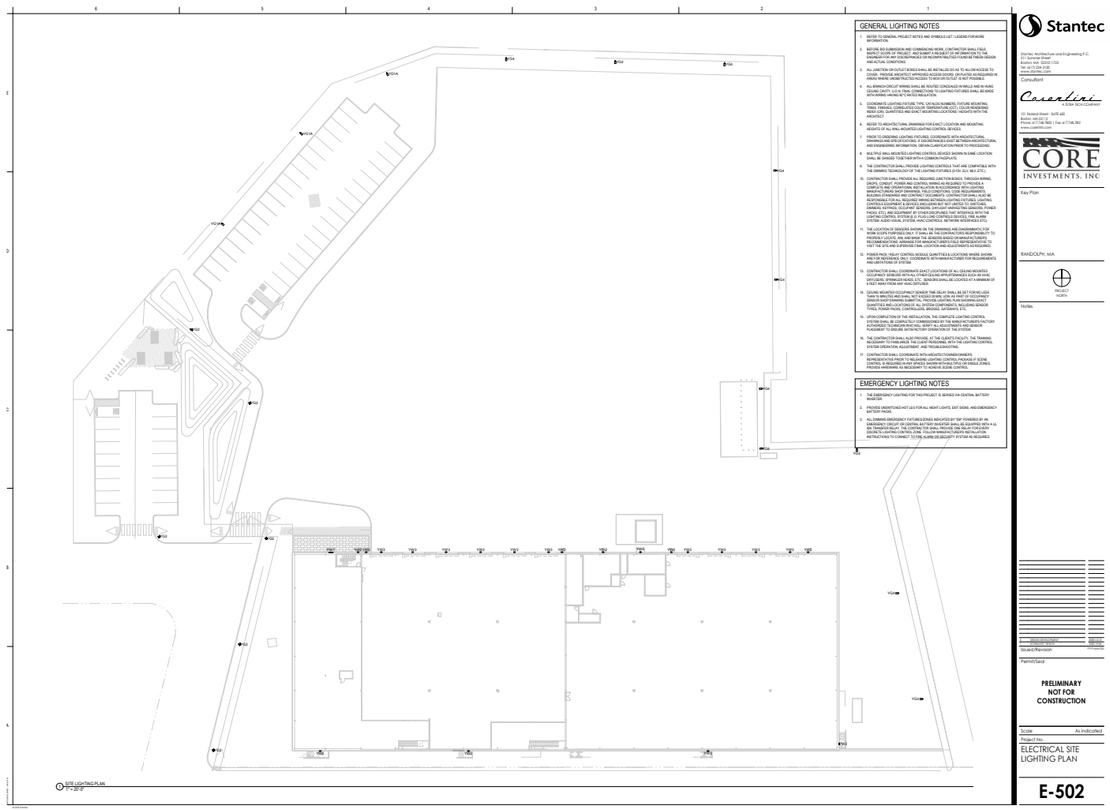
Polls at sidewalk will be flush with sidewalk.



3 PRECAST LIGHTPOLE BASE - FLUSH

1/2" = 1'-0" BC2184-21418-87

2. Site Lighting Plans on sheets E-502 and L-103



Stantec
Stantec Architecture and Engineering P.C.
One Boston Place
Boston, MA 02108-1753
Tel: (617) 654-0100
www.stantec.com

Consultant

Cosentini
A Tetra Tech Company
101 Federal Street - Suite 450
Boston, MA 02110
Phone: (617) 746-7500 | Fax: (617) 746-7501
www.cosentini.com

CORE INVESTMENTS, INC

Key Plan

RANDOLPH, MA

PROJECT NORTH

Notes

Issued/Revision	

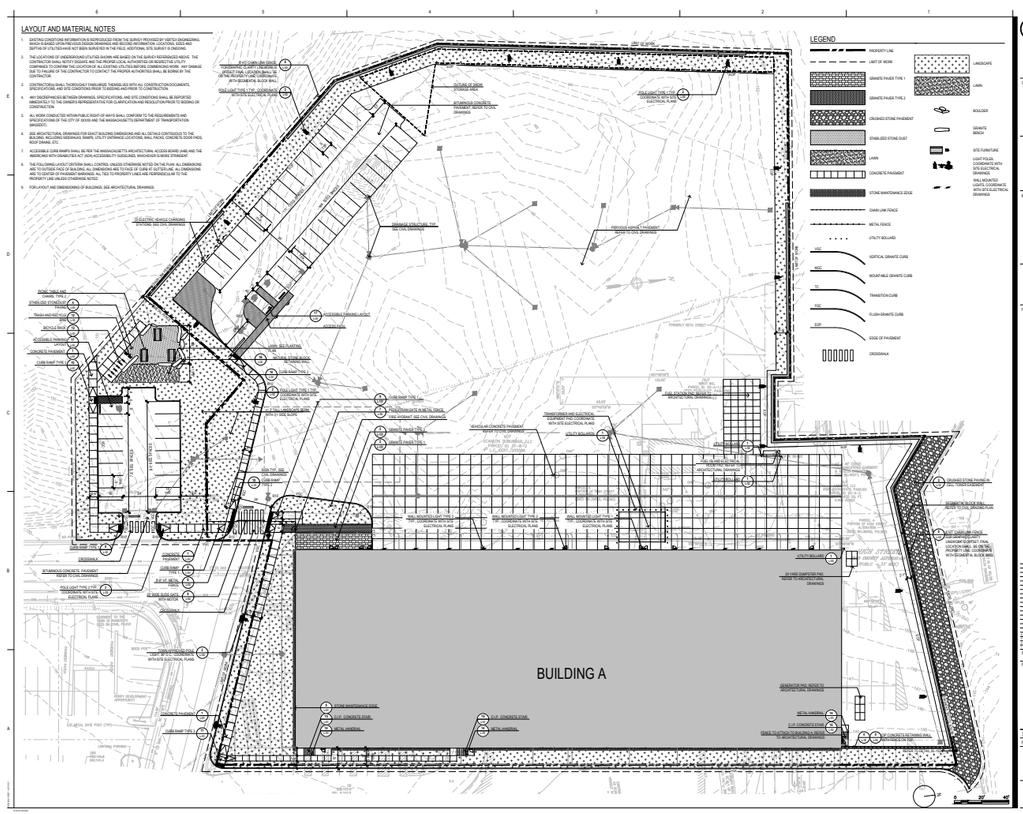
Permit/Seal

PRELIMINARY
NOT FOR
CONSTRUCTION

Scale: As indicated
Project No.:

ELECTRICAL SITE LIGHTING PLAN

E-502



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CORE INVESTMENTS, INC

Key Plan

Notes

Issued/Revision	

Permit/Seal

PRELIMINARY
NOT FOR
CONSTRUCTION

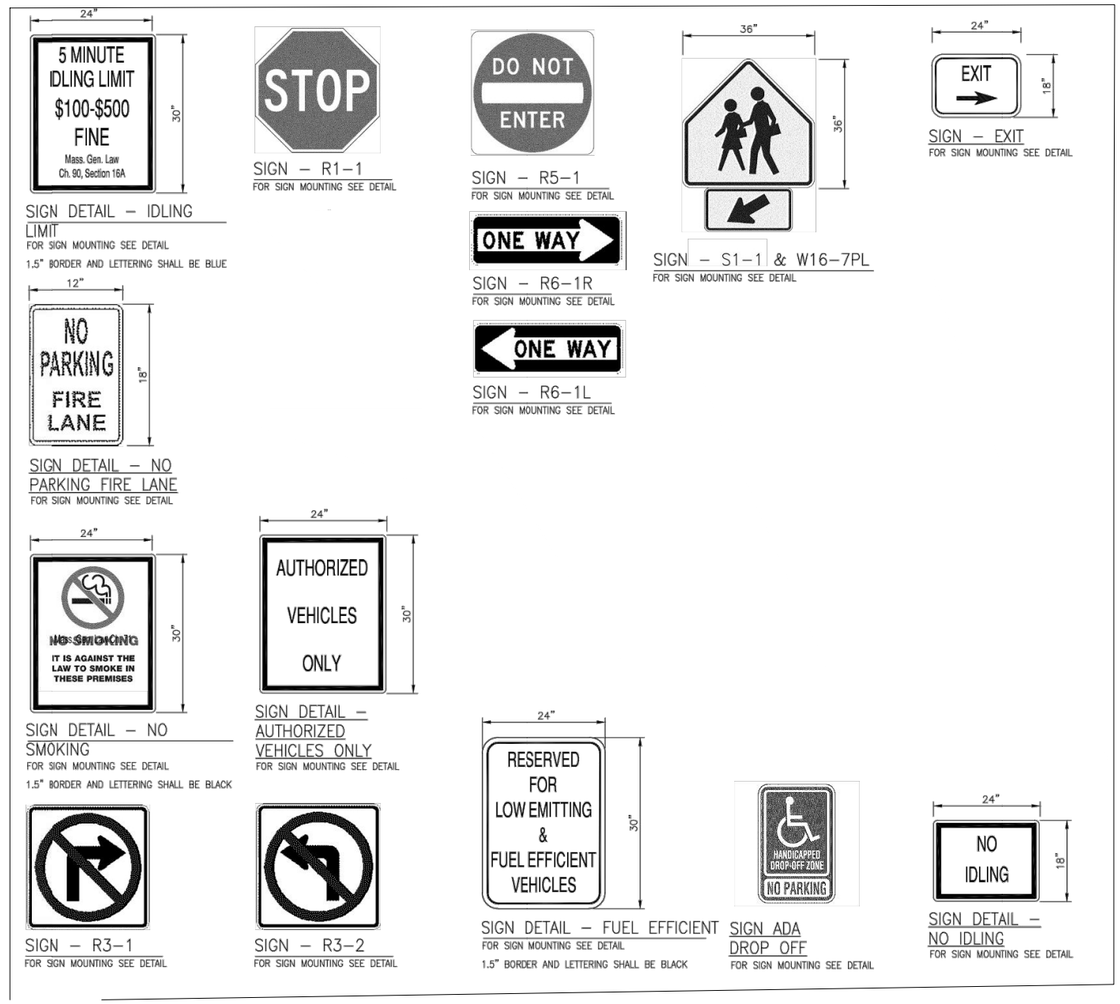
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Project No.: 2180114

LAYOUT AND MATERIALS 3

L-103

3. Directional Road Signage

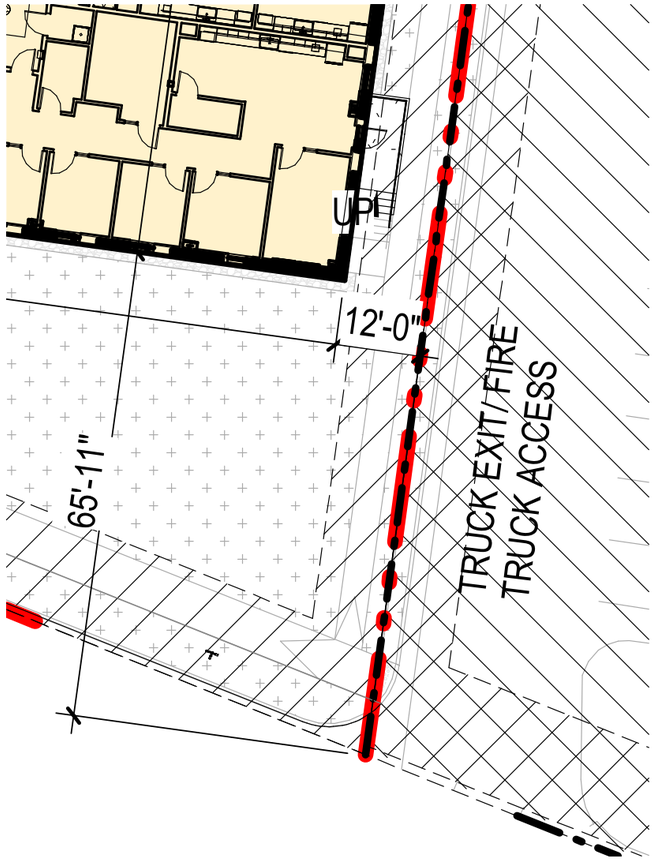


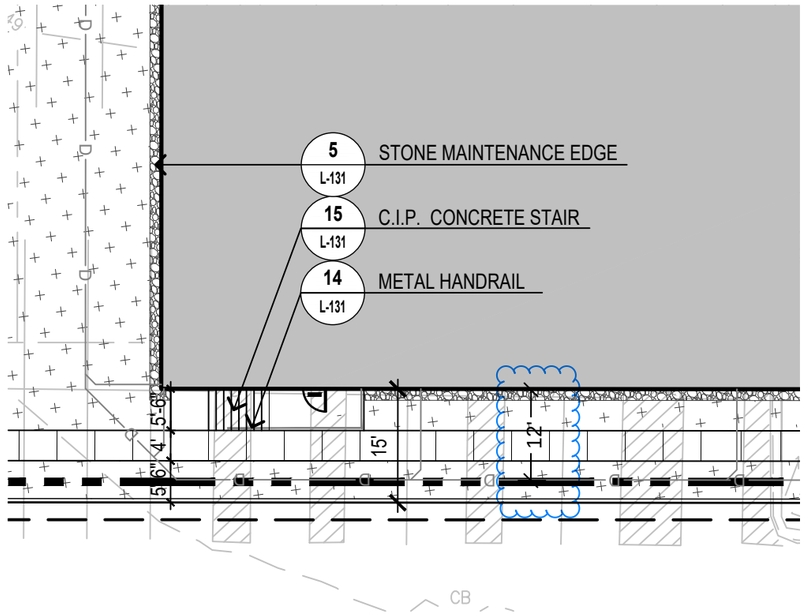


Reference Sheet C2.3 for Sign Locations on Site Plan.

Reference Sheet C6.2 from previously sent 50% CD Package for Sign Details

4. Site Plan Dimension Coordination

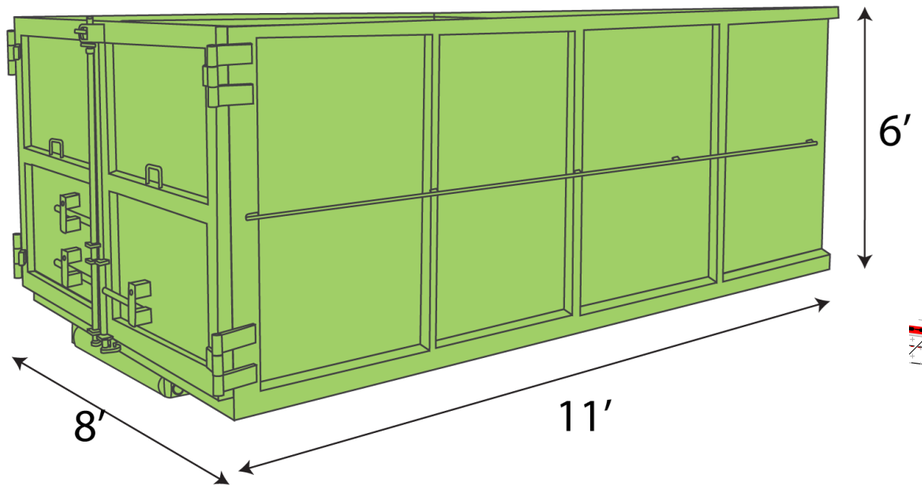


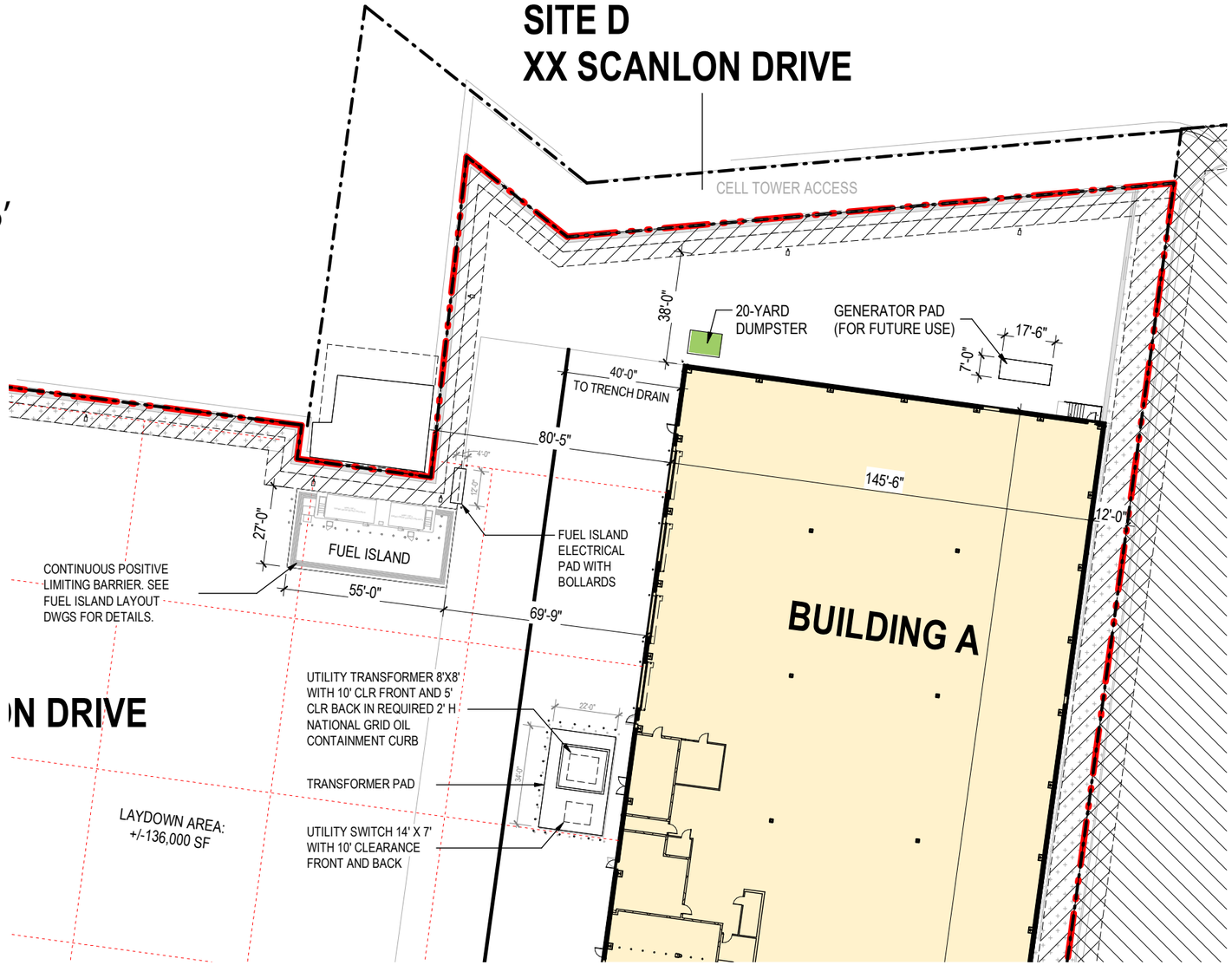


12' to Property Line

Reference Sheet G-010 and L-103

5. Confirm Dumpster Type, Size, and Location

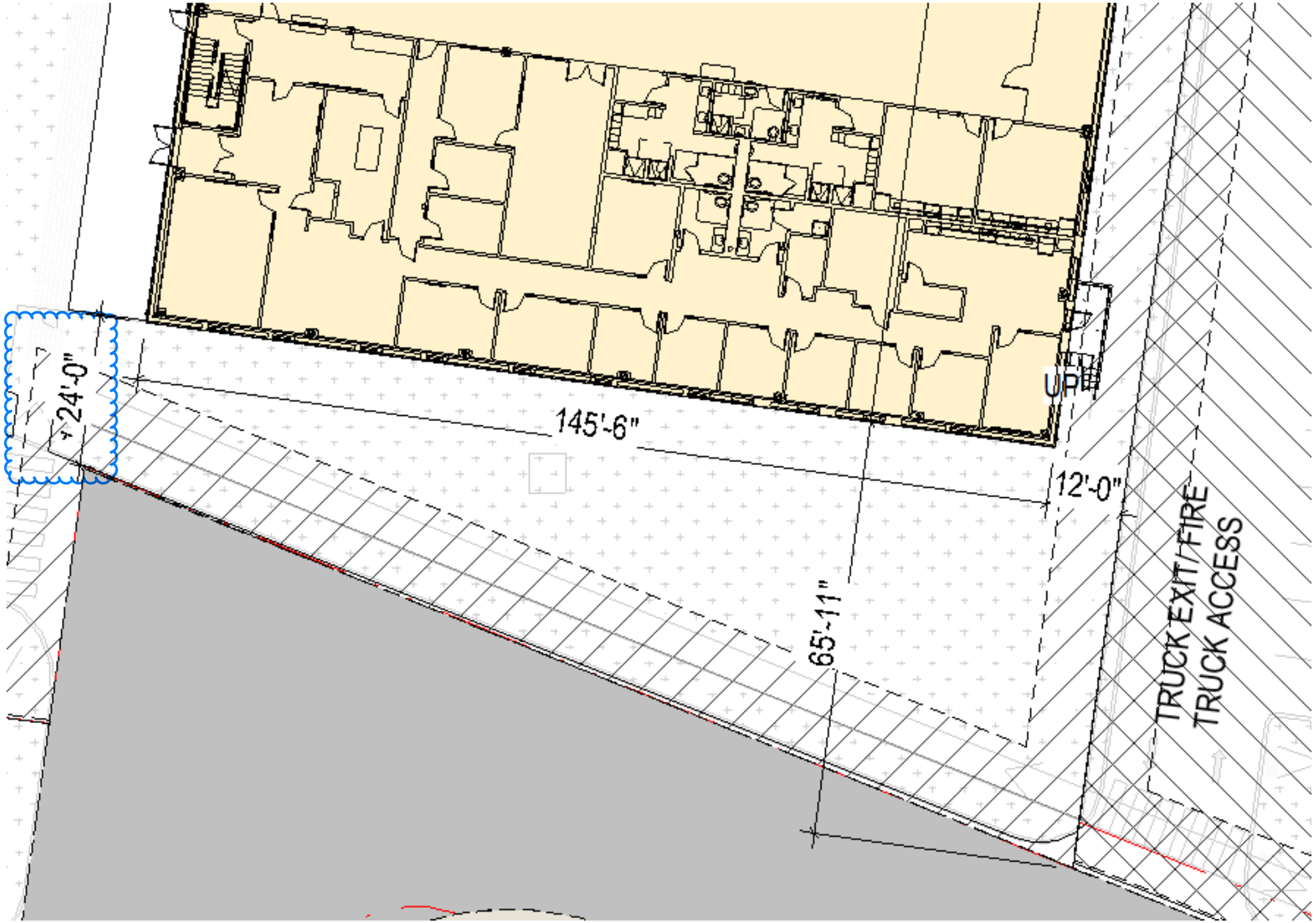




6. Confirm where tires will be stored
All new tires will be inside and the tire company will haul away any old tires when the new ones are mounted per Maxim Branch Manager Jason M Gavin.

Reference Sheet G-010 and L-103

7. Overall Building Dimensions on Site Plan and Updated Zoning Matrix to include Setbacks
Reference Sheet G-010; Setback at SW corner dimension provided. 24'-0"
Reference Cover Sheet; Setbacks Provided and Zoning for Lot A Clarified



7 (Con't). Provide Zoning Matrix of Compliance

Reference Revised Cover Sheet

1) Noted that this is just for Lot A

2) Filled out the building Setbacks

ZONING SUMMARY FOR BUILDING A

ZONING DISTRICT

Blue Hills River Highway District (BHRHD)

LAND USE

Commercial

OVERLAYS

Surface Water Protection Zones A & C

LOT SIZE (SF)

Site A = 236,692

CLIMATE RESILIENCY- SEA LEVEL RISE - BASE FLOOD ELEVATION

not specified

CRITERIA (a)

	ZONING AS-OF-RIGHT	PROPOSED	COMPLIANCE (Y/N)
Min. Lot Size (SF)	20,000	236,692	Y
Building Footprint (SF)	-	58,272	
Max. Floor Area Ratio (FAR)	none	0.28	Y
Max. Gross Floor Area (Lot Size x FAR) (SF)	none	65,591	Y
Max. Bldg. Stories	3.0	1.0 with Mezz	Y
Max. Bldg. Height (FT) (b)**	50.0	32.50	Y
Min. Lot Frontage (FT) (c)	130.0	165.00	Y
Min. Lot Depth (FT) (d)	100.0	432	Y
Min Lot Width (FT) (e)	100.0	529	Y
LOT COVERAGE;			
A) Building Lot Coverage (% max) (g)	60%	24.6%	Y
B) Impervious Lot Coverage (% max) (h)	30%	62.7%	Y*
C) Green Area Open Space (% min)	10%	11.7%	Y
Maximum Lot Coverage (A + B) (%)	90%	87.3%	Y
BUILDING SETBACKS			
Setback from Street (FT)	15.0	24	Y
Setback from Front Yard (FT)	15.0	24	Y
Setback from Side Yard (FT)	10.0	12	Y
Setback from Rear Yard (FT)	15.0	38	Y
BUFFERS			
Buffer Strips to Street (FT) (f)	5.0	5	Y
Buffer Strips to Residential (FT)	10.0	N/A	Y
Buffer Strips to Commercial (FT)	2.5	2.50	Y

(a) Based on Section 200 Attachment 2, Table of Dimensional Requirements**

Based on Section 200-3, Definitions:

(b) Height of Building. The vertical distance from the established grade at the center of the front of the building to the highest point of the roof surface if a flat roof, to the deck line for mansard roofs, and to the mean height level between eaves and ridge for gabled, hip and gambrel roofs

***Note: The height of a structure shall be based on the average pre-existing grade within the proposed building footprint*

Mean height between eaves and ridges = 28'-0" for 200' of building length and 37'-0" for 200' of building length. Average Height by definition = 32'-6"

(c) Lot Frontage. The property line dividing a lot from a street (right-of-way). On a corner lot, the owner shall designate one (1) street line as the front lot line. On a corner lot, where the junction of two (2) streets is formed by a curve, the frontage shall be measured along the tangent line of the curve from the point of intersection to the side lot line

(d) Lot Depth. The mean horizontal distance between the front lot line and the rear lot line.

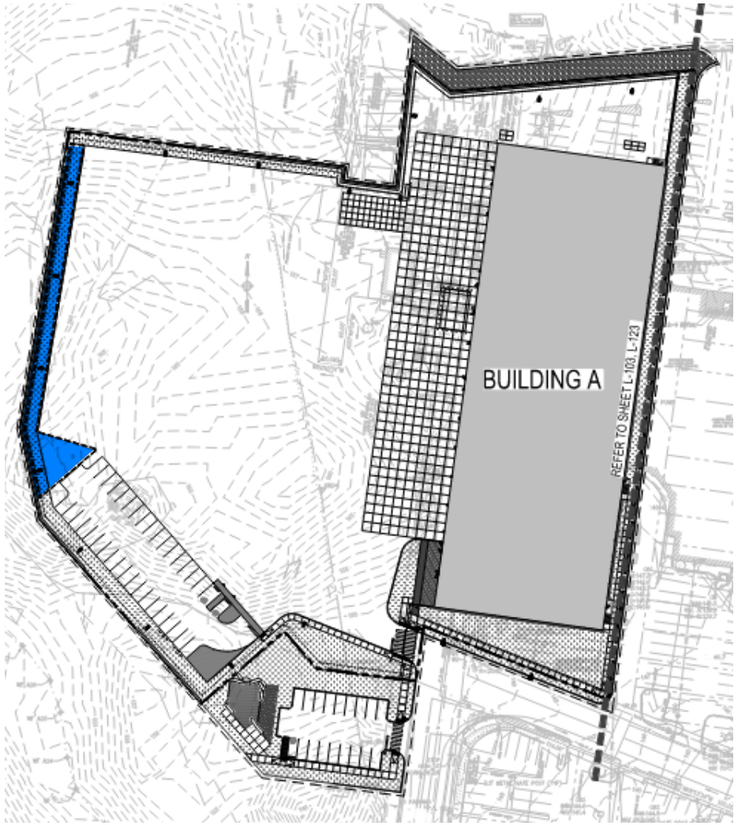
(e) Lot Width. The horizontal distance between the side lot lines as measured at the minimum required setback distance required by this chapter.

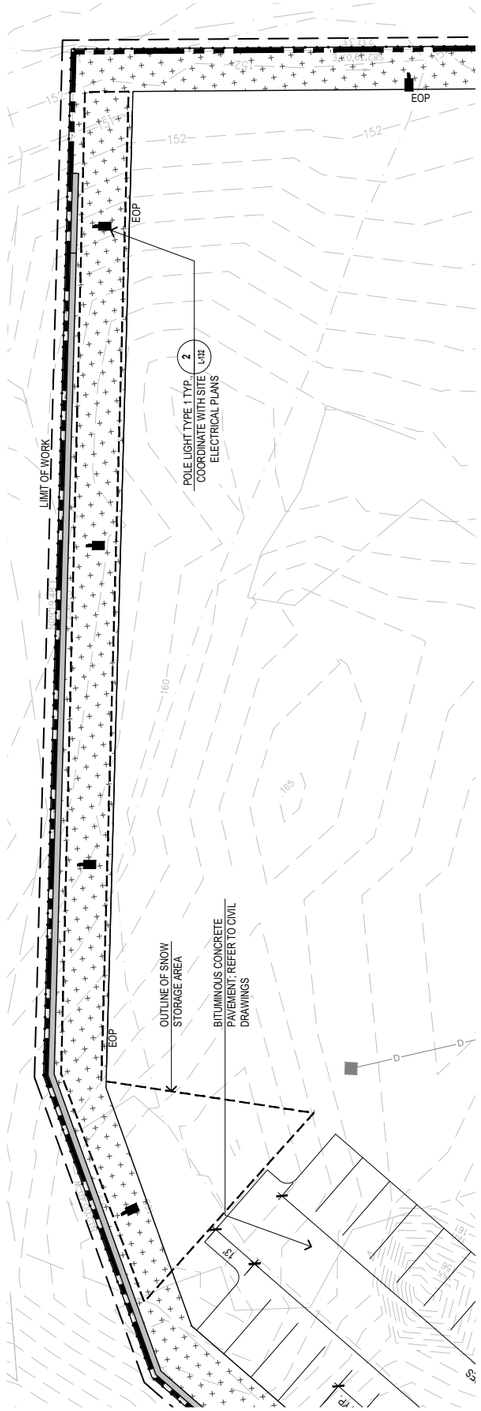
(f) Buffer Strip. A strip of land (often including vegetation) where disturbance is not allowed or is closely monitored to preserve or enhance aesthetic and other qualities along or adjacent to roads, trails, watercourses and recreation sites or between properties or lots

(g) Building Lot Coverage.
The total area covered, measured from the outside of the exterior walls, by all principal and accessor...

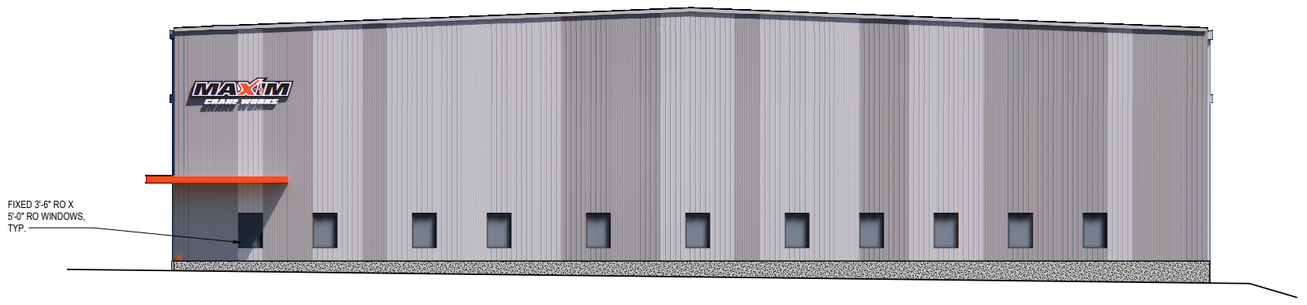
**(h) Maximum Lot Coverage.*
The total lot non-green area/open space may not exceed the maximum coverage specified in the Table of Dimensional Requirements. In order to fulfill the intent of maximum lot coverage, an applicant may shift a percentage of the building lot coverage requirement and the impervious lot coverage requirement, but in no case shall the maximum coverage percentage noted in the table be exceeded. 200-34 Section D

8. Show Snow Storage on Landscape Plan L-103





9. Update South and East Elevations to comply with 35' Facade Length Variation Requirement.



3 P-202 **SOUTH ELEVATION**
3/32" = 1'-0"

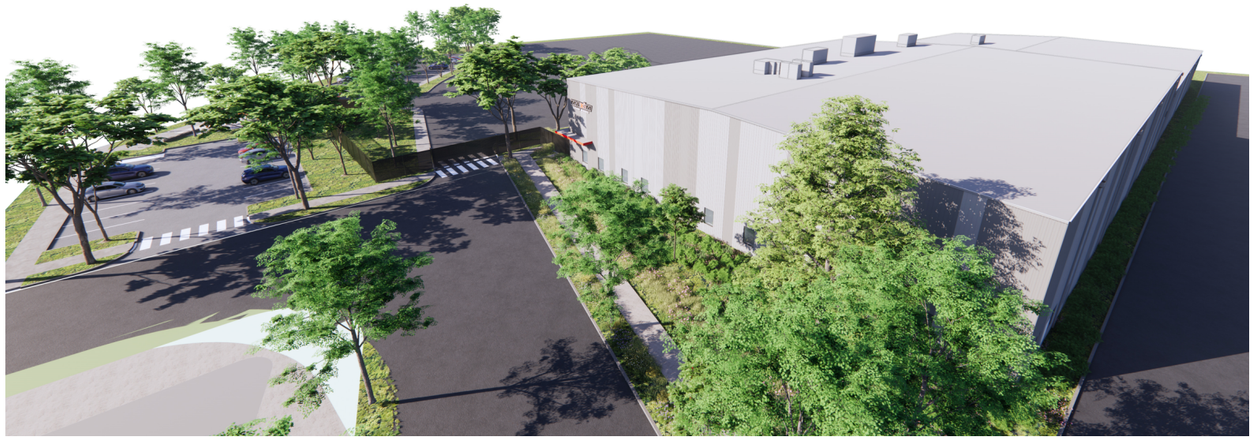


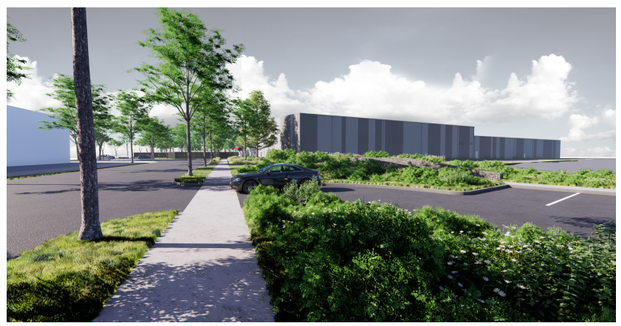
1 P-202 **EAST ELEVATION**
1/16" = 1'-0"

NOTE: SEE LANDSCAPE DWGS FOR EXTERIOR STAIRS AND HANDRAILS - NOT SHOWN ON ARCH DWGS.

Reference Sheet A-201

10. Review Rooftop equipment visibility

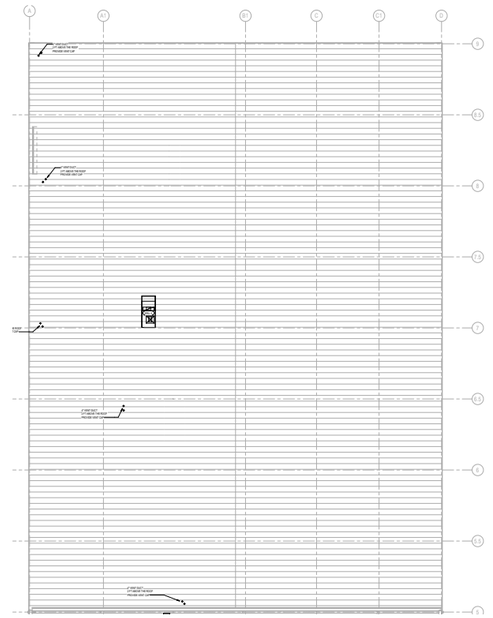


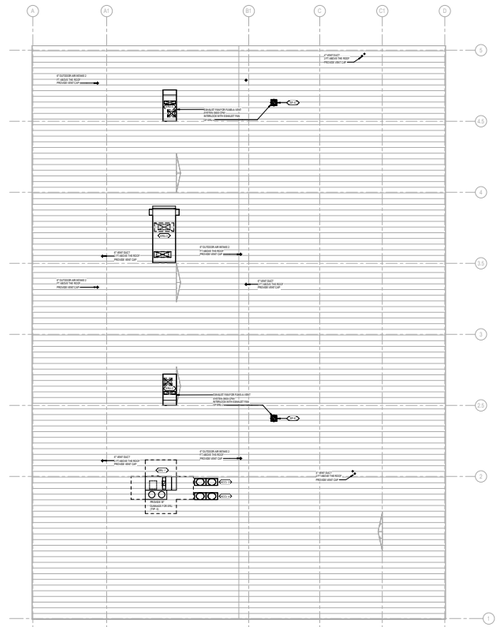


Scanlon Drive Perspective
(eye level at 5'-6", typical)



High Street Perspective





Equipment was moved to the downslope of the west roof and as far back from Scanlon drive as possible to limit visibility

Reference Sheet M-103A and M-103B

RANDOLPH NORTH BUILDING A

SCANLON DRIVE
RANDOLPH, MA 02368



PROJECT TEAM

OWNER:
CORE
800 Boylston St FL 30,
Boston, MA 02199
Contact:
Art Campbell
acampbell@coreinvestmentsinc.com

ARCHITECT:
STANTEC
Stantec Architecture and Engineering P.C.
40 Water Street
Boston, MA 02109
Contact:
Dave Kadish
email: dave.kadish@stantec.com

CONSTRUCTION MANAGER:
CALLAHAN
80 First Street
Bridgewater, MA 02324
Contact:
George Malakidis
tel: 508-279-0012
email: gmalakidis@callahan-inc.com

LANDSCAPE ARCHITECT:
STANTEC
Stantec Architecture and Engineering P.C.
40 Water Street
Boston, MA 02109
Contact:
Chris Fee
email: chris.fee@stantec.com

MEP/FP ENGINEER:
COSENTINI CONSULTING ENGINEERING
101 Federal Street, 6th Floor
Boston, MA 02110
Contact:
Aniruddha Nene
email: anene@cosentini.com

INTERIOR DESIGN:
STANTEC
Stantec Architecture and Engineering P.C.
40 Water Street
Boston, MA 02109
Contact:
Sara Diem
email: sara.diem@stantec.com

STRUCTURAL ENGINEER:
DESIMONE CONSULTING ENGINEERS
31 Milk Street, Suite 1016
Boston, MA, 02109
Contact:
Jarret Johnson
email: jarret.johnson@de-simone.com

CIVIL ENGINEER:
VERTEX
400 Libbey Parkway
Weymouth, MA 02189
Contact:
Andrew Street
email: astreet@vertexeng.com

ENVELOPE
DESIMONE CONSULTING ENGINEERS
31 Milk Street, Suite 1016
Boston, MA, 02109
Contact:
Benjamin Reich
email: benjamin.reich@de-simone.com

ACOUSTICAL CONSULTANT
ACENTECH
33 Moulton Street
Cambridge, MA 02138
Contact:
Jonah Sacks
tel: 617-499-8000
email: jsacks@acentech.com

CODE CONSULTANT:
COSENTINI CONSULTING ENGINEERS
101 Federal Street, 6th Floor
Boston, MA 02110
Contact:
Mike McMahon
mmcmahon@cosentini.com

FLUIDS AND FUEL
WESTON & SAMPSON
150 Dow Street, Tower 4, Suite 350
Manchester, NH 03103
Contact:
Tyler Cofelice
tel: 603-263-9498
email: CofeliceT@wseinc.com

SPECIFICATIONS
KALIN ASSOCIATES INC.
PO BOX 420
Natick, MA, 01760
Contact:
Jay Ford
email: jford@kalinassociates.com

ZONING SUMMARY FOR BUILDING A			
ZONING DISTRICT			
Blue Hills River Highway District (BHRHD)			
LAND USE			
Commercial			
OVERLAYS			
Surface Water Protection Zones A & C			
LOT SIZE (SF)			
Site A = 236,692			
CLIMATE RESILIENCY- SEA LEVEL RISE - BASE FLOOD ELEVATION			
not specified			
CRITERIA (a)			
	ZONING AS-OF-RIGHT	**PROPOSED**	**COMPLIANCE (Y/N)**
Min. Lot Size (SF)	20,000	236,692	Y
Building Footprint (SF)	-	58,272	
Max. Floor Area Ratio (FAR)	none	0.28	Y
Max. Gross Floor Area (Lot Size x FAR) (SF)	none	67,366	Y
Max. Bldg. Stories	3.0	1.0 with Mezz	Y
Max. Bldg. Height (FT) (b)**	50.0	32.50	Y
Min. Lot Frontage (FT) (c)	130.0	165.00	Y
Min. Lot Depth (FT) (d)	100.0	432	Y
Min Lot Width (FT) (e)	100.0	529	Y
LOT COVERAGE;			
A) Building Lot Coverage (% max) (g)	60%	24.6%	Y
B) Impervious Lot Coverage (% max) (h)	30%	62.7%	Y*
C) Green Area Open Space (% min)	10%	11.7%	Y
Maximum Lot Coverage (A + B) (%)	90%	87.3%	Y
BUILDING SETBACKS			
Setback from Street (FT)	15.0	24	Y
Setback from Front Yard (FT)	15.0	24	Y
Setback from Side Yard (FT)	10.0	12	Y
Setback from Rear Yard (FT)	15.0	38	Y
BUFFERS			
Buffer Strips to Street (FT) (f)	5.0	5	Y
Buffer Strips to Residential (FT)	10.0	N/A	Y
Buffer Strips to Commercial (FT)	2.5	2.50	Y

(a) Based on Section 200 Attachment 2, Table of Dimensional Requirements**
Based on Section 200-3, Definitions:

(b) Height of Building. The vertical distance from the established grade at the center of the front of the building to the highest point of the roof surface if a flat roof, to the deck line for mansard roofs, and to the mean height level between eaves and ridge for gabled, hip and gambrel roofs

***Note: The height of a structure shall be based on the average pre-existing grade within the proposed building footprint*

Mean height between eaves and ridges = 28'-0" for 200' of building length and 37'-0" for 200' of building length. Average Height by definition = 32'-6"

(c) Lot Frontage. The property line dividing a lot from a street (right-of-way). On a corner lot, the owner shall designate one (1) street line as the front lot line. On a corner lot, where the junction of two (2) streets is formed by a curve, the frontage shall be measured along the tangent line of the curve from the point of intersection to the side lot line

(d) Lot Depth. The mean horizontal distance between the front lot line and the rear lot line.

(e) Lot Width. The horizontal distance between the side lot lines as measured at the minimum required setback distance required by this chapter.

(f) Buffer Strip. A strip of land (often including vegetation) where disturbance is not allowed or is closely monitored to preserve or enhance aesthetic and other qualities along or adjacent to roads, trails, watercourses and recreation sites or between properties or lots

(g) Building Lot Coverage.
The total area covered, measured from the outside of the exterior walls, by all principal and accessor...

**(h) Maximum Lot Coverage.*
The total lot non-green area/open space may not exceed the maximum coverage specified in the Table of Dimensional Requirements. In order to fulfill the intent of maximum lot coverage, an applicant may shift a percentage of the building lot coverage requirement and the impervious lot coverage requirement, but in no case shall the maximum coverage percentage noted in the table be exceeded. 200-34 Section D

GROSS BUILDING AREA (GSF) & HEIGHT		
LEVEL	**AREA (SF)**	**HEIGHT (FT)**
Mezzanine (height to high eave)	9,032	22.50
Ground Level	58,334	11.50
GROSS BUILDING TOTAL	**67,366**	**34.00**
GROSS FLOOR AREA*	**67,366**	

Based on Section 200-3 Definitions:
Floor area, gross. The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the center line of a wall separating two (2) buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.

Floor Area Ratio. Determined by dividing the gross floor area of all buildings on a lot by the area of that lot

OFF-STREET PARKING REQUIREMENTS			
COMMERCIAL/ BUSINESS	**1 SPACE PER AREA (SF)**	**BLG. FLOOR AREA (SF)**	**REQUIRED NO. OF SPACES**
Mezzanine	400	9,032	0
Ground Floor (B)	200	7,355	37
Ground Floor (S-1)	Warehouse*	50,979	12
TOTAL		**67366.4**	**49**

Per Section 200-22, Required Number of Spaces
Commercial/Business: one (1) space for each two hundred (200) square feet of gross floor area on the first floor of a building and one (1) space for each four hundred (400) square feet of gross floor area thereafter for all floors used for business purposes, excluding storage area

Warehouse/Industrial: one (1) space for each two (2) employees, plus space for every company-owned and -operated vehicle, plus spaces for customers' vehicles as determined appropriate by the Building Commissioner or Site Plan Administrator

10 warehouse workers (max) = 5 spaces
5 Company owner vehicles (yard trucks)= 5 spaces
2 customer vehicles (max) = 2 spaces
*By Right = 12 spaces. Compliant.

Mixed uses: Where a building has a mixture of uses for which off-street parking is required, the number of spaces will be the sum of the requirements of the various individual uses.

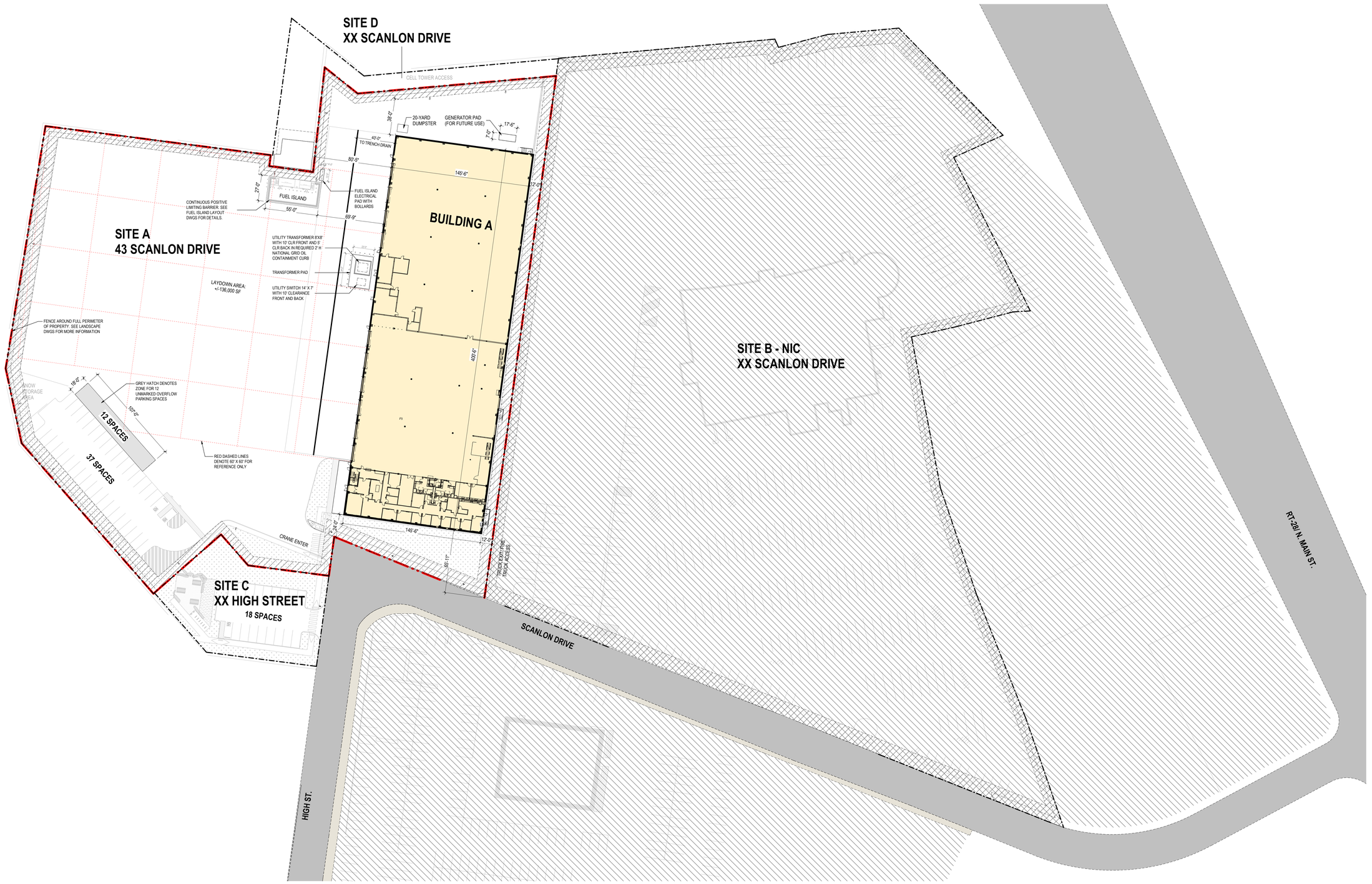
Other: Reasonable off-street parking requirements for uses not listed in this section shall be determined by the Site Plan Administrator.

By right, 49 required, currently providing 37 marked spaces and 12 unmarked spaces. Compliant.

Stantec

218421418

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<Author> - Project Information>
3/6/2024 12:20:17 PM
ORIGINAL SHEET - ARCH E1



1 G-010 **SITE PLAN - MAXIM CRANE - 5 ACRES**
1" = 40'-0"

Stantec

Stantec Architecture and Engineering P.C.
40 Water Street
Boston, MA 02109
Tel: (617) 234-3100
www.stantec.com

Consultant

CORE INVESTMENTS, INC

Key Plan

RANDOLPH NORTH BUILDING A

PROJECT NORTH

Notes

4	CONSTRUCTION DOCUMENTS	2024.03.15
3	50% CONSTRUCTION DOCUMENTS	2024.02.16
2	DESIGN DEVELOPMENT	2023.12.15
1	SCHEMATIC DESIGN	2023.10.06

Issued/Revision YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale 1" = 40'-0"
Project No. 218421418

SITE LOCATION PLAN

G-010

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Stantec Architecture and Engineering P.C.
40 Water Street
Boston, MA 02109
Tel: (617) 234-3100
www.stantec.com

Consultant

VERTEX

The Vertex Companies, LLC.
400 Libbey Parkway
Weymouth, MA 02189
PHONE 781.952.6000
www.vertexeng.com

Key Plan

PROJECT NORTH

Notes

4	100% CONSTRUCTION DOCUMENTS	2024.03.15
3	50% CONSTRUCTION DOCUMENTS	2024.02.16
2	DESIGN DEVELOPMENT	2023.12.15
1	SCHEMATIC DESIGN	2023.10.06
Issued/Revision		YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

0' 40' 80' 120'

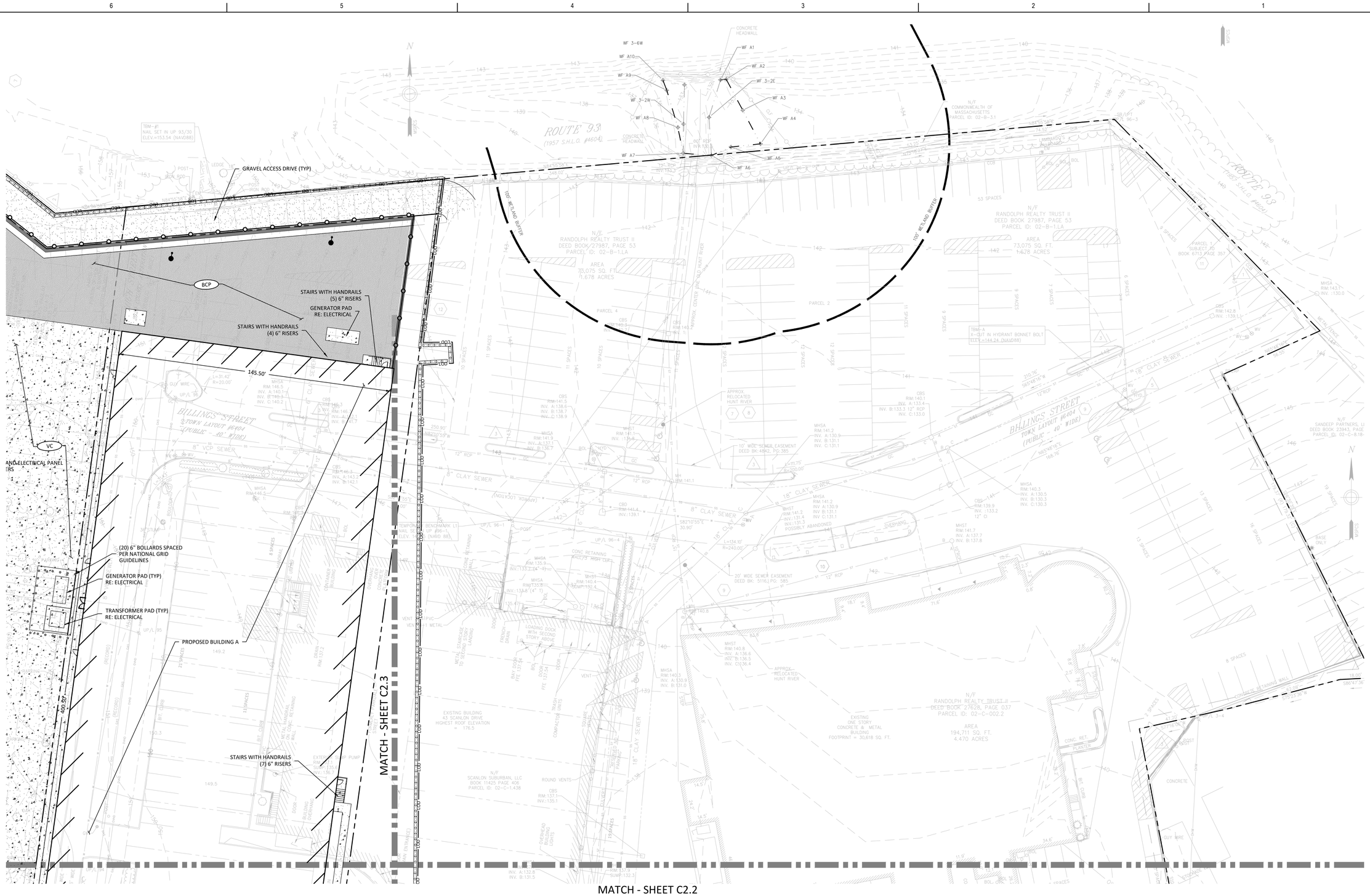
SCALE: 1" = 40'

Scale	AS NOTED
Project No.	78000

OVERALL SITE IMPROVEMENT PLAN

C2.0

Z:\Shared\Projects\78000-78999\78000-78099\78000-78099\78000.05 Randolph North - Assemblage (Civil)\05 Engineering\Vertex Drawings\78000_Site A_C2.0 Site Improvements Plan.dwg Thursday, March 7, 2024 11:26:00 AM
Copyright: 2024 The Vertex Companies, Inc.
Plotted by: Jeffrey Hall
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NOTES:

1. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED FOR THE DURATION OF CONSTRUCTION. AT A MINIMUM, PERIMETER HAY BALES, VEHICLE TRACKING CONTROL, INLET PROTECTION, CONCRETE WASHOUT AREAS AND TEMPORARY SEDIMENTATION BASINS SHOULD BE CONSIDERED
2. GRANITE CURB SHALL BE PROVIDED IN ALL PARKING AREAS AT THE EDGE OF THE PAVEMENT AND ADJACENT TO SIDEWALKS
3. CURB, BERM, AND WALKWAY RADII SHALL BE 2 FEET UNLESS NOTED ON PLANS.
4. WHERE SIDEWALKS INTERSECT CURB LINES, ADA, MAAB COMPLIANT CURB RAMP WITH DETECTABLE WARNING MAT SHALL BE INSTALLED. DETECTABLE WARNING PANELS SHALL BE CAST IRON, SEE SPECIFICATION SECTION 32 13 12.
5. CURB & GUTTER RELATED DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. ALL PAVEMENT MARKINGS ONSITE SHALL BE WATERBOURNE, CONFORMING TO MASSACHUSETTS STANDARD SPECIFICATIONS.
7. CONCRETE WALKWAY MATERIALS SHOWN FOR CLARITY ONLY. REFER TO LANDSCAPE PLANS FOR ALL WALKWAY MATERIALS, FINISHES, AND SCORING.

HEAVY-DUTY BITUMINOUS CONCRETE PAVEMENT:
1.5" FINISH COURSE OVER
2" BINDER COURSE OVER
8.5' PROCESSED GRAVEL OVER
12" COMPACTED SUBGRADE

SIDEWALK CONCRETE
RE: LANDSCAPE FOR CONCRETE TYPE

POROUS PAVEMENT
RE: SITE DETAILS

0' 20' 40' 60'
SCALE: 1" = 20'

Stantec

Stantec Architecture and Engineering P.C.
40 Water Street
Boston, MA 02109
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Consultant

VERTEX
The Vertex Companies, LLC.
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Weymouth, MA 02189
PHONE 781.952.6000
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Key Plan

PROJECT NORTH

Notes

4	100% CONSTRUCTION DOCUMENTS	2024.03.15
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Issued/Revision		YYYY.MM.DD

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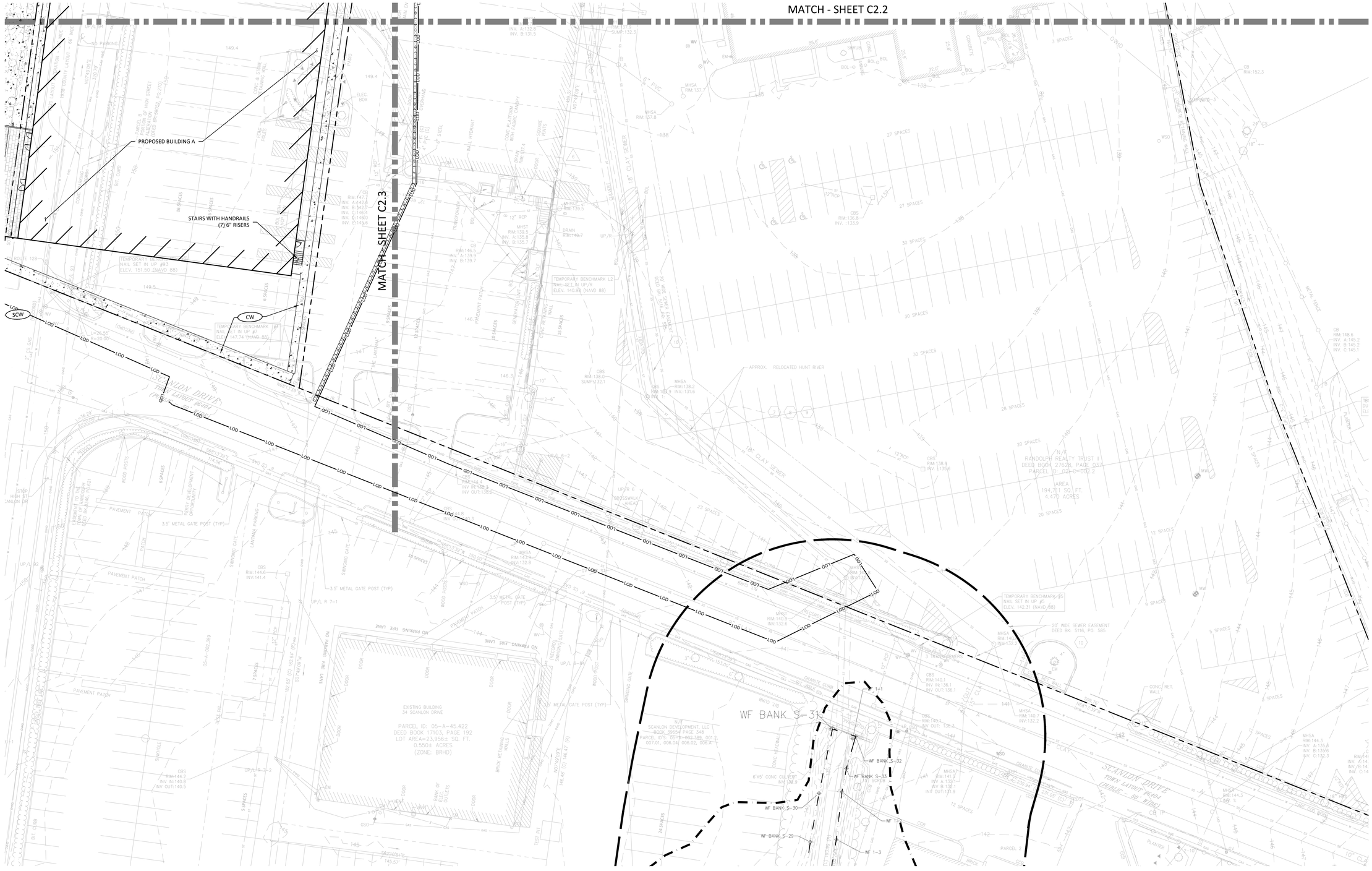
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Project No.	78000

SITE IMPROVEMENT PLAN 1

C2.1

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NOTES:

1. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED FOR THE DURATION OF CONSTRUCTION. AT A MINIMUM, PERIMETER HAY BALES, VEHICLE TRACKING CONTROL, INLET PROTECTION, CONCRETE WASHOUT AREAS AND TEMPORARY SEDIMENTATION BASINS SHOULD BE CONSIDERED
2. GRANITE CURB SHALL BE PROVIDED IN ALL PARKING AREAS AT THE EDGE OF THE PAVEMENT AND ADJACENT TO SIDEWALKS
3. CURB, BERM, AND WALKWAY RADII SHALL BE 2 FEET UNLESS NOTED ON PLANS.
4. WHERE SIDEWALKS INTERSECT CURB LINES, ADA, MAAB COMPLIANT CURB RAMP WITH DETECTABLE WARNING MAT SHALL BE INSTALLED. DETECTABLE WARNING PANELS SHALL BE CAST IRON, SEE SPECIFICATION SECTION 32 13 12.
5. CURB & GUTTER RELATED DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. ALL PAVEMENT MARKINGS ONSITE SHALL BE WATERBOURNE, CONFORMING TO MASSACHUSETTS STANDARD SPECIFICATIONS.
7. CONCRETE WALKWAY MATERIALS SHOWN FOR CLARITY ONLY. REFER TO LANDSCAPE PLANS FOR ALL WALKWAY MATERIALS, FINISHES, AND SCORING.

HEAVY-DUTY BITUMINOUS CONCRETE PAVEMENT:
1.5" FINISH COURSE OVER
2" BINDER COURSE OVER
8.5' PROCESSED GRAVEL OVER
12" COMPACTED SUBGRADE

SIDEWALK CONCRETE
RE: LANDSCAPE FOR CONCRETE TYPE

POROUS PAVEMENT
RE: SITE DETAILS

0' 20' 40' 60'
SCALE: 1" = 20'

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Stantec Architecture and Engineering P.C.
40 Water Street
Boston, MA 02109
Tel: (617) 234-3100
www.stantec.com

Consultant

VERTEX
The Vertex Companies, LLC.
400 Libbey Parkway
Weymouth, MA 02189
PHONE 781.952.6000
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Notes

4	100% CONSTRUCTION DOCUMENTS	2024.03.15
3	50% CONSTRUCTION DOCUMENTS	2024.02.16
2	DESIGN DEVELOPMENT	2023.12.15
1	SCHEMATIC DESIGN	2023.10.06
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SITE IMPROVEMENT PLAN 2

C2.2

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12" COMPACTED SUBGRADE

SIDEWALK CONCRETE
RE: LANDSCAPE FOR CONCRETE TYPE

POROUS PAVEMENT
RE: SITE DETAILS

PROJECT
NORTH

SCALE: 1" = 20'

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Boston, MA 02109
Tel: (617) 234-3100
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SITE IMPROVEMENT
PLAN 3

C2.3

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PROJECT NORTH

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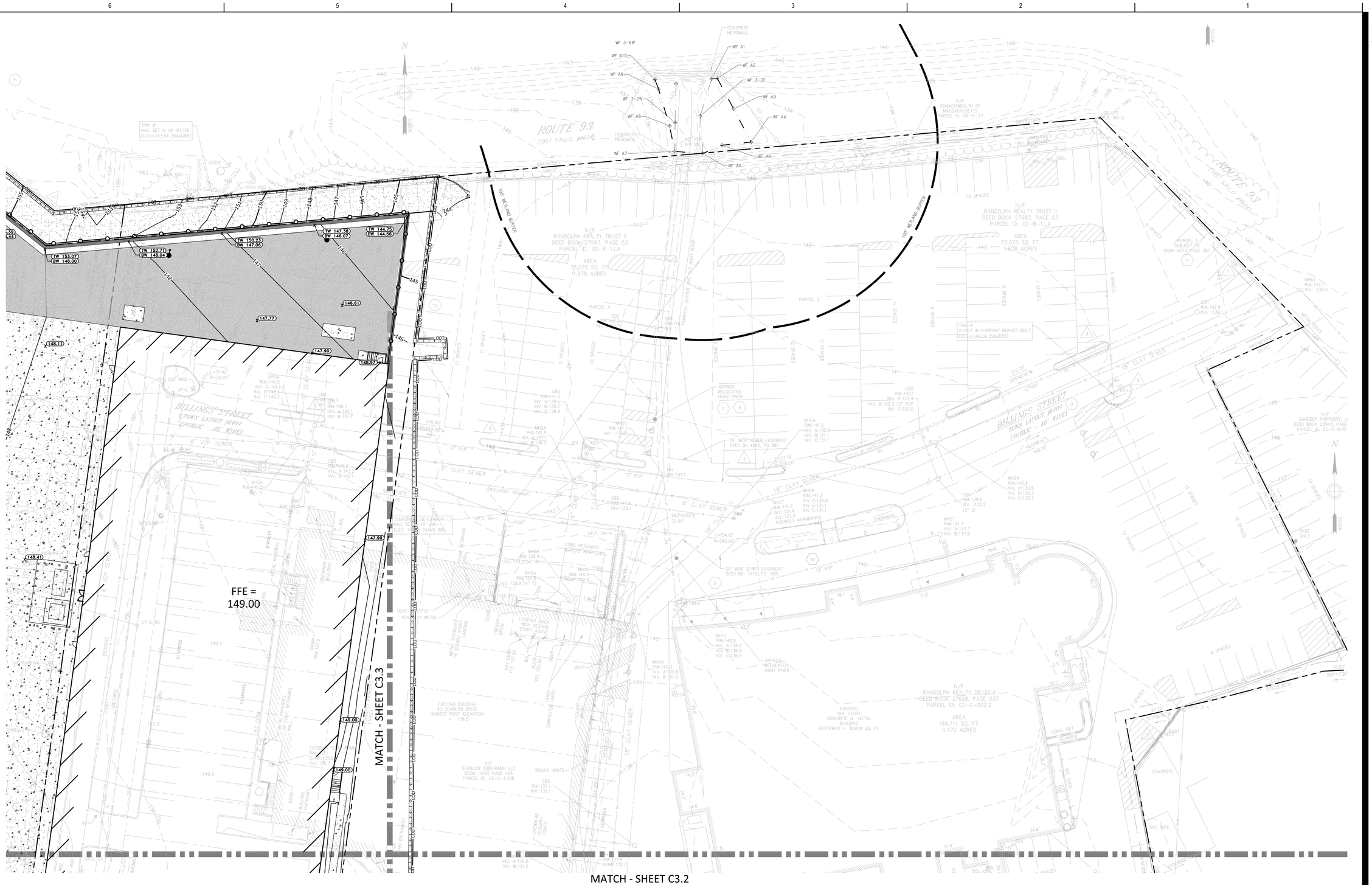
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Project No.	78000

OVERALL GRADING PLAN

0' 40' 80' 120'
SCALE: 1" = 40'

C3.0

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NOTES:

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2. SITE GRADES SHALL CONFORM WITH ADA AND MAAB REQUIREMENTS. IN AREAS WHERE THESE REQUIREMENTS CANNOT BE MET, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING FOR RESOLUTION.
3. ALL TRANSITIONS BETWEEN GROUND COVERING MATERIALS SHALL BE SMOOTH AND MEET 521 CMR 20.10 REQUIREMENTS.
4. CROSS SLOPES FOR ALL WALKWAYS SHALL NOT EXCEED 2% AND RUNNING SLOPES FOR ALL WALKWAYS SHALL NOT EXCEED 5%.
5. REFER TO GRADING PLANS FOR ALL GRADING STRUCTURE RIM ELEVATIONS.

0' 20' 40' 60'

SCALE: 1" = 20'

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GRADING PLAN 1

C3.1

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Section E, Item1.



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0' 20' 40' 60'
SCALE: 1" = 20'

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Boston, MA 02109
Tel: (617) 234-3100
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GRADING PLAN 2

C3.2

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GRADING PLAN 3

C3.3

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0' 40' 80' 120'

SCALE: 1" = 40'

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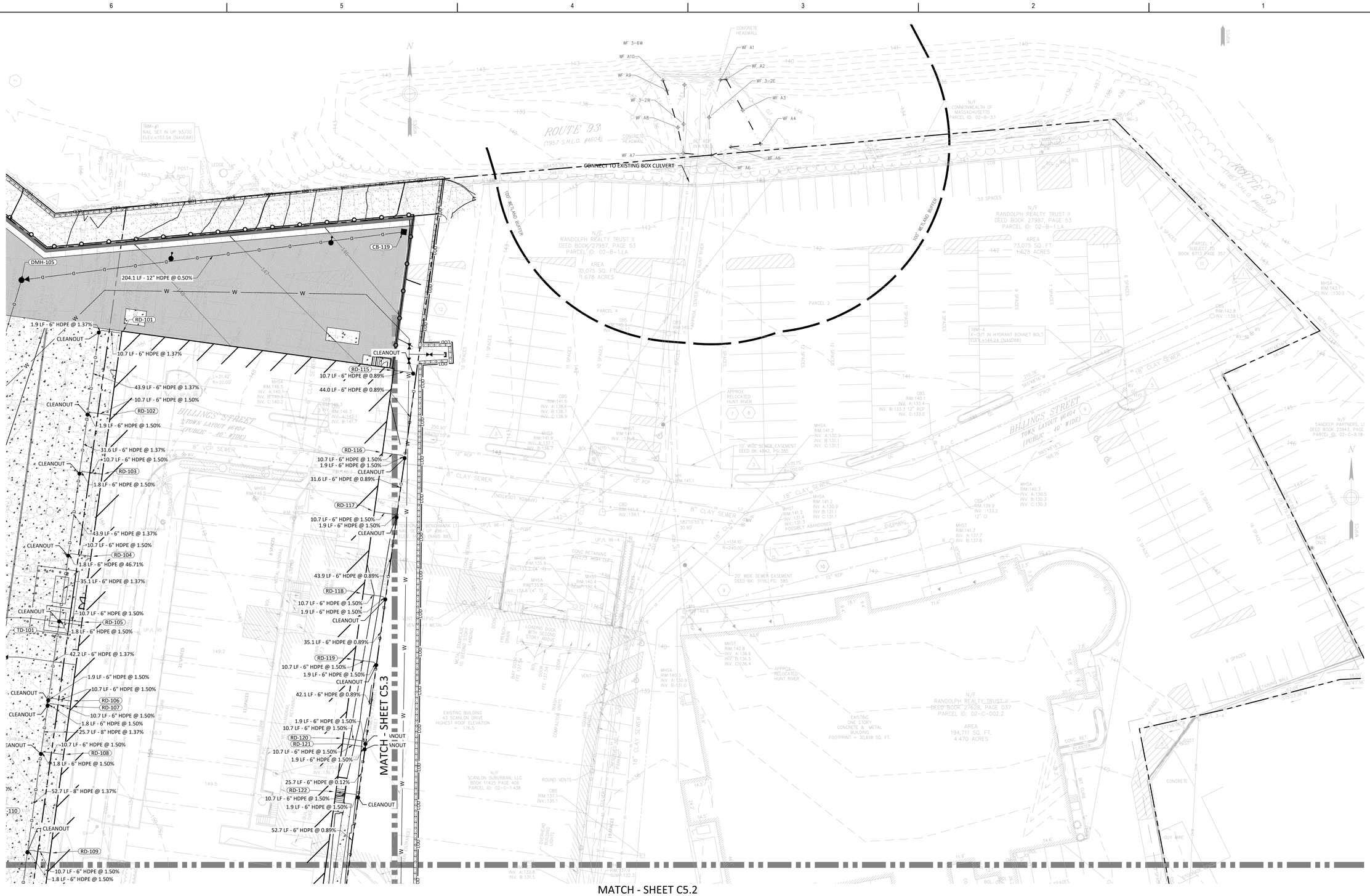
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OVERALL DRAINAGE PLAN

C5.0

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7. ALL PRECAST CONCRETE MANHOLES FOR SANITARY AND DRAINAGE SHALL CONFORM TO THE ASTM "SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS," DESIGNATION D478. THE BARREL SHALL BE 4-FOOT WITH A 1-FOOT COLLAR TO PREVENT FLOTATION
8. ALL DRAIN LINES SHALL BE 12" UNLESS OTHERWISE NOTED. ALL DRAIN LINES SHALL BE RCP UNLESS OTHERWISE NOTED
9. ALL CATCH BASINS TO BE 4' DIAMETER (UNLESS OTHERWISE NOTED) SHALL CONFORM TO MHD STANDARD DETAIL 201.4.0 AND ALL CATCH BASIN FRAMES AND GRATES SHALL CONFORM TO 201.6.0 UNLESS OTHERWISE NOTED.
10. ALL MANHOLES TO BE 4' DIAMETER (UNLESS OTHERWISE NOTED) AND SHALL CONFORM TO MHD STANDARD DETAIL 202.4.0 AND ALL MANHOLE FRAMES AND COVERS SHALL CONFORM TO 202.6.0 UNLESS OTHERWISE NOTED. CONCRETE ANTI-FLOTATION COLLARS SHALL BE PROVIDED AT ALL MANHOLES.
11. REINFORCED CONCRETE PIPE AND FLARED ENDS SHALL CONFORM TO THE AASHTO M170 FOR STANDARD STRENGTH REINFORCED CONCRETE CULVERT PIPE FOR CLASS III PIPE, WALL B. OR ASTM C76 FOR REINFORCED CONCRETE CULVERT AND STORM DRAIN PIPE UNLESS NOTED OTHERWISE. ALL PIPE 24 INCHES IN DIAMETER OR SMALLER SHALL BE OF THE BELL AND SPIGOT TYPE. PIPES LARGER THAN 24 INCHES IN DIAMETER SHALL BE TONGUE AND GROOVE OR BELL AND SPIGOT. ALL DRAINAGE PIPING SHALL BE GASKETED.
12. RCP PIPE LOCATED IN VEHICULAR AREAS WITH LESS THAN 6" OF COVER BELOW SUBGRADE ELEVATION SHALL BE CLASS V
13. CONCRETE VAULT DETENTION SYSTEMS SHALL INCLUDE AN 8" EXTENDED CONCRETE SLAB WITH UNITS ANCHORED INTO SLAB, AND SHALL BE LINED WITH AN IMPERVIOUS LINER
14. HIGH-DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL BE ADS N-12 IB ST SMOOTH INTERIOR PIPE, ADS N-12 IB ST HIGH CAPACITY LARGE DIAMETER PIPE OR APPROVED EQUIVALENT. JOINTS SHALL BE SOIL-TIGHT AND INCLUDE A RUBBER GASKET ON THE SPIGOT END OF THE PIPE. WHEN INSTALLED INTO THE BELL END, THE JOINT SHALL BE SEALED.
15. MANHOLES OVER 12 FEET IN DEPTH SHALL HAVE MINIMUM OF 5 FEET INSIDE DIAMETER. ALL MANHOLES SHALL HAVE A SUMP OF AT LEAST 30 INCHES BELOW INVERT OF OUTLET PIPE. RISERS SHALL BE CLAY OR SHALE BRICK, AND SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 91, GRADE MM OR AS SPECIFIED IN MASSDOT M4.05.
16. ALL CATCH BASINS SHALL HAVE A SUMP OF AT LEAST 48 INCHES (4 FEET) BELOW THE INVERT OF THE OUTLET PIPE, OR OTHERWISE APPROVED BY THE DPW, AND AN INSIDE DIAMETER OF 4 FEET MINIMUM.
17. LIVE LOAD DESIGN FOR CATCH BASINS SHALL BE HS-25 LOADING. CATCH BASINS WHICH ARE LIMITED BY HEIGHT SHALL BE INSTALLED WITH A FLAT TOP SLAB, CAST IN PLACE, DESIGNED FOR HS-25 LOADING AND CAST IRON FRAME CAST IN PLACE.
18. MANHOLE FRAMES AND COVERS SHALL BE AT LEAST CLASS 25 CONFORMING TO ASTM A48 "STANDARD SPECIFICATION FOR GRAY IRON CASTINGS.
19. CATCH BASIN HOODS SHALL BE USED TO MINIMIZE THE ENTRY OF OIL, GASOLINE, AND DEBRIS INTO DRAINAGE PIPES.
20. WHERE PROPOSED DRAIN LINES CROSS SANITARY OR WATER LINES WITH LESS THAN 1.5' CLEARANCE, ENCASE BOTH UTILITIES IN FLOWABLE FILL FOR A DISTANCE OF 10' ON EITHER SIDE OF CROSSING. CENTER PIPE LENGTH AT CROSSING. REFER TO CROSSING DETAIL ON SHEET C6._ ON DETAIL SHEETS.
21. HYDRODYNAMIC SEPARATORS SHALL BE CONTECH CDS2025-5-C, UNLESS OTHERWISE NOTED, OR APPROVED EQUIVALENT.
22. CONCRETE ANTI-FLOTATION COLLARS SHALL BE PROVIDED AT ALL MANHOLES IN AREAS OF HIGH GROUNDWATER.

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40 Water Street
Boston, MA 02109
Tel: (617) 234-3100
www.stantec.com

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Notes

4	100% CONSTRUCTION DOCUMENTS	2024.03.15
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2	DESIGN DEVELOPMENT	2023.12.15
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DRAINAGE PLAN 1

C5.1

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DRAINAGE PLAN 2

C5.2

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19. CATCH BASIN HOODS SHALL BE USED TO MINIMIZE THE ENTRY OF OIL, GASOLINE, AND DEBRIS INTO DRAINAGE PIPES.
20. WHERE PROPOSED DRAIN LINES CROSS SANITARY OR WATER LINES WITH LESS THAN 1.5' CLEARANCE, ENCASE BOTH UTILITIES IN FLOWABLE FILL FOR A DISTANCE OF 10' ON EITHER SIDE OF CROSSING. CENTER PIPE LENGTH AT CROSSING. REFER TO CROSSING DETAIL ON SHEET C6._ ON DETAIL SHEETS.
21. HYDRODYNAMIC SEPARATORS SHALL BE CONTECH CDS2025-5-C, UNLESS OTHERWISE NOTED, OR APPROVED EQUIVALENT.
22. CONCRETE ANTI-FLOTATION COLLARS SHALL BE PROVIDED AT ALL MANHOLES IN AREAS OF HIGH GROUNDWATER.

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Stantec Architecture and Engineering P.C.
40 Water Street
Boston, MA 02109
Tel: (617) 234-3100
www.stantec.com

Consultant

VERTEX®
The Vertex Companies, LLC.
400 Libbey Parkway
Weymouth, MA 02189
PHONE 781.952.6000
www.vertexeng.com

Key Plan

PROJECT NORTH

Notes

4	100% CONSTRUCTION DOCUMENTS	2024.03.15
3	50% CONSTRUCTION DOCUMENTS	2024.02.16
2	DESIGN DEVELOPMENT	2023.12.15
1	SCHEMATIC DESIGN	2023.10.06

Issued/Revision YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale AS NOTED

Project No. 78000

DRAINAGE PLAN 3

C5.3

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Structure Table	
Structure Name	Structure Details
AD-102	RIM = 146.80 INV OUT = 144.75
CB-101	RIM = 151.27 INV OUT = 149.22
CB-102	RIM = 151.08 INV IN = 148.86 INV OUT = 148.76
CB-104	RIM = 151.02 INV OUT = 148.97
CB-105	RIM = 151.17 INV OUT = 149.12
CB-106	RIM = 150.00 INV OUT = 147.95
CB-107	RIM = 151.84 INV OUT = 149.79
CB-108	RIM = 148.87 INV OUT = 146.82
CB-110	RIM = 149.11 INV OUT = 147.06
CB-111	RIM = 148.72 INV OUT = 146.07
CB-112	RIM = 150.92 INV OUT = 148.74
CB-113	RIM = 149.32 INV OUT = 147.49
CB-114	RIM = 149.79 INV OUT = 147.68
CB-115	RIM = 150.92 INV OUT = 148.82
CB-116	RIM = 150.77 INV IN = 148.07 INV OUT = 147.97
CB-119	RIM = 145.17 INV OUT = 143.12
DMH-101	RIM = 150.22 INV IN = 147.15 INV IN = 147.62 INV OUT = 147.05
DMH-102	RIM = 150.78 INV IN = 147.85 INV IN = 148.73 INV IN = 148.72 INV IN = 147.60 INV OUT = 147.50
DMH-103	RIM = 150.55 INV IN = 148.43 INV IN = 148.50 INV OUT = 148.33
DMH-104	RIM = 148.37 INV IN = 146.19 INV IN = 141.04 INV IN = 146.16 INV OUT = 140.94
DMH-105	RIM = 148.19 INV IN = 142.10 INV OUT = 142.00
DMH-106	RIM = 151.25 INV IN = 147.37 INV IN = 147.09 INV OUT = 146.91
DMH-107	RIM = 148.61 INV IN = 140.58 INV IN = 140.58 INV OUT = 140.48
DMH-108	RIM = 144.15 INV IN = 140.27 INV IN = 138.81 INV OUT = 138.67
DMH-109	RIM = 137.70 INV IN = 136.15 INV OUT = 136.05
DMH-110	RIM = 148.11 INV IN = 144.90 INV OUT = 143.90
DMH-111	RIM = 134.17 INV IN = 132.50 INV OUT = 132.60
DMH-112	RIM = 134.94 INV IN = 133.27 INV OUT = 133.17
HDS-101	RIM = 148.60 INV IN = 146.13 INV IN = 146.57 INV IN = 145.73 INV OUT = 144.34
HDS-102	RIM = 148.64 INV IN = 140.23 INV IN = 145.61 INV IN = 143.67 INV OUT = 140.13
HDS-201	RIM = 151.62 INV IN = 147.74 INV IN = 144.61 INV OUT = 144.51
INF-101	RIM = 145.60 INV IN = 144.26
INF-102	RIM = 142.72 INV OUT = 140.00
INF-103	RIM = 145.35 INV IN = 144.25
INF-104	RIM = 141.17 INV IN = 140.07

Structure Table	
Structure Name	Structure Details
OCS-101	RIM = 149.80 INV IN = 139.93 INV OUT = 141.19
RD-101	RIM = 148.08 INV OUT = 147.52
RD-102	RIM = 147.50 INV OUT = 146.93
RD-103	RIM = 147.07 INV OUT = 146.50
RD-104	RIM = 147.29 INV OUT = 146.72
RD-105	RIM = 145.99 INV OUT = 145.42
RD-106	RIM = 145.41 INV OUT = 144.84
RD-107	RIM = 145.37 INV OUT = 144.80
RD-108	RIM = 145.02 INV OUT = 144.45
RD-109	RIM = 144.30 INV OUT = 143.73
RD-110	RIM = 143.67 INV OUT = 143.10
RD-111	RIM = 143.30 INV OUT = 142.73
RD-112	RIM = 143.10 INV OUT = 142.53
RD-113	RIM = 142.63 INV OUT = 142.06
RD-114	RIM = 142.33 INV OUT = 141.76
RD-115	RIM = 145.31 INV OUT = 144.74
RD-116	RIM = 145.00 INV OUT = 144.43
RD-117	RIM = 144.72 INV OUT = 144.15
RD-118	RIM = 144.33 INV OUT = 143.76
RD-119	RIM = 144.02 INV OUT = 143.45
RD-120	RIM = 143.65 INV OUT = 143.08
RD-121	RIM = 143.62 INV OUT = 143.05
RD-122	RIM = 143.59 INV OUT = 143.02
RD-123	RIM = 143.12 INV OUT = 142.55
RD-124	RIM = 142.71 INV OUT = 142.14
RD-125	RIM = 142.34 INV OUT = 141.77
RD-126	RIM = 142.01 INV OUT = 141.45
RD-127	RIM = 141.89 INV OUT = 141.32

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Key Plan

PROJECT NORTH

Notes

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1	SCHEMATIC DESIGN	2023.10.06

Issued/Revision YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale AS NOTED
Project No. 78000

DRAINAGE PLAN 4

C5.4

Z:\Shared\Projects\78000-78999\78000-78099\78000.05 Randolph North - Assemblage (Civil)\05-Engineering\Vertex Drawings\78000_Site A_C5.0 Drainage Plan.dwg Thursday, March 7, 2024 11:27:28 AM
Copyright: 2024 The Vertex Companies, Inc.
Plotted by: Jeffrey Ferreira
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Notes

BUILDING A

REFER TO SHEET L-103, L-123

HIGH STREET

SCANLON DRIVE

ROUTE 93

BRIARS STREET

4	CONSTRUCTION DOCUMENTS	2024.03.15
3	50% CONSTRUCTION DOCUMENTS	2024.02.16
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	Issued/Revision	YYYY.MM.DD

Permit/Seal

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Scale 1"=40'

Project No. 218421418

OVERALL PLAN

L-100

N

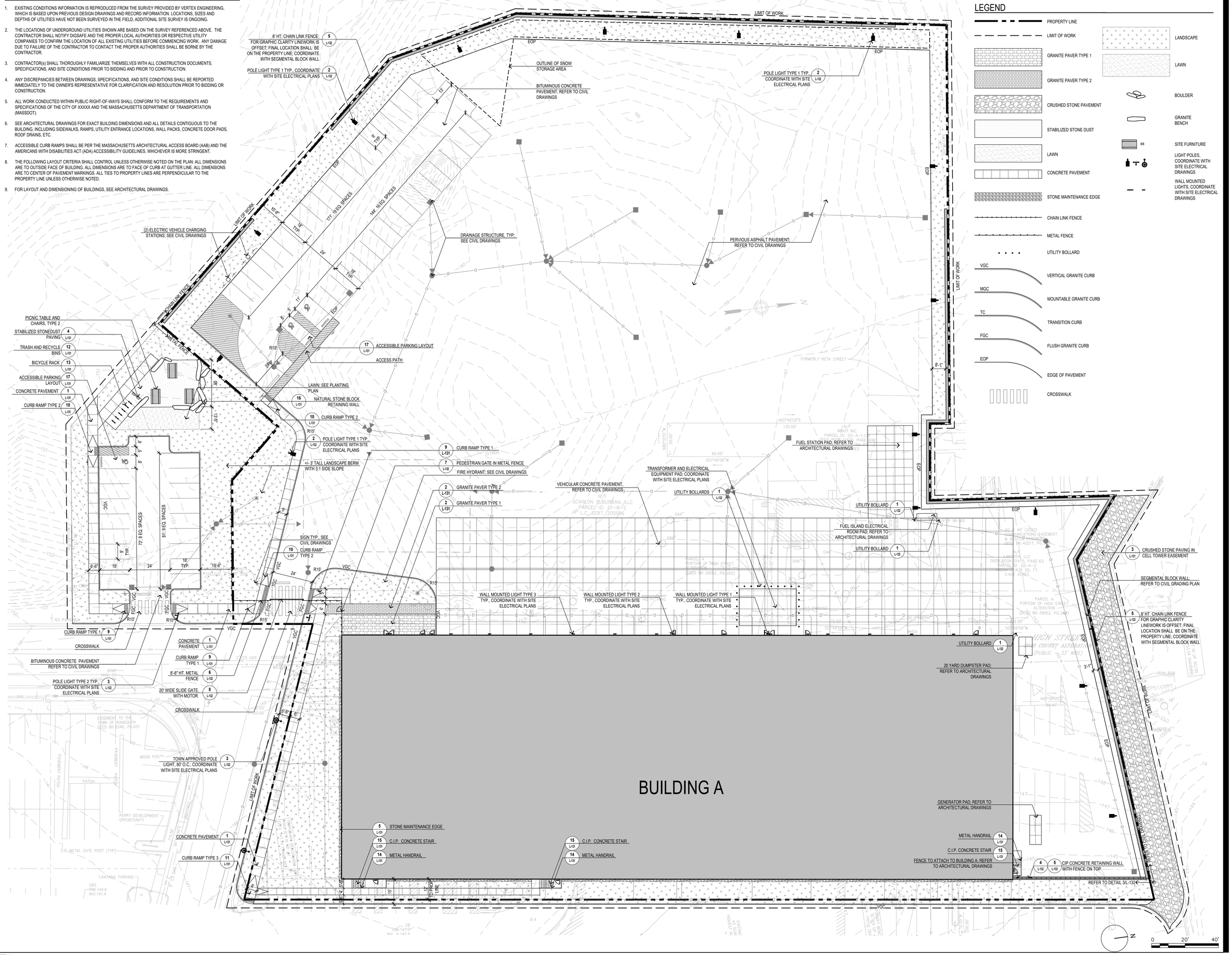
0 40' 80'

ORIGINAL SHEET - ARCH E1

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LAYOUT AND MATERIAL NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PROVIDED BY VERTEX ENGINEERING, WHICH IS BASED UPON PREVIOUS DESIGN DRAWINGS AND RECORD INFORMATION. LOCATIONS, SIZES AND DEPTHS OF UTILITIES HAVE NOT BEEN SURVEYED IN THE FIELD, ADDITIONAL SITE SURVEY IS ONGOING.
2. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
3. CONTRACTOR(s) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
4. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
5. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF XXXXX AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASSDOT).
6. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
7. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
8. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
9. FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- GRANITE PAVER TYPE 1
- GRANITE PAVER TYPE 2
- CRUSHED STONE PAVEMENT
- STABILIZED STONE DUST
- LAWN
- CONCRETE PAVEMENT
- STONE MAINTENANCE EDGE
- CHAIN LINK FENCE
- METAL FENCE
- UTILITY BOLLARD
- VGC — VERTICAL GRANITE CURB
- MGC — MOUNTABLE GRANITE CURB
- TC — TRANSITION CURB
- FGC — FLUSH GRANITE CURB
- EOP — EDGE OF PAVEMENT
- CROSSWALK
- LANDSCAPE
- LAWN
- BOULDER
- GRANITE BENCH
- SITE FURNITURE
- LIGHT POLES, COORDINATE WITH SITE ELECTRICAL DRAWINGS
- WALL MOUNTED LIGHTS, COORDINATE WITH SITE ELECTRICAL DRAWINGS

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Key Plan

Notes

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Scale 1"=20'

Project No. 218421418

LAYOUT AND MATERIALS 3

L-103

ORIGINAL SHEET - ARCH E1
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Key Plan

Notes

LEGEND

PROPERTY LINE

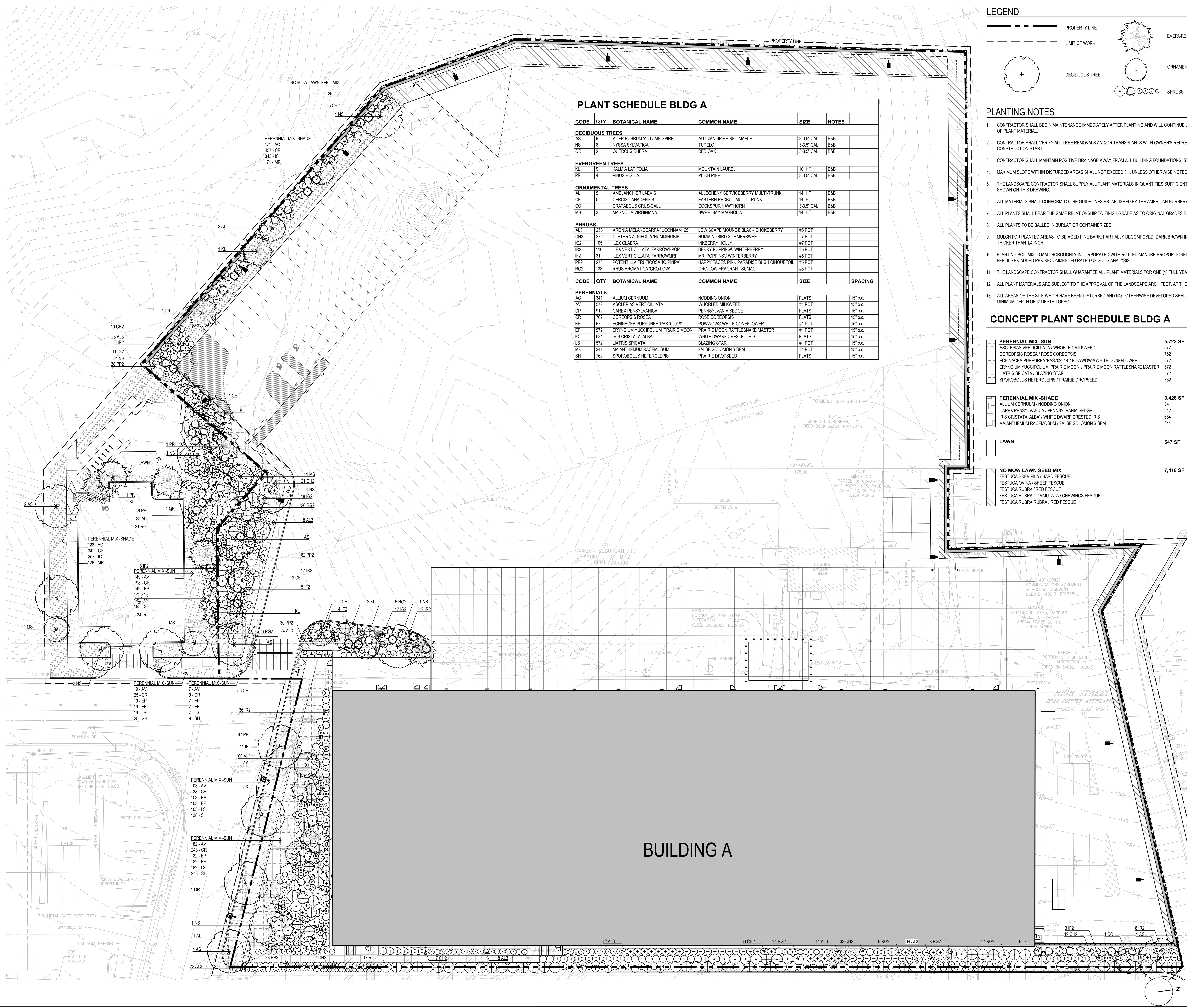
LIMIT OF WORK

EVERGREEN TREE

DECIDUOUS TREE

ORNAMENTAL TREE

SHRUBS



PLANT SCHEDULE BLDG A

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	
DECIDUOUS TREES						
AS	9	ACER RUBRUM 'AUTUMN SPIRE'	AUTUMN SPIRE RED MAPLE	3-3.5" CAL.	B&B	
NS	8	NYSSA SYLVATICA	TUPELO	3-3.5" CAL.	B&B	
QR	2	QUERCUS RUBRA	RED OAK	3-3.5" CAL.	B&B	
EVERGREEN TREES						
KL	9	KALMIA LATIFOLIA	MOUNTAIN LAUREL	10` HT	B&B	
PR	4	PINUS RIGIDA	PITCH PINE	3-3.5" CAL.	B&B	
ORNAMENTAL TREES						
AL	5	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY MULTI-TRUNK	14` HT	B&B	
CE	5	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	14` HT	B&B	
CC	1	CRATAEGUS CRUS-GALLI	COCKSPUR HAWTHORN	3-3.5" CAL.	B&B	
MS	3	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	14` HT	B&B	
SHRUBS						
AL3	253	ARONIA MELANOCARPA `UCONNAM165`	LOW SCAPE MOUND® BLACK CHOKEBERRY	#5 POT		
CH2	272	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	#7 POT		
IG2	105	ILEX GLABRA	INKBERRY HOLLY	#7 POT		
IR2	110	ILEX VERTICILLATA 'FARROWBPOP'	BERRY POPPINS® WINTERBERRY	#5 POT		
IF2	31	ILEX VERTICILLATA 'FARROWMRP'	MR. POPPINS® WINTERBERRY	#5 POT		
PP2	278	POTENTILLA FRUTICOSA 'KUPINPA'	HAPPY FACE® PINK PARADISE BUSH CINQUEFOIL	#5 POT		
RG2	138	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 POT		
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**		**SPACING**
PERENNIALS						
AC	341	ALLIUM CERNUUM	NODDING ONION	FLATS		15" o.c.
AV	572	ASCLEPIAS VERTICILLATA	WHORLED MILKWEED	#1 POT		15" o.c.
CP	912	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	FLATS		15" o.c.
CR	762	COREOPSIS ROSEA	ROSE COREOPSIS	FLATS		15" o.c.
EP	572	ECHINACEA PURPUREA 'PAS702918'	POWWOW® WHITE CONEFLOWER	#1 POT		15" o.c.
EF	572	ERYNGIUM YUCCIFOLIUM 'PRAIRIE MOON'	PRAIRIE MOON RATTLESNAKE MASTER	#1 POT		15" o.c.
IC	684	IRIS CRISTATA 'ALBA'	WHITE DWARF CRESTED IRIS	FLATS		15" o.c.
LS	572	LIATRIS SPICATA	BLAZING STAR	#1 POT		15" o.c.
MR	341	MAIANTHEMUM RACEMOSUM	FALSE SOLOMON'S SEAL	#1 POT		15" o.c.
SH	762	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	FLATS		15" o.c.

PLANTING NOTES

1. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
2. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
4. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
5. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
6. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
7. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
8. ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
9. MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
10. PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
11. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
12. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
13. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDED WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.

CONCEPT PLANT SCHEDULE BLDG A

PERENNIAL MIX -SUN	**5,722 SF**
ASCLEPIAS VERTICILLATA / WHORLED MILKWEED	572
COREOPSIS ROSEA / ROSE COREOPSIS	762
ECHINACEA PURPUREA 'PAS702918' / POWWOW® WHITE CONEFLOWER	572
ERYNGIUM YUCCIFOLIUM 'PRAIRIE MOON' / PRAIRIE MOON RATTLESNAKE MASTER	572
LIATRIS SPICATA / BLAZING STAR	572
SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	762
PERENNIAL MIX -SHADE	**3,428 SF**
ALLIUM CERNUUM / NODDING ONION	341
CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	912
IRIS CRISTATA 'ALBA' / WHITE DWARF CRESTED IRIS	684
MAIANTHEMUM RACEMOSUM / FALSE SOLOMON'S SEAL	341
LAWN	**547 SF**
NO MOW LAWN SEED MIX	**7,418 SF**
FESTUCA BREVIPILA / HARD FESCUE	
FESTUCA OVINA / SHEEP FESCUE	
FESTUCA RUBRA / RED FESCUE	
FESTUCA RUBRA COMMUTATA / CHEWINGS FESCUE	
FESTUCA RUBRA RUBRA / RED FESCUE	

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Issued/Revision YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale 1"=20'

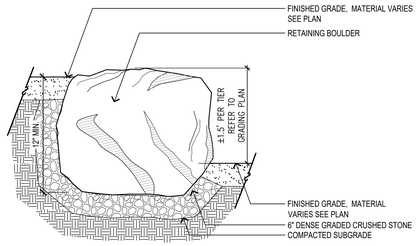
Project No. 218421418

PLANTING PLAN 3

L-123

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Section E, Item1.

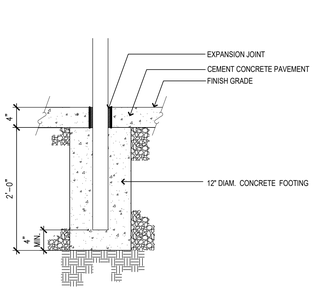


NOTES:

1. PLACEMENT OF BOULDERS TO BE REVIEWED IN FIELD BY LANDSCAPE ARCHITECT
2. BOULDERS SHALL BE STABLE, FREE OF MAJOR CRACKS, OF A NATIVE VARIETY AND SOURCED LOCALLY. SLIGHT COLOR VARIATION IS ACCEPTABLE. TEXTURE SHALL BE CONSISTENT.
3. BOULDERS SHALL BE CHOSEN BY LANDSCAPE ARCHITECT FROM SURPLUS OF AVAILABLE BOULDERS AT SUPPLIER.
4. INSTALLER TO MOVE AND PLACE BOULDERS USING EQUIPMENT THAT WILL NOT HARM OR SCRATCH THE BOULDER SURFACE.
5. BOULDERS SHALL APPROXIMATE SIZES SHOWN ON PLAN.

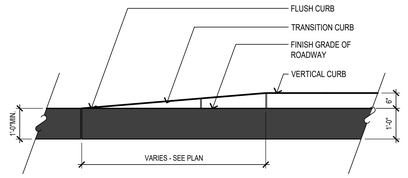
16 NATURAL STONE BLOCK RETAINING WALL

3/4" = 1'-0" BC2184-21418-06



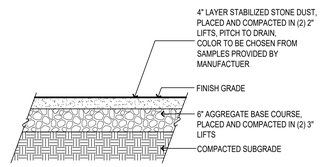
12 SITE FURNISHING BELOW GRADE FOOTING

1" = 1'-0" BC2184-21418-37



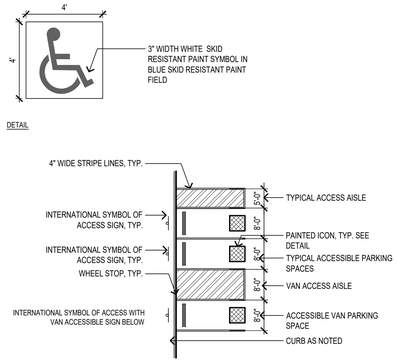
8 TRANSITION FROM VERTICAL TO FLUSH CURB

1/2" = 1'-0" BC2184-21418-50



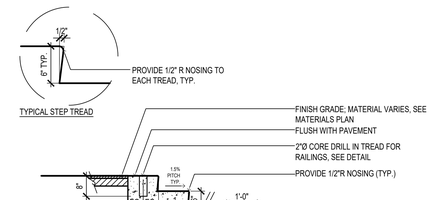
4 STABILIZED STONEDUST PAVING

3/4" = 1'-0" BC2184-21418-03



17 ACCESSIBLE PARKING LAYOUT

1/16" = 1'-0" BC2184-21418-41

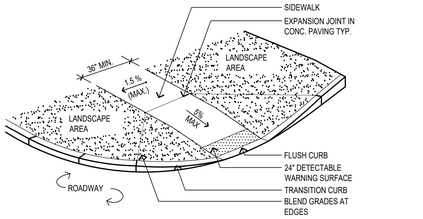


NOTE:

SEE PLAN FOR TOTAL NUMBER OF RISERS REQUIRED.

15 C.I.P CONCRETE STAIRS

1/2" = 1'-0" BC2184-21418-15

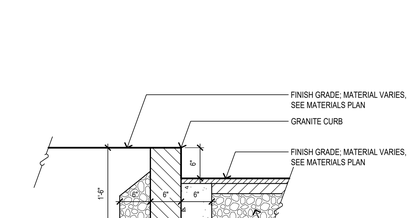


NOTES:

1. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK I.E. DEPTH OF SURFACE AND FOUNDATION.
2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. AND MAAB REQUIREMENTS.
3. PROVIDE EXPANSION JOINT AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
4. PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
5. MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
6. TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
7. FIXED OBJECTS (i.e. UTILITY POLES, HYDRANTS ETC.) MUST NOT ENCROACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
8. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.

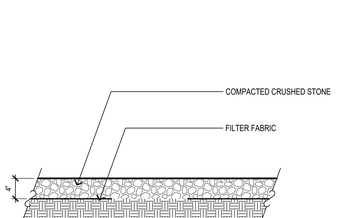
11 CURB RAMP TYPE 3

3/16" = 1'-0" BC2184-21418-39



7 6" VERTICAL GRANITE CURB

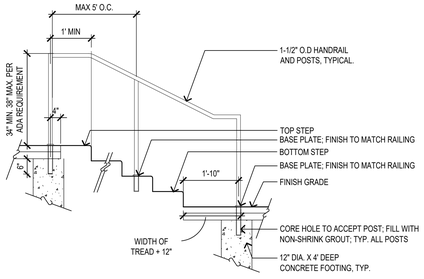
1" = 1'-0" BC2184-21418-01



3 CRUSHED STONE PAVING

1" = 1'-0" BC2184-21418-47

NOTE:
PROVIDE 4" DIA. WEEP HOLES ON RECESSED CONCRETE SLAB BELOW PAVERS AT 5'-0" O.C.

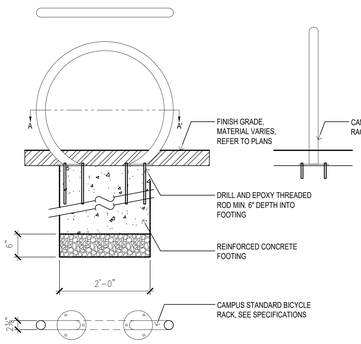


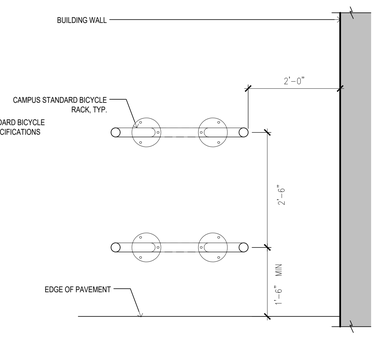
NOTES:

1. PROVIDE HANDRAILS FOR BOTH SIDES OF ALL SITE STAIRS
2. PROVIDE ESCUTCHEON PLATE AT ALL LOCATIONS WHERE POSTS PENETRATE GRADE; FINISH TO MATCH HANDRAILS
3. WHERE NOTED ON PLANS, HANDRAILS SHALL BE INTEGRALLY LIT; COORDINATE WITH SITE LIGHTING PLANS AND SPECIFICATION
4. ALL METALWORK TO BE BRONZE, SEE SPECIFICATIONS

14 METAL HANDRAIL

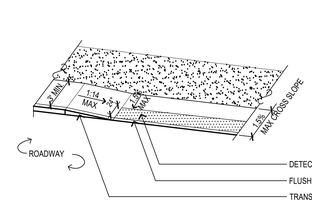
1/2" = 1'-0" BC2184-21418-17





13 BICYCLE RACK

3/4" = 1'-0" BC2184-21418-25



CROSS SECTION AT TREAD STAIR WITH SIDE WALLS

10 CURB RAMP TYPE 2

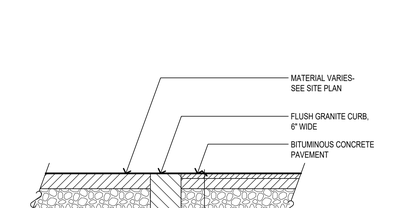
1/8" = 1'-0" BC2184-21418-59

NOTES:

1. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK I.E. DEPTH OF SURFACE AND FOUNDATION.
2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH A.D.A. AND MAAB REQUIREMENTS.
3. PROVIDE EXPANSION JOINT AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
4. PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
5. MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
6. TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
7. FIXED OBJECTS (i.e. UTILITY POLES, HYDRANTS ETC.) MUST NOT ENCROACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
8. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.

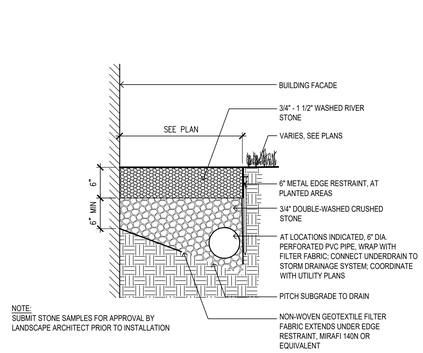
9 CURB RAMP TYPE 1

1/4" = 1'-0" BC2184-21418-21



6 FLUSH GRANITE CURB

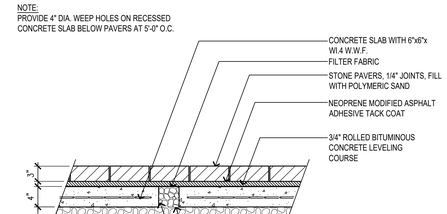
1" = 1'-0" BC2184-21418-28



NOTE:
SUBMIT STONE SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

5 STONE MAINTENANCE EDGE

1" = 1'-0" BC2184-21418-48

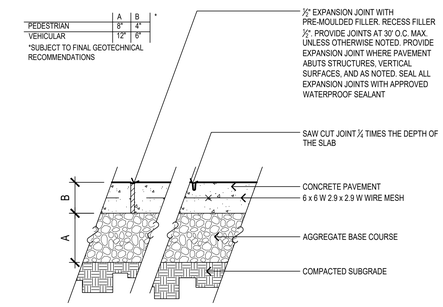


2 GRANITE UNITE PAVERS

1" = 1'-0" BC2184-21418-14

	A	B	*
PEDESTRIAN	8"	4"	
VEHICULAR	12"	6"	

*SUBJECT TO FINAL GEOTECHNICAL RECOMMENDATIONS



NOTE:

1. PROVIDE LIGHT BROOM FINISH PERPENDICULAR TO THE TRAFFIC FLOW UNLESS OTHERWISE NOTED.

1 CONCRETE PAVING

1 1/2" = 1'-0" BC2184-21418-08

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Key Plan

Notes

4	CONSTRUCTION DOCUMENTS	2024.03.15
3	50% CONSTRUCTION DOCUMENTS	2024.02.16
2	DESIGN DEVELOPMENT	2023.12.15
1	SCHEMATIC DESIGN	2023.10.06
Issued/Revision		YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

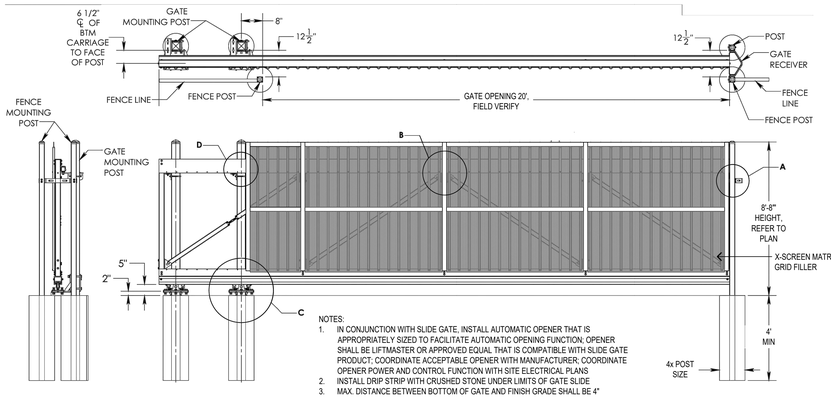
Scale 1":20'

Project No. 218421418

SITE DETAIL 1

L-131

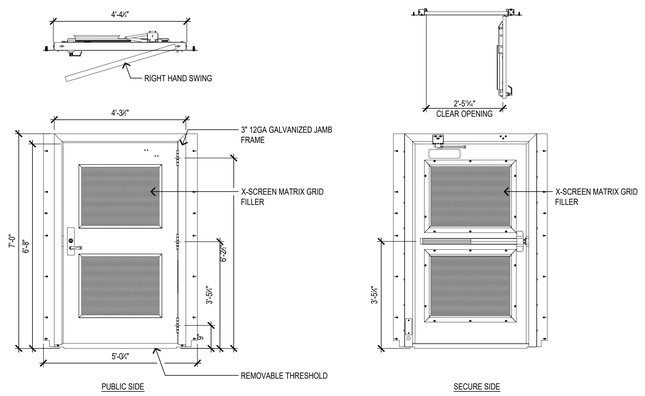
ORIGINAL SHEET - ARCH E1
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NOTES:
1. IN CONJUNCTION WITH SLIDE GATE, INSTALL AUTOMATIC OPENER THAT IS APPROPRIATELY SIZED TO FACILITATE AUTOMATIC OPENING FUNCTION; OPENER SHALL BE LIFTMASTER OR APPROVED EQUAL THAT IS COMPATIBLE WITH SLIDE GATE PRODUCT; COORDINATE ACCEPTABLE OPENER WITH MANUFACTURER; COORDINATE OPENER POWER AND CONTROL FUNCTION WITH SITE ELECTRICAL PLANS
2. INSTALL DRIP STRIP WITH CRUSHED STONE UNDER LIMITS OF GATE SLIDE
3. MAX. DISTANCE BETWEEN BOTTOM OF GATE AND FINISH GRADE SHALL BE 4"

8 20' WIDE SLIDE GATE WITH MOTOR

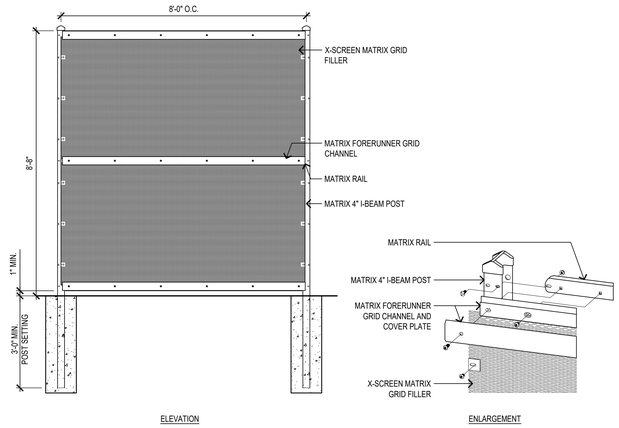
1/4" = 1'-0" BC2184-21418-85



7 PEDESTRIAN GATE IN METAL FENCE

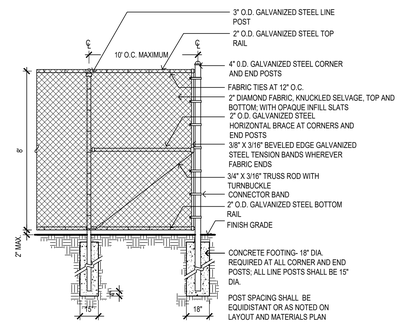
1/2" = 1'-0" BC2184-21418-62

NOTES:
1. VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES. SEE PRODUCT SPECIFICATIONS FOR INSTALLATION REQUIREMENTS.



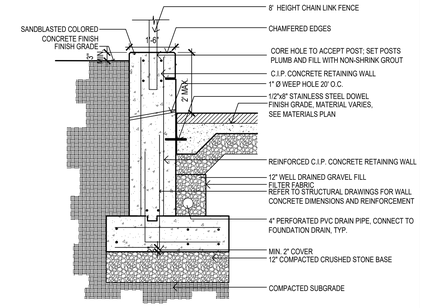
6 METAL FENCE

1/2" = 1'-0" BC2184-21418-61



5 8' HT. CHAIN LINK FENCE

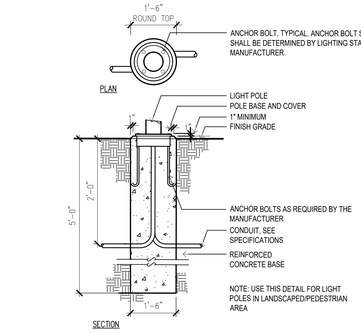
1/4" = 1'-0" BC2184-21418-38



NOTES:
1. STRUCTURAL ENGINEER SHALL REVIEW SIZING AND STRUCTURAL REINFORCEMENT OF THE WALL. THIS DETAIL IS NOT FOR CONSTRUCTION

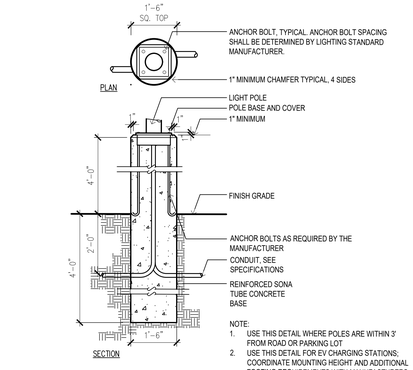
4 CIP CONCRETE RETAINING WALL WITH FENCE ON TOP

1/2" = 1'-0" BC2184-21418-43



3 PRECAST LIGHTPOLE BASE - FLUSH

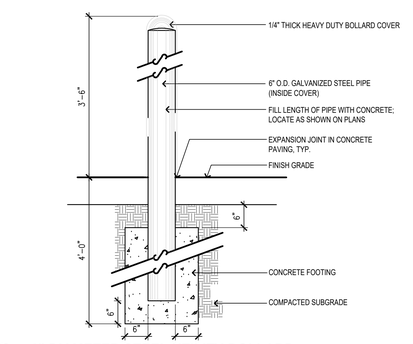
1/2" = 1'-0" BC2184-21418-87



NOTE:
1. USE THIS DETAIL WHERE POLES ARE WITHIN 3' FROM ROAD OR PARKING LOT
2. USE THIS DETAIL FOR EV CHARGING STATIONS; COORDINATE MOUNTING HEIGHT AND ADDITIONAL FOOTING REQUIREMENTS WITH MANUFACTURERS RECOMMENDATIONS

2 PRECAST LIGHT POLE BASE - RAISED

1/2" = 1'-0" BC2184-21418-86



1 6" DIAMETER STEEL UTILITY BOLLARD

3/4" = 1'-0" BC2184-21418-20

ORIGINAL SHEET - ARCH E1
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Key Plan

Notes

4	CONSTRUCTION DOCUMENTS	2024.03.15
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2	DESIGN DEVELOPMENT	2023.12.15
1	SCHEMATIC DESIGN	2023.10.06
Issued/Revision		YYYY.MM.DD

Permit/Seal

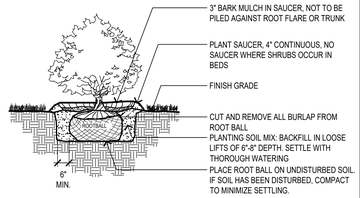
PRELIMINARY NOT FOR CONSTRUCTION

Scale 1"=20'

Project No. 218421418

SITE DETAIL 2

L-132

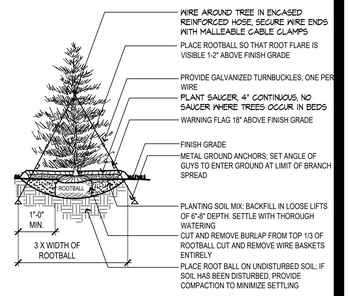


NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE.
2. WHERE SHRUBS OCCUR IN GROUPINGS IN PLANT BEDS, PROVIDE 2 - FOOT DEEP CONTINUOUS LOAM BED.

4 SHRUB PLANTING

3/8" = 1'-0" BC2184-21418-32

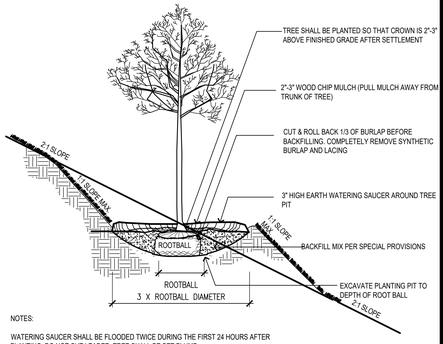


NOTE:

1. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE .
2. INSTALL THREE GUYS PER TREE, EQUALLY SPACED AROUND BALL. ATTACH GUYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND GALVANIZED STEEL WIRE.
3. ROOT FLARE SHALL BE VISIBLE 1-2" ABOVE FINISH GRADE.

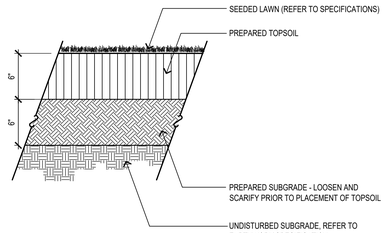
3 EVERGREEN TREE PLANTING

1/8" = 1'-0" BC2184-21418-31



NOTES:

WATERING SAUCER SHALL BE FLOODED TWICE DURING THE FIRST 24 HOURS AFTER PLANTING. DO NOT CUT LEADER. TREE SHALL BE SET PLUMB

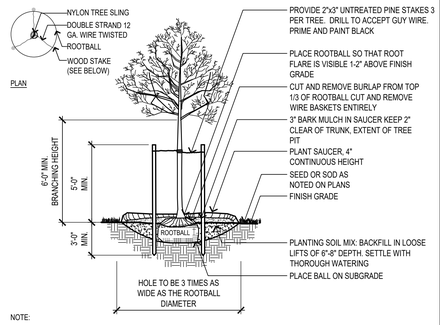


6 LOAM AND SEED OR SOD PLANTING

1 1/2" = 1'-0" BC2184-21418-34

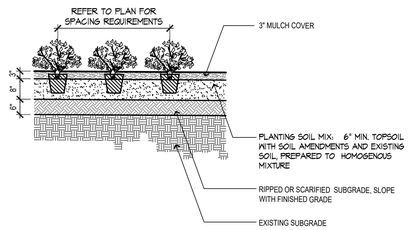
2 DECIDUOUS TREE PLANTING IN A SLOPE

3/32" = 1'-0" BC2184-21418-30



NOTE:

1. TREE SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO NURSERY OR FIELD GRADE
2. CONTRACTOR MAY USE PLASTIC TREE GUYING CHAIN IF APPROVED BY LANDSCAPE ARCHITECT



5 GROUND COVER PLANTING

1/2" = 1'-0" BC2184-21418-33

1 DECIDUOUS TREE PLANTING WITH GUYING

1/4" = 1'-0" BC2184-21418-29

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Key Plan

Notes

4	CONSTRUCTION DOCUMENTS	2024.03.15
3	50% CONSTRUCTION DOCUMENTS	2024.02.16
2	DESIGN DEVELOPMENT	2023.12.15
1	SCHEMATIC DESIGN	2023.10.06

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Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale 1"=20'

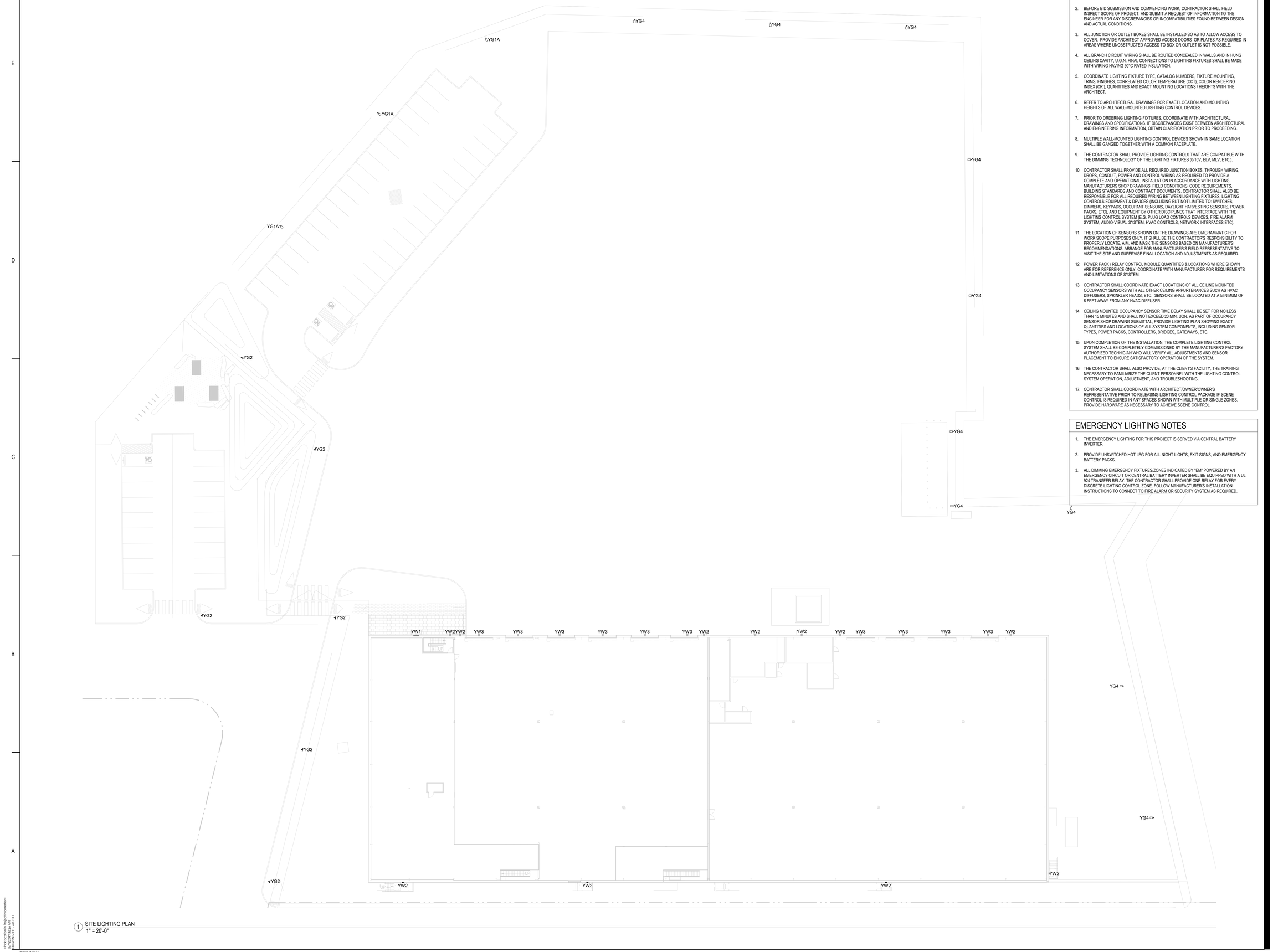
Project No. 218421418

PLANTING DETAILS

L-141

ORIGINAL SHEET - ARCH E1

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1 SITE LIGHTING PLAN
1" = 20'-0"

GENERAL LIGHTING NOTES

1. REFER TO GENERAL PROJECT NOTES AND SYMBOLS LIST / LEGEND FOR MORE INFORMATION.
2. BEFORE BID SUBMISSION AND COMMENCING WORK, CONTRACTOR SHALL FIELD INSPECT SCOPE OF PROJECT, AND SUBMIT A REQUEST OF INFORMATION TO THE ENGINEER FOR ANY DISCREPANCIES OR INCOMPATIBILITIES FOUND BETWEEN DESIGN AND ACTUAL CONDITIONS.
3. ALL JUNCTION OR OUTLET BOXES SHALL BE INSTALLED SO AS TO ALLOW ACCESS TO COVER. PROVIDE ARCHITECT APPROVED ACCESS DOORS OR PLATES AS REQUIRED IN AREAS WHERE UNOBSTRUCTED ACCESS TO BOX OR OUTLET IS NOT POSSIBLE.
4. ALL BRANCH CIRCUIT WIRING SHALL BE ROUTED CONCEALED IN WALLS AND IN HUNG CEILING CAVITY, U.O.N. FINAL CONNECTIONS TO LIGHTING FIXTURES SHALL BE MADE WITH WIRING HAVING 90°C RATED INSULATION.
5. COORDINATE LIGHTING FIXTURE TYPE, CATALOG NUMBERS, FIXTURE MOUNTING, TRIMS, FINISHES, CORRELATED COLOR TEMPERATURE (CCT), COLOR RENDERING INDEX (CRI), QUANTITIES AND EXACT MOUNTING LOCATIONS / HEIGHTS WITH THE ARCHITECT.
6. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF ALL WALL-MOUNTED LIGHTING CONTROL DEVICES.
7. PRIOR TO ORDERING LIGHTING FIXTURES, COORDINATE WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL AND ENGINEERING INFORMATION, OBTAIN CLARIFICATION PRIOR TO PROCEEDING.
8. MULTIPLE WALL-MOUNTED LIGHTING CONTROL DEVICES SHOWN IN SAME LOCATION SHALL BE GANGED TOGETHER WITH A COMMON FACEPLATE.
9. THE CONTRACTOR SHALL PROVIDE LIGHTING CONTROLS THAT ARE COMPATIBLE WITH THE DIMMING TECHNOLOGY OF THE LIGHTING FIXTURES (0-10V, ELV, MLV, ETC.).
10. CONTRACTOR SHALL PROVIDE ALL REQUIRED JUNCTION BOXES, THROUGH WIRING, DROPS, CONDUIT, POWER AND CONTROL WIRING AS REQUIRED TO PROVIDE A COMPLETE AND OPERATIONAL INSTALLATION IN ACCORDANCE WITH LIGHTING MANUFACTURERS SHOP DRAWINGS, FIELD CONDITIONS, CODE REQUIREMENTS, BUILDING STANDARDS AND CONTRACT DOCUMENTS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ALL REQUIRED WIRING BETWEEN LIGHTING FIXTURES, LIGHTING CONTROLS EQUIPMENT & DEVICES (INCLUDING BUT NOT LIMITED TO: SWITCHES, DIMMERS, KEYPADS, OCCUPANT SENSORS, DAYLIGHT HARVESTING SENSORS, POWER PACKS, ETC), AND EQUIPMENT BY OTHER DISCIPLINES THAT INTERFACE WITH THE LIGHTING CONTROL SYSTEM (E.G. PLUG LOAD CONTROLS DEVICES, FIRE ALARM SYSTEM, AUDIO-VISUAL SYSTEM, HVAC CONTROLS, NETWORK INTERFACES ETC).
11. THE LOCATION OF SENSORS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC FOR WORK SCOPE PURPOSES ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY LOCATE, AIM, AND MASK THE SENSORS BASED ON MANUFACTURER'S RECOMMENDATIONS. ARRANGE FOR MANUFACTURER'S FIELD REPRESENTATIVE TO VISIT THE SITE AND SUPERVISE FINAL LOCATION AND ADJUSTMENTS AS REQUIRED.
12. POWER PACK / RELAY CONTROL MODULE QUANTITIES & LOCATIONS WHERE SHOWN ARE FOR REFERENCE ONLY. COORDINATE WITH MANUFACTURER FOR REQUIREMENTS AND LIMITATIONS OF SYSTEM.
13. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ALL CEILING MOUNTED OCCUPANCY SENSORS WITH ALL OTHER CEILING APPURTENANCES SUCH AS HVAC DIFFUSERS, SPRINKLER HEADS, ETC. SENSORS SHALL BE LOCATED AT A MINIMUM OF 6 FEET AWAY FROM ANY HVAC DIFFUSER.
14. CEILING MOUNTED OCCUPANCY SENSOR TIME DELAY SHALL BE SET FOR NO LESS THAN 15 MINUTES AND SHALL NOT EXCEED 20 MIN, UON. AS PART OF OCCUPANCY SENSOR SHOP DRAWING SUBMITTAL, PROVIDE LIGHTING PLAN SHOWING EXACT QUANTITIES AND LOCATIONS OF ALL SYSTEM COMPONENTS, INCLUDING SENSOR TYPES, POWER PACKS, CONTROLLERS, BRIDGES, GATEWAYS, ETC.
15. UPON COMPLETION OF THE INSTALLATION, THE COMPLETE LIGHTING CONTROL SYSTEM SHALL BE COMPLETELY COMMISSIONED BY THE MANUFACTURER'S FACTORY AUTHORIZED TECHNICIAN WHO WILL VERIFY ALL ADJUSTMENTS AND SENSOR PLACEMENT TO ENSURE SATISFACTORY OPERATION OF THE SYSTEM.
16. THE CONTRACTOR SHALL ALSO PROVIDE, AT THE CLIENT'S FACILITY, THE TRAINING NECESSARY TO FAMILIARIZE THE CLIENT PERSONNEL WITH THE LIGHTING CONTROL SYSTEM OPERATION, ADJUSTMENT, AND TROUBLESHOOTING.
17. CONTRACTOR SHALL COORDINATE WITH ARCHITECT/OWNER/OWNER'S REPRESENTATIVE PRIOR TO RELEASING LIGHTING CONTROL PACKAGE IF SCENE CONTROL IS REQUIRED IN ANY SPACES SHOWN WITH MULTIPLE OR SINGLE ZONES. PROVIDE HARDWARE AS NECESSARY TO ACHEIVE SCENE CONTROL.

EMERGENCY LIGHTING NOTES

1. THE EMERGENCY LIGHTING FOR THIS PROJECT IS SERVED VIA CENTRAL BATTERY INVERTER.
2. PROVIDE UNSWITCHED HOT LEG FOR ALL NIGHT LIGHTS, EXIT SIGNS, AND EMERGENCY BATTERY PACKS.
3. ALL DIMMING EMERGENCY FIXTURES/ZONES INDICATED BY "EM" POWERED BY AN EMERGENCY CIRCUIT OR CENTRAL BATTERY INVERTER SHALL BE EQUIPPED WITH A UL 924 TRANSFER RELAY. THE CONTRACTOR SHALL PROVIDE ONE RELAY FOR EVERY DISCRETE LIGHTING CONTROL ZONE. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS TO CONNECT TO FIRE ALARM OR SECURITY SYSTEM AS REQUIRED.

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Stantec Architecture and Engineering P.C.
311 Summer Street
Boston, MA 02210-1723
Tel: (617) 234-3100
www.stantec.com

Consultant

Cosentini
A TETRA TECH COMPANY

101 Federal Street - SUITE 600
Boston, MA 02110
Phone: 617.748.7800 | Fax: 617.748.7801
www.cosentini.com

CORE INVESTMENTS, INC.

Key Plan

RANDOLPH, MA

PROJECT NORTH

Notes

2	DESIGN DEVELOPMENT	2023.12.15
1	SCHEMATIC DESIGN	2023.10.06

Issued/Revision YYYY.MM.DD

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PRELIMINARY NOT FOR CONSTRUCTION

Scale As indicated

Project No.

ELECTRICAL SITE LIGHTING PLAN

E-502

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1 BUILDING A - ROOF - MECHANICAL PLAN - NORTH SECTION
1/8" = 1'-0"

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Tel: (617) 234-3100
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Cosentini
A TETRA TECH COMPANY

101 Federal Street - SUITE 600
Boston, MA 02110
Phone: 617.748.7800 | Fax: 617.748.7801
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CORE INVESTMENTS, INC.

Key Plan

RANDOLPH, MA

PROJECT NORTH

Notes

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Scale 1/8" = 1'-0"

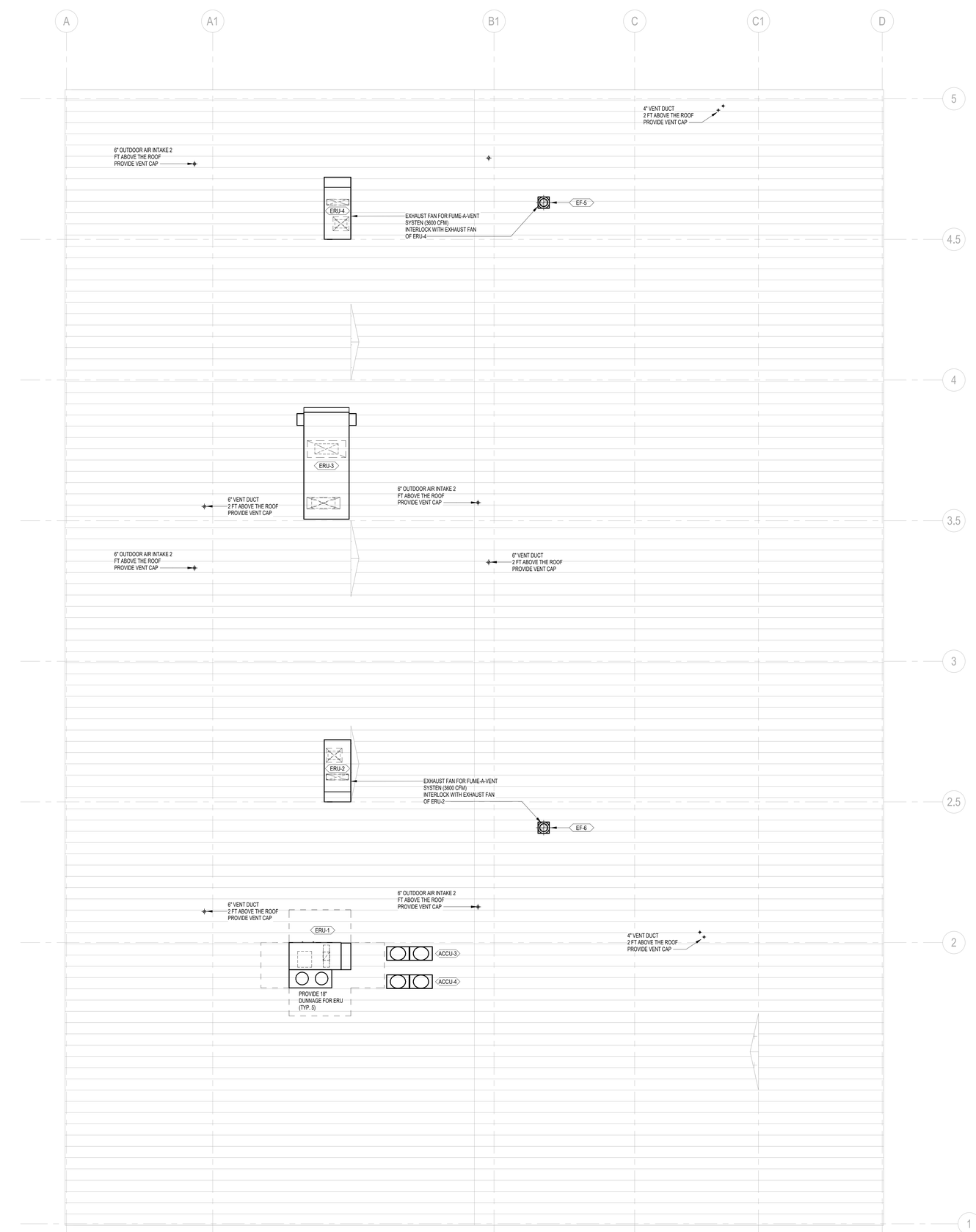
Project No.

MECHANICAL ROOF - NORTH PLAN

M-103A

Pick location in Project Information (MODIFY > EDIT > PROJECT INFORMATION)

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1 BUILDING A ROOF - MECHANICAL PLAN - SOUTH SECTION
1/8" = 1'-0"

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CORE INVESTMENTS, INC.

Key Plan

RANDOLPH, MA

PROJECT NORTH

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Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale 1/8" = 1'-0"

Project No.

MECHANICAL ROOF - SOUTH PLAN

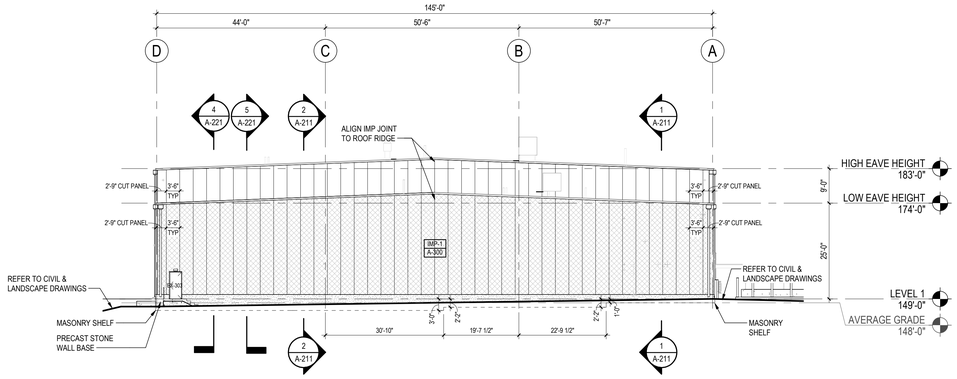
M-103B

*Pick location in Project Information (MAGNA, CEG + PNC) (MAGNA, CEG + PNC)

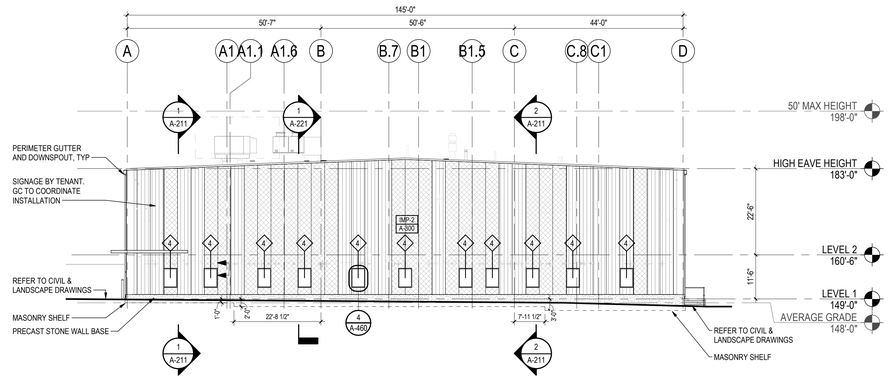
© 2018 Stantec

MATERIAL LEGEND

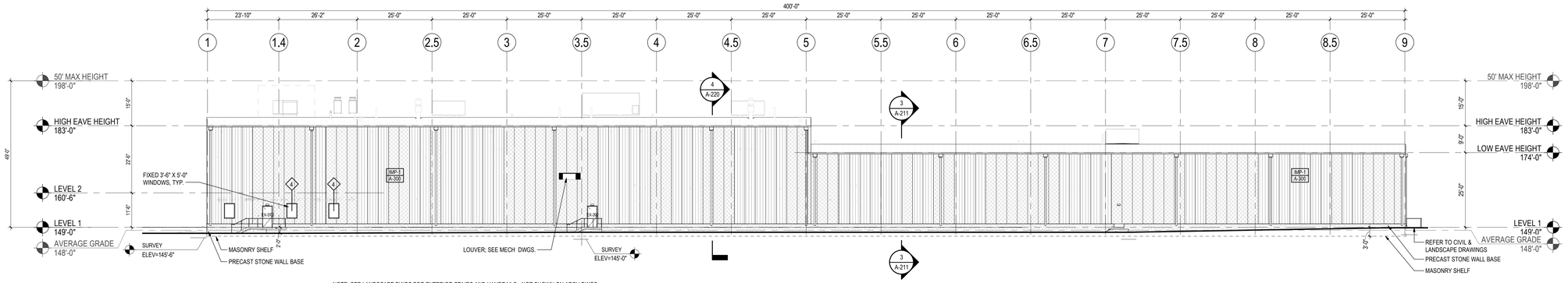
- INSULATED METAL PANEL - TUNDRA
  BOD: METL-SPAN CF LIGHT MESA PROFILE PANELS (42" WIDTH)
- INSULATED METAL PANEL - SLATE GRAY
  BOD: METL-SPAN CF FLUTE PROFILE PANELS (42" WIDTH)



4 NORTH ELEVATION
A-201 1/16" = 1'-0"

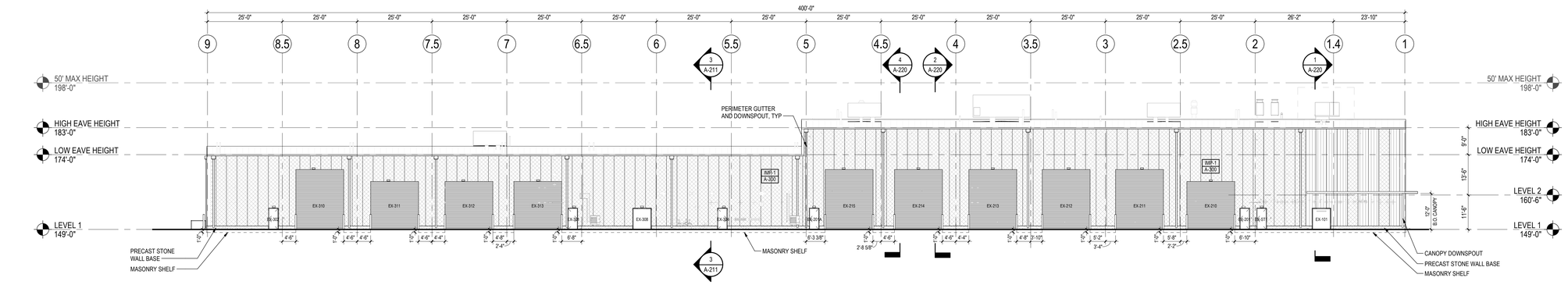


3 SOUTH ELEVATION
A-201 1/16" = 1'-0"



2 EAST ELEVATION
A-201 1/16" = 1'-0"

NOTE: SEE LANDSCAPE DWGS FOR EXTERIOR STAIRS AND HANDRAILS - NOT SHOWN ON ARCH DWGS.



1 WEST ELEVATION
A-201 1/16" = 1'-0"

Stantec Architecture and Engineering P.C.
40 Water Street
Boston, MA 02109
Tel: (617) 234-3100
www.stantec.com

Consultant

CORE INVESTMENTS, INC.

Key Plan

RANDOLPH NORTH BUILDING A

PROJECT NORTH

Notes

4	CONSTRUCTION DOCUMENTS	2024.03.15
3	50% CONSTRUCTION DOCUMENTS	2024.02.16
2	DESIGN DEVELOPMENT	2023.12.15
1	SCHEMATIC DESIGN	2023.10.06

Issued/Revision YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Scale As indicated
Project No. 21842141B

EXTERIOR ELEVATIONS

A-201

© 2018 Stantec

File Attachments for Item:

1. Short Street - Site Plan and Design Review

9 SHORT STREET
REAR YARD MODIFICATION
RANDOLPH, MASSACHUSETTS

NOVEMBER 17, 2023 PERMIT & CONSTRUCTION SET
MARCH 4, 2024 REVISED

SPALDING TOUGIAS ARCHITECTS, INC.
46 Waltham Street, Suite 2A
Boston, Massachusetts 02118
617-542-4522



PROPOSED RENDERING

CRAWFORD SQUARE BUSINESS DISTRICT
CSBD

USE	REQ./ALLOWED	EXISTING BUSINESS	PROPOSED BUSINESS	COMMENTS
MIN LOT AREA	5,000 SF	4,159 SF	4,159 SF	EXISTING NON-CONFORMING
BLDG LOT COVERAGE	80%	41% EST	41% EST	
IMPERVIOUS	30%	22% EST	26% EST (2)	
GREEN AREA	10%	0%	0%	
MAX. COVERAGE	90%	63% EST	75% EST	
STORIES	3	1-1/2	1-1/2	
HEIGHT	40 FT	22 FT EST	22 FT EST	
MIN. FRONTAGE	25 FT	66.25 FT	66.25 FT	
MIN.DEPTH	75FT	74.49 FT	74.49 FT	
MIN. WIDTH	25 FT	42.25 & 66.25 FT	42.25 & 66.25 FT	
FRONT SETBACK	15 FT	0'	0'	STREET FRONT ALIGNMENT
SIDE YARD	0 FT	0'	0'	
REAR YARD	15 FT	19.9 FT	19.9 FT	

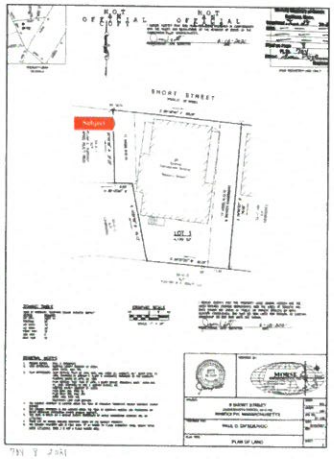
NOTE:
VALUES ABOVE ARE ESTIMATED AND SHOULD BE CONFIRMED BY SURVEYOR

ZONING INFORMATION
1/4" = 1'-0"

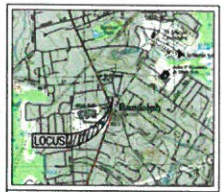
Sheet List	
Sheet Number	Sheet Name
001	COVER
1/1	EXISTING PLOT PLAN & CERTIFIED PLOT PLAN
A101	FLOOR PLANS
A102	SECTIONS, ELEVATIONS & REAR YARD PERSPECTIVE
S-1	FOUNDATION, FIRST FLOOR PLAN & SECTIONS

001

SITE PLAN



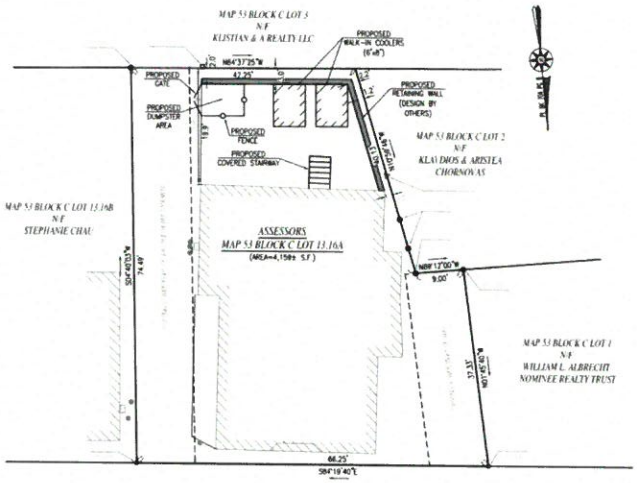
Eric Wolff & Associates



LOCUS MAP SCALE: 1"=2,000'±

LEGEND

EXISTING	DESCRIPTION
●	BOLLARD
□	GAS METER



RECORD OWNER:
ASSESSORS MAP 53 BLOCK C LOT 13.16A
7-9 SHORT STREET REALTY TRUST
1035 BRUSH HILL ROAD
MILTON, MA
DEED BOOK 39702 PAGE 132
PLAN BOOK 704 PAGE 8

NOTES:
1. SURVEY LOCATIONS PERFORMED BY FARLAND CORP. IN JANUARY 2023.

0' 10' 20' 30'
1" = 10'

REVISIONS

BRIAN J. MURPHY No. 36187 Registered Professional Land Surveyor

FARLAND CORP

www.FarlandCorp.com
154 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719
P 508.717.3479
• ENGINEERING
• SITEWORK
• LAND SURVEYING
• DEVELOPMENT

DRAWN BY: SB
DESIGNED BY: ***
CHECKED BY: BJM

CERTIFIED PLOT PLAN
7-9 SHORT STREET
ASSESSORS MAP 53 BLOCK C LOT 13.16A
RANDOLPH, MASSACHUSETTS

PREPARED FOR: DENE REDWINE
440 REPPOKET AVENUE
BRISTOL, MA 02722

JANUARY 24, 2023
SCALE: 1"=10'
JOB NO. 22-589
LATEST REVISION:

SHEET 1 OF 1

SPALDING TOUGIAS ARCHITECTS, INC.

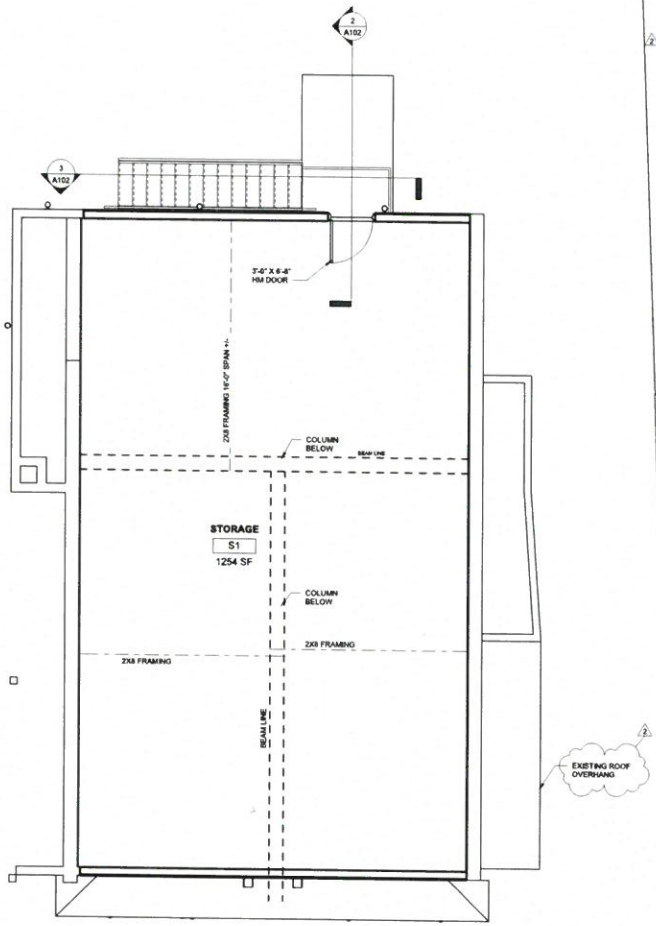
7-9 SHORT STREET

RANDOLPH, MA

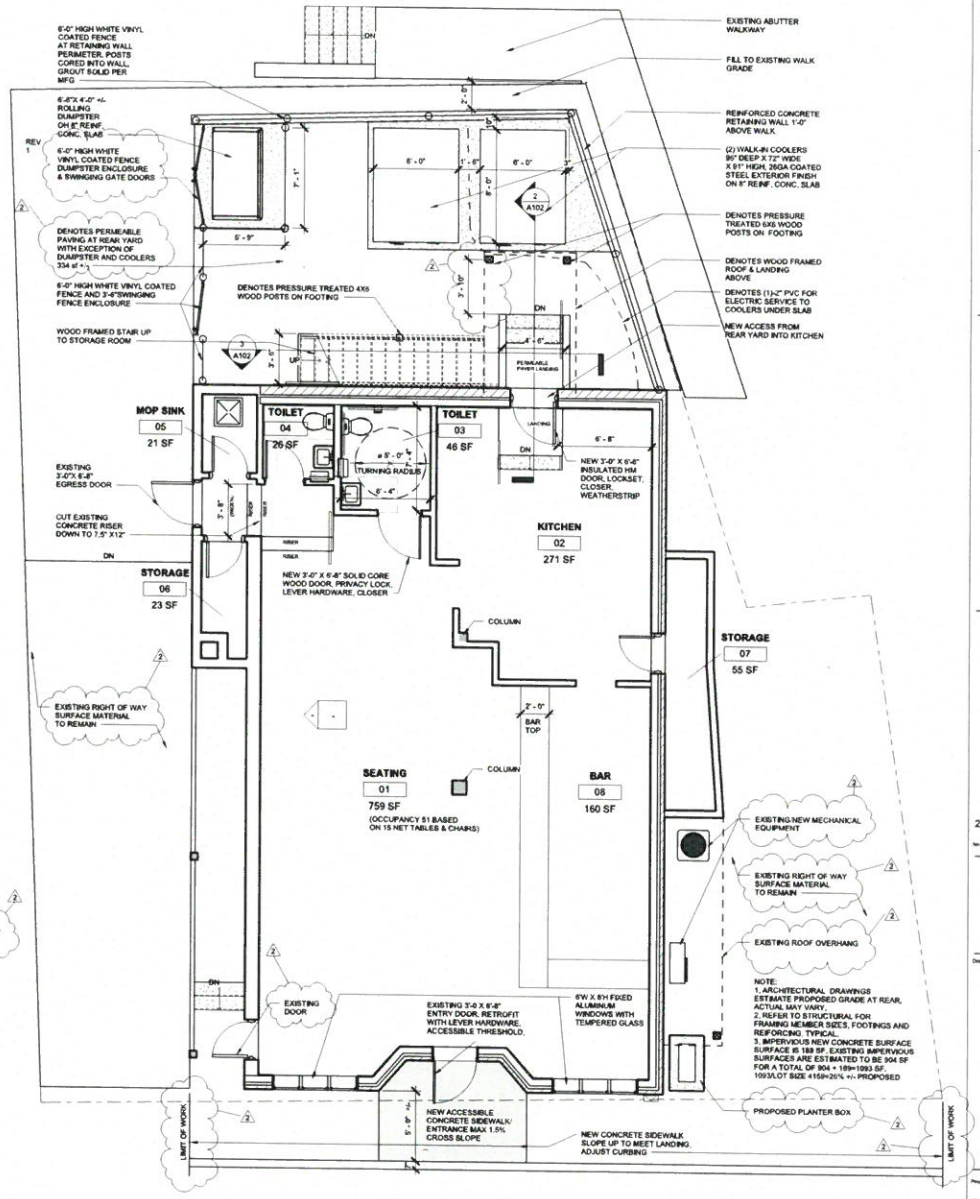
EXISTING PLOT PLAN & CERTIFIED PLOT PLAN

7-9 SH 2022

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4 ATTIC STORAGE
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

SPALDING TOUGIAS ARCHITECTS, INC.

7-9 SHORT STREET

RANDOLPH, MA

No.	Date	Revision
2	3/4/23	PB Review Comments

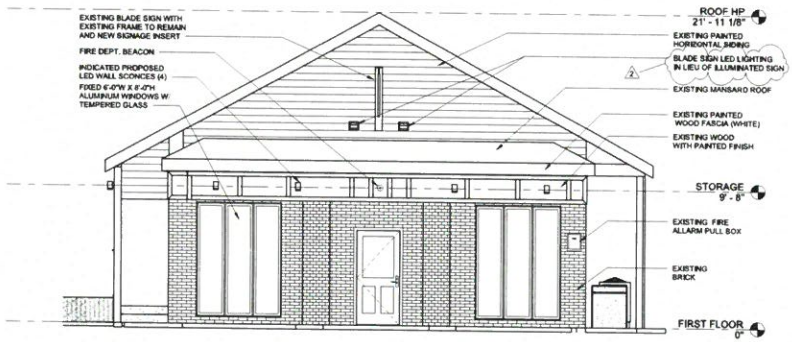
Seal

Drawing Title

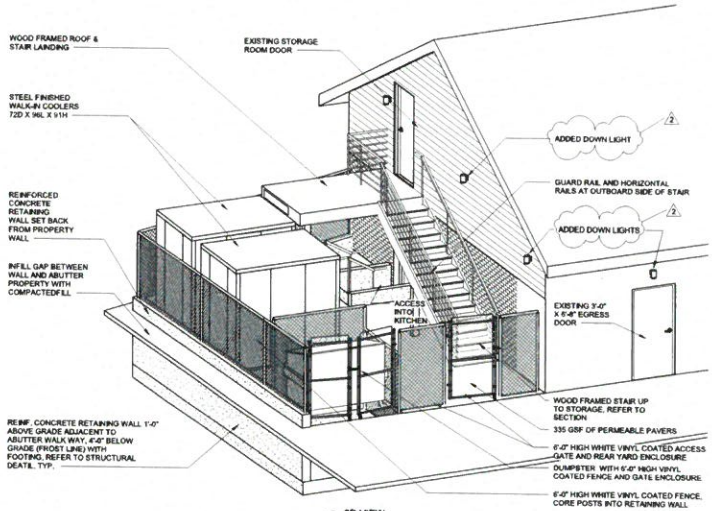
FLOOR PLANS

Project No. 7-9 SH 2022
Date 10 19 23
Scale 1/4" = 1'-0"
Drawn By GEO
Checked By CFT

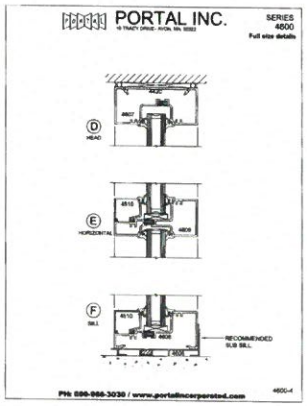
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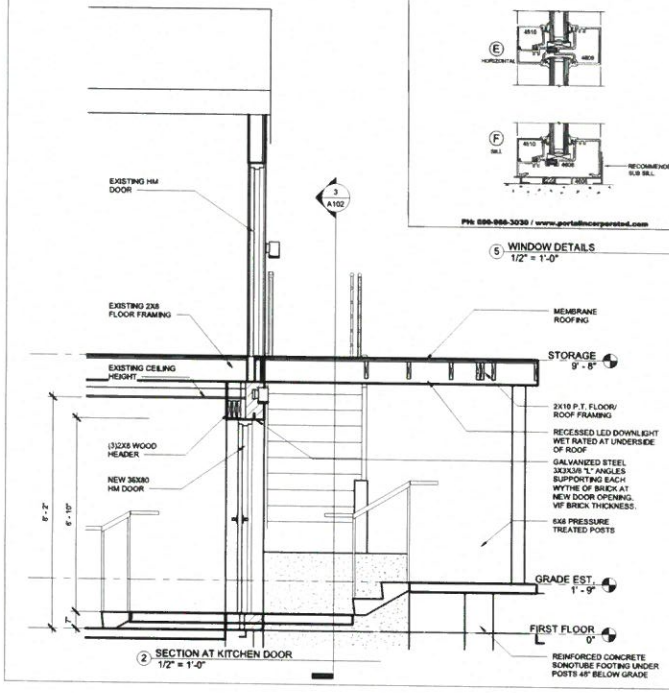
4 SHORT STREET ELEVATION
1/4" = 1'-0"



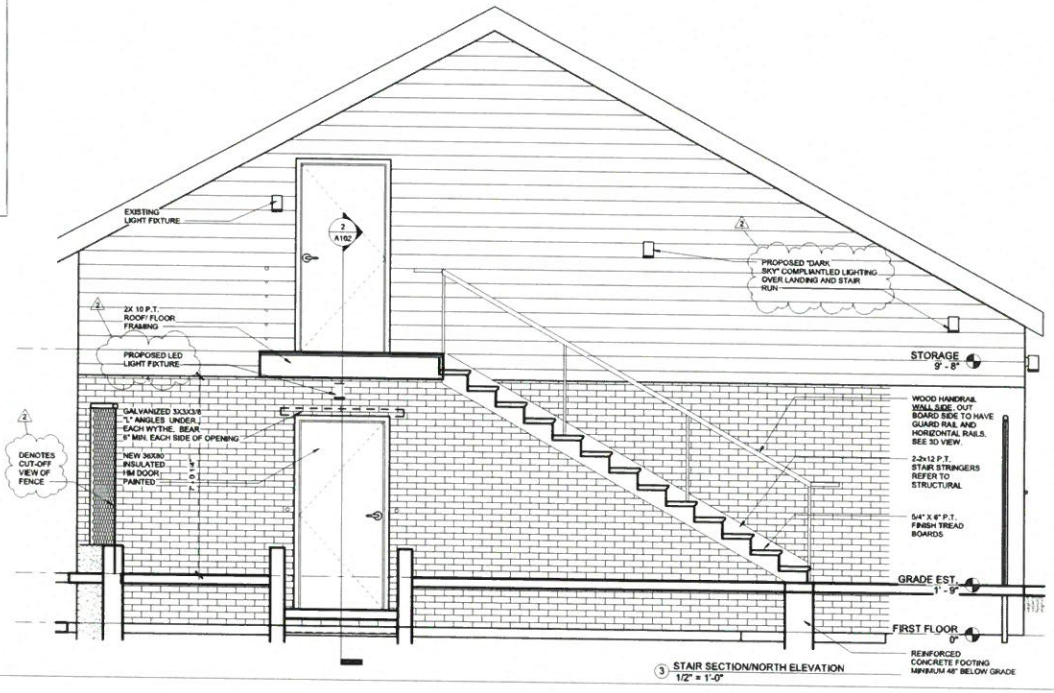
1 3D VIEW



5 WINDOW DETAILS
1/2" = 1'-0"



2 SECTION AT KITCHEN DOOR
1/2" = 1'-0"



3 STAIR SECTION/NORTH ELEVATION
1/2" = 1'-0"

SPALDING TOUGIAS ARCHITECTS, INC.

7-9 SHORT STREET

RANDOLPH, MA

No.	Date	Revision
2	3/4/23	PB Review Comments

Seal

Drawing Title

SECTIONS, ELEVATIONS & REAR YARD PERSPECTIVE

Project No. 7-9 SH 2022
Date 10 18 23
Scale As indicated
Drawn By GEO
Checked By CFT

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MANU
est M 2021
BAR & GRILL

9 SHORT ST, RANDOLPH, MA

EXTERIOR RENOVATIONS



EXTERIOR RENOVATION CALL OUTS

1. Existing brick will be painted BM Amherst Gray HC-167 with contrasting accents of BM Black 2132-10. The rendering suggests the application for the paint.
2. Cut sheets have been provided for the front windows in this package of submittal.
3. Clapboard on the front of the building to be painted BM Amherst Gray, as above
4. Down lights on the front of the building are Cylinder Outdoor Up/Down Wall Sconce by Kichler, specs have been included in this packet.
5. The new logo and restaurant sign will be applied the existing sign frame. Colors are black and white.
6. Fencing and gates at rear will be white vinyl 6'H x 8'W purchased from Lowes. Product information included in this packet.
7. The new rear decking and stairs will be pressure treated lumber material.
8. The porch railing will be deck mounted cable railing components, specs attached.





