

August 2, 2022
Revised August 5, 2022

NOTICE OF INTENT

Under the *Wetlands Protection Act* (M.G.L. c. 131, §40),
the *Rivers Protection Act* (M.G.L. c. 256, Acts of 1996)
and their Regulations (310 CMR 10.00),

For:
88 BLACK FALCON AVENUE
ENABLING PACKAGE
Boston, Massachusetts 02210

Prepared for:
DIV Black Falcon, LLC
125 High Street, Suite 2111
Boston, MA 02110

Prepared by:
NITSCH ENGINEERING, INC.
2 Center Plaza Suite 430
Boston, MA 02108

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88 Black Falcon Avenue
Boston, Massachusetts

Notice of Intent

SECTION 1

NOTICE OF INTENT FORMS

WPA Form 3 - Notice of Intent
NOI Wetland Fee Transmittal Form



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 Number

Document Transaction Number

Boston

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

88 Black Falcon Avenue
a. Street Address

Boston
b. City/Town

02210
c. Zip Code

Latitude and Longitude:
42.34
d. Latitude

-71.023
e. Longitude

Ward 06
f. Assessors Map/Plat Number

0602674015
g. Parcel /Lot Number

2. Applicant:

Chris
a. First Name

Chandor
b. Last Name

DIV Black Falcon, LLC
c. Organization

125 High Street, Suite 2111
d. Street Address

Boston
e. City/Town

MA
f. State

02110
g. Zip Code

617-986-6306
h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

Brad
a. First Name

Washburn
b. Last Name

Massport
c. Organization

1 Harborside Drive
d. Street Address

East Boston
e. City/Town

MA
f. State

02128
g. Zip Code

617-568-3546
h. Phone Number

i. Fax Number

bwashburn@massport.com
j. Email address

4. Representative (if any):

John
a. First Name

Schmid
b. Last Name

Nitsch Engineering, Inc.
c. Company

2 Center Plaza, Suite 430
d. Street Address

Boston
e. City/Town

MA
f. State

02108
g. Zip Code

617-338-0063
h. Phone Number

617-338-6472
i. Fax Number

jschmid@nitscheng.com
j. Email address

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

\$1,050
a. Total Fee Paid

\$512.50
b. State Fee Paid

\$1,500.00 (maximum per BCC)
c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

This NOI filing is to allow an Enabling Package to proceed with construction while the project team continues to advance on the design for the three-floor building addition on an existing building. The enabling package involves improvements with the building and the installation of a new electrical conduit, a transformer and switchgear on an existing sidewalk.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration 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. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Suffolk	0602674015
a. County	b. Certificate # (if registered land)
23780	344
c. Book	d. Page Number

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

- 1. Buffer Zone Only – 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).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

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	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 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. 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)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 Beach	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
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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., creation
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	490,017	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	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 enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 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://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

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**

09/28/2021
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
 - Assessor’s Map or right-of-way plan of site
- Project plans for entire project site, including wetland resource areas and areas outside of wetlands 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

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) 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/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm; 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 # _____ 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.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

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

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

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project 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.



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C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

- 4. 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 MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC

- 5. 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
- 6. 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
- 7. 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. Check why the project is exempt:
 - 1. Single-family house
 - 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

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

- 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.



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D. Additional Information (cont'd)

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.

Civil Notes and Details, Site Erosion Control Plan, Site Electrical Layout w/ Existing Condition.

a. Plan Title

Nitsch Engineering

John Schmid, PE

b. Prepared By

c. Signed and Stamped by

July 8, 2022

1"=20'

d. Final Revision Date

e. Scale

Stormwater Report

July 26, 2022

f. Additional Plan or Document Title

g. Date

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.

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:

X 057120

2. Municipal Check Number

X 08/01/2022

3. Check date

X 057125

4. State Check Number

X 08/01/2022

5. Check date

Nitsch Engineering

6. Payor name on check: First Name

7. Payor name on check: Last Name



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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.

1. Signature of Applicant  Bradford Washburn, Massport	2. Date 8/2/22
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

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 any part of Section C, Item 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.



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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.

	
1. Signature of Applicant	Chris Chandor, Senior Vice President, The Davis Companies
	09/02/2022
2. Date	
3. Signature of Property Owner (if different)	
	
4. Date	09/03/2022
5. Signature of Representative (if any)	6. Date

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 any part of Section C, Item 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.



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Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

88 Black Falcon Boston
 a. Street Address b. City/Town
 \$512.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Chris Chandor
 a. First Name b. Last Name
 DIV Black Falcon, LLC
 c. Organization
 125High Street, Suite 2111
 d. Mailing Address
 Boston MA 02110
 e. City/Town f. State g. Zip Code
 617-986-6306
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Brad Washburn
 a. First Name b. Last Name
 Massport
 c. Organization
 1 Harborside Drive
 d. Mailing Address
 East Boston MA 02128
 e. City/Town f. State g. Zip Code
 617-568-3546
 h. Phone Number i. Fax Number j. Email Address
 bwashburn@massport.com

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3 - Building and Site	1	\$1,050	\$1,050
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$1,050
Step 6/Fee Payments:			
Total Project Fee:			<u>\$1,050</u> a. Total Fee from Step 5
State share of filing Fee:			<u>\$512.50</u> b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			<u>\$1,500 (maximum per BCC)</u>

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

SECTION 2

PROJECT NARRATIVE

This Notice of Intent (NOI) filing is to allow an Electrical Enabling Package to proceed to construction while the project team continues to advance the design for the proposed four (4) story addition over the existing building.

A NOI of the full buildout will be submitted soon after the Order of Conditions is issued for this Electrical Enabling Package.

The enabling package involves improvements within the building and the installation of new electrical conduit, a transformer and switchgear in the existing parking lot and sidewalk area. There are no impacts to the existing stormwater management system as the surface conditions do not change for this enabling work.

PROJECT NARRATIVE CONTENTS

1.0 EXECUTIVE SUMMARY 1

2.0 EXISTING CONDITIONS..... 1

2.1 Existing Site Description 1

2.2 Existing Utility Infrastructure..... 1

 Electrical/Telephone/Cable.....2

2.3 Soils..... 2

2.4 Environmental Considerations 2

 FEMA Flood Zone2

 Water Supply Protection Area2

 Wetland Resource Areas2

 Natural Heritage and Endangered Species Program2

3.0 PROPOSED CONDITIONS 3

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1.0 EXECUTIVE SUMMARY

On behalf of the Applicant, DIV Black Falcon, LLC, Nitsch Engineering is filing the enclosed Notice of Intent (NOI) with the City of Boston Conservation Commission for the enabling work for the future expansion of the existing building.

The enabling work of the project includes structural improvements to the existing building and the construction of a new transformer, switch gear, and below grade conduit.

The purpose of this NOI Application is to receive an Order of Conditions from the City of Boston Conservation Commission approving the proposed project under the *Wetlands Protection Act* (M.G.L. c. 131, §40), the *Rivers Protection Act* (M.G.L. c. 256, Acts of 1996) and their Regulations (310 CMR 10.00).

The Project site is approximately 503,781 square feet, or 11.57 acres, located at 88 Black Falcon Avenue in the South Boston Waterfront area of Boston, Massachusetts. The site is situated east of the eastern-most end of Black Falcon Avenue and at the end of the Black Falcon Pier.

The existing site currently has a commercial building with adjacent parking area that is still in operation, and completely impervious. The footprint of the existing commercial is 193,229 square feet.

The Applicant is proposing a four (4) floor expansion on top of the existing building with an enlargement of the existing second-level parking deck, new sidewalks, landscape improvements, and associated utilities. A NOI of the full project will follow with the OOC of the enabling package.

The proposed enabling work will take place within Land Subject to Coastal Storm Flowage.

The proposed site improvements within jurisdictional Wetland Resource Areas include:

- Installation of an electrical transformer, switch gear, and conduit within 490,071 square feet of Land Subject to Coastal Storm Flowage

There are no impacts to the existing stormwater management system as the surface conditions do not change for this enabling work.

The future NOI filing will include mitigation measures to offset the impacts to the Land Subject to Coastal Storm Flowage and will be designed in accordance with the Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards.

2.0 EXISTING CONDITIONS

2.1 Existing Site Description

The Project site is approximately 503,781 square feet, or 11.57 acres, located at 88 Black Falcon Avenue in the South Boston Waterfront area of Boston, Massachusetts. The site is situated east of the eastern-most end of Black Falcon Avenue and at the end of the Black Falcon Terminal in the Boston Seaport District.

The existing site has a 193,229 square foot commercial building with adjacent parking areas that is currently still in operation and is completely impervious.

2.2 Existing Utility Infrastructure

Electrical/Telephone/Cable

There are existing teldata and electrical conduits on the site. A new electrical switch, transformer and ductbank will be installed to the west of the building and will connect to an existing electric manhole on site.

2.3 Soils

NRCS Soil Designations

The Soil Classification Summary (Table 1) outlines the Natural Resources Conservation Services (NRCS) designation of the soil series at the Site. The soils within the Project Site are classified as just one category (Figure 5).

Table 1. Soil Classification Summary

Soil Unit	Soil Series	Hydrologic Soil Group
603	Urban land, wet substratum, 0 to 3 percent slopes	---

On-Site Soil Investigations

The portions of the site that are terra-firma consist of urban fill soils. Much of the site is located on the existing pier. Haley & Aldrich will be conducting soil tests in 2022/2023 and these results will be provided upon request.

2.4 Environmental Considerations

FEMA Flood Zone

Based on the Flood Insurance Rate Map (FIRM), Community Panel Numbers 25025C0082J 25025C0084J, dated March 16, 2016, portions of the site are located within Zone AE (Elevation 12 NAVD88, Elevation 18.46 BCB) and Zone VE (Elevation 15 NAVD88, Elevation 21.46 BCB). (Areas of minimal flooding). Refer to Figure 4 – FEMA Floodplain Map. This portion of the site in the 100-year flood zone is classified as Land Subject to Coastal Storm Flowage.

Additional Flood Zone Considerations

The Applicant is incorporating methods to address sea level rise and flood resistance into the building and site design. This information will be provided in our NOI filing for the full buildout.

Water Supply Protection Area

The site is not located within a Water Supply Protection Area.

Wetland Resource Areas

A portion of the project site is located within a Flood Zone, the following jurisdictional area applies:

- Land Subject to Coastal Storm Flowage

Natural Heritage and Endangered Species Program

A review of the 14th Edition of the Massachusetts Natural Heritage Atlas prepared by the Natural Heritage and Endangered Species Program (NHESP), dated September 28, 2021, indicates that the site is NOT located within a Priority Habitat of Rare Species or an Estimated Habitat of Rare Wildlife (Figure 3).

3.0 PROPOSED CONDITIONS

3.1 Overview of Proposed Work

DIV Black Falcon, LLC is proposing the construction of a vertical building expansion with horizontal second-level parking expansion. A NOI of the full buildout will be submitted soon after the Order of Conditions is issued for this Electrical Enabling Package.

This NOI is for the enabling package that involves improvements within the building and the installation of a new electrical conduit, a transformer and switchgear on an existing sidewalk.

There are no impacts to the existing stormwater management system as the surface conditions do not change for this enabling work.

3.2 Proposed Utility Improvements

Electric and Telecommunications

The proposed electric improvements consist of the installation electrical conduit, a switch gear, and transformer.

Beginning at an existing electrical manhole, approximately 90 feet of below grade electrical conduit will run to new electrical switchgear (75”L x 70” W x 50” HT) with a pad elevation of elevation 21.50 BCB, and the 5+’- feet of conduit to a above grade transformer (75”L x 40” W x 50” HT) with a pad elevation of elevation 21.50, and then approximately 85 feet of below grade conduit to the existing building.

The full scope of work within the LSCSF for the electrical infrastructure improvements includes the following, with anticipated construction methods:

- a. Sawcut the existing asphalt surface. Asphalt will be placed in trucks and not stockpiled in the public way, prior to being legally disposed of when truck is full or at the end of the workday, whichever is sooner;
- b. Excavation methods include: mechanical excavation with a backhoe and/or hand digging to remove soil to required depth;
- c. Trenches will be excavated to an 5 ft +/- depth;
- d. Excavated materials will placed into trucks and legally disposed of as soon as truck is full or at end of workday, whichever is sooner.
- e. NO MATERIALS WILL BE STORED ON SITE. There will be no overnight or long-term sediment stockpiling. After soil is excavated from the hole, it may be placed temporarily on the roadway surface during operations. Any potential dust will be contained through watering or within the trucks storing the materials;
- f. Temporary shoring of the excavated holes will be provided, as required, to meet OSHA standards;
- g. Install electrical utility improvements;
- h. The utility trenches will be filled and compacted, with temporary shoring removed; and
- i. Asphalt paving patches will be placed over the trenches.

3.3 Resilient Building Design & Infrastructure

The proposed switch gear and transformer will be set at the Design Flood Elevation (21.5 BCB) in accordance with Climate Ready Boston, the BPDA's initiative to address climate change and the Conservation Commission's regulations.

3.4 Snow Removal

On the existing site, snow is moved to the edges of the parking areas. Snow is not removed from the property and is not dumped in the Boston Harbor.

The proposed snow management plan will continue the existing practices with the following specific requirements:

- During typical snow plowing operations, snow shall be pushed to designated snow removal areas.
- Snow shall not be stockpiled in wetland resource areas or drainage system components.
- In severe conditions where snow cannot be stockpiled on site, the snow shall be removed from the site and properly disposed of in accordance with DEP Guideline BRP601-01.
- Deicing chemicals shall be stored in a locked room inside the building and shall be used at exterior stairs and walkways.
- Before winter begins, the property owner and the contractor shall review snow plowing, deicing, and stockpiling procedures. Areas designated for stockpiling should be cleaned of any debris.

4.0 WETLAND RESOURCE AREA IMPACTS

The impact of the proposed project on wetland resources was limited to the greatest extent practicable. However, due to the proximity of the site to the Boston Harbor, the proposed work is located entirely within Land Subject to Coastal Storm Flowage. The proposed improvement will not negatively impact the Resource Area,

Table 3 provides a summary of the wetland resource areas impacted by the proposed project.

Table 3. Wetland Resource Area Impacts

Resource Area	Proposed Impact Areas
Land Subject to Coastal Storm Flowage	8,875 SF

The proposed site improvements within Land Subject to Coastal Storm Flowage include:

- Electrical switchgear, transformer, and associated conduit

Erosion and sediment control barriers will be placed along the perimeter of the work area to protect the Land Subject to Coastal Storm Flowage as indicated on the site plans.

5.0 PROPOSED MITIGATION MEASURES

5.1 Construction Period Erosion and Sedimentation Controls

Erosion and sedimentation controls are proposed to reduce the construction-related impact of the Project on adjacent wetland resource areas. Control measures will include, but are not limited to, minimizing land disturbance, providing temporary stabilization and covers, and installing perimeter controls (silt fence and straw wattles/bales).

The Contractor will be required to do inspections of all controls regularly to ensure that the controls are working properly. The Contractor shall clean and reinstall any control that needs to be cleaned or replaced. Additionally, the Contractor will clean/flush the entire stormwater management system prior to final acceptance by the Owner.

The proposed electrical improvements require the excavation of the parking lot, construction of the improvements, and repair of the disturbed area in kind.

The locations of the electrical improvements are shown on submitted sheet C-201, Site Electrical Layout Plan w/ Existing Conditions. The proposed work has been reviewed by Massport. The majority of the excavations will be approximately 3-feet wide and as deep as five feet. It is anticipated each the utility installation will take 10-15 business days to complete.

There will be no sediment, materials, staging, or equipment stored on site. Any excavations that need to be maintained at the end of the day, will be covered and secured.

The proposed limited improvements consider climate change impact to the area within LSCSF. Climate change will not have an immediate impact on the project in the proposal, which is, excavating in the parking lot, installing the electrical improvements and replacing the asphalt in kind.

Climate Change Considerations

A summary of the climate change considerations as related to the proposed scope of work is below:

Sea Level Rise/Coastal Flooding

The Boston Planning and Development Agency has determined a Sea Level Rise Base Flood Elevation (SLR-BFE) of 19.5 ft (BCB) for the area of improvements and Public Way. The existing parking lot in the area of construction is approximately 18.5-19.5 BCB. The proposed work will not deter or negatively impact any future sea level rise. The proposed work will not occur during anticipated large storm events, when existing areas within the 100-year flood plain may inundated with water and flooded.

Precipitation/Stormwater Flooding:

Current and future storm events are more frequent and intense. The proposed work will not deter future improvements to adapt to increased precipitation or prevent future stormwater flooding improvements to meet future resilience measures. The proposed work will not occur during anticipated large storm events.

Extreme Heat:

The existing area of limited improvements is impervious asphalt parking lot and concrete sidewalk and will be replaced in kind. There is no change in impervious area or increase in asphalt, with the proposed excavations. There is no existing or proposed vegetation, shaded area, or trees within the project area.

Climate Ready Boston:

The forecasted maps and proposed strategies of the Climate Ready Boston program including Climate Ready Boston documents, have been reviewed for how they can be applied to the proposed work.

Climate change will not have an immediate impact on the limited project in the proposal, which is, excavating in the parking lot and replacing in kind.

BWSC Inundation Model:

The forecasted maps of the BWSC Inundation Model data and future larger storm events impacts on the site and how they can be applied to the work have been reviewed. The inundation model data will not have an immediate impact on the limited project in the proposal, which is, excavating in the parking lot and replacing in kind.

ALTERNATIVE'S ANALYSIS:

The proposed work is to construct the electrical improvement in the proposed location is the only location that allows the installation to occur without impacting the full buildout, or the "Preferred Alternative". Given the limited scope of work, the only alternative to the proposed work is the "No Build Alternative", where the work does not occur.

The proposed work in the "Preferred Alternative" will result in the existing parking lot being and functioning the same as it was before the proposed work and functioning the same as the "No Build Alternative". With the "Preferred Alternative" There will be no changes to the area in LSCSF and the resource area will function the same as the existing or "No Build Alternative". The "Preferred Alternative" will not preclude any future improvements within the area and not negatively impact any existing resource performance standards, as noted above, or the concerns below:

1. Protection of public or private water supply and quality

The existing parking lot is owned and maintained by the Massport. Stormwater impacts to the discharge to the Boston Harbor or potential impacts on public or private water supply will not be modified. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.

2. Protection of the public and private groundwater supply and quality

The existing site is impervious area that does not allow for any infiltration or stormwater to recharge into the groundwater supply. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.

3. Short term and long term coastal and stormwater flood control

The existing site does not provide short term or long term coastal or stormwater flood control. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.

4. Erosion and Sedimentation Control

The existing site is paved parking lot and not subject to erosion, sedimentation migration, or dust. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern. During construction, the Contractor will implement an erosion and sedimentation control plan to protect the site and downstream resource areas from pollution.

5. Storm damage prevention, including coastal storm flowage

The existing site does not provide storm damage prevention or protection from coastal storm flowage. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.

6. Protection of surface water supply and quality, including water pollution control

The existing site does not impact surface water supply or quality, including water pollution control. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.

7. Flood conveyance and storage

There are no existing systems in place for flood conveyance or storage. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.

8. Protection of fisheries, land containing shellfish, wildlife habitat, rare and endangered species and habitat, wetland plant habitat, and recreation

The existing parking lot drainage system is owned and maintained by the Massport. Stormwater impacts to the discharge to the Boston Harbor or potential impacts on fisheries, land containing shellfish, wildlife habitat, rare and endangered species and habitat, wetland plant habitat, and recreation will not be modified. The "Preferred Alternative" will not change existing conditions or preclude future improvements to support this concern.

9. Protect the health, safety, and welfare of the public and to mitigate impacts of climate change.

The existing parking lot's protection of the health, safety, and welfare of the public and to mitigate impacts of climate change will not be changed with the "Preferred Alternative" or preclude future improvements to support these concerns.

5.2 Long-Term Pollution Prevention

A Long-Term Pollution Prevention Plan has been prepared in compliance with the Standards 4 and 9 of the 2008 Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, which require provisions for the following:

- Good Housekeeping
- Storing materials and waste products inside or under cover
- Vehicle washing
- Routine inspections of stormwater best management practices
- Spill prevention and response
- Maintenance of lawns, gardens, and other landscaped areas
- Storage and used of fertilizers, herbicides, and pesticides
- Pet waste management
- Operation and management of septic systems
- Proper management of deicing chemicals and snow

The project Owner will implement the management practices outlined in the Plan and proactively conduct operations at 88 Black Falcon Avenue in an environmentally responsible manner.

6.0 INTERESTS OF THE WETLANDS PROTECTION ACT

The Wetlands Protection Act regulates wetland resource areas in order to contribute to the following interests:

- Protection of Public and Private Water Supply
- Protection of Groundwater Supply
- Flood Control
- Storm Damage Prevention

- Prevention of Pollution
- Protection of Land Containing Shellfish
- Protection of Fisheries
- Protection of Wildlife Habitat

By installing stormwater best management practices on the project site, the proposed project will protect the interests of the Wetlands Protection Act, including protection of private/public water supply, protection of groundwater supply, providing flood control, prevention of storm damage, and prevention of pollution.

7.0 CONCLUSION

On behalf of the Applicant, DIV Black Falcon, LLC, Nitsch Engineering is filing the enclosed Notice of Intent (NOI) Application with the City of Boston Conservation Commission for the construction of electrical improvements at 88 Black Falcon Avenue. The proposed project does not negatively impact the existing conditions.

A Notice of Intent will be filed for the full buildout once this Order of Conditions is issued.

This NOI report and associated appendices provide a thorough description of the design details and regulatory compliance in accordance with the pertinent Wetland Statutes and Regulations. The Applicant seeks an Order of Conditions approving the project as proposed.

SECTION 3

DOCUMENTATION OF ABUTTER NOTIFICATION

Abutter Notification
Affidavit of Service
Certified Abutters List



BABEL NOTICE

English:

IMPORTANT! This document or application contains **important information** about your rights, responsibilities and/or benefits. It is crucial that you understand the information in this document and/or application, and we will provide the information in your preferred language at no cost to you. If you need them, please contact us at cc@boston.gov or 617-635-3850.

Spanish:

¡IMPORTANTE! Este documento o solicitud contiene **información importante** sobre sus derechos, responsabilidades y/o beneficios. Es fundamental que usted entienda la información contenida en este documento y/o solicitud, y le proporcionaremos la información en su idioma preferido sin costo alguno para usted. Si los necesita, póngase en contacto con nosotros en el correo electrónico cc@boston.gov o llamando al 617-635-3850.

Haitian Creole:

AVI ENPÒTAN! Dokiman oubyen aplikasyon sa genyen **enfòmasyon ki enpòtan** konsènan dwa, responsablite, ak/oswa benefis ou yo. Li enpòtan ke ou konprann enfòmasyon ki nan dokiman ak/oubyen aplikasyon sa, e n ap bay enfòmasyon an nan lang ou prefere a, san ou pa peye anyen. Si w bezwen yo, tanpri kontakte nou nan cc@boston.gov oswa 617-635-3850.

Traditional Chinese:

非常重要！這份文件或是申請表格包含關於您的權利，責任，和／或福利的重要信息。請您務必完全理解這份文件或申請表格的全部信息，這對我們來說十分重要。我們會免費給您提供翻譯服務。如果您有需要請聯系我們的郵箱 cc@boston.gov 電話# 617-635-3850..

Vietnamese:

QUAN TRỌNG! Tài liệu hoặc đơn yêu cầu này chứa **thông tin quan trọng** về các quyền, trách nhiệm và/hoặc lợi ích của bạn. Việc bạn hiểu rõ thông tin trong tài liệu và/hoặc đơn yêu cầu này rất quan trọng, và chúng tôi sẽ cung cấp thông tin bằng ngôn ngữ bạn muốn mà không tính phí. Nếu quý vị cần những dịch vụ này, vui lòng liên lạc với chúng tôi theo địa chỉ cc@boston.gov hoặc số điện thoại 617-635-3850.

Simplified Chinese:

非常重要！这份文件或是申请表格包含关于您的权利，责任，和／或福利的重要信息。请您务必完全理解这份文件或申请表格的全部信息，这对我们来说十分重要。我们会免费给您提供翻译服务。如果您有需要请联系我们的邮箱 cc@boston.gov 电话# 617-635-3850.

Cape Verdean Creole:

INPURTANTI! Es dukumentu ó aplikason ten **informason inpur tanti** sobri bu direitus, rasponsabilidadi i/ó benefisius. Ê krusial ki bu intendi informason na es dukumentu i/ó aplikason ó nu ta da informason na língua di bu preferênsia sen ninhun kustu pa bó. Si bu prisiza del, kontata-nu na cc@boston.gov ó 617-635-3850.

Arabic:

مهم! يحتوي هذا المستند أو التطبيق على معلومات مهمة حول حقوقك ومسؤولياتك أو فوائده. من الأهمية أن تفهم المعلومات الواردة في هذا المستند أو التطبيق. سوف نقدم المعلومات بلغتك المفضلة دون أي تكلفة عليك. إذا كنت في حاجة إليها، يرجى الاتصال بنا على cc@boston.gov أو 617-635-3850.

Russian:

ВАЖНО! В этом документе или заявлении содержится **важная информация** о ваших правах, обязанностях и/или льготах. Для нас очень важно, чтобы вы понимали приведенную в этом документе и/или заявлении информацию, и мы готовы бесплатно предоставить вам информацию на предпочитаемом вами языке. Если Вам они нужны, просьба связаться с нами по адресу электронной почты cc@boston.gov, либо по телефону 617-635-3850.

Portuguese:

IMPORTANTE! Este documento ou aplicativo contém **Informações importantes** sobre os seus direitos, responsabilidades e/ou benefícios. É importante que você compreenda as informações contidas neste documento e/ou aplicativo, e nós iremos fornecer as informações em seu idioma de preferência sem nenhum custo para você. Se precisar deles, fale conosco: cc@boston.gov ou 617-635-3850.

French:

IMPORTANT ! Ce document ou cette demande contient des **informations importantes** concernant vos droits, responsabilités et/ou avantages. Il est essentiel que vous compreniez les informations contenues dans ce document et/ou cette demande, que nous pouvons vous communiquer gratuitement dans la langue de votre choix. Si vous en avez besoin, veuillez nous contacter à cc@boston.gov ou au 617-635-3850.



NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT

In accordance with the Massachusetts Wetlands Protection Act, Massachusetts General Laws Chapter 131, Section 40, and the Boston Wetlands Ordinance, you are hereby notified as an abutter to a project filed with the Boston Conservation Commission.

- A. The Davis Companies has filed a Notice of Intent with the Boston Conservation Commission seeking permission to alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, section 40) and Boston Wetlands Ordinance.
- B. The address of the lot where the activity is proposed is 88 Black Falcon Avenue, Boston, MA.
- C. The project involves the construction of a new building expansion with roof-top parking, proposed sidewalks, and utilities and associated improvements.
- D. Copies of the Notice of Intent may be obtained by contacting the Boston Conservation Commission at CC@boston.gov.
- E. Copies of the Notice of Intent may be obtained from John Schmid, jschmid@nitscheng.com, at Nitsch Engineering, Inc, between the hours of 9 AM to 5 PM, Monday through Friday.
- F. In accordance with the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, the public hearing will take place **virtually** at <https://zoom.us/j/6864582044>. If you are unable to access the internet, you can call 1-929-205-6099, enter Meeting ID 686 458 2044 # and use # as your participant ID.
- G. Information regarding the date and time of the public hearing may be obtained from the **Boston Conservation Commission** by emailing CC@boston.gov or calling **(617) 635-3850** between the hours of **9 AM to 5 PM, Monday through Friday**.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Boston Herald.

NOTE: Notice of the public hearing, including its date, time, and place, will be posted on www.boston.gov/public-notices and in Boston City Hall not less than forty-eight (48) hours in advance.

NOTE: If you would like to provide comments, you may attend the public hearing or send written comments to CC@boston.gov or Boston City Hall, Environment Department, Room 709, 1 City Hall Square, Boston, MA 02201.

NOTE: You also may contact the Boston Conservation Commission or the Department of Environmental Protection Northeast Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: the Northeast Region: (978) 694-3200.

NOTIFICACIÓN PARA PROPIETARIOS Y/O VECINOS COLINDANTES COMISIÓN DE CONSERVACIÓN DE BOSTON

De conformidad con la Ley de protección de los humedales de Massachusetts, el Capítulo 131, Sección 40 de las Leyes Generales de Massachusetts y la Ordenanza sobre los humedales de Boston, por la presente queda usted notificado como propietario o vecino colindante de un proyecto presentado ante la Comisión de Conservación de Boston.

- A. The Davis Companies ha presentado una solicitud a la Comisión de Conservación de Boston pidiendo permiso para modificar una zona sujeta a protección en virtud de la Ley de protección de los humedales (Leyes generales, capítulo 131, sección 40) y la Ordenanza sobre los humedales de Boston.
- B. La dirección del lote donde se propone la actividad es 88 Black Falcon Avenue, Boston, MA.
- C. El proyecto implica la construcción de una nueva ampliación de edificio con estacionamiento en la azotea, las aceras propuestas, y servicios públicos y mejoras asociadas.
- D. Se pueden obtener copias del Aviso de Intención comunicándose con la Comisión de Conservación de Boston en CC@boston.gov.
- E. Se pueden obtener copias del Aviso de Intención a través de John Schmid, jschmid@nitscheng.com, de Nitsch Engineering, Inc, de lunes a viernes, entre las 9 a. m. y las 5 p. m.
- F. De acuerdo con el Decreto Ejecutivo de la Mancomunidad de Massachusetts que suspende ciertas disposiciones de la Ley de reuniones abiertas, la audiencia pública se llevará a cabo virtualmente en <https://zoom.us/j/6864582044>. Si no puede acceder a Internet, puede llamar al 1-929-205-6099, ingresar ID de reunión 686 458 2044 # y usar # como su ID de participante.
- G. La información relativa a la fecha y hora de la audiencia pública puede solicitarse a la Comisión de Conservación de Boston por correo electrónico a CC@boston.gov o llamando al (617) 635-4416 entre las 9 AM y las 5 PM, de lunes a viernes.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en el Boston Herald con al menos cinco (5) días de antelación.

NOTA: La notificación de la audiencia pública, incluida su fecha, hora y lugar, se publicará en www.boston.gov/public-notices y en el Ayuntamiento de Boston con no menos de cuarenta y ocho (48) horas de antelación. Si desea formular comentarios, puede asistir a la audiencia pública o enviarlos por escrito a CC@boston.gov o al Ayuntamiento de Boston, Departamento de Medio Ambiente, Sala 709, 1 City Hall Square, Boston, MA 02201.

NOTA: También puede comunicarse con la Comisión de Conservación de Boston o con la Oficina Regional del Noreste del Departamento de Protección Ambiental para obtener más información sobre esta solicitud o la Ley de Protección de Humedales. Para comunicarse con el DEP, llame a la Región Noreste: (978) 694-3200.

NOTA: si tiene previsto asistir a la audiencia pública y necesita servicios de interpretación, sírvase informar al personal en CC@boston.gov antes de las 12 PM del día anterior a la audiencia.

88 Black Falcon Avenue: List of Abutters

ADDRESSEE	ADDRESSEE (LINE 2)	MAILING ADDRESS	CITY	STATE	ZIPCODE
JAMESTOWN 21-23-25 DRYDOCK LP		3625 CUMBERLAND BL 1 OVERTON PK	NEW YORK	NY	10004
ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	1 CITY HALL PLZ (BRA) FLR 9	BOSTON	MA	2201
DIV BLACK FALCON LLC	C/O THE DAVIS COMPANIES	125 HIGH ST 21ST FL	BOSTON	MA	2110
ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON	MA	2201
ECONOMIC DEVELOPEMENT AND	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON	MA	2201
JAMESTOWN I DESIGN PLACE LP	21 DRYDOCK AVE	C/O CORINNE MARIANO, UNIT 330E	BOSTON	MA	2210
JAMESTOWN I DESIGN PLACE LP	21 DRYDOCK AVE	C/O CORINNE MARIANO, UNIT 330E	BOSTON	MA	2210
ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON	MA	2201
RREF II DRYDOCK (LESSEE)	C/O RELATED FUND MANAGEMENT	60 COLOUMBUS CIRCLE	NEW YORK	NY	10023
MASS PORT AUTHORITY		1 HARBORSIDE DR #200S	EAST BOSTON	MA	2128
ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON	MA	2201
ECONOMIC DEVELOPMENT AND	C/O CHRISTOPHER GIULIANI	1 CITY HALL SQ 9TH FL	BOSTON	MA	2201

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JOHN SCHMIDT, MA 02072
2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108

AUG 02 2022

To: ECONOMIC DEVELOPMENT AND
C/O CHRISTOPHER GIULIANI
1 CITY HALL PLZ (BRA) FLR 9
BOSTON USPS MA 02201

PS Form 3817, April 2007 PSN 7530-02-000-9065



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UNITED STATES POSTAL SERVICE

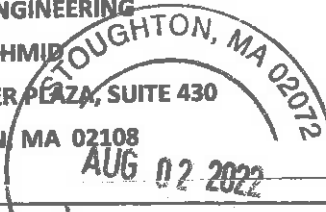
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JOHN SCHMIDT
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BOSTON, MA 02108



To: RREF II DRYDOCK (LESSEE)
C/O RELATED FUND MANAGEMENT
60 COLUMBUS CIRCLE
NEW YORK NY 10023

PS Form 3817, April 2007 PSN 7530-02-000-9065



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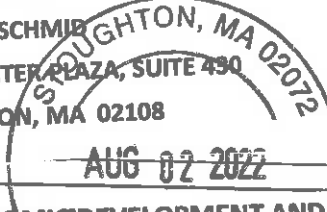
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JOHN SCHMIDT
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BOSTON, MA 02108



To: ECONOMIC DEVELOPMENT AND
C/O CHRISTOPHER GIULIANI
1 CITY HALL SQ 9TH FL
BOSTON MA 02201

PS Form 3817, April 2007 PSN 7530-02-000-9065



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UNITED STATES POSTAL SERVICE

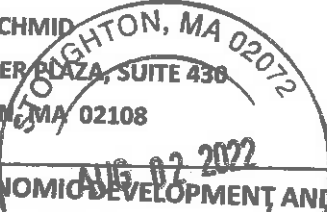
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BOSTON, MA 02108



To: ECONOMIC DEVELOPMENT AND
C/O CHRISTOPHER GIULIANI
1 CITY HALL SQ 9TH FL
BOSTON USPS MA 02201

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2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108
AUG 02 2022
To: JAMESTOWN
21-23-25 DRYDOCK LP
3625 CUMBERLAND BL-1-OVERTON PK
NEW YORK NY 10004

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JOHN SCHMID
2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108
AUG 02 2022
To: ECONOMIC DEVELOPMENT AND
C/O CHRISTOPHER GIULIANI
1 CITY HALL SQ 9TH FL
BOSTON MA 02201

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From: NITCH ENGINEERING
JOHN SCHMID
2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108
AUG 02 2022
To: JAMESTOWN I DESIGN PLACE LP
21 DRYDOCK AVE UNIT 330E
C/O CORINNE MARIANO
BOSTON MA 02210

PS Form 3817, April 2007 PSN 7530-02-000-9065



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JOHN SCHMID
2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108
AUG 02 2022
To: ECONOMIC DEVELOPMENT AND
C/O CHRISTOPHER GIULIANI
1 CITY HALL SQ 9TH FL
BOSTON MA 02201

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From:

NITCH ENGINEERING
JOHN SCHMID
2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108
AUG 02 2022
DIV BLACK FALCON LLC
C/O THE DAVIS COMPANIES
125 HIGH ST 215/8RS

To:

BOSTON MA 02110

PS For:



1000



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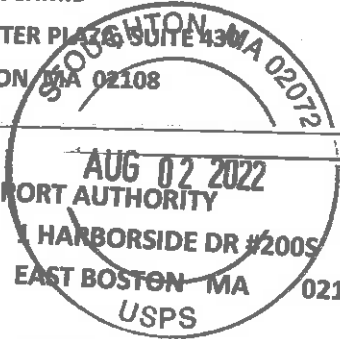
NITCH ENGINEERING

From:

JOHN SCHMID
2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108

To:

MASS PORT AUTHORITY
1 HARBORSIDE DR #200S
EAST BOSTON MA 02128
USPS



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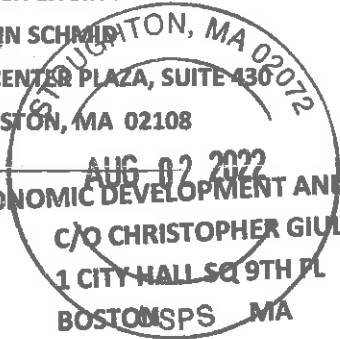
NITCH ENGINEERING

From:

JOHN SCHMID
2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108

To:

ECONOMIC DEVELOPMENT AND
C/O CHRISTOPHER GIULIANI
1 CITY HALL SQ 9TH FL
BOSTON MA 02201



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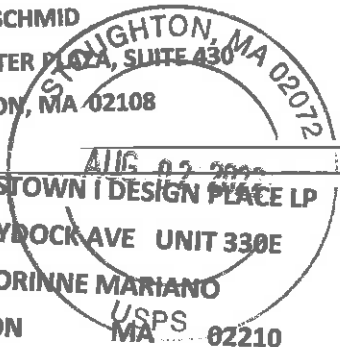
NITCH ENGINEERING

From:

JOHN SCHMID
2 CENTER PLAZA, SUITE 430
BOSTON, MA 02108

To:

JAMESTOWN I DESIGN PLACE LP
21 DRYDOCK AVE UNIT 330E
C/O CORINNE MARIANO
BOSTON MA 02210
USPS



PS Form 3817, April 2007 PSN 7530-02-000-9065



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SECTION 4
SUPPLEMENTAL DOCUMENTS

Summary of Wharf Structures (1919-2019)



PREPARED FOR:

88 BLACK FALCON AVENUE
 BOSTON, MASSACHUSETTS, 02210
 SUFFOLK COUNTY

REVISIONS:

NO	BY	DATE	DESCRIPTION

DESIGN CONCEPT

SITE LAYOUT PLAN

DATE: 02/12/2019

PROJECT NUMBER: 2017248.01

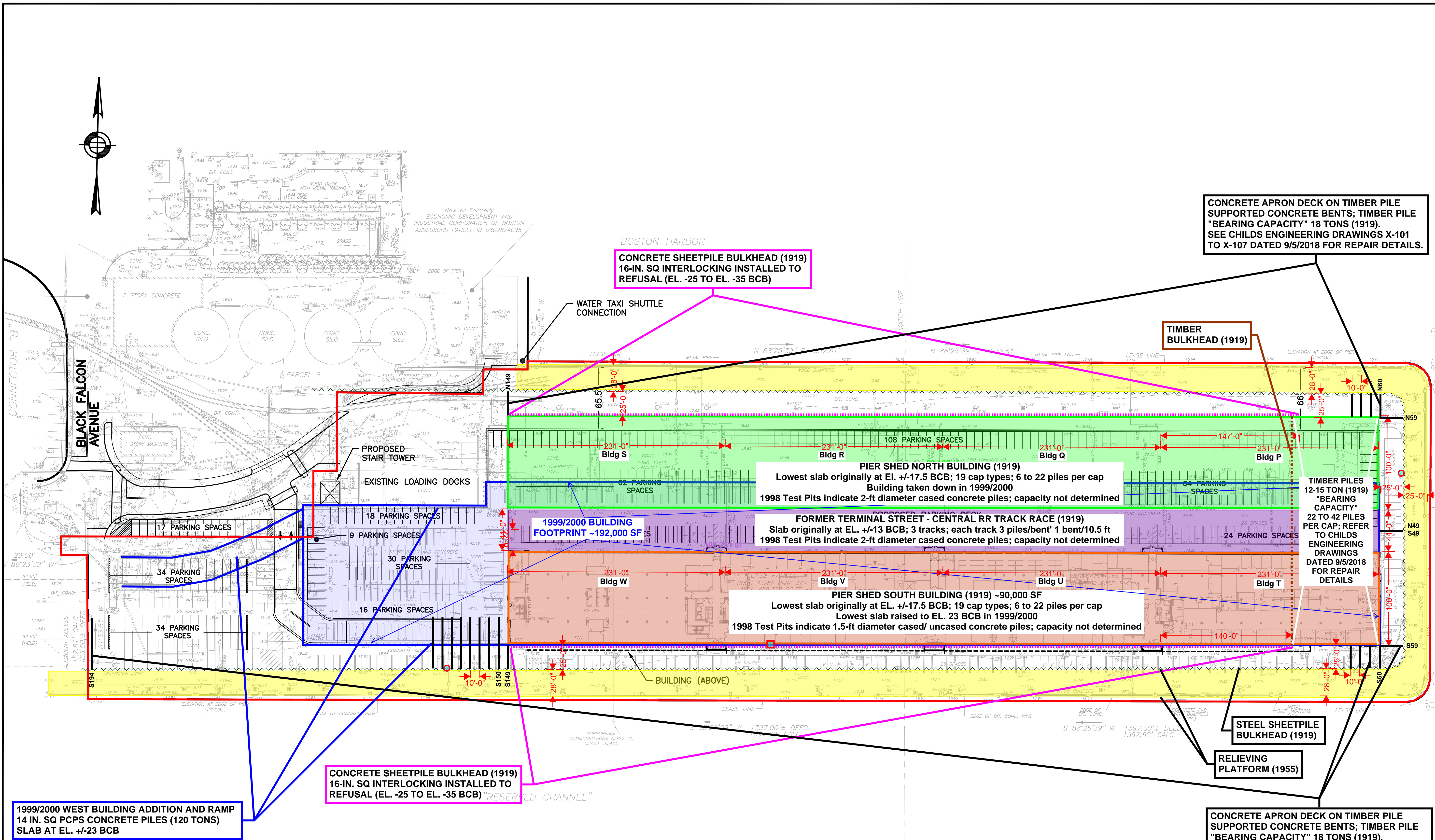
DESIGNED BY: MB

DRAWN BY: MB

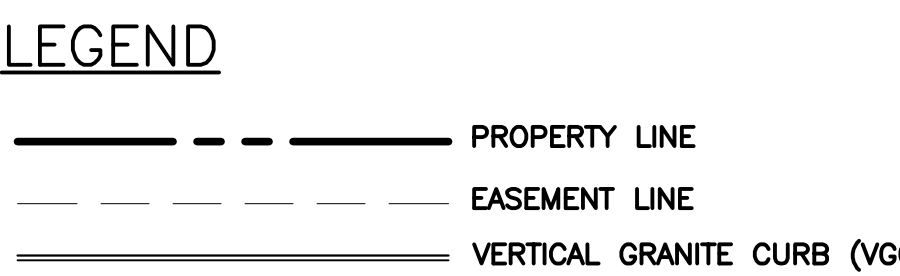
CHECKED BY: RL

C1.01

SHEET 2 OF 2



- GENERAL NOTES**
- EXISTING TOPOGRAPHIC, PROPERTY LINE AND UTILITY INFORMATION SHOWN IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS PLAN OF LAND, 88 BLACK FALCON AVENUE, BOSTON, MASSACHUSETTS", DATED 01/03/19 PREPARED BY FELDMAN LAND SURVEYORS OF BOSTON, MA.
 - ELEVATIONS SHOWN REFER TO BOSTON CITY BASE (B.C.B.).



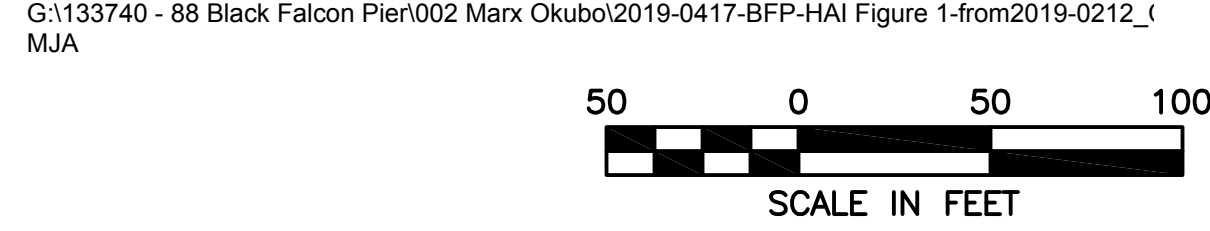
HALEY ALDRICH

88 BLACK FALCON PIER
 BOSTON, MASSACHUSETTS

SUMMARY OF WHARF STRUCTURES - 1919 TO 2019

SCALE: AS SHOWN
 APRIL 2019

FIGURE 1



3/7/2019 G:\projects\4320-43894\37004337_001_communications\Project Team\Civil\2019-0212 Civil Layout\2019-0212 - Site Layout.dwg

FIGURES

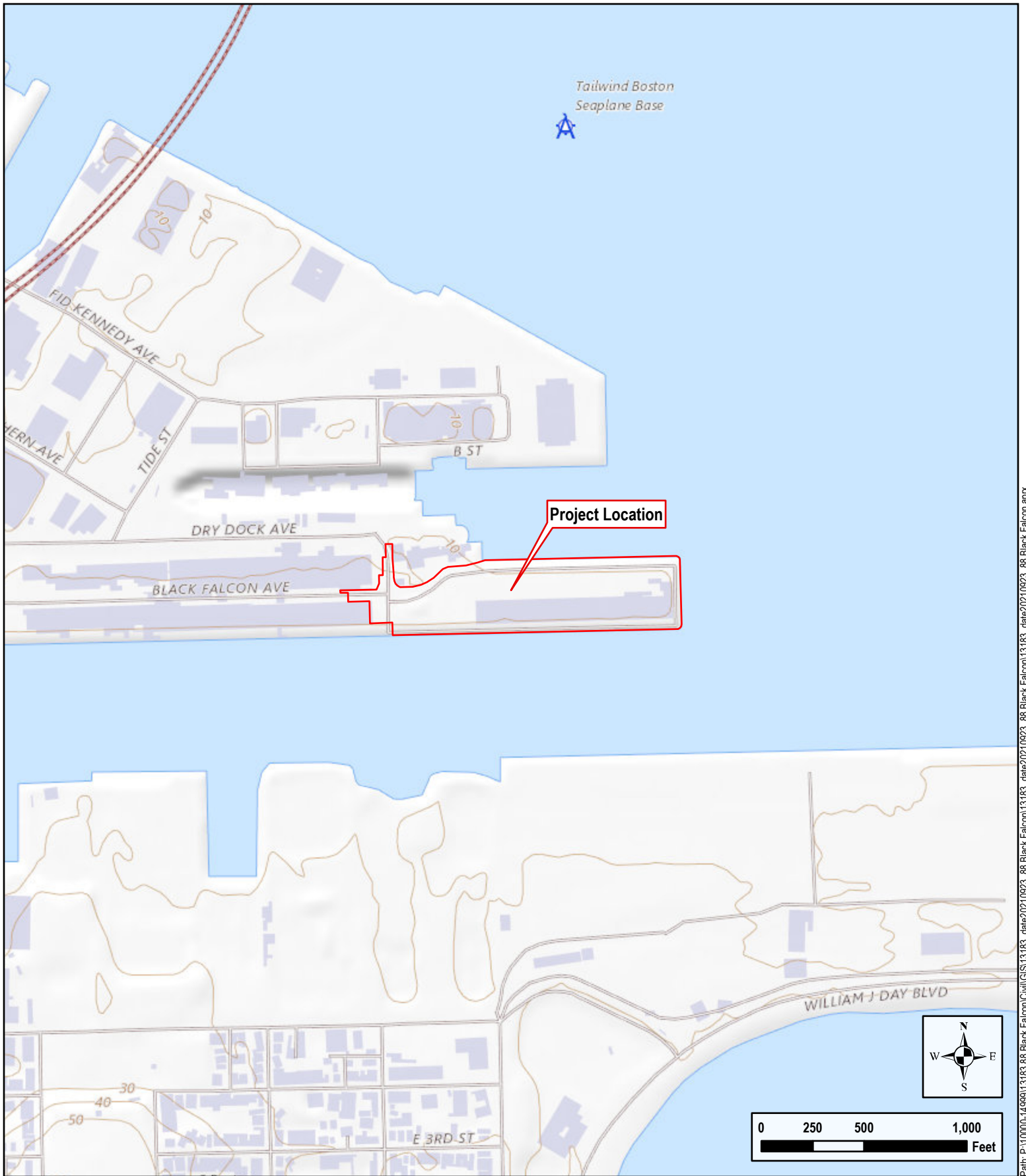
Figure 1 – USGS Locus Map

Figure 2 – Aerial Locus Map

Figure 3 – Natural Heritage and Endangered Species Program Map

Figure 4 – FEMA Floodplain Map

Figure 5 – NRCS Soils Map

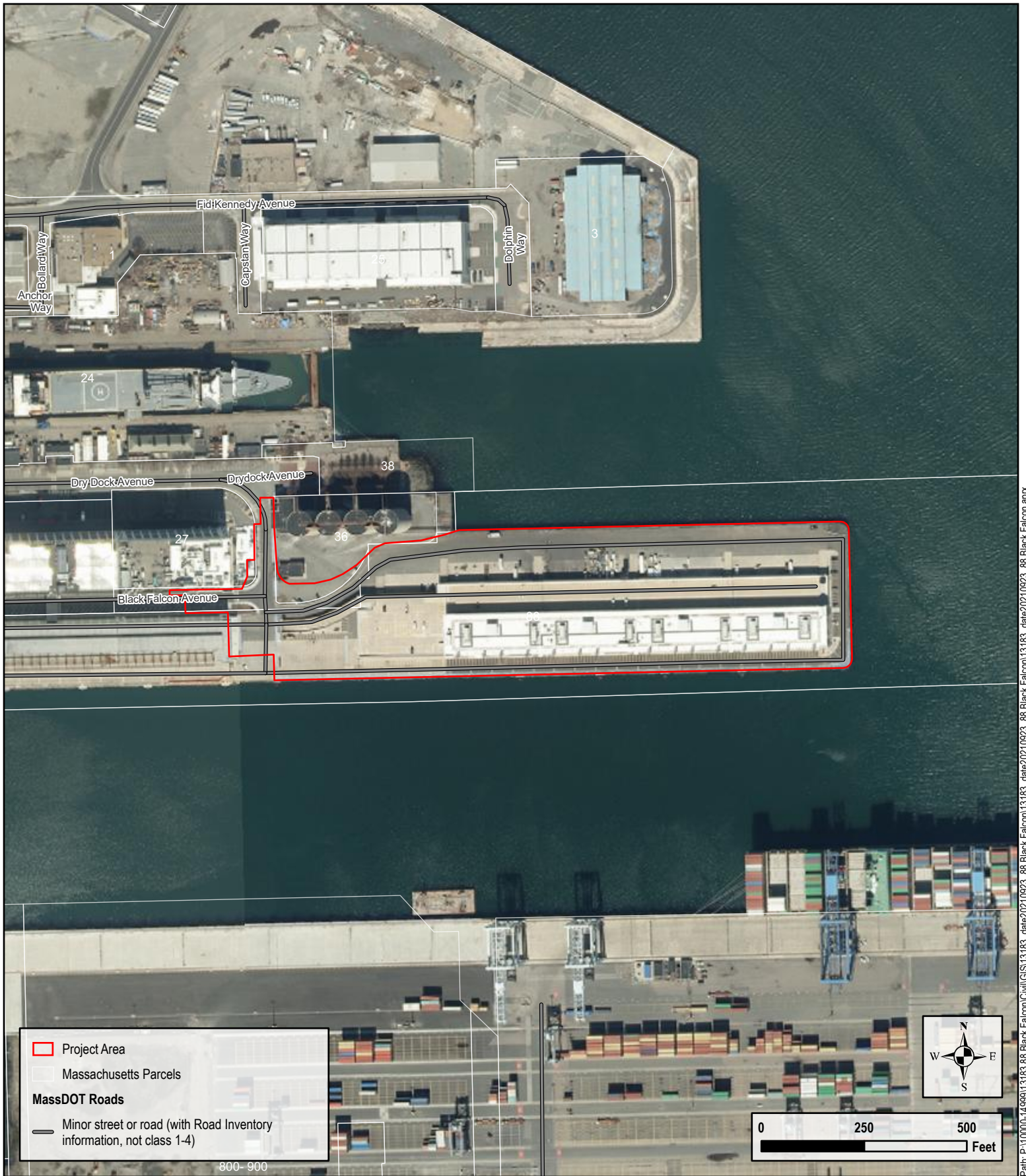


USGS Locus
88 Black Falcon Ave
Boston, MA 02210

Data Source: MassGIS
Nitsch Project #13183



Path: P:\10000-49899\13183 88 Black Falcon\Civil\GIS\13183_date20210923_88 Black Falcon\13183_date20210923_88 Black Falcon.aprx



Aerial Locus

88 Black Falcon Ave
Boston, MA 02210

Data Source: MassGIS
Nitsch Project #13183



Path: P:\10000-4999\13183 88 Black Falcon\Civil\GIS\13183_date20210923_88 Black Falcon\13183_date20210923_88 Black Falcon.aprx



Natural Heritage and Endangered Species Program

88 Black Falcon Ave
Boston, MA 02210

Data Source: MassGIS
Nitsch Project #13183

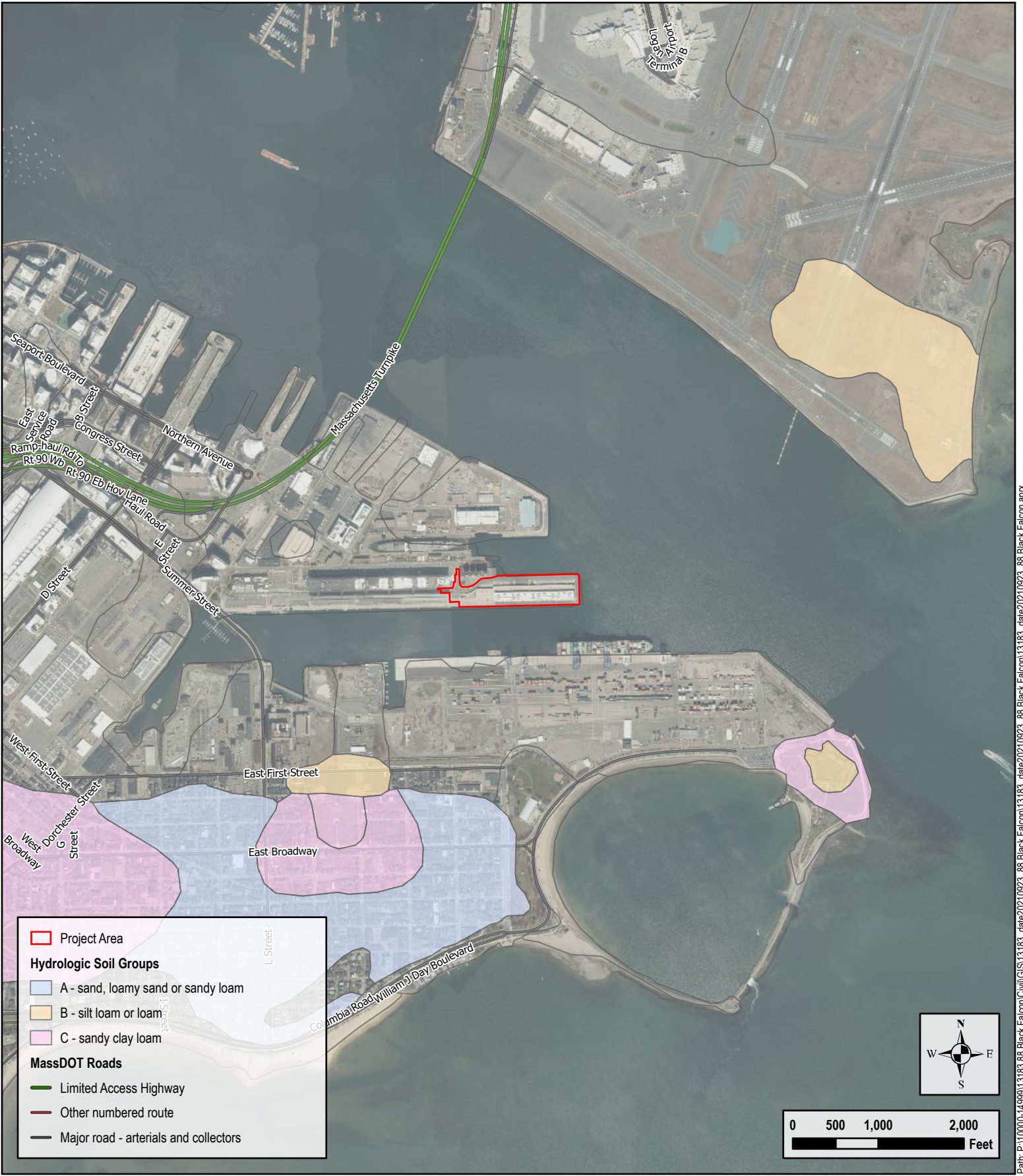


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FEMA Flood Hazard

88 Black Falcon Ave
Boston, MA 02210



NRCS Soils
88 Black Falcon Ave
Boston, MA 02210

Data Source: MassGIS
Nitsch Project #13183



Path: P:\110000-49999\13183 88 Black Falcon\Civil\GIS\13183_data\20210923_88 Black Falcon\13183_date\20210923_88 Black Falcon.aprx



200 HIGH ST, BOSTON, MA 02110
857.300.2610 | SGA-ARCH.COM

PROJECT TEAM:

CLIENT
THE DAVIS COMPANY

125 High Street
Boston, MA 02110
617.4511300

ARCHITECT
SGA

200 High Street
Boston, MA 02110
857.300.2610

MEP/FP ENGINEER
AHA CONSULTING ENGINEERS

24 Hartwell Ave. #3
Lexington, MA 02421
617.482.7080

STRUCTURAL
MCNAMARA SALVIA

101 Federal Street
Boston, MA 02110
617.737.0040

CIVIL
NITSCH ENGINEERING, INC.

2 Center Plaza #430
Boston, MA 02108
617.338.6663

SEAL / SIGNATURE



John M. Schiada 07/19/2022
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PROJECT:

ENABLING PACKAGE
WEST ELECTRIC
ROOM

REVISIONS:

No. Date Description

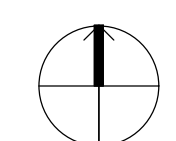
SUBMISSIONS:

Date Issued For:
07/08/2022 PROGRESS

SCALE
DATE ISSUED 07/08/2022
PROJECT NO
DRAWN BY MF
CHECKED BY JMS

SHEET TITLE:
CIVIL NOTES
AND DETAILS

C-100



GENERAL NOTES:

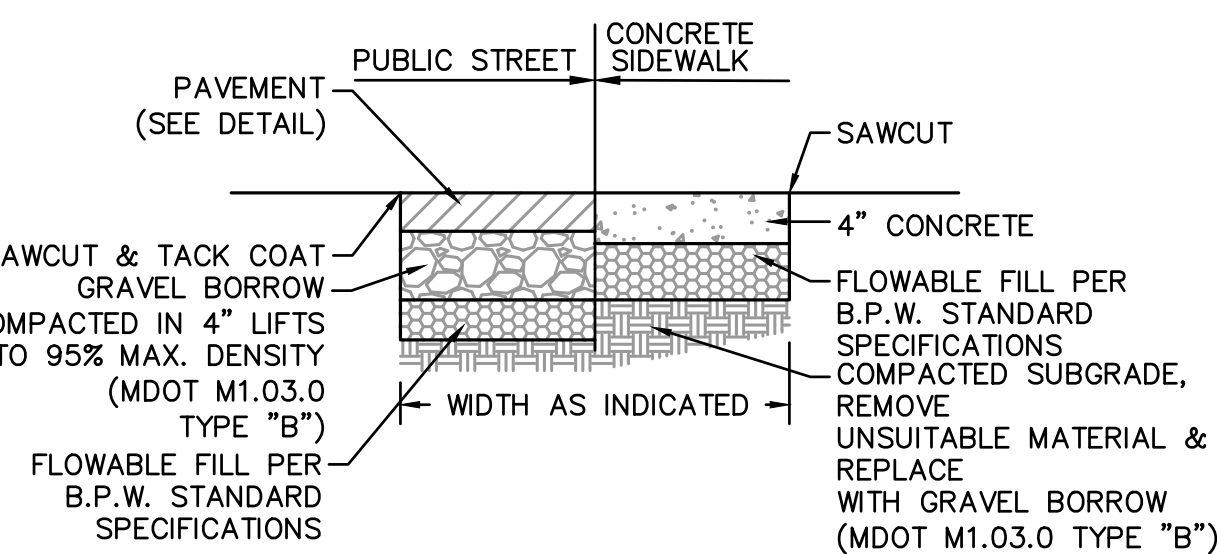
- TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION, AND EXISTING SITE FEATURES WERE OBTAINED FROM A DRAFT PLAN ENTITLED "EXISTING CONDITIONS PLAN OF LAND", PREPARED BY FELDMAN LAND SURVEYORS, DATED FEBRUARY 8, 2019.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
- THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND NITSCH ENGINEERING. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS AND SITE DETAILS OUTSIDE OF THE LIMIT OF WORK AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DIRECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENTS TO DEVELOP A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
- THE CONTRACTOR SHALL CONDUCT ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
- ELEVATIONS REFER TO BOSTON CITY BASE.
- THE CONTRACTOR SHALL COMPLY WITH THE ORDER OF CONDITIONS ISSUED BY THE BOSTON CONSERVATION COMMISSION UNDER DEP #XXX-XXXX.
- FOR SOIL INFORMATION REFER TO GEOTECHNICAL REPORT.
- EXCAVATION IN THE AREA OF EXISTING UTILITIES SHALL BE EXPOSED BY HAND OR OTHER EXCAVATION METHODS THAT WILL PREVENT DAMAGE. REQUIRED EXCAVATION NEAR EXISTING ELECTRIC, GAS, WATER, AND TELECOMMUNICATION UTILITIES SHALL BE HAND DUG WITHIN 3- FEET OF THE LINES.

DEMOLITION NOTES:

- SITE PREPARATION AND DEMOLITION SHALL INCLUDE THOSE AREAS WITHIN THE LIMIT OF WORK LINE AS SHOWN ON THE CONTRACT DOCUMENTS.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING DEMOLITION.
- THE CONTRACTOR SHALL COORDINATE SITE DEMOLITION EFFORTS WITH ALL TRADES THAT MAY BE AFFECTED BY THE WORK.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS REQUIRED TO FACILITATE CONSTRUCTION, AND LEGALLY DISPOSED OF OFFSITE BY CONTRACTOR.
- UTILITY PIPES DESIGNATED TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT THEIR ENDS WITH WATERTIGHT BRICK MASONRY OR CEMENT MORTAR WITH A MINIMUM THICKNESS OF 8 INCHES.
- UTILITY PIPES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF THE ENTIRE LENGTH OF PIPE AND BACKFILL AND 95% COMPACTION OF THE VOID WITH ORDINARY BORROW. WHEN THE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING, GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
- UTILITY STRUCTURES DESIGNATED TO BE ABANDONED IN PLACE SHALL HAVE THEIR CAST IRON CASTINGS REMOVED AND DISPOSED, INLET AND OUTLET PIPES PLUGGED, THE BOTTOM OF THE STRUCTURES SHALL BE BROKEN, THE VOID OF THE STRUCTURES SHALL BE BACKFILLED AND COMPACTED TO 95% WITH ORDINARY BORROW OR FLOWABLE FILL, AND THE TOP OF THE STRUCTURE SHALL BE REMOVED SO THAT IT IS AT LEAST 36 INCHES BELOW FINISH GRADE.
- UTILITY STRUCTURES DESIGNATED TO BE REMOVED SHALL CONSIST OF THE REMOVAL AND DISPOSAL OF CAST IRON CASTINGS, PLUGGING OF INLET AND OUTLET PIPES, REMOVAL OF THE STRUCTURE, AND BACKFILL AND 95% COMPACTION OF THE VOID WITH ORDINARY BORROW. WHEN THE VOID IS WITHIN THE FOOTPRINT OF THE NEW BUILDING, GRAVEL BORROW SHALL BE USED TO BACKFILL THE VOID.
- ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFFSITE.
- AT ALL LOCATIONS WHERE EXISTING CURBING, CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ROADWAY ADJUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE.
- EXTEND DESIGNATED LIMIT OF WORK AS NECESSARY TO ACCOMPLISH ROUGH GRADING, EROSION CONTROL, TREE PROTECTION, AND SITE WORK AS REQUIRED BY THESE DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL RUBBISH AND DEBRIS FOUND THEREON. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE, CLEAN, AND LEVEL CONDITION UPON COMPLETION OF THE SITE DEMOLITION WORK.
- REMOVE AND STOCKPILE ALL EXISTING SITE LIGHTS, BENCHES, TRASH RECEPTACLES, TRAFFIC SIGNS, GRANITE CURB, AND OTHER SITE IMPROVEMENTS WITHIN LIMIT OF WORK LINE UNLESS OTHERWISE NOTED.
- ALL EXISTING TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE TIME OF CONSTRUCTION, AS SPECIFIED AND DIRECTED BY THE LANDSCAPE ARCHITECT.
- BEFORE ANY TREES OR SHRUBS ARE REMOVED, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE OWNER OR OWNER'S REPRESENTATIVE TO IDENTIFY TREES AND SHRUBS THAT ARE TO BE REMOVED, AS WELL AS THOSE WHICH ARE TO BE PROTECTED. DO NOT COMMENCE CLEARING OPERATIONS WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- THE CONTRACTOR SHALL REMOVE FROM THE AREA OF CONSTRUCTION PAVEMENT, CONCRETE, CURBING, POLES AND FOUNDATIONS, ISLANDS, TREE BERMS AND OTHER FEATURES WITHIN THE LIMITS OF CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION WHETHER SPECIFIED ON THE DRAWINGS OR NOT.

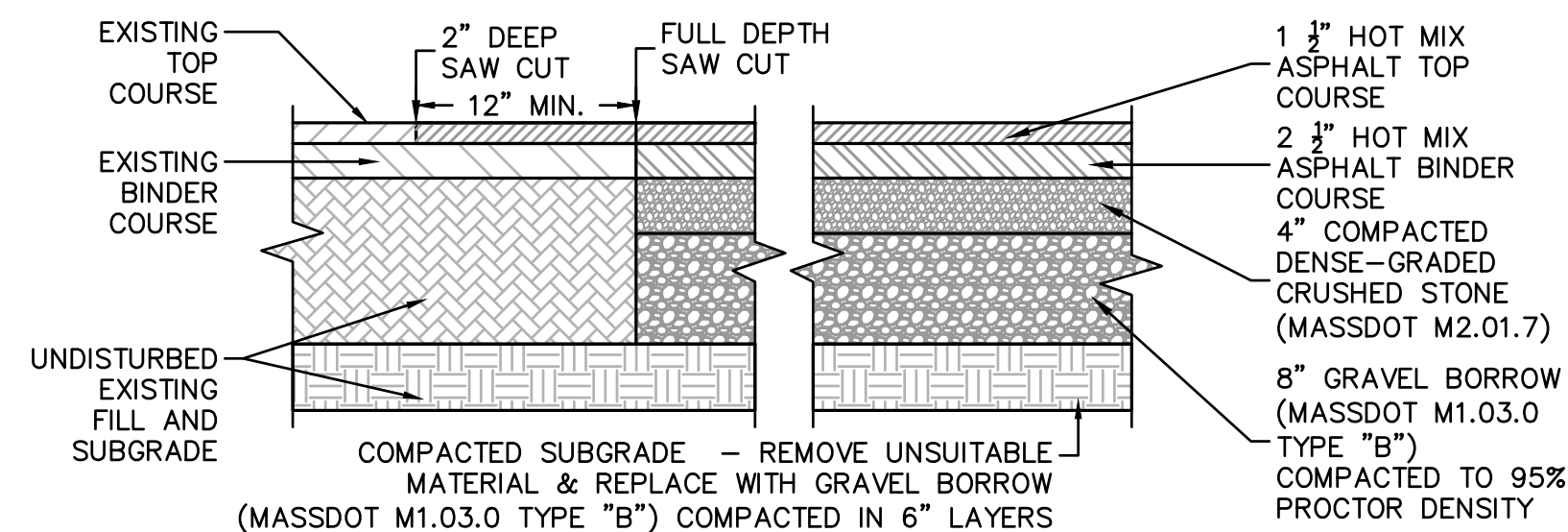
NOTES:

- SURFACE FINISH TO MATCH SURROUNDING AREA.
- PERMANENT RESTORATION WITHIN ROADWAY SHALL BE COMPLETED BY THE BOSTON PUBLIC WORKS DEPARTMENT



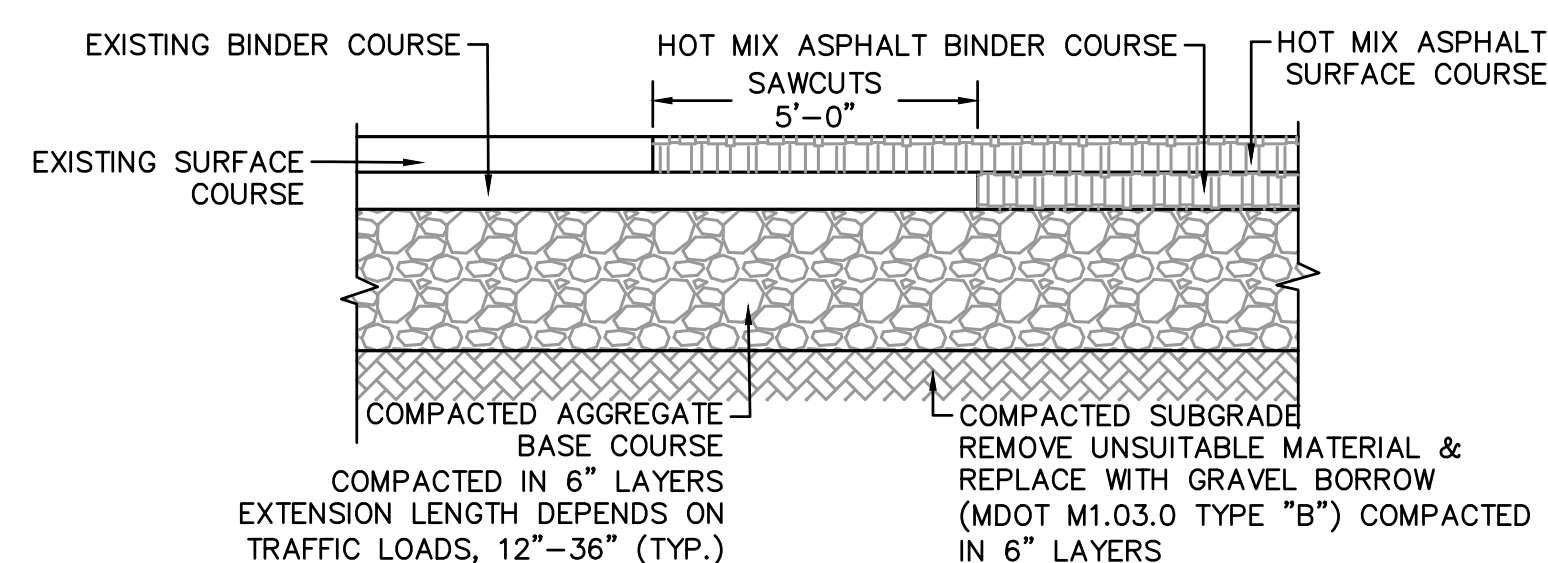
SURFACE RESTORATION WITHIN PUBLIC WAYS DETAIL

NOT TO SCALE



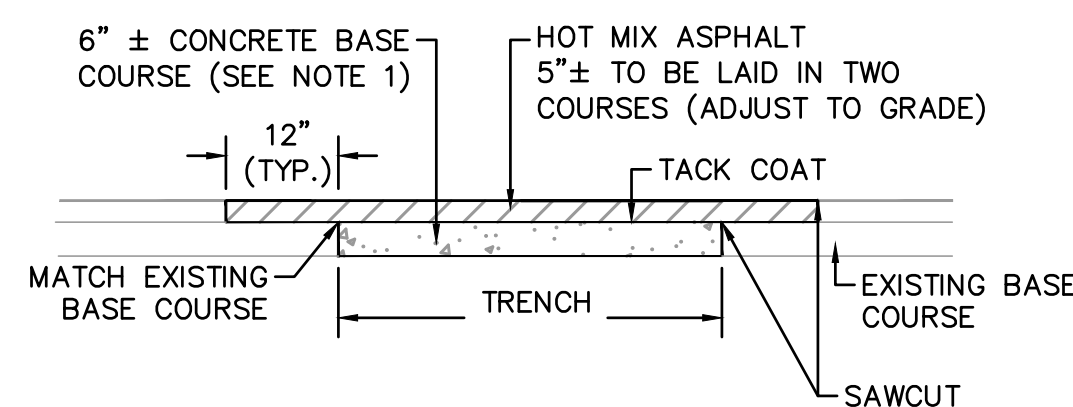
HOT MIX ASPHALT PAVING (TWO COURSES) DETAIL

NOT TO SCALE



PAVEMENT MATCHING DETAIL

NOT TO SCALE



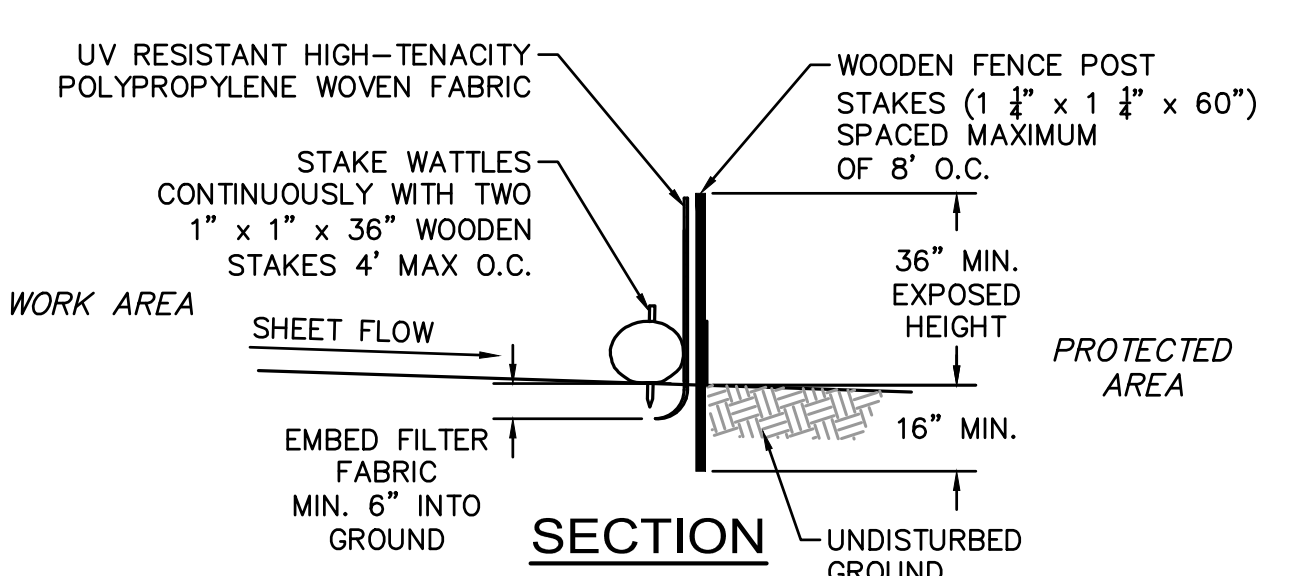
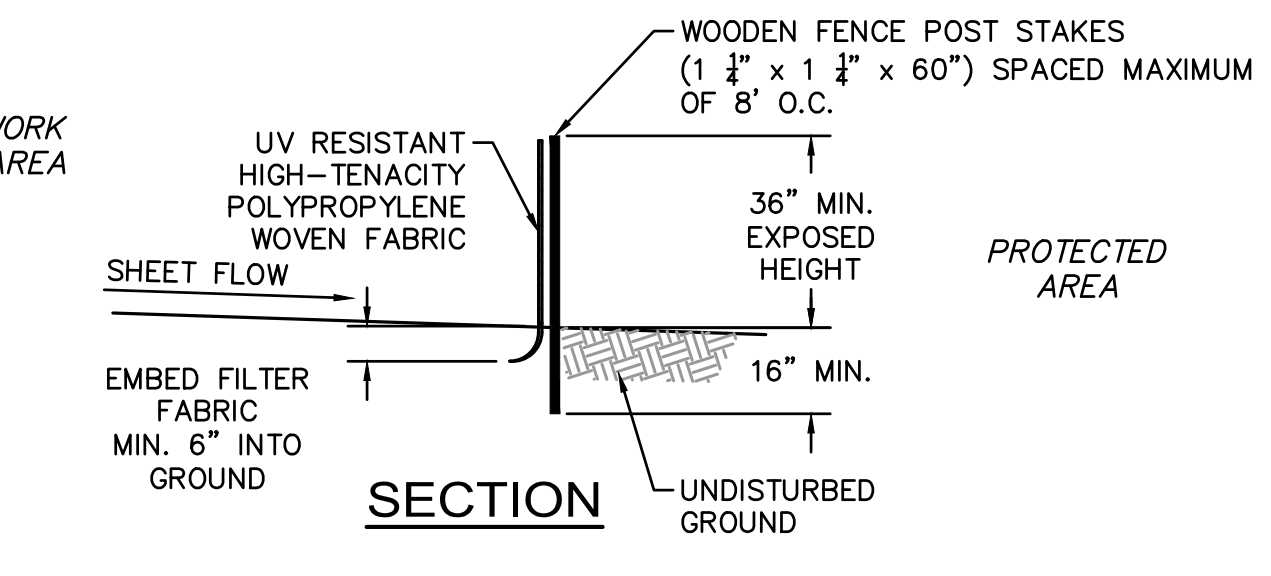
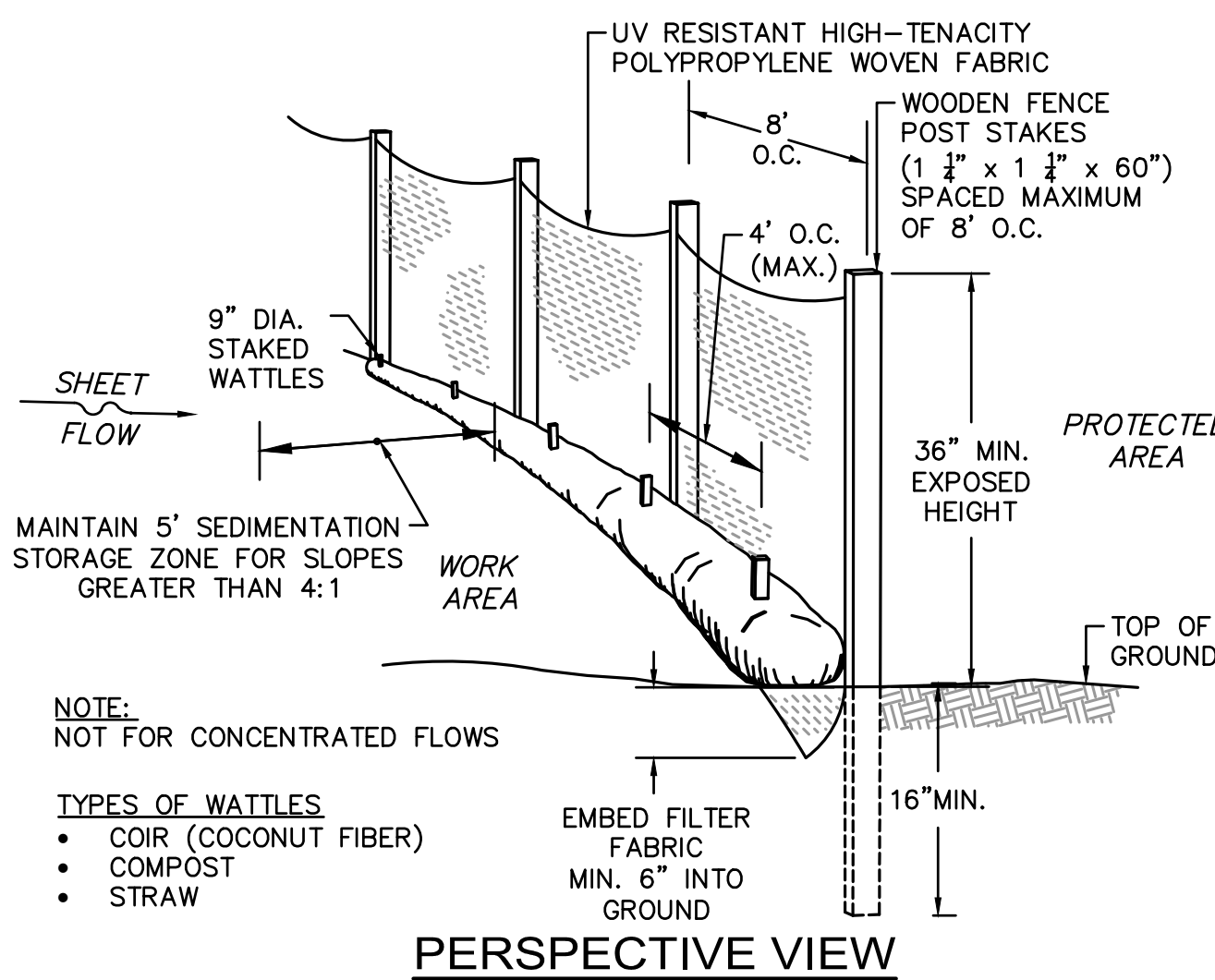
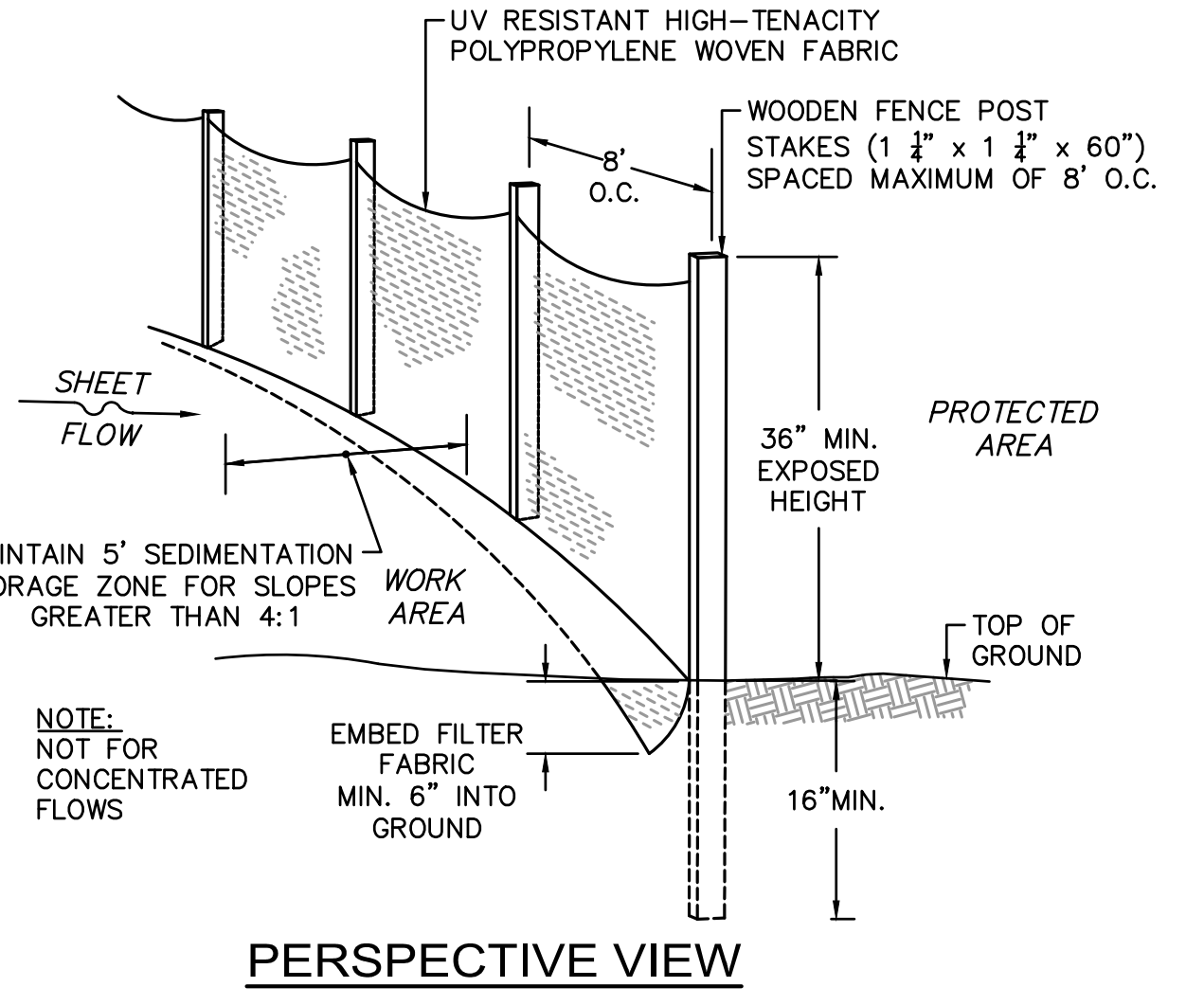
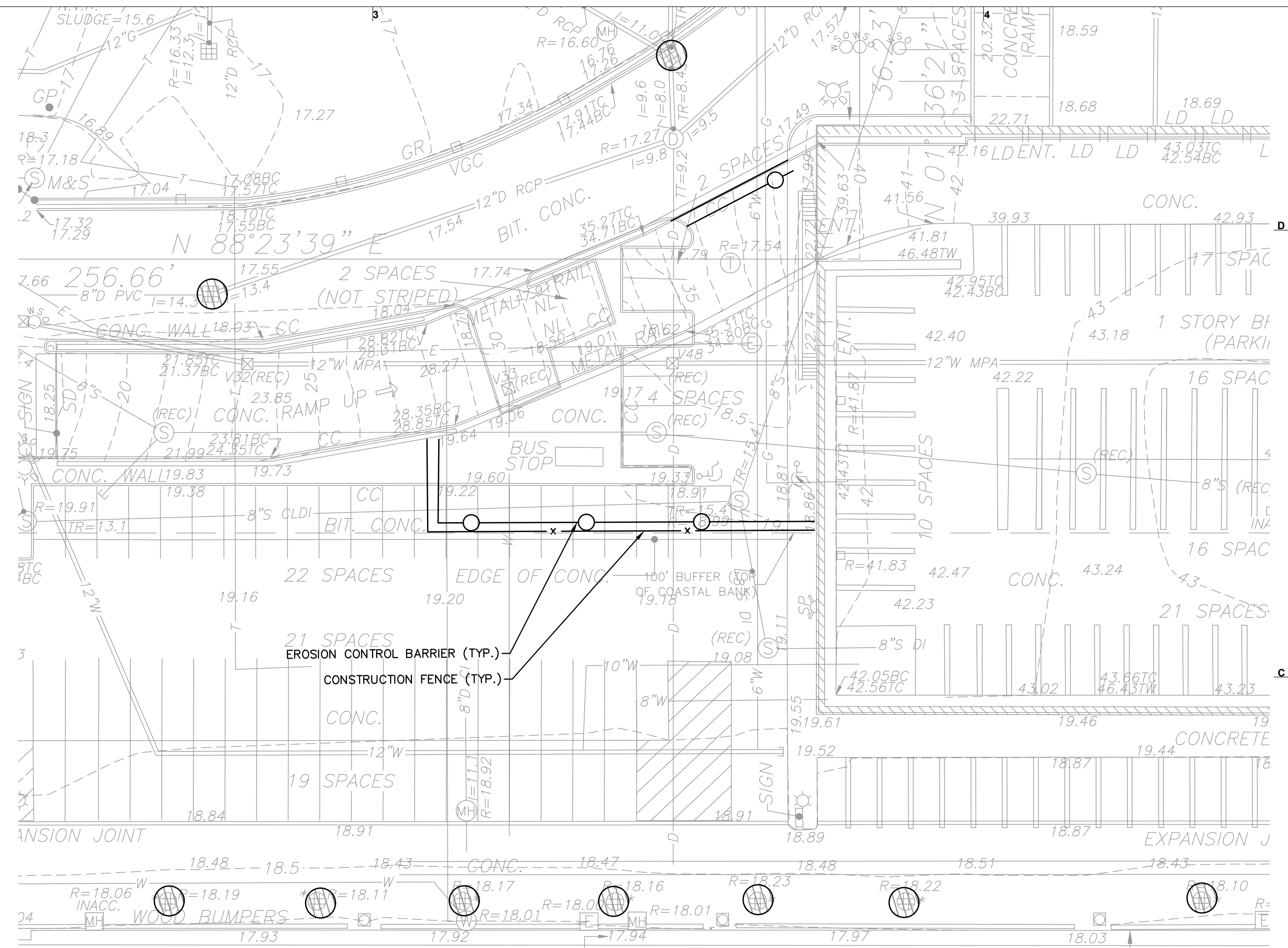
- NOTES:**
- PROPOSED CONCRETE BASE COURSE SHALL BE LEVEL WITH THE TOP OF THE EXISTING BASE COURSE

PAVEMENT RESTORATION OVER TRENCH DETAIL

NOT TO SCALE

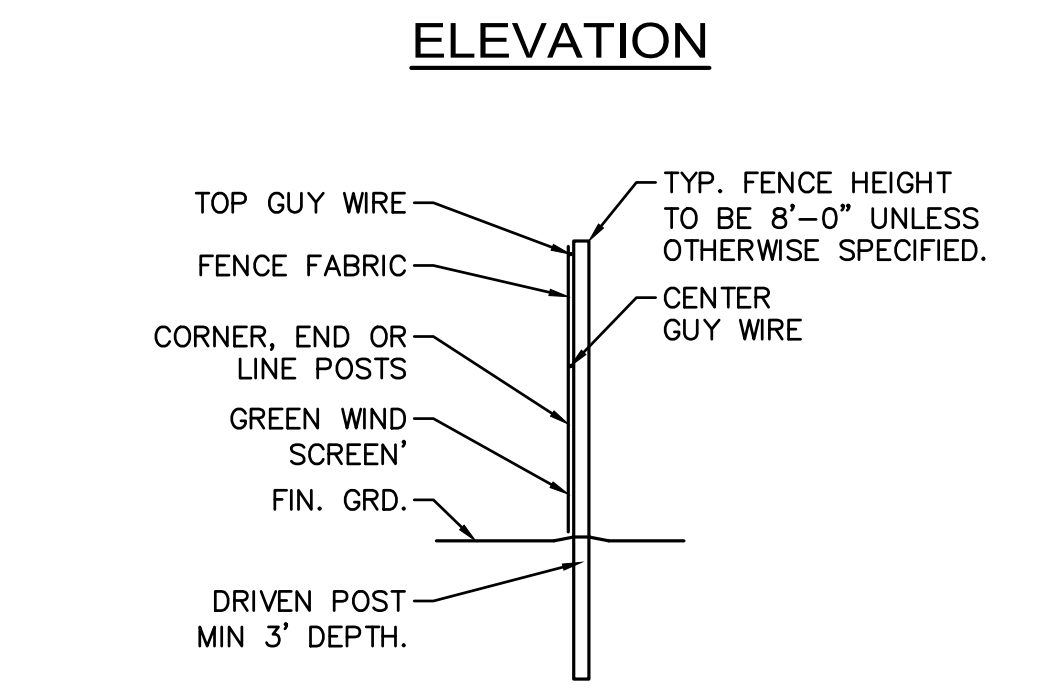
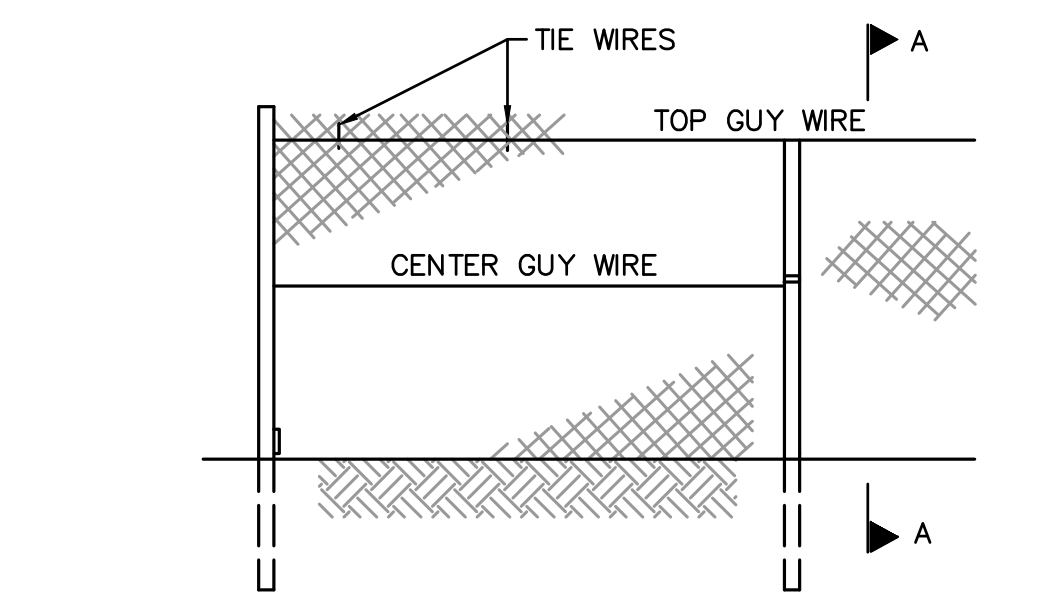
EROSION AND SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, AND THE CURRENT NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
- MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE MINIMUM RECOMMENDED PROVISIONS. THE CONTRACTOR IS RESPONSIBLE FOR FINAL SELECTION AND PLACEMENT OF EROSION AND SEDIMENTATION CONTROLS BASED ON ACTUAL SITE CONDITIONS AND CONSTRUCTION CONDITIONS. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, OR AS DIRECTED BY CONTROLLING MUNICIPAL AUTHORITIES, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.
- SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- AFTER ANY SIGNIFICANT RAINFALL (GREATER THAN 0.25 INCHES OF RAINFALL WITHIN 24 HOURS), SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGE SHALL BE CORRECTED IMMEDIATELY.
- PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT FROM ENTERING ANY STORM DRAINAGE SYSTEM AND FROM BEING CONVEYED TO ANY WETLAND RESOURCE AREA, PUBLIC WAYS, ADJUTING PROPERTY, OR OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR SHALL PROTECT ALL DRAINAGE SWALES AND GROUND SURFACES WITHIN THE LIMIT OF WORK FROM EROSION CONDITIONS. STRAW BALE, CRUSHED STONE OR EQUIVALENT CHECK DAMS ARE TO BE PROVIDED AT A MAXIMUM OF TWO HUNDRED (200) FOOT SPACING, OR LESS AS SITE-SPECIFIC CONDITIONS WARRANT, WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.
- ALL STOCK PILES SHALL BE PROTECTED AND LOCATED A MINIMUM OF 100' FROM EXISTING WETLAND RESOURCE AREAS & WITHIN THE LIMIT OF WORK.
- ANY SEDIMENT TRACKED ONTO PAVED AREAS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.
- ALL SEDIMENT RETAINED BY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE LEGALLY DISPOSED OF OFFSITE.
- TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENuded SURFACE THAT WILL BE EXPOSED FOR A PERIOD OF 14 CALENDAR DAYS OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE STABILIZED/PROTECTED WITH APPROPRIATE EROSION CONTROL MATTING OR OTHER EROSION CONTROL METHODS.
- DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS DIRECTED BY THE PERMITTING AUTHORITY OR OWNER.
- THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING, OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 DAYS SHALL BE STABILIZED.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION, BUT ONLY WHEN DIRECTED BY THE CITY BOSTON CONSERVATION AGENT. STABILIZE OR SEED BARE AREAS LEFT AFTER EROSION CONTROL REMOVAL.



PERIMETER PROTECTION BARRIER (A)

PERIMETER PROTECTION BARRIER (B) SILT FENCE DETAIL WITH WATTLES
NOT TO SCALE

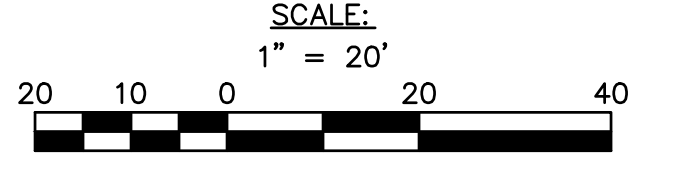


CHAIN LINK CONSTRUCTION FENCE
NOT TO SCALE

CONSTRUCTION FENCE AND GATE NOTES:

- FABRIC SHALL BE 0.148" WIRE, WOVEN INTO APPROXIMATELY 2" DIAMOND MESH.
- THE FENCE FABRIC SHALL BE ZINC COATED STEEL OR ALUMINUM COATED STEEL.
- FENCE POSTS SHALL RECEIVE THE SAME COATING AND TREATMENT AS THE FENCE FABRIC (DESCRIBED ABOVE).
- THE CONTRACTOR SHALL ADD A GREEN WIND SCREEN
- LINE POSTS SHALL BE 2 1/2" O.D. END OR CORNER POSTS SHALL BE 3" O.D.
- THE CONTRACTOR IS RESPONSIBLE FOR SURFACE RESTORATION ONCE THE FENCE IS REMOVED.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE TEMPORARY CONSTRUCTION FENCE AT THE CONCLUSION OF THE PROJECT.

- NOTES:**
- THE ENTIRE SITE IS WITHIN THE LSCSF AREA.
 - ELEVATIONS REFER TO BOSTON CITY BASE (BCB).
 - NO WORK IS PROPOSED WITHIN THE 100-FT TOP OF COASTAL BANK BUFFER.



200 HIGH ST, BOSTON, MA 02110
857.300.2610 | SGA-ARCH.COM

PROJECT TEAM:
CLIENT
THE DAVIS COMPANY

125 High Street
Boston, MA 02110
617.4511300

ARCHITECT
SGA

200 High Street
Boston, MA 02110
857.300.2610

MEP/FP ENGINEER
AHA CONSULTING ENGINEERS

24 Hartwell Ave. #3
Lexington, MA 02421
617.482.7080

STRUCTURAL
MCNAMARA SALVIA

101 Federal Street
Boston, MA 02110
617.737.0040

CIVIL
NITSCH ENGINEERING, INC.

2 Center Plaza #430
Boston, MA 02108
617.338.6663

SEAL / SIGNATURE



John M. Schiavo 07/19/2022
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PROJECT:

ENABLING PACKAGE WEST ELECTRIC ROOM

REVISIONS:

No.	Date	Description

SUBMISSIONS:

Date Issued For:
07.08.2022 PROGRESS

SCALE
DATE ISSUED 07/08/2022
PROJECT NO
DRAWN BY MF
CHECKED BY JMS

SHEET TITLE:
Site Erosion Control Plan

C-101



200 HIGH ST, BOSTON, MA 02110
857.300.2610 | SGA-ARCH.COM

PROJECT TEAM:

CLIENT
THE DAVIS COMPANY

125 High Street
Boston, MA 02110
617.451.1300

ARCHITECT
SGA

200 High Street
Boston, MA 02110
857.300.2610

MEP/FP ENGINEER
AHA CONSULTING ENGINEERS

24 Hartwell Ave. #3
Lexington, MA 02421
617.482.7080

STRUCTURAL
MCNAMARA SALVIA

101 Federal Street
Boston, MA 02110
617.737.0040

CIVIL
NITSCH ENGINEERING, INC.

2 Center Plaza #430
Boston, MA 02108
617.338.6663

SEAL / SIGNATURE



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PROJECT:

ENABLING PACKAGE
WEST ELECTRIC
ROOM

REVISIONS:

No.	Date	Description

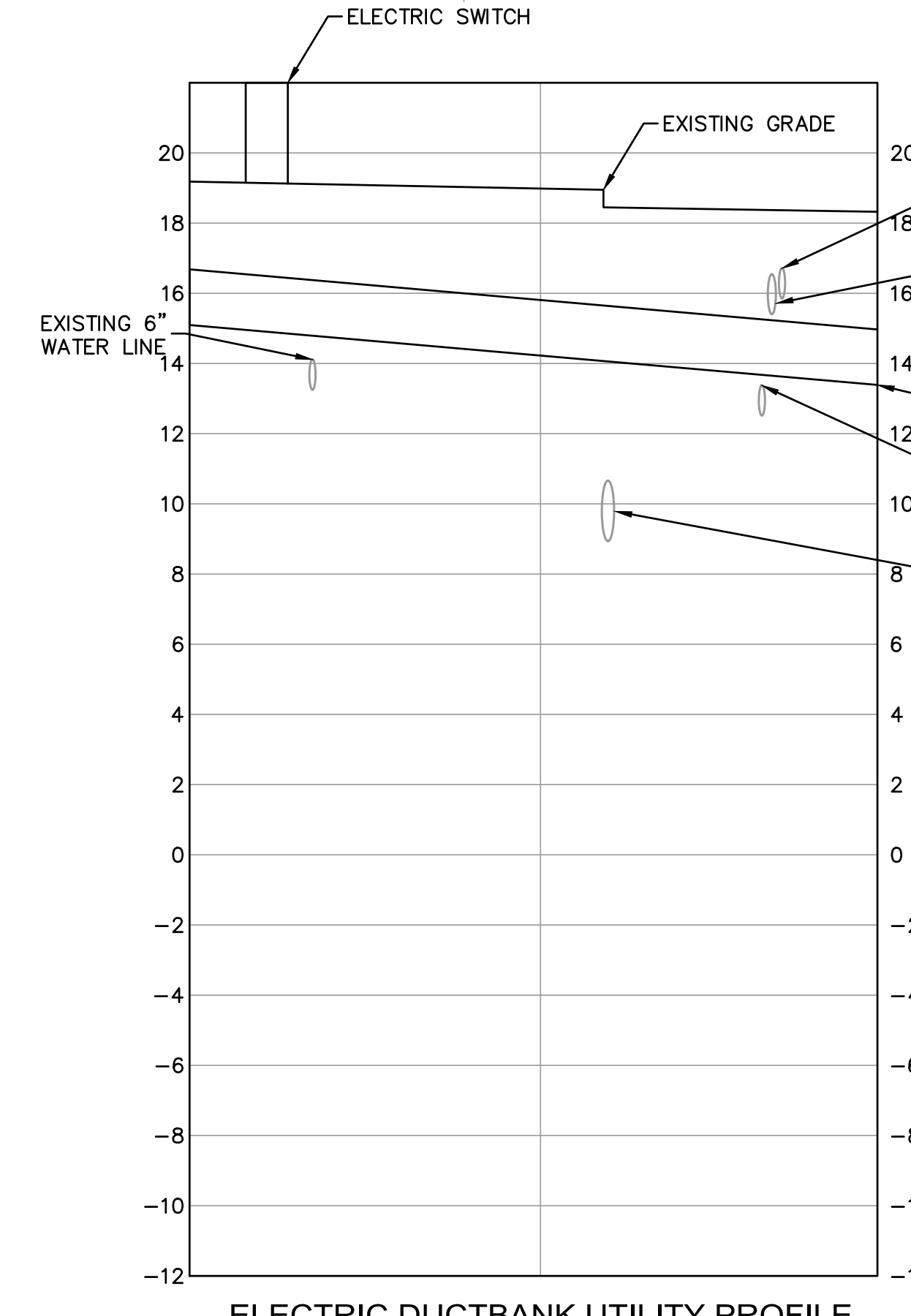
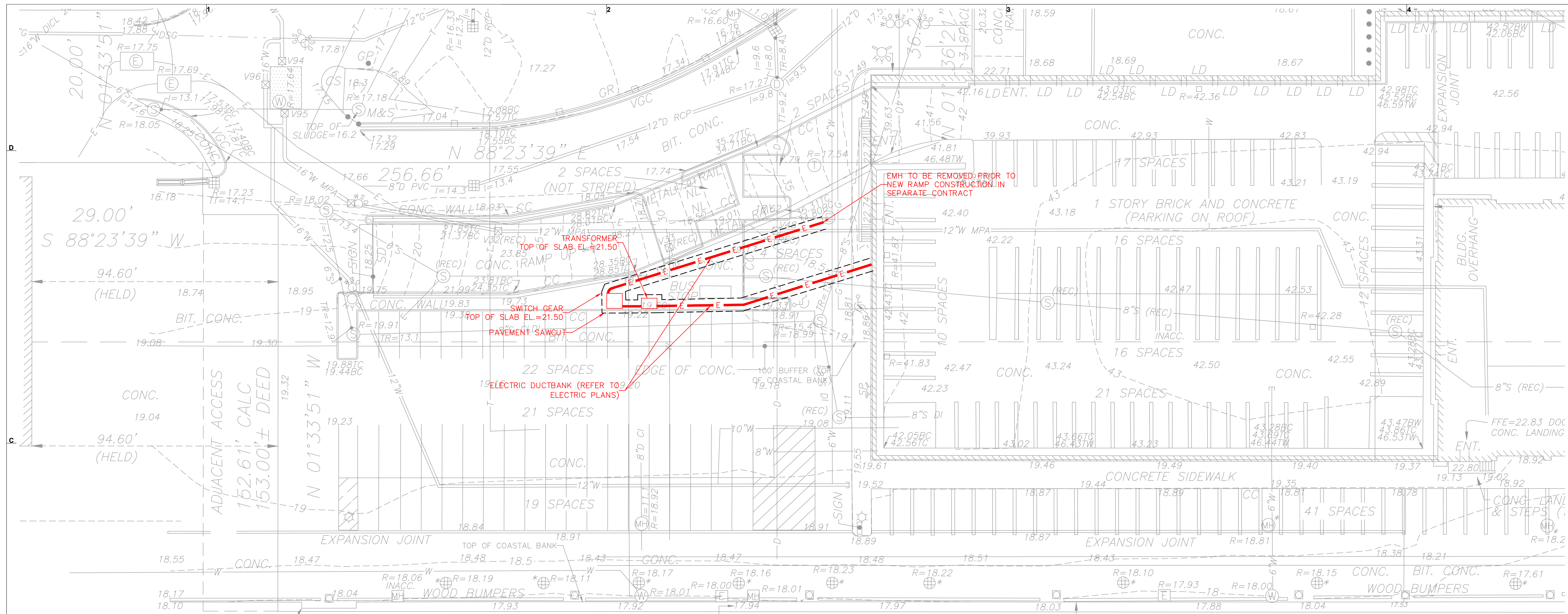
SUBMISSIONS:

Date	Issued For:
07/08/2022	PROGRESS

SCALE
DATE ISSUED **07/08/2022**
PROJECT NO
DRAWN BY **MF**
CHECKED BY **JMS**

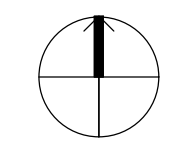
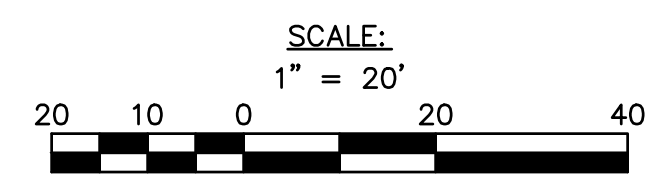
SHEET TITLE:
Site Electrical
Layout Plan w/
Existing
Condition

C-102



ELECTRIC DUCTBANK UTILITY PROFILE
SECTION A-A
HORIZONTAL SCALE SCALE: 1"=20'
VERTICAL SCALE SCALE: 1"=4'

- NOTES:**
- THE ENTIRE SITE IS WITHIN THE LSCSF AREA.
 - ELEVATIONS REFER TO BOSTON CITY BASE (BCB).
 - NO WORK IS PROPOSED WITHIN THE 100-FT TOP OF COASTAL BANK BUFFER.





200 HIGH ST, BOSTON, MA 02110
857.300.2610 | SGA-ARCH.COM

PROJECT TEAM:

**CLIENT
THE DAVIS COMPANY**

125 High Street
Boston, MA 02110
617.4511300

**ARCHITECT
SGA**

200 High Street
Boston, MA 02110
857.300.2610

**MEP/FP ENGINEER
AHA CONSULTING ENGINEERS**

24 Hartwell Ave. #3
Lexington, MA 02421
617.482.7080

**STRUCTURAL
MCMANARA SALVIA**

101 Federal Street
Boston, MA 02110
617.737.0040

**CIVIL
NITSCH ENGINEERING, INC.**

2 Center Plaza #430
Boston, MA 02108
617.338.6663

SEAL / SIGNATURE



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07/08/2022

PROJECT:

**ELECTRICAL SERVICE
POWER UPGRADE
ENABLING PACKAGE**

88 Black Falcon Ave. Boston
MA, 02210

The Davis Company

REVISIONS:

No.	Date	Description

SUBMISSIONS:

Date	Issued For:
07.08.2022	ISSUED FOR PERMIT

SCALE **N.T.S.**
DATE ISSUED **07/08/2022**
PROJECT NO **004337.00**
DRAWN BY **MV**
CHECKED BY **BDS**

SHEET TITLE:

**ELECTRICAL
LEGEND &
GENERAL
NOTES**

E001P

ELECTRICAL RENOVATION NOTES

- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INTEGRITY AND CONDITION OF THE EXISTING BRANCH CIRCUIT WIRING WHICH IS TO BE REUSED FOR NEW EQUIPMENT CIRCUITING ACCORDING TO THE NATIONAL ELECTRIC CODE. ALL DAMAGED WIRING OR WIRING FOUND TO BE NONFUNCTIONAL SHALL BE REPLACED.
- EXISTING BRANCH CIRCUITS SHALL BE EXTENDED AND CONNECTED TO ALL EXISTING RELOCATED EQUIPMENT, AS REQUIRED FOR A COMPLETE WORKING SYSTEM.
- RECONNECT ALL EXISTING CIRCUITING WHICH ORIGINATES OR PASSES THROUGH THE RENOVATED AREAS BUT SERVES OTHER AREAS NOT BEING RENOVATED. EXTEND THESE CIRCUITS AS MAY BE NECESSARY TO THE EXISTING PANELBOARDS. UTILIZE SPARE CIRCUIT BREAKERS.
- DEMOLITION WORK SHALL BE DONE BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK CONCERNING EXISTING EQUIPMENT AND SERVICES REMAINING IN THE BUILDING.
- THE ELECTRICAL CONTRACTOR SHALL RETURN ALL REMOVED EXISTING EQUIPMENT TO THE OWNER AT A LOCATION DESIGNATED BY THE OWNER.

- [] — [] — [] — [] LIGHT SOLID LINE DENOTES EXISTING EQUIPMENT TO REMAIN.
- - - - [] - - - - [] - - - - [] - - - - [] LIGHT DASHED LINE DENOTES FUTURE EQUIPMENT TO BE INSTALLED.
- [] — [] — [] — [] DARK SOLID LINE DENOTES NEW EQUIPMENT TO BE INSTALLED.
- [] — [] — [] — [] DARK DASHED LINE DENOTES EXISTING EQUIPMENT TO BE REMOVED.
- X EXISTING EQUIPMENT TO BE REMOVED AND CIRCUIT PULLED BACK TO NEXT ACTIVE OUTLET/BACK TO PANEL.
- XM EXISTING EQUIPMENT TO REMAIN.
- XM EXISTING EQUIPMENT TO BE REMOVED AND NEW EQUIPMENT AS SPECIFIED INSTALLED ON EXISTING OUTLET. RECONNECT TO EXISTING CIRCUIT.
- XE EXISTING DEVICE TO BE REMOVED, OUTLET BLANKED AND CIRCUIT EXTENDED TO NEW EQUIPMENT AS SHOWN.
- XR EXISTING EQUIPMENT TO BE REMOVED AND RELOCATED.
- XL NEW LOCATION OF RELOCATED EXISTING EQUIPMENT.
- XF EXISTING TO REFEED FROM NEW SOURCE.

ELECTRICAL DEMOLITION NOTES

- THE ELECTRICAL CONTRACTOR SHALL INSPECT THE SITE PRIOR TO SUBMITTING HIS BID AND SHALL INVESTIGATE ALL CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. THIS SHALL INCLUDE DETERMINATION OF EXACT LOCATIONS OF ITEMS INDICATED ON THE DRAWINGS AS EXISTING. SUCH EXISTING LOCATIONS ARE DIAGRAMMATIC AND SHALL NOT BE CONSTRUED AS EXACT ENOUGH TO USE FOR EQUIPMENT AND LABOR ESTIMATION PURPOSES. FAILURE TO INSPECT EXISTING CONDITIONS OR TO FULLY UNDERSTAND THE WORK REQUIRED SHALL NOT EXCUSE THE ELECTRICAL CONTRACTOR FROM HIS OBLIGATION TO SUPPLY AND INSTALL THE WORK IN ACCORDANCE WITH THE SPECIFICATION AND DRAWINGS AND UNDER ALL CONDITIONS AS THEY EXIST.
- THE SCOPE OF WORK INCLUDES DISCONNECTION AND REMOVAL OF ALL EXISTING ELECTRICAL EQUIPMENT, CONDUITS, WIRING, FIXTURES, DEVICES, ETC. IN THE WORK AREA INDICATED UNLESS OTHERWISE NOTED.
- USE CAUTION TO AVOID DAMAGE TO EXISTING UTILITY LINES AND SERVICES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN ADJACENT AREAS THAT ARE TO REMAIN OCCUPIED.
- IN AREAS WHERE EXISTING ELECTRICAL EQUIPMENT IS TO REMAIN AND IF EXISTING CIRCUIT AND SYSTEM WIRING IS PRESENTLY ROUTED OUTSIDE DESIGNATED AREAS WHERE EXISTING MATERIALS AND/OR EQUIPMENT ARE TO BE REMOVED, THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL RACEWAYS, BOXES AND NEW WIRING AS REQUIRED TO MAINTAIN EXISTING CIRCUIT AND SYSTEM WIRING TO COMPONENTS WHICH ARE TO REMAIN.
- EXISTING ABANDONED CONDUIT, OUTLETS AND BOXES MAY BE USED AT THE OPTION OF THE ELECTRICAL CONTRACTOR PROVIDING THAT THEY ARE COMPATIBLE FOR USE WITH THIS PROJECT DESIGN, SPECIFICATIONS AND MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND LOCAL GOVERNING AUTHORITIES.
- EXISTING CONDUIT, WIRING, DEVICES AND OUTLET BOXES, UNLESS NOTED OTHERWISE, WHICH ARE CONCEALED IN EXISTING WALLS AND/OR CEILINGS WHICH ARE TO BE REMOVED SHALL BE DE-ENERGIZED AND REMOVED BY THE ELECTRICAL CONTRACTOR. THE ABOVE ITEMS, WHEN FOUND CONCEALED IN EXISTING WALLS AND CEILINGS WHICH ARE TO REMAIN, SHALL BE ABANDONED, WIRING REMOVED AND OUTLETS BLANKED BY THE ELECTRICAL CONTRACTOR.
- EXISTING CONDUIT, WIRING, DEVICES AND OUTLET BOXES, UNLESS NOTED OTHERWISE, WHICH ARE SURFACE MOUNTED ON EXISTING WALLS AND/OR CEILINGS WHICH ARE BEING REMOVED SHALL BE DE-ENERGIZED BY THE ELECTRICAL CONTRACTOR AND REMOVED. THE ABOVE ITEMS WHEN FOUND SURFACE MOUNTED ON EXISTING WALLS AND CEILINGS WHICH ARE TO REMAIN SHALL BE DE-ENERGIZED BY THE ELECTRICAL CONTRACTOR AND REMOVED.
- WHERE EXISTING DEVICE OUTLETS ARE INDICATED ON PLAN TO REMAIN, THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ON THAT DEVICE ALL NECESSARY OUTLET BOX EXTENSIONS OF THE PROPER TYPE AND DEPTH AS MAY BE REQUIRED TO ACCOMMODATE ANY NEW WALL FINISH, COVERING OR MATERIAL. THIS WORK SHALL ALSO INCLUDE THE REINSTALLATION AND RECONNECTION OF THE DEVICE AS MAY BE REQUIRED.
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INTEGRITY AND CONDITION OF EXISTING FEEDERS AND BRANCH CIRCUITS WHICH ARE TO REMAIN IN SERVICE. ALL DAMAGED OR NONFUNCTIONAL WIRING SHALL BE REPLACED WITH NEW 98% CONDUCTIVITY COPPER, SIZE TO MATCH EXISTING OR MINIMUM #12 AWG SIZE, THW/M/THHN INSULATION, 600 VOLT RATED CONDUCTORS.
- THE ELECTRICAL CONTRACTOR SHALL RETURN ALL REMOVED, EXISTING AND REUSABLE EQUIPMENT TO THE OWNER. ALL OTHER MATERIALS SHALL BE DISPOSED OF IN AN ACCEPTABLE MANNER AS DIRECTED IN THE FIELD BY THE GENERAL CONTRACTOR.
- ALL EXISTING ELECTRICAL EQUIPMENT NOTED WITH A SUBSCRIPT "XM" SHALL BE PROPERLY PROTECTED AGAINST DAMAGE DURING THE PERIOD OF THIS RENOVATION.
- REFER TO HVAC AND PLUMBING CONTRACT DRAWINGS AND SPECIFICATIONS FOR EXACT QUANTITIES AND LOCATIONS OF ALL MECHANICAL AND PLUMBING EQUIPMENT BEING ABANDONED OR REMOVED, WHICH WILL REQUIRE DE-ENERGIZATION BY THE ELECTRICAL CONTRACTOR.

ELECTRICAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AL	ALUMINUM
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
BRK	BREAKER
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CL	CENTERLINE
CONT	CONTACT
CU	COPPER
DS	DISCONNECT SWITCH
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
E, EM, EMERG	EMERGENCY IN ACCORDANCE WITH NEC 700
EMH	ELECTRIC MANHOLE
EMT	ELECTRIC METALLIC TUBING
EQUIP	EQUIPMENT
EWV	ELECTRIC WATER COOLER
FC	FLEXIBLE CONNECTION
F-DIS	FUSED DISCONNECT SWITCH
FDR	FEEDER
GC	GENERAL CONTRACTOR
GEN	GENERATOR
G.GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IC	INTERRUPTING CAPACITY
INT	INTERRUPTING
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT-AMPERE
KW	KILOWATT
LS	LEGALLY REQUIRED STANDBY IN ACCORDANCE WITH NEC 701
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MC	METAL CLAD
MI	MINERAL-INSULATED
MISC	MISCELLANEOUS
MCC	MOTOR CONTROL CENTER
MLO	MAIN LUGS ONLY
MTD	MOUNTED
MTG	MOUNTING
N	NEUTRAL
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
#	NUMBER
(OS)	OPTIONAL STANDBY IN ACCORDANCE WITH NEC 702
(VS)	VARIABLE FREQUENCY DRIVE
(P)	POLES
PB	PUSH BUTTON
PH,Ø	PHASE
PL	PILOT LIGHT
PNL	PANEL
PLLB	PANELBOARD
PVC	POLYVINYL CHLORIDE
RCPT	RECEPTACLE
SBE	SECONDARY BUS ENCLOSURE
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
TS	THERMAL SWITCH
TYP	TYPICAL
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHER PROOF
XFMR	TRANSFORMER
XP	EXPLOSION-PROOF

LIGHTING FIXTURE SYMBOLS

- FR — R — [] — [] STANDARD DESIGNATION FOR ALL LIGHTING FIXTURES. "FR", "R" INDICATES FIXTURE TYPE; "3" INDICATES CIRCUIT NUMBER, "a" INDICATES SWITCH CONTROL. "NL" INDICATES UNSWITCHED NIGHT LIGHTING CIRCUIT.
- [] — [] CEILING SURFACE, RECESSED OR PENDENT-MOUNTED LIGHTING FIXTURE.
- ⊖ — ⊖ WALL MOUNTED LIGHTING FIXTURE.
- ⊖ — ⊖ DIRECTIONAL/WALLWASHER LIGHTING FIXTURE.
- [] — [] LIGHTING FIXTURES WITH INTEGRAL EMERGENCY BALLAST BATTERY PACK/DRIVER. E.C. SHALL PROVIDE SPECIFICATION GRADE BATTERY PACKS/DRIVERS WITH INDIVIDUAL TEST SWITCHES. IF TEST SWITCH IS NOT INTEGRAL TO FIXTURE HOUSING/ REFLECTOR, E.C. SHALL COORDINATE LOCATIONS WITH ARCHITECT AND ENGINEER PRIOR TO ROUGH-IN. SWITCHED FIXTURES SHALL BE WIRED VIA EMERGENCY SUPERVISORY RELAY.
- ⊗ — ⊗ EXIT LIGHTING FIXTURE CEILING AND WALL MOUNTED. ARROWS AS INDICATED ON DRAWINGS.
- [EB] — [EB] EMERGENCY BATTERY UNIT WITHOUT LIGHTING HEADS.
- ⊕ — ⊕ EMERGENCY BATTERY REMOTE LIGHTING HEADS, SINGLE AND DOUBLE HEADS.
- [EB] — [EB] EMERGENCY BATTERY UNIT WITH LIGHTING HEADS.

SWITCHING SYMBOLS

- S SINGLE-POLE SWITCH. MOUNTING HEIGHT 48" AFF.
- S₂ DOUBLE-POLE SWITCH. MOUNTING HEIGHT 48" AFF.
- S₃ THREE-WAY SWITCH. MOUNTING HEIGHT 48" AFF.
- S₄ FOUR-WAY SWITCH. MOUNTING HEIGHT 48" AFF.
- S^P SWITCH WITH PILOT LIGHT. MOUNTING HEIGHT 48" AFF.
- S^K KEY-OPERATED SWITCH. MOUNTING HEIGHT 48" AFF.
- S^{WP} WEATHERPROOF SWITCH. MOUNTING HEIGHT 48" AFF.
- S^{MC} MOMENTARY CONTACT SWITCH. MOUNTING HEIGHT 48" AFF.
- S^{DT} SINGLE-POLE, DOUBLE-THROW SWITCH. MOUNTING HEIGHT 48" AFF.
- STM TIMER SWITCH. MOUNTING HEIGHT 48" AFF. DEVICE SHALL BE EQUAL TO WATSTOPPER RT200W OR APPROVED EQUAL.
- S^M MOTOR RATED SWITCH WITHOUT THERMAL DEVICE
- S^P THERMAL MOTOR SWITCH, "P" INDICATES PILOT LIGHT
- S^{LV} LOW VOLTAGE SWITCH. MOUNTING HEIGHT 48" AFF.
- S^D DIMMER SWITCH. MOUNTING HEIGHT 48" AFF. NLIGHT #NPODM-DX OR EQUAL.
- S^{OS} WALL-MOUNTED LINE-VOLTAGE DUAL TECHNOLOGY OCCUPANCY SENSOR SWITCH. MOUNTING HEIGHT 48" AFF. DEVICE SHALL BE EQUAL TO SENSORSWITCH WSD-PDT-WH.
- S^{VS} WALL-MOUNTED LINE-VOLTAGE DUAL TECHNOLOGY VACANCY SENSOR SWITCH. MOUNTING HEIGHT 48" AFF. DEVICE SHALL BE EQUAL TO SENSORSWITCH WSD-PDT-WH.
- (OS) WALL/CORNER MOUNTED LOW-VOLTAGE DUAL TECHNOLOGY OCCUPANCY SENSOR WITH POWER PACK NPP-16D FOR DIMMED LOADS AND NPP-16 FOR SWITCHED LOADS FOR EACH UNIT OR AS REQUIRED. DEVICE SHALL BE EQUAL TO NLIGHT NWV-PDT-16-KIT.
- (VS) WALL/CORNER MOUNTED LOW-VOLTAGE DUAL TECHNOLOGY VACANCY SENSOR WITH POWER PACK NPP-16D FOR DIMMED LOADS AND NPP-16 FOR SWITCHED LOADS FOR EACH UNIT OR AS REQUIRED. DEVICE SHALL BE EQUAL TO NLIGHT NWV-PDT-16-KIT.
- (VS1) CEILING MOUNTED LOW-VOLTAGE DUAL TECHNOLOGY VACANCY SENSOR WITH POWER PACK NPP-16D FOR DIMMED LOADS AND NPP-16 FOR SWITCHED LOADS FOR EACH UNIT OR AS REQUIRED. DEVICE SHALL BE EQUAL TO NLIGHT NCM-PDT-9
- (DL) CEILING MOUNTED DAYLIGHT SENSOR. DEVICE SHALL BE EQUAL TO NLIGHT NCM-ADCX.
- [LCP#] LIGHTING CONTROL PANEL.
- [SMC #Z] LOW VOLTAGE MOMENTARY CONTACT SWITCH. MOUNTING HEIGHT 48" AFF. #Z INDICATES ZONE NUMBER, E.C. SHALL COORDINATE DEVICE COMPATIBILITY WITH LIGHTING CONTROL PANEL.
- [S] 3-POSITION, MOTOR CONTROL SWITCH, BY OTHERS. PROVIDE SINGLE-GANG OUTLET BOX MOUNTED 48" AFF WITH 3/4" EMPTY CONDUIT, WITH PULL STRING, RUN IN WALL UP TO 6" ABOVE ACCESSIBLE CEILING AND TERMINATE WITH PLASTIC BUSHING. E.C. SHALL WIRE DEVICE AS DIRECTED BY MANUFACTURERS INSTRUCTIONS AND WIRING DIAGRAMS.
- ⊖ — ⊖ LINE VOLTAGE PHOTO-ELECTRIC CELL. SURFACE OR WALL MOUNTED.
- [TC] TIME CLOCK.
- [C] LIGHTING CONTACTOR.

RECEPTACLES AND OUTLETS

- ⊖ — ⊖ SINGLE CONVENIENCE RECEPTACLE. MOUNTING HEIGHT 18" AFF.
- ⊖ — ⊖ DUPLICATION RECEPTACLE. MOUNTING HEIGHT 18" AFF.
- [] — [] DOUBLE DUPLICATION (QUAD) CONVENIENCE RECEPTACLE. MOUNTING HEIGHT 18" AFF.
- [] — [] GROUND FAULT INTERRUPTING RECEPTACLE. MOUNTING HEIGHT 18" AFF.
- [] — [] PEDESTAL BENCH MOUNTED RECEPTACLE.
- [] — [] RECEPTACLE CIRCUITED TO OPTIONAL STANDBY POWER.
- [IG ⊖] "IG" INDICATES ISOLATED GROUND TYPE RECEPTACLE.
- [C ⊖] "C" INDICATES RECEPTACLE MOUNTED 6" ABOVE COUNTER OR 42" AFF.
- [WP ⊖] "WP" INDICATES RECEPTACLE PROVIDED WITH A WEATHERPROOF COVERPLATE.
- ⊖ — ⊖ SPECIAL PURPOSE RECEPTACLE. REFER TO SPECIAL PURPOSE RECEPTACLE SCHEDULE.
- [] — [] CEILING MOUNTED RECEPTACLE.

TELECOM RECEPTACLES AND OUTLETS

- ▶ TELECOMMUNICATIONS OUTLET. MOUNTING HEIGHT 18" AFF. PROVIDE SINGLE-GANG OUTLET BOX WITH 3/4" EMPTY CONDUIT, WITH PULL STRING, RUN IN WALL UP TO 6" ABOVE ACCESSIBLE CEILING AND TERMINATED WITH PLASTIC BUSHING.

PANELBOARDS AND DISTRIBUTION SYMBOLS

- [] — [] LIGHTING, POWER, OR DISTRIBUTION PANEL.
- [] — [] PANELBOARD DESIGNATIONS: PANEL NUMBER, FLOOR, VOLTAGE "2"-120/208V, "4"-277/480V, "L"-LIGHTING, "P"-POWER, "DP"-DISTRIBUTION, "MP"-MECHANICAL/HEATING, "H"-HOUSE/BASE BUILDING, "T"-TENANT, "E"-EMERGENCY/LIFE SAFETY, "OS"-OPTIONAL STANDBY, "ES"-EQUIPMENT, "LS"-LEGAL STANDBY, "CS"-CRITICAL.
- [] — [] MOTOR CONTROL CENTER.
- [T] TRANSFORMER.
- [PB] PULL BOX, SIZE AS INDICATED.
- [M] — [M] METER.
- [BD C] BUS DUCT WITH CABLE TAP BOX. RATING AND TYPE AS INDICATED ON THE DRAWINGS.
- [BD C] [100A] [70A] WALL-MOUNTED LINE-VOLTAGE CIRCUIT BREAKER-100A DENOTES FRAME SIZE, 70A DENOTES TRIP RATING.
- [BD X] BUS DUCT TURNING UP.
- [BD N] BUS DUCT TURNING DOWN.
- [X] BUS DUCT FEEDING UP.
- [N] BUS DUCT FEEDING DOWN.
- [WWW] WIREWAY, SIZE PER CODE REQUIREMENTS.
- [G] EMERGENCY GENERATOR.
- [ATS] [N] [E] AUTOMATIC TRANSFER SWITCH.
- [] — [] TELEPHONE TERMINAL BACKBOARD, SIZE AS REQUIRED ON DRAWINGS.

MISCELLANEOUS

- [MGB] 3/8" x 8" COPPER MAIN GROUND BAR MOUNTED AT 48" AFF. MOUNT ON INSULATED STAND-OFFS. REFER TO DETAIL ON DRAWING E003P.
- [CR] CARD READER BY OTHERS. MOUNTING HEIGHT 36" AFF. PROVIDE SINGLE-GANG OUTLET BOX WITH 1/2" EMPTY CONDUIT, WITH PULL STRING, RUN IN WALL UP TO 6" ABOVE ACCESSIBLE CEILING AND TERMINATE WITH PLASTIC BUSHING. COORDINATE EXACT REQUIREMENTS WITH BUILDING OWNER AND TENANT.
- [WS] FOR CONNECTION TO MOTORIZED WINDOW SHADES. SEE ARCHITECTURAL DETAILS AND ELEVATIONS FOR EXACT LOCATIONS. COORDINATE FINAL CONNECTION REQUIREMENTS WITH MANUFACTURER INSTRUCTIONS.
- [XXX] MECHANICAL EQUIPMENT TAG. REFER TO MECHANICAL SCHEDULE FOR ELECTRICAL INFORMATION.

BRANCH CIRCUIT AND FEEDER SYMBOLS

- [] — [] BRANCH CIRCUIT OR FEEDER CONCEALED IN CONSTRUCTION IN FINISHED AREAS, EXPOSED IN UNFINISHED AREAS.
- - - - [] — [] BRANCH CIRCUIT OR FEEDER, CONCEALED IN OR UNDER FLOOR SLAB.
- [] — [] CONDUIT STUB WITH PULL CORD AND BUSHING.
- [] — [] BRANCH CIRCUIT-DIAGONAL LINES INDICATE NUMBER OF WIRES. NO DIAGONAL LINES INDICATES TWO WIRES. GROUND WIRE(S) NOT INDICATED. MINIMUM SIZE #12 AWG AND 1/2" CONDUIT UNLESS OTHERWISE NOTED.
- 4#1, 1 1/2"C. [] — [] INDICATES 4#1 AWG CONDUCTORS IN 1 1/2" CONDUIT.
- L211-1,3 [] — [] HOME RUN TO PANELBOARD L211 CIRCUITS #1 AND #3.
- [] — [] DIRECT FLEXIBLE CONNECTION TO MOTOR OR EQUIPMENT.

MOTORS AND CONTROLS

- [5/] MOTOR-NUMERAL INDICATES HORSEPOWER.
- [M] MOTORIZED DAMPER.
- S_{SP} SPEED SWITCH.
- [X] MAGNETIC MOTOR STARTER.
- [C] [30A] MAGNETIC CONTACTOR, SIZE AS INDICATED.
- [] [30A] DISCONNECT SWITCH-UNFUSED TYPE, SIZE AS INDICATED (30 AMP, 3 POLE).
- [] [30A] [20A] DISCONNECT SWITCH-FUSED TYPE, SIZE AS INDICATED (30 AMP, 20 AMP FUSE, 3 POLE).
- [] [100A] [70A] ENCLOSED CIRCUIT BREAKER-SIZE AS INDICATED (100 AMP FRAME, 70 AMP TRIP, 3 POLE).
- [] [30A] [20A] COMBINATION MAGNETIC STARTER AND DISCONNECT SWITCH, UNFUSED TYPE.
- [] [30A] [20A] COMBINATION MAGNETIC STARTER AND DISCONNECT SWITCH, FUSED TYPE.
- [] [30A] [30A] COMBINATION MAGNETIC STARTER AND CIRCUIT BREAKER.
- [] [MCP] [30A] COMBINATION MAGNETIC STARTER AND MOTOR CIRCUIT PROTECTOR.
- [] THREE FUNCTION PUSHBUTTON SWITCH (UP/DOWN/STOP).
- [] ON/OFF PUSHBUTTON STATION.
- [ATC] AUTOMATIC TEMPERATURE CONTROL PANEL.

SITE SYMBOLS

- ⊖ — ⊖ SURFACE OR WALL MOUNTED PHOTO ELECTRIC CELL.
- ⊖ — ⊖ SURFACE OR WALL MOUNTED LIGHTING FIXTURE.
- ⊖ — ⊖ STANCHION MOUNTED DIRECTIONAL LIGHTING FIXTURE.
- ⊖ — ⊖ BELOW GRADE LANDSCAPING LIGHTING FIXTURE.
- ⊖ — ⊖ POLE MOUNTED LIGHTING FIXTURE-SINGLE HEAD.
- ⊖ — ⊖ POLE MOUNTED LIGHTING FIXTURE- DOUBLE HEAD.
- ⊖ — ⊖ LOW PROFILE BOLLARD TYPE LIGHTING FIXTURE.
- ⊖ — ⊖ UTILITY POLE.
- UE — UNDERGROUND SYSTEM- "E"-POWER, "T"-TELEPHONE, "F"-FIRE ALARM, "TV"-CABLE TELEVISION.
- AE — AERIAL SYSTEM- "E"-POWER, "T"-TELEPHONE, "F"-FIRE ALARM, "TV"-CABLE TELEVISION.
- [E] — [E] SINGLE MANHOLE- "E"-POWER, "T"-TELEPHONE.
- [E T] DOUBLE MANHOLE, "E"-POWER, "T"-TELEPHONE.
- UG — UNDERGROUND GROUNDING CONDUCTOR.
- [R] — GROUND ROD.
- [XFMR] PAD MOUNTED TRANSFORMER.
- [SBE] PAD MOUNTED SECONDARY BUS ENCLOSURE.
- [GEN] PAD MOUNTED EMERGENCY OR OPTIONAL STANDBY GENERATOR.
- [SWGR] PAD MOUNTED PRIMARY SWITCHGEAR.

ELECTRICAL GENERAL NOTES

- 1. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE TO DETERMINE ALL PRE-EXISTING CONDITIONS AND WORK NECESSARY PRIOR TO SUBMISSION OF BID PRICES.
- 2. THE ELECTRICAL CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH ALL CONTRACT DOCUMENTS. FOR ALL TRADES, MAKE ALL EQUIPMENT CONNECTIONS AND COORDINATE WITH OTHER TRADES.
- 3. DRAWINGS ARE DIAGRAMMATIC ONLY. EXACT LOCATIONS, MOUNTING HEIGHTS OF EQUIPMENT AND ROUTING OF RACEWAYS SHALL BE COORDINATED WITH THE EQUIPMENT REQUIREMENTS AND FIELD CONDITIONS.
- 4. THE ELECTRICAL CONTRACTORS' SCOPE OF WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL ELECTRICAL POWER AND CONTROL REQUIREMENTS INDICATED.
- 5. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE ELECTRICAL WORK COMPLETE AND READY FOR OPERATION.
- 6. BRANCH CIRCUITS MAY BE INSTALLED IN THE FOLLOWING RACEWAYS:
 - a. CONCEALED ABOVE HUNG CEILINGS AND IN WALLS SHALL BE IN CONDUIT OR METAL CLAD CABLE (MC) WITH FULL SIZE INSULATED GREEN GROUND CONDUCTORS WHERE ALLOWED BY LOCAL AUTHORITY HAVING JURISDICTION
 - b. EXPOSED IN NON-FINISHED ROOMS (I.E. STORAGE ROOMS, ELECTRIC ROOMS, MECHANICAL ROOMS, ETC.) SHALL BE E.M.T. MINIMUM 3/4" C. UNLESS SUBJECT TO INJURY, THEN RIGID STEEL
 - c. FLEXIBLE METAL CONDUIT SHALL BE USED FOR ALL FINAL CONNECTIONS TO MOTORS AND VIBRATING EQUIPMENT.
- 7. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH OSHA, THE NATIONAL ELECTRICAL CODE AND LOCAL GOVERNING AUTHORITIES.
- 8. ALL ELECTRICAL RACEWAYS SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE. TRAY, J-HOOKS, TIE WIRES, OR SIMILAR SUPPORT MEANS TO STRUCTURE MAY BE USED FOR MC CABLE SUPPORT WHERE ALLOWED BY CODE AND LISTED FOR THAT PURPOSE.
- 9. WIRE AND CONDUIT SIZE INDICATED ON HOMERUNS SHALL BE CONTINUOUS THROUGHOUT THE CIRCUIT.
- 10. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE HVAC AND PLUMBING CONTRACTORS AND MANUFACTURERS SHOP DRAWINGS FOR THE EXACT LOCATIONS AND ROUGHING IN DIMENSIONS OF ALL EQUIPMENT AND SHALL MAKE ALL FINAL POWER CONNECTIONS AS REQUIRED. I.E. POWER, CONTROLS, INTERLOCKS, ETC.
- 11. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL REQUIRED STARTERS AND DISCONNECTS WHICH ARE NOT FURNISHED BY THE HVAC OR PLUMBING CONTRACTOR.
- 12. THE ELECTRICAL CONTRACTOR SHALL USE CAUTION TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS.
- 13. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE 98% CONDUCTIVITY, COPPER, MINIMUM #12 AWG SIZE, THWN/THHN WITH DUAL RATED 75/90°C INSULATION, 600 VOLTS RATED, UNLESS OTHERWISE NOTED. 120 VOLT 20 AMP BRANCH CIRCUITS OF MORE THAN 75 FEET AND 277 VOLT 20 AMP BRANCH CIRCUITS OF MORE THAN 150 FEET NOT EXCEED MAXIMUM LIMIT AS STATED IN APPLICABLE ENERGY CODE.
- 14. ALL FEEDER CONDUCTORS SHALL BE 98% CONDUCTIVITY, COPPER, AWG SIZE AS NOTED, XHHW INSULATION, 600 VOLTS RATED, UNLESS OTHERWISE NOTED. VOLTAGE DROP SHALL NOT EXCEED MAXIMUM LIMIT AS STATED IN APPLICABLE ENERGY CODE.
- 15. A GROUNDING CONDUCTOR SHALL BE INCLUDED IN EACH RACEWAY OR CABLE, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- 16. ALL ELECTRICAL WORK SHALL BE CONCEALED WITHIN WALLS OR RUN ABOVE THE HUNG CEILING WHERE POSSIBLE.
- 17. BACK-TO-BACK RECEPTACLES, SWITCHES, TELEPHONE OUTLETS, ETC. WILL NOT BE ACCEPTABLE.
- 18. WIRING SHOWN ON DRAWINGS ONLY FOR SPECIFIC ROUTES OR SPECIAL CONDITIONS.
- 19. WIRING AND CONDUIT SHALL BE REQUIRED BETWEEN ALL OUTLETS INDICATED WITH CIRCUIT NUMBERS AND PANEL DESIGNATIONS.
- 20. ALL SWITCH CONTROLS SHALL BE PROVIDED WITH WIRING AND CONDUIT AS REQUIRED.
- 21. ALTHOUGH ALL BRANCH CIRCUIT WIRE AND CONDUIT IS NOT SHOWN, IT IS THE INTENT OF THESE DOCUMENTS THAT A COMPLETE BRANCH CIRCUIT WIRING SYSTEM BE INSTALLED.
- 22. ALL 120V SINGLE PHASE CIRCUITS SHALL HAVE DEDICATED NEUTRALS. NO SHARED NEUTRALS SHALL BE ALLOWED EXCEPT FOR FURNITURE FEEDS.
- 23. WHERE SINGLE POLE BREAKERS ARE SPECIFIED, OR REUSED, TO PROTECT MULTIWIRE BRANCH CIRCUITS SERVING SINGLE PHASE LOADS, PROVIDE IDENTIFIED HANDLE TIES PER NEC 240.15(B)(1).
- 24. MOUNTING HEIGHTS FOR ELECTRICAL EQUIPMENT UNLESS NOTED OR DETAILED OTHERWISE ON THE ELECTRICAL DRAWINGS OR ARCHITECTURAL DRAWINGS: NOTES OR DETAILS ON THE ARCHITECTURAL DRAWINGS PERTAINING TO MOUNTING HEIGHTS OR LOCATIONS OF ELECTRICAL EQUIPMENT SHALL SUPERSEDE THOSE NOTED OR DETAILED ON THE ELECTRICAL DRAWINGS. IF THE MOUNTING HEIGHT OF ANY ELECTRICAL COMPONENT IS QUESTIONABLE, OBTAIN A CLARIFICATION FROM THE ARCHITECT BEFORE INSTALLATION. ALL MOUNTING HEIGHTS SHALL COMPLY WITH THE FEDERAL ADA (AMERICANS WITH DISABILITIES ACT) AND THE LOCAL JURISDICTION: ARCHITECTURAL BARRIERS BOARD FOR (BUILDINGS, FACILITIES, ETC. FOR THE VISUALLY AND PHYSICALLY DISABLED).
- 25. REFLECTED CEILING PLANS FOR ANY AND ALL AREAS PREPARED BY THE ARCHITECT SHOWING THE LOCATION OF LIGHTING FIXTURES SHALL TAKE PRECEDENCE OVER THE LOCATIONS OF SAME SHOWN ON THE LIGHTING PLANS OF THIS CONTRACT SET OF ELECTRICAL DRAWINGS. INSTALL THE LIGHTING FIXTURES IN ANY GIVEN AREA TO AGREE WITH THE ARCHITECT'S REFLECTED CEILING PLANS. WHERE QUANTITIES OF LIGHT FIXTURES SHOWN ON THE ARCHITECTURAL DRAWINGS DEVIATE FROM THOSE SHOWN ON ELECTRICAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY ARCHITECT.

ELECTRICAL LIGHTING FIXTURE NOTES

- 1. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LIGHTING FIXTURES COMPLETE WITH MOUNTING ACCESSORIES TO MEET JOB REQUIREMENTS.
- 2. THE ELECTRICAL CONTRACTOR SHALL VERIFY FIXTURE MOUNTING AND LOCATION AGAINST ARCHITECTURAL REFLECTED CEILING PLANS, ELEVATIONS AND DETAIL DRAWINGS. EXACT LOCATION OF ALL FIXTURES SHALL BE CONFIRMED WITH THE ARCHITECT PRIOR TO ROUGHING IN.
- 3. SERIES FIXTURES SHALL SATISFY LENGTHS AS SHOWN ON THE DRAWINGS.
- 4. FIXTURE LETTERS SHOWN ONCE ON A CONTINUOUS ROW OF FIXTURES SHALL BE TYPICAL FOR THAT ROW UNLESS OTHERWISE NOTED.
- 5. ALL FIXTURES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE, INDEPENDENT OF HUNG CEILINGS.
- 6. MANUFACTURERS CATALOG NUMBERS ARE SHOWN FOR REFERENCE PURPOSES ONLY THEY ARE MEANT TO PROVIDE A GENERAL DESCRIPTION OF THE DESIGN AND QUALITY OF FIXTURES REQUIRED. EQUIVALENT PRODUCTS, BY OTHER MANUFACTURERS, WILL BE CONSIDERED.
- 7. ALL INCANDESCENT LAMPS SHALL BE RATED 130 VOLTS UNLESS OTHERWISE SPECIFIED.
- 8. ALL FLUORESCENT LAMPS SHALL BE LOW MERCURY ENERGY SAVING TYPE.
- 9. ALL FLUORESCENT FIXTURES SHALL HAVE NEMA PREMIUM ENERGY SAVING ELECTRONIC BALLASTS- U.L. APPROVED AS A COMBINATION WITH ENERGY SAVING LAMPS SUPPLIED.
- 10. REFER TO LIGHTING FIXTURE SCHEDULE OR PROJECT ELECTRICAL SPECIFICATIONS FOR FIXTURE DESIGNATIONS, SPECIFICATIONS, VOLTAGE AND LAMP REQUIREMENTS.
- 11. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPATIBILITY BETWEEN ALL FLUORESCENT DIMMING BALLASTS, LED DRIVERS, AND DIMMING SYSTEMS/SWITCHES INCLUDED IN THE PROJECT SCOPE. THE LIGHTING SUBMITTAL PACKAGE SHALL INCLUDE ALL STANDALONE DIMMING SWITCH AND/OR CENTRAL DIMMING SYSTEM PRODUCT DATA AND A WRITTEN STATEMENT THAT ALL COMPONENTS HAVE BEEN CERTIFIED AS COMPATIBLE BY THE MANUFACTURERS OF THE INTERCONNECTED COMPONENTS.
- 12. WHERE PROVIDED, EMERGENCY BALLASTS SHALL BE HIGH LUMEN, SPECIFICATION GRADE.
- 13. REFER TO ARCHITECT'S PLAN FOR IDENTIFICATION OF WHICH EXIT SIGNS ARE TO INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) PER 521 CMR 41.



200 HIGH ST, BOSTON, MA 02110
857.300.2610 | SGA-ARCH.COM

PROJECT TEAM:
CLIENT
THE DAVIS COMPANY

125 High Street
Boston, MA 02110
617.4511300

ARCHITECT
SGA

200 High Street
Boston, MA 02110
857.300.2610

MEP/FP ENGINEER
AHA CONSULTING ENGINEERS

24 Hartwell Ave. #3
Lexington, MA 02421
617.482.7080

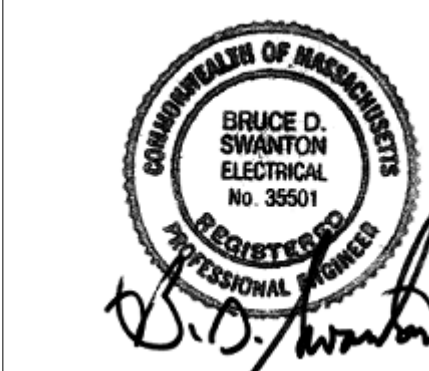
STRUCTURAL
MCNAMARA SALVIA

101 Federal Street
Boston, MA 02110
617.737.0040

CIVIL
NITSCH ENGINEERING, INC.

2 Center Plaza #430
Boston, MA 02108
617.338.6663

SEAL / SIGNATURE



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07/08/2022

PROJECT:

ELECTRICAL SERVICE POWER UPGRADE ENABLING PACKAGE

88 Black Falcon Ave. Boston
MA, 02210

The Davis Company

REVISIONS:

No.	Date	Description
1	07/29/22	MASSPORT COORDINATION

SUBMISSIONS:

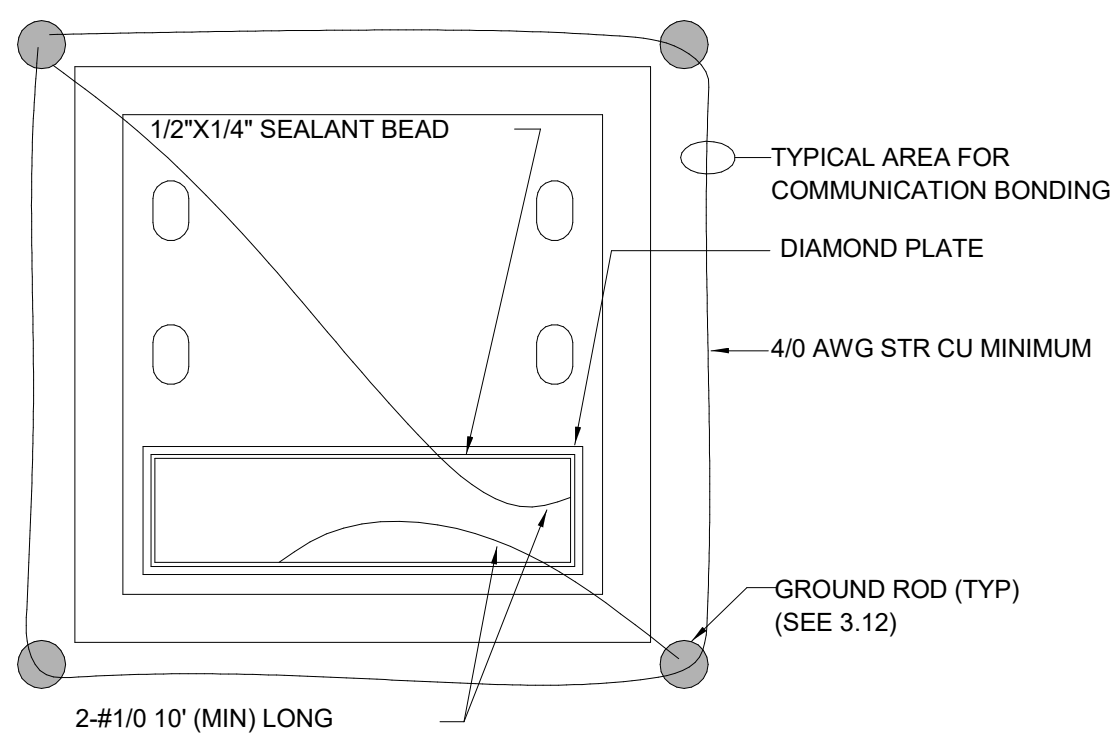
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07.08.2022	ISSUED FOR PERMIT

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CHECKED BY **BDS**

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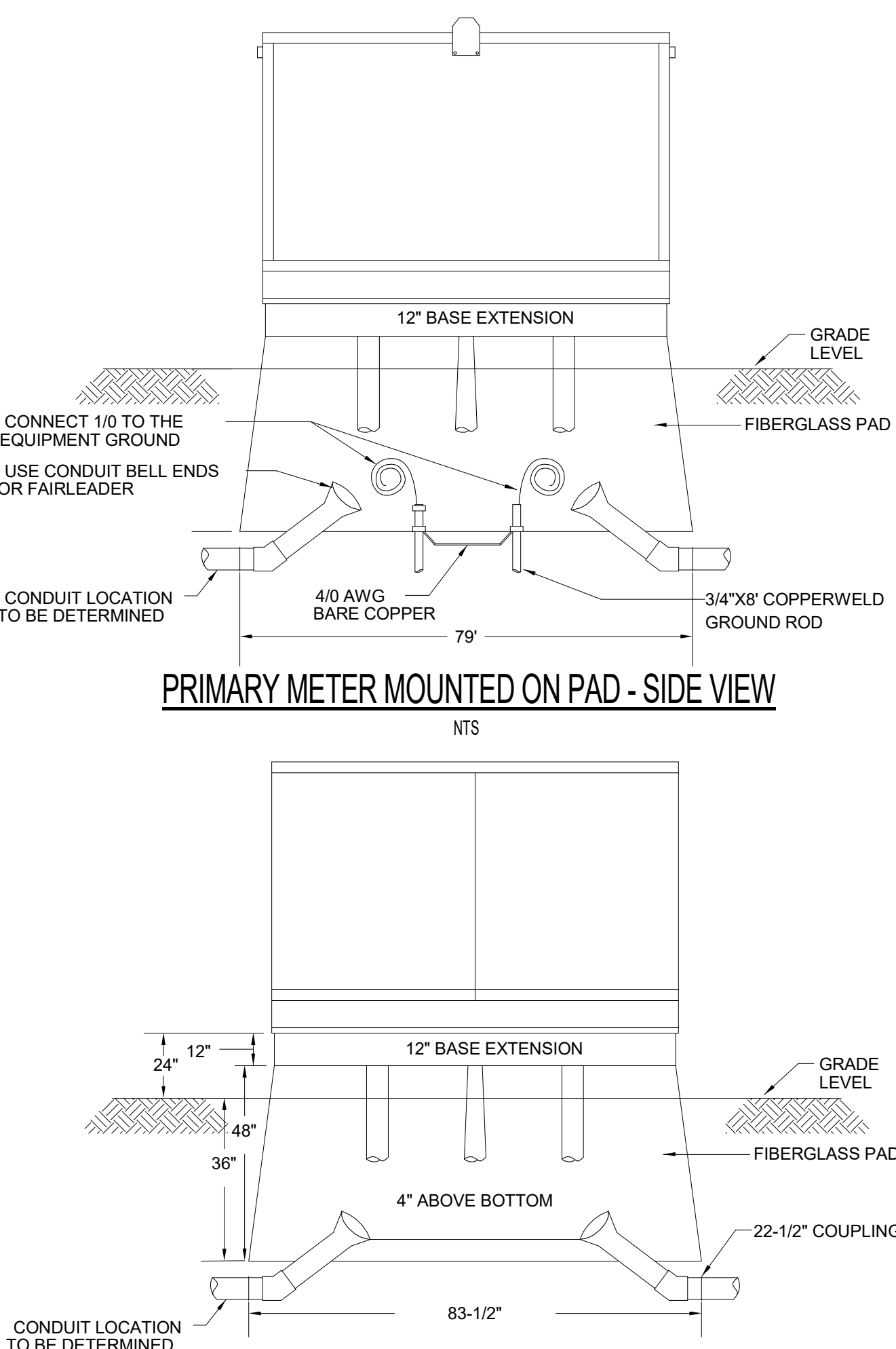
ELECTRICAL NOTES & DETAILS

E002P



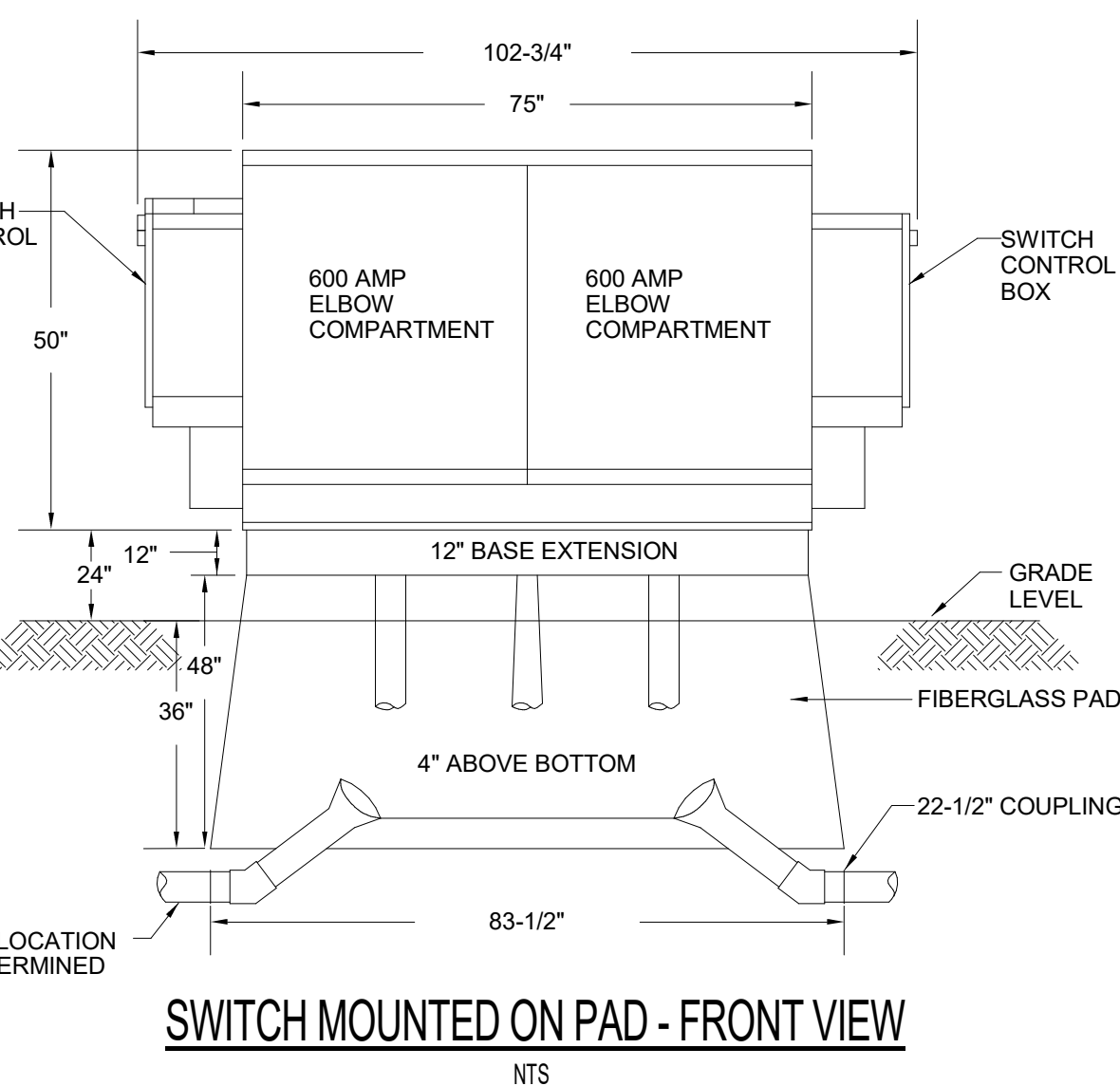
3.0 GENERAL

- 3.1 PRIOR TO BACKFILL, MASSPORT INSPECTION AND APPROVAL OF GROUNDING AND PAD INSTALLATION IS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT MASSPORT INSPECTION IS SCHEDULED AND COMPLETED.
- 3.2 THE INSTALLATION (INCLUDING GROUNDING), USING THE APPROPRIATE PAD, (BASED ON EQUIPMENT SIZE) IS DETAILED IN FIGURES 1 & 2. GROUNDING CONNECTION TO THE GROUND RODS AND 4/0 GROUND WIRE SHALL BE DIRECT BURIAL RATED HY-GROUND COMPRESSION, CADWELD, OR MECHANICAL GROUNDING CONNECTORS AS APPROVED BY MASSPORT.
- 3.3 - NOT APPLICABLE
- 3.4 GROUND SURFACE SHALL BE LEVEL FOR AT LEAST TWO FEET AWAY FROM THE EDGE OF THE PAD ON ALL SIDES. TOP OF PAD WITH BASE EXTENSION SHALL BE 24" ABOVE FINISHED GRADE.
- 3.5 IF POSSIBLE, AVOID LOCATING PAD AT LOW POINTS IN FINAL GRADE OR ON ABRUPT SLOPES. A PRE-CAST RETAINING WALL (CATALOG ID 14672) MAY BE REQUIRED IF THERE IS A POSSIBILITY OF EQUIPMENT BEING UNDERMINED OR COVERED OVER. AVOID LOCATIONS LIKELY TO BE COVERED BY PLOWED SNOW OR MADE INACCESSIBLE.
- 3.6 PAD SHALL BE SET ON MECHANICALLY COMPACTED 1 - 1 1/2" DIAMETER CRUSHED STONE (REFER TO APPROPRIATE FIGURE FOR DEPTH OF STONE) OVER VIRGIN OR MECHANICALLY COMPACTED SOIL. ALL DELECTERIOUS SOILS INCLUDING ORGANICS, ASHES, CINDERS, SHELLS OR FROZEN MATERIALS SHALL BE REMOVED AND REPLACED WITH SUITABLE BACKFILL BEFORE INSTALLING THE FOUNDATION.
- 3.7 FOR RECOMMENDED MINIMUM CLEARANCES FROM FOUNDATION (PAD) TO BUILDINGS, BUILDING OPENINGS, LANDSCAPING, OR TRAVELED WAYS REFER TO EVERSOURCE CONSTRUCTION STANDARD C3802 FOR CLEARANCE REQUIREMENTS AROUND PADMOUNTED ELECTRICAL EQUIPMENT.
- 3.8 - NOT APPLICABLE
- 3.9 WHEN INSTALLED THE FRONT (DOOR SIDE) OF THE EQUIPMENT WILL COVER THE PAD CUTOUT. PRIMARY CABLE SWEEPS SHALL TERMINATE WITHIN THE PAD CUTOUT BELOW THE PRIMARY COMPARTMENTS OF THE EQUIPMENT.
- 3.10 PLUG ALL CONDUIT ENDS TO PREVENT MOISTURE AND DEBRIS FROM ENTERING CONDUITS PRIOR TO TRANSFORMER INSTALLATION. DO NOT INSTALL MULE TAPE IN NEW CONDUITS UNTIL AFTER THE BOTTOM OF THE CUTOUT IS SEALED WITH SAND/TOPPING CONCRETE MIX PER 3.11.
- 3.11 AFTER PAD IS INSTALLED AND SET LEVEL ON THE CRUSHED STONE WITH THE CONDUITS IN PLACE, ONE INCH DEPTH OF THE CRUSHED STONE SHALL BE REMOVED (AND PROPERLY DISPOSED OF) FROM THE ENTIRE AREA WITHIN THE BOTTOM OF THE CUTOUT. A SAND/TOPPING CONCRETE MIX (REFER TO BILL OF MATERIALS) SHALL BE PLACED WITHIN THE CUTOUT TO SEAL THE BOTTOM AS SHOWN IN FIGURES 1 & 2. ALL CONDUITS SHALL BE SEALED WITH PVC FITTED CAPS BEFORE THE MIX OF CONCRETE IS PLACED WITHIN THE CUTOUT. THE SAND/TOPPING MIX OF CONCRETE SHALL BE HAND TROWELED AND PITCHED SO THAT THE MIDDLE OF THE CUTOUT BOTTOM IS LOWER THAN THE SURROUNDING EDGES. THE PURPOSE OF SEALING THE BOTTOM OF THE CUTOUT IS TO PREVENT SMALL AMOUNTS OF LEAKING AND DRIPPING TRANSFORMER FLUIDS FROM SEEPING THROUGH THE CRUSHED STONE BENEATH THE PRECAST PAD.
- 3.12 GROUNDING BUSHINGS SHALL BE INSTALLED ON ALL PRIMARY CONDUITS. A #4 AWG BARE COPPER WIRE SHALL BE MECHANICALLY CONNECTED TO ALL CONDUIT BUSHINGS AND TO THE 1/0 AWG BARE COPPER GROUNDING WIRES WITHIN THE CUTOUT AS SHOWN IN FIGURES NO. 1 & 2.
- 3.13 AROUND THE PERIMETER OF THE CUTOUT OPENING APPLY A 1/2" WIDE X 1/2" HIGH BEAD OF 'SIKAFLEX-1A' POLYURETHANE ELASTOMERIC SEALANT/ADHESIVE (OR APPROVED EQUAL). THIS CAULKING MATERIAL IS TO BE APPLIED 1/4" FROM THE EDGE OF THE OPENING. ALLOW MATERIAL TO CURE BEFORE INSTALLING DIAMOND PLATE COVER.
- 3.14 CABLE PULLING MULE TAPE MAY BE INSTALLED AFTER ALL PRIOR STEPS ARE COMPLETE. TEMPORARY CAPS MAY BE USED UNTIL ALL CABLE IS PULLED IN, BUT KNOWN SPARE DUCTS MUST BE PLUGGED WITH EXPANDING TYPE PLUGS THAT SEAL AGAINST THE INNER DUCT WALL. COIL ALL GROUND WIRES AND MULE TAPE ENDS INSIDE CUTOUT.
- 3.15 OPENING IN TOP SECTION OF PRE-CAST PAD SHALL BE COMPLETELY COVERED WITH 1/2" THICK PLYWOOD AND SECURED WITH 1/2" DIAMETER BOLTS ALIGNING WITH THE PREDRILLED INSERTS IN THE PRE-CAST PAD. PLYWOOD COVER SHALL REMAIN IN PLACE UNTIL THE EQUIPMENT IS INSTALLED. REFER TO M3801 'MATERIAL STANDARD FOR PRECAST PADS' FOR PLATE DETAILS.



NOTES:

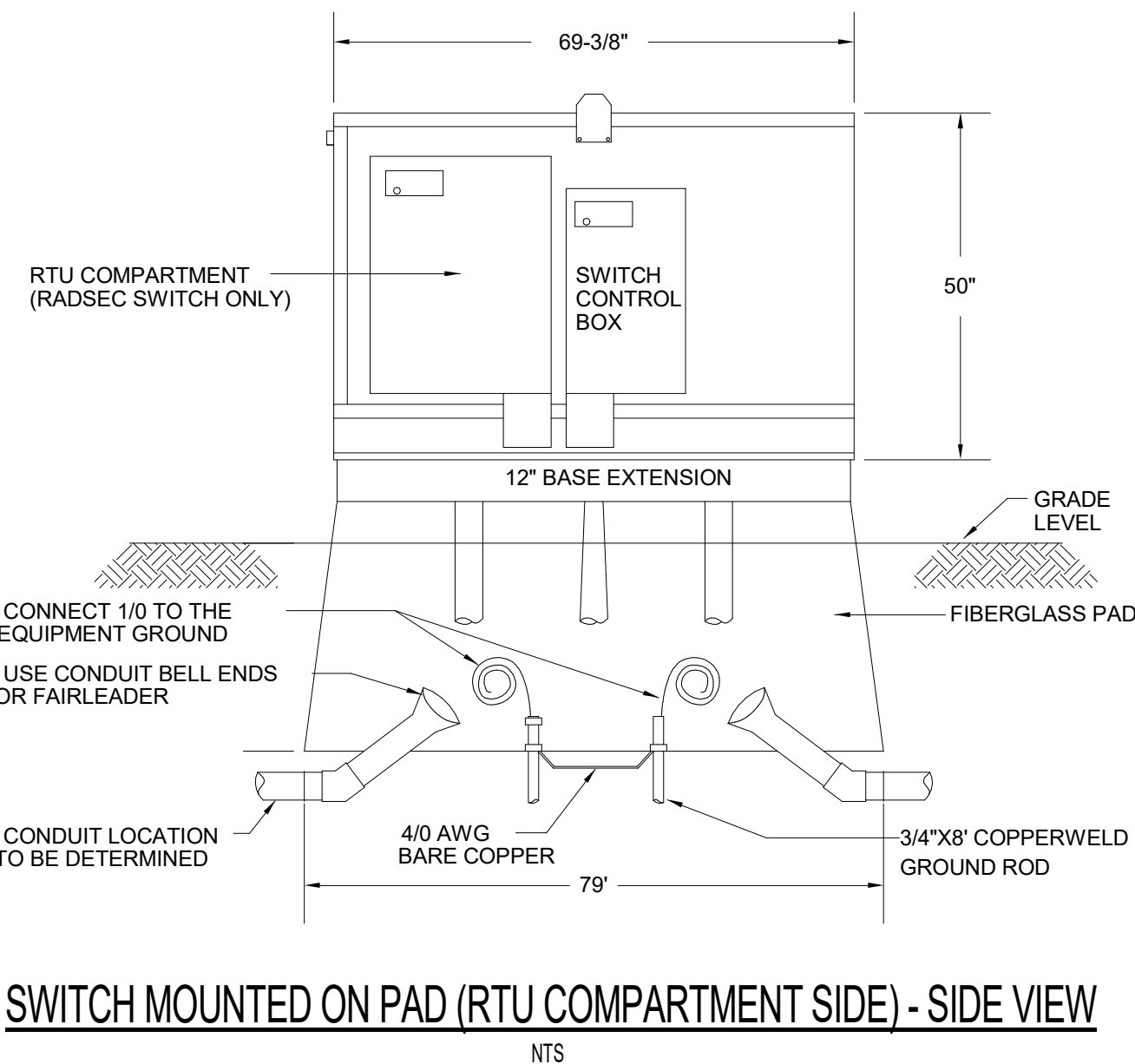
- 1. METERING CABINET & PAD SHALL BE PROVIDED BY EC. METERING CABINET SHALL BE ELLIOTT INDUSTRIES, EPM-PMS-15-311P-ES, OR EQUAL WITH ACCESSORIES FOR MOUNTING ON AN ELEVATED FIBERGLASS BOX PAD
- 2. THE E.C. SHALL PROVIDE ALL GROUNDING, CONDUITS, ETC.
- 3. ALL 15KV CABLE AND TERMINATIONS WILL BE PROVIDED BY EC.
- 4. ALL WORK SHALL BE SITE COORDINATED WITH THE POWER CO. REFER TO EVERSOURCE CONSTRUCTION STANDARD C46000 FOR ADDITIONAL REQUIREMENTS.



S&C FUSED, PADMOUNTED, VISIBLE BREAK AIR SWITCH RATED 15 & 25KV 600 AMP MANUAL OR RADSEC

DETAIL EXCERPT FROM NSTAR CONSTRUCTION STANDARD C3800.

PME-6 SWITCH



NOTES:

- 1. S&C SWITCH & PAD SHALL BE PROVIDED BY EC.
- 2. THE E.C. SHALL PROVIDE ALL GROUNDING, CONDUITS, ETC.
- 3. ALL 15KV CABLE AND TERMINATIONS WILL BE PROVIDED BY EC.
- 4. ALL WORK SHALL BE SITE COORDINATED WITH THE POWER CO. REFER TO EVERSOURCE CONSTRUCTION STANDARD C3800 FOR ADDITIONAL REQUIREMENTS.

1 PRIMARY METERING ENCLOSURE PAD & GROUNDING SCALE: NTS

2 UTILITY PME SERIES SWITCH CONSTRUCTION DETAIL SCALE: NTS

PROJECT TEAM:

CLIENT
THE DAVIS COMPANY

125 High Street
Boston, MA 02110
617.4511300

ARCHITECT
SGA

200 High Street
Boston, MA 02110
857.300.2610

MEP/FP ENGINEER
AHA CONSULTING ENGINEERS

24 Hartwell Ave. #3
Lexington, MA 02421
617.482.7080

STRUCTURAL
MCNAMARA SALVIA

101 Federal Street
Boston, MA 02110
617.737.0040

CIVIL
NITSCH ENGINEERING, INC.

2 Center Plaza #430
Boston, MA 02108
617.338.6663

SEAL / SIGNATURE



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07/08/2022

PROJECT:

**ELECTRICAL SERVICE
POWER UPGRADE
ENABLING PACKAGE**

88 Black Falcon Ave. Boston
MA, 02210

The Davis Company

REVISIONS:

No.	Date	Description

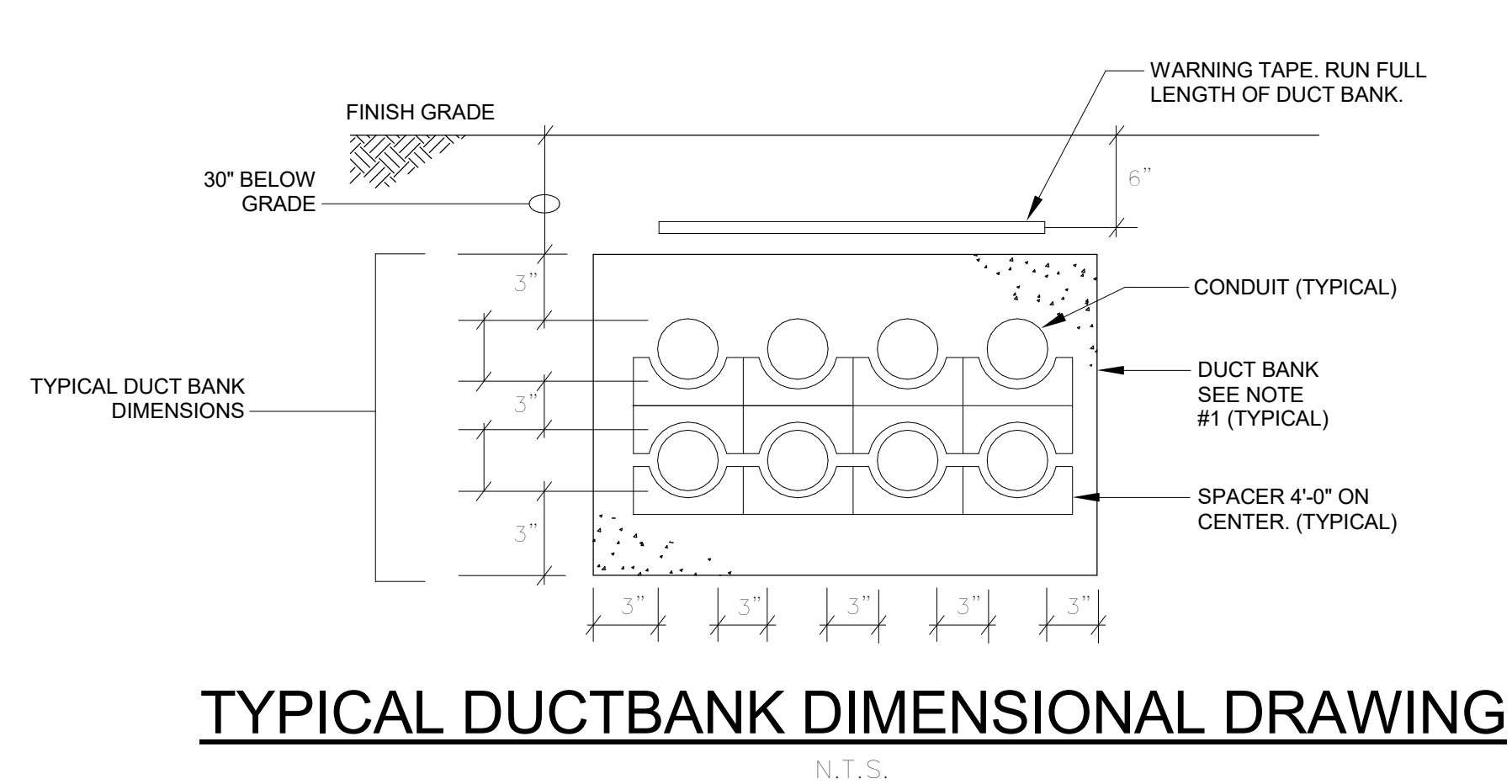
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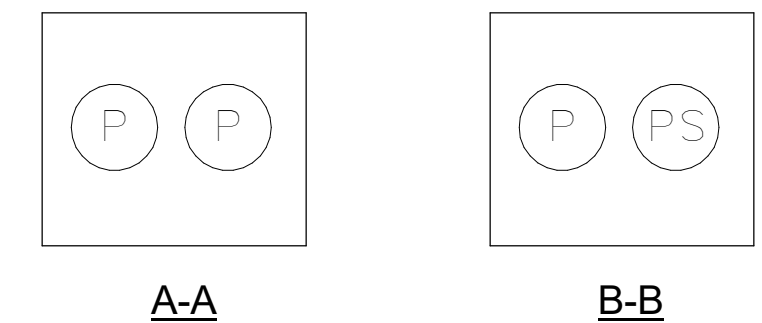
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DATE ISSUED: 07/08/2022
PROJECT NO: 004337.00
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CHECKED BY: BDS

SHEET TITLE:
**ELECTRICAL
DETAILS**

E003P



SEE DWG ES100P SEE DWG ES100P

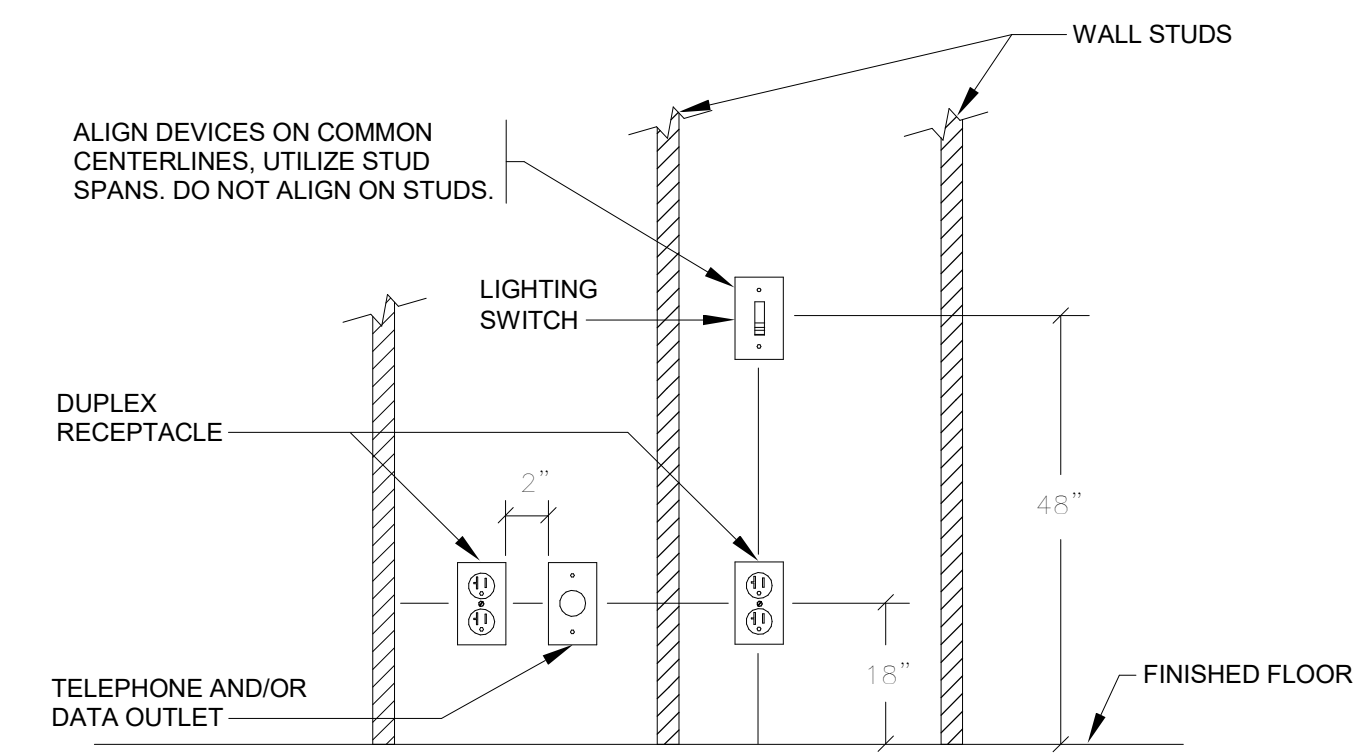


DUCTBANK SECTIONS

LEGEND N.T.S.

(P) = 5" CONDUIT - PRIMARY
(PS) = 5" CONDUIT - PRIMARY SPARE

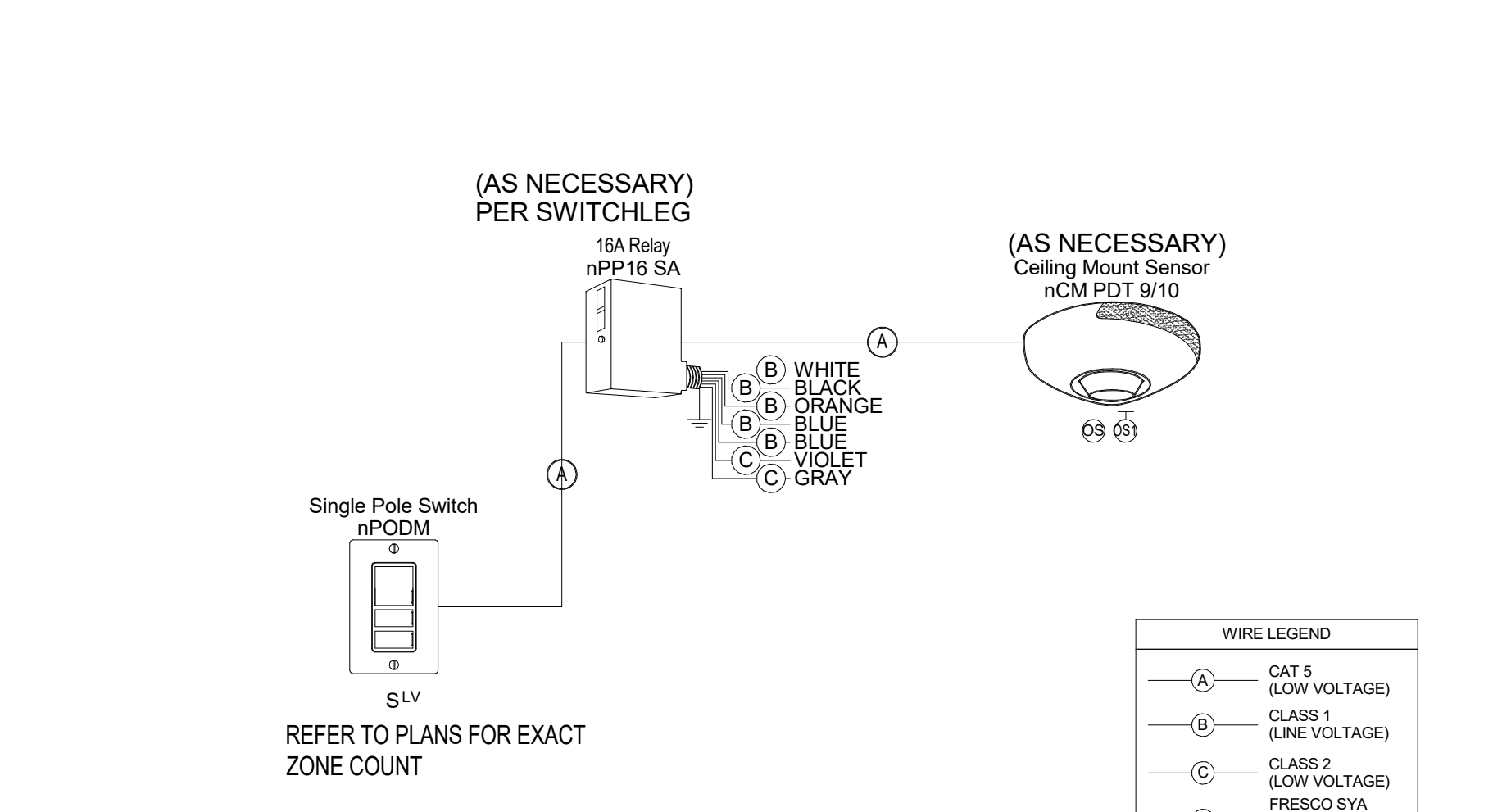
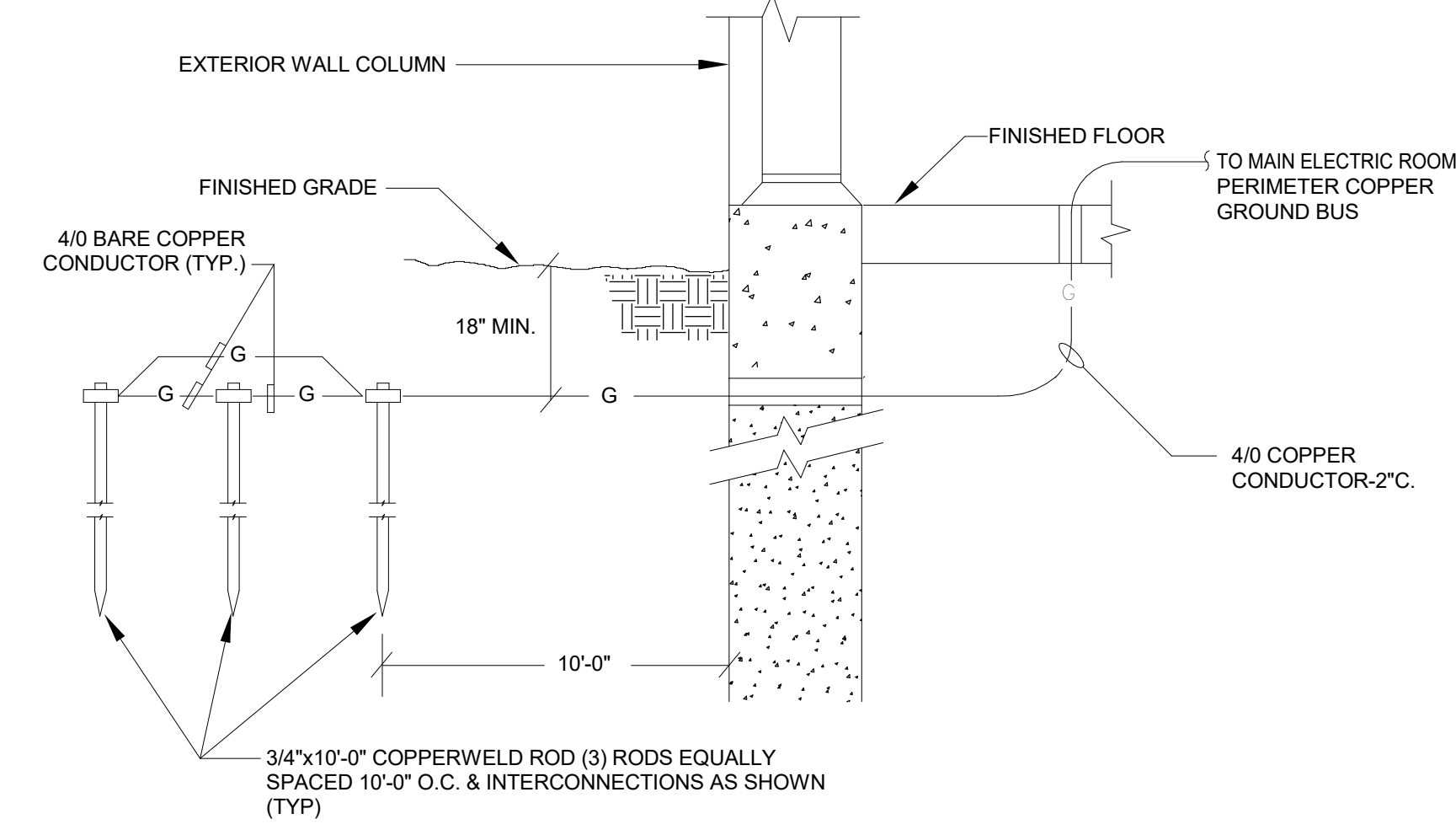
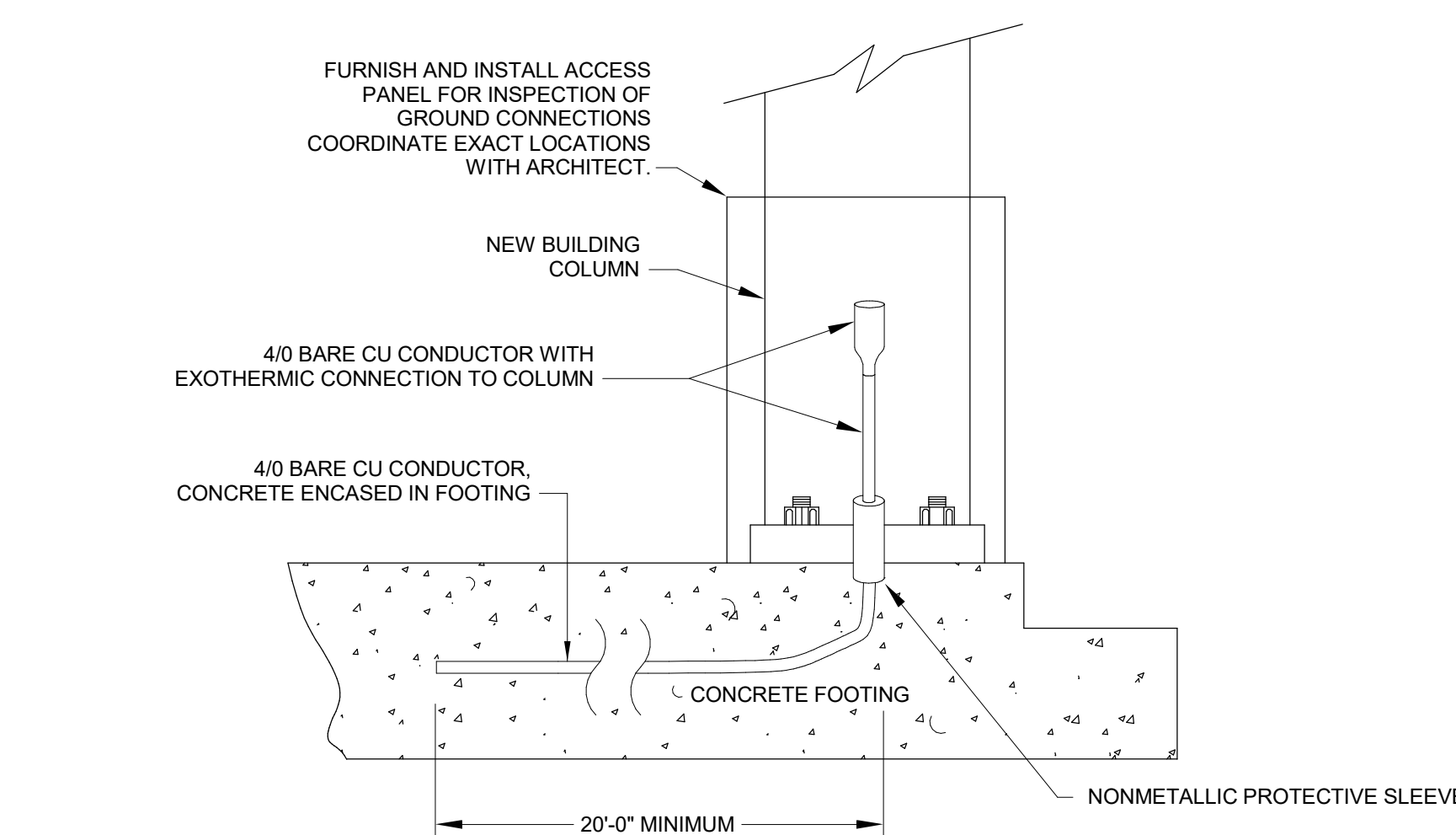
- DUCTBANK NOTES:**
- ALL DUCT BANKS SHALL BE ENCASED IN CONCRETE WITH SPACERS (5'-8" ON CENTER AND AT EACH COUPLING) AND 3" SURROUNDING CONDUITS.
 - CONDUITS SHALL MAINTAIN A MINIMUM CLEARANCE OF 30" FROM FINISH GRADE TO TOP OF CONDUITS.
 - PROVIDE AND INSTALL DUCTBANK MARKERS EVERY 200'-0" ALONG ENTIRE LENGTH OF DUCT BANK SECTIONS.
 - DUCTBANK SECTIONS SHOW GENERAL CONFIGURATION ONLY TO REFLECT QUANTITY OF CONDUITS. EXACT CONFIGURATION AND ROUTING SHALL BE AS REQUIRED BY FIELD CONDITIONS.
 - PROVIDE REBAR IN DUCTBANKS RUN IN ROADWAYS IF REQUIRED BY UTILITY COMPANY.
 - G.C. SHALL PROVIDE ALL TRENCHING AND SAND. E.C. SHALL PROVIDE ALL CONDUIT AND SPACERS.



NOTES:
1. WHERE POSSIBLE, E.C. SHALL ALIGN DEVICES WITH FIRE ALARM DEVICES.

1 TYPICAL DUCTBANK DETAILS
SCALE: NTS

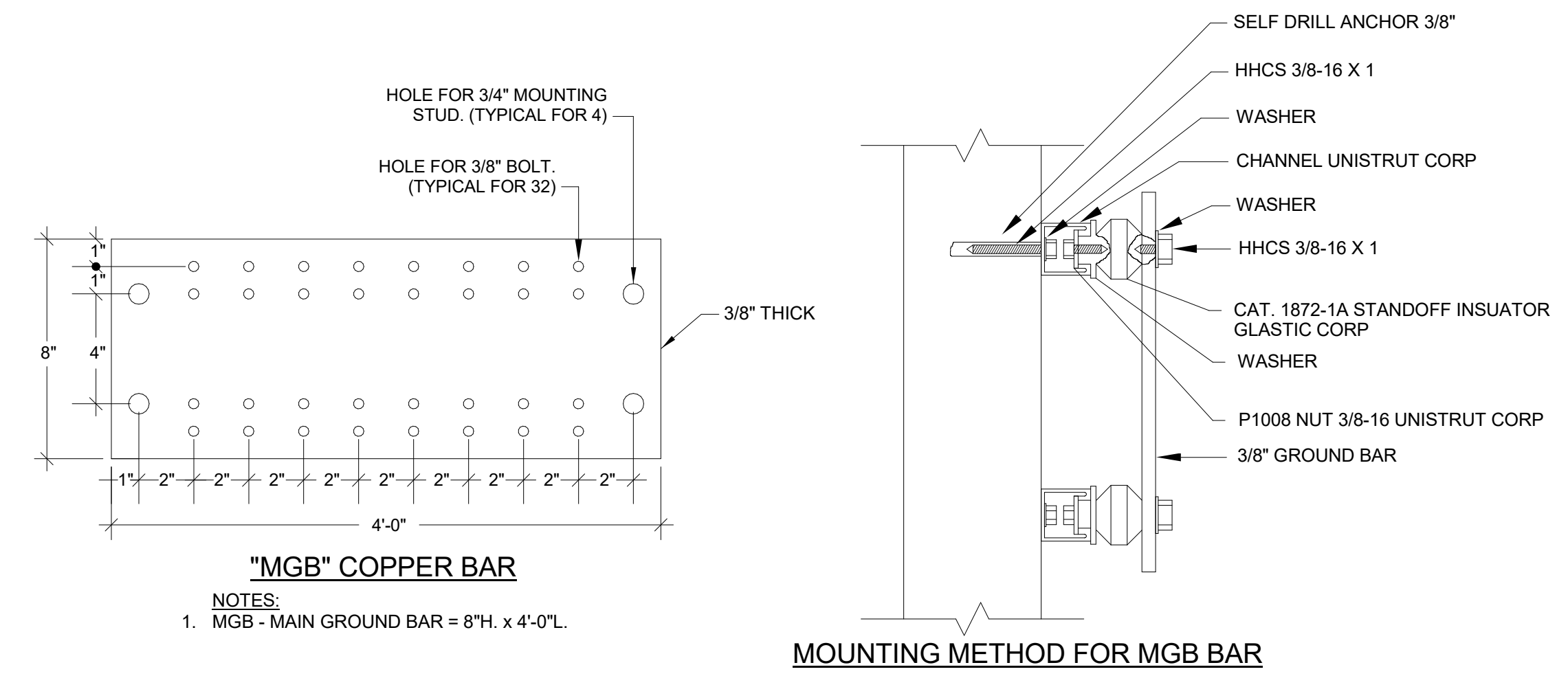
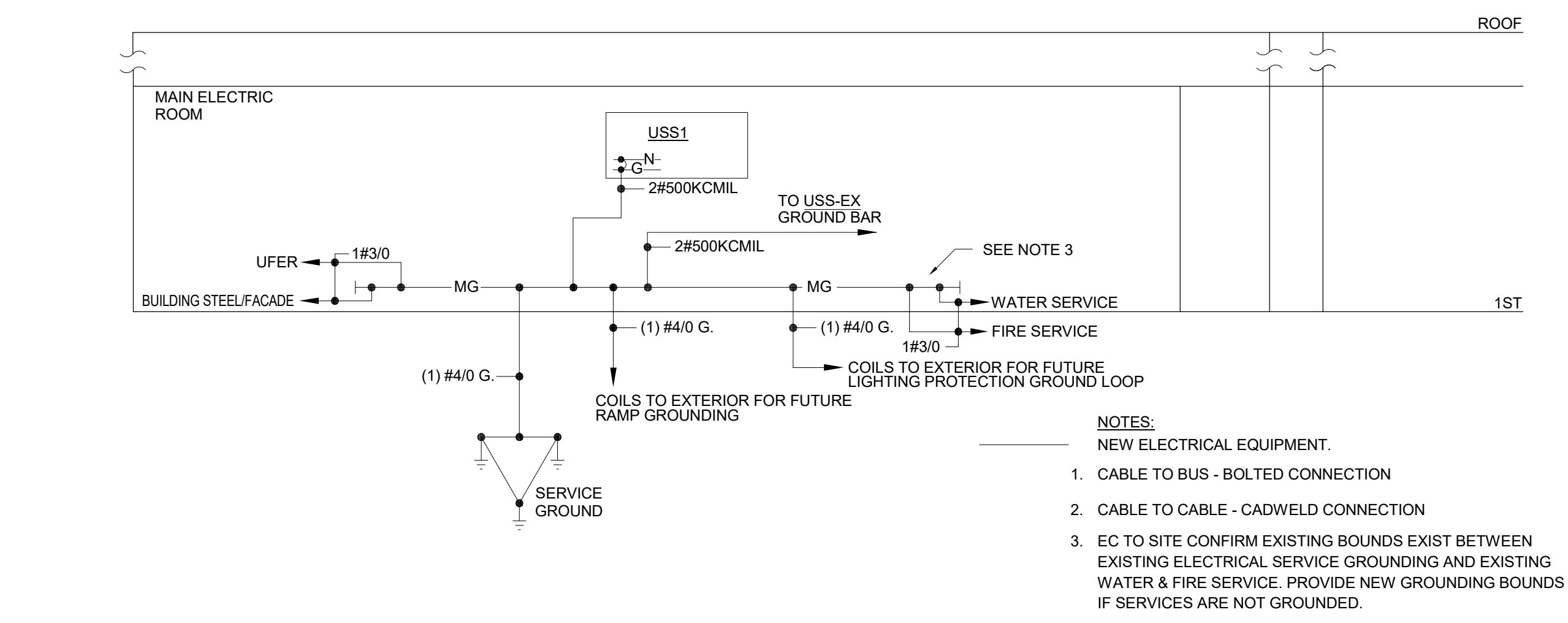
2 TYPICAL DEVICE MOUNTING DETAIL
SCALE: NTS



3 DETAIL OF BUILDING GROUNDING
SCALE: NTS

4 TYPICAL GROUNDING COUNTERPOISE DETAIL
SCALE: NTS

5 TYPICAL LIGHTING CONTROL
SCALE: NTS



6 GROUNDING DIAGRAM
SCALE: NTS

7 MGB - MAIN GROUND BAR DETAILS
SCALE: NTS



200 HIGH ST, BOSTON, MA 02110
857.300.2610 | SGA-ARCH.COM

PROJECT TEAM:

CLIENT
THE DAVIS COMPANY

125 High Street
Boston, MA 02110
617.4511300

ARCHITECT
SGA

200 High Street
Boston, MA 02110
857.300.2610

MEP/FP ENGINEER
AHA CONSULTING ENGINEERS

24 Hartwell Ave. #3
Lexington, MA 02421
617.482.7080

STRUCTURAL
MCNAMARA SALVIA

101 Federal Street
Boston, MA 02110
617.737.0040

CIVIL
NITSCH ENGINEERING, INC.

2 Center Plaza #430
Boston, MA 02108
617.338.6663

SEAL / SIGNATURE



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07/08/2022

PROJECT:

**ELECTRICAL SERVICE
POWER UPGRADE
ENABLING PACKAGE**

88 Black Falcon Ave. Boston
MA, 02210

The Davis Company

REVISIONS:

No. Date Description

SUBMISSIONS:

Date Issued For:
07.08.2022_ISSUED FOR PERMIT

SCALE **N.T.S.**
DATE ISSUED **07/08/2022**
PROJECT NO **004337.00**
DRAWN BY **MV**
CHECKED BY **BDS**

SHEET TITLE:
**ELECTRICAL
ONE LINE
DIAGRAM &
SCHEDULES**

E004P

MECHANICAL EQUIPMENT SCHEDULE - TENANT ENABLING SCOPE

TYPE	NO.	EQUIPMENT	CHARACTERISTICS	VOLTS	PH	PANEL	O.C.P.	FEEDER	CONNECTION TYPE							REMARKS	
									TS	STR	VFD	DS	L-DS	FC	WP		
ACCU	1	AIR COOLED CONDENSING UNIT	15 MCA	480 V	3	TPH-D1-47.49.51	20A-3P	3#12, 1#12G, 1/2"C.					X		X	X	
ACU	1	AIR CONDITIONING UNIT	1.27 MCA	208 V	1	SEE FLOOR PLANS	15A-2P	2#12, 1#12G, 1/2"C.					X		X		
ACU	2	AIR CONDITIONING UNIT	1.27 MCA	208 V	1	SEE FLOOR PLANS	15A-2P	2#12, 1#12G, 1/2"C.					X		X		
ACU	3	AIR CONDITIONING UNIT	1.27 MCA	208 V	1	SEE FLOOR PLANS	15A-2P	2#12, 1#12G, 1/2"C.					X		X		
ACU	4	AIR CONDITIONING UNIT	1.27 MCA	208 V	1	SEE FLOOR PLANS	15A-2P	2#12, 1#12G, 1/2"C.					X		X		

NOTES:

- STARTERS (FVNR, VFD, RVNR, ETC.) SHALL BE FURNISHED BY MECHANICAL CONTRACTOR AND INSTALLED & WIRED BY ELECTRICAL CONTRACTOR. FOR EXACT LOCATIONS REFER TO MECHANICAL DRAWINGS.
- E.C. SHALL COORDINATE FUSE SIZE AND OVERCURRENT PROTECTION FOR ALL MECHANICAL EQUIPMENT WITH MANUFACTURERS RECOMMENDATIONS.

LIGHTING FIXTURE SCHEDULE - TENANT ENABLING SCOPE

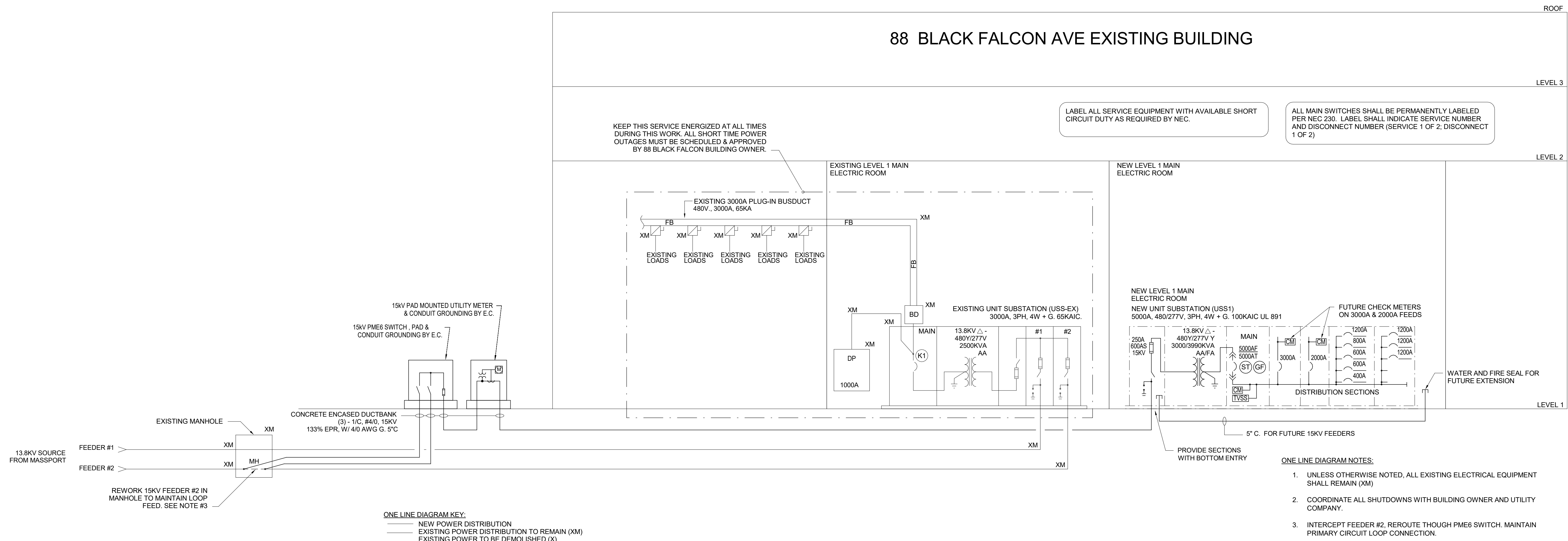
TYPE	MTG	DESCRIPTION	MANUF.	CATALOG NO.	LAMPS			REMARKS
					NUM.	TYPE	VOLT	
LT1E	PENDANT	4' LENSED LED STRIP FIXTURE WITH INTEGRAL BATTERY BACKUP	LITHONIA LIGHTING	ZL1D L48 3000LM FST MVOLT 35K 80CRI E10WLCF	1	33W LED 3500K	277 V	UNIVERSAL VOLTAGE - REFER TO PLANS FOR 120V AND 277V APPLICATIONS
WS4	SURFACE	EXTERIOR LED FIXTURE	WILLIAMS	WP1-L44/840-PC-277	1	35W LED 4000K	277 V	LIGHTING FIXTURE MODEL AND FINISHES ASSUMED. CONFIRM WITH ARCHITECT PRIOR TO PURCHASE.
X3	UNIVERSAL	THERMOPLASTIC LED EXIT SIGN	LITHONIA LIGHTING	LQM S W * R 120/277 SD	1	LED	277 V	NUMBER OF FACES AND DIRECTIONAL ARROWS AS REQUIRED
X4	UNIVERSAL	THERMOPLASTIC LED EXIT SIGN MOUNTED TOP OF SIGN 18" AFF	LITHONIA LIGHTING	LQM S W * R 120/277 SD	1	LED	277 V	NUMBER OF FACES AND DIRECTIONAL ARROWS AS REQUIRED

LIGHTING SCHEDULE NOTES:

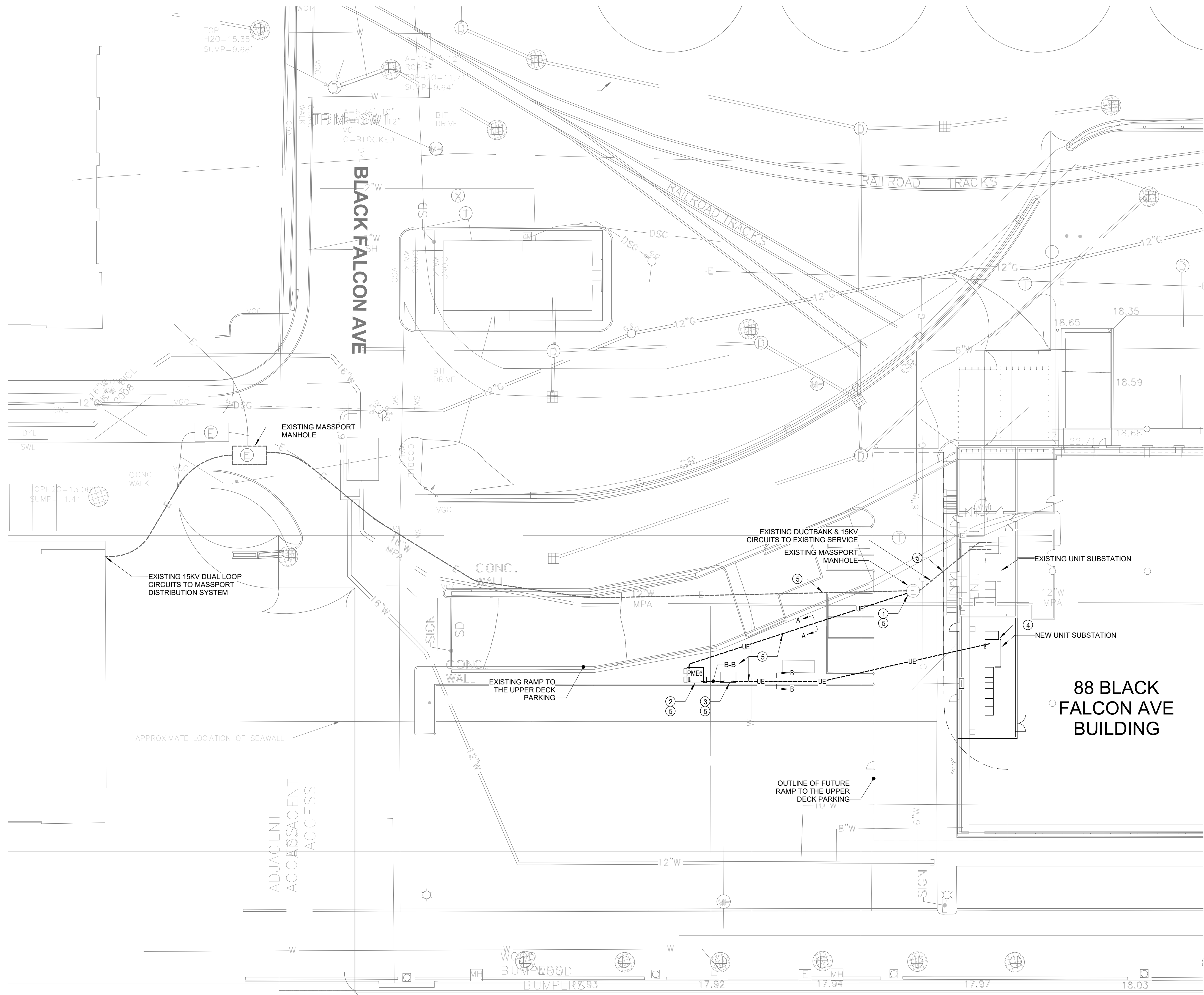
- E.C. SHALL CONFIRM EXACT FIXTURE LOCATIONS AND ALL CEILING TYPES WITH ARCHITECTURAL RCP.
- E.C. SHALL COORDINATE ALL EXIT SIGN LOCATIONS IN FIELD TO ENSURE ADEQUATE LINE OF SIGHT.
- ALL FIXTURES SHALL BEAR A RECOGNIZED LISTING LABEL.
- ALL LUMEN OUTPUT LEVELS AND FIXTURE FINISHES SHALL BE AS SELECTED BY THE ARCHITECT. IN SCHEDULE ARE SHOWN ASSUMED VALUES.
- FIXTURE SHALL BE PROVIDED WITH ALL ACCESSORIES (I.E. MOUNTING CLIPS, MOUNTING CHANNELS, CONNECTOR CABLES, END CAPS, POWER SUPPLIES, ETC.) REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
- TRANSFORMERS SHALL BE PROVIDED AS REQUIRED TO ACCOMMODATE FIXTURE LAYOUT INDICATED IN THE ELECTRICAL DRAWINGS.
- ALL FIXTURES SHOWN IN CONTINUOUS ROW SHALL BE PROVIDED AS MULTI CIRCUIT. CONTINUOUS ROW FIXTURE. SEE FLOOR ELECTRICAL LIGHTING PLAN FOR SWITCHED CIRCUITS REQUIRED.
- REFER TO ARCHITECTS PLAN FOR IDENTIFICATION OF WHICH EXIT SIGN ARE TO INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) PER 521 CMR 41

PANELBOARD SCHEDULE

PANEL	VOLTAGE	MAINS	MLO/ MCB	MTG	BRANCH CIRCUIT BREAKERS		SPACES 1 P.	A.I.C. (RMS)	REMARKS
					ACTIVE	SPARE			
EXISTING TLP-D1	208/120V., 3PH, 4W	400A	250A	SURF.	ADD: (1)15A-2P, (3)20A-1P;	-	-	65K	MATCH EXISTING PANEL FRAME AND AIC RATING
EXISTING TPH-D1	480/277V., 3PH, 4W	400A	MLO	SURF.	ADD: (1)20A-3P, (2)20A-1P;	-	-	10K	MATCH EXISTING PANEL FRAME AND AIC RATING



1 ELECTRICAL ONE LINE DIAGRAM
SCALE: NTS



SHEET NOTES

1. COORDINATE WITH UTILITY COMPANY FOR EXACT PME6 SWITCH AND UTILITY METER REQUIREMENTS.
2. ALL UTILITY CONDUITS SHALL BE CONCRETE ENCASED PER NEC AND UTILITY COMPANY REQUIREMENTS.
3. REFER TO DUCTBANK SECTION DETAIL ON SHEET E003P.

KEYED NOTES

- ① INTERCEPT FEEDER #2 IN THE EXISTING MANHOLE AS SHOWN ON ELECTRICAL ONE LINE DIAGRAM, DRAWINGS E002P.
- ② NEW PME6 PAD MOUNT SWITCH WITH PAD & GROUNDING BY ELECTRICAL CONTRACTOR. FEEDER #2 ROUTE THROUGH THIS SWITCH. MAINTAIN PRIMARY CIRCUIT LOOP CONNECTION AS SHOWN ON DRAWING E002P. EXACT LOCATION CONFIRM WITH BUILDING OWNER & CIVIL ENGINEER.
- ③ NEW PRIMARY UTILITY METER. COORDINATE WITH UTILITY PROVIDED (MASSPORT) FOR EXACT REQUIREMENTS. EXACT LOCATION CONFIRM WITH BUILDING OWNER & CIVIL ENGINEER.
- ④ PROVIDE & INSTALL NEW UNIT SUBSTATION, HOUSEKEEPING PAD AND FEEDS AS SHOWN ON DRAWINGS E002P & E003P. REFER TO PROJECT SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
- ⑤ AFTER UNIT SUBSTATION USS1 IS BACKFED FROM THE NEW 15KV SWITCHGEAR (PART OF THE BUILDING ADDITION PROJECT), THE TEMPORARY SERVICE UPGRADE CIRCUITS, MANHOLES, PME SWITCH AND PRIMARY METER CABINET WILL GET REMOVED.



200 HIGH ST, BOSTON, MA 02110
857.300.2610 | SGA-ARCH.COM

PROJECT TEAM:

CLIENT
THE DAVIS COMPANY
125 High Street
Boston, MA 02110
617.4511300

ARCHITECT
SGA
200 High Street
Boston, MA 02110
857.300.2610

MEP/FP ENGINEER
AHA CONSULTING ENGINEERS
24 Hartwell Ave. #3
Lexington, MA 02421
617.482.7080

STRUCTURAL
MCNAMARA SALVIA
101 Federal Street
Boston, MA 02110
617.737.0040

CIVIL
NITSCH ENGINEERING, INC.

2 Center Plaza #430
Boston, MA 02108
617.338.6663

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PROJECT:

ELECTRICAL SERVICE POWER UPGRADE ENABLING PACKAGE

88 Black Falcon Ave. Boston MA, 02210

The Davis Company

REVISIONS:

No.	Date	Description

SUBMISSIONS:

Date Issued For:
07.08.2022_ISSUED FOR PERMIT

SCALE As indicated
DATE ISSUED 07/08/2022
PROJECT NO 004337.00
DRAWN BY MV
CHECKED BY BDS

SHEET TITLE:
ELECTRICAL ENABLING PACKAGE SITE PLAN

ES-100P



Nitsch Engineering

August 2, 2022
Revised August 5, 2022

**STORMWATER REPORT
FOR NOTICE OF INTENT**

For:
88 BLACK FALCON AVENUE
Boston, Massachusetts 02210

Prepared for:

DIV Black Falcon, LLC
125 High Street, Suite 2111
Boston, MA 02110

Prepared by:

NITSCH ENGINEERING, INC.
2 Center Plaza Suite 430
Boston, MA 02108

Nitsch Project #13183

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APPENDICES

- Appendix A Pre-Development Conditions – HydroCAD Calculations
- Appendix B Pre-Development Drainage Map
- Appendix C Long-Term Pollution Prevention and Stormwater Operation and Maintenance Plan
- Appendix D MassDEP Checklist for Stormwater Report and Illicit Discharge Compliance Statement

1.0 INTRODUCTION

Nitsch Engineering prepared this Stormwater Report to support the accompanying Notice of Intent (NOI) filing. This NOI filing is to allow an Electrical Enabling Package to proceed to construction while the project team continues to advance the design for the proposed four (4) story addition over the existing building.

A NOI and Stormwater Report for the full project buildout will be submitted soon after the Order of Conditions is issued for this Electrical Enabling Package.

The enabling package involves improvements within the building and the installation of new electrical conduit, a transformer and switchgear in the existing parking lot and sidewalk area.

There are no impacts to the existing stormwater management system as the surface conditions do not change for this limited enabling work. Therefore, no improvements to the stormwater management system are proposed. Please note that stormwater management improvements, including groundwater recharge, are proposed for the full buildout and will be described in the next NOI filing.

2.0 EXISTING CONDITIONS

The entire project site is approximately 503,781 square feet, or 11.57 acres, located at 88 Black Falcon Avenue in the South Boston Waterfront area of Boston, Massachusetts. The site is situated east of the eastern-most end of Black Falcon Avenue and at the end of the Black Falcon Terminal in the Boston Seaport District.

The existing site currently has a 193,229 square foot commercial building with adjacent parking areas that is currently still in operation and are completely impervious.

2.1 Existing Drainage Infrastructure

The existing site is nearly 100% impervious. The surface runoff is collected by catch basins and untreated directed to the existing 12-inch main where it is discharged to the Boston Harbor untreated.

2.2 Soils

NRCS Soil Designations

The Soil Classification Summary (Table 1) outlines the Natural Resources Conservation Services (NRCS) designation of the soil series at the Site. The soils within the Project Site are classified within two categories (Figure 5).

Table 1. Soil Classification Summary

Soil Unit	Soil Series	Hydrologic Soil Group
603	Urban land, wet substratum, 0 to 3 percent slopes	---

On-Site Soil Investigations

The portions of the site that are terra-firma consist of urban fill soils. Much of the site is located on the existing pier. Haley & Aldrich will be conducting soil tests in 2022 and these results will be provided upon request.

2.3 Wetland Resource Areas

There are no wetland resource areas located within the vicinity of the project. As a portion of the project site is located within a Flood Zone, the following jurisdictional area applies:

- Land Subject to Coastal Storm Flowage

2.4 FEMA Flood Zone

Based on the Flood Insurance Rate Map (FIRM), Community Panel Numbers 25025C0082J 25025C0084J, dated March 16, 2016, portions of the site are located within Zone AE (Elevation 12 NAVD88, Elevation 18.46 BCB) and Zone VE (Elevation 15 NAVD88, Elevation 21.46 BCB). (Areas of minimal flooding). Refer to Figure 4 – FEMA Floodplain Map. This portion of the site in the 100-year flood zone is classified as Land Subject to Coastal Storm Flowage.

3.0 STORMWATER MANAGEMENT ANALYSIS

3.1 Methodology

Nitsch Engineering completed a hydrologic analysis of the existing project site utilizing Soil Conservation Service (SCS) Runoff Curve Number (CN) methodology. The SCS method calculates the rate at which the runoff reaches the design point considering several factors: the slope and flow lengths of the subcatchment area, the soil type of the subcatchment area, and the type of surface cover in the subcatchment area. HydroCAD Version 10.00 computer modeling software was used in conjunction with the SCS method to determine the peak rates of runoff for the 2-, 10-, and 100-year, 24-hour storm events. The proposed project site is being analyzed with the same methodology.

The project site will drain to one design point. For each subcatchment area, SCS Runoff Curve Numbers (CNs) were selected by using the cover type and hydrologic soil group of each area. The peak runoff rates for the 2-, 10-, and 100-year 24-hour storm events were then determined by inputting the drainage areas, CNs, and T_c paths into HydroCAD.

3.2 HydroCAD Version 10.00

The HydroCAD computer program uses SCS and TR-20 methods to model drainage systems. TR-20 (Technical Release 20) was developed by the Soil Conservation Service to estimate runoff and peak discharges in small watersheds. TR-20 is generally accepted by engineers and reviewing authorities as the standard method for estimating runoff and peak discharges.

HydroCAD Version 10.00 uses up to four types of components to analyze the hydrology of a given site: subcatchments, reaches, basins, and links. Subcatchments are areas of land that produce surface runoff. The area, weighted CN, and T_c characterize each individual subcatchment area. Reaches are generally uniform streams, channels, or pipes that convey water from one point to another. A basin is any impoundment that fills with water from one or more sources and empties via an outlet structure. Links are used to introduce hydrographs into a project from another source or to provide a junction for more than one hydrograph within a project.

The time span for the model was set for 0-72 hours to prevent truncation of the hydrograph.

3.3 Precipitation Data

Nitsch Engineering, Inc. used National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Volume 10 Precipitation Data to estimate the rainfall for the 2-year, 10-year, 25-year and 100-year 24-hour storms. The rainfall values for Boston that will be used are as follows:

Precipitation Data

Storm Event	24-Hour Rainfall
2-year	3.18 in
10-year	5.03 in
25-year	6.18 in
100-year	7.95 in

3.4 Existing Hydrologic Conditions

The existing site drains to a closed drainage system which eventually connects to the Boston Harbor. This system will be maintained for the proposed electrical enabling improvements.

4.0 TOTAL MAXIMUM DAILY LOAD

The project site discharges into a closed drainage system that eventually drains to Boston Harbor. A Draft Pathogen TMDL for the Boston Harbor Watershed (excluding the Neponset River sub-basin) was issued by DEP and the Environmental Protection Agency (EPA).

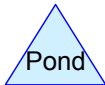
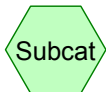
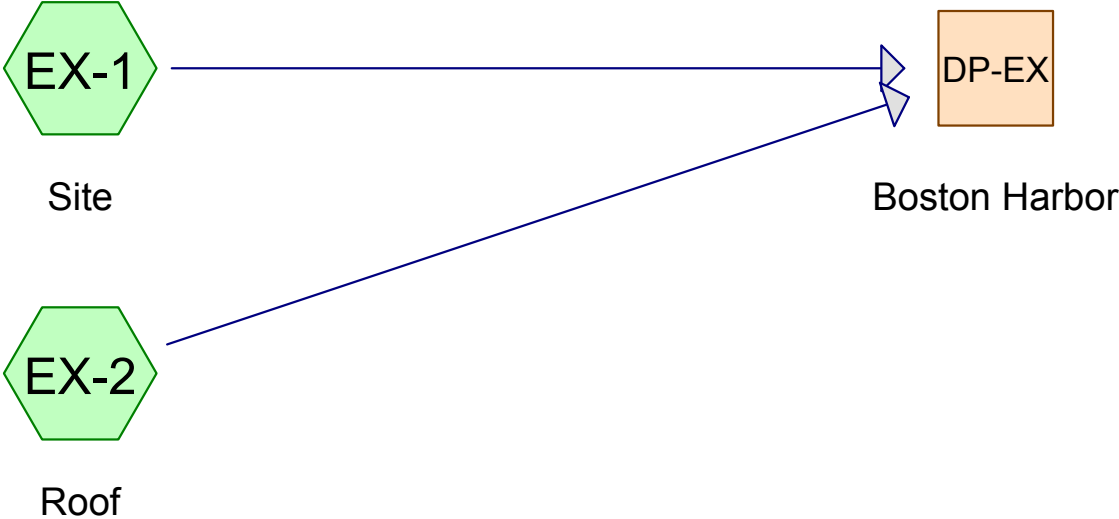
APPENDICES

- Appendix A Pre-Development Conditions – HydroCAD Calculations
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APPENDIX A

Existing Conditions – HydroCAD Calculations

Existing



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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2yr	NOAA 24-hr	D	Default	24.00	1	3.18	2
2	10yr	NOAA 24-hr	D	Default	24.00	1	5.03	2
3	25yr	NOAA 24-hr	D	Default	24.00	1	6.18	2
4	100yr	NOAA 24-hr	D	Default	24.00	1	7.95	2

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Page 3

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
105,456	98	Paved parking, HSG D (EX-1)
194,277	98	Roofs, HSG D (EX-2)
299,733	98	TOTAL AREA

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Soil Listing (selected nodes)

Area (sq-ft)	Soil Group	Subcatchment Numbers
0	HSG A	
0	HSG B	
0	HSG C	
299,733	HSG D	EX-1, EX-2
0	Other	
299,733		TOTAL AREA

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Ground Covers (selected nodes)

HSG-A (sq-ft)	HSG-B (sq-ft)	HSG-C (sq-ft)	HSG-D (sq-ft)	Other (sq-ft)	Total (sq-ft)	Ground Cover	Subcatchment Numbers
0	0	0	105,456	0	105,456	Paved parking	E X- 1
0	0	0	194,277	0	194,277	Roofs	E X- 2
0	0	0	299,733	0	299,733	TOTAL AREA	

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NOAA 24-hr D 2yr Rainfall=3.18"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-1: Site Runoff Area=105,456 sf 100.00% Impervious Runoff Depth=2.95"
Tc=6.0 min CN=98 Runoff=7.06 cfs 25,903 cf

Subcatchment EX-2: Roof Runoff Area=194,277 sf 100.00% Impervious Runoff Depth=2.95"
Tc=6.0 min CN=98 Runoff=13.00 cfs 47,720 cf

Reach DP-EX: Boston Harbor Inflow=20.06 cfs 73,623 cf
Outflow=20.06 cfs 73,623 cf

Total Runoff Area = 299,733 sf Runoff Volume = 73,623 cf Average Runoff Depth = 2.95"
0.00% Pervious = 0 sf 100.00% Impervious = 299,733 sf

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NOAA 24-hr D 2yr Rainfall=3.18"

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Summary for Subcatchment EX-1: Site

Runoff = 7.06 cfs @ 12.13 hrs, Volume= 25,903 cf, Depth= 2.95"
Routed to Reach DP-EX : Boston Harbor

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 2yr Rainfall=3.18"

Area (sf)	CN	Description
105,456	98	Paved parking, HSG D
105,456		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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NOAA 24-hr D 2yr Rainfall=3.18"

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Summary for Subcatchment EX-2: Roof

Runoff = 13.00 cfs @ 12.13 hrs, Volume= 47,720 cf, Depth= 2.95"
Routed to Reach DP-EX : Boston Harbor

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 2yr Rainfall=3.18"

Area (sf)	CN	Description
133,172	98	Roofs, HSG D
61,105	98	Roofs, HSG D
194,277	98	Weighted Average
194,277		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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NOAA 24-hr D 2yr Rainfall=3.18"

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Summary for Reach DP-EX: Boston Harbor

Inflow Area = 299,733 sf, 100.00% Impervious, Inflow Depth = 2.95" for 2yr event
Inflow = 20.06 cfs @ 12.13 hrs, Volume= 73,623 cf
Outflow = 20.06 cfs @ 12.13 hrs, Volume= 73,623 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

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NOAA 24-hr D 10yr Rainfall=5.03"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-1: Site Runoff Area=105,456 sf 100.00% Impervious Runoff Depth=4.79"
Tc=6.0 min CN=98 Runoff=11.24 cfs 42,122 cf

Subcatchment EX-2: Roof Runoff Area=194,277 sf 100.00% Impervious Runoff Depth=4.79"
Tc=6.0 min CN=98 Runoff=20.71 cfs 77,599 cf

Reach DP-EX: Boston Harbor Inflow=31.96 cfs 119,721 cf
Outflow=31.96 cfs 119,721 cf

Total Runoff Area = 299,733 sf Runoff Volume = 119,721 cf Average Runoff Depth = 4.79"
0.00% Pervious = 0 sf 100.00% Impervious = 299,733 sf

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NOAA 24-hr D 10yr Rainfall=5.03"

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Summary for Subcatchment EX-1: Site

Runoff = 11.24 cfs @ 12.13 hrs, Volume= 42,122 cf, Depth= 4.79"
Routed to Reach DP-EX : Boston Harbor

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 10yr Rainfall=5.03"

Area (sf)	CN	Description
105,456	98	Paved parking, HSG D
105,456		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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NOAA 24-hr D 10yr Rainfall=5.03"

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Summary for Subcatchment EX-2: Roof

Runoff = 20.71 cfs @ 12.13 hrs, Volume= 77,599 cf, Depth= 4.79"
Routed to Reach DP-EX : Boston Harbor

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 10yr Rainfall=5.03"

Area (sf)	CN	Description
133,172	98	Roofs, HSG D
61,105	98	Roofs, HSG D
194,277	98	Weighted Average
194,277		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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13183 88 Black Falcon
NOAA 24-hr D 10yr Rainfall=5.03"

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Summary for Reach DP-EX: Boston Harbor

Inflow Area = 299,733 sf, 100.00% Impervious, Inflow Depth = 4.79" for 10yr event
Inflow = 31.96 cfs @ 12.13 hrs, Volume= 119,721 cf
Outflow = 31.96 cfs @ 12.13 hrs, Volume= 119,721 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

13183 - 88 BF

Prepared by Nitsch Engineering

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13183 88 Black Falcon
NOAA 24-hr D 25yr Rainfall=6.18"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-1: Site Runoff Area=105,456 sf 100.00% Impervious Runoff Depth=5.94"
Tc=6.0 min CN=98 Runoff=13.84 cfs 52,215 cf

Subcatchment EX-2: Roof Runoff Area=194,277 sf 100.00% Impervious Runoff Depth=5.94"
Tc=6.0 min CN=98 Runoff=25.49 cfs 96,194 cf

Reach DP-EX: Boston Harbor Inflow=39.33 cfs 148,409 cf
Outflow=39.33 cfs 148,409 cf

Total Runoff Area = 299,733 sf Runoff Volume = 148,409 cf Average Runoff Depth = 5.94"
0.00% Pervious = 0 sf 100.00% Impervious = 299,733 sf

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NOAA 24-hr D 25yr Rainfall=6.18"

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Summary for Subcatchment EX-1: Site

Runoff = 13.84 cfs @ 12.13 hrs, Volume= 52,215 cf, Depth= 5.94"
Routed to Reach DP-EX : Boston Harbor

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25yr Rainfall=6.18"

Area (sf)	CN	Description
105,456	98	Paved parking, HSG D
105,456		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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NOAA 24-hr D 25yr Rainfall=6.18"

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Summary for Subcatchment EX-2: Roof

Runoff = 25.49 cfs @ 12.13 hrs, Volume= 96,194 cf, Depth= 5.94"
Routed to Reach DP-EX : Boston Harbor

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25yr Rainfall=6.18"

Area (sf)	CN	Description
133,172	98	Roofs, HSG D
61,105	98	Roofs, HSG D
194,277	98	Weighted Average
194,277		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

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NOAA 24-hr D 25yr Rainfall=6.18"

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Summary for Reach DP-EX: Boston Harbor

Inflow Area = 299,733 sf, 100.00% Impervious, Inflow Depth = 5.94" for 25yr event
Inflow = 39.33 cfs @ 12.13 hrs, Volume= 148,409 cf
Outflow = 39.33 cfs @ 12.13 hrs, Volume= 148,409 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

13183 - 88 BF

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13183 88 Black Falcon

NOAA 24-hr D 100yr Rainfall=7.95"

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Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX-1: Site Runoff Area=105,456 sf 100.00% Impervious Runoff Depth=7.71"
Tc=6.0 min CN=98 Runoff=17.83 cfs 67,758 cf

Subcatchment EX-2: Roof Runoff Area=194,277 sf 100.00% Impervious Runoff Depth=7.71"
Tc=6.0 min CN=98 Runoff=32.84 cfs 124,827 cf

Reach DP-EX: Boston Harbor Inflow=50.67 cfs 192,584 cf
Outflow=50.67 cfs 192,584 cf

Total Runoff Area = 299,733 sf Runoff Volume = 192,584 cf Average Runoff Depth = 7.71"
0.00% Pervious = 0 sf 100.00% Impervious = 299,733 sf

13183 - 88 BF

Prepared by Nitsch Engineering

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13183 88 Black Falcon

NOAA 24-hr D 100yr Rainfall=7.95"

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Summary for Subcatchment EX-1: Site

Runoff = 17.83 cfs @ 12.13 hrs, Volume= 67,758 cf, Depth= 7.71"
Routed to Reach DP-EX : Boston Harbor

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 100yr Rainfall=7.95"

Area (sf)	CN	Description
105,456	98	Paved parking, HSG D
105,456		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

13183 - 88 BF

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13183 88 Black Falcon

NOAA 24-hr D 100yr Rainfall=7.95"

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Summary for Subcatchment EX-2: Roof

Runoff = 32.84 cfs @ 12.13 hrs, Volume= 124,827 cf, Depth= 7.71"
Routed to Reach DP-EX : Boston Harbor

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 100yr Rainfall=7.95"

Area (sf)	CN	Description
133,172	98	Roofs, HSG D
61,105	98	Roofs, HSG D
194,277	98	Weighted Average
194,277		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

13183 - 88 BF

Prepared by Nitsch Engineering

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13183 88 Black Falcon

NOAA 24-hr D 100yr Rainfall=7.95"

Printed 5/17/2022

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Summary for Reach DP-EX: Boston Harbor

Inflow Area = 299,733 sf, 100.00% Impervious, Inflow Depth = 7.71" for 100yr event
Inflow = 50.67 cfs @ 12.13 hrs, Volume= 192,584 cf
Outflow = 50.67 cfs @ 12.13 hrs, Volume= 192,584 cf, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

APPENDIX B

Pre-Development Drainage Map

PROJECT TEAM:

CLIENT
THE DAVIS COMPANIES
125 High Street
Boston, MA 02110
617.451.1300

ARCHITECT
SGA
200 High Street
Boston, MA 02110
857.300.2810

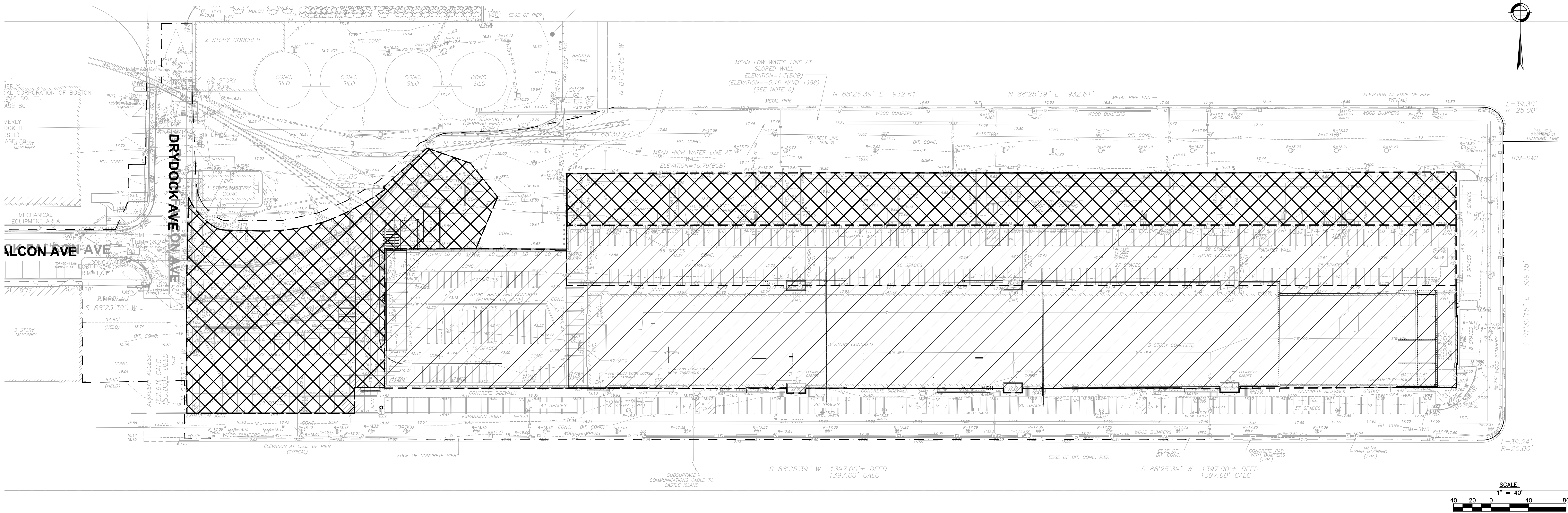
CODE
JENSEN HUGHES
1661 Worcester Road
Frammingham, MA 01701
508.620.8900

STRUCTURAL
MCNAMARA SALVIA
101 Federal Street
Boston, MA 02110
617.737.0040

MEPFP
AHA CONSULTING ENGINEERS
24 Hartwell Avenue #3
Lexington, MA 02421
617.452.7300

CIVIL
NITSCH ENGINEERING, INC.
2 Center Plaza #430
Boston, MA 02108
617.338.6963

LANDSCAPE
QUB LANDSCAPE ARCHITECTURE
1 Bowdoin Square, Suite 801
Boston, MA 02114
857.233.5171



- LEGEND**
- SURFACE LEVEL DRAINAGE
 - ROOF DRAINAGE

DRAINAGE MAP – PRE

KEY PLAN

SEAL / SIGNATURE

© Spagnolo Glesnes & Associates, Inc.

PROJECT:

REVISIONS:

No.	Date	Description

SUBMISSIONS:

Date	Issued For:
07.12.19	Schematic Design Pricing Set
12.07.21	Con Com Permitting

SCALE

DATE ISSUED
PROJECT NO
DRAWN BY
CHECKED BY

SHEET TITLE:

PRE DEVELOPMENT DRAINAGE MAP

DA-1

APPENDIX C

Long-Term Pollution Prevention and Stormwater Operation and Maintenance Plan

LONG-TERM POLLUTION PREVENTION PLAN AND STORMWATER OPERATION AND MAINTENANCE PLAN

88 Black Falcon Avenue, Boston, MA

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INTRODUCTION

The purpose of this document is to specify the pollution prevention measures and stormwater management system operation and maintenance for the 88 Black Falcon Avenue site. The Responsible Party indicated below shall implement the management practices outlined in this document and proactively conduct operations at the project site in an environmentally responsible manner. Compliance with this Manual does not in any way dismiss the responsible party, owner, property manager, or occupants from compliance with other applicable federal, state or local laws.

Responsible Party: DIV Black Falcon, LLC
 125 High Street, 2111r
 Boston, MA 02110

This Document has been prepared in compliance with Standards 4 and 9 of the 2008 Massachusetts Department of Environmental Protection (MassDEP) Stormwater Management Standards, which state:

Standard 4:

The Long-Term Pollution Prevention Plan shall include the proper procedures for the following:

- Good housekeeping
- Storing materials and waste products inside or under cover
- Vehicle washing
- Routine inspections of stormwater best management practices
- Spill prevention and response
- Maintenance of lawns, gardens, and other landscaped areas
- Pet waste management
- Operation and management of septic systems
- Proper management of deicing chemicals and snow

Standard 9:

The Long-Term Operation and Maintenance Plan shall at a minimum include:

- Stormwater management system(s) owner(s)
- The party or parties responsible for operation and maintenance, including how future property owners shall be notified of the presence of the stormwater management system and the requirement for operation and maintenance
- The routine and non-routine maintenance tasks to be undertaken after construction is complete and a schedule for implementing those tasks
- A plan that is drawn to scale and shows the location of all stormwater BMPs in each treatment train along with the discharge point
- A description of public safety features
- An estimated operations and maintenance budget

1.0 LONG-TERM POLLUTION PREVENTION PLAN

The Responsible Party shall implement the following good housekeeping procedures at the project site to reduce the possibility of accidental releases and to reduce safety hazards.

1.1 Storage of Hazardous Materials

To prevent leaks and spills, keep hazardous materials and waste products under cover or inside. Use drip pans or spill containment systems to prevent chemicals from entering the drainage system. Inspect storage areas for materials and waste products at least once per year to determine amount and type of the material on site, and if the material requires disposal.

Securely store liquid petroleum products and other liquid chemicals in federally- and state-approved containers. Restrict access to maintenance personnel and administrators.

1.2 Storage of Waste Products

Collect and store all waste materials in securely lidded dumpster(s) or other secure containers as applicable to the material. Keep dumpster lids closed and the areas around them clean. Do not fill the dumpsters with liquid waste or hose them out. Sweep areas around the dumpster regularly and put the debris in the garbage, instead of sweeping or hosing it into the parking lot. Legally dispose of collected waste on a regular basis.

Segregate liquid wastes, including motor oil, antifreeze, solvents, and lubricants, from solid waste and recycle through hazardous waste disposal companies, whenever possible. Separate oil filters, batteries, tires, and metal filings from grinding and polishing metal parts from common trash items and recycle. These items are not trash and are illegal to dump. Contact a hazardous waste hauler for proper disposal to a hazardous waste collection center.

1.3 Spill Prevention and Response

Implement spill response procedures for releases of significant materials such as fuels, oils, or chemical materials onto the ground or other area that could reasonably be expected to discharge to surface or groundwater.

- For minor spills, keep fifty (50) gallon spill control kits and Speedy Dry at all shop and work areas.
- Immediately contact applicable Federal, State, and local agencies for reportable quantities as required by law.
- Immediately perform applicable containment and cleanup procedures following a spill release.
- Promptly remove and dispose of all material collected during the response in accordance with Federal, State and local requirements. A licensed emergency response contractor may be required to assist in cleanup of releases depending on the amount of the release, and the ability of the Contractor to perform the required response.
- Reportable quantities of chemicals, fuels, or oils are established under the Clean Water Act and enforced through Massachusetts Department of Environmental Protection (DEP).

1.4 Minimize Soil Erosion

Soil erosion facilitates mechanical transport of nutrients, pathogens, and organic matter to surface water bodies. Repair all areas where erosion is occurring throughout the project site. Stabilize bare soil with riprap, seed, mulch, or vegetation.

1.5 Maintenance of Lawns, Gardens, and other Landscaped Areas

Pesticides and fertilizers shall not be used in the landscaped areas associated with the project site and shall not be stored on-site. Dumping of brush or leaves or other materials or debris is not permitted in any Resource Area. Grass clippings, pruned branches and any other landscaped waste should be disposed of or composted in an appropriate location.

1.6 Management of Deicing Chemicals and Snow

The qualified contractor selected for snow plowing and deicing shall be made fully aware of the requirements of this section.

No road salt (sodium chloride) shall be stored on-site. The use of magnesium chloride de-icing product with a 0.5 to 1.0 percent sodium chloride mix for snow and ice treatment is permitted. The product shall be stored in a locked room inside the building and shall be used at exterior stairs and walkways. The snow plow contractor shall adhere to these magnesium chloride use and storage requirements.

During typical snow plowing operations, snow shall be pushed to the designated snow removal areas. Snow shall not be stockpiled in wetland resource areas or the 100-foot Buffer Zone or catch basins. In severe conditions where snow cannot be stockpiled on site, the snow shall be removed from the site and properly disposed of in accordance with DEP Guideline BRP601-01.

Use of sand is permitted only for roadways.

Before winter begins, the property owner and the contractor shall review snow plowing, deicing, and stockpiling procedures. Areas designated for stockpiling should be cleaned of any debris. Street and parking lot sweeping should be followed in accordance with the Operation and Maintenance Plan.

1.7 Coordination with other Permits and Requirements

Certain conditions of other approvals affecting the long term management of the property shall be considered part of this Long Term Pollution Prevention Plan. The Owner shall become familiar with those documents and comply with the guidelines set forth in those documents.

2.0 STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE PLAN

2.1 Introduction

This Operation and Maintenance Plan (O&M Plan) for the 88 Black Falcon Avenue site is required under Standard 9 of the 2008 MassDEP Stormwater Handbook to provide best management practices for implementing maintenance activities for the stormwater management system in a manner that minimizes impacts to wetland resource areas.

The Owner shall implement this O&M Plan and proactively conduct operations at the site in an environmentally responsible manner. Compliance with this O&M Plan does not in any way dismiss the Owner from compliance with other applicable Federal, State or local laws.

Routine maintenance during construction and post-development phases of the project, as defined in the Operation and Maintenance Plan, shall be permitted without amendment to the Order of Conditions. A continuing condition in the Certificate of Compliance shall ensure that maintenance can be performed without triggering further filings under the Wetlands Protection Act.

All stormwater best management practices (BMPs) shall be operated and maintained in accordance with the design plans and the Operation and Maintenance Plan approved by the issuing authority. The Owner shall:

- a. Maintain an operation and maintenance log for the last three years, including inspections, repairs, replacement and disposal (for disposal the log shall indicate the type of material and the disposal location). This is a rolling log in which the responsible party records all operation and maintenance activities for the past three years.
- b. Make this log available to MassDEP and the Conservation Commissions upon request; and
- c. Allow members and agents of the MassDEP and the Conservation Commissions to enter and inspect the premises to evaluate and ensure that the Owner complies with the Operation and Maintenance requirements for each BMP.

2.2 Stormwater Operation and Maintenance Requirements

Inspect and maintain the stormwater management system as directed below. Refer to the Stormwater Management System Location Map (Figure 1) for the location of each component of the system. Repairs to any component of the system shall be made as soon as possible to prevent any potential pollutants (including silt) from entering the resource areas.

2.2.1. Deep Sump and Hooded Catch Basins

Inspect or clean catch basins four times per year and at the end of foliage and snow-removal seasons. Other inspection and maintenance requirements include:

- Remove organic material, sediment and hydrocarbons four times per year or whenever the depth of deposits is greater than or equal to one half the depth from the bottom of the invert of the lowest pipe in the basin.
- Always clean out catch basins after street sweeping. If any evidence of hydrocarbons is found during inspection, immediately remove the material using absorbent pads or other suitable measures and dispose of legally. Remove other accumulated debris as necessary.
- If handling runoff from land uses with higher potential pollutant loads or discharging runoff near or to a critical area, more frequent cleaning may be necessary.
- Transport and disposal of accumulated sediment off-site shall be in accordance with applicable local, state and federal guidelines and regulations.

2.2.2 Street Sweeping

Perform street sweeping at least twice per year, whenever there is significant debris present on roads and parking lots. Street sweeping shall occur in the spring and fall. Sweepings must be handled and disposed of properly according to the Boston Conservation Commission.

2.2.3 Repair of the Stormwater Management System

The stormwater management system shall be maintained. The repair of any component of the system shall be made as soon as possible to prevent any potential pollutants including silt from entering the resource areas or the existing closed drainage system.

STORMWATER MANAGEMENT SYSTEM INSPECTION FORM

**88 Black Falcon Avenue
Boston, MA**

Inspected by: _____
Date: _____

Component	Status/Inspection	Action Taken
Deep Sump Catch Basins, Area Drains and Drain Manholes		
General site conditions – evidence of erosion, etc.		

APPENDIX D

MassDEP Checklist for Stormwater Report and Illicit Discharge Compliance Statement



Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

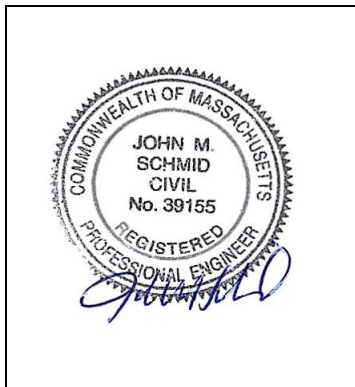
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



08/05/2022

Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of “country drainage” versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): Nothing is proposed w/ this submission for the electrical improvements.
Groundwater Recharge will be provided in the pending NOI submission
for the full building expansion project.

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

Nothing is proposed w/ this submission for the electrical improvements. Groundwater Recharge will be provided in the pending NOI submission for the full building expansion project.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
 - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

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

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
 - Limited Project
 - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - Bike Path and/or Foot Path
 - Redevelopment Project
 - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

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

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.



2 Center Plaza, Suite 430
Boston, MA 02108-1928
T: 617-338-0063
F: 617-338-6472
www.nitscheng.com

STANDARD 10: Illicit Discharge Compliance Statement

Project Name: 88 Black Falcon Avenue	Nitsch Project #: 13183
Location: 88 Black Falcon Avenue, Boston, MA 02210	Checked by: JMS
Prepared by: MF	Sheet No. 1 of 1
Date: 07/26/2022	

Standard 10 states: All illicit discharges to the stormwater management system are prohibited.

This is to verify:

1. Based on the information available there are no known or suspected illicit discharges to the stormwater management system at the Summer Street School site as defined in the MassDEP Stormwater Handbook.
2. The design of the stormwater system includes no proposed illicit discharges.

John Schmid, PE

08/03/22
Date