

1 WATER STREET, BEVERLY,
Chapter 91 Waterways LICENSE NO. 15250
MANAGEMENT PLAN

July 11th, 2023

The Beverly Restaurant Associates, LLC Management Plan (the “Management Plan”) presented herein outlines the management and operation of all public spaces and amenities, both interior and exterior, facilities of public accommodation (FPAs) at 1 Water St and 0 Cabot Street, Beverly, as licensed by Massachusetts Department of Environmental Protection (MassDEP) Waterway License No 15250 (the “License”) issued on October 29, 2020. This Management Plan has been prepared in conformance with Special Condition No. 8 of the License.

The interior and exterior public spaces constructed under the License create important public open space and an Art Gallery/meeting-room space that complement the nature of the Beverly Restaurant Associates, LLC at 1 Water Street and 0 Cabot Street site. The information described in this Management Plan outlines the anticipated activation, operation and management of the public spaces and facilities that comprise the project authorized under the License in order that they may be understood within the context of the overall improvements represented by the implementation of this Project.

1.0 Project Summary

Beverly Restaurant Associates, LLC at 1 Water Street and 0 Cabot Street, Beverly, MA 01915 is a three-story commercial “FULL SERVICES RESTAURANT” building with 3 floors.

- The first floor contains a Community Room “Boathouse Gallery” with approximately 425 net sq. ft., all public use restrooms with approximately 160 gross sq. ft., retail space with approximately 218 gross sq. ft., Mission Boathouse Market Place with approximately 408 gross sq. ft., Bar/Restaurant “Boathouse Tequila Cantina” with approximately 329 net sq. ft., including mechanical room with approximately 40 sq. ft, electrical room with approximately 48 sq. ft., elevator mechanical room with approximately 24 sq. ft., and a lobby with approximately 238 net sq. ft. including Prep Kitchen area with approximately 1712 gross sq. ft. including beer and food walk-in refrigerator and Dishwasher room, Trash room with approximately 205 gross sq. ft., storage areas with approximately 448 gross sq. ft., employee locker room with 50 sq. ft., as part of the restaurant accessory and other FPA uses.
- The second floor contains a full services Bar, a dining area with approximately 3,641 net sq. ft., kitchen area with approximately 818 gross sq. ft., restrooms with approximately 480 gross sq. ft.
- The third floor contains a full services bar, a dining room with approximately 3,499 net sq. ft., restrooms with approximately 608 gross sq. ft.
- This assertion of project compliance is subject to DEP review through a Request for Certificate of Compliance. Revise accordingly. (the “Waterways Regulations and provides important public benefits, including and the creation of an engaging and inviting public realm comprising not less than 6,932 square feet (sf) adjacent to the Glover Wharf and Beverly Harbor on what was formerly a blighted, vacant site.

- The entire site consists of Commonwealth Tidelands and has improved public access to and enjoyment of the adjacent Glover Wharf and Beverly Harbor by providing new public open space, a new publicly accessible waterfront walkway, and other public amenities and landscaping in proximity to Beverly Harbor. Including a new resurfaced Parking Lot identified on Sheet 1 of the Waterways License No: 15250 plans, are reserved for use by the public. Parking is for all FPA's on site internal and external at 1 Water Street and 0 Cabot Street, Beverly.

2.0 Plan Implementation and Administration

The Management Plan is being administered solely by Beverly Restaurant Associates, LLC and/or its designee(s). These responsibilities include the on-going maintenance and security of the interior and exterior amenities associated with the License.

Property management on behalf of Beverly Restaurant Associates, LLC can be reached at:

Beverly Restaurant Associates

1 Water Street

Beverly, MA, 01907

Attn: Leonardo Neves | Managers

Tel: 978-720-8333

Email: Leonardo@missionboathouse.com / managers@missionboathouse.com

3.0 Interior Public Amenities

Portions of the building's ground floor interior space are available for all public uses. These spaces include:

- **Community Room "Art Gallery" Mission Gallery**

The Community Room with 425 net sq. ft. "art gallery" will be open to the public on regular operating hours. The management team of Mission Boathouse will monitor the space throughout the day and night to make sure the space is clean safe for the public. Surveillance cameras are installed in community room "art gallery" to prevent vandalism or any other public issues that could or may occurred.

- Contact on site: Leonardo Neves (General Manager) Tel-978-720-8333

Current hours of operation:

Monday – 11:30 am – 9:30 pm | Tuesday – 11:30 am – 9:30 pm

Wednesday – 11:30 am – 9:30 pm | Thursday – 11:30 am – 9:30 pm

Friday – 11:30 am – 11 pm | Saturday – 11 am – 11 pm | Sunday – 11 am – 9:30 pm

- **Public Restroom:**

- The public restrooms with 320 gross sq. ft. for all public to use within the hours of operation. The public restrooms signs are posted at eye level at the entrance to the seaward end of the building.

Contact on site: Leonardo Neves (General Manager) Tel-978-720-8333

Current hours of operation:

Monday – 11:30 am – 9:30 pm | Tuesday – 11:30 am – 9:30 pm

Wednesday – 11:30 am – 9:30 pm | Thursday – 11:30 am – 9:30 pm

Friday – 11:30 am – 11 pm | Saturday – 11 am – 11 pm | Sunday – 11 am – 9:30 pm

- **Mission Boathouse Market Place**

- The Mission Boathouse Market Place with 408 gross sq. ft. is an addition to the concept offering beach foods, ice cream and beverages.

Contact on site: Leonardo Neves (General Manager) Tel-978-720-8333

Current hours of operation:

Monday – 11:30 am – 9:30 pm | Tuesday – 11:30 am – 9:30 pm

Wednesday – 11:30 am – 9:30 pm | Thursday – 11:30 am – 9:30 pm

Friday – 11:30 am – 11 pm | Saturday – 11 am – 11 pm | Sunday – 11 am – 9:30 pm

- **Boathouse Tequila Cantina Bar/Restaurant**

- Bar/Restaurant with 329 net sq. ft. with total occupants of 22.

Contact on site: Leonardo Neves (General Manager) Tel-978-720-8333

Monday – 11:30 am – 9:30 pm | Tuesday – 11:30 am – 9:30 pm

Wednesday – 11:30 am – 9:30 pm | Thursday – 11:30 am – 9:30 pm

Friday – 11:30 am – 11 pm | Saturday – 11 am – 11 pm | Sunday – 11 am – 9:30 pm

- **Retail Space: Name to be determined.**

- Retail space with approximately 218 gross sq. ft., Beverly Restaurant Associates, LLC DBA Mission Boathouse. We are currently trying to find a tenant for this space in the interim the retail space is being used as an accessory for the restaurant.

Contact on site: Leonardo Neves (General Manager) Tel-978-720-8333

Current hours of operation:

Monday – 11:30 am – 9:30 pm | Tuesday – 11:30 am – 9:30 pm

Wednesday – 11:30 am – 9:30 pm | Thursday – 11:30 am – 9:30 pm

Friday – 11:30 am – 11 pm | Saturday – 11 am – 11 pm | Sunday – 11 am – 9:30 pm

- **Upper Floor Accessories Services (UFAS):** These areas listed below are part of the upper floors of the restaurant accessory uses which do not occupy more than 25% of the ground floor building footprint.

- Elevator Mechanical Room with approximately 24 sq. ft.
- Prep Kitchen area with approximately 1712 gross sq. ft. including beer and food walk-in refrigerator and Dishwasher room.
- Trash room with approximately 205 gross sq. ft.
- Storage areas with approximately 448 gross sq. ft. to store all groceries and paper supplies for restaurant uses.
- Employee locker room with 50 sq. ft. Where restaurant employees will store their belongings.
- Mechanical Room with approximately 40 sq. ft. where hot water heaters and fire sprinkler controls are located.

Contact on site: Leonardo Neves (General Manager) Tel-978-720-8333

Current hours of operation:

Monday – 11:30 am – 9:30 pm | Tuesday – 11:30 am – 9:30 pm

Wednesday – 11:30 am – 9:30 pm | Thursday – 11:30 am – 9:30 pm

Friday – 11:30 am – 11 pm | Saturday – 11 am – 11 pm | Sunday – 11 am – 9:30 pm

- **Mission Boathouse 2nd Floor:** The second floor contains a full services Bar, a dining area, 2 restrooms, kitchen, and a dish room as part of Mission Boathouse accessory uses.

Contact on site: Leonardo Neves (General Manager) Tel-978-720-8333

Monday – 11:30 am – 9:30 pm | Tuesday – 11:30 am – 9:30 pm

Wednesday – 11:30 am – 9:30 pm | Thursday – 11:30 am – 9:30 pm

Friday – 11:30 am – 11 pm | Saturday – 11 am – 11 pm | Sunday – 11 am – 9:30 pm

- **Mission Boathouse 3rd Floor:** The third floor contains a full services bar, a dining room 2 restrooms, Kitchen, and a dish room as part of Mission Boathouse accessory uses.

Contact on site: Leonardo Neves (General Manager) Tel-978-720-8333

Monday – 11:30 am – 9:30 pm | Tuesday – 11:30 am – 9:30 pm

Wednesday – 11:30 am – 9:30 pm | Thursday – 11:30 am – 9:30 pm

Friday – 11:30 am – 11 pm | Saturday – 11 am – 11 pm | Sunday – 11 am – 9:30 pm

These spaces address the community's need for civic gathering space and are intended to support public activation of 1 Water Street and O Cabot Street. The specifications for the on-going operation and maintenance of these public resources are outlined below.

Resource: Community Room/Boathouse Gallery and Public Restrooms

Program Area: Community Room approximately 425 sq. ft. and the Public Restrooms Approximately 425 sq. ft.

Entrances and Signage: Three entrance to the community room and restrooms are provided for public access during normal business hours. All entrances are located southeast of the building at the promenade on 1 Water Street and O Cabot Street. The 2 Public restroom signs are posted on each side of the community room/Boathouse Gallery front door. **See Exhibit i**

Uses and Hours of Operation. Anticipated to have typical Restaurant business hours (see below)

Contact on site: Leonardo Neves (General Manager) Tel-978-720-8333.

Current hours of operation:

Monday – 11:30 am – 9:30 pm | Tuesday – 11:30 am – 9:30 pm

Wednesday – 11:30 am – 9:30 pm | Thursday – 11:30 am – 9:30 pm

Friday – 11:30 am – 11 pm | Saturday – 11 am – 11 pm | Sunday – 11 am – 9:30 pm

Resource: Community Room “Art Gallery” Boathouse Gallery

An approximately 425 net sq. ft. multi-use space (the “Community Room/Art Gallery”) are located on the ground floor of the building. The Community Room/Art Gallery is available for public events and meetings sponsored by local community groups. The Community Room will be managed by Beverly Restaurant Associates, LLC and/or its designee(s).

Three entrances to the ground floor are provided for public access. All entrances are located at the Southeast side of the building fully adjacent and facing Glover Wharf and Beverly Harbor.

Anticipated to have typical business hours (i.e., 11:30 a.m. to 10:00 p.m., Monday through Sunday) with opportunity for expanded hours upon request by event organizers.

To schedule use of the community rooms/Art Gallery, parties should contact property management by phone/website, and email to determine availability and requirements.

Otherwise, the space is available for all public to visit, escape from the outdoor element, relax and use of the restrooms.

The community room/art gallery will maintain a sign/posted at the entrance. See sign location on EXHIBIT B. See sign specs EXHIBIT H

Ancillary Functions: Receptions, community events and meetings

Resource: Public Restrooms

An approximately 160 gross sq. ft. The public restrooms will be FREE of charge for all public to use within the hours of operation. The public restrooms signs are posted at eye level at the entrance to the seaward end of the building. The public restrooms are located inside the community room/Boathouse Gallery.

Anticipated to have typical business hours (i.e., 11:30 a.m. to 10:00 p.m., Monday through Sunday) with opportunity for expanded hours upon request by event organizers.

Contact the management team for Beverly Restaurant Associates, LLC at 1 Water Street and 0 Cabot Street via phone or email listed below.

Beverly Restaurant Associates, LLC

1 Water Street

Beverly, MA 01915

Attn: Leonardo Neves / Managers

Tel: 978-720-833 / Email: Leonardo@missionboathouse.com / managers@missionboathouse.com

4.0 Exterior Open Space and Pedestrian Connections

Beverly Restaurant Associates, LLC has created new public open space in accordance with MassDEP’s over-arching policy objective of enhancing public access to and enjoyment of the water’s edge. Beverly Restaurant Associates, LLC / DBA Mission Boathouse provides approximately 2,355 sf of new public open space on Commonwealth Tidelands, including landscaped and hardscaped area, a new public waterfront walkway connecting at 1 Water Street (Glover Wharf) and 0 Cabot Street, as well as 3 trash receptacles, 2 outdoor ashtrays, 4 park benches, 2 sets of bike racks, lighting, waterfront promenade and outdoor dining area, all public outdoor dining area with approximately 1,365 gross sq. ft., and each of these open space

attributes addresses key community needs, including the creation of public pedestrian accessways and linkages along the waterfront, and passive open space for quiet enjoyment of open space at 1 Water Street 0 Cabot Street. General methods and standards for maintaining a superior quality exterior environment include the following procedures:

Current hours of operation:

Monday – 11:30 am – 9:30 pm | Tuesday – 11:30 am – 9:30 pm

Wednesday – 11:30 am – 9:30 pm | Thursday – 11:30 am – 9:30 pm

Friday – 11:30 am – 11 pm | Saturday – 11 am – 11 pm | Sunday – 11 am – 9:30 pm

- **Paved Surfaces.** Surfaces shall be maintained on a regular basis so that they are free from damage or impediments that would discourage or block universal accessibility. Damaged pavement, curbs, or other surfaces accessible to the public shall be repaired promptly.
- **Trash.** Trash receptacles secured to the ground and covered or designed to prevent pollution of adjacent areas by vandalism or wind-blown litter shall be installed. Trash receptacles will be emptied as needed and at least daily from Memorial Day to Columbus Day, and as needed during all other months.
- **Drainage.** Surface water drainage systems shall be maintained on a regular basis to avoid back-ups or areas of standing water.
- **Outdoor Ashtrays.** The 2 outdoor ashtrays located on northeast and southeast side of the building will be maintain and clean on the daily basis.
- **Access.** Public open space shall remain safe and in good repair throughout the term of the License. Remedial activities necessary to ensure accessibility will be conducted as promptly as feasible.
- **Waterfront promenade.** Mission Boathouse provided 4 outdoor park benches facing the harbor over the pier. Mission Boathouse provides and outdoor seating dining area available for all public and patrons of the restaurant.
- **Outdoor dining area.** The outdoor seating area consist of 27 tables with a total of 78 chairs and 1 large sofa with 8 seats. Highlighted area on EXHIBIT F
- **Landscape Amenities.** The landscape and site amenities shall be maintained so that they are consistently attractive, safe, and free from vandalism or graffiti; damage shall be corrected promptly.
- **Snow Removal.** Snow shall be promptly removed from all primary walking surfaces including the waterfront path and stored on site. Snow removal shall be consistent with accepted environmentally approved practices and applicable laws and regulations. No snow shall be dumped into Beverly Harbor.
- **Lighting.** Lighting fixtures shall be checked periodically for proper operation, and luminaries shall be replaced promptly as needed to maintain the designed levels and locations of lighting.
- **Signage.** Department approved signage for public parking, public waterfront access, and public restrooms as required by Special Condition #3, #2b, and #5 of said License. Signage shall be

maintained so it is consistently attractive and free from vandalism or graffiti; damage will be corrected promptly. Specific signage is identified by use area below on EXHIBIT B & C – *Site Plan*.

- **Public Parking.** The public parking lot shall be available for 3 hours block per day/ 7 days per week and no overnight parking. (Per City of Beverly automobiles are not allowed to parked overnight). Beverly Restaurant Associates, LLC and/or its designee(s) in conjunction with the City of Beverly who own and maintains the lot for public parking may adopt reasonable rules, subject to prior review and written approval by MassDEP, for the use of the parking to ensure the space is welcoming to all users and respectful of nearby residential use as well as harbor and boating needs.
- **Public Parking Signage.** Attached to building northwest side of the building as well as at entrance of the parking lot and other ground areas. SEE EXHIBITS B, D & E

Resource: Landscaped Areas.

Program Area

Landscaped (See plans Attached) EXHIBIT A

A landscaped parklet located at the northeast, west, southwest, southeast and easterly side of the site will be maintained. Within the Parklet, the licensee will make available trash receptacles secured to the ground and covered or designed to prevent pollution of adjacent areas by vandalism or wind-blown litter shall be installed. Trash receptacles will be emptied as needed and at least daily from Memorial Day to Columbus Day, and as needed during all other months.

Accessible from 1 Water Street and 0 Cabot Street, and the public waterfront walkway.

Resource: Waterfront Path

Cement walkways and paths have been used to construct and maintain a waterfront path located along the southeast site boundary to provide a continuous public pedestrian connection from the Landscaped Parking from Glover Wharf to Water Street. The path will be maintained at a width of no less than 10 feet and any vegetation, plantings, and landscape features adjoining the waterfront path will be maintained to ensure it does not encroach thereon.

Approximately 180 linear feet, from Water Street to Glover Wharf.

The maintenance program must be flexible and will likely need to be adjusted to account for seasonal demands on public open space. The maintenance program shall provide the following:

Snow Removal. Snow shall be promptly removed from all primary walking surfaces including the waterfront path and stored on site. Snow removal shall be consistent with accepted environmentally approved practices and applicable laws and regulations. No snow shall be dumped in Beverly Harbor.

Landscaped Areas. Plantings and other materials shall be adequately maintained to ensure their viability and vitality. Failed plantings shall be promptly replaced. All landscaped areas shall be kept free of trash, debris, or other nuisances that detract from their appearance and/or function.

Additional specification for the operation and maintenance of the individual exterior public resource areas are outlined below.

Resource: Waterfront Promenade

1. **Waterfront Promenade.** The waterfront promenade is located at Glover Wharf and Beverly Harbor. Providing 4 benches for all public to use. EXHIBIT G
2. **Outdoor Dining Area.** The dining area is adjacent to the rear of building “Mission Boathouse” There are dining tables for all public to use within the current hours of the restaurant, Pets are not allowed in the promenade seating area where foods are consumed (*per City of Beverly*) except for services animals. All alcoholic beverages consume at the promenade must be purchased and served from Mission Boathouse staff (*Per ordinance of ABCC “Alcohol Beverages Control Commission”*) Preferred are outdoor areas where alcohol is served to patrons who are seated at the tables and where food is also available. Smoked is not allowed where food and beverage are being consumed. There are designated smoke areas outside of the promenade on both sides of the building.

Resource: Program Area Accessibility Signage

Accessible from Water and Cabot Street.

Wayfinding signage shall be installed at the Water Street entrance to the parking lot and the entrance to the waterfront path. Public access signage to be maintained at 1 Water Street and 0 Cabot Street, is described in – *Signage Plan*. EXHIBIT A

The waterfront path shall be available for public pedestrian/passive use 24 hours per day/7 days per week. Beverly Restaurant Associates, LLC and/or its designee(s) may adopt reasonable rules, subject to prior review and written approval by MassDEP, for the use of the waterfront path to ensure the space is welcoming to all users and respectful of nearby residential uses.

Resource: Public Parking

Description 1 Water Street and 0 Cabot Street all Public parking spaces including 3 handicap parking spaces.

Program Area All parking spaces onsite must be utilized for public use, which does not require patronage of the restaurant or other nonwater-dependent uses permitted onsite.

Signage Licensee installed a public parking sign and will maintain in good repair at least 1 sign of adequate size to be clearly visible to vehicular traffic entering the site, indicating that parking lot is for public. There are two covered parking spaces located at northeastern corner of the building with two public parking signage.

Uses and Hours of Operation The public parking spaces are available for all public to park with a 3-hour block 7 days per week and no overnight parking. (*Per City of Beverly automobiles are not allowed to parked overnight*)

DECIDUOUS TREE PLANTING
NOT TO SCALE

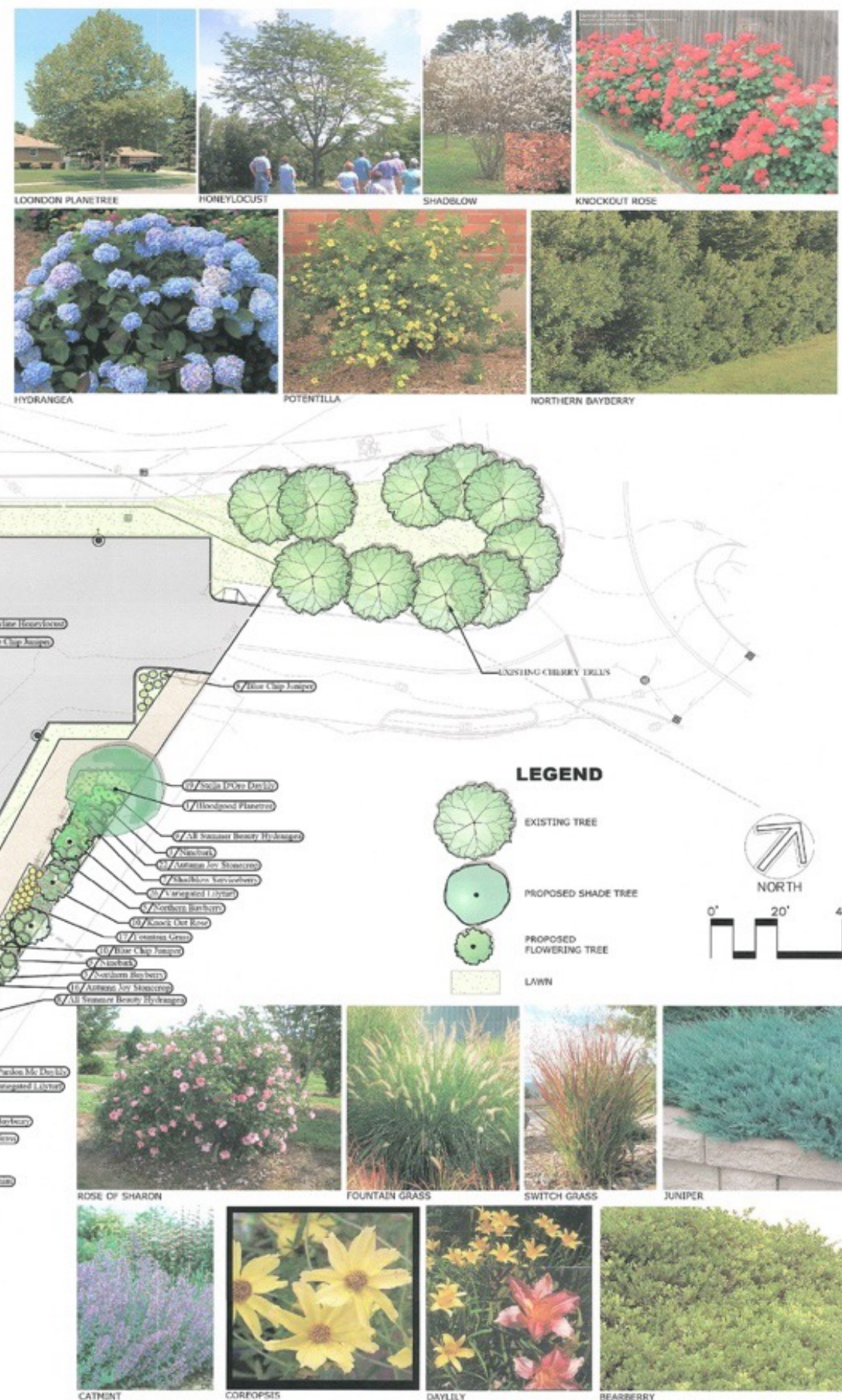
SHRUB PLANTING
NOT TO SCALE

PERENNIAL PLANTING
NOT TO SCALE

PLANTING NOTES

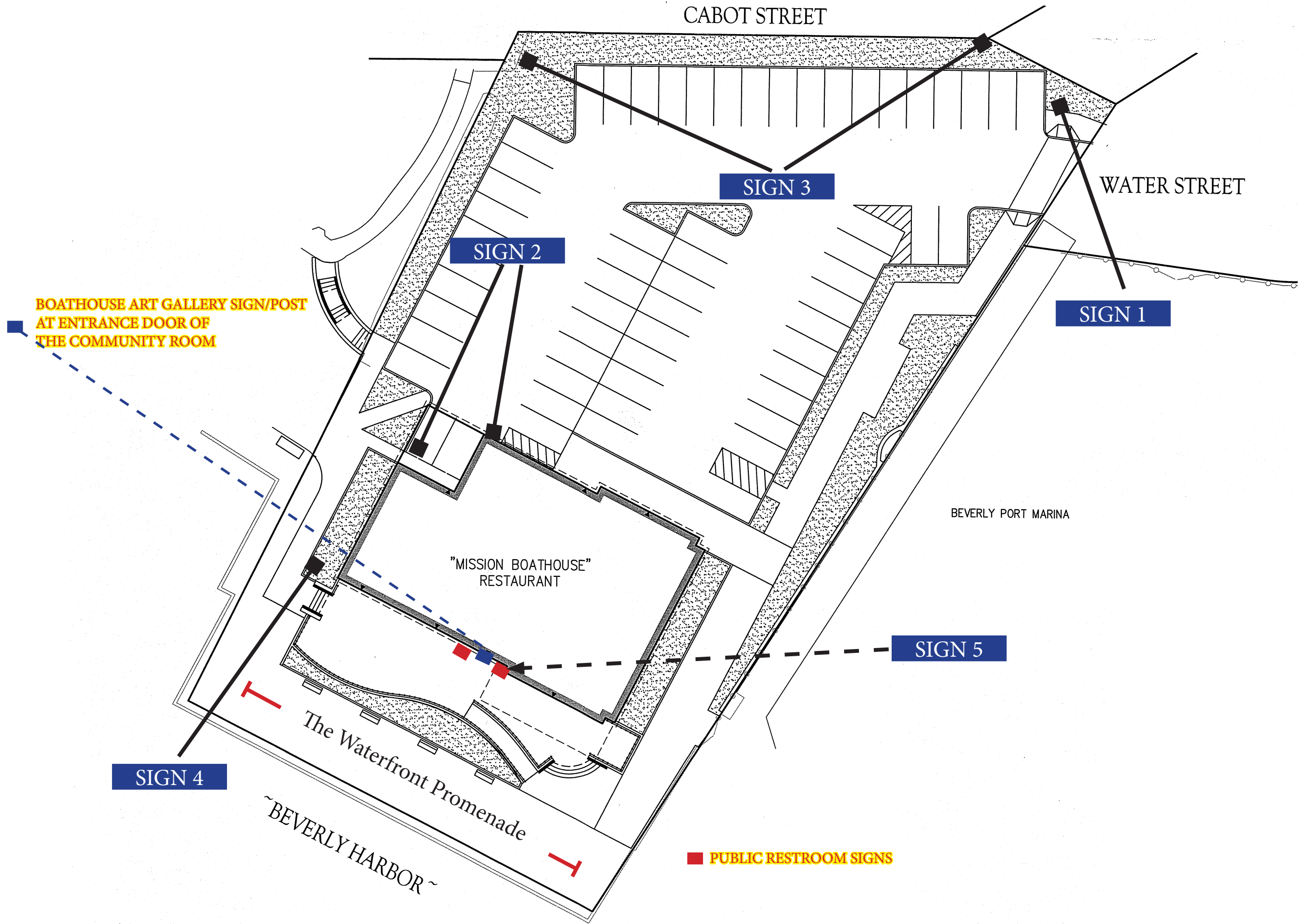
- FURNISH AND INSTALL PLANTS AS SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITY OF SHRUBS GRAPHICALLY SHOWN ON PLANS. IF THERE IS A DISCREPANCY BETWEEN PLANT LIST AND QUANTITIES AND GRAPHICS, THE DRAWING SHALL TAKE PRECEDENCE.
- PRIOR TO THE START OF EXCAVATION FOR THE PROJECT BOTH ON AND OF THE SITE, THE CONTRACTOR SHALL NOTIFY DISSAFE AND BE PROVIDED A DISSAFE NUMBER INDICATING THAT EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
- CONTRACTOR SHALL BEGIN 90 DAY MAINTENANCE PERIOD IMMEDIATELY UPON PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL VERIFY TREE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS TO BE BALLED IN BURLAP OR CONTAINERED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK: PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. USE OF PEAT MOSS IS PROHIBITED.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE. REQUEST THE LANDSCAPE ARCHITECT PROVIDE A WRITTEN LETTER OF ACCEPTANCE UPON COMPLETION OF EACH PHASE.
- PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- LANDSCAPE ARCHITECT TO FLAG TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOADED WITH TOPSOIL TO A MINIMUM DEPTH OF 6" AND SEEDED WITH A MIX CONSISTING OF 40% PERENNIAL RYE GRASS, 30% CRYSTALINE FESCUE, 30% KENTUCKY BLUEGRASS.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPAIRED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.
- PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR PLANTINGS AND LAWN AREAS UNLESS OTHERWISE NOTED. SUBMIT DESIGN PLANS AND PRODUCT LITERATURE FOR THE SPECIFICATIONS.
- THERE SHALL BE NO SUBSTITUTION OF PLANT SPECIES WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT.
- NO PLANTING SHALL BE INSTALLED BEFORE ACCEPTANCE OF ROUGH GRADING.
- PLANTS TO BE THOROUGHLY WATERED AFTER INSTALLATION, AT LEAST TWICE WITHIN THE FIRST 24 HOURS.

Plant Schedule				
Qty	Latin Name	Common Name	Size	Remarks
Deciduous Shade Trees				
2	<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Honeylocust	3-3.5' Cal.	B&B, full, round, symmetrical, high branched
2	<i>Platanus acerifolia</i> 'Bloodgood'	Bloodgood Planetree	3-3.5' Cal.	B&B, full, round, symmetrical, high-branched
Ornamental Flowering Trees				
7	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	8-10' Ht.	B&B, full, round, multi-stem
Shrubs				
11	<i>Vibiscus syriacus</i>	Rose of Sharon	3-4' Ht.	
77	<i>Hydrangea macrophylla</i> 'All Summer Beauty'	All Summer Beauty Hydrangea	7 Gal.	Container
5	<i>Hydrangea macrophylla</i> 'Nikko Blue'	Nikko Hydrangea	7 Gal.	Container
6	<i>Juniperus chinensis</i> 'Hetzl Columnaris'	Upright Hetz Juniper	4-5' Ht.	
15	<i>Juniperus horizontalis</i> 'Blue Maroon'	Blue Maroon Juniper	12-18" Spr.	Container
12	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	12-18" Spr.	Container
36	<i>Myrica pennsylvanica</i>	Northern Bayberry	24-30" Ht.	Container
8	<i>Physocarpus opulifolius</i> 'Diablo'	Ninebark	3-4' Ht.	Container
22	<i>Potentilla fruticosa</i> 'Abbotswood'	Abbotswood Potentilla	12-18" Ht.	Container
30	<i>Rosa</i> x 'Knock Out'	Knock Out Rose	5 Gal.	Container
7	<i>Spiraea japonica</i> 'Shirobana'	Shirobana Spiraea	12-18" Ht.	Container
Perennials, Grasses and Groundcovers				
44	<i>Arctostaphylos uva-ursi</i>	Bearberry	1 Gal.	Container
27	<i>Carex pennsylvanica</i>	Oak Sedge	1 Gal.	Container
13	<i>Coronilla verticillata</i> 'Minnowbawn'	Minnowbawn Coronilla	1 Gal.	Container
11	<i>Hemerocallis</i> x 'Pardon Me'	Pardon Me Daylily	1 Gal.	Container
43	<i>Hemerocallis</i> x 'Stella d'Oro'	Stella D'Oro Daylily	1 Gal.	Container
47	<i>Lilippe muscaris</i> 'Variegata'	Variegated Lilyturf	1 Gal.	Container
00	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	1 Gal.	Container
21	<i>Penicum virginatum</i> 'Shenandoah'	Shenandoah Switch Grass	1 Gal.	Container
55	<i>Pennisetum alopecuroides</i>	Fountain Grass	1 Gal.	Container
38	<i>Sedum</i> 'Autumn Joy'	Autumn Joy Stonecrop	1 Gal.	Container

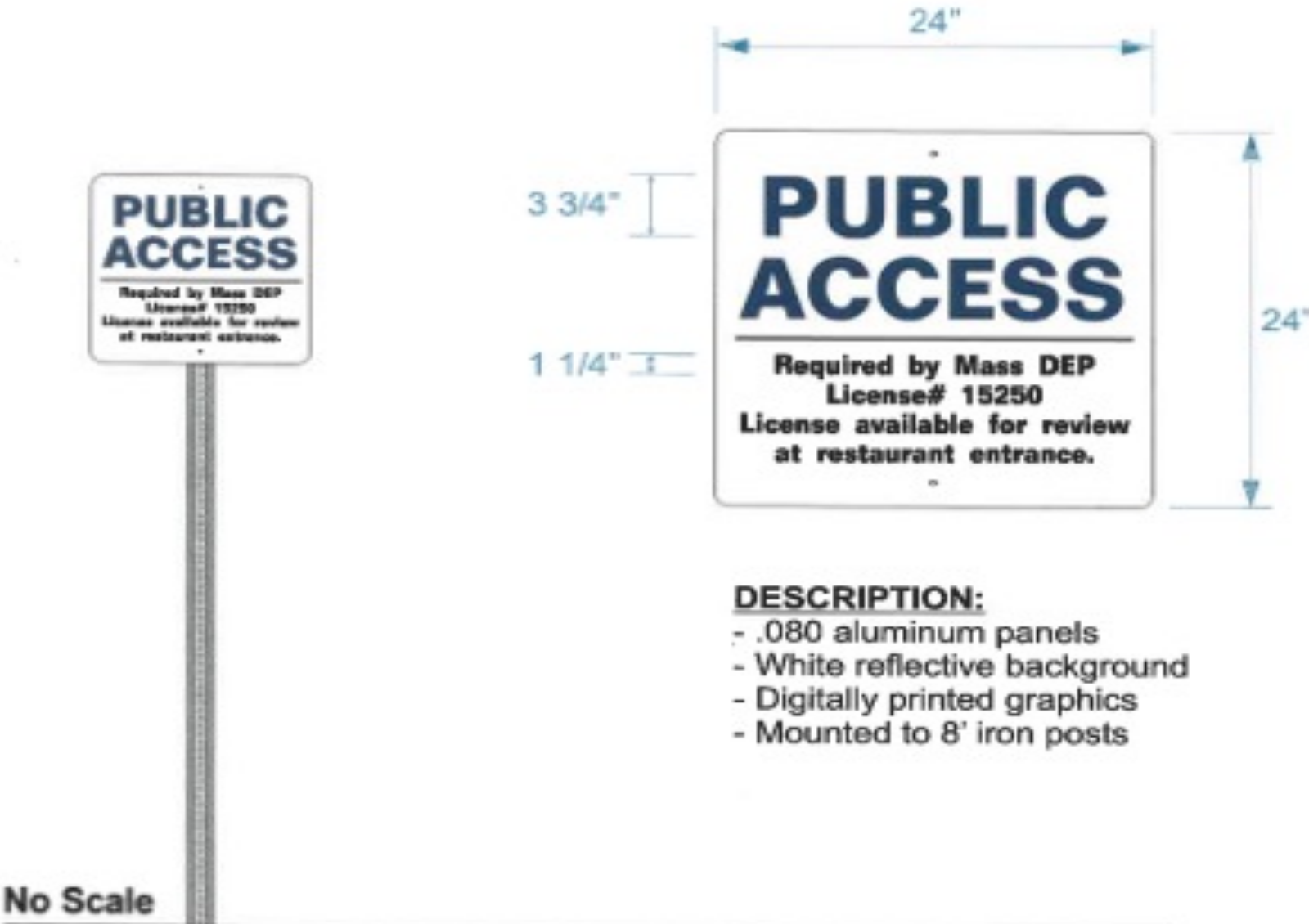


Drawings and Designs © 2019 Radner Design Associates, Inc.

EXHIBIT B



SIGN 4



Scale: 1" = 1'

SIGN 2



DESCRIPTION: Qty 2
 - .080 aluminum panels
 - White reflective background
 - Digitally printed graphics



ORACAL
05 Dk Blue

*Or Equivalent

Scale: 1/16" = 1'

JOB:
Mission Boathouse

LOCATION:
Water St., Beverly, MA

FILE:
C-park

DATE:
11/26/21

REVISED:
2

PROJECT MANAGER:
Kevin E.

DESIGNED BY:
JSR

CLIENT APPROVAL

Date

NOTICE TO CLIENT

This drawing is a representation of how your signage will appear. By signing this drawing you are accepting the design as it is presented on this page.

AA Thrifty
sign & awning

221 Jefferson Boulevard & Main St., W
W. 101.118.0025 • 781.433.7188

©2021 AA Thrifty Sign & Awning, Inc.

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EXHIBIT E

SIGN 1



DESCRIPTION:

- Single face free standing sign
- .090 aluminum face welded to posts
- 3"x3" heavy wall tube posts
- White reflective background
- Digitally printed graphics



ORACAL
05 Dk Blue

*Or Equivalent

Scale: 1" = 1'

JOB:
Mission Southcoast

FILE:
C-0001

LOCATION:
Water St., Beverly, MA

DATE:
11/26/21

REVISED:
2

PROJECT MANAGER:
Kevin E.

DESIGNED BY:
JBR

CLIENT APPROVAL

Date

NOTICE TO CLIENT

This drawing is a representation of how your sign will appear. By signing this drawing you are accepting the design as it is presented on this page.



221 Jefferson Boulevard, # Newport, RI

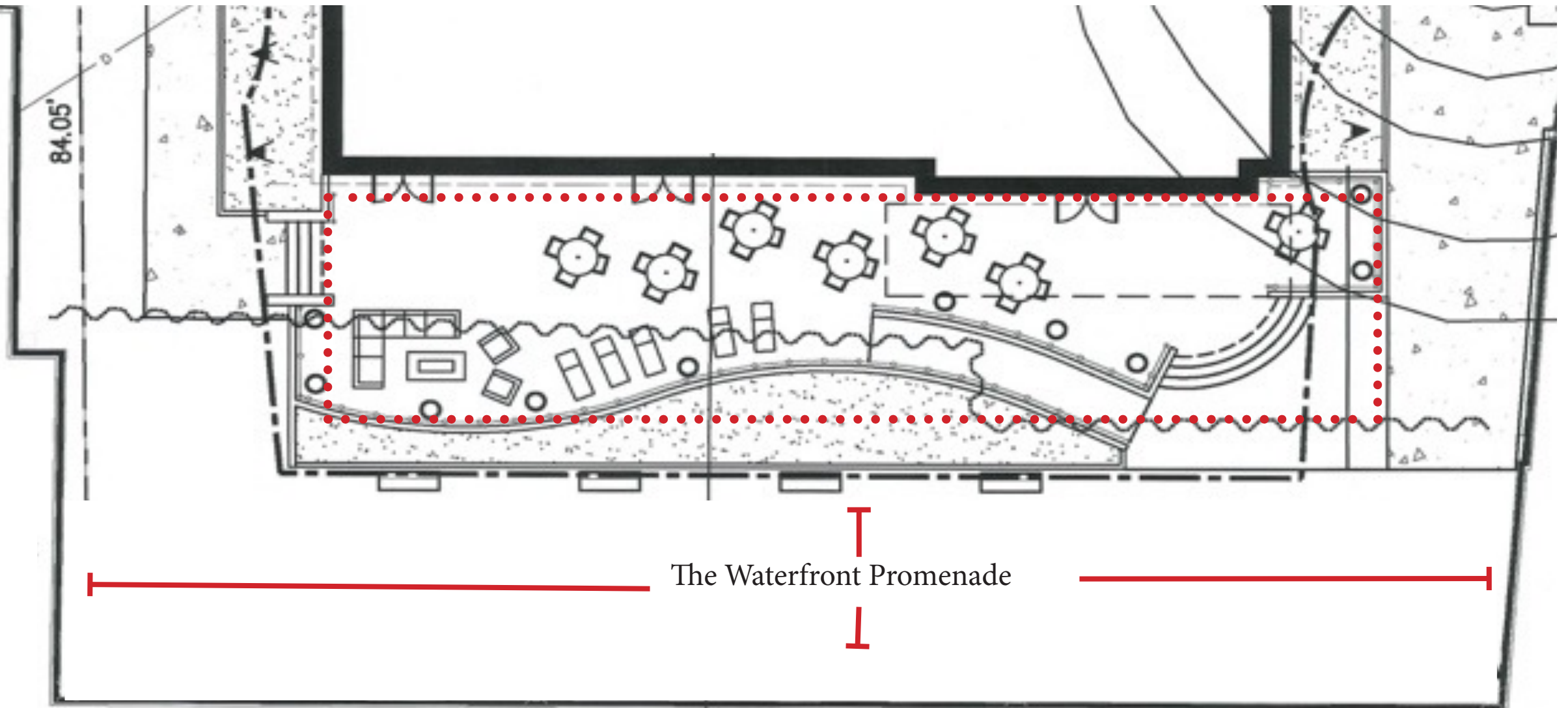
401.233.8000 • 401.233.8004

www.aathrifty.com

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EXHIBIT F

All tables, chairs and sofa are located inside the dotted lines



BEVERLY HARBOR

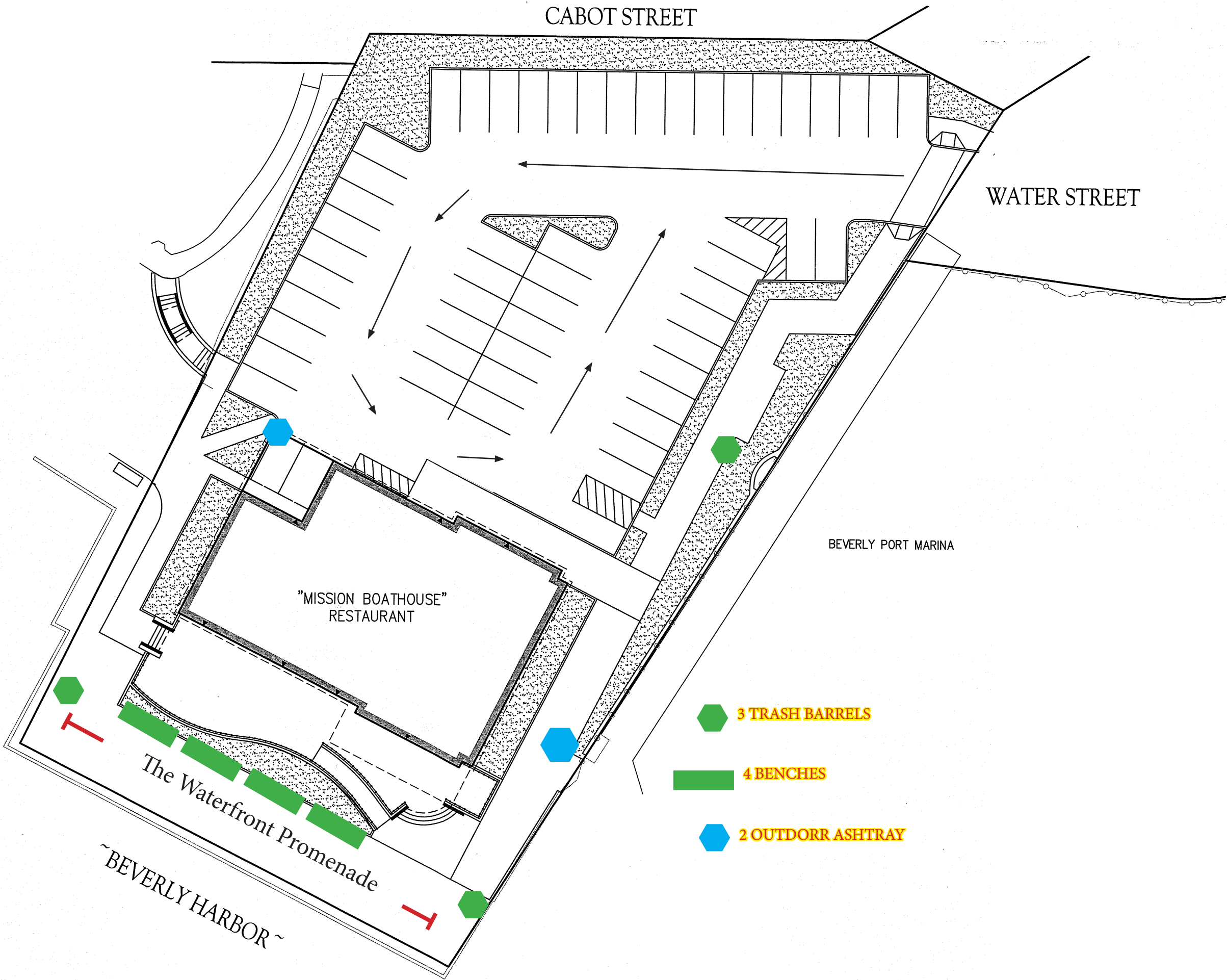


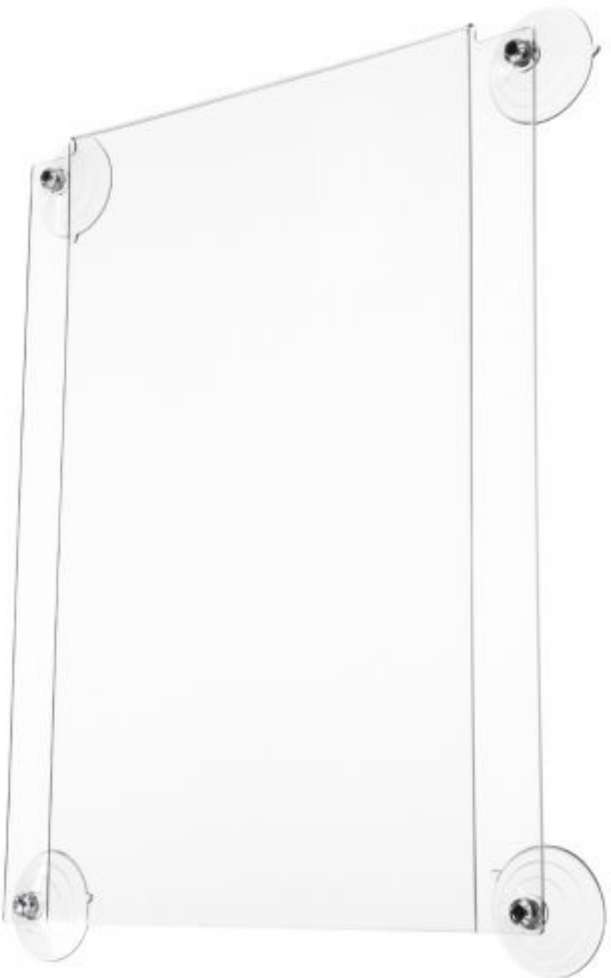
EXHIBIT H



The Boathouse Art Gallery is
available for all public use.

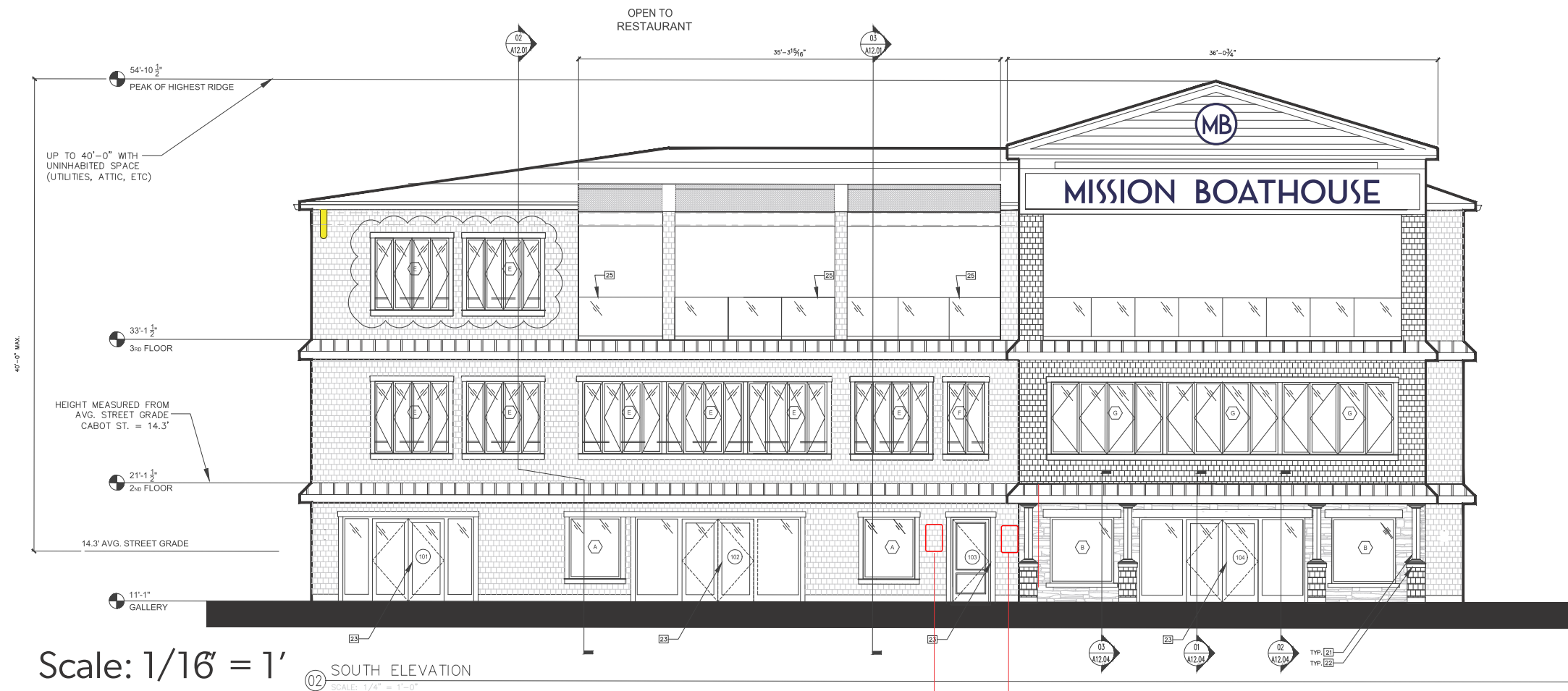
For receptions, community
events, and meetings, contact
Mission Boathouse management
team for availability.

—
978-720-8333
managers@missionboathouse.com



Note: White background with black letters - Oracle 05 Dk Blue Boarder or equivalente
11” x 17” Window Sign Holder with Suction Cups
Overall Dimensions (including installed) suction cups: 15 1/4” W” x 18 1/2 H” x 1 1/4” D
Media Display Area: 11” x 17”
Includes four 2 3/8” diameter clear suction cups and screw assembly

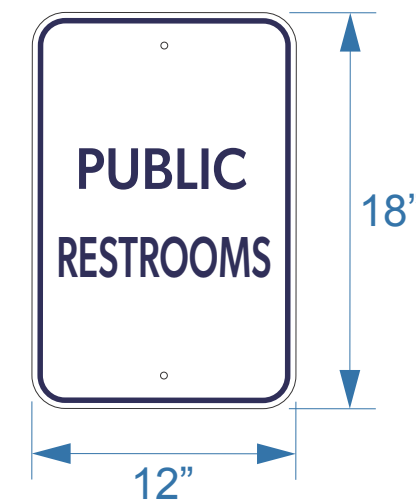
EXHIBIT i



DESCRIPTION: Qty 2

- .080 aluminum panels
- White reflective background
- Digitally printed graphics

Scale: 1" = 1'



ORACAL
05 Dk Blue

*Or Equivalent

JOB: 2022
Mission Boathouse

LOCATION:
Water St., Beverly, MA

FILE:
C-mbh halo s1

DATE:
5/6/22

REVISED:
6/30/23

PROJECT MANAGER:
Kevin F.

DESIGNED BY:
J SR

CLIENT APPROVAL

NOTICE TO CLIENT

This drawing is a representation of how your signage will appear. By signing this drawing you are accepting the design as it is presented on this page.

Date _____



221 Jefferson Boulevard ▲ Warwick, RI

v / 401.738.8055 f / 401.738.8244

www.aathriftysign.com

This design proposal is the property of AA Thrifty Sign & Awning. It is furnished with the expressed understanding that it will not be copied in any manner without written permission.

ME
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S

//
& PLANS

The Commonwealth of Massachusetts



No. 15250

SO. ESSEX #610 Bk:39124 Pg:1
10/30/2020 02:00 LICN Pg 1/8

Whereas, Beverly Restaurant Associates LLC

of -- Boston -- in the County of -- Suffolk -- and Commonwealth aforesaid -- has applied to the Department of Environmental Protection for license to -- demolish a 1-story restaurant building and regrade and redevelop site with a 3-story nonwater-dependent use building consisting wholly of Facilities of Public Accommodations (FPAs) and accessory uses thereto, as further described below -----

and has submitted plans of the same; and whereas due notice of said application, and of the time and place fixed for a hearing thereon, has been given, as required by law, to the -- Municipal Official -- of the -- City of Beverly -----

Now, said Department, having heard all parties desiring to be heard, and having fully considered said application, hereby, subject to the approval of the Governor, authorizes and licenses the said --

Beverly Restaurant Associates LLC -- subject to the provisions of the ninety-first chapter of the General Laws, and of all laws which are or may be in force applicable thereto, to -- demolish a 1-story restaurant building (former McDonalds) and regrade and redevelop the site with a 6,932 square foot (including eaves, decks, stairs, awnings and overhangs), 3-story, approximately 45 foot high nonwater-dependent building (Mission Boathouse) consisting wholly of FPAs (e.g. restaurant, lounge/bar, retail, art gallery, public meeting space, public restrooms) and accessory uses thereto: storage, office, public pavilion, public parking lot, vehicular circulation, site lighting, public waterfront promenade, connecting walkways, landscaped open space, site utilities, and stormwater management system-----

on filled and/or flowed tidelands of -- Beverly Harbor -- at 1 Water Street (Glover Wharf) and 0 Cabot Street (Ferry Way Landing) -- in the -- City of Beverly -- and in accordance with the locations shown and details indicated on the accompanying License Plan No. 15250 (Sheets 1 through 11) dated September 4, 2020.

Specific Legislative Authorizations and/or Licenses issued previously at the project site include: Harbor and Land Commissioners License No. 1169 issued on June 6, 1889; Department of Environmental Quality Engineering (DEQE) License No. 798 issued on November 18, 1981, DEQE License No. 901 issued on July 28, 1982, DEQE License No. 932 issued on November 12, 1982, and Department of Environmental Protection (DEP) License No. 4346 issued on September 1, 1995. The authorized fill and structures shall be maintained in accordance with the terms and conditions of said License and Plan, or as modified herein.

The licensed site including exterior open space and proposed structure(s) authorized hereby located on filled and/or flowed Commonwealth Tidelands shall be limited to the following uses operated as Facilities of Public Accommodation: restaurant, retail, snack shop, lounge/bar, art gallery/public and publicly available meeting space, and accessory uses thereto; public restrooms; public parking; vehicular circulation; aboveground and underground site utilities; conveyance and discharge of stormwater; public access to and enjoyment of waterfront open space for passive recreational purposes, and Upper Floor Accessory uses depicted on the license plans.

This License is valid for a term of thirty (30) years from the date of issuance. By written request of the Licensee for an amendment, the Department may grant a renewal for the term not to exceed that authorized in this License.

This License is subject to the following Special Conditions and Standard Conditions.

SPECIAL WATERWAYS LICENSE CONDITIONS

1. Any structural alteration, change in use, or any other modification from that explicitly authorized herein and contained on said License Plans, shall require the prior review of the Department to determine whether additional licensing is required pursuant to M.G.L. Chapter 91 and the Waterways Regulation at 310 CMR 9.00.
2. The three (3) story building authorized herein shall consist entirely of Facilities of Public Accommodations (FPAs) and accessory uses thereto described in this license (as depicted on Sheets 5 through 7 of said License Plans).

- a) Any use specifically listed in the FPA definition at 310 CMR 9.02 shall be presumed to meet the above requirements for such facilities. Conversely, any use proposed as an FPA that is not specifically listed in the regulatory definition shall require prior review and approval of the Department.
 - b) The Licensee shall provide restrooms for public use on the ground floor of said building, at no charge, during normal business hours of the nonwater-dependent uses authorized herein. Signage notifying the public of the availability of public restrooms shall be clearly posted at eye level at the entrance to the seaward end of the building and such notification shall also be included on at least one (1) public access sign required in Special Condition #5. The Licensee shall submit to the Department for review and written approval a Draft Public Restroom Sign Plan with proposed sign specifications and installation locations within one (1) year of license issuance. The Department-approved signs shall then be installed prior to the issuance of a first Certificate of Occupancy by the City of Beverly for the nonwater-dependent building authorized herein.
 - c) All interior FPAs shall be maintained and programmed in accordance with a Department-approved Management Plan described in Special Condition #8.
3. All parking spaces onsite must be utilized for public use, which does not require patronage of the restaurant or other nonwater-dependent uses permitted onsite. The Licensee shall install and maintain in good repair one (1) sign of adequate size to be clearly visible to vehicular traffic entering the site, indicating that the parking lot is for Public Parking. Additionally, the two (2) covered parking spaces located under the northeastern corner of said building must be signed as Public Parking. Specifically, the Licensee shall install and maintain in good repair two (2) signs of adequate size: one (1) affixed to each side of the building, at eye level, at the entrance to the covered parking spaces indicating that the covered parking spaces are for Public Parking. Within one (1) year of license issuance, the Licensee shall submit to the Department for review and approval a Draft Parking Sign Plan detailing the dimensions, content, and proposed installation locations of each parking sign. The Department approved parking signs shall then be installed prior to the issuance of the first Certificate of Occupancy by the City of Beverly for the nonwater-dependent building authorized herein.
 4. The Licensee shall construct and maintain in good repair a network of public open space of approximately 35,315 square feet but not less than 6,932 square foot (the area equal to the size of the nonwater-dependent building footprint authorized herein) with no obstacles for safe, free, and universally accessible public passage. The open space shall include but is not limited to the following components and subject to the following conditions:
 - a) A 26-foot wide public waterfront promenade, connecting walkways, lighting, public pavilion, benches, trash receptacles, trees and other landscaping that will not obstruct public access, public access signs, public parking signs, bike racks, etc.;

- b) All public open space onsite shall be accessible twenty-four (24) hours a day with no gates or other barriers installed to impede pedestrian circulation;
 - c) The waterfront promenade authorized herein shall seamlessly connect, at the same elevation, with the existing waterfront walkways on both abutting properties: 15 Water Street (Beverly Port Marina) and 0 Cabot Street (Ferry Way Landing);
 - d) The public open space shall be completed and available for safe pedestrian use no later than the issuance date of the first Certificate of Occupancy issued by the City of Beverly for the project site, except for landscaping elements whose installation is governed by seasonal opportunity. In any case, the exterior open space landscaping shall be completed within six (6) months after the issuance of such Certificate of Occupancy; and
 - e) The public open space shall be maintained and programmed in accordance with a Department-approved Management Plan prepared and updated in accordance with Special Waterways Condition #8.
5. The Licensee shall install and maintain in good repair two (2) public access signs of adequate size to be clearly visible to pedestrians. One wayfinding sign (1) located at the walkway entrance fronting Water Street and one (1) public access sign placed in a prominent location near the waterfront stating that the public walkway facility was required by the MassDEP, includes the Waterways License Number of the project, and the location where the public may inspect a copy of the Waterways License. Said signs shall be designed in accordance with all local laws, regulations, and with the Department's Sign Specifications (attached hereto). Within one (1) year of license issuance, the Licensee shall submit a Draft Public Access Sign Plan to the Department and to the City of Beverly Planning and Development Department for review and approval of the sign specifications and proposed locations. Said plan shall identify the dimensions, content, and proposed installation locations of each sign. Once approved by the City and the Department, the Licensee shall then install said signs, and provide the Department with photographic evidence of such, prior to the issuance of the first Certificate of Occupancy by the City of Beverly for the nonwater-dependent building authorized herein.
6. The use by the public of the publicly accessible areas at the project site shall be considered a permitted use to which the limited liability provisions of M.G.L. Chapter 21, § 17c shall apply.
7. The Licensee may adopt rules governing the publicly accessible area specified in Special Condition #4, subject to prior review and written approval by the Department, as are necessary for protection of public health and safety and private property, and to ensure their use and enjoyment by minimizing conflicts between user groups. No amendment to said rules shall be made without prior written approval by the Department.
8. The Licensee shall prepare a Management Plan for Department review and written approval for all interior and exterior publicly accessible space on the project site in accordance with 310 CMR

9.35(5), including but not limited to interior FPAs, public restrooms, public parking, public open space, connection walkways, and waterfront promenade.

- a) Purpose: The objectives of the Plan are to achieve effective public use and enjoyment of all publicly accessible facilities while minimizing conflicts with other legitimate interests including the protection of private property and natural resources.
 - b) Content: At a minimum, the Plan shall address management and maintenance that will be employed to ensure safe and unobstructed public access to all interior and exterior FPAs. Further, the Licensee shall identify and provide contact information for the persons responsible for carrying out the duties of the Management Plan, including the property manager, operators of the restaurant, snack shop, lounge/bar, retail space, art gallery/public meeting space, and any other FPA tenants. The Licensee shall also identify the times/days the public restroom will be open, detail how the art gallery/public meeting space will be managed and advertised to the general public, maintenance schedule of all site open space, snow removal and/or storage, etc. Finally, the Licensee may adopt reasonable rules, subject to prior review and written approval by the Department, as are necessary for the protection of public health and safety and private property, and to ensure public use and enjoyment by minimizing conflicts between user groups.
 - c) Draft Plan: The Licensee shall submit a Draft Management Plan to the Department for review and approval within two (2) years of the license issuance date. Coincident with the Department's receipt of the Draft Plan, the Licensee shall provide a copy to those on the distribution list of the Written Determination for Waterways Application No. W20-5756-N for a thirty (30) day comment period. The Management Plan will become final upon receipt of the Department's approval and shall include any conditions of the Department's written approval. The Final Management Plan shall take effect immediately upon said approval unless another date is identified in the Department's approval of the Plan.
 - d) Periodic Review: The Final Management Plan shall be periodically reviewed and revised as necessary based on changes in the operation and management of any internal or external FPAs. Any subsequent updates of the Management Plan shall identify the contact information for the property manager and any other FPAs, and otherwise be consistent with this License. The Updated Management Plan shall also include a copy of the Department's plan approval letter(s) and the results of a compliance inspection report performed by the Licensee detailing compliance with all Special and Standard Conditions of this License. When the Management Plan is updated, it shall be submitted to the Department for review and approval. Either prior to, or coincident with, the Department's receipt of the updated plan, the Licensee shall provide a copy to those on the distribution list of said Written Determination for a thirty (30) day comment period. At a minimum, an updated Management Plan shall be submitted for Department review and approval on every five (5) year anniversary of the issuance date of this License.
9. All work authorized herein shall be completed within five (5) years of the date of License issuance. Said construction period may be extended by the Department for one or more one year periods without public notice, provided that the Licensee submits to the Department no later than thirty

(30) days prior to the expiration of said construction period a written request to extend the period and provides an adequate justification for said extension.

10. The Licensee shall provide to the Department, within thirty (30) days of receipt, adequate proof of issuance of the first Certificate of Occupancy issued by the City of Beverly for the nonwater-dependent building authorized herein.
11. All structures authorized herein shall be constructed to meet the Engineering and Construction Standards pursuant to 310 CMR 9.37.
12. The Licensee shall allow agents of the Department to enter the project site to verify compliance with the conditions of this License.
13. The Licensee shall request in writing that the Department issue a Certificate of Compliance within sixty (60) days completion of the licensed project, but in no event later than five (5) years from the date of license issuance, or any extension thereof, in accordance with 310 CMR 9.19(1). The request shall be accompanied by a certification by a registered professional engineer licensed to do business in the Commonwealth that the project was completed in accordance with the plans, specifications, and conditions of this License.

Please see Page 7 for additional conditions to this License

Duplicate of said plan, License No. (15250) is on file in the office of said Department, and original of said plan accompanies this License to be issued pursuant hereto and is to be referred to as a part hereof.

STANDARD WATERWAYS LICENSE CONDITIONS

1. Acceptance of this Waterways License shall constitute an agreement by the Licensee to conform to all terms and conditions stated herein.
2. This License is granted upon the express condition that any and all other applicable authorizations necessitated due to the provisions hereof shall be secured by the Licensee prior to the commencement of any activity or use authorized pursuant to this License.
3. Any change in use or any substantial structural alteration of any structure or fill authorized herein shall require the issuance by the Department of a new License in accordance with the provisions and procedures established in Chapter 91 of the Massachusetts General Laws. Any unauthorized Substantial Change in Use or unauthorized Substantial Structural Alteration of any structure or fill authorized herein shall render this License void.
4. This License shall be revocable by the Department for noncompliance with the terms and conditions set forth herein. This License may be revoked after the Department has given written notice of the alleged noncompliance to the Licensee and those persons who have filed a written request for such notice with the Department and afforded them a reasonable opportunity to correct said noncompliance. Failure to correct said noncompliance after the issuance of a written notice by the Department shall render this License void and the Commonwealth may proceed to remove or cause removal of any structure or fill authorized herein at the expense of the Licensee, its successors and assigns as an unauthorized and unlawful structure and/or fill.
5. The structures and/or fill authorized herein shall be maintained in good repair and in accordance with the terms and conditions stated herein and the details indicated on the accompanying License Plans.
6. Nothing in this License shall be construed as authorizing encroachment in, on or over property not owned or controlled by the Licensee, except with the written consent of the owner or owners thereof. The Licensee stated that the City of Beverly was the property owner at the time the application was submitted.
7. This License is granted subject to all applicable Federal, State, County, and Municipal Laws, Ordinances and Regulations including but not limited to a valid final Order of Conditions pursuant to the Wetlands Protection Act, M.G.L. Chapter 131, § 40.
8. This License is granted upon the express condition that the use of the structures and/or fill authorized hereby shall be in strict conformance with all applicable requirements and authorizations of the MassDEP.
9. This License authorizes structure(s) and/or fill on:

_____ Private Tidelands - In accordance with the public easement that exists by law on Private Tidelands, the Licensee shall allow the public to use and to pass freely upon the area of the subject property lying between the high and low water marks, for the purposes of fishing, fowling, navigation, and any natural derivatives thereof.

X

_____ Commonwealth Tidelands - The Licensee shall not restrict the public's right to use and to pass freely, for any lawful purpose, upon lands lying seaward of the low water mark. Said lands are held in trust by the Commonwealth for the benefit of the public.

_____ a Great Pond of the Commonwealth - The Licensee shall not restrict the public's right to use and to pass freely upon lands lying seaward of the high water mark for any lawful purpose.

_____ Navigable River or Stream - The Licensee shall not restrict the public's right to use and to pass freely, for any lawful purpose, in the waterway.

No restriction on the exercise of these public rights shall be imposed unless otherwise expressly provided in this License.

10. Unless otherwise expressly provided by this License, the Licensee shall not limit the hours of availability of any areas of the subject property designated for public passage, nor place any gates, fences, or other structures on such areas in a manner that would impede or discourage the free flow of pedestrian movement thereon.

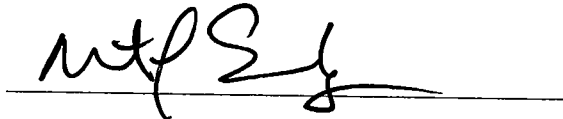
The amount of tidewater displaced by the work hereby authorized has been ascertained by said Department, and compensation thereof has been made by the said -- Beverly Restaurant Associates LLC -- by paying into the treasury of the Commonwealth -- ten dollars and zero cents (\$10.00) -- for each cubic yard so displaced, being the amount hereby assessed by said Department (N/A).

Nothing in this License shall be so construed as to impair the legal rights of any person.

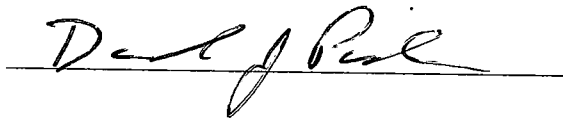
This License shall be void unless the same and the accompanying plan are recorded within sixty (60) days from the date hereof, at the Registry of Deeds for the -- Southern District -- County of -- Essex.

In witness whereas, said Department of Environmental Protection have hereunto set their hands this 29th day of October in the year 2020.

Commissioner



Program Chief



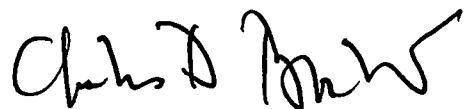
*Department of
Environmental Protection*

THE COMMONWEALTH OF MASSACHUSETTS

This License is approved in consideration of the payment into the treasury of the Commonwealth by the said -- Beverly Restaurant Associates LLC -- the further sum of -- (N/A) -- the amount determined by the Governor as a just and equitable charge for rights and privileges hereby granted in the land of the Commonwealth.

BOSTON,

Approved by the Governor.



Governor



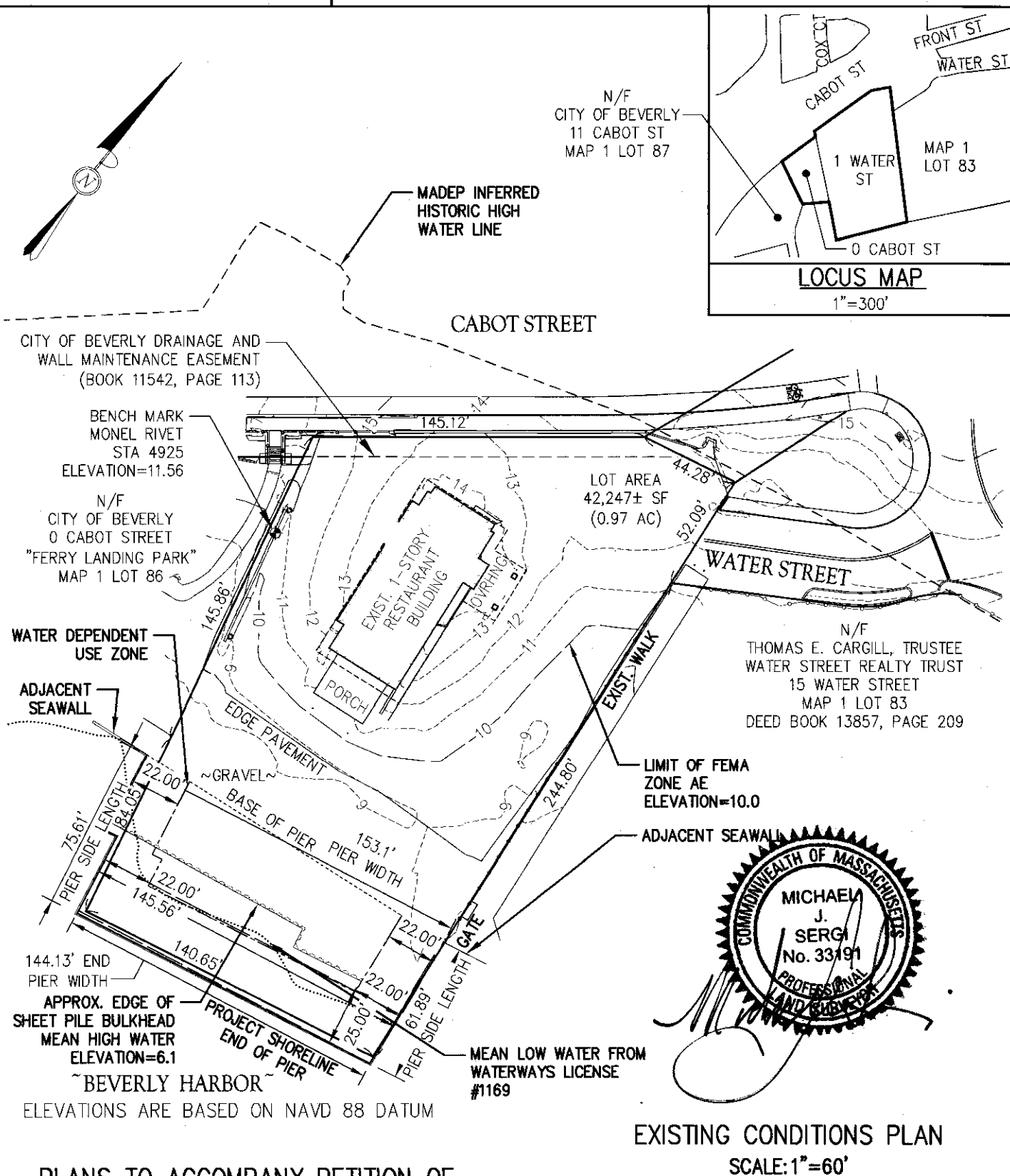
(11 PLS)

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.


SCOTT P. CAMERON, P.E.

10-21-2020
DATE

MASSACHUSETTS REGISTERED PROFESSIONAL
CIVIL ENGINEERING LICENSE #47601



PLANS TO ACCOMPANY PETITION OF
BEVERLY RESTAURANT ASSOCIATES LLC
TO LICENSE A RESTAURANT & PUBLIC
IMPROVEMENTS

AT
1 WATER STREET & 0 CABOT STREET
BEVERLY, MASSACHUSETTS
COUNTY OF ESSEX
(ASSESSOR'S MAP 1, LOTS 85 & 86)
DATE: OCTOBER 21, 2020

PROJ. # 3743

SHEET 1 OF 11

LICENSE PLAN NO. 15250

Approved by Department of Environmental Protection
of Massachusetts

W. L. F. J.
D. L. P. J.
Charles B. Hunt

6/11 10/30/2020 39124-10 C11 R25

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

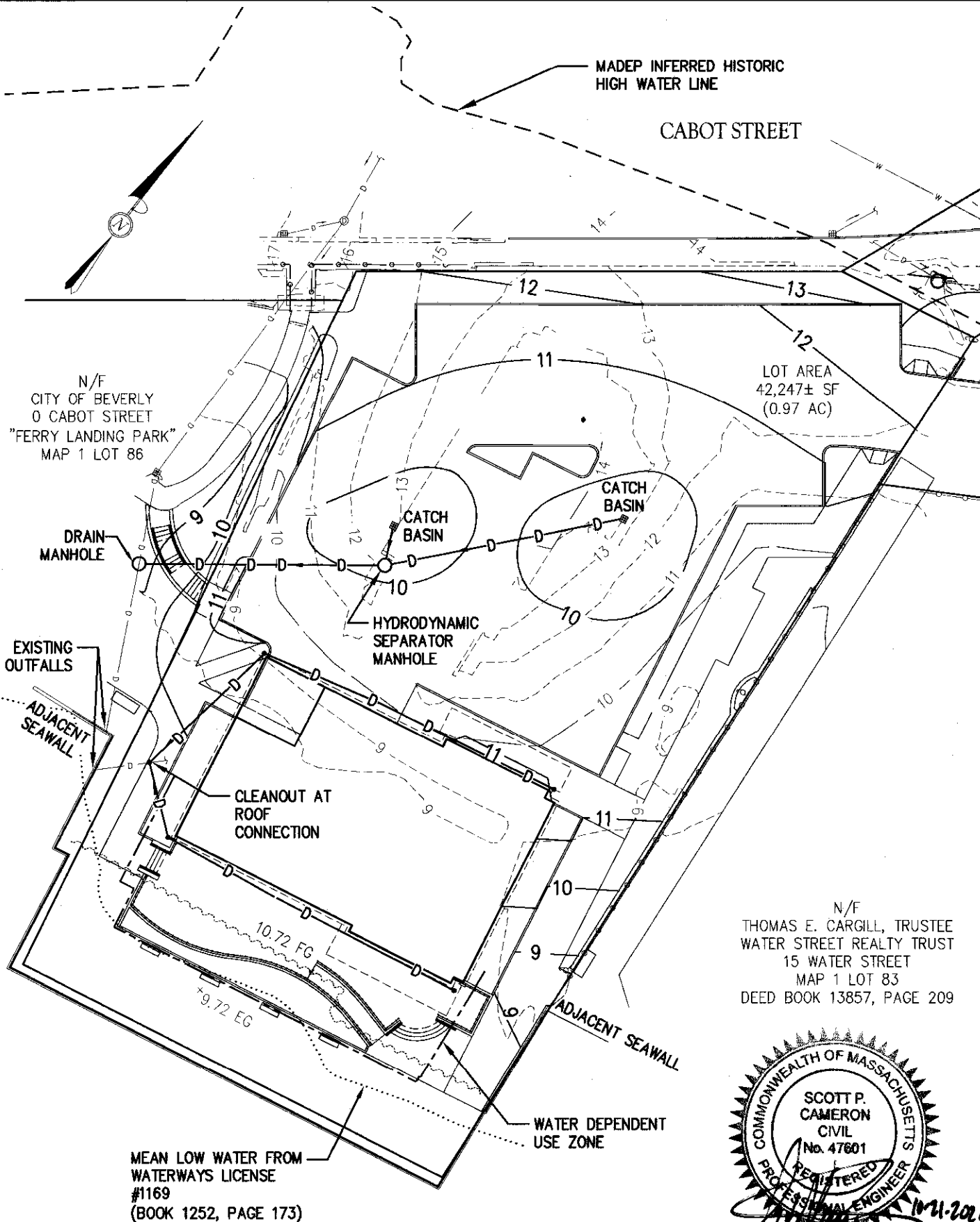
#611
10/30/2020

39124-10
(11 PLS)


SCOTT P. CAMERON, P.E.

10.21.2020
DATE

MASSACHUSETTS REGISTERED PROFESSIONAL
CIVIL ENGINEERING LICENSE #47601



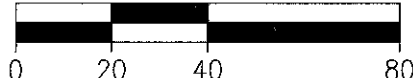
MEAN LOW WATER FROM
WATERWAYS LICENSE
#1169
(BOOK 1252, PAGE 173)

~BEVERLY HARBOR~

LICENSE PLAN NO. 15250
Approved by Department of Environmental Protection
Date: 10.29.2020

ELEVATIONS ARE BASED ON NAVD 88 DATUM
PROJ. # 3743 SHEET 3 OF 11

GRADING & DRAINAGE PLAN
FOR
1 WATER STREET & 0 CABOT STREET
BEVERLY, MASSACHUSETTS
DATE: OCTOBER 21, 2020
SCALE: 1"=40'



#611 10/30/2020 39124-10 (11 PLS)

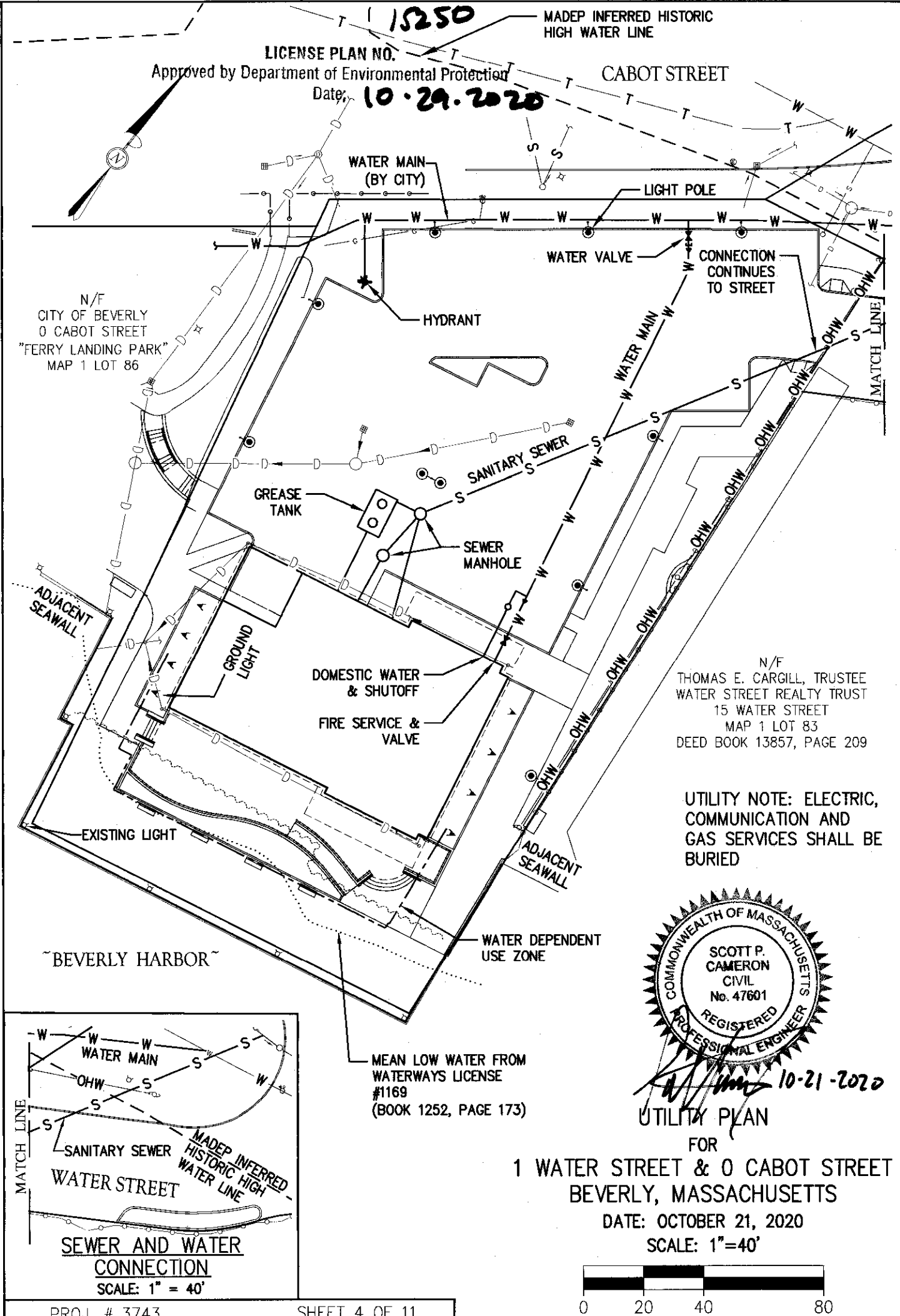
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
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COMMONWEALTH OF MASSACHUSETTS.

#611
10/30/2020
39124-10
(11 PLS)


SCOTT P. CAMERON, P.E.

10-21-2020
DATE

MASSACHUSETTS REGISTERED PROFESSIONAL
CIVIL ENGINEERING LICENSE #47601



#611 10/30/2020 39124-10 (11 PLS)

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

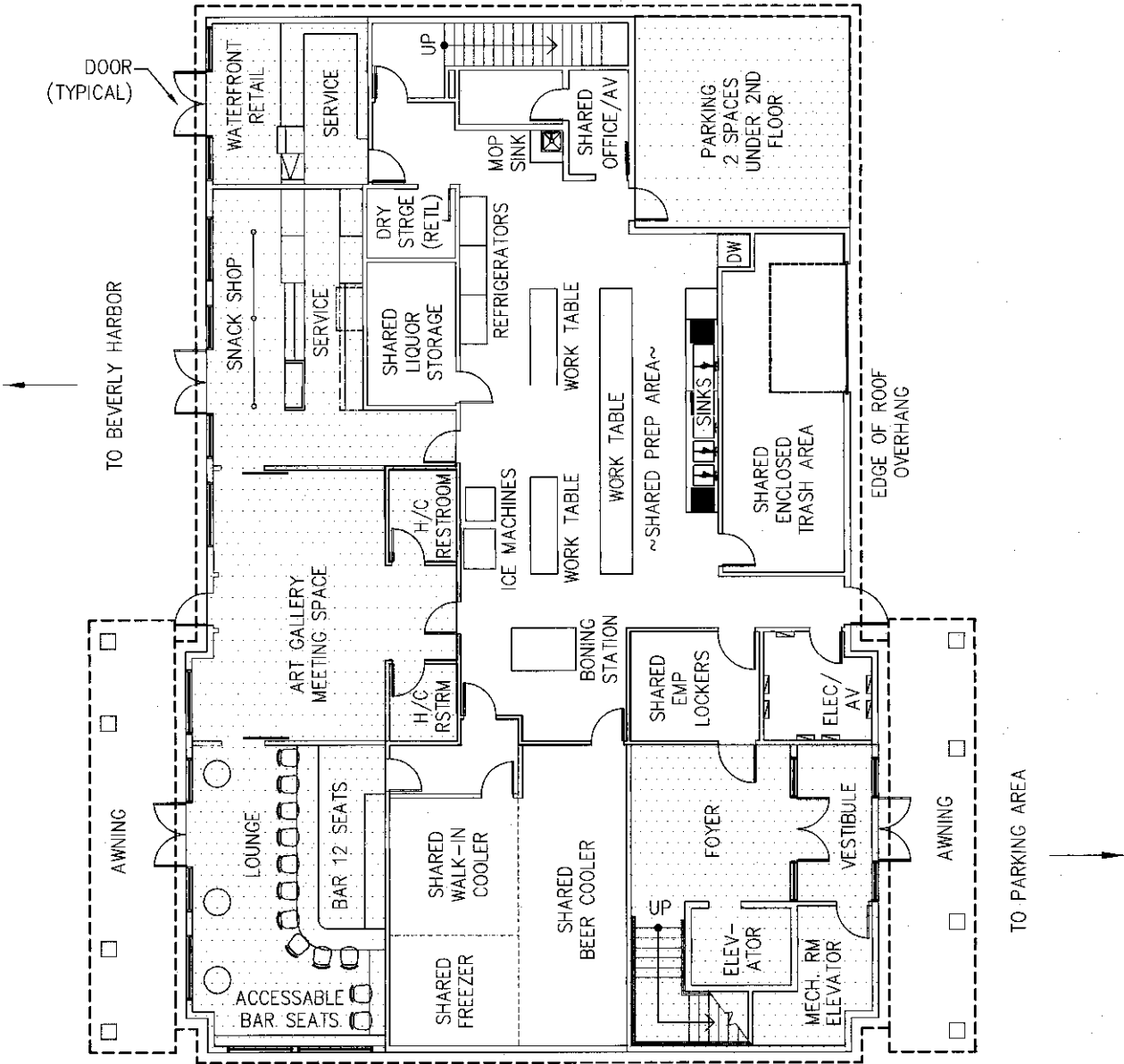
#611
10/30/2020
39124-10
(11 PLS)

[Signature]
SCOTT P. CAMERON, P.E.

10-21-2020
DATE

MASSACHUSETTS REGISTERED PROFESSIONAL
CIVIL ENGINEERING LICENSE #47601

LICENSE PLAN NO. 15250
Approved by Department of Environmental Protection
Date; 10-29-2020



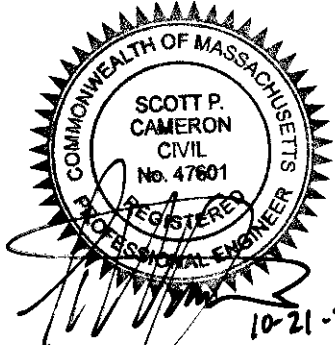
GROUND FLOOR SQUARE FOOTAGE BREAKDOWN:

PUBLIC SPACE:	
BAR	499 SF
SNACK SHOP	407 SF
RESTROOMS	226 SF
WATERFRONT RETAIL	242 SF
VESTIBULE/FOYER/STAIRS	673 SF
GALLERY	418 SF
TOTAL PUBLIC SPACE:	2,465 SF

PRIVATE SUPPORT SPACE:	
PREP AREA:	2,448 SF
COOLERS	
STORAGE	
LOCKERS	
OFFICE	
TRASH AREA	377 SF
MECHANICAL/AV	233 SF
TOTAL PRIVATE SUPPORT SPACE:	3,058 SF

GROUND FLOOR SEATING CAPACITY:

BAR/LOUNGE	12
TOTAL SEATS	12



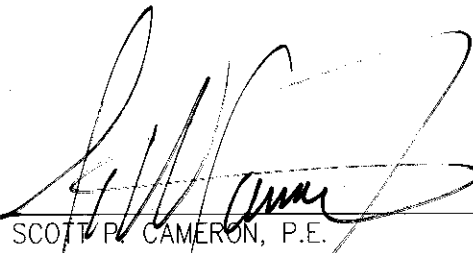
GROUND FLOOR PLAN
FOR
1 WATER STREET & 0 CABOT STREET
BEVERLY, MASSACHUSETTS
DATE: OCTOBER 21, 2020
SCALE: 1/16"=1'



#611 10/30/2020 39124-10 (11 PLS)

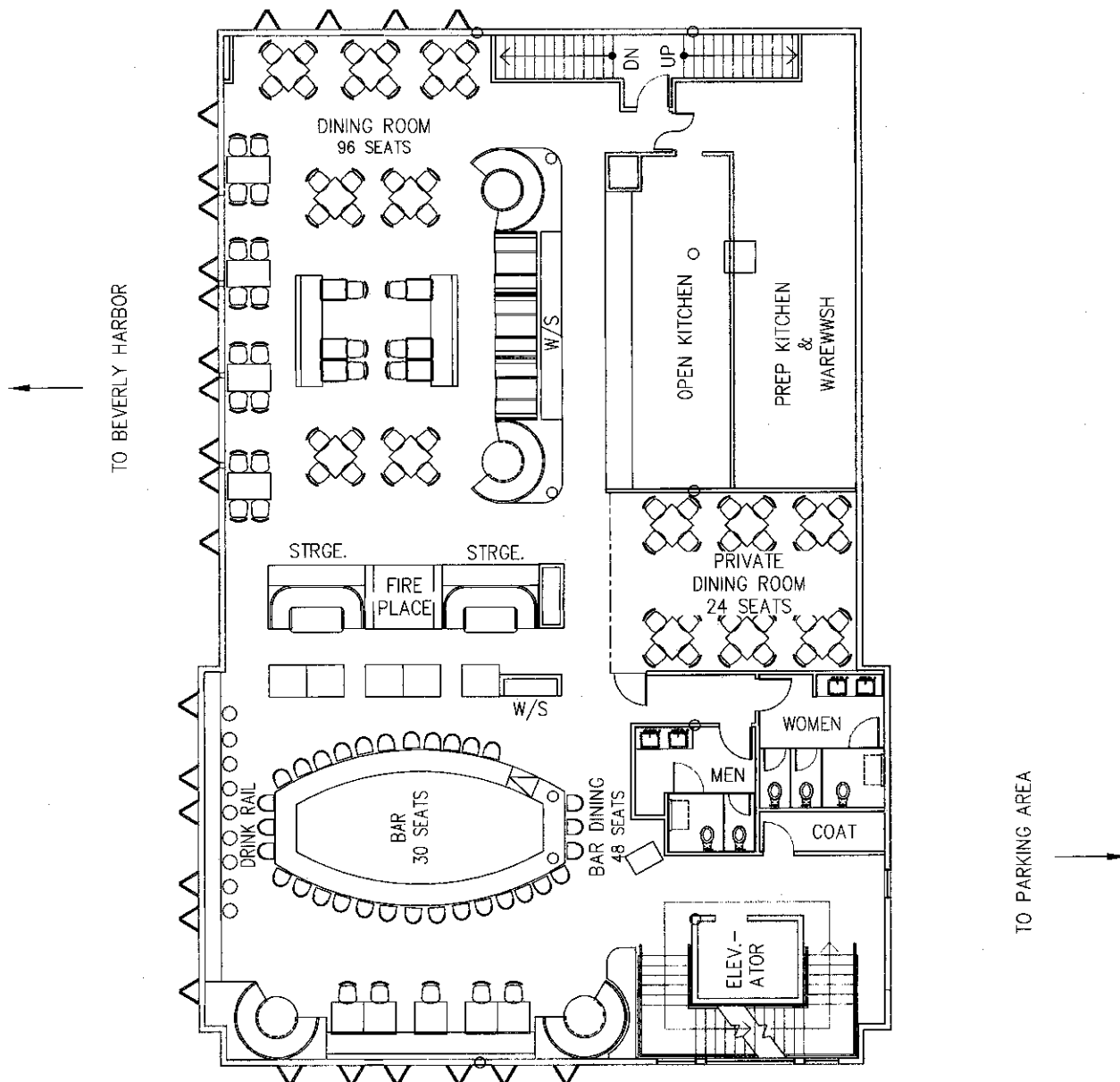
#611
10/30/2020
39124-10
(11 PLS)

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
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REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.


SCOTT P. CAMERON, P.E.

10-21-2020
DATE

MASSACHUSETTS REGISTERED PROFESSIONAL
CIVIL ENGINEERING LICENSE #47601



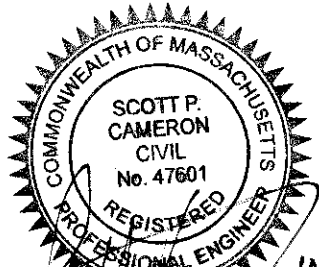
SECOND FLOOR SQUARE FOOTAGE BREAKDOWN:

PUBLIC SPACE	5,050 SF
SUPPORT SPACE	896 SF
TOTAL FLOOR AREA	5,946 SF

SECOND FLOOR SEATING CAPACITY:

BAR	30
BAR DINING	47
DINING ROOM	80
PRIVATE DINING ROOM	24
TOTAL SEATS	181

LICENSE PLAN NO. 15250
Approved by Department of Environmental Protection
Date; 10.29.2020



10-21-2020
SECOND FLOOR PLAN
FOR

1 WATER STREET & 0 CABOT STREET
BEVERLY, MASSACHUSETTS

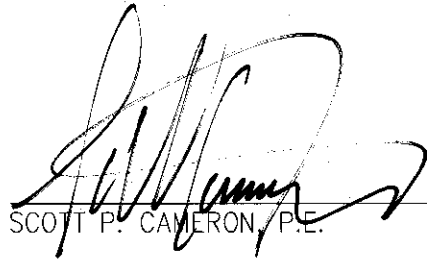
DATE: OCTOBER 21, 2020
SCALE: 1/16"=1'



#611 10/30/2020 39124-10 (11 PLS)

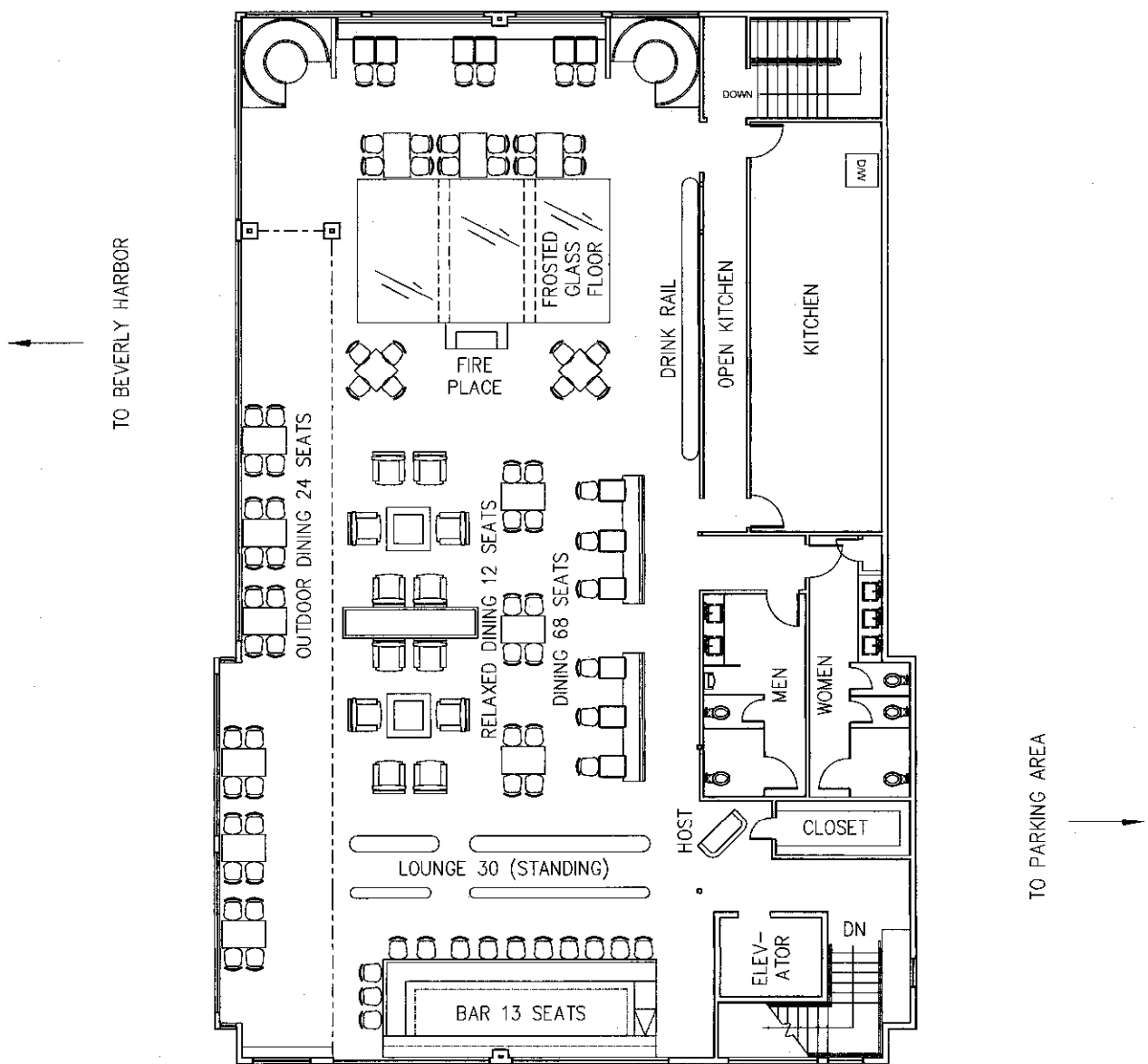
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

611
10/30/2020
39124-10
(11 PLS)


SCOTT P. CAMERON, P.E.

10-21-2020
DATE

MASSACHUSETTS REGISTERED PROFESSIONAL
CIVIL ENGINEERING LICENSE #47601



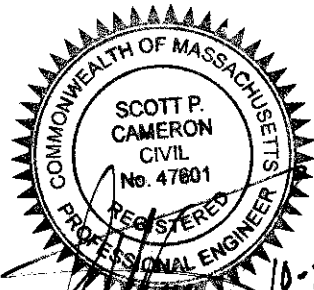
THIRD FLOOR SQUARE FOOTAGE BREAKDOWN:

PUBLIC SPACE	5,276 SF
SUPPORT SPACE	662 SF
TOTAL FLOOR AREA	5,938 SF

THIRD FLOOR SEATING CAPACITY:

BAR	13
BAR DINING	30
INDOOR DINING	68
RELAXED DINING	12
OUTDOOR DINING	24
TOTAL SEATS	147

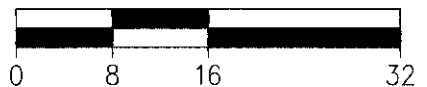
LICENSE PLAN NO. 15250
Approved by Department of Environmental Protection
Date: 10-29-2020



THIRD FLOOR PLAN
FOR

1 WATER STREET & 0 CABOT STREET
BEVERLY, MASSACHUSETTS

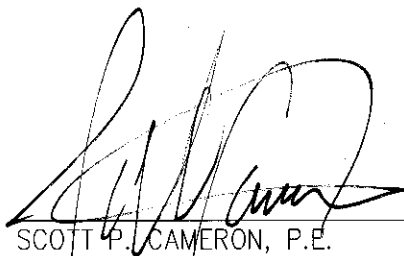
DATE: OCTOBER 21, 2020
SCALE: 1/16"=1'



#611 10/30/2020 39124-10 (11 PLS)

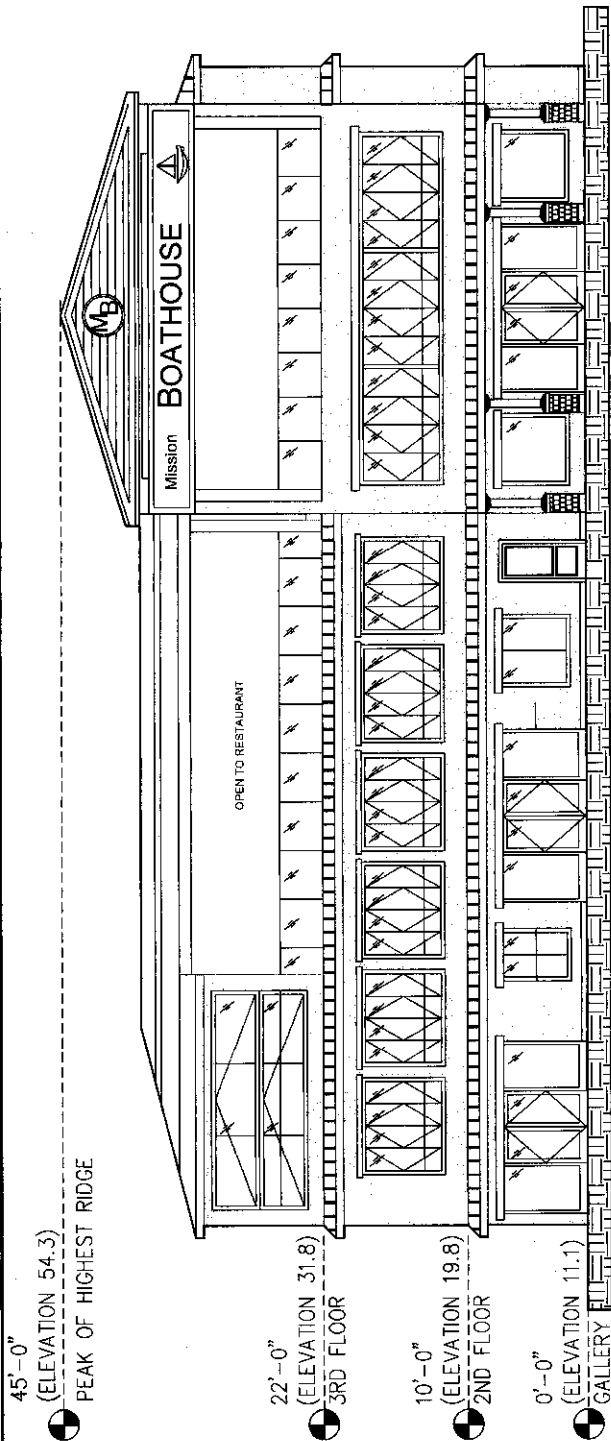
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMANCE WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

#611
10/30/2020
39124-10
(11 PLS)

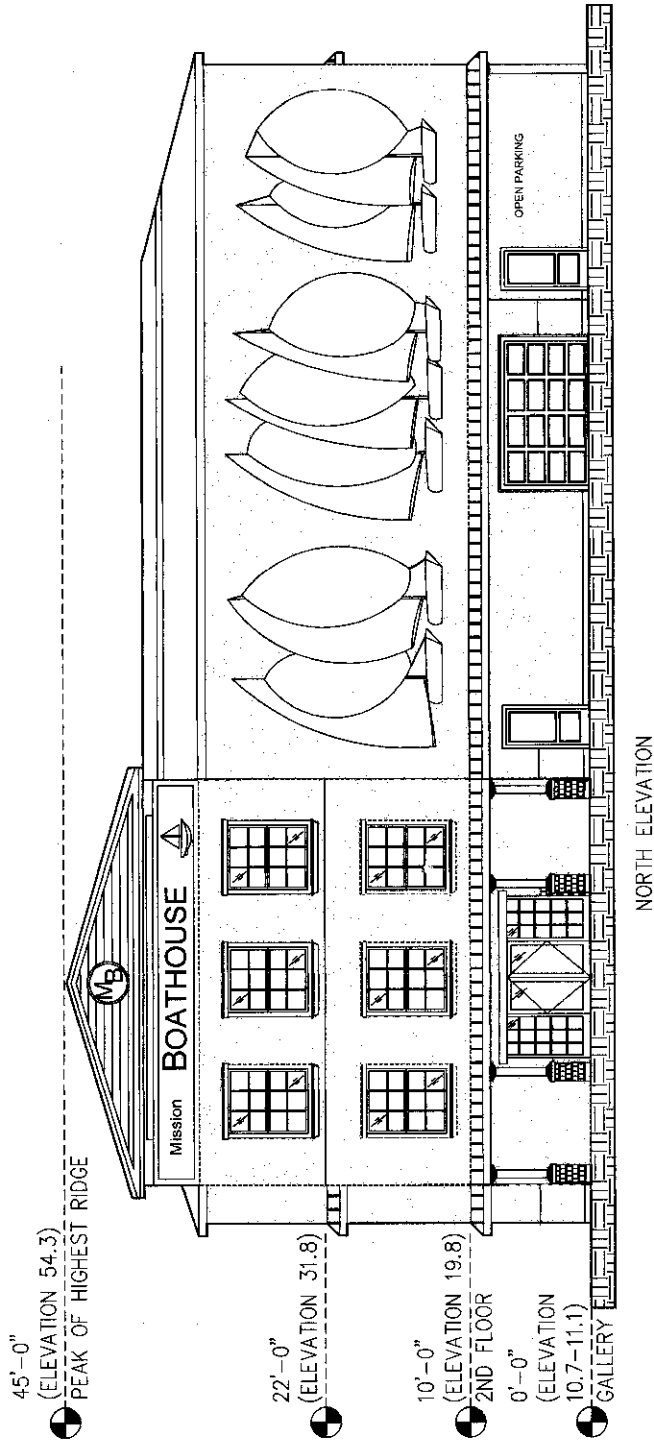

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10-21-2020
DATE

MASSACHUSETTS REGISTERED PROFESSIONAL
CIVIL ENGINEERING LICENSE #47601



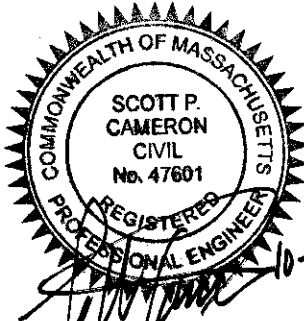
SOUTH ELEVATION



NORTH ELEVATION

LICENSE PLAN NO. 15280
Approved by Department of Environmental Protection
Date; 10.29.2020

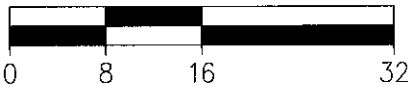
ELEVATIONS ARE BASED ON NAVD 88 DATUM
PROJ. # 3743 SHEET 8 OF 11



NORTH & SOUTH ELEVATIONS
FOR

1 WATER STREET & 0 CABOT STREET
BEVERLY, MASSACHUSETTS

DATE: OCTOBER 21, 2020
SCALE: 1/16"=1'



#611 10/30/2020 39124-10 (11 PLS)

#611 10/30/2020 39124-10
C11 PLS)

SO. ESSEX #611 Bk:39124 Pg:10
10/30/2020 02:00 PLAN Pg 9/11

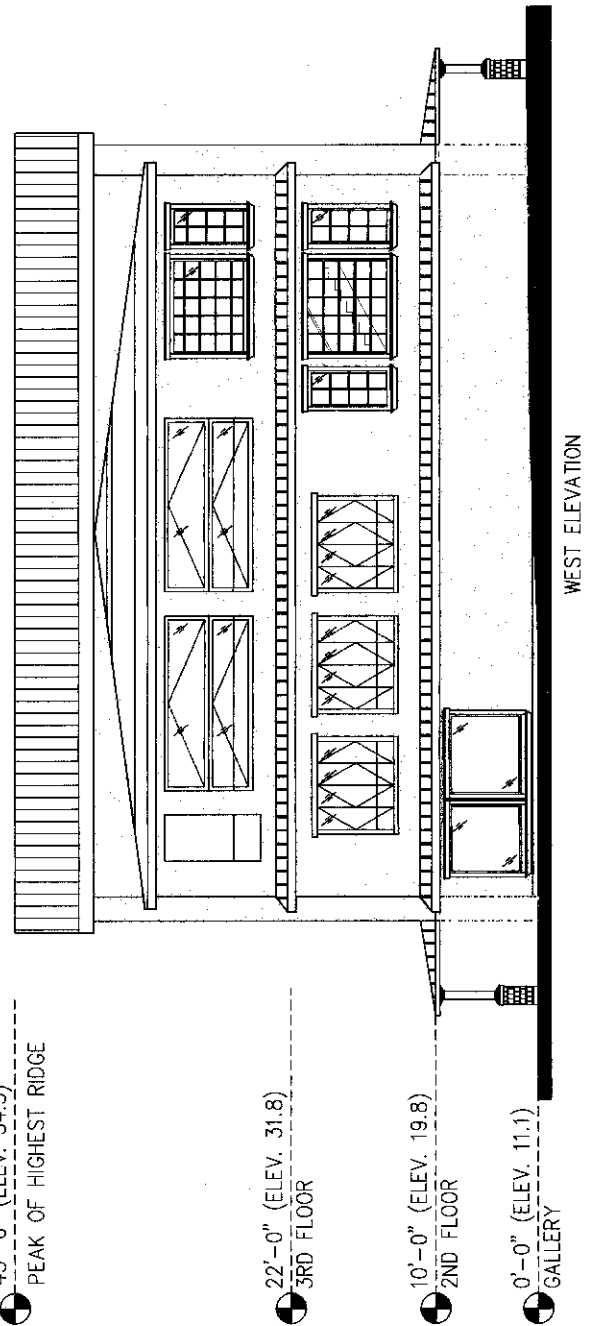
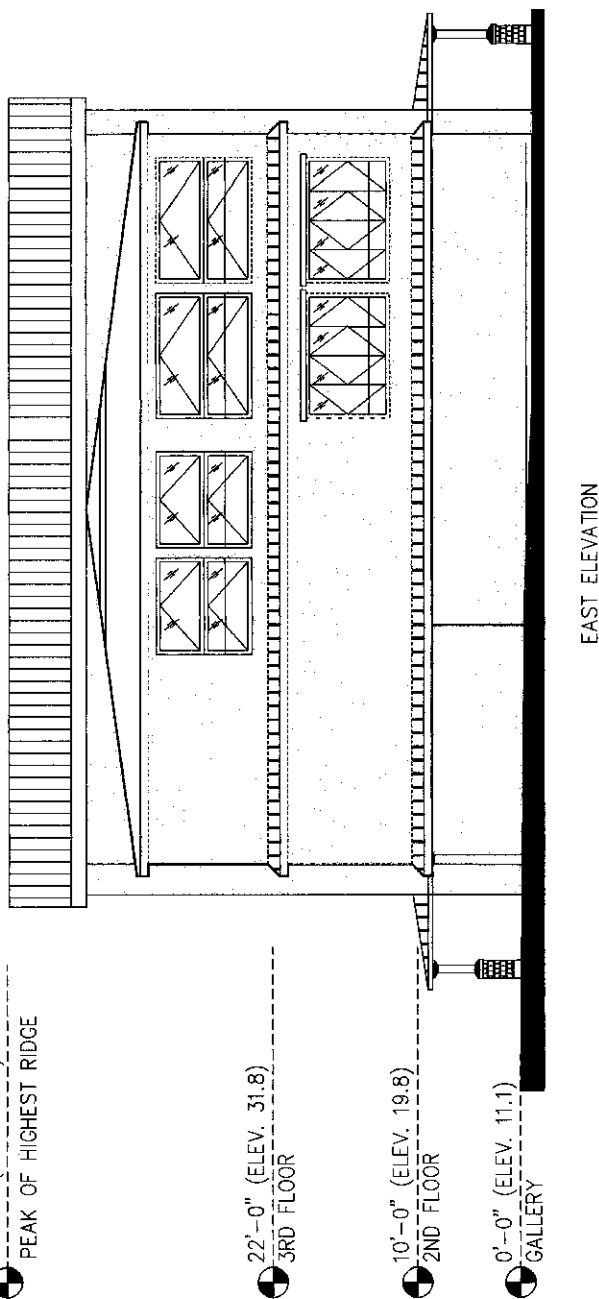
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#611
10/30/2020
39124-10
(11 PLS)


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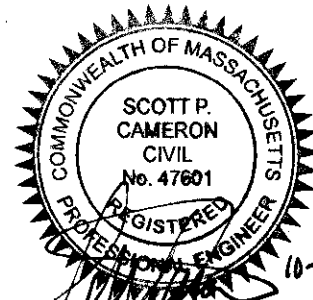
10-21-2020
DATE

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CIVIL ENGINEERING LICENSE #47601



LICENSE PLAN NO. 15250
Approved by Department of Environmental Protection
Date; 10-29-2020

ELEVATIONS ARE BASED ON NAVD 88 DATUM
PROJ. # 3743 SHEET 9 OF 11



EAST & WEST ELEVATIONS

FOR
1 WATER STREET & 0 CABOT STREET
BEVERLY, MASSACHUSETTS

DATE: OCTOBER 21, 2020

SCALE: 1/16"=1'

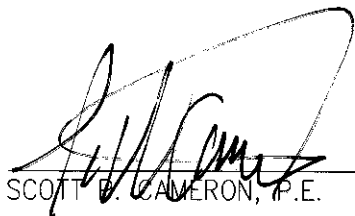


#611 10/30/2020 39124-10
(11 PLS)

#611 10/30/2020 3912

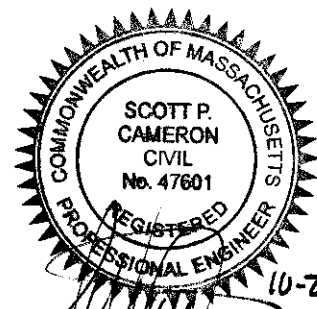
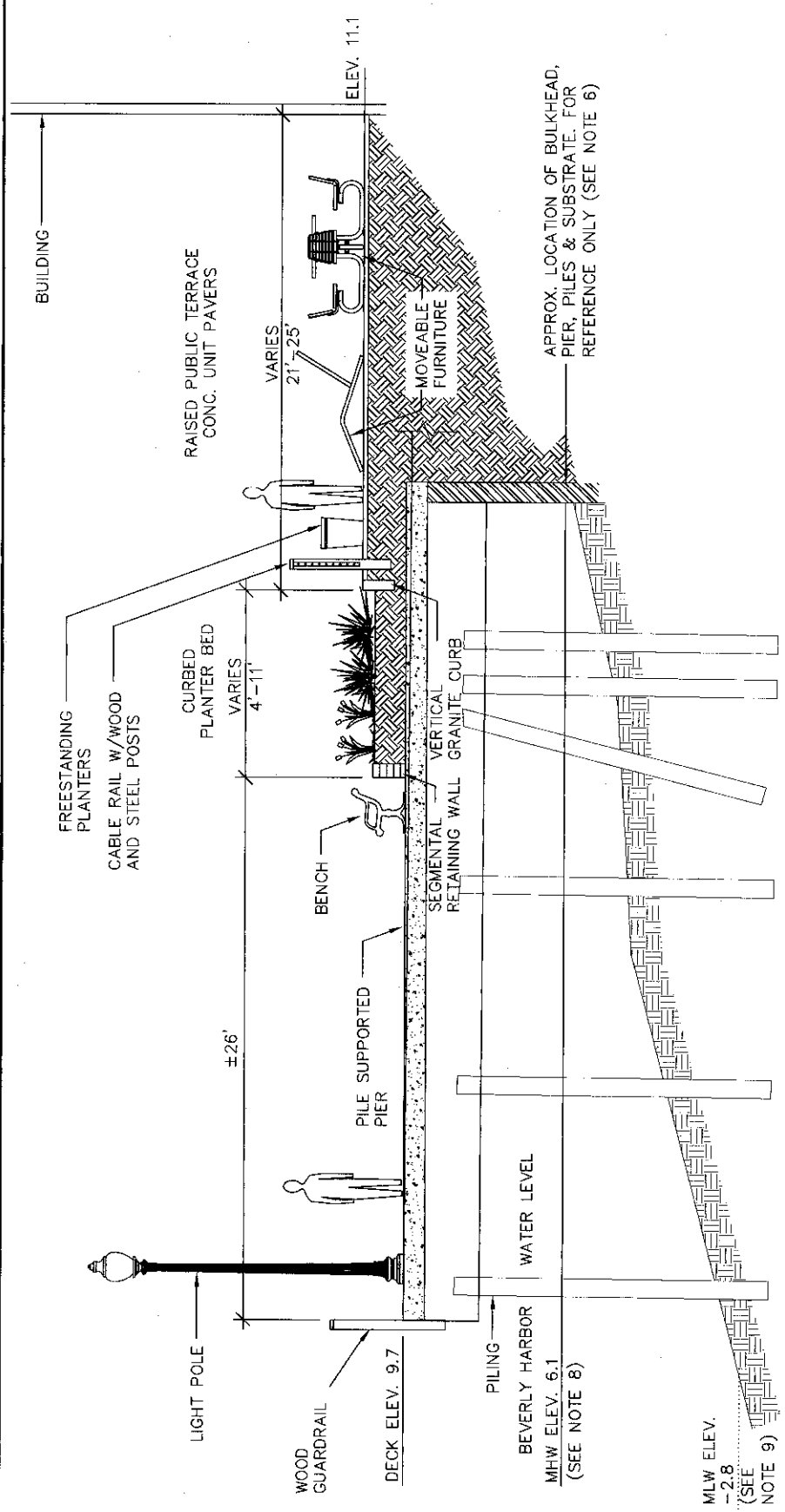
SO. ESSEX #611 Bk:39124 Pg:10
10/30/2020 02:00 PLAN Pg 10/11

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CIVIL ENGINEERING LICENSE #47601



SECTION A'-A'

FOR
1 WATER STREET & 0 CABOT STREET
BEVERLY, MASSACHUSETTS
DATE: OCTOBER 21, 2020
1/8"=1'



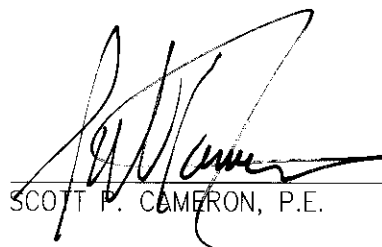
LICENSE PLAN NO. 15250
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ELEVATIONS ARE BASED ON NAVD 88 DATUM
PROJ. # 3743 SHEET 10 OF 11

#611 10/30/2020 39124-10 C11 PLS)

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39124-10
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10-21-2020
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MASSACHUSETTS REGISTERED PROFESSIONAL
CIVIL ENGINEERING LICENSE #

NOTES:

1. THE EXISTING CONDITIONS DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY THE MORIN-CAMERON GROUP, INC. IN APRIL 2019.
2. THESE PLANS ARE PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND ARE NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
4. ABUTTER INFORMATION TAKEN FROM THE CITY OF BEVERLY GIS WEBSITE.
5. VERTICAL ELEVATIONS HEREON ARE BASED ON NAVD88. HORIZONTAL DATUM IS BASED ON MHLO 1992.
6. SHEET PILE LOCATIONS COMPILED FROM "OVERALL WORK PLAN GLOVERS WHARF IMPROVEMENT WATER STREET BEVERLY, MASSACHUSETTS" DATED OCTOBER 6, 2009 BY VINE ASSOCIATES, INC.
7. OBSERVED HIGH TIDE ELEVATION: 5.4; 12 PM 4-19-19.
8. MARKED MEAN HIGH WATER ELEVATION ON BOLLARD: 6.1 4-18-19.
9. MEAN LOW WATER ELEVATION: -2.83
(REFERENCE: NOAA BEVERLY, BEVERLY HARBOR, MA #8442417, FEBRUARY 5, 2004)
10. MEAN LOW WATER LINE COMPILED FROM PLAN ENTITLED "PLAN OF LAND PROPERTY OF THE CITY OF BEVERLY SITUATED ON CABOT & WATER STREETS BEVERLY, MASSACHUSETTS" DATED NOVEMBER 29, 2006 BY GERALD RALPH MARSELLA.

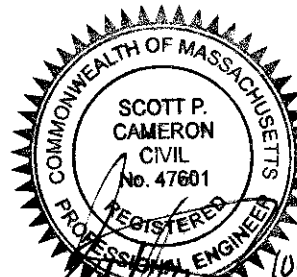
CHAPTER 91 LICENSE REFERENCES
(1 WATER STREET):

1. LICENSE #4346, 1995
2. LICENSE #901, 1982
3. LICENSE #1169 BOOK 1252 PAGE 173, 1889

*BOOK AND PAGE REFERENCES ARE AS RECORDED
AT THE ESSEX COUNTY REGISTRY OF DEEDS,
SOUTHERN DISTRICT

CHAPTER 91 LICENSE REFERENCES
(0 CABOT STREET):

1. LICENSE #798, 1981
2. LICENSE #932 BOOK 7017 PAGE 14, 1982



10-21-2020

LICENSE PLAN NO. 15250
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GENERAL NOTES & REFERENCES

FOR
1 WATER STREET & 0 CABOT STREET
BEVERLY, MASSACHUSETTS
DATE: OCTOBER 21, 2020

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