

**CJM SERVICES  
OFFICE  
RENOVATION**

CJM Services  
Wareham, Massachusetts

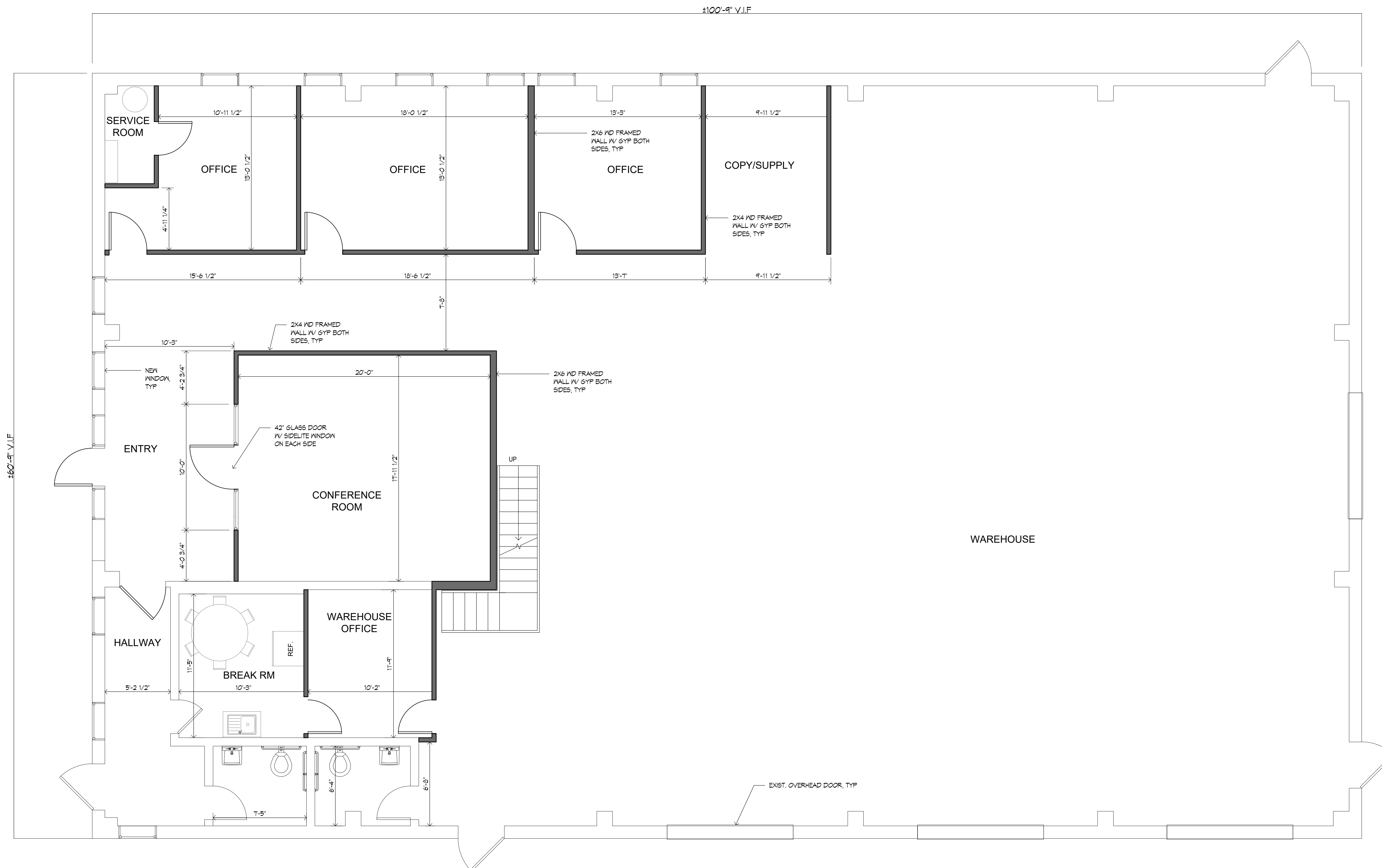


Owner:  
CJM Services  
3 Tow Road  
Wareham, MA 02517

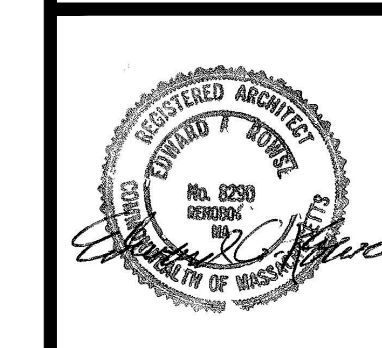


400 Massachusetts Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-9200  
  
2 Hampshire Street,  
Suite 106, First Floor  
Foxboro, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

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1 FLOOR PLAN  
A1.0 SCALE: 1/4" = 1' - 0"



Date: 12/8/2023  
Drawn by: BBR Proj. Mgr.: BEB  
Revisions

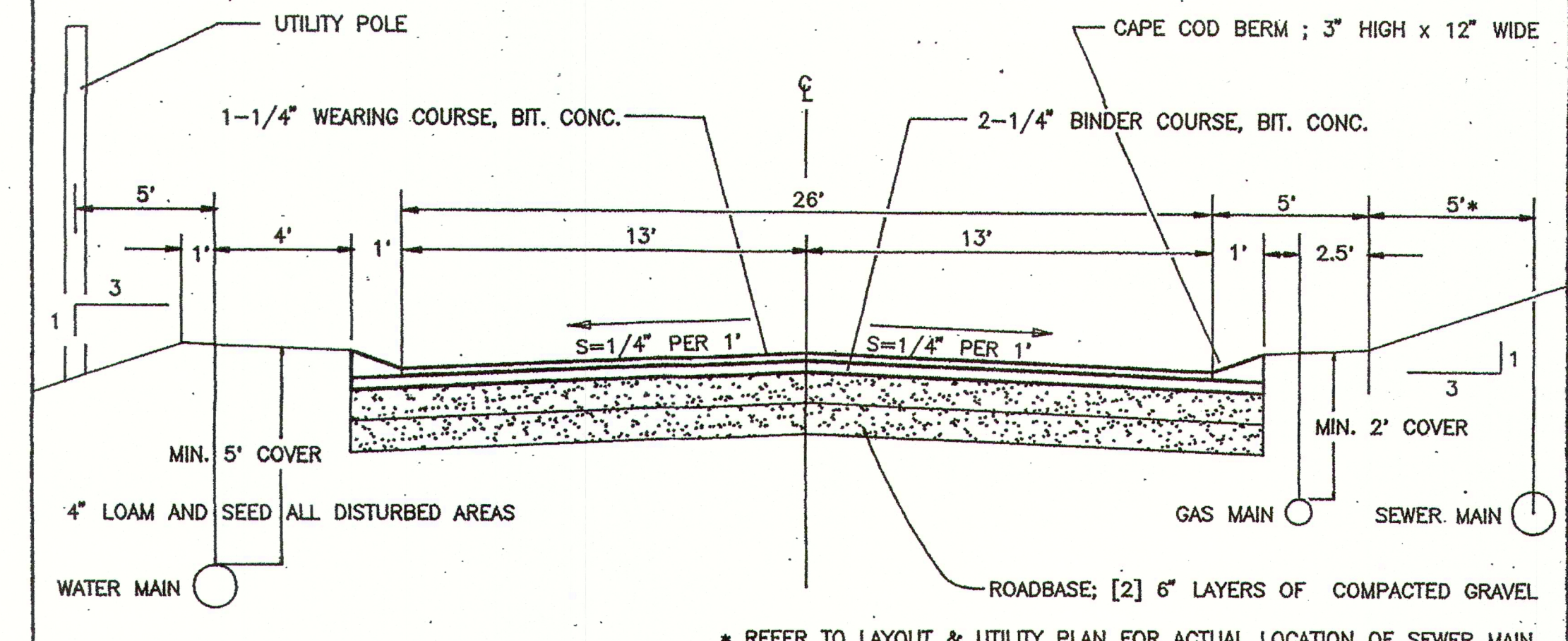
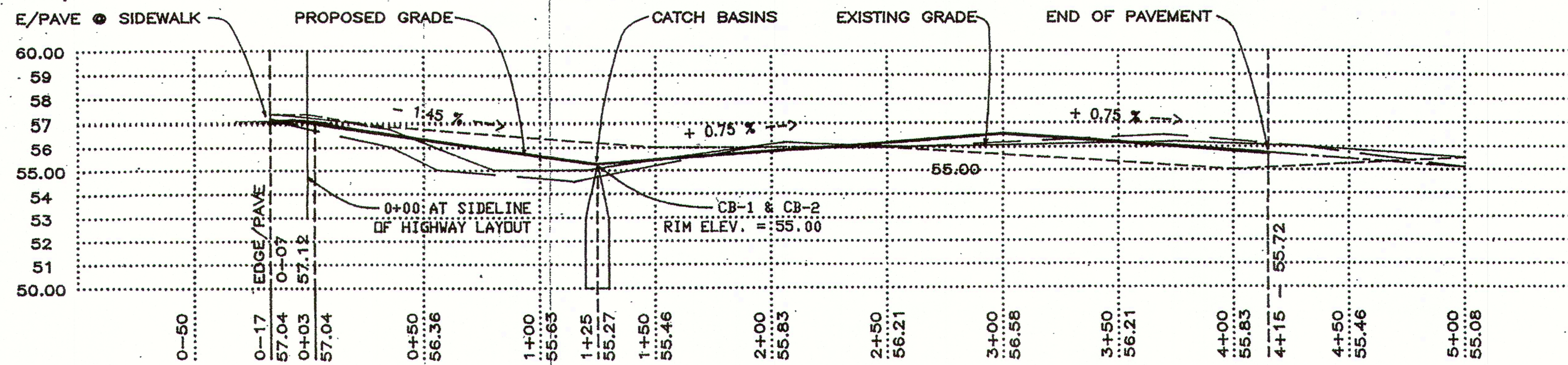
No.	Date	Description

FLOOR PLAN

**A1.0**

NOTES :

1. REFER TO ROADWAY SECTION, DETAIL 3/D-2, AT THE RIGHT FOR CONSTRUCTION DETAILS OF THE ROADWAY.
2. REFER TO DETAILS BELOW AT RIGHT FOR CONSTRUCTION OF THE CATCH BASINS AND LEACHING STRUCTURES.
3. PAVEMENT ENDS AT STATION 4+15.
4. DO NOT CONSTRUCT A CAPE COD BERM AT END OF PAVEMENT, ( STA. 4+15 ).
5. USE THE GRADES FROM STATIONS 0-17 TO 0+03 TO FORM A ROLLED BERM AT THE ROADWAY ENTRANCE.



3 ROADWAY PROFILE

0-1 HORZ. SCALE ; 1" = 40' / VERT. SCALE ; 1" = 4'

3 ROADWAY SECTION

0-2 NOT TO SCALE

ELEVATION SCHEDULE - LEACHING PITS

STRUCTURE	RIM EL.	INV. IN	INV. OUT
LP-1	TO F.G.	52.20	52.10
LP-2	TO F.G.	52.00	---
LP-3	TO F.G.	50.95	50.85
LP-4	TO F.G.	50.75	---
LP-5	TO F.G.	50.75	50.65
LP-6	TO F.G.	50.55	---

LP-1 AND LP-2 HAVE 4' EFFECTIVE DEPTH  
LP-3 THRU LP-6 HAVE 8' EFFECTIVE DEPTH

ELEVATION SCHEDULE - CATCH BASINS

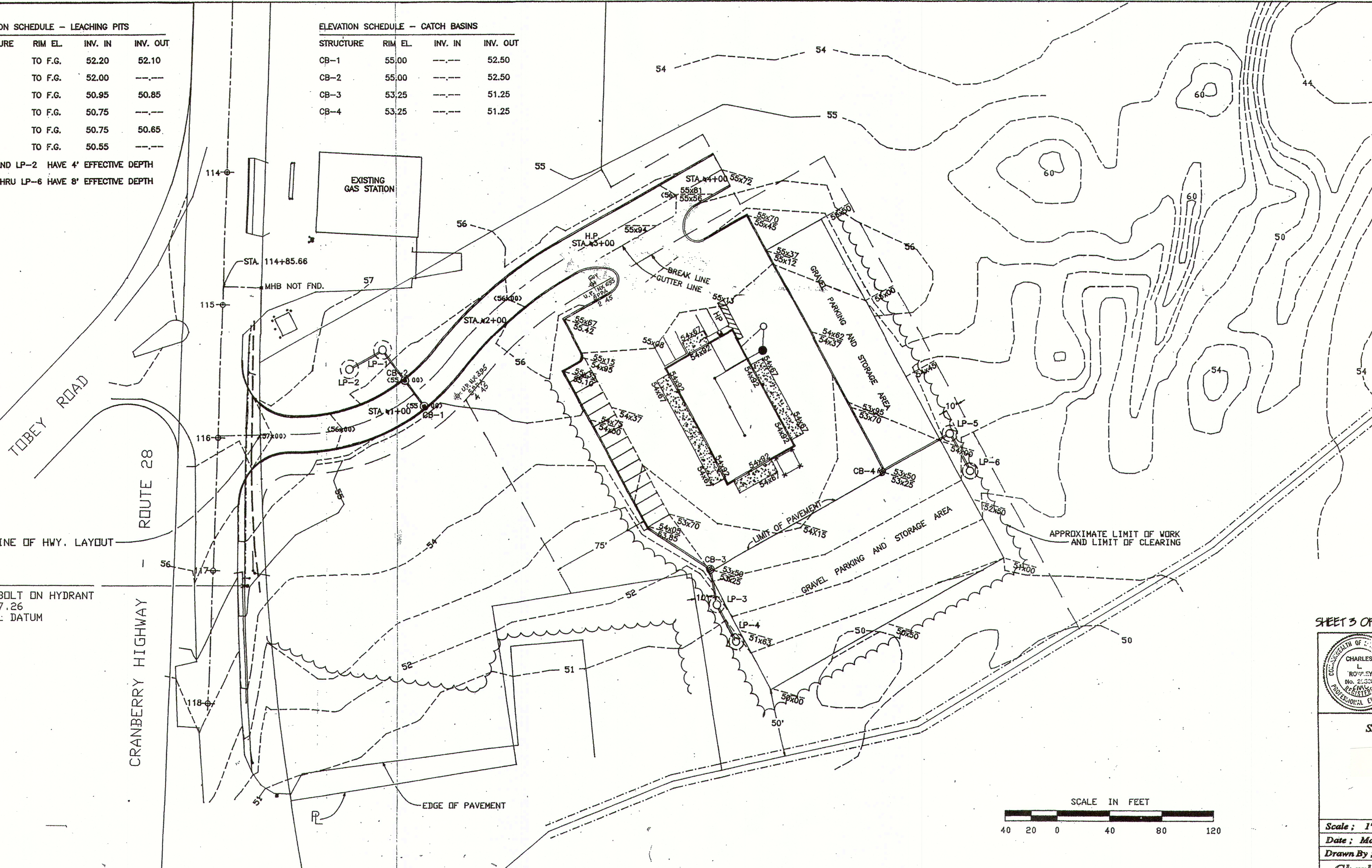
STRUCTURE	RIM EL.	INV. IN	INV. OUT
CB-1	55.00	---	52.50
CB-2	55.00	---	52.50
CB-3	53.25	---	51.25
CB-4	53.25	---	51.25



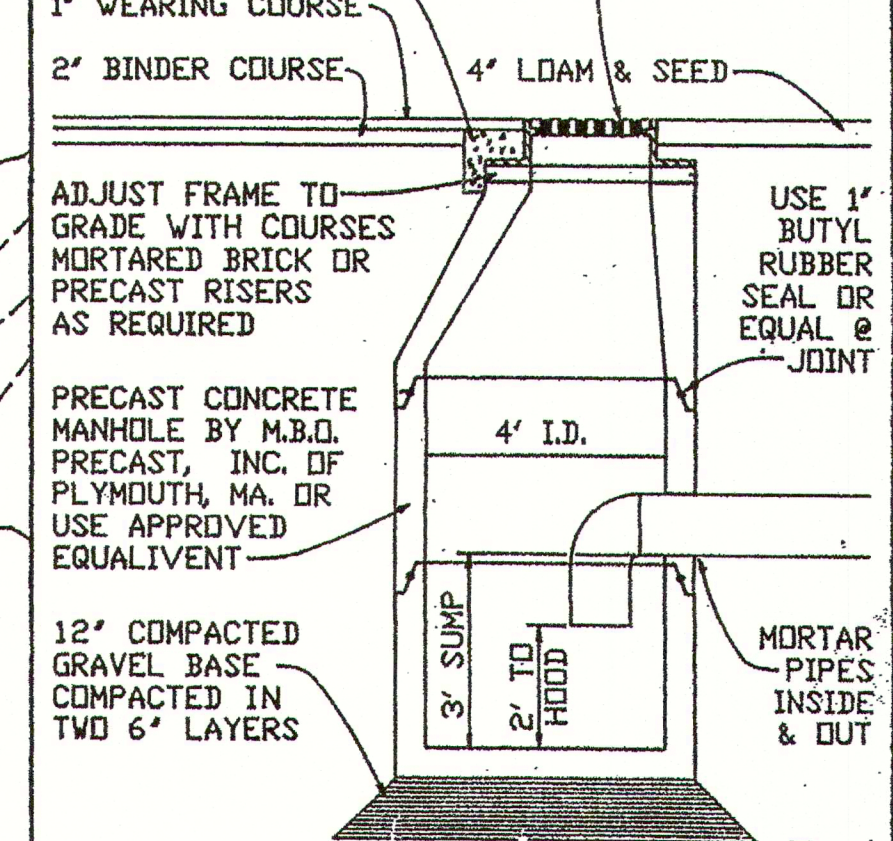
0+00 IS SIDELINE OF HWY. LAYOUT

BENCHMARK

FRONT BONNET BOLT ON HYDRANT  
ELEVATION = 57.26  
MEAN SEA LEVEL DATUM



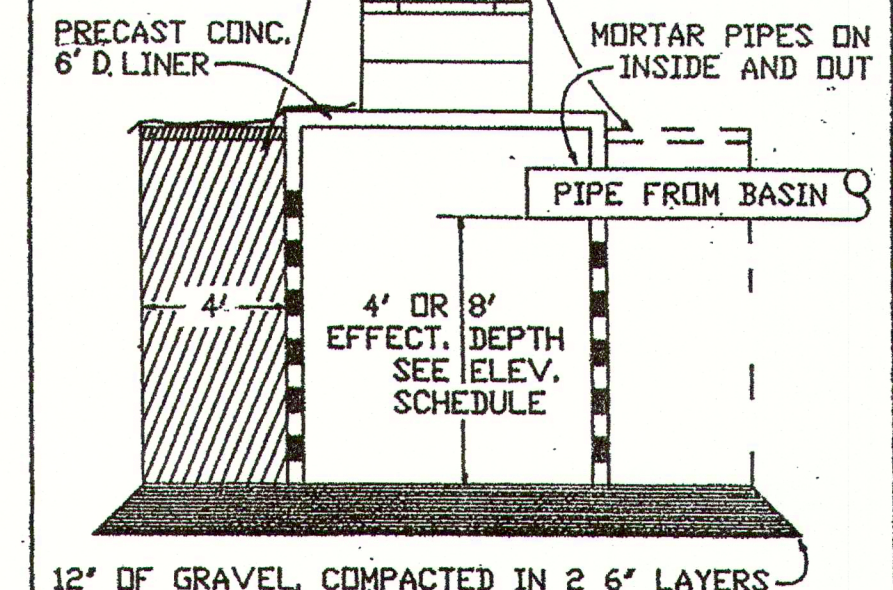
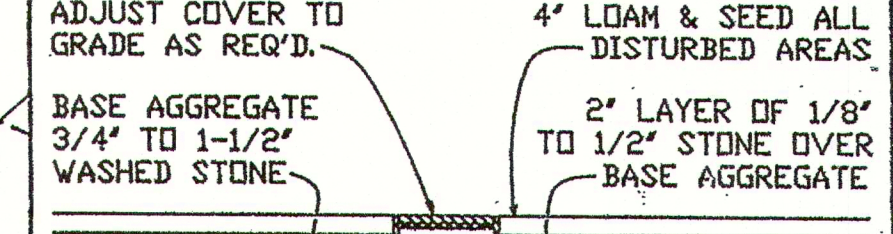
CUT 12" RING IN BINDER AROUND MANHOLE FRAME LF-249-2 OR APPROX. EQUAL SET IN A FULL BED OF MORTAR



3 CATCH BASIN DETAIL

0-3 NOT TO SCALE

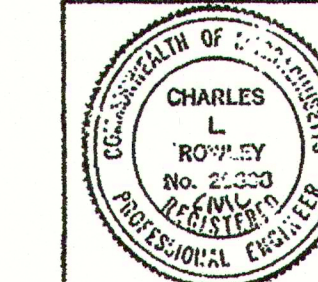
COVER THE STONE WITH A LAYER OF FILTER CLOTH TO PREVENT INTRUSION OF FINES



3 LEACHING UNIT DETAIL

0-4 NOT TO SCALE

SHEET 3 OF 4



Charles L. Rowley 5/12/98

SITE PLAN - DRAINAGE AND GRADING

PREPARED FOR

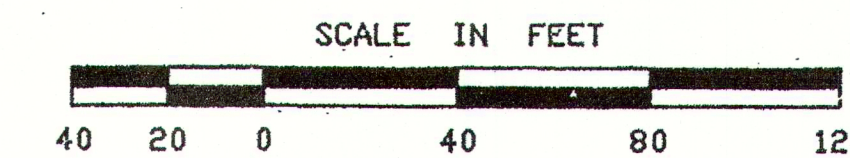
TTR LLC

RTE. 28, CRANBERRY HIGHWAY

WAREHAM, MASSACHUSETTS

Scale ; 1" = 40'	W. O. Number 98 - 46
Date ; May 1, 1998	Plan Number E - 76 - C
Drawn By ; JH	Folio Number F - 1655

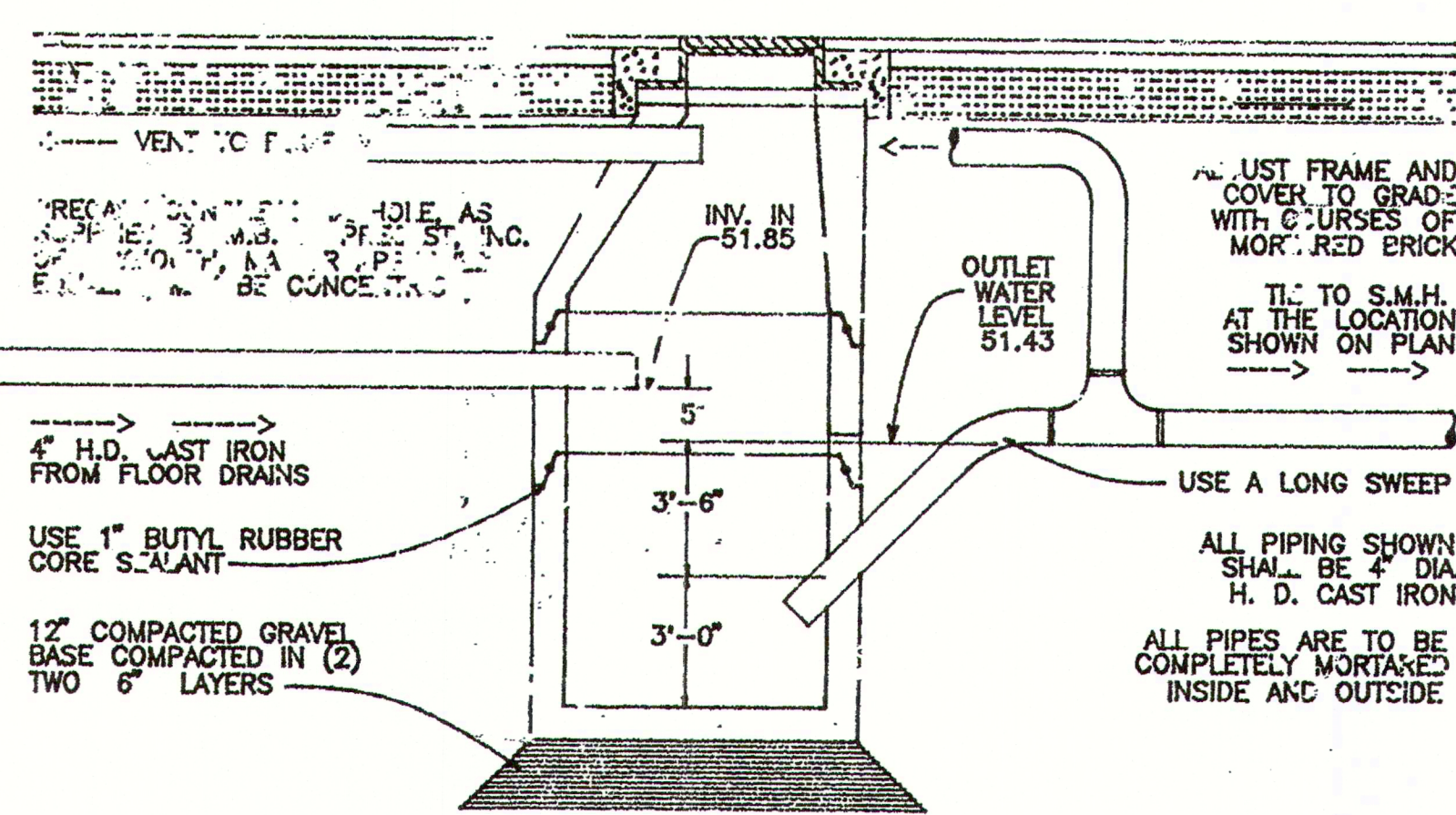
Charles L. Rowley & Associates  
Civil Engineers & Surveyors  
West Wareham, Ma.



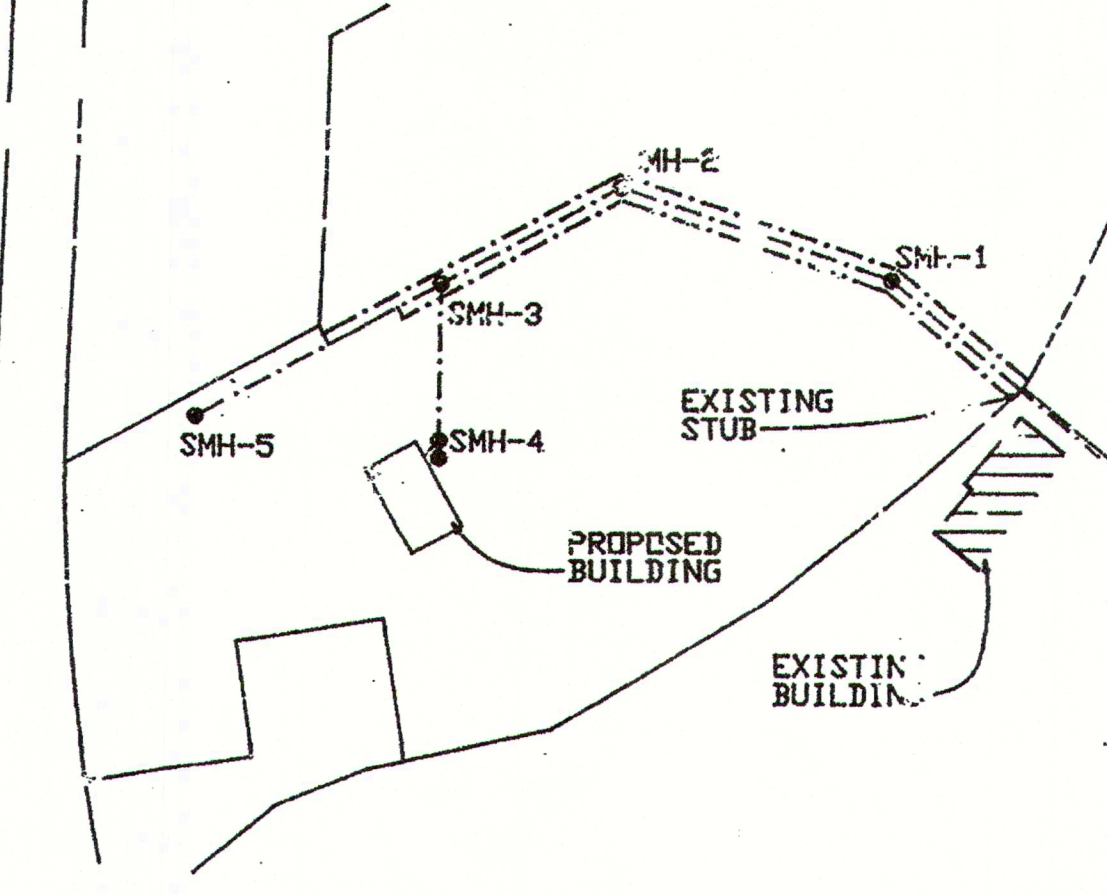
2" x 4" HEAVY DUTY CAST IRON FRAME AND COVER SET TO GRADE. USE E.L. LE BARON NO. 10-11 OR APPROVED EQUAL. SET FRAME IN A FULL BED OF MORTAR CUT 1/2" RING IN THE BINDER AND POUR 3000 P.S.I. CEMENT CONCRETE TO 1/2" BELOW COVER.

REFER TO ROADWAY SECTION DETAIL FOR PAVING REQUIREMENTS. REFER TO THE BELOW DRAWING FOR LOCATION.

4" H.D. CAST IRON FROM FLOOR DRAINS. USE 1" BUTYL RUBBER CORE SLABANT. 12" COMPACTED GRAVEL BASE COMPACTED IN (2) TWO 6" LAYERS.



2 FLOOR DRAIN DETAILS  
NOT TO SCALE

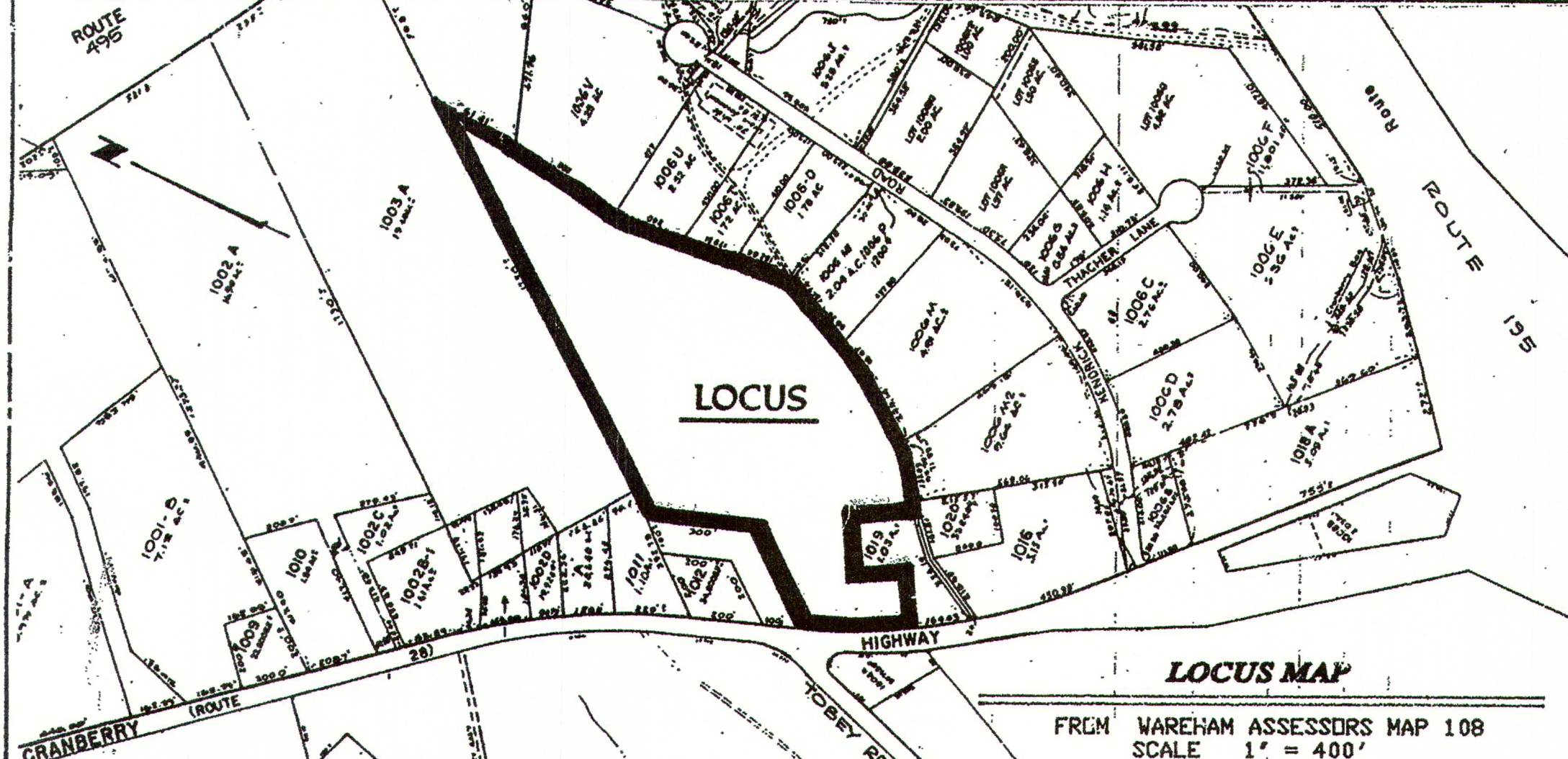


2 SEWER MAIN DETAIL  
SCALE 1" = 200'

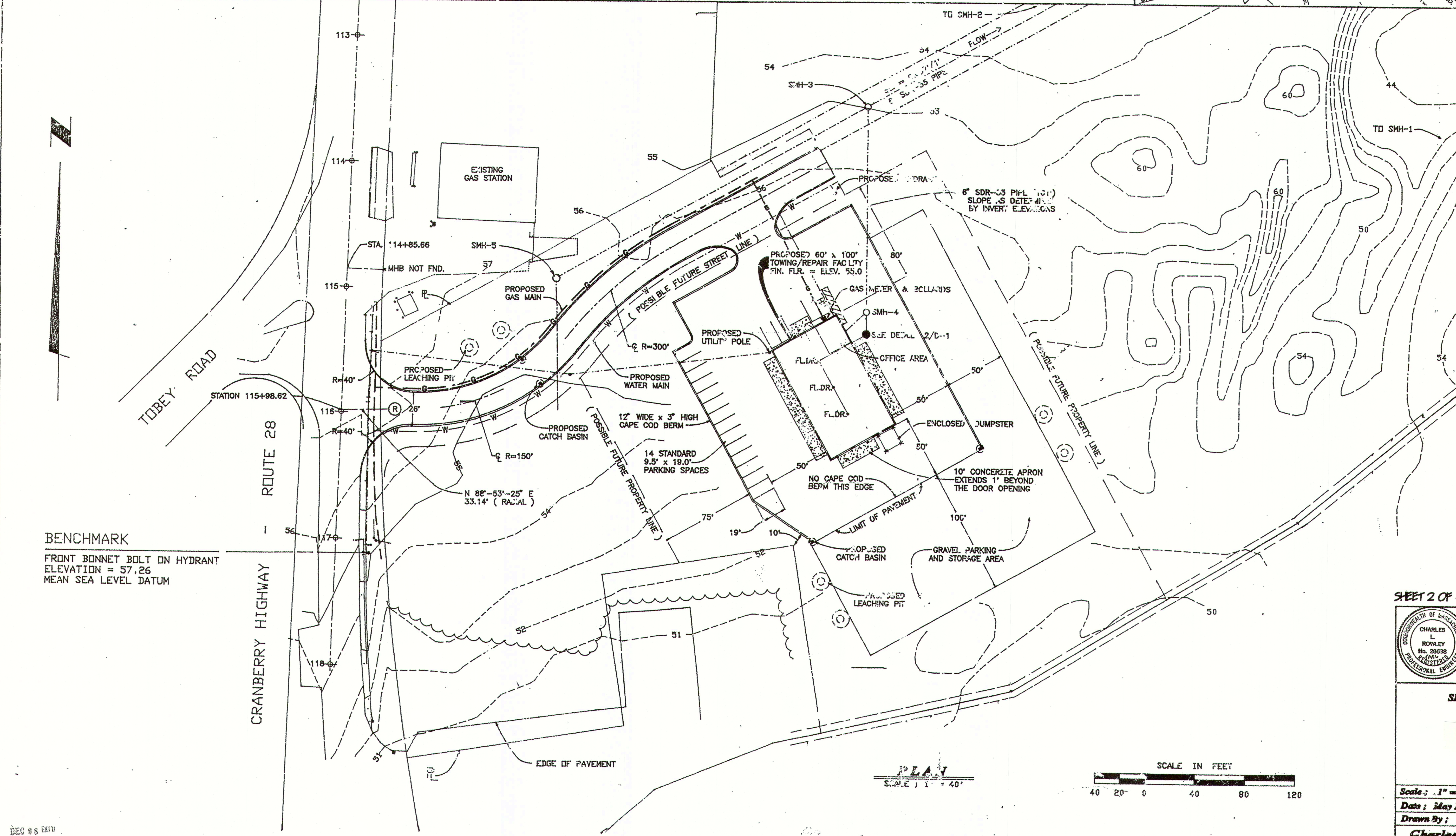
ELEVATION SCHEDULE

STRUCTURE	RCH. ELEV.	INV. IN	INV. OUT
SMH-1	TO F.G.	43.78	43.73
SMH-2	TO F.G.	45.43	45.88
SMH-3	TO F.G.	47.44	47.39
SMH-4	TO F.G.	51.25	51.20
SMH-5	TO F.G.	49.45	49.40

INVERT ELEVATIONS SHOWN ARE BASED ON DATA SUPPLIED BY GENERAL BUILDING SYSTEMS, OF MATIARICSETT, MA. THE ELEVATIONS SHOWN WERE BASED ON A STARTING ELEVATION OF 42.50. THE ACTUAL ELEVATION OF THE EXISTING STUB IS TO BE MEASURED IN THE FIELD PRIOR TO THE COMPLETION OF CONSTRUCTION. THE CONSTRUCTION OF SEWER MANHOLE 5 (SMH-5) IS NOT REQUIRED AT THIS TIME, AND IS SHOWN HEREON FOR POSSIBLE FUTURE USE.



LOCUS MAP  
FROM WAREHAM ASSESSORS MAP 108  
SCALE 1" = 400'



MINOR SITE PLAN SPECIFICATIONS:

**DEED REFERENCE:** BOOK 11093, PAGES 102-104

**PROP. OWNERS NAME / ADDRESS / PH. NO.:**  
WAREHAM-28 CORP.  
355 WOOD STREET  
BRAintree, MA 02184

**DEVELOPERS NAME / ADDRESS / PH. NO.:**  
J & R TOWING, c/o CARL PHILLIPS  
2416 CRANBERRY HWY. / P.O. BOX 92  
WAREHAM, MA 02571 • (508) 295-7082

**PROJECT INTENT STATEMENT:** TO RELOCATE EXISTING TOWING AND REPAIR FACILITY TO THE NEW LOCATION AS SHOWN.

**DATE OF APPLICATION:** MAY, 1998

**ZONING DISTRICT:** INDUSTRIAL

**FLOOD PLAIN DESIGNATION:** ZONE X

**WATER SUPPLY:** WAREHAM FIRE DISTRICT

**SEWER CONNECTION:** TIE AS SHOWN TO EXISTING LINE AT INDUSTRIAL PARK, VIA LOT 1006-M1.

**PARKING AREA:** 14 ARE REQUIRED (2 PER BAY) A TOTAL OF 18 DESIGNATED SPACES PROVIDED.

**HANDICAPPED PARKING AREA:** ONE HANDICAPPED SPACE HAS BEEN PROVIDED AT THE CLOSEST LOCATION TO THE OFFICE DOOR. THE HANDICAPPED ACCESS ROUTE IS TO BE STRIPED.

**OUTDOOR ILLUMINATION:** WILL BE PROVIDED BY FIXTURES MOUNTED ON THE CORNERS OF THE BUILDING.

**STORM DRAINAGE:** REFER TO THE DRAINAGE & GRADING PLAN FOR THE LOCATION OF PROPOSED DRAINAGE STRUCTURES.

**DUMPSTER:** TO BE LOCATED AT THE REAR OF THE BUILDING, ENCLOSED BY A 6" STOCKADE FENCE.

**LANDSCAPING:** THE PROPOSED SITE WILL BE OVER 300' FROM ROUTE 28. A TREELINE EXISTS BETWEEN THE PROPOSED SITE AND ROUTE 28.

**SIGNAGE:** A "J & R TOWING" SIGN AND ISLAND TO BE INSTALLED IN THE LOCATION SHOWN. SEE SHEET 4 OF 4 FOR DETAILS.

**CURB CUT:** A NEW CURB CUT IS REQUIRED FROM THE MASS HIGHWAY DEPARTMENT.

**FLOOR DRAINS:** THE FLOOR DRAINS ARE TO BE CONNECTED TO THE MUNICIPAL SEWER SYSTEM. REFER TO PLANS FOR DETAILS.

**WETLANDS:** NO WETLANDS ARE LOCATED ON SITE.

BENCHMARK  
FRONT BONNET BOLT ON HYDRANT  
ELEVATION = 57.26  
MEAN SEA LEVEL DATUM

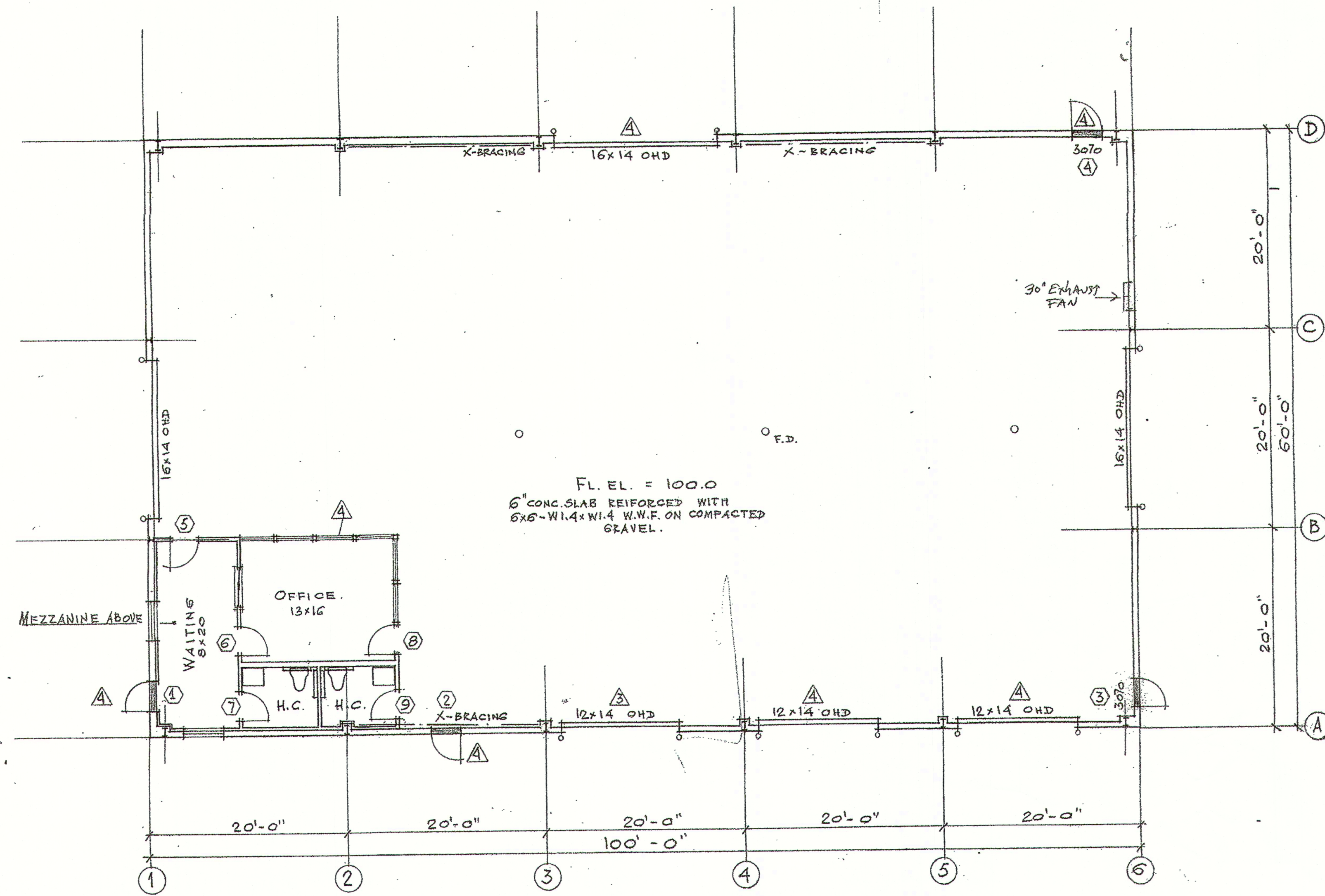
SHEET 2 OF 4

Professional Engineer seals for Charles L. Rowley (No. 28538) and Charles Lincoln Rowley (No. 2770), dated 5/13/98.

**SITE PLAN - LAYOUT AND UTILITIES**  
PREPARED FOR  
**TTR LLC**  
RTE. 28, CRANBERRY HIGHWAY  
WAREHAM, MASSACHUSETTS

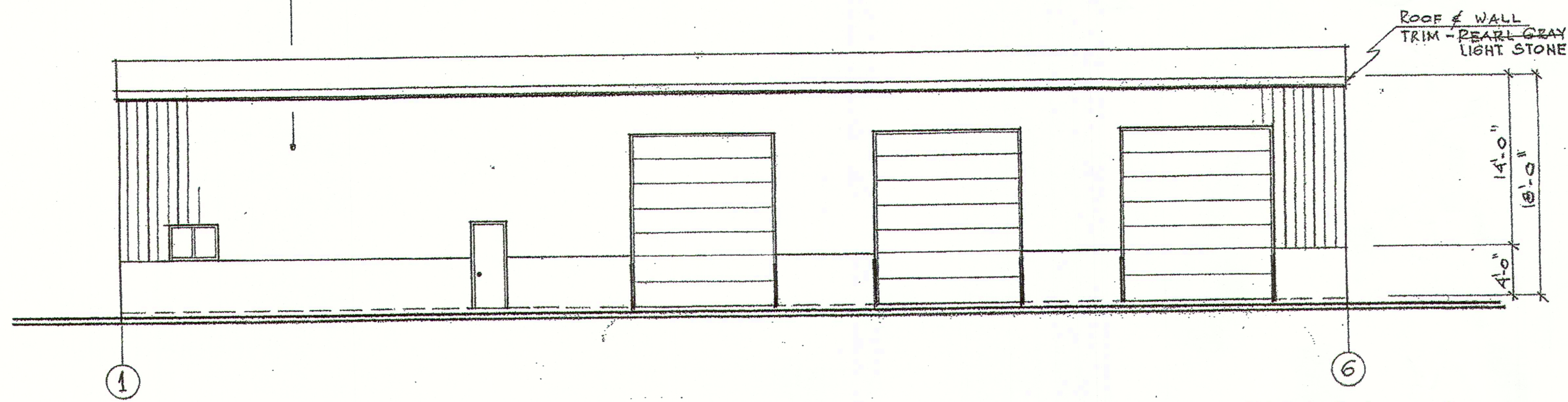
Scale: 1" = 40'	W.C. Number: 98-46
Date: May 1, 1998	Plan Number: E-76-B
Drawn By: JZ	Folio Number: F-1655

Charles L. Rowley & Associates  
Civil Engineers & Surveyors  
West Wareham, Ma.

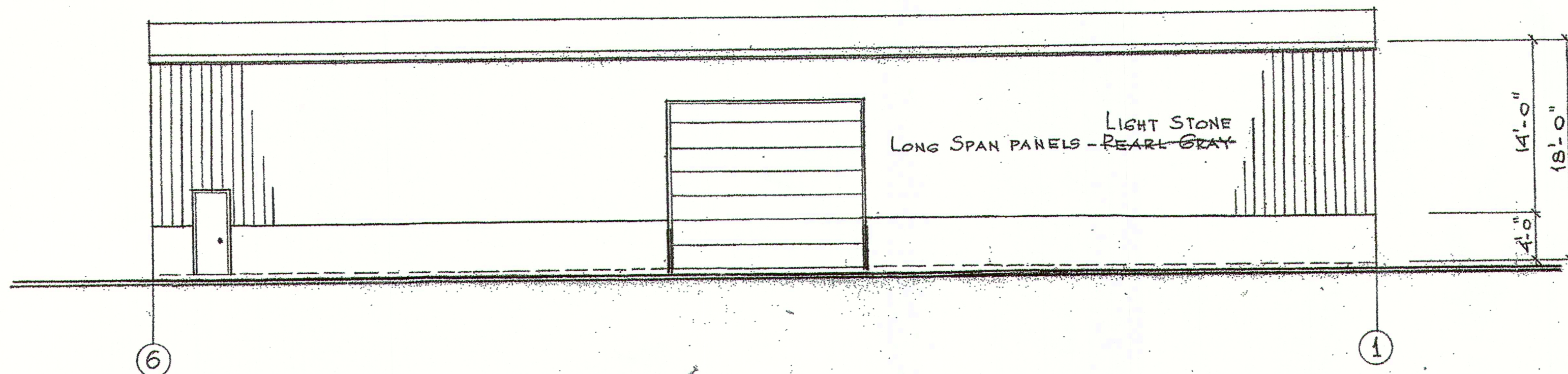


26 GA METAL LONG SPAN PANELS WITH 4" VINYL FACED FIBERGLASS INSULATION

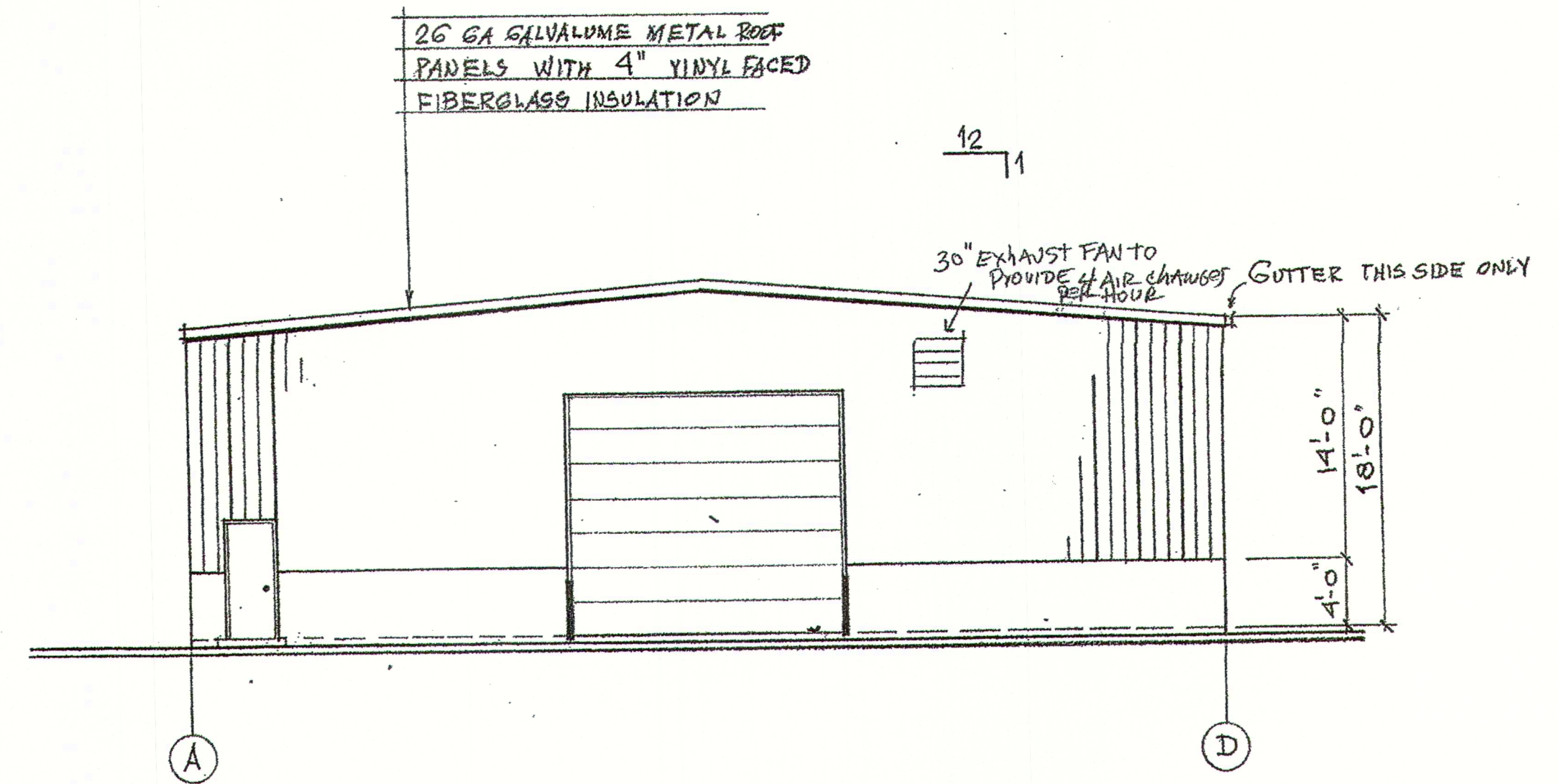
FLOOR PLAN.



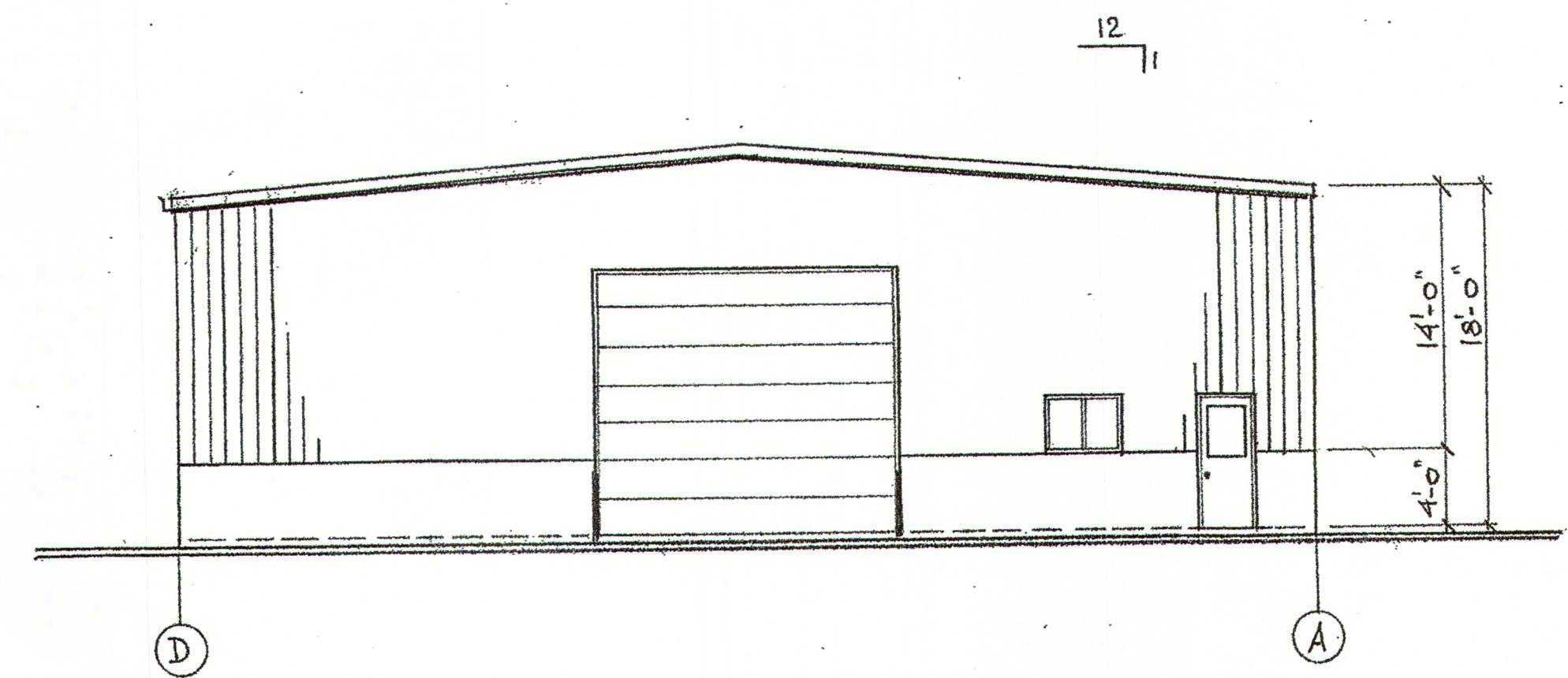
ELEVATION 1-6.



ELEVATION 6-1.




ELEVATION A-D.

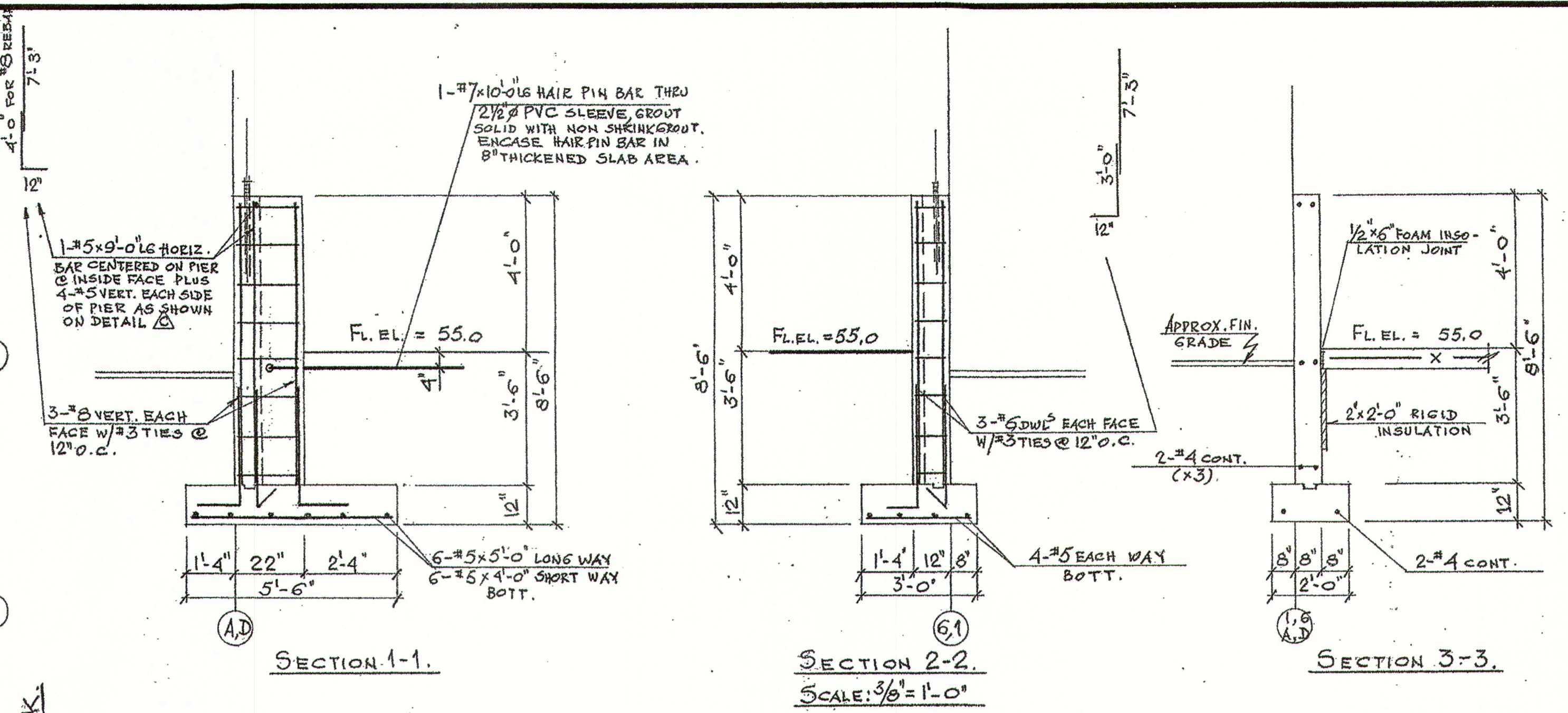
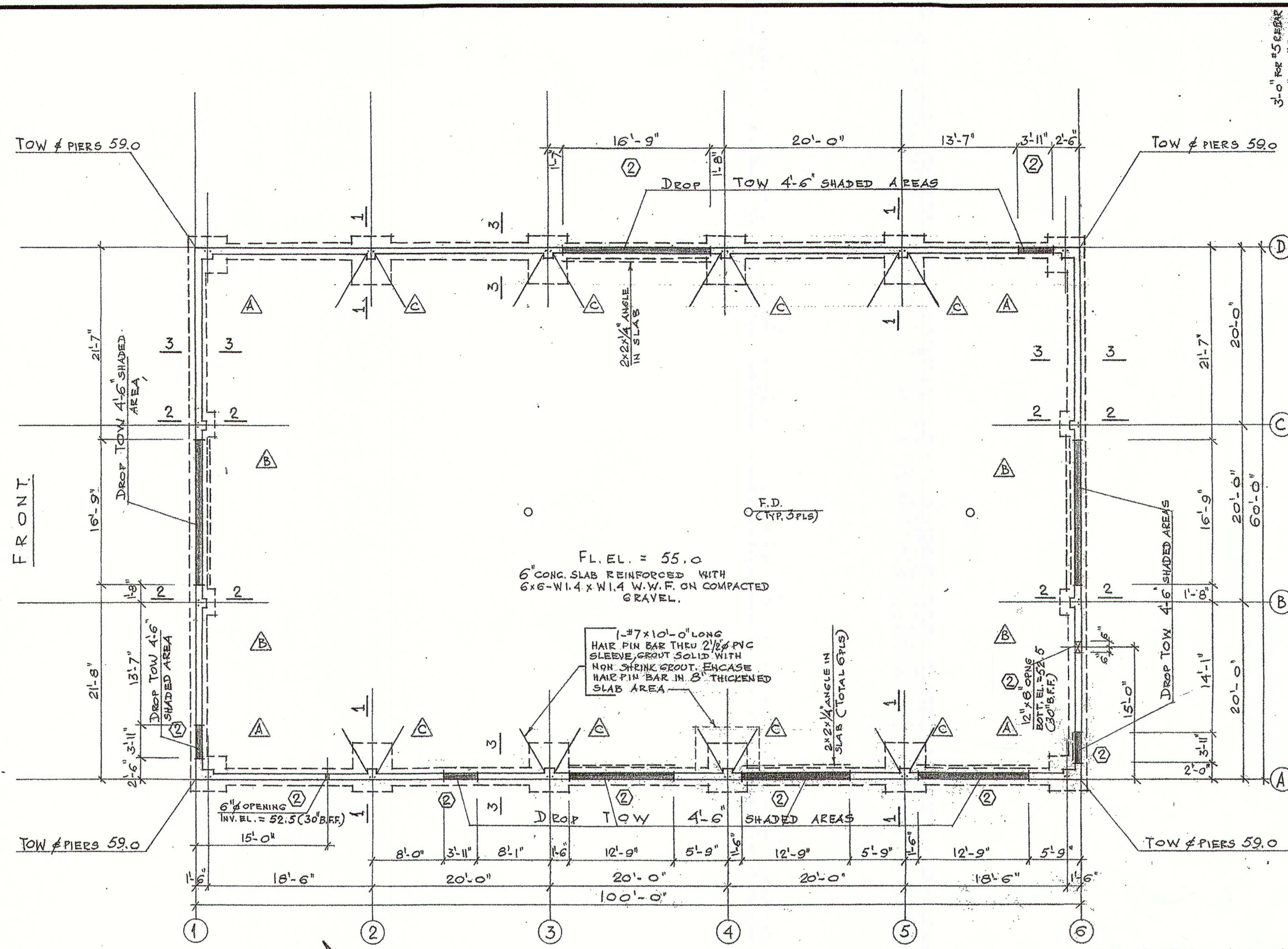


ELEVATION D-A.

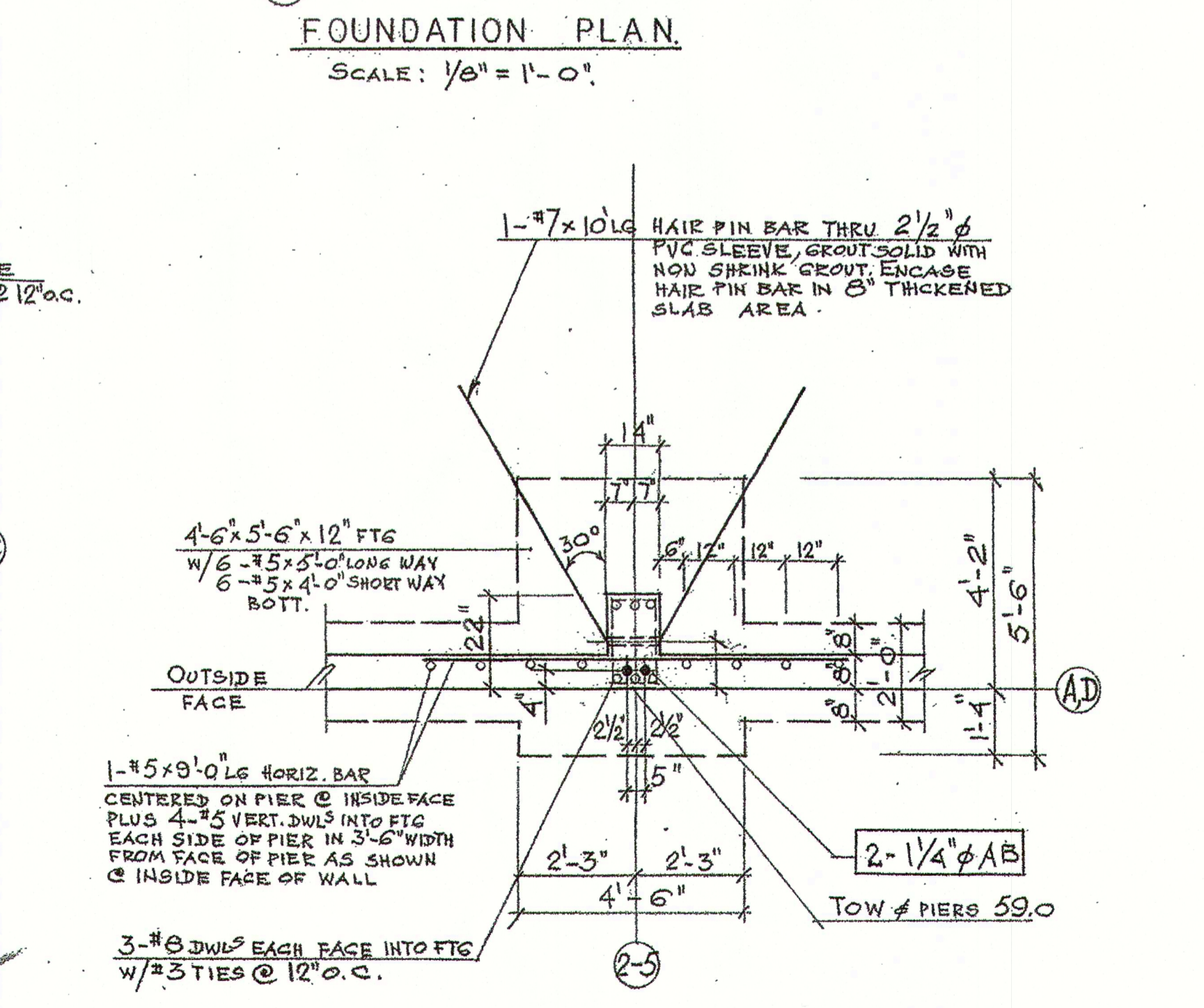
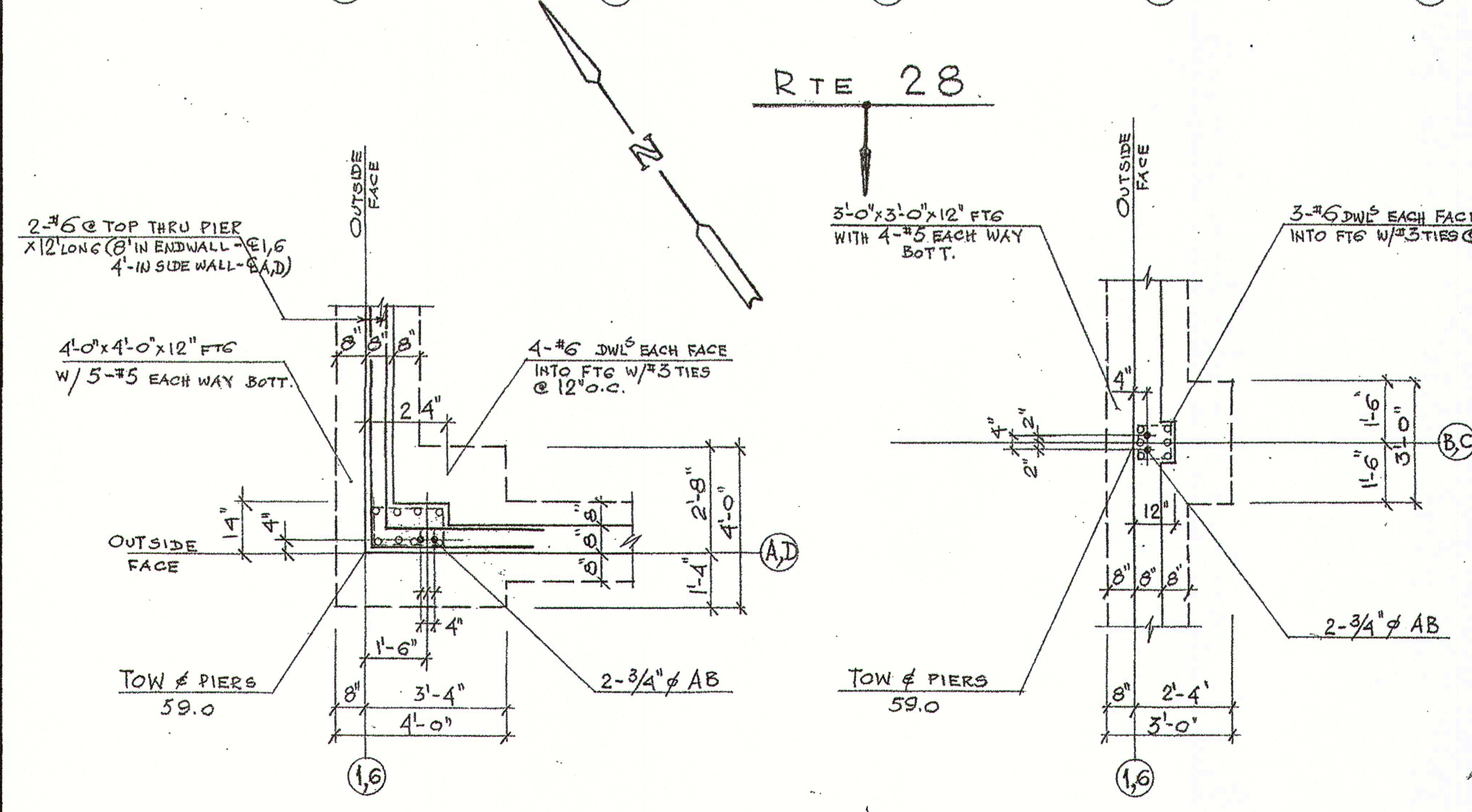
NOTES:

1. ROOF LIVE LOAD 30 PSF, WIND LOAD 90 MPH
2. METAL BUILDING TO BE MANUFACTURED BY AMERICAN BUILDINGS CO., EUFAULA, AL

TTR LLC			WAREHAM, MA	
REVISIONS			SCALE: 1/8" = 1'-0"	DRAWN: Y.T.
NO.	DESCRIPTION	DATE	DATE: 02-18-98	APPROVED:
1	OFFICE LAYOUT, OHD	2/25/98		
2	5 @ 20' BAYS	3/2/98		
3	12x14 OHD & LINE "A"	12/18/98		
4	OHD & PASSDOOR LOCATIONS, OFFICE	12/23/98		
				
			Office (508) 758-2560 Fax (508) 758-8428 Mattapoisett, MA	
			DRAWING NO. A-1	
FLOOR PLAN & ELEVATIONS				



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



- NOTES:**
- All footings shall bear on undisturbed soil with a minimum bearing capacity of 3,000 PSF.
  - Footings shall be placed on dry, unfrozen soil. The bottom of the exterior footings shall be at least 4'-0" below the outside grade.
  - All concrete shall be quality controlled concrete of not less than 3,000 PSI compressive strength at 28 days.
  - All reinforcing bars shall be of new billet steel conforming to ASTM A615 grade 60, pier tie reinforcing may be of grade 40.
  - Welded wire fabric shall conform to ASTM A185.
  - Typical reinforcing at openings, walls, slabs and stepped footings saw cut joints and chamfers - see sheets #1 thru #7.
  - All bolts shall be A325, 3/4" Ø 17" long with 3" hook and 3" projection. 1/4" Ø 28" long with 3" hook and 4" projection.

A - 4 PLACES.      B - 4 PLACES      C - 8 PLACES.

**TTR LLC**  
WAREHAM, MA

REVISIONS	SCALE: AS NOTED	DATE: 11-10-98	APPROVED:
NO. DESCRIPTION DATE			
(1) 12'x14'0" @ LINE 'A'		12/10/98	
(2) CHD & PASS DOOR LOCATIONS, KNOCK OUTS		12/23/98	

General Building Design  
Mattapoisett, MA  
Office (508) 758-2560  
Fax (508) 758-9429

FOUNDATION PLAN & SECTIONS.

# TTR, LLC

## Fence & Landscaping Plan

