

# "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



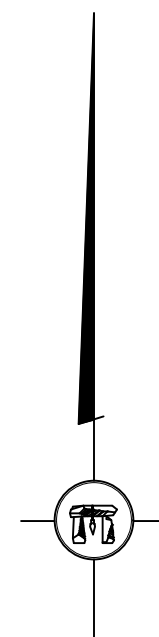
LOCUS MAP

IMAGE FROM RANDOLPH GIS

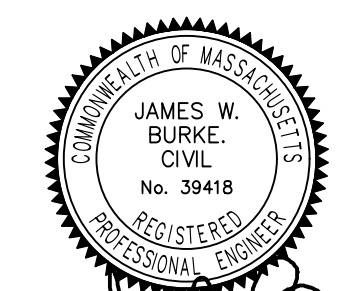
1" = 500'

### SHEETS

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REVISIONS:	
No.	DATE



JAMES BURKE, P.E.



JOB NUMBER: 26.020

**GENERAL NOTES:**

- 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
- 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.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- 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.
- OVERALL LOT SIZE: 1.8± ACRES
- 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.
- DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.
- DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.
- 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.
- 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 PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

- ALL SITE WORK DONE FOR THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE SITE PLANS AND SITE WORK SPECIFICATIONS FOR CONSTRUCTION.
- 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.
- 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.
- ALL APPLICABLE PERMITS AND AN APPROVED SET OF PLANS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE.
- 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.
- 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.
- 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.
- ALL BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE FOUNDATION.
- ALL PARKING LOT AND AISLE DIMENSIONS ARE TAKEN FROM THE FACE OF CURB AND INDICATE EDGE OF PAVEMENT.
- 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.
- 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.
- 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.
- 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.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE PROTECTED, ABANDONED, REMOVED OR RELOCATED AS NECESSARY.
- 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.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE THE EXACT POINT OF SERVICE CONNECTION AND DISCONNECTION AT EXISTING UTILITY.
- 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 GROUNDBREAKING.
- 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.
- 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.
- 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:**

- 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.
- 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.
- IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDDED 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.
- 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.
- 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.
- ADJACENT ROADS SHALL BE PERIODICALLY SWEEP 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.
- 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.
- 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.
- AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED OVER ALL FINISHED SEEDDED AREAS AS SPECIFIED ON THE DESIGN PLANS.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- 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.
- CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- 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.
- 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.
- 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.
- 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.
- 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.
- INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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**

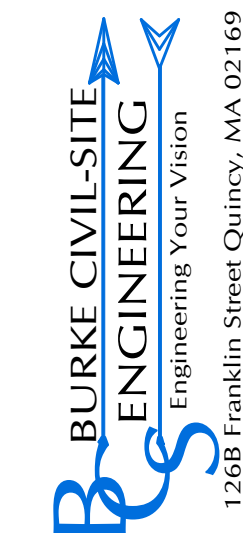
ADA	AMERICANS WITH DISABILITY ACT
BC	BOTTOM OF CURB
BIT	BITUMINOUS
BF	BASEMENT FLOOR
BM	BENCH MARK
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN OR CONCRETE BOUND
CCB	CAPE COD BERM
E	CENTER LINE
GLDI	CONCRETE LINED DUCTILE IRON
CO	CLEAN OUT
CONC	CONCRETE
CT	CONIFEROUS TREE
(D)	DEED
DCB	DOUBLE CATCH BASIN
DH	DRILL HOLE
DMH	DRAINAGE MANHOLE
DS	DOWNSPOUT
DT	DECIDUOUS TREE
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESHGW	ESTIMATED SEASONAL HIGH GROUNDWATER
EV	ELECTRIC VEHICLE
EXIST	EXISTING
FEE	FINISHED FLOOR ELEVATION
GF	GARAGE FLOOR
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
IP	IRON PIPE
I OR INV	INVERT
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
TM	TEMPORARY BENCHMARK
TBR	TO BE REMOVED
TC	TOP OF CURB
TD	TRENCH DRAIN
TOF	TOP OF FOUNDATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USE	UNDERGROUND ELECTRIC
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB
WQU	WATER QUALITY UNIT
WOT	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

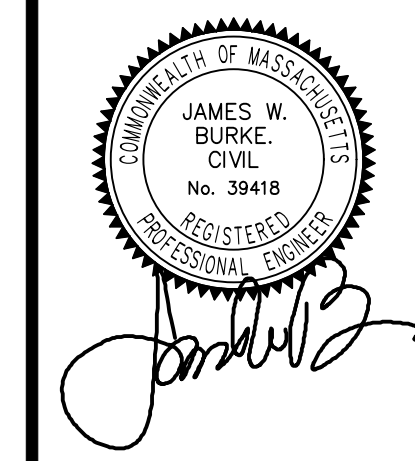
CONSULTANTS  
ARCHITECT  
JCBT ARCHITECT  
606 WASHINGTON STREET  
QUINCY, MA 02169

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



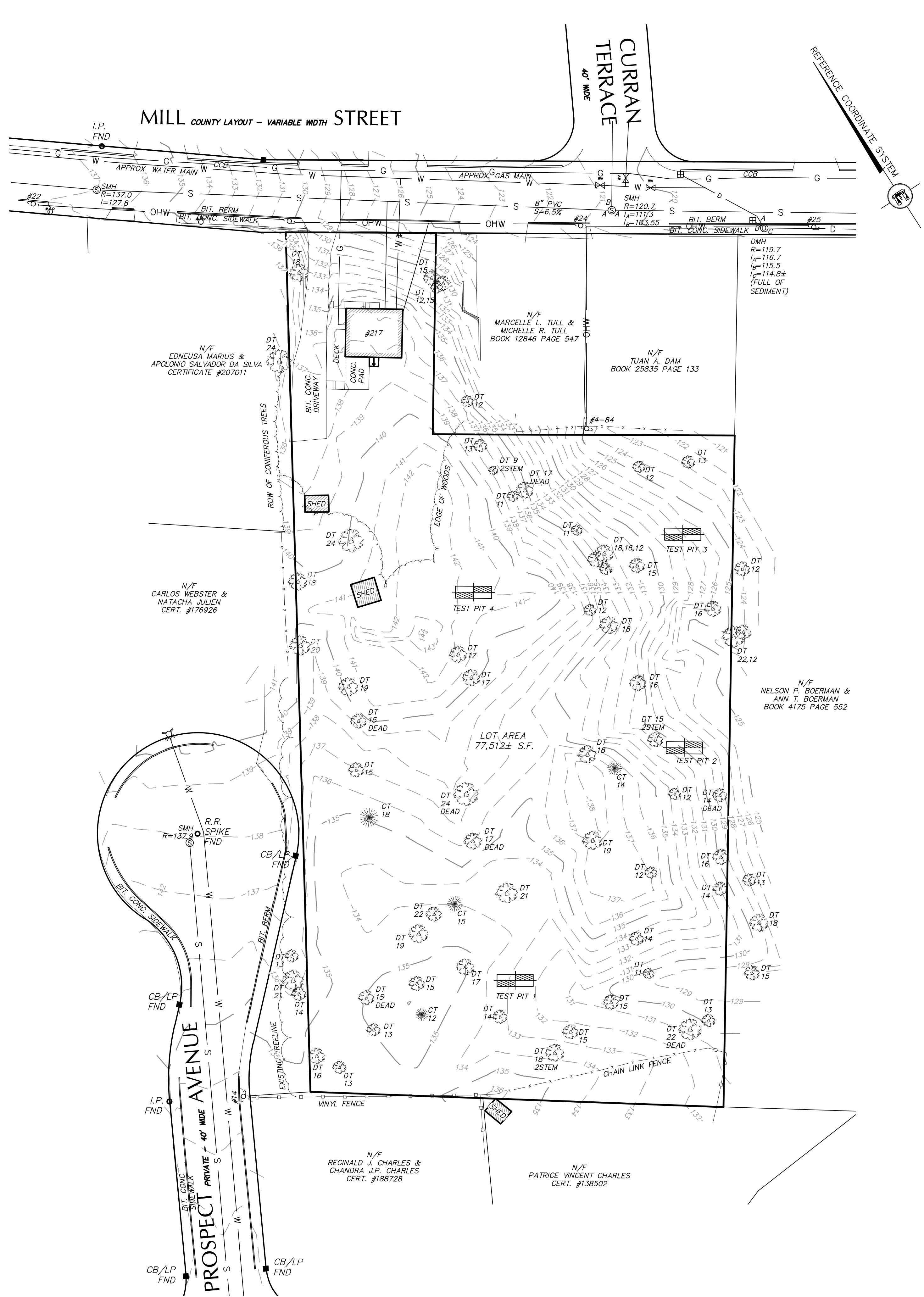
JAMES W. BURKE, P.E.

SHEET TITLE:  
**NOTES**

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



LOCUS MAP  
SCALE: 1"=500'

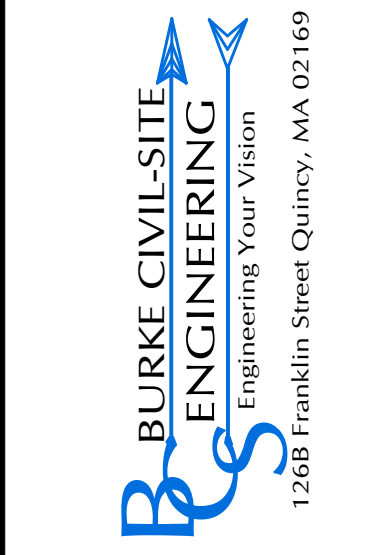


**SOIL TEST PIT DATA:**

TEST PIT	1	2	3	4
GRD. EL.	132.8	128.3	127.0	141.5
GW. EL.	126.8	NGWO	NGWO	NGWO
0"	Ap, Sandy Loam 10YR3/2, Granular, Very Friable	Ap, Sandy Loam 10YR3/2, Granular, Very Friable	Ap, Sandy Loam 10YR3/2, Granular, Very Friable	Ap, Sandy Loam 10YR3/2, Granular, Very Friable
12"	Bw, Sandy Loam 10YR5/6, Massive, Friable	Bw, Sandy Loam 10YR5/6, Massive, Friable	Bw, Sandy Loam 10YR5/6, Massive, Friable	Bw, Sandy Loam 10YR5/6, Massive, Friable
24"	C <sub>1</sub> SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles	C <sub>1</sub> SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles	C <sub>1</sub> SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles	C <sub>1</sub> SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles
41"	C <sub>2</sub> SAND 2.5Y5/3, Single Grained, Loose medium sand, little to no gravel Redox. @ 72"	C <sub>2</sub> SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles	C <sub>2</sub> SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles	C <sub>2</sub> SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles
75"	Standing water			
114"				

DATE: 02/22/2023  
TEST BY: Kameron Campbell, SE #14227

INDICATES ESTIMATED SEASONAL HIGH GROUND WATER  
INDICATES OBSERVED GROUND WATER



PREPARED FOR:  
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276 BROADWAY  
CAMBRIDGE, MA 02139

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

REVISIONS

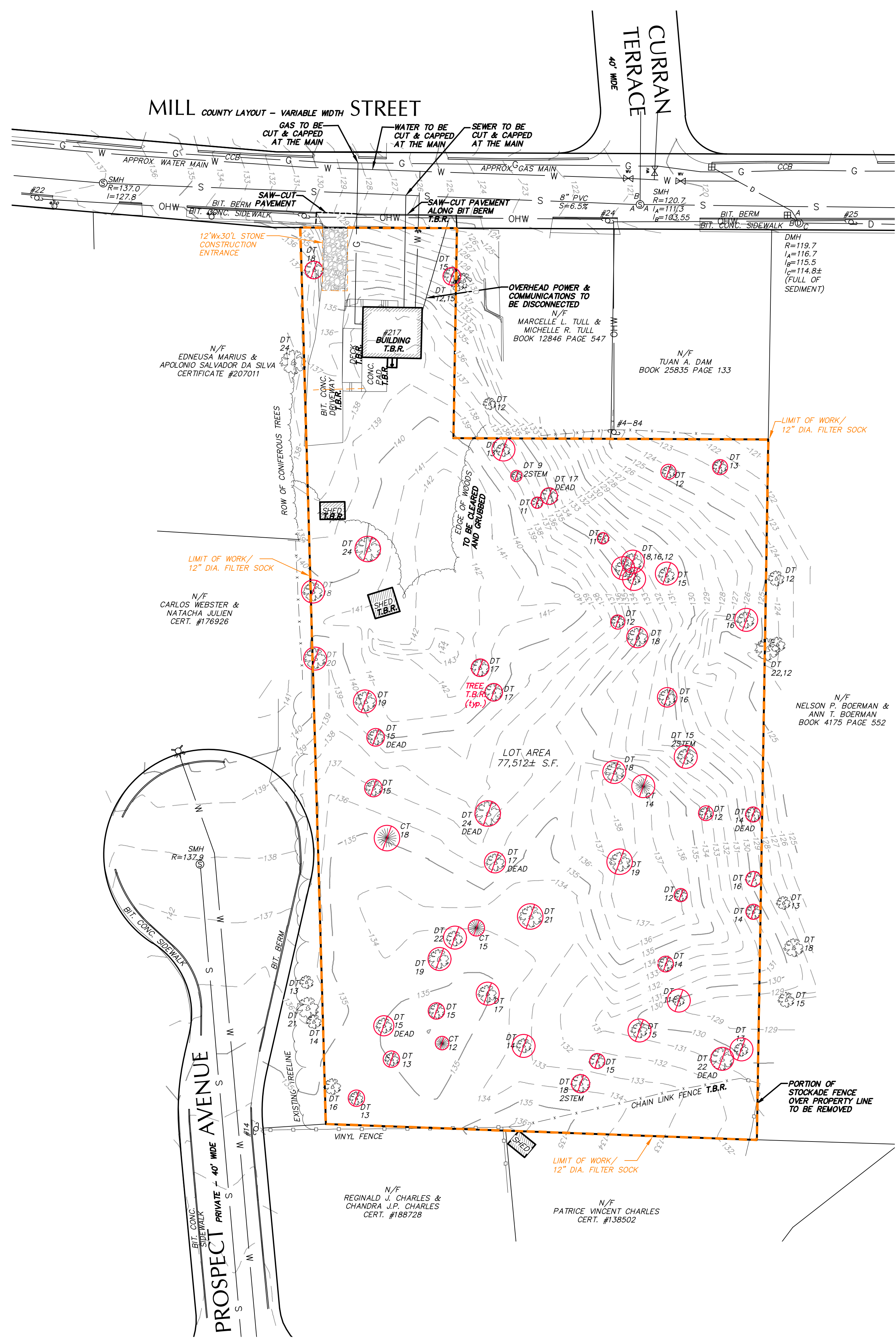
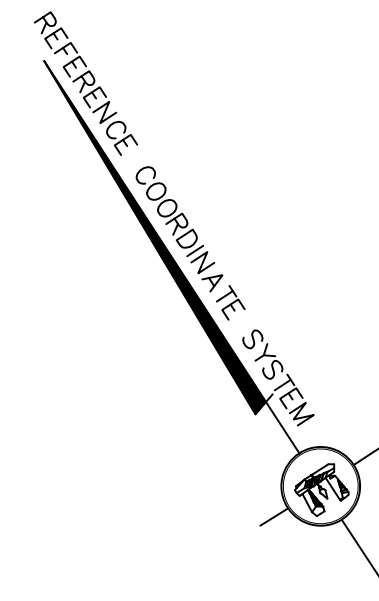
No.	ISSUE	DATE

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  
 SOUTH EASTON, MA 02375

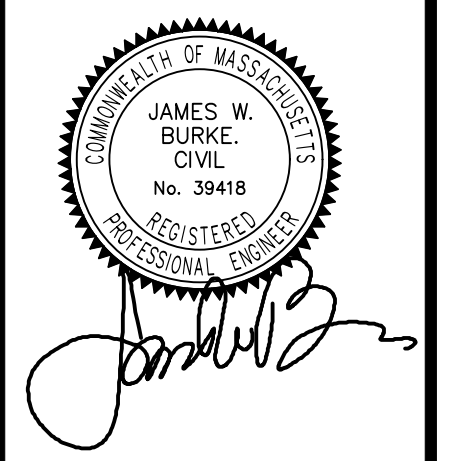
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 JCBT ARCHITECT  
 606 WASHINGTON STREET  
 QUINCY, MA 02169

LANDSCAPE ARCHITECT  
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 276 BROADWAY  
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 RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE

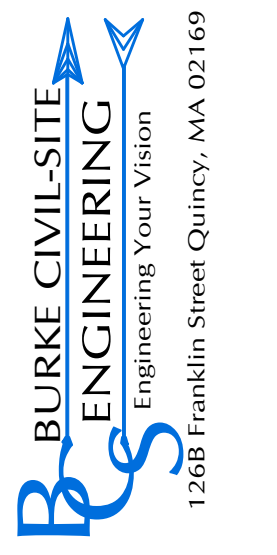
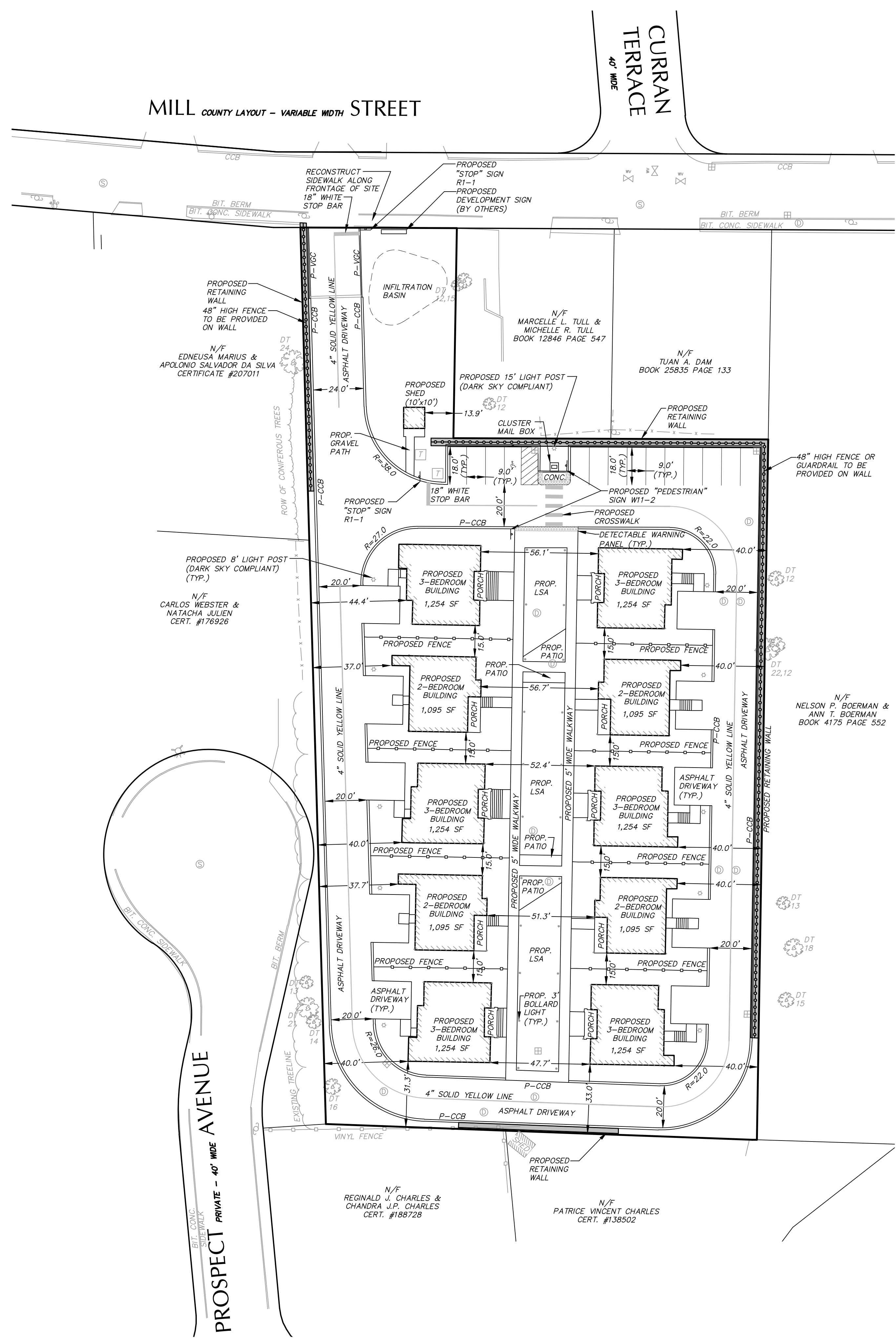
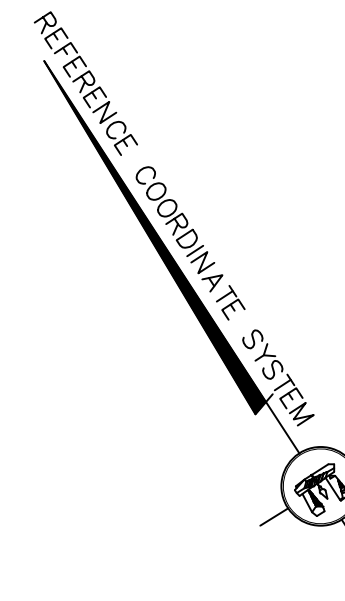


JAMES W. BURKE, P.E.

SHEET TITLE:  
 CONSTRUCTION  
 MANAGEMENT

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





PREPARED FOR:  
 EVERSTEAD PARTNERS  
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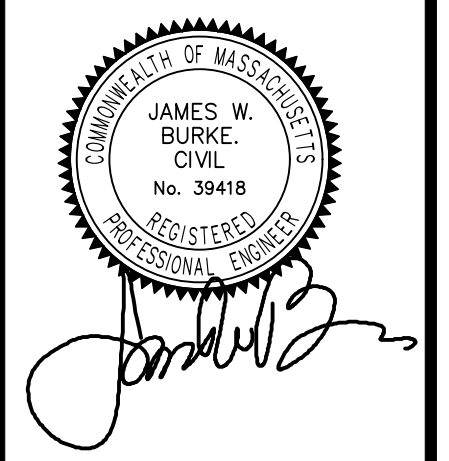
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 606 WASHINGTON STREET  
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PROJECT TITLE & LOCATION:  
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 RANDOLPH, MA 02368

REVISIONS

No.	ISSUE	DATE

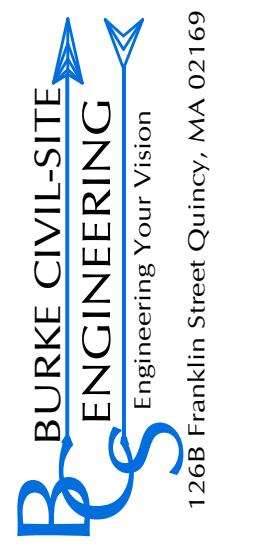
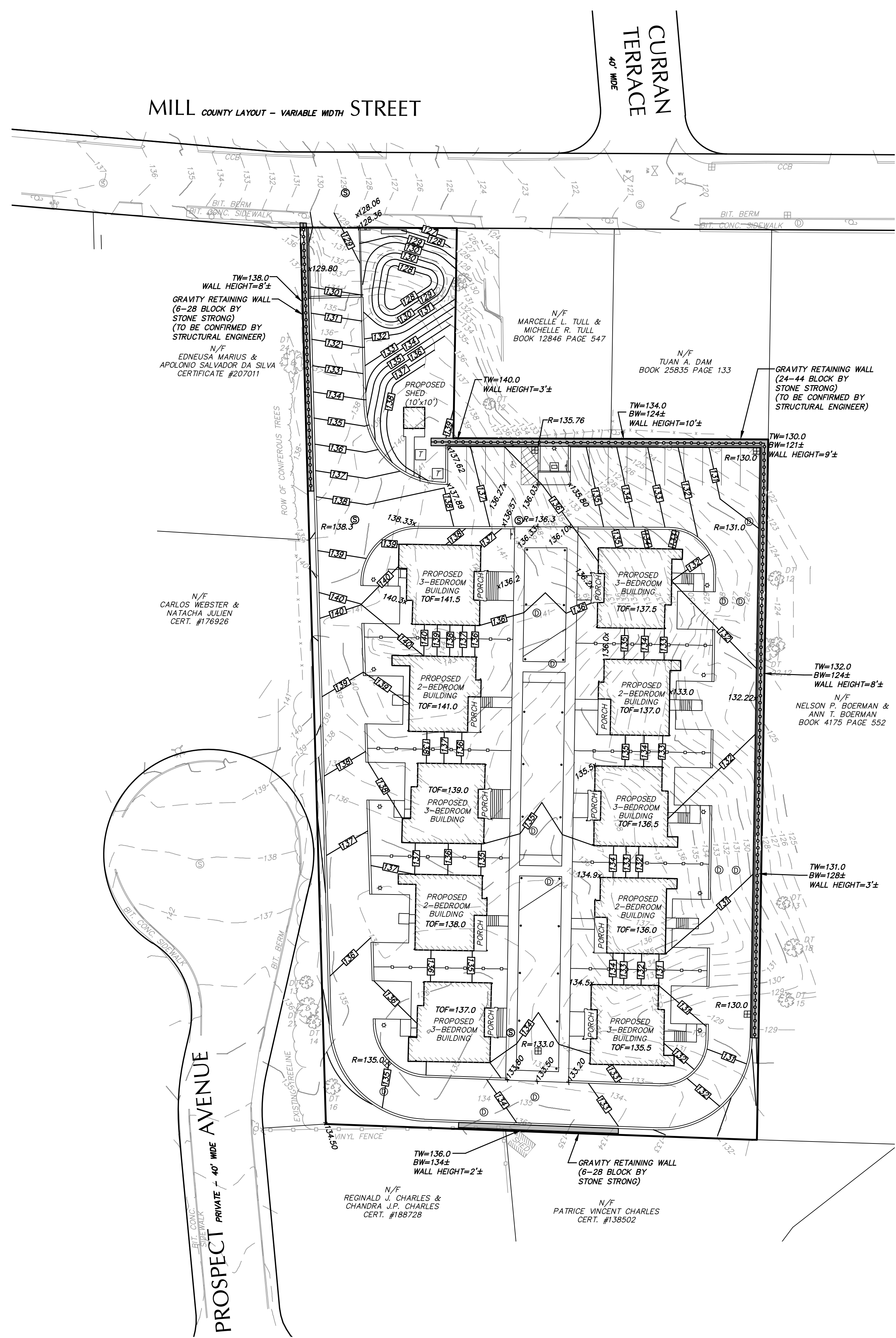
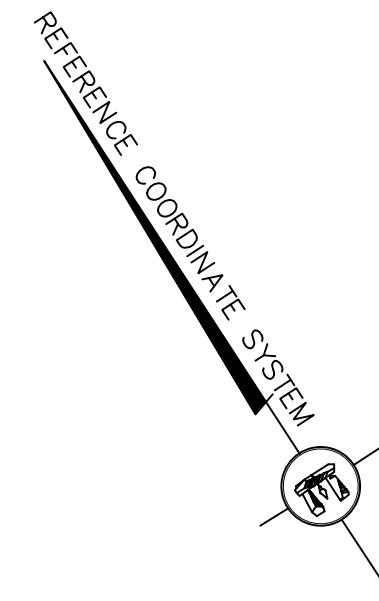


JAMES W. BURKE, P.E.

SHEET TITLE:  
 LAYOUT

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





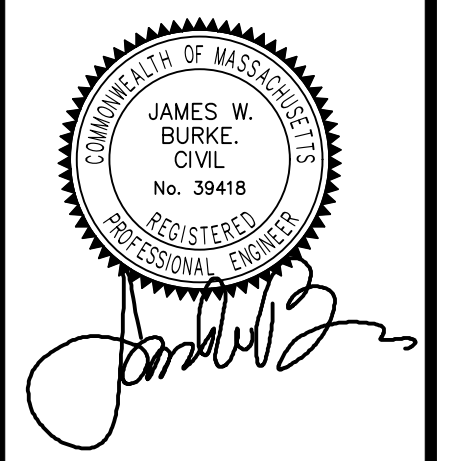
PREPARED FOR:  
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 182 PROSPECT STREET  
 SOUTH EASTON, MA 02375

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 ARCHITECT  
 JCBT ARCHITECT  
 606 WASHINGTON STREET  
 QUINCY, MA 02169  
 LANDSCAPE ARCHITECT  
 ASK+  
 276 BROADWAY  
 CAMBRIDGE, MA 02139

PROJECT TITLE & LOCATION:  
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 PROPOSED MULTI-FAMILY  
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REVISIONS

No.	ISSUE	DATE

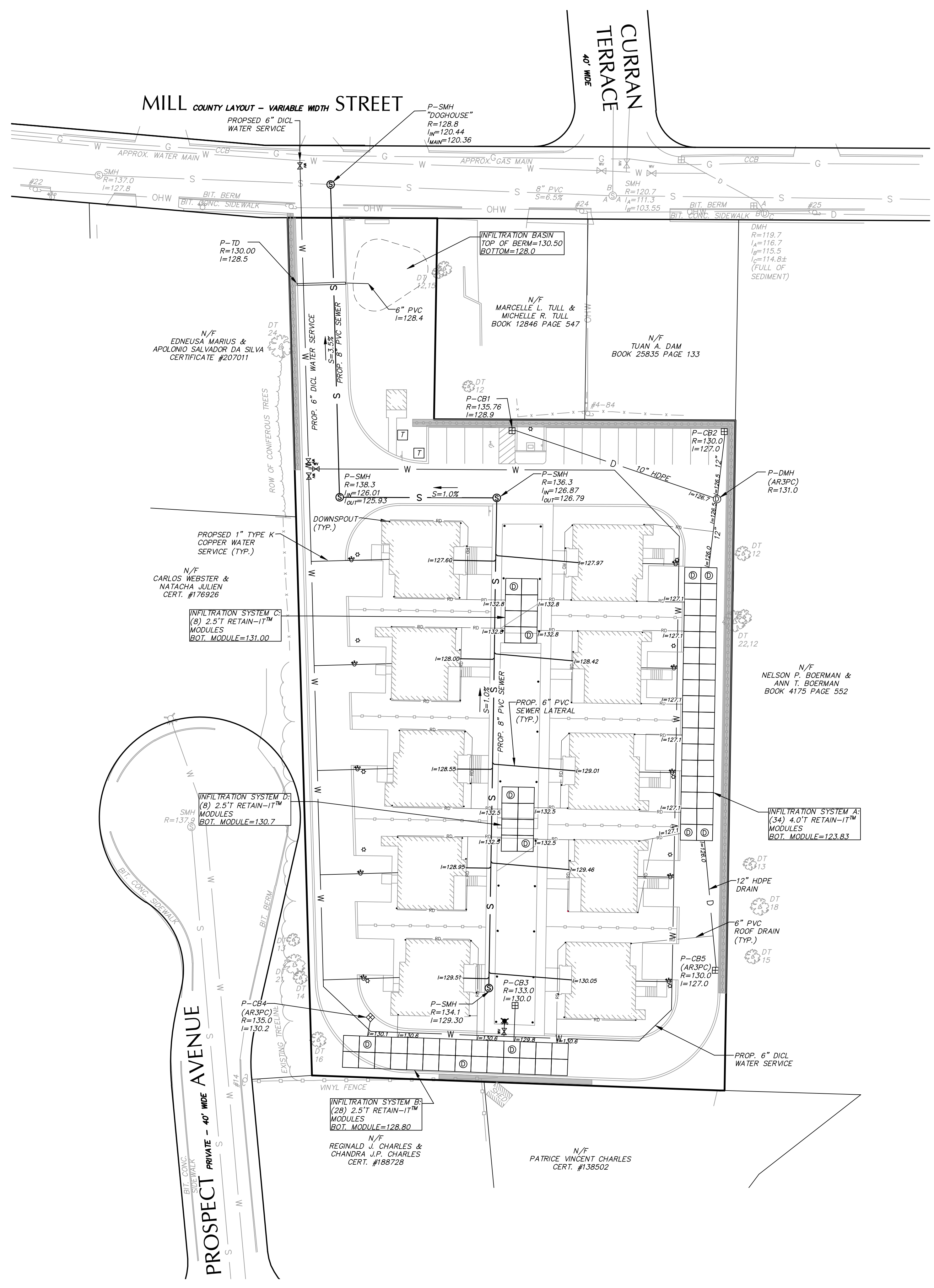
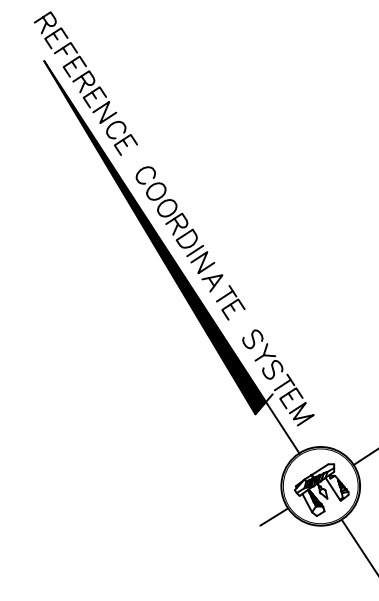


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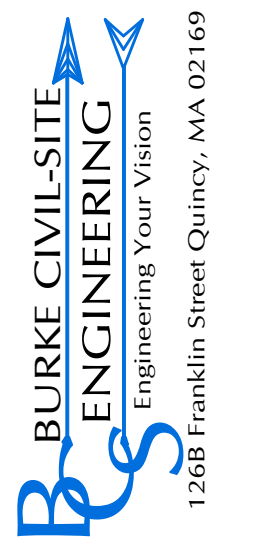
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 GRADING

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.



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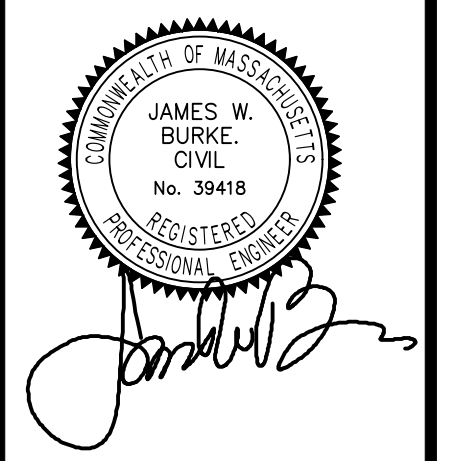
CONSULTANTS  
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JCBT ARCHITECT  
606 WASHINGTON STREET  
QUINCY, MA 02185

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

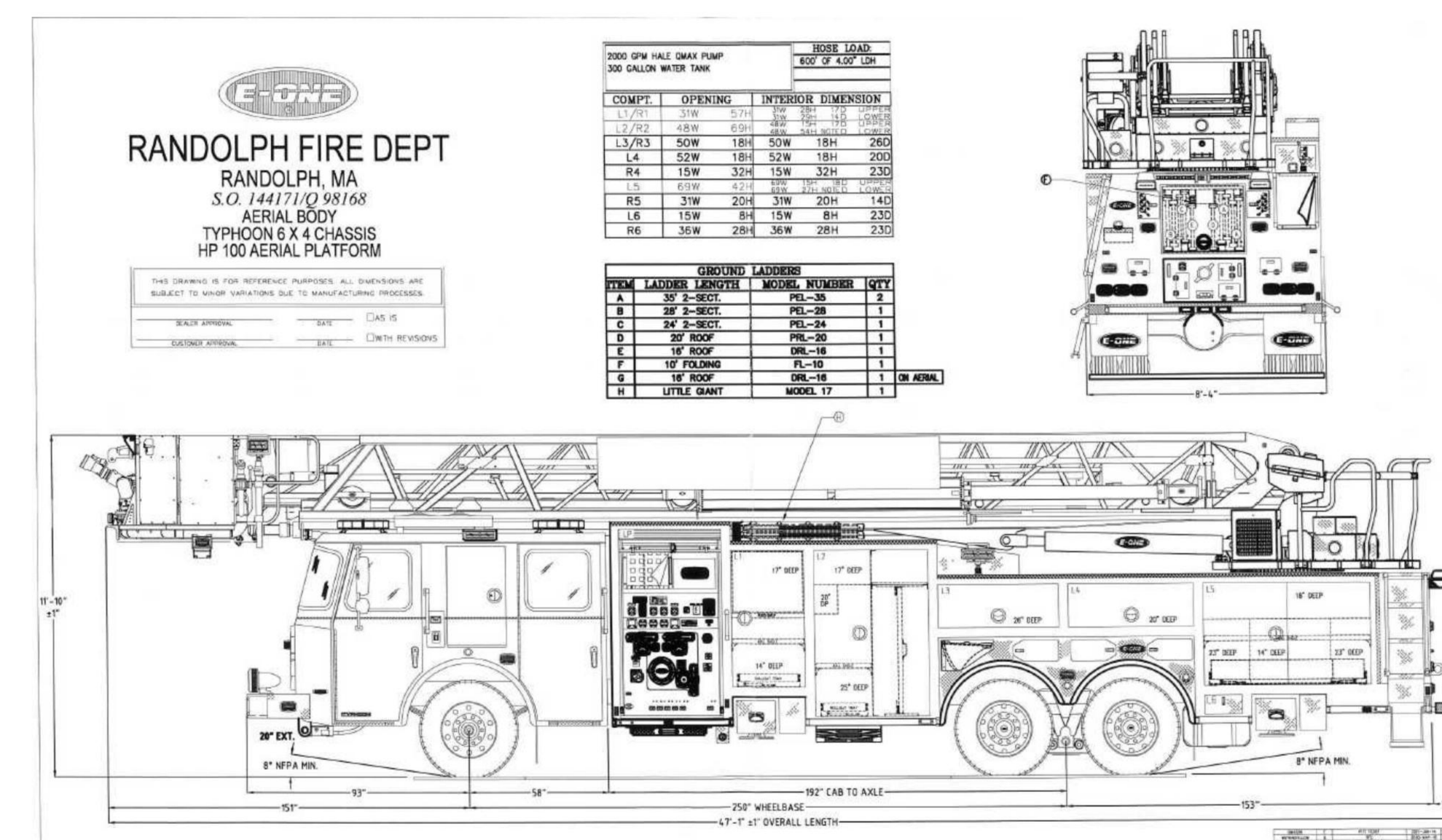
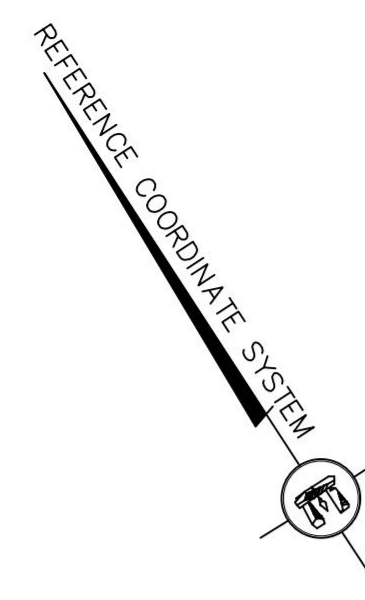
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JAMES W. BURKE, P.E.

SHEET TITLE:  
**UTILITIES**

DRAWING INFORMATION  
ISSUE: PERMIT SET  
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PROJECT NO.: 26.020



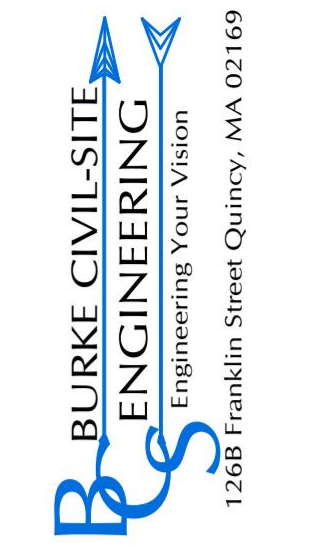
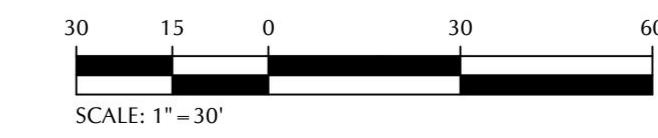
**SAE Turning Radius Calculations for Quote No. 98168**

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'	46.6'	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	36.3'	37'	41.6'	22'
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'	37.6'	16.3'

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



PREPARED FOR:  
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 182 PROSPECT STREET  
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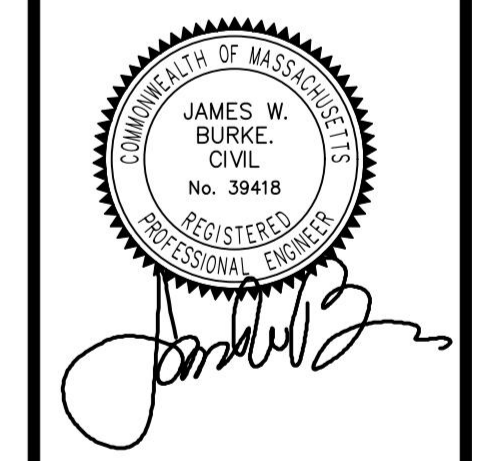
CONSULTANTS  
 ARCHITECT  
 JCBT ARCHITECT  
 606 WASHINGTON STREET  
 QUINCY, MA 02169

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

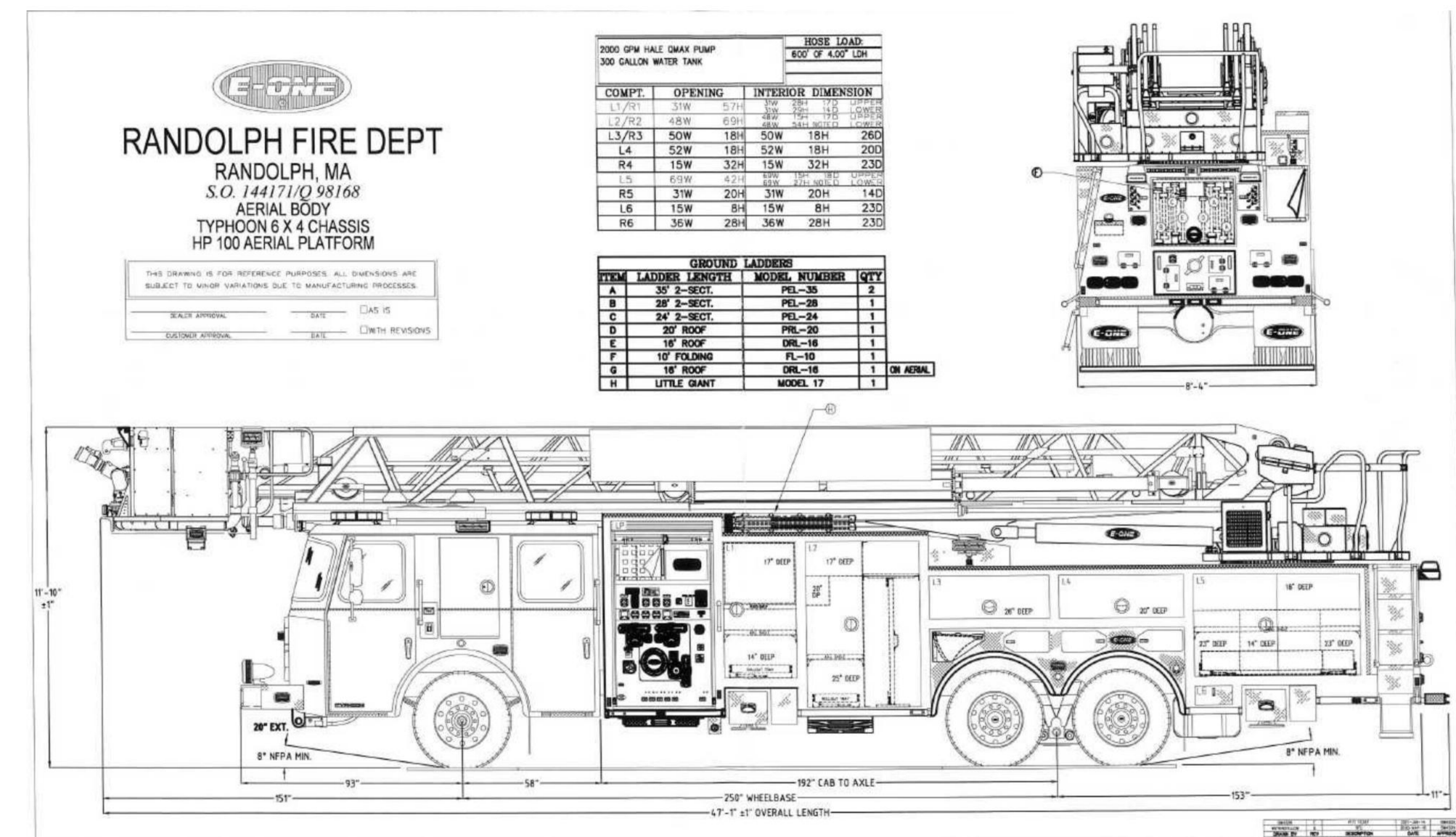
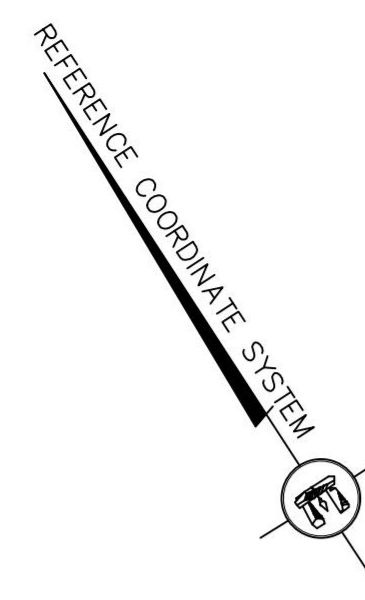
No.	ISSUE	DATE



JAMES W. BURKE, P.E.

SHEET TITLE:  
 SWEPT PATH

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



**SAE Turning Radius Calculations for Quote No. 98168**

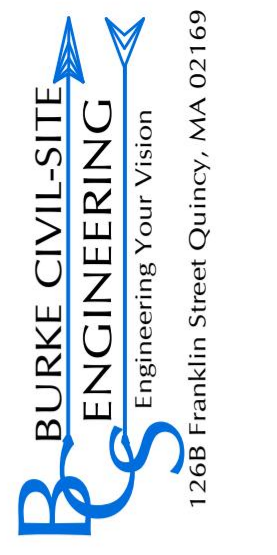
Wheelbase:	250"	Front Bumper Size:	10"
Body Width:	100"	Front Bumper Extension:	20"
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM
Front Axle Track:	84.46"	Rear Wheel Type:	ALUMINUM
Front Axle Tire Width:	16.6"	Tire Brand:	MICHELIN
Dimension Over Rear Tires:	98.59"		
Body Front Overhang:	92"		

Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.9'	42.6'	46.6'	28.8'
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50	31.9'	32.6'	37.6'	16.3'

**Legend**

- Front wheels
- Rear wheels
- Vehicle body
- Vehicle path



PREPARED FOR:  
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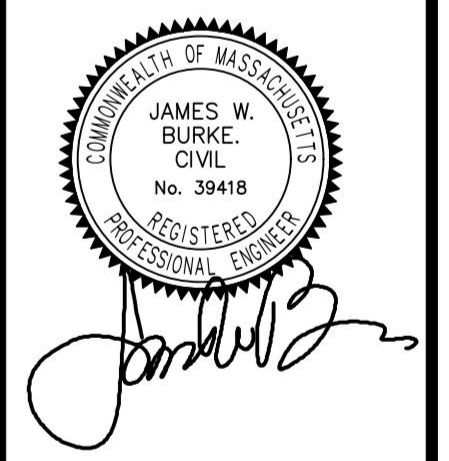
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 606 WASHINGTON STREET  
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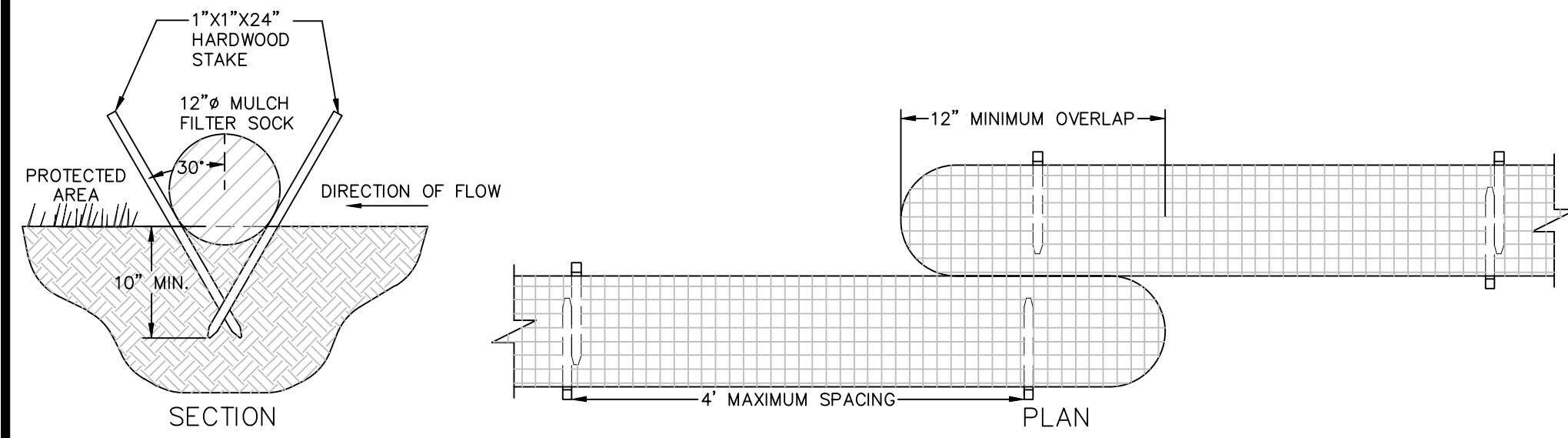
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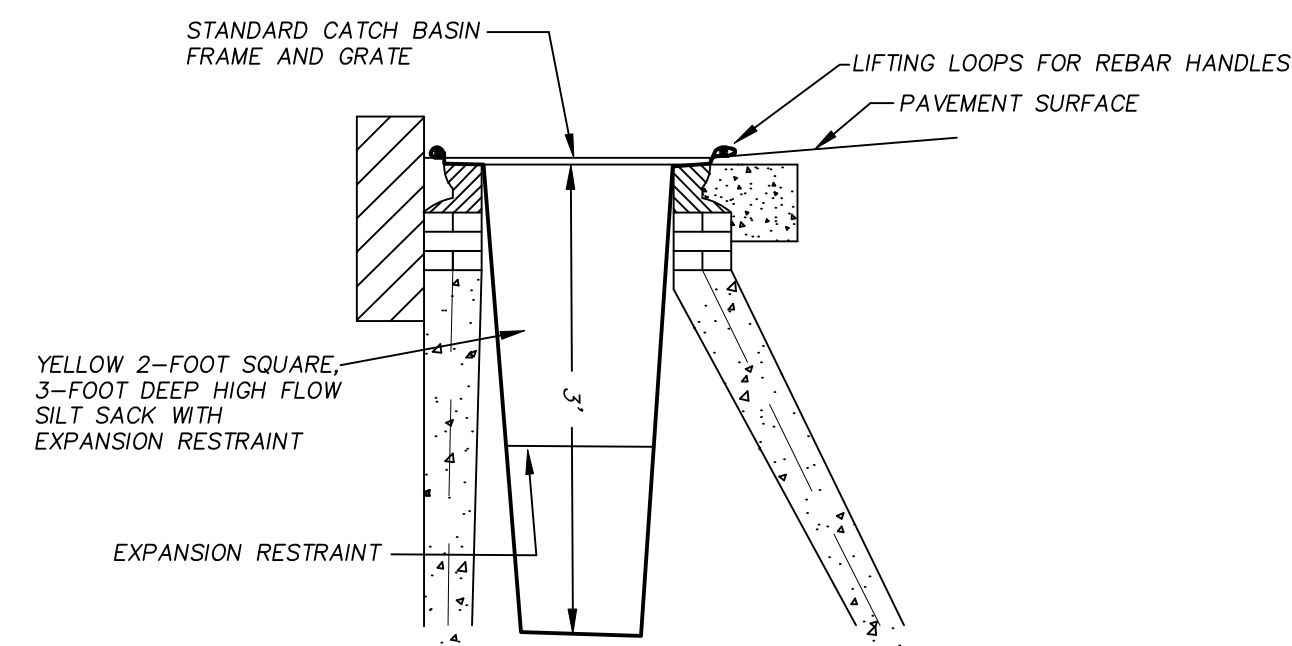
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 SWEPT PATH

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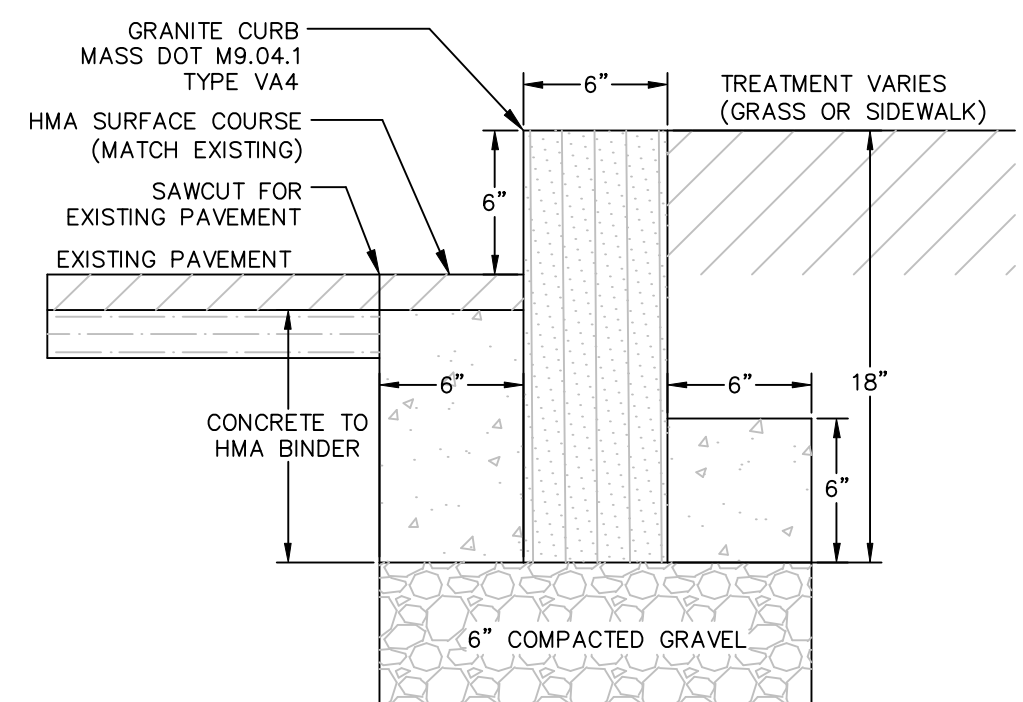
- NOTES:
1. AT THE JUNCTION OF TWO ROLLS A MINIMUM OF A 12" OVERLAP IS REQUIRED.
  2. THE WOODEN STAKES SHALL BE SET A MAXIMUM OF 4 FEET APART.
  3. THE FILTER SOCK SHALL BE SET IN A 2" TO 4" DEEP TRENCH.

**MULCH WATTLE**  
NOT TO SCALE

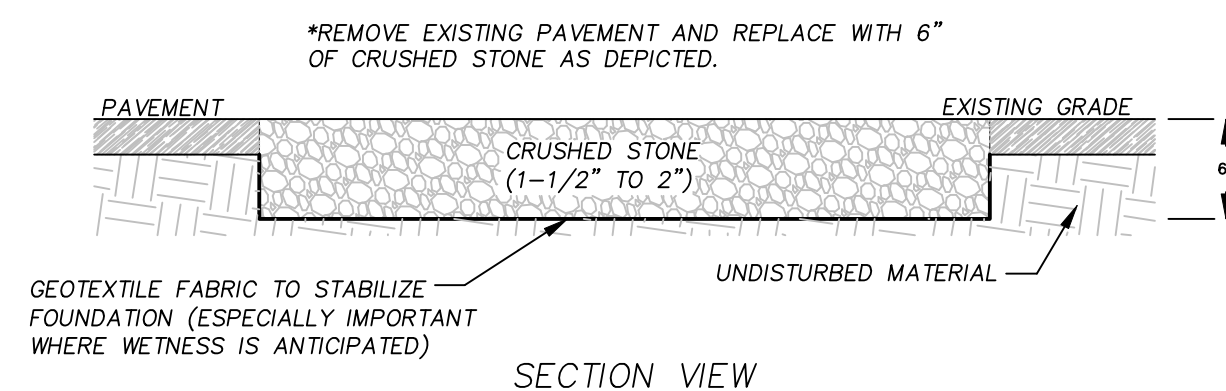


PINCH SILT SACK BETWEEN FRAME & GRATE. INSPECT SILT SACK AFTER EACH STORM EVENT PERFORM MAINTENANCE WHEN SILT AND DEBRIS IS 12" DEEP

**CATCH BASIN SILT SACK**  
NOT TO SCALE

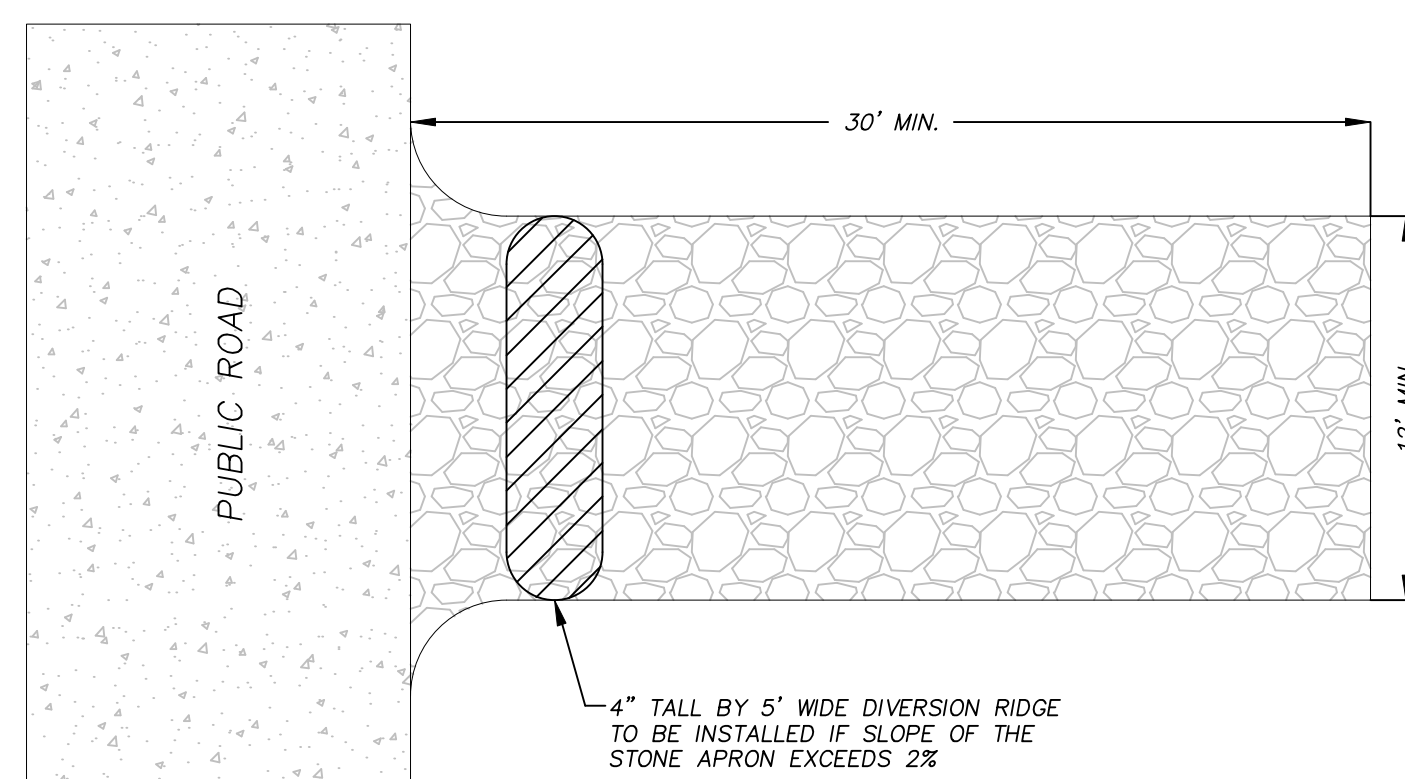


**VERTICAL GRANITE CURB INSTALLATION**  
NOT TO SCALE

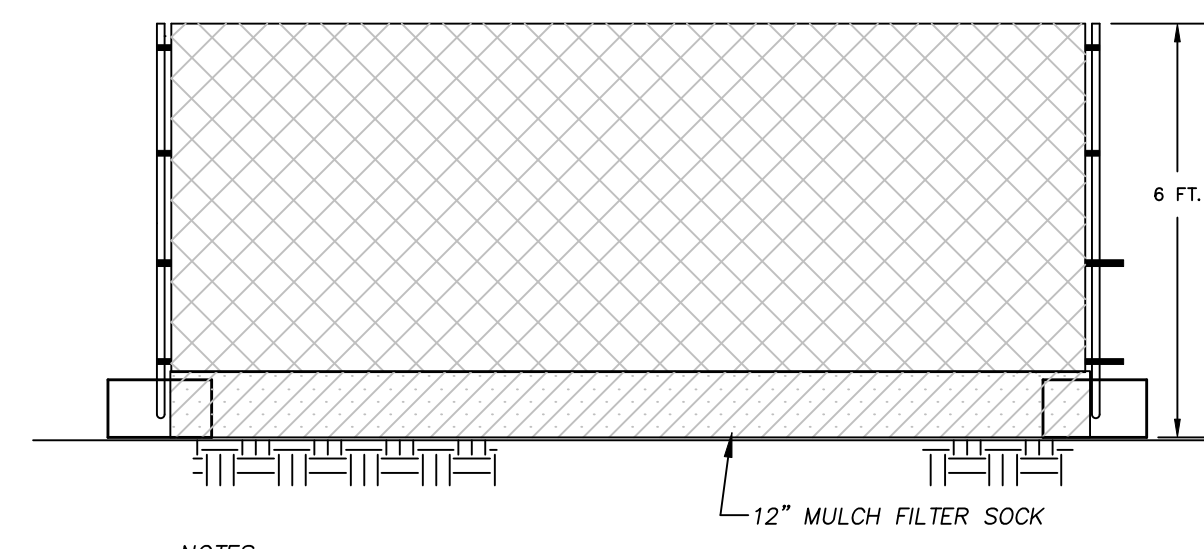


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC 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

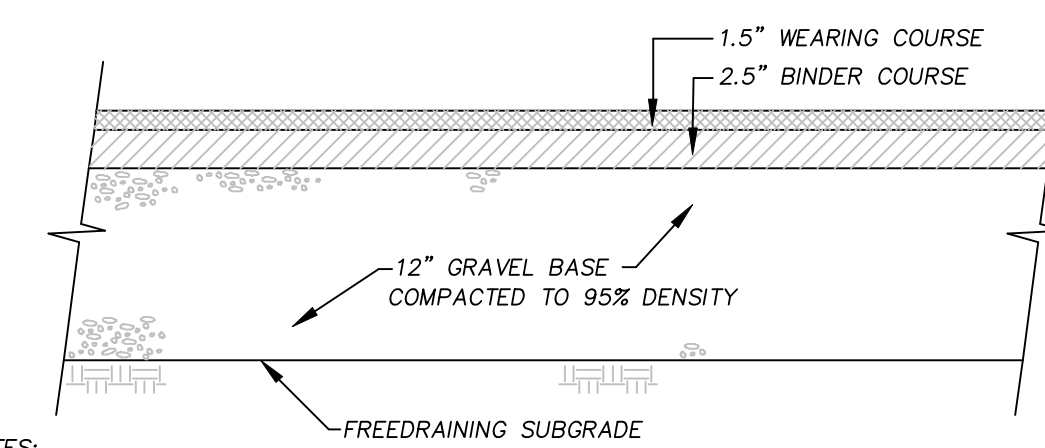


PLAN VIEW



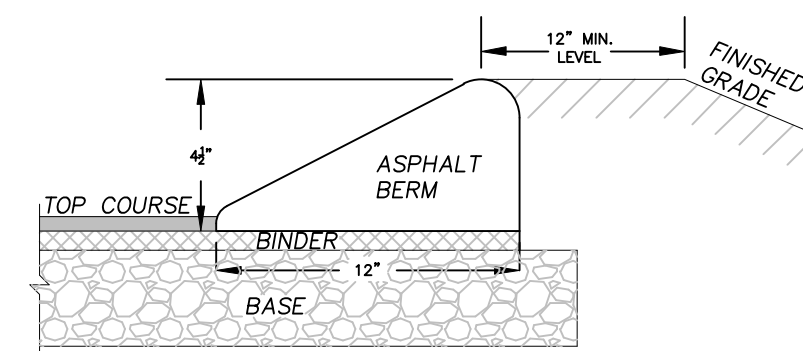
- NOTES:
1. FENCE POSTS TO BE 1.5" DIAMETER GALVANIZED POSTS SET 4" MINIMUM INTO CONCRETE BLOCK.
  2. BLOCKS TO BE SET 8' O.C.
  3. WATTLE TO BE WIRE TIED TO FENCING.

**SECURITY FENCING W/ EROSION CONTROL**  
NOT TO SCALE

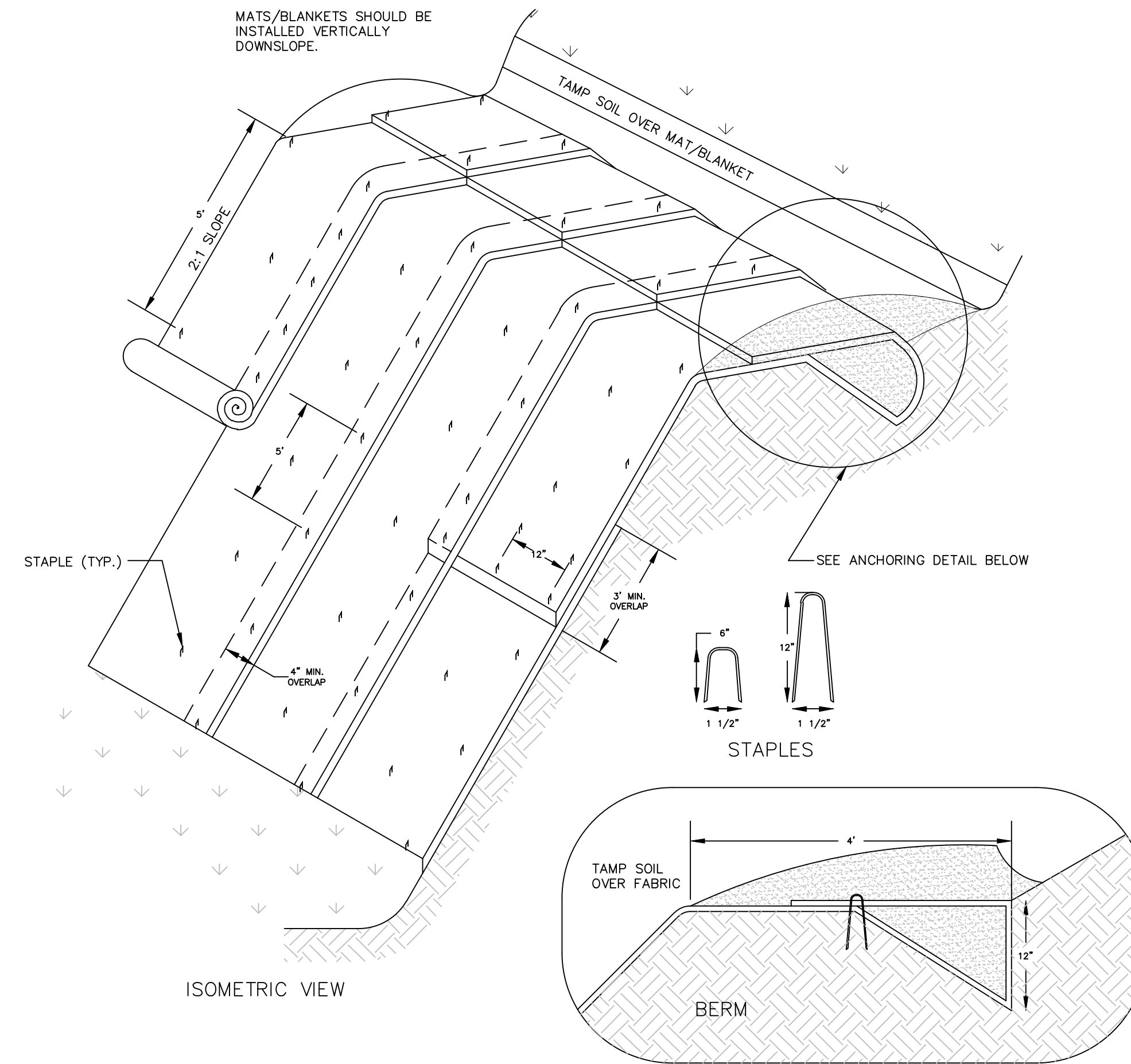


- NOTES:
1. ALL BITUMINOUS CONCRETE TO MEET THE CURRENT STANDARDS FOR MASSDOT.
  2. THE SUBGRADE UNDER THE ROADWAY GRAVEL BASE SHALL BE A FREE-DRAINING MATERIAL FOR A MINIMUM OF 2 FEET AND SHALL CONFORM TO THE REQUIREMENTS OF SECTION M1.02.0 TYPE A OF THE STANDARD SPECIFICATIONS. EXISTING SOILS THAT 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

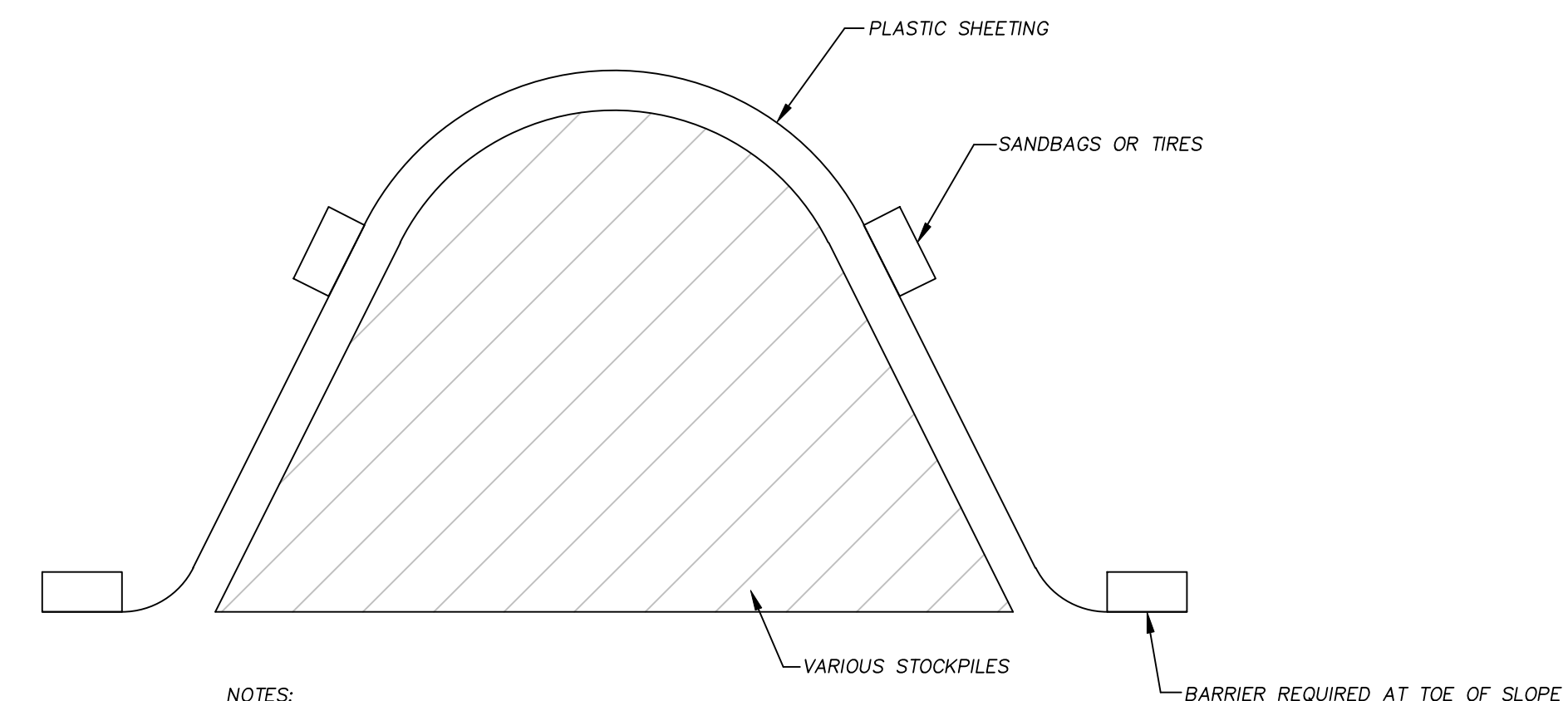


**CAPE COD BERM**  
NOT TO SCALE



- 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 SHEETING OVER STOCKPILED MATERIALS**  
NOT TO SCALE

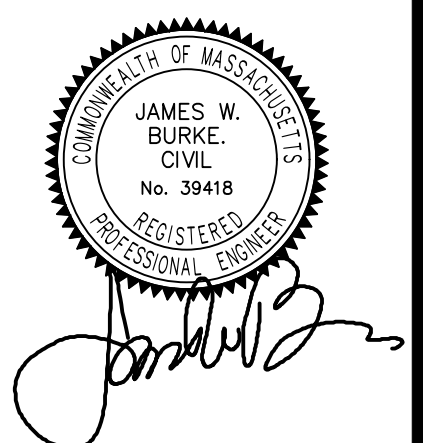
PREPARED FOR:  
EVERSTEAD PARTNERS  
182 PROSPECT STREET  
SOUTH EASTON, MA 02375

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

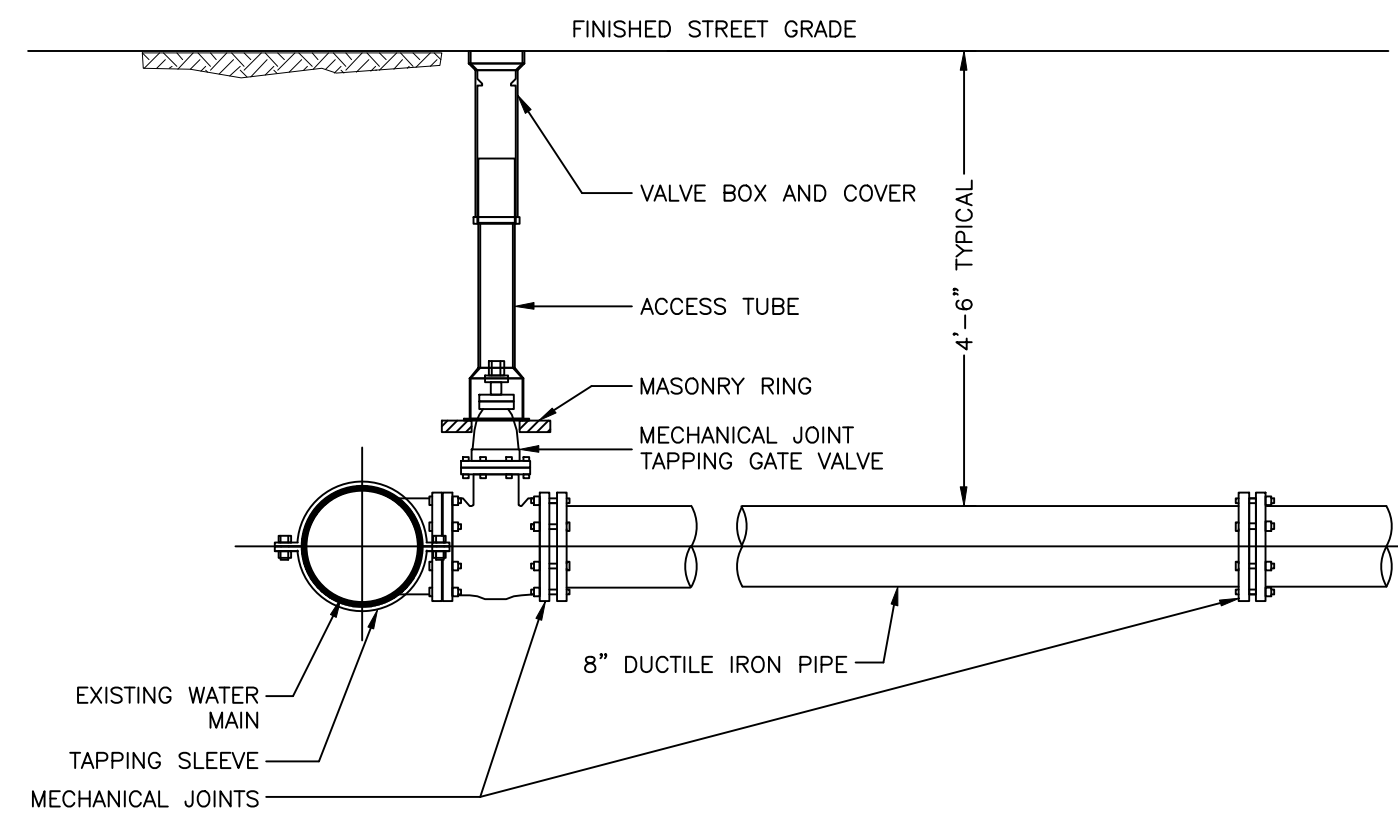


JAMES W. BURKE, P.E.

SHEET TITLE:  
**DETAILS**

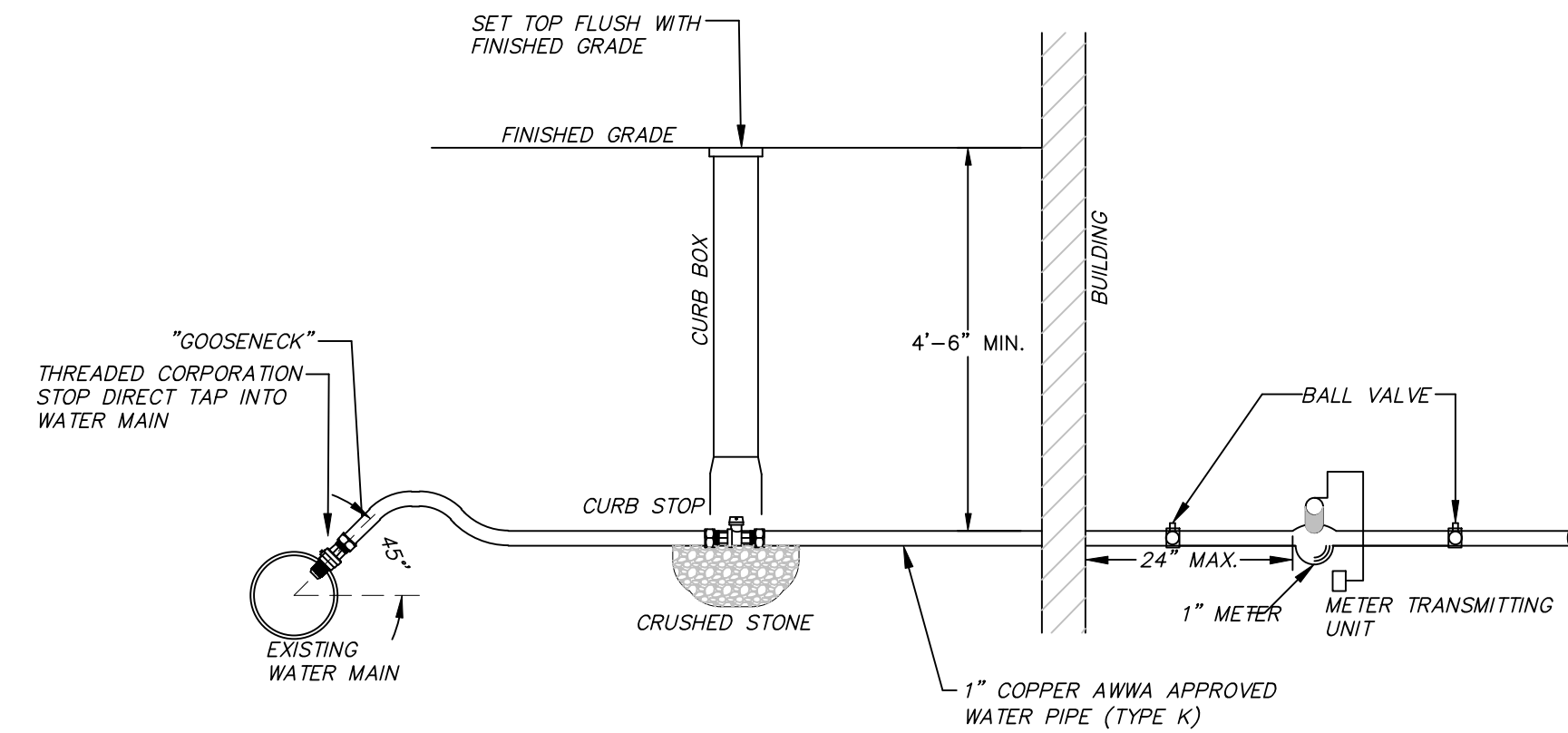
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ISSUE: PERMIT SET  
DATE: APRIL 15, 2026  
PROJECT NO.: 26.020





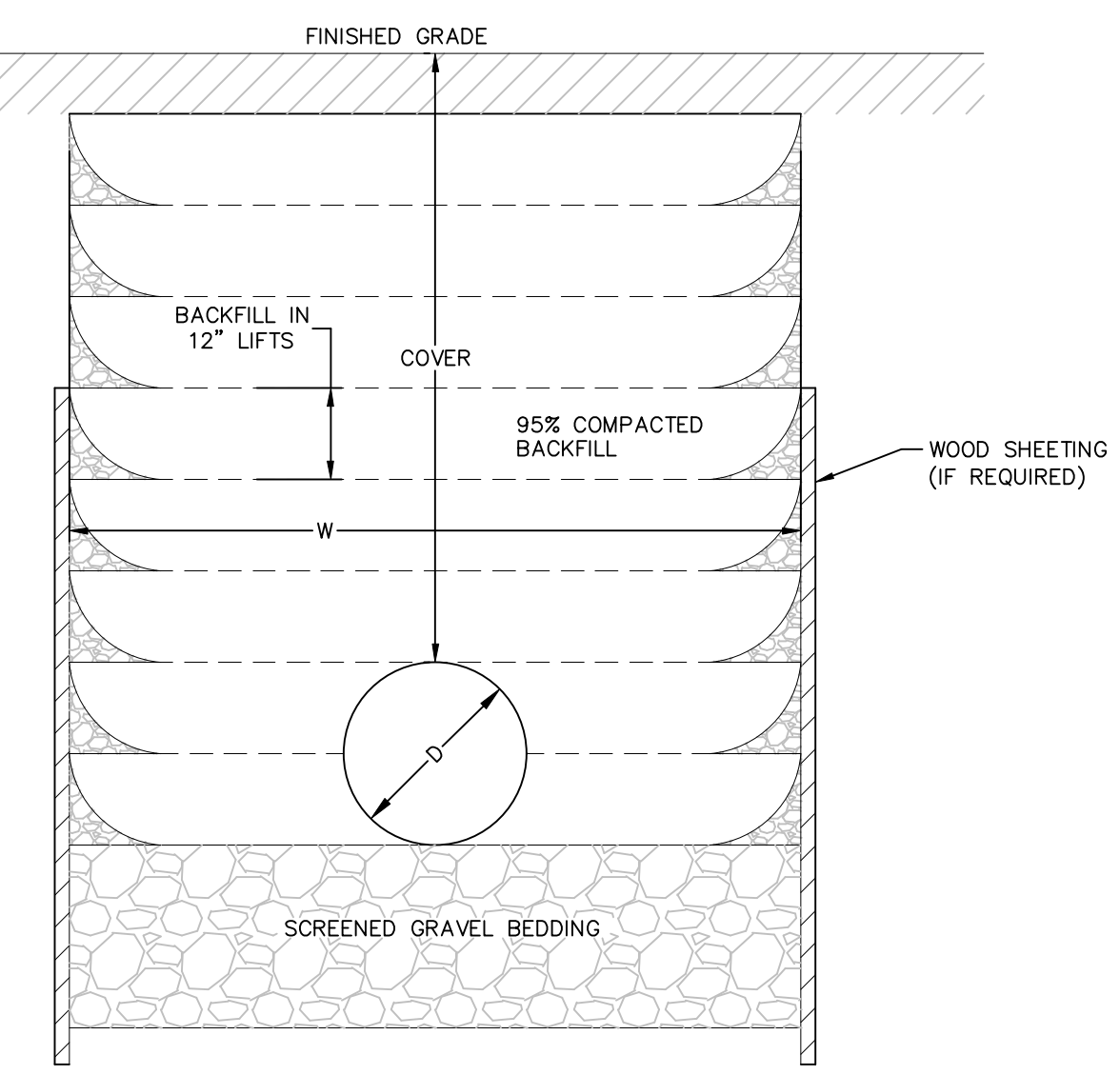
- NOTES:
1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH
  2. USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE
  3. SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS

**GATE VALVE AND TAPPING SLEEVE CONNECTION**  
NOT TO SCALE

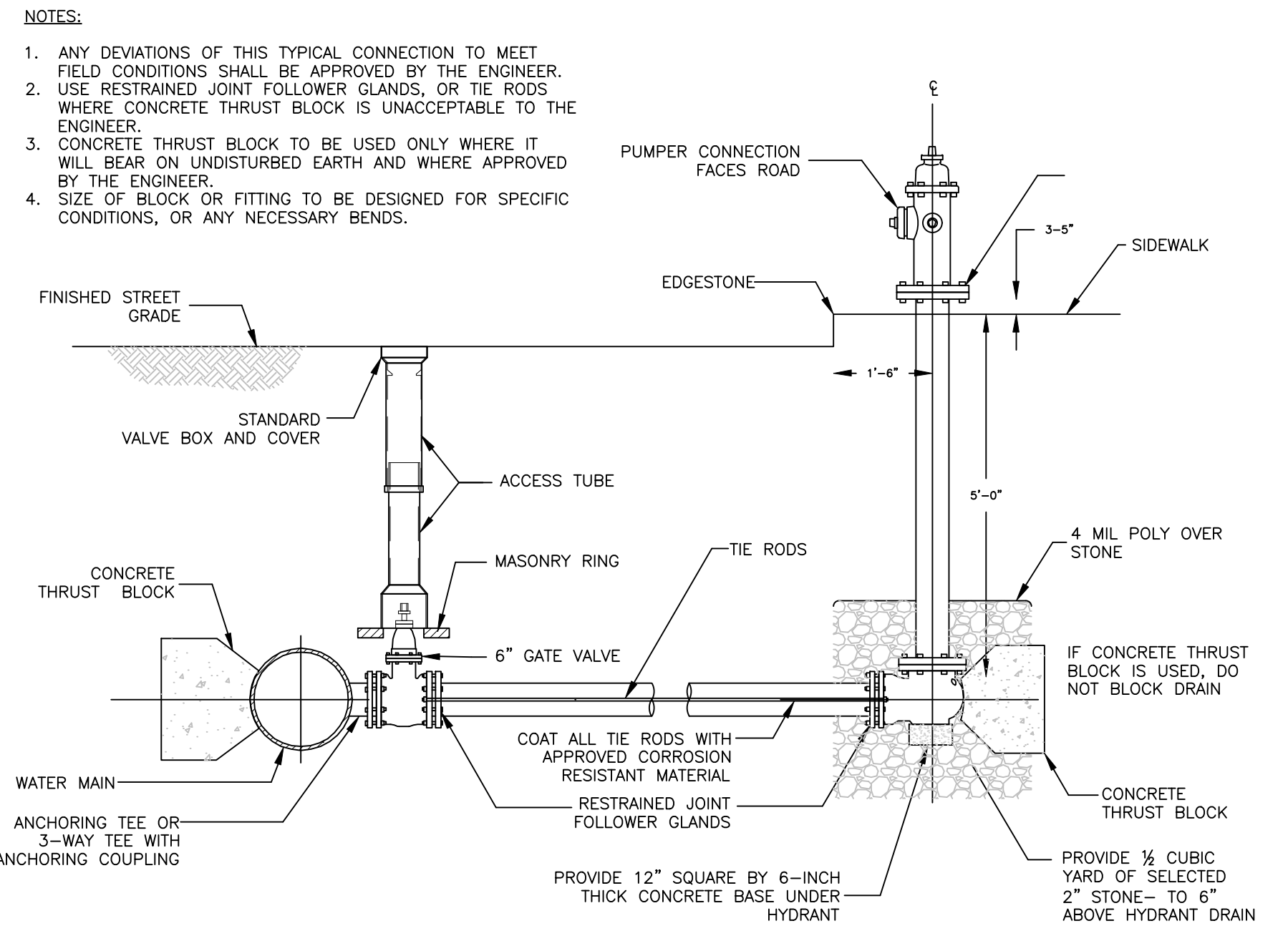


**1" WATER SERVICE DETAIL**  
NOT TO SCALE

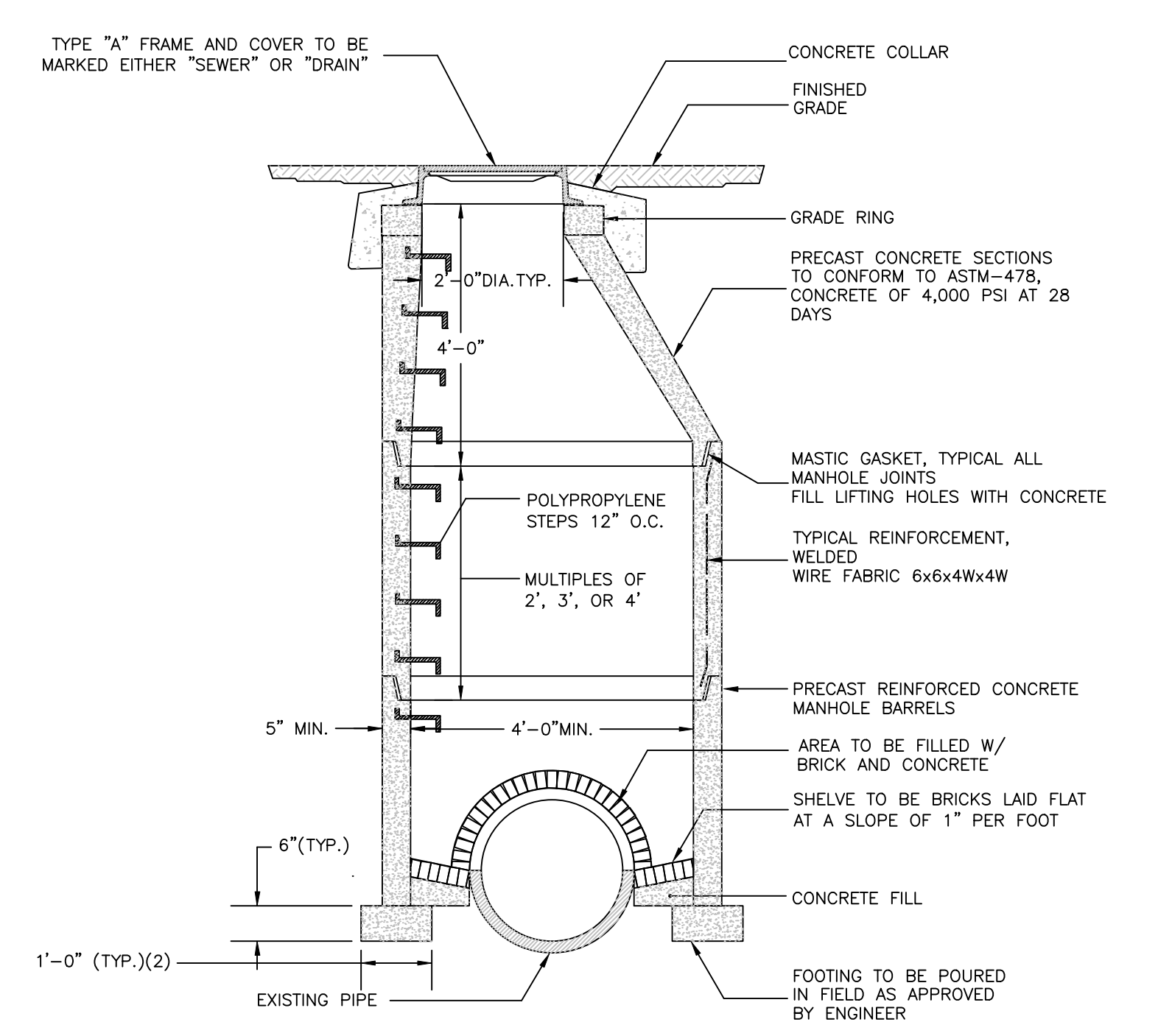
- NOTES:
1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 4'-6" OF COVER.
  2. ELECTRIC, TELEPHONE, CABLE, TELEVISION, TRAFFIC CONTROL AND FIRE ALARM CONDUITS/CABLES SHALL HAVE A MINIMUM OF 2'-6" OF COVER.
  3. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED AS SOON AS THE SUBGRADE IS COMPLETED AND BEFORE ANY 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.
  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

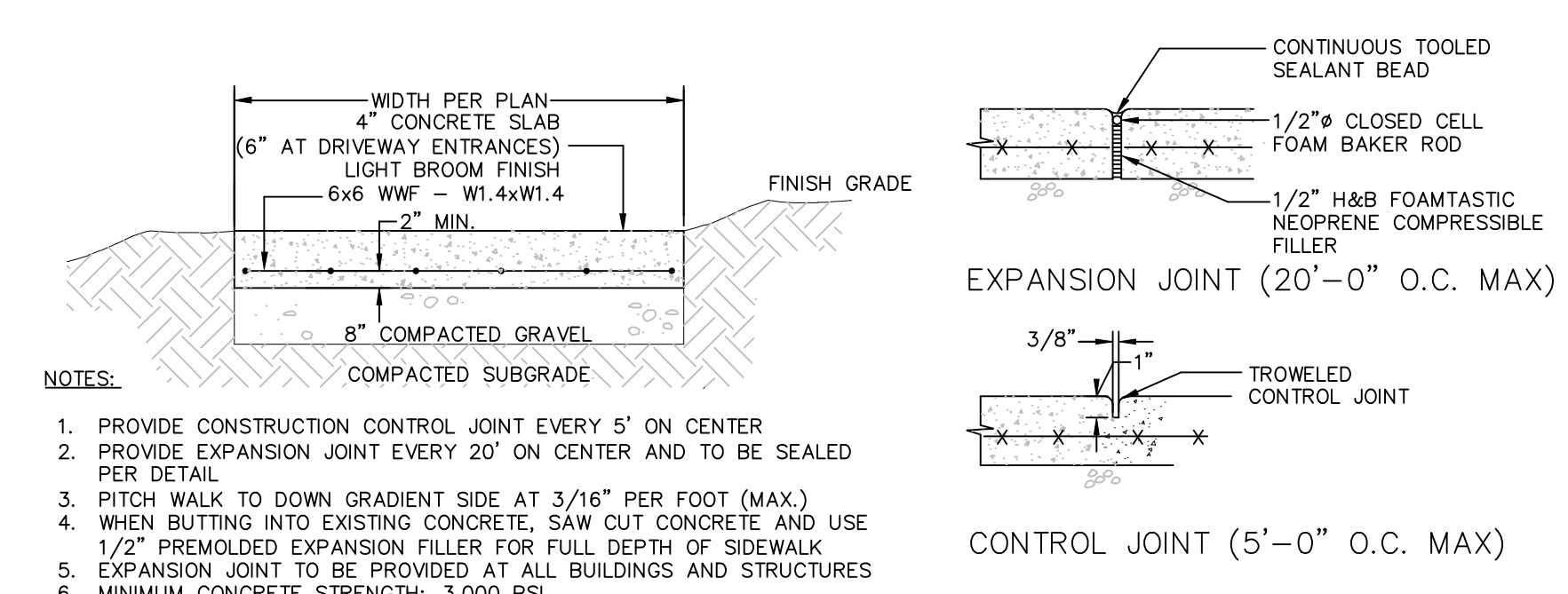


**TYPICAL FIRE HYDRANT CONNECTION FOR HIGH OR LOW SERVICE LINE**  
NOT TO SCALE



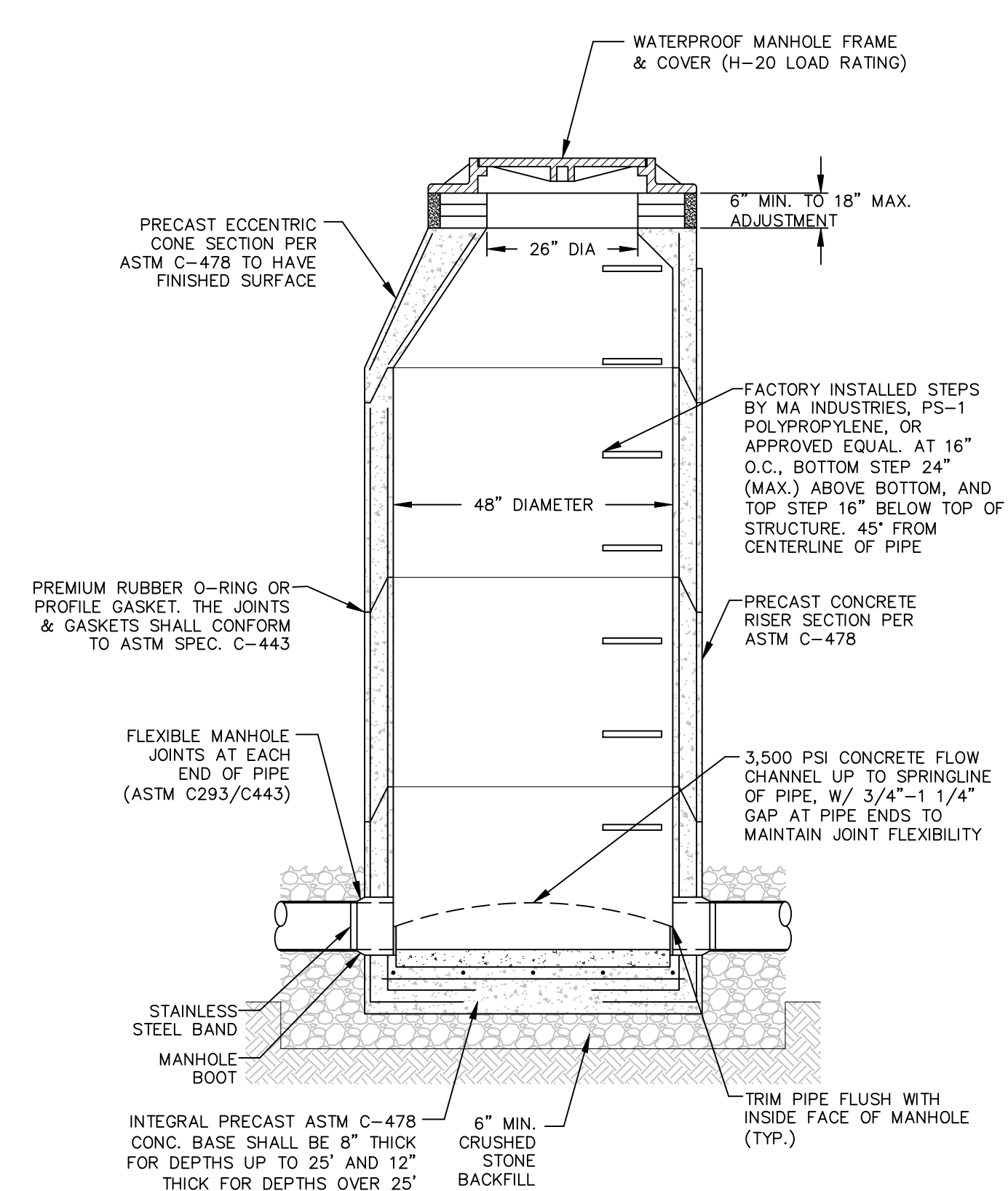
**TYPICAL DOG HOUSE MANHOLE**  
NOT TO SCALE

- 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

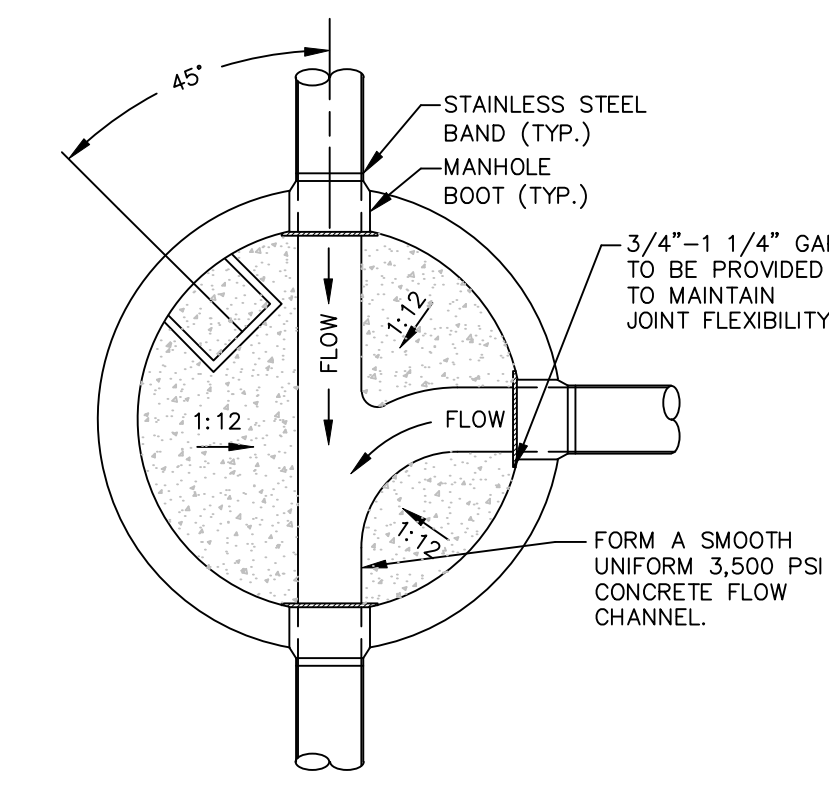


**CONCRETE WALKWAY**  
NOT TO SCALE

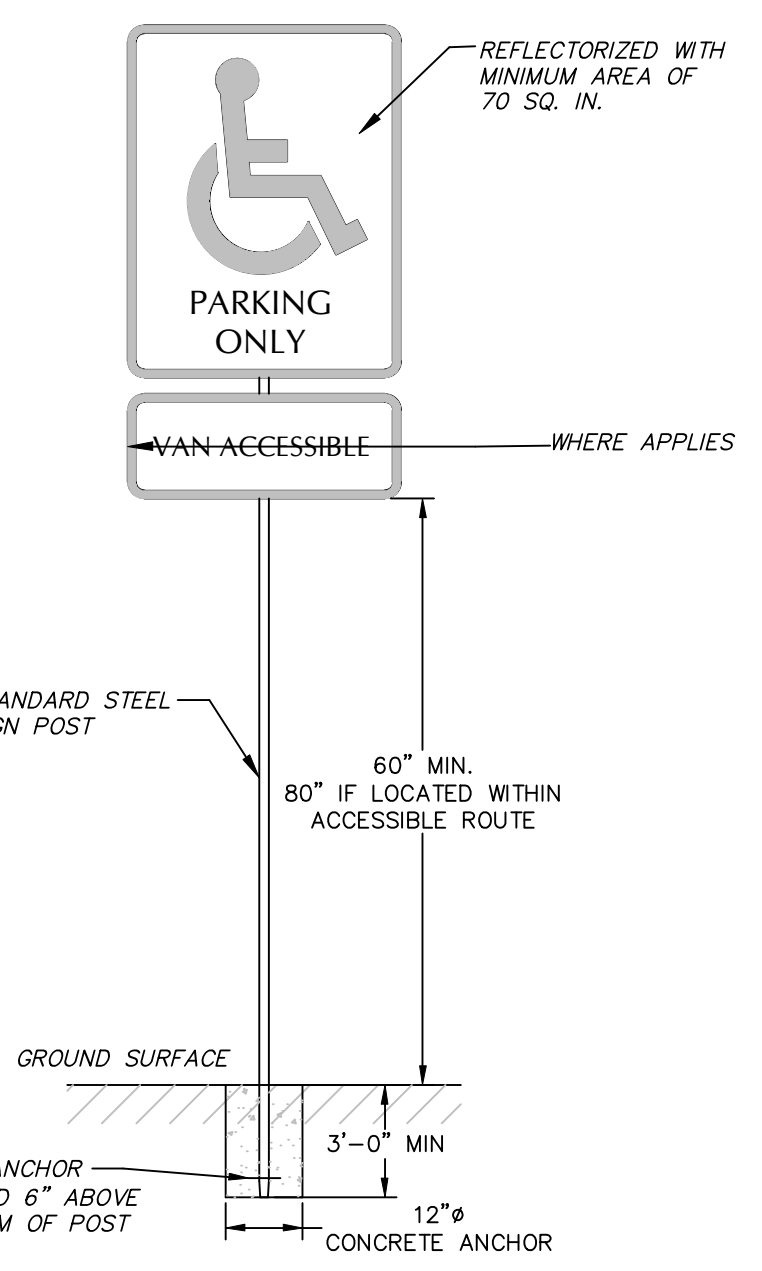
- NOTES:
1. PROVIDE CONSTRUCTION CONTROL JOINT EVERY 5' ON CENTER
  2. PROVIDE EXPANSION JOINT EVERY 20' ON CENTER AND TO BE SEALED PER DETAIL
  3. PITCH WALK TO DOWN GRADIENT SIDE AT 3/16" PER FOOT (MAX.)
  4. WHEN BUTTING INTO EXISTING CONCRETE, SAW CUT CONCRETE AND USE 1/2" PREMOULDED EXPANSION FILLER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



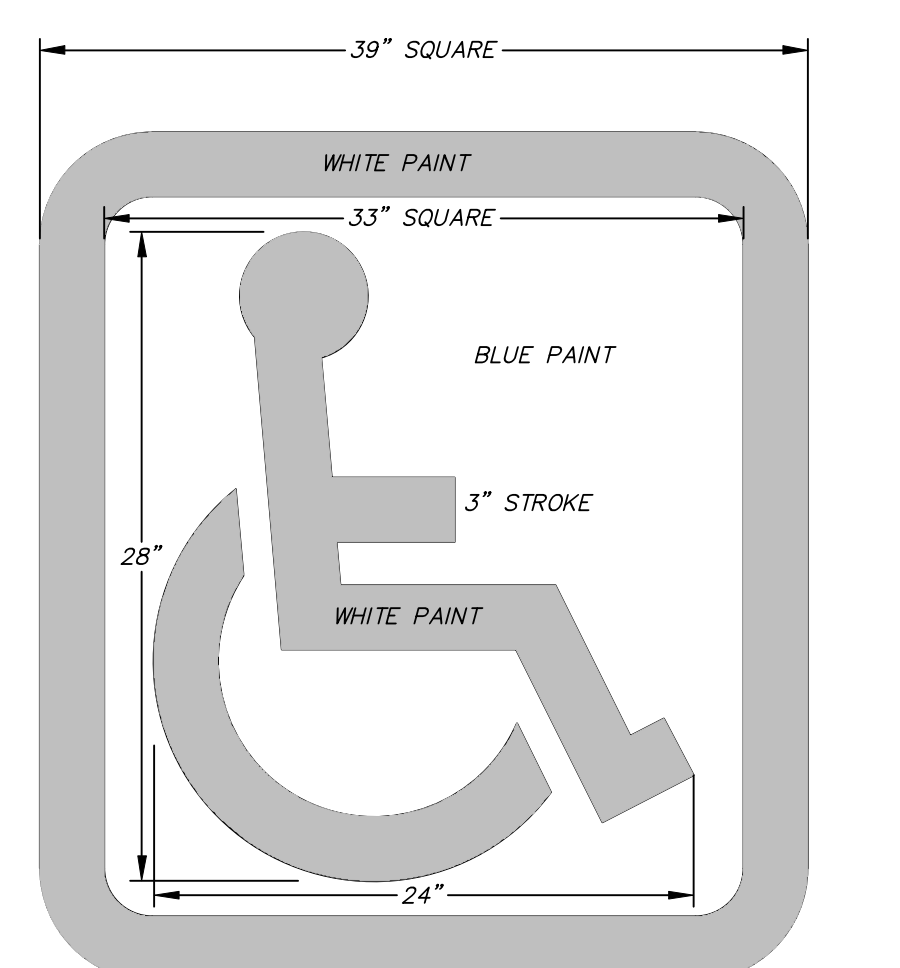
**STANDARD SANITARY SEWER MANHOLE**  
NOT TO SCALE



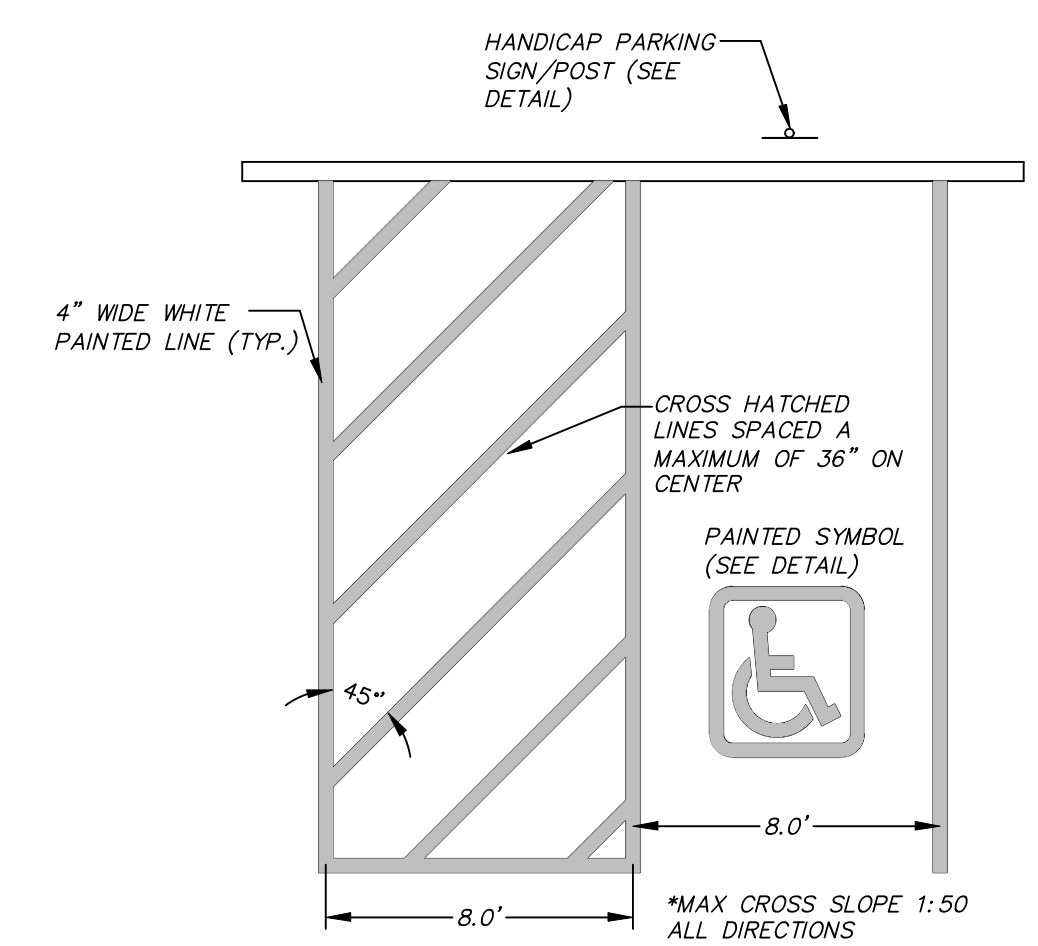
**MANHOLE CHANNEL**  
NOT TO SCALE



**HANDICAP PARKING SIGN/POST DETAIL**  
NOT TO SCALE



**ACCESSIBLE PARKING STALL PAVEMENT MARKING**  
NOT TO SCALE



**VAN ACCESSIBLE HANDICAPPED PARKING SPACE**  
NOT TO SCALE

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

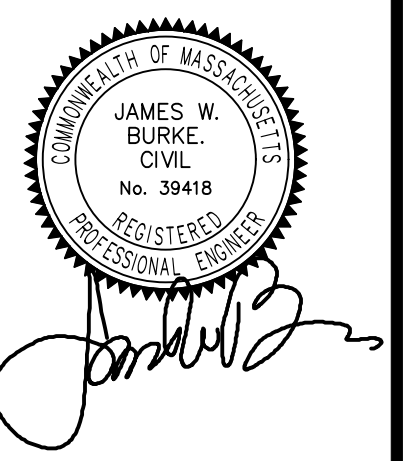
CONSULTANTS  
**ARCHITECT**  
JCBT ARCHITECT  
606 WASHINGTON STREET  
QUINCY, MA 02169

**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



JAMES W. BURKE, P.E.

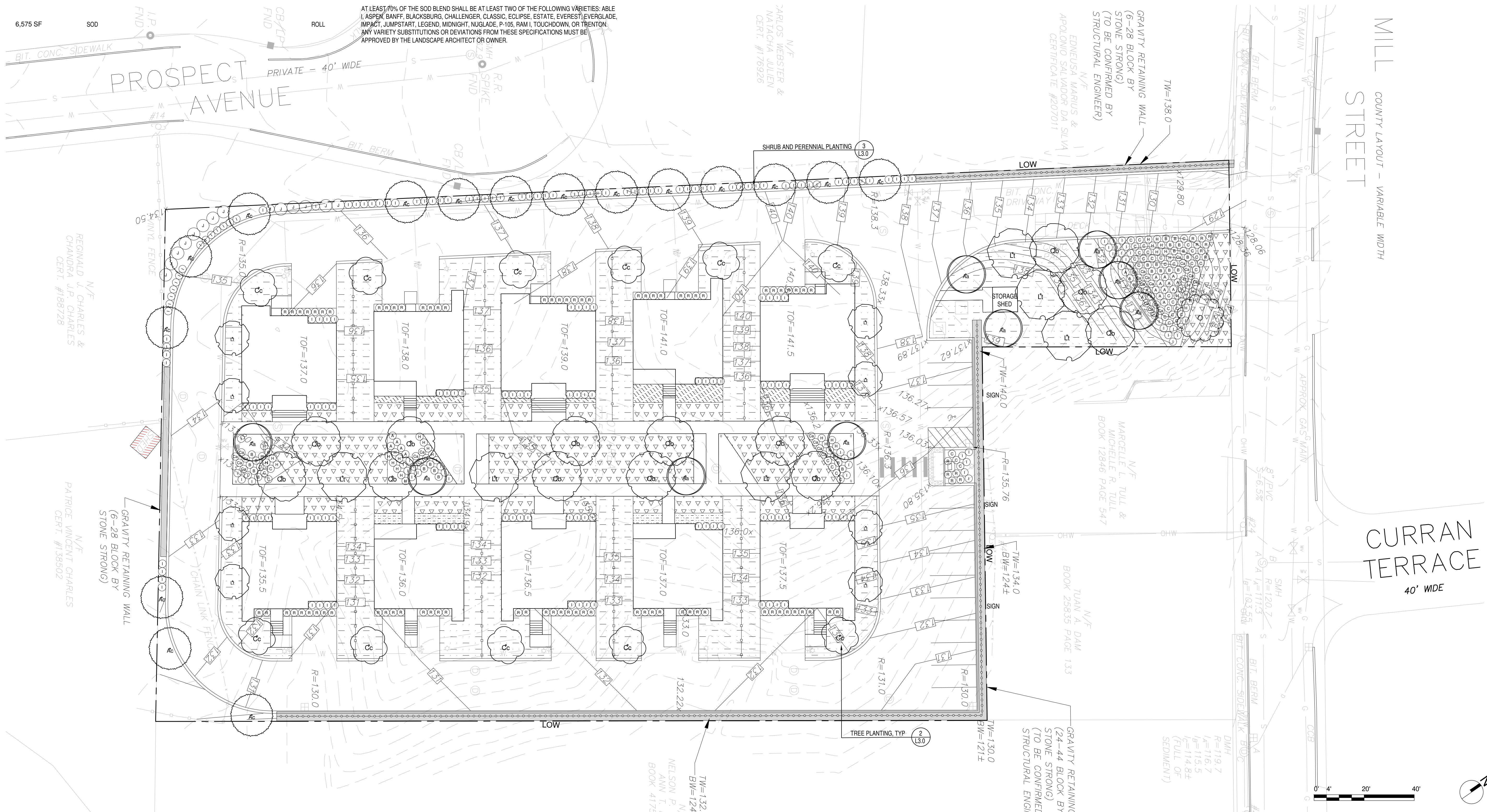
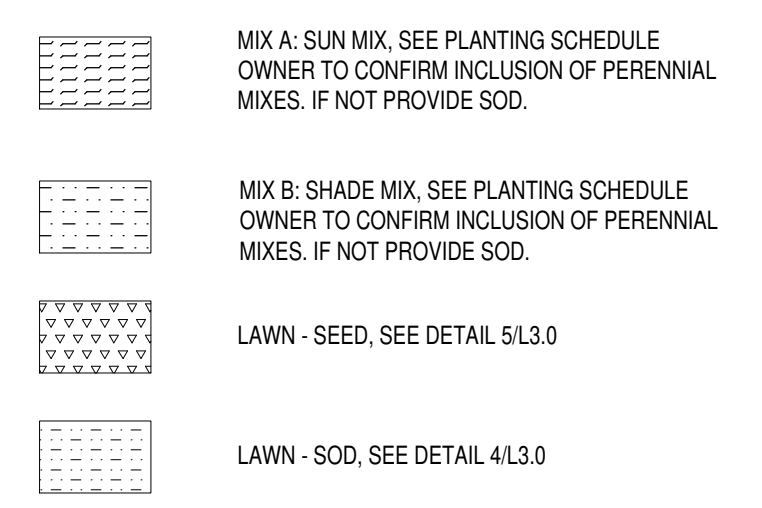
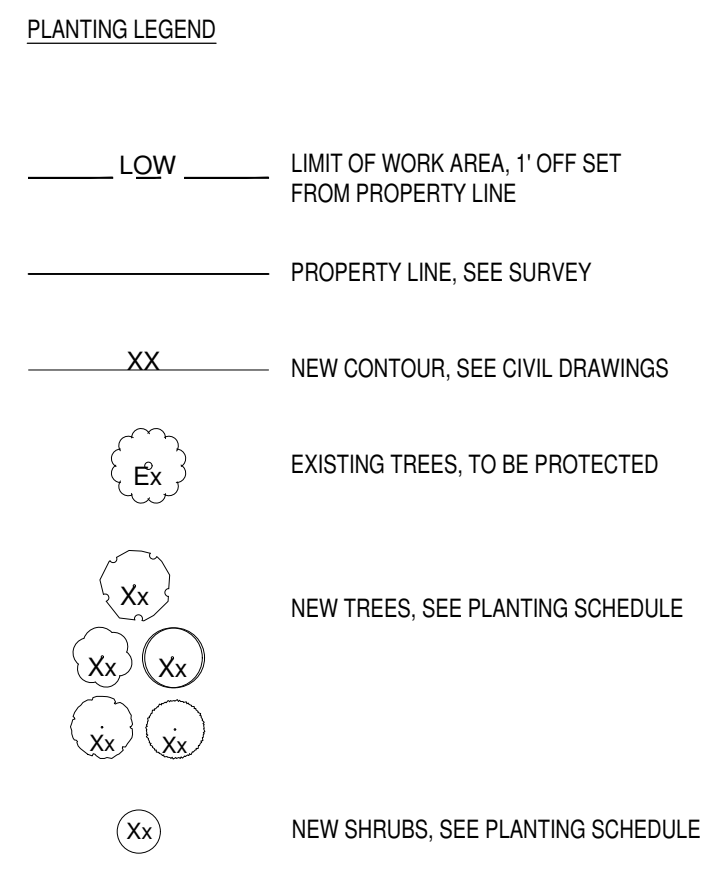
SHEET TITLE:  
**DETAILS**

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

PLANTING SCHEDULE					
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>TREES</b>					
16	Ac	<i>Acer campestre</i>	HEDGE MAPLE	8" H	SINGLE STEM
9	Aa	<i>Amelanchier arborea</i>	COMMON SERVICEBERRY	8" H	MULTI-STEM
10	Cc	<i>Cercis canadensis</i>	EASTERN REDBUD	8" H	MULTI-STEM
14	Lt	<i>Liriodendron tulipifera</i>	TULIP POPLAR	2" CAL B&B	SINGLE STEM
13	Ob	<i>Quercus bicolor</i>	SWAMP WHITE OAK	2" CAL B&B	SINGLE STEM
<b>SHRUBS</b>					
23	A	<i>Aronia arbutifolia</i>	CHOKEBERRY	3 GAL	PROVIDE PURPLE FLOWER VARIETY
25	B	<i>Buddleja davidii</i>	BUTTERFLY BUSH	3 GAL	
40	C	<i>Callicarpa americana</i>	BEAUTYBERRY	3 GAL	
29	Ca	<i>Clethra alnifolia</i>	SWEET PEPPERBUSH	3 GAL	
38	H	<i>Hydrangea macrophylla</i> 'Endless Summer'	HYDRANGEA	3 GAL	
215	I	<i>Ilex glabra</i>	INKBERRY	3 GAL	
13	J	<i>Juniperus chinensis</i> 'Hetzl Columnaris'	GREEN COLUMNAR JUNIPER	6" H	
92	R	<i>Rhus aromatica</i> 'Gro-Low'	GRO-LOW FRAGRANT SUMAC	2 GAL	
<b>PERENNIALS</b>					
550 SF	MIX A	<i>Aster novi-belgii</i> <i>Baptisia australis</i> <i>Liatris spicata</i> <i>Rudbeckia hirta</i>	NEW YORK ASTER BLUE FALSE INDIGO DENSE BLAZING STAR BLACK EYED SUSAN	1 GAL 1 GAL 1 GAL 1 GAL	25% OF EACH SPECIES 18" OC
300 SF	MIX B	<i>Astilbe chinensis</i> 'purple candles' <i>Geranium macrorrhizum</i> <i>Hakonechloa macra</i> <i>Polygonatum odoratum</i> 'variegatum'	CHINESE ASTILBE BIGROOT CRANESBILL JAPANESE FOREST GRASS SOLOMONS SEAL	1 GAL 1 GAL 1 GAL 1 GAL	25% OF EACH SPECIES 18" OC
16,850 SF	SEED			BAG	SEED MIX TO BE BY WEIGHT 60% IMPROVED KENTUCKY BLUE GRASS CULTIVARS AND 40% FESTUCA RUBRA 'RUBRA' CREEPING RED FESCUE. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.
6,575 SF	SOD			ROLL	AT LEAST 70% OF THE SOD BLEND SHALL BE AT LEAST TWO OF THE FOLLOWING VARIETIES: ABLE 1, ASPEN, BANFF, BLACKSBURG, CHALLENGER, CLASSIC, ECLIPSE, ESTATE, EVEREST, EVERGLADE, IMPACT, JUMPSTART, LEGEND, MIDNIGHT, NUGLADE, P-105, RAM I, TOUCHDOWN, OR TRENTON. ANY VARIETY SUBSTITUTIONS OR DEVIATIONS FROM THESE SPECIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.

- GENERAL NOTES**
- SURVEY PROVIDED BY OWNER.
  - PLANTING PLAN SHOWS PLANTING ONLY; SEE CIVIL DRAWINGS FOR ALL OTHER SITE WORK.
  - DO NOT SCALE DRAWINGS.
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO LANDSCAPE ARCHITECT BEFORE BEGINNING THE WORK.
  - DIMENSIONS NOTE CLR OR CLEAR MUST BE STRICTLY MAINTAINED ALLOWING FOR THICKNESS OF ALL FINISHES. FIELD VERIFY PRIOR TO CONSTRUCTION.
  - ERECT ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.
  - AS-BUILT DIMENSIONS AND EXISTING CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION OF FURNISHINGS TO CONFIRM FIT AND LOCATIONS AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO ORDERING PLANT MATERIALS.
  - STAKE OR OTHERWISE FLAG ALL DESIGN ELEMENTS AND FEATURES IN THE FIELD. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO COMMENCING PLANTING.
  - ANY CHANGES PROPOSED TO DIMENSIONS SHOWN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

- PLANTING NOTES**
- THE CONTRACTOR SHALL SUPPLY PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. REVIEW ALL QUANTITIES WITH OWNER PRIOR TO PURCHASING.
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DESIGN PRIOR TO COMMENCING PLANTING. CONFIRM SPECIES AVAILABLE WITH LANDSCAPE ARCHITECT PRIOR TO 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 TREES SHALL BE BALLED AND BURLAP UNLESS NOTED ON THE PLANT LIST.
  - ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THEIR INSTALLATION AT THE SITE.
  - ALL TREE LOCATIONS TO BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
  - WHERE NO TREE DIMENSIONS ARE GIVEN, STAKE LOCATION FOR LANDSCAPE ARCHITECT APPROVAL.
  - AFTER PLANTING, STAKE ALL TREES WITH (3) WOODEN STAKES. PROVIDE (1) TREE SLOW RELEASE WATERING BAG FOR EACH TREE. SOILS: TEST EXISTING TOPSOIL FOR REUSE PRIOR TO PLANTING. RECOMMENDED AGENCY: UMASS SOIL AND PLANT TISSUE TESTING LAB WEST EXPERIMENT STATION 682 NORTH PLEASANT STREET UNIVERSITY OF MASSACHUSETTS AMHERST, MA 01003 PHONE: (413) 545-2311 FAX: (413) 545-3311 E-MAIL: SOILTEST@PSI.UMASS.EDU WEBSITE: HTTP://WWW.UMASS.EDU/PLS/TEST/AMEND SOILS AS RECOMMENDED BY SOIL TESTING AGENCY.
  - PLANTINGS TO BE MAINTAINED FOR 1 YEAR MINIMUM FOR ESTABLISHMENT.
  - NO IRRIGATION SHOWN, IRRIGATION TO BE PROVIDED BY OWNER.
  - FOR EXISTING TREE PROTECTION, SEE DETAIL 1/L3.0.



**Multi-Family  
New Construction**  
217 Mill Street  
Randolph, MA  
02368

**FOR PERMITTING**

NO.	REVISION	DATE

**PERMIT DOCUMENTS**

Seal:

**ASK +**  
276 Broadway, Cambridge, MA 02139  
(617)714-3369

Job Number: 260103  
Project: 217 Mill Street  
Drawn By: ON      Checked By: SC  
Date: 04/13/2026  
Scale: 1" = 20'-0"

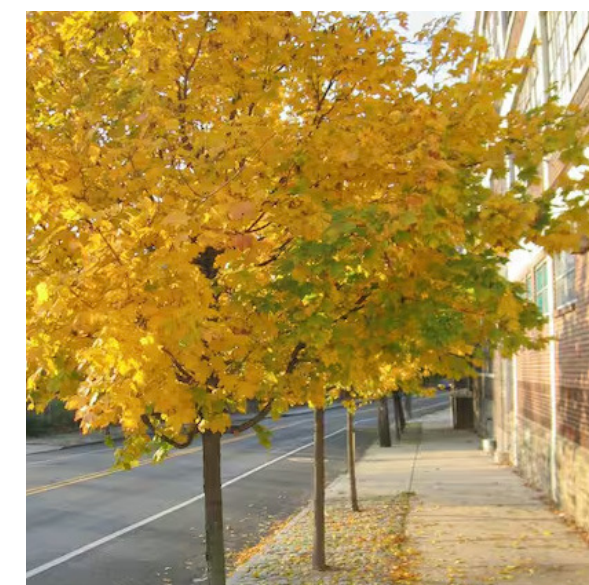
Sheet Title:  
**PLANTING PLAN  
& PLANTING SCHEDULE**

Sheet No:  
**L1.0**

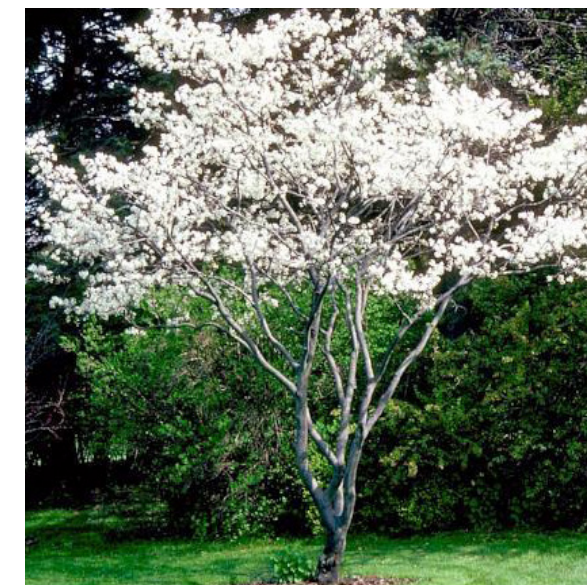


FOR PERMITTING

Trees



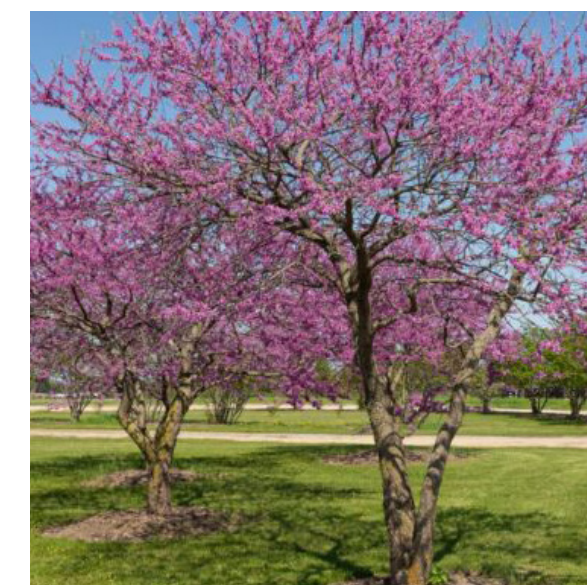
*Acer campestre*  
Hedge Maple



*Amelanchier arborea*  
Common Serviceberry



*Cercis canadensis*  
Eastern Redbud



*Liriodendron tulipifera*  
Tulip Tree



*Quercus bicolor*  
Swamp White Oak



Perennials



*Aster novi-belgii*  
New York Aster



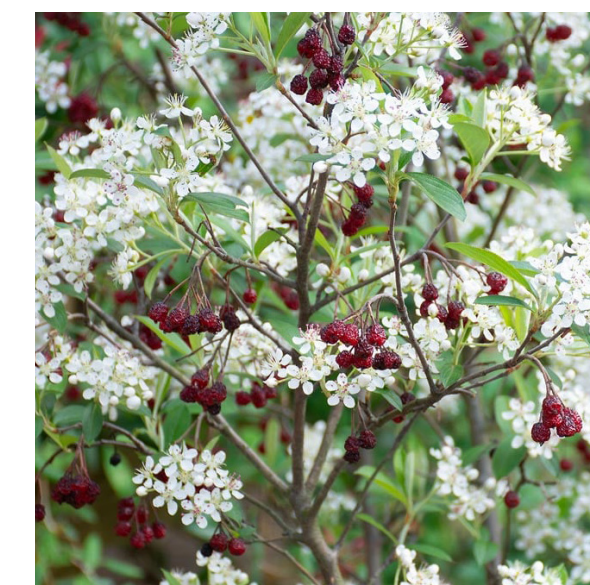
*Baptisia australis*  
Blue False Indigo



*Liatris spicata*  
Dense Blazing Star



*Rudbeckia hirta*  
Black Eyed Susan



*Aronia arbutifolia*  
Chokeberry



*Buddleja davidii*  
Butterfly Bush



*Callicarpa americana*  
Beautyberry



*Clethra alnifolia*  
Sweet Pepperbush



*Astilbe Chinensis* 'Purple Candles'  
Chinese Astilbe



*Geranium macrorrhizum*  
Bigroot Cranesbill



*Hakonechloa macra*  
Japanese Forest Grass



*Polygonatum odoratum* 'Variegatum'  
Solomon's Seal



*Hydrangea macrophylla*  
Endless Summer Hydrangea



*Ilex glabra*  
Inkberry



*Juniperus chinensis* 'Hetzii'  
Green Columnar Juniper



*Rhus aromatica* 'Low Grow'  
Gro-Low Fragrant Sumac

Shrubs

NO.	REVISION	DATE

PERMIT DOCUMENTS

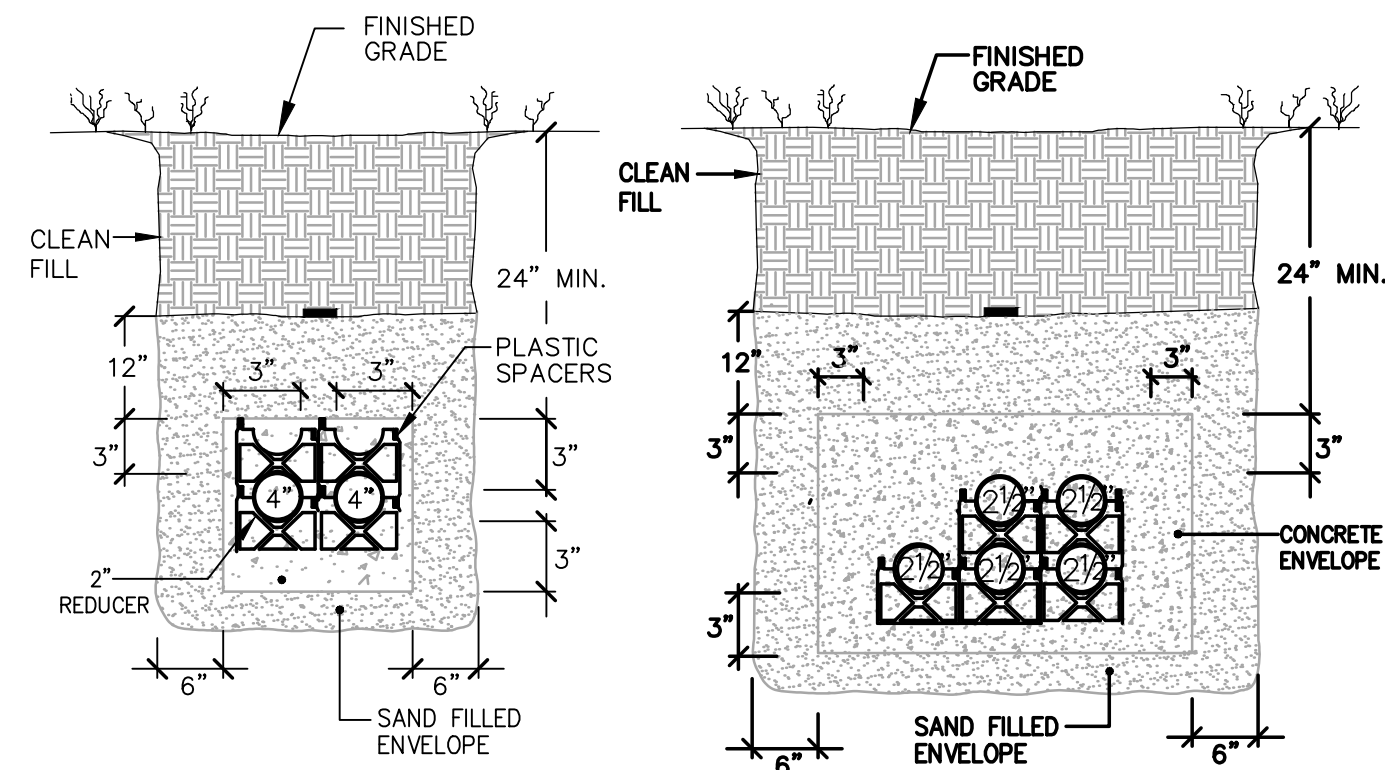
Seal:

**ASK +**  
276 Broadway, Cambridge, MA 02139  
(617)714-3369

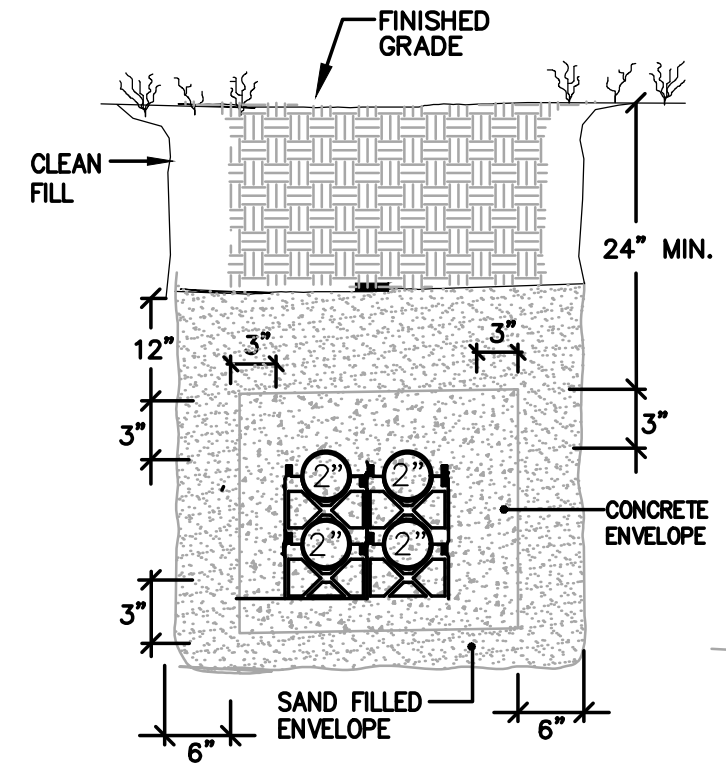
Job Number: 260103  
Project: 217 Mill Street  
Drawn By: ON Checked By: SC  
Date: 04/13/2026  
Scale: SEE DETAIL

Sheet Title:  
PLANTING IMAGES

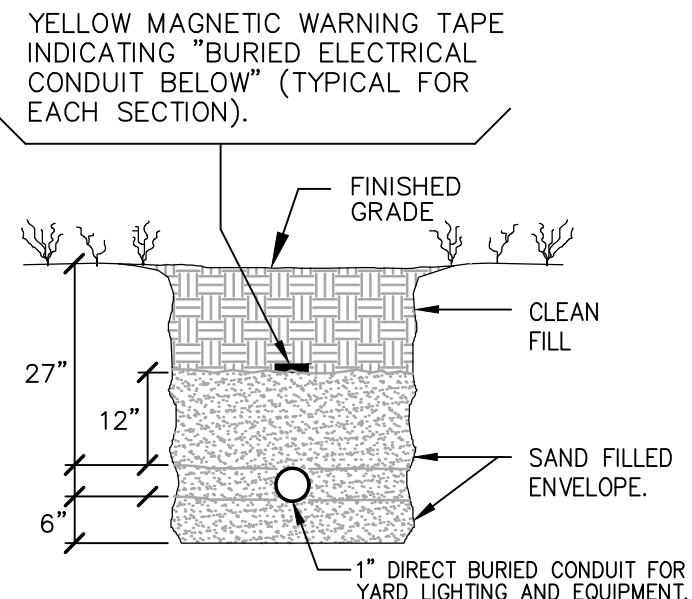
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**L3.1**



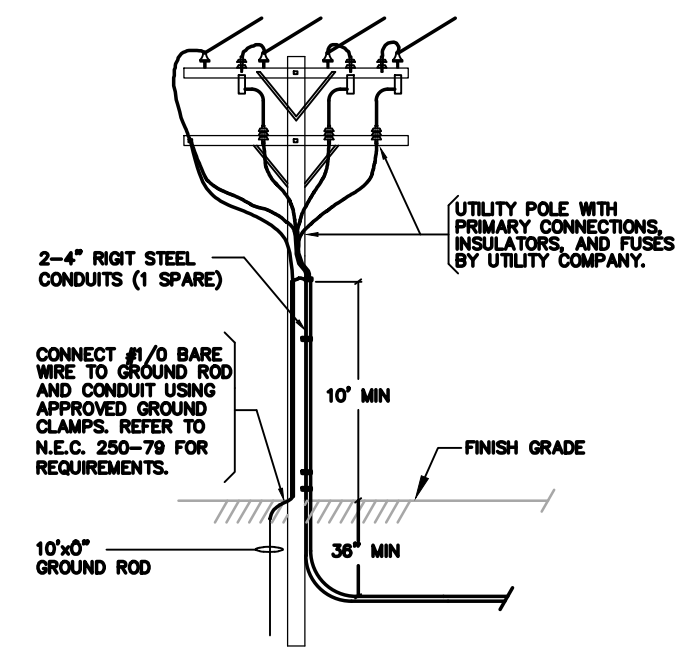
SECTION B-B SECONDARY



SECTION C-C TELE/COM

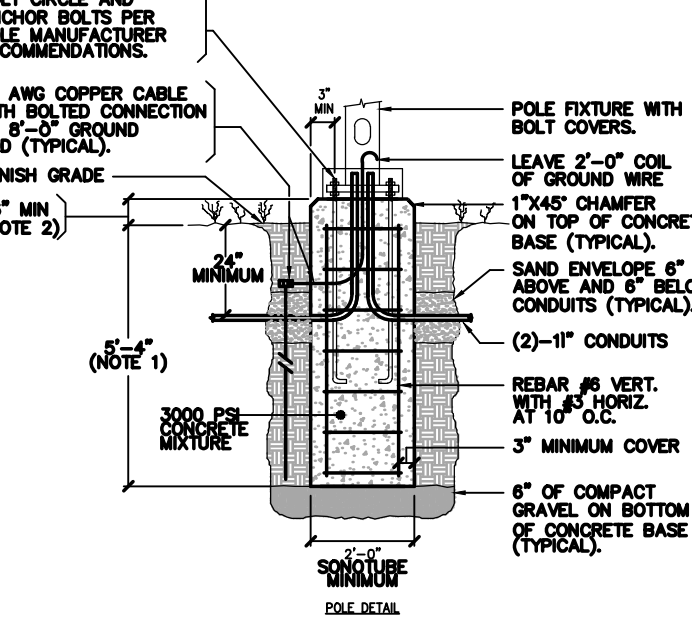


SECTION D-D TELE/COM



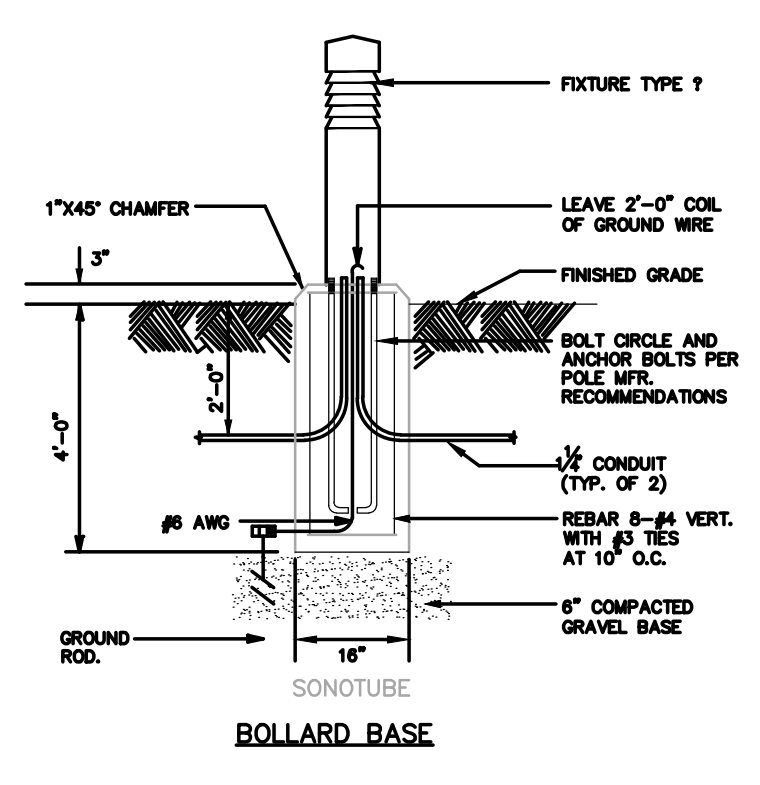
NOTE: 1. TELEPHONE FA AND POWER CONDUITS INSTALLATION SIMILAR.

UTILITY POLE



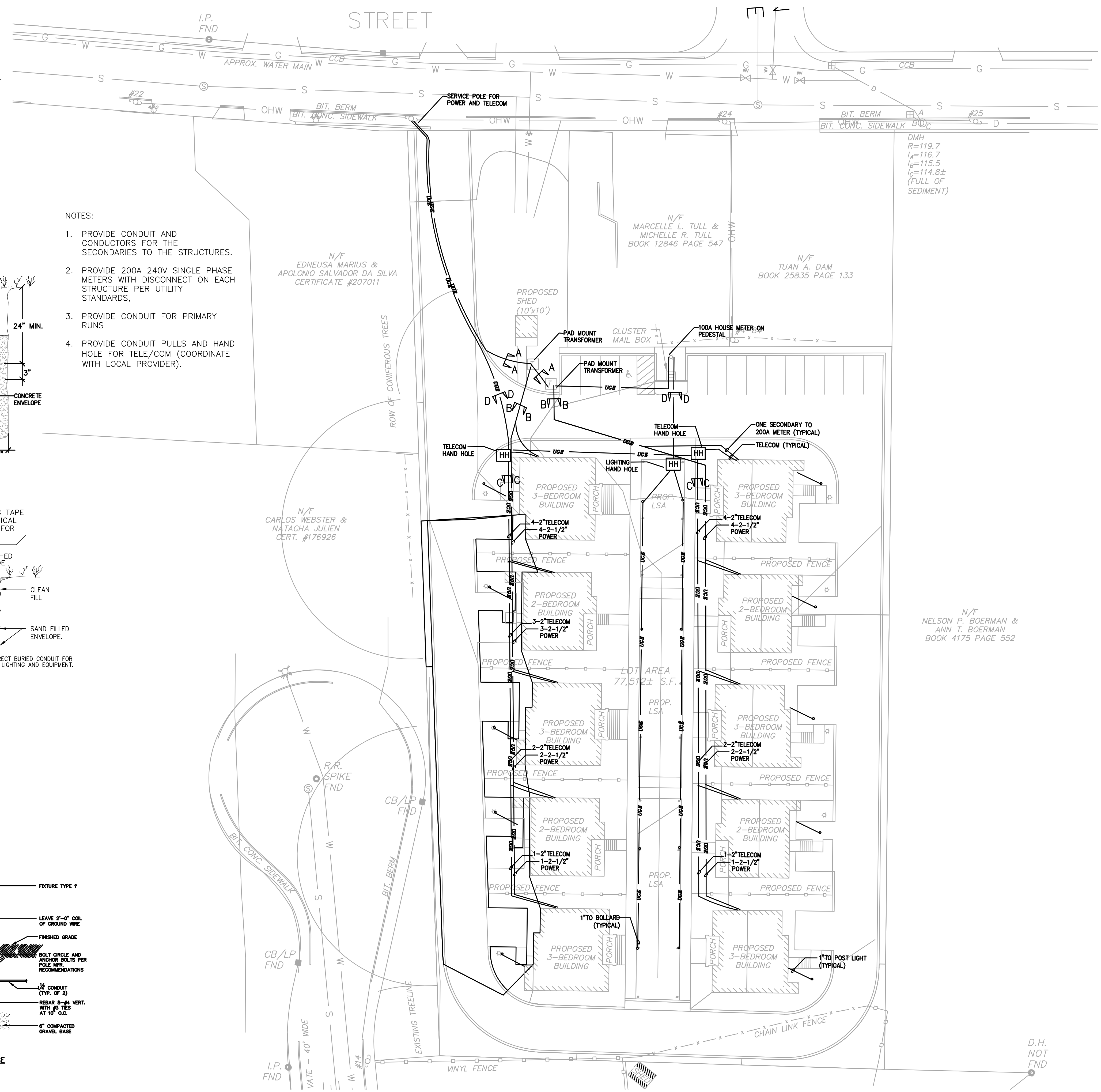
NOTES: 1. TOTAL LENGTH OF SONOTUBE IS A 3-1 RATIO WITH RESPECT TO THE TOTAL HEIGHT OF POLE INCLUDING 6\"/>

LIGHT POLE BASE



BOLLARD BASE

- NOTES:
1. PROVIDE CONDUIT AND CONDUCTORS FOR THE STRUCTURES.
  2. PROVIDE 200A 240V SINGLE PHASE METERS WITH DISCONNECT ON EACH STRUCTURE PER UTILITY STANDARDS.
  3. PROVIDE CONDUIT FOR PRIMARY RUNS
  4. PROVIDE CONDUIT PULLS AND HAND HOLE FOR TELE/COM (COORDINATE WITH LOCAL PROVIDER).



217 MILL STREET  
RANDOLPH, MA

Project Title:

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

SEAL:

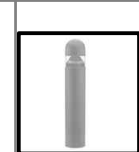





Scale: None  
Date: 4/14/26

ELECTRIC  
SITE PLAN

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

DRAWING NO.

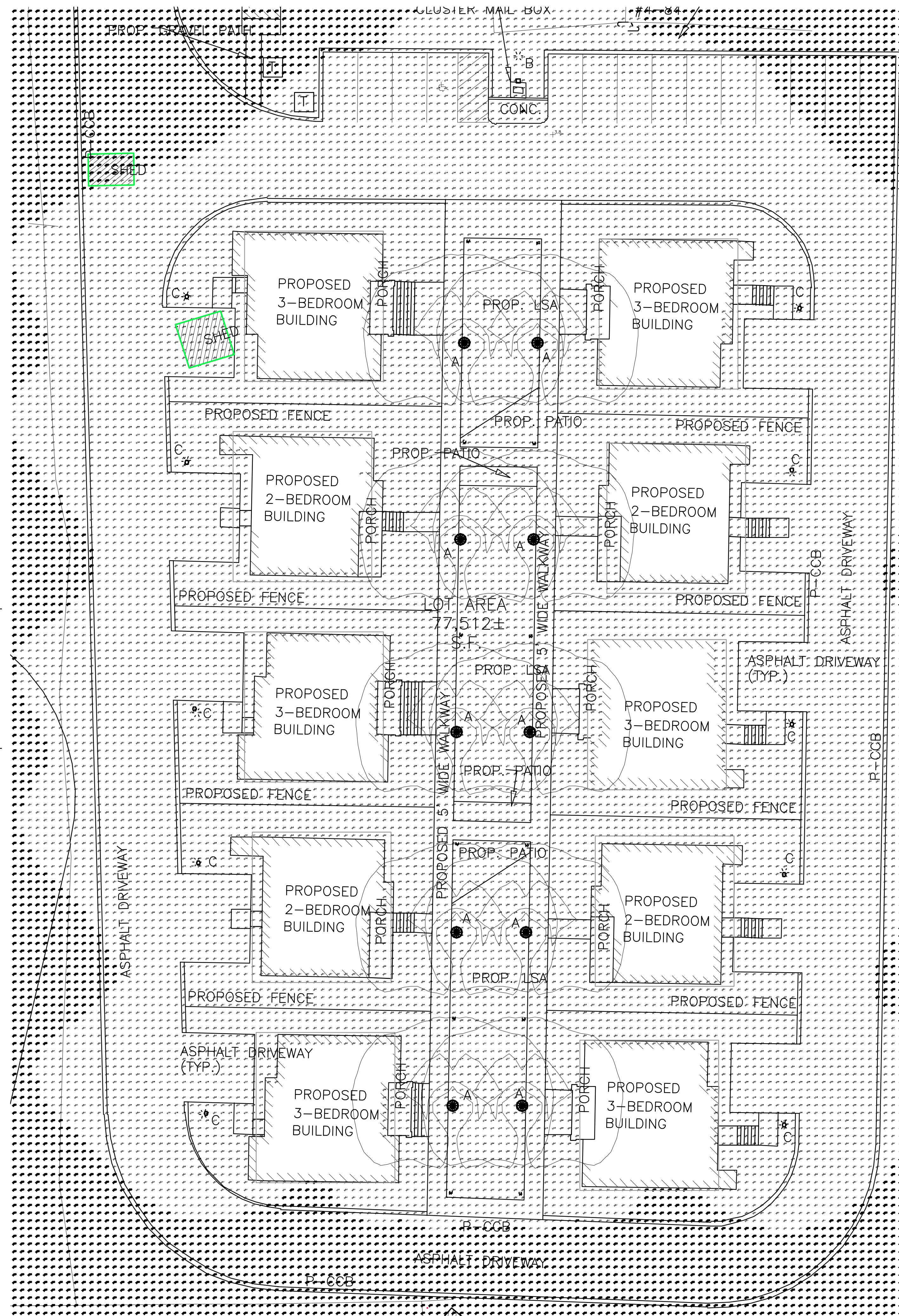
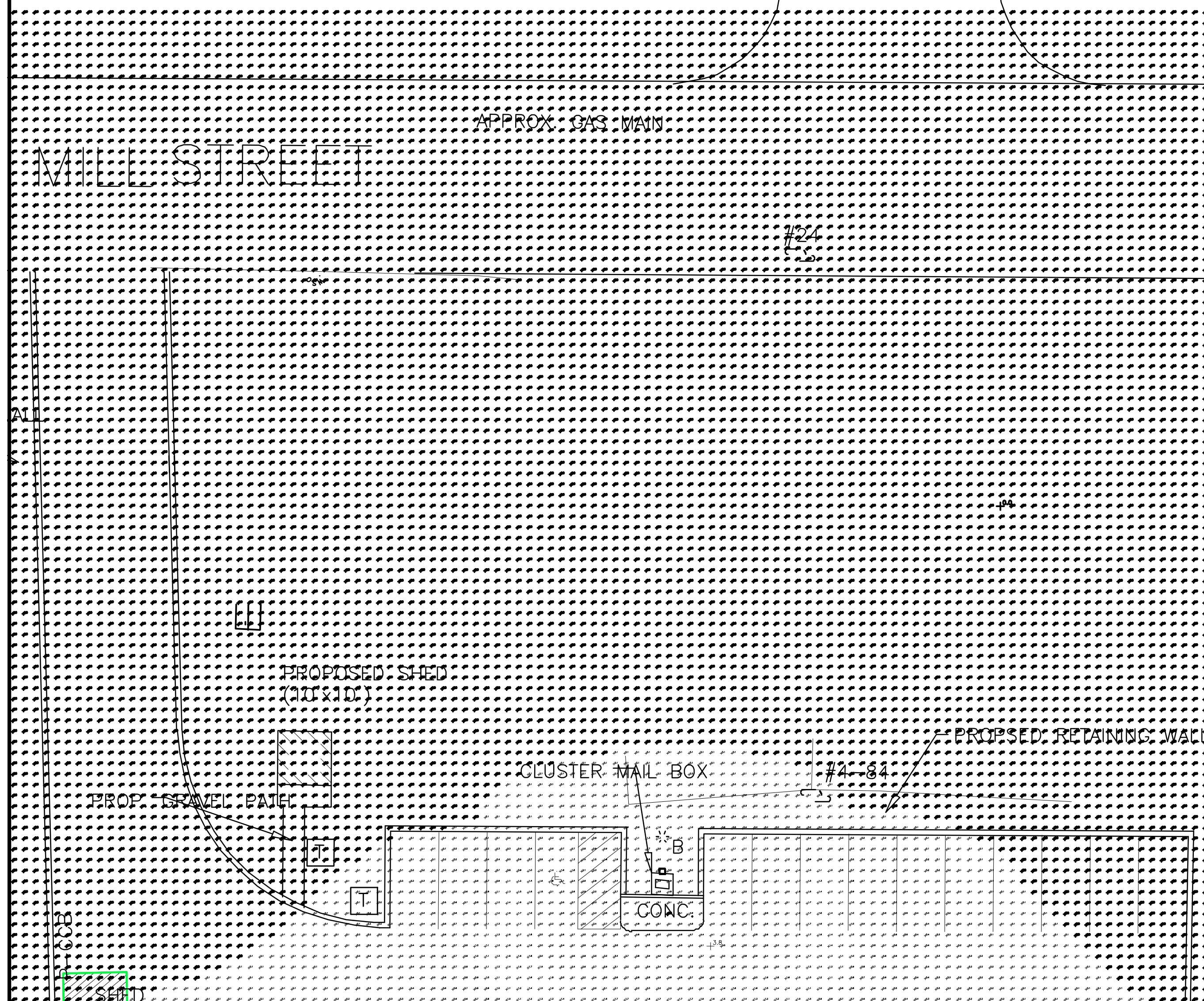
ES-1

Schedule	Symbol	Label	Image	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	●	A		10	KBA8 LED 12C 530 50K ASY MVOLT	KBA8 WITH 3 LIGHT BOARDS (12 LED), 530mA DRIVER, 5000K, COLOR TEMP, AND ASYMMETRIC OPTIC	1	1282	1	22	
	□	B		1	82H1 LED P1 40K 700R13M HS	8-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 70 CRI Type 3 Medium HouseSide Shield	1	6582	1	50.9015	
	○	C		10	245L P101 27K R2 GL	245L 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

T - VARIABLE WIDTH

RRAN  
RACE  
40' WIDE



217 MILL STREET  
RANDOLPH, MA

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

SEAL:

ELECTRIC  
PHOTOMETRIC PLAN

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

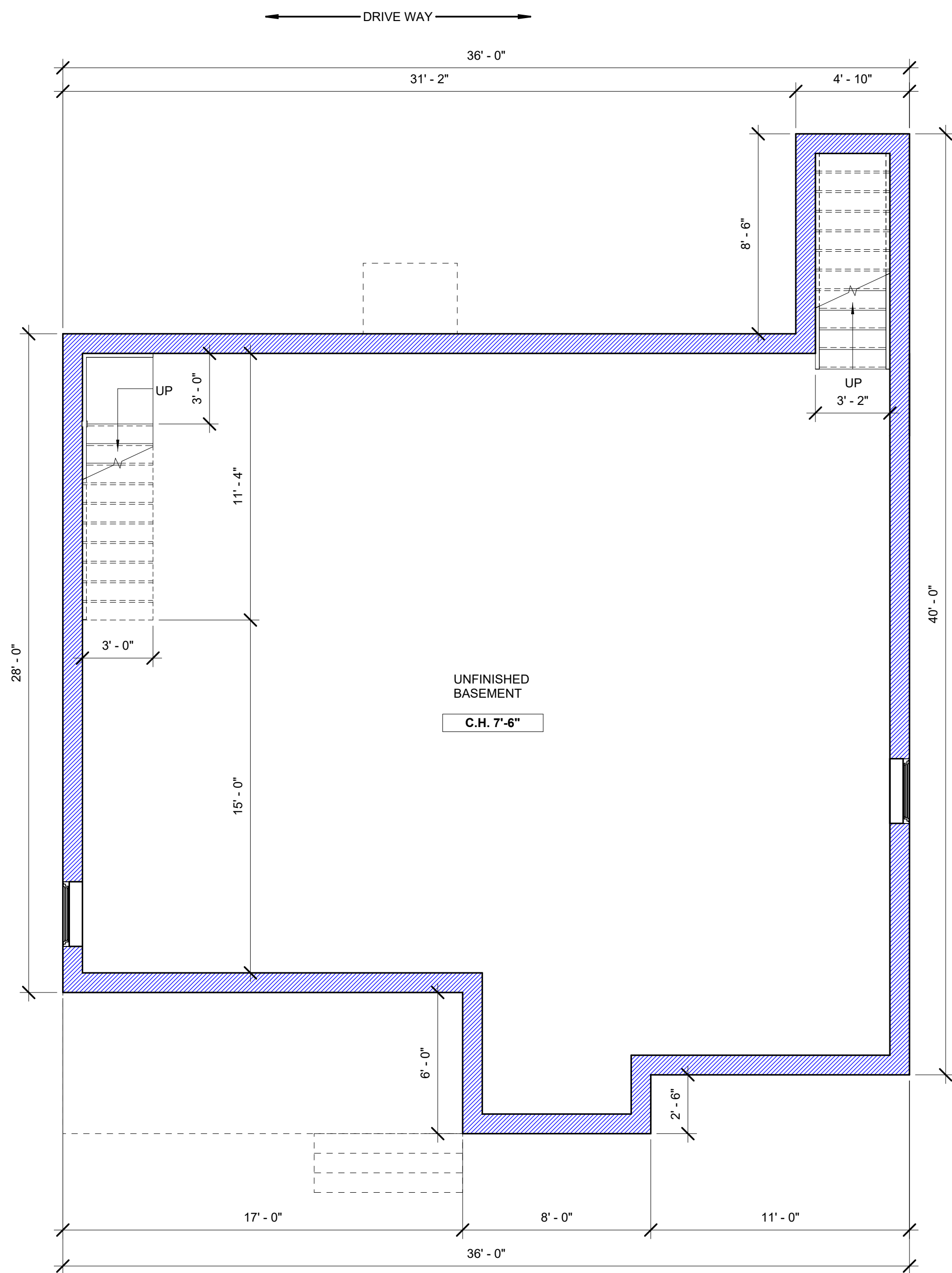
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Date: 4/14/26

DRAWING NO.

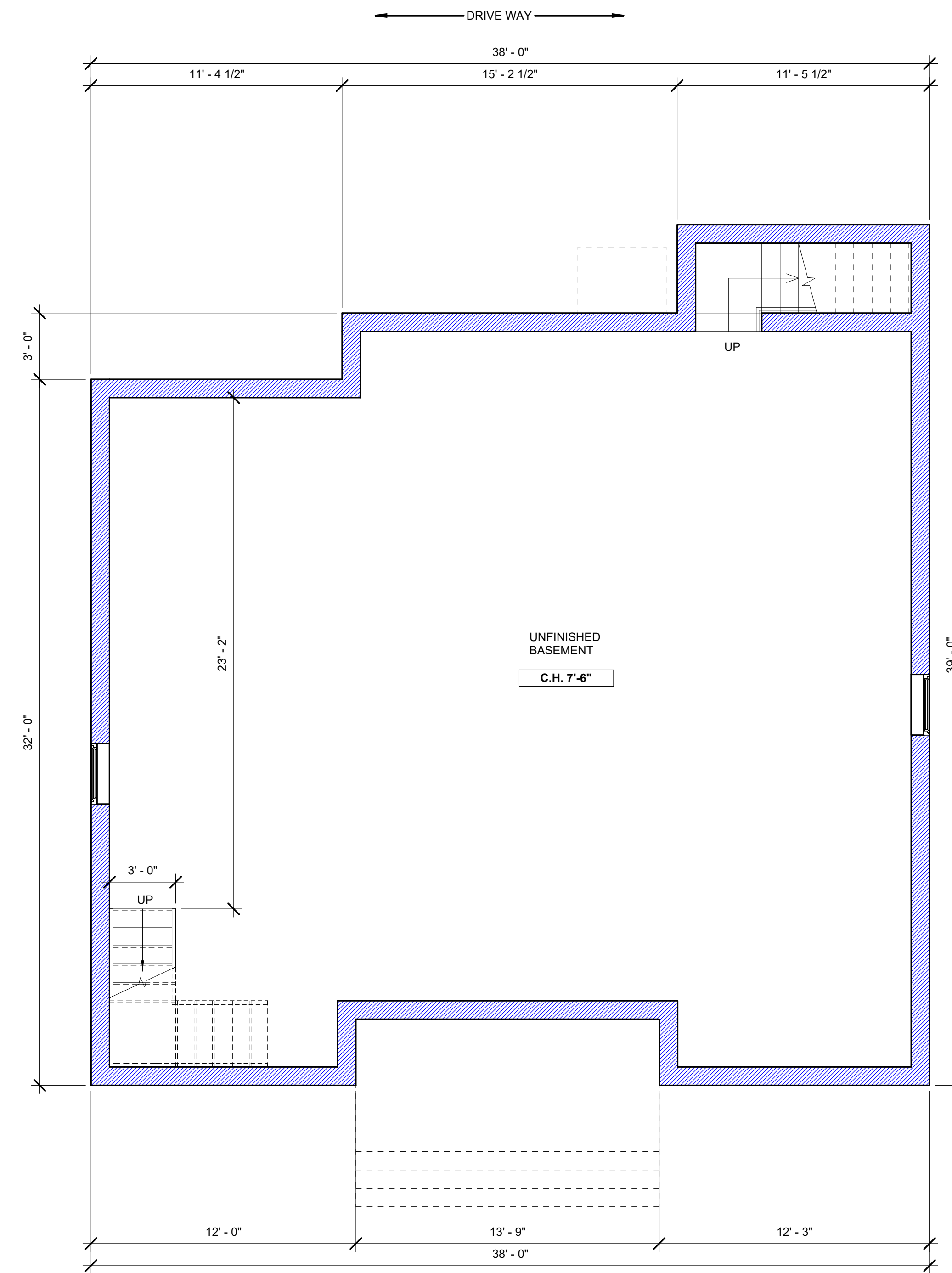
ES-2





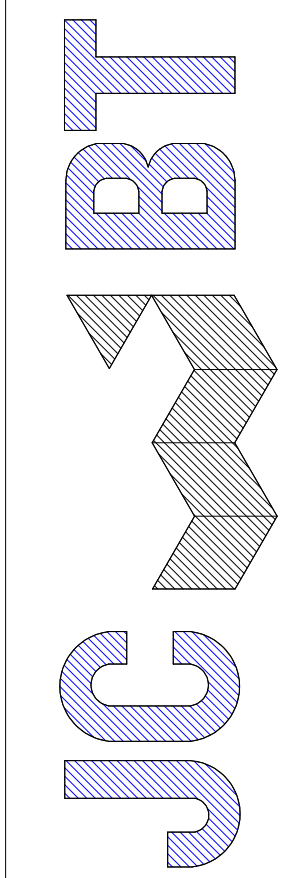


**2BED 2BATH UNIT**  
**(1,095 SF)**  
**A VERSION**



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

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



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

CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY  
 NEW CONSTRUCTION

217 MILL ST,  
 RANDOLPH, MA

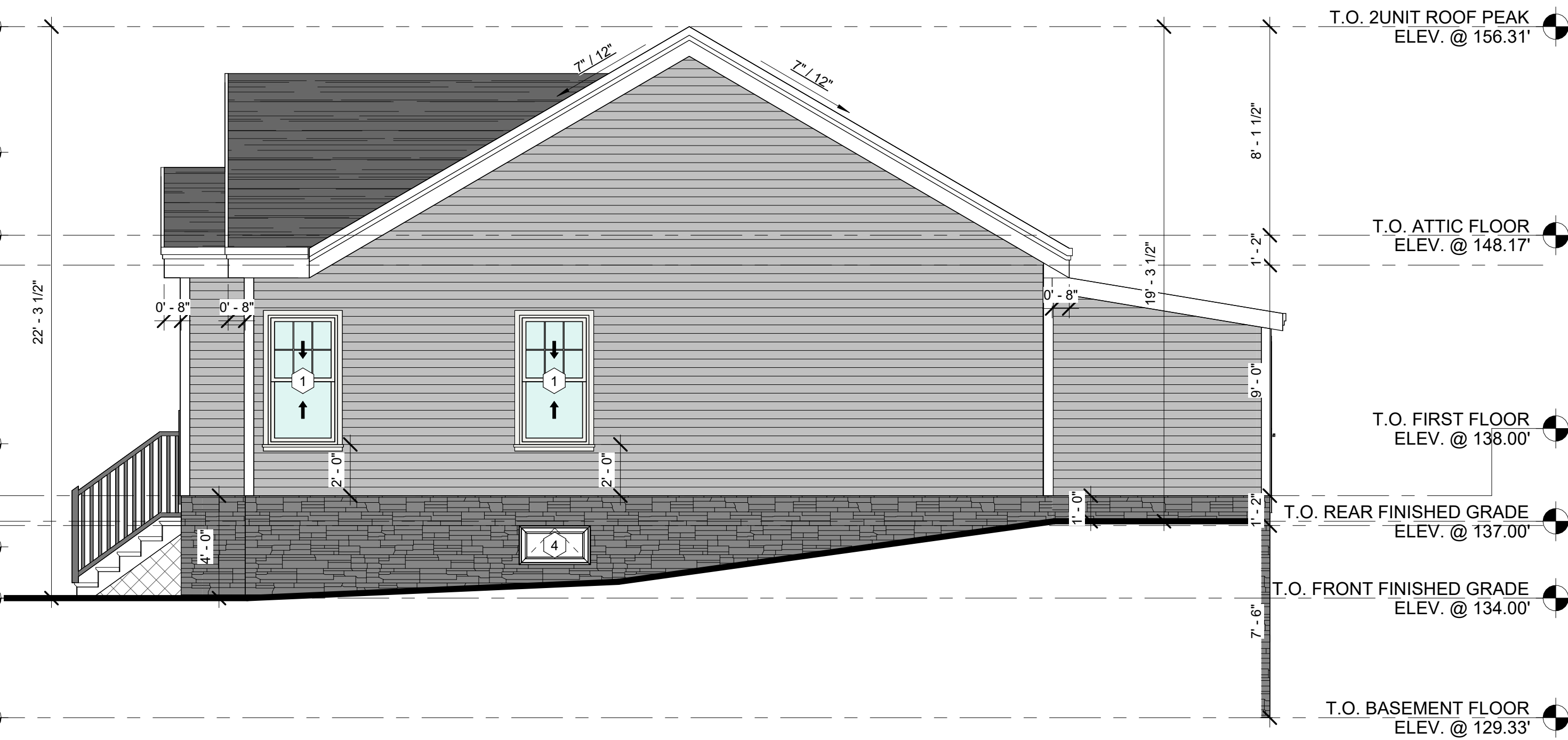
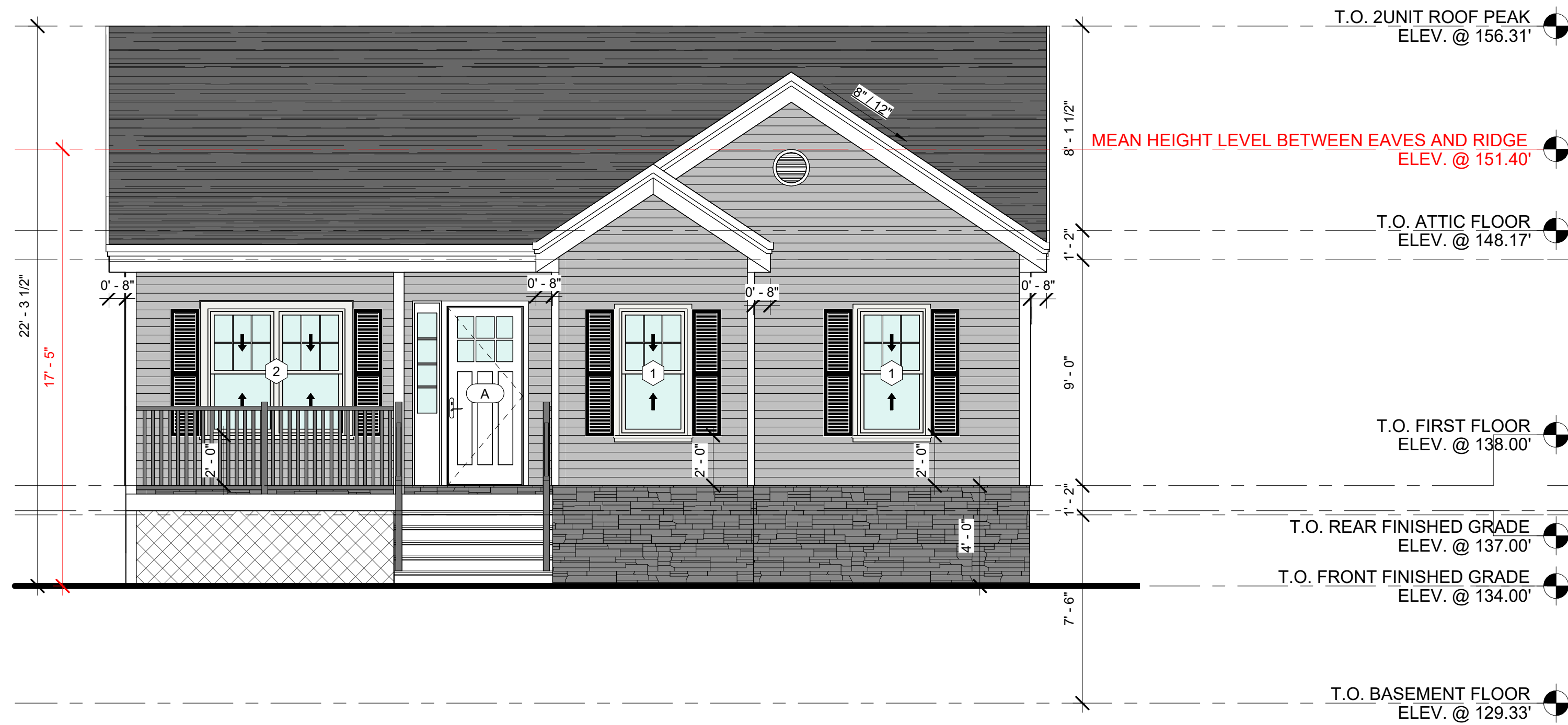
PROJECT NO. 25173

SHEET TITLE

PROPOSED  
 A VERSION  
 FLOOR PLANS

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

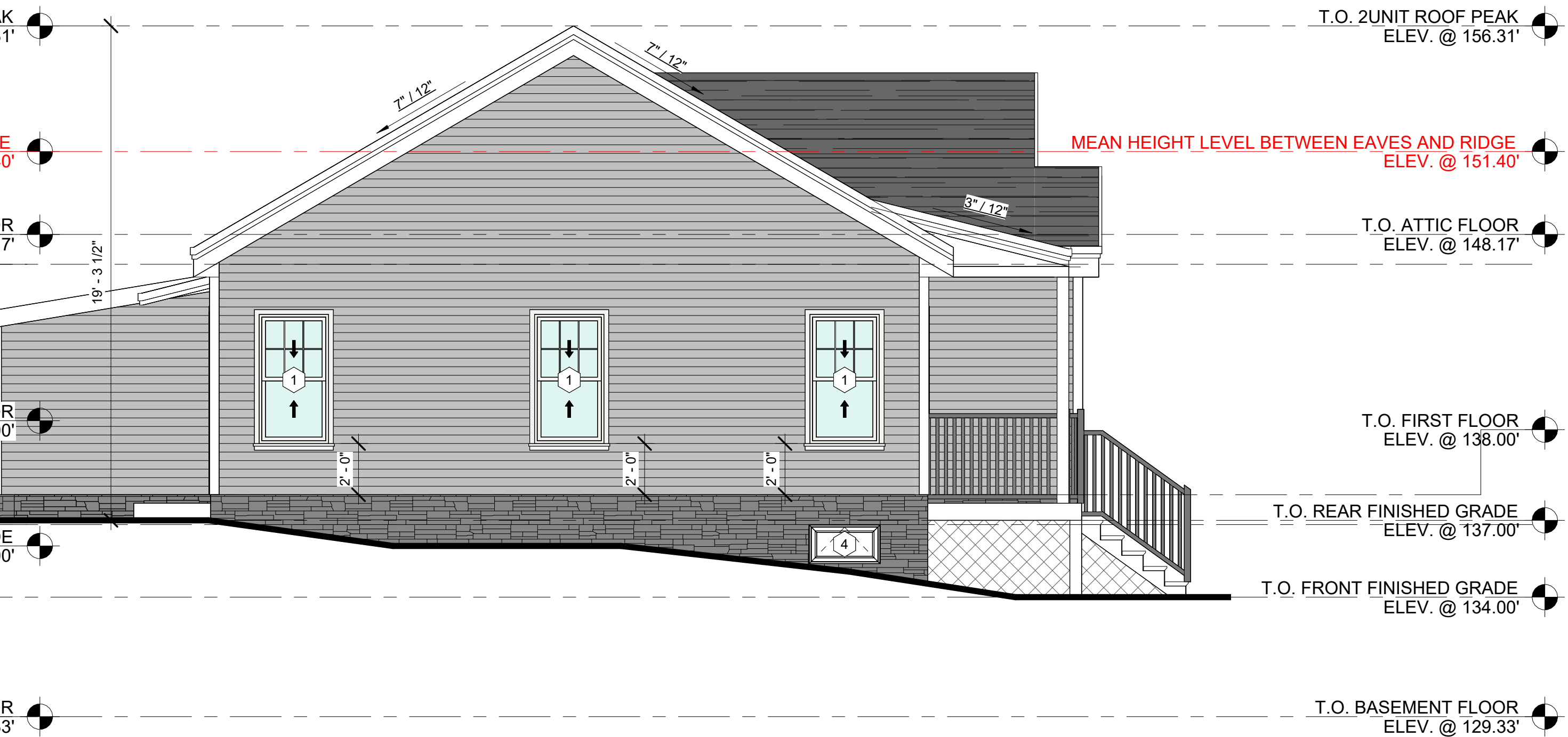




**2BED 2BATH UNIT  
(1,095 SF)  
A VERSION**

PROPOSED 2BED UNIT FRONT ELEVATION  
SCALE: 1/4" = 1'-0" 1  
A2.1A

PROPOSED 2BED UNIT RIGHT-SIDE ELEVATION  
SCALE: 1/4" = 1'-0" 2  
A2.1A



PROPOSED 2BED UNIT REAR ELEVATION  
SCALE: 1/4" = 1'-0" 3  
A2.1A

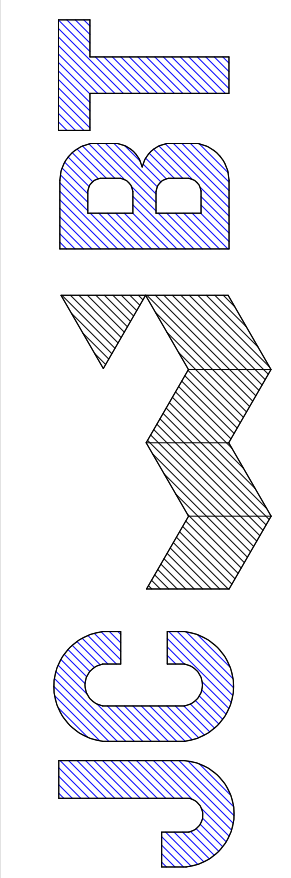
PROPOSED 2BED UNIT LEFT-SIDE ELEVATION  
SCALE: 1/4" = 1'-0" 4  
A2.1A

WINDOW SCHEDULE

ITEM	BRAND	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	AWNING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	4	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	TWIN CASEMENT
F	2 BED ROOM UNIT	3' - 0 1/2"	1' - 8 1/2"	3' - 0"	1' - 8"	2	AWNING, TEMPERED GLASS
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWNING

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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REGISTRATION

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PROJECT

MULTI FAMILY  
NEW CONSTRUCTION

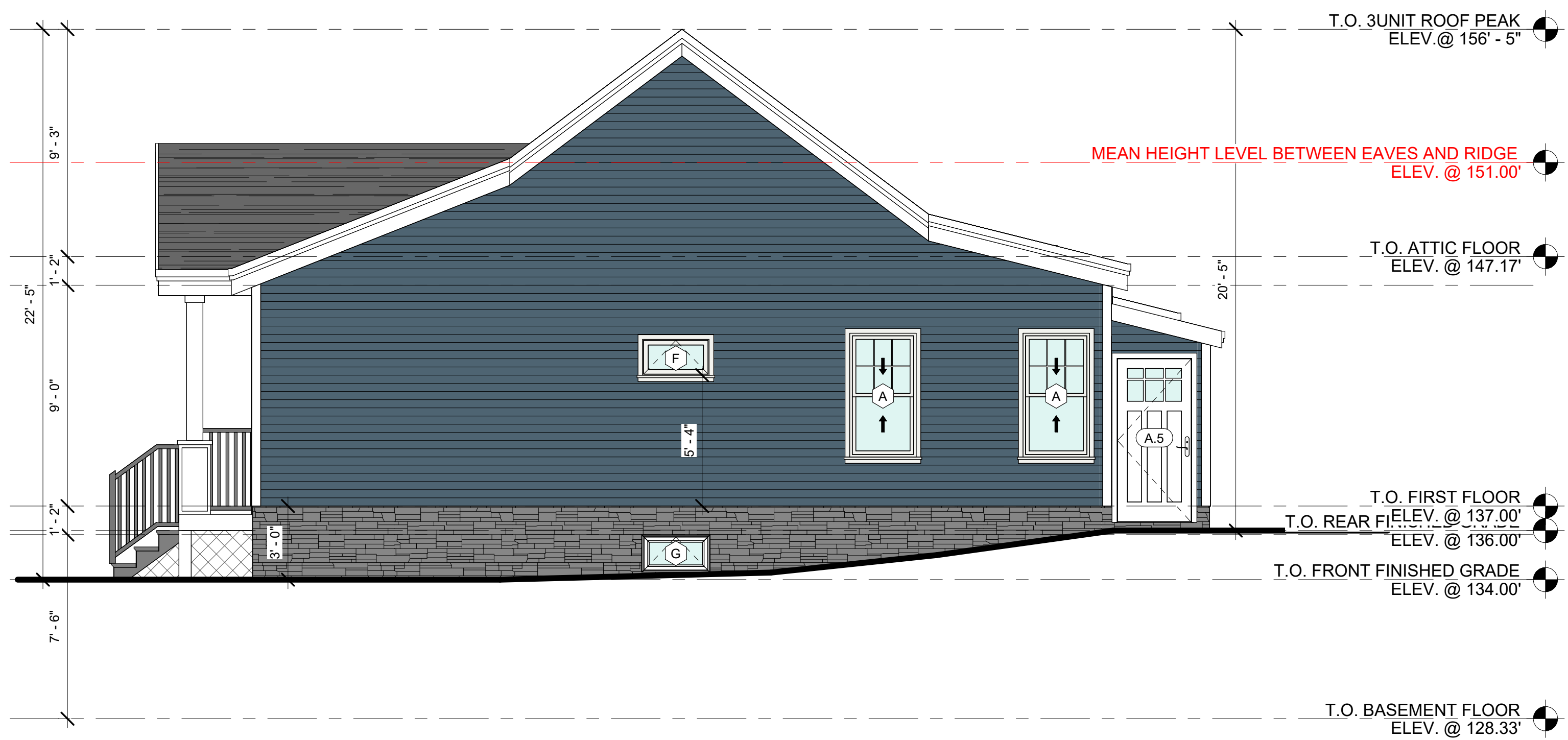
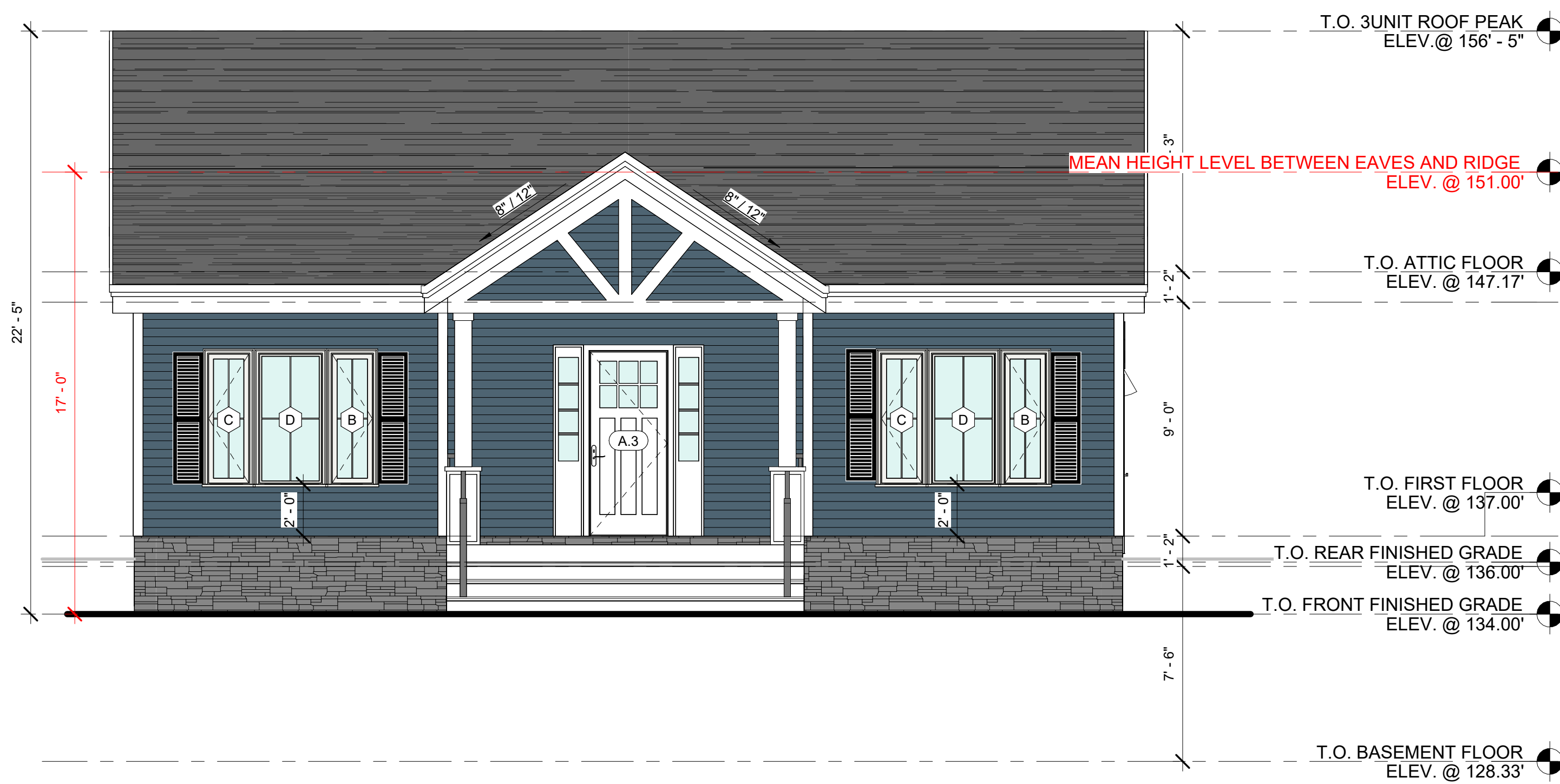
217 MILL ST,  
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED  
2BED UNIT  
A VERSION  
ELEVATIONS

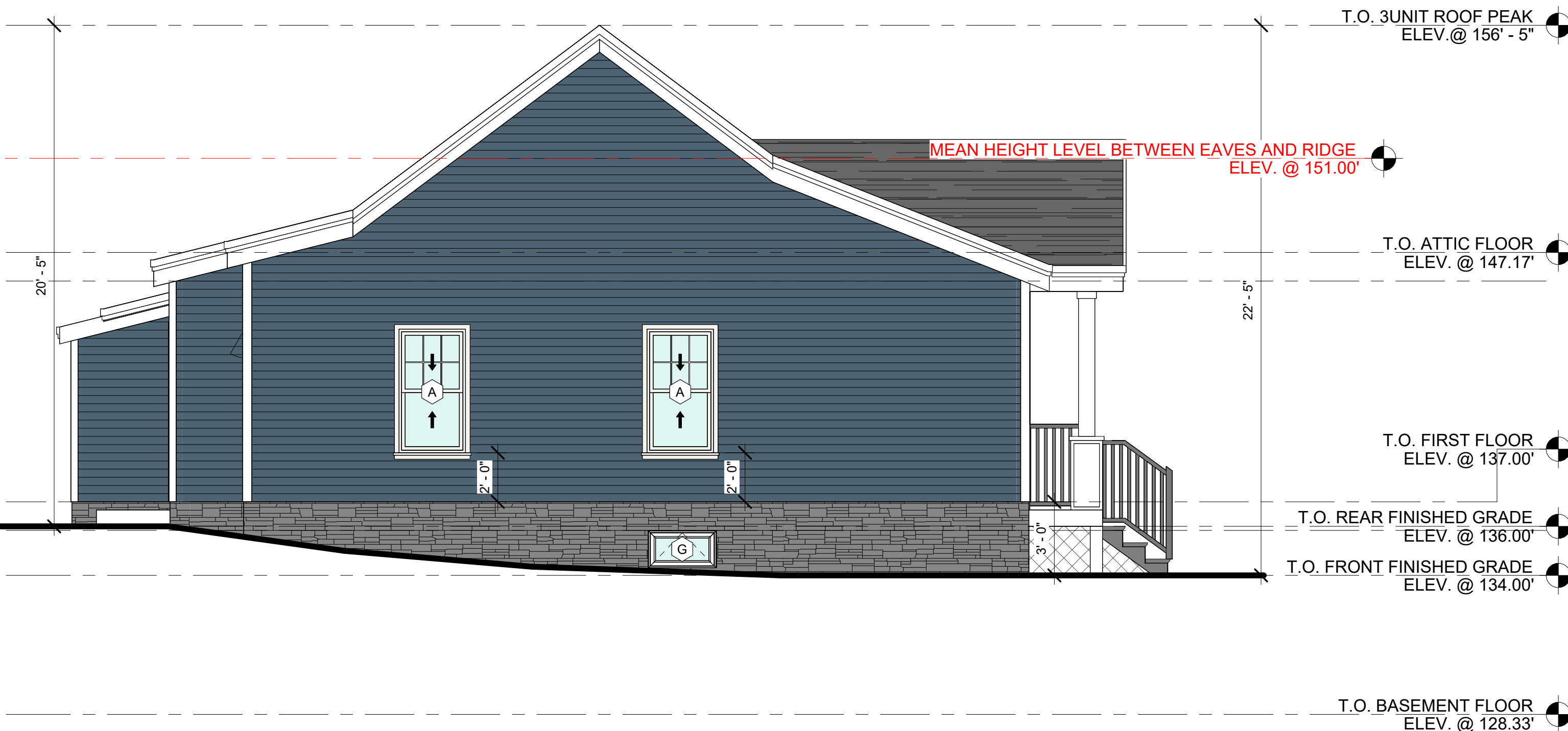
DRAWN: JZ	DRAWING NO:
SCALE: As indicated	A2.1A
DATE: 3/25/2026	
CHECKED:	
SHEET OF	



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

PROPOSED 3BED UNIT FRONT ELEVATION  
SCALE: 1/4" = 1'-0" 1 A2.2A

PROPOSED 3BED UNIT RIGHT-SIDE ELEVATION  
SCALE: 1/4" = 1'-0" 2 A2.2A



PROPOSED 3BED UNIT REAR ELEVATION  
SCALE: 1/4" = 1'-0" 3 A2.2A

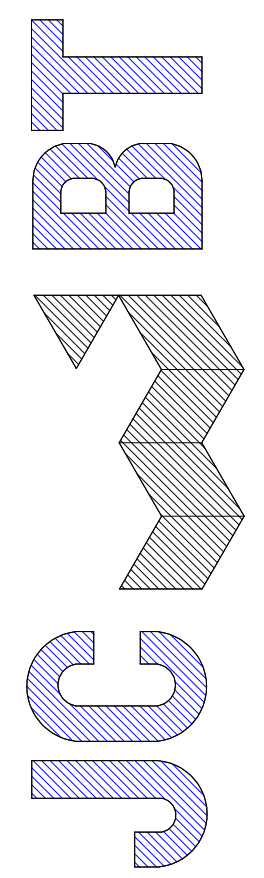
PROPOSED 3BED UNIT LEFT-SIDE ELEVATION  
SCALE: 1/4" = 1'-0" 4 A2.2A

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	AWNING
A	3 BED ROOM UNIT	2' - 9"	5' - 1"	2' - 8 1/2"	5' - 0 1/2"	4	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	TWIN CASEMENT
F	2 BED ROOM UNIT	2' - 9"	1' - 6"	2' - 8 1/2"	1' - 5 1/2"	2	AWNING, TEMPERED GLASS
G	3 BED ROOM UNIT	2' - 9 1/2"	1' - 6 1/4"	2' - 9"	1' - 6"	2	AWNING

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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PROJECT

MULTI FAMILY  
NEW CONSTRUCTION

217 MILL ST,  
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

PROPOSED 3BED UNIT  
A VERSION  
ELEVATIONS

DRAWN: JZ	DRAWING NO:
SCALE: As indicated	A2.2A
DATE: 3/25/2026	
CHECKED:	
SHEET OF	









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

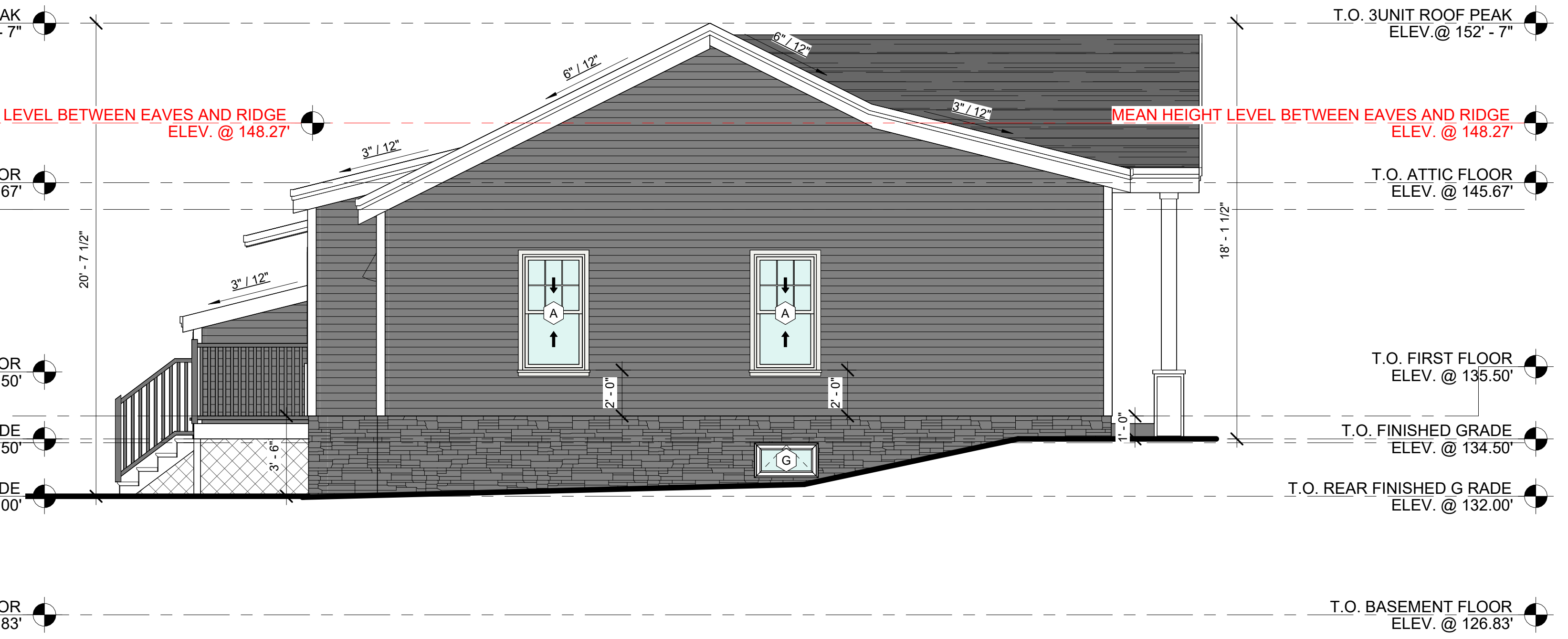


PROPOSED 3BED UNIT RIGHT-SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

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



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



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

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

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

**JCBT**  
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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY  
NEW CONSTRUCTION

217 MILL ST,  
RANDOLPH, MA

PROJECT NO. 25173

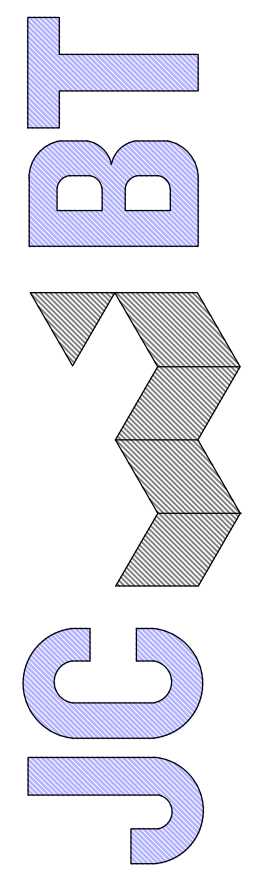
SHEET TITLE

PROPOSED  
3BED UNIT  
ELEVATIONS

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



**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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NO.	BY	DESCRIPTION	DATE
PROJECT			
MULTI FAMILY 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	R1		
DATE: 4/2/2026			
CHECKED:			
SHEET 1 OF			



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REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY  
 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	<b>R2</b>
DATE: 4/2/2026	
CHECKED:	
SHEET 1 OF	



**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



**JC BT**

ARCHITECT  
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 TEL: (617) 404-8182

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REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

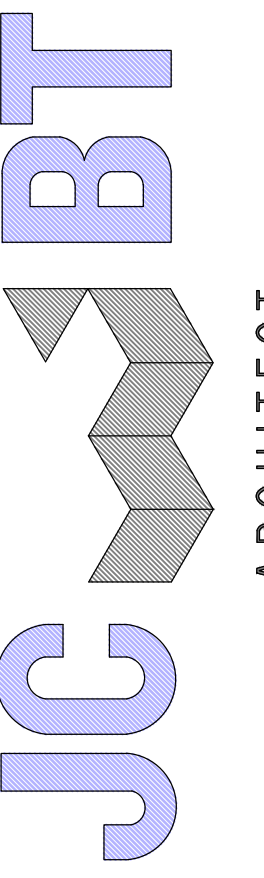
MULTI FAMILY  
 NEW CONSTRUCTION  
 217 MILL ST.  
 RANDOLPH, MA

PROJECT NO. 25173

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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REVISIONS

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PROJECT

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 NEW CONSTRUCTION  
 217 MILL ST,  
 RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT  
 VERSION A  
 RENDERING PLAN

DRAWN: J.Z.  
 SCALE: NOTED  
 DATE: 4/2/2026  
 CHECKED:  
 SHEET 1 OF

DRAWING NO:  
 R4



**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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REVISIONS

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 NEW CONSTRUCTION  
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PROJECT NO. 25173

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	



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REVISIONS

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PROJECT

MULTI FAMILY  
NEW CONSTRUCTION  
  
217 MILL ST.  
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

2-BEDROOM UNIT  
INTERIOR  
RENDERING PLAN

DRAWN: J.Z.

SCALE: NOTED

DATE: 4/2/2026

CHECKED:

SHEET 1 OF

DRAWING NO:

**R6**



CONSULTANT

REGISTRATION

REVISIONS

NO.	BY	DESCRIPTION	DATE

PROJECT

MULTI FAMILY  
NEW CONSTRUCTION  
217 MILL ST.  
RANDOLPH, MA

PROJECT NO. 25173

SHEET TITLE

3-BEDROOM UNIT  
INTERIOR  
RENDERING PLAN

DRAWN: J.Z.

SCALE: NOTED

DATE: 4/2/2026

CHECKED:

SHEET 1 OF

DRAWING NO:

**R7**