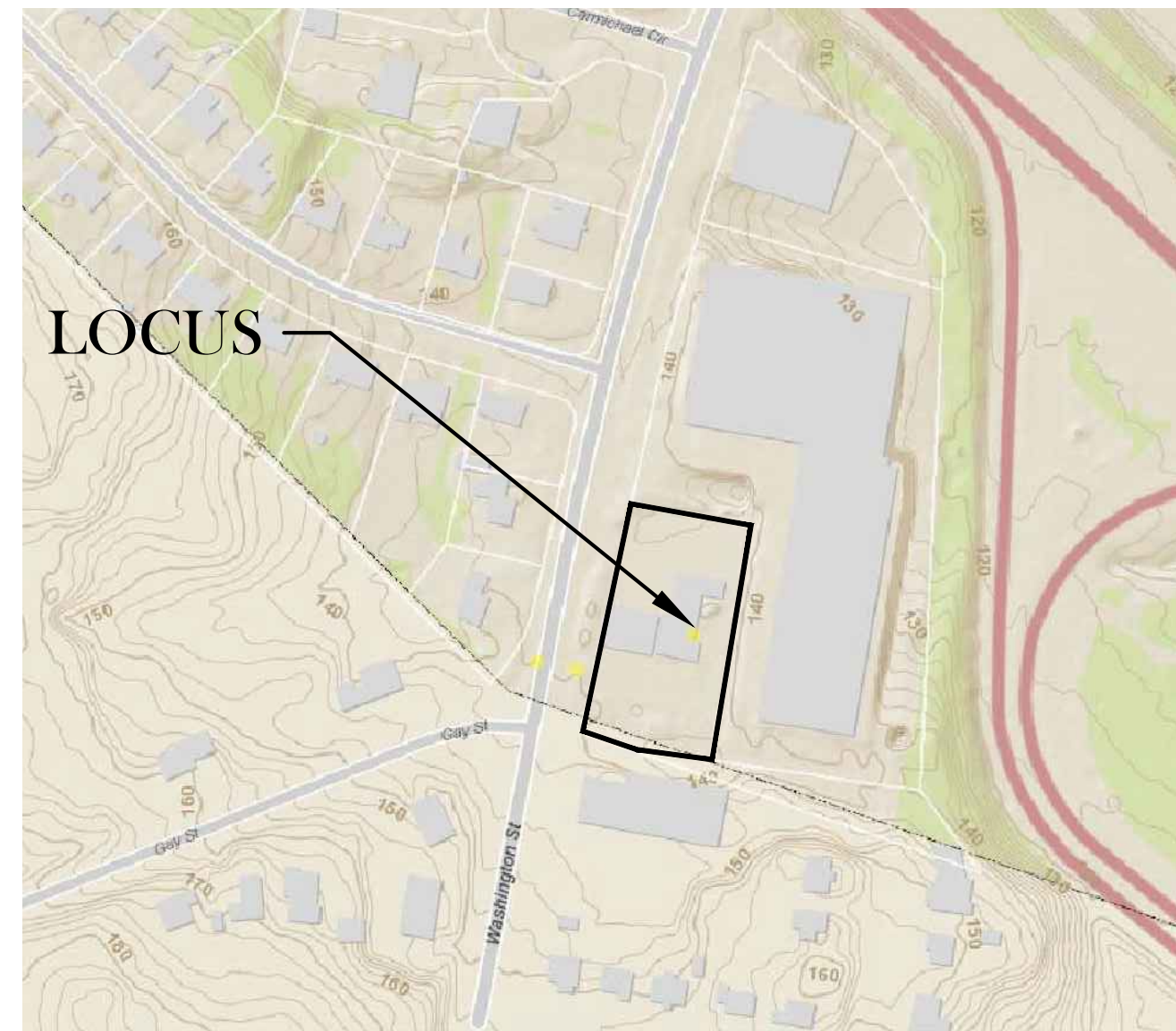


PROPOSED MIXED USE DEVELOPMENT

1000 WASHINGTON STREET DEDHAM, MA 02026

TOWN OF DEDHAM ZONING TABLE
 ZONING DISTRICT: RESEARCH
 DEVELOPMENT & OFFICE (RDO)



LOCUS: 1000 WASHINGTON STREET – DEDHAM, MA
 SCALE: 1"~200'

ZONING:	REQUIRED	EXISTING	PROPOSED
MINIMUM FRONTAGE*	N/A	225'	225'
MINIMUM LOT AREA*	N/A	33,495 S.F.	33,495 S.F.
MINIMUM LOT WIDTH (%) MINIMUM FRONTAGE	70%	225'/150'=150%	225'/150'=150%
MINIMUM FRONT YARD**	40'**	6.7'	40.0'
MINIMUM SIDE YARD**	15'	72.7'	21.9'
MINIMUM REAR YARD**	25'	25.9'	25.2'
MAXIMUM BUILDING HEIGHT	40'	<40'	34'
MAXIMUM LOT COVERAGE (%)	80%	15.9%	35.1%
MAXIMUM FLOOR AREA RATIO	1.0***	<1.00	0.85±
PARKING:			
AISLE WIDTH	24'		24'
SPACE DIMENSIONS	9'x19' (9'x17' W/2' OVERHANG) 9'x16' (COMPACT)		9'x19' (9'x17' W/2' OVERHANG) 9'x16' (COMPACT)

*MINIMUM LOT AREA AND FRONTAGE SHALL NOT APPLY TO ANY LOT RECORDED BY PLAN OR DEED IN THE NORFOLK REGISTRY OF DEEDS OR FILED WITH LAND COURT PRIOR TO PASSAGE OF ARTICLE 57 OF THE 1973 TOWN MEETING, IF IN AN RDO DISTRICT, OR ARTICLE 40 OF THE 1963 TOWN MEETING IF IN AN LMA, LMB, RDO, OR HB DISTRICT.
 **IN ADDITION, IN THE RDO DISTRICT, NO PORTION OF A BUILDING FOR A USE NOT ALLOWED IN A SINGLE OR GENERAL RESIDENCE DISTRICT SHALL BE CLOSER TO SUCH DISTRICT THAN FORTY (40) FEET OR, IF GREATER, THE HEIGHT OF THAT BUILDING.
 ***A MIXED USE DEVELOPMENT IN THE RDO OR HB ZONING DISTRICT WITH TWELVE (12) OR MORE APARTMENTS SHALL HAVE MAXIMUM LOT COVERAGE OF 80% AND A MAXIMUM FLOOR AREA RATIO OF 1.0. IN THE RDO ZONING DISTRICT, THERE SHALL NOT BE MORE THAN THIRTY (30) APARTMENTS LOCATED ON ANY LOT OR ON ANY ABUTTING LOTS HELD IN COMMON OWNERSHIP ON THE DATE OF THE ADOPTION OF THIS PROVISION.

PARKING:

SPACES:
 FIRST FLOOR COMMERCIAL: (1 SPACE REQUIRED PER 200 N.S.F.)
 2,800 S.F. X 1 SPACE PER 200 S.F. = **14 SPACES**
 SECOND FLOOR RESIDENTIAL: (1 SPACES REQUIRED PER 1 BR UNIT)
 1 SPACES X 28 UNITS = **28 SPACES**
 TOTAL REQUIRED = **42 SPACES**

HC PARKING:
 ADA REQUIREMENTS: 2 SPACES PER 26-50 PARKING SPACES
 HANDICAPPED PARKING PROVIDED = **2 SPACES**

SUMMARY:

HANDICAP SPACES = 2 SPACES
 PERPENDICULAR SPACES (9x19) = 36 SPACES
 COMPACT SPACES (9x16) = 5 SPACES
 TOTAL SPACES = 43 SPACES
 COMPACT SPACES ALLOWED (25% OF PROPOSED) = 11 SPACES
 COMPACT SPACES PROPOSED = 5 SPACES

LANDSCAPE:

CALCULATIONS:

TOTAL LANDSCAPE AREA (INCLUDING BUFFER & WALKS) = 12,289 S.F.
 LANDSCAPE AREA (EXCLUDING BUFFER AREA) = 1,896 S.F.
 PAVED AREA (OUTSIDE BUILDING FOOTPRINT) = 9,418 S.F.
 TOTAL PAVED AREA = 15,898 S.F.

SUMMARY:

PARKING LANDSCAPE AREA REQUIRED (15% OF PARKING AREA)
 ~ 0.15*9,418 = 1,413 S.F.
 1,896 S.F. > 1,413 S.F. THEREFORE LANDSCAPE IS SUFFICIENT

SHEETS:

- SHEET 1 OF 11 - COVER SHEET (CS)
- SHEET 2 OF 11 - ABBREVIATIONS AND NOTES (AN)
- SHEET 3 OF 11 - EXISTING CONDITIONS (EC)
- SHEET 4 OF 11 - DEMOLITION PLAN (DP)
- SHEET 5 OF 11 - EROSION CONTROL PLAN (ERP)
- SHEET 6 OF 11 - SITE LAYOUT PLAN (LP)
- SHEET 7 OF 11 - GRADING AND DRAINAGE PLAN (GD)
- SHEET 8 OF 11 - UTILITY PLAN (UP)
- SHEET 9 OF 11 - DETAIL SHEET 1 (DT1)
- SHEET 10 OF 11 - DETAIL SHEET 2 (DT2)
- SHEET 11 OF 11 - DETAIL SHEET 3 (DT3)



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LEGEND

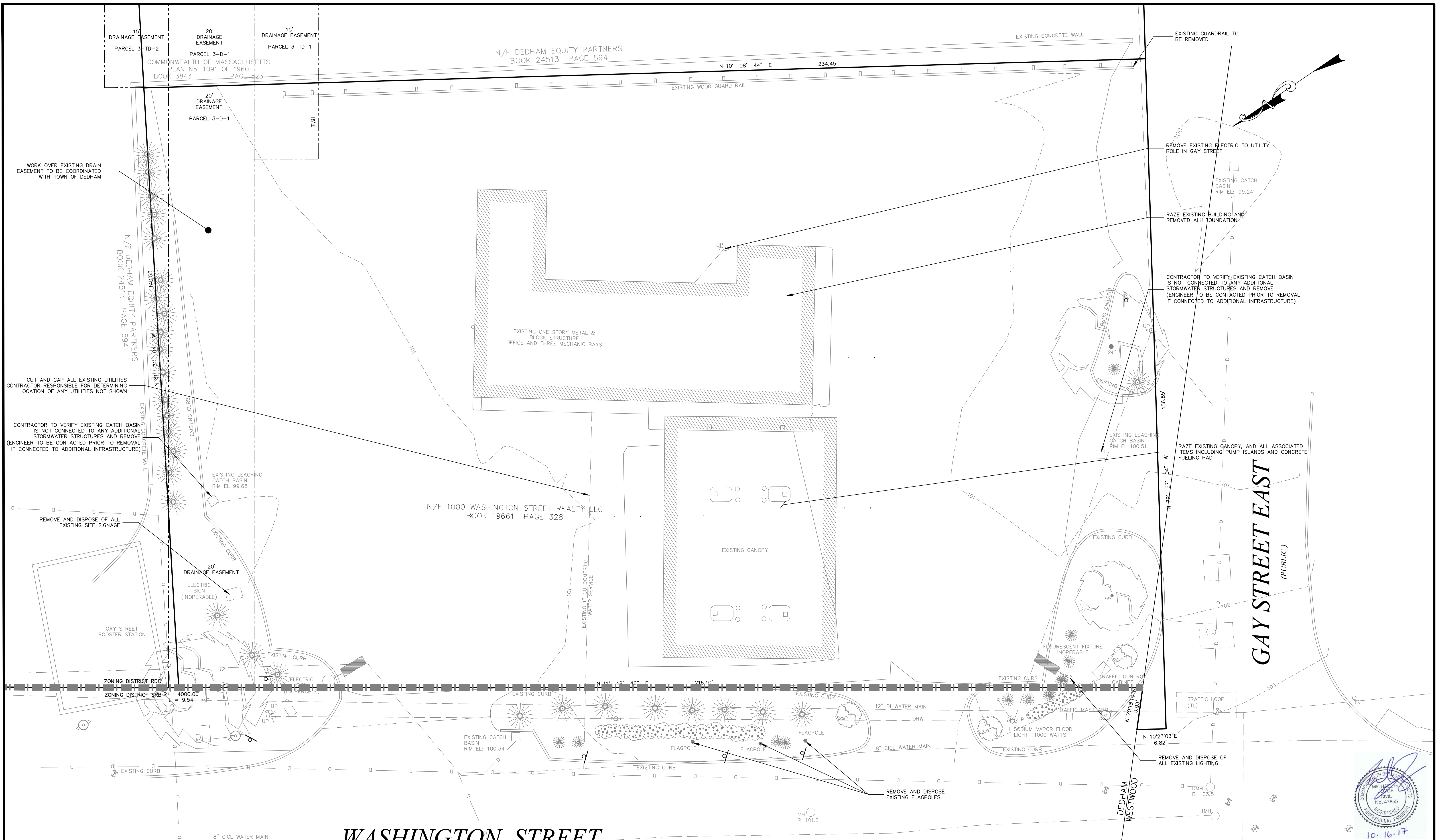
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S	EX. SEWER	H	HYDRANT
D	EX. DRAIN	SMH	SEWER MANHOLE
E	EX. ELECT.	TMH	TELEPHONE MANHOLE
T	EX. TEL.	CB	EX. CATCH BASIN
G	EX. GAS	EH	EX. HANDHOLE
LP	LIGHT POLE	UP	UTILITY POLE
DM	DRAIN MANHOLE	FG	FLUSH GRANITE CURB
EMH	ELECTRIC MANHOLE	FC	CONCRETE RETAINING WALL
VGC	VERTICAL GRANITE CURB		
FGC	FLUSH GRANITE CURB		
CRW	CONCRETE RETAINING WALL		

SCALE	1"=10'	JOB NO.	JCG 17-019
DATE	05.04.17	TAX MAP NO.	N/A
REVISIONS			
NO.	DATE	REVISION	BY
1	09.13.17	REVIEW COMMENTS	MGJ
2	10.16.17	FIRE DEPARTMENT REVIEW	MGJ

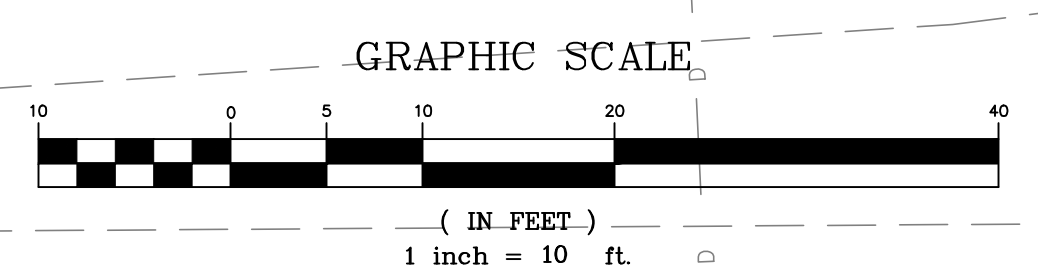
PLAN TITLE: COVER SHEET
 PROPOSED MIXED-USE REDEVELOPMENT
 1000 WASHINGTON STREET
 DEDHAM, MA

PREPARED FOR: JOSEPH MOUSSALLI
 WEST ROXBURY MOTORS
 1789 CENTRE STREET
 WEST ROXBURY, MA 02132

CS
 SHEET 1 OF 11



WASHINGTON STREET
(PUBLIC - STATE HIGHWAY)



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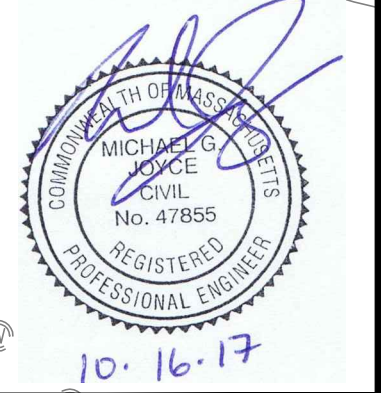
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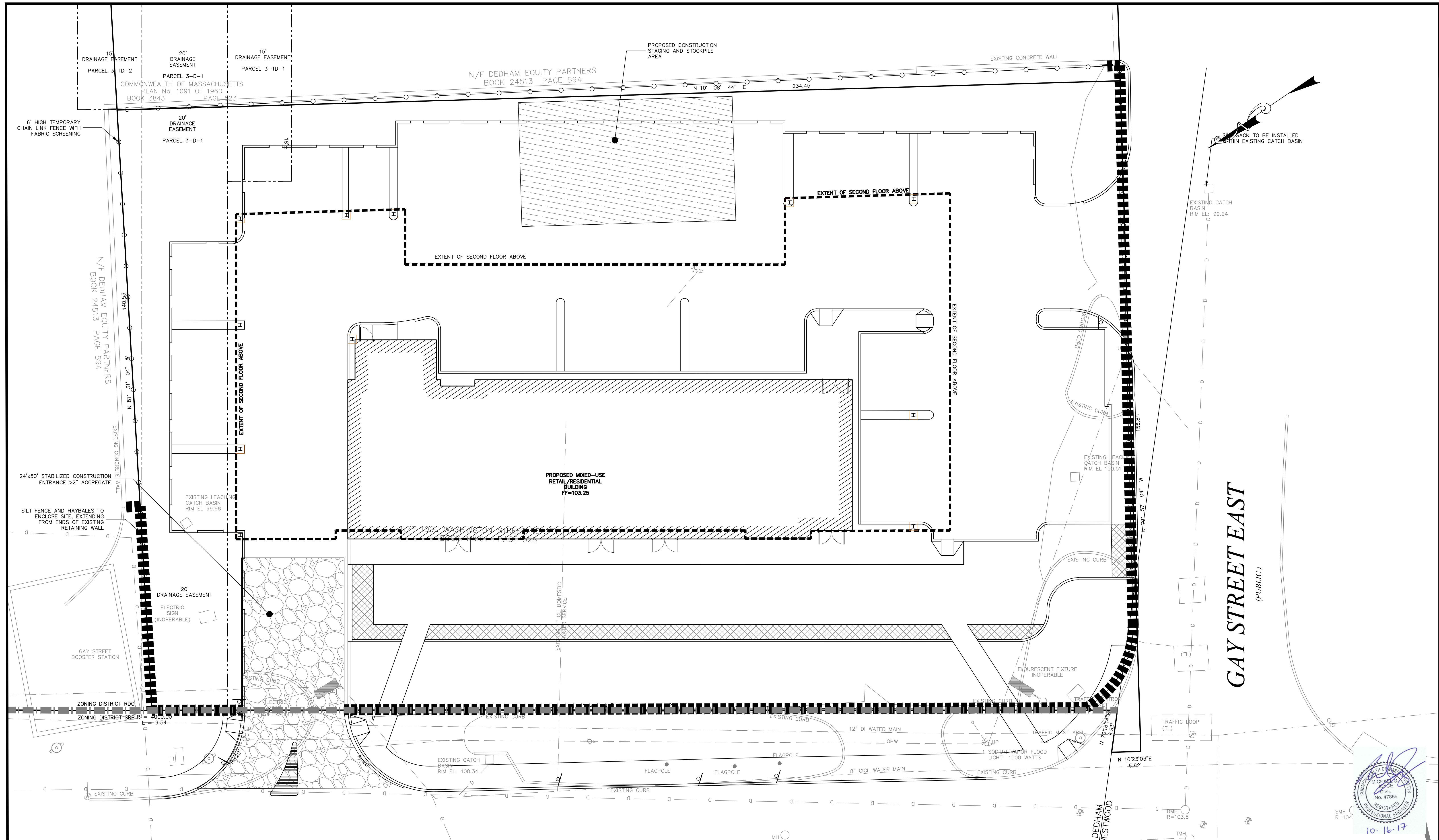
LEGEND

— W —	EX. WATER	⊗	WATER VALVE
— S —	EX. SEWER	⊗	HYDRANT
— D —	EX. DRAIN	⊗	SEWER MANHOLE
— E —	EX. ELECT	⊗	TELEPHONE MANHOLE
— T —	EX. TEL	⊗	EX. CATCH BASIN
— G —	EX. GAS	⊗	EX. HANDHOLE
⊗	EX. LIGHT POLE	⊗	UTILITY POLE
⊗	DMH	⊗	VERTICAL GRANITE CURB
⊗	EMH	⊗	FLUSH GRANITE CURB
⊗	VGR	⊗	CONCRETE RETAINING WALL
⊗	FGC	⊗	
⊗	CRTW	⊗	

SCALE	1"=10'	JOB NO.	JCG 17-019
DATE	05.04.17	TAX MAP NO.	N/A
REVISIONS			
NO.	DATE	REVISION	BY
1	09.13.17	REVIEW COMMENTS	MGI
2	10.16.17	FIRE DEPARTMENT REVIEW	MGI

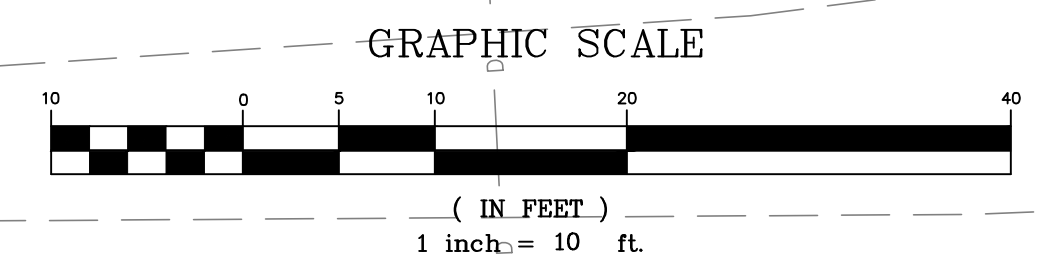
PLAN TITLE:	DEMOLITION PLAN PROPOSED MIXED-USE REDEVELOPMENT 1000 WASHINGTON STREET DEDHAM, MA
PREPARED FOR:	JOSEPH MOUSSALLI WEST ROXBURY MOTORS 1789 CENTRE STREET WEST ROXBURY, MA 02132





WASHINGTON STREET
(PUBLIC - STATE HIGHWAY)

GAY STREET EAST
(PUBLIC)



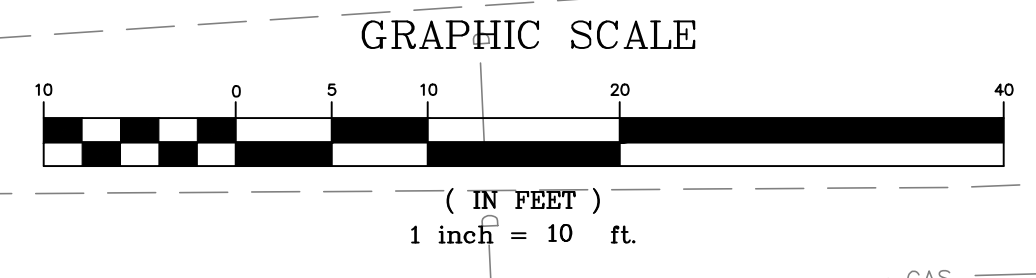
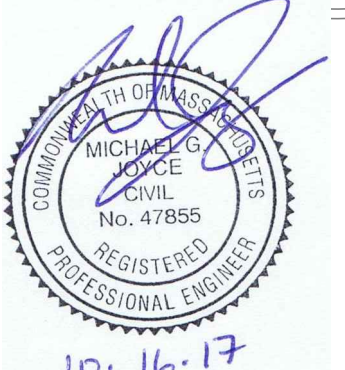
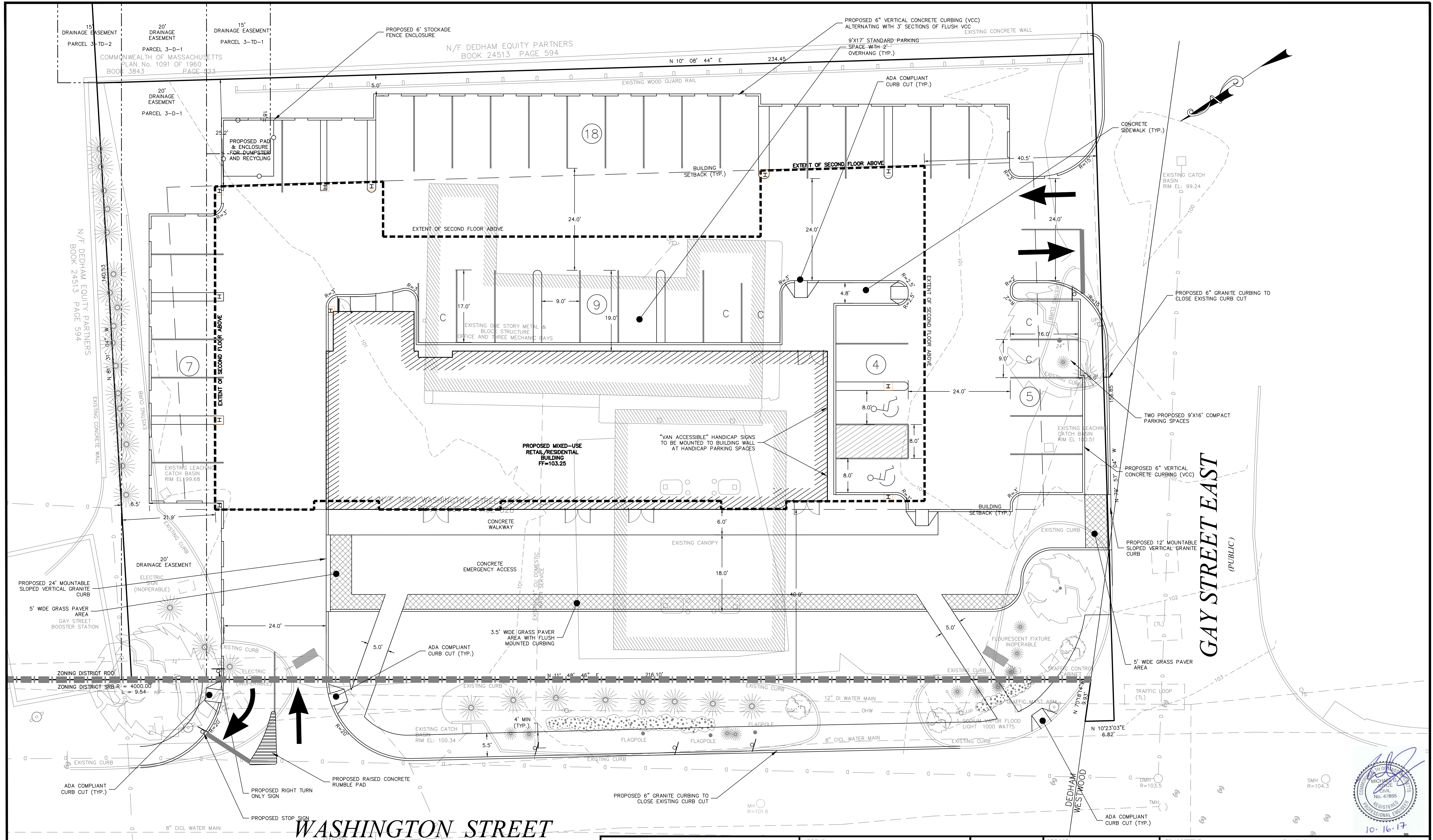
LEGEND

— W —	EX. WATER	W	WATER VALVE
— S —	EX. SEWER	⊗	HYDRANT
— D —	EX. DRAIN	SMH	SEWER MANHOLE
— E —	EX. ELECT	TMH	TELEPHONE MANHOLE
— T —	EX. TEL	CB	EX. CATCH BASIN
— G —	EX. GAS	CH	EX. HANDHOLE
LP	LIGHT POLE	UP	UTILITY POLE
DMH	DRAIN MANHOLE	⊗	GAS VALVE
EMH	ELECTRIC MANHOLE	⊗	CONCRETE RETAINING WALL
VGC	VERTICAL GRANITE CURB		
FGC	FLUSH GRANITE CURB		
CRTW	CONCRETE RETAINING WALL		

SCALE	1"=10'	JOB NO.	JCG 17-019
DATE	05.04.17	TAX MAP NO.	N/A
REVISIONS			
NO.	DATE	REVISION	BY
1	09.13.17	REVIEW COMMENTS	MGJ
2	10.16.17	FIRE DEPARTMENT REVIEW	MGJ

PLAN TITLE:	EROSION CONTROL PLAN PROPOSED MIXED-USE REDEVELOPMENT 1000 WASHINGTON STREET DEDHAM, MA
PREPARED FOR:	JOSEPH MOUSSALLI WEST ROXBURY MOTORS 1789 CENTRE STREET WEST ROXBURY, MA 02132
ERP	SHEET 5 OF 11

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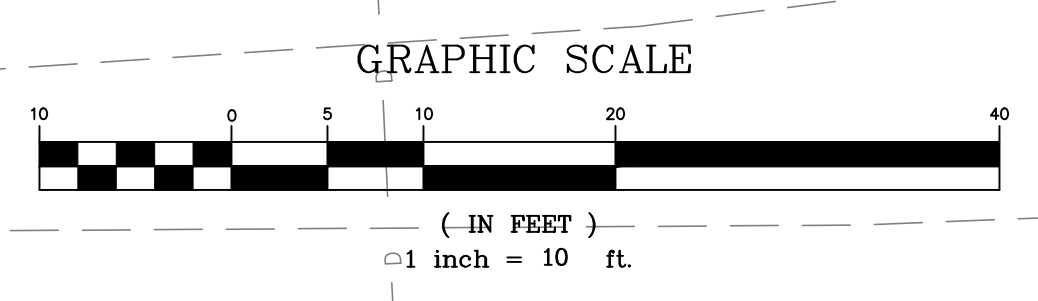
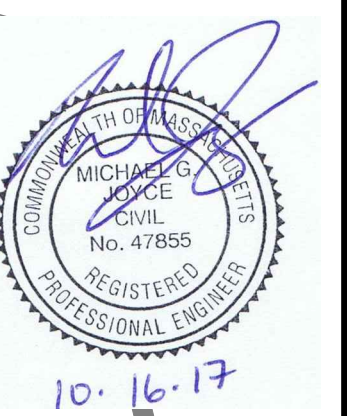
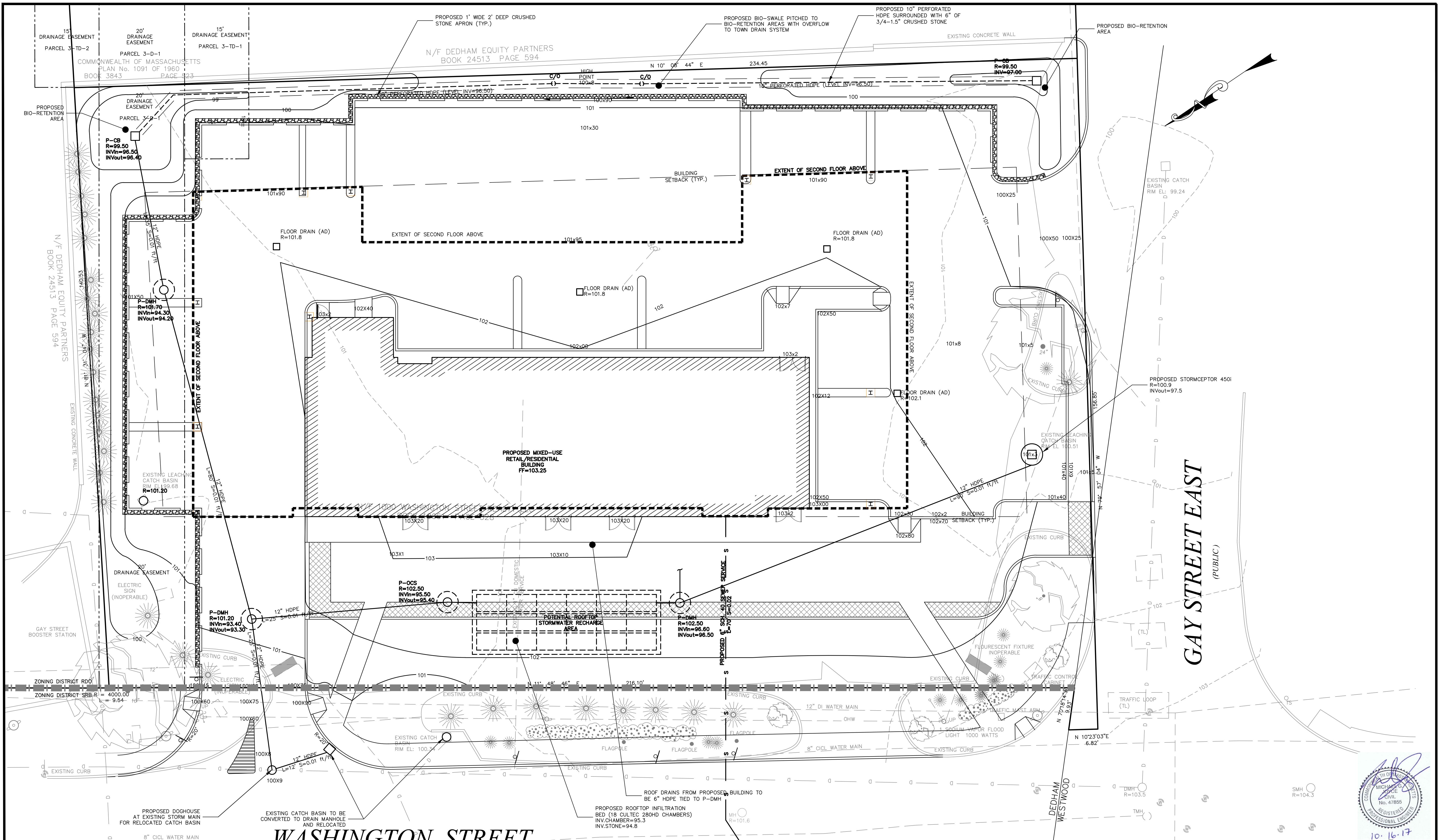
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LEGEND

W	EX. WATER	WV	WATER VALVE
S	EX. SEWER	H	HYDRANT
D	EX. DRAIN	SMH	SEWER MANHOLE
E	EX. ELECT.	TMH	TELEPHONE MANHOLE
T	EX. TEL.	CB	EX. CATCH BASIN
G	EX. GAS	UP	EX. HANDHOLE
LP	LIGHT POLE	UPP	UTILITY POLE
DMH	DRAIN MANHOLE	UPG	GAS VALVE
EMH	ELECTRIC MANHOLE	UR	CONCRETE RETAINING WALL
VGC	VERTICAL GRANITE CURB		
FGC	FLUSH GRANITE CURB		
CRW	CONCRETE RETAINING WALL		

SCALE	1"=10'	JOB NO.	JCG 17-019
DATE	05.04.17	TAX MAP NO.	N/A
REVISIONS			
NO.	DATE	REVISION	BY
1	09.13.17	REVIEW COMMENTS	MGI
2	10.16.17	FIRE DEPARTMENT REVIEW	MGI

PLAN TITLE:	LAYOUT PLAN PROPOSED MIXED-USE REDEVELOPMENT 1000 WASHINGTON STREET DEDHAM, MA
PREPARED FOR:	JOSEPH MOUSSALLI WEST ROXBURY MOTORS 1789 CENTRE STREET WEST ROXBURY, MA 02132
	LP
	SHEET 6 OF 11



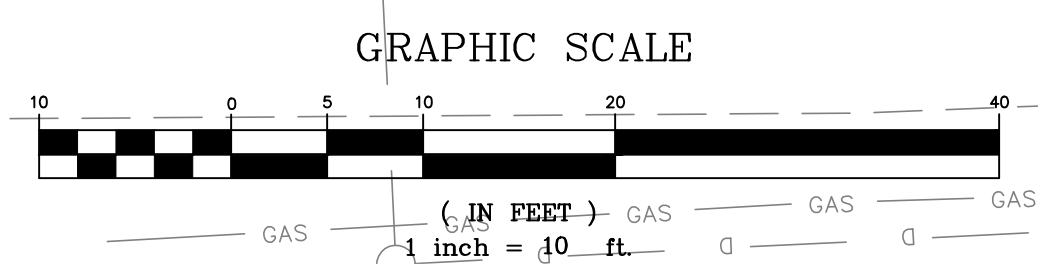
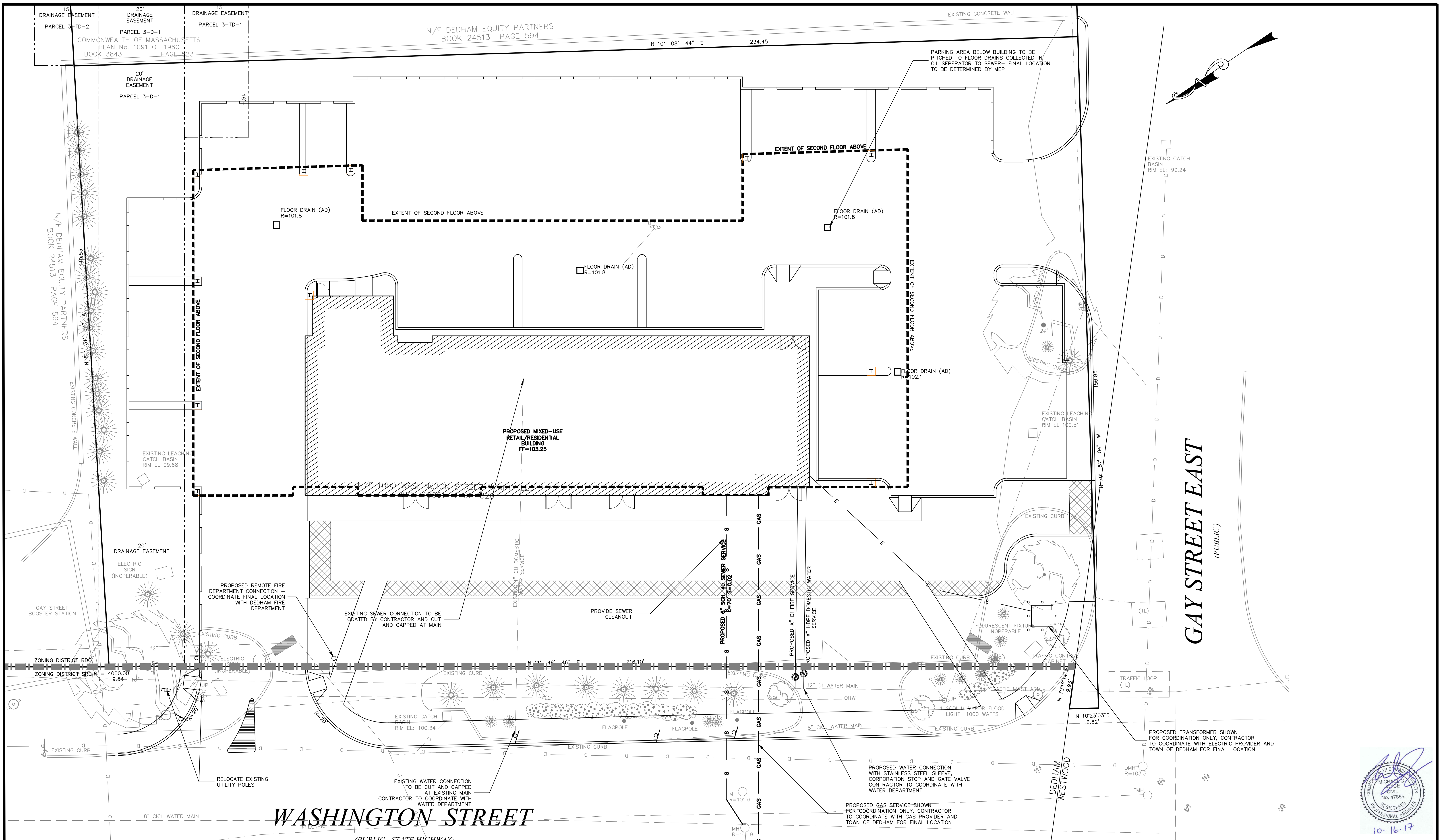
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LEGEND

W	EX. WATER	WV	WATER VALVE
S	EX. SEWER	HY	HYDRANT
D	EX. DRAIN	SMH	SEWER MANHOLE
E	EX. ELECT	TMH	TELEPHONE MANHOLE
G	EX. GAS	CB	EX. CATCH BASIN
LP	LIGHT POLE	HH	EX. HANDHOLE
DMH	DRAIN MANHOLE	UP	UTILITY POLE
EMH	ELECTRIC MANHOLE	VG	VERTICAL GRANITE CURB
FGC	FLUSH GRANITE CURB	GV	GAS VALVE
CRW	CONCRETE RETAINING WALL		

SCALE	1"=10'	JOB NO.	JCG 17-019
DATE	05.04.17	TAX MAP NO.	N/A
REVISIONS			
NO.	DATE	REVISION	BY
1	09.13.17	REVIEW COMMENTS	MGI
2	10.16.17	FIRE DEPARTMENT REVIEW	MGI

PLAN TITLE:	GRADING AND DRAINAGE PLAN PROPOSED MIXED-USE REDEVELOPMENT 1000 WASHINGTON STREET DEDHAM, MA
PREPARED FOR:	JOSEPH MOUSSALLI WEST ROXBURY MOTORS 1789 CENTRE STREET WEST ROXBURY, MA 02132
GD	
SHEET 7 OF 11	



WASHINGTON STREET
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LEGEND

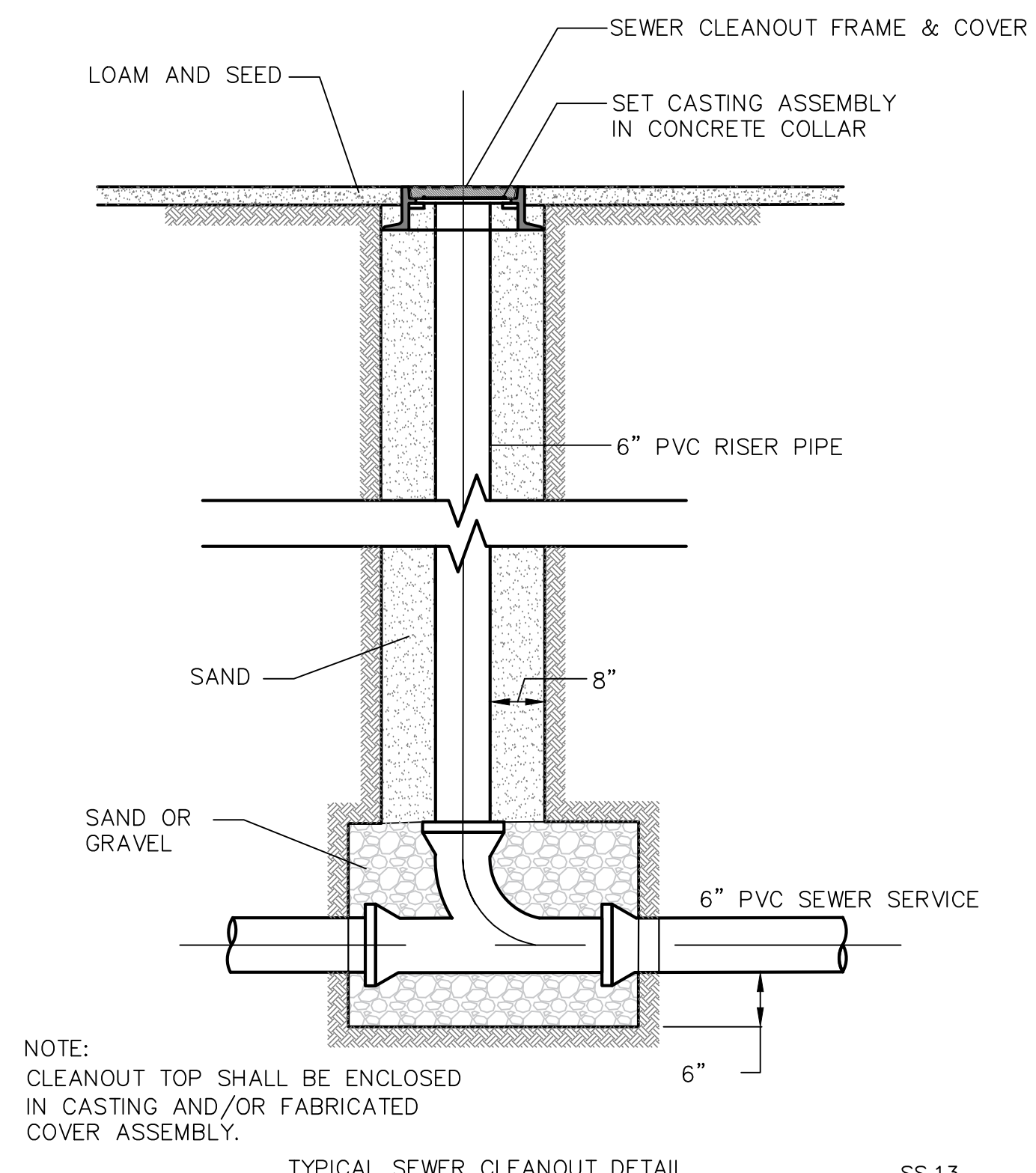
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S	EX. SEWER	HY	HYDRANT
D	EX. DRAIN	SMH	SEWER MANHOLE
E	EX. ELECT	TMH	TELEPHONE MANHOLE
T	EX. TEL	CB	EX. CATCH BASIN
G	EX. GAS	EH	EX. HANDHOLE
LP	LIGHT POLE	UP	UTILITY POLE
DMH	DRAIN MANHOLE	FGC	FLUSH GRANITE CURB
EMH	ELECTRIC MANHOLE	CRW	CONCRETE RETAINING WALL
VCC	VERTICAL GRANITE CURB		
FGC	FLUSH GRANITE CURB		
CRW	CONCRETE RETAINING WALL		

SCALE	1"=10'	JOB NO.	JCG 17-019
DATE	05.04.17	TAX MAP NO.	N/A
REVISIONS			
NO.	DATE	REVISION	BY
1	09.13.17	REVIEW COMMENTS	MGI
2	10.16.17	FIRE DEPARTMENT REVIEW	MGI

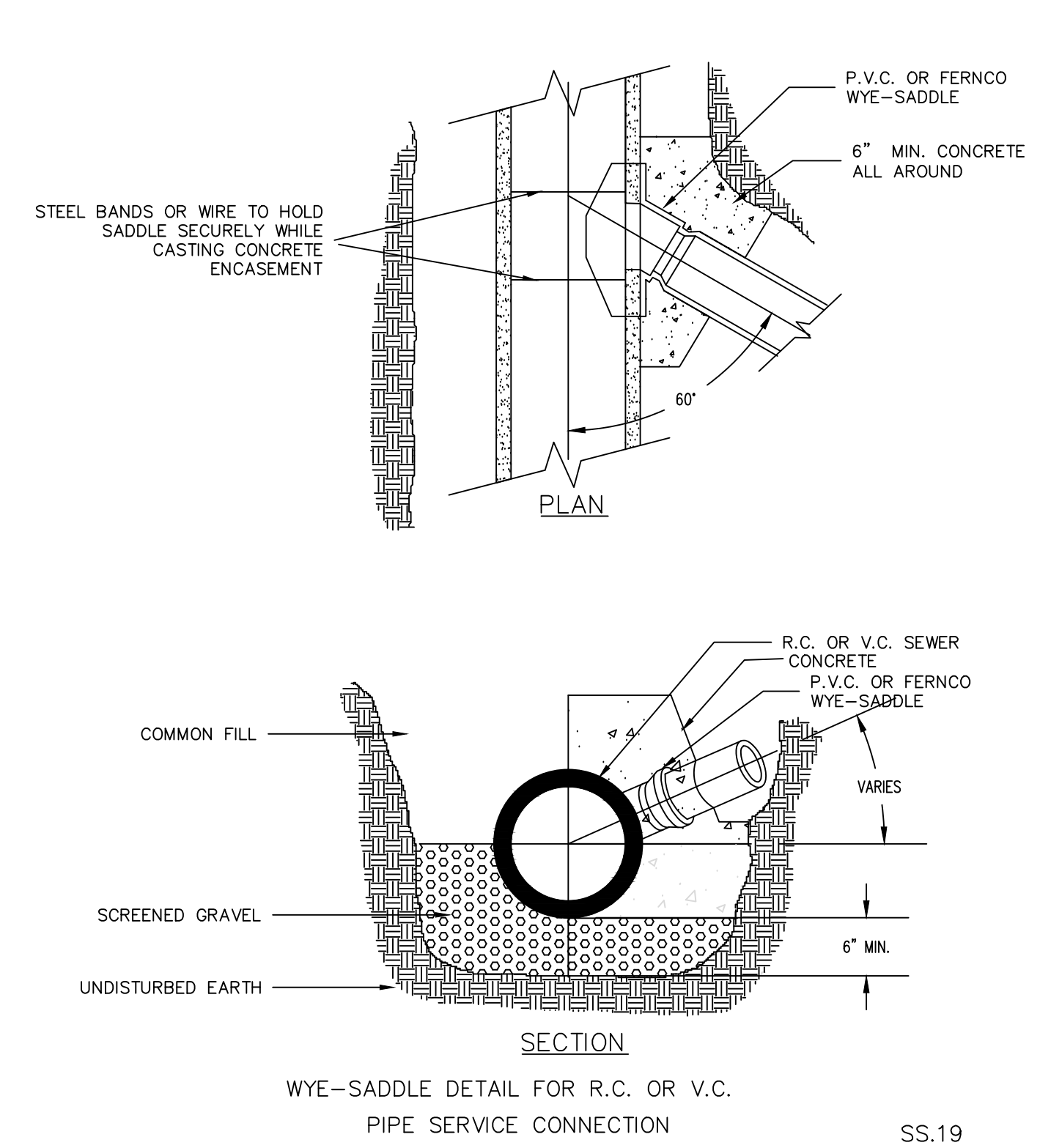
PLAN TITLE: **UTILITY PLAN
PROPOSED MIXED-USE REDEVELOPMENT
1000 WASHINGTON STREET
DEDHAM, MA**

PREPARED FOR: **JOSEPH MOUSSALLI
WEST ROXBURY MOTORS
1789 CENTRE STREET
WEST ROXBURY, MA 02132**

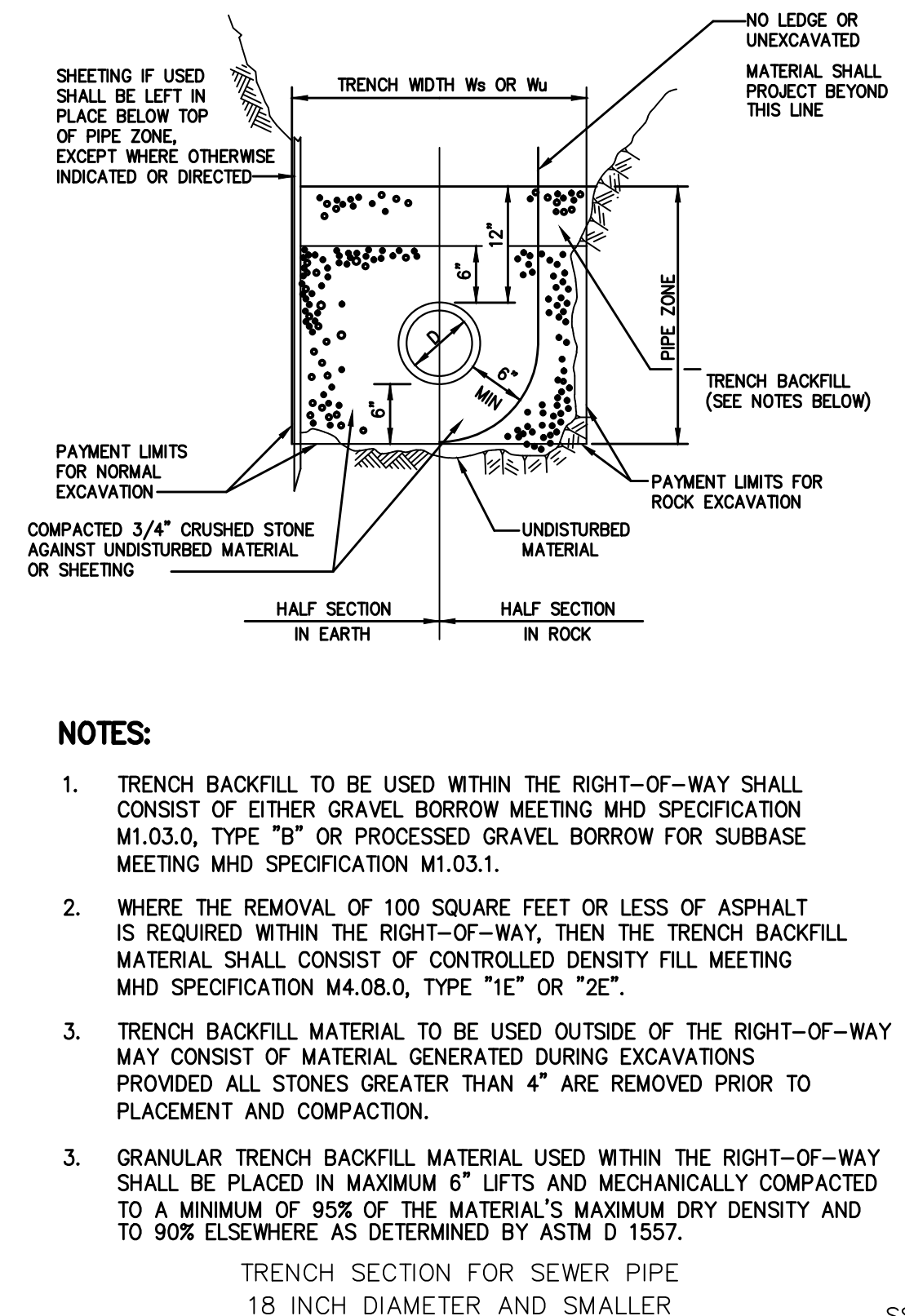
UP
SHEET 8 OF 11



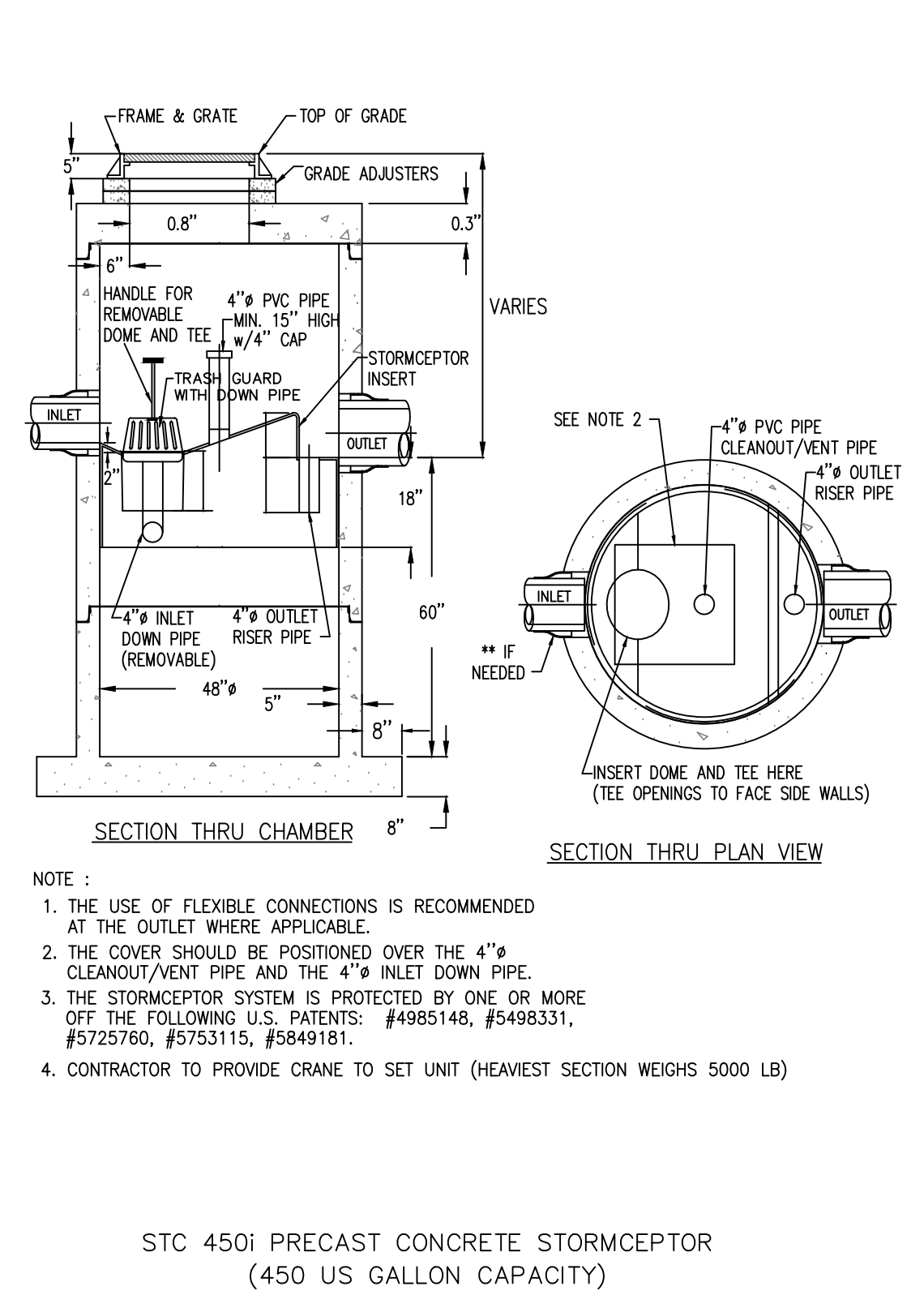
TYPICAL SEWER CLEANOUT DETAIL SS.13



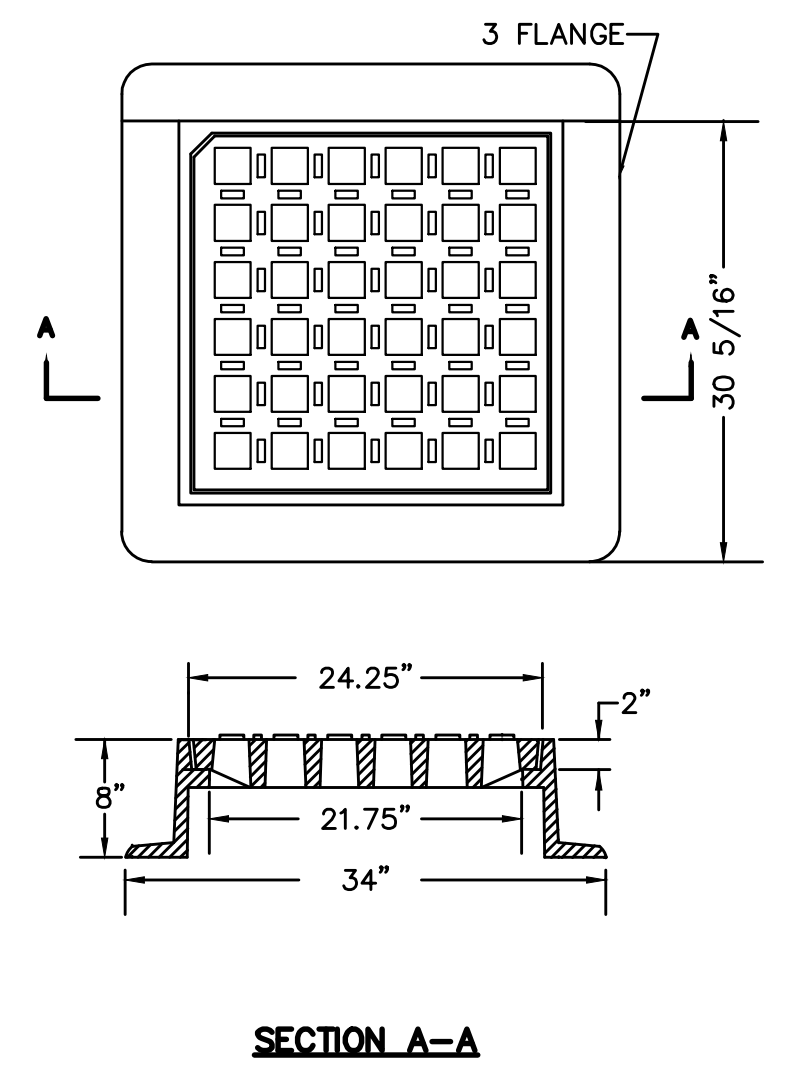
WYE-SADDLE DETAIL FOR R.C. OR V.C. PIPE SERVICE CONNECTION SS.19



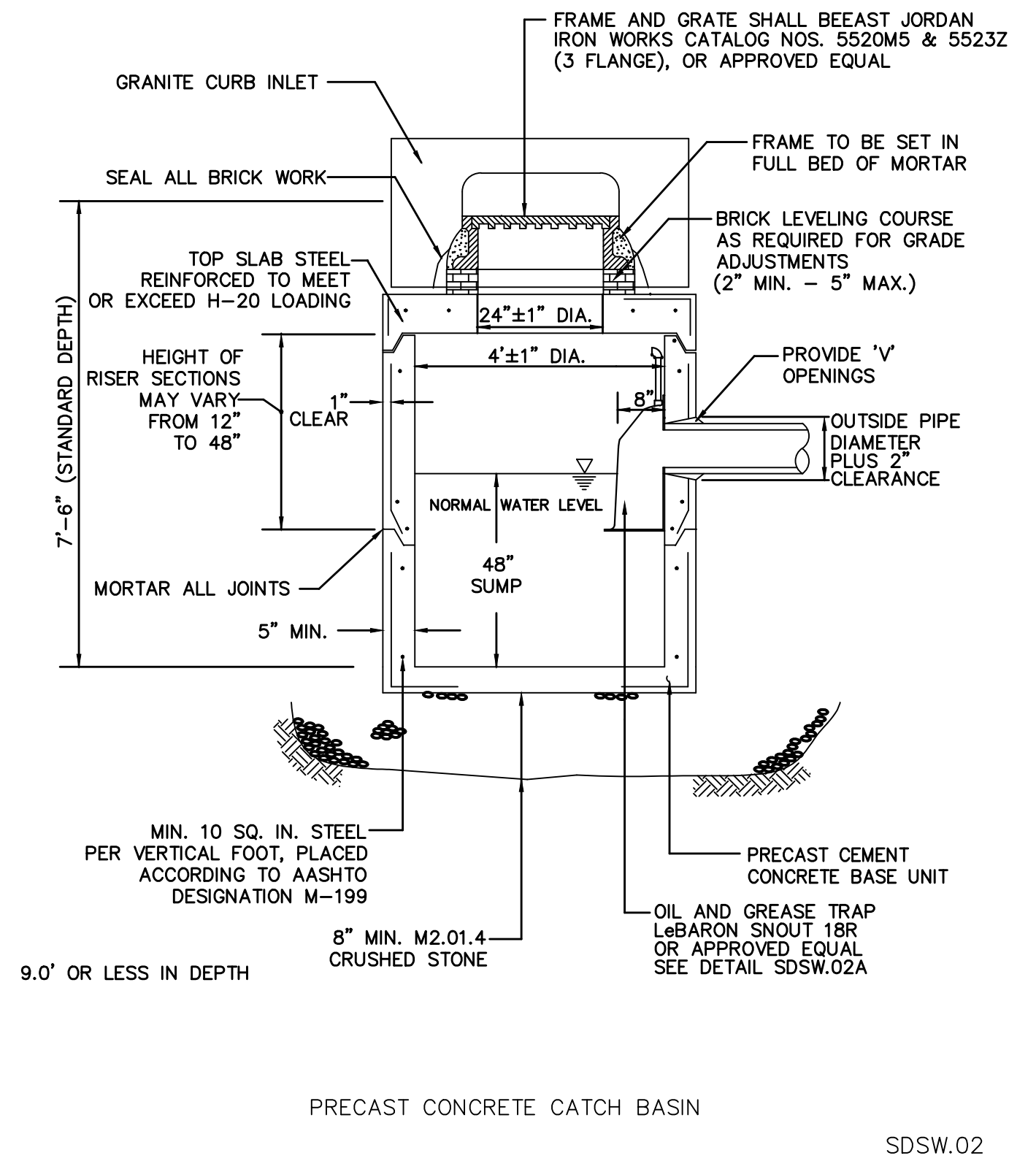
TRENCH SECTION FOR SEWER PIPE 18 INCH DIAMETER AND SMALLER SS.02



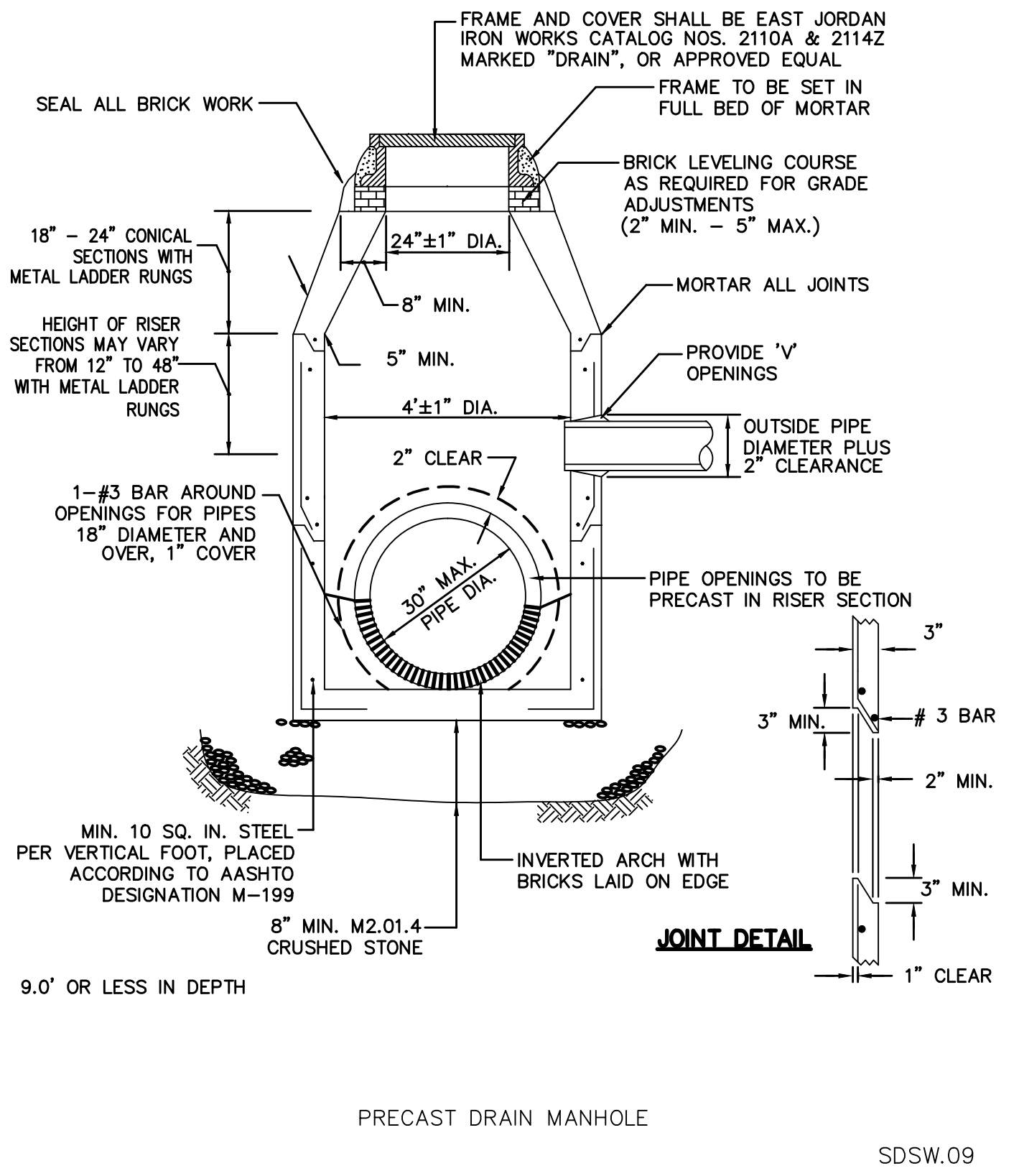
STC 450i PRECAST CONCRETE STORMCEPTOR (450 US GALLON CAPACITY)



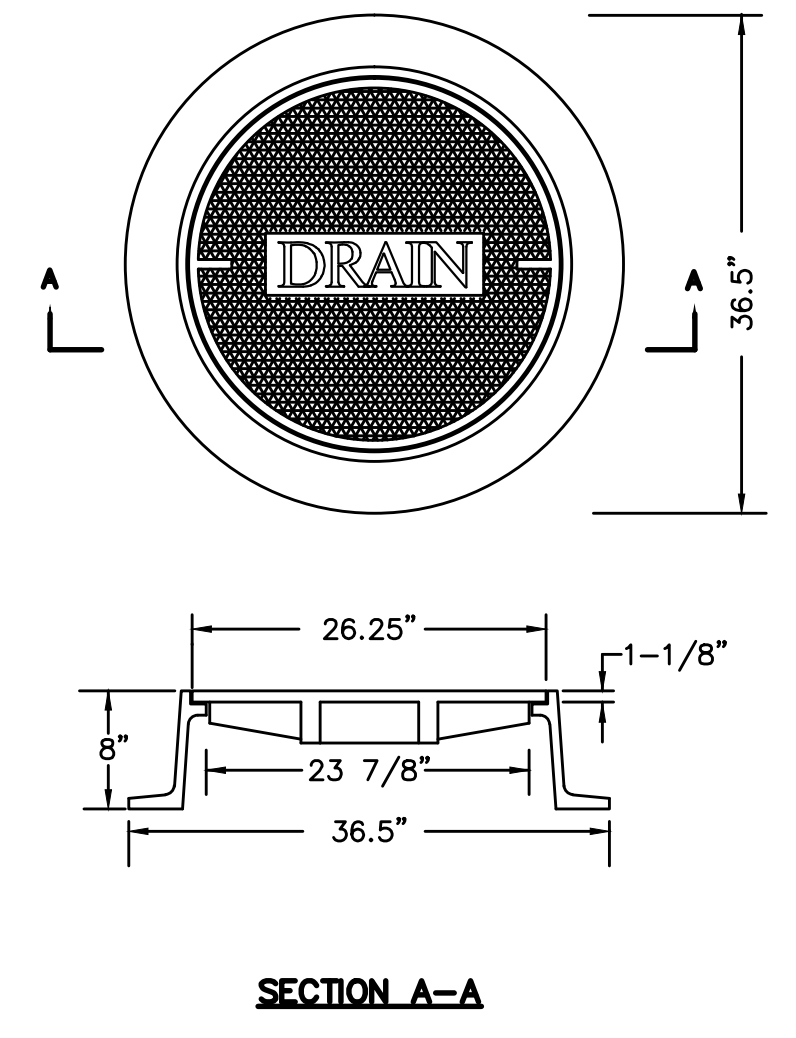
CATCH BASIN FRAME & GRATE SWSW.01



PRECAST CONCRETE CATCH BASIN SWSW.02



PRECAST DRAIN MANHOLE SWSW.09



MANHOLE FRAME & COVER MARKED DRAIN SWSW.34

- NOTES:**
- TRENCH BACKFILL TO BE USED WITHIN THE RIGHT-OF-WAY SHALL CONSIST OF EITHER GRAVEL BORROW MEETING MHD SPECIFICATION M1.03.0, TYPE "B" OR PROCESSED GRAVEL BORROW FOR SUBBASE MEETING MHD SPECIFICATION M1.03.1.
 - WHERE THE REMOVAL OF 100 SQUARE FEET OR LESS OF ASPHALT IS REQUIRED WITHIN THE RIGHT-OF-WAY, THEN THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CONTROLLED DENSITY FILL MEETING MHD SPECIFICATION M4.08.0, TYPE "1E" OR "2E".
 - TRENCH BACKFILL MATERIAL TO BE USED OUTSIDE OF THE RIGHT-OF-WAY MAY CONSIST OF MATERIAL GENERATED DURING EXCAVATIONS PROVIDED ALL STONES GREATER THAN 4" ARE REMOVED PRIOR TO PLACEMENT AND COMPACTION.
 - GRANULAR TRENCH BACKFILL MATERIAL USED WITHIN THE RIGHT-OF-WAY SHALL BE PLACED IN MAXIMUM 6" LIFTS AND MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AND TO 90% ELSEWHERE AS DETERMINED BY ASTM D 1557.

LEGEND

W	EX. WATER	WV	WATER VALVE
S	EX. SEWER	HY	HYDRANT
D	EX. DRAIN	SMH	SEWER MANHOLE
EX	EX. ELECT	TMH	TELEPHONE MANHOLE
T	EX. TEL	CB	EX. CATCH BASIN
G	EX. GAS	DRM	DRAIN MANHOLE
LP	LIGHT POLE	EMH	ELECTRIC MANHOLE
V	VERTICAL GRANITE CURB	VGC	VERTICAL GRANITE CURB
FGC	FLUSH GRANITE CURB	CRW	CONCRETE RETAINING WALL

SCALE	1"=10'	JOB NO.	JCG 17-019
DATE	05.04.17	TAX MAP NO.	N/A
REVISIONS			
NO.	DATE	REVISION	BY
1	09.13.17	REVIEW COMMENTS	MGJ
2	10.16.17	FIRE DEPARTMENT REVIEW	MGJ

DETAIL SHEET 1
PROPOSED MIXED-USE REDEVELOPMENT
1000 WASHINGTON STREET
DEDHAM, MA

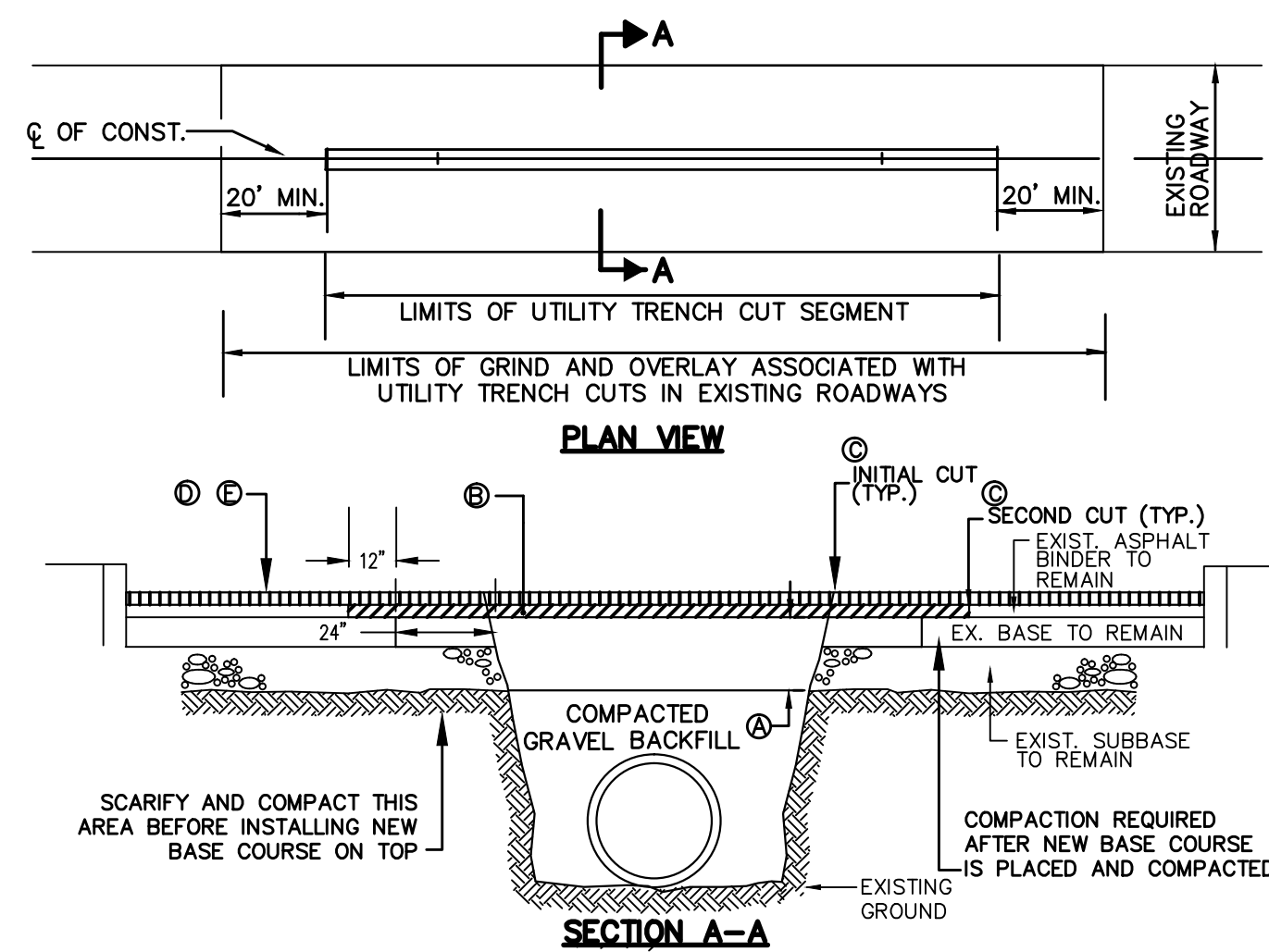
PREPARED FOR: **JOSEPH MOUSSALLI**
WEST ROXBURY MOTORS
1789 CENTRE STREET
WEST ROXBURY, MA 02132

DT1
 SHEET 9 OF 11



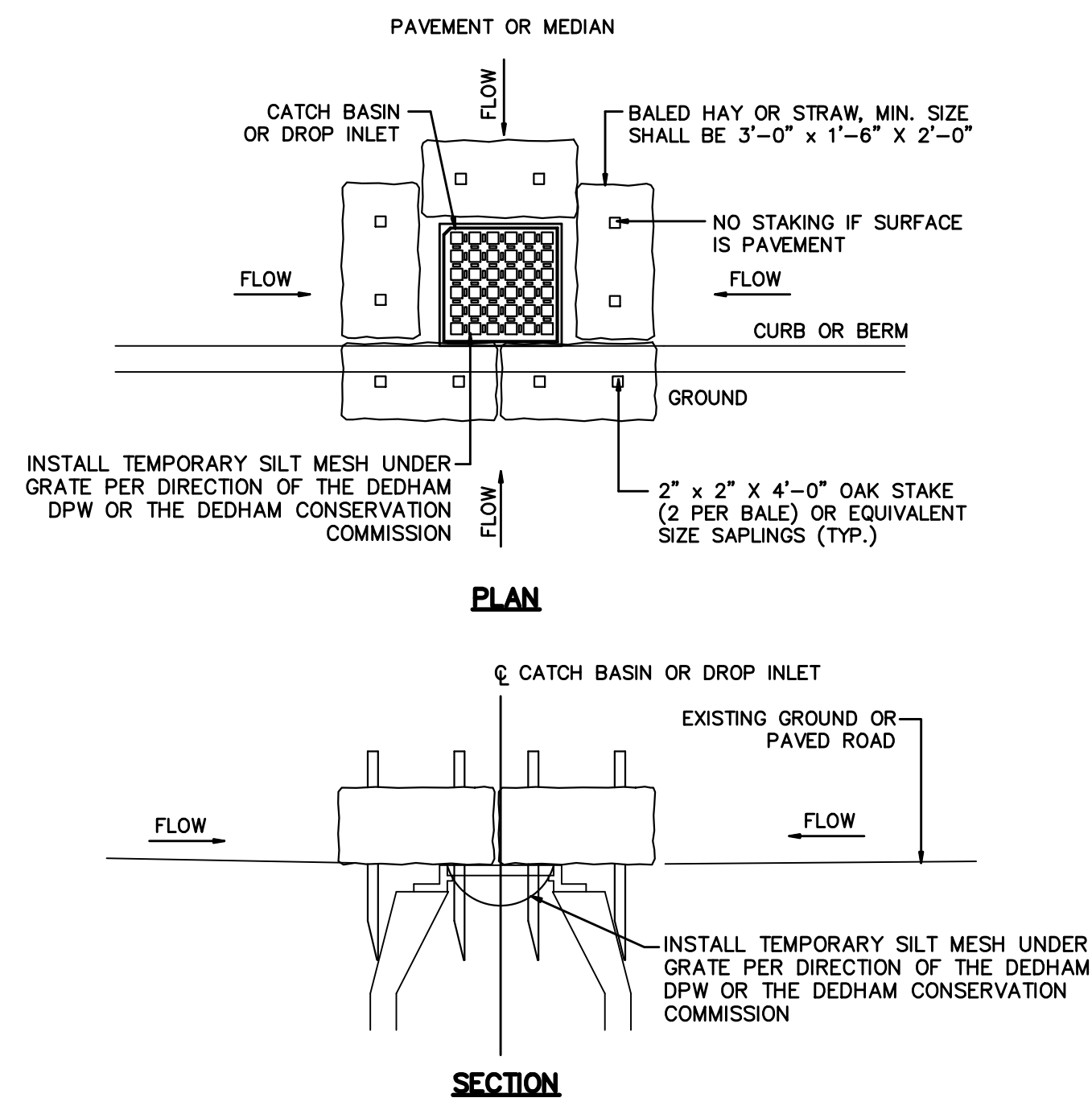
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 BRAINTREE, MA 02184
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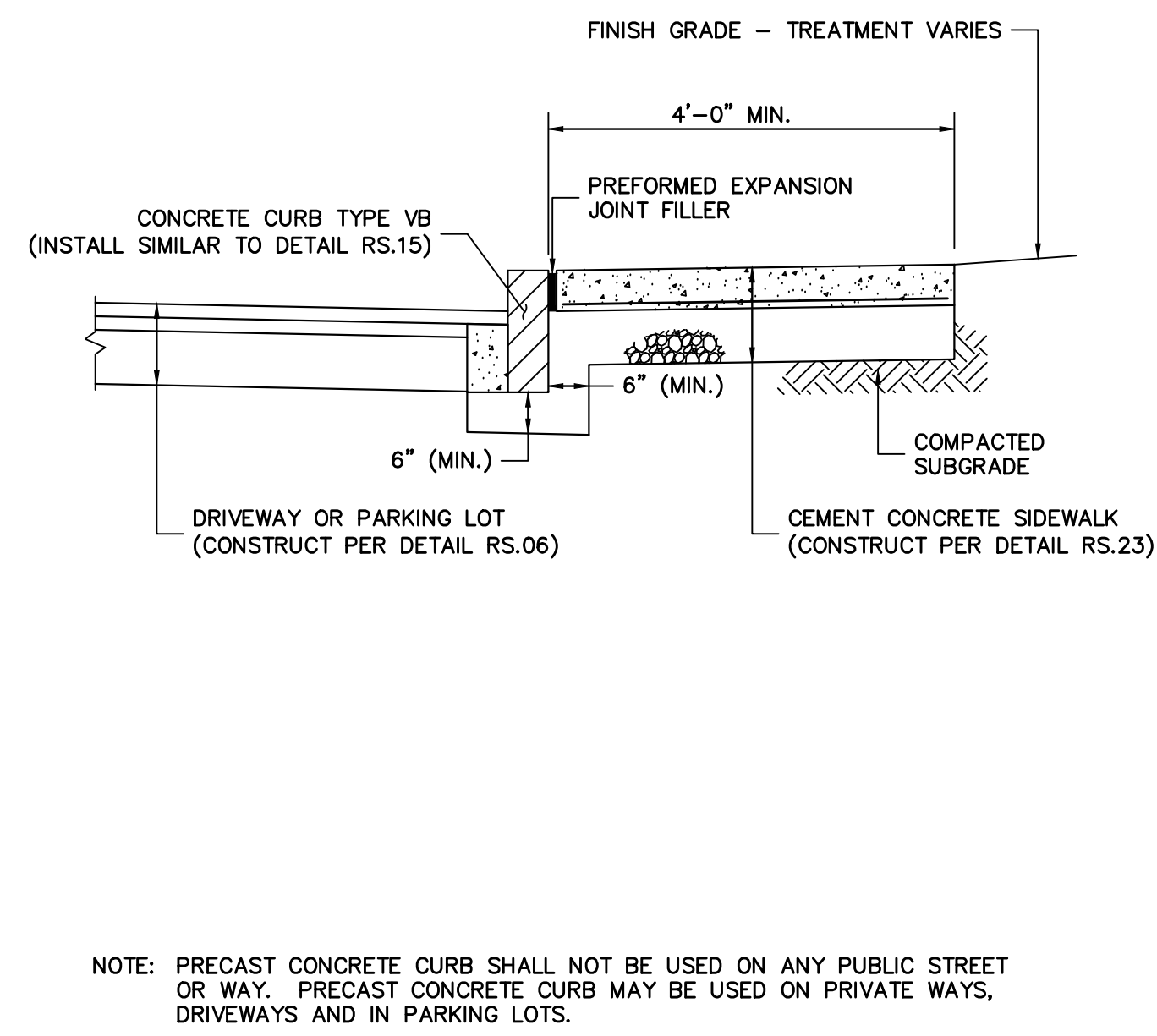


- Ⓐ ADD 12" COMPACTED GRAVEL BASE COURSE TO LIMITS SHOWN.
- Ⓑ INSTALL NOT LESS THAN A 2" COMPACTED BITUMINOUS CONCRETE BINDER TO LIMITS SHOWN.
- Ⓒ SEAL ALL CUT PAVEMENT JOINTS AND EDGES WITH HOT-POURED LIQUID ASPHALT.
- Ⓓ FINAL OVERLAY OVER THE GRINDED FULL WIDTH ROADWAY TO LIMITS SHOWN IN PLAN ABOVE. TYPICAL 2" COMPACTED TYPE I-1 BITUMINOUS CONCRETE ROLLED CURB TO CURB WITHOUT SURFACE BUMPS OR DEPRESSIONS AND FLUSH WITH FACE OF CURBS OR EXISTING EDGES.
- Ⓔ RE-ESTABLISH ALL DISTURBED CENTERLINE AND GUTTERLINE THERMOPLASTIC MARKINGS.

PAVEMENT RESTORATION FOR UTILITY TRENCHING IN CRACKED PAVEMENT AREAS SDSW.20

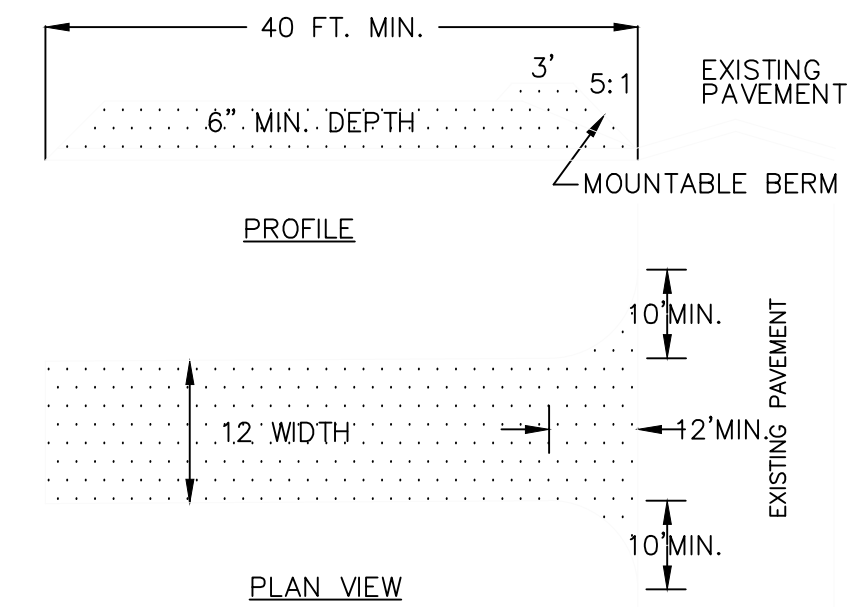


DRAIN INLET PROTECTION SDSW.23



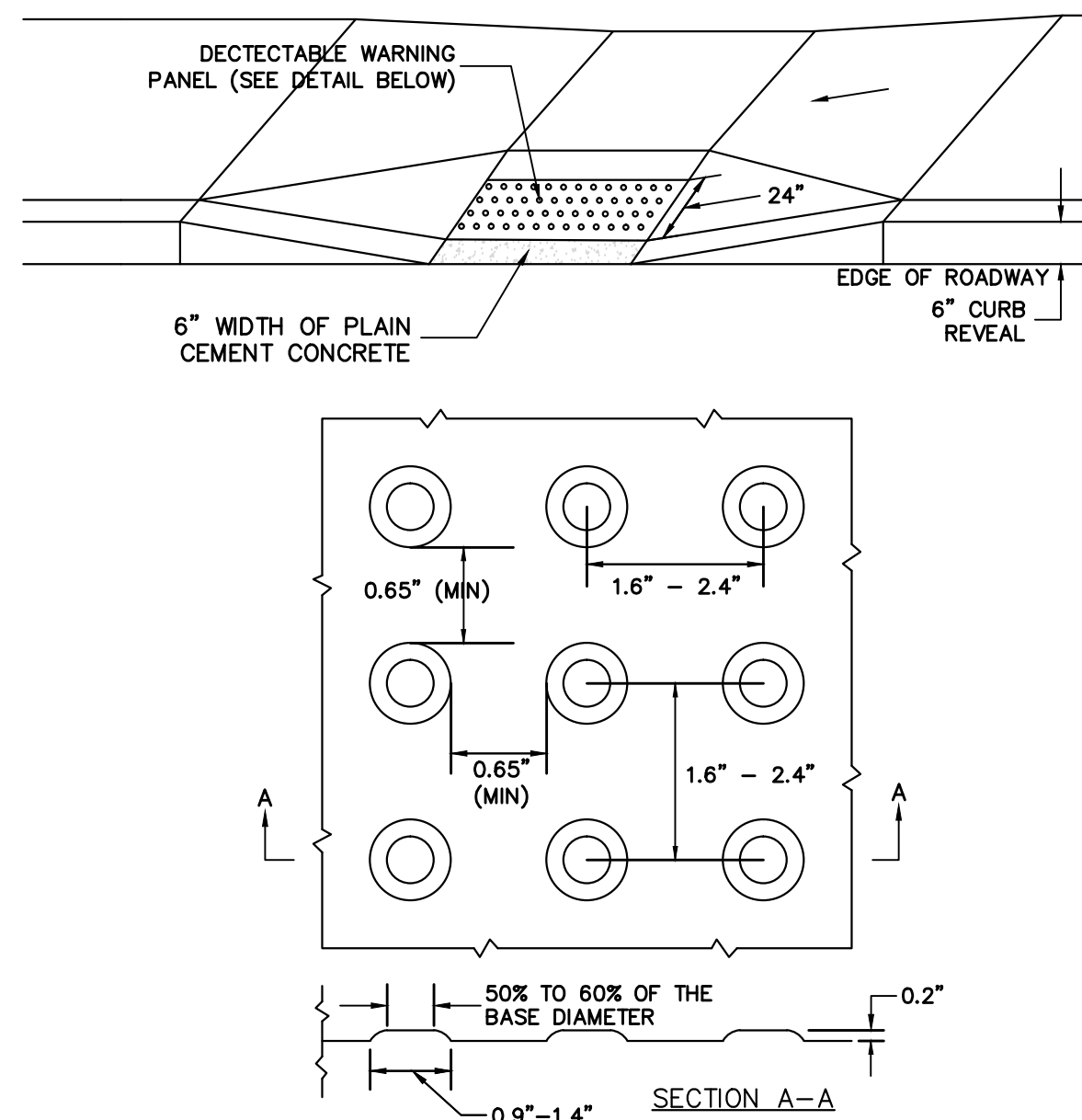
NOTE: PRECAST CONCRETE CURB SHALL NOT BE USED ON ANY PUBLIC STREET OR WAY. PRECAST CONCRETE CURB MAY BE USED ON PRIVATE WAYS, DRIVEWAYS AND IN PARKING LOTS.

PRECAST CONCRETE CURB & SIDEWALK RS.12



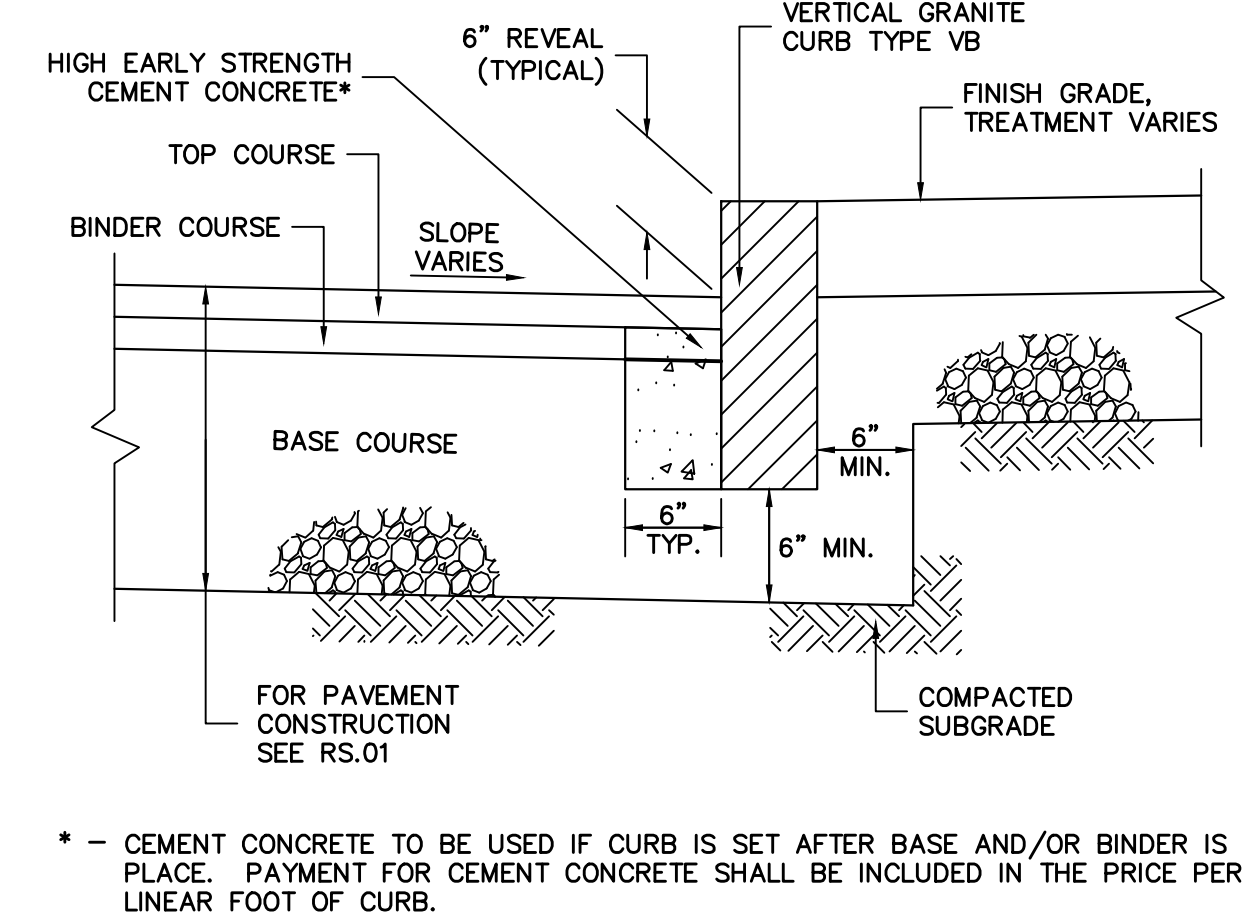
1. STONE SIZE - USE #2 STONE
2. THICKNESS - NOT LESS THAN 6 (SIX) INCHES.
3. WIDTH - FULL ENTRANCE WIDTH
4. USE FILTER FABRIC UNDER STONE FOR ENTRANCE STABILITY.
5. MAINTENANCE - THE CONTRACTOR SHALL MAINTAIN THE ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING OR SEDIMENT FLOW ONTO A PUBLIC HIGHWAY.
6. WHEN HIGHWAY WASHING IS REQUIRED, IT SHALL BE DONE IN A MANNER THAT DIRECTS SEDIMENT RUNOFF TOWARDS EROSION CONTROL DEVICES. INSTALL ADDITIONAL EROSION CONTROLS, IF NEEDED.
7. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH RAINSTORM.

STABILIZED CONSTRUCTION ENTRANCE DETAILS NOT TO SCALE



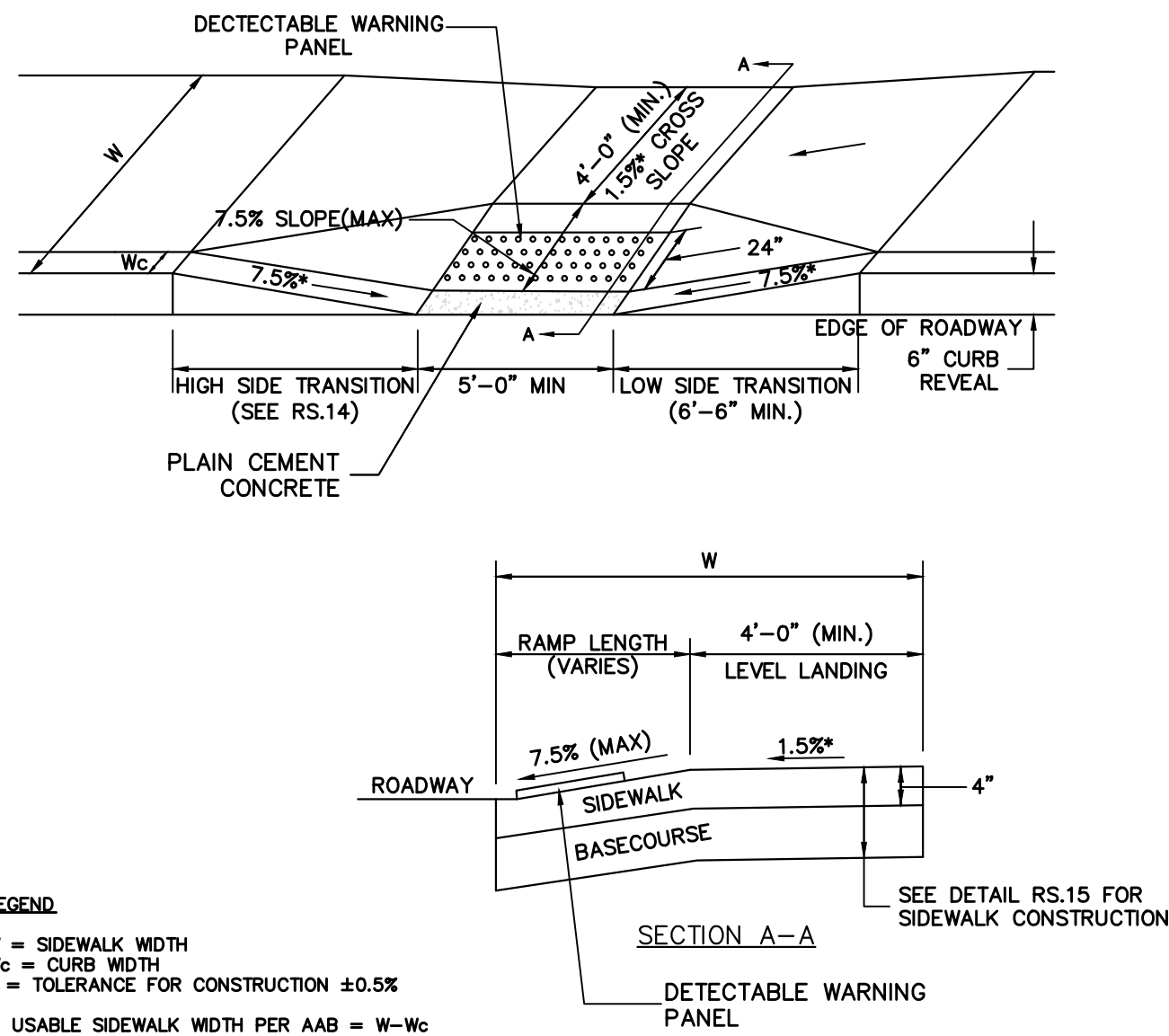
PANELS MAY BE CONCRETE, PRECAST OR CAST IN PLACE OR OTHER SUITABLE MATERIAL PERMANENTLY APPLIED TO THE RAMP. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

DETECTABLE WARNING PANELS FOR WHEELCHAIR RAMPS RS.13



* - CEMENT CONCRETE TO BE USED IF CURB IS SET AFTER BASE AND/OR BINDER IS IN PLACE. PAYMENT FOR CEMENT CONCRETE SHALL BE INCLUDED IN THE PRICE PER LINEAR FOOT OF CURB.

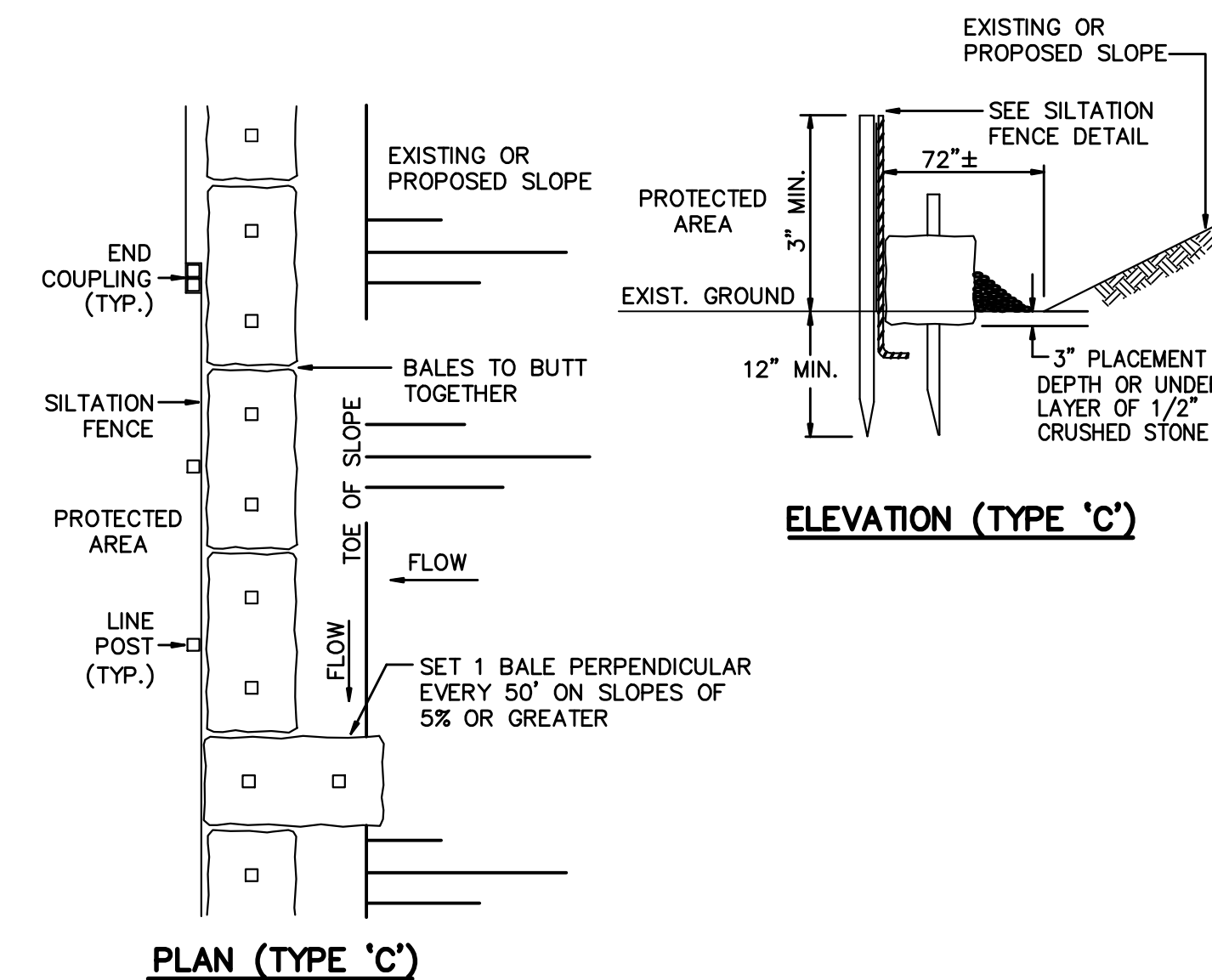
VERTICAL GRANITE CURB TYPE VB RS.19



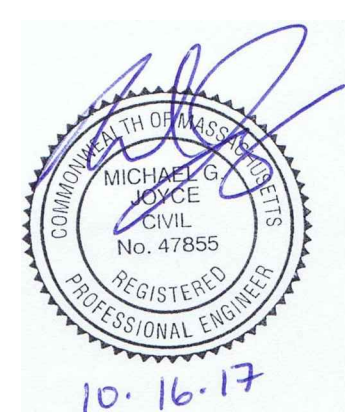
LEGEND:
W = SIDEWALK WIDTH
Wc = CURB WIDTH
* = TOLERANCE FOR CONSTRUCTION ±0.5%
- USABLE SIDEWALK WIDTH PER AAB = W-Wc
- USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'-0"

SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CURRENT REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD, THE AMERICANS WITH DISABILITIES ACT AND THE CURRENT MassDOT CONSTRUCTION STANDARDS.

CONCRETE WHEELCHAIR RAMPS RS.12



BALES OF HAY & SILTATION FENCE RS.12



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781-817-6120 hello@joycecg.com

LEGEND

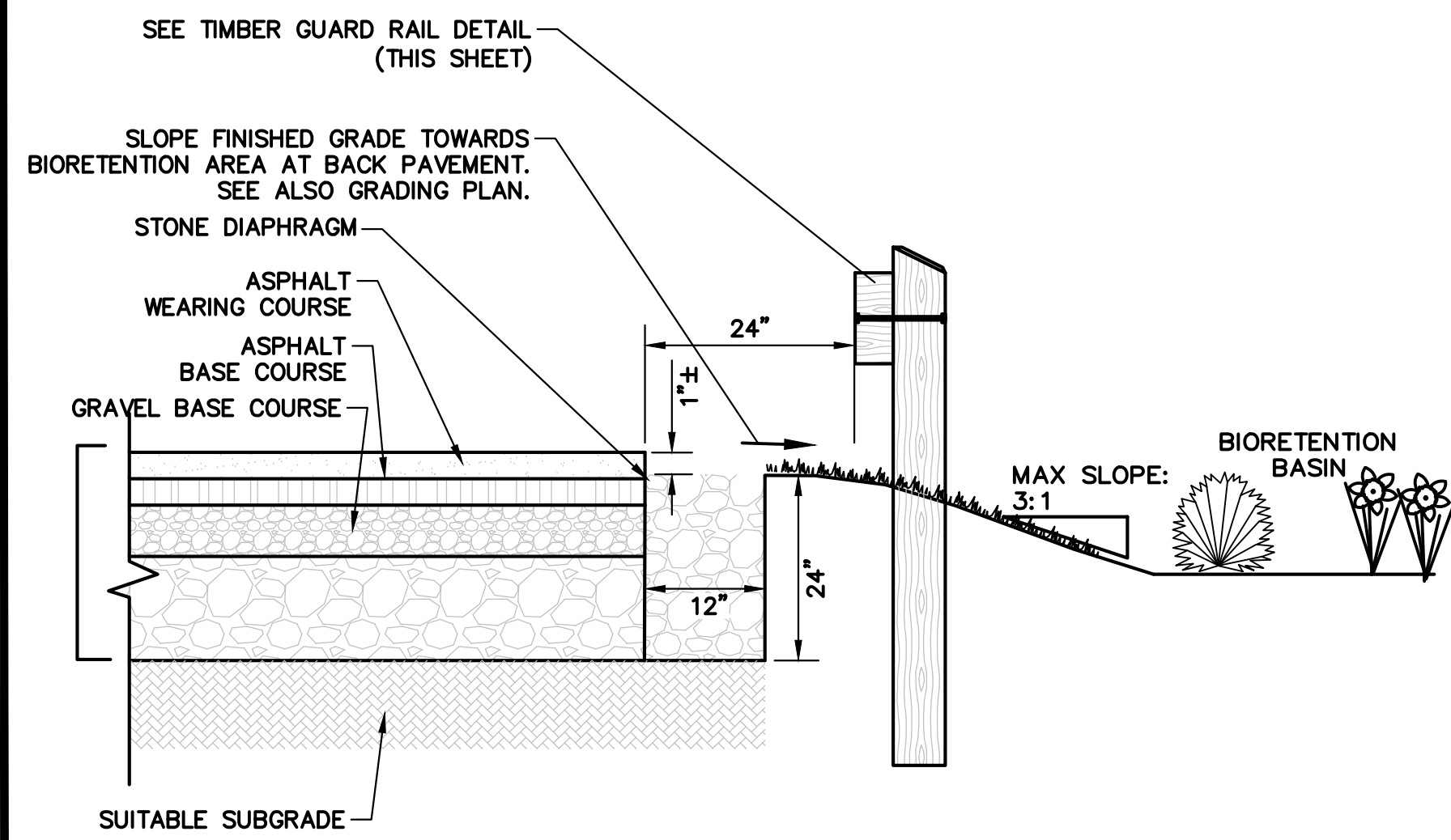
W	EX. WATER	WV	WATER VALVE
S	EX. SEWER	HY	HYDRANT
D	EX. DRAIN	SMH	SEWER MANHOLE
E	EX. ELEC	TMH	TELEPHONE MANHOLE
T	EX. TEL	CB	EX. CATCH BASIN
G	EX. GAS	EH	EX. HANDHOLE
LP	LIGHT POLE	UH	UTILITY POLE
DMH	DRAIN MANHOLE	FC	FLUSH GRANITE CURB
EMH	ELECTRIC MANHOLE	CC	CONCRETE RETAINING WALL
VGC	VERTICAL GRANITE CURB		
FCC	FLUSH GRANITE CURB		
CRW	CONCRETE RETAINING WALL		

SCALE	1"=10'	JOB NO.	JCG 17-019
DATE	05.04.17	TAX MAP NO.	N/A
REVISIONS			
NO.	DATE	REVISION	BY
1	09.13.17	REVIEW COMMENTS	MGI
2	10.16.17	FIRE DEPARTMENT REVIEW	MGI

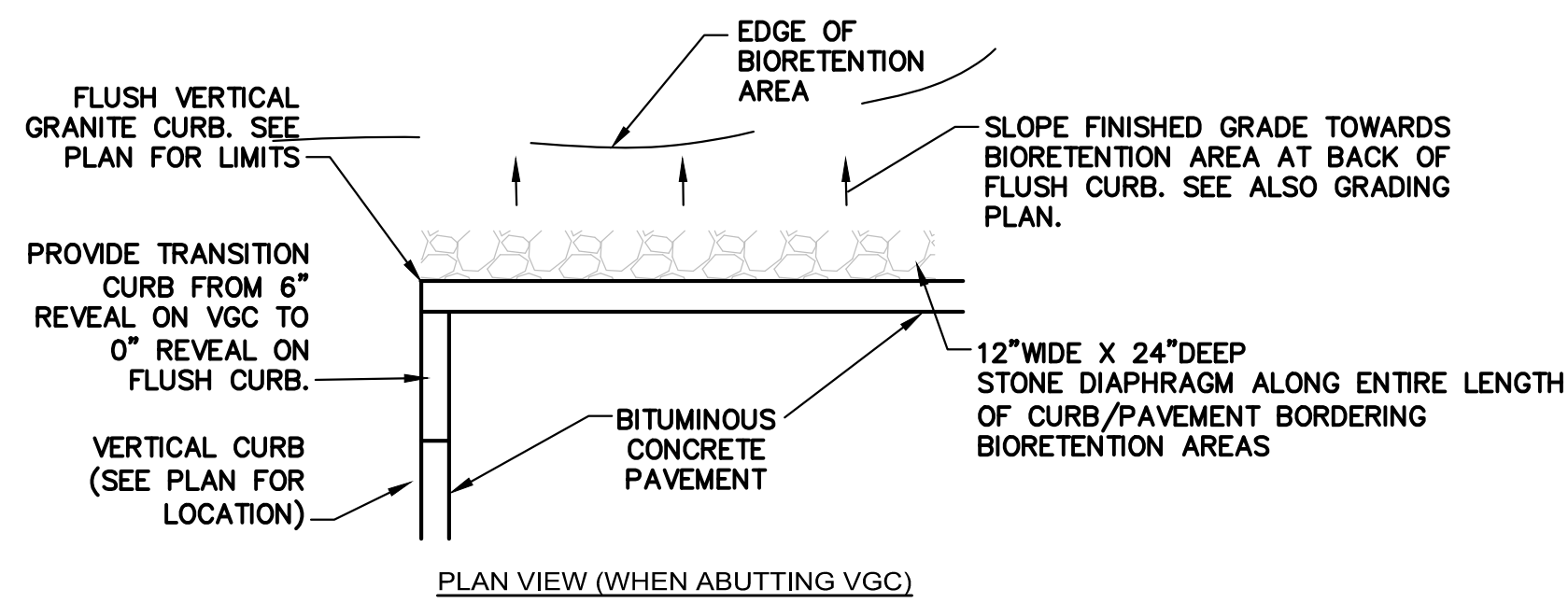
DETAIL SHEET 2
PROPOSED MIXED-USE REDEVELOPMENT
1000 WASHINGTON STREET
DEDHAM, MA

PREPARED FOR:
JOSEPH MOUSSALLI
WEST ROXBURY MOTORS
1789 CENTRE STREET
WEST ROXBURY, MA 02132

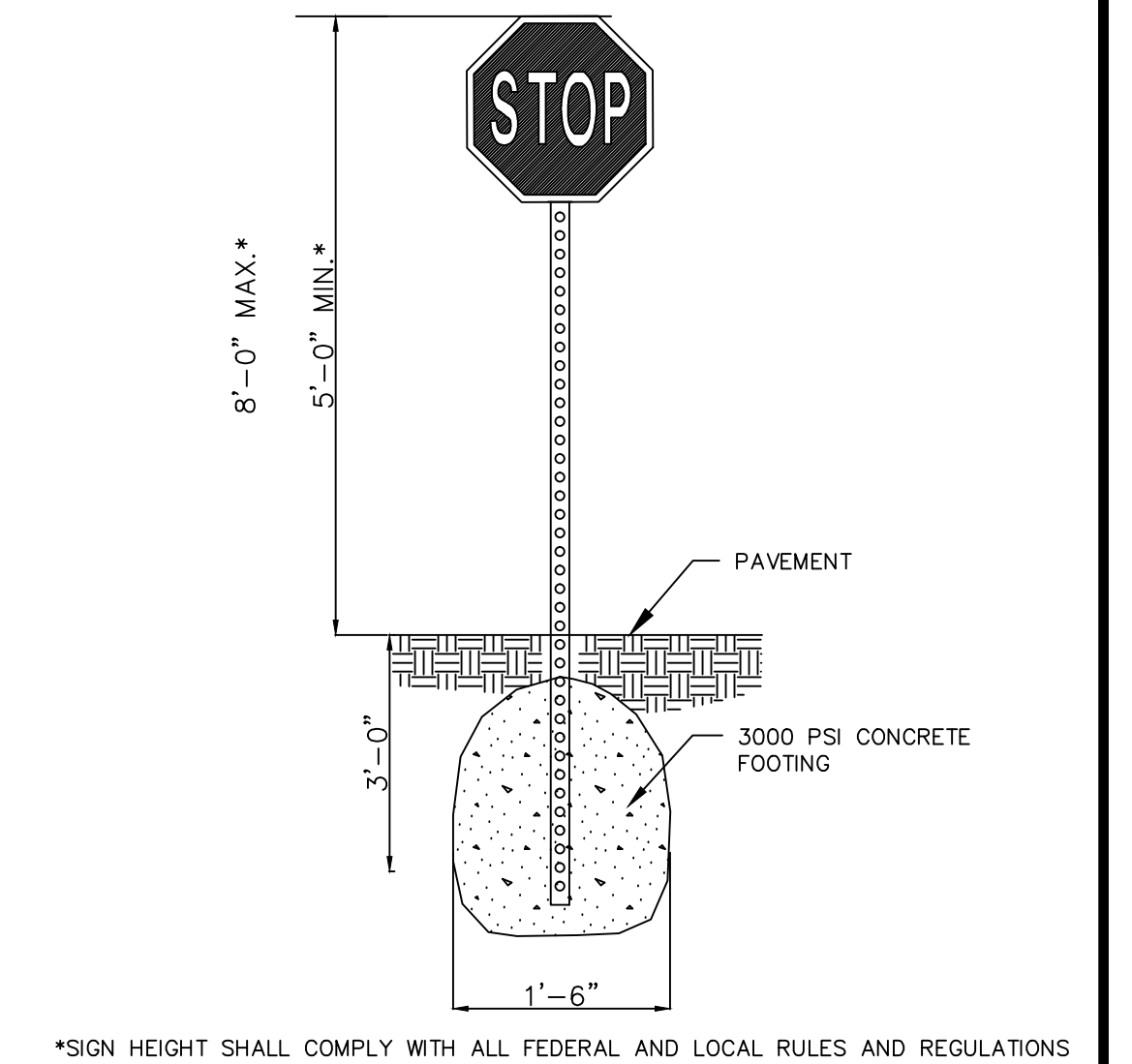
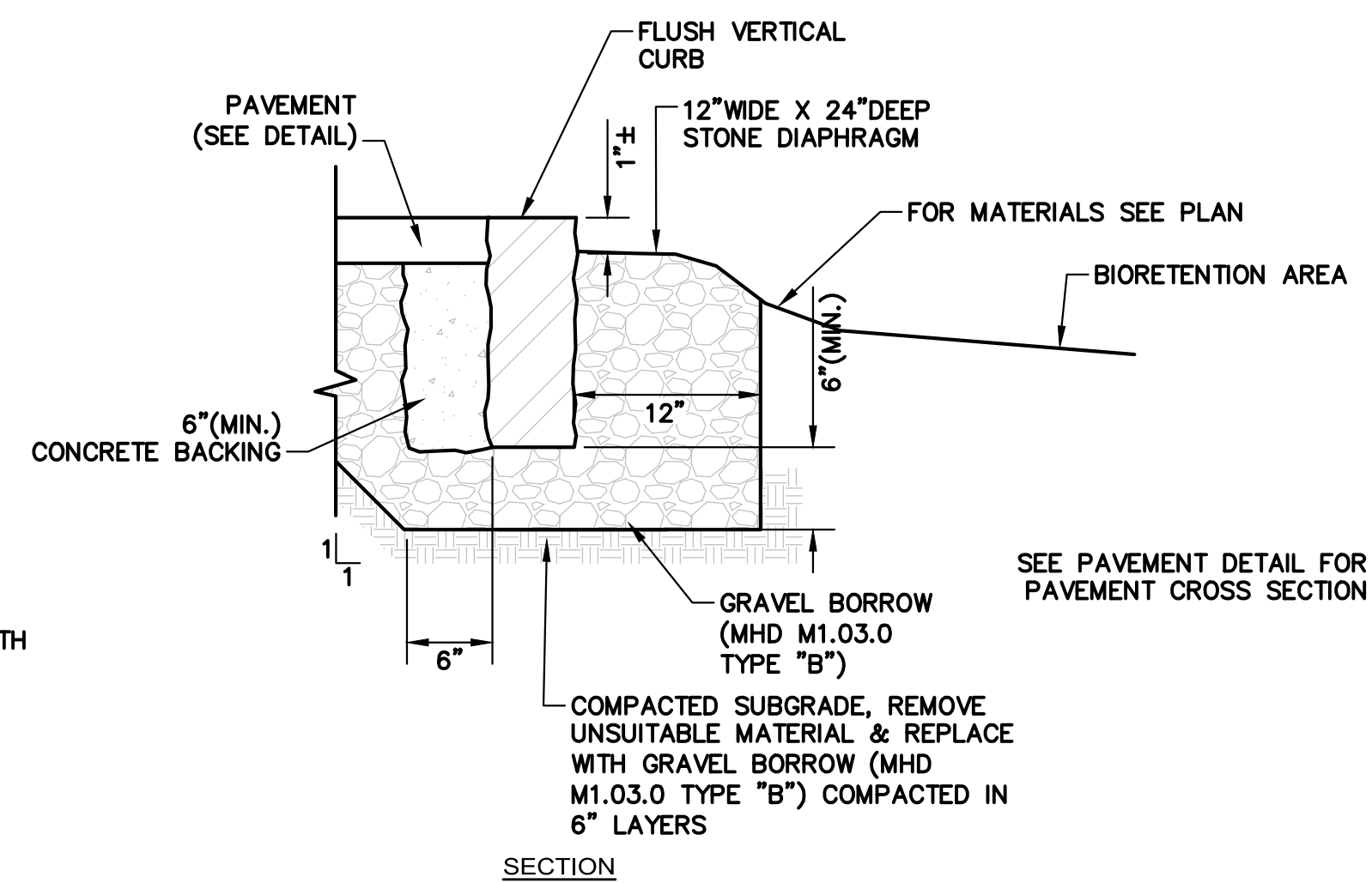
DT2
SHEET 10 OF 11



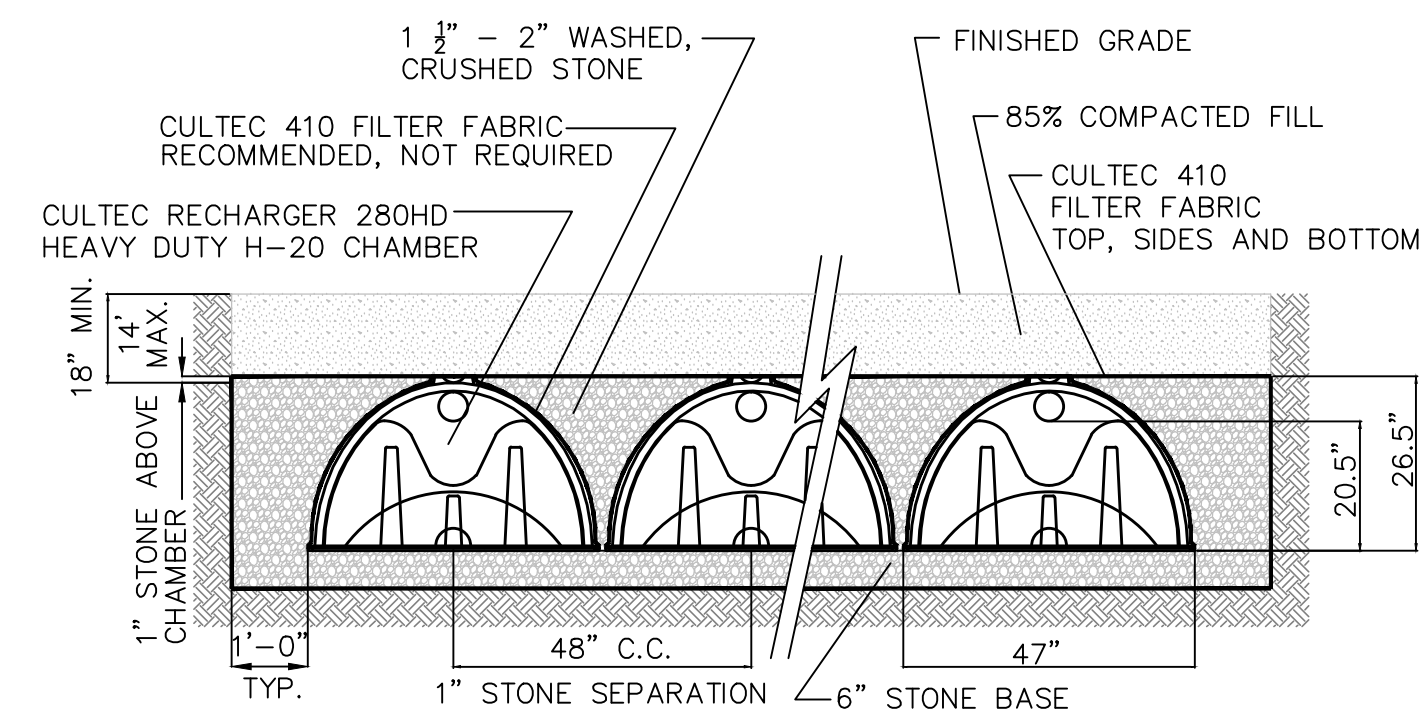
BITUMINOUS PAVEMENT AT EDGE OF BIORETENTION
NOT TO SCALE



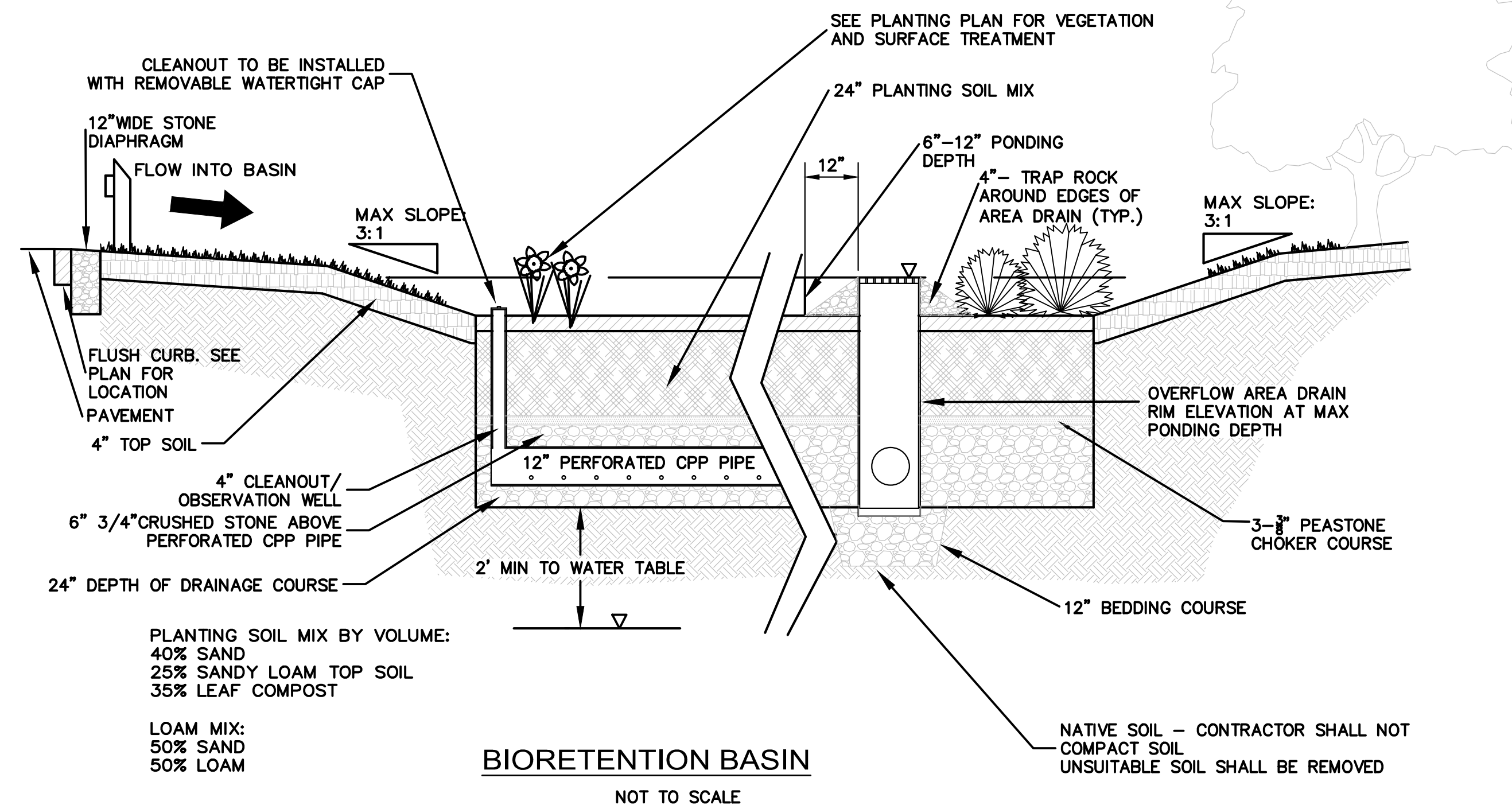
FLUSH CONCRETE CURB SETTING AT EDGE OF BIORETENTION
NOT TO SCALE



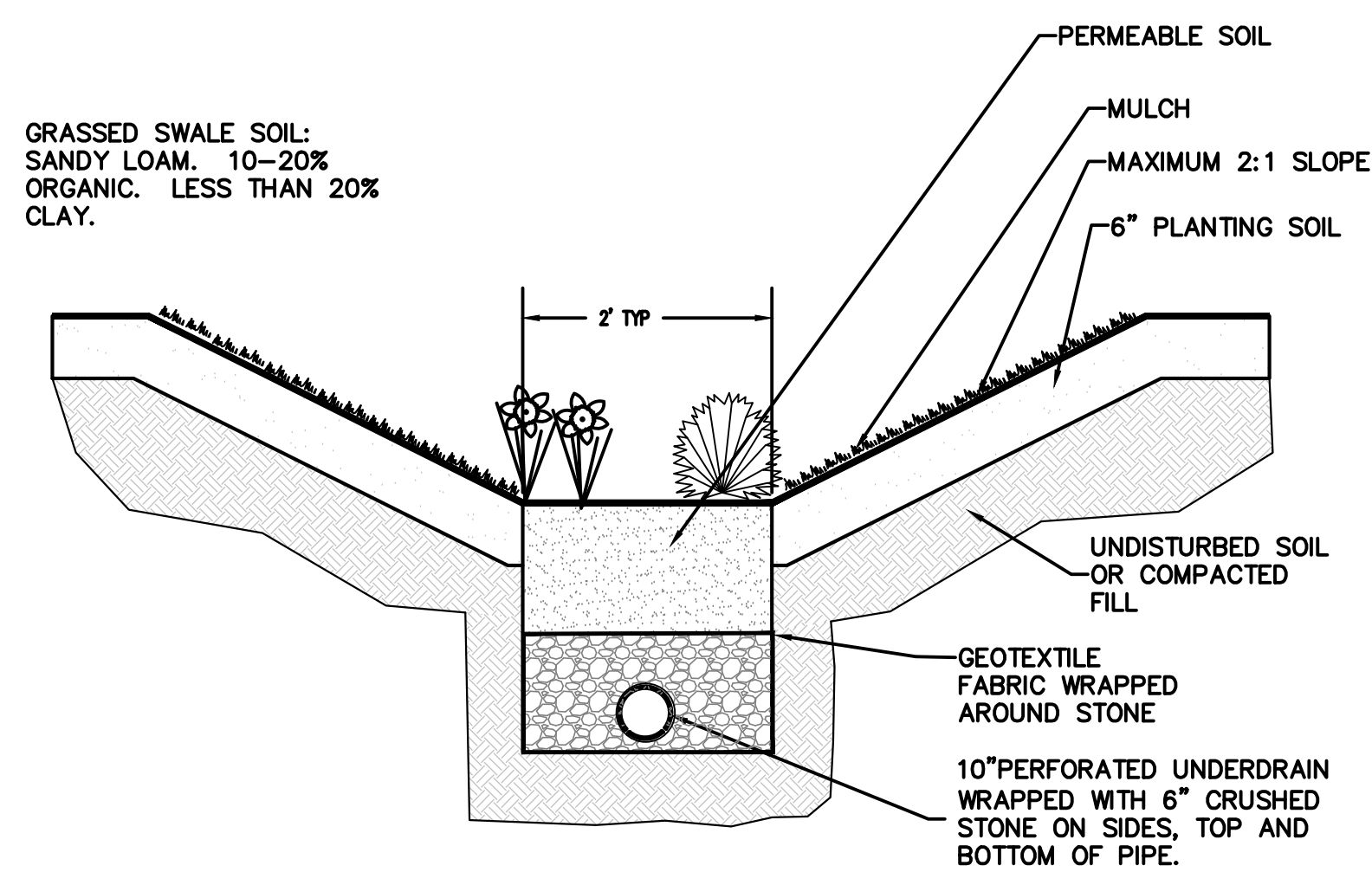
STOP SIGN DETAIL
NOT TO SCALE



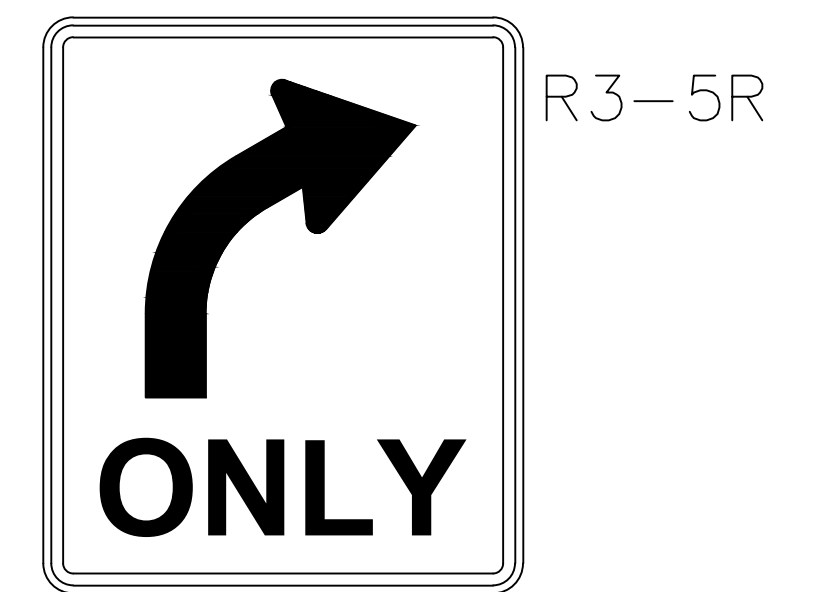
INFILTRATION CHAMBER SECTION
NOT TO SCALE



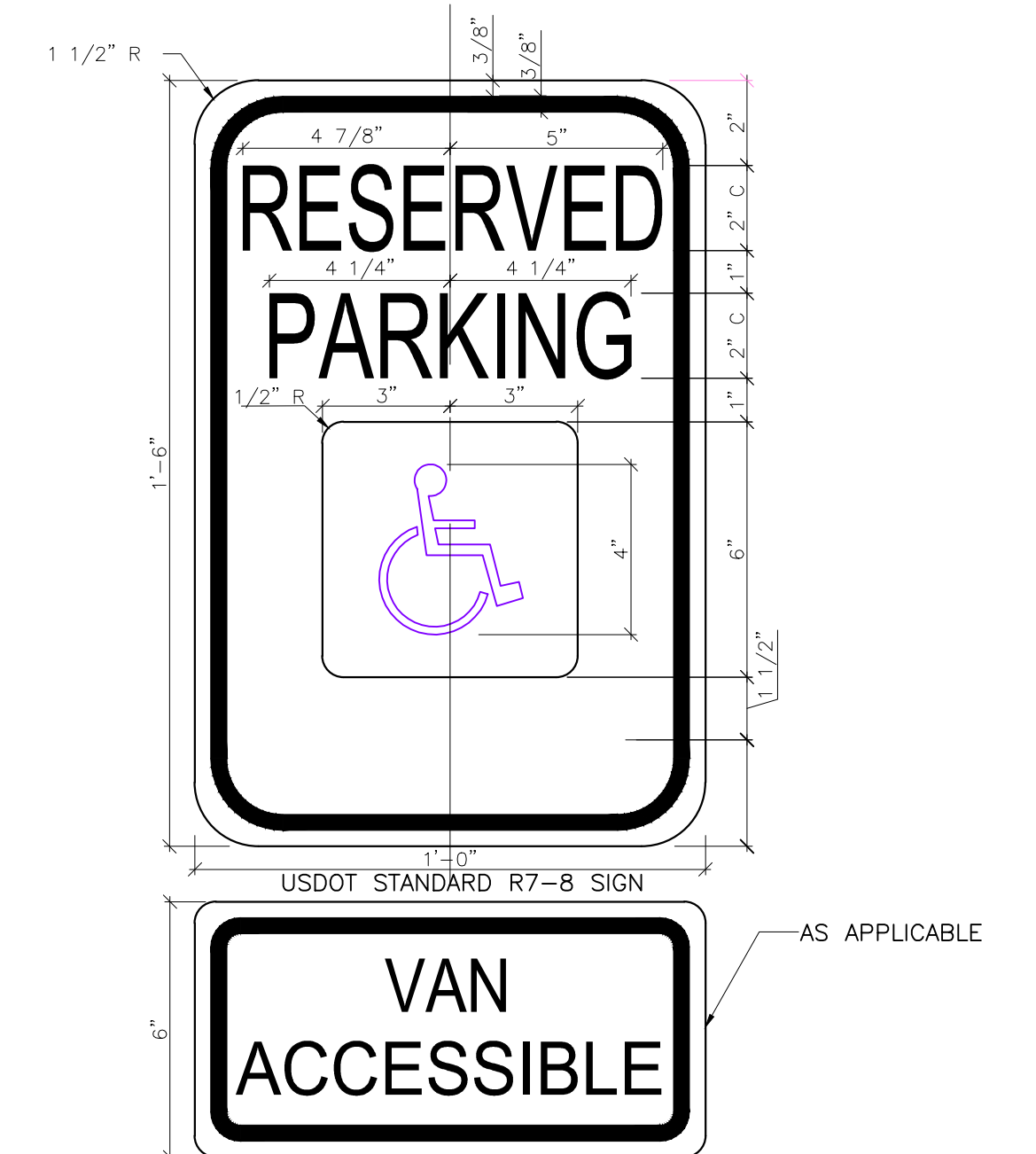
BIORETENTION BASIN
NOT TO SCALE



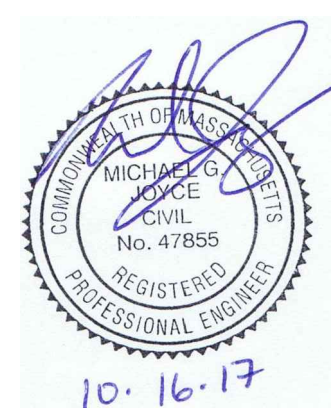
BIOSWALE
NOT TO SCALE



RIGHT TURN ONLY SIGN DETAIL
NOT TO SCALE



HANDICAP SIGN DETAIL
NOT TO SCALE



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LEGEND

W	EX. WATER	WATER VALVE
S	EX. SEWER	HYDRANT
D	EX. DRAIN	SEWER MANHOLE
E	EX. ELEC.	TELEPHONE MANHOLE
T	EX. TEL.	EX. CATCH BASIN
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EMH	ELECTRIC MANHOLE	UTILITY POLE
VGC	VERTICAL GRANITE CURB	FLUSH GRANITE CURB
FGC	FLUSH GRANITE CURB	GAS VALVE
CRTW	CONCRETE RETAINING WALL	

SCALE	1"=10'	JOB NO.	JCG 17-019
DATE	05.04.17	TAX MAP NO.	N/A
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1	09.13.17	REVIEW COMMENTS	MGI
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PLAN TITLE:	DETAIL SHEET 3 PROPOSED MIXED-USE REDEVELOPMENT 1000 WASHINGTON STREET DEDHAM, MA
PREPARED FOR:	JOSEPH MOUSSALLI WEST ROXBURY MOTORS 1789 CENTRE STREET WEST ROXBURY, MA 02132
	DT3 SHEET 11 OF 11