



MA2925 WATERTOWN COPELAND ST

290 PLEASANT ST
WATERTOWN, MA 02472

SITE TYPE: ROOFTOP



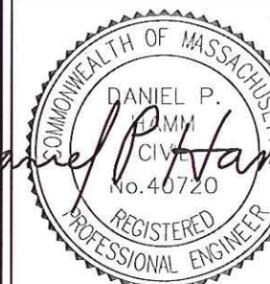
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701



22 KEEWAYDIN DR
SALEM, NH 03079



1600 OSSGOOD STREET
BLD 20 W, SUITE 3090
N. ANDOVER, MA 01845
TEL: (978)-557-5553
FAX: (978)-336-5586

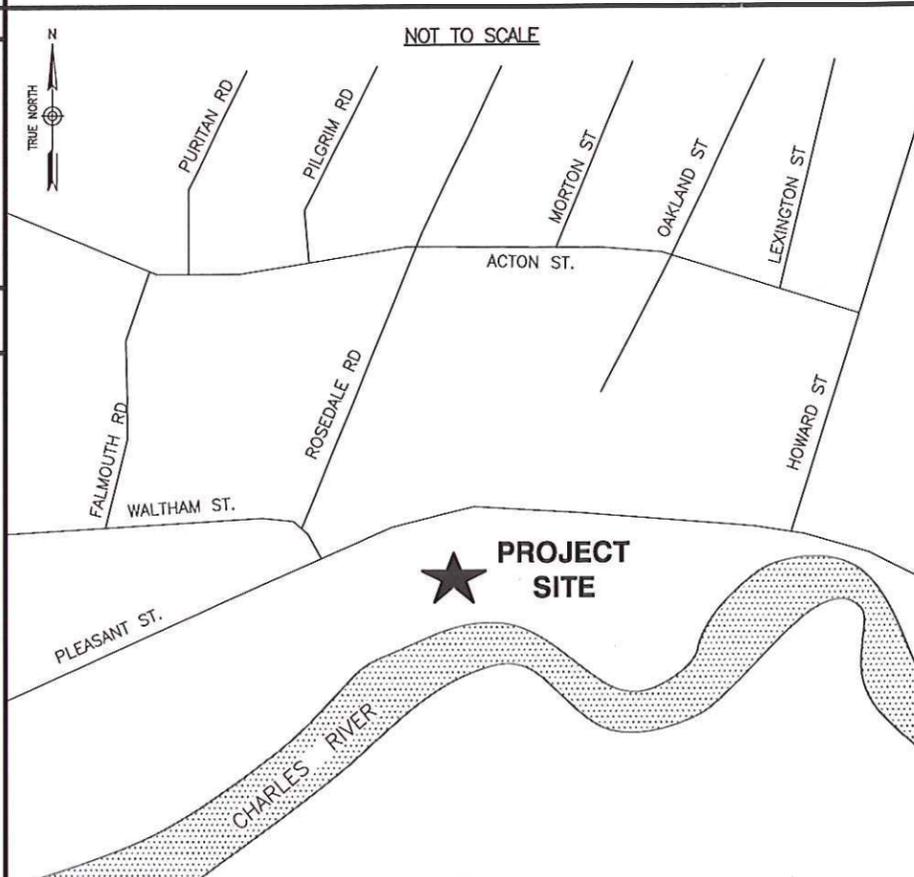


LICENSED ENGINEER DATE

SHEET INDEX

SHEET	DESCRIPTION	REV.
T-1	TITLE SHEET	3
C-1	SITE PLAN	3
Z-1	ROOF PLAN	3
Z-2	ELEVATION	3
Z-3	DETAILS	3

VICINITY MAP



DRIVING DIRECTIONS

DEPART SR-30 WEST / COCHITUATE RD TOWARD WHITTIER ST, MAKE A U-TURN AT SHOPPERS WORLD DR. 0.3 MI. TAKE RAMP RIGHT FOR I-90 EAST / MASS PIKE TOWARD BOSTON (TOLL RD.) 11.4 MI. AT EXIT 17, TAKE RAMP RIGHT TOWARD WATERTOWN / NEWTON. 0.2 MI. KEEP STRAIGHT ONTO CENTRE ST. 0.1 MI. TURN LEFT ONTO CENTRE ST. 0.6 MI. BEAR RIGHT ONTO RT-16/GALEN ST. 0.1 MI. TURN LEFT ONTO US-20/MAIN ST. 0.2 MI. TURN LEFT ONTO CROSS ST, THEN IMMEDIATELY BEAR RIGHT ONTO PLEASANT ST. 0.7 MI. ARRIVE AT 290 PLEASANT ST ON THE LEFT.

PROJECT DESCRIPTION

1. THIS IS AN UNMANNED AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNAL FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
3. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
4. NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
5. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
6. AT&T MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT OWNER'S REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

3 WORKING DAYS



BEFORE YOU DIG



CALL TOLL FREE 888-DIG-SAFE

UNDERGROUND SERVICE ALERT

PROJECT INFORMATION:

PROPERTY OWNER: RIVERBANK LOFTS CONDOMINIUM TRUST
290 PLEASANT STREET
WATERTOWN, MA 02471

APPLICANT: NEW CINGULAR WIRELESS PCS, LLC
550 COCHITUATE RD.
SUITE 13 & 14 - 2ND FLOOR
FRAMINGHAM, MA 01701

SITE ADDRESS: 290 PLEASANT STREET
WATERTOWN, MA 02472

COUNTY: MIDDLESEX

ZONING CLASSIFICATION: PLEASANT STREET CORRIDOR DISTRICT (PSCD)

ZONING JURISDICTION: TOWN OF WATERTOWN

TAX ID PARCEL NUMBER: MAP 219, LOT 3-1

PLAN REFERENCE: PLAN 1625 OF 1888

REVISIONS

REV. #	DATE	DESCRIPTION
3	01/02/13	ZONING FINAL
2	11/29/12	ZONING FINAL
1	11/15/12	ZONING FINAL
0	06/06/11	ZONING REVIEW

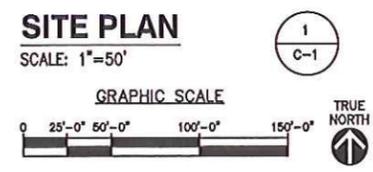
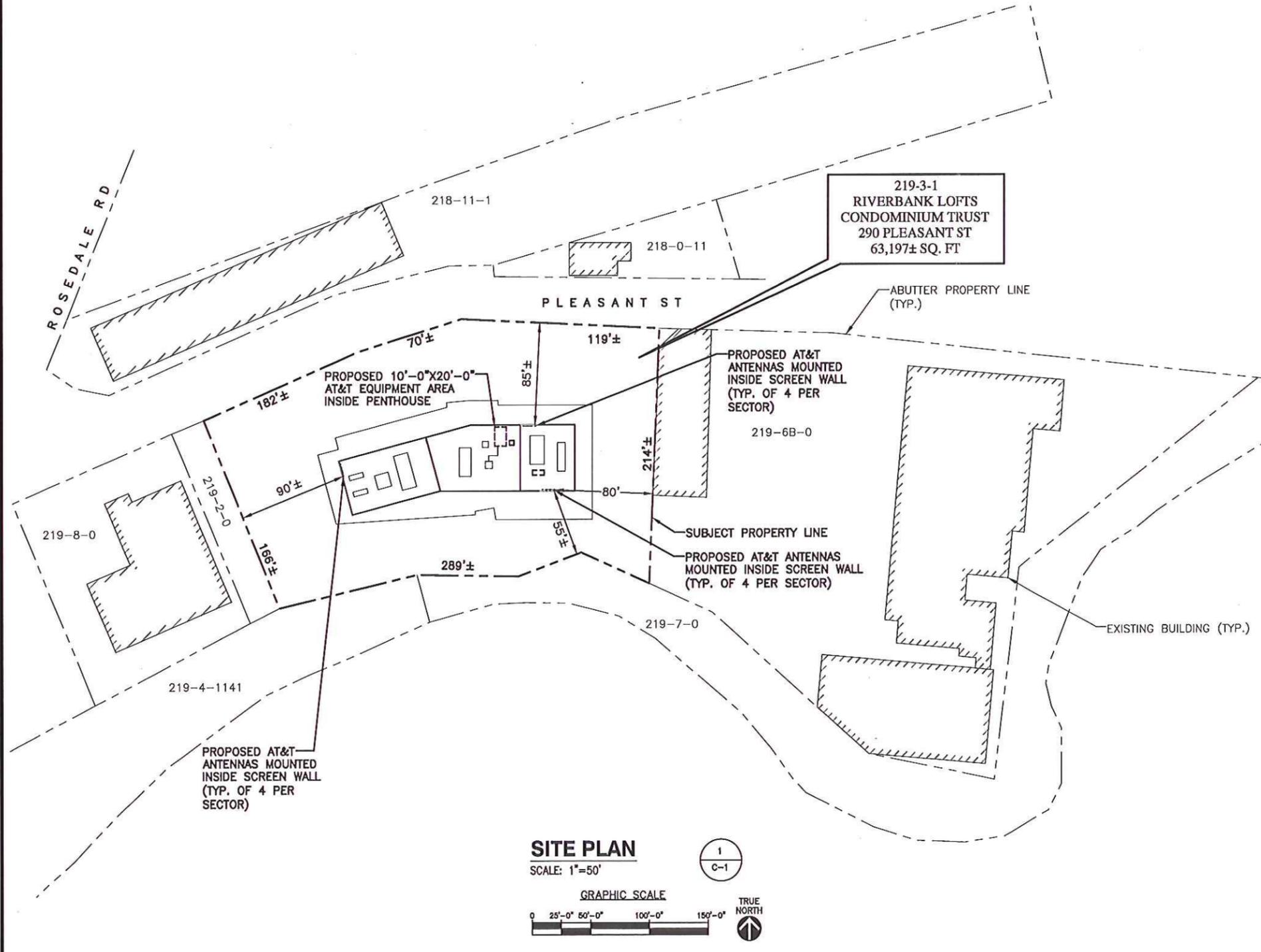
PROJECT NO.	DESIGNED BY:	SCALE:
00.MA2925	AT	AS SHOWN
	DRWN BY: SB	
	CHECK'D BY: DPH	

SITE NAME:
**MA2925
WATERTOWN
COPELAND ST**

SITE ADDRESS:
290 PLEASANT STREET
WATERTOWN, MA 02472

SHEET TITLE:
TITLE SHEET

SHEET NO:
T-1



GENERAL NOTES:

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND POSITIONS OF ALL PROJECT OWNER'S EQUIPMENT ARE SHOWN IN ILLUSTRATIVE FASHION. THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE PROJECT OWNER'S PCS FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. THE PROJECT OWNER'S BASE TRANSMISSION STATION (BTS) CABINET IS A VANDAL RESISTANT STEEL CABINET CONTAINING RECTIFIERS, AMPLIFIERS, RADIOS, AND OTHER INTEGRATED ELECTRONIC CONTROL EQUIPMENT. BATTERY BACKUP FOR EMERGENCY STANDBY POWER IS CONTAINED WITHIN A SEPARATE BATTERY RACK CONTAINING 12-VOLT, CLOSED-CELL DC BATTERY. THE BATTERIES ARE LEAD-ACID RECHARGEABLE STANDBY INDUSTRIAL POWER CELLS MANUFACTURED TO MEET ENVIRONMENTAL QUALITY AND RUGGEDNESS STANDARDS OF THE INTERNATIONAL AIR TRANSPORT ASSOCIATION (IATA). THE BATTERY CHARGING SYSTEM IS COMPUTER-CONTROLLED AND THE EQUIPMENT CABINET IS REMOTELY MONITORED AT PROJECT OWNER'S NETWORK OPERATIONS CONTROL CENTER 24-HOURS A DAY, 7 DAYS A WEEK FOR FAULTS AND ALARMS.
4. THE DESIGN OF THE ANTENNA MOUNTING HARDWARE AND STRUCTURAL REINFORCEMENT OF EXISTING BUILDING ROOF/FLOOR (IF NECESSARY) TO SUPPORT THE BTS EQUIPMENT CABINETS WILL MEET THE ANSI/EIA/TIA-222-G STANDARDS FOR STRUCTURAL STEEL ANTENNA SUPPORTING STRUCTURES AND STATE BUILDING CODE REQUIREMENTS. DETAILED CONSTRUCTION DRAWINGS AND STRUCTURAL CALCULATIONS WILL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER AND SUBMITTED WITH A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICIAL.
5. ONCE THE FACILITY BECOMES FULLY OPERATIONAL, NORMAL AND ROUTINE MAINTENANCE BY PROJECT OWNER'S TECHNICIANS WILL BE PERFORMED ON A MONTHLY BASIS. THEREFORE, THE ESTIMATED VEHICLE TRIP GENERATION RATE IS 2 TRIPS PER MONTH, THE AVERAGE DAILY TRIP GENERATION RATE (ADT) IS 0.07.
6. PER FCC MANDATE, ENHANCED EMERGENCY (E911) SERVICE IS REQUIRED TO MEET NATIONWIDE STANDARDS FOR WIRELESS COMMUNICATIONS SYSTEMS. PROJECT OWNER'S IMPLEMENTATION REQUIRES DEPLOYMENT OF EQUIPMENT AND ANTENNAS GENERALLY DEPICTED ON THIS PLAN, ATTACHED TO OR MOUNTED IN CLOSE PROXIMITY TO THE BTS RADIO CABINETS. PROJECT OWNER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO E911 EQUIPMENT AND LOCATION AS TECHNOLOGY EVOLVES TO MEET REQUIRED SPECIFICATIONS.
7. ALL MEASUREMENTS ARE SHOWN IN FEET ± UNLESS OTHERWISE NOTED.
8. PLOT PLAN MEASUREMENTS ARE APPROXIMATE AND BASED ON SCALED ASSESSORS MAPS AND OTHER AVAILABLE INFORMATION.
9. ALL SETBACKS SHOWN FROM PROPOSED EQUIPMENT TO PROPERTY LINES ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.

ZONING INFORMATION

JURISDICTION: TOWN OF WATERTOWN, MA - MIDDLESEX COUNTY

ZONING DISTRICT TYPE: PLEASANT STREET CORRIDOR DISTRICT (PSCD)

DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED ANTENNAS
FRONT YARD SETBACK:	30'	85'
SIDE YARD SETBACK:	18'	90' & 80'
REAR YARD SETBACK:	18'	55'

(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)
(SETBACKS TO PROPOSED EQUIPMENT UNLESS OTHERWISE NOTED)

SITE SPECIFIC NOTES:

PLAN INFORMATION TAKEN FROM TOWN OF WATERTOWN ASSESSORS RECORDS AND AERIAL PHOTOGRAPHY.



550 COCHITUATE ROAD
FRAMINGHAM, MA 01701



22 KEEWAYDIN DR
SALEM, NH 03079



1600 OSWOOD STREET
BLD. 20 N. SUITE 3090
N. ANDOVER, MA 01845
TEL: (978)-557-5553
FAX: (978)-338-5586



LICENSED ENGINEER DATE

REVISIONS

REV. #	DATE	DESCRIPTION
3	01/02/13	ZONING FINAL
2	11/29/12	ZONING FINAL
1	11/15/12	ZONING FINAL
0	08/06/11	ZONING REVIEW

PROJECT NO. 00.MA2925	DESIGNED BY: AT DRAWN BY: SB CHECK'D BY: DPH	SCALE: AS SHOWN
--------------------------	--	--------------------

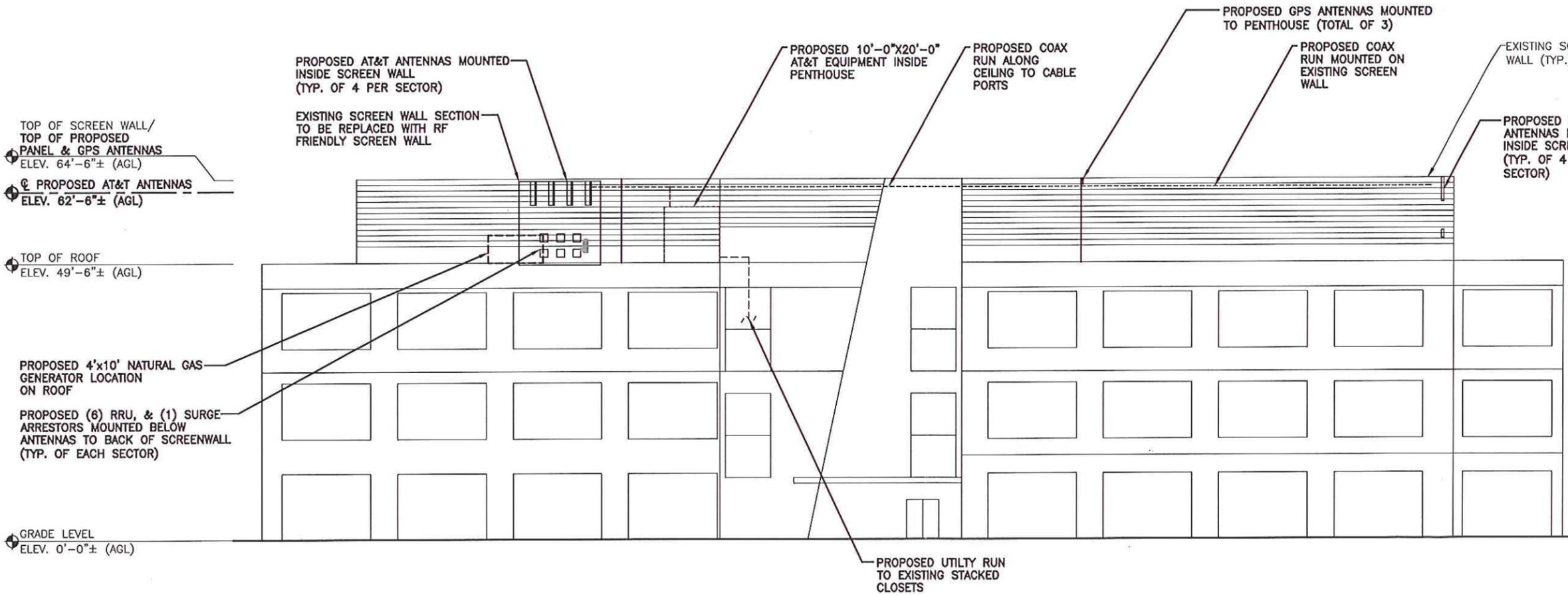
SITE NAME:
**MA2925
WATERTOWN
COPELAND ST**

SITE ADDRESS:
290 PLEASANT STREET
WATERTOWN, MA 02472

SHEET TITLE:
SITE PLAN

SHEET NO:
C-1

NOTE:
 AN ANALYSIS FOR THE CAPACITY OF THE EXISTING STRUCTURES TO SUPPORT THE PROPOSED EQUIPMENT SHALL BE DETERMINED PRIOR TO CONSTRUCTION.



NORTH ELEVATION 3
 SCALE: 3/32"=1' Z-2
 GRAPHIC SCALE
 0 5'-4" 10'-8" 21'-4" 32'-0"

at&t
 550 COCHITUATE ROAD
 FRAMINGHAM, MA 01701

SAD
 communications
 22 KEEWAYDIN DR
 SALEM, NH 03079

Hudson
 Design Group, LLC
 1600 OSBORN STREET
 BLD 20 N. SUITE 3000
 N. ANDOVER, MA 01845
 TEL: (978)-557-5553
 FAX: (978)-336-5586

COMMONWEALTH OF MASSACHUSETTS
 DANIEL P. HAMM
 CIVIL ENGINEER
 No. 40720
 REGISTERED PROFESSIONAL ENGINEER
 LICENSED ENGINEER DATE

REVISIONS		
REV. #	DATE	DESCRIPTION
3	01/02/13	ZONING FINAL
2	11/29/12	ZONING FINAL
1	11/15/12	ZONING FINAL
0	06/06/11	ZONING REVIEW

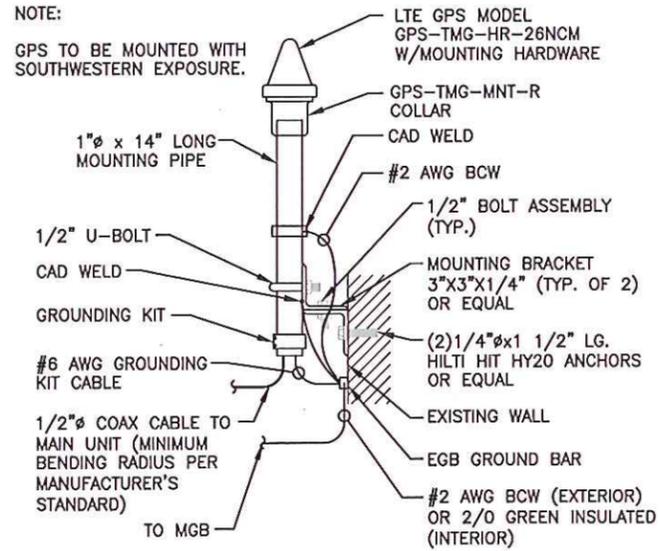
PROJECT NO. 00.MA2925	DESIGNED BY: AT DRAWN BY: SB CHECKED BY: DPH	SCALE: AS SHOWN
--------------------------	--	--------------------

SITE NAME:
 MA2925
 WATERTOWN
 COPELAND ST

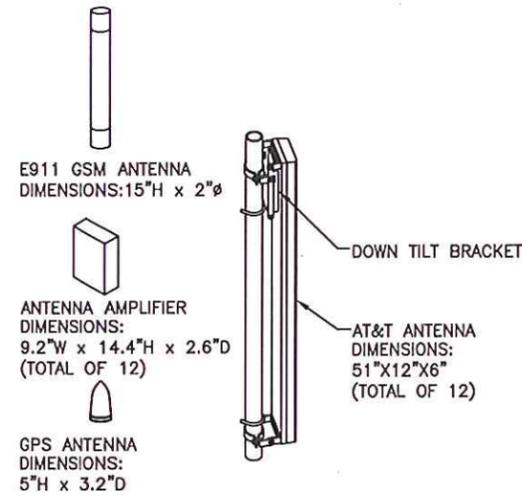
SITE ADDRESS:
 290 PLEASANT STREET
 WATERTOWN, MA 02472

SHEET TITLE:
 ELEVATION

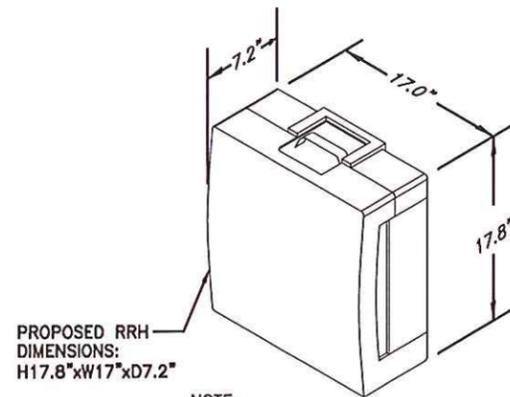
SHEET NO:
 Z-2



GPS MOUNTING DETAIL 1
SCALE: N.T.S. Z-3



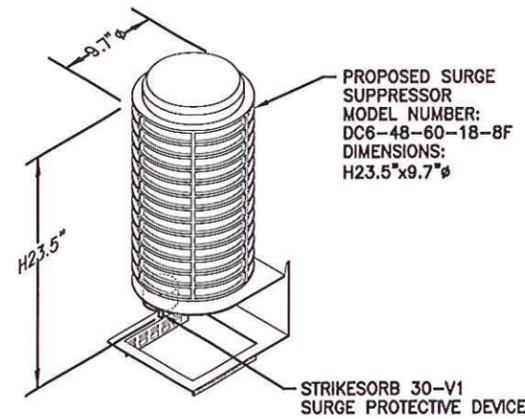
GPS/GSM & ANTENNA DETAIL 2
SCALE: N.T.S. Z-3



PROPOSED RRH DIMENSIONS:
H17.8"xW17"xD7.2"

NOTE:
MOUNT PER MANUFACTURER'S SPECIFICATIONS.

RRH DETAIL 3
SCALE: N.T.S. Z-3



NOTE:
MOUNT PER MANUFACTURER'S SPECIFICATIONS.

DC SURGE SUPPRESSOR DETAIL 4
SCALE: N.T.S. Z-3



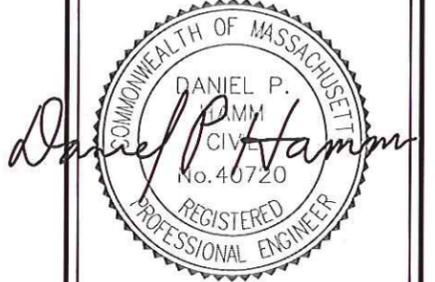
550 COCHITUATE ROAD
FRAMINGHAM, MA 01701



22 KEEWAYDIN DR
SALEM, NH 03079



1800 OSWEGOOD STREET
BLD 20 N, SUITE 3090
N. ANDOVER, MA 01845
TEL: (978)-557-5553
FAX: (978)-336-5588



LICENSED ENGINEER DATE

REVISIONS		
REV. #	DATE	DESCRIPTION
3	01/02/13	ZONING FINAL
2	11/29/12	ZONING FINAL
1	11/15/12	ZONING FINAL
0	08/06/11	ZONING REVIEW

PROJECT NO. 00.MA2925	DESIGNED BY: AT DRAWN BY: SB CHECK'D BY: DPH	SCALE: AS SHOWN
--------------------------	--	--------------------

SITE NAME:
**MA2925
WATERTOWN
COPELAND ST**

SITE ADDRESS:
290 PLEASANT STREET
WATERTOWN, MA 02472

SHEET TITLE:
DETAILS

SHEET NO:
Z-3