

South End Landmark District Commission

3 BOND STREET



DRAWING LIST

G000	COVER SHEET
A000	SITE PLAN
A001	EXISTING & PROPOSED - VIOLATION RECTIFICATION
A002	EXISTING CONDITIONS & PRECEDENT IMAGERY
-	BWSC-APPROVED GROUNDWATER RECHARGE SYSTEM DOCUMENTATION

Violation: Addressing the groundwater recharge system downspout & overflow penetrations at the front facade.

STAMP:

DRAWING NAME:

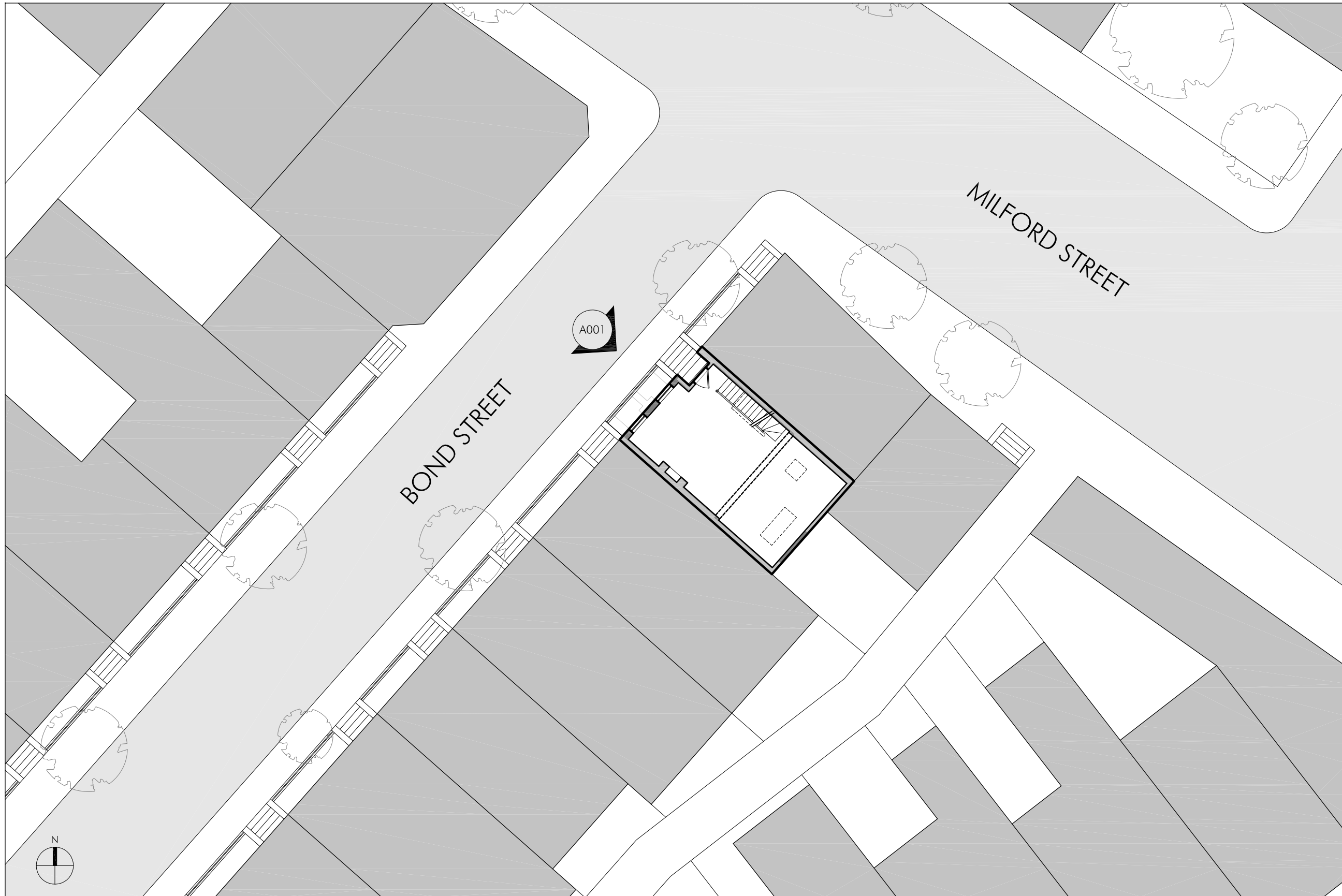
COVER SHEET

SCALE:

N/A

SHEET NUMBER:

G000



**3 BOND STREET
BOSTON, MA**

STAMP:

DRAWING NAME:

SITE PLAN

SCALE:

1/16" = 1'-0"

SHEET NUMBER:

A000

STAMP:

DRAWING NAME:

**EXISTING & PROPOSED
VIOLATION
RECTIFICATION**

SCALE:

AS INDICATED

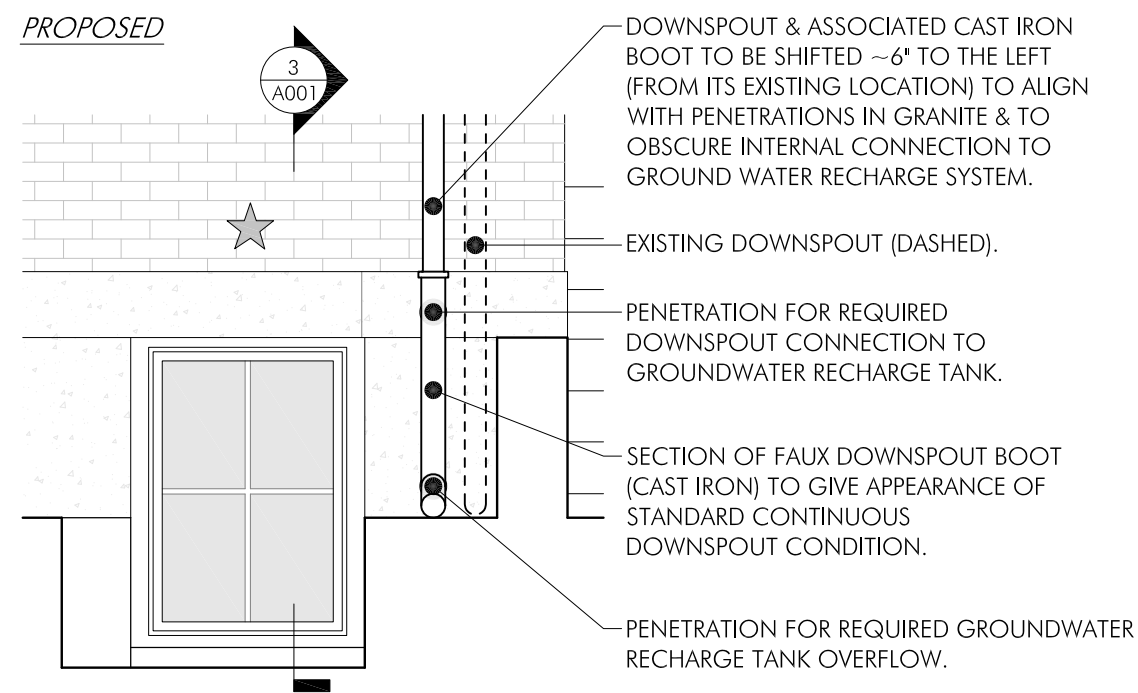
SHEET NUMBER:

A001

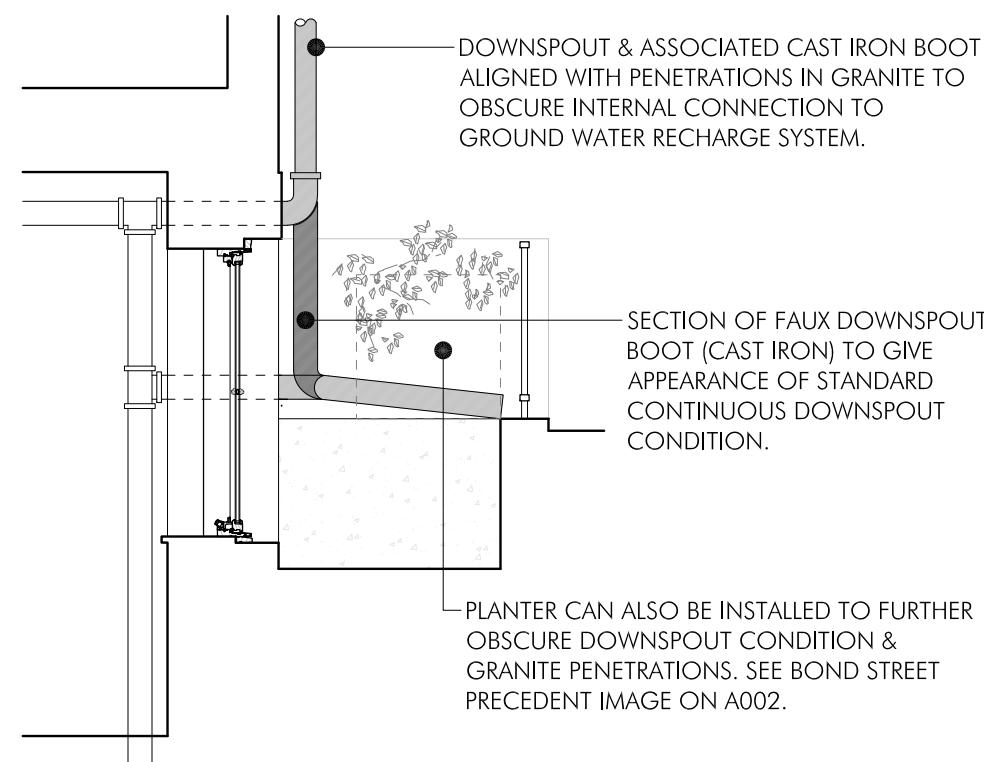
NOTE: REFER TO A002 FOR "EXISTING CONDITIONS IMAGERY"



1 EXISTING EXTERIOR ELEVATION - FRONT
SCALE: 3/16" = 1'-0"



2 ENLARGED FRONT ELEVATION AT WINDOW WELL / DOWNSPOUT & OVERFLOW
SCALE: 3/8" = 1'-0"



3 SECTION / SIDE ELEVATION AT WINDOW WELL / DOWNSPOUT & OVERFLOW
SCALE: 3/8" = 1'-0"

AREA IDENTIFIED AS
BEING IN VIOLATION

DOWNSPOUT & ASSOCIATED CAST IRON BOOT TO BE SHIFTED ~6" TO THE LEFT (FROM ITS EXISTING LOCATION) TO ALIGN WITH PENETRATIONS IN GRANITE & TO OBSCURE INTERNAL CONNECTION TO GROUND WATER RECHARGE SYSTEM.

EXISTING DOWNSPOUT (DASHED).

PENETRATION FOR REQUIRED DOWNSPOUT CONNECTION TO GROUNDWATER RECHARGE TANK.

SECTION OF FAUX DOWNSPOUT BOOT (CAST IRON) TO GIVE APPEARANCE OF STANDARD CONTINUOUS DOWNSPOUT CONDITION.

PENETRATION FOR REQUIRED GROUNDWATER RECHARGE TANK OVERFLOW.

DOWNSPOUT & ASSOCIATED CAST IRON BOOT ALIGNED WITH PENETRATIONS IN GRANITE TO OBSCURE INTERNAL CONNECTION TO GROUND WATER RECHARGE SYSTEM.

SECTION OF FAUX DOWNSPOUT BOOT (CAST IRON) TO GIVE APPEARANCE OF STANDARD CONTINUOUS DOWNSPOUT CONDITION.

PLANTER CAN ALSO BE INSTALLED TO FURTHER OBSCURE DOWNSPOUT CONDITION & GRANITE PENETRATIONS. SEE BOND STREET PRECEDENT IMAGE ON A002.

3 BOND STREET
BOSTON, MA



1 3 BOND VIEWED FROM OPPOSITE SIDE OF STREET

2 VIOLATION AREA - ZOOMED IN

3 FITTINGS SIZE VERIFICATION

4 PRECEDENT - (5 BOND) VEGETATION AS VISUAL BUFFER

STAMP:

DRAWING NAME:

EXISTING CONDITIONS & PRECEDENT IMAGERY

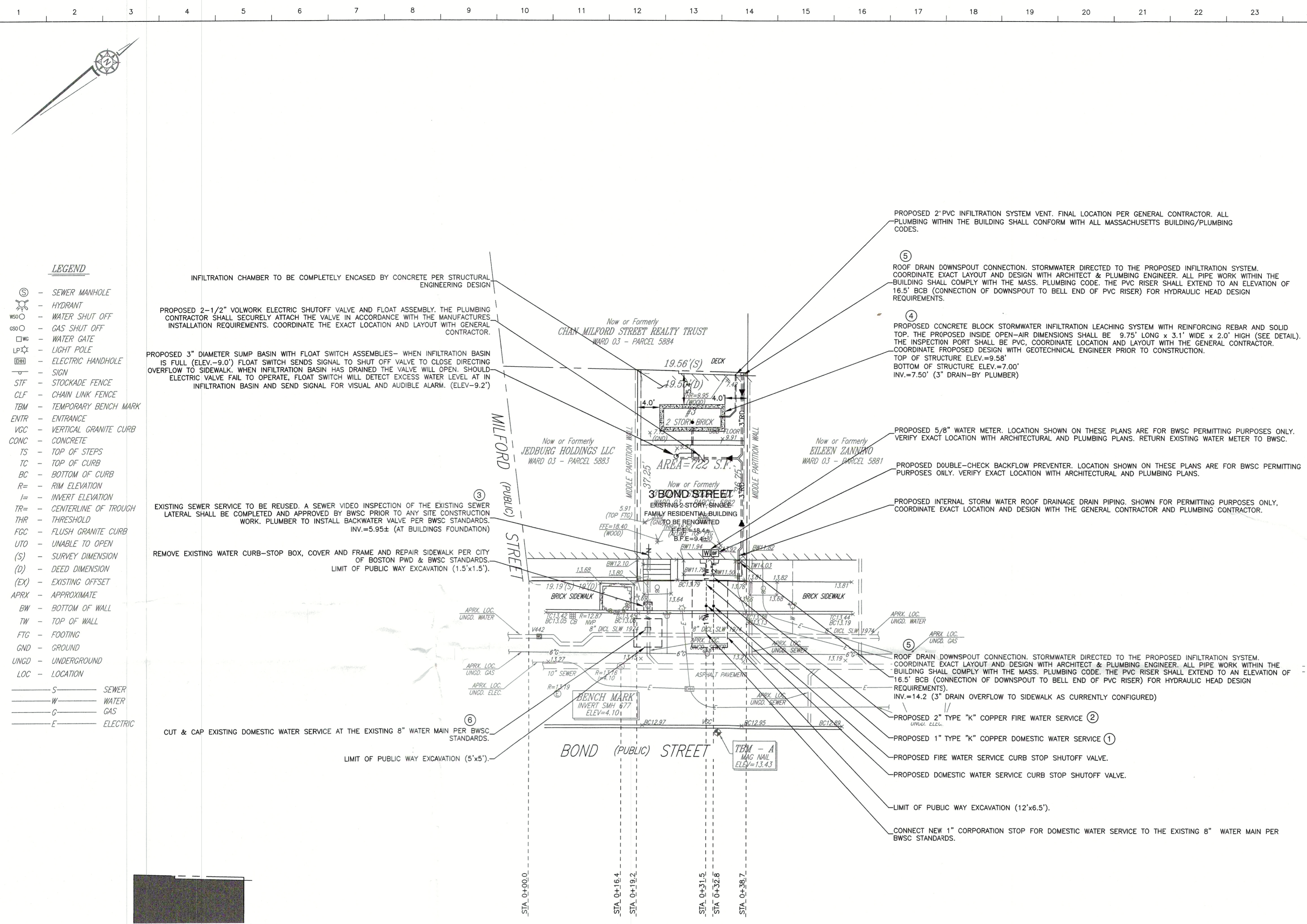
SCALE:

NOT TO SCALE

SHEET NUMBER:

A002

Drawn by: AEC-BOND-05271.dwg
Checked by: Patrick G.
Plotted on: May 25, 2021 - 6:15pm
Printed by: Patrick G.



BOSTON WATER AND SEWER COMMISSION
LOCATION APPROVED UNDER THE FOLLOWING CONDITIONS
REVIEWED AND APPROVED AS TO PROPOSED CONNECTION(S) TO EXISTING WATER AND SEWER FACILITIES AS SHOWN. FOR ISSUE OF BUILDING PERMIT ONLY. ADDITIONAL PERMITS MUST BE OBTAINED FROM BWSB PRIOR TO CONNECTION TO BWSB FACILITIES. SITE PLANS ARE VALID FOR A PERIOD OF ONE (1) YEAR FROM DATE OF APPROVAL.
JOHN P. SULLIVAN, JR. P.E.
CHIEF ENGINEER
ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER LICENSED BY THE BOSTON WATER AND SEWER COMMISSION.
BOSTON WATER AND SEWER COMMISSION
BACKWATER VALVE INSTALLATION
APPROVAL: [Signature] DATE: 5/4/21

PROPERTY INFORMATION
PARCEL IDS : 0305882000
WARD: 3 PARCELS: 5882
LAND-USE CODE
R-1 - RESIDENTIAL
WATER METER INFORMATION
EXISTING WATER ACCOUNT NO. : 311709000
PROPOSED WATER METER SIZE : 5/8-INCH*
*EXISTING 5/8" WATER METER BE RETURNED TO BWSB

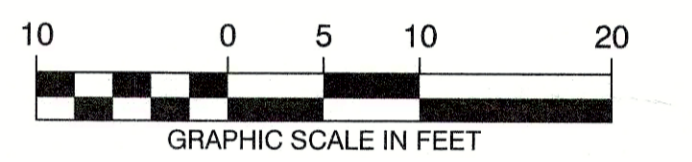
ESTIMATED SEWAGE FLOW
RESIDENTIAL
3 BEDROOMS x 110 GPD/BEDROOM = 330 GPD
TOTAL = 330 GPD

SERVICE CONNECTION TABLE

ITEM	QTY	BWSB INSPECTOR/DATE
1 PROPOSED 1" WATER CONNECTION	(1)	
2 PROPOSED 2" FIRE CONNECTION	(1)	
3 SEWER VIDEO INSPECTION	(1)	
4 ROOF DRAIN CONNECTIONS	(2)	
5 STORMWATER INFILTRATION SYSTEM	(1)	
6 CUT & CAP EXISTING WATER SERVICE	(1)	
AS-BUILT PLAN PREPARATION FEE		

SPECIAL CONDITIONS
ITEM ARTICLE 32 COMPLIANCE
BWSB INSPECTOR/DATE

OWNER/APPLICANT
3 BOND STREET, LLC.
1 ADAMS STREET
LEXINGTON, MA 02420
CONTACT: ALISON RYAN
PROJECT ADDRESS
3 BOND STREET
BOSTON, MA 02118-3605



ARTICLE 32 COMPLIANCE:
THE PROPOSED PROJECT LOCATED AT 3 BOND STREET COMPLIES WITH THE REQUIREMENTS OF ARTICLE 32 OF THE BOSTON ZONING CODE FOR GROUNDWATER STORAGE AND RECHARGE.

PLAN REFERENCES:
EXISTING PROPERTY LINE, TOPOGRAPHIC AND UTILITY INFORMATION IS TAKEN FROM A DIGITAL FILE RECEIVED ON JUNE 6, 2019 AND NAMED '496_19 (3 BOND ST_SOEND) (2019-05-28) EOP (ISSUED: Jeff Lewis 2019-06-05).DWG' OF A PLAN ENTITLED 'TOPOGRAPHIC PLAN OF PLAN, 3 BOND STREET, BOSTON, MASSACHUSETTS.' DATED MAY 28, 2019, PREPARED BY FRAMINGHAM SURVEY CONSULTANTS, INC. OF FRAMINGHAM, MA.

REVISIONS

ISSUE	DATE	DESCRIPTION
12	5/23/21	RAISE INFIL. SYS. / ADD SHUT OFF VALVE
11	4/27/21	INCREASE INFIL. SYS. VOLUME
10	3/31/21	MODIFY INFIL. SYSTEM
9	3/12/21	MODIFY INFIL. SYSTEM/ ADD FIRE SERVICE
8	8/31/20	BWSB PERMIT SET
7	8/12/20	REVISE PER GC'S COMMENTS
6	8/4/20	REVISE PER GC'S COMMENTS
5	2/4/20	FINALIZE DRAINAGE DESIGN REVISIONS
4	1/11/20	MODIFY DRAIN DESIGN PER GC CONVOS.
3	12/29/19	REDESIGN STORMWATER CHAMBER
2	11/29/19	DRAINAGE DESIGN REVISIONS
1	6/21/19	GENERAL PLAN REVISIONS

DATE: MAY 22, 2019
SCALE: 1" = 10'
SHEET 1 OF 4

3 BOND STREET
BOSTON (SOUTH END), MASSACHUSETTS
C1.1 - UTILITY SITE PLAN
BWSB PLAN #19355

AMOSKEAG ENGINEERING CONSULTANTS, PLLC
P.O. BOX 563
SANDOWN, NH 03873
tel.: 603.493.2797

GENERAL NOTES:

- LOCATIONS AND ELEVATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE REFERENCED SURVEY PLAN AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. AEC, PLLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY DEPARTMENT SHALL BE NOTIFIED AND THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES SHALL BE VERIFIED IN THE FIELD. CALL THE DIG-SAFE CALL CENTER, (888)344-7233, 72 HOURS (3 WORKING DAYS) PRIOR TO ANY EXCAVATION WORK.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO BWSB REQUIREMENTS AND ALL OTHER APPLICABLE MUNICIPAL REGULATIONS.
- ALL DISTURBANCES WITHIN THE PUBLIC WAY SHALL CONFORM TO CITY AND BWSB STANDARDS.
- THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF THE WATER, SEWER AND DRAIN CONNECTIONS TO THE BWSB FACILITIES. IT IS UNDERSTOOD THAT THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS. IT IS ALSO UNDERSTOOD THAT THE WATER CONNECTIONS ON PRIVATE PROPERTY INCLUDING PRIVATE WAYS ARE ALSO THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS. IF THE CONNECTIONS CROSS, OR ARE NEAR INDIVIDUAL PROPERTY LINES, PROVISIONS MUST BE MADE TO ALLOW EACH OWNER TO MAINTAIN OR RECONSTRUCT THEIR RESPECTIVE CONNECTIONS. THIS FACT MUST BE INCORPORATED INTO ANY PURCHASE AND SALES AGREEMENT AND DEEDS RELATED TO THE TRANSFER OF OWNERSHIP OF THE PROPERTIES.
- THE GRAVITY DRAIN AND SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) PIPE SDR 35 CONFORMING TO ASTM STANDARD SPECIFICATIONS D3034 FOR SEWER AND DRAIN PIPES OUTSIDE THE BUILDING FOUNDATION ENVELOPE.
- DOMESTIC WATER SERVICE SHALL BE TYPE "K" COPPER TUBING IN ACCORDANCE WITH BWSB STANDARDS.
- ALL DRAIN AND SEWER PIPES WITHIN THE BUILDING SHALL BE DESIGNED AND INSTALLED PER MASS PLUMBING CODE WHICH SHALL BE SIGNED OFF BY THE LOCAL PLUMBING INSPECTOR.
- THE PROPOSED BUILDING CONNECTIONS (BY PLUMBER) SHALL BE 10 FEET OUTSIDE THE FOUNDATION WALL.
- THE CONTRACTOR SHALL OBTAIN THE ROUGH CONSTRUCTION SIGN OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTORIAL SERVICES DEPARTMENT PRIOR TO FILING A GENERAL SERVICES APPLICATION WITH BWSB.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARING AS-BUILT PLANS IN ACCORDANCE WITH BWSB REQUIREMENTS. THIS INFORMATION SHALL BE SUBMITTED TO THE CIVIL ENGINEER FOR THEIR USE.
- THE CONTRACTOR SHALL CONFIRM THE LOCATIONS AND INVERTS OF THE EXISTING UTILITIES IN THE STREET PRIOR TO THE INSTALLATION OF NEW SERVICE CONNECTIONS PRIOR TO ANY UTILITY SITE WORK. THE EXISTING UTILITY SERVICES SHOWN ON THESE PLANS ARE SHOWN FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE CONSTRUED AS ACCURATE.
- ANY CONSTRUCTION DEWATERING SHALL EMPLOY MEASURES TO FILTER OUT SEDIMENT PRIOR TO ITS DISCHARGE AND SHALL CONFORM WITH BWSB REQUIREMENTS. CONTRACTOR TO SUBMIT A SKETCH OF THESE TO THE CIVIL ENGINEER FOR APPROVAL.
- CONTRACTOR TO EMPLOY MEASURES TO CONTROL DUST DURING CONSTRUCTION.
- THE PROPOSED FINISH GRADE ELEVATIONS OF THE UTILITY STRUCTURES ARE APPROXIMATE ONLY. FINAL ELEVATIONS ARE TO BE SET FLUSH. ADJUST ALL OTHER RIM ELEVATIONS OF EXISTING MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN LIMITS OF SITE WORK.
- THE SITE CONTRACTOR SHALL PROVIDE ALL EXCAVATION, INSTALLATION, BACK FILLING, PAVEMENT PATCHING, ETC. FOR THE INSTALLATION OF UNDERGROUND GAS, ELECTRIC, TELEPHONE, FIRE ALARM, WATER, SEWER, DRAIN AND SIMILAR SERVICES.
- IF EXISTING ABANDONED BWSB SERVICES ARE ENCOUNTERED THEY SHALL BE CUT AND

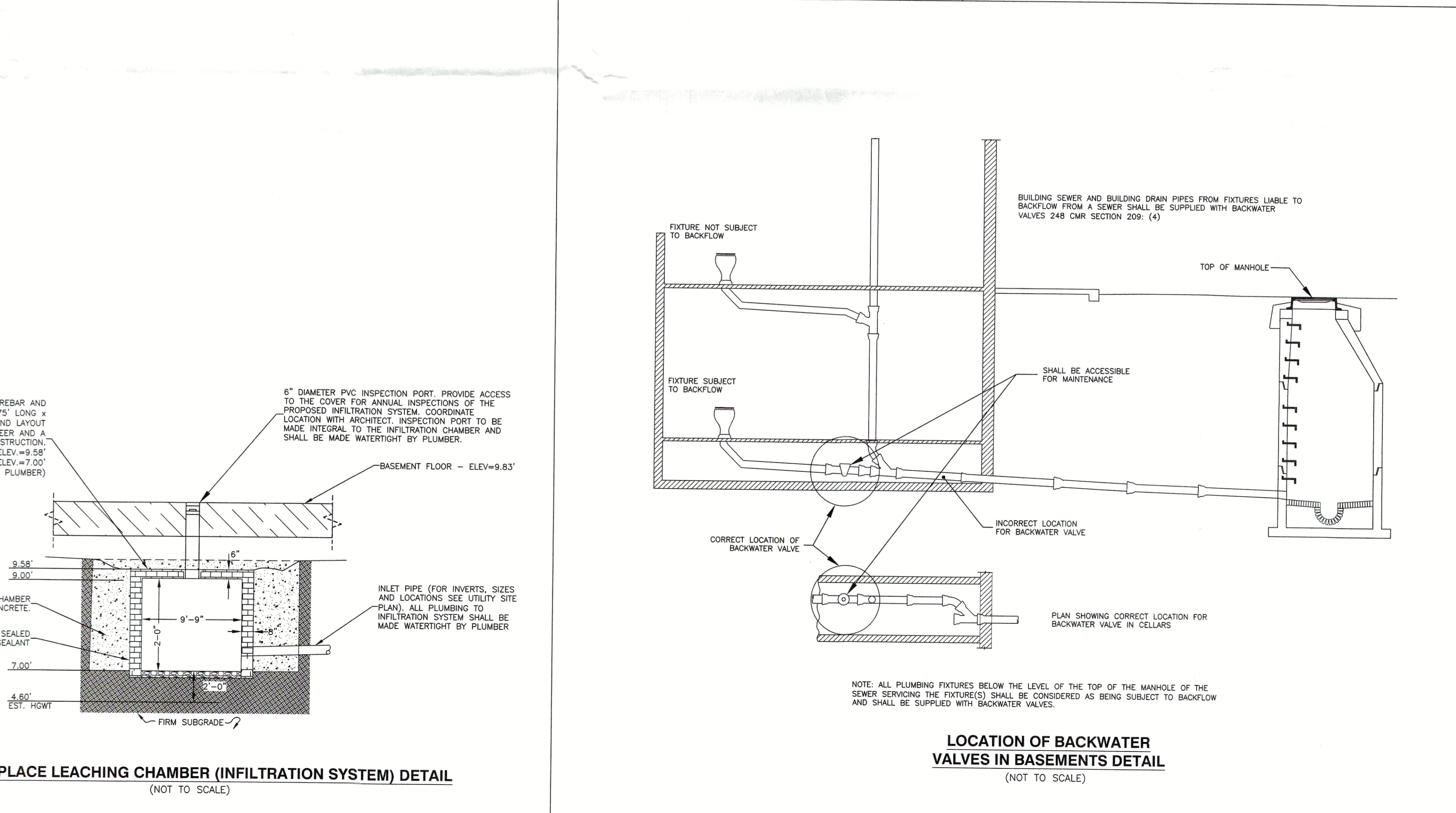
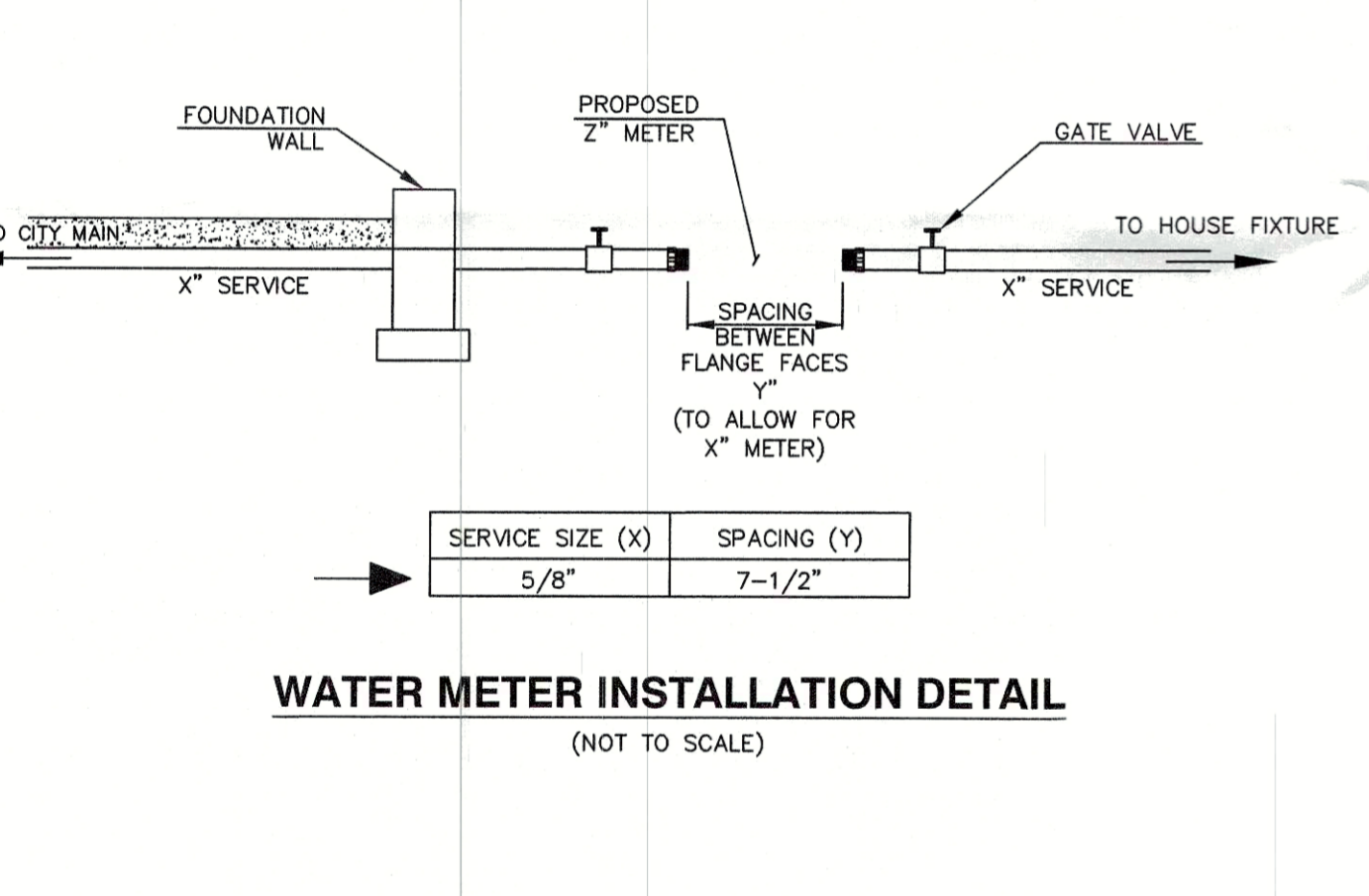
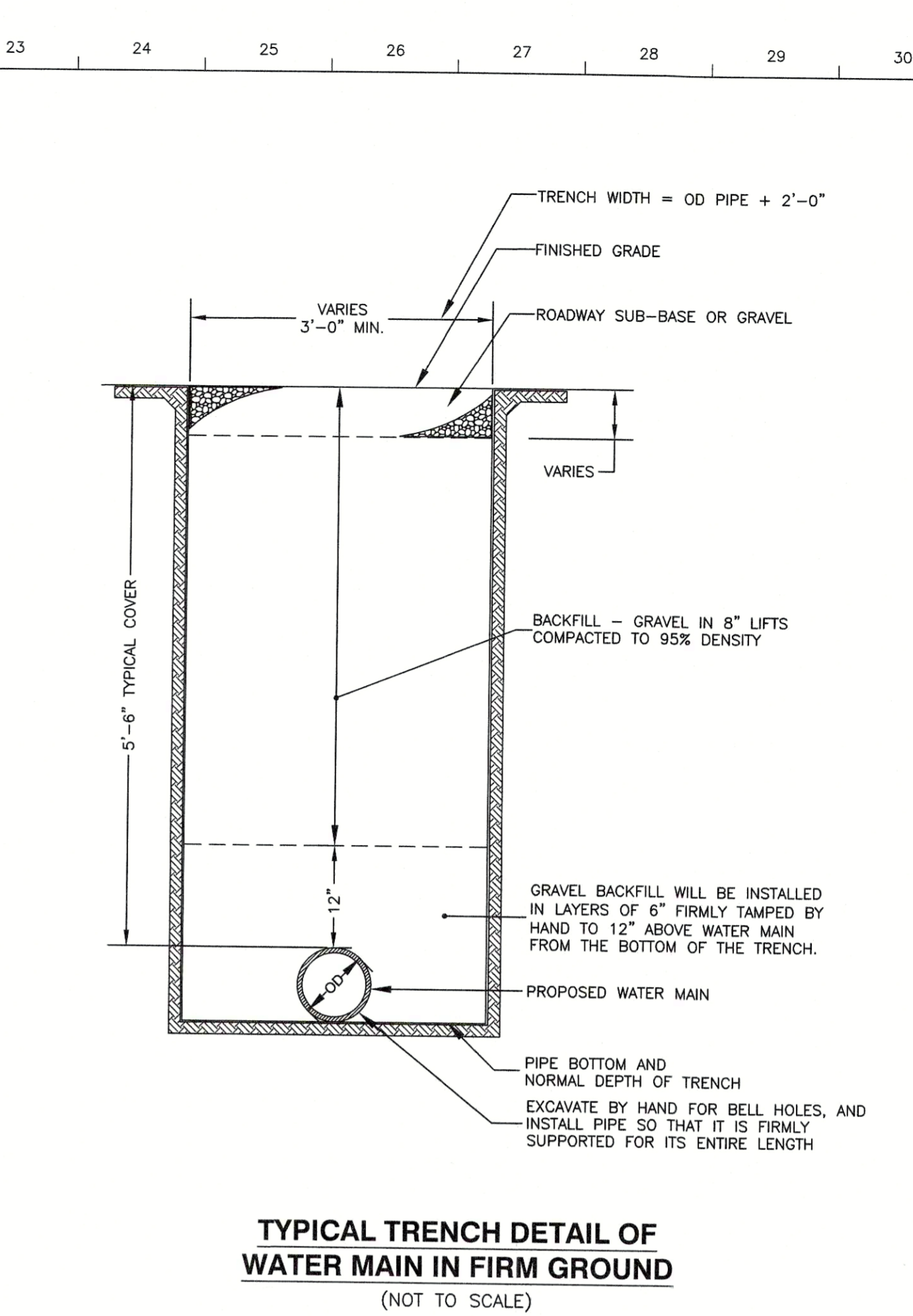
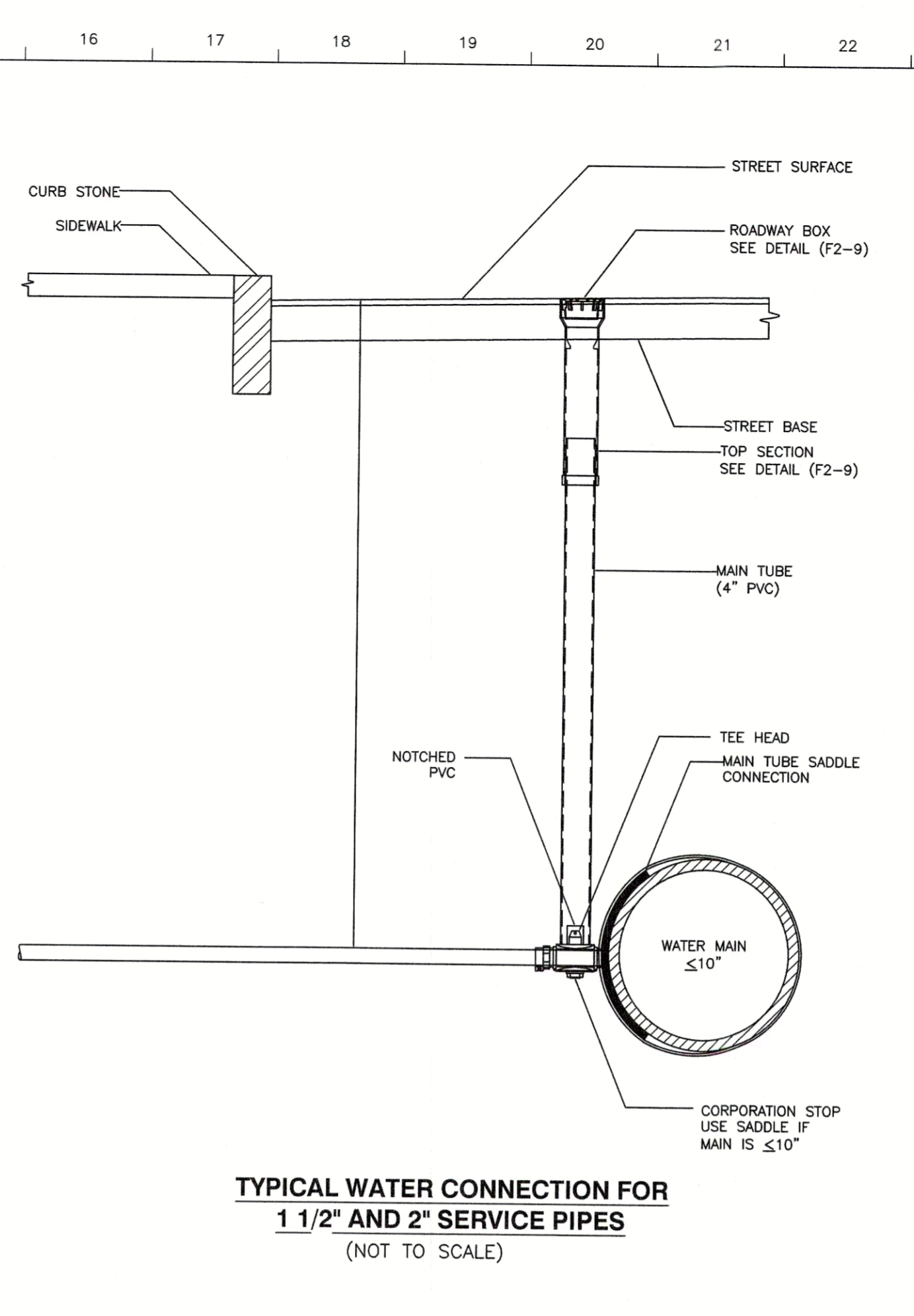
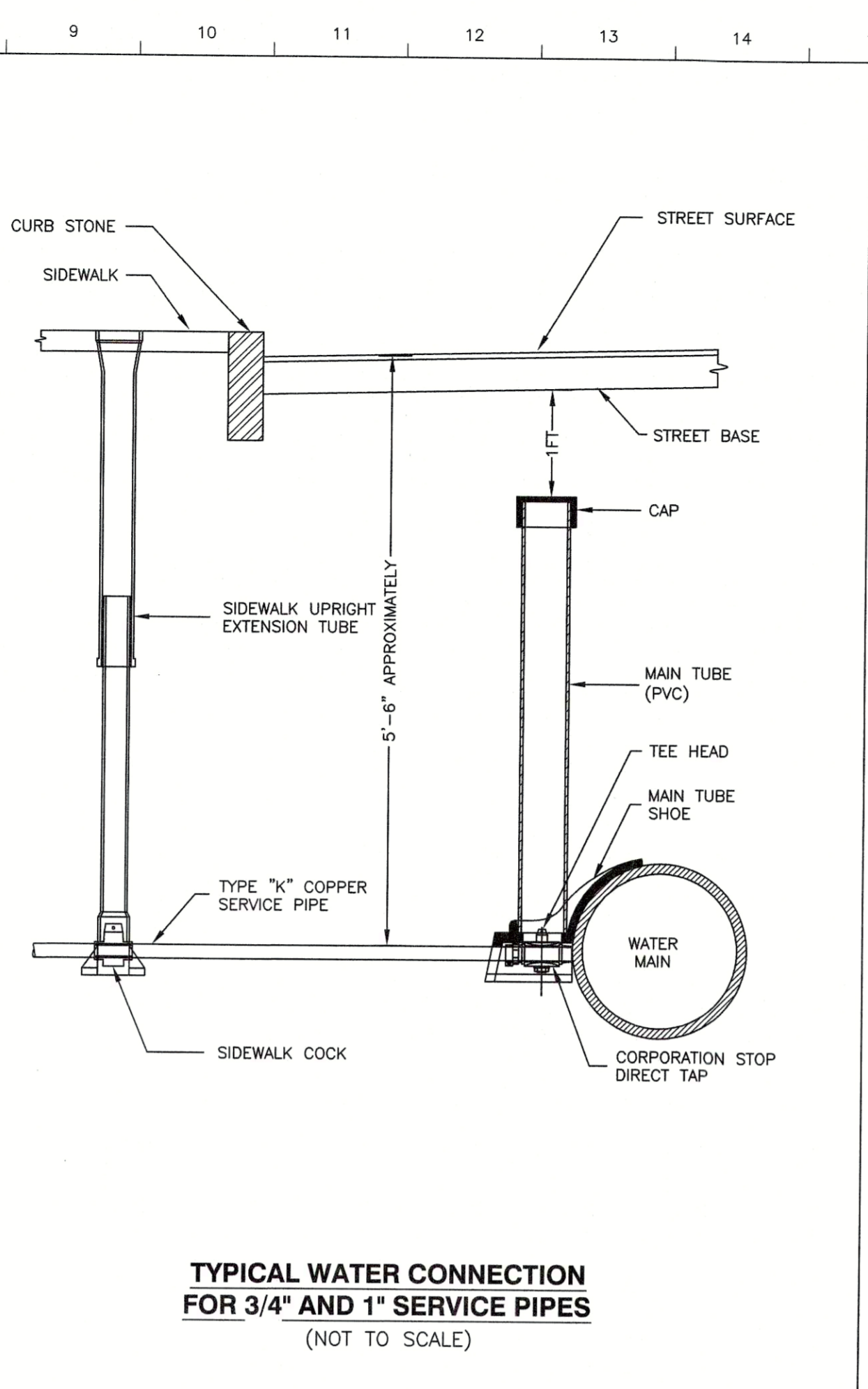
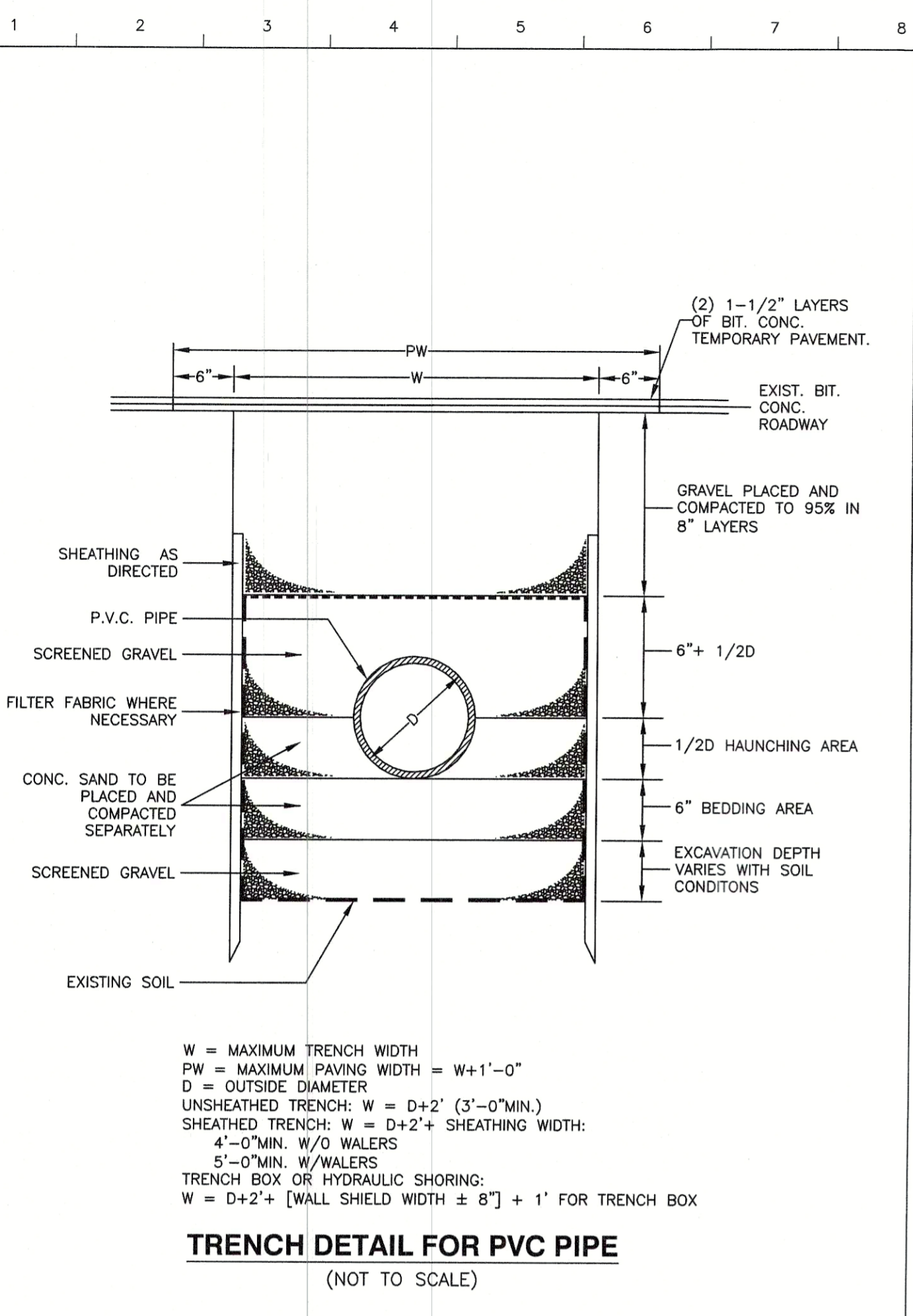
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM AND OTHER PRIVATE COMPANIES, AS REQUIRED.
- COORDINATE CATV, TELEPHONE AND GAS INSTALLATION WITH THE UTILITY COMPANIES. THE PROPOSED LOCATIONS OF THESE SERVICES ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY.
- THE EXISTING SEWER, DRAIN AND WATER SERVICES SHOWN ON THESE PLANS ARE SHOWN STRICTLY FOR PERMITTING PURPOSES ONLY. EXACT LOCATIONS AND ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- COORDINATE EXACT SITE LAYOUT, DRAINAGE GRATE MATERIALS, AND PAVING DESIGN/MATERIALS WITH ARCHITECT PRIOR TO CONSTRUCTION. THESE PLANS ARE FOR THE PROPOSED UTILITY DESIGN TO BE USED FOR BWSB PERMITTING PURPOSES ONLY.
- SEE ARCHITECTURAL PLANS FOR PROPOSED BUILDING AND SITE LAYOUT. THESE PLANS ARE FOR BWSB PERMITTING PURPOSES ONLY.
- ALL WORK COMPLETED SHALL BE CONSTRUCTED SO THERE IS NO DISTURBANCE TO ANY EXISTING LAND OR ANY EXISTING STRUCTURES ON THE ADJACENT LOTS.
- A GEOTECHNICAL ENGINEER SHALL BE CONSULTED ON THE HYDRAULIC WATERPROOFING OF THE PROPOSED AND EXISTING FOUNDATION WALLS AND SLABS PRIOR TO CONSTRUCTION OF THE PROPOSED INFILTRATION SYSTEM. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER ON ALL WATERPROOFING THAT MAY BE REQUIRED WITHIN THE SUB-BASEMENT AREA TO PROTECT EXISTING ABUTTERS PROPERTIES DUE TO THE PROPOSED STORMWATER INFILTRATION SYSTEM.

DESIGN RUNOFF VOLUME
BUILDING LOT AREA = 722 S.F.
DESIGN RAINFALL = 1.0 IN.
RUNOFF VOLUME = 722 x (1.0/12) = 60 C.F. RUNOFF FROM 1.0 INCH STORM

LEACHING STRUCTURE
CUSTOM CONCRETE MASONRY BLOCK WITH REBAR STORM WATER LEACHING CHAMBER
UNIT DIMENSIONS = 9.75 FT. (LENGTH), 3.1 FT. (WIDTH), AND 2.0 FT. (INTERIOR HEIGHT)

STORM WATER VOLUME CALCULATIONS
LEACHING CHAMBER VOLUME
CHAMBER STORAGE = L x W x H = 9.75 FT. x 3.1 FT. x 2.0 FT. = 60.45 C.F.
TOTAL STORAGE VOLUME
TOTAL STORAGE VOLUME = 60.45 C.F. (LEACHING CHAMBER)
STORM WATER STORAGE VOLUME = 60.45 C.F. > 60 C.F. RUNOFF FROM 1.0 INCH STORM
THE PROPOSED LEACHING SYSTEM WILL PROVIDE THE REQUIRED STORAGE TO MITIGATE THE RUNOFF VOLUME FROM THE 1.0 INCH STORM EVENT.

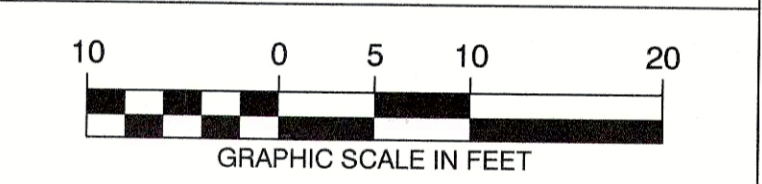
STORMWATER INFILTRATION SYSTEM STORAGE CALCULATIONS



OWNER/APPLICANT
3 BOND STREET, LLC.
 1 ADAMS STREET
 LEXINGTON, MA 02420

CONTACT: ALISON RYAN

PROJECT ADDRESS
 3 BOND STREET
 BOSTON, MA 02118-3605



REVISIONS		
12	5/23/21	RAISE INFIL. SYS. / ADD SHUT OFF VALVE
11	4/27/21	INCREASE INFIL. SYS. VOLUME
10	3/31/21	MODIFY INFIL. SYSTEM
9	3/12/21	MODIFY INFIL. SYSTEM/ADD FIRE SERVICE
8	8/31/20	BWSC PERMIT SET
7	8/12/20	REVISE PER GC'S COMMENTS
6	8/4/20	REVISE PER GC'S COMMENTS
5	2/4/20	FINALIZE DRAINAGE DESIGN REVISIONS
4	1/11/20	MODIFY DRAIN DESIGN PER GC CONVOS.
3	12/29/19	REDESIGN STORMWATER CHAMBER
2	11/29/19	DRAINAGE DESIGN REVISIONS
1	6/21/19	GENERAL PLAN REVISIONS
ISSUE	DATE	DESCRIPTION

DATE: MAY 22, 2019

SCALE: 1" = 10'

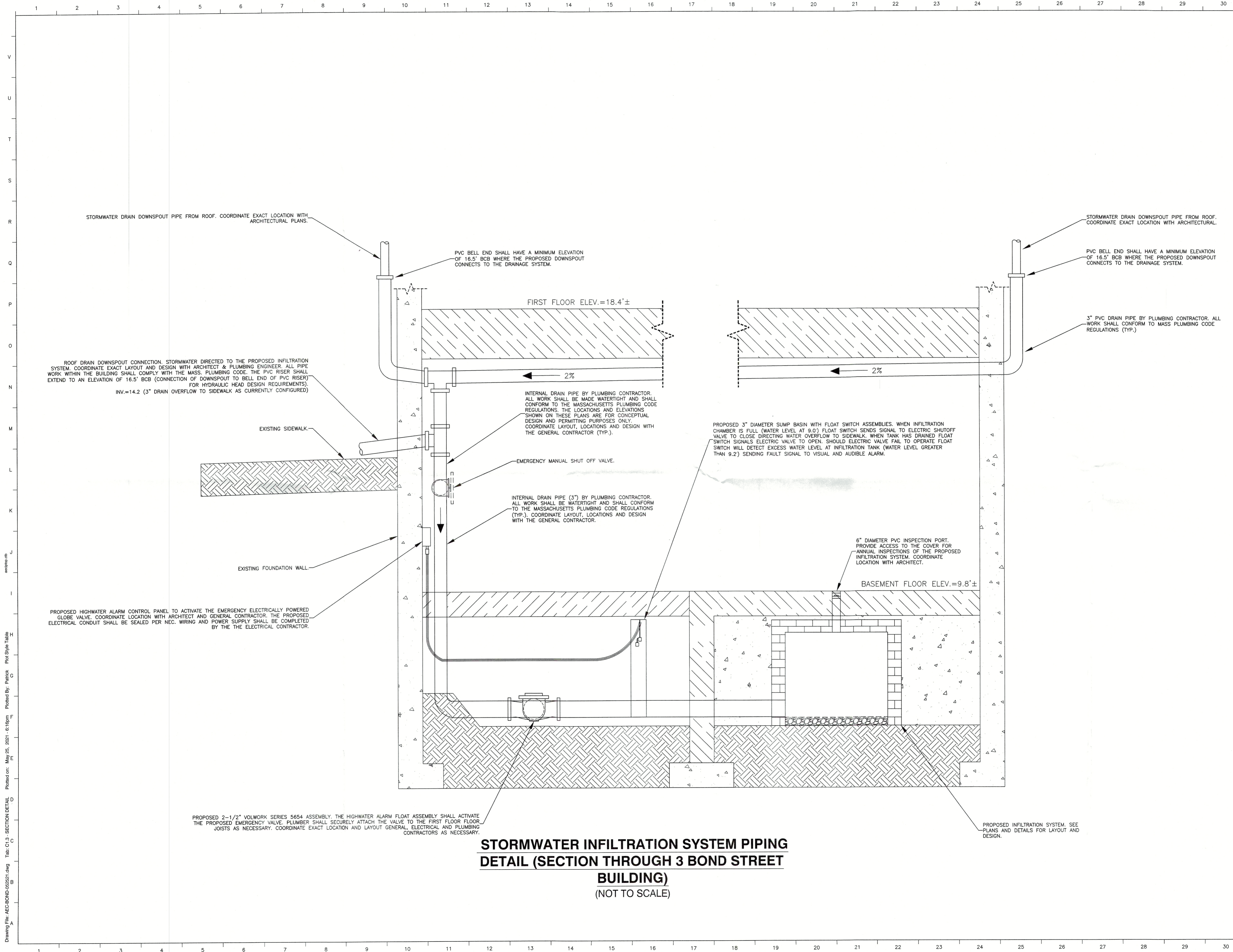
SHEET 2 OF 4

3 BOND STREET
 BOSTON (SOUTH END), MASSACHUSETTS

C1.2 - DETAILS
BWSC PLAN #19355

AMOSKEAG ENGINEERING
CONSULTANTS, PLLC
 P.O. BOX 563
 SANDOWN, NH 03873
 tel.: 603.493.2797

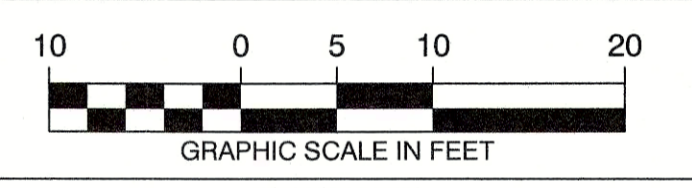
Drawing File: AEC-BOND-19355-01.dwg Tab: C1.2 - DETAILS Plotted on: May 25, 2021 - 6:18pm Plotted By: Patrick



**STORMWATER INFILTRATION SYSTEM PIPING
DETAIL (SECTION THROUGH 3 BOND STREET
BUILDING)
(NOT TO SCALE)**

OWNER/APPLICANT
3 BOND STREET, LLC.
1 ADAMS STREET
LEXINGTON, MA 02420
CONTACT: ALISON RYAN

PROJECT ADDRESS
3 BOND STREET
BOSTON, MA 02118-3605



REVISIONS		
ISSUE	DATE	DESCRIPTION
12	5/23/21	RAISE INFIL. SYS. / ADD SHUT OFF VALVE
11	4/27/21	INCREASE INFIL. SYS. VOLUME
10	3/31/21	MODIFY INFIL. SYSTEM
9	3/12/21	MODIFY INFIL. SYSTEM/ ADD FIRE SERVICE
8	8/31/20	BWSC PERMIT SET
7	8/12/20	REVISE PER GC'S COMMENTS
6	8/4/20	REVISE PER GC'S COMMENTS
5	2/4/20	FINALIZE DRAINAGE DESIGN REVISIONS
4	1/11/20	MODIFY DRAIN DESIGN PER GC CONVOS.
3	12/29/19	REDESIGN STORMWATER CHAMBER
2	11/29/19	DRAINAGE DESIGN REVISIONS
1	6/21/19	GENERAL PLAN REVISIONS

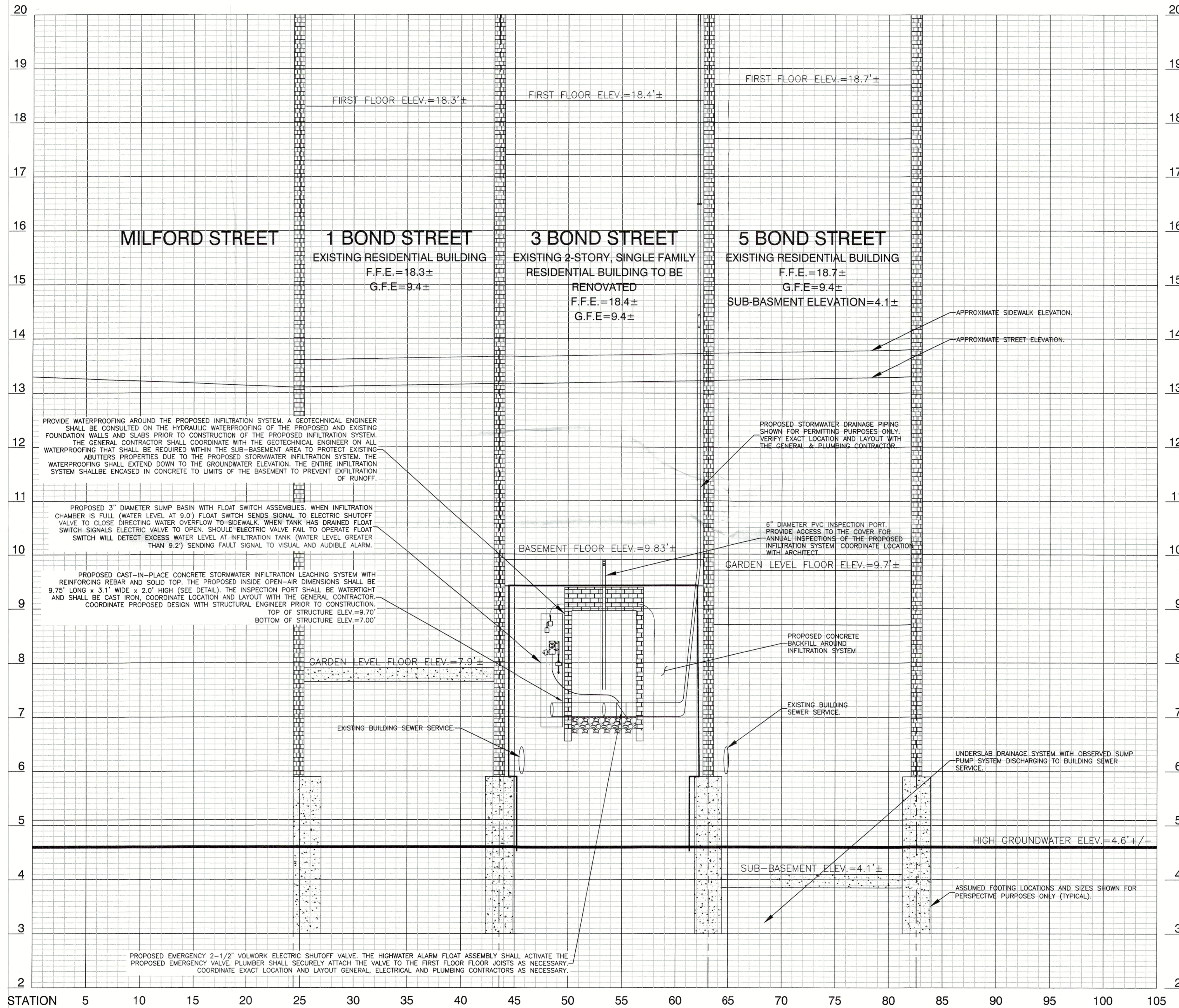


DATE: MAY 22, 2019
SCALE: 1" = 10'
SHEET 3 OF 4

3 BOND STREET
BOSTON (SOUTH END), MASSACHUSETTS
**C1.3 - SECTION DETAIL
BWSC PLAN #19355**

**AMOSKEAG ENGINEERING
CONSULTANTS, PLLC**
P.O. BOX 563
SANDOWN, NH 03873
tel.: 603.493.2797

Drawing File: AEC-BOND-050521.dwg Tab: C1.3 - SECTION DETAIL Plotted By: Patrick L. Bower Printed on: May 25, 2021 4:16pm Plot Style Table: aspen.ctb



PROFILE OF EXISTING BUILDINGS ON BOND STREET (#'S 1,3 & 5)

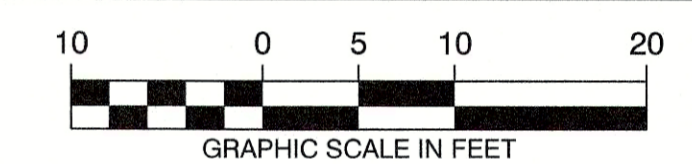
VERTICAL 1" = 1'
HORIZONTAL 1" = 5'

NOTE: ESTIMATED HIGH GROUNDWATER ELEVATION TAKEN FROM BOSTON GROUNDWATER TRUST GROUNDWATER MONITORING WELL 21J-0654 ELEVATION BASED ON PREVIOUS 20 MEASUREMENTS FROM 1/12/18 TO 2/11/21 = 4.59'

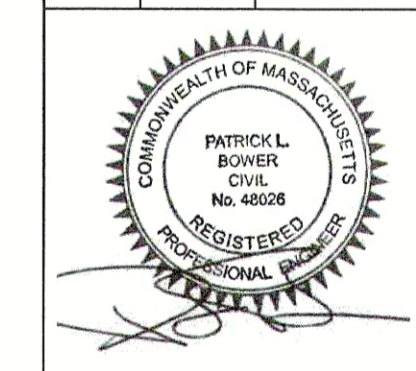
OWNER/APPLICANT
3 BOND STREET, LLC.
1 ADAMS STREET
LEXINGTON, MA 02420

CONTACT: ALISON RYAN

PROJECT ADDRESS
3 BOND STREET
BOSTON, MA 02118-3605



REVISIONS		
ISSUE	DATE	DESCRIPTION
12	5/23/21	RAISE INFIL. SYS. / ADD SHUT OFF VALVE
11	4/27/21	INCREASE INFIL. SYS. VOLUME
10	3/31/21	MODIFY INFIL. SYSTEM
9	3/12/21	MODIFY INFIL. SYSTEM/ ADD FIRE SERVICE
8	8/31/20	BWSC PERMIT SET
7	8/12/20	REVISE PER GC'S COMMENTS
6	8/4/20	REVISE PER GC'S COMMENTS
5	2/4/20	FINALIZE DRAINAGE DESIGN REVISIONS
4	1/11/20	MODIFY DRAIN DESIGN PER GC CONVOS.
3	12/29/19	REDESIGN STORMWATER CHAMBER
2	11/29/19	DRAINAGE DESIGN REVISIONS
1	6/21/19	GENERAL PLAN REVISIONS



DATE: MAY 22, 2019
SCALE: 1" = 10'
SHEET 4 OF 4

3 BOND STREET

BOSTON (SOUTH END), MASSACHUSETTS

**C1.4 - PROFILE DETAIL
BWSC PLAN #19355**

AMOSKEAG ENGINEERING
CONSULTANTS, PLLC
P.O. BOX 563
SANDOWN, NH 03873
tel.: 603.493.2797