REDEVELOPMENT OF 148 MYRTLE ST MELROSE, MA 02176

LIST OF DRAWINGS		MINI. BLDG PERMIT APPL 29 APR 2021	MINI. BLDG PERMIT APPL REVISION 28 JUN 2021	MINI. BLDG PERMIT APPL REVISION 2 19 NOV 2021
GENERAL				
T1	TITLE SHEET	X	X	X
	CIVIL PLANS (4 SHEETS)			X
Z 1	ZONING COMPLIANCE	X	X	X
Z2	OPEN SPACE & BUILDING COVERAGE	X	X	X
Z3	GROSS FLOOR AREA	X	X	X

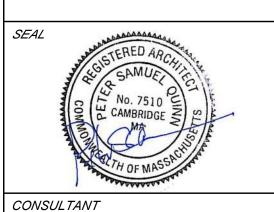
ARC	HITECTURAL			
A0.1	3D VIEWS	X	X	Х
A1	BASEMENT & FIRST FLOOR PLANS	X	X	Х
A2	SECOND & THIRD FLOOR PLANS	X	X	Х
А3	FRONT & LEFT ELEVATIONS	X	X	Х
A4	REAR & RIGHT ELEVATIONS			Х
A5	BUILDING SECTION 1		X	Х

PETER QUINN ARCHITECTURE PLANNING

INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301

SOMERVILLE, MA 02144



PROJECT

148 MYRTLE

148 MYRTLE ST MELROSE, MA 0217 PREPARED FOR

BROWN DOG PROPERTIES LLC.

55 MAPLE ST WENHAM, MA 01984

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION / ISSUE	DATE
MINI. BP REVISION 2	11/19/2021
MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
DRAWN BY	REVIEWED BY
MN / YC	PQ

T-1



MYRTLE STREET ELEVATION

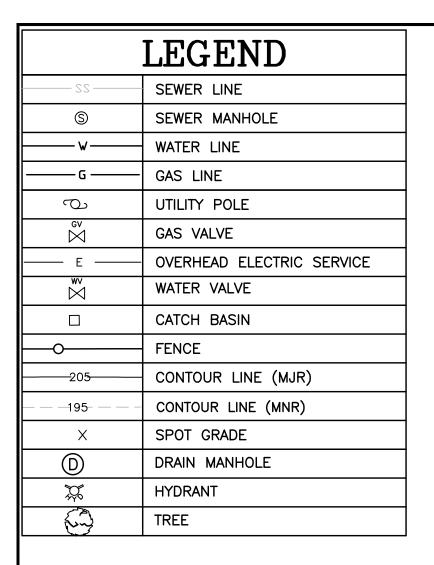
PREPARED BY:

ARCHITECT
PETER QUINN
ARCHITECTS LLC

259 ELM ST, STE 301 SOMERVILLE, MA 02144 PH (617) 354 3989 PETER NOLAN &
ASSOCIATES LLC

80 JEWETT ST, STE 2 NEWTON, MA 02458 PH (857) 891 7478





REFER TO ARCHITECTURAL PLANS FOR ALL ZONING

BE DIRECTED AWAY FROM BUILDING FOUNDATION AND AWAY FROM NEIGHBORING PROPERTY

PROPOSED FIRST FLOOR ELEVATION PRIOR TO ANY CONCRETE BEING

DRAINAGE AREA SUMMARY

EXISTING ROOF AREA (HOUSE/GARAGE) = 1,439.0 S.F. EXISTING PAVED AREA (DRIVEWAY) = 3,961.3 S.F. EXISTING IMPERVIOUS (WALKWAY/PORCH/STEPS) = 285.3 S.F. EXISTING LANDSCAPE AREA = 5,318.4 S.F.

PROPOSED ROOF AREA = 3.406.1 S.F. PROPOSED PAVED AREA = 2,287.4 S.F. PROPOSED IMPERVIOUS (PORCH/PATIOS/STEPS/RET. WALLS/ WALKWAYS) = 2,068.8 S.F.

PROPOSED LANDSCAPE AREA = 3,241.7 S.F. TOTAL EXISTING IMPERVIOUS AREA = 5,685.6 S.F. TOTAL PROPOSED IMPERVIOUS AREA = 7,762.3 S.F.

TOTAL INCREASE IN IMPERVIOUS AREA = 2,076.7 S.F.

Calculations by: GP Date: 11/12/2021

STORMWATER MANAGEMENT CALCULATIONS SYSTEM #1

Design Criteria: Roof = 3,406.1 SFPaved driveway= 2,287.4 SF Total = 5,693.5 SF

Storage Volume Required:

Design For 1" Rainstorm

 $V_R = (1^{\circ}/12) (5,693.5 \text{ SF}) = 474.5 \text{ CF}$

CAPACITY OF PROPOSED STORM TECH SYSTEM

Storage Capacity of single Storm Tech UNIT = 49 CF

Void Ratio = 0.3

Total Volume= (7'x 11' x 4'depth (2.5ft for Storm Tech unit) x 4 UNIT) = 1,232.0CF

Capacity for 4 UNIT = 196 CF

Storage Capacity in Crushed Stone = (Total Volume – Capacity of Units) $x \text{ Void Ratio} = (1,232 - 196) \times 0.3 = 310.8 \text{ CF}$

Total Storage Provided = Capacity in Crushed Stone + Total Capacity in

310.8 CF + 196 CF = 506.8 CFSince Total Storage Provided (506.8 CF) > Total Storage Required (474.5

CF/D) Therefore, utilize 4-Storm-Tech Chamber with 1 ft. of Crushed

Stone Beneath to Contain 1" Storm Event

RELATED INFORMATION

ALL SURFACE WATER RUNOFF SHALL

TO BE VERIFIED BY ARCHITECT POURED.

75.12'(PER PLAN & MEASURED) 15 VINE STREET LLC 73.00'(PER DEED) MARKOVITZ GABRIEL IND PROPERTY ID: C8 0 31 IRON ROD BUSHELL, ALBERT P. JR. PATIO ' PATIO LANDING 1PROPOSED PVC FENCE LANDING PROPOSED AT BASEMENT WINDOW WEL (INV TO BE V.I.F.) (SEE DETAIL) WOLDEAREGAY DAGMAWI AREA LEGEND COVERED COVERED DECK DECK PROPOSED ROOF AREA PROPOSE SG= PROPOSED PAVED AREA 9'x18' 65.0 **f** PROPOSED PARKING WINDOW WELL SPACE #4 PROPOSED LANDSCAPED AREA IRON ROD

WALKWAY PROPOSED INFILTRATION AT BASEMENT (INV TO BE V.I.F.) SYSTEM #1
4-STORM TECH UNITS (SEE DETAIL) GRADE=64.0'± INV IN=61.0'± PATIO (SEE DETAIL)

LANDING STRUCTURED ASSETS LLC PROPOSED **ABUTTORS** 9'x18' SG= SHED _TOW= 64.5'± SPACE 64.5 X PROPOSED EMERGENCY TOW= 64.5'± SUMP PUMP AT BASEMENT BQW=64.0 ± BOW=64.0'± (INV TO BE V.I.F.) (SEE DETAIL) PROPOSED CATCH 64.0 BASIN#2 RIM=64.0'± LANDING PATIO

UNIT 1

PRÖPOSED

5 UNITS

DWELLING F.F=67.2'±

T.O.F.=65.87'±

B.F.=58.2'±

PORCH

WALKWAY

CATCH BASIN

RIM=59.95

~TOW 64.1'±

WOOD FRAMED RESIDENTIAL

PROPOSED PASSAGE

INVERTS TO BE v.i.f. (see detail) GONCALVES PAULA C

TOW= 64.0'± BOW=63.0'±

MYRTLE STREETS 8" SEWER LINE SS FYISTING SA

INV OUT =62.0'±

PROPOSED RET. WALL TOW= 62.5'± 64.1 BOW=61.0'±

`_TOW= 64.1'±

PROPOSED DRIVEWAY

BOW=61.0'± EXISTING D.M.HBOW=60.8'± RIM=60.67 OVERHEAD ELECTRIC LINE APRX. LOCATION OF GAS LINE

EXISTING S.M.H. RIM=60.17

SG=

INV=48.75 EXISTING D.M.H. M APRX. LOCATION OF WATER LINE D EXISTING WATER LATERAL TO BE CUT AND CAPPED AT MAIN

PROPOSED 2.0" DOMESTIC WATER LINE (SIZE TO BE VERIFIED BY MEP PRIOR TO ANY

EXCAVATION BEING

CARRIED OUT)

AT MAIN _PROPOSED 4.0' FIRE PROTECTION LINE (SIZE TO BE VERIFIED BY MEP PRIOR TO ANY **EXCAVATION BEING**

86.69'(PER PLAN & MEASURED

PROPOSED RET. WALL

DRAIN LINE

_EXISTING SEWER IN FIELD PRIOR

LATERAL TO BE

CARRIED OUT)

CUT AND CAPPED

6" PVC SEWER

INV=48.9'±

INSTALLATION)

CONNECTION TO MAIN.

(INVERTS TO BE VERIFIED

 \vee 80.00'(PER DELED)

B**d**W=60.8'±

APPROXIMATE LOCATION OF PROPOSED WINDOW

BY ARCHITECT)

WELL (TO BE VERIFIED

APPROXIMATE LOCATION
OF PROPOSED BULKHEAD

PROPOSED INFILTRATION

SYSTEM #2
1-STORM TECH UNITS

BARRIER ALONG ALL SIDES OF SYSTEM

~TOW= 63.0′±

BOW=60.8'±

OVERHEAD ELECTRIC LINE

APRX. LOCATION OF GAS LINE

GRADE=63.5'±

INV IN=61.5'± (SEE DETAIL)

(TO BE VERIFIED BY

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 3/19/2021.

2. DEED REFERENCE: BOOK 71689, PAGE 369

PLAN REFERENCE: PLAN 1266 OF 1971

MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0429E, IN COMMUNITY NUMBER: 250206, DATED 6/4/2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF MELROSE DATUM.

GENERAL NOTES

1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER OF ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS FROM THOSE SHOWN ON THESE PLANS. ANY PROPOSED REVISIONS TO THE WORK, IF REQUIRED BY THESE SITE CONDITIONS, SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND THE

2. IN ORDER TO PROTECT THE PUBLIC SAFETY DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING AT ALL TIMES ALL NECESSARY SAFETY DEVICES AND PERSONNEL, WARNING LIGHTS, BARRICADES, AND POLICE OFFICERS.

3. ALL WORK SHALL CONFORM TO CITY OF MELROSE GENERAL CONSTRUCTION STANDARDS.

4. THE CONTRACTOR SHALL REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. ALL DEMOLITION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE SITE TO A LEGAL DUMP SITE. ALL TRUCKS LEAVING THE SITE SHALL BE COVERED.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTITUTE EROSION CONTROL MEASURES ON AN AS NECESSARY BASIS, SUCH THAT EXCESSIVE SOIL EROSION DOES

6. THE LOCATION OF UNDERGROUND UTILITIES AS REPRESENTED ON THESE PLANS IS BASED UPON PLANS AND INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES OR MUNICIPAL DEPARTMENTS SUPPLEMENTED BY FIELD IDENTIFICATION WHEREVER POSSIBLE. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UNDERGROUND UTILITIES ARE SHOWN. THE CONTRACTOR SHALL CONTRACT DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. DIG SAFE TELEPHONE NUMBER IS 1-800-322-4844.

7. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO TAPPING INTO, CROSSING OR EXTENDING THEM. IF THE NEW WORK POSES A CONFLICT WITH EXISTING UTILITIES, THE ENGINEER SHALL BE NOTIFIED PRIOR TO THE CONTRACTOR CONTINUING.

8. NO LEDGE, BOULDERS, OR OTHER UNYIELDING MATERIALS ARE TO BE LEFT WITHIN 6" OF THE WATER IN THE TRENCH, NOR ARE THEY TO BE USED FOR BACKFILL FOR THE FIRST 12" ABOVE THE PIPES.

9. PAVEMENT AREA SHALL BE PAVED TO A THICKNESS AS SHOWN ON THE PLANS MEASURED AFTER COMPACTION, WITH A BINDER COURSE AND TOP COURSE OF CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I-1.

10. BASE MATERIAL SHALL BE CLEAN BANK RUN GRAVEL, CONFORMING TO M.D.P.W. M1.03.1, WITH NO STONES LARGER THAN THREE (3) INCHES IN DIAMETER AND SHALL BE PLACED AND ROLLED WITH AT LEAST A TEN TON ROLLER. THE SURFACES SHALL BE WET DURING ROLLING TO BIND THE MATERIAL. ALL STONES OF 4" DIAMETER OR LARGER SHALL BE REMOVED FROM THE SUB-BASE PRIOR TO PLACING BASE MATERIAL.

11. ALL EXISTING PAVING TO BE DISTURBED SHALL BE CUT ALONG A STRAIGHT LINE THROUGH ITS ENTIRE THICKNESS. BUTT THE NEW PAVING INTO THE EXISTING PAVEMENT

12. ANY PAVEMENT REMOVED FOR UTILITY TRENCH EXCAVATION OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH A PAVEMENT SECTION CONSISTING OF 1" WEAR COURSE OVERLYING A 1 1/2" BINDER COURSE OVERLYING A 8" COMPACTED GRAVEL BASE COURSE.

13. THE CONTRACTOR SHALL APPLY FOR A STREET OPENING AND UTILITY CONNECTION PERMITS AND SIDEWALK CROSSING PERMIT WITH THE CITY OF MELROSE DPW.

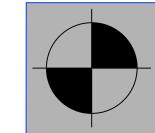
EXISTING D.M.H.

APRX. S.M.H.

RIM=64.2

INV=50.4

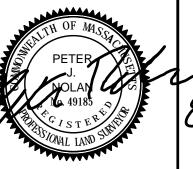
14. CONTRACTOR TO ENSURE THAT ALL SURFACE WATER IS DIVERTED AWAY FROM BUILDING FOUNDATION DURING FINAL GRADING.





SPRUHAN ENGINEERING, P.

LAND SURVEYORS/CIVIL 80 JEWETT ST, (SUITE : ENGINEERING CONSULTANTS 80 JEWETT ST, (SUITE 2) NEWTON, MA 02458 NEWTON, MA 02458 Tel: 617-816-0722 Tel:857-891-7478 Email:edmond@spruhaneng.c



617-782-1533

Fax:617-2025691



148 MYRTLE ST, MELROSE, MASSACHUSETTS.

CIVIL PLAN

REVISION BLOCK

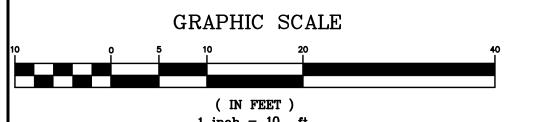
BY	DESCRIPT	ION	DATE
Δ.	II legal rights	including, b	ut not

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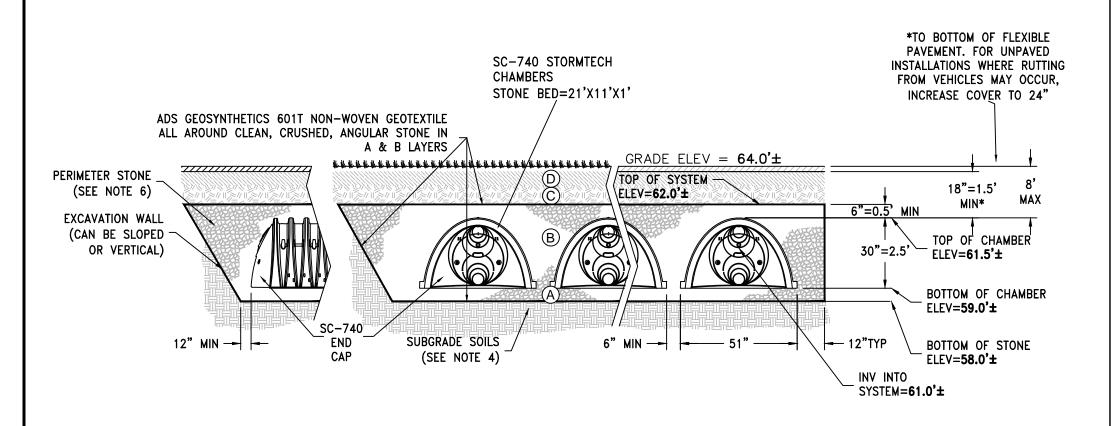
DATE:	11/18/2021
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	P.N

CIVIL PLAN

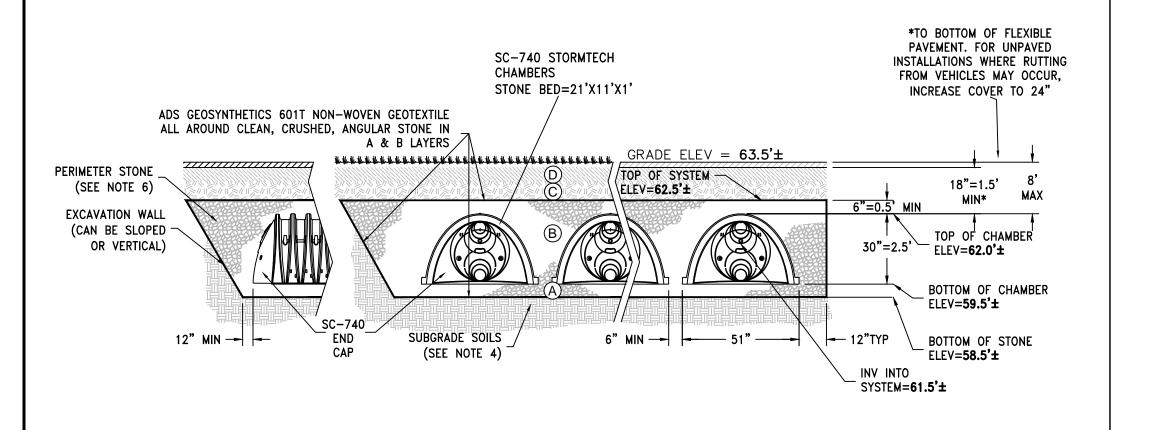
SHEET 1 OF 4



INFILTRATION SYSTEM #1



INFILTRATION SYSTEM #2



- SCREEN

COVER (MIN)

— MIN 4" PVC

<u> 10' MINIMUM</u>

- OVERFLOW OUTLET CONCRETE

TYPICAL DOWNSPOUT DETAIL

SPLASHBLOCK

LEACHING

STRUCTURE

(SEE DETAIL)

- DOWNSPOUT

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

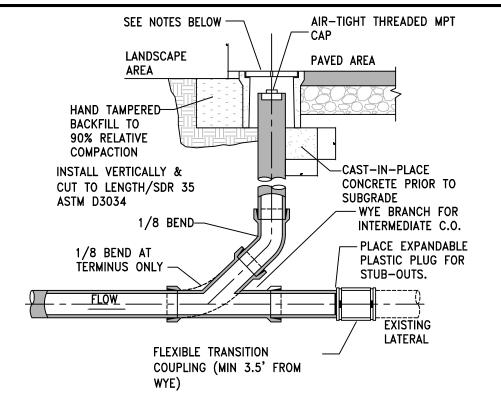
MATERIAL LOCATION		DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
С	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2-4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
В	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. 2 3

PLEASE NOTE:

- 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

- 1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION
- 2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- 3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- 4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- 5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- 6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

TRENCH WIDTH WS OR WU



PART# 6P26FBSTIP*

CENTERED ON

INSTERTA TEE TO BE

CORRUGATION CREST

- 1. RECTANGULAR OR CIRCULAR BOXES ARE PERMITTED.
- 2. CONCRETE/FIBERLYTE LIDS ARE ACCEPTABLE IN NON-VEHICULAR AREAS. H-20 CAST IRON TRAFFIC LIDS AND BOXES IN VEHICULAR AREAS.
- 3. ALL CLEANOUT LIDS SHALL BE MARKED WITH AN "S" OR THE WORD "SEWER" FOR SANITARY SEWER CLEANOUTS
- 4. CLEANOUT PIPE SHALL BE THE SAME DIAMETER AS THE CONNECTED SITE PIPE.
- 5. TERMINATE C.O. AT CLOSEST JOINT TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE MADE IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.

CLEANOUT TO GRADE

- CONCRETE COLLAR NOT REQUIRED CONCRETE COLLAR -FOR UNPAVED APPLICATIONS - 12" NYLOPLAST INLINE DRAIN BODY W/SOLID HINGED COVER OR GRATE PART #2712AG6IP* SOLID COVER: 1299CGC* GRATE: 1299CGS 6" SDR35 PIPE FLEXSTORM CATCH IT PART# 621NYFX WITH USE OF OPEN GRATE ── SC−740 CHAMBER 6" INSERTA TEE THE PART# 2712AG6IPKIT CAN BE

SC-740 6" INSPECTION PORT DETAIL

USED TO ÖRDER ALL NECESSARY

COMPONENTS FOR A SOLID LID

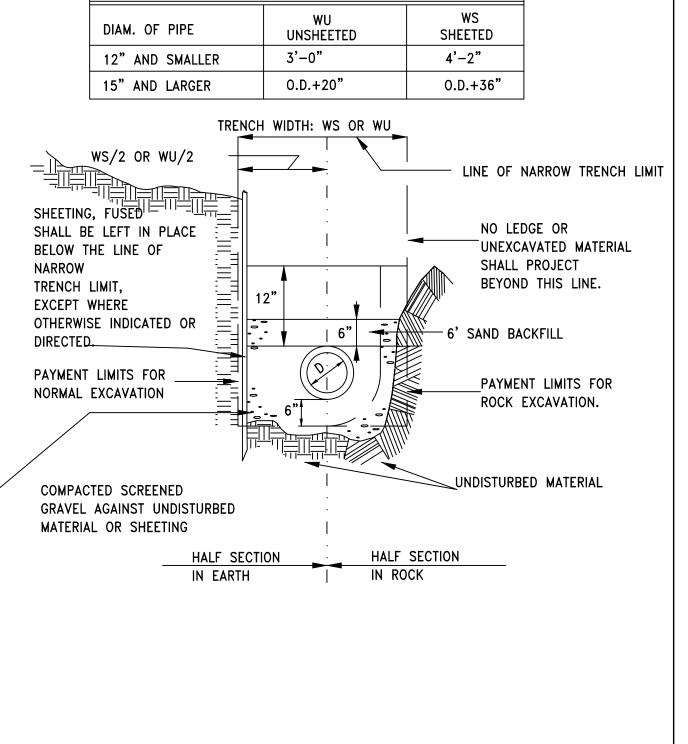
INSPECTION PORT INSTALLATION

NO EXPOSED PIPES ARE TO BE LEFT IN THE GROUND. ALL CONNECTIONS ARE TO BE LEAK FREE AND MAY BE COMPRESSION TYPE EXCEPT INTERIOR CONNECTIONS WHICH MUST BE FLARED TYPE. TAPPING SLEEVE AND GATE VALVES SHALL BE STAINLESS STEEL. OLD CORPORATION COCK TO BE SHUT OFF AND ABANDONED FLUSHING LIMIT AS DIRECTED APPROVED COUPLING AT SIDELINE -WHEN ONLY THE PUBLIC PORTION OF THE WATER SERVICE IS RENEWED ----- RENEWED LIMIT PVT. PLAN VIEW APPROVED SHUT OFF VALVE WITH FLARED FITTING CONNECTION SHALL BE MADE AT APPROX. 45° ANGLE — 1'−0" ALLOWED 30° TAPPING RANGE 4 - CORPORATION COCK SHUT OFF CURB COCK WITH BLEEDER PORT NUT MUST BE FACING UP

NOTES: ALL NEW PIPE IS TO BE FLUSHED JUST PRIOR TO FINAL

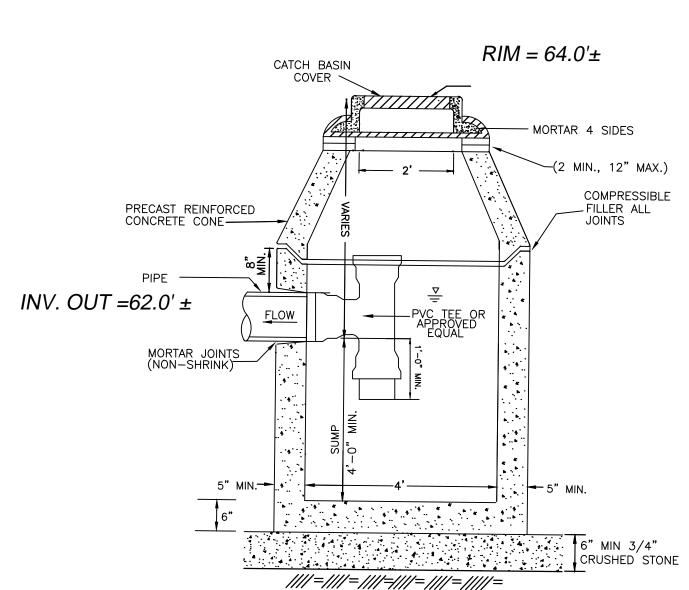
CONNECTION AT THE POINT CLOSEST TO THE METER.

STONE OR CONC. FOUNDATION ELECTRICAL: THE GROUND CLAMP IS TO BE SECURELY FASTENED TO THE WATER SERVICE PIPE BEFORE THE ELEVATION VIEW (INLET SIDE OF THE) SHUT OFF VALVE. ALL CURRENT CURRENT ELECTRICAL CODES MUST BE ABIDED BY. TYPICAL WATER SERVICE CONFIGURATIONS SCALE: NOT TO SCALE

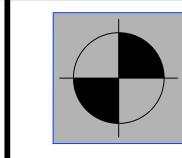


WATER TRENCH SECTION

NOT TO SCALE



STANDARD CATCH BASIN Scale: Not To Scale

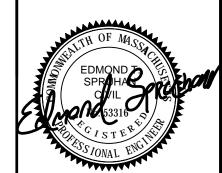


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DATE

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Tel: 617-816-0722

148 MYRTLE ST, MELROSE, MASSACHUSETTS.

CIVIL PLAN

REVISION BLOCK

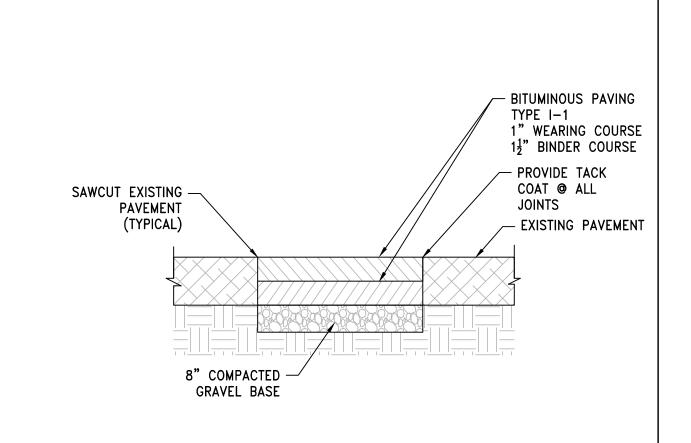
DESCRIPTION

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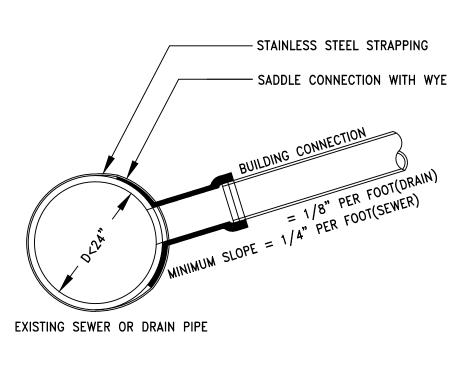
DATE:	11/18/2021
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	P.N

DETAILS

SHEET 2 OF 4



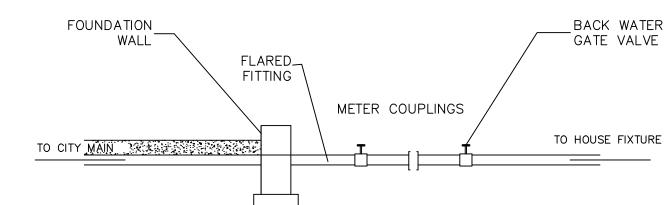
PAVEMENT MATCH SAWCUT DETAIL



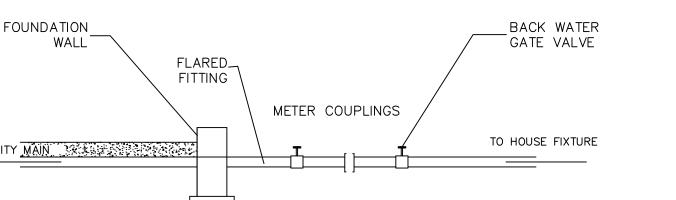
NOTES:

- FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
- 2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
- 3. FULL WYE CONNECTION FITTINGS MAY BE USED
- 4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
- 5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.





WATER METER DETAIL SCALE: NOT TO SCALE



148 MYRTLE ST, MELROSE, MASSACHUSETTS.

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CIVIL PLAN

REVISION BLOCK

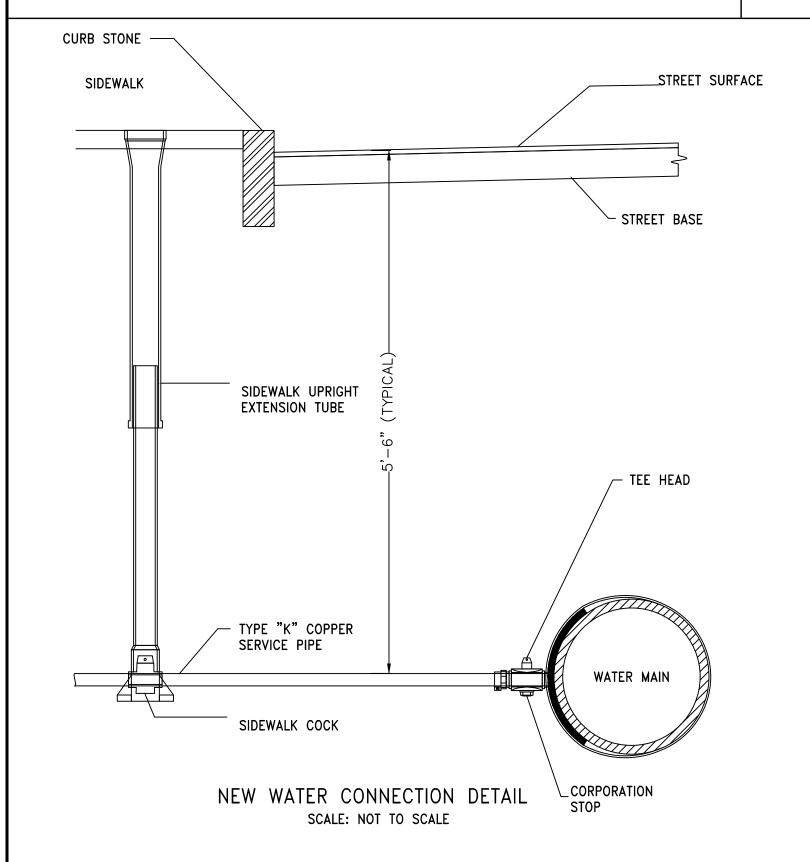
BY	DESCRIPTION	DATE

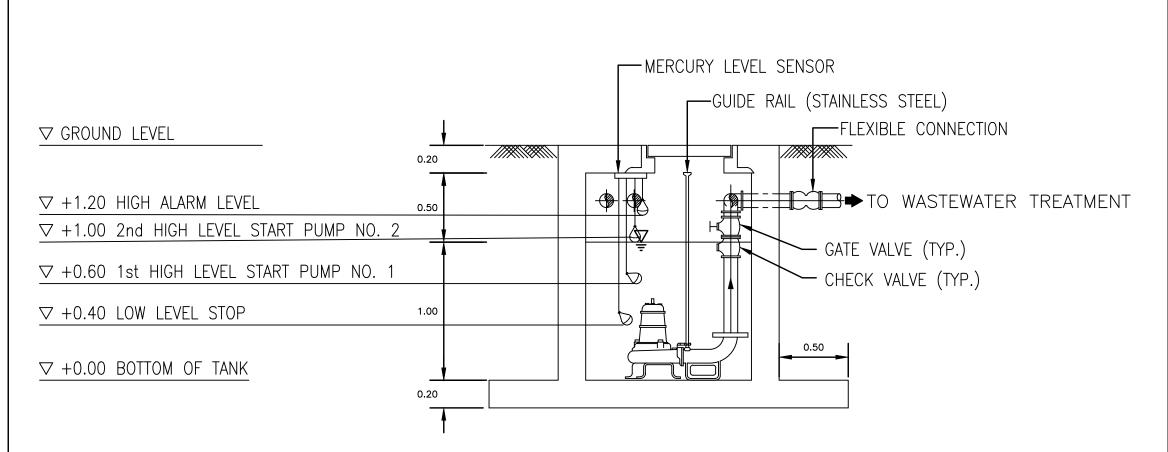
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DATE:	11/18/2021
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	P.N

DETAILS

SHEET 3 OF 4





TYPICAL SUMP PUMP DETAIL

EROSION CONTROL NOTES

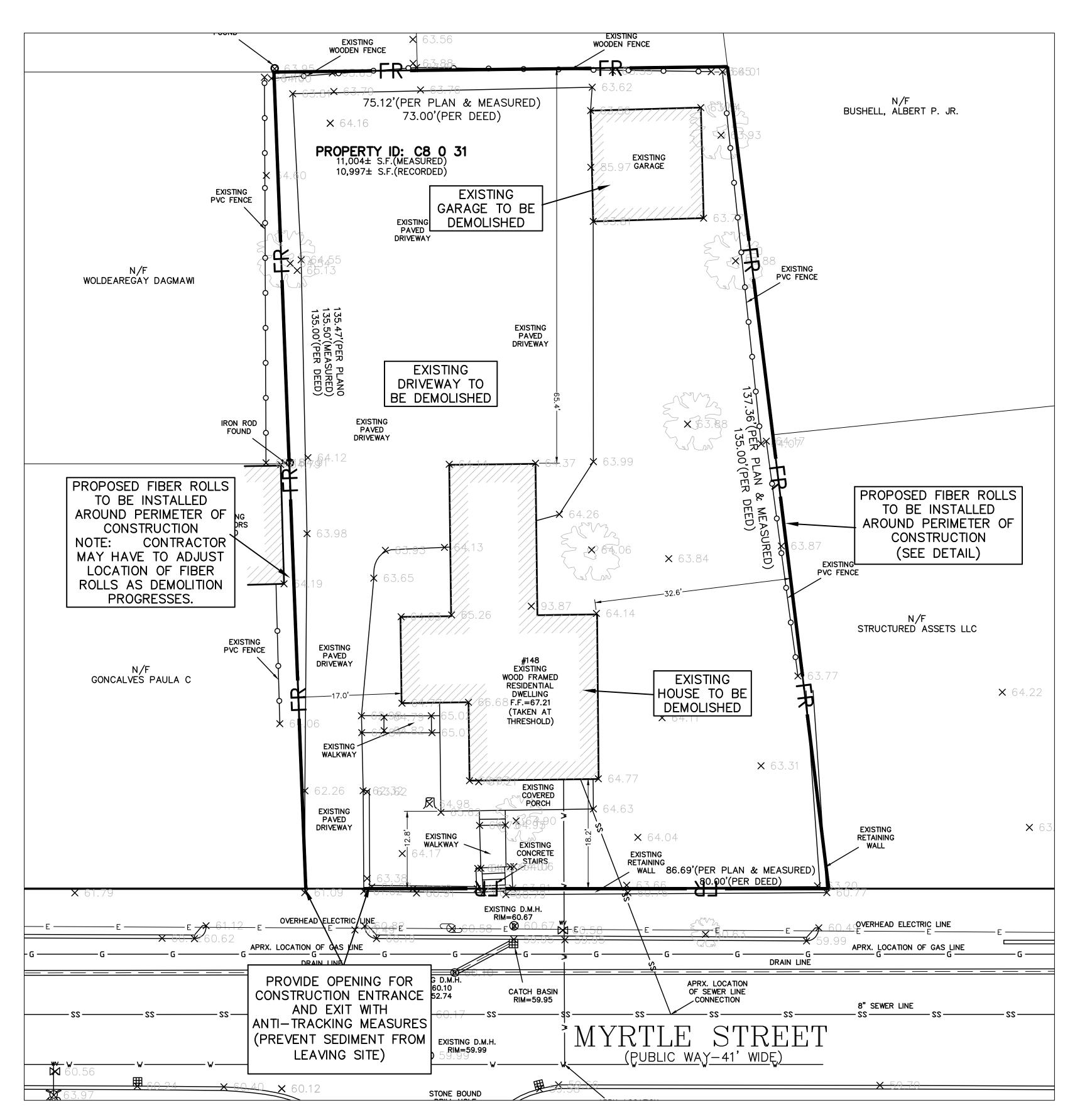
- THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL WORK WITH THE PROJECT'S ENGINEER THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE ENGINEER HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
- 3. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
- AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK. THE CONTRACTOR SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
- DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
- 6. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING.
- 7. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
- 8. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- 9. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED.
- 10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
- 11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED.

CONSTRUCTION MATERIALS

- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
- ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
- EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
- BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT

- DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
- SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
- SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY
- COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
- DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
- STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
- CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

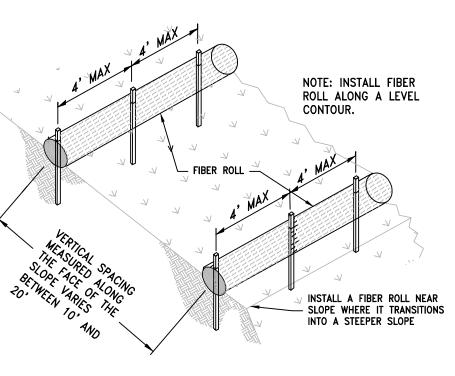


VEHICLE STORAGE AND MAINTENANCE

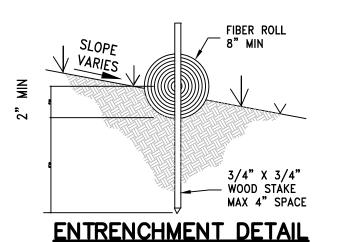
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE
- LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS

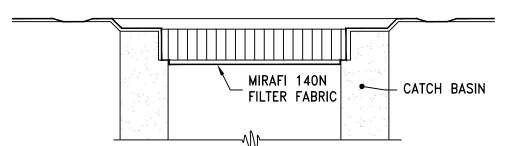
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED
- CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING
- DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
- APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.



TYPICAL INSTALLATION



FIBER ROLLS



INSPECTION AND MAINTENANCE:

- 1. FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- 2. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 0.5" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.
- 3. THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE. CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.

CATCH BASIN PROTECTION

FIBER ROLL CONSTRUCTION SPECIFICATIONS

TO THE SLOPE CONTOUR.

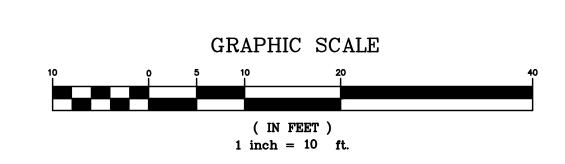
- 1. PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES
- SHOULD BE SMOOTHED AS WORK PROGRESSES. 2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE WATTLES IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL
- 3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.
- 4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER
- THE TRENCHES. LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.
- DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL
- 7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

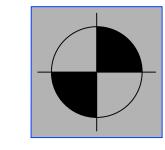
FIBER ROLL INSTALLATION AND MAINTENANCE

8. INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE WATTLES ARE IN CONTACT WITH THE SOIL.

FIBER ROLLS

9. REPAIR ANY RILLS OR GULLIES PROMPTLY. 10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

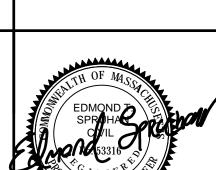




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Tel: 617-816-0722

148 MYRTLE ST, MELROSE, MASSACHUSETTS.

CIVIL PLAN

REVISION BLOCK

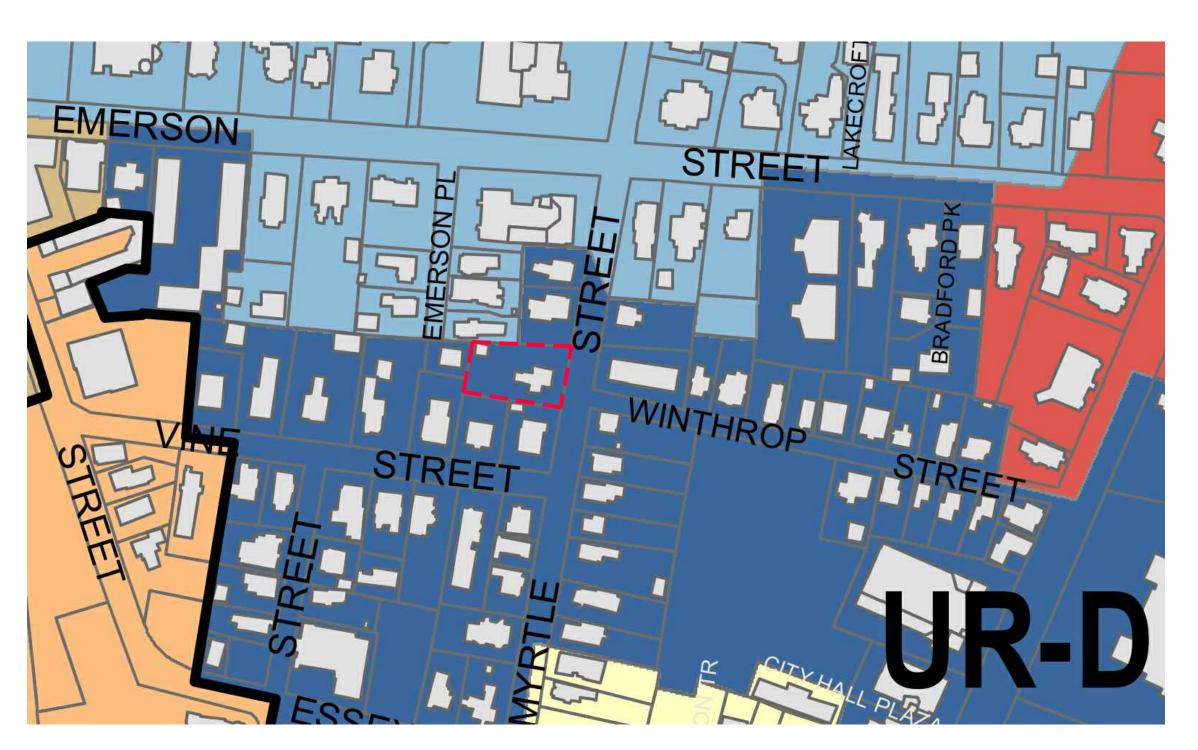
BY	DESCRIPTION	DATE
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DATE:	11/18/2021
DRAWN BY:	G.P
CHECKED BY:	E.S
APPROVED BY:	P.N

EROSION CONTROL & DEMOLITION PLAN

SHEET 4 OF 4





	Use	Minimum	Minimum	Minimum		Yards		Maximum			Maximum	Minimum
District		Lot Area (square	Frontage and Lot	Lot Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Maximum Stories	Maximum Coverage	Floor Area	Open Space
UR-C UR-D	Two-family and multifamily dwelling uses and townhouses	6,000 plus 1,250 for each dwelling unit more than 1	100	90	20	101	15	50	4	50%	1	20%
	Any other permitted use	7,500	75	90	20	10	15	50	4	50%	1	20%
	Nursing home	20,000	100	90	20	10	15	50	4	50%	None	30%
BA BA-1	Any permitted use	5,000	50	90	None⁴	None	None	50	4	None	2.0	5%
BA-2	Any permitted use	5,000	50	90	None ⁴	None	None	50	4	None	2.0	5%
BB BB-1	Any permitted use	10,000	100	90	10	12	15	30	2	60%	0.75	20%
BC	Any permitted use	5,0003	50	90	5	None	None	30	2	None	0.75	10%
BD	Any permitted use	5,000 ³	50	90	15	None	10	80	8	None	2.0	5%
	Nursing home	20,000	100	90	20	10	15	50	4	50%	None	30%
I I-A	Any permitted use	20,000	125	100	30	20	30	50	4	25%	2.0	30%

- One side only for side-by-side two-family dwelling units; outside for semidetached row unit.

 Where off-street parking spaces required by Article VIII of this chapter are located underground and under the building served by the parking, the maximum building coverage may be increased above the percentage limit set forth in this table. This increase shall represent an increase in building area up to the area
- of the parking spaces which are put underground.

 3 For mixed uses, the minimum lot area shall be increased by 1,000 square feet for each dwelling unit.
- 4 The maximum front yard shall be five feet.

Table of Use and Parking Regulations [Adopted 4-6-2015 by Ord. No. 2015-90; amended 8-21-2017 by Ord. No. 2017-129; 3-18-2019 by Order No. 2019-31]

				Residen	tial Distr	ricts			Busin	ess Disti	ricts		100000000000000000000000000000000000000	strial ricts	Parking Code (see § 235-32
	Principal Use	Principal Use SR SR-A SR-B UR-A		UR-C UR-B UR-D		BA BA-1 BA-2		BB BB-1	ВС	BD	I	I I-A			
Residen	tial		77			va va									V
1. One	e-family detached dwelling	P	P	P	P	P	S		8- 8			S			A1
apa	e-family with in-law rtment (see definition of in- apartment)	S	S	S	S	S	S		==	=	-	S		-	A1
2. Two	o-family dwelling	3 -2	_	-	S	P	P		— (-	-	P			A2
3. Mu	ltifamily dwelling ¹	1,	. —		_	S	P		-	-	S	P	-	::	В
4. Tov	vnhouse	82-25	_	-	S	Š	P		 3	-	8-0	P	 	R 5_	В
5. Apa	artment house			-		S	P			===	-	P	- C		В
6. Loc	lging house	7==			===	P	P	==			-	P	-	-	C
7. Frat	ternities and sororities	-	-			P	P		-			_			C
8. Dor	rmitories	:	5-1	-	-	P	P	-		-	- i	P			C
Arti	nned unit development (see icle XI, §§ 235-68, 235-69 235-70)	52 - E1	S	-	() (S	S	S			S	S	11==3		R
	ster residential development e Article XI, § 235-67)	S	S	S	<u> </u>	19440	===	-	<u> </u>	-	ا تسوا		1944-9		В
who	ked residential/business uses ere all dwelling units are eve the first floor level ²					S	S	P	P		P	P		-	Q

Parking Code	Use	Number of Off-Street Parking Spaces
A1	Dwelling, single, and single including in-law apartment	2
A2	Dwelling, two-family	4
В	Dwelling, multifamily	2 per dwelling unit, except in the BA-1 and BA-2 Districts, which case it shall be 1 per dwelling unit
С	Lodging house, dormitory, fraternity, sorority, YMCA,	1 per rental or sleeping unit; any bedroom or group of 2

Table of Off-Street Parking Regulations

YWCA and similar types of beds in a single room group quarters 1 for each 4 seats of total Theater, restaurant, gymnasium, auditorium or seating capacity similar place of public assembly with seating

Automotive retail and 1 per 1,000 square feet of extensive display areas, area in such use either indoor or outdoor, which are unusually extensive in relation to

customer traffic

service establishment and gross floor space; in the case other retail and service of outdoor display areas, 1 for establishments utilizing each 1,000 square feet of lot

constitutes a sleeping unit

148 MYRTLE ST MELROSE PROPOSED ALLOWED / REQ. **ZONING ITEM** COMMENTS UR-D ZONE TOWNHOUSE MULTI-FAMILY 11,004-SF **EXISTING LOT SIZE** NA A. MIN LOT AREA 5 DU COMPLIES B. MIN LOT AREA / DU 6,000-SF FIRST UNIT REQUIRES 11,000-SF 1,250-SF EACH ADDITIONAL UNIT 86' REQUIRES RELIEF C. MIN LOT FRONTAGE 100' 135'-5" ± D. MIN LOT DEPTH 90' COMPLIES 36.4% E. MAX BUILDING COVERAGE 50% COMPLIES F. MIN FRONT YARD 20.2' ± HOUSE COMPLIES 14.2' ± FRONT PORCH REQUIRES RELIEF G. MIN SIDE YARD (S) 10' $5.3' \pm$ REQUIRES RELIEF H. MIN REAR YARD 15' 15.5' ± COMPLIES I. MAX HEIGHT (FT) 34'-9" 50' COMPLIES J. MAX STORIES COMPLIES K. MAX FAR 1.0 0.94 COMPLIES L. MIN OPEN SPACE 20% 41.9% COMPLIES M. RESIDENTIAL PARKING 5 CARS (1/DU) 2/DU REQUIRES RELIEF

STUDY YIELD SUMMARY:

THIS STUDY ILLUSTRATES A 5 DU TWONHOUSE SCHEME WITH 5 OFF STREET PARKING SPACES. THE TOTAL FAR GSF IS APPROX. 10,384-GSF.

SEE BREAKDOWN BELOW:

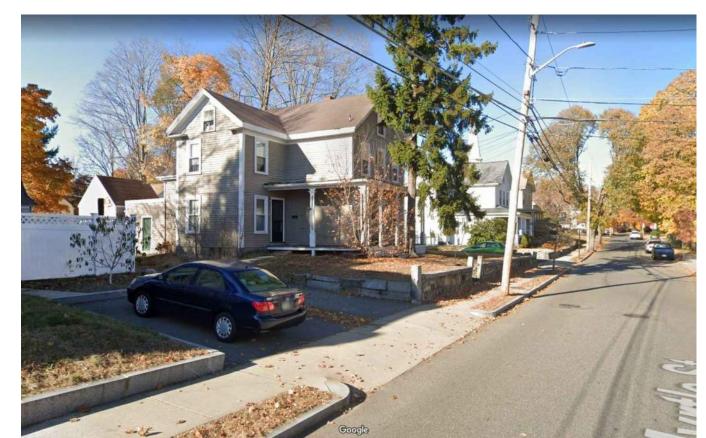
TOWNHOUSE SUMMARY FAR (EXCLUDES CELLARS)

TH - 1 = 1,901 GSF TH - 2 = 1,928 GSF TH - 3 = 1,888 GSF TH - 4 = 2,358 GSF

TH - 5 = 2,309 GSFTOTAL = 10,384 GSF

CELLARS SHOW ABOUT 450 ADDITIONAL NSF

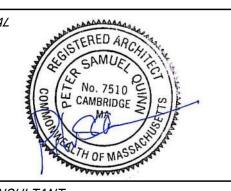




ARCHITECTURE PLANNING INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144

PH 617-354-3989



CONSULTANT

PROJECT

148 MYRTLE

148 MYRTLE ST MELROSE, MA 02176 PREPARED FOR

BROWN DOG PROPERTIES LLC.

55 MAPLE ST WENHAM, MA 01984

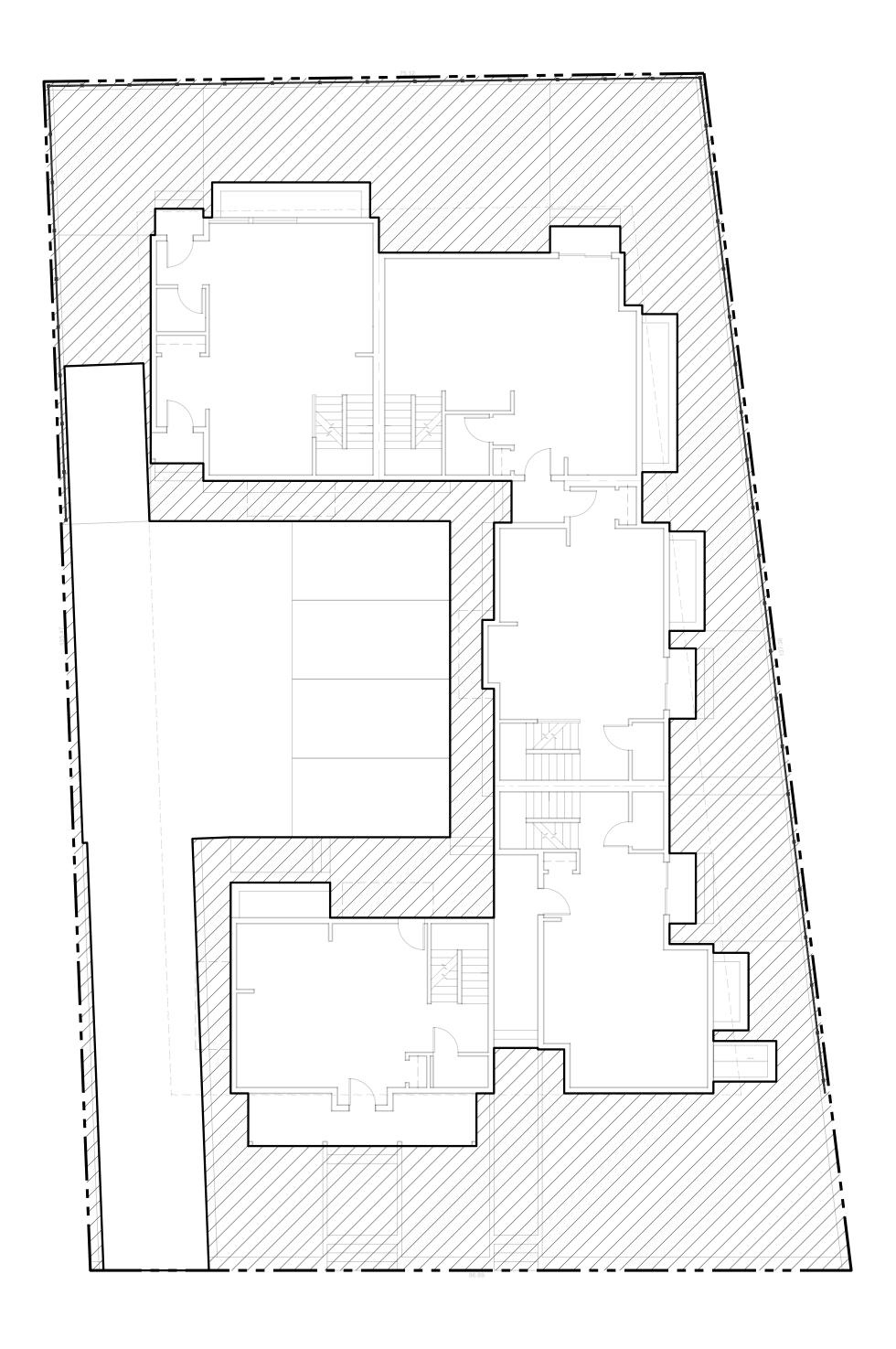
DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

REVISION / ISSUE	DATE
MINI. BP REVISION 2	11/19/2021
MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
DRAWN BY	REVIEWED BY
MN / YC	PQ

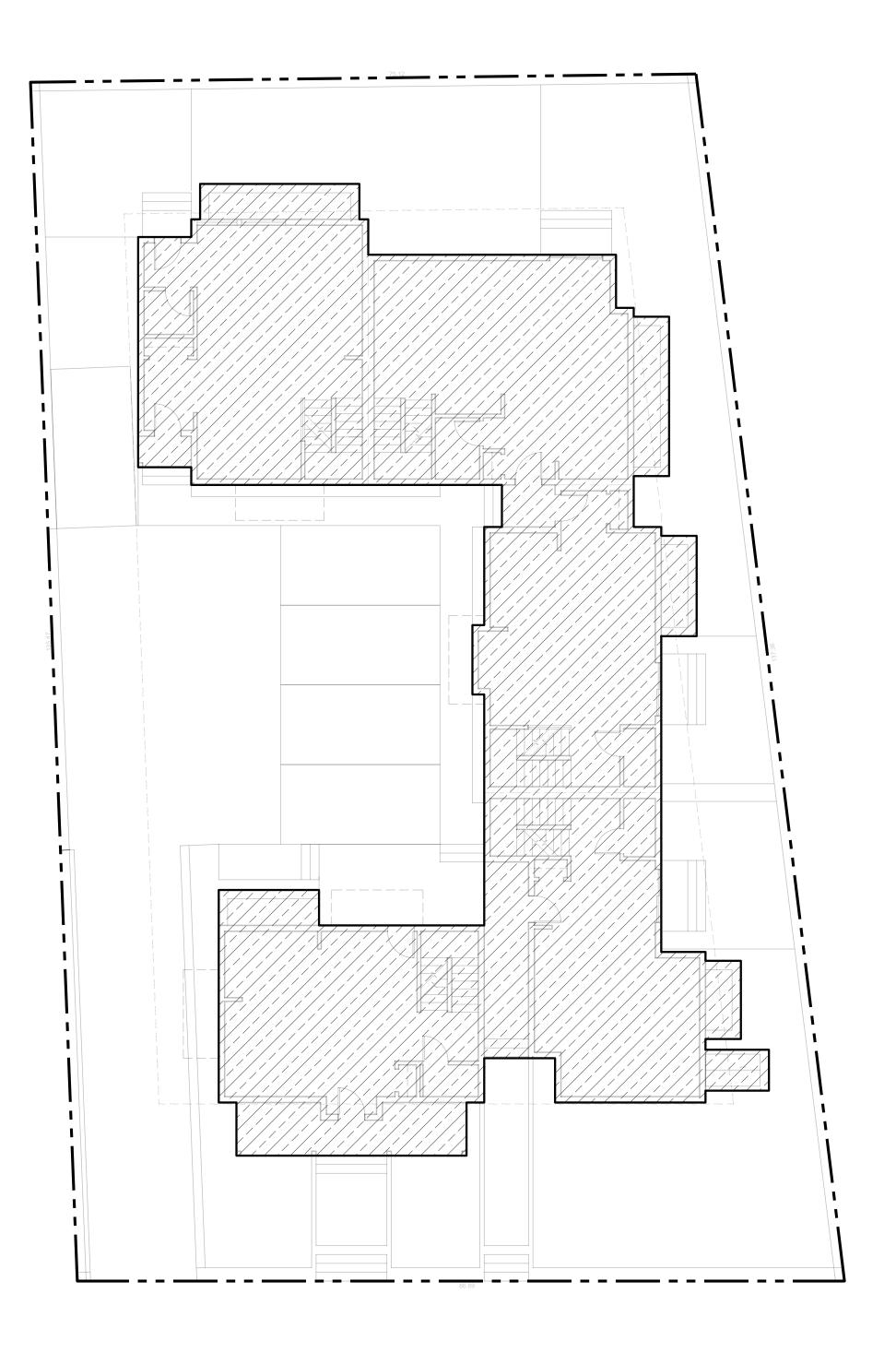
SHEET



OPEN SPACE 4,619 SF LOT AREA 11,004 SF = 41.9%

OPEN SPACE

SCALE: 1/10" = 1'-0"



BUILDING AREA COVERAGE 4,009 SF LOT AREA 11,004 SF = 36.4%

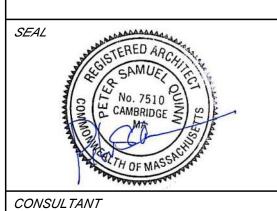
1 BUILDING AREA COVERAGE
SCALE: 1/10" = 1'-0"

PETER QUINN ARCHITECTURE

PLANNING INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301

SOMERVILLE, MA 02144 PH 617-354-3989



PROJECT

148 MYRTLE

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DRAWING TITLE

ZONING COMPLIANCE

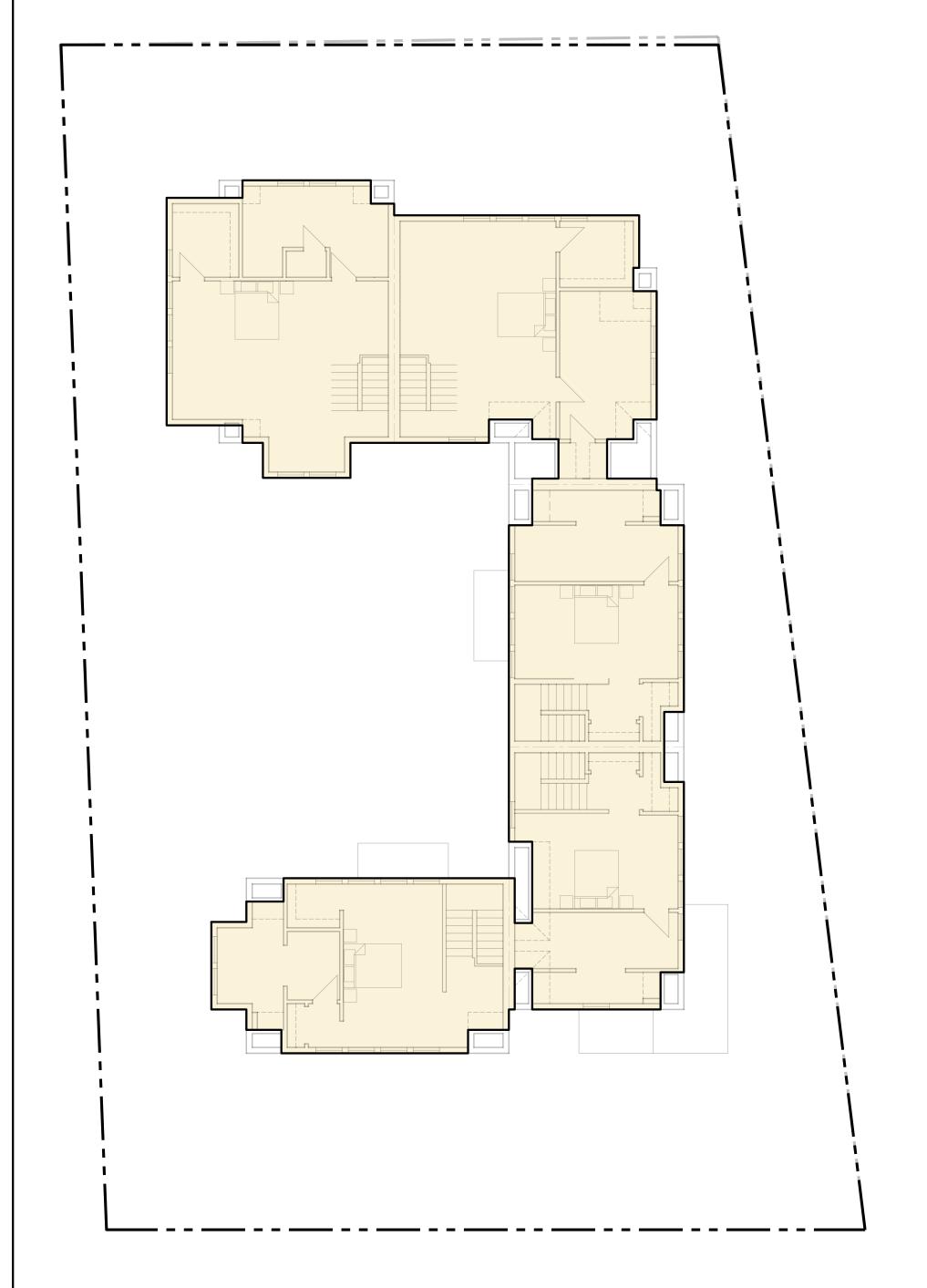
SCALE AS NOTED

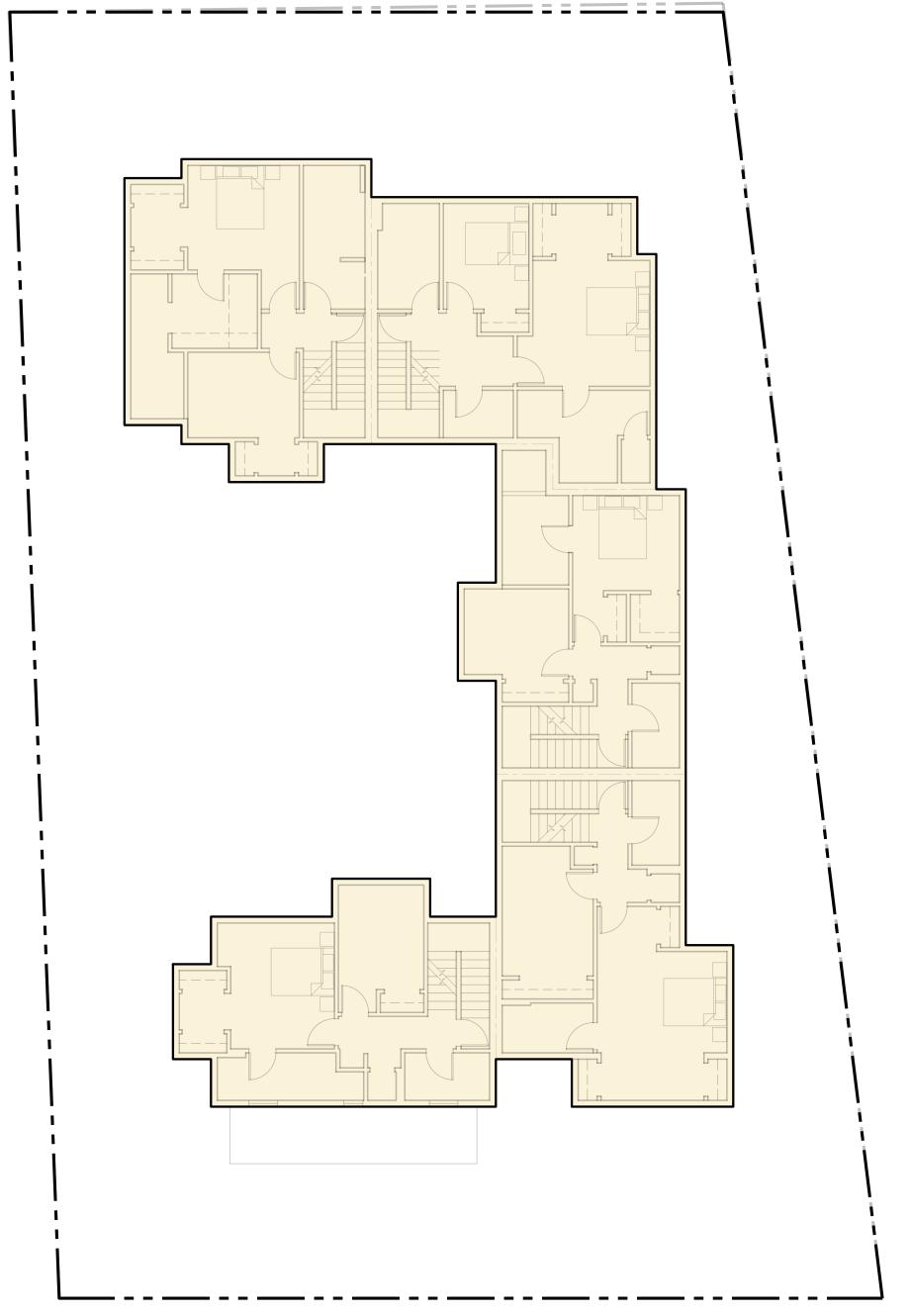
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MINI. BP REVISION 2	11/19/2021
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DRAWN BY	REVIEWED BY
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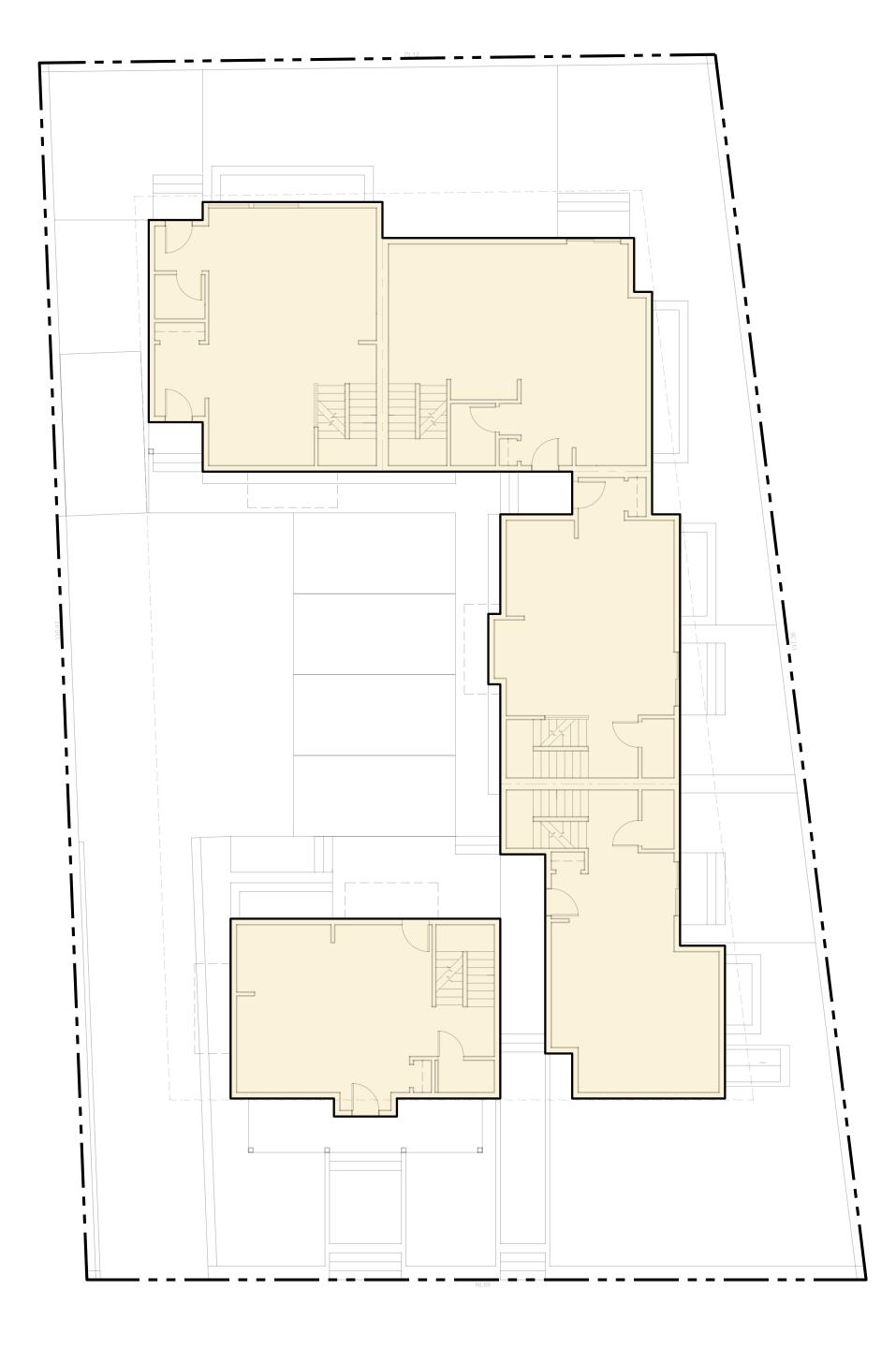
SHEET

Z-2

0' 5' 10' 20'







FIRST FLOOR: 3,404-GSF

THIRD FLOOR: 3,268-GSF SECOND FLOOR: 3,712-GSF

FLOOR	PROPOSED NSF
CELLER	0
1ST FL	3,404
2ND FL	3,712
3RD FL	3,268
TOTAL	10,384

GROSS FLOOR AREA

SCALE: 1/10" = 1'-0"

PETER QUINN ARCHITECTURE

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144

PLANNING INTERIOR DESIGN

PH 617-354-3989

SEAL

SEAL

No. 7510

COMBRIDGE

THORMASSION

CONSULTANT

PROJECT

148 MYRTLE

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55 MAPLE ST WENHAM, MA 01984

DRAWING TITLE

ZONING COMPLIANCE

SCALE AS NOTED

CELLER LEVEL = 0-GSF

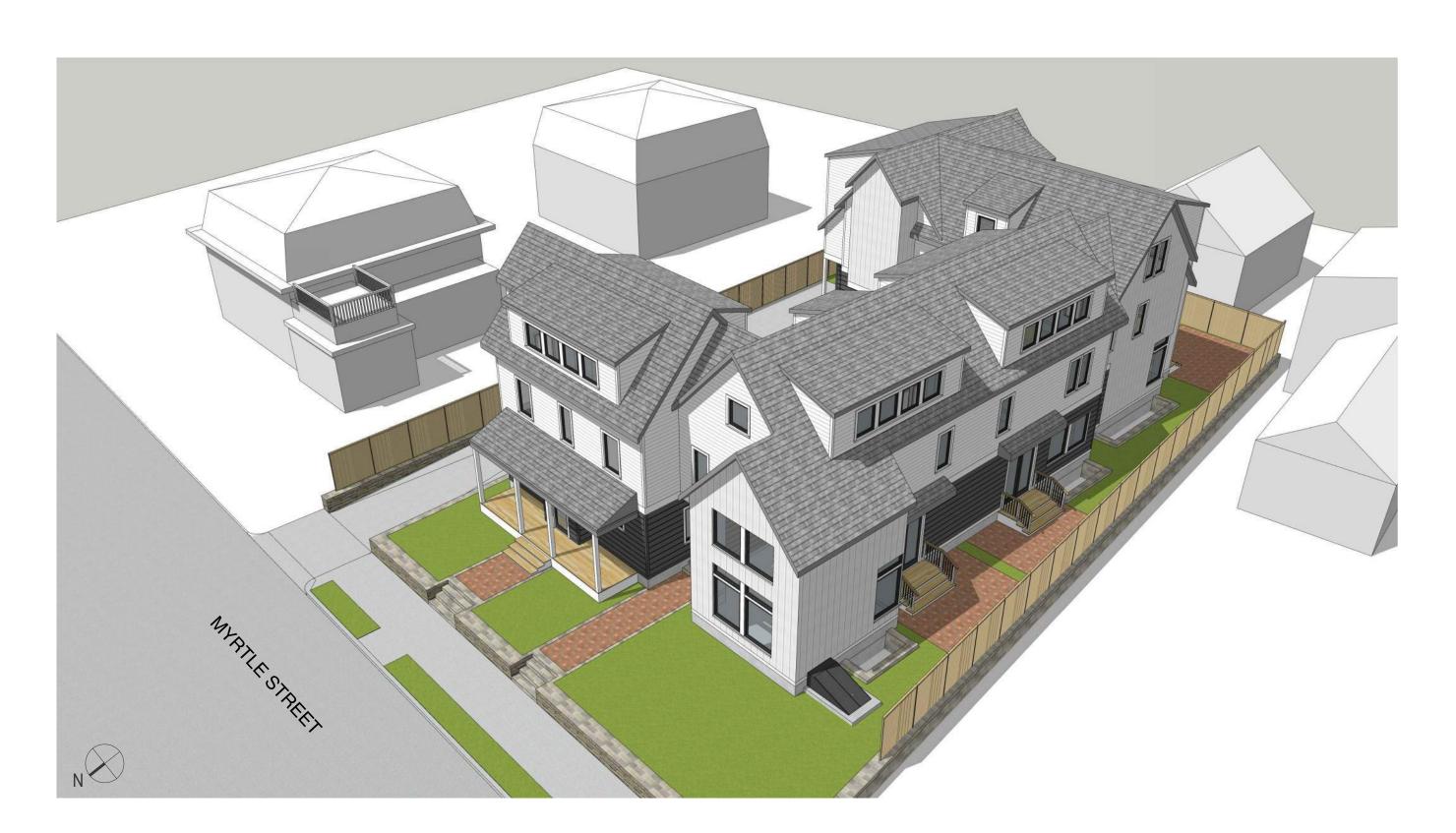
0' 5' 10' 20'

REVISION / ISSUE	DATE
MINI. BP REVISION 2	11/19/2021
MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
DRAWN BY	REVIEWED BY
MN / YC	PQ

SHEET

Z-3

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PETER QUINN ARCHI TECTS

ARCHITECTURE PLANNING INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC

259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144



PROJECT

148 MYRTLE

148 MYRTLE ST MELROSE, MA 02176 PREPARED FOR

BROWN DOG PROPERTIES LLC.

55 MAPLE ST WENHAM, MA 01984

DRAWING TITLE

3D VIEWS

SCALE AS NOTED

/	REVISION / ISSUE	DATE
9		
	MINI. BP REVISION 2	11/19/2021
	MINI. BP REVISION	06/28/2021
	MINI. BLDG PERMIT	04/29/2021
	DRAWN BY	REVIEWED BY
	MN / YC	PQ

SHEET

A-0.1

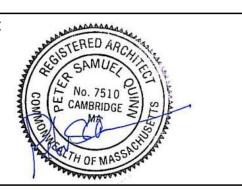
3D VIEWS

SCALE: NA



ARCHITECTURE PLANNING INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989



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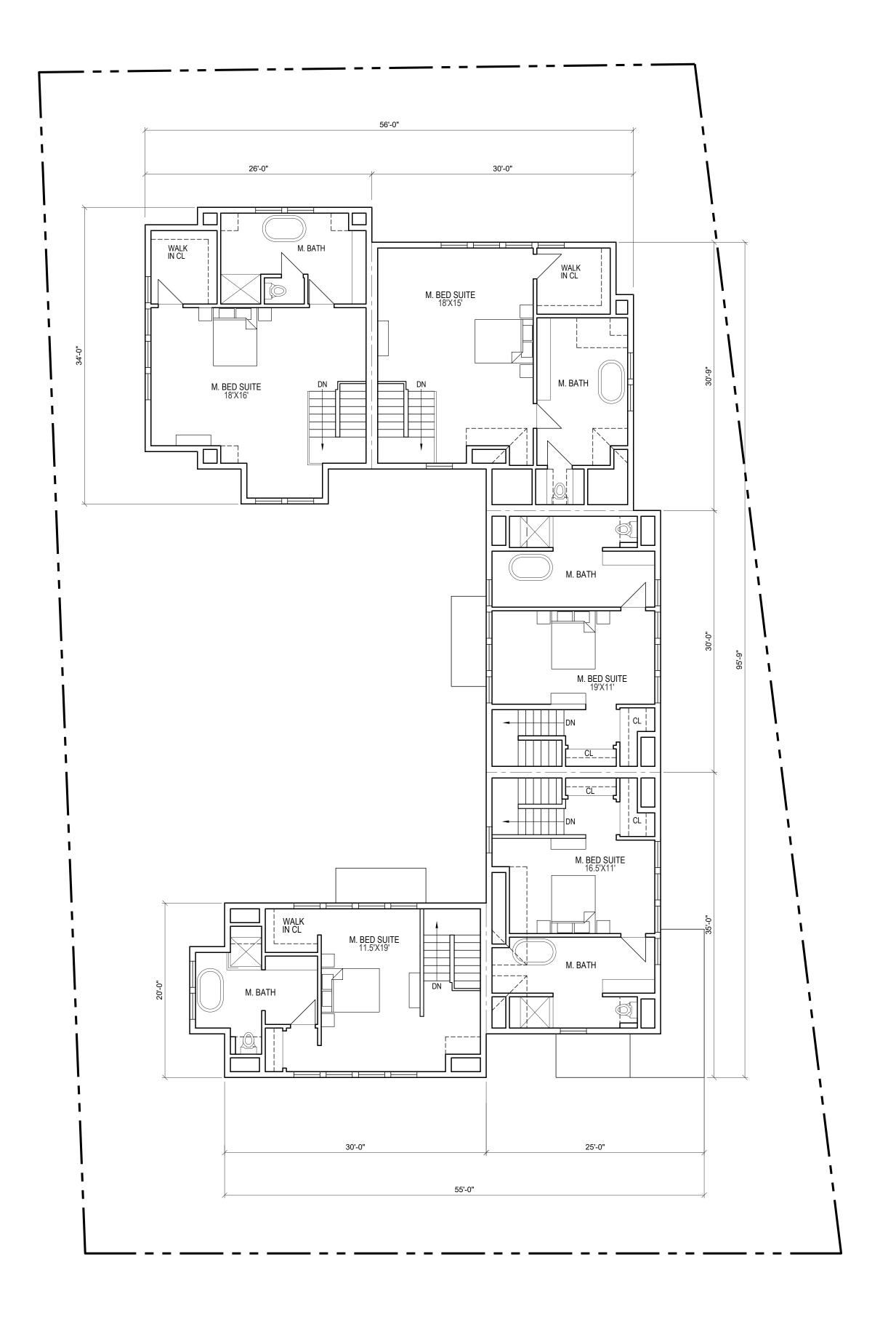
55 MAPLE ST WENHAM, MA 01984

DRAWING TITLE

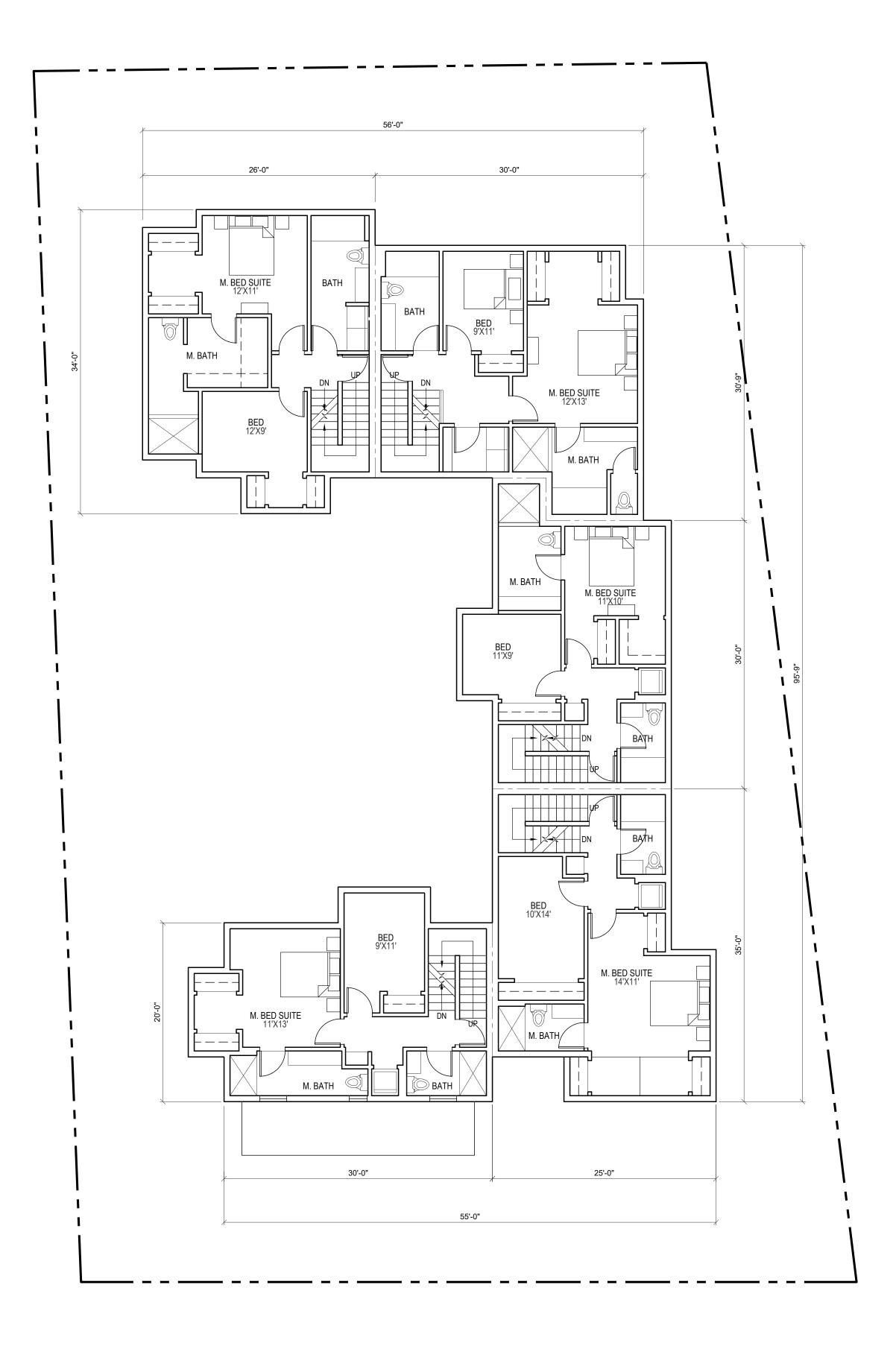
BASEMENT & FIRST FLOOR **PLANS**

SCALE AS NOTED

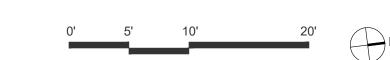
REVISION / ISSUE	DATE
MINI. BP REVISION 2	11/19/2021
MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
DRAWN BY	REVIEWED BY
MNI/YC	PO



2 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PEIER QUINN ARCHITECTURE

PLANNING INTERIOR DESIGN

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DRAWING TITLE

SECOND & THIRD FLOOR PLANS

SCALE AS NOTED

REVISION / ISSUE	DATE
MINI. BP REVISION 2	11/19/2021
MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
DRAWN BY	REVIEWED BY
MN / YC	PQ

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2 COURTYARD ELEVATION
SCALE: 1/8" = 1'-0"



1 MYRTLE STREET ELEVATION

SCALE: 1/8" = 1'-0"

QUINN ARCHITECTURE

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144

PLANNING INTERIOR DESIGN

PH 617-354-3989



PROJECT

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55 MAPLE ST WENHAM, MA 01984

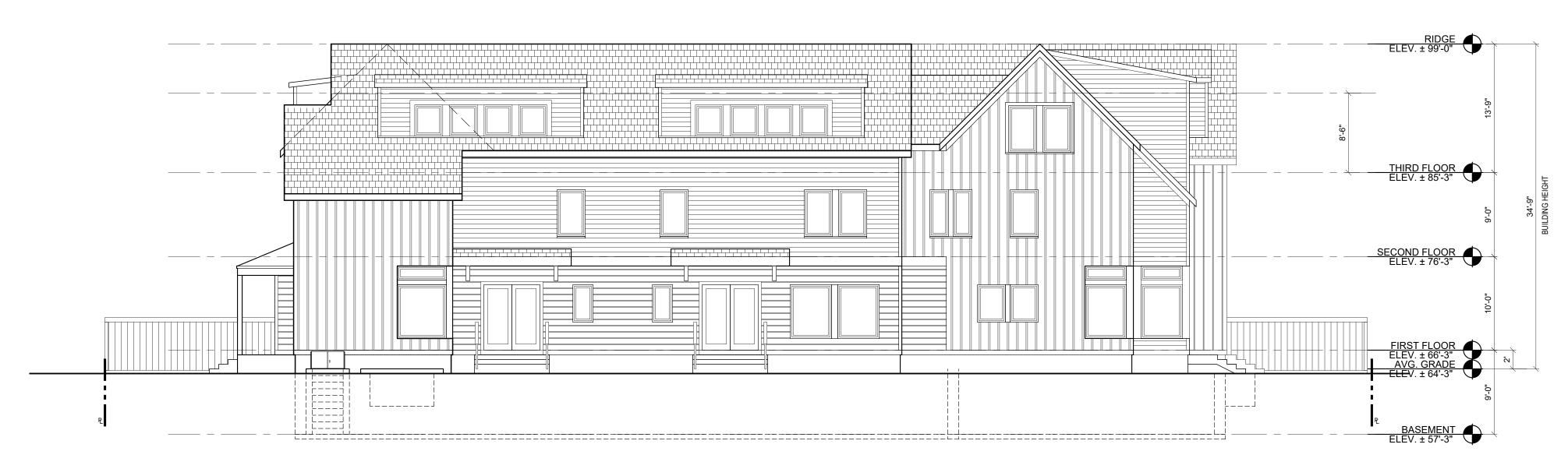
DRAWING TITLE

FRONT & LEFT ELEVATIONS

SCALE AS NOTED

REVISION / ISSUE	DATE
MINI. BP REVISION 2	11/19/2021
MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
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SHEET	

A-3



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 REAR ELEVATION SCALE: 1/8" = 1'-0"



INTERIOR DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144

PLANNING

PH 617-354-3989



CONSULTANT

PROJECT

148 MYRTLE

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55 MAPLE ST WENHAM, MA 01984

DRAWING TITLE

REAR & RIGHT ELEVATIONS

SCALE AS NOTED

REVISION / ISSUE	DATE
MINI. BP REVISION 2	11/19/2021
MINI. BP REVISION	06/28/2021
MINI. BLDG PERMIT	04/29/2021
DRAWN BY	REVIEWED BY
MN / YC	PQ

SHEET

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THE GIT

TO WALL
HELGHT

12/12 ROOF PITCH

3'-0' TOP OF WALL
PLATE

THIRD FLOOR
ELEV. ± 85-3'

THIRD FLOOR
ELEV. ± 85-3'

THIRD FLOOR
ELEV. ± 85-3'

ANG GRADE

15 RISERS @7.5' FACH
10/0' FL TO FL

15 RISERS @7.5' FACH
10/0' FL TO FL

15 RISERS @7.5' FACH
10/0' FL TO FL

SCALE: 18/9" = 11-0''

BUILDING SECTION

PETER QUINN ARCHI TECTS

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144

PLANNING INTERIOR DESIGN

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PROJECT

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DRAWING TITLE

BUILDING SECTION

SCALE AS NOTED

SCALL AS NOTED	
DATE	
11/19/2021	
06/28/2021	
04/29/2021	
REVIEWED BY PQ	

A-5

SHEET

)' 5' 10' 20'