

OBSERVATION DECK & ENHANCEMENTS 33 STANIFORD STREET NEWTON, MASSACHUSETTS (Middlesex County)

APPLICANT

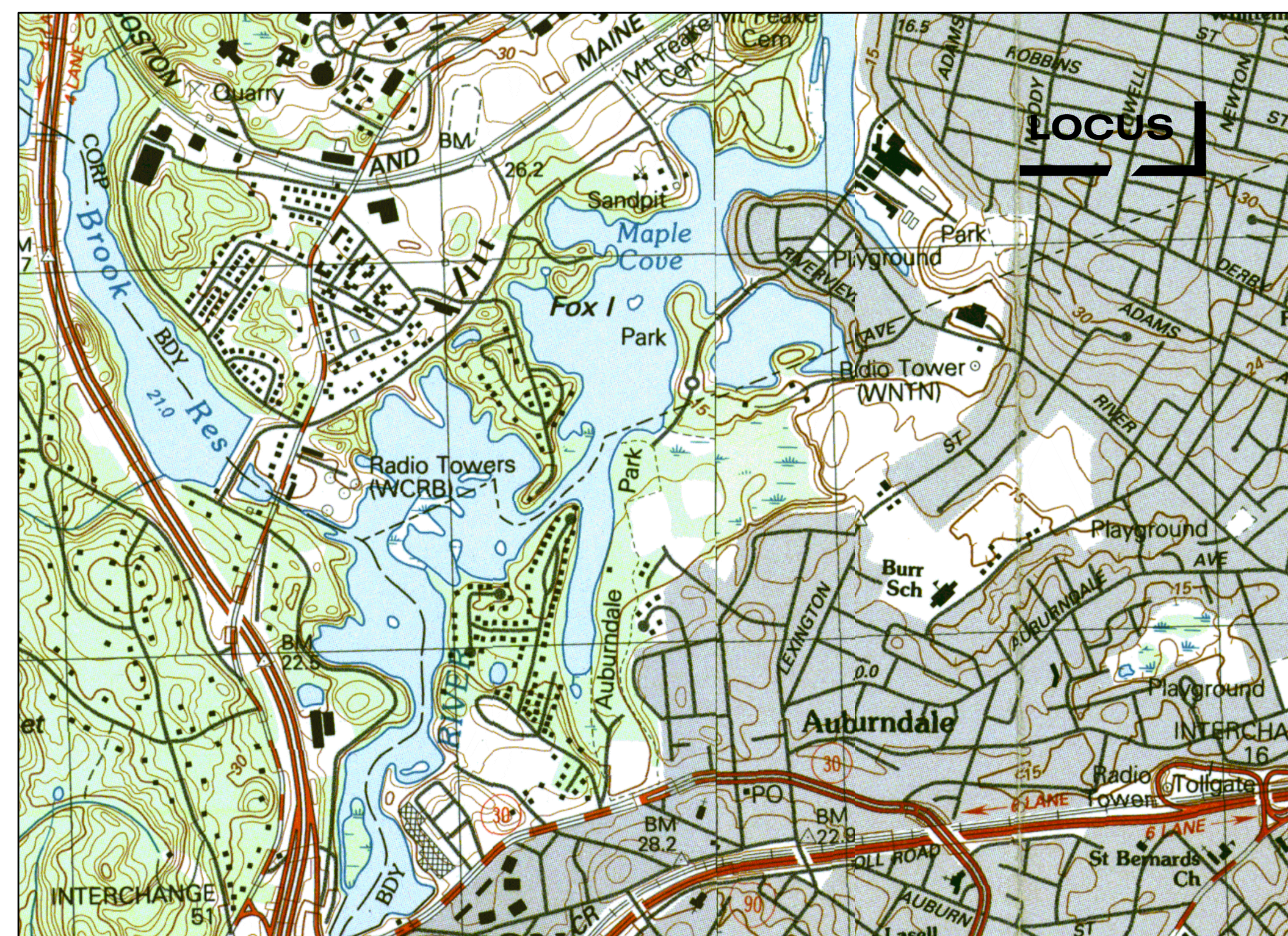
Zaid Ashai & Sarah Rahman
33 Staniford Street
Newton, Massachusetts 02466

LAND SURVEYOR

Peter Nolan & Associates, LLC
697 Cambridge Street, Suite 103
Brighton, MA 02135

CIVIL ENGINEER AND WETLANDS SPECIALIST

Beals and Thomas, Inc.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772

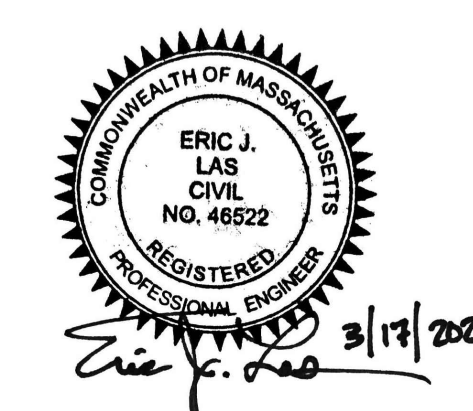
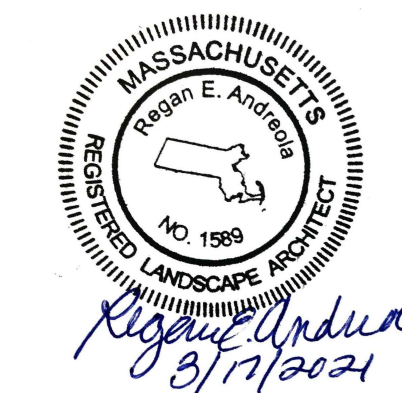


Locus Map
Scale: 1" = 1000'



SHEET INDEX

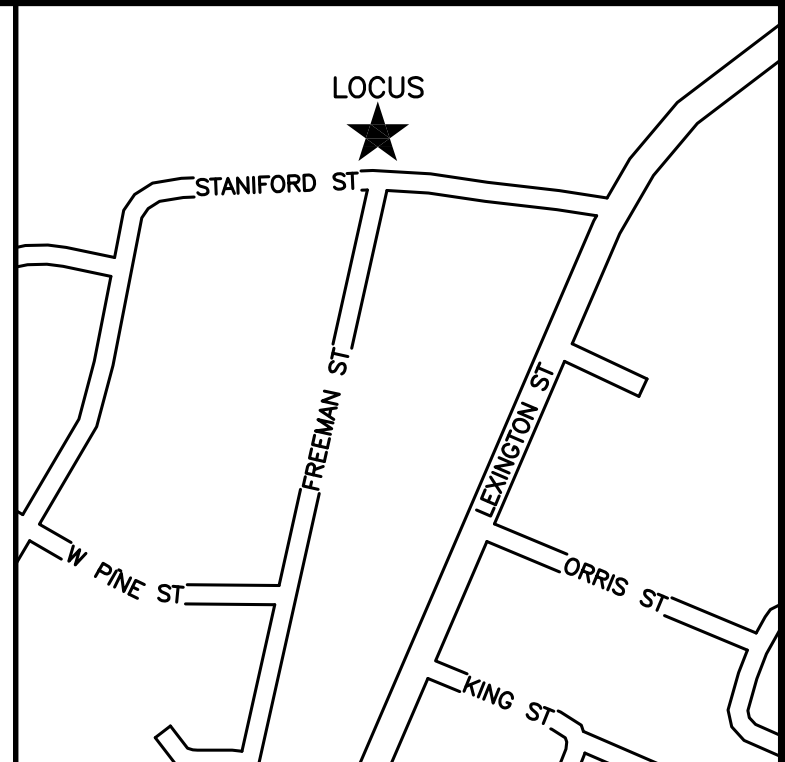
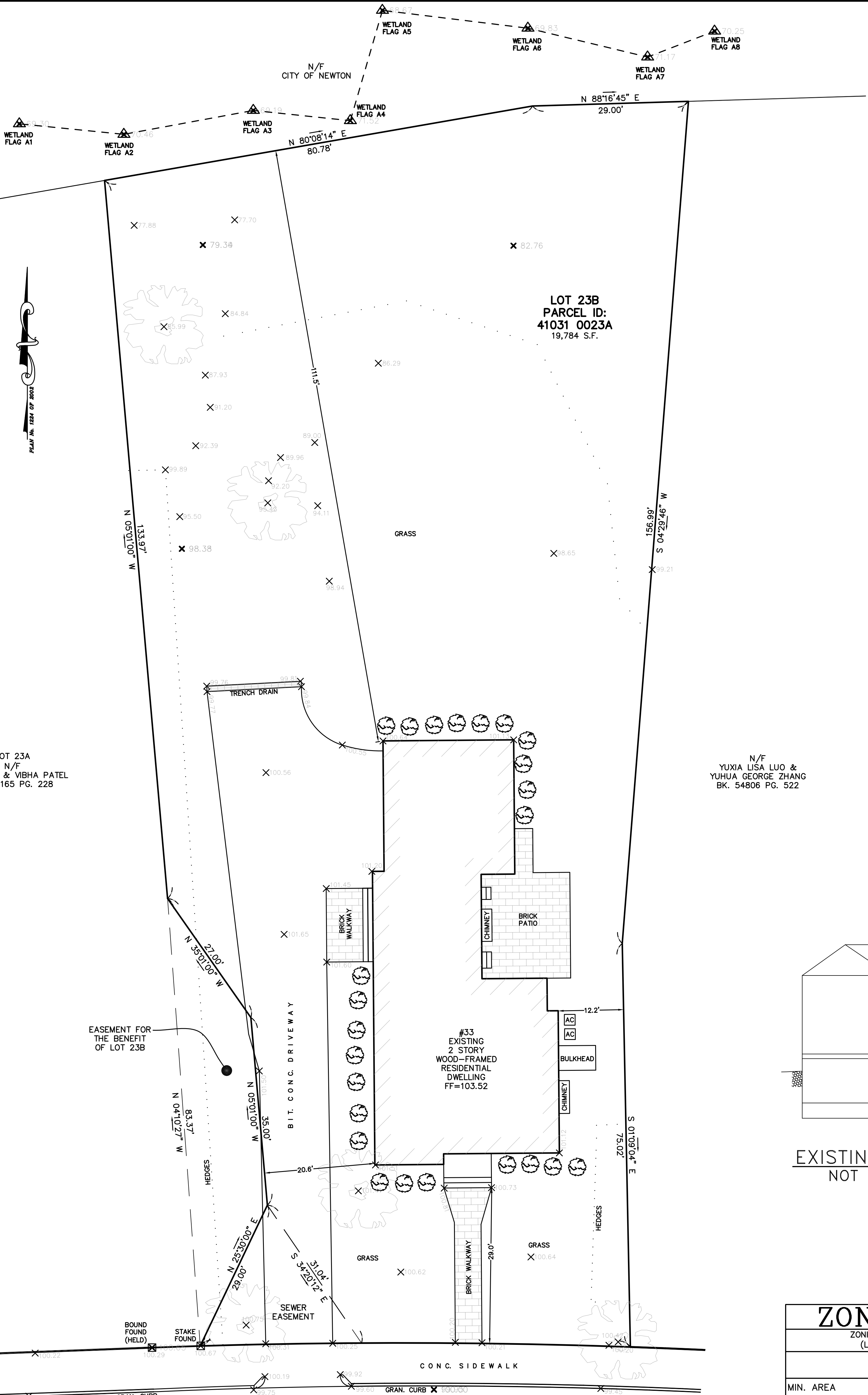
	Cover Sheet
1	Plot Plan of Land (Peter Nolan & Associates, LLC)
C-1.0	Site Plan
C-1.1	Bufferzone Enhancement Plan



FOR PERMITTING
ONLY

Permit Plan Set - SEPTEMBER 21, 2020
Revised Per City Comments - OCTOBER 7, 2020
Amended OOC - MARCH 17, 2021

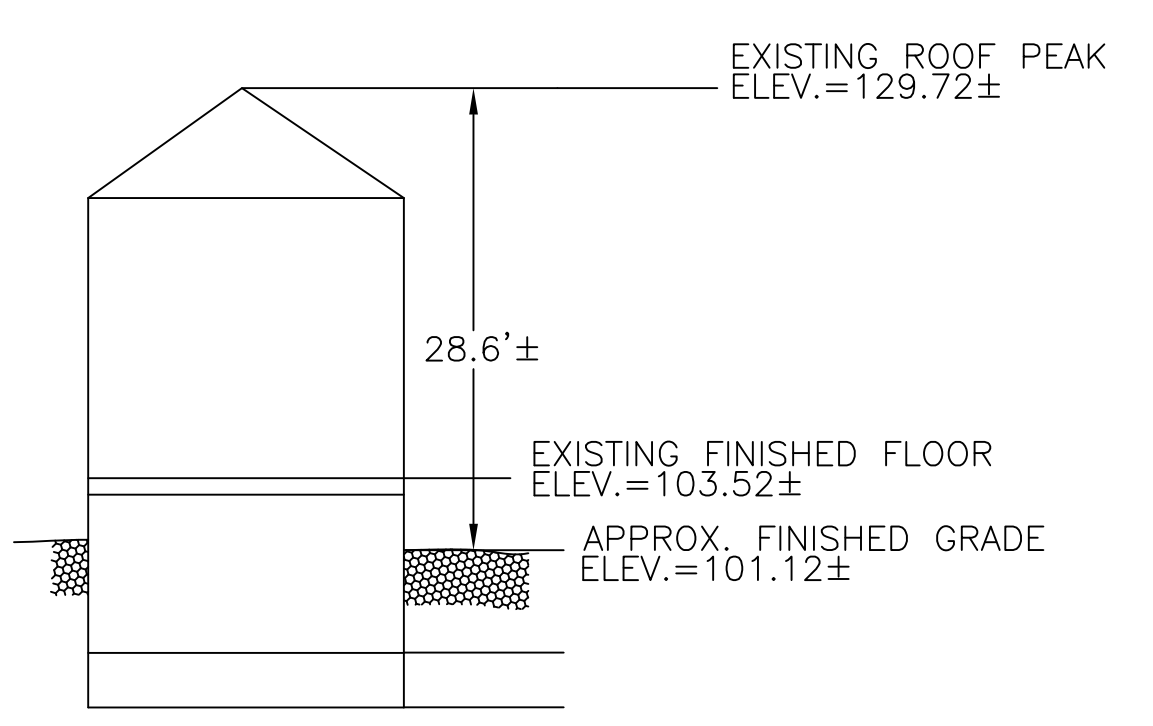
Job No.: 3232.01
Plan No.: 323200P001C-001
Sheet 1 of 4



LOCUS MAP
(NOT TO SCALE)

LOT 23A
N/F
SANDIP V. & VIBHA PATEL
BK. 37165 PG. 228

N/F
YUXIA LISA LUO &
YUHUA GEORGE ZHANG
BK. 54806 PG. 522



EXISTING PROFILE
NOT TO SCALE

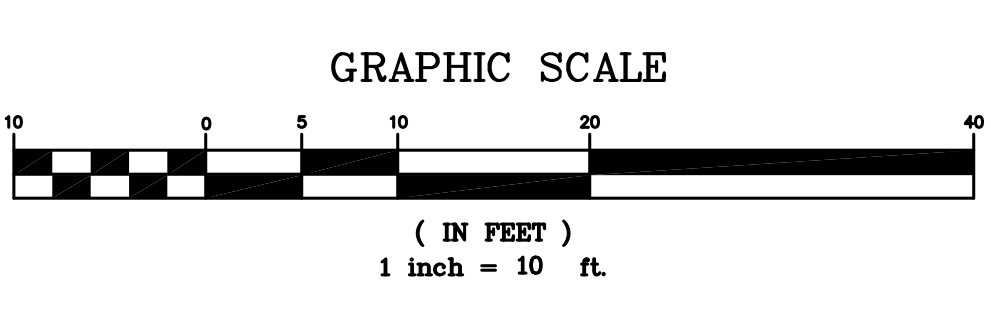
ZONING LEGEND		
ZONING DISTRICT: SINGLE RESIDENCE 3 (LOT CREATED AFTER 12/07/1953)		
	REQUIRED	EXISTING
MIN. AREA	10,000 S.F.	19,784 S.F.
MIN. FRONTAGE	80'	80.00'
MIN. YARD FRONT	30'	29.0'
SIDE REAR	10'	12.2'
	15'	111.5'
MAX. LOT COV.	30%	11%
MIN. OPEN SPACE	50%	74.7%
MAX. BLDG. HEIGHT	36'	28.6'±

STANIFORD STREET
(PUBLIC WAY - 40' WIDE)

EXISTING LEGEND

	EXISTING BUILDING
	TREE LINE
	TREE
	SHRUBS/FLOWERS
	BOUND/STAKE
	SPOT GRADE

- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 6/12/2018.
 - DEED REFERENCE: BOOK 61718, PAGE 206
PLAN REFERENCE 1: PLAN NO. 1224 OF 2002
PLAN REFERENCE 2: PLAN NO. 35 OF 2000
PLAN REFERENCE 3: PLAN NO. 17 OF 2000
PLAN REFERENCE 4: PLAN NO. 1462 OF 1980
PLAN REFERENCE 5: LAND COURT PLAN 29062-A
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS.
 - THIS PLAN IS NOT INTENDED TO BE RECORDED.
 - I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0551E, PANEL NUMBER 0551E, COMMUNITY NUMBER: 250208, DATED 6/4/2010.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
 - FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 - NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 - THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.



SCALE 1"=10'	DATE 6/18/2018	REV	DATE	REVISION	BY
SHEET 1	33 STANIFORD STREET NEWTON MASSACHUSETTS PLOT PLAN OF LAND				
PLAN NO. 1 OF 1	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com				
CLIENT:					
DRAWN BY MGC	SHEET NO. 1				
CHKD BY PUN					
APPD BY PUN					

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.
2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
3. LIMIT OF WORK SHALL BE THE SEDIMENTATION CONTROL BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.
4. CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.
5. ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
6. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
7. EXISTING TREES AND SHRUBS OUTSIDE THE LIMIT OF WORK SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.

EROSION CONTROL AND SEDIMENTATION NOTES

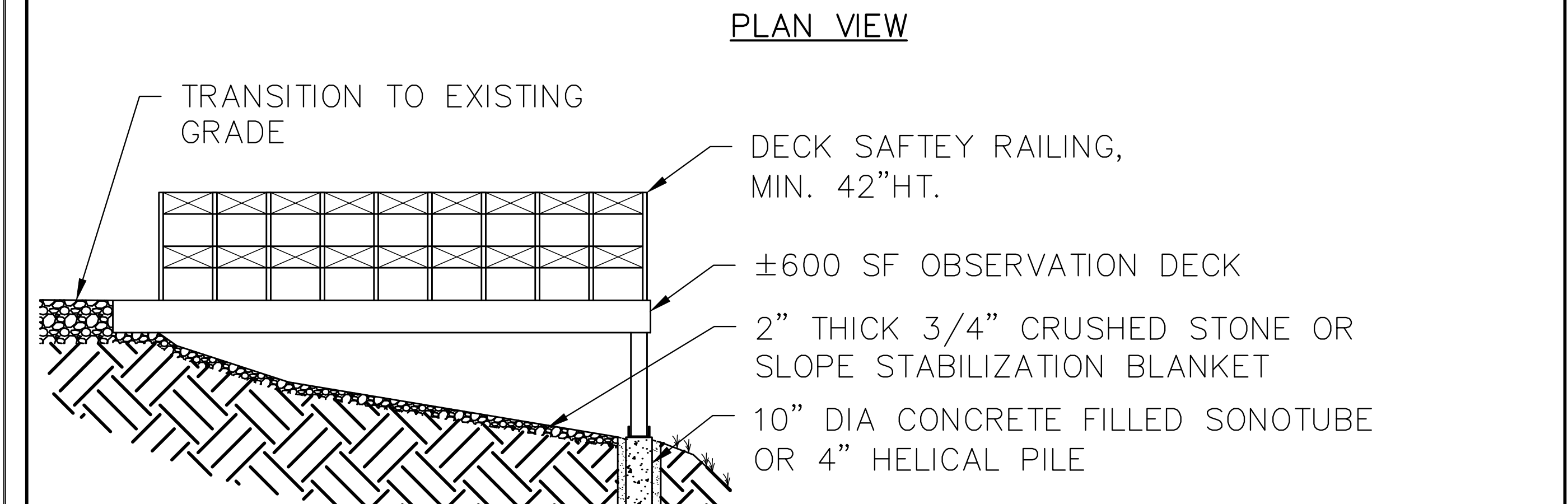
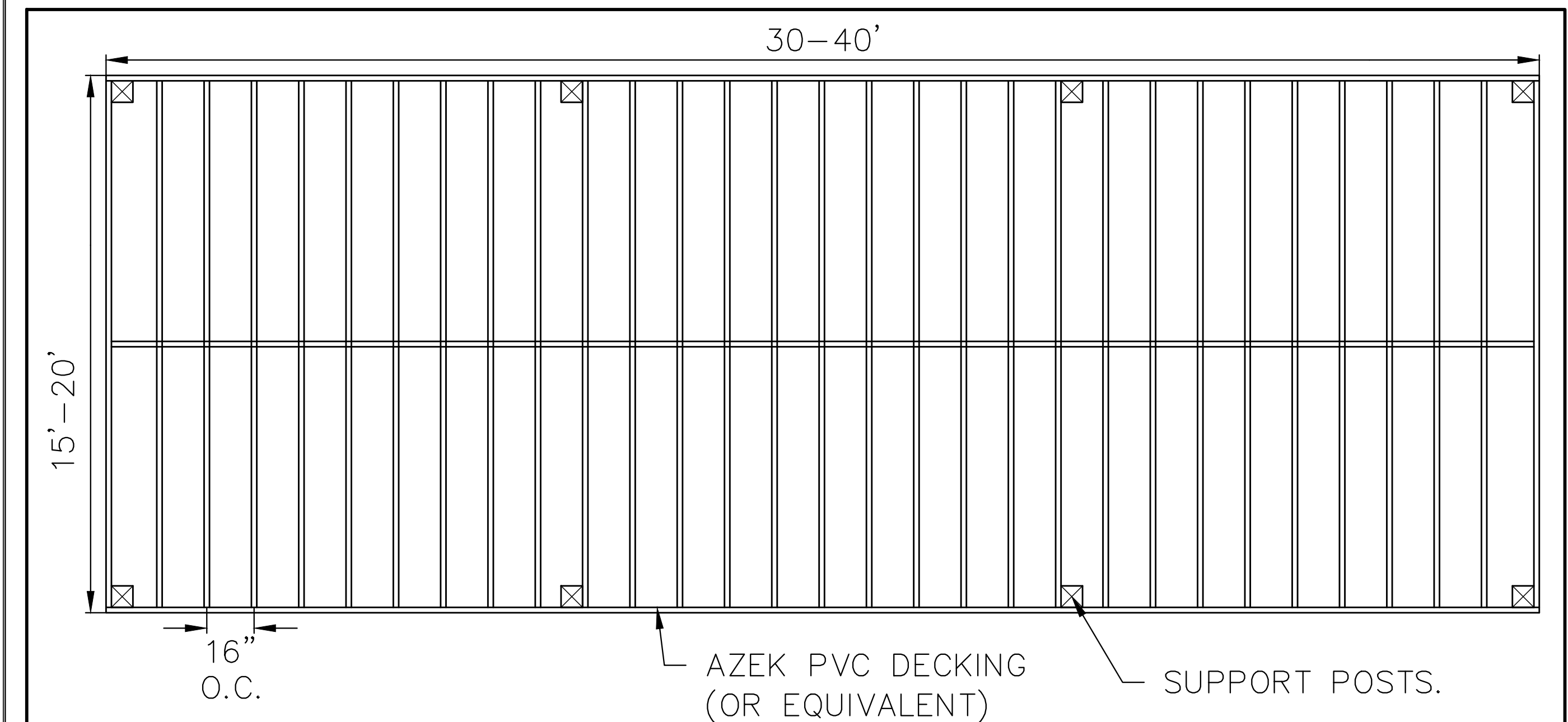
1. A SEDIMENTATION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.
3. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
4. ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.
5. SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.
6. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION.
8. EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE WETLANDS.
9. ADDITIONAL SEDIMENTATION CONTROL BARRIERS SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR THEIR REPRESENTATIVE.

LAYOUT AND MATERIALS NOTES

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.
3. PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION.

GRADING, DRAINAGE AND UTILITY NOTES

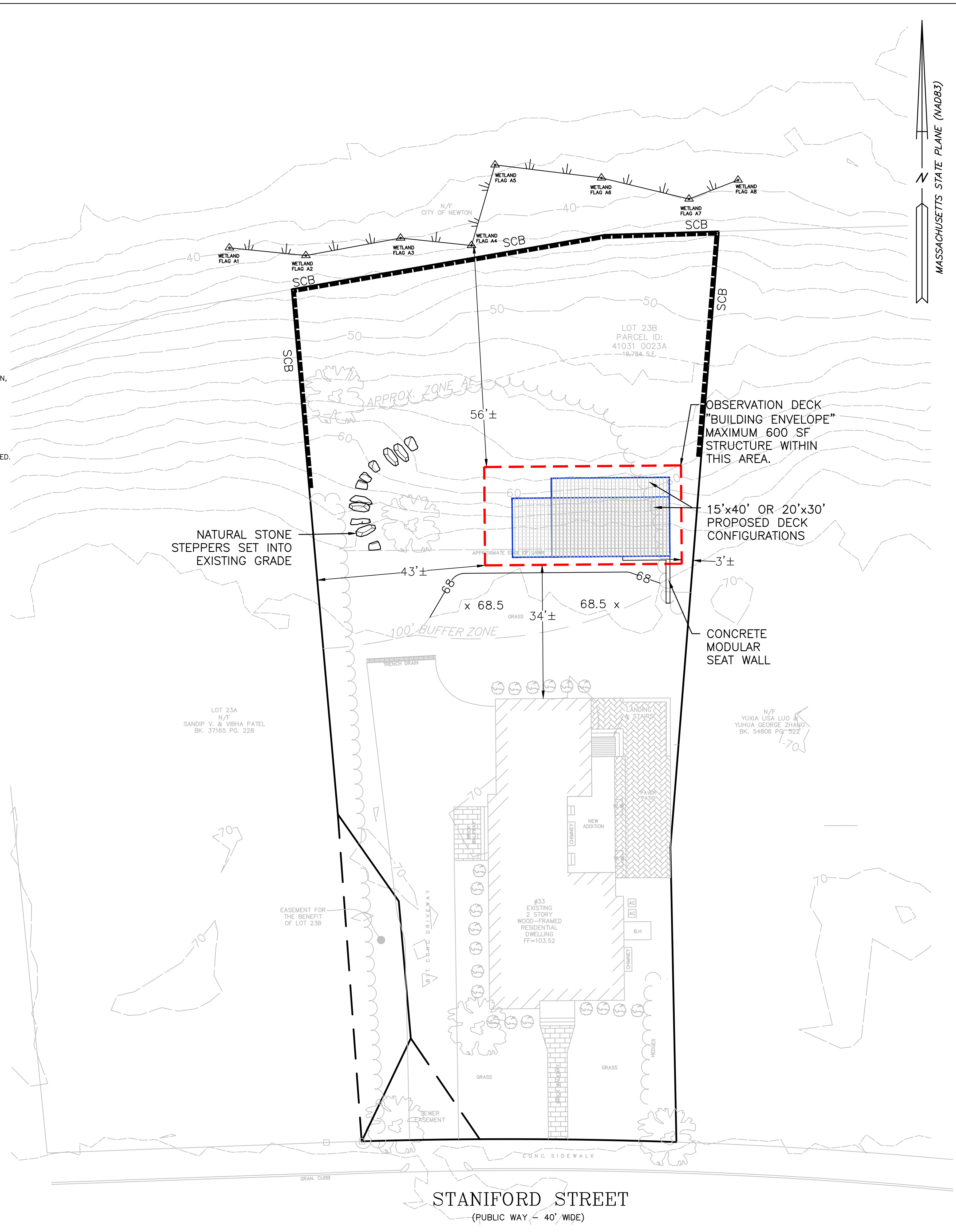
1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
2. THE CONTRACTOR SHALL REMOVE ALL EROSION AND SEDIMENTATION CONTROL BARRIERS AFTER REVEGETATION OF DISTURBED AREAS AND AFTER APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.
3. WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED.
4. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
5. UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.



NOTES:

1. OBSERVATION DECK DETAIL IS FOR PLANNING PURPOSES ONLY. FINAL DECK DESIGN SHALL BE COMPLETED BY A COMPETENT STRUCTURAL ENGINEER OR ARCHITECT.

OBSERVATION DECK
NOT TO SCALE



THIS PLAN WAS PREPARED IN PART USING PETER NOLAN AND ASSOCIATES, LLC. PLOT PLAN OF LAND RECEIVED ON SEPTEMBER 11, 2020, FIELD MEASUREMENTS DONE BY BEALS AND THOMAS, INC. ON MARCH 3, 2021, AND APPROXIMATE LIDAR CONTOURS DOWNLOADED FROM NOAA ON AUGUST 28, 2020.

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PREPARED FOR:

Zaid Ashai & Sarah Rahman

33 STANIFORD STREET
NEWTON, MASSACHUSETTS

Professional Engineer Seal for Eric J. Las, No. 48522, dated 3/17/2021.

Professional Landscape Architect Seal for Robert E. Andrews, No. 1599, dated 3/17/2021.

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PREPARED BY:

BEALS + THOMAS
Civil Engineers | Landscape Architects |
Land Surveyors | Planners |
Environmental Specialists

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Reservoir Corporate Center
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5	
4	
3	
2	03/17/2021 REVISED FOR AMENDED OOC
1	10/07/2020 REVISED PER CITY COMMENTS
0	09/21/2020 INITIAL ISSUE
ISSUE DATE	DESCRIPTION
NPS	NPS EJL EJL
DES	DWN CHK'D APP'D

PROJECT:

OBSERVATION DECK & ENHANCEMENTS
NEWTON, MASSACHUSETTS

SCALE: 1" = 15' DATE: SEPTEMBER 21, 2020

METERS: 0 2.5 5.0 12.5
FEET: 0 7.5 15 30 45

SITE PLAN

B+T JOB NO. 3232.00

B+T PLAN NO. 323200P01C-002

C1.0

GENERAL NOTES

- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- SOIL COMPACTION BY HEAVY MACHINERY SHOULD BE AVOIDED. WHERE SOILS HAVE BEEN COMPACTED BY HEAVY MACHINERY, DISKING WILL BE UNDERTAKEN TO LOOSEN THE SOIL SURFACE.

WETLAND BUFFER ZONE ENHANCEMENT NOTES:

- PRIOR TO COMMENCEMENT, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CONTRACTOR, THE WETLAND SPECIALIST, AND THE NEWTON CONSERVATION COMMISSION AND/OR ITS AGENT.
- BUFFER ZONE ENHANCEMENT ACTIVITIES SHALL BE PERFORMED UNDER THE DIRECTION OF THE WETLAND SPECIALIST AND IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL REMOVE REMNANT SILTATION FENCING AND OTHER RUBBISH ALONG THE TOE OF SLOPE AND WITHIN THE BUFFER ZONE ENHANCEMENT AREA. ALL DISTURBED SOILS SHALL BE HAND RAKED AND LOOSE STRAW SHALL BE APPLIED TO STABILIZE THE SOILS. REMNANT CHAIN LINK FENCE TO BE REMOVED. MATERIAL REMOVED FROM BUFFER ZONE SHALL BE DISPOSED OF OFF-SITE.
- JAPANESE KNOTWEED SHOOTS AND OTHER INVASIVE SPECIES ENCOUNTERED DURING SITE PREPARATION SHALL BE PULLED BY HAND AND/OR CUT WITHIN THE BUFFER ZONE ENHANCEMENT AREA. ALL KNOTWEED REMOVED SHALL BE BAGGED AND DISPOSED OF OFF-SITE. TARGETED FOLIAR HERBICIDE TREATMENT SHALL BE APPLIED TO THE REMNANT KNOTWEED SPECIMENS DURING THE FIRST 3 YEARS OF THE RESTORATION EFFORT. ALL FOLIAR APPLICATIONS SHALL BE PERFORMED BY A LICENSED HERBICIDE APPLICATOR AND IN CONFORMANCE WITH THE CITY OF NEWTON CONSERVATION COMMISSION'S INVASIVE PLANT CONTROL POLICY (ADOPTED 09/18/2014).
- BLACK TARPS SHALL BE STAKED IN THE AREA PREVIOUSLY COVERED BY KNOTWEED TO SUPPRESS GROWTH. THE TARPS SHALL REMAIN IN PLACE UNTIL THE REQUIRED TIMELINE FOR NEW PLANT SURVIVAL HAS BEEN ACHIEVED.
- BUFFER ZONE ENHANCEMENT AREA SHALL BE SEEDED WITH ERNST CONSERVATION SHADE MIX (ERNMX-129) OR APPROVED EQUAL ALTERNATIVE. SEED SHALL BE SOWN PREFERABLY BETWEEN APRIL 1ST AND MAY 15TH OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH.
- DEVIATIONS FROM THE PLANTING SCHEDULE AND/OR APPROVED PLANTING LIST SHALL BE APPROVED IN ADVANCE BY THE CITY OF NEWTON CONSERVATION OFFICE.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR THREE CONSECUTIVE GROWING SEASONS.

EROSION CONTROL AND SEDIMENTATION NOTES:

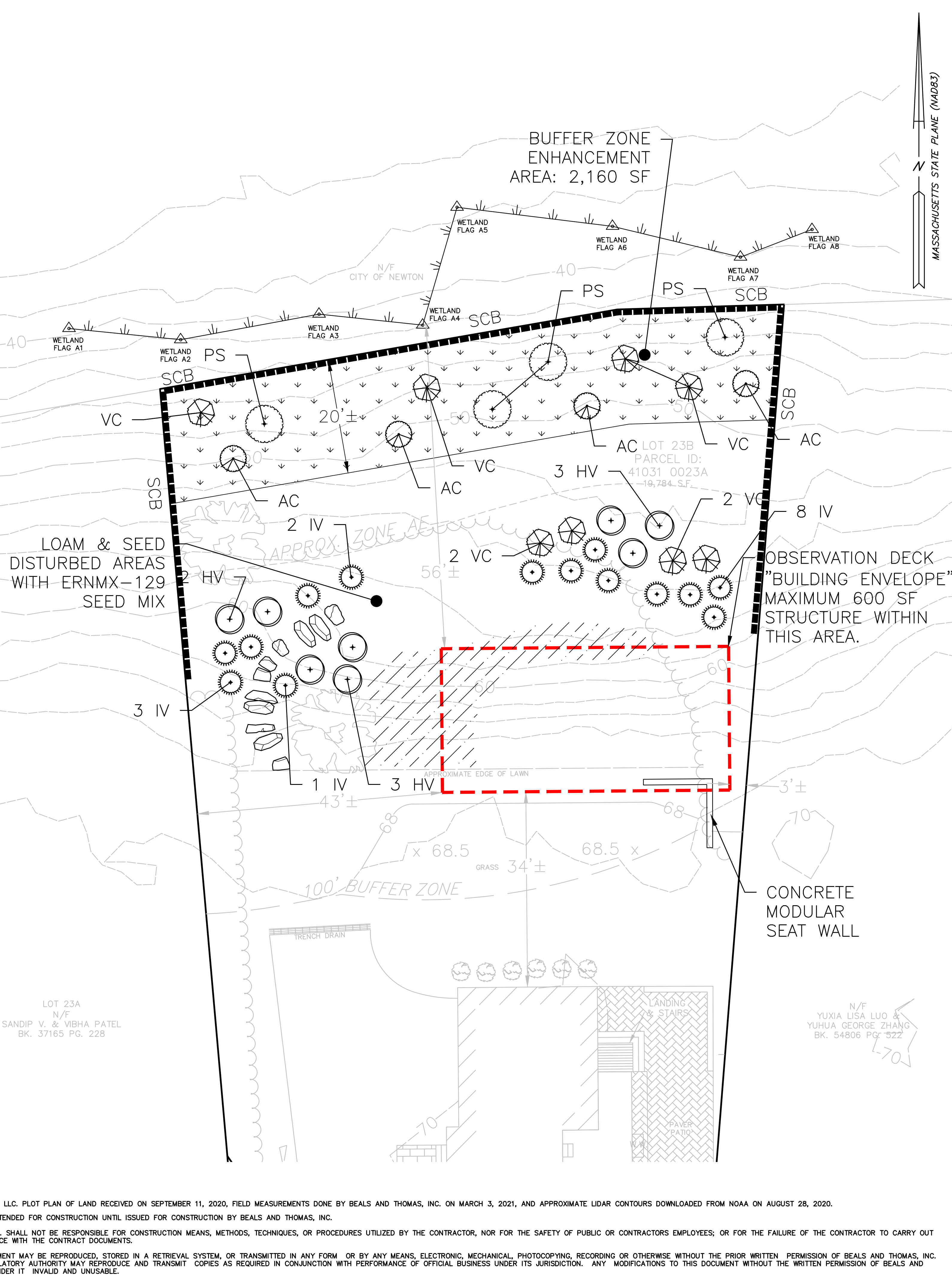
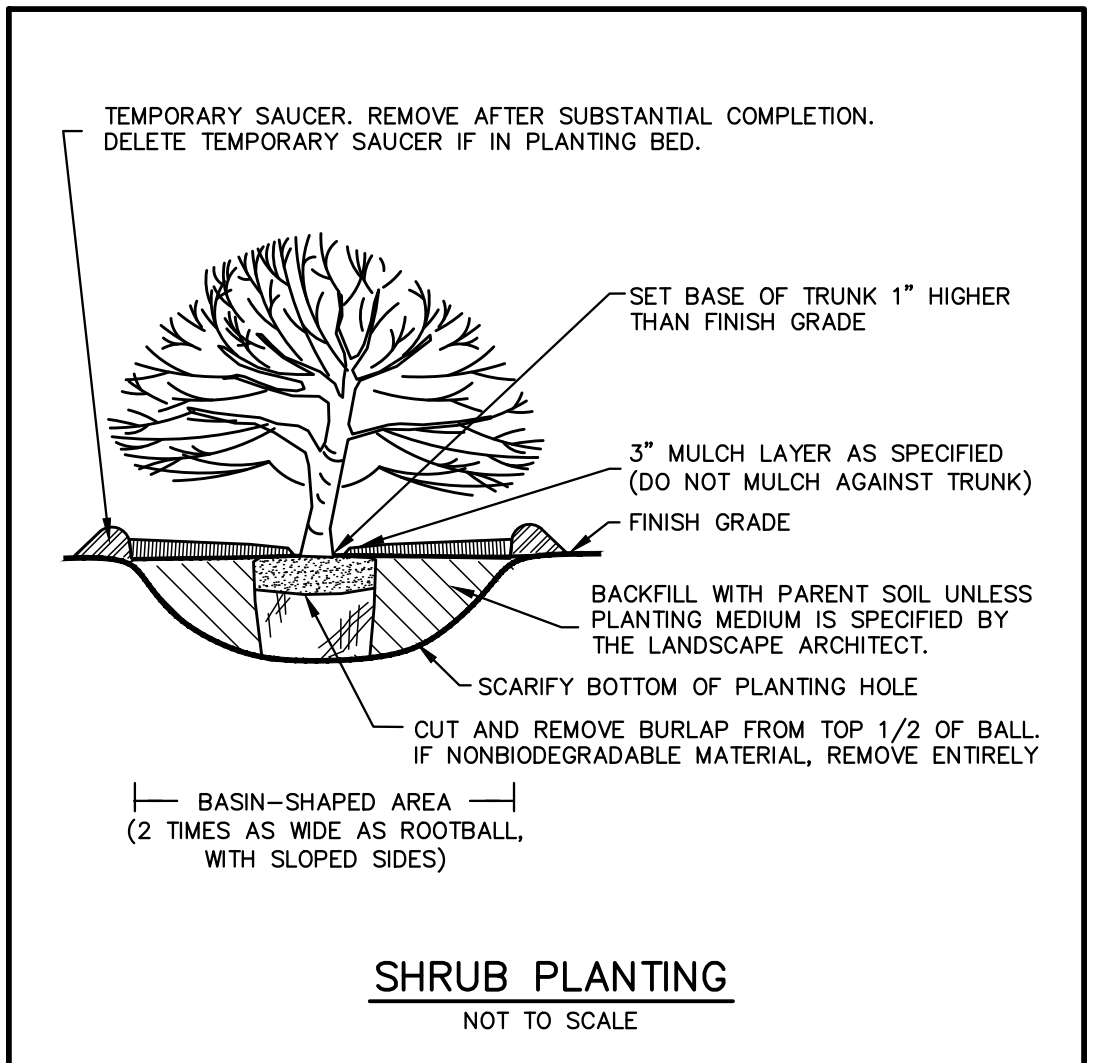
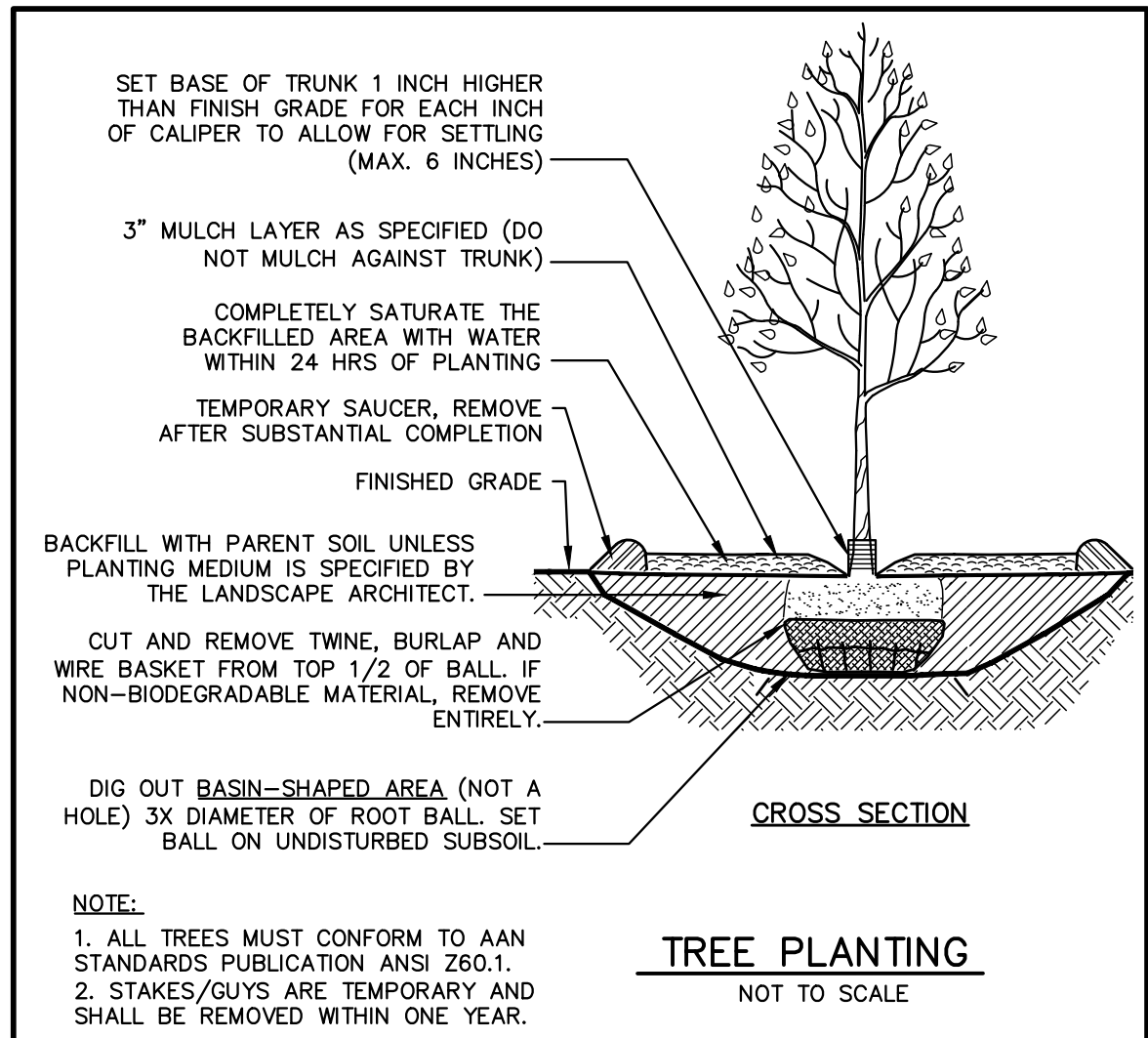
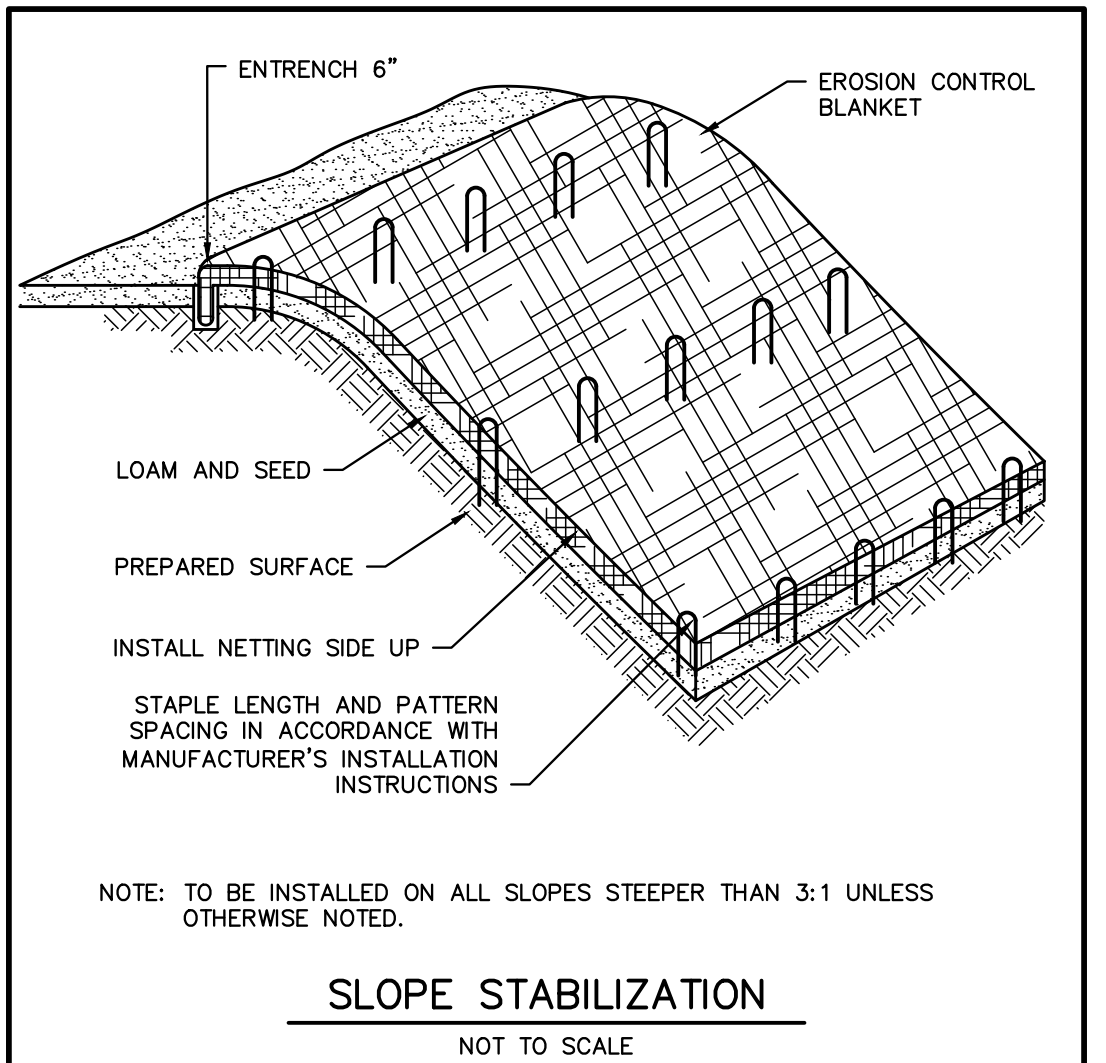
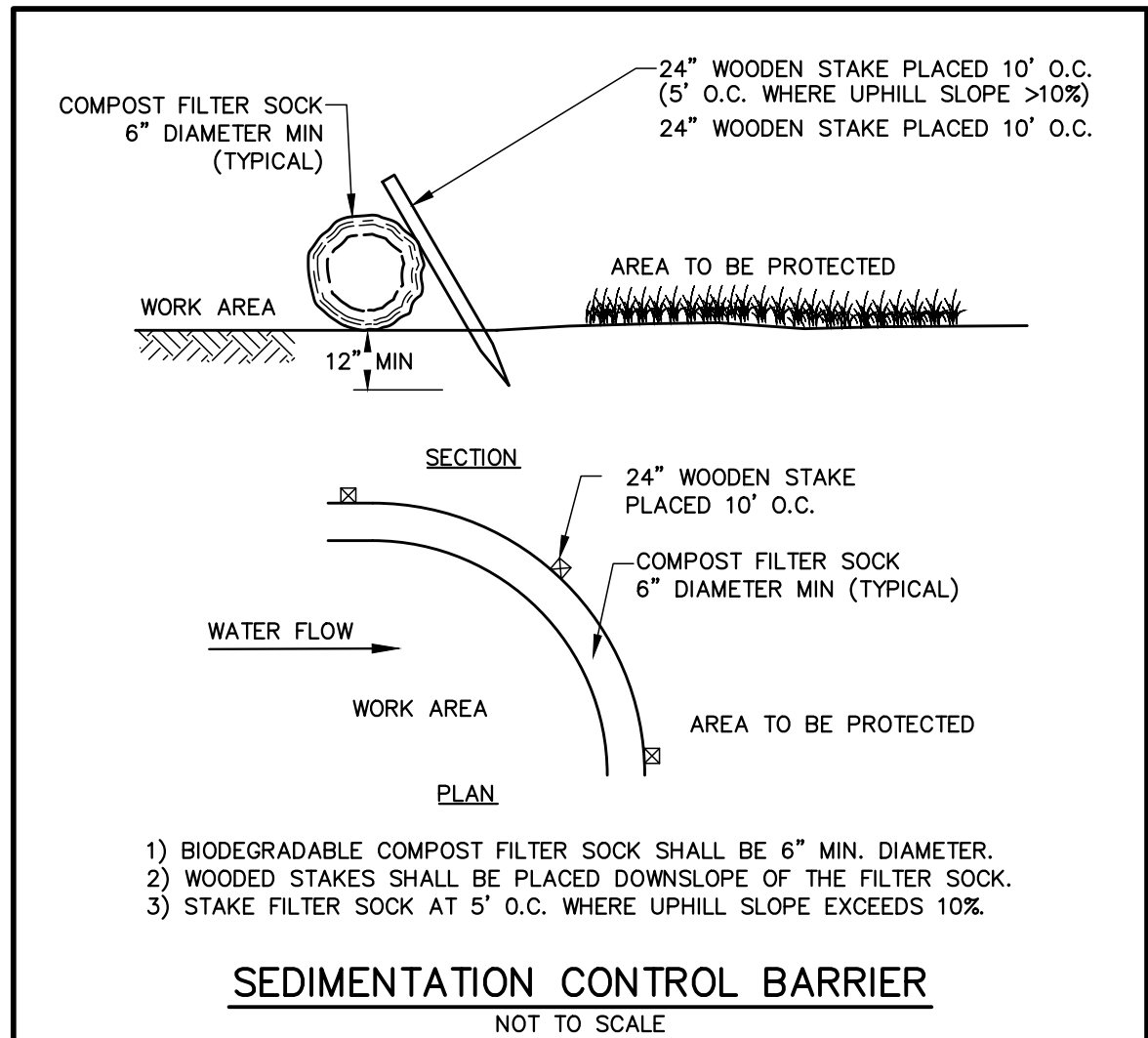
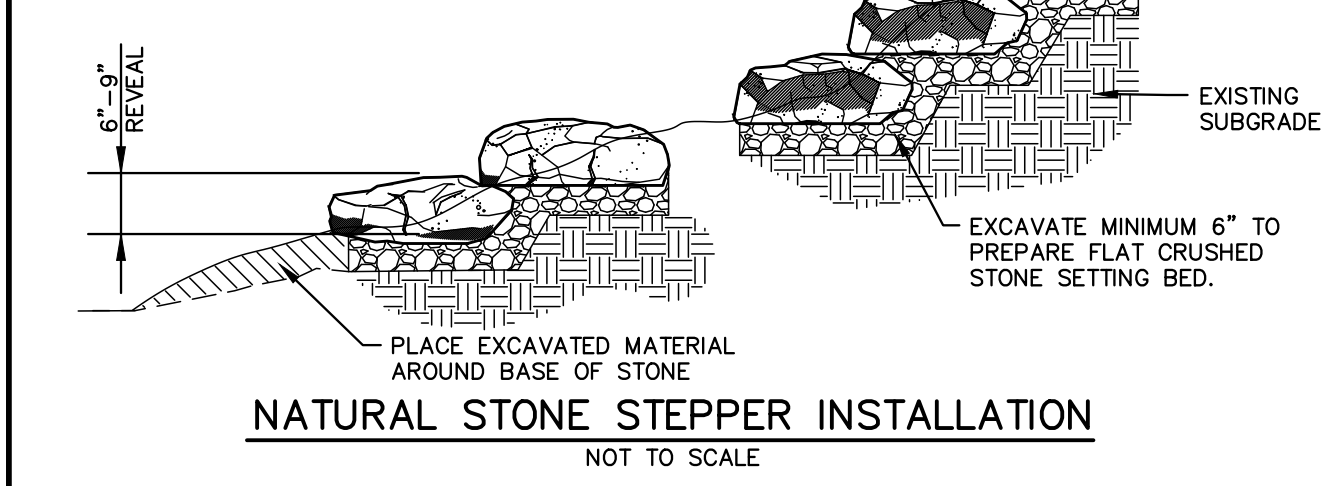
- CONTRACTOR SHALL INSTALL THE SEDIMENTATION CONTROL BARRIER DOWNGRADIENT OF THE BUFFER ZONE ENHANCEMENT AREA PRIOR TO THE START OF CONSTRUCTION.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE MONITORED AND MAINTAINED THROUGHOUT CONSTRUCTION AND AFTER SIGNIFICANT RAINFALLS UNTIL THE BUFFER ZONE ENHANCEMENT AREA BECOMES STABILIZED AND THEIR REMOVAL HAS BEEN AUTHORIZED IN WRITING BY THE CONSERVATION COMMISSION. DILAPIDATED EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE REPLACED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BARRIER. THE DEVICE AND STRUCTURES SHALL BE REMOVED AND PROPERLY DISPOSED OF NO LATER THAN NOVEMBER 1, THREE FULL GROWING SEASONS AFTER PLANTING. SEDIMENT COLLECTED BY THESE DEVICES SHALL BE REMOVED AND PLACED UPLAND IN A MANNER THAT PREVENTS ITS EROSION AND TRANSPORT TO A WATERWAY OR WETLAND.
- ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION.
- CLEAN AND MAINTAIN SEDIMENTATION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.
- THE CONTRACTOR SHALL REMOVE ALL EROSION AND SEDIMENTATION CONTROL BARRIERS AFTER REVEGETATION OF DISTURBED AREAS AND AFTER APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.

BUFFER ZONE ENHANCEMENT PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
PS	4	PINUS STROBUS	WHITE PINE	AS SHOWN	4-5'
AC	4	AMELANCHIER CANADENSIS	SHADBUSH	AS SHOWN	4-5'
VC	8	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	AS SHOWN	3-4'
IV	14	ILEX VERTICILLATA	WINTERBERRY	AS SHOWN	3-4'
PS	8	HAMAMELIS VIRGINIANA	WITCH HAZEL	AS SHOWN	4-5'
	150	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	18-24" O.C.	1 GAL.
SEED MIX		ERNMX-129: 30% CREEPING RED FESCUE, 30% CHEWINGS FESCUE, 20% ANNUAL RYEGRASS, 10% KENTUCKY BLUEGRASS, 'BARON', 10% ROUGH BLUEGRASS		APPLICATION RATE: 3-5 LBS/1000 SF 100-200 LBS/AC	

NOTES:

- STEPPERS TO BE PLACED IN GROUPS OR INDIVIDUALLY, AT IRREGULAR INTERVALS ALONG EXISTING SLOPE.



PREPARED FOR:

ZAID ASHAI & SARAH RAHMAN

33 STANFORD STREET
NEWTON, MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS
ERIC J. LAS
CIVIL
NO. 48522
REGISTERED PROFESSIONAL ENGINEER
3/17/2021

MASSACHUSETTS
RICHARD E. ANDREWS
REGISTERED LANDSCAPE ARCHITECT
NO. 1589
3/17/2021

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PREPARED BY:

BEALS + THOMAS
Civil Engineers | Landscape Architects |
Land Surveyors | Planners |
Environmental Specialists

BEALS AND THOMAS, INC.
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144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

ISSUE DATE	DESCRIPTION
03/17/2021	REVISED FOR AMENDED OOC
10/07/2020	REVISED PER CITY COMMENTS
09/21/2020	INITIAL ISSUE

ISSUE DATE	DESCRIPTION	NPS	NPS	EJL	EJL
		DES	DWN	CHK'D	APP'D

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OBSERVATION DECK & ENHANCEMENTS
NEWTON, MASSACHUSETTS

SCALE: 1" = 10' DATE: SEPTEMBER 21, 2020

METERS
0 2.5 5 7.5 30
FEET
0 5 10 20 30

BUFFER ZONE ENHANCEMENT PLAN

B+T JOB NO. 3232.00

B+T PLAN NO. 323200P001C-002

C1.1

NOLAN AND ASSOCIATES, LLC. PLOT PLAN OF LAND RECEIVED ON SEPTEMBER 11, 2020, FIELD MEASUREMENTS DONE BY BEALS AND THOMAS, INC. ON MARCH 3, 2021, AND APPROXIMATE LIDAR CONTOURS DOWNLOADED FROM NOAA ON AUGUST 28, 2020.

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