

# MYOPIA HUNT CLUB

## MAINTENANCE FACILITY

435 BAY ROAD  
SOUTH HAMILTON, MA 01982

SITE PERMIT SET  
SEPTEMBER 12, 2025

Architect / Landscape Architect

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1380 Soldiers Field Road  
Boston, Massachusetts 02135

617-868-1200  
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MEP Engineer

WSP  
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Boston, Massachusetts 02110

617-210-1600  
617-210-1800 (fax)

Geotechnical Engineers

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Boston, Massachusetts 02129

617-886-7400  
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Land Surveyors

DONOHUE SURVEY, INC.  
363 Boston Street  
Topsfield, Massachusetts 01983

978-887-6161

Cost Estimator

PM&C  
20 Downer Avenue, Suite 1C  
Hingham, Massachusetts 02043

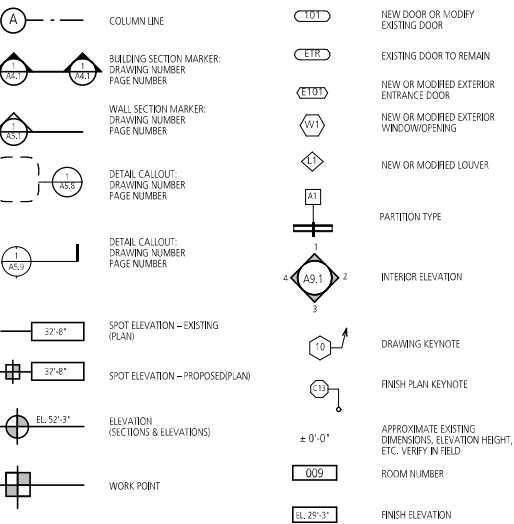
781-740-8007  
781-740-1012 (fax)

Wetlands Consultant

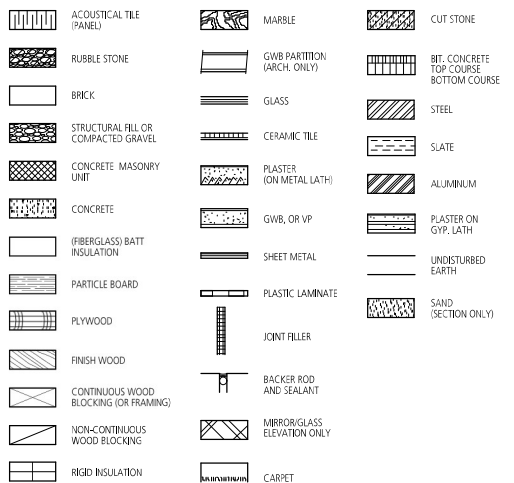
DEROSA ENVIRONMENTAL CONSULTING, INC.  
150 Newburyport Turnpike, Suite C-9  
Rowley, Massachusetts 01969

978-948-7717  
978-948-7718 (fax)

### SYMBOLS



### MATERIALS



### ABBREVIATIONS

|       |                                          |        |                                |
|-------|------------------------------------------|--------|--------------------------------|
| ACT   | Acoustical Ceiling Tile                  | ID     | Inside Diameter                |
| AF    | Above Finished Floor                     | INS    | Insulation                     |
| AFG   | Above Finished Grade                     | INSUL  | Insulation                     |
| AL    | Aluminum                                 | LC     | Lead Coated                    |
| ALT   | Alternate                                | LCC    | Lead Coated Copper             |
| ALUM  | Aluminum                                 | LLH    | Long Leg Horizontal            |
| ARCH  | Architect                                | INT    | Interior                       |
| BD    | Board                                    | ISOCYN | Polysocyanurate Insulation     |
| BEJ   | Brick Expansion Joint                    | JT     | Joint                          |
| BIT   | Bituminous                               | LAM    | Laminate                       |
| BLDG  | Building                                 | LOC    | Locate, Location               |
| BLKG  | Blocking                                 | LT     | Light                          |
| B.O.  | Bottom of                                | MANF   | Manufacturer                   |
| BRC   | Bearing                                  | MAX    | Maximum                        |
| BRK   | Brick                                    | MDO    | Medium Density Overlay         |
| CB    | Catch Basin                              | MECH   | Mechanical                     |
| CDX   | C-O Plywood with Exterior Glue           | MFM    | Metal Framed Mirror            |
| CF    | Concrete Faced                           | MFR    | Manufacturer                   |
| CG    | Ceiling                                  | MIN    | Minimum                        |
| CI    | Cast Iron                                | MISC   | Miscellaneous                  |
| CP    | Curtain/Pole                             | MO     | Masonry Opening                |
| CJ    | Control Joint                            | MIR    | Moisture Resistant             |
| CLG   | Ceiling                                  | MTD    | Mounted                        |
| CMU   | Concrete Masonry Unit                    | NTL    | Metal                          |
| COL   | Column                                   | NIC    | Not in Contract                |
| CONC  | Concrete                                 | NO     | Number                         |
| CONT  | Continuous                               | NOM    | Nominal                        |
| COORD | Coordinate                               | NTS    | Not to Scale                   |
| CR    | Cold Rolled                              | OC     | On Center                      |
| CRS   | Cold Rolled Steel                        | OD     | Outside Diameter               |
| CT    | Ceramic Tile                             | OHOPP  | Opposite Hand                  |
| CU    | Copper                                   | OWSJ   | Open Web Steel Joist           |
| D     | Depth                                    | OZ     | Ounce                          |
| DIA   | Diameter                                 | PC     | Precast Concrete               |
| DIM   | Dimension                                | PL     | Plate                          |
| DN    | Down                                     | PLAM   | Plastic Laminate               |
| DTL   | Detail                                   | PLYWD  | Plywood                        |
| DWG   | Drawing                                  | PME    | Patch to Match Existing        |
| EA    | Each                                     | PMJF   | Pre-Molded Joint Filler        |
| EJ    | Expansion Joint                          | PREP   | Prepare                        |
| EL    | Elevation                                | PRTN   | Partition                      |
| ELEC  | Electrical                               | PT     | Preservative Treated           |
| ELEV  | Elevation                                | PTD    | Painted                        |
| EPS   | Extruded Polystyrene                     | PTDD   | Paper Towel Dispenser/Disposal |
| EQ    | Equal                                    | QT     | Quarry Tile                    |
| ETC   | Et Cetera                                | R      | Risers                         |
| EXP   | Expansion                                | RA     | Remote Annunciator             |
| EXT   | Exterior                                 | RAD    | Radiator                       |
| EXTG  | Existing                                 | RB     | Rubber                         |
| FA    | Fire Alarm                               | RCP    | Reflected Ceiling Plan         |
| FAP   | Fire Annunciator Panel                   | RD     | Roof Drain                     |
| FD    | Floor Drain                              | REINF  | Reinforced                     |
| FDN   | Foundation                               | REQ'D  | Required                       |
| FDVC  | Fire Department Valve Cabinet            | RF     | Rubber Flooring                |
| FE    | Fire Extinguisher                        | RL     | Rain Leader                    |
| FE-C  | Fire Extinguisher Cabinet - Recessed     | RT     | Rubber Treads                  |
| FF    | Finished Floor                           | SH     | Sheet                          |
| FG    | Fiberglass                               | SH     | Shelf                          |
| FIN   | Finished                                 | SIM    | Similar                        |
| FIXT  | Fixture                                  | SDR    | Soap Dispenser                 |
| FL    | Floor                                    | SLT    | Slate                          |
| FLR   | Floor                                    | SNOL   | Sanitary Napkin Disposal       |
| FRMG  | Framing                                  | SOG    | Slab on Grade                  |
| FT    | Feet                                     | SPEC   | Specification                  |
| FTG   | Footing                                  | SS     | Stainless Steel                |
| GA    | Gauge                                    | STL    | Steel                          |
| GL    | Glass                                    | STRUCT | Structural                     |
| GB    | Grab Bar                                 | T      | Tread                          |
| GWB   | Gypsum Wall Board                        | THK    | Thick                          |
| GYP   | Gypsum                                   | TO     | Top of                         |
| H     | Height                                   | TRTD   | Treated                        |
| HDWD  | Hardwood                                 | TTD    | Toilet Tissue Dispenser        |
| HGT   | Height                                   | TYP    | Typical                        |
| HM    | Hollow Metal                             | UL     | Underwriters Laboratory        |
| HORIZ | Horizontal                               | UNO    | Unless Noted Otherwise         |
| HP    | High Point                               | VB     | Vapor Barrier                  |
| HS    | House                                    | VCT    | Vinyl Composition Tile         |
| HT    | Height                                   | VERT   | Vertical                       |
| HVAC  | Heating, Ventilating, & Air Conditioning | VF     | Verify in Field                |
| HW    | Hot Water                                | VP     | Veneer Plaster                 |
|       |                                          | W      | Width                          |
|       |                                          | WV     | With                           |
|       |                                          | WD     | Wood                           |
|       |                                          | WWF    | Welded Wire Fabric             |

### LIST OF DRAWINGS

COVER SHEET

- X1.1 EXISTING CONDITIONS PLAN  
X1.2 EXISTING CONDITIONS PLAN

CIVIL

- C-0 LOT PLAN  
C-1 SITE PREP & EROSION CONTROL PLAN  
C-2 SITE LAYOUT & MATERIALS PLAN  
C-3 SITE GRADING & DRAINAGE PLAN  
C-4 SITE UTILITY PLAN  
C-5 DETAILS  
C-6 DETAILS  
C-7 DETAILS

ARCHITECTURAL SITE

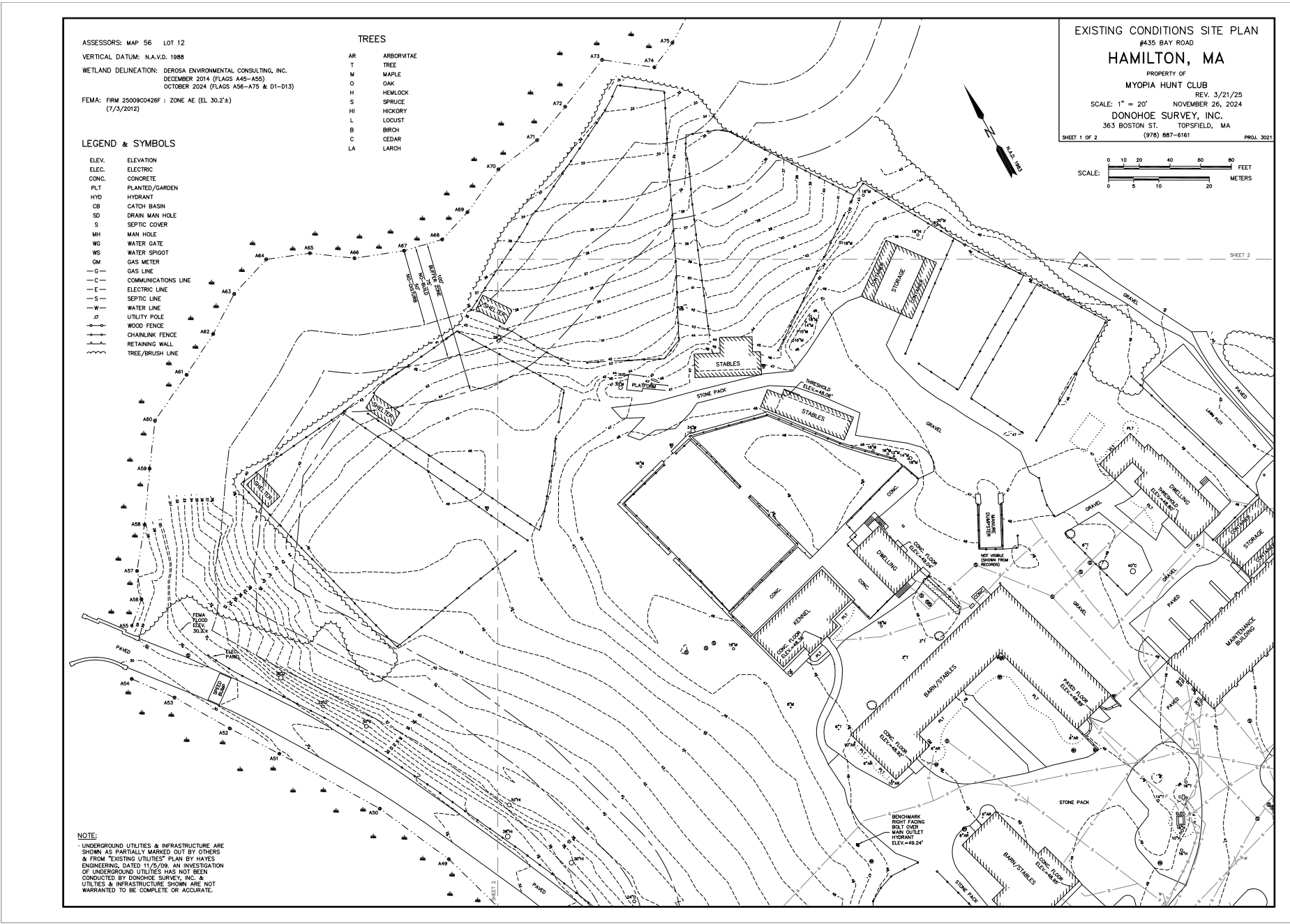
- AS1.1 ARCHITECTURAL SITE PLAN  
L-1 PHOTOMETRIC SITE PLAN

ARCHITECTURAL

- A1.1 GROUND FLOOR PLAN  
A1.2 MEZZANINE PLAN  
A1.3 ROOF PLAN  
A3.1 BUILDING ELEVATIONS

- V1 PERSPECTIVE VIEW RENDERING  
V2 PERSPECTIVE VIEW RENDERING  
V3 PERSPECTIVE VIEW RENDERING  
V4 PERSPECTIVE VIEW RENDERING  
V5 PERSPECTIVE VIEW RENDERING  
V6 PERSPECTIVE VIEW RENDERING  
V7 PERSPECTIVE VIEW RENDERING  
V8 PERSPECTIVE VIEW RENDERING

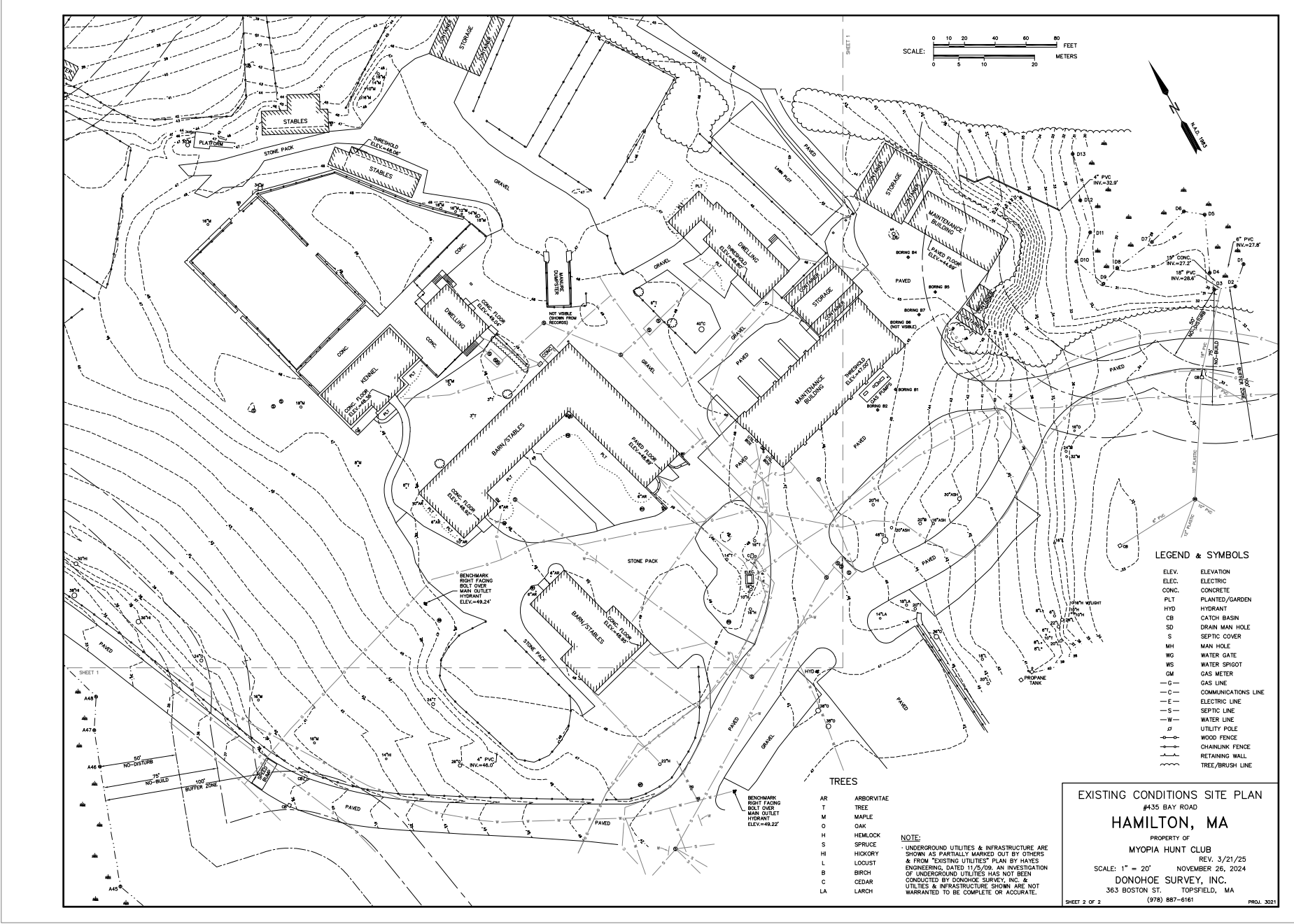
MMF\_JTF\_MASTER\_PLAN\Bldg\rosachiers - Bldg\rosachiers - Myopia Maintenance Facility\MMF\_JTF\_MASTER\_PLAN\1225.3.D2P4



\* SCALE OF THIS DOCUMENT IS REDUCED  
FROM ORIGINAL 1" = 20' TO 1" = 40'  
TO FIT THE ORIGINAL DOCUMENT  
INTO CURRENT SHEET FORMAT.

0 20' 40' 80'  
SCALE: 1" = 40'\*

X1.1

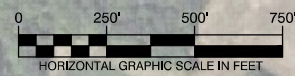


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0 20' 40' 80'  
SCALE: 1" = 40'\*

X1.2





MMF BUILDING MASTER PLAN.BIMcloud: roo-architects - BIMcloud Software as a Service/MMF - MYOPIA MAINTENANCE FACILITY/MMF BUILDING MASTER PLAN.4/23/25,12:13 PM

PLAN REFERENCE:

1. LOT LINES TAKEN FROM HAMILTON GIS WEBSITE.

**LOT INFO:**  
**AREA: 263.5 AC±**  
**FRONTAGE: 1,280' (BAY ROAD)**  
**YARD SETBACKS: > 100'**

PROJECT SITE  
LOCATION

TOWN OF WENHAM

**HANCOCK**  
**ASSOCIATES**

**Civil Engineers | Land Surveyors | Wetland Scientists**  
121 E. BERKELEY ST., 4TH FLOOR, BOSTON, MA 02118  
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|             |        |              |     |
|-------------|--------|--------------|-----|
| DRAWN BY:   | OMR    | DESIGNED BY: | OMR |
| CHECKED BY: | CW/FAK | APPROVED BY: | AD  |

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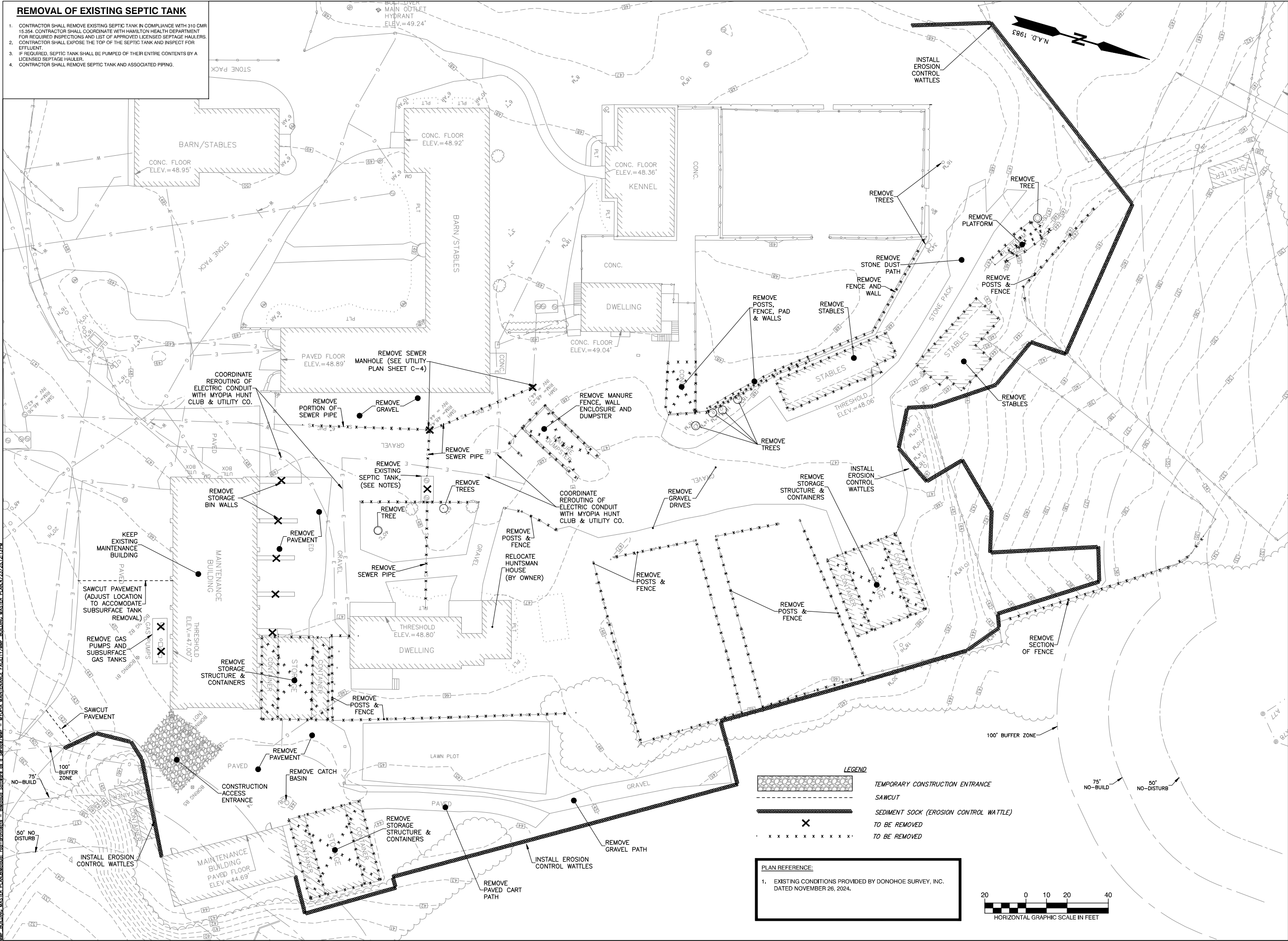
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LOT PLAN

|                   |      |          |
|-------------------|------|----------|
| DATE:             |      | 09/12/25 |
| SCALE:            |      | 1"=250'  |
| PROJECT: MMF-2501 |      |          |
| REV.#             | DATE |          |
|                   |      |          |

C-0

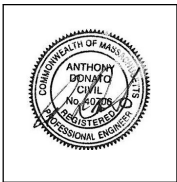




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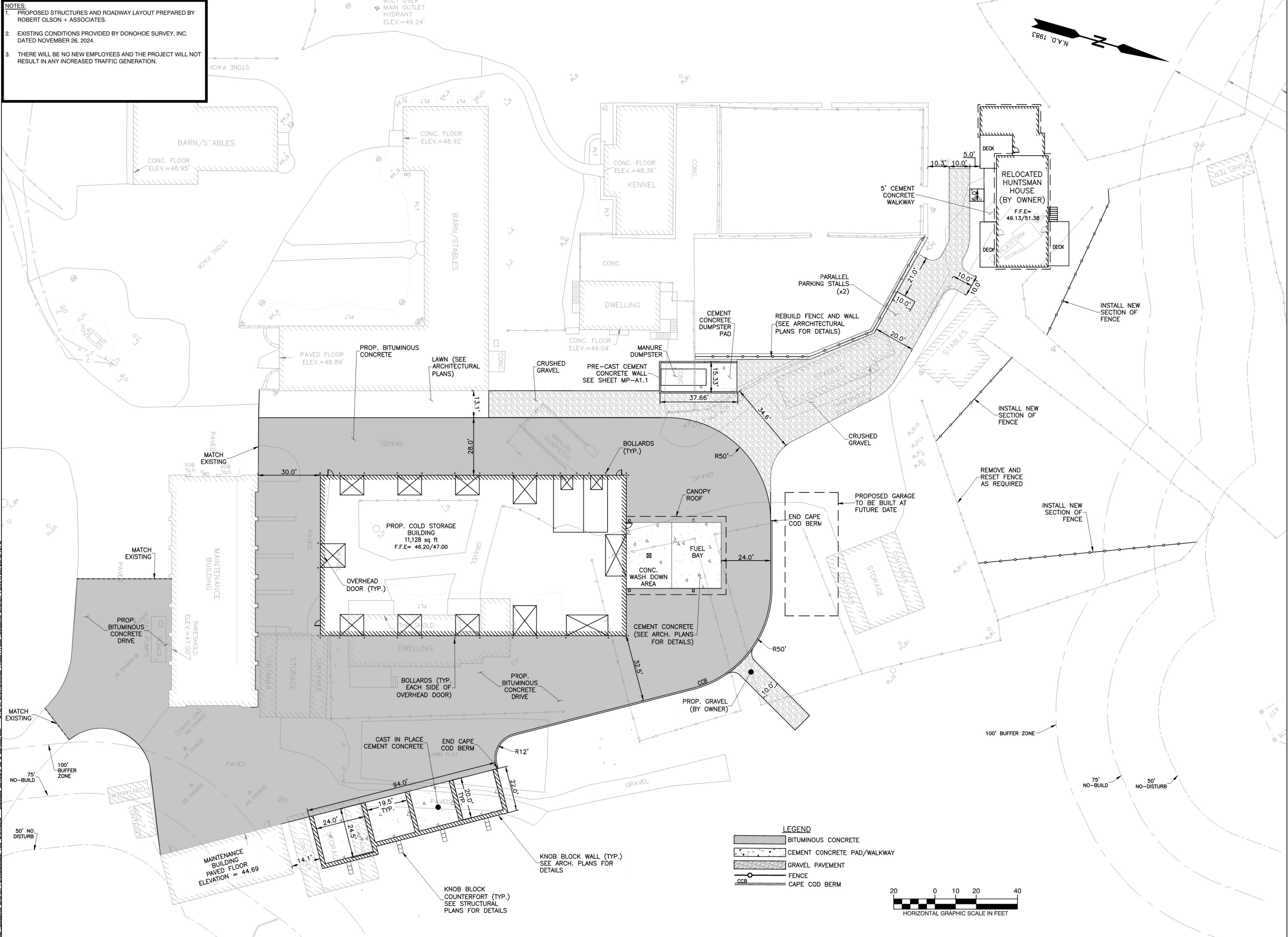
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| SITE PREP & EROSION CONTROL PLAN |          |
|----------------------------------|----------|
| DATE:                            | 09/12/25 |
| SCALE:                           | 1"=20'   |
| PROJECT:                         | MMF-2501 |
| REV.#                            | DATE     |
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**C-1**



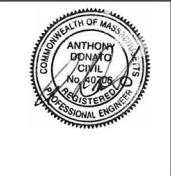
- NOTES:
1. PROPOSED STRUCTURES AND ROADWAY LAYOUT PREPARED BY ROBERT OLSON + ASSOCIATES.
  2. EXISTING CONDITIONS PROVIDED BY DONOHUE SURVEY, INC. DATED NOVEMBER 26, 2024.
  3. THERE WILL BE NO NEW EMPLOYEES AND THE PROJECT WILL NOT RESULT IN ANY INCREASED TRAFFIC GENERATION.



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**SITE LAYOUT & MATERIALS PLAN**

DATE: 09/12/25  
SCALE: 1"=20'  
PROJECT: MMF-2501  
REV.# DATE

**C-2**



1. EXISTING CONDITIONS PROVIDED BY DONOHUE SURVEY, INC. DATED NOVEMBER 26, 2024.
2. HUNTSMAN HOUSE GUTTER DOWNSPOUTS TO DISCHARGE AT GRADE.
3. NO ADDITIONAL SEWAGE FLOW IS PROPOSED. NO RESTROOMS ARE PROPOSED WITHIN THE NEW MAINTENANCE BUILDING. RESTROOMS ARE AVAILABLE WITHIN THE NEARBY EXISTING MAINTENANCE BUILDING AND STABLES. RELOCATED HUNTSMAN HOUSE WILL HAVE SAME BATHROOM COUNT AS EXISTING.



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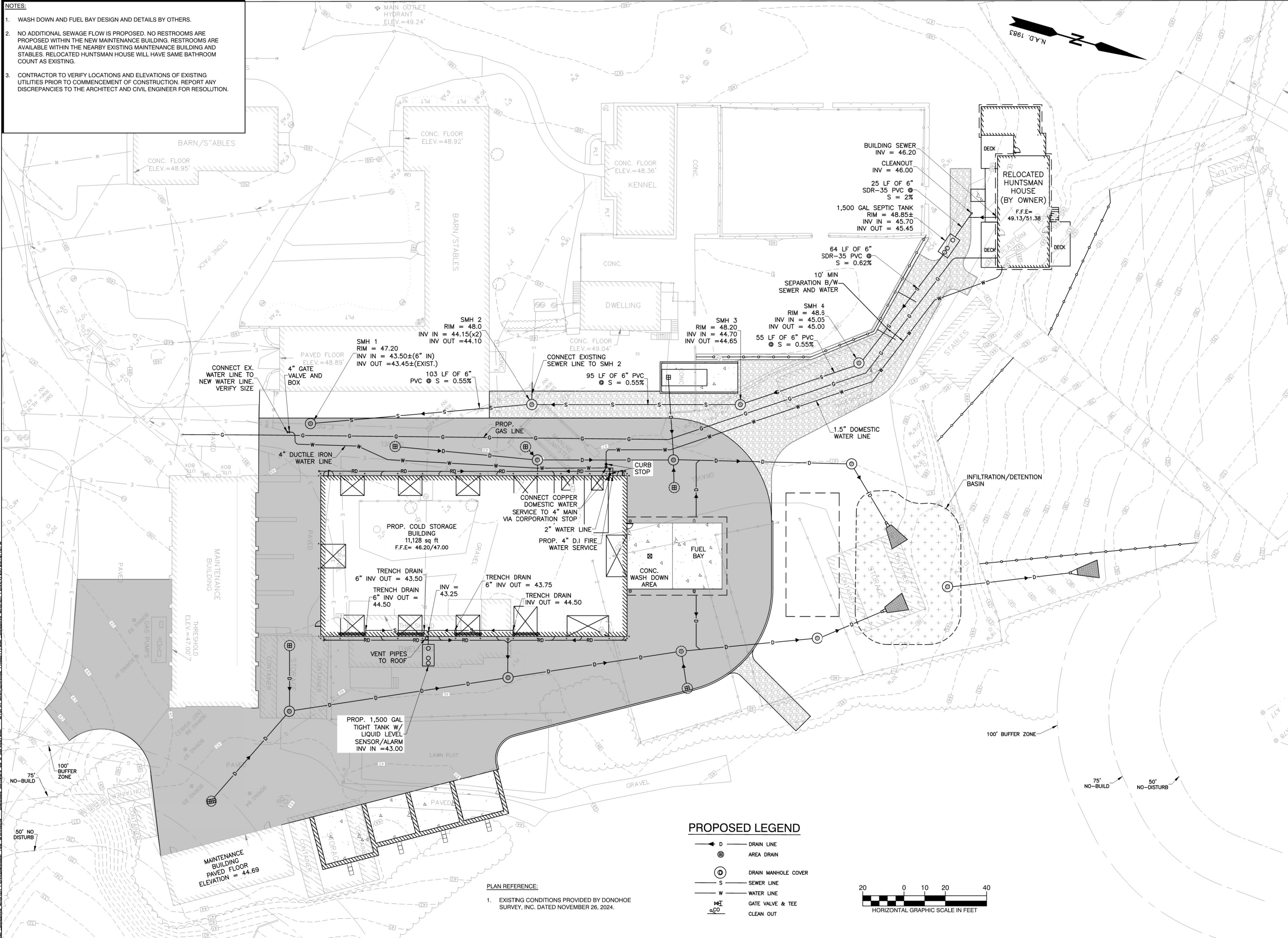
**SITE GRADING &  
DRAINAGE PLAN**

DATE: 09/12/25  
SCALE: 1"=20'  
PROJECT: MMF-2501

| REV.# | DATE |  |
|-------|------|--|
|       |      |  |

C-3

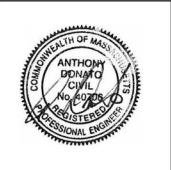
- NOTES:
1. WASH DOWN AND FUEL BAY DESIGN AND DETAILS BY OTHERS.
  2. NO ADDITIONAL SEWAGE FLOW IS PROPOSED. NO RESTROOMS ARE PROPOSED WITHIN THE NEW MAINTENANCE BUILDING. RESTROOMS ARE AVAILABLE WITHIN THE NEARBY EXISTING MAINTENANCE BUILDING AND STABLES. RELOCATED HUNTSMAN HOUSE WILL HAVE SAME BATHROOM COUNT AS EXISTING.
  3. CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.



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MAINTENANCE FACILITY

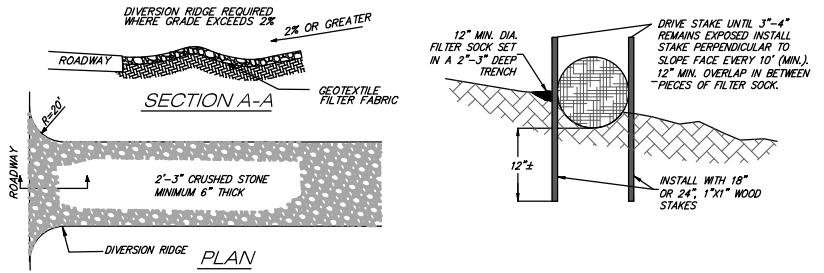
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**SITE UTILITY PLAN**

DATE: 09/12/25  
SCALE: 1"=20'  
PROJECT: MMF-2501  
REV.# DATE

**C-4**

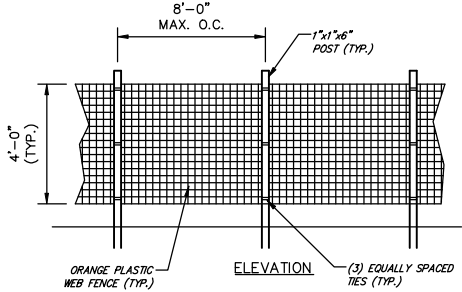
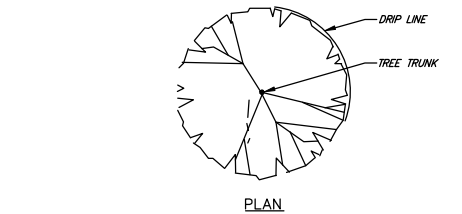




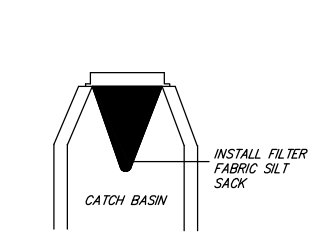
- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- NOTES:
1. SOCK SIZE DEPICTED IS FOR GENERAL USE. GREATER SLOPES MAY REQUIRE LARGER SOCK.
  2. COMPOST MATERIAL MAY BE DISPERSED ON SITE AT THE DISCRETION OF THE APPROVING AUTHORITY.
  3. PRIOR TO SETTING THE SOCK REMOVE LOOSE LITTER, BRANCHES AND OTHER MATERIAL THAT MAY PREVENT THE SOCK FROM DIRECT CONTACT WITH SOIL.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT NOT TO SCALE

SILT/SEDIMENT SOCK NOT TO SCALE



TREE PROTECTION DETAIL NOT TO SCALE



CATCH BASIN SEDIMENT TRAP NOT TO SCALE

#### DEMOLITION NOTES

1. UNDERGROUND UTILITIES SHOWN HEREON ARE COMPILED FROM FIELD LOCATIONS OF STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE CITY ENGINEERING OFFICES, CITY D.P.W., AND UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
2. ALL DEMOLITION PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
3. ON-SITE UTILITIES AND DRAINAGE PIPES SHALL BE CUT AND CAPPED AT THE MAIN AND ABANDONED IN PLACE UNLESS CONFLICTS WITH PROPOSED STRUCTURES.
4. PROTECT SIGNS AND UTILITY POLES. REMOVE AND REPLACE AS NECESSARY.
5. ALL ITEMS REMOVED SHALL BE DISPOSED OF PROPERLY OFF SITE AT A LICENSED FACILITY.

#### EROSION AND SEDIMENTATION NOTES

- PRE-CONSTRUCTION
1. THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO STRAW WATTLES, SILT FENCE AND CRUSHED STONE.
  2. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED ON THE PLANS.
  3. UNSUITABLE EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
  4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED.
  5. EXISTING CATCH BASINS SHALL BE PROTECTED WITH SILT SACKS.

#### PRELIMINARY SITE WORK

1. EXCAVATED MATERIALS SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROL SHALL BE UTILIZED ALONG THE DOWN SLOPE SIDE OF THE PILES AND SIDE SLOPES SHALL NOT EXCEED 2:1.
2. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL STRAW BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE CONSIDERED.

#### ONGOING SITE WORK

1. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED. SEDIMENT BUILT UP BEHIND SILT FENCES SHALL BE REMOVED WHEN LEVEL REACHES ONE HALF WATTLE HEIGHT AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
2. DEWATERING SHALL BE DONE IN A MANNER SO AS NOT TO TRANSMIT SILT, SAND, OR PARTICULATE MATTER TO THE RECEIVING WATER OR EXISTING DRAINAGE SYSTEM.
3. CATCH BASIN SILT SACKS SHALL BE INSPECTED WEEKLY. SILT SACKS SHALL BE REMOVED AND CLEANED WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE GRATE. SEDIMENT SHALL BE DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
4. CONSTRUCTION ENTRANCES SHALL BE INSPECTED WEEKLY. STONE SHALL BE REMOVED AND REPLACED WHEN SEDIMENT REACHES TOP OF STONE.
5. ACCESS DRIVES SHALL BE INSPECTED DAILY AND SWEEP AS NEEDED TO KEEP PAVED SURFACES FREE OF SOIL AND DEBRIS.
6. DUST SHALL BE CONTROLLED VIA MECHANICAL WATER SPRAYING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A FUNCTIONAL STORM DRAINAGE SYSTEM AT ALL TIMES DURING CONSTRUCTION, INCLUDING PERIODIC CLEAN OUT OF SEDIMENT.

#### LANDSCAPING

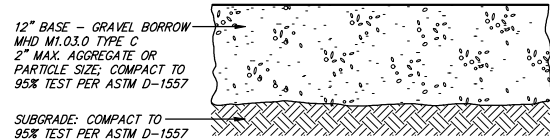
1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, WOOD CHIPS WEIGHTED WITH SNOW FENCE OR BRANCHES, OR OTHER METHODS SHALL BE PROVIDED.
3. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
4. THE USE OF HERBICIDES IS STRONGLY DISCOURAGED.
5. HYDRO SEEDING IS ENCOURAGED FOR STEEP SLOPES. APPLICATION RATES ON SLOPES GREATER THAN 3:1 SHALL HAVE A MINIMUM SEEDING RATE OF 5-LBS/1000 SF. A LATEX OR FIBER TACKIFIER SHALL BE USED ON THESE SLOPES AT A MINIMUM RATE OF 50 LBS. OF TACKIFIER PER 500 GALLONS OF WATER USED.

#### POST-CONSTRUCTION NOTES

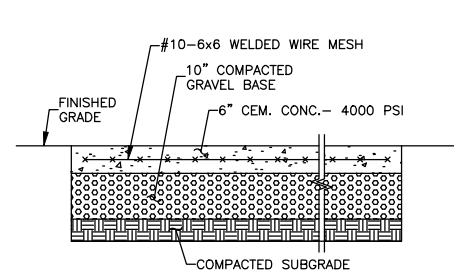
THE OWNER(S) IS TO BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE STRUCTURES IN THE PROJECT - INCLUDING ROOF DRAINS, DRAIN PIPES, CATCH BASINS, MANHOLES, AND WATER QUALITY DEVICES, AND INFILTRATION BASIN.

#### REGULAR MAINTENANCE IS TO INCLUDE THE FOLLOWING:

1. INSPECTION OF ALL DRAINAGE FACILITIES EVERY THREE MONTHS. DURING THESE INSPECTIONS, THE INSPECTOR (A REGISTERED PROFESSIONAL CIVIL ENGINEER QUALIFIED IN DRAINAGE SYSTEMS) SHALL LOOK FOR EVIDENCE OF THE FOLLOWING: STRUCTURAL DAMAGE, SILT ACCUMULATION (NEAR INLET INVERTS ON CATCH BASINS AND OUTLET CONTROL STRUCTURES), AND IMPROPER FUNCTION. A REPORT ON THE SYSTEM SHALL BE DELIVERED TO THE OWNER.
2. AFTER INSPECTION, IF ANY OF THE ABOVE CONDITIONS EXIST, THE INSPECTOR SHALL NOTIFY THE OWNER, WHO SHALL IMMEDIATELY ARRANGE FOR ALL NECESSARY REPAIRS AND/OR SEDIMENT REMOVAL.
3. THE PAVEMENT AREA IS TO BE SWEEP CLEAN, AS REQUIRED (I.E., VISUALLY NOTICEABLE DEBRIS BUILD-UP). A MINIMUM OF ONCE PER YEAR.
4. ALL GRADED SLOPES SHALL BE INSPECTED EVERY SPRING FOR EROSION. UPON DISCOVERY OF ANY FAILURE (I.E. EROSION), LOAM, AND SED SHALL BE PUT IN PLACE AND NURTURED.
5. DURING THE WINTER MONTHS, ALL SNOW IS TO BE STORED SUCH THAT SNOW MELT IS CONTROLLED WITHIN THE PAVED AREA.
6. PRIOR TO OCCUPANCY PERMIT BEING ISSUED AN AS-BUILT PLAN SHALL BE PERFORMED. THE PLAN SHOULD SHOW ALL FOUNDATION CORNERS, UTILITIES AND ELEVATIONS, FINAL GRADING, IMPROVEMENTS, LIMITS OF PLANTINGS, RETAINING WALLS, INFILTRATION SYSTEMS, AND DRAINAGE SYSTEMS. THE PLAN SHALL ALSO INCLUDE PROFILES OF THE VARIOUS NEW UTILITIES, INDICATING RIM & INVERT ELEVATIONS, SLOPES OF PIPES, PIPE MATERIAL, AND SWING TIES FROM PERMANENT BUILDING CORNERS.

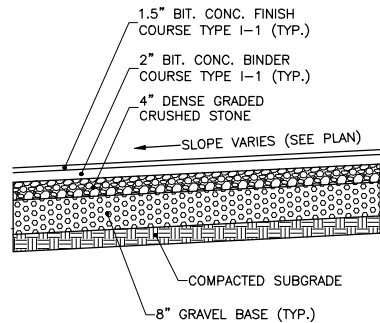


GRAVEL PAVEMENT (NOT TO SCALE)

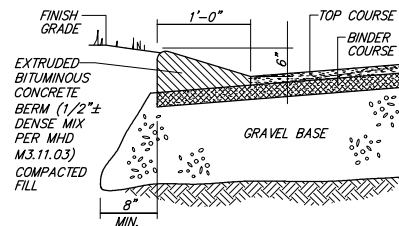


NOTE:  
SEE SITE PLAN FOR PAD DIMENSIONS.

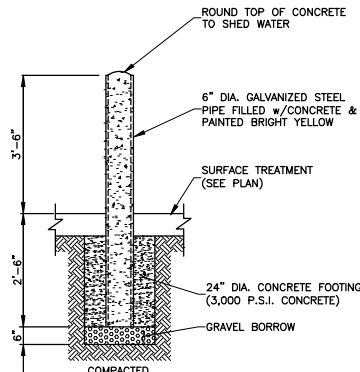
DUMPSTER PAD FOR MANURE (NOT TO SCALE)



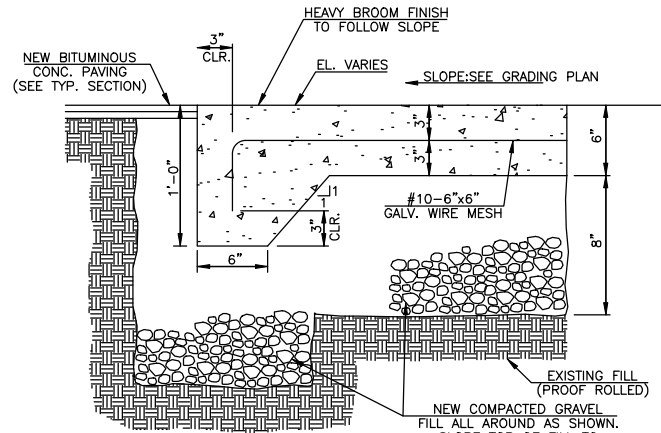
BITUMINOUS CONCRETE PAVEMENT SECTION (NOT TO SCALE)



CAPE COD BERM (NOT TO SCALE)



STEEL BOLLARD DETAIL (NOT TO SCALE)



- NOTES:
- 1.) CONTROL JOINTS EVERY 6' MINIMUM.
  - 2.) PREMOLED JOINT FILLER EVERY 30'.

CONCRETE PAD FOR STORAGE BINS (NOT TO SCALE)

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DRAWN BY: OMR DESIGNED BY: OMR  
CHECKED BY: CW/FAK APPROVED BY: AO

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MYOPIA HUNT CLUB  
MAINTENANCE FACILITY

435 BAY ROAD  
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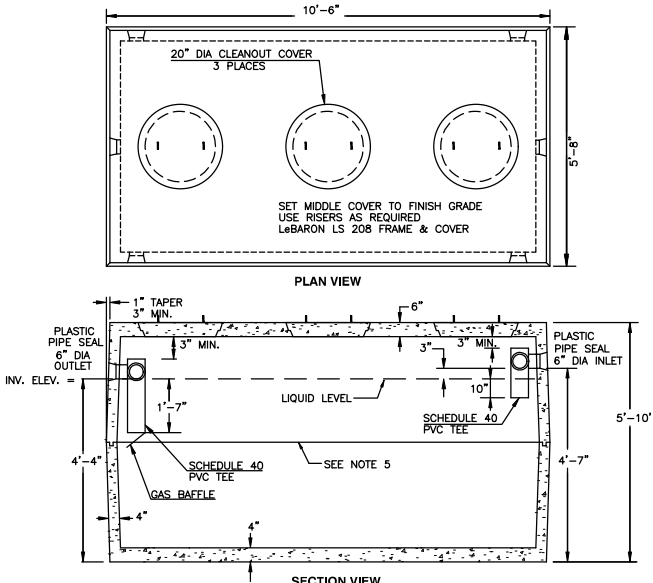
#### DETAILS

DATE: 09/12/25  
SCALE: 1"=20'  
PROJECT: MMF-2501  
REV.# DATE

C-5

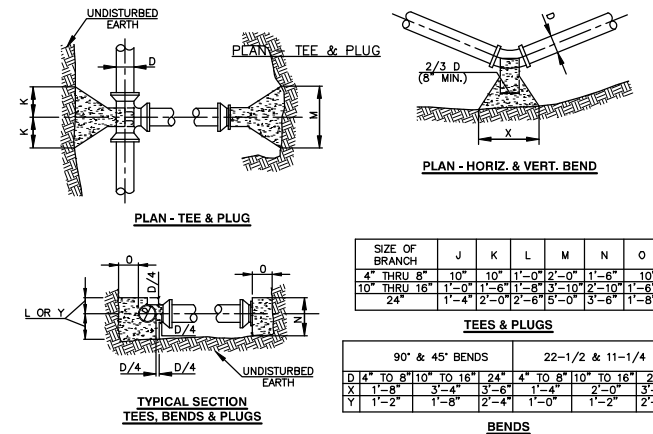




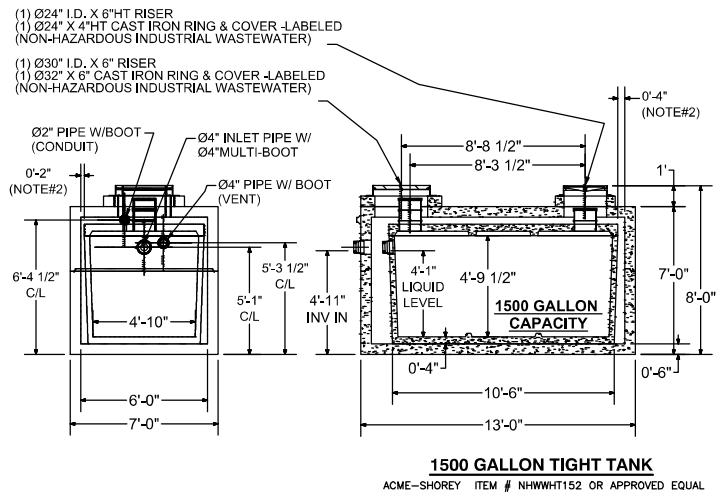


- NOTES:**
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
  2. DESIGN CONFORMS WITH 310 CMR 15.00, DEP TITLE 5 REGS. FOR SEPTIC TANKS.
  3. ALL REINFORCEMENT PER ASTM C1227-93.
  4. TEES AND GAS BAFFLE SOLD SEPARATELY. 5. TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN.

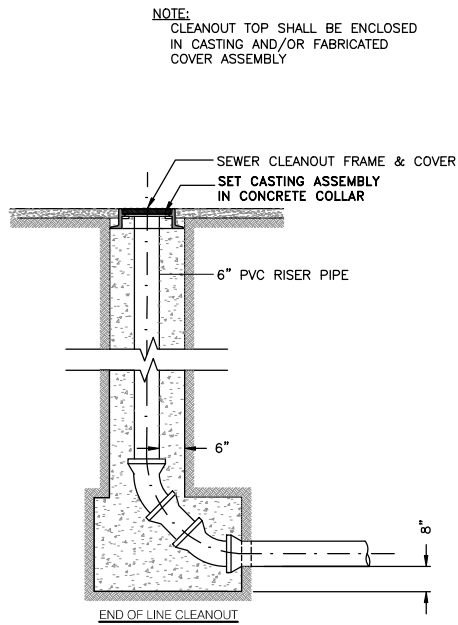
**SEPTIC TANK  
1500 GALLON**  
(NOT TO SCALE)



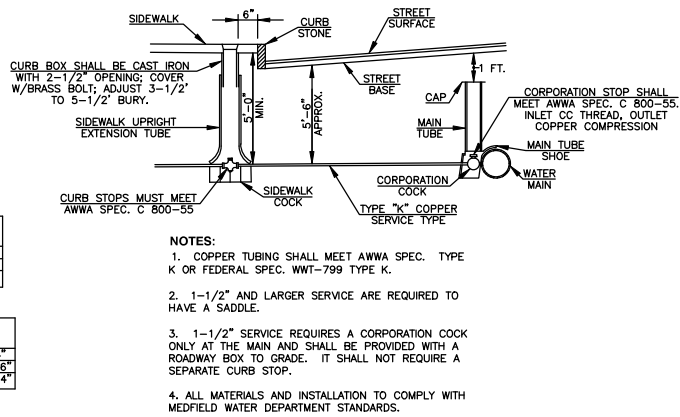
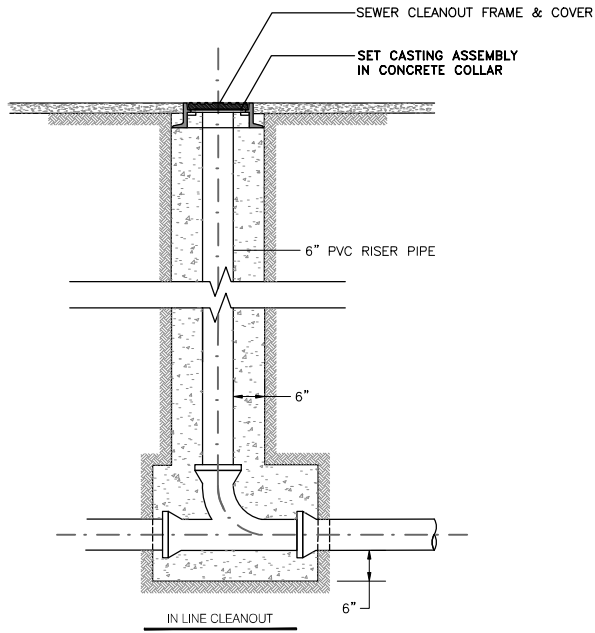
**THRUST BLOCK DETAILS**  
NOT TO SCALE



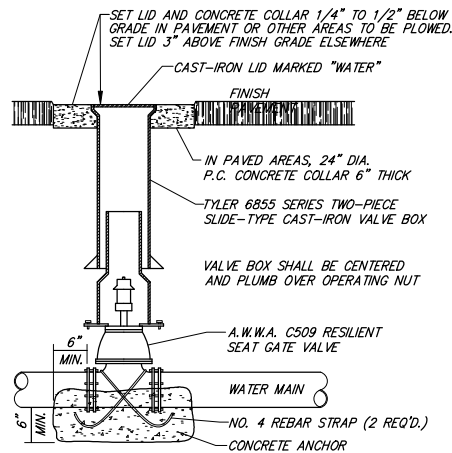
**1500 GALLON TIGHT TANK**  
ACME-SHOREY ITEM # NHWWHT152 OR APPROVED EQUAL



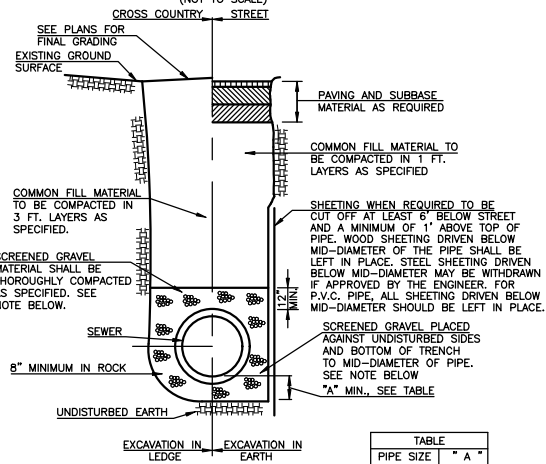
**CLEANOUT DETAIL**  
(NOT TO SCALE)



**WATER SERVICE CONNECTION**  
(NOT TO SCALE)



**GATE VALVE DETAIL**  
(NOT TO SCALE)



- NOTES:**
1. FOR P.V.C. PIPE, SCREENED GRAVEL TO EXTEND 12" ABOVE TOP OF PIPE.
  2. PROVIDE AT LEAST ONE DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED.
  3. TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING.

**TYPICAL TRENCH DETAIL FOR SEWER**  
(NOT TO SCALE)

| FLAT TOP           |        |  |
|--------------------|--------|--|
| ITEM NO            | WEIGHT |  |
| 1 HOLE MH4-FT4ID   | 1,620# |  |
| 2 HOLE MH4-FT4ID2H | 930#   |  |

| ECCENTRIC CONE |            |        |
|----------------|------------|--------|
| HEIGHT         | ITEM NO    | WEIGHT |
| 1'-6"          | MH4-18C4ID | 1,335# |
| 2'-0"          | MH4-24C4ID | 1,783# |
| 2'-6"          | MH4-30C4ID | 2,231# |
| 3'-0"          | MH4-36C4ID | 2,677# |
| 4'-0"          | MH4-48C4ID | 3,424# |
| 5'-0"          | MH4-60C4ID | 4,280# |

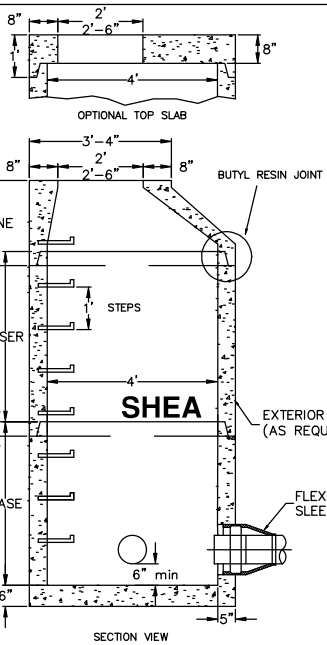
| RISER SECTION |             |        |
|---------------|-------------|--------|
| HEIGHT        | ITEM NO     | WEIGHT |
| 1'-0"         | MH4-12CS4ID | 856#   |
| 2'-0"         | MH4-24CS4ID | 1,712# |
| 2'-6"         | MH4-30CS4ID | 2,140# |
| 3'-0"         | MH4-36CS4ID | 2,568# |
| 4'-0"         | MH4-48CS4ID | 3,424# |
| 5'-0"         | MH4-60CS4ID | 4,280# |

| BASE SECTION |            |        |
|--------------|------------|--------|
| HEIGHT       | ITEM NO    | WEIGHT |
| 2'-0"        | MH4-24S4ID | 2,640# |
| 2'-6"        | MH4-30S4ID | 3,067# |
| 3'-0"        | MH4-36S4ID | 3,495# |
| 3'-6"        | MH4-42S4ID | 3,922# |
| 4'-0"        | MH4-48S4ID | 4,350# |
| 4'-6"        | MH4-54S4ID | 4,777# |
| 5'-0"        | MH4-60S4ID | 5,205# |
| 5'-6"        | MH4-66S4ID | 5,633# |
| 6'-0"        | MH4-72S4ID | 6,060# |

NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. DESIGN LOADING PER AASHTO HS-20, 1 TO 5 FEET COVER.
4. MANHOLE DESIGN SPECS CONFORM TO ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
5. BUTYL RESIN JOINT CONFORMS TO ASTM C990 SPECIFICATION.
6. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO ASTM C478 SPEC.
7. PROVIDE HEAVY DUTY CAST IRON FRAME AND COVER. COVER TO BE MARKED SEWER.

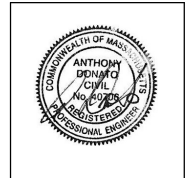
**PRECAST CONCRETE SEWER MANHOLE**  
(NOT TO SCALE)



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CHECKED BY: CW/FAK APPROVED BY: AD

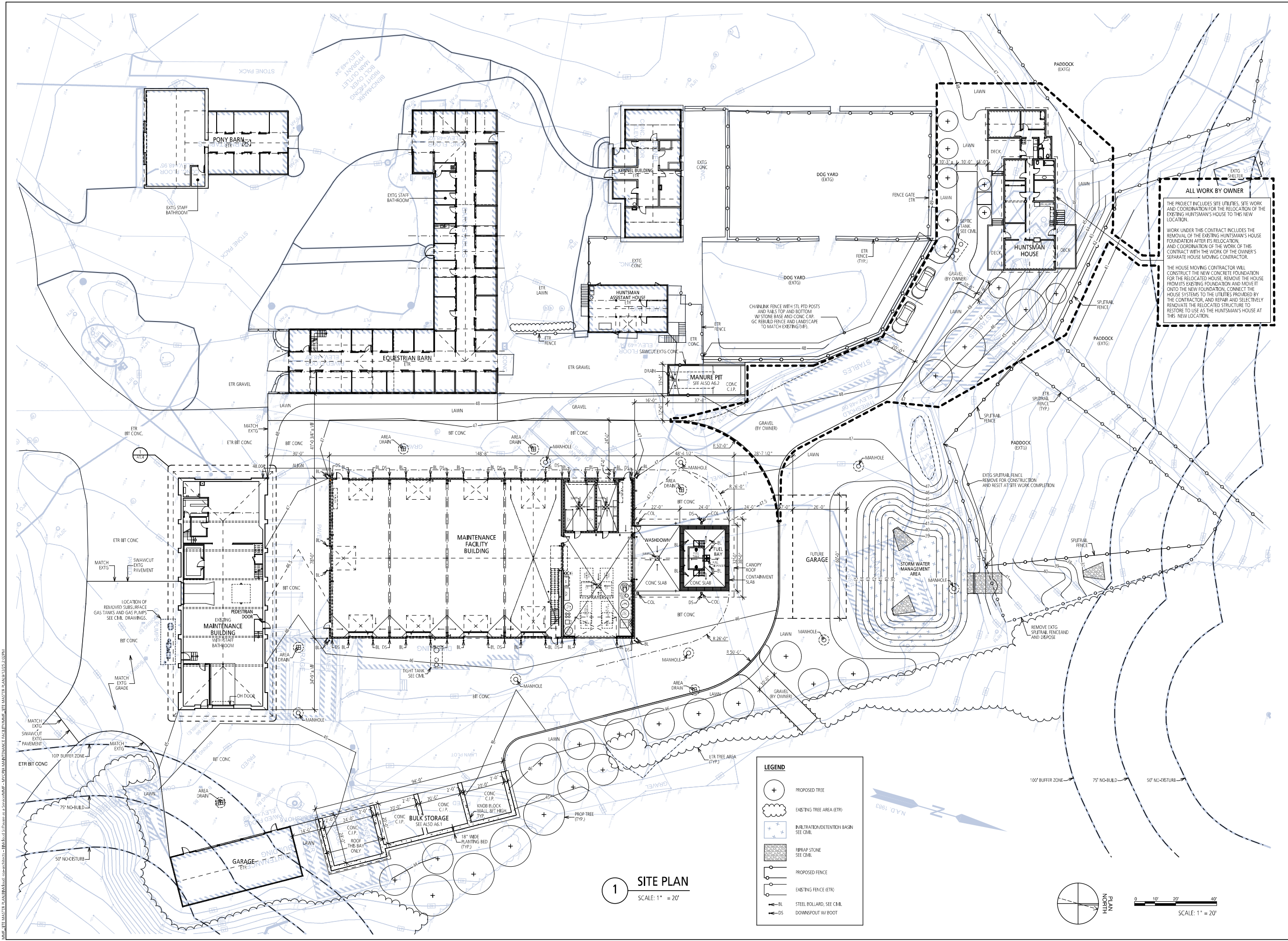
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Boston, MA 02210  
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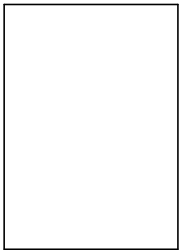
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| DETAILS  |          |
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| SCALE:   | 1"=20'   |
| PROJECT: | MMF-2501 |
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|          |          |
|          |          |

**C-7**



1 SITE PLAN  
SCALE: 1" = 20'



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PROJECT: MMF-2501  
REV.# DATE BULLET.#

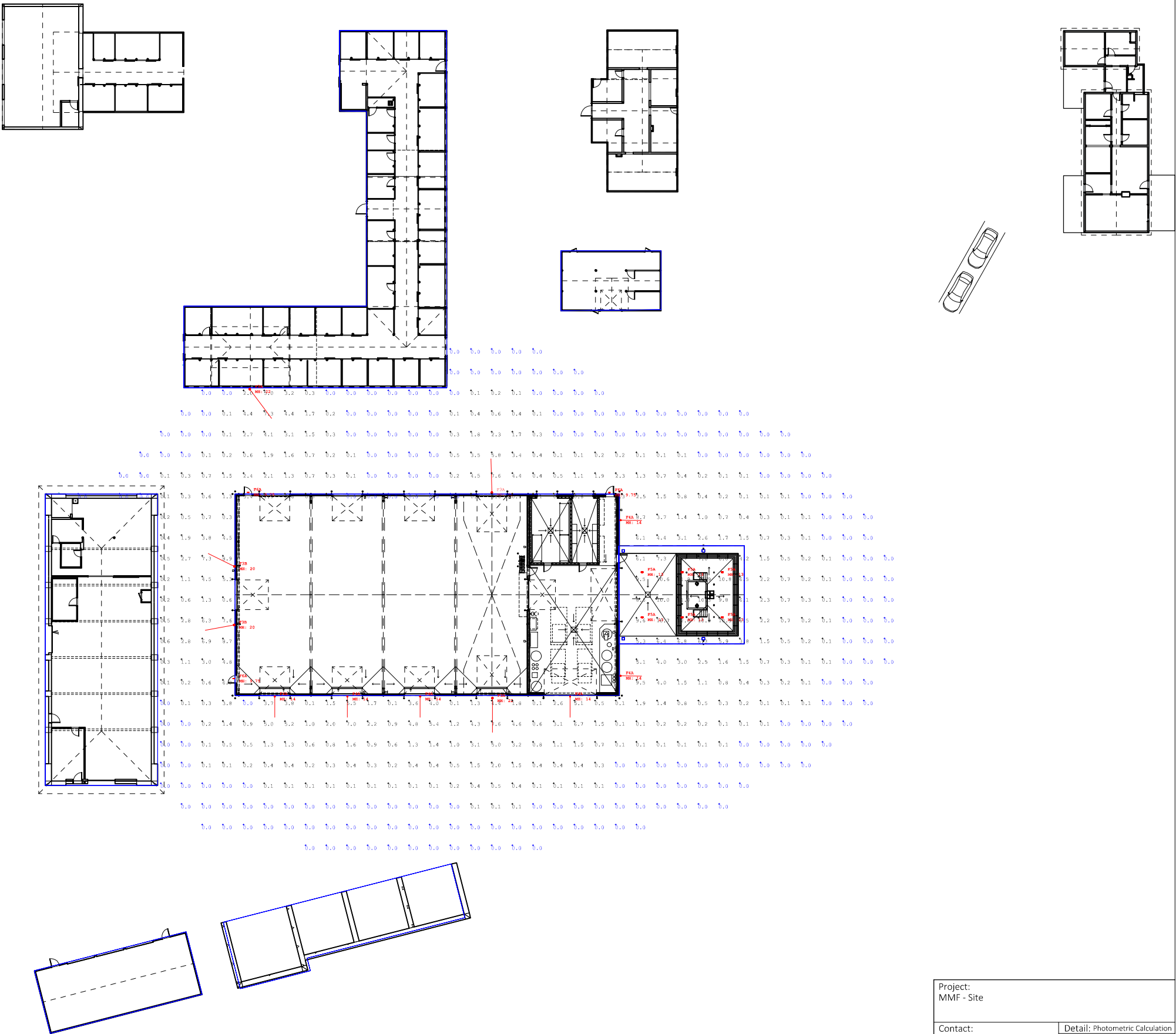
ARCHITECTURAL SITE PLAN

**AS1.1**



| Luminaire Schedule |       |            |             |       |                           |
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| Qty                | Label | Arr. Watts | Arrangement | LLF   | Description               |
| 3                  | F3A   | 54         | SINGLE      | 0.900 | 77689_70758               |
| 2                  | F3B   | 54         | SINGLE      | 0.900 | 77689_70758               |
| 6                  | F4A   | 22         | SINGLE      | 0.900 | 77702_BEGA_IES            |
| 6                  | F5A   | 25.0511    | SINGLE      | 0.900 | RND-25-100-240-5K-110-X2- |
| 3                  | F6A   | 15.8       | SINGLE      | 0.900 | WWAC_EM-WeatherWay-In-Nor |

| Calculation Summary |       |      |      |     |         |         |
|---------------------|-------|------|------|-----|---------|---------|
| Label               | Units | Avg  | Max  | Min | Avg/Min | Max/Min |
| Site                | Fc    | 1.27 | 12.0 | 0.0 | N.A.    | N.A.    |



Project:  
MMF - Site

ill<sup>o</sup>minate  
263 Winn Street  
Burlington, MA 01803  
(781) 272-2300

Contact:  
Jeffrey Landes  
Specification Sales  
(781) 272-2300 X210  
jlandes@omnilite.com

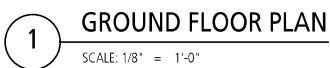
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ROBERT OLSON + ASSOCIATES

Detail: Photometric Calculation  
Date: 08/13/2025  
Revision: 2  
Scale: 1" = 20'-0"  
Drawn By: SHJ

Drawing Number:  
  

L-1

Sheet 1 of 1

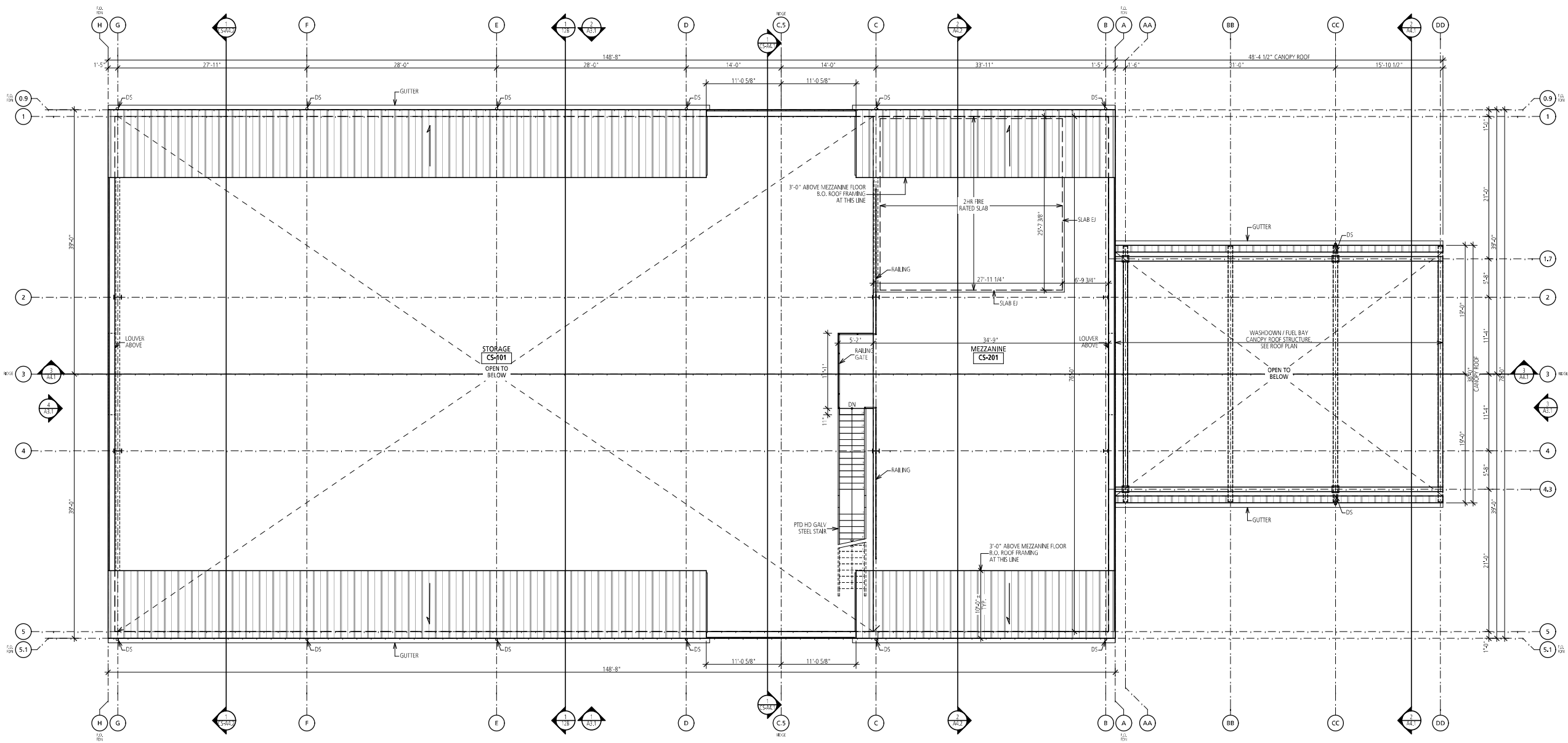


**PLAN NOTES:**

|    |                              |
|----|------------------------------|
| DS | DOWNSPOUT W/ BOOT            |
| BL | BOLLARD                      |
| FD | FLOOR DRAIN:<br>TRENCH DRAIN |
| PR | POWER REEL                   |
| FE | FIRE EXTINGUISHER            |
| HR | HOSE REEL                    |
| WH | WATER HYDRANT FREEZE PROOF   |







1 MEZZANINE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



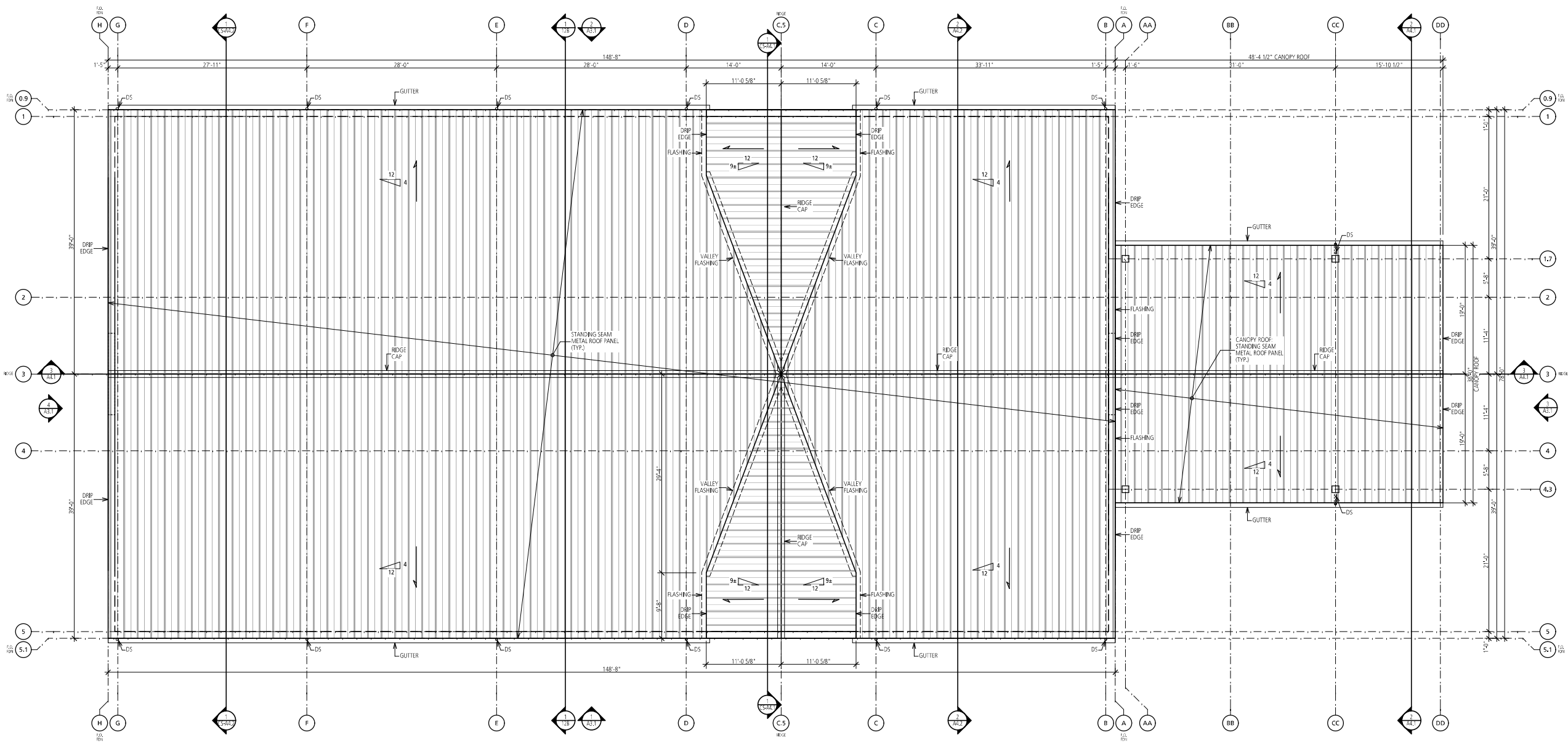
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| MEZZANINE FLOOR<br>PLAN |          |          |
|-------------------------|----------|----------|
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|                         |          |          |

**A1.2**



1 ROOF PLAN  
SCALE: 1/8" = 1'-0"



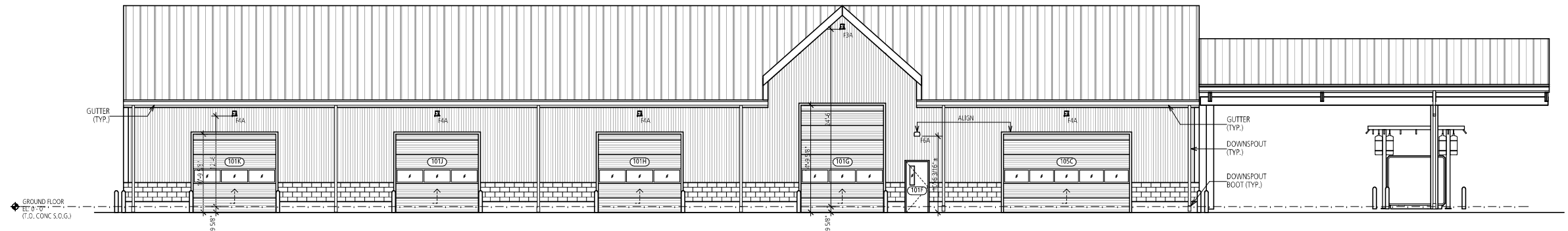
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| ROOF PLAN |          |          |
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**A1.3**

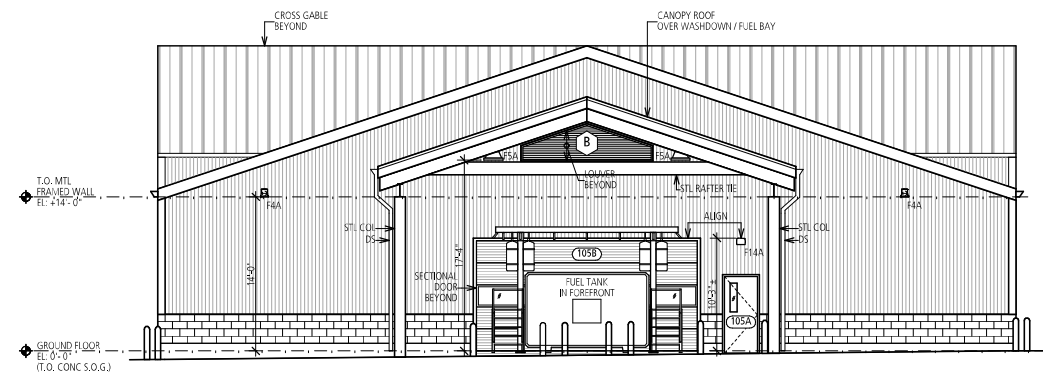




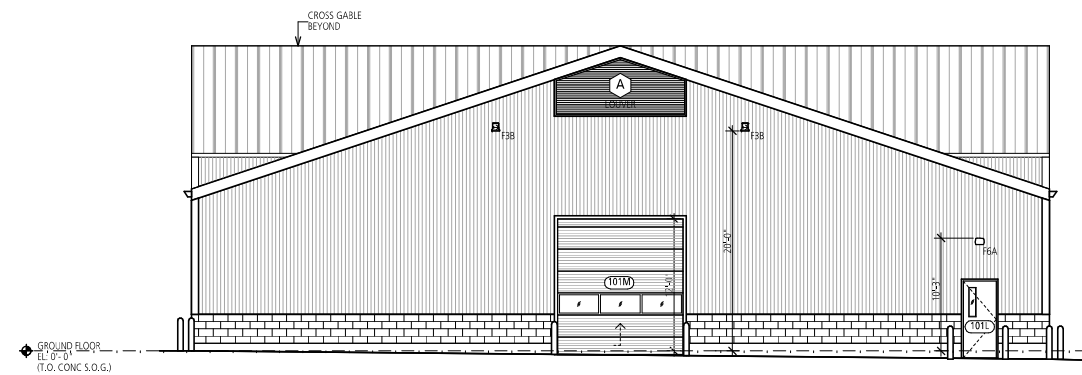
**1 BUILDING ELEVATION - EAST**  
SCALE: 1/8" = 1'-0"



**2 BUILDING ELEVATION - WEST**  
SCALE: 1/8" = 1'-0"



**3 BUILDING ELEVATION - NORTH**  
SCALE: 1/8" = 1'-0"



**4 BUILDING ELEVATION - SOUTH**  
SCALE: 1/8" = 1'-0"

0 4' 8' 16'  
SCALE: 1/8" = 1'-0"



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**BUILDING ELEVATIONS**

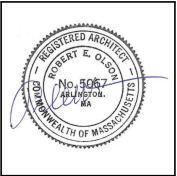
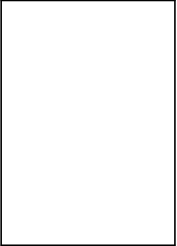
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PROJECT: MMF-2501  
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**A3.1**

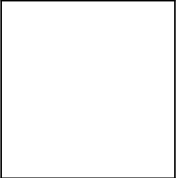




PERSPECTIVE VIEW



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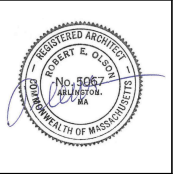
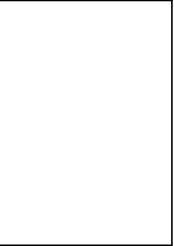
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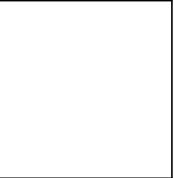


PERSPECTIVE VIEW

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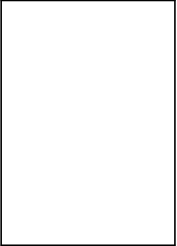
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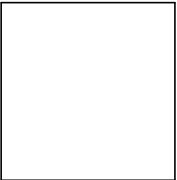


PERSPECTIVE VIEW

MMF BUILDING MASTER PLAN FOR RECONSTRUCTION - BUILDING MAINTENANCE FACILITY - MYOPIA HUNT CLUB - 435 BAY ROAD - SOUTH HAMILTON, MA 01982 - 09/12/25 10:56AM



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| REV.#            | DATE     | BULLET.# |
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V3





### PERSPECTIVE VIEW



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## PERSPECTIVE VIEW

DATE: 09/12/25

|       |          |
|-------|----------|
| SALE: | AS NOTED |
|-------|----------|

|          |          |
|----------|----------|
| PROJECT: | MMF-2501 |
|----------|----------|

| REV.# | DATE | BULLET.# |
|-------|------|----------|
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V4



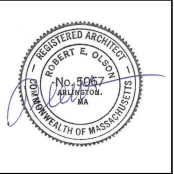






PERSPECTIVE VIEW

MMF BUILDING MASTER PLAN FOR RECONSTRUCTION - PRELIMINARY - 435 BAY ROAD - MYOPIA HUNT CLUB MAINTENANCE FACILITY - 09/12/25 10:54AM



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| PERSPECTIVE VIEW |          |          |
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| SCALE:           | AS NOTED |          |
| PROJECT:         | MMF-2501 |          |
| REV.#            | DATE     | BULLET.# |
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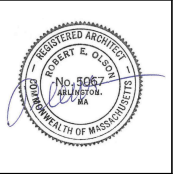
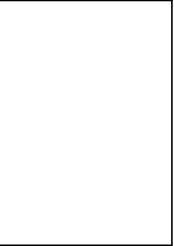
V6



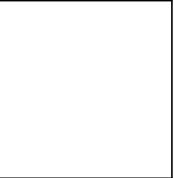


PERSPECTIVE VIEW

MMF\_BUILDING\_MASTER\_PLAN\_FOR\_RENDERING.dwg 09/12/25 10:56AM - R:\Projects\2501\2501-MMF\2501-MMF-MMF-BUILDING\_MASTER\_PLAN\_FOR\_RENDERING.dwg 09/12/25 10:56AM



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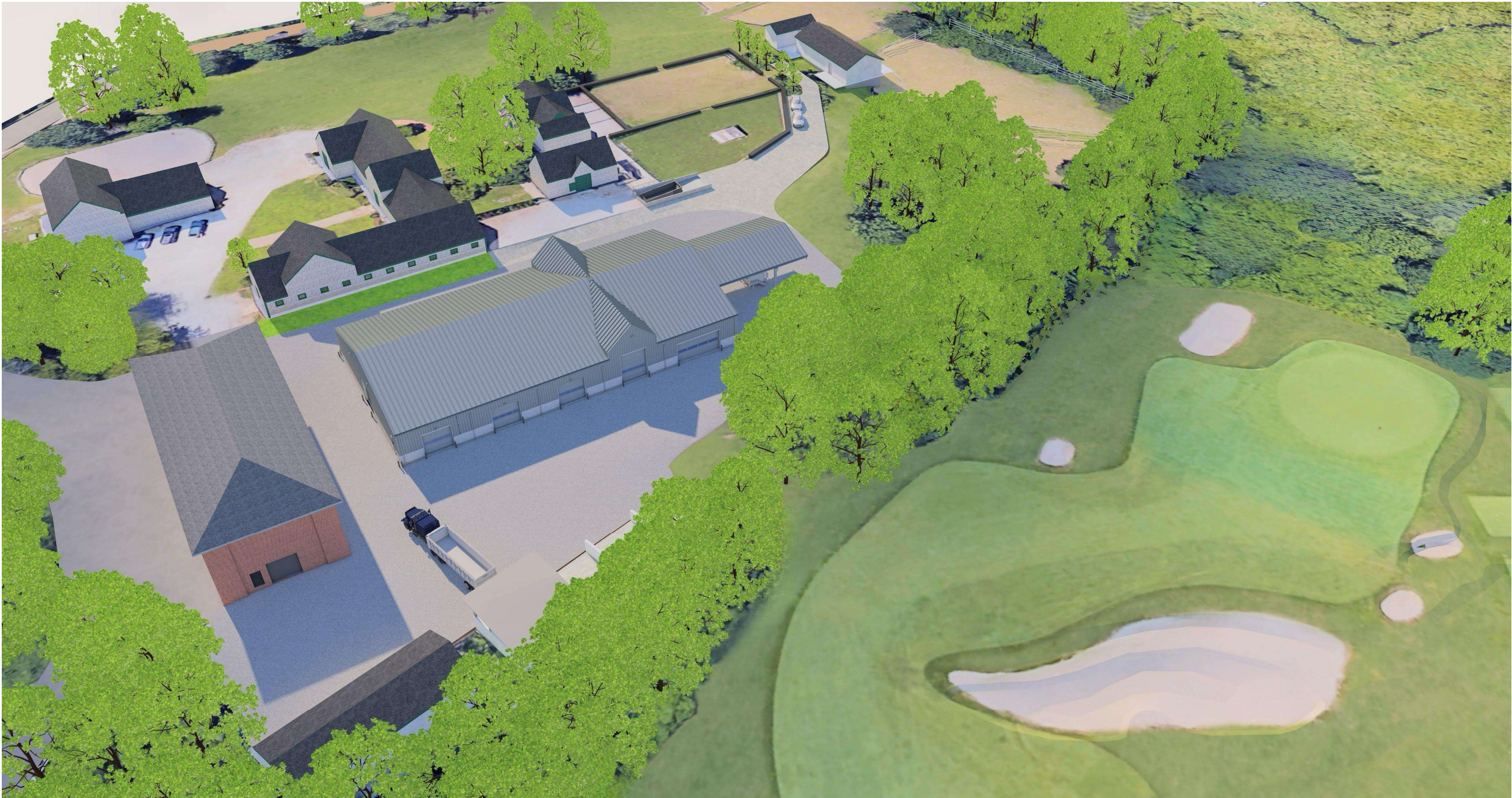


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MAINTENANCE FACILITY**  
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| PERSPECTIVE VIEW |          |          |
|------------------|----------|----------|
| DATE:            | 09/12/25 |          |
| SCALE:           | AS NOTED |          |
| PROJECT:         | MMF-2501 |          |
| REV.#            | DATE     | BULLET.# |
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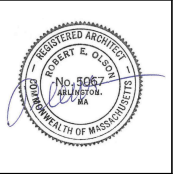
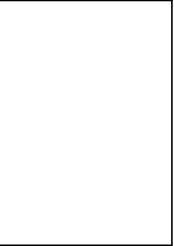
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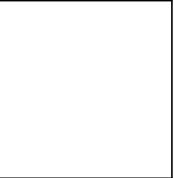


PERSPECTIVE VIEW

MMF BUILDING MASTER PLAN FOR RESERVING AND MAINTENANCE - BUILDING MASTER PLAN FOR RESERVING AND MAINTENANCE - 09/12/25 10:56AM



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| DATE:            | 09/12/25 |          |
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| PROJECT:         | MMF-2501 |          |
| REV.#            | DATE     | BULLET.# |
|                  |          |          |

**V8**