
NOTICE OF INTENT

51 Melcher Street

Boston, Massachusetts

PREPARED FOR

GI ETS Fort Point I LLC
c/o GI Partners
188 The Embarcadero, Suite 700 San
Francisco, CA 94105

PREPARED BY



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

July 20, 2022

Updated 8/3/22



Table of Contents

NOI Forms

- WPA Form 3
- Boston Notice of Intent Form
- Boston Notice of Intent Filing Checklist
- Copy of Filing Fee Checks

NOI Figures

- Figure 1 – USGS Locus Map
- Figure 2 – Aerial Map
- Figure 3 – NHESP Map
- Figure 4 – FEMA FIRM

Attachment A – NOI Narrative

1. Introduction	1
2. Site Description	2
3. Wetland Resource Areas	3
Land Subject to Coastal Storm Flowage	3
4. Project Description	3
5. Work Description	4
6. Mitigation Measures	4
Erosion and Sediment Control	4
Non-Structural Practices	5
Structural Practices	5
Stormwater Management	6
7. Regulatory Compliance	6
Land Subject to Coastal Storm Flowage	6
List of Anticipated Permits/Approvals	8
8. Climate Resilience	9
Extreme Heat Events	9
Sea Level Rise and Flood Events	9
Environmental Justice	12

Attachment B – Abutter Notification Materials



Attachment C – Photolog

Attachment D – Project Plans (Bound Separately)

Attachment E – Stormwater Management Memo (Bound Separately)

Notice of Intent Forms

- › WPA Form 3
- › Boston Notice of Intent Form
- › Boston Notice of Intent Filing Checklist
- › Copy of Filing Fee Checks

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1403263
City/Town: BOSTON

A. General Information

1. Project Location:

a. Street Address	51 MELCHER STREET		
b. City/Town	BOSTON	c. Zip Code	02210
d. Latitude	42.34936N	e. Longitude	71.05016W
f. Map/Plat #	NA	g. Parcel/Lot #	0601166040

2. Applicant:

Individual Organization

a. First Name		b. Last Name	
c. Organization	GI ETS FORT POINT I LLC C/O GI PARTNERS		
d. Mailing Address	188 THE EMBARCADERO, SUITE 700		
e. City/Town	SANFRANCISCO	f. State	CA
		g. Zip Code	94105
h. Phone Number		i. Fa[
		j. Email	

3. Property Owner:

more than one owner

a. First Name		b. Last Name	
c. Organization	GI ETS FORT POINT I LLC C/O GI PARTNERS		
d. Mailing Address	188 THE EMBARCADERO, SUITE 700		
e. City/Town	SANFRANCISCO	f. State	CA
		g. Zip Code	94105
h. Phone Number		i. Fax	
		j. Email	

4. Representative:

a. First Name	KLAIRE	b. Last Name	GUBLER
c. Organization	VHB		
d. Mailing Address	101 WALNUT STREET		
e. City/Town	WATERTOWN	f. State	MA
		g. Zip Code	02472
h. Phone Number	617-607-2632	i. Fax	
		j. Email	kgubler@vhb.com

5. Total WPA Fee Paid (Automatically inserted from NOI Wetland Fee Transmittal Form):

a. Total Fee Paid	1,050.00	b. State Fee Paid	512.50	c. City/Town Fee Paid	537.50
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6. General Project Description:

The project is a redevelopment of an existing office building for life science purposes. Work within LSCSF includes construction of sidewalks, an infiltration system, and electrical equipment. The Project proposes approximately 1,116 SF of permanent impacts to LSCSF and 3,996 SF of temporary impacts to LSCSF.

7a. Project Type:

- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input checked="" type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

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Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1403263
 City/Town: BOSTON

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project:
 2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
SUFFOLK	DEED	66201	337

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if any)	
2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only	
	<input type="checkbox"/> 100 ft. - New agricultural projects only	
	<input type="checkbox"/> 200 ft. - All other projects	
3. Total area of Riverfront Area on the site of the proposed project		square feet
4. Proposed Alteration of the Riverfront Area:		
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft.

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1403263
 City/Town: BOSTON

and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)

Resource Area Size of Proposed Alteration Proposed Replacement (if any)

a. <input type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	5,112	
	1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please entered the additional amount here.

- a. square feet of BVW b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Intent
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1403263
City/Town: BOSTON

Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage of Endangered Species program (NHESP)?

a. Yes No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species
Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map: FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

1. Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. Assessor's Map or right-of-way plan of site

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

a. Project description (including description of impacts outside of wetland resource area & buffer zone)

b. Photographs representative of the site

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" and **mail to NHESP** at above address

*Projects altering **JO or more acres** of land, also submit:*

d. Vegetation cover type map of site

e. Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing.

a. NHESP Tracking Number

□ **Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1403263
City/Town: BOSTON

b. Date submitted to NHESP

3. Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. Not applicable - project is in inland resource area only

b. Yes No

If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

a. Yes No

If yes, provide name of ACEC (see instructions to WPA Form 3 or DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

a. Yes No

5. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L.c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L.c. 130, § 105)?

a. Yes No

6. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

a. Yes, Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol.2, Chapter 3)

2. A portion of the site constitutes redevelopment

3. Proprietary BMPs are included in the Stormwater Management System

b. No, Explain why the project is exempt:

1. Single Family Home

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1403263
City/Town: BOSTON

- 2. Emergency Road Repair
- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department by regular mail delivery.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s). Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title:	b. Plan Prepared By:	c. Plan Signed/Stamped By:	c. Revised Final Date:	e. Scale:
51 MELCHER PROPOSED STORMWATER MANAGEMENT MEMORANDUM	GI PARTNERS ERIC MEREDITH, PE		7.20.2022 7.13.2022	

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form.
- 9. Attach Stormwater Report, if needed.
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Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:1403263

City/Town:BOSTON

E. Fees

- 1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

Table with 2 columns: Field Name, Value. Fields include Municipal Check Number (373136 and 373137), State Check Number (373135), Payer name on check: First Name (VHB), Check date (7/6/2022).

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Table with 2 columns: Field Name, Value. Fields include Signature of Applicant (handwritten), Date (07-18-22), Signature of Property Owner (handwritten), Date (7/20/2022).

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1403263
 City/Town: BOSTON

A. Applicant Information

1. Applicant:

a. First Name					b. Last Name		
c. Organization	GI ETS FORT POINT I LLC C/O GI PARTNERS						
d. Mailing Address	188 THE EMBARCADERO, SUITE 700						
e. City/Town	SANFRANCISCO	f. State	CA	g. Zip Code	94105		
h. Phone Number					i. Fax	j. Email	

2. Property Owner:(if different)

a. First Name					b. Last Name		
c. Organization	GI ETS FORT POINT I LLC C/O GI PARTNERS						
d. Mailing Address	188 THE EMBARCADERO, SUITE 700						
e. City/Town	SANFRANCISCO	f. State	CA	g. Zip Code	94105		
h. Phone Number					i. Fax	j. Email	

3. Project Location:

a. Street Address	51 MELCHER STREET	b. City/Town	BOSTON
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Are you exempted from Fee?

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
B.) EACH BUILDING (FOR DEVELOPMENT) INCLUDING SITE;	1	1050.00		1050.00
		City/Town share of filling fee \$537.50	State share of filing fee \$512.50	Total Project Fee \$1,050.00



A. GENERAL INFORMATION

1. Project Location

51 Melcher Street Boston 02210
a. Street Address b. City/Town c. Zip Code

 0601166040
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant

 GI ETS FORT POINT I LLC C/O GI PARTNERS
a. First Name b. Last Name c. Company
188 The Embarcadero, Suite 700
d. Mailing Address
San Francisco CA 94105
e. City/Town f. State g. Zip Code
415-688-4800
h. Phone Number i. Fax Number j. Email address

3. Property Owner

a. First Name b. Last Name c. Company

d. Mailing Address

e. City/Town f. State g. Zip Code

h. Phone Number i. Fax Number j. Email address

Check if more than one owner

(If there is more than one property owner, please attach a list of these property owners to this form.)

4. Representative (if any)

Klaire Gubler VHB
a. First Name b. Last Name c. Company
101 Walnut Street
d. Mailing Address
Watertown MA 02471
e. City/Town f. State g. Zip Code
617.607.2632 kgubler@vhb.com
h. Phone Number i. Fax Number j. Email address



5. Is any portion of the proposed project jurisdictional under the Massachusetts Wetlands Protection Act M.G.L. c. 131 §40?

- Yes No

If yes, please file the WPA Form 3 - Notice of Intent with this form

6. General Information

The Project is a renovation of an existing office building for life science purposes. Work within LSCSF includes construction of sidewalks, an infiltration system, and electrical equipment. The Project proposes approximately 1,116 SF of permanent impacts to LSCSF and 3,996 SF of temporary impacts to LSCSF.

7. Project Type Checklist

- a. Single Family Home
- b. Residential Subdivision
- c. Limited Project Driveway Crossing
- d. Commercial/Industrial
- e. Dock/Pier
- f. Utilities
- g. Coastal Engineering Structure
- h. Agriculture – cranberries, forestry
- i. Transportation
- j. Other

8. Property recorded at the Registry of Deeds

<u>Suffolk</u>	<u>337</u>
a. County	b. Page Number
<u>66201</u>	
c. Book	d. Certificate # (if registered land)

9. Total Fee Paid

<u>\$1050.00</u>	<u>\$512.50</u>	<u>\$537.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City Fee Paid

B. BUFFER ZONE & RESOURCE AREA IMPACTS

Buffer Zone Only - Is the project located only in the Buffer Zone of a resource area protected by the Boston Wetlands Ordinance?

- Yes No

1. Coastal Resource Areas



<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Coastal Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 100-foot Salt Marsh Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

2. Inland Resource Areas

<u>Resource Area</u>	<u>Resource Area Size</u>	<u>Proposed Alteration*</u>	<u>Proposed Mitigation</u>
<input type="checkbox"/> Inland Flood Resilience Zone	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Isolated Wetlands	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Vernal Pool Habitat (vernal pool + 100 ft. upland area)	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> 25-foot Waterfront Area	_____ Square feet	_____ Square feet	_____ Square feet
<input type="checkbox"/> Riverfront Area	_____ Square feet	_____ Square feet	_____ Square feet

C. OTHER APPLICABLE STANDARDS & REQUIREMENTS

1. What other permits, variances, or approvals are required for the proposed activity described herein and what is the status of such permits, variances, or approvals?

The requested information is provided in the attached narrative.



2. Is any portion of the proposed project located in Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the Massachusetts Natural Heritage Atlas or go to <http://www.mass.gov/dfwele/dfw/nhosp/nhregmap.htm>.

- Yes No

If yes, the project is subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18).

A. Submit Supplemental Information for Endangered Species Review

Percentage/acreage of property to be altered:

(1) within wetland Resource Area _____
percentage/acreage

(2) outside Resource Area _____
percentage/acreage

Assessor's Map or right-of-way plan of site

3. Is any portion of the proposed project within an Area of Critical Environmental Concern?

- Yes No

If yes, provide the name of the ACEC: _____

4. Is the proposed project subject to provisions of the Massachusetts Stormwater Management Standards?

Yes. Attach a copy of the Stormwater Checklist & Stormwater Report as required.

Applying for a Low Impact Development (LID) site design credits

A portion of the site constitutes redevelopment

Proprietary BMPs are included in the Stormwater Management System

No. Check below & include a narrative as to why the project is exempt

Single-family house

Emergency road repair

Small Residential Subdivision (less than or equal to 4 single family houses or less than or equal to 4 units in a multifamily housing projects) with no discharge to Critical Areas

5. Is the proposed project subject to Boston Water and Sewer Commission Review?

- Yes No



D. SIGNATURES AND SUBMITTAL REQUIREMENTS

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the Wetlands Protection Ordinance.

Signature of Applicant

Date

Signature of Property Owner (if different)

Date

Signature of Representative (if any)

7/20/22

Date

Checklist for Filing a Notice of Intent with Boston Conservation Commission

In order for the Boston Conservation Commission to effectively process your Notice of Intent, BCC requests that you complete the checklist below and include it with your submission. If you should need assistance please contact Commission Staff: 617-635-3850 (cc@boston.gov).

Please Submit the Following to the Conservation Commission:

- Two copies (a signed original and 1 copy) of a completed Notice of Intent (WPA Form 3)
- Two copies (a signed original and 1 copy) of a completed Boston Notice of Intent (Local Form)
- Two copies of plans (reduced to 11" X 17") in their final form with engineer's stamp affixed supporting calculations and other documentation necessary to completely describe the proposed work and mitigating measures. Plans must include existing conditions, the proposed project, erosion controls and mitigation measures, grading and spot elevations and all wetland resource areas and associated buffer zones. Some projects may require both an aerial view of the plans along with a profile view of plans depending on the scope of work.
- Two copies of an 8 ½" x 11" section of the [USGS quadrangle map](#) of the area, containing sufficient information for the Conservation Commission and the Department to locate the site of the work.
- (If applicable) Two copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps: <https://msc.fema.gov/portal>.
- Two copies of the determination regarding the Natural Heritage and Endangered Species Program: Review Section C. Other Applicable Standards and Requirements of the Notice of Intent, page 4 of 8, pertaining to wildlife habitat. The Conservation Commission and the [Natural Heritage & Endangered Species Program](#) have the maps necessary to make this determination.
- (If applicable) Two hard copies of a Stormwater Report to document compliance with the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q), including associated drainage calculations for rooftops, parking lots, driveways, etc., for the required design storm events.
- (If applicable) A narrative detailing best management practices for stormwater management as set forth in the Stormwater Management Standards of the Massachusetts Department of Environmental Protection and any separate standards and guidelines prepared by the City and the Boston Water and Sewer Commission.
- (If applicable) Two hard copies of the Checklist for Stormwater Report
- Details of the stormwater management system, including: catch basins, oil separating tanks, detention basins, outfalls, sewer connections, etc.
- Any photographs related to the project representing the wetland resource areas.
- Two copies of a detailed project narrative describing the following: an overview of the entire project, the work proposed within wetland resource areas and/or buffer zones; how the performance standards specific to the wetland resource areas will be met (listing out each performance standard); a consideration of the effect that projected sea level rise, changes in storm intensity and frequency, and other consequences of climate change may have on the resource areas and proposed activities; construction equipment and material involved; and measures to protect wetland resource areas and mitigate impacts. The applicant shall also include narrative on how they plan to integrate climate change and adaptation planning considerations into their project to promote climate resilience to protect and promote Resource Area Values and functions into the future.
- Two copies of an Abutters List, Affidavit of Service and [Abutter Notification](#), filed concurrently with the Notice of Intent. Abutter notices shall be sent in both English and the second most commonly spoken language(s) in the neighborhood(s) where the project is proposed. Notices shall also include Babel notice cards for additional translation and language access services. [All abutters within 300' of the project](#)

Checklist for Filing a Notice of Intent with Boston Conservation Commission

[property line](#) must be notified including those in a neighboring municipality. In such an instance, a copy of the filing must also be sent to the local Conservation Commission of the neighboring municipality.
EXCEPTION: When work is in land under water bodies and waterways or on a tract of land greater than 50 acres, written notification must only be given to abutters within 300 feet of the “project site.”

- Two copies of the BPDA Climate Resiliency Checklist (for new buildings). This can be completed online at <http://www.bostonplans.org/planning/planning-initiatives/article-37-green-building-guidelines>. Please print the pdf that you will receive via email after completion and include it in your submission.
- Electronic copies.** Documents may be submitted via email, or via an email link to downloadable documents.



To minimize the use of non-recyclable materials ***please do not include vinyl or plastic binders, bindings, folders or covers with the filing.*** Staples and binder clips are good choices.



To: Boston Conservation Commission
1 City Hall Square, Room 709
Boston, MA 02201

Date: August 3, 2022

Memorandum

Project #: 15334.00

From: Eric Meredith, PE

Re: Proposed Stormwater Management Memorandum
51 Melcher Street
Boston, Massachusetts

Project Summary

The applicant, GI ETS Fort Point LLC (GI), proposes the conversion of the existing 97,000 SF of gross floor area (GFA) of office space located at 51 Melcher Street in Boston to combined office and life science use within the existing building envelope. Minor improvements to the site area will be necessary to support the new use including a revitalized loading dock and canopy off Necco Court, sidewalk improvements along Melcher Street, electrical equipment upgrades and utility relocations/upgrades and stormwater control improvements.

Existing Conditions

The building was originally constructed in 1915 and recently renovated in 2011/2012. Under existing conditions, the site is 100% impervious. Runoff from the roof of the existing 9 story office building is collected through roof drains which flow to the existing drainage system within Melcher Street. The Melcher Street drain flows to the existing drainage system within Necco Street which eventually discharges into the Fort Point Channel. The impervious areas in the existing services areas sheet flow to catch basins that connect into the Necco Court existing drainage system. From the Necco Court existing drain, the flow continues into the same drain within Necco Street as the roof runoff is directed to. Currently there are no known stormwater issues on-site.

Proposed Conditions

The applicant proposes to convert the existing office space into a combination of office/life sciences. The existing site is highly urban and fully impervious. The proposed redevelopment will not change impervious cover on-site since the site building and site are being maintained. As such, peak discharge rates from the site will not increase. However, the project includes new facilities to manage and treat stormwater to improve drainage conditions over existing and promote infiltration. Runoff from the building roof will be treated in accordance with Boston Water and Sewer Standards. This roof runoff will be captured with roof drains and directed to a stormwater detention tank within the basement of the building. From the stormwater detention tank, this runoff will be pumped to a subsurface infiltration system within the western loading dock area. Overflow from stormwater detention tank will discharge to the existing drainage system within Melcher Street and overflow from the subsurface infiltration system will discharge to the existing drainage system within Necco Court. The detention/infiltration system is sized to store/infiltrate 1-inch of runoff over approximately 13,927 SF of the building and site. By infiltrating 1-inch of runoff the site will achieve a minimum of 80% TSS removal and 60% phosphorous reduction prior to discharge to the Boston Water and Sewer drainage system. Test pits have not been completed at this time. Test pits will need to be completed to confirm Raul's rates and depth to estimate seasonal high groundwater.

The Project will provide an improvement over existing conditions by controlling runoff from the building and providing treatment in accordance with Boston Water and Sewer requirements for the building that discharges untreated today under existing conditions.

The stormwater management system is in final design and will be reviewed by the Boston Water and Sewer Commission through their Site Plan Approval process.

Massachusetts Department of Environmental Protection (DEP) – Stormwater Management Standards

As demonstrated below, the proposed Project complies with the DEP Stormwater Management Standards.

Standard 1: No New Untreated Discharges or Erosion to Wetlands

The Project has been designed to comply with Standard 1. No new outfalls will be created as a result of the Project. Proposed drainage systems will tie into existing BWSC drainage systems. Untreated stormwater will not be discharged to, nor will erosion be caused to, wetlands or waters of the Commonwealth as a result of the Project.

Standard 2: Peak Rate Attenuation

As noted above, the Project has been designed to comply with Standard 2.

Standard 3: Stormwater Recharge

The Project stormwater design will prevent the loss of annual recharge to groundwater by incorporating a subsurface infiltration system to infiltrate runoff to groundwater and comply with Standard 3. The design will meet the Groundwater Conservation Overlay District (GCOD) and BWSC infiltration requirements.

Standard 4: Water Quality

The Project is designed to removed 80 percent of the annual load of TSS by implementation of BMPs to comply with Standard 4.

Standard 5: Land Uses with Higher Potential Pollutant Loads (LUHPPLs)

The site will be occupied by buildings and open spaces not associated with higher potential pollutant loads.

Standard 6: Critical Areas

The Project will not discharge stormwater near or to a critical area.

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the Maximum Extent Practicable

The Project has been designed to comply with Stormwater Management Standards 1-6 to the maximum extent practicable. Refer directly to each Standard for applicable computations and supporting information demonstrating compliance with each.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Controls

Sedimentation and erosion controls are designed to be employed to prevent construction or land disturbance impacts to surface water and groundwater. Erosion and sediment control plans have been developed. The contractor will be required to implement these measures.

Standard 9: Operation and Maintenance Plan

In compliance with Standard 9, a Post Construction Stormwater Operation and Maintenance (O&M) Plan will be developed and implemented for the Project.

Standard 10: Prohibition of Illicit Discharges

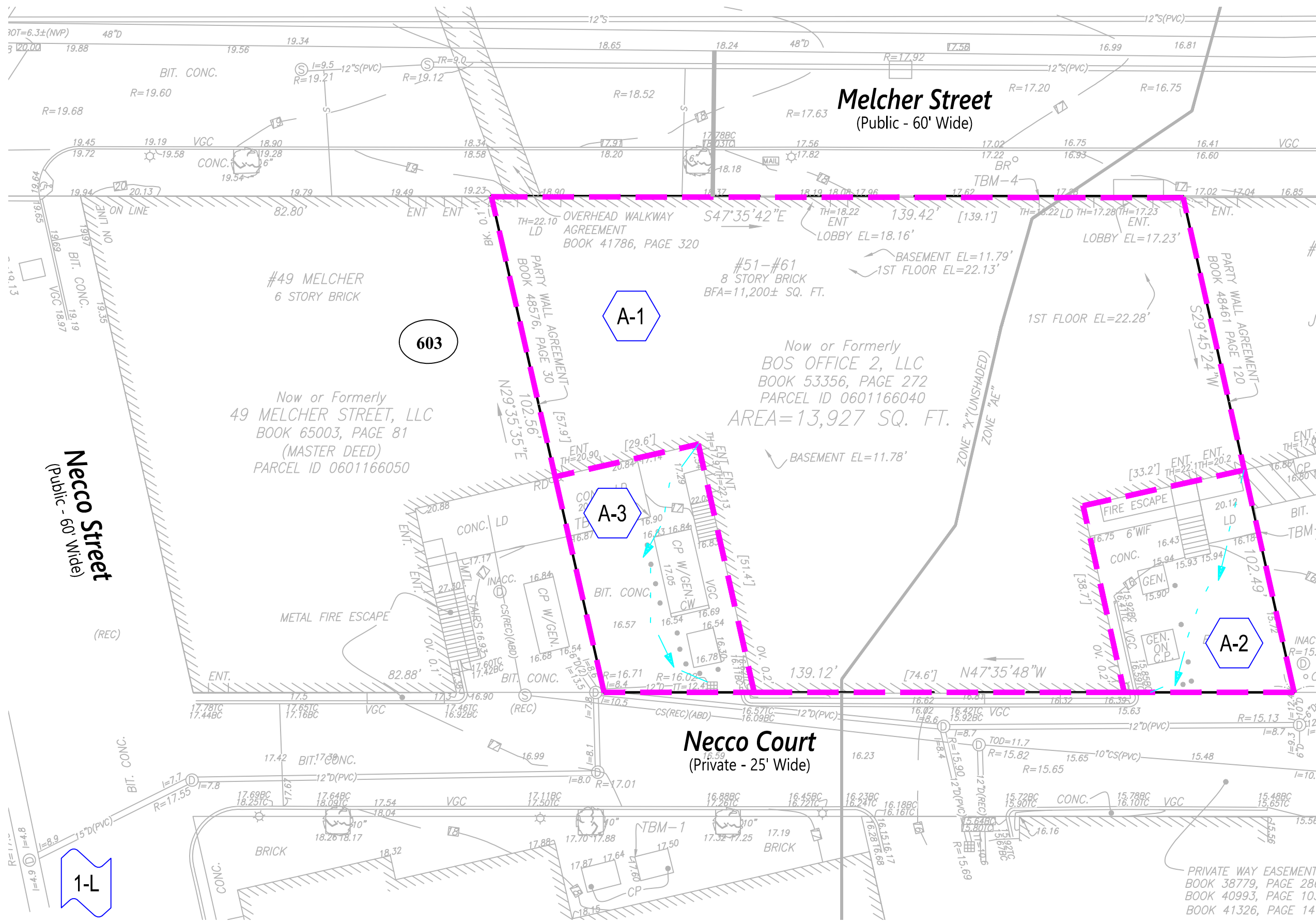
There are no known illicit discharges at the site.

This report includes the attached supporting documentation and calculations demonstrating the treatment of stormwater flows, peak management and infiltration improvements.

The project will also include a construction phase Erosion and Sedimentation Control Plan (which will also be reviewed by BWSC) that is designed to protect the existing drainage collection system and downstream waterways.

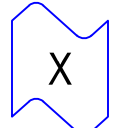
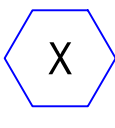
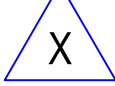
Attachments

- › Existing Site Exhibit
- › Proposed Site Exhibit
- › Phosphorous & TSS Reduction Calculations
- › Subsurface Infiltration and Detention Tank Sizing Calculations
- › Construction Phase Erosion and Sediment Control Plan






Legend


SYMBOLS

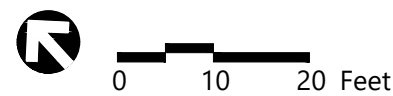
-  DESIGN POINT
-  DRAINAGE AREA DESIGNATION
-  POND

LINETYPES

-  DRAINAGE AREA BOUNDARY
-  TIME OF CONCENTRATION FLOW LINE
-  SOIL TYPE BOUNDARY

SCS SOIL CLASSIFICATIONS

-  URBAN LAND, WET SUBSTRATUM, 0 TO 3 PERCENT SLOPES

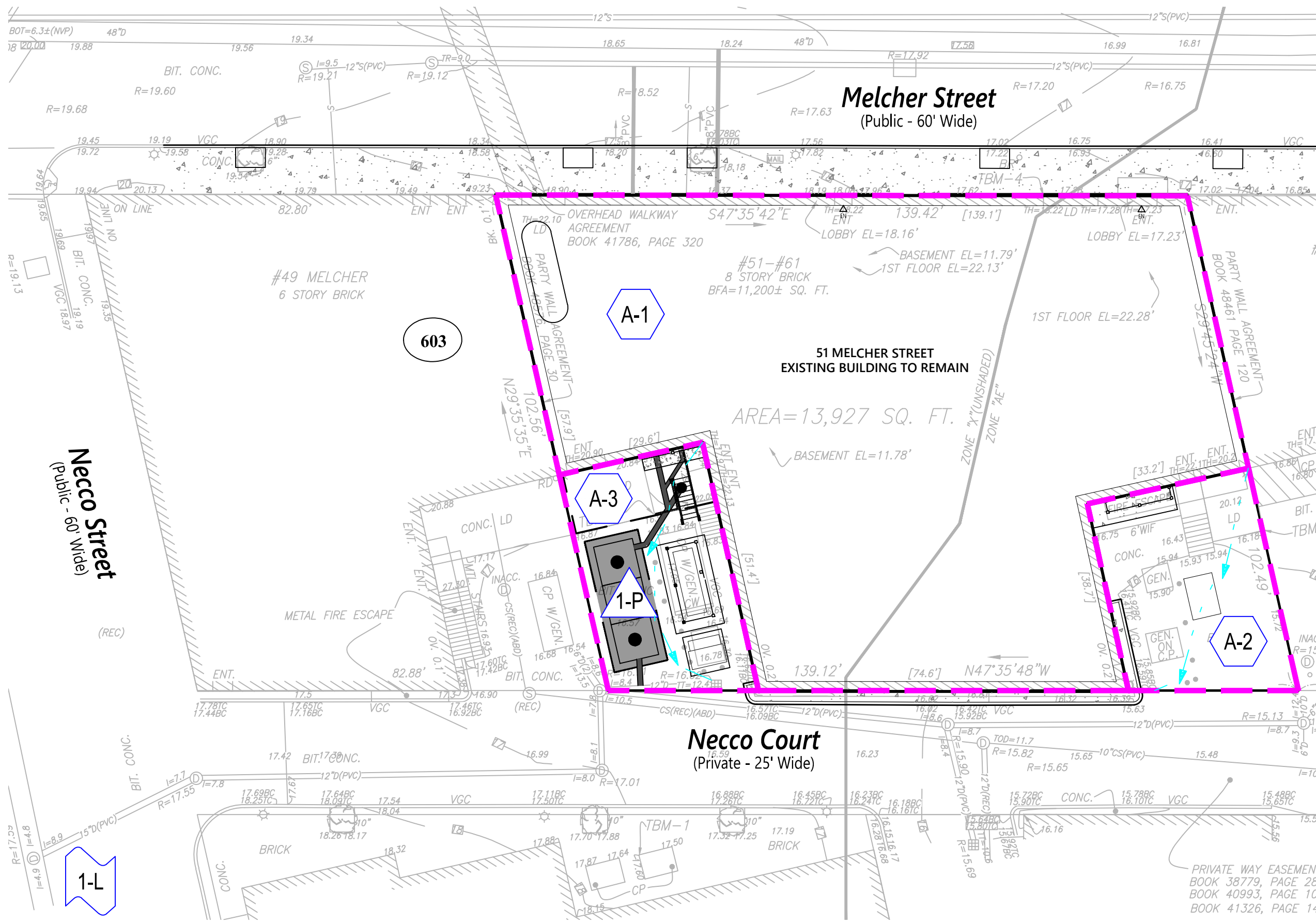


Existing Drainage Conditions

Figure 1

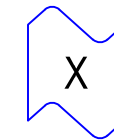
51 Melcher Street
Boston, MA

07/13/2022

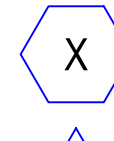


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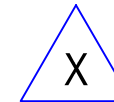
SYMBOLS



DESIGN POINT



DRAINAGE AREA DESIGNATION



POND

LINETYPES



DRAINAGE AREA BOUNDARY



TIME OF CONCENTRATION FLOW LINE



SOIL TYPE BOUNDARY

SCS SOIL CLASSIFICATIONS



URBAN LAND, WET SUBSTRATUM, 0 TO 3 PERCENT SLOPES





VHB, Inc.
 101 Walnut Street
 Post Office Box 9151
 Watertown, MA 02471
 P 617.924.1770

TSS Removal Calculation Worksheet

Project Name: **51 Melcher**
 Project Number: **15334.00**
 Location: **Boston, MA**
 Discharge Point: **BWSC System**
 Drainage Area(s): **Total Site**

Sheet: **1 of 1**
 Date: **1-Jul-2022**
 Computed by: **ERM**
 Checked by: _____

A	B	C	D	E
BMP*	TSS Removal Rate*	Starting TSS Load**	Amount Removed (C*D)	Remaining Load (D-E)
Subsurface Infiltration Structure	80%	1.00	0.80	0.20
	0%	0.20	0.00	0.20
	0%	0.20	0.00	0.20
	0%	0.20	0.00	0.20
	0%	0.20	0.00	0.20

* BMP and TSS Removal Rate Values from the MassDEP Stormwater Handbook Vol. 1.
 Removal rates for proprietary devices are from approved studies and/or manufacturer data.

** Equals remaining load from previous BMP (E)

**Treatment Train
 TSS Removal =**

80%

Site Area - 51 Melcher Street

Permeable	-	sf
Roof	11,103	sf
Pavement	2,824	sf
Total Area	13,927	sf

Storage Calculations (1" of runoff)

13,927 Impervious Area of Site
1,161 Cubic Feet of Storage Required
8,681 Gallons Required

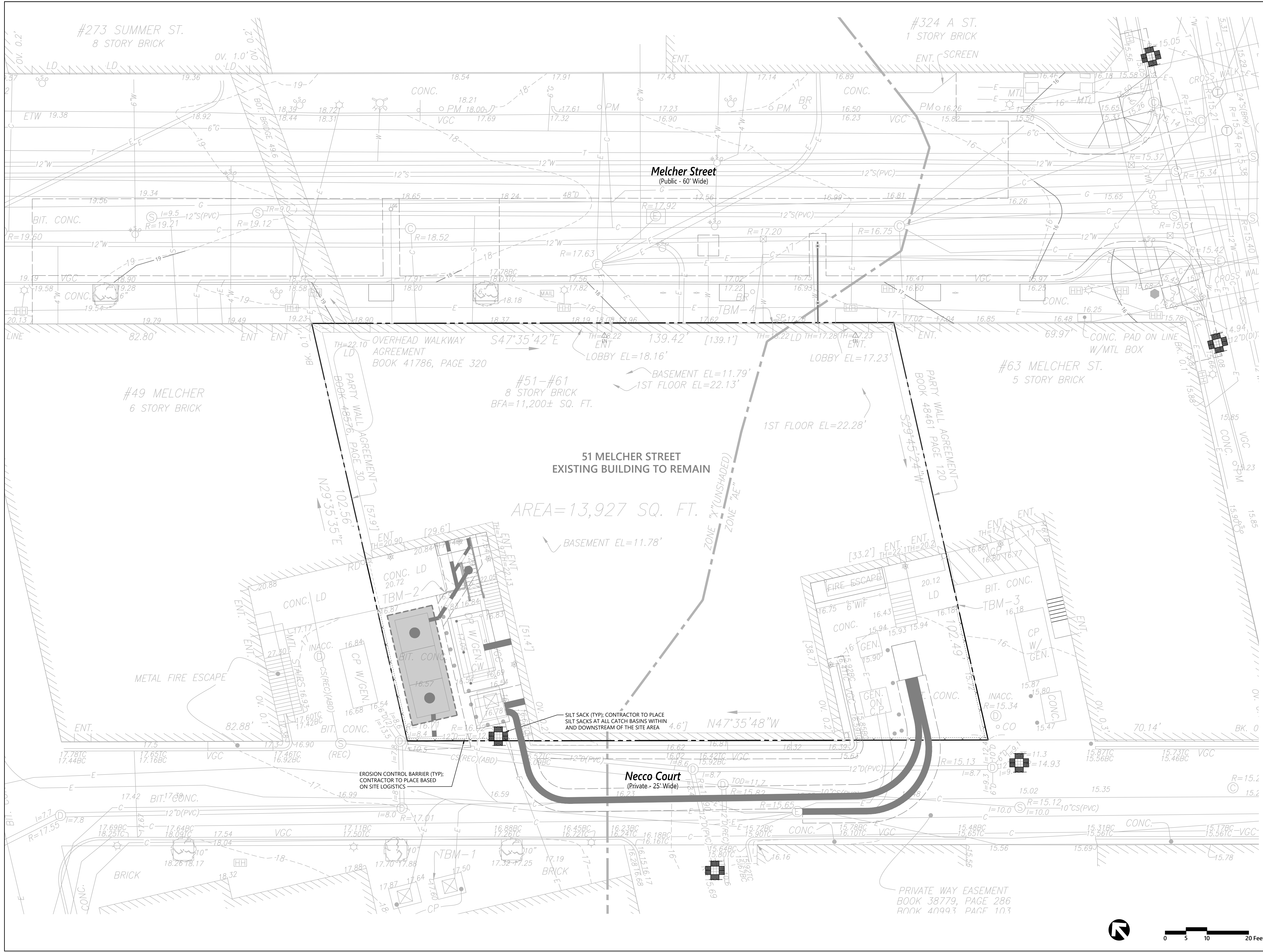
Stormwater Detention Tank Inside the Building

4,000 Gallons of storage

Subsurface Infiltration System

630 CF (4,713 Gallons) of storage

8,713 Gallons of Storage > 8,681 Gallons of Storage Required



TROIKA

STUDIOTROIKA.COM
 15 Channel Center Street
 Boston, MA 02210
 p. 857.991.1021

GI PARTNERS

- CONSULTANTS
- OWNERS PROJ. SERVICES - LEGGAT MCCALL**
 10 POST OFFICE SQ, SUITE 1300
 BOSTON, MA 02109
 617-422-7000
- MEP ENGINEER - BALA**
 52 TEMPLE PLACE
 BOSTON, MA 02111
 617-357-8060
- STRUCTURAL ENGINEER - HAYES & ONEILL**
 100 SUMMER STREET, SUITE 1600
 BOSTON, MA 02110
 617-938-3349
- VERTICAL TRANSPORTATION - VDA**
 100 SUMMER STREET, SUITE 1600
 BOSTON, MA 02110
 973-525-4873
- CIVIL ENGINEERING - VHB**
 99 HIGH STREET, 10TH FLOOR
 BOSTON, MA 02110
 617-728-7777

PLANS ARE PENDING BOSTON WATER AND SEWER COMMISSION AND CONSERVATION COMMISSION APPROVAL. PLANS ARE SUBJECT TO CHANGE.

NOT FOR CONSTRUCTION

REVISIONS

#	DESCRIPTION	DATE

NOTES
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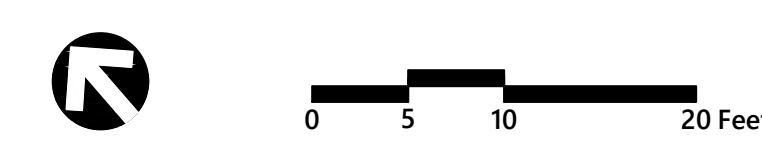
PROJECT TITLE
51 MELCHER - CORE UPGRADES
 51 MELCHER STREET, BOSTON, MA 02210

PHASE
CONSERVATION COMMISSION

DRAWING TITLE
EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER: 15334.00
 DATE: 08.03.2022
 DRAWN BY: ERM
 CHECKED BY:
 SCALE: 1" = 10'

C501



Legend

Exist.	Prop.	Exist.	Prop.	
				CONCRETE
				HEAVY DUTY PAVEMENT
				BUILDINGS
				RIPRAP
				CONSTRUCTION EXIT
				TOP OF CURB ELEVATION
				BOTTOM OF CURB ELEVATION
				SPOT ELEVATION
				TOP & BOTTOM OF WALL ELEVATION
				BORING LOCATION
				TEST PIT LOCATION
				MONITORING WELL
				UNDERDRAIN
				DRAIN
				ROOF DRAIN
				SEWER
				FORCE MAIN
				OVERHEAD WIRE
				WATER
				FIRE PROTECTION
				DOMESTIC WATER
				GAS
				ELECTRIC
				STEAM
				TELEPHONE
				FIRE ALARM
				PRECAST CONC. CURB
				CABLE TV
				CATCH BASIN CONCENTRIC
				CATCH BASIN ECCENTRIC
				DOUBLE CATCH BASIN CONCENTRIC
				DOUBLE CATCH BASIN ECCENTRIC
				GUTTER INLET
				DRAIN MANHOLE CONCENTRIC
				DRAIN MANHOLE ECCENTRIC
				TRENCH DRAIN
				PLUG OR CAP
				CLEANOUT
				FLARED END SECTION
				HEADWALL
				SEWER MANHOLE CONCENTRIC
				SEWER MANHOLE ECCENTRIC
				CURB STOP & BOX
				WATER VALVE & BOX
				TAPPING SLEEVE, VALVE & BOX
				FIRE DEPARTMENT CONNECTION
				FIRE HYDRANT
				WATER METER
				POST INDICATOR VALVE
				WATER WELL
				GAS GATE
				GAS METER
				ELECTRIC MANHOLE
				ELECTRIC METER
				LIGHT POLE
				TELEPHONE MANHOLE
				TRANSFORMER PAD
				UTILITY POLE
				GUY POLE
				GUY WIRE & ANCHOR
				HAND HOLE
				PULL BOX
				MATCHLINE

Abbreviations

General	
ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL
Utility	
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

- General**
- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
 - AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
 - WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
 - WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
 - TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
 - CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
 - DAMAGE RESULTING FROM CONSTRUCTION LOADS & ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF-SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- Utilities**
- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES. NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
 - WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
 - SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
 - RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
 - THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
 - CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
 - UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - WATER PIPES SHALL BE DUCTILE IRON CEMENT LINED (DICI), CLASS 56, ZINC-COATED AND WRAPPED IN V-BIO POLYETHYLENE.
 - SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 SEWER PIPE
 - STORM DRAINAGE PIPES SHALL BE SDR-35 POLYVINYL CHLORIDE (PVC) FOR PIPES LESS THAN 12 INCHES IN DIAMETER, AND CLASS V REINFORCED CONCRETE PIPE (RCP) FOR PIPES 12 INCHES OR GREATER IN DIAMETER, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 - PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
 - CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
 - CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
 - ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE NOTED ON PLANS.
- CURBING SHALL BE VERTICAL GRANITE CURB (VGC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

- BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY FELDMAN LAND SURVEYORS AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY FELDMAN LAND SURVEYORS DURING OCTOBER 2021.
- TOPOGRAPHY: ELEVATIONS ARE BASED ON BOSTON CITY BASE (BCB).

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- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

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PROJECT TITLE

51 MELCHER - CORE UPGRADES
51 MELCHER STREET, BOSTON, MA 02210

PHASE

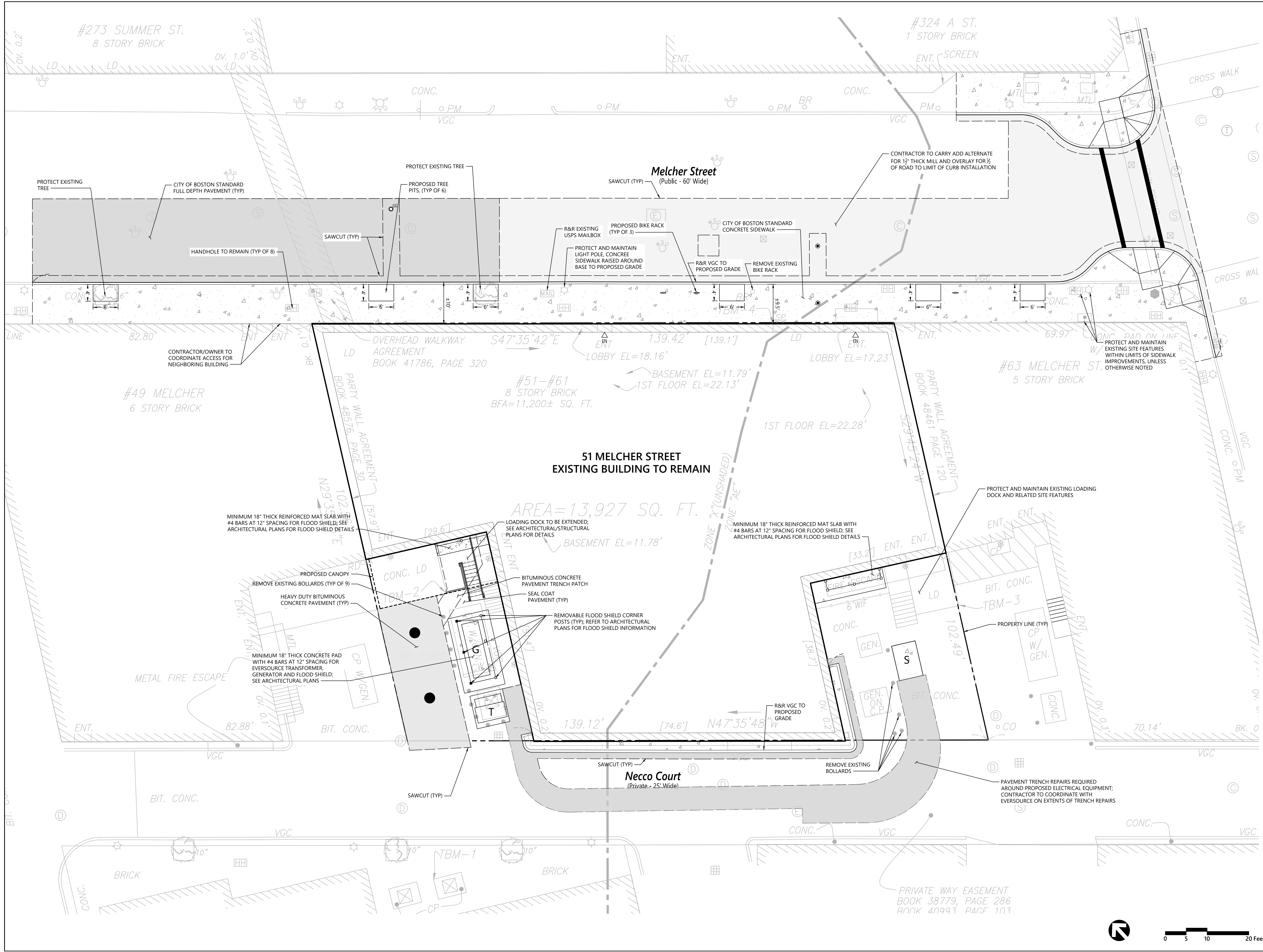
CONSERVATION COMMISSION

DRAWING TITLE

LEGEND AND GENERAL NOTES

- PROJECT NUMBER: 15334.00
- DATE: 08.03.2022
- DRAWN BY: ERM
- CHECKED BY:

SCALE



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Eric Meredith

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PHASE

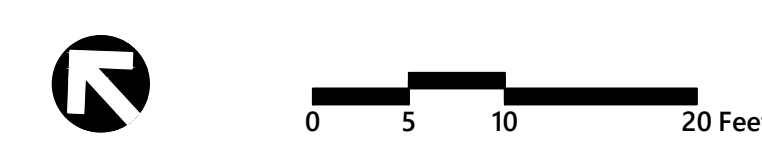
CONSERVATION COMMISSION

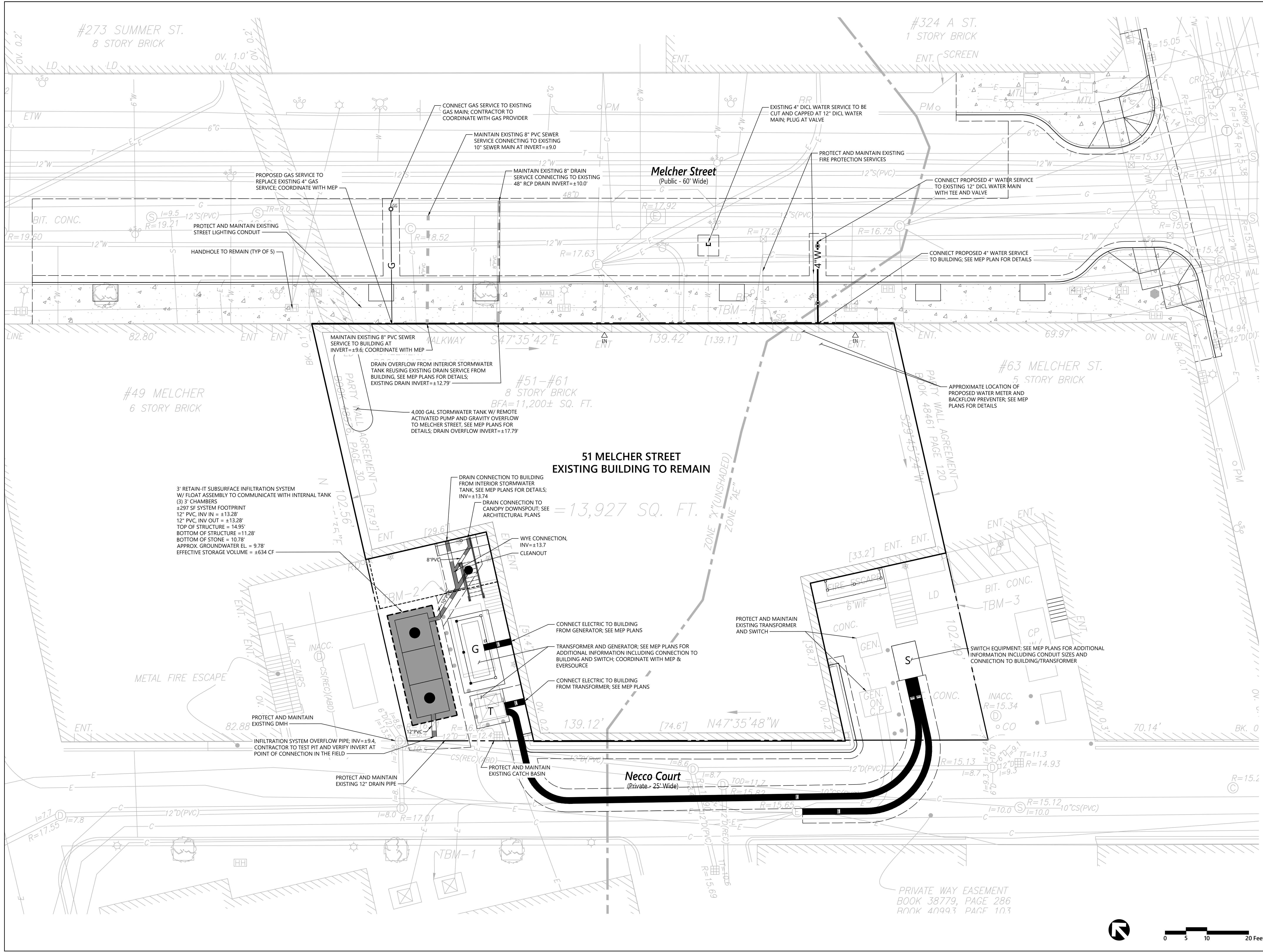
DRAWING TITLE

LAYOUT AND MATERIALS PLAN

PROJECT NUMBER	15334.00
DATE	08.03.2022
DRAWN BY:	ERM
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C201





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51 MELCHER - CORE UPGRADES
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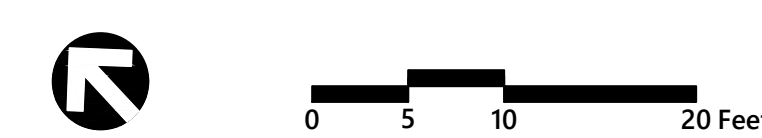
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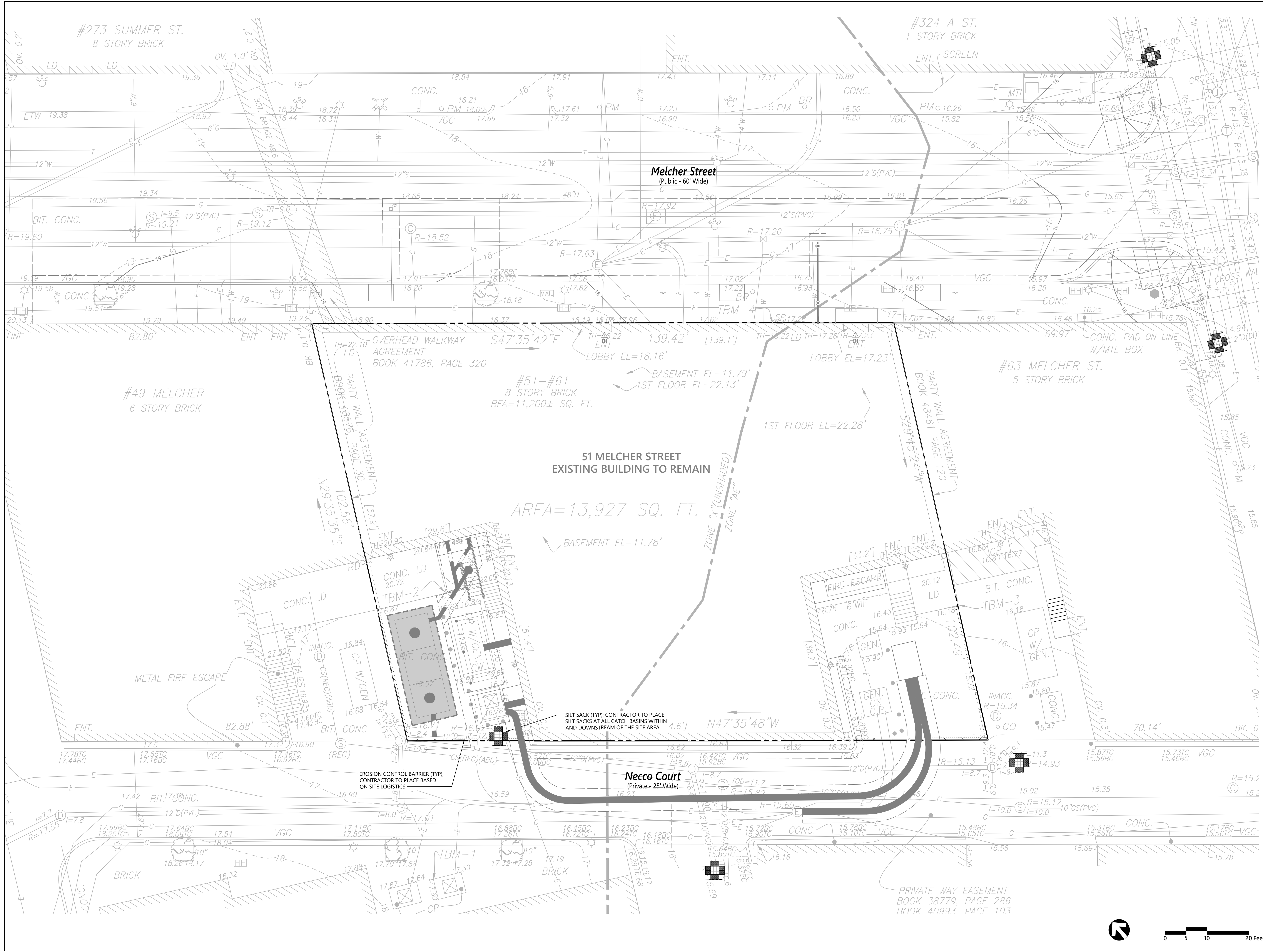
UTILITY PLAN

PROJECT NUMBER: 15334.00
 DATE: 08.03.2022
 DRAWN BY: ERM
 CHECKED BY:

SCALE: 1" = 10'

C401





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PROJECT TITLE

51 MELCHER - CORE UPGRADES
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PHASE

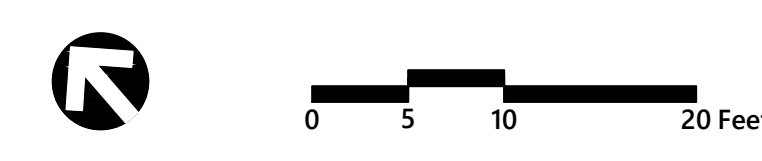
CONSERVATION COMMISSION

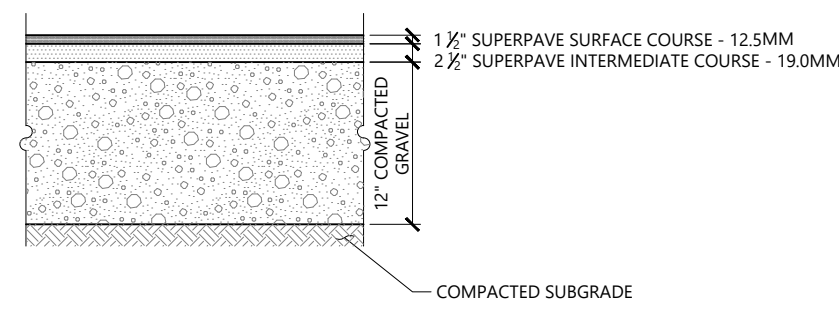
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EROSION & SEDIMENT CONTROL PLAN

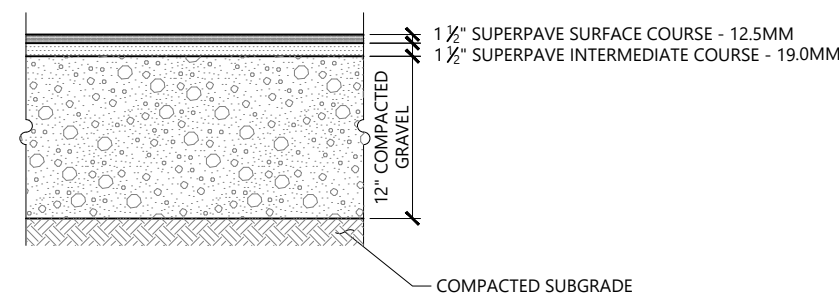
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- DATE: 08.03.2022
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- CHECKED BY:
- SCALE: 1" = 10'

C501





HEAVY DUTY FLEXIBLE PAVEMENT

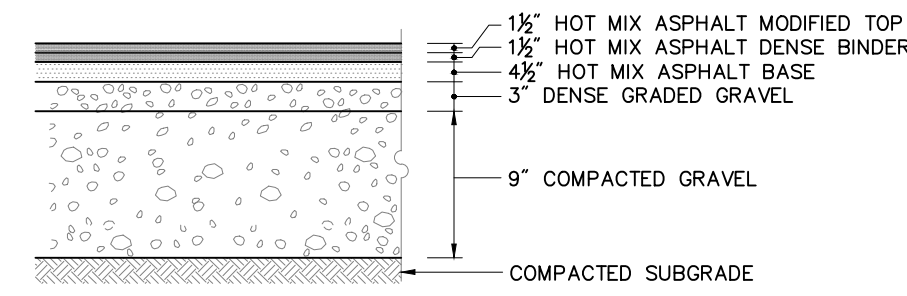


STANDARD DUTY FLEXIBLE PAVEMENT

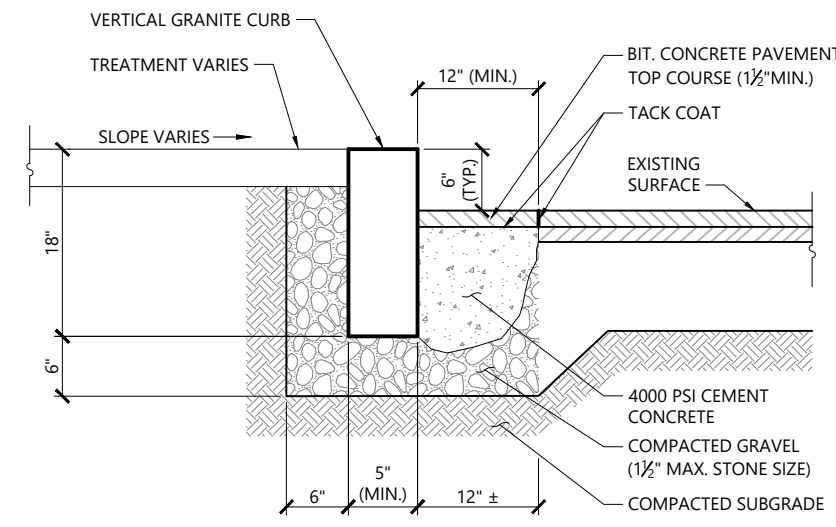
NOTES

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

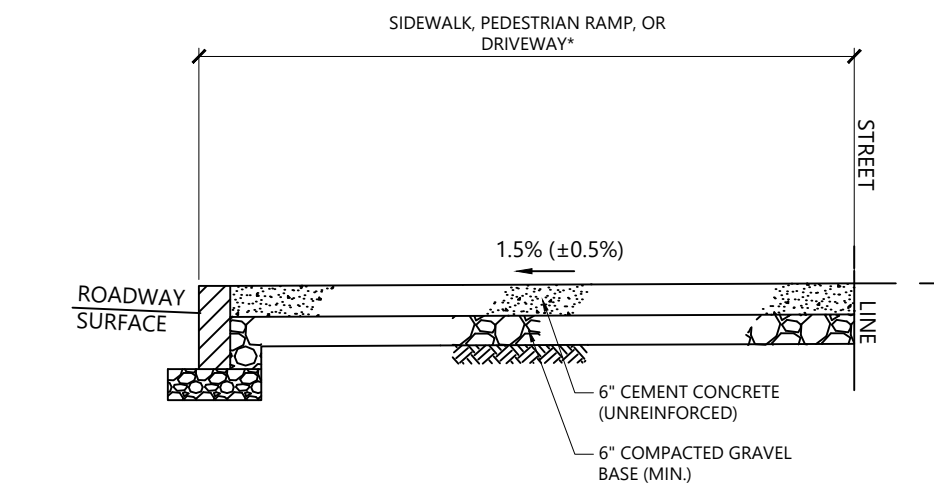
Bituminous Concrete Pavement Sections 11/19
 N.T.S. Source: VHB LD_430



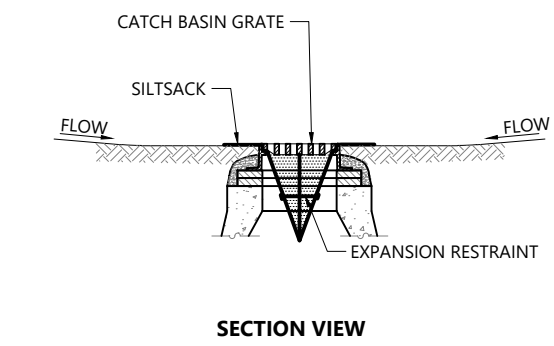
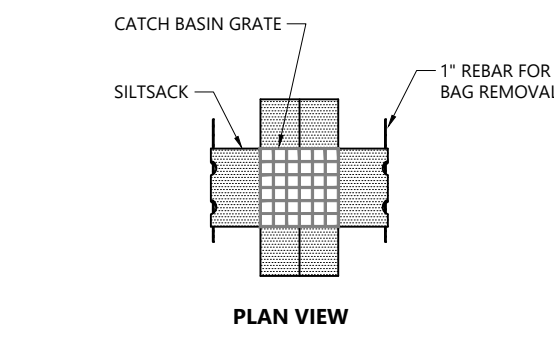
City of Boston Pavement Section
 N.T.S.



Vertical Granite Curb (VGC) Set in Existing Pavement 1/16
 N.T.S. Source: VHB LD_403



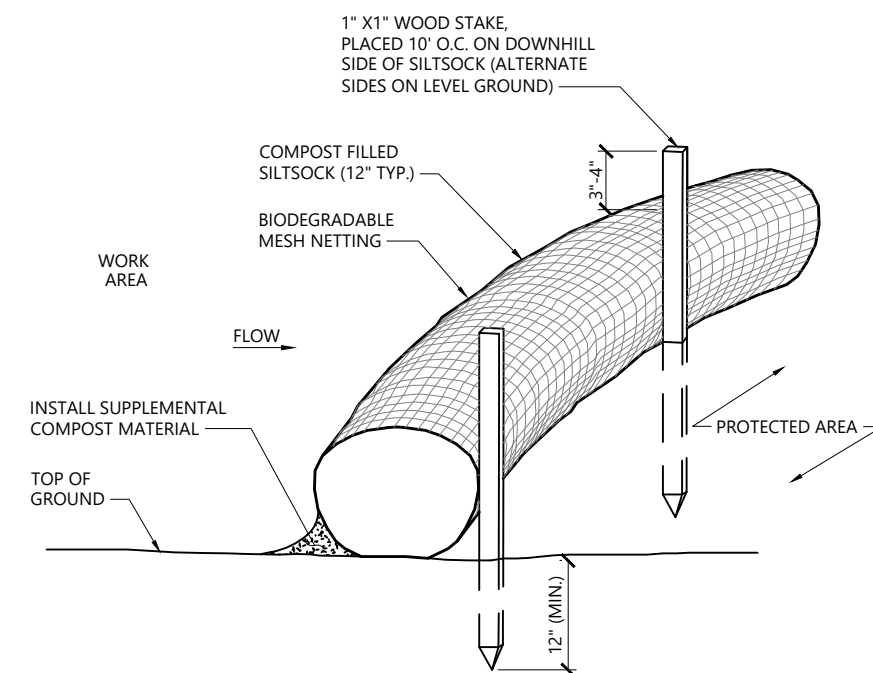
Sidewalk - Concrete
 N.T.S. Source: City of Boston PWD



NOTES

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

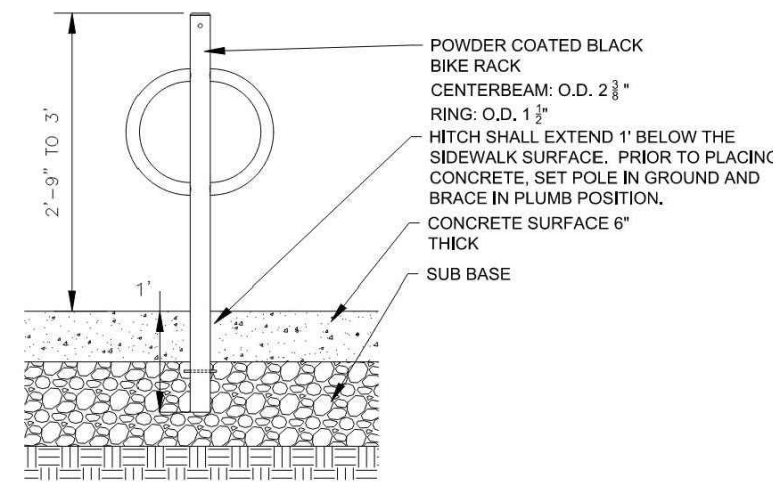
Siltsack Sediment Trap 1/16
 N.T.S. Source: VHB LD_674



NOTES

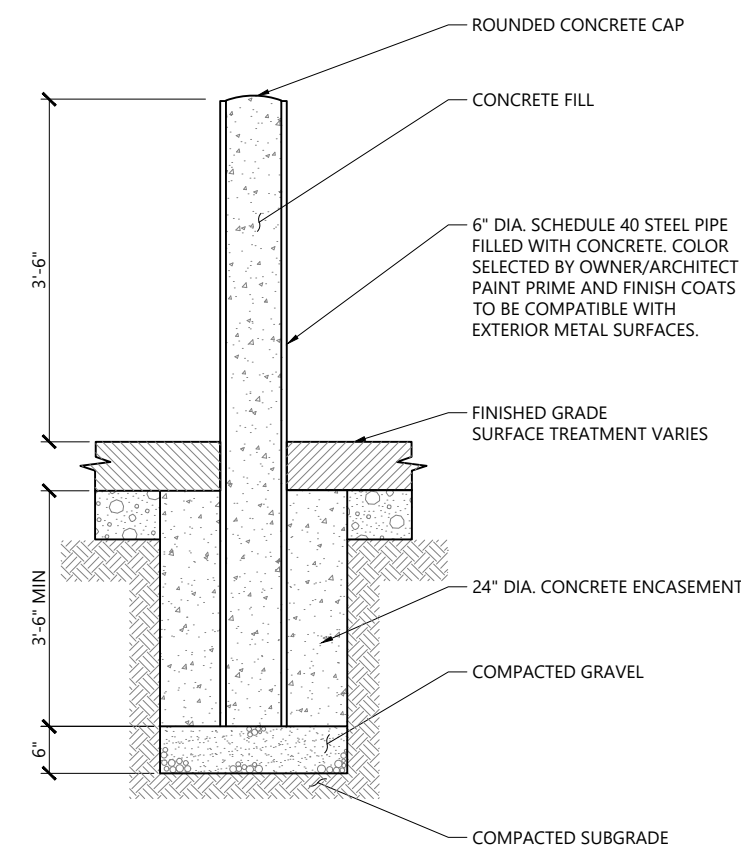
1. SILTSOCK SHALL BE FILTREXX SILTSOCK, OR APPROVED EQUAL.
2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsock - Erosion Control Barrier 10/20
 N.T.S. Source: VHB LD_658



NEW CONCRETE SIDEWALK IN GROUND MOUNT

Bike Rack
 N.T.S. Source: Boston Public Works



Bollard 12/19
 N.T.S. Source: VHB LD_700

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#	DESCRIPTION	DATE

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PROJECT TITLE

51 MELCHER - CORE UPGRADES
 51 MELCHER STREET, BOSTON, MA 02210

PHASE

CONSERVATION COMMISSION

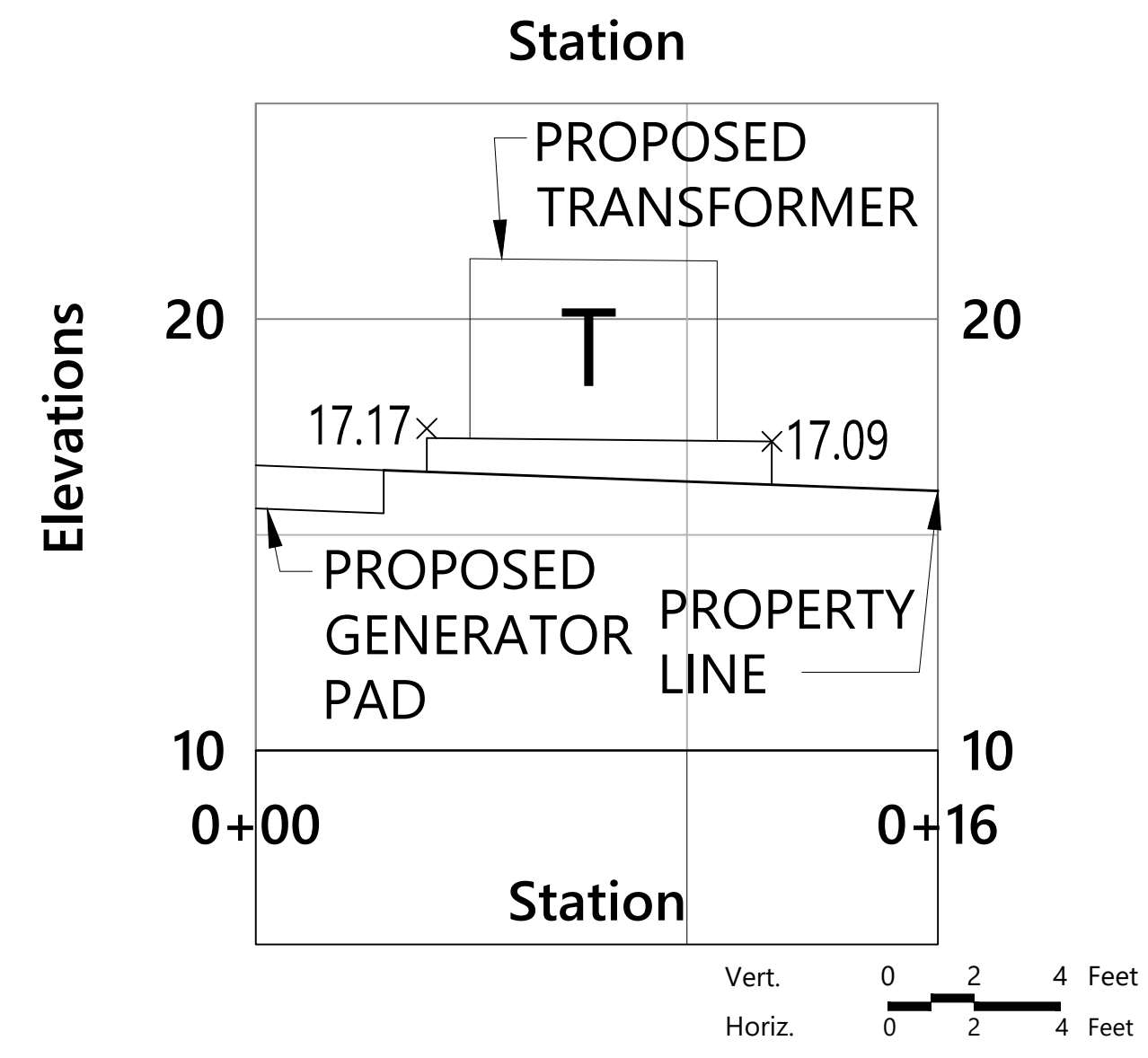
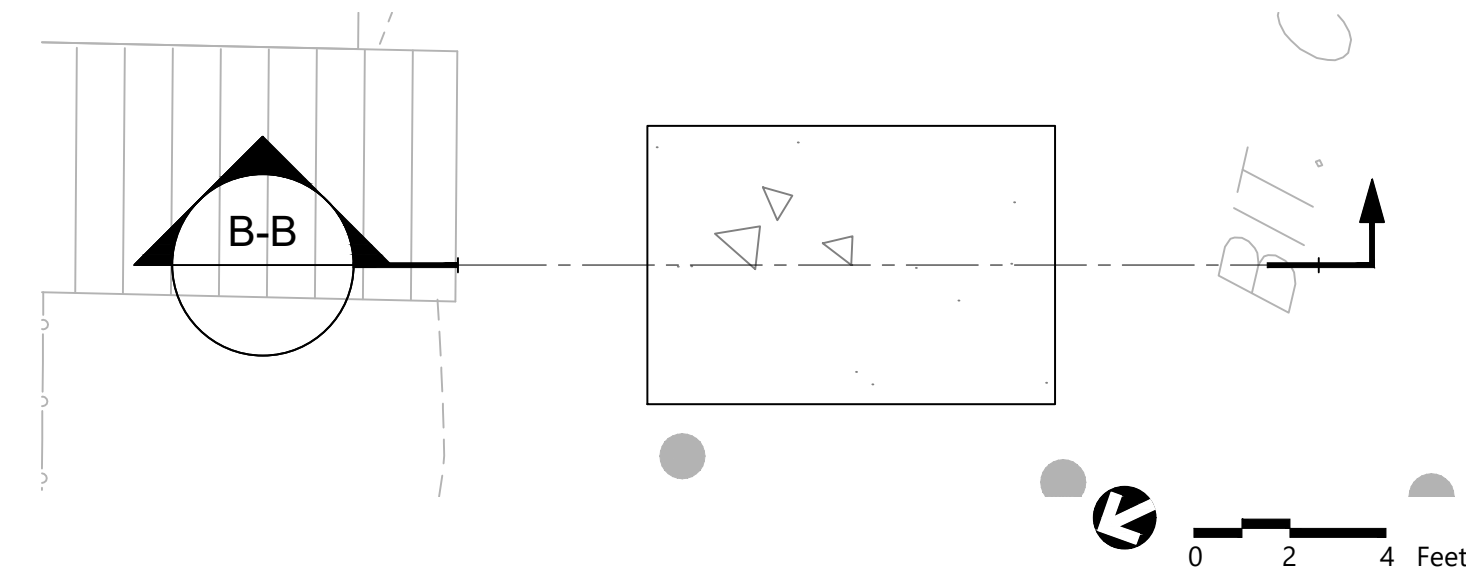
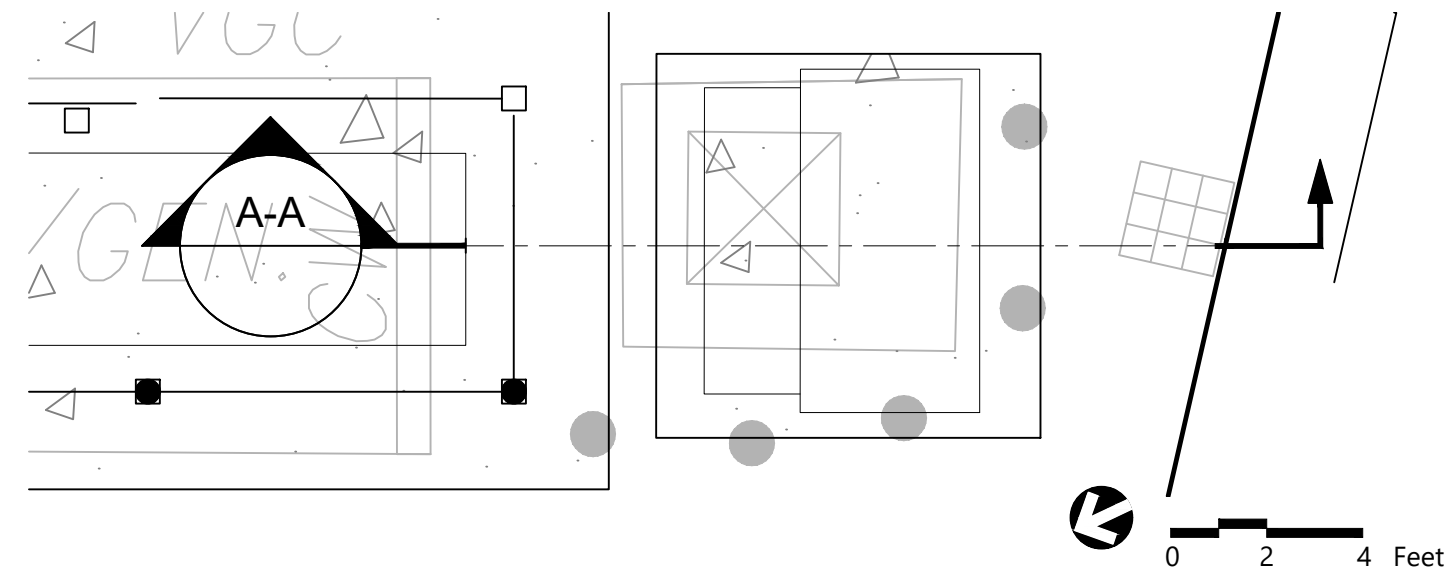
DRAWING TITLE

SITE DETAILS

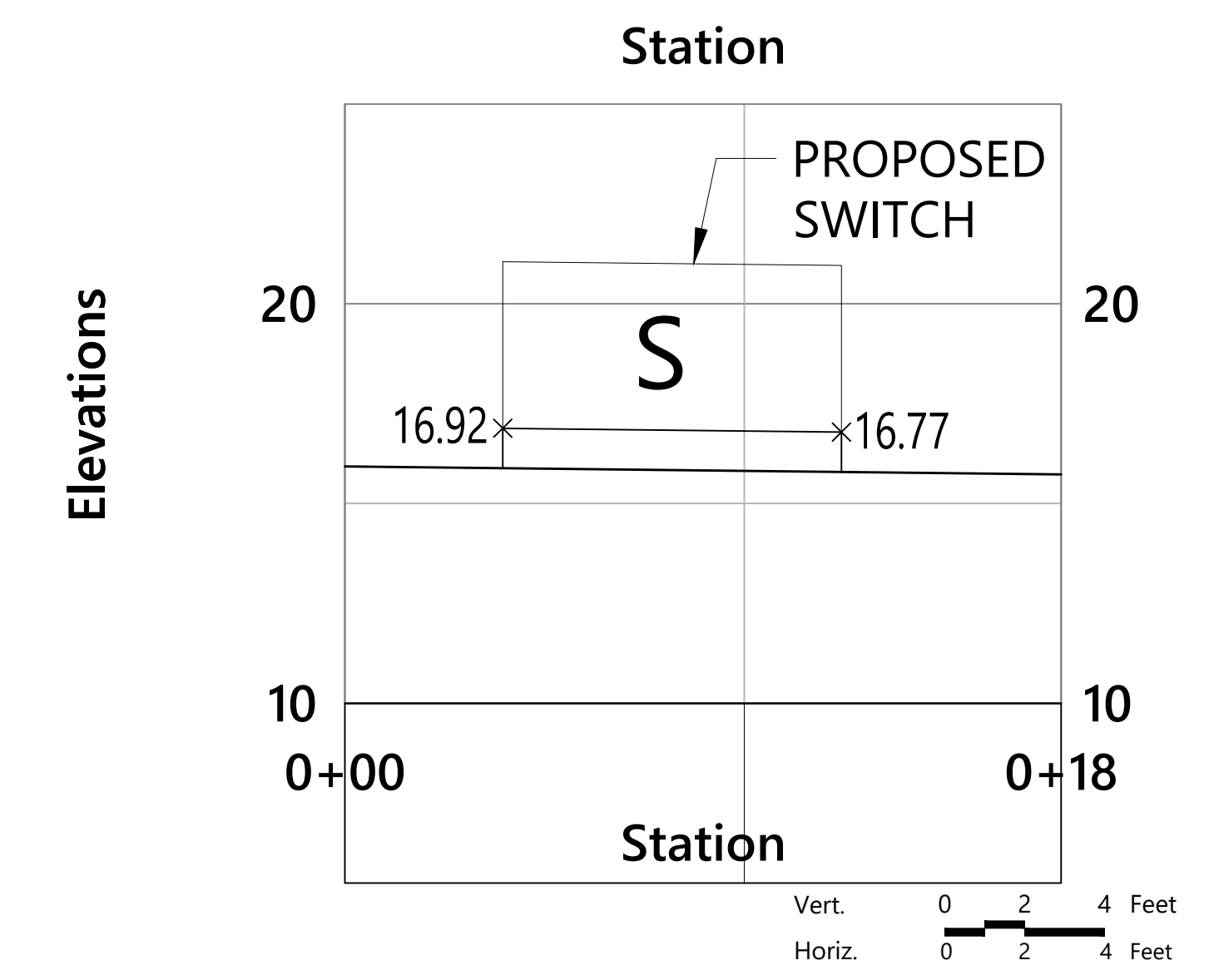
PROJECT NUMBER 15334.00
DATE 08.03.2022
DRAWN BY: ERM
CHECKED BY:

SCALE NOT TO SCALE

C601



Proposed Transformer - Section A-A
1" = 4' Source: VHB



Proposed Switch - Section B-B
1" = 4' Source: VHB

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■ REVISIONS

#	DESCRIPTION	DATE

■ NOTES

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■ PROJECT TITLE

51 MELCHER - CORE UPGRADES
51 MELCHER STREET, BOSTON, MA 02210

■ PHASE

CONSERVATION COMMISSION

■ DRAWING TITLE

UTILITY DETAILS

■ PROJECT NUMBER	15334.00
■ DATE	08.03.2022
■ DRAWN BY:	ERM
■ CHECKED BY:	

■ SCALE AS NOTED

C603

