

"VIOLET HILLS"

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

at
217 MILL STREET
RANDOLPH, MA

APRIL 15, 2026

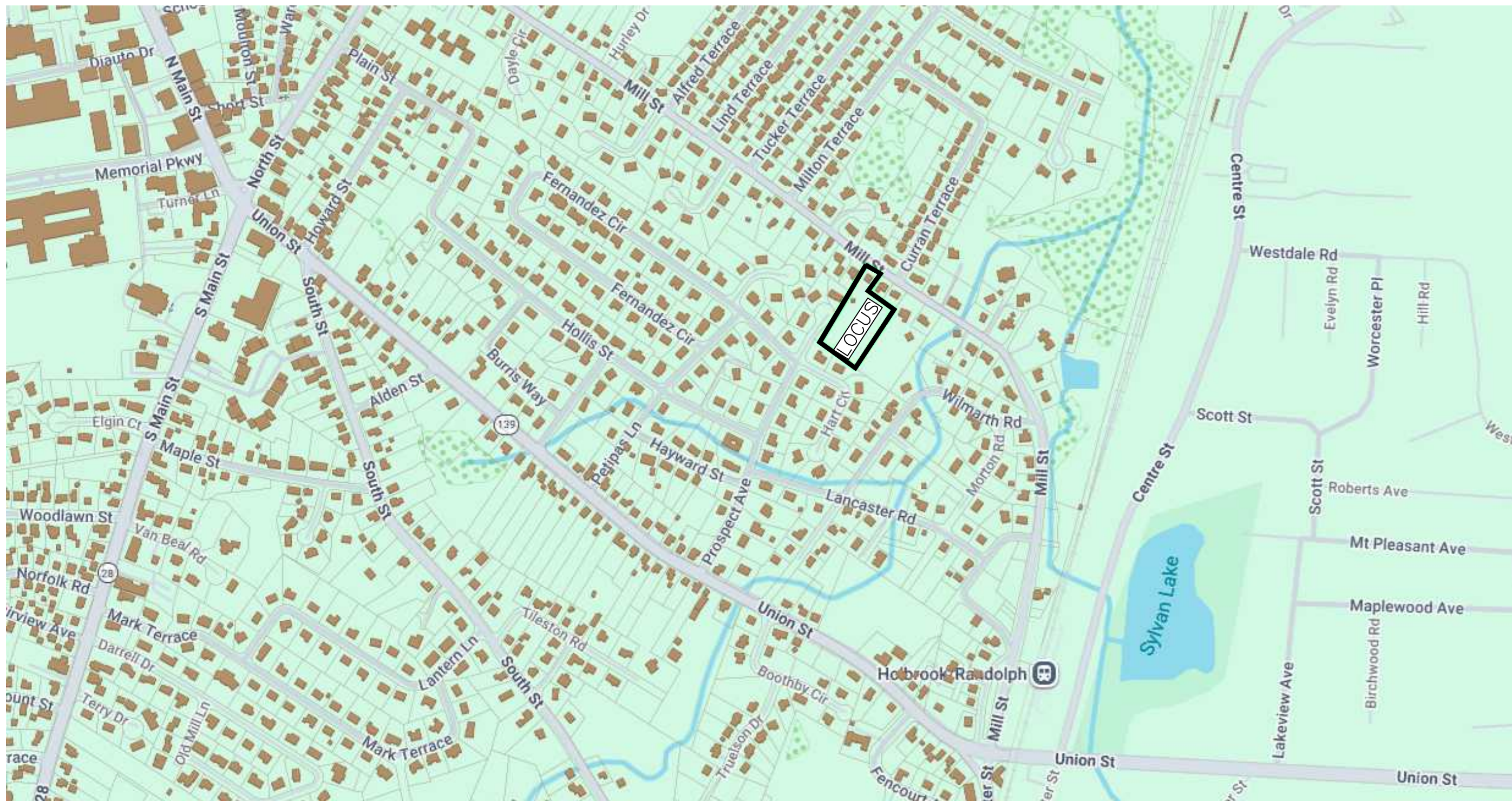
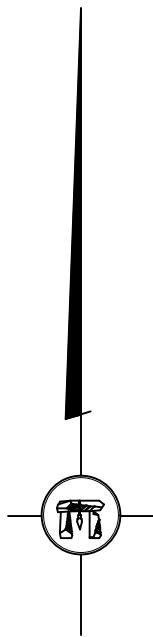
APPLICANT
EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

ARCHITECT
JCBT ARCHITECTS
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK +
276 BROADWAY
CAMBRIDGE, MA 02139

CIVIL ENGINEER
BURKE CIVIL-SITE ENGINEERING, INC.
126B FRANKLIN STREET
QUINCY, MA 02169

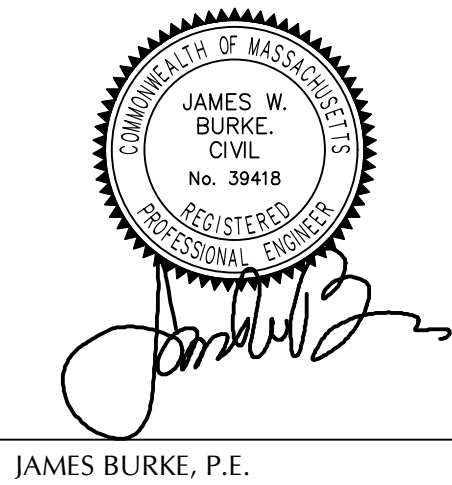
ELECTRIC DESIGNER
MHARRIS DESIGN INC.
54 SUMMER STREET
ABINGTON, MA 02351



LOCUS MAP
1" = 500'

- SHEETS
- C1.01 COVER SHEET
 - C1.02 NOTES
 - C1.03 EXISTING CONDITIONS
 - C1.04 CONSTRUCTION MANAGEMENT
 - C1.05 PROPOSED LAYOUT
 - C1.06 PROPOSED GRADING
 - C1.07 PROPOSED UTILITIES
 - C1.08 SWEEP PATH
 - C1.09 SWEEP PATH
 - C1.10 DETAILS
 - C1.11 DETAILS
 - C1.12 DETAILS
 - L1.0 PLANTING PLAN AND PLANTING SCHEDULE
 - L3.0 PLANTING DETAILS
 - L3.1 PLANTING IMAGES
 - ES-1 ELECTRIC SITE PLAN
 - ES-2 ELECTRIC PHOTOMETRIC PLAN

REVISIONS:		
No.	DATE	
1	04/27/2026	DRIVEWAY PROFILE
2	05/05/2026	WATER LOOP / BRG-DIST
3	06/17/26	REVISED LAYOUT



GENERAL NOTES:

1. LOCUS:

ASSESSORS ID: 51-H-0008.01
RECORD OWNER: ARSENAULT FAMILY TRUST
217 MILL STREET
RANDOLPH, MA 02368
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN BOOK 446 PLAN No. 204-1997
2. THIS EXISTING CONDITIONS SHOWN HEREON ARE BASED ON SHEET 2 TITLED "EXISTING CONDITIONS" OF PLAN TITLED "MILL COURT DEVELOPMENT DEFINITIVE SUBDIVISION, 217 MILL STREET RANDOLPH, MA" BY DECELLE-BURKE-SALA & ASSOCIATES, INC WITH A DATE OF FEBRUARY 6, 2023.
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. ZONING DISTRICT: RESIDENTIAL HIGH DENSITY (RHDD).

* ZONING DISTRICT BASED ON ONLINE VERSION OF TOWN OF RANDOLPH ZONING MAP. OWNER TO VERIFY THE ZONING DISTRICT WITH THE BUILDING DEPARTMENT PRIOR TO PERMIT APPLICATION.
5. OVERALL LOT SIZE: 1.8± ACRES
6. THE LOT SHOWN LIES WITHIN FLOOD ZONE X (UNSHADED) AN AREA OF MINIMAL FLOOD HAZARD, AS DELINEATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25021C0217F WITH AN EFFECTIVE DATE OF JULY 8, 2025.
7. DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.
8. DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.
9. THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER PRIVATE GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
10. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM REFERENCED SURVEY PLAN AND PUBLIC RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 409 AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD
11. ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.
12. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
13. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR IN THE STATE OF MASSACHUSETTS AT THE CONTRACTOR'S EXPENSE.
14. ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
15. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE TOWN DEPARTMENTS, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.
16. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAG MEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROLS SHALL BE IMPLEMENTED AND OPERATED ACCORDING TO THE MASS DEPARTMENT OF TRANSPORTATION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.
17. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL BENCHMARK INFORMATION IF REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING BENCHMARKS. IF IT IS NECESSARY TO RELOCATE A BENCHMARK, IT SHALL BE RELOCATED BY A MASSACHUSETTS PROFESSIONAL LAND SURVEYOR AND DONE SO AT THE CONTRACTOR'S EXPENSE.
18. ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE FOUNDATION.
19. ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.
20. CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST.
21. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO CARRY OUT THE WORK INCLUDING BUT NOT LIMITED TO DEMOLITION.

PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

22. DISPOSAL OF ALL DEMOLISHED MATERIALS INCLUDING EXISTING MISC. CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL FEDERAL , STATE AND LOCAL MUNICIPAL REQUIREMENTS AT NO ADDITIONAL COST.
23. ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER TREATMENT ARE TO RECEIVE SIX INCHES (6") MINIMUM OF TOPSOIL & SEED, AND BE MAINTAINED UNTIL ESTABLISHED & ACCEPTED.
24. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPALITY'S GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY SAME.
26. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE THE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.
27. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARKS SHOWN ON THE EXISTING CONDITIONS SITE PLAN AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAKING.
28. CONTRACTOR IS RESPONSIBLE FOR DIGGING TEST HOLES AND VERIFYING ANY EXISTING UTILITY OR STRUCTURE PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THAT BASED ON EXACT LOCATION OF EXISTING UTILITIES, THERE ARE NO CONFLICTS BETWEEN THE EXISTING AND THE PROPOSED UTILITIES/DRAINAGE STRUCTURES.
29. THE CONTRACTOR SHALL ADHERE TO ALL PERMIT CONDITIONS PROVIDED BY ALL GOVERNING AGENCIES AT NO ADDITIONAL COSTS. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING PERMITS, DEMOLITION PERMITS, PLUMBING, GAS AND ELECTRICAL PERMITS. PERMITS FROM THE PLANNING BOARD, ZONING BOARD OF APPEALS, BOARD OF HEALTH OR CONSERVATION COMMISSION.
30. DURING EXCAVATION, ANY EXISTING EARTH CUT MATERIALS THAT DO NOT MEET THE "ORDINARY FILL" SPECIFICATIONS OR "LOAM" SPECIFICATIONS AND CANNOT BE REUSED SHALL BE REMOVED OFFSITE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. MATERIAL WHICH DOES NOT MEET THE SPECIFICATIONS INCLUDES ALL BOULDERS, ROCKS, CONSTRUCTION DEBRIS, AND MISC. MATERIAL. PRIOR TO REUSE, CONTRACTOR TO PROVIDE TESTING REPORT OR SIEVE ANALYSIS TO ENGINEER FOR APPROVAL. CONTRACTOR CAN AMEND MATERIALS AND CONTINUE TO RETEST AS NECESSARY AT NO ADDITIONAL COST TO OWNER. AFTER AMENDING, IF MATERIAL STILL DOES NOT MEET SPECIFICATIONS, IT IS TO BE REMOVED FROM SITE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE AND CONSTRUCTION AND SHALL BE ADEQUATE TO RETAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES (B.M.P.) PER THE E.P.A. 2022 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.
2. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) AFTER THE CONSTRUCTION ACTIVITY FOR THAT PORTION OF THE SITE THAT HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE HYDROSEED, EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 S.F. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, ON VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.
3. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDD WITH A WINTER COVER CROP AT THE RATE OF 3 LBS PER 1,000 S.F. WINTER SEEDING SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS ON VEGETATED SLOPES IN EXCESS OF 15% AND ANY DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE PROVIDED FOR ADDITIONAL WINTER PROTECTION.
4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDDED WITH RYE AT 3 LBS PER 1,000 S.F. AND MULCHED AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.
5. ALL TUBULAR BARRIERS, SILT SACKS AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE EROSION CONTROL PLAN AND/OR AT THE DISCRETION OF THE SITE CONTRACTOR. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.
6. ADJACENT ROADS SHALL BE PERIODICALLY SWEEPED OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER.
7. A WATERING TRUCK WILL BE USED PERIODICALLY TO SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE OF SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.
9. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED OVER ALL FINISHED SEEDDED AREAS AS SPECIFIED ON THE DESIGN PLANS.
10. AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85-90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEEDDED TO ACHIEVE FULL STABILIZATION.
11. AT THE OWNER'S DISCRETION, ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO MAINTAIN STABILITY OF EARTHWORKS AND FINISHED GRADED AREAS. THE CONTRACTOR, AT HIS EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY ADDITIONAL MEASURES AS SPECIFIED BY THE OWNER. THIS INCLUDES BUT IS NOT LIMITED TO REQUESTS BY MASSDEP, THE ENGINEER AND LOCAL MUNICIPALITY, AS AUTHORIZED BY THE OWNER. FAILURE TO COMPLY WITH THE OWNER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.
12. INSPECTIONS AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. WEEKLY INSPECTIONS SHALL BE HELD THROUGH THE DURATION OF THE CONSTRUCTION ACTIVITY. WEEKLY INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND LOCATED IN THE CONTRACTORS FIELD OFFICE ONSITE. IN ADDITION TO THE NORMAL WEEKLY INSPECTIONS, THE CONTRACTOR SHALL PERFORM AN INSPECTION OF ALL EROSION CONTROL MEASURES AFTER EACH RAINFALL OR RUNOFF EVENT AND PERFORM THE NECESSARY REPAIRS. THE INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE SITE'S DOWN STREAM DISCHARGE POINTS.
13. IF ANY EVIDENCE OF SEDIMENTATION IS OBSERVED AT THE STORMWATER MANAGEMENT AREA INLETS, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE A PLAN TO THE ENGINEER TO REMOVE ANY ACCUMULATED SEDIMENT IN THESE AREAS. THE CONTRACTOR SHALL ALSO IMMEDIATELY PROVIDE ADDITIONAL ON SITE EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT FURTHER DEGRADATION OF THE AREA.
14. FOLLOWING THE TEMPORARY OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY TO ENSURE THE AREAS HAVE A MINIMUM OF 85-90% VEGETATED VIGOROUS GROWTH. RE-SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.
15. CONTRACTOR AND ALL SITE AND SUBCONTRACTORS SHALL BE FAMILIAR WITH & FOLLOW ALL APPROVED PERMITS AND CONDITIONS. CONTRACTORS SHALL MAINTAIN A COPY OF ALL APPROVED PERMITS ONSITE. ALL CONDITIONS & RECOMMENDATIONS WITHIN THE APPROVED PERMITS SHALL BE COMPLETED.

16. TOP OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE SAME UNSUITABLE FOR FILL USE.
17. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
18. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
19. THE CONTRACTOR SHALL KEEP ADDITIONAL TUBULAR BARRIERS ON SITE AT ALL TIMES FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE MUNICIPALITY TO MITIGATE ANY EMERGENCY CONDITIONS.
20. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI, AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORMWATER DISCHARGE & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.
21. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY THE CONTRACTOR. COPIES OF ALL INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.
22. IF DEWATERING IS NECESSARY, THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS, STREAMS OR WATER BODIES. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
23. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.
24. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT CONCRETE, WASTE WATER FROM CLEAN OUT OF PAINTS, FROM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & DETERGENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON SITE SHALL BE IN LEAK-PROOF CONTAINERS AND STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE, THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.
25. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING; LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM, PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS, PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS AND TAKING CORRECTIVE ACTION.
26. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZATION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC.) PRIOR TO USE.
27. IF USING NON-VEGETATIVE STABILIZATION MEASURES, IT MUST BE COMPLETED NO LATER THAN 14 DAYS AFTER INITIATING STABILIZATION. ALL AREAS OF EXPOSED SOILS MUST BE COVERED.
28. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE AT LEAST ONCE EVERY 7 DAYS BY THE CONTRACTOR. AT A MINIMUM INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, ALL STORMWATER CONTROLS AND POLLUTION PREVENTION MEASURES, ALL LOCATIONS WHERE STABILIZATION MEASURES HAVE BEEN IMPLEMENTED, EQUIPMENT AND MATERIAL STORAGE AREAS, ALL AREAS WHERE STORMWATER FLOWS AND ALL POINTS OF DISCHARGE. WHEN CORRECTIVE ACTIONS ARE REQUIRED, THE CONTRACTOR MUST IMMEDIATELY TAKE ALL STEPS TO PREVENT POLLUTANT DISCHARGES UNTIL A PERMANENT SOLUTION IS IMPLEMENTED. AS NECESSARY NEW OR MODIFIED CONTROLS MUST BE INSTALLED AND OPERATIONAL, THE REPAIR MUST BE COMPLETED WITHIN 7 DAYS FROM THE TIME OF DISCOVERY. WITHIN 24 HOURS OF A TRIGGERING CONDITION OCCURRING THAT REQUIRES A CORRECTIVE ACTION, A CORRECTIVE ACTION REPORT MUST BE COMPLETED.
29. THE LIMITS OF THE CONSERVATION RESTRICTION ARE TO BE DELINEATED USING A HIGH-VISIBILITY CONSTRUCTION FENCE. NO TREE REMOVAL, DISTURBANCE OR MATERIAL STOCKPILE/DUMPING SHALL BE ALLOWED WITHIN THE LIMIT OF THE CONSERVATION RESTRICTION EXCEPT FOR GRADING OF ROADWAY CONSTRUCTION AS SHOWN ON THE PLANS.

ABBREVIATIONS

ADA AMERICANS WITH DISABILITY ACT
BC BOTTOM OF CURB
BIT BITUMINOUS
BF BASEMENT FLOOR
BM BENCH MARK
BW BOTTOM OF WALL ELEVATION
CB CATCH BASIN OR CONCRETE BOUND
CCB CAPE COD BERM
C CENTER LINE
CLD CONCRETE LINED DUCTILE IRON
CLDI CLEAN OUT
CO CONCRETE
CT CONFEROUS TREE
D DEED
DCB DOUBLE CATCH BASIN
DH DRILL HOLE
DMH DRAINAGE MANHOLE
DS DOWNSPOUT
DT DECIDUOUS TREE
ELEV ELEVATION
EOP EDGE OF PAVEMENT
ESHWG ESTIMATED SEASONAL HIGH GROUNDWATER
EV ELECTRIC VEHICLE
EX EXISTING
FFE FINISHED FLOOR ELEVATION
GF GARAGE FLOOR
GV GAS VALVE
HDPE HIGH DENSITY POLYETHYLENE
HYD HYDRANT
I-OR INV INVERT
IP IRON PIPE
LF LINEAR FEET
LOW LIMIT OF WORK
LP LIGHT POLE
LSA LANDSCAPE AREA
(M) MEASURED
N/F NOW OR FORMERLY
OCS OUTLET CONTROL STRUCTURE
OHW OVERHEAD WIRE
P PROPERTY LINE
PCC PROPOSED CONCRETE CURB
PVC POLYVINYL CHLORIDE
R RADIUS
RCP REINFORCED CONCRETE PIPE
ROW RIGHT OF WAY
SB STONE BOUND
SF SQUARE FOOT
SGC SLOPED GRANITE CURB
SMH SEWER MANHOLE
SSO SEWER SHUTOFF
STA STATION
TEM TEMPORARY BENCHMARK
TBR TO BE REMOVED
TC TOP OF CURB
TD TRENCH DRAIN
TOF TOP OF FOUNDATION
TW TOP OF WALL ELEVATION
TYP TYPICAL
UGE UNDERGROUND ELECTRIC
UP UTILITY POLE
VGC VERTICAL GRANITE CURB
WQU WATER QUALITY UNIT
WQT WATER QUALITY TANK
WSO WATER SHUTOFF
WF WETLAND FLAG
WV WATER VALVE

EXISTING LEGEND

- LOCUS PROPERTY LINE

TREE LINE

SEWER MANHOLE (SMH)

DRAIN MANHOLE (DMH)

CATCH BASIN (CB)

STONEWALL

GAS VALVE

WATER VALVE

HYDRANT

UTILITY POLE

DRAIN PIPE

WATER PIPE

GAS PIPE

UNDERGROUND ELECTRIC

OVERHEAD WIRES

SEWER PIPE

CONTOUR LINE

SPOT GRADE

CHAIN LINK FENCE

STOCKADE FENCE

HAND HOLES FOR UTILITIES

LIGHT POLE

WETLAND BUFFER DELINEATION

TEST PIT

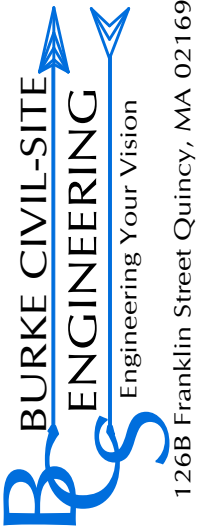
CONIFEROUS TREE

DECIDUOUS TREE

SIGN

PROPOSED LEGEND

-
- SEWER MANHOLE (SMH)
-
- DRAIN MANHOLE (DMH)
-
- CATCH BASIN (CB)
-
- ELECTRIC MANHOLE (EMH)
-
- STONEWALL
-
- DRAIN PIPE
-
- WATER PIPE
-
- GAS PIPE
-
- UNDERGROUND ELECTRIC
-
- OVERHEAD WIRES
-
- SEWER PIPE
-
- CONTOUR LINE
-
- SPOT GRADE
-
- CHAIN LINK FENCE
-
- STOCKADE FENCE
-
- HAND HOLES FOR UTILITIES
-
- LIGHT POLE
-
- GAS VALVE
-
- WATER VALVE
-
- HYDRANT
-
- UTILITY POLE
-
- SEWER SHUTOFF
-
- ELECTRIC TRANSFORMER
-
- SIGN
-
- LIMIT OF WORK/EROSION CONTROL



PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
608 WASHINGTON STREET
QUINCY, MA 02169

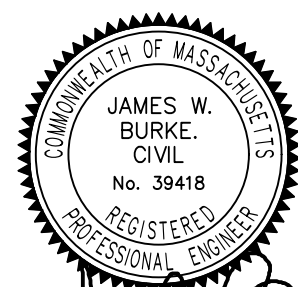
LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:

"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26



JAMES W. BURKE, P.E.

SHEET TITLE:

NOTES

DRAWING INFORMATION

ISSUE: PERMIT SET

DATE: APRIL 15, 2026

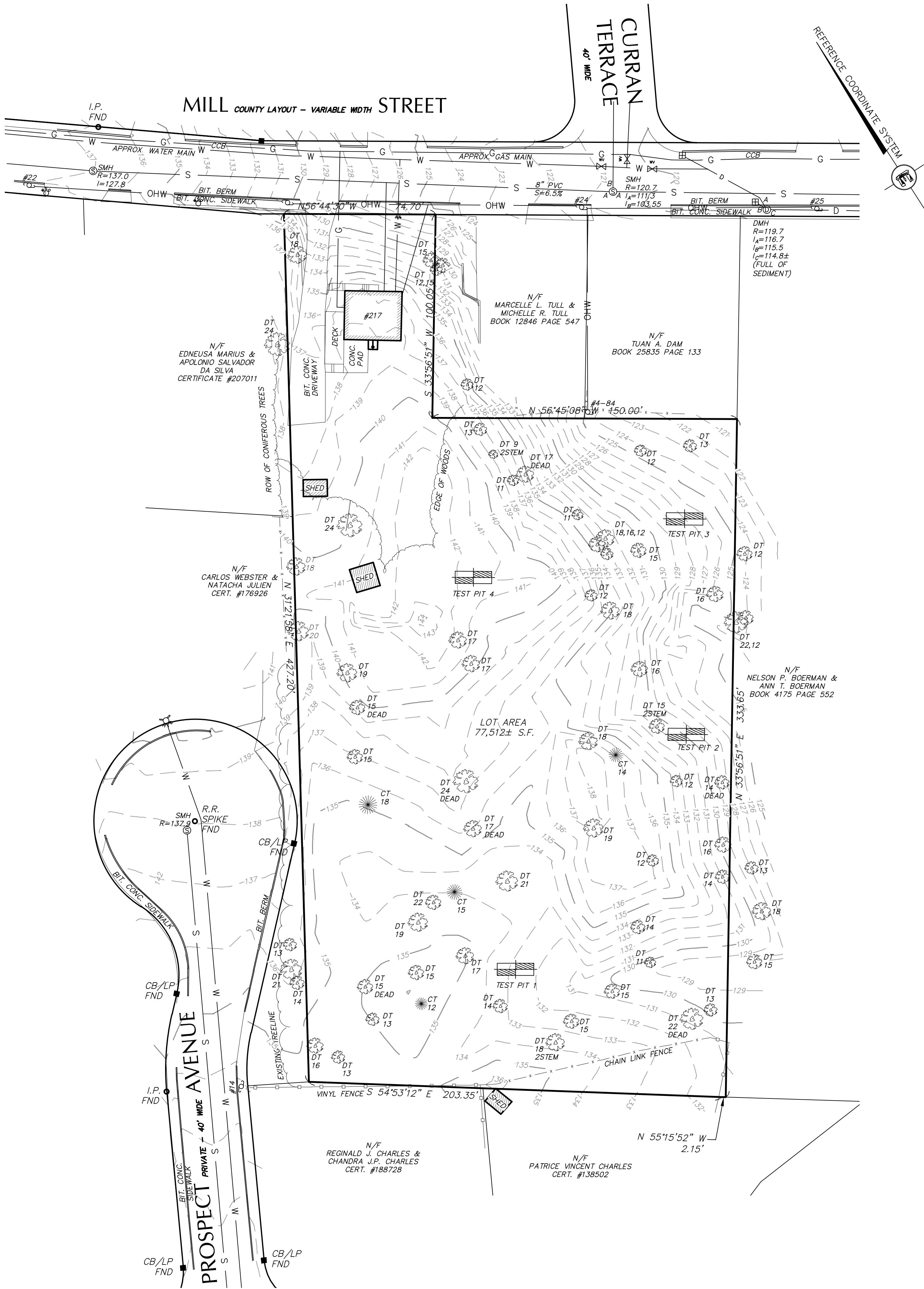
PROJECT NO.: 26.020

C1.02

SHEET 2 OF 12



LOCUS MAP
SCALE: 1"=500'



SOIL TEST PIT DATA:

TEST PIT	1	TEST PIT	2
GRD. EL.	132.8	GRD. EL.	128.3
GW. EL.	126.8	GW. EL.	NGWO
0"	Ap, Sandy Loam 10YR3/2, Granular, Very Friable	0"	Ap, Sandy Loam 10YR3/2, Granular, Very Friable
12"	Bw, Sandy Loam 10YR5/6, Massive, Friable	12"	Bw, Sandy Loam 10YR5/6, Massive, Friable
24"	C ₁ SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles	30"	C ₁ SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles,
41"	C ₂ SAND 2.5Y5/3, Single Grained, Loose medium sand, little to no gravel Redox. @ 72"	75"	C ₂ SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles Standing water
75"	C ₃ SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles	84"	C ₃ SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles,
114"	Standing water		

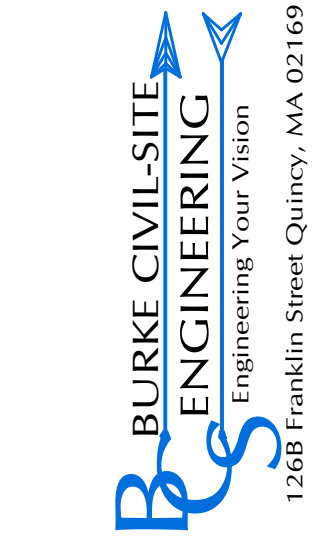
TEST PIT	3	TEST PIT	4
GRD. EL.	127.0	GRD. EL.	141.5
GW. EL.	NGWO	GW. EL.	NGWO
0"	Ap, Sandy Loam 10YR3/2, Granular, Very Friable	0"	Ap, Sandy Loam 10YR3/2, Granular, Very Friable
9"	Bw, Sandy Loam 10YR5/6, Massive, Friable	10"	Bw, Sandy Loam 10YR5/6, Massive, Friable
24"	C ₁ SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles,	24"	C ₁ SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles,
84"		120"	

INDICATES
ESTIMATED
SEASONAL HIGH
GROUND WATER

INDICATES
OBSERVED
GROUND WATER

DATE:
02/22/2023

TEST BY:
Kameron Campbell, SE #14227



PREPARED FOR:
EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS
ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:
"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26

SHEET TITLE:

EXISTING CONDITIONS

DRAWING INFORMATION

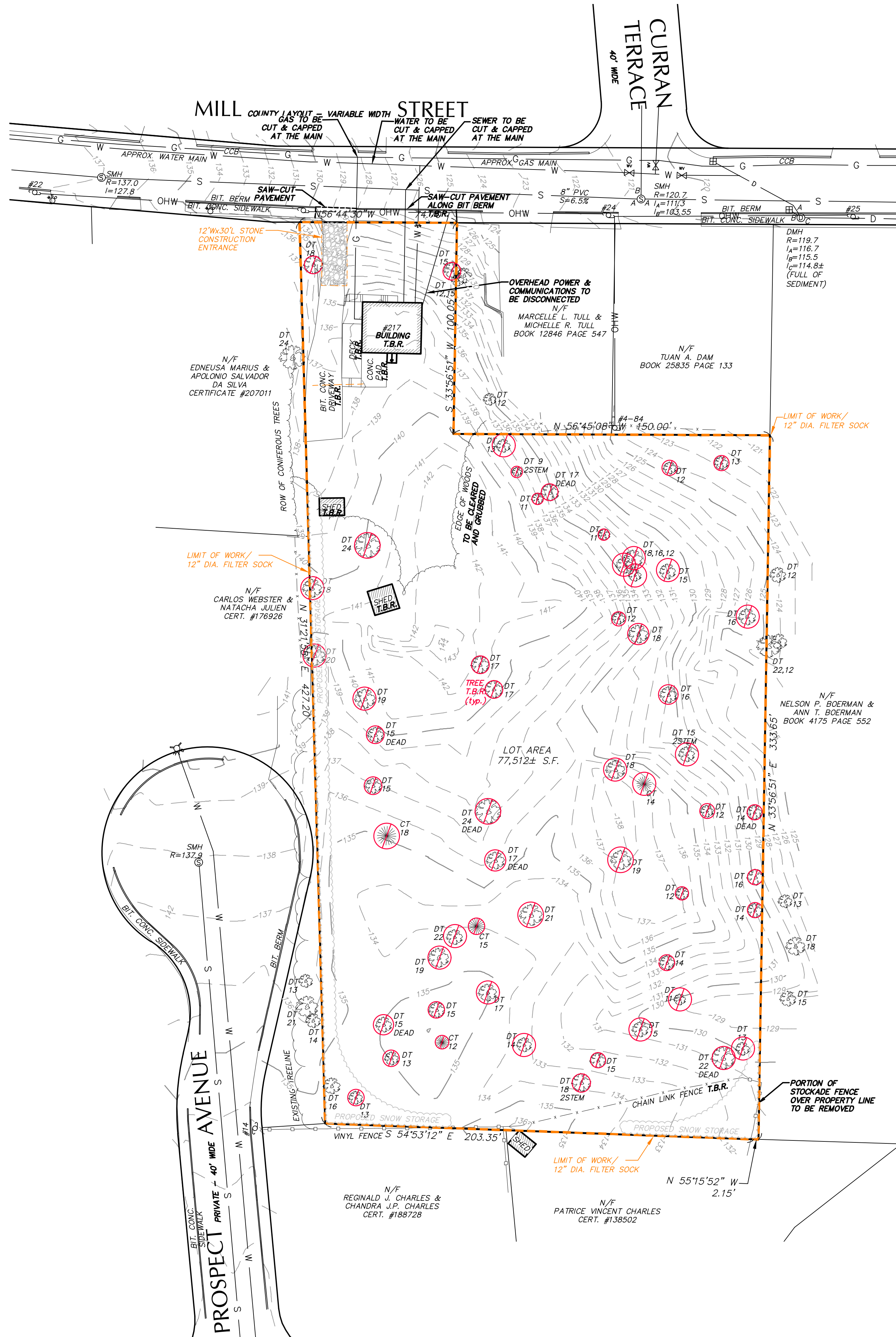
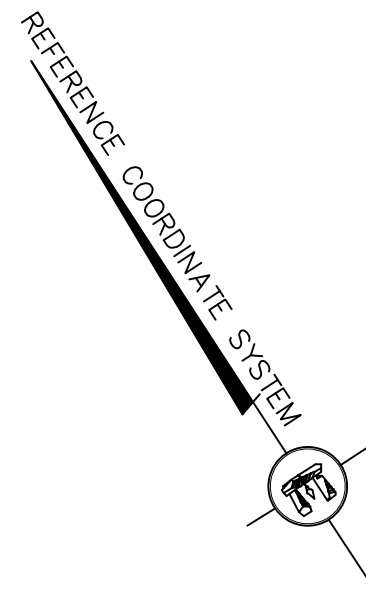
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.03

SHEET 3 OF 12

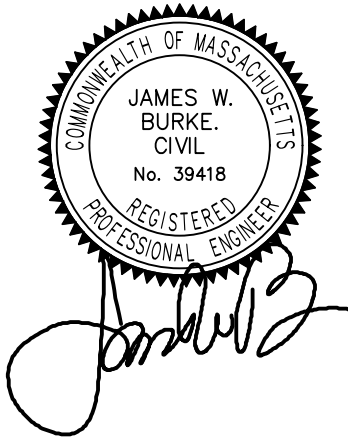


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182 PROSPECT STREET
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PROJECT TITLE & LOCATION:
"VIOLET HILLS"
PROPOSED MULTI-FAMILY
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217 MILL STREET
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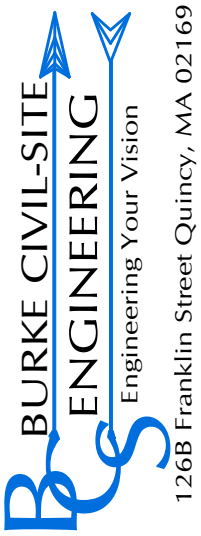
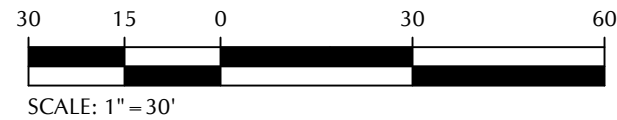
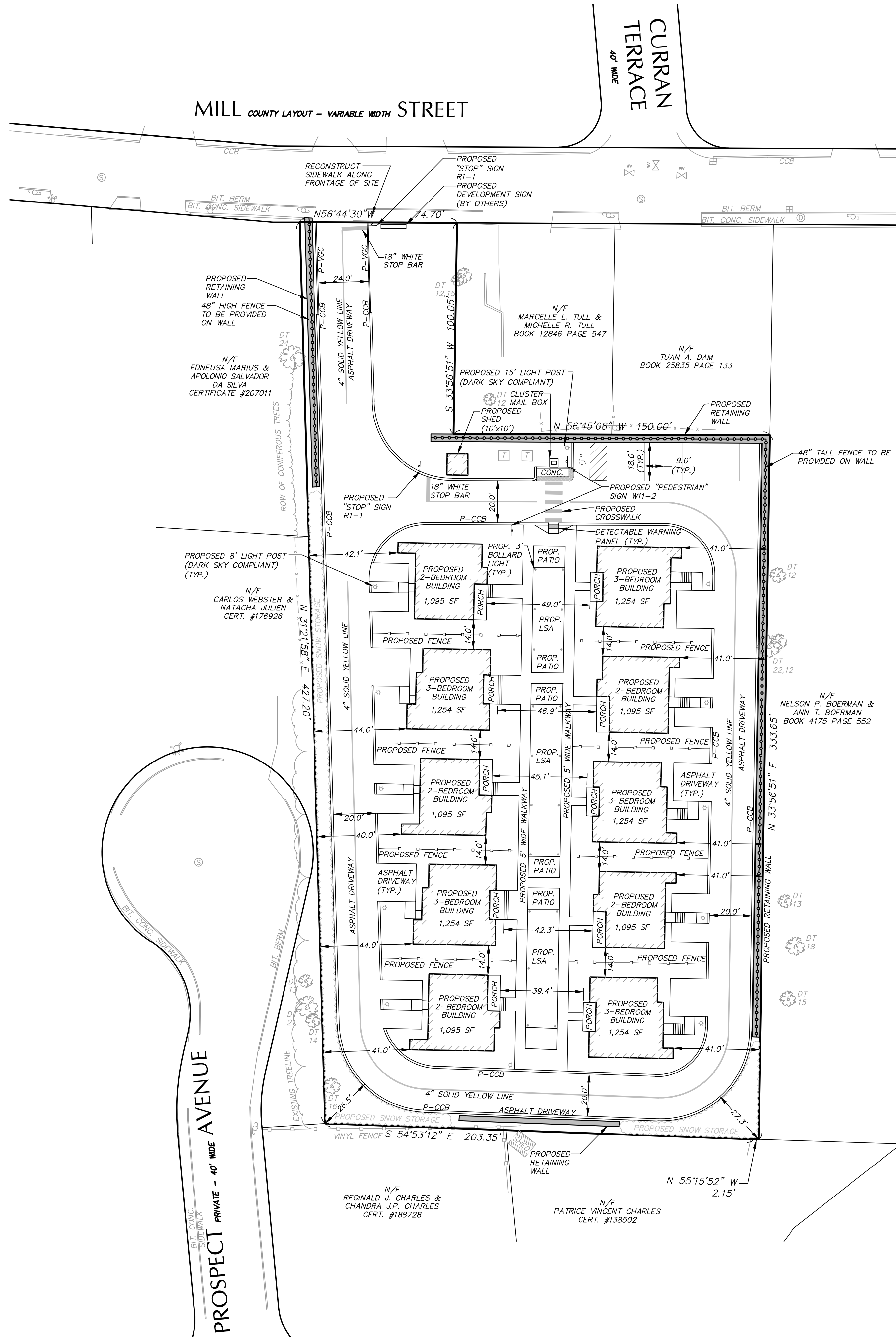
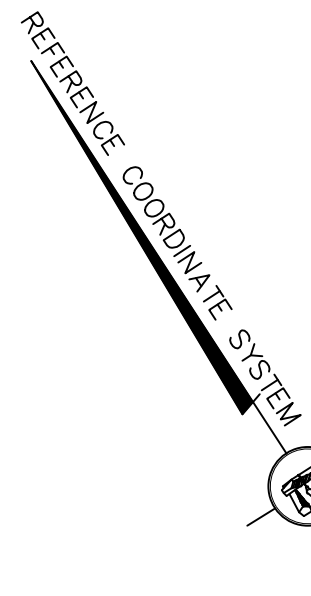
REVISIONS		
No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
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JAMES W. BURKE, P.E.

SHEET TITLE:
CONSTRUCTION
MANAGEMENT

DRAWING INFORMATION
ISSUE: PERMIT SET
DATE: APRIL 15, 2026
PROJECT NO.: 26.020



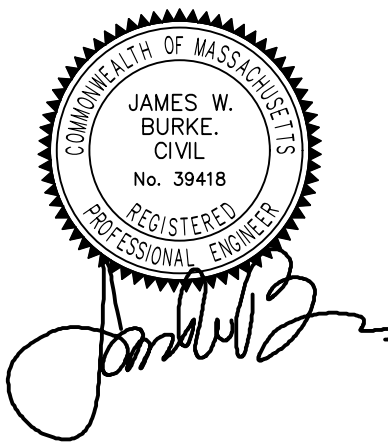
PREPARED FOR:
EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

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ARCHITECT
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QUINCY, MA 02169

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RANDOLPH, MA 02368

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3	REVISED LAYOUT	06/17/26



JAMES W. BURKE, P.E.

SHEET TITLE:

LAYOUT

DRAWING INFORMATION

ISSUE: PERMIT SET

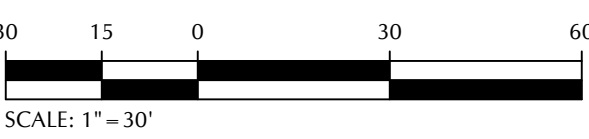
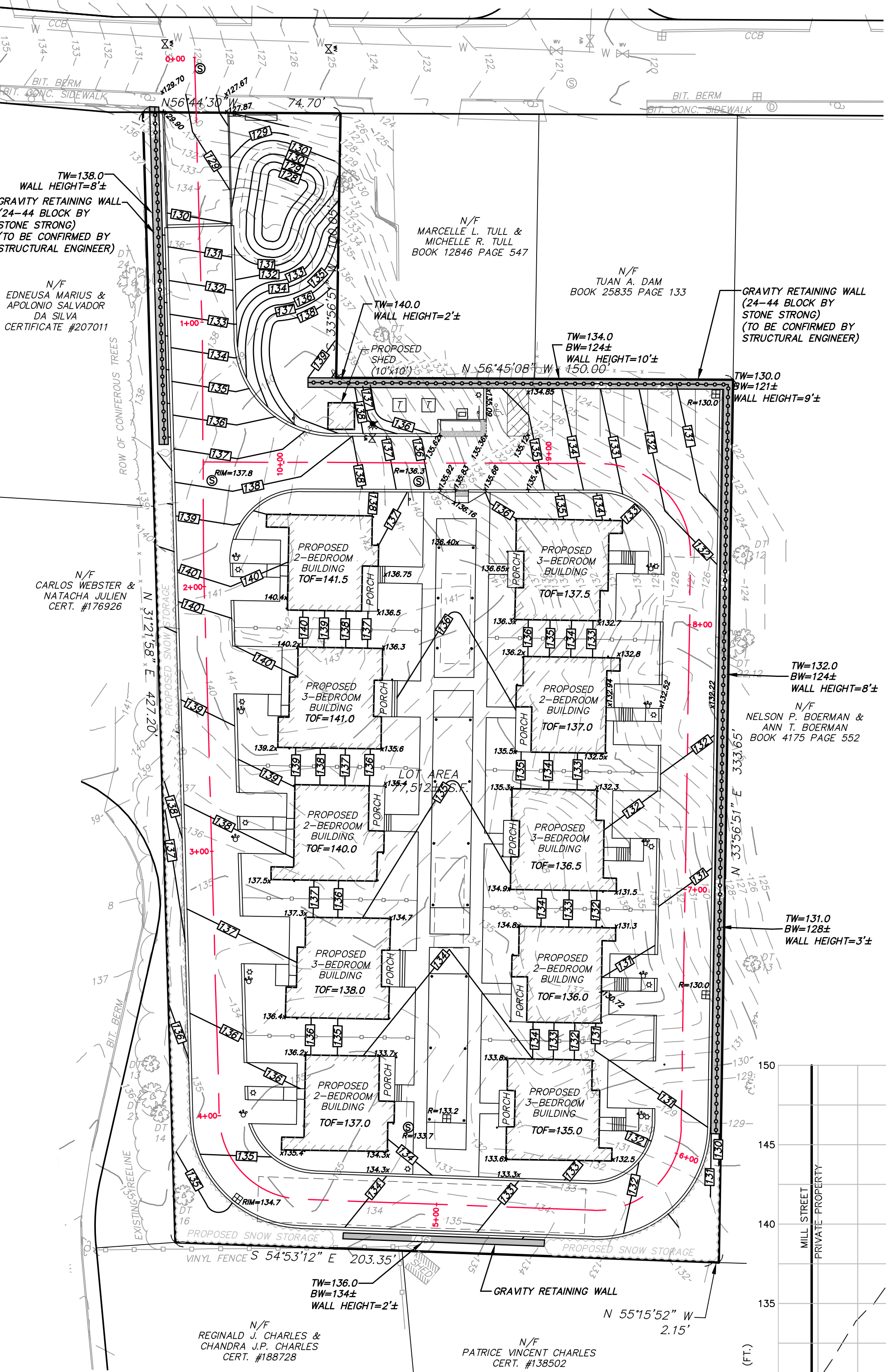
DATE: APRIL 15, 2026

PROJECT NO.: 26.020

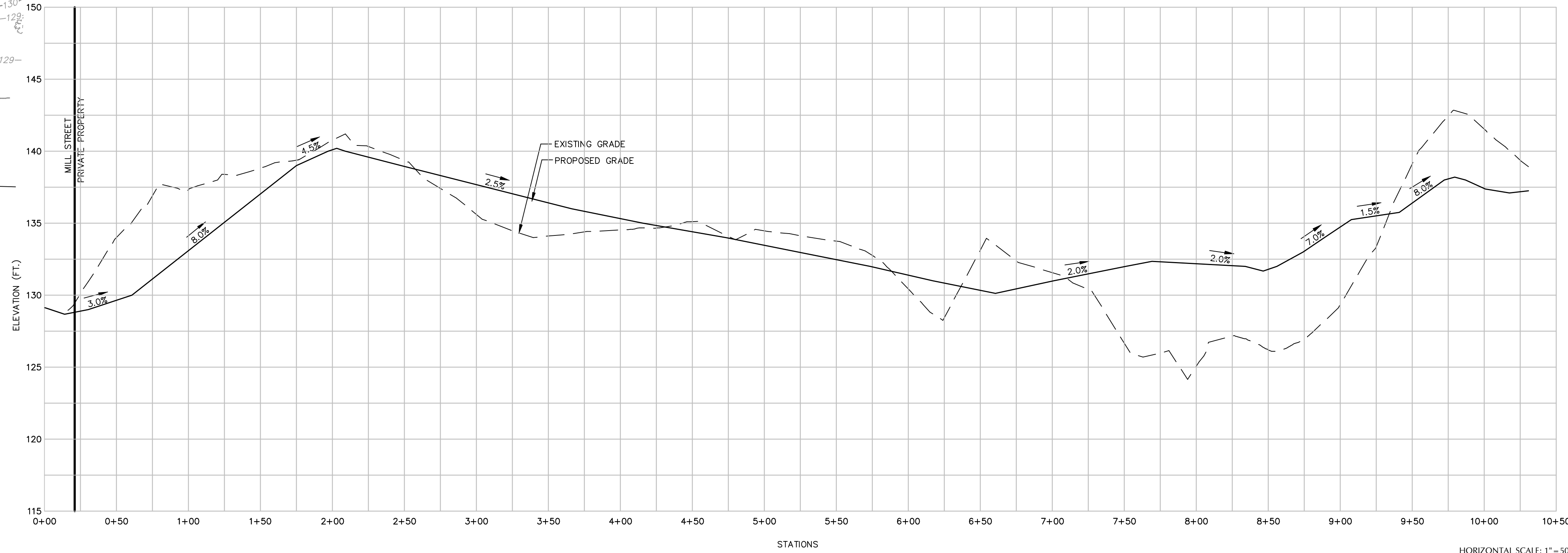
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SHEET 5 OF 12

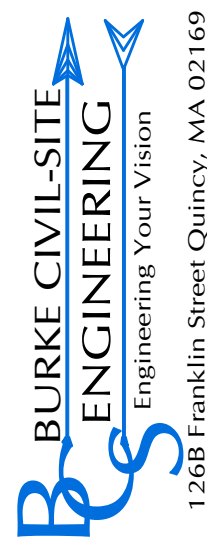
MILL COUNTY LAYOUT - VARIABLE WIDTH STREET



PROPOSED DRIVEWAY PROFILE



HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



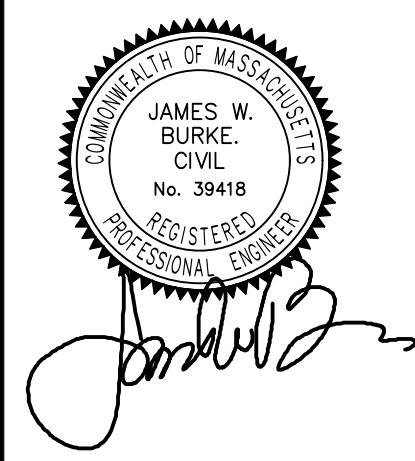
PREPARED FOR:
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608 WASHINGTON STREET
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276 BROADWAY
CAMBRIDGE, MA 02139

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RESIDENTIAL DEVELOPMENT
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JAMES W. BURKE, P.E.

SHEET TITLE:

GRADING

DRAWING INFORMATION

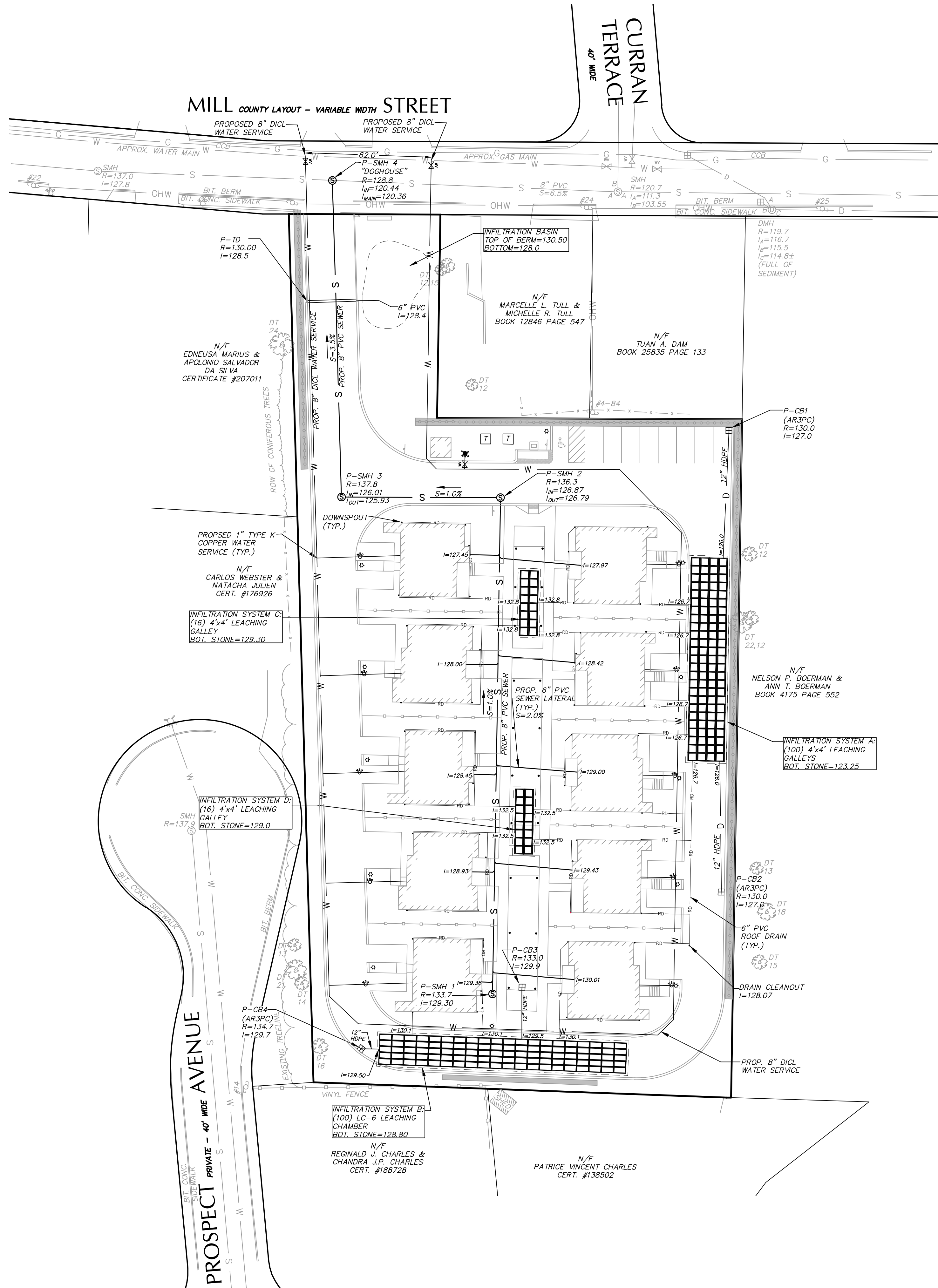
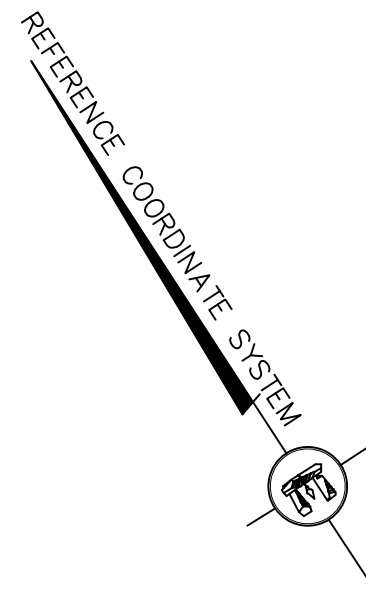
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

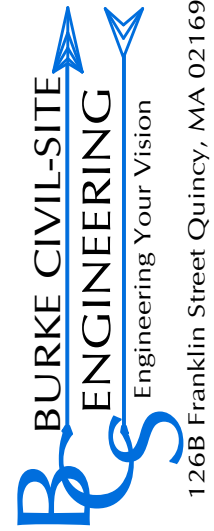
PROJECT NO.: 26.020

C1.06

SHEET 6 OF 12



CATCH BASIN NOTE:
ALL CATCH BASINS TO BE PROVIDED WITH A VERTICAL GRANITE CURB INLET.



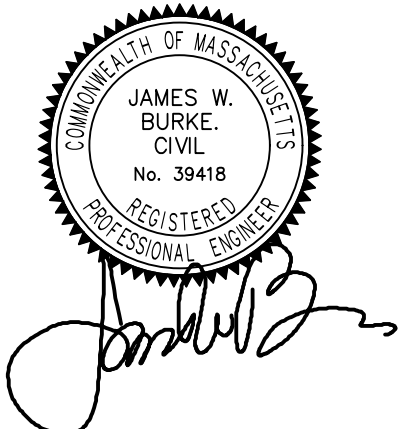
PREPARED FOR:
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SOUTH EASTON, MA 02375

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606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
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RANDOLPH, MA 02368

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JAMES W. BURKE, P.E.

SHEET TITLE:

UTILITIES

DRAWING INFORMATION

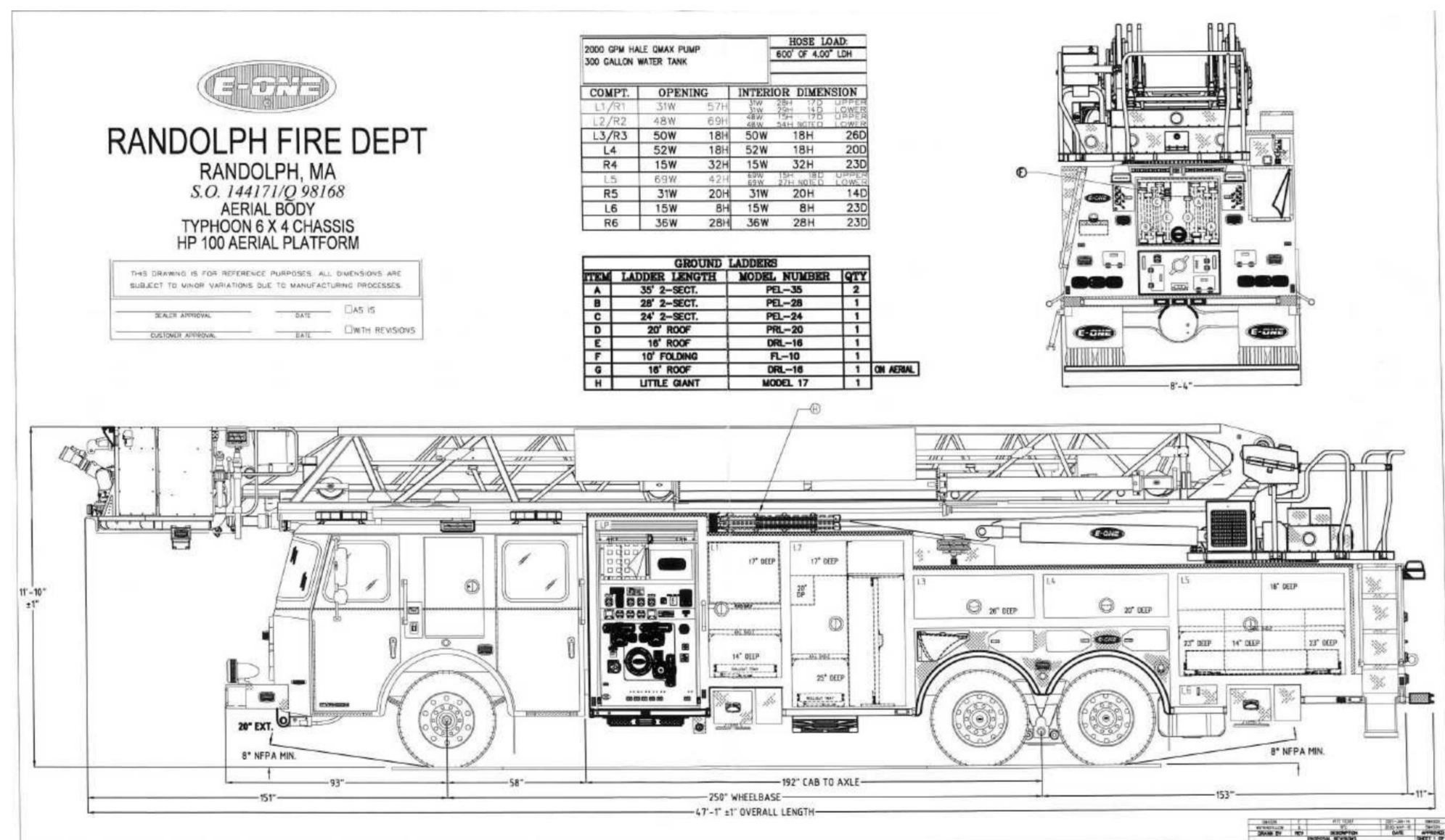
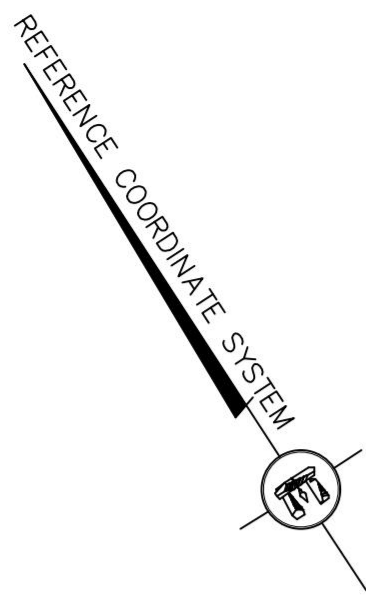
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.07

SHEET 7 OF 12



SAE Turning Radius Calculations for Quote No. 98168				
Wheelbase:	250"	Front Bumper Size:	10"	
Body Width:	100"	Front Bumper Extension:	20"	
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	84.46"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.6"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	92"			
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.9'	42.6'	48.6'	28.8'
36	40.9'	41.6'	45.7'	27.5'
37	40.1'	40.7'	44.9'	26.5'
38	39.2'	39.9'	44.2'	25.5'
39	38.4'	39.1'	43.5'	24.6'
40	37.7'	38.4'	42.8'	23.7'
41	37'	37.7'	42.2'	22.8'
42	36.1'	37'	41.6'	21.9'
43	35.7'	36.4'	41'	21.2'
44	35'	35.7'	40.4'	20.4'
45	34.5'	35.2'	39.9'	19.7'
46	33.9'	34.6'	39.4'	19'
47	33.4'	34.1'	38.9'	18.3'
48	32.8'	33.5'	38.5'	17.6'
49	32.4'	33'	38.1'	16.9'
50	31.9'	32.6'	37.8'	16.3'



Legend	
—	Front wheels
—	Rear wheels
—	Vehicle body
---	Vehicle path

BURKE CIVIL-SITE
ENGINEERING
Engineering Your Vision
1268 Franklin Street Quincy, MA 02169

PREPARED FOR:
EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS
ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
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JAMES W. BURKE, P.E.

SHEET TITLE:
SWEPT PATH

DRAWING INFORMATION

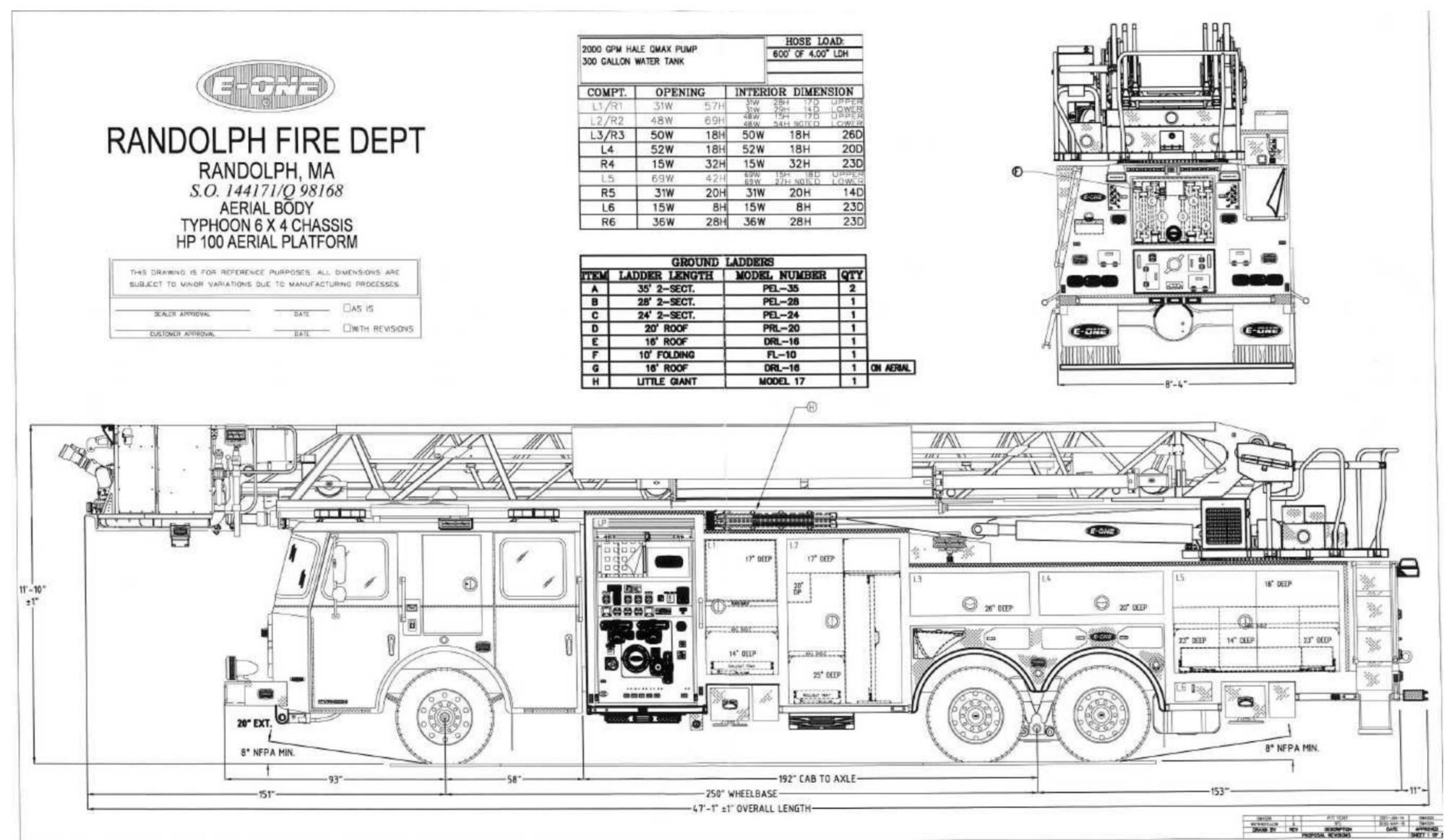
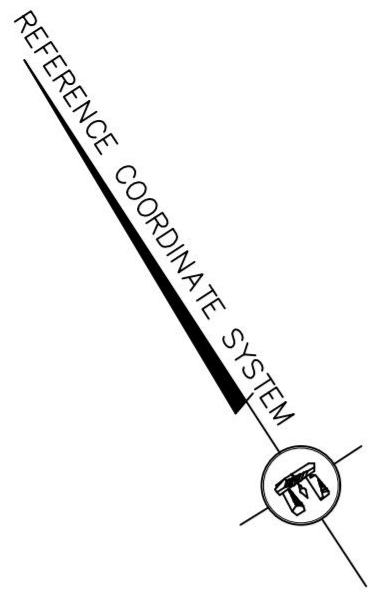
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.08

SHEET 8 OF 12



SAE Turning Radius Calculations for Quote No. 98168				
Wheelbase:	250"	Front Bumper Size:	10"	
Body Width:	100"	Front Bumper Extension:	20"	
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	84.46"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.6"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	92"			
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.9'	42.6'	48.6'	28.8'
36	40.9'	41.6'	45.7'	27.5'
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39	38.4'	39.1'	43.5'	24.6'
40	37.7'	38.4'	42.8'	23.7'
41	37'	37.7'	42.2'	22.8'
42	36.1'	37'	41.6'	22'
43	35.7'	36.4'	41'	21.2'
44	35'	35.7'	40.4'	20.4'
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49	32.4'	33'	38.1'	16.9'
50	31.9'	32.6'	37.6'	16.3'

Legend

Front wheels

Rear wheels

Vehicle body

Vehicle path

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PREPARED FOR:

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SOUTH EASTON, MA 02375

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COMMONWEALTH OF MASSACHUSETTS

JAMES W. BURKE, CIVIL
No. 39418
REGISTERED PROFESSIONAL ENGINEER

JAMES W. BURKE, P.E.

SHEET TITLE:

SWEPT PATH

DRAWING INFORMATION

ISSUE: PERMIT SET

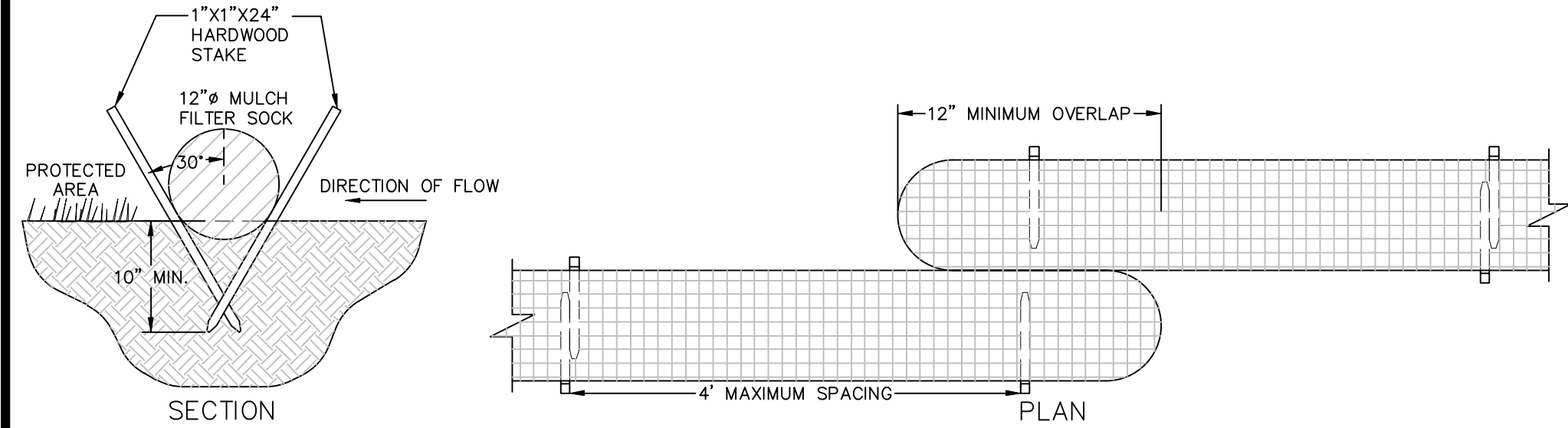
DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.09

SHEET 9 OF 12

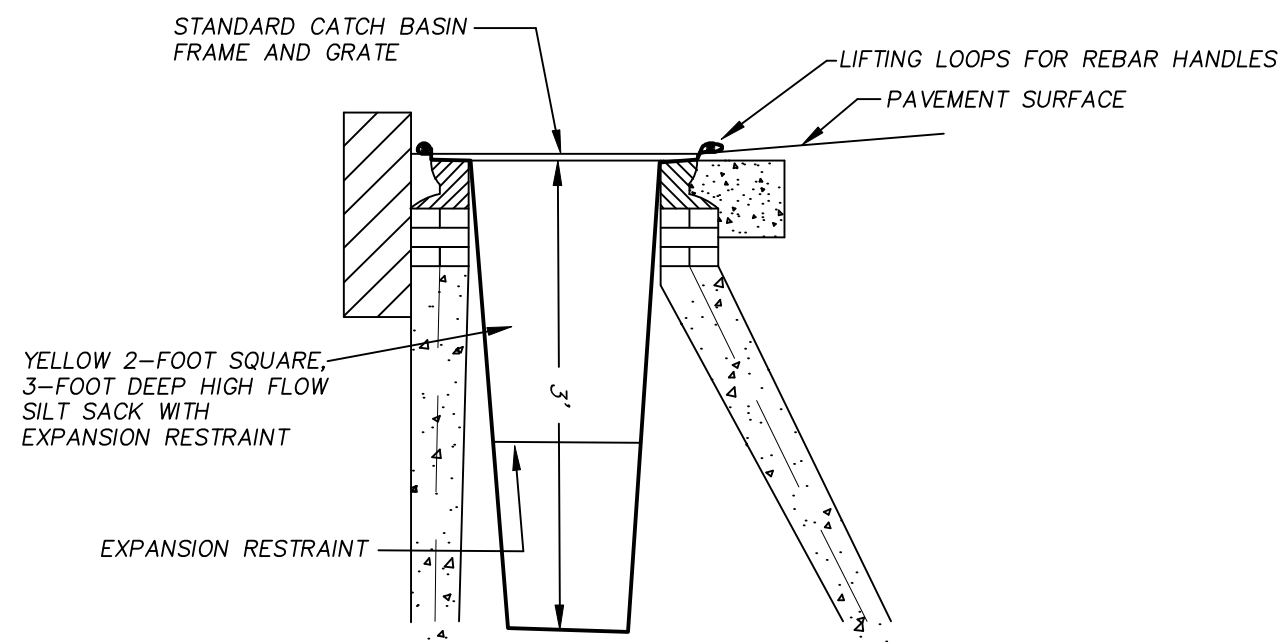




NOTES:

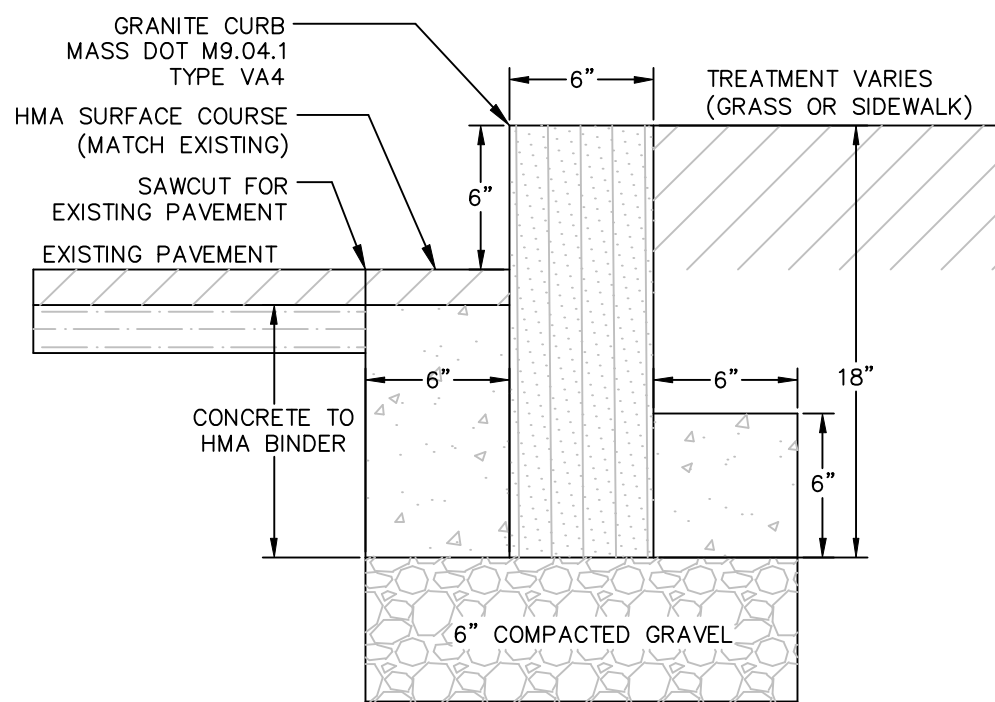
1. AT THE JUNCTION OF TWO ROLLS A MINIMUM OF A 12" OVERLAP IS REQUIRED.
2. THE WOODEN STAKES SHALL BE SET A MAXIMUM OF 4 FEET APART.
3. THE FILTER SOCK SHALL BE SET IN A 2" TO 4" DEEP TRENCH.

MULCH WATTLE
NOT TO SCALE

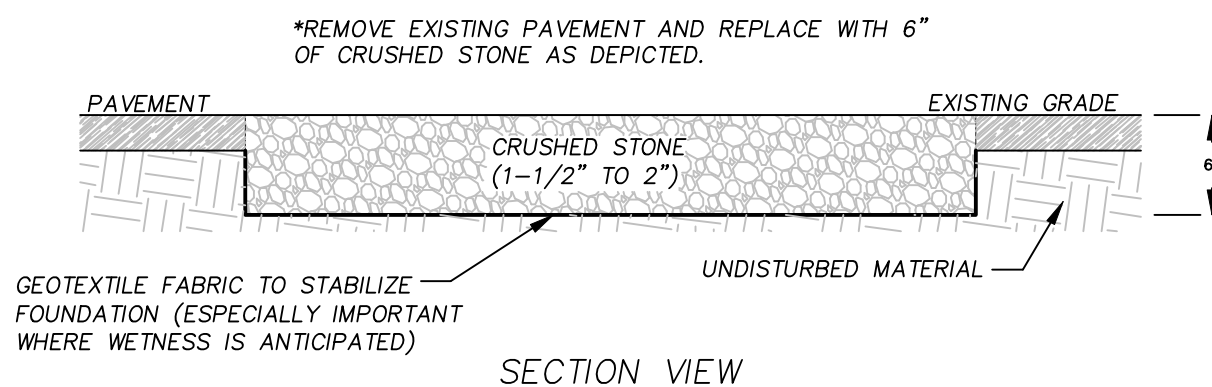


PINCH SILT SACK BETWEEN FRAME & GRATE.
INSPECT SILT SACK AFTER EACH STORM EVENT
PERFORM MAINTENANCE WHEN SILT AND DEBRIS IS 12" DEEP

CATCH BASIN SILT SACK
NOT TO SCALE



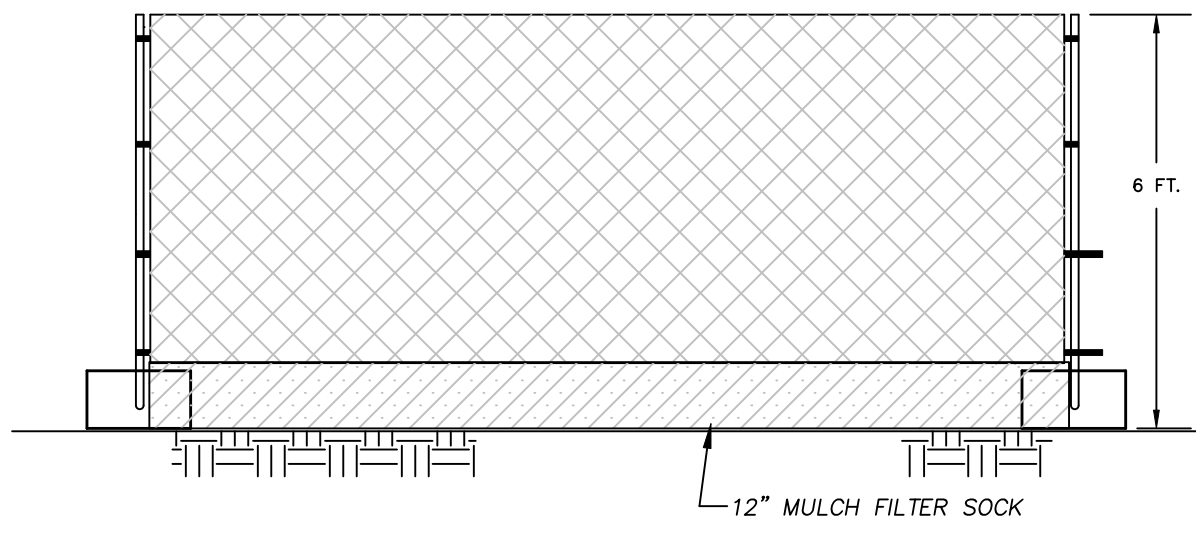
VERTICAL GRANITE CURB INSTALLATION
NOT TO SCALE



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR BASIN.
4. USE SANDBAGS, HAYBALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.
5. A DIVERSION RIDGE SHALL BE INSTALLED AT THE ENTRANCE OF THE STONE APRON IF THE SLOPE OF THE APRON EXCEEDS 2%.

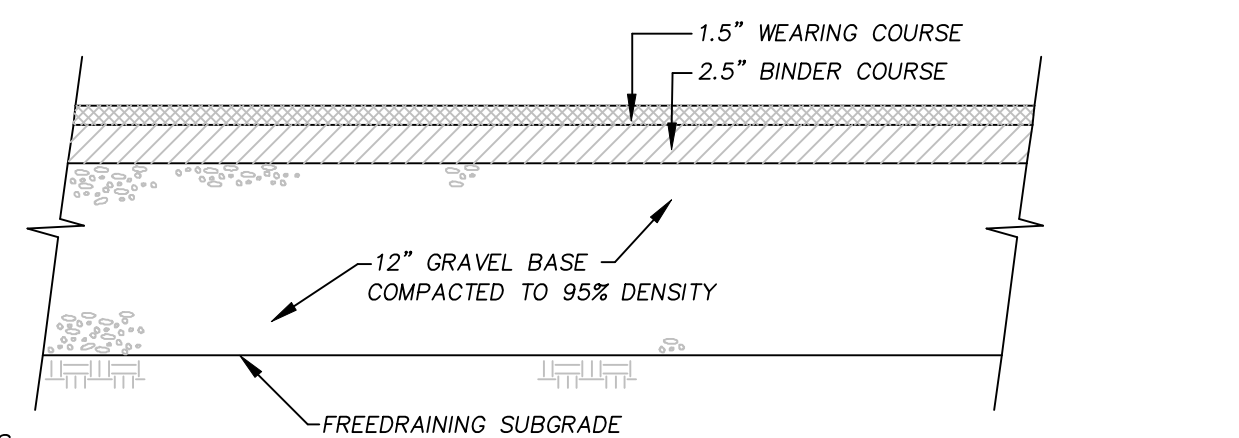
12'x30' CRUSHED STONE APRON
NOT TO SCALE



NOTES:

1. FENCE POSTS TO BE 1.5" DIAMETER GALVANIZED POSTS SET 4" MINIMUM INTO CONCRETE BLOCK.
2. BLOCKS TO BE SET 8' O.C.
3. WATTLE TO BE WIRE TIED TO FENCING.

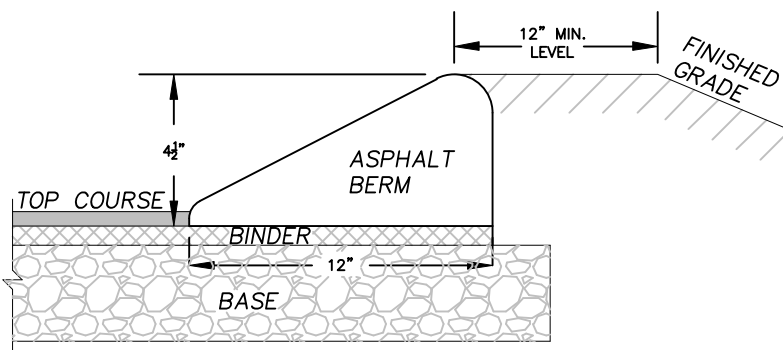
SECURITY FENCING W/ EROSION CONTROL
NOT TO SCALE



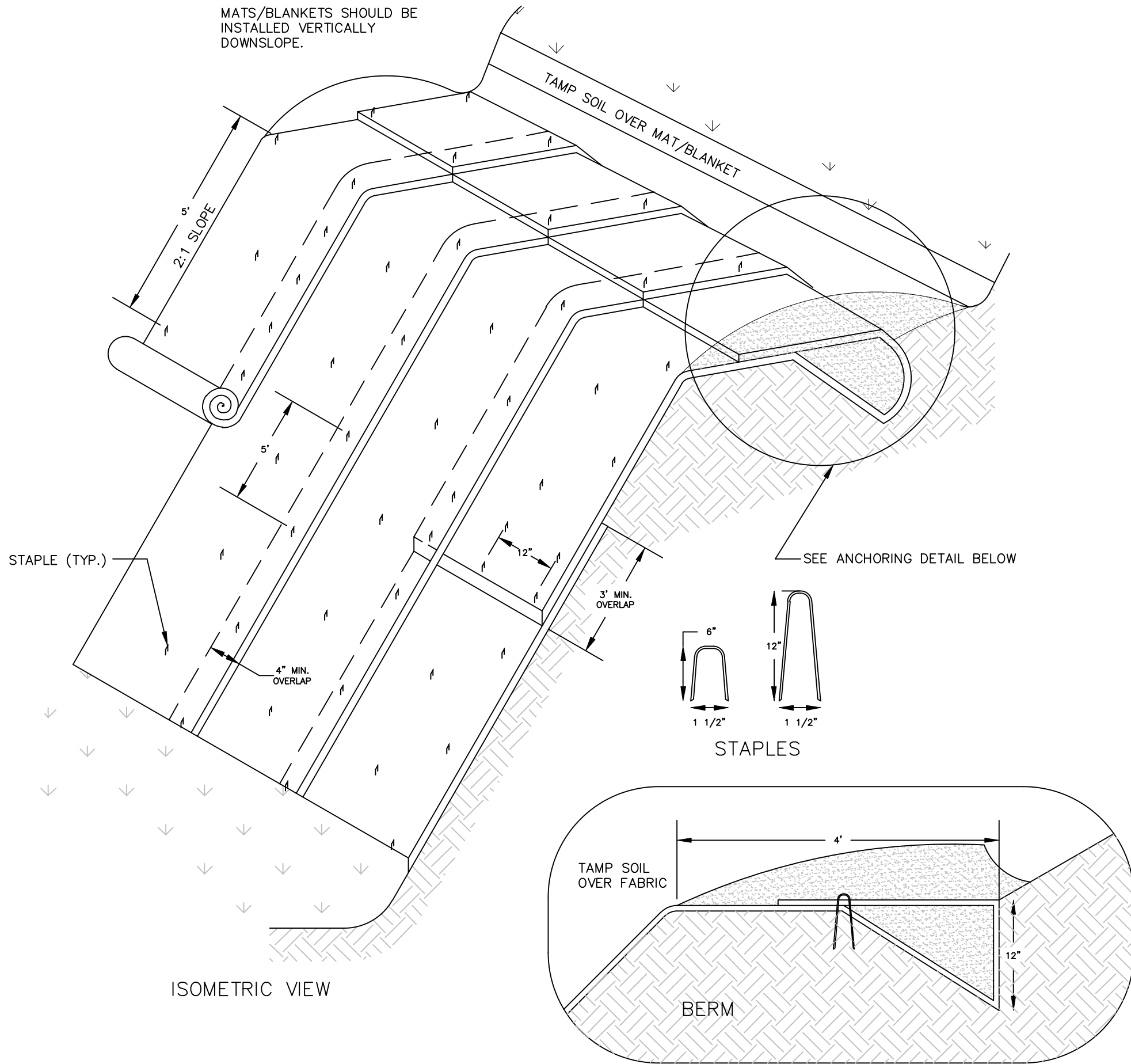
NOTES:

1. ALL BITUMINOUS CONCRETE TO MEET THE CURRENT STANDARDS FOR MASSDOT.
2. THE SUBGRADE UNDER THE ROADWAY GRAVEL BASE SHALL BE A FREE-DRAINING MATERIAL FOR A MINIMUM OF 2 FEET AND SHALL CONFORM TO THE REQUIREMENTS OF SECTION M1.02.0 TYPE A OF THE STANDARD SPECIFICATIONS. EXISTING SOILS THAT DO NOT CONFORM SHALL BE REMOVED AND REPLACED WITH GRAVEL BASE MATERIAL.
3. THE GRAVEL BASE SHALL CONSIST OF UNFROZEN, HARD, DURABLE STONE AND COARSE SAND, FREE OF LOAM AND CLAY, UNIFORMLY GRADED, CONTAINING NO STONE WITH A DIAMETER GREATER THAN 2" AND CONFORMING TO THE REQUIREMENTS OF M1.03.0 TYPE C OF THE STANDARD SPECIFICATIONS.
4. BEFORE THE GRAVEL IS SPREAD THE ROADBED SHALL BE SLOPED TO A TRUE SURFACE, CONFORMING TO THE PROPOSED CROSS SECTION.

PAVEMENT SECTION
NOT TO SCALE



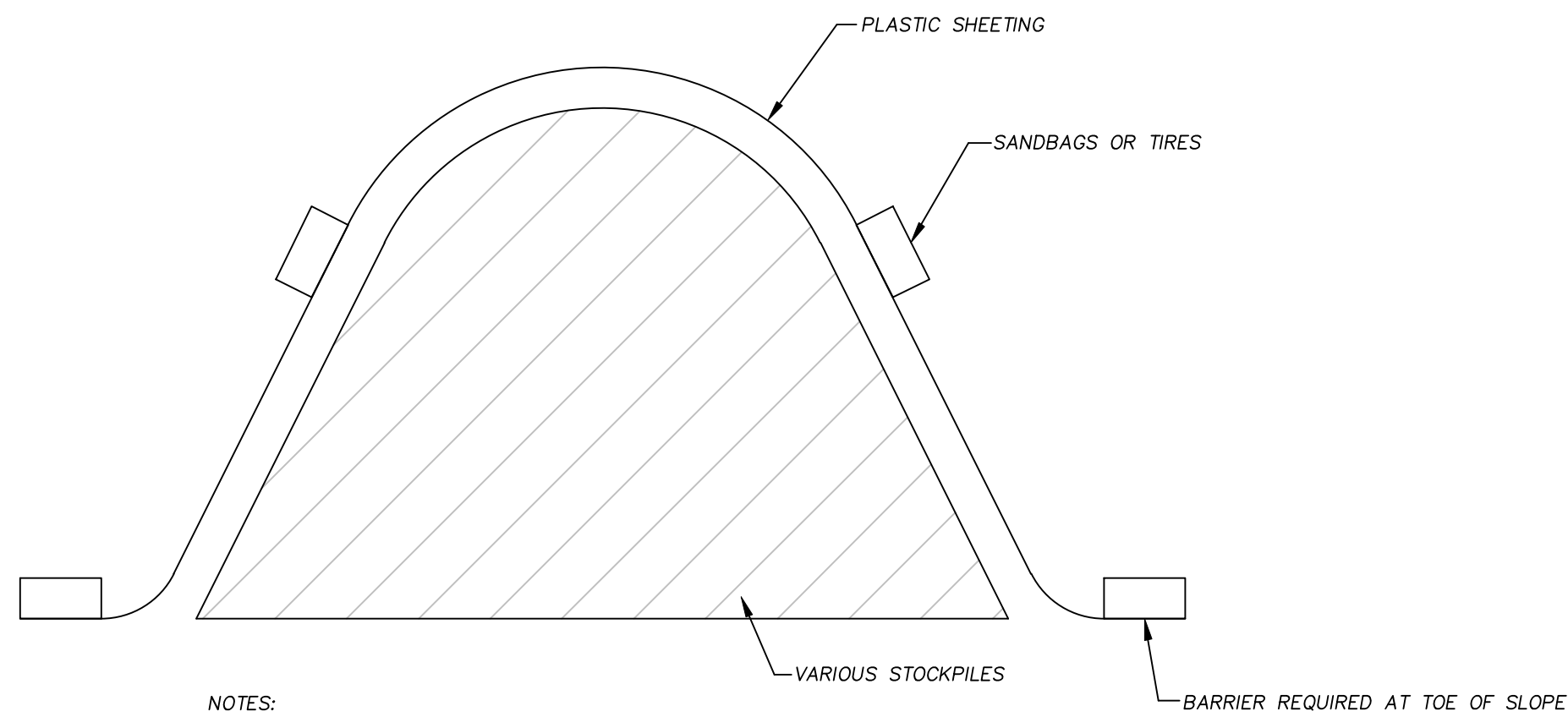
CAPE COD BERM
NOT TO SCALE



NOTES:

1. WHEN MORE THAN ONE ROLL IS REQUIRED GOING DOWN THE SLOPE THE ENDS OF THE ROLLS SHOULD OVERLAP A MINIMUM OF 3 FEET.
2. ANCHOR THE NETTING TO THE SOIL SURFACE WITH ANCHOR PINS OR STAPLES.
3. STAPLES OR ANCHOR PINS NEED TO BE DRIVEN PERPENDICULAR INTO SLOPE AND SHOULD BE SPACED A MAXIMUM OF 5 FEET APART DOWN THE SIDES AND CENTER OF THE ROLL.
4. SPACING BETWEEN STAPLES OR PINS AT THE UPPER END OF A ROLL AND AT THE END OVERLAP OF 2 ROLLS SHOULD NOT BE GREATER THAN 1 FOOT.
5. THE NETTING SHOULD GO BEYOND THE EDGE OF THE MULCHED OR SEEDED AREA AT LEAST 1 FOOT AT THE SIDES AND 3 FEET AT THE BOTTOM.
6. EDGES OF NETTING SHOULD BE OVERLAPPED A MINIMUM OF 4 INCHES.
7. APPLY PERMANENT SEEDING BEFORE PLACING NETTING.

SLOPE MATTING DETAIL
NOT TO SCALE



NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED AT TOE OF SLOPE
3. COVERING MAINTAINED TIGHTLY IN PLACE USING SANDBAGS OR TIRES ON ROPE WITH A MAXIMUM 10' SPACING IN ALL DIRECTIONS

PLASTIC SHEETTING OVER STOCKPILED MATERIALS
NOT TO SCALE

PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

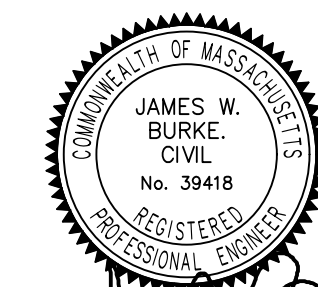
LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:

"VIOLET HILLS"
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
217 MILL STREET
RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26



JAMES W. BURKE, P.E.

SHEET TITLE:

DETAILS

DRAWING INFORMATION

ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.10

SHEET 10 OF 12

PRECAST CONCRETE CATCH BASIN

NOT TO SCALE

TYPICAL ROOF DRAIN W/ OVERFLOW

NOT TO SCALE

GRATE TOP VIEW
(ROTATED 90°)

END CROSS SECTION VIEW

TRENCH DRAIN DETAIL

NOT TO SCALE

PROFILE VIEW

PLAN VIEW

PRODUCT SPECIFICATIONS:

- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED IN PARALLEL.
- THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAIL REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY VERIFIED TESTING TO A MINIMUM OF 110 MEDIAN PARTICLES PER MILLILITER OF INFLUENT CONCENTRATION. FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
- THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS TO A MEDIA MIX WITH 50-75 MICRON AND 200 MG/L INFLUENT CONCENTRATION PER CURRENT NJPAC/NJICAT HDS PROTOCOL.

NOTES:

- NOTES:
- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS.
 - CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
 - CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
 - UNIT SHALL CONFORM TO H520-44 LOAD RATINGS.

ARCADIA AR3PC CONCRETE MANHOLE
STORMWATER SEPARATOR BY ADS

NOT TO SCALE

SECTION

PROFILE

PRECAST CONCRETE GALLEY INFILTRATION SYSTEM

NOT TO SCALE

DIMENSION TABLE			
	SYSTEM A	SYSTEM C	SYSTEM D
NO. OF STRUCTURES	100	16	16
DEPTH OF SYSTEM	5.17'	5.17'	5.17'
WIDTH OF SYSTEM	20.00'	11.00'	11.00'
LENGTH OF SYSTEM	102.00'	34.00'	34.00'
TOP OF STONE	128.42'	134.47'	133.17'
TOP OF STRUCTURE	127.92'	133.97'	133.67'
INLET ELEVATION (SIZE)	126.7" (6-6" PVC) 126.0" (2-12" HDPE)	132.8" (4-6" PVC)	132.5" (4-6" PVC)
BOTTOM OF STRUCTURE	123.75'	129.80'	129.50'
BOTTOM OF STONE	123.25	129.30'	129.00'

12R SNOUT OUTLET HOOD

NOT TO SCALE

PROFILE

PRECAST CONCRETE LC-6 INFILTRATION SYSTEM

NOT TO SCALE

PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

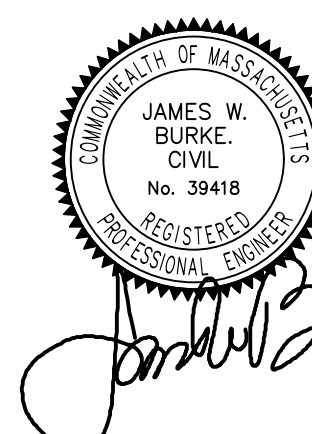
ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

**LANDSCAPE ARCHITECT
ASK+**
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:
**"VIOLET HILLS"
 PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT**
 217 MILL STREET
 RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
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JAMES W. BURKE, P.E.

SHEET TITLE:

DETAILS

DRAWING INFORMATION

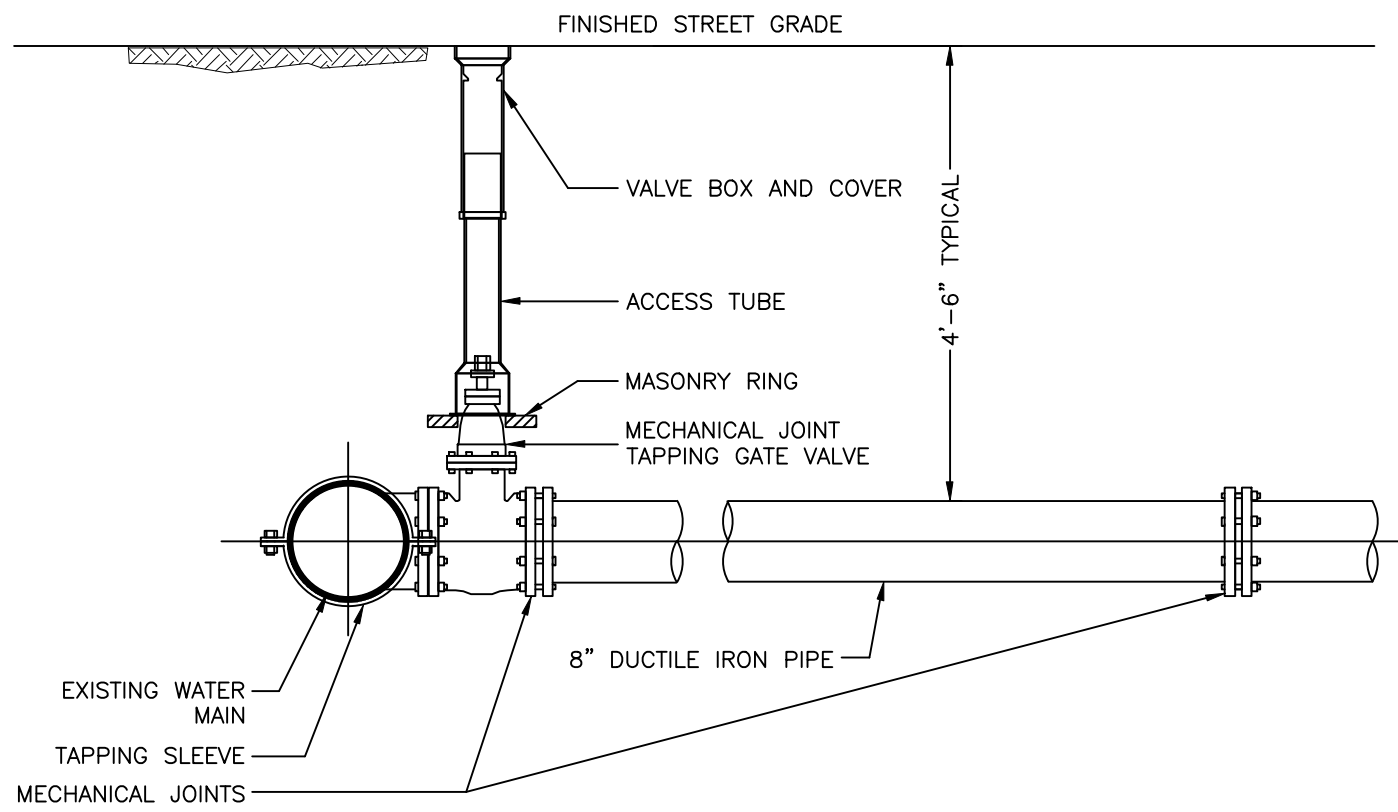
ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.11

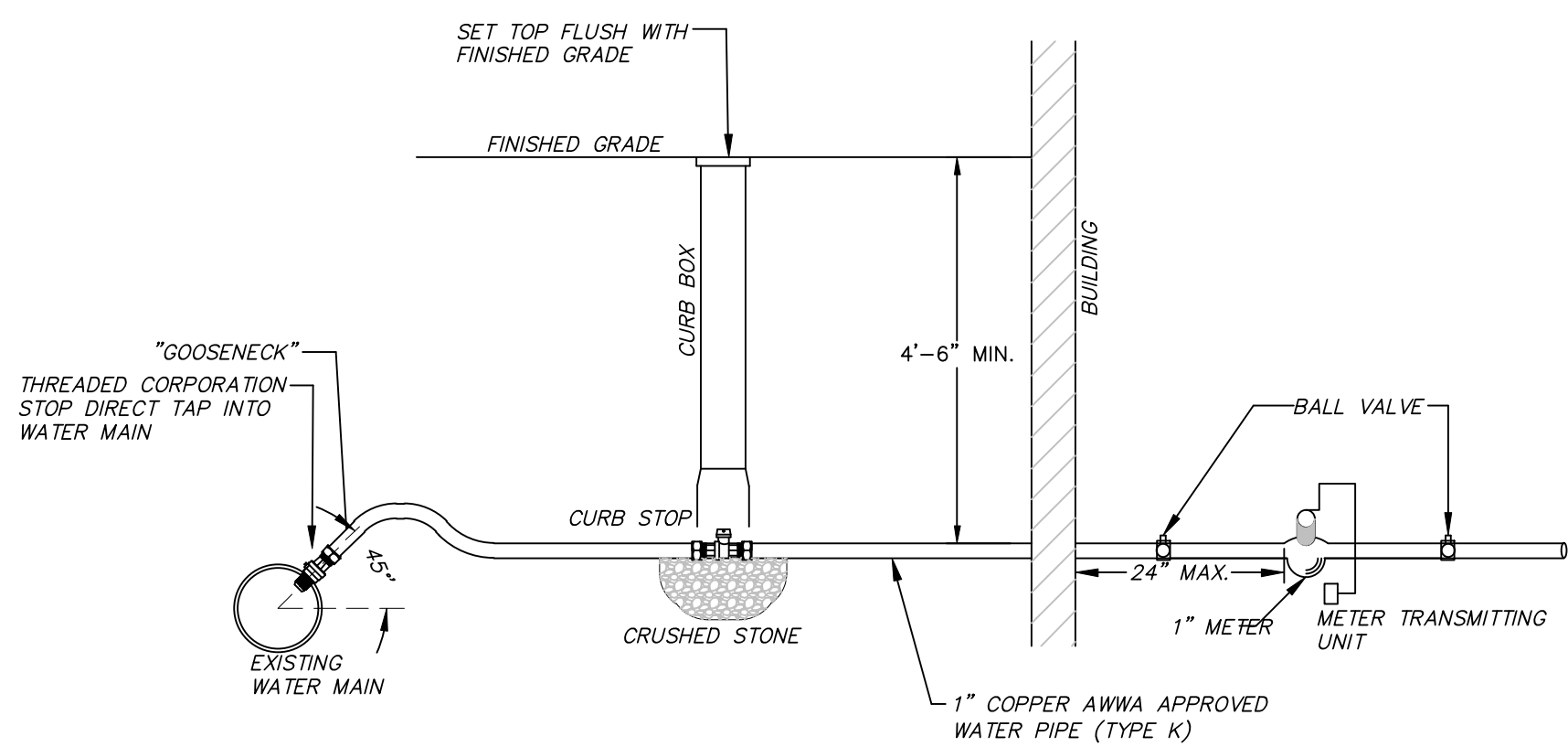
SHEET 11 OF 12



- NOTES:
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH
 2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE
 3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS

GATE VALVE AND TAPPING SLEEVE CONNECTION

NOT TO SCALE

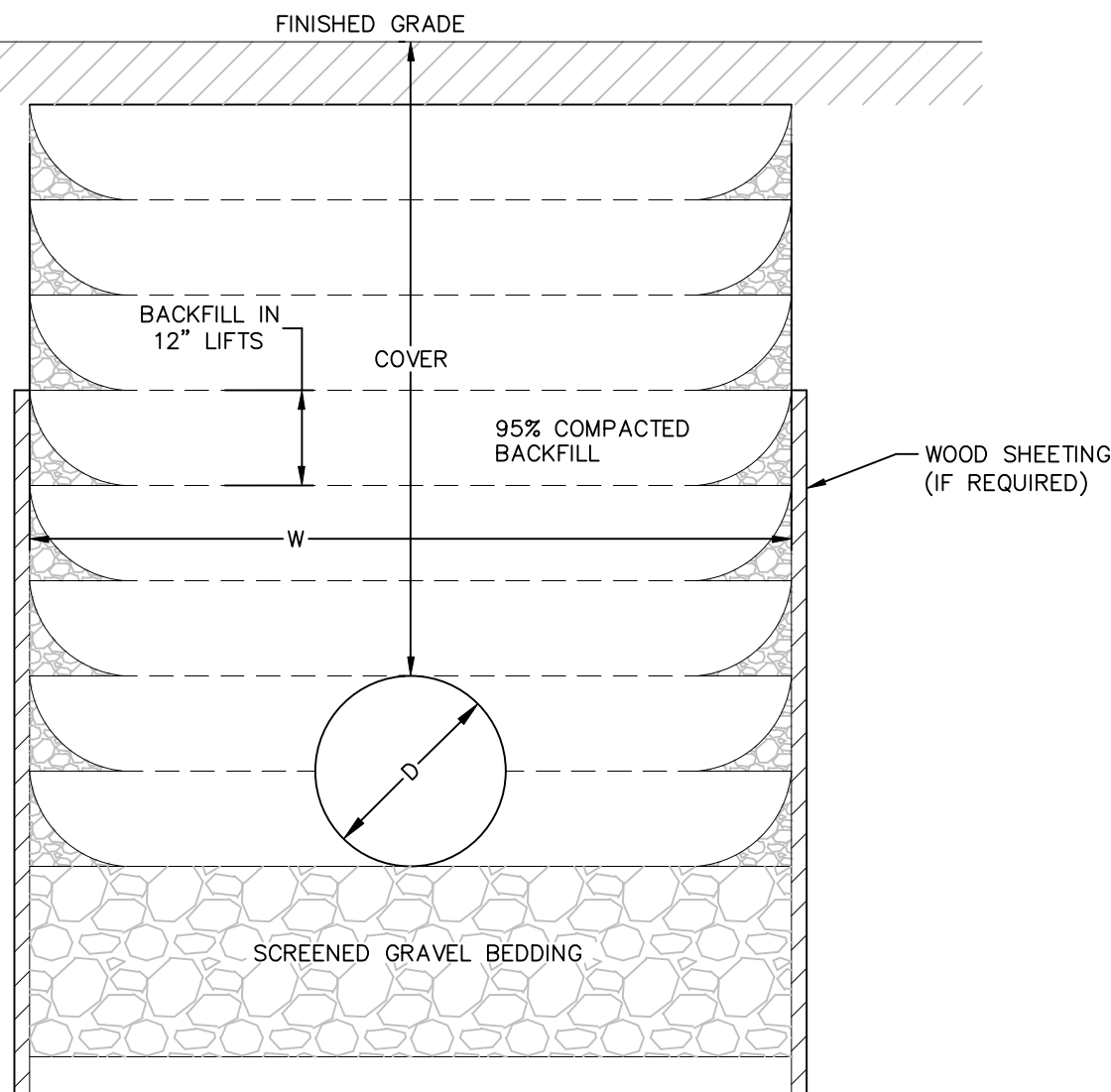


1" WATER SERVICE DETAIL

NOT TO SCALE

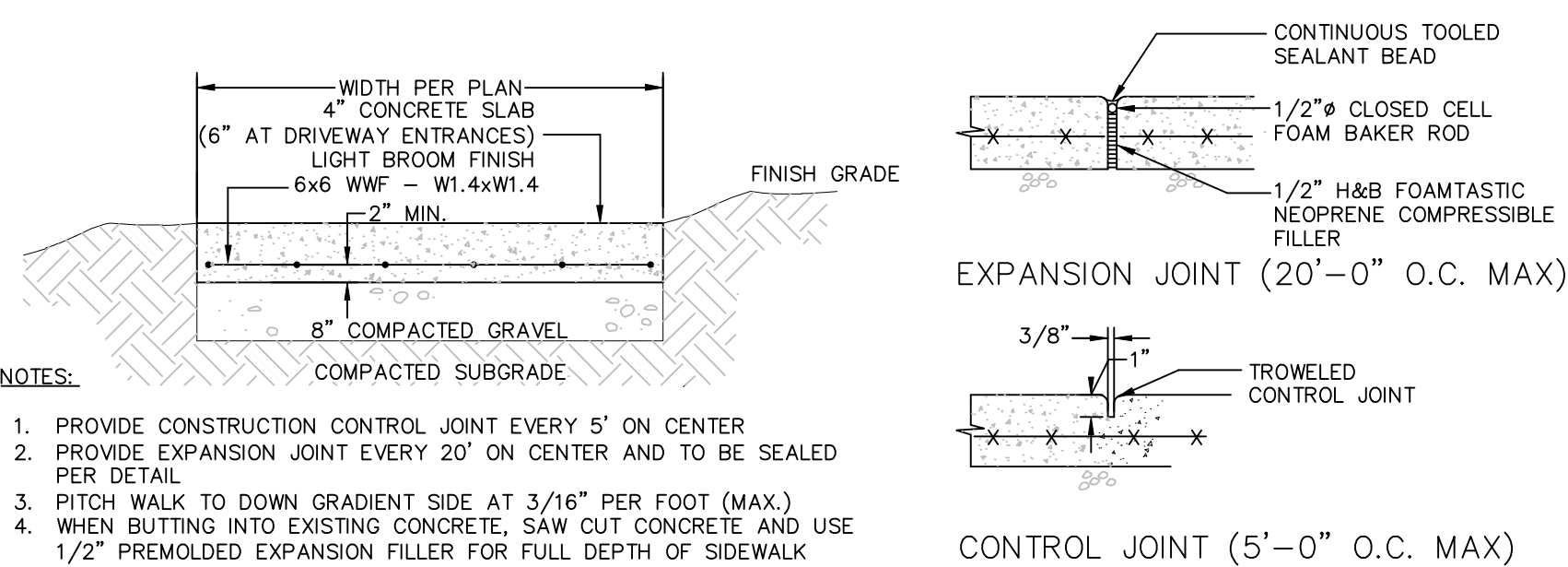
NOTES:

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 4'-6" OF COVER.
2. ELECTRIC, TELEPHONE, CABLE, TELEVISION, TRAFFIC CONTROL AND FIRE ALARM CONDUITS/CABLES SHALL HAVE A MINIMUM OF 2'-6" OF COVER.
4. WATER SUPPLY LINES SHALL BE LOCATED AT LEAST 18" ABOVE AND 10'-0" HORIZONTALLY APART FROM THE NEAREST SANITARY SEWER LINES.
5. MINIMUM TRENCH WIDTH (W) SHALL BE EQUAL TO 4/3 THE PIPE DIAMETER (D) PLUS 18 INCHES.
6. SHEETING, IF USED, SHALL BE CUT OFF A MINIMUM OF 18 INCHES BELOW FINISHED GRADE.
7. ALL PIPES SHALL BE BEDDED IN A MINIMUM 6 INCHES OF SCREENED GRAVEL IF SET IN SOILS AND A MINIMUM OF 12 INCHES IF SET IN LEDGE.
8. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OF THE MATERIALS AS DETERMINED BY AASHTO, DESIGNATION T-180D. BACKFILLING SHALL ALSO BE DONE IN 12 INCH LIFTS.
9. NO BACKFILLING OR COVERING OF ANY UTILITY PIPE SHALL BE PERMITTED UNTIL INSPECTED AND APPROVED BY THE DESIGN ENGINEER AND/OR AN INSPECTOR FROM THE MUNICIPALITY.
10. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AS SOON AS THE SUBGRADE IS COMPLETED AND BEFORE ANY GRAVEL IS PLACED. UTILITY SERVICES SHALL BE TESTED AS REQUIRED OR AS APPLICABLE AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION OF BASE AND TOP PAVEMENT COURSE.



TYPICAL UTILITY TRENCH

NOT TO SCALE



CONCRETE WALKWAY

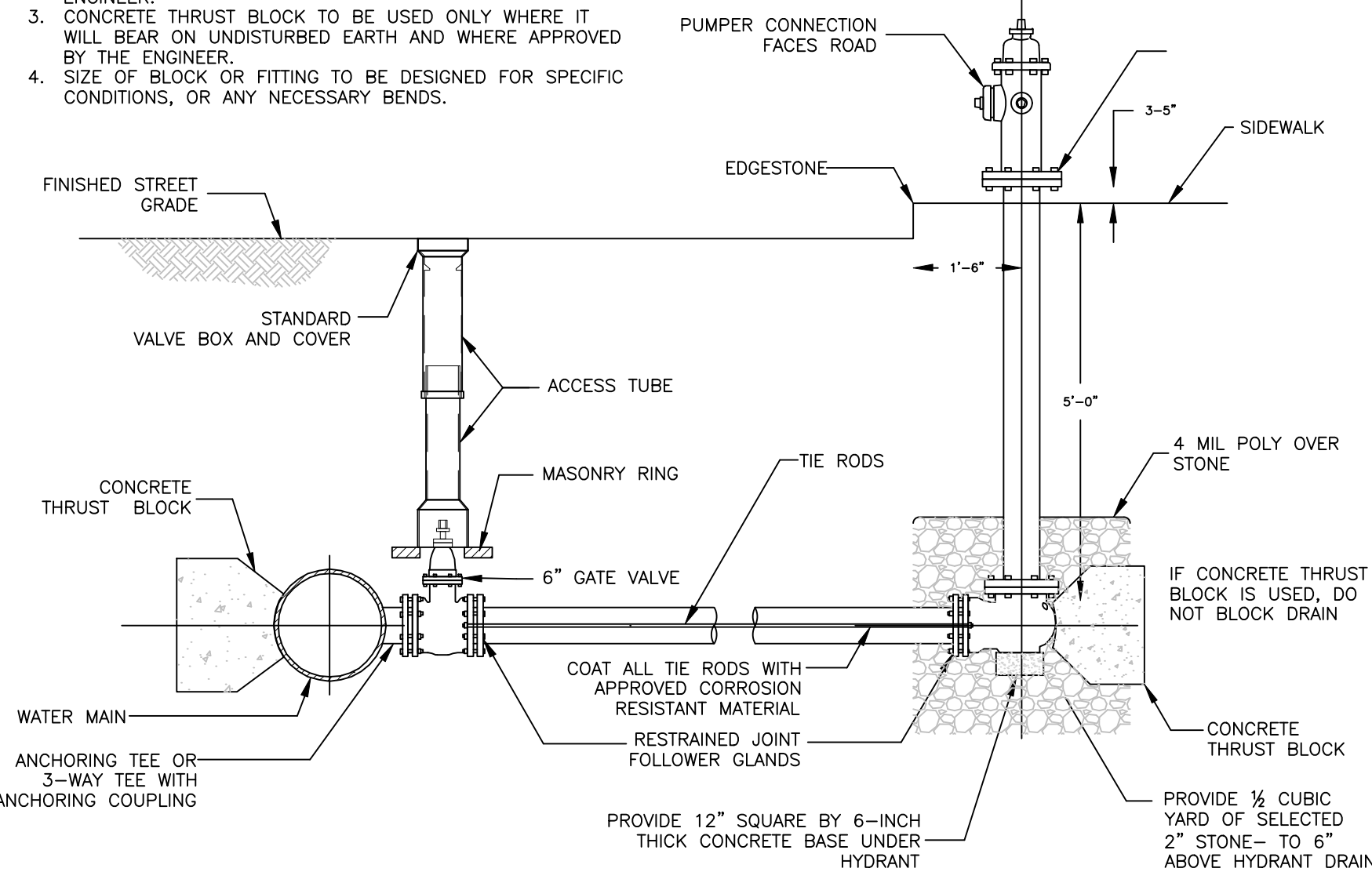
NOT TO SCALE

NOTES:

1. PROVIDE CONSTRUCTION CONTROL JOINT EVERY 5' ON CENTER
2. PROVIDE EXPANSION JOINT EVERY 20' ON CENTER AND TO BE SEALED PER DETAIL
3. PITCH WALK TO DOWN GRADIENT SIDE AT 3/16" PER FOOT (MAX.)
4. WHEN BUTTING INTO EXISTING CONCRETE, SAW CUT CONCRETE AND USE 1/2" PREMOLDED EXPANSION FILLER FOR FULL DEPTH OF SIDEWALK
5. EXPANSION JOINT TO BE PROVIDED AT ALL BUILDINGS AND STRUCTURES
6. MINIMUM CONCRETE STRENGTH: 3,000 PSI

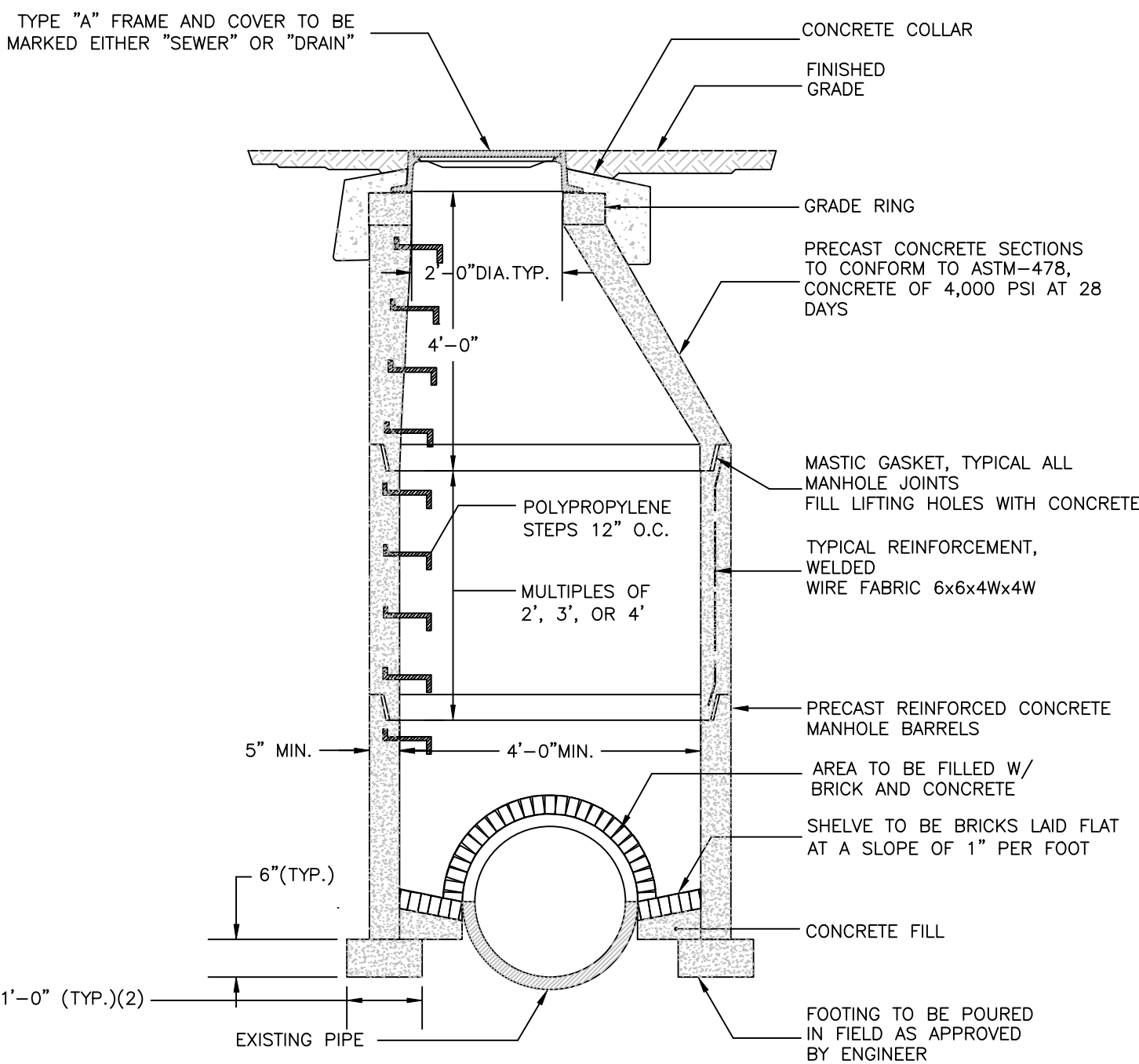
NOTES:

1. ANY DEVIATIONS OF THIS TYPICAL CONNECTION TO MEET FIELD CONDITIONS SHALL BE APPROVED BY THE ENGINEER.
2. USE RESTRAINED JOINT FOLLOWER GLANDS, OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE TO THE ENGINEER.
3. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH AND WHERE APPROVED BY THE ENGINEER.
4. SIZE OF BLOCK OR FITTING TO BE DESIGNED FOR SPECIFIC CONDITIONS, OR ANY NECESSARY BENDS.



TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE

NOT TO SCALE

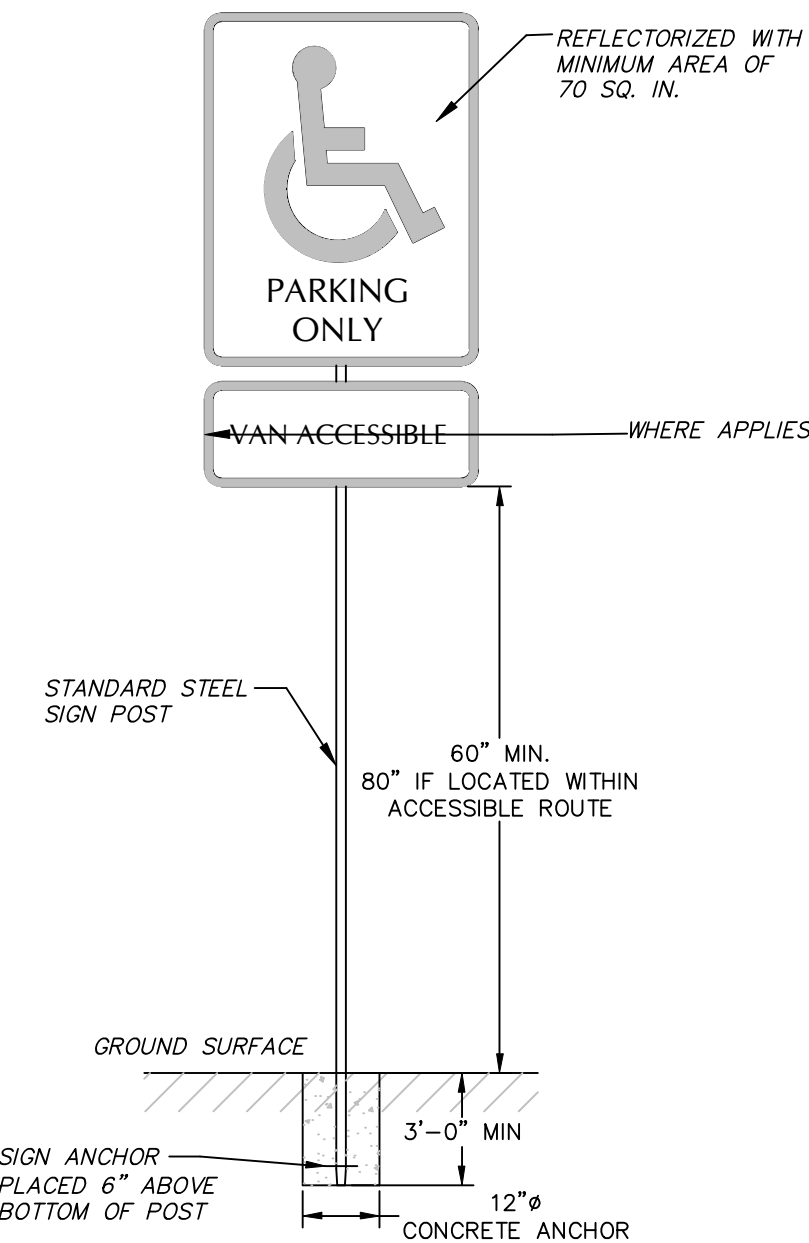


NOTES:

1. 5'-0" OR 6'-0" DIAMETER WHEN DEPTHS GREATER THAN 20 FEET OR WHEN ORDERED BY THE ENGINEER FOR PIPE SIZE
2. 6" MIN. WALL THICKNESS, 5'-0" DIAMETER MANHOLES

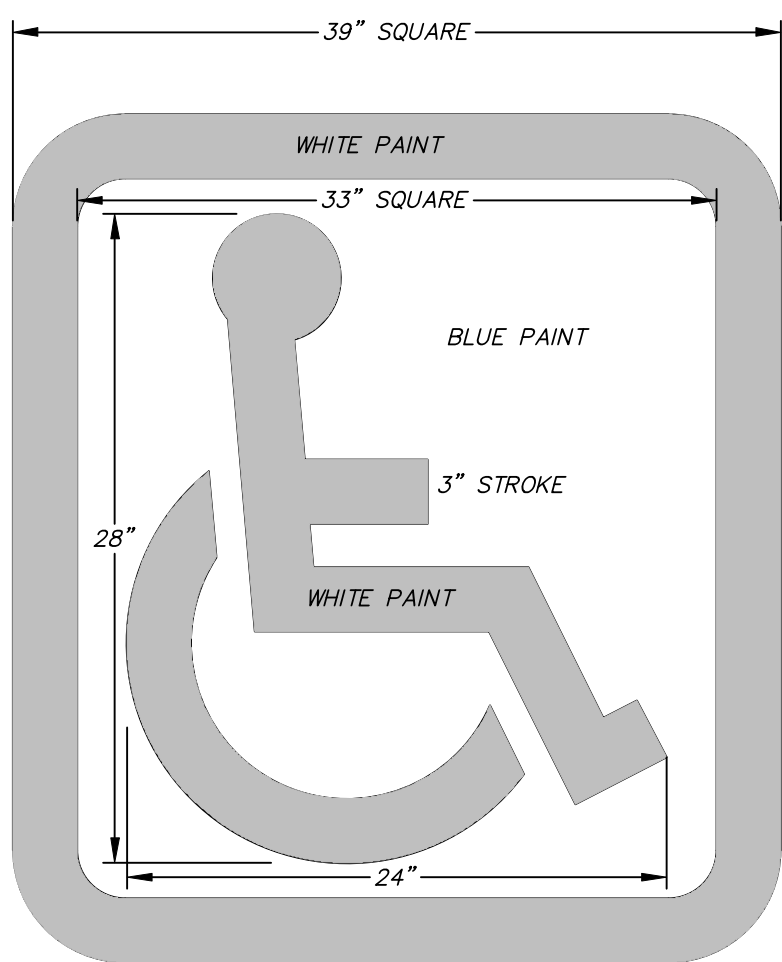
TYPICAL DOG HOUSE MANHOLE

NOT TO SCALE



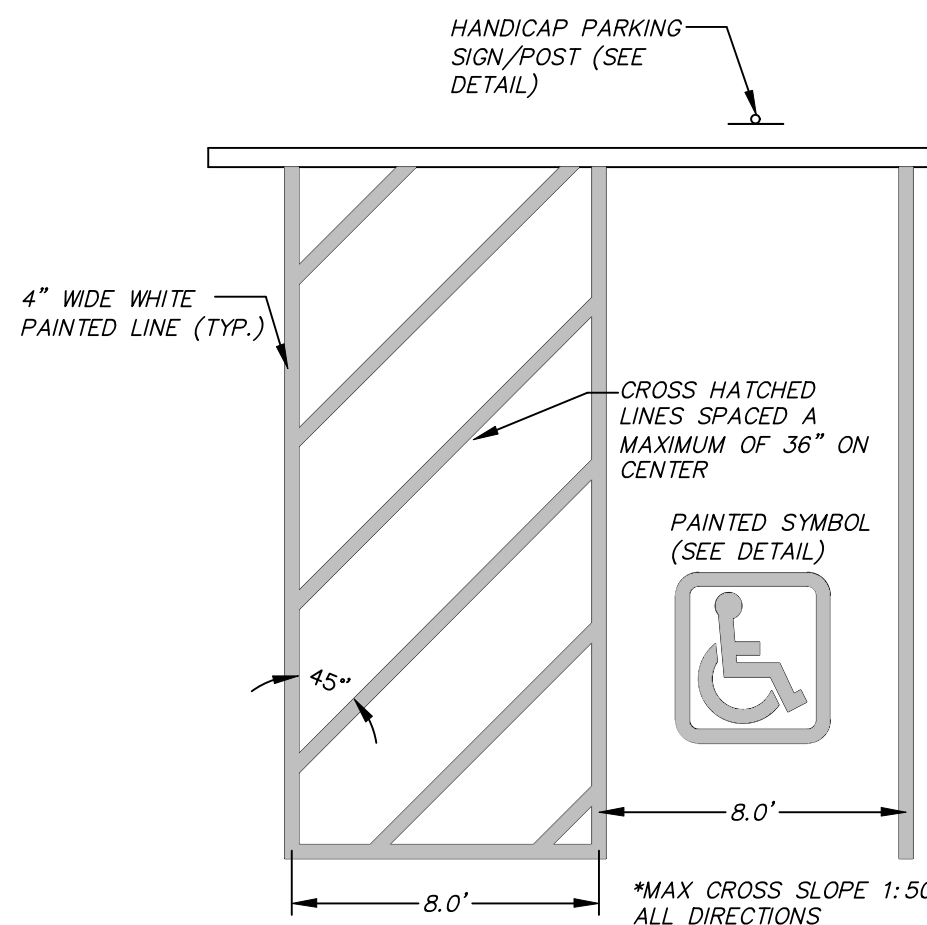
HANDICAP PARKING SIGN/POST DETAIL

NOT TO SCALE



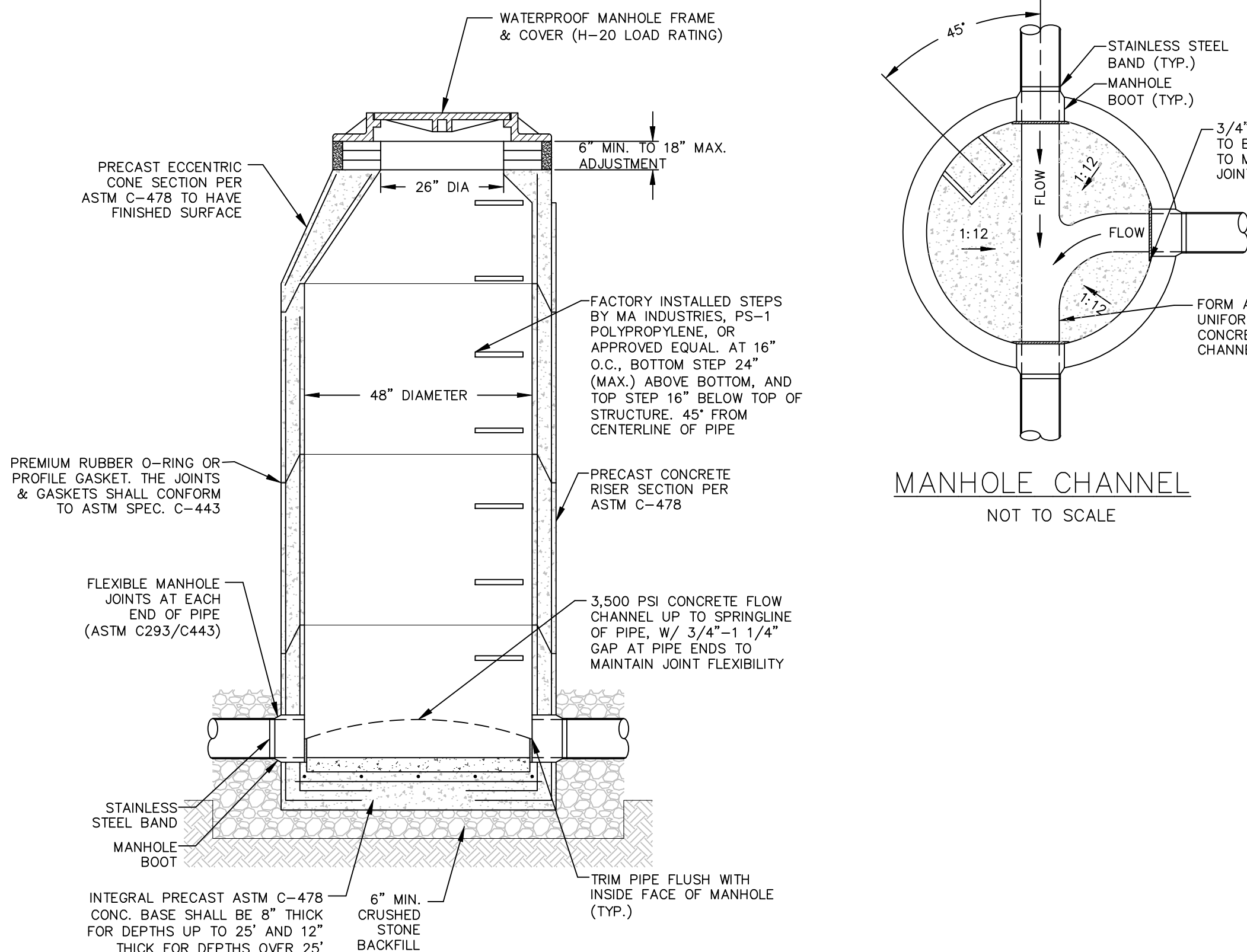
ACCESSIBLE PARKING STALL PAVEMENT MARKING

NOT TO SCALE



VAN ACCESSIBLE HANDICAPPED PARKING SPACE

NOT TO SCALE



STANDARD SANITARY SEWER MANHOLE

NOT TO SCALE

PREPARED FOR:

EVERSTEAD PARTNERS
182 PROSPECT STREET
SOUTH EASTON, MA 02375

CONSULTANTS

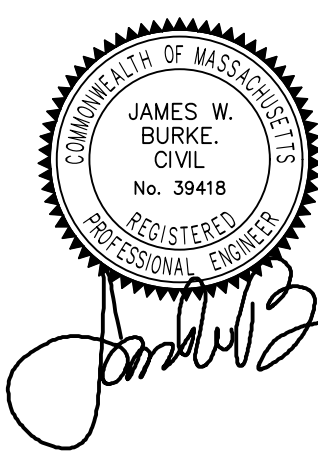
ARCHITECT
JCBT ARCHITECT
606 WASHINGTON STREET
QUINCY, MA 02169

LANDSCAPE ARCHITECT
ASK+
276 BROADWAY
CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION: "VIOLET HILLS" PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT 217 MILL STREET RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE
1	DRIVEWAY PROFILE	04/27/2026
2	WATER LOOP / BRG-DIST	05/05/2026
3	REVISED LAYOUT	06/17/26



JAMES W. BURKE, P.E.

SHEET TITLE:

DETAILS

DRAWING INFORMATION

ISSUE: PERMIT SET

DATE: APRIL 15, 2026

PROJECT NO.: 26.020

C1.12

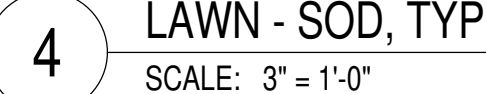
SHEET 12 OF 12

1. SEE PLANS FOR SEED LOCATIONS.
2. SEED MIXTURE: SEE PLANTING SCHEDULE
3. SEED MAY BE PLANTED IN SPRING (4/15-6/15) OR FALL (8/20-10/1).
4. ALL SEEDING LOCATIONS TO BE MAINTAINED UNTIL ESTABLISHED.



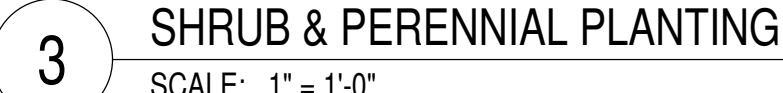
NOTES:

1. SEE PLANS FOR SOD LOCATIONS.
2. SOD MAY BE PLACED FROM APRIL TO NOVEMBER 1ST AS LONG AS THE GROUND IS NOT FROZEN.
3. ALL SOD TO BE IRRIGATED OR MAINTAINED BY CONTRACTOR UNTIL INSTALLED AND FOR 1 YEAR AFTER INSTALLATION FOR ESTABLISHMENT.



NOTES:

1. SHRUBS SHALL BE PLANTED IN A CONTINUOUS TRENCH OF PLANTING SOIL.
2. ALL MULCH TO BE LEAF MULCH, PROVIDE MULCH AND SOIL SAMPLE TO OWNER FOR REVIEW.



SCALE: 1" = 1'-0"

1. CONTRACTOR TO KEEP TREE TRUNK UPRIGHT AND PLUMB VERTICAL.
2. DO NOT BURY BASE OF TREE TRUNK, KEEP ROOT FLARE ABOVE GRADE.
3. DO NOT BURY LITTLE END BURGLAP FROM TRUNK, PROVIDE 3" STAKE REMOVE ENTIRE WIRE BASKET FROM ROOT BALL. REMOVE ENTIRE WIRE BASKET FROM TREE PIT.
4. STAKE ALL ROOTS AT INSTALLATION UNLESS SPECIFIED. PROVIDE 3 CUES MINIMUM PER TREE.
5. REMOVE STAKES AT END OF YEAR 1, UNLESS SPECIFIED BY LANDSCAPE ARCHITECT.
6. DO NOT BURY TIES OF ADJACENT PLANTINGS.
7. AT NEW TREES IN SEEDING LOCATIONS, PROVIDE NEW SOIL FOR 3X ROOT BALL WIDTH TO DEPTHS SHOWN BELOW.
8. ALL MULCH TO BE LEAF MULCH, PROVIDE SAMPLE TO OWNER FOR REVIEW.



SCALE: 1/2" = 1'-0"

1. TREE PROTECTION FENCE TO BE PLACED AT EXISTING TREE DRIP LINE.
2. REFER TO CIVIL DRAWINGS FOR EXTENT OF TREES TO BE PROTECTED.
3. ALL WORK DONE WITHIN PROTECTION FENCE OR CANOPY EDGE IS TO BE DONE BY HAND AND LIGHT EQUIPMENT.
4. ALL EXISTING TREES ON SITE NOT INDICATED AS REMOVED TO BE PROTECTED. CONSULT WITH LOCAL ARBORIST WHEN CONDUCTING ANY WORK ADJACENT TO ANY TREES OR WITHIN DRIP LINE OF ANY EXISTING TREE.
5. EXTEND POST 3'-0" BELOW FINISH GRADE WHERE REQUIRED.
6. SEE CIVIL PLANS AND SPECIFICATIONS FOR ROOT PRUNING LOCATIONS.



SCALE: 1/2" = 1'-0"

Sheet No:

L3.0

The image consists of three vertical panels. The left panel shows a tree in full bloom with dense magenta flowers against a clear blue sky. The middle panel is a close-up of large, heart-shaped green leaves with prominent veins. The right panel shows the same tree in autumn, with its leaves turned a vibrant orange-yellow, set against a clear blue sky.



A close-up photograph of a green oak leaf, showing its characteristic serrated margin and prominent, light-colored veins. The leaf is glossy and appears to have some water droplets on its surface. The background is dark and out of focus.

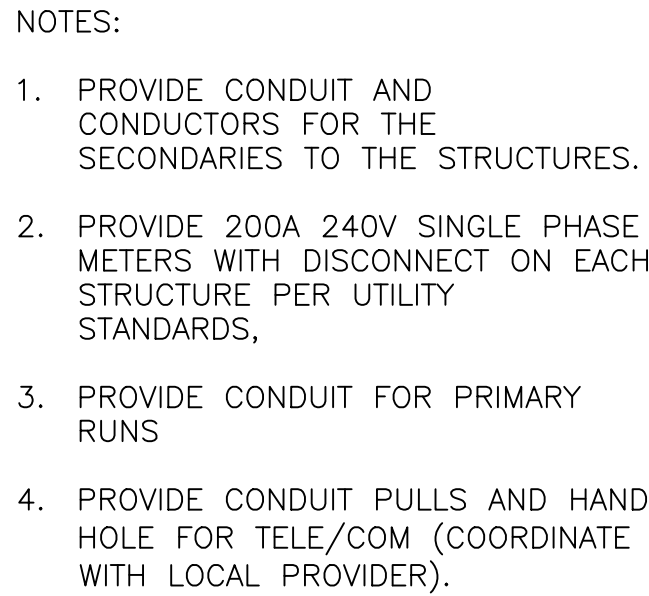


A close-up photograph of a flowering plant, likely a geranium, showing numerous small, five-petaled pink flowers with darker pink centers. The flowers are interspersed among lush, green, deeply lobed leaves. The background is a soft-focus field of similar flowers and foliage.

A large, dense bush of hydrangeas with large, rounded flower heads in shades of blue and pink, growing in front of a brick house.



L3.1



N/F
EDNEUSA MARIUS &
APOLONIO SALVADOR DA SILVA
CERTIFICATE #207011

N/F
CARLOS WEBSTER &
NATACHA JULIEN
CERT. #176926

DMH
R=119.7
I_A=116.7
I_B=115.5
I_C=114.8±
(FULL OF
SEDIMENT)

N/F
NELSON P. BOERMAN &
ANN T. BOERMAN
BOOK 4175 PAGE 552

**217 MILL STREET
RANDOLPH, MA**

Project Title:

pared By:
MHarris Design Inc.
54 Summer Street
Abington, MA 02351
Phone: 781-351-1247

Prepared By:

SEAL:

ELECTRIC SITE PLAN

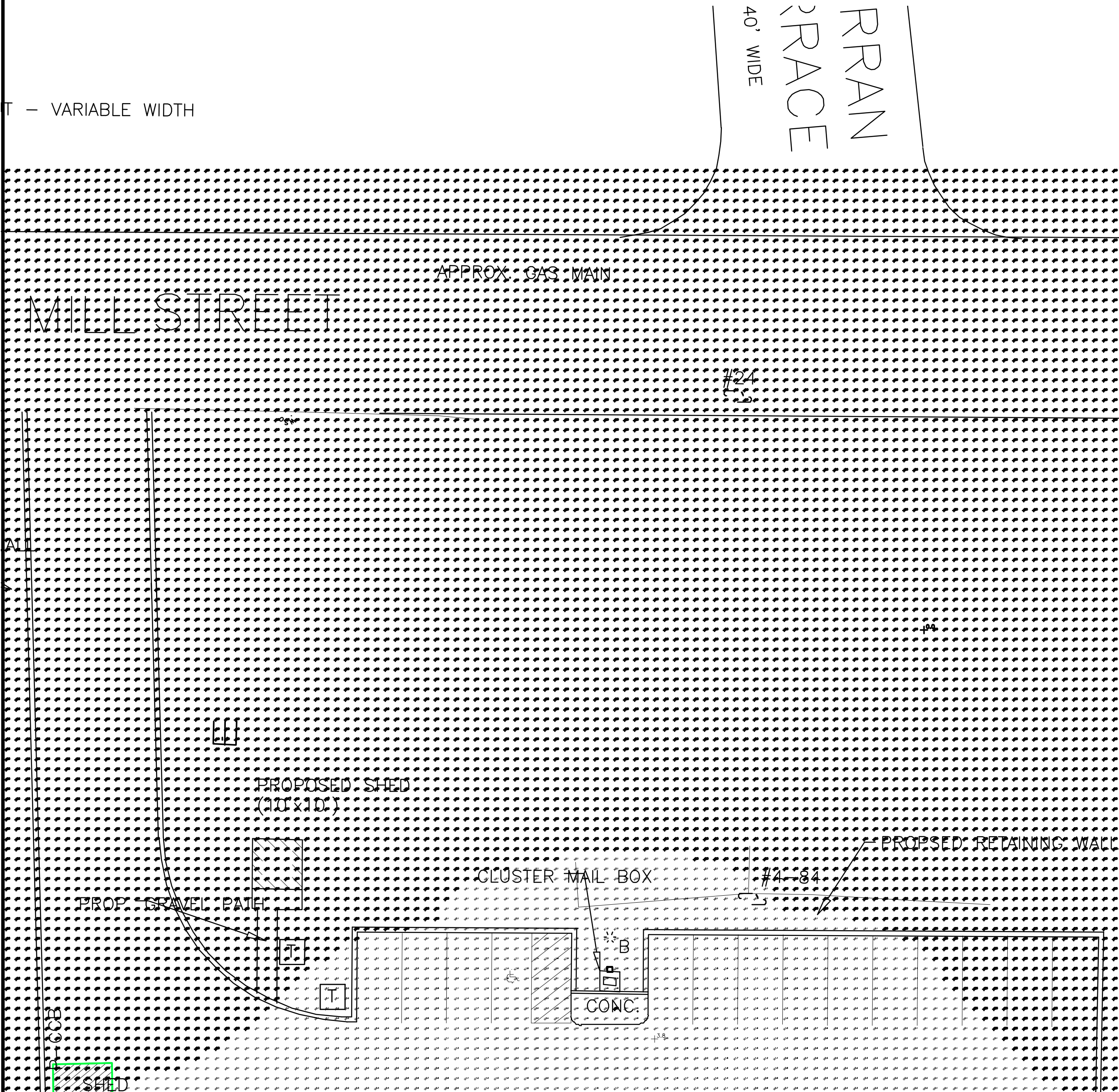
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Designed by: MH

Date: 4/14/26

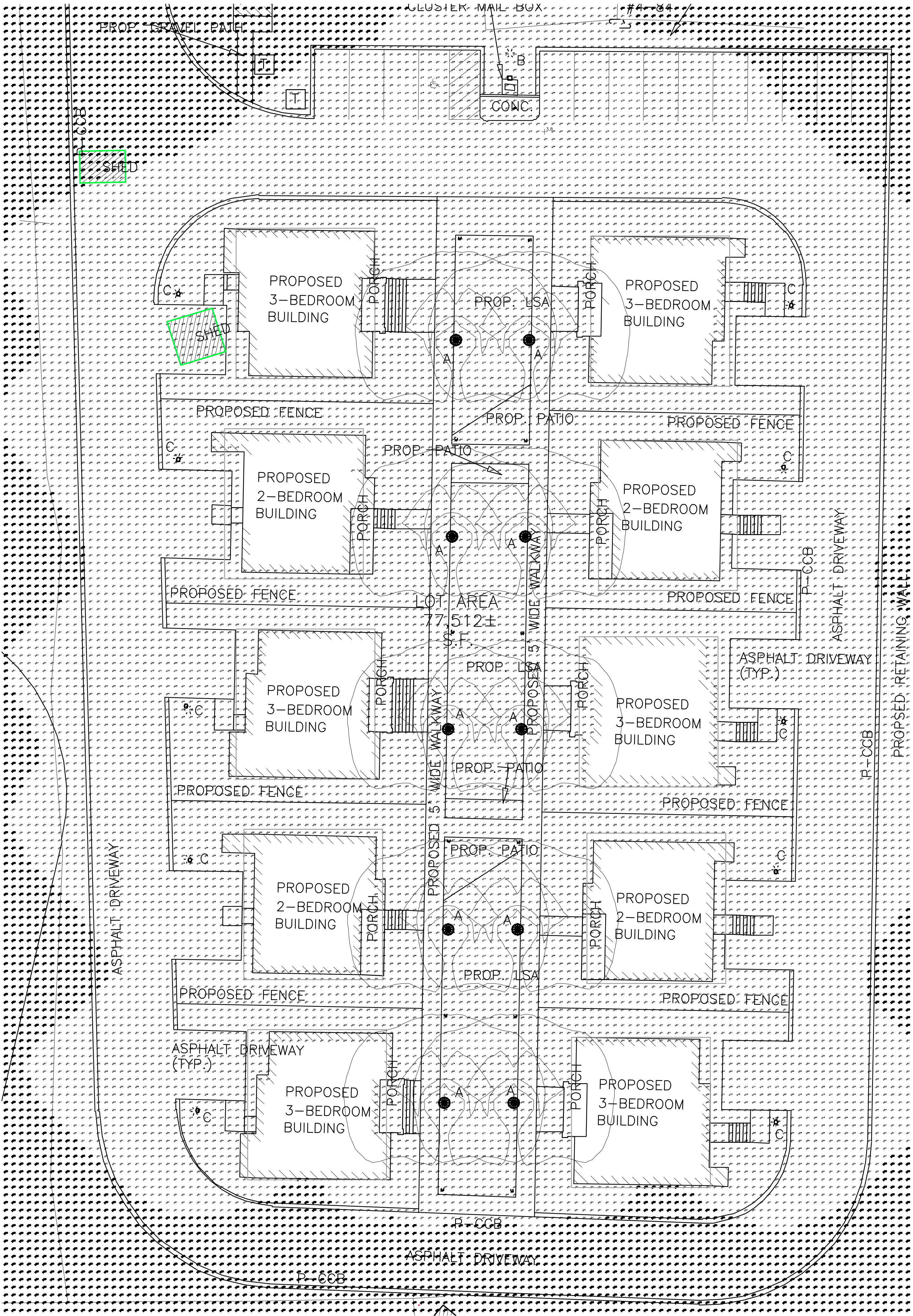
DRAWING NO.

ES-1



Schedule									
Symbol	Label	Image	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
●	A		10	KBA8 LED 13C 530 50K ASY MVOLT	KBA8 WITH 3 LIGHT BOARDS (1/2 LED), 530mA DRIVER, 5000K COLOR TEMP, AND ASYMMETRIC OPTIC	1	1282	1	22
□	B		1	DSY1 LED P1 40K 700R 13M HS	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 3 Medium HouseSide Shield	1	6562	1	50.9015
○	C		10	24SL P101 27K R2 GL	24SL Contempo LED, P101 Performance Package, 2700K CCT, R2 Distribution, Glass Reflector	1	1820	1	20

- NOTES:
1. ALL FIXTURE SHALL BE DARK SKY COMPLIANT.
 2. LIGHTING SHALL NOT CREATE HORIZONTAL GLARE.
 3. ALL SITE LIGHTING SHALL BE CONTROLLED WITH ASTRONOMIC CLOCK WITH PROTO-SENSORS



217 MILL STREET
RANDOLPH, MA

MHarris Design Inc.
54 Summer Street
Abington, MA 02351
Phone: 781-351-1247

ELECTRIC
PHOTOMETRIC PLAN

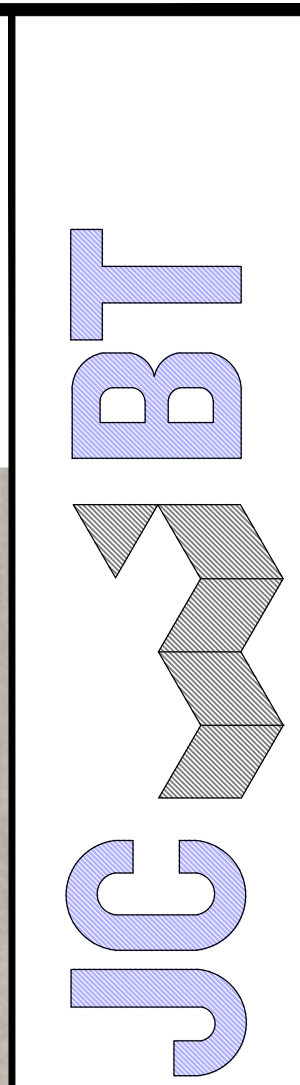
Designed by: MH
Drawn by: MH
Checked by: MH

Scale: 1"=30'
Date: 4/14/26

DRAWING NO.

ES-2





ARCHITECT
606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

CONSULTANT

REGISTRATION



REVISIONS

NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

RENDERING
ARCHITECTURAL
SITE PLAN

DRAWN: J.Z.

SCALE: NOTED

DATE: 2/2/2026

CHECKED:

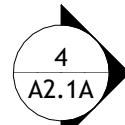
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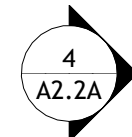
L2



1
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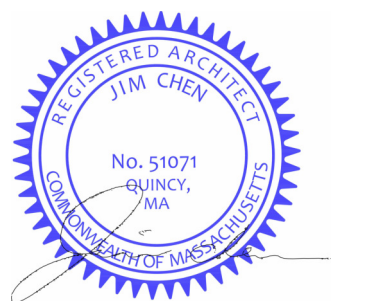


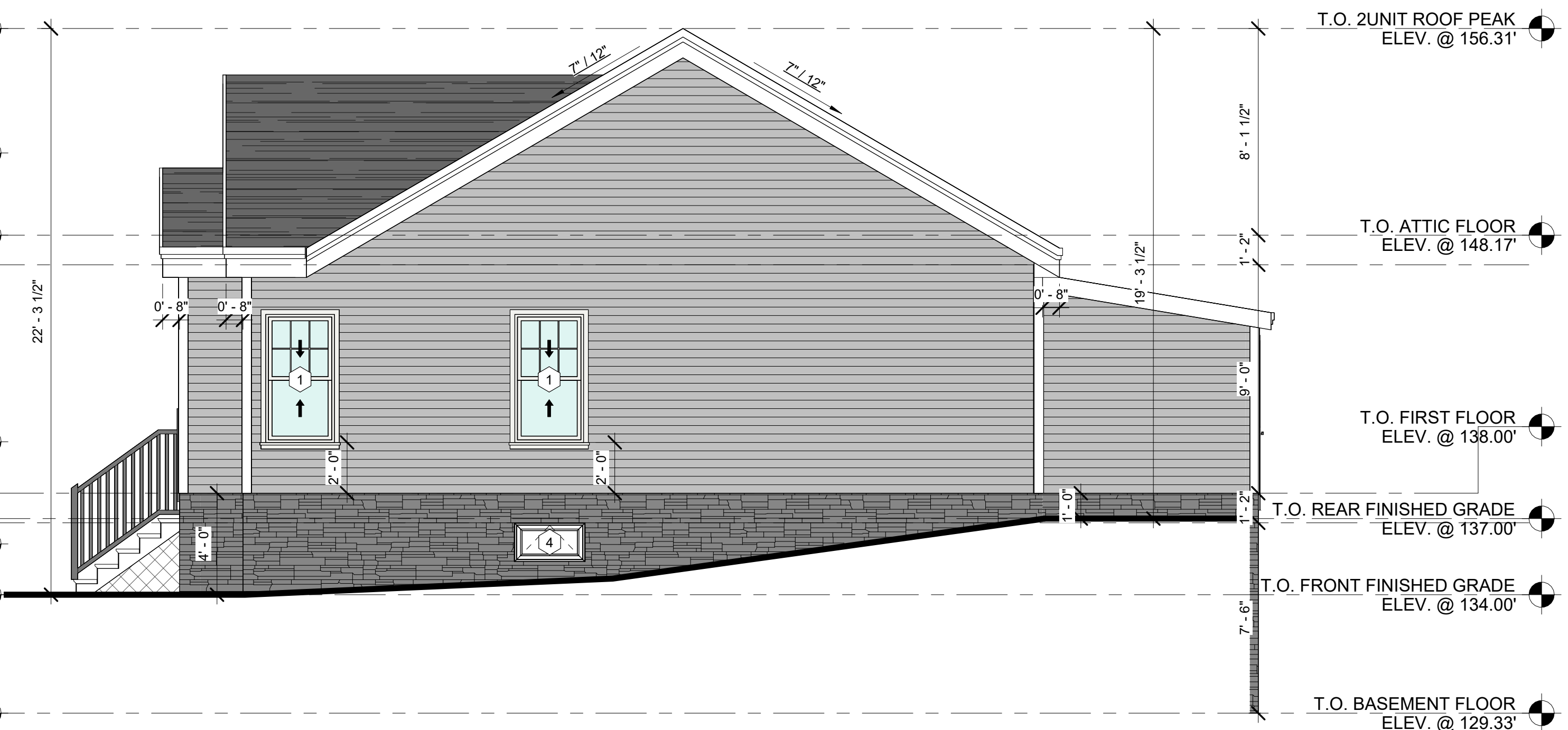
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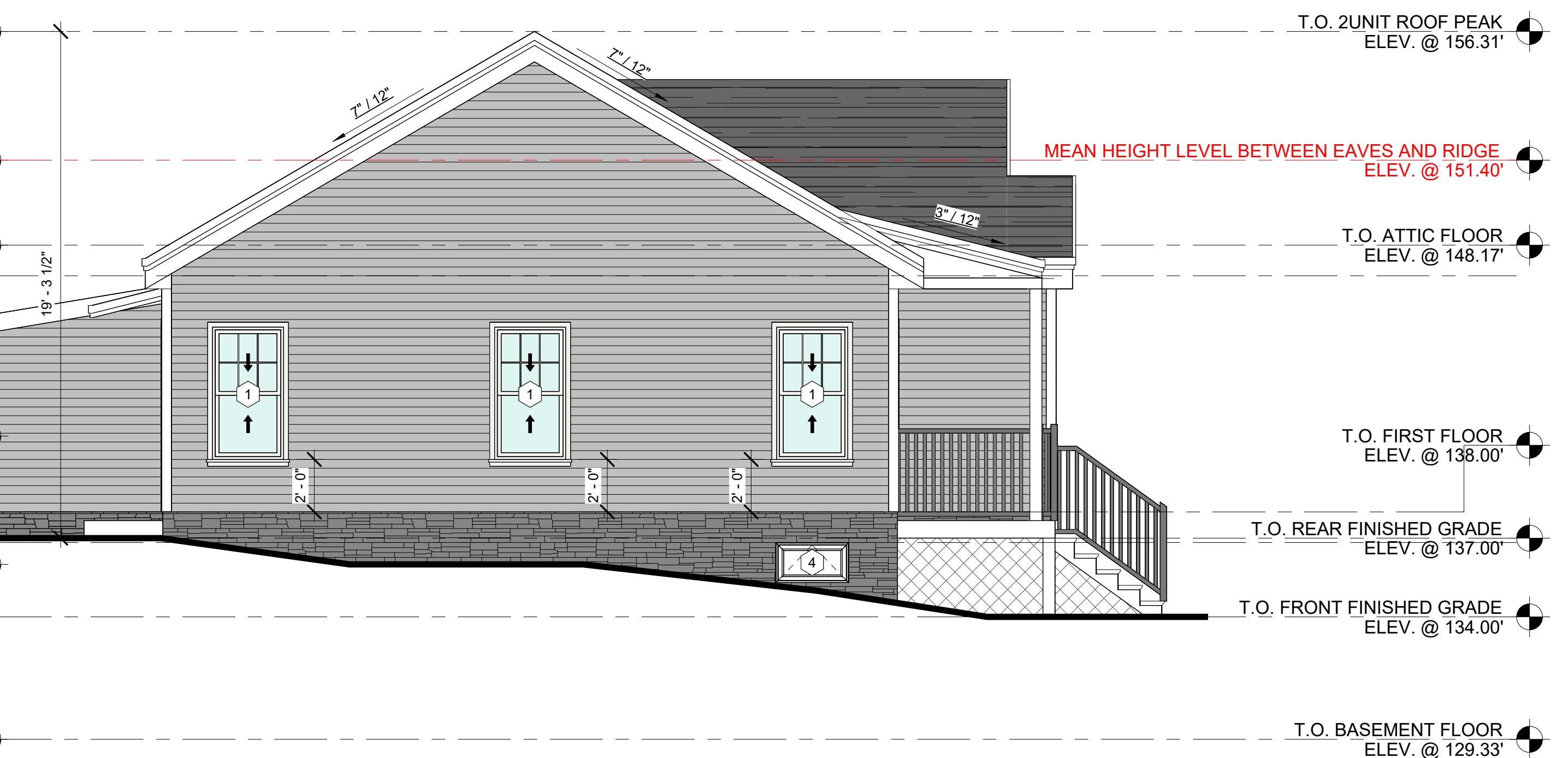
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A1.2A

DRAWN:	J.Z.	DRAWING NO:
SCALE:	1/4" = 1'-0"	
DATE:	3/2/2026	
CHECKED:		
SHEET	OF	A1.2A

[illegible]



PROPOSED 2BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED 2BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE					
ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

REGISTRATION



PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED 2BED UNIT A VERSION ELEVATIONS

DRAWN:	JZ
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DRAWING NO:

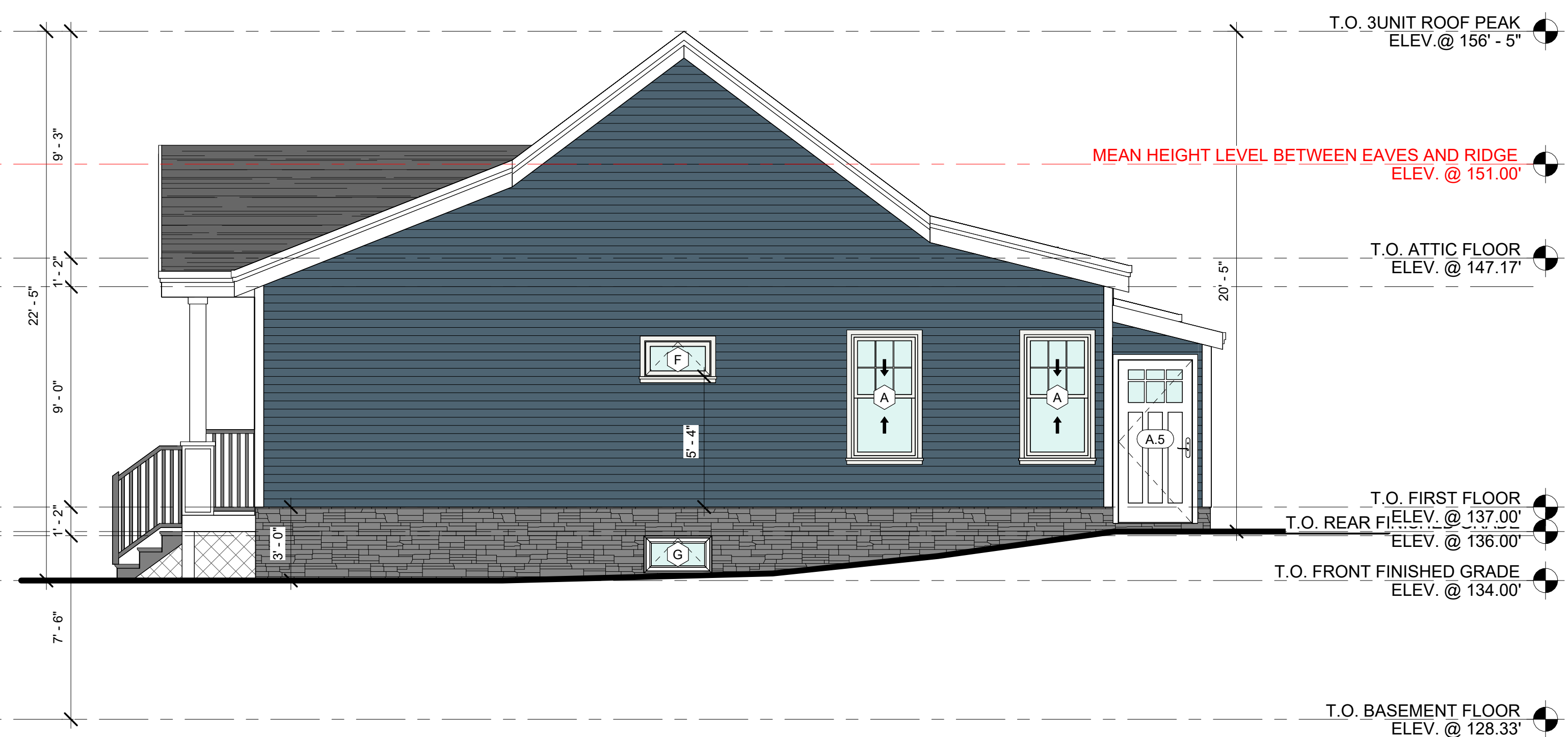
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DATE: 3/25/2026

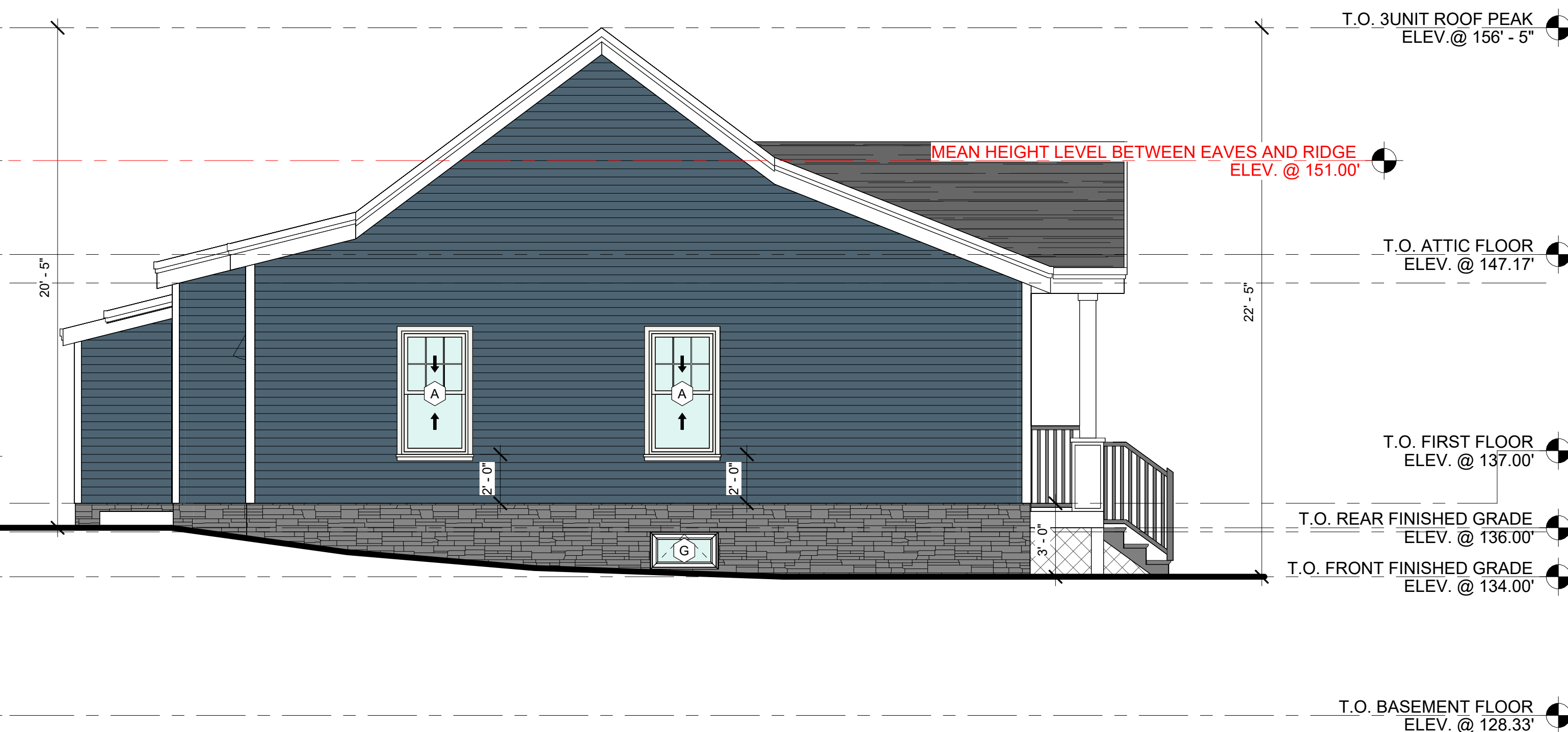
CHECKED:

SHEET OF

A2.1A

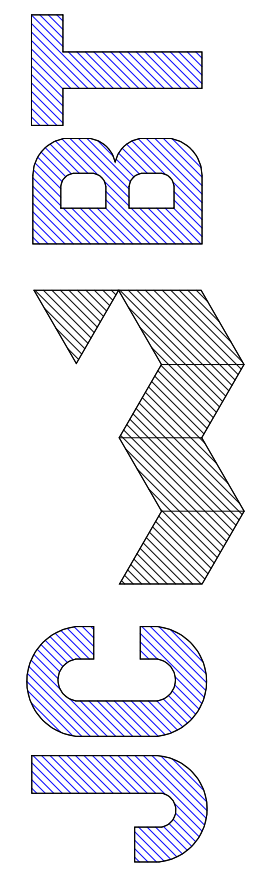


PROPOSED 3BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED 3BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

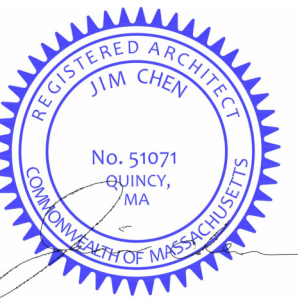
EXTERIOR DOOR SCHEDULE					
ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE



606 WASHINGTON STREET, QUINCY, MA 02169
ADMIN@JCBTARCHITECT.COM
TEL: (617) 404-8182

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REVISIONS

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PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED
B VERSION
FLOOR PLANS

DRAWN: J.Z.

DRAWING NO:

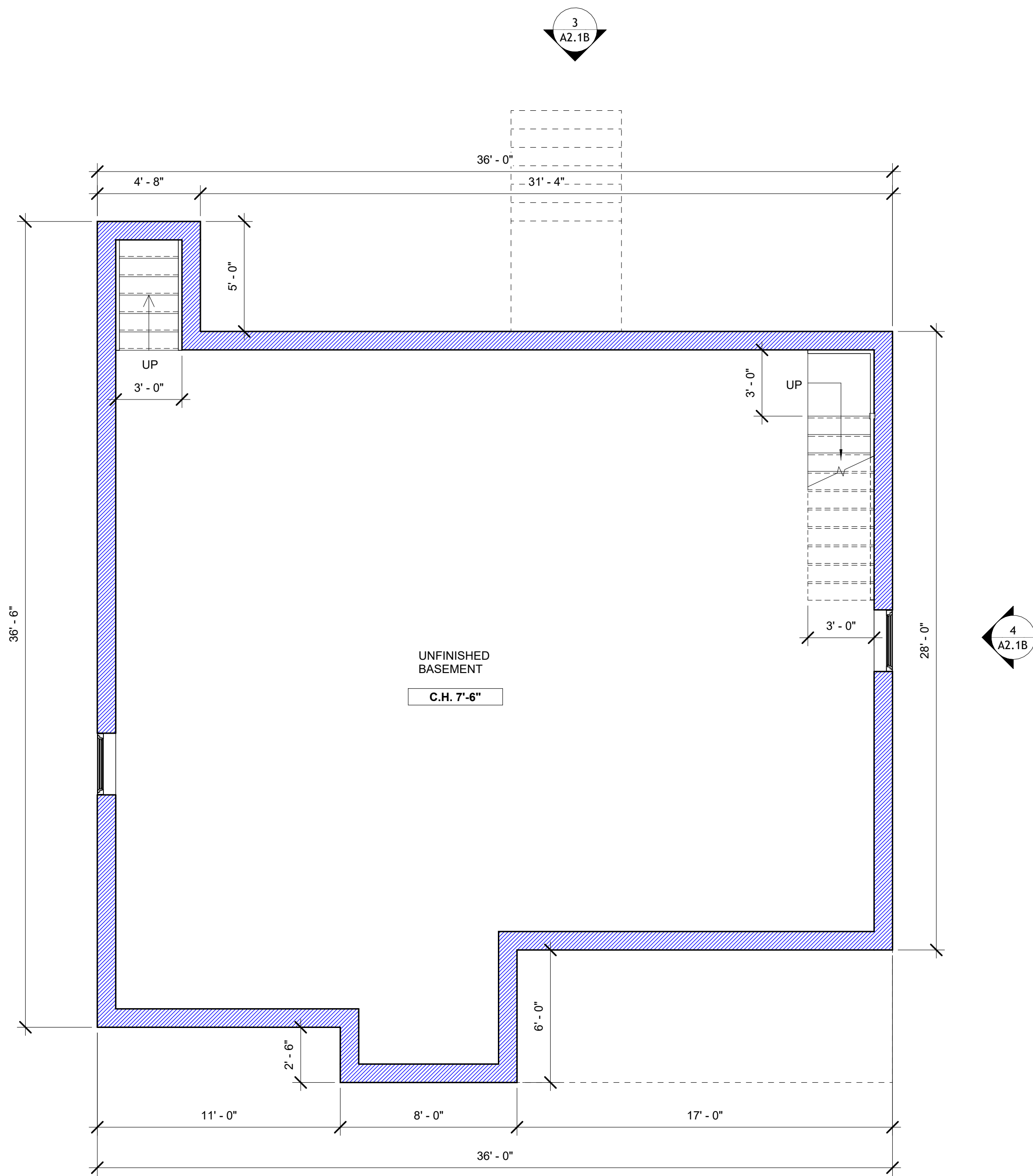
SCALE: 1/4" = 1'-0"

DATE: 3/2/2026

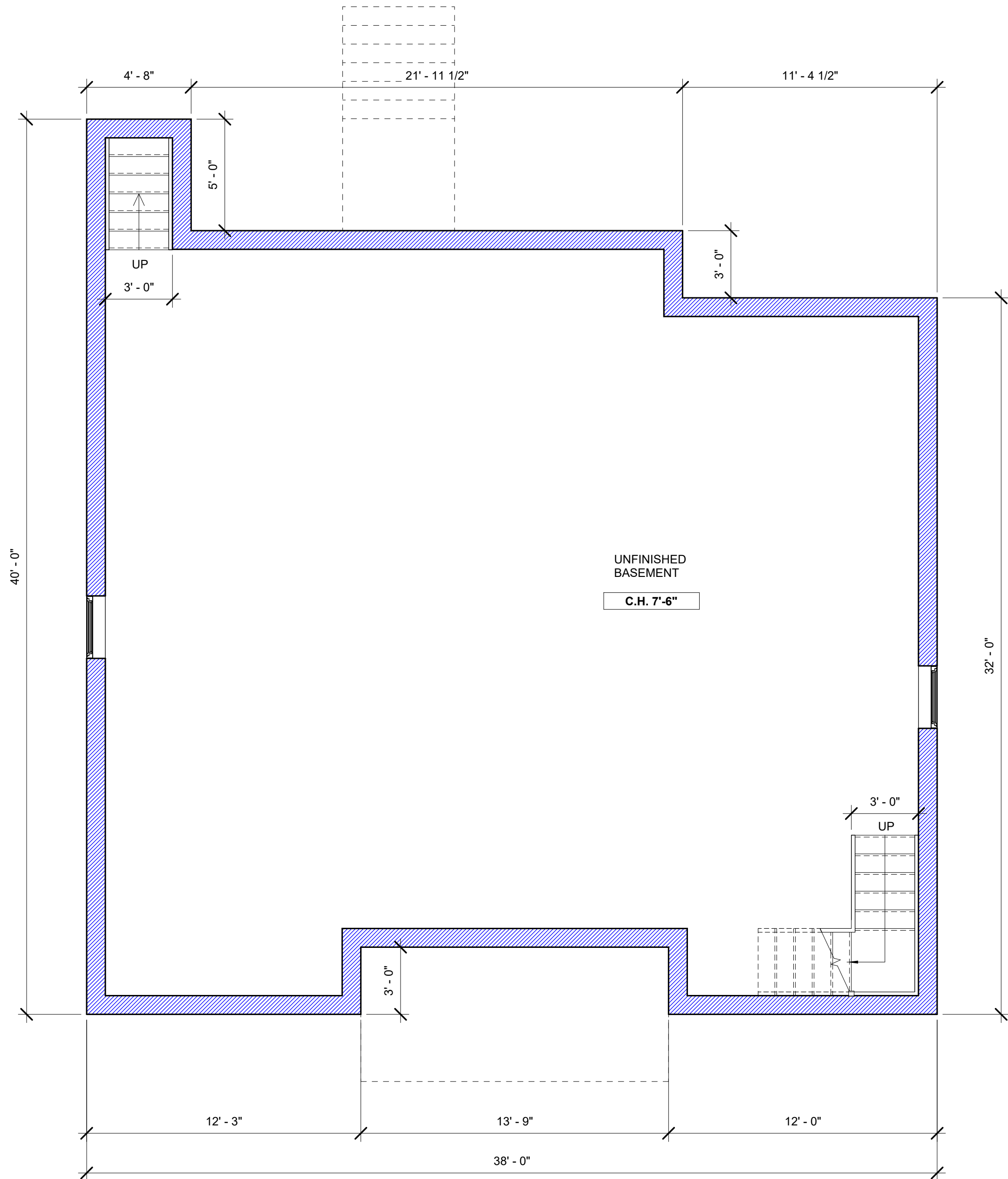
CHECKED:

SHEET OF

A1.1B



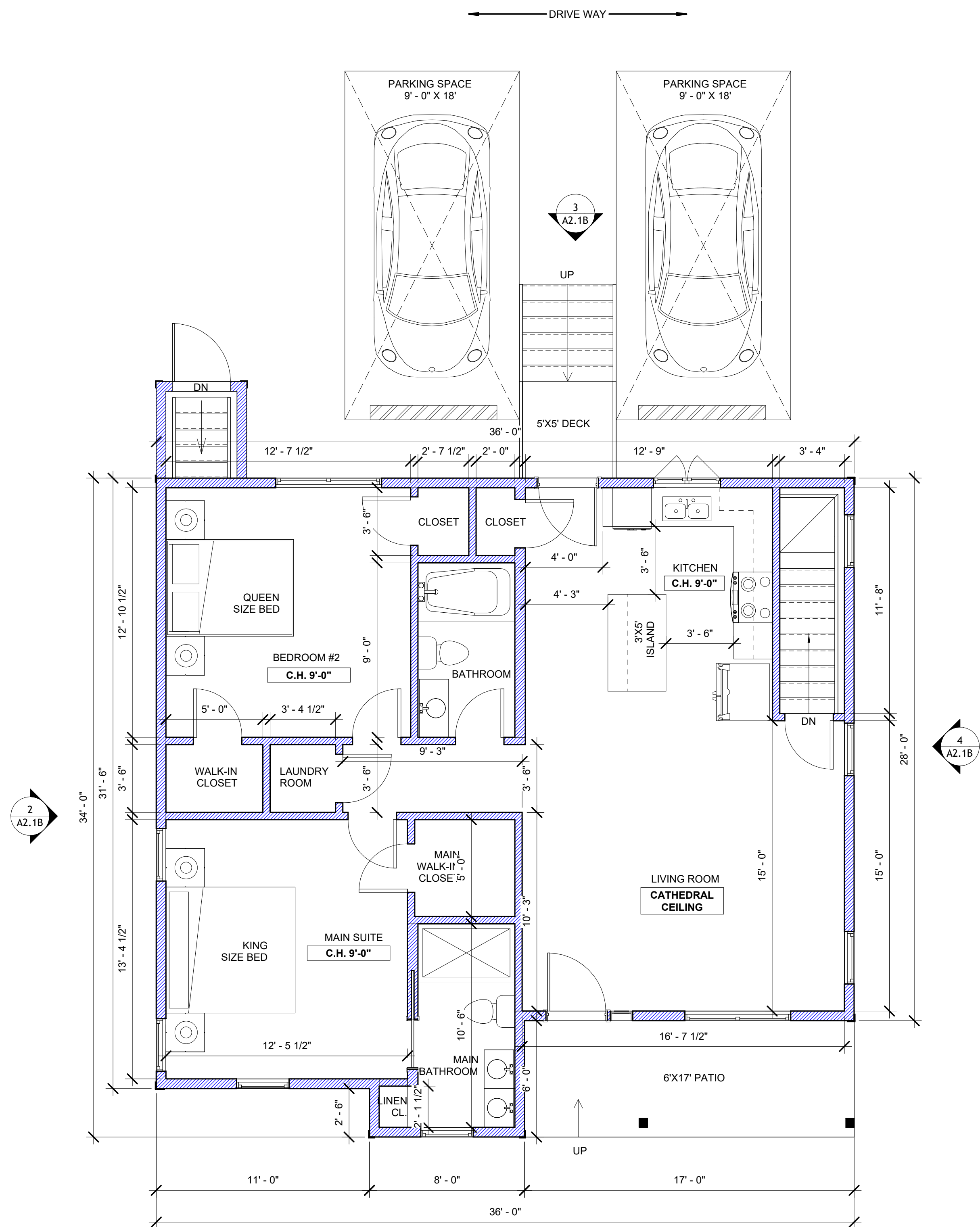
2BED 2BATH UNIT
(1,095 SF)
B VERSION



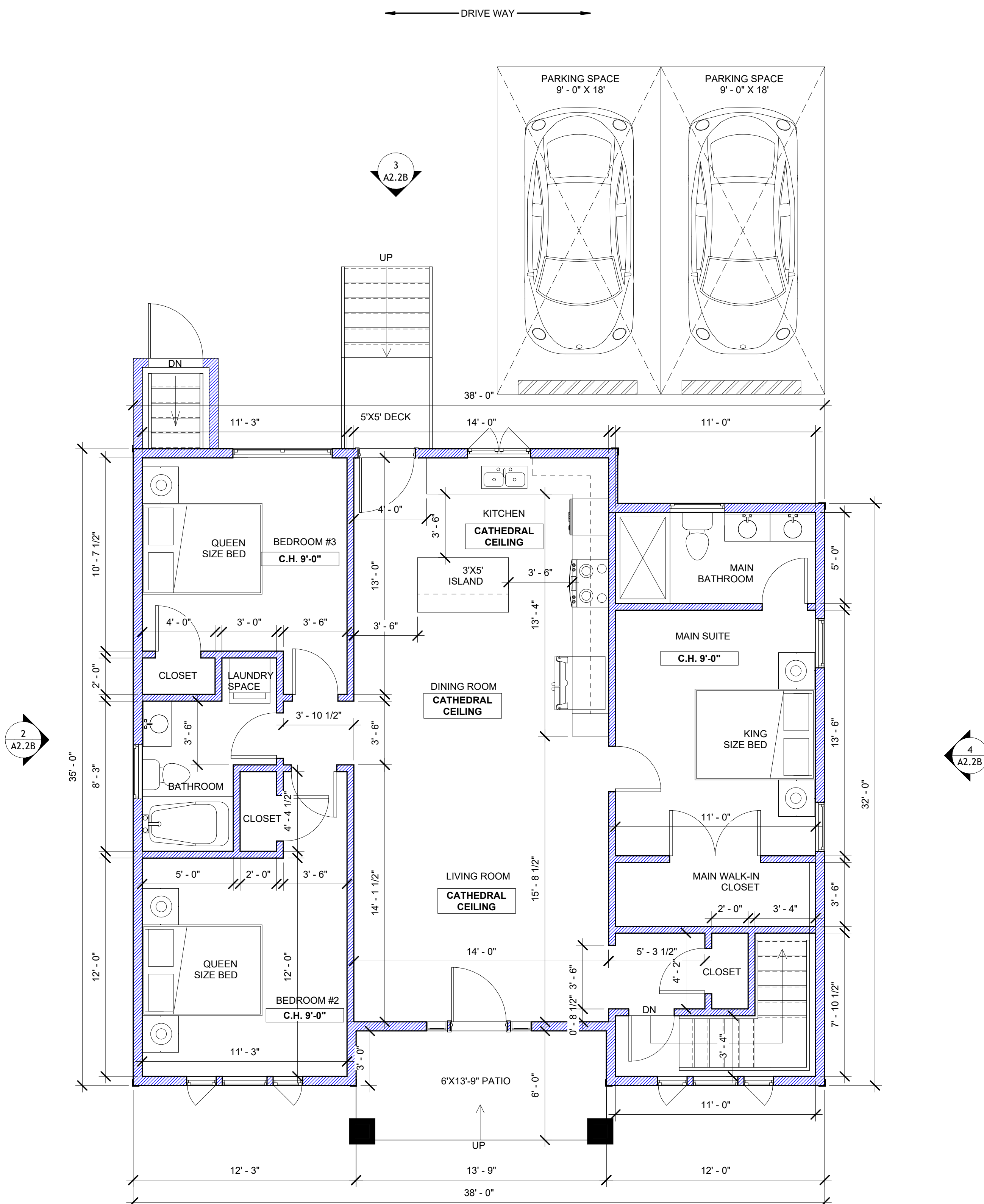
3BED 2BATH UNIT
(1,254 SF)
B VERSION

PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
A1.1B



2BED 2BATH UNIT
(1,095 SF)
B VERSION



3BED 2BATH UNIT
(1,254 SF)
B VERSION

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

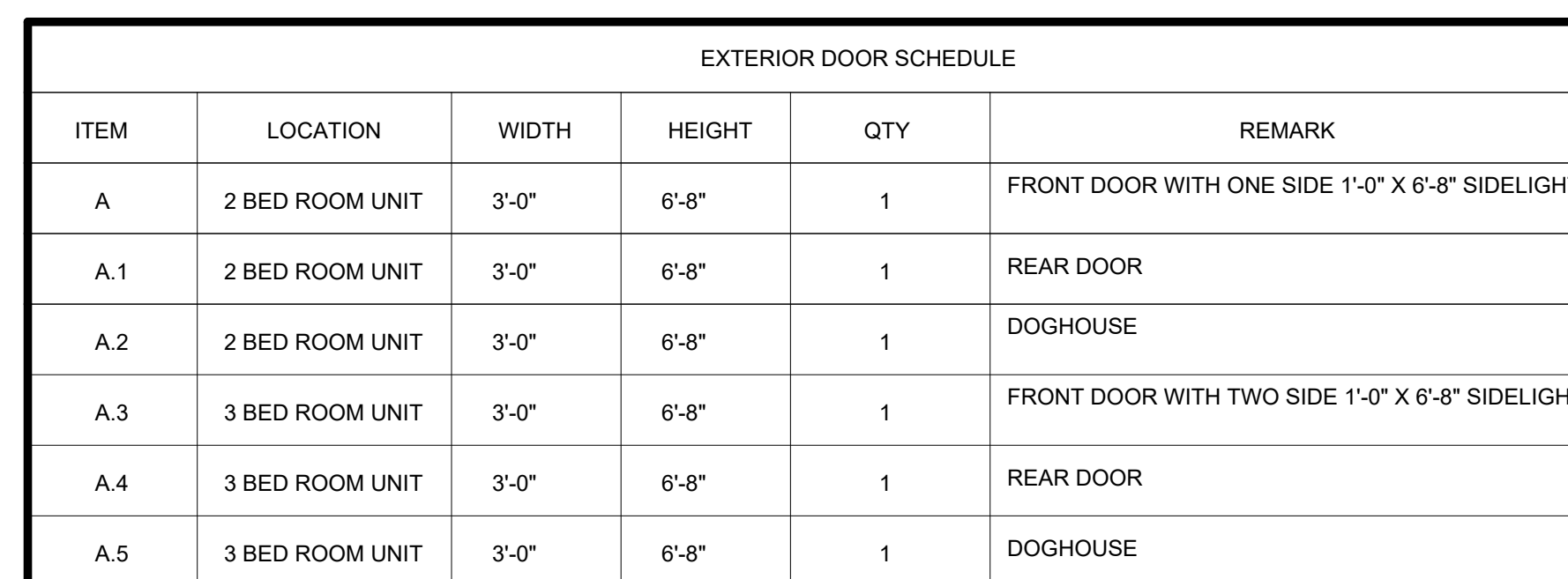
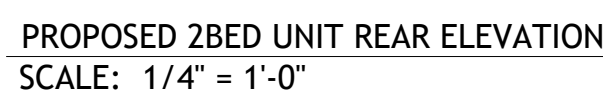
217 MILL ST,
RANDOLPH, MA

PROJECT NO. 25173

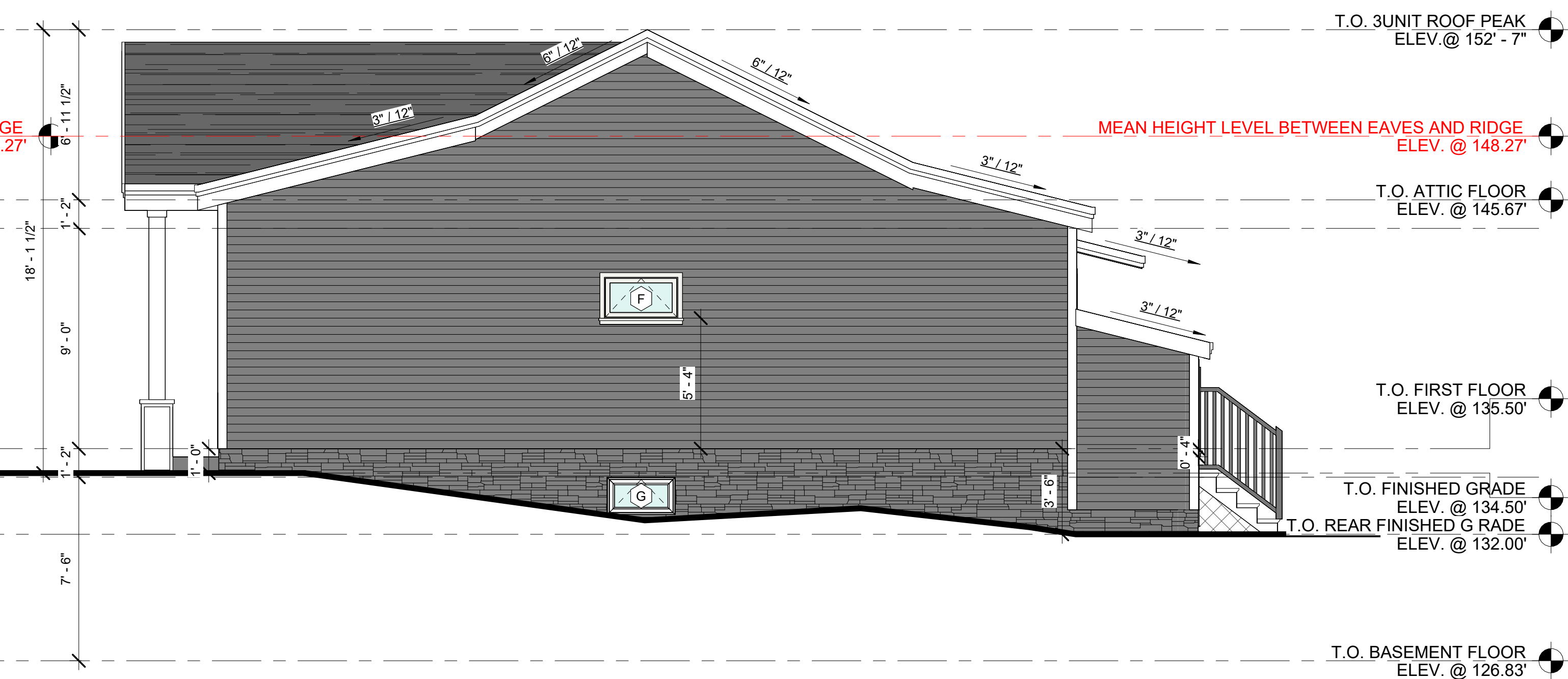
SHEET TITLE

PROPOSED
B VERSION
FLOOR PLANS

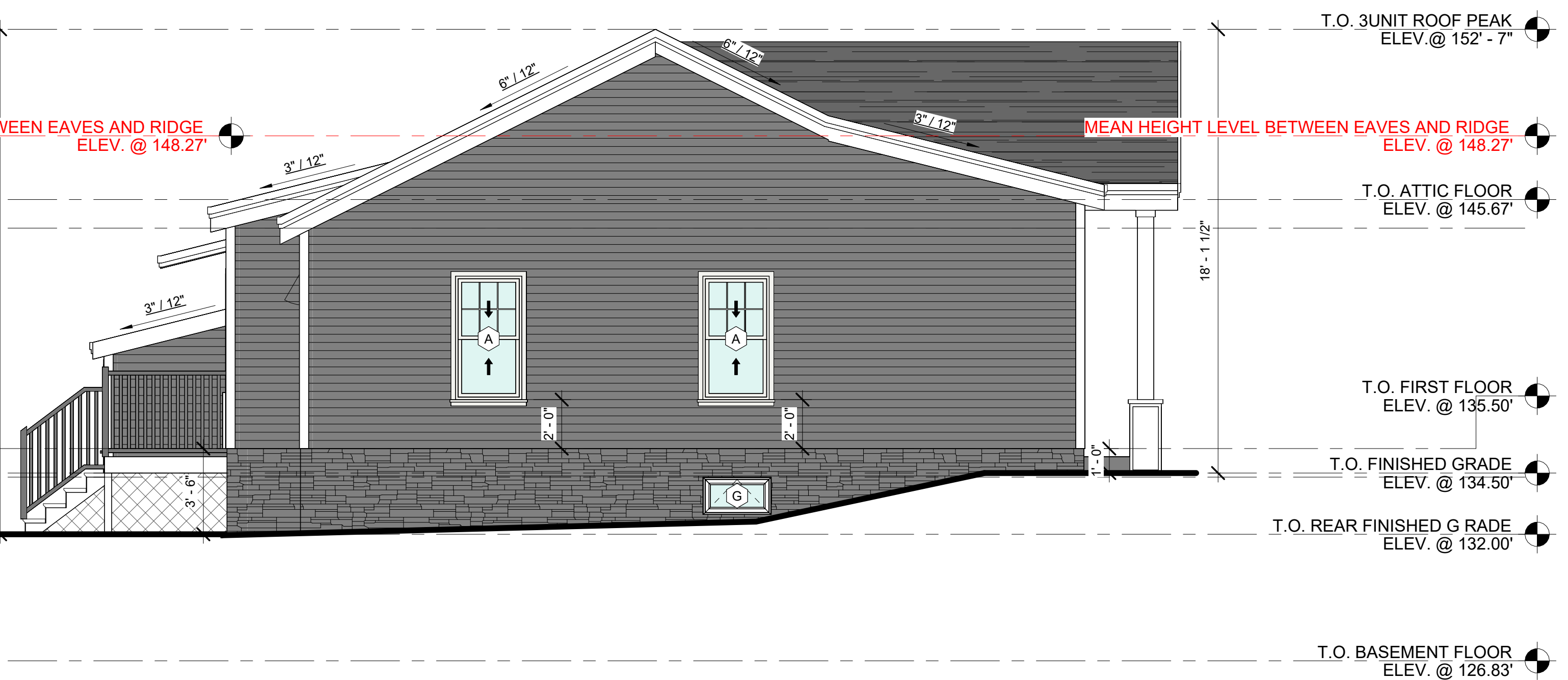
DRAWN: J.Z.	DRAWING NO:
SCALE: 1/4" = 1'-0"	
DATE: 3/2/2026	
CHECKED:	
SHEET OF	A1.2B



WINDOW SCHEDULE							
ITEM	LOCATION	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	WIDTH	HEIGHT	QTY	REMARK
1	2 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	7	DOUBLE HUNG
2	2 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	2	TWIN DOUBLE HUNG
3	2 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	TWIN CASEMENT
4	2 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	2	DOUBLE HUNG
A.1	3 BED ROOM UNIT	5' - 6"	5' - 1"	5' - 5 1/2"	5' - 0 1/2"	1	TWIN DOUBLE HUNG
B	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASEMENT, LEFT HAND
C	3 BED ROOM UNIT	1' - 8"	5' - 1"	1' - 7 1/2"	5' - 0 1/2"	2	CASWMENT, RIGHT HAND
D	3 BED ROOM UNIT	2' - 6"	5' - 1"	2' - 5 1/2"	5' - 0 1/2"	2	PICTURE
E	3 BED ROOM UNIT	3' - 6"	4' - 0"	3' - 5 1/2"	3' - 11 1/2"	1	AWNING, TEMPERED GLASS
F	3 BED ROOM UNIT	3' - 0 1/2"	1' - 8 1/2"	3' - 0"	1' - 8"	2	TWIN CASEMENT
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWING



PROPOSED 3BED UNIT RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

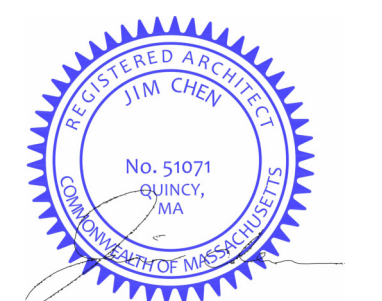


PROPOSED 3BED UNIT LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE					
ITEM	LOCATION	WIDTH	HEIGHT	QTY	REMARK
A	2 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH ONE SIDE 1'-0" X 6'-8" SIDELIGHT
A.1	2 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.2	2 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE
A.3	3 BED ROOM UNIT	3'-0"	6'-8"	1	FRONT DOOR WITH TWO SIDE 1'-0" X 6'-8" SIDELIGHT
A.4	3 BED ROOM UNIT	3'-0"	6'-8"	1	REAR DOOR
A.5	3 BED ROOM UNIT	3'-0"	6'-8"	1	DOGHOUSE

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REVISIONS

[illegible]

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
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SHEET TITLE

PROPOSED 3BED UNIT ELEVATIONS

DRAWN:	JZ	DRAWING NO:
SCALE:	As indicated	
DATE:	06.23.2024	
CHECKED:		
SHEET	OF	A2.2B

A2.2B



MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: LIGHT MIST
OR VINYL SIDING: SILVER ASH
WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL



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PROJECT			
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217 MILL ST, RANDOLPH, MA			
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SHEET TITLE			
2-BEDROOM UNIT VERSION A RENDERING PLAN			
DRAWN: J.Z.	DRAWING NO:		
SCALE: NOTED			
DATE: 4/2/2026			
CHECKED:			
SHEET 1 OF	R1		

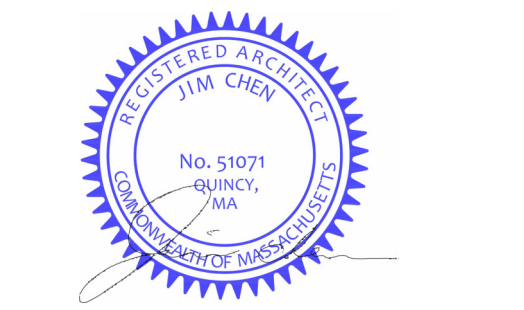


MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: DEEP OCEAN
OR VINYL SIDING: MIDNIGHT BLUE
WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL



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NEW CONSTRUCTION

217 MILL ST,
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SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	R3
DATE: 4/2/2026	
CHECKED:	
SHEET 1 OF	



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SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	R4
DATE: 4/2/2026	
CHECKED:	
SHEET 1 OF	



MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: IRON GRAY
OR VINYL SIDING: GRAPHITE GRAY
WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL



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SHEET TITLE

3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	R5
DATE: 4/2/2026	
CHECKED:	
SHEET 1 OF	



MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: MONTEREY TAUPE

WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL



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1	J.Z.	REVISION#1	6-10-2026

PROJECT

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NEW CONSTRUCTION

217 MILL ST.
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	R6
DATE: 4/2/2026	
CHECKED:	
SHEET 1 OF	



MATERIAL DESCRIPTION:
SIDING:
SPECIFY HARDIEPLANK: MONTEREY TAUPE
WALKWAY:BLUEISH GREY PAVER
FOUNDATION:
WHITE : ARCTIC SMOKE PANEL OR
BLACK : IRON ORE PANEL



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REVISIONS			
NO.	BY	DESCRIPTION	DATE
1	J.Z.	REVISION#1	6-10-2026

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
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SHEET TITLE

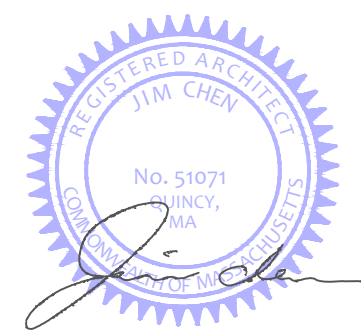
3-BEDROOM UNIT
VERSION A
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	R7
DATE: 4/2/2026	
CHECKED:	
SHEET 1 OF	



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217 MILL ST,
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PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT
INTERIOR
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO: R6
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	
SHEET 1 OF	



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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY
NEW CONSTRUCTION

217 MILL ST,
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PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT
INTERIOR
RENDERING PLAN

DRAWN: J.Z.	DRAWING NO:
SCALE: NOTED	
DATE: 4/2/2026	
CHECKED:	
SHEET 1 OF	R7