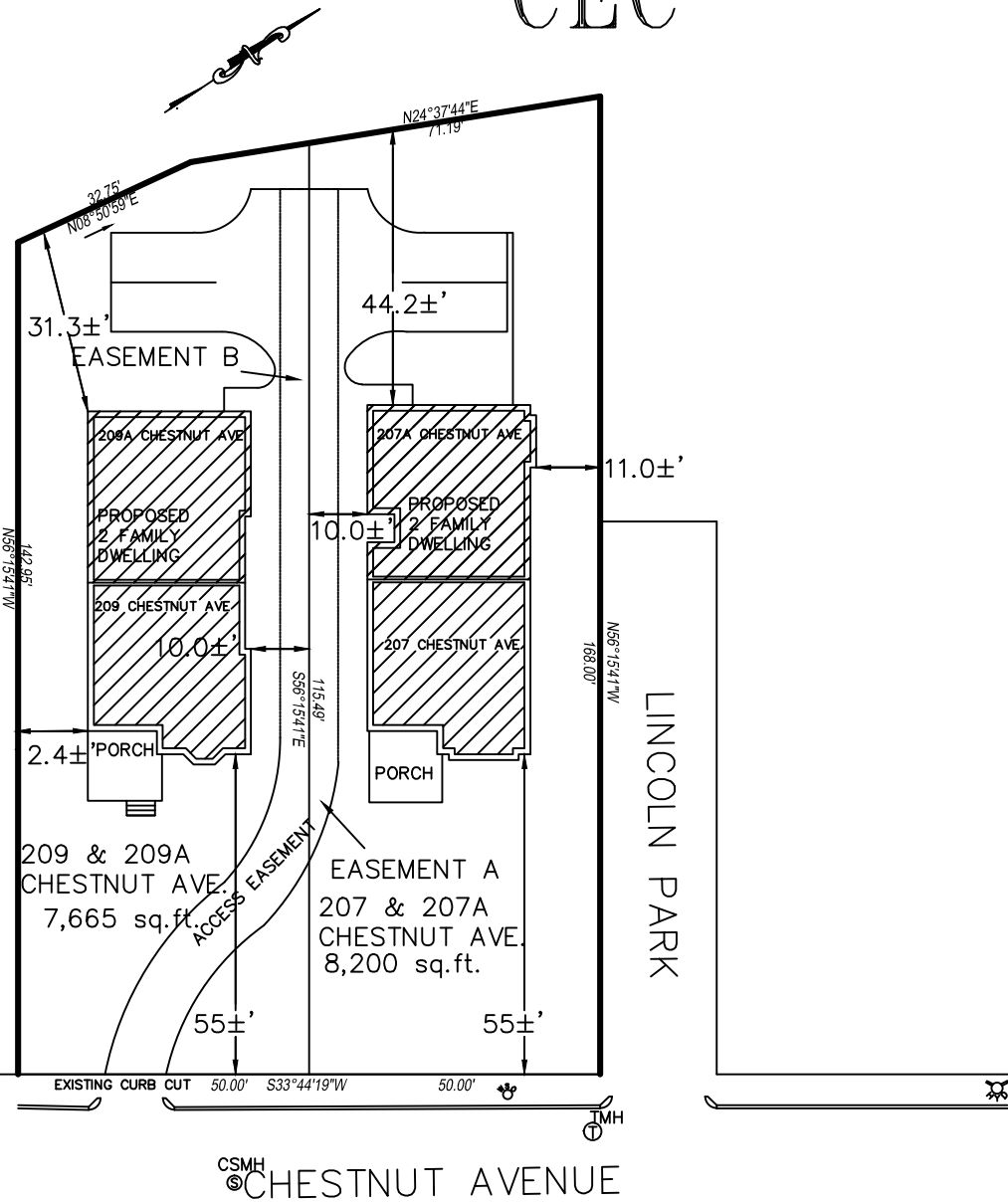


CIVIL ENVIRONMENTAL CONSULTANTS L.L.C.

8 OAK STREET PEABODY, MA 01960 PHONE:978-531-1191 FAX 978-531-5501

CEC

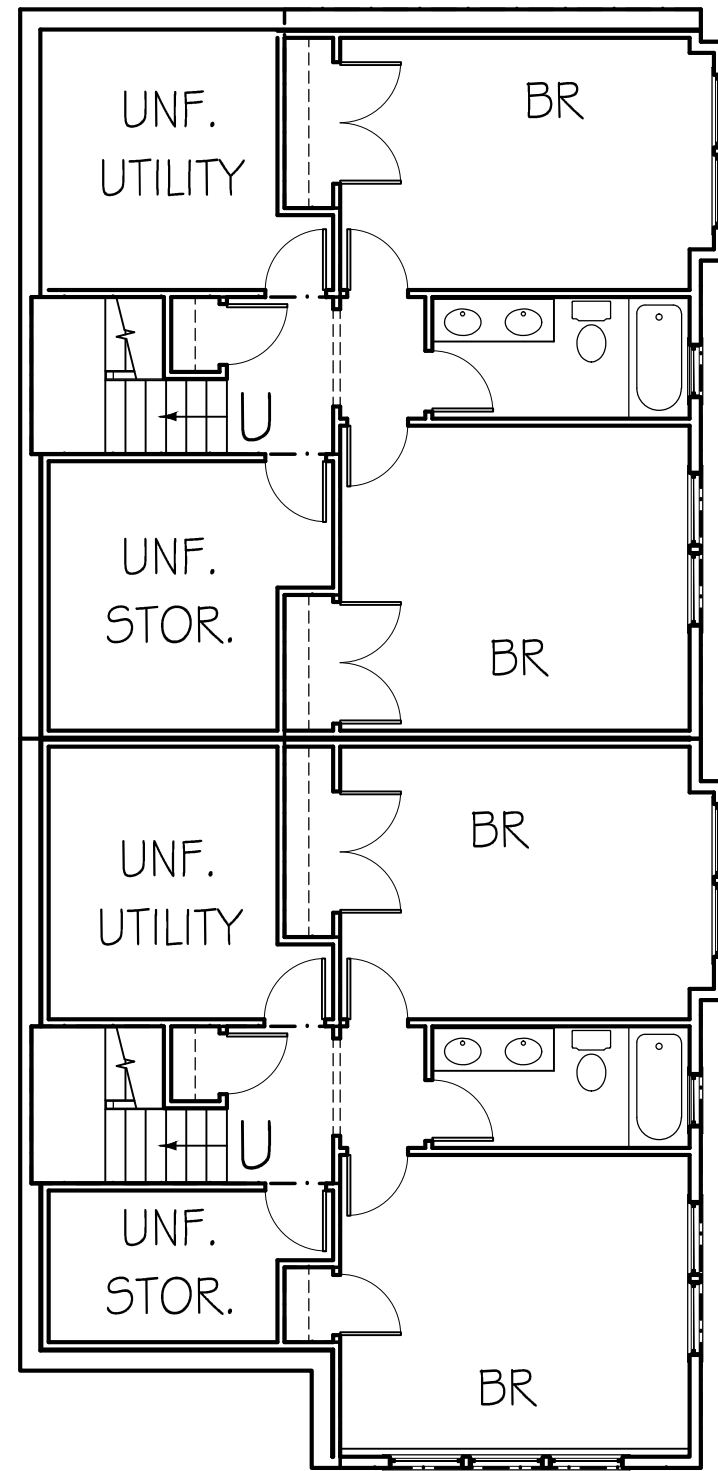


CHESTNUT
SQUARE

PLOT PLAN
207 & 209 CHESTNUT AVE.
JAMAICA PLAIN, MA
FOR
PATRICK MCKENNA
DATE:04/26/2012 SCALE: 1"=30'

207 CHESTNUT AVENUE

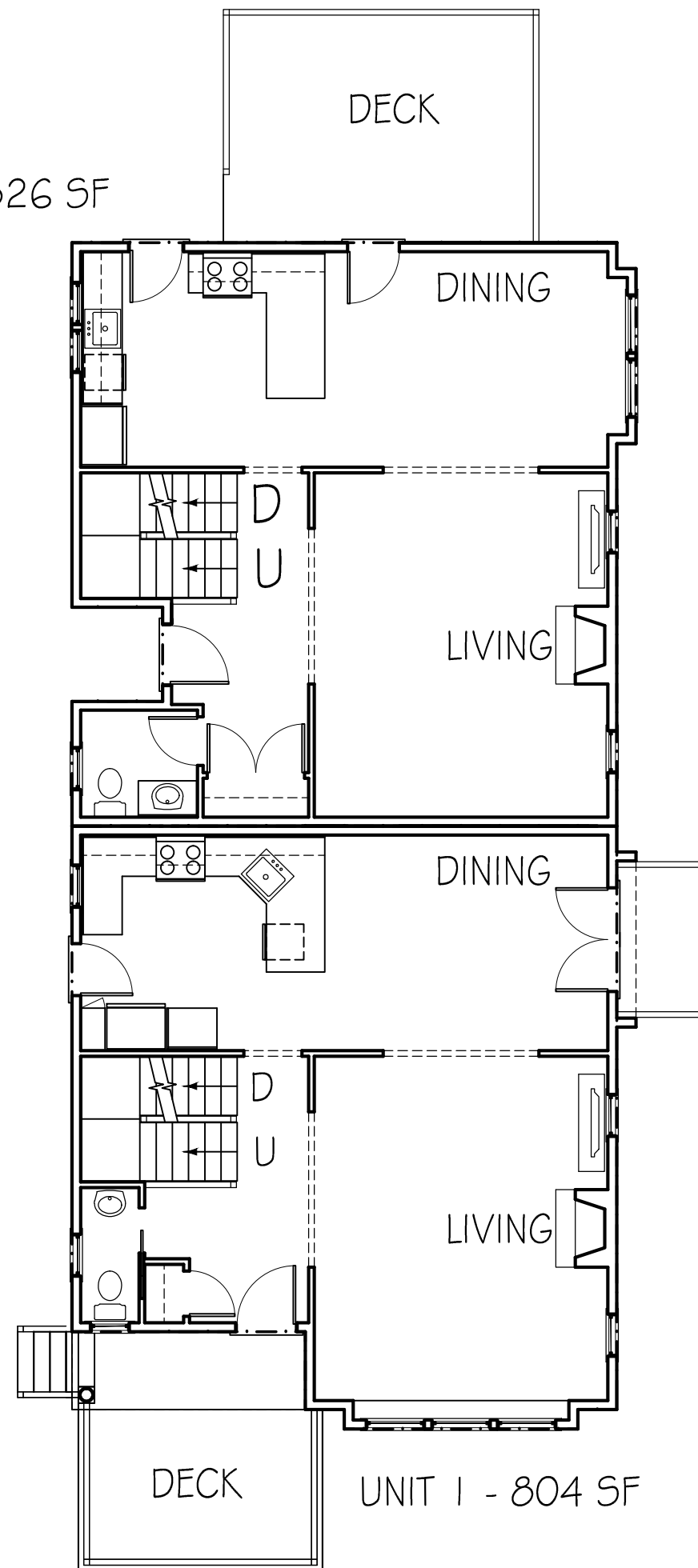
UNIT 2 - 568 SF



UNIT 1 - 562 SF

LOWER LEVEL

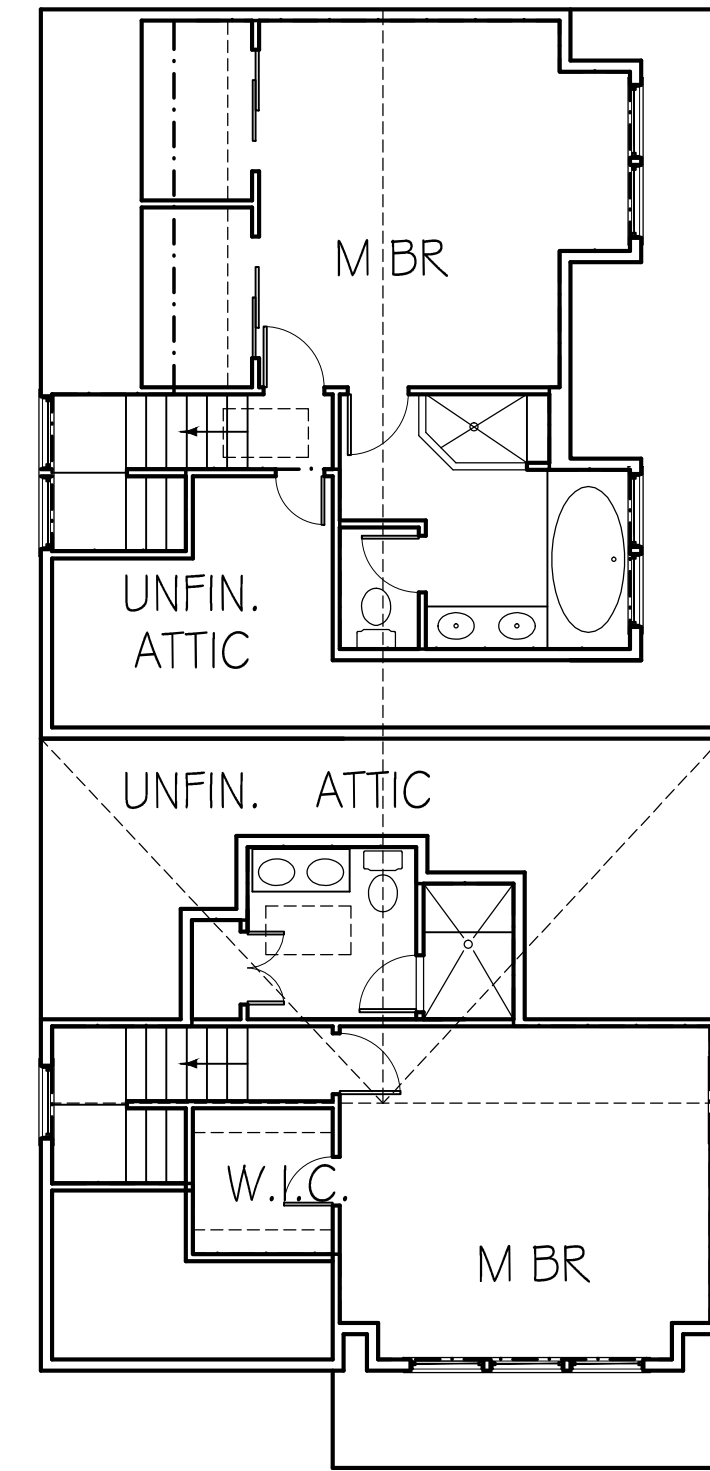
UNIT 2 - 826 SF



UNIT 1 - 804 SF

GROUND LEVEL

UNIT 2 - 435 SF



UNIT 1 - 383 SF

SECOND FLOOR

UNIT 1
BASEMENT - 562 SF
FIRST FLOOR - 804 SF
SECOND FLOOR - 383 SF

TOTAL - 1749 SF

UNIT 2
BASEMENT - 568 SF
FIRST FLOOR - 826 SF
SECOND FLOOR - 435 SF

TOTAL - 1829 SF

GRAND TOTAL - 3578 SF

JONATHAN RAISZ
ARCHITECT

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BROOKLINE, MA 02446
PHONE (617) 734-1040
RAISZ@RCN.COM

207 CHESTNUT AVENUE

JAMAICA PLAIN, MASSACHUSETTS 02130

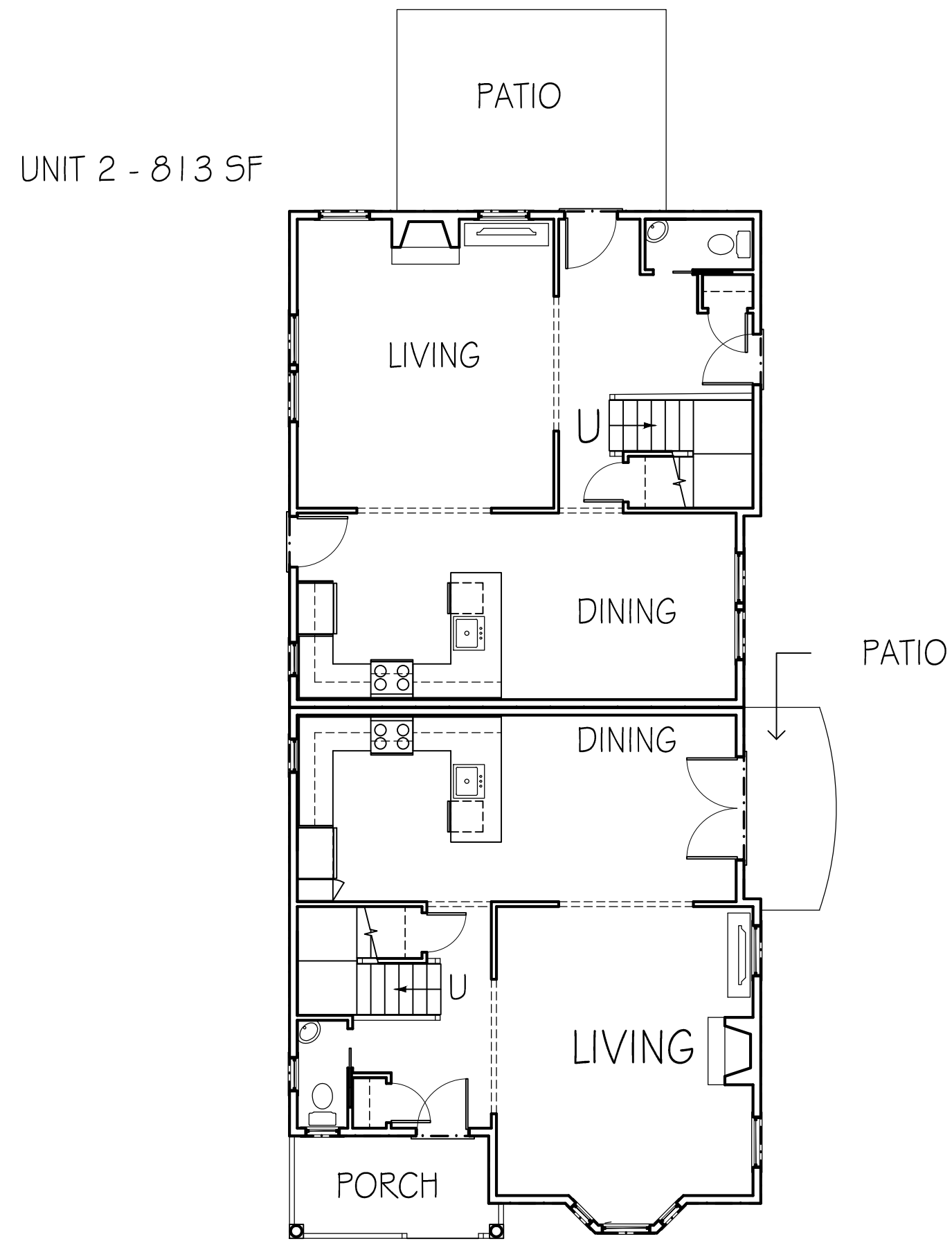
FLOOR PLANS

SCALE: 1/8"=1'-0"

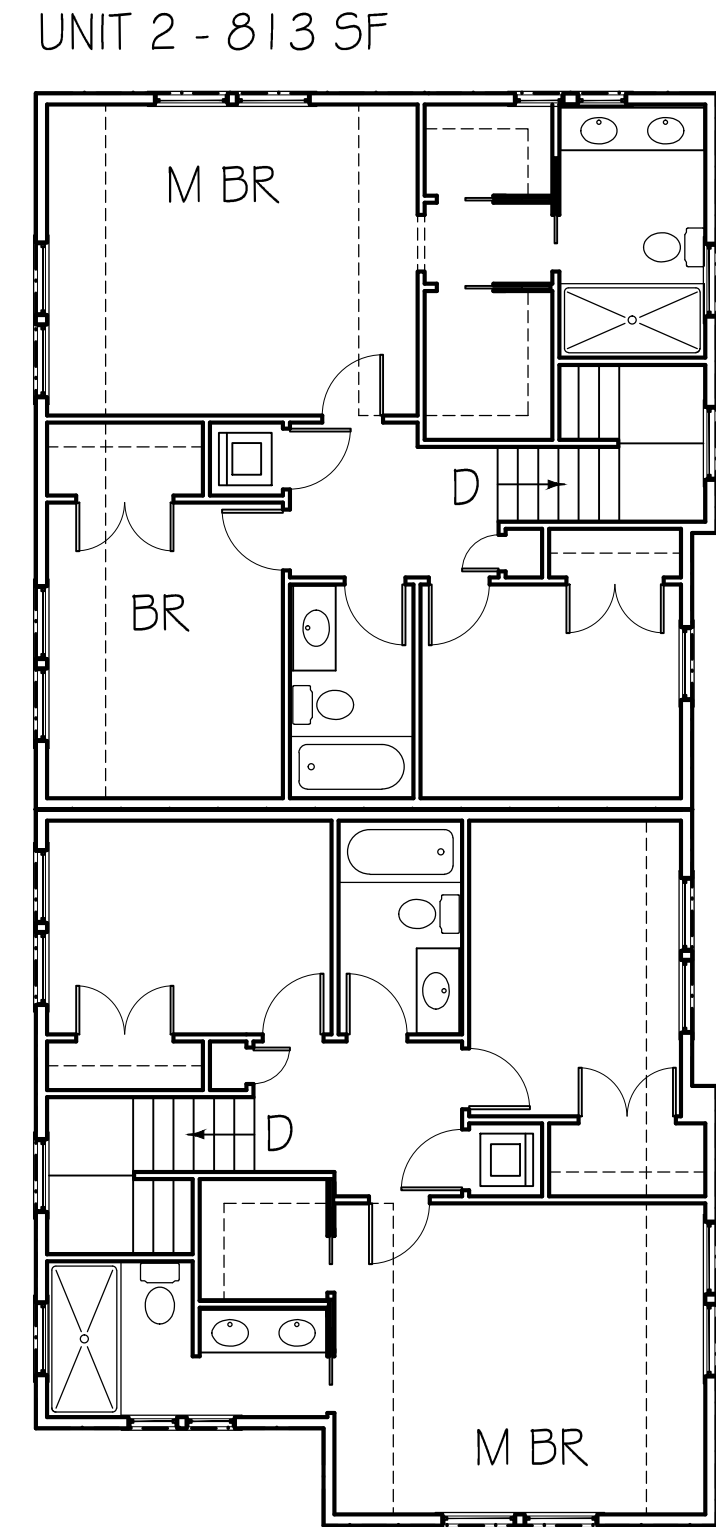
DATE:
APRIL 30, 2012
REVISIONS:

207
A1

209 CHESTNUT AVENUE



UNIT 1 - 776 SF



UNIT 1 - 766 SF

UNIT 1
 GROUND FLOOR - 776 SF
 SECOND FLOOR - 766 SF
 TOTAL - 1542 SF

UNIT 2
 GROUND FLOOR - 813 SF
 SECOND FLOOR - 813 SF
 TOTAL - 1626 SF

GRAND TOTAL - 3168 SF

JONATHAN RAISZ
 ARCHITECT

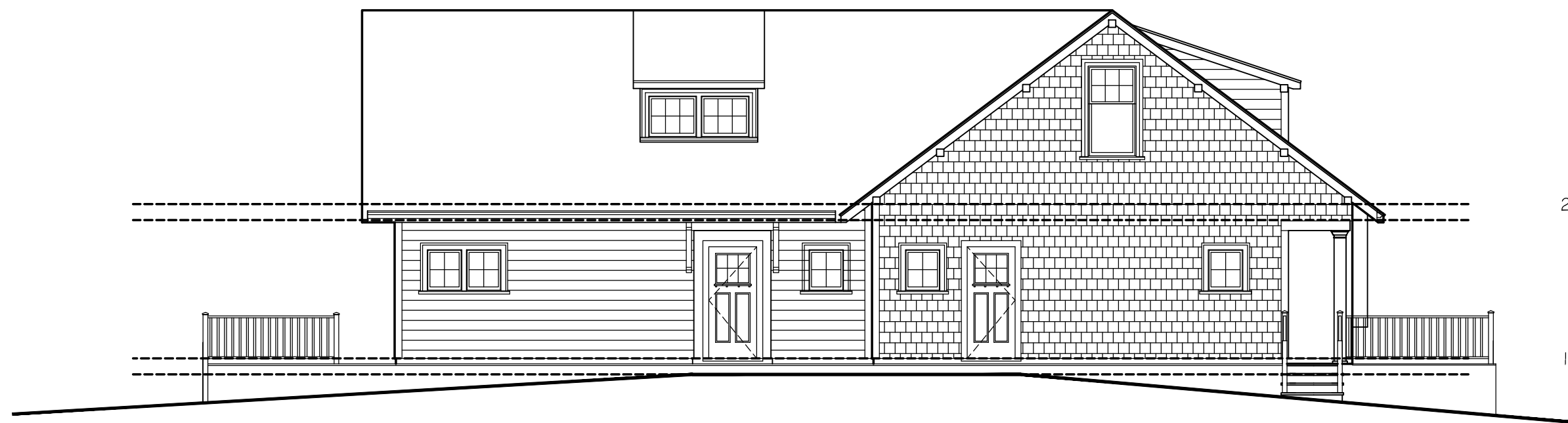
26 THORNDIKE STREET
 BROOKLINE, MA 02446
 PHONE (617) 734-1040
 RAISZ@RCN.COM

209 CHESTNUT AVENUE
 JAMAICA PLAIN, MASSACHUSETTS 02130

FLOOR PLANS
 SCALE: 1/16"=1'-0"

DATE:
 APRIL 30, 2012
 REVISIONS:

209
 A1



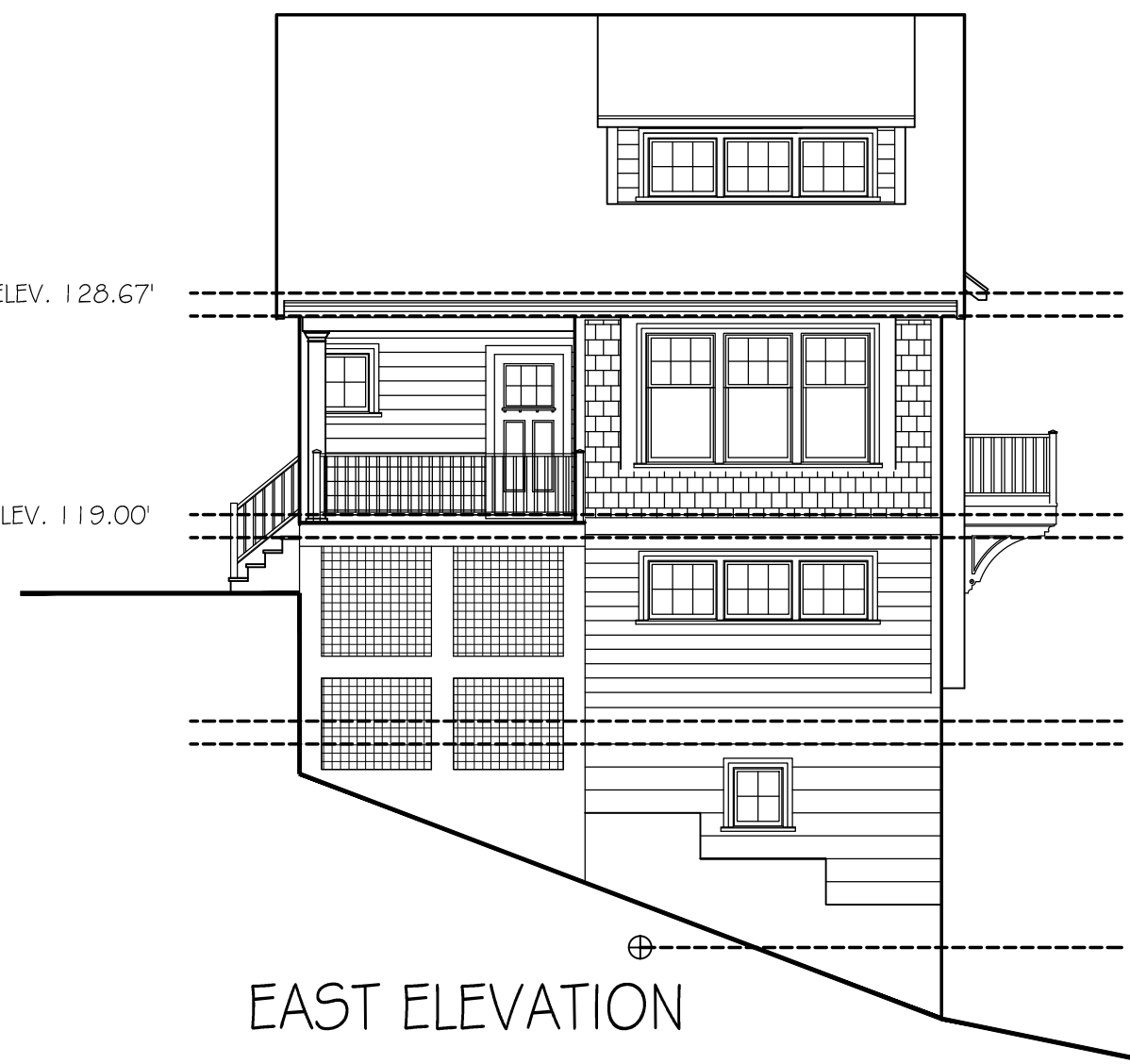
SOUTH ELEVATION

MATERIAL NOTES:

- SIDING - FIBER CEMENT SHINGLE AND CLAPBOARD
- TRIM - FIBER CEMENT
- WINDOWS - CLAD DOUBLE HUNG, SIMULATED DIVIDED LIGHT BY JELD WEN OR EQUAL.
- FRONT DOOR - 1 664 TRADITIONAL SASH, STAIN GRADE FIR, BY SIMPSON
- ROOFING - 25 YR. ARCHITECTURAL ASPHALT SHINGLE
- DECK RAILING AND BALUSTERS - FIR
- DECKING - P.T., S.Y.P.

2ND FLOOR ELEV. 128.67'

1ST FLOOR ELEV. 119.00'



2ND FLOOR ELEV. 128.67'

1ST FLOOR ELEV. 119.00'

LOWER LEVEL ELEV. 110.00'

RECORD GRADE 100.30'

EAST ELEVATION

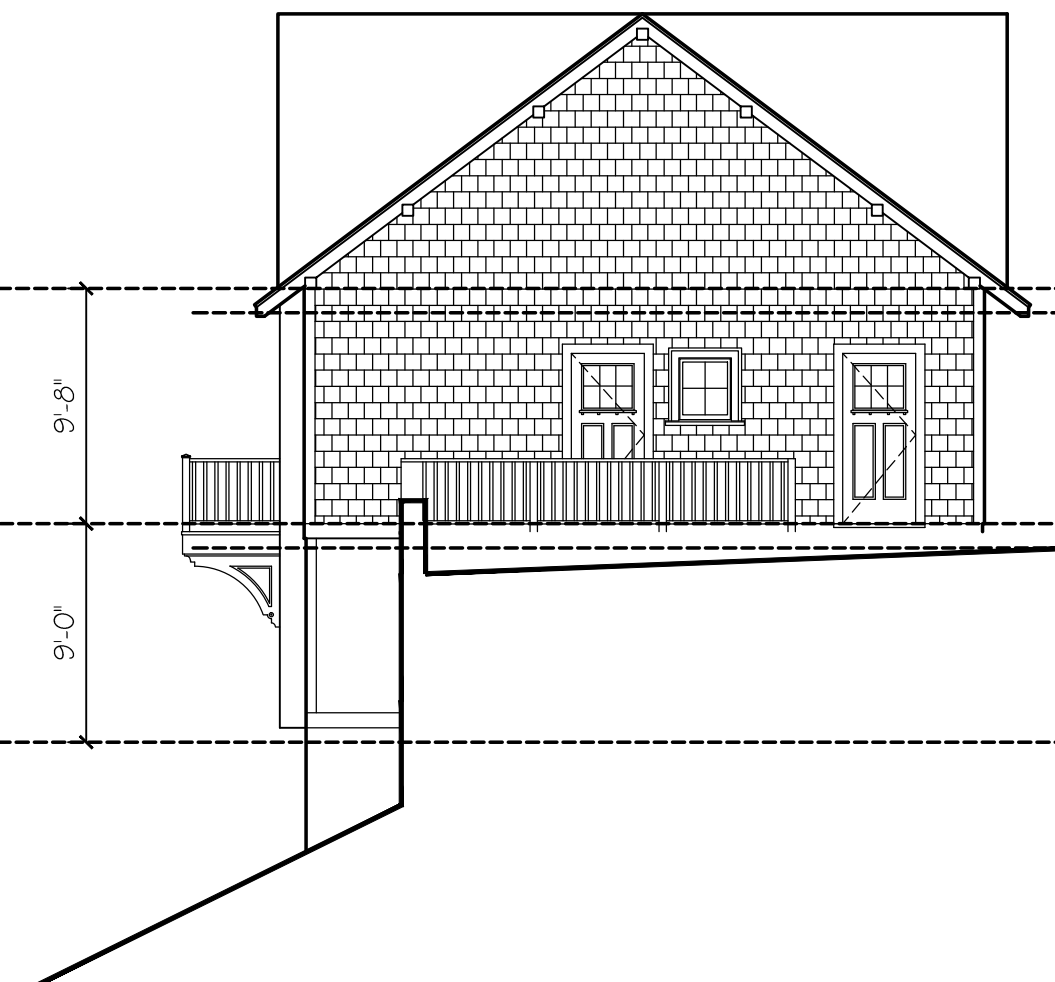


NORTH ELEVATION

2ND FLOOR ELEV. 128.67'

1ST FLOOR ELEV. 119.00'

LOWER LEVEL ELEV. 110.00'



WEST ELEVATION

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207 CHESTNUT AVENUE
JAMAICA PLAIN, MASSACHUSETTS 02130

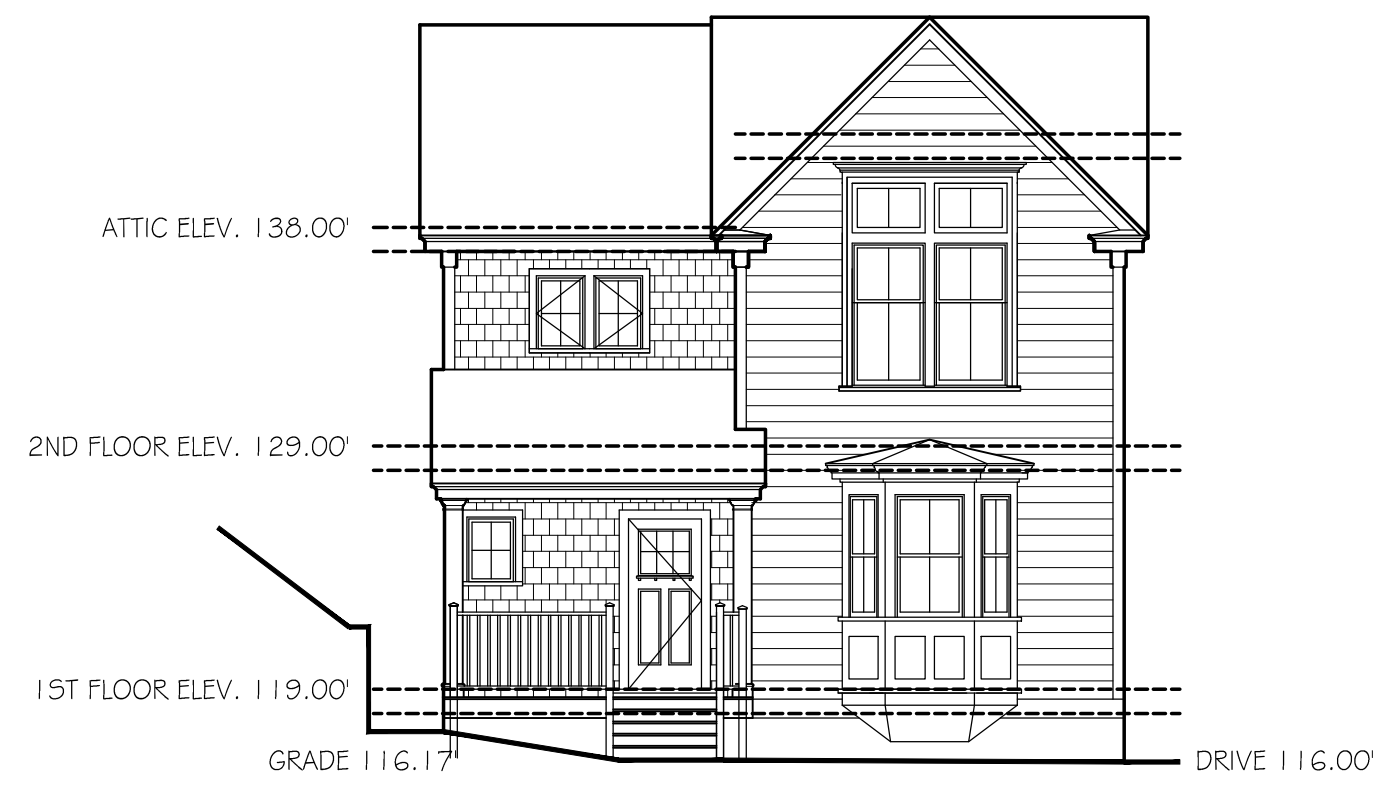
ELEVATIONS
SCALE: 1/8"=1'-0"

DATE:
APRIL 30, 2012
REVISIONS:

207
A2



SOUTH ELEVATION



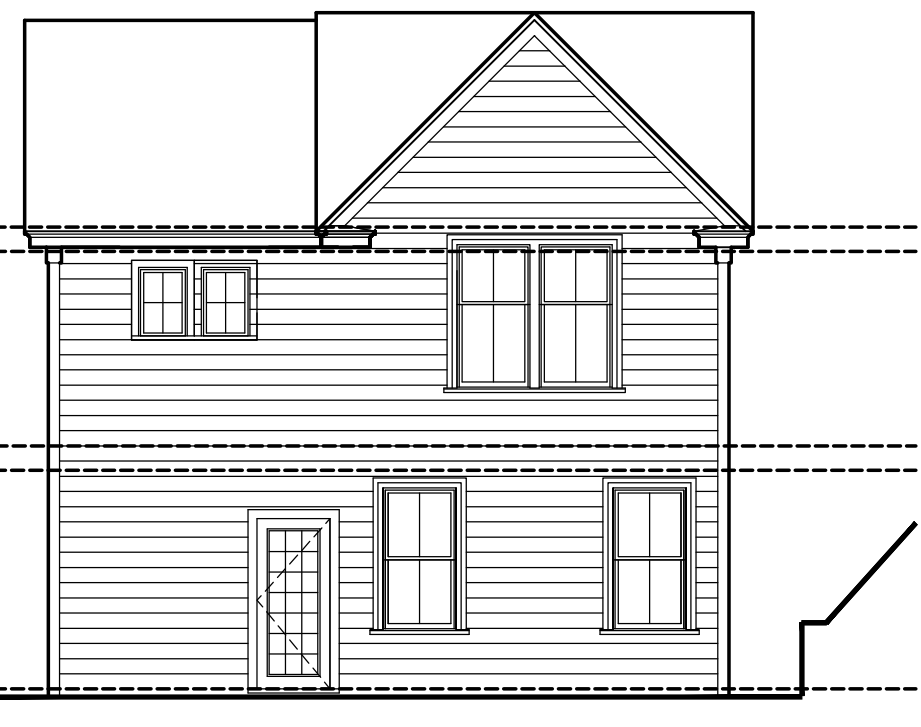
EAST ELEVATION

MATERIAL NOTES:
 SIDING - FIBER CEMENT SHINGLE AND CLAPBOARD
 TRIM - FIBER CEMENT
 WINDOWS - CLAD DOUBLE HUNG, SIMULATED DIVIDED LIGHT BY JELD WEN OR EQUAL.
 FRONT DOOR - 1664 TRADITIONAL SASH, STAIN GRADE FIR, BY SIMPSON
 ROOFING - 25 YR. ARCHITECTURAL ASPHALT SHINGLE
 DECK RAILING AND BALUSTERS - FIR
 DECKING - P.T., S.Y.P.

RECORD GRADE ELEV. 107.50' -----⊕



NORTH ELEVATION



WEST ELEVATION

JONATHAN RAISZ
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 RAISZ@RCN.COM

207 CHESTNUT AVENUE
 JAMAICA PLAIN, MASSACHUSETTS 02130

ELEVATIONS
 SCALE: 1/16"=1'-0"

DATE:
 APRIL 30, 2012
 REVISIONS:

209
 A2

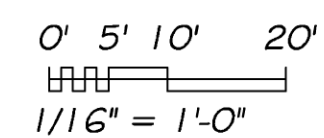


KEY

- BUILDING FOOTPRINT**
- DECK**
- TERRACE / PAVERS**
- PAVEMENT**
- GRASS / LAWN**
- EXISTING PLANTINGS TO REMAIN**
- NEW PLANTINGS TO BE ADDED**

TREE AND SHRUB LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	HEIGHT	QTY
AG	AZALEA	'GIRARD' AZALEA	12'-18"	19
BN	BETULA NIGRA	RIVER BIRCH	10'-12'	3
CF	CORNUS FLORIDA	'CHEROKEE PRINCESS' DOGWOOD	8'-10'	4
HQ	HYDRANGEA QUERCIFOLIA	DAKLEAF HYDRANGEA	24'-36"	8
IG	ILEX GALABRA	'COMPACTA' INKBERRY	24'-36"	11
IM	ILEX MESERVEAE	'CHINA GIRL' HOLLY	5'-6'	4
PS	PINUS STROBUS	EASTERN WHITE PINE	10'-12'	3
RE	RHODODENDRON	RHODODENDRON 'ROSEUM ELEGANS'	24'-36"	8
RY	RHODODENDRON	RHODODENDRON 'YAKU PRINCESS'	18"-24"	18
TC	TAXUS CUSPIDATA	'GREENWAVE' YEW	18"-24"	9
TS	TSUGA CANADENSIS	'SARGENTII' HEMLOCK	10'-12'	10



SITE PLAN WITH CONTOURS AND LANDSCAPE

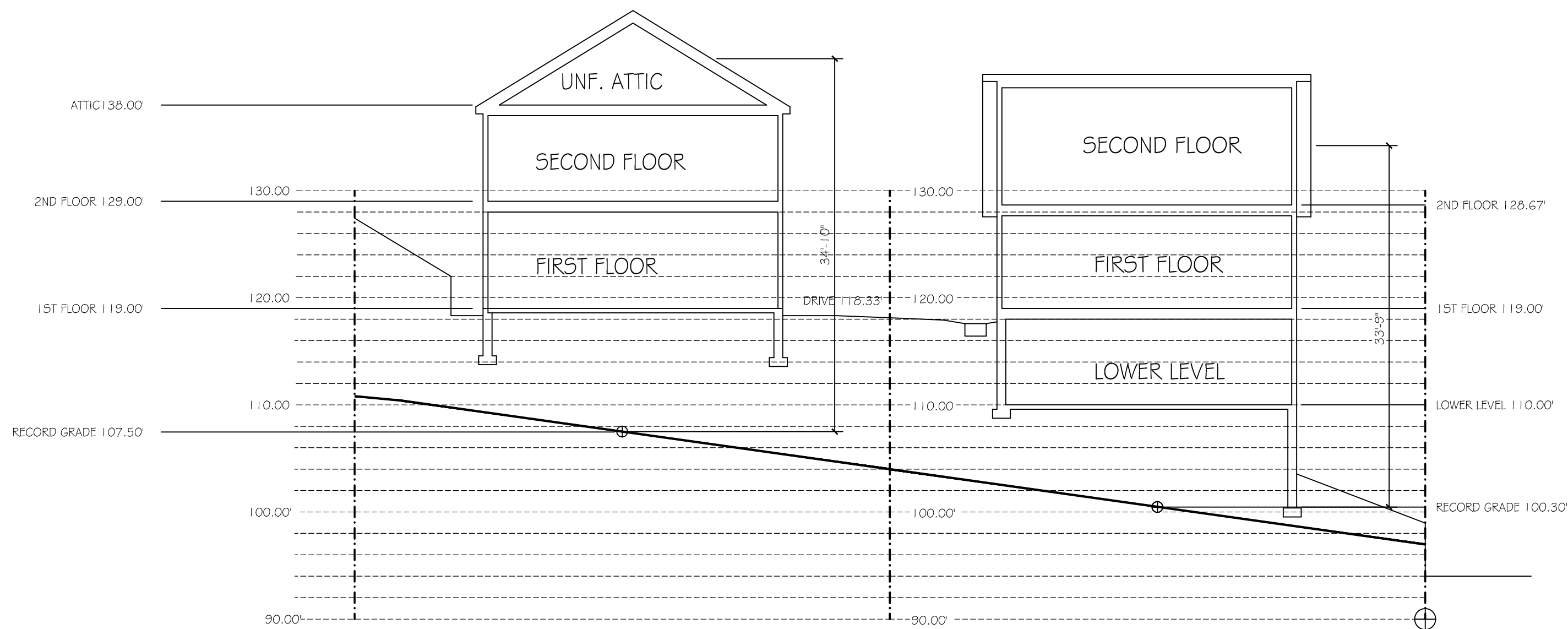
JONATHAN RAISZ ARCHITECT
 26 THORNDIKE STREET
 BROOKLINE, MA 02446
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 RAISZ@RCN.COM

207 & 209 CHESTNUT AVENUE
 JAMAICA PLAIN, MASSACHUSETTS 02130

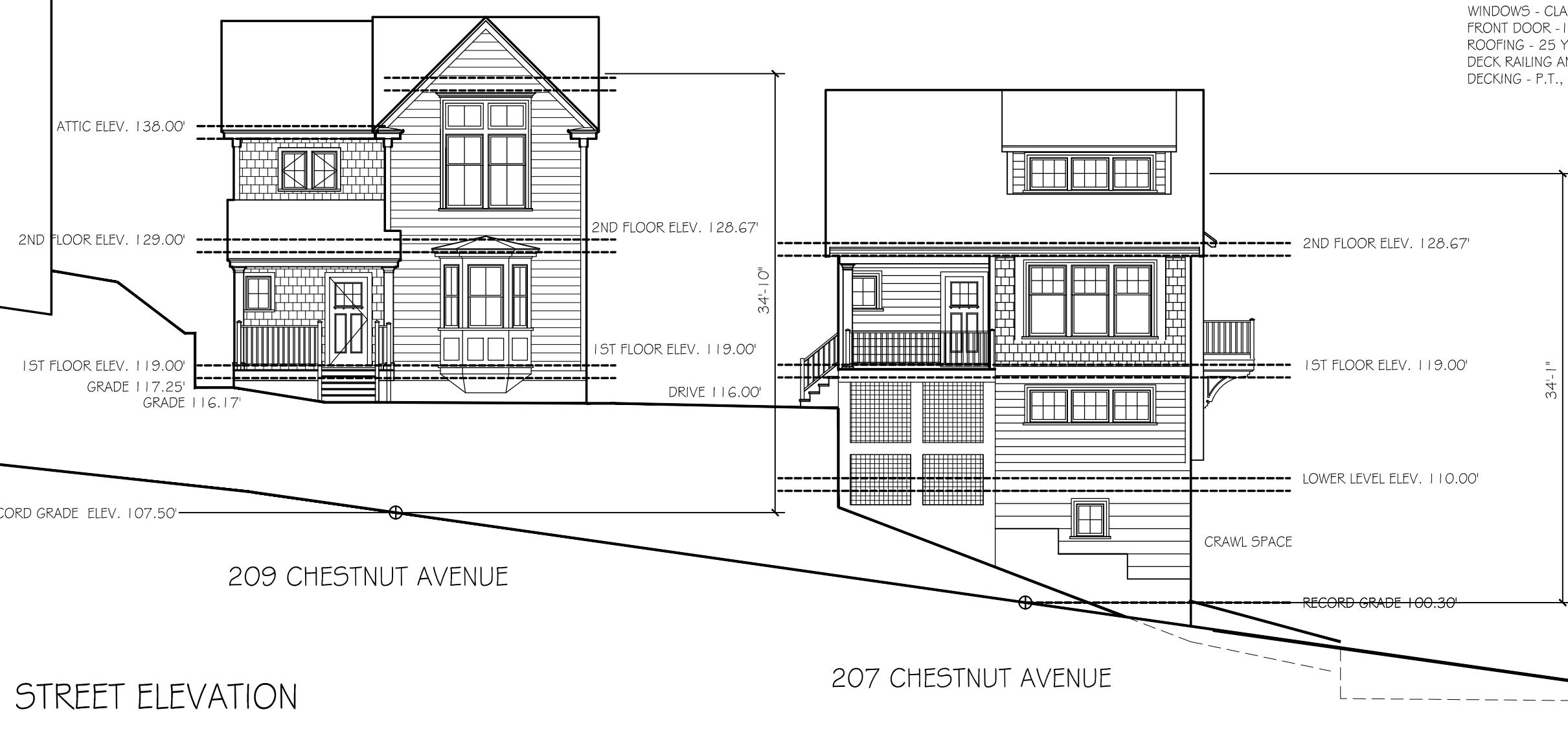
N.D.O.D. REVIEW SITE PLANS
 SCALE: 1/16"=1'-0"

DATE: APRIL 4, 2012
 REVISIONS:

S



SECTION B-B



STREET ELEVATION

MATERIAL NOTES:

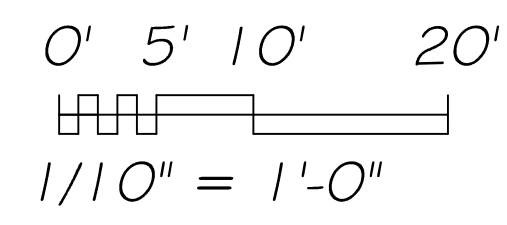
- SIDING - FIBER CEMENT SHINGLE AND CLAPBOARD
- TRIM - FIBER CEMENT
- WINDOWS - CLAD DOUBLE HUNG, SIMULATED DIVIDED LIGHT BY JELD WEN OR EQUAL.
- FRONT DOOR - 1GG4 TRADITIONAL SASH, STAIN GRADE FIR, BY SIMPSON
- ROOFING - 25 YR. ARCHITECTURAL ASPHALT SHINGLE
- DECK RAILING AND BALUSTERS - FIR
- DECKING - P.T., S.Y.P.

213 CHESTNUT AVENUE

209 CHESTNUT AVENUE

207 CHESTNUT AVENUE

201-203 CHESTNUT AVENUE



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207 CHESTNUT AVENUE
 JAMAICA PLAIN, MASSACHUSETTS 02130

STREET ELEVATION AND SECTION
 SCALE: 1/10"=1'-0"

DATE:
 APRIL 30, 2012
 REVISIONS:

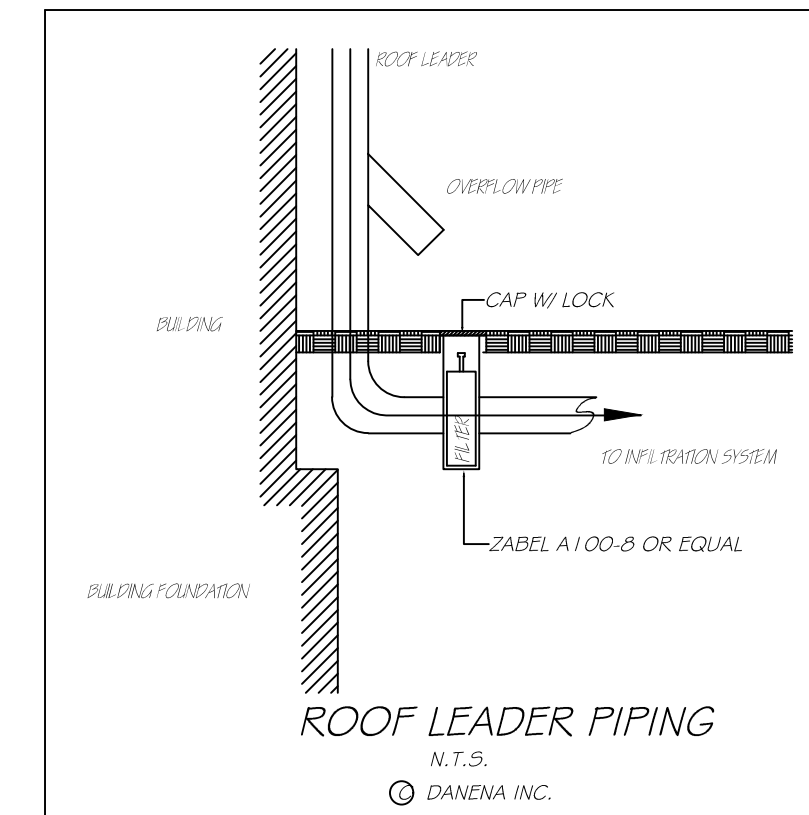
S2

1. ACCOUNT NUMBER	NEW ACCOUNT
2. PARCEL NUMBER	1014
3. WARD	19
4. PROPERTY LOCATION	209 CHESTNUT AVENUE
5. NEIGHBORHOOD	JAMAICA PLAIN
6. ZIP CODE	02130-4410
7. OWNER ADDRESS	209 CHESTNUT AVENUE
8. OWNER TELEPHONE NO.	617-543-6518
9. TYPE OF PREMISE	TWO FAMILY HOME
10. METER SIZE	5/8"
11. INSIDE	X
12. OUTSIDE	
13. TYPE OF BUILDING	WOOD FRAME
14. SEWERAGE FLOWS	110GPD X 8 = 880 GPD

1. ACCOUNT NUMBER	362942000
2. PARCEL NUMBER	1014
3. WARD	19
4. PROPERTY LOCATION	207 CHESTNUT AVENUE
5. NEIGHBORHOOD	JAMAICA PLAIN
6. ZIP CODE	02130-4410
7. OWNER ADDRESS	207 CHESTNUT AVENUE
8. OWNER TELEPHONE NO.	617-543-6518
9. TYPE OF PREMISE	TWO FAMILY HOME
10. METER SIZE	5/8"
11. INSIDE	X
12. OUTSIDE	
13. TYPE OF BUILDING	WOOD FRAME
14. SEWERAGE FLOWS	110 G.P.D. X 8 = 880 G.P.D.

THIS PLAN HAS BEEN CALCULATED FROM INSTRUMENT SURVEY AND FROM RECORD INFORMATION ONLY. THE ABSENCE OR EXACTNESS OF UTILITIES IS NEITHER INTENDED OR IMPLIED. THE CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF ALL UTILITIES.

CONTRACTOR TO NOTIFY DIG-SAFE (1-888-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.



ROOF DOWNSPOUT DETAIL

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

ALL WATER, SEWER AND DRAIN SERVICE CONNECTIONS TO BOSTON WATER AND SEWER COMMISSION FACILITIES MUST BE PERFORMED BY A BONDED DRAIN LAYER, LICENSED BY THE BOSTON WATER AND SEWER COMMISSION

BOSTON WATER AND SEWER COMMISSION
LOCATION APPROVED UNDER THE FOLLOWING CONDITIONS

NO MASONRY, CONCRETE, DUCT OR PIPE SHALL BE PLACED NEARER THAN ONE FOOT OF WATER OR SEWER PIPE.

NO STRUCTURE SHALL BE LAID ON THE SAME GRADE AS A WATER OR SEWER PIPE, THEREBY PREVENTING ACCESS TO IT FROM SURFACE OF THE STREET.

THE BENDING OF ANY WATER AND SEWER PIPE IS ABSOLUTELY FORBIDDEN.

NO INTERFERENCE WITH ANY WATER AND SEWER STRUCTURE SHALL OCCUR.

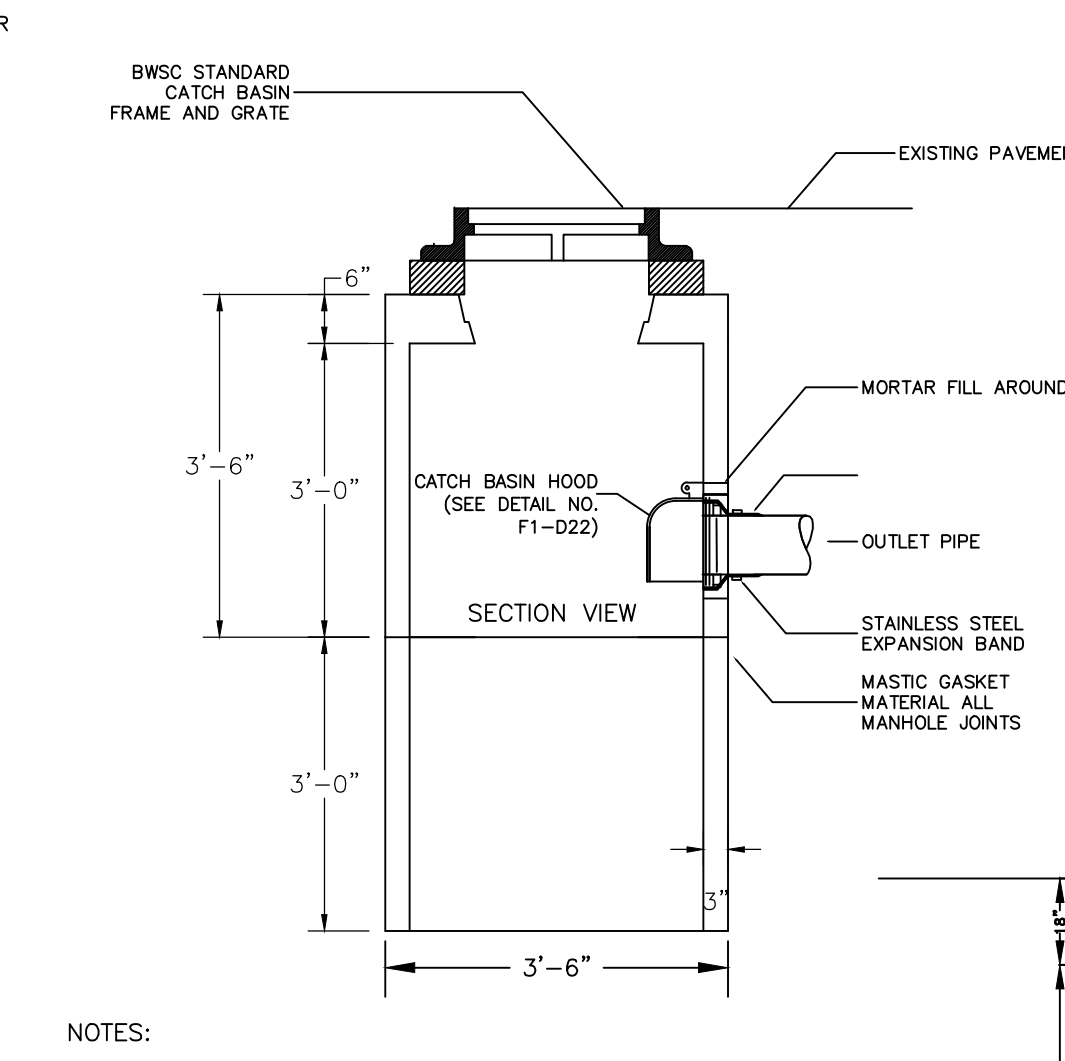
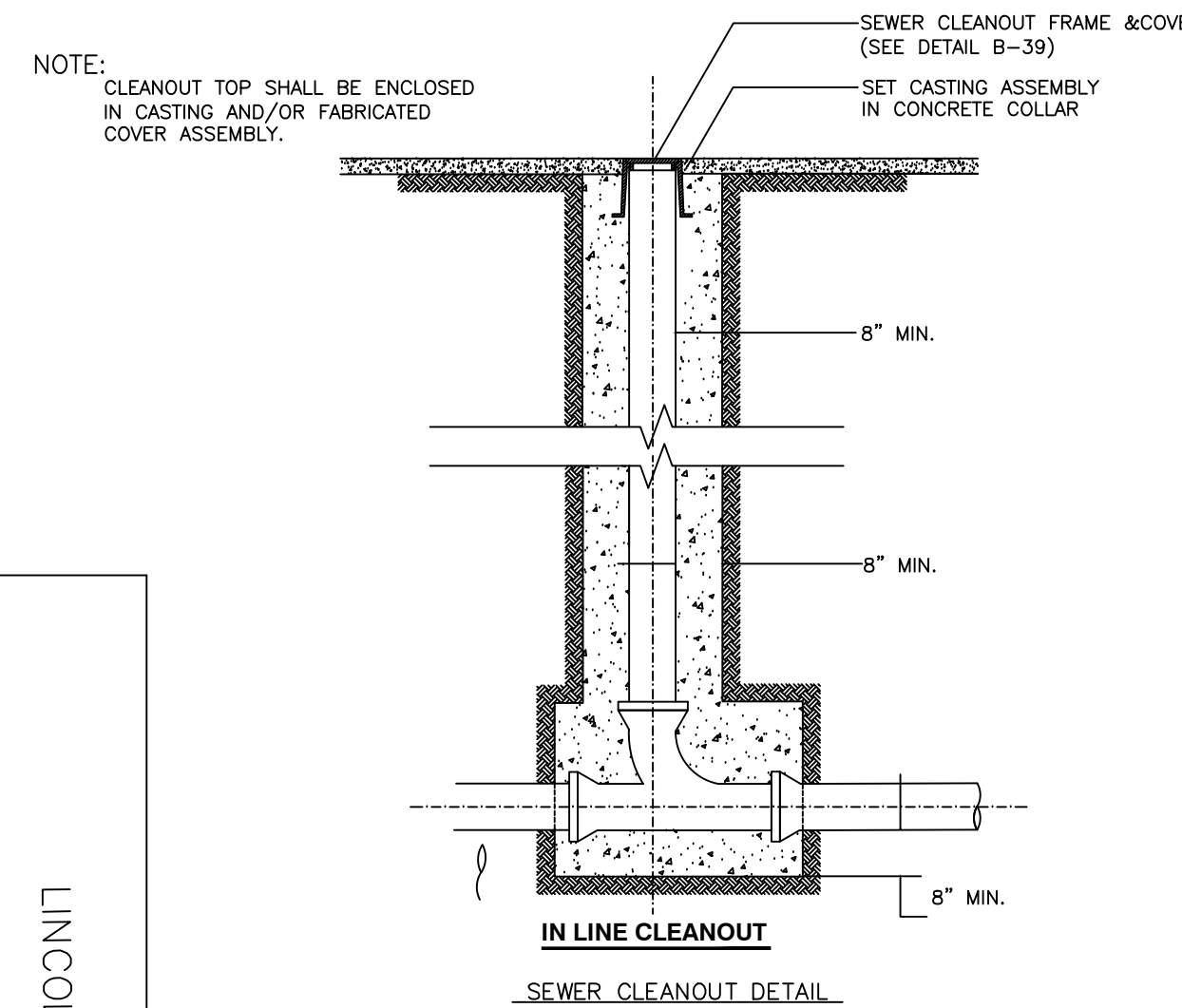
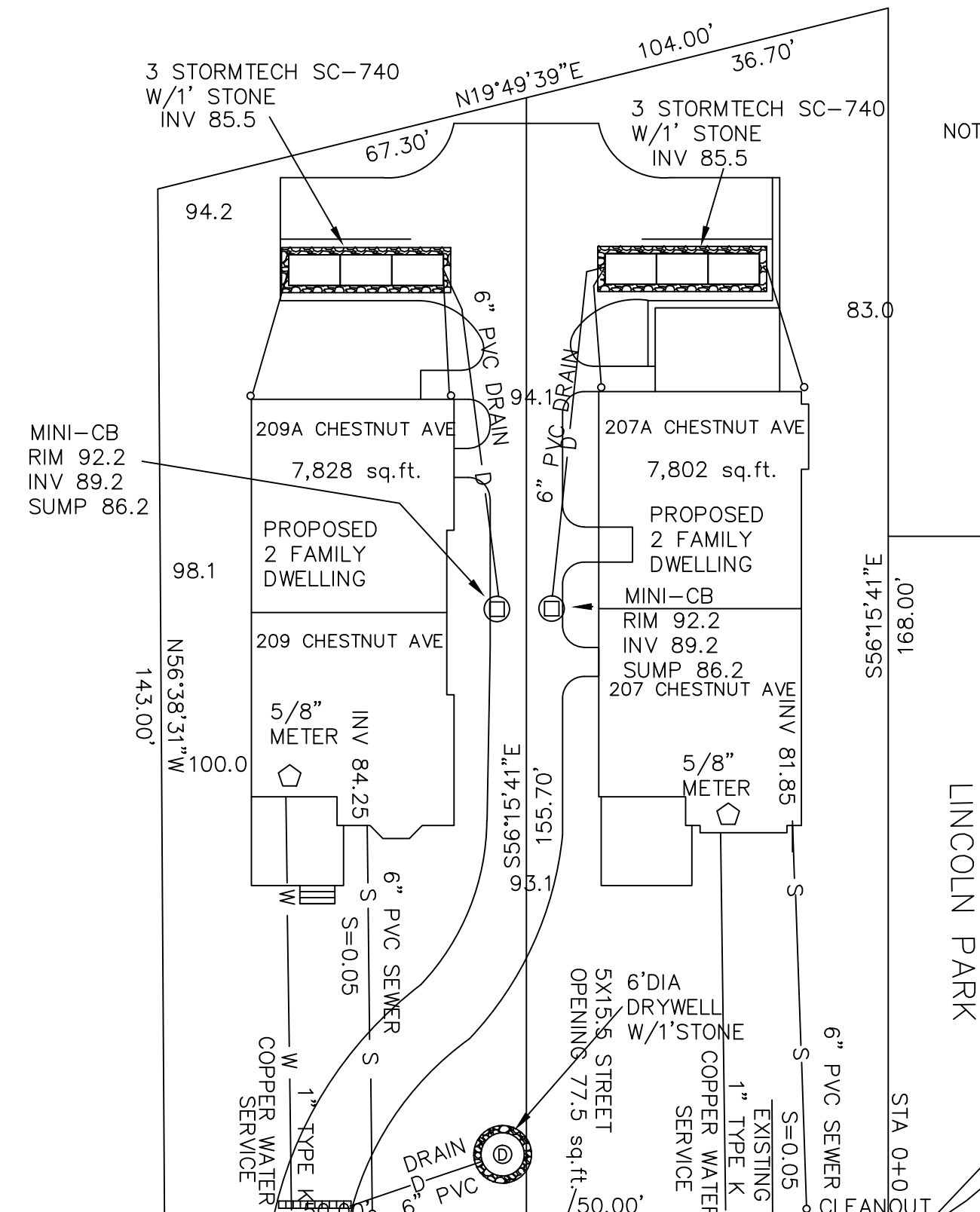
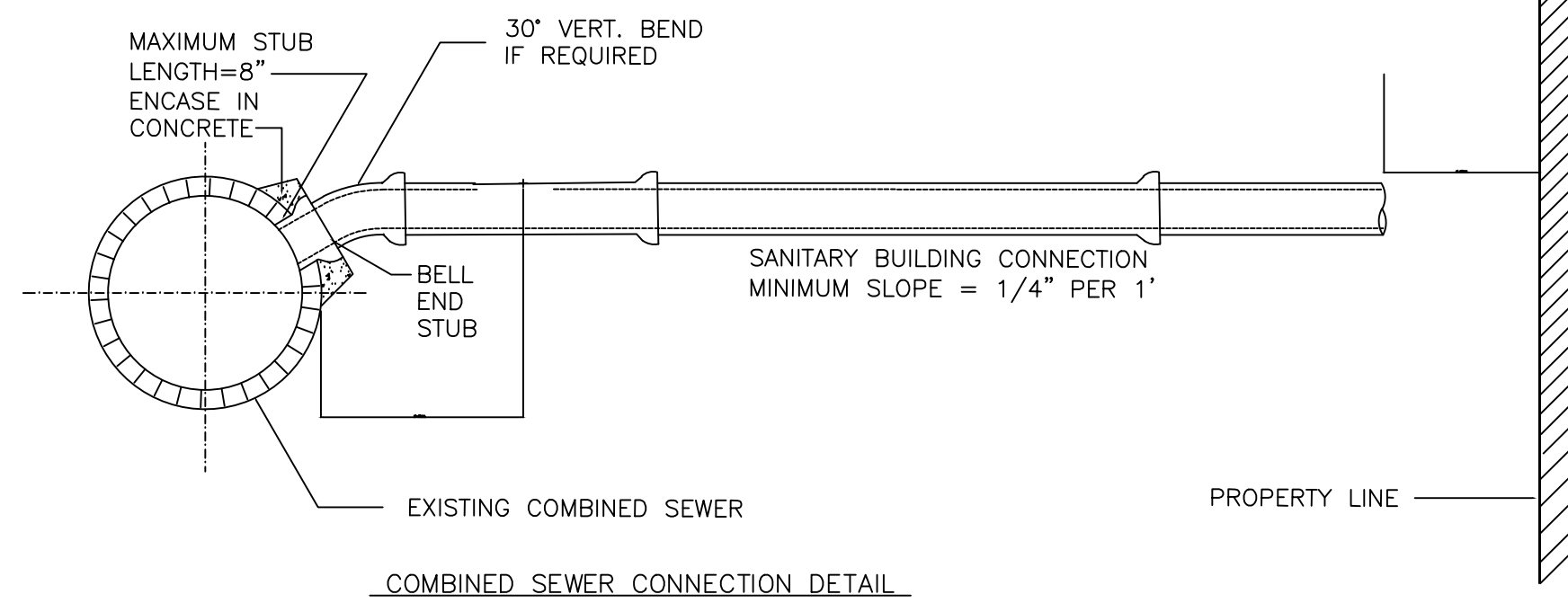
REVIEWED AND APPROVED AS TO PROPOSED CONNECTION(S) TO EXISTING WATER & SEWER FACILITIES AS SHOWN, FOR ISSUE OF BUILDING PERMIT ONLY. ADDITIONAL PERMITS MUST BE OBTAINED FROM BWSC PRIOR TO CONNECTION TO BWSC FACILITIES. SITE PLANS ARE VALID FOR A PERIOD OF ONE(1) YEAR FROM DATE OF APPROVAL.

JOHN P. SULLIVAN JR., P.E.
CHIEF ENGINEER

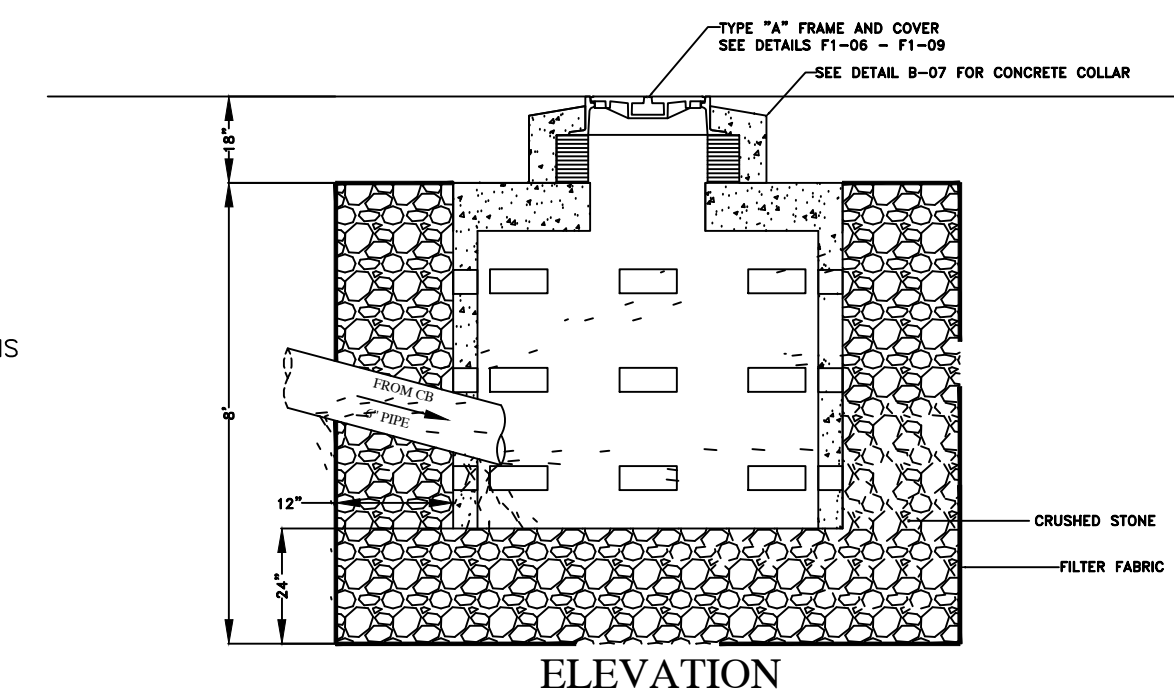
FOR BWSC ONLY

209 CHESTNUT AVE 1" TYPE K COPPER WATER SERVICE	207 CHESTNUT AVE 1" TYPE K COPPER WATER SERVICE	207 CHESTNUT AVE CUT & CAP EXISTING WATER SERVICE@MAIN
INSPECTED BY _____ DATE _____	INSPECTED BY _____ DATE _____	INSPECTED BY _____ DATE _____
209 CHESTNUT AVE 6" SEWER SERVICE	207 CHESTNUT AVE 6" SEWER SERVICE	207 CHESTNUT AVE CUT & CAP EXISTING SEWER SERVICE@MAIN
INSPECTED BY _____ DATE _____	INSPECTED BY _____ DATE _____	INSPECTED BY _____ DATE _____
209 CHESTNUT AVE DYE TEST	207 CHESTNUT AVE DYE TEST	
INSPECTED BY _____ DATE _____	INSPECTED BY _____ DATE _____	
209 CHESTNUT AVE CLEANOUT	207 CHESTNUT AVE CLEANOUT	
INSPECTED BY _____ DATE _____	INSPECTED BY _____ DATE _____	
209 CHESTNUT AVE INFILTRATION SYSTEM	207 CHESTNUT AVE INFILTRATION SYSTEM	
INSPECTED BY _____ DATE _____	INSPECTED BY _____ DATE _____	
209 CHESTNUT AVE DRYWELL		
INSPECTED BY _____ DATE _____		
209 CHESTNUT AVE TRENCH DRAIN		
INSPECTED BY _____ DATE _____		

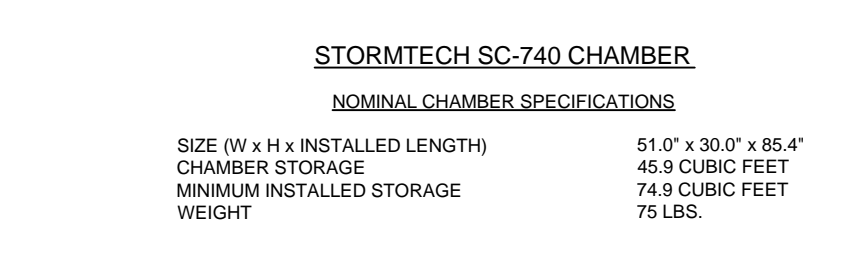
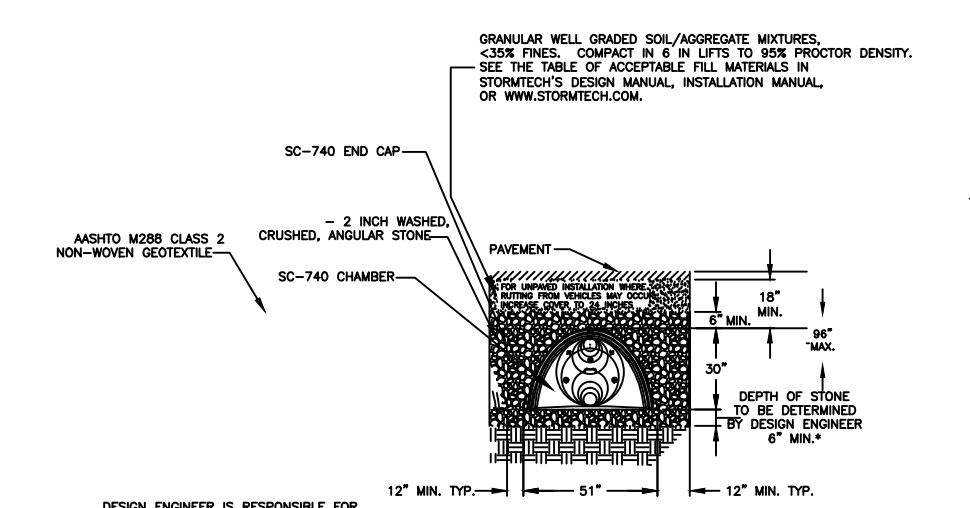
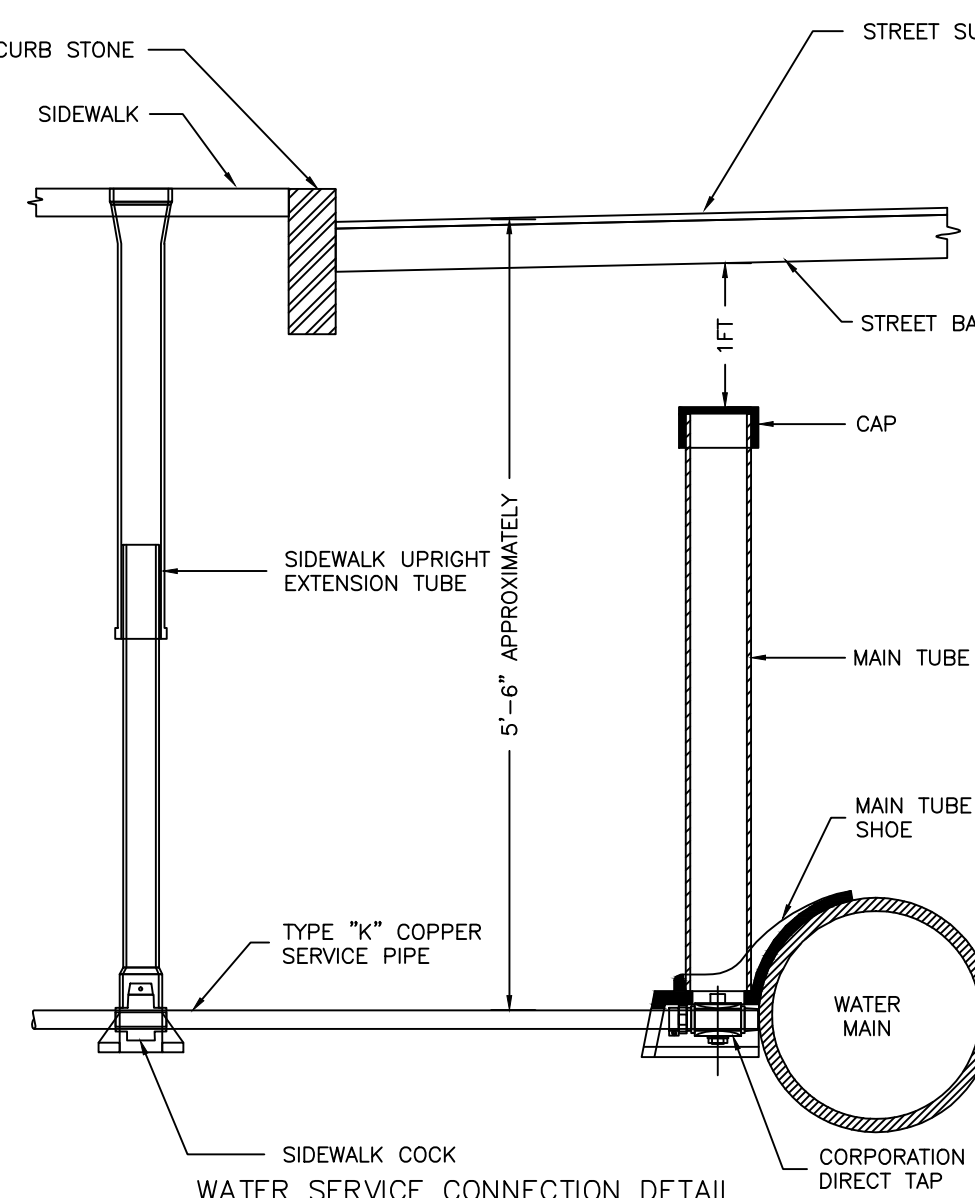
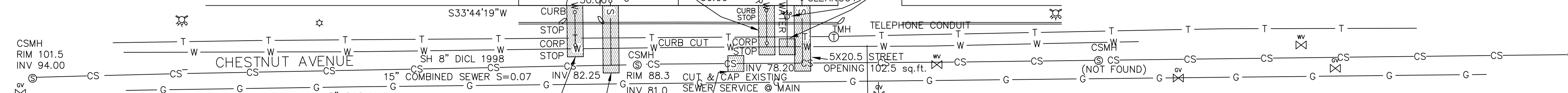
NOTE:
CONNECTION TO CLAY, PVC, CONCRETE AND IRON PIPES SHALL BE MADE BY CORING EXISTING CONDUIT AS INDICATED BELOW OR USING AN APPROVED GASKET SADDLE.



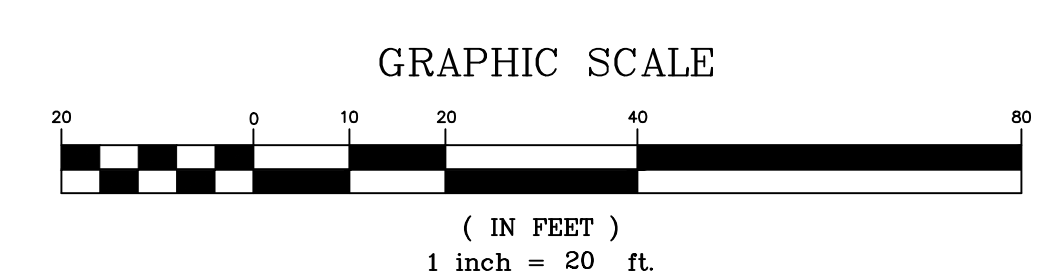
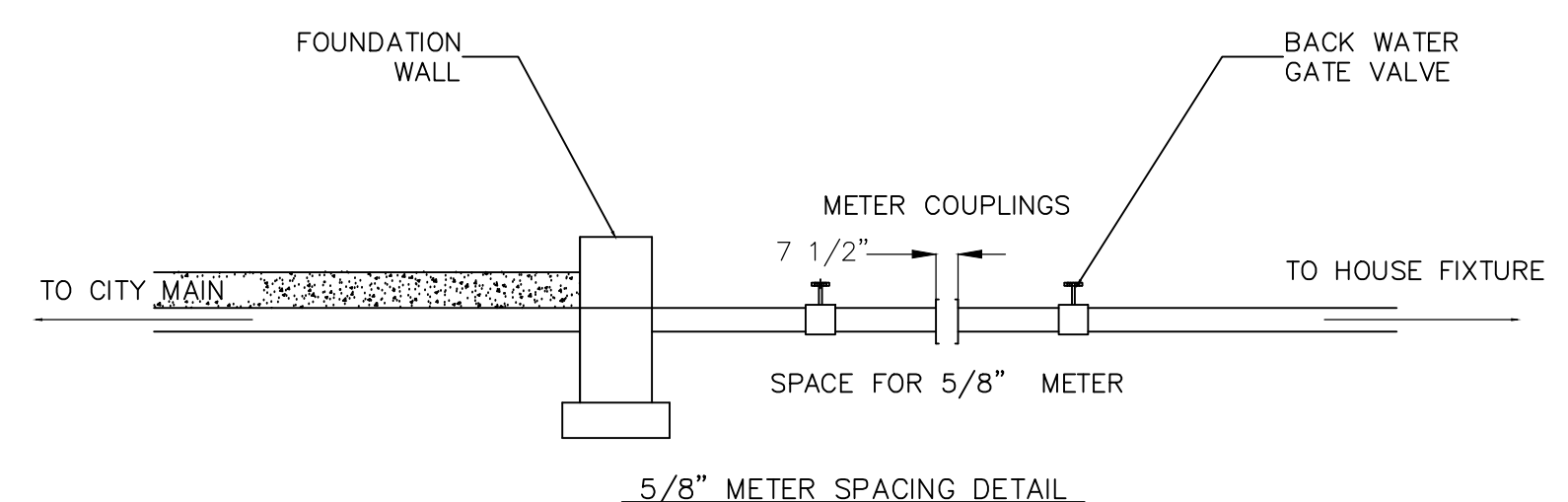
- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. CAPACITY INCREASES IN INCREMENTS OF 160 GALLONS FOR EVERY 3' SECTION ADDED.
 3. BOTTOM PLATES AVAILABLE.



PRECAST DRYWELL



INFILTRATOR DETAIL



DRAINAGE CALCULATIONS
 ROOF AREA = 2465 S.F./24575.F.
 INFILTRATE (STORE) 1" OF RUNOFF
 1/12 (896 S.F.) = 204.6 CU.F./204 CU.F.T.
 USE (3) STORMTECH SC-740 LEACH CHAMBER- SEE DETAIL 137.7 CU. FT. WITH 1 FT. CRUSHED STONE AROUND- EACH LOT
 VOLUME COMPUTATION EXTERIOR CRUSHED STONE
 23.34 FT X 3.5 FT. X 6.25 FT. = 510.56 CU. FT.
 510.56 CU. FT. - 137.7 CU. FT. (CHAMBER VOLUME)= 372.9 CU. FT.
 372.9 CU. FT. X 0.3 (VOIDS)= 111.9 CU. FT. VOLUME VOIDS STORAGE
 137.7 CU. FT. CHAMBER VOLUME + 111.9 CU. FT. VOIDS = 249.6 CU. FT.
 249.6 CU. FT. TOTAL STORAGE > 204.6/204 CU. FT. RUNOFF CALCULATION

SITE PLAN # 11-047
 207 & 209 CHESTNUT AVENUE
 JAMAICA PLAIN, MA 02130-4410
 FOR
 PAT MCKENNA

CIVIL ENVIRONMENTAL CONSULTANTS
 8 OAK STREET PEABODY, MA 01960 (978)531-1191

SHEET NO: 1 OF 1
 DATE: 2/25/2011 JOB: 2666
 REV: 3/23/2011 4/23/2012
 DRAWN BY: K.J.B.