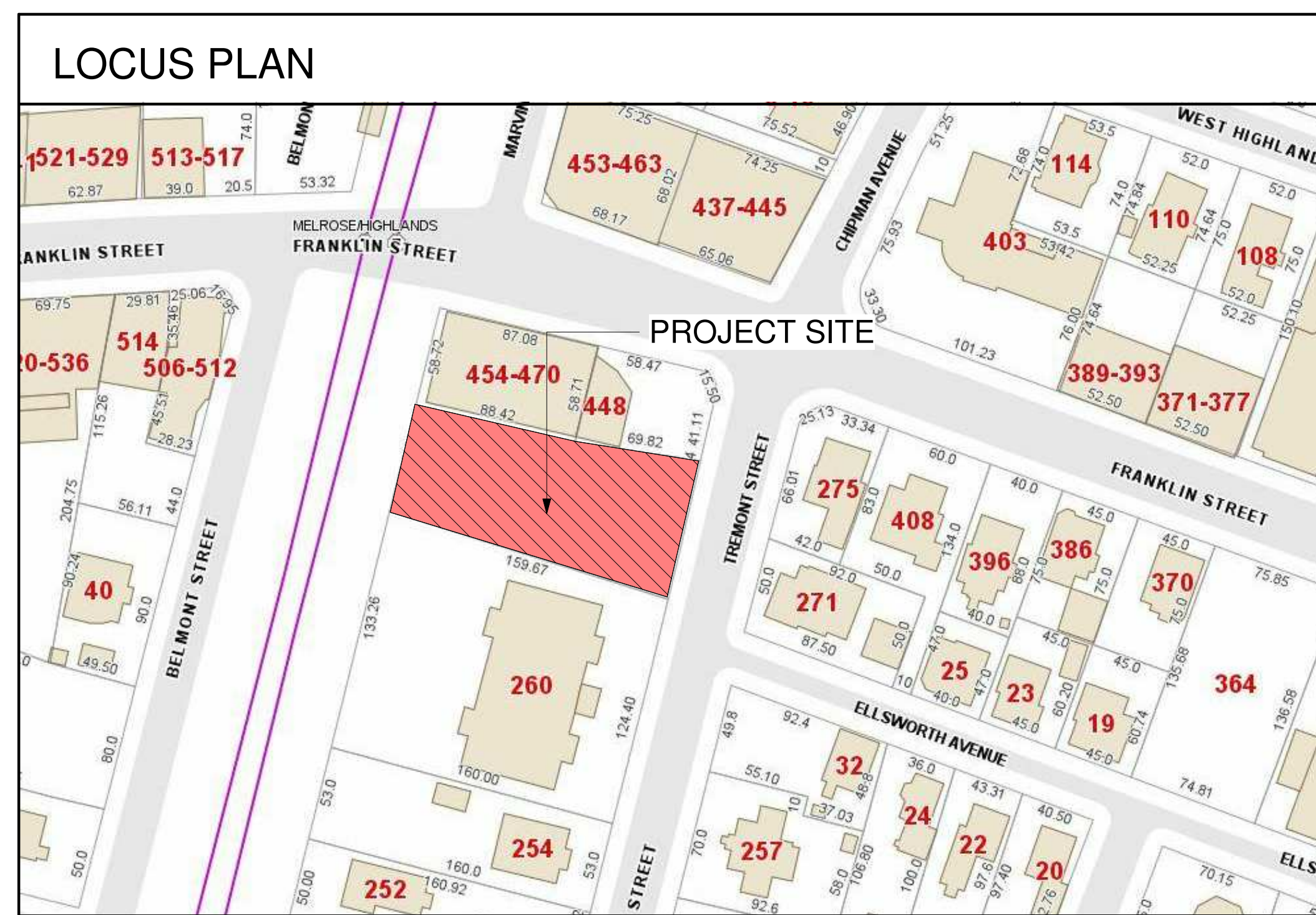




**CITY OF MELROSE
SUBMISSION
06-23-2020**



**PROJECT:
272 TREMONT STREET**

PROJECT ADDRESS:
272 TREMONT STREET
MELROSE, MASSACHUSETTS

CLIENT
ERIC KENWORTHY
ADDRESS:
49 MARMION ROAD
MELROSE, MA 02176

ARCHITECT
KHALSA DESIGN INC.
ADDRESS:
17 IVALOO STREET
SOMERVILLE, MA 02143
T: 617-591-8682

CIVIL
P.J.F. AND ASSOCIATES
ADDRESS:
4 HIGHLAND AVENUE
WAKEFIELD, MA 01880
T: 781-883-5473

LANDSCAPE ARCHITECT
STEPHEN CEFALO
ADDRESS:
12 MOUNT VERNON STREET
MELROSE, MA 02176
T: 781-789-5808

Architectural Drawing List			
Sheet Number	Sheet Name	Rev No.	Sheet Issue Date
A-000	Cover Sheet		03/31/20
C-1	Existing Site Plan		01/08/20
C-2	Site Layout Plan		04/01/20
C-3	Grading, Drainage & Utility Plan		04/01/20
C-4	Construction Details		04/01/20
A-010	Area Plans		04/01/20
A-020	Architectural Site Plan & 1st Floor Plan		04/01/20
L-1	Landscape Plan		04/01/20
A-101	1st, 2nd & 3rd Floor Plans		04/01/20
A-102	4th Floor & Roof Plans		04/01/20
A-300	Elevations		04/01/20
A-301	Elevations		04/01/20
A-302	Exterior Lights		04/01/20
A-303	Sign Elevations		04/01/20
A-400	Building Height Diagram		04/01/20
AV-1	3-D Perspectives		04/01/20
AV-2	RENDERING		04/01/20
AV-3	Shadow Study		04/01/20

PROJECT NAME
Tremont Street Residences

PROJECT ADDRESS
272 Tremont Street
Melrose, MA

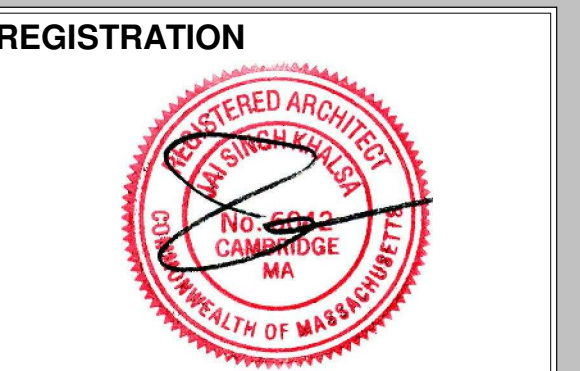
CLIENT
Eric Kenworthy



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX:
617-591-2086

CONSULTANTS:

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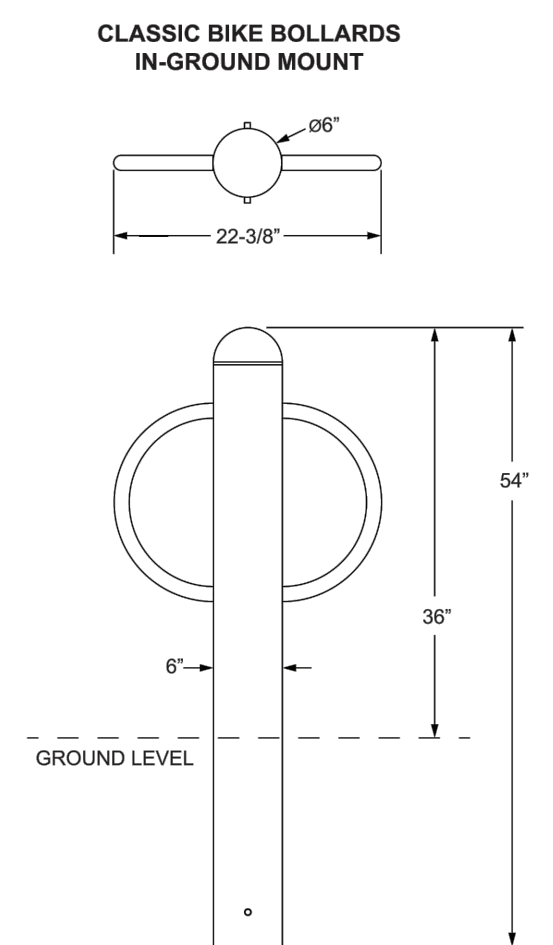
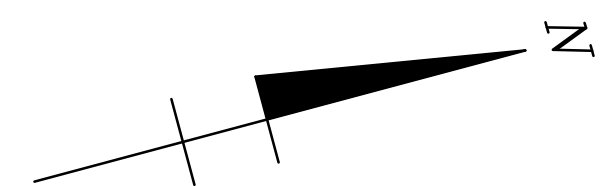


Project number 18035
Date 03/31/2020
Drawn by WC
Checked by JSK
Scale 1" = 1'-0"

REVISIONS

No.	Description	Date

Cover Sheet
A-000
Tremont Street Residences



LEGEND - SITE LAYOUT PLAN

PROPERTY LINE	---
PROPOSED BUILDING	▬
PROPOSED PARKING COUNT	⑩
PROPOSED CONCRETE SIDEWALK	▬
PROPOSED LANDSCAPED AREA	▬
PROPOSED BIT. CONC. CURB	▬
PROPOSED STRIPING	▬
PROPOSED HANDICAP PARKING	♿
RIGHT OF WAY	▬

DIMENSIONAL AND DENSITY REGULATIONS

ITEM	REQUIRED	PROVIDED	VARIANCE/SPECIAL PERMIT REQUIRED
MINIMUM LOT AREA	5,000 S.F.	10,490 S.F.	NO
MINIMUM FRONTAGE	50 FT	77.97'	NO
MINIMUM LOT DEPTH	90 FT	± 155'	NO
MAXIMUM FRONT YARD SETBACK	5 FT	3.0'	NO
MINIMUM SIDE YARD SETBACK	-	6.0'	NO
MINIMUM REAR YARD SETBACK	-	5.1'	NO
MAX STORIES	4	4	NO
MAX HEIGHT	50'	43.5'	NO
MAX COVERAGE	-	-	NO
MINIMUM OPEN SPACE	5%	7.0%	NO
MAXIMUM FLOOR AREA RATIO	2.0	1.80	NO

PARKING CALCULATIONS

COMPONENT	REQUIRED	PROPOSED
MULTI-FAMILY DWELLING (13 RESIDENTIAL UNITS + 2 AFFORDABLE HOUSING UNIT)	15 SPACES 1 SPACE PER UNIT 15 UNITS X 1 SPACE PER UNIT	12
RETAIL (600 S.F.)	2 SPACES 1 SPACE PER 300 S.F. 1 UNIT + 300 S.F PER UNIT	2
TOTAL	17 SPACES	14 SPACES

- STANDARD PARKING SPACE 9'x18'
- ACCORDING TO CHAPTER 235, ARTICLE VIII, SECTION (235-41.0) IN THE MELROSE ZONING ORDINANCE "EACH OFF-STREET PARKING SPACE SHALL HAVE DIRECT ACCESS TO AN AISLE OR DRIVEWAY HAVING A MINIMUM WIDTH OF 24 FEET IN CASE OF TWO-WAY TRAFFIC OF THE FOLLOWING WIDTHS IN CASE OF ONE-WAY TRAFFIC ONLY:
ANGLE OF PARKING - 90 DEGREES MIN. AISLE WIDTH - 20 FEET "
- RELIEF REQUESTED TO ALLOW A 20-FT AISLE WIDTH FOR TWO WAY TRAFFIC WHERE 24-FT IS REQUIRED.

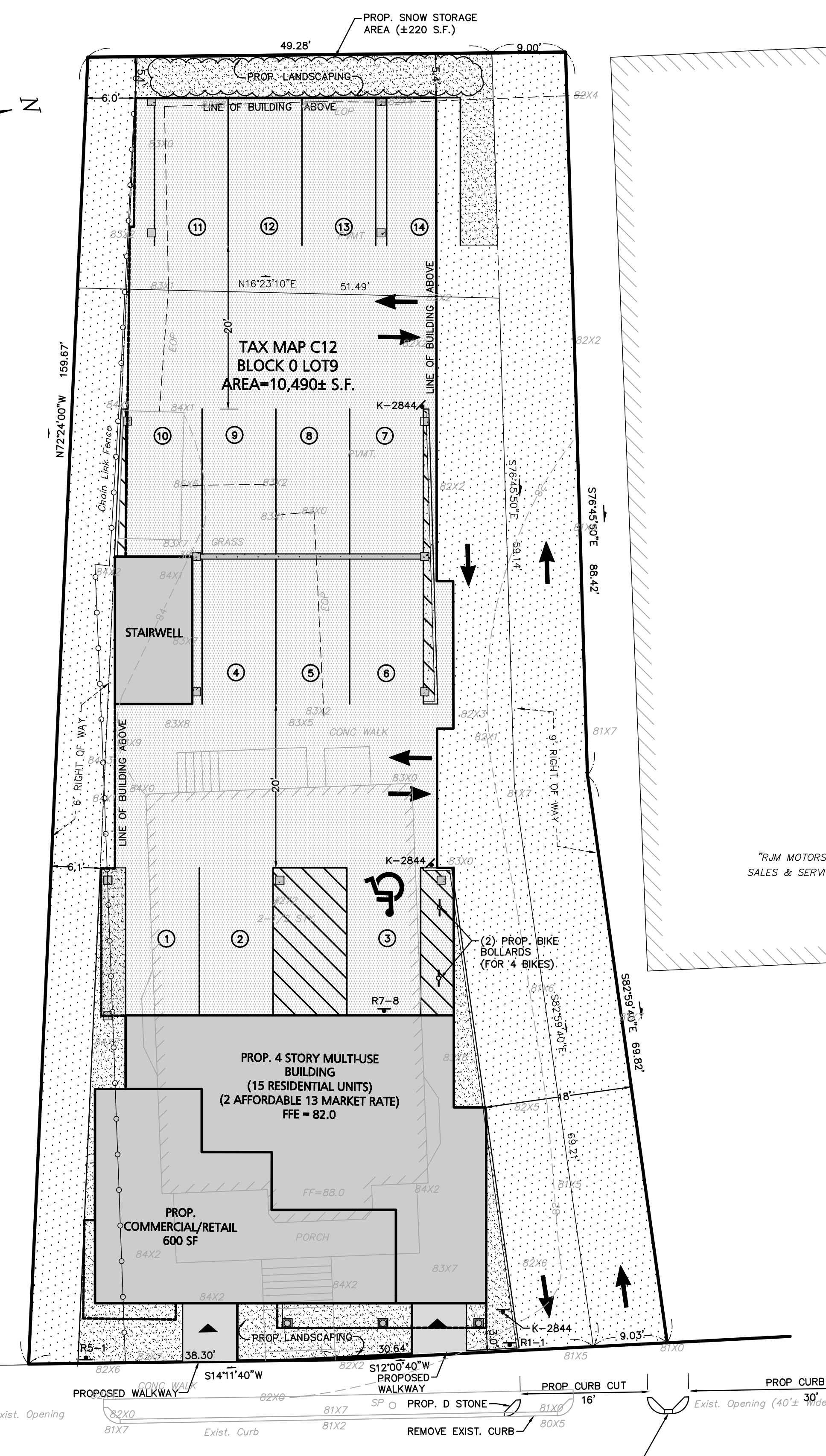
DENSITY BONUS
DENSITY BONUS ALLOWED PER AFFORDABLE UNITS (15% AFFORDABLE)
0.15 x 13 = 1.95 UNITS → 2 ADDITIONAL UNITS

TOTAL UNIT COUNT = 15 UNITS
(13 MARKET RATE + 2 AFFORDABLE)

A REDUCTION IN REQUIRED PARKING IS REQUESTED DUE TO THE SUBJECT PROPERTY'S PROXIMITY TO PUBLIC TRANSIT AS WELL AS AVAILABILITY OF PARKING FROM MIXED USE ON-SITE WITH OFFSET PEAK PARKING DEMAND TIMES.

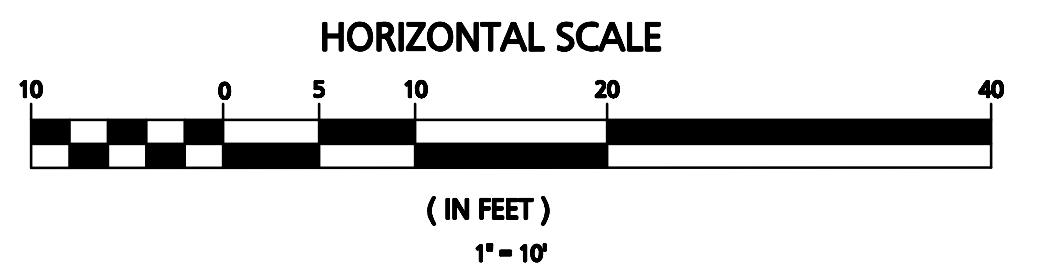
SIGN TABLE

REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT (MEASURED TO BOTTOM OF SIGN)	DESCRIPTION	REFLECTORIZED
R7-8		12' X 20"	7' - 0"	BLUE ON WHITE	YES
R5-1		24' X 24"	7' - 0"	RED ON WHITE	YES
R1-1		24' X 24"	7' - 0"	WHITE ON RED	YES
K-2844		12' X 18"	7' - 0"	BLACK ON YELLOW	YES



TREMONT STREET

FRANKLIN STREET



REV	DESCRIPTION	DATE
4/1/2020	REV PER COMMUNITY DEVELOPMENT COMMENTS	

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 417-0020

Site Plan
272 Tremont Street
(Tax Map C12 Block 0 Lot 9)
Melrose, Massachusetts

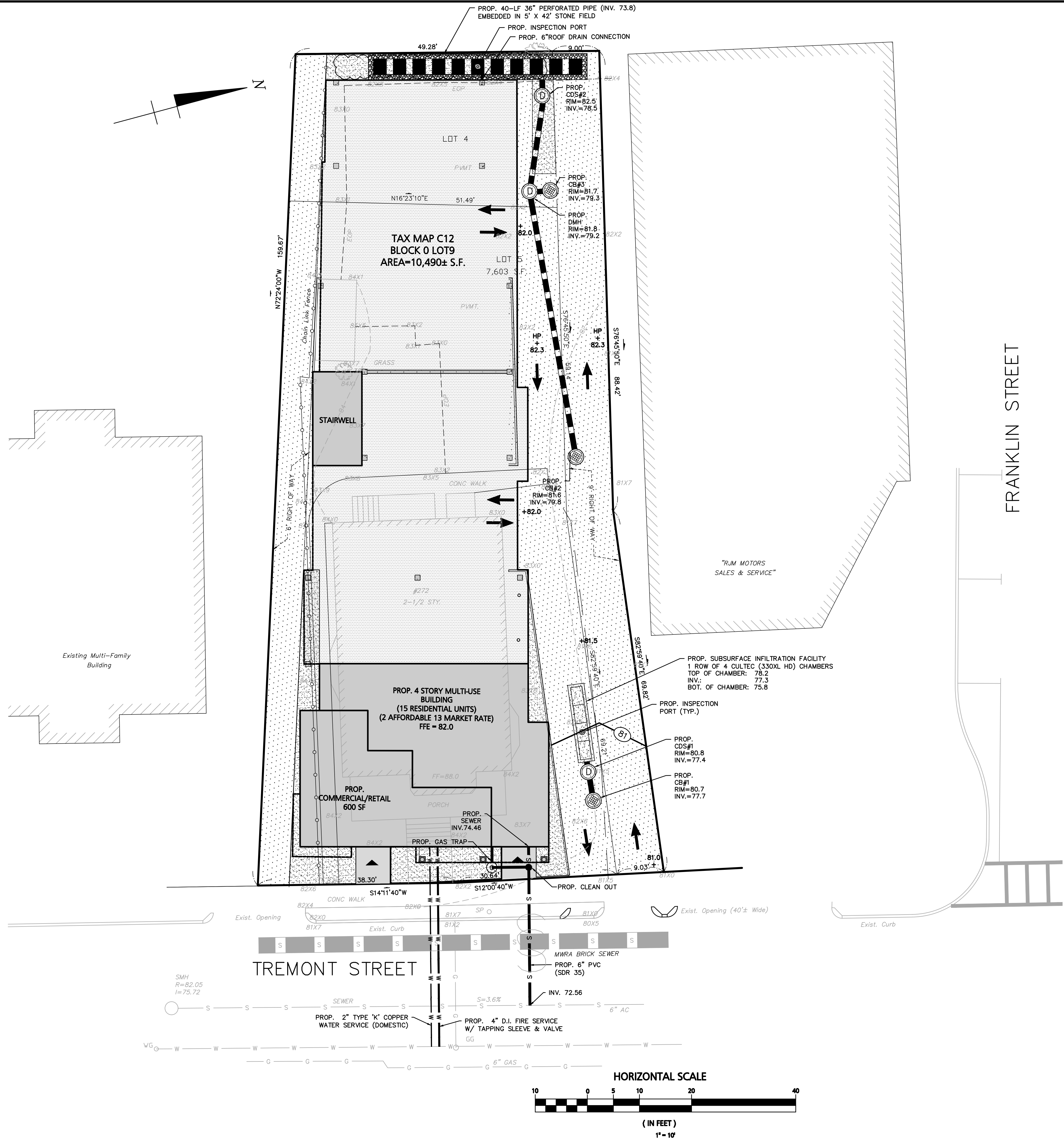
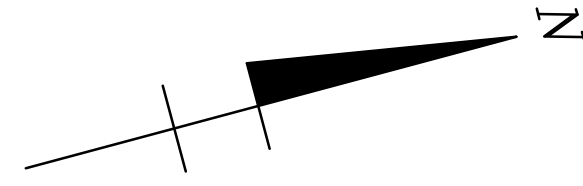
PROJECT #: 19-25908
DATE: January 8, 2020
DWG FILE NAME: 19-25908.dwg
SCALE: AS NOTED
DESIGN BY: Calvin Reach
CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for
Engineering Alliance, Inc.

APPLICANT:
Eric Kenworthy
49 Marmion Road
Melrose, MA 02176

DRAWING TITLE:
Site Layout Plan

DWG. NO.:
C-2



SMH
R=82.05
I=75.72

TREMONT STREET

HORIZONTAL SCALE



(IN FEET)
1" = 10'

FRANKLIN STREET

REV	PER COMMUNITY DEVELOPMENT COMMENTS	DATE
4/1/2020		

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Salisbury, MA 01906
Tel: (978) 231-1349
Fax: (978) 417-0020

Site Plan
272 Tremont Street
(Tax Map C12 Block 0 Lot 9)
Melrose, Massachusetts

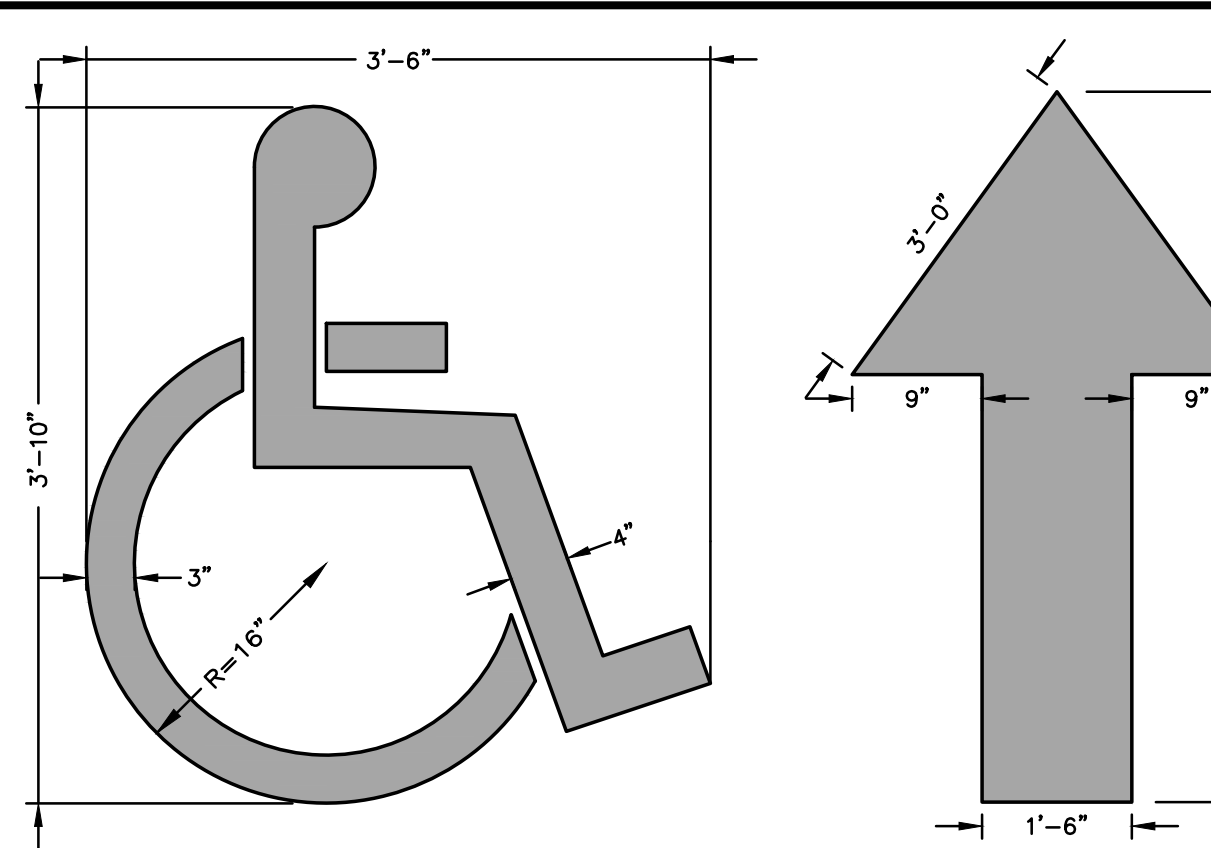
PROJECT #: 19-29908
DATE: January 8, 2020
SCALE: AS NOTED
DWG FILE NAME: 19-29908.dwg
DESIGN BY: Calvin Reach
CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for
Engineering Alliance, Inc.

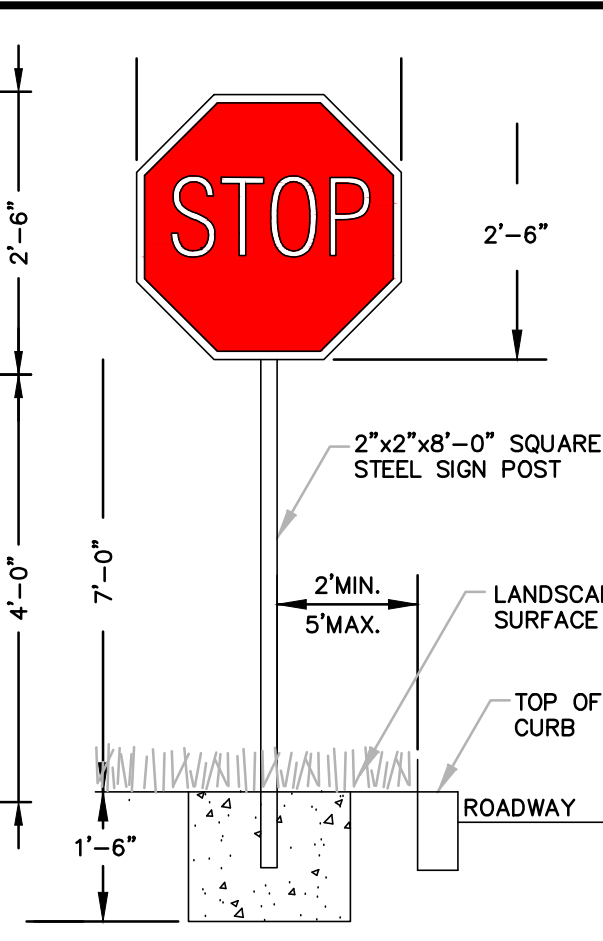
APPLICANT:
Eric Kenworthy
49 Marmion Road
Melrose, MA 02176

DRAWING TITLE:
**Grading, Drainage,
& Utility Plan**

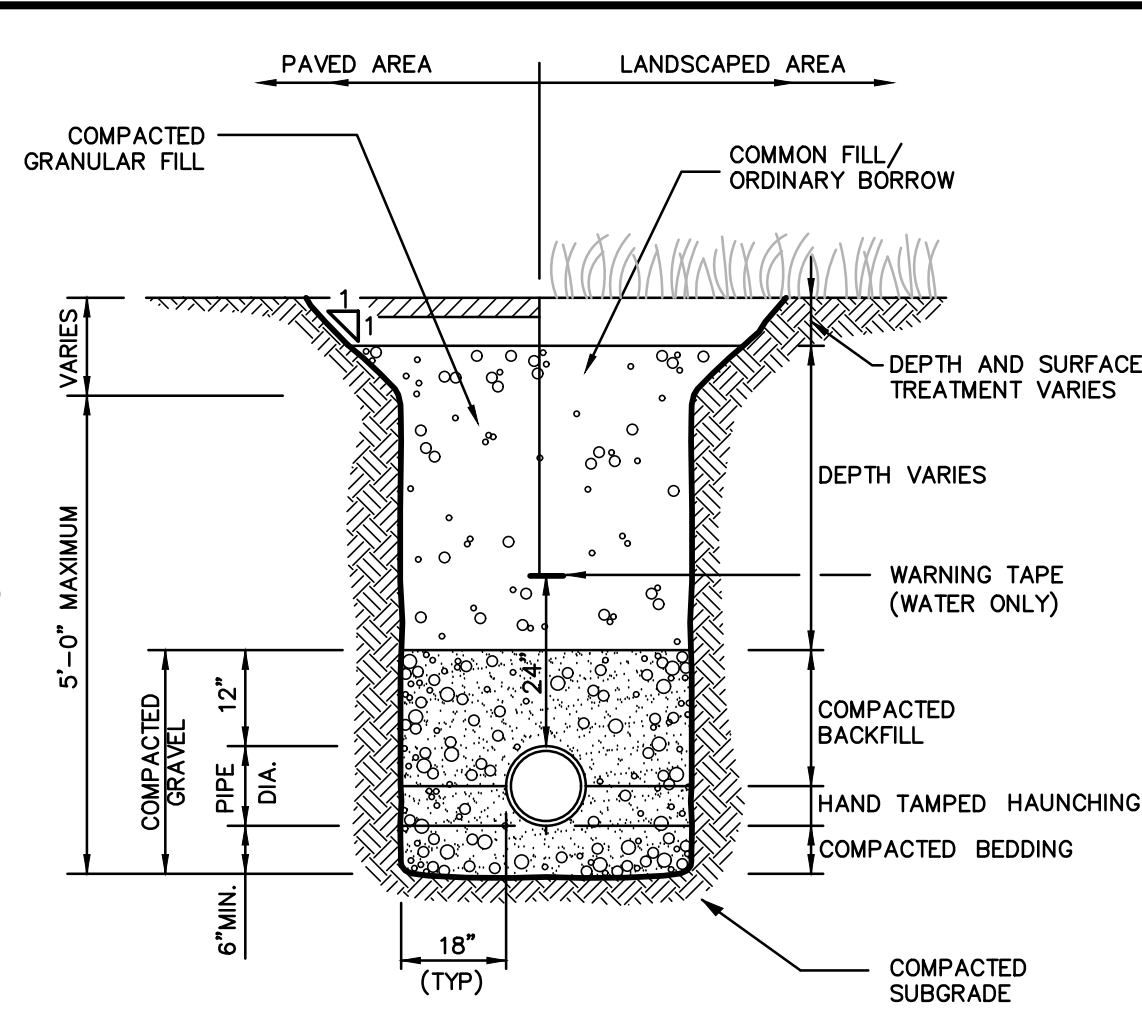
DWG. NO.
C-3



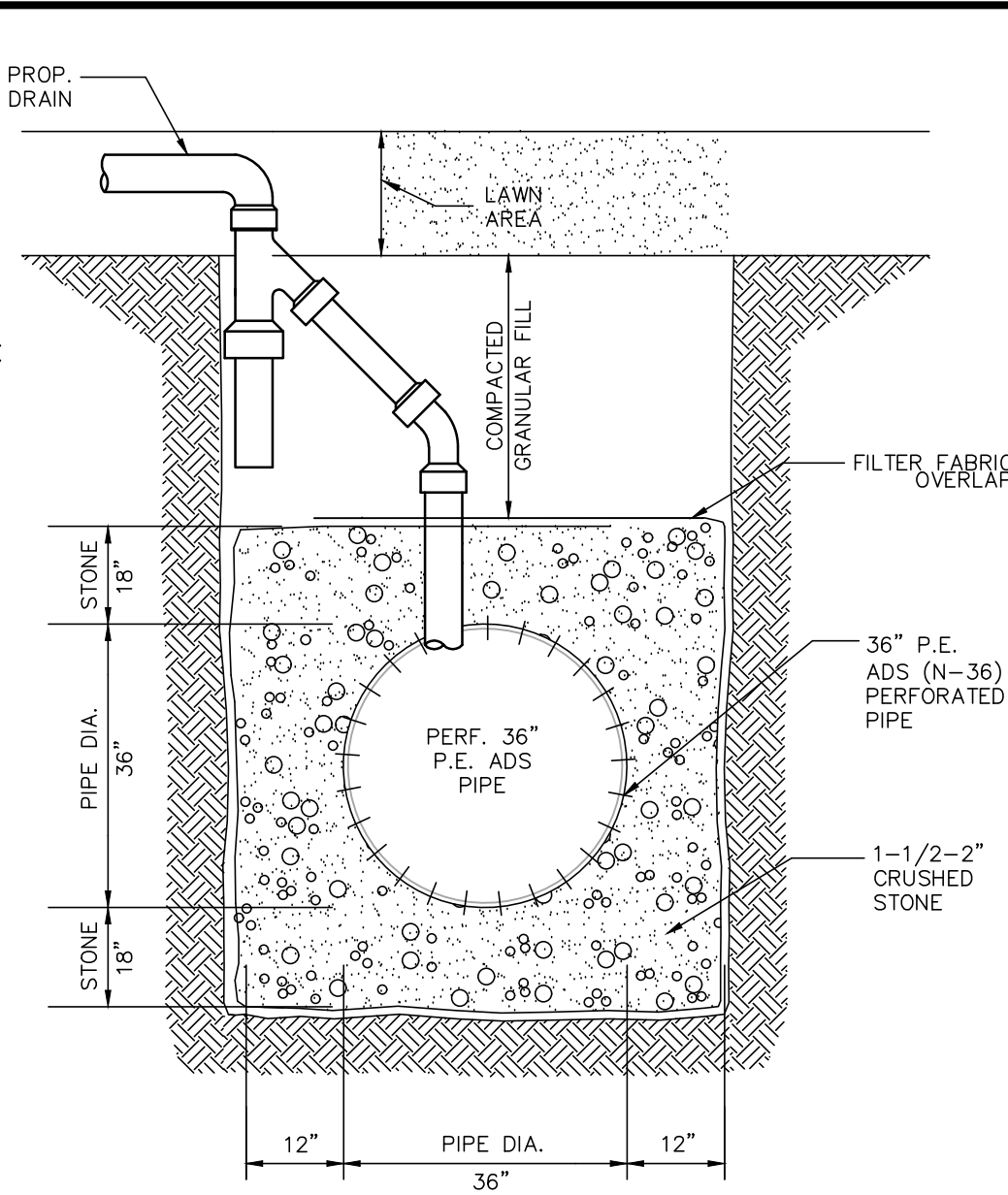
PAINTED HANDICAP SYMBOL & TRAFFIC ARROW DETAIL
NOT TO SCALE



TYPICAL SIGN DETAIL
NOT TO SCALE

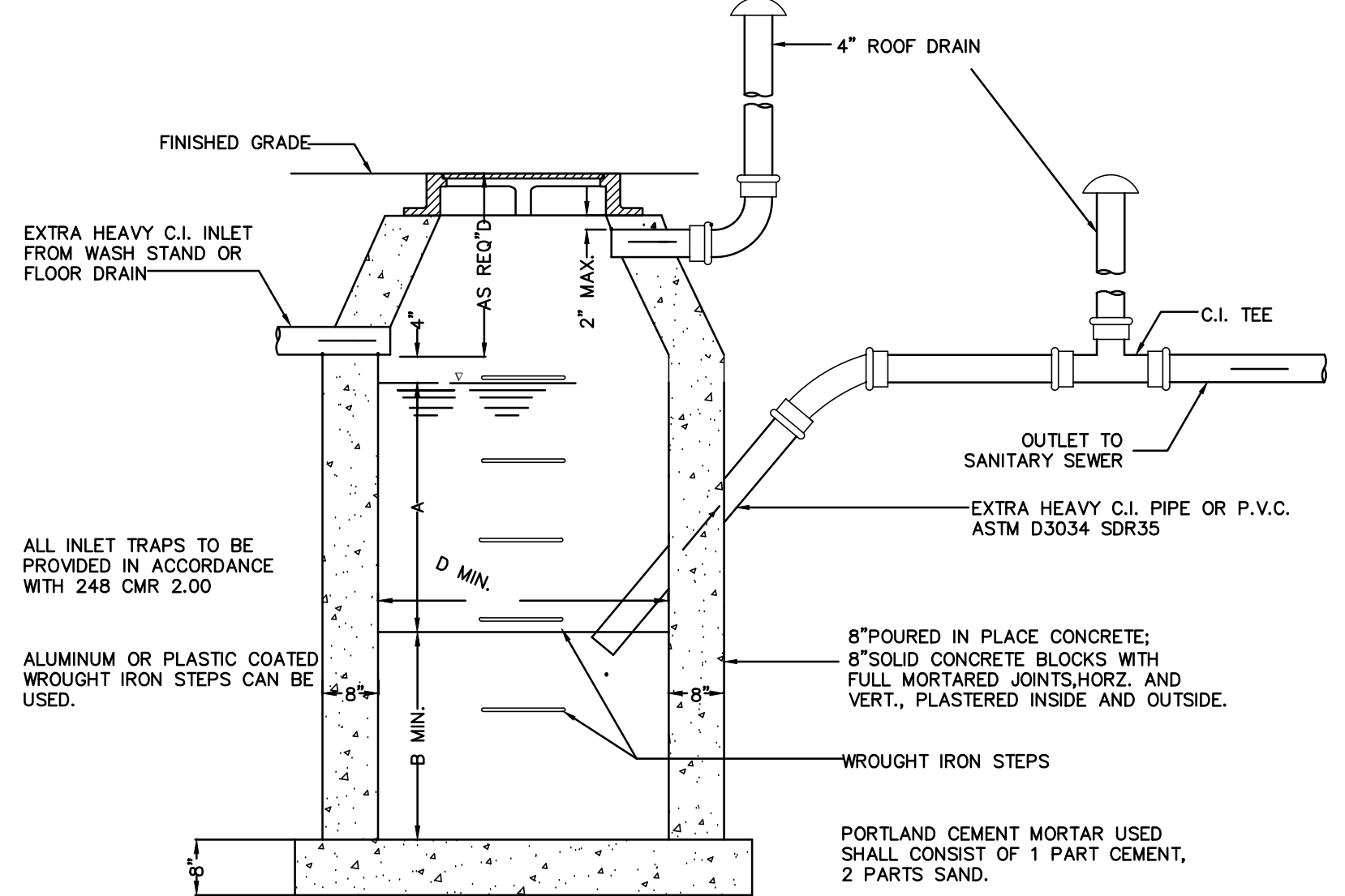


UTILITY TRENCH
NOT TO SCALE



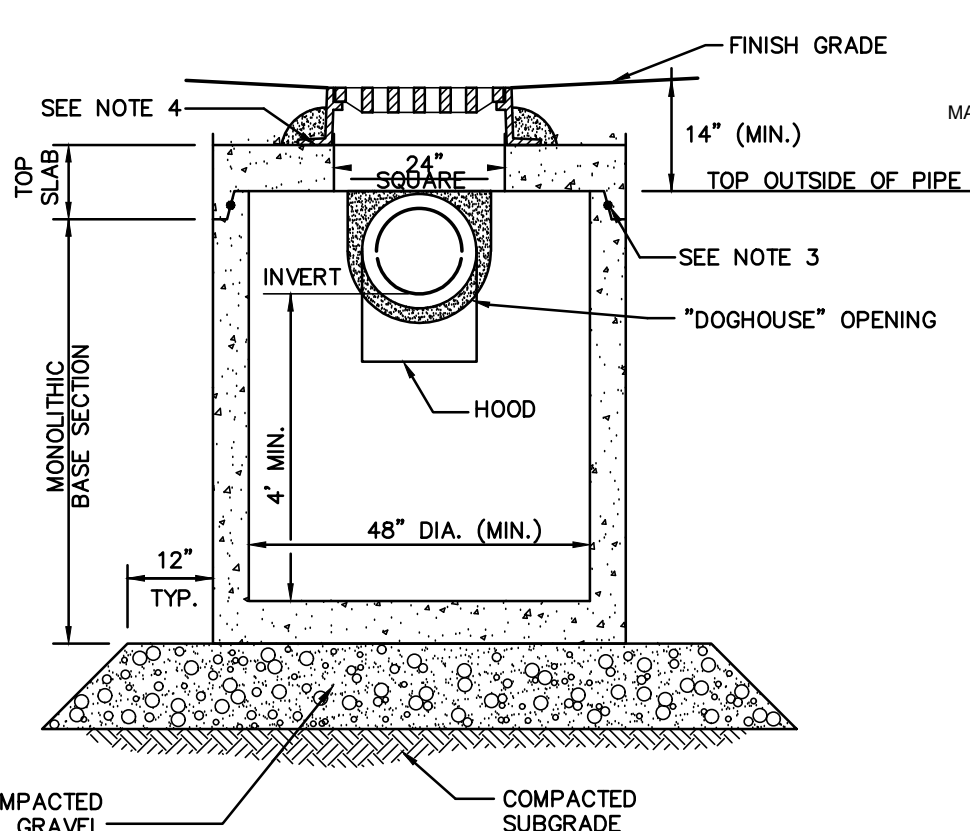
SUBSURFACE INFILTRATION SYSTEM 1
NOT TO SCALE

INLET	D	A	B	INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"	8"	5'-0"	6'-0"	5'-0"
5"	3'-6"	5'-0"	4'-0"	5'-6"	5'-6"	4'-6"	4'-0"
	3'-6" x 3'-6"	4'-0"	3'-0"	6'-0"	6'-0"	4'-0"	3'-6"
	3'-6" x 3'-6"	3'-6"	3'-0"	6'-0" x 6'-0"	3'-0"	2'-6"	2'-6"
	3'-6" x 3'-6"	3'-0"	2'-6"	6'-0" x 6'-0"	3'-6"	3'-0"	3'-0"
	3'-6" x 3'-6"	3'-0"	2'-6"	6'-6" x 6'-6"	3'-0"	2'-6"	2'-6"
6"	4'-0"	5'-0"	4'-6"	10"	5'-6"	7'-6"	6'-6"
	4'-0" x 4'-0"	4'-0"	3'-6"	6'-0" x 6'-0"	5'-6"	4'-6"	4'-6"
	4'-6" x 4'-6"	3'-6"	3'-0"	6'-0" x 6'-0"	6'-6"	5'-6"	5'-6"
	5'-0"	3'-6"	3'-0"	6'-6" x 6'-6"	5'-0"	4'-6"	4'-0"
	5'-0" x 5'-0"	3'-0"	2'-6"				

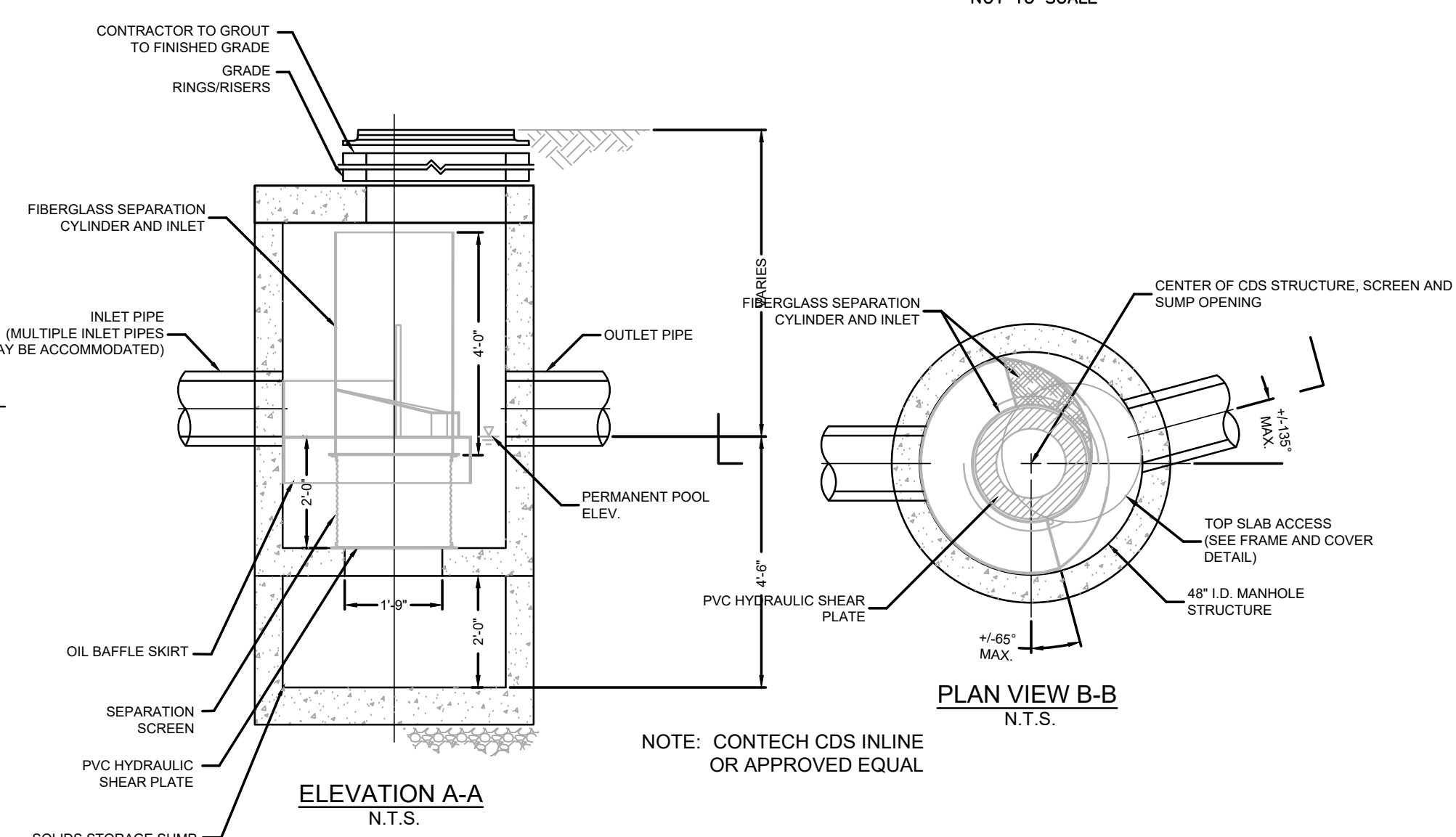


GAS TRAP
SCALE: N.T.S.

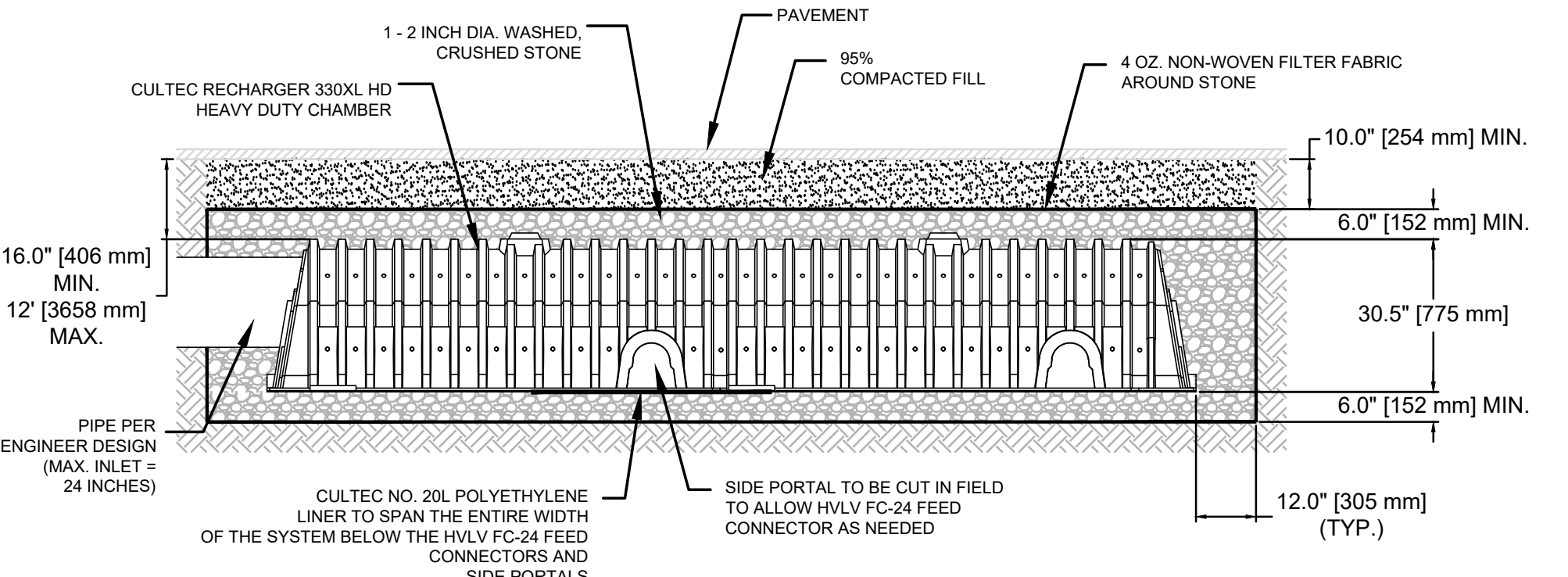
- NOTES:**
- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 - PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
 - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 - CATCH BASIN FRAME AND GRATE (4" DEPTH) SHALL BE SET IN FULL MORTAR BED.
 - ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.



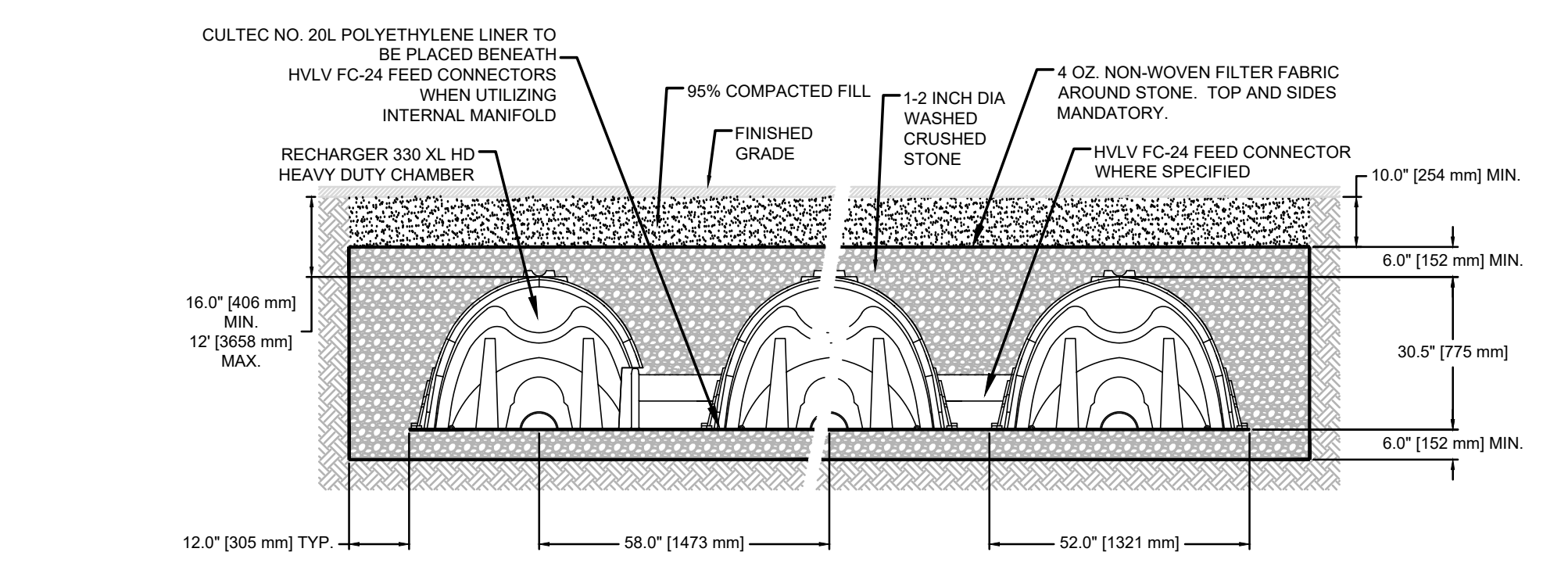
TYPICAL CATCH BASIN SHALLOW COVER WITH HOOD



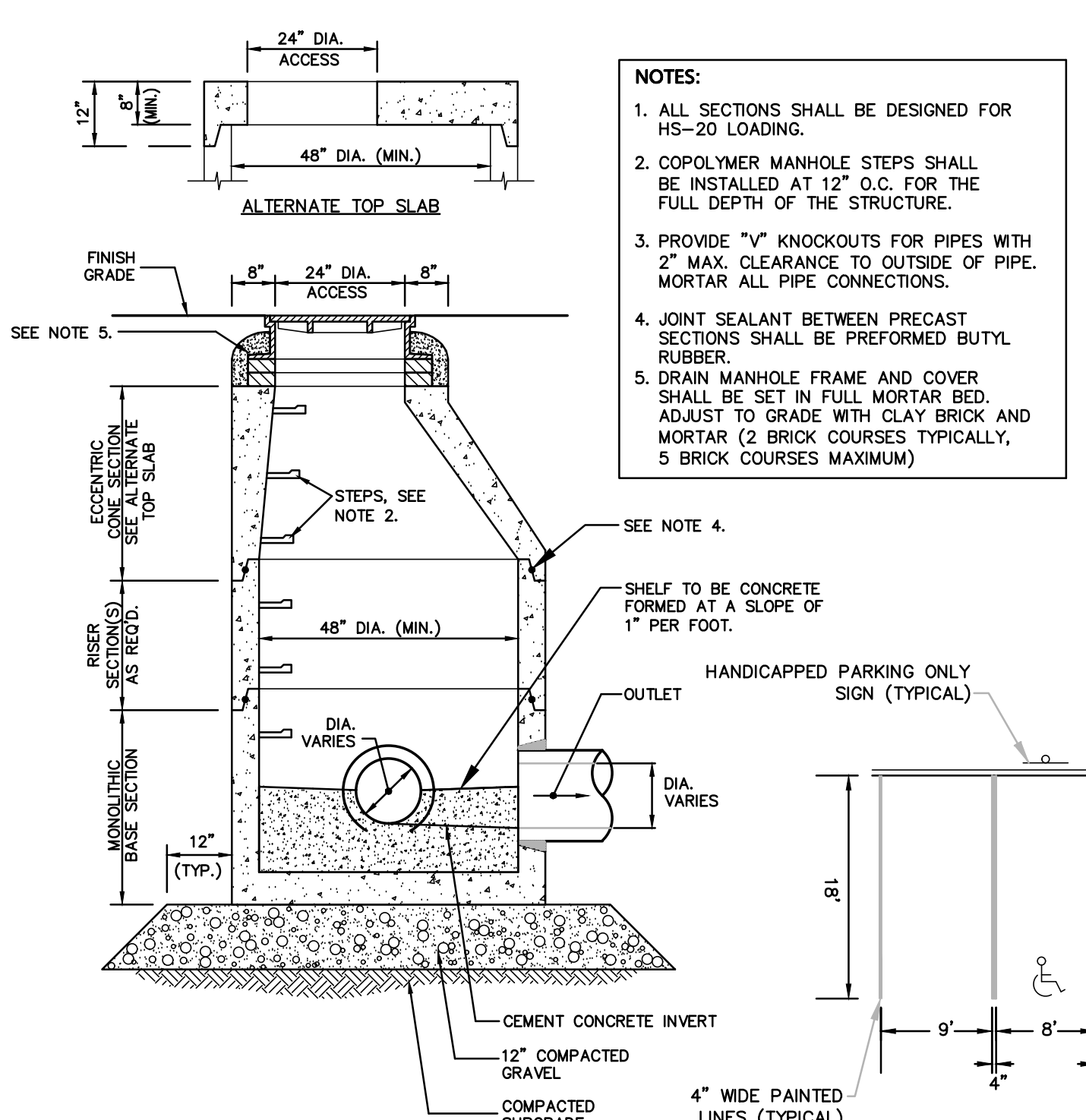
WATER QUALITY MANHOLE
NOT TO SCALE



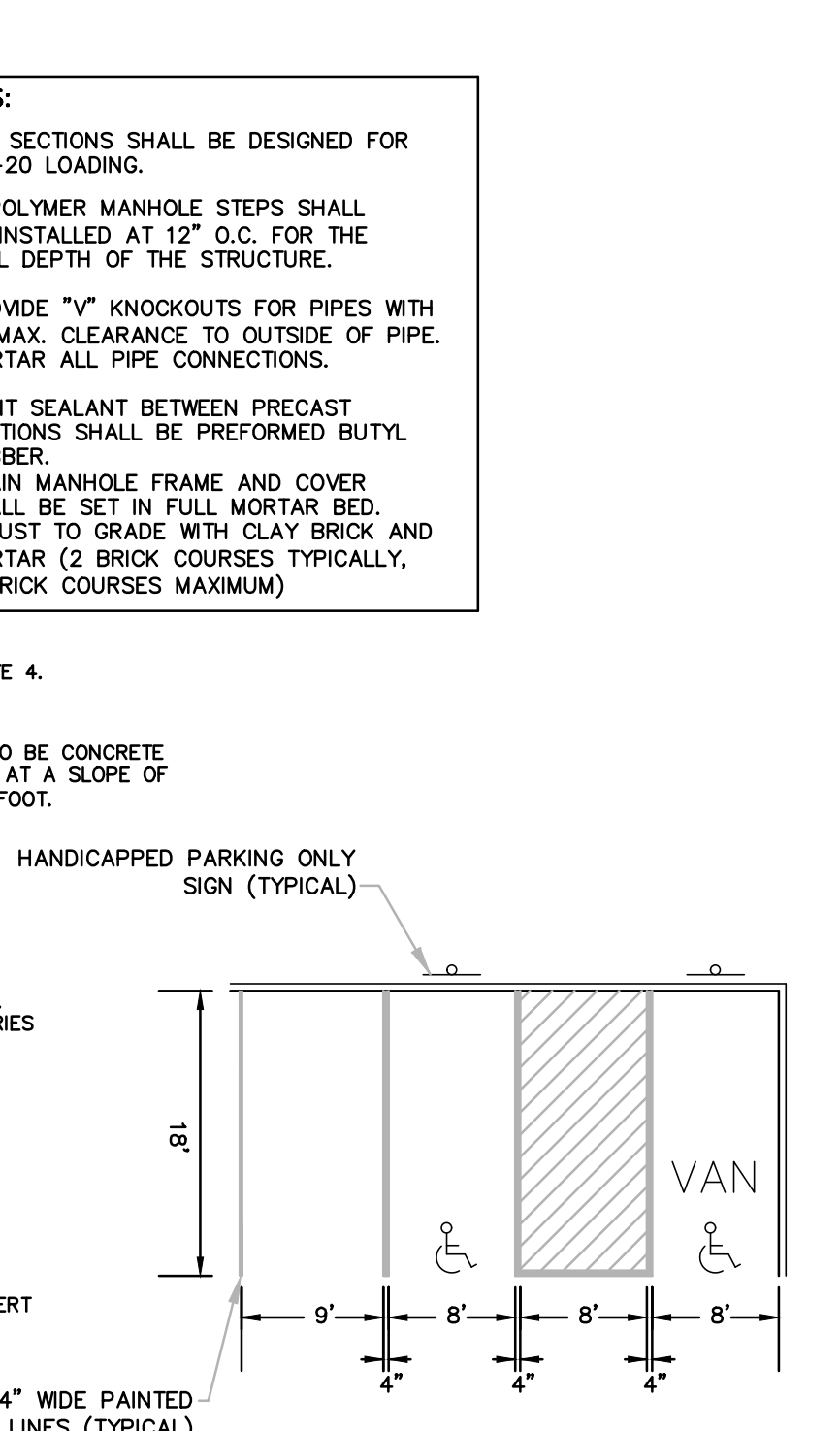
MAINFOLD DETAIL SUB-SURFACE DRAINAGE FACILITY DETAIL
CULTREC 330XL HD
NOT TO SCALE



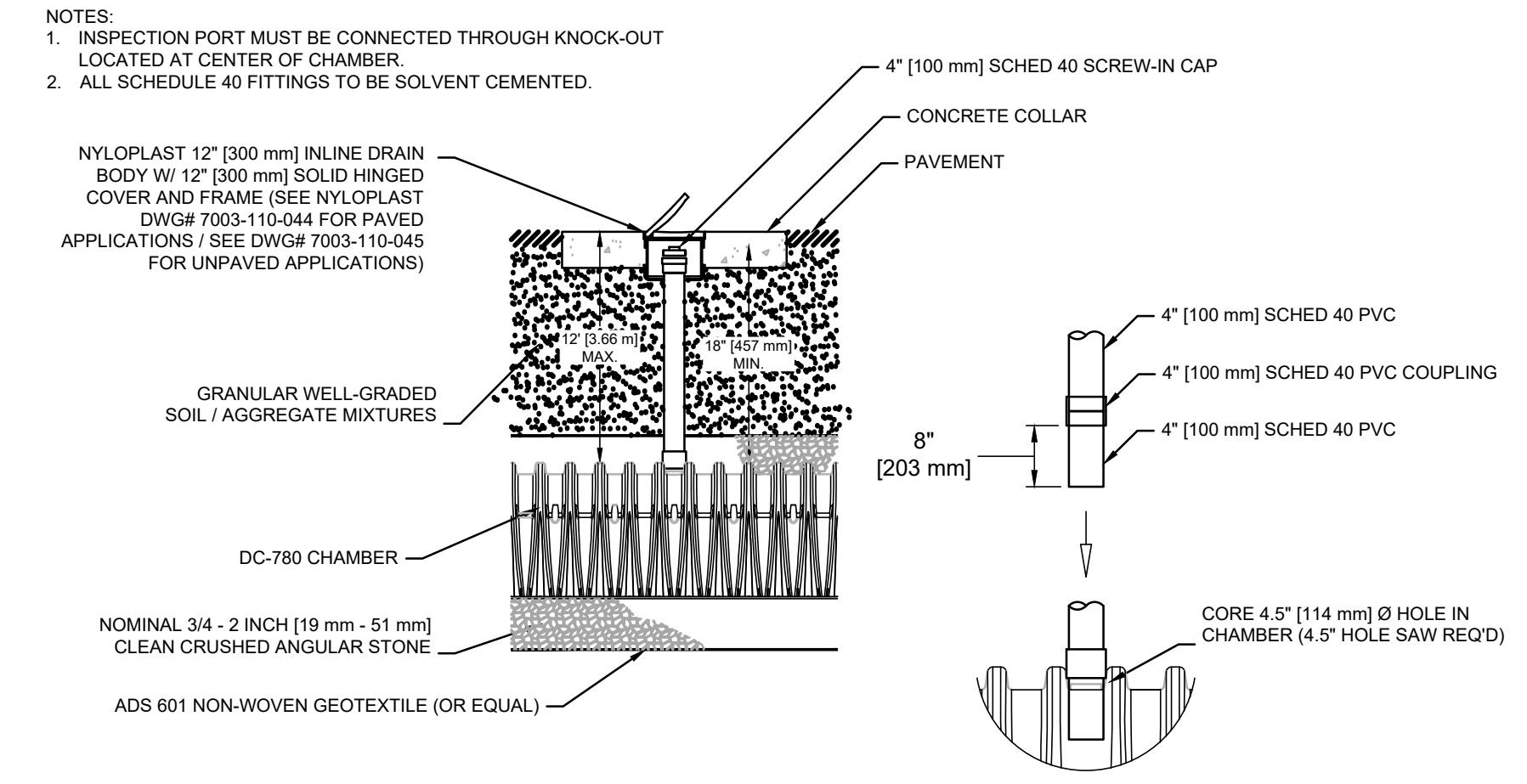
TYPICAL CROSS SECTION
NOT TO SCALE



TYPICAL DRAIN MANHOLE
NOT TO SCALE



HANDICAP AND STANDARD PARKING DETAIL
NOT TO SCALE



INSPECTION PORT DETAIL
NOT TO SCALE

- NOTES:**
- INSPECTION PORT MUST BE CONNECTED THROUGH KNOCK-OUT LOCATED AT CENTER OF CHAMBER.
 - ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

- NOTES:**
- ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 - COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 - PROVIDE "Y" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 - JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 - DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Portsmouth, NH 03801
Tel: (603) 610-2100
Fax: (603) 610-1010

Site Plan
272 Tremont Street
(Tax Map C12 Block 0 Lot 9)
Melrose, Massachusetts

PROJECT # 19-29908
DATE: January 8, 2020
DWG FILE NAME: 19-29908.dwg
SCALE: AS NOTED
DESIGN BY: Calvin Reach
CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for
Engineering Alliance, Inc.

Eric Kenworthy
49 Marmion Road
Melrose, MA 02176

DRAWING TITLE:
Construction Details

DWG. NO.
C-4

REV	DATE	DESCRIPTION OF REVISION
4/1/2020	DATE	REV PER COMMUNITY DEVELOPMENT COMMENTS

PROJECT NAME
Tremont Street Residences

PROJECT ADDRESS
 272 Tremont Street
 Melrose, MA

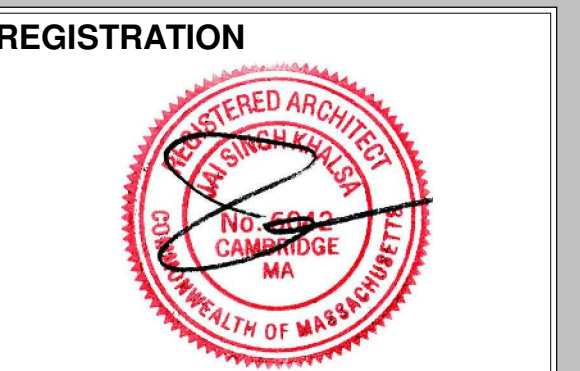
CLIENT
Eric Kenworthy



17 IVALOO STREET SUITE 400
 SOMERVILLE, MA 02143
 TELEPHONE: 617-591-8682 FAX:
 617-591-2086

CONSULTANTS:

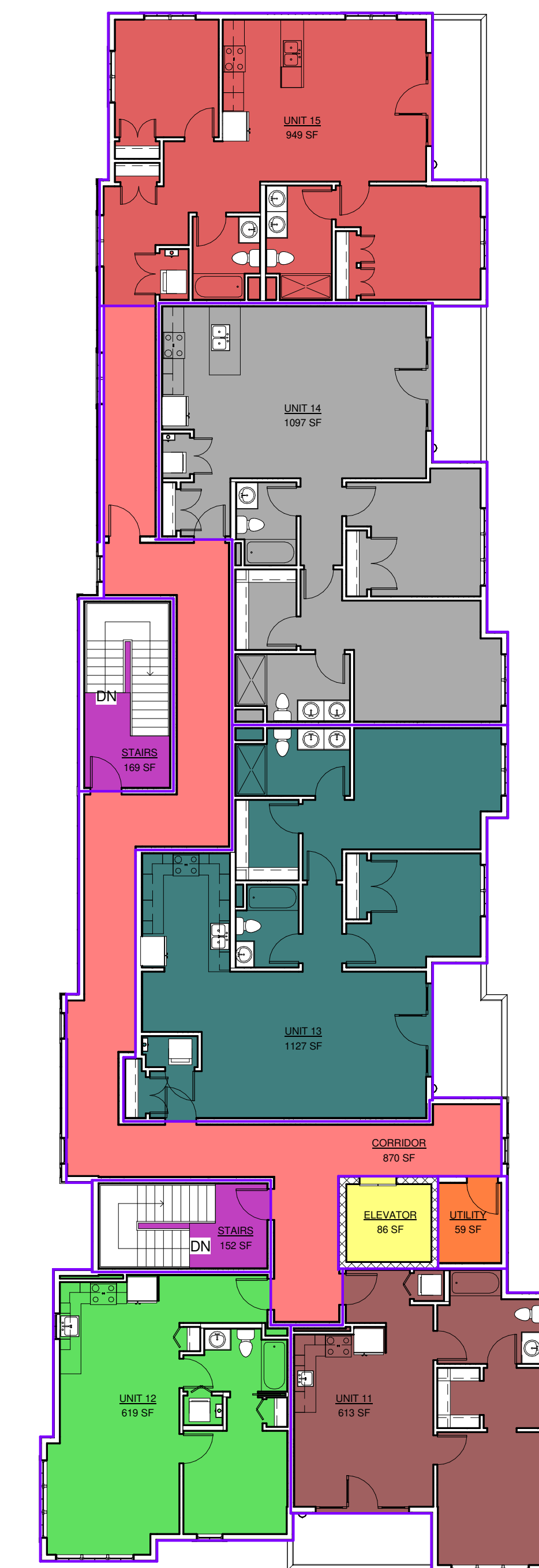
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Project number 18035
 Date 03/31/2020
 Drawn by WC
 Checked by JSK
 Scale 3/32" = 1'-0"

REVISIONS

No.	Description	Date

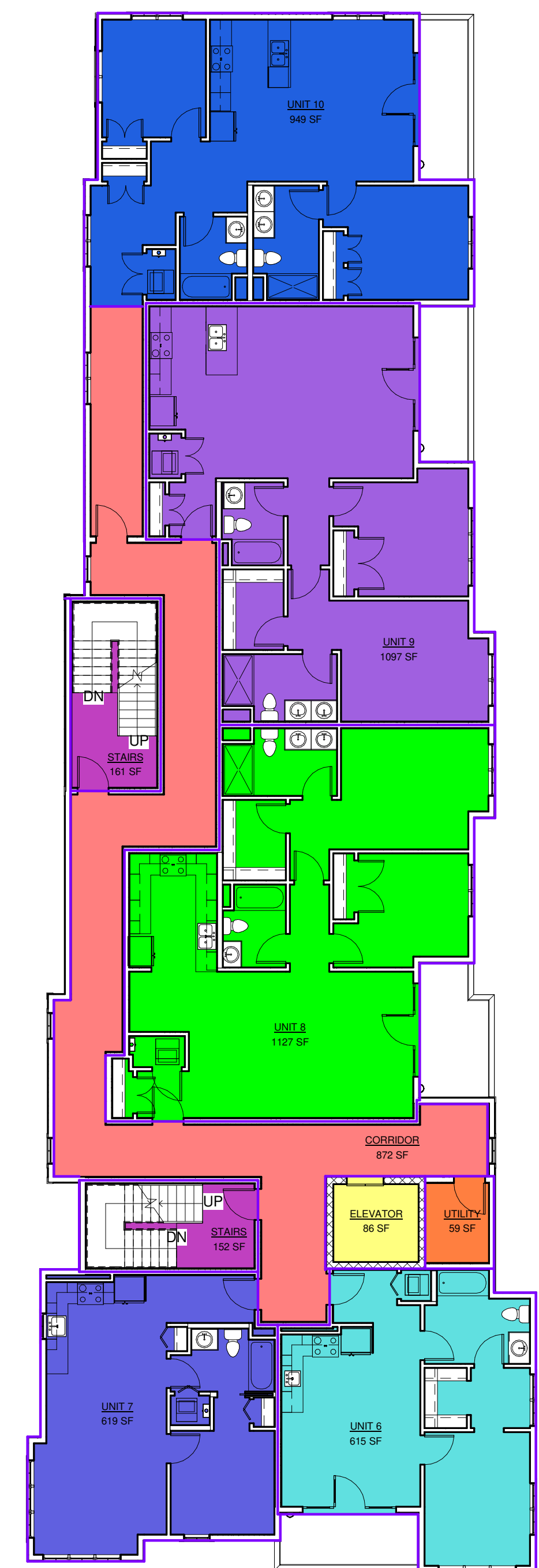


④ 4-Fourth Floor
 3/32" = 1'-0"

- Rentable Area Legend**
- CORRIDOR
 - ELEVATOR
 - STAIRS
 - UNIT 11
 - UNIT 12
 - UNIT 13
 - UNIT 14
 - UNIT 15
 - UTILITY

BUILDING SQUARE FOOTAGE BREAKDOWN

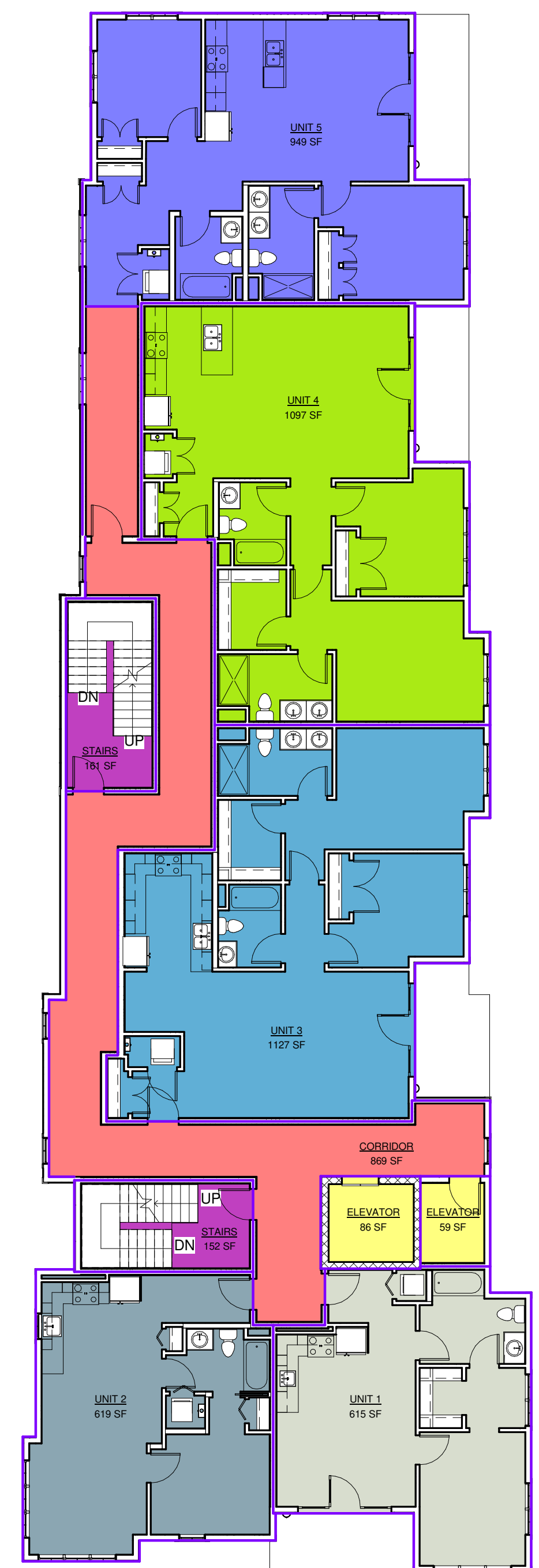
TOTAL LEASABLE SQUARE FOOTAGE = (13,408) SF
TOTAL COMMERCIAL SQUARE FOOTAGE = (663) SF
TOTAL COMMON / STAIR / UTILITY SQUARE FOOTAGE = (4,907) SF
TOTAL BUILDING SQUARE FOOTAGE = (18,978) SF



③ 3-Third Floor
 3/32" = 1'-0"

- Rentable Area Legend**
- CORRIDOR
 - ELEVATOR
 - STAIRS
 - UNIT 6
 - UNIT 7
 - UNIT 8
 - UNIT 9
 - UNIT 10
 - UTILITY

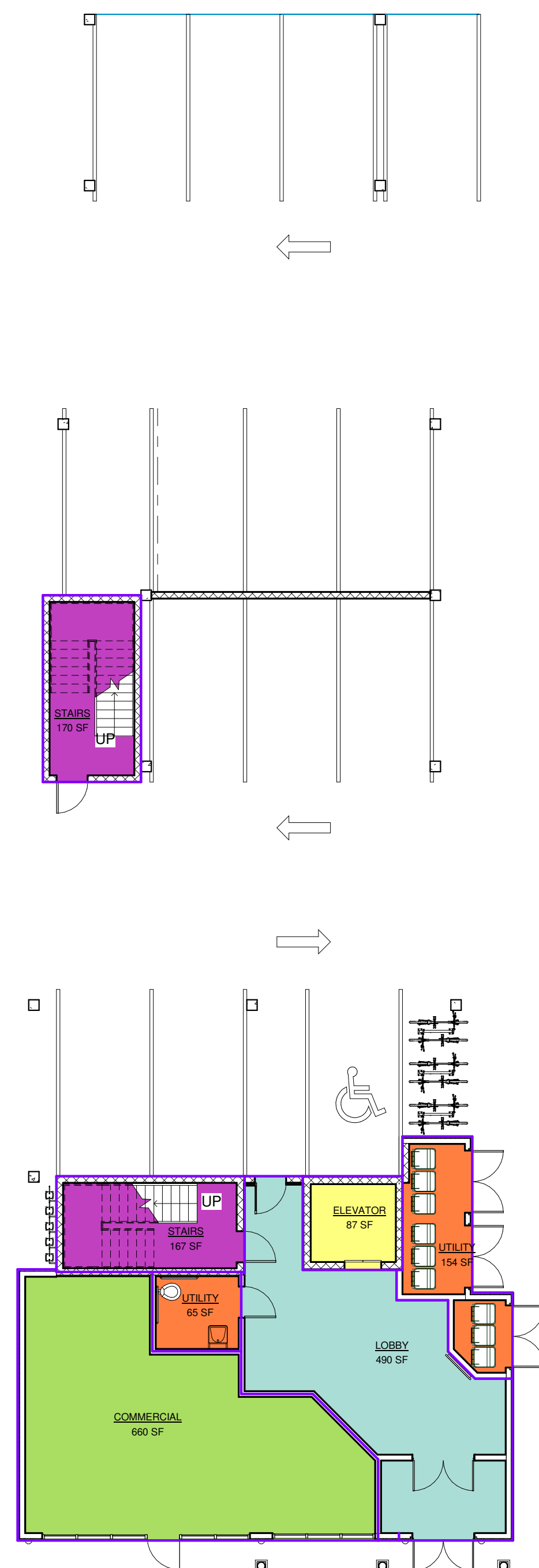
Area Schedule (Rentable)		
Name	Level	Area
UNIT 10	3-Third Floor	949 SF
UTILITY	3-Third Floor	59 SF
CORRIDOR	4-Fourth Floor	870 SF
ELEVATOR	4-Fourth Floor	86 SF
STAIRS	4-Fourth Floor	169 SF
STAIRS	4-Fourth Floor	152 SF
UNIT 11	4-Fourth Floor	613 SF
UNIT 12	4-Fourth Floor	619 SF
UNIT 13	4-Fourth Floor	1127 SF



② 2-Second Floor
 3/32" = 1'-0"

- Rentable Area Legend**
- CORRIDOR
 - ELEVATOR
 - STAIRS
 - UNIT 1
 - UNIT 2
 - UNIT 3
 - UNIT 4
 - UNIT 5

Area Schedule (Rentable)		
Name	Level	Area
CORRIDOR	2-Second Floor	869 SF
ELEVATOR	2-Second Floor	86 SF
ELEVATOR	2-Second Floor	59 SF
STAIRS	2-Second Floor	161 SF
STAIRS	2-Second Floor	152 SF
UNIT 1	2-Second Floor	615 SF
UNIT 2	2-Second Floor	619 SF
UNIT 3	2-Second Floor	1127 SF
UNIT 4	2-Second Floor	1097 SF



① 1-First Floor
 3/32" = 1'-0"

- Rentable Area Legend**
- COMMERCIAL
 - ELEVATOR
 - LOBBY
 - STAIRS
 - UTILITY

Area Schedule (Rentable)		
Name	Level	Area
LEASING	Not Placed	Not Placed
COMMERCIAL	1-First Floor	660 SF
ELEVATOR	1-First Floor	87 SF
LOBBY	1-First Floor	490 SF
STAIRS	1-First Floor	170 SF
STAIRS	1-First Floor	167 SF
UTILITY	1-First Floor	154 SF
UTILITY	1-First Floor	65 SF

\ITKG-SERVER\Drawn\18\18035_Kenworthy - Tremont St_Melrose\08 Drawings\00_ARCH_SD_DDKenworthy_Tremont St_OPTION 2 - 1-2-20.rvt
 6/23/2020 2:31:21 PM

PROJECT NAME

Tremont Street Residences

PROJECT ADDRESS

272 Tremont Street
Melrose, MA

CLIENT

Eric Kenworthy

ARCHITECT



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX:
617-591-2086

CONSULTANTS:

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REGISTRATION



Project number 18035
Date 03/31/2020
Drawn by WC
Checked by JSK
Scale 1/8" = 1'-0"

REVISIONS

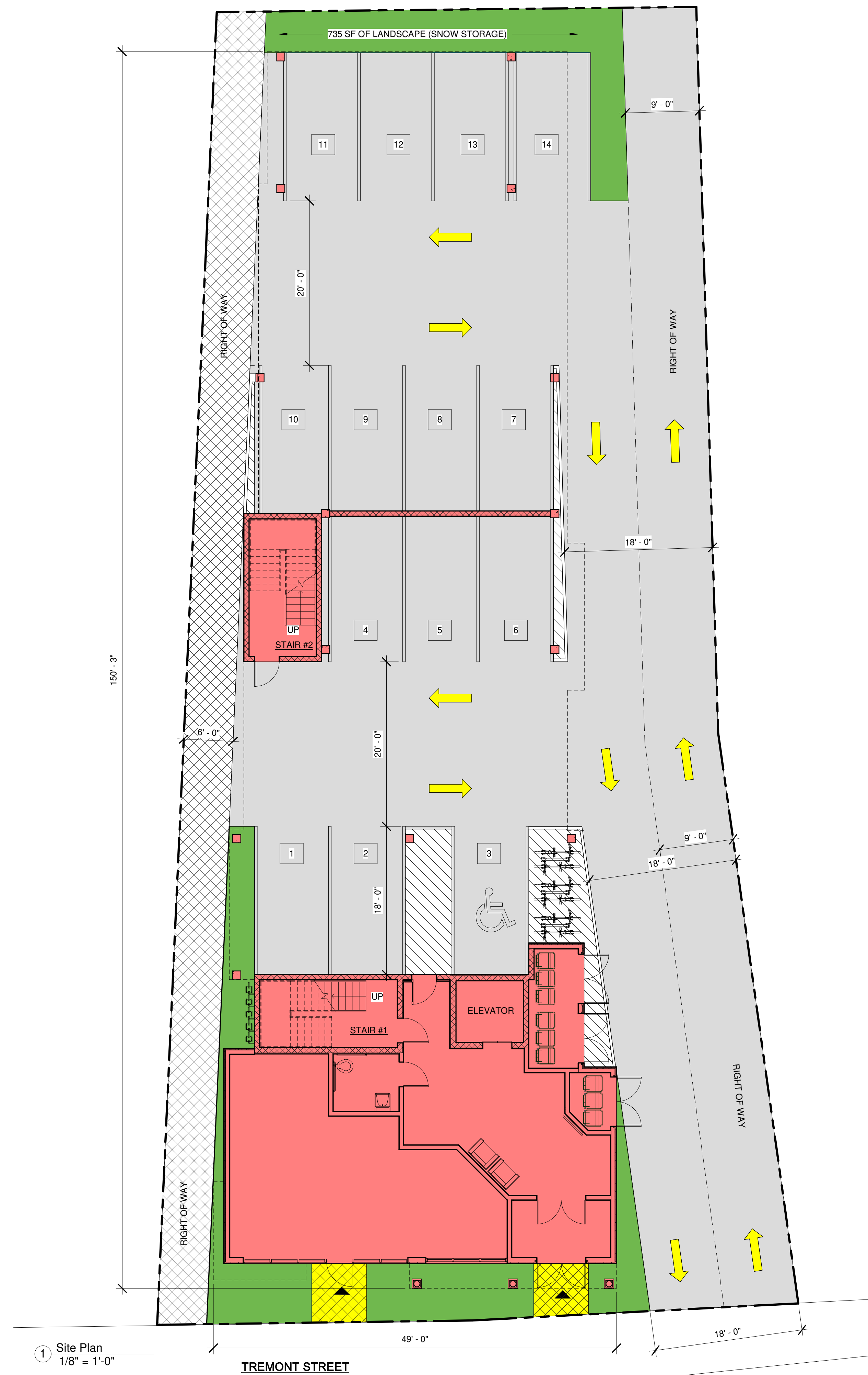
No.	Description	Date

Architectural Site Plan & 1st Floor Plan

A-020

Tremont Street Residences

TRAIN TRACKS



BUILDING STATISTICS:

TOTAL SQUARE FOOTAGE OF BUILDING = 18,930 SF

15 UNITS IN TOTAL

(9) 2 BEDROOM UNITS / (6) 1 BEDROOM UNITS

(12) FULL SIZE PARKING SPOTS FOR RESIDENCES (2) PARKING SPOTS FOR RETAIL

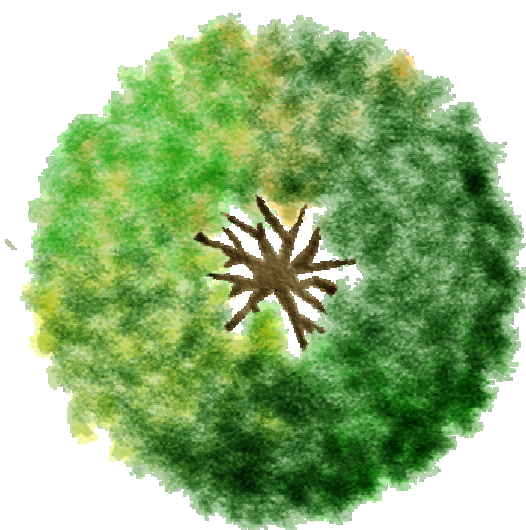
4 STORIES TALL - 43'-6" HIGH

BUILDING DIMENSIONS: 49'-9" x 150'-3"

1 Site Plan
1/8" = 1'-0"

TREMONT STREET

\\TKG-SERVER\Drawings\18\18035_Kenworthy - Tremont St_Melrose\08 Drawings\00_ARCH_SD_DD\Kenworthy Tremont St_OPTION 2 - 1-2-20.rvt
6/23/2020 2:31:24 PM



(3) ARMSTRONG MAPLE
(2.5-3" CALIPER)



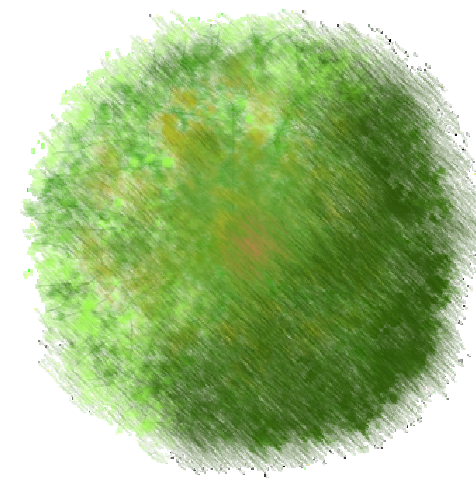
(60) VARIGATED HOSTA 1-
GALLON

ASPHALT PAVING
UNDERNEATH BUILDING

EXISTING DRIVEWAY
EASEMENT

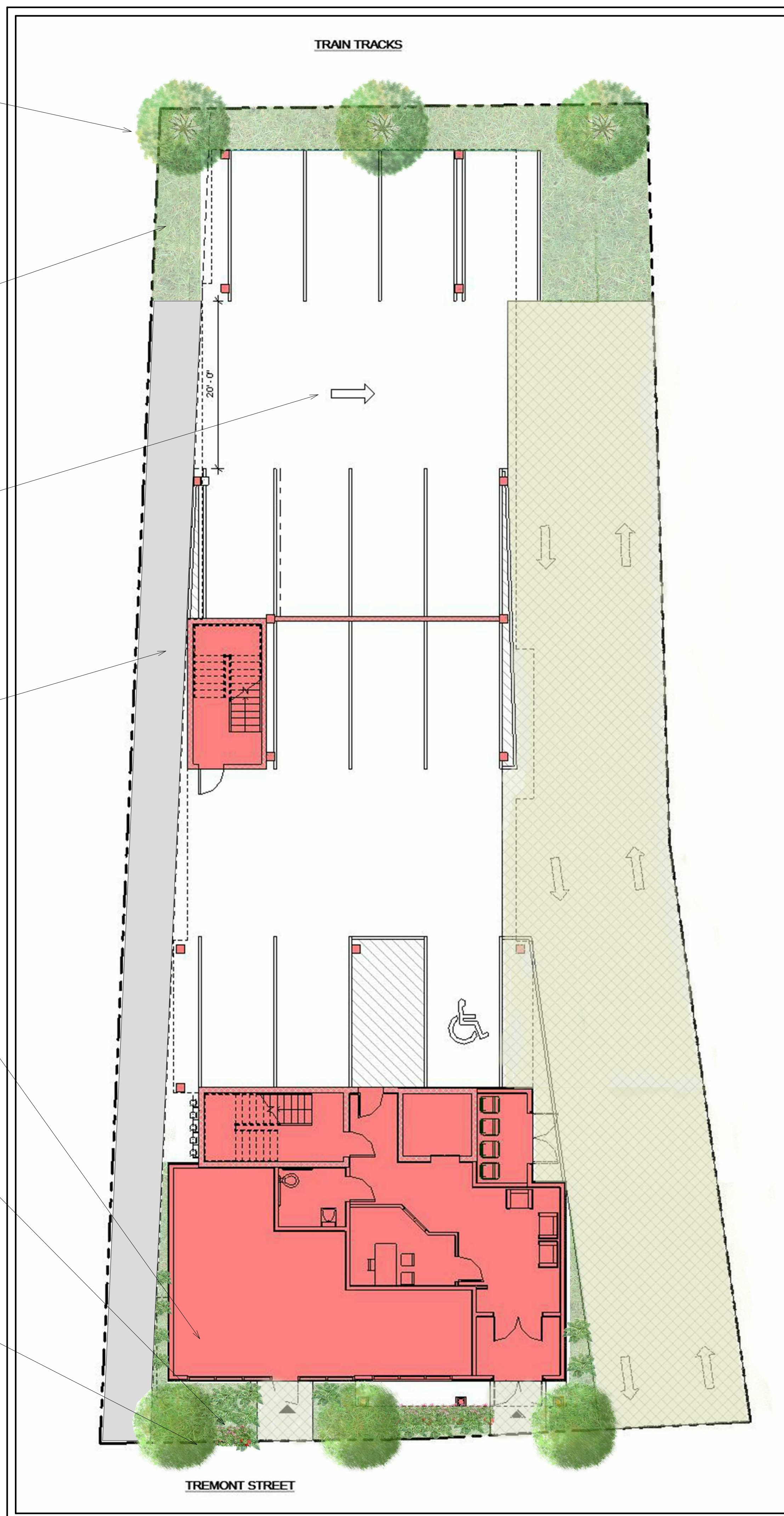


(50) HOSTA 1-GALLON
UNDERSTORY PLANTING



(3) FLOWERING PEAR TREES
(2.5 - 3" CALIPER)

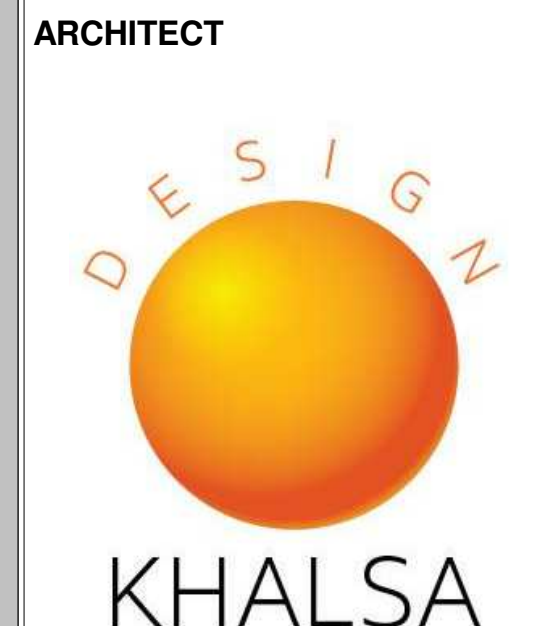
SEASONAL PLANTINGS ALONG
TREMONT STREET.
(FALL/ SPRING - DAFFODILS)
(SUMMER - MIXED IMPATIENS)



PROJECT NAME
**Tremont Street
Residences**

PROJECT ADDRESS
272 Tremont Street
Melrose, MA

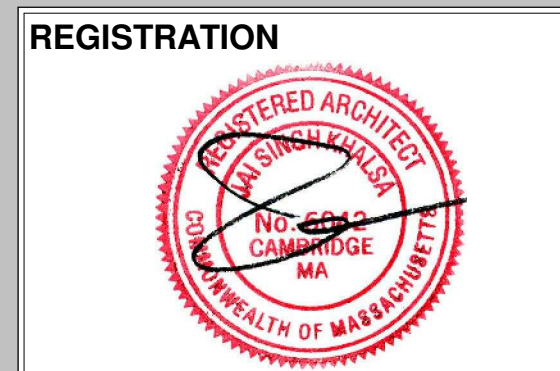
CLIENT
Eric Kenworthy



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX:
617-591-2086

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Project number	18035
Date	03/31/2020
Drawn by	Author
Checked by	Checker
Scale	12" = 1'-0"

REVISIONS		
No.	Description	Date

Landscape Plan

L-1
Tremont Street Residences

PROJECT NAME
Tremont Street Residences

PROJECT ADDRESS
 272 Tremont Street
 Melrose, MA

CLIENT
Eric Kenworthy



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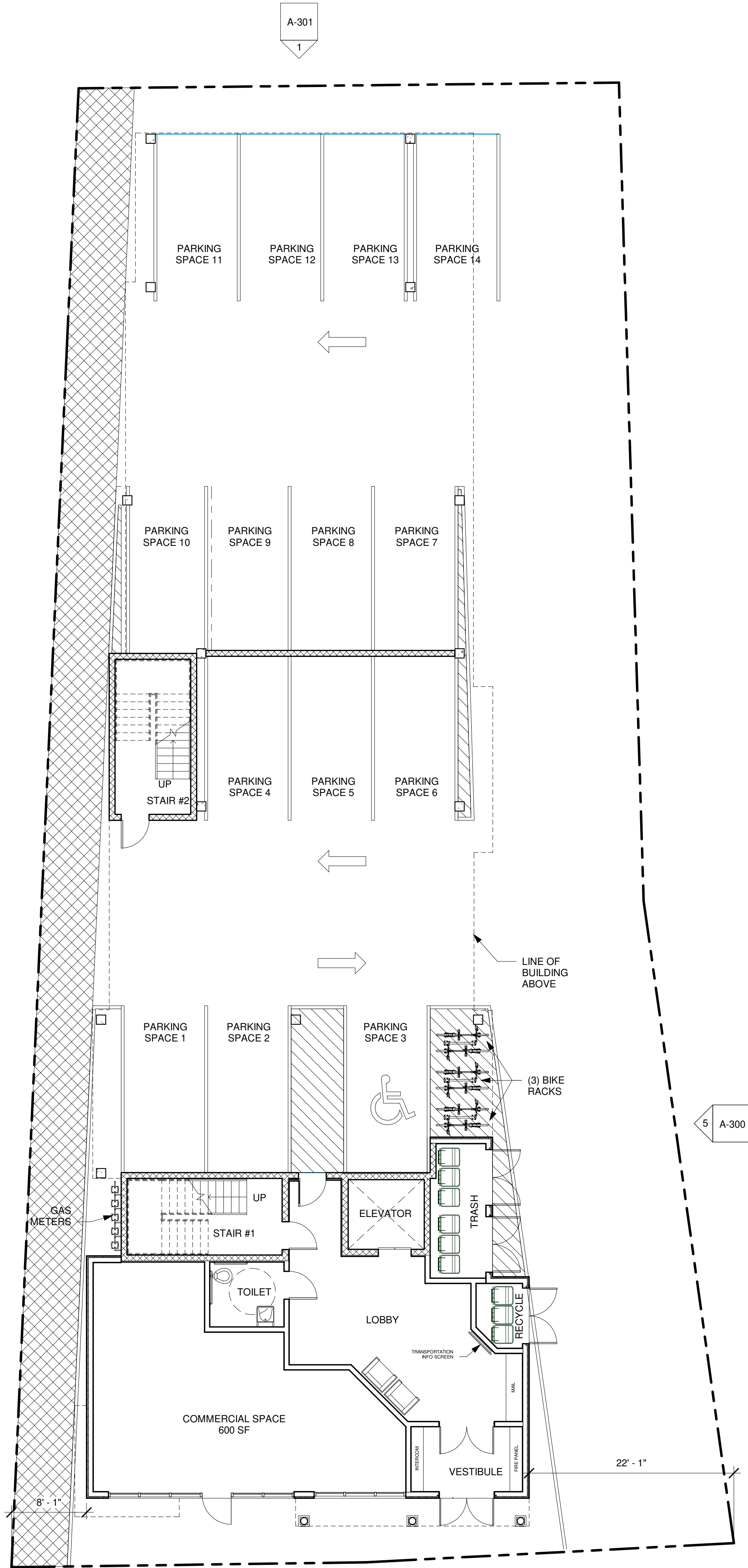
Project number 18035
 Date 03/31/2020
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 Checked by JSK
 Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

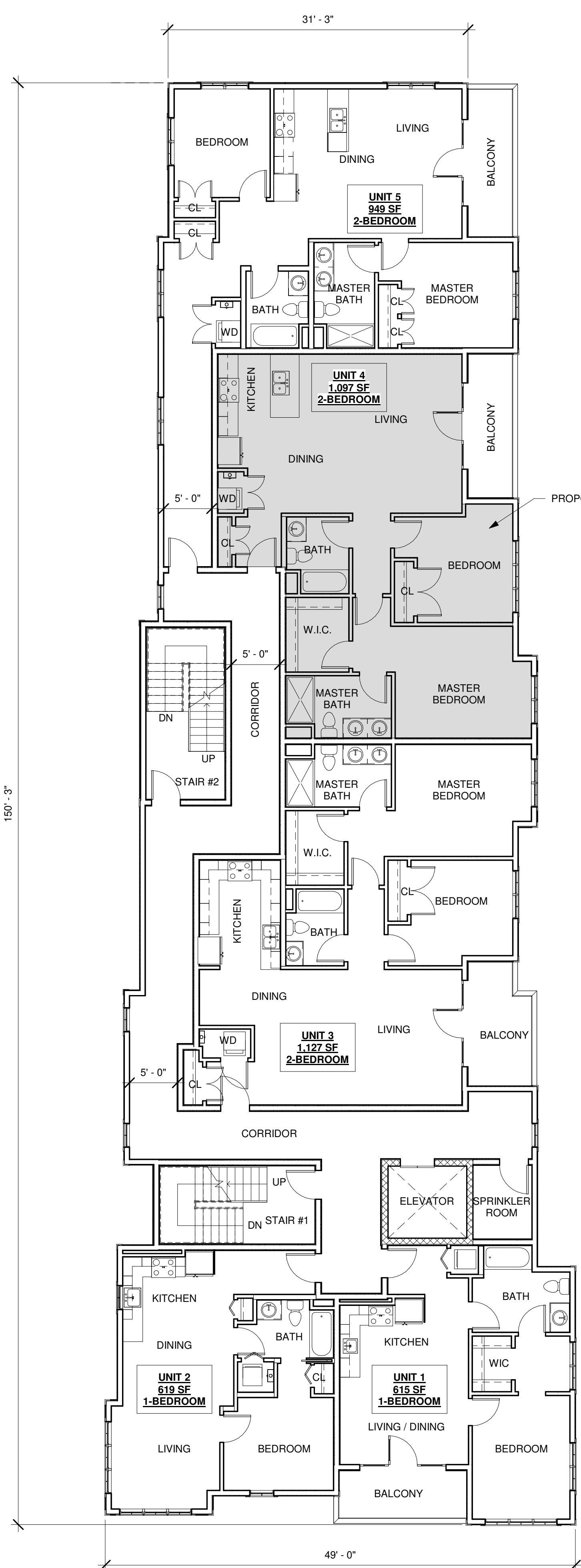
**1st, 2nd & 3rd
 Floor Plans**

A-101
 Tremont Street Residences

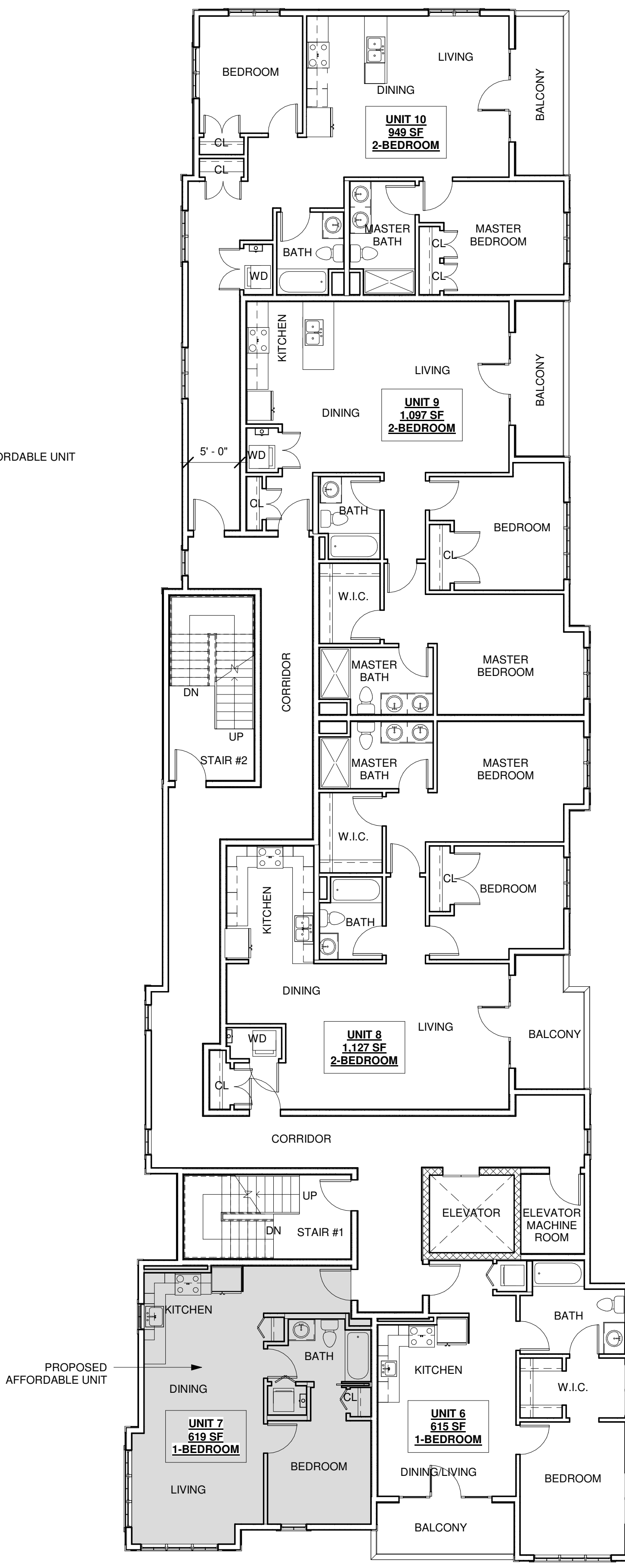


3 1- First Floor
 1/8" = 1'-0"

A-303

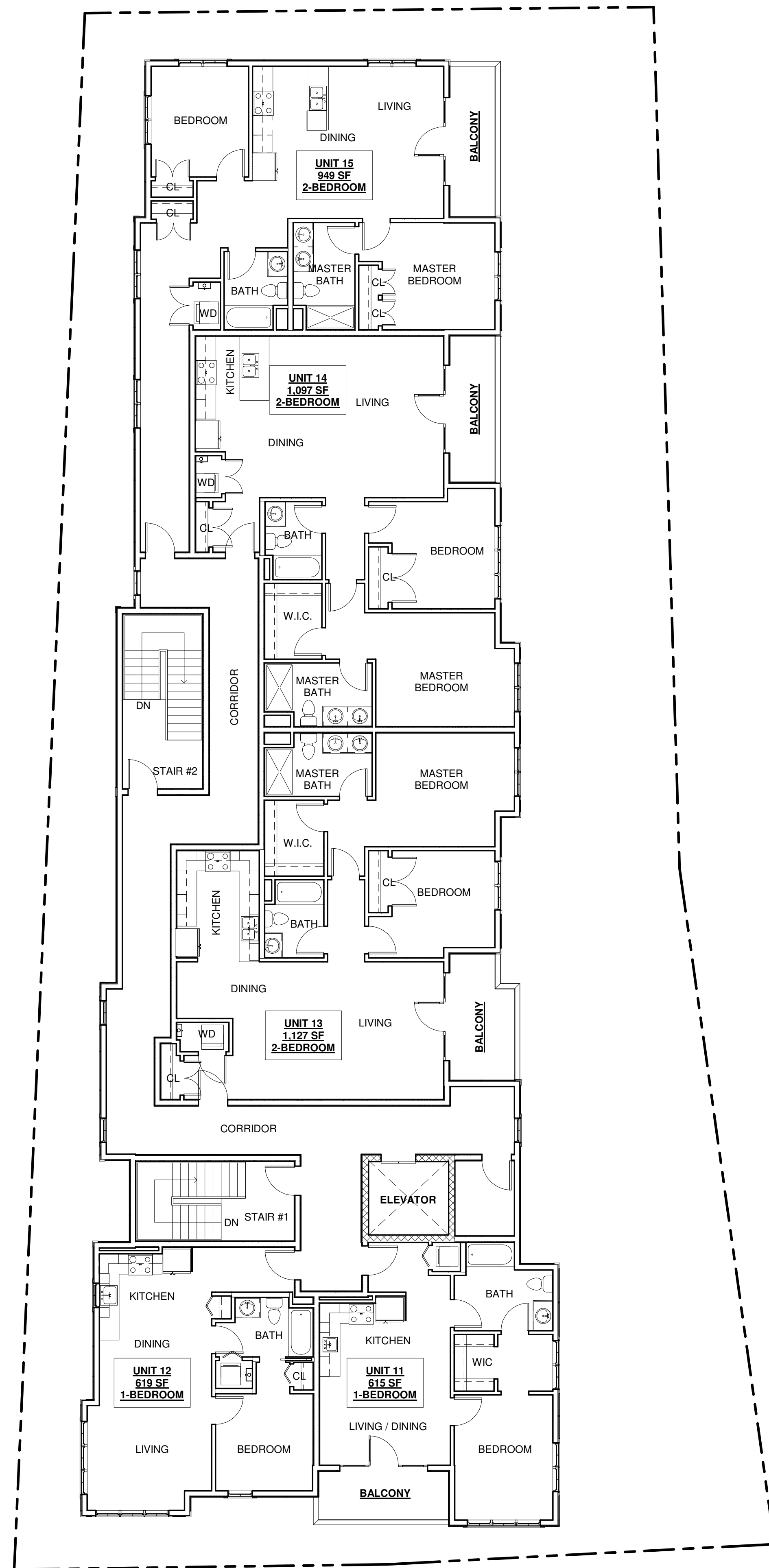


1 2-Second Floor
 1/8" = 1'-0"

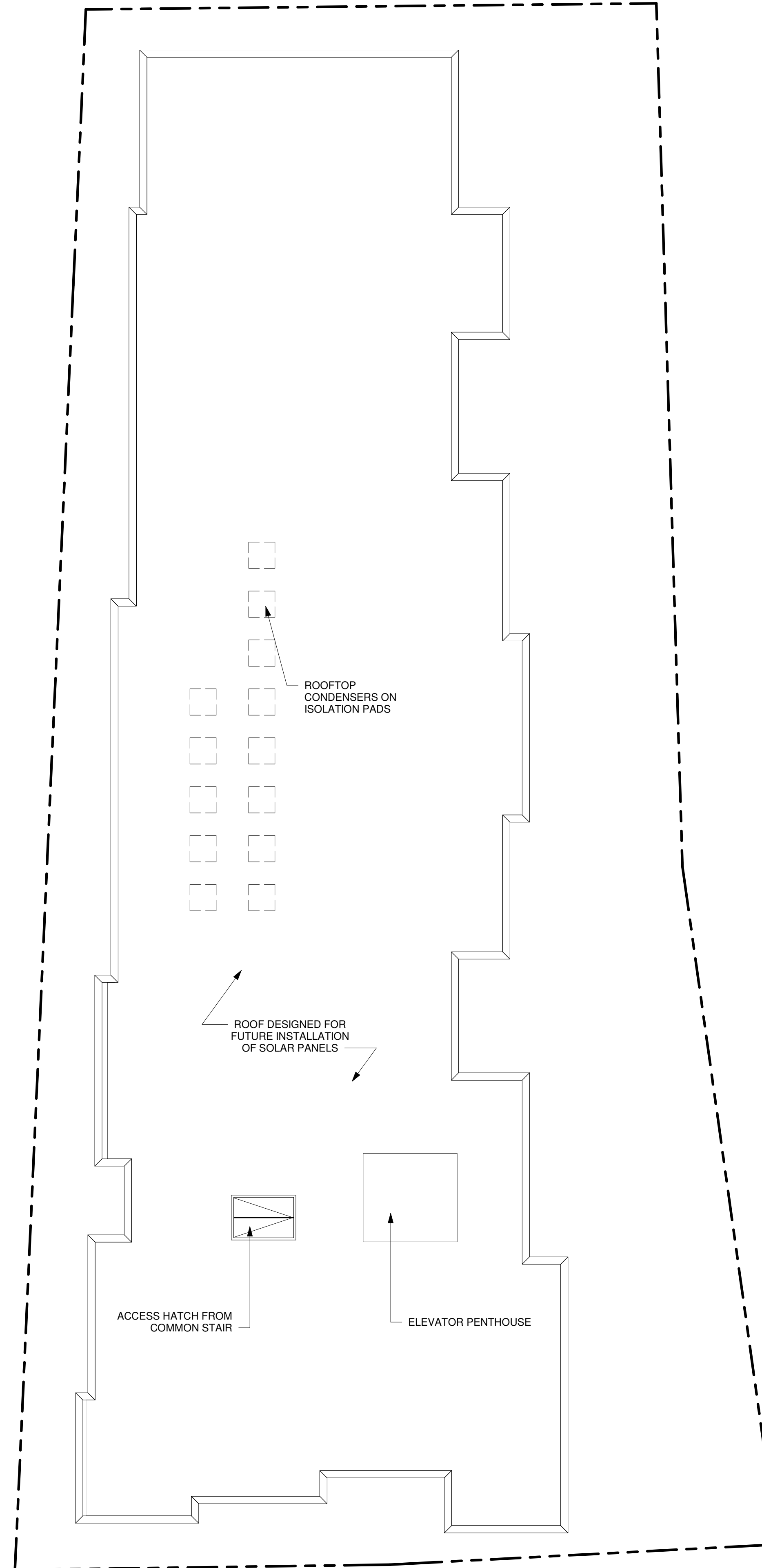


2 3-Third Floor
 1/8" = 1'-0"

\\TKG-SERVER\DR\1818035_Kenworthy - Tremont St_Melrose\08 Drawings\00_ARCH_SD_DD\Kenworthy Tremont St_OPTION 2 - 1-2-20.rvt
 6/23/2020 2:31:27 PM



① 4-Fourth Floor
1/8" = 1'-0"



② Roof
1/8" = 1'-0"

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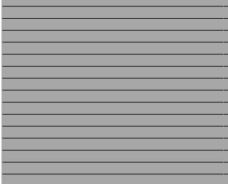


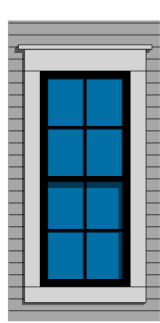

4th Floor & Roof
Plans

A-102
Tremont Street Residences



① Tremont Street Elevation
3/16" = 1'-0"

EXTERIOR ELEVATION MATERIALS

-  4" EXPOSURE HARDI CLAPBOARDS
-  HARDI PANEL W/ REGLETS (ARCTIC WHITE)
-  BAUHAUS THIN BRICK AT STREET LEVEL
-  VINYL DOUBLE HUNG WINDOWS (BLACK)
-  STANDING SEAM ROOF



② Side Elevation
3/16" = 1'-0"

PROJECT NAME
Tremont Street Residences

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272 Tremont Street
Melrose, MA

CLIENT
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ARCHITECT
DESIGN

KHALSA

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REVISIONS

No.	Description	Date

Elevations

A-300

Tremont Street Residences

PROJECT NAME
Tremont Street Residences

PROJECT ADDRESS
 272 Tremont Street
 Melrose, MA

CLIENT
Eric Kenworthy



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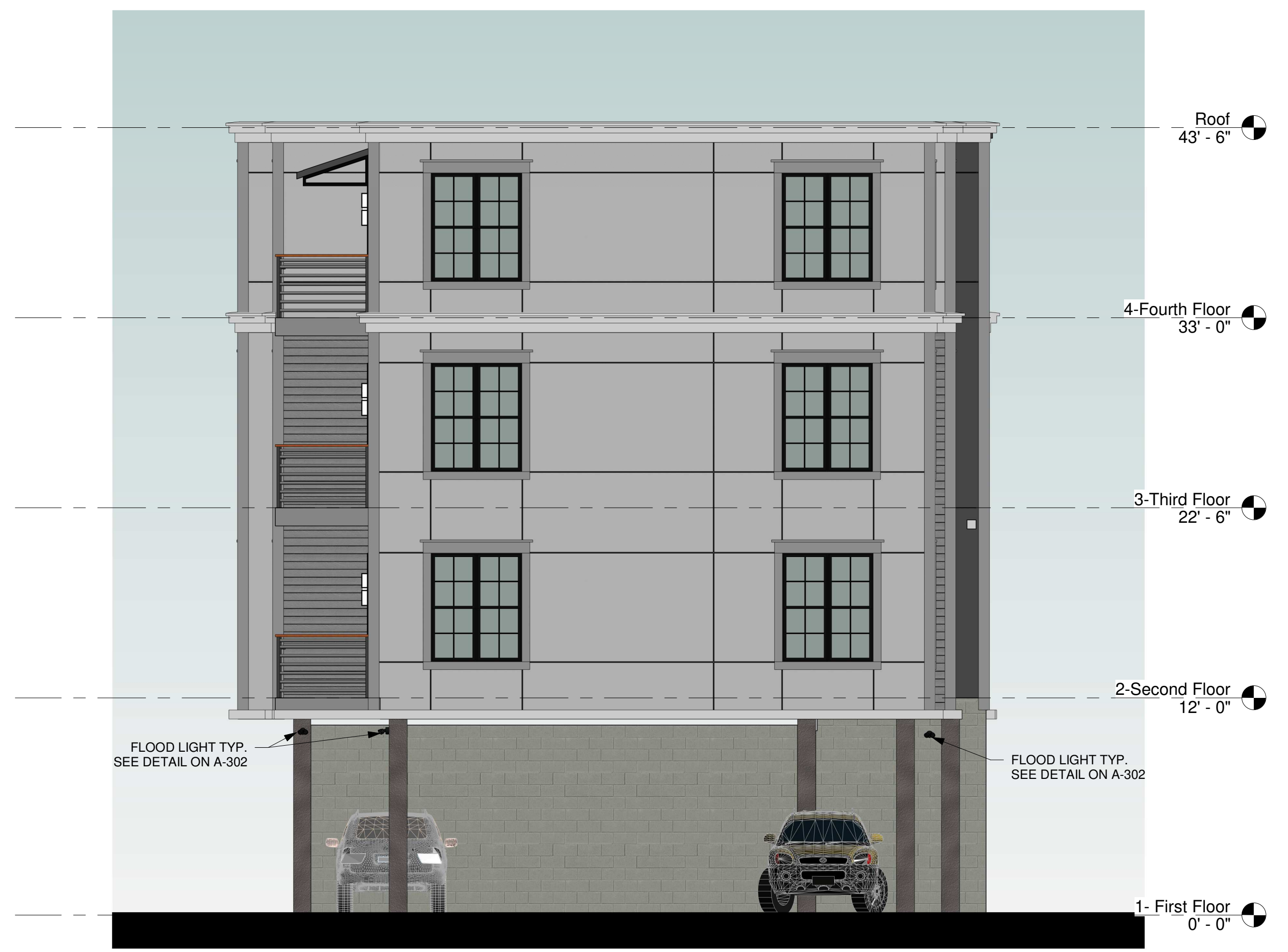


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 Date 03/31/2020
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 Scale 3/16" = 1'-0"

REVISIONS

No.	Description	Date

Elevations
A-301
 Tremont Street Residences



① Train Track Elevation
 3/16" = 1'-0"



② Side Elevation 2
 3/16" = 1'-0"



The Skyscraper Outdoor LED Wall Sconce is available with the following:

- Details:**
- UV stabilized acrylic diffuser
 - Dimmable with an ELV dimmer (not included)
 - Material: Bronze: Aluminum; Stainless Steel: 316 Marine Grade Stainless Steel
 - Shade Material: F1-Rated Acrylic
 - ADA compliant, Title 24 compliant
 - ETL Listed Wet
 - Marine Grade
 - Warranty: 5 Years Functional, 2 Years Finish
 - Made In China

- Options:**
- Finish: Bronze, Stainless Steel, Black
 - Size: 12-inch, 18-inch

- Lighting:**
- 12-inch Option: 12 Watt (418 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 80000 hours
 - 18-inch Option: 19 Watt (741 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K Lifespan: 80000 hours

Compare Brightness:



- Dimensions:**
- 12-inch Option Fixture: Width 6", Height 12", Depth 3.25", Weight 3.8Lbs
 - 18-inch Option Fixture: Width 7", Height 18", Depth 3.25", Weight 5.6Lbs

Manufacturer IDs: view

California Residents: Prop 65 regulations

The Cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The Cylinders feature a 120V alternating current source and eliminates the need for a traditional LED driver. This modular approach results in an encapsulated luminaire that unites performance, cost and safety benefits. Specify P8798-31 top cover lens for use in wet locations.

Features:

- Durable and lightweight aluminum material with powder coat finish
- High-output LED is similar to (2) 120 watt incandescent bulbs!
- Meets California Title 24 high efficacy requirements for outdoor use only
- Dimmable to 10% with many ELV dimmers
- Rated for installation in damp or dry locations
- For wet locations, purchase the accessory top cover lens (offered upon adding this item to your cart)

Dimensions:

- Height: 18"
- Width: 6"
- Extension: 8.875"

Specifications:

- Bulb Type: Integrated LED
- Number of Light Engines: 2
- Total Lumen Output: 2562
- 1,262 Lumens Downlight
- 1,300 Lumens Uplight
- Color Temperature: 3000K
- Color Rendering Index (CRI): 90
- Wattage: 58 (29 watts per module)

Manufacturer	MaxLite
SKU	LSJ4806SU20DV50
Free Shipping Single	Free Ground Shipping!
Lead Time	Ships in: 1-3 Business Days
Return Policy	30-Day Money Back Guarantee.
Technology	LED
Regulations	Assembled in the USA, CA Title-24, cUL Listed, Damp Location, DLC Listed, FCC, LM-79 Tested, LM80 Tested, RoHS Compliant
Warranty	5 Year Limited Manufacturer
Available Voltage	120V - 277V
Dimming	0-10V 10% Dimming
Width	6.75 inches
Length	48.75 inches
Lumen Output Minimum	2170
Lumen Output Max	2193
Wattage	20 Watts

Wolfers Lighting

103 North Beacon Street
 Allston, MA 02134
 Website: www.wolfers.com

Phone: 617-254-0700
 Fax: 617-746-5544
 Email: internet@wolfers.com

Adjustable Piedmont Swivel Flood Light

Item ID: 246149
 Manufacturer: Seagull
 MFG #: 8607-12
 Finish: Black
 Height: 23.75"
 Width/Dia.: 5.75"
 Length: 14"

Our flood lights are designed with safety as a top priority. Choose from open glass PAR38s or directional BR40s, both with swivel design to direct illumination where you need it.

Bulbs	Qty.	Type	Base	Source	Watt	CCT	CRI	Lm	Avg. Life	Dim	Incl.
	2	BR40	Medium	120w		120					

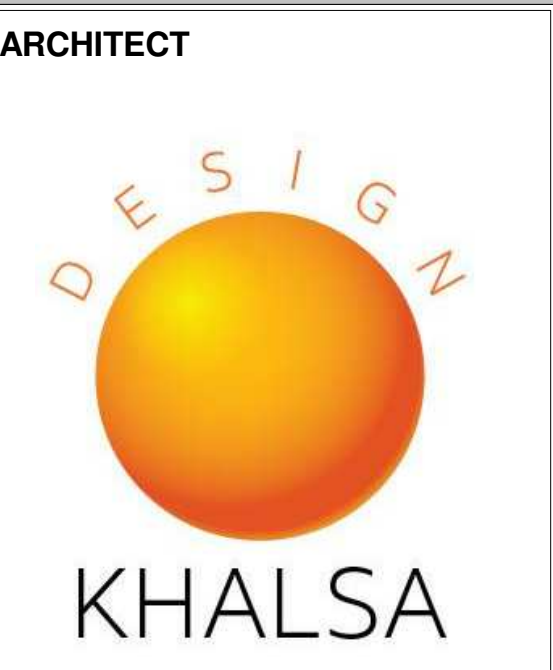
Features	UL, cUL	Additional Information	Class: Black Aluminum
Safety Rating:	Wet	Chain:	6.5"
Safety Listing:		Wire:	6.5"

Please be advised that all prices and information shown here are subject to verification by our showroom personnel. In the event of a discrepancy, we reserve the right to make any corrections necessary.

PROJECT NAME
Tremont Street Residences

PROJECT ADDRESS
 272 Tremont Street
 Melrose, MA

CLIENT
Eric Kenworthy



17 IVALOO STREET SUITE 400
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REVISIONS

No.	Description	Date

Exterior Lights

A-302

Tremont Street Residences

PROJECT NAME
Tremont Street Residences

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 272 Tremont Street
 Melrose, MA

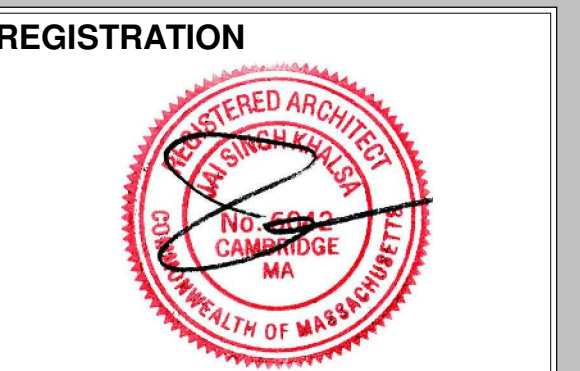
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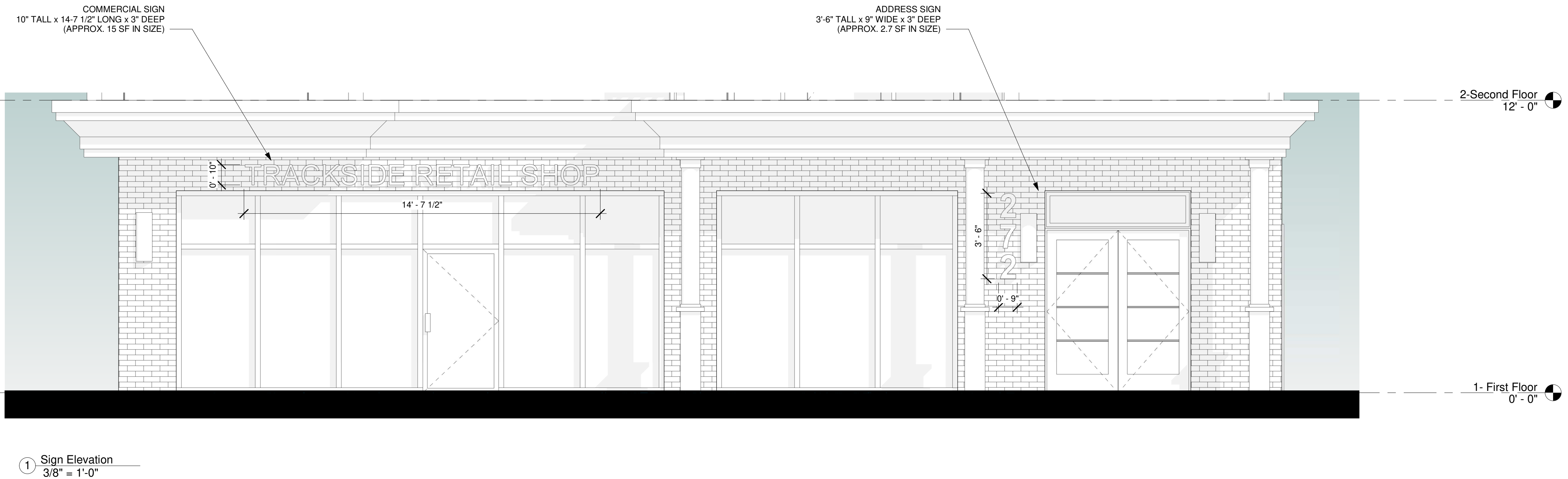


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REVISIONS

No.	Description	Date

Sign Elevations
A-303
 Tremont Street Residences



NOTE:

EXTERIOR SIGNAGE DESIGNED PER CITY OF MELROSE ZONING CODE ARTICLE VII. SIGNS (SECTION 235-31.1)
SIGNS PERMITTED IN ANY BUSINESS OR INDUSTRIAL DISTRICT

ONE WALL SIGN FOR EACH LOT STREET FRONTAGE OF EACH BUSINESS OR INDUSTRIAL ESTABLISHMENT, PROVIDED THAT IT SHALL BE ATTACHED AND PARALLEL TO THE MAIN WALL OF A BUILDING AND SHALL FACE SUCH LOT STREET FRONTAGE; IT SHALL NOT PROJECT HORIZONTALLY MORE THAN 15" THERE FROM; THE SURFACE AREA OF THE SIGN SHALL NOT AGGREGATE MORE THAN 10% OF THE AREA OF THE WALL ON WHICH IT IS DISPLAYED OR 50 SQUARE FEET, WHICHEVER IS LESSER.



① Building Height Plan
1/16" = 1'-0"

PROJECT NAME

Tremont Street Residences

PROJECT ADDRESS

272 Tremont Street
Melrose, MA

CLIENT

Eric Kenworthy

ARCHITECT



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REVISIONS

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Building Height Diagram

A-400

Tremont Street Residences



1 Street View 1



2 Street View 2



4 Neighboring Apartment Building Rear View



3 Train Track View



5 Ground Level View

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 Melrose, MA

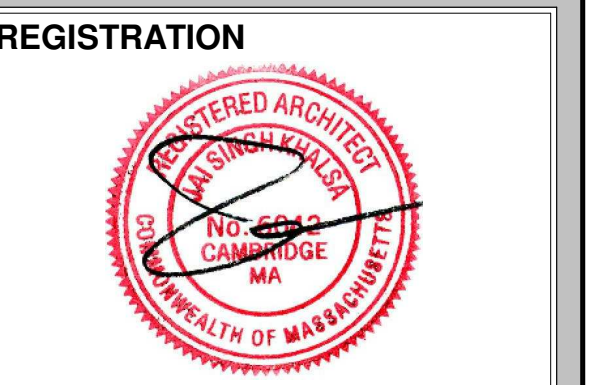
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 Checked by JSK
 Scale

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No.	Description	Date

3-D Perspectives

AV-1
 Tremont Street Residences



PROPOSED STREET VIEW RENDERING

PROJECT NAME

Tremont Street Residences

PROJECT ADDRESS

272 Tremont Street
Melrose, MA

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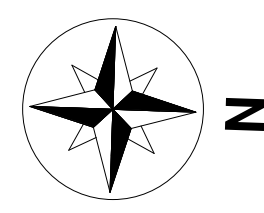
REVISIONS

No.	Description	Date

RENDERING

AV-2

Tremont Street Residences

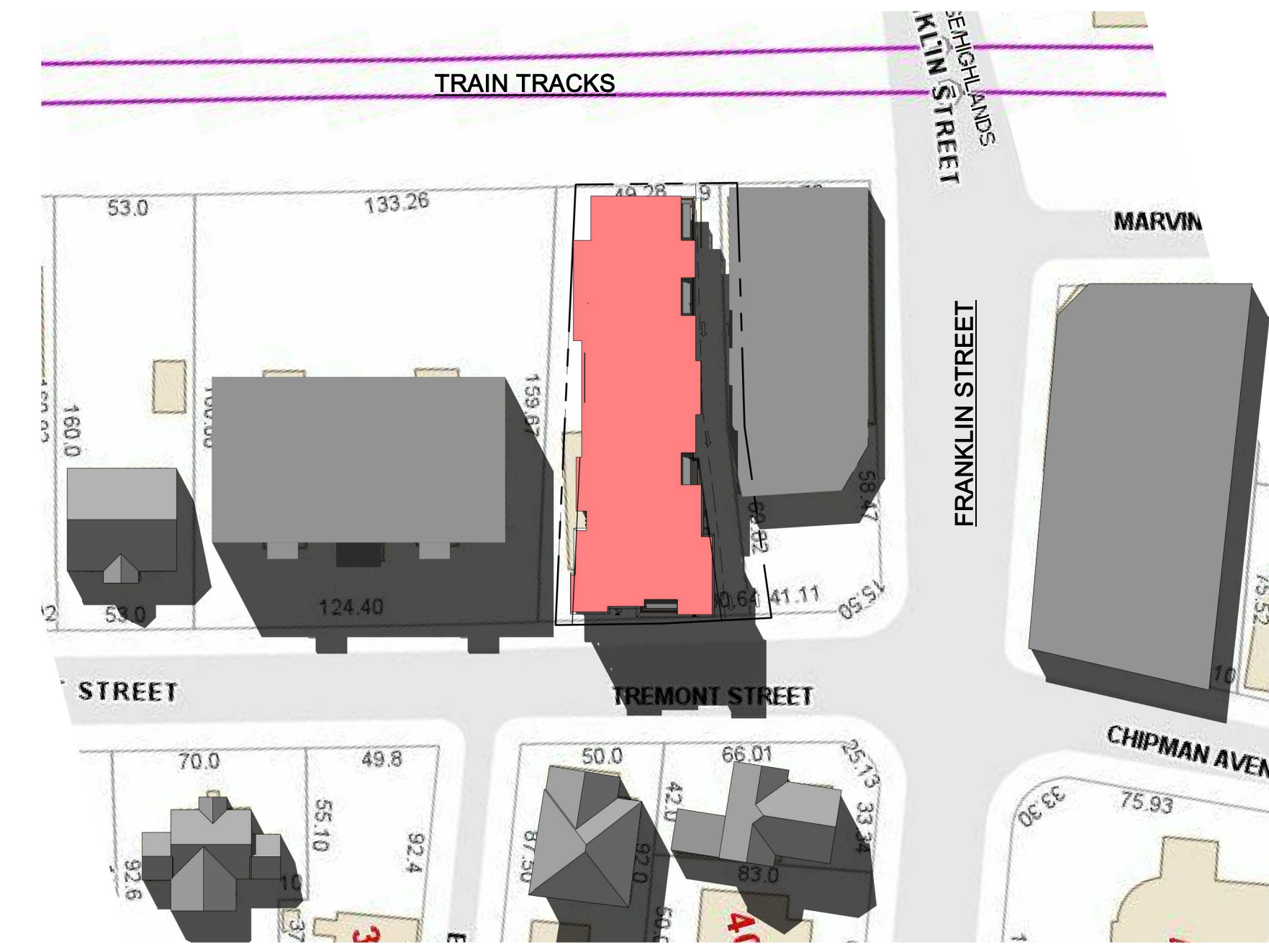


MORNING (9 AM - 10 AM)

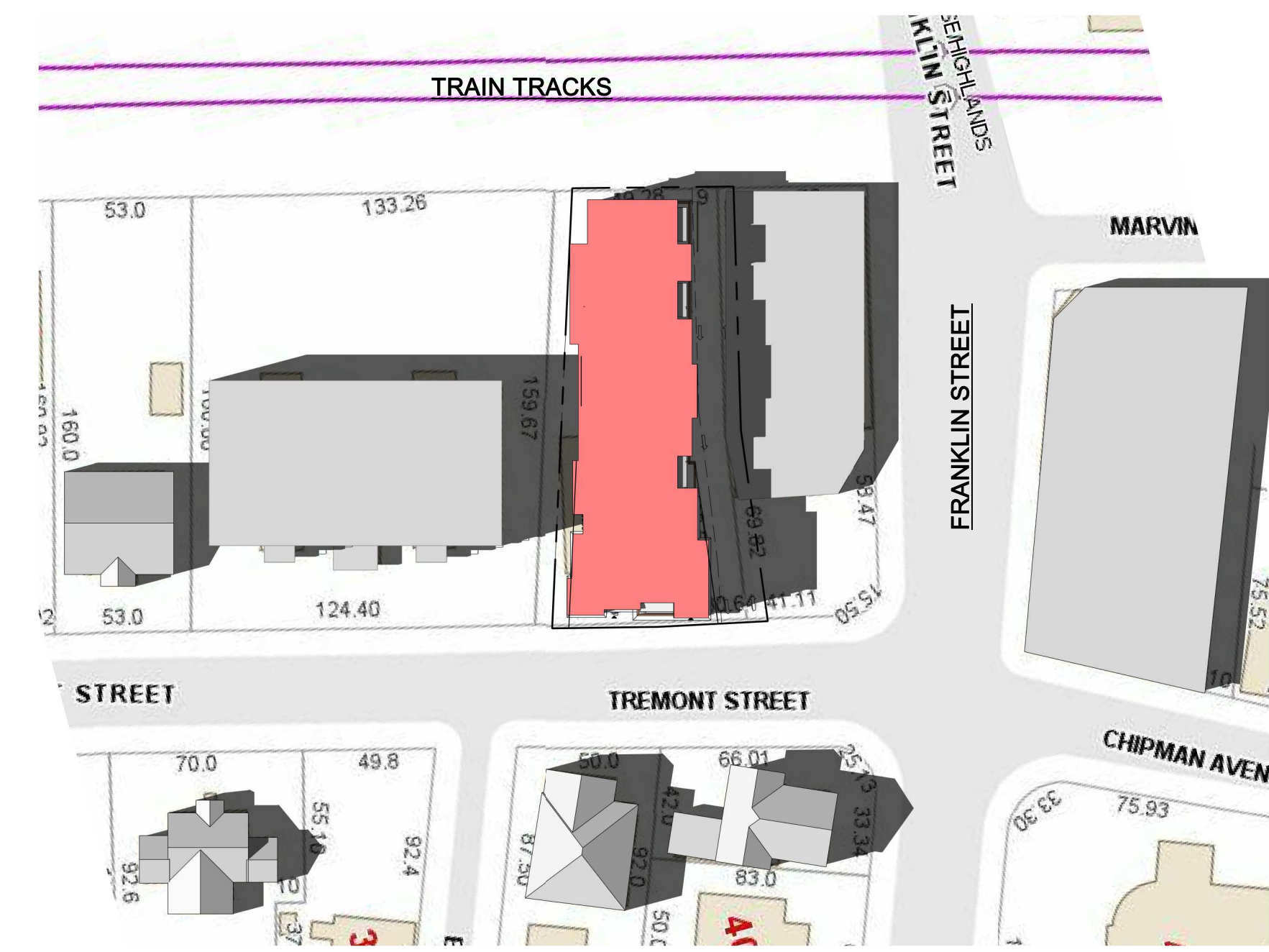
NOON (12 PM - 1 PM)

AFTERNOON (3PM - 4 PM)

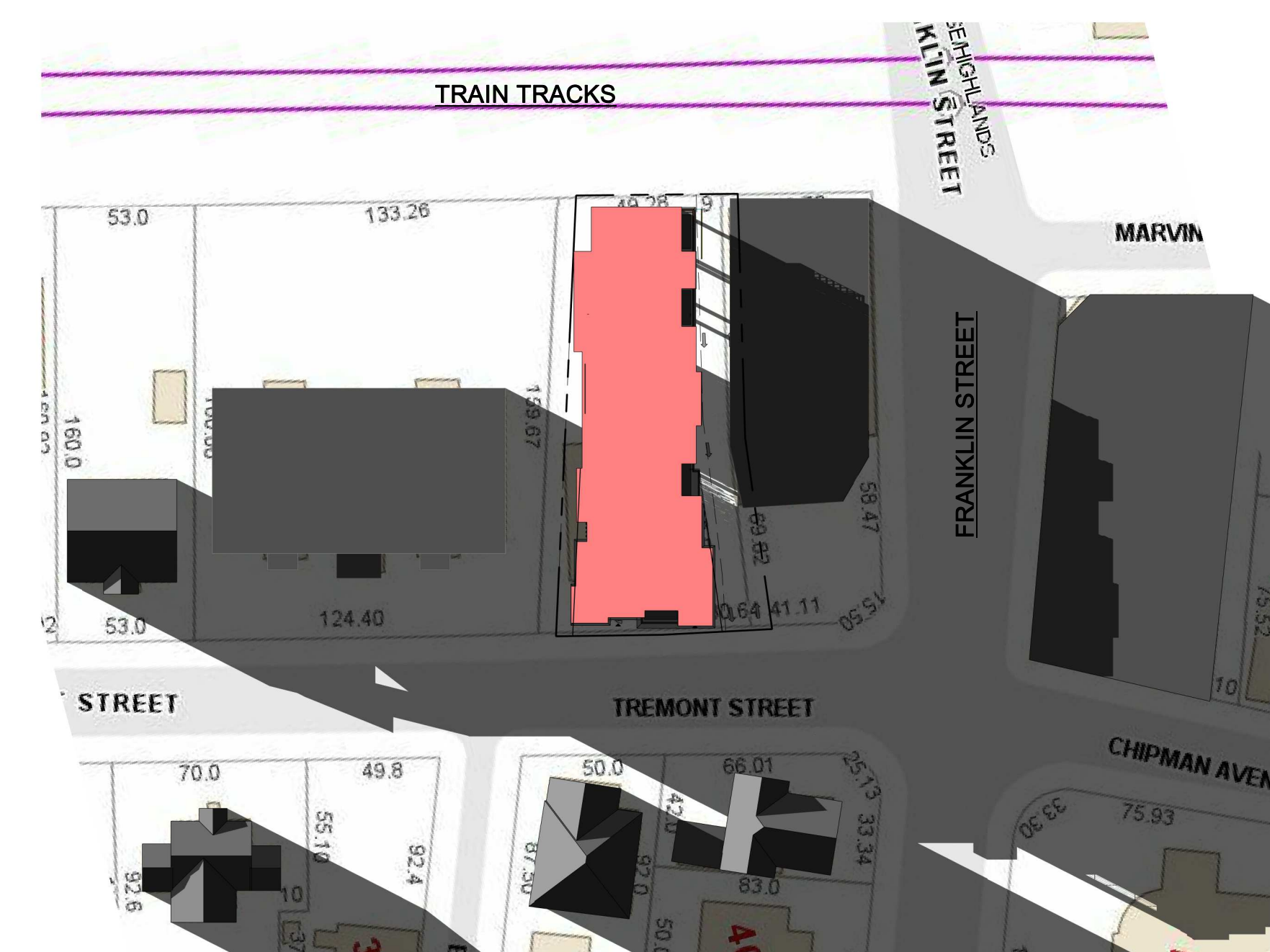
SUMMER SOLSTICE



FALL / SPRING EQUINOX




WINTER SOLSTICE



PROJECT NAME
Tremont Street Residences

PROJECT ADDRESS
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Melrose, MA

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KHALSA

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No.	Description	Date

Shadow Study

AV-3

Tremont Street Residences