

PLAN INDEX		
SHEET DESIGNATION	DRAWING	SHEET
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EXISTING CONDITION PLAN	C-2	2
DEMOLITION PLAN	C-3	3
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ZONE: ARTICLE 53 EAST BOSTON NEIGHBORHOOD DISTRICT SUBDISTRICT: DAY SQUARE NEIGHBORHOOD SHOPPING (NS)		
MINIMUM LOT AREA	NONE	1,875 SF
MINIMUM LOT AREA/ DWELLING UNIT	NONE	375 SF
MINIMUM LOT WIDTH	NONE	25 FT
MINIMUM LOT FRONTAGE	NONE	25 FT
MINIMUM FRONT YARD	EXIST. BUILDING STREET LINE	0 FT
MINIMUM SIDE YARD	NONE	0 FT
MINIMUM REAR SETBACK	20 FT	0 FT
MAXIMUM BUIL. HEIGHT	35 FT	3 STY/ 31.75 FT
MAXIMUM FLOOR AREA RATIO	1.0/ 1,875 SF	2.77/ 5,202 SF
MINIMUM USABLE OPEN SPACE/ DWELLING UNIT	50 SF	101 SF
PARKING	1.5 SP/ DWELLING UNIT =7.5 SPACES REQ'D	0 SPACES

OWNER:
341 CHELSEA STREET REALTY TRUST
282 BENNINGTON STREET
EAST BOSTON, MA 02128
TEL. (617) 567-4499

LOCUS DEED REFERENCE:
BOOK 50689 PAGE 236

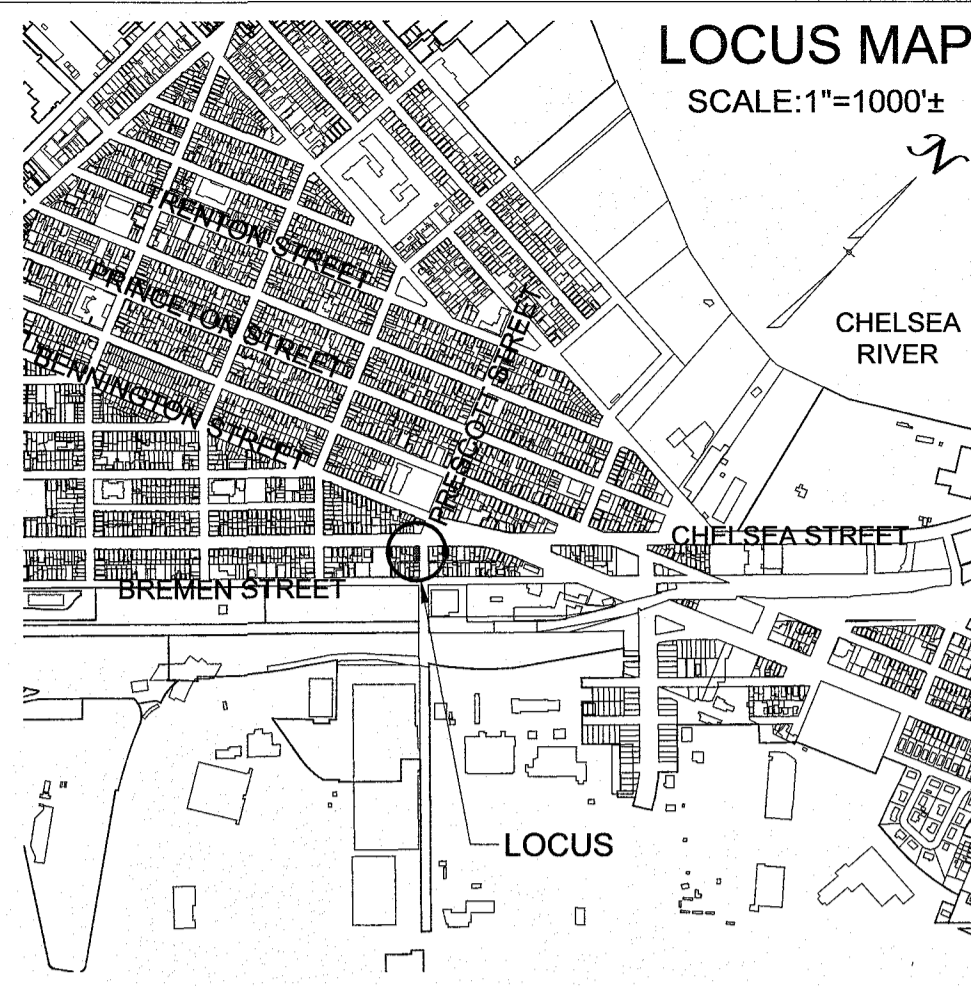
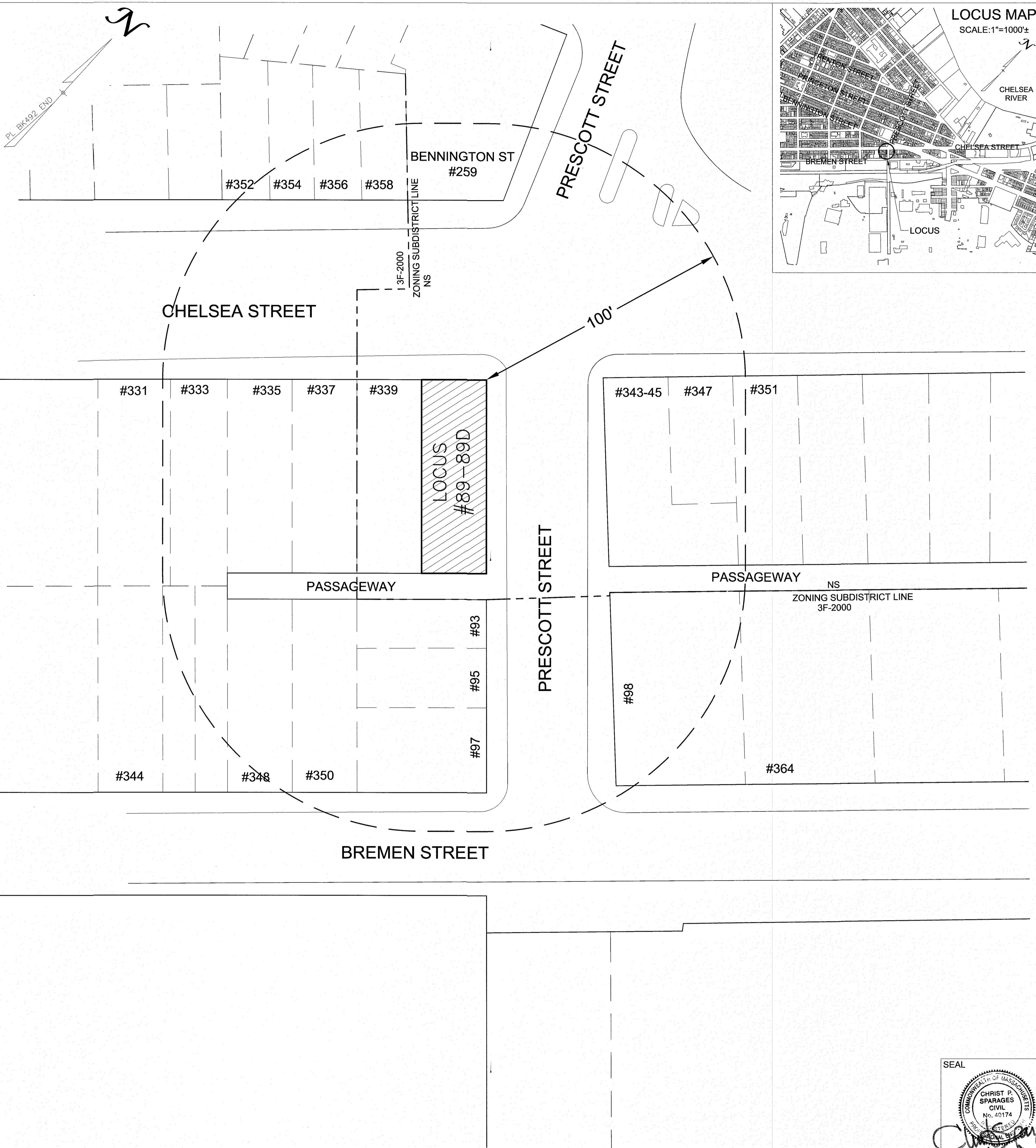
PROJECT LOCATION:
89-89D PRESCOTT STREET
EAST BOSTON, MA 02128-
PARCEL: 0106905000

PLAN REFERENCES:
1. BOOK 492 PAGE END
2. BOOK 2014 PAGE 133
3. LC PLAN 32881A
4. LC PLAN 31523A
5. LC PLAN 1016A

- PROJECT NOTES:**
- DEED AND PLANS ARE FROM THE SUFFOLK REGISTRY OF DEEDS (SRD) AND LAND COURT.
 - ALL ELEVATIONS LISTED ON THE SITE PLAN ARE REFERENCED TO THE BOSTON CITY BASE (BCB) DATUM.
 - EXISTING TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES, LLC CONDUCTED IN AUGUST 2016.
 - THE UTILITIES SHOWN ARE THE RESULT OF AN ACTUAL INSTRUMENT SURVEY PERFORMED BY WILLIAMS & SPARAGES, LLC AND FROM VARIOUS PLANS ON FILE WITH THE CITY OF BOSTON, BOSTON WATER AND SEWER COMMISSION, AND PLANS AND DEMARCATION FROM LOCAL UTILITY SERVICE PROVIDERS. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY OF THE LOCATION OF THE SUBSURFACE UTILITIES DEPICTED OR NOT DEPICTED AND SHOULD BE CONSIDERED APPROXIMATE. VERIFY UTILITIES PRIOR TO CONSTRUCTION.
 - ALL UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN THAT WILL PREVENT THE PROPOSED WORK FROM BEING COMPLETED AS INTENDED.
 - IF DURING CONSTRUCTION A CONFLICT SHOULD ARISE BETWEEN AN EXISTING UTILITY AND PROPOSED WORK THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING FOR RESOLUTION OF THE CONFLICT.
 - CONTRACTOR TO CALL DIGSAFE PRIOR TO CONSTRUCTION (811), TO UPDATE TICKET AND/OR VERIFY TICKET VALIDATION. DIGSAFE TICKET IS VALID 30 DAYS FROM THE DATE OF ISSUE. BEYOND THIS POINT, TICKETS ARE VALID INDEFINITELY, PROVIDED THAT 1) THE MARKS ARE MAINTAINED, AND 2) THE WORK IS CONTINUOUS.
 - THE PROPOSED WATER CONNECTION SIZE, TYPE & LOCATION ARE TO BE DESIGNED IN ACCORDANCE WITH 248 CMR 10.00: UNIFORM STATE PLUMBING CODE.
 - THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND ARCHITECTURAL SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION.
 - ALL PROPOSED DRAIN PIPES ARE TO BE HDPE OR APPROVED EQUIVALENT UNLESS OTHERWISE SPECIFIED.
 - THE APPLICANT SHALL COORDINATE WITH THE BOSTON WATER AND SEWER COMMISSION TO ENSURE PROPER DOMESTIC AND FIRE FLOWS PRIOR TO BUILDING PERMIT.
 - VERIFY ROOF DRAIN LOCATIONS WITH ARCHITECTURAL PLANS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ABUTTING PROPERTIES FROM DAMAGE IN RELATION TO ALL PROPOSED SITE WORK.
 - THE FOUNDATION PERIMETER DRAIN SHALL BE INSTALLED IN ACCORDANCE WITH 780 CMR 5405 (THE MASSACHUSETTS STATE BUILDING CODE).
 - SEE ORDER OF CONDITIONS PRIOR TO SITE WORK.
 - PORTIONS OF THE PROPERTY LIE WITHIN A FLOOD HAZARD AREA, ZONE AE, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25025C0019J, EFFECTIVE DATE: MARCH 16, 2016 AND IS SHOWN ON PLAN AS ELEVATION 10 NAVD, WHICH IS EQUIVALENT TO 16.5 BOSTON CITY BASE (BCB).
 - PROPOSED SEWER SERVICE SHALL BE 6" SDR35 PVC.
 - WHEREVER FEASIBLE, SEWERS WILL BE LAID AT A MINIMUM OF 10 FEET HORIZONTALLY, FROM ANY EXISTING OR PROPOSED WATER MAIN. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN THE SEWER MAIN WILL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER PLACED AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO OBTAIN HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHOULD BE ENCASED IN CONCRETE FOR 10 FEET EITHER SIDE OF THE CROSSING.

WARD: 1094 PARCEL: 0106905000

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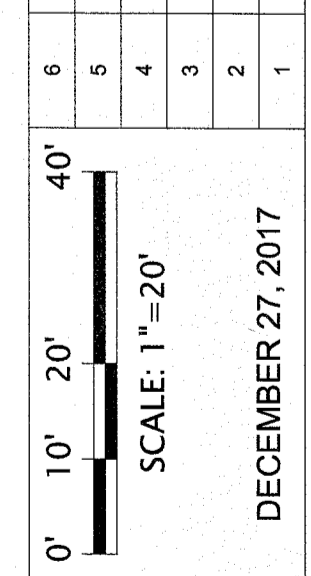
Owner:
341 Chelsea Street Realty Trust
282 Bennington Street
East Boston, MA 02128
Tel. (617) 567-4499

Applicant:
LAR Property Management, LLC
282 Bennington Street
East Boston, MA 02128
Tel. (617) 567-4499

Designed By: SMC
Drawn By: SMC
Reviewed By: CPS
Project Manager: CPS
Job File Number: EBOS-0023
Drawing File Folder: EBOS023

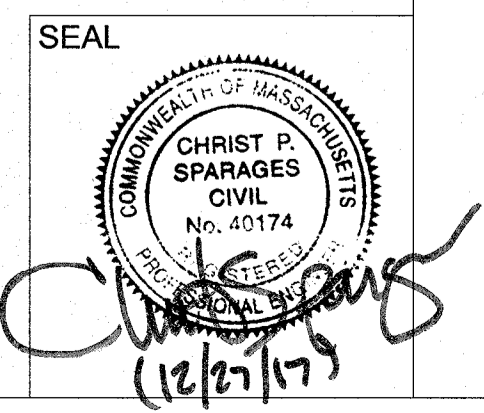
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PERMIT SET - COVER SHEET
89-89D PRESCOTT STREET, EAST BOSTON, MA



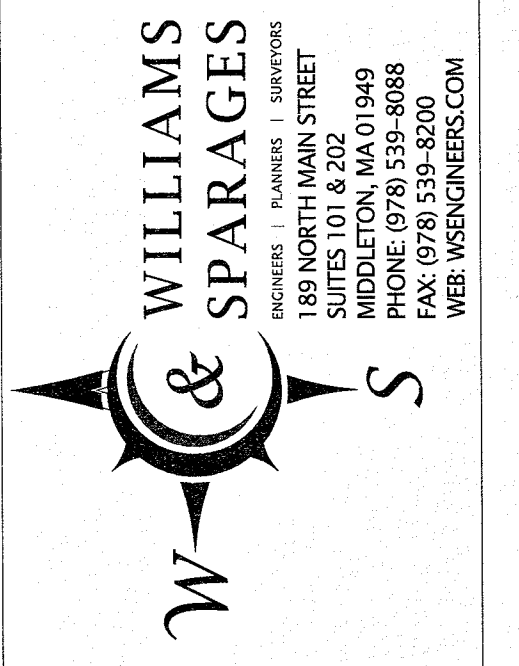
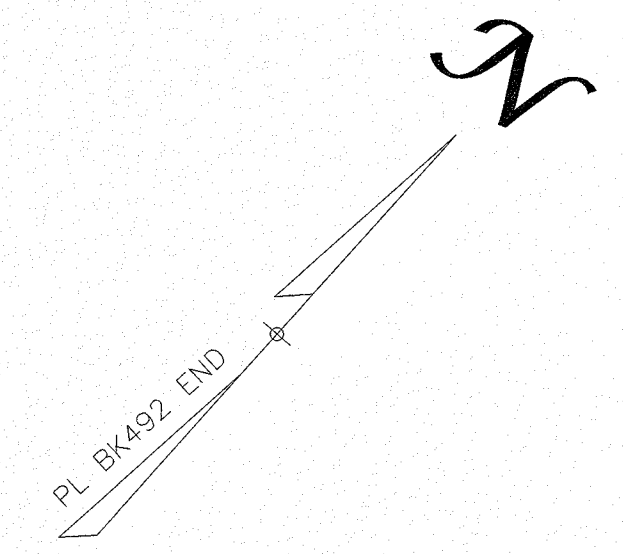
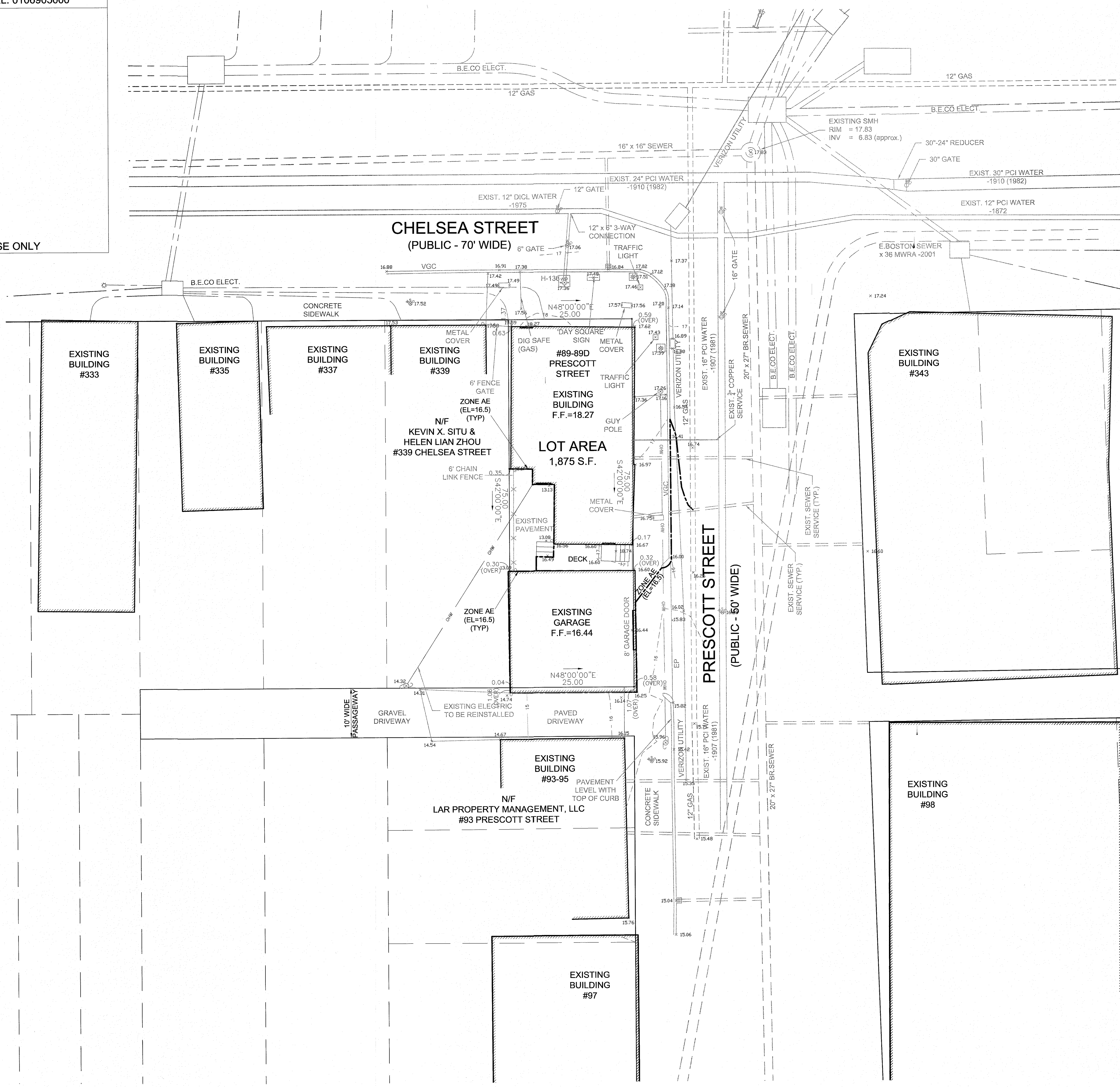
DRAWING: C-1
SHEET 1 OF 5

DECEMBER 27, 2017



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Owner:
 341 Chelsea Street Realty Trust
 282 Bennington Street
 East Boston, MA 02128
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Applicant:
 LAR Property Management, LLC
 282 Bennington Street
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Designed By: SMC
Drawn By: SMC
Reviewed By: CPS
Project Manager: CPS
Job File Number: EBOS-0023
Drawing File Folder: EBOS23

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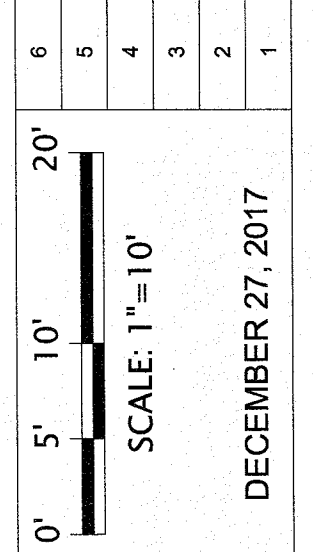
OWNER:
 341 CHELSEA STREET REALTY TRUST
 282 BENNINGTON STREET
 EAST BOSTON, MA 02128
 PROPERTY ADDRESS: 89-89D PRESCOTT STREET
 EAST BOSTON, MA 02128
 DEED REFERENCES: BOOK 50689 PAGE 236
 PARCEL ID: 0106905000

PLAN REFERENCES:
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 BOOK 2014 PAGE 133
 LC PLAN 32881A
 LC PLAN 31523A
 LC PLAN 1016A

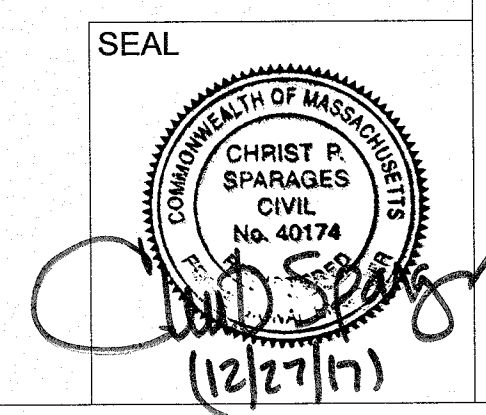
NOTE: DEED AND PLANS ARE FROM THE SUFFOLK
 REGISTRY OF DEEDS OR LAND COURT.
DATUM: BOSTON CITY BASE

PROPERTY PARTIALLY LIES WITHIN A FLOOD HAZARD AREA
 (ZONE AE) AS SHOWN ON FLOOD INSURANCE RATE MAP
 NUMBER 25025C0019J, EFFECTIVE DATE MARCH 16, 2016
 AND IS SHOWN ON MAP AS ELEVATION 10 NAVD, WHICH
 EQUALS ELEVATION 16.5 BOSTON CITY BASE.

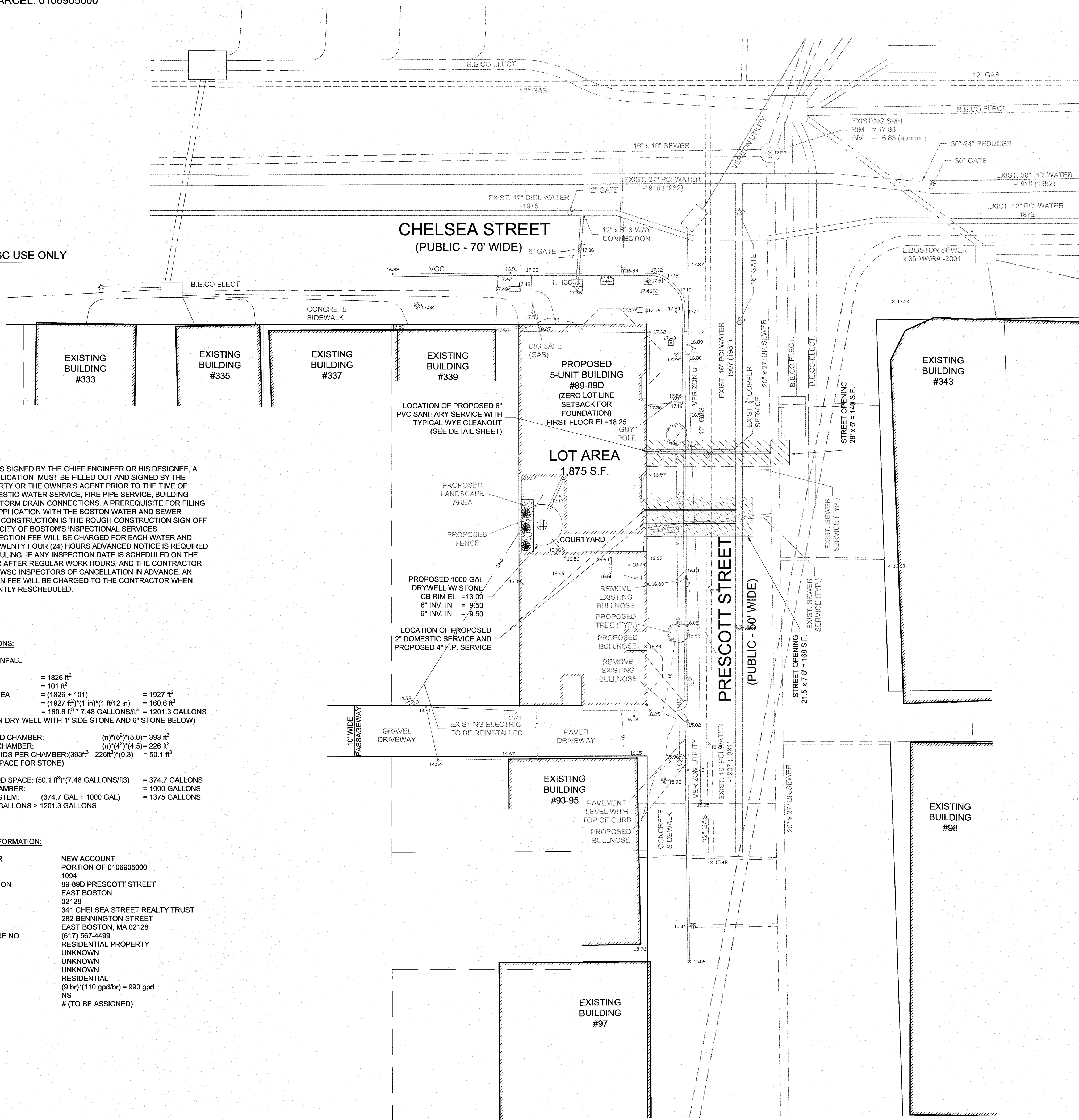
PERMIT SET - EXISTING CONDITION PLAN
 89-89D PRESCOTT STREET, EAST BOSTON, MA



DRAWING: C-2
SHEET 2 OF 5
 DECEMBER 27, 2017



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AFTER THE SITE PLAN IS SIGNED BY THE CHIEF ENGINEER OR HIS DESIGNEE, A GENERAL SERVICE APPLICATION MUST BE FILLED OUT AND SIGNED BY THE OWNER OF THE PROPERTY OR THE OWNER'S AGENT PRIOR TO THE TIME OF INSTALLATION OF DOMESTIC WATER SERVICE, FIRE PIPE SERVICE, BUILDING SEWER, OR BUILDING STORM DRAIN CONNECTIONS. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT. AN INSPECTION FEE WILL BE CHARGED FOR EACH WATER AND SEWER CONNECTION. TWENTY FOUR (24) HOURS ADVANCED NOTICE IS REQUIRED FOR INCEPTION SCHEDULING. IF ANY INSPECTION DATE IS SCHEDULED ON THE WEEKEND, HOLIDAY OR AFTER REGULAR WORK HOURS, AND THE CONTRACTOR FAILS TO NOTIFY THE BWSC INSPECTORS OF CANCELLATION IN ADVANCE, AN ADDITIONAL INSPECTION FEE WILL BE CHARGED TO THE CONTRACTOR WHEN THE JOB IS SUBSEQUENTLY RESCHEDULED.

DRAINAGE CALCULATIONS:

STORE FIRST 1" OF RAINFALL

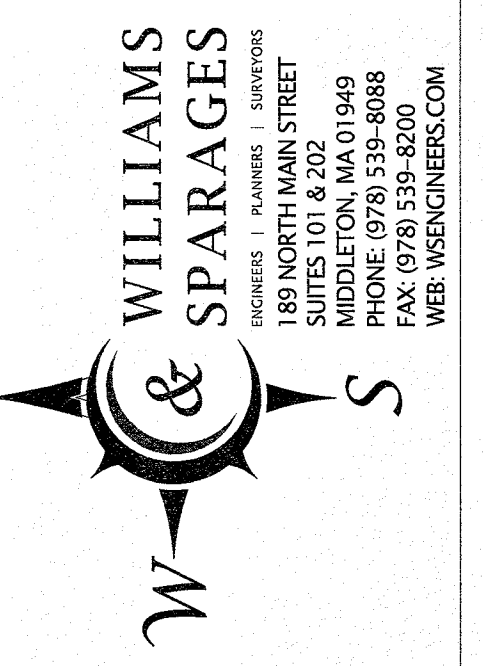
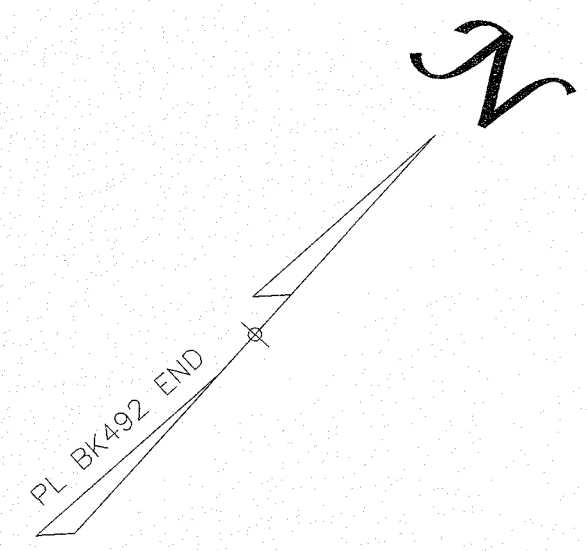
ROOF AREA = 1826 ft²
 COURTYARD AREA = 101 ft²
 TOTAL IMPERVIOUS AREA = (1826 + 101) = 1927 ft²
 VOLUME TO STORE = (1927 ft²)(1 in)(1 ft/12 in) = 160.6 ft³
 VOLUME TO STORE = 160.6 ft³ * 7.48 GALLONS/ft³ = 1201.3 GALLONS
 (USE ONE 1000-GALLON DRY WELL WITH 1" SIDE STONE AND 6" STONE BELOW)

VOLUME OF STONE AND CHAMBER: (π)(5²)(5.0) = 393 ft³
 OUTSIDE VOLUME OF CHAMBER: (π)(4²)(4.5) = 226 ft³
 VOLUME OF STONE VOIDS PER CHAMBER: (393ft³ - 226ft³)(0.3) = 50.1 ft³
 (ASSUMED 30% VOID SPACE FOR STONE)

TOTAL VOLUME OF VOID SPACE: (50.1 ft³)(7.48 GALLONS/ft³) = 374.7 GALLONS
 TOTAL VOLUME OF CHAMBER: = 1000 GALLONS
 TOTAL VOLUME OF SYSTEM: (374.7 GAL + 1000 GAL) = 1375 GALLONS
 CONCLUSION: 1375 GALLONS > 1201.3 GALLONS

GENERAL PROJECT INFORMATION:

- | | |
|------------------------|--|
| 1. ACCOUNT NUMBER | NEW ACCOUNT |
| 2. PARCEL NUMBERS | PORTION OF 0106905000 |
| 3. WARD | 1094 |
| 4. PROPERTY LOCATION | 89-89D PRESCOTT STREET |
| 5. NEIGHBORHOOD | EAST BOSTON |
| 6. ZIP CODE | 02128 |
| 7. OWNER NAME | 341 CHELSEA STREET REALTY TRUST |
| 8. OWNER ADDRESS | 282 BENNINGTON STREET
EAST BOSTON, MA 02128 |
| 9. OWNER TELEPHONE NO. | (617) 567-4499 |
| 10. TYPE OF PREMISE | RESIDENTIAL PROPERTY |
| 11. METER SIZE | UNKNOWN |
| 12. INSIDE | UNKNOWN |
| 13. OUTSIDE | UNKNOWN |
| 14. TYPE OF BUILDING | RESIDENTIAL |
| 15. SEWER FLOWS | (9 br)/(110 gpd/br) = 990 gpd |
| 16. LANDUSE CODE | NS |
| 17. SITE PLAN | # (TO BE ASSIGNED) |



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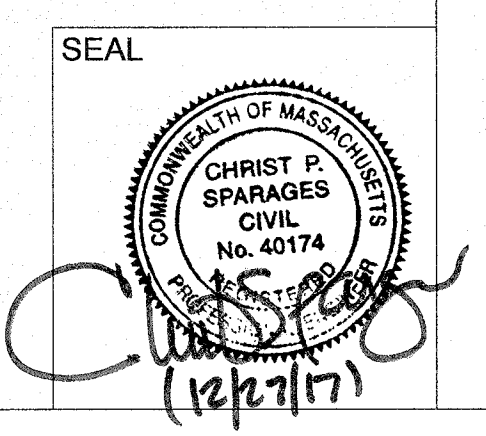
Designed By: SMC
Drawn By: SMC
Reviewed By: CPS
Project Manager: CPS
Job File Number: EBOS-0023
Drawing File Folder: EBOS23

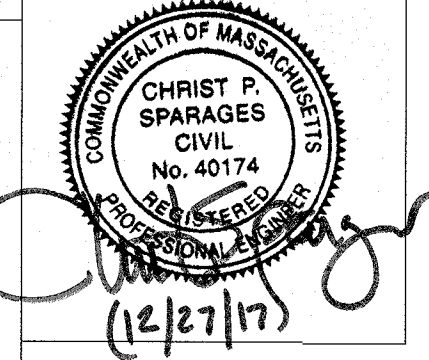
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PERMIT SET - SITE PLAN
 89-89D PRESCOTT STREET, EAST BOSTON, MA

0' 5' 10' 20'
 SCALE: 1" = 10'
 DECEMBER 27, 2017

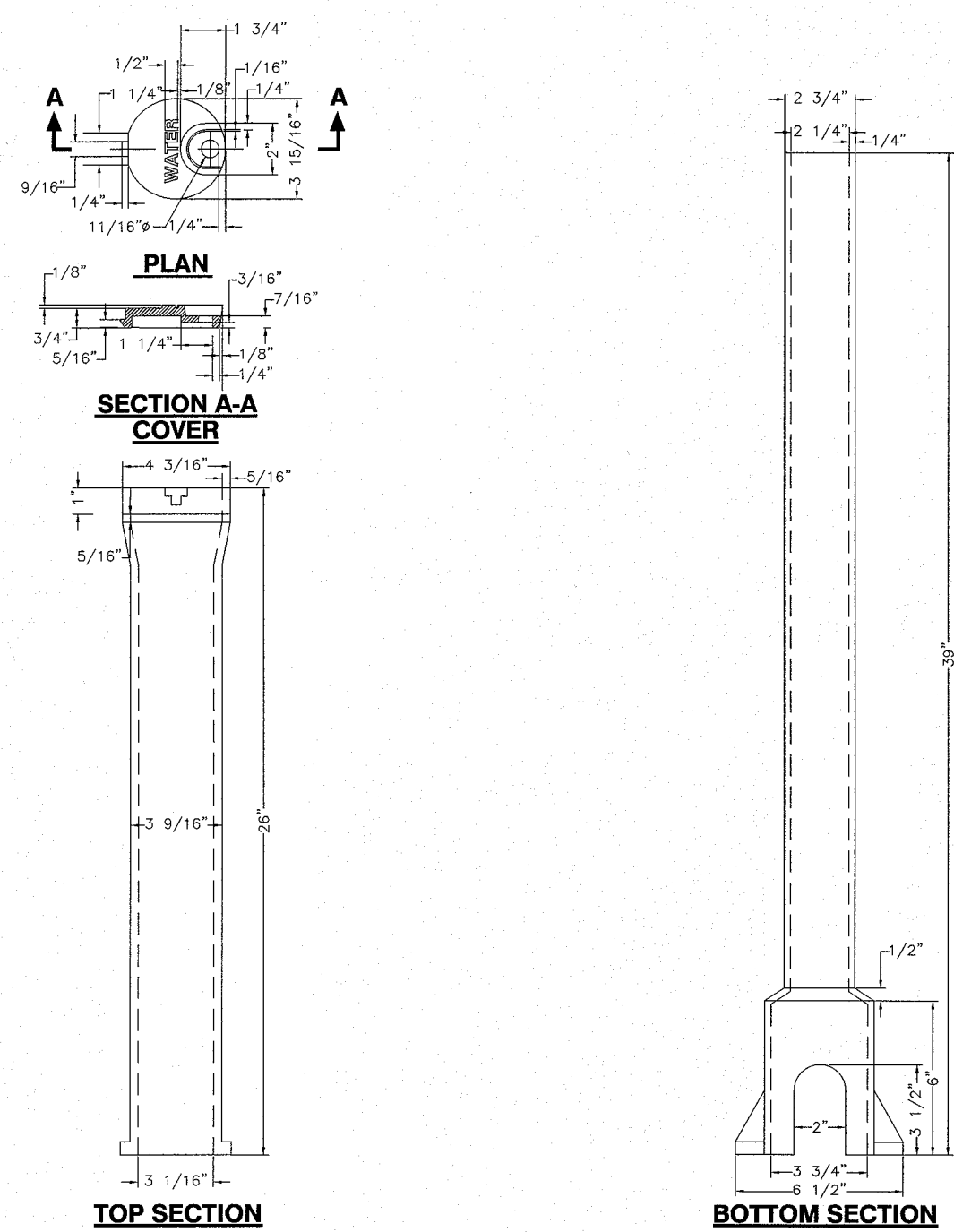
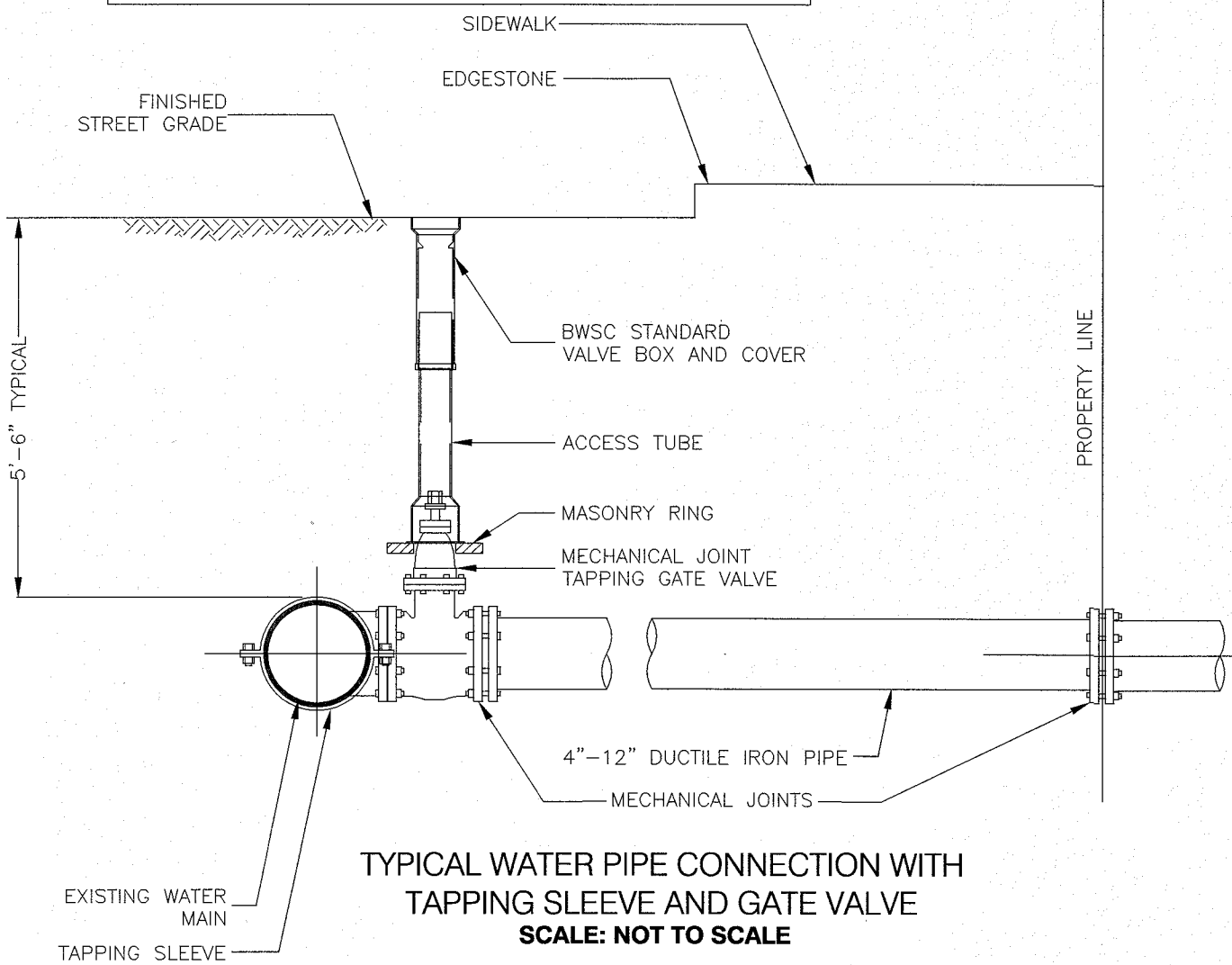
DRAWING: C-4
 SHEET 4 OF 5





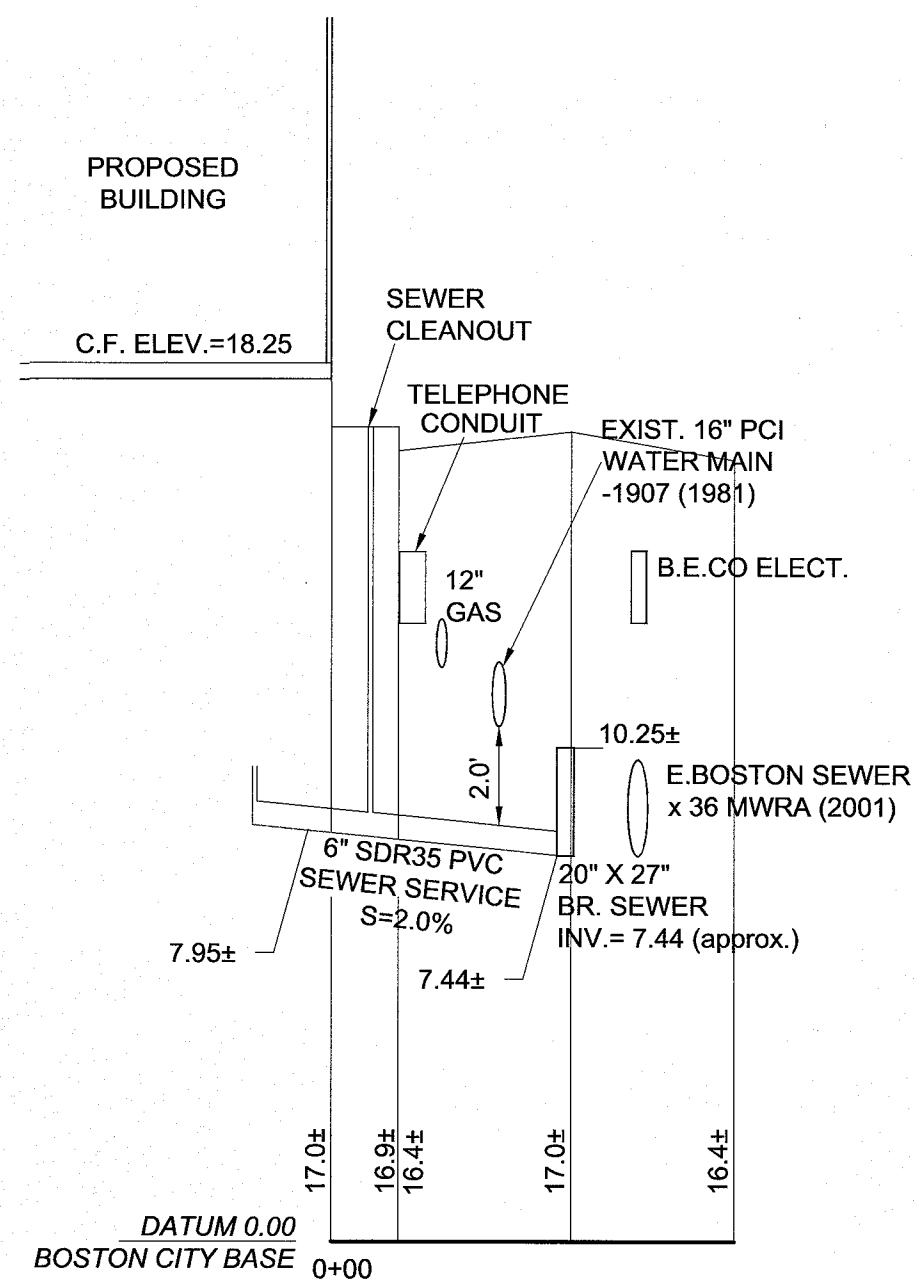
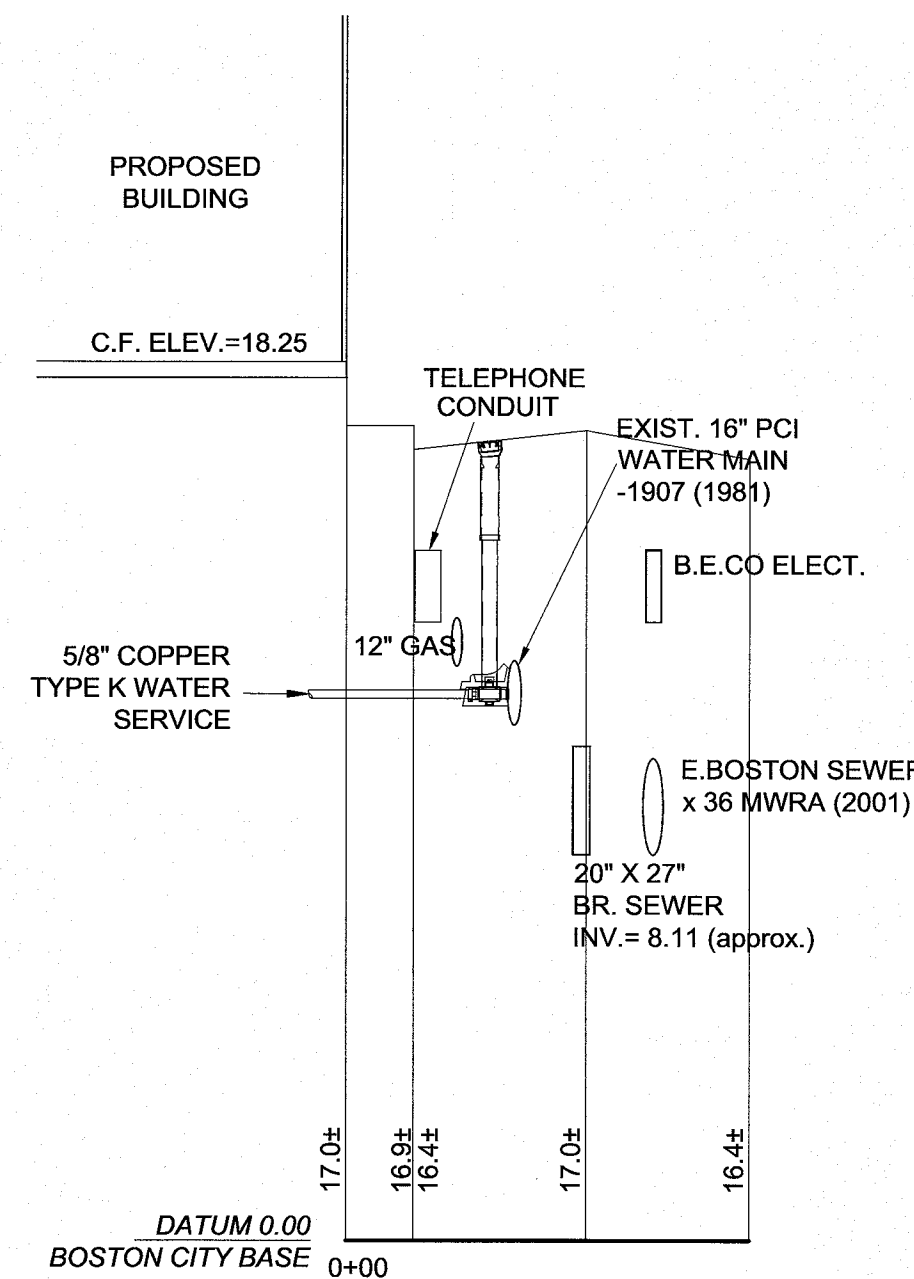
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- NOTES:
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
 - USE RESTRAINED JOINT FITTINGS OR THE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
 - SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.



ITEM	NUMBER
COVER	99602000
TOP SECTION	99602001
BOTTOM SECTION	99602002
BOLT ONLY	99602003

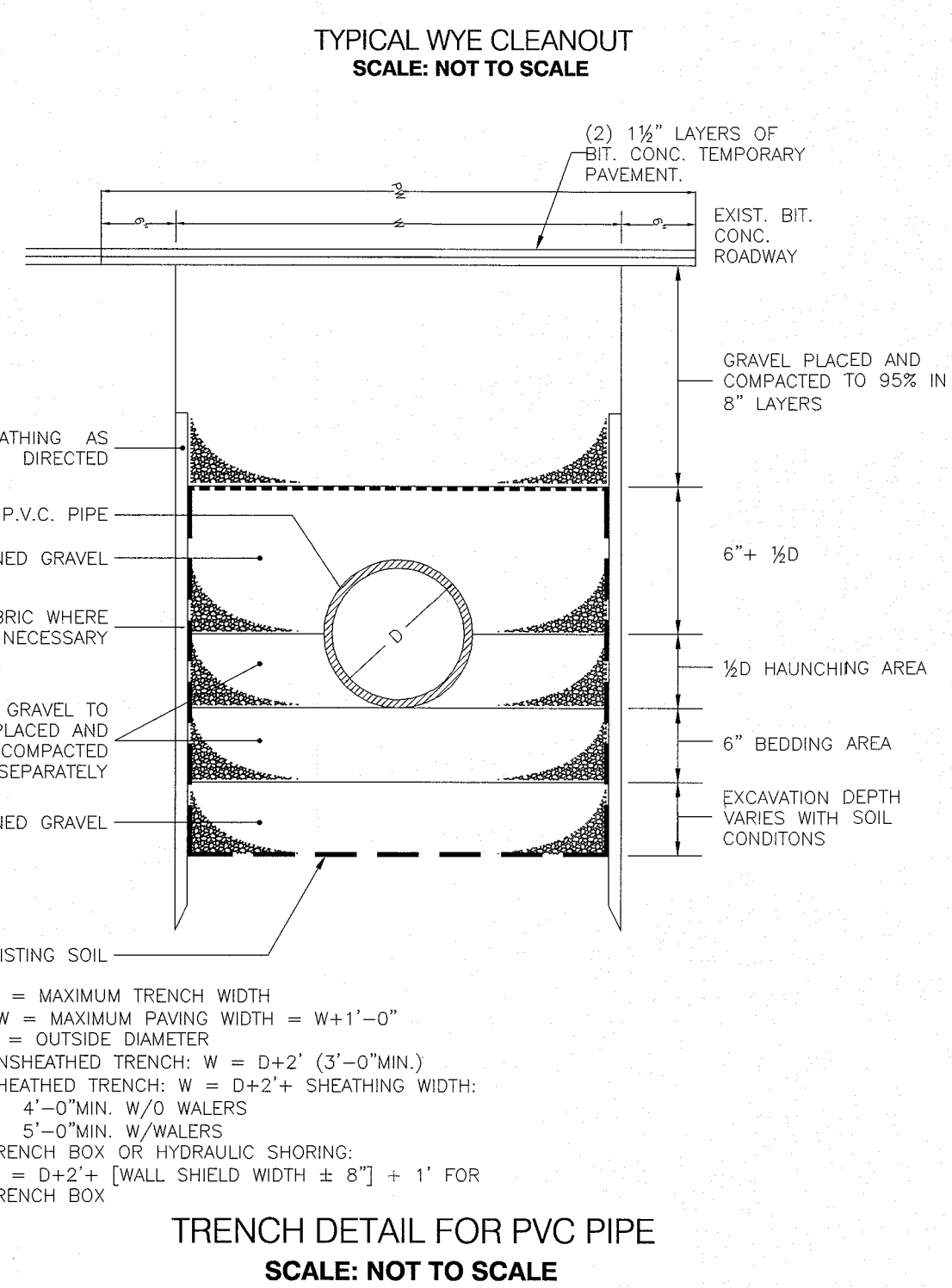
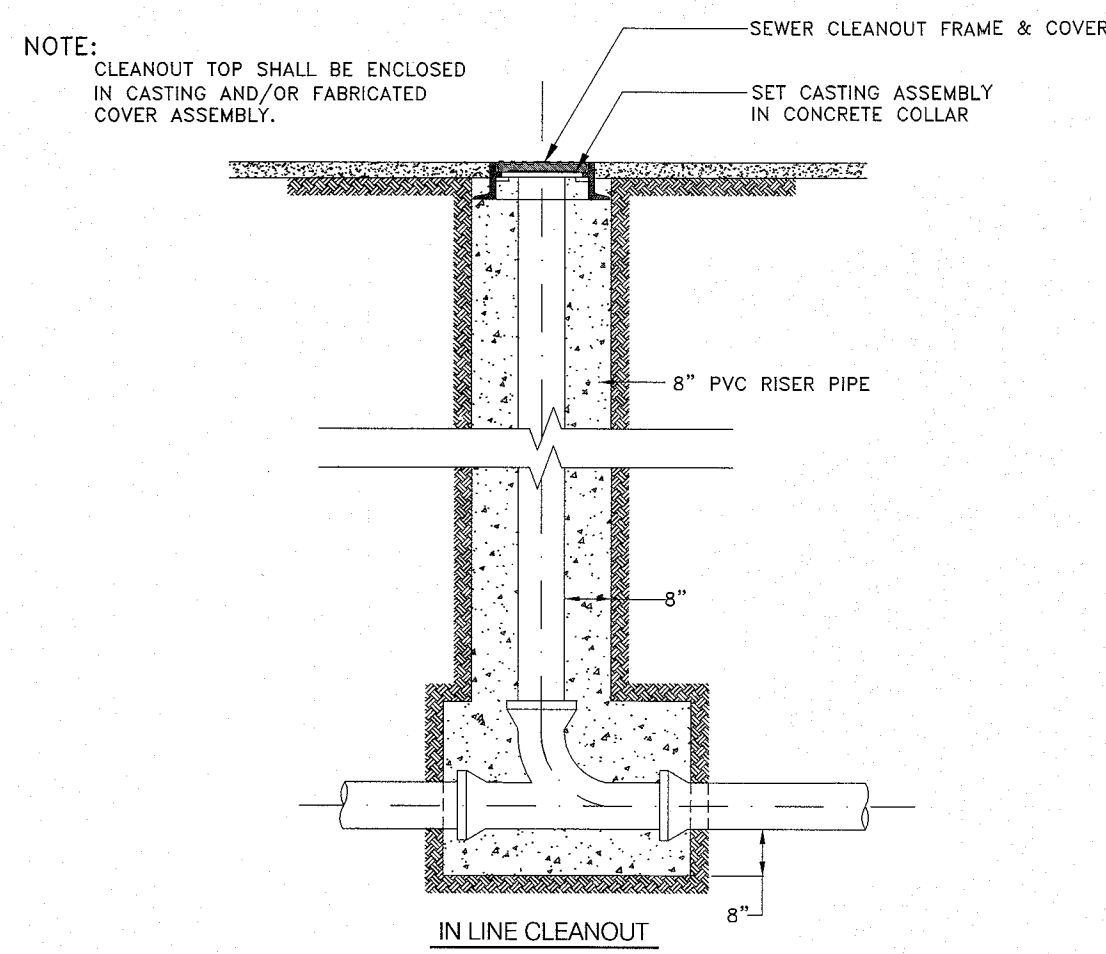
TYPICAL CURB BOX
SCALE: NOT TO SCALE



WATER PROFILE
PRESCOTT STREET
SCALE: 1"=20' HOR. & 1"=4' VER.

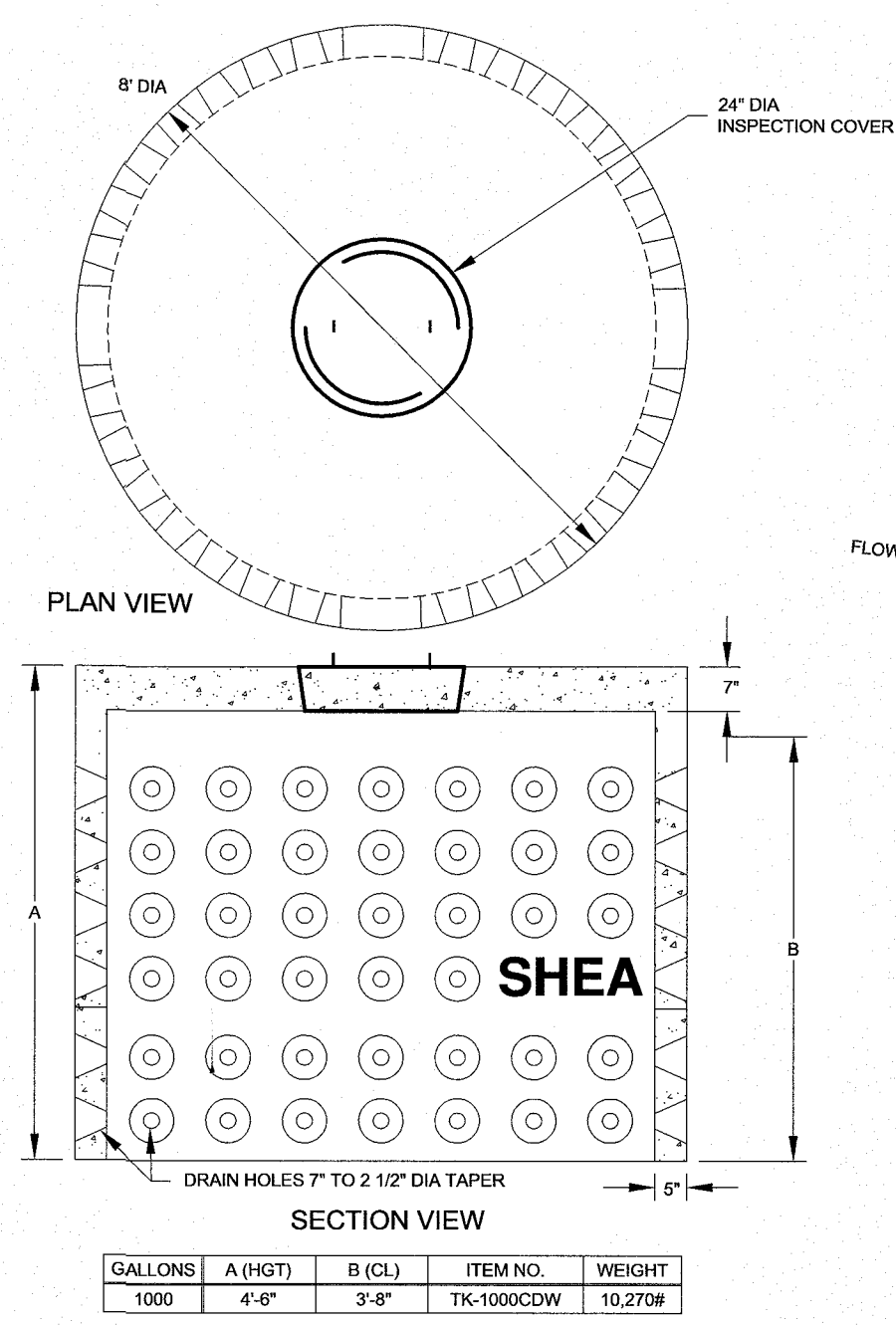
SEWER PROFILE
PRESCOTT STREET
SCALE: 1"=20' HOR. & 1"=4' VER.

*TELEPHONE, GAS, E.BOSTON SEWER AND B.E.CO ELECTRIC UTILITIES' DEPTH ARE NOT CONFIRMED. CONTRACTOR RESPONSIBLE FOR CONFIRMATION PRIOR TO CONSTRUCTION ACTIVITIES.

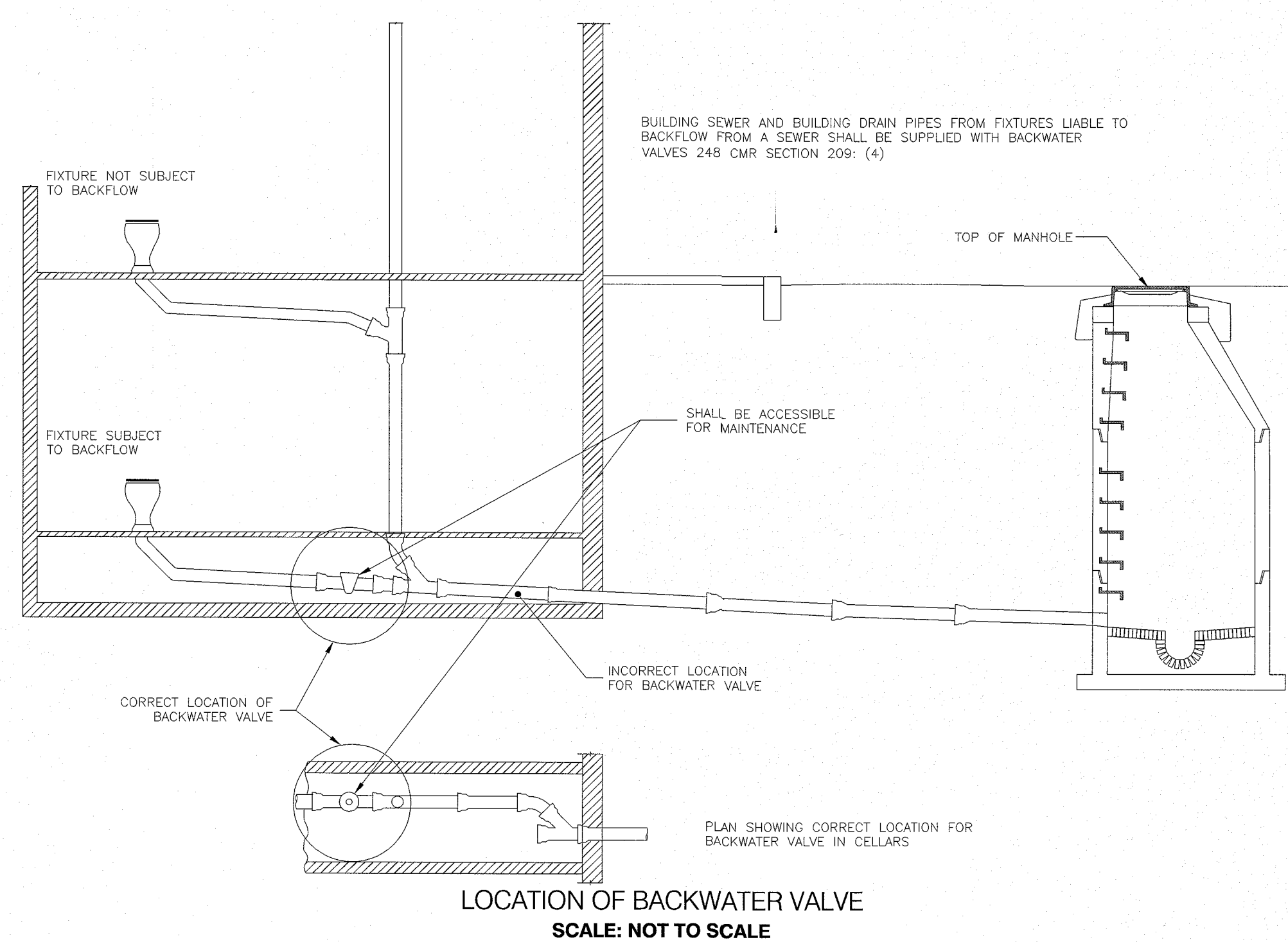
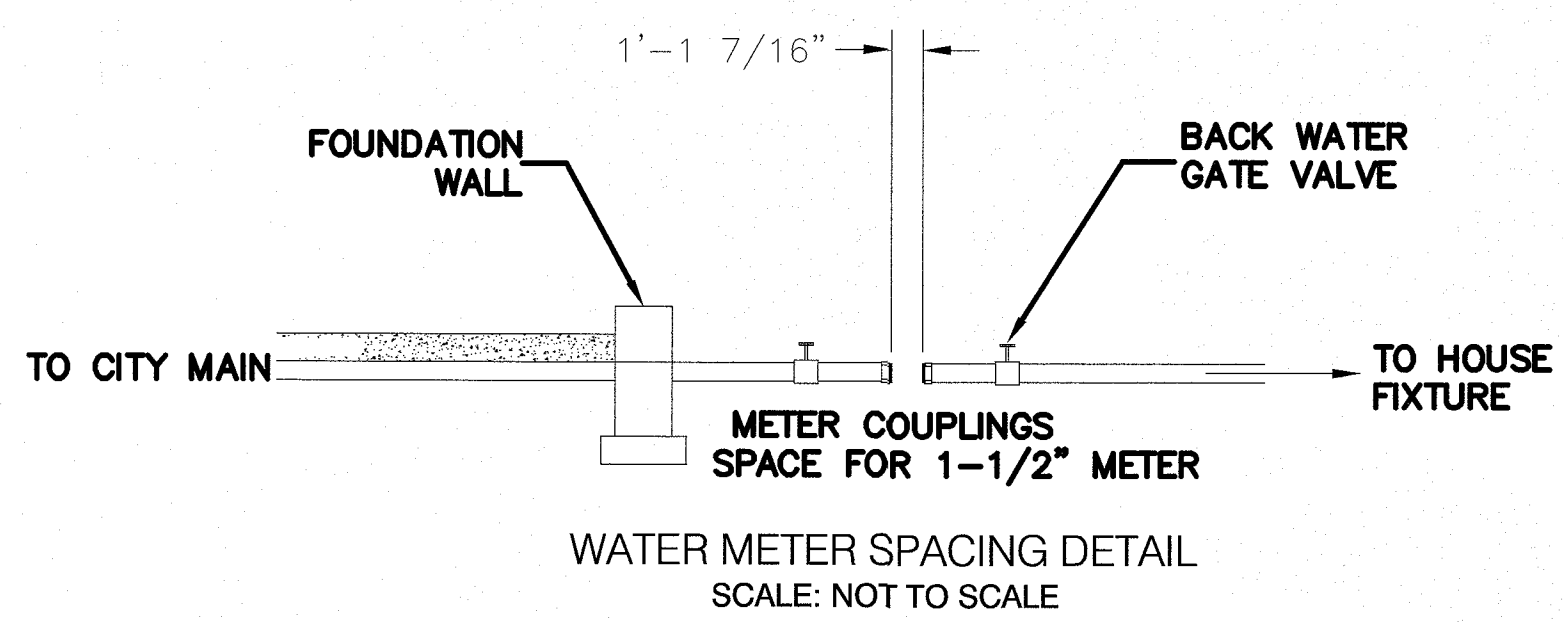


W = MAXIMUM TRENCH WIDTH
PW = MAXIMUM PAVING WIDTH = W+1'-0"
D = OUTSIDE DIAMETER
UNSHATHED TRENCH: W = D+2' (3'-0" MIN.)
SHEATHED TRENCH: W = D+2' + SHEATHING WIDTH:
4'-0" MIN. W/D WALLERS
5'-0" MIN. W/WALLERS
TRENCH BOX OR HYDRAULIC SHORING:
W = D+2' [WALL SHIELD WIDTH ± 8"] + 1' FOR TRENCH BOX

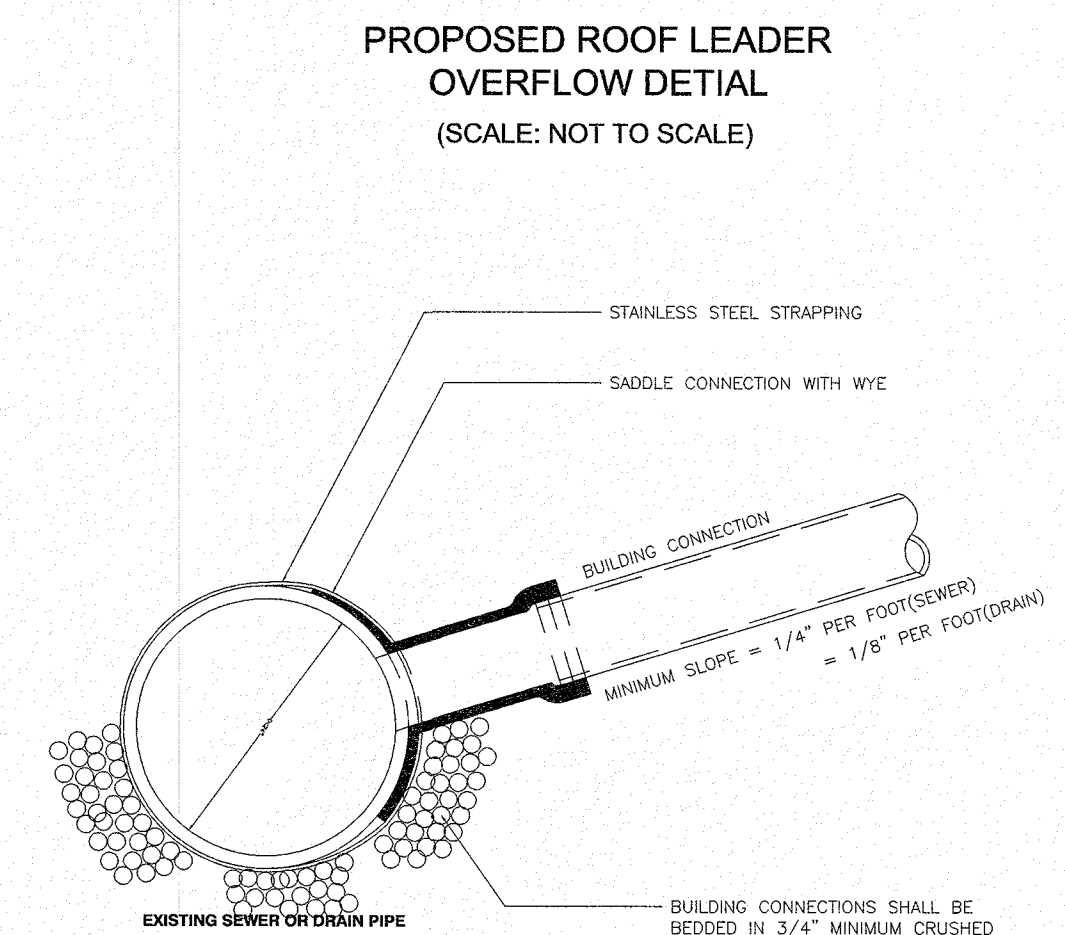
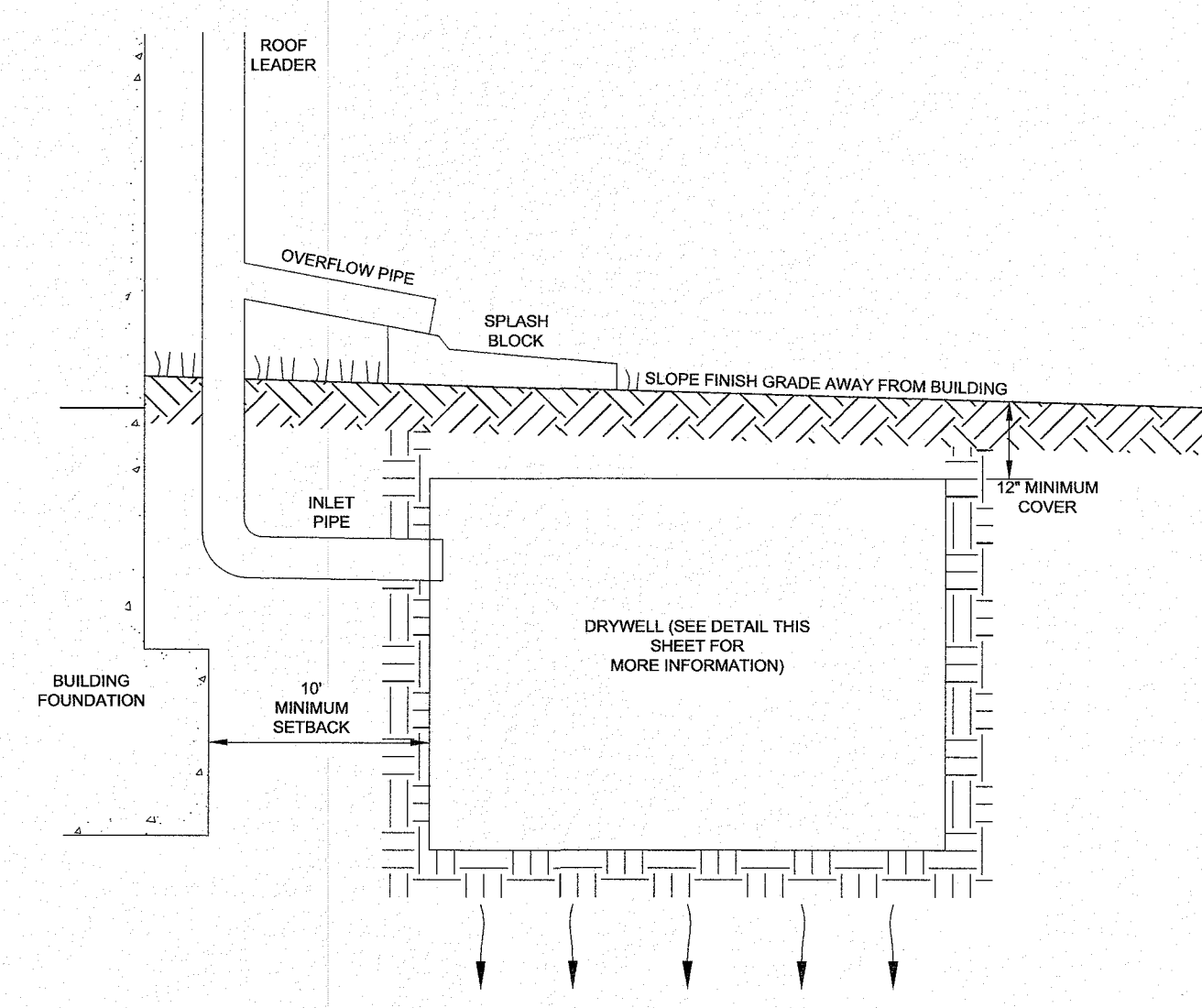
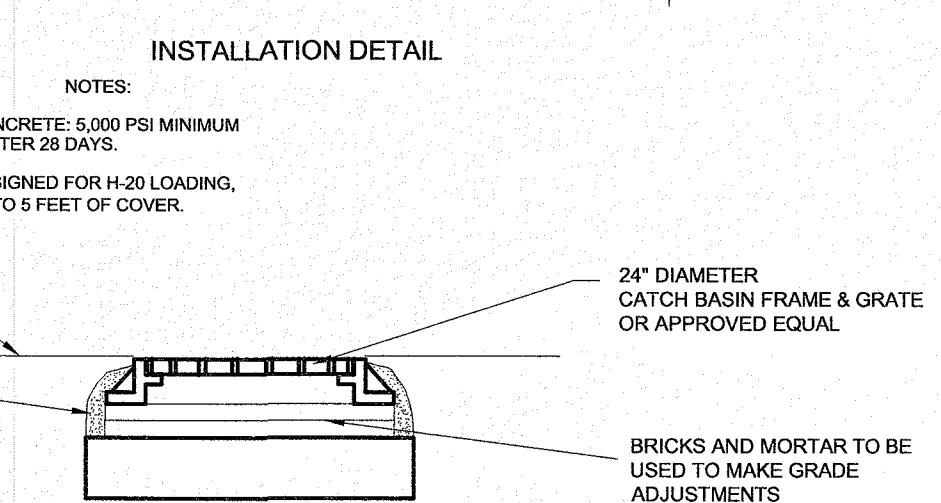
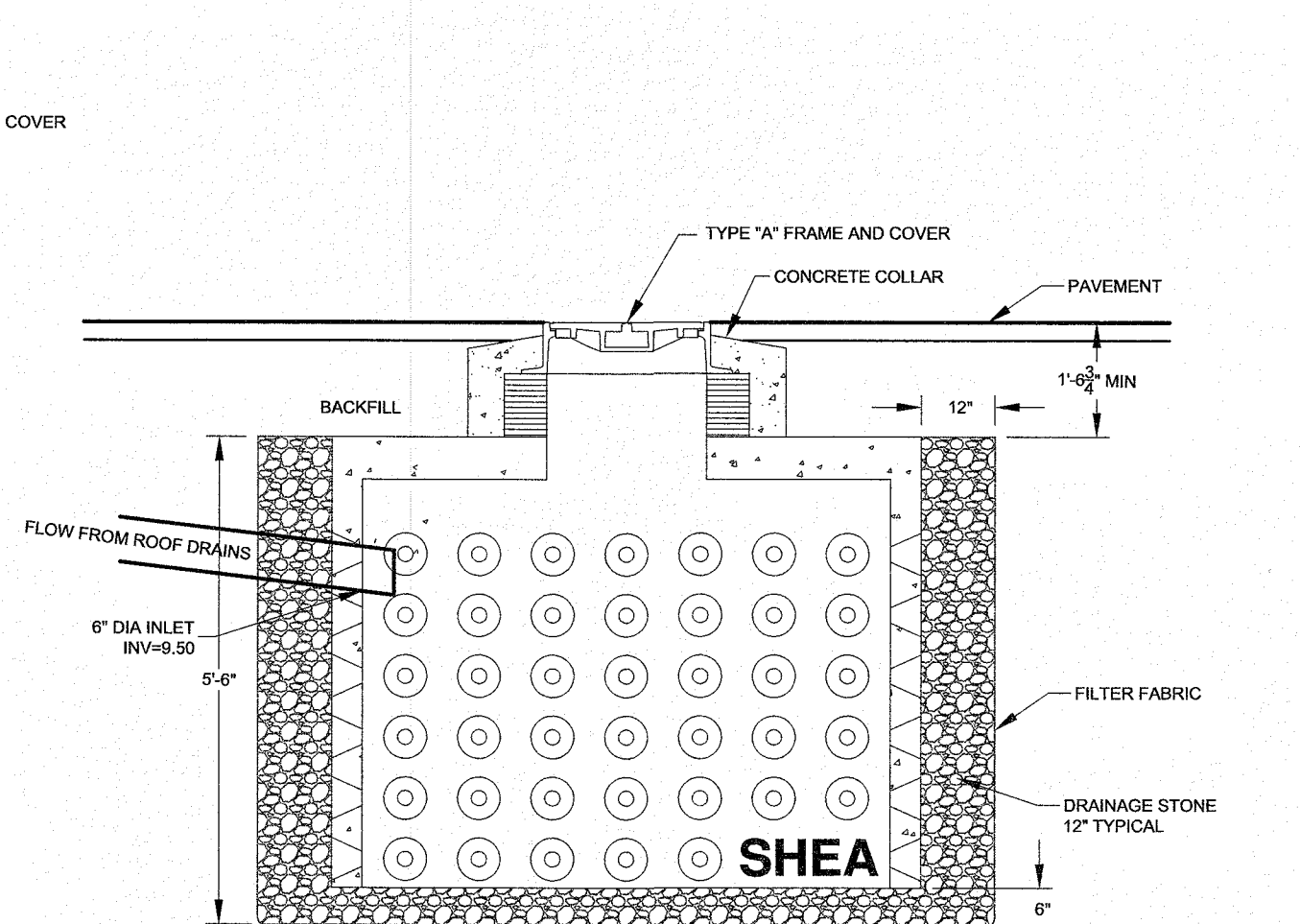
TRENCH DETAIL FOR PVC PIPE
SCALE: NOT TO SCALE



GALLONS	A (HGT)	B (CL)	ITEM NO.	WEIGHT
1000	4'-6"	3'-8"	TK-1000CDW	10,270#

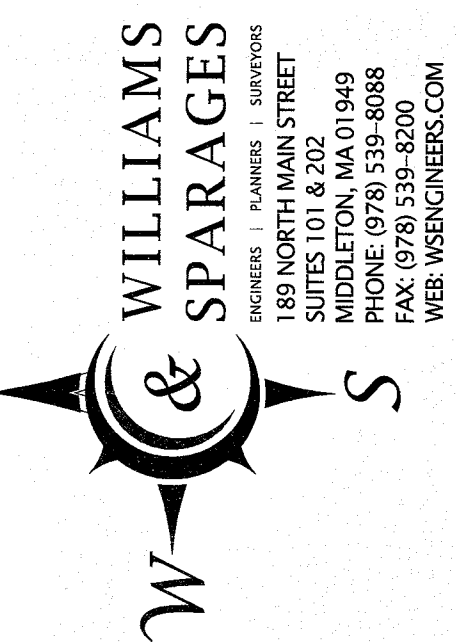


NOTE:
ALL PLUMBING FIXTURES BELOW THE LEVEL OF THE TOP OF THE MANHOLE OF THE SEWER SERVICING THE FIXTURE(S) SHALL BE CONSIDERED AS BEING SUBJECT TO BACKFLOW AND SHALL BE SUPPLIED WITH BACKWATER VALVES.



- NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.
 4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
 5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

TYPICAL SEWER CONNECTION
SCALE: NOT TO SCALE



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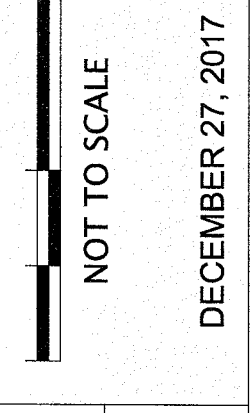
Applicant: LAR Property Management, LLC
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East Boston, MA 02128
Tel. (617) 567-4499

Designed By: SMC
Drawn By: SMC
Reviewed By: CPS
Project Manager: CPS
Job File Number: DANV-0046
Drawing File Folder: DANV46

Drawing Issued for Review Only
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PERMIT SET - SITE/ CONSTRUCTION DETAILS
89-89D PRESCOTT STREET, EAST BOSTON, MA

DRAWING: C-5
SHEET 5 OF 5
DECEMBER 27, 2017



6
5
4
3
2
1

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