Drainage and site improvements

Rebecca Allen | 22 Kenilworth Street, Boston, MA 02119

PURPOSE AND REPORTED CONDITIONS

The homeowners report previous water intrusion into the basement and are planning basement remodeling. Proposed backyard regrading and drainage improvements are intended to direct water away from the house and reduce the risk of recurring basement water intrusion. Prepared for homeowner review and preliminary guidance from Boston Inspectional Services and Highland Park district staff.

HOUSE DRAINAGE AND BACKYARD REGRADING

Replace **three existing house downspouts with black downspouts**. Provide associated trenching, underground drainage piping, connections and backfilling. The proposed piping passes through a newly drilled opening in the existing site wall and discharges onto the driveway. Final routes, pipe details, wall penetration and drainage arrangement are subject to City review. See the site photographs and sheet DR1.

Remove asphalt in designated areas and regrade the backyard. Install approximately **10 cubic yards of 3/8-inch pea stone**, including the agreed pathway from the double-drive gate to beneath the deck. Provide **metal landscape edging** along agreed pea-stone boundaries.

FENCE REPLACEMENT

Black Trex Seclusions: approximately **130 feet** of main runs using 22 standard 6-foot-high x 6-foot-wide sections, cut to fit; one custom 4-foot-high x 6-foot-long wall-top return; and one 11-foot-opening double-drive gate. Remove existing chain-link along the main runs.

DECK EXPANSION AND EXTERIOR FINISH

Existing porch: **6 feet wide x 4 feet outward** (24 sq ft). Addition: **6 feet wide x 11 feet outward** (66 sq ft). Finished footprint: **6 feet x 15 feet** (90 sq ft), excluding stairs. The original deck concept drawing is retained on D1.

Provide pressure-treated decking, new framing, supports and footings, and rework stairs to suit the final design. Match the existing railing profile as closely as practical. Prepare and stain existing and new deck surfaces, railings and balusters black, with return visits as required by the stain manufacturer. Provide the separate under-deck drainage/panel system for covered storage.

REVIEW AND DESIGN INFORMATION

Request confirmation of required drawings, survey, structural details and approvals for the full proposed scope. This preliminary packet does not establish permit or design approval or guarantee elimination of basement water intrusion. Front-entry wood repairs mentioned in the earlier packet remain outside this revised scope pending separate confirmation.

PRELIMINARY - Not for construction. No structural certification or property survey provided.

Site and drainage context

Related exterior conditions provided to help City staff identify additional review needs. This sheet is not a drainage design or site survey.



C. Street and driveway context

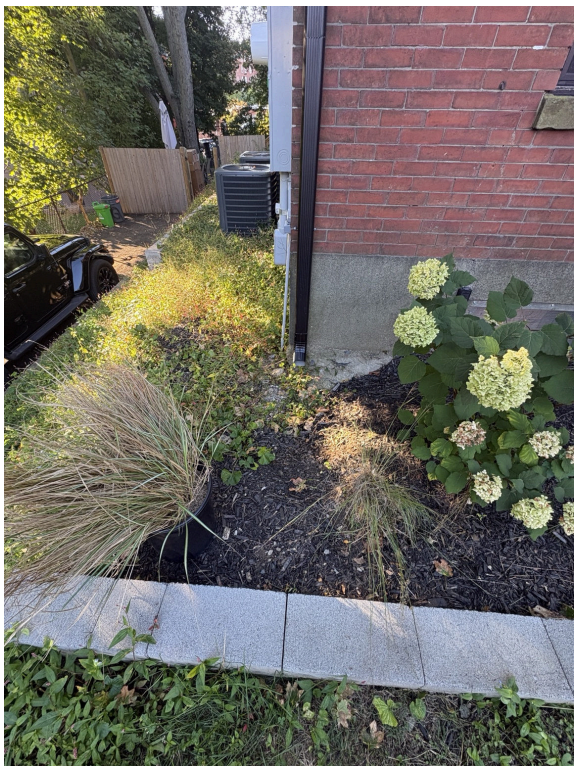
Front and side context of the property. The deck is toward the rear of the side elevation. Property boundaries and setbacks must be established separately.

PROPOSED HOUSE DRAINAGE

Replace three downspouts with black downspouts and underground piping. Proposed outlet: through a drilled opening in the existing site wall onto the driveway. See DR1 for flow and details to confirm.



D. Front-entry downspout area



E. Front-corner downspout area

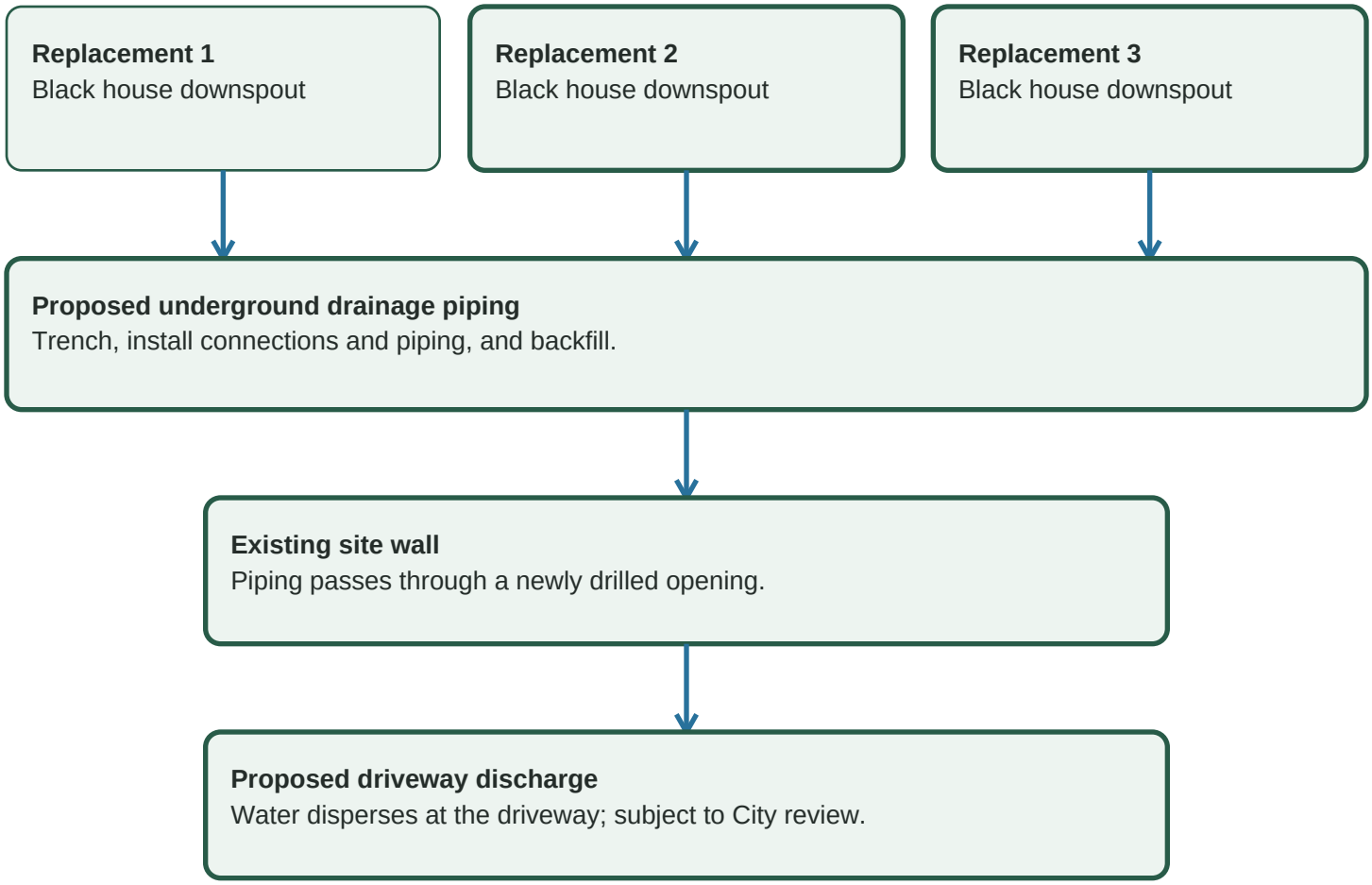
Photographs show existing conditions only. Proposed black replacements and underground connections are not depicted or approved.

PRELIMINARY - Not for construction. No structural certification or property survey provided.

Proposed house drainage

DR1 | Conceptual flow only - not a surveyed site plan or engineered drainage design

Three existing house downspouts will be replaced with black downspouts. The diagram below explains the proposed flow; it does not establish exact pipe routes, junctions or downspout locations.



FINAL DETAILS TO CONFIRM

Confirm all three downspout locations, pipe routes, size, depth and slope; wall opening size and location; driveway grades and the onward destination of discharged water. The final drainage arrangement remains subject to review and approval. House downspout drainage is additional to the separate under-deck drainage/panel system.

PRELIMINARY - Not for construction. No structural certification or property survey provided.

TruFence

DECK CONCEPT / D1

October 5, 2026 | Revision 04

Proposed deck expansion

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EXISTING PORCH	PROPOSED ADDITION	FINISHED FOOTPRINT
6' x 4'	**6' x 11'**	**6' x 15'**
24 sq ft	66 sq ft added	90 sq ft, excluding stairs

PROPOSED TOP VIEW

Concept layout - not to scale

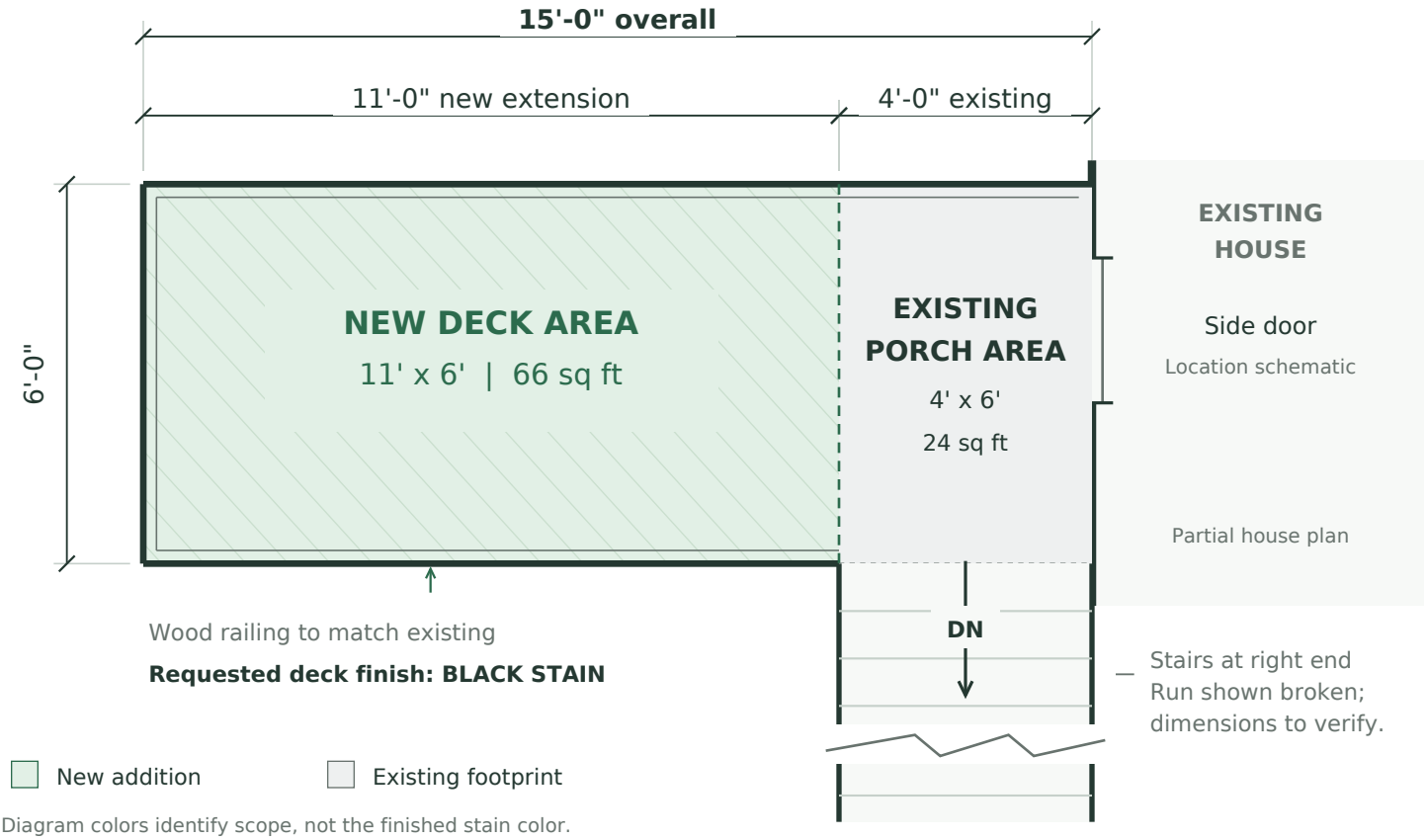


Diagram colors identify scope, not the finished stain color.

Add 11 feet to the existing 4-foot projection; retain the 6-foot width.

PROPOSED DECK WORK

Pressure-treated wood deck with black stain finish. Railing profile to match existing. Rework the stair connection as required. Provide new framing, supports and footings to suit the final design.

DETAILS TO CONFIRM ON SITE

Deck height, door clearance, stair width/rise/run, and railing height. Structural member sizes, connections and footing locations are not specified on this sheet. Coordinate the under-deck drainage system with the final framing.

PRELIMINARY - FOR REVIEW | Not for construction. Verify all dimensions.

PRELIMINARY - Not for construction. No structural certification or property survey provided.

Existing deck photographs

Photographs supplied by the contractor on October 5, 2026. Captions describe visible conditions; no structural adequacy assessment is made.



A. Porch and adjoining exterior

Existing wood railing and support are visible at right. The photograph provides material and building context; it is not a full elevation of the proposed addition.



B. Underside and stair context

Existing framing, posts, bracing and stairs are visible. Member sizes, attachment capacity and footing adequacy have not been verified.

INFORMATION TO ADD FOR DETAILED REVIEW

A full exterior view of the deck and extension area; measured deck height; stair width, rise/run and landing; railing dimensions; property-line distances; and structural details for new supports and connections. Existing framing is shown as a reference only.

PRELIMINARY - Not for construction. No structural certification or property survey provided.















