

NOTICE OF INTENT

FOR

ALDEN A. MILLS FIRE STATION

Submitted to:

The City of Revere
281 Broadway
Revere, MA 02151

05 23, 2022

Revised:

Prepared for:

The City of Revere
281 Broadway
Revere, MA 02151

Prepared by:

Brennan Consulting
ENGINEERING • TRANSPORTATION • SURVEYING

24 Ray Avenue, Burlington, MA 01803
Tel. 781-273-3434 Fax. 781-273-3430

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NOTICE OF INTENT FORM

WPA Form 3



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

Important:

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



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

A. General Information

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

140 Lynnway

a. Street Address

Revere

b. City/Town

02151

c. Zip Code

Latitude and Longitude:

42.439892°

d. Latitude

-70.968147°

e. Longitude

14

f. Assessors Map/Plat Number

92Q-301

g. Parcel /Lot Number

2. Applicant:

Chris

a. First Name

Bright

b. Last Name

City of Revere

c. Organization

281 Broadway

d. Street Address

Revere

e. City/Town

MA

f. State

02151

g. Zip Code

781-286-8365

h. Phone Number

i. Fax Number

cbright@revere.org

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Cam

a. First Name

Gosine

b. Last Name

Brennan Consulting

c. Company

24 Ray Avenue

d. Street Address

Burlington

e. City/Town

MA

f. State

01803

g. Zip Code

978-273-3434

h. Phone Number

781-273-3430

i. Fax Number

cgosine@brennanconsults.com

j. Email address

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

a. Total Fee Paid

b. State Fee Paid

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Proposed 8,190 sf Fire station with associated parking and utilities

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

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

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

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Suffolk

a. County

7604

c. Book

b. Certificate # (if registered land)

475

d. Page Number

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

- ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



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City/Town

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input checked="" type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____ 28,023	2. cubic yards beach nourishment _____
e. <input checked="" type="checkbox"/> Coastal Dunes	1. square feet _____ 2. cubic yards dune nourishment _____	
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input checked="" type="checkbox"/> Land Subject to Coastal Storm Flowage	1,705 1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here. _____	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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 and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

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

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

August 1, 2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

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

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

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

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

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

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

- a. ☐ Not applicable – project is in inland resource area only b. ☐ Yes ☒ No

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

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

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☒ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

Online Users:

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. ☐ A portion of the site constitutes redevelopment
3. ☒ Proprietary BMPs are included in the Stormwater Management System.
b. ☐ No. Check why the project is exempt:
1. ☐ Single-family house
2. ☐ Emergency road repair
3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

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

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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Bureau of Resource Protection - Wetlands

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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Alden A. Mills Fire Station

a. Plan Title

Brennan Consulting

b. Prepared By

May, 17, 2022

d. Final Revision Date

Chris Emilius

c. Signed and Stamped by

1"=20'

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☐ Attach NOI Wetland Fee Transmittal Form
9. ☒ Attach Stormwater Report, if needed.

E. Fees

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

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

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

City/Town

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.

Christopher Bright

1. Signature of Applicant

5/23-22

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

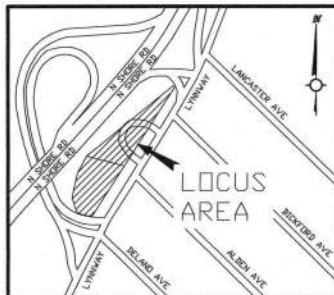
Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

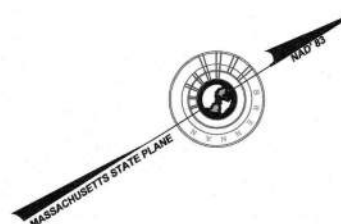
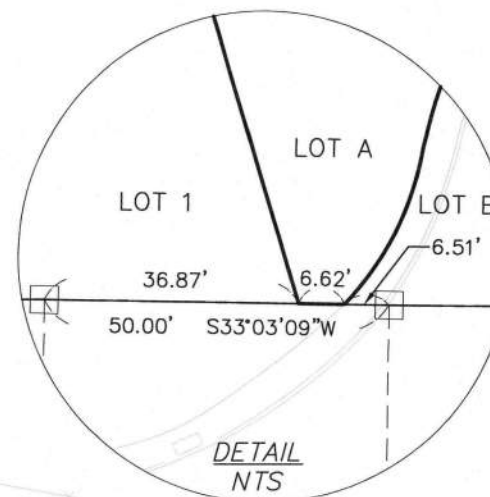
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

NOTICE OF INTENT FIGURES

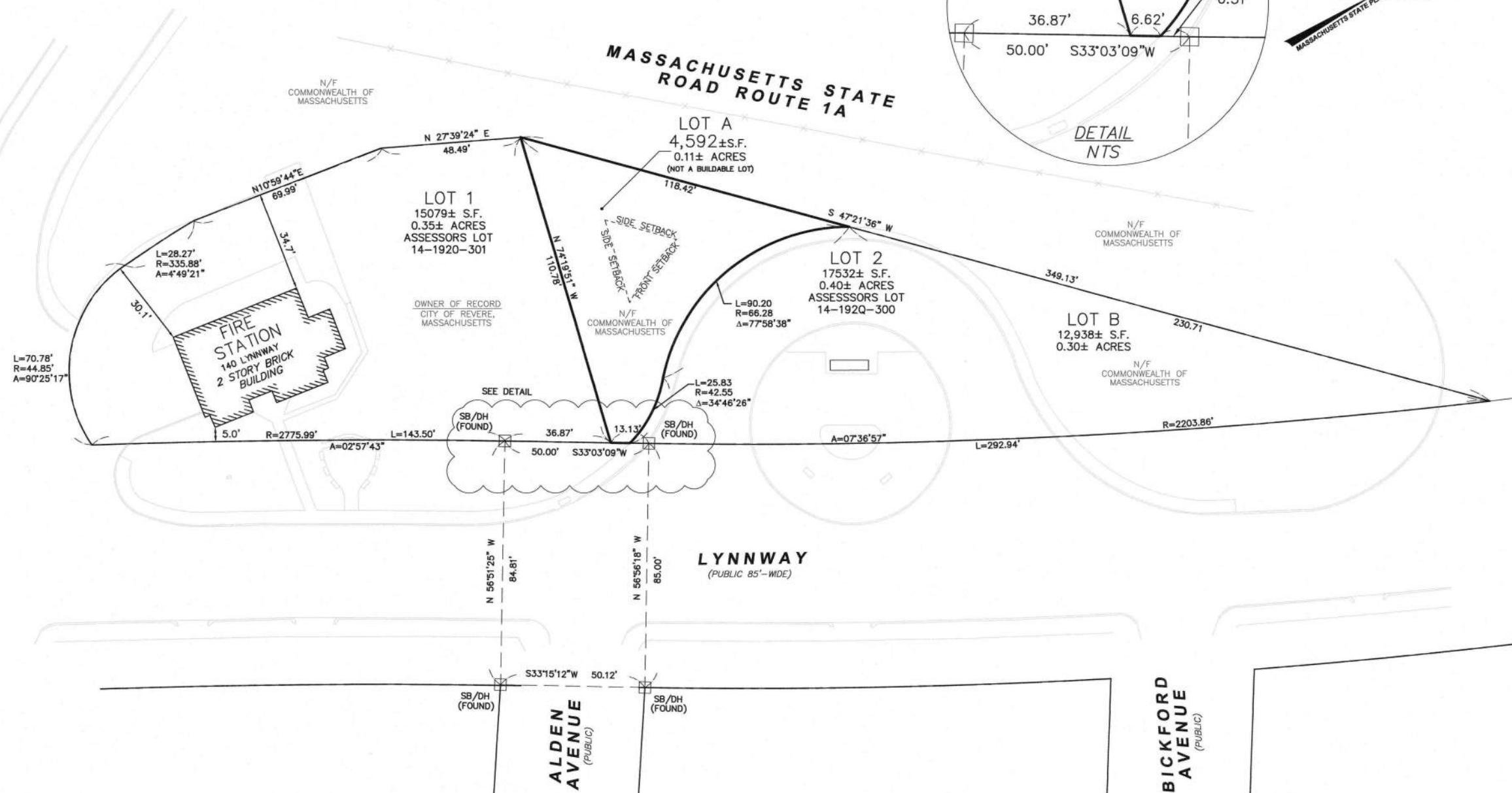
Figure 1 – ANR Plan



LOCUS MAP:
NOT TO SCALE



RESERVED FOR REGISTRY ONLY



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
CITY OF REVERE PLANNING BOARD

DATE: _____
NO DETERMINATION OF COMPLIANCE
WITH ZONING REQUIREMENTS HAS
BEEN MADE OR INTENDED.

CURRENT ZONING INFORMATION:

ZONING DISTRICT: RA			
ZONING ORDINANCE OF THE CITY OF REVERE			
MINIMUM LOT AREA	6,000 SQ FT		
SETBACKS	SIDE YARD 20'	FRONT YARD 20'	REAR YARD 30'
FRONTAGE	60'		
USABLE OPEN SPACE (% OF TOTAL AREA)	35%		
MAXIMUM BUILDING COVERAGE	30%		
MAX HGT. (FT.)	30'		
MAX STORIES	2 1/2		

NOTES

- THIS SURVEY WAS PERFORMED ON THE GROUND BY BRENNAN CONSULTING INC. IN AUGUST OF 2019.
- THE HORIZONTAL DATUM REFERS TO NAD 83.
- THE PURPOSE OF THIS PLAN IS TO DIVIDE CITY OF REVERE ASSESSORS LOT 14-1920-300 INTO TWO LOTS A AND B, LOT A BEING A NON BUILDABLE LOT TO BE COMBINED WITH CITY OF REVERE ASSESSORS LOT 14-1920-301 AS SHOWN HEREON.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF BRENNAN CONSULTING ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO BRENNAN CONSULTING'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY BRENNAN CONSULTING.

WE HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED IN ACCORDANCE WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS.



PROFESSIONAL LAND SURVEYOR FOR BRENNAN CONSULTING

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

PLANS OF RECORD

- 23.333 V.T.
- MDC PLAN 174
- 5227-1
- 5927-2
- 7604 PAGE 475

LOCUS DEED

BOOK 7604, PAGE 475



APPROVAL NOT REQUIRED (ANR) PLAN
LOCATED IN
REVERE, MASSACHUSETTS
(SUFFOLK COUNTY)

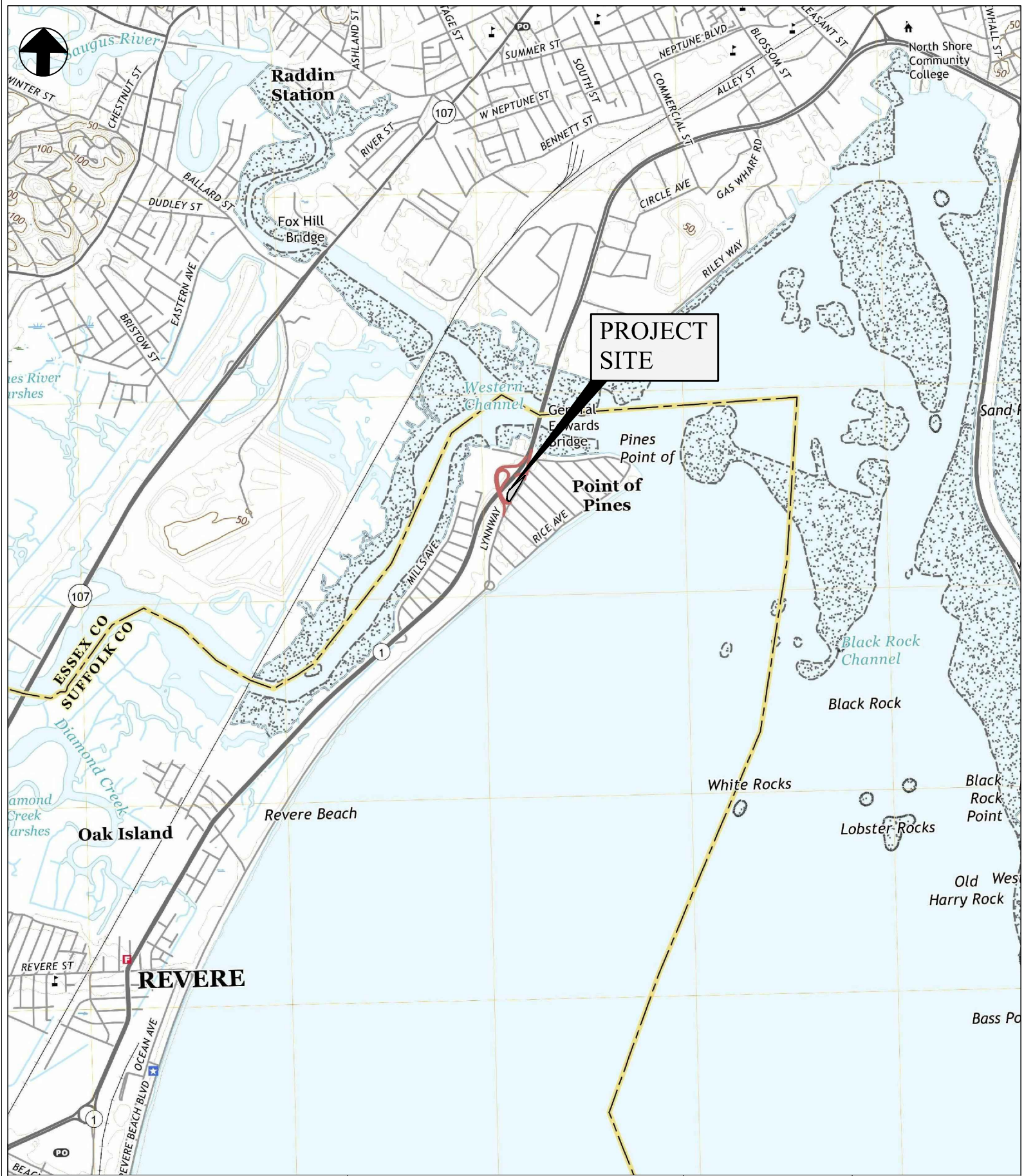
PREPARED FOR
WINTER STREET ARCHITECTS
SCALE: 1"= 20' DATE: JUNE 8, 2021

Brennan Consulting
ENGINEERING • TRANSPORTATION • SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 FAX: (781) 273-3430

JUNE 8, 2021

PROJECT No. 19954B

Figure 2 – USGS Map



Project Civil Engineer

Brennan Consulting

ENGINEERING • TRANSPORTATION • SURVEYING

BRENNAN CONSULTING, INC.

24 Ray Avenue, Suite 203

Burlington, MA 01803

781.273.3434

www.brennanconsults.com

Project Location

ALDEN FIRE STATION

140 Lynnway

Revere, MA

SCALE: 1"=2000'

DRAWN BY: WCG

CHECKED BY: CE

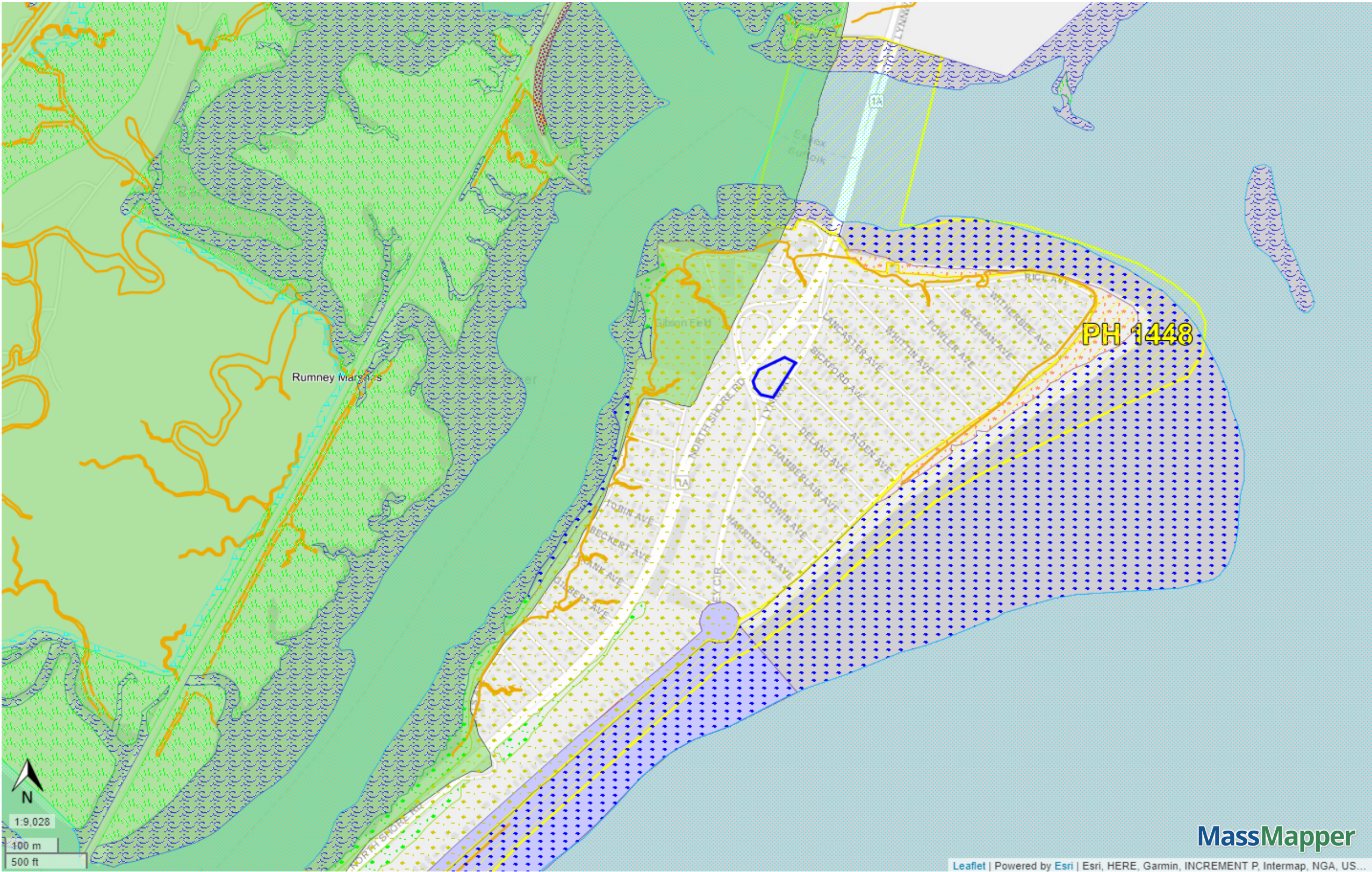
ISSUED: 03.31.21

REVISED:

**LOCUS
MAP**

Figure 3 – Environmental Constraints

140 Lynnway Revere - Environmental Constraints



DEP Wetlands Detailed With Outlines

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

Tidelands Jurisdiction Chapter 91 Jurisdiction

- Areas of Critical Environmental Concern ACECs Transparent Green

NHESP Priority Habitats of Rare Species

- MassHistoric Commission Inventory (Areas)

- National Register of Historic Places
- Preservation Restriction
- Massachusetts Historic Landmark
- Local Historic District
- NRHP and LHD
- Inventoried Property

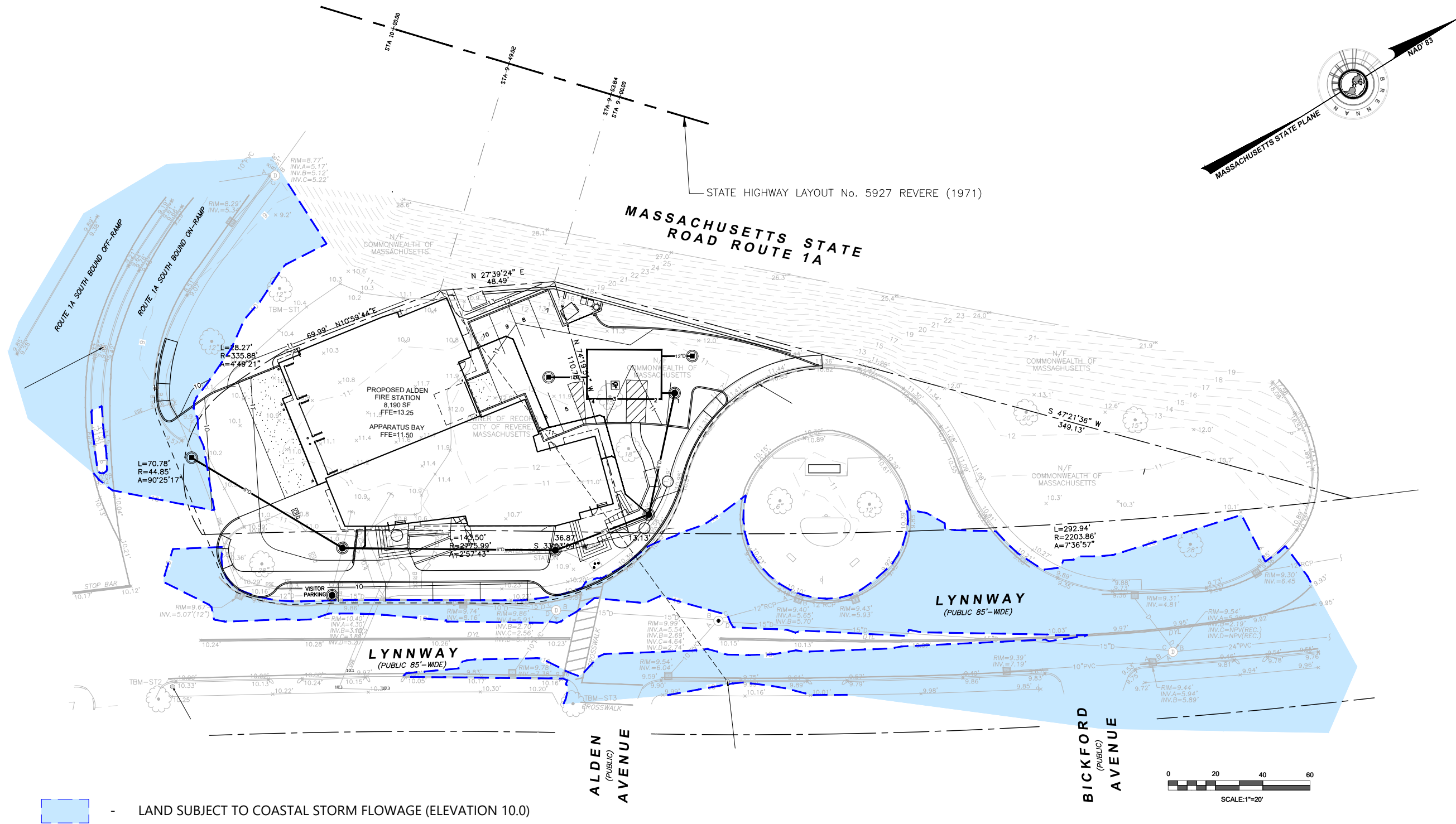
Zone IIs Dissolved

- Zone Is Dissolved

IWPAs Dissolved

-

Figure 4 – Floodplain Figure



NOTES

- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88'.
- THIS SURVEY WAS PERFORMED ON THE GROUND BY BRENNAN CONSULTING INC. IN AUGUST OF 2019.
- THE HORIZONTAL DATUM REFERS TO NAD 83'.
- THIS PURPOSE OF THIS SURVEY IS TOPOGRAPHIC AND PROPERTY INFORMATION FOR THE SUBJECT AREA.
- FEMA FLOOD INFORMATION TAKEN FROM MAP 25025C0029J DATED 3-16-16.
- THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF BRENNAN CONSULTING ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO BRENNAN CONSULTING. SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY BRENNAN CONSULTING.

FLOODPLAIN FIGURE

LOCATED IN
140 LYNNWAY
REVERE, MA

PREPARED FOR

WINTER STREET ARCHITECTS

DATE: 4-13-2021

SCALE: 1" = 20'

Brennan Consulting
ENGINEERING • TRANSPORTATION • SURVEYING

24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 FAX: (781) 273-3430

REVISIONS		NO.		DATE		DESCRIPTION		BY	

CHECKED BY: CE

DRAWN BY: CG

PROJECT 19954B

Figure 5 – FEMA Firmette

National Flood Hazard Layer FIRMette



42°26'36.89"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map: Orthoimagery. Data refreshed October, 2017.

42°26'10.34"N

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 Zone AE, AO, AH, VE, AR
		Regulatory Floodway
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		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/25/2019 at 2:38:25 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: basemap 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.

Figure 6 – NRCS Hydrologic Soil Groups

Hydrologic Soil Group—Norfolk and Suffolk Counties, Massachusetts



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Norfolk and Suffolk Counties, Massachusetts
 Survey Area Data: Version 16, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 11, 2019—Oct 5, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	A	1.8	59.0%
655	Udorthents, wet substratum		1.3	41.0%
Totals for Area of Interest			3.1	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOTICE OF INTENT NARRATIVE

NOTICE OF INTENT NARRATIVE

This Notice of Intent (NOI) for the proposed Alden Fire Station is filed pursuant to the Massachusetts Wetlands Protection Act (WPA) (MGL Chapter 131, Section 40) and its implementing regulations (310 CMR 10.00).

1. Introduction

The City of Revere is proposing the construction of a new fire station at 140 Lynnway, Revere. The existing Alden Fire Station, located on the same lot, has been defunct since approximately 2000. The project is located within the Point of Pines neighborhood which is the community that the fire station will be servicing. The City is proposing this fire station due to the existing fire station's inability to properly service fire trucks, and high response times from neighboring fire stations for the Point of Pines and adjacent neighborhoods. The new 8,190 sf fire station will include 2 service bays for fire trucks as well and a service bay for fireboats. The project will be completed in 2 phases of construction: 1) The demolition of the existing fire station which took place in 2021 and 2) the construction of the proposed fire station and associated parking, utilities, and landscaping.

2. Site Description

The proposed project site is comprised of two parcels of land: a 15,079 sf city owned parcel (referred to as Lot 1) that contained the previous Alden Mills fire station until its demolition in 2021, and a 4,592 sf portion of an abutting lot owned by the Department of Conservation and Recreation (DCR) (referred to as Lot A) that will be acquired by the city as part of a larger proposed land transfer with DCR (see **Figure 1**). The site is bounded by an MBTA bus stop to the north, residential buildings to the east, the Route 1A on and off ramps to the south, and Route 1A to the west (see **Figure 2**).

Based on MassGIS mapping the entire site is located with a Barrier Beach wetland resource area, categorized as Coastal Dune (see **Figure 3**) although the area is developed and no dunes or beach currently exist within the site limits. According to Federal Emergency Management Agency (FEMA) flood insurance rate maps (FIRM) a majority of the project area is designated as a Zone X, although a small portion of the site falls within Zone AE and is designated as Land Subject to Coastal Storm Flowage (LSCSF). The project site can be found on the City of Revere, Massachusetts, Suffolk County, Community Panel No. 29 of 176, Map Number 25025C0029J, Effective Date March 16, 2016 (see **Figure 5**). A more precise delineation of the floodplain within the site area can be seen in **Figure 4**.

Existing soil conditions within the limits of the project were taken from the Norfolk and Suffolk Counties, Massachusetts, soils maps published by the U.S. Department of Agriculture Natural Resources Conservation Service in cooperation with the Massachusetts Agriculture Experiment Station (See **Figure 6**). Additionally, a geotechnical investigation was performed by John Turner Consulting (JTC) in January 2021. Copies of these documents are included in Appendix C.

The following soil groups have been identified at the site:

626B: Merrimac-Urban land complex, 0 to 8 percent slopes, Hydrologic Group A.

651: Udorthents, smoothed.

3. Wetland Resource Area Regulatory Compliance

There are no certified or potential vernal pools located within or adjacent to the project site. No portion of the project site is located within an Area of Critical Environmental Concern (ACEC). According to DEP, the project site is not located in an area designated as an Outstanding Resource Water¹. The project site is not located within a Zone II Interim Wellhead Protection area or within the water resource protection overlay district (**Figure 3**).

State-regulated wetland resource areas identified on and/or near the proposed Project include:

- **Barrier Beach**
- **Coastal Dunes**
- **Land Subject to Coastal Storm Flowage**

These resource areas can be seen in **Figure 3** and **Figure 4** and are further defined below:

3.1 Barrier Beach (310 CMR 10.29)

Definition

Barrier Beach means a narrow low-lying strip of land generally consisting of coastal beaches and coastal dunes extending roughly parallel to the trend of the coast. It is separated from the mainland by a narrow body of fresh, brackish or saline water or a marsh system. A barrier beach may be joined to the mainland at one or both ends (310 CMR 10.29(2)).

WPA Performance Standards

1. When a Barrier Beach Is Determined to Be Significant to Storm Damage Prevention, Flood Control, Marine Fisheries or Protection of Wildlife Habitat. 310 CMR 10.27(3) through (6) (coastal beaches) and 10.28(3) through (5) (coastal dunes) shall apply to the coastal beaches and to all coastal dunes which make up a barrier beach.
2. Notwithstanding the provisions of 310 CMR 10.29(3), no project may be permitted which will have any adverse effect on specified habitat sites of rare vertebrate or invertebrate species, as identified by procedures established under 310 CMR 10.37.

Standard 1 – The project will adhere to the WPA performance standards for coastal dunes. The project is not located within a coastal beach.

Standard 2 – There are no state-listed rare species within the project limits.

3.2 Coastal Dunes (310 CMR 10.28)

Definition

Coastal Dune means any natural hill, mound or ridge of sediment landward of a coastal beach deposited by wind action or storm overwash. Coastal dune also means sediment deposited by artificial means and serving the purpose of storm damage prevention and flood control (310 CMR 10.28 (2)).

WPA Performance Standards

When a coastal dune is significant to storm damage prevention, flood control, marine fisheries, or the protection of wildlife habitat, the following performance standards apply:

1. Any alteration of, or structure on, a coastal dune or within 100 feet of a coastal dune shall not have an adverse effect on the coastal dune by:
 - a) affecting the ability of waves to remove sand from the dune;
 - b) disturbing the vegetative cover so as to destabilize the dune;
 - c) causing any modification of the dune form that would increase the potential for storm or flood damage;
 - d) interfering with the landward or lateral movement of the dune;
 - e) causing removal of sand from the dune artificially; or
 - f) disturbing mapped priority habitat.
2. When a building already exists upon a coastal dune, a project accessory to the existing building may be permitted, provided that such work, using the best commercially available measures, minimizes the adverse effect on the coastal dune caused by the impacts listed above.
3. The following projects may be permitted provided that they have no adverse effect on the coastal dune caused by the impacts listed above:
 - a) pedestrian walkways, designed to minimize the disturbance to the vegetative cover and traditional bird nesting habitat;
 - b) fencing and other devices designed to increase dune development, and to direct vehicular and pedestrian traffic; and
 - c) plantings compatible with the natural vegetative cover.
4. No project may be permitted which will have any adverse effect on the habitat of state-listed rare species.

Standard 1 – The City has requested a redesign of the site in order to meet coastal resiliency criteria.

Standard 2 – Not applicable.

Standard 3 – Not applicable.

Standard 4 – There are no state-listed rare species within the project limits.

It is important to note that a visual inspection of the site indicates that there are no “dune like” structures on or near the site. The site, as well as the entire neighborhood, was developed over 80 years ago, erasing any dune function that may or may not have been present prior. The borings performed by JTC in January 2021 during their geotechnical investigation support this position (see **Geotech Report in Attachment C: Stormwater Report**).

3.3 Land Subject to Coastal Storm Flowage

Definition

Land Subject to Coastal Storm Flowage means land subject to any inundation caused by coastal storms up to and including that caused by the 100-year storm, surge of record or storm of record, whichever is greater (310 CMR 10.04).

WPA Performance Standards

There are no performance standards pertaining to this resource area.

4. Mitigation Measures

4.1 Coastal Resiliency

Resiliency measures have been implemented for the building and site in order to mitigate the potential impacts of coastal flooding and building in a Barrier Dune. The 100-year flood plain elevation at the site is 10.0. The existing fire station had a finished floor elevation (FFE) of 11.86. The proposed fire station initially had an 11.50 FFE, but several changes have been made to the design in order to make the structure more resilient to coastal storm events:

- The building has been raised 21” to a 13.25 FFE in order to provide the 2ft of freeboard above the 100-year flood plain elevation required for critical structures.
- Electrical outlets have been raised to elevation 16.5 and floor outlets have been eliminated.
- All occupied portions of the Apparatus Bay such as bathrooms and gear rooms have been raised to FFE 13.25.
- Wet floodproofing for the fire station including the use of paperless gypsum board below elevation of 16.5’ for the station and concrete masonry unit (CMU) walls for the apparatus bay in accordance with Chapter 5 of the American Society of Civil Engineers (ASCE) Flood Resistant Design and Construction Manual.
- Transformer pad has been raised to elevation 13.25.
- Building mechanical systems are roof mounted.
- Stairs, ramps, walls that support ramps, and granite block benches will be used as natural elements to dissipate wave energy in coastal flood events.

Through construction sequencing and erosion and sediment controls, the proposed development will minimize additional impacts to sensitive resource areas.

4.2 Erosion and Sediment Control

During construction, the Applicant will implement an erosion and sediment control program to minimize off-site transportation of sediment during the construction phase of the Project. The program incorporates Best Management Practices (BMPs) specified in guidelines developed by the DEP and the U.S Environmental Protection Agency (EPA), as indicated on the Project Plans in Attachment A. Proper implementation of the erosion and sediment control program will:

- Minimize exposed soil areas through sequencing and temporary stabilization;

- Place structures to manage stormwater runoff and erosion; and
- Establish a permanent vegetative cover or other forms of stabilization as soon as practicable.

The following sections describe the controls that will be used and practices that will be followed during construction.

4.3 Non-Structural Practices

Non-structural practices to be used during construction may include temporary stabilization, temporary seeding, permanent seeding, pavement sweeping, and dust control. These practices will be initiated as soon as practicable in appropriate areas of the project site.

Temporary Stabilization

Areas of exposed soil or stockpiles that will remain inactive for more than 14 days will be covered with straw mulch. Steeper slopes (greater than 10 percent) will be covered with a bonded fiber matrix according to the recommendations provided by the manufacturer.

Temporary Seeding

If conditions allow, a temporary vegetative cover will be established on areas of exposed soils (including stockpiles) that remain disturbed for more than 60 days. The seeded surfaces will be covered with straw mulch or bonded fiber matrix. The seed mix shall include a blend of rapid-germinating grasses that are indigenous to Massachusetts.

Permanent Seeding

Upon completion of final grading, any areas not covered by pavement will be seeded with a natural seed mix appropriate to the region. The mix will be applied at a rate as specified by the manufacturer and will be covered with mulch or bonded fiber matrix.

Pavement Sweeping

During construction, paved areas within and adjacent to the project site will be swept as needed. The sweeping program will remove sediment and other contaminants directly from paved surfaces before their release into stormwater runoff. Pavement sweeping is an effective treatment for reducing pollutant loading into stormwater systems. Once construction has been completed, sweeping at the project site will occur as required.

Dust Control

The erosion and sediment control program includes provisions to minimize the generation of dust during dry and windy conditions. If necessary, larger areas of exposed soil will be wetted to prevent wind-borne transportation of fine-grained sediment. Enough water shall be applied to wet the upper half an inch of soil. The water will be applied as a fine spray in order to prevent erosion. A water truck will be kept on the property (or at a nearby location) to facilitate this practice.

4.4 Structural Practices

Structural erosion and sedimentation controls to be used on the project site include barriers, a stabilized construction exit, temporary sediment basins, temporary diversion swales, temporary check dams, catch basin inlet protection and dewatering filters.

Erosion Control Barriers

Prior to any ground disturbance, an approved erosion control barrier will be installed along the limits of work. As construction progresses, additional barriers may be installed around the base of stockpiles and other erosion prone areas. The barriers will be entrenched into the substrate to prevent underflow. If sediment has accumulated to a depth which impairs proper functioning of the barrier, it will be removed by hand or by machinery operating upslope. Sediment will then be reused at the project site. Any damaged sections of the barrier will be repaired or replaced immediately upon discovery.

Catch Basin Inlet Protection

The inlets of existing and proposed catch basins in close proximity to the project site will be protected from sediment inflow during the work period by surrounding them with a barrier of staked straw bales or by installing Silt Sacks®. If straw bales are used, a layer of non-woven filter fabric shall be placed beneath the grate of each basin. If sediment has collected behind the barrier or in the Silt Sack® to a point where it impairs proper functioning, it will be removed and reused at the project site. Stabilized Construction Entrances Stone anti-tracking pads will be installed at each access point to the work area to prevent the offsite transport of sediment by construction vehicles. The stabilized construction entrances will consist of a layer of crushed stone. The stone will be placed over a layer of non-woven filter fabric. The anti-tracking pads will remain in place until a binder coat of pavement has been established on paved surfaces.

Temporary Sediment Basins

Temporary sediment basins will be designed either as excavations or bermed structures (depending on grading) that will retain runoff for a sufficient period of time to allow suspended soil particles to settle out prior to discharge. These temporary basins will be located at the low points on the project site (upgradient of the perimeter barrier) and will receive runoff from the temporary diversion swales. Discharge from the basin will be controlled by a perforated riser surrounded by a crushed stone filter. Points of discharge from sediment basins will be stabilized with riprap to minimize erosion.

Once constructed, the basins will be temporarily stabilized by covering them with bonded fiber matrix. If sediment has accumulated to a depth which impairs proper functioning of the basin, it will be removed and will be reused on the project site. Any eroded or damaged areas will be repaired immediately upon discovery.

Diversion Filters

Dewatering will be directed to either a straw bale basin or a dewatering filter bag. The straw bale basins will consist of a ring of staked straw bales overlain by nonwoven geotextile filter fabric and crushed stone. Discharge water will be pumped into the basin and allowed to drain through the fabric onto relatively flat stabilized surfaces.

Dewatering filter bags may be used in place of straw bale basins. The bags will be placed on relatively flat terrain, free of brush and stumps, to avoid ruptures and punctures. A maximum of one six-inch discharge

hose will be allowed per filter bag. To help prevent punctures, geotextile fabric will be placed beneath the filter bag when used in wooded locations. Unattended filter bags will be encircled with a straw bale and silt fence barrier.

All dewatering structures will be placed as far away from wetland resources as possible. Filter bags used during construction will be bundled and removed for proper disposal.

Soils Stockpile Area

If stockpiles are required, the stockpile will be lined, covered and a berm installed around it to prevent erosion of loose material.

Stormwater Management

Refer to the Stormwater Management Report, prepared under separate cover for compliance with the MassDEP Stormwater Management Standards.

ATTACHEMENTS

Attachment A – Project Plans

PERMIT SET

ALDEN A. MILLS FIRE STATION

140 LYNNWAY

REVERE, MASSACHUSETTS

Prepared for:

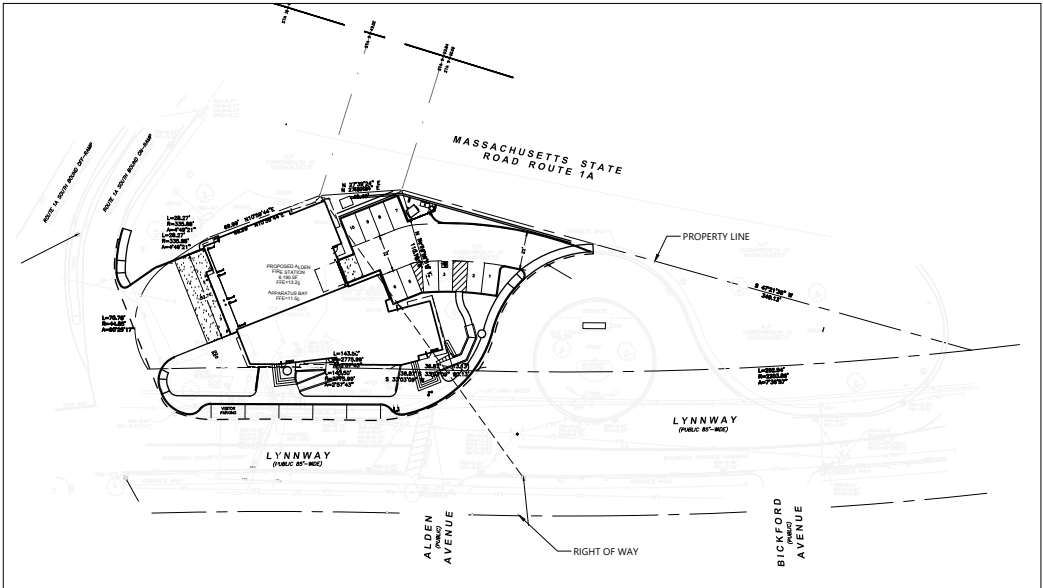
WINTER STREET ARCHITECTS

27 CONGRESS STREET SUITE 201

SALEM, MA 01970

PLAN INDEX

- C-01 TITLE SHEET
- EX-01 EXISTING CONDITIONS PLAN
- C-02 SITE PREPARATION PLAN
- C-03 SITE LAYOUT PLAN
- C-04 GRADING & DRAINAGE PLAN
- C-05 UTILITY PLAN
- C-06 DETAILS I
- C-07 DETAILS II
- C-08 DETAILS III



PROJECT SITE

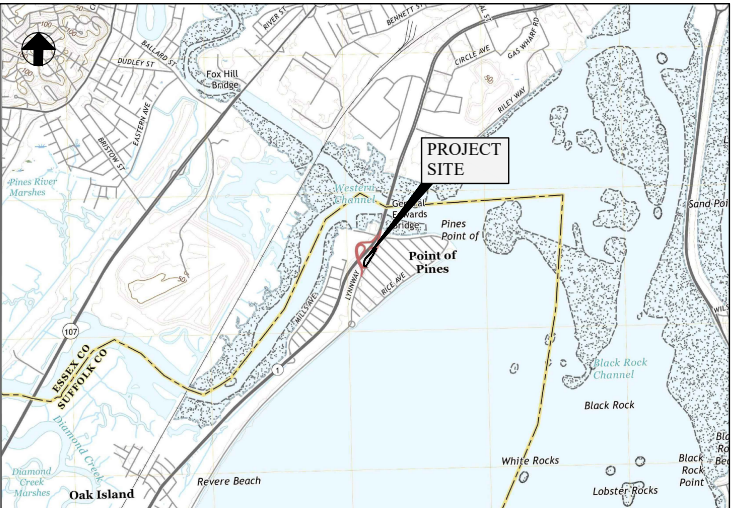
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Issue Date:

MAY 23, 2022

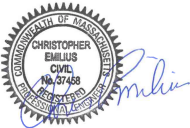
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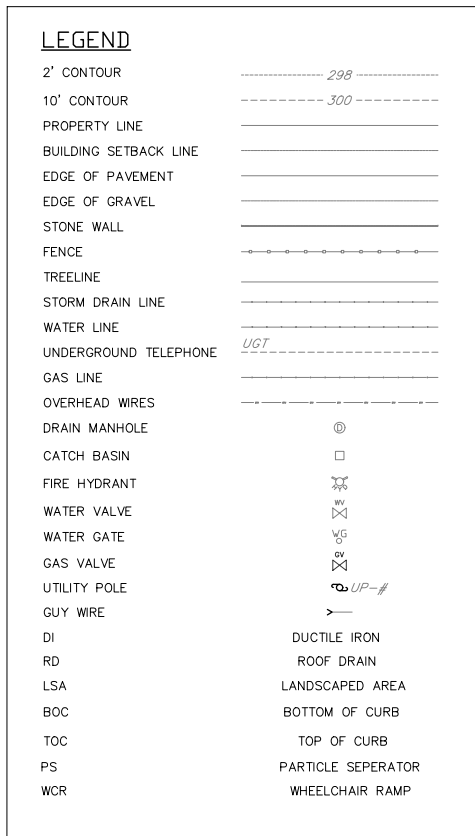
Brennan Consulting
ENGINEERING TRANSPORTATION SURVEYING
24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 FAX: (781) 273-3430



SITE LOCUS MAP

SCALE: 1" = 2000'





-

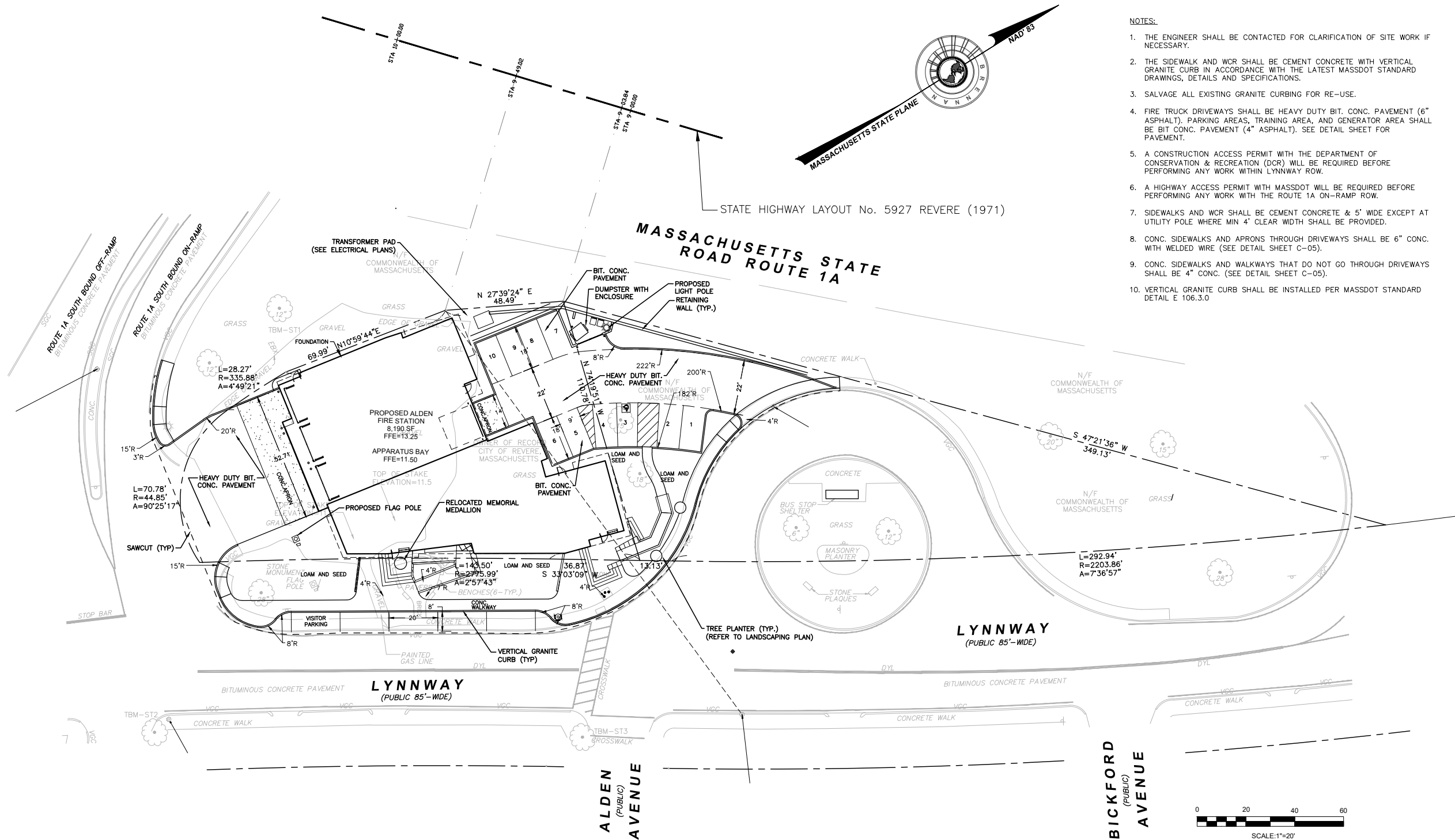
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SITE PREPARATION PLAN
LOCATED IN
140 LYNNWAY
REVERE, MA

WINTER STREET ARCHITECTS
PREPARED FOR

Brennan Consulting
ENGINEERING • TRANSPORTATION • SURVEYING
24 RAY AVENUE, BURLINGTON, VA
PHONE: (781) 273-3454 FAX: (781) 273-3450

SCALE: 1" = 20'



- NOTES:
1. THE ENGINEER SHALL BE CONTACTED FOR CLARIFICATION OF SITE WORK IF NECESSARY.
 2. THE SIDEWALK AND WCR SHALL BE CEMENT CONCRETE WITH VERTICAL GRANITE CURB IN ACCORDANCE WITH THE LATEST MASSDOT STANDARD DRAWINGS, DETAILS AND SPECIFICATIONS.
 3. SALVAGE ALL EXISTING GRANITE CURBING FOR RE-USE.
 4. FIRE TRUCK DRIVEWAYS SHALL BE HEAVY DUTY BIT. CONC. PAVEMENT (6" ASPHALT). PARKING AREAS, TRAINING AREA, AND GENERATOR AREA SHALL BE BIT CONC. PAVEMENT (4" ASPHALT). SEE DETAIL SHEET FOR PAVEMENT.
 5. A CONSTRUCTION ACCESS PERMIT WITH THE DEPARTMENT OF CONSERVATION & RECREATION (DCR) WILL BE REQUIRED BEFORE PERFORMING ANY WORK WITHIN LYNNWAY ROW.
 6. A HIGHWAY ACCESS PERMIT WITH MASSDOT WILL BE REQUIRED BEFORE PERFORMING ANY WORK WITH THE ROUTE 1A ON-RAMP ROW.
 7. SIDEWALKS AND WCR SHALL BE CEMENT CONCRETE & 5' WIDE EXCEPT AT UTILITY POLE WHERE MIN 4' CLEAR WIDTH SHALL BE PROVIDED.
 8. CONC. SIDEWALKS AND APRONS THROUGH DRIVEWAYS SHALL BE 6" CONC. WITH WELDED WIRE (SEE DETAIL SHEET C-05).
 9. CONC. SIDEWALKS AND WALKWAYS THAT DO NOT GO THROUGH DRIVEWAYS SHALL BE 4" CONC. (SEE DETAIL SHEET C-05).
 10. VERTICAL GRANITE CURB SHALL BE INSTALLED PER MASSDOT STANDARD DETAIL E 106.3.0

SITE LAYOUT PLAN
LOCATED IN
140 LYNNWAY

REVERE, MA
PREPARED FOR
WINTER STREET ARCHITECTS

DATE: 5-23-2022

SCALE: 1" = 20'

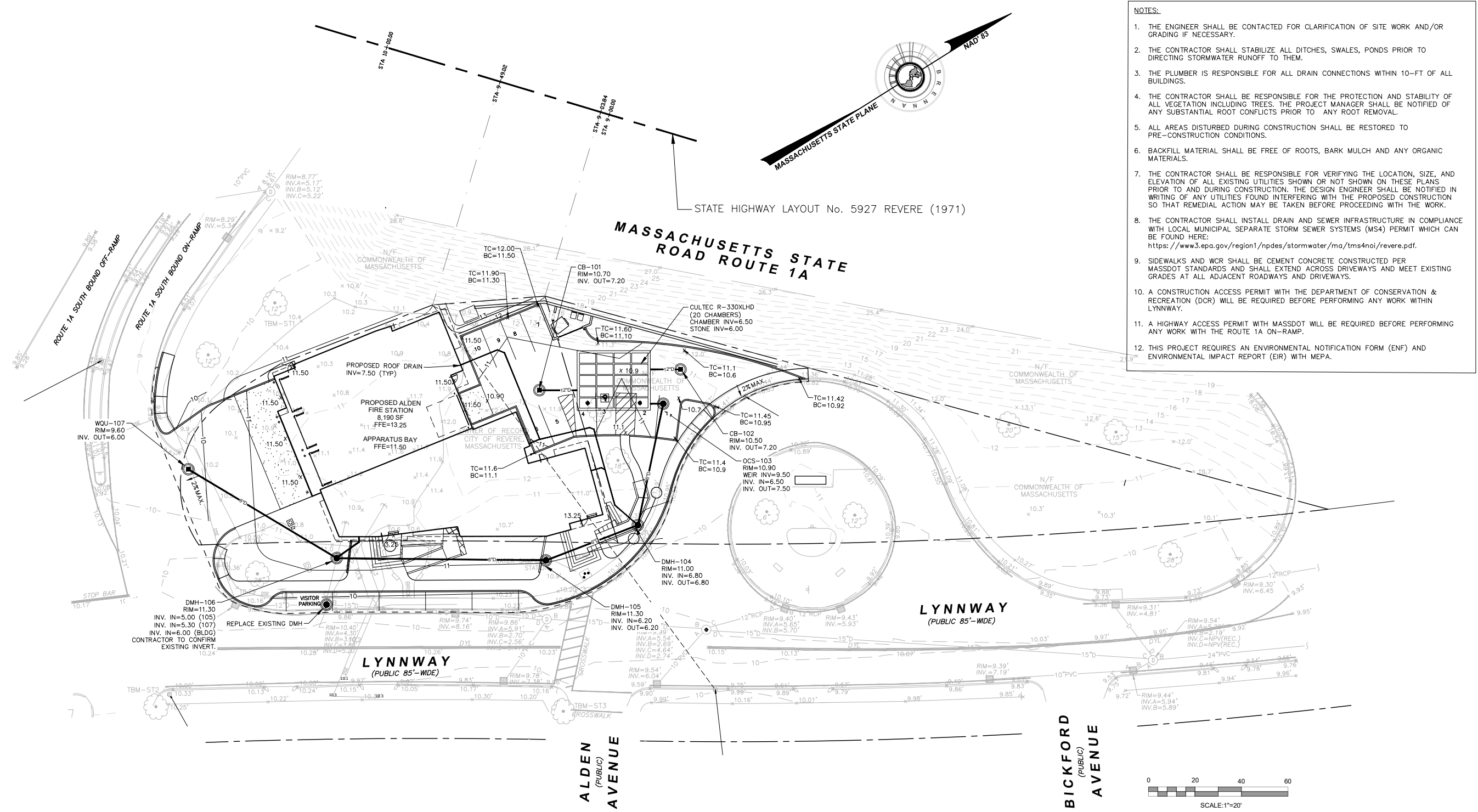
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24 RAY AVENUE, BURLINGTON, MA
PHONE: (781) 273-3434 FAX: (781) 273-3430

REVISIONS				BY
NO.	DATE	DESCRIPTION		

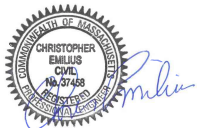
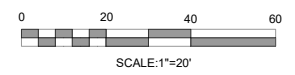
CHECKED BY: CE
DRAWN BY: CG

PROJECT 19954B

C-03



- NOTES:
1. THE ENGINEER SHALL BE CONTACTED FOR CLARIFICATION OF SITE WORK AND/OR GRADING IF NECESSARY.
 2. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, PONDS PRIOR TO DIRECTING STORMWATER RUNOFF TO THEM.
 3. THE PLUMBER IS RESPONSIBLE FOR ALL DRAIN CONNECTIONS WITHIN 10'-FT OF ALL BUILDINGS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND STABILITY OF ALL VEGETATION INCLUDING TREES. THE PROJECT MANAGER SHALL BE NOTIFIED OF ANY SUBSTANTIAL ROOT CONFLICTS PRIOR TO ANY ROOT REMOVAL.
 5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS.
 6. BACKFILL MATERIAL SHALL BE FREE OF ROOTS, BARK MULCH AND ANY ORGANIC MATERIALS.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO AND DURING CONSTRUCTION. THE DESIGN ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION SO THAT REMEDIAL ACTION MAY BE TAKEN BEFORE PROCEEDING WITH THE WORK.
 8. THE CONTRACTOR SHALL INSTALL DRAIN AND SEWER INFRASTRUCTURE IN COMPLIANCE WITH LOCAL MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4) PERMIT WHICH CAN BE FOUND HERE:
<https://www3.epa.gov/region1/npdes/stormwater/ma/tms4noi/revere.pdf>.
 9. SIDEWALKS AND WCR SHALL BE CEMENT CONCRETE CONSTRUCTED PER MASSDOT STANDARDS AND SHALL EXTEND ACROSS DRIVEWAYS AND MEET EXISTING GRADES AT ALL ADJACENT ROADWAYS AND DRIVEWAYS.
 10. A CONSTRUCTION ACCESS PERMIT WITH THE DEPARTMENT OF CONSERVATION & RECREATION (DCR) WILL BE REQUIRED BEFORE PERFORMING ANY WORK WITHIN LYNNWAY.
 11. A HIGHWAY ACCESS PERMIT WITH MASSDOT WILL BE REQUIRED BEFORE PERFORMING ANY WORK WITH THE ROUTE 1A ON-RAMP.
 12. THIS PROJECT REQUIRES AN ENVIRONMENTAL NOTIFICATION FORM (ENF) AND ENVIRONMENTAL IMPACT REPORT (EIR) WITH MEPA.



GRADING AND DRAINAGE PLAN
LOCATED IN
140 LYNNWAY
REVERE, MA
PREPARED FOR
WINTER STREET ARCHITECTS

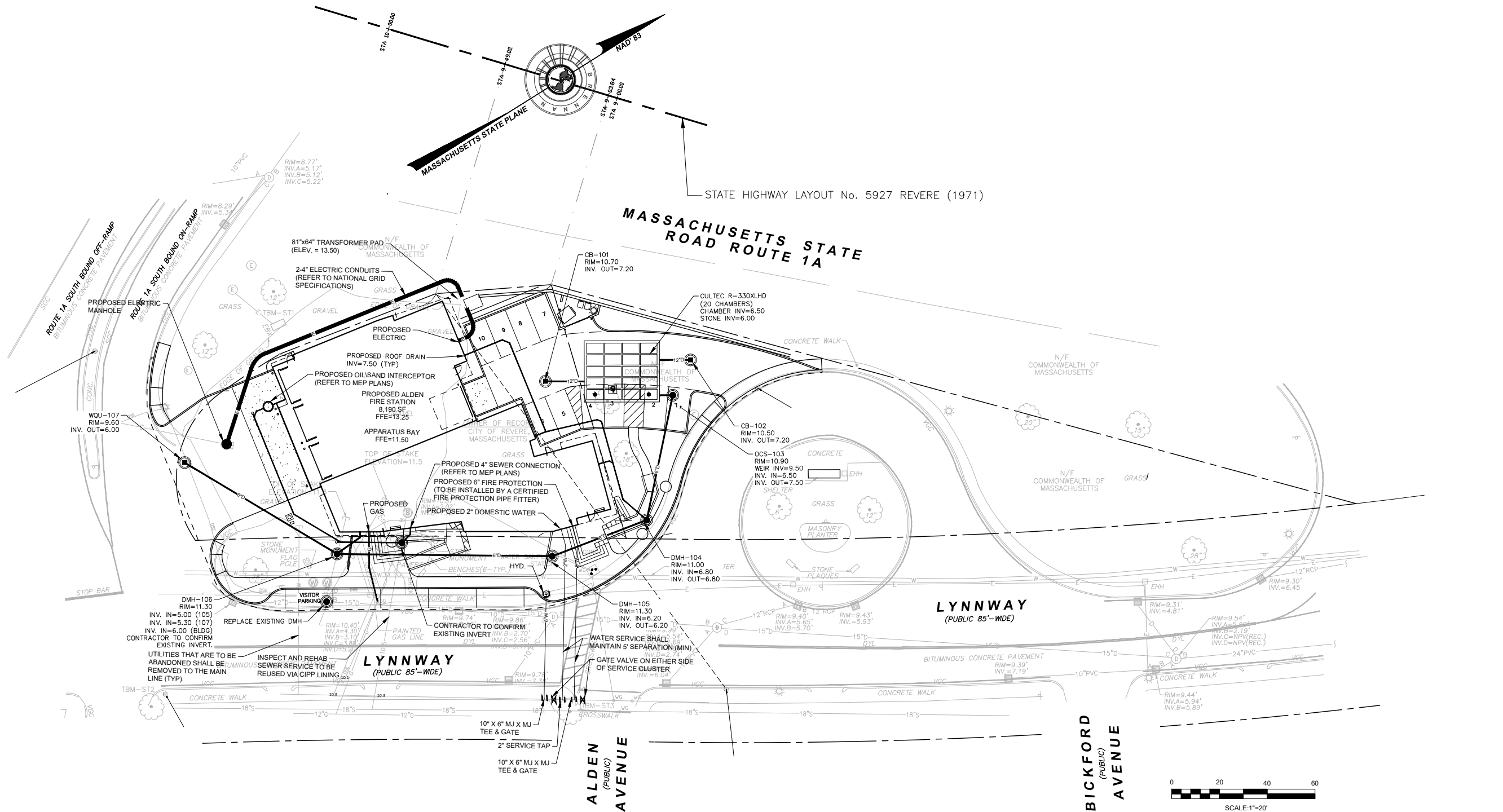
SCALE: 1" = 20'
DATE: 5-23-2022

Brennan Consulting
ENGINEERING • TRANSPORTATION • SURVEYING
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PROJECT 19954B

C-04



UTILITY PLAN
LOCATED IN
140 LYNNWAY
REVERE, MA

PREPARED FOR
WINTER STREET ARCHITECTS

DATE: 5-23-2022

SCALE: 1" = 20'

Brennan Consulting
ENGINEERING • TRANSPORTATION • SURVEYING

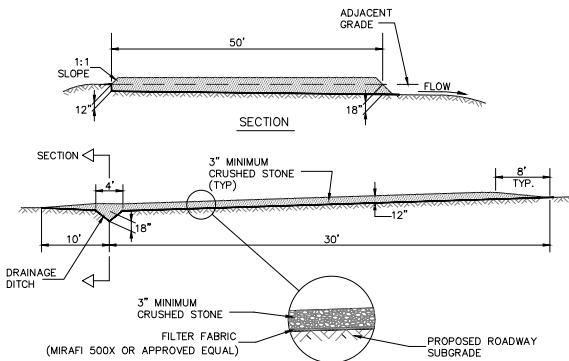
24 RAY AVENUE, BURLINGTON, MA
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REVISIONS			
NO.	DATE	DESCRIPTION	BY

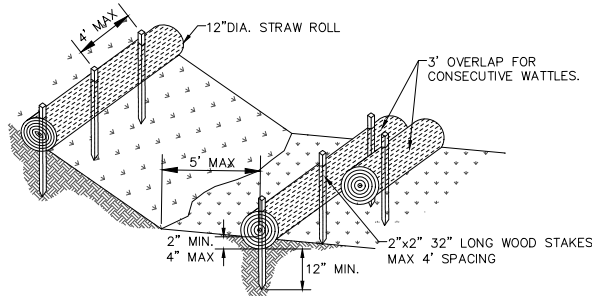
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DRAWN BY: CG

PROJECT 19954B

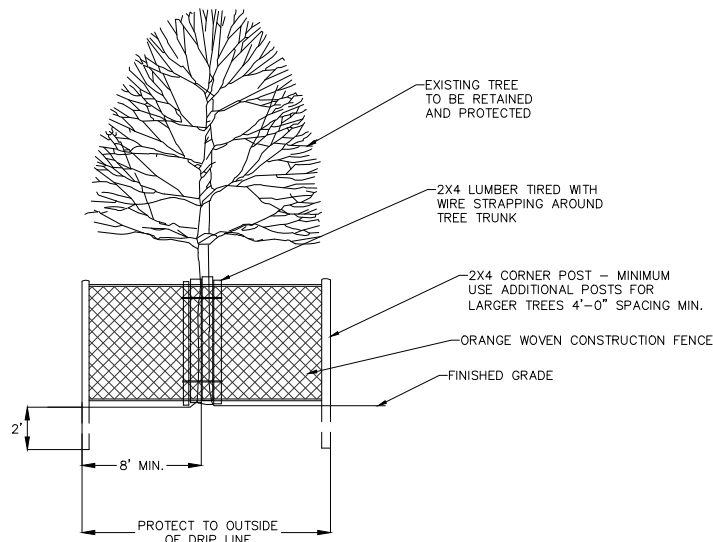
C-05



TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



STRAW WATTLE DETAIL
NOT TO SCALE

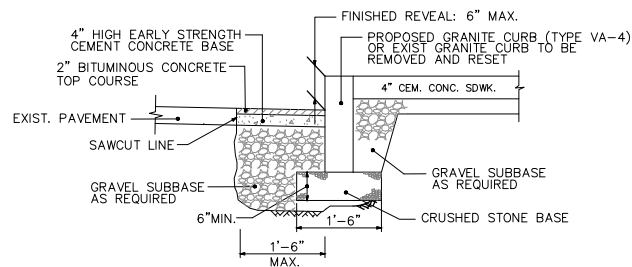


NOTES:

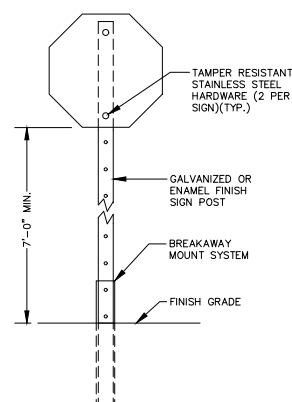
1. ALL TREE PROTECTION SHALL BE IN PLACE AND APPROVED BEFORE SITE WORK BEGINS.
2. THE CONTRACTOR SHALL AVOID ROOT DAMAGE TO TREES. PRUNE ROOTS AS NEEDED AND AVOID LARGER ROOT SYSTEMS.
3. EXPOSED ROOTS SHALL BE COVERED WITHIN 24 HOURS.
4. EXPOSED TREE ROOTS SHALL BE COVERED WITH NATURAL MULCH PRODUCTS AND KEPT MOIST UNTIL SOIL IS REPLACED.

TREE PROTECTION DETAIL

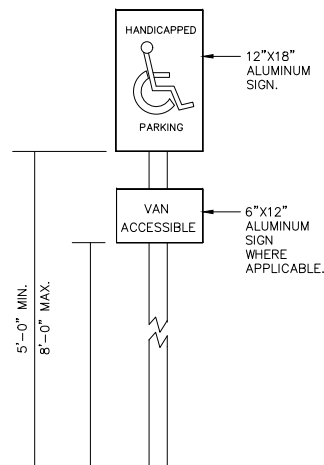
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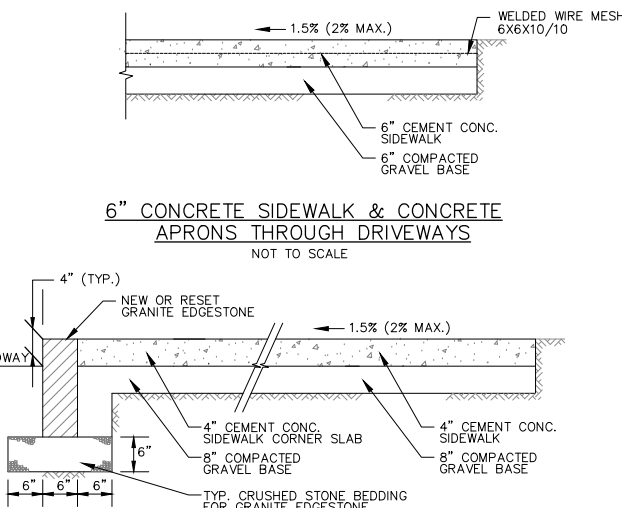
SETTING OR RESETTNG CURB
NOT TO SCALE



TYPICAL SIGN AND SIGN POST DETAIL
NOT TO SCALE



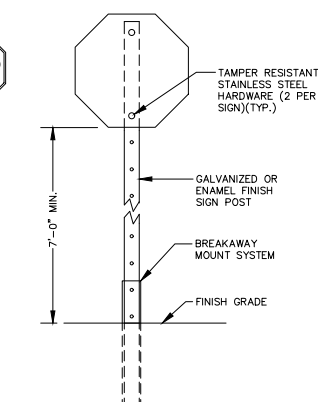
HANDICAP SIGN POST DETAIL
NOT TO SCALE



6\"/>

4\"/>

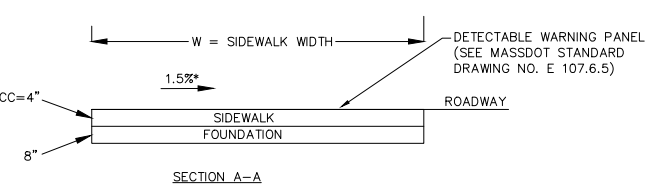
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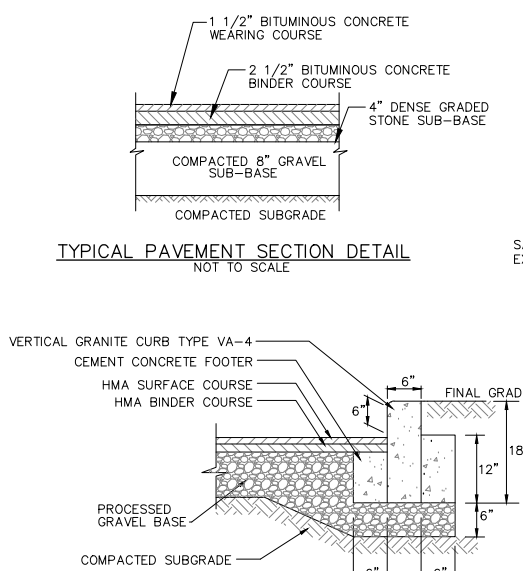
4\"/>

LEGEND:
HSL = HIGH SIDE TRANSITION LENGTH (SEE E 107.9.0)
W = SIDEWALK WIDTH
Wc = CURB WIDTH
CC = CEMENT CONCRETE
* = TOLERANCE FOR CONSTRUCTION ±0.5%
USABLE SIDEWALK WIDTH PER AAB = W-Wc
USABLE SIDEWALK WIDTH PER AAB IS NOT TO BE LESS THAN 4'0"
SEE MASSDOT STANDARD DRAWING NO. E 107.6.5 FOR DETAILS OF DETECTABLE WARNING PANEL

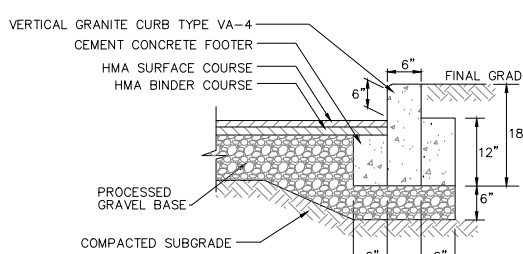
NOTES:
ROADWAY, GUTTER, AND FIRST 6\"/>



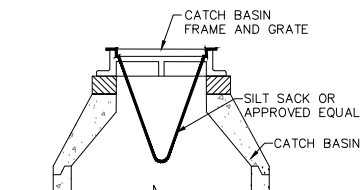
WHEELCHAIR RAMP ON NARROW
SIDEWALK WITH DETECTABLE WARNING PANEL
NOT TO SCALE



TYPICAL PAVEMENT SECTION DETAIL
NOT TO SCALE

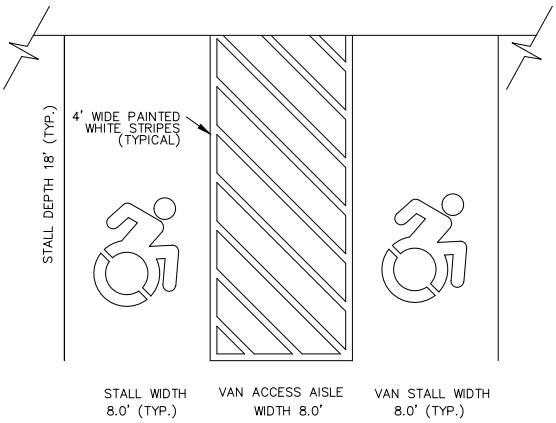


VERTICAL GRANITE CURB DETAIL
NOT TO SCALE

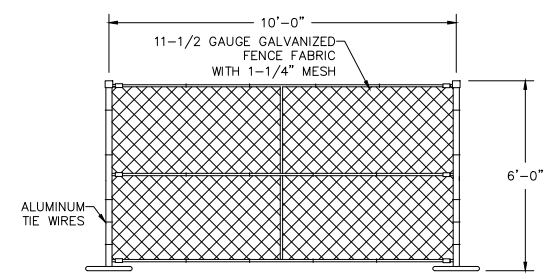


NOTES:
1. TO BE INSTALLED IN ALL CATCH BASINS THAT COULD RECEIVE RUNOFF FROM DISTURBED AREAS UNTIL COMPLETION OF CONSTRUCTION.

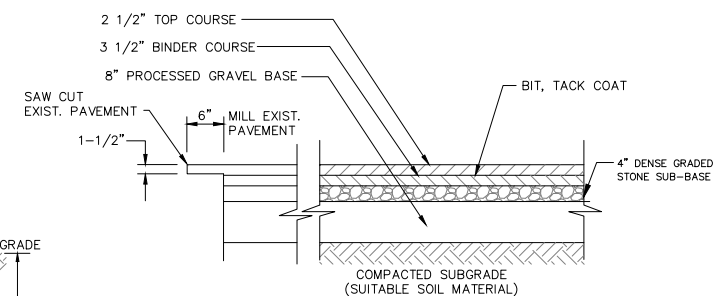
SILT SACK DETAIL
NOT TO SCALE



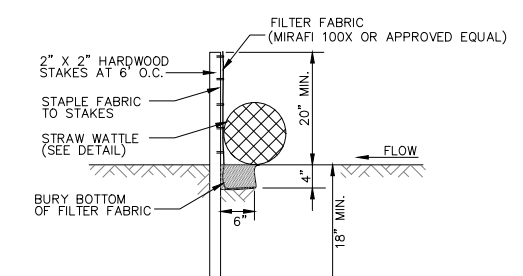
TYPICAL HANDICAP PARKING STRIPING DETAIL
NOT TO SCALE



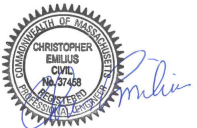
CONSTRUCTION CHAIN LINK FENCE
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
HEAVY DUTY DETAIL
NOT TO SCALE



SILTATION FENCE DETAIL
NOT TO SCALE



CONSTRUCTION DETAILS

LOCATED IN
140 LYNNWAY

REVERE, MA

PREPARED FOR
WINTER STREET ARCHITECTS

DATE: 5-23-2022

SCALE: 1" = 20'

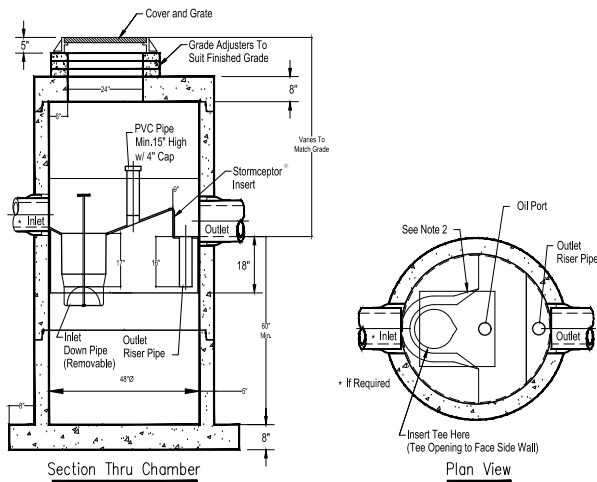
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PROJECT 19954B

C-06

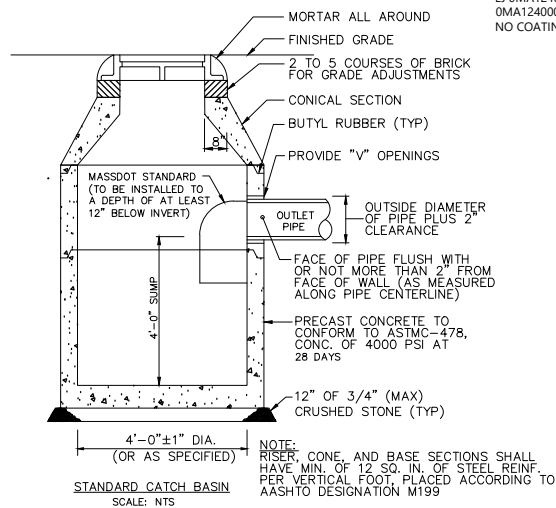


- Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #5753115, #5849181, #6068765, #6371690, #7582216, #7666303.
 4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

PARTICLE SEPARATOR
STC 450i PRECAST CONCRETE STORMCEPTOR OR EQUAL
(450 U.S. GALLON CAPACITY)
 NOT TO SCALE

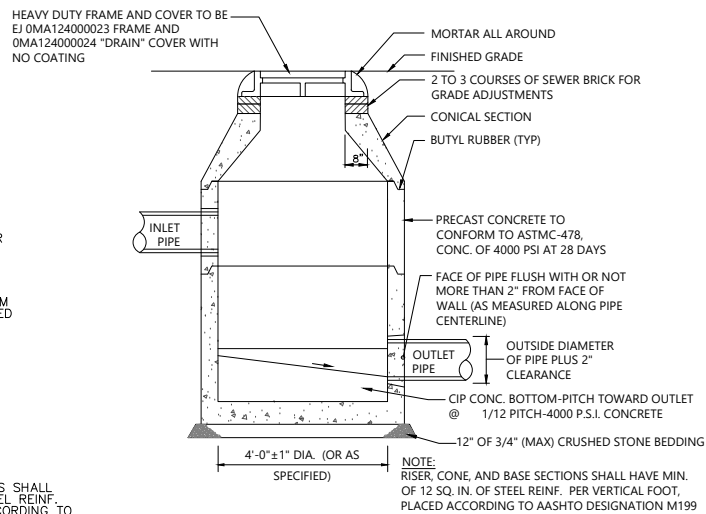
1. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
2. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS".
3. BUTYL RESIN JOINT CONFORMS TO LATEST ASTM C443 SPEC.
4. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.

DIAMETER	WALL THICKNESS	FLOOR THICKNESS
4 FT.	5 IN.	6 IN.
5 FT.	6 IN.	7 IN.
6 FT.	7 IN.	8 IN.

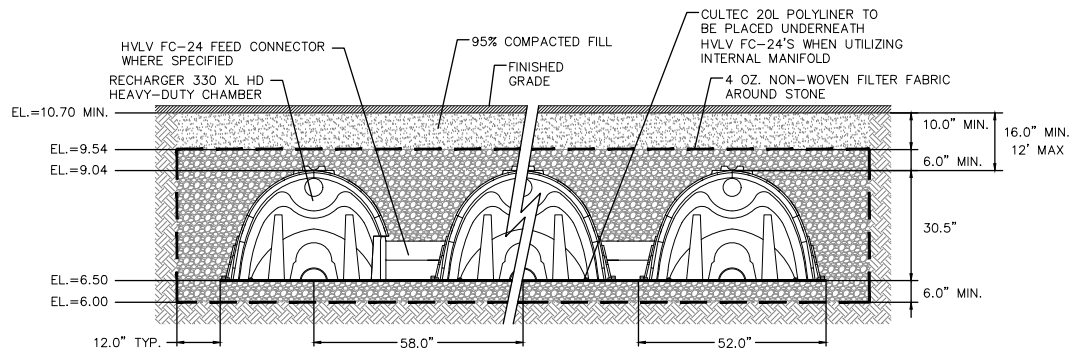


STANDARD CATCH BASIN DETAIL
 NOT TO SCALE

DIAMETER	WALL THICKNESS	FLOOR THICKNESS
4 FT.	5 IN.	6 IN.
5 FT.	6 IN.	7 IN.
6 FT.	7 IN.	8 IN.

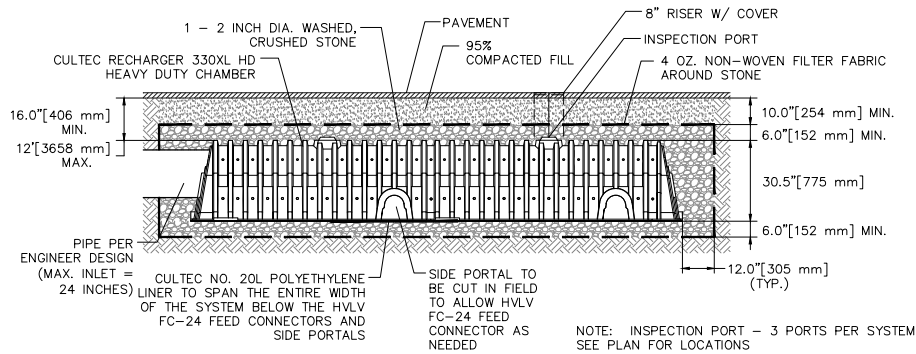


DRAIN MANHOLE DETAIL
 NOT TO SCALE

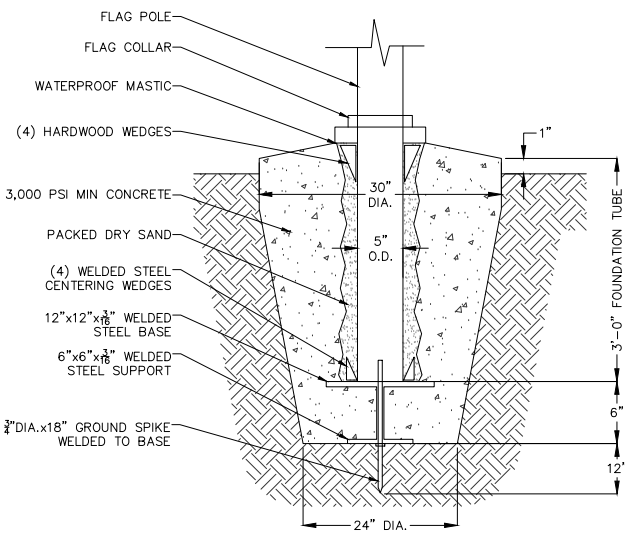


GENERAL NOTES
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
 STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.
 REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
 USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR HS-25 APPLICATIONS.

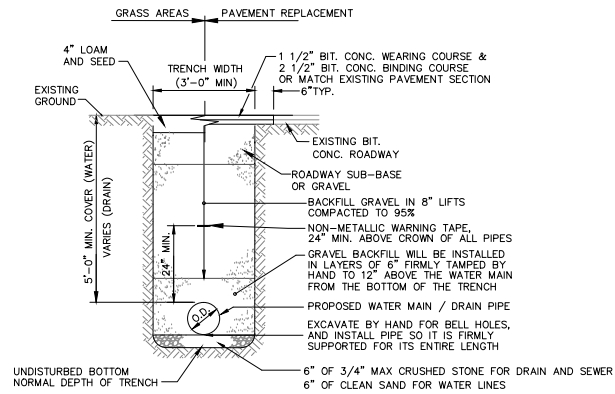
ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER. ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



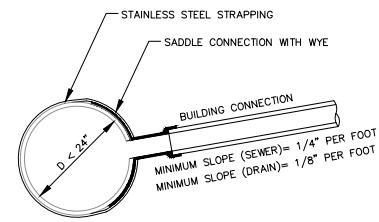
INTERNAL MANIFOLD DETAIL - RECHARGER 330XLHD
 TYPICAL CROSS SECTION
 NOT TO SCALE



FLAG POLE FOUNDATION DETAIL
 NOT TO SCALE

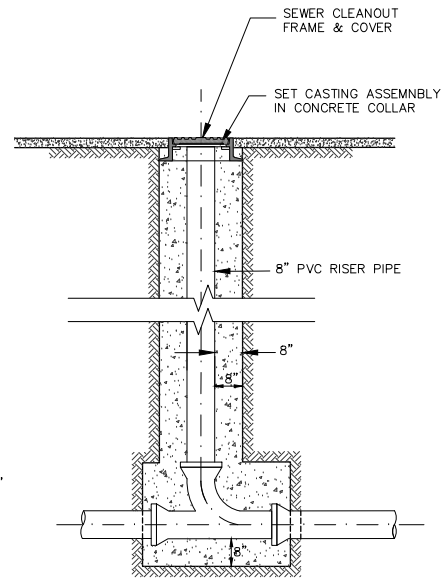


NOTE: ALL PIPE TRENCHES WITH LESS THAN TWO FEET OF COVER OVER THE PIPE SHALL BE LINED WITH FILTER FABRIC AND BACKFILLED WITH CRUSHED STONE. FILTER FABRIC SHALL COVER THE TOP OF THE CRUSHED STONE AND OVERLAP A MINIMUM OF ONE FOOT.



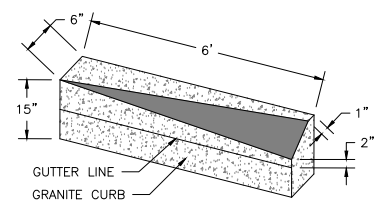
- NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE OR IRON PIPE.
 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
 3. FULL WYE CONNECTION FITTINGS MAY BE USED.
 4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
 5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.
 6. FOR PREVIOUSLY CIPP LINED PIPE, AN INSERT-A-TEE (OR APPROVED EQUAL) IS REQUIRED FOR SERVICES THAT ARE LESS THAN HALF THE DIAMETER OF THE MAIN LINE OF THE PIPE. ALL OTHER CONNECTIONS MUST BE MADE BY CUTTING A RIGID WYE FITTING INTO THE LINER.

TYPICAL SADDLE CONNECTION TO EXISTING SEWER OR DRAIN
 NOT TO SCALE

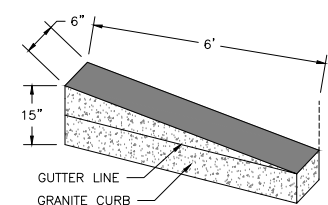


NOTE:
 CLEANOUT TOP SHALL BE ENCLOSED IN CASTING AND/OR FABRICATED COVER ASSEMBLY.

IN-LINE SEWER CLEANOUT DETAIL
 NOT TO SCALE



6' VERTICAL GRANITE CURB TO SLOPED GRANITE CURB TRANSITION CURB
 NOT TO SCALE



6' VERTICAL GRANITE CURB TO FLUSH GRANITE CURB TRANSITION CURB
 NOT TO SCALE

CONSTRUCTION DETAILS

LOCATED IN
 140 LYNNWAY

REVERE, MA

PREPARED FOR
 WINTER STREET ARCHITECTS

DATE: 5-23-2022

SCALE: 1" = 20'

Brennan Consulting
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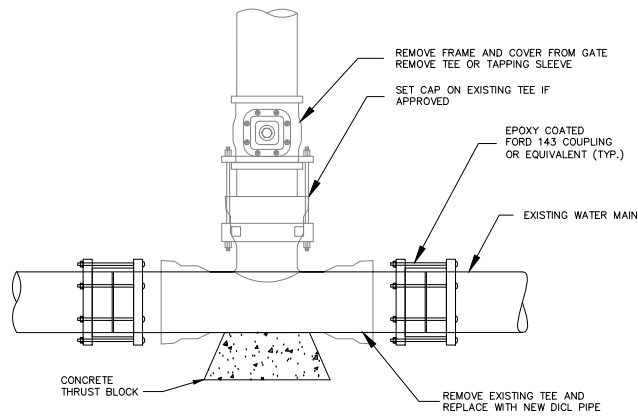
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 PHONE: (781) 273-3434 FAX: (781) 273-3430

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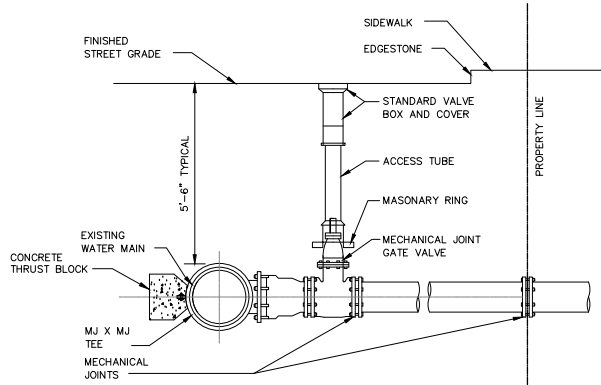
PROJECT 19954B

C-07



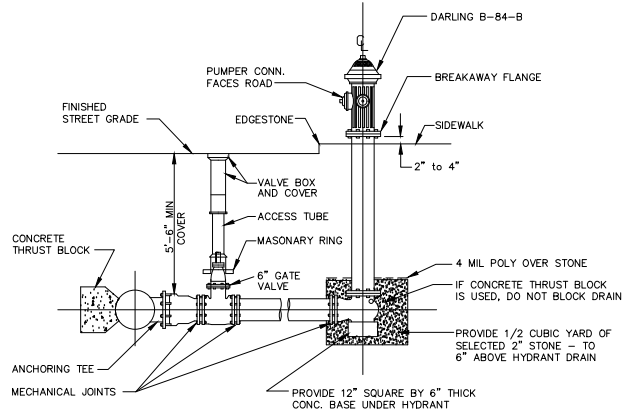
- NOTES:
1. ALL WORK MUST BE PERFORMED BY A BWSC LICENSED AND BONDED CONTRACTOR.
 2. THIS PROCEDURE WILL INVOLVE A MAIN LINE SHUT DOWN THAT THE CONTRACTOR WILL COORDINATE WITH THE BWSC'S OPERATIONS DIVISION.
 3. WRITTEN NOTIFICATION OF ALL AFFECTED CUSTOMERS MUST BE PERFORMED BY THE CONTRACTOR.
 4. ALL WORK MUST BE PERMITTED BY BWSC AND ALL OTHER APPROPRIATE AGENCIES.
 5. ALL WORK MUST BE INSPECTED BY BWSC INSPECTOR OR DESIGNEE.

DETAIL OF CUT AND CAP
OF WATER CONNECTION 4" AND OVER
NOT TO SCALE

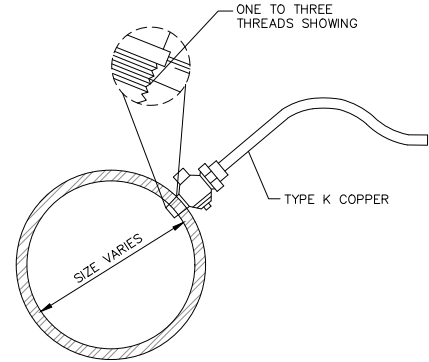


TYPICAL WATER PIPE CONNECTION WITH
MJ X MJ TEE & GATE VALVE DETAIL
NOT TO SCALE

- NOTES:
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
 - USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
 - SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.

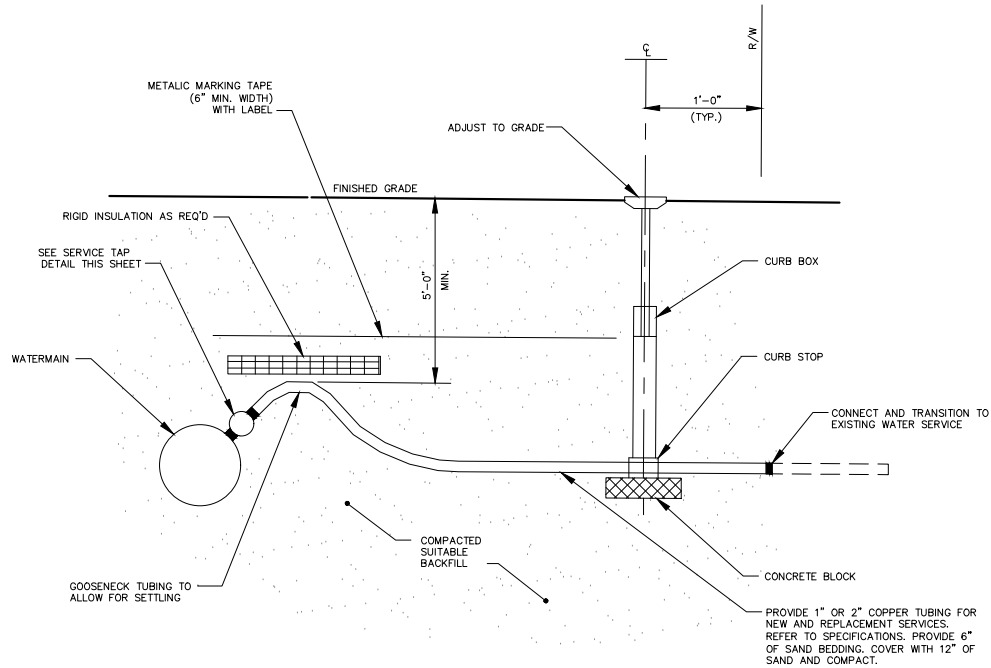


TYPICAL HYDRANT & VALVE DETAIL
NOT TO SCALE



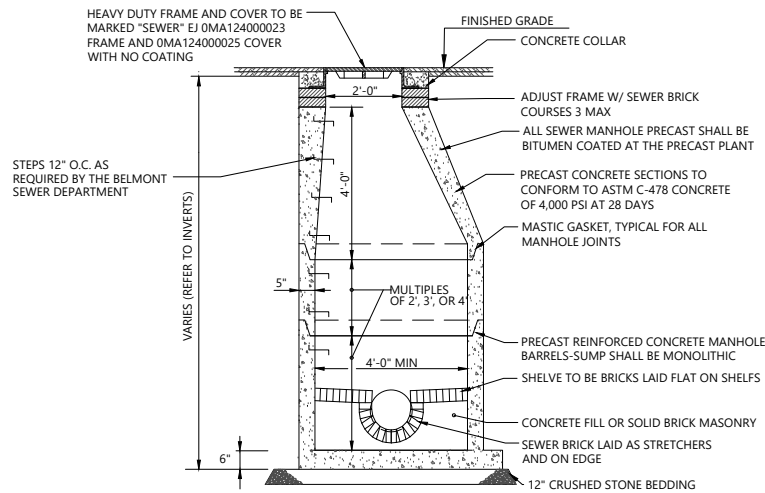
- NOTES:
1. SERVICE CONNECTIONS WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTER THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION

SERVICE TAP
(1" AND 2" C.C. THREAD)
NOT TO SCALE



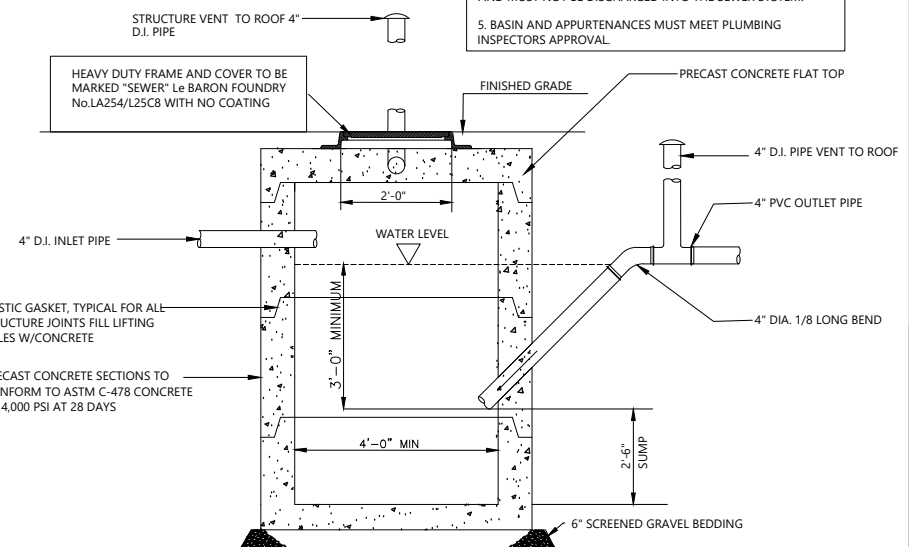
TYPICAL WATER SERVICE
NOT TO SCALE

- SEWER MANHOLE NOTES:
- ALL SEWER MANHOLES SHALL BE PRECAST CONCRETE COMPONENTS ONLY.
 - PRECAST CONCRETE MANHOLE SECTIONS SHALL BE SUPPLIED BY A N.P.C.A. CERTIFIED PLANT ONLY.
 - 4'-0" INSIDE DIAMETER MANHOLES SHALL BE LIMITED TO 10 FEET IN DEPTH. LARGER DIAMETER MANHOLES ARE REQUIRED FOR INCREASED DEPTHS.
 - BRICK FOR INVERT CONSTRUCTION AND ADJUSTING CASTINGS SHALL BE ASTM C32-13 SEWER GRADE SM



- NOTE:
- SEWER PIPE CONNECTIONS MAY BE COMPRESSION TYPE CAST INTO THE PRECAST BASE OR SECTIONS BY THE MANUFACTURER IF AVAILABLE.
 - FINAL CONNECTION OF ALL PIPES SHALL BE WATERTIGHT.

SEWER MANHOLE DETAIL
NOT TO SCALE



OIL/GASOLINE SEPARATOR
NOT TO SCALE

- OIL/GASOLINE TRAP NOTES:
1. ALL PIPE BELOW FLOOR AND THROUGH BUILDING IS DUCTILE IRON NO-HUB WITH STAINLESS STEEL BAND CLAMPS.
 2. USE PRECAST CONCRETE SECTIONS ONLY.
 3. BASIN IS TO BE FILLED WITH CLEAN WATER BEFORE USING AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.
 4. ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING AND MUST NOT BE DISCHARGED INTO THE SEWER SYSTEM.
 5. BASIN AND APPURTENANCES MUST MEET PLUMBING INSPECTORS APPROVAL.

CONSTRUCTION DETAILS

LOCATED IN
140 LYNNWAY
REVERE, MA

PREPARED FOR
WINTER STREET ARCHITECTS

DATE: 5-23-2022

SCALE: 1" = 20'

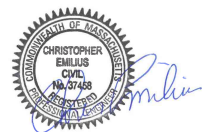
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PHONE: (781) 273-3434 FAX: (781) 273-3430

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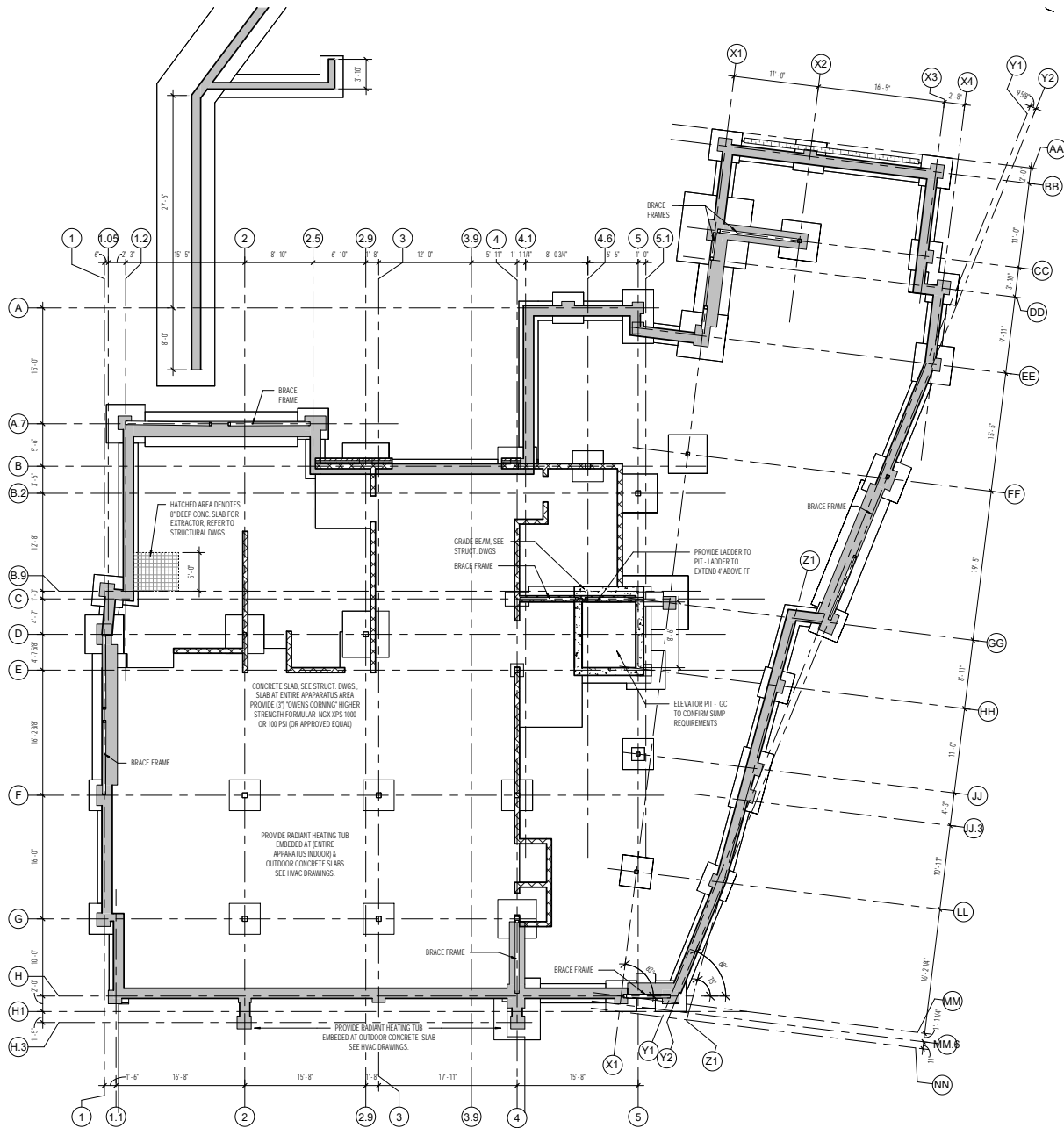
C-08



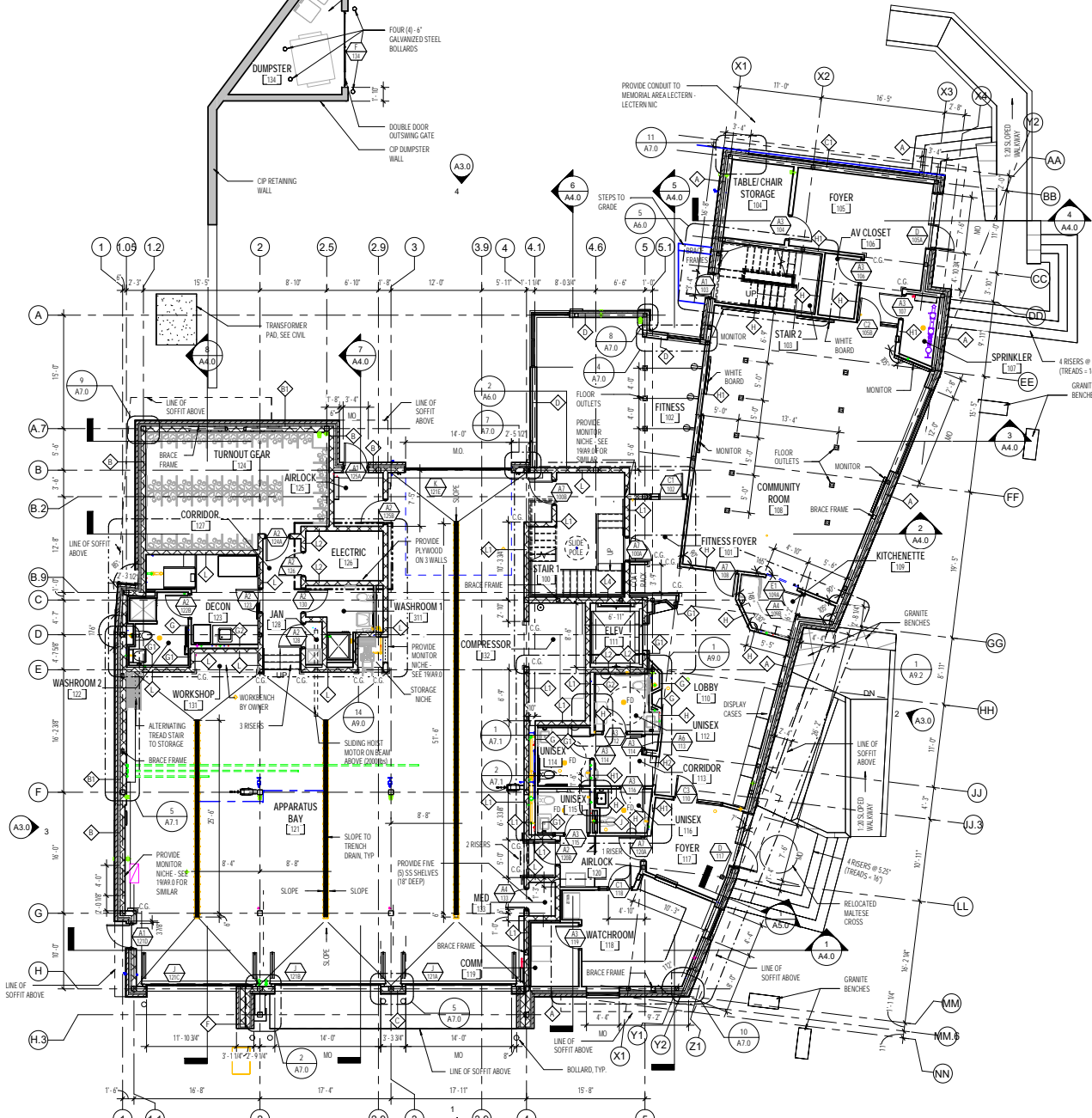
GENERAL CONSTRUCTION NOTES

- ALL FLOOR CORING LOCATIONS ARE NOTED ON THE POWER AND SIGNAL PLANS. COORDINATE EXACT LOCATIONS WITH FURNITURE VENDOR.
- REFER TO SHEET A1.0 FOR INTERIOR PARTITION SCHEDULE.
- REFER TO SHEET A1.3 FOR CEILING AND FRAMING DETAILS.
- REFER TO SHEET A1.1 FOR DOOR, FRAME AND HARDWARE SCHEDULES.
- SEE HVAC, PLUMBING AND ELECTRICAL DRAWINGS FOR MISCELLANEOUS ITEMS PENETRATING THROUGH OR LOCATED ON THE WALLS OR FLOOR SLABS. PROVIDE CALLING IN ANY ACCEPTABLE INDUSTRY METHOD TO MAKE THE PENETRATION COMPATIBLE WITH THE REQUIRED FIRE RATING.
- ALL NEW SWITCH PLATES AND RECEPTACLES TO BE THE COLOR SPECIFIED ON THE POWER AND SIGNAL PLAN.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
- ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES. U.O.N. DIMENSIONS NOTED "CLEAR" (CLR) OR "HOLD" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN +/- 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.
- DIMENSIONS MARKED + MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION. U.O.N. VERIFY FIELD. DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT SECURE ARCHITECT'S APPROVAL.
- ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF SILL, U.O.N.
- NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATIONS OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION CONSTRUCTION, NOTIFY THE ARCHITECT.
- ALL EXPOSED GYPSUM BOARD EDGES TO HAVE ZINC CORNER BEADS.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS AND PLENUM BARRIER LOCATIONS.
- REFER TO ELECTRICAL POWER & SIGNAL PLANS FOR LOCATIONS OF SWITCHES AND OUTLETS.

- ALL NEW FLOOR SLAB PENETRATIONS FOR PIPING SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- TOM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE. BY 1/4" INCH MAXIMUM, UNLESS OTHERWISE NOTED. VERIFY SLAB CONDITIONS. TOM EACH DOOR TO FIT CONDITION WHERE RADICAL VARIATIONS IN FLOOR ELEVATION EXIST. DOORS SHALL BE ORDERED WITH BOTTOM STYLE SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.
- ALL GLASS SHALL BE CLEAR 3/8" LAMINATED SAFETY GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
- DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, U.O.N.
- "ALOK" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY SLABS OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- ALL DOORS SHALL HAVE 1'-4" CLR. ON STRIKE/SIDE OF DOOR. VERIFY AND ADVISE ARCHITECT OF EXCEPTIONS PRIOR TO CLOSING OUT PARTITIONS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR: GLAZING, MILLWORK, DOOR/FRAME/HARDWARE, ALUMINUM FRAMING FOR GLAZING, CARPET SEAMING, CEILING SYSTEM ITEMS, PAINTING ITEMS, LIGHTING FIXTURES, ITEMS AS REQUIRED BY SPECIFICATIONS.
- PROVIDE BLOCKING AS REQUIRED AT LOCATIONS INCLUDING BUT NOT LIMITED TO: GRAB BARS, SHELVEING, OVERHEAD CABINETS, SIGNAGE, TOILET ROOMS ACCESSORIES, AND WALL MOUNTED EQUIPMENT.
- ENSURE THE INTEGRITY OF THE FIRE RATING AT ALL PENETRATIONS OF THE RATED CORE WALLS IS NOT AFFECTED OR INTERRUPTED.
- REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.
- PROTECT EXISTING DOORS, FRAMES, AND PARTITIONS TO REMAIN DURING CONSTRUCTION.
- ELECTRICAL PANELS, FIRE HOSE CABINETS AND RECESSED OBJECTS OVER 14 SQUARE INCHES ARE TO BE WRAPPED IN WATERPROOF FIRESTOPPING MATERIAL ENCLOSURE TO MAINTAIN THE WALL RATING.
- ALL WALL MOUNTED FIXTURES SHALL BE MOUNTED SO AS NOT TO PROTRUDE BEYOND 4" FROM THE FACE OF THE WALL AT A HEIGHT OF 6'-8" A.F.F. U.O.N.
- REFER TO SPECIFICATIONS FOR HARDWARE SCHEDULE.
- CORNER GUARDS (C.G.) MARKED ON THE PLANS REFER TO SPECIFICATIONS.
- PROVIDE BRACE AND BLOCKING AS REQUIRED.



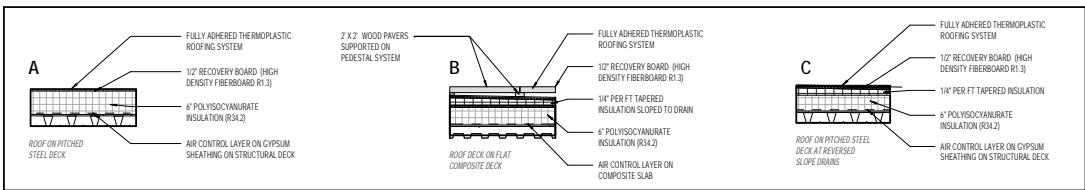
2 FOUNDATION PLAN
A1.0
1/8" = 1'-0"



1 LEVEL 1 CONSTRUCTION PLAN
A1.0
1/8" = 1'-0"

NO.	DESCRIPTION	DATE

ROOF TYPES



ROOF LEGEND

	DENOTES TOP OF ROOF EDGE / ELEVATION HEIGHT
	AREAS OF TAPERED INSULATION
	ROOF WALKWAY PADS

NOTES:

VERIFY PITCH OF ROOF STRUCTURE. NOTIFY ARCHITECT IF SLOPE IS LESS THAN 1/8" PER FOOT.

PROVIDE 1/8" PER FOOT CRICKETS TO ROOF DRAINS.

COORDINATE ALL PENETRATIONS WITH MECHANICAL, ELECTRICAL, PLUMBING AND ALL OTHER TRADES.

ALL DETAILS SHOWN ARE BASED ON FIRESTONE BUILDING PRODUCT "ULTRA TPO MEMBRANE" SYSTEM. PLEASE REFER TO MANUFACTURERS GUIDELINES FOR COMPLETE INSTALLATION CRITERIA.

ROOF DRAIN SIZE AND NUMBER OF DRAINS SHALL BE IN ACCORDANCE WITH LOCAL CODES / SEE PLUMBING DRAWINGS.

REFER TO SECTIONS AND DETAILS FOR MORE INFORMATION. REFER ALSO TO MECHANICAL PLANS FOR ADDITIONAL ROOF PENETRATIONS.

EDGE OF STEEL ROOF DECK TO TERMINATE 3" OUTSIDE OF STEEL GRID LINES, TYP.

WINTER STREET ARCHITECTS, INC.

27 Congress Street
Suite 201
Salem, MA 01970
978.744.7379
WSAarchitects.com

POINT OF PINES
FIRE STATION
140 LYNNWAY REVERE, MA

Project Number: 4137.0000

PERMIT SET

Date Issued:
23 MAY 2022

NO.	DESCRIPTION	DATE

LEVEL 2,
MECHANICAL +
ROOF

A1.1

Attachment B – Site Photos



Corner of Lynnway and Route 1A Ramp – Facing North



Corner of Lynnway and Bus Loop – Facing West



Route 1A On Ramp – Facing East

Attachment C – Stormwater Management Report
(Under a Separate Cover)

Attachment D – Certified Abutters List

120 LYNNWAY 13-192Q191-299A

LUC: 105

SAMOST DAVID S
120 LYNNWAY
REVERE, MA 02151

145 LYNNWAY 14-192H-16

LUC: 101

BAXTER MARK
BAXTER STACIE L
145 LYNNWAY
REVERE, MA 02151

129 LYNNWAY 14-192J-18

LUC: 105

AGUDELO SAMIR
ORTIZ ANA C
129 LYNNWAY
REVERE, MA 02151

135 LYNNWAY 14-192J-19

LUC: 101

STEVENS CRAIG
STEVENS DEBORAH J
135 LYNNWAY
REVERE, MA 02151

139 LYNNWAY 14-192J-20

LUC: 101

FRONGILLO ANDREW J LIFE ESTATE
139 LYNNWAY REALTY TRUST REMAINDERMAN
139 LYNNWAY
REVERE, MA 02151

5 ALDEN AVE 14-192J-21

LUC: 101

YARD-NIGRO FAMILIES REVOCABLE
YARD ANNE TRUSTEE
5 ALDEN AVE
REVERE, MA 02151

LYNNWAY 14-192Q-300

LUC: 920

COMMONWEALTH OF MASSACHUSETTS
20 SOMERSET ST
BOSTON, MA 02108

140 LYNNWAY 14-192Q-301

LUC: 930

CITY OF REVERE
CITY HALL
281 BROADWAY
REVERE, MA 02151

THIS IS A TRUE & ATTESTED
COPY OF THE RECORDS OF THE
ASSESSOR'S OFFICE OF THE
CITY OF REVERE

DATE: 5/12/22