

Consultant:



ALLEN & MAJOR ASSOCIATES, INC.

civil & structural engineering • land surveying
environmental consulting • landscape architecture
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WOUBURN MA 01891
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FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

Revision:

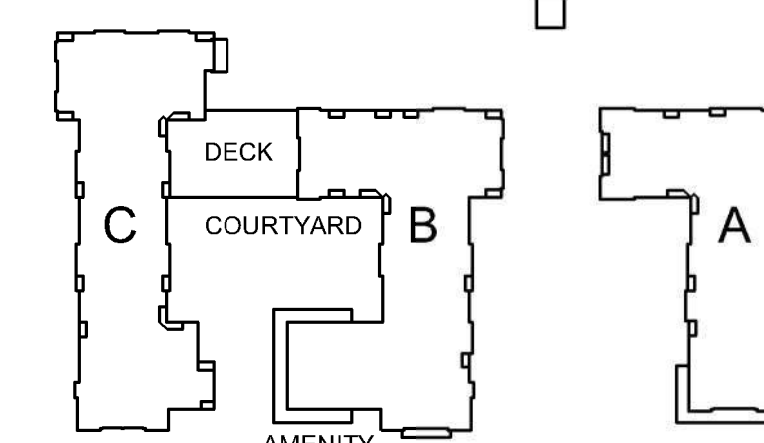
Engineer of Record:

Drawn: SJL/ND

Checked: CMQ

Scale: 1" = 40'

Key Plan:



Project Name:

ALTA AT RIVER'S EDGE

490, 492, 494 BOSTON
POST RD
WAYLAND, MA 01778

Sheet Name:

**RECORD EXISTING
CONDITIONS**

Project Number:

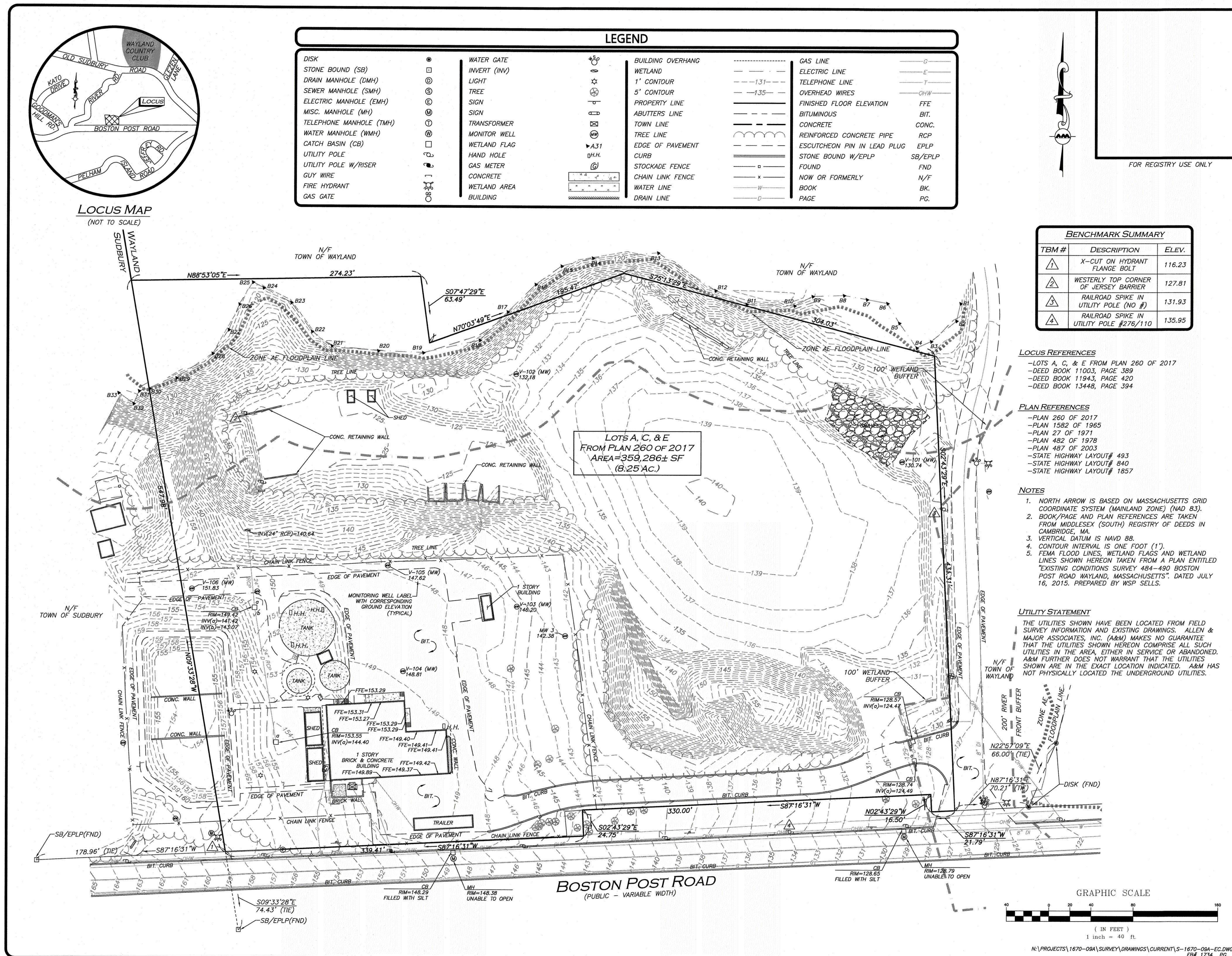
1670-09A

Issue Date:

SEPTEMBER 23, 2020

Sheet Number:

V-101

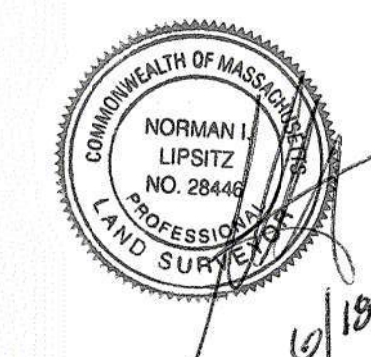


WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN MARCH 27, 2019 AND MAY 9, 2019. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988. ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN. THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF WAYLAND AND TOWN OF SUDBURY ASSESSOR'S INFORMATION. THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

June 18, 2019
PROFESSIONAL LAND SURVEYOR FOR
ALLEN & MAJOR ASSOCIATES, INC.



REV DATE DESCRIPTION

APPLICANT/OWNER:

WP EAST ACQUISITIONS, LLC
91 HARTWELL AVENUE - 3RD FLOOR
LINGTON, MA 02421

PROJECT:

490 BOSTON POST ROAD
WAYLAND, MA

PROJECT NO. 1670-09A DATE: 06/17/19

SCALE: 1" = 40' DWG. NAME: S-1670-09A-EC

DRAFTED BY: COB/KAC CHECKED BY: NIL

PREPARED BY:



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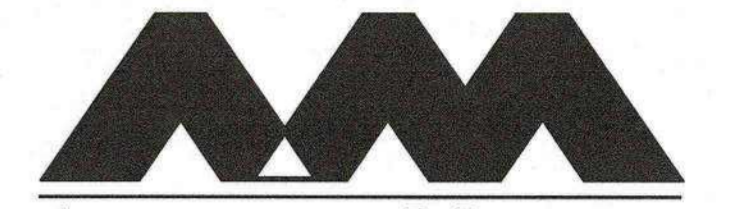
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DRAWING TITLE: SHEET No.

EXISTING CONDITIONS V-101

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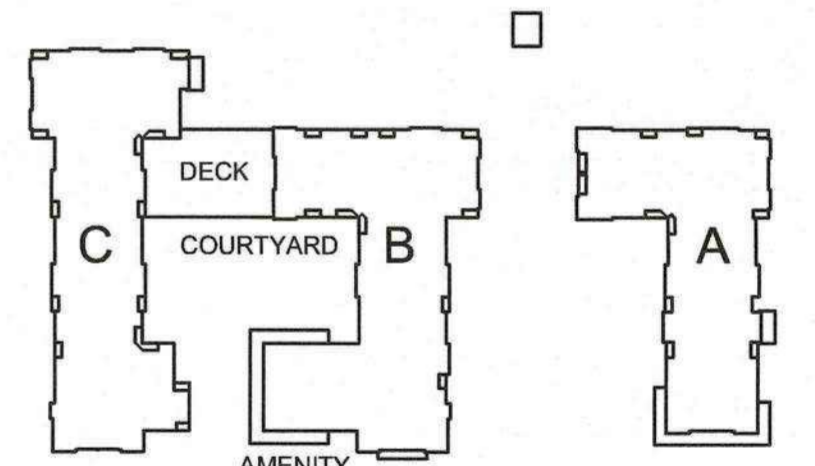


Drawn: SJL/ND

Checked: CMQ

Scale: 1" = 40'

Key Plan:



Project Name:

**ALTA AT RIVER'S
EDGE**

490, 492, 494 BOSTON
POST RD
WAYLAND, MA 01778

Sheet Name:

**DEMOLITION &
EROSION CONTROL
PLAN**

Project Number:

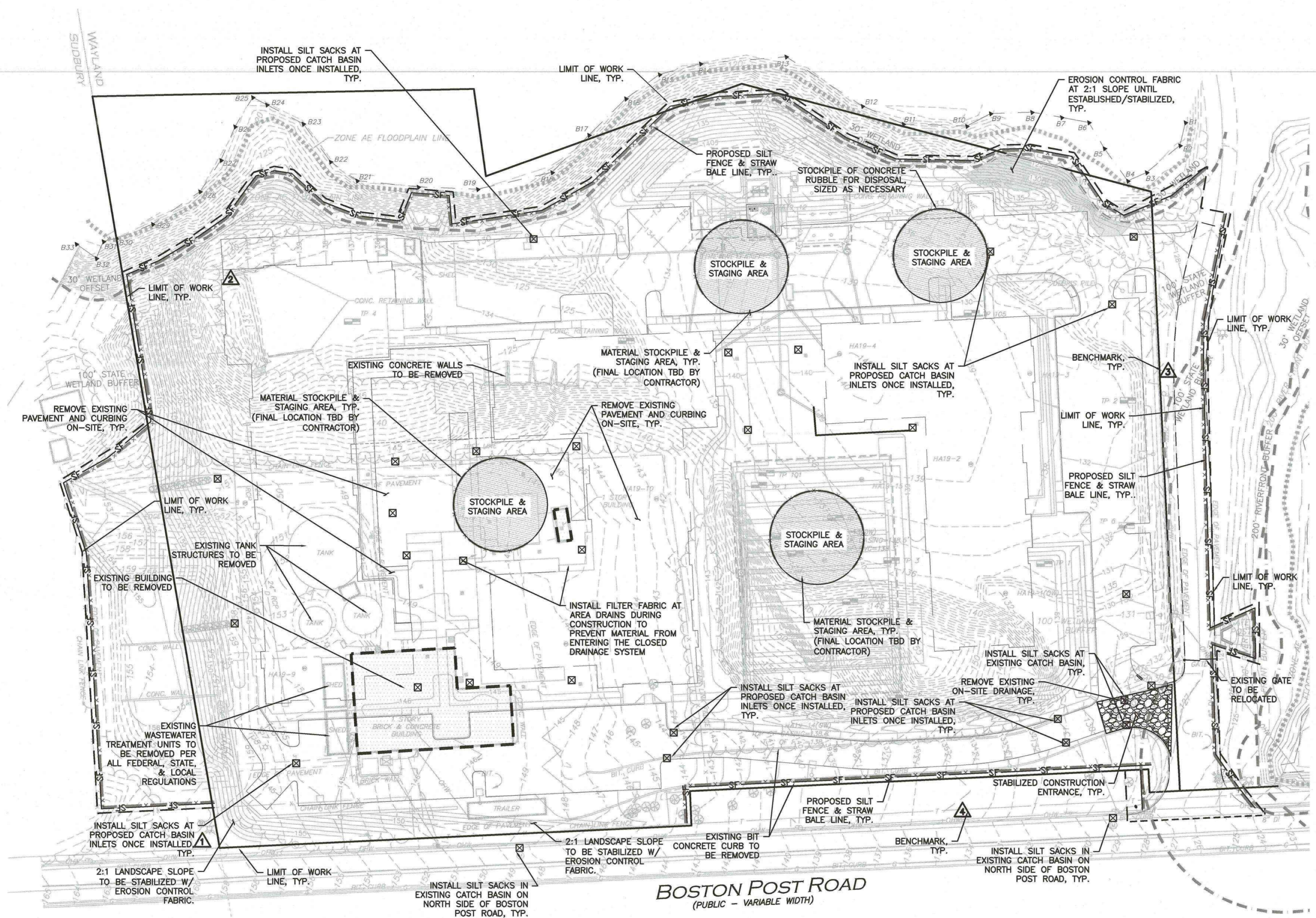
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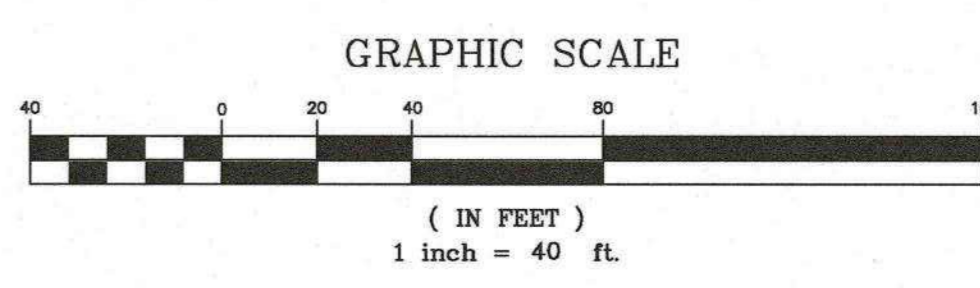
LEGEND	
SILT FENCE	—SF—
TUBULAR BARRIER	—X—X—
EROSION CONTROL FABRIC	—E—E—
CATCH BASIN FILTER	—CB—
STONE CHECK DAM	—SCD—
STABILIZED ENTRANCE	—SE—
TURBIDITY CURTAIN	—TC—
STOCKPILE/STAGING AREA	—SS—
AREA TO BE REMOVED	---A---
TREE PROTECTION	—X—X—
LIMIT OF WORK LINE	---L---

NOTES:

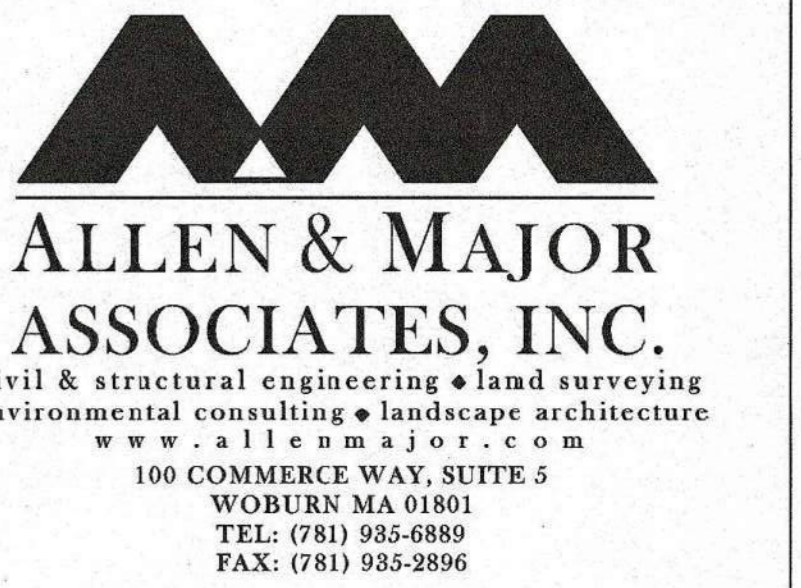
1. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
4. FINAL LOCATIONS OF ALL EROSION CONTROL MEASURED THROUGHOUT CONSTRUCTION SHALL BE COORDINATED WITH THE TOWN OF WAYLAND CONSERVATION DEPARTMENT AND DEPARTMENT OF PUBLIC WORKS (DPW).

BENCHMARK SUMMARY

TBM #	DESCRIPTION	ELEV.
▲	X-CUT ON HYDRANT FLANGE BOLT	116.23
▲	WESTERLY TOP CORNER OF JERSEY BARRIER	127.81
▲	RAILROAD SPIKE IN UTILITY POLE (NO #)	131.93
▲	RAILROAD SPIKE IN UTILITY POLE #276/110	135.95

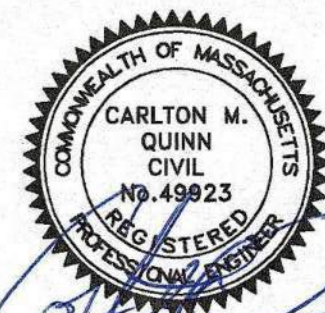


Consultant:



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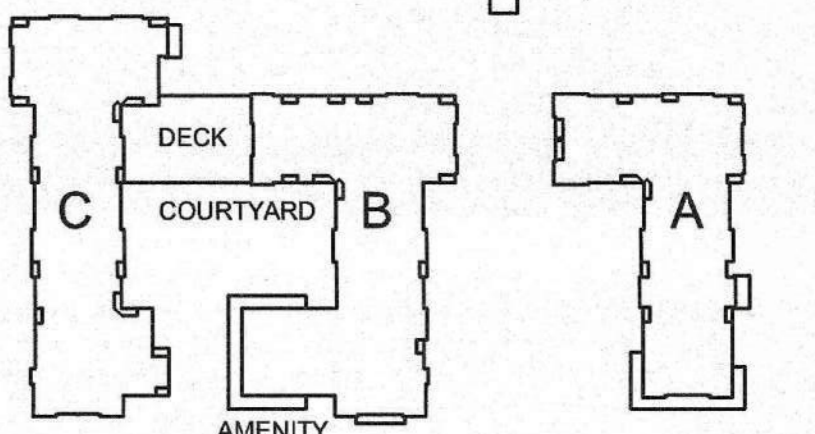


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**ALTA AT RIVER'S
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**LAYOUT &
MATERIALS
PLAN**

Project Number:

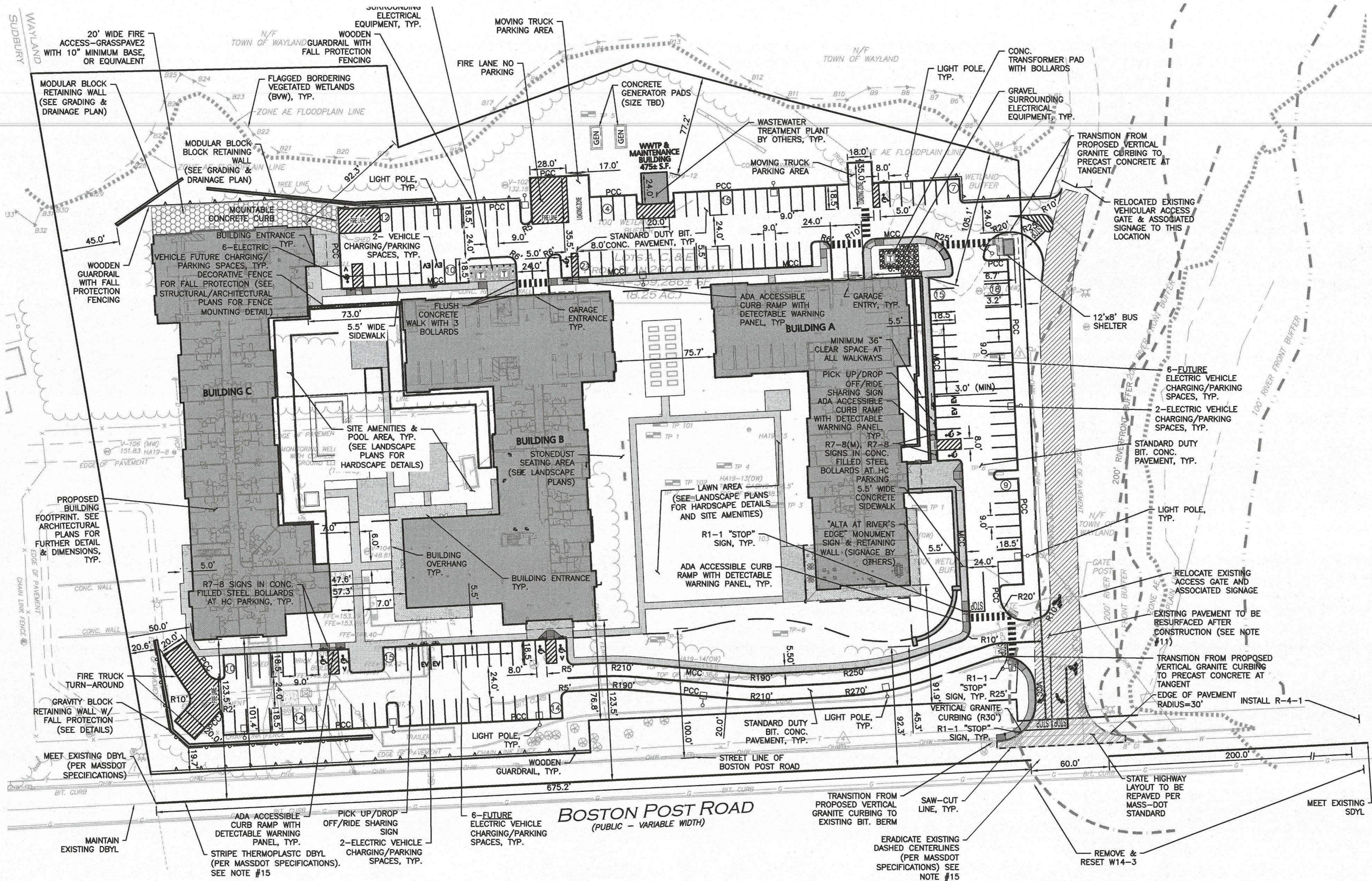
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Sheet Number:

C-102



LEGEND

PROPERTY LINE	---
SIGN	+
BOLLARD	○
BUILDING	▭
BUILDING ARCHITECTURE	▭ (with pattern)
CURB	▬
RETAINING WALL	▬ (with pattern)
PARKING STRIPING	▬ (with pattern)
TRAFFIC ARROWS	→
HEAVY DUTY CONCRETE SIDEWALK	▬ (with pattern)
ADA ACCESSIBLE RAMP	▬ (with pattern)
ADA DET. WARNING SURFACE	▬ (with pattern)
SETBACK LINE	○
PARKING COUNT	Ⓣ
TREE LINE	⊠
TRANSFORMER	⊕
MONOLITHIC CURBING	MONO.
PRECAST CONC. CURB	PCC

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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 - THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF WAYLAND DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 1-800-344-7233
WAYLAND DEPT. OF PUBLIC WORKS: (508) 358-3672
 - SEE THE ABBREVIATIONS AND NOTES PLAN AND DETAILS FOR FURTHER INFORMATION.
 - ALL CURBING RADII SHALL BE 3' UNLESS OTHERWISE NOTED. ALL RADII AND DIMENSIONS MEASURED AT FACE OF CURB.
 - ALL ADA RAMP ARE TO BE CONCRETE UNLESS SPECIFIED OTHERWISE.
 - EXISTING CONDITIONS BASE PLAN TAKEN FROM AN EXISTING CONDITIONS BASE PLAN ENTITLED "EXISTING CONDITIONS", PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., ORIGINAL SCALE 1"=40', DATED MAY 8, 2019.
 - RIVERFRONT FLAGGINGS (RA SERIES) AND A&B SERIES WETLANDS FLAGGINGS TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS SURVEY, 484-490 BOSTON POST ROAD - WAYLAND, MASSACHUSETTS," PREPARED BY WSP SELLS DATED JULY 16, 2015, SCALE 1"=80'.
 - ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE COORDINATED WITH THE WAYLAND DPW AND SHALL CONFIRM TO THE LATEST MUTCD STANDARDS.
 - ALL SIDEWALK MEASUREMENTS TAKEN FROM FACE OF CURB.
 - THE EXISTING PAVEMENT SHALL BE MILLED AND PAVED, PER DPW SPECIFICATIONS, FROM BOSTON POST ROAD TO THE PROPOSED GATE LOCATION ONCE CONSTRUCTION IS COMPLETE.
 - ALL EXISTING SIGNS WITHIN THE LIMIT OF WORK SHALL BE RETAINED UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
 - ALL MARKINGS OUTSIDE THE DEVELOPMENT PARCEL SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
 - THE MINIMUM MOUNTING HEIGHT OF POST MOUNTED SIGNS, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE TOP OF THE CURB OR SIDEWALK, OR ELEVATION OF THE NEAR EDGE OF TRAVEL WAY, SHALL BE 7 FEET, UNLESS OTHERWISE NOTED.
 - REMOVE THE EXISTING PASSING ZONE BY STRIPING NEW CENTERLINE PAVEMENT MARKINGS AS SHOWN. RELOCATE EXISTING SIGNAGE FROM THE EXISTING ZONE TERMINUS TO THE PROPOSED ZONE TERMINUS. ERADICATE CONFLICTING CENTERLINE PAVEMENT MARKINGS AS NECESSARY.

PARKING SUMMARY CHART

USE: RIVER'S EDGE HOUSING OVERLAY DISTRICT (REHOD)

PARKING SPACES SHALL BE PROVIDED AT A MINIMUM RATIO OF 1.25 PARKING SPACES PER DWELLING UNIT⁽¹⁾

(218 UNITS TOTAL) * (1.25 SPACES/UNITS) = 273 SPACES
TOTAL OFF-STREET PARKING REQUIREMENT = 273 SPACES

THEREFORE, 273 PARKING SPACES ARE REQUIRED AT A MINIMUM RATIO OF 1.25 SPACES PER 1 DWELLING UNIT.

345 TOTAL PARKING SPACES ARE CURRENTLY PROPOSED, INCLUDING 181 SPACES WITHIN THE PODIUM PARKING AREAS AND 164 SURFACE PARKING STALLS, FOR A PROPOSED PARKING RATIO OF 1.58 SPACES PER 1 DWELLING UNIT.

1.58 > 1.25, THEREFORE PROPOSED PARKING COUNT MEETS/EXCEEDS MINIMUM REQUIRED.

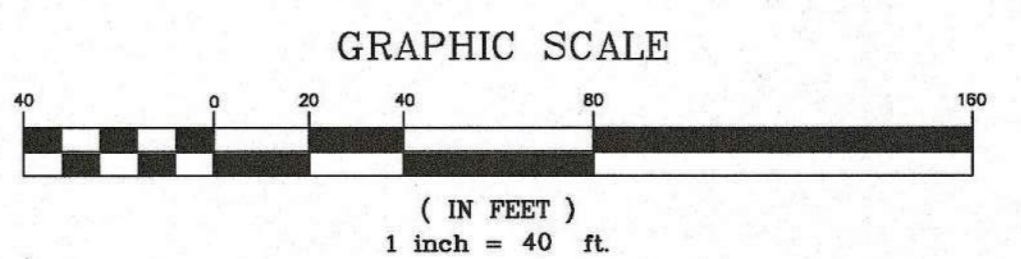
ADA REQUIRED: THERE ARE BETWEEN 301 AND 400 TOTAL PARKING SPACES REQUIRING 8 ACCESSIBLE STALLS PER ADA REGULATIONS AND 2 OF THEM TO BE VAN ACCESSIBLE.

ADA PROVIDED: 13 ADA ACCESSIBLE SPACES, 5 OF WHICH SHALL BE VAN ACCESSIBLE

SURFACE PARKING			STRUCTURED PARKING			TOTAL PARKING	
STANDARD SPACES	EV SPACES	ADA SPACES	STANDARD SPACES	EV SPACES	ADA SPACES	TOTAL PROVIDED	TOTAL REQUIRED
149	6	9	171	6	4	345	273

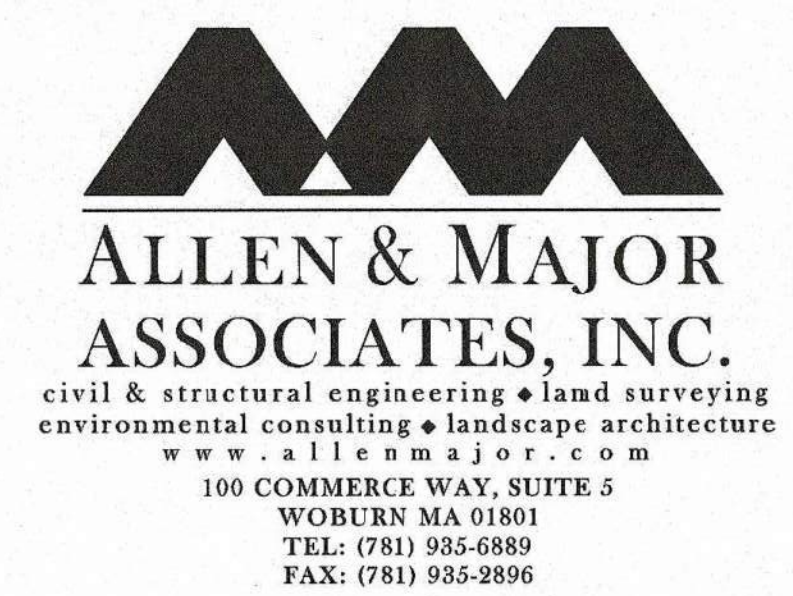
PARKING NOTES:

- ...AND MAXIMUM OF 15 PARKING SPACES FOR ANY ACCESSORY CAFE OR DINER IN ADDITION TO SAID DWELLING UNIT PARKING SPACES. IF OVER 50% OF THE TOTAL NUMBER OF DWELLING UNITS ARE AGE RESTRICTED AS SET FORTH IN § 19B-2506.6 BELOW, PARKING MAY BE PROVIDED AT A MINIMUM OF 0.50 PARKING SPACE PER AGE-RESTRICTED DWELLING UNIT.
- INCLUDES 3 VAN ACCESSIBLE PARKING STALLS WITHIN STRUCTURED PODIUM PARKING.



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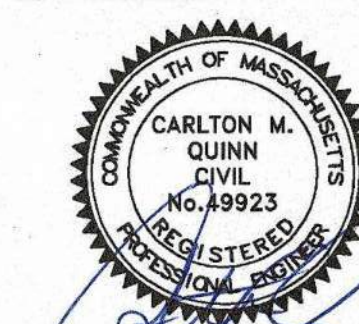
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Revision:

Engineer of Record:

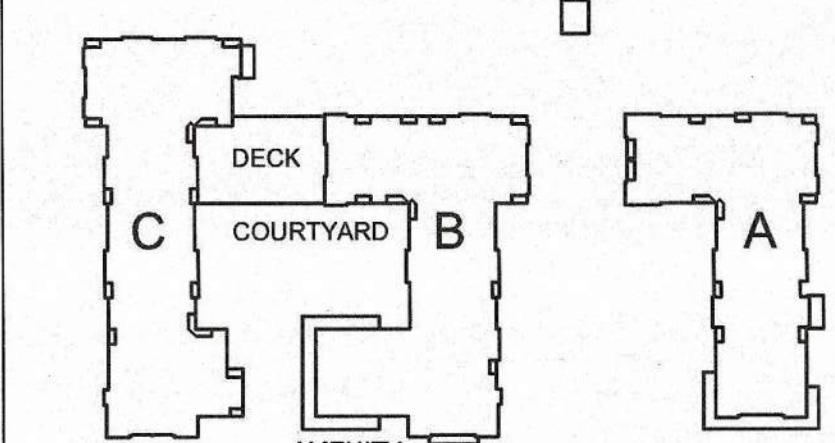


Drawn: SJL/ND

Checked: CMQ

Scale: 1" = 40'

Key Plan:



Project Name:

ALTA AT RIVER'S EDGE

490, 492, 494 BOSTON
POST RD
WAYLAND, MA 01778

Sheet Name:

**GRADING & DRAINAGE
PLAN**

Project Number:

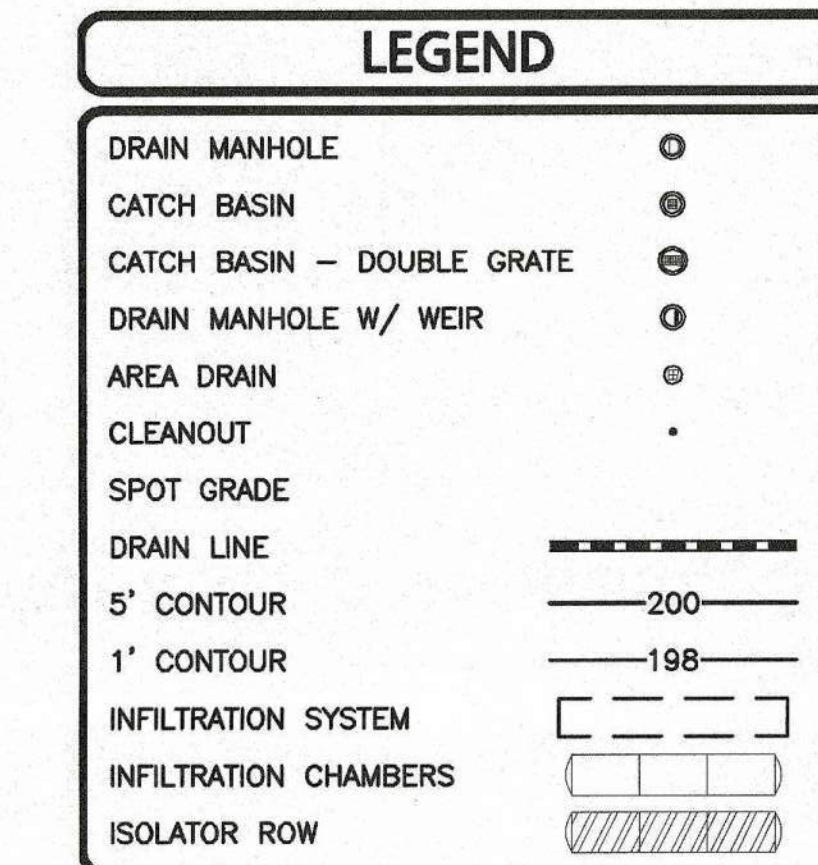
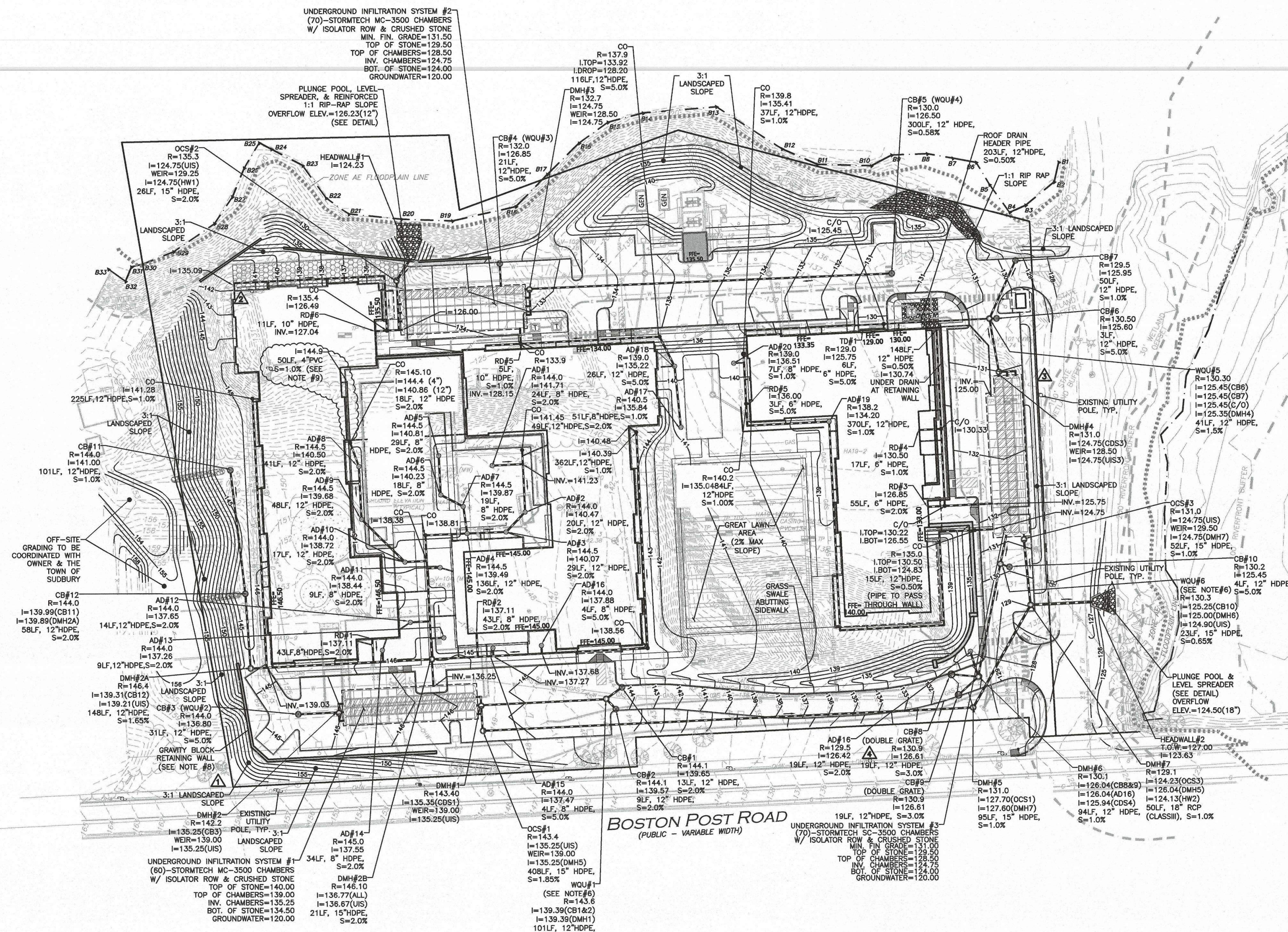
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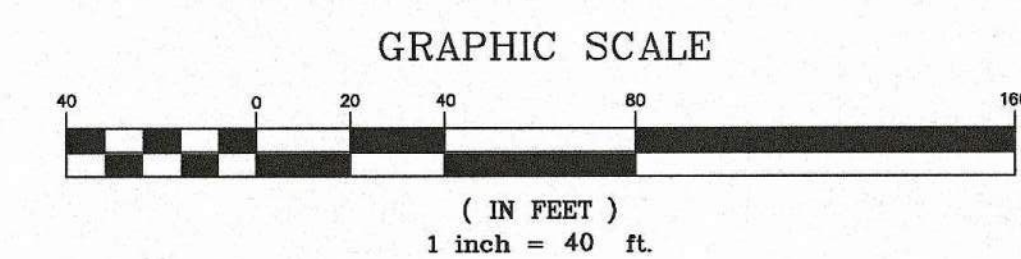
Sheet Number:

C-103A



- NOTES:
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 - PIPE DIMENSIONS ARE MEASURED FROM THE INSIDE FACE OF THE STRUCTURE.
 - THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES. DIGSAFE: 1-888-344-7233
 - ANY ROOF DRAINAGE PIPE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE CAST IRON PIPE PER MA PLUMBING CODE.
 - ALL "CDS" STRUCTURES HAVE BEEN SIZED USING THE WATER QUALITY FLOW RATE PER MASS STORMWATER HANDBOOK AND SHALL BE CONTECH CDS2015-4-C OR APPROVED EQUIVALENT.
 - GROUNDWATER ELEVATIONS ARE ASSUMPTIONS BASED ON INFORMATION PROVIDED IN A GEOTECHNICAL REPORT DATED MAY 2019 BY HALEY ALDRICH. TEST PITS SHALL BE CONDUCTED BY A SOIL EVALUATOR LICENSED IN THE STATE OF MASSACHUSETTS TO VERIFY THE ESTIMATED SEASONAL HIGH GROUNDWATER TABLE (ESHGW) PRIOR TO THE INSTALLATION OF THE INFILTRATION FIELDS.
 - FINAL DESIGN FOR THE GRAVITY BLOCK RETAINING WALL ALONG THE SOUTHEASTERN PORTION OF THE PROJECT SHALL BE COORDINATED WITH THE APPROPRIATE TOWN STAFF FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 - DRAINAGE PIPE PICKING UP DOWNSPOUTS (4"PVC) IN AREA ABOVE GARAGE TO BE SET IN LANDSCAPE GRAVEL STRIP.

TBM #	DESCRIPTION	ELEV.
▲	X-CUT ON HYDRANT FLANGE BOLT	116.23
▲	WESTERLY TOP CORNER OF JERSEY BARRIER	127.81
▲	RAILROAD SPIKE IN UTILITY POLE (NO #)	131.93
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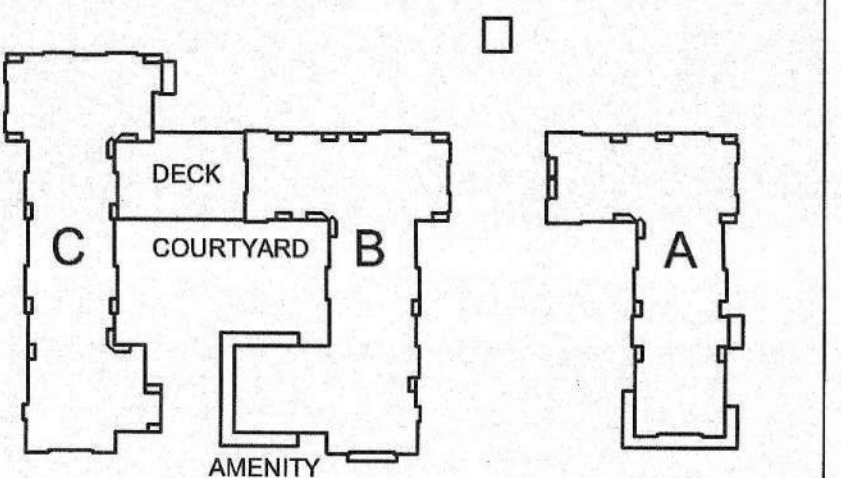


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Scale: 1" = 40'

Key Plan:



Project Name:

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Sheet Name:

SPOT GRADE PLAN

Project Number:

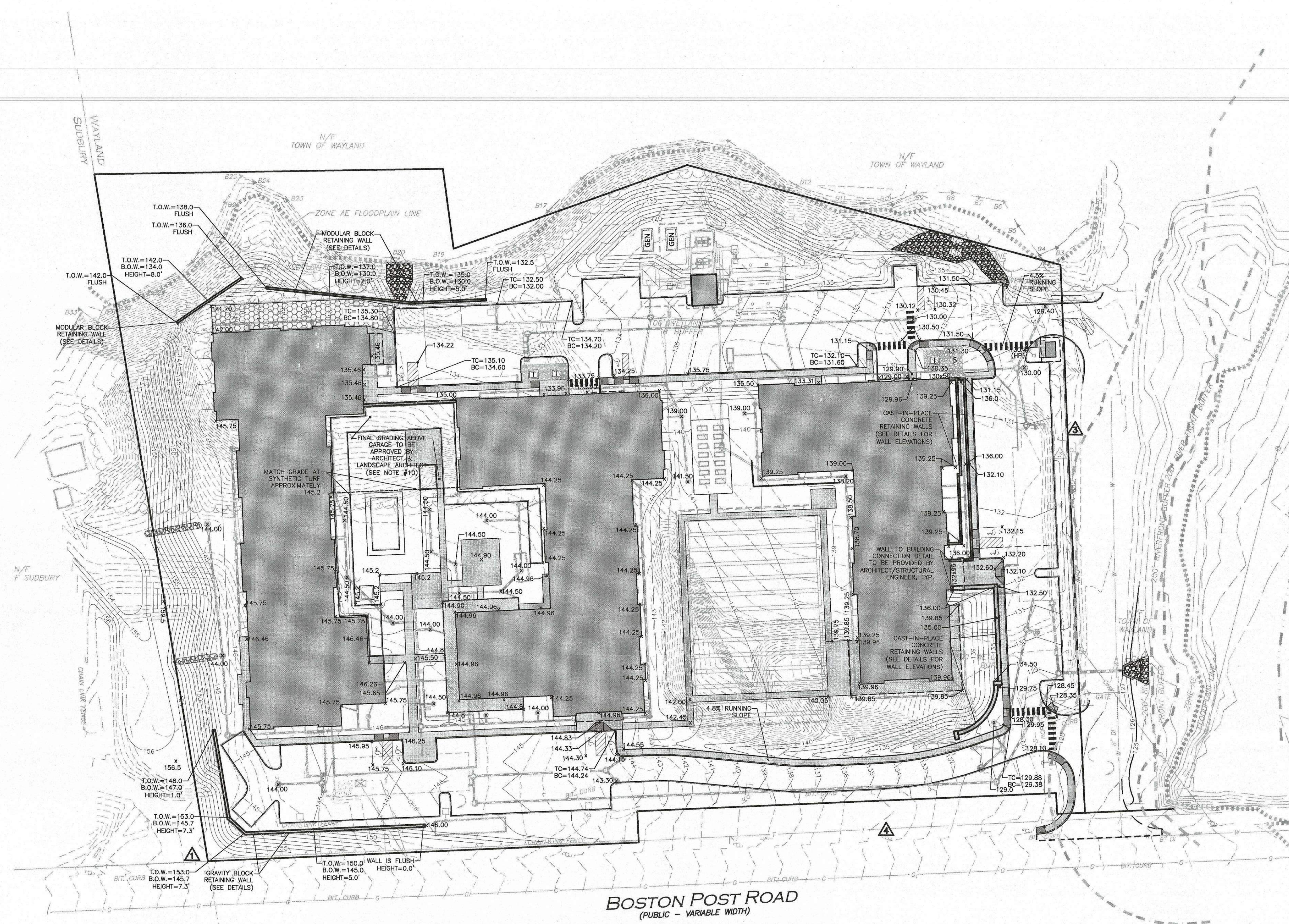
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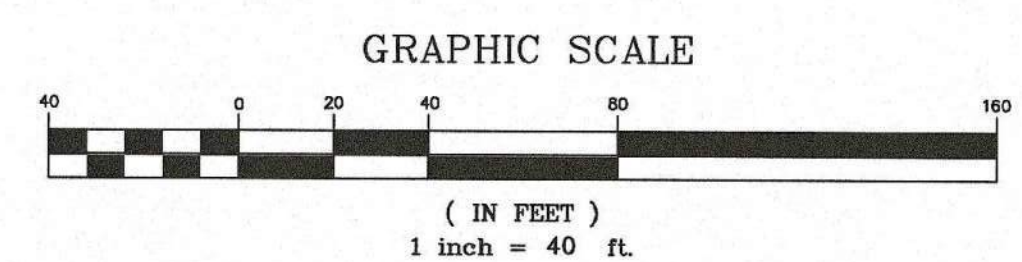
C103-B



LEGEND	
	SPOT GRADE x148.00

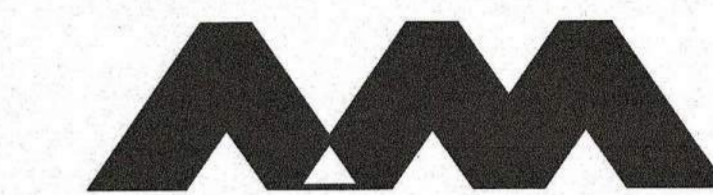
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- ALL "CDS" STRUCTURES HAVE BEEN SIZED USING THE WATER QUALITY FLOW RATE PER MASS STORMWATER HANDBOOK AND SHALL BE CONTECH CDS2015-4-C OR APPROVED EQUIVALENT.
- GROUNDWATER ELEVATIONS ARE ASSUMPTIONS BASED ON INFORMATION PROVIDED IN A GEOTECHNICAL REPORT DATED MAY 2019 BY HALEY ALDRICH. TEST PITS SHALL BE CONDUCTED BY A SOIL EVALUATOR LICENSED IN THE STATE OF MASSACHUSETTS TO VERIFY THE ESTIMATED SEASONAL HIGH GROUNDWATER TABLE (ESHGW) PRIOR TO THE INSTALLATION OF THE INFILTRATION FIELDS.
- FINAL DESIGN FOR THE RETAINING WALL ALONG THE SOUTHEASTERN PORTION OF THE PROJECT SHALL BE COORDINATED WITH THE APPROPRIATE TOWN STAFF FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL RETAINING WALLS TO THE ENGINEER AND WHERE APPLICABLE THE APPROPRIATE TOWN STAFF FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- EXTERIOR FINISHED SURFACE MATERIALS ABOVE GARAGE TO BE POROUS PER LANDSCAPE ARCHITECT. AREA IS INTENDED TO BE CONSTRUCTED RELATIVELY FLAT AND NO DRAINAGE IS PROPOSED AT THE FINISHED GRADE OF APPROXIMATELY 145.2.



N:\PROJECTS\1670-09A\CIVIL DRAWINGS\CURRENT\C-1670-09A-SPOT GRADE PLAN.DWG

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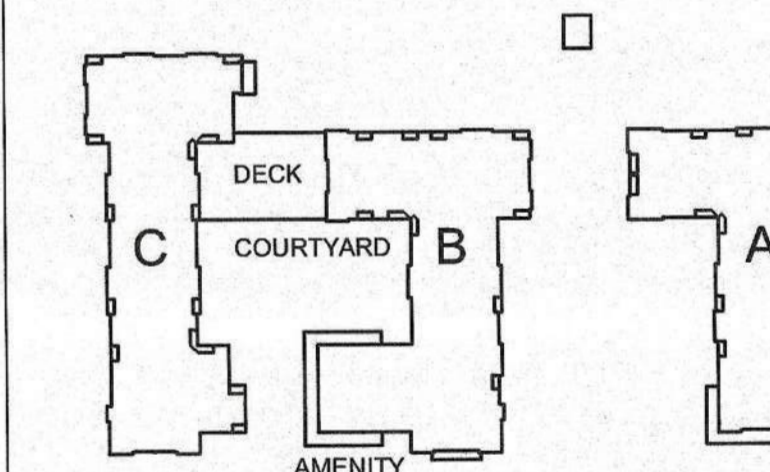


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**WASTEWATER
PLAN**

Project Number:

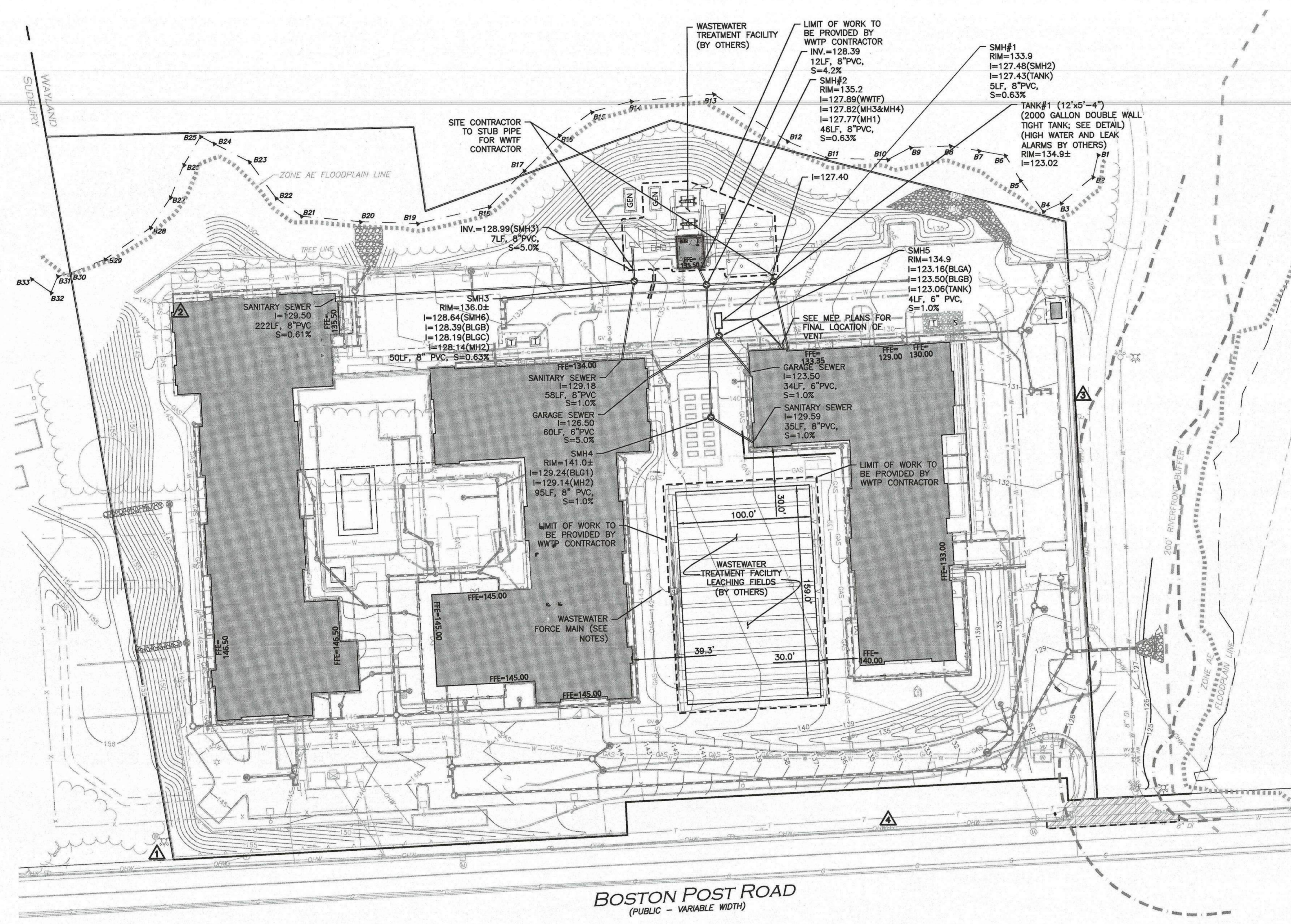
1670-09A

Issue Date:

SEPTEMBER 23, 2020

Sheet Number:

C-104A

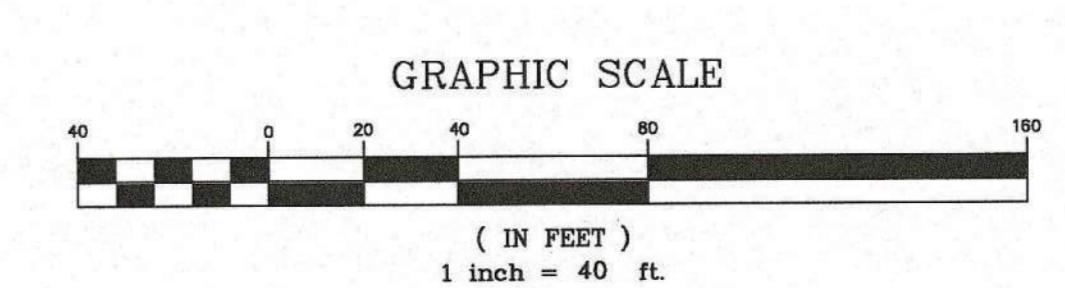


LEGEND	
SEWER MANHOLE	⊙
SEWER CLEANOUT	○
SEWER VENT	⊙
WATER LINE	—W—
WATER VALVE	WV
HYDRANT	⊙
WATER LINE REDUCER	—WR—
GAS LINE	—G—
GAS VALVE	GV
OVER HEAD WIRE	—OHW—
UTILITY POLE	⊙
HAND HOLE	⊙
ELECTRICAL CONDUIT	—EC—

- NOTES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
 - ALL C.L.D.I. WATER PIPE SHALL BE CLASS 52.
 - GAS AND ELECTRIC SERVICE SIZE AND LOCATION SHALL BE DETERMINED BY SERVICE PROVIDER.
 - FIRE & DOMESTIC WATER SERVICE SIZE & LOCATION TO BE CONFIRMED BY MEP ENGINEER.
 - THE PROPOSED IRRIGATION SYSTEM FOR THE DEVELOPMENT SHALL BE SUBMITTED TO WATER DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
 - HYDRANTS ARE TO BE INSTALLED PRIOR TO ANY COMBUSTIBLE MATERIALS BEING ON SITE.
 - PRIOR TO SUBMITTING FOR A BUILDING PERMIT, APPLICANT TO CONFIRM FINAL LOCATIONS OF FIRE HYDRANTS & FIRE DEPARTMENT CONNECTIONS WITH THE WAYLAND FIRE DEPARTMENT.
 - THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF WAYLAND DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 1-888-344-7233
WAYLAND DPW: 508-358-3672
 - THE GRAVITY SEWER PIPE SHALL BE LEAKAGE TESTED IN ACCORDANCE WITH THE CURRENT REVISION OF THE UNI-BELL PVC PIPE ASSOCIATION'S UNI-B-6 STANDARD, AS MODIFIED.
 - THE SANITARY MANHOLES SHOULD BE TESTED BY MEANS OF A VACUUM TEST BY A THIRD PARTY TESTING COMPANY BY A 24-HR EXFILTRATION TESTING, WITNESSED BY THE ENGINEER.
 - FORCE MAIN PIPE SHALL BE FURNISHED BY THE WWTF CONTRACTOR AND INSTALLED BY THE SITE CONTRACTOR.

- WASTEWATER TREATMENT FACILITY (WWTF) NOTES:**
- WWTF CONTRACTOR TO FURNISH AND INSTALL PRECAST TANKS, CAST-IN-PLACE TANKS, TURNKEY TREATMENT BUILDING, GENERATOR AND ASSOCIATED CONTROLS FOR THE WWTF, AND FURNISH THE FORCE MAIN PIPE.
 - SITE CONTRACTOR SHALL INSTALL FORCE MAIN PIPE APPROXIMATELY 10' FROM WWTF TO 10' FROM THE DISTRIBUTION BOX AT LEACHING FIELD.
 - SITE CONTRACTOR BACKFILL OF WWTF AND TANKS WITH ON-SITE MATERIAL STOCKPILED ADJACENT TO THE FACILITY BY THE SITE CONTRACTOR.

BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
⚠	X-CUT ON HYDRANT FLANGE BOLT	116.23
⚠	WESTERLY TOP CORNER OF JERSEY BARRIER	127.81
⚠	RAILROAD SPIKE IN UTILITY POLE (NO #)	131.93
⚠	RAILROAD SPIKE IN UTILITY POLE #276/110	135.95



Consultant:



Revision:

Engineer of Record:

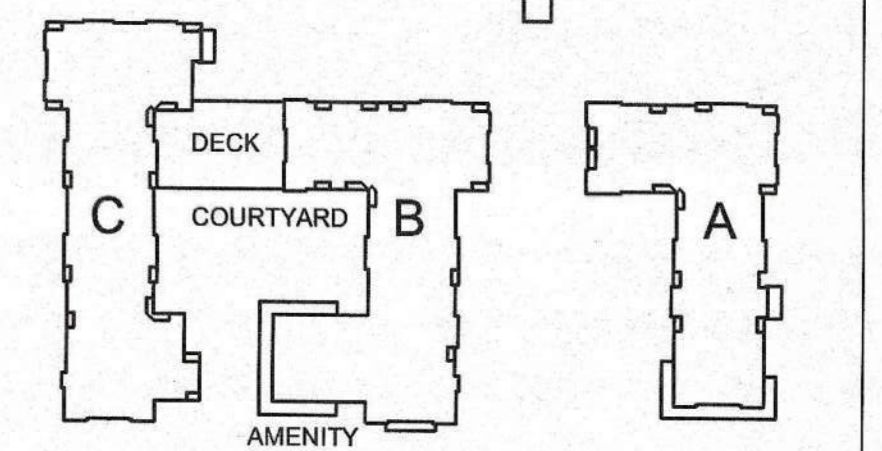


Drawn: SJL/ND

Checked: CMQ

Scale: 1" = 40'

Key Plan:



Project Name:
**ALTA AT RIVER'S
 EDGE**

490, 492, 494 BOSTON
 POST RD
 WAYLAND, MA 01778

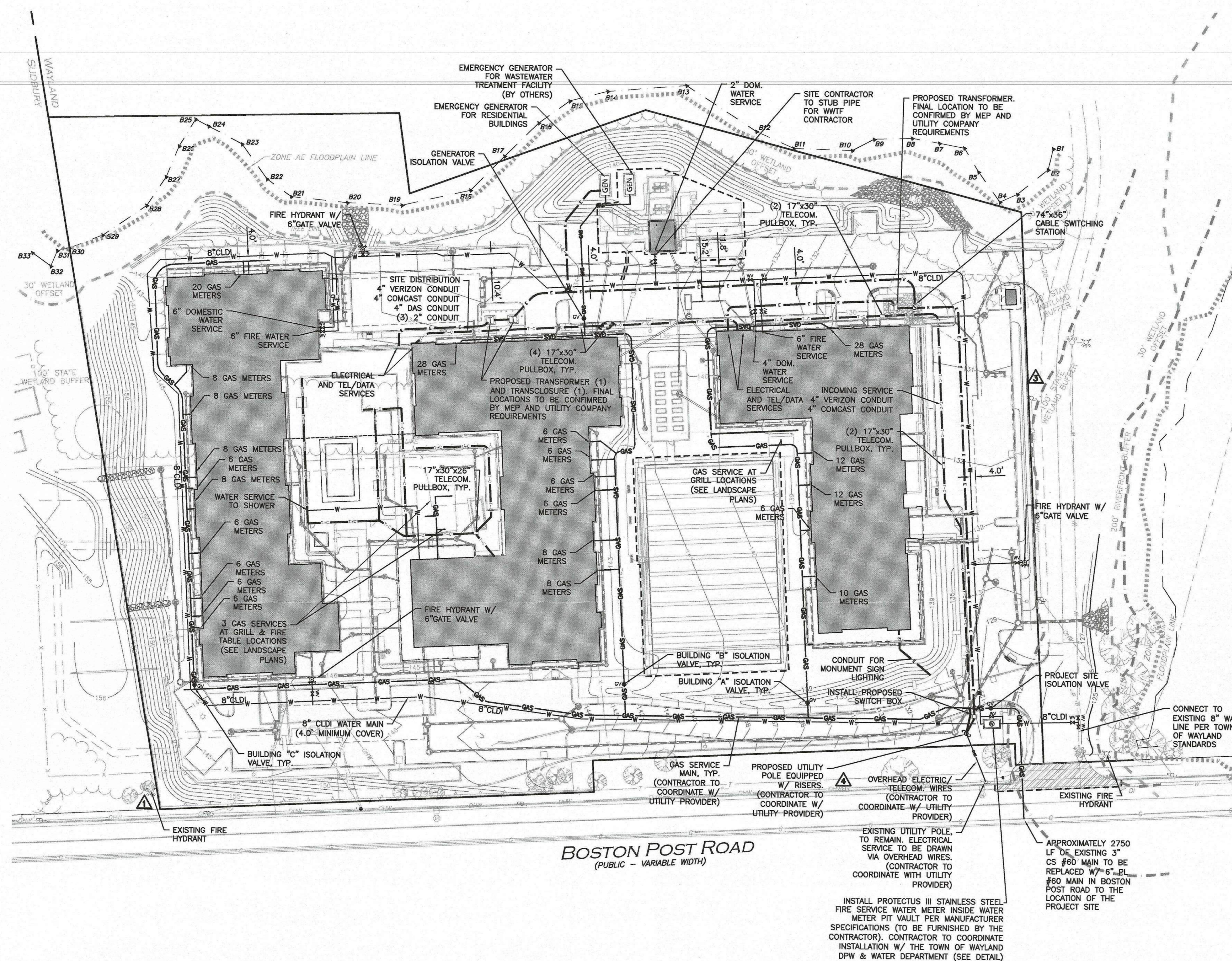
Sheet Name:
**UTILITIES
 PLAN**

Project Number:
 1670-09A

Issue Date:
 SEPTEMBER 23, 2020

Sheet Number:

C-104B



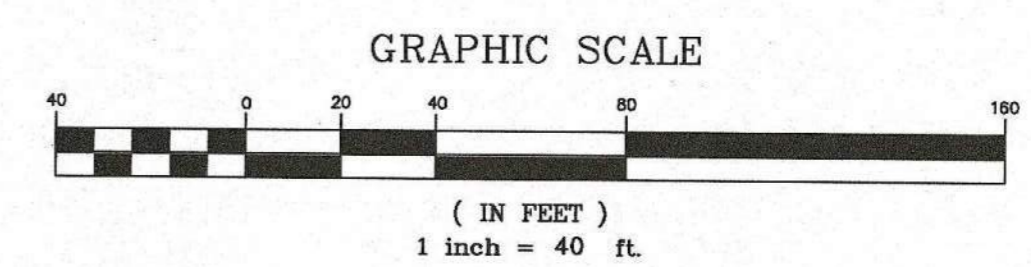
LEGEND	
SEWER MANHOLE	⊙
SEWER CLEANOUT	○
SEWER VENT	◊
SEWER LINE	—
WATER LINE	—W
WATER VALVE	⊕
HYDRANT	⊕
WATER LINE REDUCER	—
GAS LINE	—GAS
GAS VALVE	⊕
OVER HEAD WIRE	—OHW
UTILITY POLE	⊕
HAND HOLE	⊕
ELECTRICAL CONDUIT	—

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
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- GAS AND ELECTRIC SERVICE SIZE AND LOCATION SHALL BE DETERMINED BY SERVICE PROVIDER.
- FIRE & DOMESTIC WATER SERVICE SIZE & LOCATION TO BE CONFIRMED BY MEP ENGINEER.
- THE PROPOSED IRRIGATION SYSTEM FOR THE DEVELOPMENT SHALL BE SUBMITTED TO WATER DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- HYDRANTS ARE TO BE INSTALLED PRIOR TO ANY COMBUSTIBLE MATERIALS BEING ON SITE.
- PRIOR TO SUBMITTING FOR A BUILDING PERMIT, APPLICANT TO CONFIRM FINAL LOCATIONS OF FIRE HYDRANTS & FIRE DEPARTMENT CONNECTIONS WITH THE WAYLAND FIRE DEPARTMENT.
- LOW VOLTAGE CONDUIT LOCATIONS TO BE CONFIRMED ON "LOW VOLTAGE SITE PLAN" BY OTHERS.
- THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF WAYLAND DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.

DIGSAFE:	1-888-344-7233
WAYLAND DPW:	508-358-3672
WAYLAND WATER DEPT.:	508-358-3699






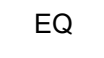

BENCHMARK SUMMARY		
TBM #	DESCRIPTION	ELEV.
⚠	X-CUT ON HYDRANT FLANGE BOLT	116.23
⚠	WESTERLY TOP CORNER OF JERSEY BARRIER	127.81
⚠	RAILROAD SPIKE IN UTILITY POLE (NO #)	131.93
⚠	RAILROAD SPIKE IN UTILITY POLE #276/110	135.95



LANDSCAPE LAYOUT NOTES

1. THE SITE PLAN IS BASED ON EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS. COPLEY WOLFF DESIGN GROUP IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY AND ALL DISCREPANCIES TO THE OWNER'S REPRESENTATIVE. ANY ALTERATIONS TO THESE DRAWINGS MADE IN THE FIELD SHALL BE PROMPTLY REPORTED BY THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE AND RECORDED ON RECORD DRAWINGS.
2. CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BETWEEN ALL TRADES PRIOR TO COMMENCING NEW CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY AND ALL CONFLICTS BETWEEN PROPOSED SITE WORK AND WORK OF ALL OTHER TRADES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE INSIDE AND OUTSIDE THE LIMIT OF WORK LINE DUE TO CONTRACT OPERATIONS. CONTRACTOR SHALL RESTORE DAMAGED AREAS BEYOND CONTRACT LIMITS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES IN WRITING TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO THE FAILURE OF THE CONTRACTOR TO CONTACT AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY DAMAGE INCURRED DURING CONSTRUCTION TO EXISTING UTILITIES SCHEDULED TO REMAIN AT NO COST TO THE OWNER.
6. EXISTING STRUCTURES, IMPROVEMENTS, APPURTANCES AND VEGETATION TO REMAIN SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE TO EXISTING SITE IMPROVEMENTS TO REMAIN SHALL BE REPAIRED AT NO COST TO THE OWNER.
7. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF PERMITS AND LICENSES ISSUED BY COGNIZANT FEDERAL, STATE, AND LOCAL AGENCIES.
8. THE CONTRACTOR SHALL COORDINATE ALL SITE UTILITY IMPROVEMENTS WITH PROPER AUTHORITIES.
9. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL LINES, GRADES, AND OTHER SURVEY CONTROL TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF THE SURVEY CONTROL REFERENCE POINTS AND LOCATION STAKES. THE CONTRACTOR SHALL EMPLOY A MASSACHUSETTS LICENSED REGISTERED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER FAMILIAR WITH BUILDING CONSTRUCTION, WHO SHALL ESTABLISH LINES AND LEVELS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT LOCATION OF THE PROPOSED SITE FEATURES.
11. DIMENSIONS ARE APPROXIMATE BASED ON TAKE OFF FROM SURVEY. ACTUAL DIMENSIONS MAY VARY. NOTIFY THE OWNER'S REPRESENTATIVE IN THE EVENT OF DIMENSIONAL DISCREPANCIES.
12. THE CONTRACTOR TO STAKE OUT LAYOUT FOR APPROVAL PRIOR TO EXCAVATION.
13. THE CONTRACTOR SHALL PREPARE SAMPLE PANELS FOR EACH PAVING TYPE FOR APPROVAL OF WORKMANSHIP, FINISHES, COLORS, AND JOINTING PRIOR TO FINAL INSTALLATION.
14. SEE LANDSCAPE ARCHITECTURAL PLANS FOR LAYOUT OF MATERIALS AND SITE IMPROVEMENTS AND SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE, UTILITIES, AND PARKING AND CURB LAYOUT.
15. LANDSCAPE LAYOUT DRAWINGS ARE NOT TO BE USED FOR LAYOUT OF THE BUILDING ON THE SITE.

LAYOUT LEGEND

-  POINT OF BEGINNING
-  CENTERLINE FOR LAYOUT
-  5'-0" RADIUS
-  CENTER LINE OF OBJECT
-  VERIFY DIMENSION IN FIELD
-  EQUAL
-  ALIGN EDGES OR FACES



50 Commandant's Way at
Admiral's Hill
Ohelsea MA
02150
F 617.889.4402
617.884.4329
architecturalteam.com

Consultant:



Revision:

Architect of Record:

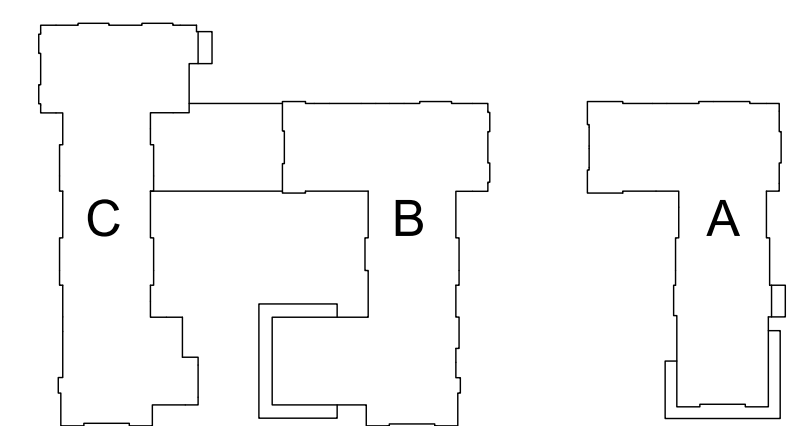


Drawn: SAS

Checked: AA

Scale: 1" = 30'-0"

Key Plan:



Project Name:

**ALTA AT RIVER'S
EDGE**

490, 492, 494 BOSTON
POST RD
WAYLAND, MA 01778

Sheet Name:

Layout Plan

Project Number:

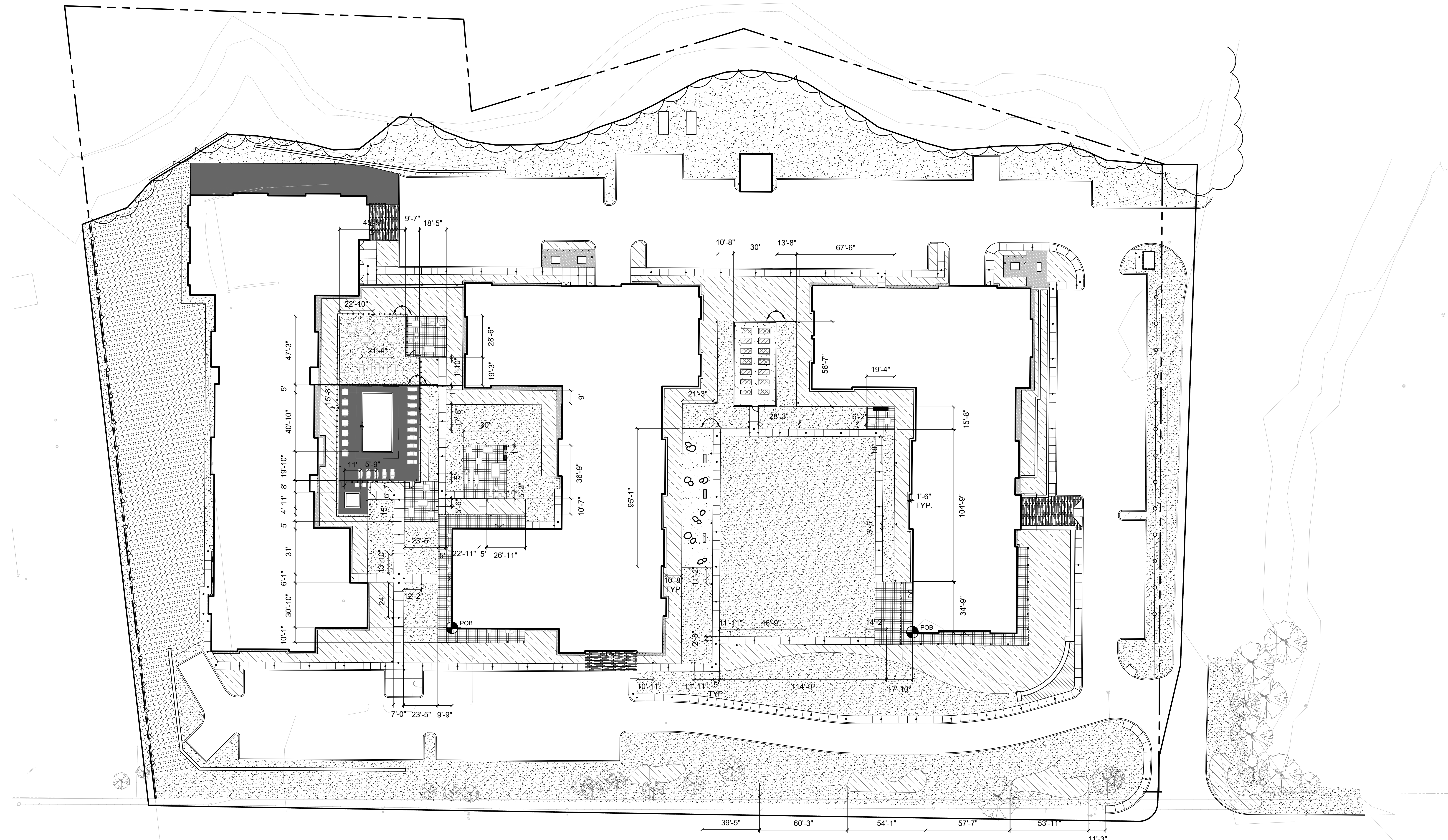
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Issue Date:

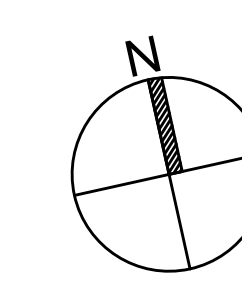
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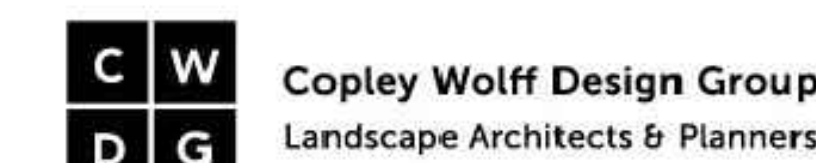
L 1.02



ROUTE 20 (BOSTON POST ROAD)



Consultant:



Revision:

Architect of Record:



Drawn: SAS

Checked: AA

Scale: 1" = 20'-0"

Key Plan:



Project Name:

**ALTA AT RIVER'S
EDGE**

490, 492, 494 BOSTON
POST RD
WAYLAND, MA 01778

Sheet Name:

**Planting Plan:
Enlargement 1**

Project Number:

15151.00

Issue Date:

SEPTEMBER 23, 2020

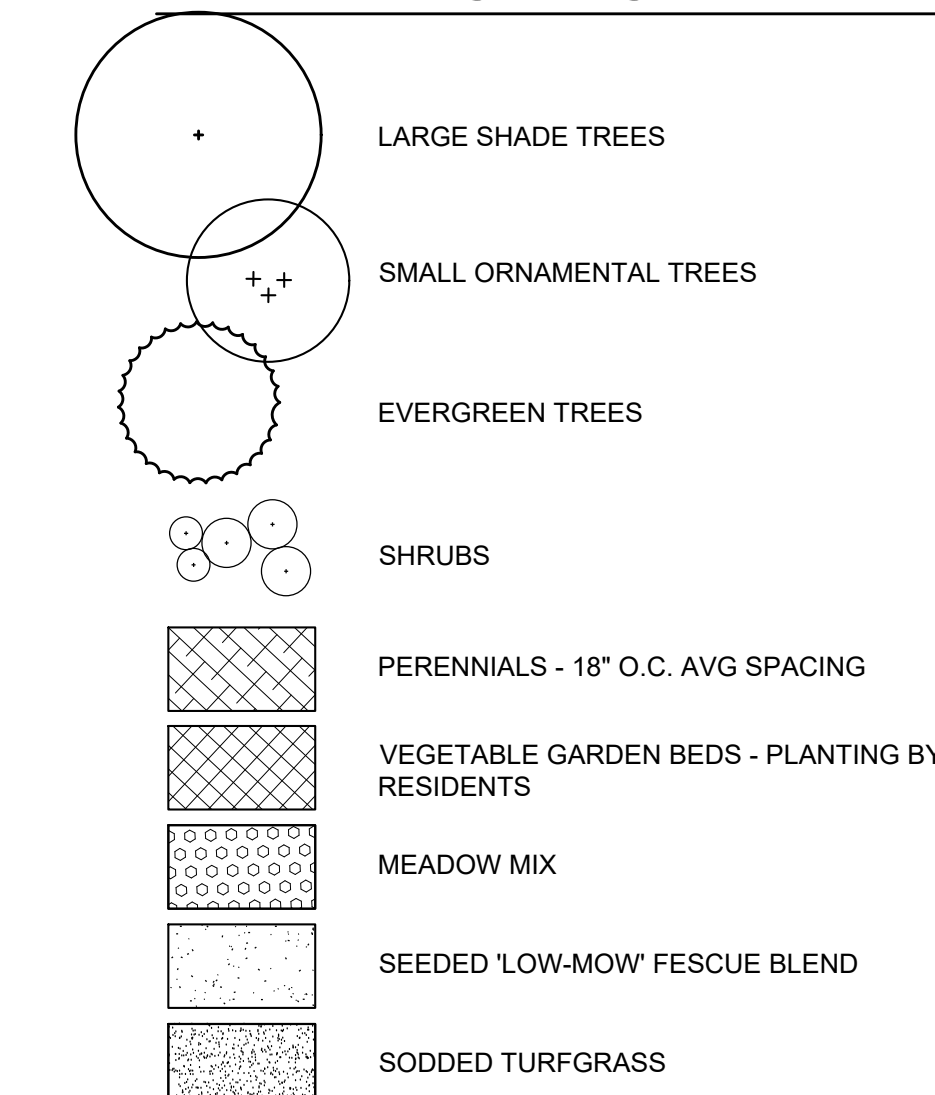
Sheet Number:

L 2.01

PLANT LIST: ENLARGEMENT 1

Symbol	Qty	Botanical Name	Common Name	Size	Root Size	Comments
Shrubs and Groundcover						
AAT	94	<i>Azalea atlanticum</i>	Coastal Azalea	36-42" ht.	#3 Cont.	
AMA	10	<i>Aronia melanocarpa 'Autumn Magic'</i>	Autumn Magic Black Chokeberry	30-42" ht.	#3 Cont.	
CAH	17	<i>Clethra alnifolia 'Yummybird'</i>	Hummingbird Sweet Pepperbush	24-30" ht.	#3 Cont.	
CAR	75	<i>Clethra alnifolia 'Ruby Spice'</i>	Ruby Spice Sweet Pepperbush	30-36" ht.	#3 Cont.	
CSI	120	<i>Cornus sericea 'Sant'</i>	Red Twig Dogwood	36-42" ht.	#3 Cont.	
DLO	189	<i>Diervilla lonicera</i>	Northern Bush Honeysuckle	18-24" ht.	#2 Cont.	
FGA	87	<i>Fothergilla gardenii 'Appalachia'</i>	Appalachia Dwarf Fothergilla	24-36" ht.	#3 Cont.	
HAA	33	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Smooth Hydrangea	24-30" ht.	#3 Cont.	
HOS	33	<i>Hydrangea quercifolia 'Snow Queen'</i>	Snow Queen Oak Leaf Hydrangea	30-42" ht.	#3 Cont.	
IGD	121	<i>Ilex glabra 'Doris'</i>	Dense Holly	36-42" ht.	#3 Cont.	
HL	44	<i>Itea virginiana 'Little Henry'</i>	Little Henry Virginia Sweetspire	18-24" spd	#2 Cont.	
IVR	133	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Winterberry	24-32" ht.	#3 Cont.	
JCB	71	<i>Juniperus communis 'Berkshire'</i>	Berkshire Common Juniper	24-36" spd	#3 Cont.	
JHB	79	<i>Juniperus horizontalis 'Bar Harbor'</i>	Bar Harbor Creeping Juniper	24-36" spd	#3 Cont.	
MGA	62	<i>Myrica gale</i>	Sweetgale	18-24" spd	#2 Cont.	
MPE	22	<i>Myrica pensylvanica</i>	Northern Bayberry	36-48" ht.	#5 Cont.	
RAG	68	<i>Rhus aromatica 'Gro Low'</i>	Grow Low Fragrant Sumac	18-24" spd	#2 Cont.	
RCA	9	<i>Rhododendron catawbinse 'Album'</i>	Catawba Rhododendron	18-24" ht.	#3 Cont.	
RMA	29	<i>Rhododendron maximum</i>	Great Laurel	48-52" ht.	#5 Cont.	
RTY	24	<i>Rhus typhina</i>	Staghorn Sumac	42-52" ht.	#5 Cont.	
TCA	51	<i>Taxus canadensis</i>	Canada Yew	30-42" ht.	#3 Cont.	
VAC	40	<i>Viburnum acerifolium</i>	Maple Leaf Viburnum	30-42" ht.	#3 Cont.	
VAN	85	<i>Vaccinium angustifolium</i>	Low Bush Blueberry	18-24" spd	#2 Cont.	
VDA	84	<i>Viburnum dentatum 'Autumn Jazz'</i>	Autumn Jazz Arrowwood	36-48" ht.	#3 Cont.	
VDB	5	<i>Viburnum dentatum 'Blue Muffin'</i>	Blue Muffin Arrowwood	30-42" ht.	#3 Cont.	
VTI	19	<i>Viburnum trilobum</i>	American Cranberrybush	42-42" ht.	#5 Cont.	
Perennials / Ornamental Grasses / Vines						
ADE	208	<i>Astilbe chinensis 'Deutschland'</i>	Deutschland Astilbe	#1 Cont.		
AVP	208	<i>Astilbe 'Visions in Pink'</i>	Visions in Pink Astilbe	#1 Cont.		
AVR	208	<i>Astilbe 'Visions in Red'</i>	Visions in Red Astilbe	#1 Cont.		
BAJ	117	<i>Baptisia australis</i>	Blue False Indigo	#1 Cont.		
DEX	208	<i>Doerflia eximia</i>	Fringed Bleeding Heart	#1 Cont.		
EIL	252	<i>Equilabium dubium 'Little Joe'</i>	Little Joe Pae-Veard	#1 Cont.		
EPK	117	<i>Echinacea purpurea 'Kim's Knee High'</i>	Kim's Knee High Purple Coneflower	#1 Cont.		
HAI	252	<i>Hylophorum 'Herbthraude 'Autumn Joy'</i>	Autumn Joy Stonecrop	#1 Cont.		
HSD	117	<i>Hemerocallis 'Stella D'Oro'</i>	Stella D'Oro Daylily	#1 Cont.		
LSB	325	<i>Leucantherum x superbum 'Becky'</i>	Becky Shasta Daisy	#1 Cont.		
NWL	252	<i>Nepeta x faassenii 'Walkers Low'</i>	Walkers Low Catmint	#1 Cont.		
POD	208	<i>Polygonatum odoratum</i>	Solomon's Seal	#1 Cont.		

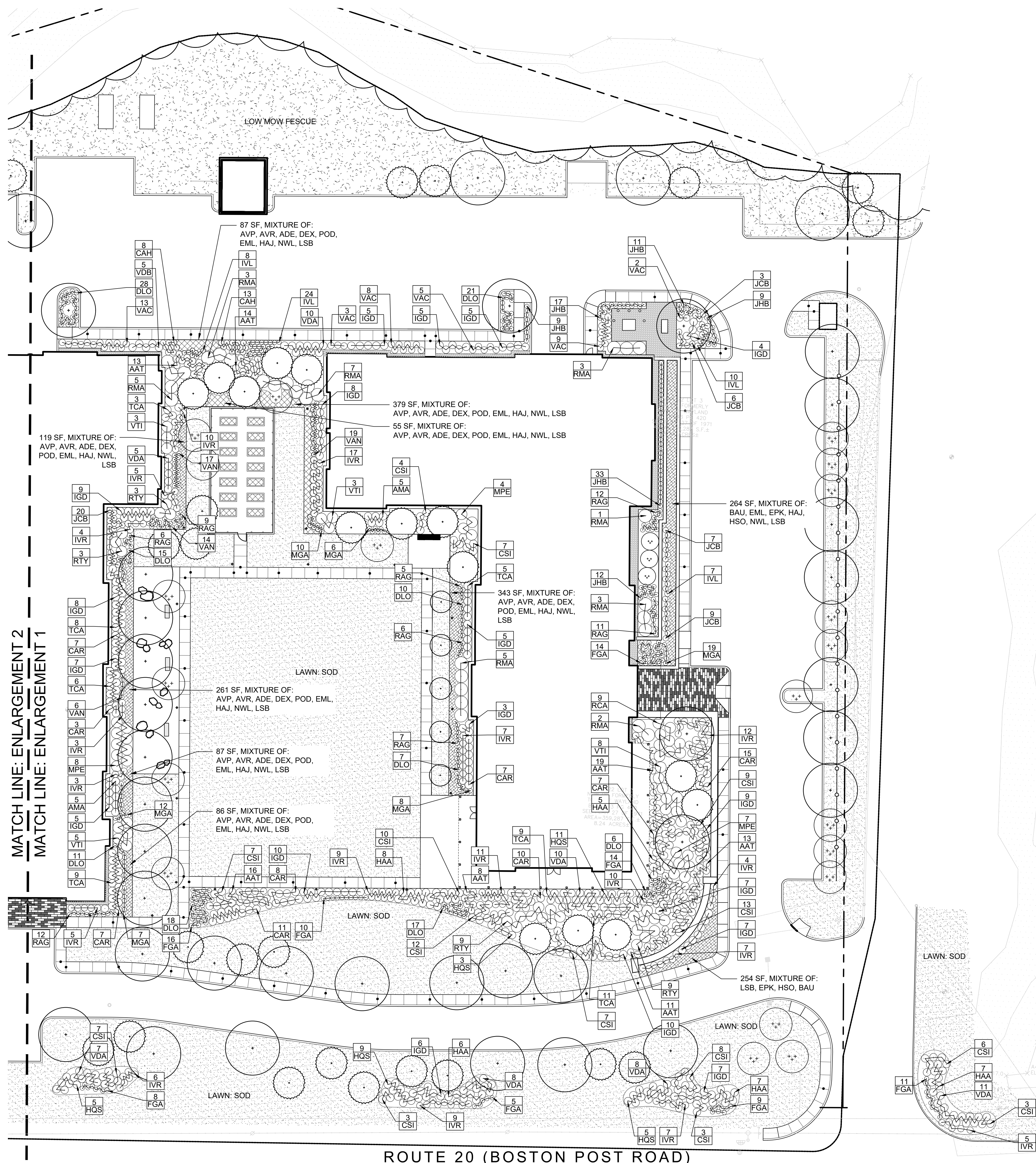
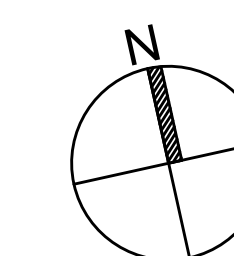
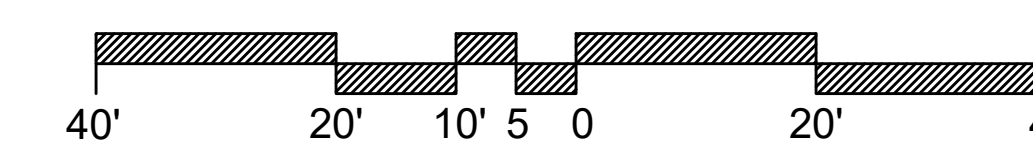
PLANTING LEGEND



NOTES:

- See sheet L-2.00 for general planting notes.
- Perennial plant selection is schematic for pricing and species and quantity are subject to change.

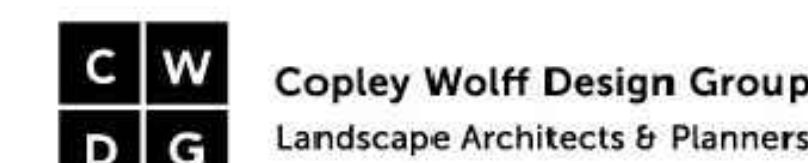
SCALE: 1"=20'



MATCH LINE: ENLARGEMENT 2
MATCH LINE: ENLARGEMENT 1

ROUTE 20 (BOSTON POST ROAD)

Consultant:



Revision:

Architect of Record:



Drawn: SAS

Checked: AA

Scale: 1" = 20'-0"

Key Plan:



Project Name:

**ALTA AT RIVER'S
EDGE**

490, 492, 494 BOSTON
POST RD
WAYLAND, MA 01778

Sheet Name:

**Planting Plan:
Enlargement 2**

Project Number:

15151.00

Issue Date:

SEPTEMBER 23, 2020

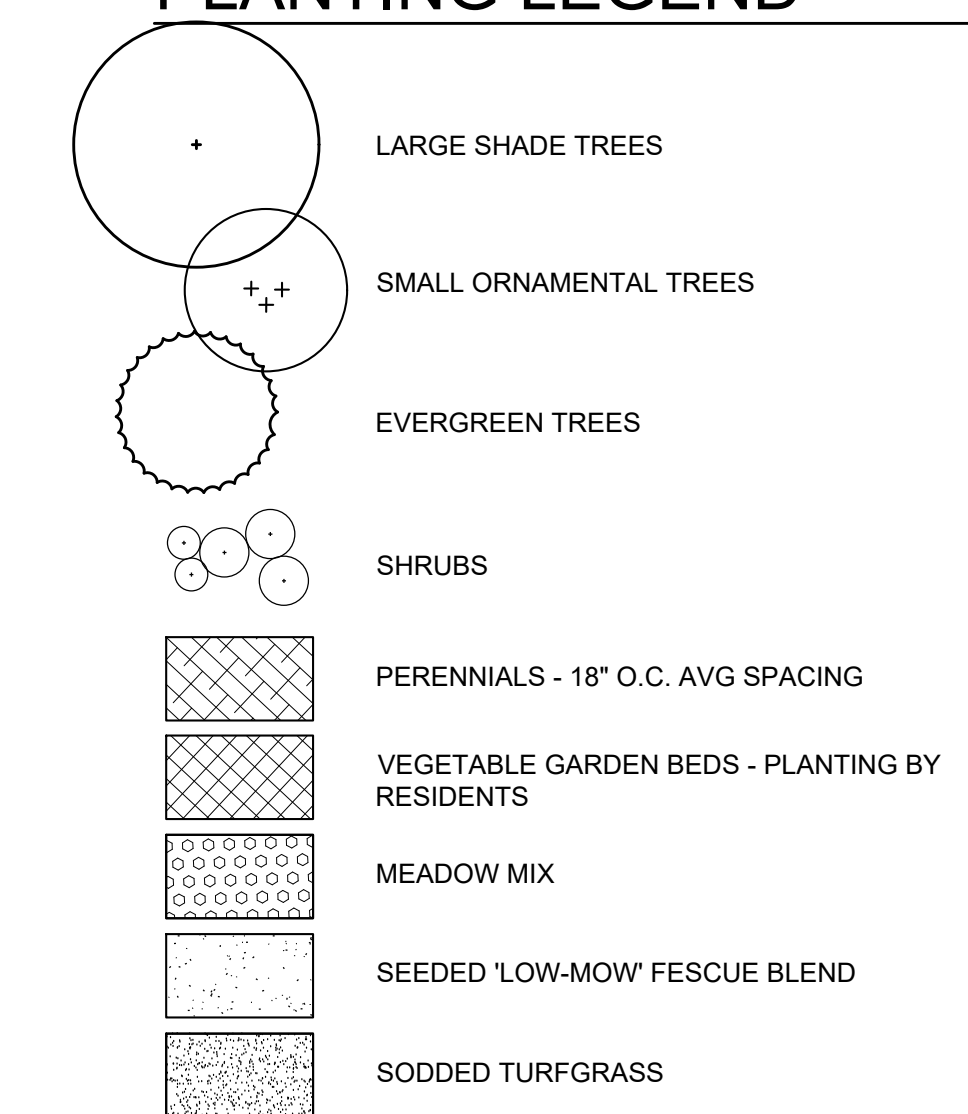
Sheet Number:

L 2.02

PLANT LIST: ENLARGEMENT 2

Symbol	Qty	Botanical Name	Common Name	Size	Root Size	Comments
Shrubs and Groundcover						
AMA	27	<i>Aronia melanocarpa 'Autumn Magic'</i>	Autumn Magic Black Chokeberry	30-42" ht.	#3 Cont.	
CAR	54	<i>Clethra alnifolia 'Ruby Spice'</i>	Ruby Spice Sweet Pepperbush	30-36" ht.	#3 Cont.	
CSI	19	<i>Cornus sericea 'Santini'</i>	Red Twig Dogwood	36-42" ht.	#3 Cont.	
DLO	18	<i>Dierilla lonicera</i>	Northern Bush Honeysuckle	18-24" ht.	#2 Cont.	
FGA	36	<i>Fothergilla gardenii 'Appalachia'</i>	Appalachia Dwarf Fothergilla	24-36" ht.	#3 Cont.	
HAA	13	<i>Hydrangea arborescens 'Annabelle'</i>	Annabelle Smooth Hydrangea	24-30" ht.	#3 Cont.	
HQS	9	<i>Hydrangea quercifolia 'Snow Queen'</i>	Snow Queen Oak Leaf Hydrangea	30-42" ht.	#3 Cont.	
IGD	59	<i>Ilex glabra 'Dense'</i>	Dense Holly	36-42" ht.	#3 Cont.	
ML	8	<i>Ilex virginiana 'Little Henry'</i>	Little Henry Virginia Sweetspire	18-24" spd	#2 Cont.	
IVR	9	<i>Ilex verticillata 'Red Sprite'</i>	Red Sprite Winterberry	24-32" ht.	#3 Cont.	
JCB	53	<i>Juniperus communis 'Berkshire'</i>	Berkshire Common Juniper	24-36" spd	#3 Cont.	
JHB	28	<i>Juniperus horizontalis 'Bar Harbor'</i>	Bar Harbor Creeping Juniper	24-36" spd	#3 Cont.	
KLA	11	<i>Kalmia latifolia</i>	Mountain Laurel	36-48" ht.	#5 Cont.	
MGA	147	<i>Myrica gale</i>	Sweetgale	18-24" spd	#2 Cont.	
MPE	10	<i>Myrica pensylvanica</i>	Northern Bayberry	36-48" ht.	#5 Cont.	
RAG	92	<i>Rhus aromatica 'Gro Low'</i>	Grow Low Fragrant Sumac	18-24" spd	#2 Cont.	
RMA	7	<i>Rhododendron maximum</i>	Great Laurel	48-52" ht.	#5 Cont.	
RTY	10	<i>Rhus typhina</i>	Staghorn Sumac	42-52" ht.	#5 Cont.	
VAC	20	<i>Viburnum acerifolium</i>	Norfolk Leaf Viburnum	30-42" ht.	#3 Cont.	
VAN	69	<i>Viburnum angustifolium</i>	Low Bush Blueberry	18-24" spd	#2 Cont.	
VDA	74	<i>Viburnum dentatum 'Autumn Jazz'</i>	Autumn Jazz Arrowwood	36-48" ht.	#3 Cont.	
VDB	48	<i>Viburnum dentatum 'Blue Muffin'</i>	Blue Muffin Arrowwood	30-42" ht.	#3 Cont.	
VTI	11	<i>Viburnum trilobum</i>	American Cranberrybush	42-42" ht.	#5 Cont.	
Perennials / Ornamental Grasses / Vines						
ANA	399	<i>Aster novae-angliae</i>	New England Aster	#1 Cont.		
BAU	687	<i>Baptisia australis</i>	Blue False Indigo	#1 Cont.		
EPK	399	<i>Echinacea purpurea 'Kim's Knee High'</i>	Kim's Knee High Purple Coneflower	#1 Cont.		
HSO	189	<i>Hemerocallis 'Stella D'Oro'</i>	Stella D'Oro Daylily	#1 Cont.		
LSB	92	<i>Leucanthemum x superbum 'Becky'</i>	Becky Shasta Daisy	#1 Cont.		
LSK	251	<i>Liatris spicata 'Robold'</i>	Dense Blazing Star	#1 Cont.		
NWL	735	<i>Nepeta x bassiana 'Walkers Low'</i>	Walkers Low Catmint	#1 Cont.		
PVS	747	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	#1 Cont.		
RFG	209	<i>Rudbeckia fulgida 'Goldsturm'</i>	Goldsturm Black-Eyed-Susan	#1 Cont.		
SSB	904	<i>Schizanthus scoparium 'The Blues'</i>	The Blues Little Bluestem	#1 Cont.		

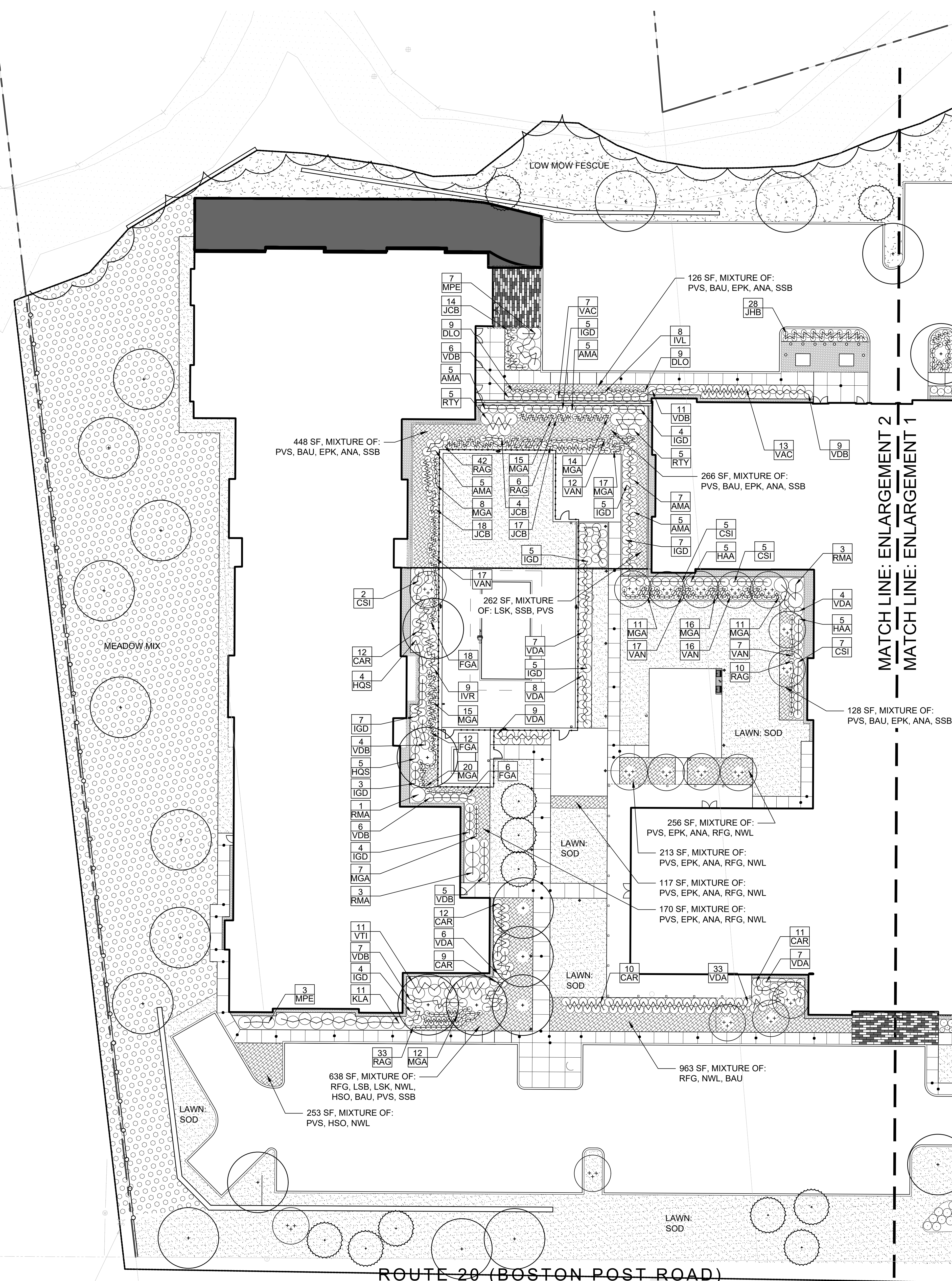
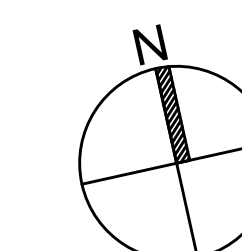
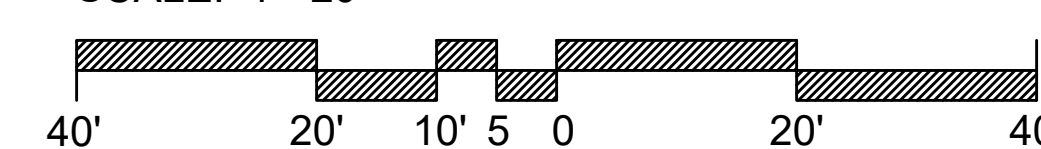
PLANTING LEGEND



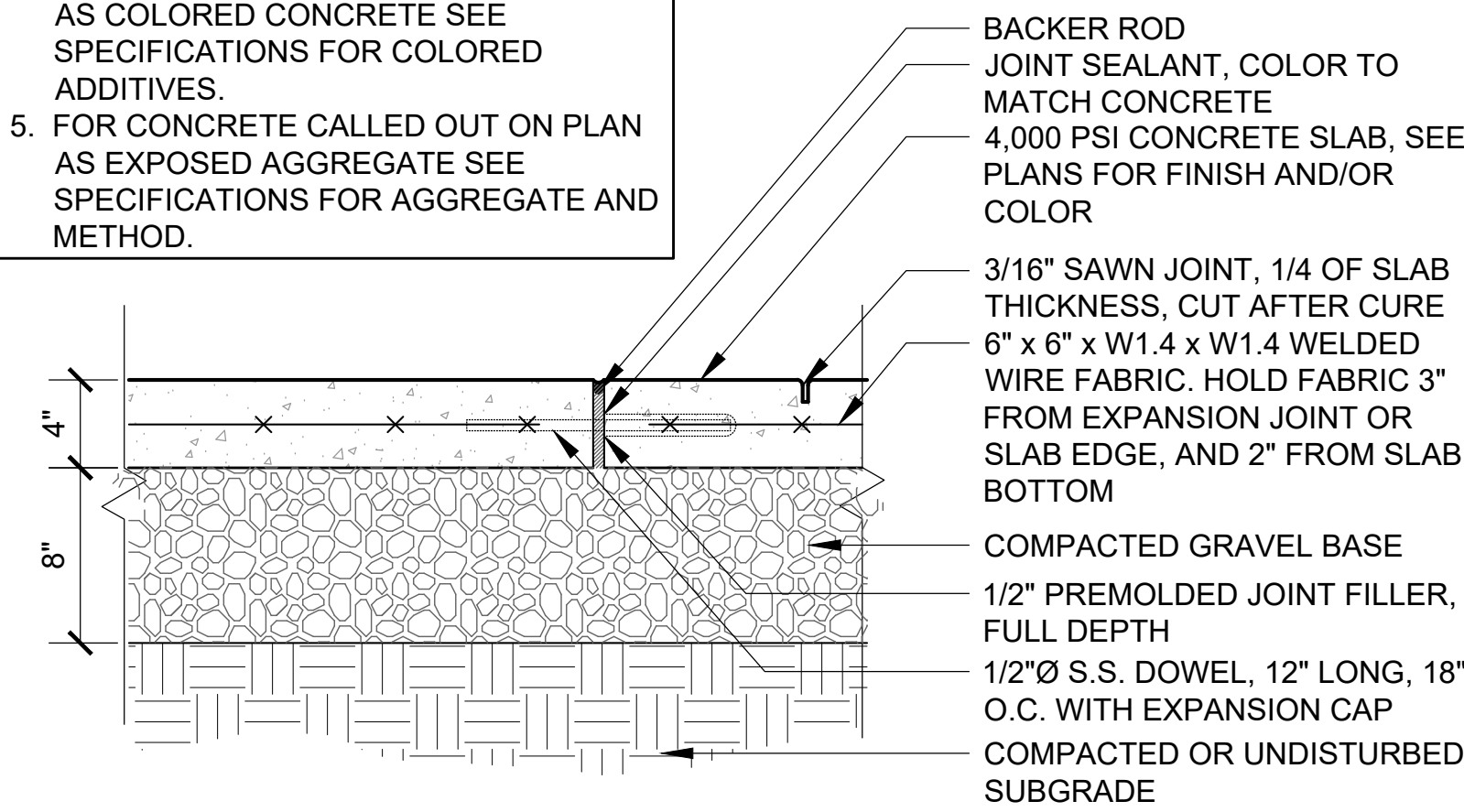
NOTES:

- See sheet L-2.00 for general planting notes.
- Perennial plant selection is schematic for pricing and species and quantity are subject to change.

SCALE: 1"=20'

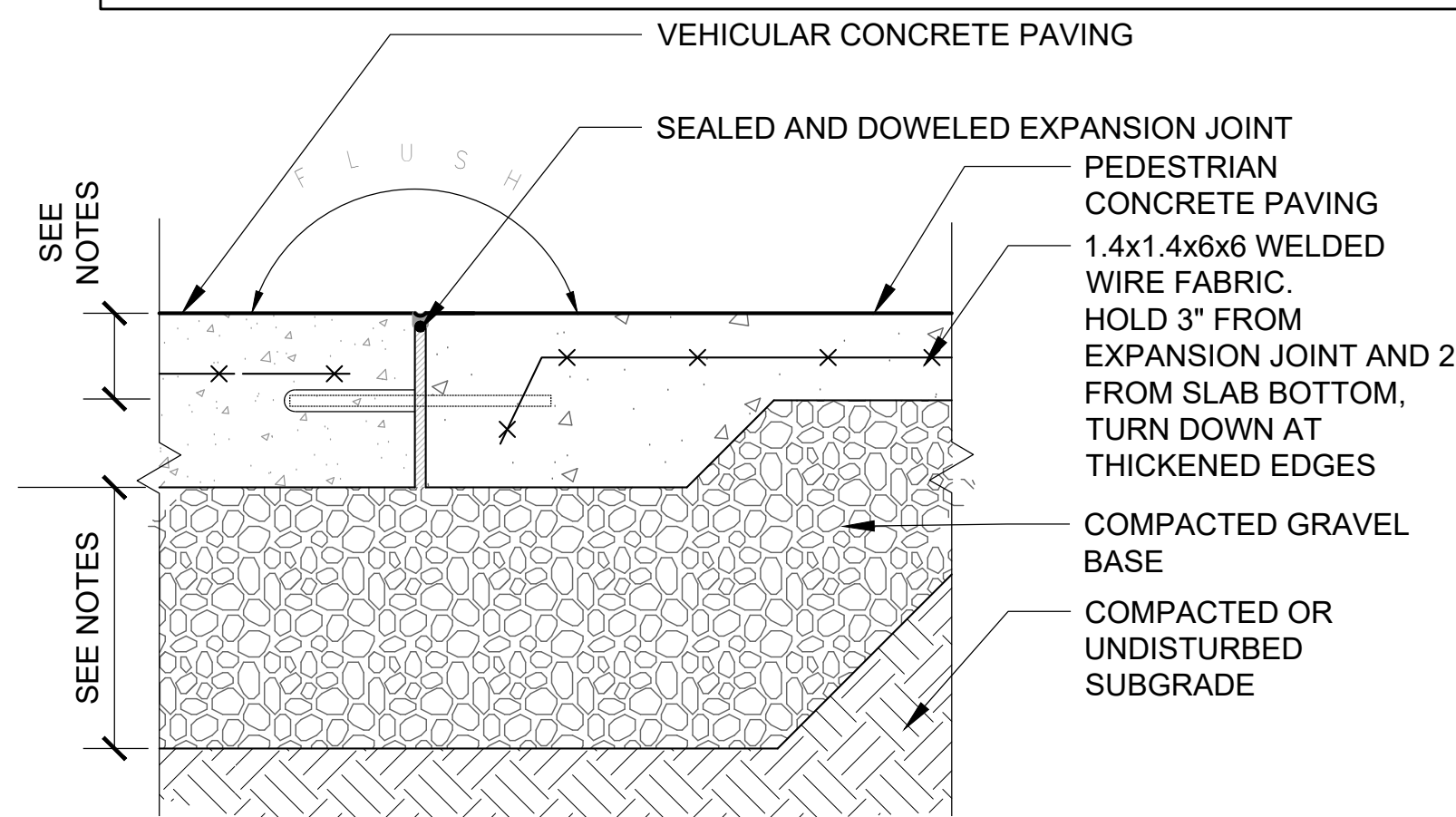


- NOTES:**
- CONTROL JOINTS EVERY 5' UNLESS OTHERWISE SHOWN ON PLAN
 - EXPANSION JOINTS EVERY 20' UNLESS OTHERWISE SHOWN ON PLAN
 - PROVIDE 10" DEEP THICKENED EDGE AT PLANTING BEDS, 6" WIDTH.
 - FOR CONCRETE CALLED OUT ON PLAN AS COLORED CONCRETE SEE SPECIFICATIONS FOR COLORED ADDITIVES
 - FOR CONCRETE CALLED OUT ON PLAN AS EXPOSED AGGREGATE SEE SPECIFICATIONS FOR AGGREGATE AND METHOD.

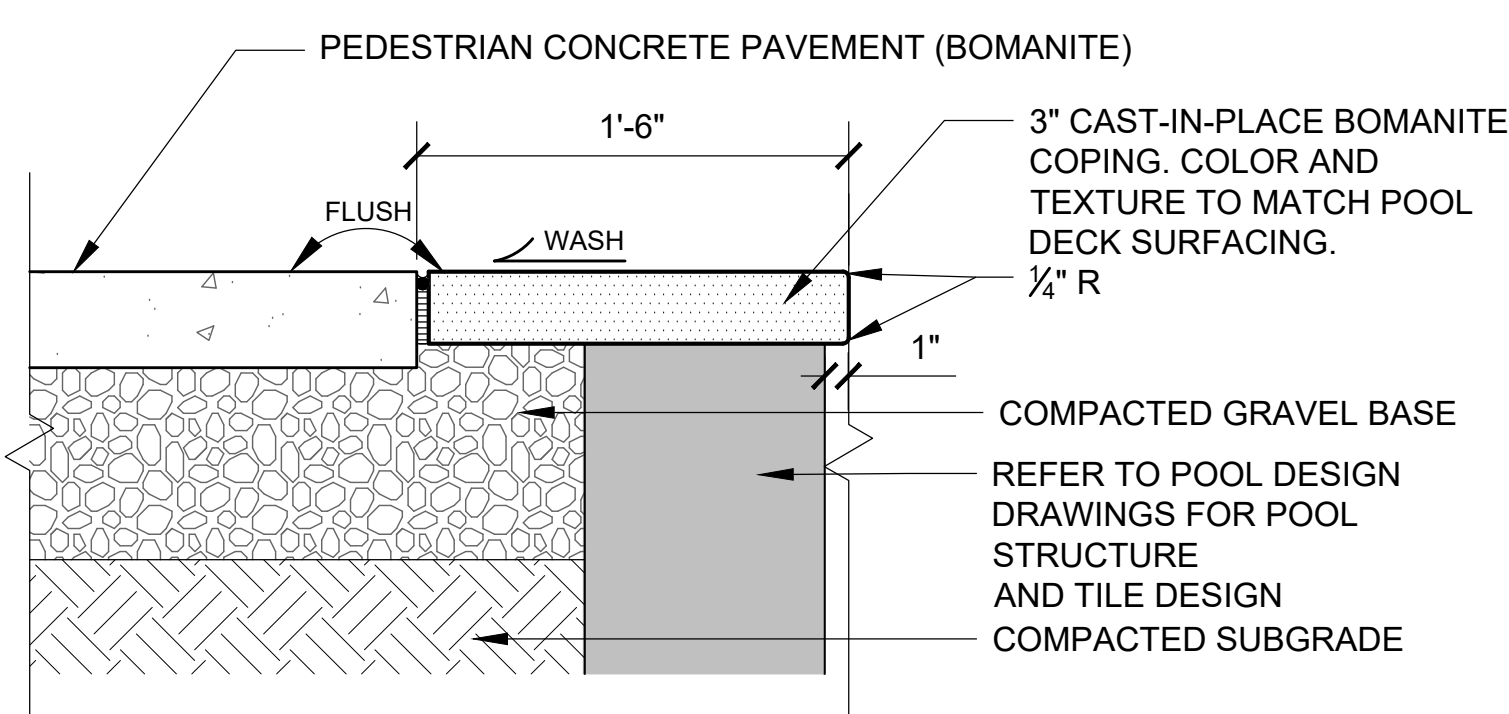


1 PEDESTRIAN CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"

- NOTES:**
- PEDESTRIAN CONCRETE PAVING IS TO BE 4" THICK WITH AN 8" THICK GRAVEL BASE.
 - PROVIDE 12" DEEP x 8" WIDE THICKENED EDGE AT JOINT WITH BIT. PAVEMENT OR PLANTING BEDS.

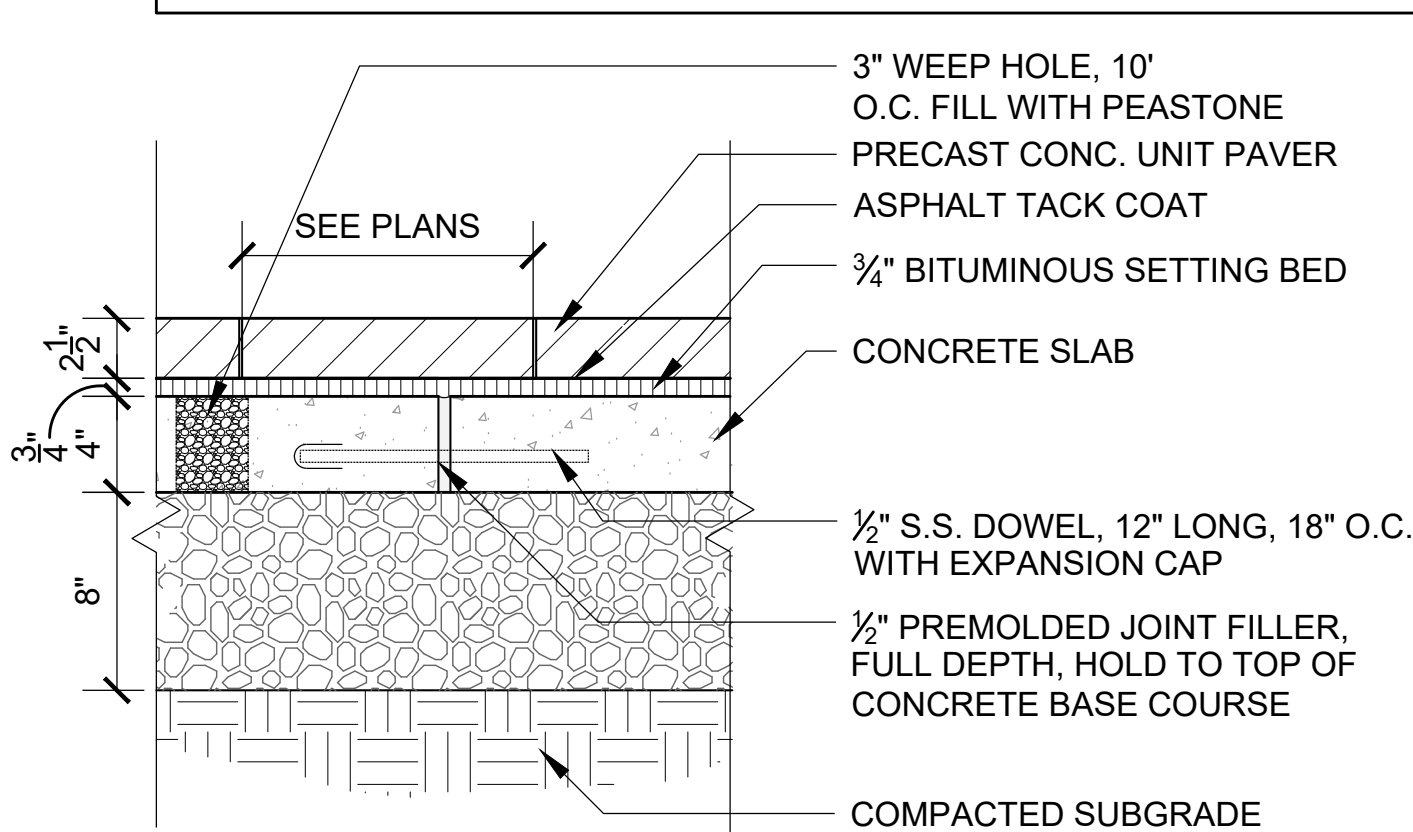


2 JOINT AT CONCRETE PAVING
SCALE: 1-1/2" = 1'-0"

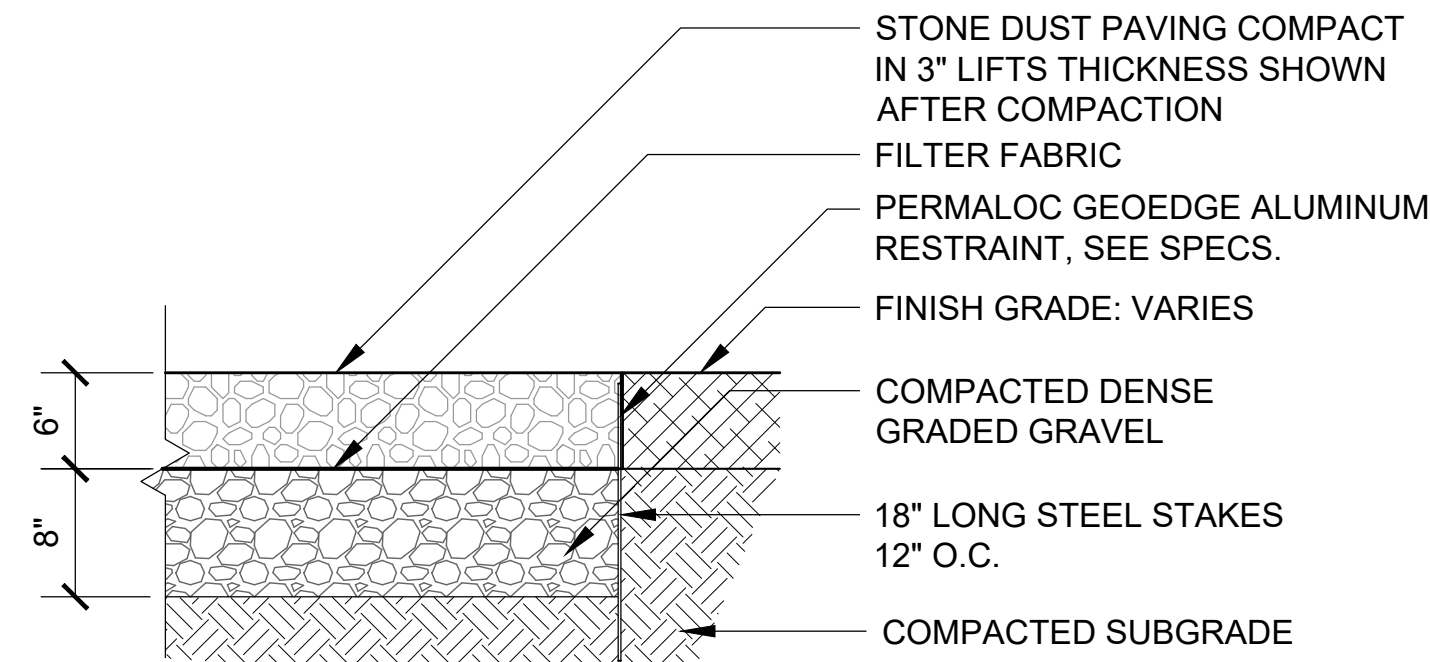


3 TEXTURED CONCRETE AT POOL COPING
SCALE: 1-1/2" = 1'-0"

- NOTES:**
- SEE SPECIFICATIONS FOR CONCRETE UNIT PAVERS.
 - EXPANSION JOINT EVERY 20'-0" O.C., OR AS SHOWN ON THE DRAWINGS.

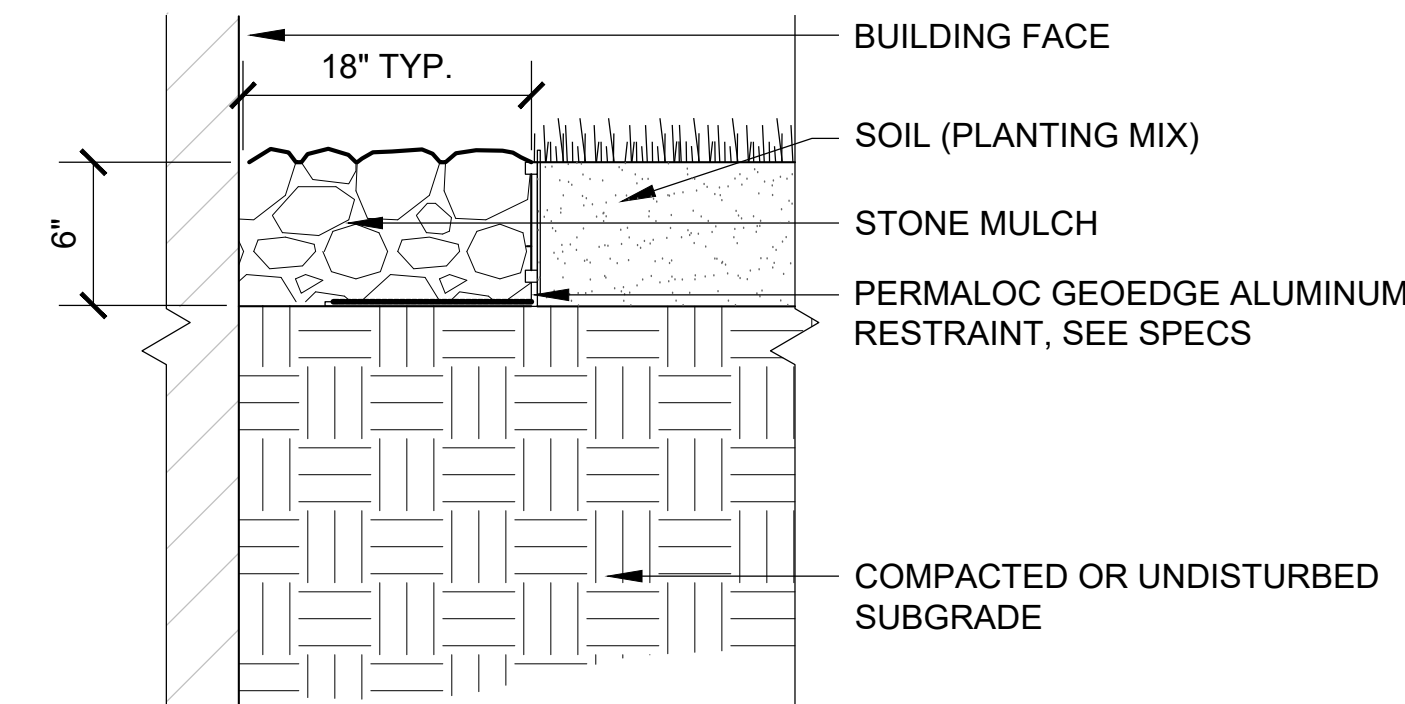


4 CONCRETE UNIT PAVERS
SCALE: 1-1/2" = 1'-0"

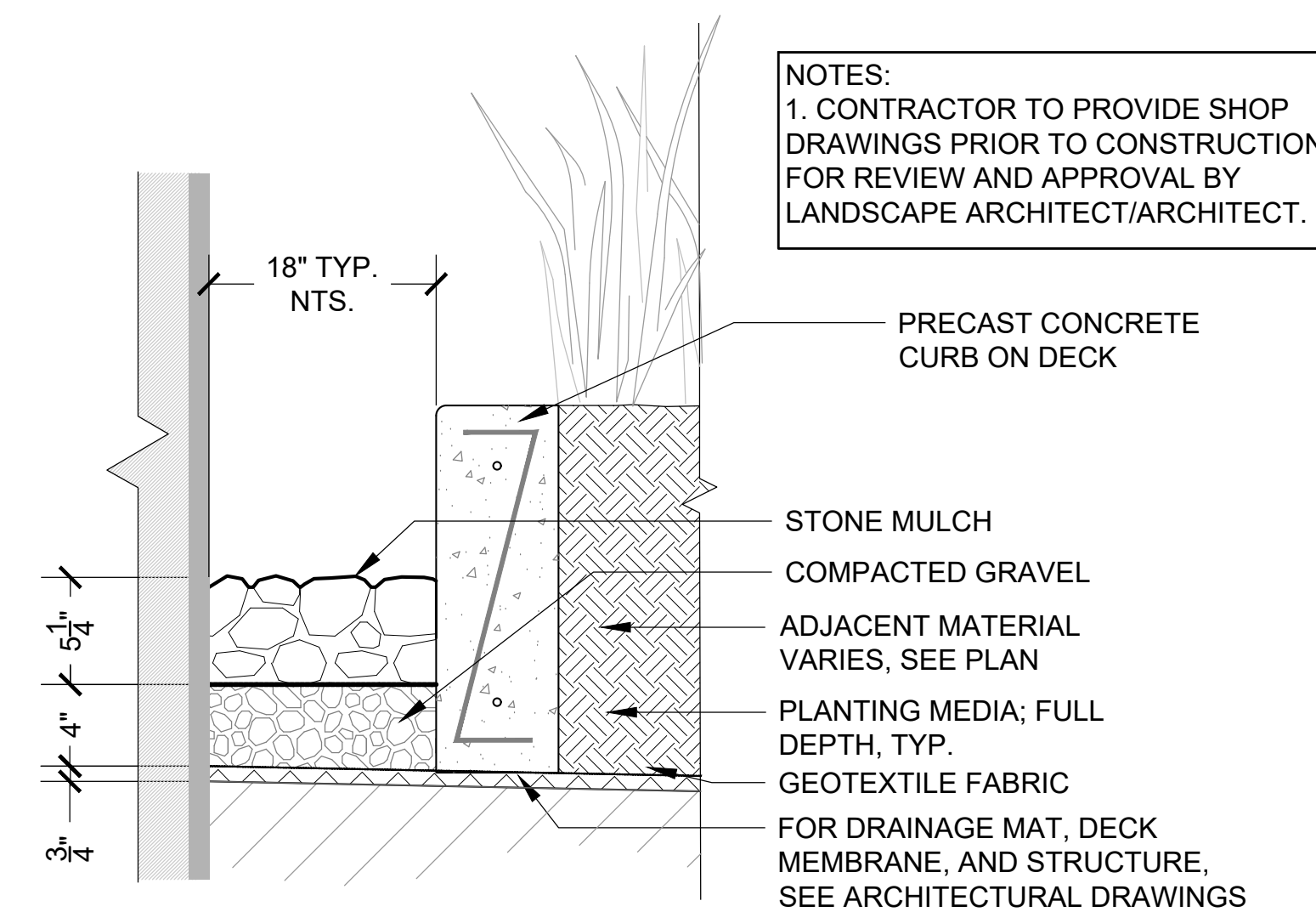


- NOTE:**
- SUBMIT SAMPLE OF STONE DUST FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.
 - STEEL EDGE TO BE BLACK, SUBMIT PRODUCT LITERATURE FOR APPROVAL BY LANDSCAPE ARCHITECT.

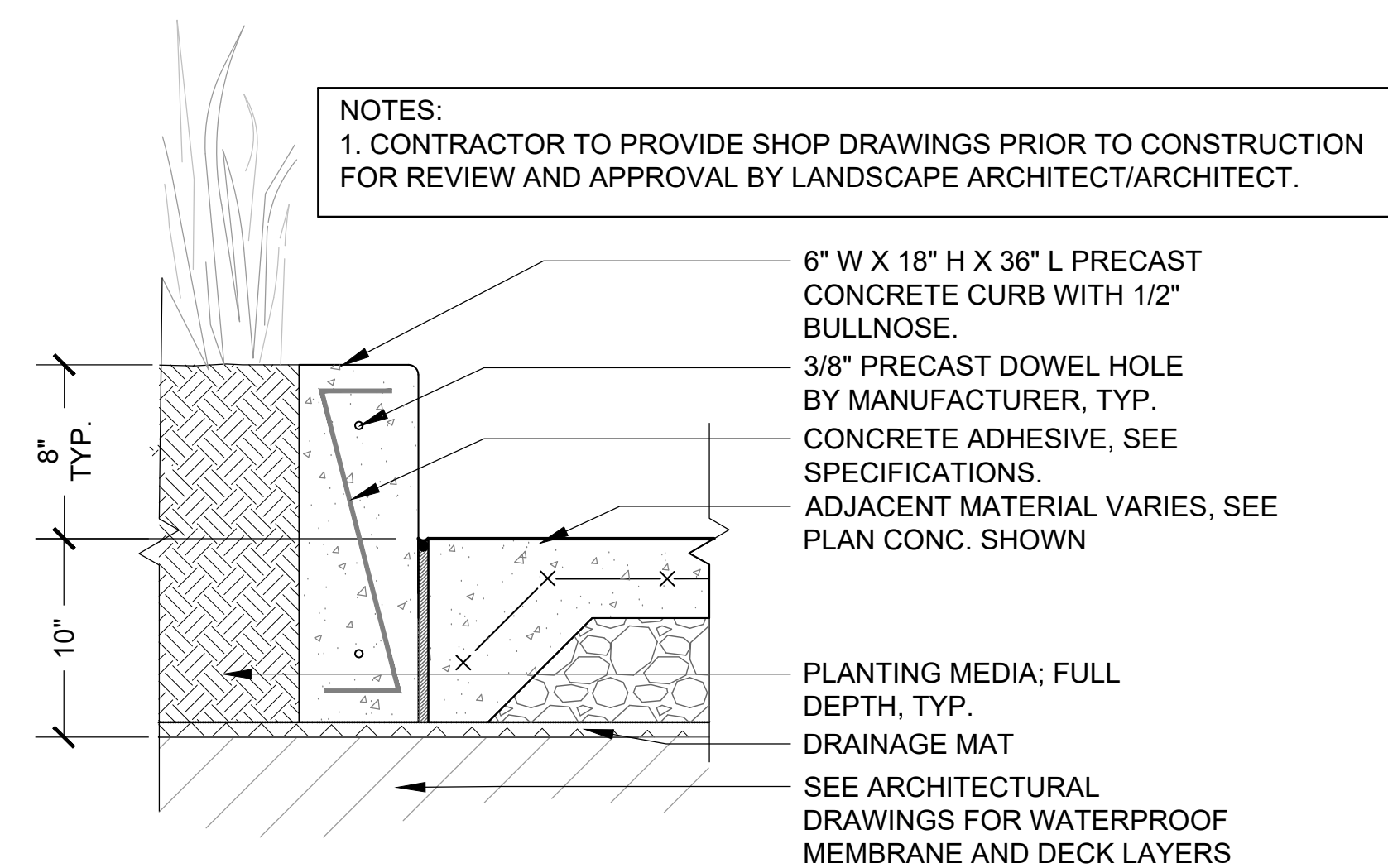
5 STONEDUST PAVING
SCALE: 1" = 1'-0"



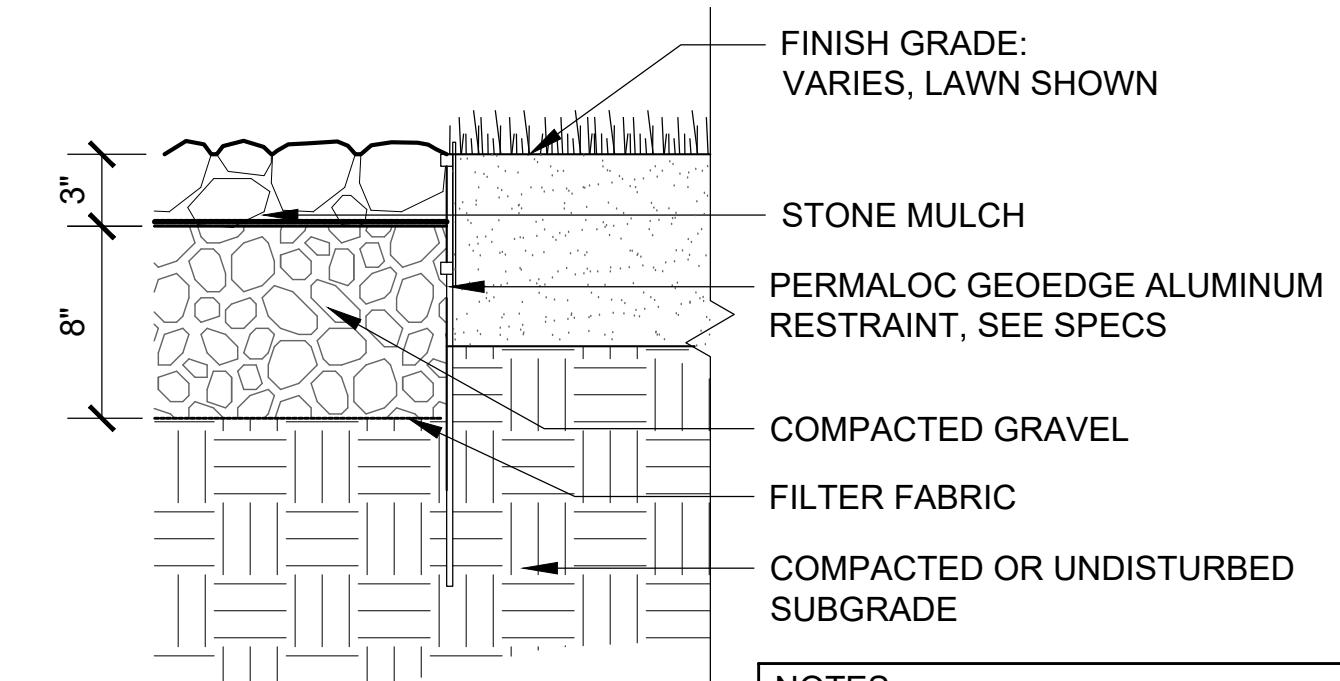
6 STONE MAINTENANCE STRIP
SCALE: 1-1/2" = 1'-0"



7 STONE MAINTENANCE STRIP OVER STRUCTURE
SCALE: 1-1/2" = 1'-0"

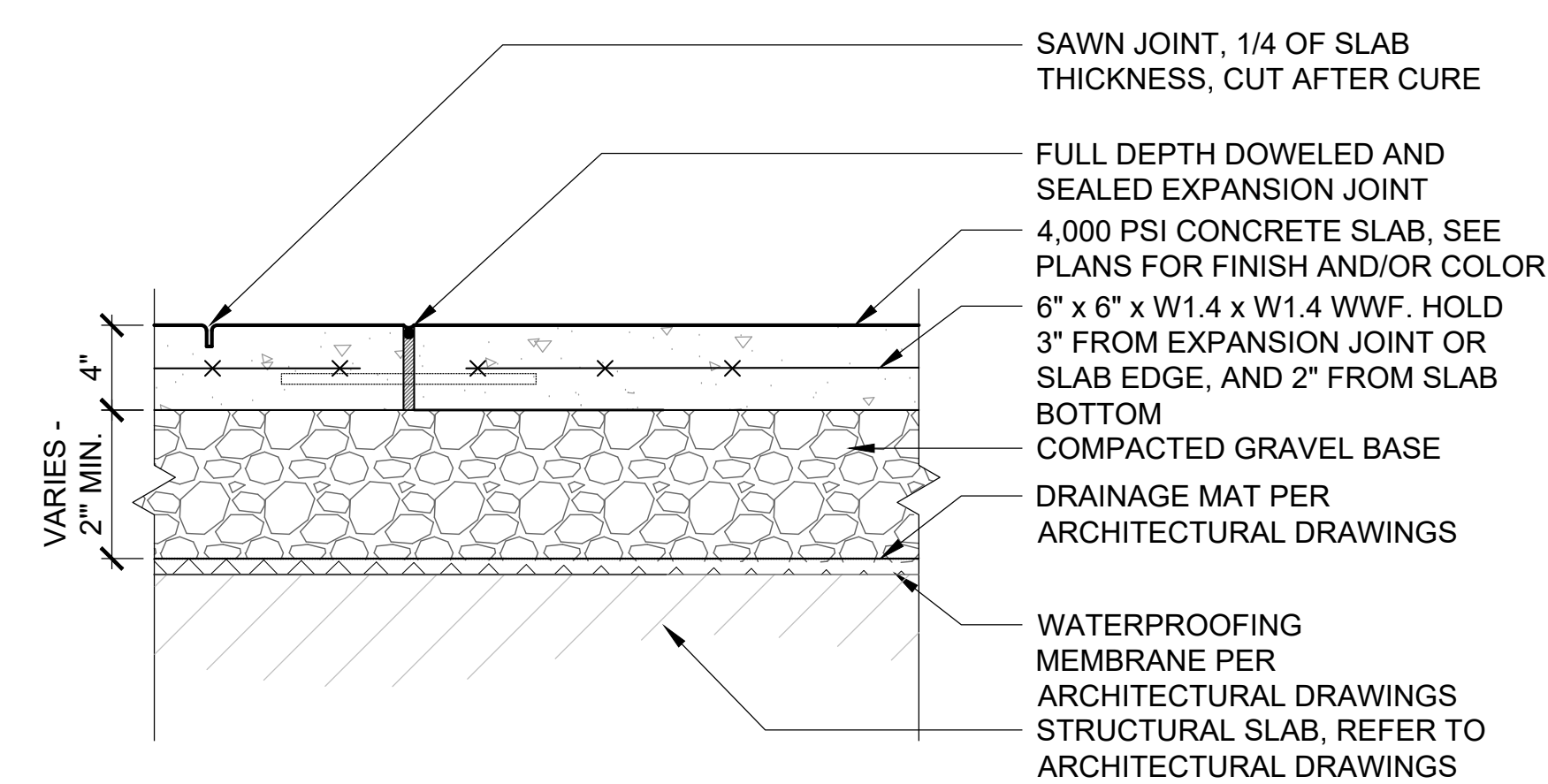


8 PRECAST CONCRETE CURB OVER STRUCTURE
SCALE: 1-1/2" = 1'-0"



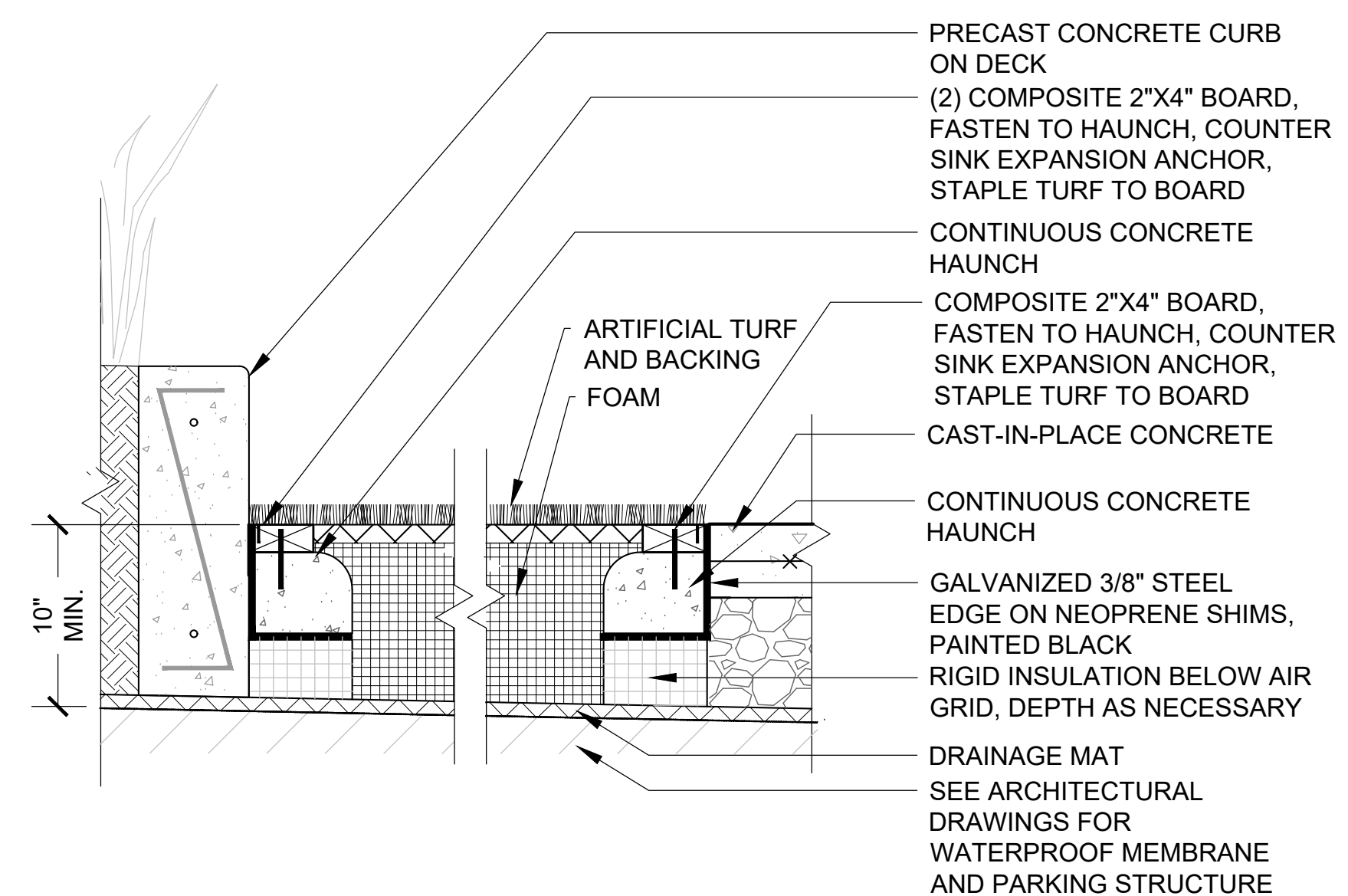
9 STONE PAVING
SCALE: 1-1/2" = 1'-0"

- NOTES:**
- CONTROL JOINTS EVERY 5' UNLESS OTHERWISE SHOWN ON PLAN
 - EXPANSION JOINTS EVERY 20' UNLESS OTHERWISE SHOWN ON PLAN
 - PROVIDE 10" DEEP THICKENED EDGES, 6" WIDTH
 - BROMANITE. COLOR NICKEL GREY, PATTERN 4"x4" GRANITE SETTS

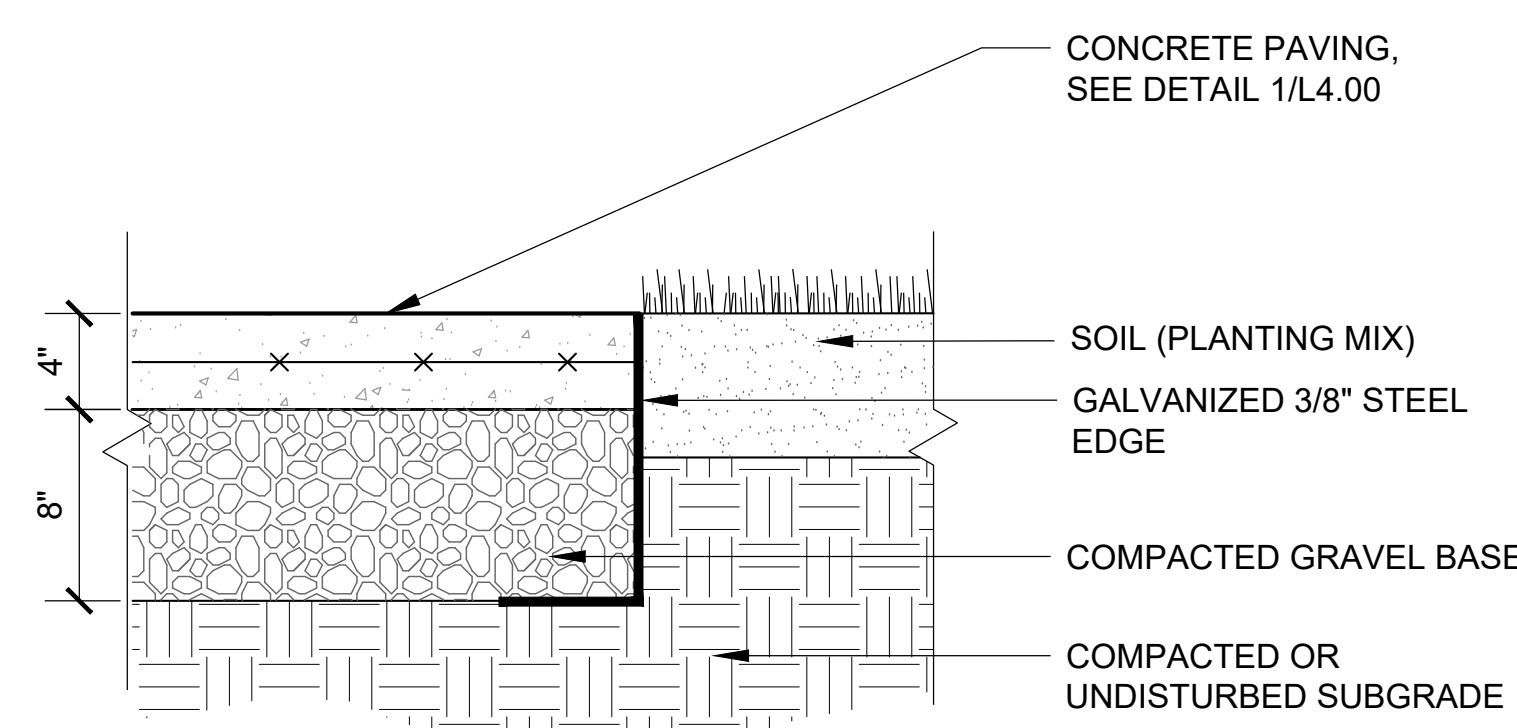


10 CAST-IN-PLACE CONCRETE ON STRUCTURE
SCALE: 1-1/2" = 1'-0"

- NOTE:**
- CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT/ARCHITECT.
 - COORDINATE WITH STRUCTURAL DRAWINGS.



11 SYNTHETIC TURF OVER STRUCTURE
SCALE: 1-1/2" = 1'-0"



12 CONCRETE PAVING WITH PLANTING EDGE
SCALE: 1-1/2" = 1'-0"

tat

50 Commandant's Way at
Admiral's Hill
Ohelsea MA
02150
F 617.889.4402
617.884.4329
architecturalteam.com

Consultant:



Revision:

Architect of Record:

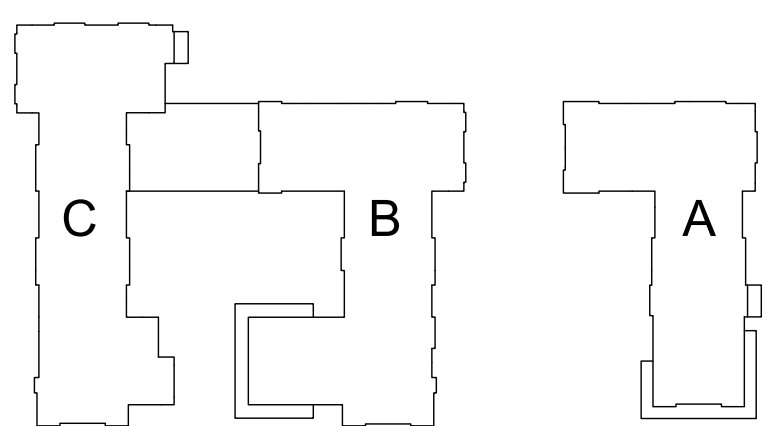


Drawn: SAS

Checked: AA

Scale: AS NOTED

Key Plan:



Project Name:
**ALTA AT RIVER'S
EDGE**

490, 492, 494 BOSTON
POST RD
WAYLAND, MA 01778

Sheet Name:

**LANDSCAPE
DETAILS**

Project Number:

15151.00

Issue Date:

SEPTEMBER 23, 2020

Sheet Number:

L4.00

Consultant:



Revision:

Architect of Record:

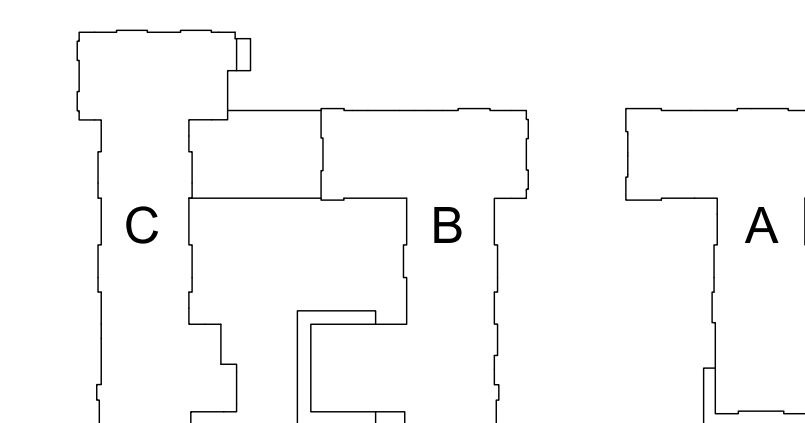


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**LANDSCAPE
DETAILS**

Project Number:

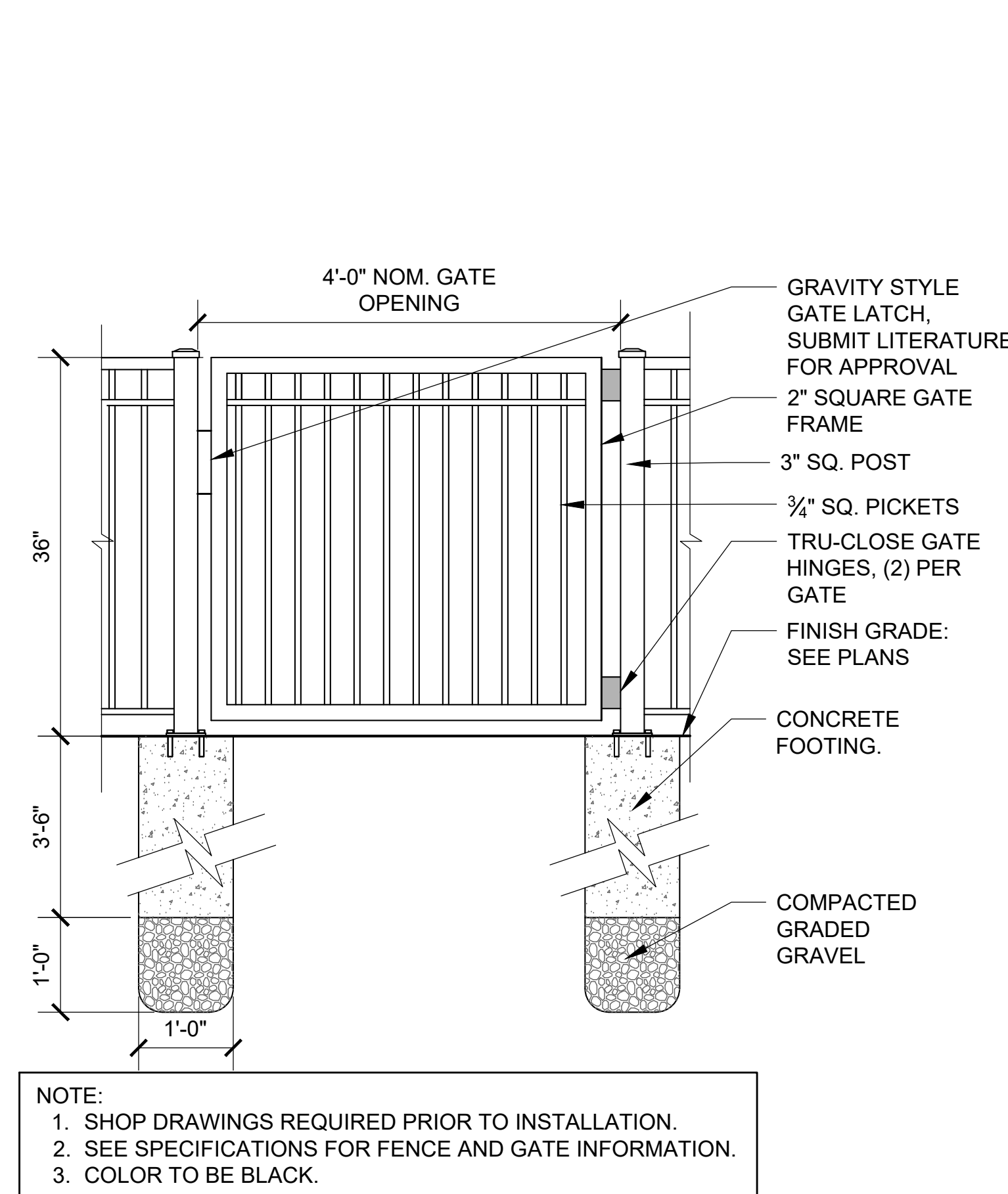
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SEPTEMBER 23, 2020

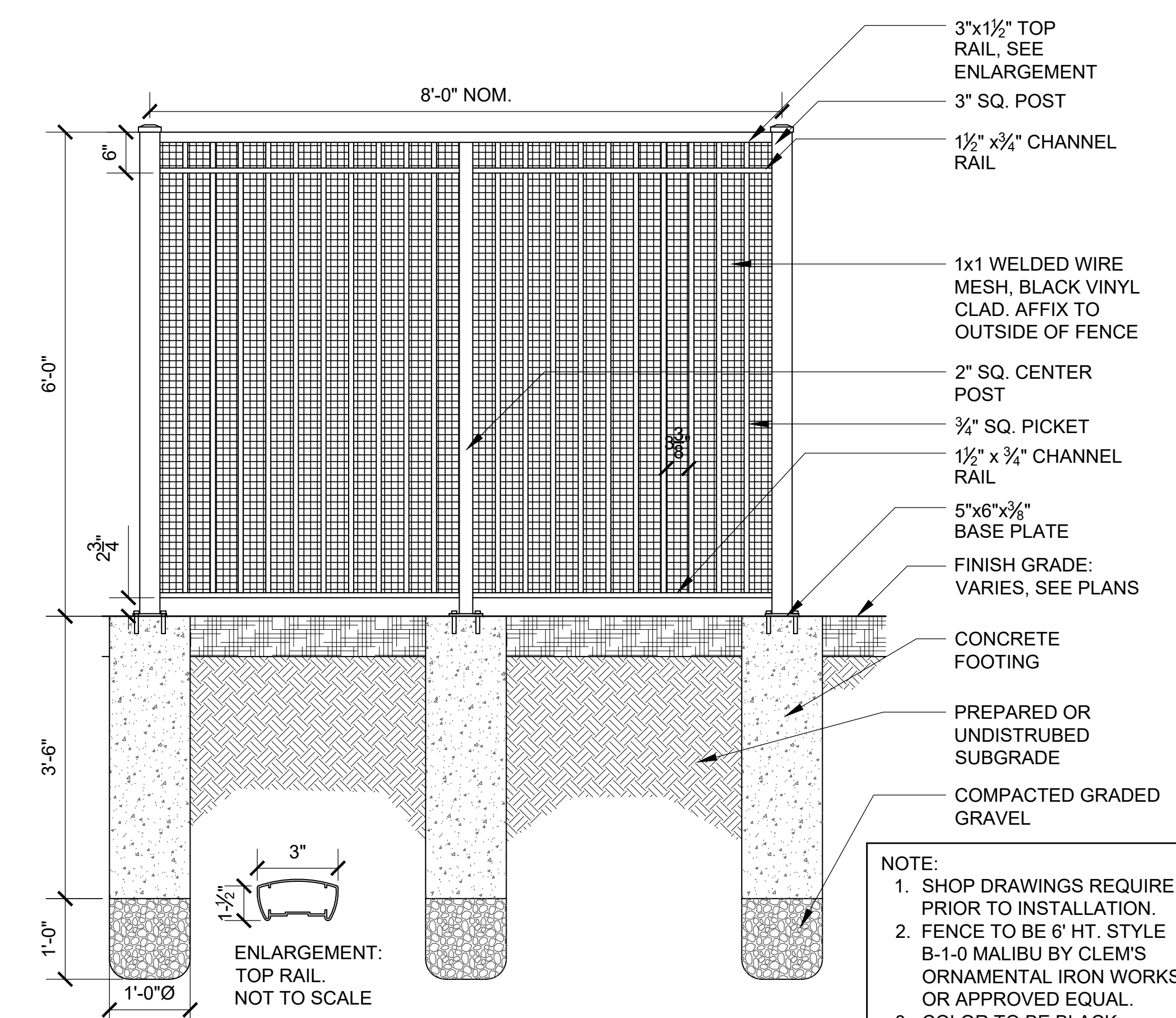
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L4.01



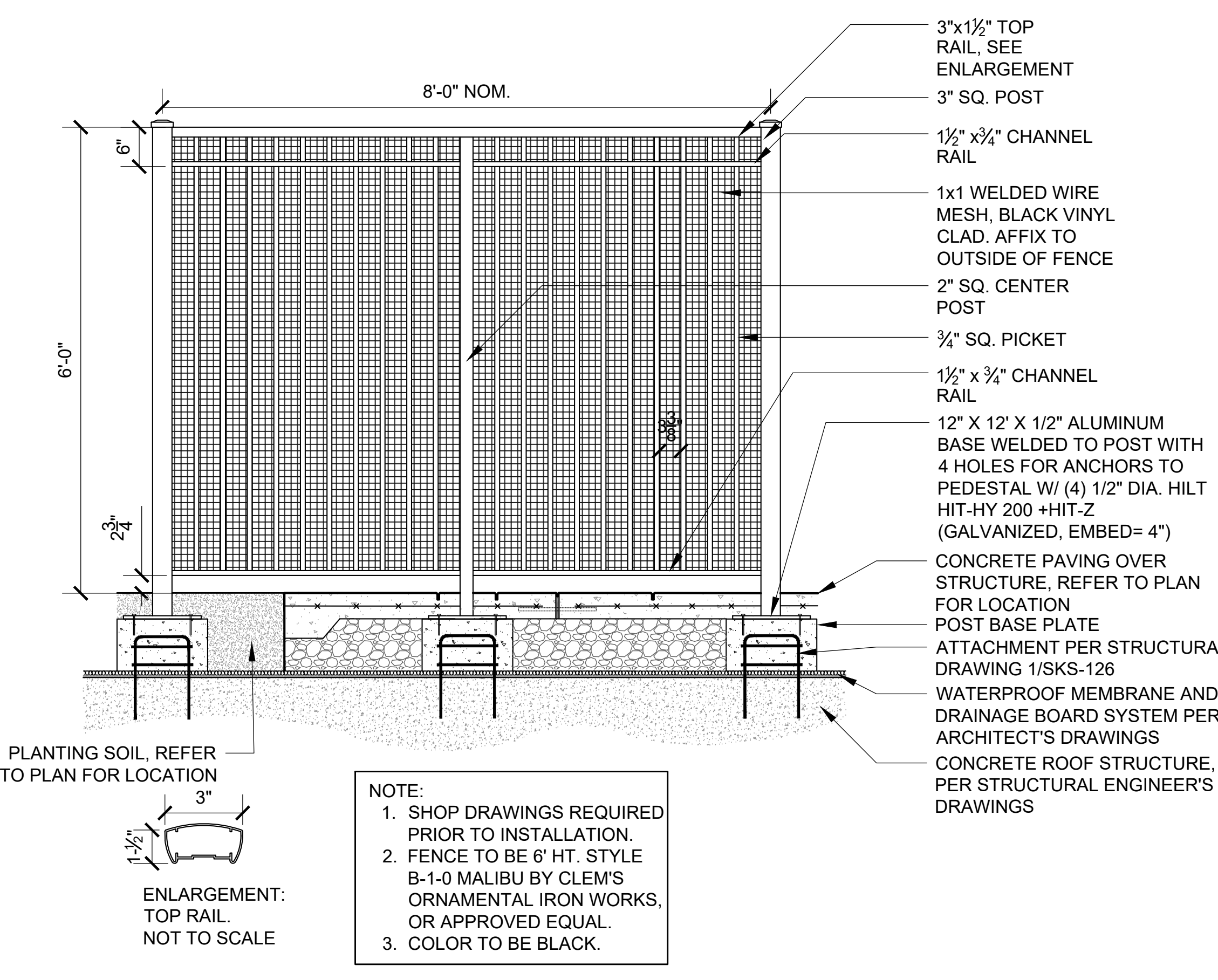
1 ORNAMENTAL GATE

SCALE: 3/4" = 1'-0"



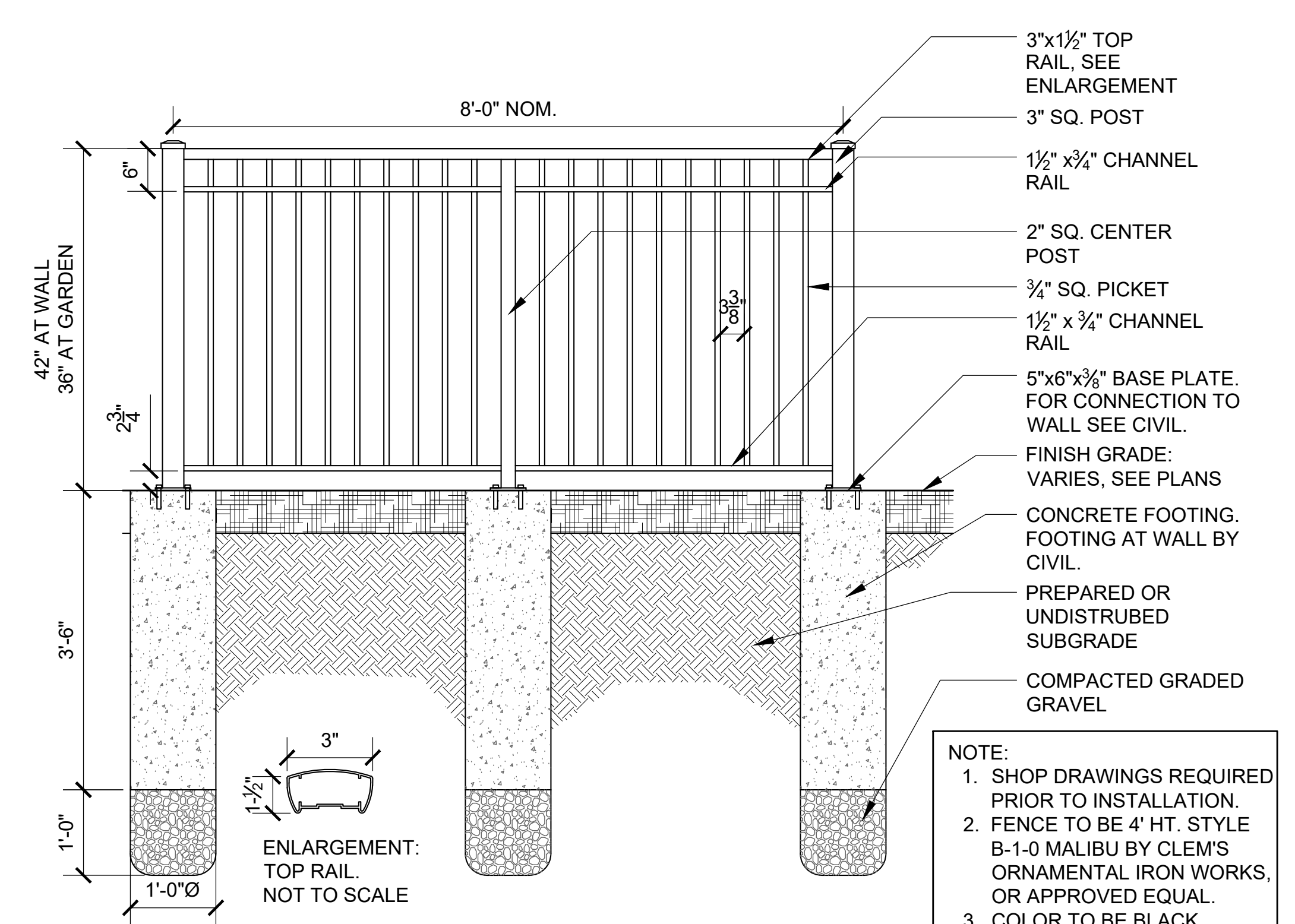
3 6' HT. POOL CODE FENCE - ON GRADE

SCALE: 3/4" = 1'-0"



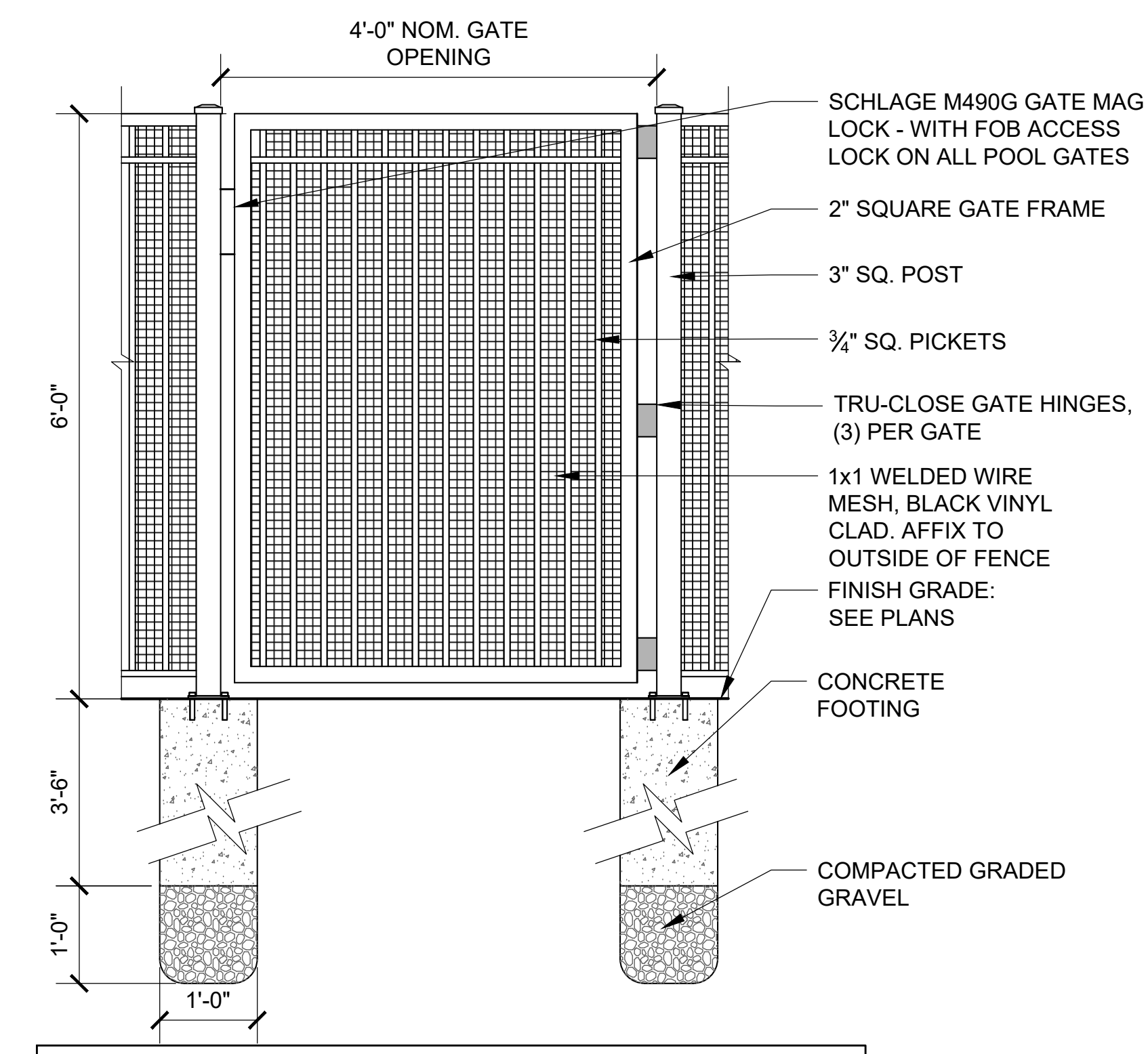
5 6' HT. POOL CODE FENCE - ON DECK

SCALE: 3/4" = 1'-0"



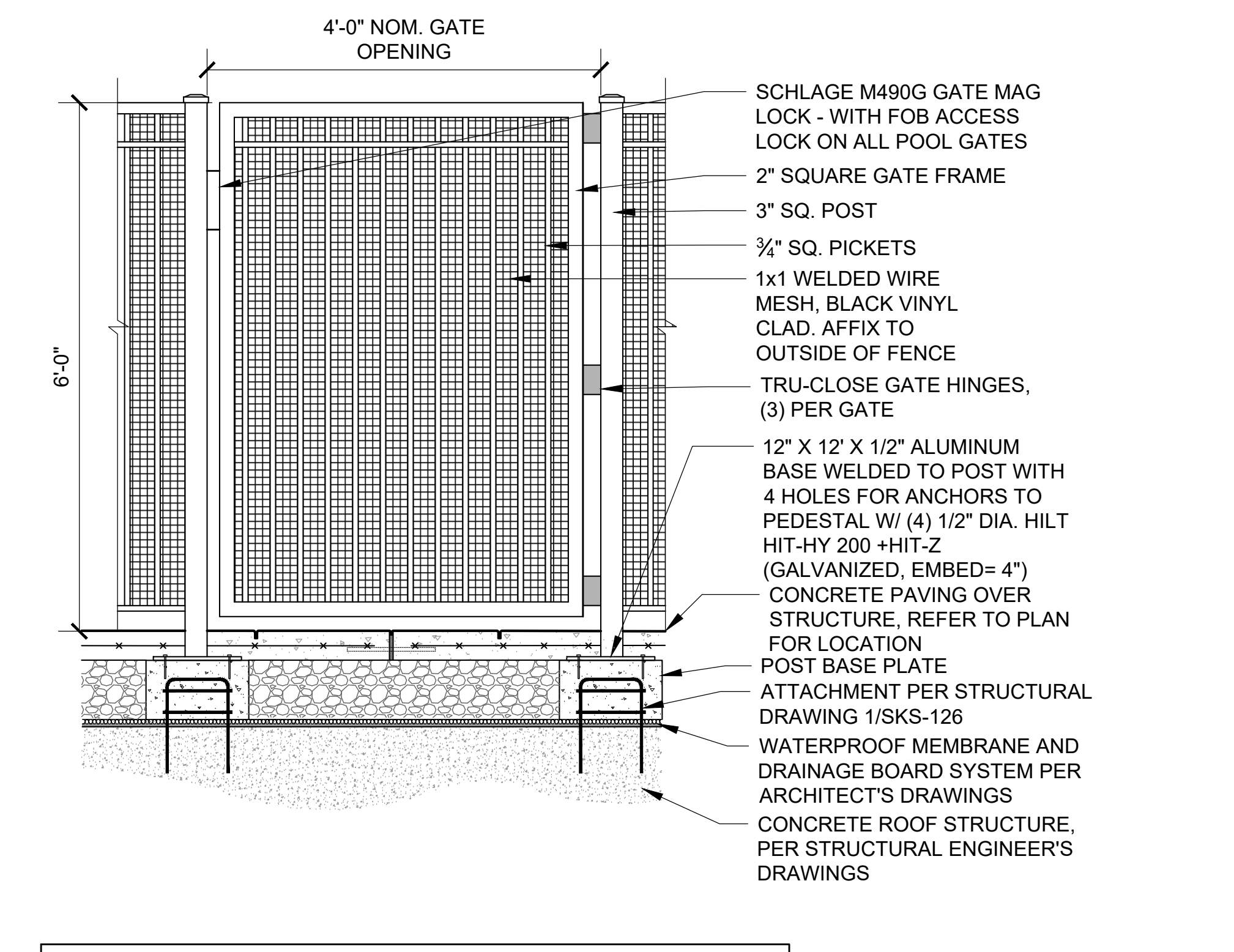
2 ORNAMENTAL FENCE

SCALE: 3/4" = 1'-0"



4 POOL GATE - ON GRADE

SCALE: 3/4" = 1'-0"



6 POOL GATE - ON DECK

SCALE: 3/4" = 1'-0"

Consultant:



Revision:

Architect of Record:

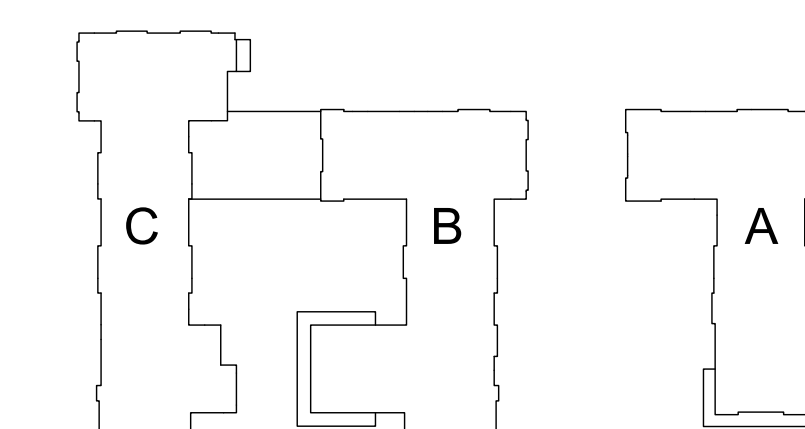


Drawn: SAS

Checked: AA

Scale: AS NOTED

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POST RD
WAYLAND, MA 01778

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DETAILS**

Project Number:

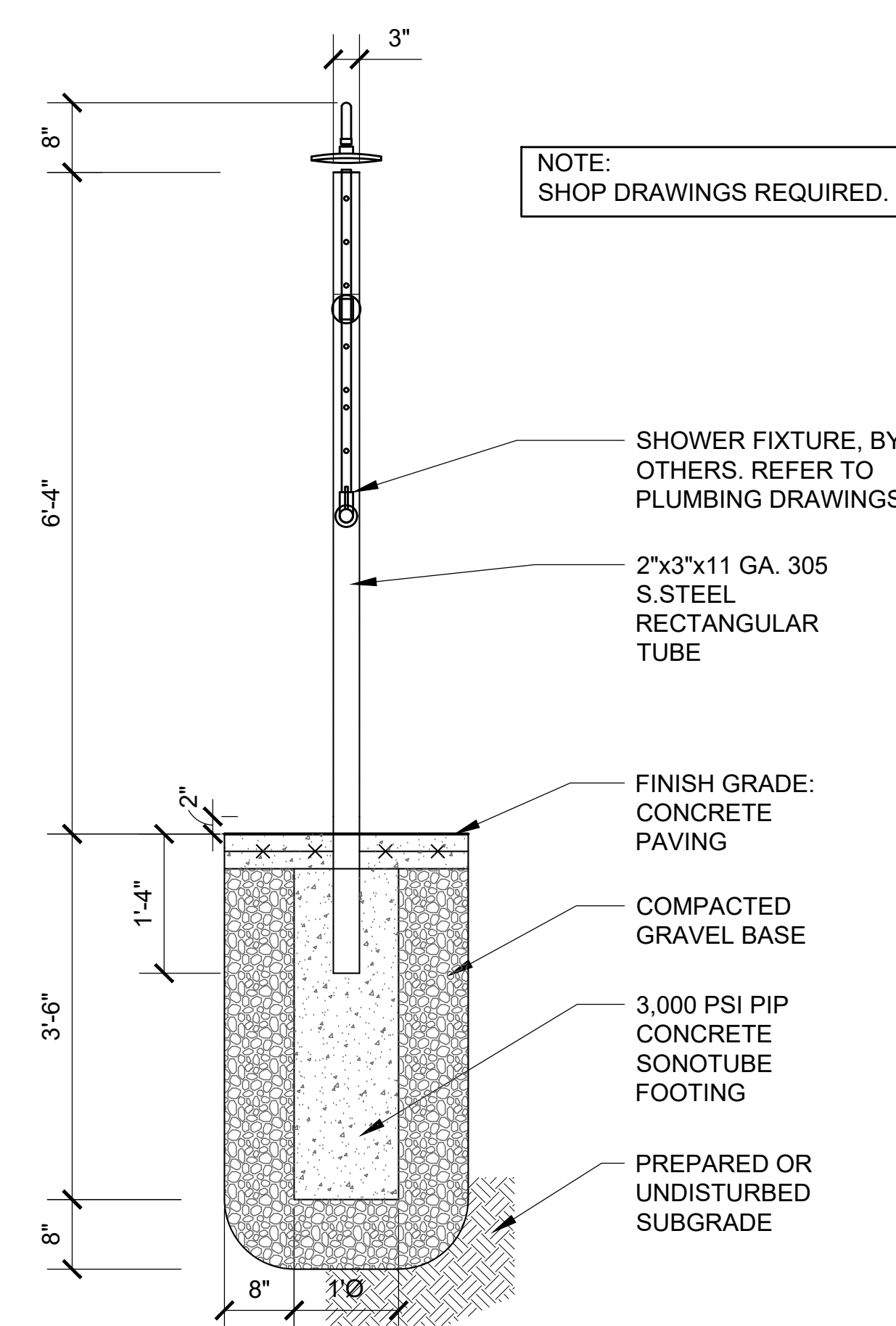
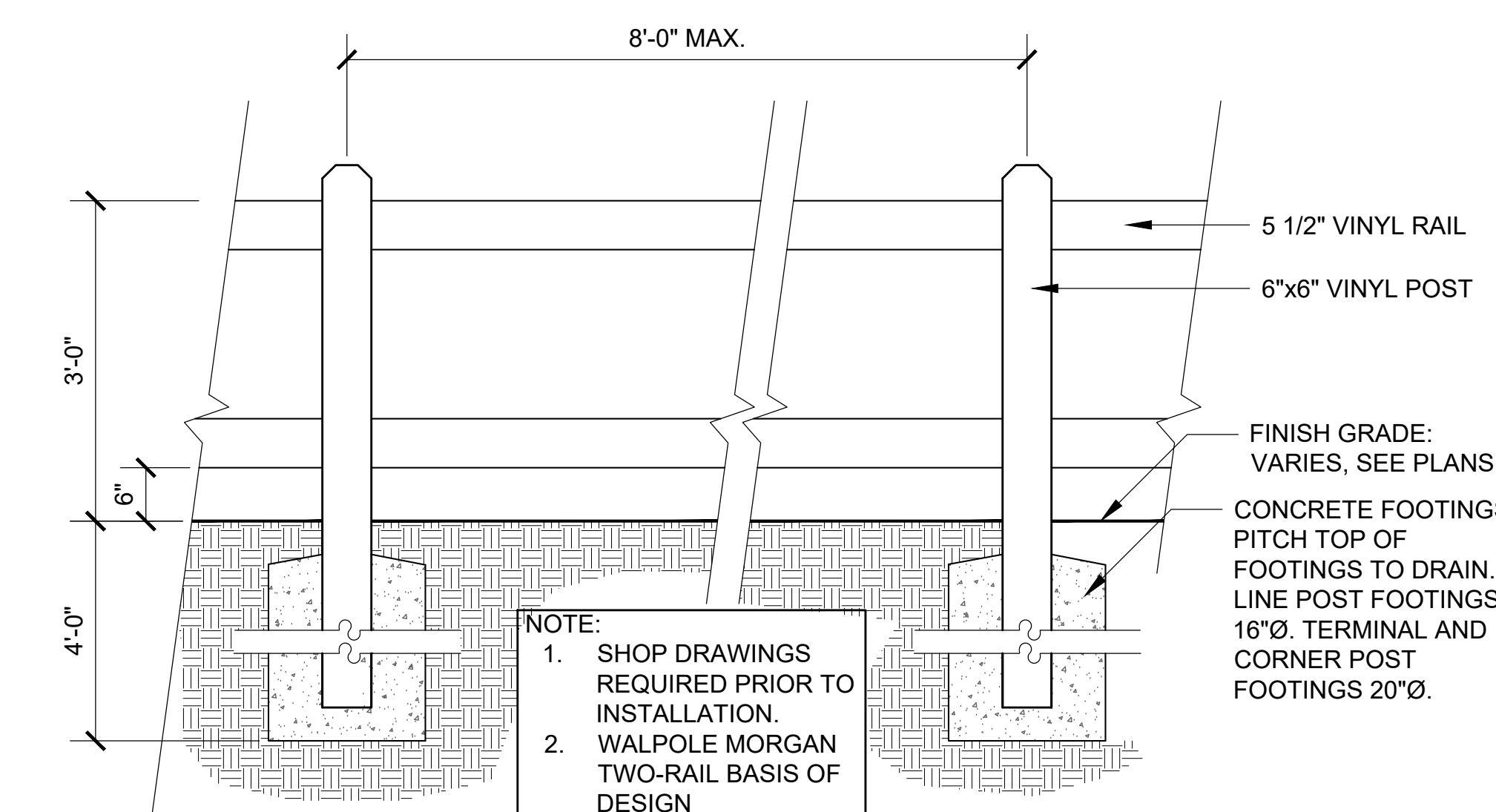
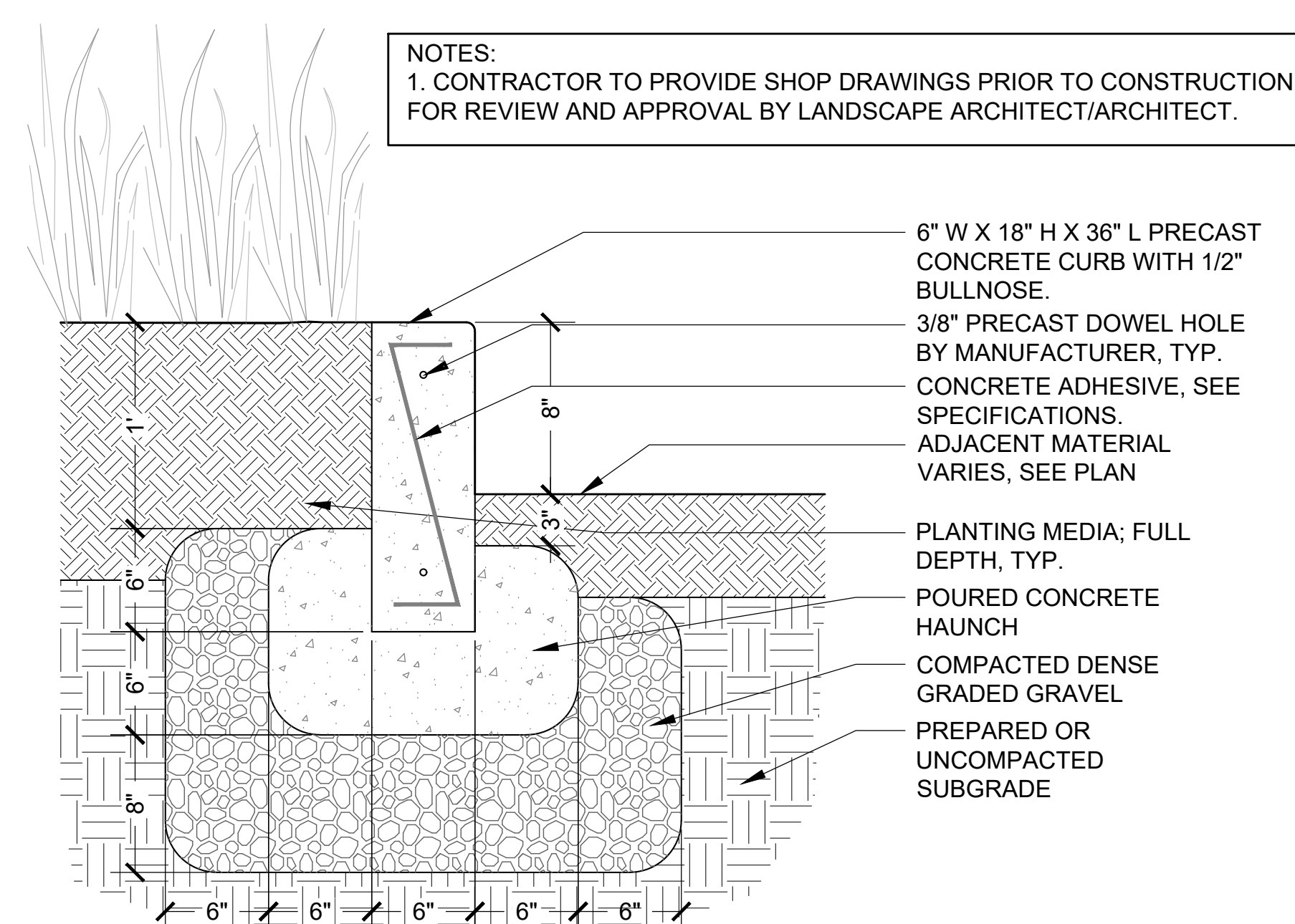
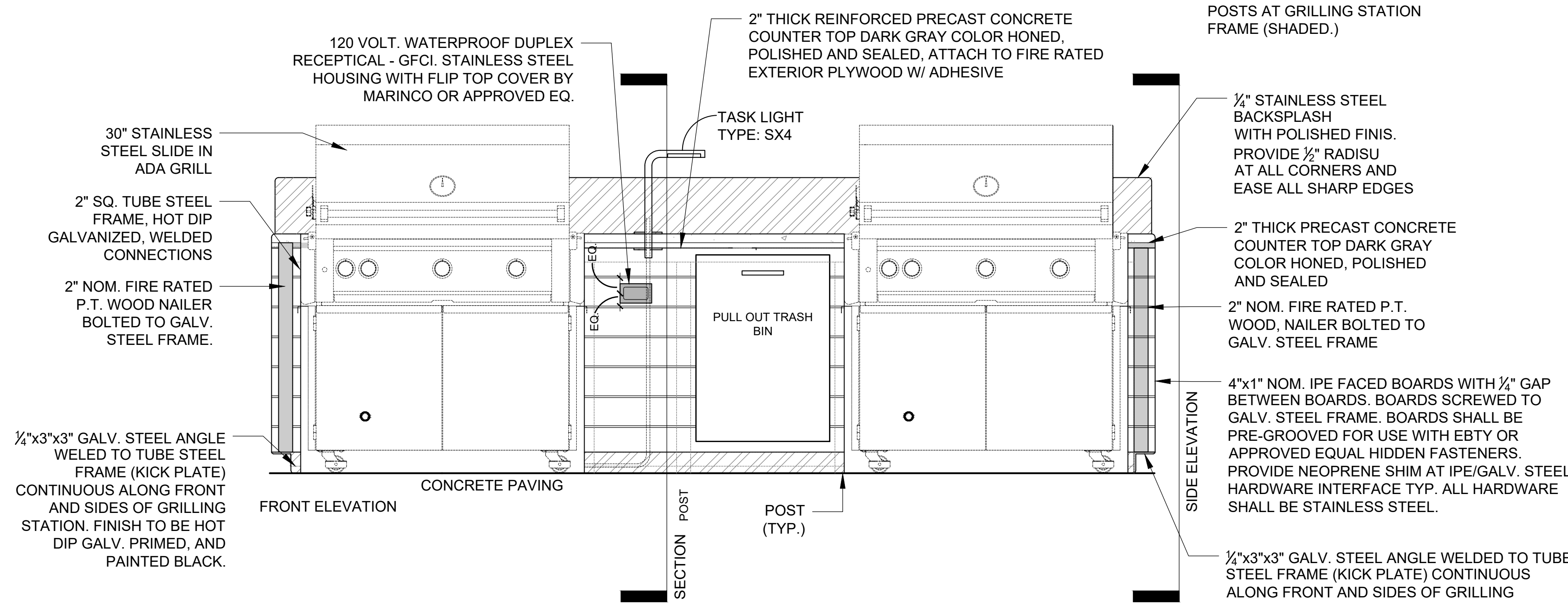
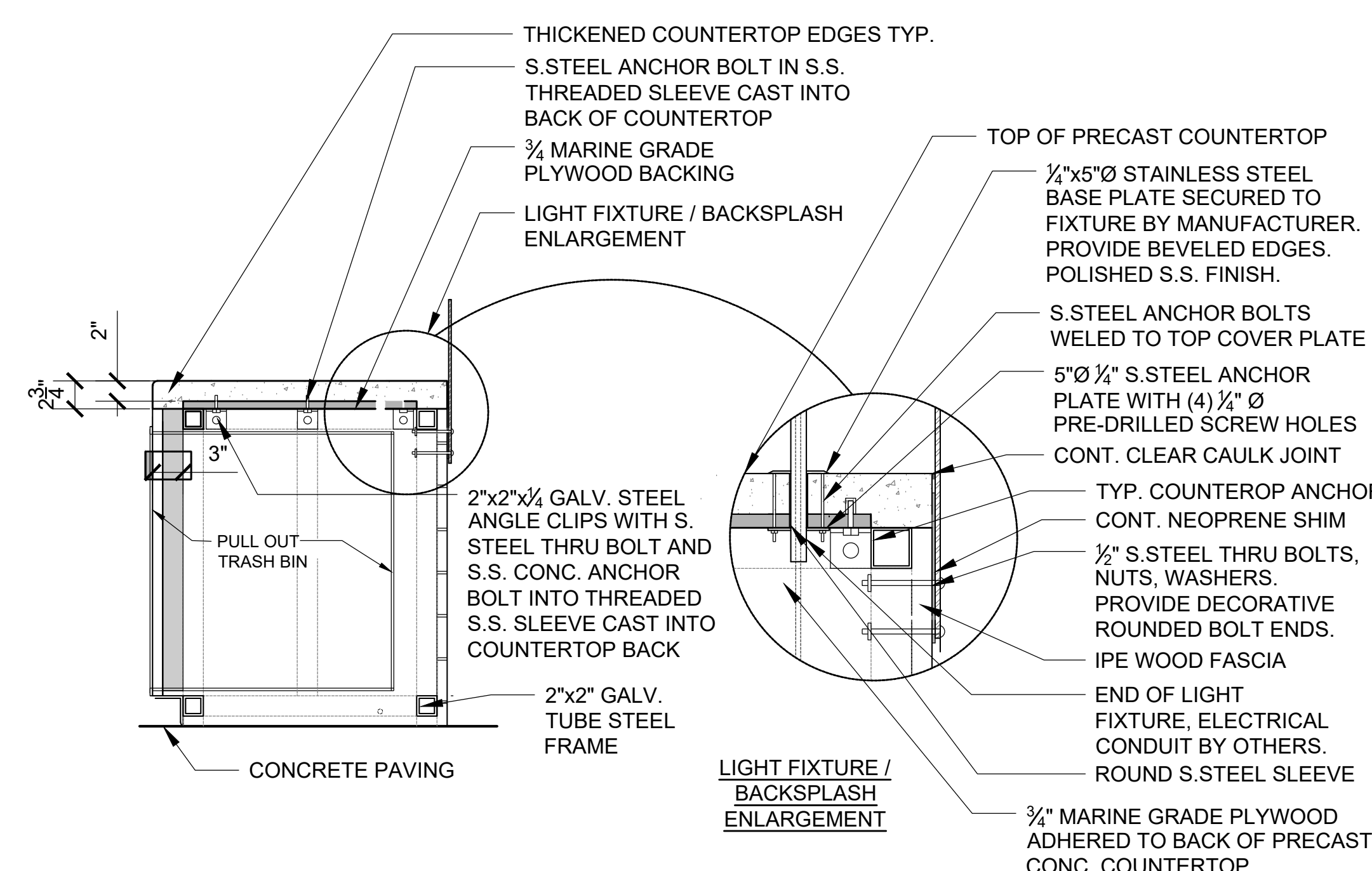
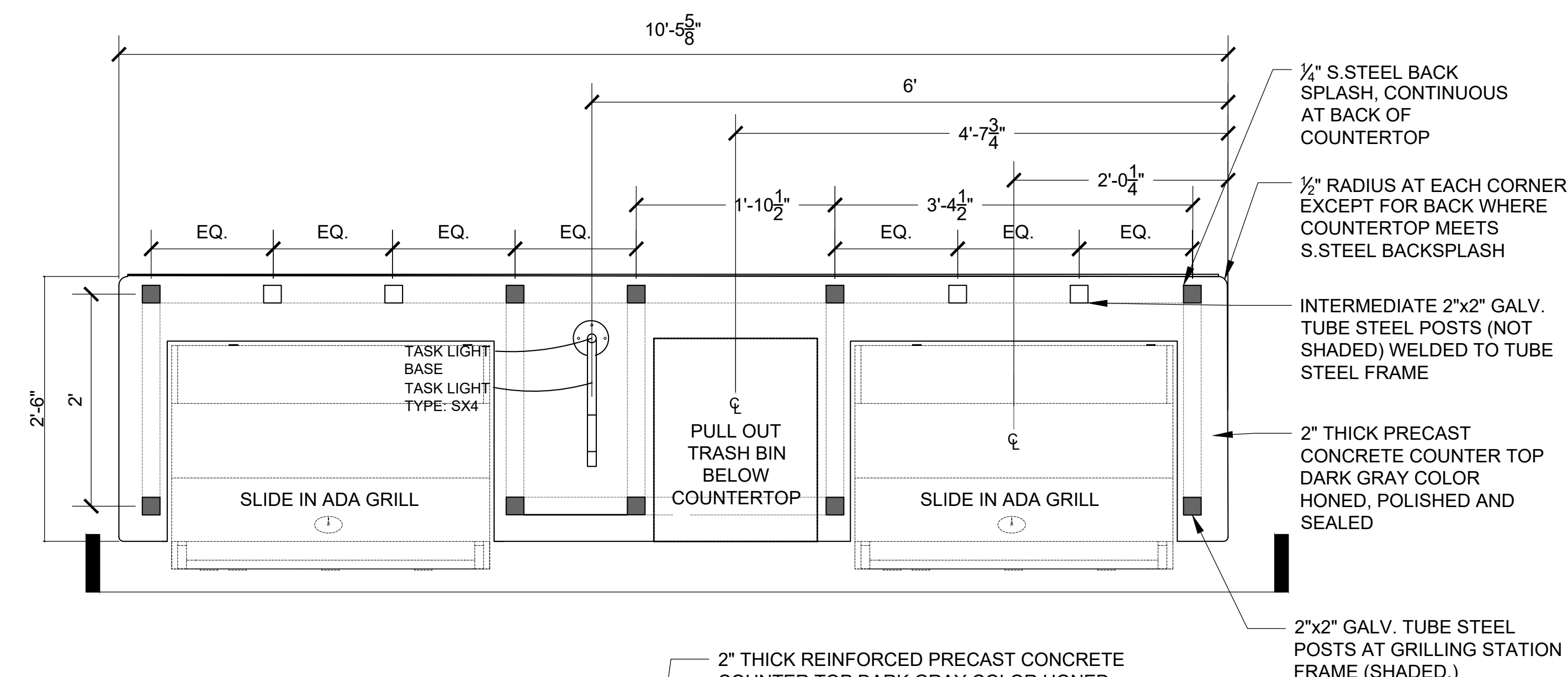
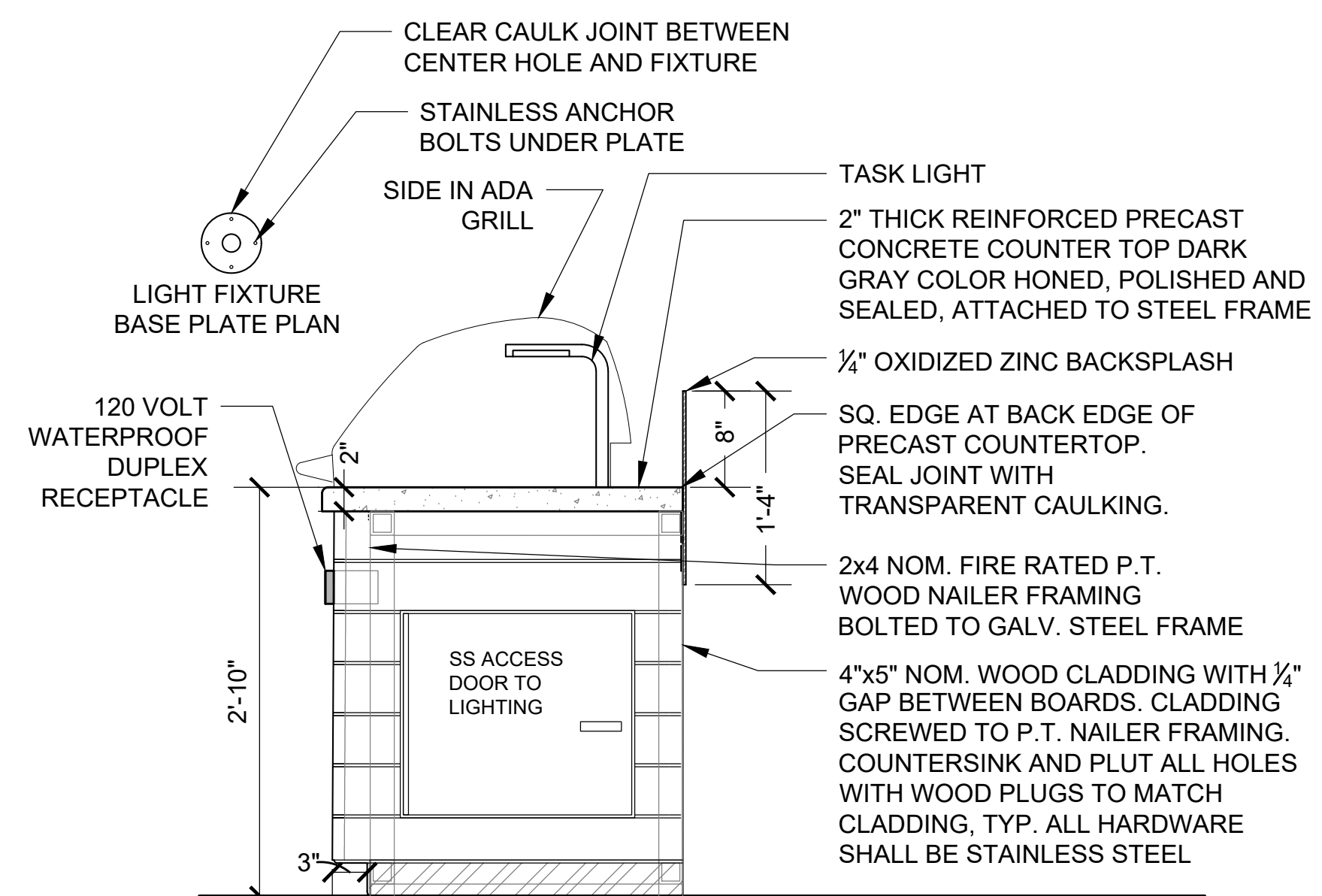
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SEPTEMBER 23, 2020

Sheet Number:

L4.02



3 SHOWER
SCALE: 3/4" = 1'-0"

Consultant:



Revision:

Architect of Record:

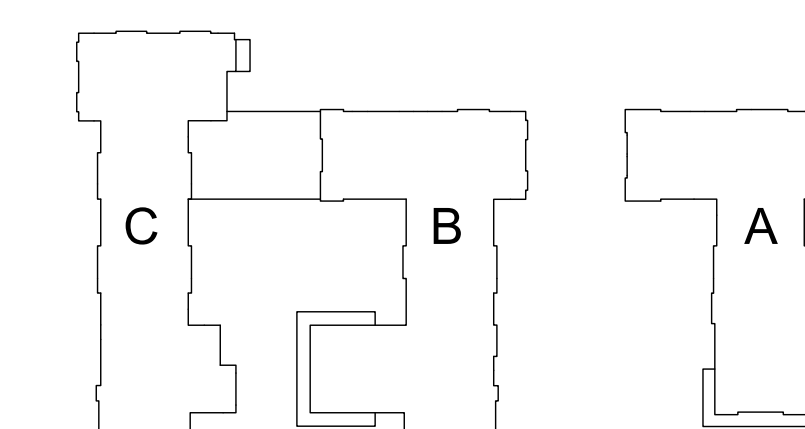


Drawn: SAS

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Scale: AS NOTED

Key Plan:



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15151.00

Issue Date:

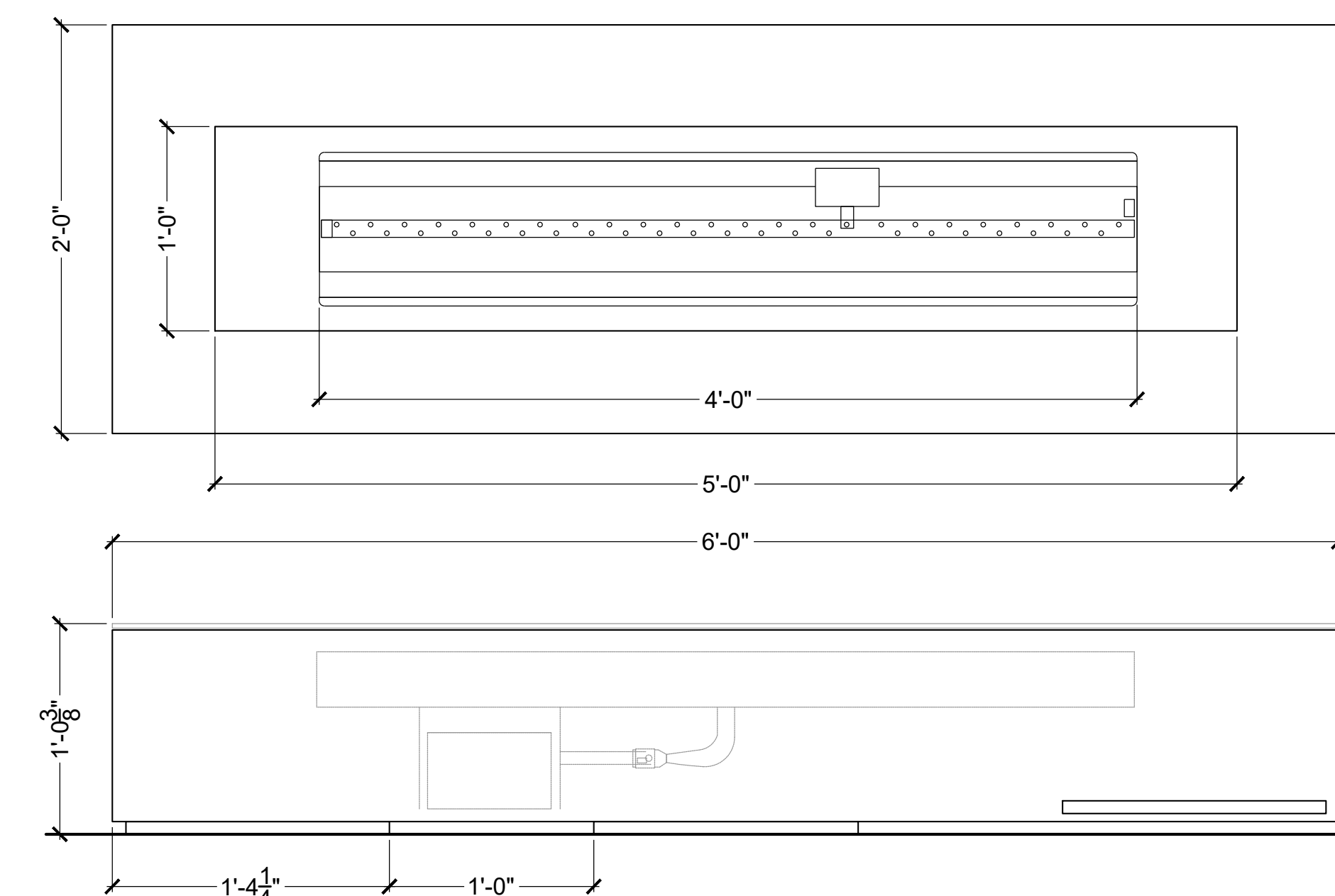
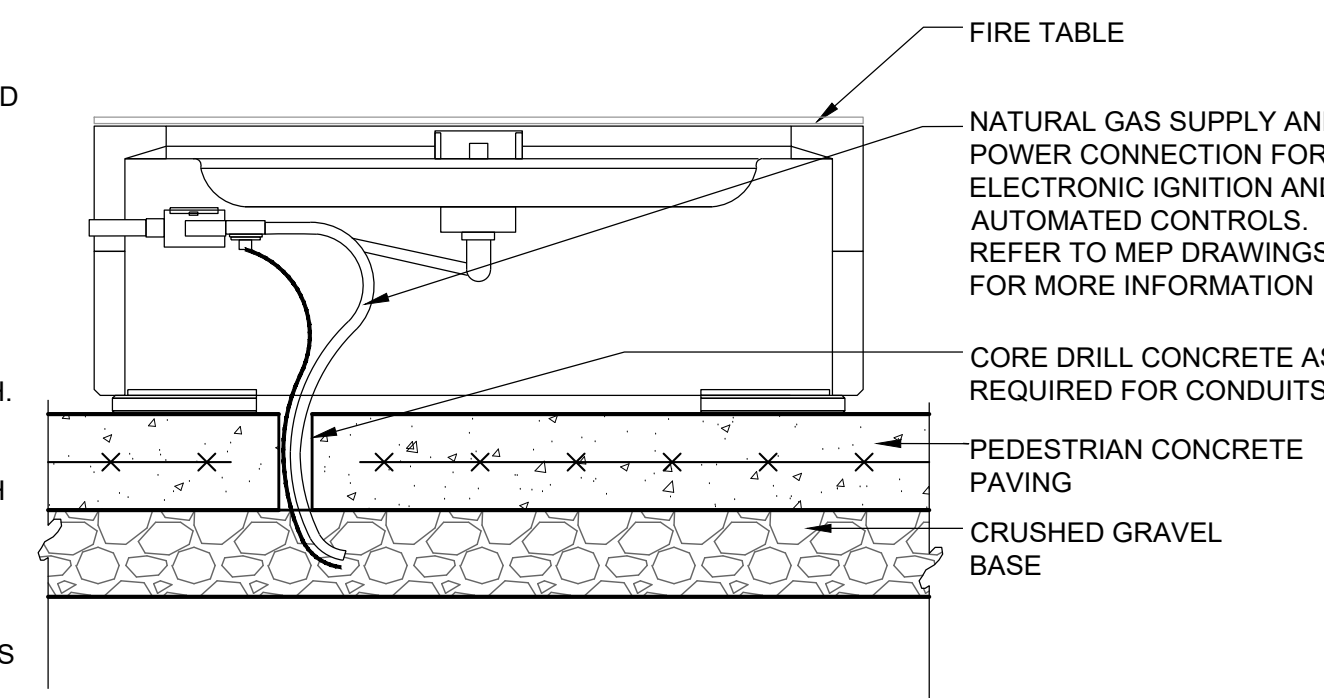
SEPTEMBER 23, 2020

Sheet Number:

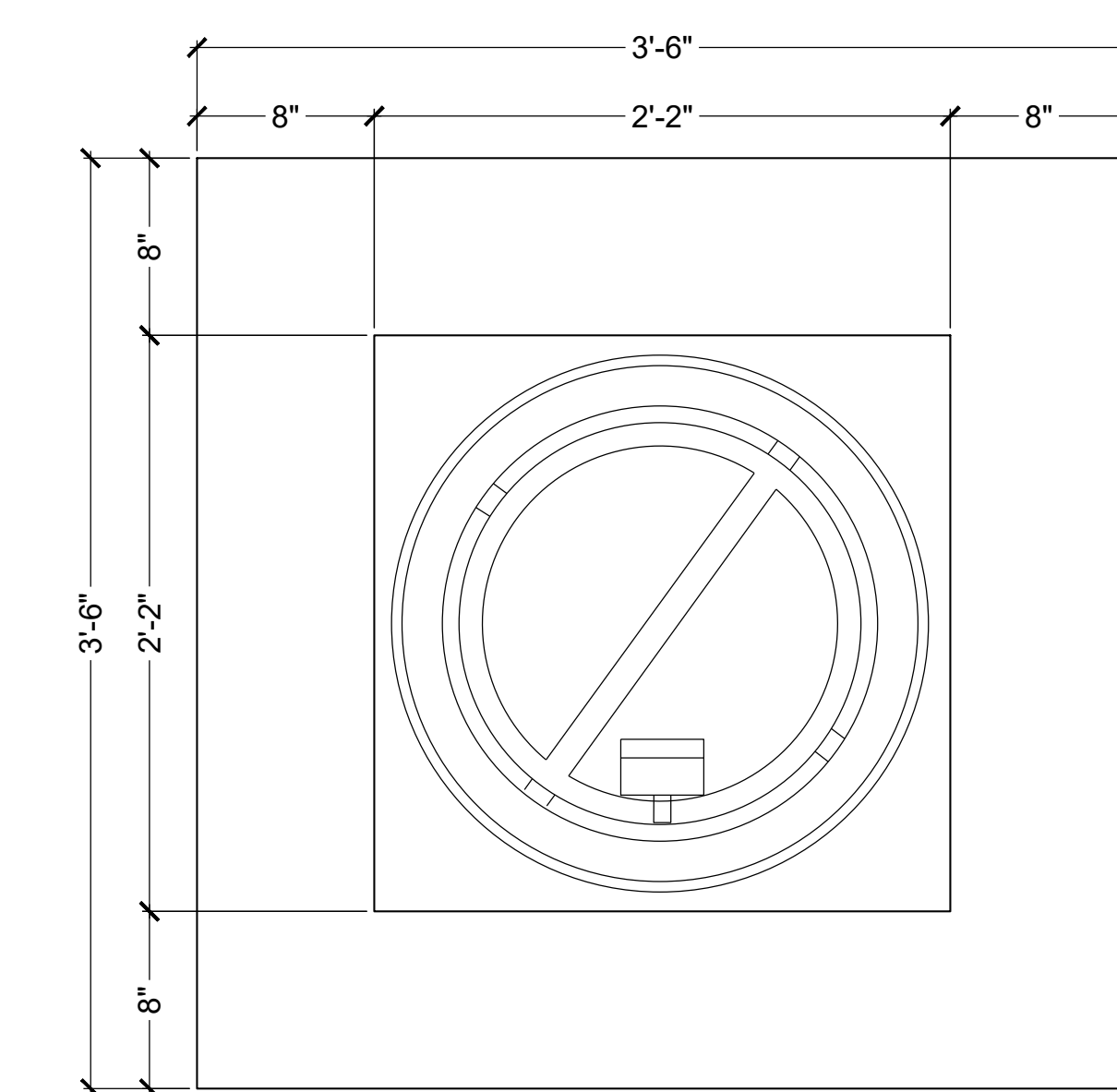
L4.03

PRODUCT INFO:

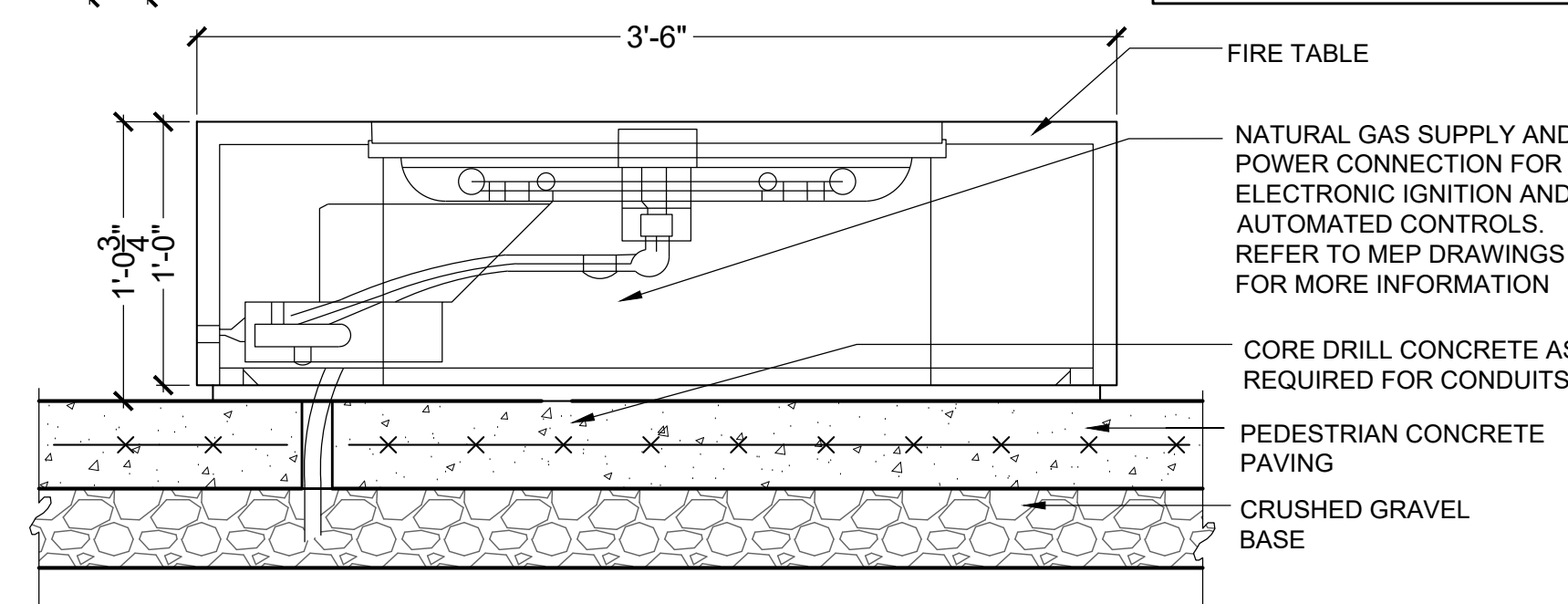
- 72" LONG PRECAST CONCRETE FIRE TABLE WITH STAINLESS STEEL TOP.
- MODEL: "ROBATA" AS MANUFACTURED BY PALOFORM, T: 888 823 8883; PALOFORM.COM, OR APPROVED EQUAL.
- BURNER SHALL BE NATURAL GAS LIN-(E)-48 W/ELECTRONIC IGNITION AND AUTOMATED SHUT-OFF TIMER. REFER TO DETAIL 5/L4.03 FOR SHUT-OFF.
- HEAT OUTPUT SHALL BE 80,000 BTU/H.
- PROVIDE STAINLESS STEEL COVER PLATE.
- BURNER TRAY SHALL BE FILLED WITH MANUFACTURER-SUPPLIED BLACK CRUSHED GLASS OR APPROVED EQUAL.
- PROVIDE SHOP DRAWINGS.
- COMPLY WITH ALL LOCAL FIRE CODES AND APPROVALS.



1 RECTANGULAR FIRE TABLE
SCALE: 1-1/2" = 1'-0"

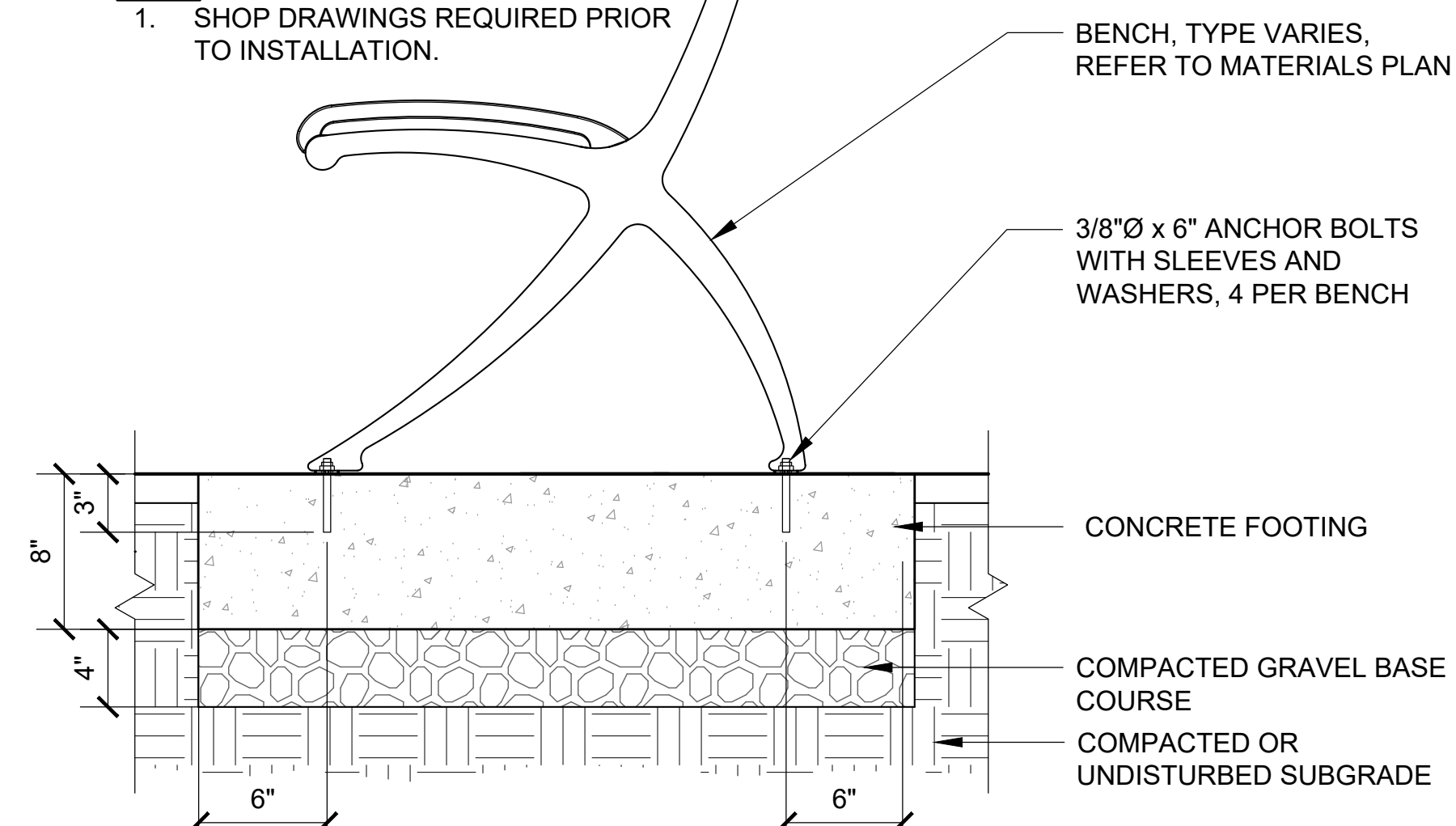


- NOTES:**
- 42" SQUARE PRECAST CONCRETE FIRE TABLE WITH STAINLESS STEEL TOP.
 - MODEL: "BENTO 42 CONCRETE" AS MANUFACTURED BY PALOFORM, T: 888 823 8883; PALOFORM.COM, OR APPROVED EQUAL.
 - BURNER SHALL BE NATURAL GAS LIN-(E)-48 W/ELECTRONIC IGNITION AND AUTOMATED SHUT-OFF TIMER. REFER TO DETAIL 5/L4.03 FOR SHUT-OFF.
 - HEAT OUTPUT SHALL BE 69,000 BTU/H.
 - PROVIDE STAINLESS STEEL COVER PLATE.
 - BURNER TRAY SHALL BE FILLED WITH MANUFACTURER-SUPPLIED BLACK CRUSHED GLASS OR APPROVED EQUAL.
 - PROVIDE SHOP DRAWINGS.
 - COMPLY WITH ALL LOCAL FIRE CODES AND APPROVALS.

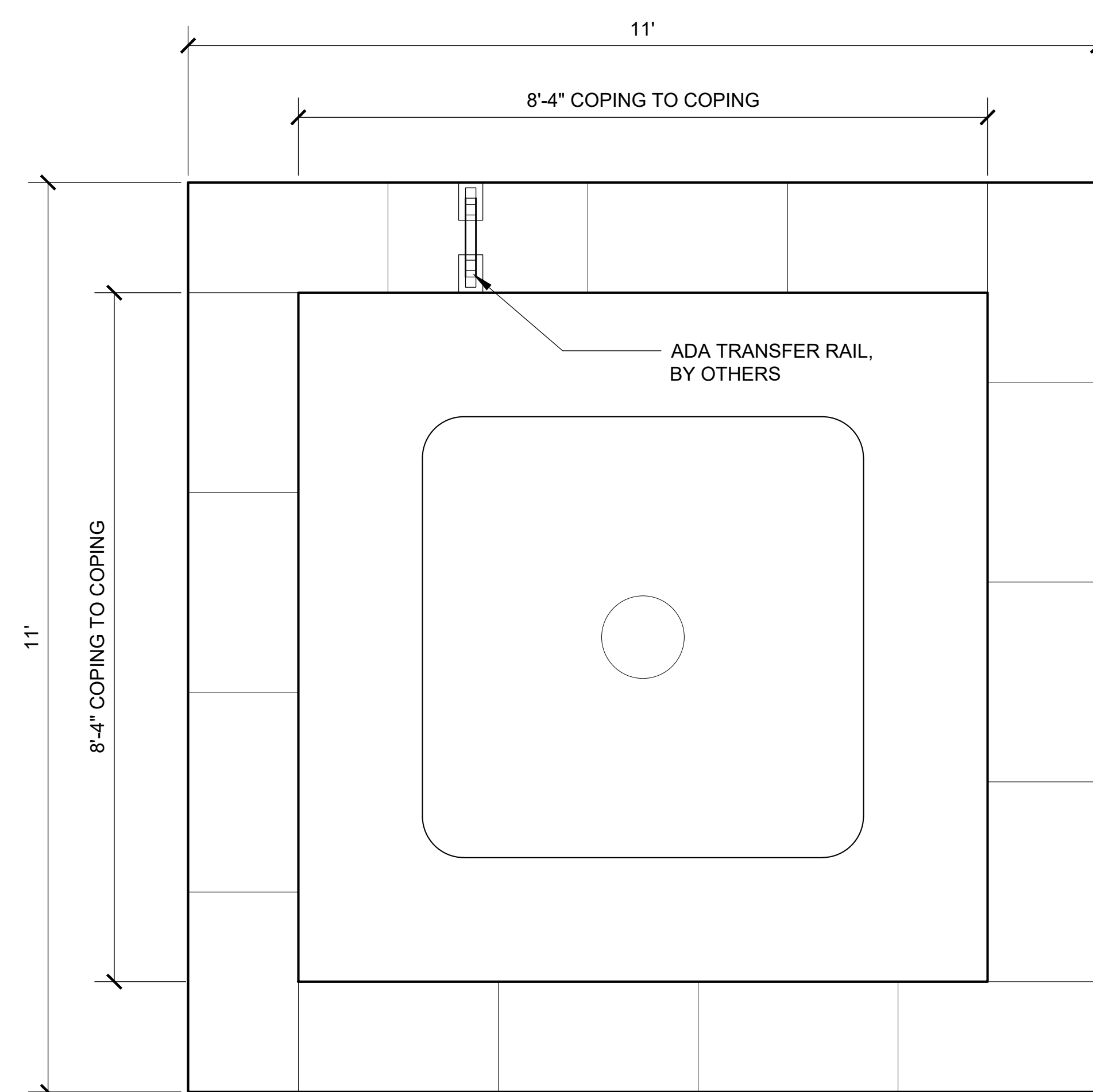


2 SQUARE FIRE TABLE
SCALE: 1-1/2" = 1'-0"

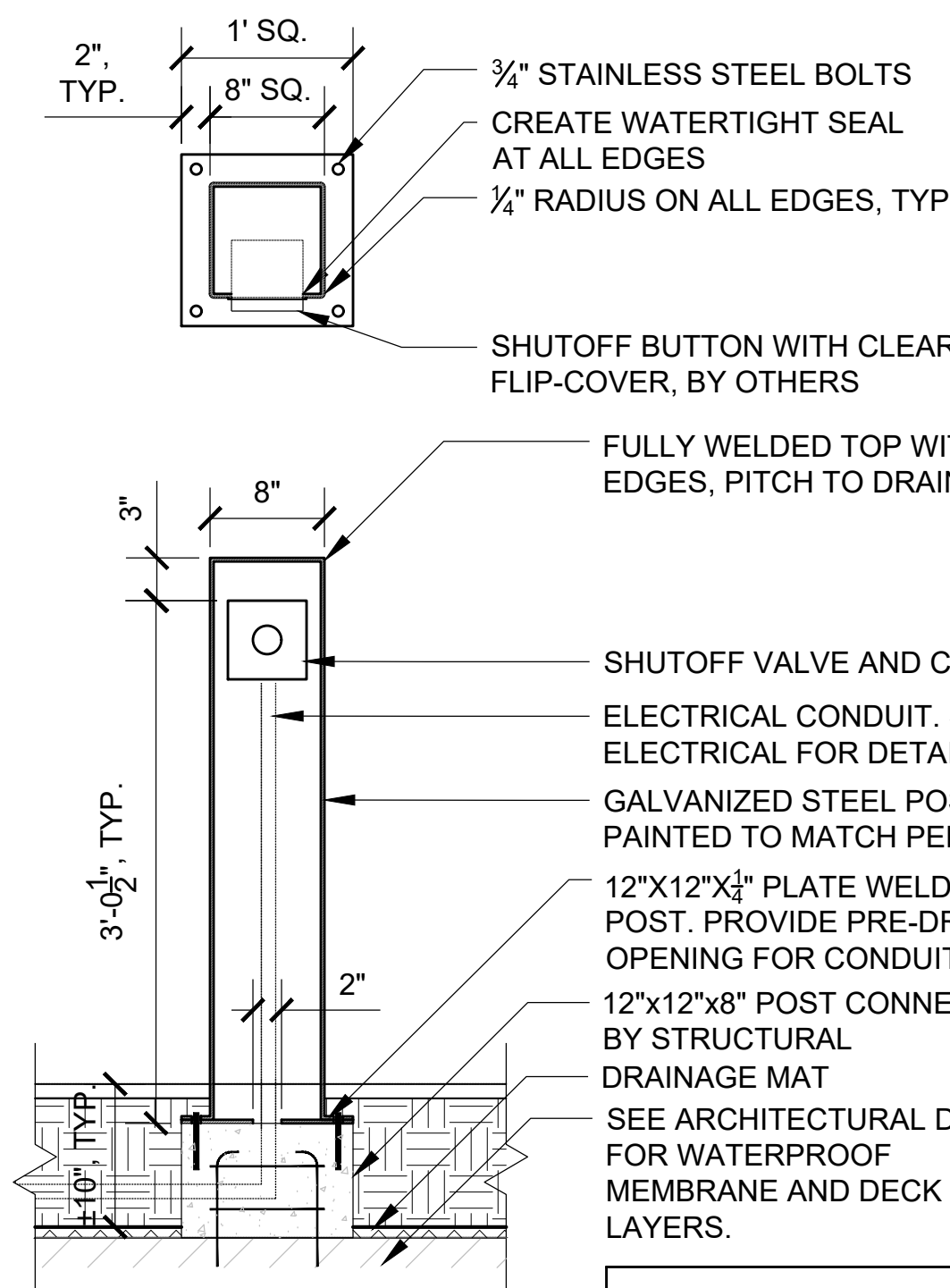
- NOTE:**
- SHOP DRAWINGS REQUIRED PRIOR TO INSTALLATION.



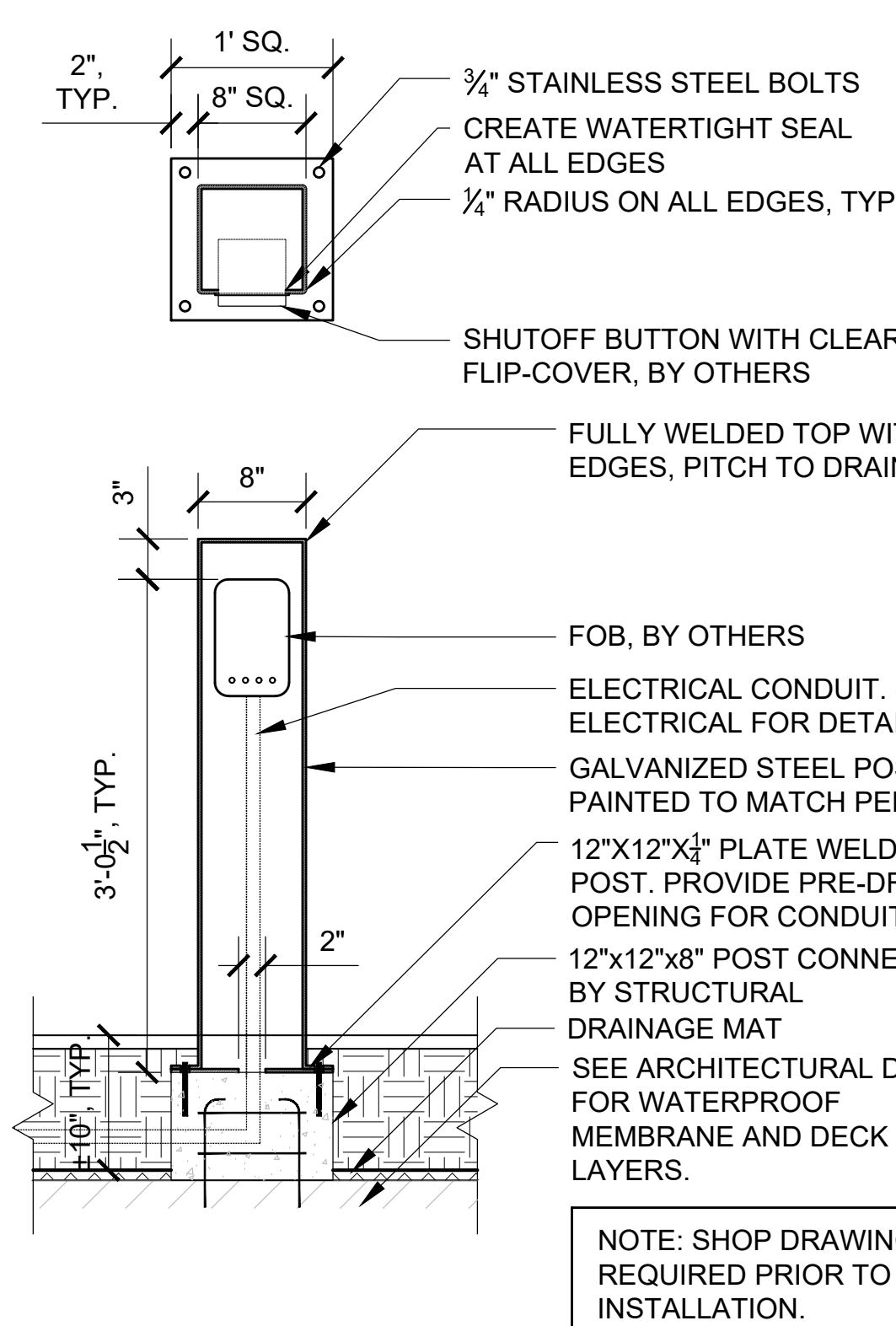
3 SURFACE MOUNTED BENCH
SCALE: 1-1/2" = 1'-0"



8 RAISED SPA - PLAN
SCALE: 3/4" = 1'-0"

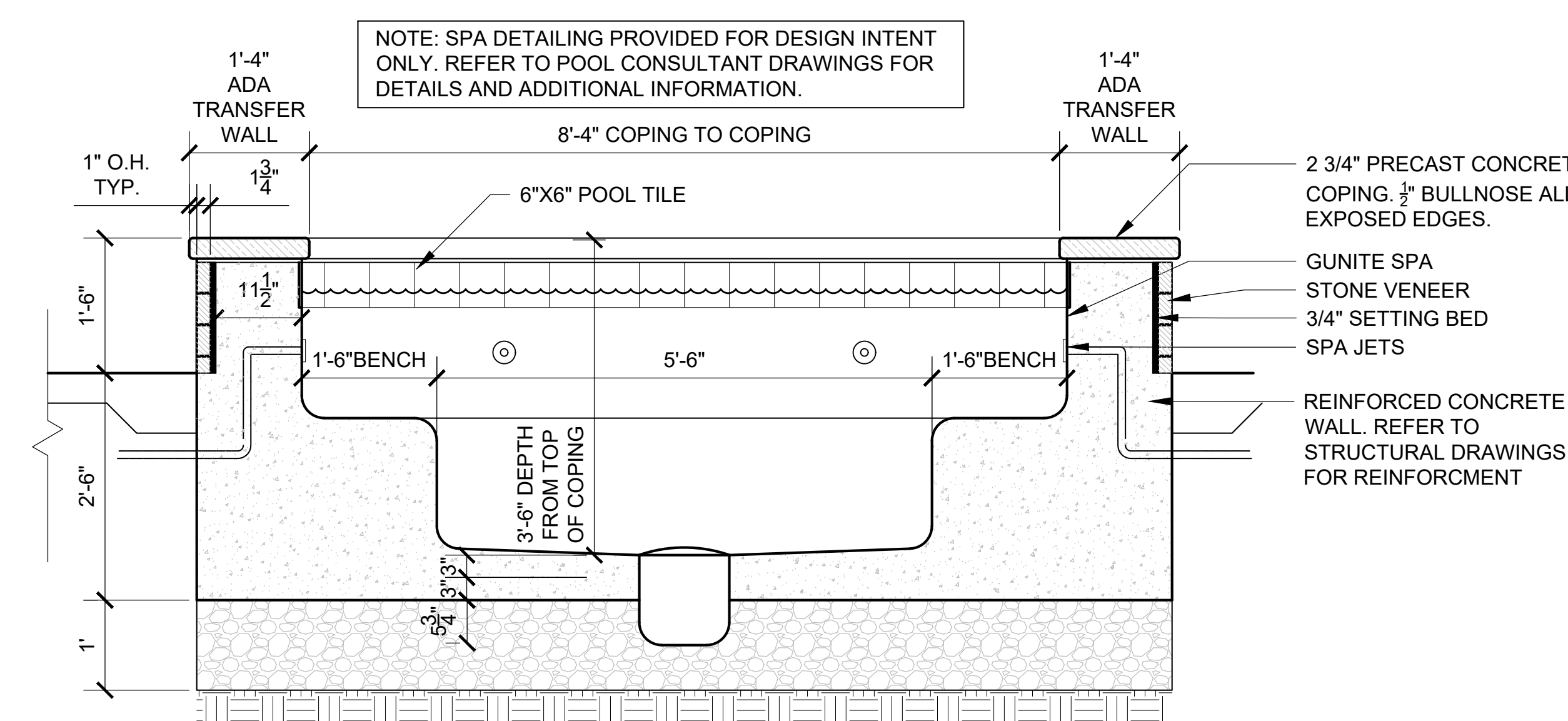


4 SHUT-OFF BOLLARD - ON DECK
SCALE: 1" = 1'-0"

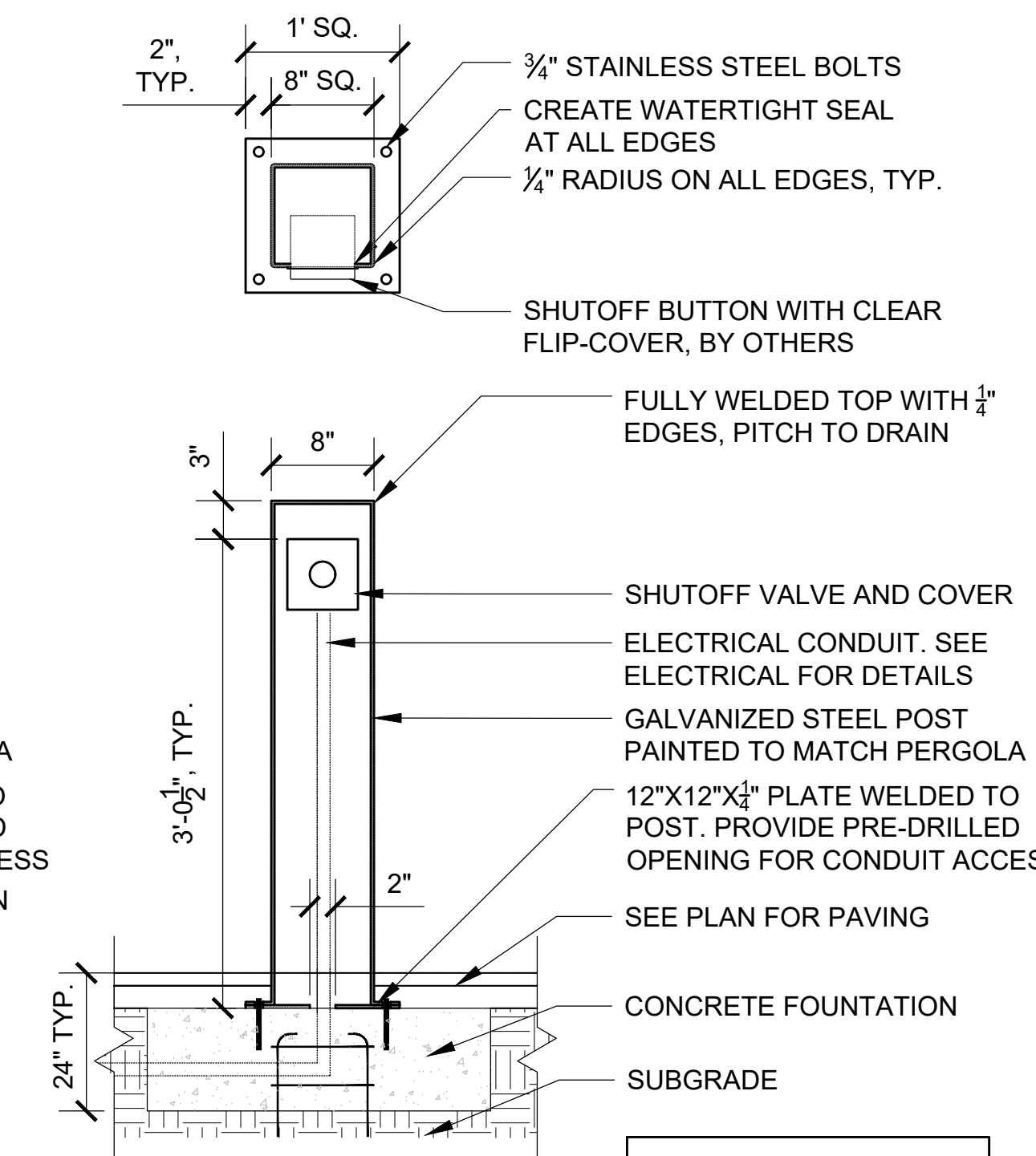


6 FOB - ON DECK
SCALE: 1" = 1'-0"

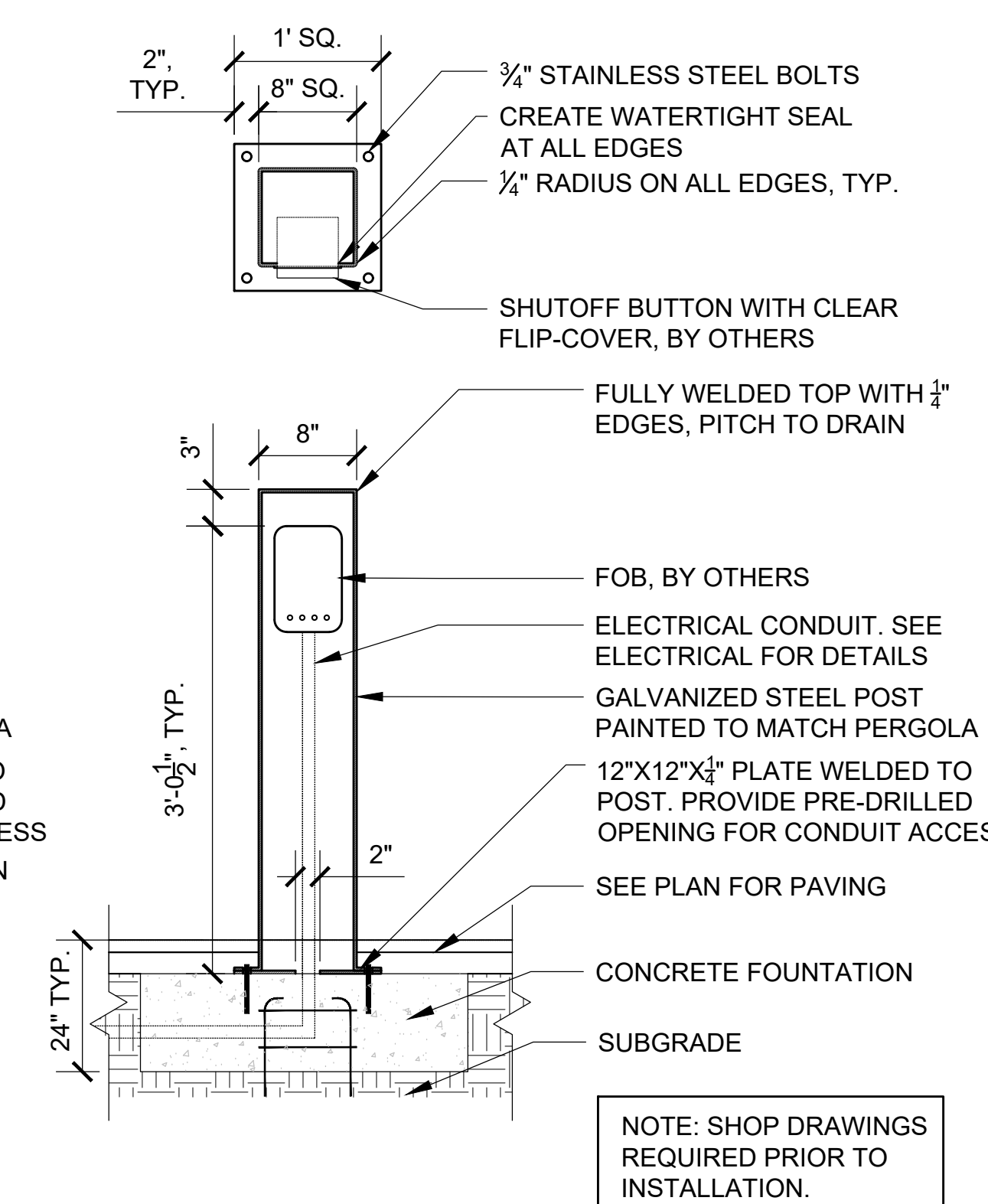
NOTE: SPA DETAILING PROVIDED FOR DESIGN INTENT ONLY. REFER TO POOL CONSULTANT DRAWINGS FOR DETAILS AND ADDITIONAL INFORMATION.



9 RAISED SPA - SECTION
SCALE: 3/4" = 1'-0"

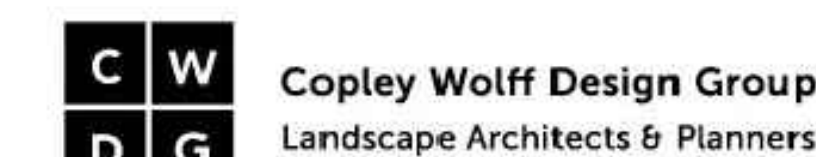


5 SHUT-OFF BOLLARD - ON GRADE
SCALE: 1" = 1'-0"



7 FOB - ON GRADE
SCALE: 1" = 1'-0"

Consultant:



Revision:

Architect of Record:

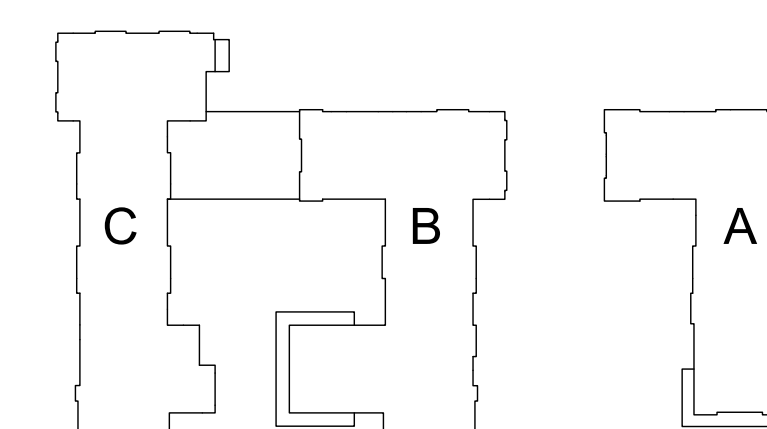


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Checked: AA

Scale: AS NOTED

Key Plan:



Project Name:

**ALTA AT RIVER'S
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LANDSCAPE DETAILS

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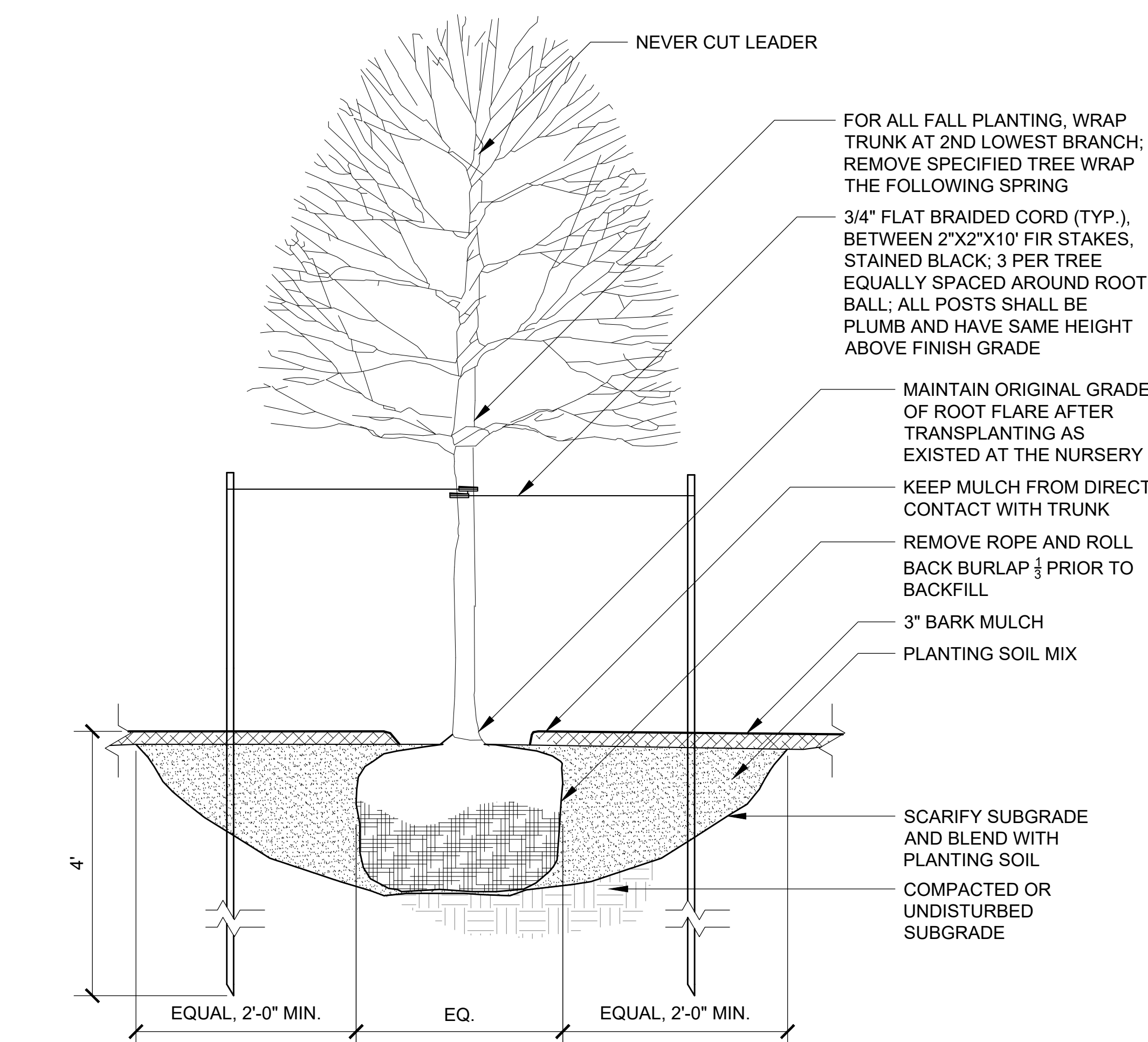
15151.00

Issue Date:

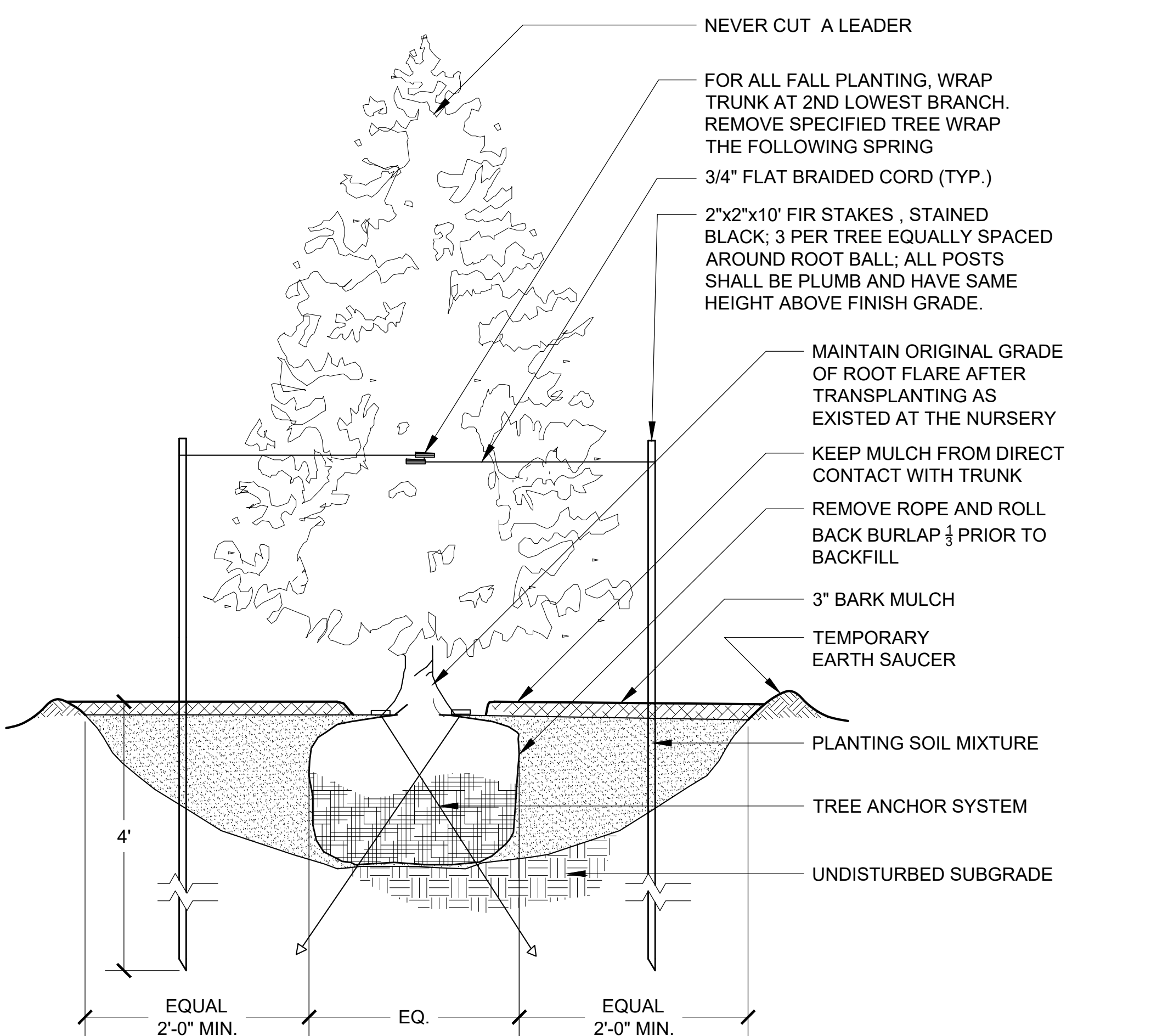
SEPTEMBER 23, 2020

Sheet Number:

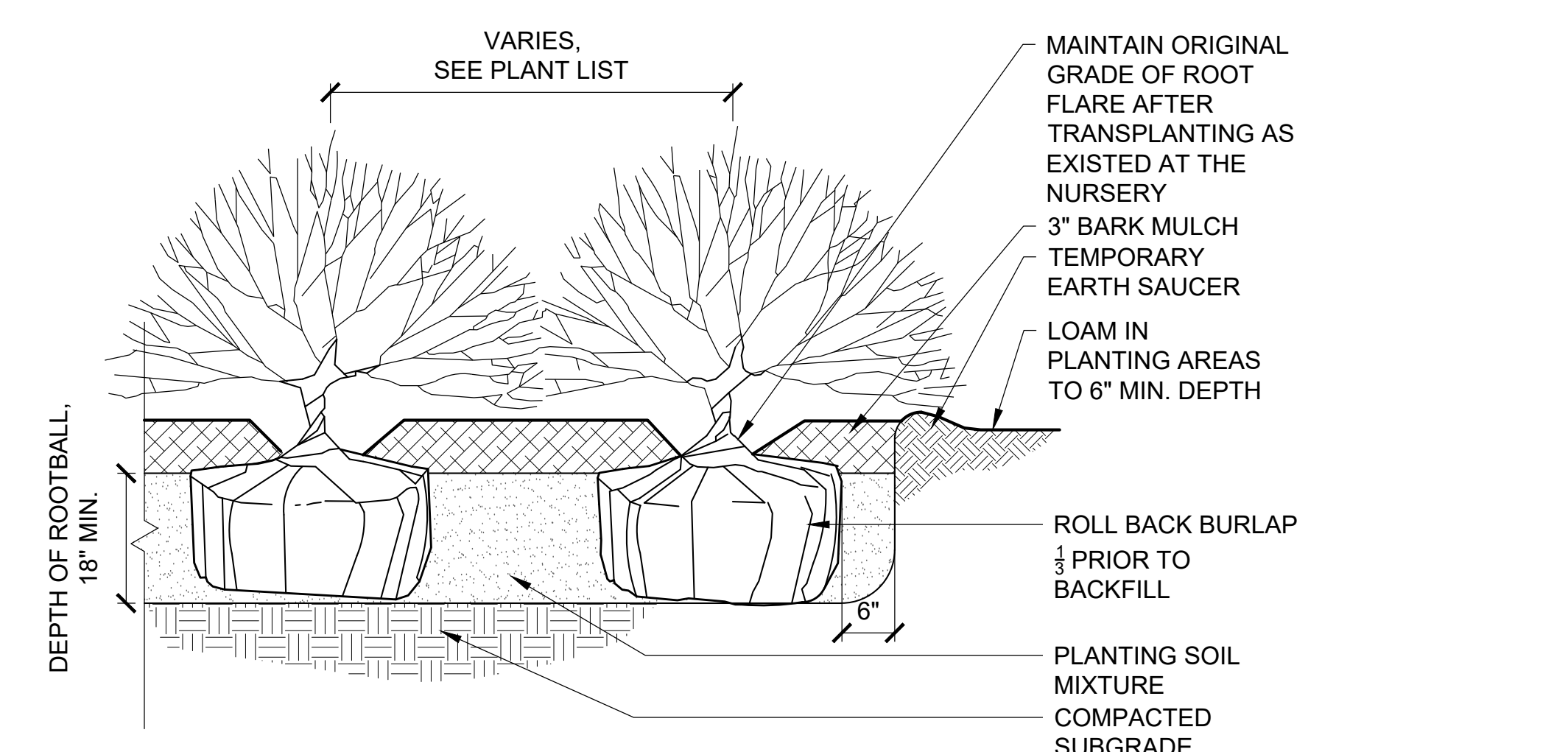
L4.04



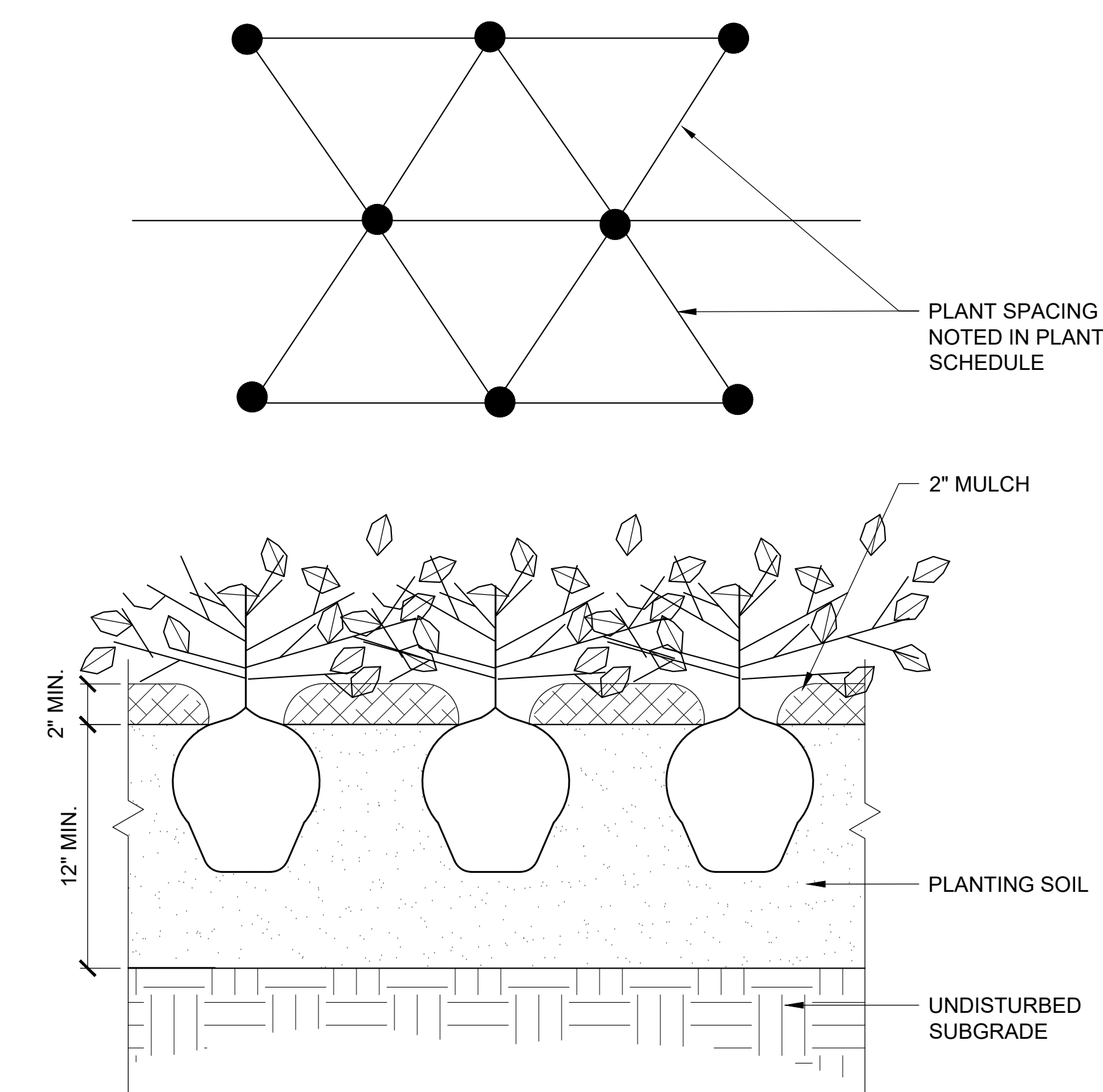
1 TREE PLANTING
SCALE: 3/4" = 1'-0"



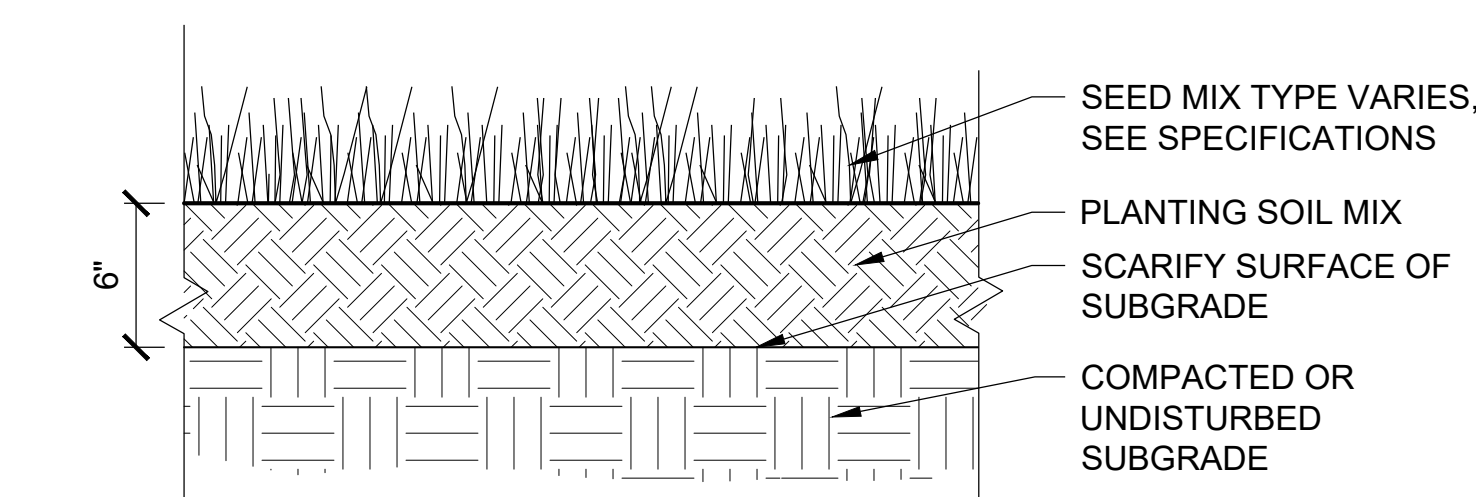
2 EVERGREEN TREE IN PLANTING
SCALE: 3/4" = 1'-0"



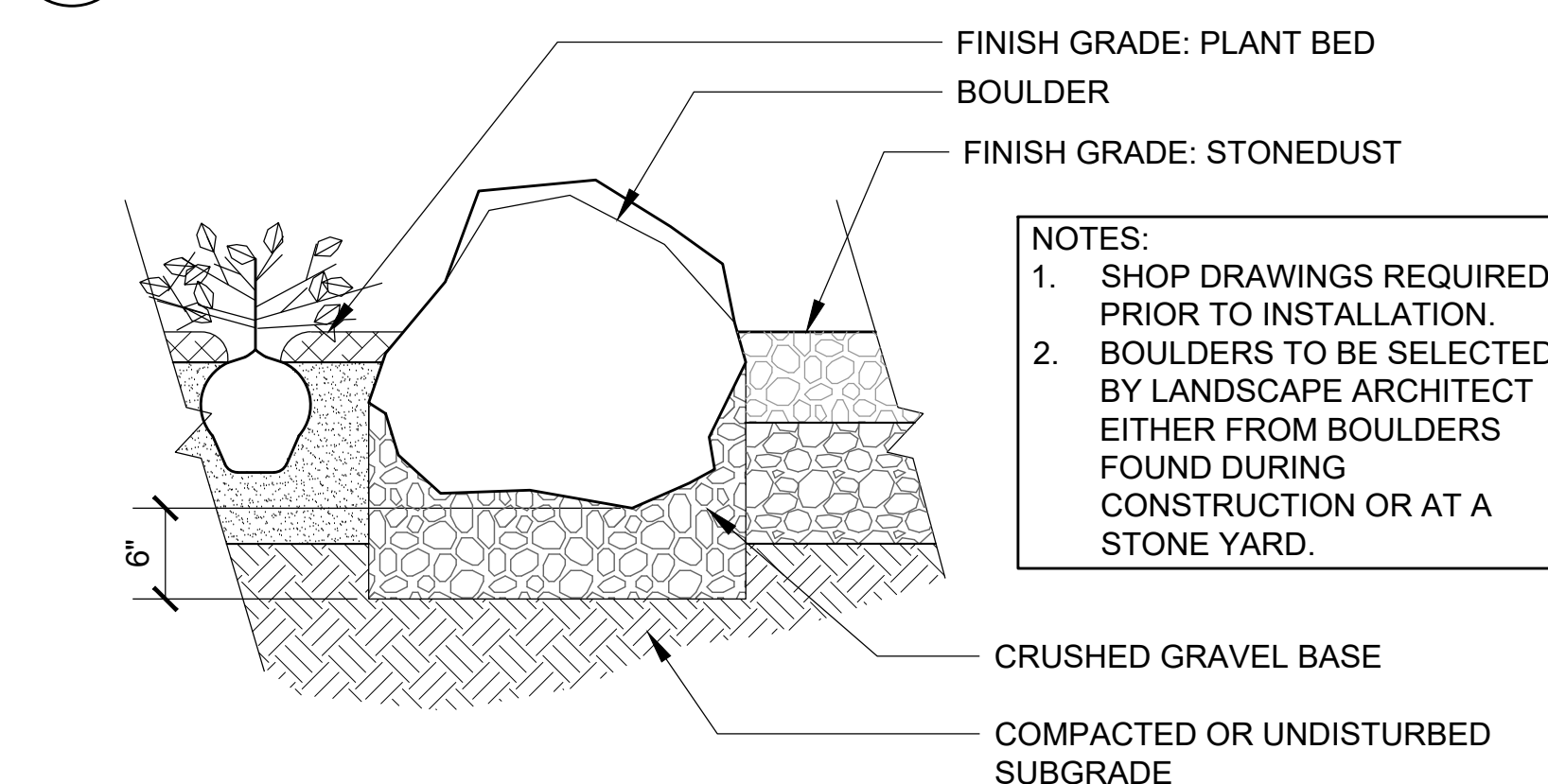
3 SHRUB PLANTING
SCALE: 3/4" = 1'-0"



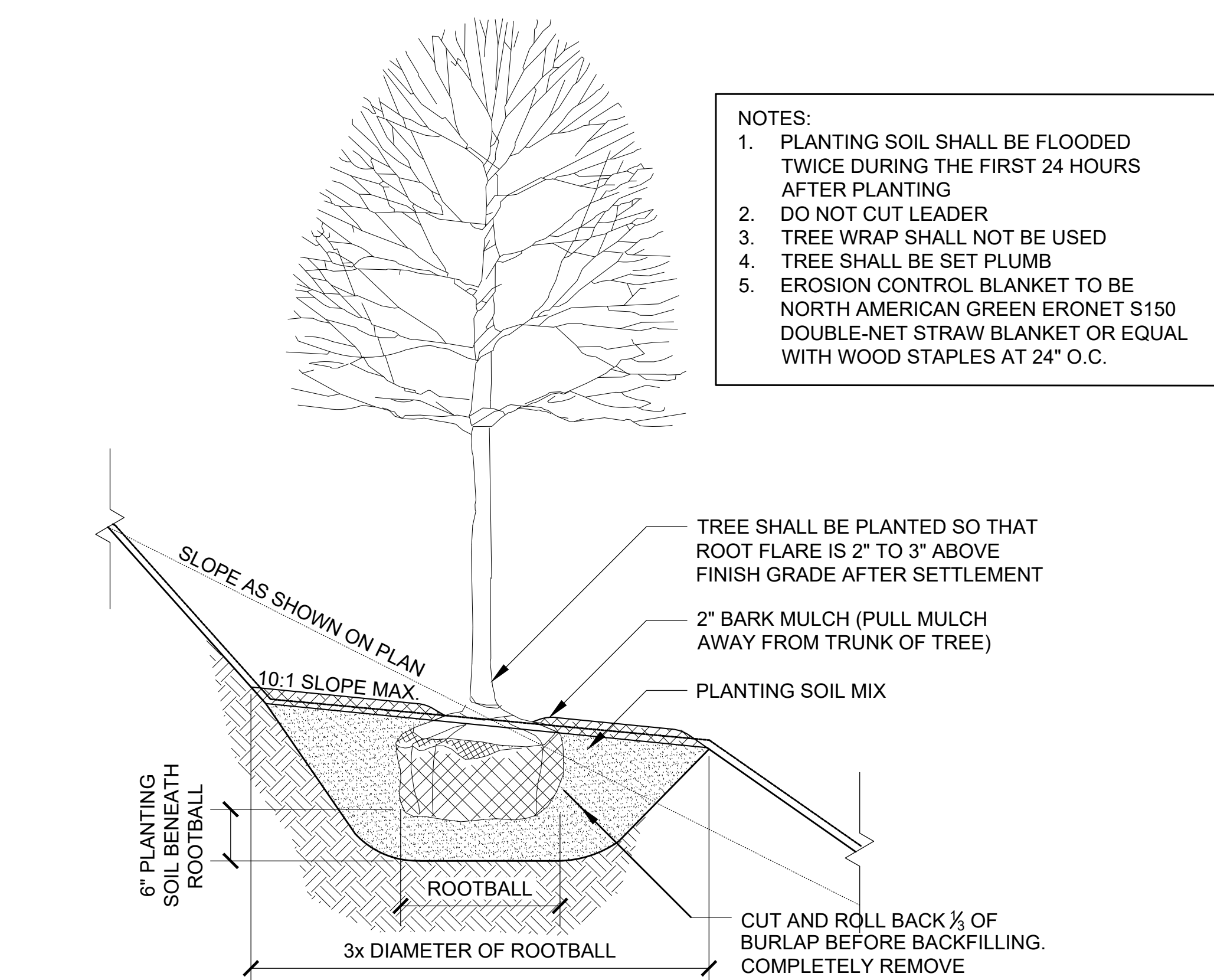
4 GROUNDCOVER AND PERENNIAL PLANTING
SCALE: 2" = 1'-0"



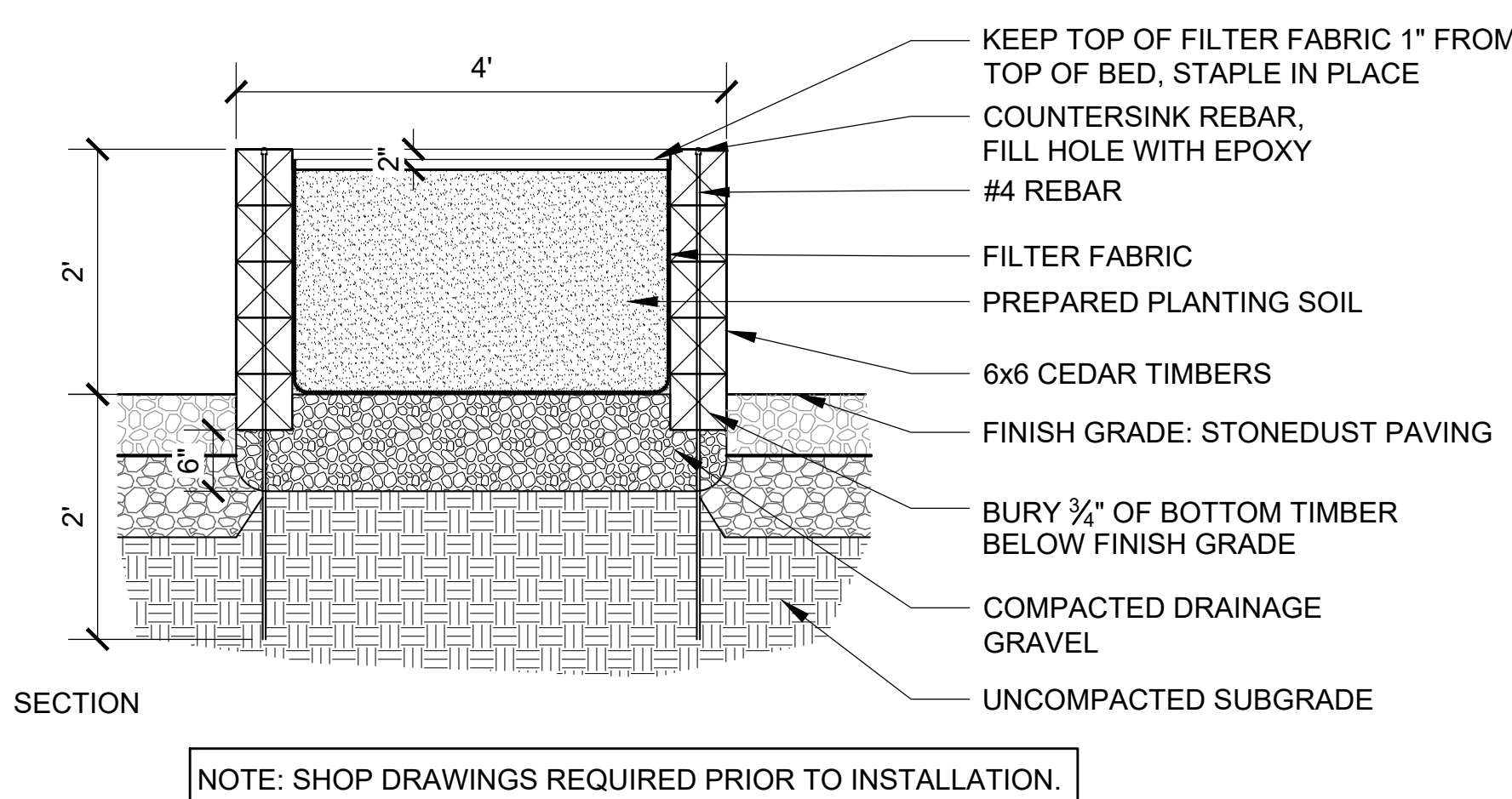
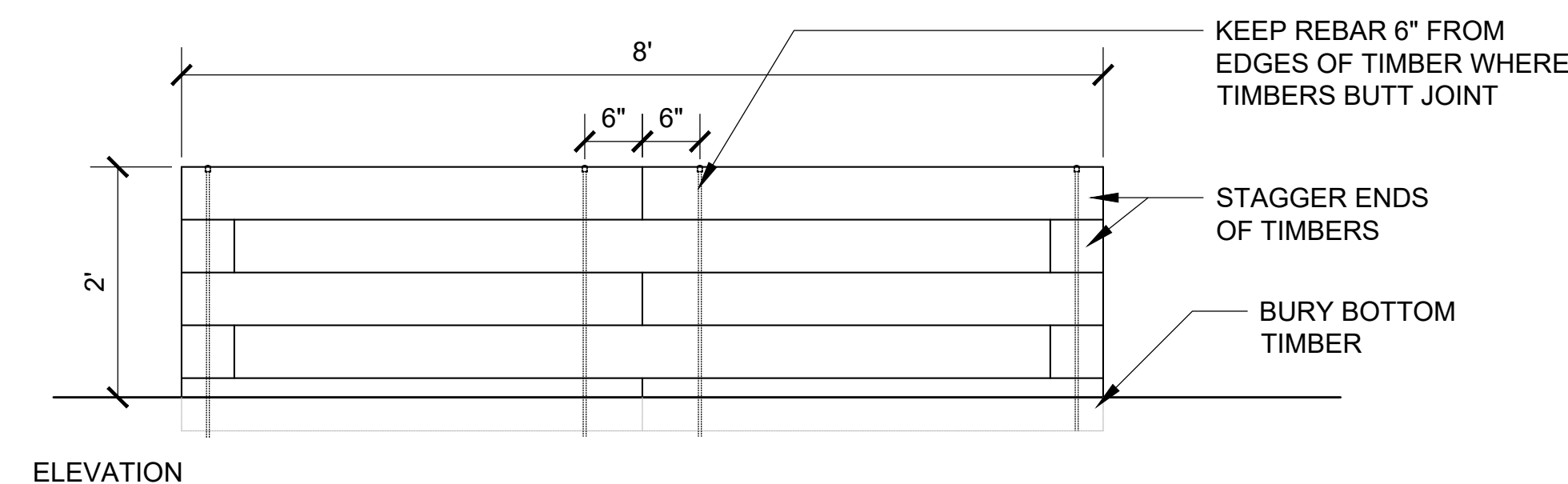
5 LAWN SEED MIX
SCALE: 1-1/2" = 1'-0"



6 PLACED BOULDERS
SCALE: 1" = 1'-0"



7 TREE PLANTING ON SLOPE
SCALE: 3/4" = 1'-0"



8 RAISED GARDEN BEDS
SCALE: 1" = 1'-0"

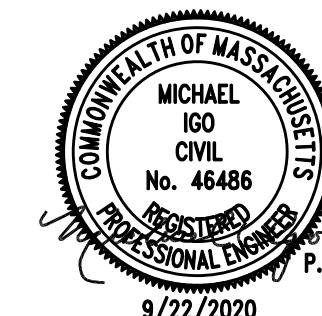
Consultant:



AQUEOUS CONSULTANTS, LLC
2 Dundee Park Drive, Suite 301B
Andover, MA 01810
(978) 470-1695

Revision:

Architect of Record:

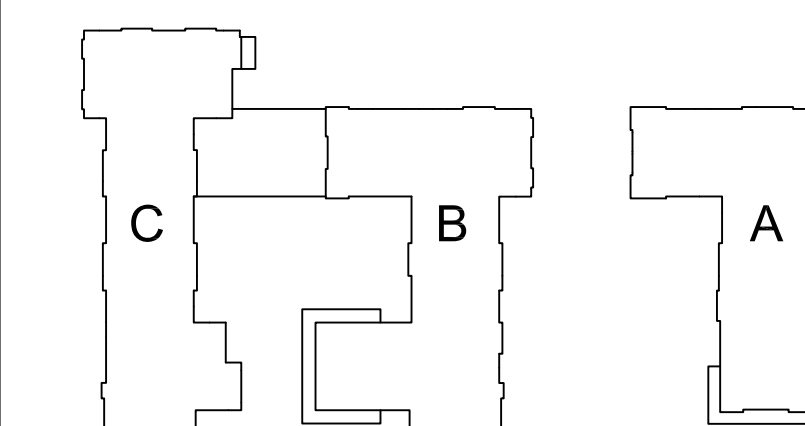


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Scale:

Key Plan:



Project Name:

ALTA AT RIVER'S EDGE

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WAYLAND, MA 01778

Sheet Name:

Irrigation Plan

Project Number:

15151.00

Issue Date:

SEPTEMBER 23, 2020

Sheet Number:

LI 1.00

- IRRIGATION NOTES**
- SEE IRRIGATION DETAILS AND SPECIFICATIONS SECTION 328400 FOR ADDITIONAL REQUIRED INFORMATION.
 - COORDINATE FINAL LOCATION OF SPRINKLERS, NOZZLES, DRIP IRRIGATION AND VALVE BOXES WITH FINAL APPROVED LANDSCAPE.
 - ALL PIPE AND VALVE LOCATIONS ARE DIAGRAMMATIC FOR CLARITY; IRRIGATION CONTRACTOR SHALL FIELD VERIFY.
 - SPECIFIED VALVE BOXES IN NATURAL TURF AREAS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.
 - ALL CONTROL WIRE SHALL BE 14/2 AWG TWO-WIRE WITH DECODERS.
 - IRRIGATION SYSTEM IS DESIGNED FOR NEW DOMESTIC WATER SUPPLY FROM BUILDING TO PROVIDE 30 GPM MAXIMUM. DOMESTIC WATER SUPPLY TO PROVIDE 70-PSI DYNAMIC PRESSURE MAXIMUM AT OUTDOOR IRRIGATION POINT OF CONNECTION. IRRIGATION CONTRACTOR SHALL TEST DYNAMIC PRESSURE BEFORE STARTING WORK AND REPORT ANY DEVIATION TO THE OWNER'S REPRESENTATIVE BEFORE CONTINUING.
 - INSTALL NEW IRRIGATION CONTROLLER IN NEW PLASTIC LOCKING ENCLOSURE GENERALLY WHERE SHOWN ON DRAWING INDOORS AS DIRECTED BY OWNER'S REPRESENTATIVE. HARD WIRE TO 120 VOLT, DEDICATED 20-AMP CIRCUIT POWER SUPPLY USING LICENSED ELECTRICIAN. ROUTE ALL TWO-WIRE TO CONTROLLER IN CONDUIT THROUGH BUILDING.
 - ALL ABOVE GROUND WIRING SHALL BE INSTALLED IN RIGID, METALLIC CONDUIT FOR VANDALISM PROTECTION.
 - COORDINATE LOCATION OF ALL EXISTING AND FUTURE UTILITIES ON SITE. CONTACT PROPER AUTHORITIES AND UTILITY COMPANIES BEFORE THE START OF WORK.
 - FLUSH ALL LATERAL LINES BEFORE INSTALLING SPRINKLERS (NO INTERNALS).
 - IRRIGATION CONTRACTOR MUST SUBMIT IRRIGATION PRODUCTS AS PER THE WRITTEN SPECIFICATIONS TO REVIEW ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL AND BEGINNING WORK.
 - MATERIAL SUBSTITUTIONS WHICH VARY FROM THE SPECIFIED PRODUCTS MUST BE SUBMITTED TO REVIEW ENGINEER FOR APPROVAL AS PART OF THE SUBMITTAL PROCESS.
 - ONCE APPROVED SUBMITTALS HAVE BEEN RETURNED TO THE IRRIGATION CONTRACTOR, WORK MAY BEGIN. OWNER'S REPRESENTATIVE MUST BE NOTIFIED 7 DAYS IN ADVANCE OF THE START OF WORK TO COORDINATE ON-SITE SUPERVISION AND ADMINISTRATION.
 - FINAL LOCATION AND CONFIGURATION OF IRRIGATION SYSTEM SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND PER LOCAL AUTHORITIES.

IRRIGATION MATERIAL LIST

SYMBOL	MANUFACTURER/MODEL	DETAIL # (LI-2.00)
IC	Wi-Fi, Two-Wire Irrigation Controller	1
MV	1.5-Inch Brass Master Valve	2
FS	1.5-Inch Flow Sensor	3
RS	Wireless Rain Sensor	4, 6
SV	Sprinkler Zone Valve with Filter Sentry/Scrubber	5, 6
DZV	Drip Zone Valve Kit with Filter and Pressure Regulator	7
PLA	Planted Area to Receive Dripline 0.6 gph Emitters 12" O.C. at 18" Row Spacing	18
TR	Tree Drip Ring	8
AFV	Automatic Flush Valve	9
QCV	Quick Coupler Valve	10
IGV	Isolation Gate Valve	11
SS	Pipe Sleeve: PVC SDR 35 Solvent Weld (with Size)	12
IL	Irrigation Lateral Line: Class 100 Polyethylene with Barbed Fittings and Stainless Steel Clamps Size as Noted, Unlabeled Pipe = 1-inch	13
IM	Irrigation Mainline: 1.5-Inch Class 100 Polyethylene with Barbed Fittings and Double Stainless Steel Clamps	14
H1	Hunter MP Corner PROS-06-PRS40-CV	15
H2	Hunter MP Strip PROS-06-PRS40-CV	
H3	Hunter MP1000 PROS-06-PRS40-CV	
H4	Hunter MP2000 PROS-06-PRS40-CV	
H5	Hunter MP3000 PROS-06-PRS40-CV	
H6	Hunter MP3500 PROS-06-PRS40-CV	16
H7	Hunter MP800SR PROS-06-PRS40-CV	
H8	Hunter MP800SR PROS-12-PRS40-CV	17
H9	Hunter MP Strip PROS-12-PRS40-CV	
H10	Hunter MP1000 PROS-12-PRS40-CV	
H11	Hunter MP2000 PROS-12-PRS40-CV	
H12	Hunter MP3000 PROS-12-PRS40-CV	
H13	Hunter MP3500 PROS-12-PRS40-CV	18
H14	Hunter MP800SR PROS-12-PRS40-CV	
T1	Hunter AFB (Trees in Lawn)	19
T2	Hunter I-20-06-SS-PRB (Great Lawn) With Nozzle Flow Rates	
WM	Water Meter (Provided by Plumbing)	20
BP	RPZ Backflow Preventer (Provided by Plumbing)	

GENERAL IRRIGATION STRATEGY

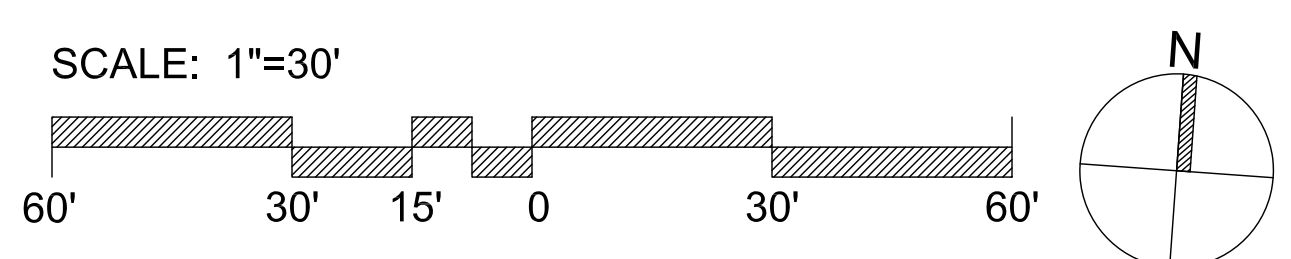
Lawn
6-Inch Pop-Up Sprinklers and Gear-Driven Rotor Sprinklers with Head-to-Head Coverage. Use spray nozzles for short distances, rotary nozzles for medium distances, gear-driven rotor sprinklers for long distances.

Low to No Mow Areas
12-Inch Pop-Up Sprinklers to allow for throwing water over taller grass. Use spray nozzles for short distances, rotary nozzles for medium to long distances. If desired by Owner, turn off after establishment.

Planting Beds
Drip irrigation grids with flow rates matched to planting soil specification. Typically 0.6 gallon/hour emitters 12 inches on center within drip tubing and 18" drip tubing rows.

Trees in Lawn
Adjustable Flood Bubblers on Pop-Up Sprinkler Bodies ranging from 0.25 - 1.00 gallons per minute per bubbler.

Cycle-Soak
Program irrigation controller to apply daily water use in soak cycles as to split up application and allow for proper horizontal and vertical movement of water through soils.



IRRIGATION SERVICES REQUIRED (LOCATION: BUILDING B/C WATER ROOM)

WATER SOURCE REQUIREMENTS:

- Size: 2-inch, Type K Copper (30gpm maximum)
- Meet local code, including backflow prevention and metering
- Pressure: 70psi (outdoor, downstream of backflow and meter)

IRRIGATION CONTROLLER:

- Wall-mounted, Metal Enclosure, Remote Internet Monitoring through Wi-Fi

IRRIGATION VALVES:

- Brass Electric Master Valve, Wall-Mounted
- Manual Isolation Valves for Drainage/Winterization

FLOW SENSOR:

- In-Line Flow Sensor Matching Controller

BLOW OUT PORT

- See Schematic Equipment Room Layout

(Wire and Pipe paths must extend from Irrigation controller in Building to Landscape)

IRRIGATION SERVICES REQUIRED (LOCATION: BUILDING A WATER ROOM)

WATER SOURCE REQUIREMENTS:

- Size: 2-inch, Type K Copper (30gpm maximum)
- Meet local code, including backflow prevention and metering
- Pressure: 70psi (outdoor, downstream of backflow and meter)

IRRIGATION CONTROLLER:

- Wall-mounted, Metal Enclosure, Remote Internet Monitoring through Wi-Fi

IRRIGATION VALVES:

- Brass Electric Master Valve, Wall-Mounted
- Manual Isolation Valves for Drainage/Winterization

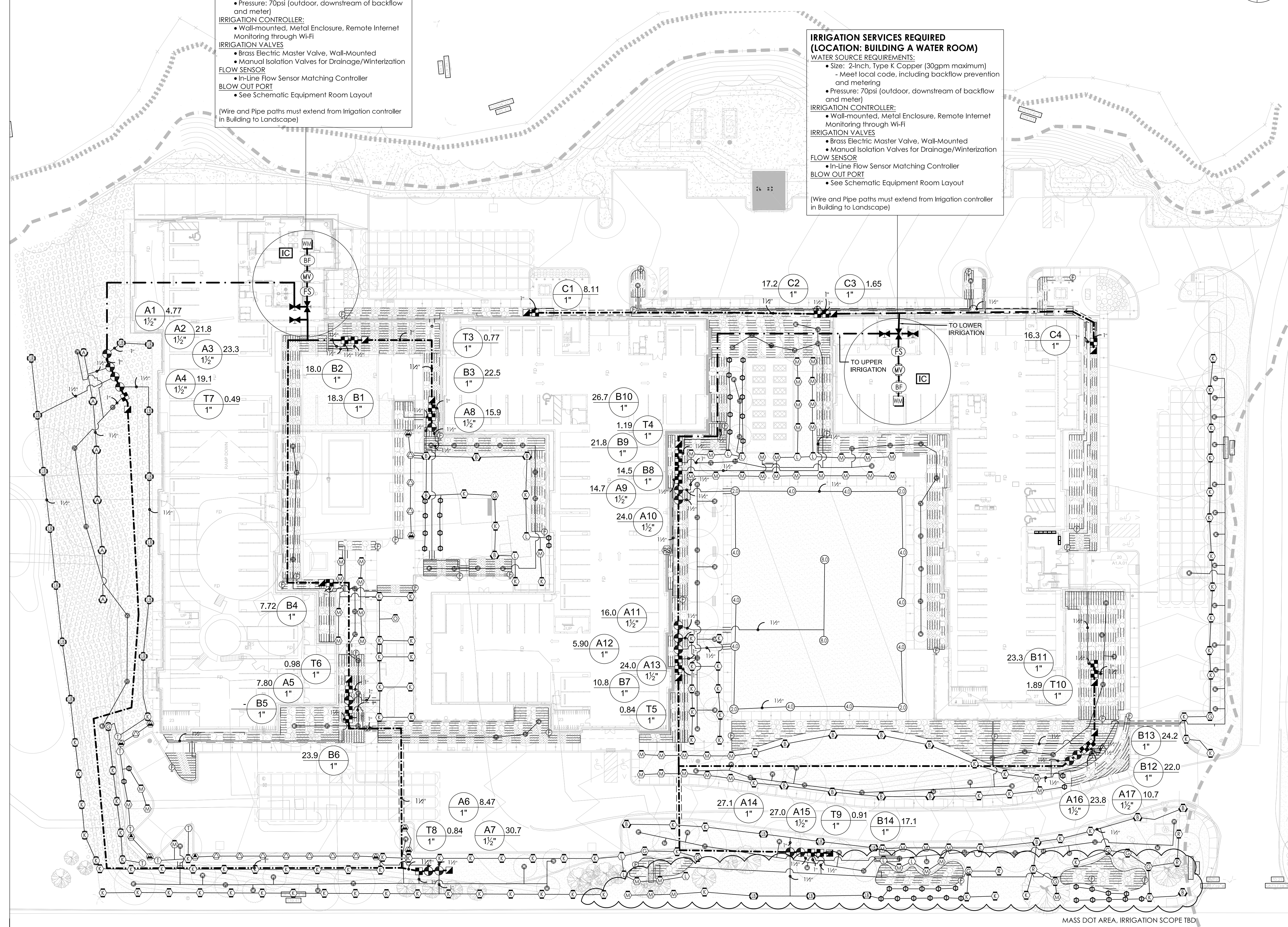
FLOW SENSOR:

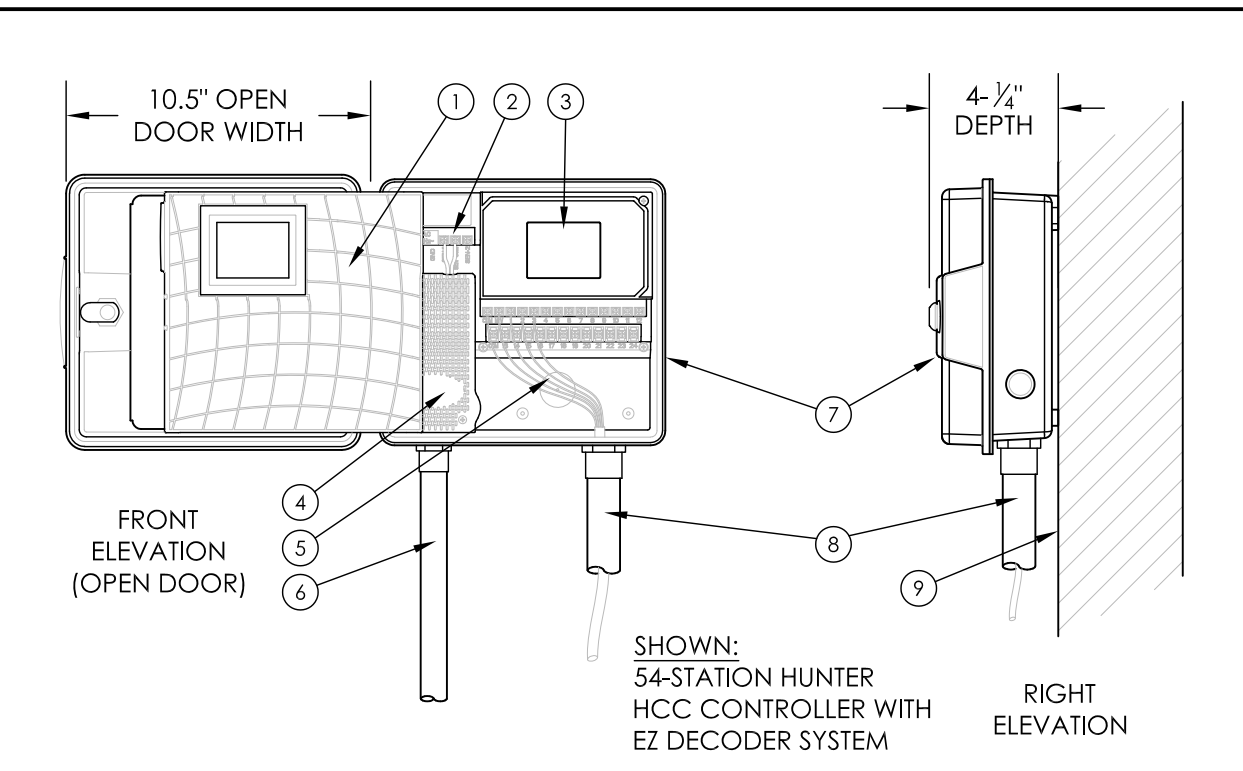
- In-Line Flow Sensor Matching Controller

BLOW OUT PORT

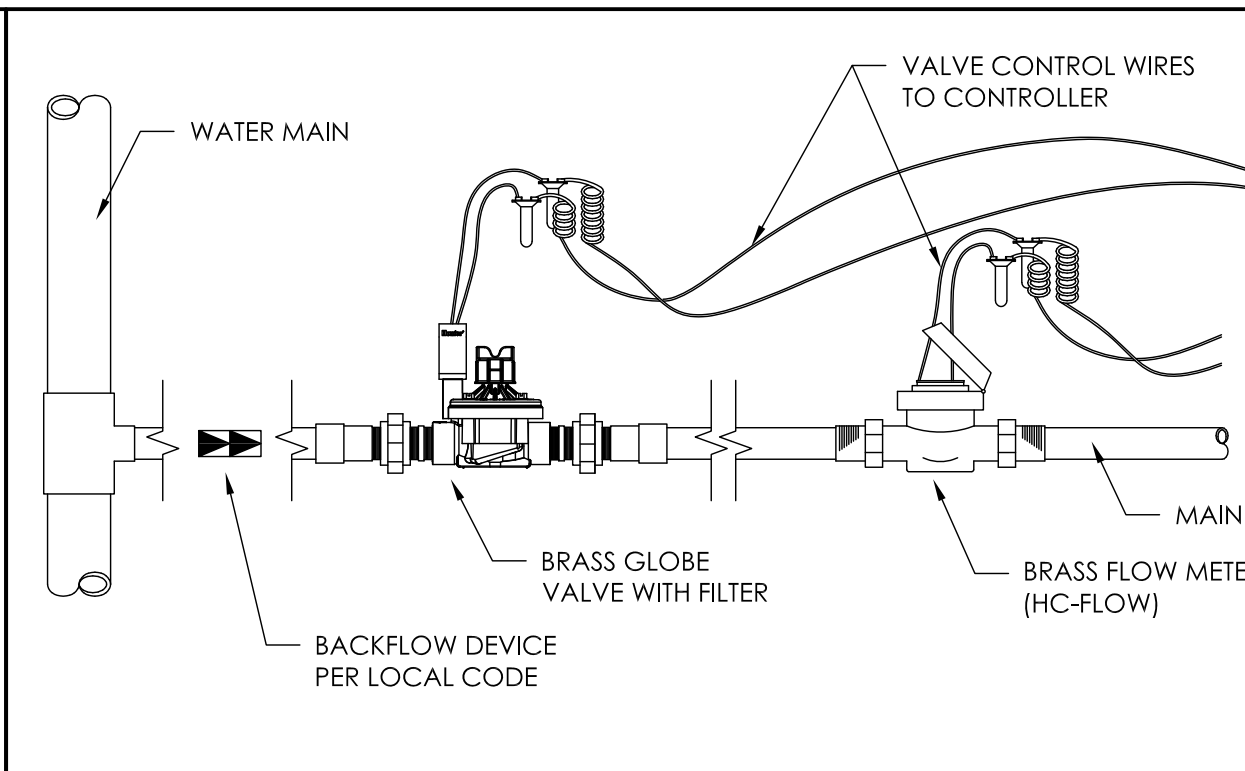
- See Schematic Equipment Room Layout

(Wire and Pipe paths must extend from Irrigation controller in Building to Landscape)

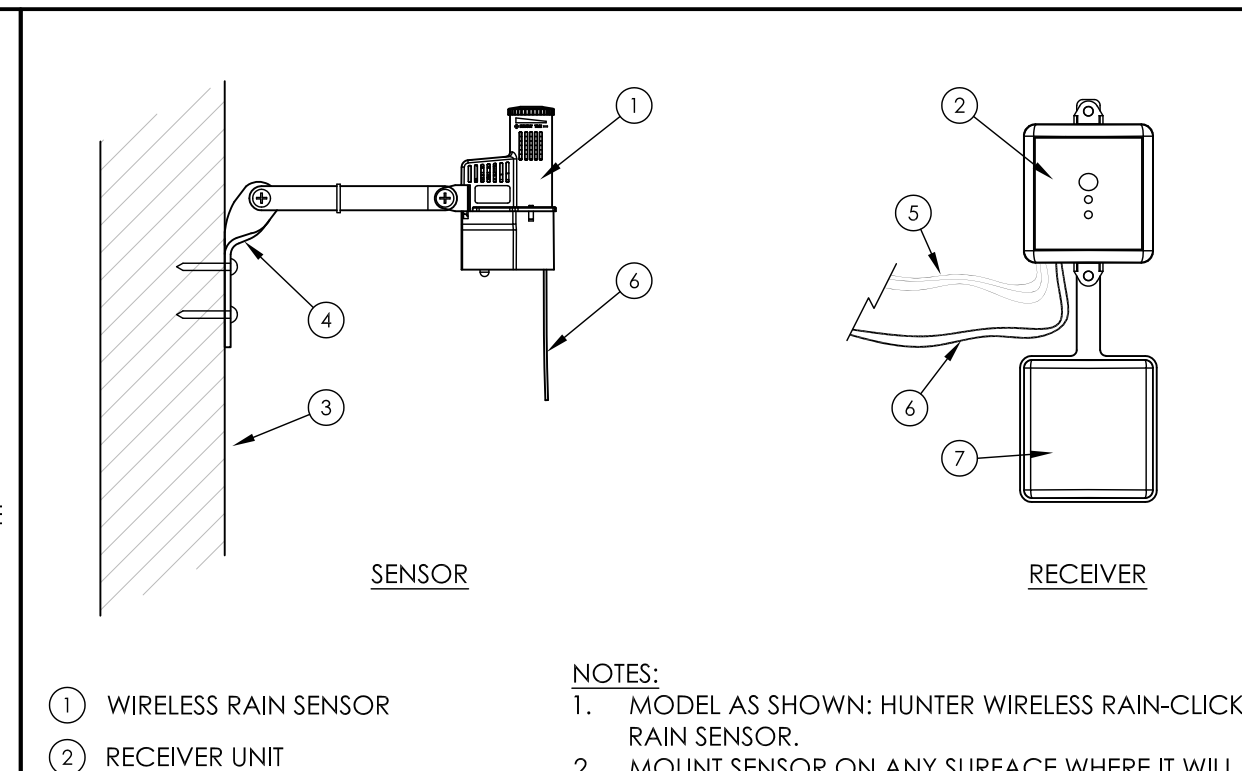




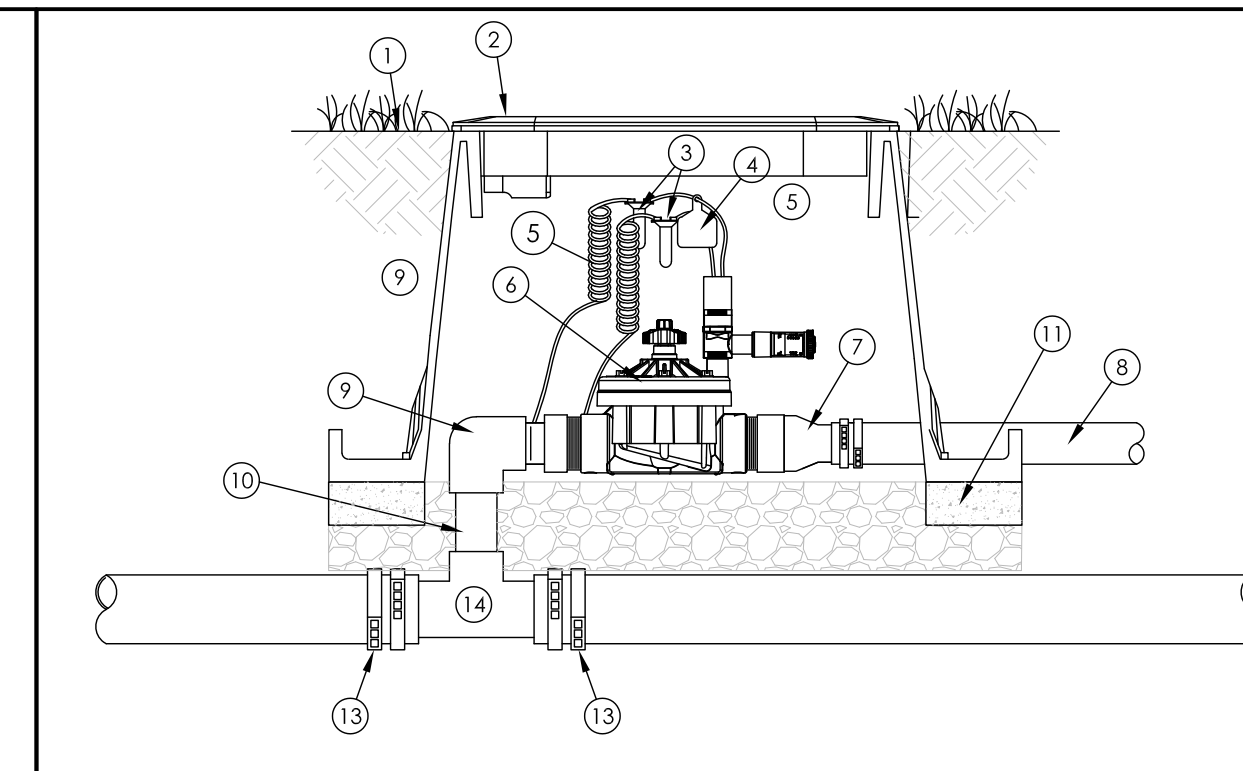
01 WI-FI IRRIGATION CONTROLLER
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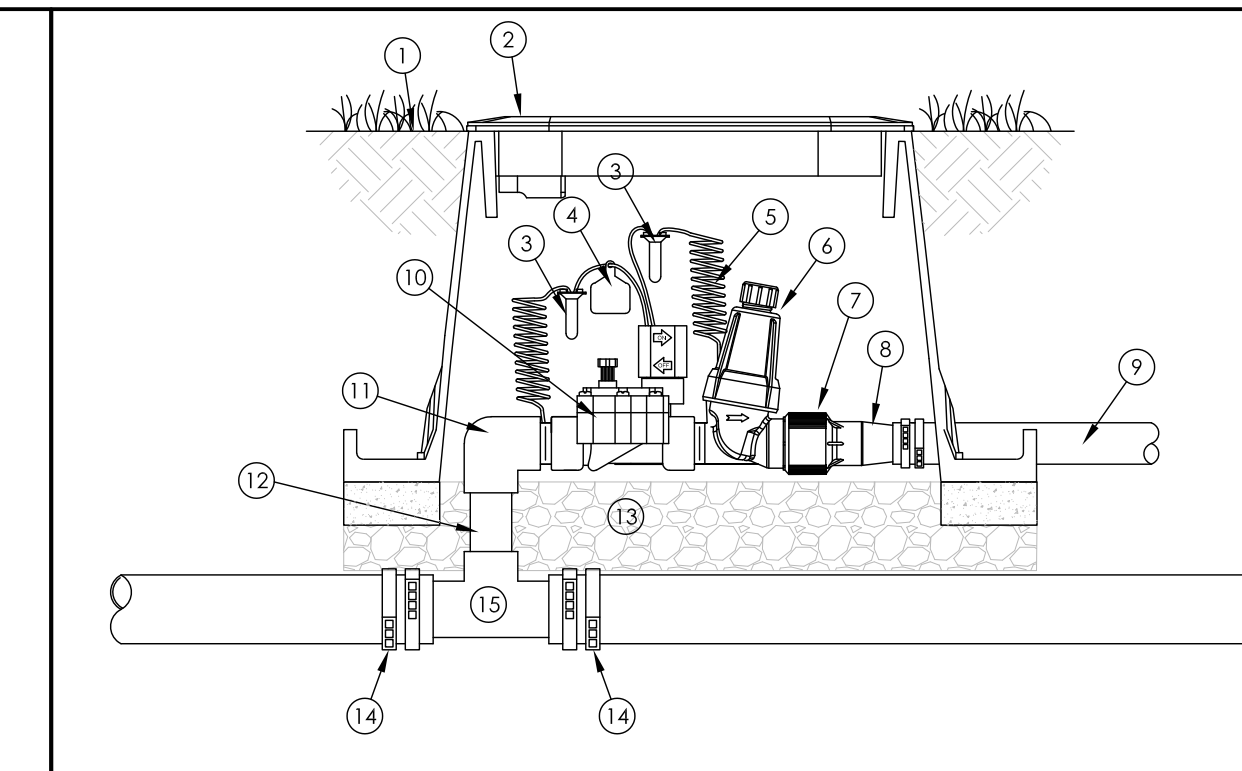
02 MASTER VALVE AND FLOW SENSOR
NOT TO SCALE



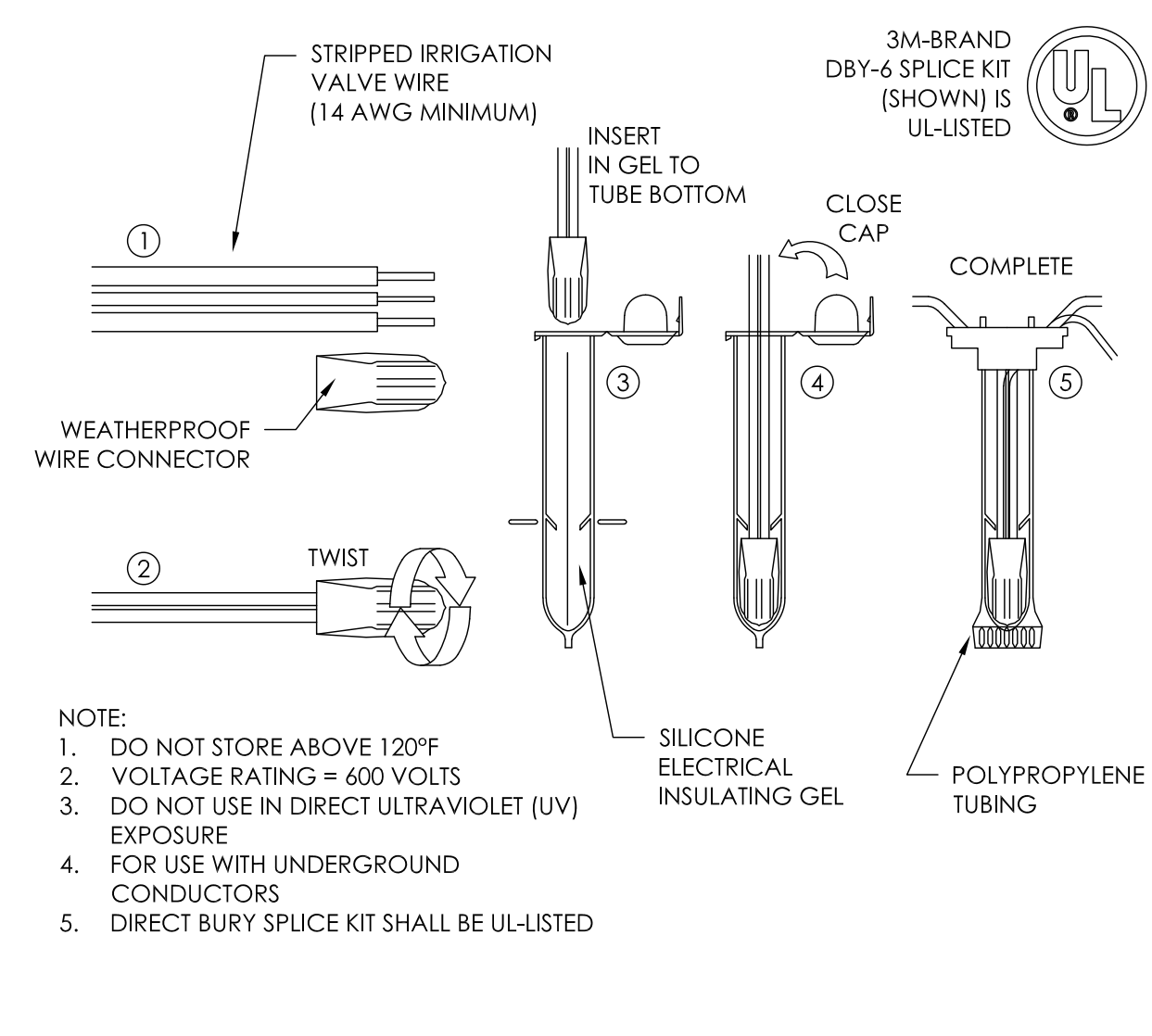
03 WIRELESS RAIN SENSOR
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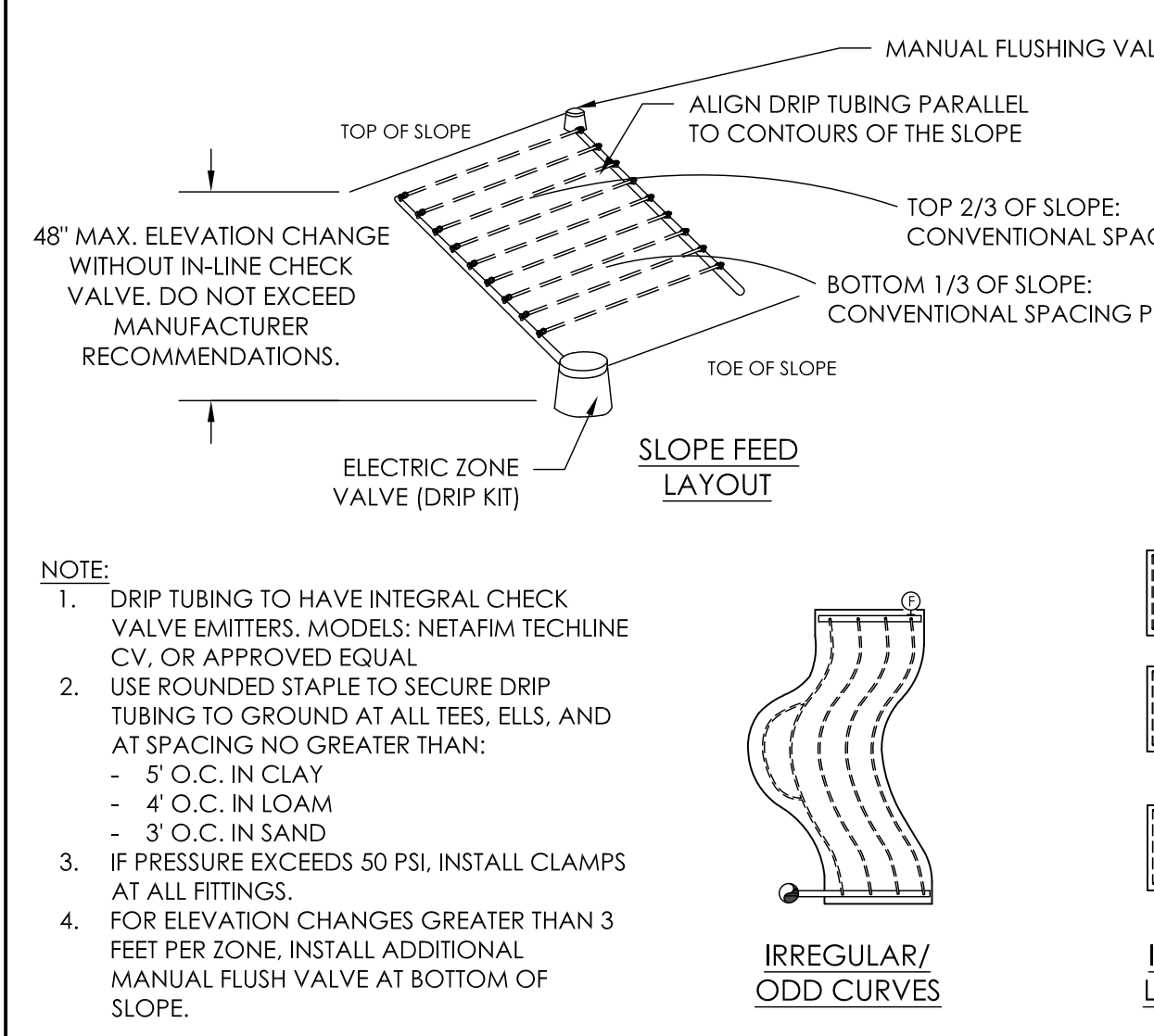
04 SPRINKLER ZONE VALVE
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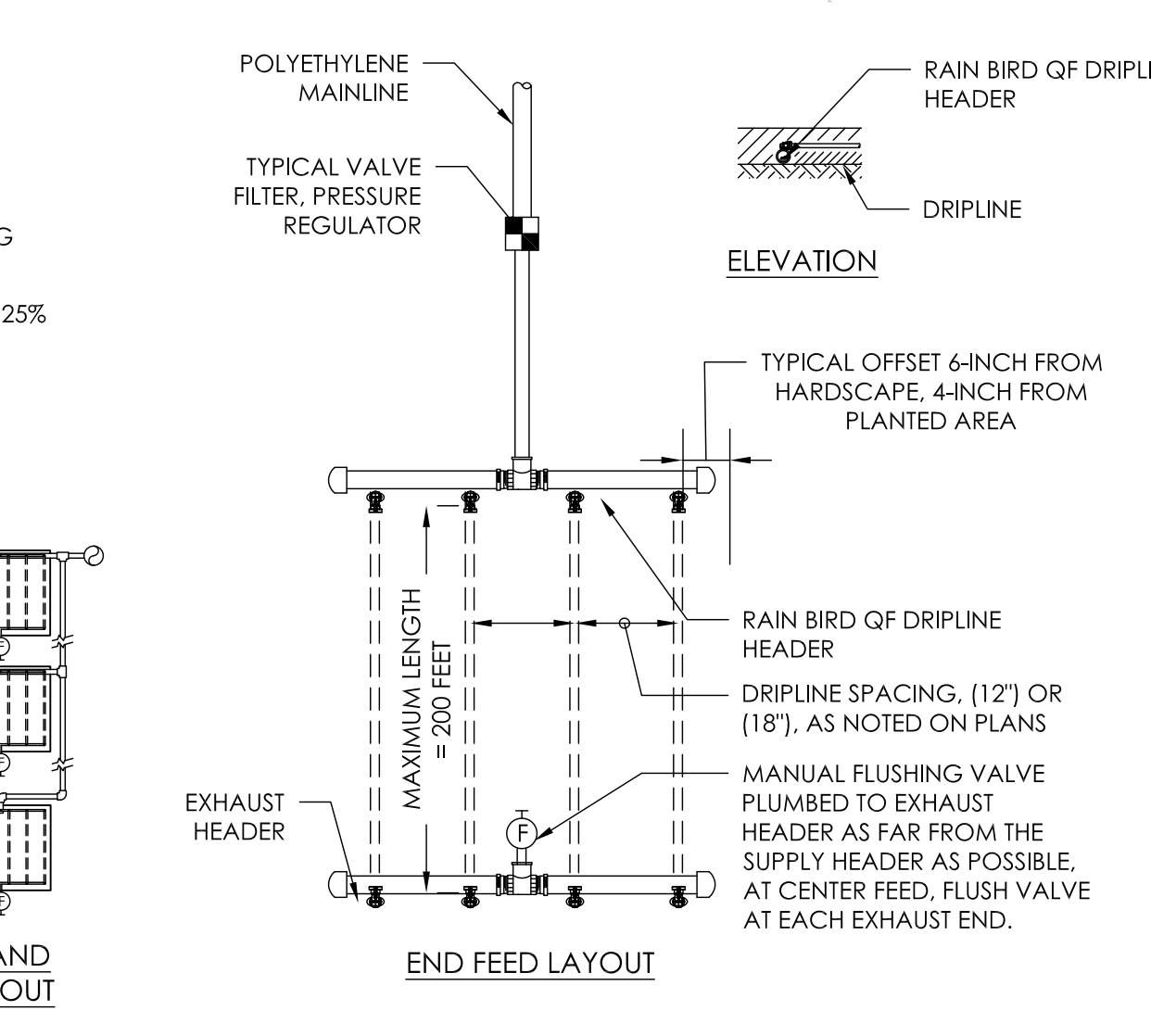
05 DRIP ZONE VALVE KIT
NOT TO SCALE



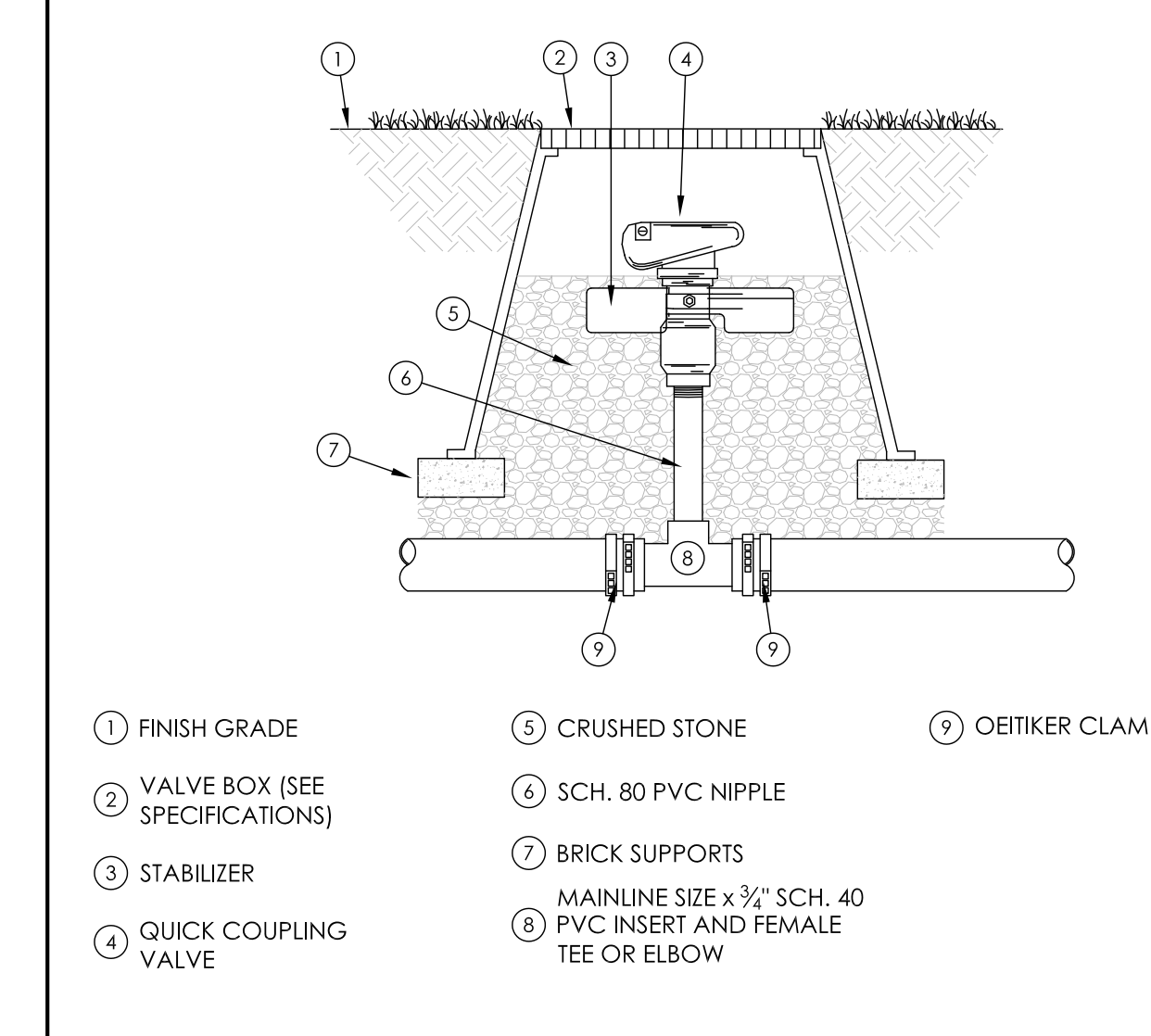
06 DBY-6 WATERPROOF WIRE SPLICES
NOT TO SCALE



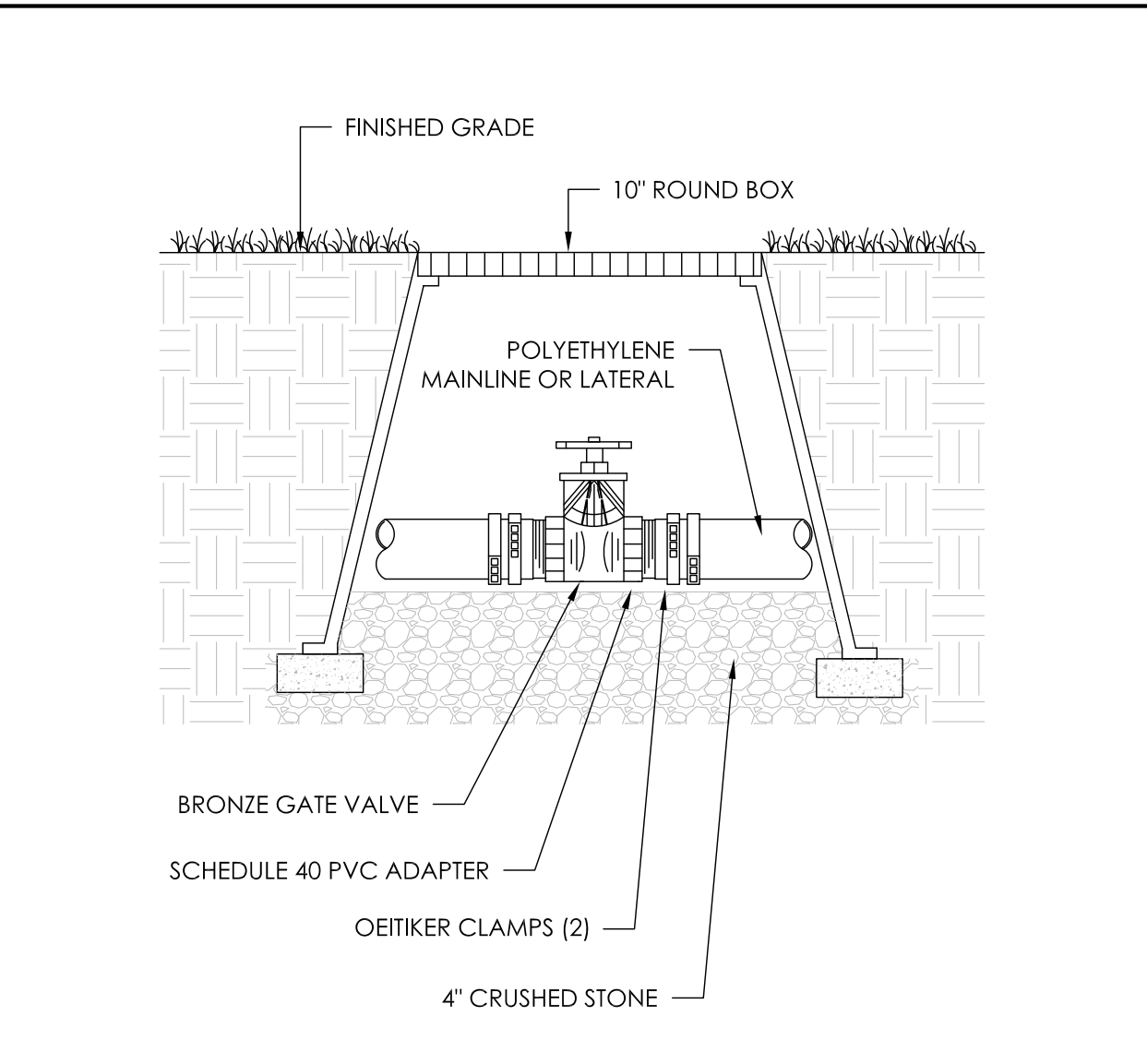
07 PLANTER BED DRIP IRRIGATION
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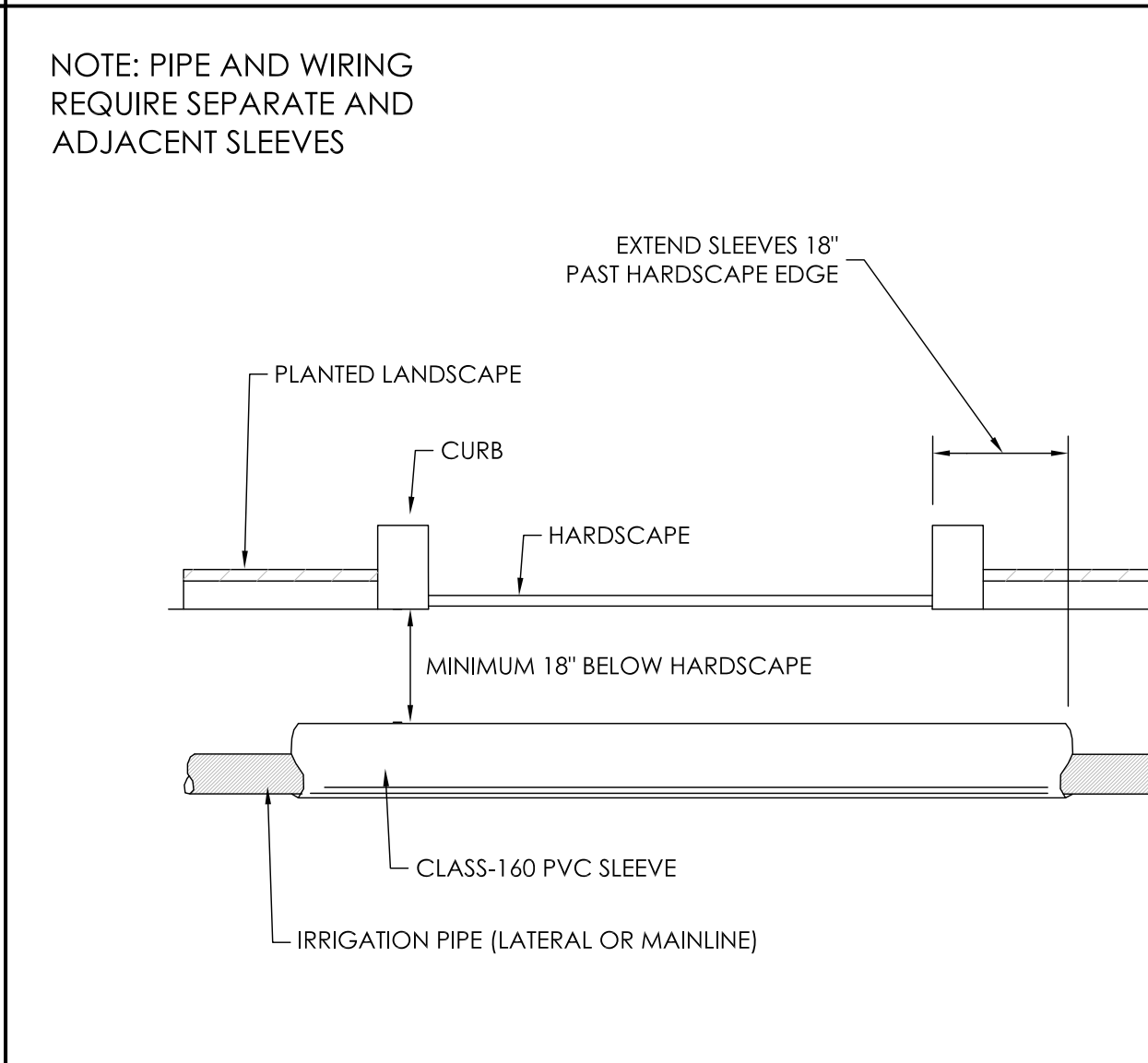
08 DRIP AUTOMATIC FLUSH VALVE
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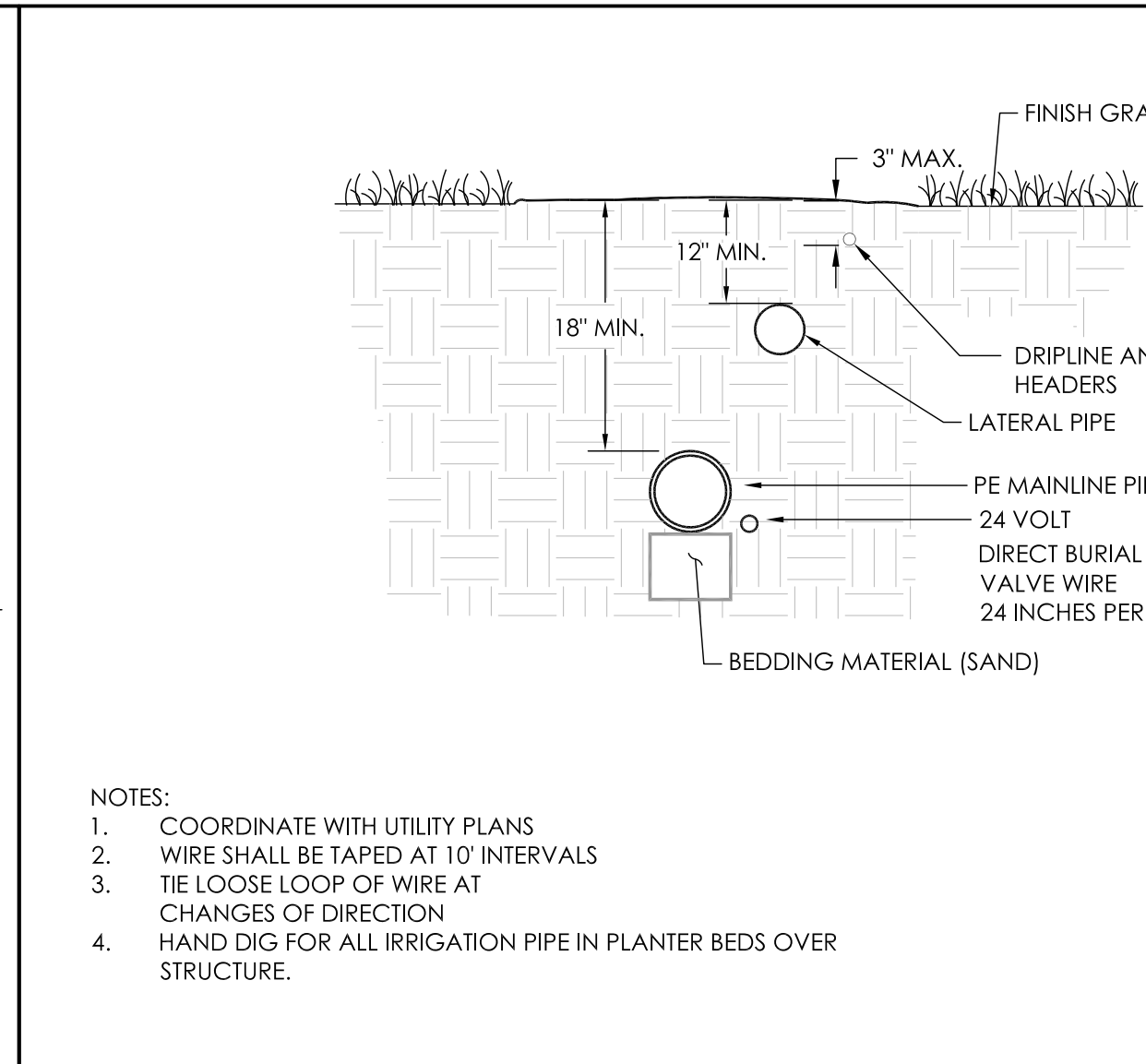
09 QUICK COUPLING VALVE
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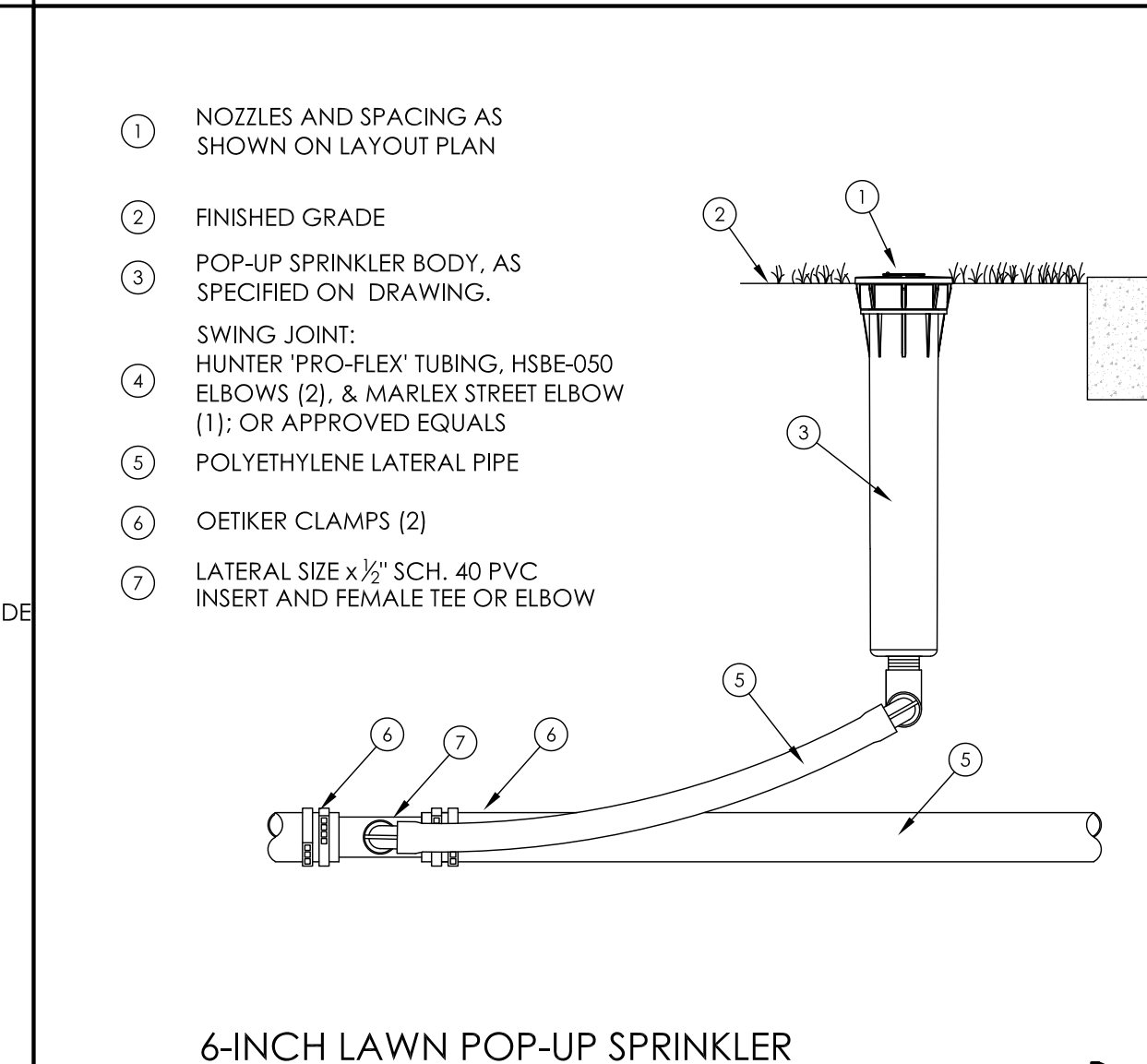
10 ISOLATION GATE VALVE
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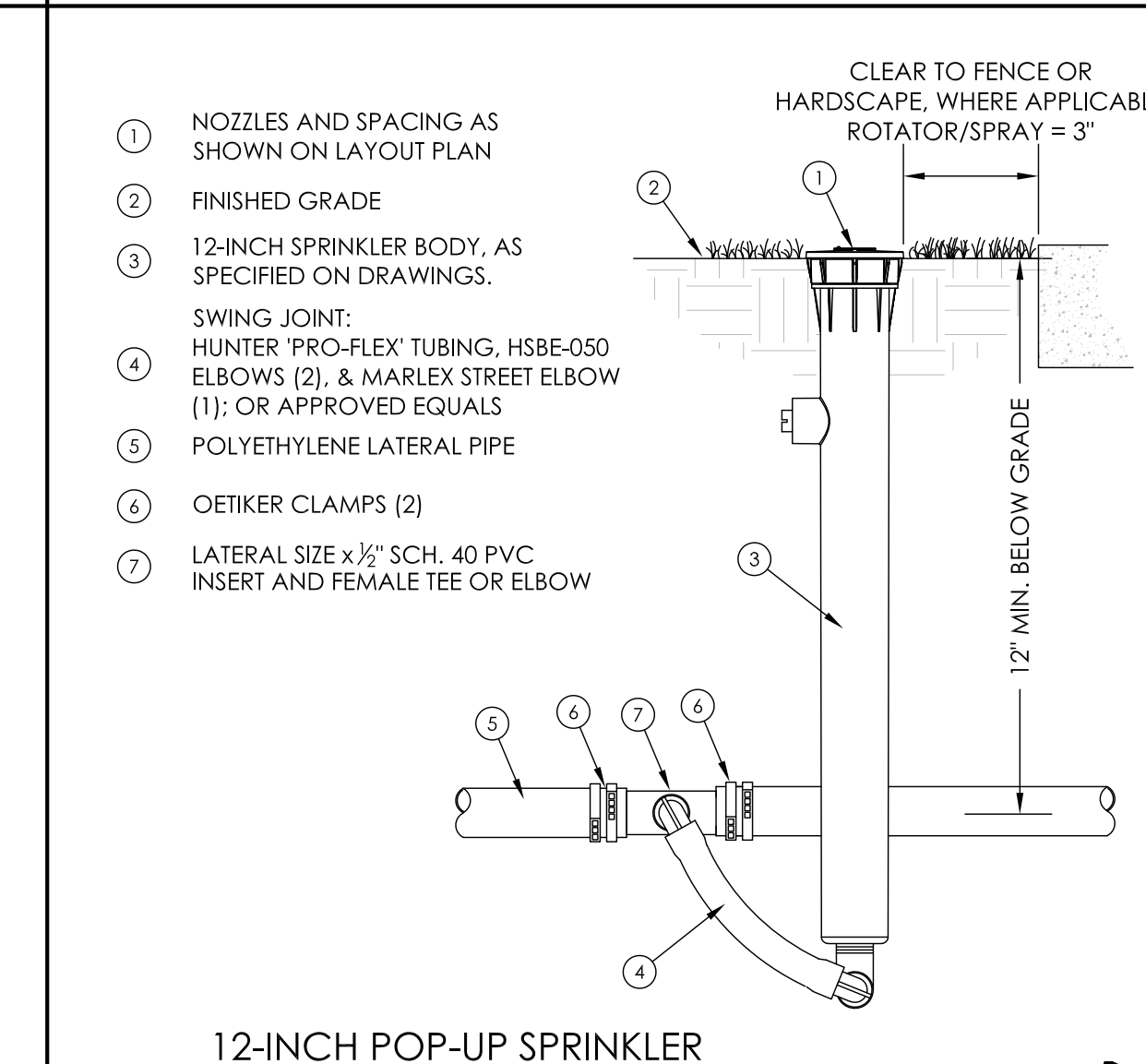
11 SLEEVE UNDER PAVEMENT
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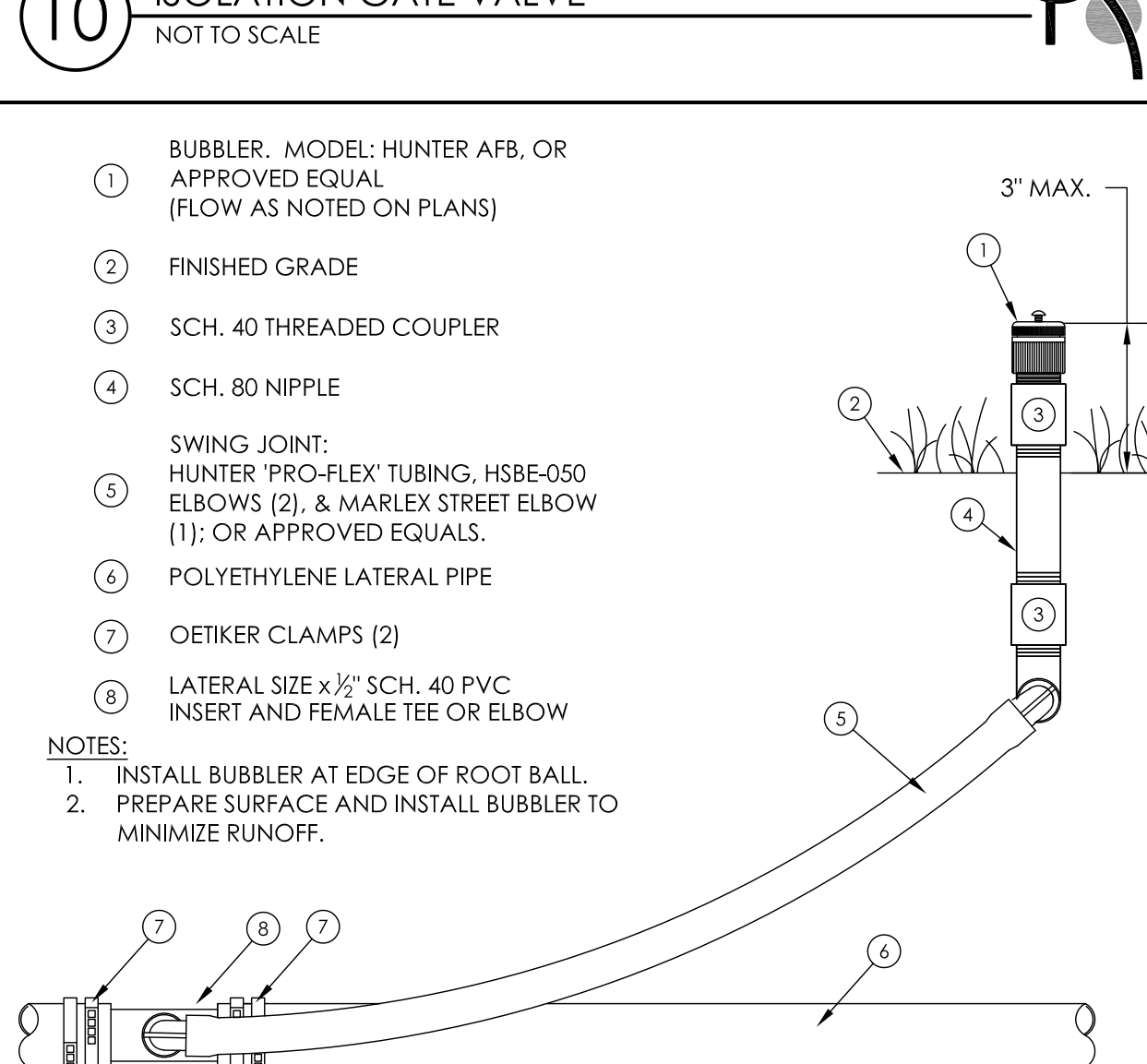
12 TRENCH PROFILE
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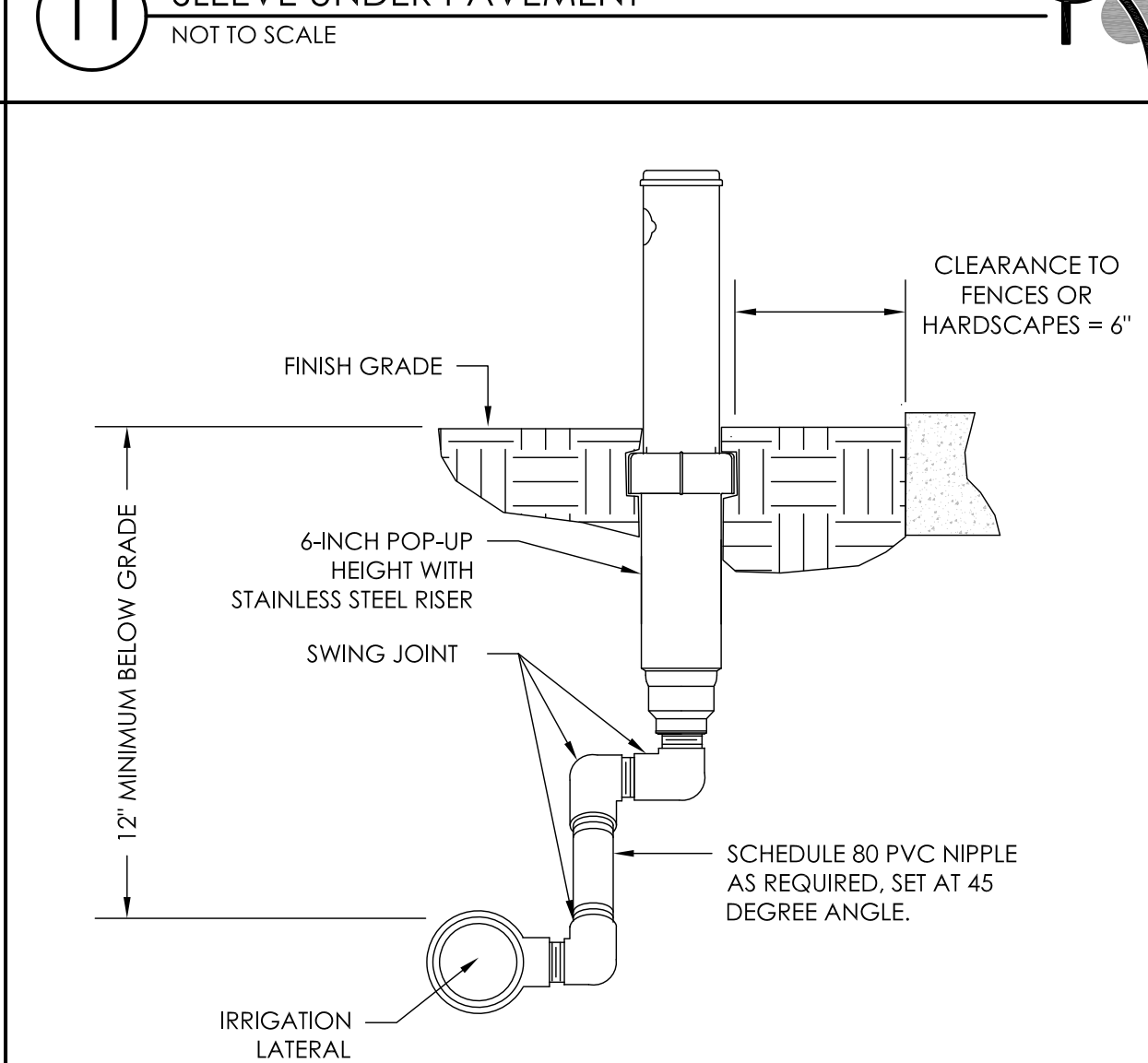
13 6-INCH LAWN POP-UP SPRINKLER (SPRAY OR MP ROTATOR)
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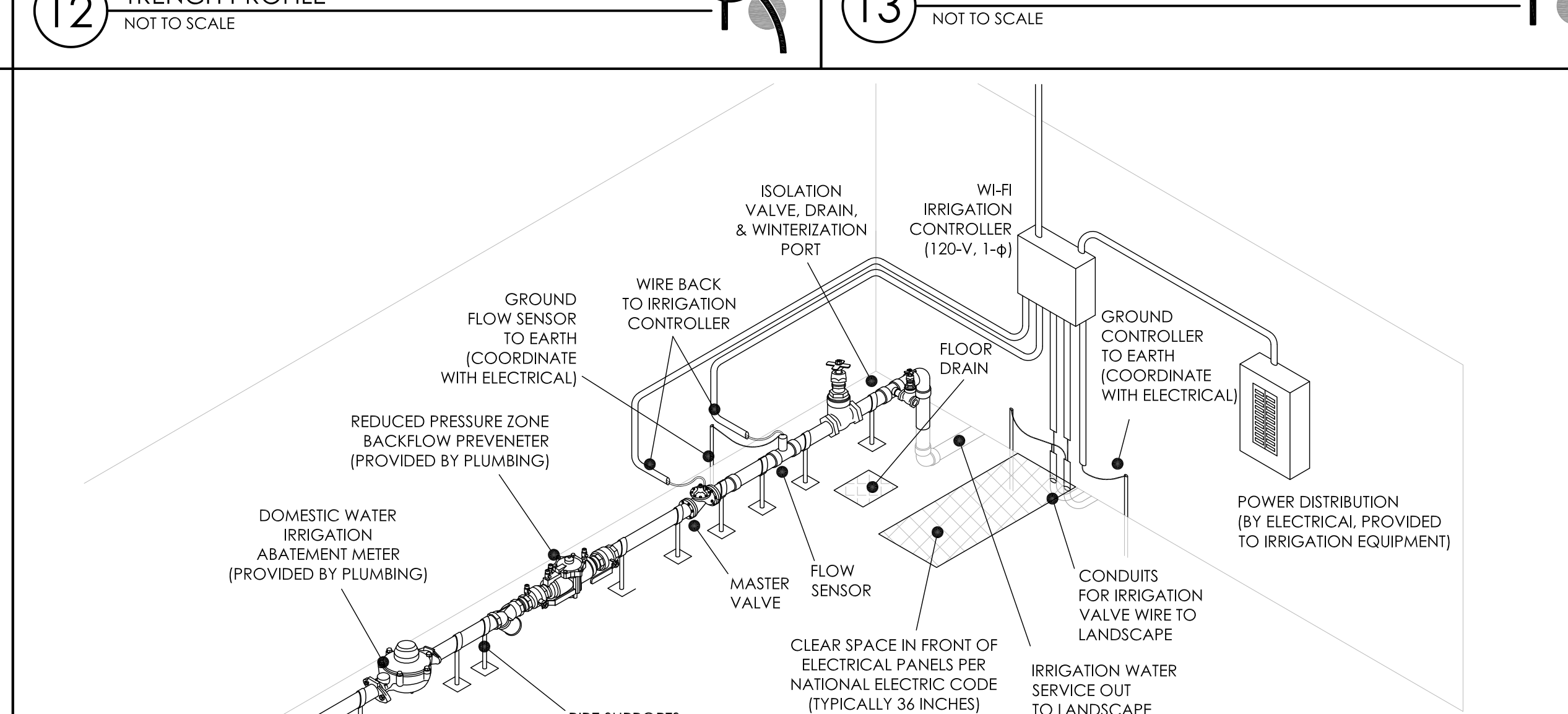
14 12-INCH POP-UP SPRINKLER (SPRAY OR MP ROTATOR)
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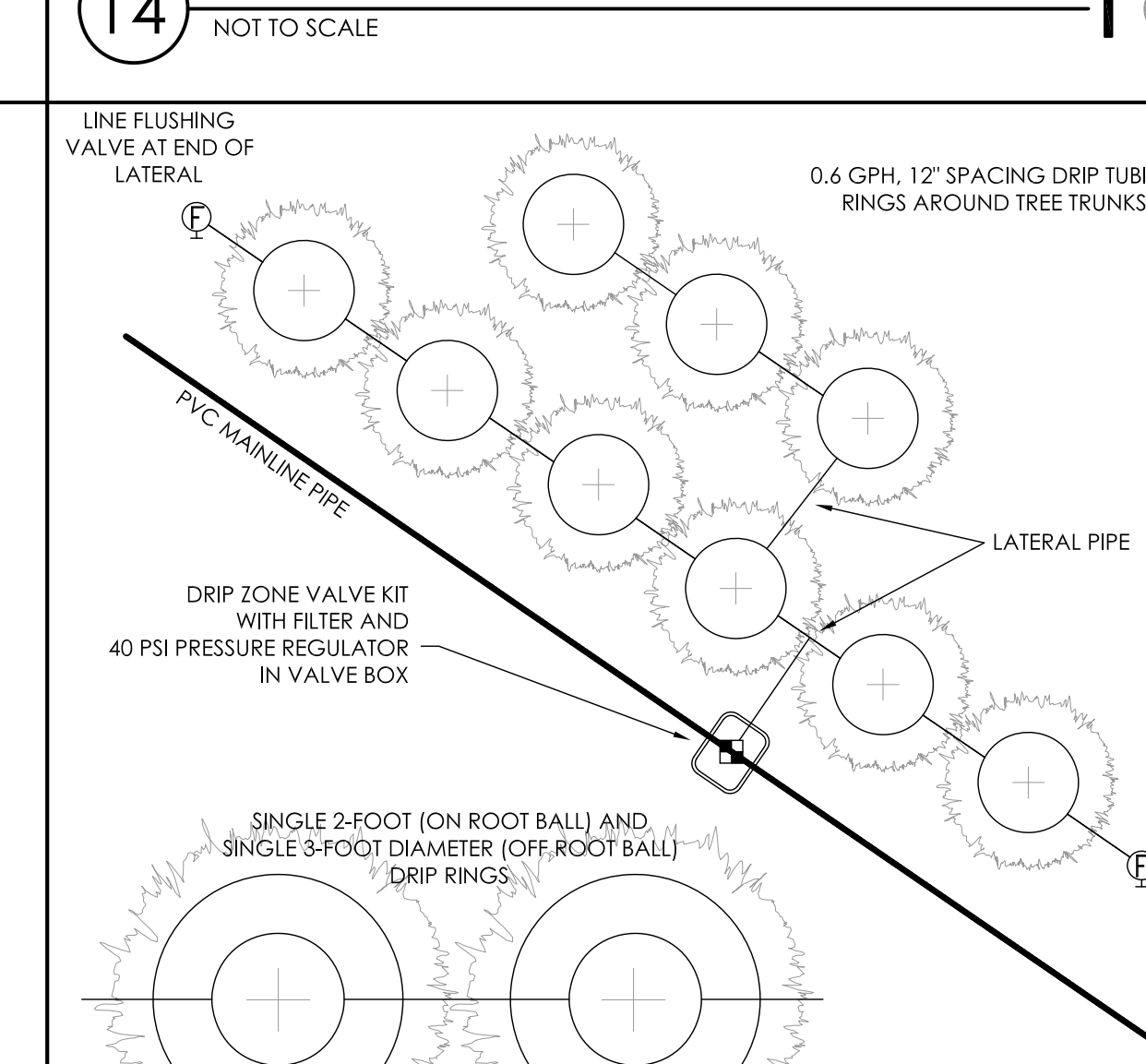
15 ADJUSTABLE FLOOD BUBBLER (TREES IN LAWN)
NOT TO SCALE



16 GEAR-DRIVEN ROTOR SPRINKLER (GREAT LAWN)
NOT TO SCALE



17 SCHEMATIC IRRIGATION MECHANICAL SPACE
NOT TO SCALE



18 TREE DRIP IRRIGATION DETAIL
NOT TO SCALE

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Revision:

Architect of Record:

Drawn:
Checked:
Scale:
Key Plan:

Project Name:
ALTA AT RIVER'S EDGE



490, 492, 494 BOSTON POST RD
WAYLAND, MA 01778

Sheet Name:
Irrigation Details

Project Number:
15151.00

Issue Date:
SEPTEMBER 23, 2020

Sheet Number:
LI 2.00

 DENOTES GROUP 2 UNIT LOCATION
 DENOTES HEARING IMPAIRED UNIT LOCATION

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Consultant:

Revision:

Architect of Record:

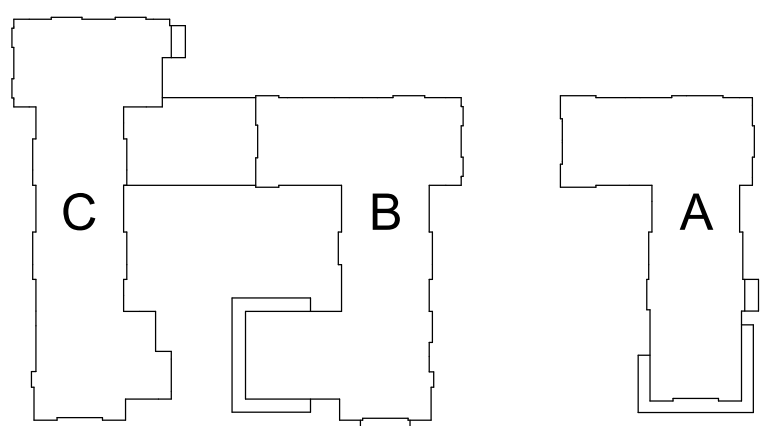


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Scale: As indicated

Key Plan:



Project Name:

**ALTA AT RIVER'S
EDGE**

490, 492, 494 BOSTON
 POST RD
 WAYLAND, MA 01778

Sheet Name:

**OVERALL PLAN - LEVEL
1**

Project Number:

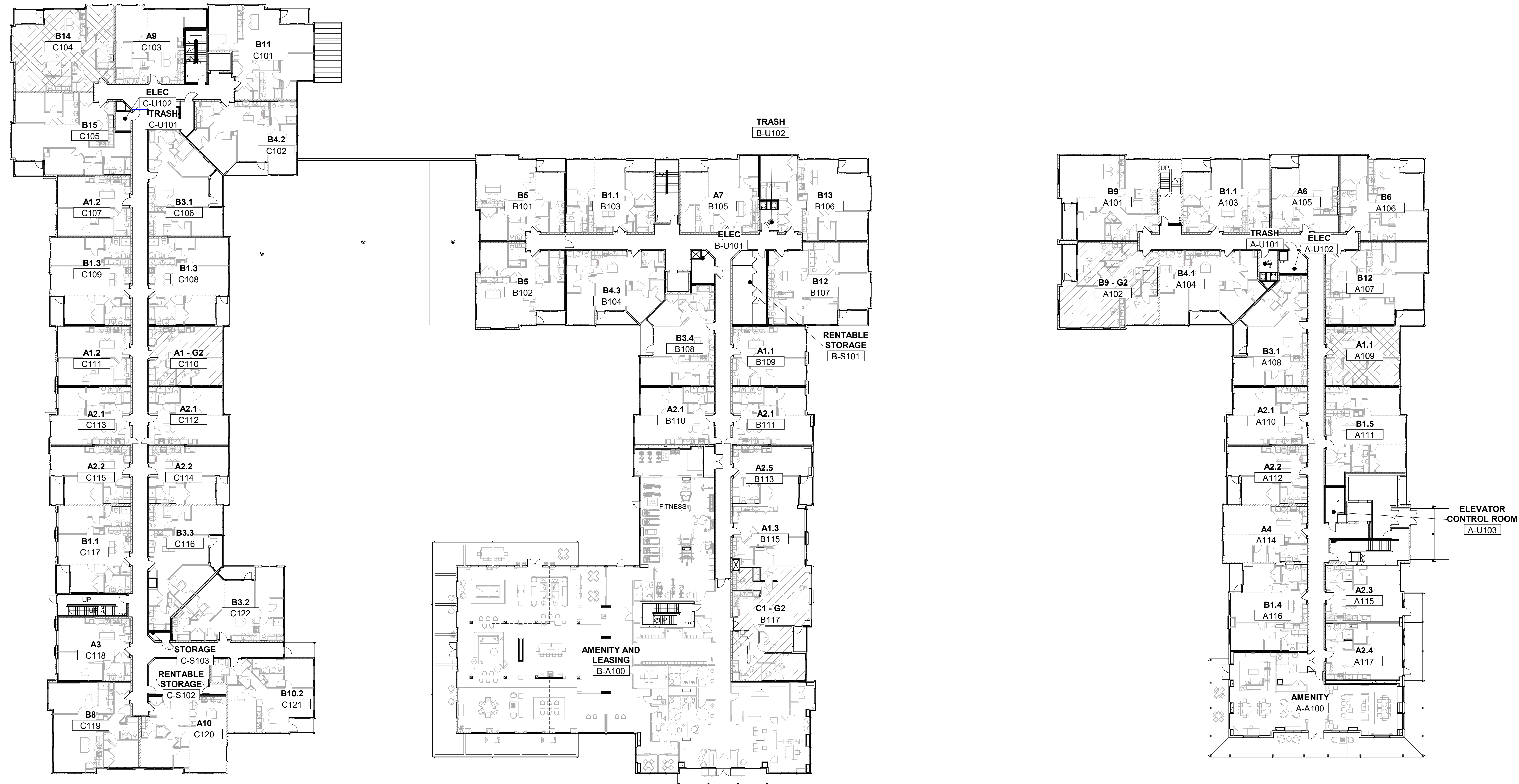
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Issue Date:

SEPTEMBER 23, 2020

Sheet Number:

A1.01



BUILDING C
494 BOSTON POST ROAD

BUILDING B
492 BOSTON POST ROAD

BUILDING A
490 BOSTON POST ROAD



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Consultant:

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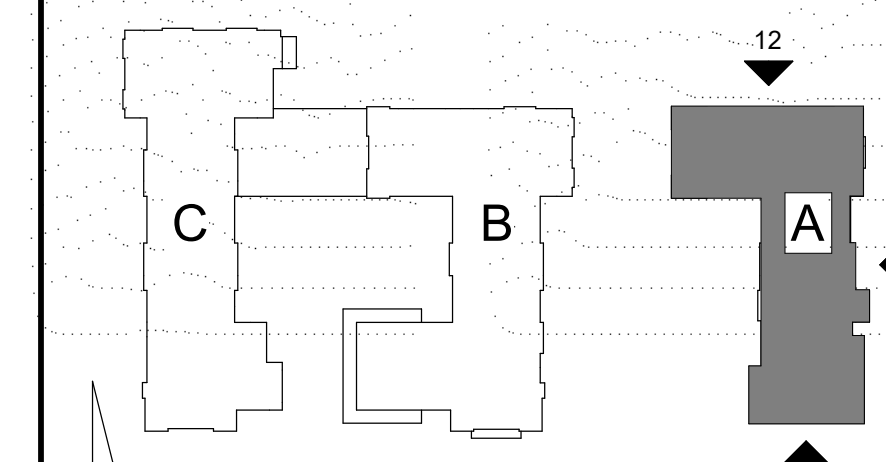
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Key Plan:



Project Name:

**ALTA AT RIVER'S
EDGE**

490, 492, 494 BOSTON
POST RD
WAYLAND, MA 01778

Sheet Name:

**OVERALL EXTERIOR
ELEVATIONS**

Project Number:

15151.00

Issue Date:

SEPTEMBER 23, 2020

Sheet Number:

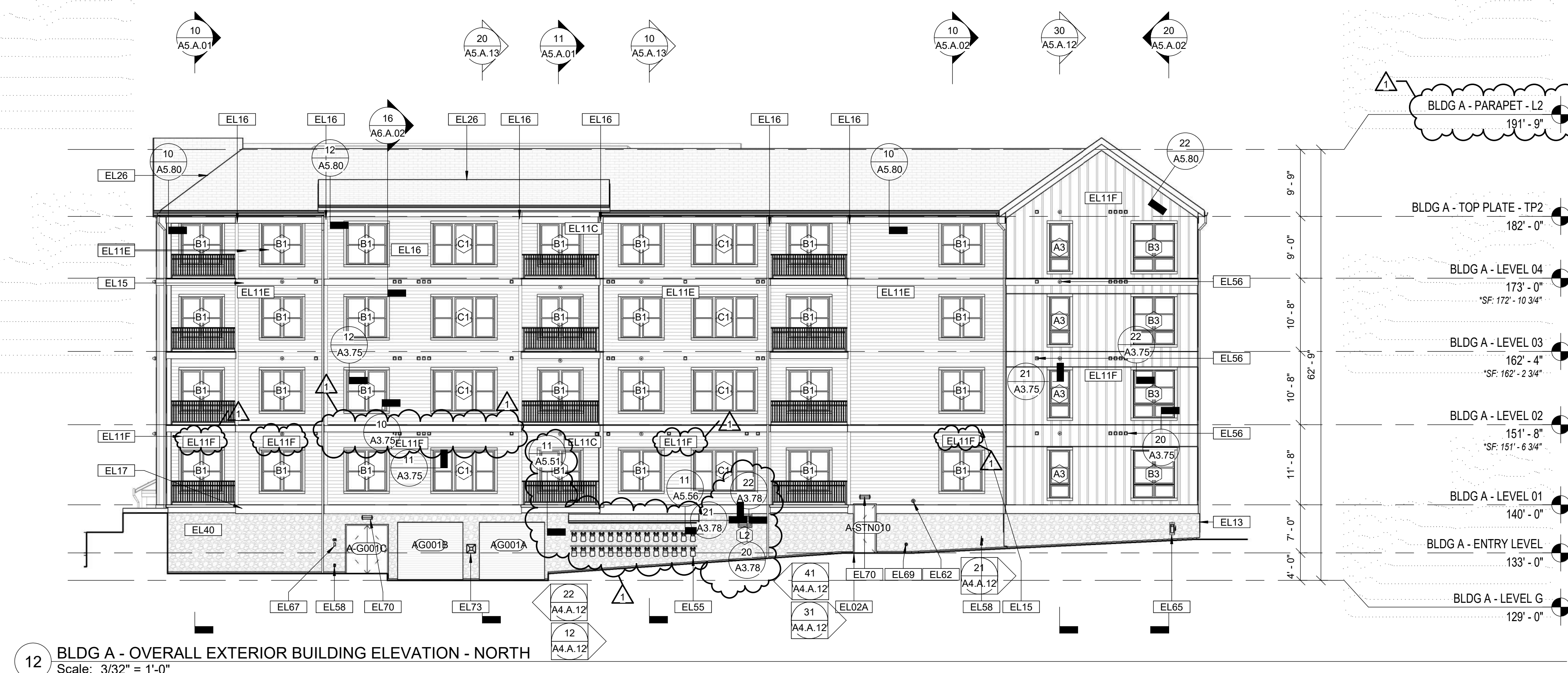
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KEYNOTE LEGEND - EXTERIOR ELEVATIONS

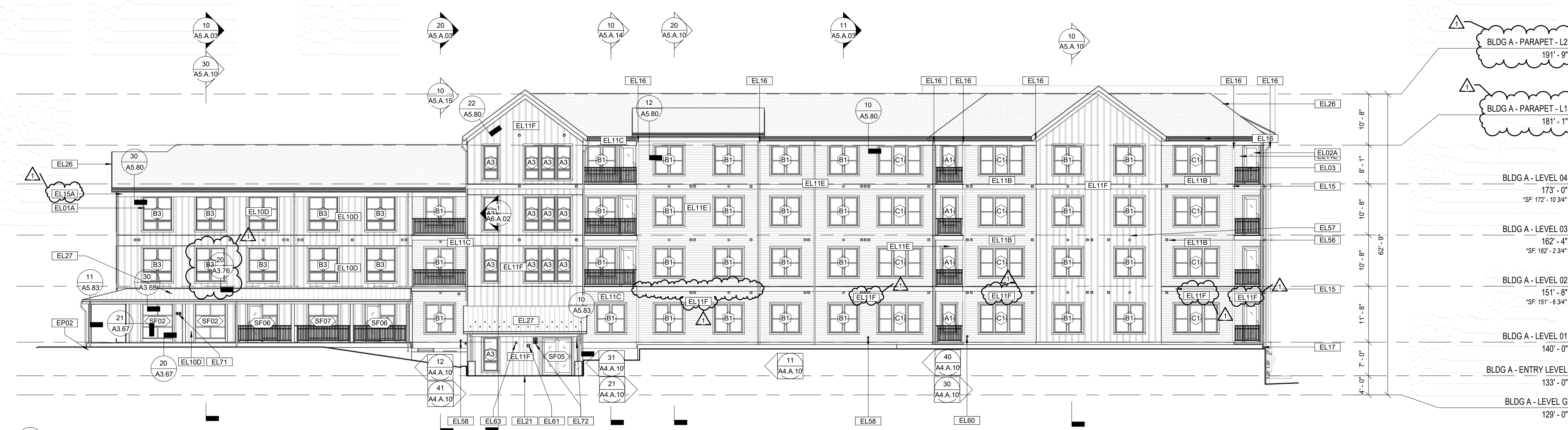
- EL01A WINDOW. REFER TO SCHEDULE AND SPECIFICATIONS
- EL02A DOOR. SEE SCHEDULE AND SPECIFICATIONS
- EL02B OVERHEAD COILING GARAGE DOOR SYSTEM. SEE SCHEDULE AND SPECIFICATIONS
- EL03 MANUFACTURED METAL GUARDRAIL AND RAILING SYSTEM. REFER TO DETAIL(S).
- EL10 FIBER CEMENT PANEL (BOARD AND BATTEN) SIDING - JAMES HARDIE COBBLESTONE
- EL10B FIBER CEMENT PANEL (BOARD AND BATTEN) SIDING - BENJAMIN MOORE KINGS RED CW355
- EL10C FIBER CEMENT PANEL (BOARD AND BATTEN) SIDING - WOODTONE WHITE GRANITE
- EL10E FIBER CEMENT PANEL (BOARD AND BATTEN) SIDING - WOODTONE CASCADE SLATE
- EL10F FIBER CEMENT PANEL (BOARD AND BATTEN) SIDING - WOODTONE COASTAL GRAY
- EL11B FIBER CEMENT LAP SIDING - JAMES HARDIE AGED PEWTER
- EL11C FIBER CEMENT LAP SIDING - WOODTONE ASPEN RIDGE
- EL11D FIBER CEMENT LAP SIDING - JAMES HARDIE EVENING BLUE
- EL11E FIBER CEMENT LAP SIDING - JAMES HARDIE PEARL GRAY
- EL11F FIBER CEMENT LAP SIDING - JAMES HARDIE NIGHT GRAY
- EL11G FIBER CEMENT LAP SIDING - JAMES HARDIE COBBLESTONE ADHERED MANUFACTURED STONE VENEER - COLOR - SV-1
- EL13 FIBER CEMENT TRIM BOARD - JAMES HARDIE COBBLESTONE
- EL15A FIBER CEMENT TRIM BOARD - JAMES HARDIE SAIL CLOTH
- EL16 FIBER CEMENT CORNER BOARD - JAMES HARDIE COBBLESTONE
- EL17 PVC WATER TABLE - PAINTED TO MATCH COBBLESTONE TRIM
- EL21 WOOD FRAMING - 6X WOOD POST FRAMING. REFER TO STRUCTURAL DRAWINGS.
- EL23 TPO ROOFING SYSTEM OVER RIGID INSULATION AND PROTECTION BOARD. SEE SPECS. SLOPE TO DRAINS
- EL26 ASPHALT SHINGLE ROOFING SYSTEM WITH UNDERLAYMENT. SEE SPECS. REFER TO ROOF PLANS.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

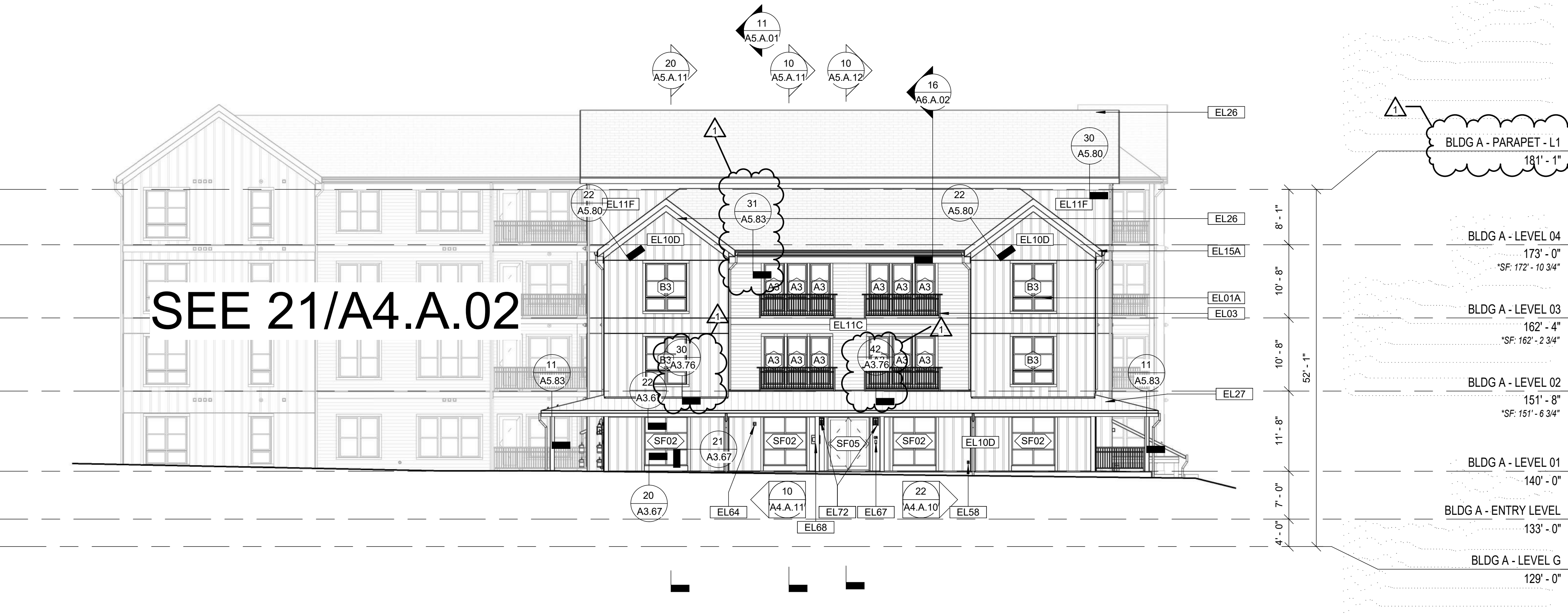
- EL27 STANDING SEAM METAL ROOFING SYSTEM WITH HIGH TEMPERATURE UNDERLAYMENT. SEE SPECS. REFER TO ROOF PLANS.
- EL30 ALUMINUM STOREFRONT SYSTEM. REFER TO SCHEDULE AND SPECIFICATION
- EL40 CONCRETE (SITE) RETAINING WALL. REFER TO CIVIL DRAWINGS.
- EL51 ROOF MOUNTED AIR HANDLER. REFER TO ROOF PLAN(S) AND MECHANICAL DRAWINGS.
- EL55 GAS METER. REFER TO PLUMBING DRAWINGS.
- EL56 INTAKE/EXHAUST LOUVERS. REFER TO MECH.
- EL57 HOT WATER HEATER VENT. REFER TO MECH.
- EL58 WALL HYDRANT. REFER TO PLUMBING.
- EL60 SECONDARY ROOF DRAIN TO SPILL ON GRADE VIA SPLASH BLOCK, TYP. REFER TO PLUMBING.
- EL61 KNOX BOX. REFER TO SPEC.
- EL62 LOW VOLTAGE FIRE ALARM BELL. REFER TO ELECTRICAL.
- EL63 ROTATING FIRE ALARM BEACON LIGHT. REFER TO ELECTRICAL.
- EL64 COMBINATION AUDIO AND VISUAL FIRE ALARM DEVICE. REFER TO ELECTRICAL.
- EL65 OVERCURRENT SWITCHING DEVICE. REFER TO ELECTRICAL.
- EL66 FIRE DEPARTMENT INLET CONNECTION. REFER TO FIRE PROTECTION.
- EL67 MULTI-TECHNOLOGY CARD READER. REFER TO LOW VOLTAGE DRAWINGS FOR SPECS.
- EL68 11"BT BUTTERFLY MIX INTERCOM. REFER TO LOW VOLTAGE DRAWINGS FOR SPECS.
- EL69 2 1/2" SPRINKLER TEST/DRAIN DROP. SPILL TO SPLASH PAD ON GRADE. REFER TO FIRE PROTECTION FOR SPECS.
- EL70 EXTERIOR WALL SCIENCE WITH EMERGENCY BATTERY BACKUP. REFER TO ELECTRICAL FOR SPECS.
- EL71 DECORATIVE EMERGENCY BATTERY UNIT. REFER TO ELECTRICAL FOR SPECS.
- EL72 EXTERIOR WALL SCIENCE AT ENTRIES. REFER TO ELECTRICAL FOR SPECS.
- EL73 TRANSPOSE TAG READER. SEE LOW VOLTAGE DRAWINGS FOR SPECS.



12 BLDG A - OVERALL EXTERIOR BUILDING ELEVATION - NORTH
 Scale: 3/32" = 1'-0"



11 BLDG A - OVERALL EXTERIOR BUILDING ELEVATION - EAST
 Scale: 3/32" = 1'-0"



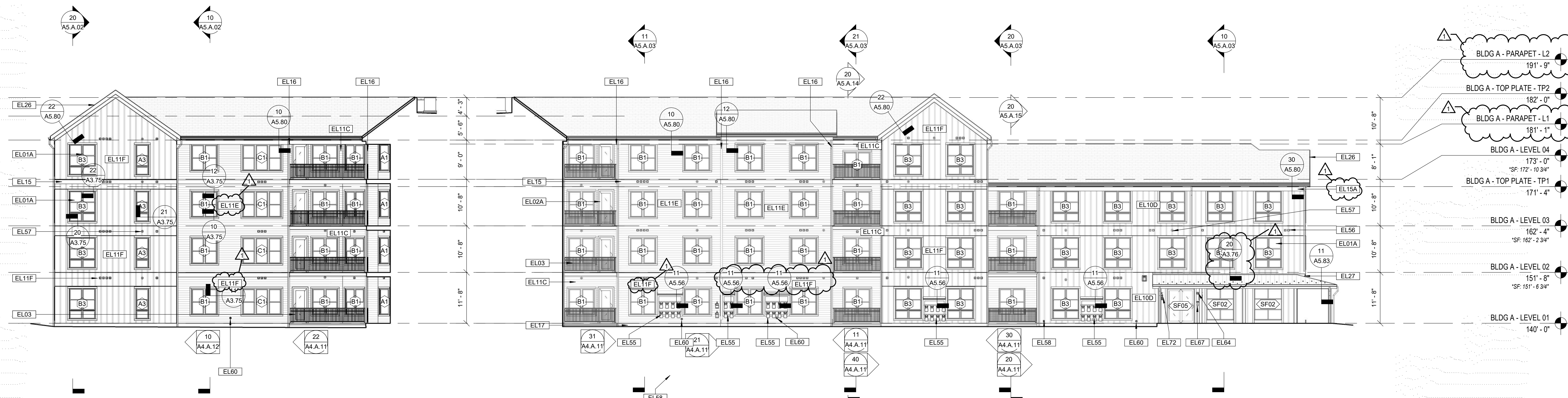
10 BLDG A - OVERALL EXTERIOR BUILDING ELEVATION - SOUTH
 Scale: 3/32" = 1'-0"

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL01A WINDOW. REFER TO SCHEDULE AND SPECIFICATIONS
- EL02A DOOR. SEE SCHEDULE AND SPECIFICATIONS
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- EL16 FIBER CEMENT CORNER BOARD - JAMES HARDIE COBBLESTONE
- EL17 PVC WATER TABLE - PAINTED TO MATCH COBBLESTONE TRIM
- EL21 WOOD FRAMING - 8X6 WOOD POST FRAMING. REFER TO STRUCTURAL DRAWINGS.
- EL25 TPO ROOFING SYSTEM OVER RIGID INSULATION AND PROTECTION BOARD. SEE SPECS. SLOPE TO DRAINS
- EL26 ASPHALT SHINGLE ROOFING SYSTEM WITH UNDERLAYMENT. SEE SPECS. REFER TO ROOF PLANS.

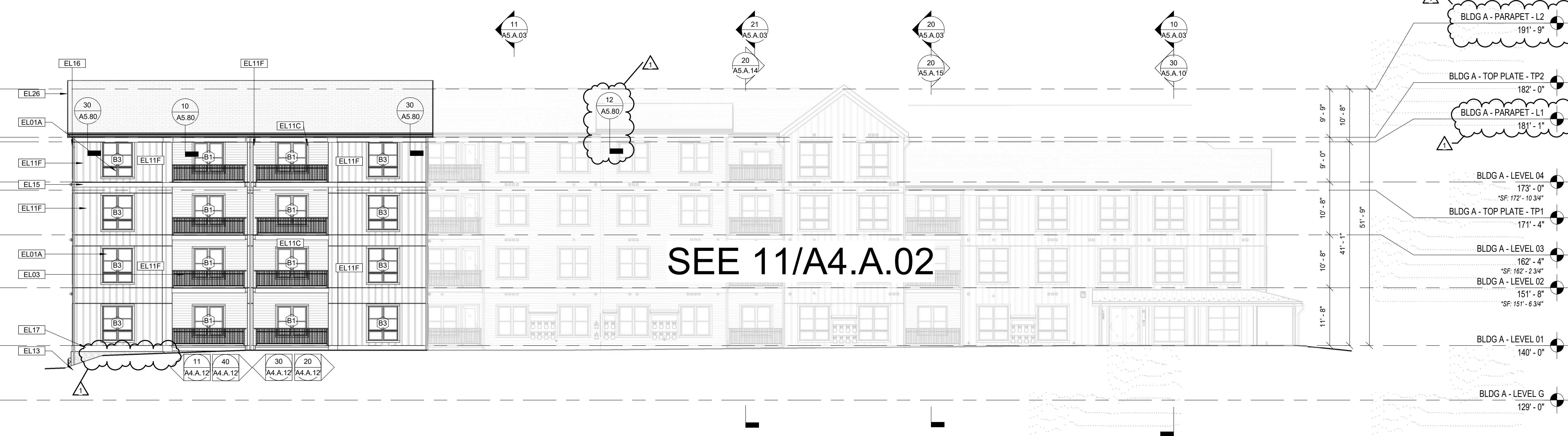
KEYNOTE LEGEND - EXTERIOR ELEVATIONS

- EL27 STANDING SEAM METAL ROOFING SYSTEM WITH HIGH TEMPERATURE UNDERLAYMENT. SEE SPECS. REFER TO ROOF PLANS
- EL30 ALUMINUM STOREFRONT SYSTEM. REFER TO SCHEDULE AND SPECIFICATION.
- EL40 CONCRETE (SITE) RETAINING WALL. REFER TO CIVIL DRAWINGS
- EL51 ROOF MOUNTED AIR HANDLER. REFER TO ROOF PLAN(S) AND MECHANICAL DRAWINGS
- EL55 GAS METER. REFER TO PLUMBING DRAWINGS
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- EL57 HOT WATER HEATER VENT. REFER TO MECH.
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- EL73 TRANSORE TAG READER. SEE LOW VOLTAGE DRAWINGS FOR SPECS.



21 BLDG A - PARTIAL EXTERIOR BUILDING ELEVATION - NORTH COURTYARD
 Scale: 3/32" = 1'-0"

11 BLDG A - PARTIAL EXTERIOR BUILDING ELEVATION - WEST COURTYARD
 Scale: 3/32" = 1'-0"

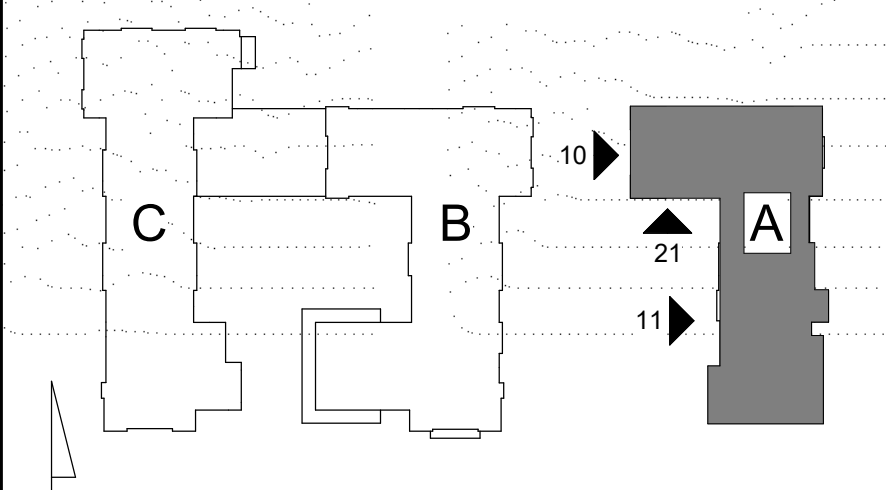


10 BLDG A - OVERALL EXTERIOR BUILDING ELEVATION - WEST
 Scale: 3/32" = 1'-0"

Consultant:
 Revision:
 1 11/10/20 ISSUED FOR CONSTR.

Architect of Record:

Drawn: AS
 Checked: AS
 Scale: 3/32" = 1'-0"
 Key Plan:



Project Name:
ALTA AT RIVER'S EDGE

490, 492, 494 BOSTON POST RD
 WAYLAND, MA 01778

Sheet Name:
OVERALL EXTERIOR ELEVATIONS

Project Number:
 15151.00
 Issue Date:
 SEPTEMBER 23, 2020
 Sheet Number:

A4.A.02

Consultant:

Revision:

1 11/10/20 ISSUED FOR CONSTR.

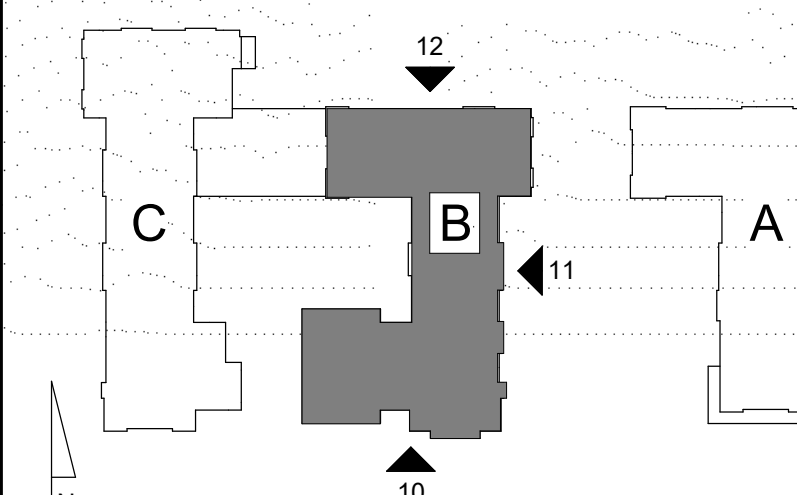
Architect of Record:

Drawn: AS

Checked: AS

Scale: 3/32" = 1'-0"

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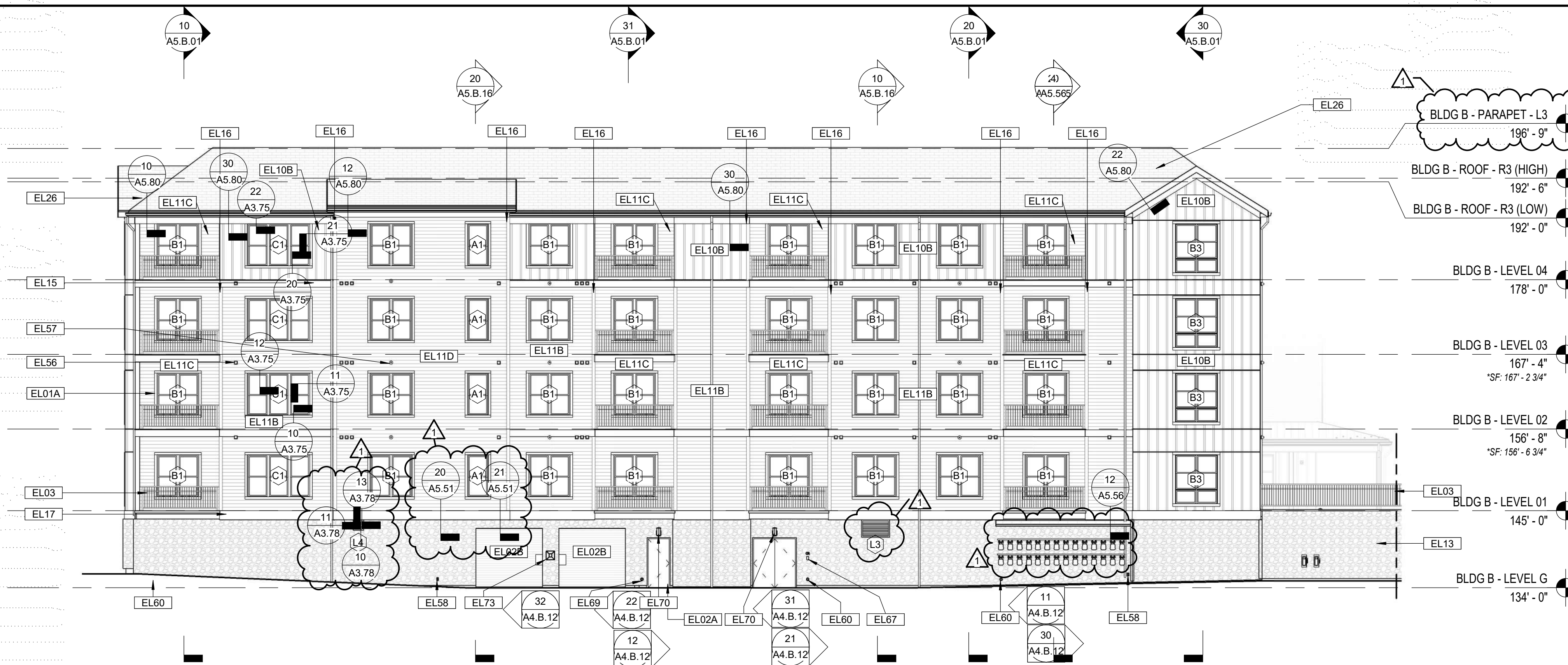
A4.B.01

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

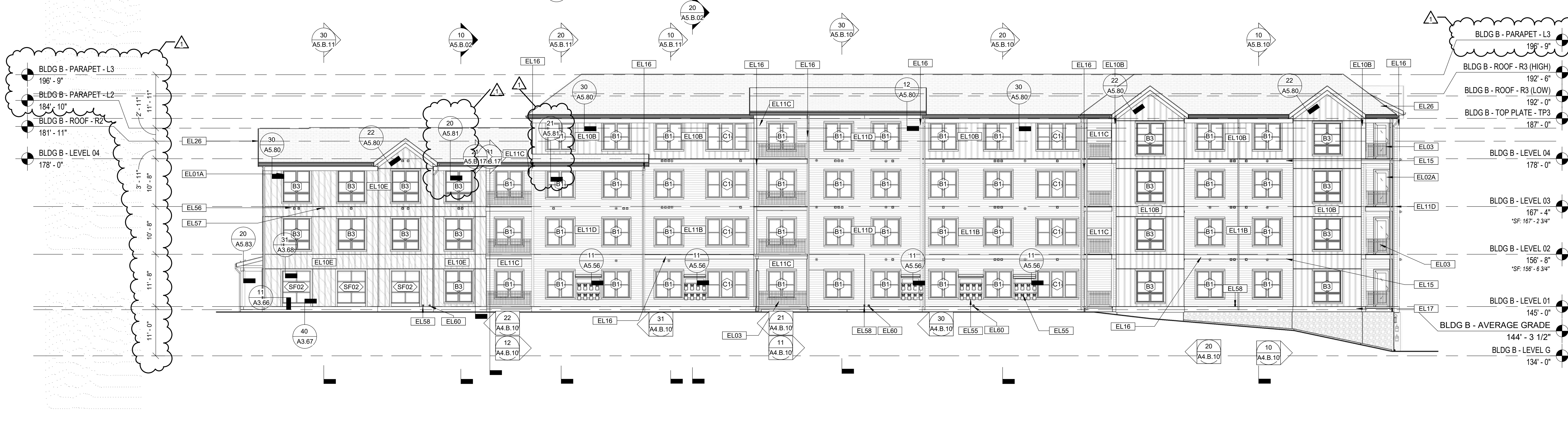
- EL01A WINDOW. REFER TO SCHEDULE AND SPECIFICATIONS
- EL02A DOOR. SEE SCHEDULE AND SPECIFICATIONS
- EL03 OVERHEAD COILING GARAGE DOOR SYSTEM. SEE SCHEDULE AND SPECIFICATIONS
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- EL13 FIBER CEMENT TRIM BOARD - JAMES HARDIE COBBLESTONE
- EL15A FIBER CEMENT TRIM BOARD - JAMES HARDIE SAIL CLOTH
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- EL21 WOOD FRAMING - 6X6 WOOD POST FRAMING. REFER TO STRUCTURAL DRAWINGS.
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- EL26 ASPHALT SHINGLE ROOFING SYSTEM WITH UNDERLAYMENT. SEE SPECS. REFER TO ROOF PLANS.

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

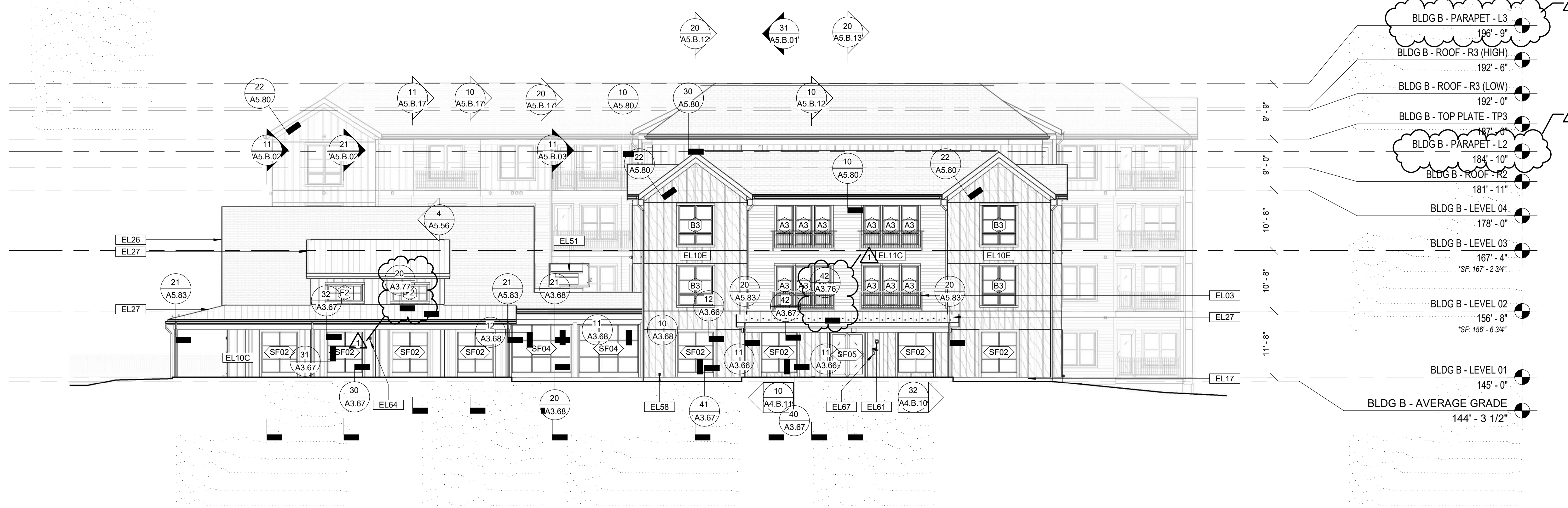
- EL27 STANDING SEAM METAL ROOFING SYSTEM WITH HIGH TEMPERATURE UNDERLAYMENT. SEE SPECS. REFER TO ROOF PLANS
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- EL57 HOT WATER HEATER VENT. REFER TO MECH.
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- EL73 TRANSCODE TAG READER. SEE LOW VOLTAGE DRAWINGS FOR SPECS.



12 BLDG B - OVERALL EXTERIOR BUILDING ELEVATION - NORTH
 Scale: 3/32" = 1'-0"



11 BLDG B - OVERALL EXTERIOR BUILDING ELEVATION - EAST
 Scale: 3/32" = 1'-0"



10 BLDG B - OVERALL EXTERIOR BUILDING ELEVATION - SOUTH
 Scale: 3/32" = 1'-0"

Consultant:

Revision:

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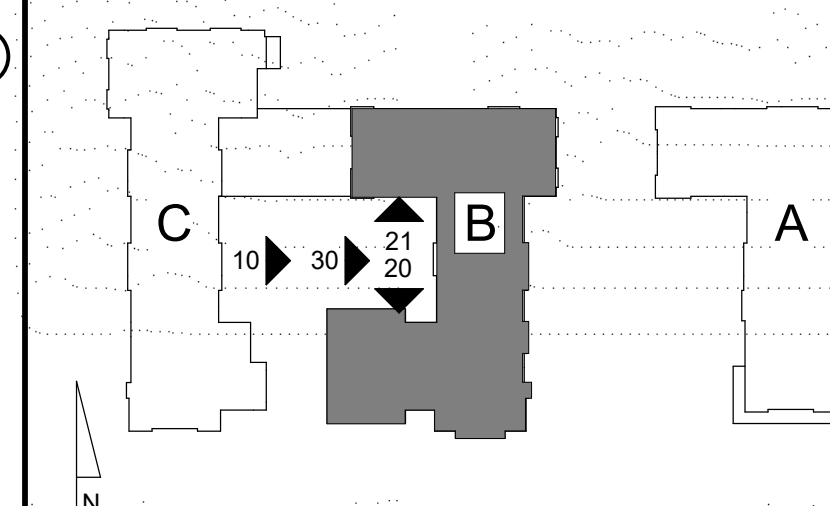
Architect of Record:

Drawn: AS

Checked: AS

Scale: 3/32" = 1'-0"

Key Plan:



Project Name:

ALTA AT RIVER'S EDGE

490, 492, 494 BOSTON
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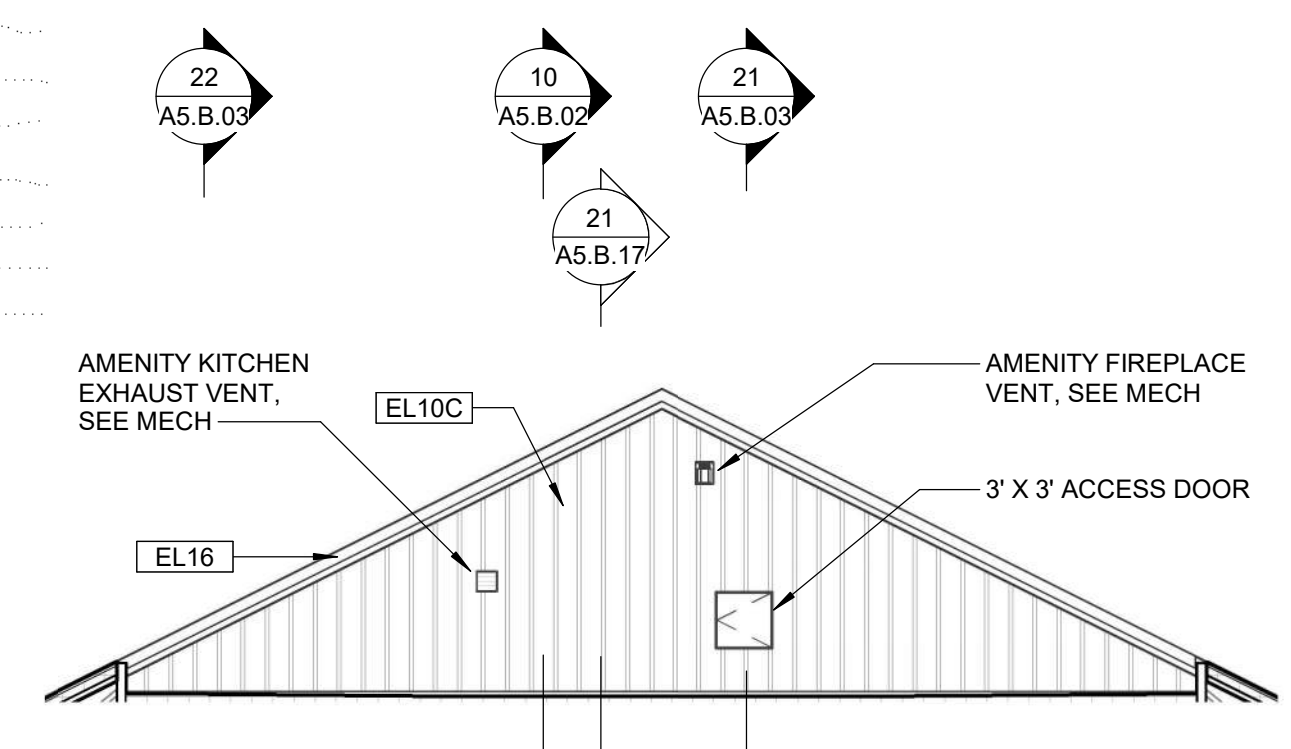
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KEYNOTE LEGEND - EXTERIOR ELEVATIONS

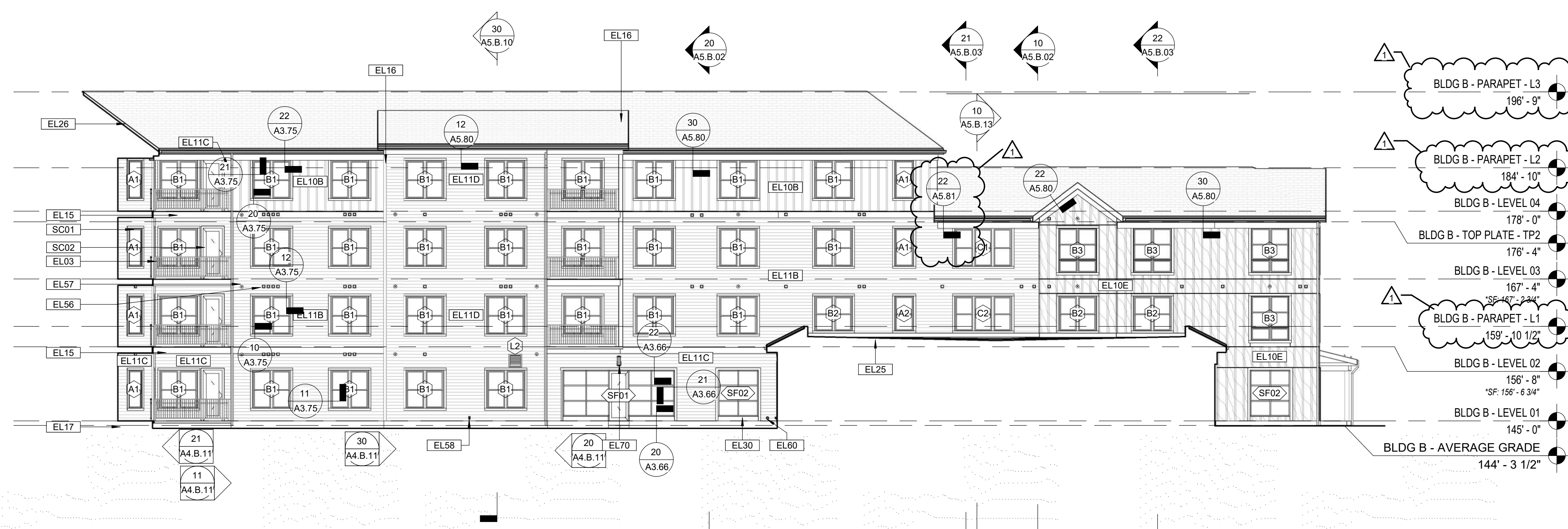
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KEYNOTE LEGEND - EXTERIOR ELEVATIONS

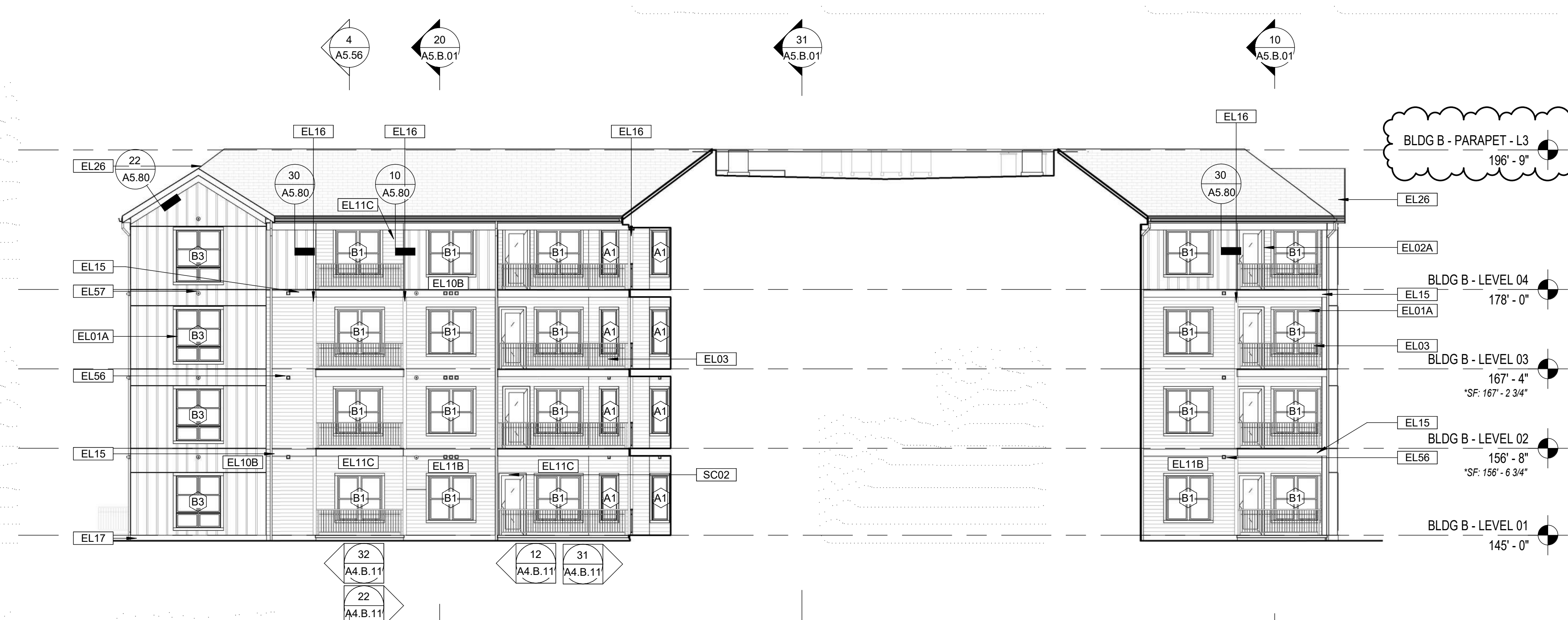
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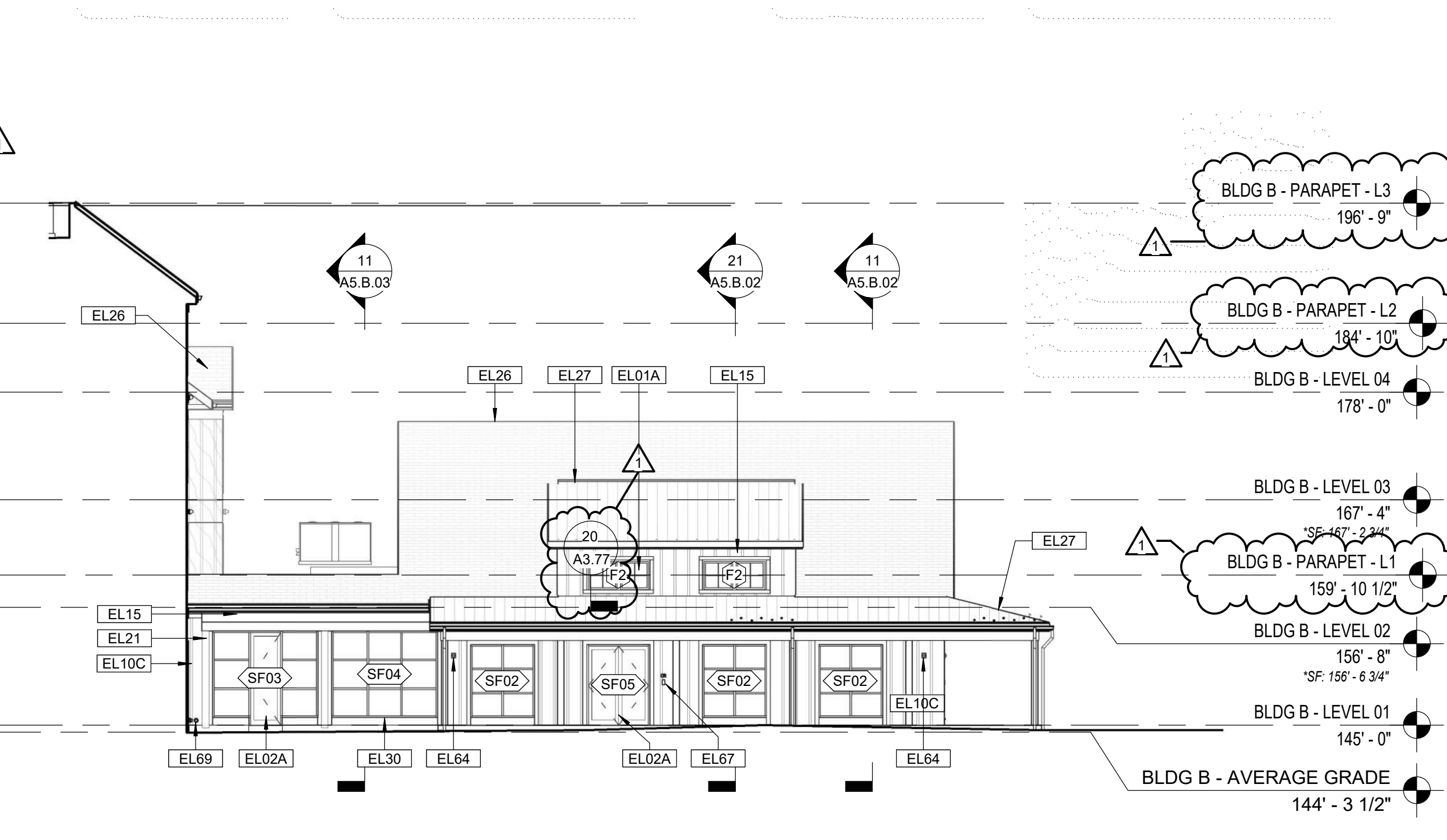
31 BLDG B - PARTIAL ELEVATION - AMENITY BUILDING EAST SIDE
 Scale: 3/32" = 1'-0"



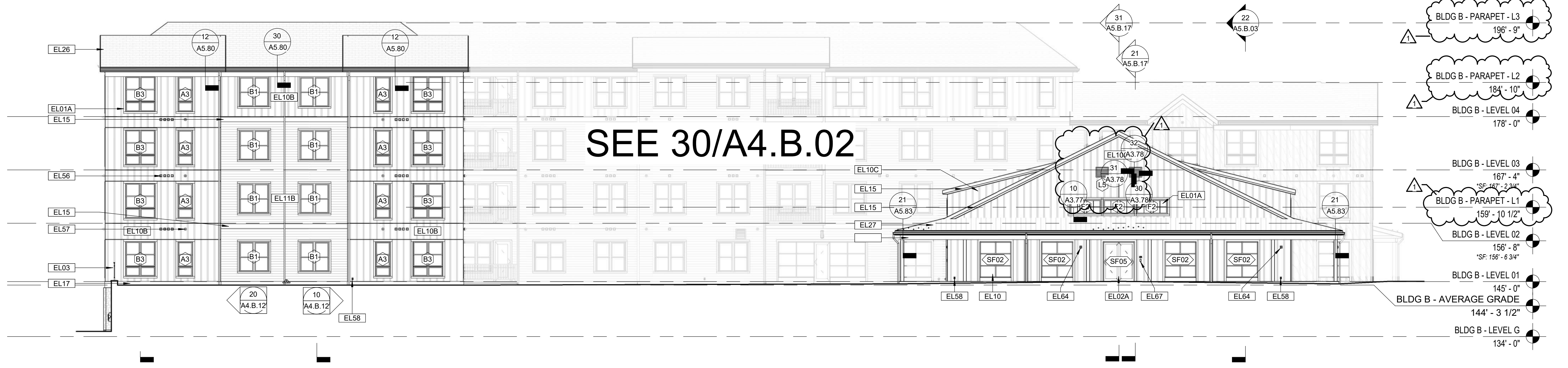
30 BLDG B - PARTIAL BUILDING ELEVATION - EAST COURTYARD
 Scale: 3/32" = 1'-0"



21 BLDG B - PARTIAL BUILDING ELEVATION - NORTH COURTYARD
 Scale: 3/32" = 1'-0"



20 BLDG B - PARTIAL BUILDING ELEVATION - AMENITY BUILDING NORTH
 Scale: 3/32" = 1'-0"



10 BLDG B - OVERALL EXTERIOR BUILDING ELEVATION - WEST
 Scale: 3/32" = 1'-0"

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Consultant:

Revision:

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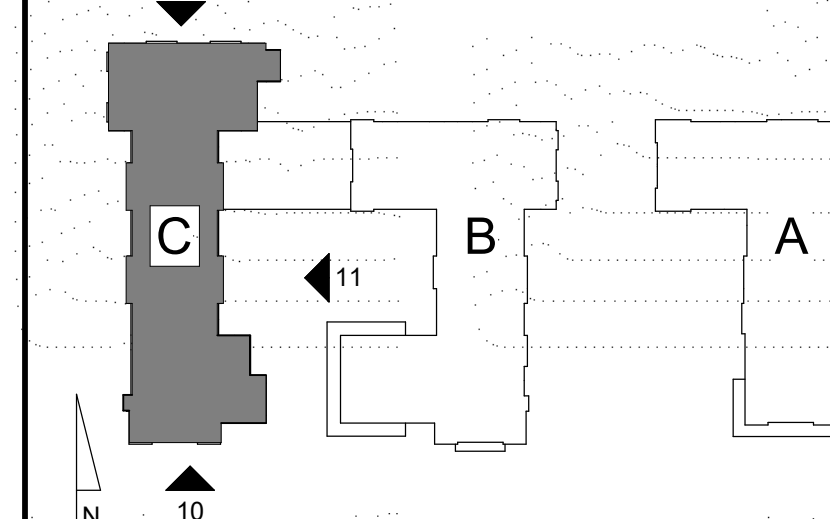
Architect of Record:

Drawn: AS

Checked: AS

Scale: 3/32" = 1'-0"

Key Plan:



Project Name:

**ALTA AT RIVER'S
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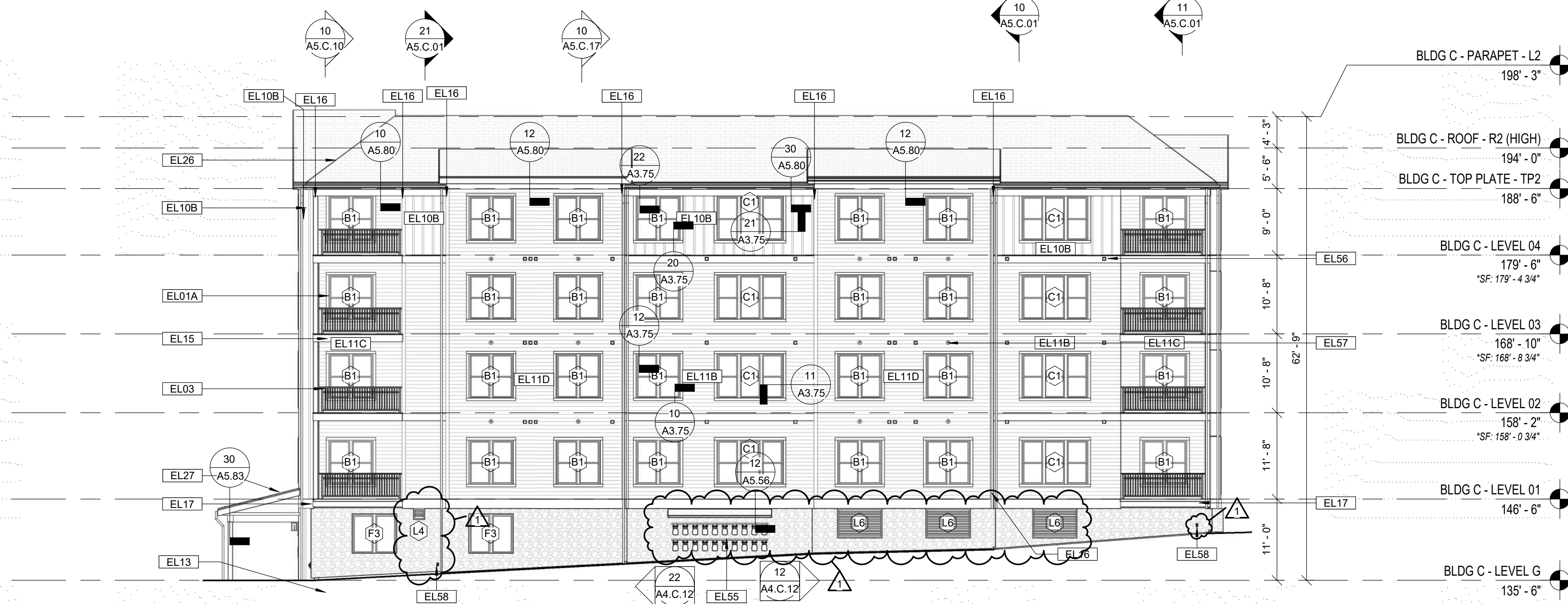
A4.C.01

KEYNOTE LEGEND - EXTERIOR ELEVATIONS

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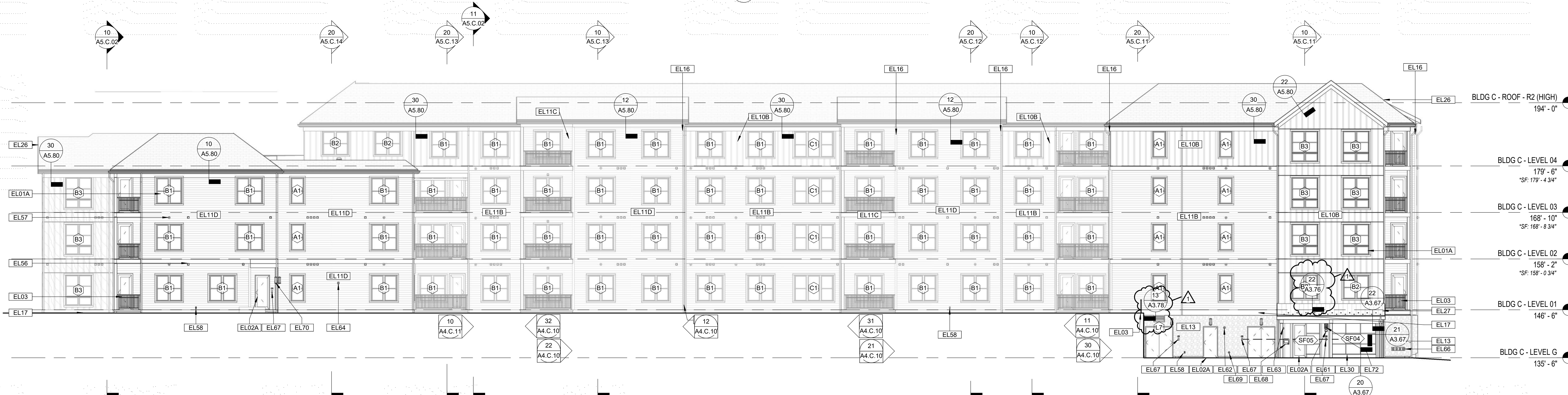
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12 BLDG C - EXTERIOR BUILDING ELEVATION - NORTH

Scale: 3/32" = 1'-0"



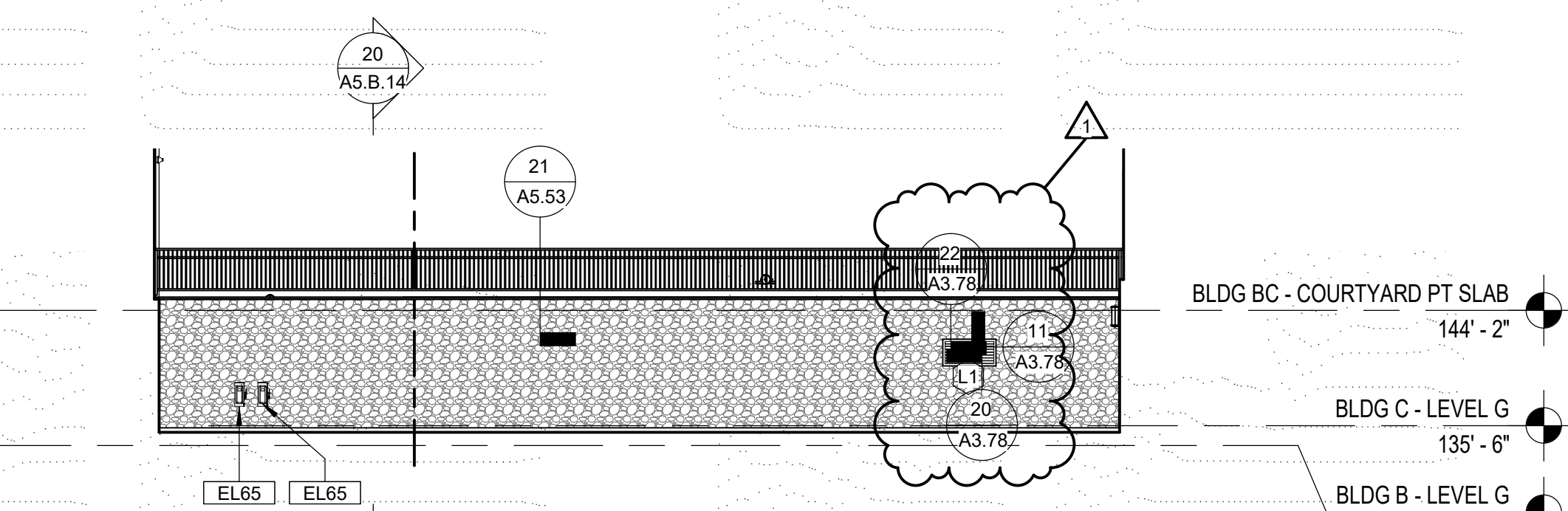
21 BLDG C - EXTERIOR BUILDING ELEVATION - EAST

Scale: 3/32" = 1'-0"



10 BLDG C - EXTERIOR BUILDING ELEVATION - SOUTH

Scale: 3/32" = 1'-0"



20 BLDG B/C - EXTERIOR ELEVATION - NORTH GARAGE CONNECTION

Scale: 3/32" = 1'-0"

Consultant:

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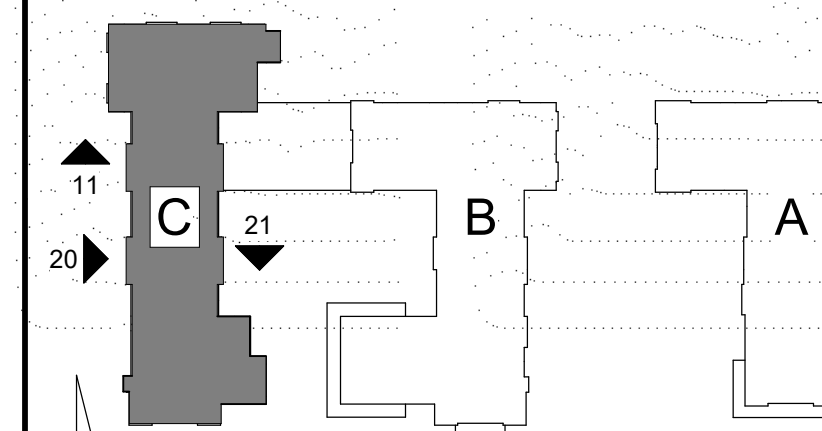
Architect of Record:

Drawn: AS

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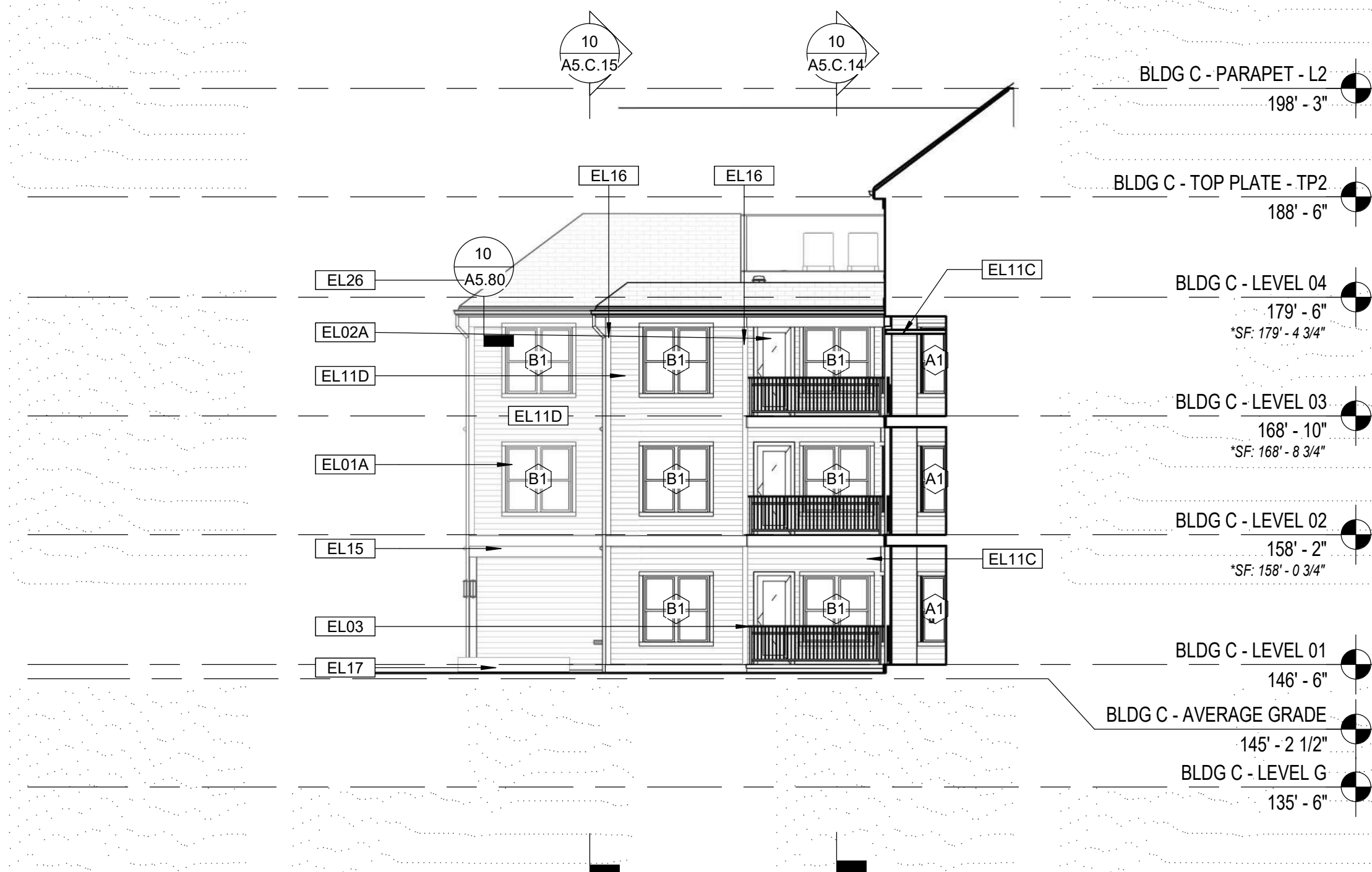
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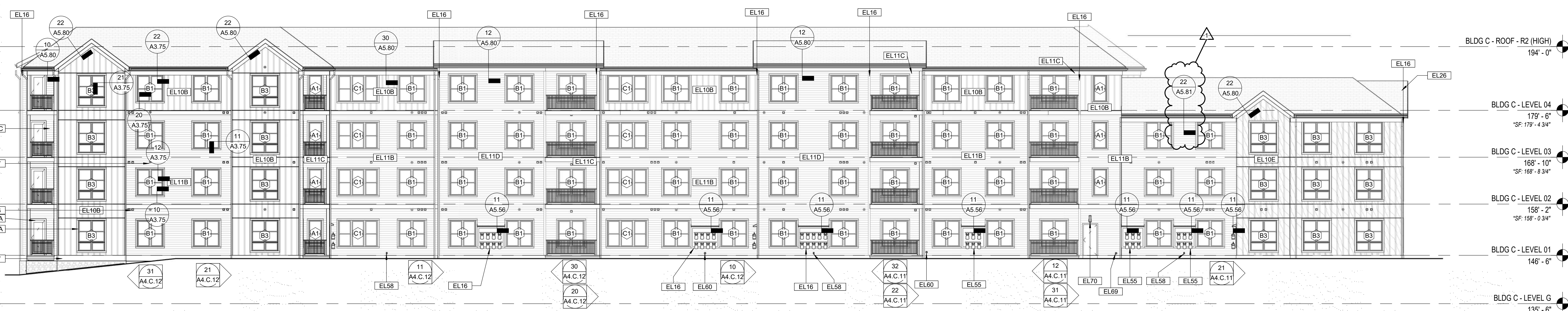
21 BLDG C - PARTIAL EXTERIOR BUILDING ELEVATION - NORTH COURTYARD
 Scale: 3/32" = 1'-0"



11 BLDG C - PARTIAL EXTERIOR BUILDING ELEVATION - SOUTH COURTYARD
 Scale: 3/32" = 1'-0"

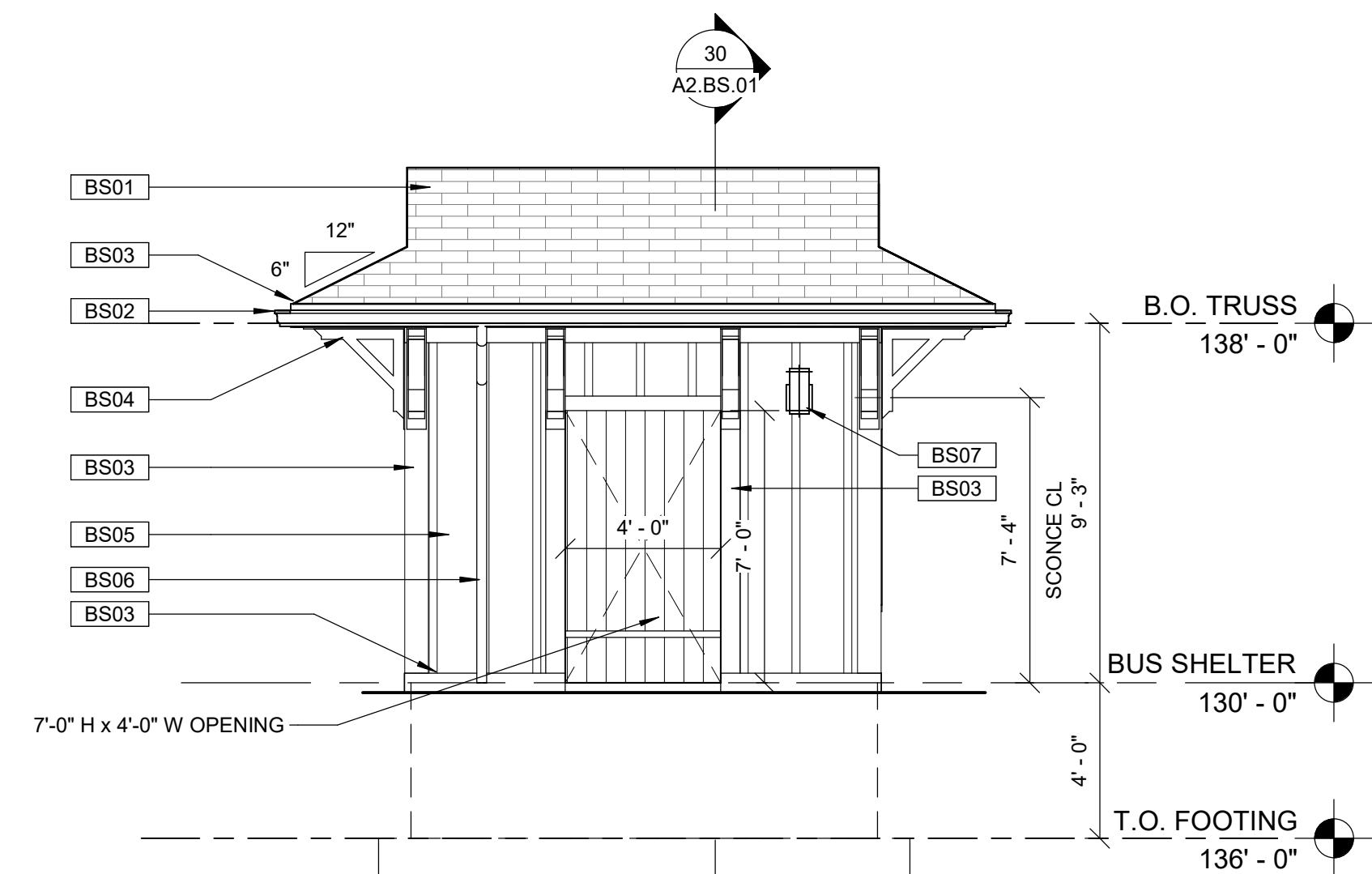


20 BLDG C - EXTERIOR BUILDING ELEVATION - WEST
 Scale: 3/32" = 1'-0"

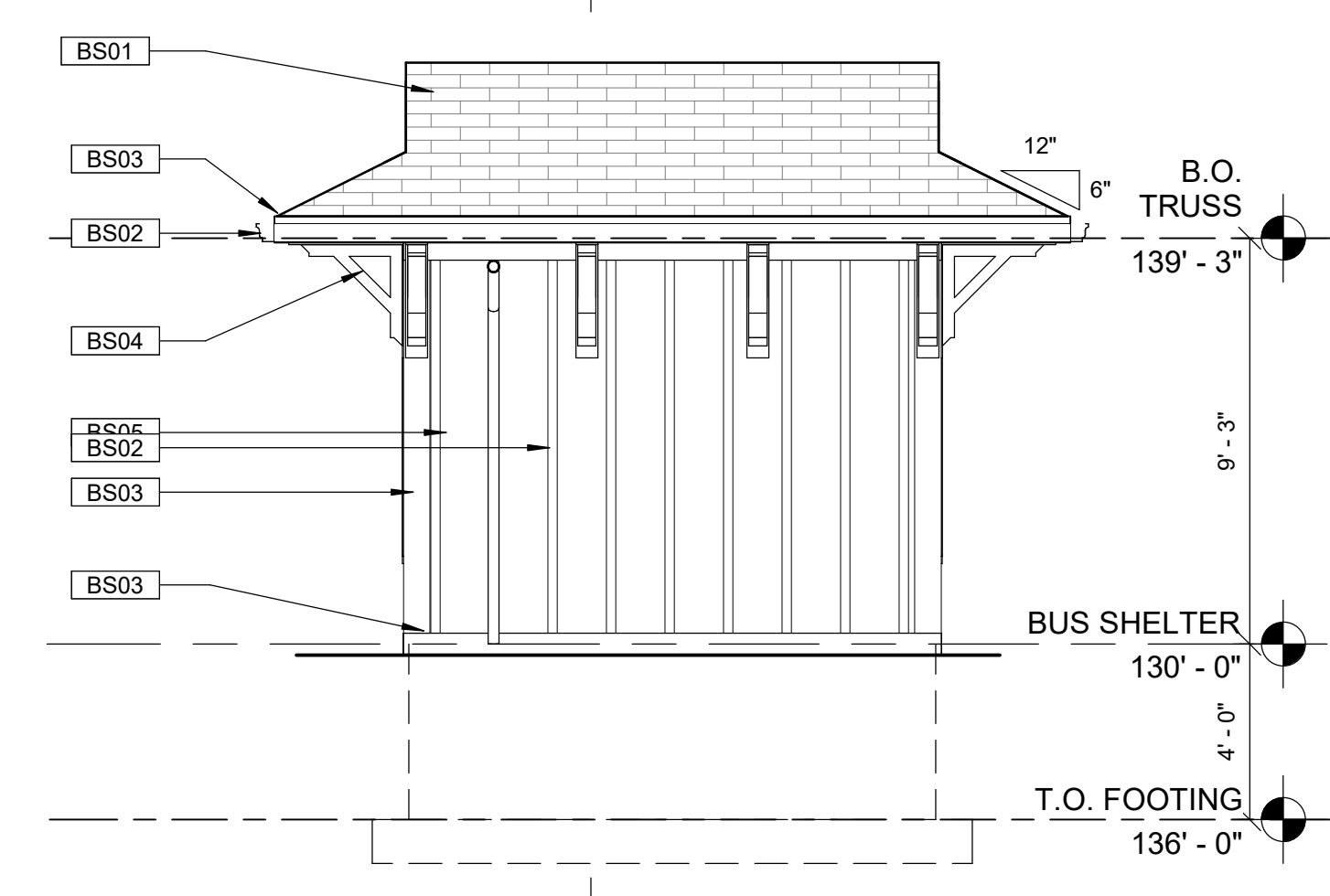


KEYNOTE LEGEND - BUS SHELTER

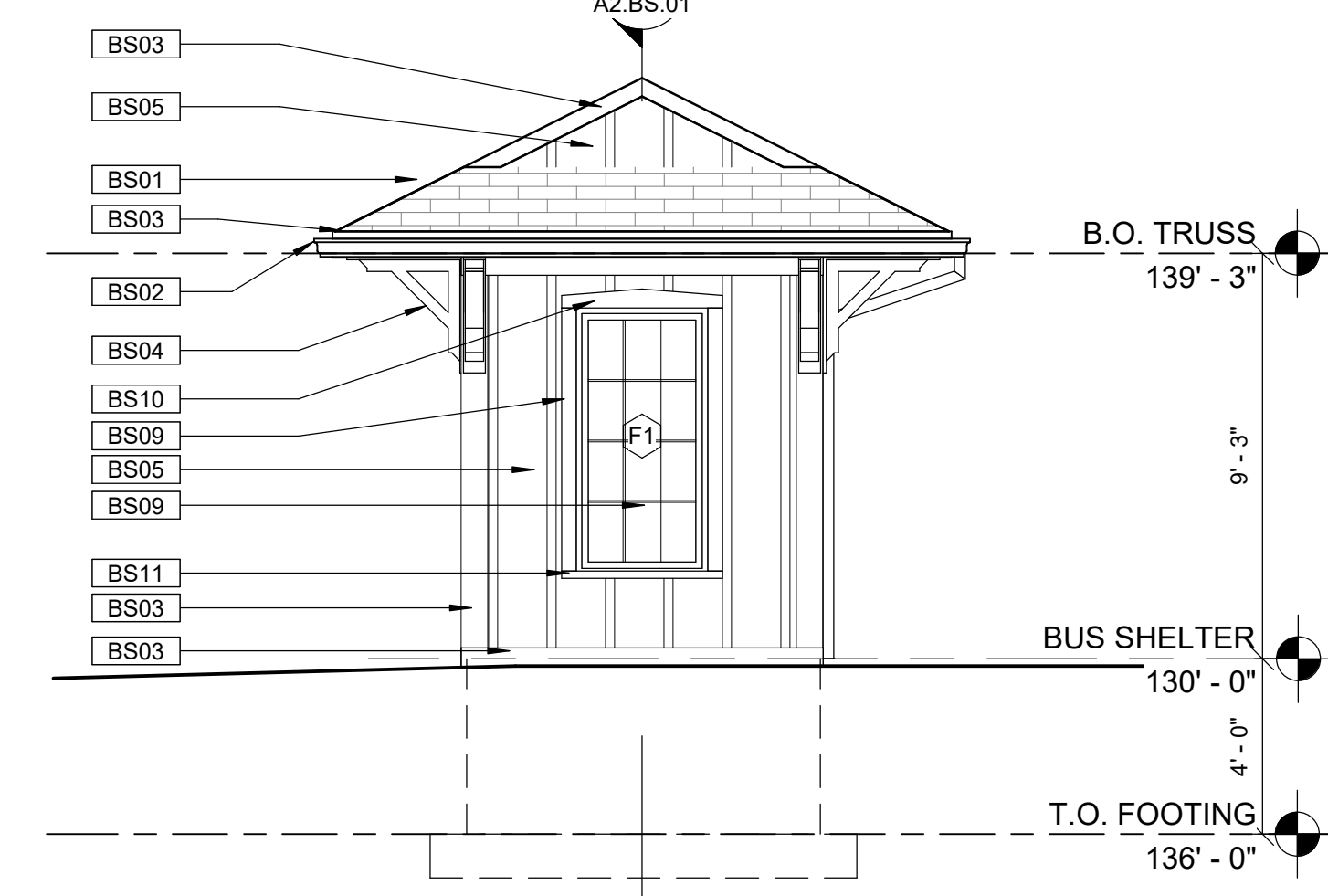
- BS01 ASPHALT SHINGLES, SEE SPEC
- BS02 6" ALUMINUM GUTTER
- BS03 FIBER CEMENT TRIM, JAMES HARDIE COBBLESTONE
- BS04 PYRON BRACKET BKT30X36, PAINTED COBBLESTONE TO MATCH
- BS05 FIBER CEMENT PANEL (BOARD AND BATTEN) SIDING - BENJAMIN MOORE KING'S RED CW335 - FC-8
- BS06 ALUMINUM ROUND DOWNSPOUT
- BS07 EXTERIOR SCONCE
- BS08 FIXED WINDOW, SEE SPEC
- BS09 5/4 X 5 FIBER CEMENT SIDE CASING
- BS10 5/4 X 6 TAPERED FIBER CEMENT HEAD CASING
- BS11 2" FIBER CEMENT SILL



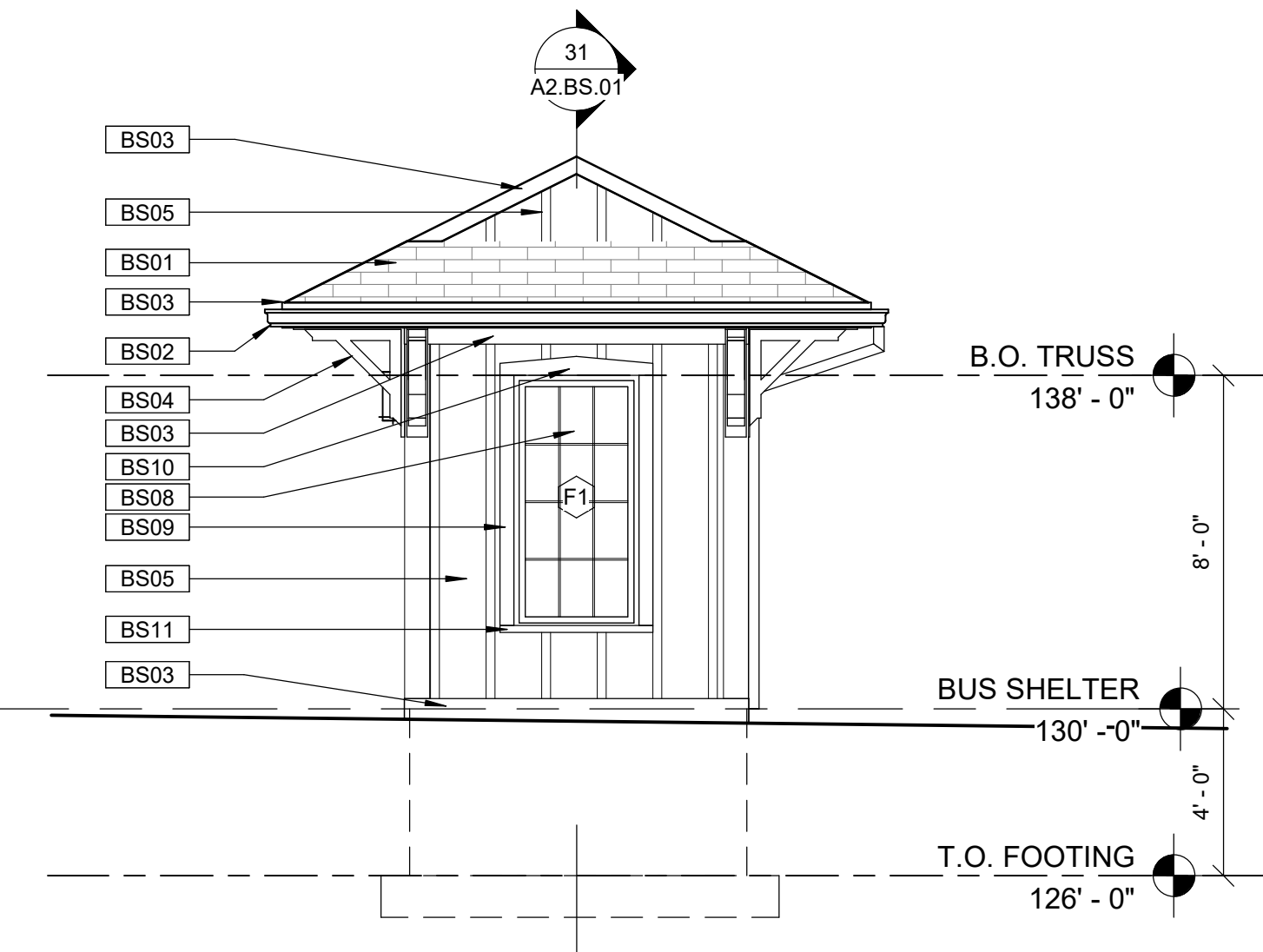
23 BUS SHELTER - WEST
 Scale: 1/4" = 1'-0"



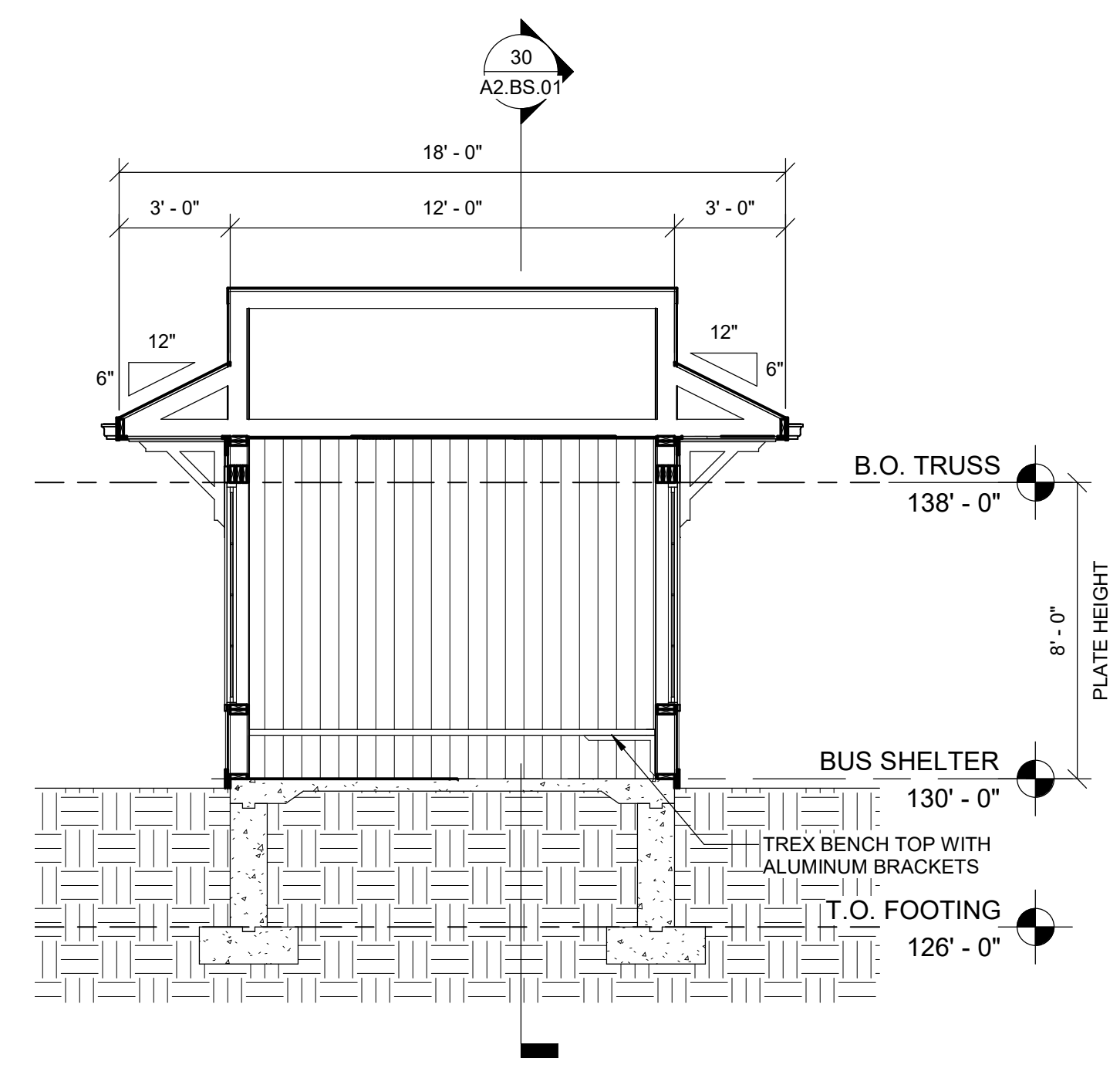
22 BUS SHELTER - EAST
 Scale: 1/4" = 1'-0"



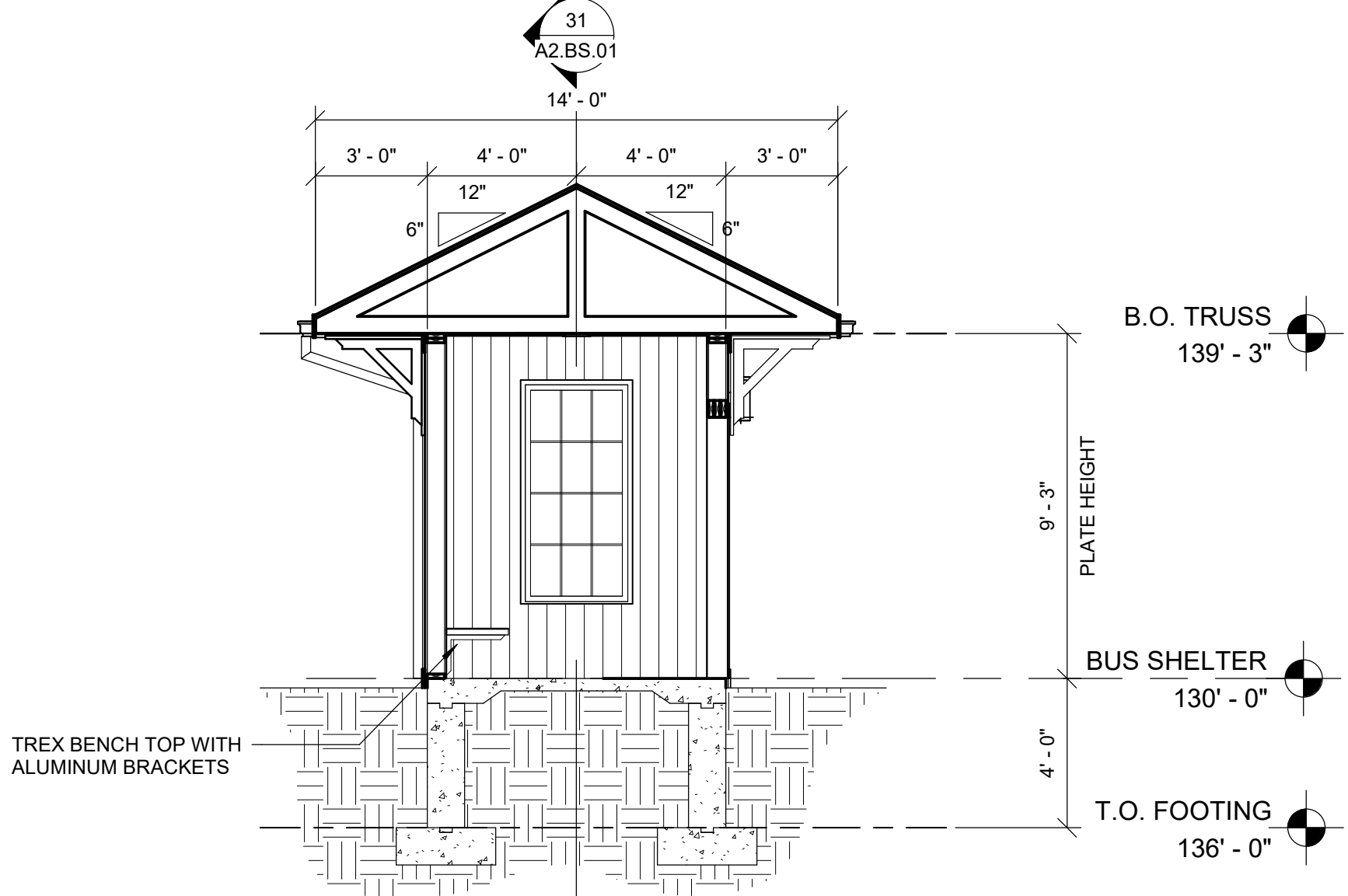
21 BUS SHELTER - NORTH
 Scale: 1/4" = 1'-0"



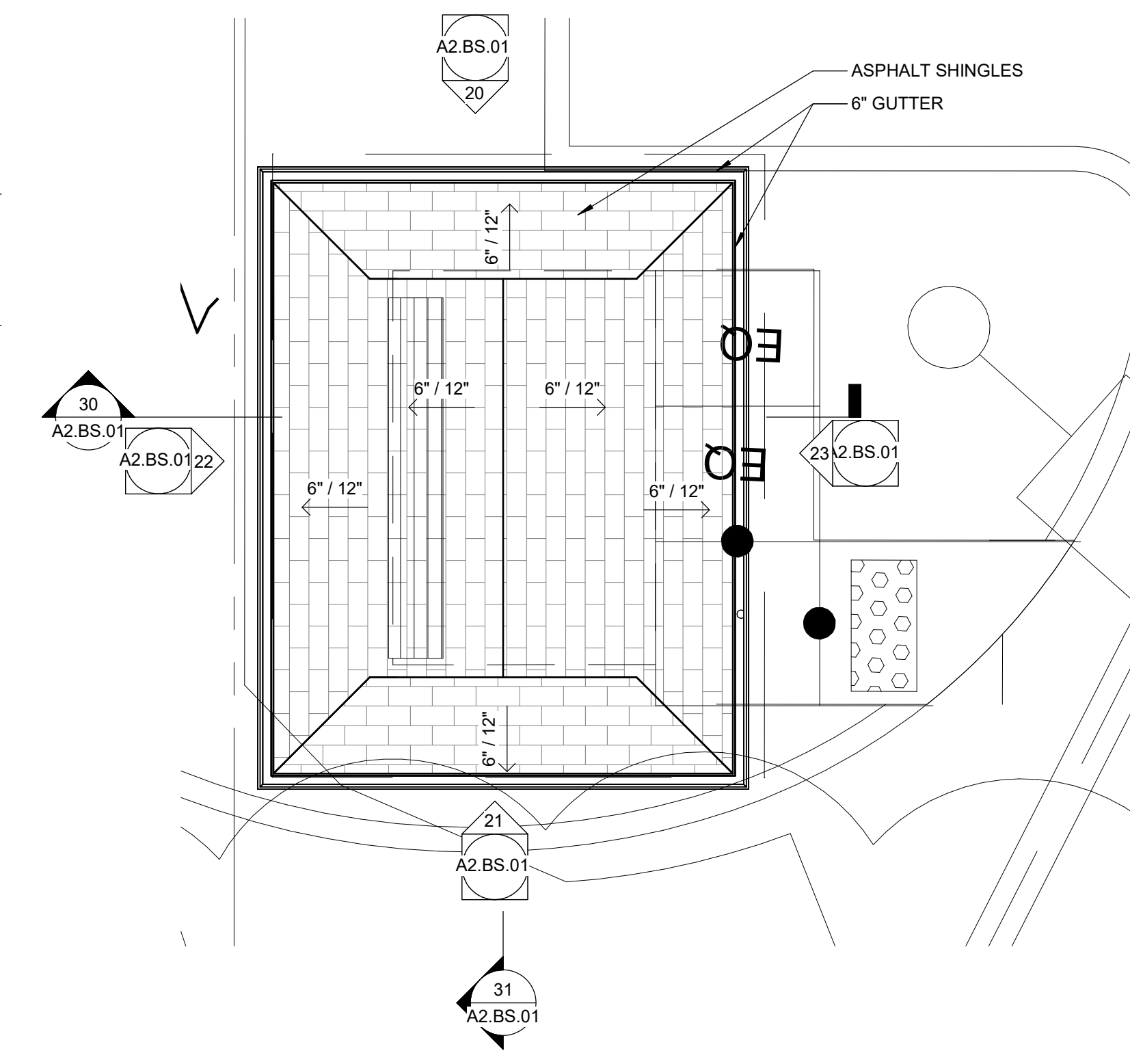
20 BUS SHELTER - SOUTH
 Scale: 1/4" = 1'-0"



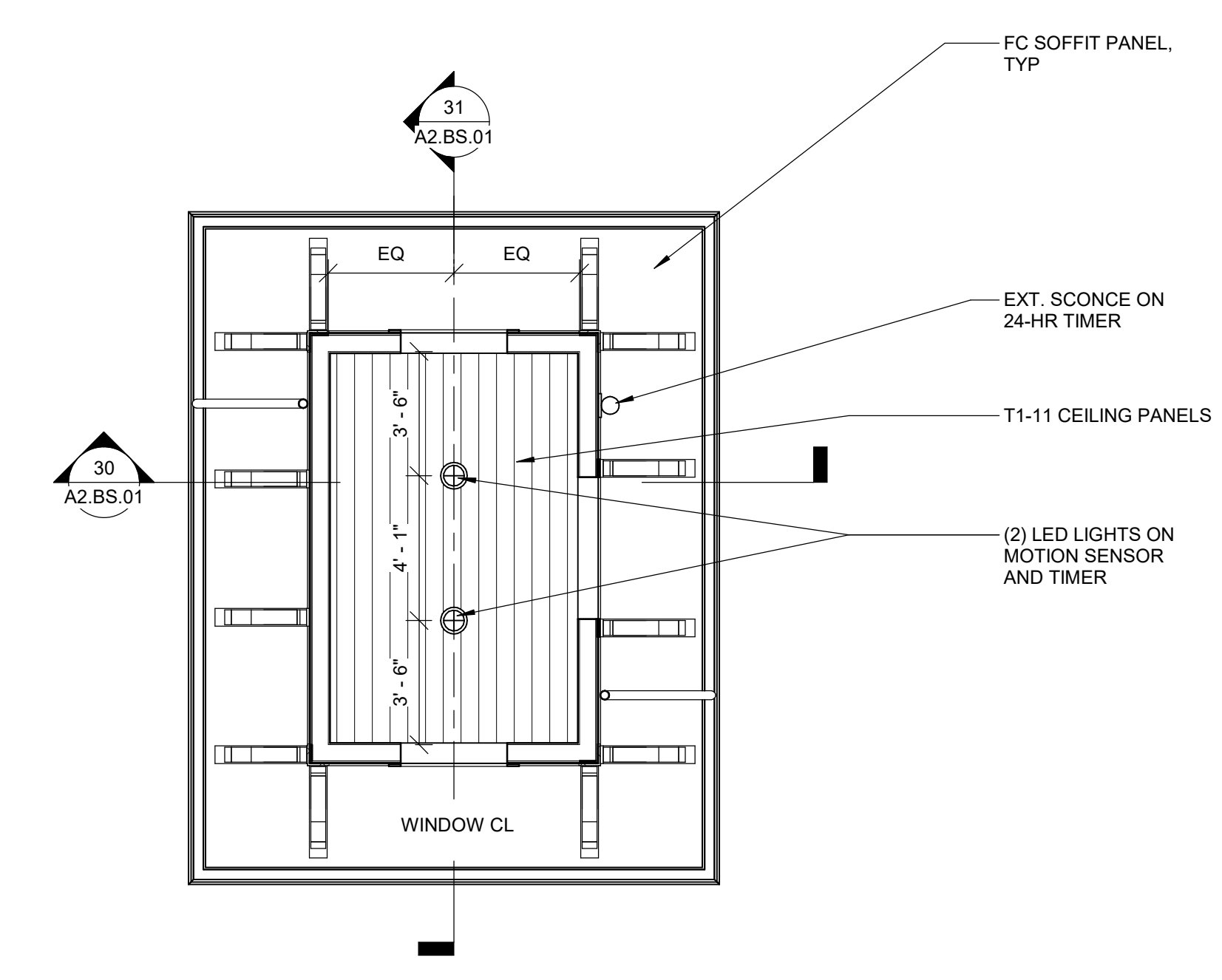
31 BUS SHELTER SECTION - 02
 Scale: 1/4" = 1'-0"



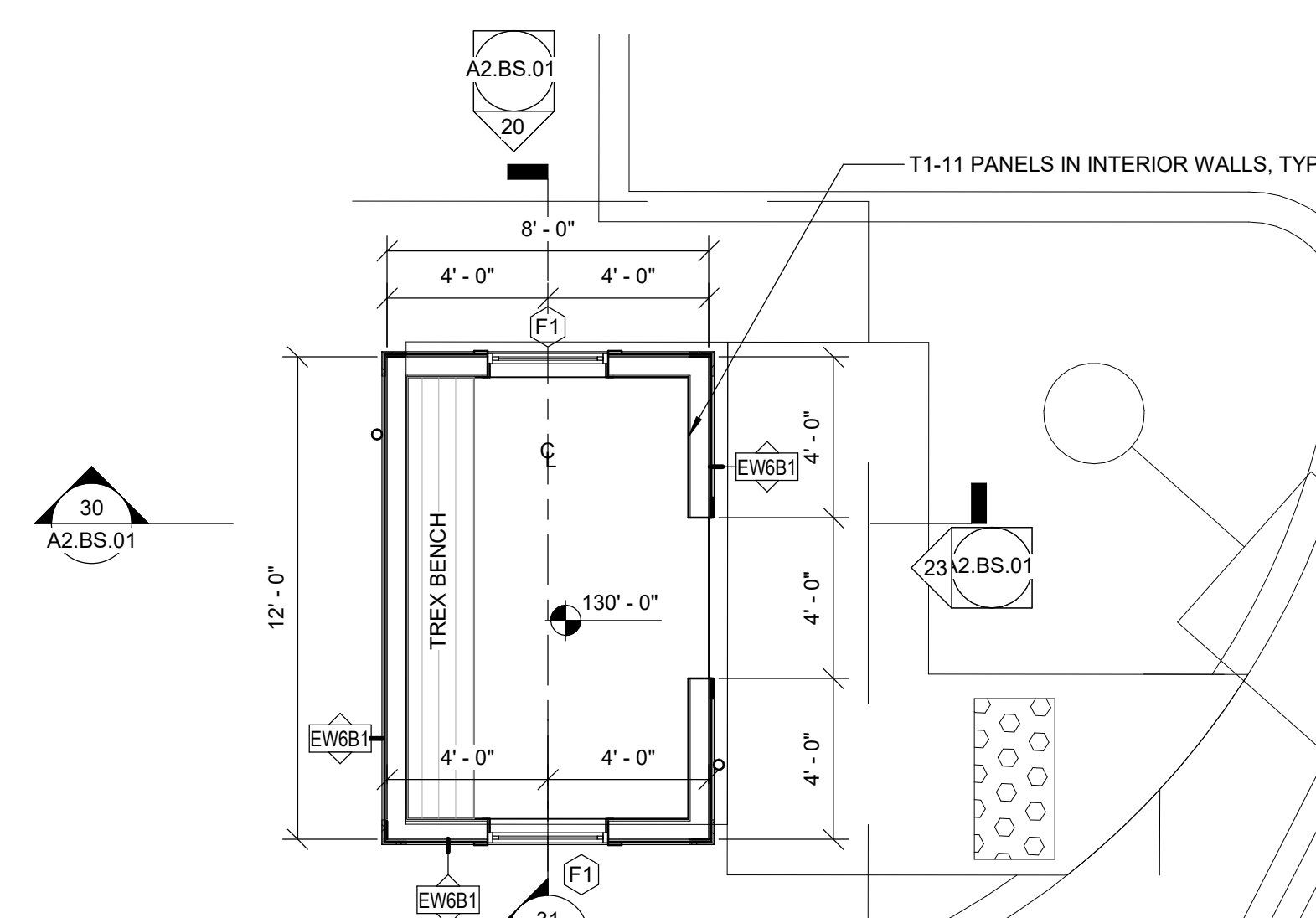
30 BUS SHELTER - SECTION - 01
 Scale: 1/4" = 1'-0"



12 BUS SHELTER - ROOF PLAN
 Scale: 1/4" = 1'-0"



11 BUS SHELTER - RCP
 Scale: 1/4" = 1'-0"



10 BUS SHELTER - PLAN
 Scale: 1/4" = 1'-0"

Consultant:

Revision:

Architect of Record:

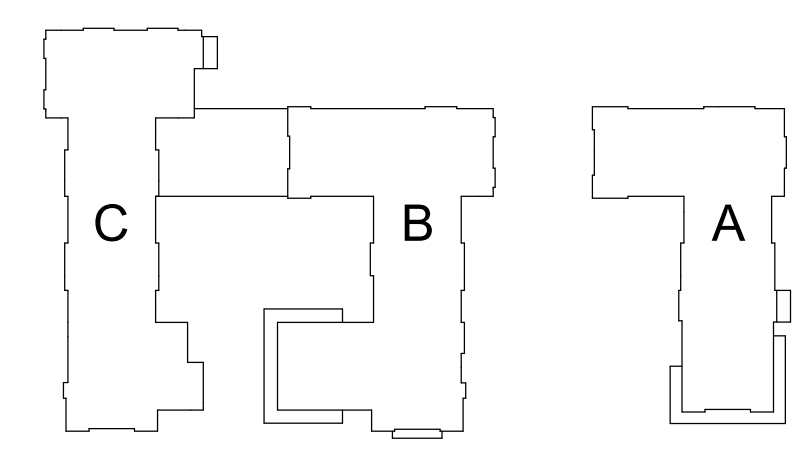


Drawn: AS

Checked: AS

Scale: 1/4" = 1'-0"

Key Plan:



Project Name:

ALTA AT RIVER'S EDGE

490, 492, 494 BOSTON
 POST RD
 WAYLAND, MA 01778

Sheet Name:

BUS SHELTER

Project Number:

15151.00

Issue Date:

SEPTEMBER 23, 2020

Sheet Number:

A2.BS.01