

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

NOT TO SCALE

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	8/27/2021	CONSERVATION COMMISSION	ECA	SPM

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: M211032
 DRAWN BY: ECA
 CHECKED BY: SPM
 DATE: 06/22/2021
 CAD I.D.: M211032-CVL-0_RECOVER

PROPOSED SITE PLAN DOCUMENTS

FOR

CCR WEST ROXBURY APARTMENTS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL REDEVELOPMENT

PARCEL #2009220000 & 2009221000
 189-197 GARDNER STREET
 CITY OF BOSTON
 SUFFOLK COUNTY,
 MASSACHUSETTS

BOHLER

45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-8040
www.BohlerEngineering.com

S.P. MARTORANO
 CIVIL ENGINEER
 No. 45856
 PROFESSIONAL ENGINEER
 REG. STATE OF MASSACHUSETTS
 125842

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

REVISION 1 - 8/27/2021

C:\USERS\JANBERNDEN\TOP\AUTODRAW\AC\CPUBUILD_482723121032-CVL-0_RECOVER.dwg - LAYOUT: C-301 SITE



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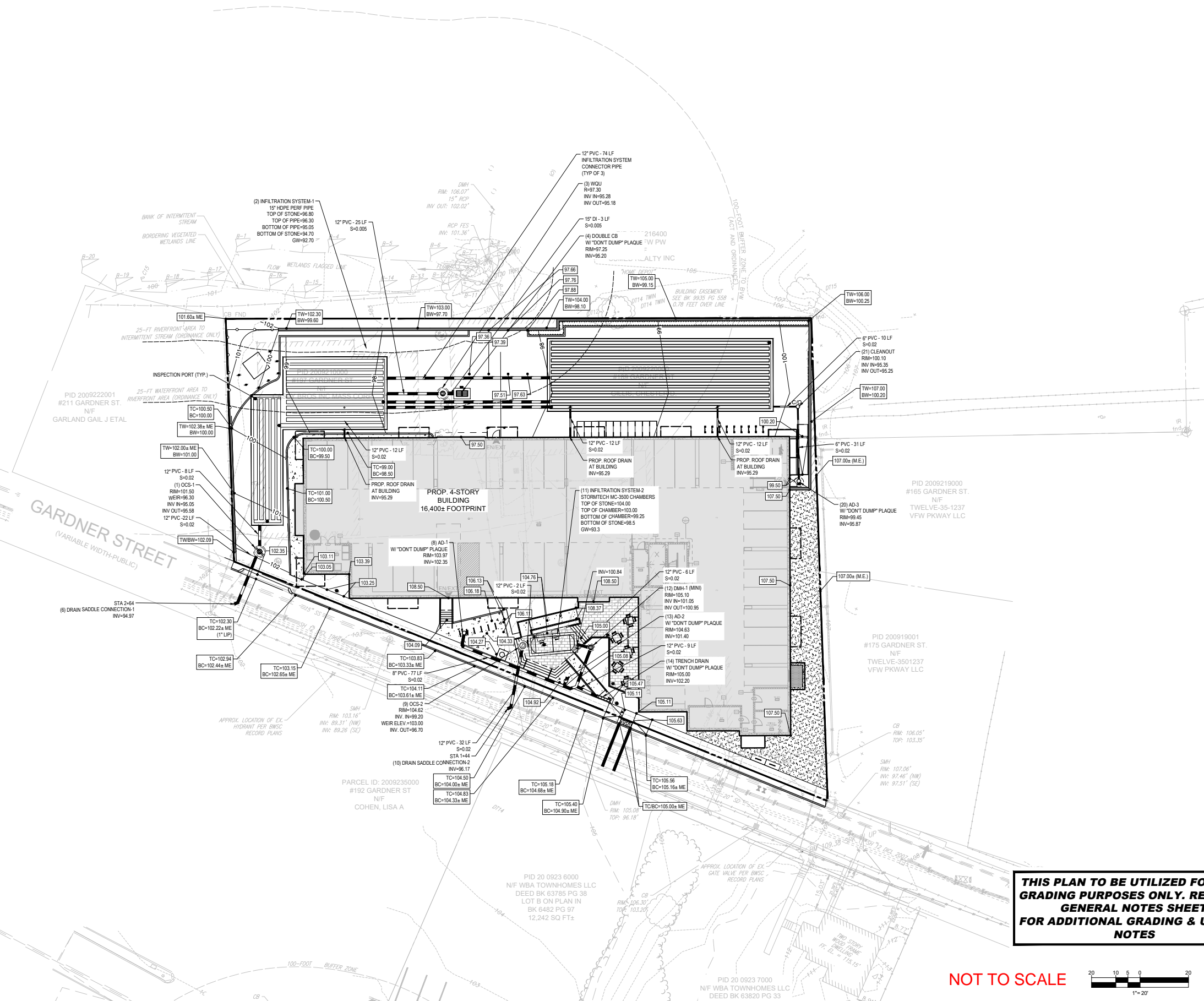
45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-8040
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SHEET TITLE:
GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-401

REVISION 1 - 8/27/2021

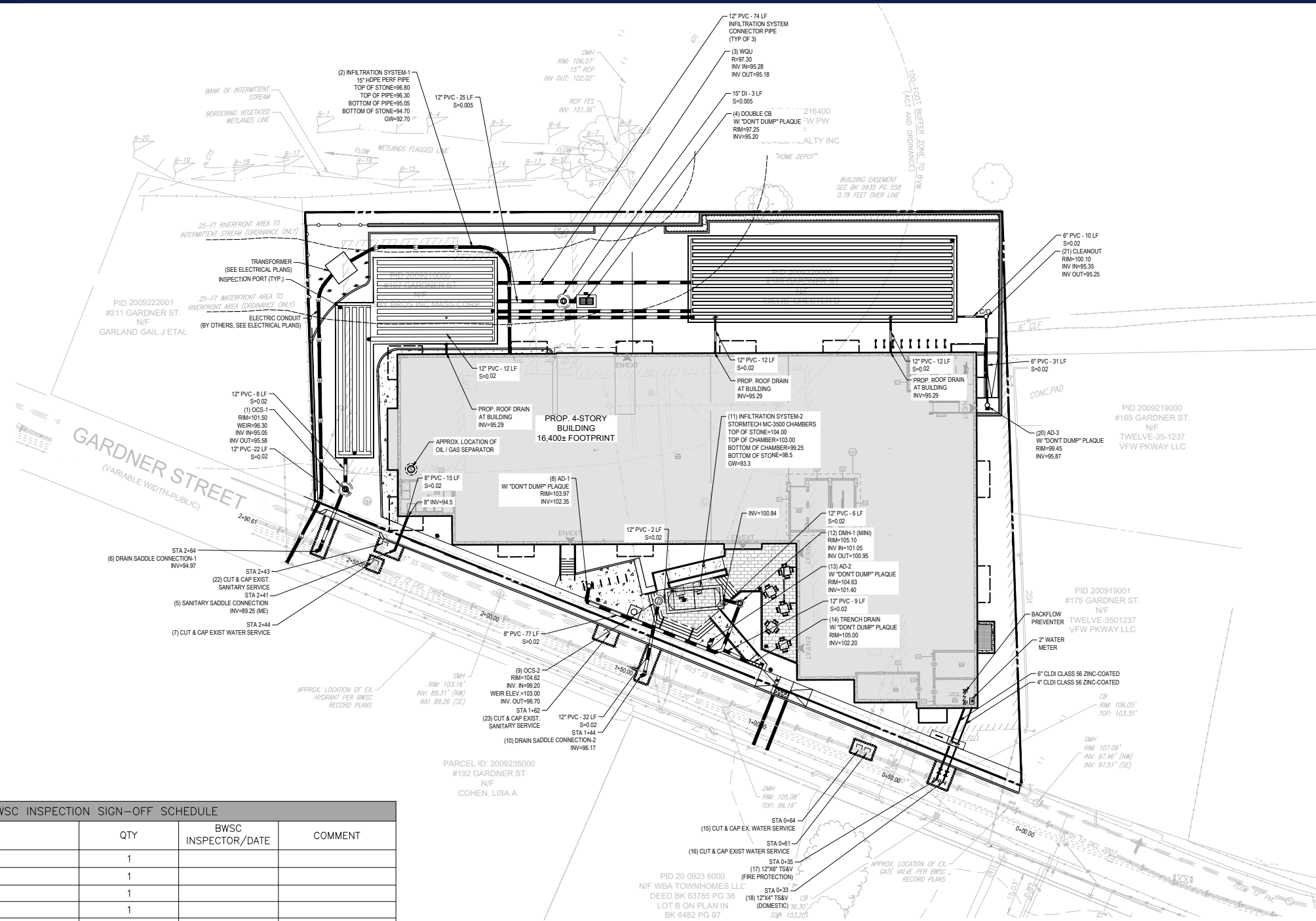


THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES

NOT TO SCALE

20 10 5 0 20
 1"=20'

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BWSC SITE PLAN#: 20479

OWNER:
CCR WEST ROXBURY APARTMENTS, LLC
C/O CHRISTOPHER REALE
10 COMMERCE BOULEVARD
MIDDLEBOROUGH, MA 02346

TELEPHONE: (508) 823-6303

PROPERTY ADDRESSES:
189-197 GARDNER STREET
WEST ROXBURY, MASSACHUSETTS 02132
WARD: 20
PARCEL: 2009210000 & 2009220000
LAND USE CODE: WEST ROXBURY NEIGHBORHOOD COMMUNITY COMMERCIAL

EXISTING WATER ACCOUNTS:
189 GARDNER STREET - WATER ACCOUNT#: 1658461
WATER METER #: 03012197
197 GARDNER STREET - WATER ACCOUNT #: 1658454
WATER METER #: 03026201

ESTIMATE WASTEWATER FLOW: 9,790 GPD
PROJECT SITE AREA: 0.83 ACRES

FOR BWSC USE ONLY

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CITY OF BOSTON
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S.P. MANTORANO
Professional Engineer
No. 48838
Massachusetts
Professional Engineer No. 15842

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

REVISION 1 - 8/27/2021

BWSC INSPECTION SIGN-OFF SCHEDULE				
ITEM NO.	DESCRIPTION OF SERVICE	QTY	BWSC INSPECTOR/DATE	COMMENT
1	OCS-1	1		
2	INFILTRATION SYSTEM-1	1		
3	WQU	1		
4	DOUBLE INLET CB	1		
5	8" SANITARY SADDLE CONNECTION	1		
6	DRAIN SADDLE CONNECTION-1 DYE TEST	1		
7	CUT & CAP WATER SERVICE	1		
8	AD-1	1		
9	OCS-2	1		
10	DRAIN SADDLE CONNECTION-2 DYE TEST	1		
11	INFILTRATION SYSTEM-2	1		
12	DMH-1 (MINI)	1		
13	AD-2	1		
14	TRENCH DRAIN	1		
15	CUT & CAP WATER SERVICE	1		
16	CUT & CAP WATER SERVICE	1		
17	6" FIRE PROTECTION SERVICE CONNECTION	1		
18	4" DOMESTIC SERVICE CONNECTION DYE TEST	1		
19	"DO NOT DUMP" PLAQUE	4		
20	AD-3	1		
21	CLEANOUT	1		
22	CUT & CAP SANITARY SERVICE	1		
23	CUT & CAP SANITARY SERVICE	2		

DRAINAGE CALCULATIONS:

LOT AREA=36,194 SF
POST CONSTRUCTION IMPERVIOUS AREA =31,239 SF
REQUIRED INFILTRATION VOLUME =1/12xIMPERVIOUS AREA =1/12x31,239=2,603.0 CF

PROPOSED INFILTRATION VOLUME=3,795.4+402.6 = 4,198.0 CF > 2,603.0 CF

INFILTRATION SYSTEM-1 INFILTRATION VOLUME =2,172.0+1,623.4=3,795.4 CF

PIPE LENGTH EAST = 12x90 =1,080 LF
PIPE LENGTH WEST = 12x40+5x50=730 LF
TOTAL PIPE LENGTH = 1,810.0 LF
UNIT PIPE VOLUME = 1.2 CF/LF
TOTAL PIPE VOLUME = 1,810.0x1.2=2,172.0 CF

STONE STORAGE
STONE STORAGE=(STONE VOLUME-PIPE VOLUME) x VOID RATIO
EAST= (93.2x30.0x1.58-1,296.0)x0.3=936.5 CF
WEST= (43.2x30.0x1.58+53.8x13.15x1.58-876)x0.3= 686.8 CF
TOTAL STONE VOLUME = 1,623.4 CF

INFILTRATION SYSTEM-2 INFILTRATION VOLUME =249.7+152.9=402.6 CF

CHAMBER STORAGE
STORMTECH MC3500 CHAMBERS
=# OF CHAMBERS X CHAMBER VOLUME + # OF END CAPS X END CAP VOLUME
=(2x110) + (2x14.9) =249.7 CF

STONE STORAGE
=(L x W x H) - CHAMBER VOLUME X 30% VOIDS
=[(20.04x8.42x4.50) - 249.7] x 0.30 =152.9 CF

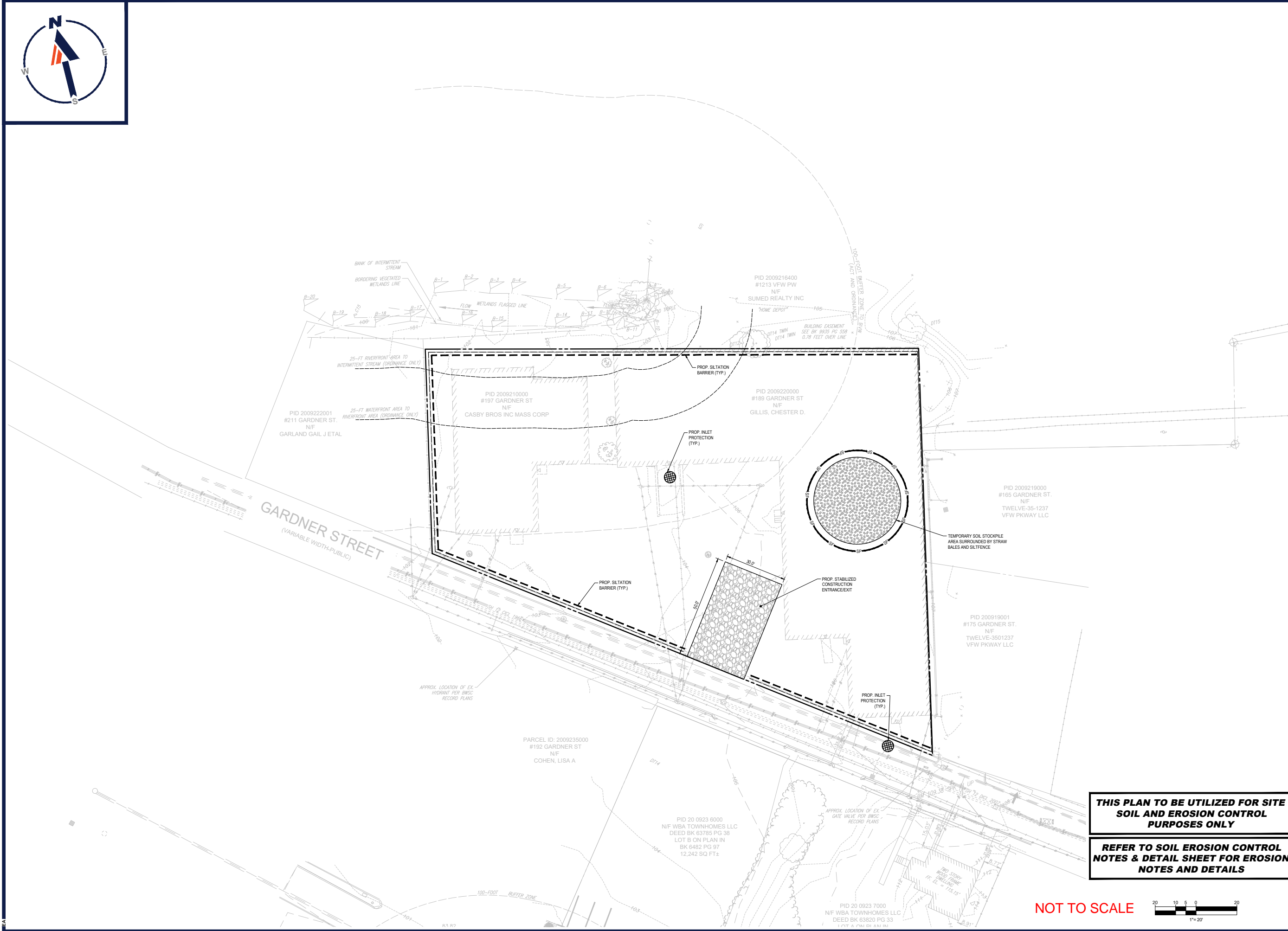
SEWER GENERATION FLOW ESTIMATE			
USE	QUANTITY	DESIGN FLOWS	ESTIMATED DAILY FLOW (GPD)
RESIDENTIAL	89 BEDROOMS	110 GPD/BEDROOM	9,790
PROPOSED TOTAL			9,790 GPD

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NOT TO SCALE

1"=20'

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THIS PLAN TO BE UTILIZED FOR SITE SOIL AND EROSION CONTROL PURPOSES ONLY

REFER TO SOIL EROSION CONTROL NOTES & DETAIL SHEET FOR EROSION NOTES AND DETAILS

NOT TO SCALE

1" = 20'

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 SITE CIVIL AND CONSULTING ENGINEERING
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SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
C-601

REVISION 1 - 8/27/2021

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EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
- WETLANDS WILL BE PROTECTED W/ STRAW, COMPOST, AND/OR SILT FENCE BARRIERS INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL HAVE AN EXPOSURE WINDOW OF NOT MORE THAN 7 DAYS.
- ALL AREAS WITHIN 100 FEET OF A FLAGGED WETLAND OR STREAM SHALL FOLLOW APPROPRIATE EROSION CONTROL MEASURES PRIOR TO EACH STORM IF NOT BEING ACTIVELY WORKED.

MULCH

LOCATION	MULCH	RATE (1000 SF)
PROTECT AREA	STRAW	100 POUNDS
WINDY AREA	SHREDDED OR CHOPPED CORNSTALKS STRAW (ANCHORED)'	185-275 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED

GREATER THAN 3:1 (REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)

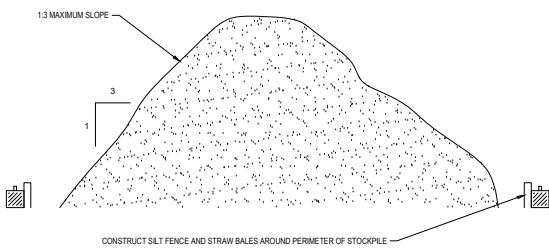
* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON STRAW MULCH FOR WIND CONTROL.

MULCH ANCHORING
ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD. BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

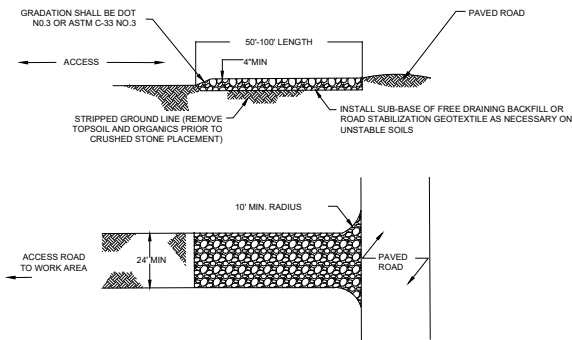
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER, UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF STRAW OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

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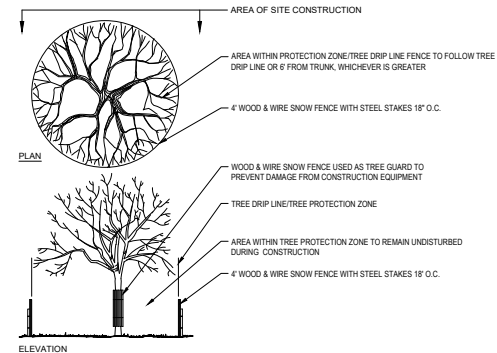
TEMPORARY STOCKPILE

N.T.S.



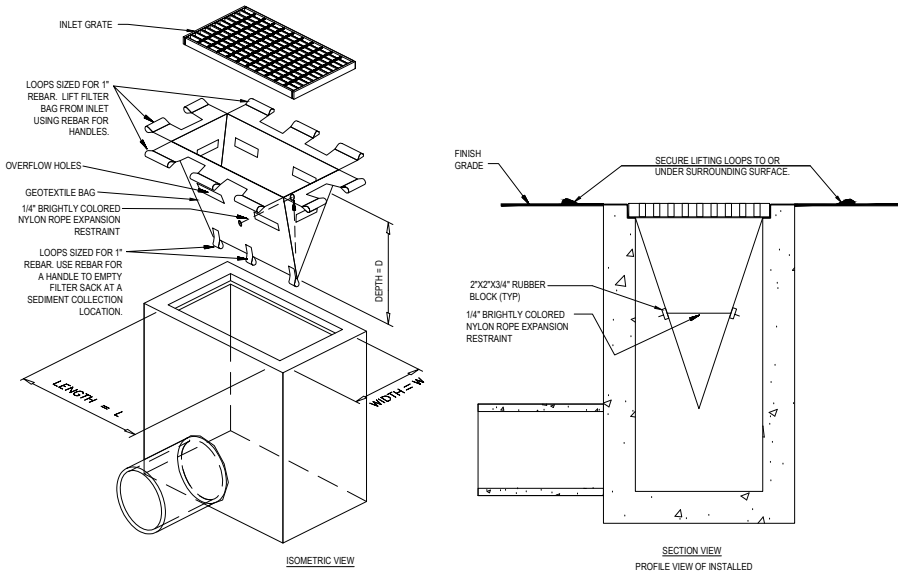
STABILIZED CONSTRUCTION EXIT

N.T.S.



TREE PROTECTION DURING CONSTRUCTION

N.T.S.

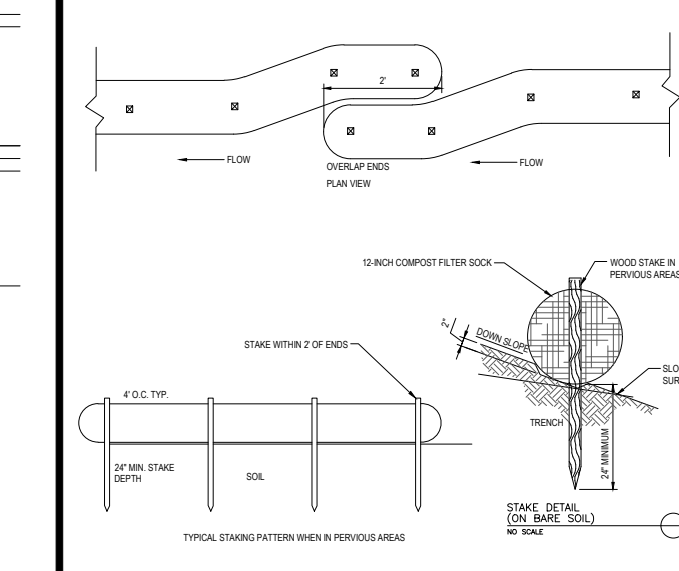


FILTER SACKS (GRADED INLETS)

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	300 PSI
TRAPEZOID TEAR	ASTM D-4833	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4481	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4481	0.55 SEC.-1

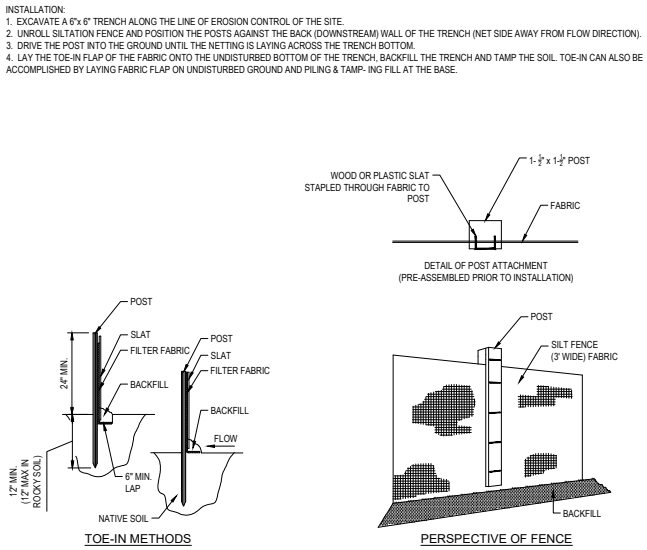
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4833	45 LBS
UV RESISTANCE	ASTM D-3555	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4481	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4481	1.5 SEC.-1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
 - GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
 - PLACE AN OIL ABSORBENT PAD OR FELLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
 - INSPECT PER REGULATORY REQUIREMENTS.
 - THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRADED INLET BOX.
 - THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
 - THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRADED INLET BOX.
- DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.
TO BE USED IN EXISTING RIGHT OF WAY



COMPOST FILTER SOCK

N.T.S.



TYP. SILTATION FENCE DETAIL

N.T.S.

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (AS SHOWN)
 - INSTALLATION OF EROSION CONTROL BARRIER (STRAW BALES AND SILT FENCE) (AS SHOWN)
 - INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
 - DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
 - DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
 - CLEARING AND GRUBBING
 - INSTALLATION OF TEMPORARY SWALES AND SEDIMENT BASINS
 - EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
 - CONSTRUCTION OF UTILITIES AND DRAINAGE
 - STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
 - INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
 - CONSTRUCTION OF BUILDINGS
 - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
 - SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
 - FINAL GRADING OF ALL SLOPED AREAS
 - PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
 - REMOVAL OF THE TEMPORARY SEDIMENT BASINS
 - PAVE PARKING LOT
 - LANDSCAPING PER LANDSCAPING PLAN
 - REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.

CONSTRUCTION SEQUENCE

N.T.S.

NOT TO SCALE

N.T.S.

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PRELIMINARY DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

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DRAWN BY: ECA
CHECKED BY: SPM
DATE: 06/22/2021
CAD I.D.: M211032-CVL-0_RECOVER

PROPOSED SITE PLAN DOCUMENTS
FOR
CCR WEST ROXBURY APARTMENTS, LLC

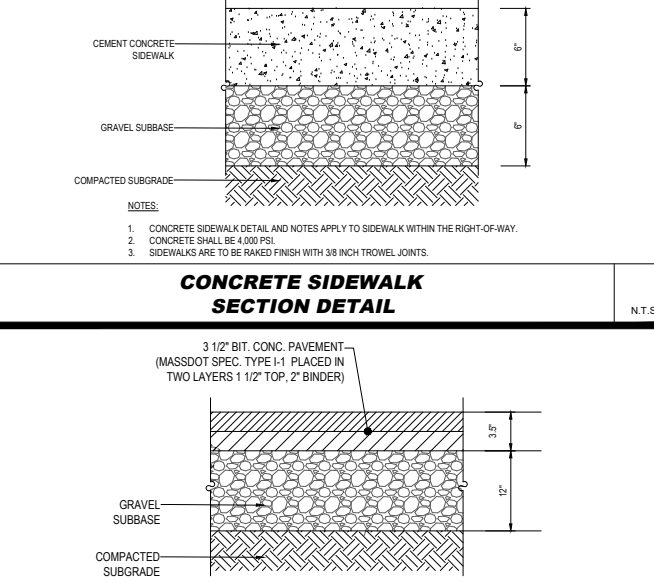
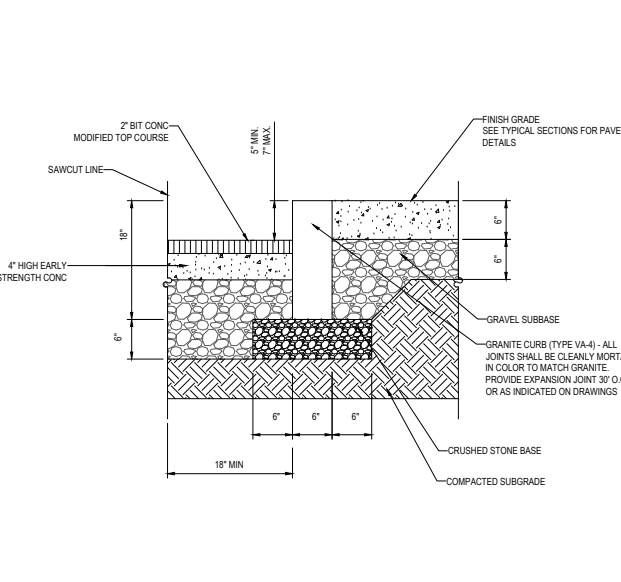
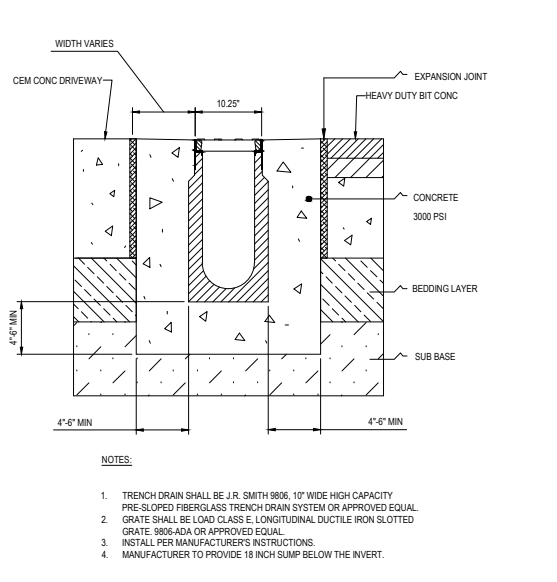
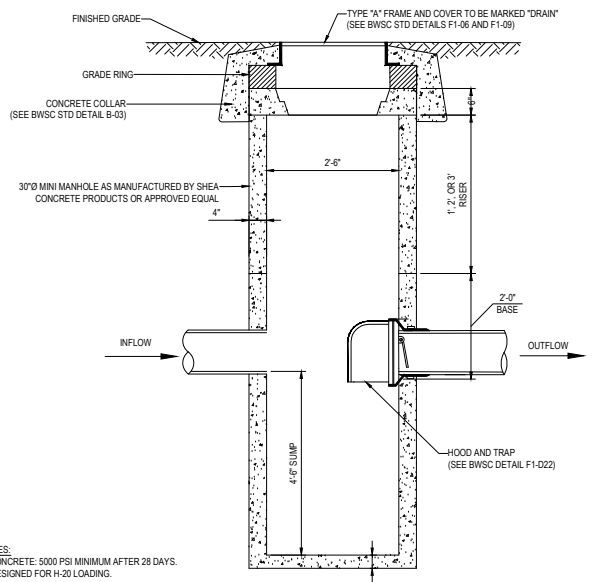
PROPOSED MULTI-FAMILY RESIDENTIAL REDEVELOPMENT
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189-197 GARDEN STREET
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S.P. MANTORANO
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 12942

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
SHEET NUMBER:
C-602

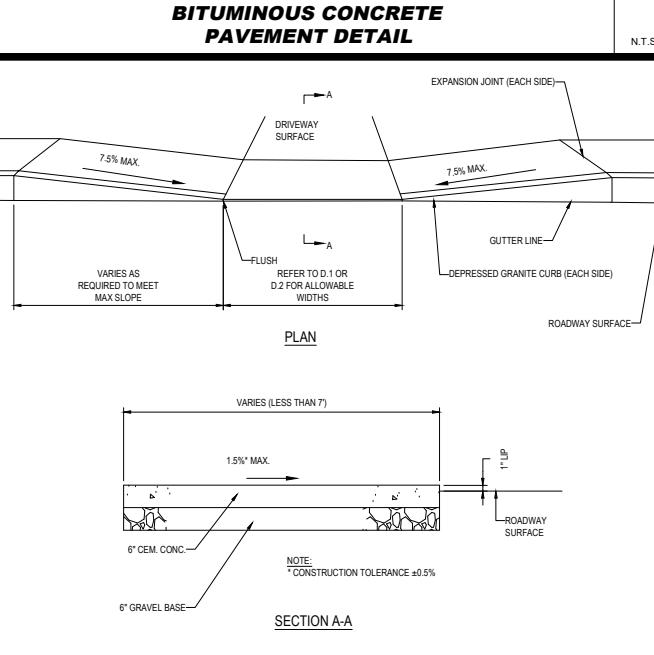
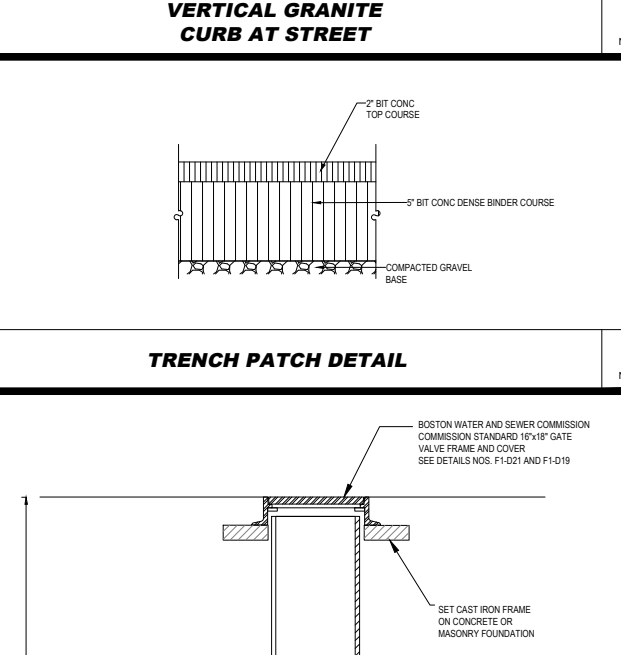
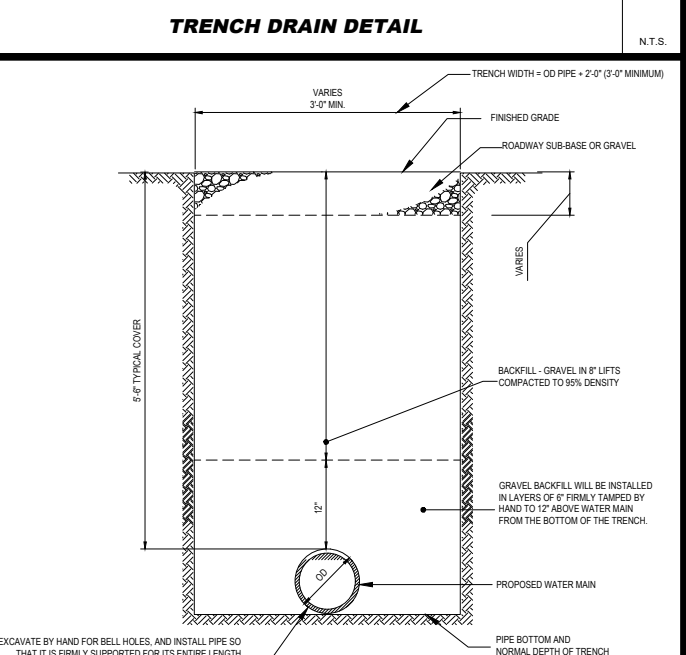
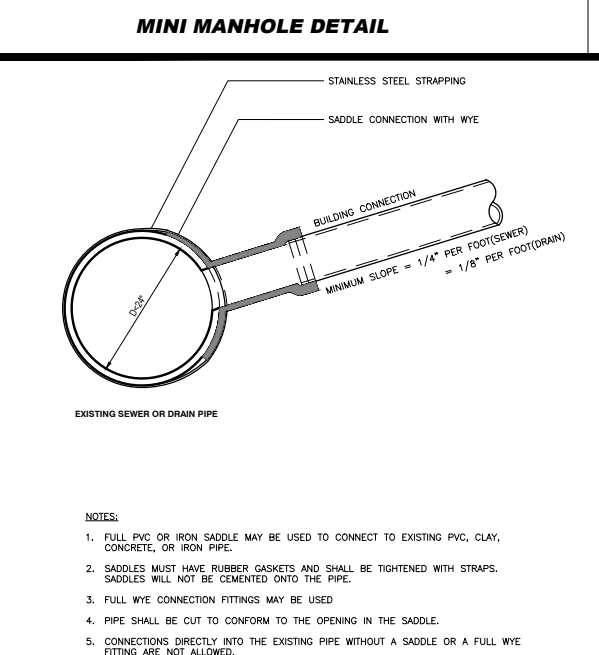
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CAD I.D.: M211032-CVL-0_RECOVER

PROPOSED SITE PLAN DOCUMENTS

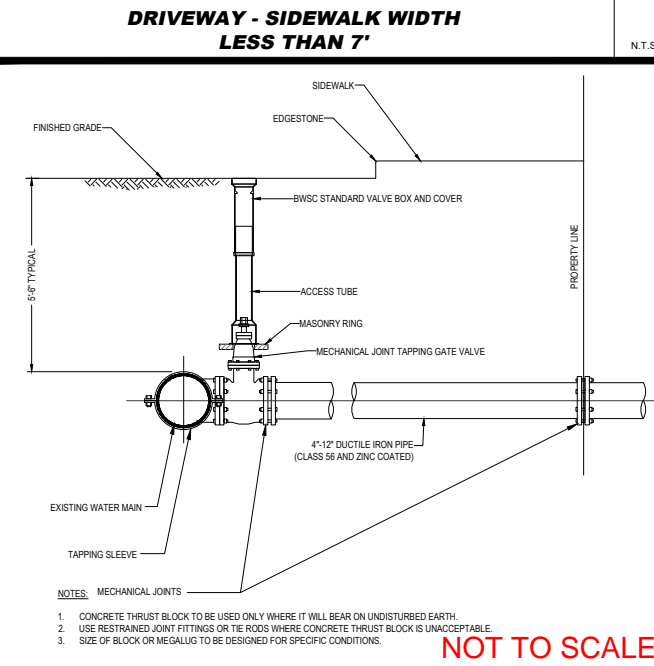
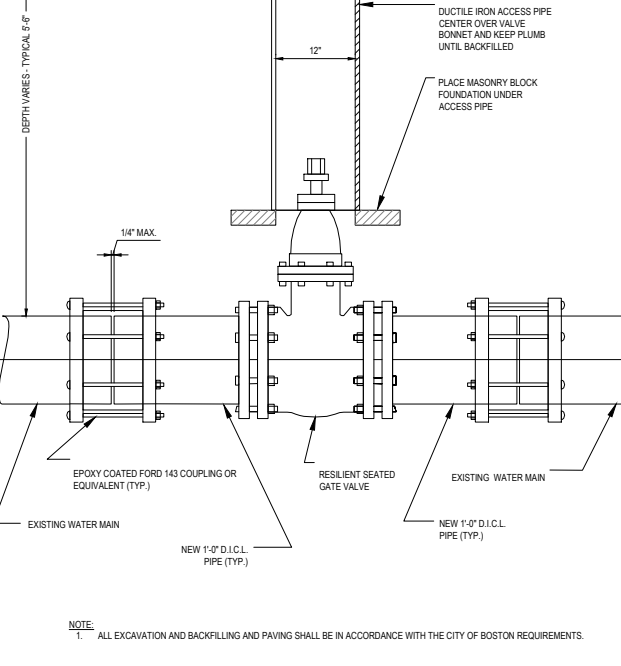
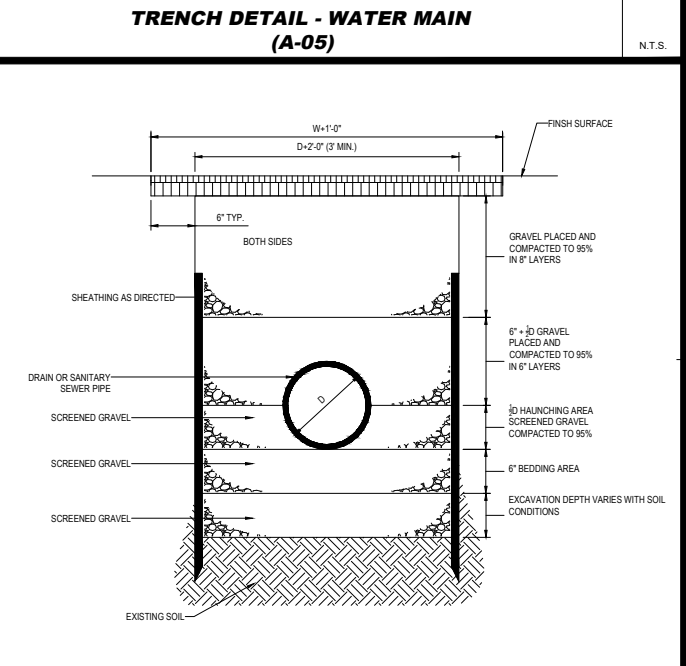
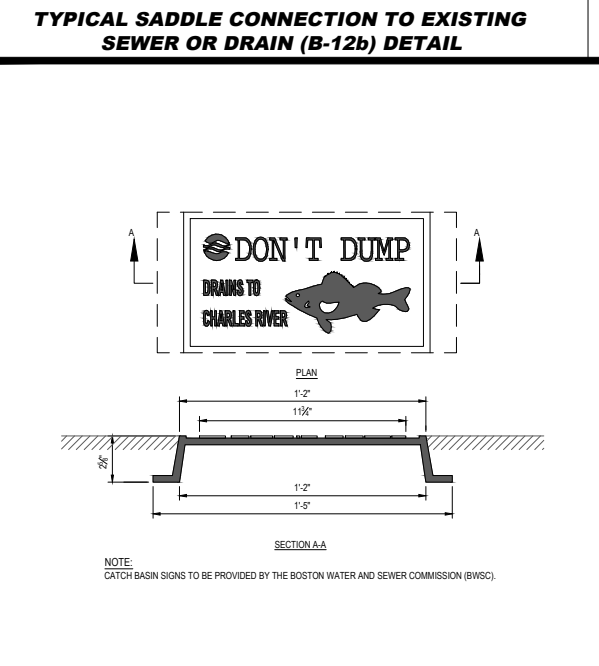
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S.P. MARTORANO
Professional Engineer
No. 15842



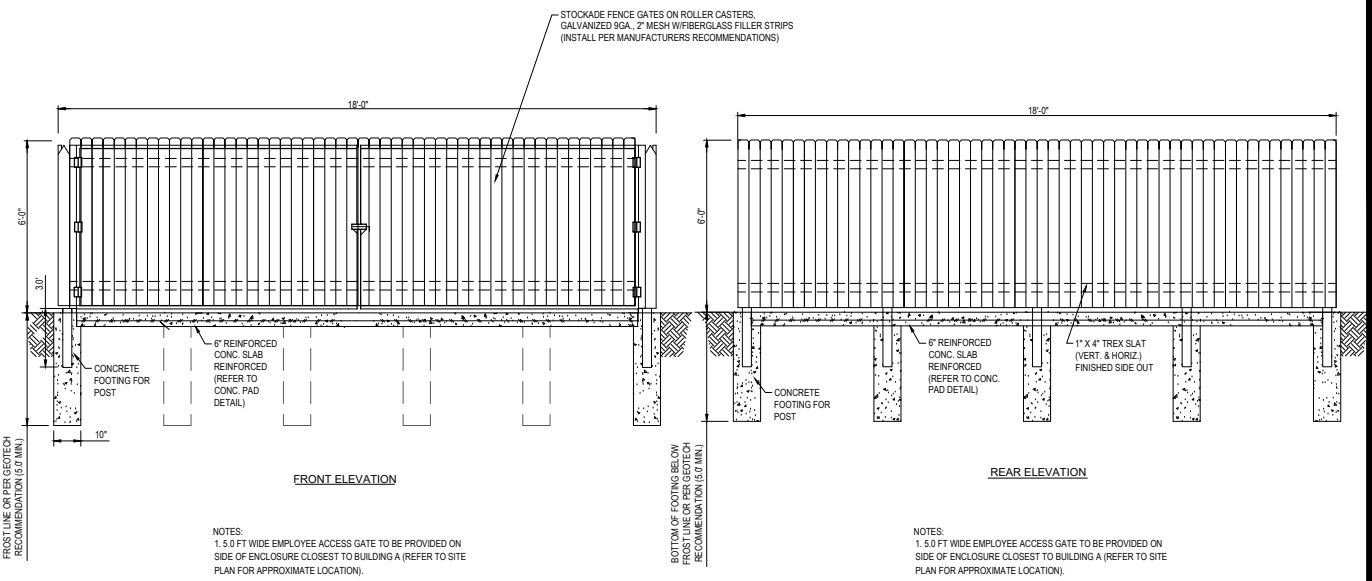
SHEET TITLE: **DETAIL SHEET**

SHEET NUMBER: **C-901**

REVISION 1 - 8/27/2021

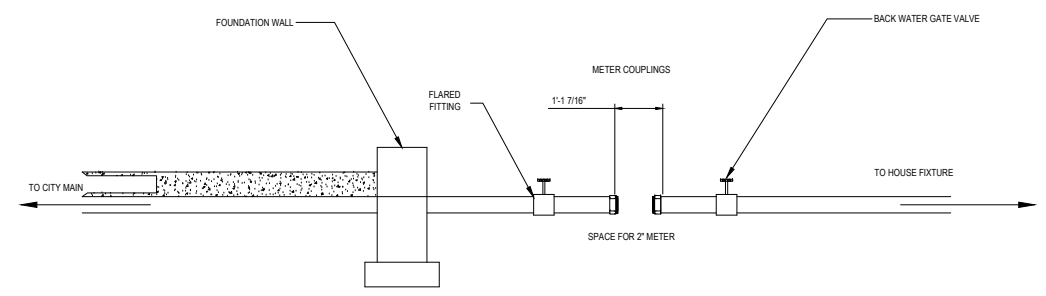
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NOT TO SCALE



18' x 18' 6" HIGH STOCKADE FENCE (AT TRASH ENCLOSURE)

N.T.S.

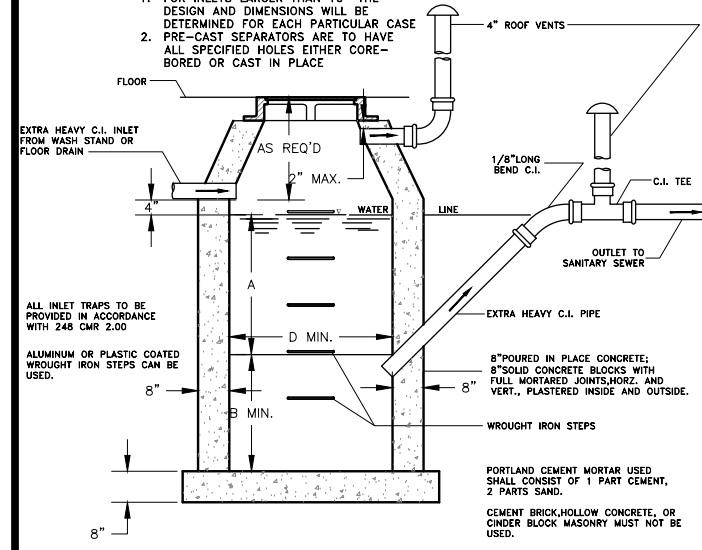


METER INSTALLATION SPACING FOR 2" METER

N.T.S.

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

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



GENERAL CONSTRUCTION NOTES

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

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

OPENING SHALL BE NOT LESS THAN 24" DIA.

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

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

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

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

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

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

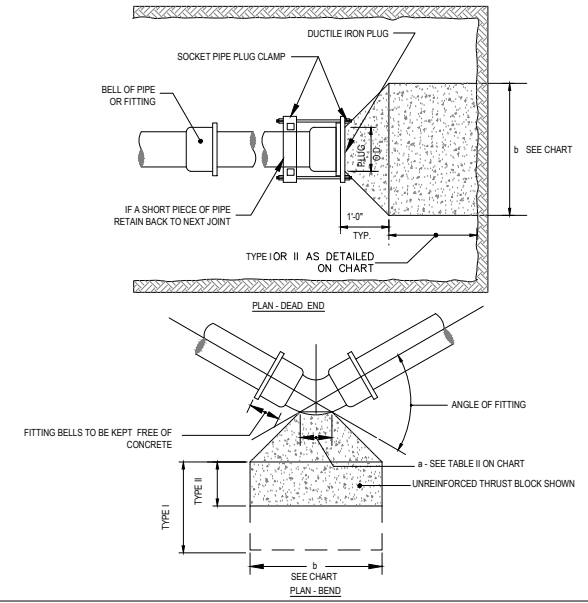
WROUGHT IRON STEPS SHALL BE SPACED ABOUT 18" APART.

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

OUTLET PIPE TO BE 45 DEGREE ANGLE.

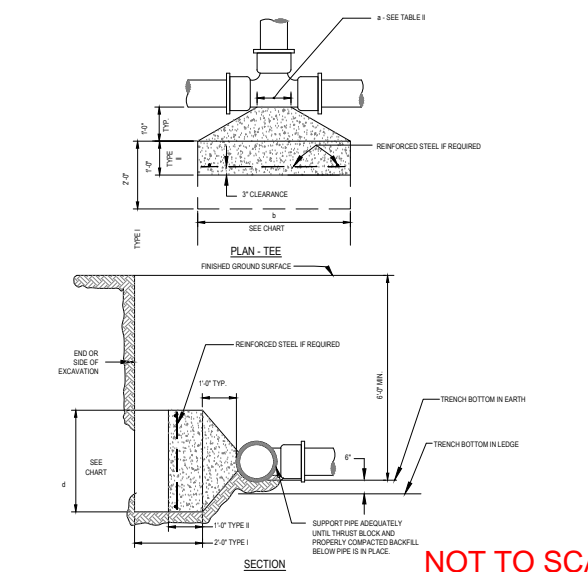
APPROVED OIL AND GREASE SEPARATOR (G-01) DETAIL

N.T.S.



THRUST BLOCK (A-01a) DETAIL

N.T.S.



THRUST BLOCK (A-01b) DETAIL

N.T.S.

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 DRAWN BY: ECA
 CHECKED BY: SPM
 DATE: 06/22/2021
 CAD I.D.: M211032-CVL-0_RECOVER

PROPOSED SITE PLAN DOCUMENTS

FOR

CCR WEST ROXBURY APARTMENTS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL REDEVELOPMENT
 PARCEL #2009220000 & 2009221000
 189-197 GARDENER STREET
 CITY OF BOSTON
 SUFFOLK COUNTY,
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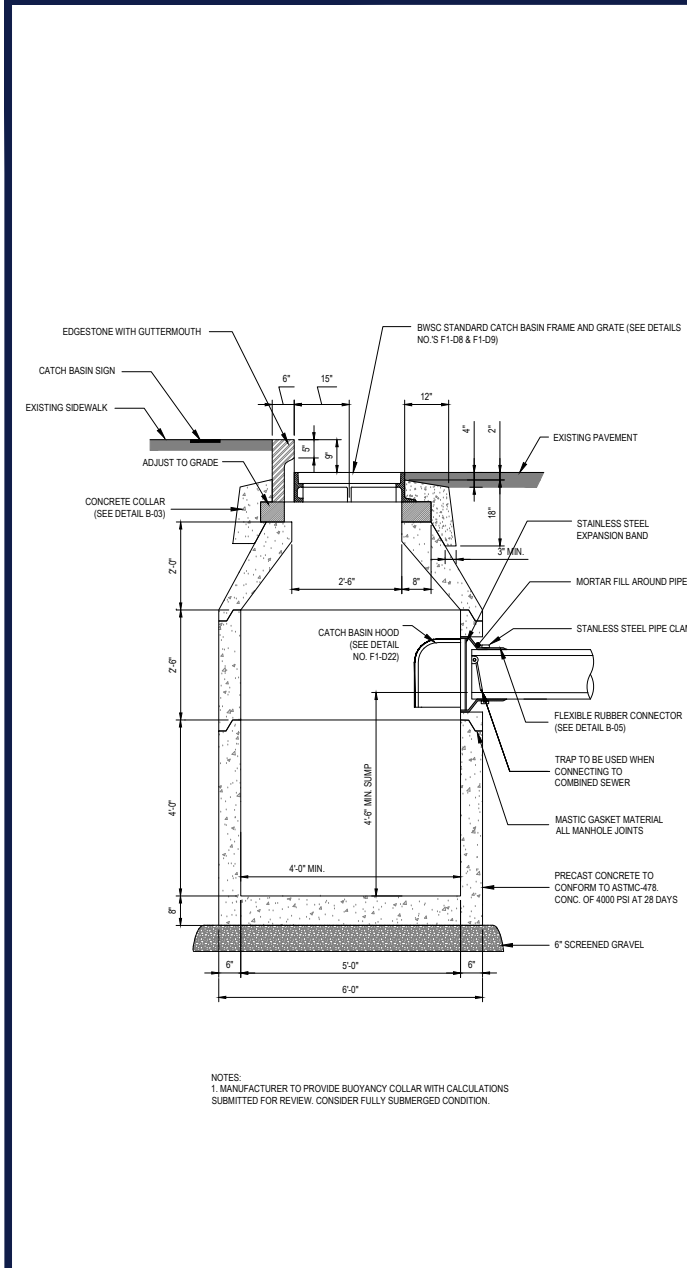
S.P. MARTORANO
 CIVIL ENGINEER
 No. 45942
 PROFESSIONAL ENGINEER
 MASSACHUSETTS

SHEET TITLE:
DETAIL SHEET

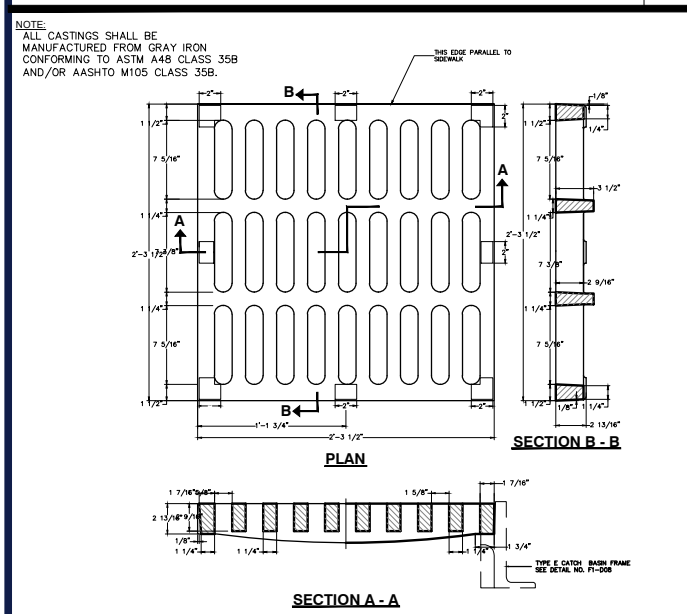
SHEET NUMBER:
C-902

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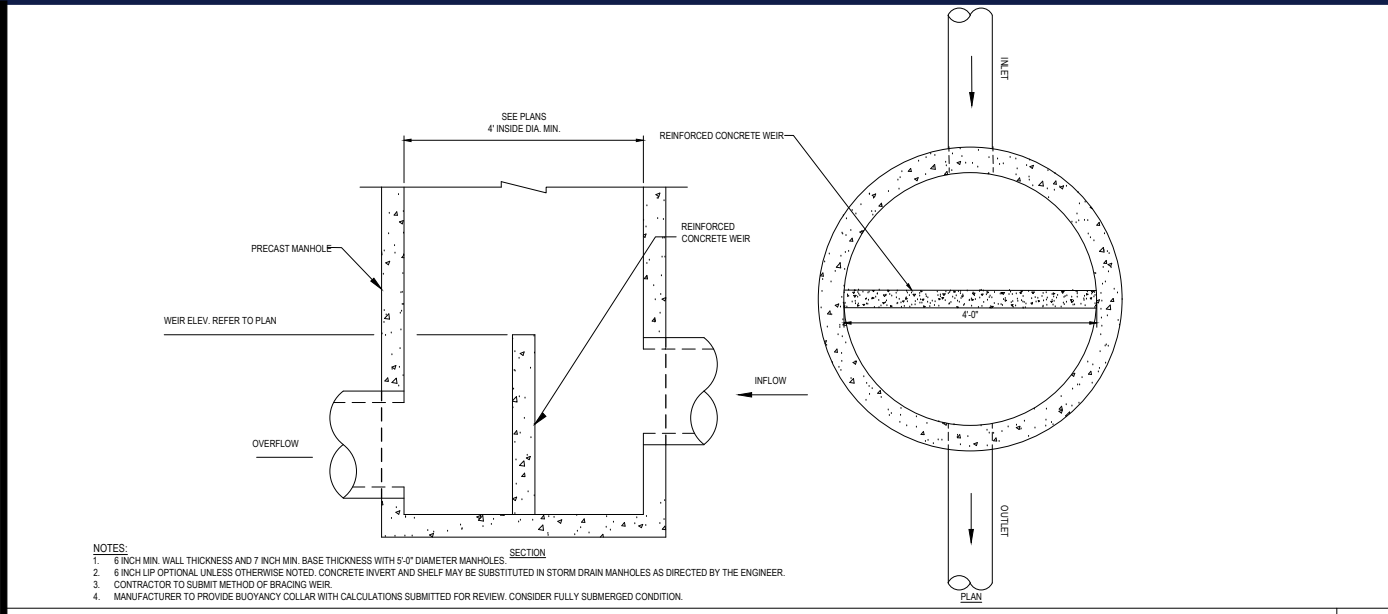
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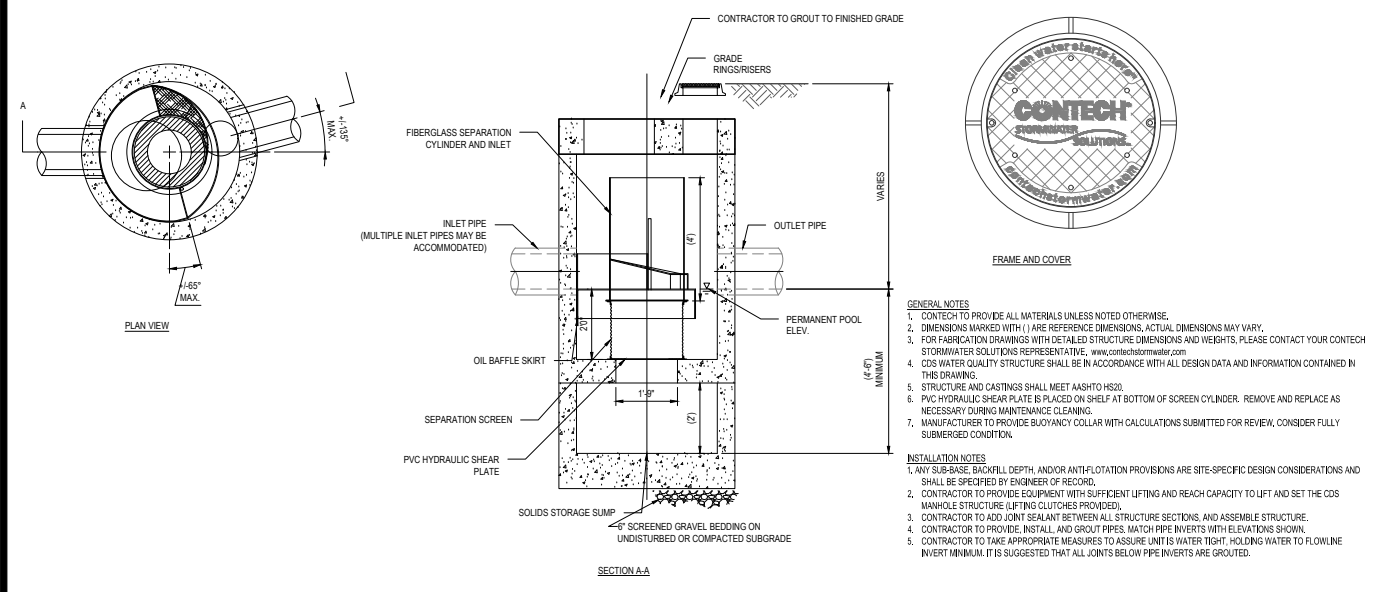
STANDARD CATCH BASIN NO. 5 (B-01b) DETAIL N.T.S.



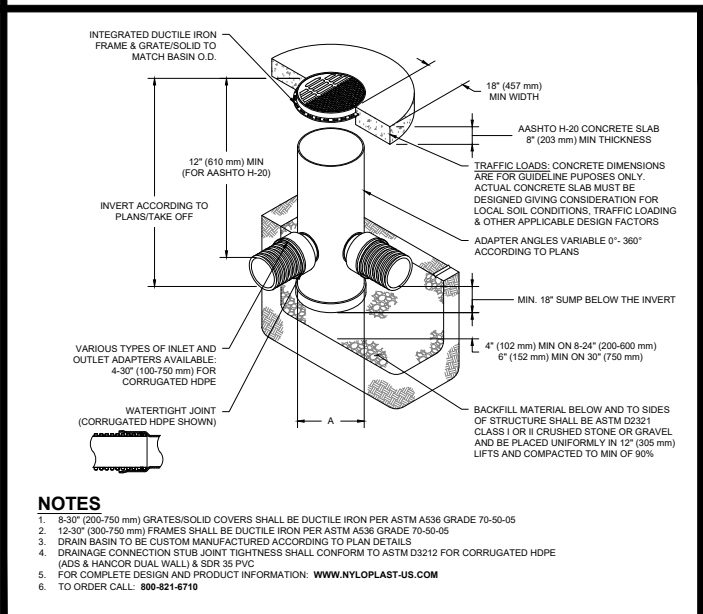
TYPE E-1 CATCH BASIN GRATE (F1-D09) DETAIL N.T.S.



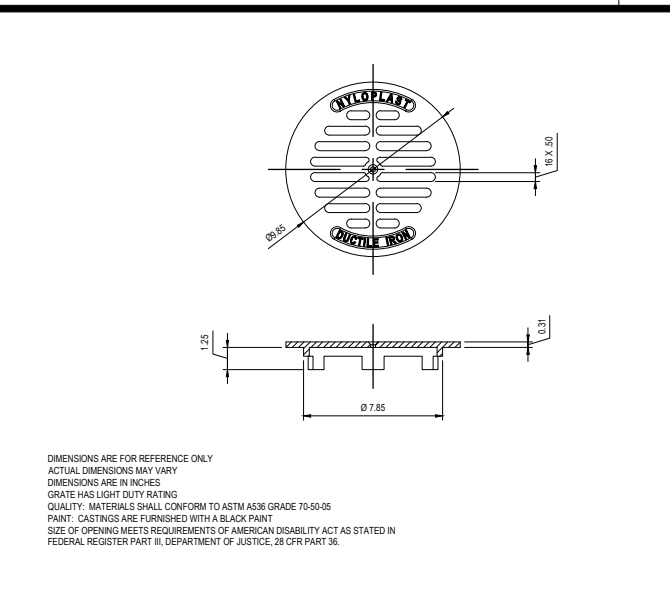
OUTLET CONTROL STRUCTURE DETAIL N.T.S.



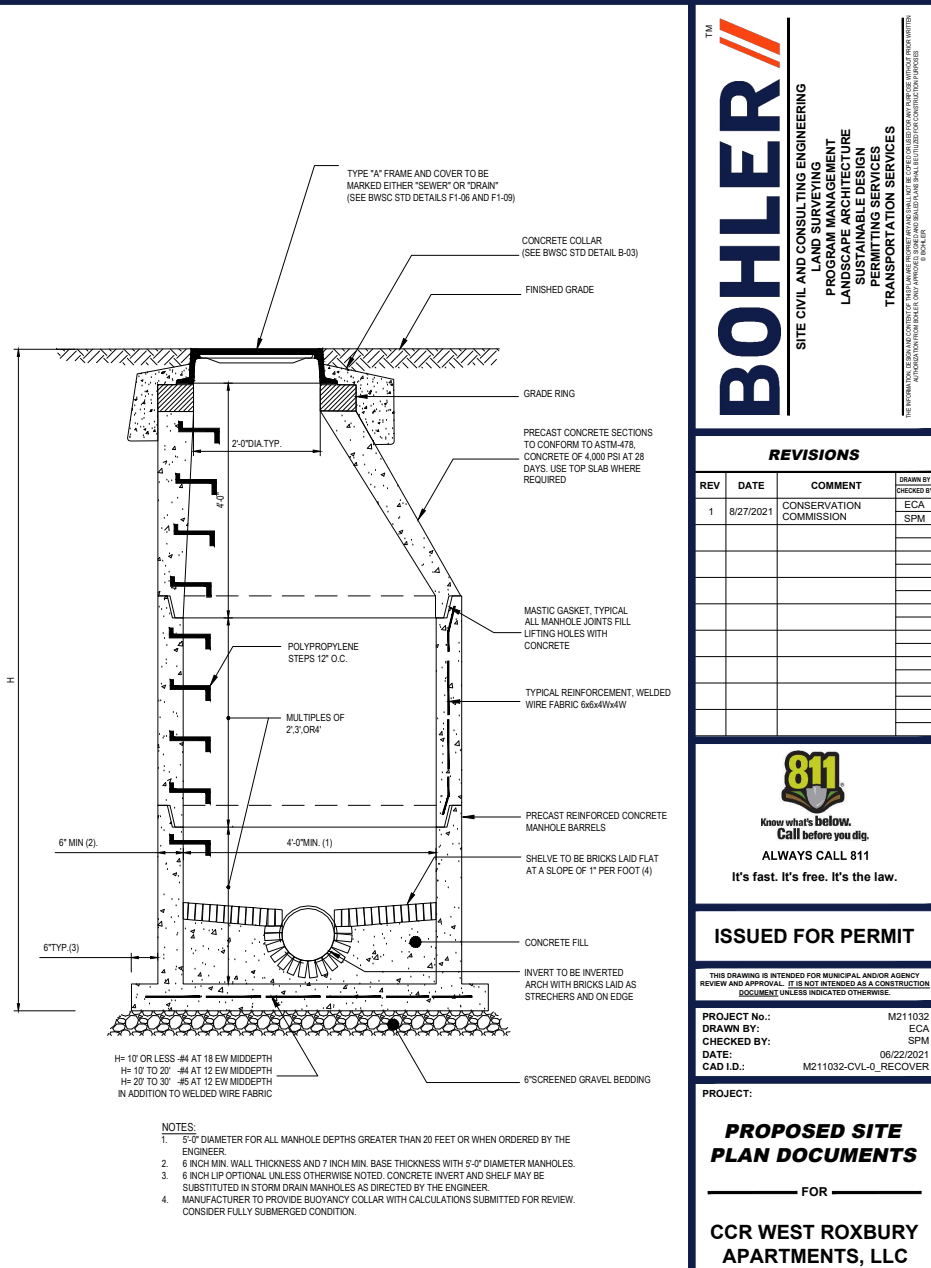
WATER QUALITY UNIT - CDS2015 DETAIL N.T.S.



NYLOPLAST AREA DRAIN N.T.S.



NYLOPLAST ADA GRATE N.T.S.



PRECAST CONCRETE MANHOLE (B-02a) DETAIL N.T.S.

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DATE: 06/22/2021
CAD I.D.: M211032-CVL-0_RECOVER

PROPOSED SITE PLAN DOCUMENTS
FOR
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PROPOSED MULTI-FAMILY RESIDENTIAL REDEVELOPMENT
PARCEL #2009220000 & 2009221000
189-197 GARDENER STREET
CITY OF BOSTON
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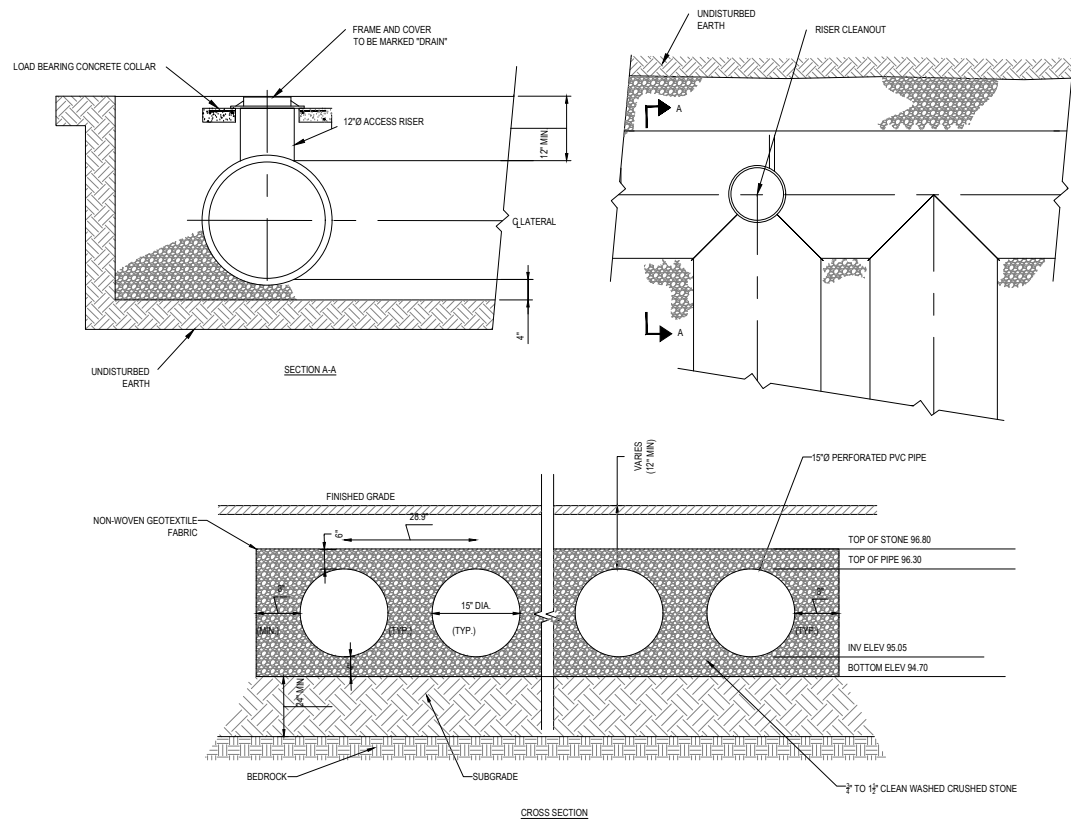
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S.P. MARTORANO
Professional Engineer
No. 125842
Massachusetts

SHEET TITLE:
DETAIL SHEET
SHEET NUMBER:
C-903
REVISION 1 - 8/27/2021

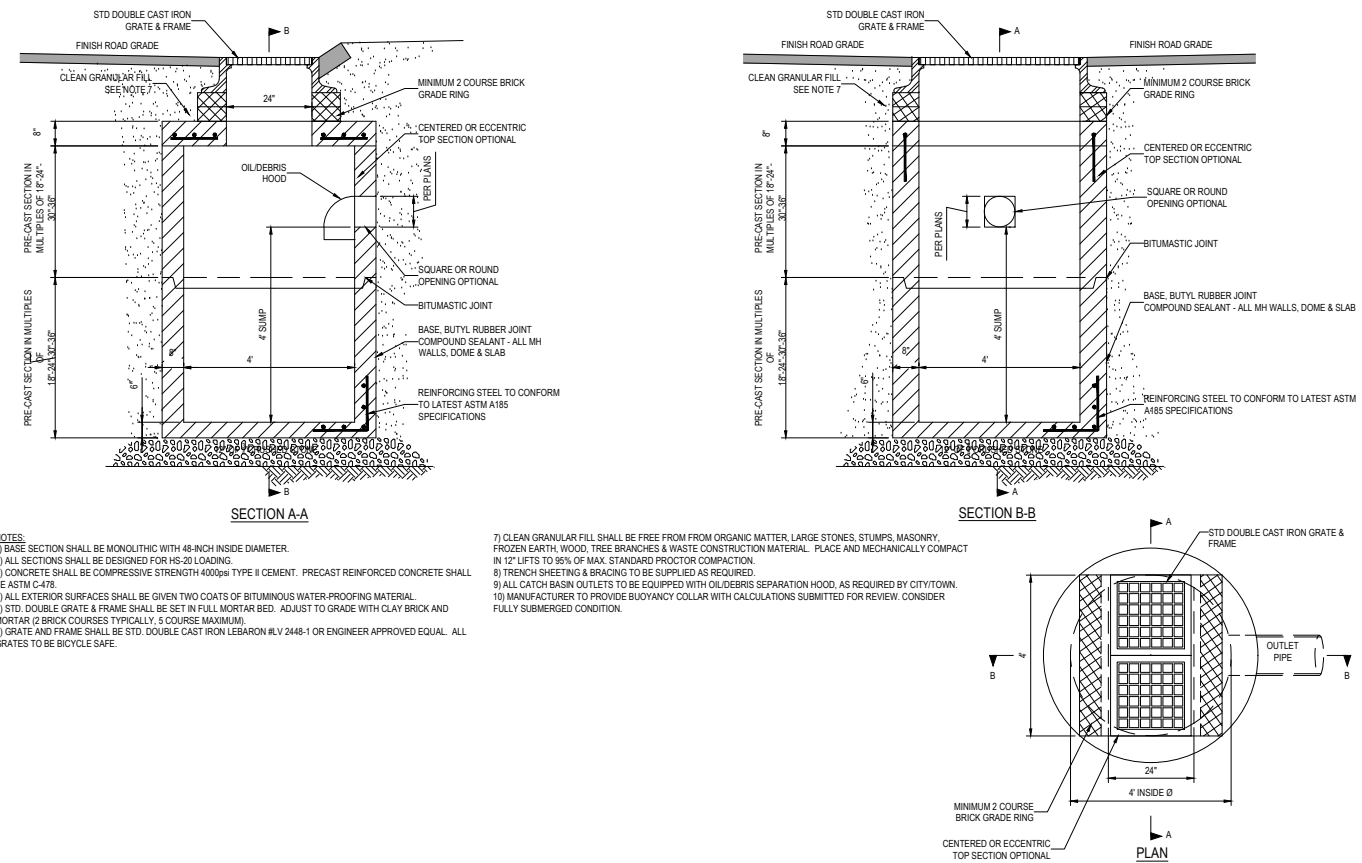
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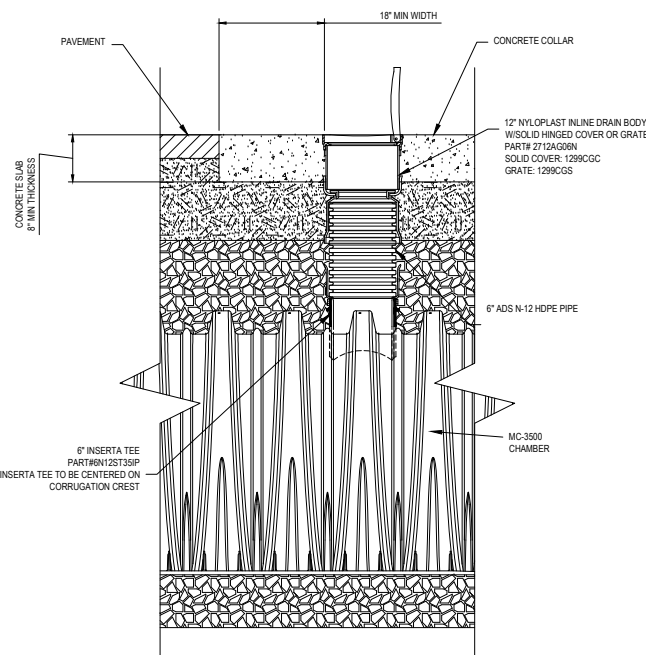
SUBSURFACE STORMWATER INFILTRATION SYSTEM-1 DETAIL

N.T.S.



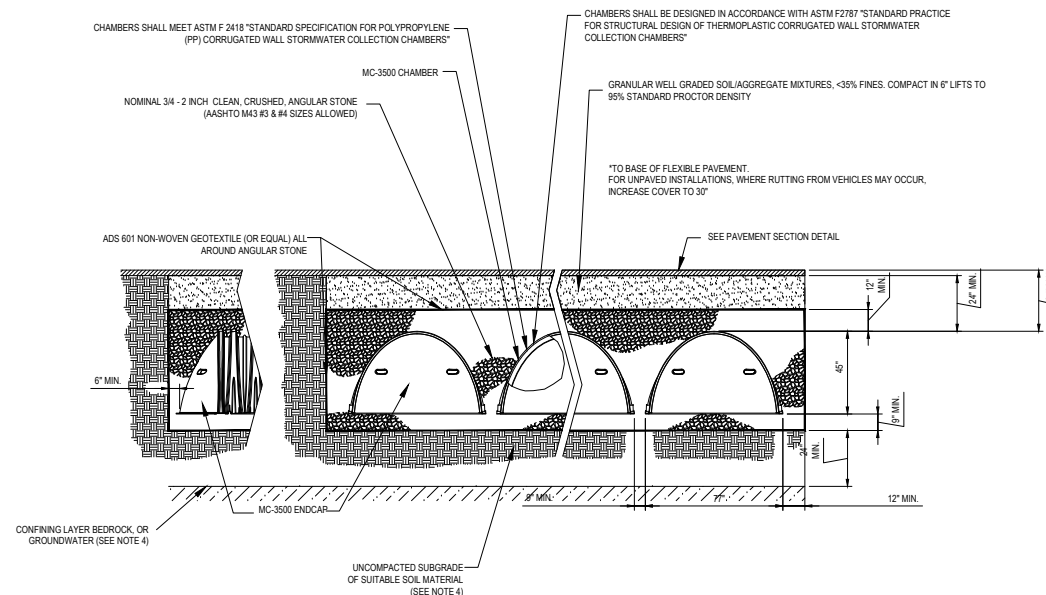
DOUBLE INLET CATCH BASIN DETAIL

N.T.S.



MC-3500 INSPECTION PORT DETAIL (6" ADS N-12)

N.T.S.



SUBSURFACE INFILTRATION SYSTEM-2 STORMTECH MC-3500 CHAMBERS DETAIL

N.T.S.



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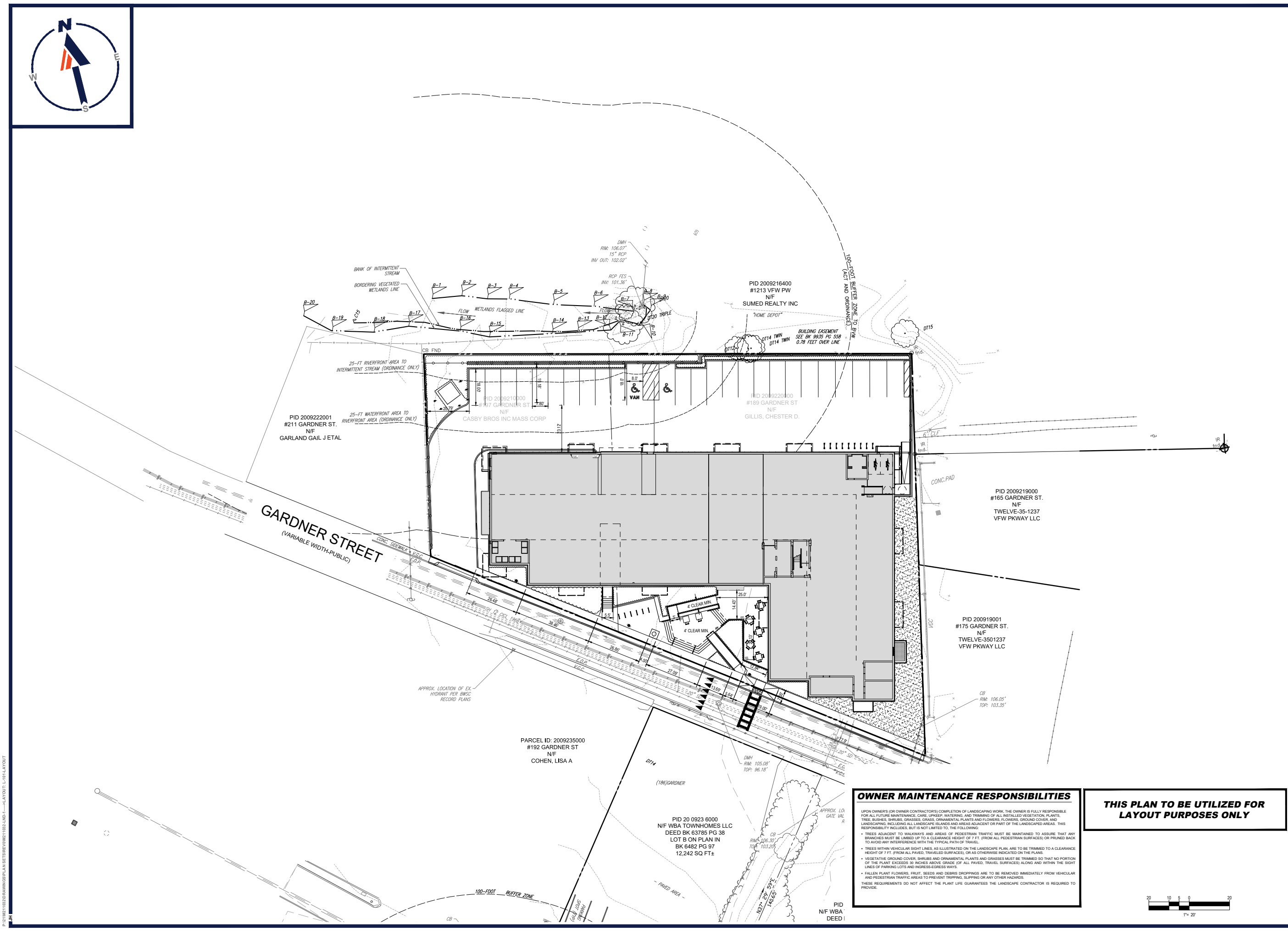


SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-904

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 CAD I.D.: M211032-LND-1

PROPOSED SITE PLAN DOCUMENTS

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SHEET TITLE:

LAYOUT PLAN

SHEET NUMBER:

L-101

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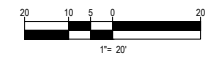
OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, SHRUBS, BIRDS, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS/EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR LAYOUT PURPOSES ONLY



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LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
AR	2	ACER RUBRUM	RED MAPLE	2 1/2" CAL.	B-B
AROG	1	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2" CAL.	B-B
SUBTOTAL:	3				
ORNAMENTAL TREES					
AGR	4	ACER GRISEUM	PAPERBARK MAPLE	8-10"	B-B
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2" CAL.	B-B
MSRS	6	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	5-6"	B-B
SUBTOTAL:	15				
DECIDUOUS SHRUBS					
CA	21	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
CSA	5	CORNUS STOLONIFERA 'ARCTIC FIRE'	COMPACT RED TWIG DOGWOOD	15-24"	B-B
HOSQ	8	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24-30"	CONTAINER
HVCW	2	HAMAMELIS VIRGINIANA	COMMON WITCHHAZEL	3-4"	B-B
LB	4	LINDERA BENZDIN	SPICEBUSH	30-36"	CONTAINER
VA	12	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	15-18"	CONTAINER
VTC	17	VBURNUM TRILOBUM 'COMPACTUM'	COMPACT AMERICAN CRANBERRYBUSH	24-30"	B-B
SUBTOTAL:	69				
EVERGREEN SHRUBS					
IGC	22	ILEX GLABRA 'COMPACTA'	DWARF INKBERY HOLLY	24-30"	B-B
KL	6	KALMA LATIFOLIA	MOUNTAIN LAUREL	30-36"	B-B
KLE	7	KALMA LATIFOLIA 'ELF'	ELF MOUNTAIN LAUREL	18-24"	CONTAINER
SUBTOTAL:	35				
PERENNIALS					
ANA	29	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	2 GAL.	CONTAINER
AT	37	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	2 GAL.	CONTAINER
CM	64	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	2 GAL.	CONTAINER
LAHB	38	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE LAVENDER	2 GAL.	CONTAINER
MDY	28	MONARDA DIDYMA	MONARDA	2 GAL.	CONTAINER
SUBTOTAL:	196				
ORNAMENTAL GRASSES					
PAH	30	PENNISETUM ALOPECUROIDES 'HAMELY'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER
PVS	34	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.	CONTAINER
SSTB	97	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUE STEM	2 GAL.	CONTAINER
SUBTOTAL:	161				

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 LANDSCAPE ARCHITECTURE
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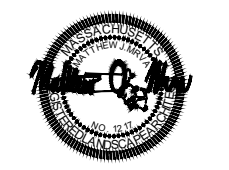
REVISIONS				
REV	DATE	COMMENT	DESIGNER	CHECKED BY
1	8/27/2021	CONSERVATION COMMISSION	ECA	SFM

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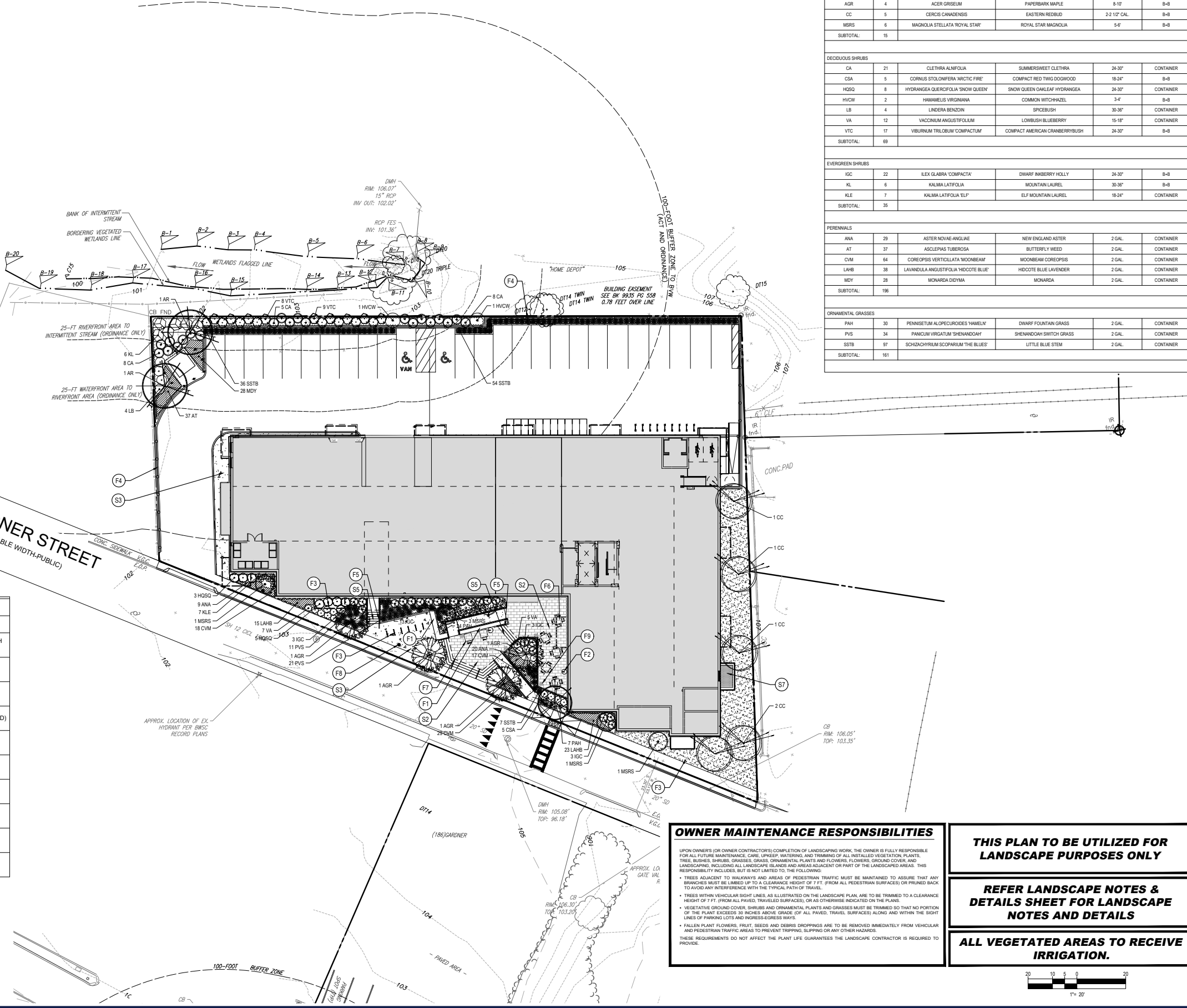
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 PROJECT No.: M211032
 DRAWN BY: ECA
 CHECKED BY: SFM
 DATE: 06/22/2021
 CAD I.D.: M211032-LND-1

PROPOSED SITE PLAN DOCUMENTS
 FOR
CCR WEST ROXBURY APARTMENTS, LLC
 PROPOSED MULTI-FAMILY RESIDENTIAL REDEVELOPMENT
 PARCEL #2009220000 & 2009221000
 189-197 GARDNER STREET
 CITY OF BOSTON
 SUFFOLK COUNTY, MASSACHUSETTS

BOHLER //
 45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-8040
 www.BohlerEngineering.com



SHEET TITLE:
MATERIALS & LANDSCAPE PLAN
 SHEET NUMBER:
L-102
 REVISION 1 - 8/27/2021



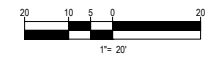
SURFACING AND CURBING			SITE FEATURES AND FURNISHINGS		
KEY	SYMBOL	DESCRIPTION	KEY	SYMBOL	DESCRIPTION
S1	[Symbol]	SODDED LAWN	F1	[Symbol]	CONCRETE SEATWALL WITH WOOD CAP
S2	[Symbol]	CONCRETE UNIT PAVERS (12" X 24")	F2	[Symbol]	TRASH/RECYCLING RECEPTACLE
S3	[Symbol]	CONCRETE PAVEMENT (NATURAL FINISH)	F3	[Symbol]	BIKE RACK
S4	[Symbol]	CONCRETE UNIT PAVERS (TYPE B)	F4	[Symbol]	FENCE ON WALL (FENCE TBD)
S5	[Symbol]	GRANITE TREAD STAIRS WITH STAINLESS RAIL	F5	[Symbol]	HANDRAIL AT GRANITE TREAD STAIRS
S6	[Symbol]	4" VERTICAL GRANITE PLANTER CURB	F6	[Symbol]	DINING TABLE (48" SQ)
S7	[Symbol]	PEASTONE	F7	[Symbol]	CAFE TABLE (36" SQ)
			F8	[Symbol]	POLE LIGHT
			F9	[Symbol]	LIGHT BOLLARD
			F10	[Symbol]	STREET LIGHT

OWNER MAINTENANCE RESPONSIBILITIES
 UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPSKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE SHRUBS, GRASSES, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
 • TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
 • TREES WITH VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
 • VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
 • FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.
 THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS

ALL VEGETATED AREAS TO RECEIVE IRRIGATION.



P:\01\11032\DRAWING\PLAN\BETS\REV\REV1\1032-LND-1.dwg - LAYOUT: L-102-MATERIAL



LIGHTING PLAN LEGEND

LIGHTING/ELECTRICAL				
SYMBOL	GRAPHIC	DESCRIPTION	MANUF.	PART #
E1		SHORT BOLLARD	LOUIS POULSEN	FLINDT 91608
E2		POLE LIGHT	LOUIS POULSEN	LP PARK
E3		PARKING LOT LIGHT	LOUIS POULSEN	XPERI 91802

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 PLANNING SERVICES
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
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PROJECT No.: M211032
 DRAWN BY: ECA
 CHECKED BY: SFM
 DATE: 06/22/2021
 CAD I.D.: M211032-LND-1

PROPOSED SITE PLAN DOCUMENTS

FOR

CCR WEST ROXBURY APARTMENTS, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL REDEVELOPMENT
 PARCEL #2009220000 & 2009221000
 189-197 GARDNER STREET
 CITY OF BOSTON
 SUFFOLK COUNTY,
 MASSACHUSETTS

BOHLER

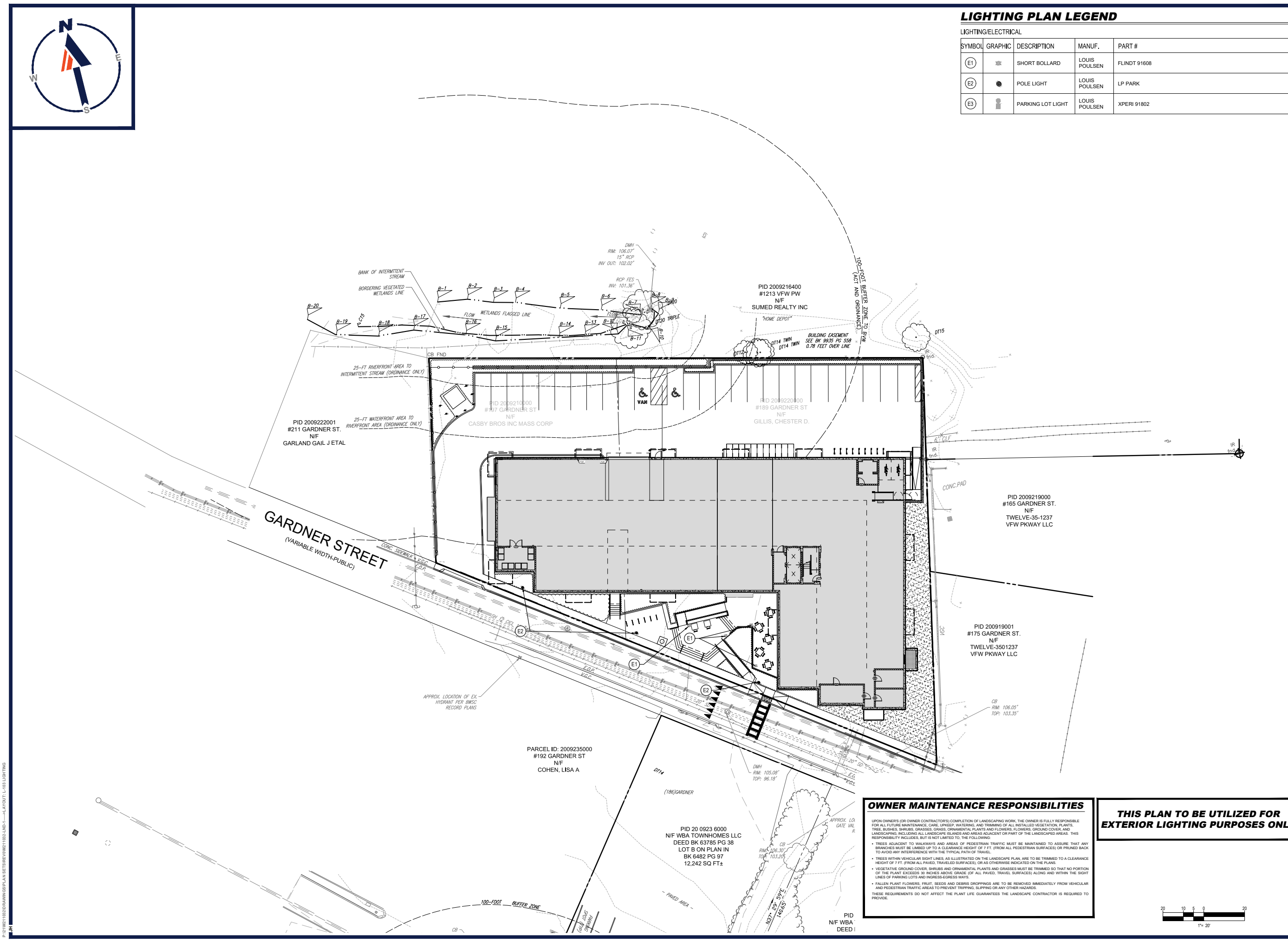
45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-8040
www.BohlerEngineering.com



SHEET TITLE:
LIGHTING PLAN

SHEET NUMBER:
L-103

REVISION 1 - 8/27/2021



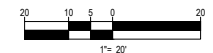
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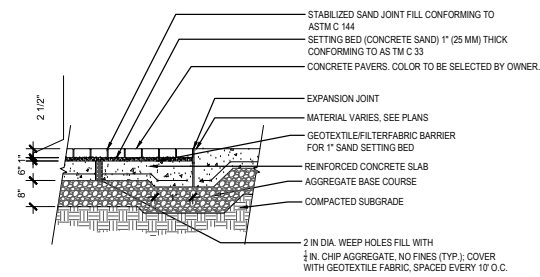
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THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR EXTERIOR LIGHTING PURPOSES ONLY

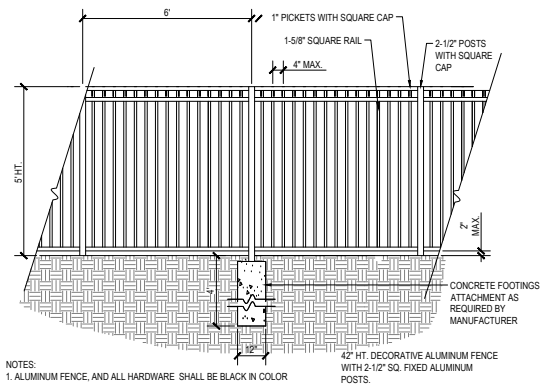


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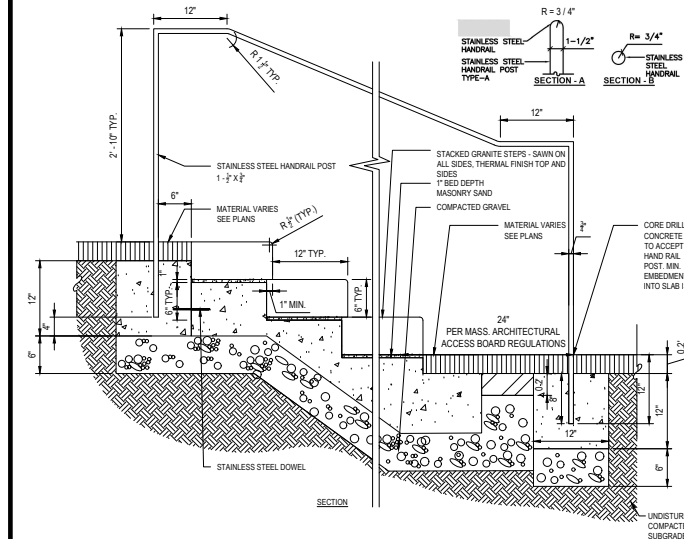
CONCRETE PAVERS ON CONCRETE SLAB

N.T.S.



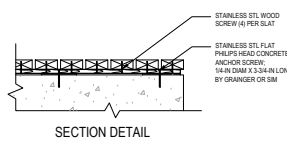
ALUMINUM FENCE AND RAILING

N.T.S.

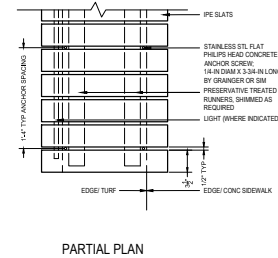


GRANITE TREAD STAIRS WITH STAINLESS STEEL HANDRAIL

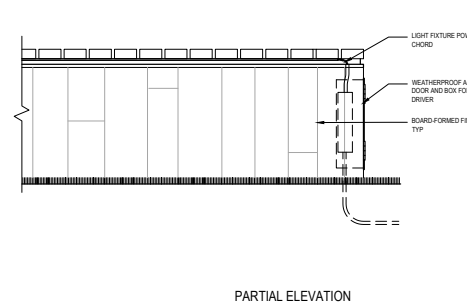
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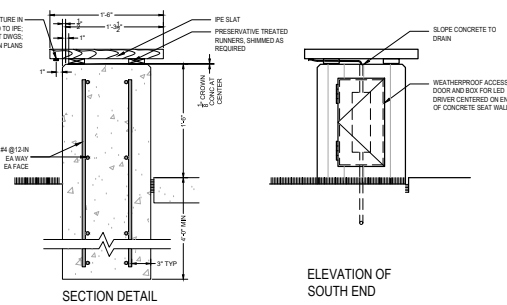
SECTION DETAIL



PARTIAL PLAN



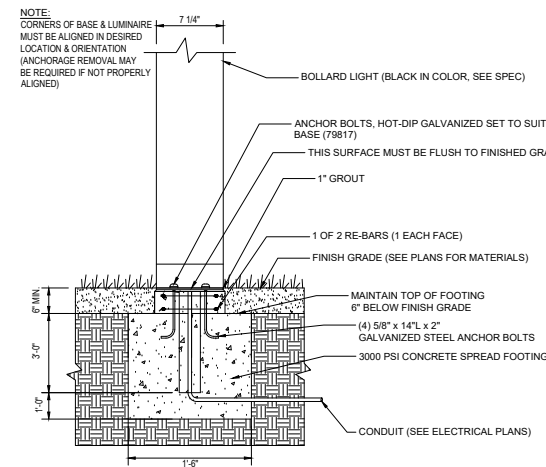
PARTIAL ELEVATION



ELEVATION OF SOUTH END

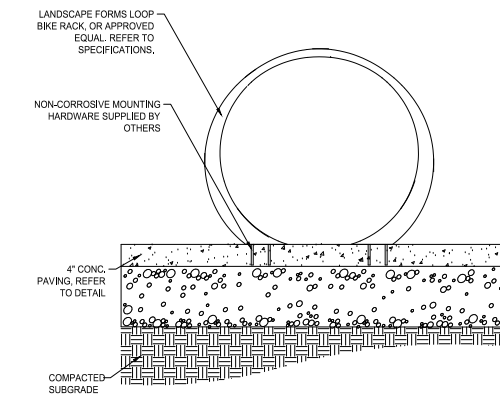
CONCRETE SEATWALL WITH WOOD SEAT

N.T.S.



LIGHT BOLLARD

N.T.S.



BIKE RACK

N.T.S.



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	8/27/2021	CONSERVATION COMMISSION	ECA	SFM

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DRAWN BY:	ECA
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CAD I.D.:	M211032-LND-1

PROPOSED SITE PLAN DOCUMENTS

FOR

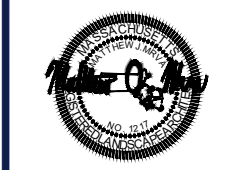
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SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L-105

REVISION 1 - 8/27/2021