

WHITTEMORE PARK

611 MASSACHUSETTS AVE
ARLINGTON, MASSACHUSETTS

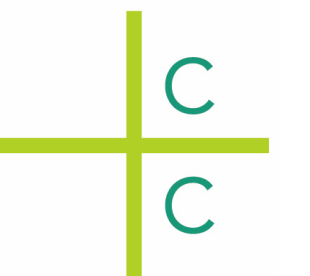


DRAWING SHEETS

S000	SURVEY
L100	DEMOLITION AND PREPARATION PLAN
L101	DETAIL DEMO AND PREP PLANS
L200	MATERIALS PLAN
L300	LAYOUT PLAN
L400	GRADING PLAN
L500	PLANTING AND LIGHTING PLAN
L600	PAVING DETAILS
L601	SITE DETAILS
L602	PLANTING DETAILS

BID SET
January 28, 2021

CROWLEY COTTRELL, LLC
171 MILK St, Fl. 2
BOSTON, MA 02109
617.338.8400



SURVEY REFERENCE NOTES

1

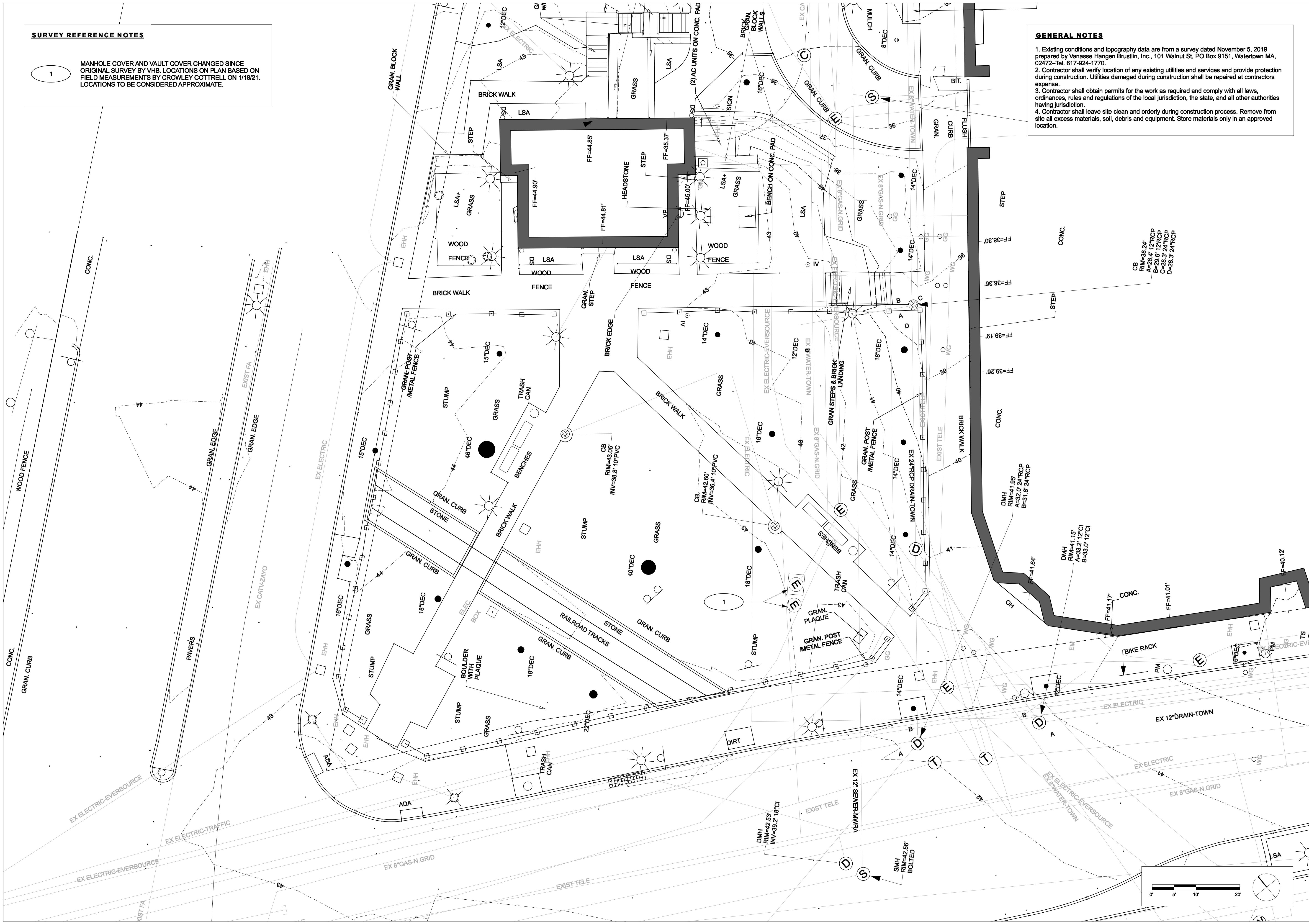
MANHOLE COVER AND VAULT COVER CHANGED SINCE ORIGINAL SURVEY BY VHB. LOCATIONS ON PLAN BASED ON FIELD MEASUREMENTS BY CROWLEY COTTRELL ON 1/18/21. LOCATIONS TO BE CONSIDERED APPROXIMATE.

GENERAL NOTES

- Existing conditions and topography data are from a survey dated November 5, 2019 prepared by Vanasse Hangen Brustlin, Inc., 101 Walnut St, PO Box 9151, Watertown MA, 02472-Tel. 617-924-1770.
- Contractor shall verify location of any existing utilities and services and provide protection during construction. Utilities damaged during construction shall be repaired at contractors expense.
- Contractor shall obtain permits for the work as required and comply with all laws, ordinances, rules and regulations of the local jurisdiction, the state, and all other authorities having jurisdiction.
- Contractor shall leave site clean and orderly during construction process. Remove from site all excess materials, soil, debris and equipment. Store materials only in an approved location.

PROJECT:
WHITTEMORE PARK
Arlington, MA

BID SET




No. Date



Crowley Cottrell, LLC
171 Milk Street, 2nd Floor
Boston MA 02109
617.338.8400
www.crowleycottrell.com

STAMP:



DATE:
January 28, 2021

PROJECT NUMBER: 1803 SCALE: 1" = 10'-0"

DRAWING TITLE:

SURVEY

S000

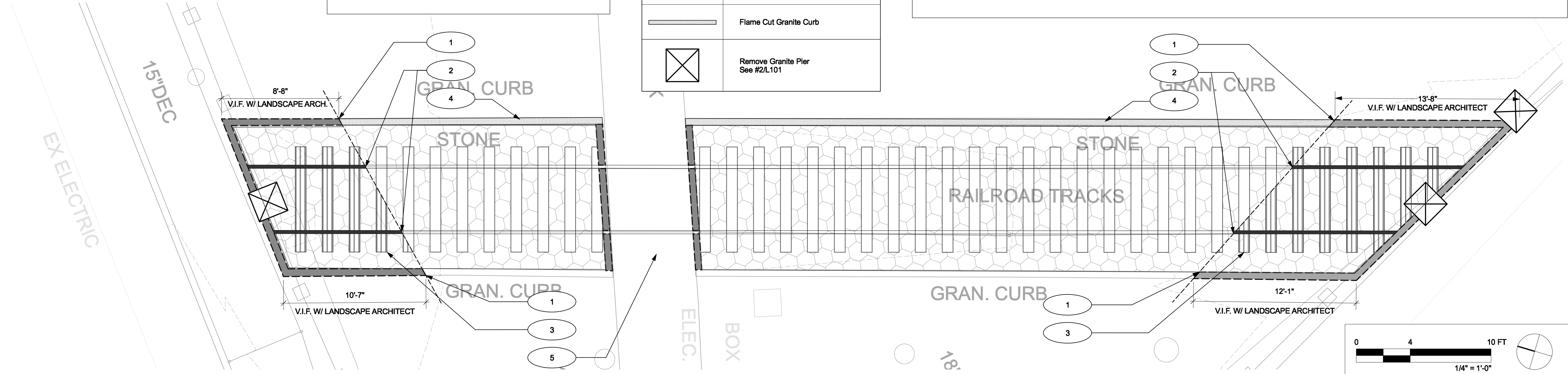
- TRACK PREP AND DEMO REFERENCE NOTES**
- 1 SAWCUT GRANITE CURB
 - 2 CUT METAL TRAIN TRACK
 - 3 EVALUATE THE WOOD TIES TO BE CUT PRIOR TO BEING CUT AND REMOVED. TIES TO REMAIN OR BE CUT THAT ARE IN POOR CONDITION MAY BE REPLACED WITH SALVAGED TIES. VERIFY IN FIELD WITH L.A.
 - 4 FLAME CUT GRANITE CURB ON EAST SIDE ONLY
 - 5 REMOVE BRICK WALK AND BASE TO MATCH ADJACENT DEPTH.

TRACK PREP AND DEMO LEGEND

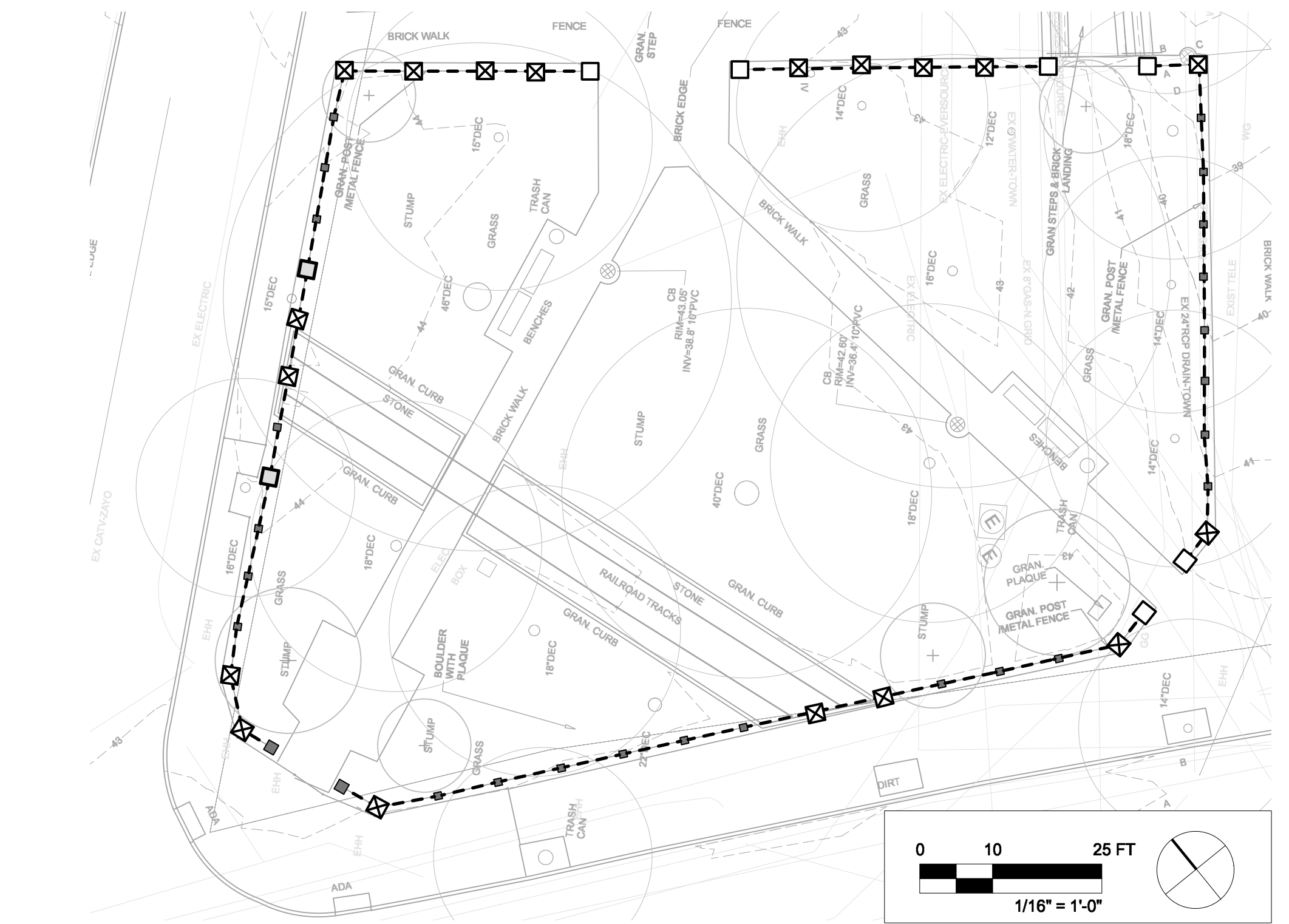
SYM.	DESCRIPTION
	Remove Stone Ballast and Soil to 6" or Full Depth of Wooden Rail Tie
	Remove Metal Track
	Remove and Salvage Granite Curb
	Remove and Salvage Wooden Rail Ties
	Flame Cut Granite Curb
	Remove Granite Pier See #2/L101

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- SITE DEMOLITION NOTES**
- Contractor shall verify all existing conditions in the field and report any discrepancies between plans and actual conditions to Landscape Architect before beginning work.
 - Building, structures and paving removal shall include the disconnection and capping of any utilities, footings, slabs, associated base material and satisfactory off-site disposal of all debris produced through the removal operations.
 - Tree and shrub removal shall include the felling, cutting, grubbing out of roots and satisfactory off-site disposal of all stumps vegetative and extraneous debris produced through the removal operations.
 - Existing trees and shrubs to remain shall not be altered under any circumstances and shall remain in the same condition as observed prior to construction.
 - No heavy machinery is to be used within the root system of existing trees. Excavation within root system zones is to be performed by hand.
 - Any items scheduled to remain which are damaged by Contractor's operations shall be repaired or replaced at Contractor's expense.
 - Any items scheduled to be stockpiled on site which are damaged by Contractor's operations shall be repaired or replaced at Contractor's expense.
 - Area for stockpiled items shall be located by Landscape Architect and approved by owner prior to removal operations.
 - Contractor shall leave work site free of any debris at the end of each day's operations.



1 RAIL DEMOLITION AND PREP PLAN
Scale: 1/4" = 1'-0"



PIER AND RAIL DEMO LEGEND

SYM.	DESCRIPTION
	Granite Pier to Remain in Place
	Remove Granite Pier
	Relocate Granite Pier
	Replum and Adjust Granite Pier
	Remove and Dispose of Metal Pipe Rail Between Granite Pier

2 GRANITE PIER AND RAIL DEMOLITION PLAN
Scale: 1/16" = 1'-0"

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PROJECT NUMBER: 1803 SCALE: AS NOTED

DRAWING TITLE:
**DETAIL DEMO
AND PREP PLANS**

SITE PREP AND DEMO REFERENCE NOTES

ALL GRANITE PIER AND RAIL NOTES FOUND ON L601

- 1 REPLACE MISSING WOODEN TIES WITH SALVAGED TIES AS NEEDED. REPLACE EXISTING BALLAST WITH RESIN-BOUND AGGREGATE PAVING.
- 2 MEET EXISTING EDGE OF CONCRETE SIDEWALK
- 3 SEE 1/L101 FOR CHANGES AND PREP OF EXISTING GRANITE CURB.

GENERAL NOTES

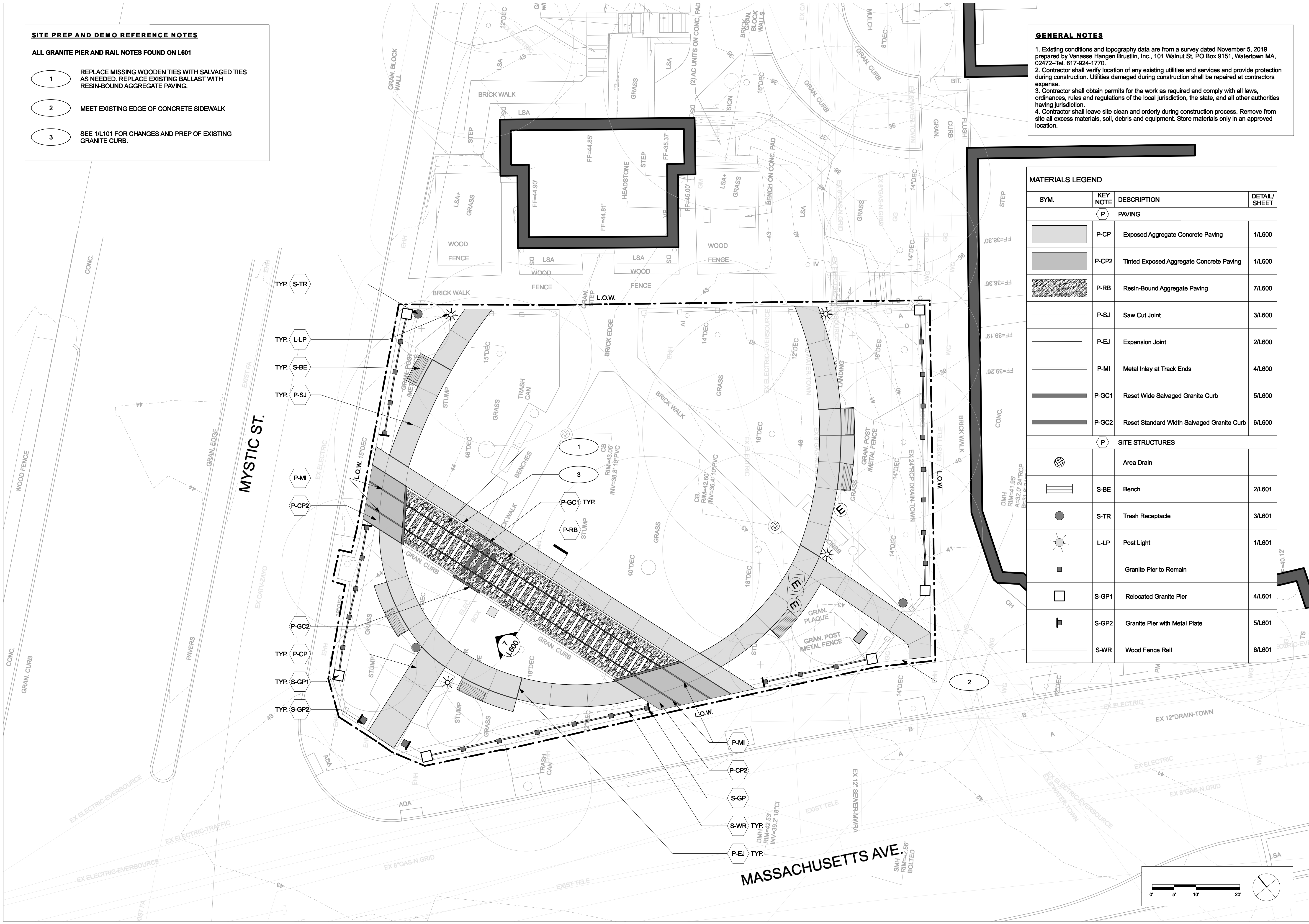
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MATERIALS LEGEND

SYM.	KEY NOTE	DESCRIPTION	DETAIL/SHEET
(P) PAVING			
[Pattern]	P-CP	Exposed Aggregate Concrete Paving	1/L600
[Pattern]	P-CP2	Tinted Exposed Aggregate Concrete Paving	1/L600
[Pattern]	P-RB	Resin-Bound Aggregate Paving	7/L600
[Symbol]	P-SJ	Saw Cut Joint	3/L600
[Symbol]	P-EJ	Expansion Joint	2/L600
[Symbol]	P-MI	Metal Inlay at Track Ends	4/L600
[Symbol]	P-GC1	Reset Wide Salvaged Granite Curb	5/L600
[Symbol]	P-GC2	Reset Standard Width Salvaged Granite Curb	6/L600
(P) SITE STRUCTURES			
[Symbol]		Area Drain	
[Symbol]	S-BE	Bench	2/L601
[Symbol]	S-TR	Trash Receptacle	3/L601
[Symbol]	L-LP	Post Light	1/L601
[Symbol]		Granite Pier to Remain	
[Symbol]	S-GP1	Relocated Granite Pier	4/L601
[Symbol]	S-GP2	Granite Pier with Metal Plate	5/L601
[Symbol]	S-WR	Wood Fence Rail	6/L601

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PROJECT NUMBER: **1803** SCALE: **1" = 10'-0"**

DRAWING TITLE:
MATERIALS PLAN

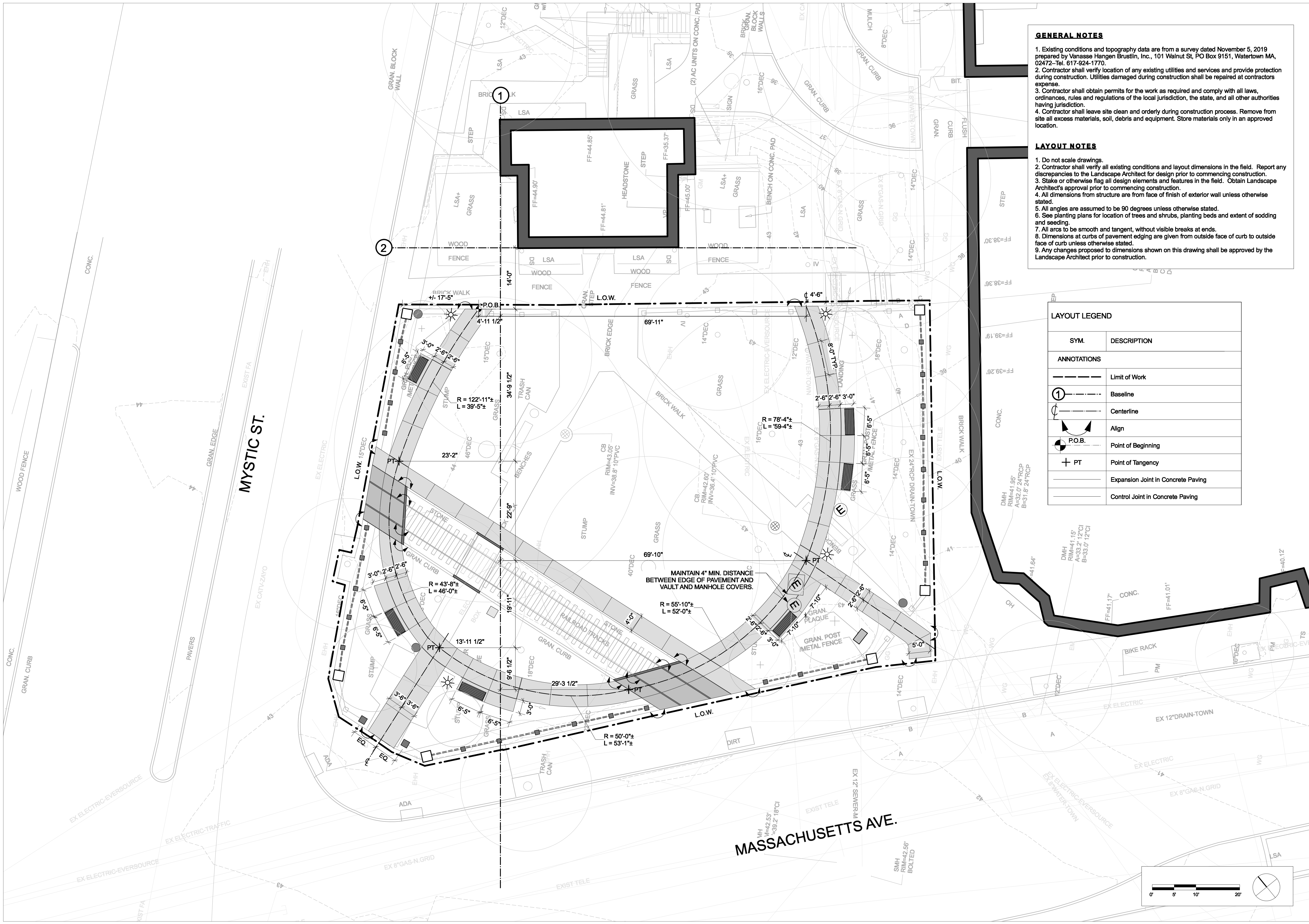
L200

- GENERAL NOTES**
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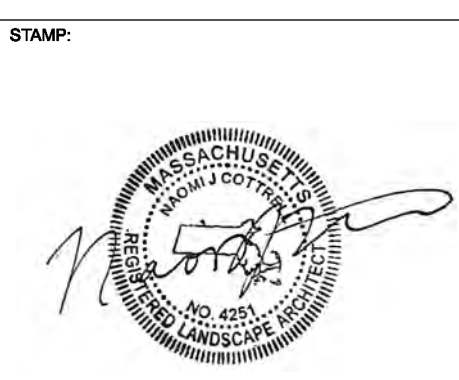
- LAYOUT NOTES**
- Do not scale drawings.
 - Contractor shall verify all existing conditions and layout dimensions in the field. Report any discrepancies to the Landscape Architect for design prior to commencing construction.
 - Stake or otherwise flag all design elements and features in the field. Obtain Landscape Architect's approval prior to commencing construction.
 - All dimensions from structure are from face of finish of exterior wall unless otherwise stated.
 - All angles are assumed to be 90 degrees unless otherwise stated.
 - See planting plans for location of trees and shrubs, planting beds and extent of sodding and seeding.
 - All arcs to be smooth and tangent, without visible breaks at ends.
 - Dimensions at curbs of pavement edging are given from outside face of curb to outside face of curb unless otherwise stated.
 - Any changes proposed to dimensions shown on this drawing shall be approved by the Landscape Architect prior to construction.

LAYOUT LEGEND

SYM.	DESCRIPTION
ANNOTATIONS	
	Limit of Work
	Baseline
	Centerline
	Align
	Point of Beginning
	Point of Tangency
	Expansion Joint in Concrete Paving
	Control Joint in Concrete Paving



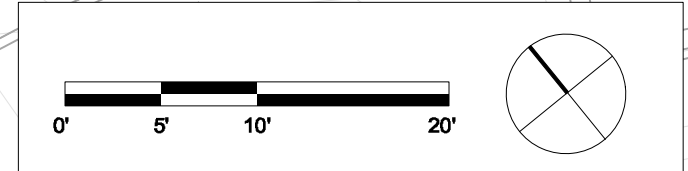
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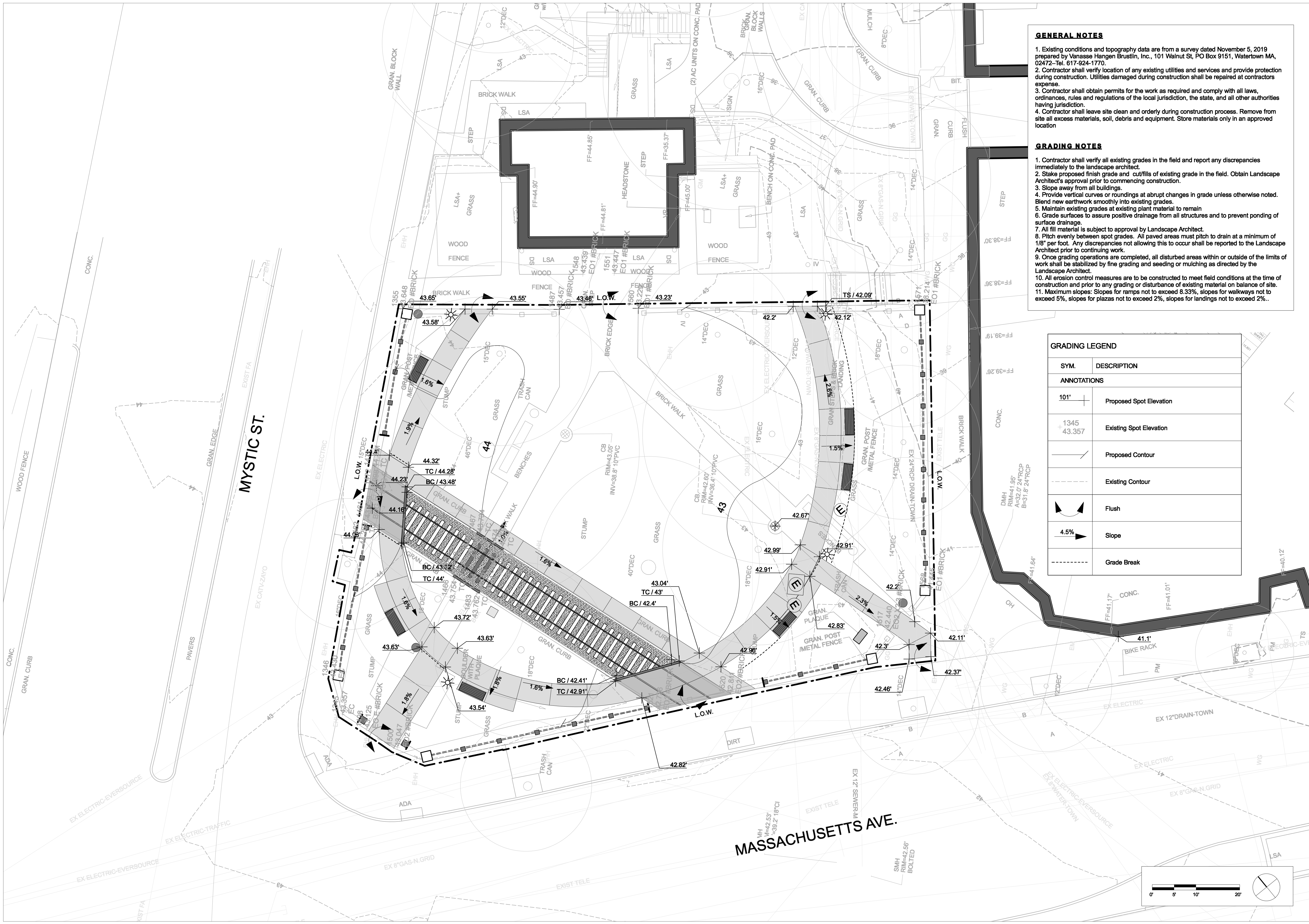


DATE:
January 28, 2021
 PROJECT NUMBER:
1803
 SCALE:
1" = 10'-0"

DRAWING TITLE:
LAYOUT PLAN

L300





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GRADING NOTES


- Contractor shall verify all existing grades in the field and report any discrepancies immediately to the landscape architect.
- Stake proposed finish grade and cut/fills of existing grade in the field. Obtain Landscape Architect's approval prior to commencing construction.
- Slope away from all buildings.
- Provide vertical curves or roundings at abrupt changes in grade unless otherwise noted. Blend new earthwork smoothly into existing grades.
- Maintain existing grades at existing plant material to remain
- Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage.
- All fill material is subject to approval by Landscape Architect.
- Pitch evenly between spot grades. All paved areas must pitch to drain at a minimum of 1/8" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
- Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by fine grading and seeding or mulching as directed by the Landscape Architect.
- All erosion control measures are to be constructed to meet field conditions at the time of construction and prior to any grading or disturbance of existing material on balance of site.
- Maximum slopes: Slopes for ramps not to exceed 8.33%, slopes for walkways not to exceed 5%, slopes for plazas not to exceed 2%, slopes for landings not to exceed 2%..


GRADING LEGEND	
SYM.	DESCRIPTION
ANNOTATIONS	
101'	Proposed Spot Elevation
+ 1345 43.357	Existing Spot Elevation
— / —	Proposed Contour
- - -	Existing Contour
↔	Flush
4.5%	Slope
- - -	Grade Break

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DRAWING TITLE:
GRADING PLAN

L400

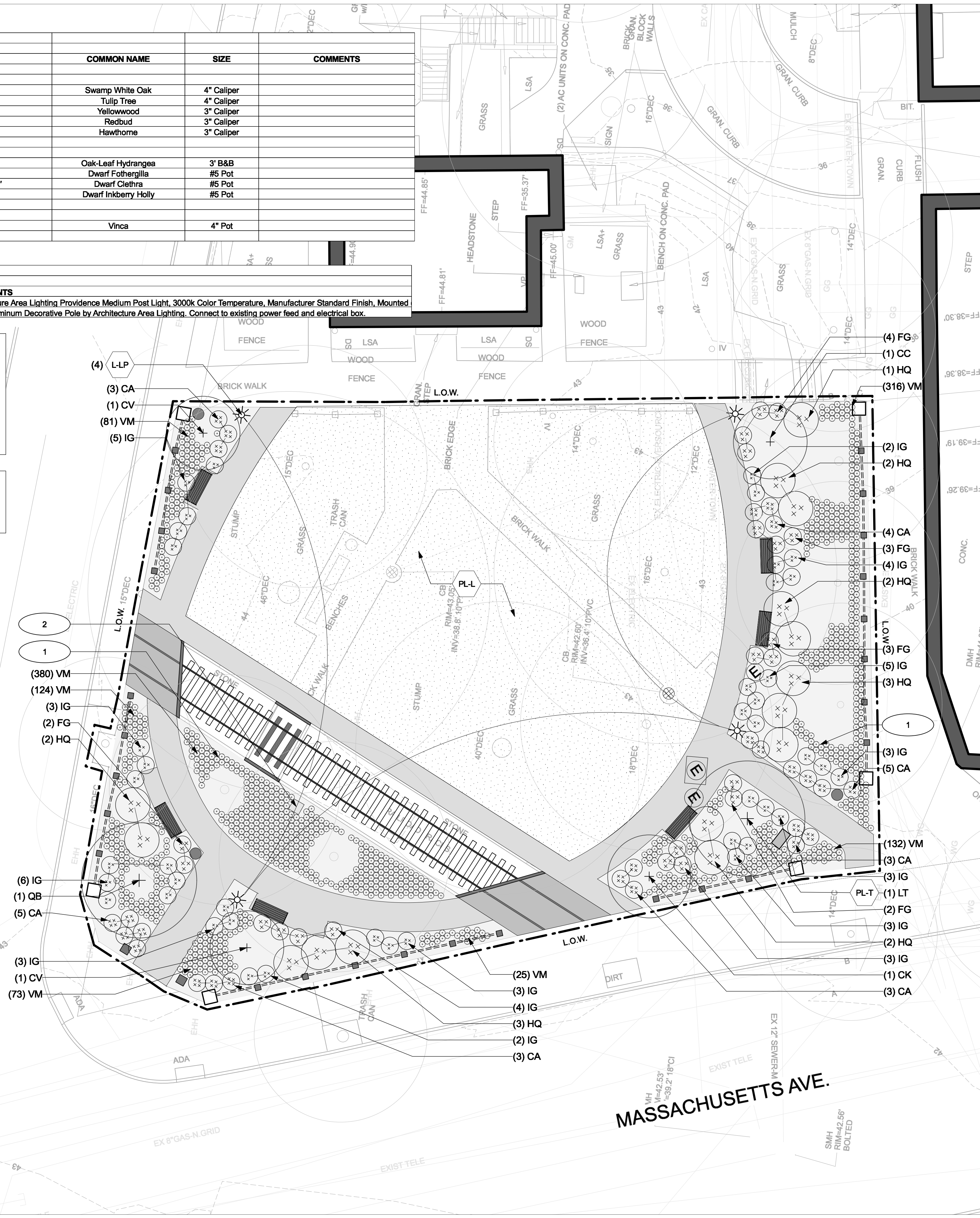
PLANTING SCHEDULE					
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
1	QB	<i>Quercus bicolor</i>	Swamp White Oak	4" Calliper	
1	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	4" Calliper	
1	CK	<i>Cedrastris kentukea</i>	Yellowwood	3" Calliper	
1	CC	<i>Cercis canadensis</i>	Redbud	3" Calliper	
2	CV	<i>Crataegus viridis</i>	Hawthorne	3" Calliper	
SHRUBS					
15	HQ	<i>Hydrangea quercifolia</i>	Oak-Leaf Hydrangea	3" B&B	
21	FG	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	#5 Pot	
26	CA	<i>Clethra alnifolia 'Hummingbird'</i>	Dwarf Clethra	#5 Pot	
42	IG	<i>Ilex glabra 'Shamrock'</i>	Dwarf Inkberry Holly	#5 Pot	
GROUND COVER					
1141	VM	<i>Vinca minor</i>	Vinca	4" Pot	

LIGHTING SCHEDULE		
QTY	TYPE	COMMENTS
4	AAL Providence Medium	Architecture Area Lighting Providence Medium Post Light, 3000K Color Temperature, Manufacturer Standard Finish, Mounted on 4" Aluminum Decorative Pole by Architecture Area Lighting. Connect to existing power feed and electrical box.

PLANTING REFERENCE NOTES

- 1 GROUND COVER TO BE LAID OUT IN THE FIELD BASED ON AVAILABLE SOIL DEPTH AND AVOIDING TREE ROOTS. LAYOUT TO BE APPROVED IN THE FIELD BY LANDSCAPE ARCHITECT.
- 2 EXISTING ELECTRICAL BOX.

NOTE: CONTRACTOR TO DESIGN AND INSTALL IRRIGATION SYSTEM, PROVIDING DRIP IRRIGATION IN ALL PLANTING BEDS AND SPRAY HEADS IN LAWN. IRRIGATION SYSTEM TO USE EXISTING WATER LINE, METER, AND BACKFLOW PREVENTER IN JEFFERSON CUTTER HOUSE.



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PLANTING NOTES

- The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
- Contractor shall verify all existing conditions in the field. Report any discrepancies to the Landscape Architect for design prior to commencing planting.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by the American Nursery and Landscape Association, latest edition.
- All plants shall be balled and burlap unless otherwise noted on the plant list.
- All plants shall be approved by Landscape Architect prior to their installation at the site.
- Contractor shall stake all plant locations in the field. Obtain approval of Landscape Architect before starting plant installations.
- Plants to be transplanted shall be flagged and exact planting locations staked in the field.
- All areas disturbed by construction activities are to be fine graded and seeded.

IRRIGATION NOTES

- Site contractor to design and install irrigation system, providing drip irrigation in all planting beds and spray heads in lawn. Irrigation system to use existing water line, meter, and backflow preventer in Jefferson Cutter House. Site contractor to provide and install all sleeving for all irrigation work. Irrigation contractor shall provide all piping, valves and valve boxes, and quick couplers for installation of all irrigation work.
- An As-Built plan shall be produced by the contractor after final installation.
- Installation methods shall comply with all manufacturers, state and local code.
- Contractor shall review and coordinate all pipe and valve locations with Landscape Architect for approval prior to installation.
- Quick coupling valves shall be installed on one-inch PVC swing joints with brass inserts and stabilizers.
- Contractor shall test dynamic pressure before starting work, report any deviation from pressure required to Landscape Architect before continuing.
- Coordinate location of all existing and future utilities on site and contact proper authorities and utility companies before start of work.
- Install automatic flush ports at lowest point of PVC exhaust header.
- Install air vacuum/relief valves at high point of PVC piping.
- Contractor to submit shop drawings to the Landscape Architect for approval prior to ordering material and beginning work.
- Any and all material substitutions which vary from the specified products must be submitted to Landscape Architect for approval as part of the submittal process.
- Contractor to care for any plantings in and around irrigation installation operations. Any damage to root zones or limbs of any plantings and existing trees may result in replacement of plant material by the contractor.

LIGHTING NOTES

- General contractor to provide and install all sleeving and conduits for all electrical work. Electrical contractor shall provide all wiring, switches, fixtures and transformers for installation of all exterior lighting and electrical work. An As-Built plan shall be produced by the contractor after final installation.
- Lighting design shall be installed by a certified licensed electrician. Installation methods shall comply with all manufacturers, state and local code.
- Lines and conduits shown on drawing are conceptual. Contractor to propose locations for review by Landscape Architect, lines shall not be located within drip lines of trees.
- Lamp adjustment and fixture locations must be laid out in field prior to installation for landscape architects approval. Final lamp adjustment to take place in the field at night with the electrical contractor, landscape architect and client.
- Contractor to care for any plantings in and around lighting installation operations. Any damage to root zones or limbs of any plantings and existing trees may result in replacement of plant material by the contractor and subcontractors.

PLANTING LEGEND

SYM.	KEY NOTE	DESCRIPTION	DETAIL/SHEET
(L)	LIGHTING		
(L-LP)	Post Light		1/L601
(PL)	LIGHTING		
(PL-T)	Tree Planting		1/L602
(PL-S)	Shrub Planting		2/L602
(PL-G)	Groundcover Planting		3/L602
(PL-L)	Lawn Planting		4/L602

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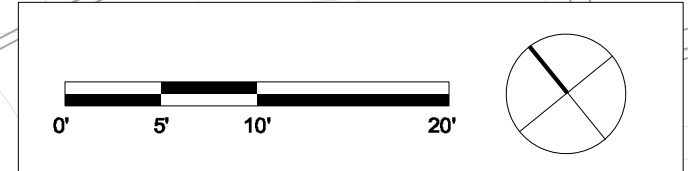
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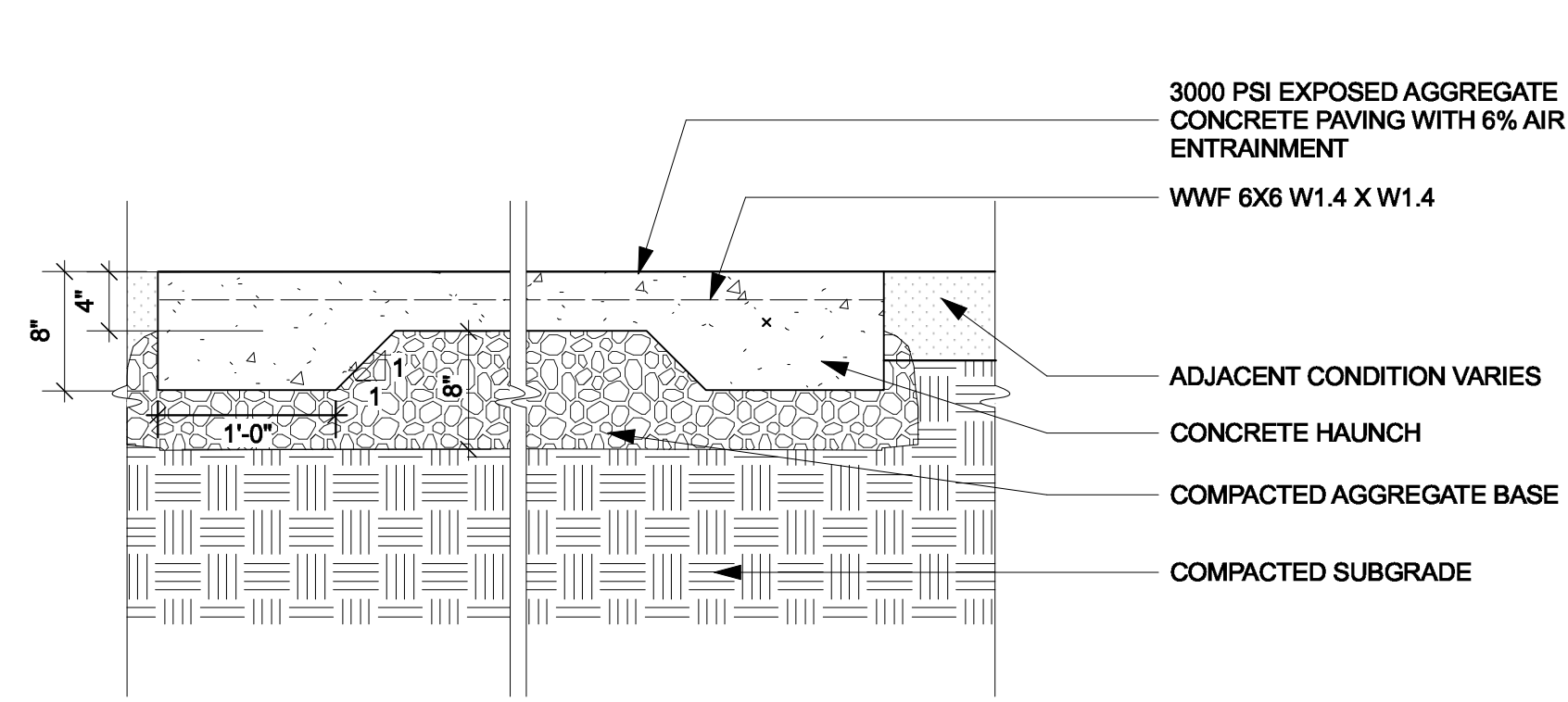
PROJECT NUMBER: **1803** SCALE: **1" = 10'-0"**

DRAWING TITLE: **PLANTING AND LIGHTING PLAN**

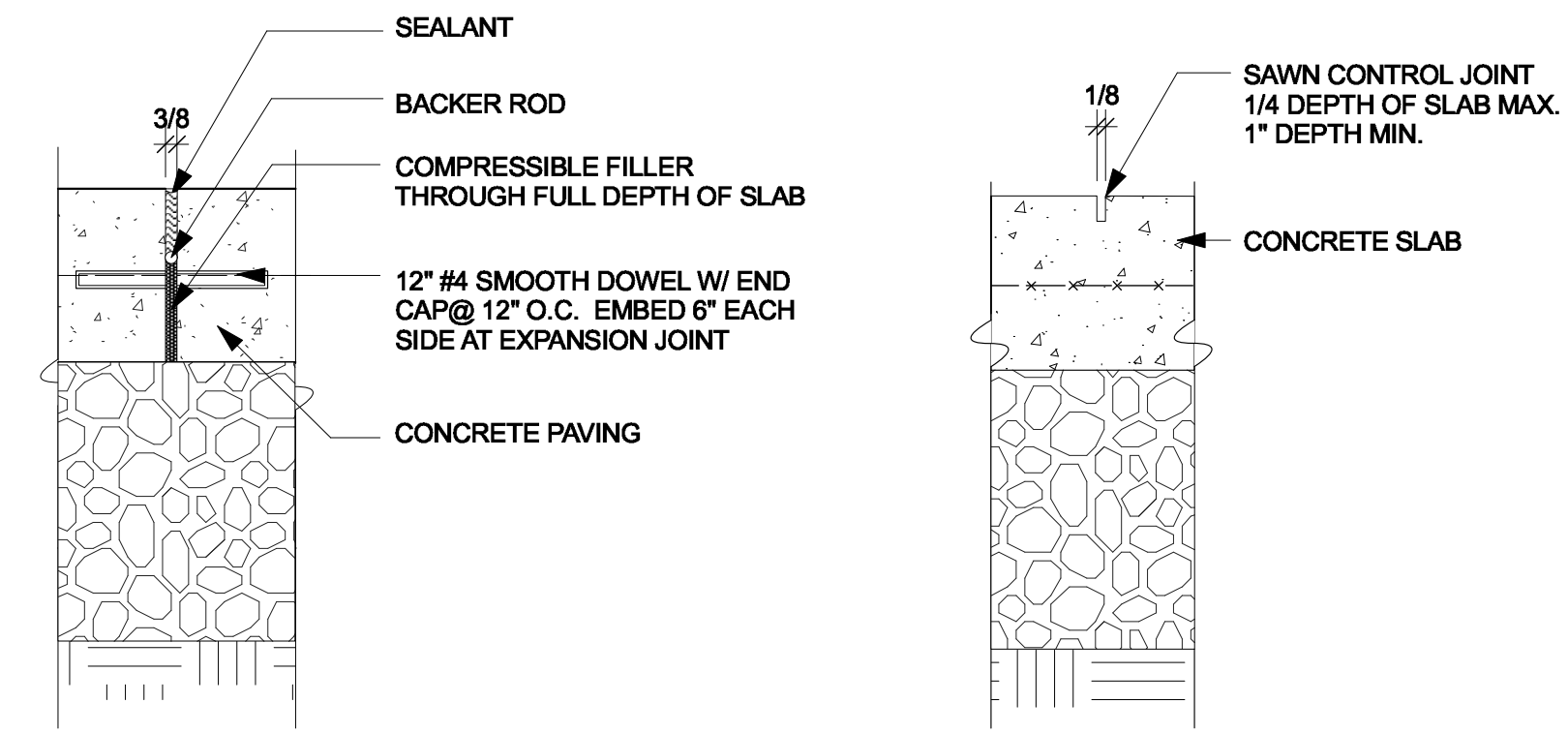
L500



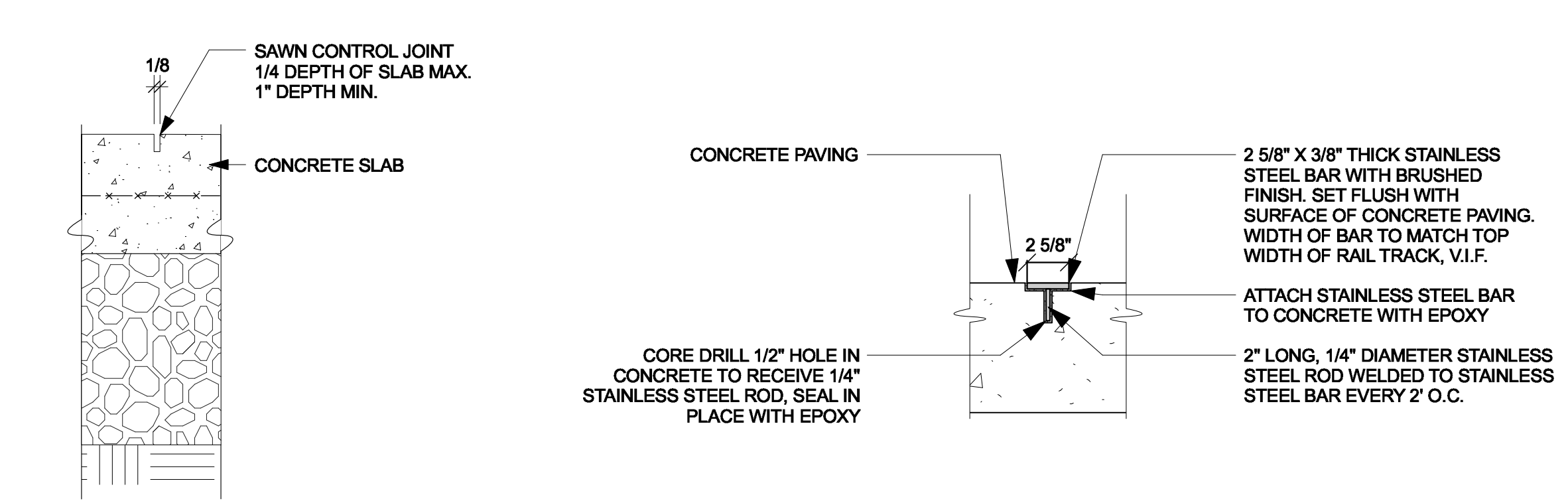
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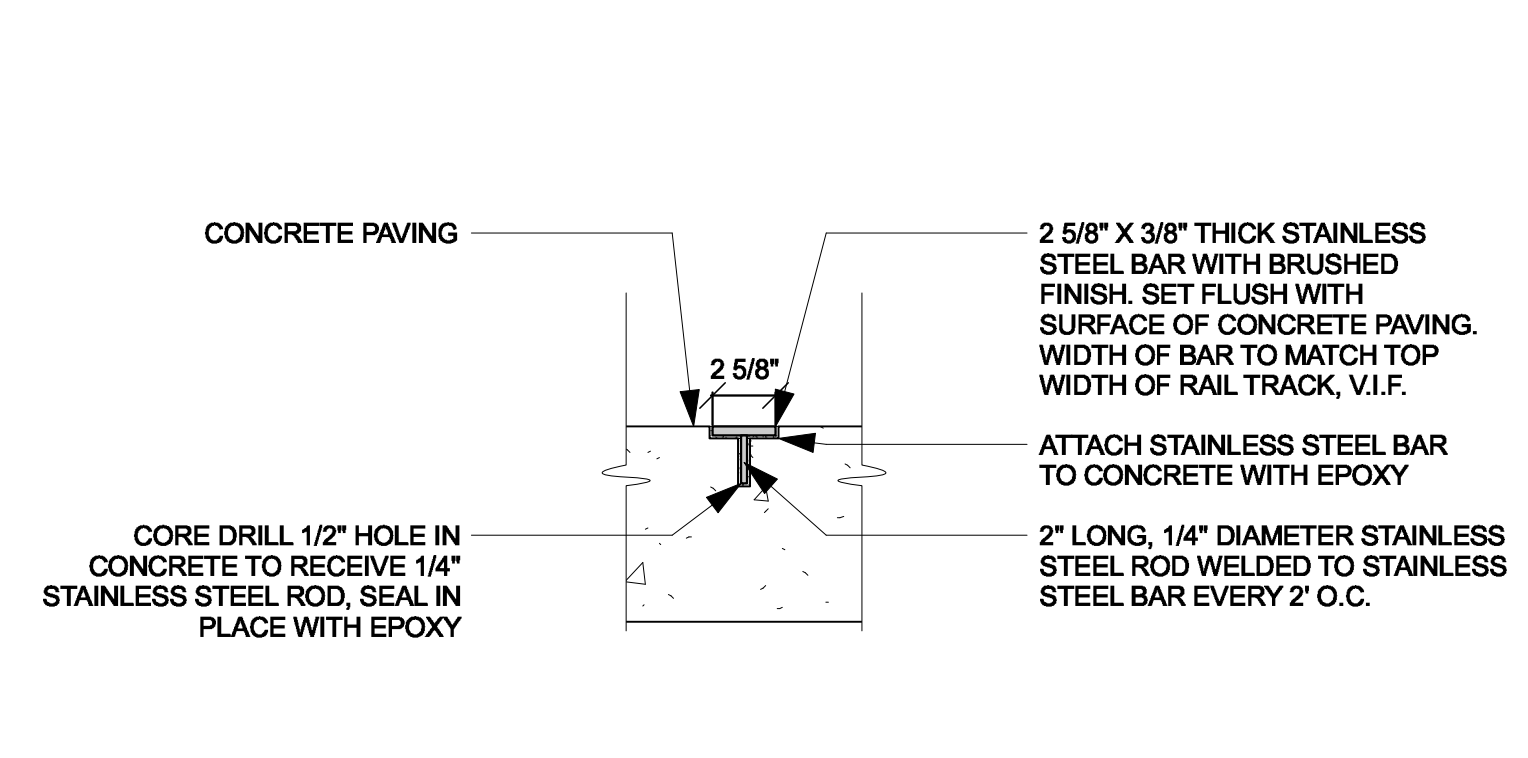
1 Concrete Paving
Scale: 1" = 1'-0"



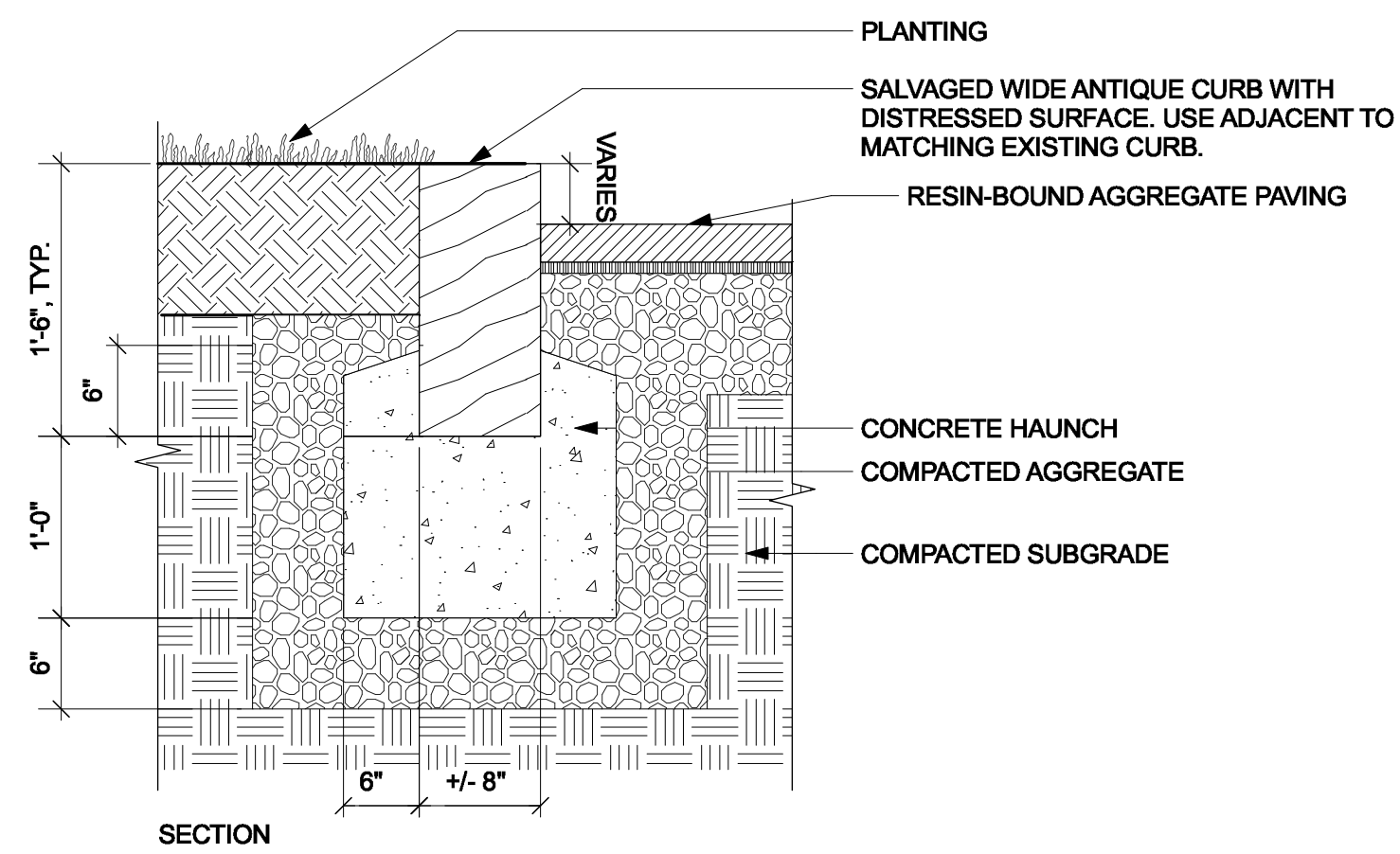
2 Expansion Joint
Scale: 1 1/2" = 1'-0"



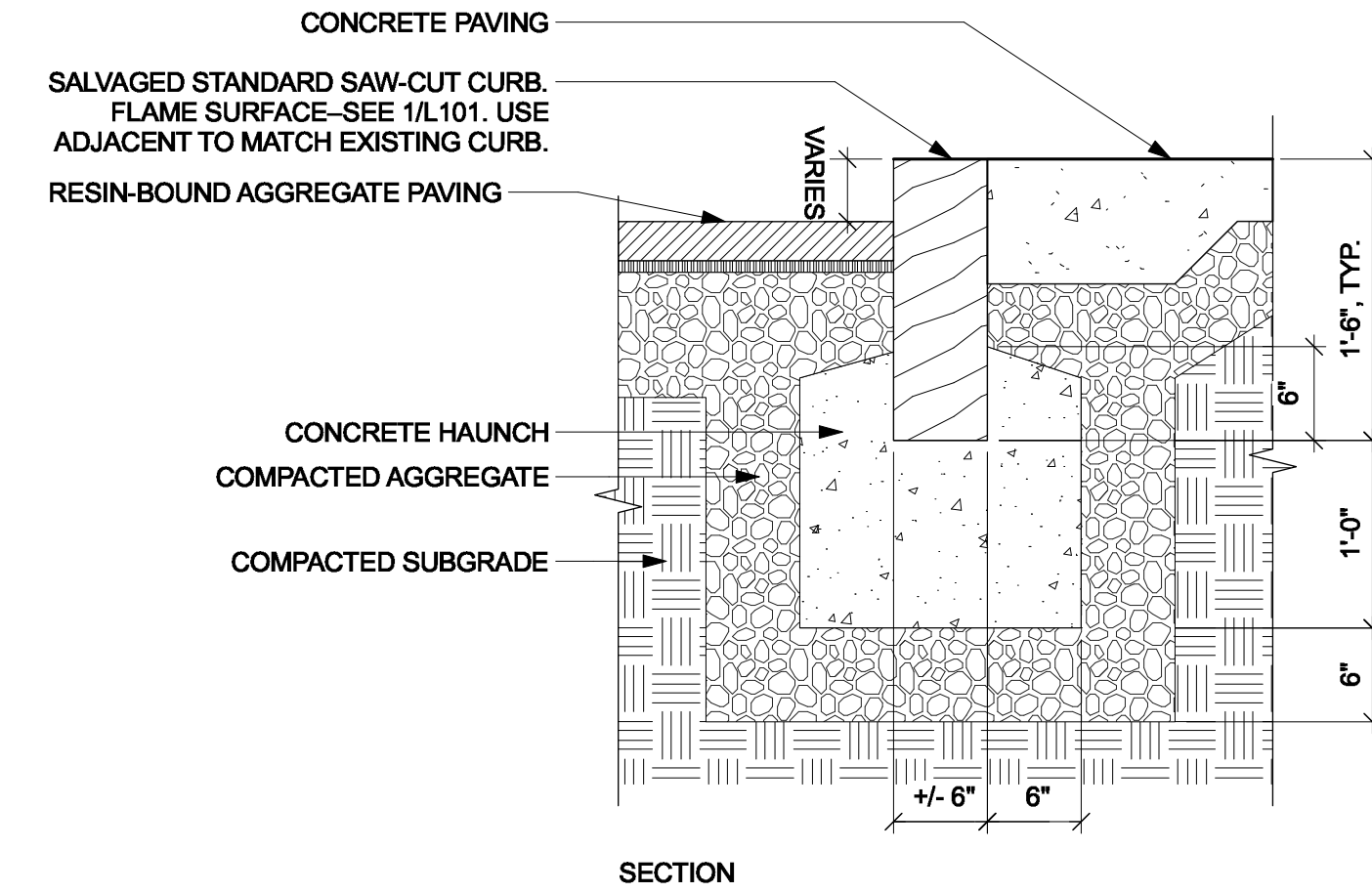
3 Control Joint
Scale: 1 1/2" = 1'-0"



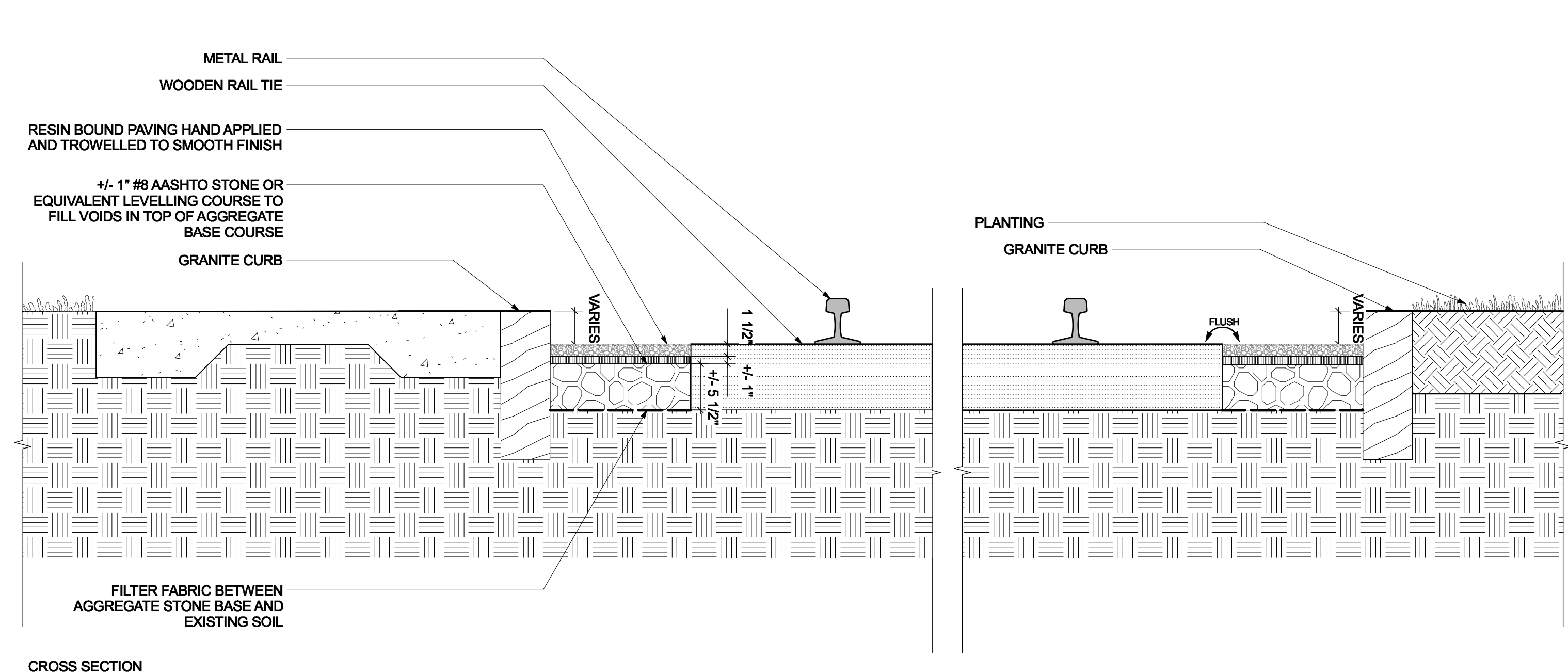
4 Metal Inlay
Scale: 1 1/2" = 1'-0"



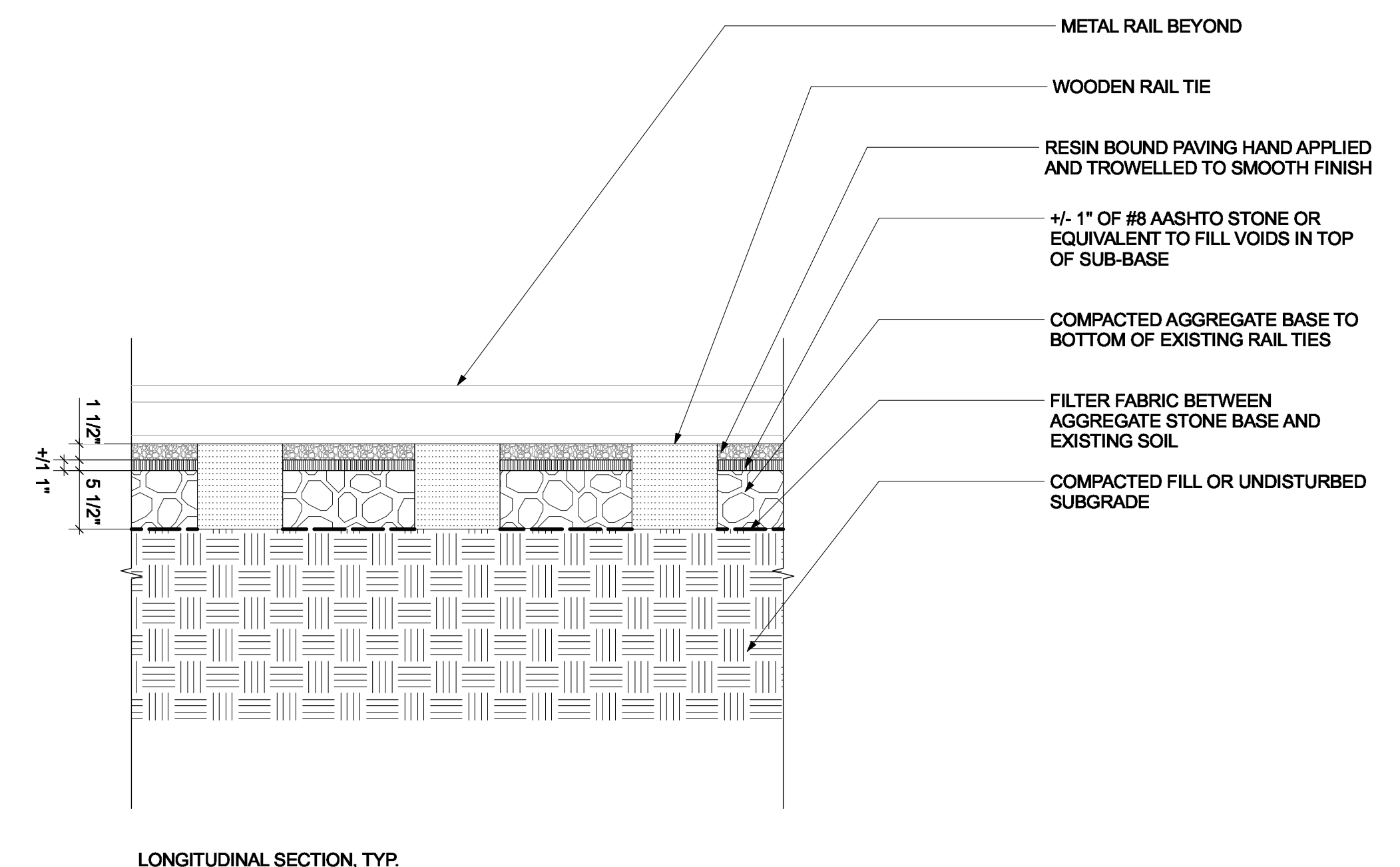
5 Reset Salvaged Wide Granite Curb
Scale: 1" = 1'-0"



6 Reset Salvaged Standard Granite Curb
Scale: 1" = 1'-0"



7 Resin Bound Aggregate Paving
Scale: 1" = 1'-0"



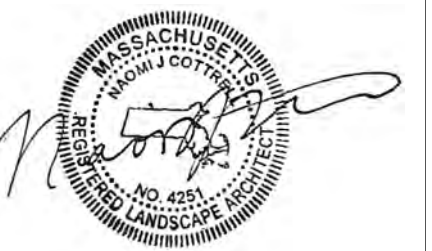
LONGITUDINAL SECTION, TYP.

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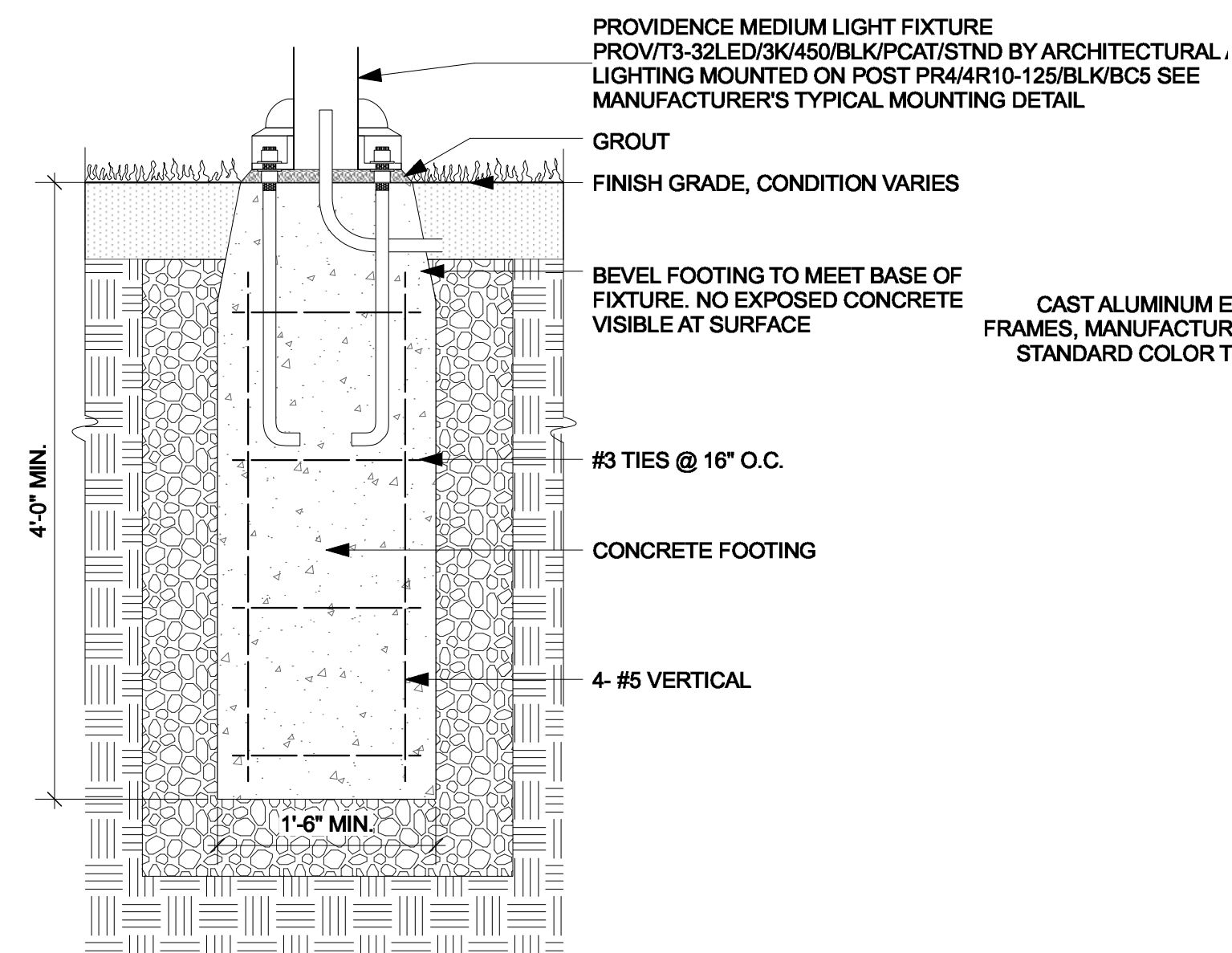
PROJECT NUMBER: 1803 SCALE: AS NOTED

DRAWING TITLE:

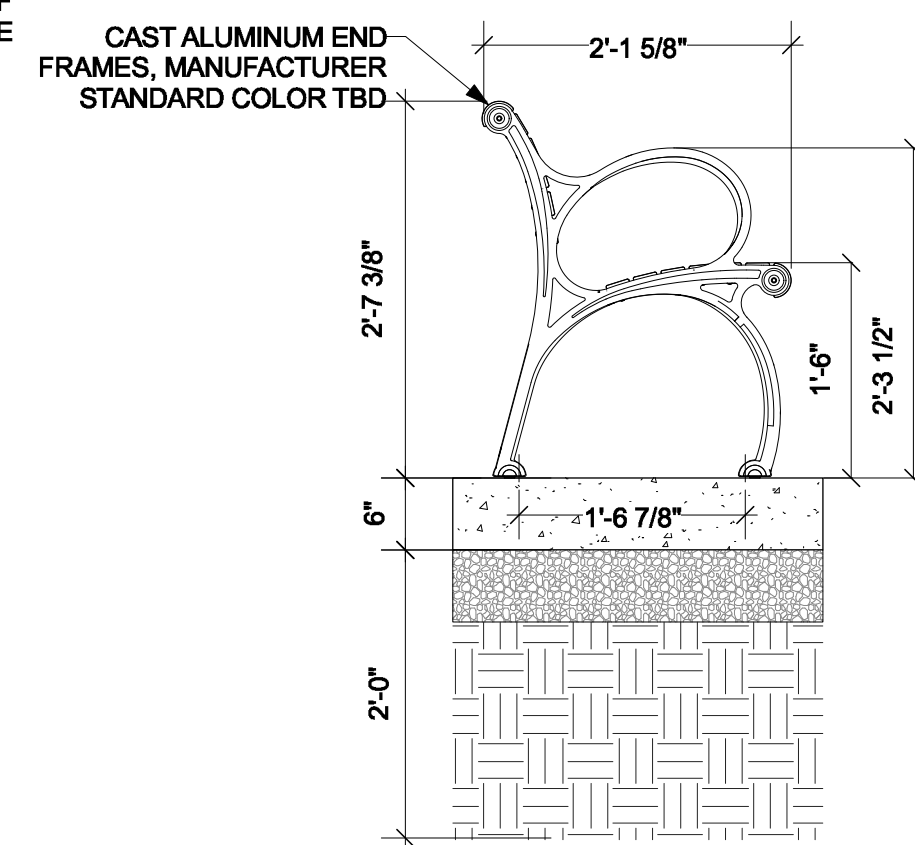
DETAILS

L600

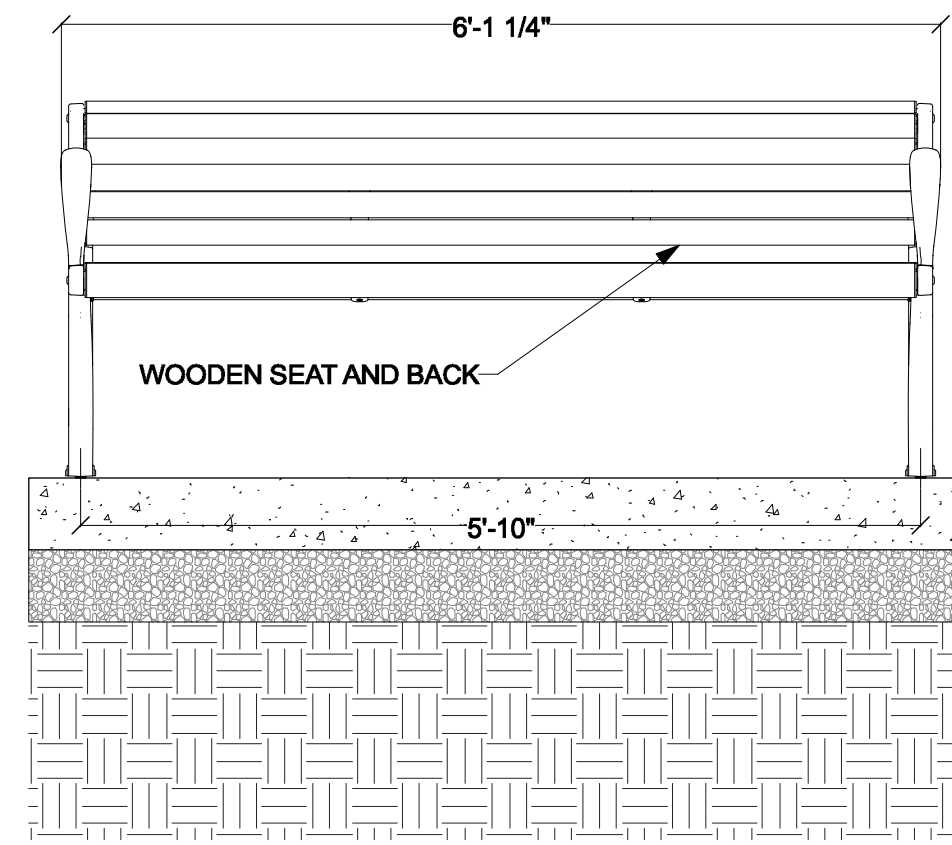
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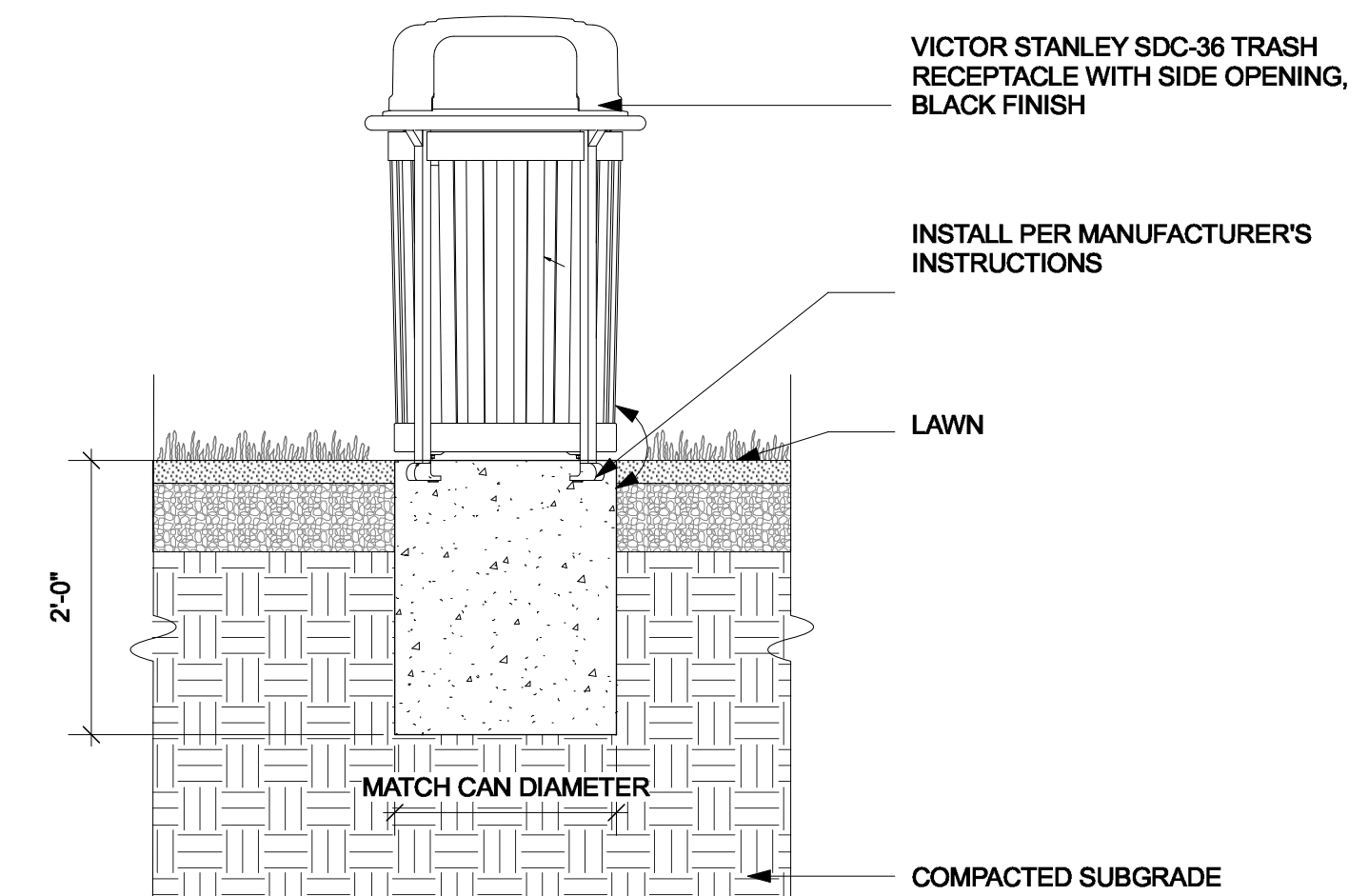
1 Light Post Footing
Scale: 1" = 1'-0"



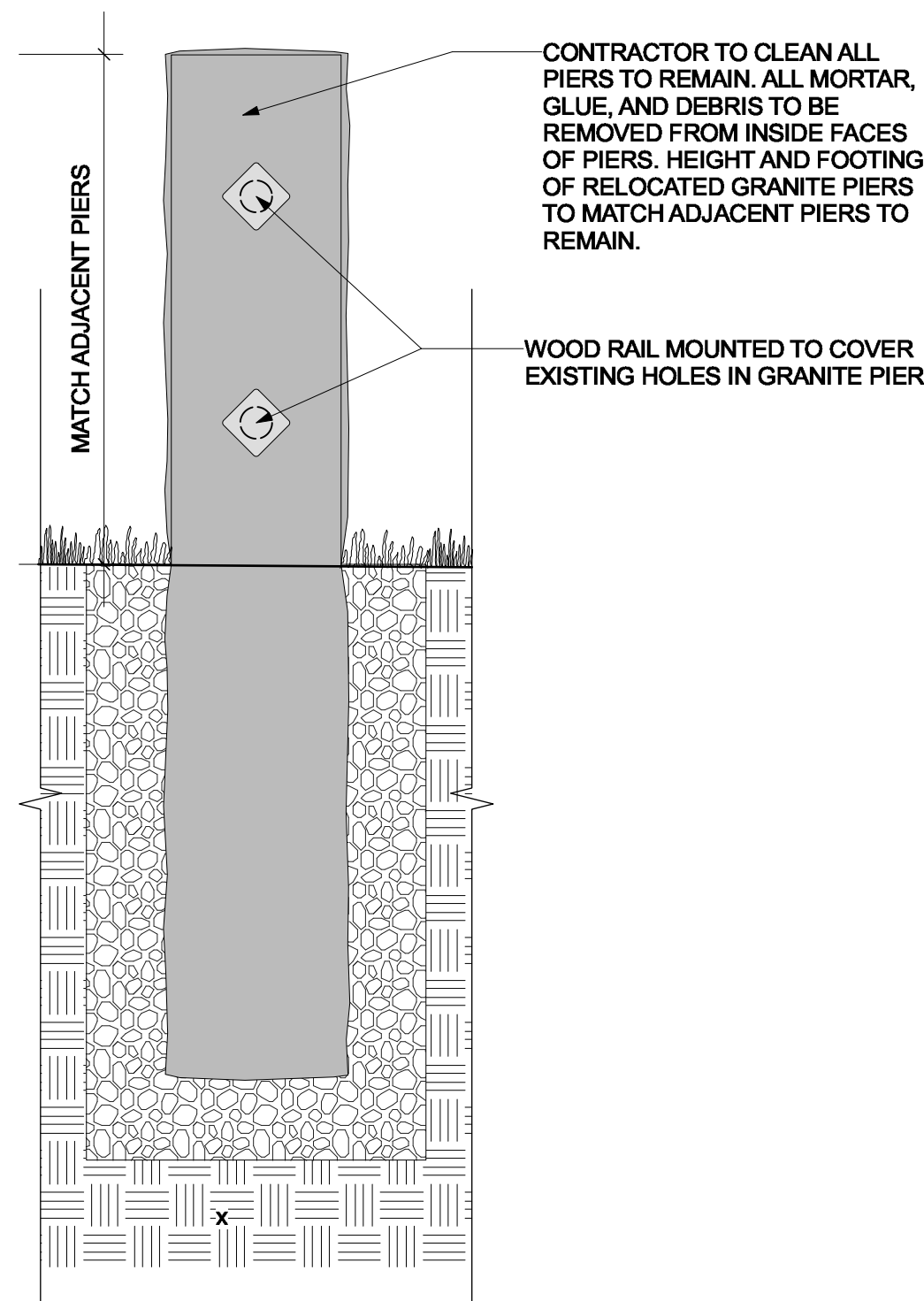
2 Bench
Scale: 3/4" = 1'-0"



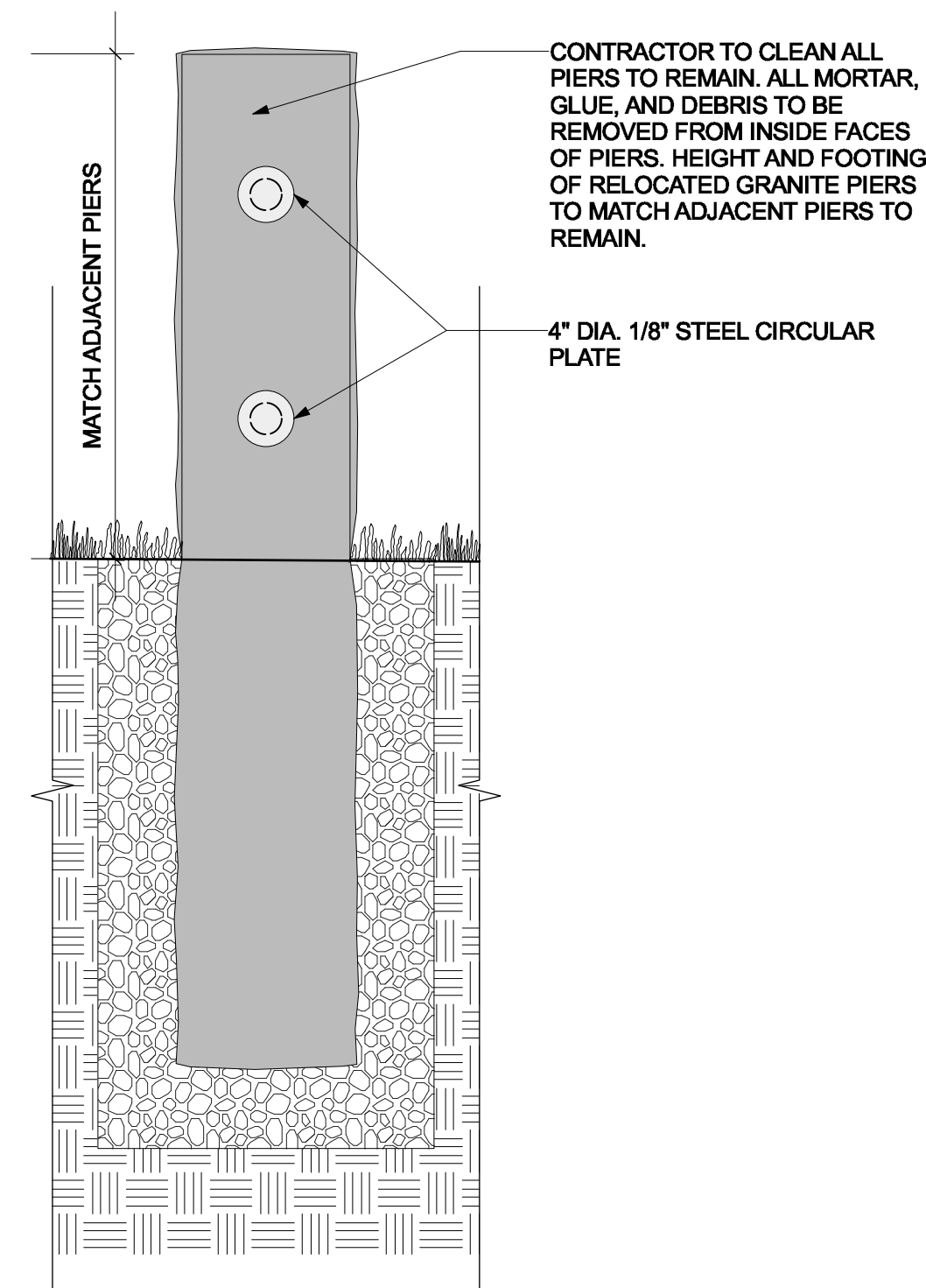
PLAINWELL BENCH BY LANDSCAPE FORMS
72" NOMINAL LENGTH
WOODEN SEAT AND BACK



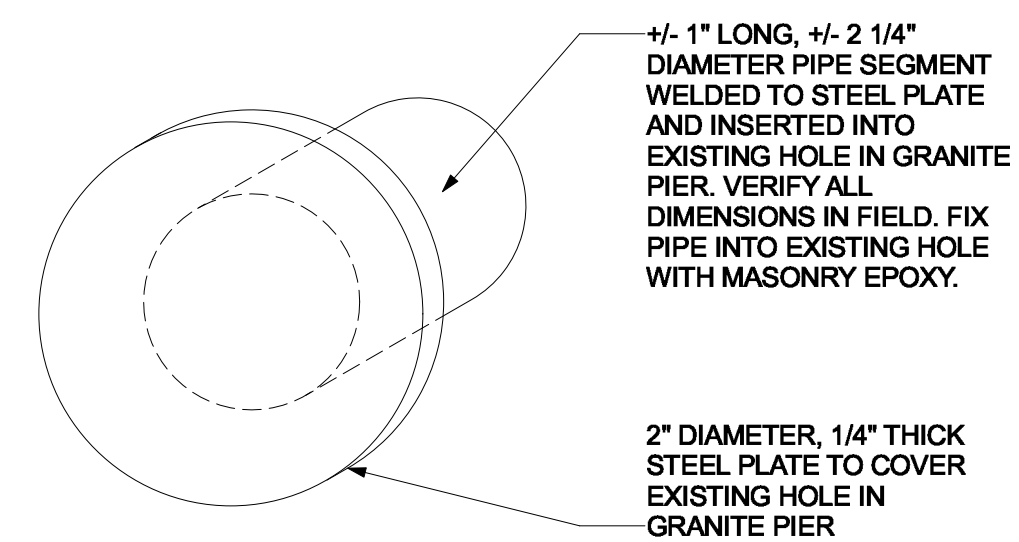
3 Trash Receptacle
Scale: 3/4" = 1'-0"



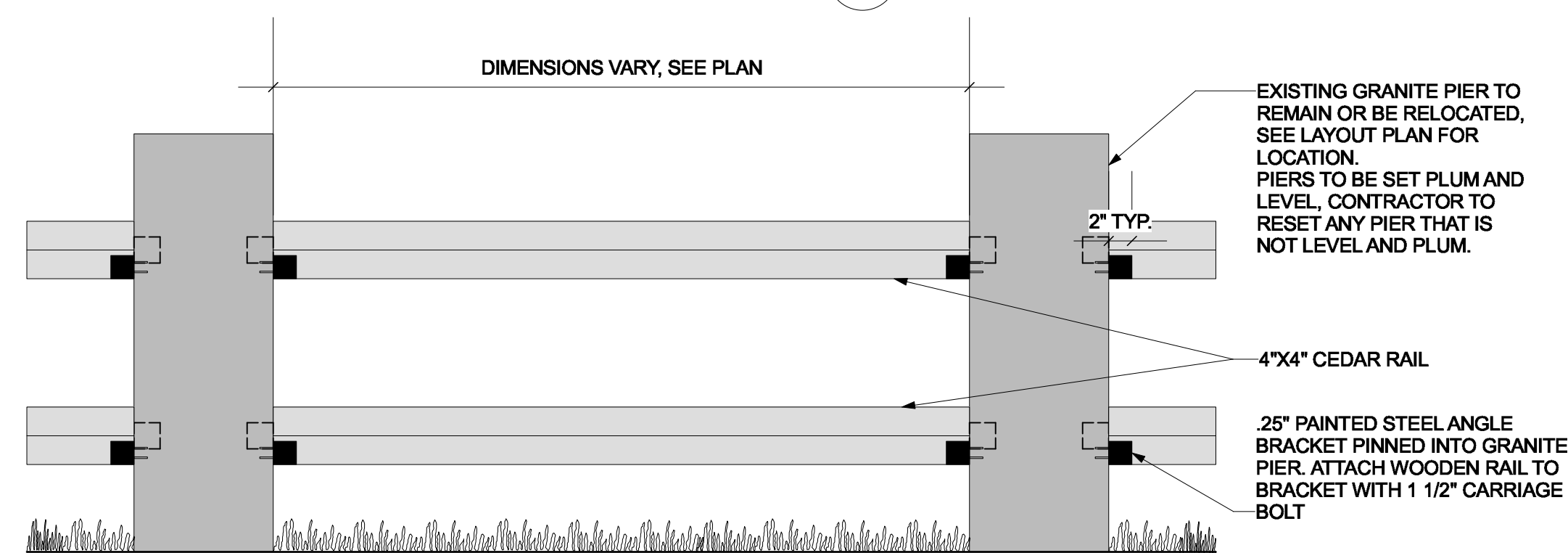
4 RELOCATED GRANITE PIER
Scale: 1" = 1'-0"



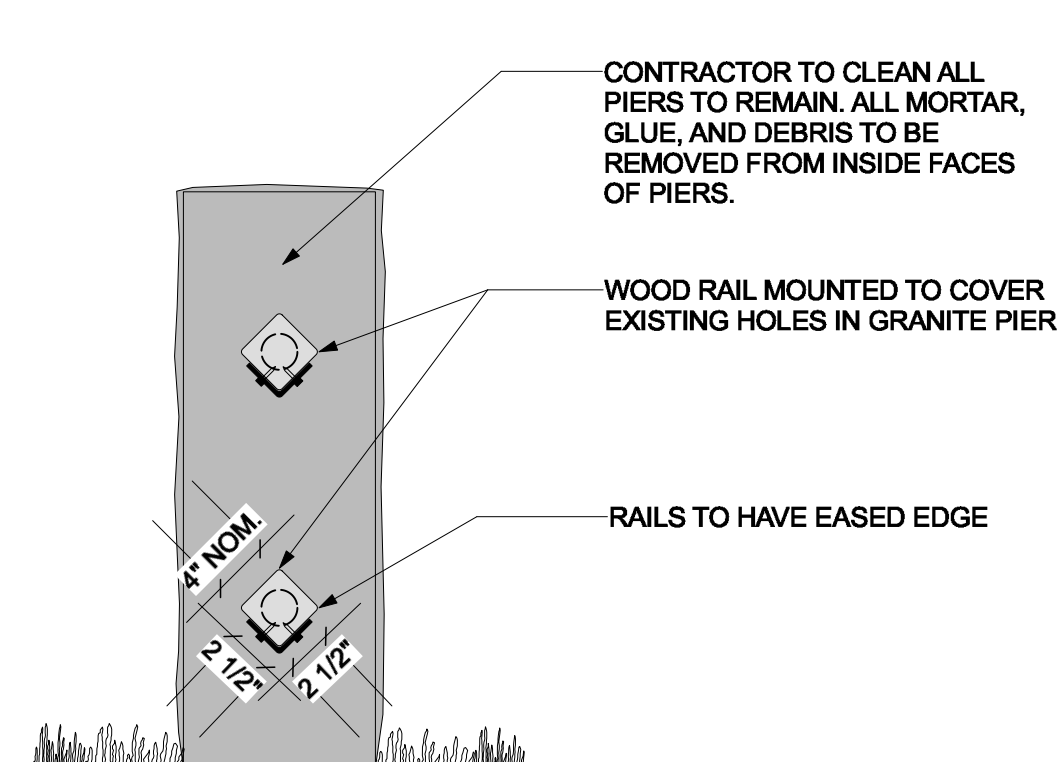
5 GRANITE PIER WITH METAL PLATE
Scale: 1" = 1'-0"



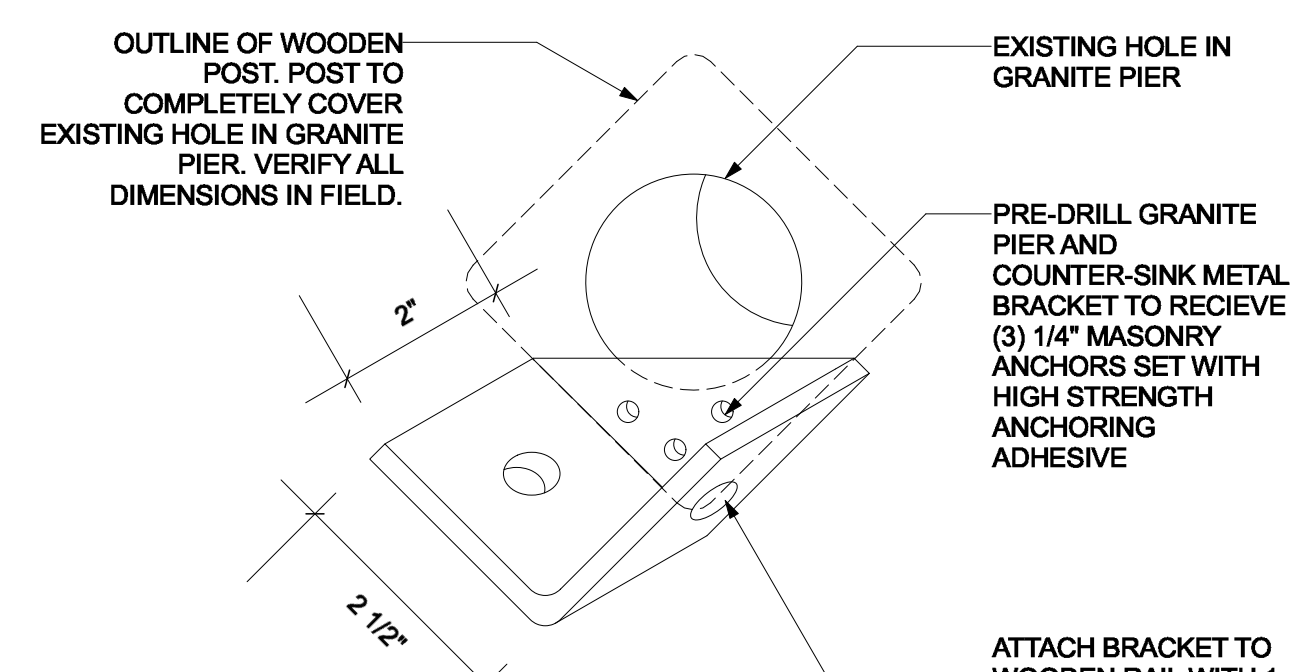
CIRCULAR PLATE DETAIL, NTS



FRONT ELEVATION



SIDE ELEVATION




BRACKET DETAIL, NTS

6 WOOD FENCE RAIL
Scale: 1" = 1'-0"

No. Date


Crowley Cottrell, LLC
171 Milk Street, 2nd Floor
Boston MA 02109
617.338.8400
www.crowleycottrell.com

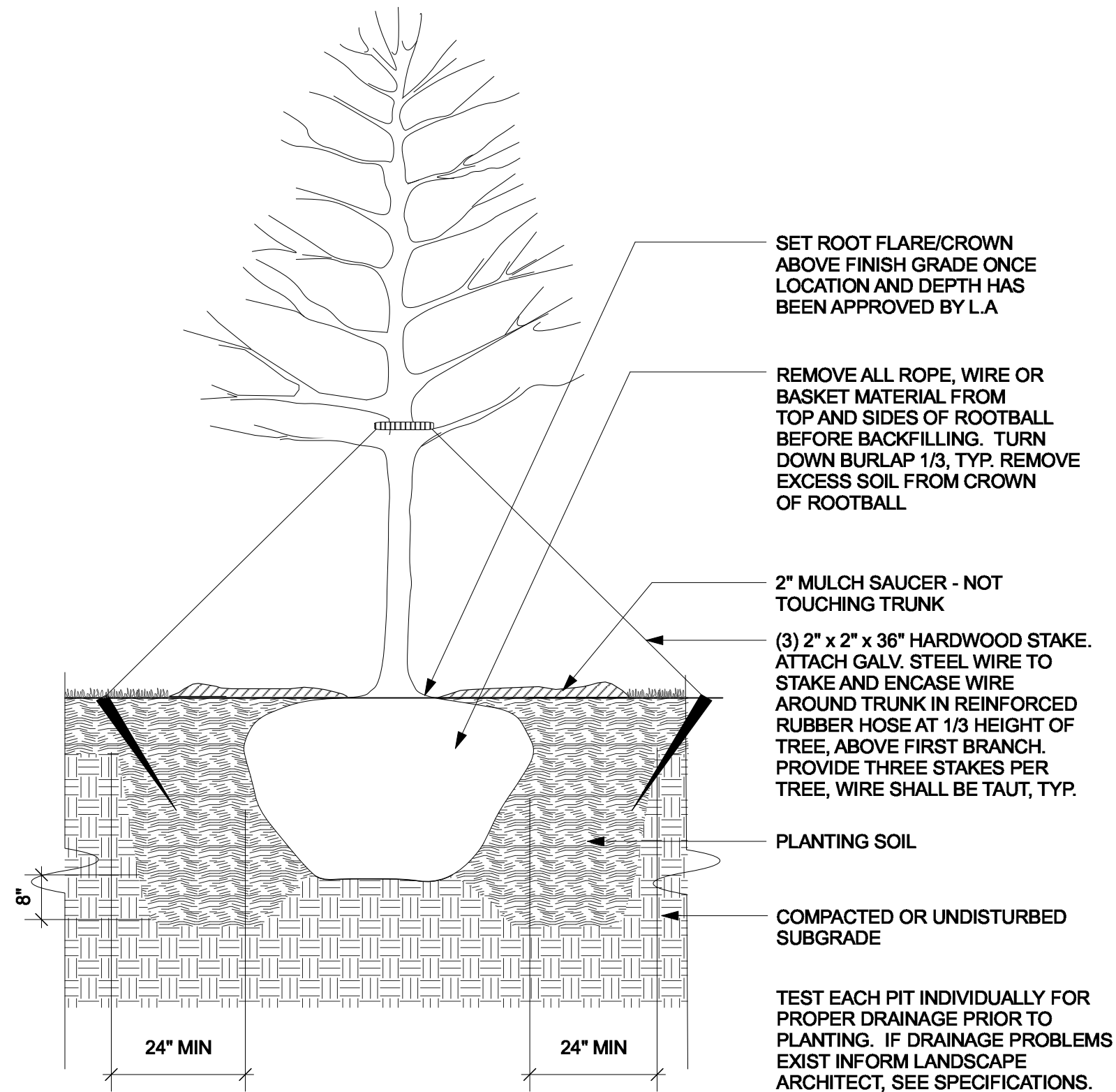
STAMP:


DATE:
January 28, 2021
PROJECT NUMBER: 1803
SCALE: AS NOTED

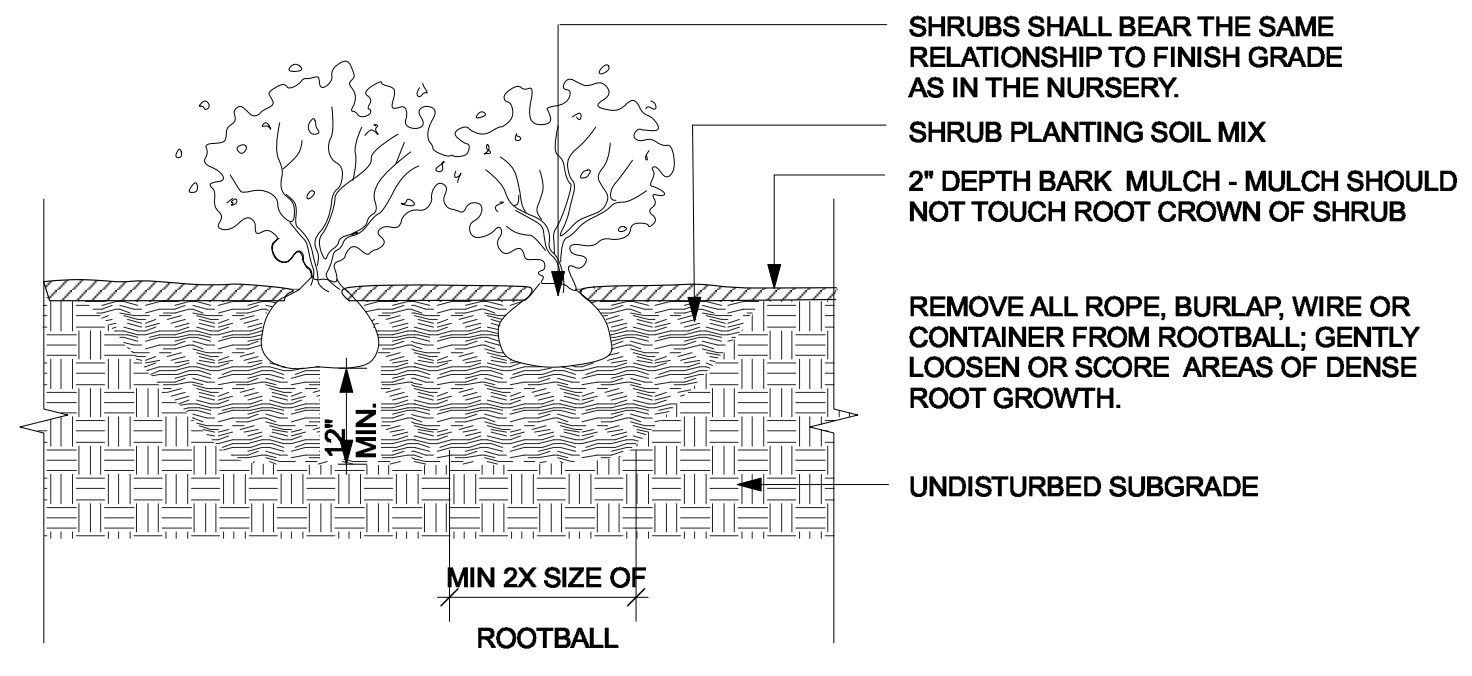
DRAWING TITLE:
SITE DETAILS

L601

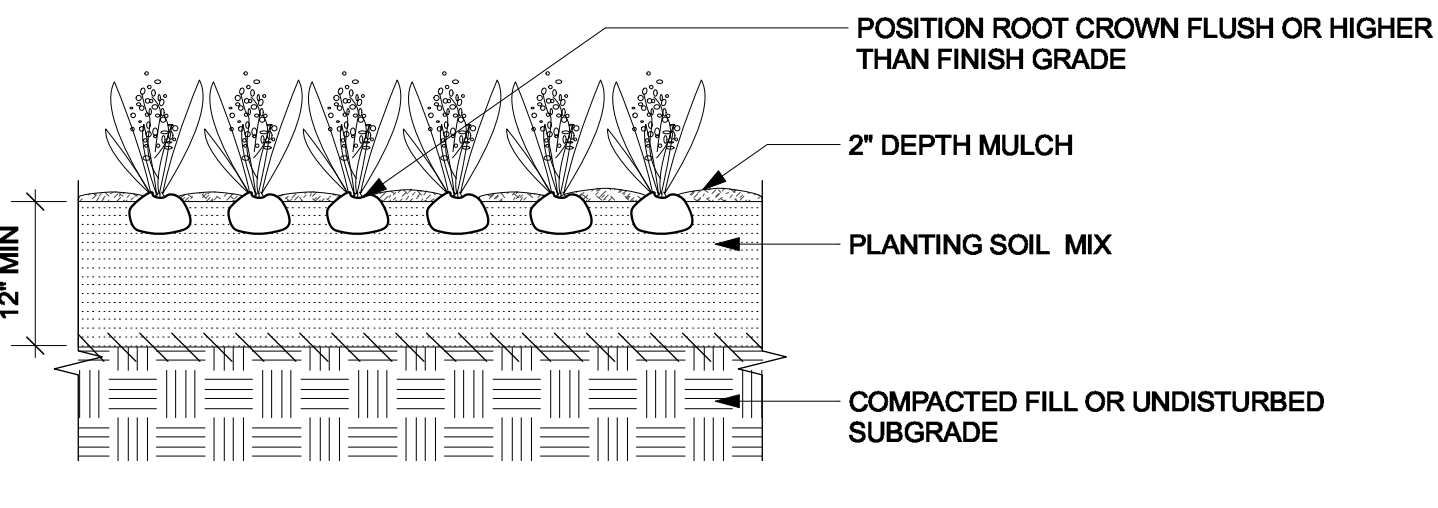
BID SET



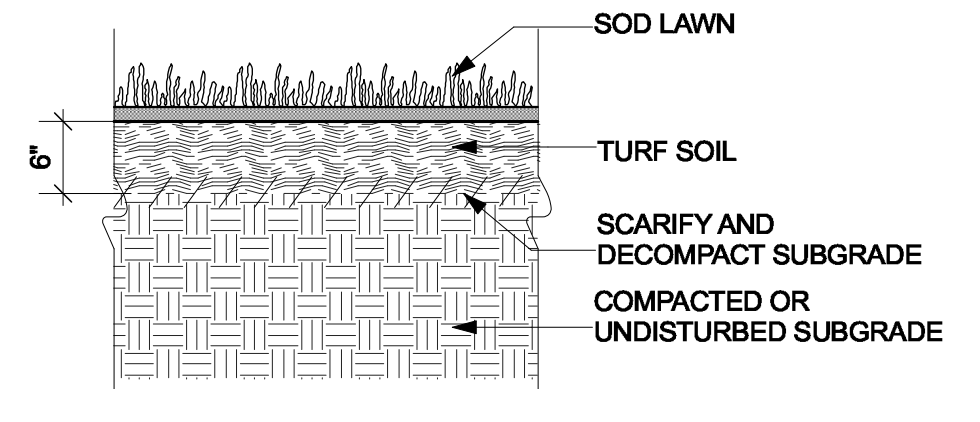
1 Tree Planting
 Scale: 1/2" = 1'-0"



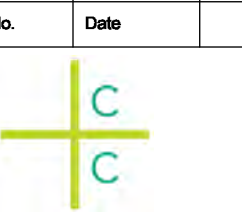
2 Shrub Planting
 Scale: 1/2" = 1'-0"




3 Groundcover Planting
 Scale: 1/2" = 1'-0"



4 Sod Lawn
 Scale: 1" = 1'-0"



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STAMP:


DATE:
January 28, 2021

PROJECT NUMBER: 1803 SCALE: 1" = 10'-0"

DRAWING TITLE:

**PLANTING
 DETAILS**

L602