

LEGEND

- DRAIN MANHOLE (DMH)
○ CATCH BASIN (CB)
○ SEWER MANHOLE (SMH)
○ ELECTRIC MANHOLE (EMH)
○ TELEPHONE MANHOLE (TMH)
● GAS GATE (GG)
● GAS SERVICE (GS)
● WATER GATE (WG)
● WATER SERVICE (WS)
☆ LIGHT POLE (LP)
○ UTILITY POLE (UP)
○ UP w/LIGHT (UPLP)
○ HAND HOLE (HH)
○ GRANITE CURB (GC)
○ EDGE OF PAVEMENT (EP)
○ SIGN
○ HYDRANT (HYD)
○ SPLASH BLOCK

MATERIAL SPECIFICATIONS

WATER SERVICE - 1" TYPE K COPPER PIPE AND FITTINGS
SEWER LATERAL - 6" PVC SDR-35 PIPE AND FITTINGS
DRAIN LATERAL - 6" PVC SDR-35 PIPE AND FITTINGS
ROOF DRAINS - 4" ADS PIPE AND FITTINGS
INFILTRATION SYSTEMS - TWO (2) CULTED RECHARGER 330XLHLD CHAMBERS OR APPROVED EQUALS.

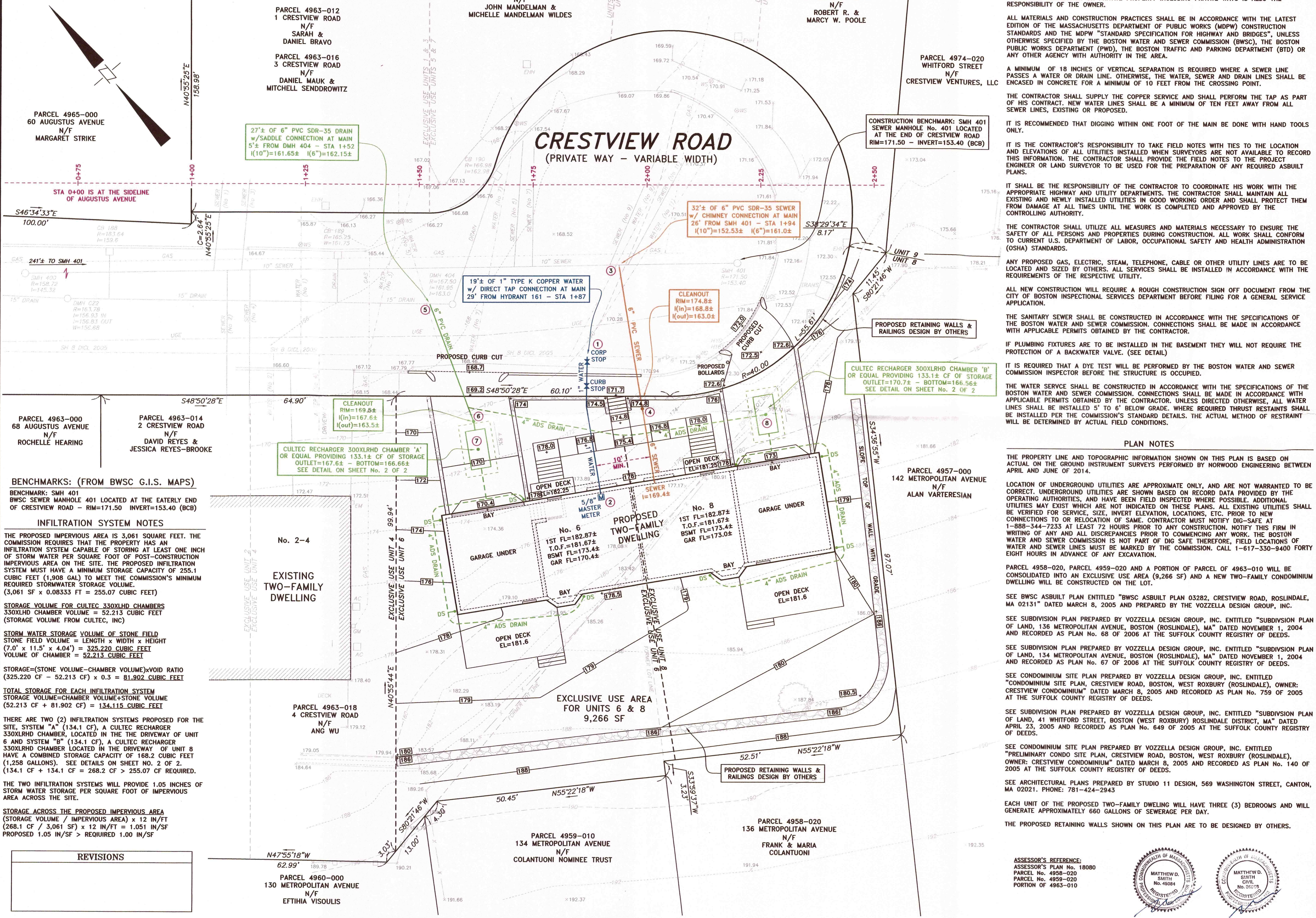
PARCEL 4963-020
5 CRESTVIEW ROAD
N/F
CHRISTIE L. TAYLOR
PARCEL 4963-022
7 CRESTVIEW ROAD
N/F
JOHN MANDELMAN & MICHELLE MANDELMAN WILDES

PARCEL 4963-024
9 CRESTVIEW ROAD
N/F
INEZ P. SINGLETON

PARCEL 4963-026
11 CRESTVIEW ROAD
N/F
ROBERT R. & MARCY W. POOLE

PARCEL 4974-020
WHITFORD STREET
N/F
CRESTVIEW VENTURES, LLC

CRESTVIEW ROAD
(PRIVATE WAY - VARIABLE WIDTH)



GENERAL NOTES

THE EXISTING WATER AND SEWER SERVICE LOCATIONS SHOWN ARE FROM AVAILABLE BWS RECORD DATA AND ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCURATELY LOCATE THE EXISTING WATER AND SEWER LINES...
THIS PLAN HAS BEEN PREPARED FOR APPROVAL OF THE WATER, SEWER AND DRAIN CONNECTIONS TO BWS FACILITIES...
ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS...
A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION IS REQUIRED WHERE A SEWER LINE PASSES A WATER OR DRAIN LINE...
IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE FIELD NOTES WITH TIES TO THE LOCATION AND ELEVATIONS OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AVAILABLE...
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS...
ALL NEW CONSTRUCTION WILL REQUIRE A ROUGH CONSTRUCTION SIGN OFF DOCUMENT FROM THE CITY OF BOSTON INSPECTORIAL SERVICES DEPARTMENT...
IF PLUMBING FIXTURES ARE TO BE INSTALLED IN THE BASEMENT THEY WILL NOT REQUIRE THE PROTECTION OF A BACKWATER VALVE...
IT IS REQUIRED THAT A DYE TEST WILL BE PERFORMED BY THE BOSTON WATER AND SEWER COMMISSION INSPECTOR BEFORE THE STRUCTURE IS OCCUPIED...
THE WATER SERVICE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BOSTON WATER AND SEWER COMMISSION...
IF PLUMBING FIXTURES ARE TO BE INSTALLED IN THE BASEMENT THEY WILL NOT REQUIRE THE PROTECTION OF A BACKWATER VALVE...
IT IS REQUIRED THAT A DYE TEST WILL BE PERFORMED BY THE BOSTON WATER AND SEWER COMMISSION INSPECTOR BEFORE THE STRUCTURE IS OCCUPIED...

PLAN NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON ACTUAL ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY NORWOOD ENGINEERING BETWEEN APRIL AND JUNE OF 2014.
LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORD DATA PROVIDED BY THE OPERATING AUTHORITIES...
SEE SUBDIVISION PLAN PREPARED BY VOZZELLA DESIGN GROUP, INC. ENTITLED "SUBDIVISION PLAN OF LAND, 136 METROPOLITAN AVENUE, BOSTON (ROSLINDALE), MA" DATED NOVEMBER 1, 2004...
SEE SUBDIVISION PLAN PREPARED BY VOZZELLA DESIGN GROUP, INC. ENTITLED "SUBDIVISION PLAN OF LAND, 134 METROPOLITAN AVENUE, BOSTON (ROSLINDALE), MA" DATED NOVEMBER 1, 2004...
SEE CONDOMINIUM SITE PLAN PREPARED BY VOZZELLA DESIGN GROUP, INC. ENTITLED "CONDOMINIUM SITE PLAN, CRESTVIEW ROAD, BOSTON, WEST ROXBURY (ROSLINDALE), OWNER: CRESTVIEW CONDOMINIUM" DATED MARCH 8, 2005...
SEE SUBDIVISION PLAN PREPARED BY VOZZELLA DESIGN GROUP, INC. ENTITLED "SUBDIVISION PLAN OF LAND, 41 WHITFORD STREET, BOSTON (WEST ROXBURY) ROSLINDALE DISTRICT, MA" DATED APRIL 23, 2005...
SEE CONDOMINIUM SITE PLAN PREPARED BY VOZZELLA DESIGN GROUP, INC. ENTITLED "PRELIMINARY CONDO SITE PLAN, CRESTVIEW ROAD, BOSTON, WEST ROXBURY (ROSLINDALE), OWNER: CRESTVIEW CONDOMINIUM" DATED MARCH 8, 2005...
EACH UNIT OF THE PROPOSED TWO-FAMILY DWELLING WILL HAVE THREE (3) BEDROOMS AND WILL GENERATE APPROXIMATELY 660 GALLONS OF SEWERAGE PER DAY.
THE PROPOSED RETAINING WALLS SHOWN ON THIS PLAN ARE TO BE DESIGNED BY OTHERS.

BWS USE ONLY

BOSTON WATER AND SEWER COMMISSION
LOCATION APPROVED UNDER THE FOLLOWING CONDITIONS
Reviewed and approved as to proposed connection(s) to existing Water and Sewer facilities as shown, for issue of Building Permit Only. Additional Permits must be obtained from B.W.S.C. prior to connection to B.W.S.C. facilities. Site Plans are valid for a period of one (1) year from date of approval.
JOHN P. SULLIVAN, JR. PE, Chief Engineer DATE: 2/24/15

BACKWATER VALVE INSTALLATION
APPROVAL: [Signature] DATE: 2-24-15

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.

BWS INSPECTIONS

Table with 2 columns: Inspection Item, Date. Includes items like 1" TYPE K COPPER WATER CONNECTION, 5/8" MASTER WATER METER, 6" PVC SDR-35 SEWER SADDLE CONNECTION, etc.

RECORD INFORMATION

PLAN REFERENCE: SUFFOLK COUNTY REGISTRY PLAN No. 68 OF 2006, PLAN No. 89 OF 2006, PLAN No. 649 OF 2005, PLAN No. 158 OF 2005, PLAN No. 140 OF 2005, BOOK 13751 - PAGE 59, BOOK 9205 - PAGE 133, BOOK 8785 - PAGE 743, BOOK 8487 - PAGE 53, BOOK 7826 - PAGE 585, BOOK 7639 - PAGE 296, BOOK 7527 - PAGE 280, BOOK 4736 - PAGE 119, BOOK 7826 - PAGE 585, BOOK 7826 - PAGE 585, MASSACHUSETTS LAND COURT PLAN No. 23338-A, PLAN No. 12108-A, PLAN No. 11723-A.
DEED REFERENCE: CRESTVIEW MASTER DEED BOOK 36687 - PAGE 231, CRESTVIEW CONDOMINIUM TRUST BOOK 36633 - PAGE 204, PARCEL No. 4958-020 BOOK 38925 - PAGE 170, PARCEL No. 4959-020 BOOK 38925 - PAGE 165, CITY STREET LAYOUTS: CRESTVIEW ROAD A-1131 AUGUSTUS AVENUE L-4769 AUGUSTUS AVENUE L-5089 WHITFORD STREET L-10810.
BWS PLANS: WATER & SEWER G.I.S. MAPS BWS ASBUILT PLAN No. 03282

CONTACT INFORMATION

OWNERS: MASTER PARCEL 18-04958-010 CRESTVIEW CONDOMINIUM CRESTVIEW ROAD ROSLINDALE, MASS. 02131
CONTACT: LIAM LYDON CRESTVIEW VENTURES, LLC 28 DARELL STREET SOUTH BOSTON, MASS. 02127 PHONE: 617-639-1867

BWS SITE PLAN No. 6-8 CRESTVIEW ROAD BOSTON, MASS. (ROSLINDALE - 02131-4245) SCALE: 1"=10' DECEMBER 22, 2014 NORWOOD ENGINEERING CO., INC. CIVIL ENGINEERS & LAND SURVEYORS 1410 ROUTE ONE, NORWOOD, MA 02062 PHONE: 781-762-0143 FAX 781-762-8595 SHEET No. 1 OF 2 6919-04

REVISIONS

Table with 2 columns: Revision Number, Description. Includes entries for 'STORM WATER STORAGE VOLUME OF STONE FIELD' and 'STORAGE VOLUME FOR CULTEC 330XLHLD CHAMBERS'.

6919-04-BWS-C.DWG

BWS SITE PLAN No.

**NOTES:**  
 ALL CONSTRUCTION METHODS & MATERIALS TO COMPLY WITH MASSACHUSETTS BUILDING CODE (780 CMR - 8TH EDITION)

**DIMENSION STANDARDS:**  
 \* EXTERIOR WALLS TO EXTERIOR FACE OF STUD  
 \* INTERIOR WALLS TO CENTER OF STUD  
 \* WINDOWS/DOORS TO CENTER OF OPENING  
 (UNLESS OTHERWISE NOTED)

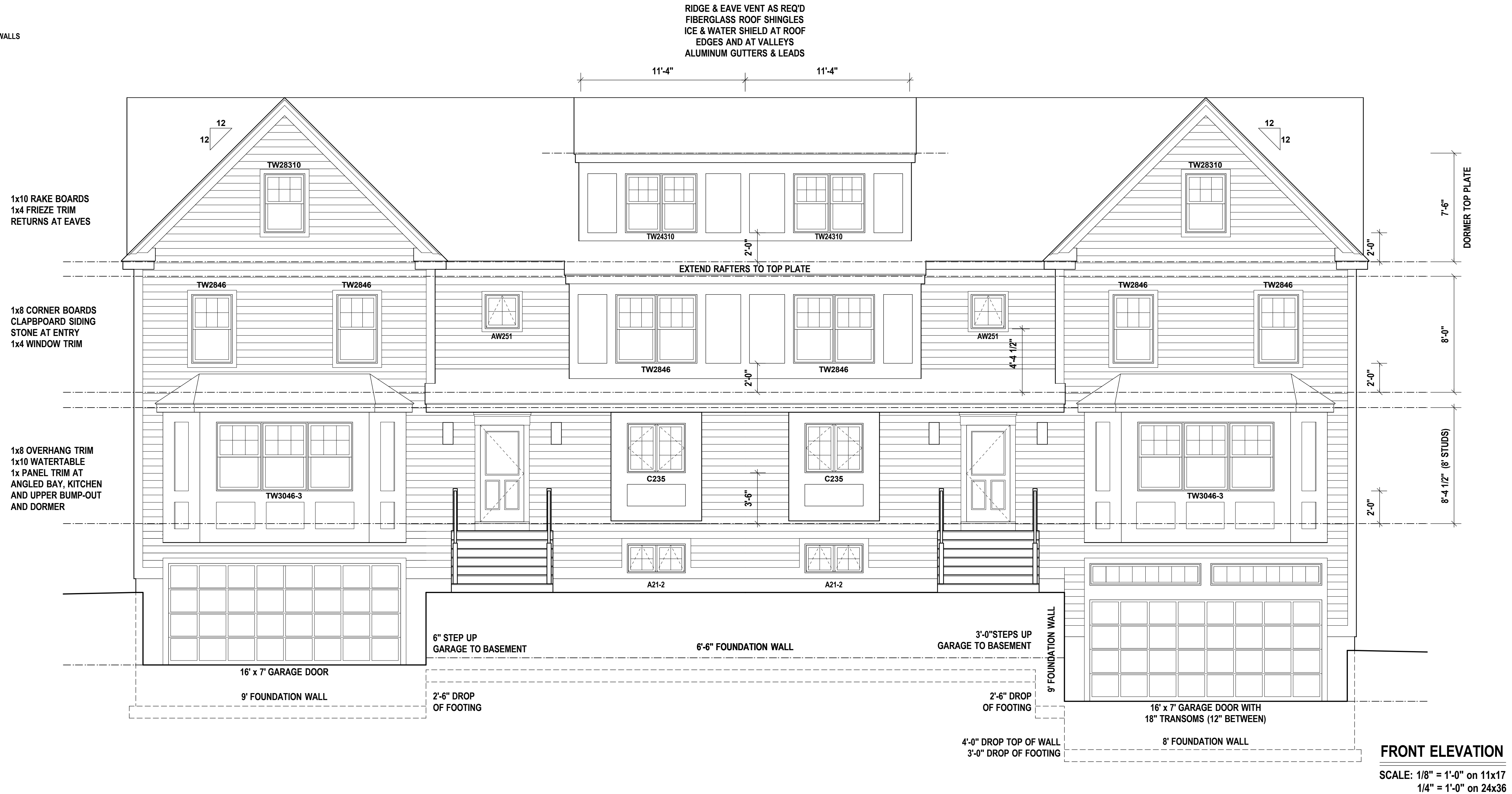
**INSULATION REQUIREMENTS:**  
 EXTERIOR WALLS: R19  
 FLOORS (ABOVE BASEMENT): R30  
 CEILINGS (BELOW ATTIC): R38  
 CATHEDRAL CEILINGS: R30c

CONSULT STRUCTURAL DRAWINGS/SPECIFICATIONS FOR BEAM AND JOIST SIZES AND LOCATIONS.

DOORWAYS AND OPENINGS TO BE CENTERED IN WALLS UNLESS OTHERWISE NOTED

ALL HEADERS AT OPENINGS IN LOAD-BEARING WALLS MINIMUM DOUBLE 2x10s w/ 1/2" PLWD. BETWEEN (UNLESS OTHERWISE NOTED)

POST-DOWN LOCATIONS TO BE 3-2x6 OR 4-2x4 DEPENDING ON WALL FRAMING AT LOCATION



WINDOW MODEL NUMBERS PROVIDED ARE ANDERSEN WINDOW SIZES. PROVIDED FOR SIZING PURPOSES ONLY. WINDOW TYPE/ MANUFACTURER DETERMINED BY OWNER.

WINDOW SILL HEIGHTS MAY VARY DUE TO MANUFACTURER'S SIZES/STYLES. ALIGN HEADS OF DIFFERENT WINDOW SIZES WHERE APPLICABLE.

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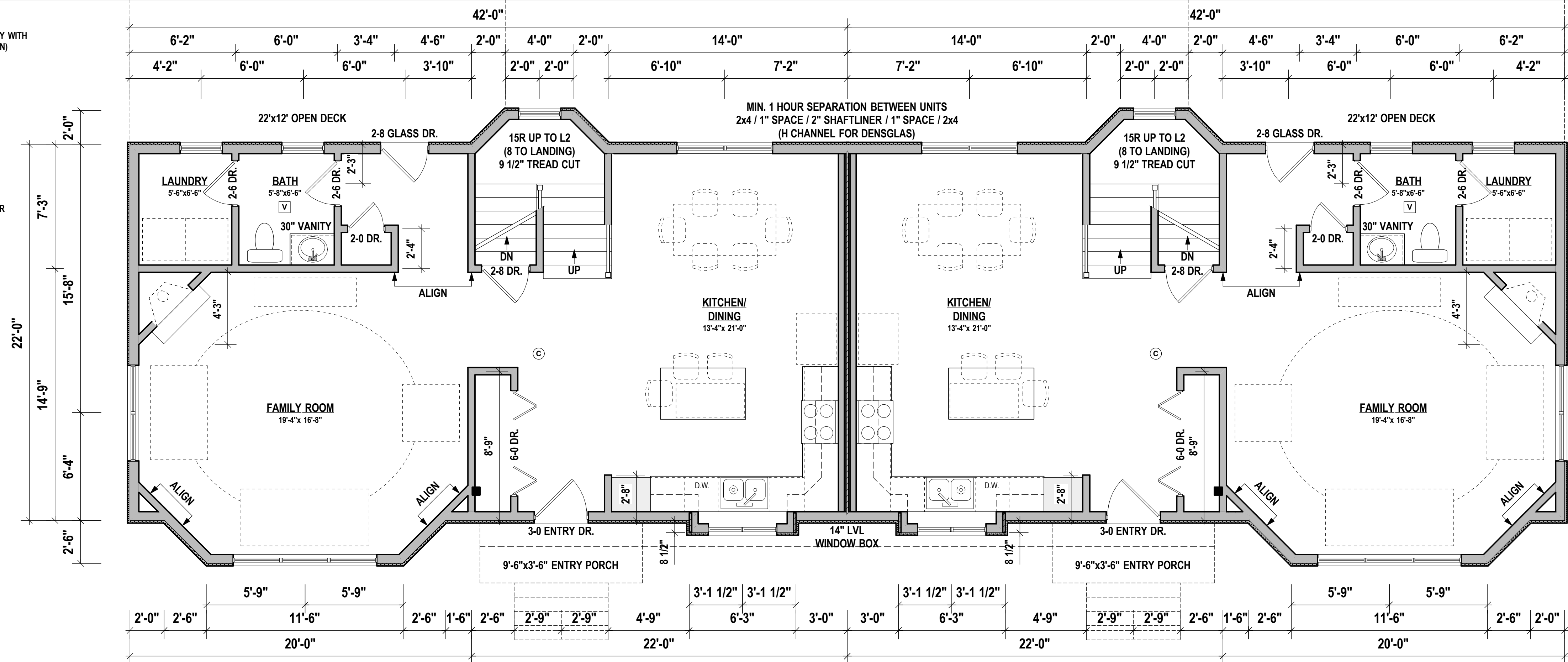
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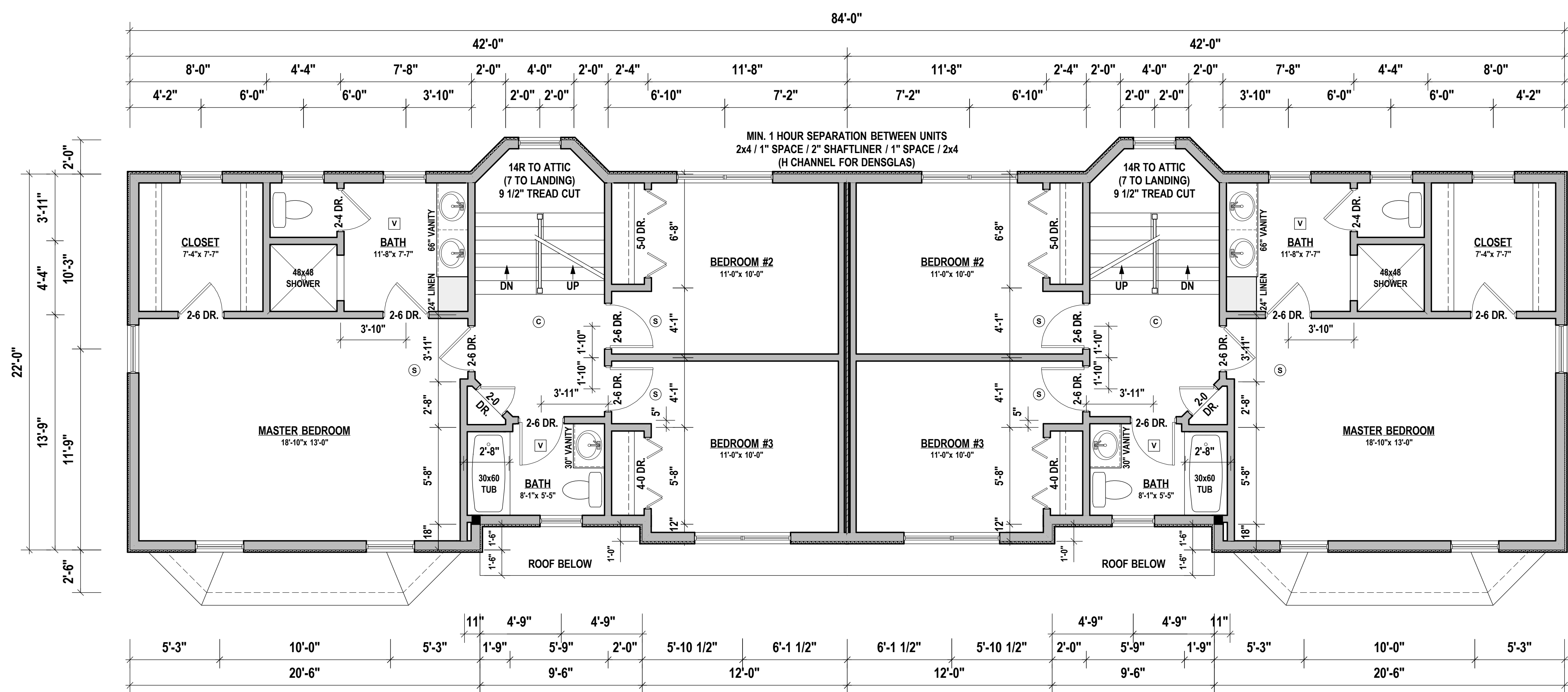
POST-DOWN LOCATIONS TO BE 3-2x6 OR 4-2x4 DEPENDING ON WALL FRAMING AT LOCATION



**LEVEL ONE PLAN**  
 SCALE: 1/8" = 1'-0" on 11x17  
 1/4" = 1'-0" on 24x36

**GRAPHIC KEY**

- (S) HARD-WIRED SMOKE DETECTOR
- (C) HARD-WIRED COMBO SMOKE/CO DETECTOR
- (H) HEAT SENSOR
- (V) BATHROOM VENT - DIRECT TO OUTSIDE



**LEVEL ONE PLAN**  
 SCALE: 1/8" = 1'-0" on 11x17  
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 INSET 1/2" ANCHOR BOLTS MIN. 8" INTO TOP OF CONC. FOUNDATION WALL - MIN 6'-0" O.C. & 12" FROM CORNERS

**BEAM POCKETS:**  
 DEPTH TO MATCH BEAM DEPTH, WIDTH TO EXCEED BEAM WIDTH BY 2" (1" MINIMUM ON EACH SIDE)

**HEADERS:**  
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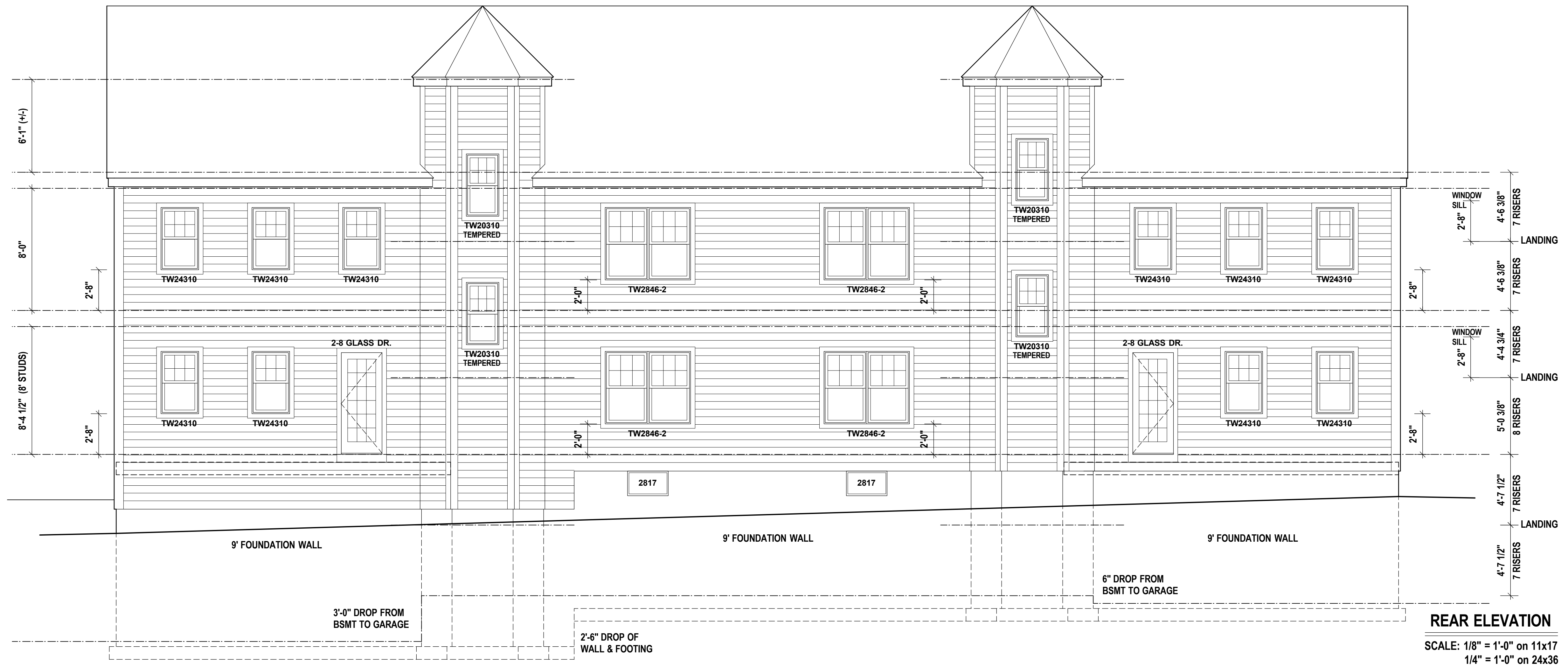
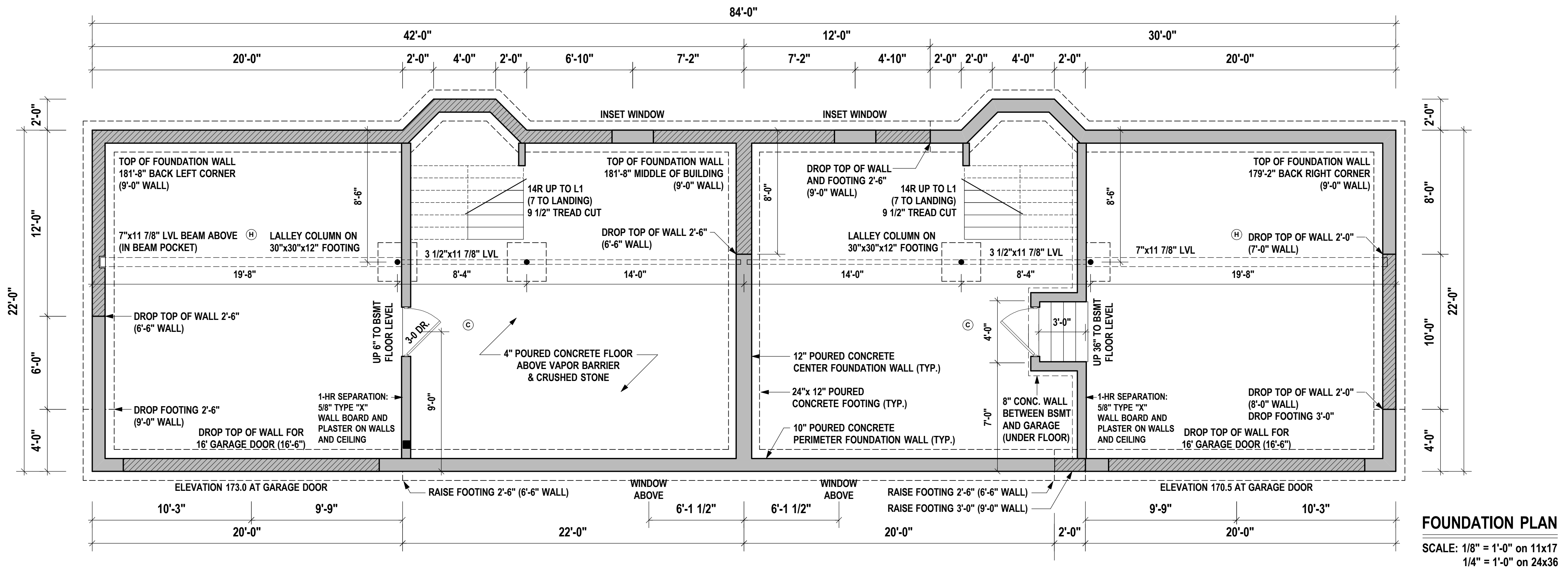
**BRIDGING / BLOCKING:**  
 ALL FLOOR / CEILING JOISTS TO BE BRACED AT MID SPAN w/ BRIDGING (X-BRACE) OR SOLID BLOCKING

- GRAPHIC KEY**
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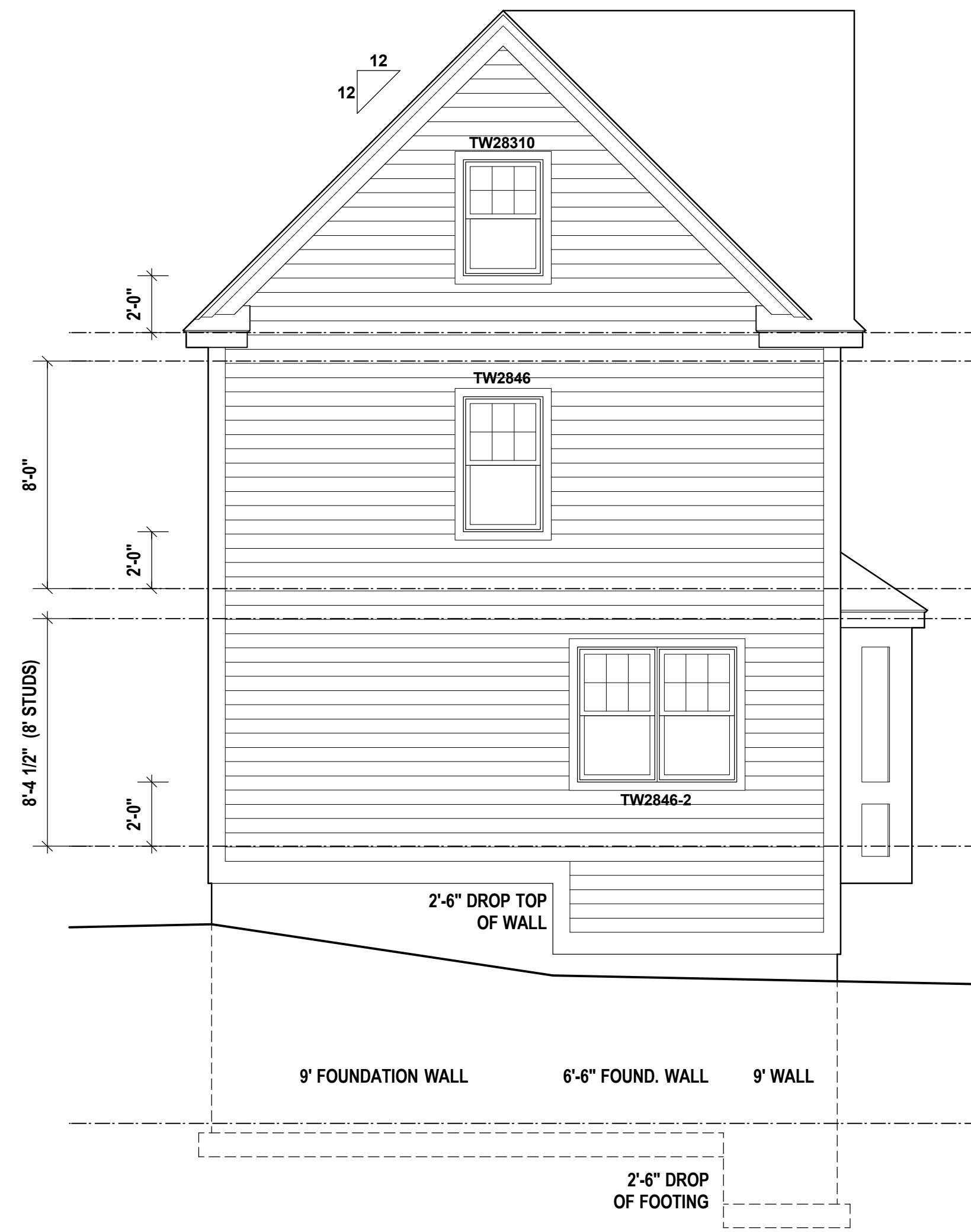
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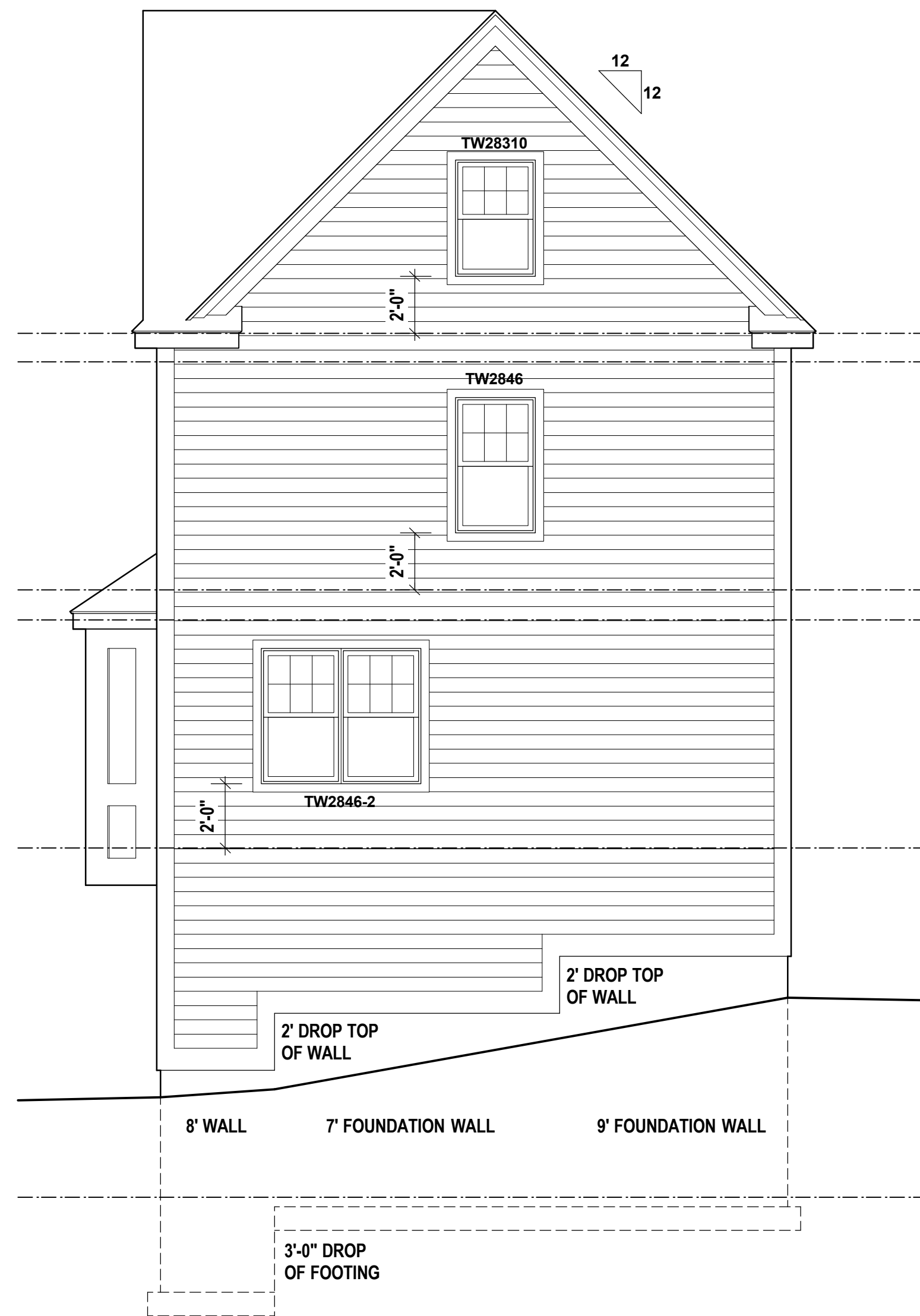
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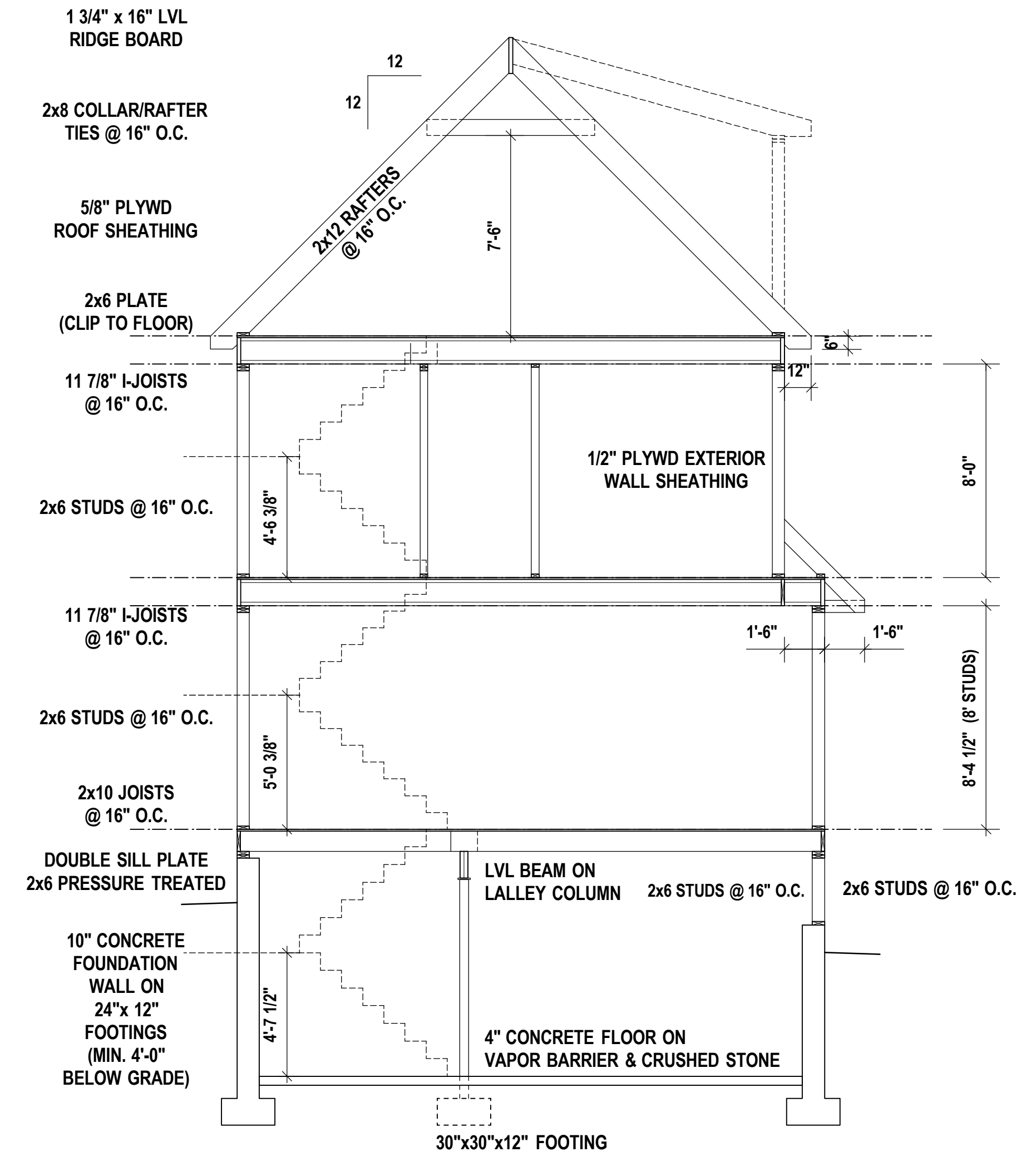
**LEFT ELEVATION**

SCALE: 1/8" = 1'-0" on 11x17  
1/4" = 1'-0" on 24x36



**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" on 11x17  
1/4" = 1'-0" on 24x36



**CROSS SECTION**

SCALE: 1/8" = 1'-0" on 11x17  
1/4" = 1'-0" on 24x36

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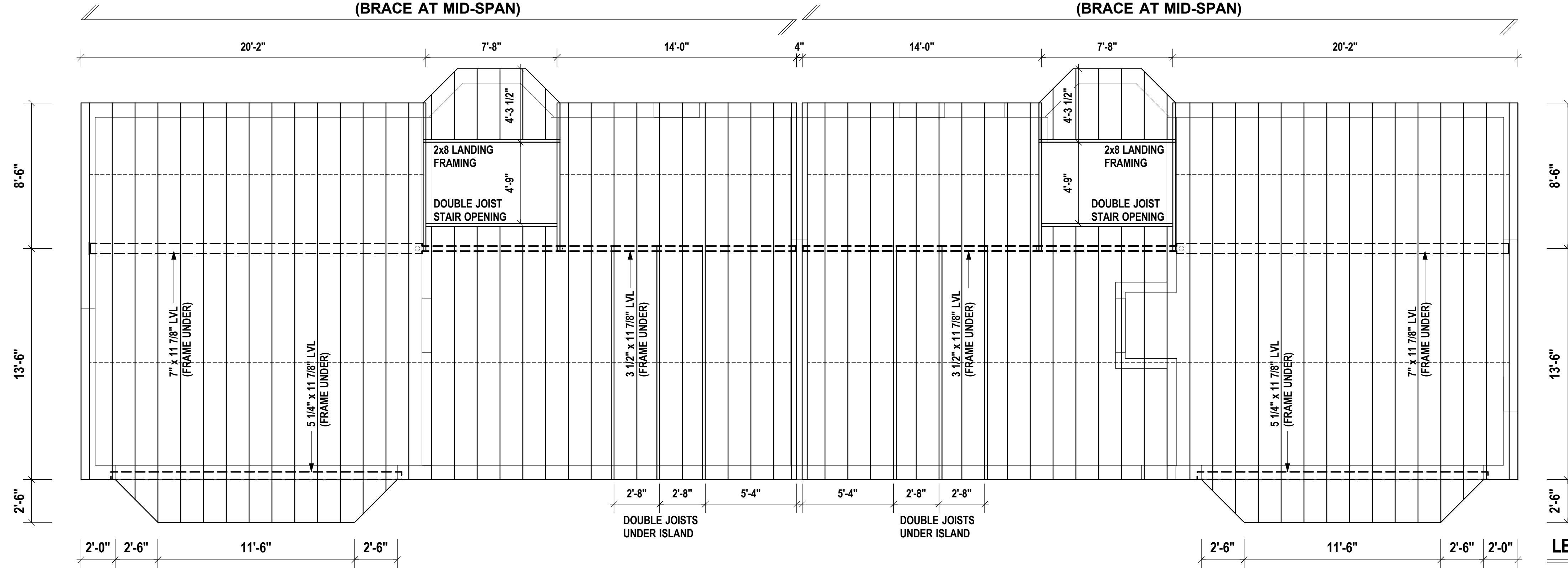
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**BRIDGING / BLOCKING:**  
 ALL FLOOR / CEILING JOISTS TO BE BRACED AT MID SPAN w/ BRIDGING (X-BRACE) OR SOLID BLOCKING

**2x10 FLOOR JOISTS @ 16" O.C.  
 (BRACE AT MID-SPAN)**

**2x10 FLOOR JOISTS @ 16" O.C.  
 (BRACE AT MID-SPAN)**

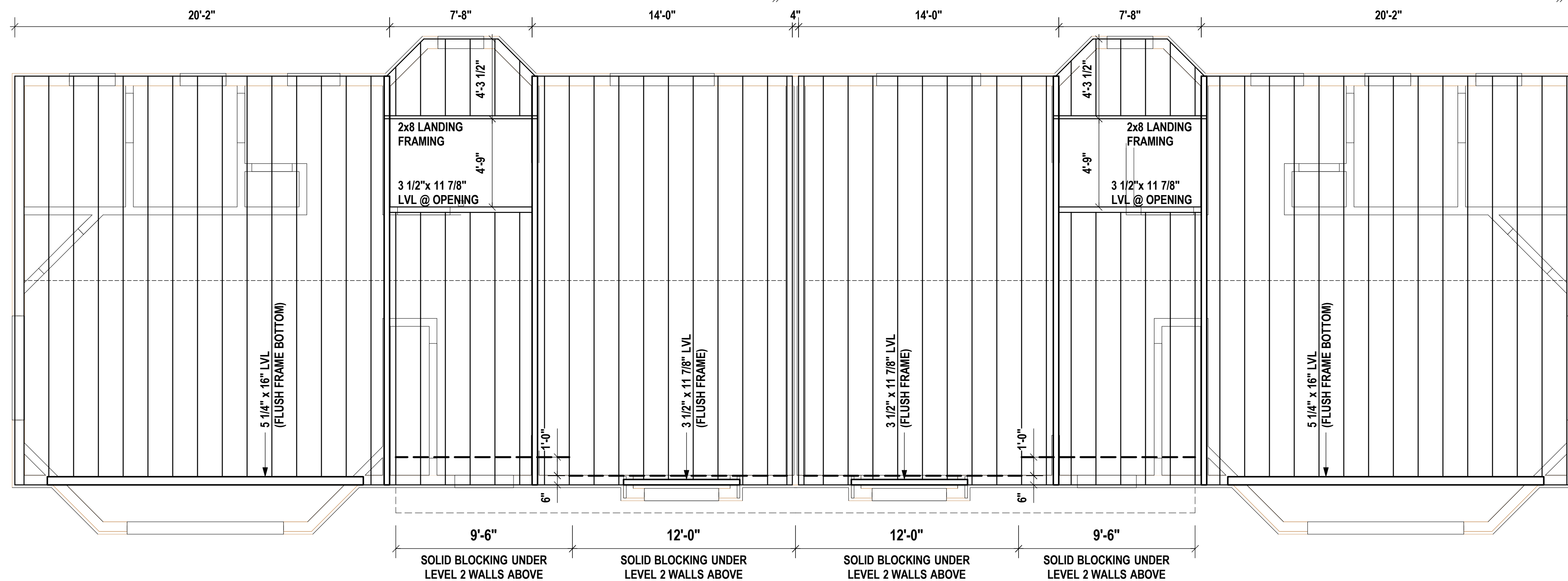


**LEVEL 1 FRAMING**

SCALE: 1/8" = 1'-0" on 11x17  
 1/4" = 1'-0" on 24x36

**11 7/8 I-JOISTS @ 16" O.C.  
 (BRACE AT MID-SPAN)**

**11 7/8 I-JOISTS @ 16" O.C.  
 (BRACE AT MID-SPAN)**



**LEVEL 2 FRAMING**

SCALE: 1/8" = 1'-0" on 11x17  
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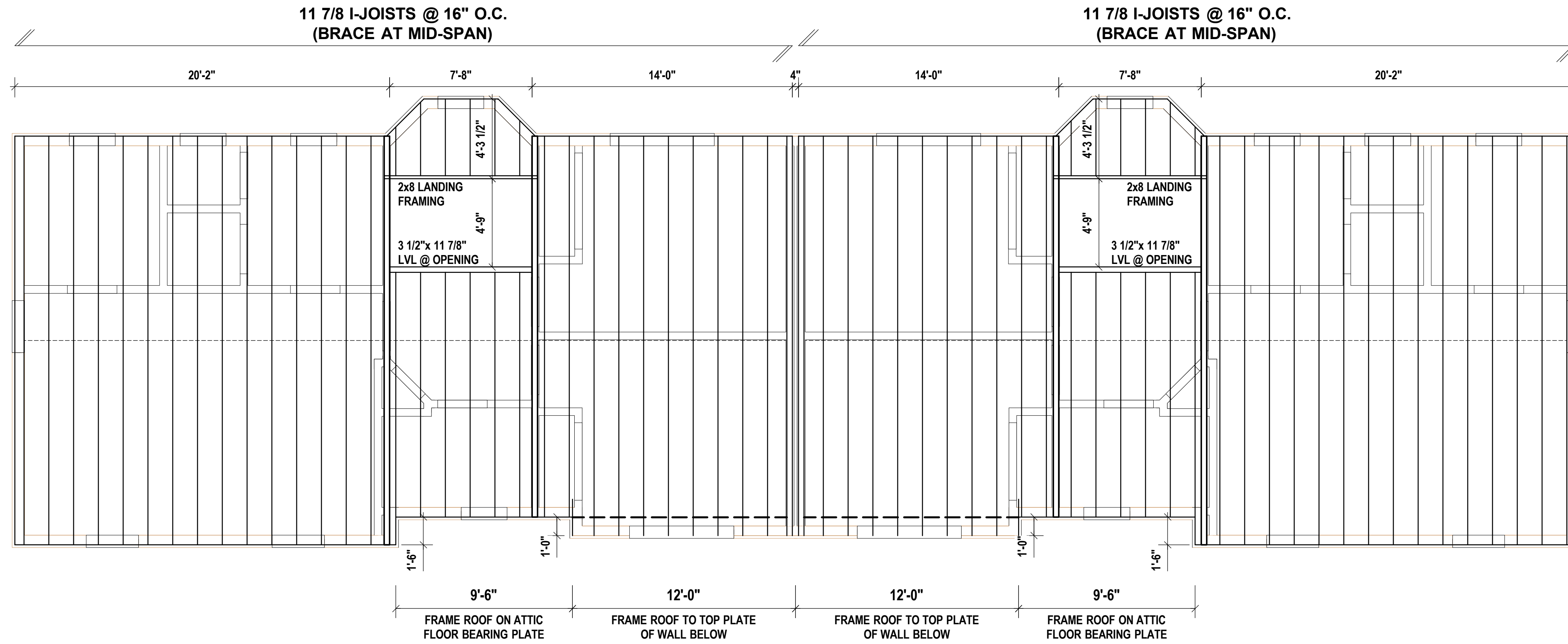
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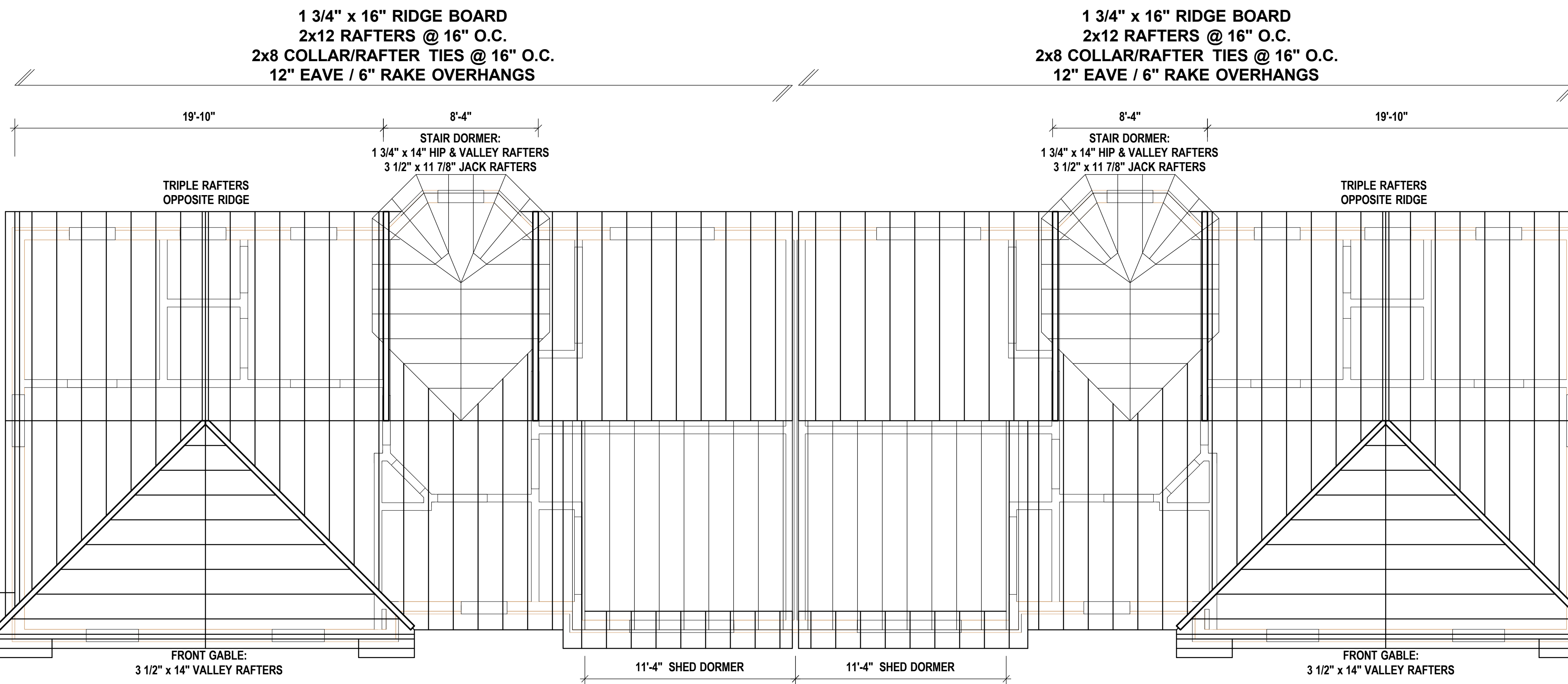
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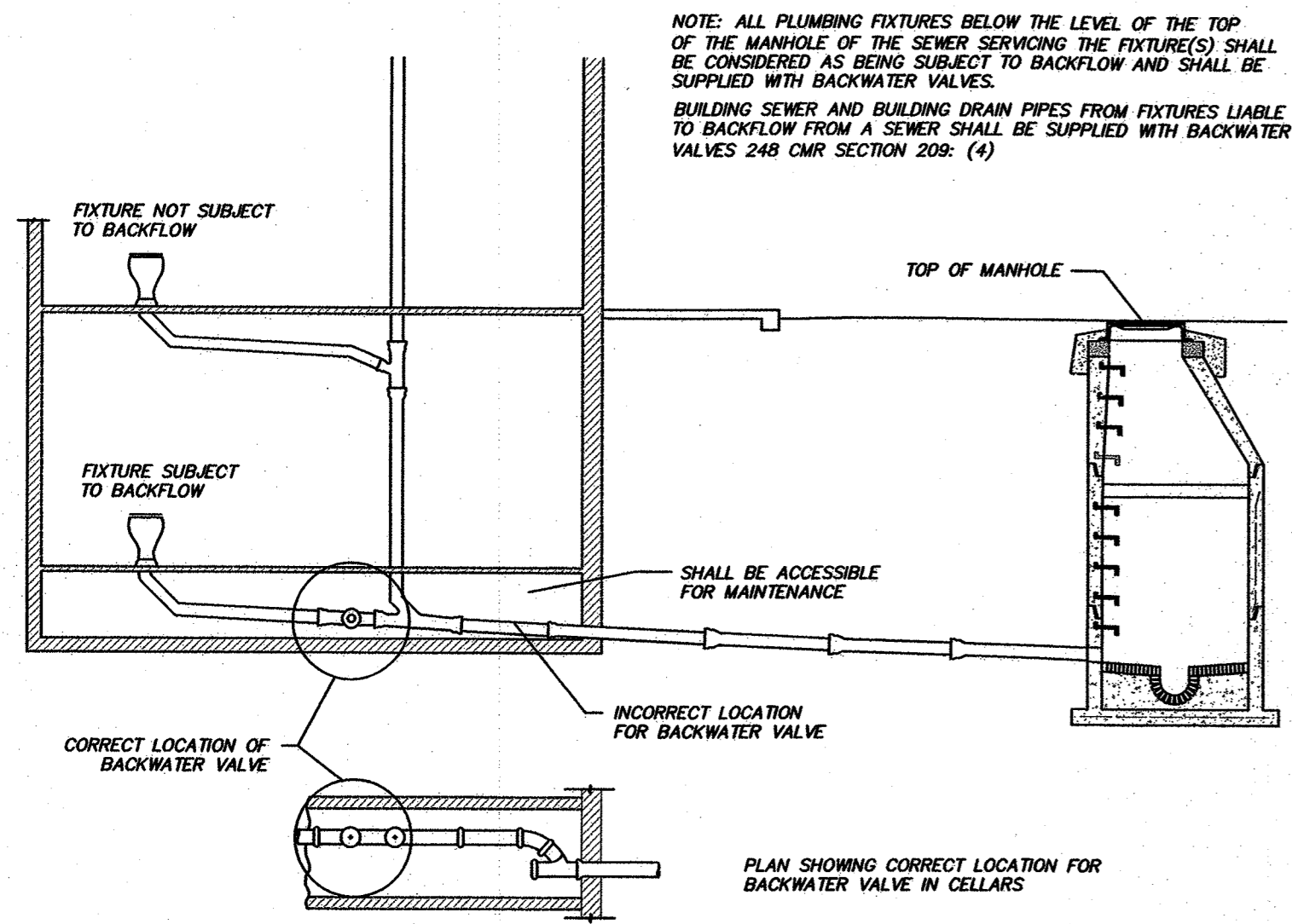


**ATTIC FRAMING**  
 SCALE: 1/8" = 1'-0" on 11x17  
 1/4" = 1'-0" on 24x36

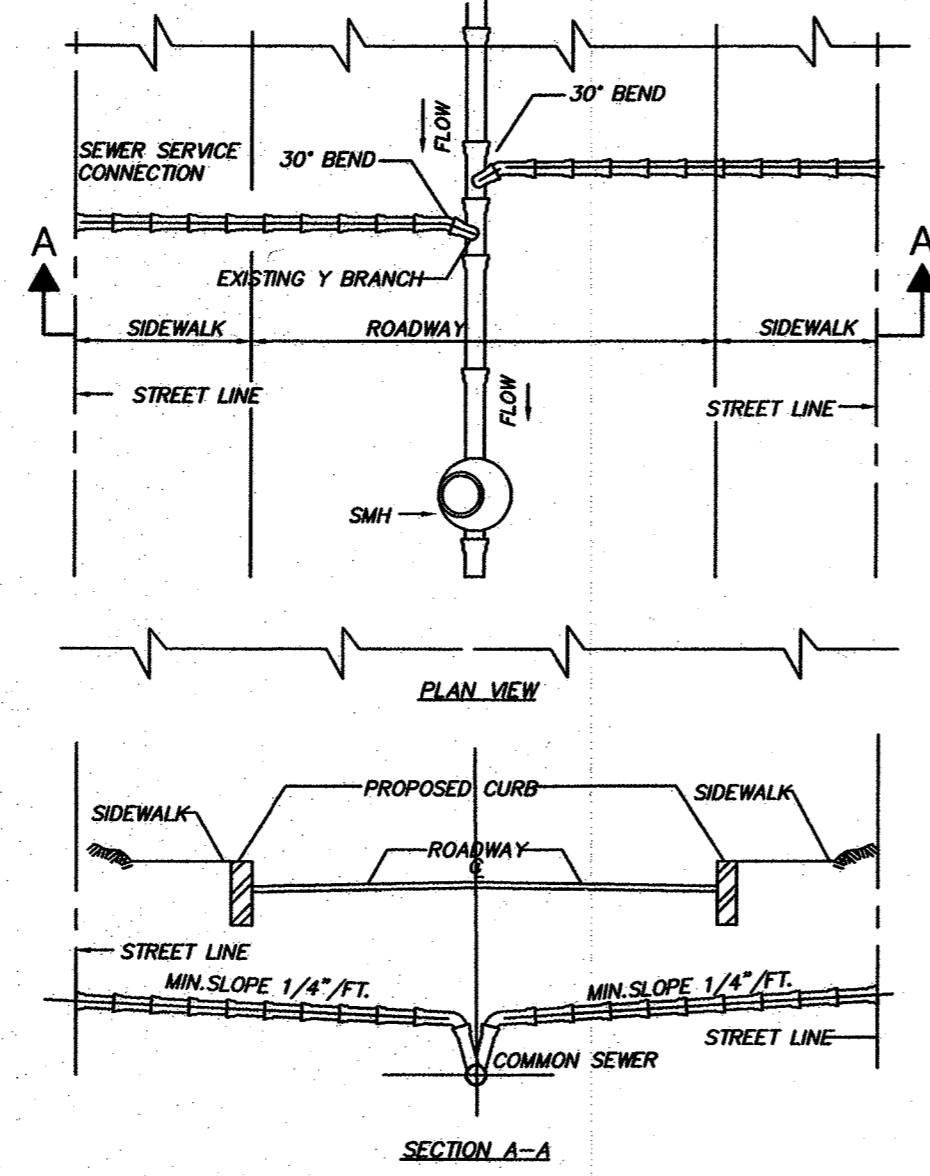


**ROOF FRAMING**  
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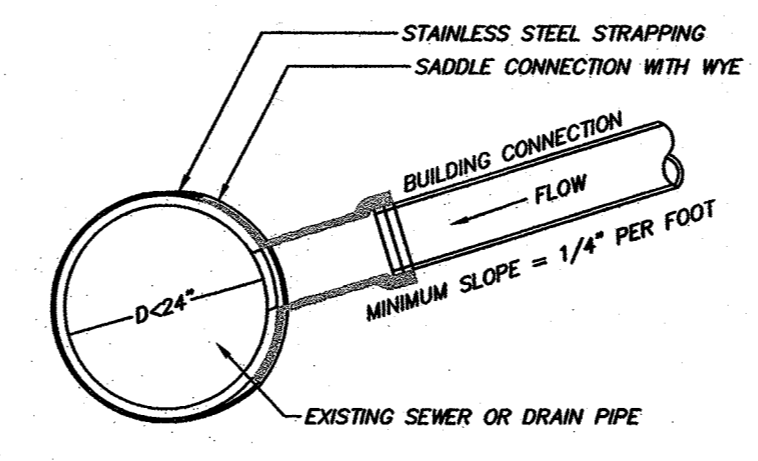
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BACKWATER VALVE LOCATION  
NOT TO SCALE

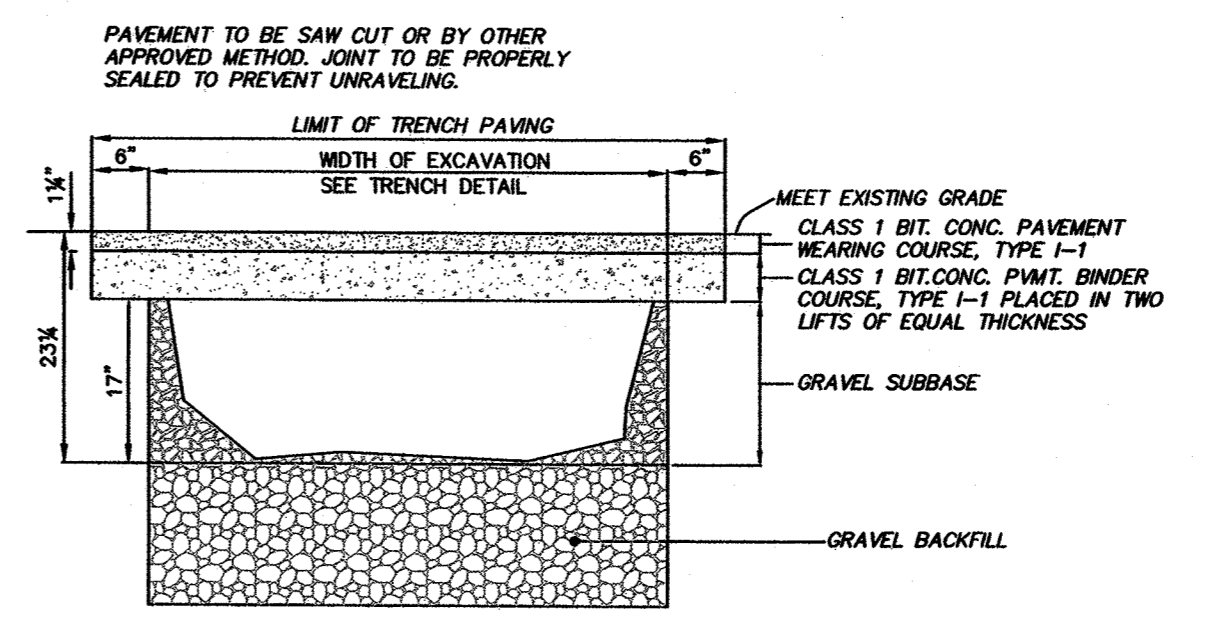


SANITARY SEWER WYE CONNECTION  
NOT TO SCALE (BWSC DETAIL)

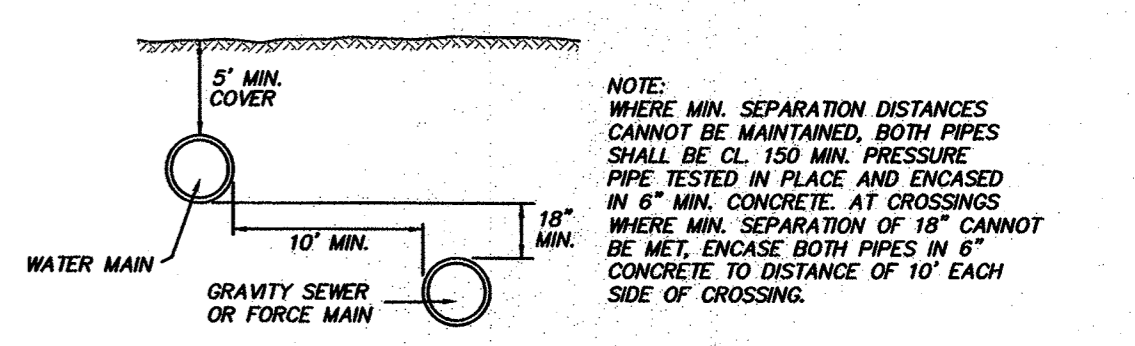


- NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
  2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
  3. FULL WYE CONNECTION FITTINGS MAY BE USED.
  4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
  5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.

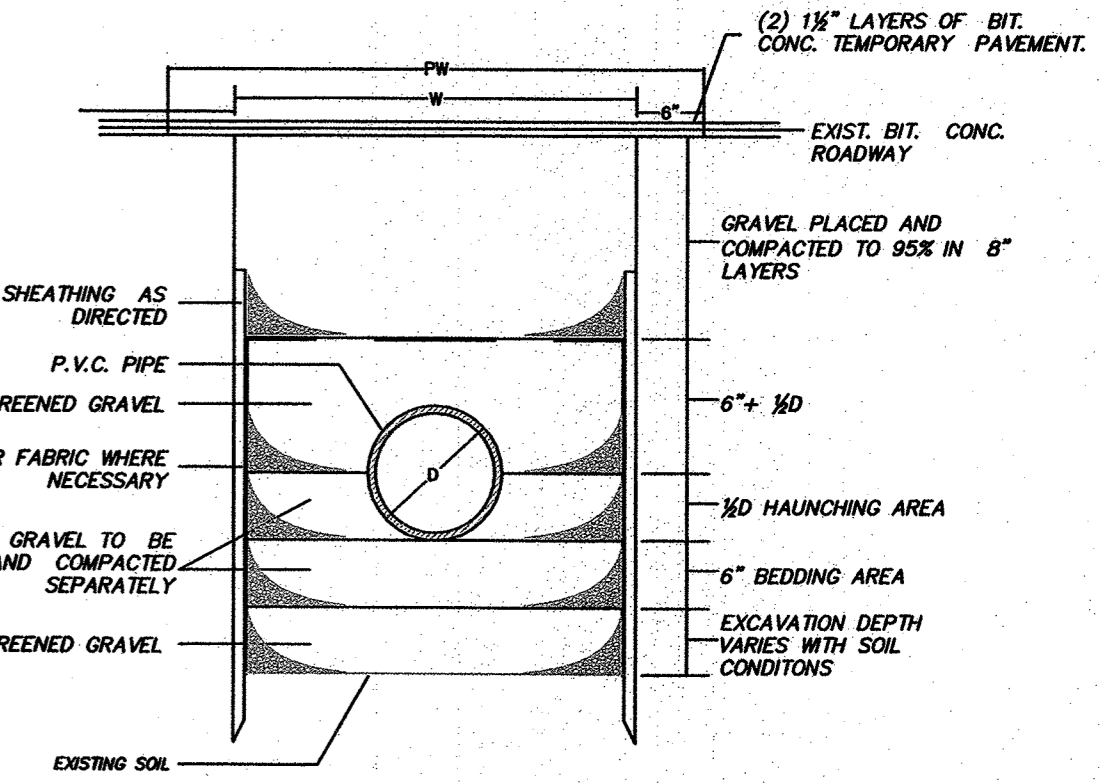
SANITARY SEWER SADDLE CONNECTION DETAIL  
NOT TO SCALE



PERMANENT TRENCH REPAIR  
NOT TO SCALE (BWSC DETAIL)

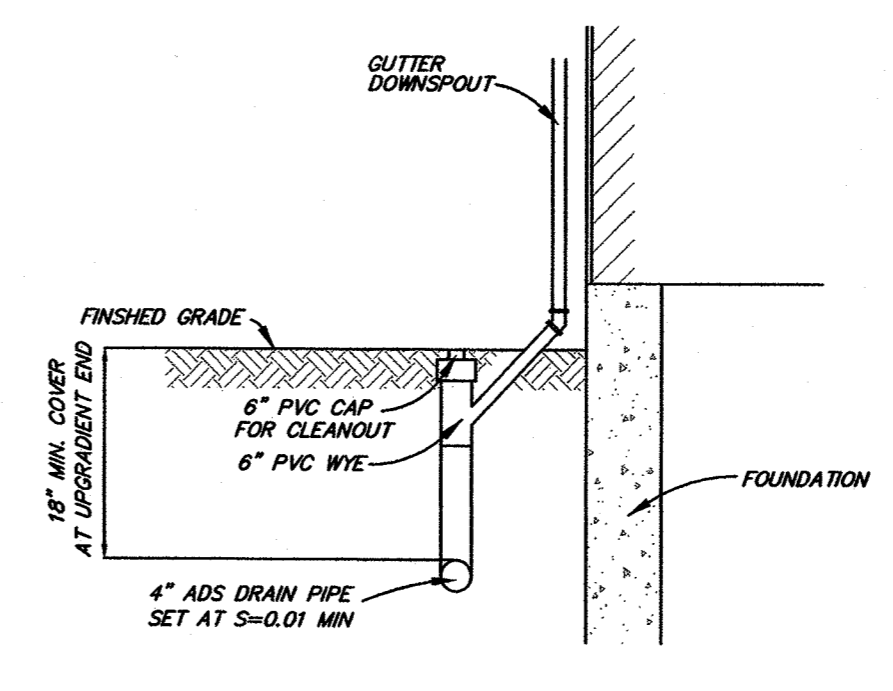


SEWER/WATER SEPARATION DETAIL  
NOT TO SCALE

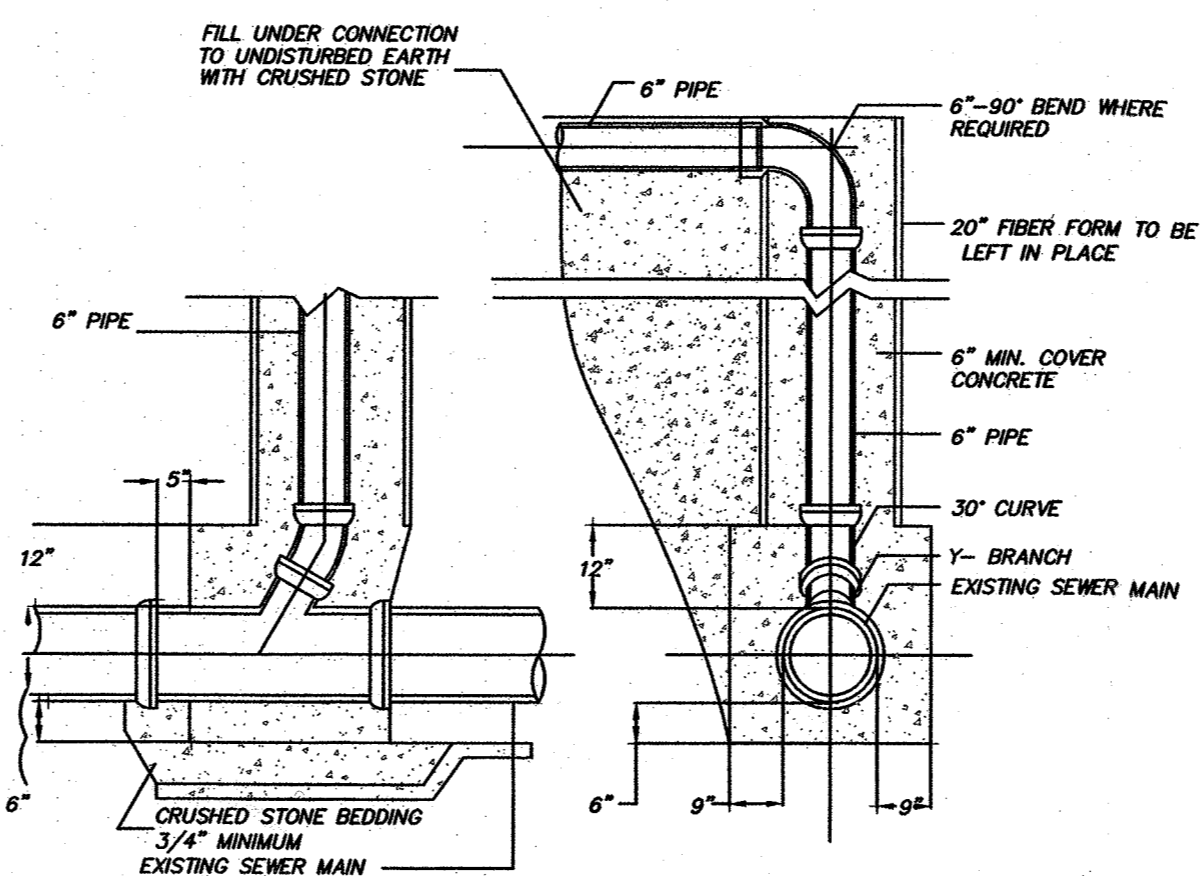


- W = MAXIMUM TRENCH WIDTH = W+1'-0"  
PW = MAXIMUM PAVING WIDTH = W+1'-0"  
D = OUTSIDE DIAMETER  
UNSHAFTED TRENCH: W = D+2' (3'-0" MIN.)  
SHAFTED TRENCH: W = D+2' + SHEATHING WIDTH:  
4'-0" MIN. W/ W/ALERS  
5'-0" MIN. W/ W/ALERS  
TRENCH BOX OR HYDRAULIC SHORING:  
W = D+2' + [WALL SHIELD WIDTH ± 6"] + 1' FOR TRENCH BOX

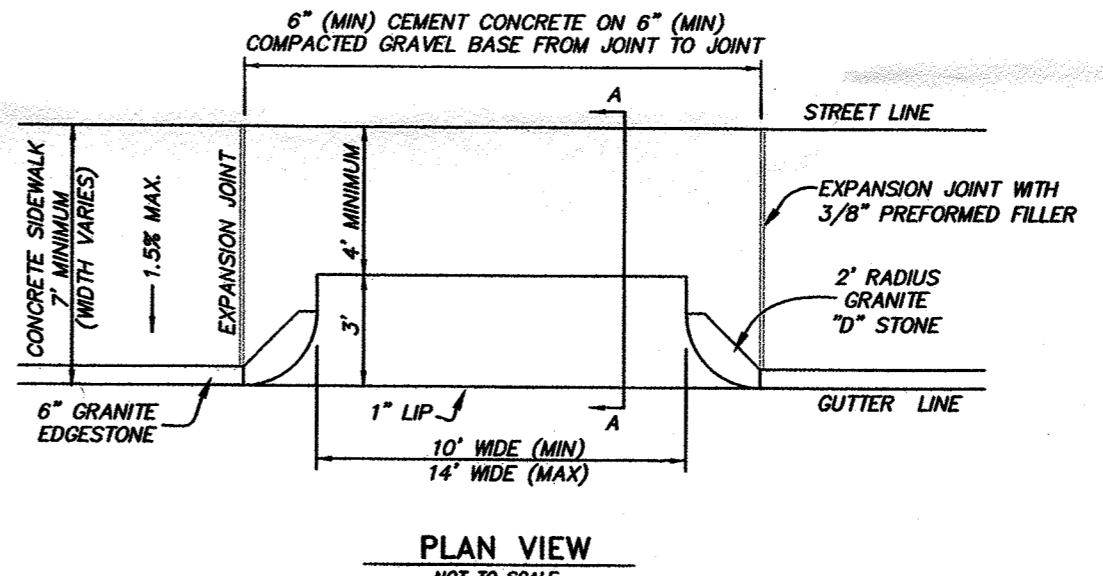
TRENCH DETAIL FOR P.V.C. PIPE  
NOT TO SCALE (BWSC DETAIL)



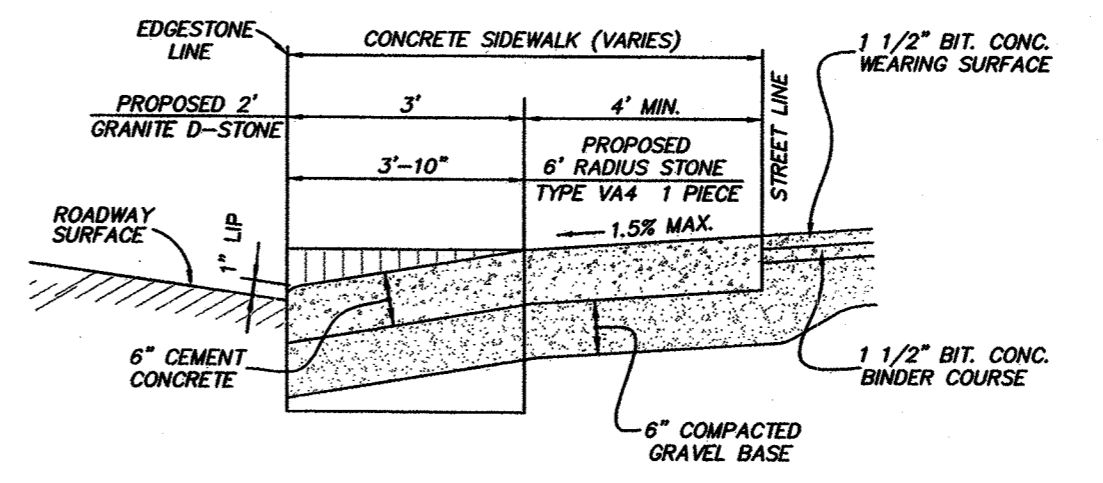
DOWNSPOUT DETAIL  
NOT TO SCALE



SEWER CHIMNEY DETAIL  
NOT TO SCALE

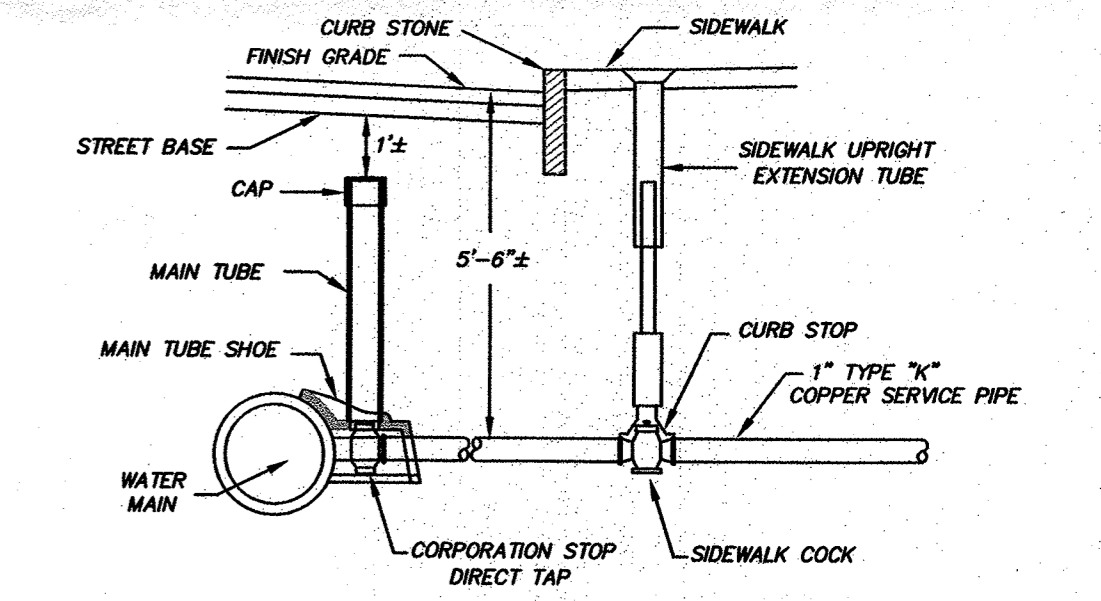


PLAN VIEW  
NOT TO SCALE

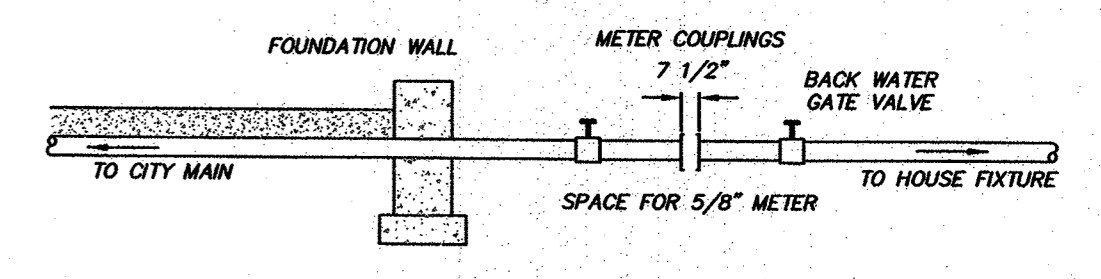


CONCRETE DRIVEWAY SECTION A-A  
NOT TO SCALE

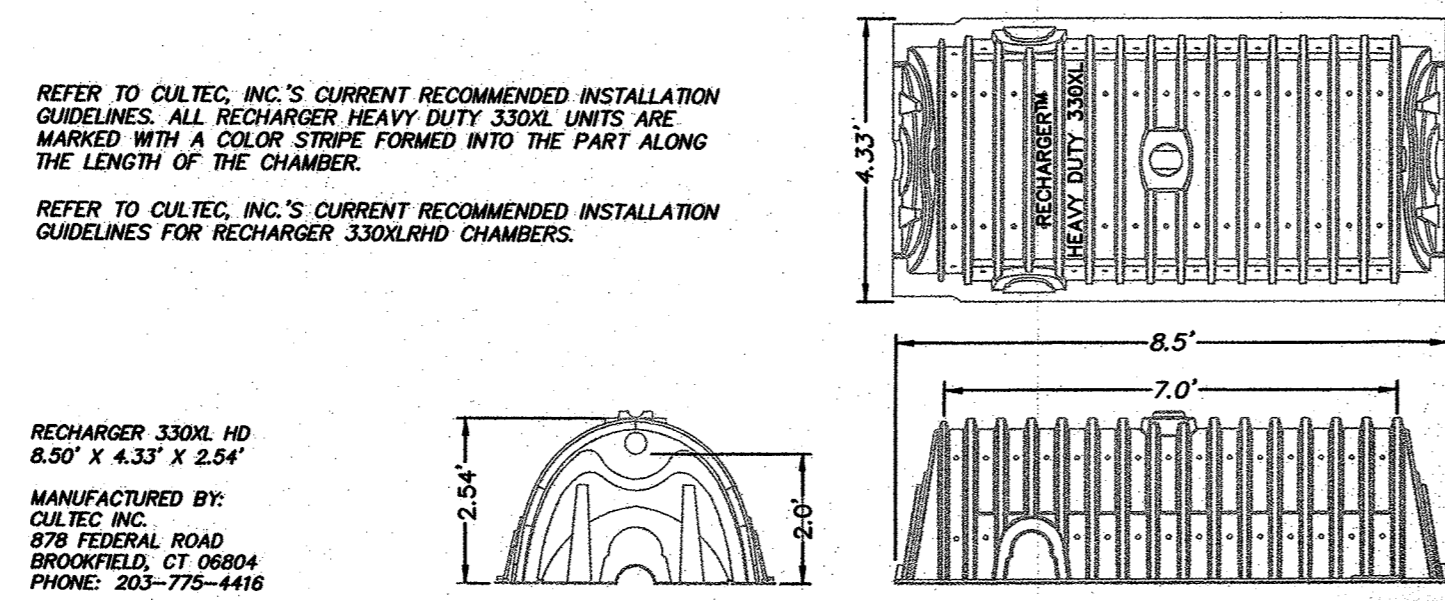
TYPICAL RESIDENTIAL DRIVEWAY DETAIL  
NOT TO SCALE



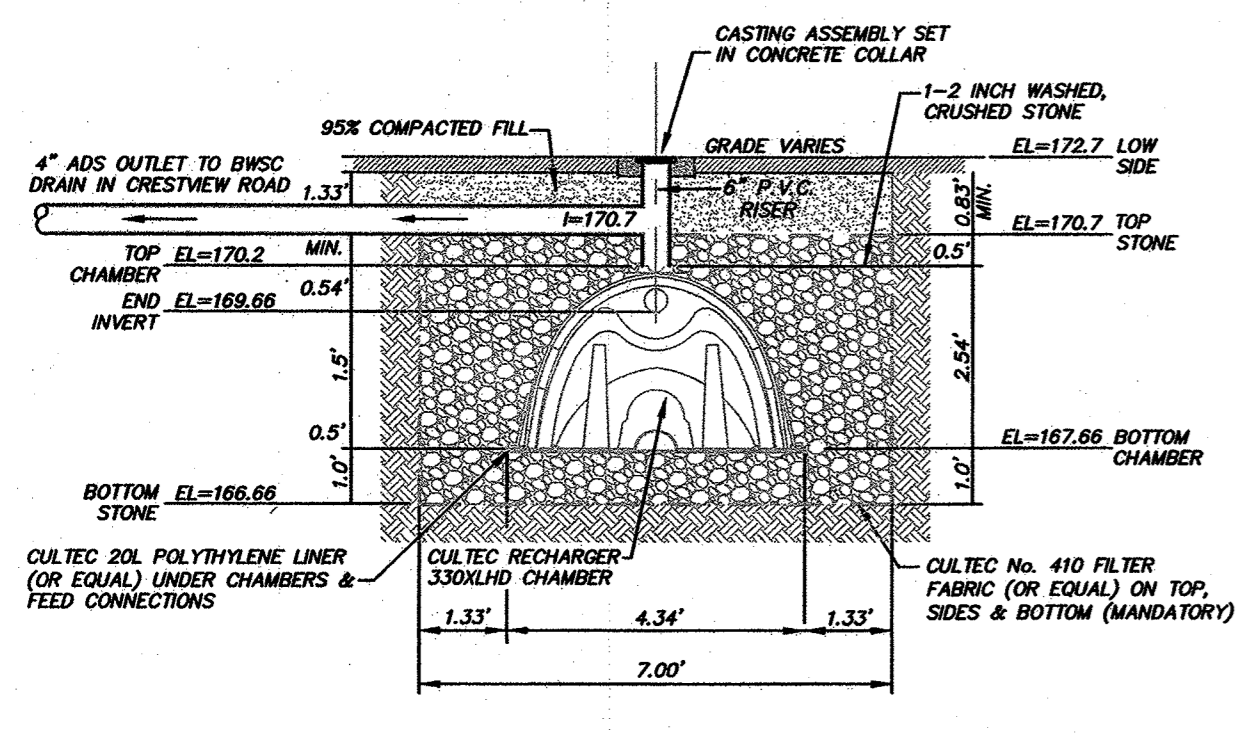
WATER SERVICE CONNECTION  
NOT TO SCALE



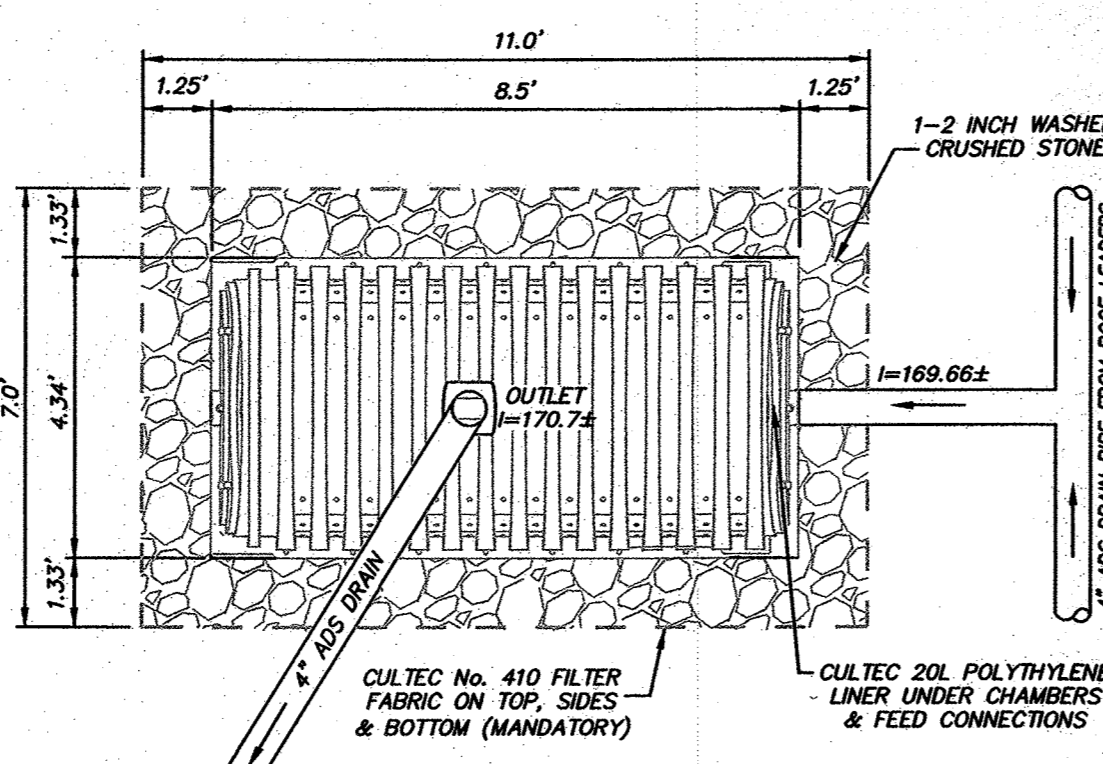
METER SPACING DETAIL  
NOT TO SCALE (BWSC DETAIL)



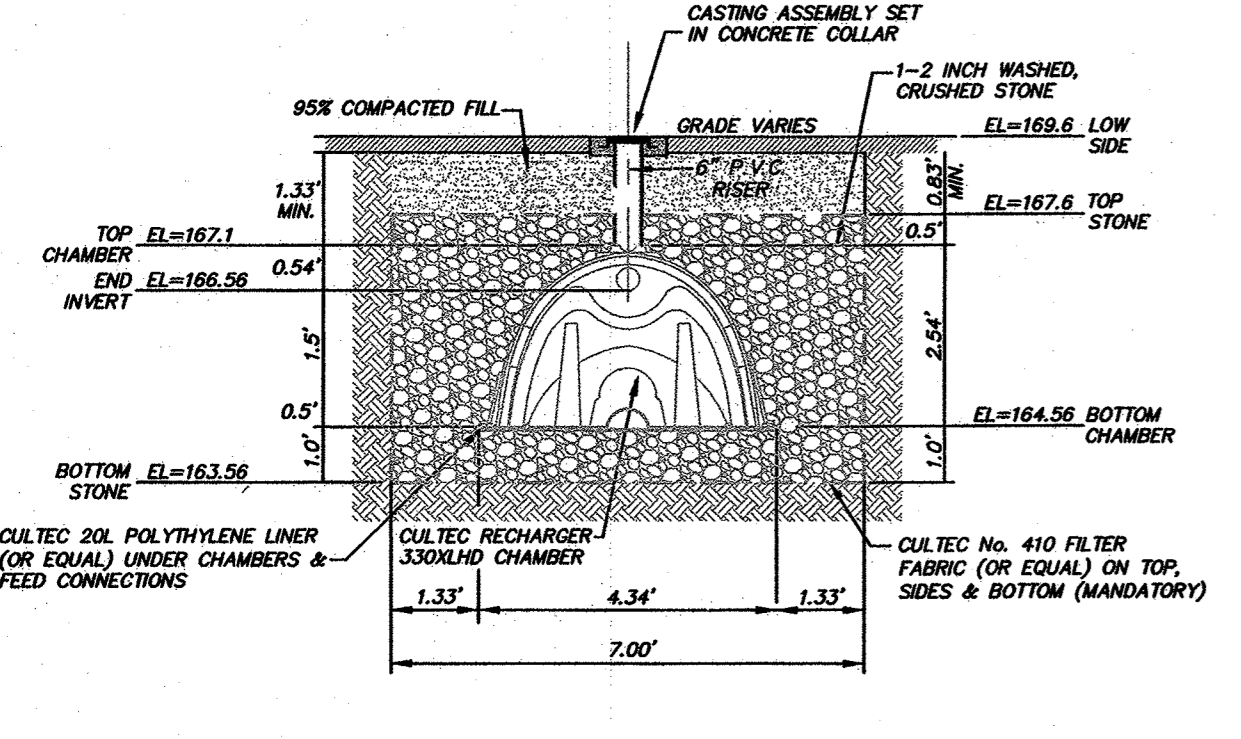
CULTEC RECHARGER 330XLRD CHAMBER  
NOT TO SCALE



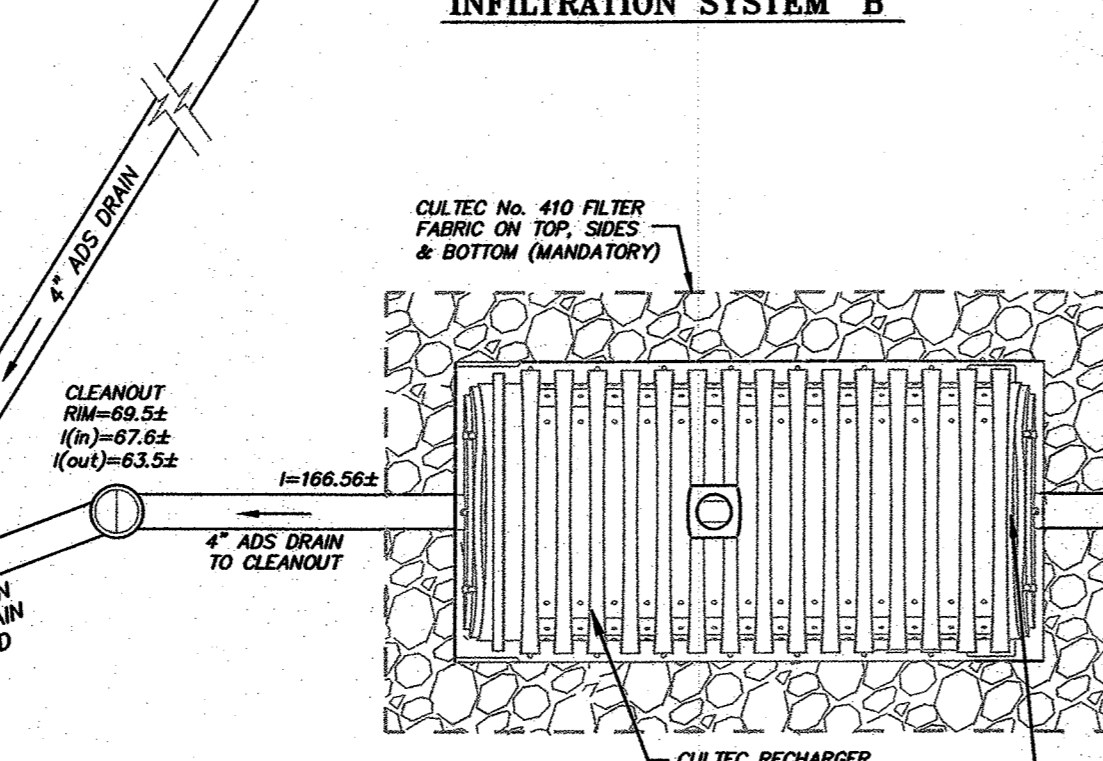
INFILTRATION SYSTEM 'B'



INFILTRATION SYSTEM 'B'

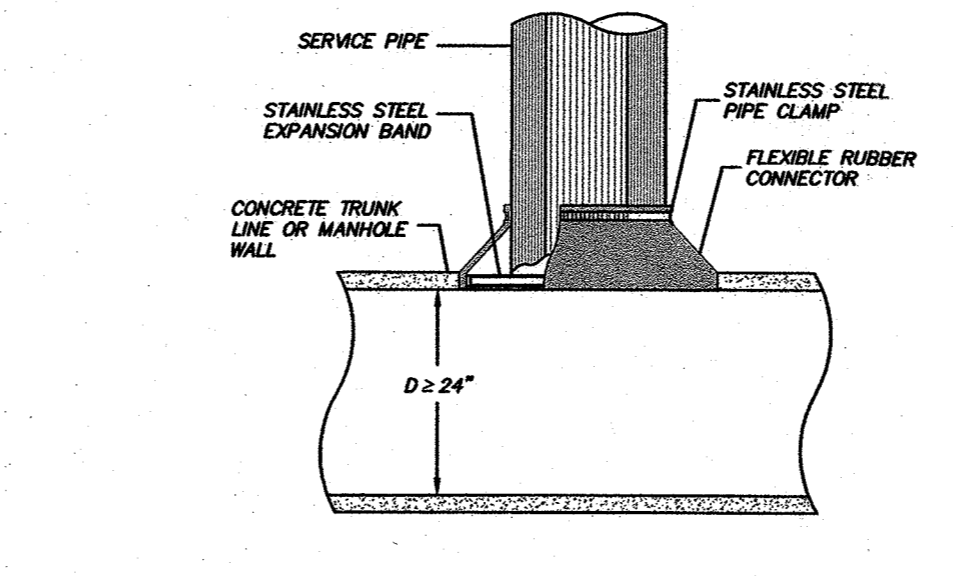


INFILTRATION SYSTEM 'A'



INFILTRATION SYSTEM 'A'

PROPOSED INFILTRATION SYSTEMS 'A' & 'B' - CULTEC RECHARGER 330XLRD CHAMBERS  
NOT TO SCALE



- NOTES:
1. OPENING IN CONCRETE WALL SHALL BE FORMED OR CORED USING HIGH SPEED DIAMOND DRILL.
  2. ALL METAL FITTINGS SHALL BE OF STAINLESS STEEL.
  3. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE CONCRETE PIPE OR WALL.
  4. IF TRUNK LINE DIAMETER IS LESS THAN 24" THEN A SADDLE TYPE CONNECTION WILL BE USED.

FLEXIBLE CONNECTOR FOR LARGE PIPE OR MANHOLE BARREL  
NOT TO SCALE (BWSC DETAIL)



NO.	REVISIONS

BWSC SITE PLAN No. 6-8 CRESTVIEW ROAD BOSTON, MASS. (ROSLINDALE - 02131-4245)  
SCALE: 1"=10' DECEMBER 22, 2014  
NORWOOD ENGINEERING CO., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
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PHONE: 781-762-0143 FAX 781-762-8595  
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FEET 0 5 10 20 30  
SHEET No. 2 OF 2 6919-04