

Prometheus Life Safety Inc.
17 Mill Run Rd, Boxford, MA 01921
Jason.Kahan@prolifesafety.com
617-633-3533

Notice of Intent
New Construction of a Six-Unit Residential Building
227 Havre St, East Boston, MA 02128



Proposed Building Exterior Perspective

Submitted By:

227 Havre St LLC, Jason Kahan P.E. Manager
85 Speen St., Framingham, MA01701

Submitted to:

City of Boston Conservation Commission
Boston City Hall
1 City Hall Square
Boston, MA 02201

Survey and Existing Conditions Plan By:

CLG Associates-Surveyors, Field Engineers
3 Boston St.
Salem, MA 01979
William Dentremont PLS

Site Drainage Plan and Proposed Conditions By:

Neponset Valley Survey
95 White St
Quincy, MA 02169

Architect:

Stefanov Architects Inc.
423 West Broadway
Suite 404
Boston, MA 02127

Notice of Intent Prepared By:

Jason Kahan
Prometheus Life Safety Inc.
17 Mill Run Rd
Boxford, MA 01921

**City of Boston Conservation Commission
Boston City Hall, Room 805**

**1 City Hall Square
Boston, MA 02201**

**RE: Notice of Intent - New Construction of a 6-Unit Residential Dwelling,
227 Havre St, East Boston MA 02128**

Dear Mr. Chairman and members of the Commission,

Please accept the enclosed package for the construction of a Six-Unit residential dwelling at 227 Havre St in East Boston, under the Massachusetts Wetlands and Protection Acts and implementing regulations 310 CMR 10.00 on behalf of 227 Havre St LLC and Jason Kahan.

Construction of the four-story six-unit dwelling shall include the first floor as slab on grade parking built above the Floodplain, 20.02 elev (ft.) with flood vents in the side of the foundation and the three levels of residential shall be constructed above the parking.

Construction of the, six-unit building with six parking spaces on site will then occur. There shall be no basement in the new building.

A storm water infiltration system that is designed for the 24 hr flow, one-inch storm shaft be constructed under the parking lot, with an overflow to the street drainage system. This system shall receive storm water from the roof and the parking spaces.

Typical preventative construction methods (see performance Standard Discussion) shall be utilized to ensure protection of the interests under the Wetlands and Protections Acts. No direct or indirect impacts on any wetland resource is anticipated from the construction and operation of the proposed six-Unit dwelling.

Please contact me with any questions.

Sincerely,

Jason Kahan, PE Manager
Prometheus Life Safety Inc
617-633-3533

XC: MA DEP DWR, MassDEP Northeast Regional Office 205B Lowell Street Wilmington, MA 01887
Jason Kahan 17 Mill Run Rd, Boxford, MA 01921

Encl: WPA-FORM 3-Notice of Intent
Wetland Fee Transmission Form
MA DEP Transmittal Form for Permit Application and Payment
Ex A – Project Description – April 12th, 2018
Ex B – Performance Standard Discussion – April 12th, 2018
PLS Env Letter Report - Environmental Observations - 227 Havre St, East Boston, MA - April 12th, 2018
 Fig. 1 – Site locus on USGC Topo Quad, 227 Havre St, East Boston, MA 02128 April 12th, 2018
 Fig. 2 – MassGis 2013 Orthophoto & Data Layers around 227 Havre St, East Boston, MA April
 12th, 2018
 Fig. 3 – FEMA FRIM “Firmette” Around 227 Havre st, East Boston, MA 02128 April 12th, 2018
Abutters Plan and List, 227 Havre St, Boston, MA April 12th, 2018
Abutters Notification form
Affidavit of Service for Abutters’ Notification (Provided to Boston Conservation Commission digitally
after mailing of Abutters’ notifications)
Zoning Code Letter, 227 Havre St Boston, MA April 12th 2018
Elevation Certificate, 227 Havre St, Boston, MA April 12th 2018
Flood Design Affidavit, 227 Havre St, Boston, MA April 12th 2018
Boston Conservation Commission NOI Checklist
Fee Calculation Sheet and Copies of Checks
 (Commonwealth #1107 - \$512.50, City of Boston #1108 - \$1,500.00)
Plan: (Existing Conditions) (Havre St, Boston, MA C1.1 – Site Drainage Plan, BWSC Plan #17-342
 Neponset Survey April 12th, 2018. Orig Scale 1” = 10’ reduced to 11 x 17 inches
Plan: (Details) 227 Havre St, Boston MA C1.2- Details, BWSC Plan #17-342 April 12th, 2018 Various
 scales, Neponset Survey



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **JASONKAHAN**

Transaction ID: **1002977**

Document: **WPA Form 3 - NOI**

Size of File: **248.95K**

Status of Transaction: **Submitted**

Date and Time Created: **8/14/2018:3:24:05 PM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1002977
City/Town:BOSTON

A.General Information

1. Project Location:

a. Street Address	225-227 HAVRE ST		
b. City/Town	BOSTON	c. Zip Code	02128
d. Latitude	42.37496N	e. Longitude	71.03555W
f. Map/Plat #	21147	g.Parcel/Lot #	0106246030

2. Applicant:

Individual Organization

a. First Name	JASON	b.Last Name	KAHAN		
c. Organization	227 HAVRE ST LLC				
d. Mailing Address	17 MILL RUN RD.				
e. City/Town	BOXFORD	f. State	MA	g. Zip Code	01921
h. Phone Number	617-633-3533	i. Fax		j. Email	jkahan@boxcapitalinc.com

3.Property Owner:

more than one owner

a. First Name	JASON	b. Last Name	KAHAN		
c. Organization	1979				
d. Mailing Address	17 MILL RUN RD.				
e. City/Town	BOXFORD	f.State	MA	g. Zip Code	01921
h. Phone Number	617-633-3533	i. Fax		j.Email	jkahan@boxcapitalinc.com

4.Representative:

a. First Name	JASON	b. Last Name	KAHAN		
c. Organization	1979				
d. Mailing Address	17 MILL RUN RD.				
e. City/Town	BOXFORD	f. State	MA	g. Zip Code	01921
h.Phone Number	617-633-3533	i.Fax		j.Email	

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

a.Total Fee Paid	0.00	b.State Fee Paid	0.00	c.City/Town Fee Paid	0.00
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6.General Project Description:

NEW CONSTRUCTION OF 6-RESIDENTIAL DWELLING UNITS LOCATED AT 227 HAVRE ST, BOSTON, MA. THE FIRST LEVEL WILL BE SLAB ON GRADE PARKING BUILT ABOVE THE FLOOD PLAIN AND THREE LEVELS OF RESIDENTIAL WILL BE CONSTRUCTED ABOVE THE PARKING.

7a.Project Type:

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

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

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

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
SUFFOLK	50830	58071	147

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

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

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

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

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

a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
----------------------------------	----------------	----------------

b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
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c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
--	----------------	----------------

	3. cubic yards dredged	
--	------------------------	--

d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
--	----------------	----------------

	3. cubic feet of flood storage lost	4. cubic feet replaced
--	-------------------------------------	------------------------

e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
---	----------------	--

	2. cubic feet of flood storage lost	3. cubic feet replaced
--	-------------------------------------	------------------------

f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if any)	
---	------------------------------	--

2. Width of Riverfront Area (check one)
- 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.

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and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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

a. <input type="checkbox"/> Designated Port Areas	Indicate size under	Land under the ocean below,
b. <input type="checkbox"/> Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes, below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	1. square feet	2. cubic yards dune nourishment
f. <input type="checkbox"/> Coastal Banks	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet	
h. <input type="checkbox"/> Salt Marshes	1. square feet	2. sq ft restoration, rehab, crea.
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	3915	
	1. square feet	

4.Restoration/Enhancement

Restoration/Replacement

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

a. square feet of BVW

b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
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City/Town:BOSTON

Project Involves Streams Crossings

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

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

a. Yes No

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

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

b. Date of map:FROM MAP VIEWER

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

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

1. Percentage/acreage of property to be altered:

(a) within Wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

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

b. Photographs representative of the site

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

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

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

d. Vegetation cover type map of site

e. Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the following

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

2. Separate MESA review ongoing.

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:
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eDEP Transaction #:1040907
City/Town:BOSTON

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

b. Yes No

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

South Shore - Cohasset to Rhode Island, and the Cape & Islands: North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase street - 3rd floor
New Bedford, MA 02740-6694

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

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

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

a. Yes No

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

b. ACEC Name

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

a. Yes No

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

a. Yes No

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

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

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

2. A portion of the site constitutes redevelopment

3. Proprietary BMPs are included in the Stormwater Management System

b. No, Explain why the project is exempt:

1. Single Family Home

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1002977
City/Town:BOSTON

b. No, Explain why the project is exempt:

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

D. Additional Information

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

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

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

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: c. Revised Final Date: e. Scale:

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.

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

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1002977
 City/Town:BOSTON

E. Fees

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

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

1443	8/15/18
2. Municipal Check Number	3. Check date
1445	8/15/18
4. State Check Number	5. Check date
6. Payer name on check: First Name	7. Payer name on check: Last Name

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.

Jason Kahan	7/2/2018
1. Signature of Applicant	2. Date
Jason Kahan	7/2/2018
3. Signature of Property Owner (if different)	4. Date
Jason Kahan	7/2/2018
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 Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

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

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

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1040907
 City/Town: BOSTON

A. Applicant Information

1. Applicant:

a. First Name	JASON	b. Last Name	KAHAN
c. Organization	227 HAVRE ST LLC		
d. Mailing Address	17 MILL RUN ROAD		
e. City/Town	BOXFORD	f. State	MA
		g. Zip Code	01921
h. Phone Number	6176333533	i. Fax	
		j. Email	jkahan@boxcapitalinc.com

2. Property Owner: (if different)

a. First Name	JASON	b. Last Name	KAHAN
c. Organization	1979		
d. Mailing Address	17 MILL RUN ROAD		
e. City/Town	BOXFORD	f. State	MA
		g. Zip Code	01921
h. Phone Number	6176333533	i. Fax	
		j. Email	jkahan@boxcapitalinc.com

3. Project Location:

a. Street Address	225-227 HAVRE ST	b. City/Town	BOSTON
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Are you exempted from Fee? (YOU HAVE SELECTED 'NO')

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

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

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

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
A.) SITE PREPARATION (FOR DEVELOPMENT) BEYOND NOTICE OF INTENT SCOPE;	1	1050.00		1050.00
		City/Town share of filing fee	State share of filing fee	Total Project Fee
		\$537.50	\$512.50	\$1,050.00



Enter your transmittal number

X281339

Transmittal Number

Your unique Transmittal Number can be accessed online:

<http://www.mass.gov/eea/agencies/massdep/service/approvals/transmittal-form-for-payment.html>

Massachusetts Department of Environmental Protection

Transmittal Form for Permit Application and Payment

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Make your check payable to the Commonwealth of Massachusetts and mail it with a copy of this form to: MassDEP, P.O. Box 4062, Boston, MA 02211.

3. Three copies of this form will be needed.

Copy 1 - the original must accompany your permit application. **Copy 2** must accompany your fee payment. **Copy 3** should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to:

MassDEP
P.O. Box 4062
Boston, MA
02211

* **Note:**
For BWSC Permits, enter the LSP.

A. Permit Information

WPA Form 3

Notice of Intent

1. Permit Code: 4 to 7 character code from permit instructions
Construction of a Six-Unit Residential Dwelling
3. Type of Project or Activity

2. Name of Permit Category

B. Applicant Information – Firm or Individual

227 Havre St. LLC

1. Name of Firm - Or, if party needing this approval is an individual enter name below:

Kahan

Jason

2. Last Name of Individual

3. First Name of Individual

4. MI

85 Speen St

5. Street Address

Framingham

MA

01701

6176333533

6. City/Town

7. State

8. Zip Code

9. Telephone #

10. Ext. #

Jason Kahan

Jason.Kahan@prolifesafety.com

11. Contact Person

12. e-mail address

C. Facility, Site or Individual Requiring Approval

1. Name of Facility, Site Or Individual

227 Havre Street

2. Street Address

Boston

MA

02128

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

8. DEP Facility Number (if Known)

9. Federal I.D. Number (if Known)

10. BWSC Tracking # (if Known)

D. Application Prepared by (if different from Section B)*

Prometheus Life Safety Inc

1. Name of Firm Or Individual

17 Mill Run Rd

2. Address

Boxford

MA

01921

6176333533

3. City/Town

4. State

5. Zip Code

6. Telephone #

7. Ext. #

Jason Kahan

8. Contact Person

9. LSP Number (BWSC Permits only)

E. Permit - Project Coordination

1. Is this project subject to MEPA review? yes no
If yes, enter the project's EOE file number - assigned when an Environmental Notification Form is submitted to the MEPA unit:

N/A

EOEA File Number

F. Amount Due

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

Special Provisions:

- Fee Exempt (city, town or municipal housing authority)(state agency if fee is \$100 or less).
There are no fee exemptions for BWSC permits, regardless of applicant status.
- Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
- Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
- Homeowner (according to 310 CMR 4.02).

1443

512.50

August 14, 2018

Check Number

Dollar Amount

Date

Exhibit A – Project Description

The proposed project location is the southwest side of Havre Street, between Marion Street to the North and George R. Visconti Road to the south. A new four-story, six (6) unit multi-family residential dwelling with six (6) off-street parking in ground floor garage and landscaping plants taking up the remainder of the rear yard is extant on the 3,915 square foot (sf) parcel. Combine two lots (Parcel ID Number 0106244000 and 0106246030) into one lot.

Wetland Resources. Please review the attached PLS Environmental Letter Report that provides the results of observations made on and adjacent to the subject site with regard to inland and coastal wetland resources, and rare species and rare wildlife habitat. The report provides a site locus Figure, a MassGIS Orthophoto with data layers, including MassDEP Wetlands data layer, and a FEMA FIRM "Firmette."

The report concludes that there are no inland wetland resources on or adjacent to the site, i.e., no Perennial or Intermittent Streams, no Bordering Vegetated Wetlands, no Land Under Water, no Banks, no Land Under Waterbodies and Waterways, and no Isolated or Bordering Land Subject to Flooding.

The only coastal resource found on site is Land Subject to Coastal Storm Flowage, as shown on the FEMA FIRM "Firmette" that is based upon the most recent FEMA Map Numbers 25025C0018J and 25025C0081J dated 16 Mar 16. Land Subject to Flooding or Inundation by Coastal Flowage (LSCSF), defined under 310 CMR 10.04 as land subject to any inundation caused by coastal storm up to and including that caused by the 100-year storm (one percent return frequency), surge of record or storm of record, whichever is greater.

Land Subject to Coastal Storm Flowage.

While there are no Commonwealth performance standards for this coastal resource, the Massachusetts Building Code contains section 780 CMR 120.G Flood-resistant Construction and Construction in Coastal Dunes, that requires construction at or above the Base Flood Elevation. The proposed project is constructed above the Base Flood Elevation.

Construction. This portion of the project consists of the construction of a four-story, six-unit building that shall contain a floor parking at grade and second to fourth floor residential units (3782 sf per level). Each unit will include a private outdoor space.

Zoning. Variances have been applied for from the Boston Zoning Board of Appeals (BZBA) for excessive F.A.R. and insufficient open space. We anticipate the BZBA granting these variances in early November, 2017.

Flood Hazard District. No variance was sought or required for "Flood Hazard Districts" Article 25 Sec. 5 as the project has shown compliance with the provisions of this article. An elevation certificate signed and stamped by Brian Buia, PE, and a Flood Design Affidavit signed and stamped by Douglas Stefanov, AIA, is attached. The Elevation Certificate package includes elevations of the proposed building by Stefanov architects.

Douglas Stefanov, AIA, is attached. The Elevation Certificate package includes elevations of the proposed building by Stefanov architects.

Ex. A - Project Description – 227 Havre St., Boston - Page 2/2 - 04 Jun 18

Foundation. The construction of the four-story residence shall not include any traditional "basement" space. The former basement area will be filled to the adjacent ground elevations, as shown on the elevations attached to the Elevation Certificate. The foundation will be typical spread footings with a frost wall. Although a test pit nine feet deep was dug on site that did not encounter groundwater, if dewatering is required to install the footings, "Dirt Bags" shall be used to filter groundwater.

Sprinklers. The building shall be equipped with full sprinkler protection which will be connected to the street.

AE Flood Zone. A portion of the site is within the FEMA FIRM AE Flood Zone, which is at elevation 10.0 ft BCB. The first floor of habitable living space will be at elevation 20.02 BCB to provide for freeboard above the Flood Zone elevation.

Construction Sustainability. The building shall be constructed to adhere to the "Stretch" energy code. All walls shall receive spray foam insulation, appliances shall be energy star related, and the domestic hot water and boiler shall be fed from a high-efficiency, tankless water heater. The furnace shall be a minimum of 90 percent efficient. Programmable thermostats shall be utilized to ensure heating and cooling usage is efficient. Approximately 80 percent of construction waste shall be diverted or recycled. The project has contracted with Greater Boston Green Energy and Analytics for consulting services.

Storm water Calculations: On-site leaching dry wells shall be utilized to infiltrate storm water from the new residential building roof, driveway, and parking area. The two proposed dry wells shall be six ft diameter, four and one-half ft high, with a two ft bed of crushed stone under the dry wells, and one ft of crushed stone around the walls. The dry well model is Oldcastle Precast, Model DW6-6HD.

The design runoff volume emanates from the proposed roof and driveway area, which is 2,752 sf. For a one inch design rainfall, the runoff volume was calculated at 327 cubic feet (cf) by Neponset Valley Survey. Please see the proposed conditions plan by Neponset Valley Survey. The storage capacity in the storm water infiltration system (four dry wells) is 156 cf. Storage capacity in the crushed stone volume is calculated at 604 cf, assuming 30 percent voids. The total storage volume, therefore is 165 cf plus 152 cf, or 327 cf, which is greater than the 229 cf necessary for the runoff from a one-inch storm event. Therefore, the capacity proposed storm water infiltration system is larger than that volume generated by the one-inch storm event.

Exhibit B - Performance Standards Discussion

Construction of a Six-Unit Residence 227 Havre Street, East Boston – 04 June 18

While there are no performance standards associated with Land Subject to Coastal Storm Flowage (LSCSF), there are methods and techniques that address some of the protected interests of the Wetlands Protection Act while a project is undergoing construction. These include the following interests and responses.

- 1. Protection of public and private water supply.** There are no known public or water supply wells that could be affected by work on the site.
- 2. Protection of ground water supply.** The test pit dug on the site to nine feet below ground surface (bgs) revealed no indications of groundwater. Since the frost foundation is a maximum of four to five feet deep, and the storm water infiltration system is seven feet deep (see Boston Coastal Consulting Sheet CI .2-Details), neither of these items shall intercept the groundwater. The parking lot storm water is directed into the storm water infiltration system that contains dry wells as a first defense site. The infiltration system has a six-inch overflow connection to the Havre Street 18-inch main.
- 3. Flood control.** A portion of the area is within the one percent frequency for storm events, in the FEMA FIRM AE (elevation 10.0 ft) Flood Zone that emanates from Land Subject to Coastal Storm Flowage (LSCSF). During construction, this interest shall be protected by ensuring all project-related materials are secured before any storm event to prevent damage from material moving off-site. Additionally, excavate or fill material shall be staged for minimum time periods to ensure there is no volumetric impact on flooding in the surrounding area. When possible, project materials shall be staged above elevation 10.0 feet NAVD 88.
- 4. Prevention of pollution.** Disposal of all construction materials shall be completed in accordance with all federal, state, and local laws and regulations. Bills of lading and manifests shall be available in the project office. Drip pans shall be utilized for all vehicles and equipment requiring fueling when on site overnight. Drip pans shall also be used under all fuel containers if they are to be staged on site. Any dumpsters brought to the site shall not have voids which can leak liquids. Containment (e.g., tarps and underlayment methods) shall be used on staged materials that could cause pollution of the site. Street catch basins shall be protected from any impacts from the construction project, including adding protection within the catch basin, as appropriate. No petroleum products or hydraulic fluids shall be stored overnight within the AE Flood Zone on the site.
- 5. Protection of fisheries and land containing shellfish.** Please see No. 4, above.

Prometheus Life Safety Inc.
17 Mill Run Rd, Boxford, MA 01921
Jason.Kahan@prolifesafety.com
617-633-3533

City of Boston Conservation Commission
Boston City Hall, Room 805

1 City Hall Square
Boston, MA 02201

RE: Environmental Observations - 227 Havre St, East Boston MA 02128

Dear Mr. Chairman and members of the Commission,

This letter report provides overall environmental observations on and around the site at 227 Havre Street in East Boston, in the Central-Maverick Square neighborhood. Three figures are attached: Fig. 1 shows the Site Locus, Fig. 2 shows the 2013 MassGIS/USGS Color Orthophoto and various data layers, and Fig. 3 is a current FEMA FIRM "Firmette" showing flood zones as of 17 March 2017.

PLS Staff visited the site on 25 Oct 17, and made the following observations:

1. The site is a non linear shaped parcel, with no existing structures. The parcel consists of open lots
2. The rear yard is vegetated, with grasses in the center, and landscaping and a former vegetable garden inside a chain-link fence around the three sides of the yard. The surface slopes slightly into the year yard.
3. The one species in the overstory in the rear yard is an invasive sycamore maple (*Acer pseudoplatanus*, UPL). There are tree-of-heaven (*Ailanthus altissima*, UPL) trees that have grown into the rear yard chain link fence on the adjacent property to the rear.
4. The herbaceous story is a mix of lawn grasses, tree-of-heaven seedlings (to the rear of the yard), American pokeweed (*Phytolacca americana*, FACU), common chickweed (*Stellaria media*, FACU), mugwort (*Artemisia vulgaris*, UPL), lesser burdock (*Arctium minus*, FACU), sycamore maple

City of Boston Conservation Commission – 227 Havre St. - PLS Observations of 25 Oct 17 - Page 2/3

seedling.s, raspberries (*Rubus* sp.), temperate zone bamboo, climbing nightshade (*Solanum dulcamara* (FAC), roses (*Rosa* sp.), and petunias (*Petunia* sp.).

5. The vine story among the chain-link and other fences in the yard include grapevines (*Vitis* sp.), invasive porcelainberry (*Ampelopsis brevipedunculata*, UPL) and many morning-glories (*Ipomoea* sp.).

The summary of the plant species found in the rear yard is that there are very few species that are facultative (FAC) or wetter (FACW, OBL), so that the area would not qualify as a Wetland under the Commonwealth's Wetlands Protection Act or Rivers Protection Act and their implementing regulations.

While the soil on site is recorded by the Natural Resources and Conservation Service as Udipsamments, wet substratum, the soils in the area have been filled many years ago, and there are no wetland resources that were found within nearly 500 feet, where there is a Coastal Bank and Tidal Flat associated with the edge of the Massport Harborwalk Park that continues to the southeast boundary of Porzio Park.

Other conclusions regarding environmental issues can be deducted from review of the figures attached. They include:

6. The site is **not within an Area of Critical Environmental Concern**.
7. **Work on the parcel could not affect either an Estimated Habitat of Rare Species or a Priority Habitat of Rare Wildlife** since the nearest Priority Habitat (PH 250) is over at Logan Airport, and Estimated Habitat (EH 795) is about a mile to the north-northwest from the site locus.
8. There are **neither Potential or Vernal Pools in the area** that could be affected by work on the site at 227 Havre Street.
9. A portion of the site, that of the rear yard, is within an **"AE" FEMA FIRM Flood Zone, with an elevation of 10.0 feet**, according to the most recent FEMA FIRM Map, Map Numbers 25025C0018J and 25025C0081J, revised 17 Mar 2017. The AE Flood Zone is defined as "an area inundated by 1% annual chance flooding, (formerly 100-year flood) for which BFEs (Base Flood Elevations) have been determined."
10. Another portion of the site, most of the building structure, is within the **"X" FEMA FIRM Flood Zone**, which is defined as "Areas determined to be outside 500-year floodplain determined to be outside the 1 % and 0.2% annual chance floodplains."

To further summarize, there are no Commonwealth- or City-jurisdictional wetlands on the site outside the AE Flood Zone, in my professional opinion.

City of Boston Conservation Commission – 227 Havre St. - PLS Observations of 25 Oct 17 - Page 3/3

To provide you with some background, I have been working as a Wetland Scientist for over 30 years, which includes over a decade as an Environmental Analyst with the Metropolitan District Commission (Now part of the Department of Conservation and Recreation). I hold a Master of Science in Resource Management and Administration. I have served as a part-time Conservation Agent for over 15 years in addition to my work as a wetlands permitting and peer review consultant

If you have any questions regarding the above or attached information, please contact me.

Sincerely,

Jason Kahan, PE Manager

- Encl: Fig. 1 - Site Locus on USGS Topo Quad - 227 Havre St, East Boston - 26 Oct 17
Fig. 2 - MassGIS Othophoto & Data Layers around 227 Havre St., East Boston - 26 Oct 17
Fig. 3 - FEMA FIRh,4 "Firmette", 227 Havre St., East Boston - 4 Jun 18
- XC: M. Savatsky, 778 East Street #2, South Boston MA 02127
S. Bemstein, Atty at Law, 220 HiW11and St., Suite 306, Needham MA 02494-3035

NOTIFICATION TO ABUTTERS UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT

In accordance with the second paragraph of the Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is **227 Havre St. LLC**.
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of the **City of Boston** seeking permission to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed is **227 Havre Street, East Boston**.
- D. Copies of the Notice of Intent may be examined at the **City of Boston Conservation Commission, 1 City Hall Square, Room 709, Boston MA 02201**

Between the hours of 9:00 AM and 5:00 PM Monday to Friday .

- E. Copies of the Notice of Intent may be obtained from either (check one) the applicant or the applicant's representative , by calling **781.659.f90 between the hours of 9 AM and 5 PM Monday to Friday**.
- F. Information regarding the date, time, and place of the public hearing may be obtained from: **Jason Kahan at 617.633.3533 (or Jason.Kahan@prolifesafety.com)** between the hours of 9 AM and 5 PM Monday to Friday.

Check one: This is the applicant , representative Or other , (specify):

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 in the City or Town Hall not less than forty-eight (48) hours in advance.

NOTE: You may also contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Central Region:	508.792.7650	Northeast Region:	978.935.2160
Southeast Region:	508.946.2800	Western Region:	413.784.1100

The City of Boston Conservation Commission Public Hearing on this Notice of Intent is currently anticipated to be 5 Sept 18, in the Piemonte Room, 5th Floor of Boston City Hall, 1 City Hall Square, Boston.

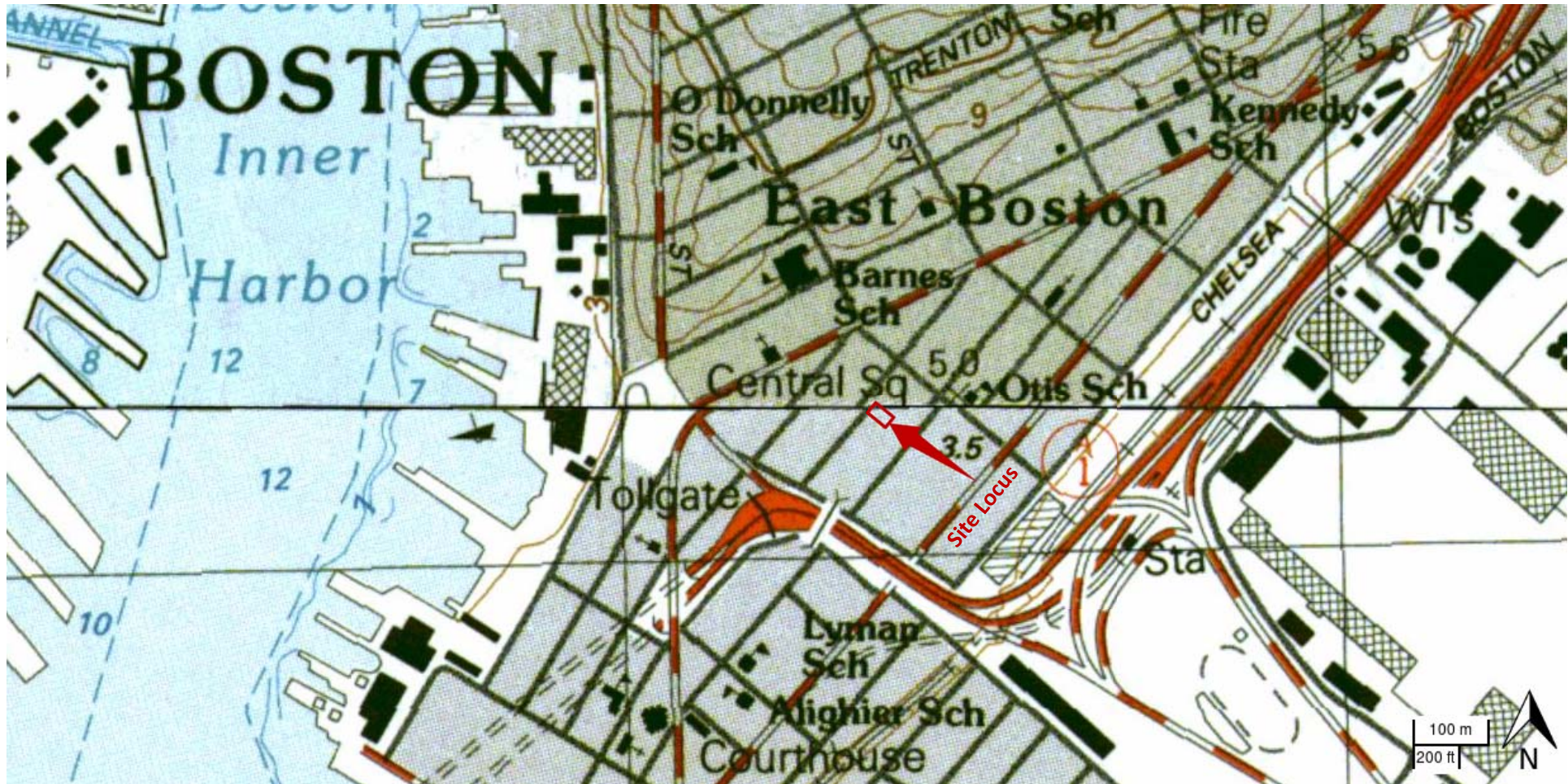


Figure 1 – Site Locus on USGS Topographic Quadrangle [227 Havre St, East Boston, MA, 02128, USA]

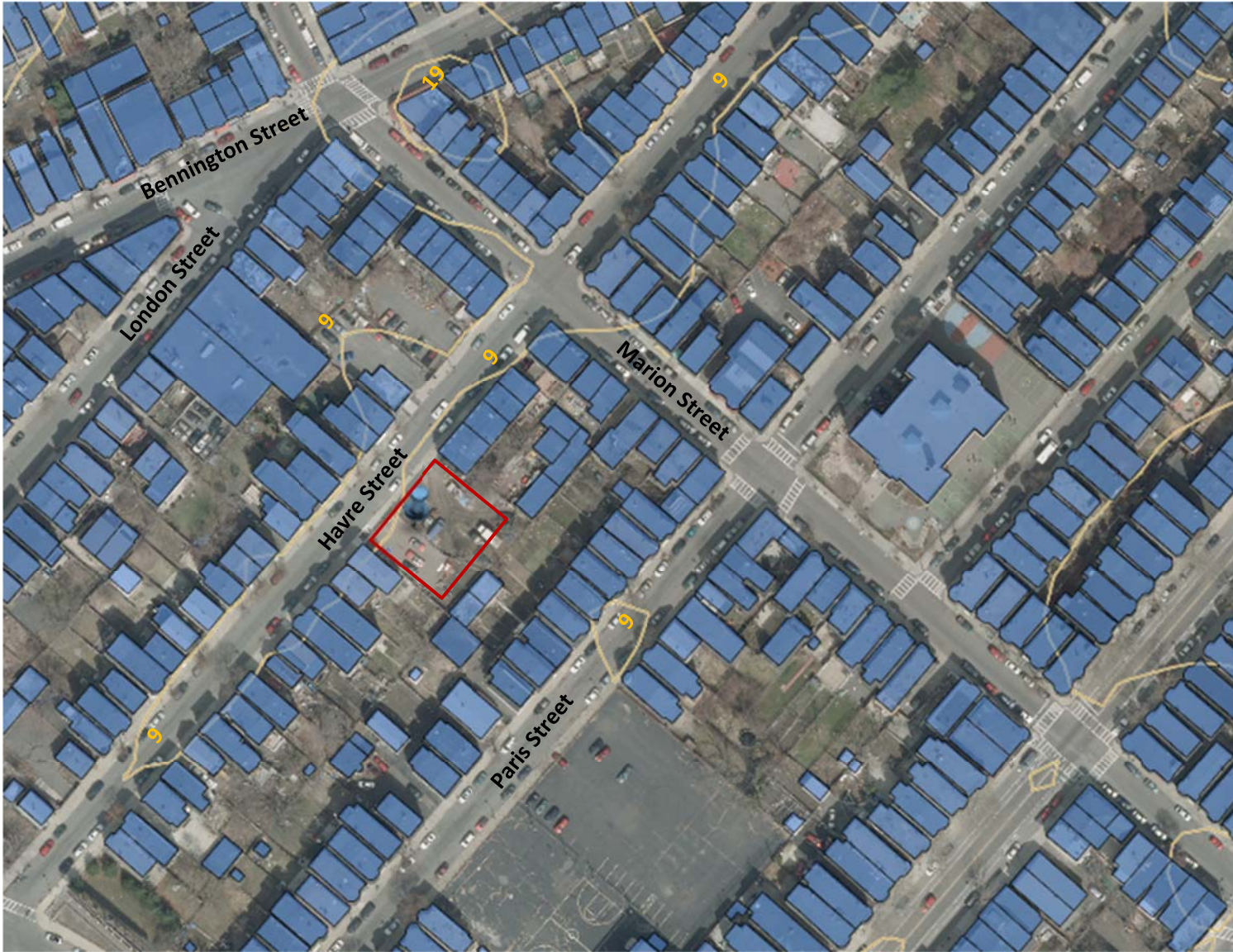


Figure 2 – MassGIS 2013 Orthophoto & Data Layers Around 227 Havre Street, East Boston

National Flood Hazard Layer FIRMMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth
		Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

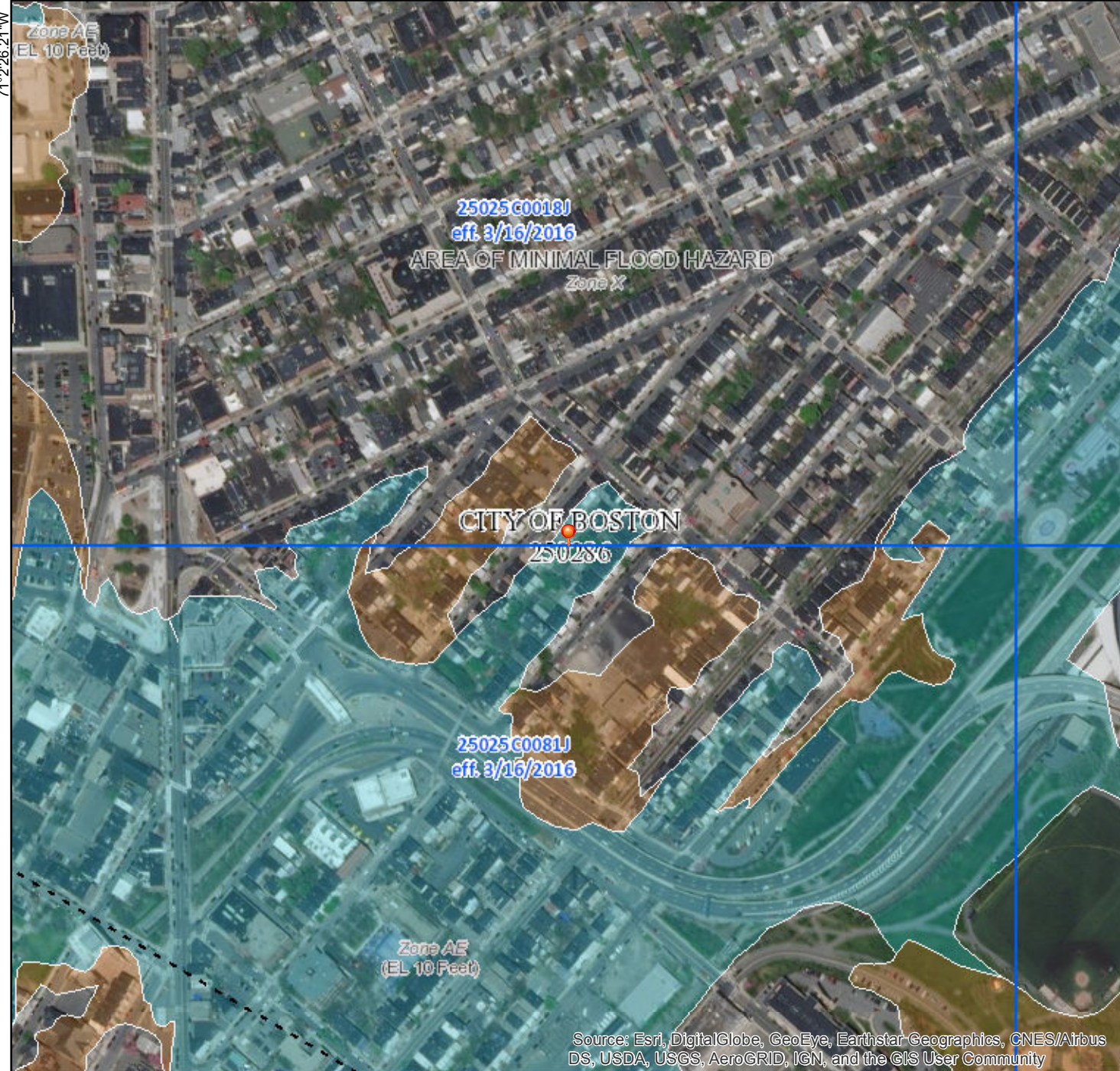
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/4/2018 at 12:46:17 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

42°22'43.50"N

71°2'26.21"W



0 250 500 1,000 1,500 2,000 Feet 1:6,000 42°22'16.92"N 71°148.75"W



PID	OWNER	ADDRESSEE	MLG_ADDRESS	MLG_CITYSTATE	MLG_ZIPCODE	LOC_ADDRESS	LOC_CITY	LOC_ZIPCODE
106196000	LOPEZ MIGUEL A	C/O MIGUEL A LOPEZ	10 PRINCETON ST	EAST BOSTON MA	2128	224 PARIS ST	EAST BOSTON	2128
106202000	AMORE TONE B	C/O TONE B AMORE	206 PARIS ST	EAST BOSTON MA	2128	206 PARIS ST	EAST BOSTON	2128
106197000	DILORENZO ANTHONY V ETAL		222 PARIS	EAST BOSTON MA	2128	222 PARIS ST	EAST BOSTON	2128
106200000	VALENTIN ISMAEL	C/O ERIC MARBERBLATT TRUSTEE	216 PARIS ST	EAST BOSTON MA	2128	216 PARIS ST	EAST BOSTON	2128
106204001	AMAYA MARIA E	C/O MARIA E AMAYA	194 PARIS ST	EAST BOSTON MA	2128	PARIS ST	EAST BOSTON	2128
106205000	PIRRELLO MARIE LT	C/O MARIE PIRRELLO	192 PARIS ST	EAST BOSTON MA	2128	192 PARIS ST	EAST BOSTON	2128
106190000	BRUNO PAUL TS	PAUL S BRUNO TS	107 ORLEANS ST	E BOSTON MA	2128	197 MARION ST	EAST BOSTON	2128
106201000	ESCOBAR MAURICIO		210 PARIS ST	EAST BOSTON MA	2128	210 PARIS ST	EAST BOSTON	2128
106198000	GIRALDO ALCIDES L	C/O ALCIDES L GIRALDO	220 PARIS ST	EAST BOSTON MA	2128	220 PARIS ST	EAST BOSTON	2128
106199000	BRUNO PAUL S TS	C/O PAUL S BRUNO	218 PARIS ST	EAST BOSTON MA	2128	218 PARIS ST	EAST BOSTON	2128
106204000	AMAYA MARIA E	C/O MARIA AMAYA	194 PARIS ST	EAST BOSTON MA	2128	194 PARIS ST	EAST BOSTON	2128
106203000	ALIAGA RAUL	C/O RAUL ALIAGA	2 CARLSON CI	WEST ROXBURY MA	2132	202 PARIS ST	EAST BOSTON	2128
106242000	PIAZZA SANTO TS	C/O FRANCESCA PIAZZA	1 AMANDA DR	DANVERS MA	1923	221 HAVRE ST	EAST BOSTON	2128
106244010	PIAZZA SANTO	C/O SANTO PIAZZA	1 AMANDA DR	DANVERS MA	1923	HAVRE ST	EAST BOSTON	2128
106246040	PIAZZA SANTO	C/O SANTO PIAZZA	1 AMANDA DR	DANVERS MA	1923	HAVRE ST	EAST BOSTON	2128
106245001	FRIZZI CONO TRSTS		6 WEST WOODCREST DR	MELROSE MA	2176	HAVRE ST	EAST BOSTON	2128
106248000	BRUNO PAUL S TS	C/O PAUL S BRUNO	218 PARIS ST	BOSTON MA	2128	241 HAVRE ST	EAST BOSTON	2128
106246020	BRUNO PAUL	C/O PAUL BRUNO	218 PARIS STREET	BOSTON MA	2128	237 HAVRE ST	EAST BOSTON	2128
106240000	215 HAVRE STREET TRUST	C/O PASQUALE MELE	215 HAVRE ST	EAST BOSTON MA	2128	215 HAVRE ST	EAST BOSTON	2128
106241000	MORAN CARLOS	C/O CARLOS MORAN	217 HAVRE ST	EAST BOSTON MA	2128	217 HAVRE ST	EAST BOSTON	2128
106244000	227 HAVRE STREET LLC	C/O 227 HAVRE STREET LLC	17 MILL RUN RD	BOXFORD MA	1921	225 HAVRE ST	EAST BOSTON	2128
106245000	BRUNO PAUL	C/O PAUL BRUNO	218 PARIS ST	BOSTON MA	2128	229 HAVRE ST	EAST BOSTON	2128
106246030	227 HAVRE STREET LLC	C/O 227 HAVRE STREET LLC	17 MILL RUN ROAD	BOXFORD MA	1921	227 HAVRE ST	EAST BOSTON	2128
106243000	PIAZZA SEBASTIANO TS	C/O SANTO PIAZZA	1 AMANDA DR	DANVERS MA	1923	223 HAVRE ST	EAST BOSTON	2128
106246010	FRIZZI MARIE TS		6 WOODCREST DR	MELROSE MA	2176	HAVRE ST	EAST BOSTON	2128
106247000	BRUNO PAUL S TS	C/O PAUL S BRUNO TS	218 PARIS STREET	BOSTON MA	2128	239 HAVRE ST	EAST BOSTON	2128

NEW MULTI-FAMILY
227 HAVRE ST
EAST BOSTON
MA 02128

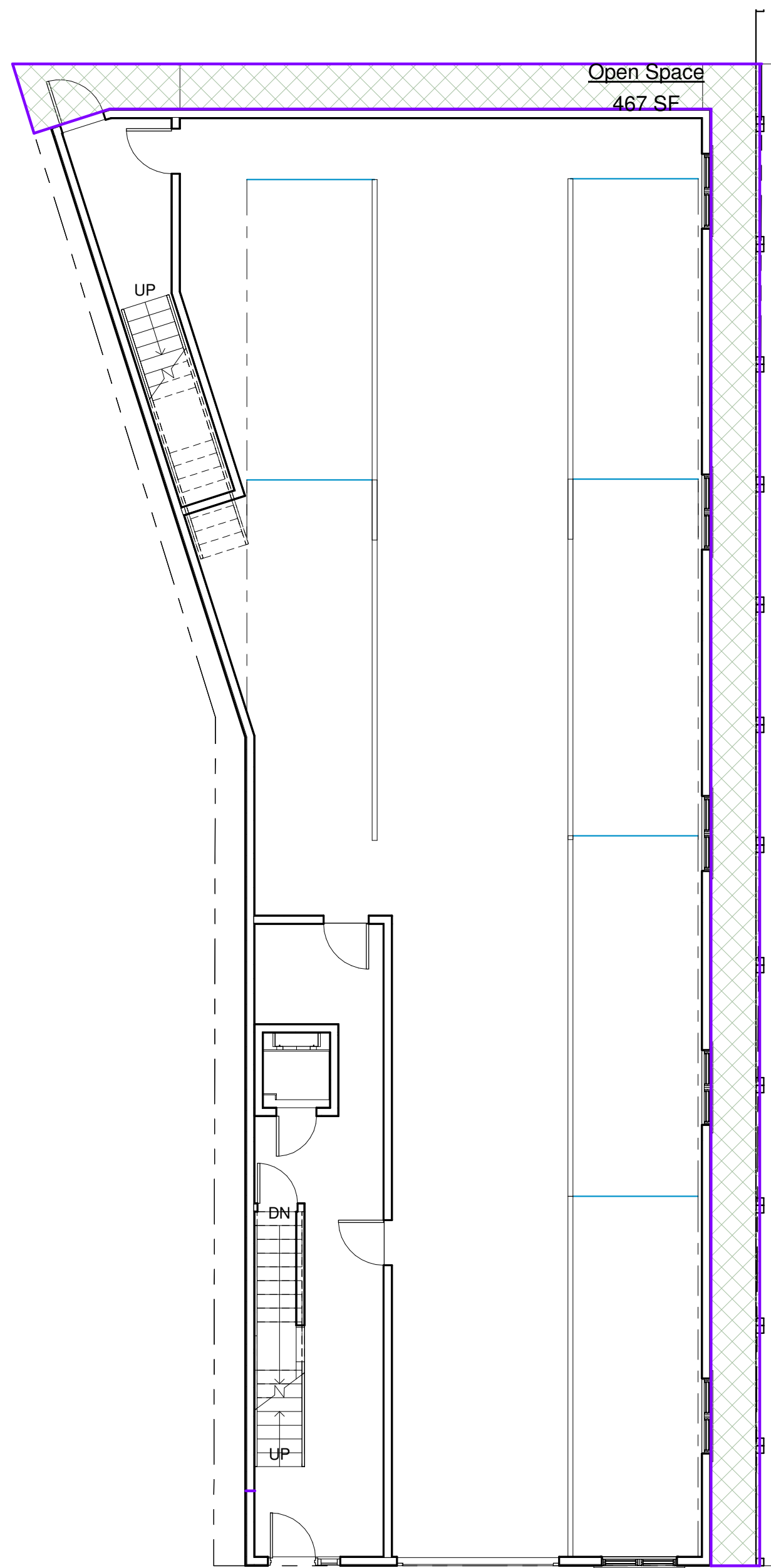
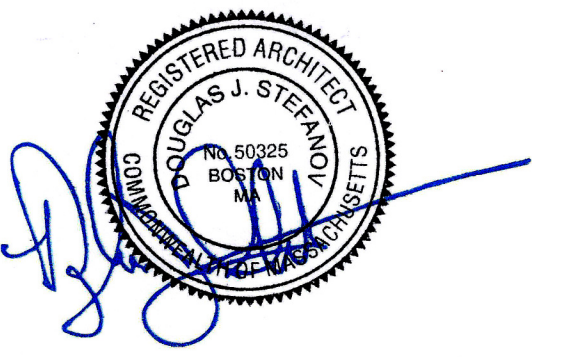
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STEFANOV ARCHITECTS

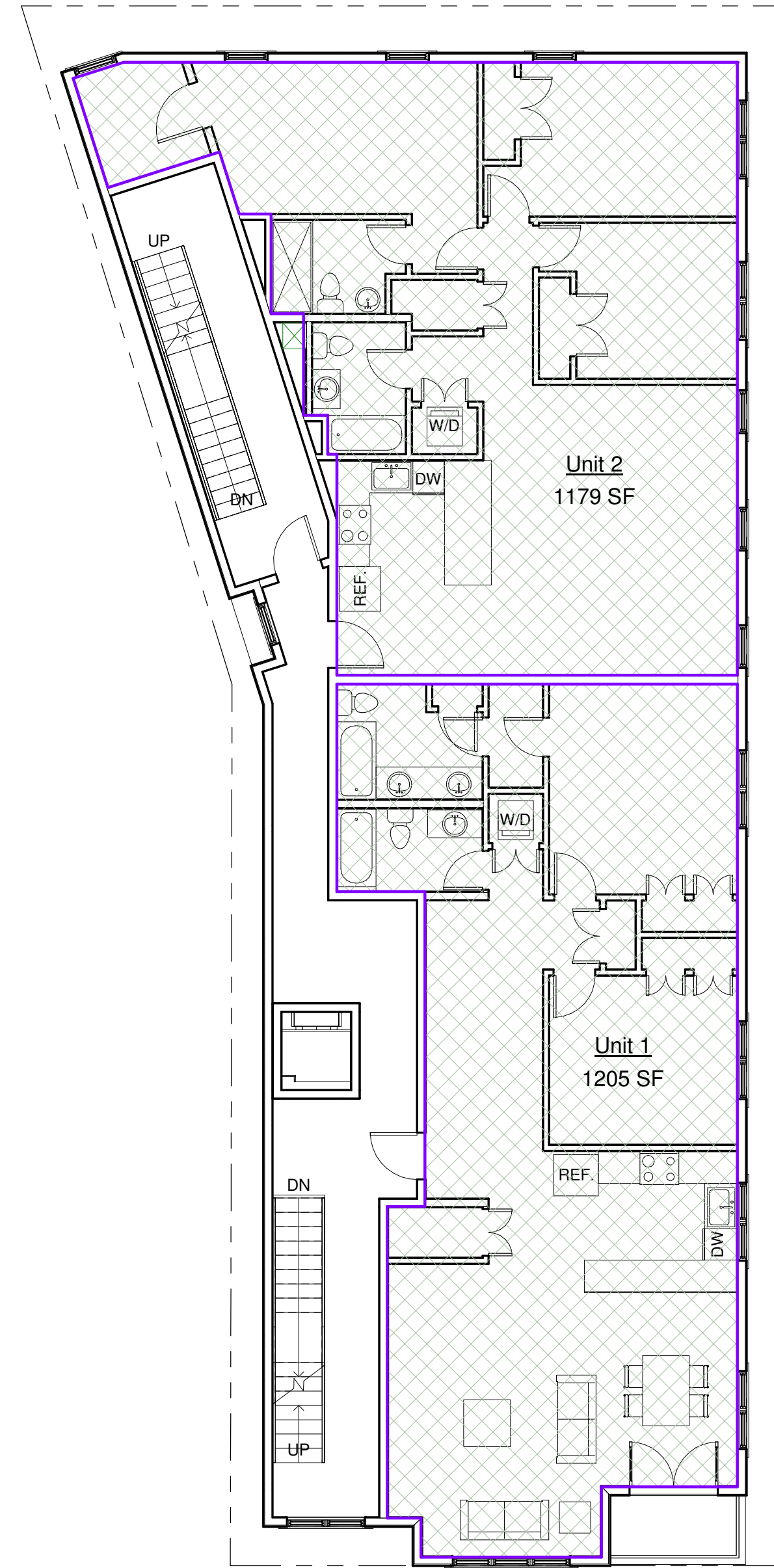
423 WEST BROADWAY, SUITE 404
BOSTON, MA 02127

617.765.0543

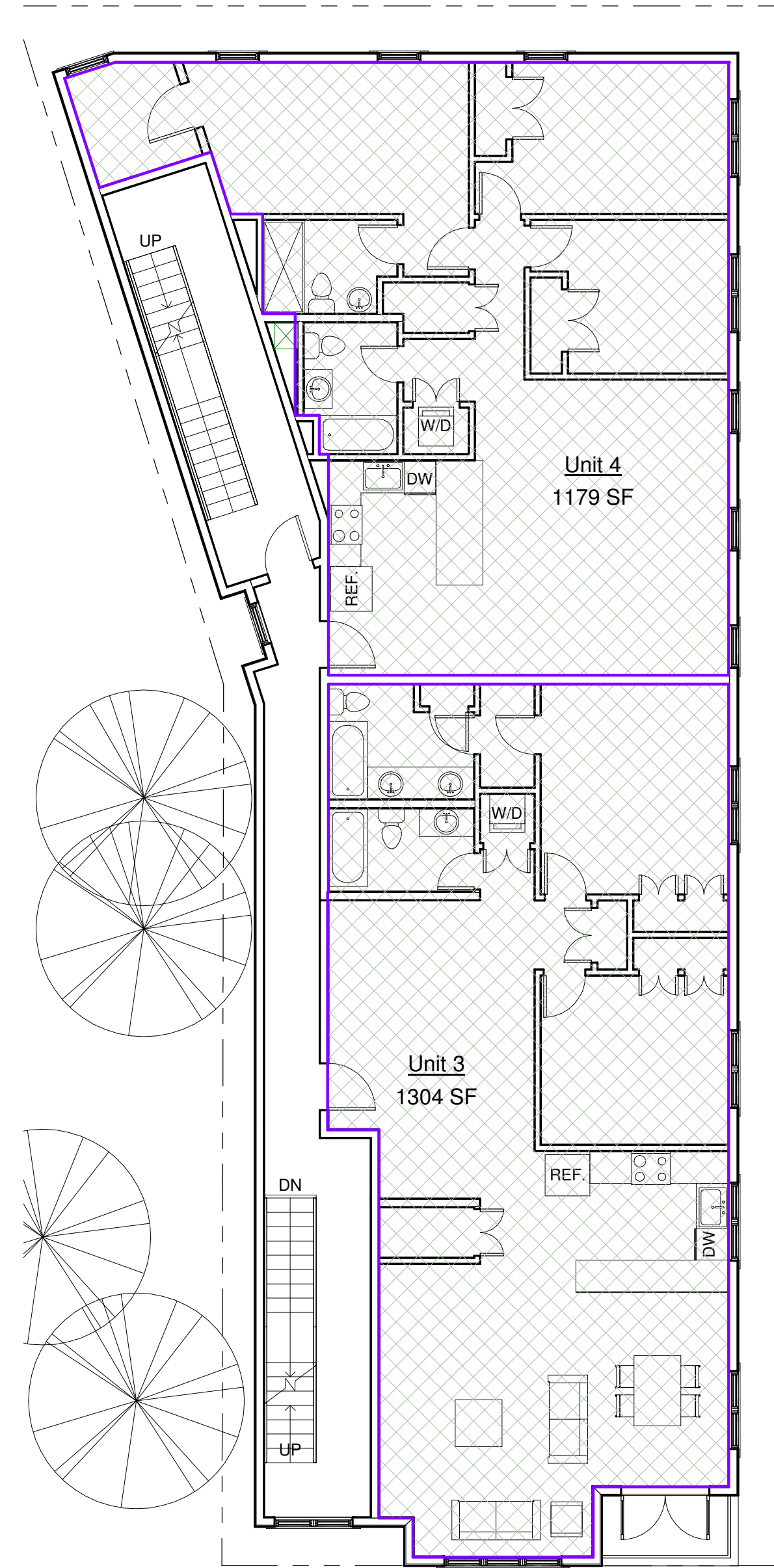
INFO@STEFANOVARCH.COM



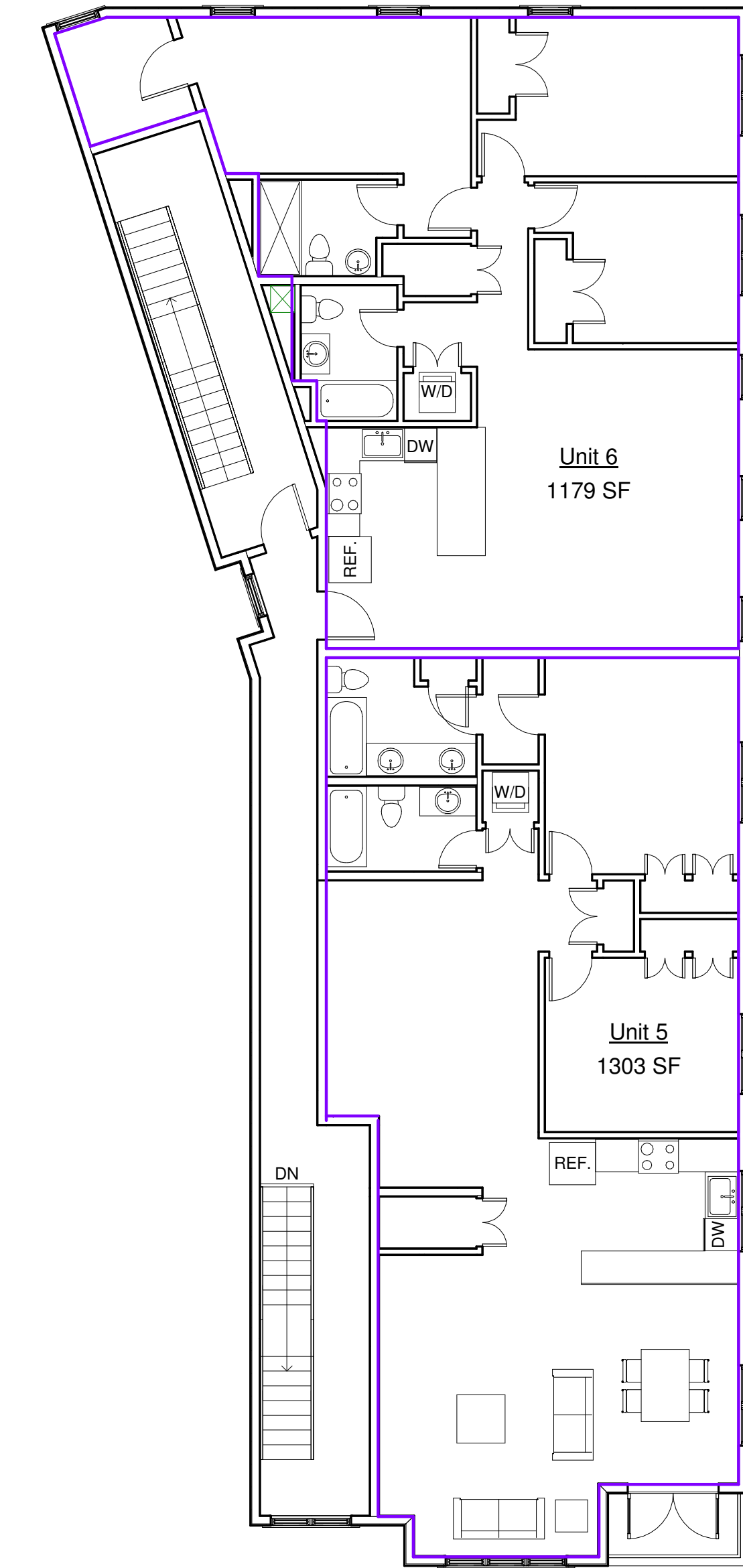
① 1ST FLR
1/8" = 1'-0"



② 2ND FLR
1/8" = 1'-0"



③ 3RD FLR
1/8" = 1'-0"



④ 4TH FLR
1/8" = 1'-0"

Area Schedule (Condo)		
Name	Level	Area
Unit 1	2ND FLR	1205 SF
Unit 2	2ND FLR	1179 SF
Unit 3	3RD FLR	1304 SF
Unit 4	3RD FLR	1179 SF
Unit 5	4TH FLR	1303 SF
Unit 6	4TH FLR	1179 SF

No.	Description	Date

UNIT AREA PLANS

Project number	170401
Date	2018-03-30
Drawn by	TANV
Checked by	DJS

A0.02

Scale 1/8" = 1'-0"

NEW MULTI-FAMILY
227 HAVRE ST
EAST BOSTON
MA 02128

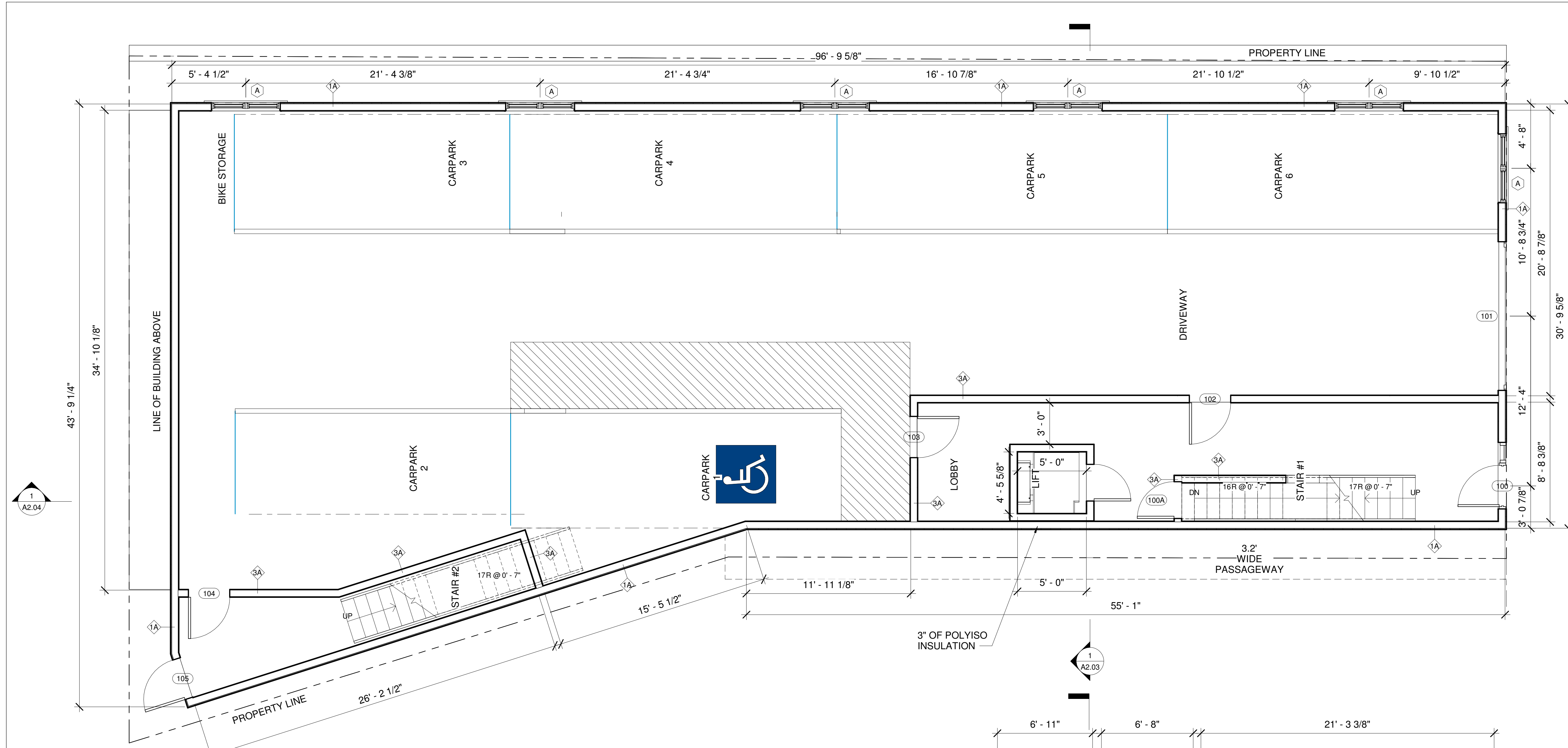
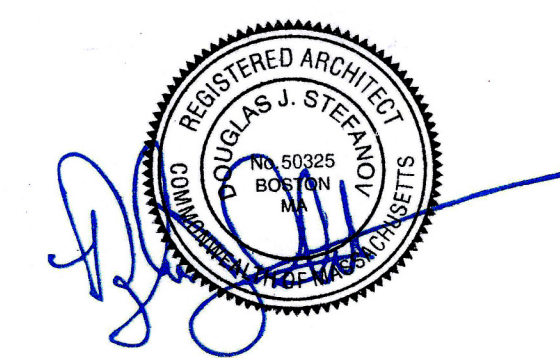
ERT725155

STEFANOV ARCHITECTS

423 WEST BROADWAY, SUITE 404
BOSTON, MA 02127

617.765.0543

INFO@STEFANOVARCH.COM



1 1ST FLR
1/4" = 1'-0"

BASEMENT DOOR SCHEDULE

Door Number	Door Size	Level	Finish Comments	Family and Type
001	40" x 80"	BASEMENT	Mechanical	Single-Flush Vision: 40" x 80"

1ST FLOOR DOOR SCHEDULE

Door Number	Door Size	Level	Finish Comments	Family and Type
100	36" x 80"	1ST FLR	Front Entry Door	Door-Exterior-Single-Two Lite: 36" x 80"
100A	32" x 80"	1ST FLR	Basement Entry	Single-Flush: 32" x 80"
100B	32" x 80"	1ST FLR	Garage Door	Garage Door: 10' x 7'
101	10' x 7"	1ST FLR	Garage Door	Garage Door: 10' x 7'
102	36" x 80"	1ST FLR	Fire Rated	Single-Flush: 36" x 80"
103	36" x 80"	1ST FLR	Lobby Entry	Single-Flush: 36" x 80"
104	36" x 80"	1ST FLR	Fire Rated	Single-Flush: 36" x 80"
105	36" x 84"	1ST FLR	Rear Entry	Single-Glass 2: 36" x 84"

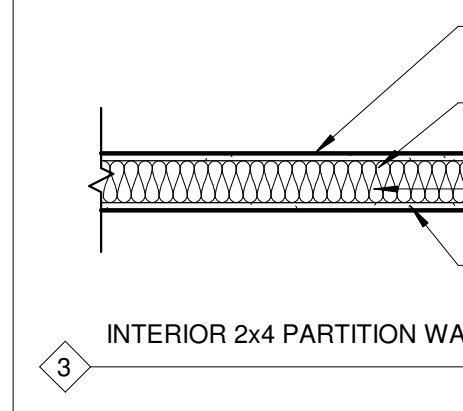
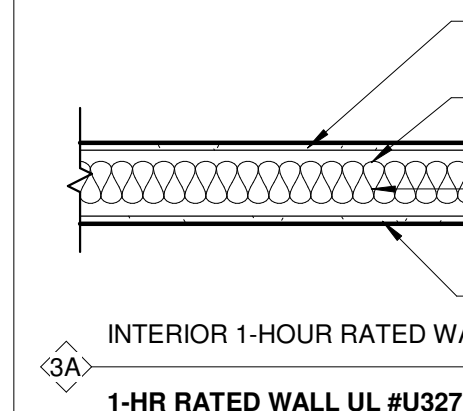
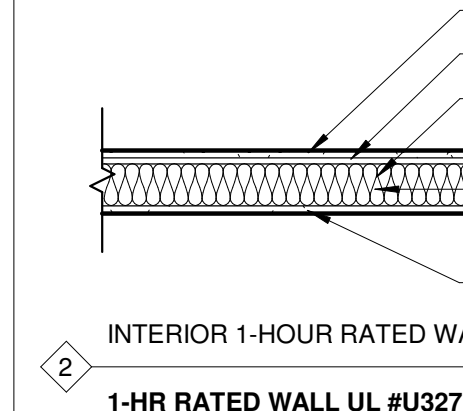
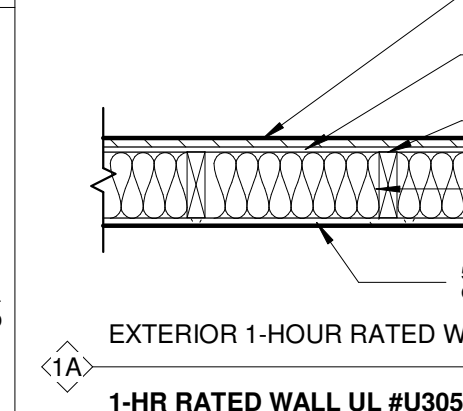
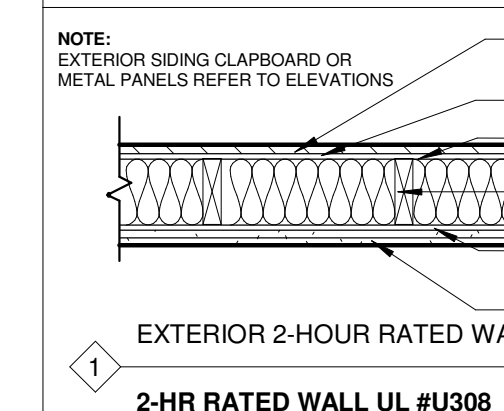
1ST FLR

Door Number	Door Size	Level	Finish Comments	Family and Type
100	36" x 80"	1ST FLR	Front Entry Door	Door-Exterior-Single-Two Lite: 36" x 80"
100A	32" x 80"	1ST FLR	Basement Entry	Single-Flush: 32" x 80"
100B	32" x 80"	1ST FLR	Garage Door	Garage Door: 10' x 7'
101	10' x 7"	1ST FLR	Garage Door	Garage Door: 10' x 7'
102	36" x 80"	1ST FLR	Fire Rated	Single-Flush: 36" x 80"
103	36" x 80"	1ST FLR	Lobby Entry	Single-Flush: 36" x 80"
104	36" x 80"	1ST FLR	Fire Rated	Single-Flush: 36" x 80"
105	36" x 84"	1ST FLR	Rear Entry	Single-Glass 2: 36" x 84"

1ST FLOOR WINDOW SCHEDULE

Type Mark	Count	Rough Width	Rough Height	Type	Manufacturer	Head Height	Level	Comments
A	6	2' - 7"	5' - 0 1/2"	30" x 60" 2 Units	Marvin Windows and Doors	7' - 0"	1ST FLR	Double Window

PARTITION TYPES

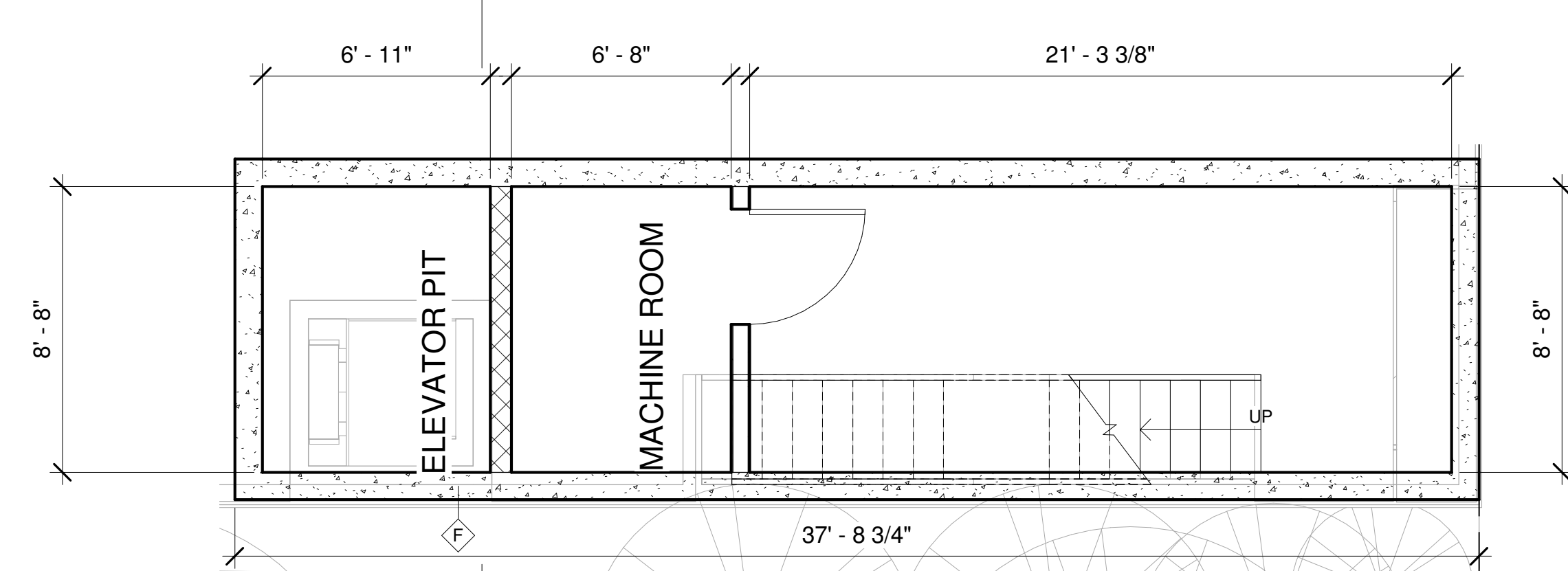


NOTES

1. DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD FOR EXTERIOR WALLS.

2. INTERIOR DIMENSIONS ARE FROM FACE OF STUD

3/4" = 1'-0"



2 BASEMENT
1/4" = 1'-0"

No.	Description	Date

FIRST FLOOR PLAN

Project number	170401
Date	2018-03-30
Drawn by	MT/VG
Checked by	DJS

A1.01

Scale As indicated

3/30/2018 11:55:12 AM

NEW MULTI-FAMILY
227 HAVRE ST
EAST BOSTON
MA 02128

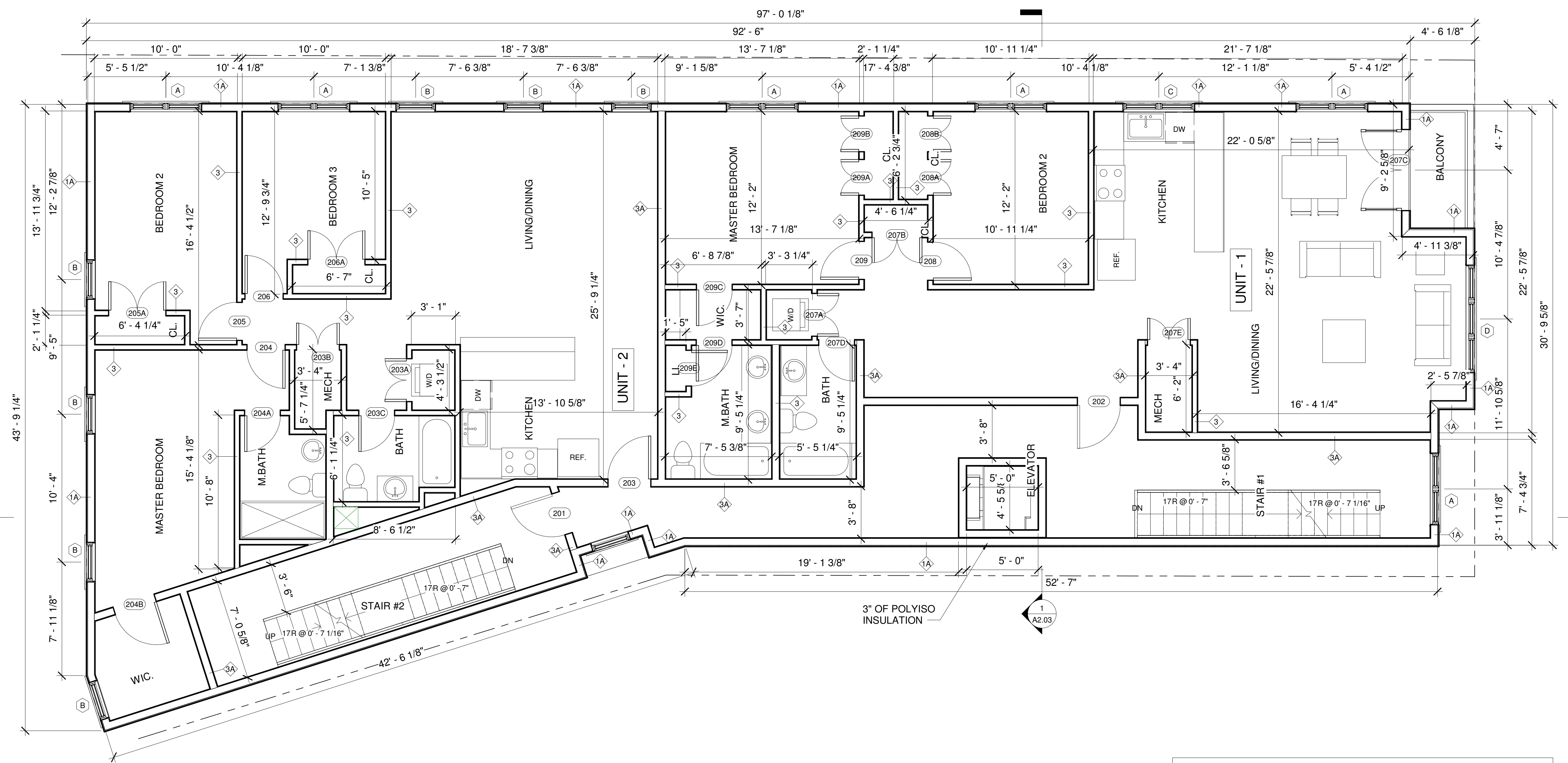
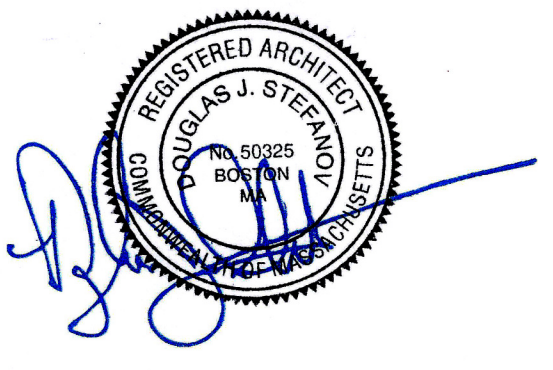
ERT725155

STEFANOV ARCHITECTS

423 WEST BROADWAY, SUITE 404
BOSTON, MA 02127

617.765.0543

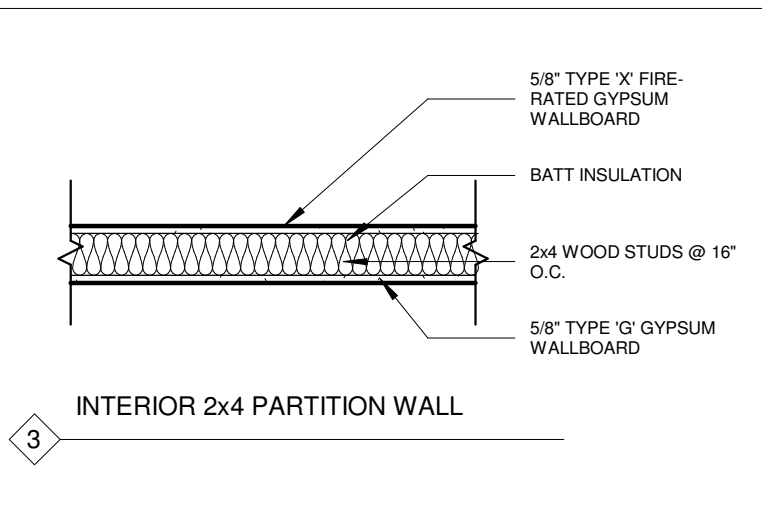
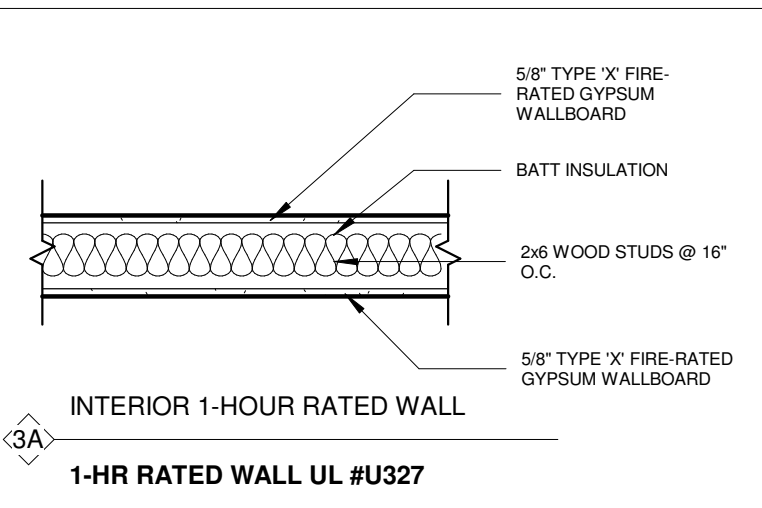
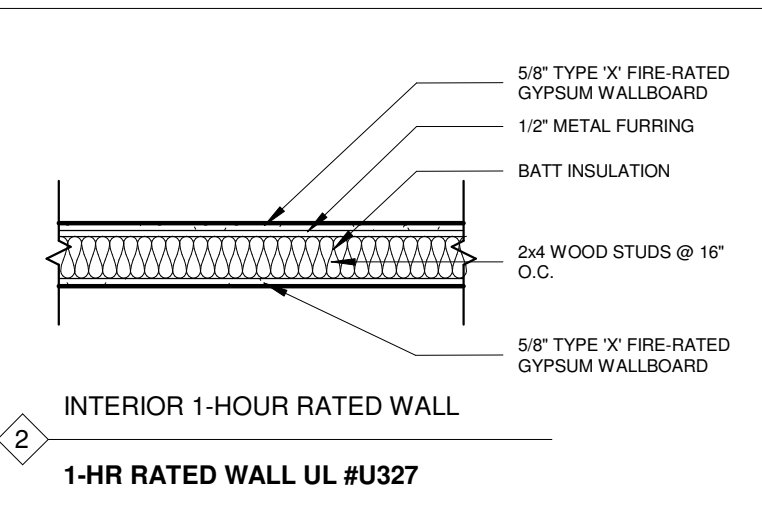
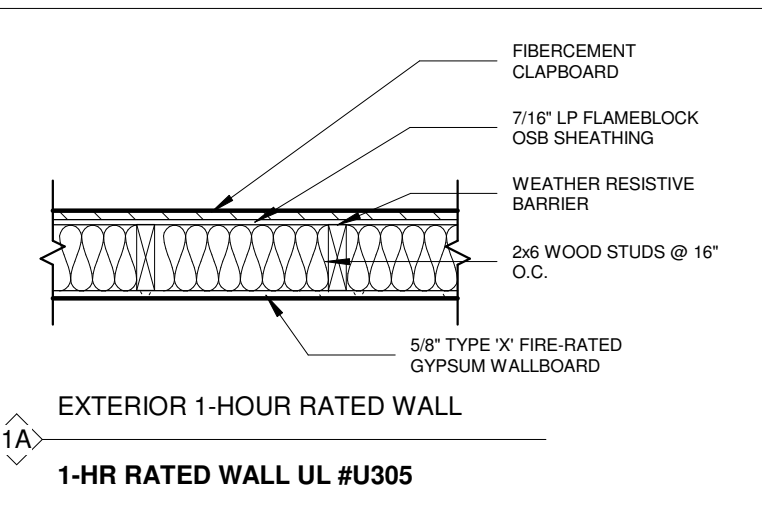
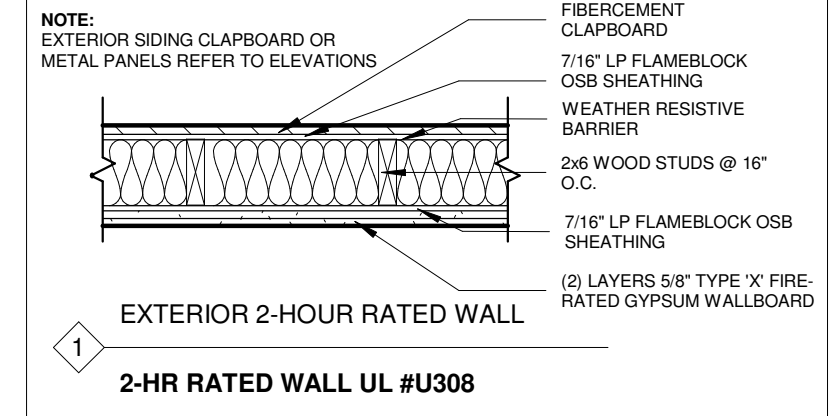
INFO@STEFANOVARCH.COM



① 2ND FLR
1/4" = 1'-0"

- NOTES**
- DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD FOR EXTERIOR WALLS.
 - INTERIOR DIMENSIONS ARE FROM FACE OF STUD

PARTITION TYPES



2ND FLOOR WINDOW SCHEDULE

Type Mark	Count	Rough Width	Rough Height	Type	Manufacturer	Head Height	Level	Comments
A	6	2' - 7"	5' - 0 1/2"	30" x 60" 2 Units	Marvin Windows and Doors	7' - 0"	2ND FLR	
B	8	2' - 10"	5' - 0 1/2"	CUDH 30" x 48"	Marvin Windows and Doors	7' - 0"	2ND FLR	
C	1	2' - 7"	4' - 0 1/2"	30" x 48" 2 Units	Marvin Windows and Doors	7' - 0"	2ND FLR	Kitchen Sink Window
D	1	2' - 7"	5' - 0 1/2"	30" x 60" 3 Units	Marvin Windows and Doors	7' - 0"	2ND FLR	Triple Window

2ND FLOOR DOOR SCHEDULE

Door Number	Door Size	Level	Finish	
			Comments	Family and Type

2ND FLR

201	36" x 84"	2ND FLR	Staircase	Single-Flush Vision: 36" x 84"
202	36" x 84"	2ND FLR	Staircase	Single-Flush Vision: 36" x 84"
203	36" x 80"	2ND FLR	Unit Entry Door	Single-Flush: 36" x 80"
203A	36" x 80"	2ND FLR	Closet Door	Double-Flush: 36" x 80"
203B	36" x 80"	2ND FLR	Closet Door	Double-Flush: 36" x 80"
203C	30" x 80"	2ND FLR	Bathroom	Single-Flush: 30" x 80"
204	32" x 80"	2ND FLR	Bedroom	Single-Flush: 32" x 80"
204A	30" x 80"	2ND FLR	Bathroom	Single-Flush: 30" x 80"
204B	36" x 80"	2ND FLR	Closet Door	Single-Flush: 36" x 80"
205	32" x 80"	2ND FLR	Bedroom	Single-Flush: 32" x 80"
205A	48" x 80"	2ND FLR	Closet Door	Double-Flush: 48" x 80"
206	32" x 80"	2ND FLR	Bedroom	Single-Flush: 32" x 80"
206A	48" x 80"	2ND FLR	Closet Door	Double-Flush: 48" x 80"
207A	36" x 80"	2ND FLR	Closet Door	Double-Flush: 36" x 80"
207B	42" x 80"	2ND FLR	Closet Door	Double-Flush: 42" x 80"
207C	68" x 84"	2ND FLR	Double Glass Door	Double-Glass 1: 68" x 84"
207D	30" x 80"	2ND FLR	Bathroom	Single-Flush: 30" x 80"
207E	36" x 80"	2ND FLR	Closet Door	Double-Flush: 36" x 80"
208	32" x 80"	2ND FLR	Bedroom	Single-Flush: 32" x 80"
208A	30" x 80"	2ND FLR	Closet Door	Double-Flush: 30" x 80"
208B	30" x 80"	2ND FLR	Closet Door	Double-Flush: 30" x 80"
209	32" x 80"	2ND FLR	Bedroom	Single-Flush: 32" x 80"
209A	30" x 80"	2ND FLR	Closet Door	Double-Flush: 30" x 80"
209B	30" x 80"	2ND FLR	Closet Door	Double-Flush: 30" x 80"
209C	30" x 80"	2ND FLR	Closet Door	Single-Flush: 30" x 80"
209D	30" x 80"	2ND FLR	Bathroom	Single-Flush: 30" x 80"
209E	30" x 80"	2ND FLR	Closet Door	Single-Flush: 30" x 80"

① PARTITION TYPES
3/4" = 1'-0"

SECOND FLOOR
PLAN

Project number	170401
Date	2018-03-30
Drawn by	VG
Checked by	DJS

A1.02

Scale As indicated

NEW MULTI-FAMILY
227 HAVRE ST
EAST BOSTON
MA 02128

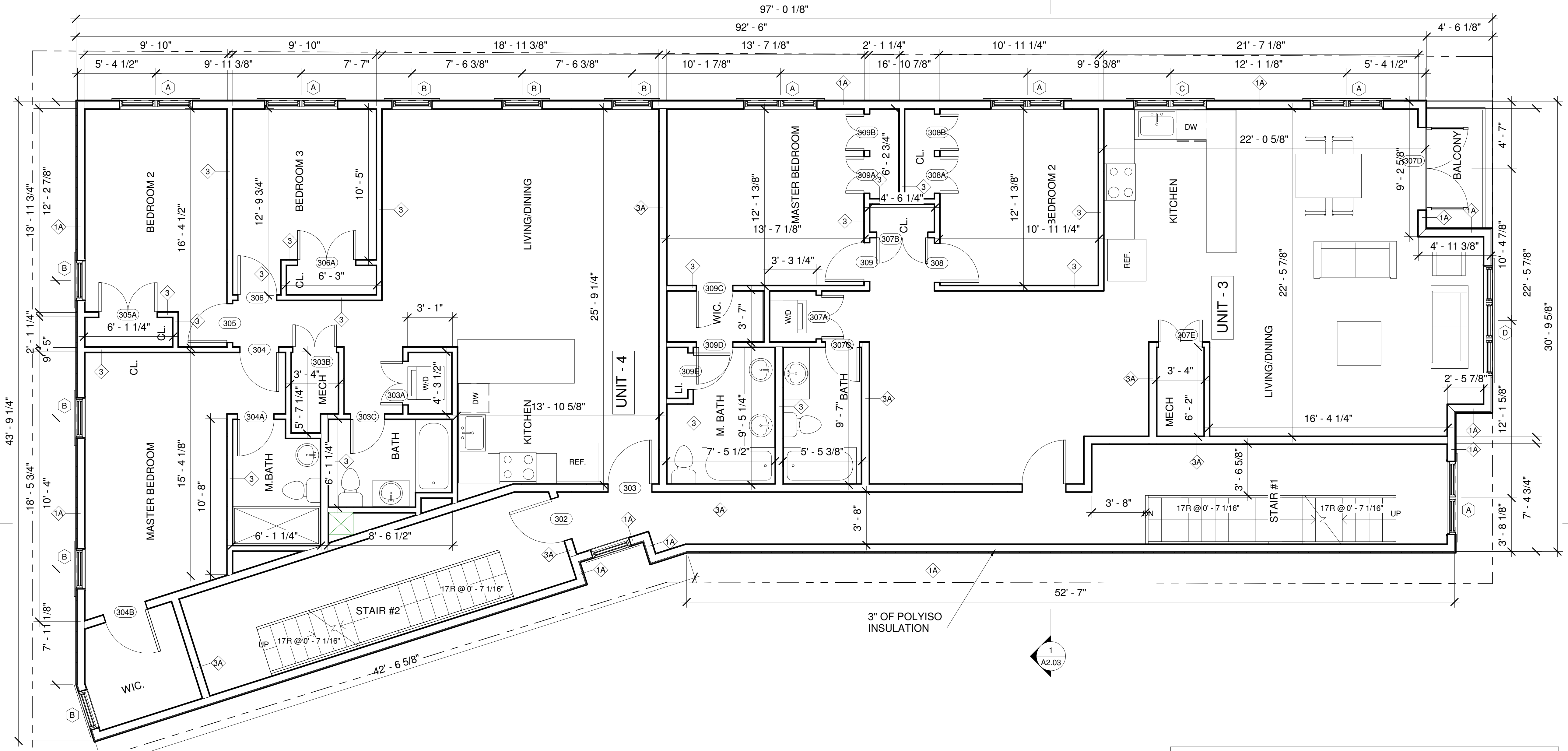
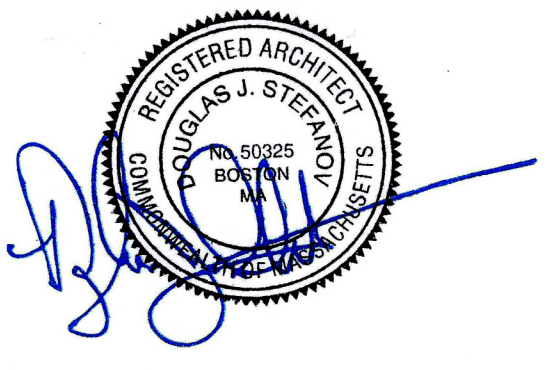
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STEFANOV ARCHITECTS

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BOSTON, MA 02127

617.765.0543

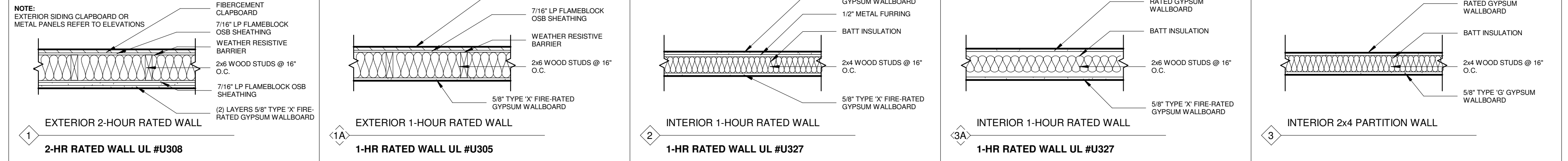
INFO@STEFANOVARCH.COM



1 3RD FLR
1/4" = 1'-0"

- NOTES**
1. DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD FOR EXTERIOR WALLS.
 2. INTERIOR DIMENSIONS ARE FROM FACE OF STUD

PARTITION TYPES



1 PARTITION TYPES
3/4" = 1'-0"

3RD FLOOR WINDOW SCHEDULE

Type Mark	Count	Rough Width	Rough Height	Type	Manufacturer	Head Height	Level	Comments
A	6	2' - 7"	5' - 0 1/2"	30" x 60" 2 Units	Marvin Windows and Doors	7" - 0"	3RD FLR	
B	8	2' - 10"	5' - 0 1/2"	CUDH 30" x 48"	Marvin Windows and Doors	7" - 0"	3RD FLR	
C	1	2' - 7"	4' - 0 1/2"	30" x 48" 2 Units	Marvin Windows and Doors	7" - 0"	3RD FLR	Kitchen Sink Window
D	1	2' - 7"	5' - 0 1/2"	30" x 60" 3 Units	Marvin Windows and Doors	7" - 0"	3RD FLR	Triple Window

3RD FLOOR DOOR SCHEDULE

Door Number	Door Size	Level	Finish Comments	Family and Type
3RD FLR				
100C	36" x 80"	3RD FLR		Single-Flush: 36" x 80"
302	36" x 84"	3RD FLR	Staircase	Single-Flush Vision: 36" x 84"
303	36" x 80"	3RD FLR	Unit Entry Door 1-HR	Single-Flush: 36" x 80"
303A	36" x 80"	3RD FLR	Closet Door	Double-Flush: 36" x 80"
303B	36" x 80"	3RD FLR	Closet Door	Double-Flush: 36" x 80"
303C	28" x 80"	3RD FLR	Bathroom	Single-Flush: 28" x 80"
304	32" x 80"	3RD FLR	Bedroom	Single-Flush: 32" x 80"
304A	30" x 80"	3RD FLR	Bathroom	Single-Flush: 30" x 80"
304B	36" x 80"	3RD FLR	Closet Door	Single-Flush: 36" x 80"
305	32" x 80"	3RD FLR	Bedroom	Single-Flush: 32" x 80"
305A	48" x 80"	3RD FLR	Closet Door	Double-Flush: 48" x 80"
306	32" x 80"	3RD FLR	Bedroom	Single-Flush: 32" x 80"
306A	48" x 80"	3RD FLR	Closet Door	Double-Flush: 48" x 80"
307A	36" x 80"	3RD FLR	Closet Door	Double-Flush: 36" x 80"
307B	42" x 80"	3RD FLR	Closet Door	Double-Flush: 42" x 80"
307C	28" x 80"	3RD FLR	Bathroom	Single-Flush: 28" x 80"
307D	68" x 84"	3RD FLR	Double Glass Door	Double-Glass 1: 68" x 84"
307E	36" x 80"	3RD FLR	Closet Door	Double-Flush: 36" x 80"
308	32" x 80"	3RD FLR	Bedroom	Single-Flush: 32" x 80"
308A	30" x 80"	3RD FLR	Closet Door	Double-Flush: 30" x 80"
308B	30" x 80"	3RD FLR	Closet Door	Double-Flush: 30" x 80"
309	32" x 80"	3RD FLR	Bedroom	Single-Flush: 32" x 80"
309A	30" x 80"	3RD FLR	Closet Door	Double-Flush: 30" x 80"
309B	30" x 80"	3RD FLR	Closet Door	Double-Flush: 30" x 80"
309C	30" x 80"	3RD FLR	Closet Door	Single-Flush: 30" x 80"
309D	30" x 80"	3RD FLR	Bathroom	Single-Flush: 30" x 80"
309E	30" x 80"	3RD FLR	Closet Door	Single-Flush: 30" x 80"

THIRD FLOOR PLAN

Project number	170401
Date	2018-03-30
Drawn by	Author
Checked by	Checker

A1.03

Scale As indicated

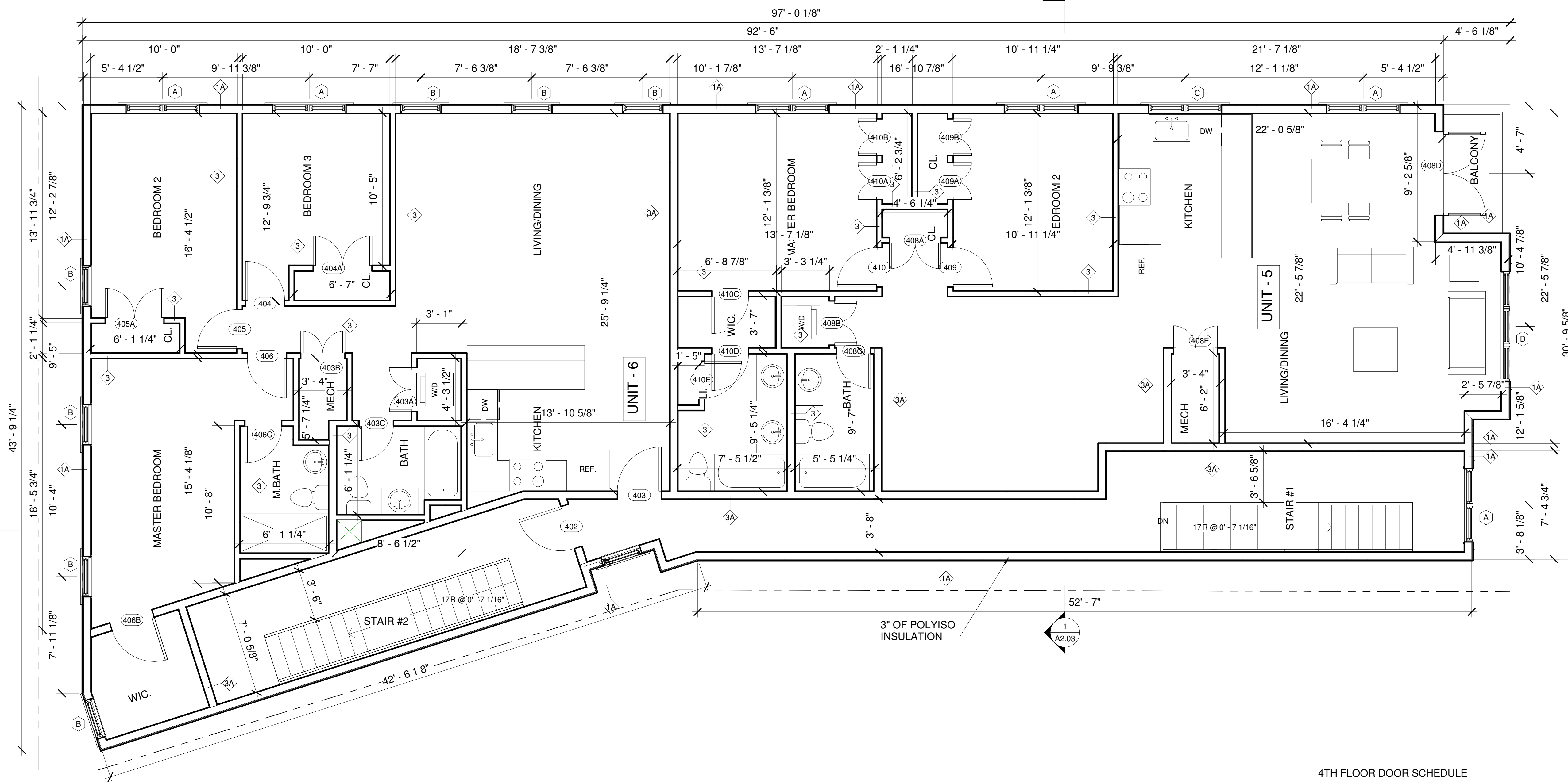
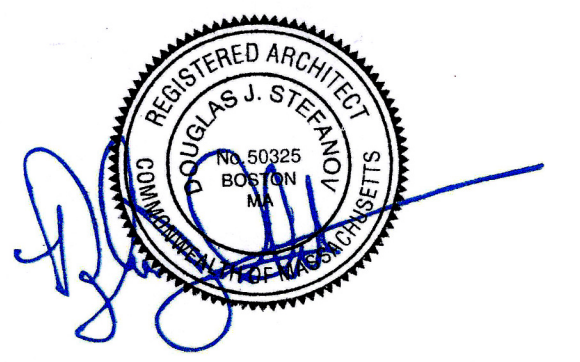
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NEW MULTI-FAMILY
 227 HAVRE ST
 EAST BOSTON
 MA 02128

ERT725155

STEFANOV ARCHITECTS

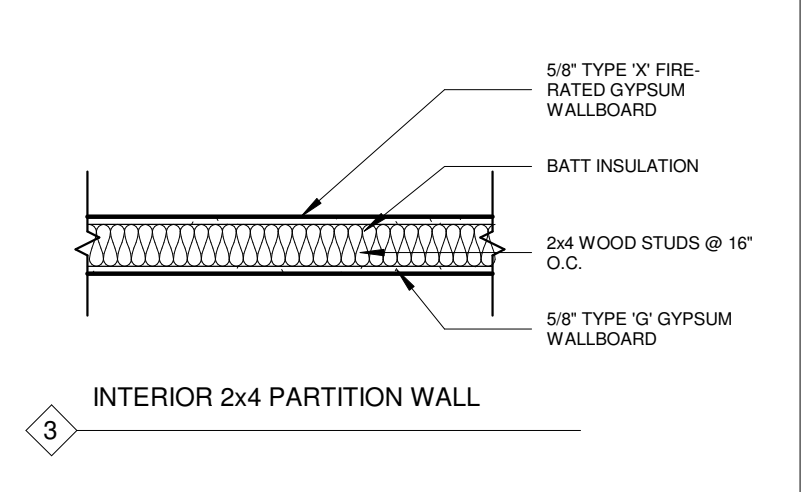
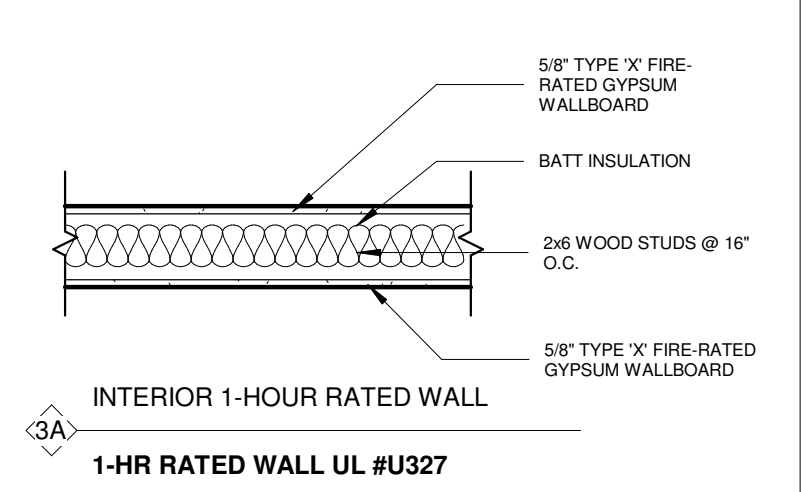
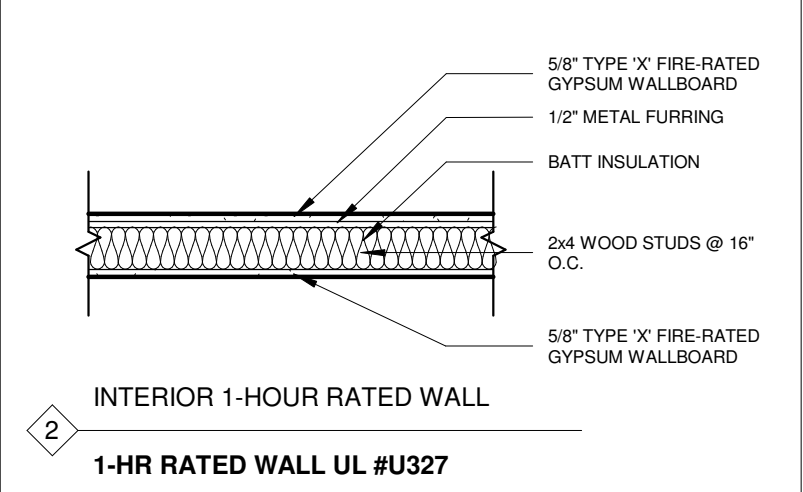
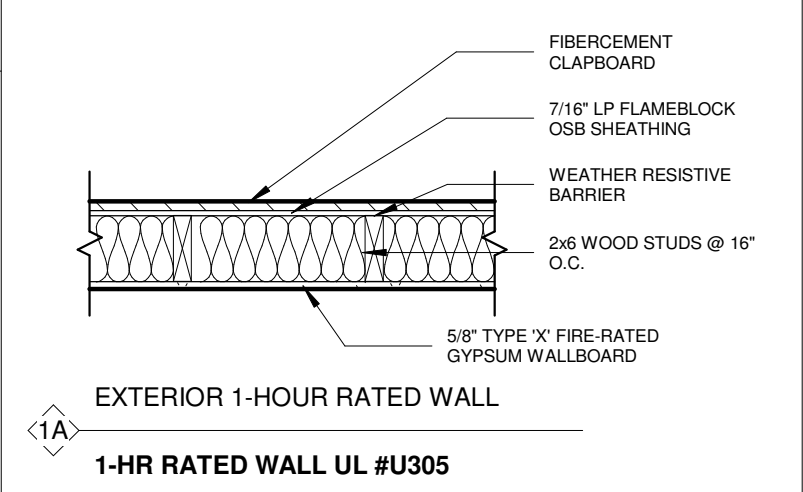
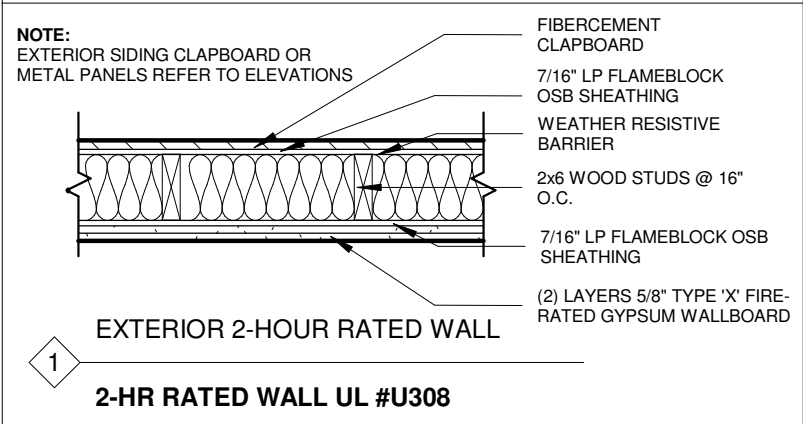
423 WEST BROADWAY, SUITE 404
 BOSTON, MA 02127
 617.765.0543
 INFO@STEFANOVARCH.COM



① 4TH FLR
 1/4" = 1'-0"

- NOTES**
- 1. DIMENSIONS ARE FROM OUTSIDE FACE OF STUD TO OUTSIDE FACE OF STUD FOR EXTERIOR WALLS.
 - 2. INTERIOR DIMENSIONS ARE FROM FACE OF STUD

PARTITION TYPES



① PARTITION TYPES
 3/4" = 1'-0"

Door Number	Door Size	Level	Finish Comments	Family and Type
-------------	-----------	-------	-----------------	-----------------

4TH FLR				
402	36" x 84"	4TH FLR	Staircase	Single-Flush Vision: 36" x 84"
403	36" x 80"	4TH FLR	Unit Entry Door	Single-Flush: 36" x 80"
403A	36" x 80"	4TH FLR	Closet Door	Double-Flush: 36" x 80"
403B	36" x 80"	4TH FLR	Closet Door	Double-Flush: 36" x 80"
403C	28" x 80"	4TH FLR	Bathroom	Single-Flush: 28" x 80"
404	32" x 80"	4TH FLR	Bedroom	Single-Flush: 32" x 80"
404A	48" x 80"	4TH FLR	Closet Door	Double-Flush: 48" x 80"
405	32" x 80"	4TH FLR	Bedroom	Single-Flush: 32" x 80"
405A	48" x 80"	4TH FLR	Closet Door	Double-Flush: 48" x 80"
406	32" x 80"	4TH FLR	Bedroom	Single-Flush: 32" x 80"
406B	36" x 80"	4TH FLR	Closet Door	Single-Flush: 36" x 80"
406C	30" x 80"	4TH FLR	Bathroom	Single-Flush: 30" x 80"
408A	42" x 80"	4TH FLR	Closet Door	Double-Flush: 42" x 80"
408B	36" x 80"	4TH FLR	Closet Door	Double-Flush: 36" x 80"
408C	28" x 80"	4TH FLR	Bathroom	Single-Flush: 28" x 80"
408D	68" x 84"	4TH FLR	Double Glass Door	Double-Glass 1": 68" x 84"
408E	36" x 80"	4TH FLR	Closet Door	Double-Flush: 36" x 80"
409	32" x 80"	4TH FLR	Bedroom	Single-Flush: 32" x 80"
409A	30" x 80"	4TH FLR	Closet Door	Double-Flush: 30" x 80"
409B	30" x 80"	4TH FLR	Closet Door	Double-Flush: 30" x 80"
410	32" x 80"	4TH FLR	Bedroom	Single-Flush: 32" x 80"
410A	30" x 80"	4TH FLR	Closet Door	Double-Flush: 30" x 80"
410B	30" x 80"	4TH FLR	Closet Door	Double-Flush: 30" x 80"
410C	30" x 80"	4TH FLR	Closet Door	Single-Flush: 30" x 80"
410D	30" x 80"	4TH FLR	Bathroom	Single-Flush: 30" x 80"
410E	30" x 80"	4TH FLR	Closet Door	Single-Flush: 30" x 80"

4TH FLOOR WINDOW SCHEDULE

Type Mark	Count	Rough Width	Rough Height	Type	Manufacturer	Head Height	Level	Comments
A	6	2' - 7"	5' - 0 1/2"	30" x 60" 2 Units	Marvin Windows and Doors	7' - 0"	4TH FLR	
B	8	2' - 10"	5' - 0 1/2"	CUDH 30" x 48"	Marvin Windows and Doors	7' - 0"	4TH FLR	
C	1	2' - 7"	4' - 0 1/2"	30" x 48" 2 Units	Marvin Windows and Doors	7' - 0"	4TH FLR	Kitchen Sink Window
D	1	2' - 7"	5' - 0 1/2"	30" x 60" 3 Units	Marvin Windows and Doors	7' - 0"	4TH FLR	Triple Window

FOURTH FLOOR PLAN

Project number	170401
Date	2018-03-30
Drawn by	Author
Checked by	Checker

A1.04

Scale As indicated

Notice of Intent – 227 Havre Street, East Boston

Checklist for Filing a Notice of Intent with Boston Conservation Commission

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

To the Conservation Commission:

- Eight copies (a signed original and 7 copies) of a completed Notice of Intent (form 3 of the section 10.99)
- Eight copies of plans (1 full size and 7 half size copies) in their final form with engineer's stamp affixed supporting calculations and other documentation necessary to completely describe the proposed work and mitigating measures. Plans must include existing conditions, the proposed project, erosion controls and mitigation measures, and all wetland resource areas and associated buffer zones.
- Eight copies of an 8 1/2" x 11" section of the USGS quadrangle map of the area, containing sufficient information for the Conservation Commission and the Department to locate the site of the work.
- (If applicable) Eight copies the Federal Emergency Management Agency Flood Insurance Rate Map for the project site. FEMA Flood Maps:
<http://msc.fema.gov/webapp/wcs/stores/servletJFemaWelcomeView?storeId=10001 &catalogId=10001>
- Have you reviewed Section C. Other Applicable Standards and Requirements of the Notice of Intent, page 4 of 8, pertaining to wildlife habitat? The Conservation Commission and the Natural Heritage & Endangered Species Program have the maps necessary to make this determination.
- (If applicable) A Stormwater Report to document compliance with the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q), including associated drainage calculations for rooftops, parking lots, driveways, etc., for the required design storm events.
- Details of the stormwater management system, including: catch basins, oil separating tanks, detention basins, outfalls, sewer connections, etc.
- Any photographs related to the project which represent the wetland resource areas.
- A project narrative describing the following: the work proposed work within wetland resource areas and/or buffer zone; how the performance standards specific to the wetland resource areas will be met; construction equipment and material involved; and, measures to protect wetland resource areas and mitigate impacts.
- Notify abutters of scheduled hearing concurrently with the filing the Notice of Intent with the Commission.

Fee Calculation Sheet and Copies of Checks

227 Havre St, Boston, MA 02128 – Notice of Intent

Project Type:

New construction of a 6-Unit building on the existing lot located at 227 Havre St, Boston, MA

Commonwealth Fee:

One project within Category 3.b – New Building = \$1050.00

Total of activities: \$1050.00

½ of total minus \$12.50 = **\$512.50.**

Municipal Portion of Commonwealth Fee:

The City of Boston does not accept the municipal portion of the Commonwealth Fee; instead it has its own fee structure, as follows:

Construction Project over \$100,000.00 = \$1500.00

Total fee for project : **\$1,500.00**

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name JASON KAHAN				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 227R HARVE STREET				Company NAIC Number:	
City BOSTON		State Massachusetts		ZIP Code 02128	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 227R HAVRE STREET, BOSTON, MA 02128 BK. 49651 PG. 216 & 217					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>VACANT LOT WITH GARAGE AT REAR</u>					
A5. Latitude/Longitude: Lat. <u>42 22 29.76</u> Long. <u>-70 02 07.95</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number BOSTON, CITY OF & 250286			B2. County Name SUFFOLK		B3. State Massachusetts
B4. Map/Panel Number 25025C / 0018	B5. Suffix J	B6. FIRM Index Date 03-16-2016	B7. FIRM Panel Effective/ Revised Date 03-16-2016	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 227R HARVE STREET			Policy Number:
City BOSTON	State Massachusetts	ZIP Code 02128	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: SMART NET RTK NETWORK Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 11.6 ~~14.3~~ feet meters
- b) Top of the next higher floor 21.6 ~~23.6~~ feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A feet meters
- d) Attached garage (top of slab) _____ feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 14.3 feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) 7.0 ~~9.4~~ feet meters
- g) Highest adjacent (finished) grade next to building (HAG) 11.2 ~~14.0~~ feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support _____ feet meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name BRIAN J. BUIA, P.E.	License Number 34188
Title MANAGER	
Company Name REALWORKS, LLC	
Address P.O. BOX 907	
City BYFIELD	
State Massachusetts	ZIP Code 01922
Signature Brian J. Buia, P.E.	Date 05-22-2018
	Telephone (978) 270-7966
	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
SECTION C2 ELEVATIONS WERE PROVIDED BY MR. JASON KAHAN.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 227R HARVE STREET			Policy Number:
City BOSTON	State Massachusetts	ZIP Code 02128	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 227R HARVE STREET			Policy Number:
City BOSTON	State Massachusetts	ZIP Code 02128	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____
- G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 227R HARVE STREET			Policy Number:
City BOSTON	State Massachusetts	ZIP Code 02128	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption HAVRE STREET VIEW OF LOT PICTURE TAKEN ON 05-15-2018 Clear Photo One



Photo Two

Photo Two Caption LOOKING TOWARD REAR OF LOT PICTURE TAKEN ON 05-15-2018 Clear Photo Two

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 227R HARVE STREET			Policy Number:
City BOSTON	State Massachusetts	ZIP Code 02128	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption RIGHT SIDE VIEW PICTURE TAKEN ON 05-15-2018 Clear Photo Three



Photo Four

Photo Four Caption LEFT SIDE VIEW PICTURE TAKEN ON 05-15-2018 Clear Photo Four

Boston Planning & Development Agency Climate Resiliency Report Summary



Submitted: 08/24/2018 13:15:48

A.1 - Project Information

Project Name:	227 Havre St		
Project Address:	227 Havre St		
Filing Type:	Design / Building Permit (prior to final design approval)		
Filing Contact:	Jason Kahan	Box Capital Inc	jkahan@boxcapitalinc.com 6176333533
Is MEPA approval required?	Yes	MEPA date:	

A.2 - Project Team

Owner / Developer:	Box Capital Inc.
Architect:	Stefanov Design
Engineer:	Neponset Valley Survey
Sustainability / LEED:	A9 Green
Permitting:	PLS
Construction Management:	TedCo

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Residential
List the First Floor Uses:	Parking
List any Critical Site Infrastructure and or Building Uses:	Stormwater management system below garage. Residential and parking

Site and Building:

NAVD88

Site Area (SF):	3915	Building Area (SF):	10318
Building Height (Ft):	40.9	Building Height (Stories):	4
Existing Site Elevation – Low (Ft BCB):	7	Existing Site Elevation – High (Ft BCB):	11.2
Proposed Site Elevation – Low (Ft BCB):	7	Proposed Site Elevation – High (Ft BCB):	11.2
Proposed First Floor Elevation (Ft BCB):	11.6	Below grade spaces/levels (#):	0

Article 37 Green Building:

LEED Version - Rating System:	No	LEED Certification:	No
Proposed LEED rating:		Proposed LEED point score (Pts.):	None

Building Envelope:

When reporting R values, differentiate between R discontinuous and R continuous. For example, use “R13” to show R13 discontinuous and use R10c.i. to show R10 continuous. When reporting U value, report total assembly U value including supports and structural elements.

Roof:	(R)49	Exposed Floor :	(R)30
Foundation Wall:	N/A	Slab Edge (at or below grade):	N/A
Vertical Above-grade Assemblies (%’s are of total vertical area and together should total 100%):			
Area of Opaque Curtain Wall & Spandrel Assembly:	N/A	Wall & Spandrel Assembly Value:	n/a
Area of Framed & Insulated / Standard Wall:	90.3	Wall Value:	(R)21
Area of Vision Window:	9.1	Window Glazing Assembly Value:	0.30(U)
		Window Glazing SHGC:	0.30(SHGC)
Area of Doors:	1.9	Door Assembly Value :	0.40(U)

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined	Individual Unit REM Modeling		
Annual Electric (kWh):	28407	Peak Electric (kW):	8.2
Annual Heating (MMbtu/hr):	108	Peak Heating (MMbtu):	73.5
Annual Cooling (Tons/hr):	30.9	Peak Cooling (Tons):	5
Energy Use - Below ASHRAE 90.1 - 2013 (%):	33	Have the local utilities reviewed the building energy performance?:	Yes
Energy Use - Below Mass. Code (%):		Energy Use Intensity (kBtu/SF):	33

Back-up / Emergency Power System

Electrical Generation Output (kW):	0	Number of Power Units:	0
System Type (kW):	0	Fuel Source:	0

Emergency and Critical System Loads (in the event of a service interruption)

Electric (kW):	0	Heating (MMbtu/hr):	0
		Cooling (Tons/hr):	0

B – Greenhouse Gas Reduction and Net Zero / Net Positive Carbon Building Performance

Reducing greenhouse gas emissions is critical to avoiding more extreme climate change conditions. To achieve the City's goal of carbon-neutrality by 2050 the performance of new buildings will need to progressively improve to carbon net zero and net positive.

B.1 – GHG Emissions - Design Conditions

For this filing - Annual Building GHG Emissions (Tons): 24186

For this filing - describe how building energy performance has been integrated into project planning, design, and engineering and any supporting analysis or modeling:

Utilizing Mini split high efficiency electric heat

Describe building specific passive energy efficiency measures including orientation, massing, building envelop, and systems:

Foam insulation

Describe building specific active energy efficiency measures including high performance equipment, controls, fixtures, and systems:

Utilizing Mini split high efficiency electric heat

Describe building specific load reduction strategies including on-site renewable energy, clean energy, and storage systems:

No carbon fossil

Describe any area or district scale emission reduction strategies including renewable energy, central energy plants, distributed energy systems, and smart grid infrastructure:

Utilizing Mini split high efficiency electric heat

Describe any energy efficiency assistance or support provided or to be provided to the project:

HERS Incentives

B.2 - GHG Reduction - Adaptation Strategies

Describe how the building and its systems will evolve to further reduce GHG emissions and achieve annual carbon net zero and net positive performance (e.g. added efficiency measures, renewable energy, energy storage, etc.) and the timeline for meeting that goal (by 2050):

The building is using cutting edge heating method

C - Extreme Heat Events

Annual average temperature in Boston increased by about 2 ° F in the past hundred years and will continue to rise due to climate change. By the end of the century, the average annual temperature could be 56° (compared to 46° now) and the number of days above 90° (currently about 10 a year) could rise to 90.

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low (Deg.):	9	Temperature Range - High (Deg.):	88
Annual Heating Degree Days:	5634	Annual Cooling Degree Days	12

What Extreme Heat Event characteristics will be / have been used for project planning

Days - Above 90° (#):	9	Days - Above 100° (#):	0
Number of Heatwaves / Year (#):	2	Average Duration of Heatwave (Days):	2

Describe all building and site measures to reduce heat-island effect at the site and in the surrounding area:

Spray foam insulation

C.2 - Extreme Heat – Adaptation Strategies

Describe how the building and its systems will be adapted to efficiently manage future higher average temperatures, higher extreme temperatures, additional annual heatwaves, and longer heatwaves:

Spray foam insulation

Describe all mechanical and non-mechanical strategies that will support building functionality and use during extended interruptions of utility services and infrastructure including proposed and future adaptations:

Spray foam insulation

D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25”. There is a significant probability that this will increase to at least 6” by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

D.1 – Extreme Precipitation - Design Conditions

What is the project design precipitation level? (In. / 24 Hours)

5.25

Describe all building and site measures for reducing storm water run-off:

Groundwater recharge

D.2 - Extreme Precipitation - Adaptation Strategies

Describe how site and building systems will be adapted to efficiently accommodate future more significant rain events (e.g. rainwater harvesting, on-site storm water retention, bio swales, green roofs):

Groundwater recharge

E – Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, the sea level in Boston will continue to rise throughout the century. This will increase the number of buildings in Boston susceptible to coastal flooding and the likely frequency of flooding for those already in the floodplain.

Is any portion of the site in a FEMA Special Flood Hazard Area? Yes

What Zone: AE

What is the current FEMA SFHA Zone Base Flood Elevation for the site (Ft BCB)? 10.00

Is any portion of the site in the BPDA Sea Level Rise Flood Hazard Area (see [SLR-FHA online map](#))? Yes

If you answered YES to either of the above questions, please complete the following questions. Otherwise you have completed the questionnaire; thank you!

E.1 – Sea Level Rise and Storms – Design Conditions

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented by the Sea Level Rise Flood Hazard Area (SLR-FHA), which includes 3.2' of sea level rise above 2013 tide levels, an additional 2.5" to account for subsidence, and the 1% Annual Chance Flood. After using the SLR-FHA to identify a project's Sea Level Rise Base Flood Elevation, proponents should calculate the Sea Level Rise Design Flood Elevation by adding 12" of freeboard for buildings, and 24" of freeboard for critical facilities and infrastructure and any ground floor residential units.

Boston Planning & Development Agency Climate Resiliency Report Summary



What is the Sea Level Rise - Base Flood Elevation for the site (Ft BCB)?	10.00	
What is the Sea Level Rise - Design Flood Elevation for the site (Ft BCB)?	10.00	First Floor Elevation (Ft BCB): 18.00
What are the Site Elevations at Building (Ft BCB)?	12.00	What is the Accessible Route Elevation (Ft BCB)? 12.00

Describe site design strategies for adapting to sea level rise including building access during flood events, elevated site areas, hard and soft barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Stormwater designed system

Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:

Stormwater designed system

Describe how occupants might shelter in place during a flooding event including any emergency power, water, and waste water provisions and the expected availability of any such measures:

None

Describe any strategies that would support rapid recovery after a weather event:

None

E.2 – Sea Level Rise and Storms – Adaptation Strategies

Describe future site design and or infrastructure adaptation strategies for responding to sea level rise including future elevating of site areas and access routes, barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Stormwater designed system

Describe future building adaptation strategies for raising the Sea Level Rise Design Flood Elevation and further protecting critical systems, including permanent and temporary measures:

Stormwater designed system

Thank you for completing the Boston Climate Change Checklist!

For questions or comments about this checklist or Climate Change best practices, please contact:
John.Dalzell@boston.gov



**City of Boston
Board of Appeal**

Inspectional Services Department
1010 Massachusetts Avenue
Boston, MA 02118
617-635-4775

Members

Christine Araujo - *Chair*
Bruce Bickerstaff
Mark Fortune - *Secretary*
Peter Chin
Mark Erlich
Anthony Pisani, AIA
Craig Galvin

**NOTICE OF DECISION
CASE NO. BOA735385
PERMIT #ERT725155
APPEAL SUSTAINED
WITH PROVISOS**

In reference to appeal of

227 Havre Street LLC

concerning premises

227 Havre Street, Ward 01

to vary the application of the Zoning Act, Ch. 665, Acts of 1956, as amended, in this specific case, I beg to advise that the petition has been granted.

Decision has been filed in the office of the Commissioner of the Inspectional Services Department, 1010 Massachusetts Avenue, fifth floor, Boston, MA 02118, and is open for public inspection. Date of entry of this decision in the Inspectional Services Department was 2/16/2018.

FOR THE BOARD OF APPEAL

Matthew Fitzgerald, Esq

Assistant Corporation Counsel



CITY OF BOSTON
BOARD OF APPEAL
OFFICE OF THE BOARD OF APPEAL

December 19, 2017
DATE

Decision of the Board of Appeal on the Appeal of
227 Havre Street LLC

To vary the terms of the Boston Zoning Code, under Statute 1956, Chapter 665, as amended, Section 8, at premises:

227 Havre Street, Ward 1

In the following respect: Variance

Article(s): 53(53-9) 53(53-57.2) 53(53-56) 53(53-8)

Purpose: Erect new six (6) unit mutli-family residential dwelling with six (6) offstreet parking in ground floor garage. Combine two lots (Parcel ID0106244000 and 0106246030) into one lot to be 3,915 SF.

In his formal appeal, the Appellant states briefly in writing the grounds of and the reasons for his appeal from the refusal of the Building Commissioner, as set forth in papers on file numbered BOA735385 and made a part of this record.

In conformity with the law, the Board mailed reasonable notice of the public hearing to the petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared on the then most recent local tax lists, which notice of public hearing was duly advertised in a daily newspaper published in the City of Boston, namely:

THE BOSTON HERALD on Tuesday November 28, 2017

The Board took a view of the petitioner's land, examined its location, layout and other characteristics.

The Boston Redevelopment Authority was sent notice of the appeal by the Building Department and the legal required period of time was allotted to enable the BRA to render a recommendation to the Board, as prescribed in the Code.

After hearing all the facts and evidence presented at the public hearing heldon discussed on December 19, 2017 in accordance with notice and advertisement aforementioned, the Board finds as follows:

The Appellant appeals to be relieved of complying with the aforementioned section of the Boston Zoning Code, all as per Application for Permit#ERT725155 and June 27, 2017 plans submitted to the Board at its hearing and now on file in the Building Department.



CITY OF BOSTON
BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

227 Havre Street, Ward 1

BOA- #735385

Date of Hearing: December 19, 2017

Permit #ERT725155

Page: # 2

This appeal seeks permission to combine two lots and to construct a new four-story, six-unit residential building with six off-street parking spaces in a ground floor garage.

The appeal is necessary as the proposed project requires relief from the terms of the Boston Zoning Code (Code). The specific relief required in furtherance of the proposed project is as follows: Article 53, Section 8 (Multifamily Dwelling is Forbidden), Article 53, Section 9 (Add'l Lot Area is Insufficient, Floor Area Ratio is Excessive, Building Height is Excessive, Number of Stories is Excessive, Usable Open Space is Insufficient and Rear Yard is Insufficient), Article 53, Section 56 (Off-Street Parking is Insufficient) and Article 53, Section 57.2 (Conformity with Existing Building Alignment).

The requested relief will allow the applicant to combine abutting vacant lots and to build a new four-story, six-unit building on a newly created lot. The proposed building will include a six-car parking garage at the ground level. Specifically, the applicant seeks, and with this decision is hereby, granted relief for the above referenced violations. The Board finds that this proposal presents a reasonable use of a large vacant lot. The building's design is harmonious with the surrounding neighborhood and the garage, providing off-street parking for each unit, will help minimize the burden on a heavily congested area. For these reasons, the requested relief may be granted in harmony with the general purpose and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

After the Petitioner filed the Appeal, this Board, in conformity with applicable law, mailed reasonable notice of the public hearing to the Petitioner and to the owners of all property deemed by the Board to be affected thereby, as they appeared in the then most recent local tax list, which notice of a public hearing was duly advertised in a daily newspaper published in the City of Boston in accordance with applicable law. This Board held a public hearing on the Appeal on December 29, 2017.

At the hearing, representatives of the Mayor's Office of Neighborhood Services and City Councilor Sal LaMattina stood in support of the project. There was no opposition voiced at the hearing and there is none on file with the Board. This showing of approval from the community further supports the Board's finding that the requested relief will have no negative impact on the surrounding area, and is in harmony with the general purpose and intent of the Code.



CITY OF BOSTON BOARD OF APPEAL

OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

227 Havre Street, Ward 1

BOA- #735385

Date of Hearing: December 19, 2017

Permit #ERT725155

Page: # 3

The Board of Appeal finds that all of the following conditions are met:

- (a) That there are special circumstances or conditions, fully described in the findings, applying to the land or structure for which the variance is sought (such as, but not limited to, the exceptional narrowness, shallowness or shape of the lot, or exceptional topographical conditions thereof), which circumstances or conditions are peculiar to such land or structure but not the neighborhood, and that said circumstances or conditions are such that the application of the provisions of this Code would deprive the appellant of the reasonable use of such land or structure; and
- (b) That for reasons of practical difficulty and demonstrable and substantial hardship fully described in the findings, the granting of the variance is necessary for the reasonable use of the land or structure and that the variance as granted by the Board is the minimum variance that will accomplish this purpose; and
- (c) That the granting of the variance will be in harmony with the general purpose and intent of this Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In determining its findings, the Board of Appeal has taken into account: (1) the number of persons residing or working upon such land or in such structure; (2) the character and use of adjoining lots and those in the neighborhood; and (3) traffic conditions in the neighborhood.

The Board is of the opinion that all conditions required for the granting of a variance under Article 7, Section 7-3 of the Zoning Code have been met and that the varying of the terms of the Zoning Code as outlined above will not conflict with the intent and spirit of the Zoning Code.



CITY OF BOSTON
BOARD OF APPEAL
OFFICE OF THE BOARD OF APPEAL

Decision of the Board of Appeal on the Appeal of

227 Havre Street, Ward 1
BOA- #735385
Date of Hearing: December 19, 2017
Permit #ERT725155
Page: # 4

Therefore, acting under its discretionary power, the Board (the members and/or substitute members sitting on this appeal) voted to grant the requested variance as described above, annuls the refusal of the Building Commissioner and orders him to grant a permit in accordance with this decision, with the following proviso which, if not complied with, shall render this decision null and void.

APPROVED AS TO FORM:


Assistant Corporation Counsel

PROVISO: 1. Subject to design review by BRA with particular attention to the garage doors.

Signed, February 13, 2018


Christine Araujo - Chairperson


Mark Fortune - Secretary


Marie St. Fleur


Bruce Bickerstaff


Mark Erlich


Anthony Pisani, AIA


Craig Galvin



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.

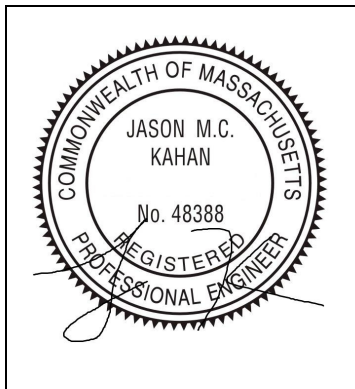
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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



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): _____

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.

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

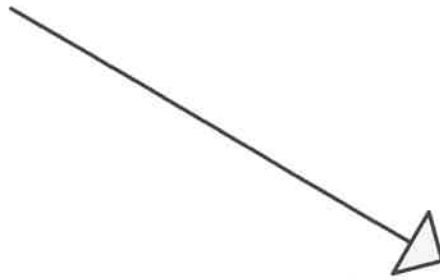
- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance 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.



Building



ROOF DRAIN SYSTEM



Area Listing (all nodes)

<u>Area (acres)</u>	<u>CN</u>	<u>Description (subcats)</u>
0.076	98	Roof (1S)
<hr/>		
0.076		

227RHavre

Prepared by ESS

HydroCAD® 8.00 s/n 004178 © 2006 HydroCAD Software Solutions LLC

227RHavre
Type II 24-hr 100YR Rainfall=6.50"

Page 3

7/31/2018

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Building

Runoff Area=3,312 sf Runoff Depth>6.26"
Tc=6.0 min CN=98 Runoff=0.69 cfs 0.040 af

Pond 2P: ROOF DRAIN SYSTEM

Peak Elev=15.17' Storage=547 cf Inflow=0.69 cfs 0.040 af
Outflow=0.61 cfs 0.030 af

Total Runoff Area = 0.076 ac Runoff Volume = 0.040 af Average Runoff Depth = 6.26"
0.00% Pervious Area = 0.000 ac 100.00% Impervious Area = 0.076 ac

Subcatchment 1S: Building

Runoff = 0.69 cfs @ 11.96 hrs, Volume= 0.040 af, Depth> 6.26"

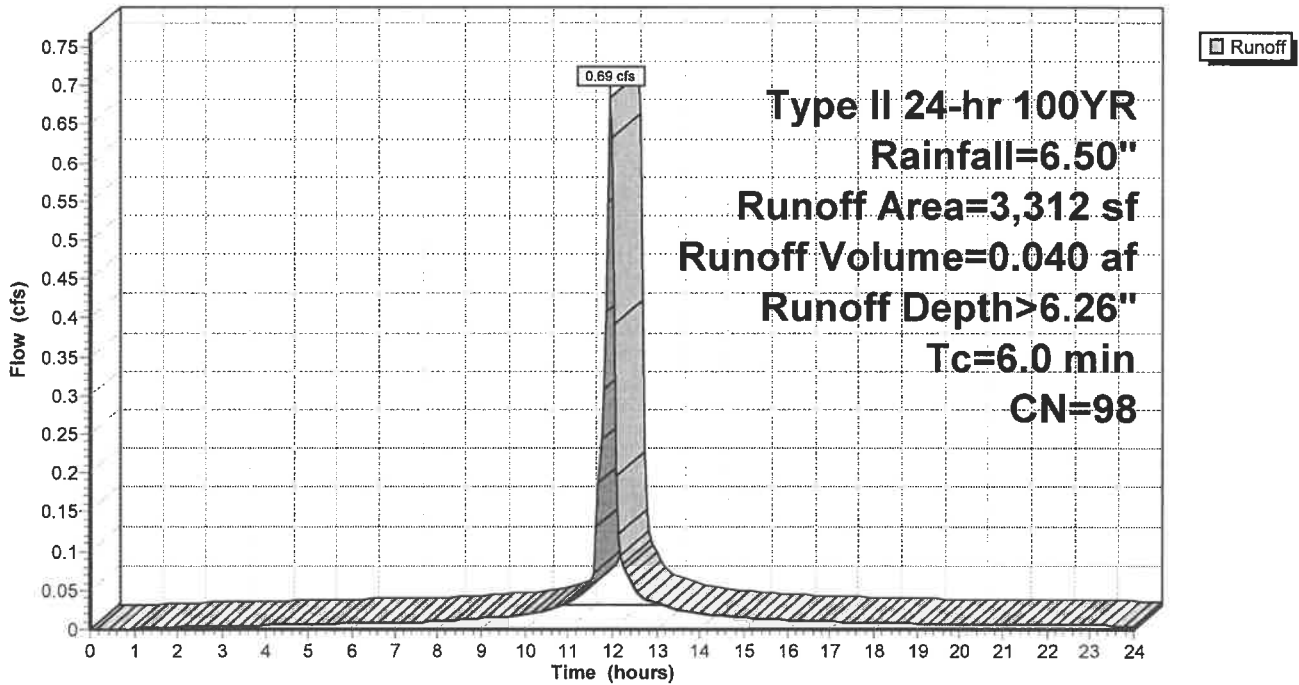
Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100YR Rainfall=6.50"

Area (sf)	CN	Description
3,312	98	Roof
3,312		Impervious Area

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

Subcatchment 1S: Building

Hydrograph



227RHavre

Prepared by ESS

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227RHavre
Type II 24-hr 100YR Rainfall=6.50"

Page 5

7/31/2018

Pond 2P: ROOF DRAIN SYSTEM

Inflow Area = 0.076 ac, Inflow Depth > 6.26" for 100YR event
Inflow = 0.69 cfs @ 11.96 hrs, Volume= 0.040 af
Outflow = 0.61 cfs @ 12.00 hrs, Volume= 0.030 af, Atten= 11%, Lag= 2.2 min
Primary = 0.61 cfs @ 12.00 hrs, Volume= 0.030 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 15.17' @ 12.00 hrs Surf.Area= 171 sf Storage= 547 cf
Flood Elev= 17.90' Surf.Area= 171 sf Storage= 604 cf

Plug-Flow detention time= 171.5 min calculated for 0.029 af (74% of inflow)
Center-of-Mass det. time= 81.9 min (821.2 - 739.3)

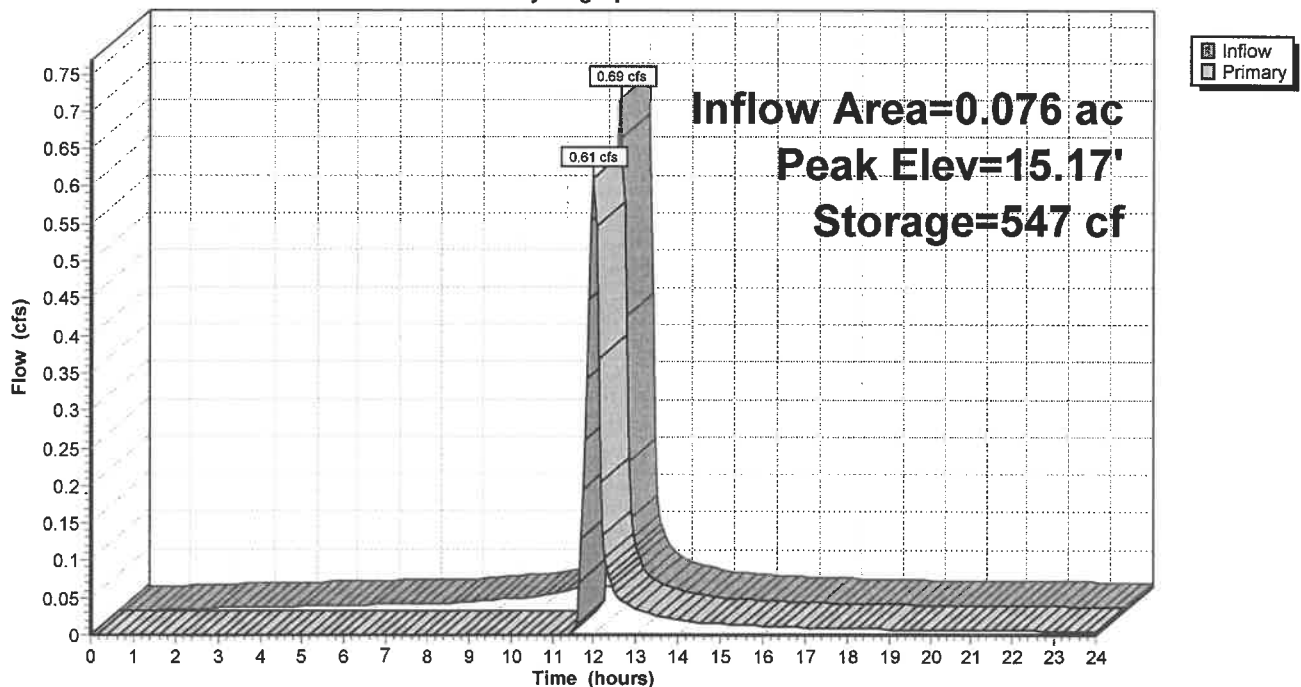
Volume	Invert	Avail.Storage	Storage Description
#1	11.96'	395 cf	10.66'W x 16.00'L x 3.54'H Prismaoid 604 cf Overall - 209 cf Embedded = 395 cf
#2	12.46'	209 cf	47.8"W x 30.0"H x 7.00'L Cultec R-330 x 4 Inside #1
		604 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	14.50'	6.0" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.61 cfs @ 12.00 hrs HW=15.16' (Free Discharge)
↑1=Orifice/Grate (Orifice Controls 0.61 cfs @ 3.10 fps)

Pond 2P: ROOF DRAIN SYSTEM

Hydrograph

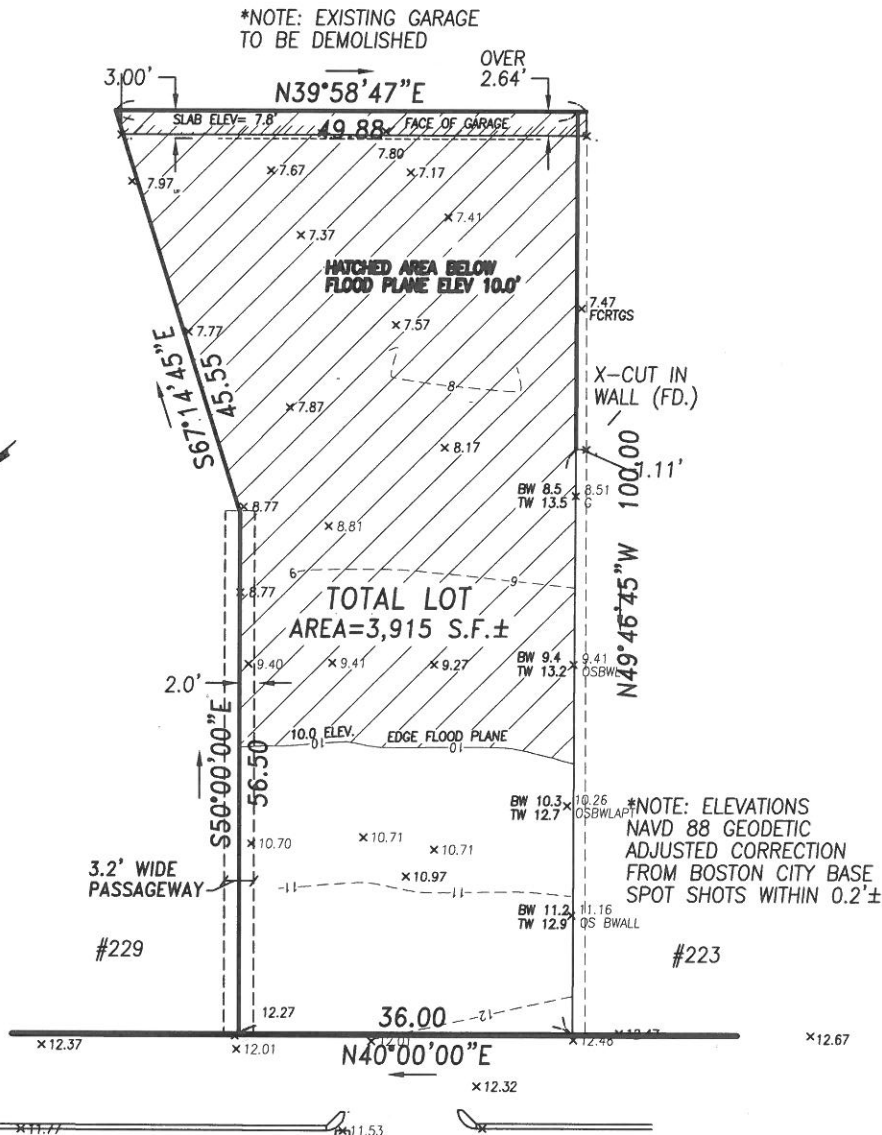


C.L.G. ASSOCIATES

Surveyors= Field Engineers

3 BOSTON ST. SALEM, MA 01970

TEL:(978) 744-0748 (978)750-1022

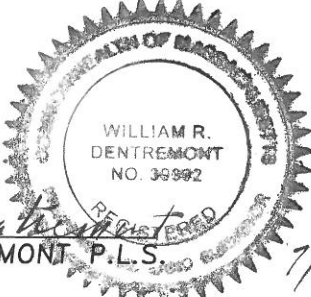


ZONING DISTRICT 3F-2000

HAVRE STREET

I HEREBY CERTIFY THAT THE EXISTING GROUND ELEVATIONS HAVE BEEN DETERMINED FROM FIELD SURVEY AND DATUM USED IS CONVERTED TO GEODETIC NAD88 FROM BOSTON CITY BASE BENCHMARKS (2).

*NOTE: PLAN REF: PLAN BY HARRY R. FELDMAN INC. OCT. 10, 1995 DEED REF: BK. 21,147 PG 135



WILLIAM R. D'ENTREMONT P.L.S. 7/10/2018

BENCHMARK L.O.C.L.S. STEP #228 HAVRE ST. (NAD88) ELEV= 13.07

HSE #228

FLOOD ZONE PLOT for 227 HAVRE LLC at 227 HAVRE ST. EAST BOSTON, MA

SCALE: 1"=20' DATE: 7/10/2018

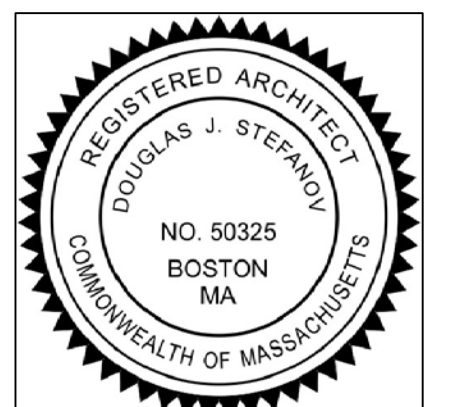
NEW MULTI-FAMILY RESIDENCE

227 HAVRE STREET
BOSTON, MA 02114

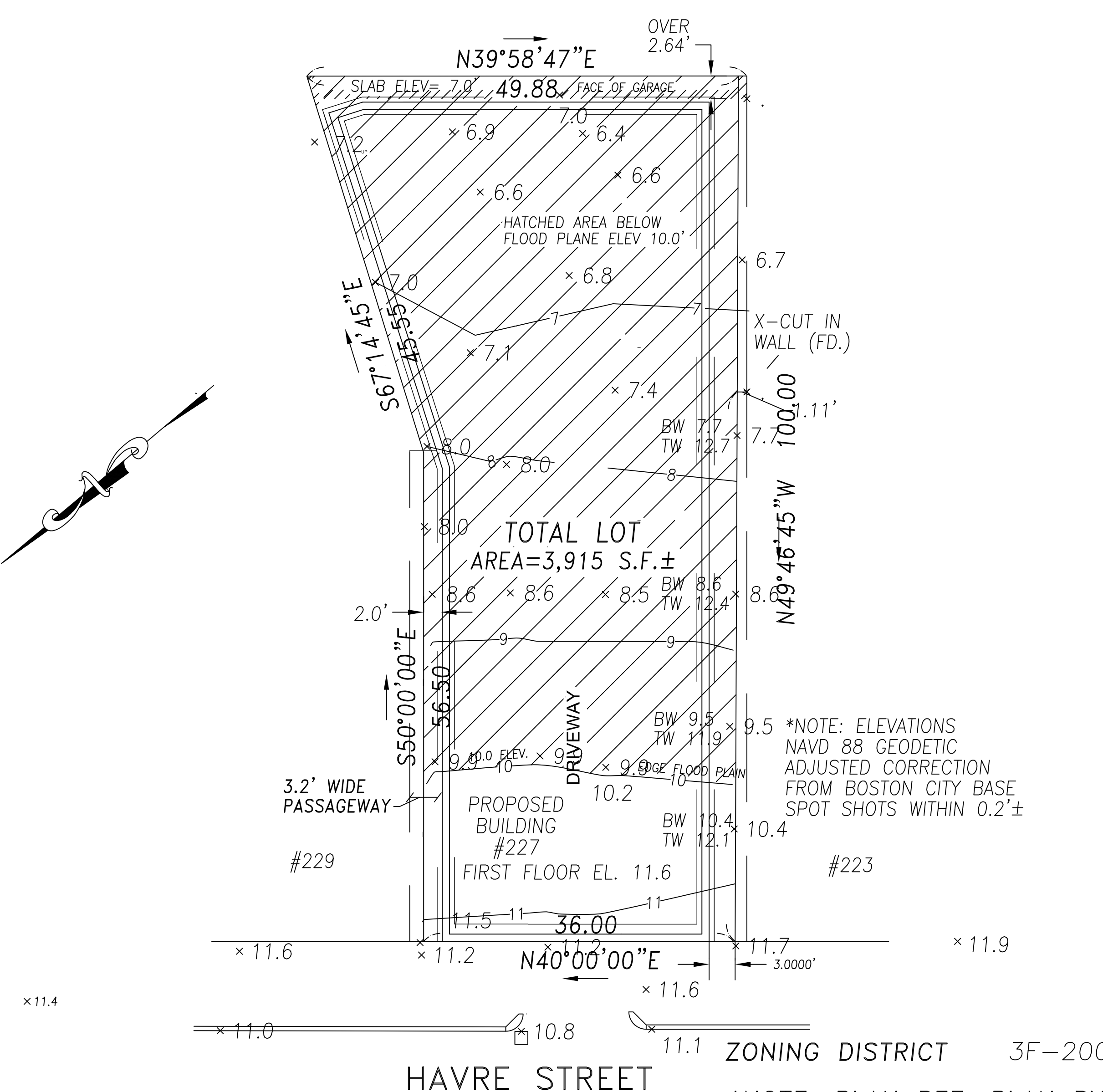
ERT 725155

STEFANOV ARCHITECTS

423 WEST BROADWAY, SUITE 404
BOSTON, MA 02127
617.765.0543
INFO@STEFANOVARCH.COM



[Signature]



ELEVATIONS HAVE BEEN DETERMINED FROM FIELD SURVEY AND DATUM USED IS CONVERTED TO GEODETIC NAD88 FROM BOSTON CITY BASE BENCHMARKS (2).

*NOTE: ELEVATIONS NAVD 88 GEODETIC ADJUSTED CORRECTION FROM BOSTON CITY BASE SPOT SHOTS WITHIN 0.2'±

- NOTES:**
- BW STANDS FOR BOTTOM OF WALL AND TW STANDS FOR TOP OF WALL.
 - SPOT GRADES AT PERIMETER OF WALL TO REMAIN THE SAME, INTERIOR OF FOUNDATION WALLS TO BE FILLED WITH CLEAN COMPACTED EARTH AND CRUSHED STONE TO A HEIGHT OF EL.11.3 AND THEN A CONCRETE SLAB WILL BE POURED ON TOP
 - 388 CUBIC YARDS OF FILL REQUIRED..

BENCHMARK L.O.C.L.S. STEP #228 HAVRE ST. (NAD88) ELEV= 12.30'

FLOOD ZONE PLOT
for
227 HAVRE LLC
at
227 HAVRE ST.
EAST BOSTON, MA

HSE #228

SCALE: 1"=20' DATE: 7/17/2018

No.	Description	Date

Foundation Plan

Project number 170401
Date 20 August 2018
Drawn by TANV
Checked by DJS

S - 1.01

Scale 1" = 10'-0"

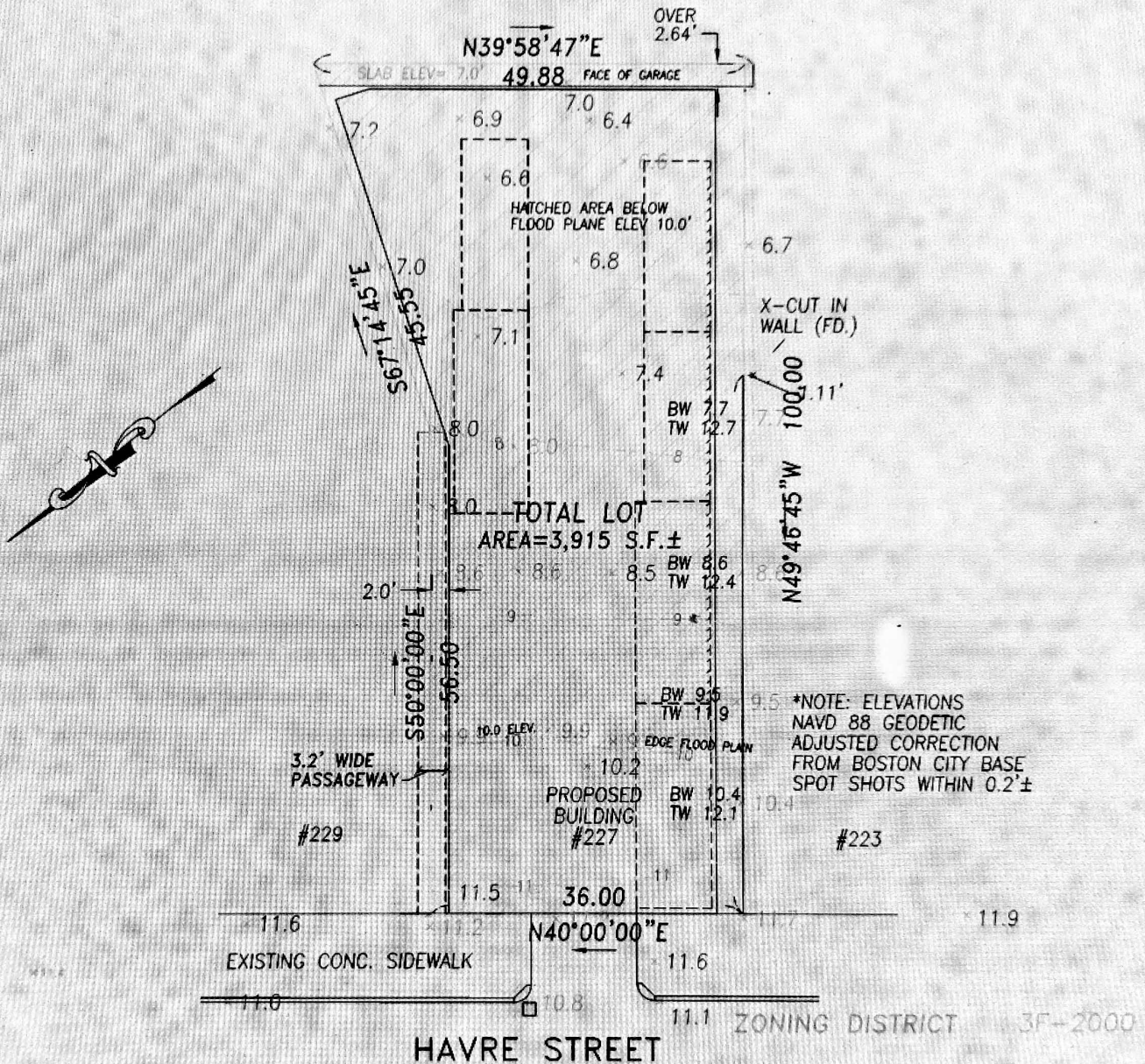
C.L.G. ASSOCIATES

Surveyors= Field Engineers

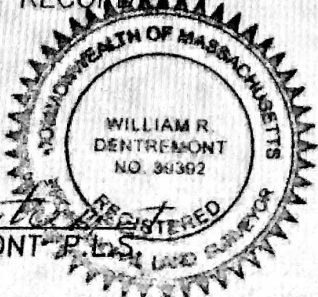
3 BOSTON ST. SALEM, MA 01970

TEL:(978) 744-0748 (978)750-1022

*NOTE: EXISTING GARAGE



I HEREBY CERTIFY THAT THE PROPOSED DWELLING'S SETBACKS SHOWN HEREON HAVE BEEN DETERMINED FROM INSTRUMENT SURVEY AND PROPERTY LINES HAVE BEEN DETERMINED FROM DEEDS AND PLANS OF RECORD.



William R. D'Entremont
WILLIAM R. D'ENTREMONT, P.L.S.



CERTIFIED PLOT PLAN
for
227 HAVRE LLC
at
227 HAVRE ST.
EAST BOSTON, MA

SCALE: 1"=20' DATE: 8/24/18