

PWD USE ONLY

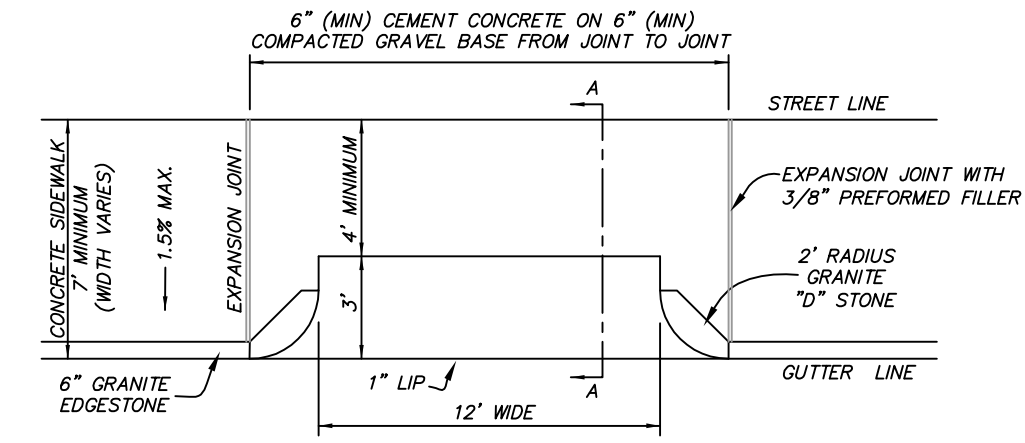
CITY OF BOSTON PUBLIC WORKS DEPARTMENT APPROVAL OF SITE UTILITY/GRADING PLAN

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

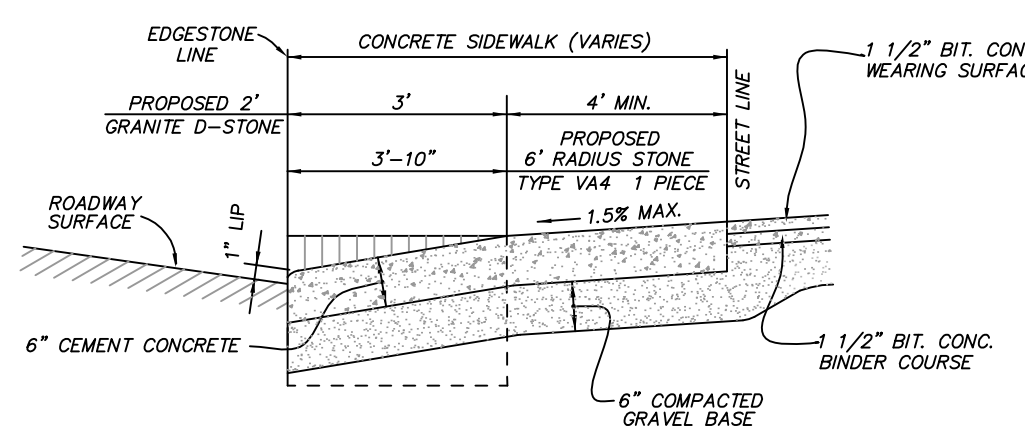
Apparent building projections over the public way?  Yes  No Any building projections over the public way, noted or otherwise, require additional permitting.

TODD M. LIMING, PE, Principal Civil Engineer DATE

RESIDENTIAL DRIVEWAY DETAIL



PLAN VIEW NOT TO SCALE



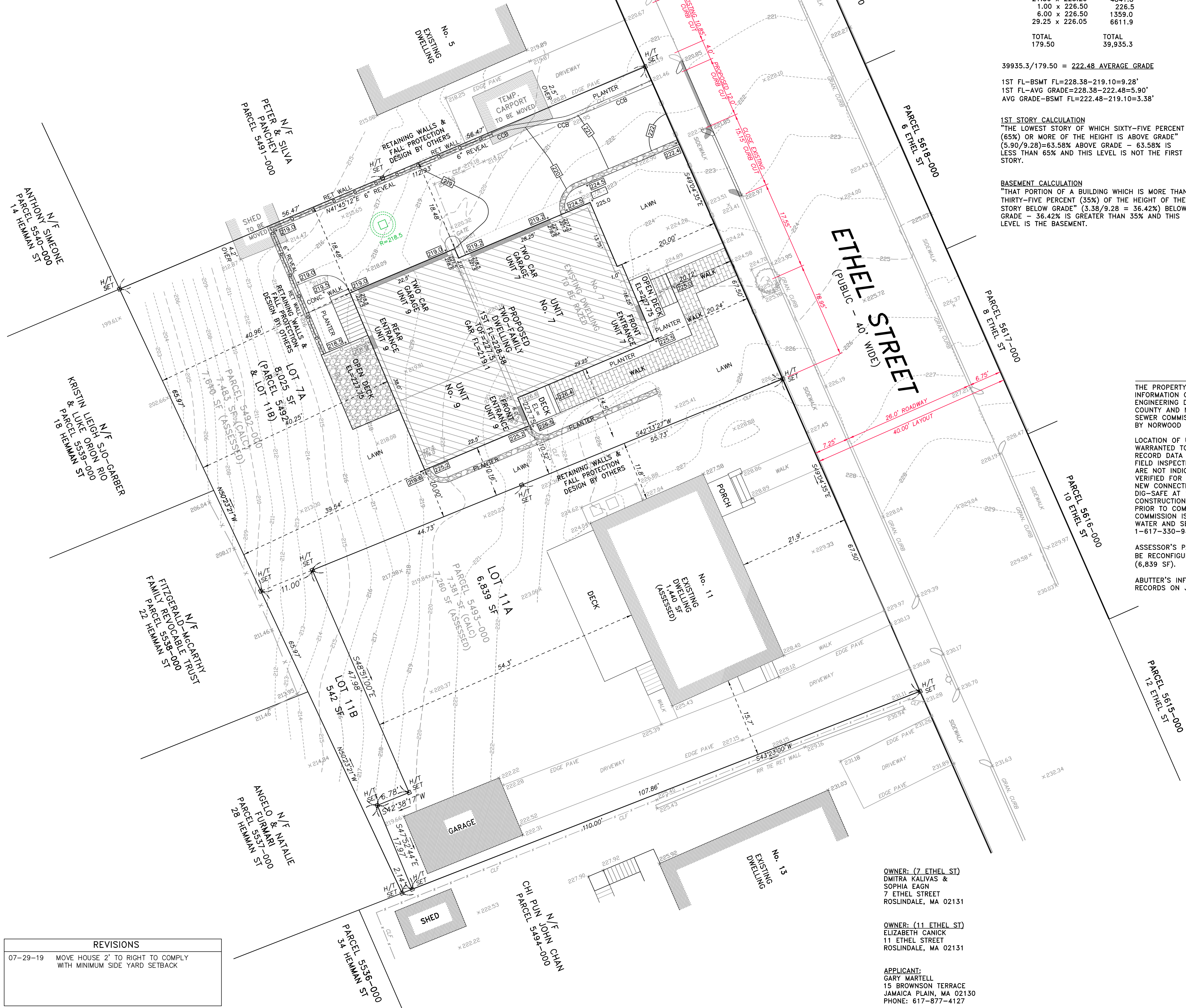
CONCRETE DRIVEWAY SECTION A-A NOT TO SCALE

CONDITIONS OF THE CURB CUT PERMIT

THE PERMITEE AGREES TO SAVE AND HOLD HARMLESS THE CITY OF BOSTON FROM ALL LIABILITY ARISING FROM THE CONSTRUCTION ASSOCIATED WITH PERMIT. THIS PERMIT IS NON-TRANSFERABLE. THIS PERMIT IS CONDITIONAL AND ONLY BECOMES VALID UPON THE ISSUANCE OF A USE OF PREMISES PERMIT BY THE CITY OF BOSTON INSPECTIONAL SERVICES DEPARTMENT ("ISD") FOR THE SAME PLAN SUBMITTED WITH THIS PERMIT. UNLESS OTHERWISE NOTED, THIS PERMIT AUTOMATICALLY EXPIRES 18 MONTHS FROM THE DATE OF THE ISSUANCE UNLESS EXTENDED IN WRITING BY THE CHIEF ENGINEER OF THE PUBLIC WORKS DEPARTMENT. THE PROPOSED SIDEWALK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (521 CMR). ALL WORK DONE UNDER THIS PERMIT SHALL COMPLY WITH WRITTEN REQUIREMENTS OR DIRECTIONS WHICH MAY BE ISSUED BY THE COMMISSIONER OF PUBLIC WORKS RELATING TO THE PARTICULAR PROJECT. THE WORK, MATERIALS, PLANS AND SPECIFICATIONS SHALL BE AVAILABLE AT ALL TIMES FOR INSPECTION BY DULY AUTHORIZED OFFICIALS OF THE CITY OF BOSTON. DRIVEWAY APRON(S) CONSTRUCTED UNDER THIS PERMIT ARE FOR THE PURPOSE OF PROVIDING ACCESS TO LOTS ADJACENT TO THE RIGHT OF WAY. PRIOR TO THE ISSUANCE OF ANY PERMIT FOR THE CONSTRUCTION OF A DRIVEWAY, A PERMIT FROM THE CITY OF BOSTON PARKS & RECREATION DEPARTMENT IS REQUIRED FOR THE REMOVAL, AND/OR PLANTING OF ANY TREES ON OR ALONG A PUBLIC WAY. THE RELOCATION AND/OR ADJUSTMENT OF ANY PUBLIC OR PRIVATE UTILITY SHALL BE THE RESPONSIBILITY OF THE PERMITEE PRIOR TO ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT. COORDINATE THE RELOCATION OF ANY TRAFFIC CONTROL SIGNS, PARKING METERS OR SIGNALIZATION DEVICES WITH THE TRANSPORTATION DEPARTMENT. CONSTRUCTION MATERIALS AND EQUIPMENT MUST NOT BE STORED OR PARKED ON THE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED AS A CONDITION OF THIS PERMIT. PRIOR TO THE RELEASE OF THIS PERMIT, COMPLETE REPAIR (RESTORATION OF RIGHT OF WAY) SHALL BE MADE OF ANY AND ALL DAMAGES DONE TO THE EXISTING IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY CAUSED BY CONSTRUCTION OPERATIONS ON THIS SITE. THE PROPOSED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONDITIONS OF THIS PERMIT, SUBJECT TO THE PROVISIONS OF THE MASSACHUSETTS GENERAL LAWS, THE ORDINANCES OF THE CITY OF BOSTON, AND ALL APPLICABLE REGULATIONS, STANDARDS, SPECIFICATIONS AND INSPECTION AND CONTROL OF THE COMMISSIONERS OF THE DEPARTMENT OF PUBLIC WORKS, INSPECTIONAL SERVICES DEPARTMENT AND TRANSPORTATION DEPARTMENT.

LEGEND

- Drain Manhole (DMH), Catch Basin (CB), Flared End Section (FES), Sewer Manhole (SMH), Electric Manhole (EMH), Telephone Manhole (TMH), Gas Gate (GG), Gas Service (GS), Water Gate (WG), Water Service (WS), Hydrant (HYD), Splash Block, Light Pole (LP), Proposed Lamp Post (LAMP), Utility Pole w/ Light (UP/LP), Hand Hole (HH), Vertical Granite Curb (GC), Sloped Granite Edging (SGE), Bituminous Concrete Berm (BB), Cape Cod Berm (CCB), Precast Concrete Curb (CC), Edge of Pavement (EP), Sign.



AVERAGE GRADE CALCULATION table with columns for Length x Average Grade, Front, Right Side, Left Side, and Total.

ZONING CLASSIFICATION table for Roslindale Neighborhood District 2-Family Residential Subdistrict 2F-6000, including Dimensional Requirements for Ethel St.

39935.3/179.50 = 222.48 AVERAGE GRADE

1ST FL-BSMT FL=228.38-219.10=9.28' 1ST FL-AVG GRADE=228.38-222.48=5.90' AVG GRADE-BSMT FL=222.48-219.10=3.38'

1ST STORY CALCULATION: "THE LOWEST STORY OF WHICH SIXTY-FIVE PERCENT (65%) OR MORE OF THE HEIGHT IS ABOVE GRADE" (5.90/9.28)=63.58% ABOVE GRADE - 63.58% IS LESS THAN 65% AND THIS LEVEL IS NOT THE FIRST STORY.

BASEMENT CALCULATION: "THAT PORTION OF A BUILDING WHICH IS MORE THAN THIRTY-FIVE PERCENT (35%) OF THE HEIGHT OF THE STORY BELOW GRADE" (3.38/9.28 = 36.42%) BELOW GRADE - 36.42% IS GREATER THAN 35% AND THIS LEVEL IS THE BASEMENT.

ETHEL ST FRONT YARD MODAL STUDY table with columns for Setback, Address, and Frontage.

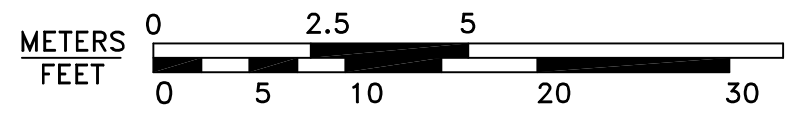
THE FRONT YARD MODAL STUDY IS BASED ON RECORD INFORMATION FROM THE CITY OF BOSTON ASSESSOR'S OFFICE, THE CITY ENGINEERING RECORDS DEPARTMENT AND THE WATER AND SEWER COMMISSION.

PLAN NOTES

THE PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS BASED ON RECORD INFORMATION OBTAINED FROM THE CITY OF BOSTON ASSESSING AND ENGINEERING DEPARTMENTS, THE MASSACHUSETTS LAND COURT, THE SUFFOLK COUNTY AND NORFOLK COUNTY REGISTRY OF DEEDS, THE BOSTON WATER AND SEWER COMMISSION AND ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY NORWOOD ENGINEERING IN JULY AND AUGUST OF 2015. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY, AND ARE NOT WARRANTED TO BE CORRECT. ASSESSOR'S PARCELS 5493 (7 ETHEL ST) AND 5494 (11 ETHEL ST) ARE TO BE RECONFIGURED INTO TWO NEW LOTS, LOT 7A (8,025 SF) AND LOT 11A (6,839 SF). ABUTTER'S INFORMATION WAS OBTAINED FROM THE CITY ASSESSOR'S ON-LINE RECORDS ON JUNE 26, 2019.

BUILDING PERMIT & SUBDIVISION PLAN 7 & 11 ETHEL STREET BOSTON, MASS. (ROSLINDALE- 02131-4507)

SCALE: 1"=10' JUNE 26, 2019 NORWOOD ENGINEERING CO., INC. CIVIL ENGINEERS & LAND SURVEYORS 1410 ROUTE ONE, NORWOOD, MA 02062 PHONE: 781-762-0143 FAX 781-762-8595



REVISIONS table with columns for date and description of changes.



OWNER: (7 ETHEL ST) DMITRA KALIVAS & SOPHIA EAGAN 7 ETHEL STREET ROSLINDALE, MA 02131 OWNER: (11 ETHEL ST) ELIZABETH CANICK 11 ETHEL STREET ROSLINDALE, MA 02131 APPLICANT: GARY MARTELL 15 BROWNSON TERRACE JAMAICA PLAIN, MA 02130 PHONE: 617-877-4127

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



FRONT ELEVATION

DATE: 22 MAY 2019  
SCALE: 1/4" = 1'-0"  
DWN: E.H. Yeomans  
PLAN: 39956-19  
REV: 15 JUNE 19

PROPOSED TWO FAMILY RESIDENCE  
7-9 ETHEL STREET  
ROSLINDALE MA

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LEFT SIDE ELEVATION



DATE: 22 MAY 2019  
SCALE: 1/4" = 1'-0"  
DWN: E.H. Yeomans  
PLAN: 3056-19  
REV: 15 JUNE 19

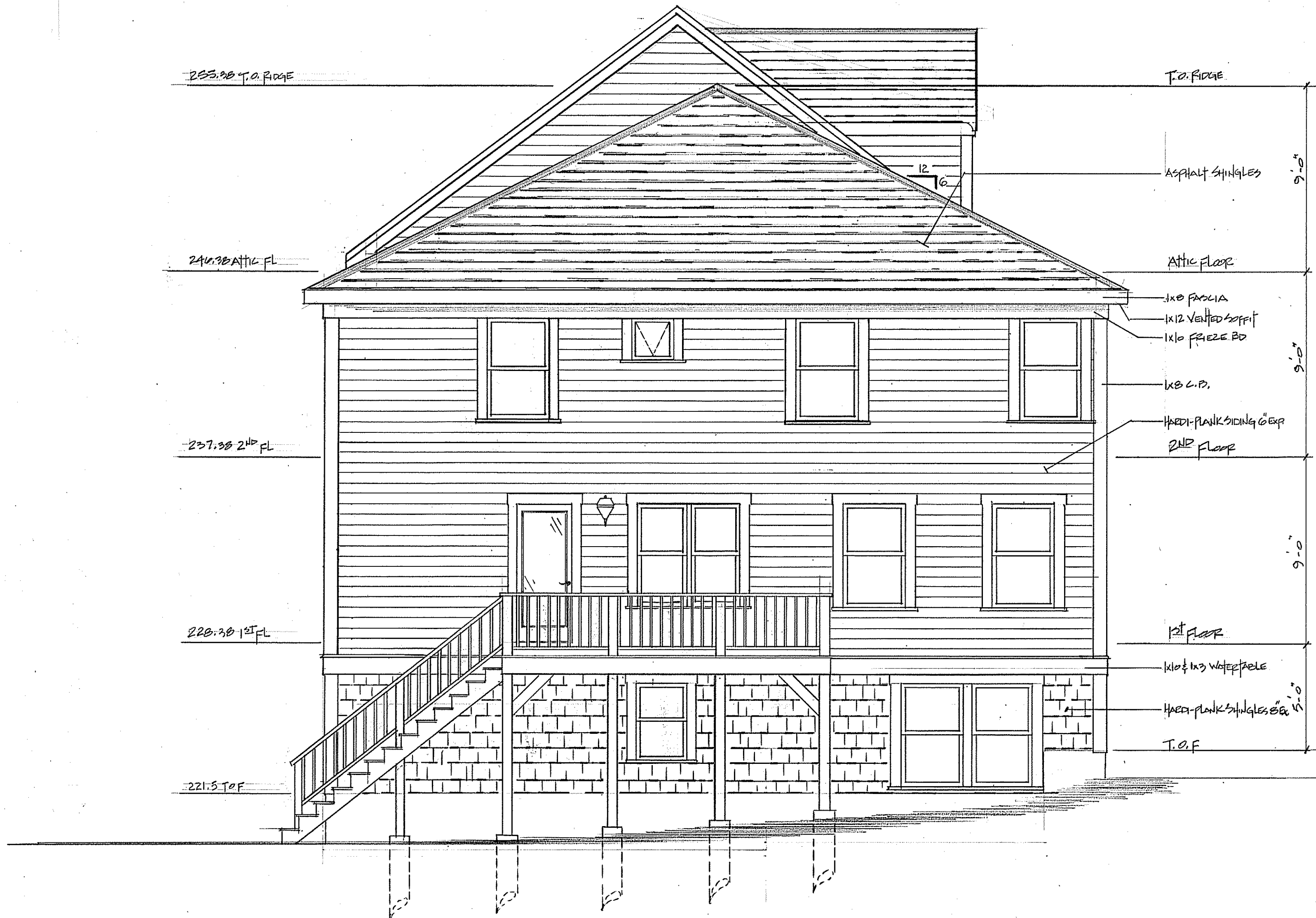
PROPOSED TWO FAMILY RESIDENCE  
7-9 ETHEL STREET  
BURLINGDALE MA

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

REAR ELEVATION

DATE: 22 MAY 2019  
SCALE: 1/4" = 1'-0"  
DWN: E.H. Yeomans  
PLAN: 3/30/19  
REV: 15 JUNE 19

PROPOSED TRUE FAMILY RESIDENCE  
7-9 ETHEL STREET  
ROSLINDALE MA



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RIGHT SIDE ELEVATION



DATE: 22 MAY 2019  
SCALE: 1/4" = 1'-0"  
DWN: E.H. Yeomans  
PLAN: 3936-19

PROPOSED TWO FAMILY RESIDENCE  
7-9 ETHEL STREET  
ROSLINDALE MA

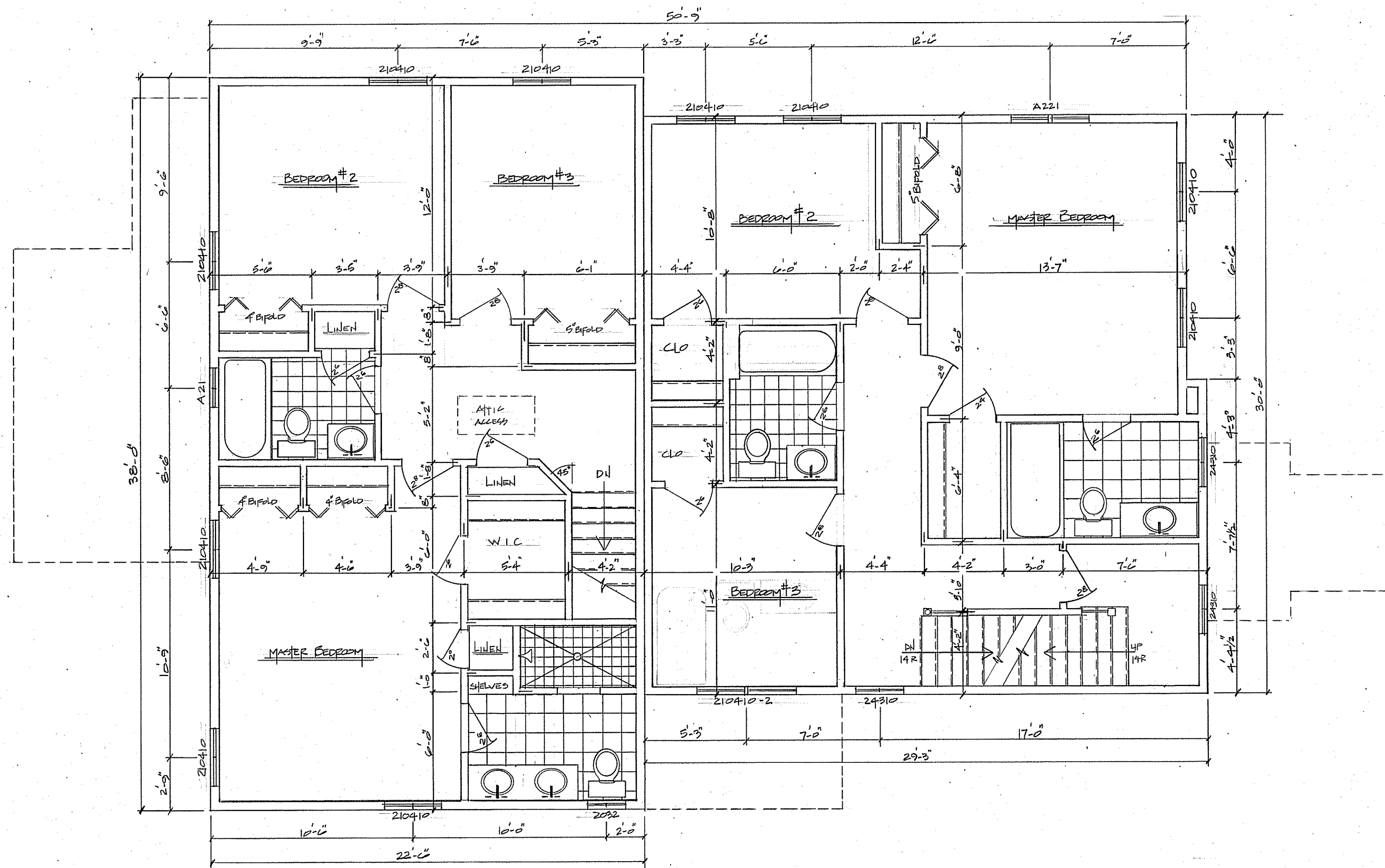








Edward H. Yeomans  
 43 Gaslight Lane  
 N.Easton, MA, 02356  
 508.238.3873



SECOND FLOOR PLAN

DATE: 22 MAY 2019  
 SCALE: 1/4" = 1'-0"  
 DWN: E.H. Yeomans  
 PLAN: 3956-19  
 REV: 15 JUNE 19

PROPOSED TWO FAMILY RESIDENCE  
 7-9 ETHEL STREET  
 ROSLINDALE MA



**NATIVE PLANT COMMUNITIES**

WHOLE SITE | Native, wildlife friendly plantings & practices with a range of trees, shrubs, perennials and groundcovers, helps support biodiversity in the neighborhood



Elm



Kalmia



Virginia Creeper



Hay-scented Fern (Native)

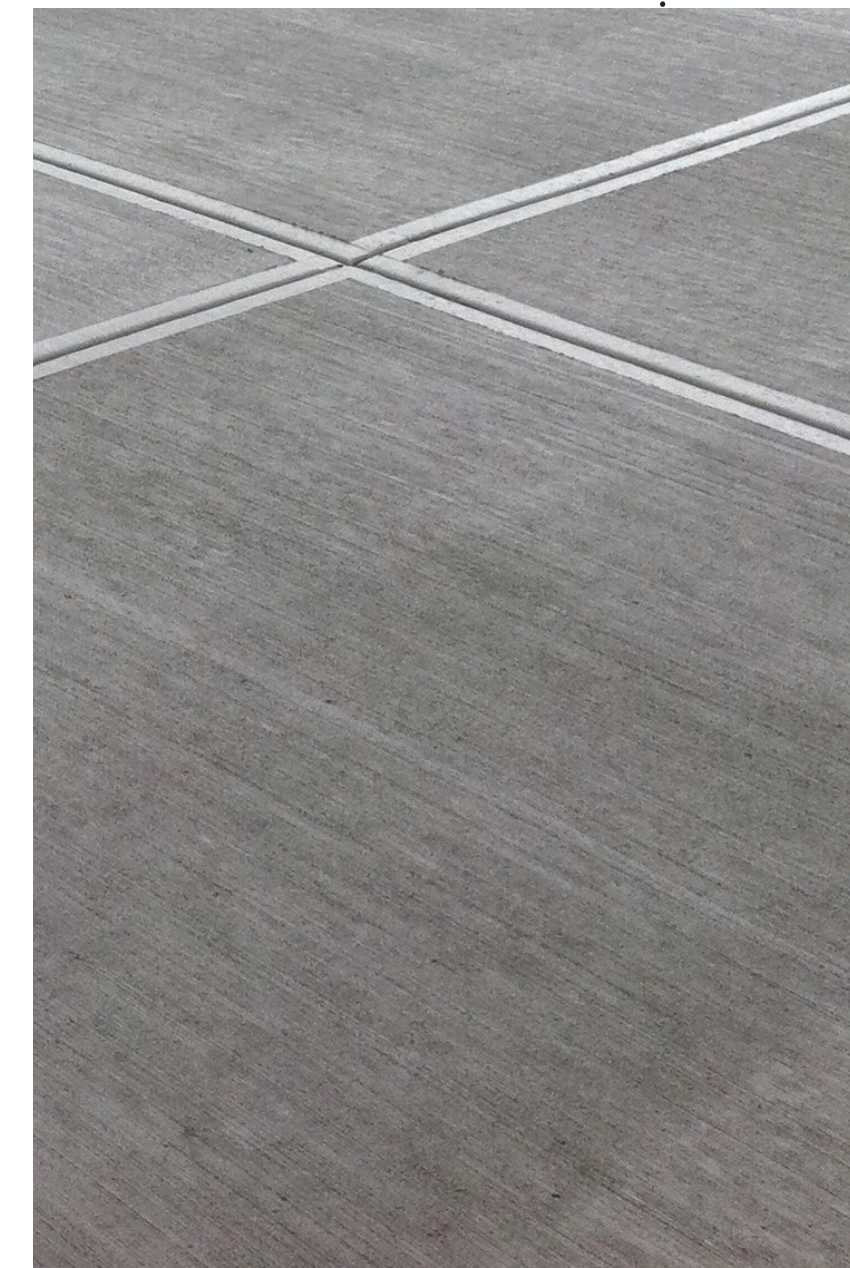


Sweet Fern

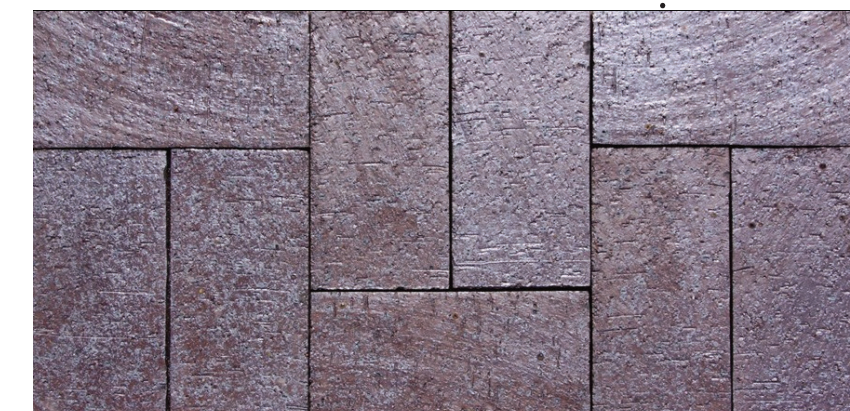
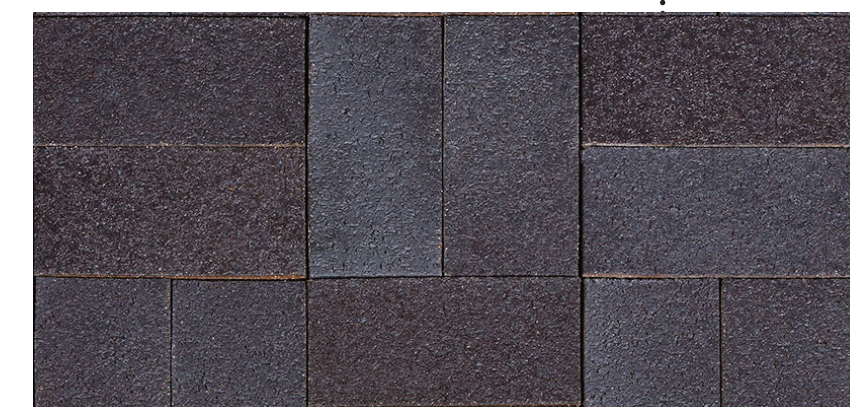


American Spikenard

**PAVEMENTS**



Concrete Sidewalk, Simple and well maintained.



Blended Brick Paving

**PROBABLE PLANT SCHEDULE**

7 ETHEL STREET

SYMB	LATIN NAME	COMMON NAME	SIZE	NOTES
<b>SMALL ORNAMENTAL TREES</b>				
UA 2	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5-3" cal.	B&B
<b>SHRUBS/VINE</b>				
BM 7	Buxus microphylla 'Green Gem'	Green Gem Littleleaf Boxwood	18/24"	
CP 14	Comptonia peregrina 'Premium'	Sweet fern	1gal.	
KL 7	Kalmia latifolia 'nipmuck'	Elf Mountain Laurel	6gal.	
PQ 6	Parthenocissus quinquefolia	Virginia Creeper		
<b>PERENNIALS</b>				
ab	Agastache x 'Black Adder'	Star Flower	2 gal.	Space 24"
ah	Amsonia hubrechtii	American spikenard	2 gal.	
ar	Aralia racemosa	Goatsbeard	2 gal.	
ag	Athyrium filix-femina	Lady's Fern	2 gal.	
af	Carex oshimensis 'Everillo'	Everoro Sedge	2 gal.	18" o.c.
co	Denstaedtia punctilobula	Hay-scented Fern	2 gal.	24" o.c.
dp	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	2 gal.	18" o.c.
hma	Matteuccia struthiopteris	Ostrich Fern	2 gal.	
ms	Phlox stolonifera			18" o.c.
psk				
<b>GROUNDCOVER</b>				
cp	Carex pensylvanica	Pennsylvania sedge	full flat (50 2" plugs)	Space 12" o.c.
<b>BULBS</b>				
D 100	Daffodils			



Revisions:
