

DRAWING LIST

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PROPERTY OWNER:
 ARMANDO PLATA
 11 LANDRY ROAD
 MEDFORD, MA 02155

ARCHITECT:
 ARMANDO PLATA
 11 LANDRY ROAD
 MEDFORD, MA 02155
 phone 646 241 7707

LOT AREA: 7750 S.F
 LOT FRONTAGE: 107.75 FT
 LOT DEPTH: 100 FT
 FRONT YARD: 20 FT
 REAR YARD: 15 FT
 SIDE YARDS: 10 FT
 ALLOWED COVERAGE: 50% MAX
 PROPOSED COVERAGE: 18%

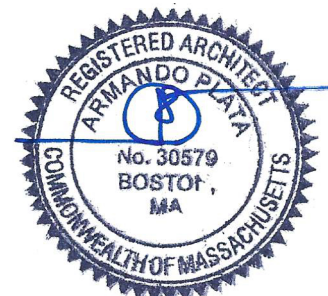
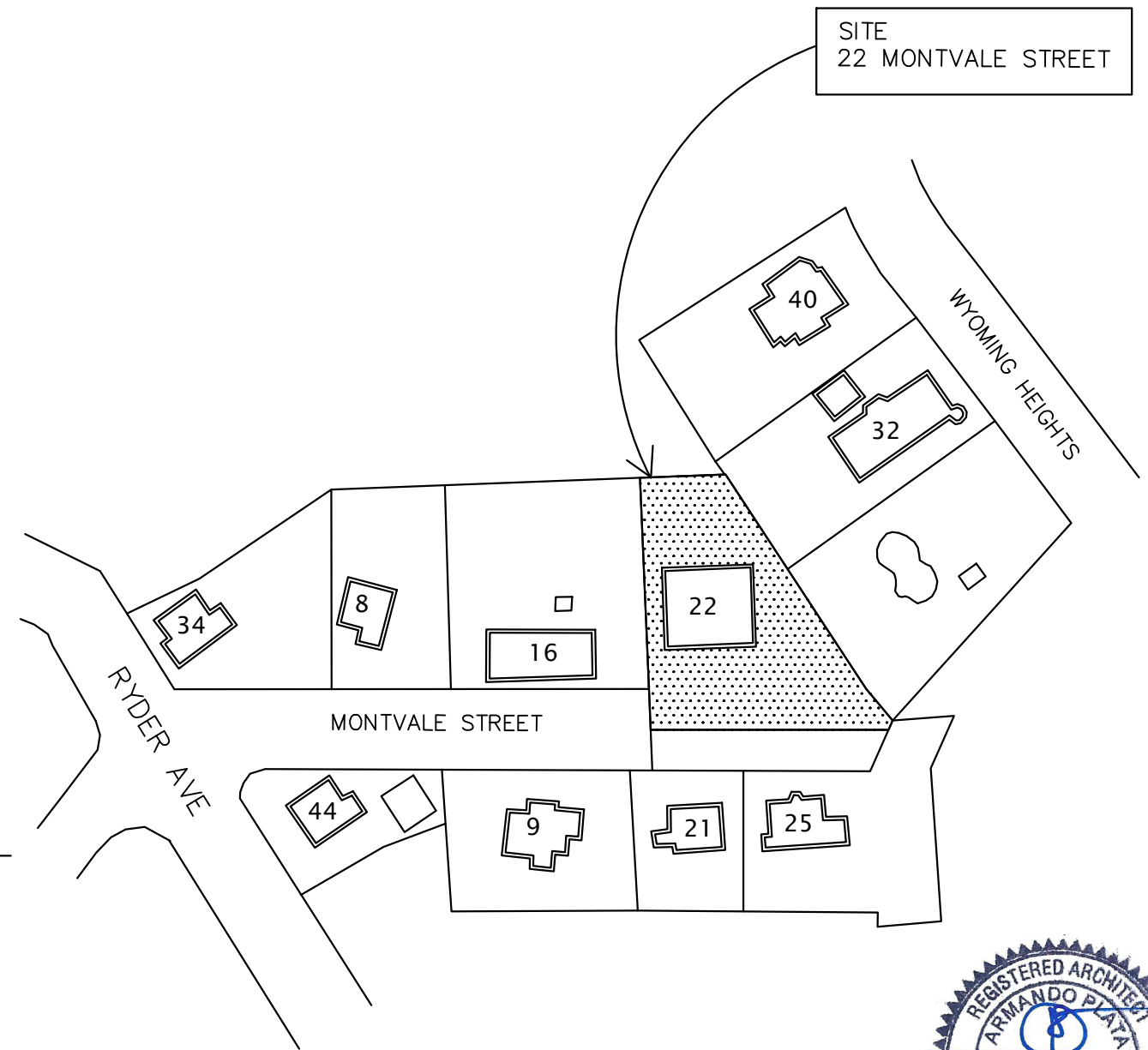
ZONING UR-B
 MAXIMUM HEIGHT ALLOWED: 35 FT
 MAXIMUM HEIGHT PROPOSED: 27 FT
 HEIGHT - STORIES: 2
 OFF STREET PARKING SPACES PROVIDED: 2

PROJECT ADDRESS:
 22 MONTVALE STREET
 MELROSE, MA 02176

PROJECT DESCRIPTION:
 NEW SINGLE FAMILY RESIDENCE

TOTAL FLOOR AREA
 1360 SQ FT - UPPER LEVEL
 715 SQ FT - LOWER LEVEL
 2075 SQ FT - TOTAL AREA
 DECK AREA = 75 SQ FT
 TYPE OF CONSTRUCTION: V
 STEEL & WOOD CONSTRUCTION

WATER METER INSTALLED WILL INCLUDE RADIO-READ TECHNOLOGY PER CITY'S STANDARD.



1 **VICINITY MAP** NTS

GENERAL NOTES

OWNER OF RECORD: ARMANDO PLATA
11 LANDRY ROAD, MEDFORD, MA 02155

DEED REFERENCE: BOOK 74163, PAGE 106
PLAN REFERENCE: PLAN NO. 55 OF 1986
TAX MAP REFERENCE: MAP D5 BLOCK 0 LOT 40A

DATUM REFERENCE: NAVD 88

NOTE: OWNERSHIP ON A PRIVATE WAY EXTENDS TO THE CENTERLINE.

CURRENT DIMENSIONAL AND DENSITY REGULATIONS

THE ENTIRE SITE IS LOCATED IN A UR-B ZONING DISTRICT

CRITERIA	REQUIRED	EXISTING
MINIMUM FRONT YARD (FT.)	20'	NA
MINIMUM SIDE YARD (FT.)	10'	NA
MINIMUM REAR YARD (FT.)	15'	NA
MAXIMUM BUILDING AREA (%)	50%	0%

THE ZONING INFORMATION DEPICTED HEREON IS FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, IS FOR REFERENCE PURPOSE ONLY. OTTE & DWYER, INC MAKES NO OPINION OR CERTIFICATION AS TO ZONING COMPLIANCE. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USE, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE CITY/TOWN TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

ACCORDING TO THE F.E.M.A. MAP FOR MIDDLESEX COUNTY, MAPS No. 25017C0429E AND 2501C0433E, DATED JUNE 4, 2010, THE PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "X" (OUTSIDE OF 0.2% CHANCE).

EXISTING CONDITIONS
PLAN OF LAND
0 MONTVALE STREET (LOT 2)
MELROSE, MASS. 02176

PREPARED FOR

ARMANDO PLATA

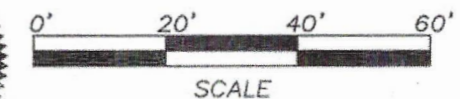
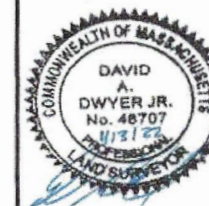
BY

OTTE & DWYER, INC.
LAND SURVEYORS

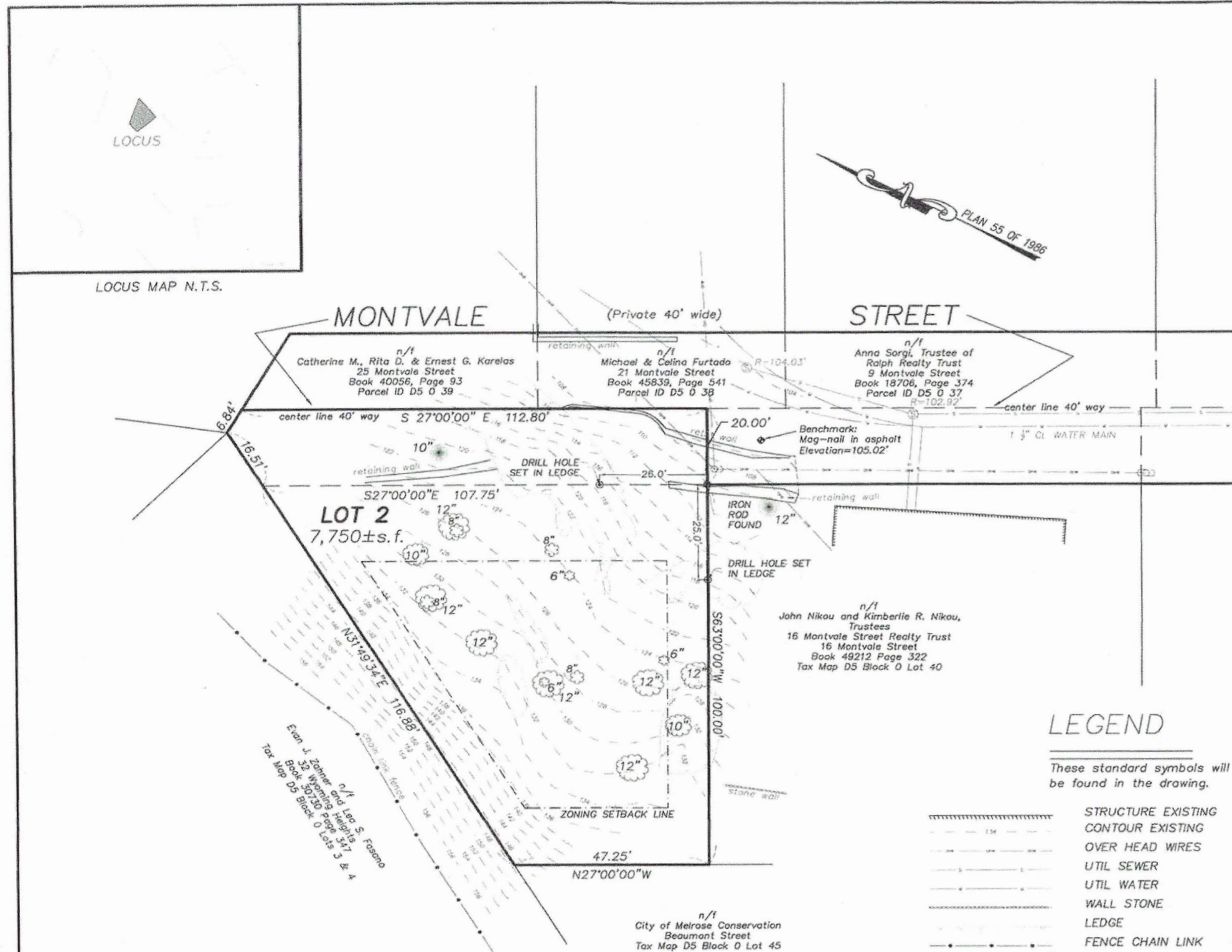
WWW.OTTEDWYER.COM

59 APPLETON STREET SAUGUS, MA 01906
P.O. BOX 982 (781)233-8155
SCALE: 1"=20'
REV: 6-8-2020 ADD WATER UTIL

REV: 1-13-2022 TO SHOW OWNERSHIP TO CENTER LINE OF PRIVATE WAY AND ABUTTERS ACROSS THE PRIVATE WAY



This map or plat is not valid without the seal and signature of the responsible surveyor.



LEGEND

These standard symbols will be found in the drawing.

- STRUCTURE EXISTING
- CONTOUR EXISTING
- OVER HEAD WIRES
- UTIL SEWER
- UTIL WATER
- WALL STONE
- LEDGE
- FENCE CHAIN LINK
- SEWER MANHOLE
- GAS GATE
- WATER GATE
- TREE CONIFEROUS
- TREE DECIDUOUS

GENERAL UTILITY NOTE

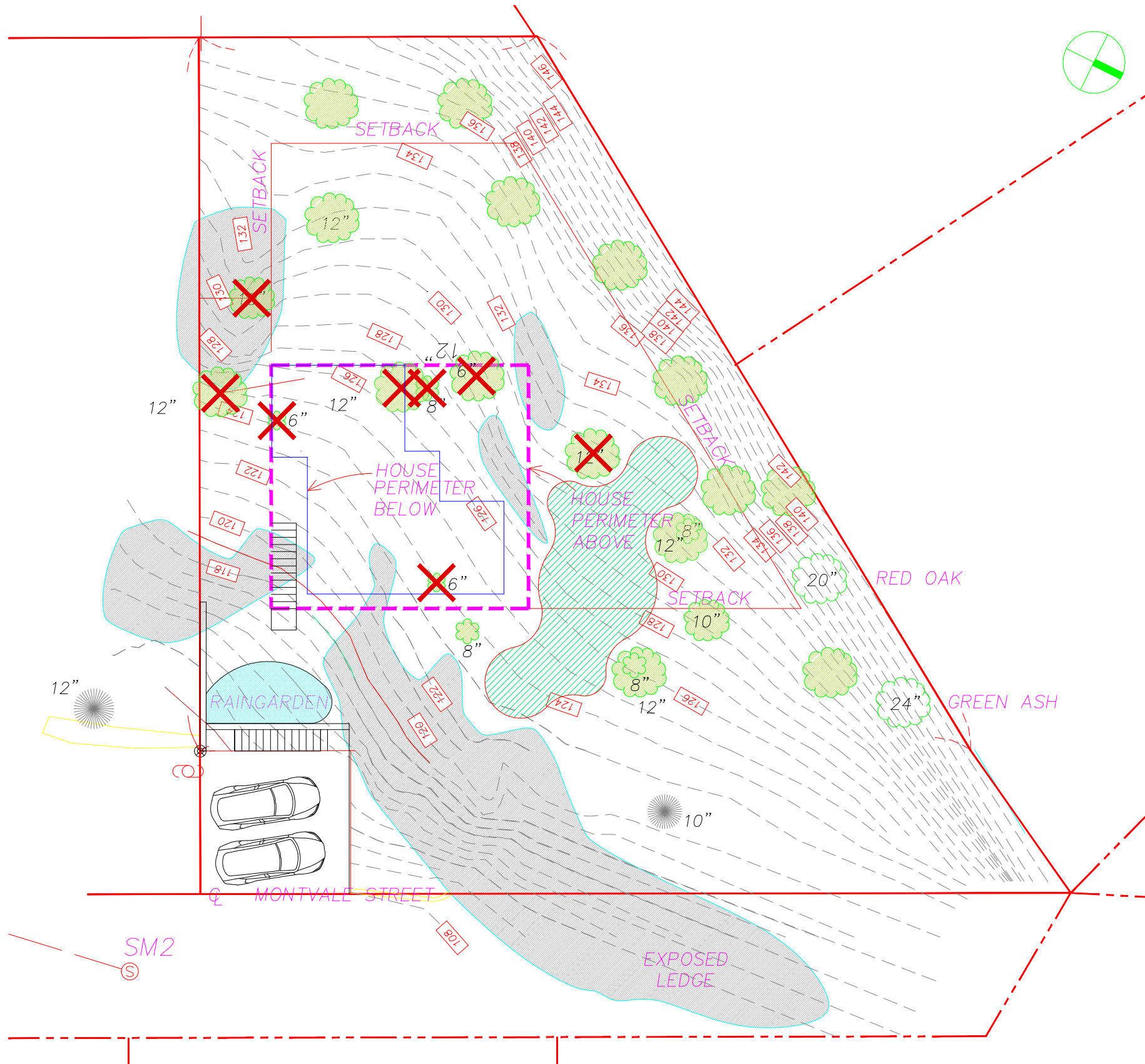
The underground utilities depicted hereon are from field locations of observable evidence and/or compiled according to available record plans and are approximate only. The surveyor makes no guarantees that underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated hereon although they are located as accurately as possible from the information available. Otte & Dwyer, Inc. and its surveyor assume no responsibility for damages incurred as a result of utilities, shown or not shown on this plan. Always call DIGSAFE at 811 before you dig.

I HEREBY CERTIFY THAT THIS SURVEY IS BASED ON AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC.—LAND SURVEYORS ON MARCH 5, 2020.

1/13/22

PROFESSIONAL LAND SURVEYOR
FOR OTTE & DWYER, INC.

JN. 12554



TREES:

Norway Maples *Acer platanoides*

Eight (8) Norway Maples *Acer platanoides* Ranging in caliper from 6" to 12" to be removed and stumps ground where possible.

Removed Norway Maples will be replaced with the following native tree species observed on site:

- 1) Red Maple *Acer rubrum*
- 2) Hickory *Carya*
- 3) Grey Birch *Betula populifolia*
- 4) Black Cherry *Prunus serotina*

NOTES:

Due to the dense canopy of Norway maples, forest diversity is starting to decline because the excess shade they create inhibits the regeneration of sugar maples and other native seedlings. The shallow root system makes growing difficult for other native shrubs and wildflowers in the understory. Other species of flora and fauna, such as insects and birds, may indirectly be affected due to the change in resource diversity and availability.

NATIVE SHRUBS AND PERENNIALS (TO BE ADDED):

Approx. 400 SF

In addition to the Norway Maples, the site also hosts a number of invasive shrub species along the eastern edge of the ledge including Japanese Knotweed *Fallopia japonica* and Asian Bittersweet *Celastrus orbiculatus*. Site will undergo clearing and mechanical removal of invasive species. Native perennials onsite including Lily of the Valley *Convallaria majalis*. Removed invasives will be replaced with the following native shrubs where soil depth to ledge of at least 10" allows:

- 1) Rosebay Rhododendron *Rhododendron maximum*
- 2) Mountain Laurel *Kalmia latifolia*
- 3) Smooth Arrowwood *Viburnum dentatum var. lucidum*
- 4) Northern spicebush *Lindera benzoin var. benzoin*
- 5) Winterberry *Ilex verticillata*

STORMWATER MANAGEMENT -- BIOSWALE/DRYWELL:

Bio-retention/raingarden
Approx. 150 SF

Rip-rap/drywell
NOT USED

Exact placement of Bio-swales/raingardens TBD based on further analysis of depth to ledge. Raingarden between the east side the proposed structure would capture runoff running downhill from the east/northeast. A bioswale or riprap drywell on the proposed structure's south side will capture runoff inside the property line. Bio-swale/raingarden planting examples include:

- 1) Switch Grass *Panicum virgatum*
- 2) Big Bluestem (*Andropogon gerardii*)
- 3) Winterberry *Ilex verticillata*
- 4) Inkberry *Ilex glabra*

NOTES:

The following is a description of the treatments for the removal of invasive plants:

Oriental bittersweet (Celastrus orbiculatus) -

Bittersweet is a vine that winds around other plants, the beach rose in this case, and eventually outcompetes it by shading out the supporting plant. The berries can be a winter food source for birds and the seeds are easily dispersed by birds to other locations. However, the berries are not as nutritional for the birds as native plant berries.

The base stems of the bittersweet could be cut in the spring and the top of the rooted stem swiped (individually painted) with an appropriate herbicide such as Roundup to kill the root system. Or just cut and the upper portion of the plant can be allowed to die back. It then can be more easily removed from the supporting plant. The roots could be dug out with hand tools and small sprouting seedlings should be able to be easily pulled out of the soil/ledge. It is important to do this work prior to the berries appearing on the vines to avoid spreading the seeds. All removed vines and seedlings should be bagged securely, removed from the site and disposed of properly. Annual surveillance and treatment for new sprouts is important for eradication.

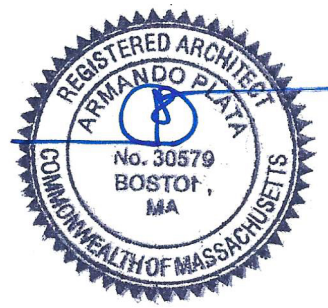
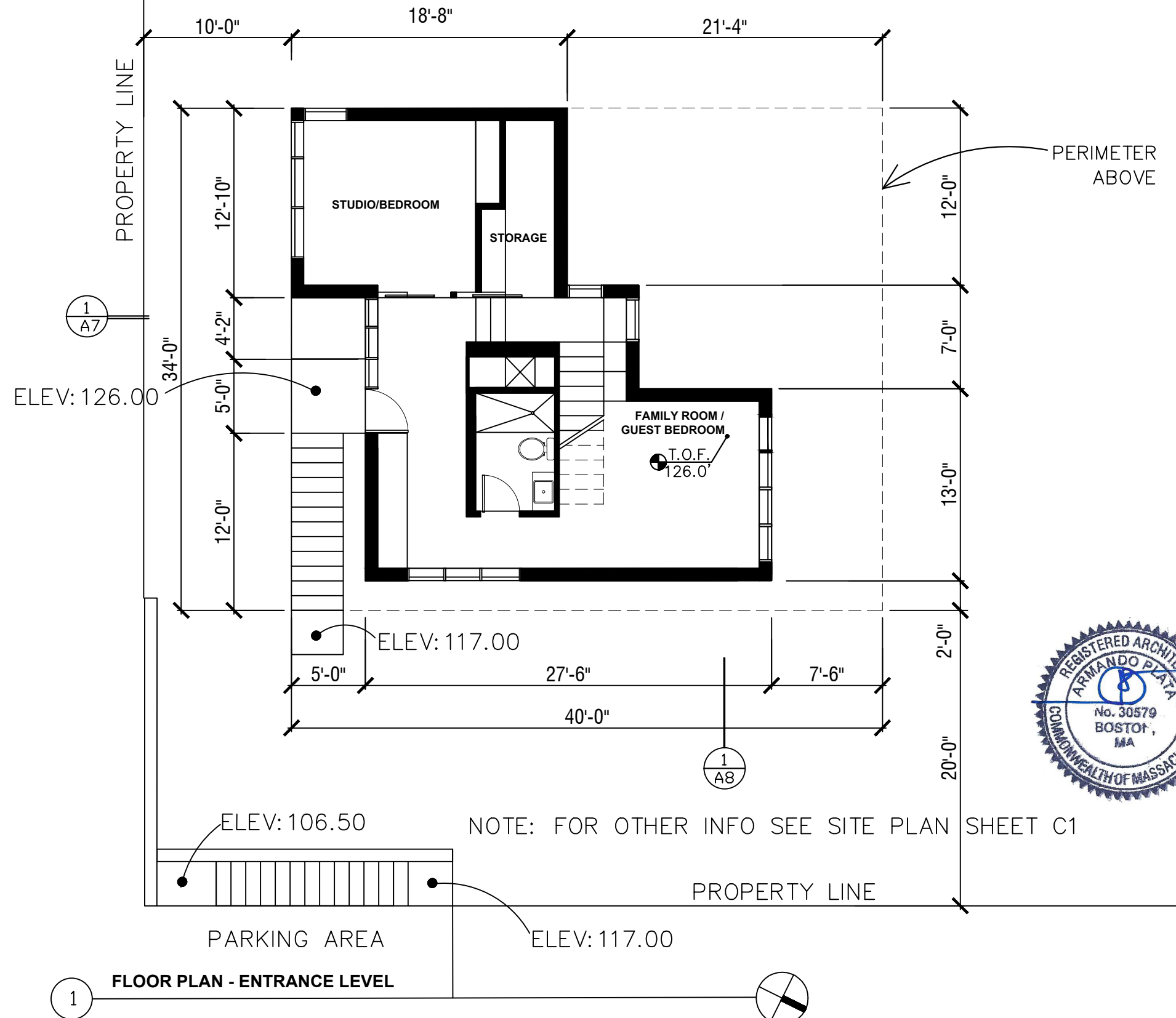
Japanese knotweed (Polygonum cuspidatum) -

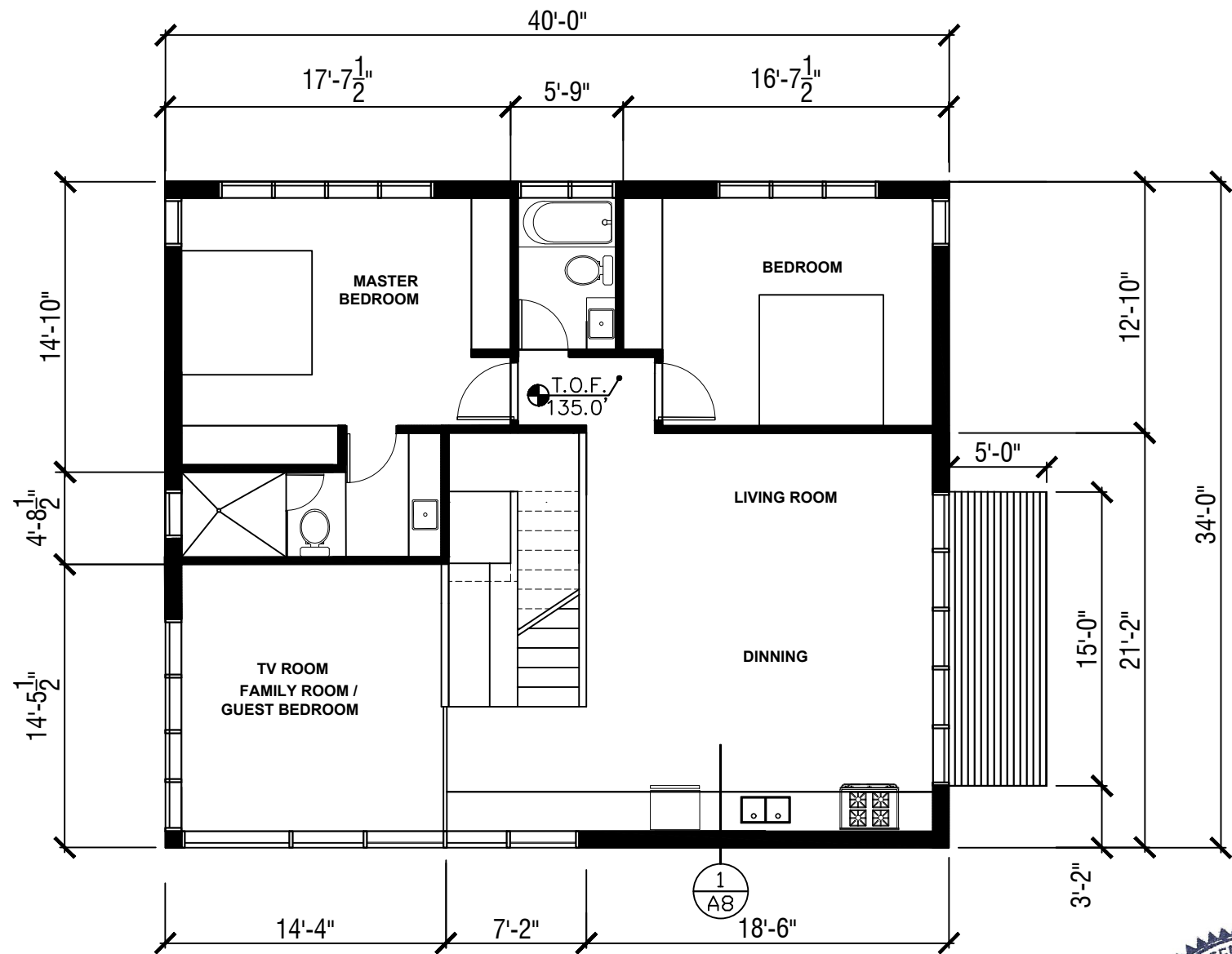
Japanese knotweed is particularly difficult to manage and remove. It has a tenacious root system and requires numerous cuttings and/or herbicide treatments during the growing season. Often cutting this plant encourages more sprouting from the root system, so continuing annual treatment is essential for control.

The plants can be dug out with hand tools but care should be taken as transferring the soil containing pieces of the root system may contaminate other areas. It is recommended that the first cutting be done in mid to late spring when the plant is first sprouting. This can be followed up with a treatment in mid-summer and again in early fall before the plant begins to die back. This process needs to be repeated for numerous years until the plant is completely removed. If the above process is not enough to eliminate the plants, cutting and brushing/swiping the cut stems individually with an appropriate herbicide two to three times during each growing season may eventually exhaust the root system from sending up more plants.

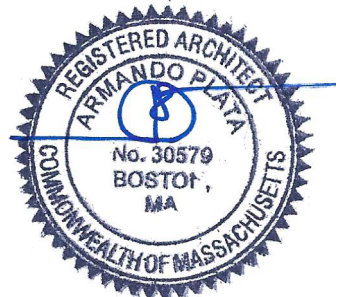
The cut upper stems of the plant should be spread on a tarp and dried before disposal to prevent any regeneration of the plant if it should come in contact with soil. All removed stems should be bagged securely, removed from the site and disposed of properly. Annual surveillance and treatment for new sprouts is important for eradication.







1 FLOOR PLAN - UPPER LEVEL

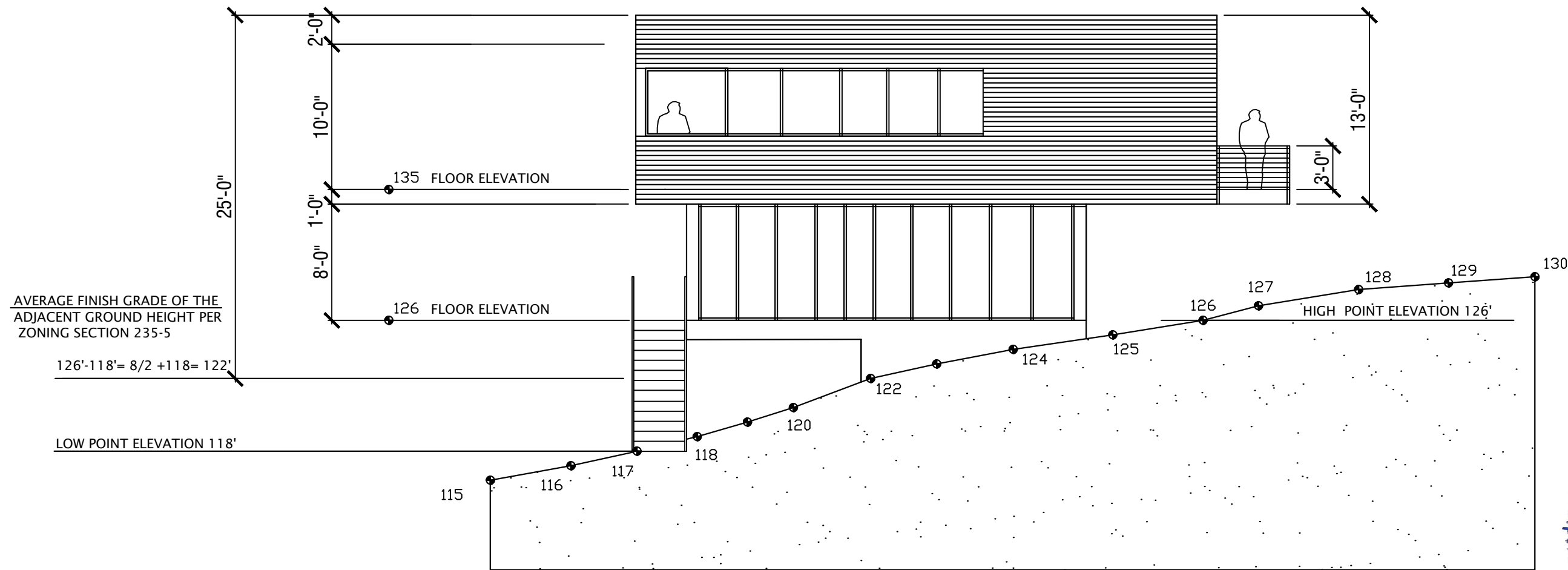


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MELROSE RESIDENCE
 22 MONTVALE STREET MELROSE MA 02176

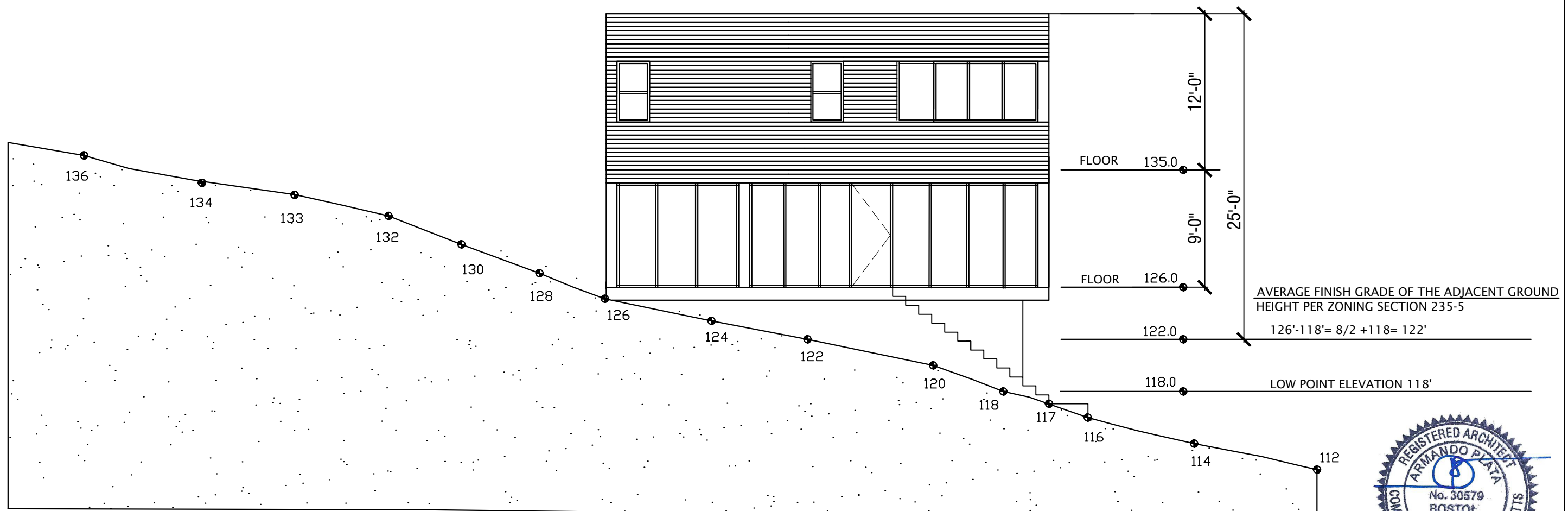
DATE APRIL 10, 2020 REV JANUARY 11, 2024
 NTS FLOOR PLAN

A2

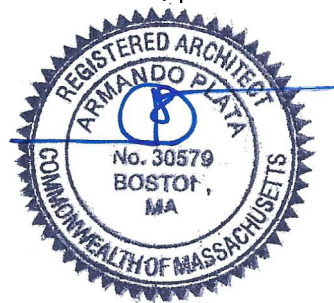
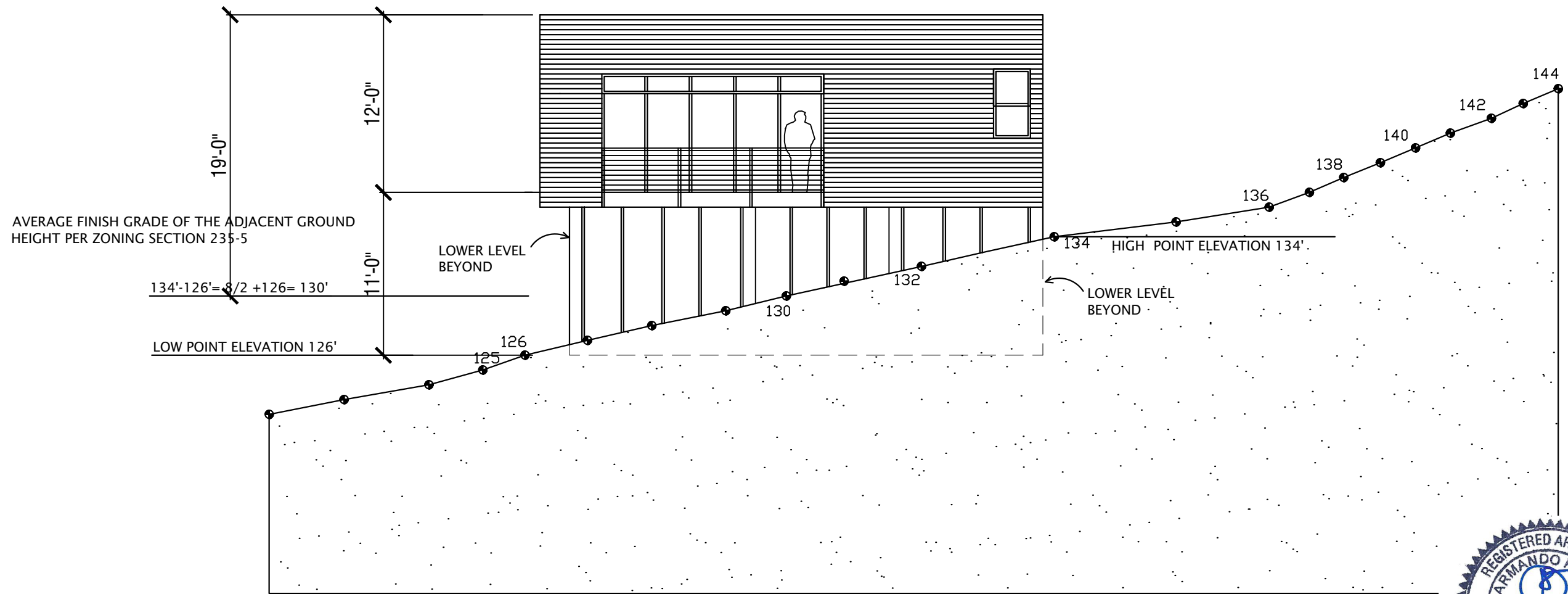


1 FRONT ELEVATION (NE)

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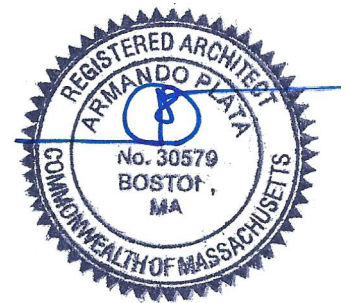
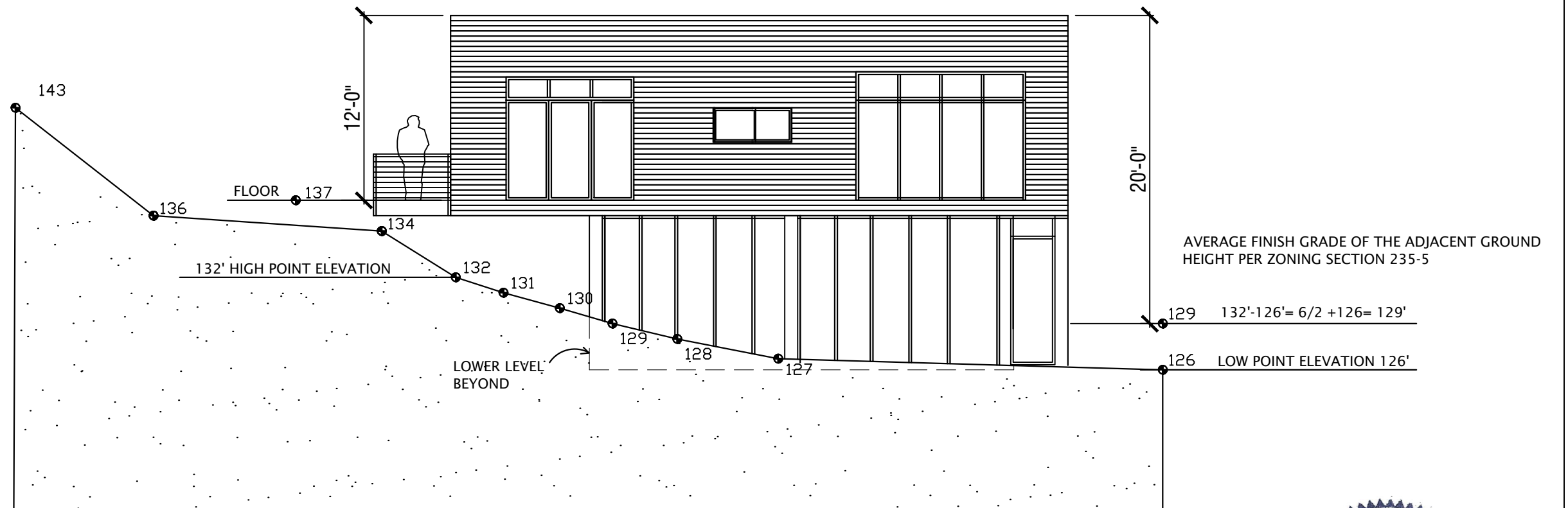


1 LEFT ELEVATION (SE)



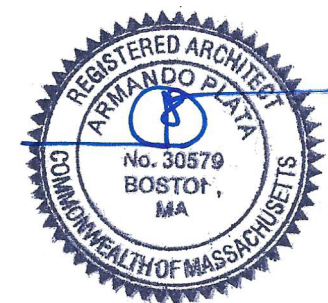
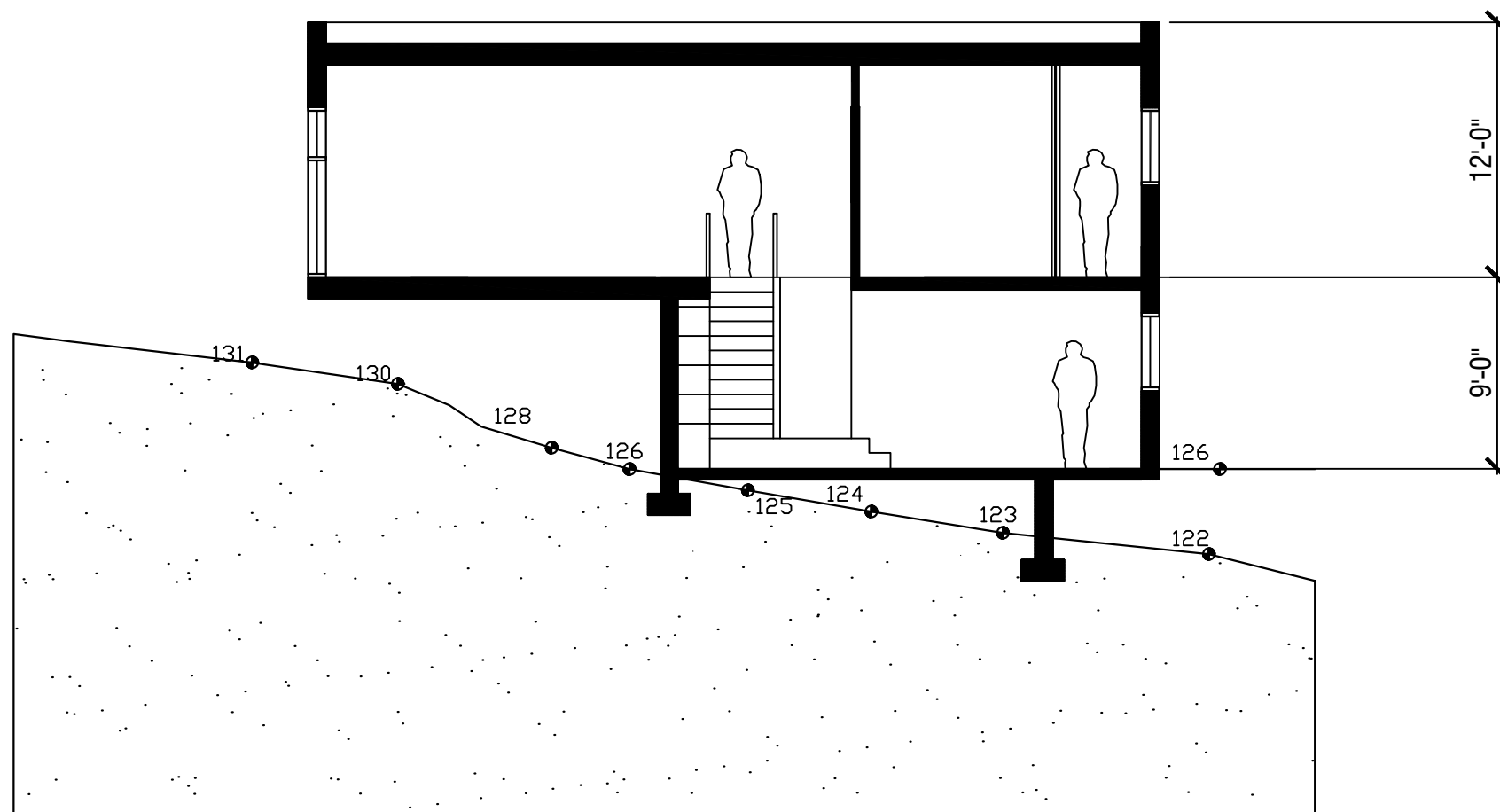
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RIGHT ELEVATION (NW)



1

REAR ELEVATION (SW)



1 SECTION

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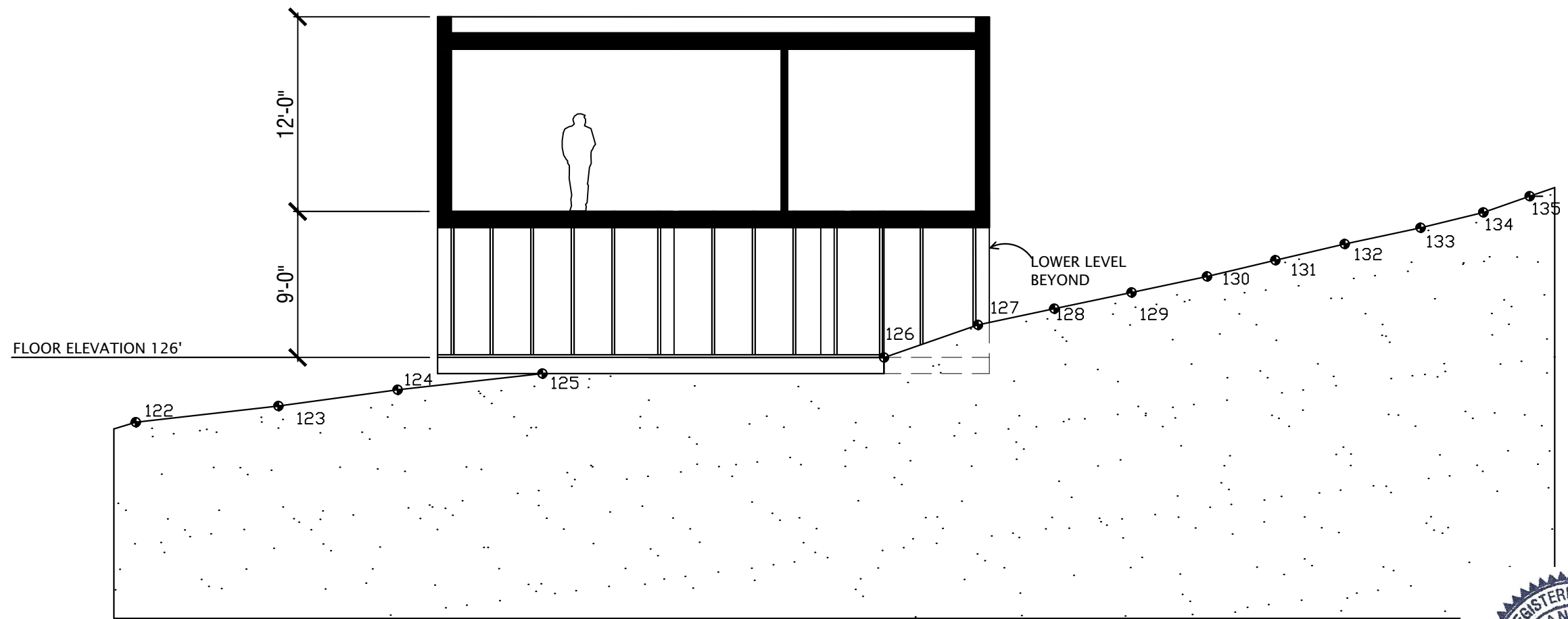
MELROSE RESIDENCE

22 MONTVALE STREET MELROSE MA 02176

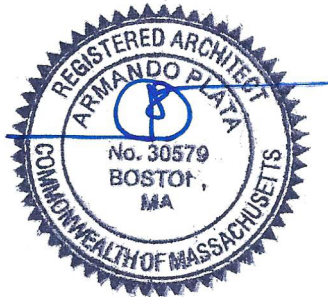
DATE
APRIL 10, 2020 REV JANUARY 11, 2024

A7

NTS SECTION



1 SECTION



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MELROSE RESIDENCE
 22 MONTVALE STREET MELROSE MA 02176

DATE
 APRIL 10, 2020 REV JANUARY 11, 2024
 1/8" = 1'-0"
 SECTION

A8