



MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION

ELIOT TOWER
MASONRY & EROSION REPAIRS

P17-3156-C2A
SUMMIT ROAD
MILTON, MASSACHUSETTS
90% CONSTRUCTION DOCUMENTS

MAY 27, 2021

PROJECT TEAM

OWNER:
MASSACHUSETTS DEPARTMENT OF
CONSERVATION AND RECREATION
251 CAUSEWAY STREET
SUITE 700
BOSTON, MA 02114

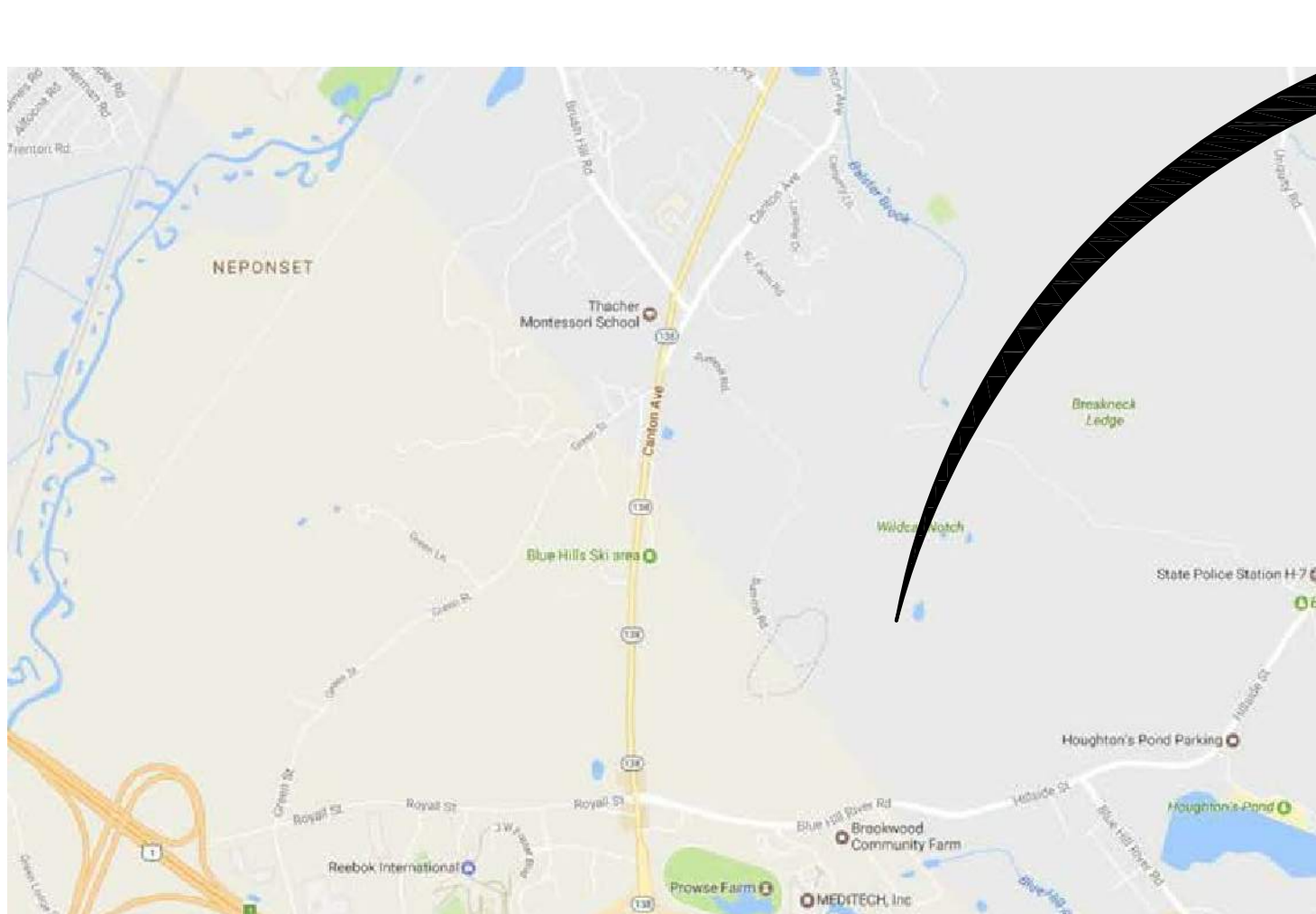
PROJECT MANAGER:
BARBARA FARINA

ARCHITECT:
TUROWSKI2 ARCHITECTURE, INC.
P.O. BOX 1290
313 WAREHAM RD
MARION, MA 02738
P (508) 758-9777

PROJECT MANAGER:
DOUG BLIVEN

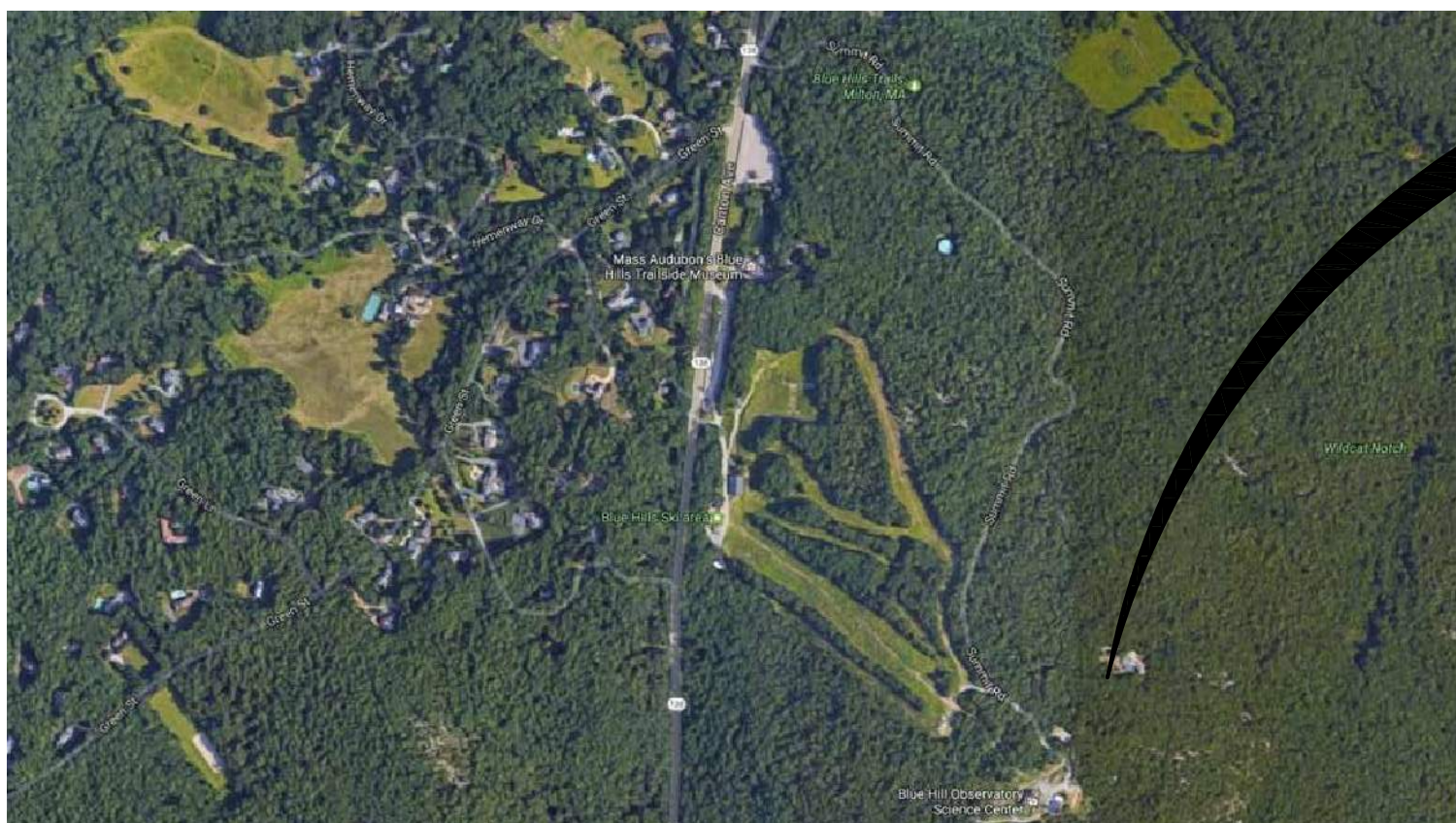
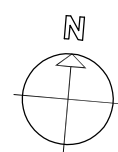
LANDSCAPE ARCHITECT:
DODSON & FLINKER, INC.
463 MAIN STREET
ASHFIELD, MA 01330
P (413) 628-4496

PROJECT MANAGER:
NATE BURGESS



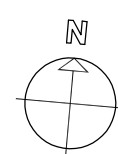
PROJECT SITE

1 LOCUS MAP
N.T.S.



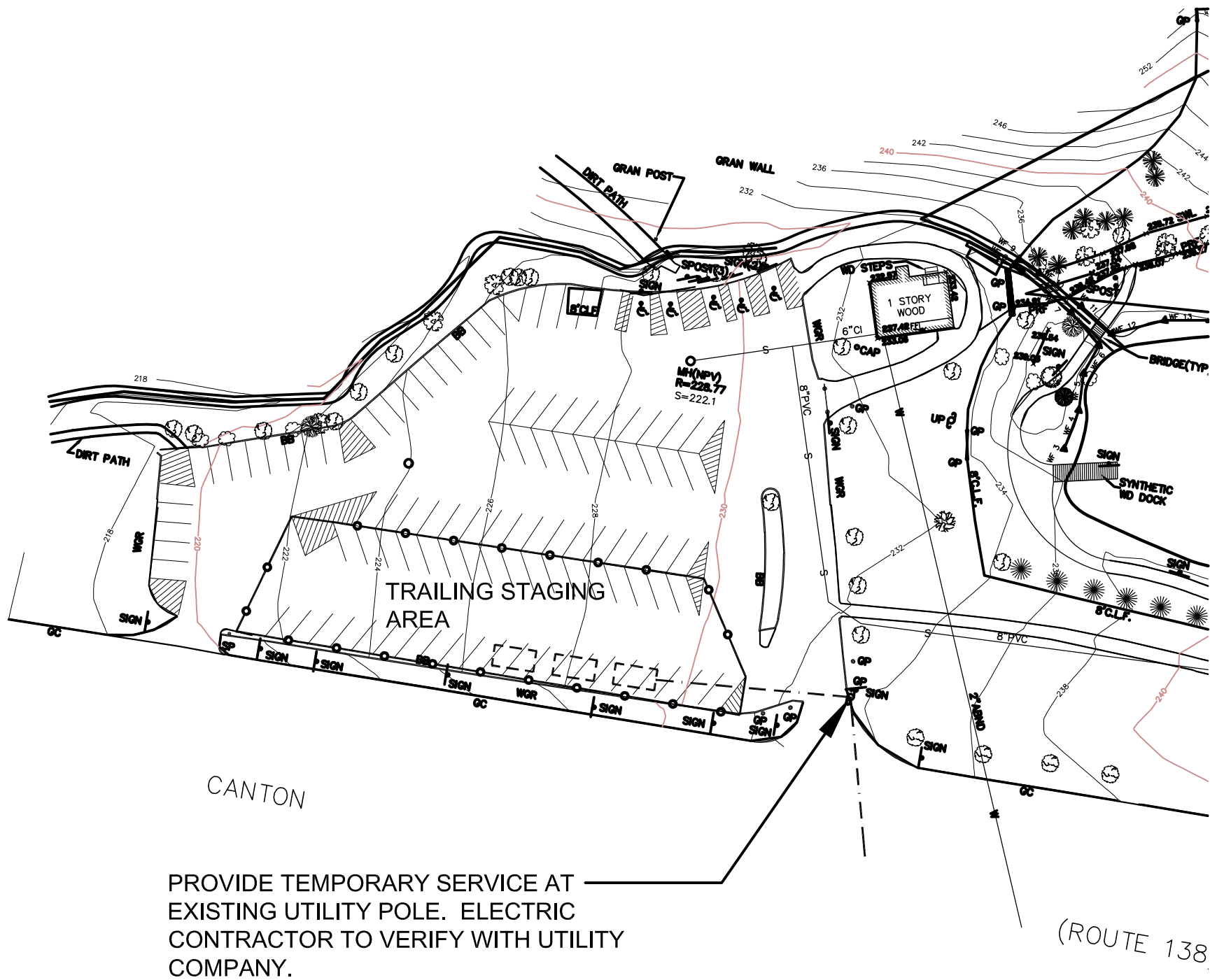
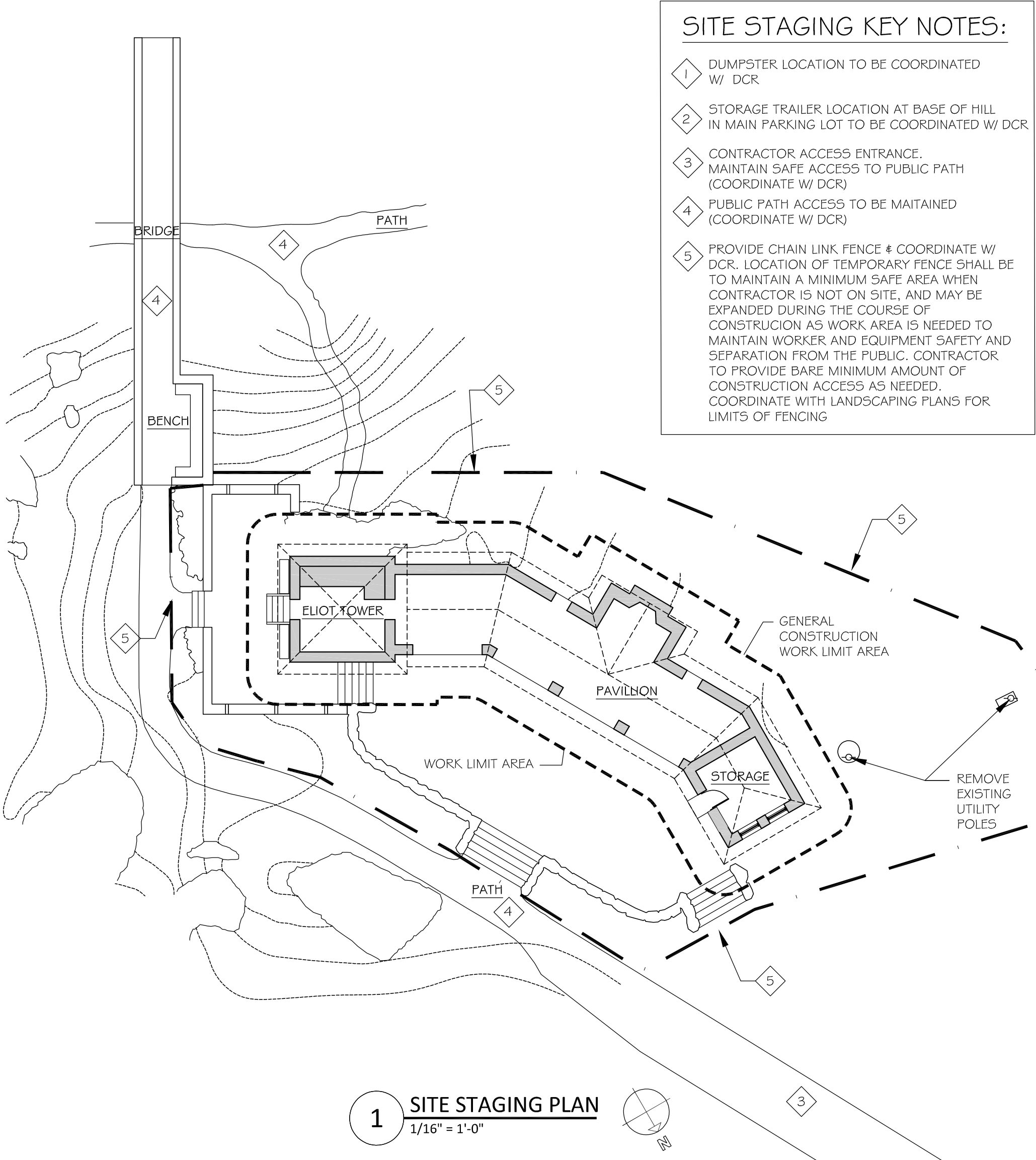
PROJECT SITE

2 AERIAL PHOTO
N.T.S.



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PROVIDE TEMPORARY SERVICE AT EXISTING UTILITY POLE. ELECTRIC CONTRACTOR TO VERIFY WITH UTILITY COMPANY.

GENERAL NOTES

- ALL GENERAL NOTES MAY NOT APPLY TO ALL PROJECTS.
- ALL CLEAR DIMENSIONS ARE TO BE EXACTLY WITHIN $\frac{1}{8}$ " OF FULL HEIGHT AND WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" OR "CLR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.
- ALL DIMENSIONS SHOWN ARE TO FACE OF FINISH, FACE OF STRUCTURE OR CENTERLINE OF WALL UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY FEDERAL, STATE AND LOCAL CODES, BUILDING DEPARTMENT, AND THE BUILDING OWNER.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS.
- THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
- LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS AT ALL TIMES UNLESS OTHERWISE NOTED.
- ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS EXCEPT AS EXPLICITLY SUPERSEDED BY SPECIFIC DETAILS HEREIN.
- PRIOR TO BREAKING GROUND, CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES. WHERE ENCOUNTERED, MAKE ALL NECESSARY ARRANGEMENTS FOR SUPPORT, SHORE-UP, REROUTE, OR UTILITY DISCONNECTIONS AS REQUIRED BY APPLICABLE LOCAL OR PRIVATE UTILITY COMPANIES.
- ALL CONTRACTOR(S) SHALL TAKE CAUTION WHEN WORKING AROUND THE EXISTING UTILITIES AND UNDERGROUND LINES.
- AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY. SAFETY METHODS AND MEANS ARE THE RESPONSIBILITY OF THE CONTRACTOR, THE ARCHITECT AND OWNER ARE NOT RESPONSIBLE FOR THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- THE CONTRACTOR SHALL WARRANT THAT ALL MATERIALS AND WORKMANSHIP ARE IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS AND ALL CHANGES HAVE THE ARCHITECT'S APPROVAL.
- THE CONTRACTOR IS RESPONSIBLE TO COMPARE AND COORDINATE ALL DRAWINGS FOR PROPER FIT AND ATTACHMENT OFF ALL PARTS. DETAILS NOT SHOWN, NOR DETAILED ON DRAWINGS, NOR CALLED FOR IN THESE NOTES SHALL BE CONSTRUCTED TO THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED SPECIFICATIONS OR COMMONLY

CONSTRUCTED IN THE INDUSTRY.

MANUFACTURERS.

- THE CONTRACTOR SHALL EXAMINE ALL CONSTRUCTION DOCUMENTS. SHALL VERIFY CONDITIONS AND DIMENSIONS. CHECK ALL LINES AND LEVELS INDICATED PRIOR TO STARTING WORK. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT FOR CLARIFICATION.
- THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN LOCATIONS AND REQUIREMENTS FOR ANY SPECIAL EQUIPMENT WITH THE SUPPLIER OF SUCH EQUIPMENT.
- EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF THEIR SEPARATE CONTRACTORS SUCH AS WINDOWS, ETC. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND REQUIRED CLEARANCES OF THE EQUIPMENTS.
- NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, RELOCATED, OR OTHERWISE MODIFIED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
- THE CONTRACTOR OF EACH TRADE SHALL KEEP THE PREMISES CLEAN AT ALL TIMES AND SHALL REMOVE ALL RUBBISH AS OFTEN AS REQUIRED FOR THE CONSTRUCTION AND FOR CONVENIENCE OF THE OWNER.
- ALL TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO SUSTAIN ALL CONSTRUCTION LOADS, SOIL PRESSURE, LATERAL AND OTHER LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED.
- ALL WORK SHALL BE PERFORMED IN AN APPROVED WORKMAN-LIKE MANNER.
- ALL LUMBER IN CONTACT WITH CONCRETE, MASONRY, OR STEEL SHALL BE PRESSURE TREATED, U.N.O.
- ALL REVISIONS TO THE DRAWINGS MUST PROCEED THROUGH THE ARCHITECT. OWNER CONTRACTOR REVISIONS MAY BE CONSIDERED INVALID.
- CONTRACTOR TO COORDINATE LARGE SCALE DRAWINGS WITH DIMENSIONS ON SMALL SCALE DRAWINGS.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES TO PROVIDE FUNCTIONAL AND DIMENSIONAL COMPATIBILITY BETWEEN ALL COMPONENTS.
- INSTALL ICE AND WATER BARRIER AS INDICATED. AT A MINIMUM IT SHALL EXTEND AT LEAST 36" IN FROM EDGE AT ALL EAVES, VALLEYS, AND ROOF/WALL INTERSECTIONS.
- REFER TO STRUCTURAL DRAWINGS FOR SIZES OF ALL STRUCTURAL MEMBERS.
- ALL MODEL NAMES AND MANUFACTURERS ARE NOTED TO ESTABLISH LEVEL OF QUALITY, AND BASIS OF DESIGN REQUIREMENTS. SEE SPECIFICATION FOR DETAILED PRODUCT INFORMATION AND LIST OF ALTERNATIVE

ABBREVIATIONS

AB	AIR BARRIER
A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILES
ADJ	ADJACENT/ ADJUST
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPOX	APPROXIMATE
ARCH	ARCHITECT/ ARCHITECTURAL
AR.GYP	ABUSE RESISTANT GYPSUM WALLBOARD
AVB	AIR/ VAPOR BARRIER
B.O.	BOTTOM OF
BLD	BUILDING
BLDG	BUILDING
BLKS	BLOCKING
BM	BEAM
BOT	BOTTOM
BTWN	BETWEEN
CD	CONSTRUCTION DOCUMENTS
CEM	CEMENT/CEMENTITIOUS
CH	CONVECTOR HEATER
CL	CLOSET
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CMU, PTD. #1	CMU, PAINTED FINISH
CMU, PTD. #2	CMU, EPOXY PAINTED
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CP	CARPET
CT	CERAMIC TILE
CTR	CENTER
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DNLM	DROP-THROUGH MAT
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
EL	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
EPDM	RUBBER MEMBRANE
EPO	EMERGENCY POWER OFF SWITCH
EPOXY	EPOXY COATING
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
ETR	EXISTING TO REMAIN
EW	ELECTRIC WATER COOLER
EXG	EXISTING
EXTG, EXG	EXISTING
(E)	EXISTING
F.I.B.O.	FURNISHED AND INSTALLED BY OTHERS

FACP	FIRE ALARM CONTROL PANEL
FD	FLOOR DRAIN
FD	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISH FLOOR ELEVATION
FFE	FURNITURE, FIXTURES, & EQUIPMENT
FG	FIBERGLASS
FIN	FINISH
FLR	FLOOR
FP	FIRE PROTECTION
FR GYP	FIRE RESISTANT GYPSUM WALLBOARD
FRP	FIBERGLASS REINFORCED PANELS
FSB	FILED SUB-BIDDER
FT	FOOT/FEET
FTG	FOOTING
FURN	FURNITURE
GA	GAUGE
GALV	GALVANIZED
GB	GLAZED BLOCK
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALLBOARD
GYP	GYPSUM WALLBOARD w/ PAINTED FINISH
GYP, PTD.	HAZARDOUS MATERIALS
HAZ MAT	HEIGHT
HGT	HOLLOW METAL
HM	HORIZONTAL
HOR	HIGH PERFORMANCE PAINT
HPP	HORSE MATTING
HRMT	HAND SANITIZER DISPENSER
HS	HOLLOW STEEL SECTION
HSS	HEAT, VENTILATION & AIR CONDITIONING (MECHANICAL)
HVAC	INSULATED CONCRETE FORM
ICF	INCLUDING/INCLUDING
INCL	INSULATION
INSUL	INSULATED TEMPERED GLAZING
IT GLAZING	LINOLEUM COMPOSITION TILE
LCT	MACHINE
MACH	MANUFACTURER
MANUF	MAXIMUM
MAX	MEDIUM DENSITY FIBERBOARD
MDF	MATCH EXISTING
ME	MECHANICAL
MECH	MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION
MEP	MINIMUM
MIN	MISCELLANEOUS
MISC	MASONRY OPENING
MO	MOISTURE RESISTANT
MR	MOISTURE RESISTANT GYPSUM WALLBOARD
MR GYP	METAL
MTL	NOT IN CONTRACT
N.I.C.	NOT APPLICABLE
N/A	NOMINAL
NOM	NOT TO SCALE
NTS	ON CENTER
OC	

OFCL	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED (G.C. TO COORDINATE REQUIRED BLOCKING)
OFF	OFFICE
OHD	OVERHEAD DOOR
OPP	OPPOSITE
PD	PAPER TOWEL DISPENSER
P.LAM, PLAM	PLASTIC LAMINATE
POLY	POLYETHYLENE
POLYSO	POLYISOCYANURATE
PT	PRESSURE TREATED
PTD	PAINTED
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
REV	REVISION
RO	ROUGH OPENING
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SL	SHEET LINOLEUM
SLD	CONC. SEALED CONCRETE (STAIN BEFORE SEALING)
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE/ STRUCTURAL
STRUCT, PTD.	OPEN TO STRUCTURE, PAINTED FINISH
SUSP	SUSPEND/SUSPENDED
SWR	SEMI-RECESSED WASTER RECEPTACLE
SV	SHEET VINYL
T GLAZING	TEMPERED GLAZING
T&G	TONGUE & GROOVE
T.O.	TOP OF
TP	TOILET PAPER DISPENSER
TPO	THERMOPLASTIC MEMBRANE
TYP	TYPICAL
UNFIN	UNFINISHED
UNO	UNLESS OTHERWISE NOTED
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WITH
W/O	WITHOUT
WAP	WIRELESS ACCESS POINT
WD	WOOD
WF	WIDE FLANGE
WM	WALK-OFF MAT
WP	WALL PHONE
XPS	EXTRUDED POLYSTYRENE

DESIGN CRITERIA

- ALL WORK SHALL ADHERE TO THE REGULATIONS SET FORTH WITHIN THE BUILDING CODE OF MASSACHUSETTS:
 - MASSACHUSETTS BUILDING CODE 780 CMR (8TH EDITION)
 - INTERNATIONAL BUILDING CODE (IBC) 2009 WITH MASSACHUSETTS AMENDMENTS
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2009
- EXISTING BUILDING CONSTRUCTION CLASSIFICATION:3B
- ROOF FIRE CLASSIFICATION (IBC 1505): CLASS C MIN.
- BUILDING OCCUPANCY: CATEGORY I (LOW HAZARD)
- EXPOSURE CATEGORY: D
- LATERAL WIND LOADS:
 - BASIC WIND SPEED (3 SECOND GUST): 105 MPH
 - IMPORTANCE FACTOR (IW): 0.77
 - INTERNAL PRESSURE COEFF. (GCPI): N/A
 - WIND VELOCITY PRESSURE (P): 29.5 PSF
- GROUND SNOW LOAD (Ps): 45 PSF

MATERIAL HATCHES

	WOOD
	PVC
	ACOUSTICAL
	GWB
	PLYWOOD
	FIBER CEMENT
	CONCRETE
	SPRAY FOAM INSULATION
	CELLULOSE INSULATION
	RIGID INSULATION
	BATT INSUL.
	TILE
	METAL
	BLOCKING
	CONTINUOUS BLOCKING
	EARTH
	GLASS

SYMBOLS

	WINDOW TAG
	ROOM NUMBER
	DOOR TAG
	EQUIPMENT TAG
	WALL TYPE
	DEMOLITION NOTE
	REVISION NOTE
	KEY NOTE
	GRIDLINE MARK
	INTERIOR ELEVATION CALL-OUT
	ELEVATION CALL-OUT
	SECTION CALL-OUT
	DETAIL CALL-OUT

NOTE: APPLIES TO ARCHITECTURAL DRAWINGS ONLY. POSSIBLE OVERLAP OF HATCHES, SYMBOLS, AND ABBREVIATIONS WITH CONSULTANTS



Turowski2 Architecture

P.O. Box 1290
313 Wareham Road
Marion, MA 02738

508.758.9777 phone
508.748.2444 fax
www.t2architecture.com

CONSULTANT:

STAMP:

REVISIONS

NO.

DATE

ELIOT TOWER
MASONRY & EROSION REPAIRS
BLUE HILL RESERVATION
MILTON, MA
P17-3156-C2A



TITLE:
ABBREVIATIONS,
GENERAL
NOTES,
SYMBOLS

JOB NUMBER:

17-08

DRAWN BY:

DB

CHECKED BY:

PT

DATE:

90% CD
MAY 27, 2021

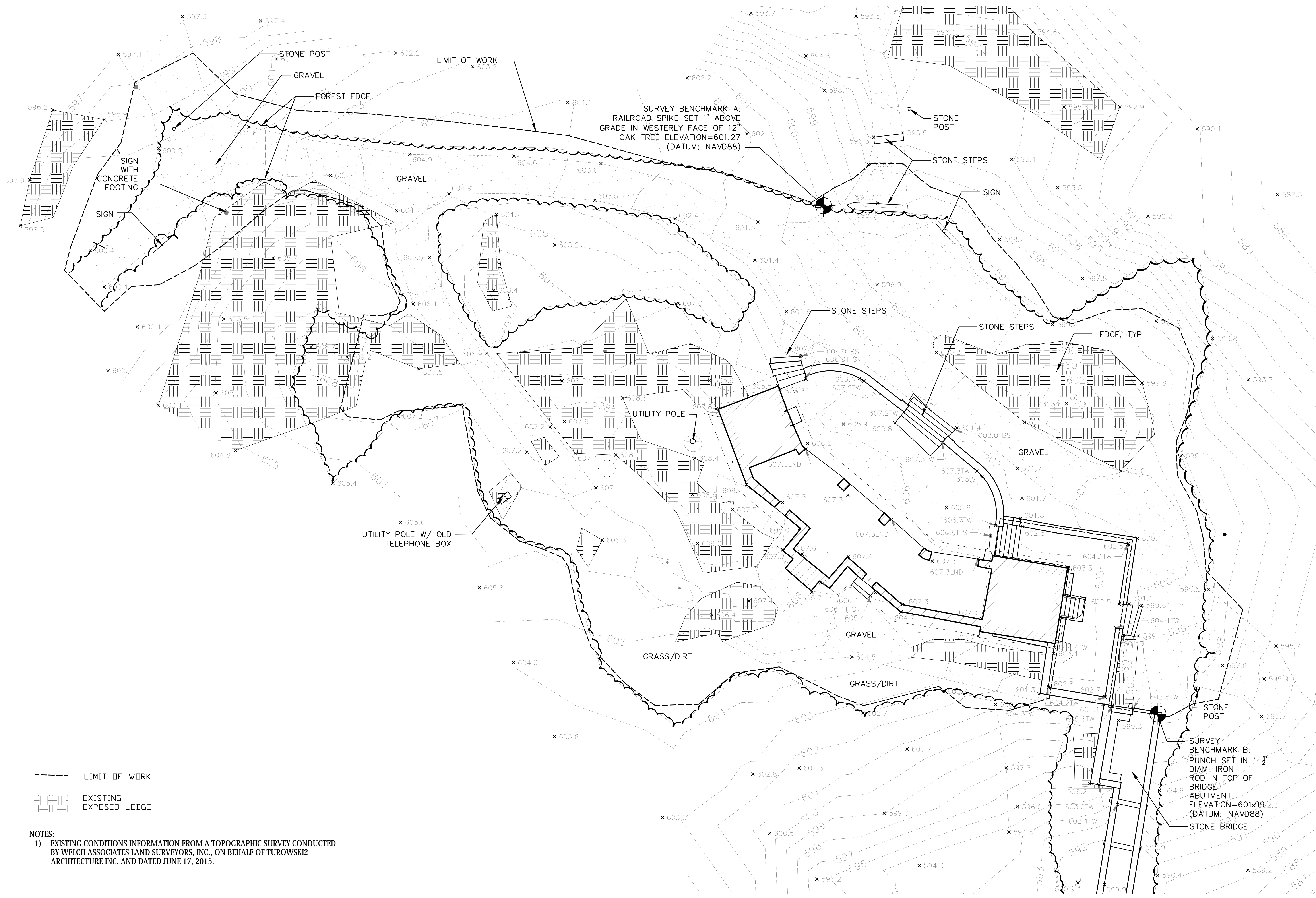
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G-1.0

Acc. No.



--- LIMIT OF WORK

EXISTING LEDGE

EXPOSED LEDGE

NOTES:

1) EXISTING CONDITIONS INFORMATION FROM A TOPOGRAPHIC SURVEY CONDUCTED BY WELCH ASSOCIATES LAND SURVEYORS, INC., ON BEHALF OF TUROWSKI2 ARCHITECTURE INC. AND DATED JUNE 17, 2015.



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Landscape Architecture and Planning

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ELIOT TOWER
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BLUE HILLS RESERVATION
MILTON, MA
P17-3156-D2A



TITLE:
EXISTING CONDITIONS

100% CD

JOB NUMBER:
17-08

DRAWN BY:
NB, DS, AG

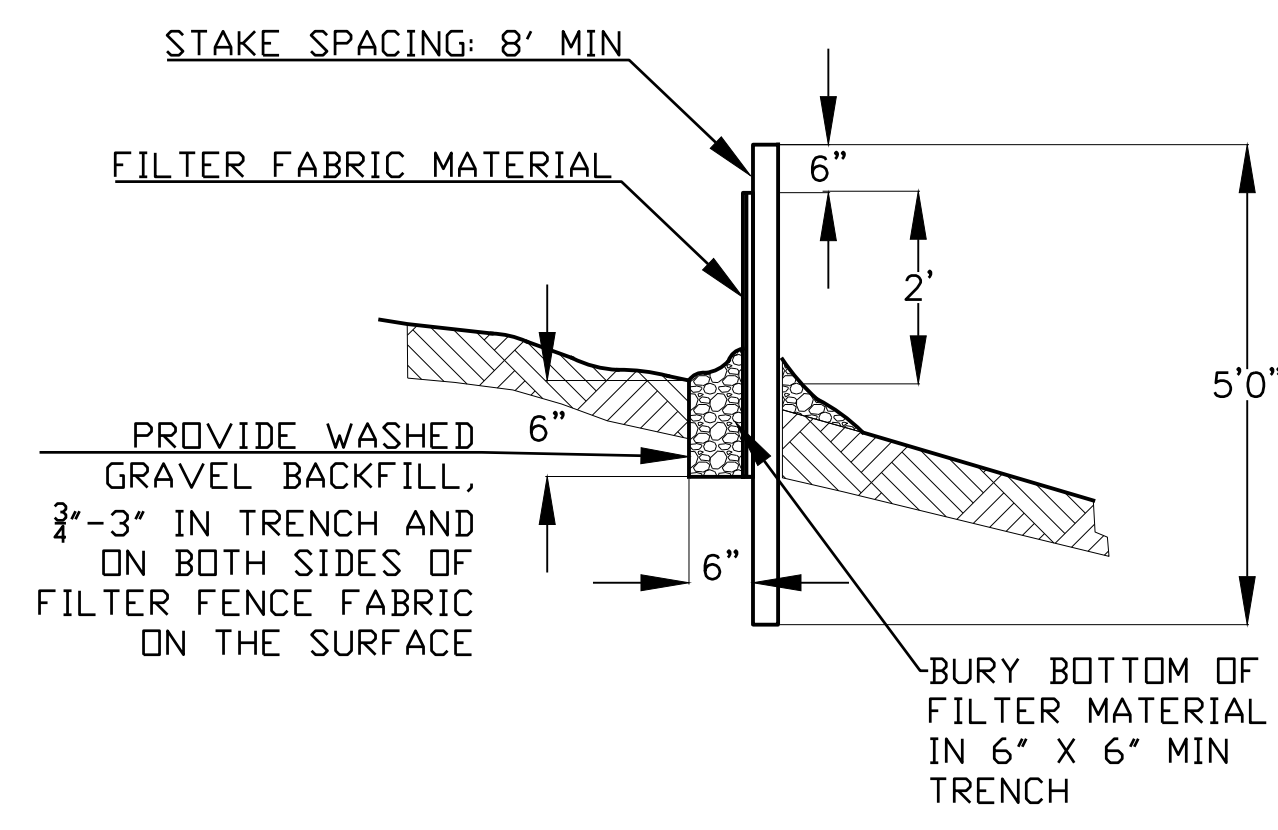
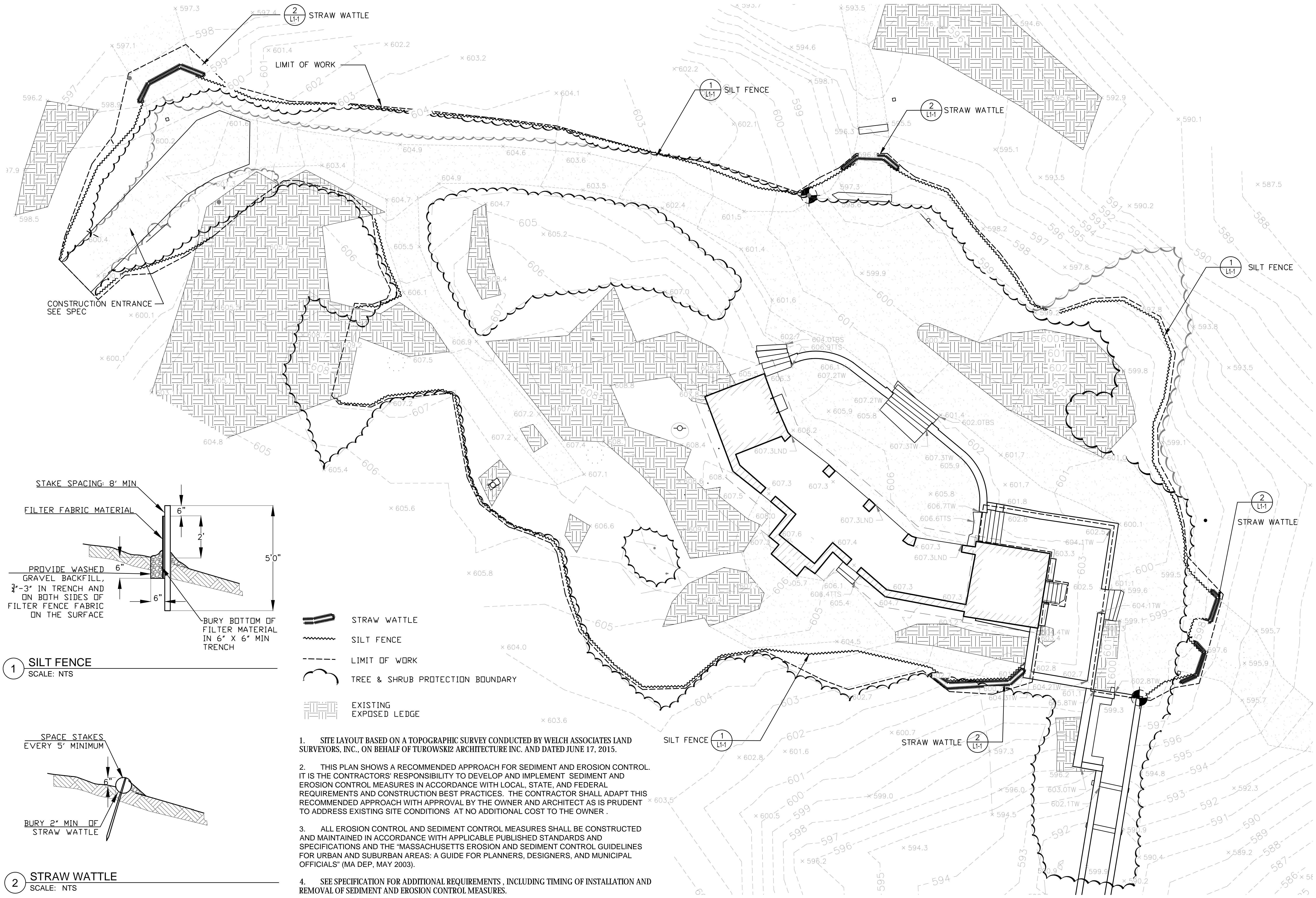
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MAY 03, 2021

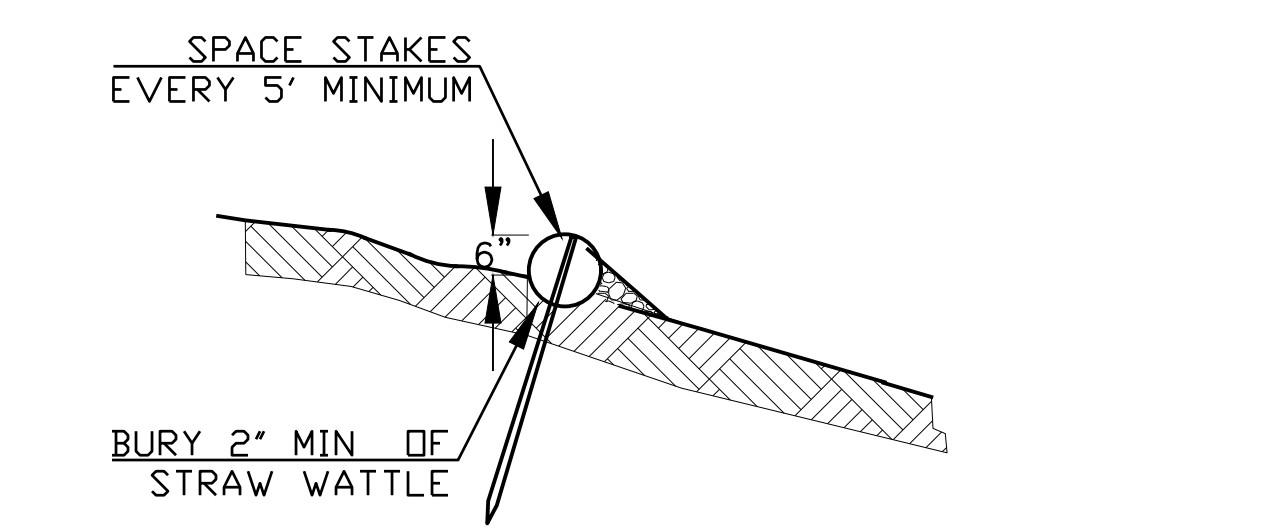
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L1-0

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1 SILT FENCE
SCALE: NTS



2 STRAW WATTLE
SCALE: NTS

- STRAW WATTLE
- SILT FENCE
- LIMIT OF WORK
- TREE & SHRUB PROTECTION BOUNDARY
- EXISTING EXPOSED LEDGE

- SITE LAYOUT BASED ON A TOPOGRAPHIC SURVEY CONDUCTED BY WELCH ASSOCIATES LAND SURVEYORS, INC., ON BEHALF OF TUROWSKI2 ARCHITECTURE INC. AND DATED JUNE 17, 2015.
- THIS PLAN SHOWS A RECOMMENDED APPROACH FOR SEDIMENT AND EROSION CONTROL. IT IS THE CONTRACTORS' RESPONSIBILITY TO DEVELOP AND IMPLEMENT SEDIMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS AND CONSTRUCTION BEST PRACTICES. THE CONTRACTOR SHALL ADAPT THIS RECOMMENDED APPROACH WITH APPROVAL BY THE OWNER AND ARCHITECT AS IS PRUDENT TO ADDRESS EXISTING SITE CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- ALL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS AND SPECIFICATIONS AND THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS: A GUIDE FOR PLANNERS, DESIGNERS, AND MUNICIPAL OFFICIALS" (MA DEP, MAY 2003).
- SEE SPECIFICATION FOR ADDITIONAL REQUIREMENTS, INCLUDING TIMING OF INSTALLATION AND REMOVAL OF SEDIMENT AND EROSION CONTROL MEASURES.




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-----	------

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MILTON, MA
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dc
Massachusetts

TITLE:
TEMPORARY
SEDIMENTATION &
EROSION CONTROL
100% CD

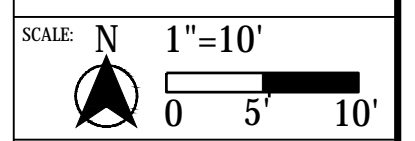
JOB NUMBER:
17-08

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NB, DS, AG

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PF

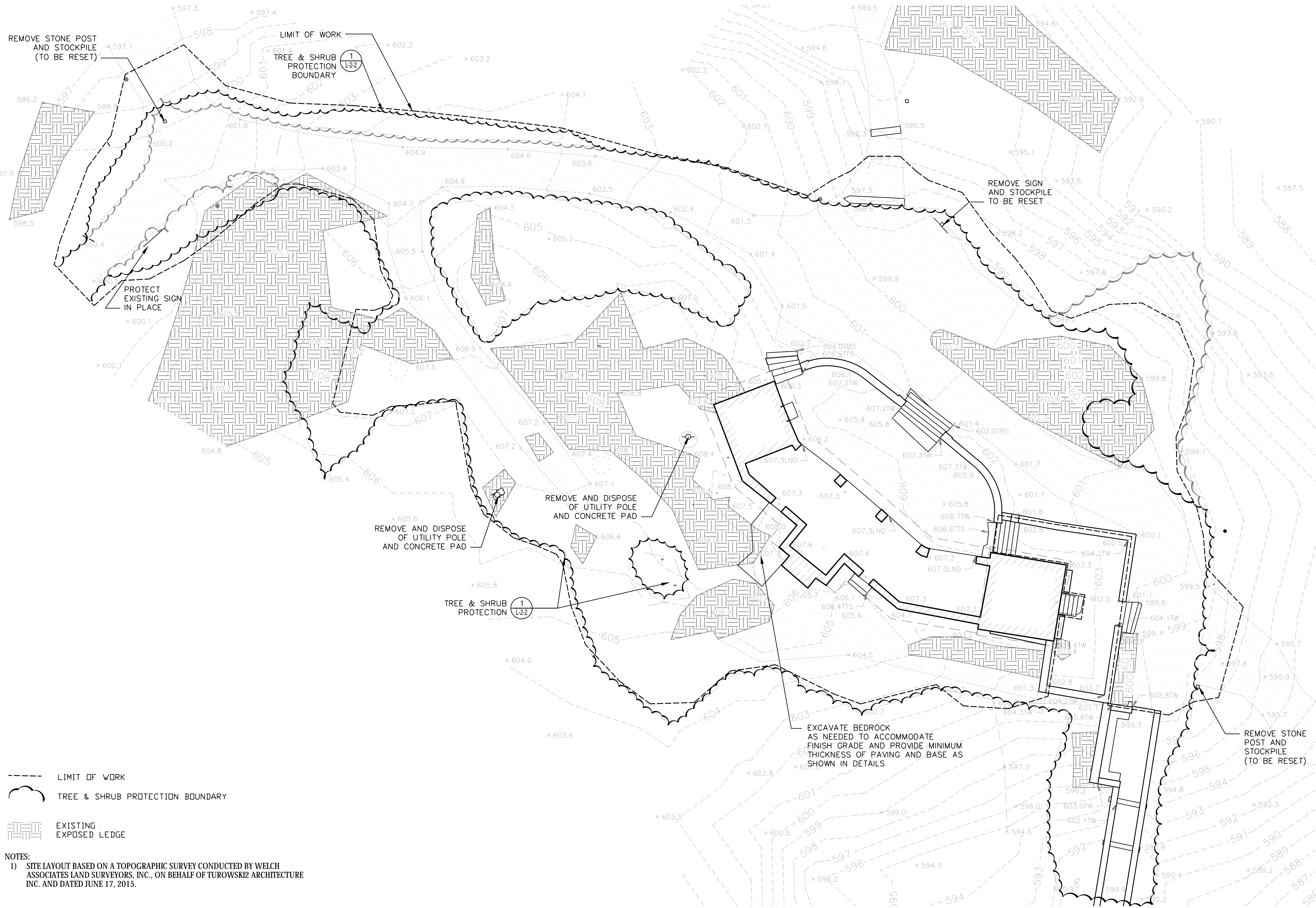
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MAY 03, 2021

SCALE: 1"=10'



SHEET NO:
L1-1

Acc. No.



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P.O. Box 1290
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Marion, MA 02738

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ELIOT TOWER
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BLUE HILLS RESERVATION
MILTON, MA
P17-3156-D2A



TITLE:
**DEMOLITION &
TREE / SHRUB
PROTECTION**
100% CD

JOB NUMBER:
17-08

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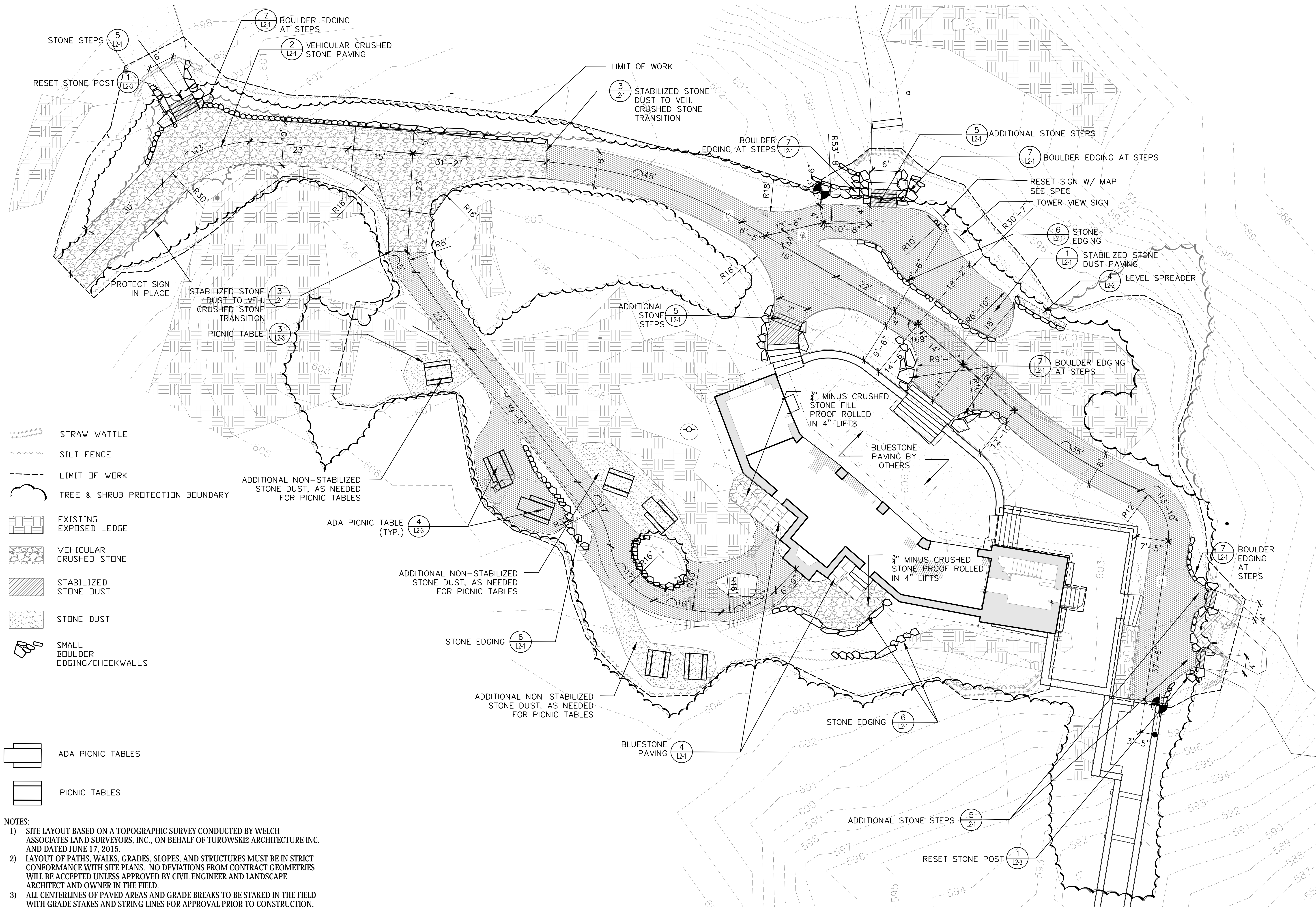
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DATE:
MAY 03, 2021

SCALE: N 1"=10'
0 5' 10'

SHEET NO:
L1-2

Acc. No.



- STRAW WATTLE
- SILT FENCE
- LIMIT OF WORK
- TREE & SHRUB PROTECTION BOUNDARY
- EXISTING EXPOSED LEDGE
- VEHICULAR CRUSHED STONE
- STABILIZED STONE DUST
- STONE DUST
- SMALL BOULDER EDGING/CHEEKWALLS

- ADA PICNIC TABLES
- PICNIC TABLES

NOTES:

- 1) SITE LAYOUT BASED ON A TOPOGRAPHIC SURVEY CONDUCTED BY WELCH ASSOCIATES LAND SURVEYORS, INC., ON BEHALF OF TUROWSKI2 ARCHITECTURE INC. AND DATED JUNE 17, 2015.
- 2) LAYOUT OF PATHS, WALKS, GRADES, SLOPES, AND STRUCTURES MUST BE IN STRICT CONFORMANCE WITH SITE PLANS. NO DEVIATIONS FROM CONTRACT GEOMETRIES WILL BE ACCEPTED UNLESS APPROVED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT AND OWNER IN THE FIELD.
- 3) ALL CENTERLINES OF PAVED AREAS AND GRADE BREAKS TO BE STAKED IN THE FIELD WITH GRADE STAKES AND STRING LINES FOR APPROVAL PRIOR TO CONSTRUCTION.



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STAMP:	
REVISIONS	
NO.	DATE

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TITLE:
LAYOUT & MATERIALS

100% CD

JOB NUMBER:
17-08

DRAWN BY:
NB, DS, AG

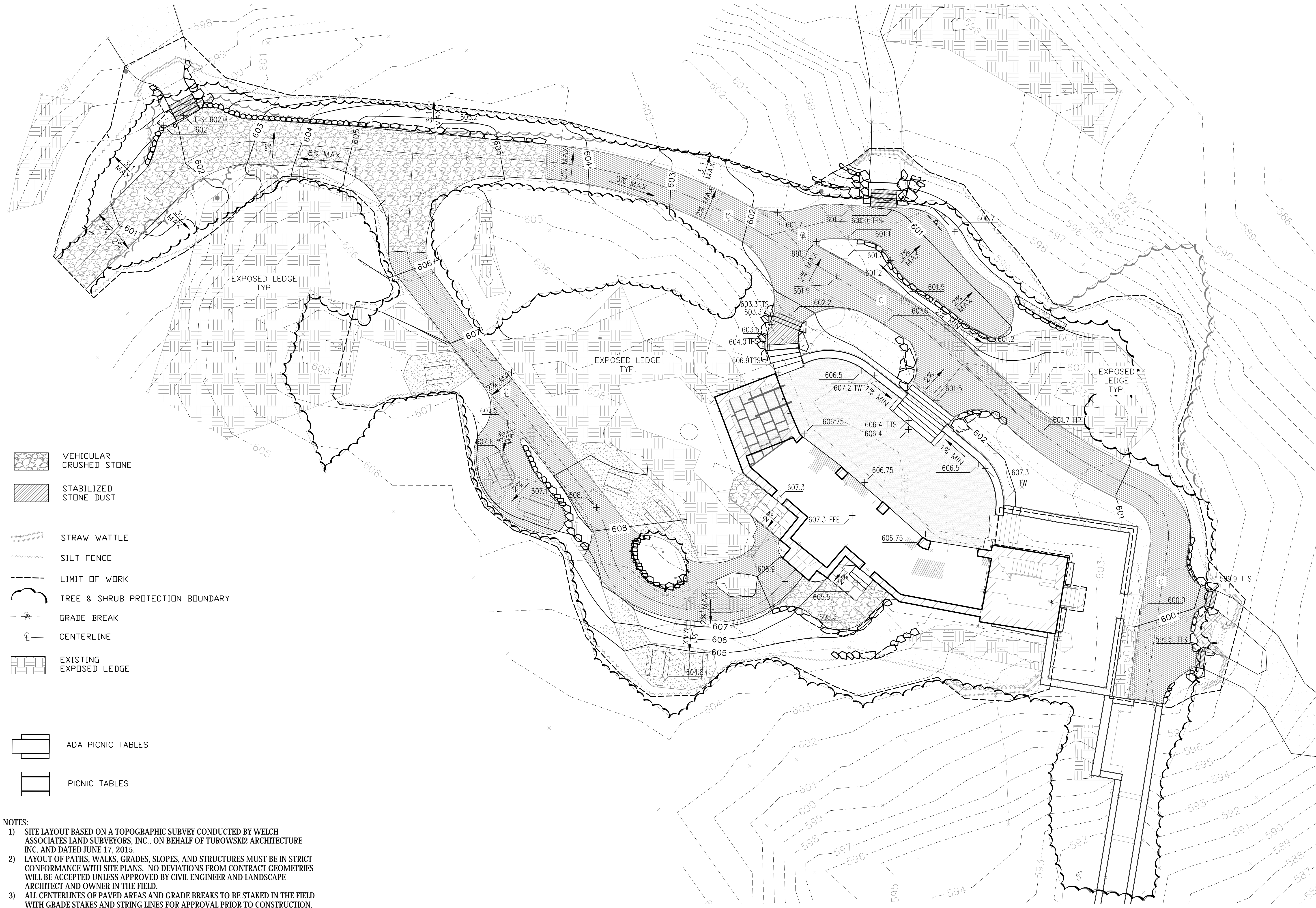
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SCALE: N 1"=10'
0 5' 10'


SHEET NO:
L1-3

Acc. No.



NOTES:

- 1) SITE LAYOUT BASED ON A TOPOGRAPHIC SURVEY CONDUCTED BY WELCH ASSOCIATES LAND SURVEYORS, INC., ON BEHALF OF TUROWSKI2 ARCHITECTURE INC. AND DATED JUNE 17, 2015.
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- 3) ALL CENTERLINES OF PAVED AREAS AND GRADE BREAKS TO BE STAKED IN THE FIELD WITH GRADE STAKES AND STRING LINES FOR APPROVAL PRIOR TO CONSTRUCTION.



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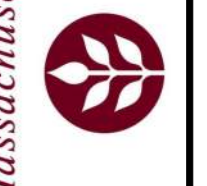
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MASONRY & EROSION REPAIRS
BLUE HILLS RESERVATION
MILTON, MA
P17-3156-D2A

dcr
Massachusetts



TITLE:
GRADING & DRAINAGE

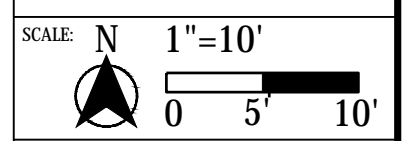
100% CD

JOB NUMBER:
17-08

DRAWN BY:
NB, DS, AG

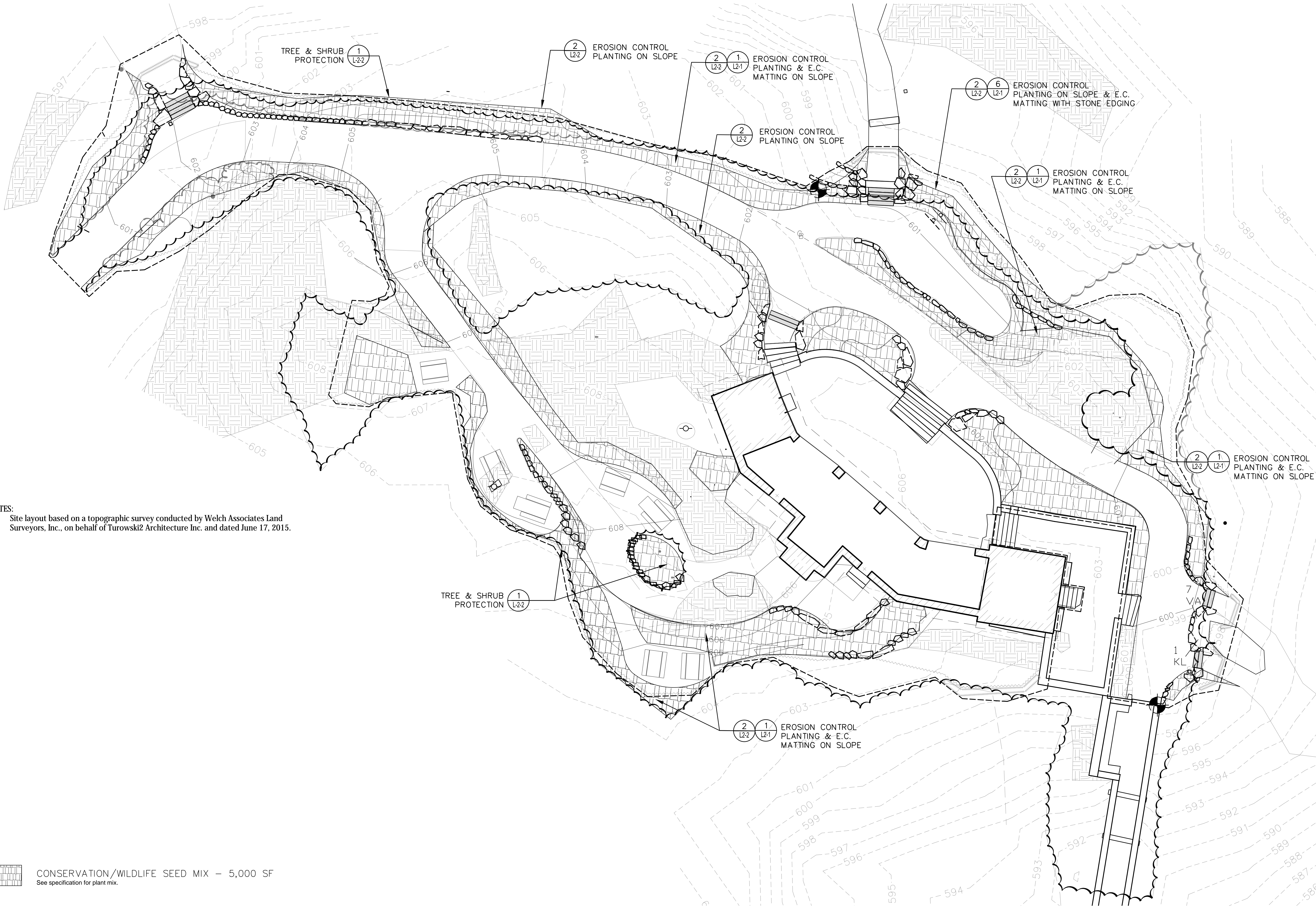
CHECKED BY:
PF

DATE:
MAY 03, 2021

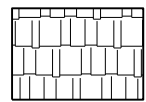
SCALE:  1"=10'
0 5' 10'

SHEET NO:
L1-4

Acc. No.



NOTES:
1) Site layout based on a topographic survey conducted by Welch Associates Land Surveyors, Inc., on behalf of Turowski2 Architecture Inc. and dated June 17, 2015.



CONSERVATION/WILDLIFE SEED MIX - 5,000 SF
See specification for plant mix.



Turowski2 Architecture
P.O. Box 1290
313 Wareham Road
Marion, MA 02738

508.758.9777 phone
508.748.2444 fax
www.t2architecture.com

CONSULTANT:
DODSON & FLINKER
Landscape Architecture and Planning

STAMP:

REVISIONS

NO. DATE

**ELIOT TOWER
MASONRY & EROSION REPAIRS**
BLUE HILLS RESERVATION
MILTON, MA
P17-3156-D2A



TITLE:
PLANTING PLAN

100% CD

JOB NUMBER:
17-08

DRAWN BY:
NB, DS, AG

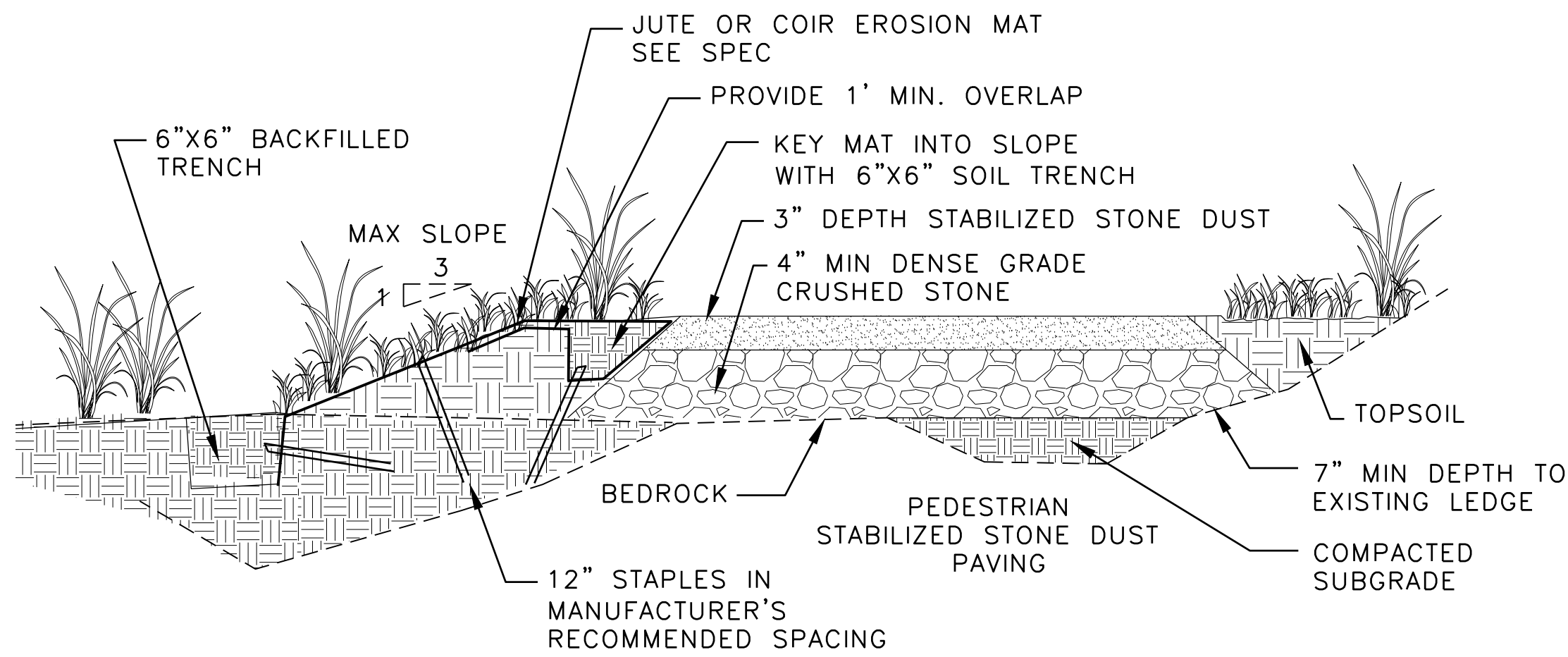
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DATE:
MAY 03, 2021

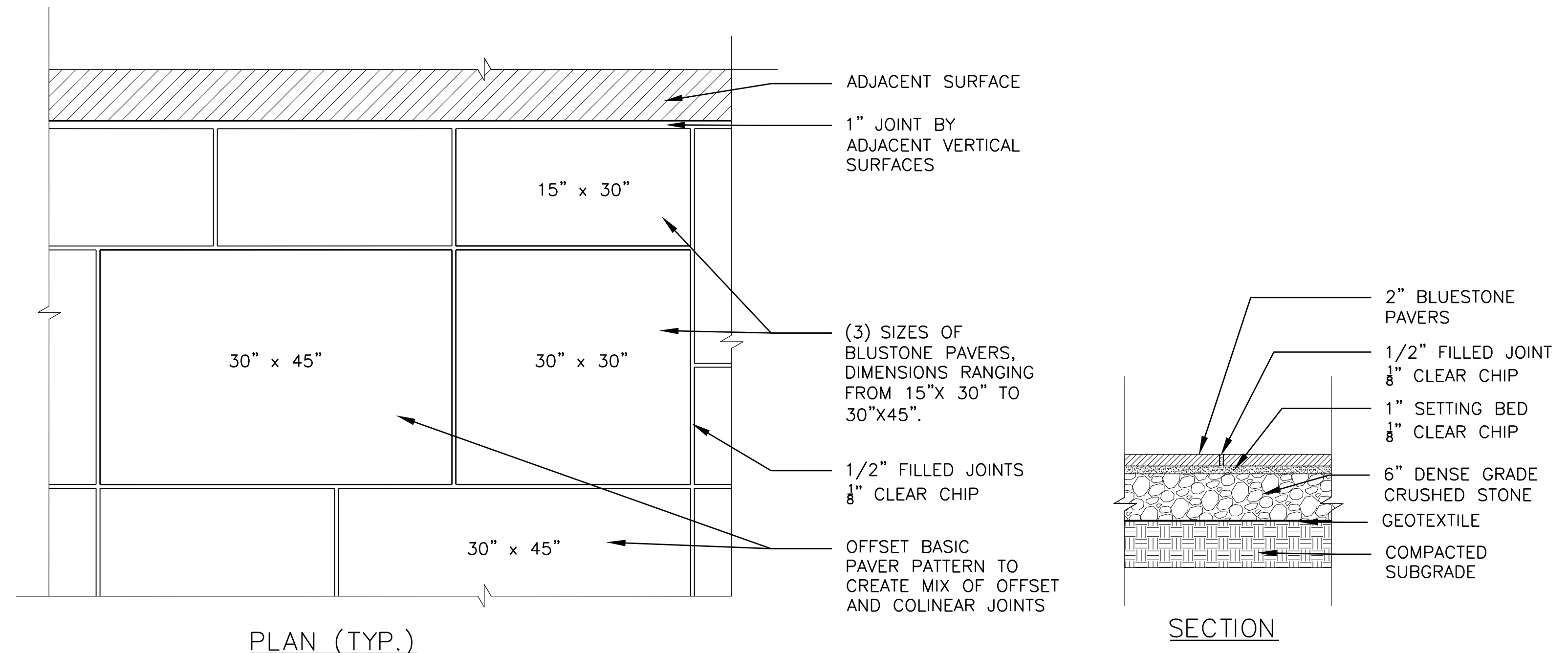
SCALE: N 1"=10'
0 5' 10'

SHEET NO:
L1-5

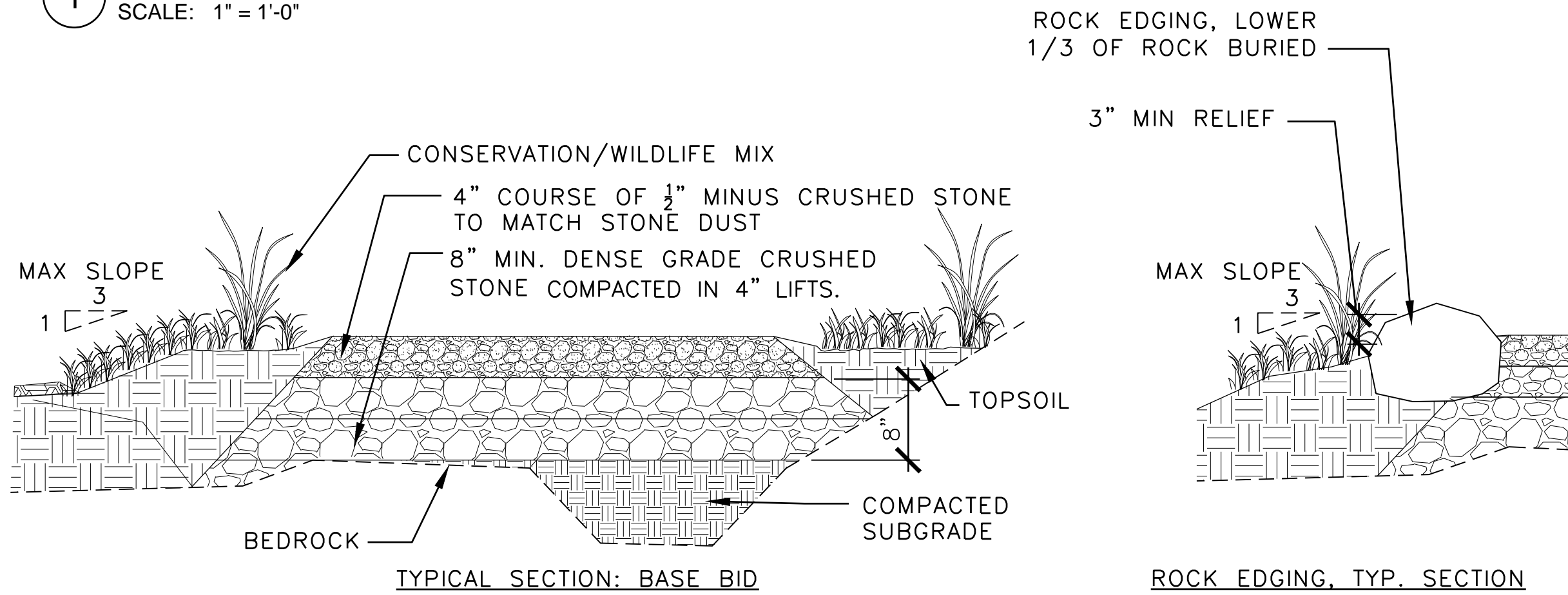
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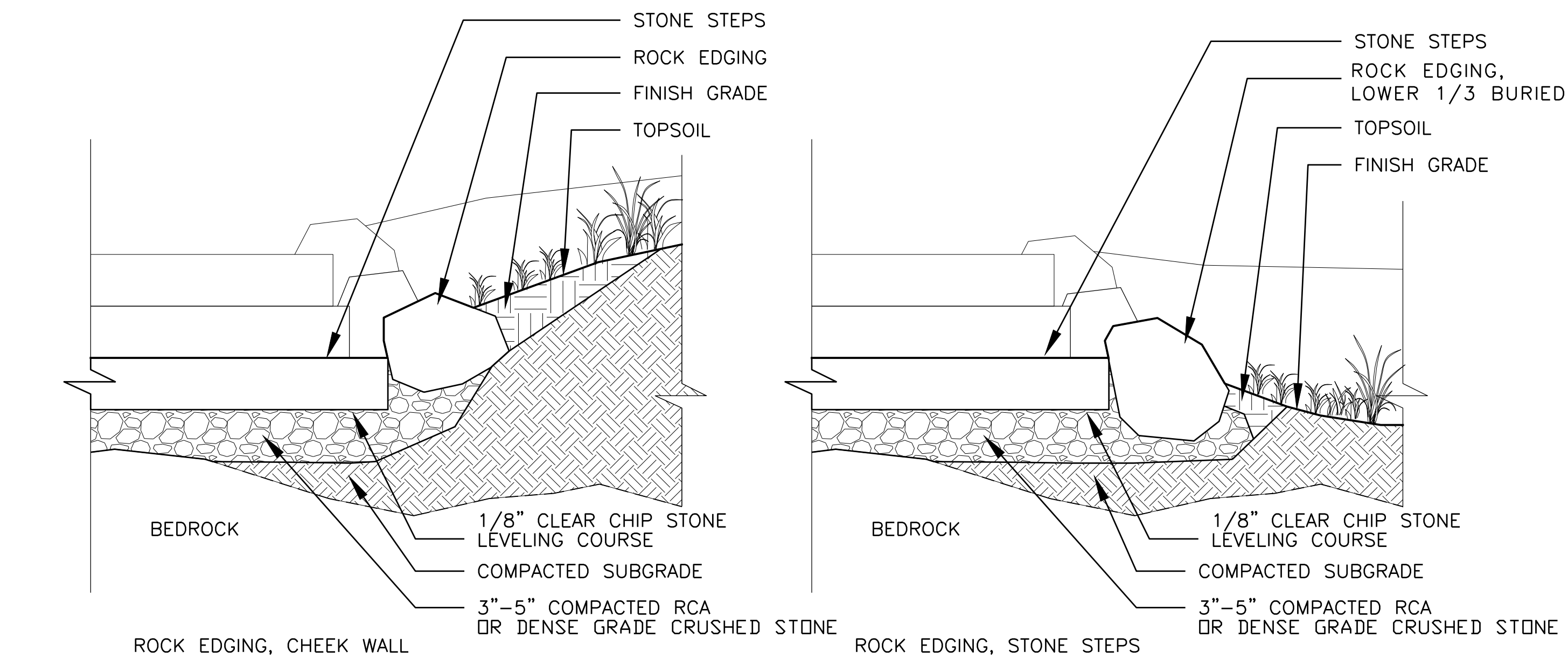
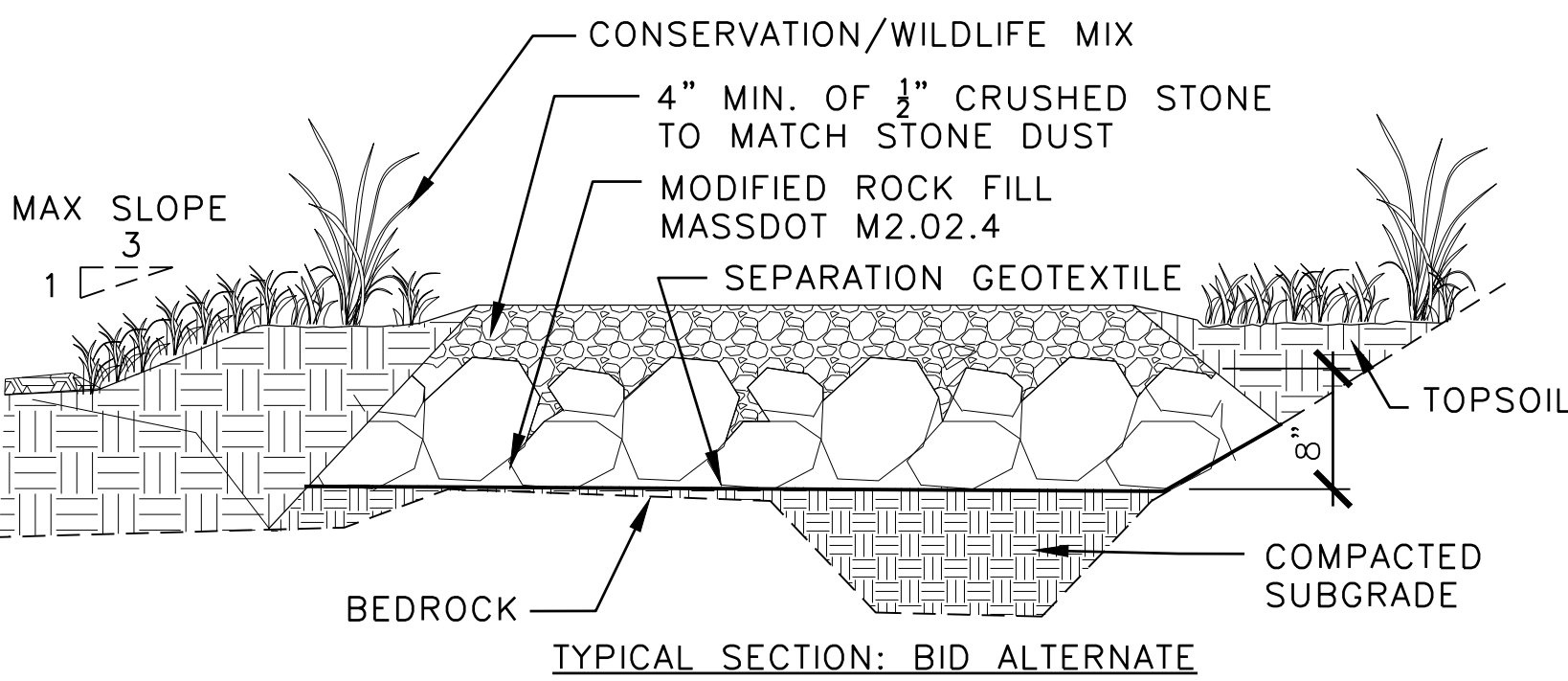
- NOTES:
1. STABILIZED PATHWAY AGGREGATE SHALL BE PRE-WET.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. COMPACTED PATH SURFACE SHOULD BE 0.5" MIN. ABOVE ADJACENT FINISH GRADE



4 BLUESTONE PAVERS (3) SIZE REPEATING PATTERN
SCALE: 1" = 1'-0"

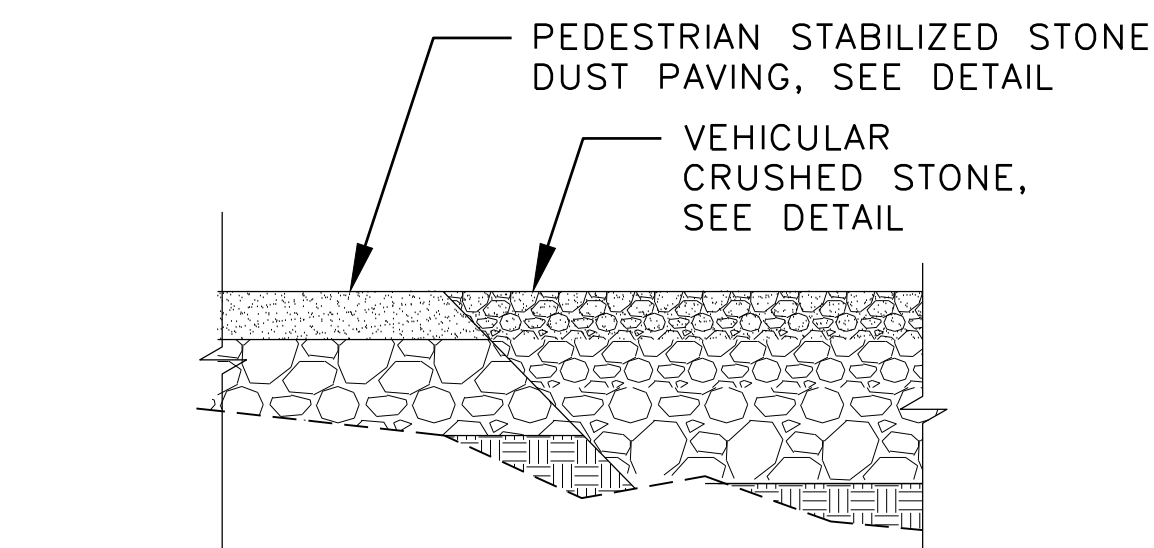


5 STONE STEP FOR TRAIL ENTRANCES, TYP.
SCALE: 1/2" = 1'-0"

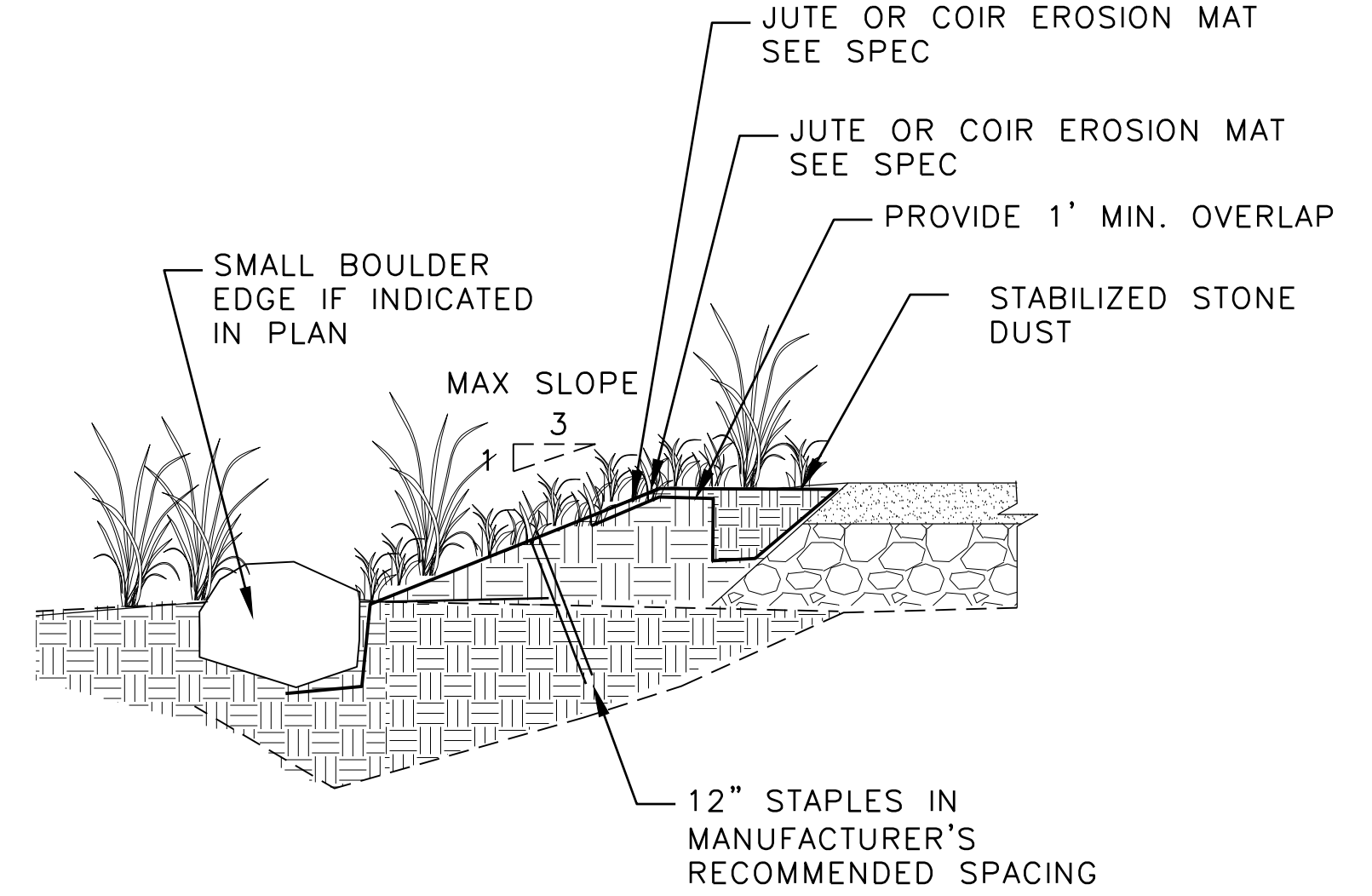
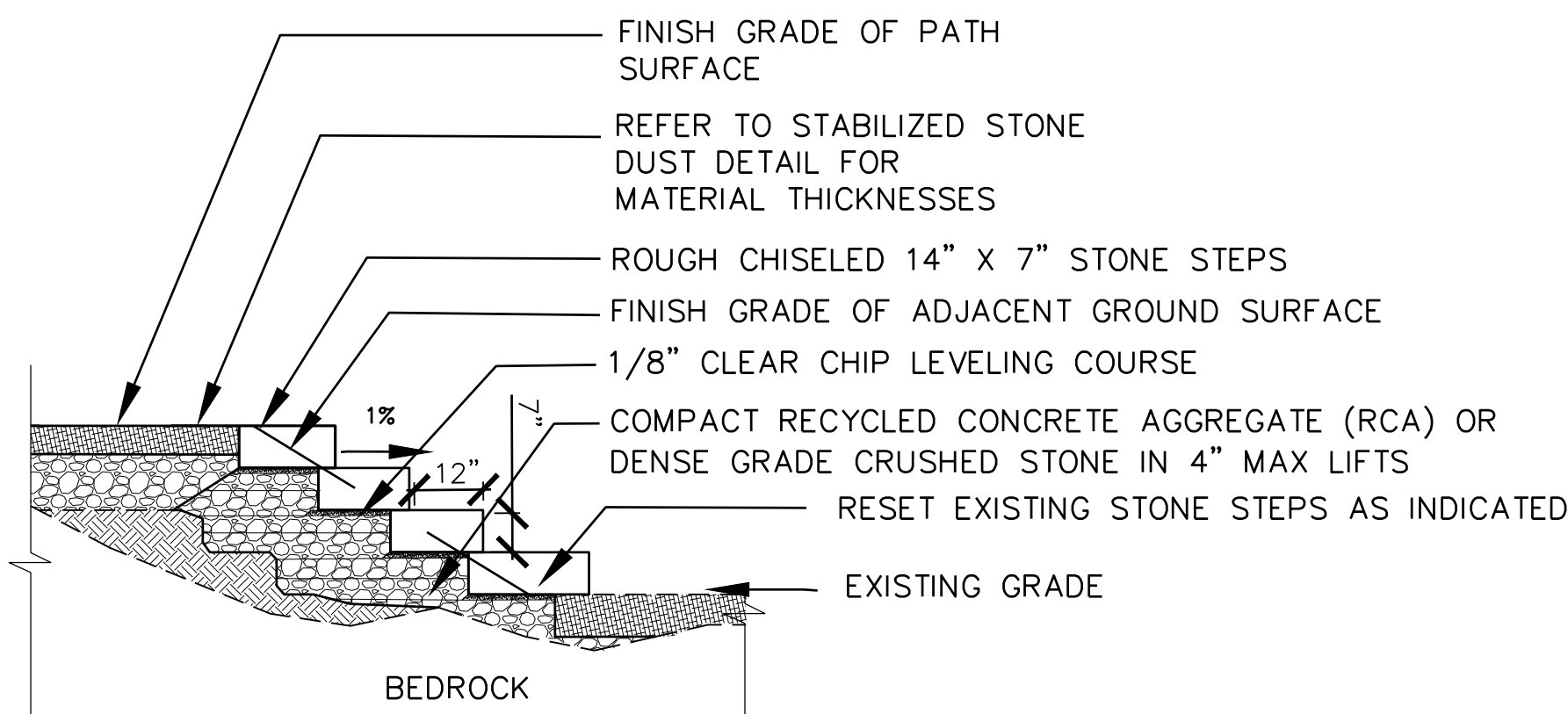


7 BOULDER EDGING AT STEPS
SCALE: 1" = 1'-0"

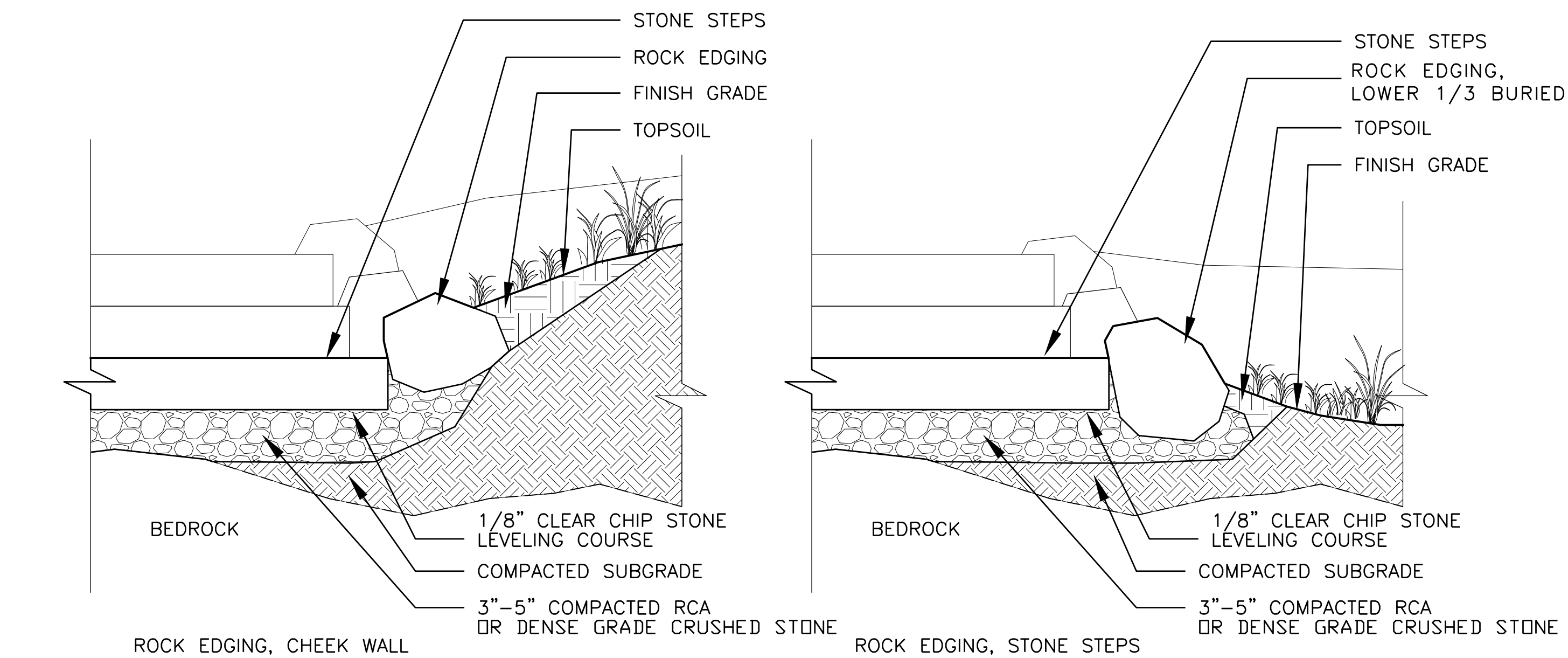
2 VEHICULAR CRUSHED STONE PAVING, TYP.
SCALE: 1" = 1'-0"



3 STAB. STONE DUST TO VEH. CRUSHED STONE TRANSITION, TYP.
SCALE: 1" = 1'-0"



6 STONE EDGING, TYP.
SCALE: 1" = 1'-0"



7 BOULDER EDGING AT STEPS
SCALE: 1" = 1'-0"



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NO.

DATE

ELIOT TOWER
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BLUE HILLS RESERVATION
MILTON, MA
P17-3156-D2A



TITLE:
LANDSCAPE
DETAILS

100% CD

JOB NUMBER:
17-08

DRAWN BY:
NB, DS, AG

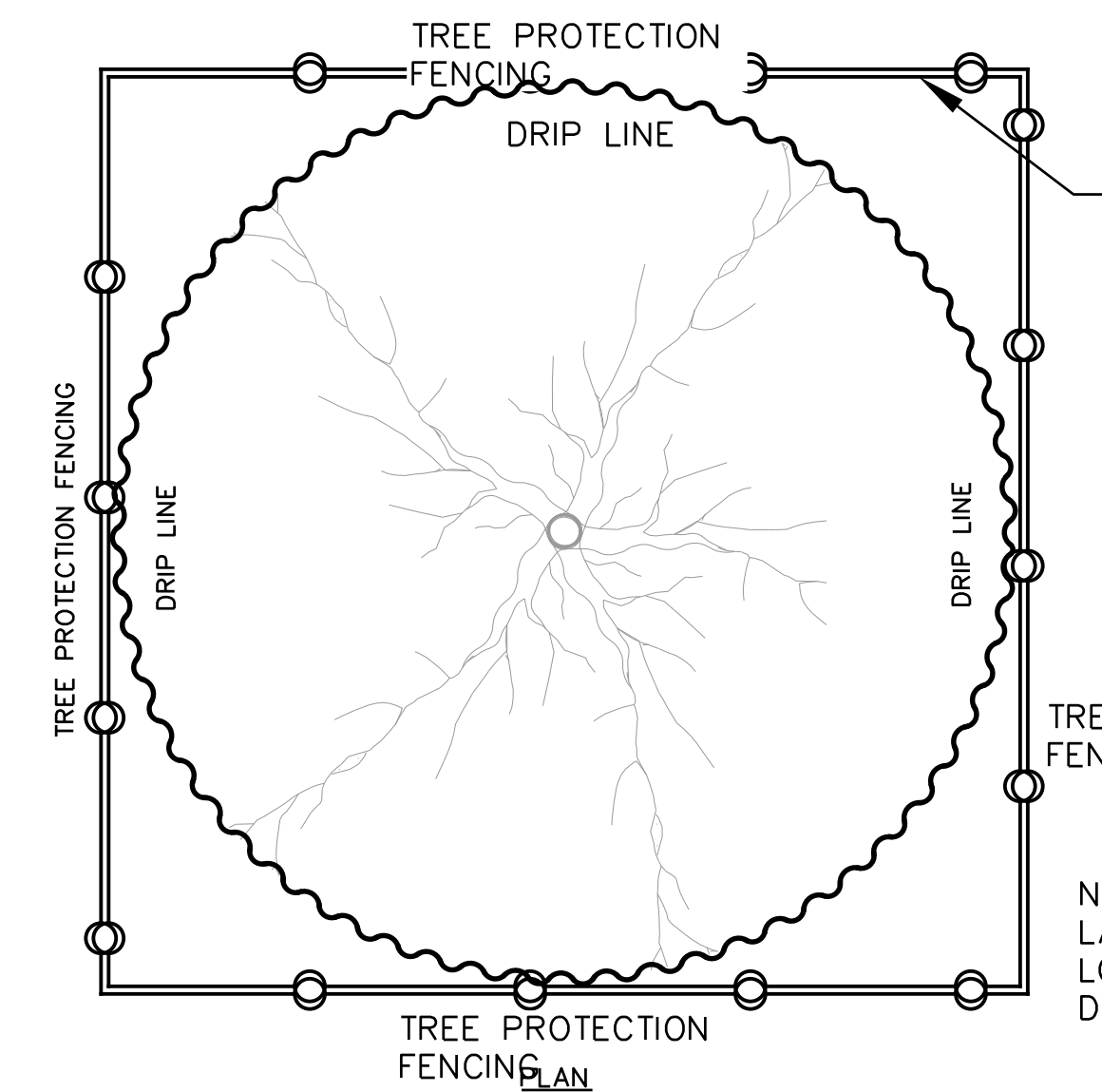
CHECKED BY:
PF

DATE:
MAY 03, 2021

SCALE: AS NOTED
0 1'

SHEET NO:
L2-1

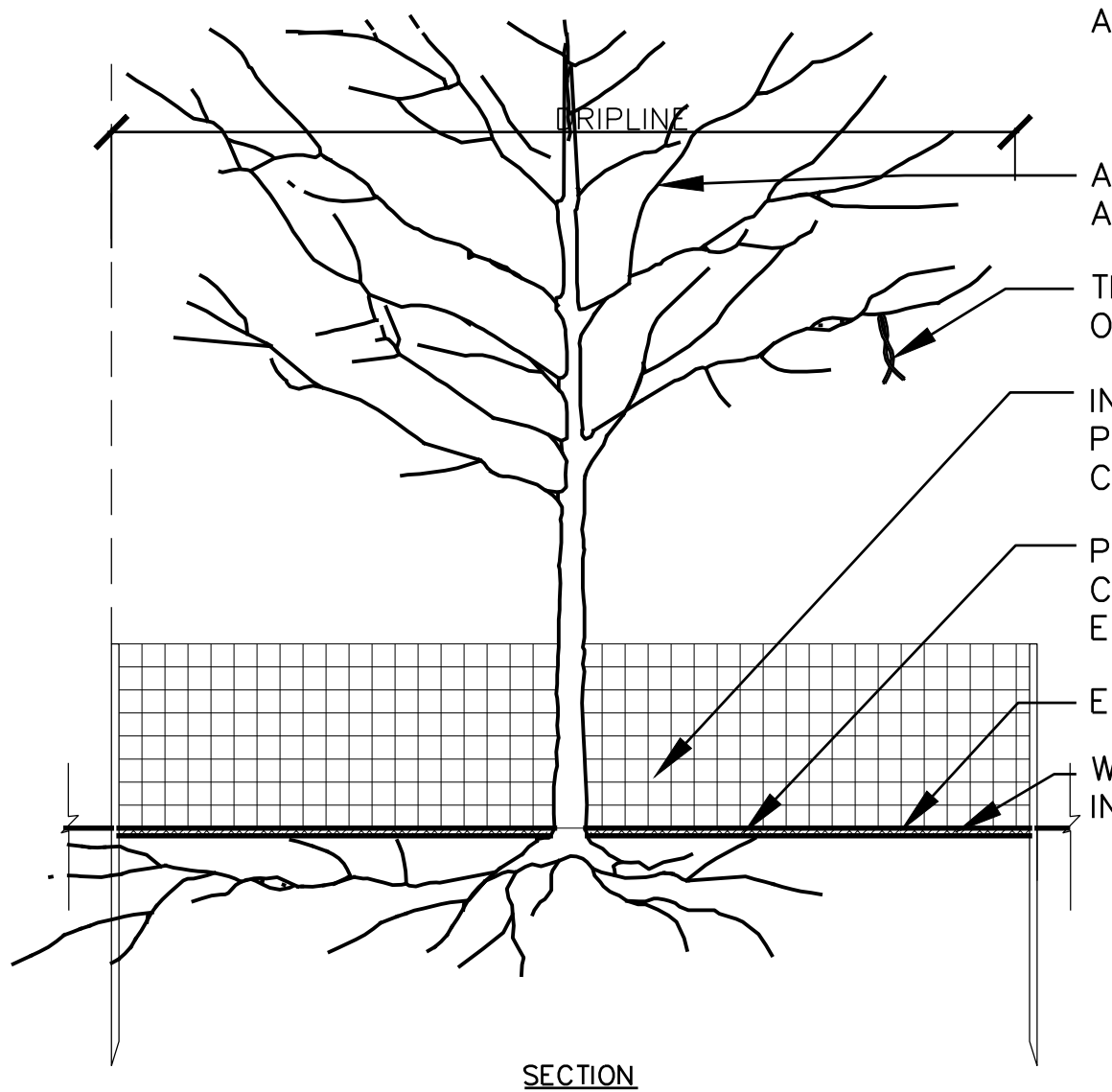
Acc. No.



INSTALL FENCING AT THE TREE DRIP LINE PRIOR TO SITE WORK AND REMOVE ON COMPLETION. METAL "T" BAR STAKES WITH ORANGE PLASTIC SAFETY MESH.

NOTE: VERIFY STATUS OF ALL TREES WITH LANDSCAPE ARCHITECT PRE-CONSTRUCTION. LOCATE FENCE TO GROUP TREES AS DIRECTED BY LANDSCAPE ARCHITECT.

NOTE: IF PAVEMENT OR FOUNDATION EXIST, FENCE MAY BE LOCATED INSIDE DRIP LINE AT EDGE OF PAVEMENT.



ALL PRUNING BY QUALIFIED ARBORIST TO ANSI A300.

TIE ORANGE PLASTIC TAPE FROM LOWEST OVERHANGING BRANCHES.

INSTALL FENCING AT THE TREE DRIP LINE PRIOR TO SITE WORK AND REMOVE ON COMPLETION.

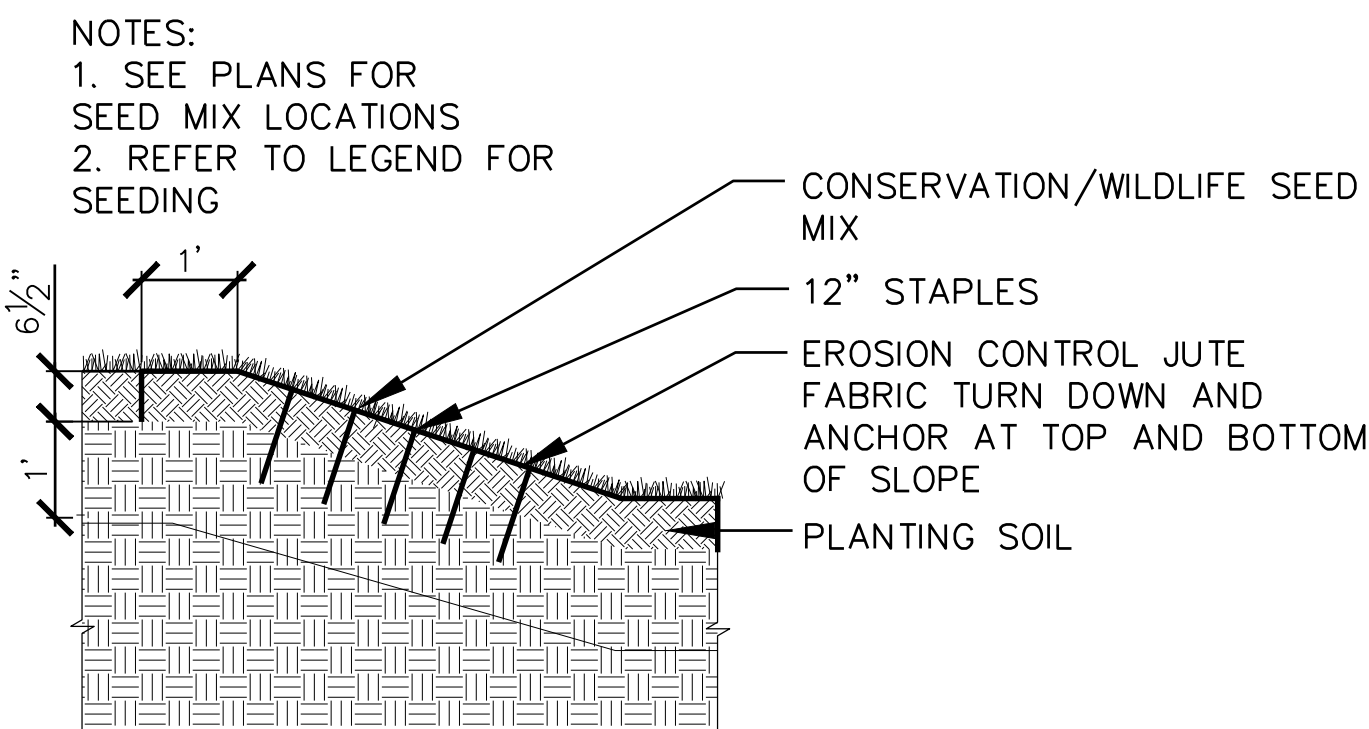
PROTECT ROOT SYSTEM FROM DAMAGE, COMPACTION, CONTAMINATION, FILL & EXCAVATION.

EXISTING AND REPLACED MULCH

WATER TREE INSIDE FENCE

SECTION

1 TREE PROTECTION
SCALE: N.T.S.



NOTES:
1. SEE PLANS FOR SEED MIX LOCATIONS
2. REFER TO LEGEND FOR SEEDING

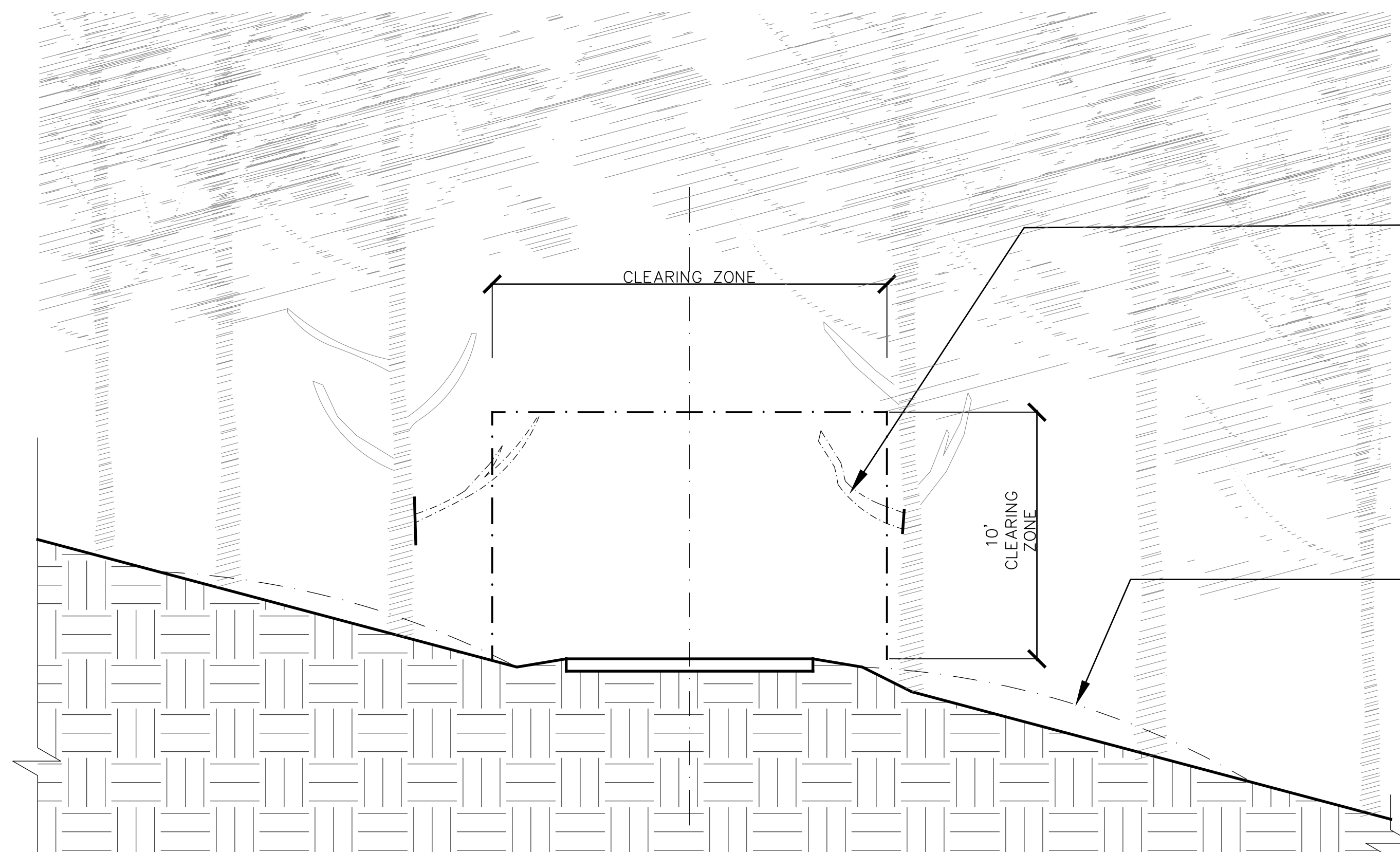
CONSERVATION/WILDLIFE SEED MIX

12" STAPLES

EROSION CONTROL JUTE FABRIC TURN DOWN AND ANCHOR AT TOP AND BOTTOM OF SLOPE

PLANTING SOIL

2 EROSION CONTROL PLANTING ON SLOPE
SCALE: 1/2" = 1'-0"

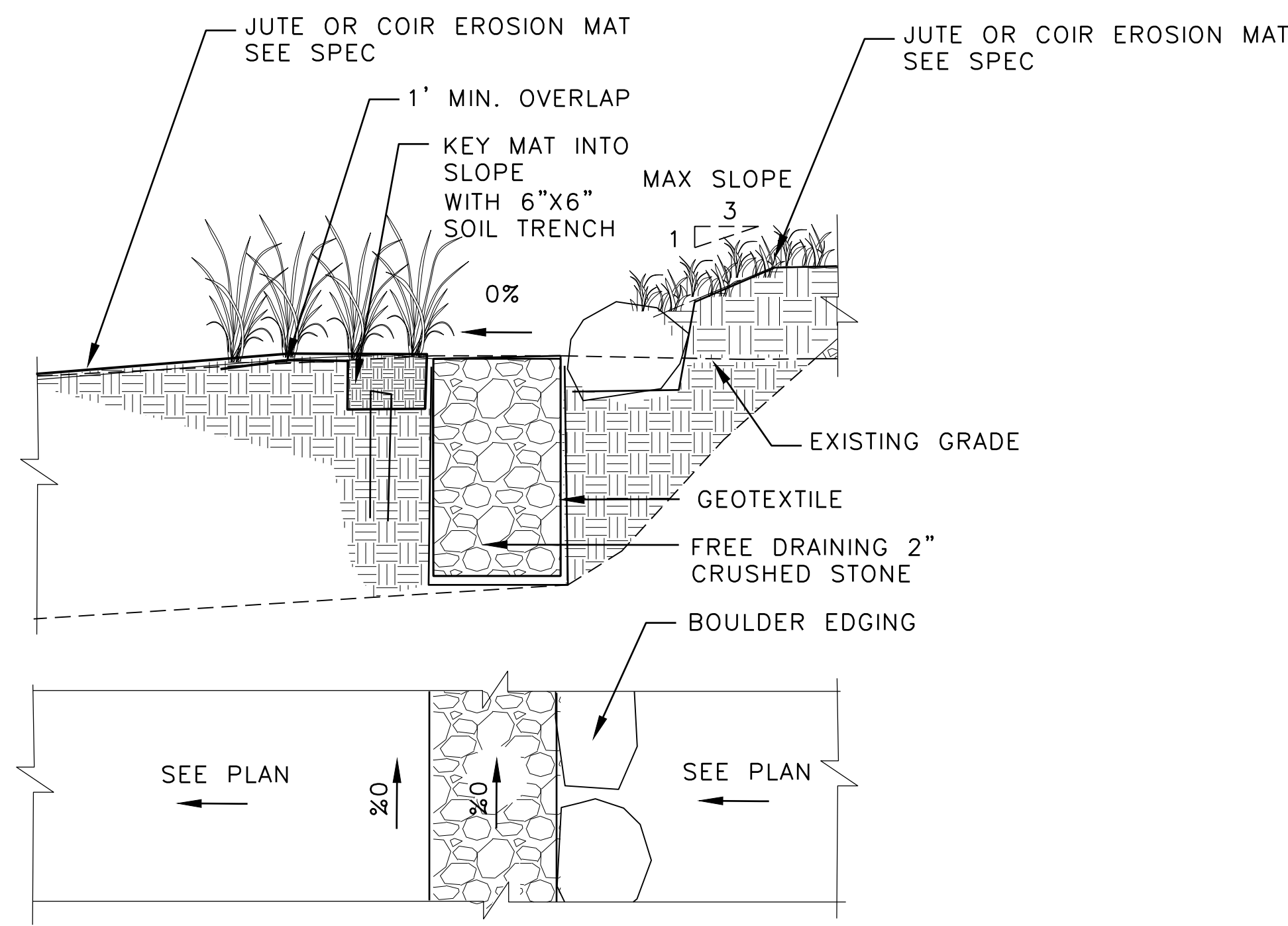


NOTE: LANDSCAPE ARCHITECT SHOULD REVIEW AND DIRECT IF ADDITIONAL TREE REMOVAL OR TRIMMING IS REQUIRED

PRUNE & REMOVE LIMBS INSIDE CLEARING ZONE BACK TO COLLAR TO AVOID STUBS

FEATHER EXISTING FOREST DUFF TO SIDES OF NEW TRAIL

3 TREE CLEARING
SCALE: N. T. S.



1' MIN. OVERLAP

KEY MAT INTO SLOPE WITH 6"X6" SOIL TRENCH

MAX SLOPE 1/3

0%

EXISTING GRADE

GEOTEXTILE

FREE DRAINING 2" CRUSHED STONE

BOULDER EDGING

SEE PLAN

2'0"

2'0"

SEE PLAN

4 LEVEL SPREADER
SCALE: 1" = 1'-0"



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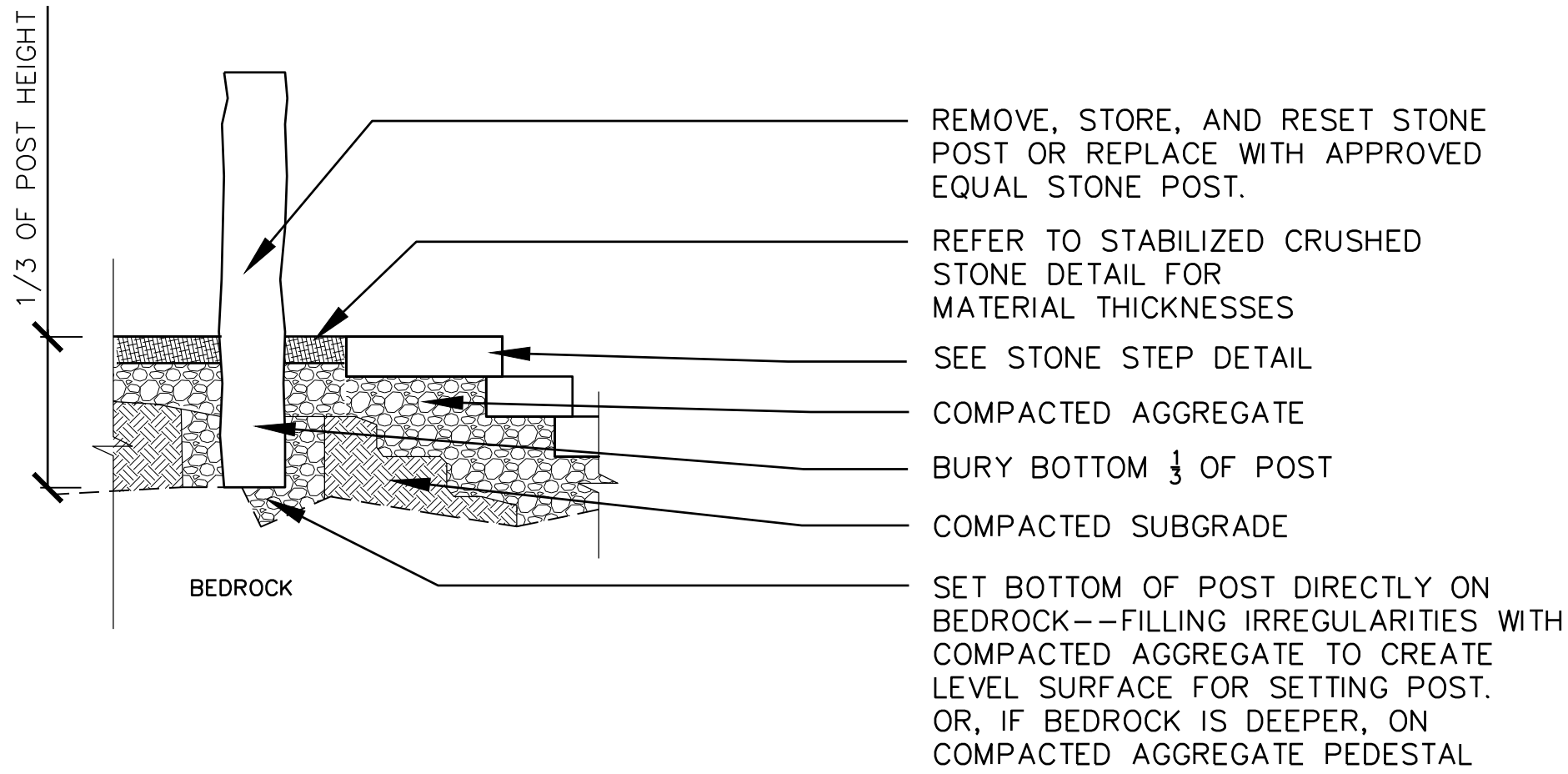
SCALE: AS NOTED
0 1"

SHEET NO:
L2-2

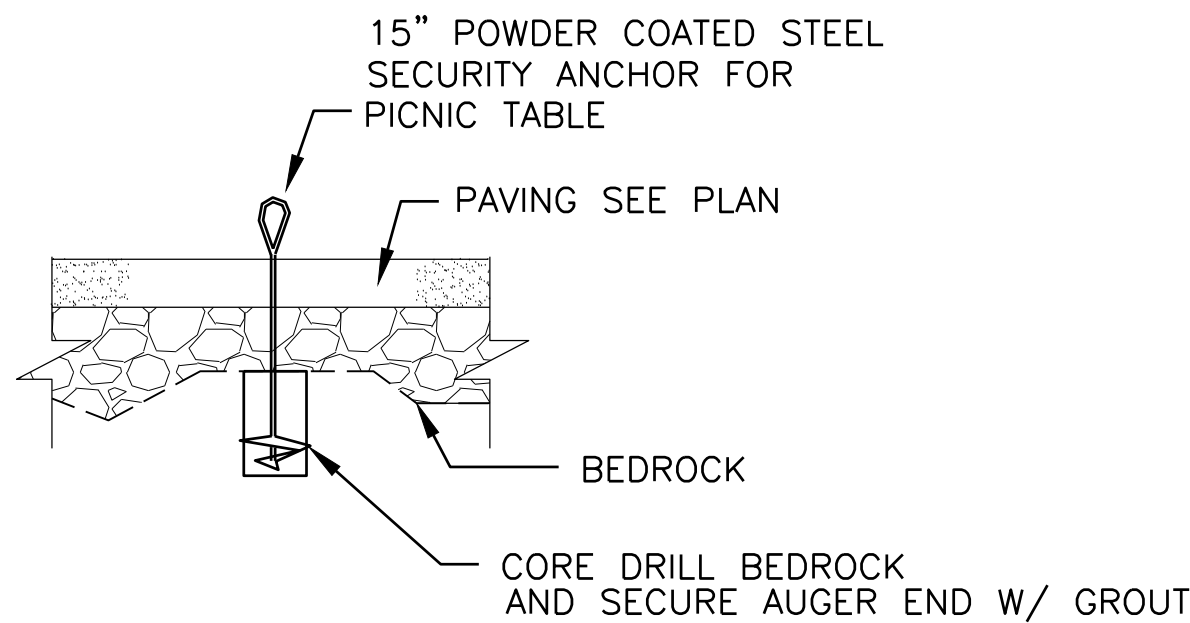
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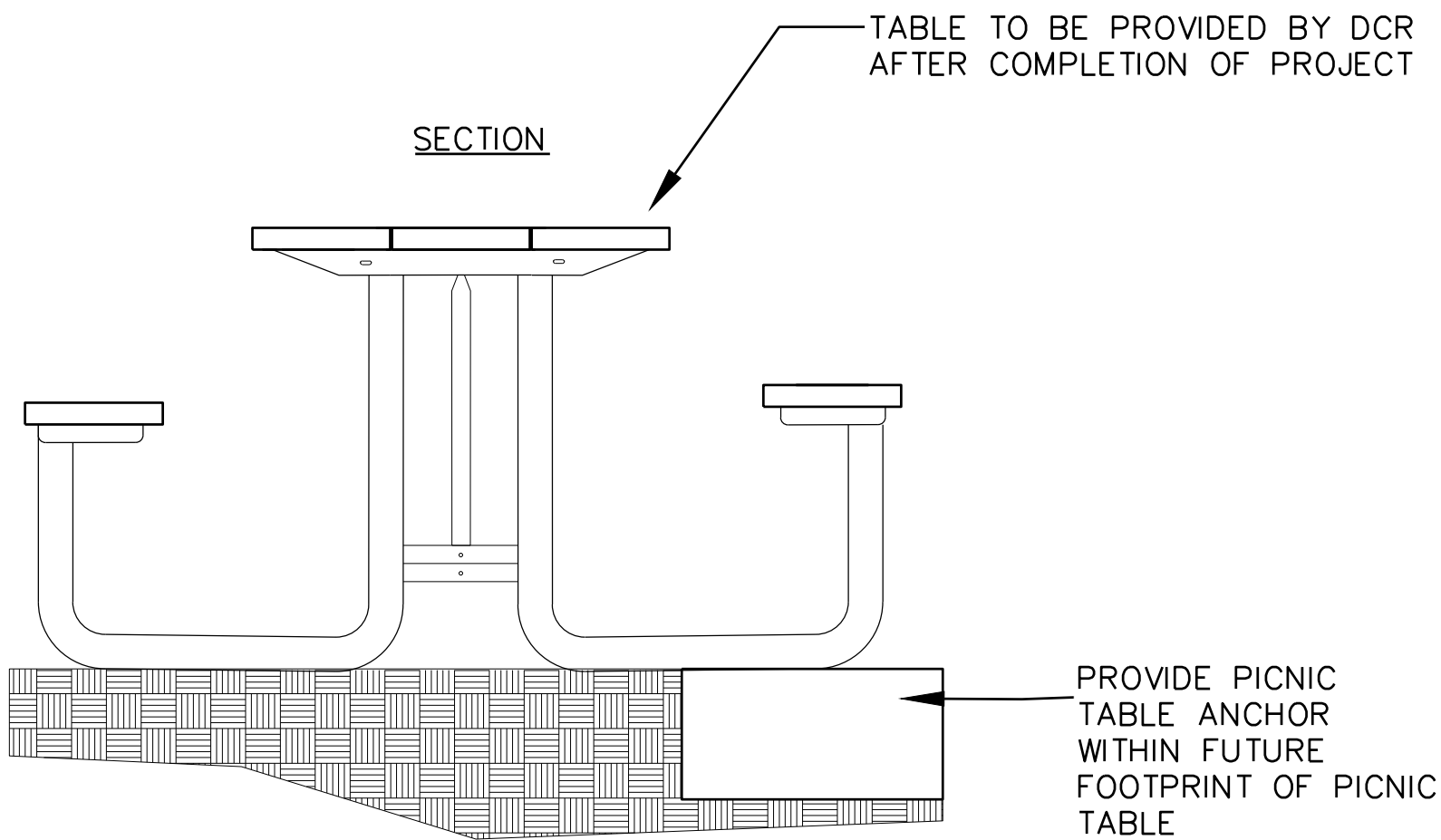
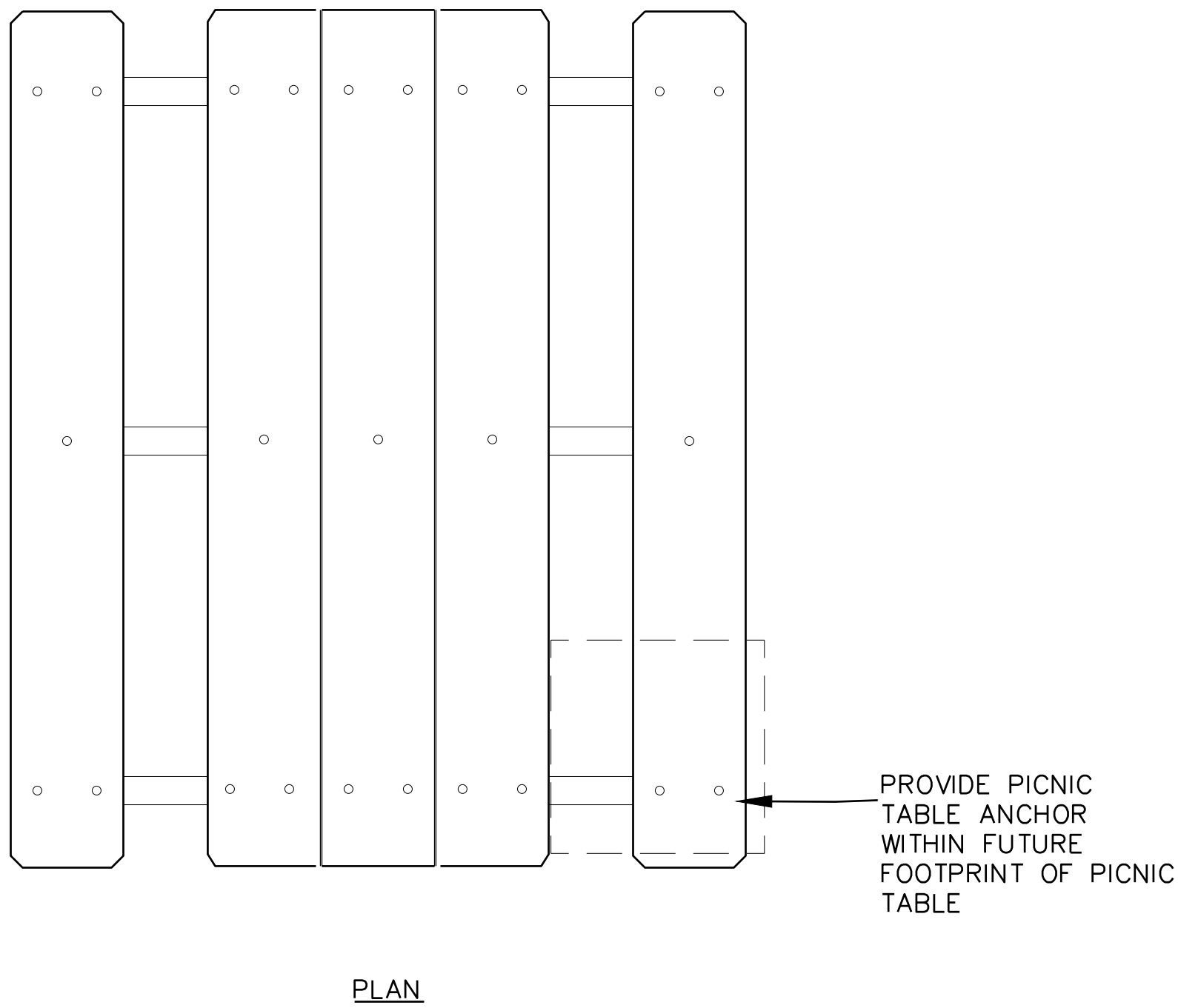
STONE POST THAT CURRENTLY READS "COON HOLLOW PATH" SHALL BE ENGRAVED TO READ "RACCOON HOLLOW PATH" IN MATCHING TYPEFACE



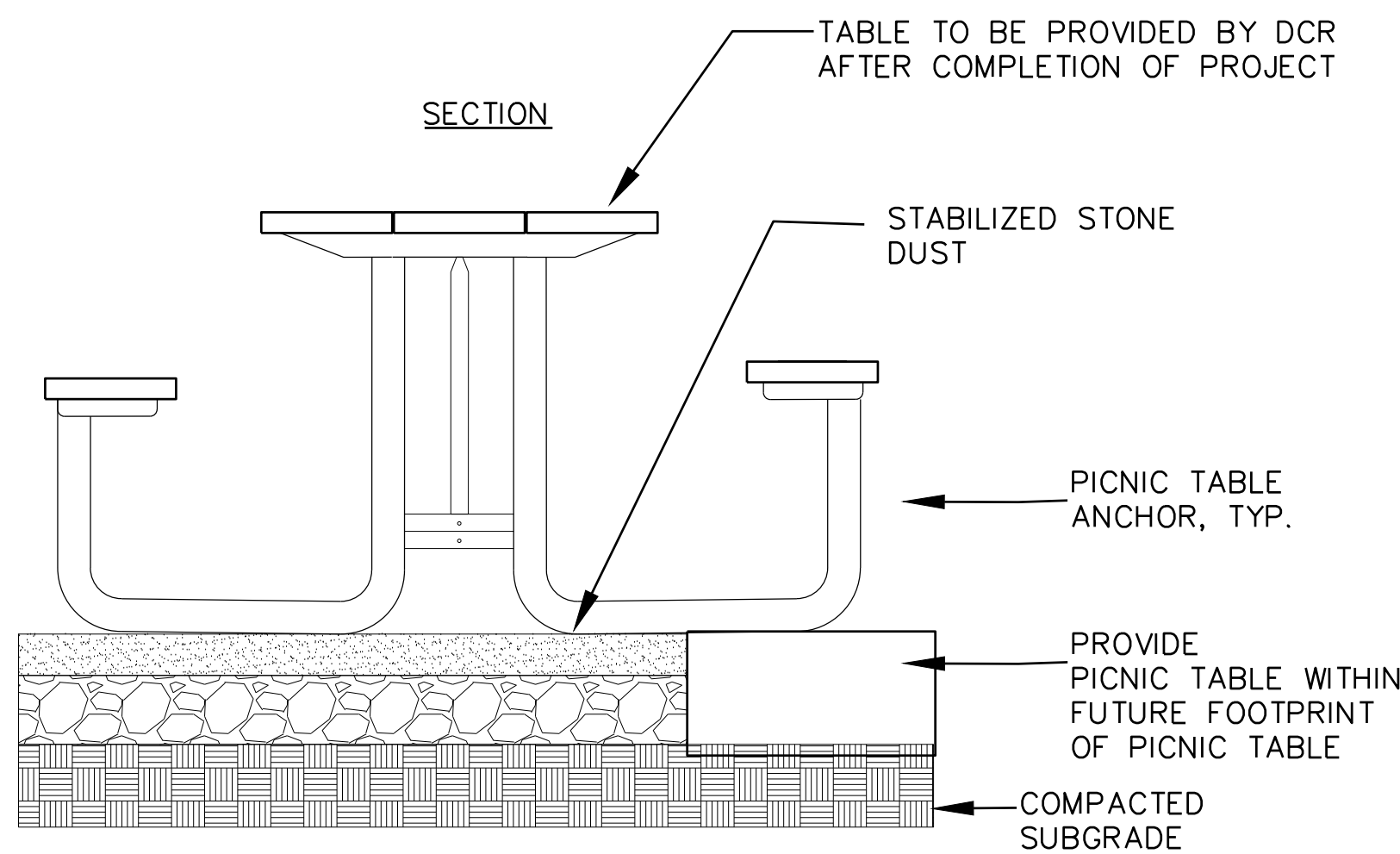
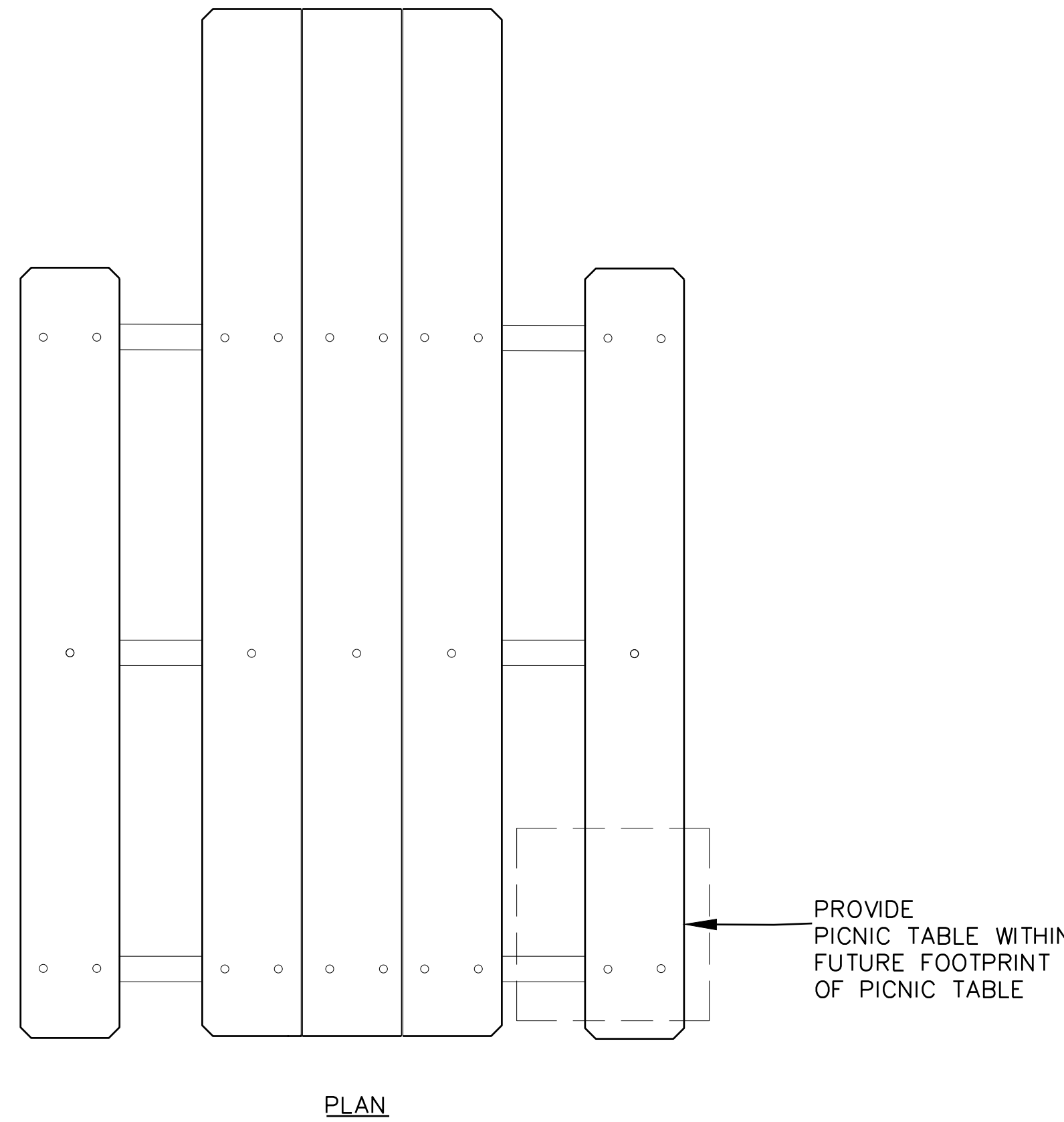
1 RESET STONE POST
SCALE: NTS



2 PICNIC TABLE ANCHOR, TYP.
SCALE: NTS



3 PICNIC TABLE
SCALE: 1"=1'



4 ADA PICNIC TABLE
SCALE: NTS



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TITLE:
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DETAILS

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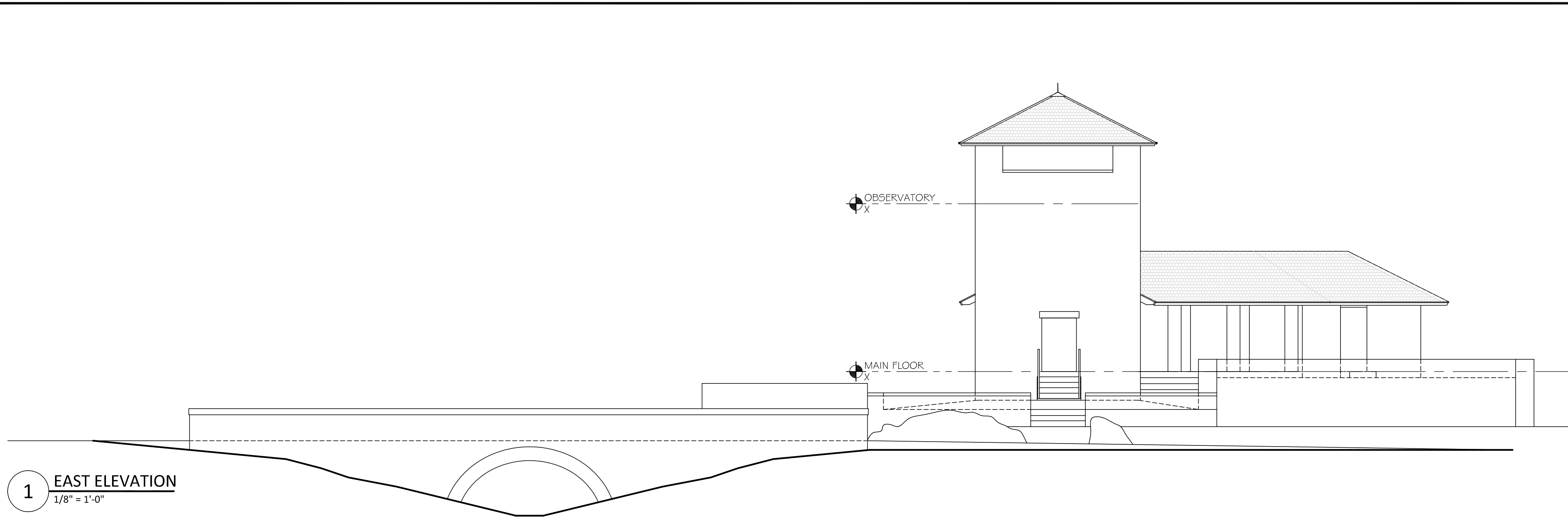
DATE:
MAY 03, 2021

SCALE: AS NOTED
0 1"

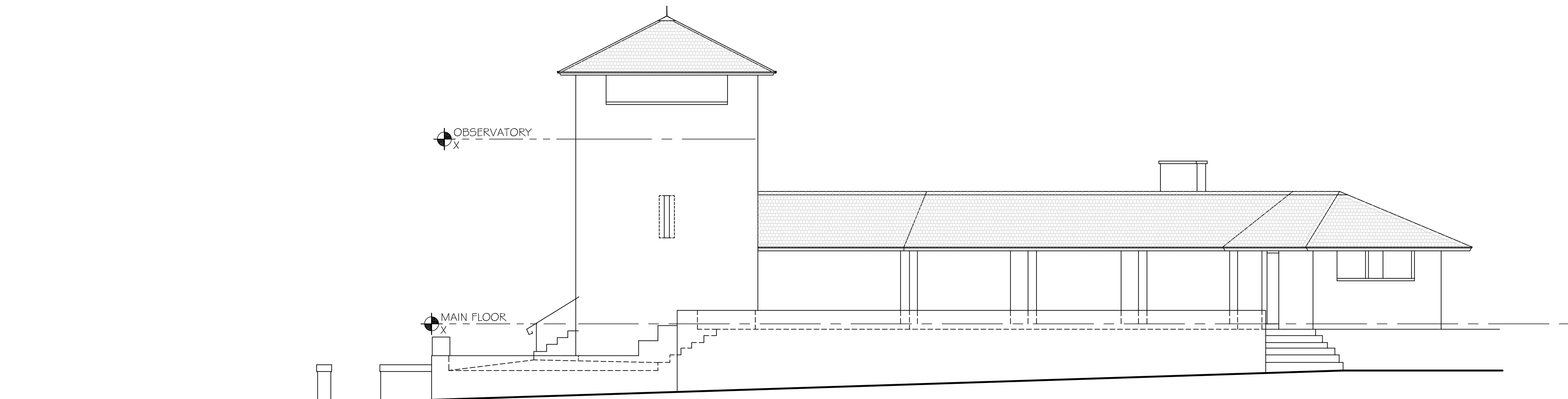
SHEET NO:

L2-3

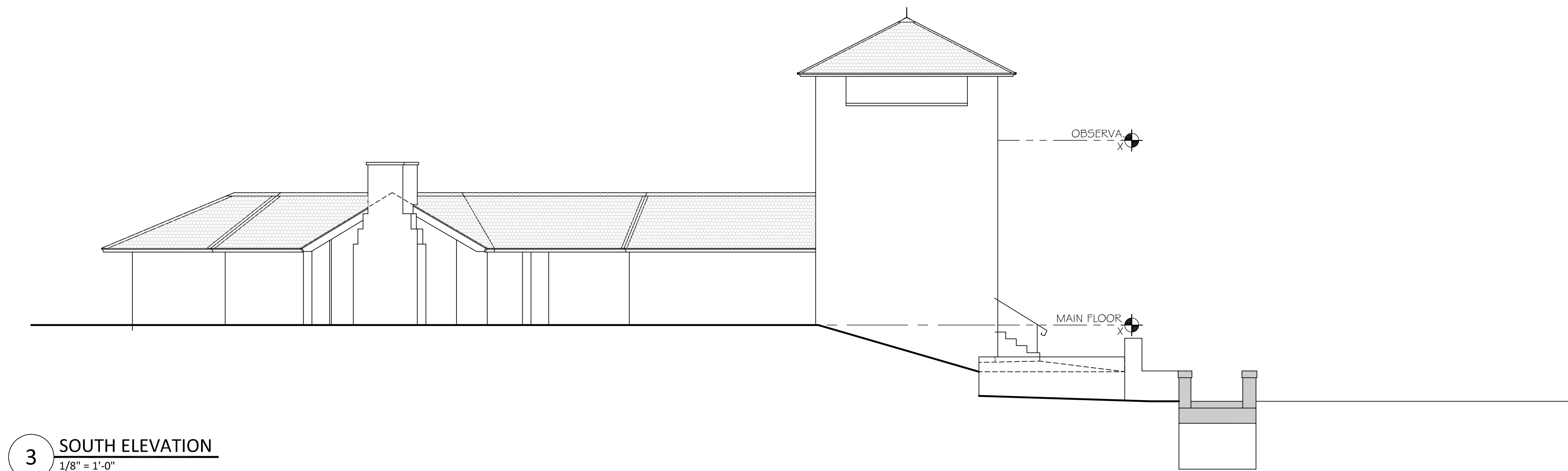
Acc. No.



1 EAST ELEVATION
1/8" = 1'-0"



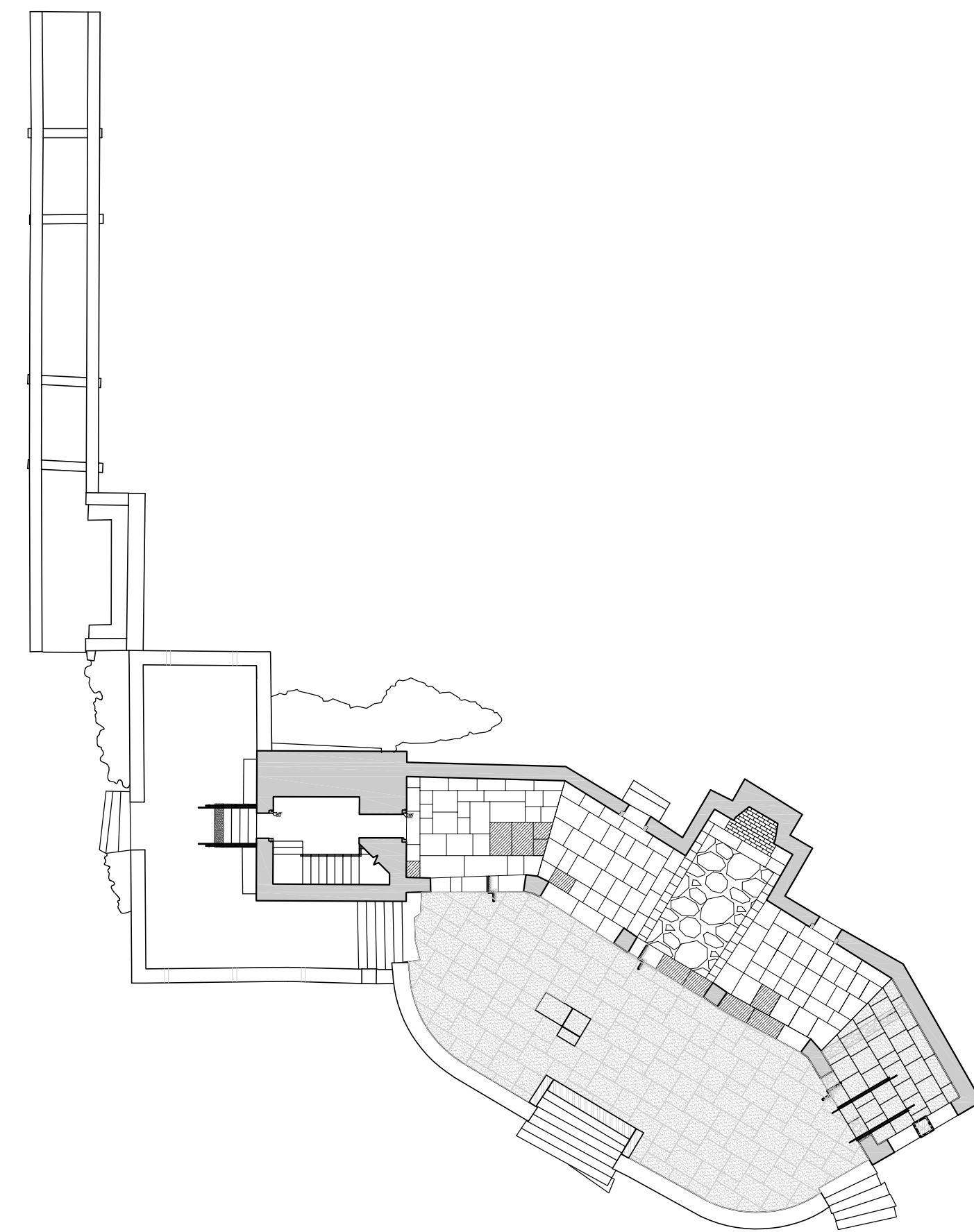
2 NORTH ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

KEYED CONSTRUCTION NOTES

1. REPLACE FIREBOX LINTEL STONE. REBUILD SMOKE CHAMBER AS NECESSARY AND INSTALL NEW TERRACOTTA FLUE. PROVIDE NEW ZINC COATED COPPER FLASHING AT RE-POINTING LOCATIONS. SEE DRAWING A-3.0 FOR DETAIL INFORMATION.
2. DEMOLISH THE EXISTING CHIMNEY, SALVAGE ALL EXISTING STONES TO BE REUSED. REBUILD CHIMNEY IN KIND WITH SALVAGED STONES IN EXACT EXISTING LOCATION, SEE DRAWING A-3.0 FOR DETAIL INFORMATION.
3. REMOVE AND REPAIR SELECT FLAGSTONE WITHIN THE PAVILION, SEE DIAGRAM AND PHOTOS ON DRAWING A-1.0. ALLOW FOR ADDITIONAL 200 SF STONE FOR REPLACEMENT. RE-POINT ENTIRE FLOOR.
4. RE-POINT ENTIRE RUBBLE FLOOR IN FRONT OF EXISTING FIRE PLACE. REPLACE SELECT STONES.
5. VARIOUS RE-POINTING IS REQUIRED ON THE EXTERIOR OF THE PAVILION. SEE DRAWING A-2.0 FOR DETAIL INFORMATION.
6. TURN OVER TO OWNER ALL REMOVED HISTORICAL MATERIAL



1 KEY PLAN
NTS



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TITLE:
EXTERIOR
ELEVATIONS

JOB NUMBER:

17-08

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DATE:

90% CD

MAY 27, 2021

SCALE:

AS NOTED

SHEET NO:

A-2.0

Acc. No.



1 REPOINTING REFERENCE IMAGE
NTS



2 REPOINTING REFERENCE IMAGE
NTS



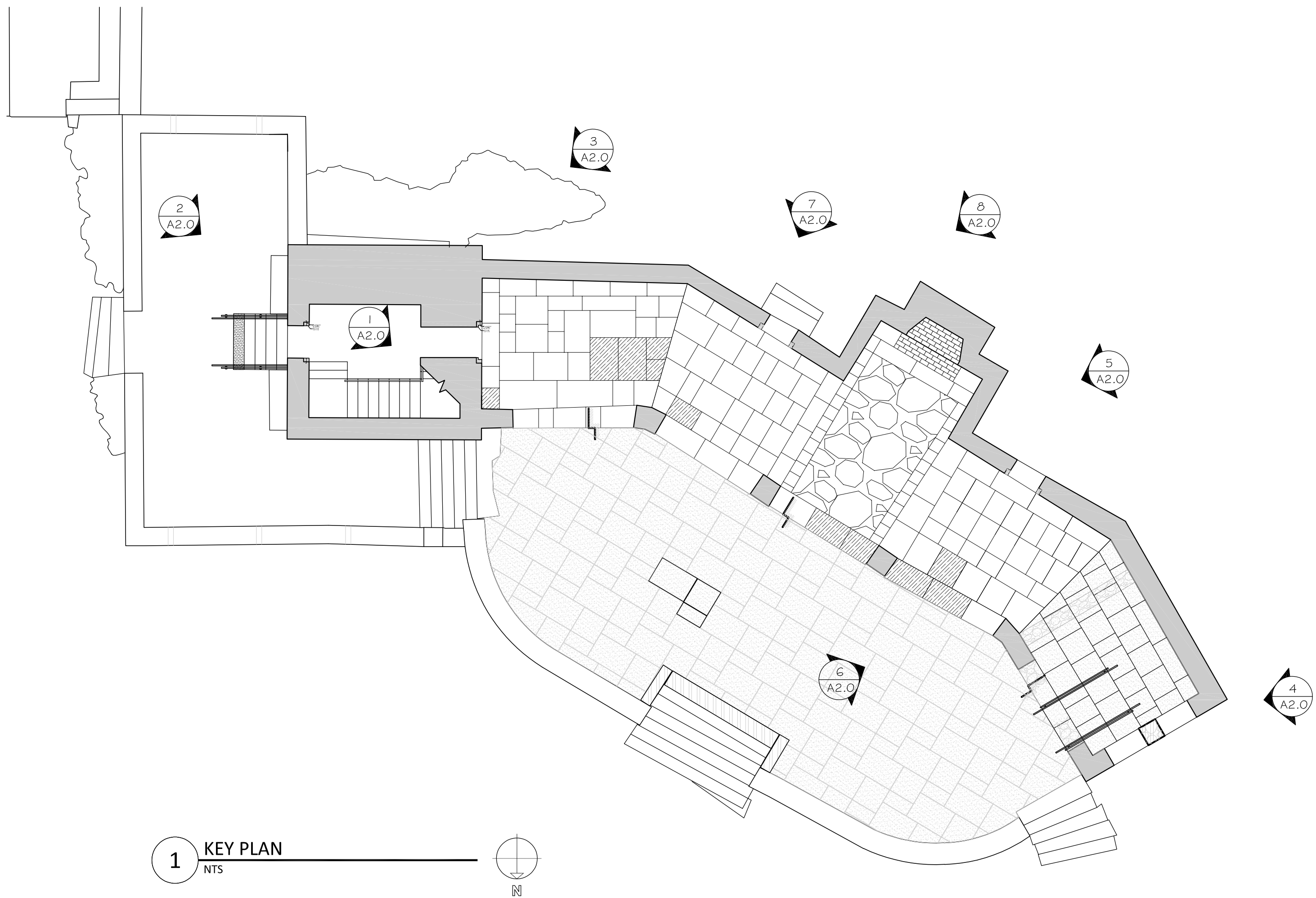
3 REPOINTING REFERENCE IMAGE
NTS



4 REPOINTING REFERENCE IMAGE
NTS



5 REPOINTING REFERENCE IMAGE
NTS



1 KEY PLAN
NTS



6 REPOINTING REFERENCE IMAGE
NTS



7 REPOINTING REFERENCE IMAGE
NTS



8 REPOINTING REFERENCE IMAGE
NTS

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6. TURN OVER TO OWNER ALL REMOVED HISTORICAL MATERIAL



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TITLE:
EXTERIOR
RE-POINTING
INFORMATION

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SHEET NO:
A-2.1
Acc. No.



A VIEW OF EXISTING CHIMNEY
NTS



B SIDE VIEW OF EXISTING CHIMNEY
NTS



C SIDE VIEW OF EXISTING CHIMNEY
NTS



D CLOSE UP OF FIREPLACE FOR REFERENCE
NTS

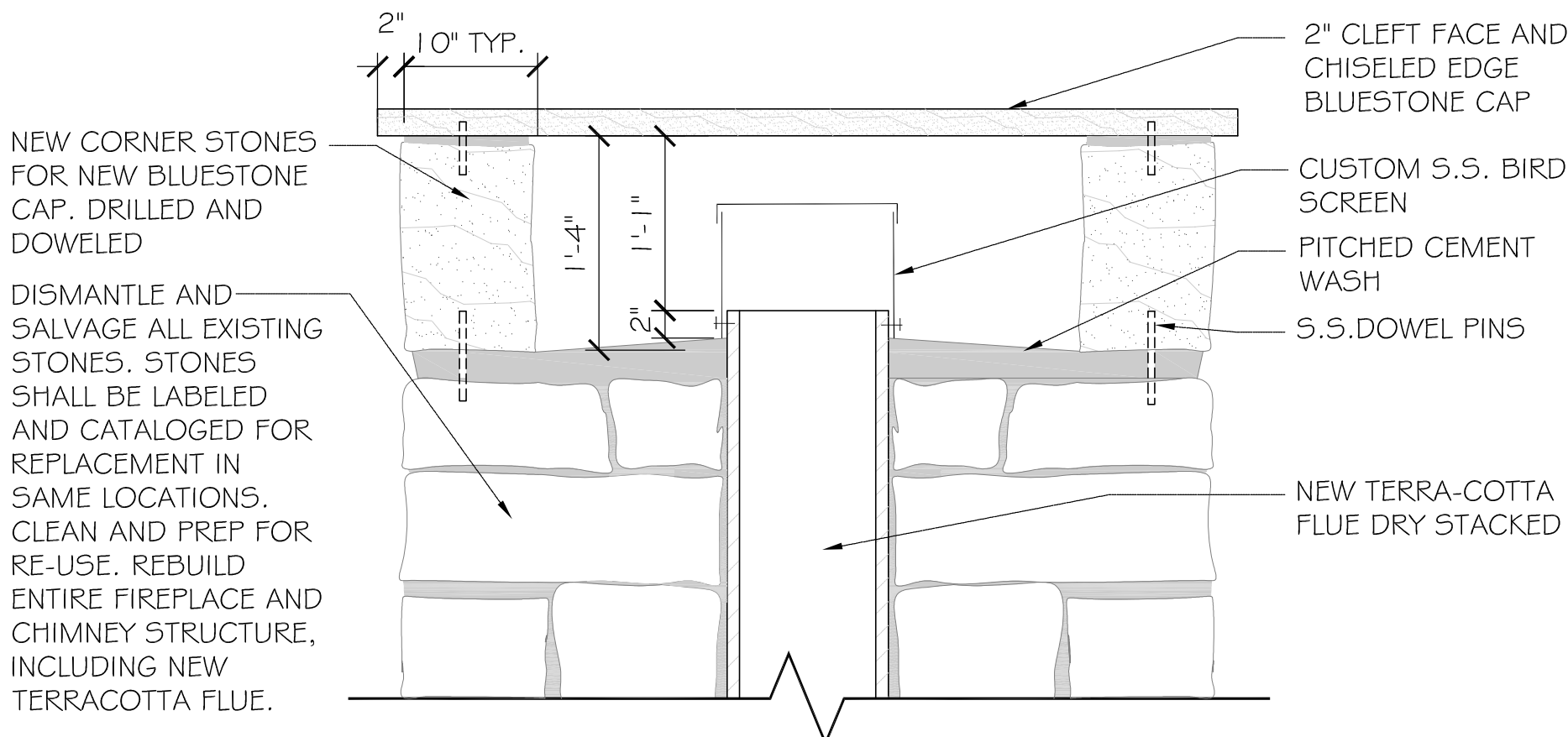


E OVERALL INTERIOR FIREPLACE FOR REFERENCE
NTS

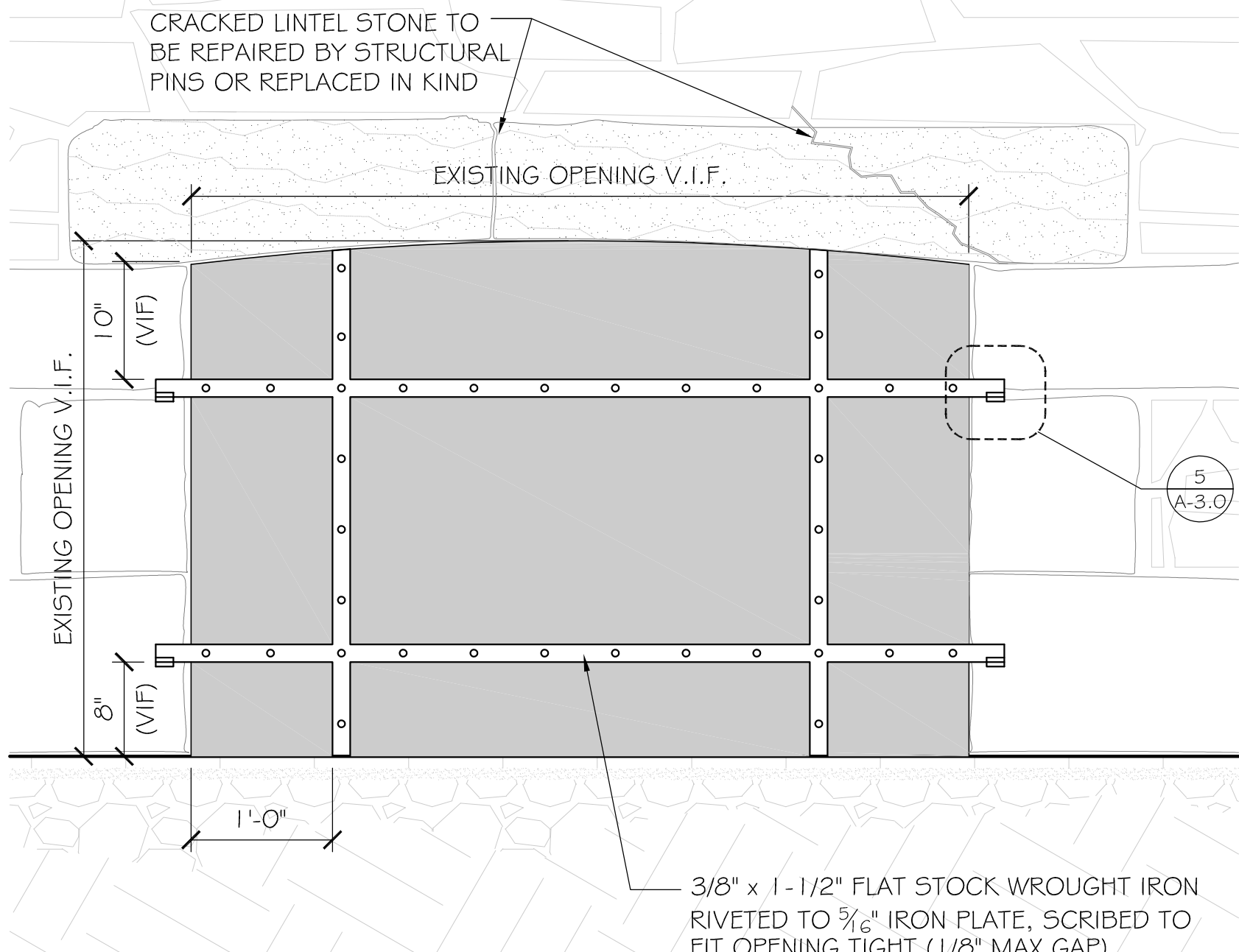


F VIEW OF EXISTING CHIMNEY CAP
NTS

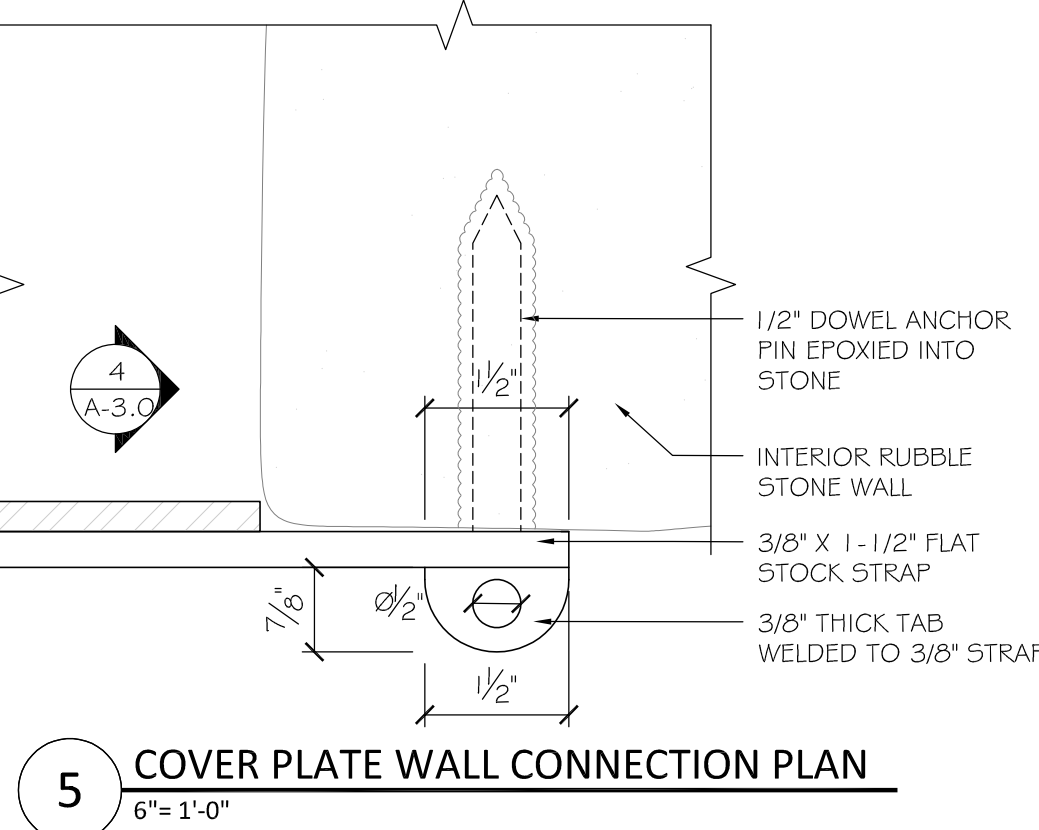
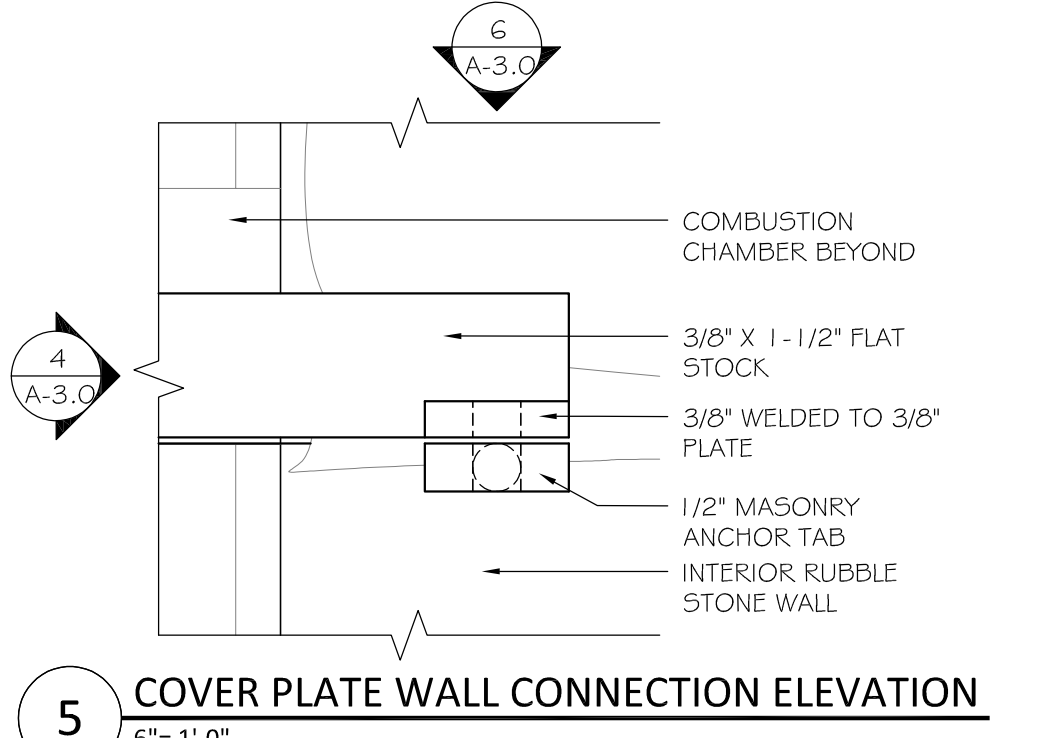
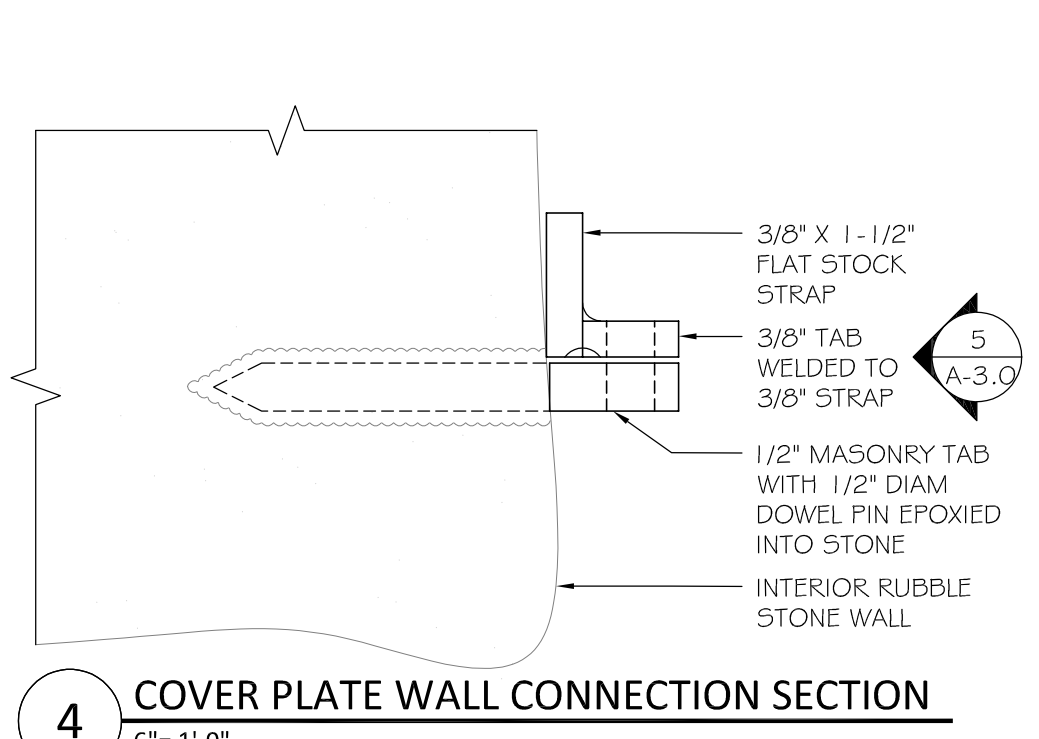
- REPOINTING NOTES:
- CONTRACTOR SHALL PHOTO DOCUMENT, NUMBER, AND CATALOG ALL STONES TO BE SALVAGED FOR RE-USE IN SAME LOCATION.
 - CONTRACTOR SHALL REMOVE ALL POINTING TO A DEPTH WHERE EXISTING MORTAR IS SOUND AND SOLID.
 - CHIMNEY SHALL BE COMPLETELY DISMANTLED TO WHERE EXISTING RUBBLE AND POINTING IS SOUND AND UN-CRACKED. IT SHALL BE REBUILT WITH EXISTING SALVAGED STONES REPLACED IN ORIGINAL LOCATIONS, TO RESEMBLE EXISTING CONSTRUCTION AS CLOSELY AS POSSIBLE.



3 FIREPLACE CAP DETAIL
1"= 1'-0"



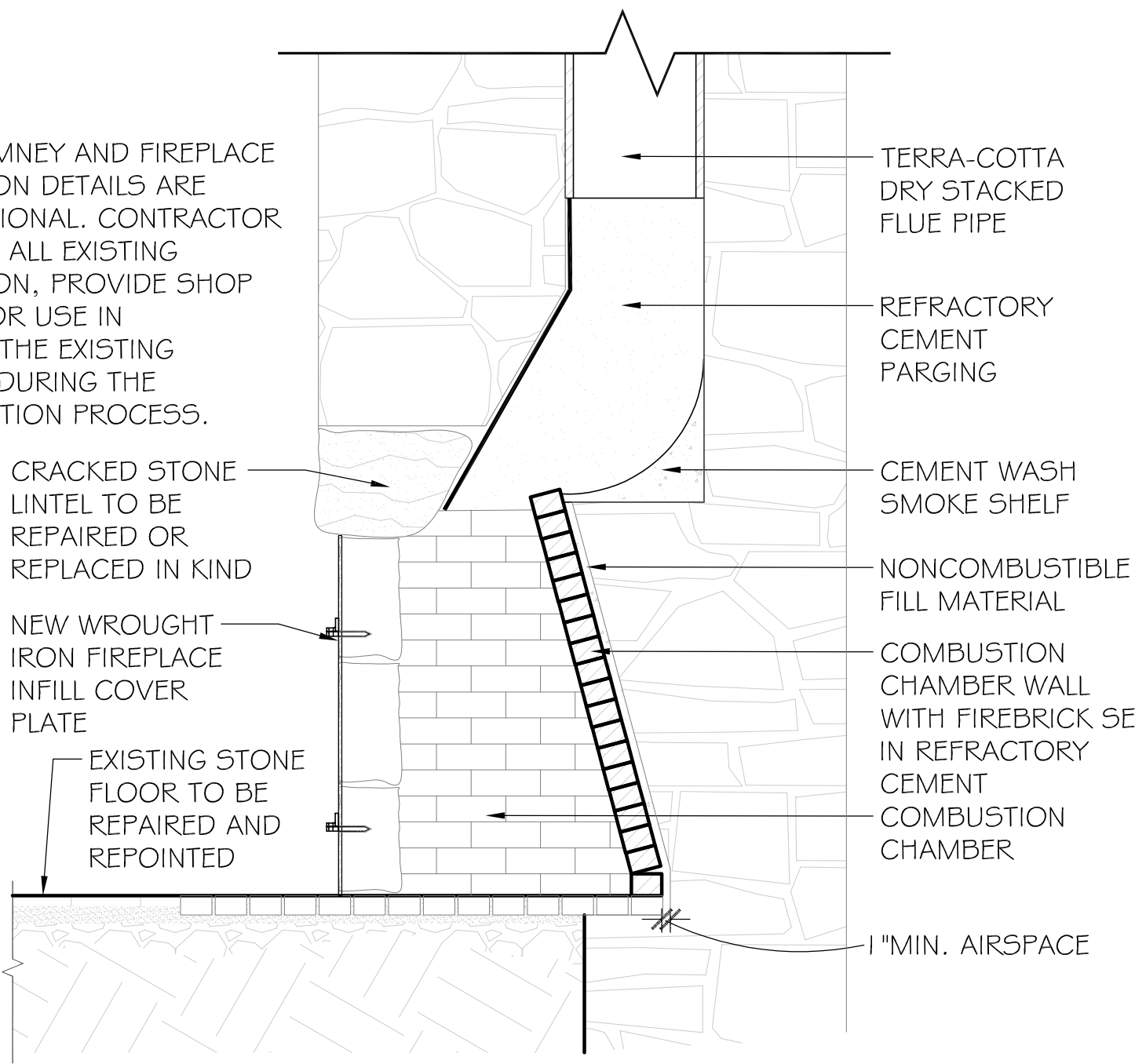
2 FIREPLACE COVER PLATE ELEVATION
1"= 1'-0"



KEYED CONSTRUCTION NOTES

- REPLACE FIREBOX LINTEL STONE. REBUILD SMOKE CHAMBER AS NECESSARY AND INSTALL NEW TERRACOTTA FLUE. PROVIDE NEW ZINC. COATED COPPER FLASHING AT RE-POINTING LOCATIONS. SEE DRAWING A-3.0 FOR DETAIL INFORMATION.
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- REMOVE AND REPAIR SELECT FLAGSTONE WITHIN THE PAVILION, SEE DIAGRAM AND PHOTOS ON DRAWING A-1.0. ALLOW FOR ADDITIONAL 200 SF STONE FOR REPLACEMENT. RE-POINT ENTIRE FLOOR.
- RE-POINT ENTIRE RUBBLE FLOOR IN FRONT OF EXISTING FIRE PLACE. REPLACE SELECT STONES.
- VARIOUS RE-POINTING IS REQUIRED ON THE EXTERIOR OF THE PAVILION. SEE DRAWING A-2.0 FOR DETAIL INFORMATION.
- TURN OVER TO OWNER ALL REMOVED HISTORICAL MATERIAL.

NOTE: EXISTING CHIMNEY AND FIREPLACE CONSTRUCTION DETAILS ARE REPRESENTATIONAL. CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION, PROVIDE SHOP DRAWINGS FOR USE IN DUPLICATING THE EXISTING CONDITIONS DURING THE RECONSTRUCTION PROCESS.



1 FIREPLACE FLOOR PLAN
1/2"= 1'-0"



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STAMP:

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P17-3156-C2A



TITLE:
FIREPLACE PLAN AND DETAILS

JOB NUMBER:
17-08

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DB

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PT

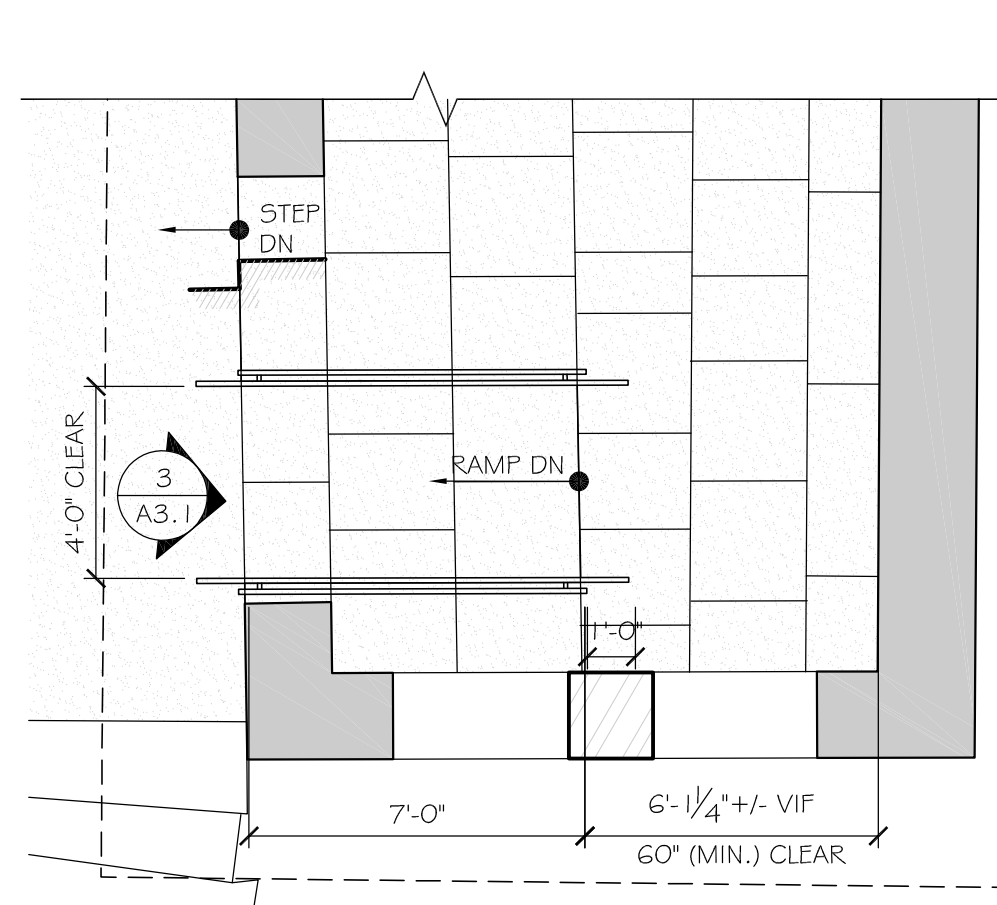
DATE:
90% CD
MAY 27, 2021

SCALE:
AS NOTED

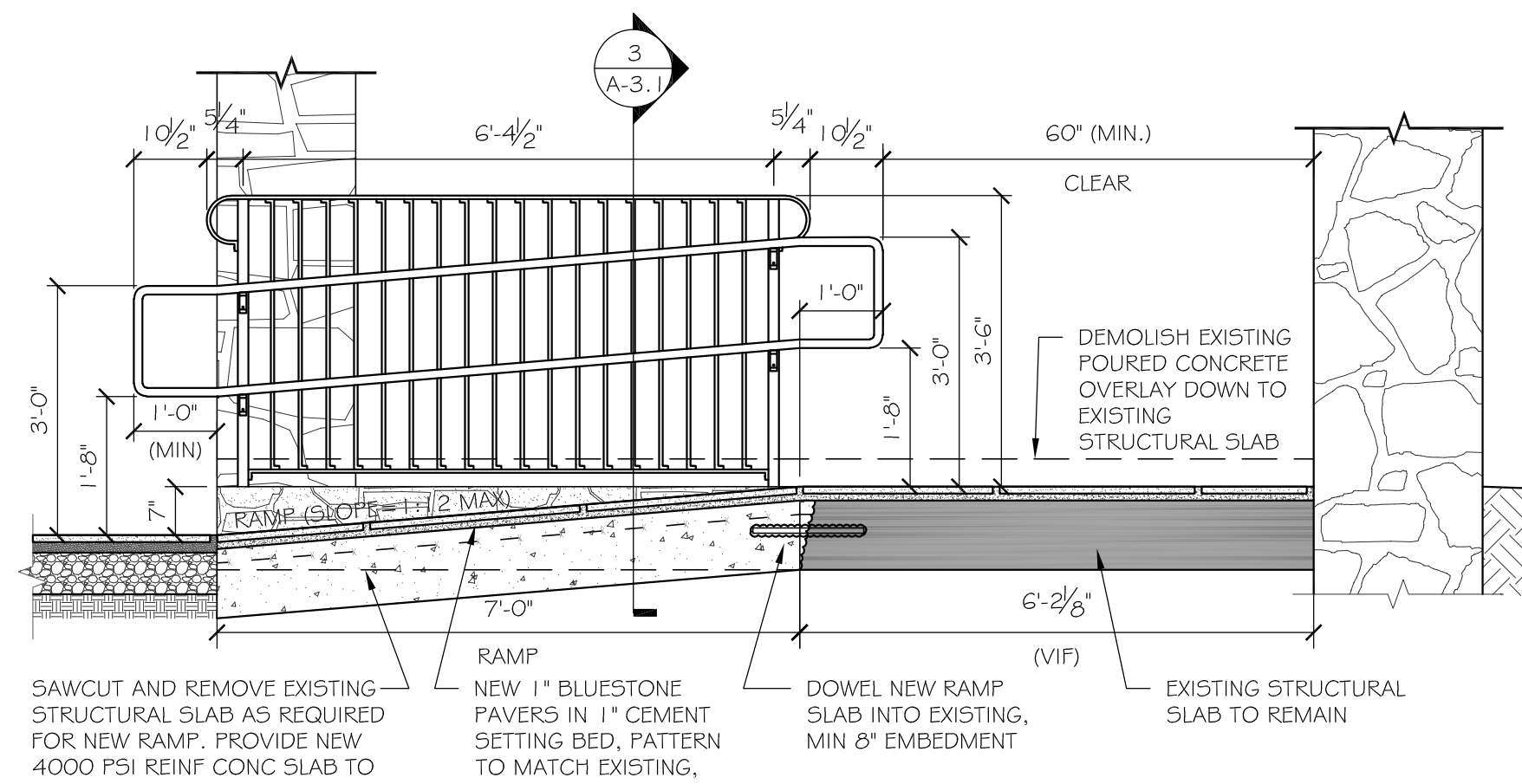
SHEET NO:

A-3.0

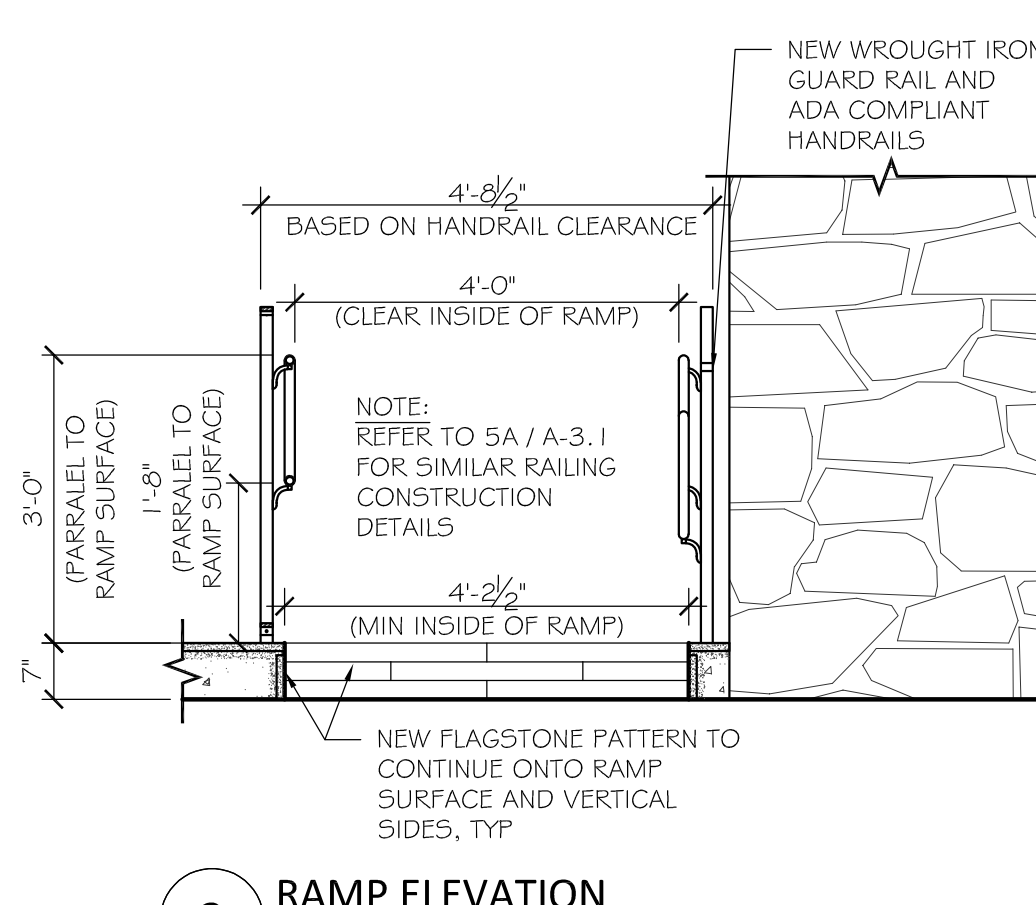
Acc. No.



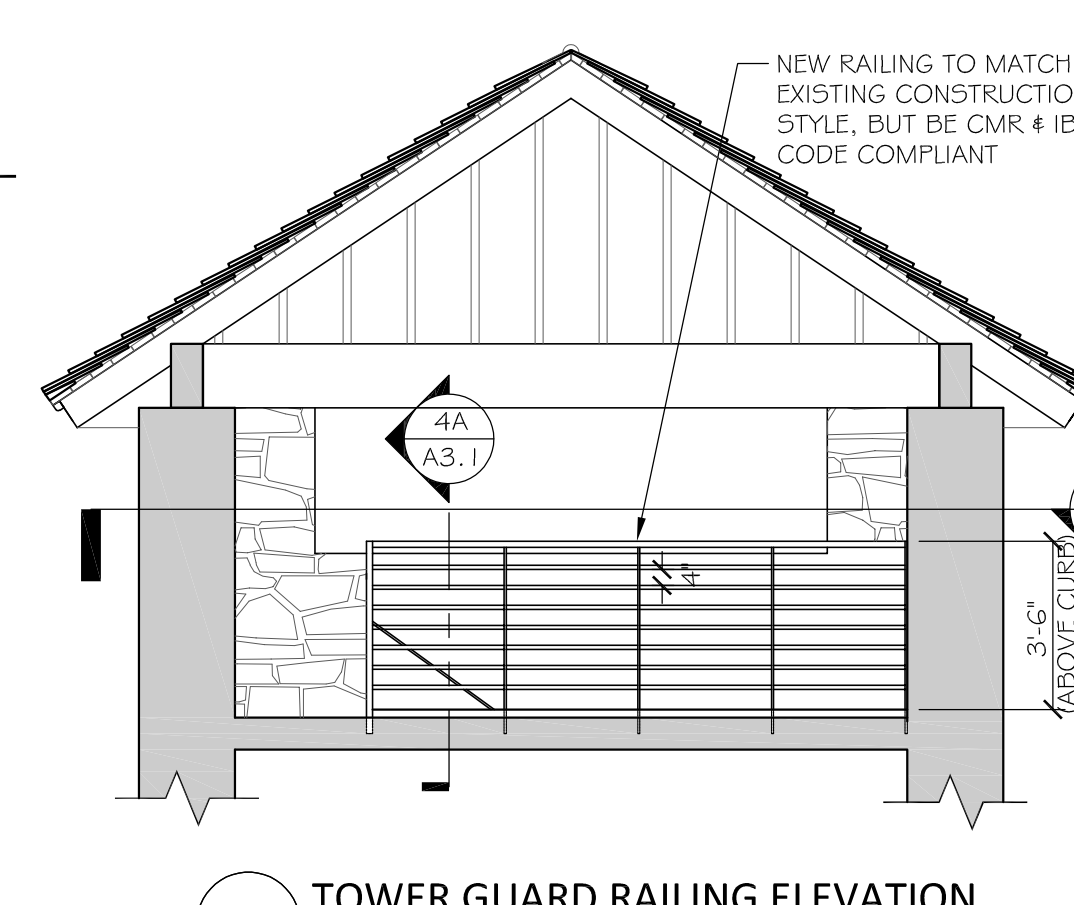
1 RAMP PLAN
1/4" = 1'-0"



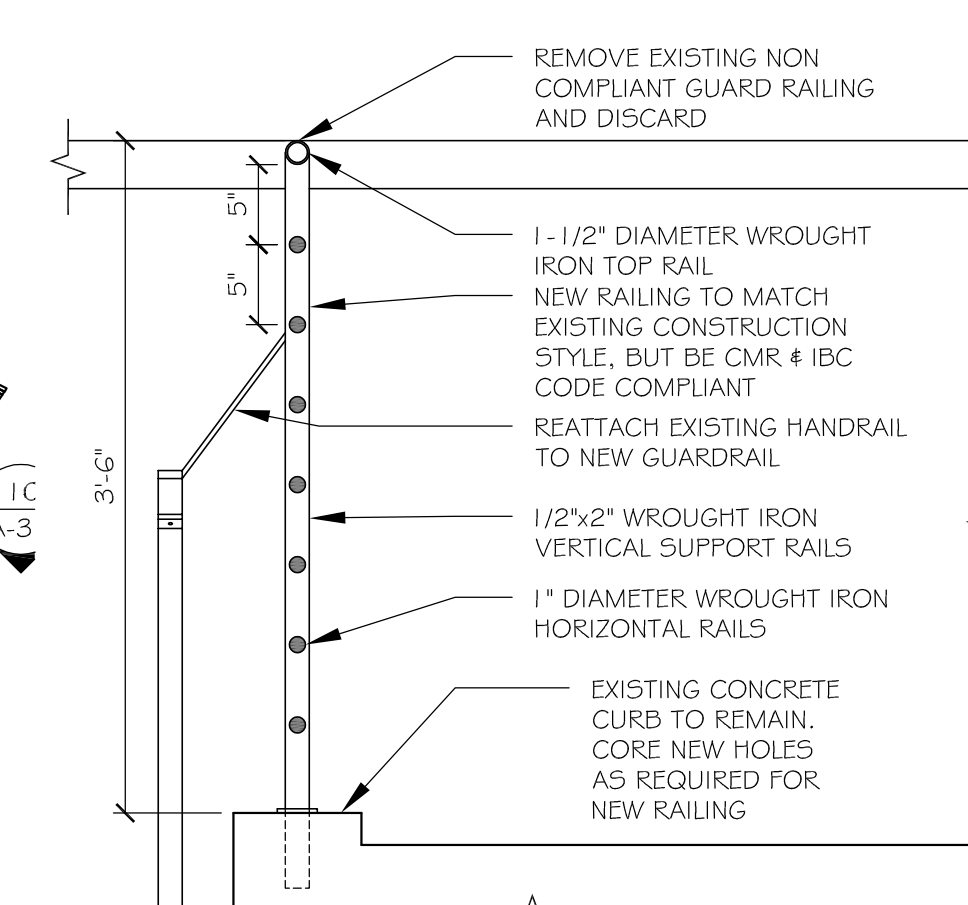
2 RAMP SECTION
1/2" = 1'-0"



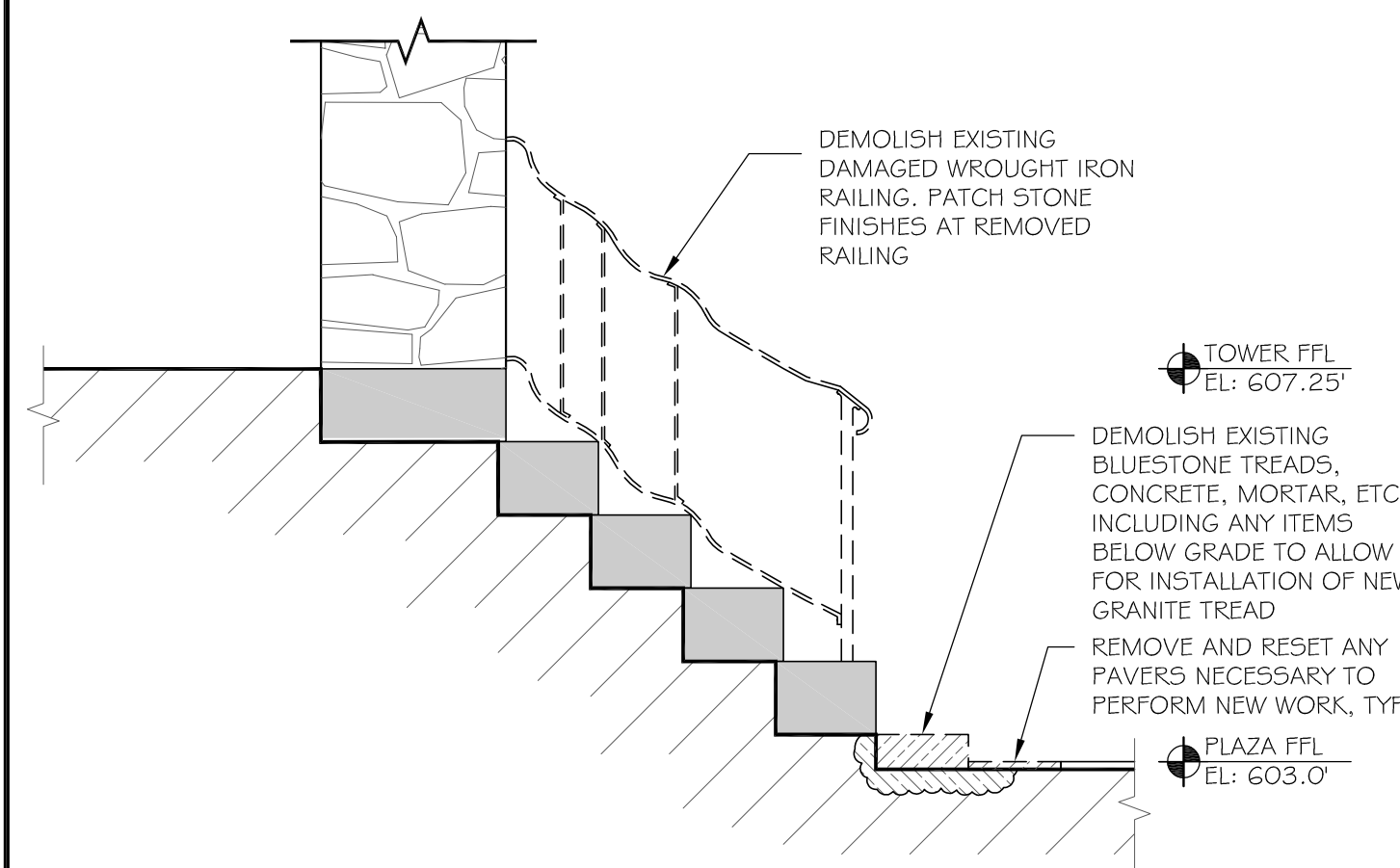
3 RAMP ELEVATION
1/2" = 1'-0"



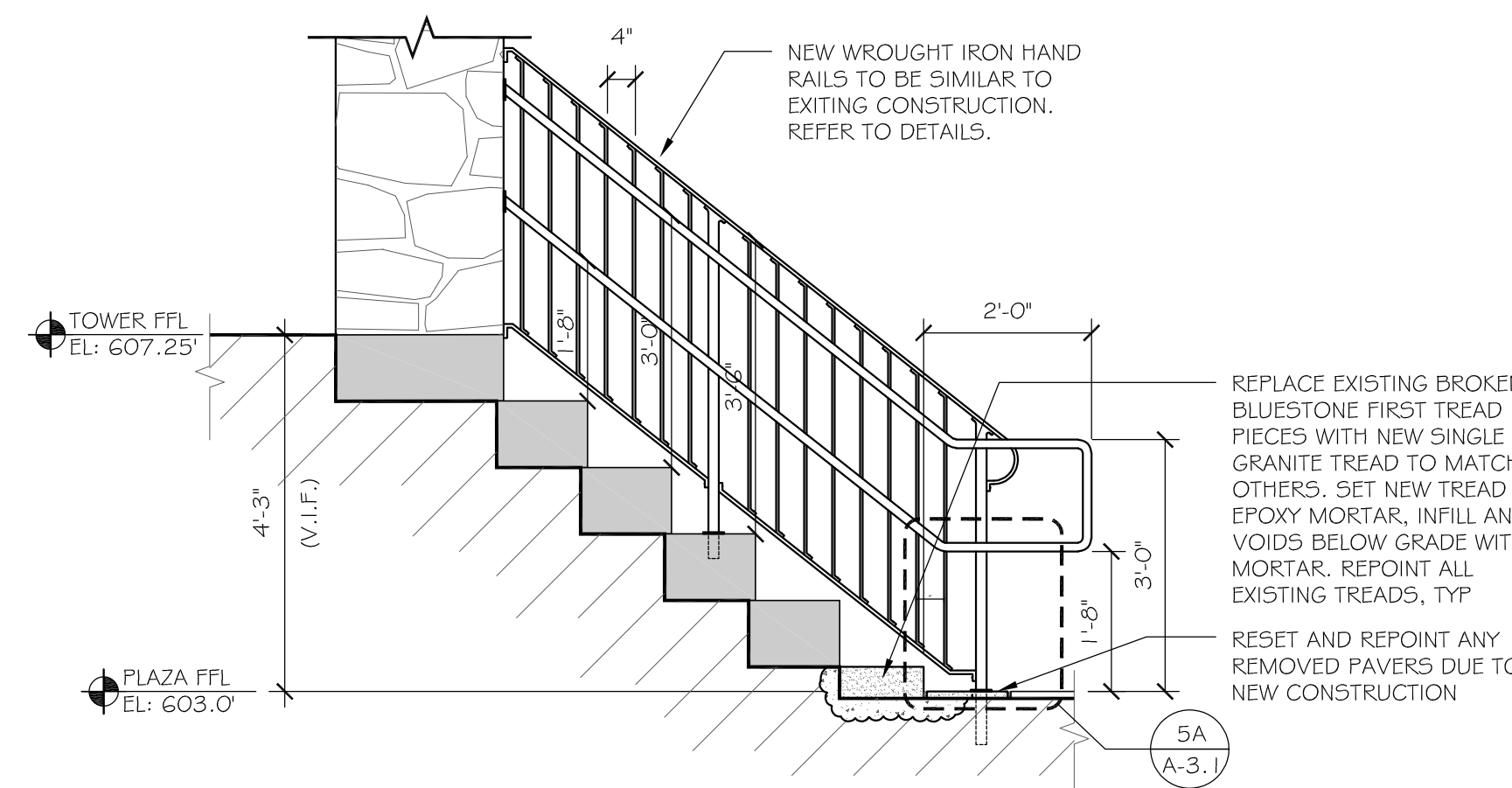
4 TOWER GUARD RAILING ELEVATION
1/4" = 1'-0"



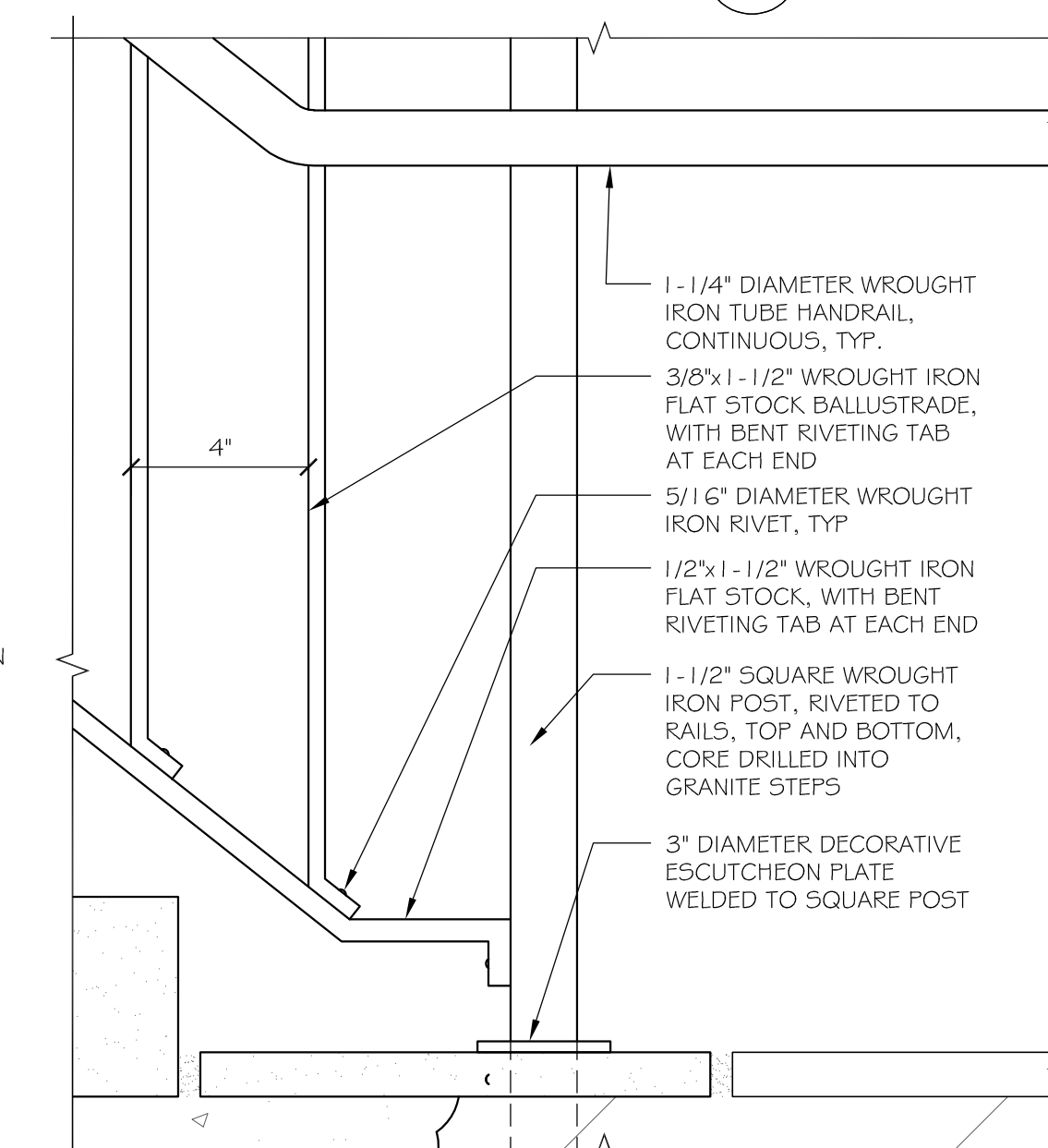
4A TOWER GUARD RAILING SECTION
1" = 1'-0"



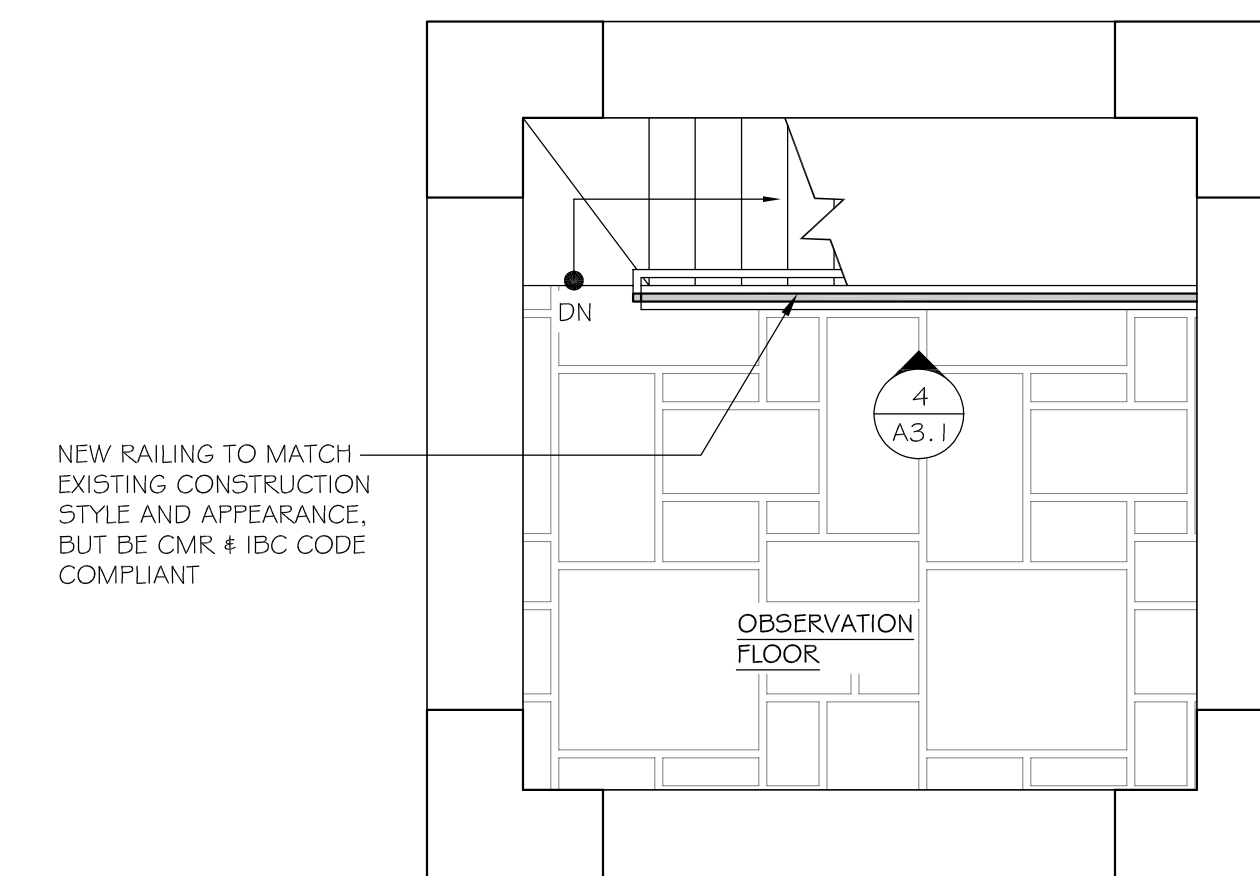
5D EAST TOWER STAIR DEMOLITION RAILING SECTION
1/2" = 1'-0"



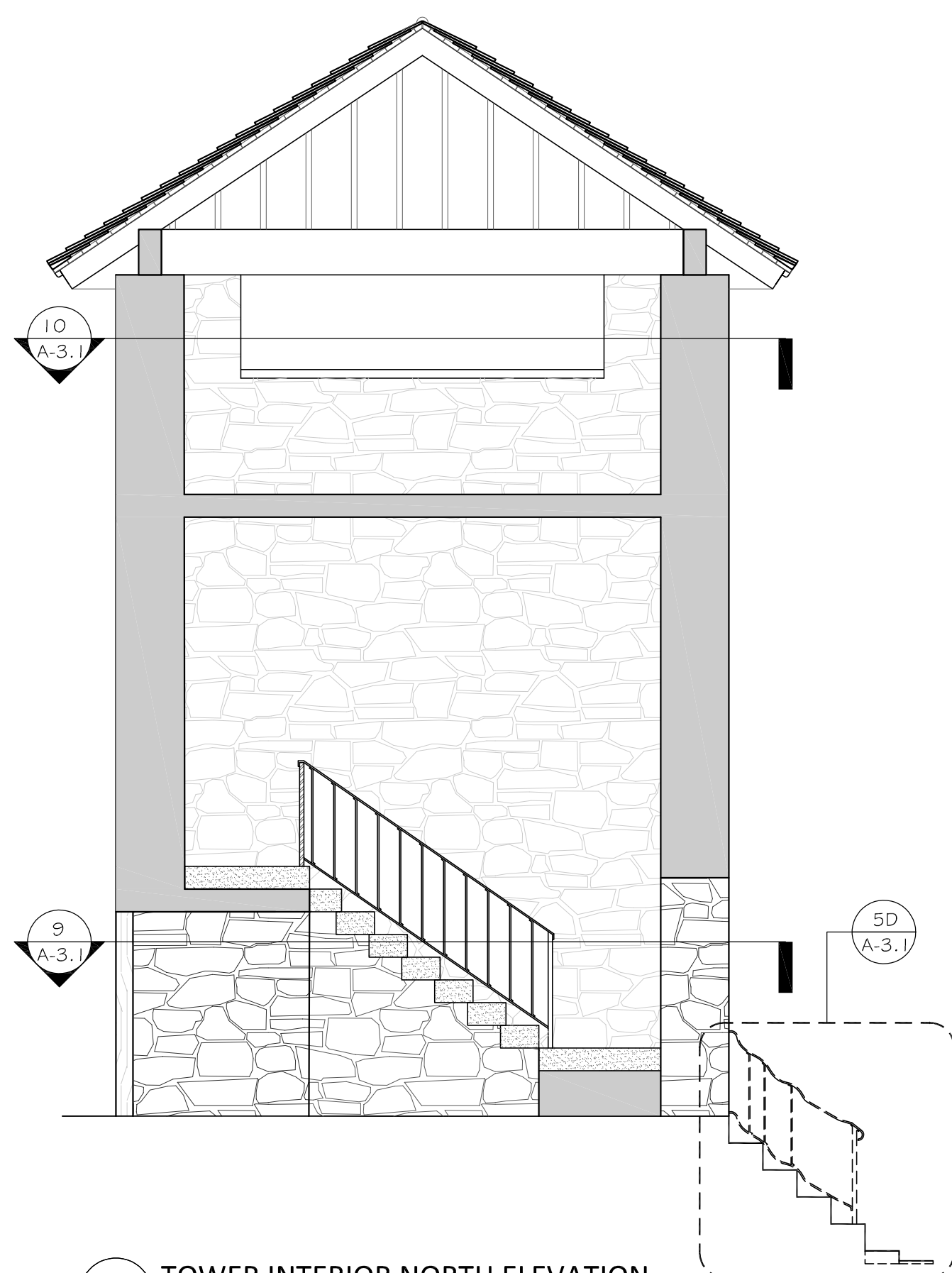
5 EAST TOWER STAIR CONSTRUCTION SECTION
1/2" = 1'-0"



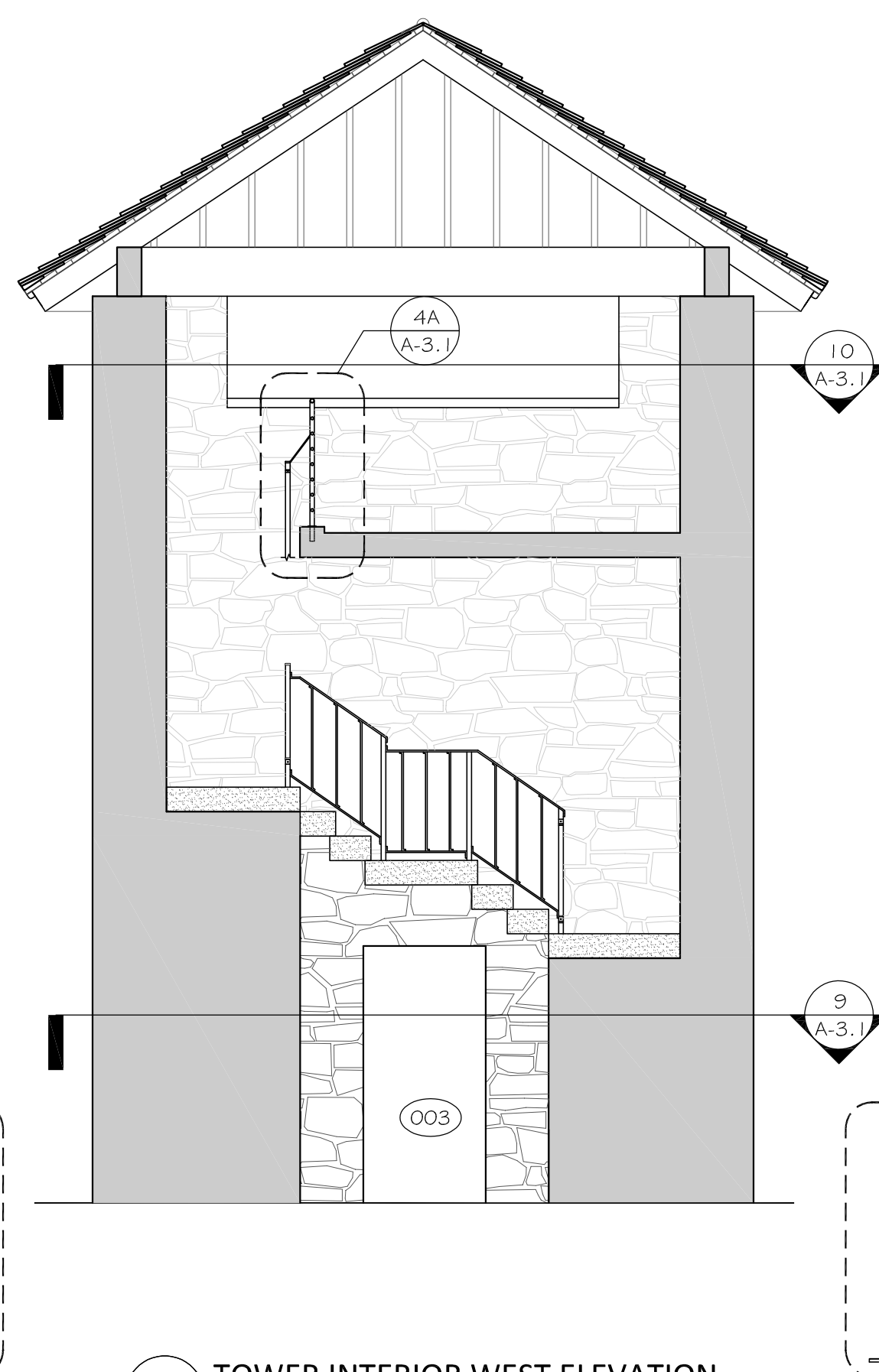
5A EAST TOWER STAIR CONSTRUCTION DETAIL
3" = 1'-0"



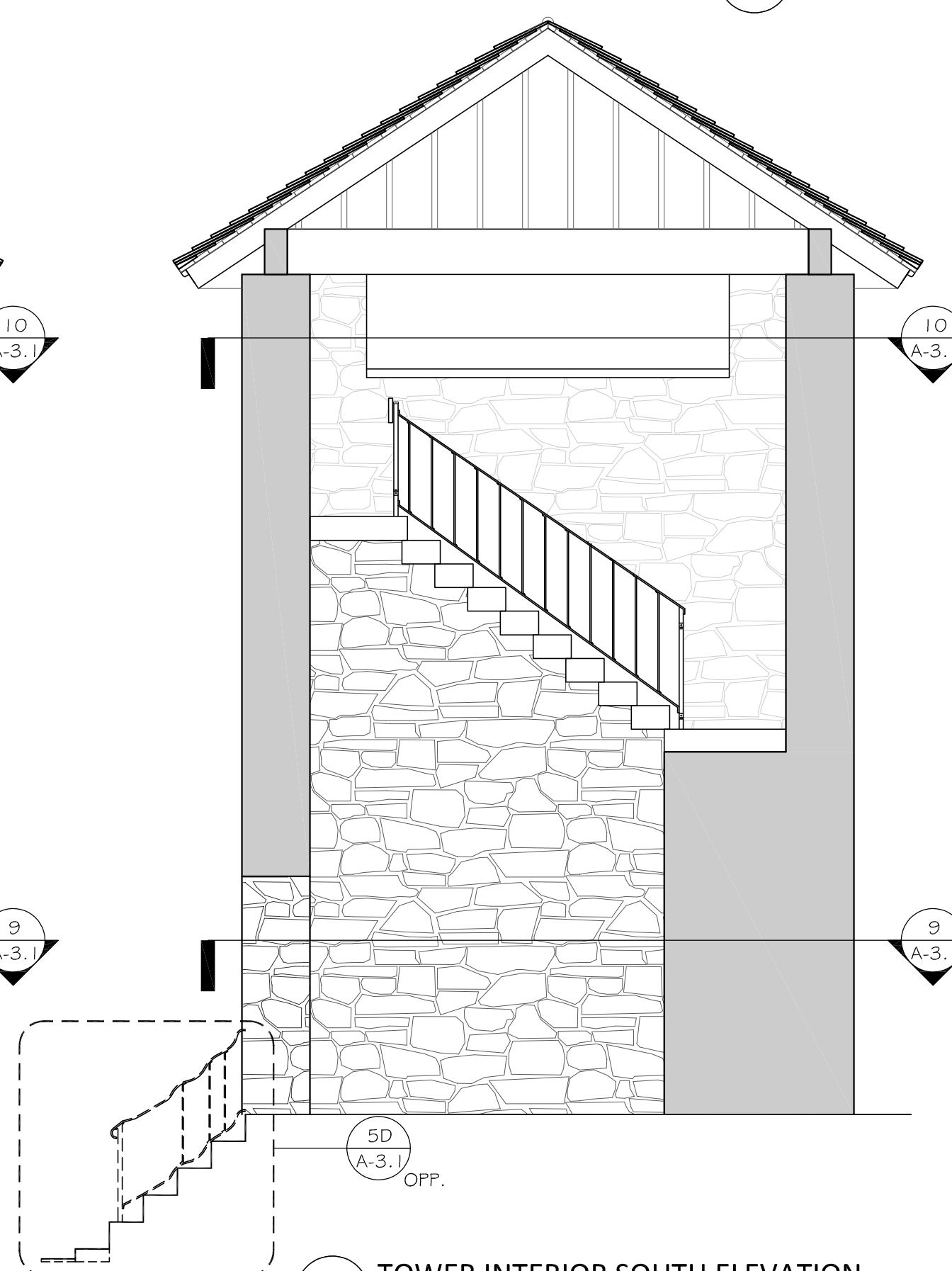
10 STAIR PLAN AT TOWER OBSERVATION FLOOR
1/4" = 1'-0"



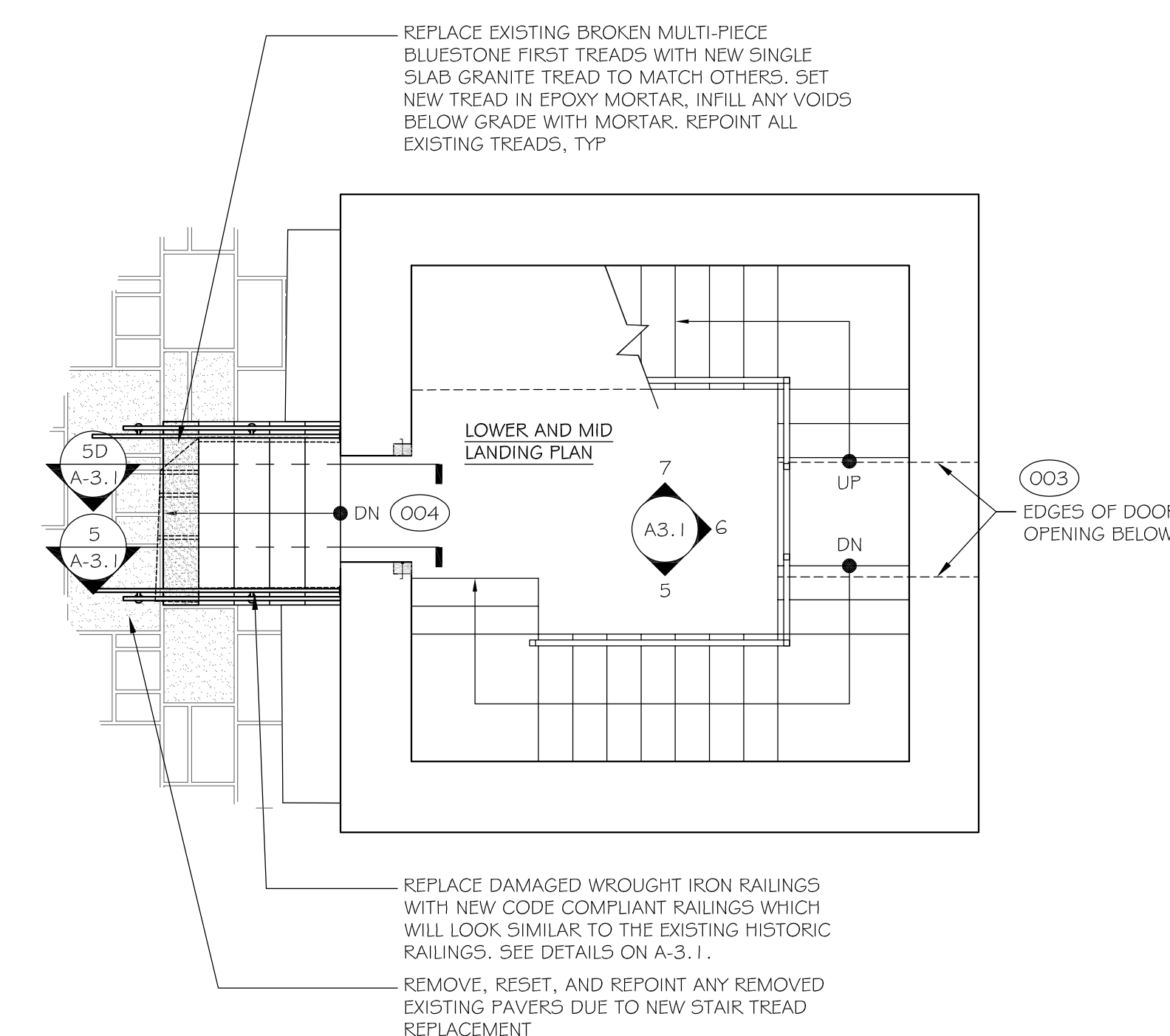
6 TOWER INTERIOR NORTH ELEVATION
1/4" = 1'-0"



7 TOWER INTERIOR WEST ELEVATION
1/4" = 1'-0"



8 TOWER INTERIOR SOUTH ELEVATION
1/4" = 1'-0"



9 STAIR PLAN AT TOWER MID LANDING
1/4" = 1'-0"



Turowski2 Architecture

P.O. Box 1290
313 Wareham Road
Marion, MA 02738

508.758.9777 phone
508.748.2444 fax
www.t2architecture.com

CONSULTANT:

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REVISIONS

NO. DATE

ELIOT TOWER
MASONRY & EROSION REPAIRS
BLUE HILL RESERVATION
MILTON, MA
P17-3156-C2A



TITLE:

SECTION &
DETAILS

JOB NUMBER:

17-08

DRAWN BY:

DB

CHECKED BY:

PT

DATE:

90% CD
MAY 27, 2021

SCALE:

AS NOTED

SHEET NO:

A-3.1

Acc. No.