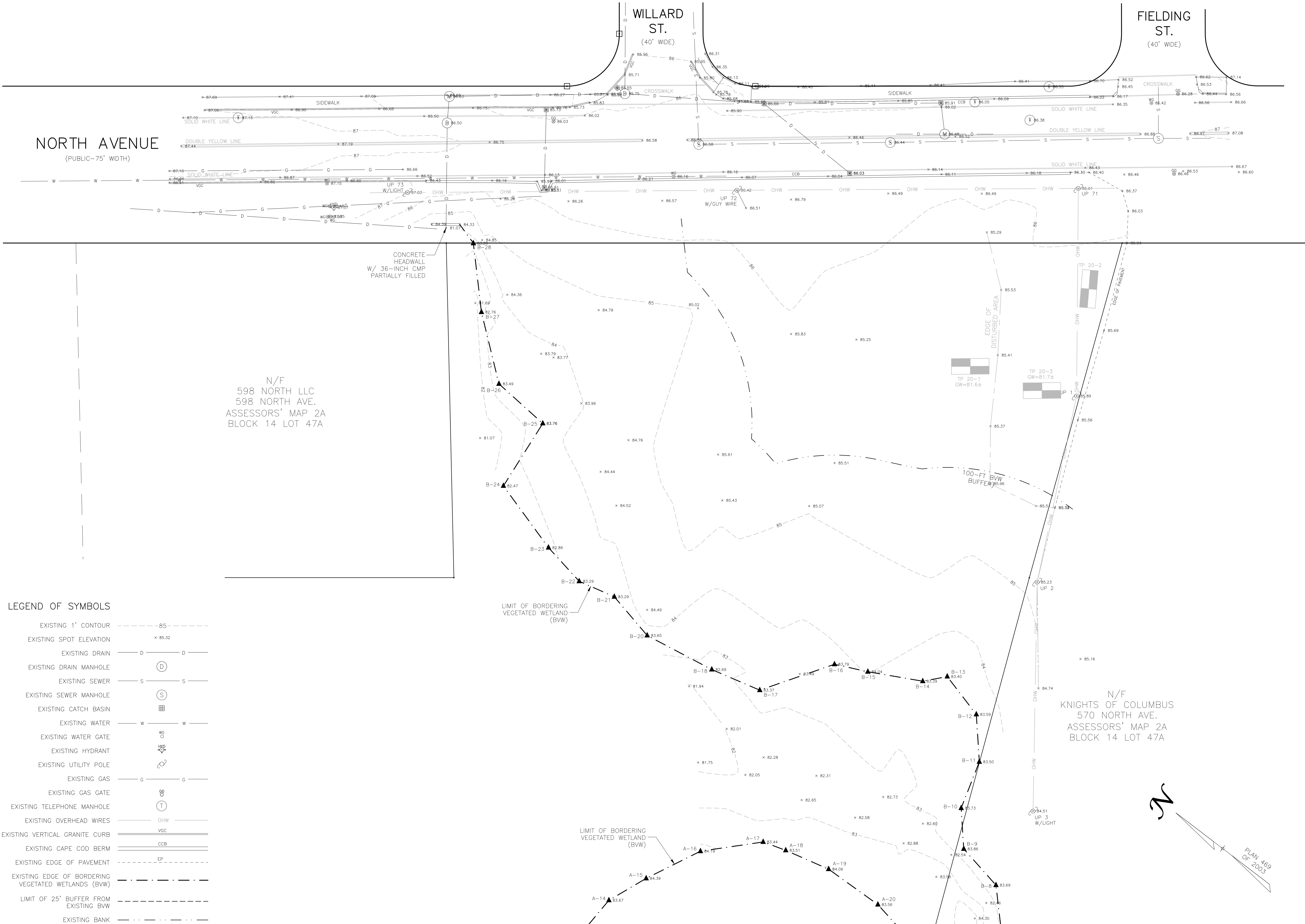




Owner:
Raymond Nickerson
And Dana Lopez
26 Venditto Road
Revere, MA 02151

Applicant:
Raymond Nickerson
And Dana Lopez
26 Venditto Road
Revere, MA 02151

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: WAKE-0070
Drawing File Folder: WAKE70

☒ Drawing Issued for Review
☐ Drawing Issued for Permit
☐ Drawing Issued for Construction

SEAL

EXISTING CONDITION PLAN

572-596 NORTH AVENUE, WAKEFIELD, MA

12	11	10	9	8	7
6	5	4	3	2	1

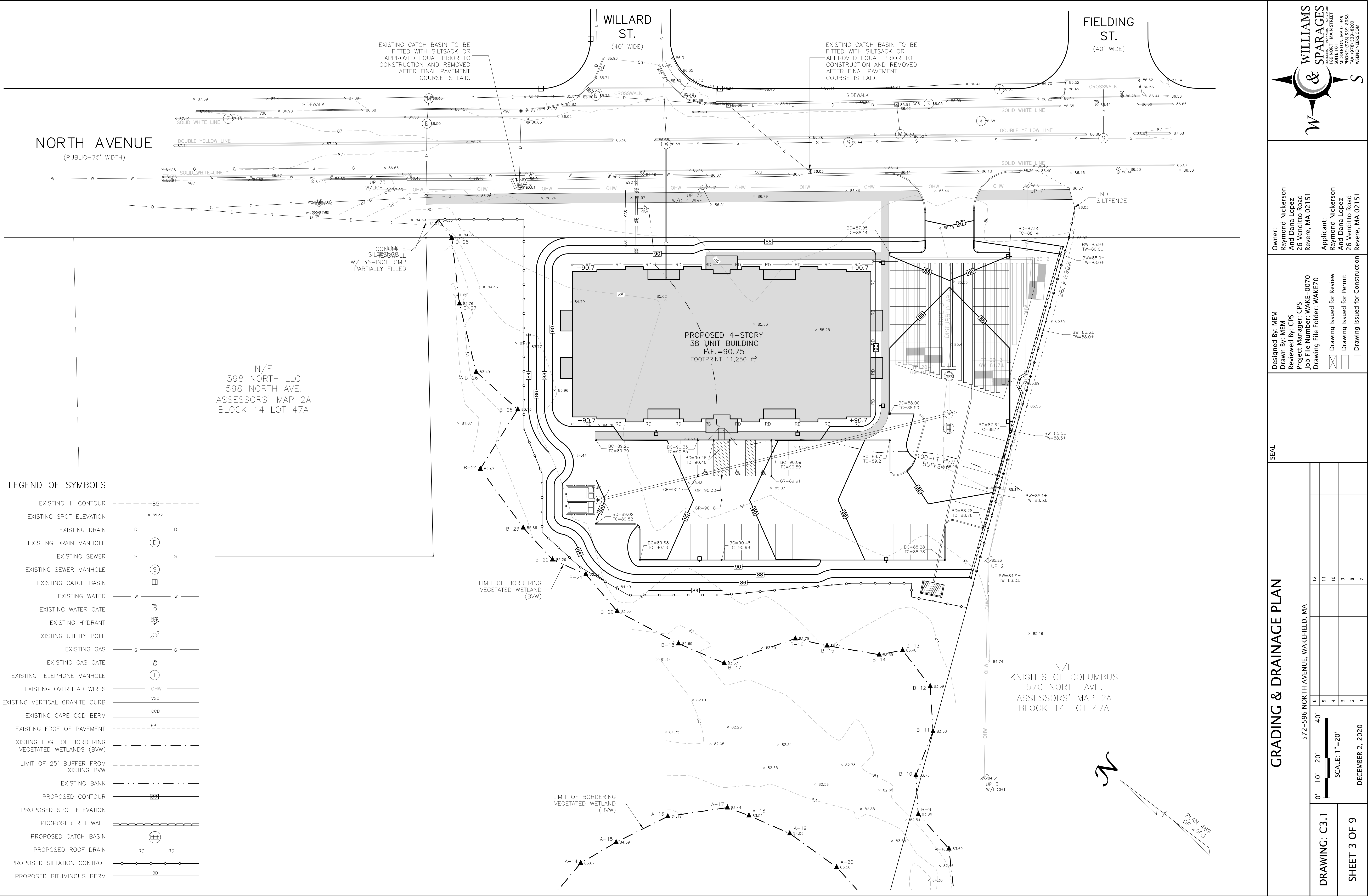
0' 10' 20' 40'

DRAWING: C2.1

SHEET 2 OF 9

SCALE: 1"=20'

DECEMBER 2, 2020



Owner:
Raymond Nickerson
And Dana Lopez
26 Venditto Road
Revere, MA 02151

Applicant:
Raymond Nickerson
And Dana Lopez
26 Venditto Road
Revere, MA 02151

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: WAKE-0070
Job File Number: WAKE-0070
Drawing File Folder: WAKE70

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☐ Drawing Issued for Construction

SEAL

GRADING & DRAINAGE PLAN

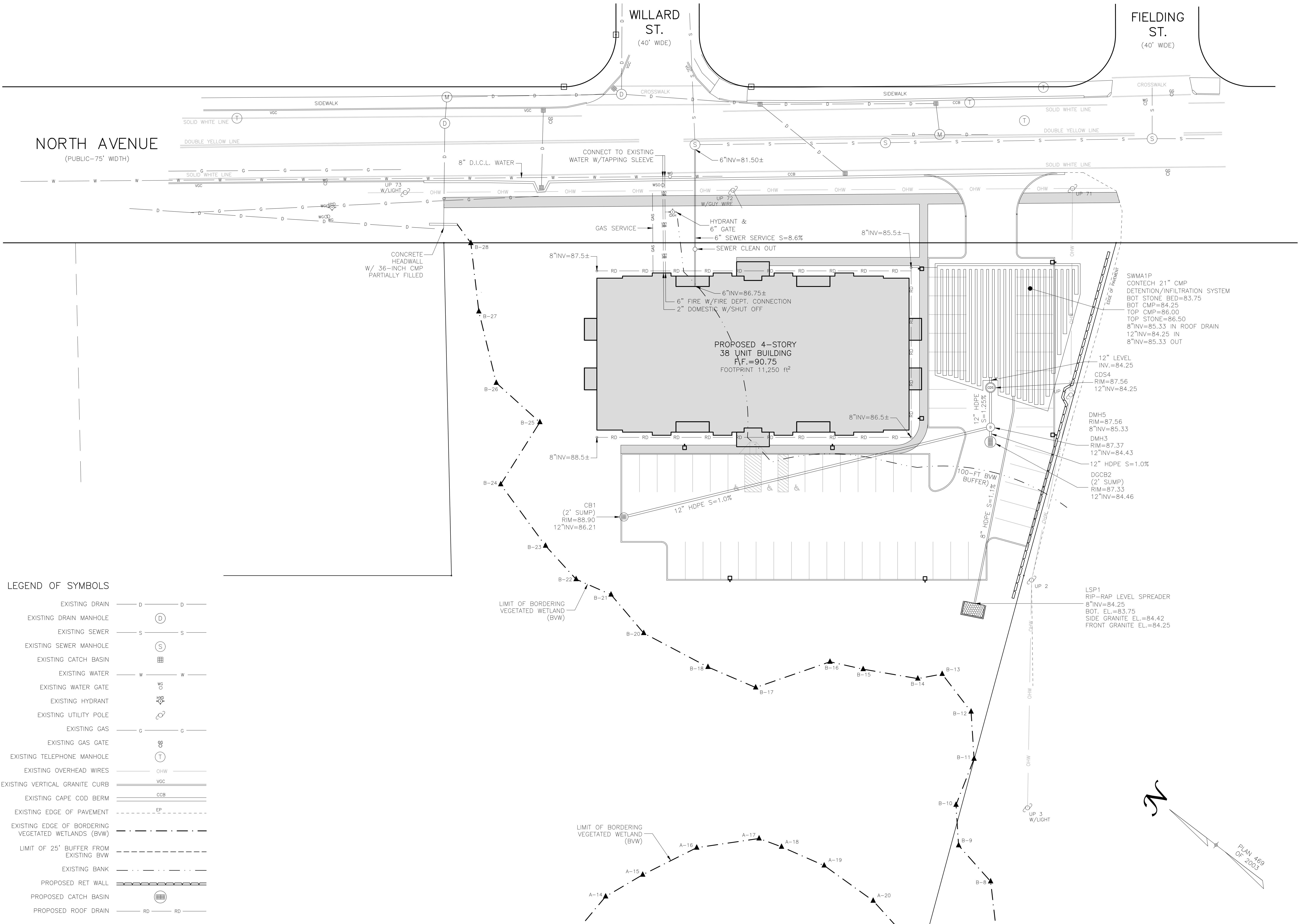
572-596 NORTH AVENUE, WAKEFIELD, MA

0' 10' 20' 40'
SCALE: 1"=20'

DECEMBER 2, 2020

DRAWING: C3.1

SHEET 3 OF 9



Owner:
Raymond Nickerson
And Dana Lopez
26 Venditto Road
Revere, MA 02151

Applicant:
Raymond Nickerson
And Dana Lopez
26 Venditto Road
Revere, MA 02151

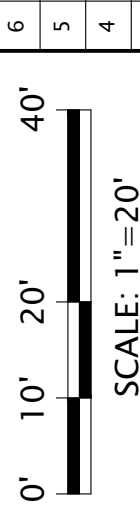
Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: WAKE-0070
Drawing File Folder: WAKE70

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SEAL

UTILITY PLAN

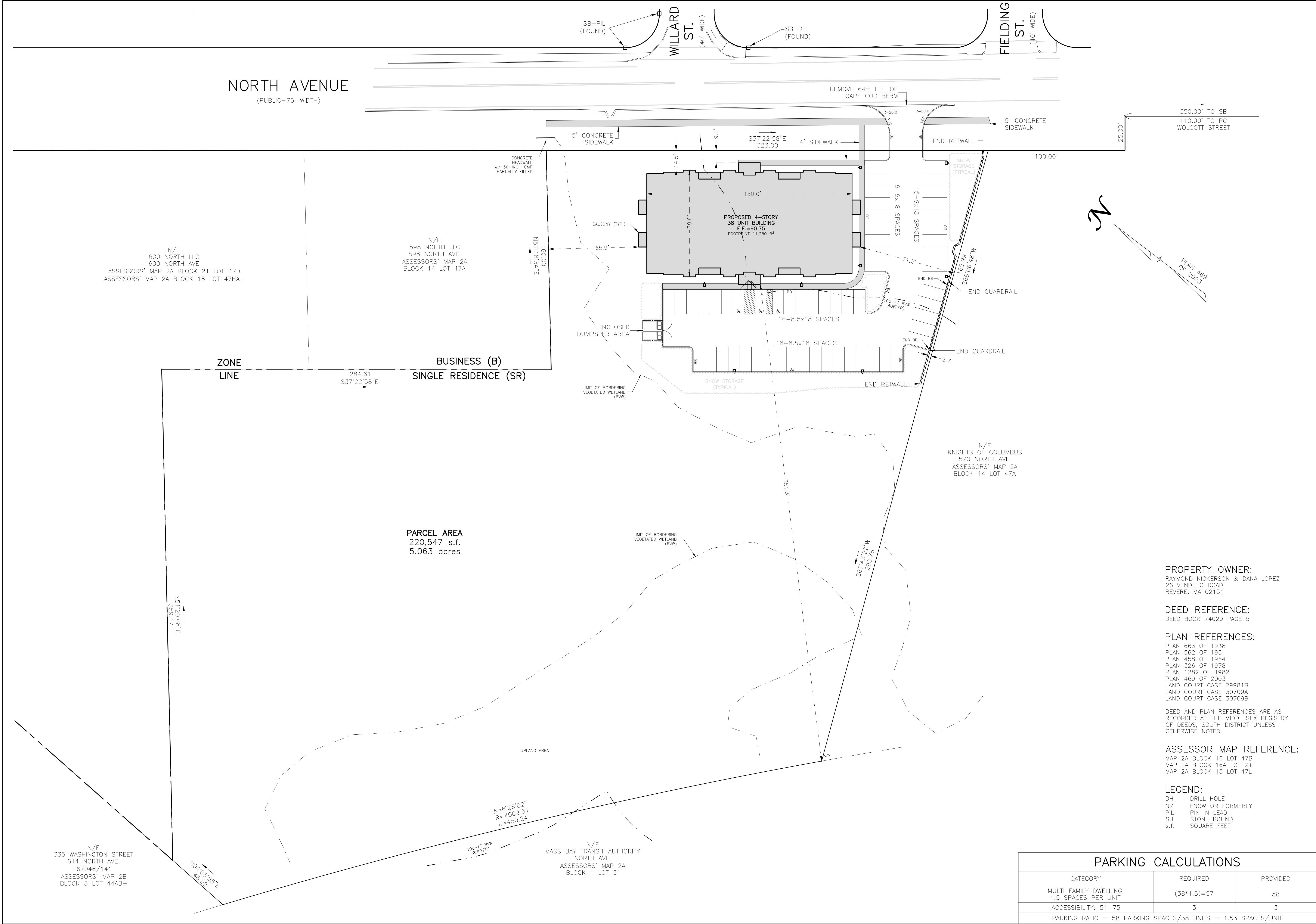
572-596 NORTH AVENUE, WAKEFIELD, MA



DECEMBER 2, 2020

DRAWING: C4.1

SHEET 4 OF 9



Owner:
Raymond Nickerson
And Dana Lopez
26 Venditto Road
Revere, MA 02151

Applicant:
Raymond Nickerson
And Dana Lopez
26 Venditto Road
Revere, MA 02151

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: WAKE-0070
Drawing File Folder: WAKE70

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☐ Drawing Issued for Construction

SEAL

SURVEY & LAYOUT PLAN

572-596 NORTH AVENUE, WAKEFIELD, MA

12	11	10	9	8	7
6	5	4	3	2	1

0' 15' 30' 60'
SCALE: 1"=30'
DECEMBER 2, 2020

DRAWING: C5.1

SHEET 5 OF 9

PROPERTY OWNER:
RAYMOND NICKERSON & DANA LOPEZ
26 VENDITTO ROAD
REVERE, MA 02151

DEED REFERENCE:
DEED BOOK 74029 PAGE 5

PLAN REFERENCES:
PLAN 663 OF 1938
PLAN 562 OF 1951
PLAN 458 OF 1964
PLAN 326 OF 1978
PLAN 1282 OF 1982
PLAN 469 OF 2003
LAND COURT CASE 29981B
LAND COURT CASE 30709A
LAND COURT CASE 30709B

DEED AND PLAN REFERENCES ARE AS RECORDED AT THE MIDDLESEX REGISTRY OF DEEDS, SOUTH DISTRICT UNLESS OTHERWISE NOTED.

ASSESSOR MAP REFERENCE:
MAP 2A BLOCK 16 LOT 47B
MAP 2A BLOCK 16A LOT 2+
MAP 2A BLOCK 15 LOT 47L

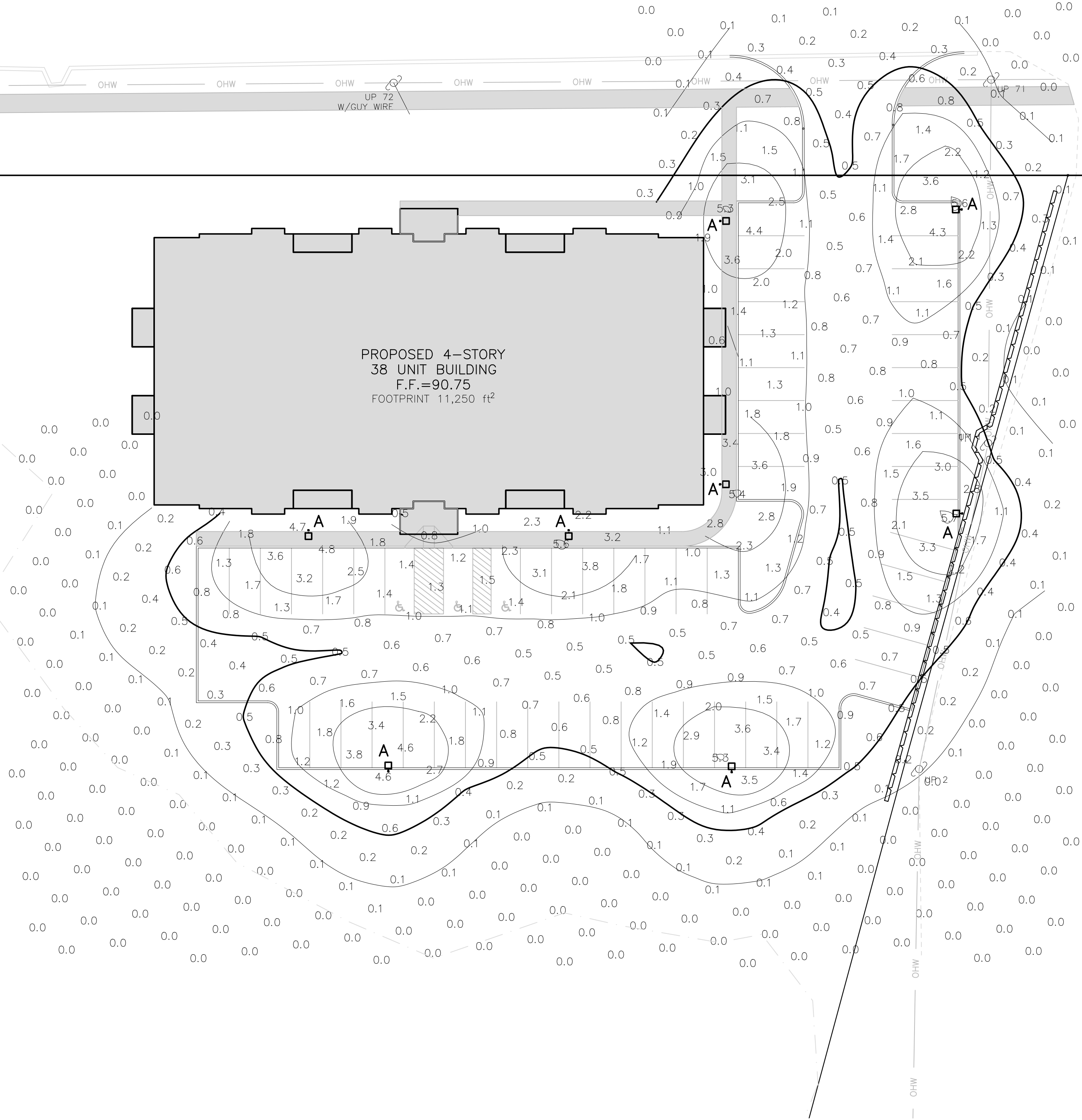
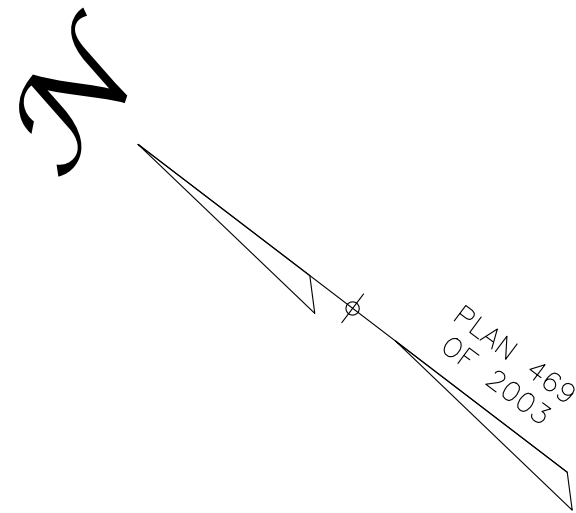
LEGEND:
DH DRILL HOLE
N/ FLOW OR FORMERLY
PIL PIN IN LEAD
SB STONE BOUND
s.f. SQUARE FEET

PARKING CALCULATIONS		
CATEGORY	REQUIRED	PROVIDED
MULTI FAMILY DWELLING: 1.5 SPACES PER UNIT	(38*1.5)=57	58
ACCESSIBILITY: 51-75	3	3
PARKING RATIO = 58 PARKING SPACES/38 UNITS = 1.53 SPACES/UNIT		

NORTH AVENUE
(PUBLIC—75' WIDTH)

WILLARD ST.
(40' WIDE)

FIELDING ST.
(40' WIDE)



GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	0.75
MAXIMUM FOOT-CANDLES	5.7
MINIMUM FOOT-CANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	9971.44
AVERAGE TO MINIMUM FC RATIO	1305.45

NOTES:

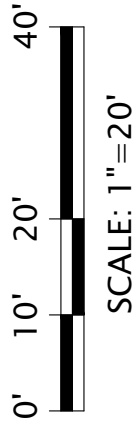
1. SECURITY LIGHTING TO BE DETERMINED.
2. ILLUMINANCE VALUES CREATED FROM MANUFACTURERS PHOTOMETRIC DATA.
3. ILLUMINANCE VALUES SHOWN REPRESENT MAINTAINED HORIZONTAL FOOTCANDLES AT GROUND LEVEL.
4. FOOT CANDLE VALUES SHOWN DO NOT ACCOUNT FOR LIGHT REFLECTION, EXISTING LIGHT SOURCES, SLOPING GRADE OR EXISTING OR PROPOSED THREE DIMENSIONAL OBJECTS.

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QUANTITY	CATALOG NUMBER HADCO/BREX	DESCRIPTION	LAMP	TILT	LLF	CANDELA FILE
□	A	8	HADCO PIMA SERIES LED CXFxx48-G2-3W3-16 (FINISH & ELECTRICAL TO BE SPECIFIED BY OTHERS)	TYPE III OPTICS 15" MOUNTING HEIGHT	3000K 5090 LUMENS PER LAMP	0°	1.00	CXFxx48-G2-3W3-16.IES

PHOTOMETRIC PLAN

572-596 NORTH AVENUE, WAKEFIELD, MA



SCALE: 1"=20'

DECEMBER 2, 2020

DRAWING: C6.1

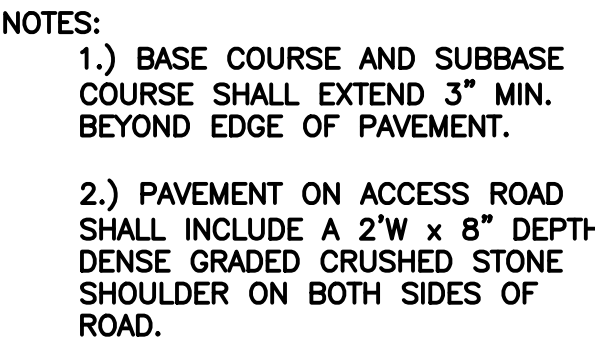
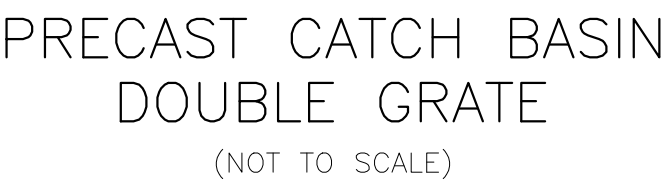
SHEET 6 OF 9

SEAL

Designed By: MEM
Drawn By: MEM
Reviewed By: CPS
Project Manager: CPS
Job File Number: WAKE-0070
Drawing File Folder: WAKE70
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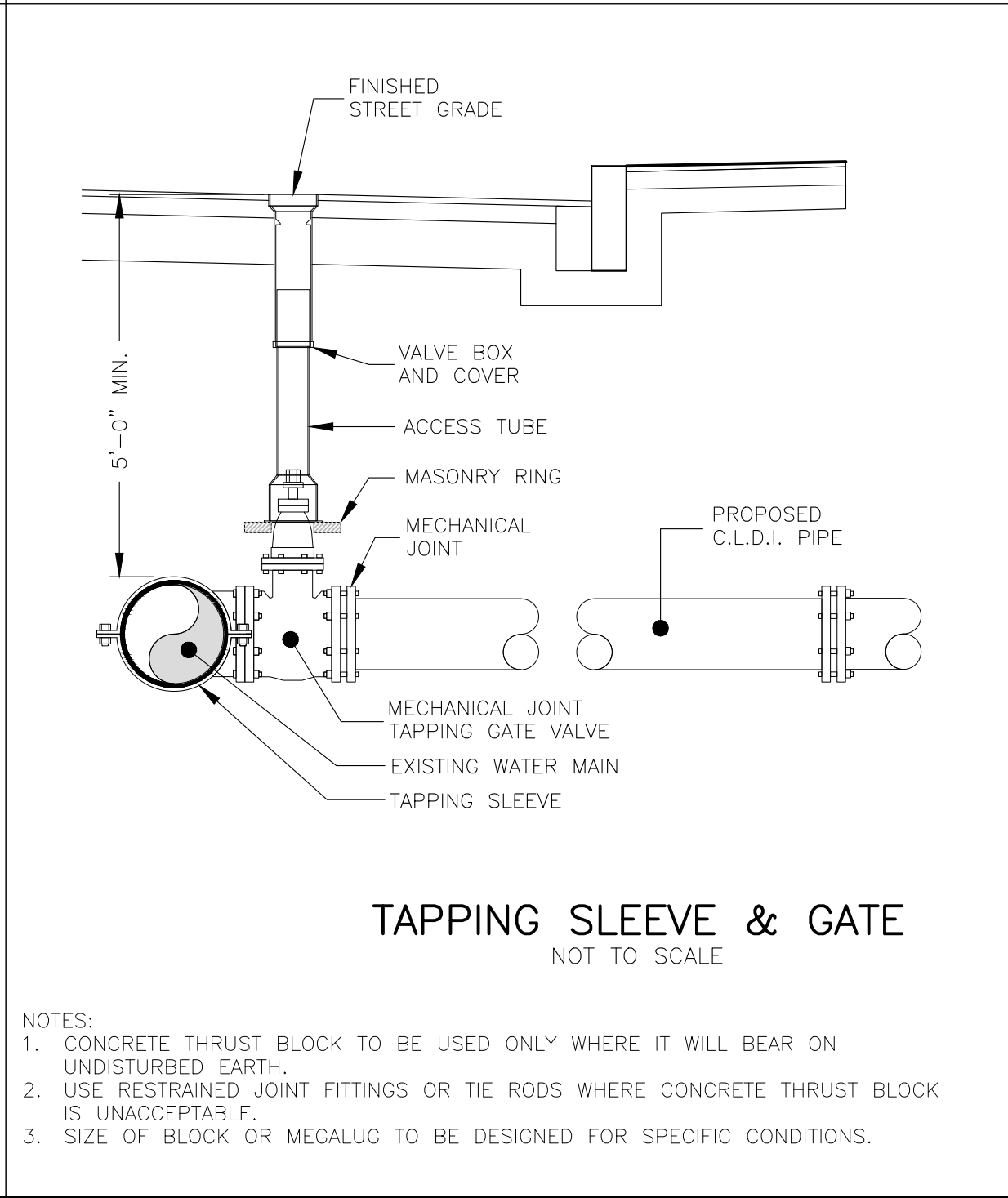
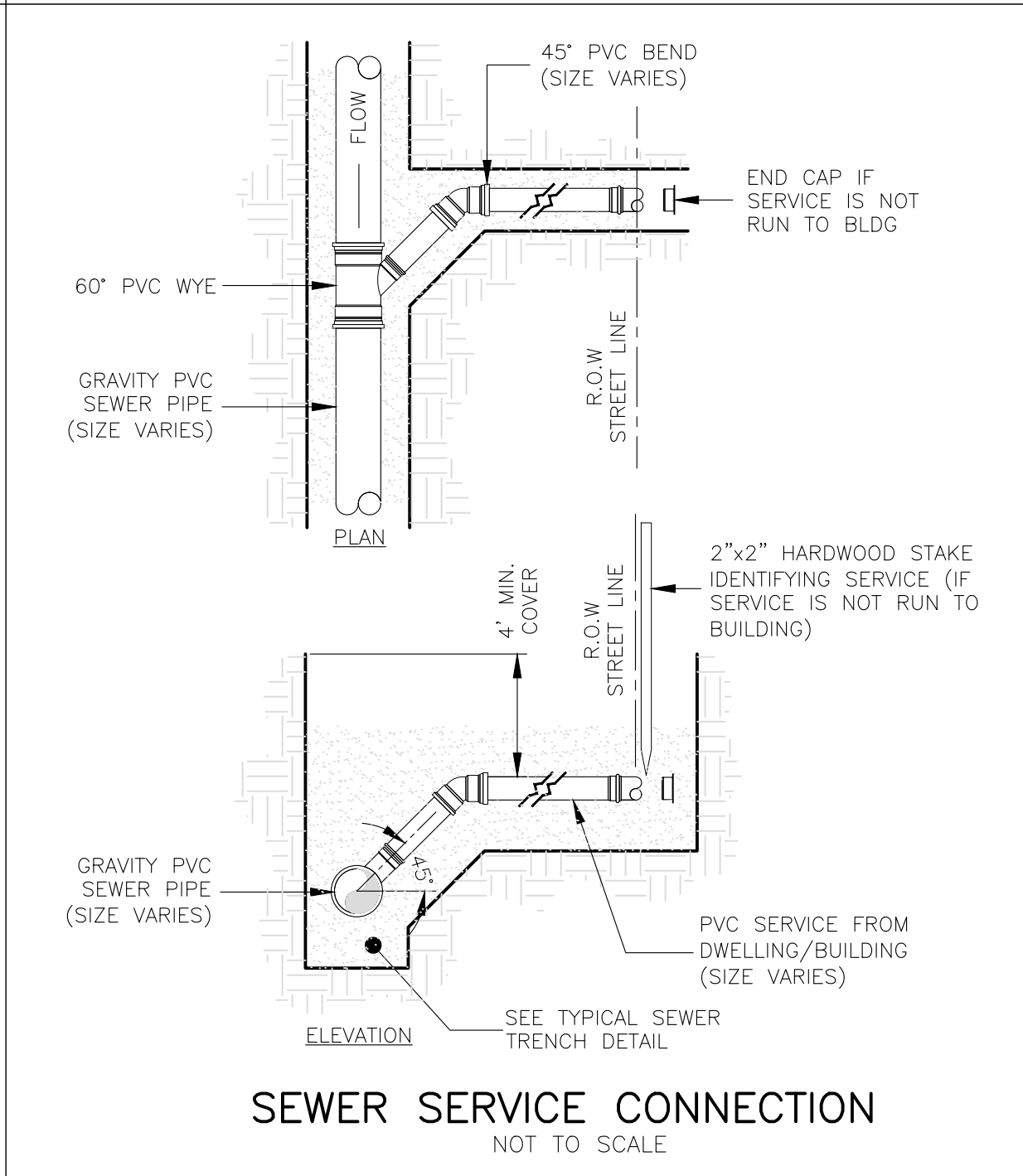
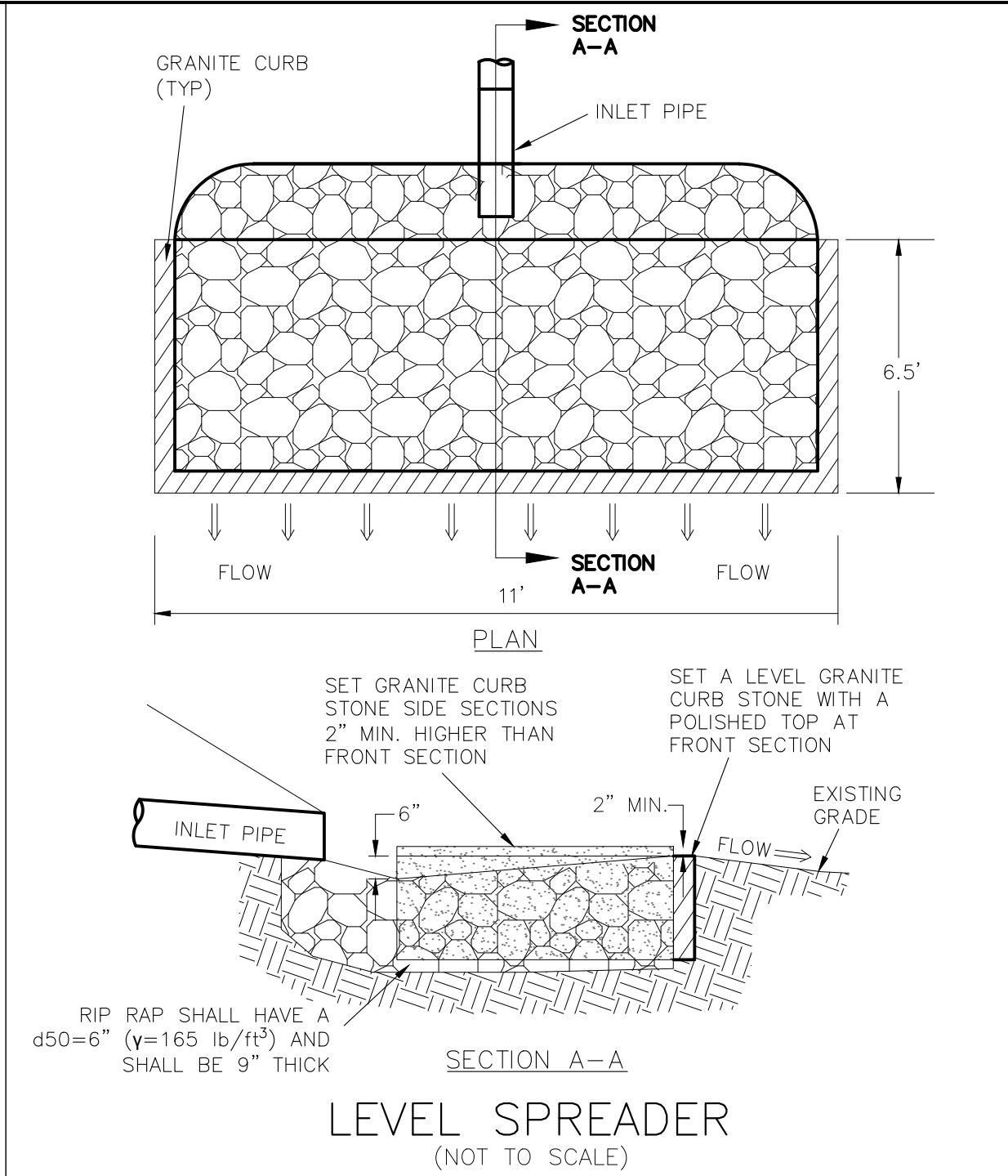
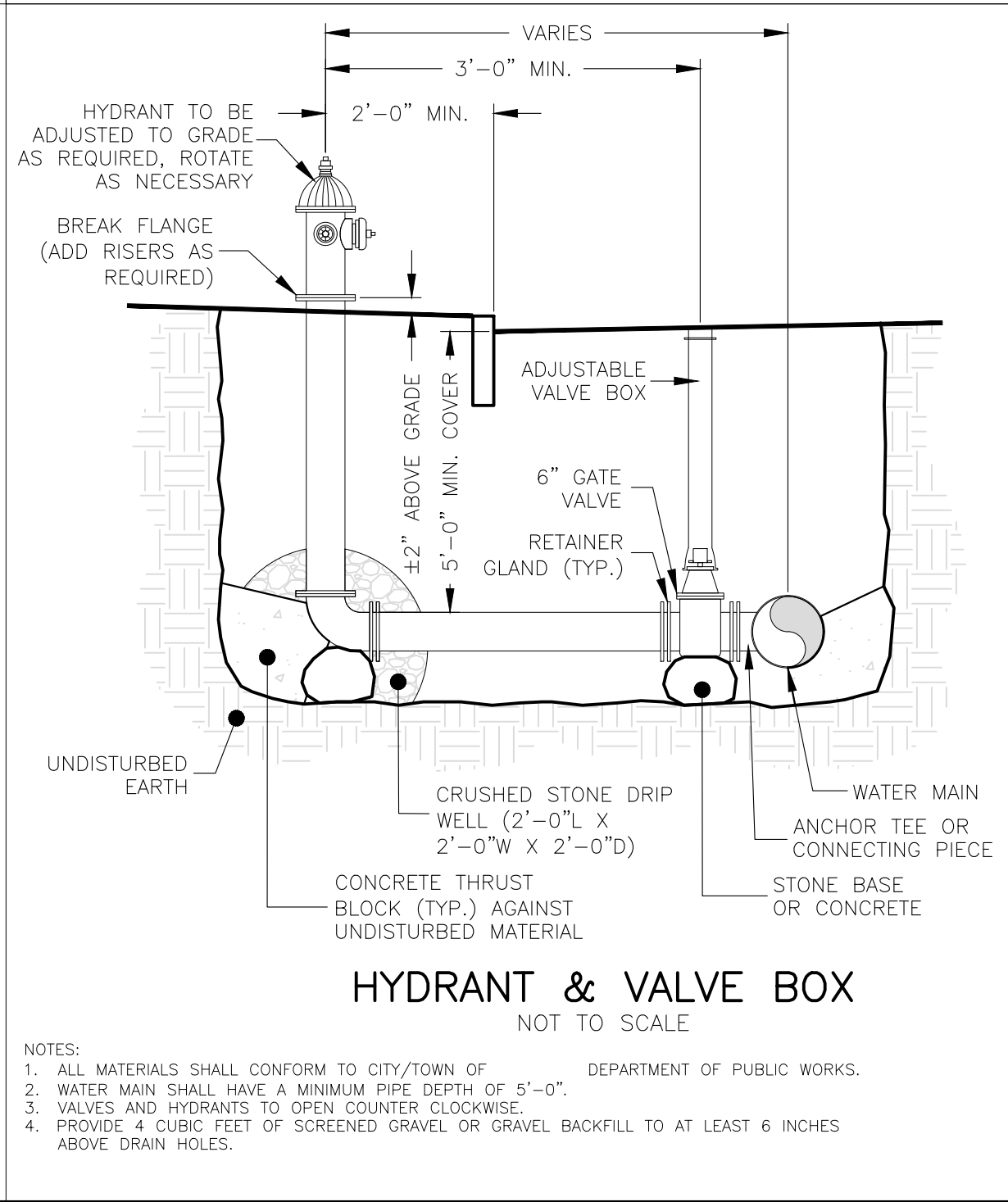
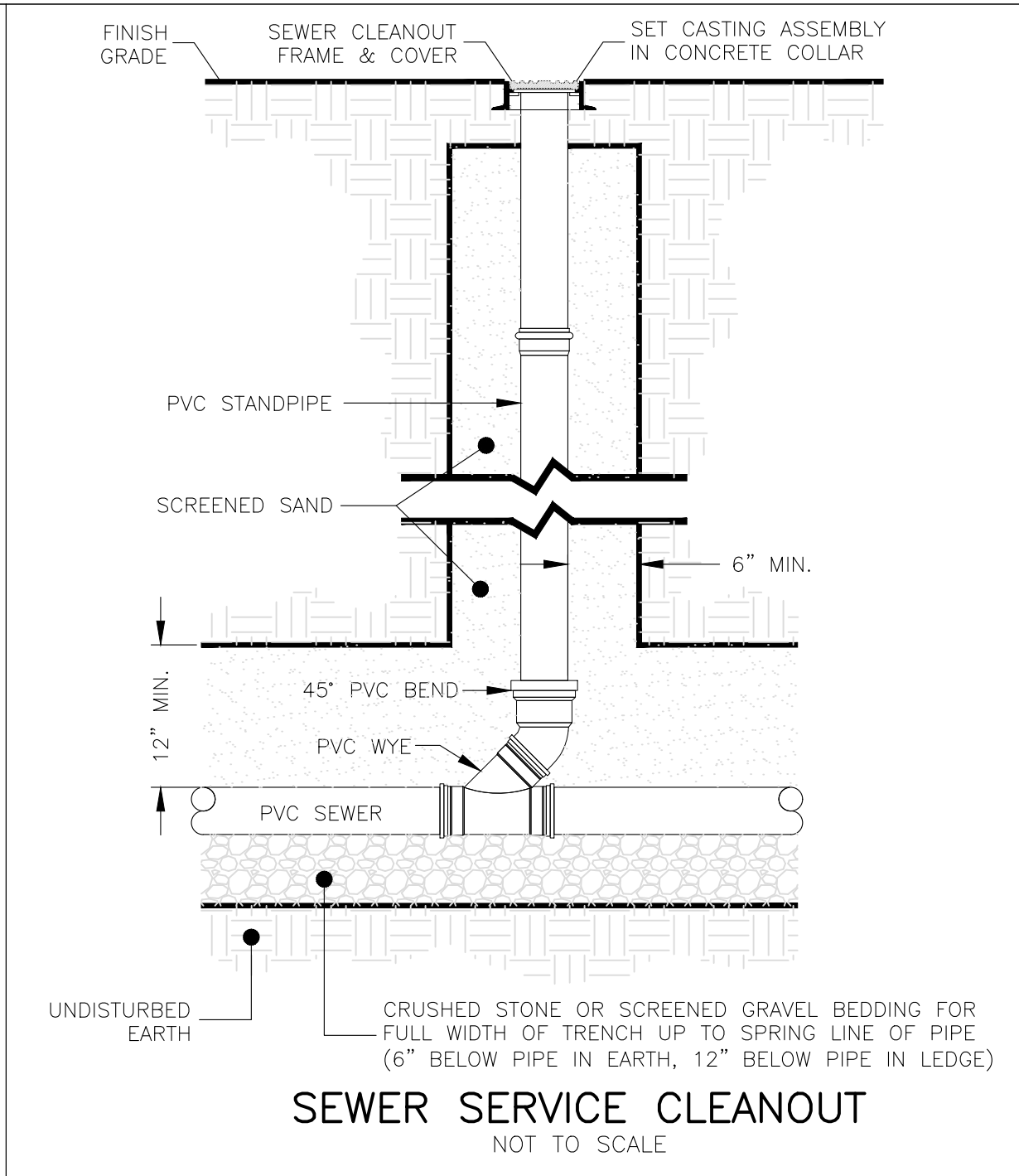
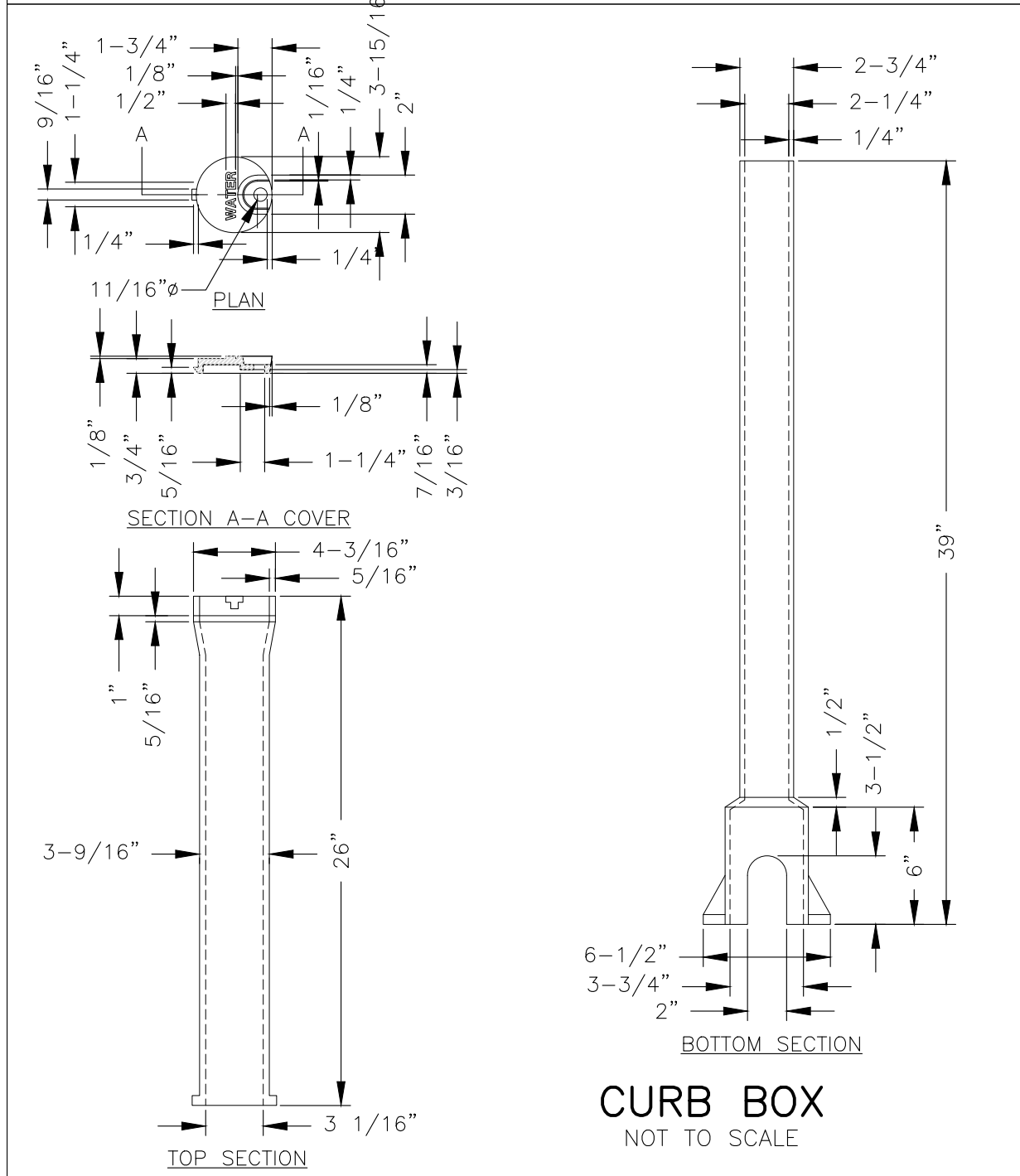
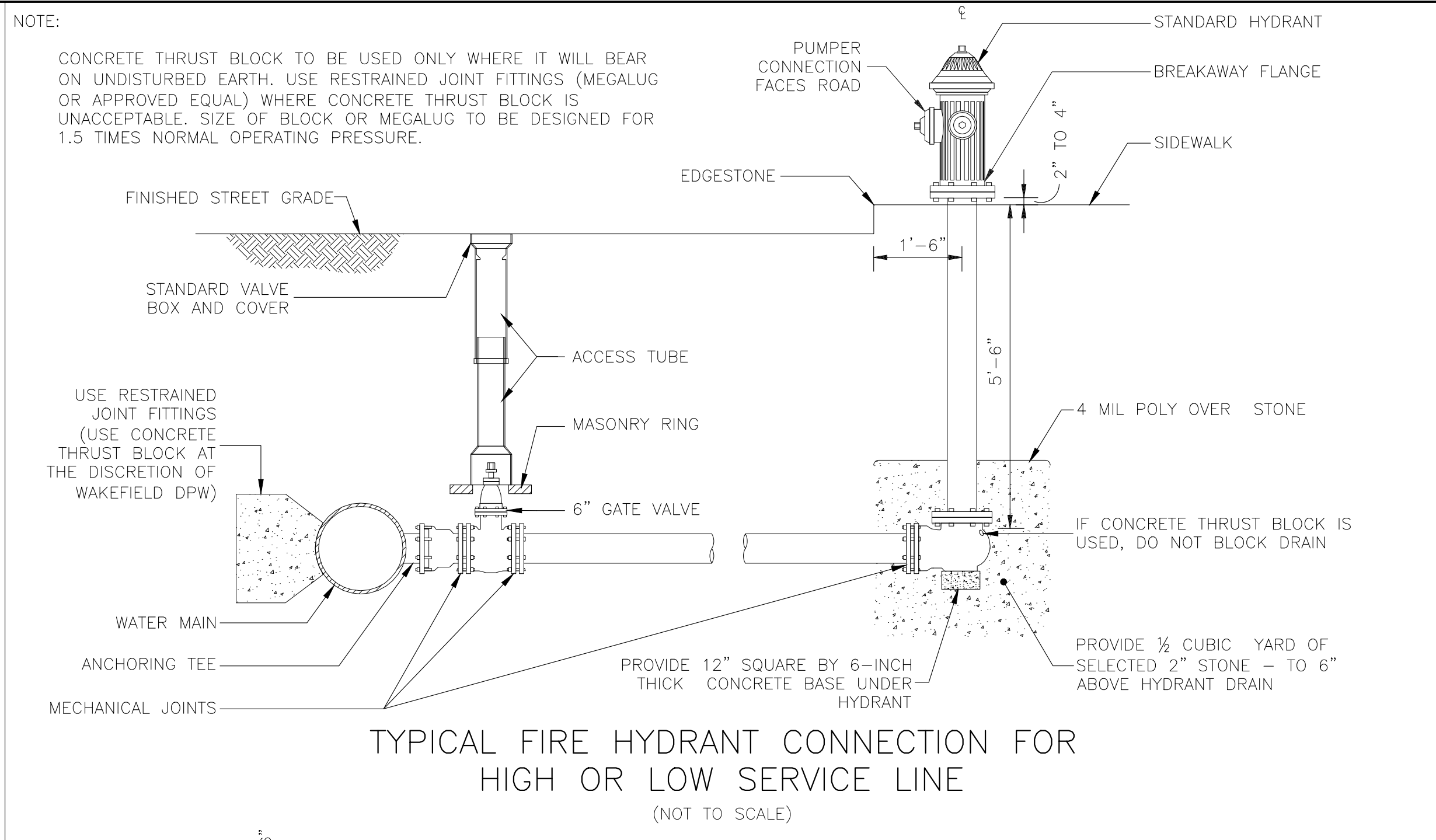
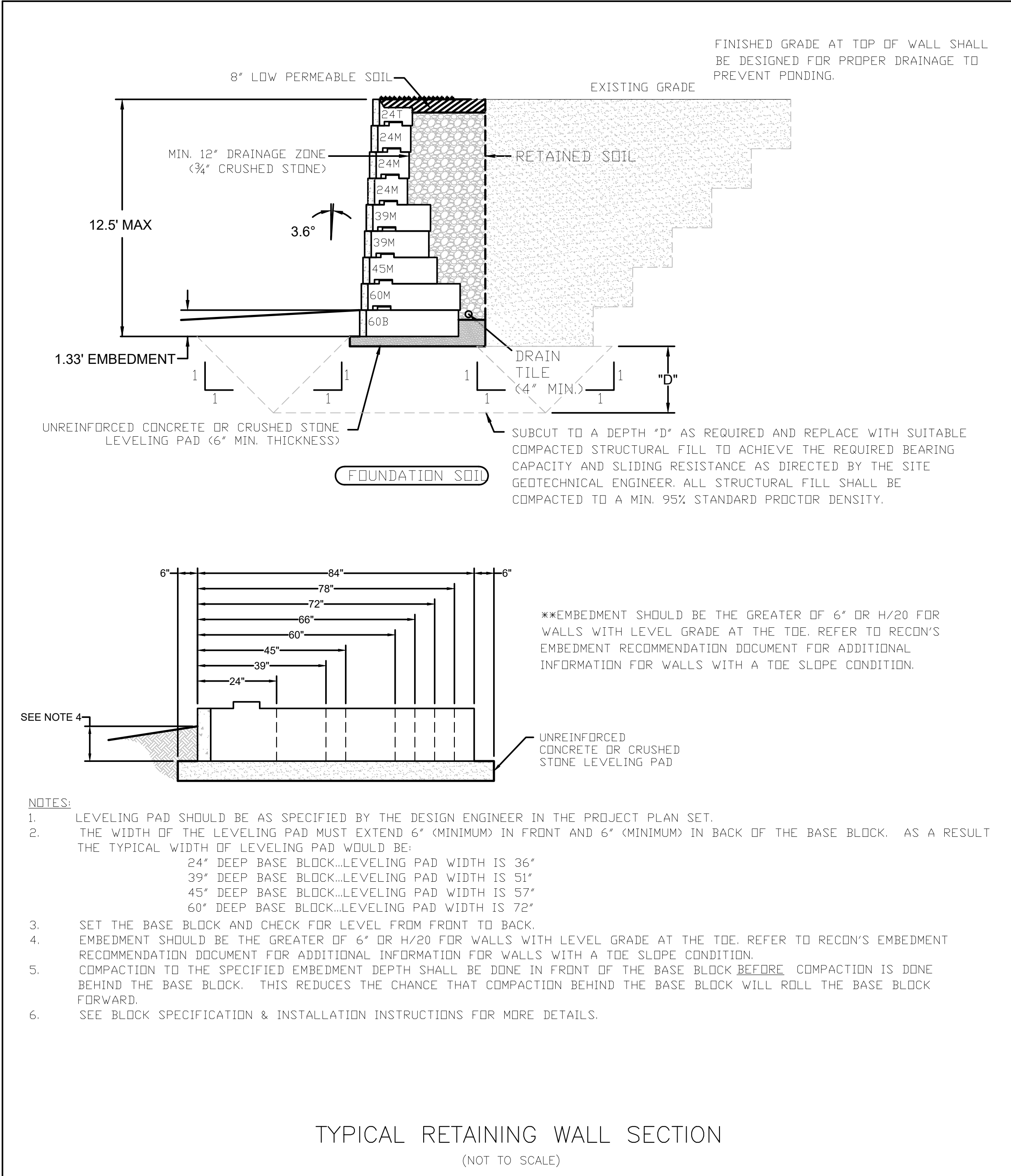
Owner:
Raymond Nickerson
And Dana Lopez
26 Venditto Road
Revere, MA 02151
Applicant:
Raymond Nickerson
And Dana Lopez
26 Venditto Road
Revere, MA 02151





- NOTES
1. SURFACE SHALL BE BROOM FINISH UNLESS OTHERWISE NOTED. FINISH SURFACE SHALL BE SLOPED FOR POSITIVE DRAINAGE AND SHALL SLOPE AWAY FROM STRUCTURES.
 2. EXPANSION JOINTS SHALL NOT EXCEED 30' O.C. AND SHALL BE PLACED AT ALL BUILDING ABUTMENTS.
 3. CONTROL JOINTS SHALL NOT EXCEED 5' O.C. UNLESS OTHERWISE NOTED





WILLIAMS & SPARAGES
189 NORTH MAIN STREET
SUITE 101, WAKEFIELD, MA 01840
PHONE: (978) 539-5088
FAX: (978) 539-8200
WSENGINEERS.COM

Owner: Raymond Nickerson
And Dana Lopez
26 Venditto Road
Revere, MA 02151

Applicant: Raymond Nickerson
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SEAL

12	11	10	9	8	7
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CONSTRUCTION DETAILS PLAN

572-596 NORTH AVENUE, WAKEFIELD, MA

SCALE: NONE

DRAWING: C7.2

SHEET 8 OF 9

DECEMBER 2, 2020



- INSTALLATION NOTES**
- A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER LIFTING AND GRAB CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND GRAB CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH EXISTING PIPE. ALL JOINTS BELOW PIPE INVERTS SHALL BE GROUTED.
- E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



- TYPICAL CONTECH CMP
DETENTION SYSTEM SECTION
NOT TO SCALE



PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE 4 INCHES OF A WELL-GRADED GRANULAR MATERIAL SHALL BE PLACED AS THE

BACKFILL

THE BACKFILL MATERIAL SHALL BE FREE-DRAINING ANGULAR WASHED STONE 3/4" - 2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. MATERIAL SHALL BE TAMPED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR-WORKED, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS. COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR HIS REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION. THE EQUIVALENT OF AT LEAST ONE EXCESS DEFORMATION TEST SHALL BE OBTAINED AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE PIPE. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT, AND MAINTAINING BALANCED LOADING ON ALL PIPES IN THE SYSTEM, DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. REFER TO TYPICAL BACKFILL DETAIL FOR MATERIAL REQUIRED.

NOT TO SCALE



- PERFORATION
NOT TO SCALE

CONSTRUCTION DETAILS PLAN		SEAL	Designed By: MEM Drawn By: MEM Reviewed By: CPS Project Manager: CPS Job File Number: WAKE-0070 Drawing File Folder: WAKE70		Owner: Raymond Nickerson And Dana Lopez 26 Venditto Road Revere, MA 02151	 WILLIAMS & SPARAGES ENGINEERS PLANNERS ARCHITECTS 100 NORTH MAIN STREET SUITE 101 MIDDLETON, MA 01949 PHONE: 508-546-8088 FAX: 508-546-8008 WWW.WSENGINEERS.COM										
DRAWING: C7.3	572-596 NORTH AVE. WAKEFIELD, MA	SCALE: AS SHOWN	<table><tr><td>6</td><td>12</td></tr><tr><td>5</td><td>11</td></tr><tr><td>4</td><td>10</td></tr><tr><td>3</td><td>9</td></tr><tr><td>2</td><td>8</td></tr><tr><td>1</td><td>7</td></tr></table>	6	12		5	11	4	10	3	9	2	8	1	7
6	12															
5	11															
4	10															
3	9															
2	8															
1	7															
SHEET 9 OF 9	DECEMBER 2, 2020		<table><tr><td>☒</td><td>Drawing Issued for Review</td></tr><tr><td>☐</td><td>Drawing Issued for Permit</td></tr><tr><td>☐</td><td>Drawing Issued for Construction</td></tr></table>	☒	Drawing Issued for Review	☐	Drawing Issued for Permit	☐	Drawing Issued for Construction							
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