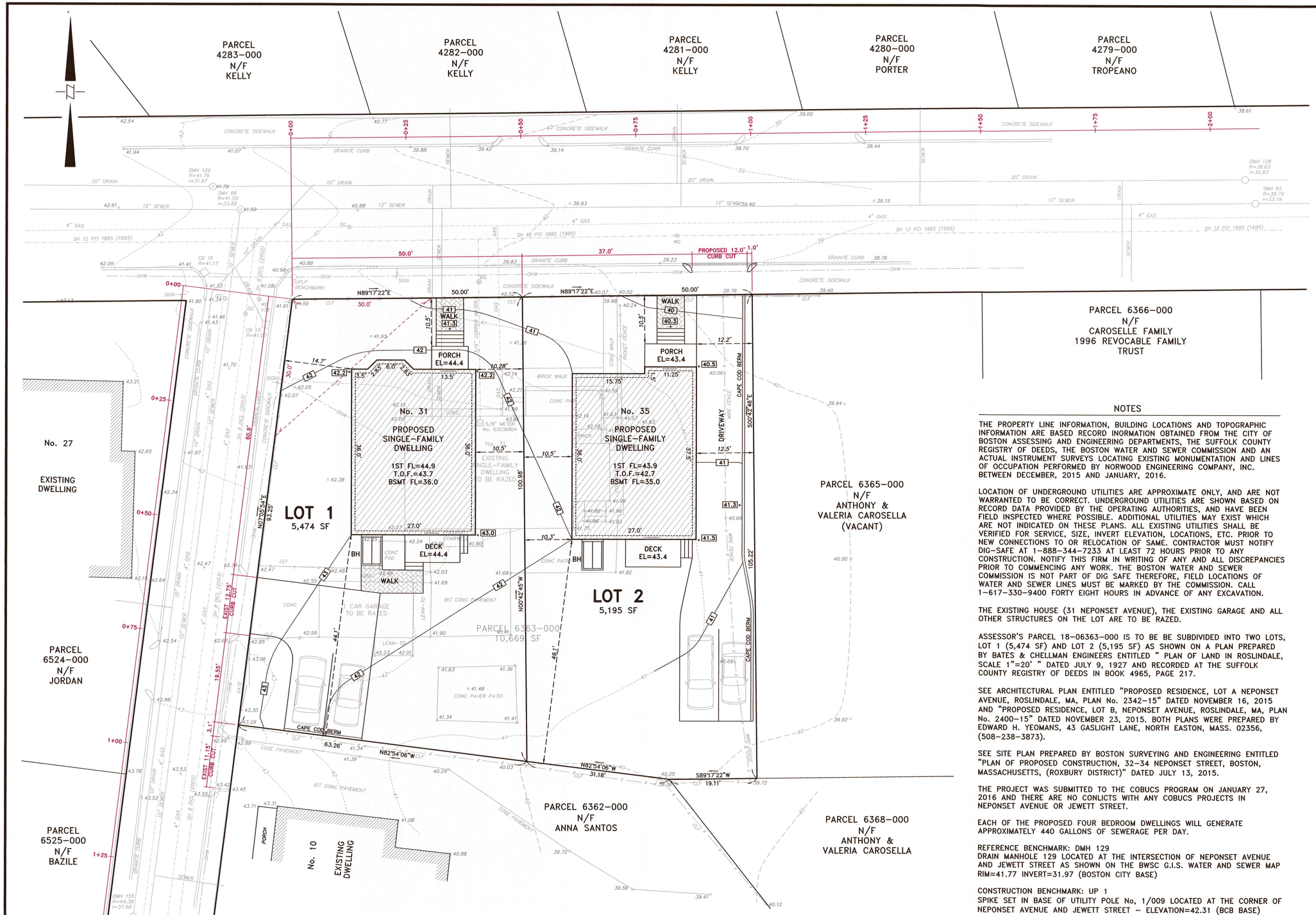


LEGEND

- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- SEWER MANHOLE (SMH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- GAS GATE (GG)
- GAS SERVICE (GS)
- WATER GATE (WG)
- WATER SERVICE (WS)
- HYDRANT (HYD)
- SPLASH BLOCK
- LIGHT POLE (LP)
- LAMP POST (LAMP)
- UTILITY POLE (UP)
- UP w/ LIGHT (UP/LP)
- HAND HOLE (HH)
- GC — GRANITE CURB (GC)
- SGE — GRANITE EDGING (SGE)
- BB — BIT. CONC. BERM (BB)
- CCB — CAPE COD BERM (CCB)
- CC — CONCRETE CURB (CC)
- EP — EDGE OF PAVE (EP)
- SIGN

ZONING CLASSIFICATION

ROSLINDALE NEIGHBORHOOD DISTRICT
RESIDENTIAL SUBDISTRICT 2F–5000
ARTICLE 67 – TABLE C – MAP 10A–10B

DIMENSIONAL REQUIREMENTS

SINGLE–FAMILY	REQUIRED	LOT A	LOT B
LOT AREA	5,000 SF	5,195 SF	5,474 SF
FRONTAGE	50 FT	50.0 FT	50.0 FT
LOT WIDTH	50 FT	50.0 FT	50.0 FT
FRONT YARD	9 FT (MODAL)	10.5 FT	10.5 FT
SIDE YARD	10 FT	10.5 FT	10.5 FT
REAR YARD	40 FT	49.1 FT	44.1 FT
G.F.A.	---	2,393 SF	2,338 SF
F.A.R.	0.5	0.461	0.427
HEIGHT	35	SEE ARCHITECTURAL PLANS	
STORIES	2.5	2.5	2.0
OPEN SPACE	1,750 SF	3,386 SF	2,682 SF
PARKING SPACES	2 SPACES	2 SPACES	2 SPACES

FRONT YARD MODAL STUDY

SETBACK	ADDRESS	FRONTAGE
9.0 FT	43,45,53	127.4 FT
10.0 FT	57,59,61,63	100.0 FT
15.0 FT	55	42.0 FT

THE FRONT YARD MODAL STUDY IS BASED ON RECORD INFORMATION FROM THE CITY OF BOSTON ASSESSOR'S OFFICE, THE CITY ENGINEERING RECORDS DEPARTMENT AND THE BOSTON WATER AND SEWER COMMISSION.

NOTES

THE PROPERTY LINE INFORMATION, BUILDING LOCATIONS AND TOPOGRAPHIC INFORMATION ARE BASED RECORD INORMATION OBTAINED FROM THE CITY OF BOSTON ASSESSING AND ENGINEERING DEPARTMENTS, THE SUFFOLK COUNTY REGISTRY OF DEEDS, THE BOSTON WATER AND SEWER COMMISSION AND AN ACTUAL INSTRUMENT SURVEYS LOCATING EXISTING MONUMENTATION AND LINES OF OCCUPATION PERFORMED BY NORWOOD ENGINEERING COMPANY, INC. BETWEEN DECEMBER, 2015 AND JANUARY, 2016.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG–SAFE AT 1–888–344–7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. THE BOSTON WATER AND SEWER COMMISSION IS NOT PART OF DIG SAFE THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1–617–330–9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.

THE EXISTING HOUSE (31 NEPONSET AVENUE), THE EXISTING GARAGE AND ALL OTHER STRUCTURES ON THE LOT ARE TO BE RAZED.

ASSESSOR'S PARCEL 18–06363–000 IS TO BE BE SUBDIVIDED INTO TWO LOTS, LOT 1 (5,474 SF) AND LOT 2 (5,195 SF) AS SHOWN ON A PLAN PREPARED BY BATES & CHELLMAN ENGINEERS ENTITLED " PLAN OF LAND IN ROSLINDALE, SCALE 1"=20' " DATED JULY 9, 1927 AND RECORDED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 4965, PAGE 217.

SEE ARCHITECTURAL PLAN ENTITLED "PROPOSED RESIDENCE, LOT A NEPONSET AVENUE, ROSLINDALE, MA, PLAN No. 2342–15" DATED NOVEMBER 16, 2015 AND "PROPOSED RESIDENCE, LOT B, NEPONSET AVENUE, ROSLINDALE, MA, PLAN No. 2400–15" DATED NOVEMBER 23, 2015. BOTH PLANS WERE PREPARED BY EDWARD H. YEOMANS, 43 GASLIGHT LANE, NORTH EASTON, MASS. 02356, (508–238–3873).

SEE SITE PLAN PREPARED BY BOSTON SURVEYING AND ENGINEERING ENTITLED "PLAN OF PROPOSED CONSTRUCTION, 32–34 NEPONSET STREET, BOSTON, MASSACHUSETTS, (ROXBURY DISTRICT)" DATED JULY 13, 2015.

THE PROJECT WAS SUBMITTED TO THE COBUCS PROGRAM ON JANUARY 27, 2016 AND THERE ARE NO CONLICTS WITH ANY COBUCS PROJECTS IN NEPONSET AVENUE OR JEWETT STREET.

EACH OF THE PROPOSED FOUR BEDROOM DWELLINGS WILL GENERATE APPROXIMATELY 440 GALLONS OF SEWERAGE PER DAY.

REFERENCE BENCHMARK: DMH 129
DRAIN MANHOLE 129 LOCATED AT THE INTERSECTION OF NEPONSET AVENUE AND JEWETT STREET AS SHOWN ON THE BWSC G.I.S. WATER AND SEWER MAP RIM=41.77 INVERT=31.97 (BOSTON CITY BASE)

CONSTRUCTION BENCHMARK: UP 1
SPIKE SET IN BASE OF UTILITY POLE No, 1/009 LOCATED AT THE CORNER OF NEPONSET AVENUE AND JEWETT STREET – ELEVATION=42.31 (BCB BASE)

BWSC RECORDS:
WATER & SEWER GIS MAPS
PLAN No. A54–81
PLAN No. A62–01
PLAN No. H–1005
PLAN No. H–1003
PLAN No. H–615
PLAN No. H–570
PLAN No. S–1394
PLAN No. WR–29

PLAN REFERENCE:
SUFFOLK REGISTRY
BK 8247 PG 163
BK 6500 PG 284
BK 1944 PG 640
BK 1763 PG 114
BK 1297 PG END

ASSESSOR'S REFERENCE:
PARCEL 18–06363–000
MAP No. 18191

CITY STREET LAYOUTS:
JEWETT STREET L–4434
HYDE PARK AVE. L–3704

CITY FIELD NOTES:
BK 926 PG 098
BK 854 PG 004
BK 769 PG 018
BK 738 PG 094
BK 734 PG 114
BK 582 PG 078
BK 136 PG 008

OWNER:
NOEL GARCIA
31 NEPONSET AVENUE
ROSLINDALE, MA 02131

DEED REFERENCE:
SUFFOLK COUNTY REGISTRY
BOOK 25222 – PAGE 50

PLAN REFERENCE:
SUFFOLK COUNTY REGISTRY
BOOKK 4965 – PAGE 217

REVISIONS

APPLICANT:
GARY MARTELL
15 BROWNSON TERRACE
JAMAICA PLAIN, MA 02130–2412
PHONE: 1–617–877–4127
EMAIL: R.E.CONSULTING@HOTMAIL.COM

BUILDING PERMIT PLAN
31–35 NEPONSET STREET
BOSTON, MASS.
(ROSLINDALE – 02131–2153)

SCALE: 1"=10' JANUARY 26, 2016

NORWOOD ENGINEERING CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 02062
PHONE: 781–762–0143 FAX 781–762–8595

METERS 0 2.5 5 10
FEET 0 5 10 20 30

SHEET No. 1 OF 1 8291–25

DESIGN CRITERIA

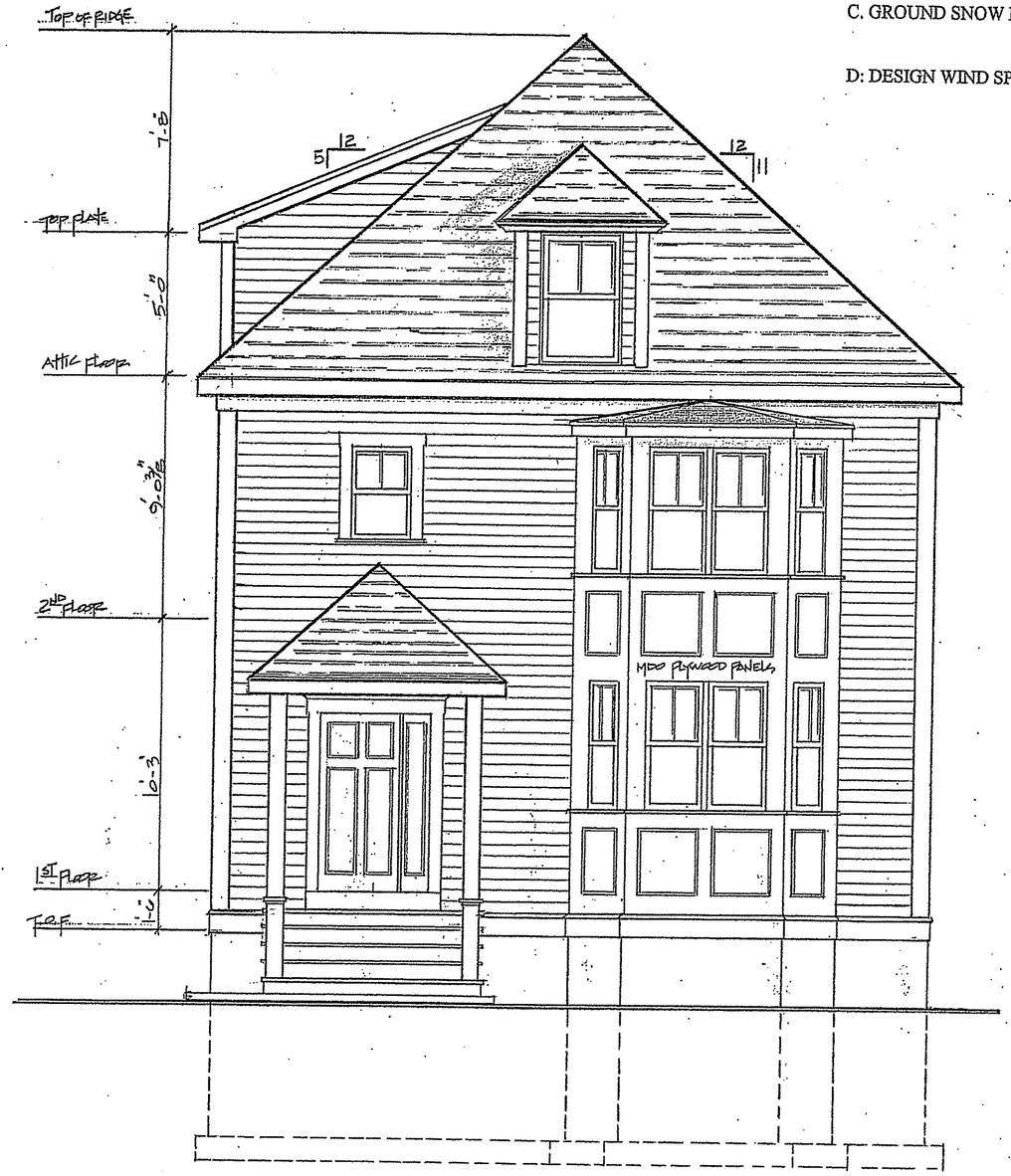
1. APPLICABLE BUILDING CODE MASSACHUSETTS 8TH EDITION

2. LOADS
   A. DEAD LOADS: 1) ROOF 10 PSF
   2) FLOOR 15 PSF

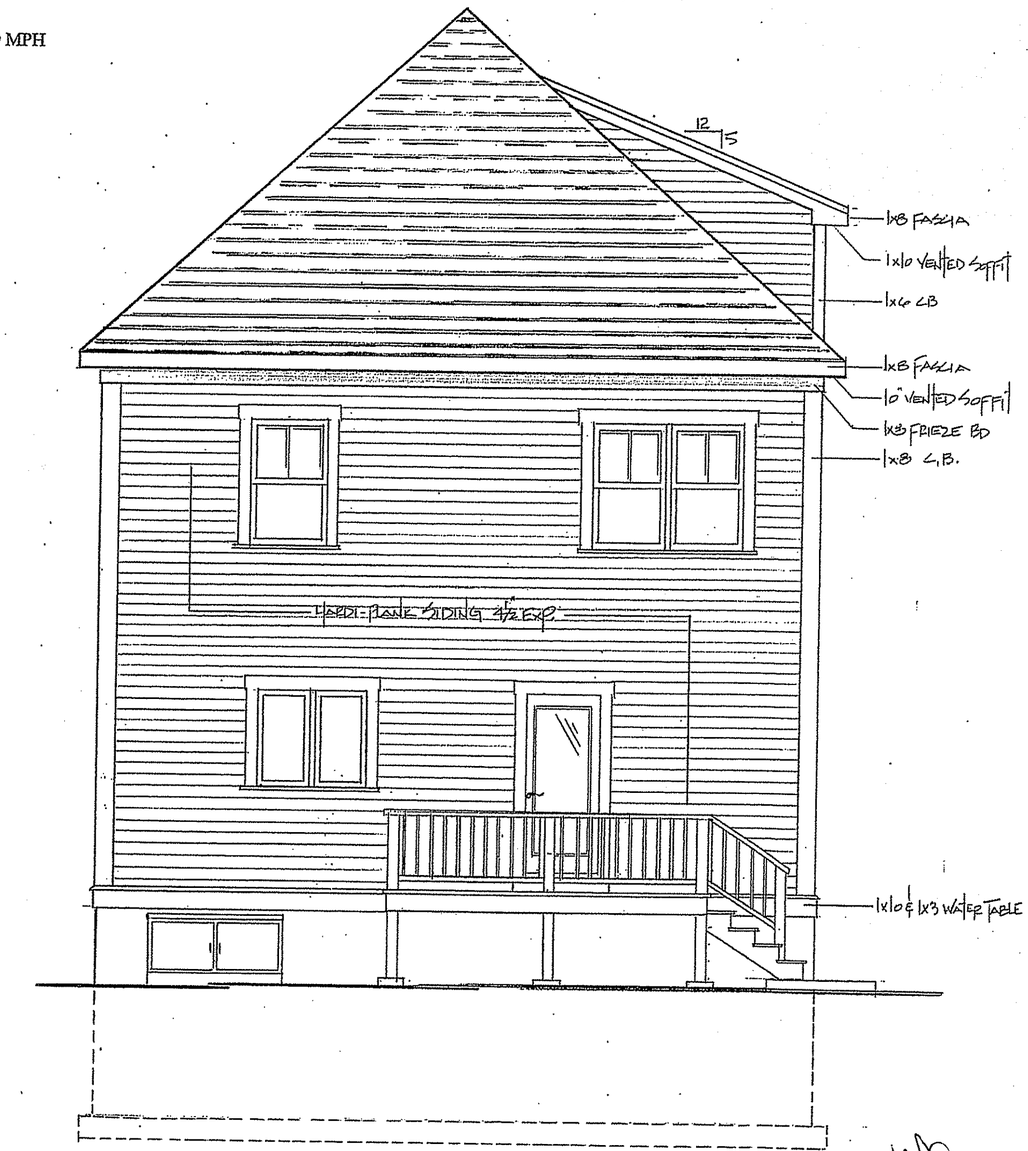
   B. LIVE LOADS: 1) FIRST FLOOR 40 PSF
   2) SECOND FLOOR 30 PSF
   3) ROOF 40 PSF

   C. GROUND SNOW LOAD: 40 PSF

   D: DESIGN WIND SPEED 100 MPH



FRONT ELEVATION 1/4"=1'-0"



REAR ELEVATION 1/4"=1'-0"

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

FRONT & REAR ELEVATION

DATE: 16 Nov 2015
SCALE: 1/4"=1'-0"
DWN: E.H. Yeomans
PLAN: 234-2-15

PROPOSED RESIDENCE
LOT A NEPONSET AVE.
ROSLINDALE, MA

A-1

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

LEFT SIDE ELEVATION 1/4"=1'-0"

LEFT SIDE ELEVATION

DATE: 1/8/2015
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 2312-15

PROPOSED RESIDENCE
LOT 4 NEPONSET AVE
ROSLINDALE MA.

WILLIAM O. BISHOP STRUCTURAL NO. 29488 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

A-2

RIGHT SIDE ELEVATION 1/4"=1'-0"

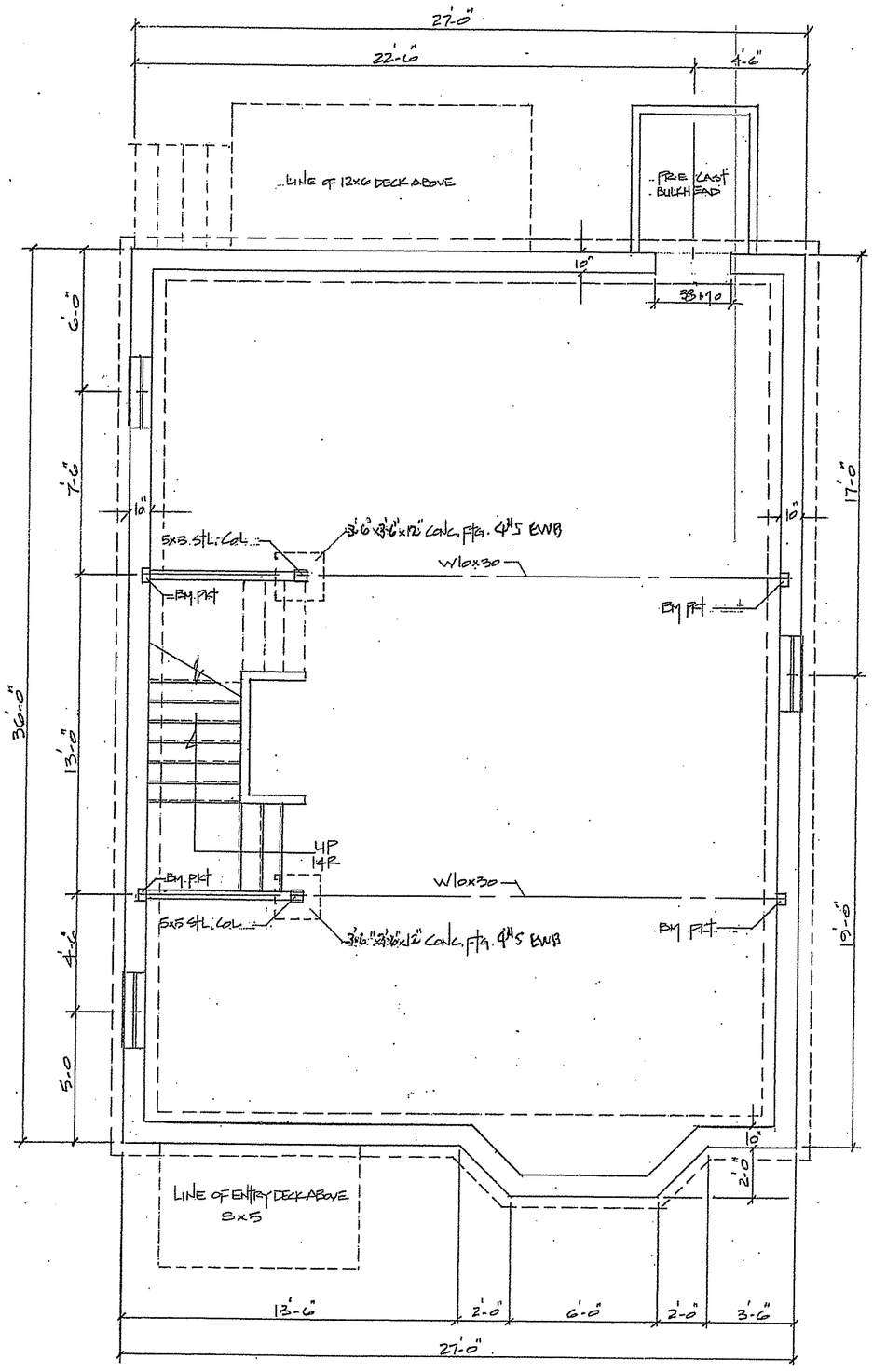
Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

RIGHT SIDE ELEVATION

DATE: 10/08/2015
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 2342-15

PROPOSED RESIDENCE
LOT# NEPONSET AVE
ROSLINDALE, MA

A5

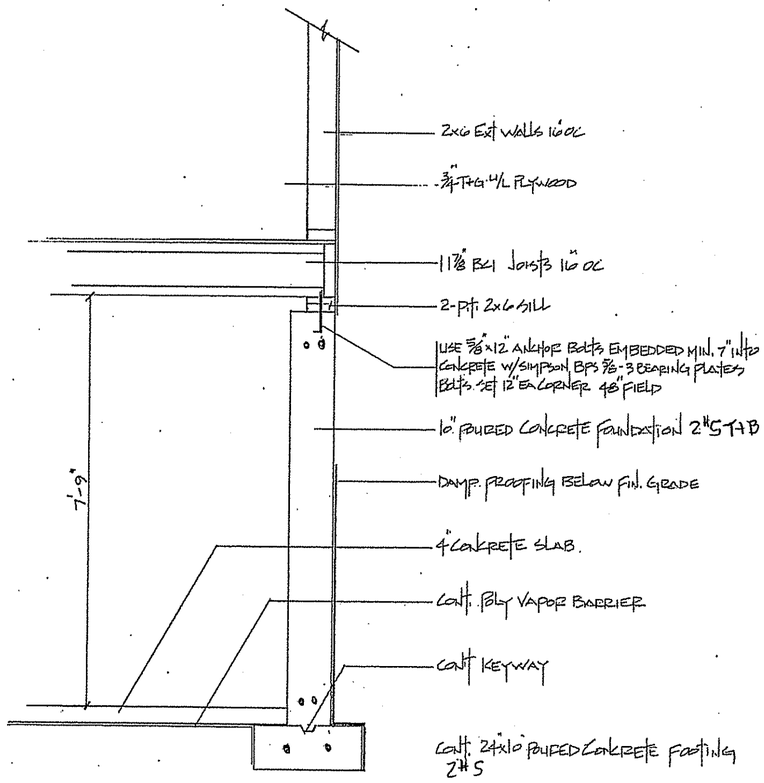


FOUNDATION PLAN 1/4"=1'-0"

CONCRETE:

1. ALL CONCRETE WORK AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301-89)
2. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH MAX. 1 INCH AGGRAGATE AND MAX. 6% AIR ENTRAINENT FOR EXT. CONCRETE EXPOSED TO MOISTURE.
3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615 GRADE 60.
4. CONCRETE COVER OF REBARS SHALL BE AS FOLLOWS:
   A) 3" AT CONCRETE PLACED DIRECTLY ON EARTH
   B) 2" AT ALL OTHER LOCATIONS
5. NO HORIZONTAL CONSTRUCTION JOINTS ALLOWED UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR ALLOWED IN WRITING BY THE ENGINEER.
6. REINFORCING BAR EMBEDMENT LENGTH STANDARD HOOK

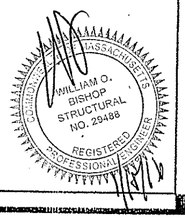
4"	12"	12"
5"	12"	12"
6"	12"	12"



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

FOUNDATIONS:

1. THE ALLOWABLE PRESUMED SOIL BEARING CAPACITY IS 3000PSF WHICH IS TO BE VARIFIED.
2. FOOTINGS SHALL BE CARRIED TO LOWER ELEVATION THANSHOWN ON DRAWINGS IF REQUIRED TO REACH PROPER SOIL BEARING.
3. WALLS ACTING AS RETAINING WALLS SHALL NOT BE BACKFILLED WITHOUT BRACING UNTIL ALL SUPPORTING BRACES AND SLABS ARE IN PLACE AND AT ADEQUATE STRENGTH.
4. COMPACT ALL FILL UNDER FOOTINGS AND SLABS TO THE SPECIFIED DENSITY AND VARIFY AT 98%MDD

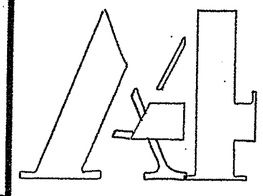


Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

FOUNDATION PLAN

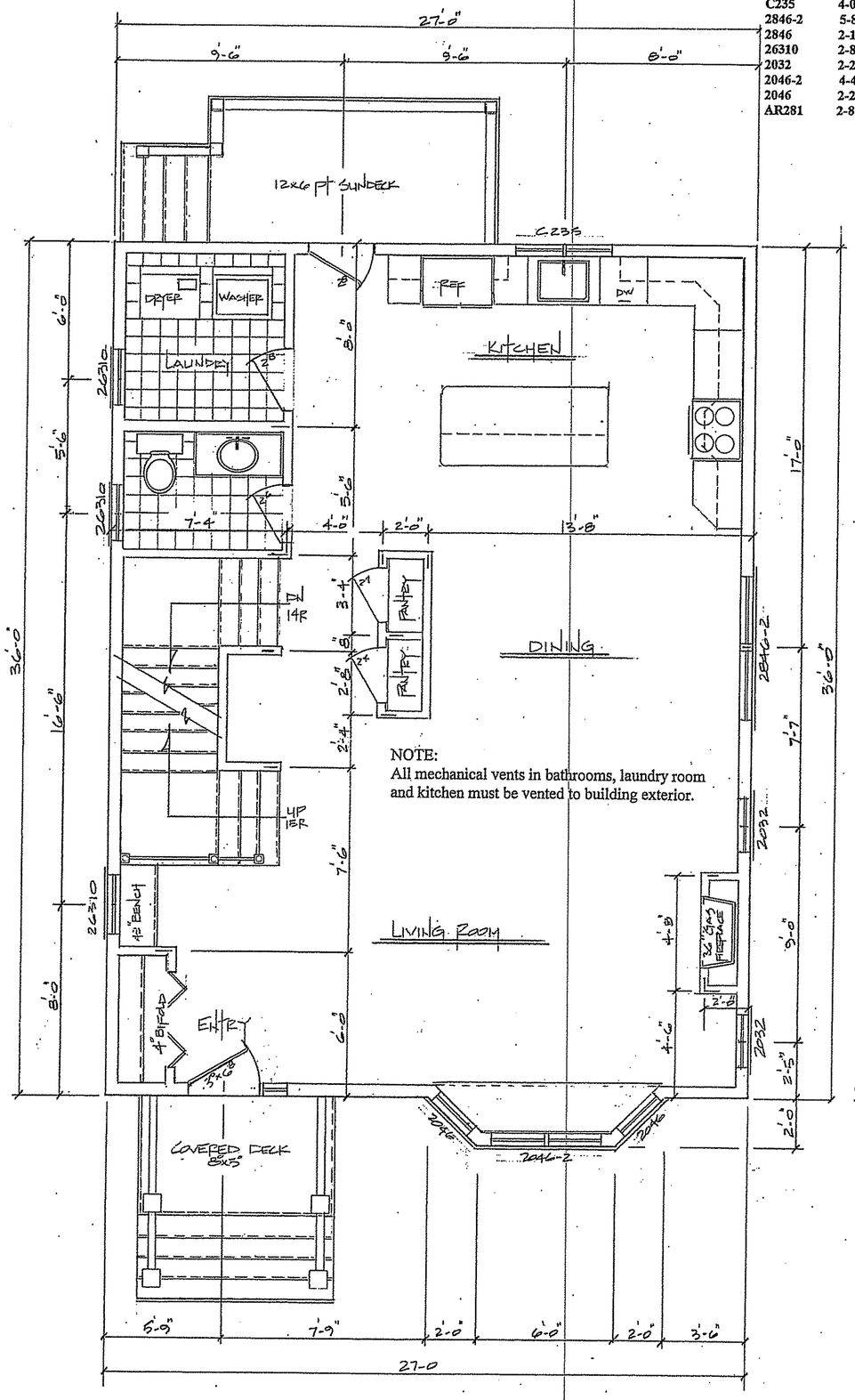
DATE: 16 Nov 2015
SCALE: AS NOTED
DWN: E.H.Yeomans
PLAN: 2342-15

PROPOSED RESIDENCE
LOT A1 ERDAKSET AVE
ROSLINDALE, MA



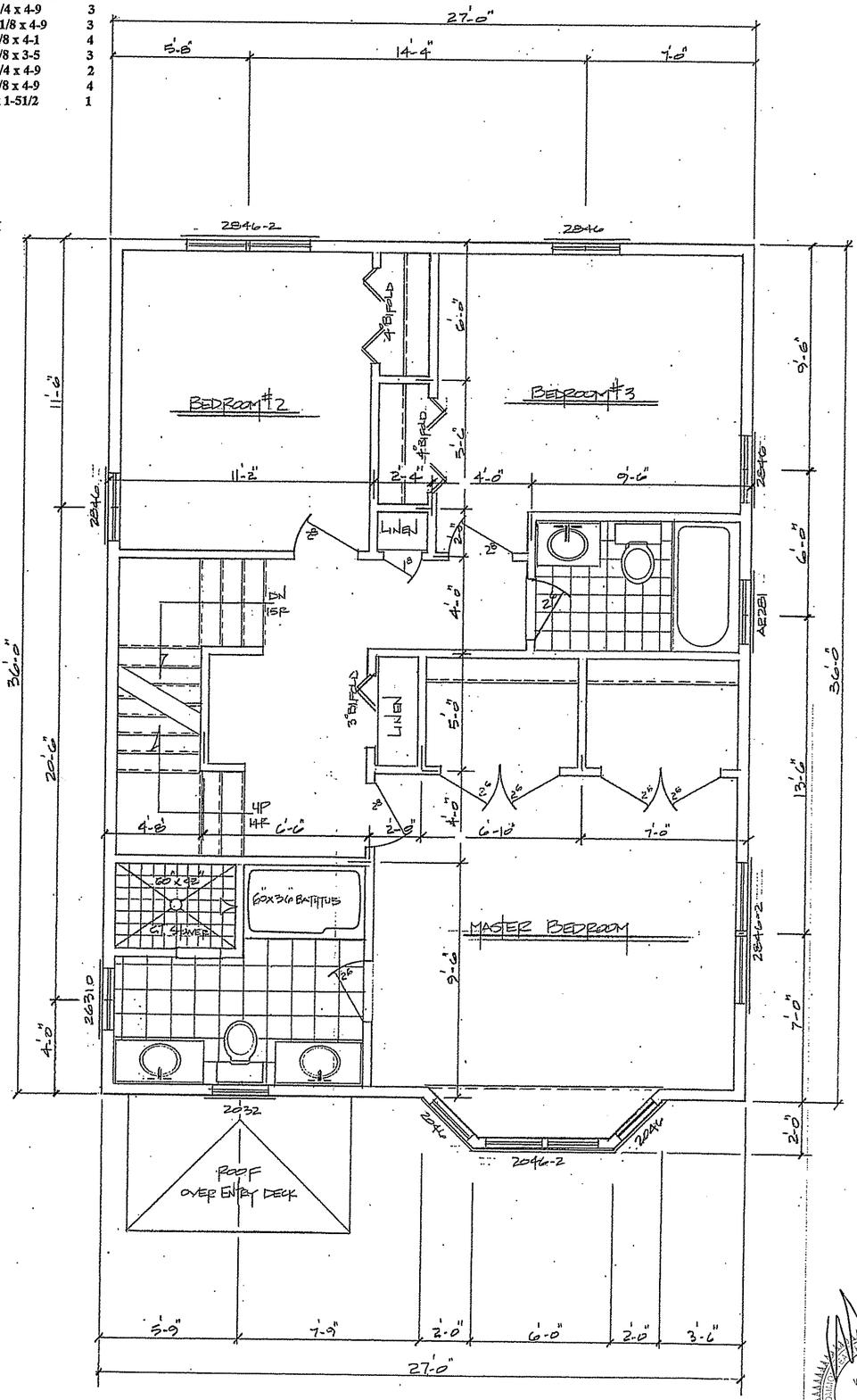
Andersen Series 400 windows

Call Size	Rough Opening	Quant
C235	4-01/2 x 3-51/2	1
2846-2	5-81/4 x 4-9	3
2846	2-101/8 x 4-9	3
26310	2-81/8 x 4-1	4
2032	2-21/8 x 3-5	3
2046-2	4-41/4 x 4-9	2
2046	2-21/8 x 4-9	4
AR281	2-8 x 1-51/2	1



NOTE:
All mechanical vents in bathrooms, laundry room and kitchen must be vented to building exterior.

FIRST FLOOR PLAN 1/4"=1'-0"



SECOND FLOOR PLAN 1/4"=1'-0"

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

FIRST & SECOND FLOOR PLANS

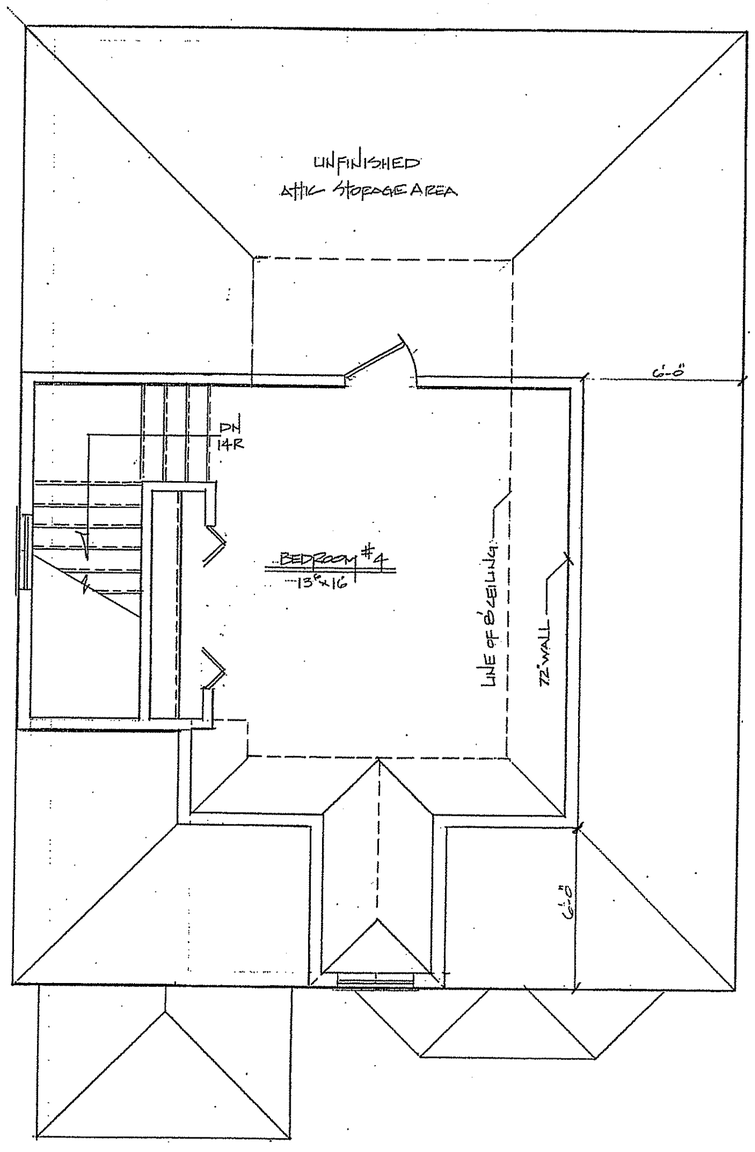
DATE: 16 Nov 2015
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 2342-15

PROPOSED RESIDENCE
LOT "N" ENERHILL AVE
REDLANDALE, MA

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER
11/18/15

A-05

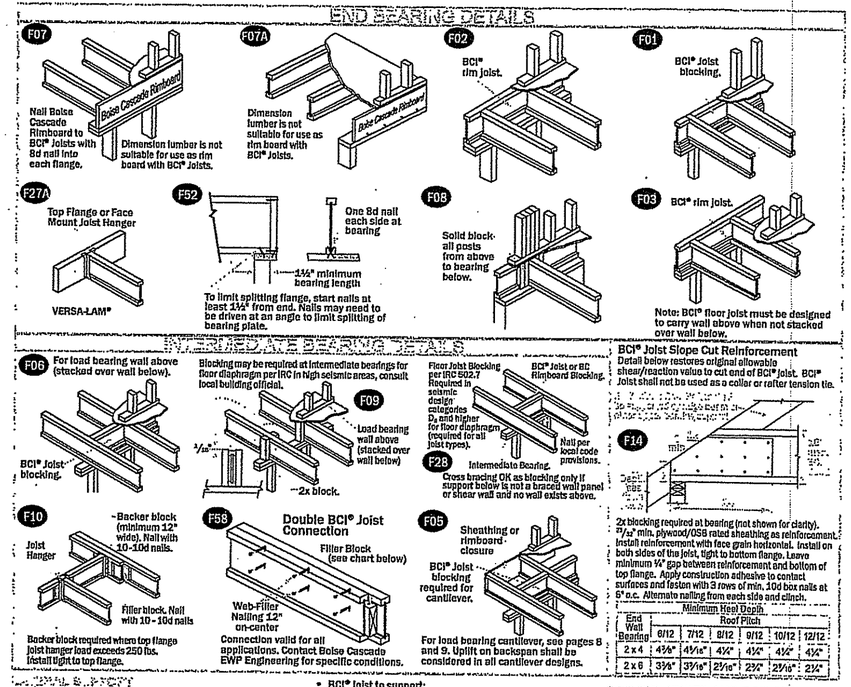
Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873



Attic Floor Plan 1/4"=1'-0"

Floor Framing Details

Additional floor framing details available with BC FRAMER® software (see page 33)



Minimum Roof Pitch

End Wall Bearing	Roof Pitch 6/12	7/12	8/12	9/12	10/12	12/12
2 x 4	4⅜"	4 11/16"	4¼"	4¼"	4¼"	4¼"
2 x 6	3⅛"	3 7/16"	2⅞"	2⅞"	2 7/16"	2¼"

GENERAL APPLICATION

- BCI® joists shall be laterally supported at the ends with hangers, rimboard, BCI® rim joist or blocking panels. BCI® blocking panels or rimboard are required at cantilever supports.
- Blocking may be required at intermediate bearings for floor diaphragm per IRC in high seismic areas, consult local building official.

MINIMUM BEARING LENGTH FOR BCI® JOISTS

- Minimum Bearing Lengths: 1½" end bearing, 3½" intermediate and adjacent cantilever bearing.
- Longer bearing lengths allow higher reaction values. Refer to the building code evaluation report or the BC CALC® software.

NAILING REQUIREMENTS

- BCI® rim joist, rim board or closure panel to BCI® joist:
  - Rims or closure panel 1⅛ inches thick and less: 2-8d nails, one each in the top and bottom flange.
  - BCI® 5000 rim joist: 2-10d box nails, one each in the top and bottom flange.
  - BCI® 6000, 60 rim joist: 2-16d box nails, one each in the top and bottom flange.
  - BCI® 6500, 90 rim joist: Toe-nail top flange to rim joist with 2-10d box nails, one each side of flange.
- BCI® rim joist, rim board or BCI® blocking panel to support:
  - Min. 8d nails @ 6" o.c. per IRC.
  - Connection per design professional of record's specification for shear transfer.
- BCI® joist to support:
  - 2-8d nails, one on each side of the web, placed 1½ inches minimum from the end of the BCI® joist to limit splitting.
- Sheathing to BCI® joist:
  - Prescriptive residential floor sheathing nailing requires 8d common nails @ 6" o.c. on edges and @ 12" o.c. in the field (IRC Table R602.3(3)).
  - See closest allowable nail spacing limits on page 24 for floor diaphragm nailing specified at closer spacing than IRC.
  - Maximum nail spacing for minimum lateral stability: 18" for BCI® 5000, 24" for larger BCI® joist series.
  - 14 gauge staples may be substituted for 8d nails if the staples penetrate at least 1 inch into the joist.
  - Wood screws may be acceptable, contact local building official and/or Boise Cascade EWP Engineering for further information.

BACKER AND FILLER BLOCK REQUIREMENTS

Series	Backer Block Thickness	Filler Block Thickness
5000 1.7	¾" or ⅞" wood panels	Two ⅞" wood panels or 2x
6000 1.8	1⅛" or two ½" wood panels	2x + ⅞" or 1⅛" wood panel
6500 1.8	1⅛" or two ⅝" wood panels	2x + ⅞" or 1⅛" wood panel
60 2.0	1⅛" or two ½" wood panels	2x + ⅞" or 1⅛" wood panel
90 2.0	2x lumber	Double 2x lumber

- Cut backer and filler blocks to a maximum depth equal to the web depth minus ⅛" to avoid a forced fit.

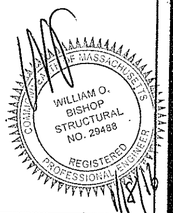
BCI® RIM JOISTS AND BCI® BLOCKING

Depth (D)	Series	Vertical Load Capacity (1) No W.S.(2)	Vertical Load Capacity (1) W.S.(2)
9½"	5000 1.7, 6000 1.8, 6500 1.8	2300	N/A
11⅞"	5000 1.7, 6000 1.8, 6500 1.8	2160	N/A
	60 2.0, 90 2.0	2600	N/A
14"	5000 1.7, 6000 1.8, 6500 1.8	2000	N/A
	60 2.0, 90 2.0	2400	N/A
16"	5000 1.8, 6500 1.8	1900	2500
	60 2.0, 90 2.0	2300	2700
18"	60 2.0, 90 2.0	N/A	2700
20"	90 2.0	N/A	2700

(1) No web stiffeners required
(2) Web stiffeners required at each end of blocking, values not applicable for rim joists
N/A: Not applicable

WEB STIFFENER REQUIREMENTS

- See *Web Stiffener Requirements* on page 9.

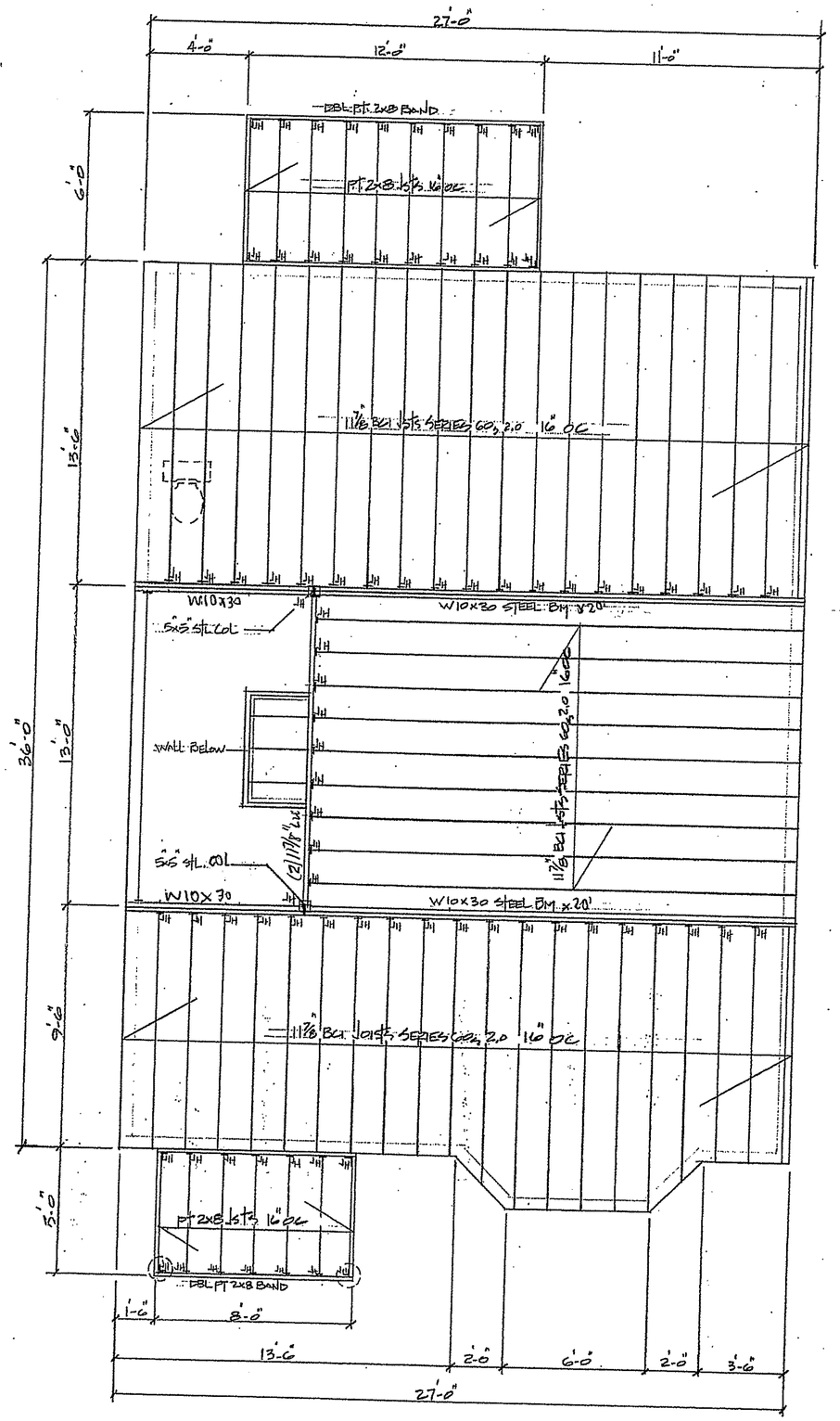


ATTIC PLAN

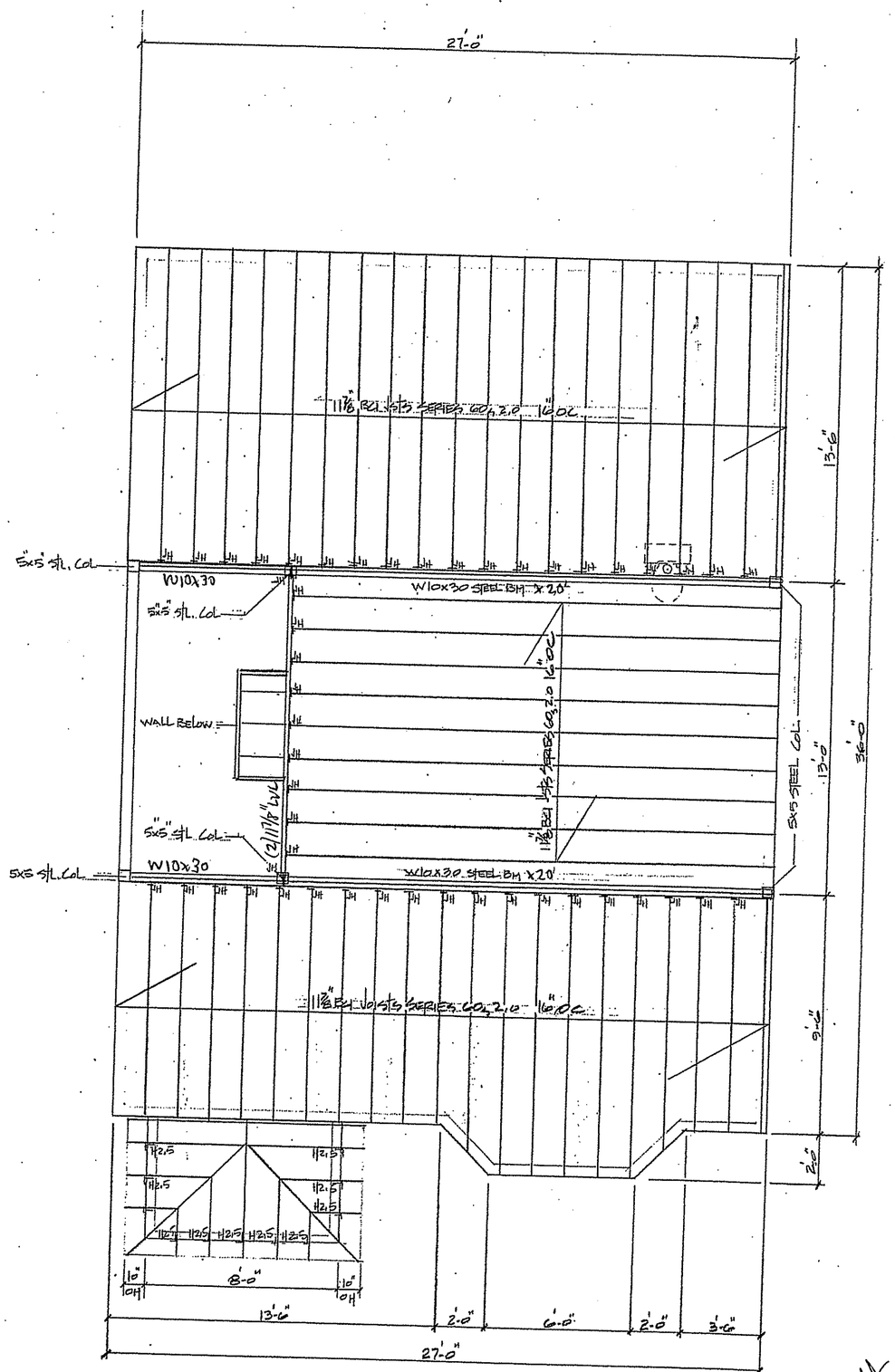
DATE: 16 NOV 2015
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 2342-15

PROPOSED RESIDENCE
LOT A NEPONSET AVE
EASTON, MA

A-6



FIRST FLOOR FRAMING PLAN 1/4"=1'-0"



SECOND FLOOR FRAMING PLAN 1/4"=1'-0"

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

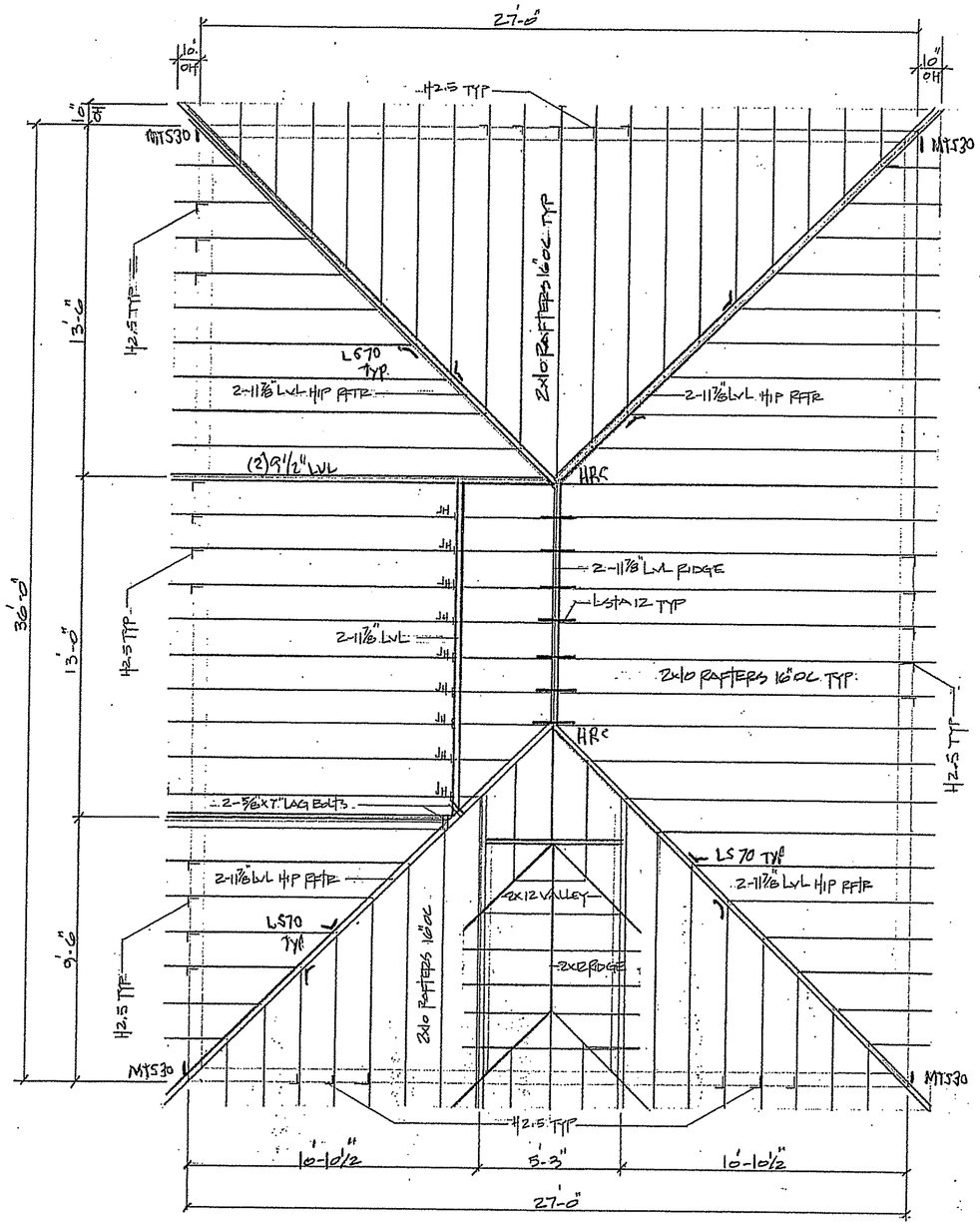
FIRST & SECOND FLOOR FRAMING

DATE: 16 Nov 2015
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 2342-15

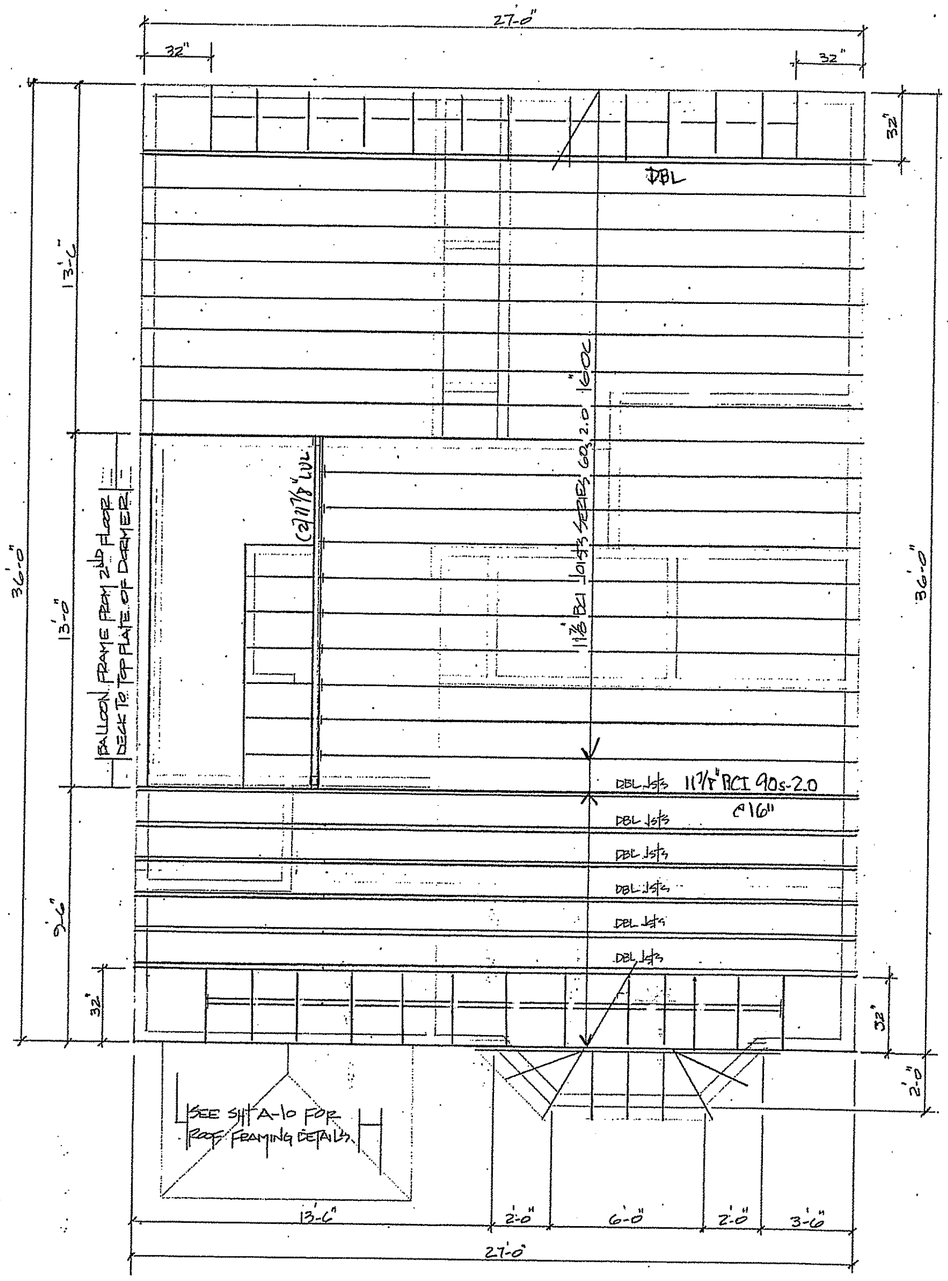
PROPOSED RESIDENCE
Lot "A" Nepanset Ave
ROSLINDALE, MA

S-1

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER
11/16/15



ROOF FRAMING PLAN 1/4"=1'-0"



ATTIC FLOOR FRAMING PLAN 1/4"=1'-0"

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

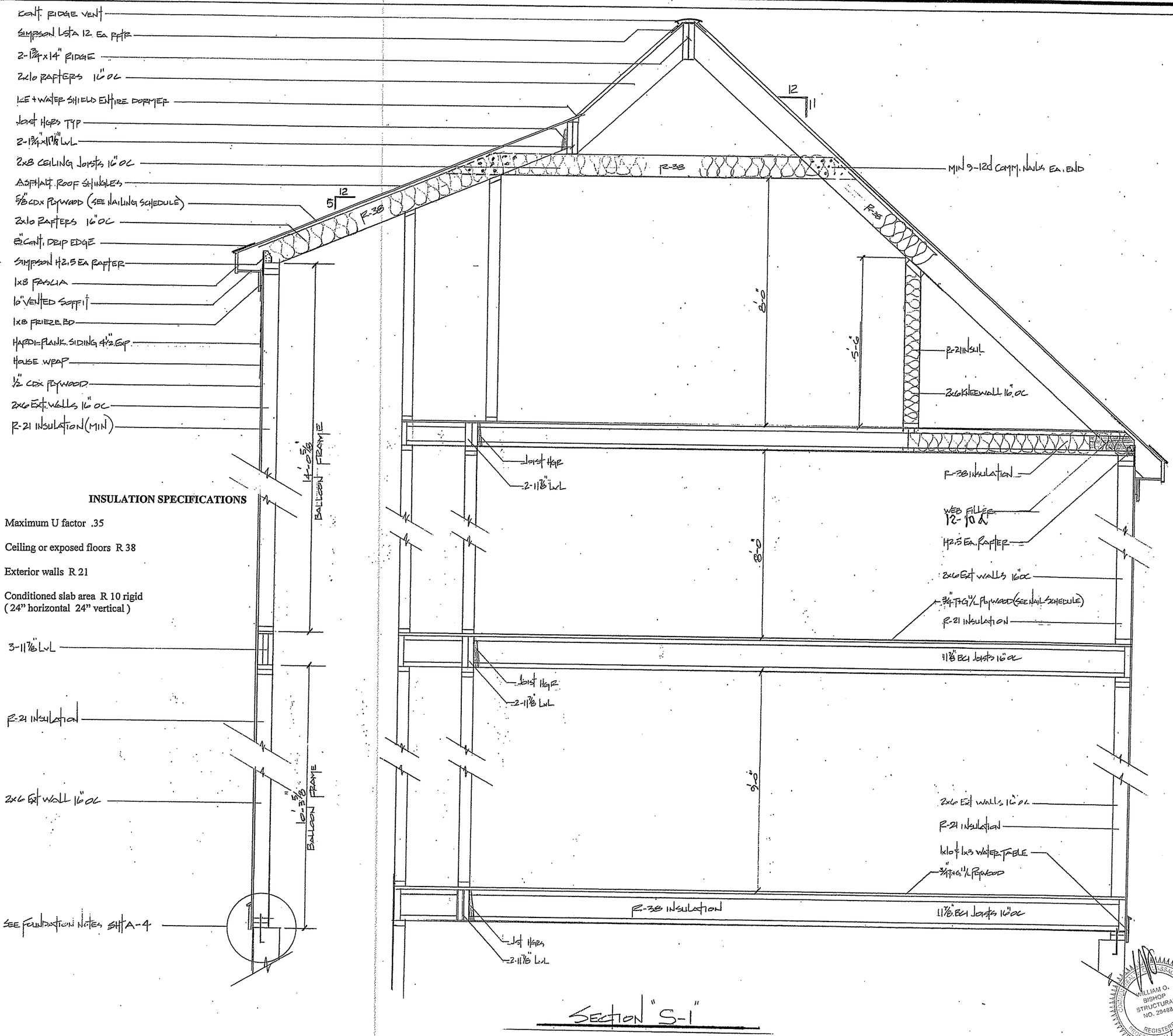
ATTIC FLOOR & ROOF FRAMING PLAN

DATE: November 2015
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 2342-15

PROPOSED RESIDENCE
LOT "A" NEPONSET AVE
BERKINDALE MA.

WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

A-8



INSULATION SPECIFICATIONS

Maximum U factor .35

Ceiling or exposed floors R 38

Exterior walls R 21

Conditioned slab area R 10 rigid
(24" horizontal 24" vertical)

SECTION "S-1"

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

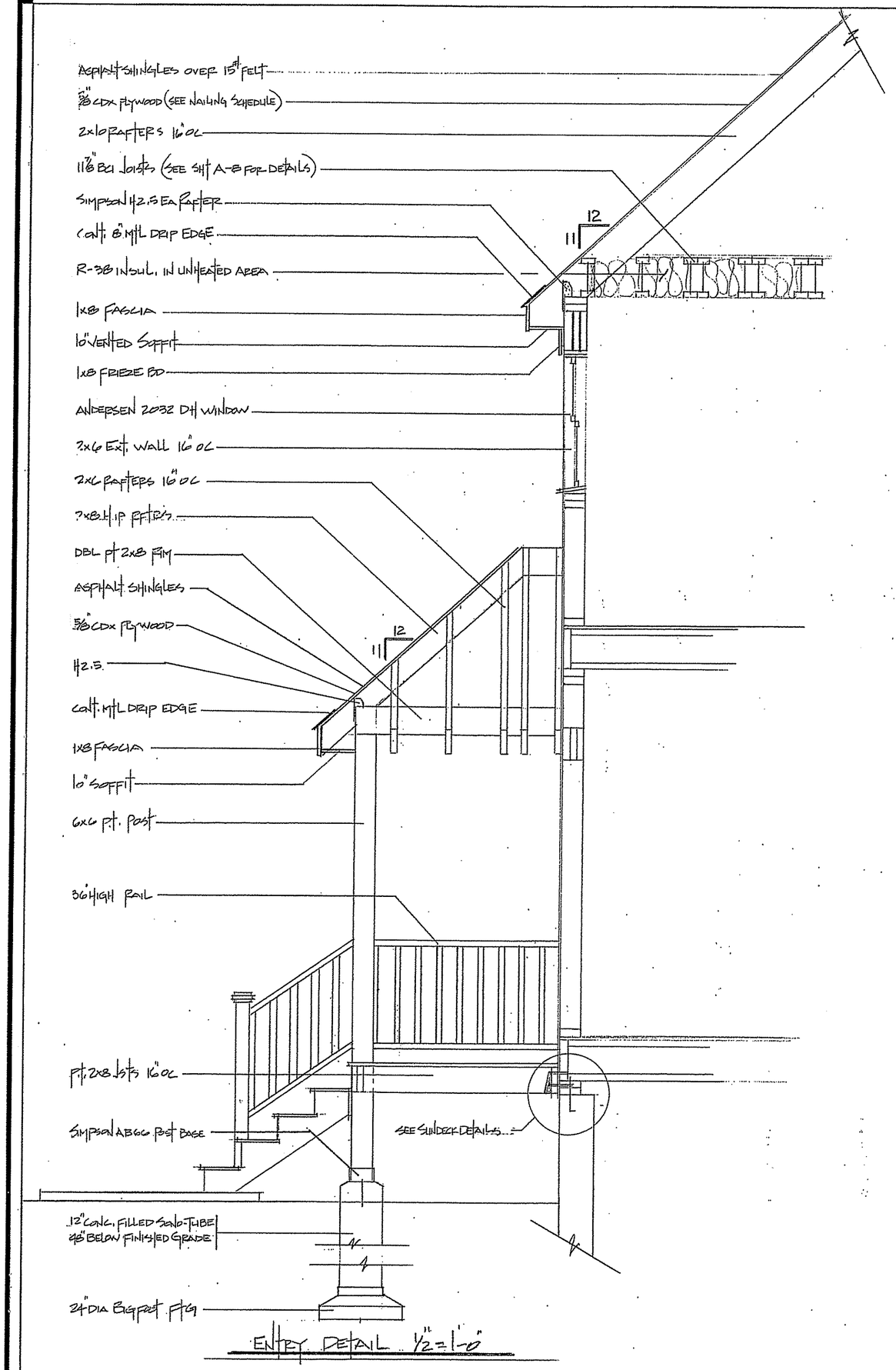
SECTION S-1

DATE: 16 Nov 2015
SCALE: ½"=1'-0"
DWN: E.H.Yeomans
PLAN: 2342-15

PROPOSED RESIDENCE
LOT "A" NEPANSET AVE
ROSLINDALE, MA

WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS
11/16

A-9



ENTRY DETAIL 1/2"=1'-0"

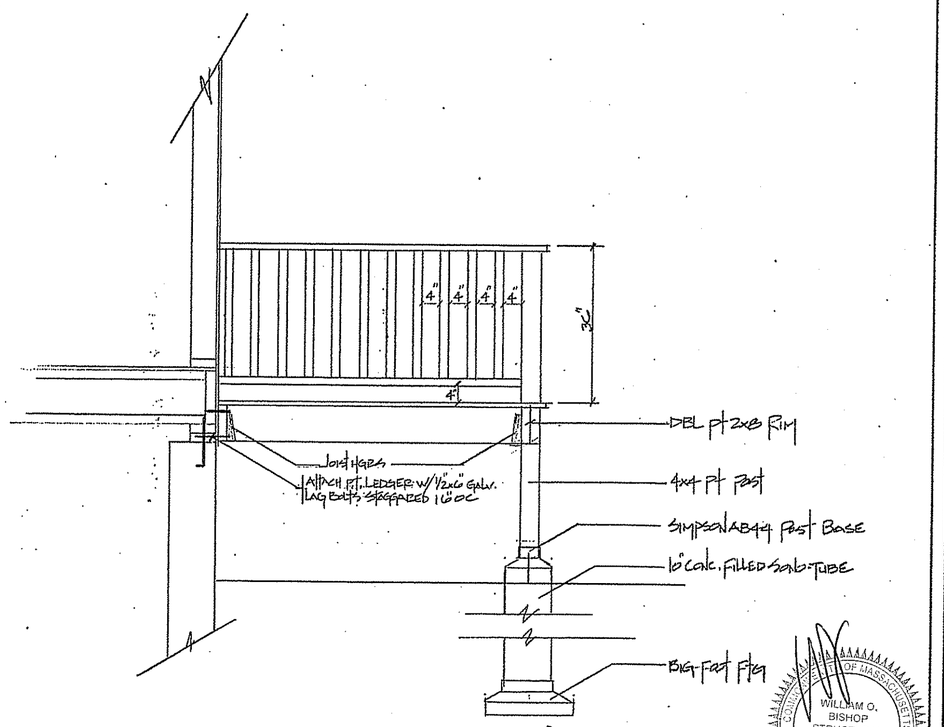
Wall & floor fastening

½" cdx plywood wall sheathing: 1st floor 8d common @3"oc edges 6" field
2nd floor 8d com @ 6" oc edges 6" field

¾"U/L T&G plywood sub floor: 1st-2nd 8d spiral threaded nails @ 6"oc
edges 12" field PL400 construction adhesive
or equal required at all plywood to joist locations.

Roof sheathing fastening

5/8" cdx plywood sheathing: 8d common, rake, gables and valleys @ edge 4", 4"/4"
TYPICAL 6"/6"



SUNDECK DETAIL 1/2"=1'-0"

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

ENTRY & SUNDECK DETAILS

PROPOSED RESIDENCE
LOT "A" NEPONSET AVE
BRIGHTDALE, MA

DATE: 16 NOV 2015
SCALE: 1/2"=1'-0"
DWN: E.H. Yeomans
PLAN: 2342-15

10

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

DESIGN CRITERIA

1. APPLICABLE BUILDING CODE MASSACHUSETTS 8TH EDITION

2. LOADS
   A. DEAD LOADS: 1) ROOF 10 PSF
   2) FLOOR 15 PSF

   B. LIVE LOADS: 1) FIRST FLOOR 40 PSF
   2) SECOND FLOOR 30 PSF
   3) ROOF 40 PSF

   C. GROUND SNOW LOAD: 40 PSF

   D: DESIGN WIND SPEED 100 MPH

FRONT ELEVATION 1/4"=1'-0"

REAR ELEVATION 1/4"=1'-0"

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER

FRONT & REAR ELEVATION

DATE: 23-NOV-2015
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 2400-15

PROPOSED RESIDENCE
LOT B NEPONSET AVE
ROSLINDALE, MA

A-1

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

LEFT SIDE ELEVATION 1/4"=1'-0"

WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

LEFT SIDE ELEVATION

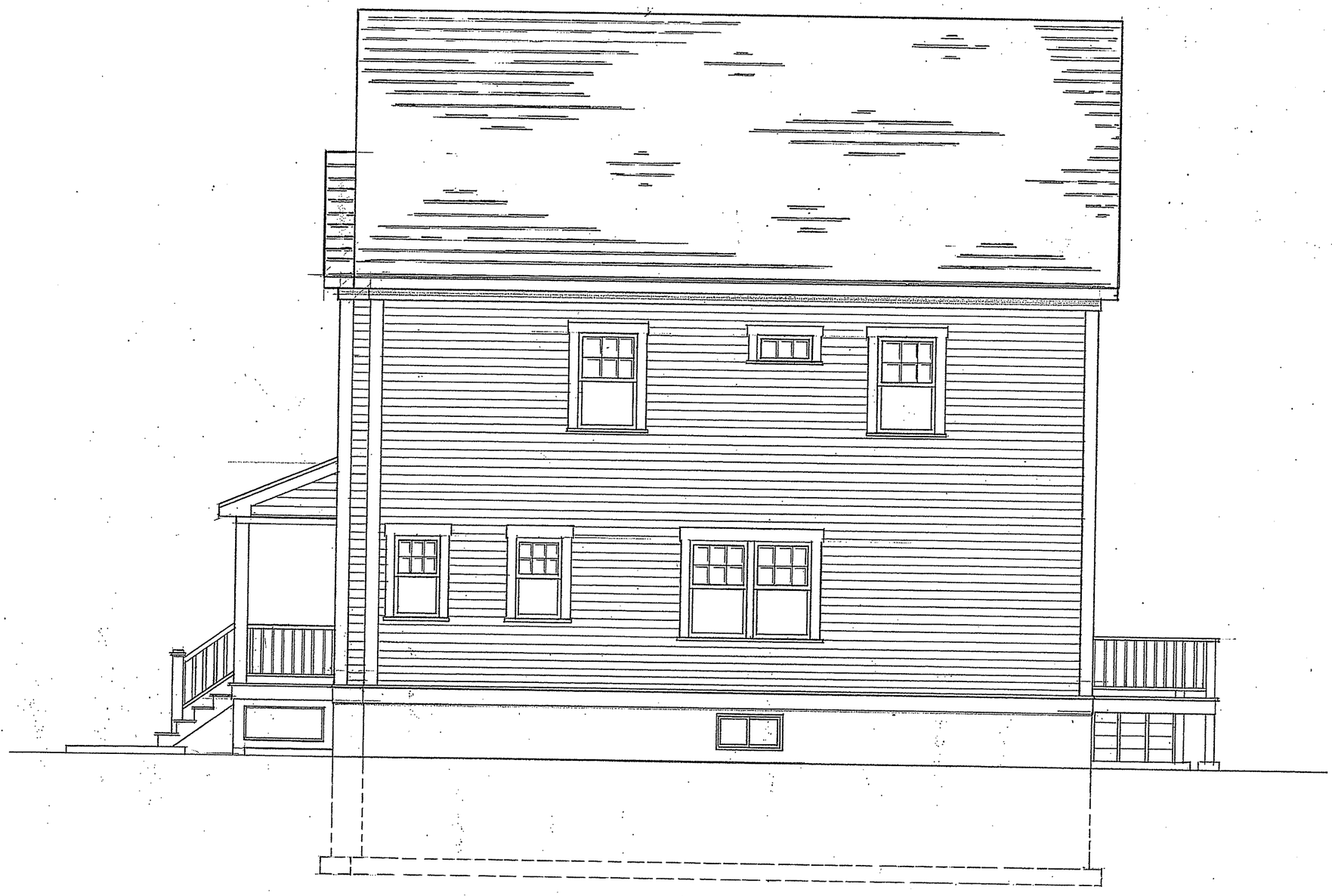
DATE: 23 Nov 2015
SCALE: 1/4"=1'-0"
DWN: E.H. Yeomans
PLAN: 2 of 5

PROPOSED RESIDENCE
LOT "B" NEPONSET AVE
BOYLSTON DALE, MA

A-2

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

RIGHT SIDE ELEVATION



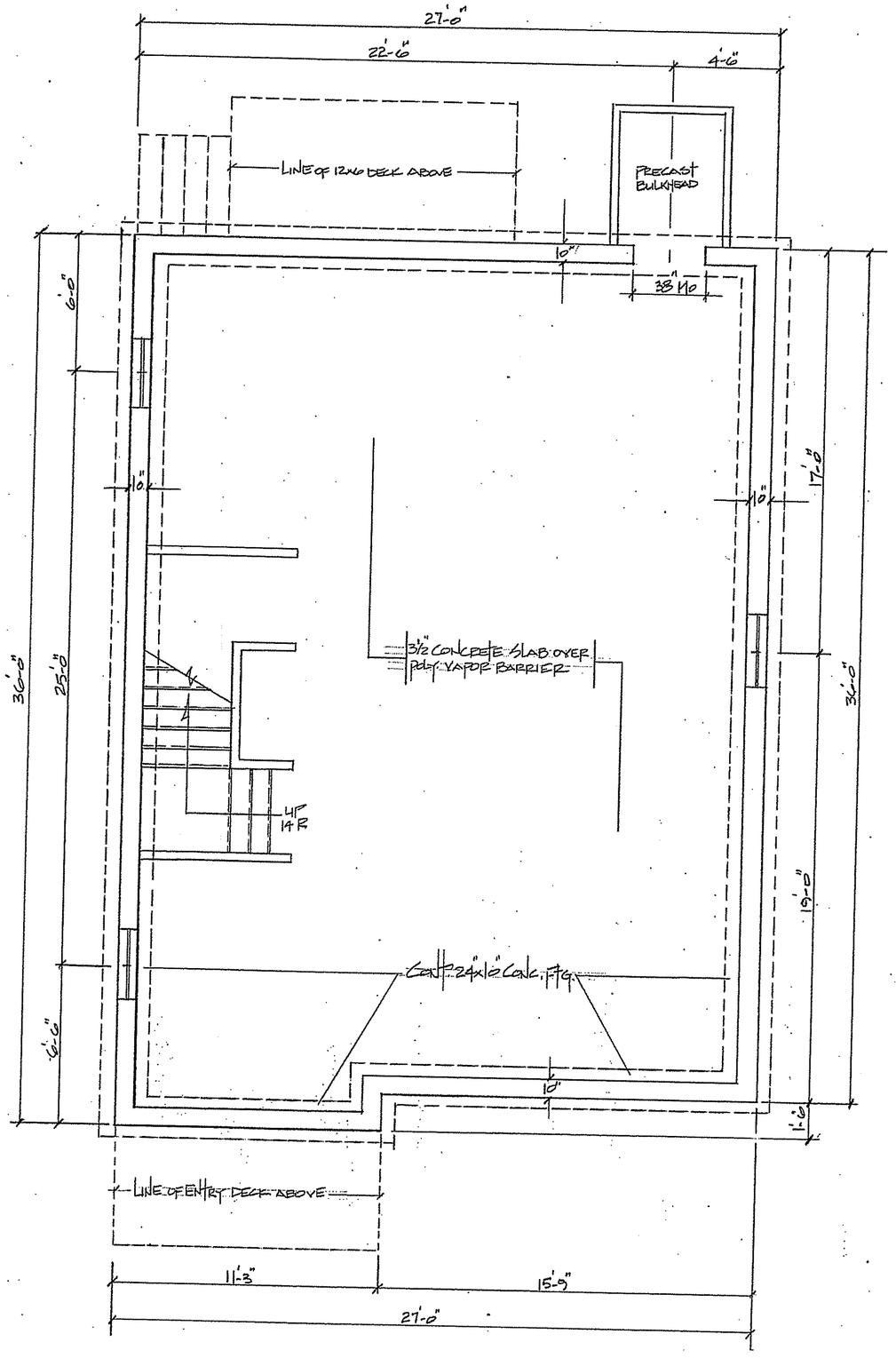
RIGHT SIDE ELEVATION 1/4"=1'-0"

PROPOSED RESIDENCE
LOT B - N. BRANCH AVE.
BASKINDALE, MA.

DATE: 23 NOV 2015
SCALE: 1/4"=1'-0"
DWN: E.H. Yeomans
PLAN: 2 OF 5

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER
11/23/15

A-1



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

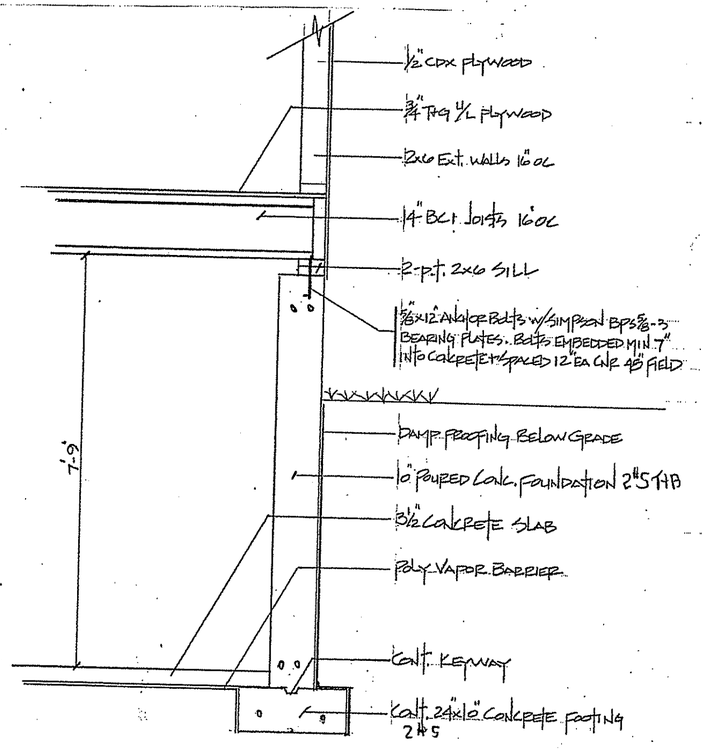
FOUNDATIONS:

1. THE ALLOWABLE PRESUMED SOIL BEARING CAPACITY IS 3000PSF WHICH IS TO BE VARIFIED.
2. FOOTINGS SHALL BE CARRIED TO LOWER ELEVATION THANSHOWN ON DRAWINGS IF REQUIRED TO REACH PROPER SOIL BEARING.
3. WALLS ACTING AS RETAINING WALLS SHALL NOT BE BACKFILLED WITHOUT BRACING UNTIL ALL SUPPORTING BRACES AND SLABS ARE IN PLACE AND AT ADEQUATE STRENGTH.
4. COMPACT ALL FILL UNDER FOOTINGS AND SLABS TO THE SPECIFIED DENSITY AND VARIFY AT 98%MDD

CONCRETE:

1. ALL CONCRETE WORK AND MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301-89)
2. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH MAX. 1 INCH AGGRAGATE AND MAX. 6% AIR ENTRAINENT FOR EXT. CONCRETE EXPOSED TO MOISTURE.
3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM A 615 GRADE 60.
4. CONCRETE COVER OF REBARS SHALL BE AS FOLLOWS:
   A) 3" AT CONCRETE PLACED DIRECTLY ON EARTH
   B) 2" AT ALL OTHER LOCATIONS
5. NO HORIZONTAL CONSTRUCTION JOINTS ALLOWED UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS OR ALLOWED IN WRITING BY THE ENGINEER.
6. REINFORCING BAR EMBEDMENT LENGTH STANDARD HOOK

4"	12"	12"
5"	12"	12"
6"	12"	12"



TYPICAL FOUNDATION WALL SECTION 1/2"=1'-0"

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

FOUNDATION PLAN

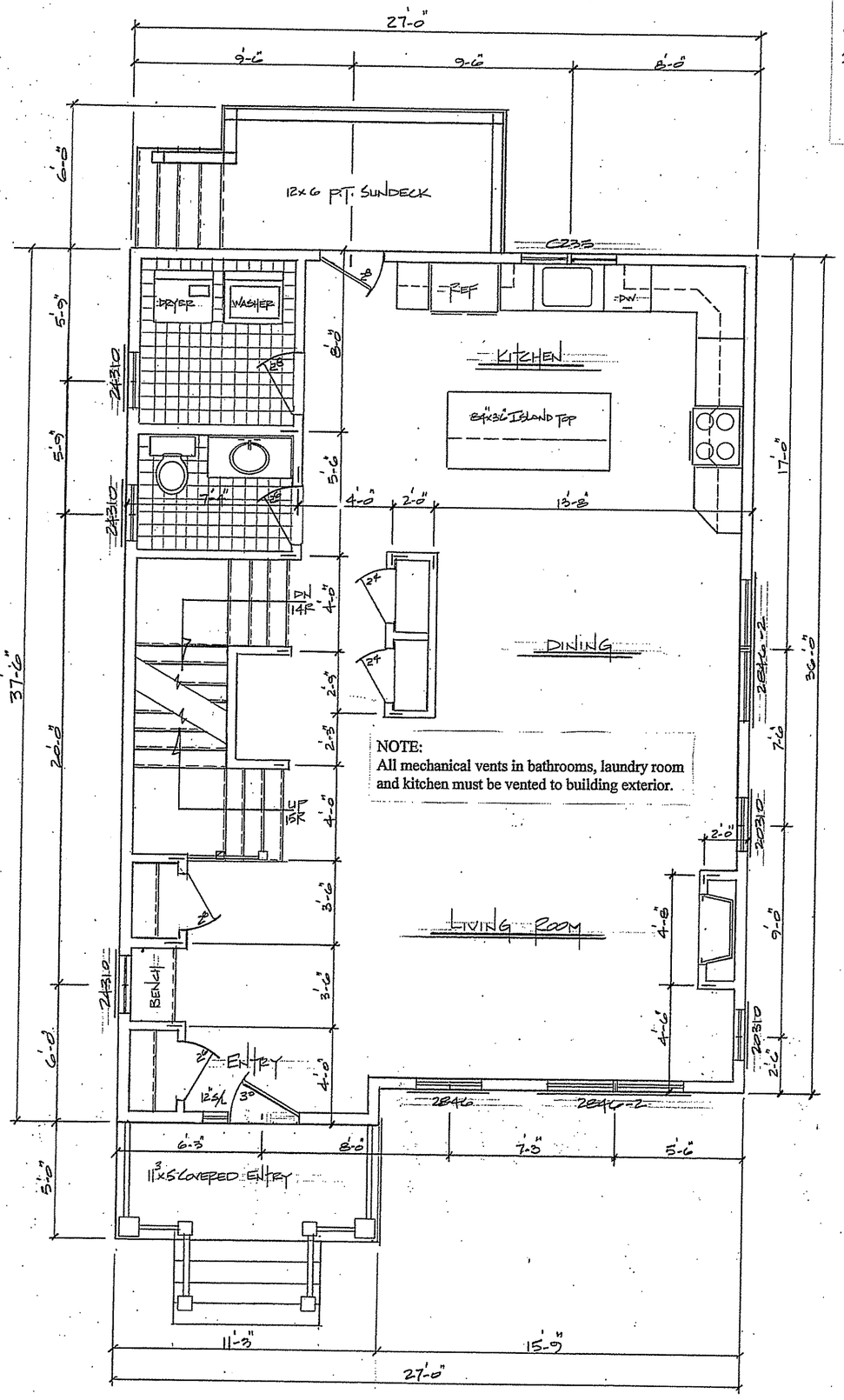
DATE: 23 Nov 2015
SCALE: As Noted
DWN: E.H. Yeomans
PLAN: 2462-15

PROPOSED RESIDENCE
Lot "B" N Pleasant Ave
Rockingdale, MA

COMMONWEALTH OF MASSACHUSETTS
WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED PROFESSIONAL ENGINEER
11/23/15

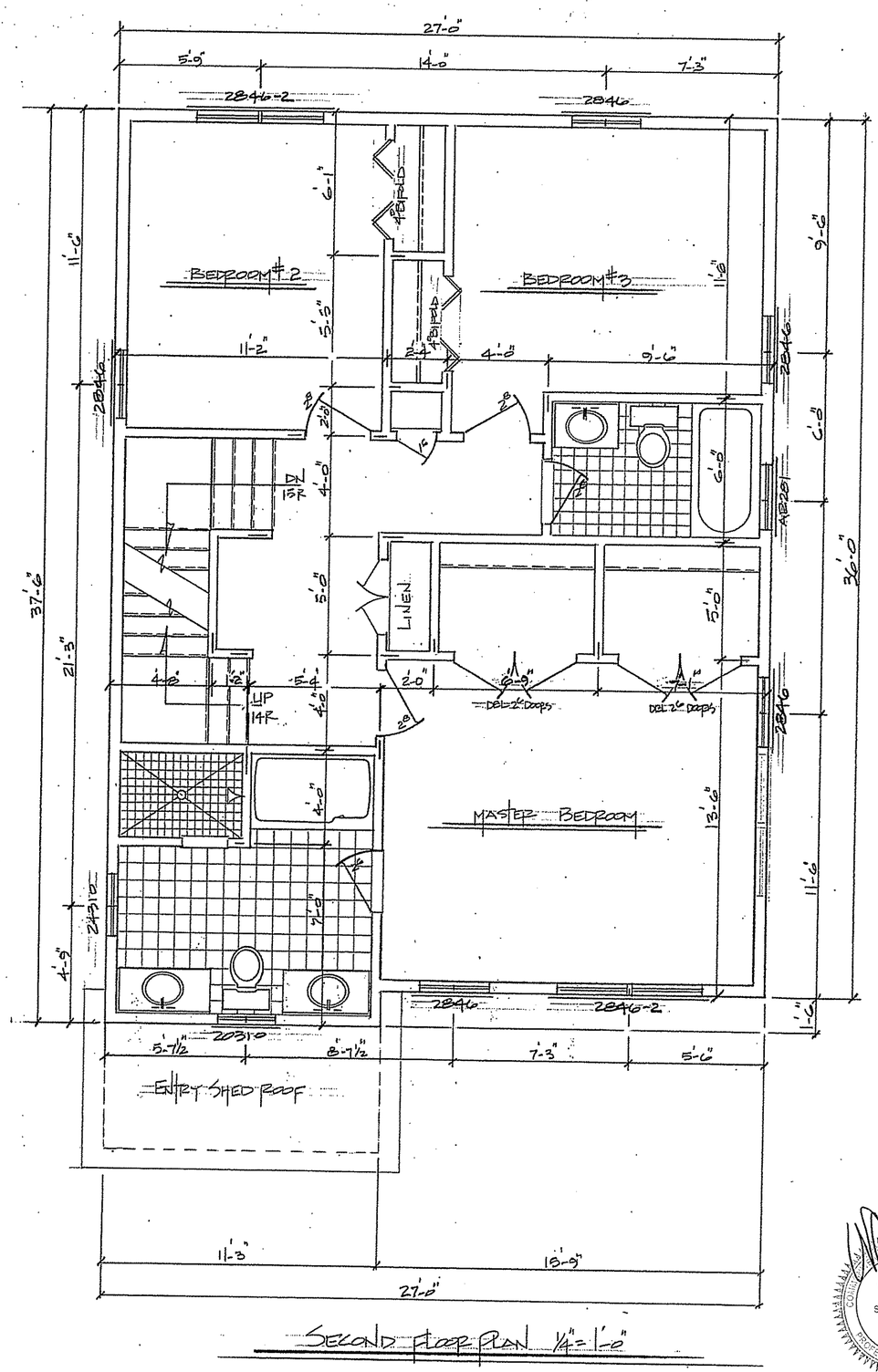
A-1

Andersen SERIES 400 windows		
Call size	rough opening	Quant.
AX231	5-1 7/8 x 2-4 7/8	1
C235	4-01/2x 3-51/2	1
2846-2	5-81/4x 4-9	3
2846	2-81/8x 4-9	6
20310	2-21/8x4-07/8	3
AR281	2-8x1-51/2	1
24310	2-61/8x4-07/8	4



NOTE:
All mechanical vents in bathrooms, laundry room and kitchen must be vented to building exterior.

FIRST FLOOR PLAN 1/4"=1'-0"



SECOND FLOOR PLAN 1/4"=1'-0"

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

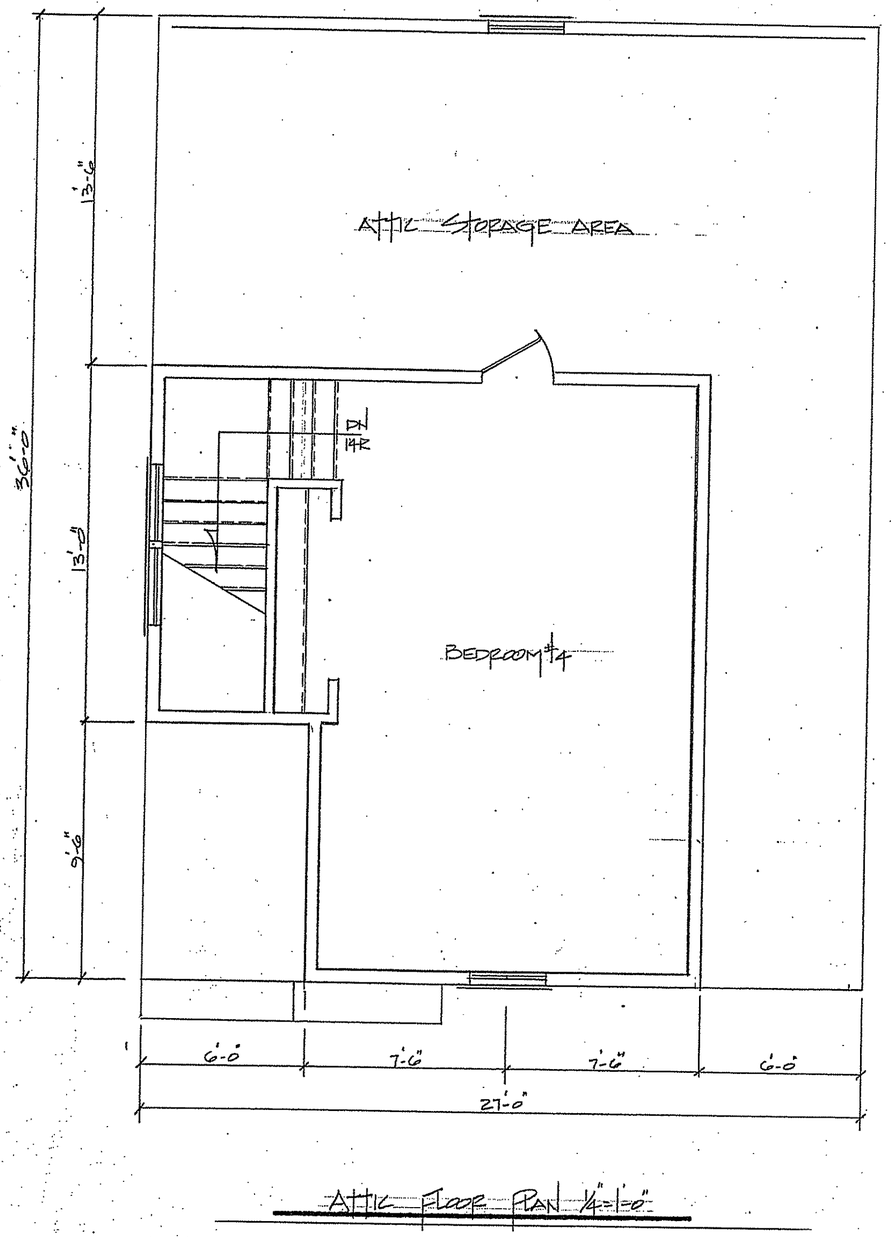
FIRST & SECOND FLOOR PLANS

DATE: 23 Nov 2015
SCALE: 1/4"=1'-0"
DWN: E.H. Yeomans
PLAN: 24 Nov 15

PROPOSED RESIDENCE
LOT B, NEPONSET AVE
PEABODY, MA

WILLIAM O. BISHOP STRUCTURAL NO. 29488 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

A-6



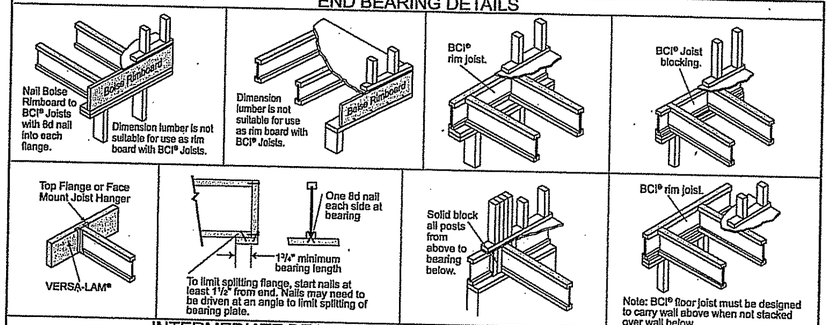
ATTIC FLOOR PLAN 1/4"=1'-0"

6

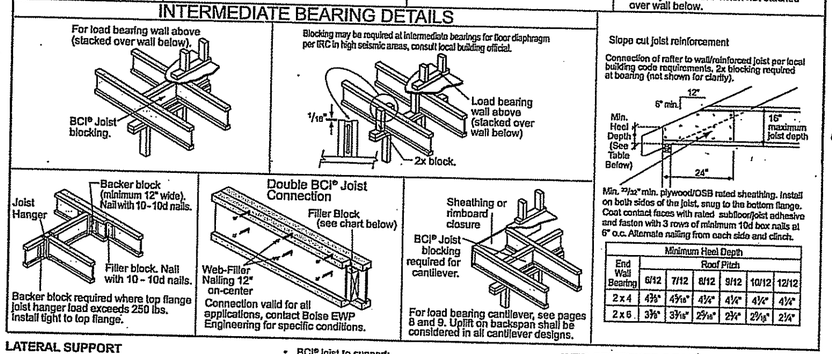
Floor Framing Details

Additional floor framing details available with BC FRAMER® software (see page 33)

END BEARING DETAILS



INTERMEDIATE BEARING DETAILS



End Wall Bearing	Minimum Heel Depth Roof Pitch					
	6/12	7/12	8/12	9/12	10/12	12/12
2 x 4	4⅜"	4⅝"	4⅞"	4⅞"	4⅞"	4⅞"
2 x 6	3⅜"	3⅜"	2⅝"	2¾"	2⅞"	2¾"

LATERAL SUPPORT

- BCI® Joists must be laterally supported at the ends with hangers, BCI® rim joists, rim boards, BCI® blocking panels or x-bracing. BCI® blocking panels or x-bracing are required at cantilever supports.
- Blocking may be required at intermediate bearings for floor diaphragm per IRC in high seismic areas, consult local building official.

MINIMUM BEARING LENGTH FOR BCI® JOISTS

- 1¾ inches is required at end supports. 3½ inches is required at cantilever and intermediate supports.
- Longer bearing lengths allow higher reaction values. Refer to the building code evaluation report or the BC CALC® software.

NAILING REQUIREMENTS

- BCI® rim joist, rim board or closure panel to BCI® joist:
  - Rims or closure panel 1½ inches thick and less: 2-8d nails, one each in the top and bottom flange.
  - BCI® 5000s rim joist: 2-10d box nails, one each in the top and bottom flange.
  - BCI® 6000s, 60s rim joist: 2-16d box nails, one each in the top and bottom flange.
  - BCI® 6500s, 90s rim joist: Toe-nail top flange to rim joist with 2-10d box nails, one each side of flange.
- BCI® rim joist, rim board or BCI® blocking panel to support:
  - 8d nails at 6 inches on center.
  - When used for shear transfer, follow the building designer's specification.
- BCI® joist to support:
  - 2-8d nails, one on each side of the web, placed 1½ inches minimum from the end of the BCI® Joist to limit splitting.
- Sheathing to BCI® joist:
  - See *Closest Allowable Nail Spacing* on page 24.
  - BCI® 5000s joist: Maximum nail spacing is 16 inches on center.
  - BCI® 6000s, 6500s, 60s, 90s joist: Maximum nail spacing is 24 inches on center.
  - 14 gauge staples may be substituted for 8d nails if the staples penetrate at least 1 inch into the joist.
  - Wood screws may be acceptable, contact local building official and/or Boise EWP Engineering for further information.

BACKER AND FILLER BLOCK DIMENSIONS

Series	Backer Block Thickness	Filler Block Thickness
5000s 1.8	3/8" or 1/2" wood panels	Two 3/8" wood panels or 2 x _
6000s 1.8	1½" or two ½" wood panels	2 x _ + ½" or ¾" wood panel
6500s 1.8	1½" or two ½" wood panels	2 x _ + ½" or ¾" wood panel
60s 2.0	1½" or two ½" wood panels	2 x _ + ½" or ¾" wood panel
90s 2.0	2 x _ lumber	Double 2 x _ lumber

- Cut backer and filler blocks to a maximum depth equal to the web depth minus ¼" to avoid a forced fit.

WEB STIFFENER REQUIREMENTS

- See *Web Stiffener Requirements* on page 9.

PROTECT BCI® JOISTS FROM THE WEATHER

- BCI® Joists are intended only for applications that provide permanent protection from the weather. Bundles of BCI® Joists should be covered and stored off of the ground on stickers.

BCI® RIM JOISTS AND BCI® BLOCKING (All Series)

Depth [in]	Vertical Load Capacity [plf]
9½	2800
11⅞	2775
14	2750
16	2450

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

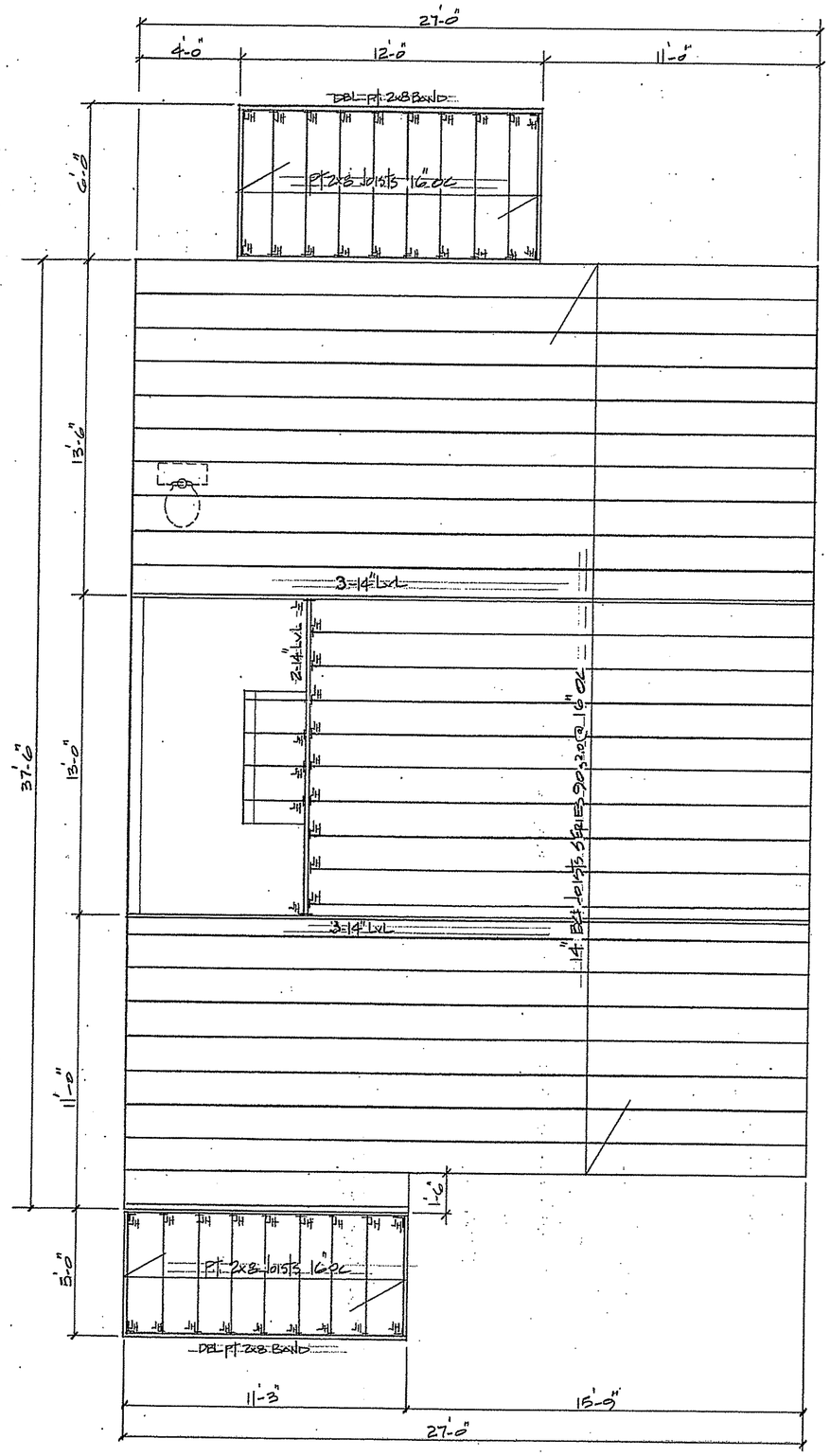
ATTIC FLOOR PLAN

DATE: 23-Nov-2015
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 2462-15

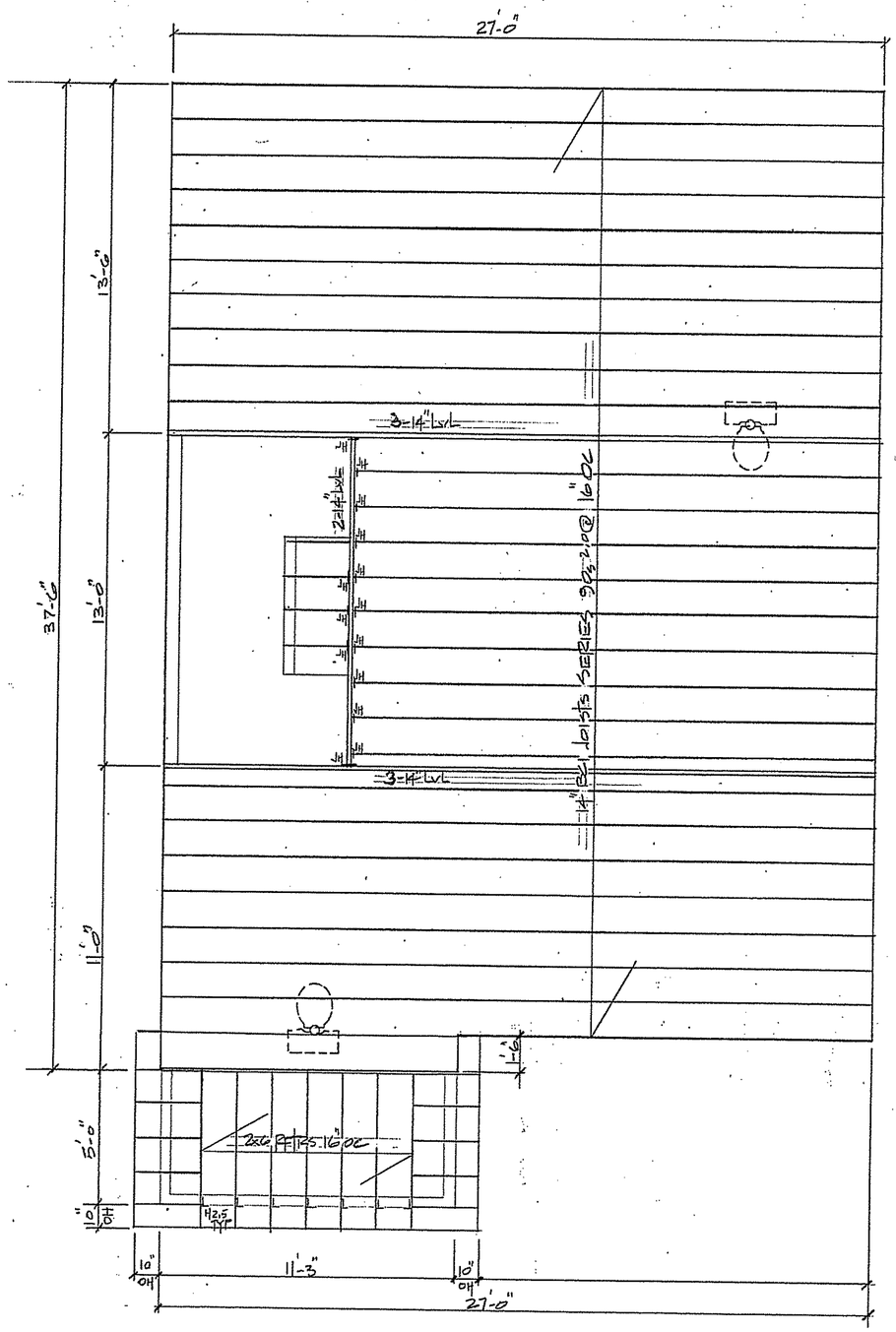
PROPOSED RESIDENCE
LOT 15 NEPONSET AVE
POSLINDALE, MA

A-6

WILLIAM O. BISHOP STRUCTURAL NO. 29488 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS



FIRST FLOOR FRAMING 1/4"=1'-0"



SECOND FLOOR FRAMING 1/4"=1'-0"

BCI joists must be installed and used in accordance With the Boise EWP installation guide, building codes, And to the extent not inconsistent with the Boise EWP Installation guide, usual and customary building Practices and standards.

WILLIAM O. BISHOP STRUCTURAL NO. 29488 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

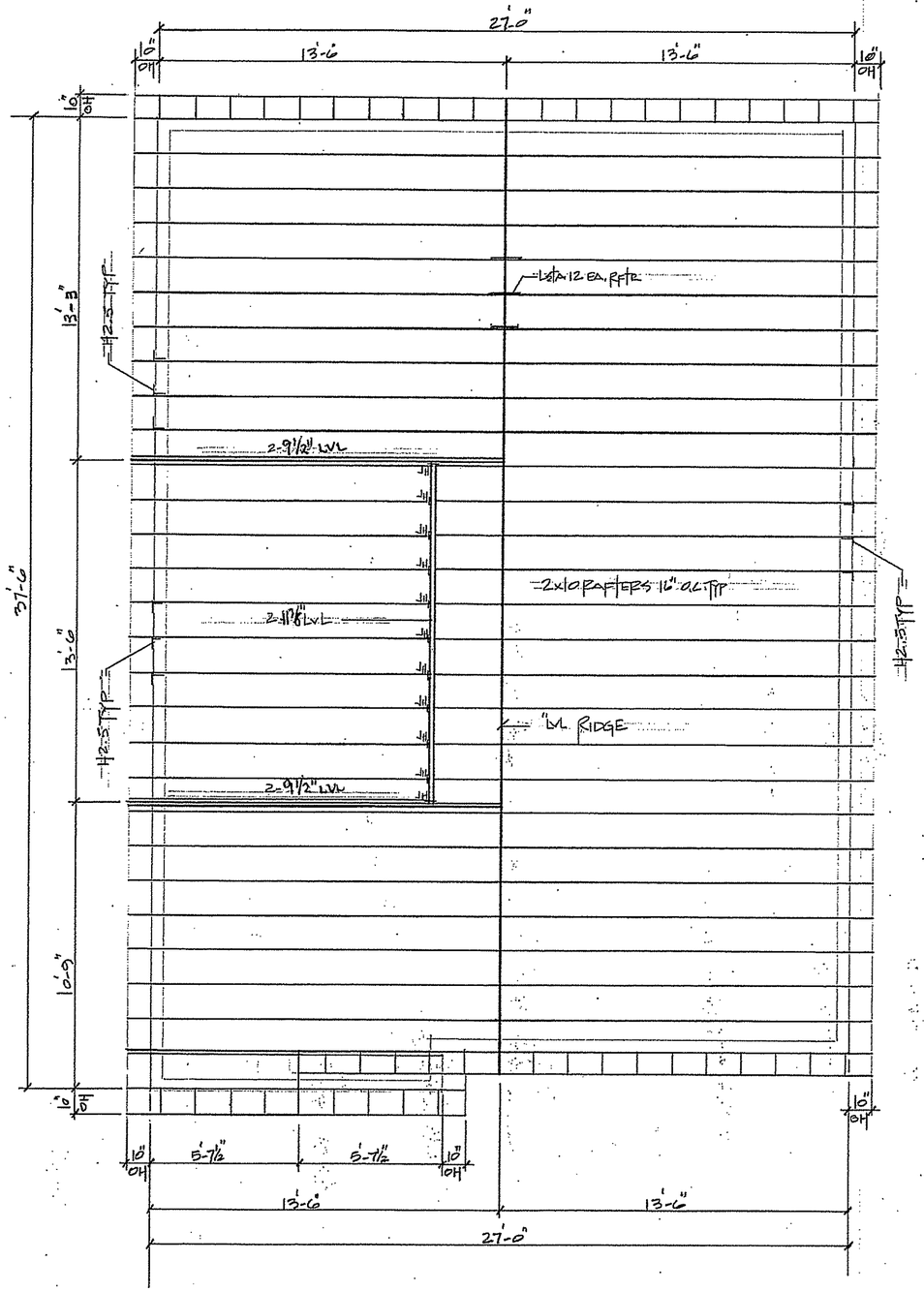
Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

FIRST & SECOND FLOOR FRAMING

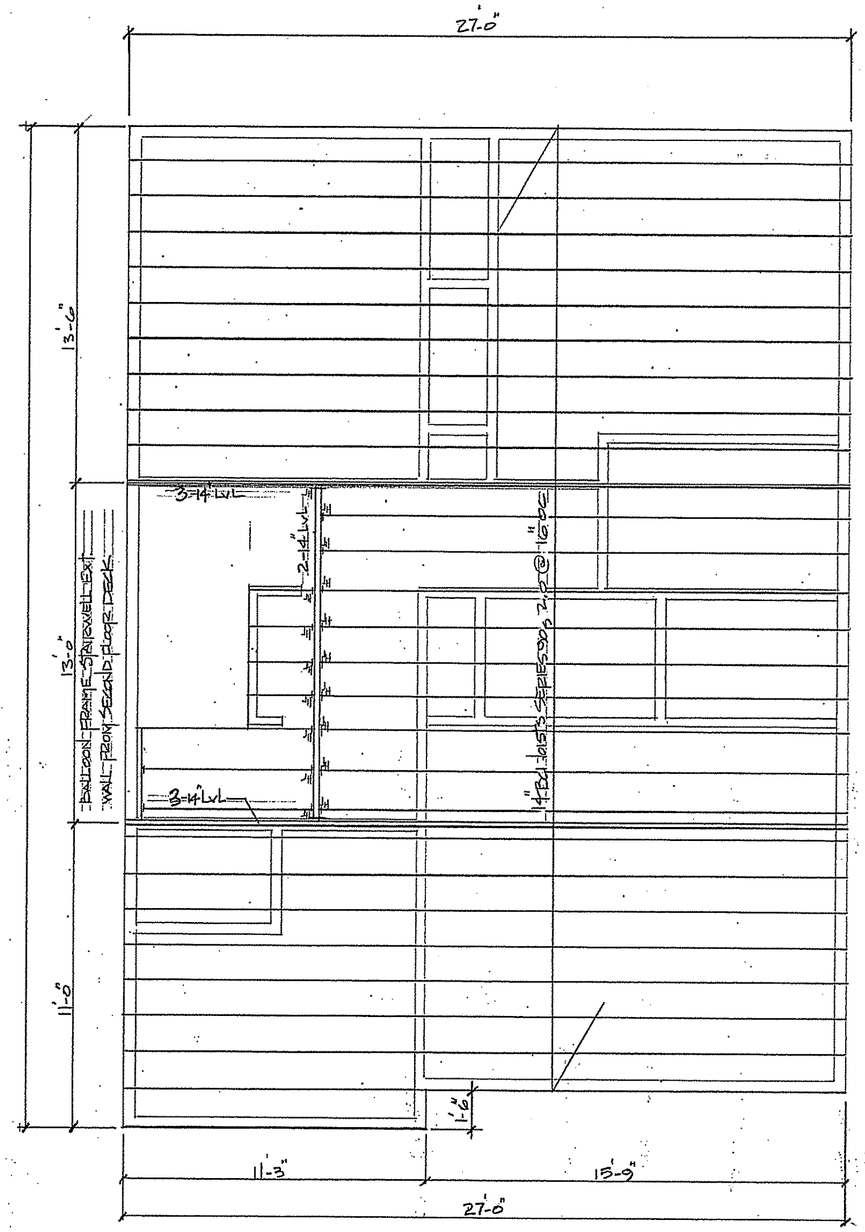
DATE: 23 NOV 2015
SCALE: 1/4"=1'-0"
DWN: E.H.Yeomans
PLAN: 24 DEC 15

PROPOSED RESIDENCE
LOT-B NEPONSET AVE
REVLINDALE MA

A-1



ROOF FRAMING PLAN 1/4" = 1'-0"



ATTIC FLOOR FRAMING PLAN 1/4" = 1'-0"

WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

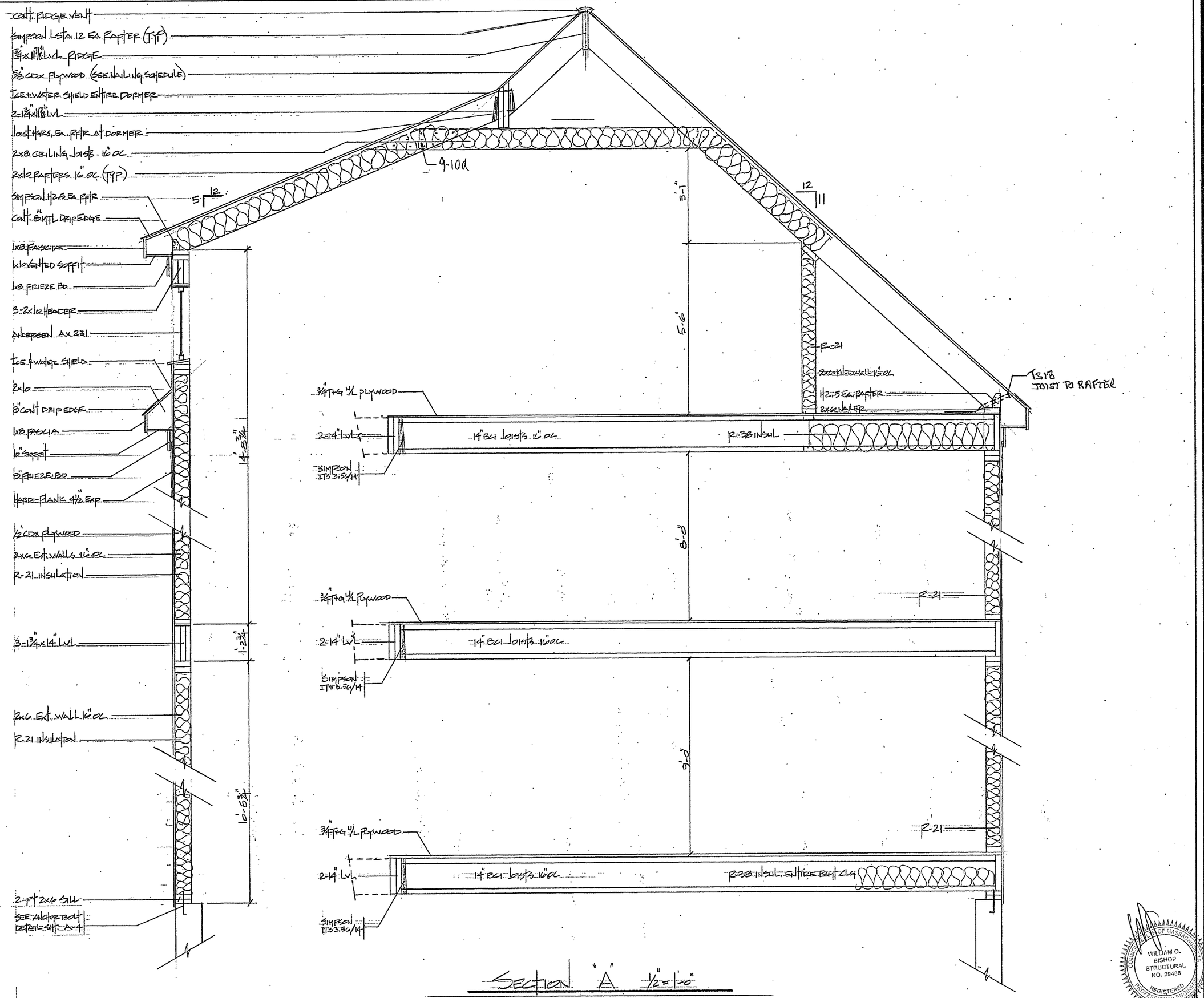
Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

ATTIC FLOOR & ROOF FRAMING

DATE: 23 NOV 2015
SCALE: 1/4" = 1'-0"
DWN: E.H. Yeomans
PLAN: 24 March 15

PROPOSED RESIDENCE
LOT "B" NEPONSET AVE.
ROSLINDALE, MA

A-1



SECTION "A" ½"=1'-0"

Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

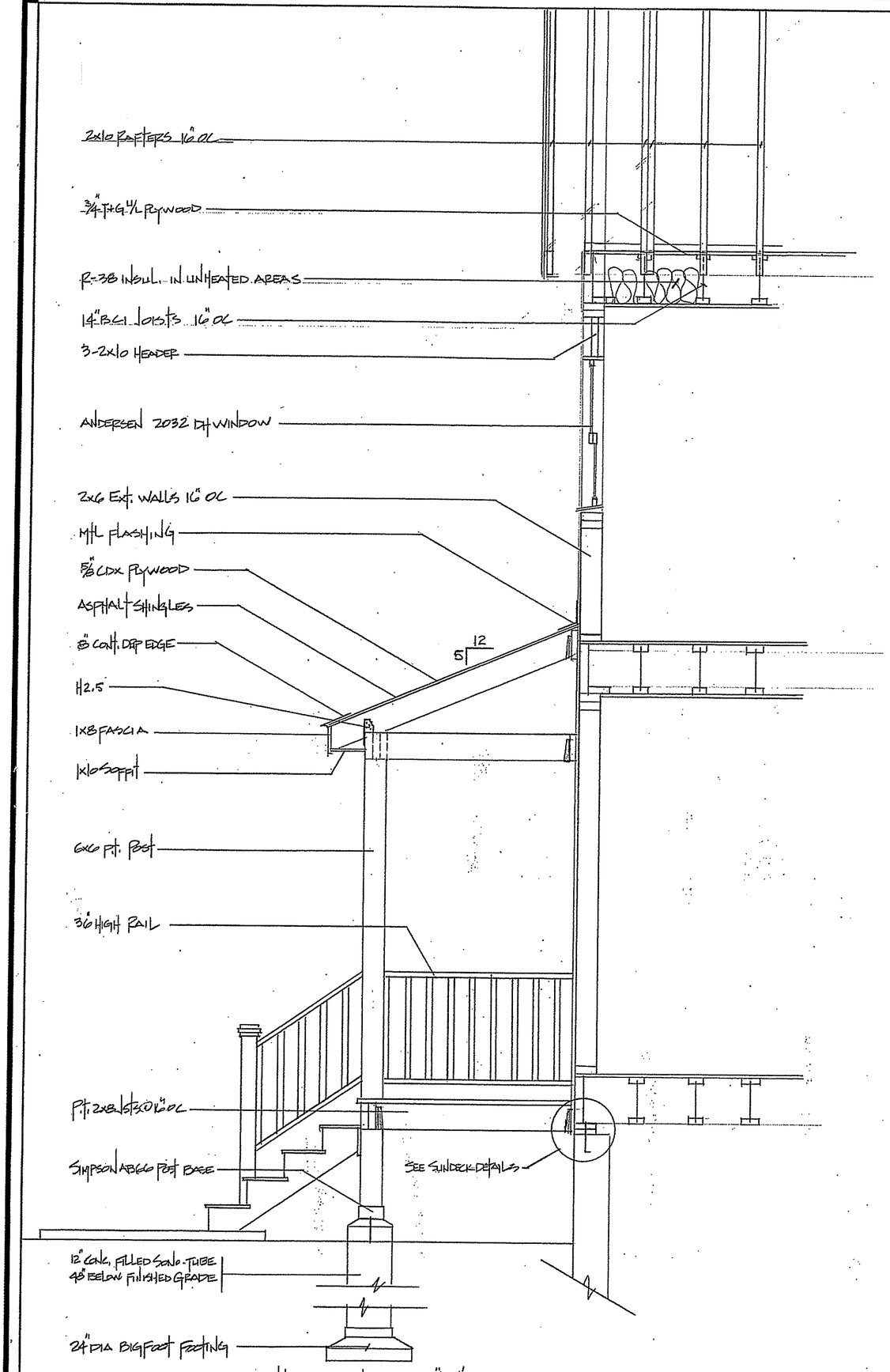
SECTION "A"

DATE: 23 NOV 2015
SCALE: ½"=1'-0"
DWN: E.H. Yeomans
PLAN: 24x32=15

PROPOSED RESIDENCE
Lot "B" NEPONSET AVE.
RANDOLPH, MA.

WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

A-3



ENTRY DETAIL 1/2"=1'-0"

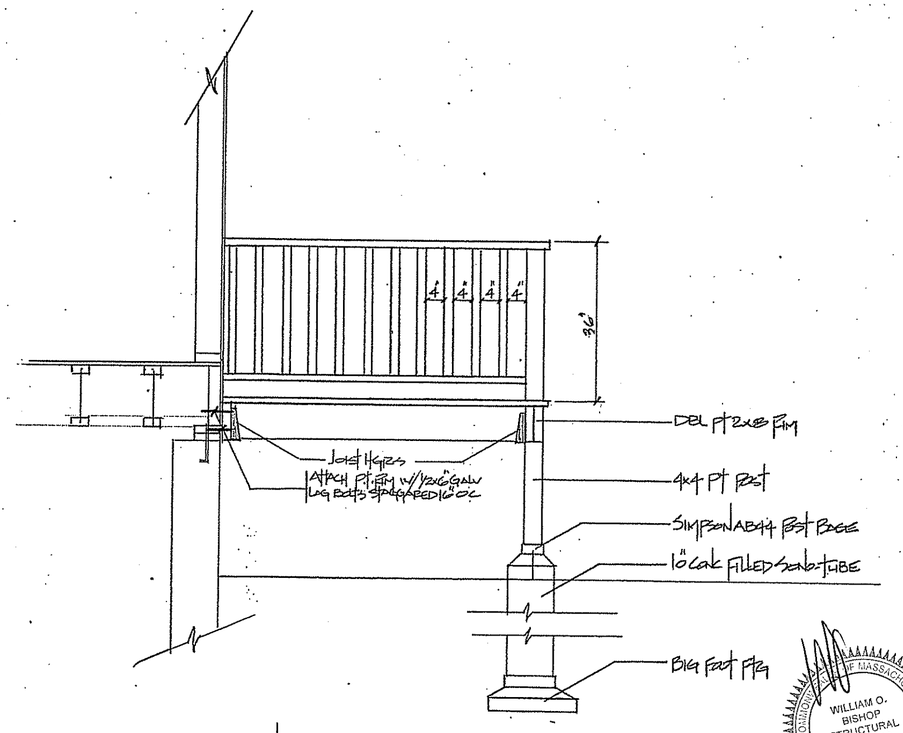
Wall & floor fastening

½" cdx plywood wall sheathing: 1st floor 8d common @3"oc edges 6" field
2nd floor 8d com @6" oc edges 8" field

¾"U/L T&G plywood sub floor: 1st-2nd 8d spiral threaded nails @ 6"oc edges 12" field PL400 construction adhesive or equal required at all plywood to joist locations.

Roof sheathing fastening

5/8" cdx plywood sheathing: 8d common rake gables and valleys @ edge 4" 4"/4"oc
TYPICAL 6"/6" oc



SUNDECK DETAIL 1/2"=1'-0"

WILLIAM O. BISHOP
STRUCTURAL
NO. 29488
REGISTERED
PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

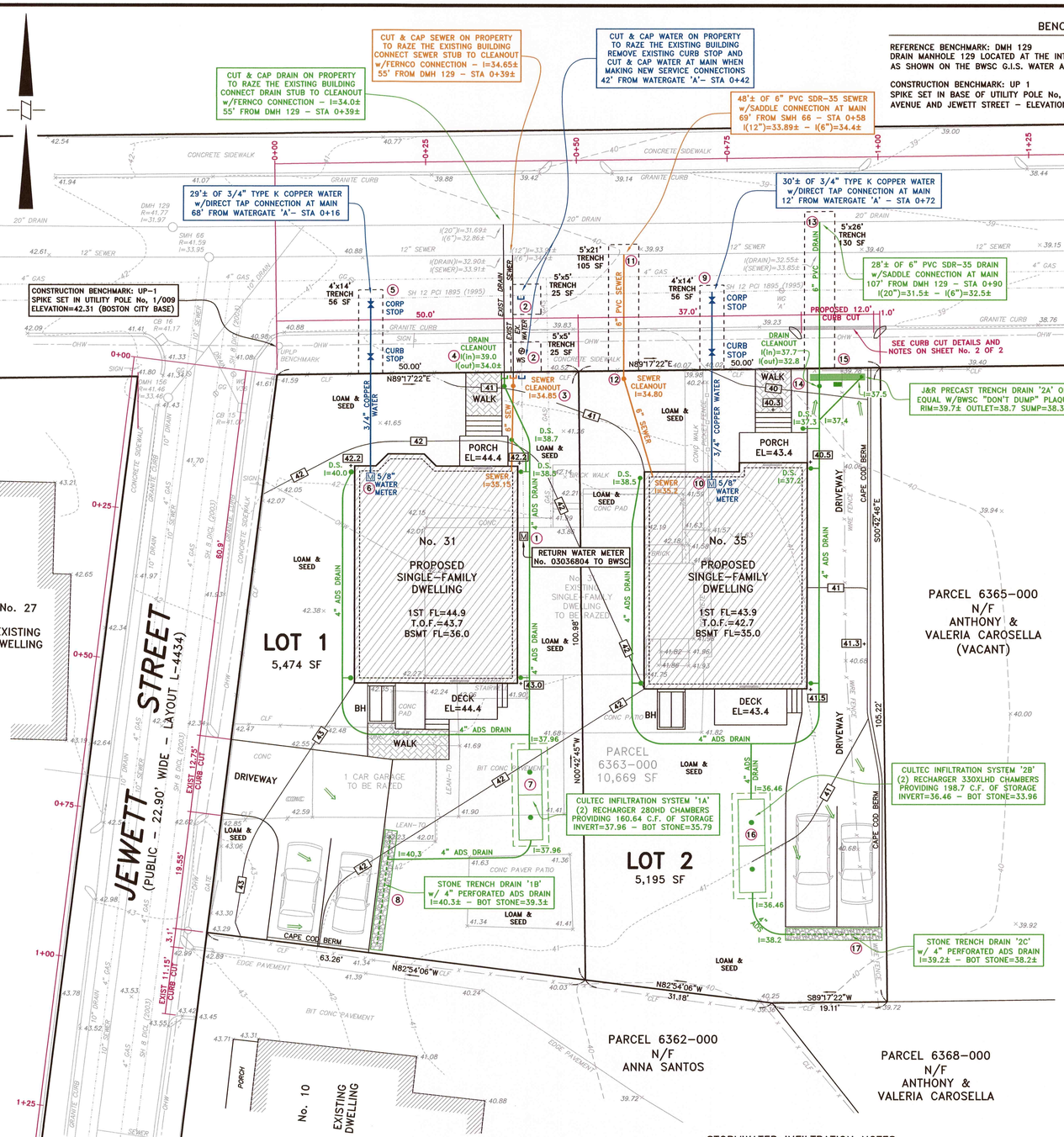
Edward H. Yeomans
43 Gaslight Lane
N.Easton, MA, 02356
508.238.3873

ENTRY & SUNDECK DETAILS

DATE: 16 NOV 2015
SCALE: 1/2"=1'-0"
DWN: E.H. Yeomans
PLAN: 24002-15

PROPOSED RESIDENCE
LOT "B" NEPONSET AVE
ROSLINDALE, MA

10



BENCHMARKS

REFERENCE BENCHMARK: DMH 129
DRAIN MANHOLE 129 LOCATED AT THE INTERSECTION OF NEPONSET AVE. AND JEWETT ST. AS SHOWN ON THE BWSC G.I.S. WATER AND SEWER MAP RIM=41.77 INVERT=31.97 (BCB)

CONSTRUCTION BENCHMARK: UP 1
SPIKE SET IN BASE OF UTILITY POLE No, 1/009 LOCATED AT THE CORNER OF NEPONSET AVENUE AND JEWETT STREET – ELEVATION=42.31 (BOSTON CITY BASE)

LEGEND

- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- SEWER MANHOLE (SMH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- GAS GATE (GG)
- GAS SERVICE (GS)
- WATER GATE (WG)
- WATER SERVICE (WS)
- HYDRANT (HYD)
- SPLASH BLOCK
- LIGHT POLE (LP)
- LAMP POST (LAMP)
- UTILITY POLE (UP)
- UP w/ LIGHT (UP/LP)
- HAND HOLE (HH)
- GC — GRANITE CURB (GC)
- BB/CCB — BIT. CONC. BERM (BB) / CAPE COD BERM (CCB)
- CC — CONCRETE CURB (CC)
- EP — EDGE OF PAVE (EP)
- SIGN

DEED REFERENCE:
SUFFOLK COUNTY REGISTRY
BOOK 25222 – PAGE 50

PLAN REFERENCE:
SUFFOLK REGISTRY
BOOK 8247 PAGE 163
BOOK 6500 PAGE 284
BOOK 4965 PAGE 217
BOOK 1944 PAGE 640
BOOK 1763 PAGE 114
BOOK 1297 PAGE END

ASSESSOR'S REFERENCE:
PARCEL 18–06363–000
MAP No. 18191

CITY FIELD NOTES:
BOOK 926 PAGE 098
BOOK 854 PAGE 004
BOOK 769 PAGE 018
BOOK 738 PAGE 094
BOOK 734 PAGE 114
BOOK 582 PAGE 078
BOOK 136 PAGE 008

CITY STREET LAYOUTS:
JEWETT STREET L–4434
HYDE PARK AVE. L–3704

BWSC RECORDS:
WATER & SEWER GIS MAPS
PLAN No. A54–81
PLAN No. A62–01
PLAN No. H–1005
PLAN No. H–1003
PLAN No. H–615
PLAN No. H–570
PLAN No. S–1394
PLAN No. WR–29

GENERAL NOTES

THE EXISTING WATER AND SEWER SERVICE LOCATIONS SHOWN ARE FROM AVAILABLE BWSC RECORD DATA AND ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE THE EXISTING WATER AND SEWER LINES. IF THE EXISTING SEWER SERVICE IS TO BE USED THE CONTRACTOR SHALL VISUALLY INSPECT THE LINE BY EXCAVATION AND OR BY VIDEO OF THE PIPE AS REQUIRED BY THE COMMISSION.

THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF THE WATER, SEWER AND DRAIN CONNECTIONS TO BWSC FACILITIES. IT IS UNDERSTOOD THAT THE RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE OF THE SEWER AND DRAIN CONNECTIONS ON PRIVATE PROPERTY AND/OR PRIVATE AND PUBLIC WAYS SHALL BE THE RESPONSIBILITY OF THE OWNER. IT IS ALSO UNDERSTOOD THAT THE WATER CONNECTION ON PRIVATE PROPERTY INCLUDING PRIVATE WAYS IS ALSO THE RESPONSIBILITY OF THE OWNER.

ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS AND THE MDPW "STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGES", UNLESS OTHERWISE SPECIFIED BY THE BOSTON WATER AND SEWER COMMISSION (BWSC), THE BOSTON PUBLIC WORKS DEPARTMENT (PWD), THE BOSTON TRAFFIC AND PARKING DEPARTMENT (BTD) OR ANY OTHER AGENCY WITH AUTHORITY IN THE AREA.

A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION IS REQUIRED WHERE A SEWER LINE PASSES A WATER OR DRAIN LINE. OTHERWISE, THE WATER, SEWER AND DRAIN LINES SHALL BE ENCASED IN CONCRETE FOR A MINIMUM OF 10 FEET FROM THE CROSSING POINT.

THE CONTRACTOR SHALL SUPPLY THE COPPER SERVICE AND SHALL PERFORM THE TAP AS PART OF HIS CONTRACT.

NEW WATER LINES SHALL BE A MINIMUM OF TEN FEET AWAY FROM ALL SEWER LINES, EXISTING OR PROPOSED.

IT IS RECOMMENDED THAT DIGGING WITHIN ONE FOOT OF THE MAIN BE DONE WITH HAND TOOLS ONLY.

THE CONTRACTOR SHALL FILE APPLICATIONS FOR AND PAY ALL FEES FOR PERMITS REQUIRED TO CONSTRUCT THE PROJECT AND ANY ASBUILT PLANS REQUIRED BY THE CONTROLLING AUTHORITIES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE FIELD NOTES WITH TIES TO THE LOCATION AND ELEVATIONS OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AVAILABLE TO RECORD THIS INFORMATION. THE CONTRACTOR SHALL PROVIDE THE FIELD NOTES TO THE PROJECT ENGINEER OR LAND SURVEYOR TO BE USED FOR THE PREPARATION OF ANY REQUIRED ASBUILT PLANS.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND APPROVED BY THE CONTROLLING AUTHORITY.

THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES DURING CONSTRUCTION. ALL WORK SHALL CONFORM TO CURRENT U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS.

THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES TO PREVENT IMPACT ON WATER BODIES, BORDERING VEGETATED WETLANDS, CITY DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.

ANY PROPOSED GAS, ELECTRIC, STEAM, TELEPHONE, CABLE OR OTHER UTILITY LINES ARE TO BE LOCATED AND SIZED BY OTHERS. ALL SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.

ALL NEW CONSTRUCTION WILL REQUIRE A ROUGH CONSTRUCTION SIGN OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTIONAL SERVICES DEPARTMENT BEFORE FILING FOR A GENERAL SERVICE APPLICATION.

THE SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BOSTON WATER AND SEWER COMMISSION. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS OBTAINED BY THE CONTRACTOR.

IF PLUMBING FIXTURES ARE TO BE INSTALLED IN THE BASEMENT THEY WILL REQUIRE THE PROTECTION OF A BACKWATER VALVE. (SEE DETAIL)

IT IS REQUIRED THAT A DYE TEST WILL BE PERFORMED BY THE BOSTON WATER AND SEWER COMMISSION INSPECTOR BEFORE THE STRUCTURE IS OCCUPIED.

THE WATER SERVCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BOSTON WATER AND SEWER COMMISSION. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS OBTAINED BY THE CONTRACTOR. UNLESS DIRECTED OTHERWISE, ALL WATER LINES SHALL BE INSTALLED 5' TO 6' BELOW GRADE. WHERE REQUIRED THRUST RESTAINTS SHALL BE INSTALLED PER THE COMMISSION'S STANDARD DETAILS. THE ACTUAL METHOD OF RESTRAINT WILL BE DETERMINED BY ACTUAL FIELD CONDITIONS.

PLAN NOTES

THE PROPERTY LINE INFORMATION, BUILDING LOCATIONS AND TOPOGRAPHIC INFORMATION ARE BASED RECORD INORMATION OBTAINED FROM THE CITY OF BOSTON ASSESSING AND ENGINEERING DEPARTMENTS, THE SUFFOLK COUNTY REGISTRY OF DEEDS, THE BOSTON WATER AND SEWER COMMISSION AND AN ACTUAL INSTRUMENT SURVEYS LOCATING EXISTING MONUMENTATION AND LINES OF OCCUPATION PERFORMED BY NORWOOD ENGINEERING COMPANY, INC. BETWEEN DECEMBER, 2015 AND JANUARY, 2016.

LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES, AND HAVE BEEN FIELD INSPECTED WHERE POSSIBLE. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT INDICATED ON THESE PLANS. ALL EXISTING UTILITIES SHALL BE VERIFIED FOR SERVICE, SIZE, INVERT ELEVATION, LOCATIONS, ETC. PRIOR TO NEW CONNECTIONS TO OR RELOCATION OF SAME. CONTRACTOR MUST NOTIFY DIG–SAFE AT 1–888–344–7233 AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION. NOTIFY THIS FIRM IN WRITING OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING ANY WORK. THE BOSTON WATER AND SEWER COMMISSION IS NOT PART OF DIG SAFE THEREFORE, FIELD LOCATIONS OF WATER AND SEWER LINES MUST BE MARKED BY THE COMMISSION. CALL 1–617–330–9400 FORTY EIGHT HOURS IN ADVANCE OF ANY EXCAVATION.

THE EXISTING HOUSE (31 NEPONSET AVENUE), THE EXISTING GARAGE AND ALL OTHER STRUCTURES ON THE LOT ARE TO BE RAZED.

ASSESSOR'S PARCEL 18–06363–000 IS TO BE BE SUBDIVIDED INTO TWO LOTS, LOT 1 (5,474 SF) AND LOT 2 (5,195 SF) AS SHOWN ON A PLAN PREPARED BY BATES & CHELLMAN ENGINEERS ENTITLED " PLAN OF LAND IN ROSLINDALE, SCALE 1"=20' " DATED JULY 9, 1927 AND RECORDED AT THE SUFFOLK COUNTY REGISTRY IN BOOK 4965, PAGE 217.

SEE ARCHITECTURAL PLAN ENTITLED "PROPOSED RESIDENCE, LOT A NEPONSET AVENUE, ROSLINDALE, MA, PLAN No. 2342–15" DATED NOVEMBER 16, 2015 AND "PROPOSED RESIDENCE, LOT B, NEPONSET AVENUE, ROSLINDALE, MA, PLAN No. 2400–15" DATED NOVEMBER 23, 2015. BOTH PLANS WERE PREPARED BY EDWARD H. YEOMANS, 43 GASLIGHT LANE, NORTH EASTON, MASS. 02356, (508–238–3873).

SEE SITE PLAN PREPARED BY BOSTON SURVEYING AND ENGINEERING ENTITLED "PLAN OF PROPOSED CONSTRUCTION, 32–34 NEPONSET STREET, BOSTON, MASSACHUSETTS, (ROXBURY DISTRICT)" DATED JULY 13, 2015.

THE PROJECT WAS SUBMITTED TO THE COBUCS PROGRAM ON JANUARY 27, 2016 AND THERE ARE NO CONLICTS WITH ANY COBUCS PROJECTS IN NEPONSET AVENUE OR JEWETT STREET.

THE PROPOSED FOUR BEDROOM DWELLING ON LOT 1 WILL GENERATE APPROXIMATELY 440 GALLONS OF SEWERAGE PER DAY. THE PROPOSED EXCAVATION AREA FOR LOT 1 UTILITY CONNECTIONS IN NEPONSET AVENUE IS APPROXIMATELY 106 SQUARE FEET.

THE PROPOSED FOUR BEDROOM DWELLING ON LOT 2 WILL GENERATE APPROXIMATELY 440 GALLONS OF SEWERAGE PER DAY. THE PROPOSED EXCAVATION AREA FOR LOT 2 UTILITY CONNECTIONS IN NEPONSET AVENUE IS APPROXIMATELY 291 SQUARE FEET.

MATTHEW D. SMITH CIVIL No. 44084 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

MATTHEW D. SMITH CIVIL No. 44084 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

MATERIAL SPECIFICATIONS

THE PROPOSED WATER SERVICES SHALL BE 3/4" TYPE K COPPER PIPE AND FITTINGS AS SHOWN ON THE PLANS.

THE PROPOSED SEWER CONNECTIONS AND CLEANOUTS SHALL BE MADE WITH 6" PVC SDR–35 PIPE AND FITTINGS AS SHOWN ON THE PLANS.

THE PROPOSED DRAIN OVERFLOW CONNECTIONS AND CLEANOUTS SHALL BE MADE WITH 6" PVC SDR–35 PIPE AND FITTINGS AS SHOWN ON THE PLANS.

THE PROPOSED ROOF DRAINS SHALL BE 4" ADS PIPE AND FITTINGS AS SHOWN ON THE PLANS.

THE PROPOSED STRUCTURES AND APPURTENANCES USED FOR THE PROPOSED GROUNDWATER INFILTRATION SYSTEMS WILL CONSIST OF TWOCULTEC 280HD INFILTRATION CHAMBERS FOT LOT 1 AND TWO 330XLHD CHAMBERS FOR LOT 2.

STORMWATER INFILTRATION NOTES

THE PROPOSED IMPERVIOUS AREA OF THE LOT 1 IS 1,869 SQUARE FEET AN INCREASE OF 73 SQUARE FEET FROM THE EXISTING IMPERVIOUS AREA OF 1,796 SQUARE FEET. THE PROPOSED IMPERVIOUS AREA WILL REQUIRE A MINIMUM INFILTRATION SYSTEM STORMWATER STORAGE CAPACITY OF 155.74 CUBIC FEET (1,165 GALLONS) TO COMPLY WITH THE COMMISSION'S INFILTRATION SYSTEM REQUIREMENTS. THERE ARE TWO INFILTRATION SYSTEMS PROPOSED FOR THE SITE, SYSTEM '1A' WITH TWO CULTEC 280HD INFILTRATION CHAMBERS AND SYSTEM '1B' A STONE TRENCH DRAIN COLLECTING RUNOFF FROM THE DRIVEWAY. THE TWO SYSTEMS WILL PROVIDE 172.64 CUBIC FEET (1,291 GALLONS) OF STORAGE (155.74 CF REQ'D). IF THE SYSTEM REACHES CAPACITY IT WILL OVERFLOW TO THE COMMISSION,S 20" DRAIN IN NEPONSET AVENUE.

THE PROPOSED IMPERVIOUS AREA OF THE LOT 2 IS 2,283 SQUARE FEET AN INCREASE OF 1,310 SQUARE FEET FROM THE EXISTING IMPERVIOUS AREA OF 973 SQUARE FEET. THE PROPOSED IMPERVIOUS AREA WILL REQUIRE A MINIMUM INFILTRATION SYSTEM STORMWATER STORAGE CAPACITY OF 190.24 CUBIC FEET (1,423 GALLONS) TO COMPLY WITH THE COMMISSION'S INFILTRATION SYSTEM REQUIREMENTS. THERE ARE TWO INFILTRATION SYSTEMS PROPOSED FOR THE SITE, SYSTEM '2B' WITH TWO CULTEC 330XLHD INFILTRATION CHAMBERS AND SYSTEM '2C' A STONE TRENCH DRAIN COLLECTING RUNOFF FROM THE DRIVEWAY. THE TWO SYSTEMS WILL PROVIDE 208.29 CUBIC FEET (1,558 GALLONS) OF STORAGE (190.24 CF REQ'D). IF THE SYSTEM REACHES CAPACITY IT WILL OVERFLOW TO THE COMMISSION'S 20" DRAIN IN NEPONSET AVENUE.

THE PROPOSED INFILTRATION SYSTEMS WERE DESIGNED USING THE CULTEC STORMGENIE PROGRAM. SEE SHEET NO. 2 OF 2 FOR ADDITIONAL DETAILS AND NOTES ON THE PROPOSED INFILTRATION SYSTEMS.

REVISIONS

CONTACT INFORMATION

OWNER:
NOEL GARCIA
31 NEPONSET AVENUE
ROSLINDALE, MA 02131

APPLICANT:
GARY MARTELL
15 BROWNSON TERRACE
JAMAICA PLAIN, MA 02130
1–617–877–4127
r.e.consulting@hotmail.com

SPECIAL CONDITIONS

(18) CONDITIONS LETTER
INSPECTOR _____ DATE _____

(19) ASBUILT PLANS
INSPECTOR _____ DATE _____

SEND CONDITIONS LETTER TO GARY MARTELL

BWSC USE ONLY

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 B.W.S.C. prior to connection to B.W.S.C. facilities. Site Plans are valid for a period of one (1) year from date of approval.

JOHN P. SULLIVAN, JR. P.E., Chief Engineer DATE

BACKWATER VALVE INSTALLATION

APPROVAL: _____ DATE: _____

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.

BWSC INSPECTIONS

31 NEPONSET AVENUE (EXISTING) BWSC ACCOUNT No. 581552000
WATER METER No. 03036804 G.S.A. No. _____
ASSESSORS PARCEL 20–07010–026 LAND USE CODE R1

(1) RETURN METER & MTU TO BWSC
INSPECTOR _____ DATE _____
(2) CUT & CAP EXISTING WATER ON LOT (STA 0+37)
INSPECTOR _____ DATE _____
(3) CUT & CAP EXISTING SEWER ON LOT (STA 0+37)
INSPECTOR _____ DATE _____
(4) CUT & CAP EXISTING DRAIN ON LOT (STA 0+37)
INSPECTOR _____ DATE _____

31 NEPONSET AVENUE (LOT 1) BWSC ACCOUNT No. 581552000
WATER METER No. _____ G.S.A. No. _____
ASSESSORS PARCEL PORTION OF 20–07010–026 LAND USE R1

(2) CUT & CAP EXISTING WATER AT MAIN (STA 0+42)
INSPECTOR _____ DATE _____
(2) REMOVE SXISTING CURB STOP (STA 0+42)
INSPECTOR _____ DATE _____
(3) 6" PVC SDR–35 SEWER w/FERNCO COUPLING AT STUB (STA 0+39)
INSPECTOR _____ DATE _____
(3) 6" PVC SDR–35 SEWER CLEANOUT (STA 0+39)
INSPECTOR _____ DATE _____
(3) DYE TEST (SEWER)
INSPECTOR _____ DATE _____
(3) 6" PVC SDR–35 DRAIN w/FERNCO COUPLING AT STUB (STA 0+39)
INSPECTOR _____ DATE _____
(4) 6" PVC SDR–35 DRAIN CLEANOUT (STA 0+39)
INSPECTOR _____ DATE _____
(4) DYE TEST (DRAIN)
INSPECTOR _____ DATE _____
(5) 3/4" TYPE K COPPER WATER SERVICE CONNECTION (STA 0+16)
INSPECTOR _____ DATE _____
(6) 5/8" WATER METER (INSIDE)
INSPECTOR _____ DATE _____
(7) INFILTRATION SYSTEM '1A' (2 CULTEC 280HD CHAMBERS)
INSPECTOR _____ DATE _____
(8) STONE TRENCH DRAIN '1B' (FOR DRIVEWAY)
INSPECTOR _____ DATE _____

35 NEPONSET AVENUE (LOT 2) BWSC ACCOUNT No.
WATER METER No. _____ G.S.A. No. _____
ASSESSORS PARCEL PORTION OF 20–07010–026 LAND USE R1

(9) 3/4" TYPE K COPPER WATER SERVICE CONNECTION (STA 0+72)
INSPECTOR _____ DATE _____
(10) 5/8" WATER METER (INSIDE)
INSPECTOR _____ DATE _____
(11) 6" PVC SDR–35 SEWER w/SADDLE CONNECTION AT MAIN (0+58)
INSPECTOR _____ DATE _____
(12) 6" PVC SDR–35 SEWER CLEANOUT (STA 0+58)
INSPECTOR _____ DATE _____
(12) DYE TEST (SEWER)
INSPECTOR _____ DATE _____
(13) 6" PVC SDR–35 DRAIN w/SADDLE CONNECTION AT MAIN (0+90)
INSPECTOR _____ DATE _____
(14) 6" PVC SDR–35 DRAIN CLEANOUT (STA 0+90)
INSPECTOR _____ DATE _____
(14) DYE TEST (DRAIN)
INSPECTOR _____ DATE _____
(15) J&R CONCRETE TRENCH DRAIN '2A" w/ 'DON'T DUMP PLAQUE"
INSPECTOR _____ DATE _____
(16) INFILTRATION SYSTEM '2B' (2 CULTEC 330XLHD CHAMBERS)
INSPECTOR _____ DATE _____
(17) STONE TRENCH DRAIN '2C' (FOR DRIVEWAY)
INSPECTOR _____ DATE _____

BWSC SITE PLAN No. 16___
31–35 NEPONSET STREET
BOSTON, MASS.
(ROSLINDALE – 02131–2153)

SCALE: 1"=10' JANUARY 29, 2016

NORWOOD ENGINEERING CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 02062
PHONE: 781–762–0143 FAX 781–762–8595

METERS 0 2.5 5 10
FEET 0 5 10 20 30

SHEET No. 1 OF 2 8291–25

BWSC SITE PLAN No. 16___

8291–25–BWSC (01–29–16).DWG

PWD USE ONLY

CITY OF BOSTON PUBLIC WORKS DEPARTMENT
APPROVAL OF SITE UTILITY/GRADING PLAN

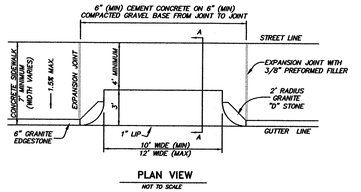
Approving the relationship gradewise of the proposed building to the abutting public way(s) and DOES NOT consider the approval of new/modified curb cuts.

Apparent building projections over the public way? ☐ Yes ☒ No

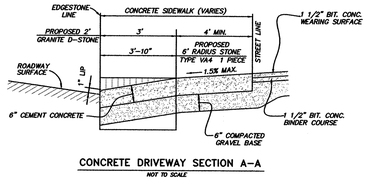
Any building projections over the public way, noted or otherwise, require additional permitting.

TODD M. LIMING, PE, Principal Civil Engineer DATE

TYPICAL RESIDENTIAL CURB CUT DETAIL



PLAN VIEW
NOT TO SCALE



CONCRETE DRIVEWAY SECTION A–A
NOT TO SCALE

CONDITIONS OF THE CURB CUT PERMIT

THE PERMITEE AGREES TO SAVE AND HOLD HARMLESS THE CITY OF BOSTON FROM ALL LIABILITY ARISING FROM THE CONSTRUCTION ASSOCIATED WITH PERMIT. THIS PERMIT IS NON–TRANSFERABLE.

THIS PERMIT IS CONDITIONAL AND ONLY BECOMES VALID UPON THE ISSUANCE OF A USE OF PREMISES PERMIT BY THE CITY OF BOSTON INSPECTIONAL SERVICES DEPARTMENT ("ISD") FOR THE SAME PLAN SUBMITTED WITH THIS PERMIT. THIS PERMIT IS NOT VALID IF THE PLAN ASSOCIATED WITH THE USE OF PREMISES PERMIT HAS BEEN ALTERED IN ANY WAY FROM THE PLAN SUBMITTED WITH THIS PERMIT.

UNLESS OTHERWISE NOTED, THIS PERMIT AUTOMATICALLY EXPIRES 18 MONTHS FROM THE DATE OF THE ISSUANCE UNLESS EXTENDED IN WRITING BY THE CHIEF ENGINEER OF THE PUBLIC WORKS DEPARTMENT. AN EXTENSION MAY BE GRANTED AFTER A REQUEST IS MADE IN WRITING AND THEAPPROPRIATE FEES ARE PAID PRIOR TO THE 30 DAYS PRIOR TO THE EXPIRATION DATE OF THE PERMIT.

THE PROPOSED SIDEWALK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (521 CMR).

ALL WORK DONE UNDER THIS PERMIT SHALL COMPLY WITH WRITTEN REQUIREMENTS OR DIRECTIONS WHICH MAY BE ISSUED BY THE COMMISSIONER OF PUBLIC WORKS RELATING TO THE PARTICULAR PROJECT. IF ANY OF THE CONDITIONS OF THIS PERMIT ARE VIOLATED, THIS PERMIT MAY BE REVOKED BY THE COMMISSIONER OF PUBLIC WORKS.

THE WORK, MATERIALS, PLANS AND SPECIFICATIONS SHALL BE AVAILABLE AT ALL TIMES FOR INSPECTION BY DULY AUTHORIZED OFFICIALS OF THE CITY OF BOSTON.

DRIVEWAY APRON(S) CONSTRUCTED UNDER THIS PERMIT ARE FOR THE PURPOSE OF PROVIDING ACCESS TO LOTS ADJACENT TO THE RIGHT OF WAY. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THE CONSTRUCTION OF A DRIVEWAY, A PERMIT FROM THE CITY OF BOSTON PARKS & RECREATION DEPARTMENT IS REQUIRED FOR THE REMOVAL, AND/OR PLANTING OF ANY TREES ON OR ALONG A PUBLIC WAY. THE OPENING FOR THE DRIVEWAY MUST BE AT LEAST FIVE FEET AWAY FROM ANY TREE, POLE, STREET LIGHT, OR OTHER EXISTING APPURTENANCES. CONTACT (617) 635–4500 TO BE DIRECTED TO THE PARKS DEPARTMENT.

THE RELOCATION AND/OR ADJUSTMENT OF ANY PUBLIC OR PRIVATE UTILITY SHALL BE THE RESPONSIBILITY OF THE PERMITEE PRIOR TO ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.

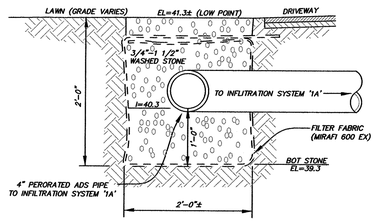
COORDINATE THE RELOCATION OF ANY TRAFFIC CONTROL SIGNS, PARKING METERS OR SIGNALIZATION DEVICES WITH THE TRANSPORTATION DEPARTMENT. CONTACT (617) 635–4500 FOR THE TRANSPORTATION DEPARTMENT.

CONSTRUCTION MATERIALS AND EQUIPMENT MUST NOT BE STORED OR PARKED ON THE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED AS A CONDITION OF THIS PERMIT.

PRIOR TO THE RELEASE OF THIS PERMIT, COMPLETE REPAIR (RESTORATION OF RIGHT OF WAY) SHALL BE MADE OF ANY AND ALL DAMAGES DONE TO THE EXISTING IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY CAUSED BY CONSTRUCTION OPERATIONS ON THIS SITE. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SODDED.PROPER PRECAUTIONS MUST BE TAKEN TO KEEP EXISTING ROADWAYS FREE OF MUD, DEBRIS AND OTHER OBSTRUCTIONS.

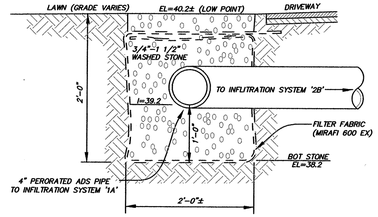
THE PROPOSED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONDITIONS OF THIS PERMIT, SUBJECT TO THE PROVISIONS OF THE MASSACHUSETTS GENERAL LAWS, THE ORDINANCES OF THE CITY OF BOSTON, AND ALL APPLICABLE REGULATIONS, STANDARDS, SPECIFICATIONS AND INSPECTION AND CONTROL OF THE COMMISSIONERS OF THE DEPARTMENT OF PUBLIC WORKS, INSPECTIONAL SERVICES DEPARTMENT AND TRANSPORTATION DEPARTMENT.

8291–25–BWSC (01–29–16).DWG



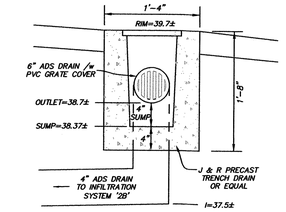
THE PROPOSED 20'x2'x2' TRENCH DRAIN WILL PROVIDE APPROXIMATELY ONE FOOT OF STORAGE AND UP TO 12± CUBIC FEET OF STORMWATER STORAGE BEFORE OVERFLOWING TO INFILTRATION SYSTEM '1A'

STONE TRENCH DRAIN '1B' (LOT 1)
NOT TO SCALE

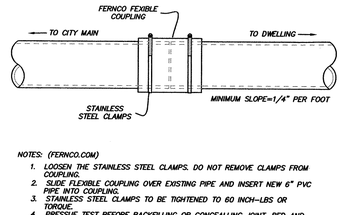


THE PROPOSED 16'x2'x2' TRENCH DRAIN WILL PROVIDE APPROXIMATELY ONE FOOT OF STORAGE AND UP TO 9.6± CUBIC FEET OF STORMWATER STORAGE BEFORE OVERFLOWING TO INFILTRATION SYSTEM '2C'

STONE TRENCH DRAIN '2C' (LOT 2)
NOT TO SCALE

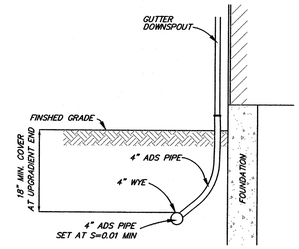


TRENCH DRAIN '2A' DETAIL (LOT 2)
NOT TO SCALE

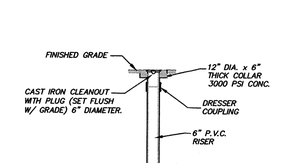


NOTES: (FERNCO.COM)
1. LOOSEN THE STAINLESS STEEL CLAMPS. DO NOT REMOVE CLAMPS FROM COUPLING.
2. SLIDE FLEXIBLE COUPLING OVER EXISTING PIPE AND INSERT NEW 6" PVC PIPE INTO COUPLING.
3. STAINLESS STEEL CLAMPS TO BE TIGHTENED TO 60 INCH–LBS OR TORQUE.
4. PRESSURE TEST BEFORE BACKFILLING OR CONCEALLING JOINT. BED AND BACKFILL PROPERLY. (MAXIMUM TEST PRESSURE 4.3 P.S.I.)

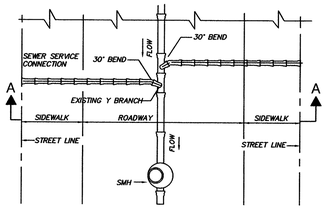
FERNCO FLEXIBLE COUPLING INSTALLATION
NOT TO SCALE

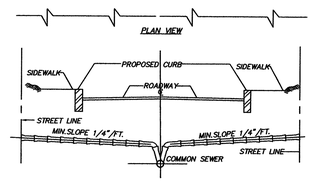


DOWNSPOUT DETAIL
NOT TO SCALE

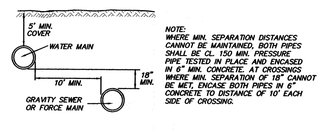


INFILTRATION SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE



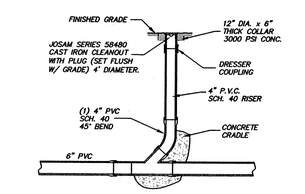


SANITARY SEWER WYE CONNECTION
NOT TO SCALE (BWSC DETAIL)

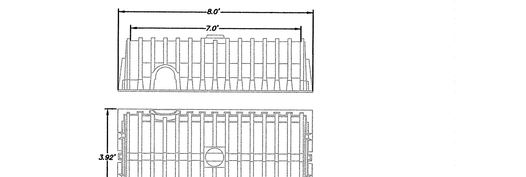


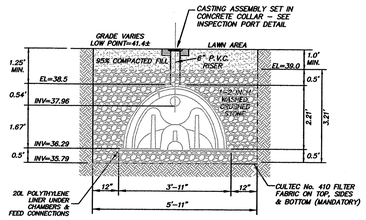
NOTE:
WHERE MIN. SEPARATION DISTANCES CANNOT BE MAINTAINED, BOTH PIPES SHALL BE CL. 150 MIN. PRESSURE PIPE TESTED IN PLACE AND ENCASED IN 6" MIN. CONCRETE. AT CROSSINGS WHERE MIN. SEPARATION OF 18" CANNOT BE MET, ENCASE BOTH PIPES IN 6" CONCRETE TO DISTANCE OF 10' EACH SIDE OF CROSSING.

SEWER/WATER SEPARATION DETAIL
NOT TO SCALE

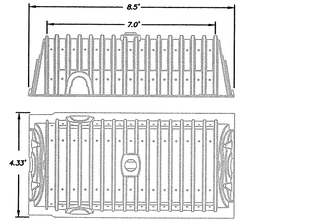


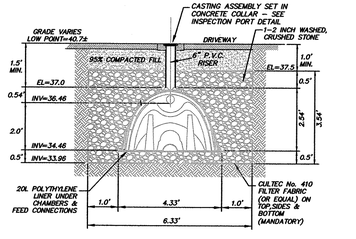
CLEANOUT DETAIL
NOT TO SCALE





LOT 1 – INFILTRATION SYSTEM '1A'
(2) CULTEC 280HD CHAMBERS OR EQUAL
NOT TO SCALE





LOT 2 – INFILTRATION SYSTEM '2B'
(2) CULTEC 330XLHD CHAMBERS OR EQUAL
NOT TO SCALE

LOT 1 – STORMWATER INFILTRATION NOTES

THE PROPOSED IMPERVIOUS AREA OF THE LOT 1 IS 1,869 SQUARE FEET AN INCREASE OF 73 SQUARE FEET FROM THE EXISTING IMPEVIOUS AREA OF 1,796 SQUARE FEET. THE PROPOSED IMPERVIOUS AREA WILL REQUIRE A MINIMUM INFILTRATION SYSTEM STORMWATER STORAGE CAPACITY OF 155.74 CUBIC FEET (1,165 GALLONS) TO COMPLY WITH THE COMMISSION'S INFILTRATION REQUIREMENTS. (1,869 SF x 0.08333 FT = 155.74 CF REQUIRED).

THERE ARE TWO INFILTRATION SYSTEMS PROPOSED FOR THE SITE, SYSTEM '1A' (160.64 CF), WITH TWO CULTEC 280HD INFILTRATION CHAMBERS AND SYSTEM '1B' (12 CF), A STONE TRENCH DRAIN COLLECTING RUNOFF FROM THE DRIVEWAY. THE TWO SYSTEMS WILL PROVIDE 172.64 CUBIC FEET (1,291 GALLONS) OF STORAGE (155.74 CF REQUIRED).

IF THE SYSTEM REACHES CAPACITY IT WILL OVERFLOW TO THE COMMISSION'S 20" DRAIN IN NEPONSET AVENUE. THE TWO SYSTEMS WILL PROVIDE 1.10 INCHES (BWSC REQUIRES A MINIMUM OF 1 INCH PER SQUARE FOOT) OF STORMWATER STORAGE PER SQUARE FOOT OF POST–CONSTRUCTION IMPERVIOUS AREA ON THE LOT [(172.64 CF/1,869 SF)x12 IN/FT=1.108 IN/SF].

THE INVERT OF THE DRAIN CLEANOUT AT NEPONSET STREET IS THE OVERFLOW OUTLET AND IS SET AT THE SAME ELEVATION AS THE TOP OF THE SYSTEMS PROPOSED STONE BED TO TAKE FULL ADVANTAGE OF THE SYSTEM'S STORAGE CAPACITY. THE PROPOSED CAPACTY OF THE SYSTEM DOES NOT INCLUDE ANY POTENTIAL STORAGE IN THE DRAIN PIPES CONNECTING THE SYSTEMS.

THE PROPOSED INFILTRATION SYSTEM WAS DESIGNED USING THE CULTEC STORMGENIE PROGRAM. COPIES OF THE CULTEC CALCULATIONS HAVE BEEN SUBMITTED WITH PLAN.

LOT 2 – STORMWATER INFILTRATION NOTES

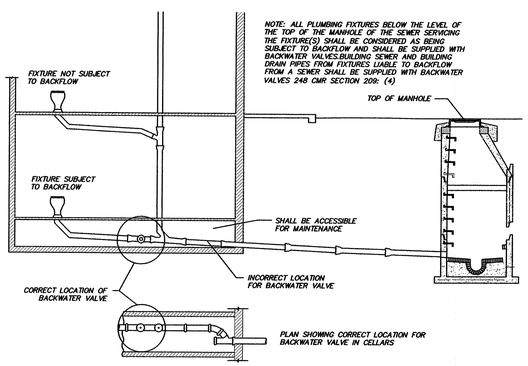
THE PROPOSED IMPERVIOUS AREA OF THE LOT 2 IS 2,283 SQUARE FEET AN INCREASE OF 1,310 SQUARE FEET FROM THE EXISTING IMPEVIOUS AREA OF 972 SQUARE FEET. THE PROPOSED IMPERVIOUS AREA WILL REQUIRE A MINIMUM INFILTRATION SYSTEM STORMWATER STORAGE CAPACITY OF 190.24 CUBIC FEET (1,423 GALLONS) TO COMPLY WITH THE COMMISSION'S INFILTRATION REQUIREMENTS. (2,283 SF x 0.08333 FT = 190.24 CF REQUIRED).

THERE ARE TWO INFILTRATION SYSTEMS PROPOSED FOR THE SITE, SYSTEM '2B' (198.69 CF), WITH TWO CULTEC 330XLHD INFILTRATION CHAMBERS AND SYSTEM '2C' (9.6 CF), A STONE TRENCH DRAIN COLLECTING RUNOFF FROM THE DRIVEWAY. THE TWO SYSTEMS WILL PROVIDE 208.29 CUBIC FEET (1,558 GALLONS) OF STORAGE (190.24 CF REQUIRED).

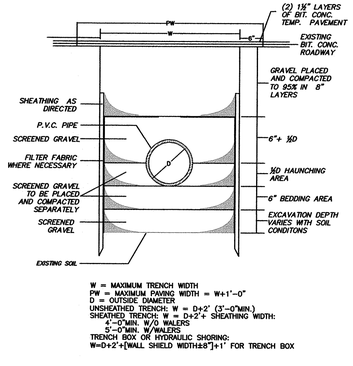
IF THE SYSTEM REACHES CAPACITY IT WILL OVERFLOW TO THE COMMISSION'S 20" DRAIN IN NEPONSET AVENUE. THE TWO SYSTEMS WILL PROVIDE 1.09 INCHES (BWSC REQUIRES A MINIMUM OF 1 INCH PER SQUARE FOOT) OF STORMWATER STORAGE PER SQUARE FOOT OF POST–CONSTRUCTION IMPERVIOUS AREA ON THE LOT [(208.29 CF/2,283 SF)x12 IN/FT=1.09 IN/SF].

THE INVERT INTO THE DRAIN CLEANOUT AT NEPONSET STREET IS THE OVERFLOW OUTLET AND IS SET AT AS THE TOP OF THE SYSTEMS PROPOSED STONE BED TO TAKE FULL ADVANTAGE OF THE SYSTEM'S STORAGE CAPACITY. THE PROPOSED CAPACTY OF THE SYSTEM DOES NOT INCLUDE ANY POTENTIAL STORAGE IN THE DRAIN PIPES CONNECTING THE SYSTEMS.

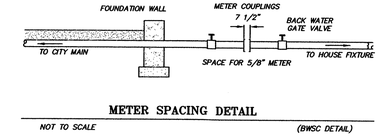
THE PROPOSED INFILTRATION SYSTEM WAS DESIGNED USING THE CULTEC STORMGENIE PROGRAM. COPIES OF THE CULTEC CALCULATIONS HAVE BEEN SUBMITTED WITH PLAN.



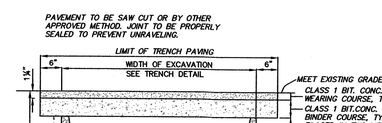
BACKWATER VALVE LOCATION
NOT TO SCALE



TRENCH DETAIL FOR P.V.C. PIPE
NOT TO SCALE (BWSC DETAIL)

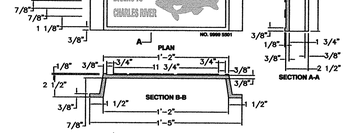


WATER SERVICE CONNECTION
NOT TO SCALE

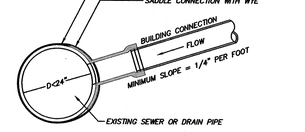


METER SPACING DETAIL
NOT TO SCALE (BWSC DETAIL)

PERMANENT TRENCH REPAIR
NOT TO SCALE (BWSC DETAIL)



"DON'T DUMP" PLAQUE DETAIL
NOT TO SCALE (BWSC DETAIL)



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.

SANITARY SEWER SADDLE CONNECTION DETAIL
NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS — MATTHEW D. SMITH — CIVIL — No. 48084 — REGISTERED PROFESSIONAL ENGINEER

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DIG SAFE — MA–ME–NH–RI–VT — 1–888–344–7233 — 1–888–DIG–SAFE

CONTACT INFORMATION

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15 BROWNSON TERRACE
JAMAICA PLAIN, MA 02130
1–617–877–4127
r.e.consulting@hotmail.com

BWSC SITE PLAN No. 16___
31–35 NEPONSET STREET
BOSTON, MASS.
(ROSLINDALE – 02131–2153)

SCALE: 1"=10' JANUARY 29, 2016

NORWOOD ENGINEERING CO., INC.
CIVIL ENGINEERS & LAND SURVEYORS
1410 ROUTE ONE, NORWOOD, MA 02062
PHONE: 781–762–0143 FAX 781–762–8595

METERS 0 2.5 5 10
FEET 0 5 10 20 30

SHEET No. 2 OF 2 8291–25

REVISIONS

BWSC SITE PLAN No. 16___

Wood Picket Fence with Entry Arbor

Solid Board Wood Fence

Annabelle Hydrangea

Scintillation Rhododendron

Japanese Spirea

Catmint

Coral Bells

Daylily

Meserve Holly

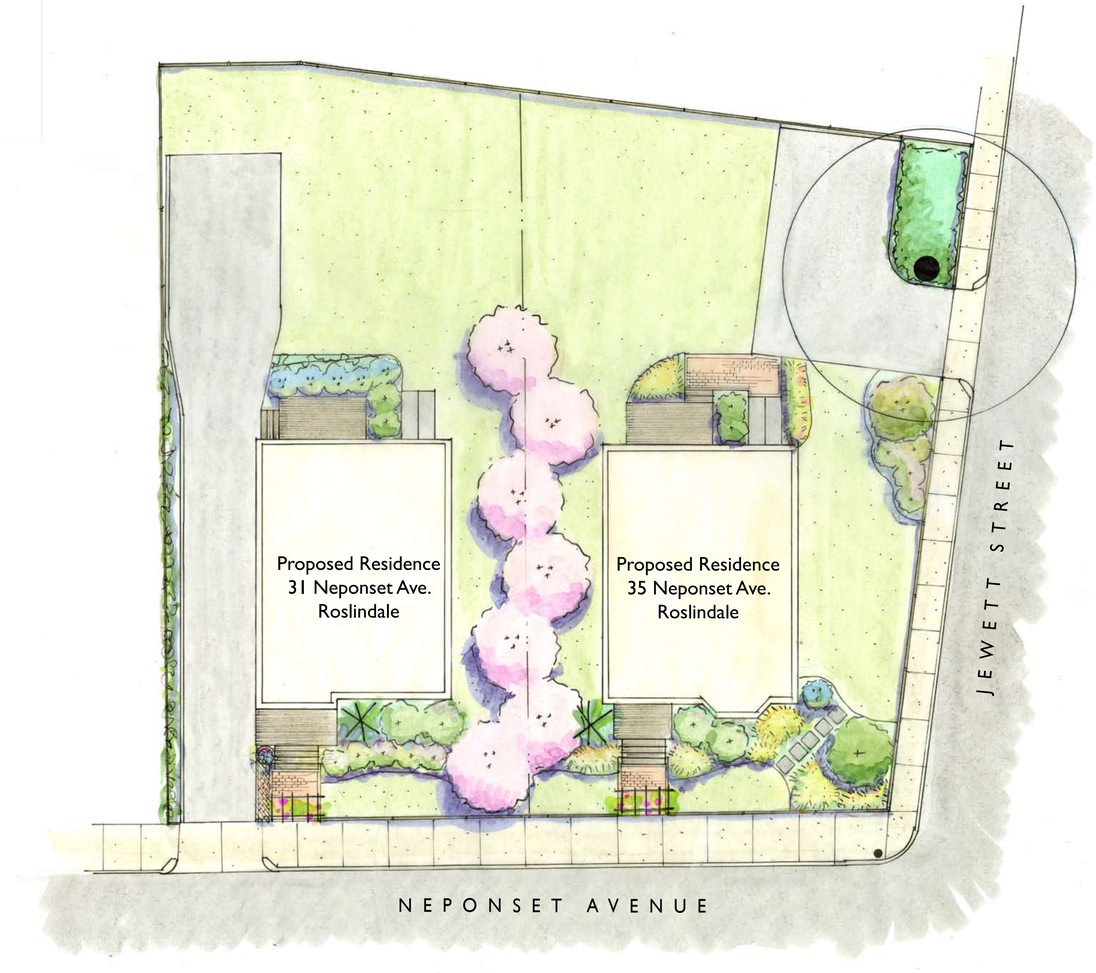
Woodbine

Climbing Hydrangea

Hakone Grass

Miscanthus

Periwinkle



Blair Hines Design Associates
LANDSCAPE ARCHITECTS

31-135 Neponset Avenue Roslindale, MA

Draft Illustrative Landscape Plan

SCALE: 1/8"=1'-0"
0 2' 4' 8' 20'

March 29, 2016