

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

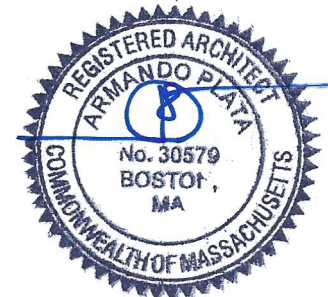
PROJECT ADDRESS:
 22 MONTVALE STREET
 MELROSE, MA 02176

PROJECT DESCRIPTION:
 NEW SINGLE FAMILY RESIDENCE

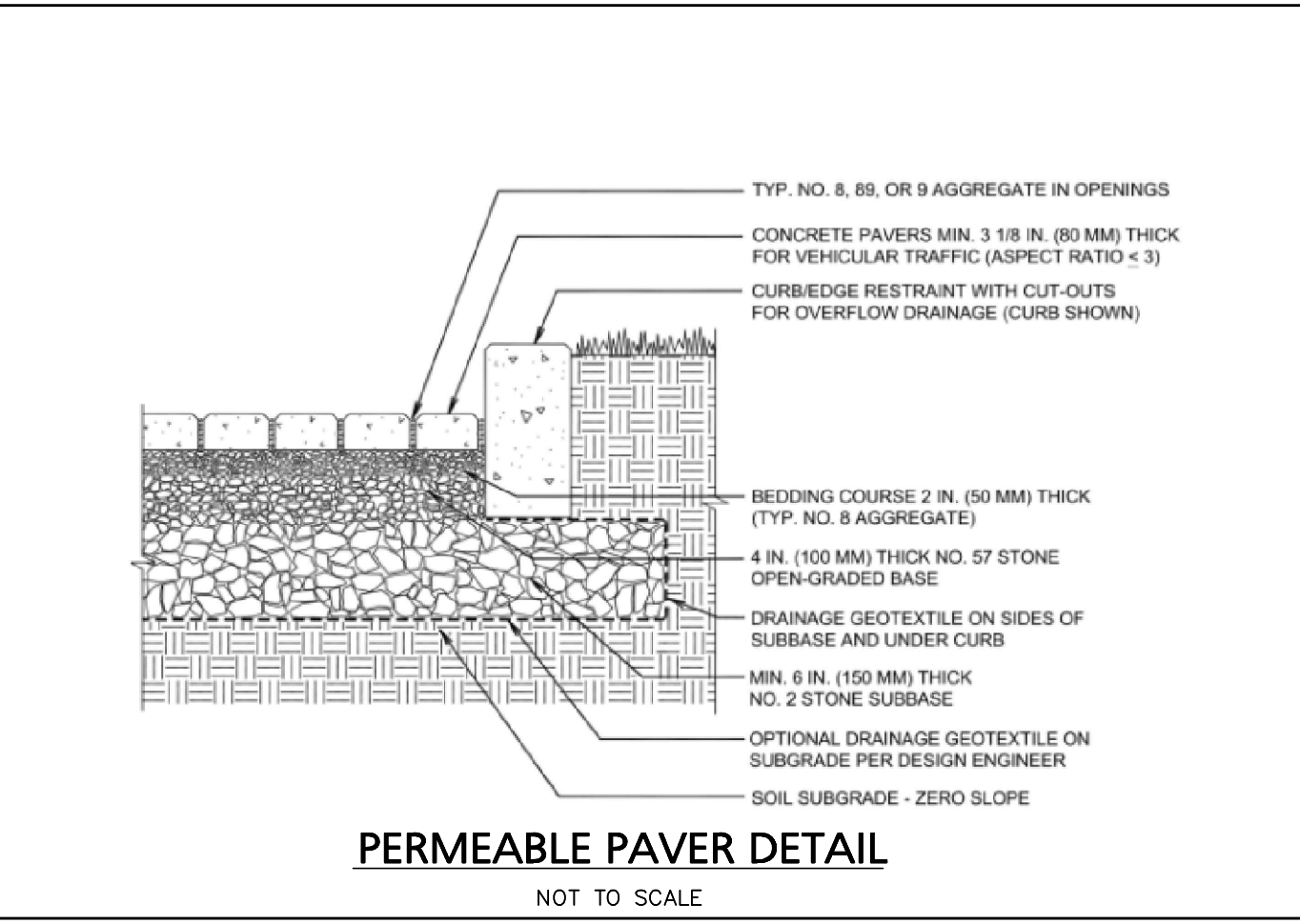
TOTAL FLOOR AREA
 1360 SQ FT - UPPER LEVEL
 715 SQ FT - LOWER LEVEL
 2075 SQ FT - TOTAL AREA

DECK AREA = 75 SQ FT
 TYPE OF CONSTRUCTION: V
 STEEL & WOOD CONSTRUCTION

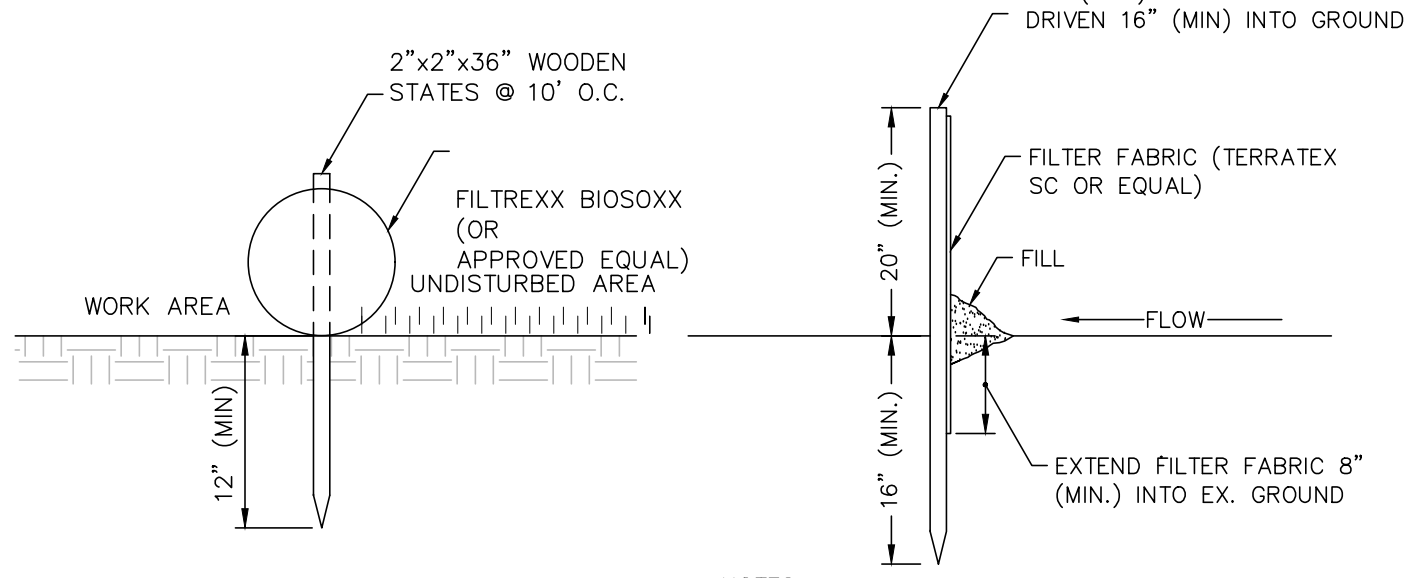
WATER METER INSTALLED WILL INCLUDE RADIO-READ TECHNOLOGY PER CITY'S STANDARD.



ARCHITECTURE Armando Plata AIA PE LEED AP BD+C Ag23studio@gmail.com 11 Landry Road Medford, MA 02155 (646)241 7707	MELROSE RESIDENCE 22 MONTVALE STREET MELROSE MA 02176	DATE MARCH 7, 2024 REV APRIL 24, 2024 NTS VICINITY MAP AND GENERAL INFO	A0
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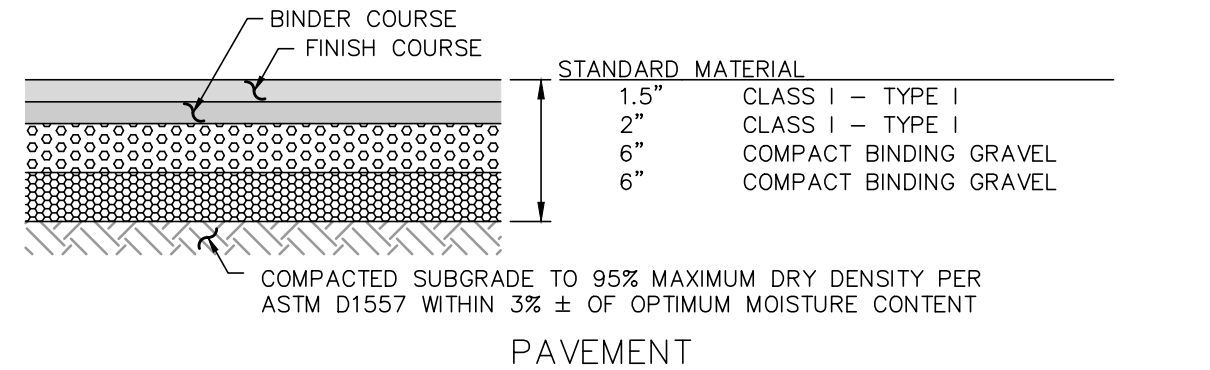
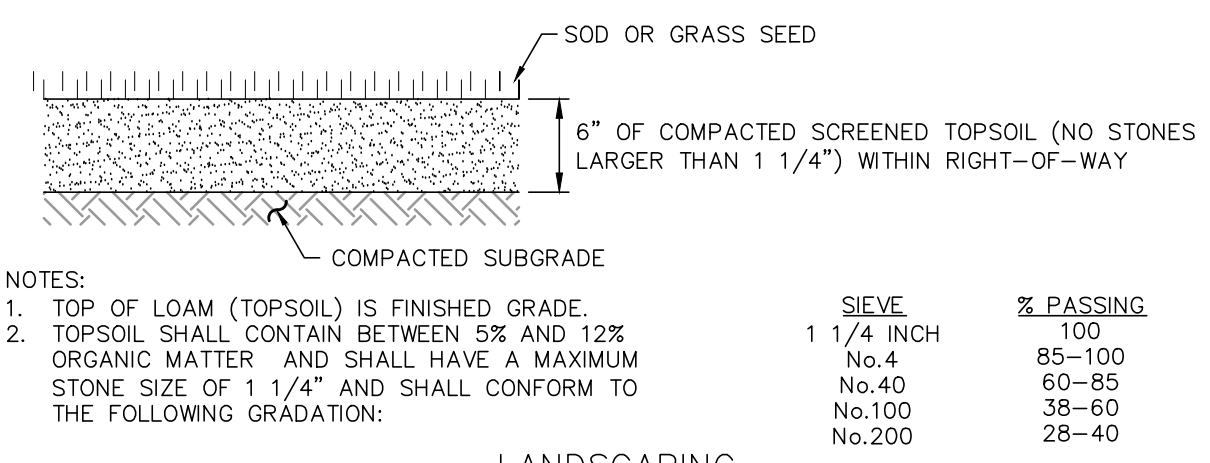


- NOTES:
1. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A DESIGNATED FLOOD INSURANCE RATE MAP FOR MIDDLESEX COUNTY, MASSACHUSETTS MAP NUMBER 25017C0429E DATED JUNE 2, 2010. THE PARCEL FALLS IN AN AREA CLASSIFIED AS ZONE X.
 2. ALL PROPOSED RETAINING WALLS TO BE DESIGNED BY OTHERS.
 3. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS.



- MANTENANCE:**
1. FILTER SOCK SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
 2. IF THE FABRIC SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, REPLACE PROMPTLY.
 3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 4. SEDIMENT DEPOSITS SHALL BE REMOVED WITH FILTER SOCK UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
- NOTES:**
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
 2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
 3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

FILTER SOCK INSTALLATION
NOT TO SCALE



- NOTES:**
1. OWNER'S ENGINEER RESERVES THE RIGHT TO REQUEST COMPACTION TESTS AND/OR CORE SAMPLES. IF TESTS ARE BEYOND THOSE REQUIRED BY THE SPECIFICATIONS AND PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF THE OWNER, OTHERWISE THE CONTRACTOR WILL BE RESPONSIBLE FOR TESTING COST.
 2. PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.
 3. CONTRACTOR MUST COORDINATE RECLAMATION AND RE-USE OF THE EXISTING PAVEMENT AND BASE MATERIAL WITH THE GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

TYPICAL CROSS SECTIONS
NOT TO SCALE

GENERAL EROSION CONTROL NOTES

1. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICE AS SHOWN ON THE PLAN. ALL EROSION CONTROL DEVICES SHALL BE MAINTAINED IN EFFECTIVE CONDITION DURING CONSTRUCTION. SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE TIMELY INSTALLATION, INSPECTION, MAINTENANCE, AND/OR REPLACEMENT OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE PROPER OPERATION THROUGHOUT THE LIFE OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. THE OWNER IS RESPONSIBLE THEREAFTER.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ROADS, CONTROL DUST, AND TAKE ALL NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER, CALCIUM CHLORIDE, AND/OR CRUSHED STONE OR COARSE GRAVEL.
4. THE CONTRACTOR SHALL RESTORE DISTURBED AREAS AS CLOSELY AS POSSIBLE. AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESEDED, RESEEDED, OR OTHERWISE RESTORED TO THEIR ORIGINAL STATE. TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHEREVER FEASIBLE.
5. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED TO ANY DISTURBED AREAS (INCLUDING SOIL STOCKPILE AREAS) THAT HAVE NOT YET REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED, UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS. THE RECOMMENDED TEMPORARY SEEDING DATES ARE MARCH 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.
6. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO OCTOBER 1.
7. AREAS WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED SHOULD BE MULCHED IMMEDIATELY FOLLOWING SEEDING IN ADDITION TO AREAS WHICH CANNOT BE SEEDED WITHIN THE RECOMMENDED SEEDING DATES AND ANY SOIL STOCKPILE AREAS. TEMPORARY MULCHING SHOULD BE PERFORMED AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY CEASED UNLESS THE ACTIVITY IS TO RESUME WITHIN TWENTY-ONE (21) DAYS.
8. STRAW OR HAY MULCH, WOOD FIBER MULCH, AND HYDROMULCH ARE RECOMMENDED. THE MATERIALS USED IN MULCHING SHALL CONFORM TO THE REQUIREMENTS LISTED IN SECTION M6.04.0 OF THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES.
9. IF SEEDING CANNOT BE COMPLETED IMMEDIATELY OR WITHIN THE RECOMMENDED SEEDING DATES, USE THE TEMPORARY MULCHING MEASURE TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
10. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGES AND VOLUME TWO OF THE MASSACHUSETTS STORMWATER MANAGEMENT HANDBOOK.
11. WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORMWATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.
12. GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHELTER OR COVER. IN ADDITION, CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.
13. NO DUST WILL BE ALLOWED ON OR OFF WORK SITE. CONTRACTOR MUST CONDUCT CONTINUOUS EFFORT TO CONTROL DUST. LACK OF DUST CONTROL COULD CAUSE THE PROJECT TO BE STOPPED UNTIL ISSUES ARE RESOLVED.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL DUST AND TAKE ALL NECESSARY MEASURES TO ENSURE ALL ROADS ARE MAINTAINED IN A DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. REPETITIVE TREATMENTS SHOULD BE APPLIED AS NECESSARY.



FOR REGISTRY USE ONLY
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.

ENGINEER _____ DATE _____
APPROVED BY THE CITY OF MELROSE PLANNING BOARD

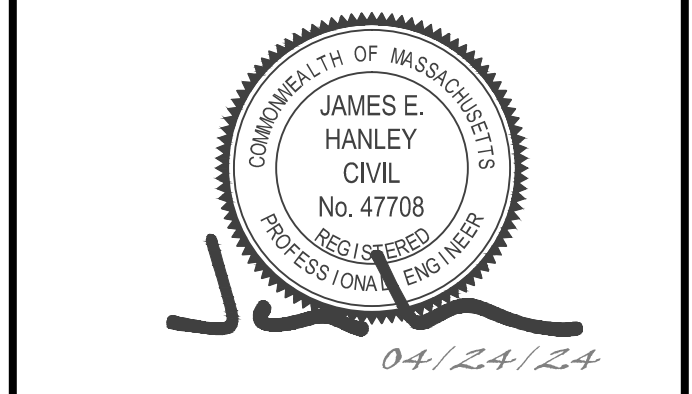
CERTIFICATE OF ACTION
DATE OF ENDORSEMENT _____

DATE	REVISIONS	REV. PER CITY COMMENTS	DESCRIPTION
04/24/24		REV. PER CITY COMMENTS	
04/09/24		REV. PER CITY COMMENTS	

PREPARED FOR:
ARMANDO PLATA
11 LANDRY ROAD
MEDFORD, MA 02155

PROJECT:
22 MONTVALE STREET
MELROSE, MA 02176

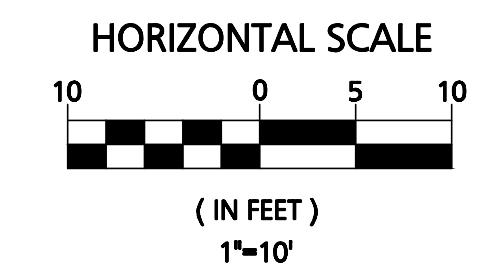
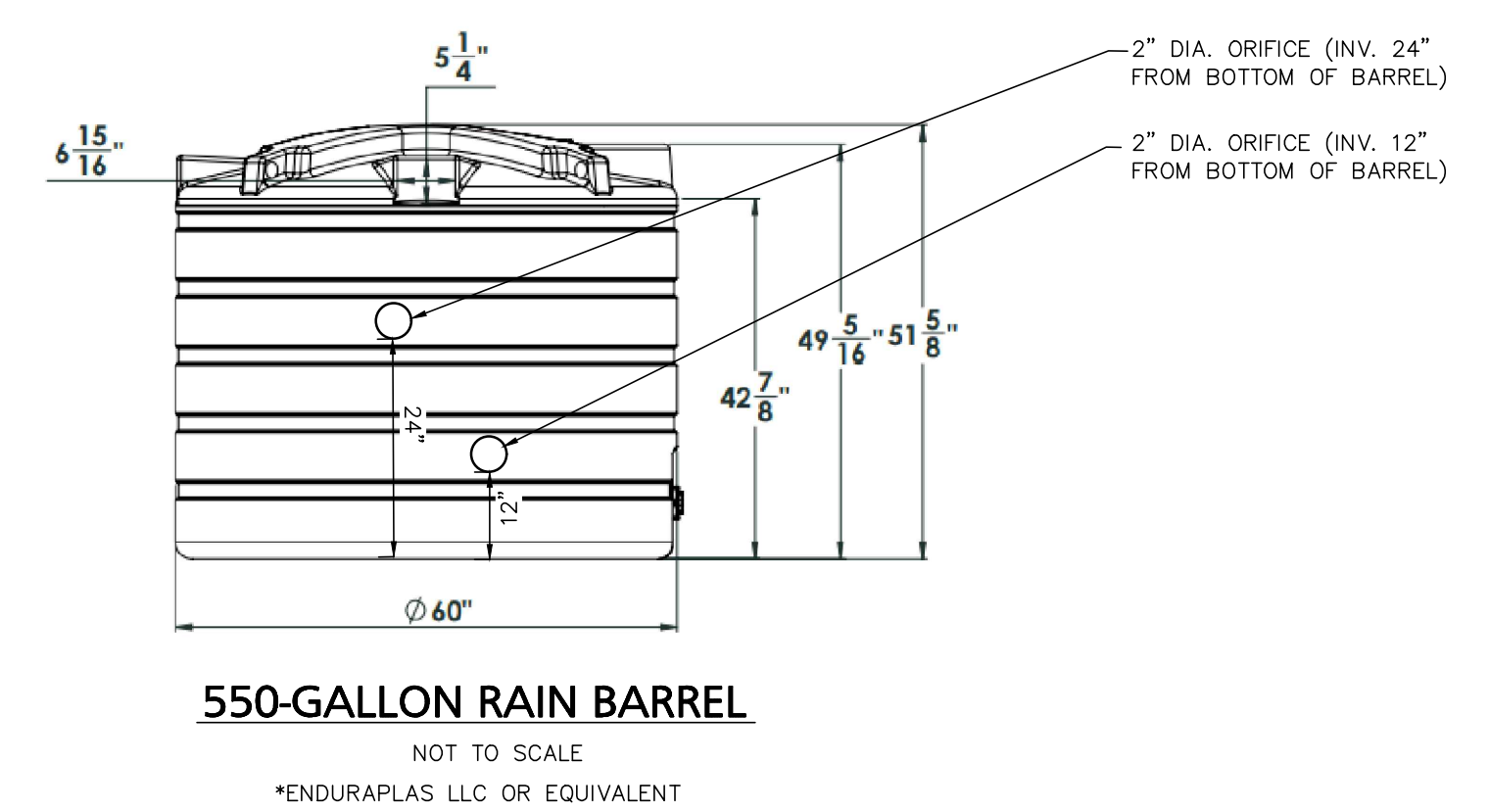
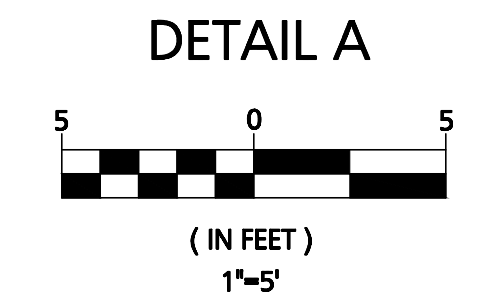
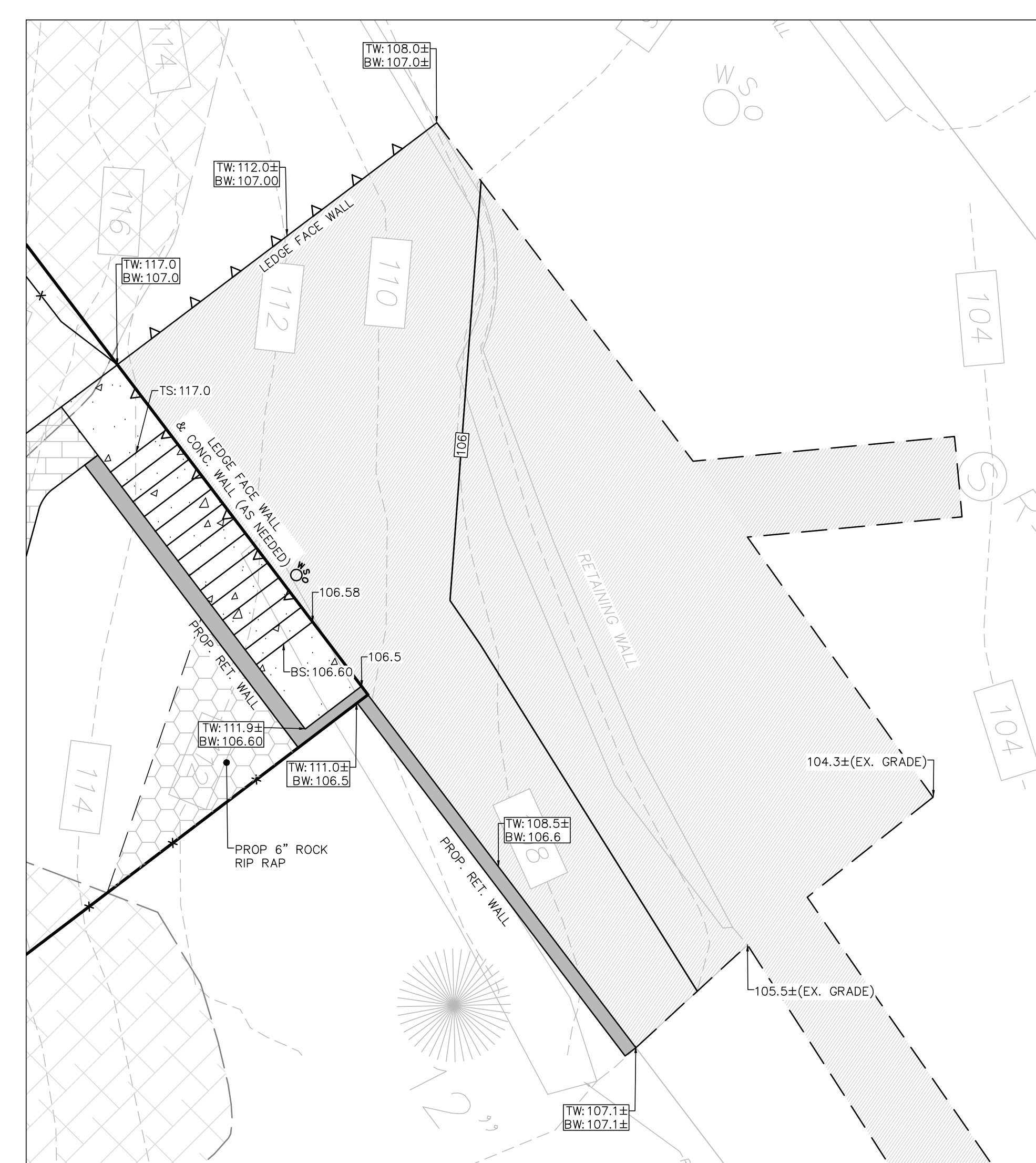
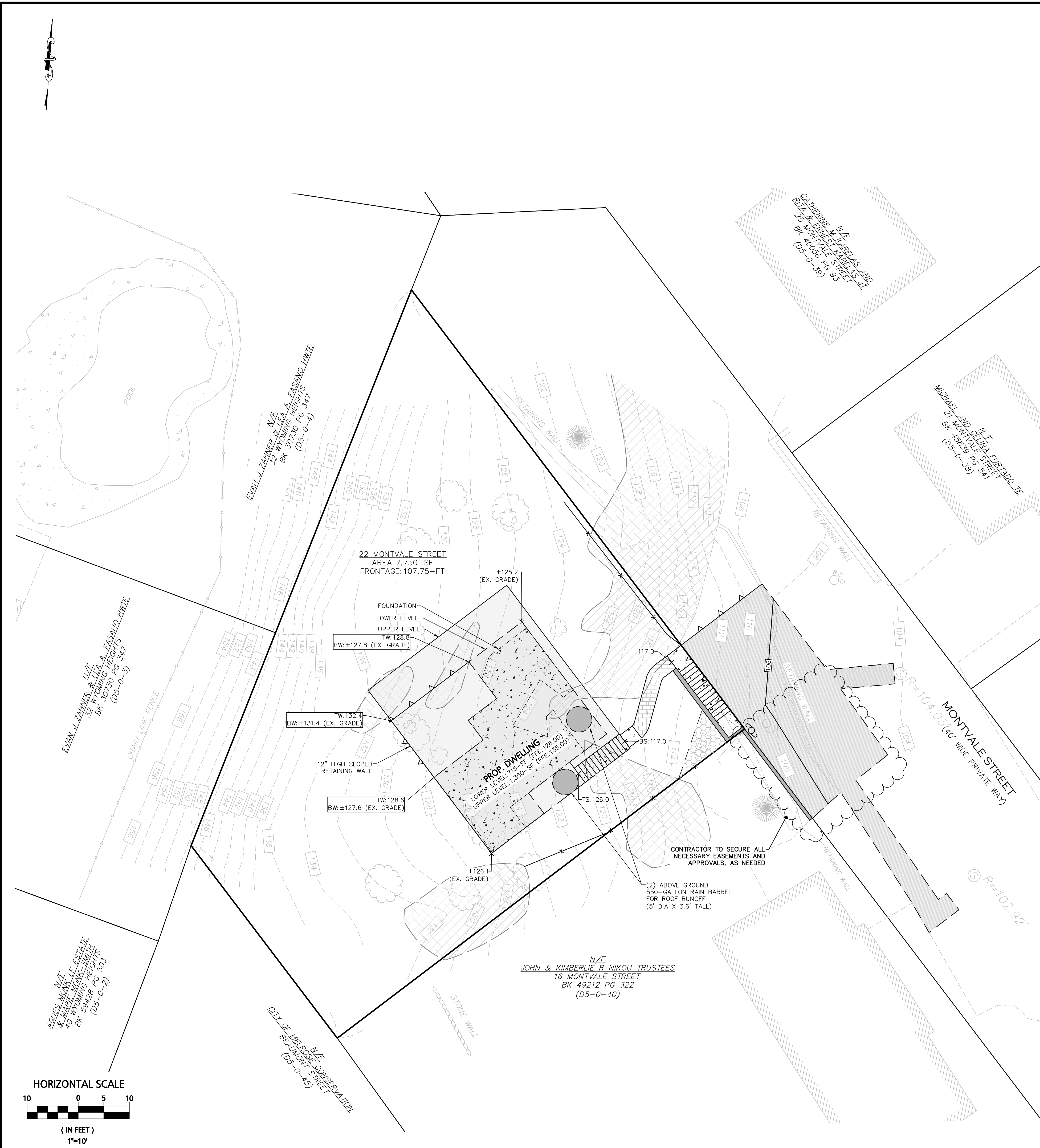
DATE ISSUED:	MARCH 6, 2024
PROJECT #:	20-10201
PREPARED BY:	MAC



PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.
CIVIL DESIGN CONSULTANTS, INC.
344 North Main Street | Andover, MA 01860
(978) 466-0920 | www.civildesign.com

DRAWING TITLE:
LAYOUT & MATERIALS PLAN

DRAWING #:
C-1



FOR REGISTRY USE ONLY
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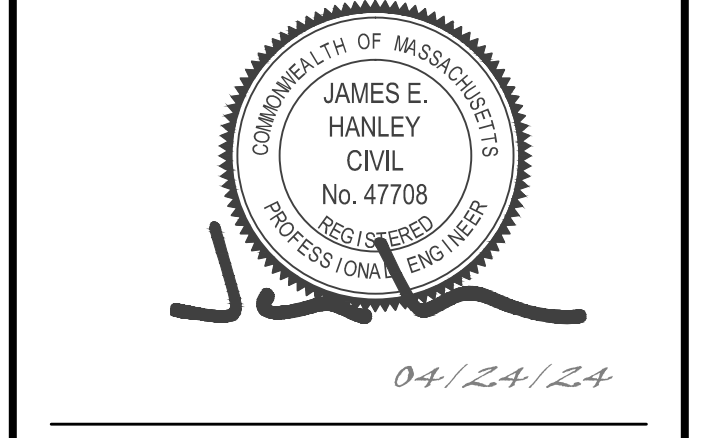
ENGINEER	DATE
APPROVED BY THE CITY OF MELROSE PLANNING BOARD	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
CERTIFICATE OF ACTION	_____
DATE OF ENDORSEMENT	_____

04/24/24	REV. PER CITY COMMENTS
04/09/24	REV. PER CITY COMMENTS
03/06/24	REV. PER CITY COMMENTS
01/12/24	ADD STEPS
01/09/24	REV. TO SITE PLAN
08/30/23	UPDATED SITE PLAN
06/16/21	REV. PER CITY COMMENTS
05/25/21	REV. PER CITY COMMENTS
04/20/21	REV. PER CITY COMMENTS
DATE	DESCRIPTION
REVISIONS	

PREPARED FOR:
ARMANDO PLATA
 11 LANDRY ROAD
 MEDFORD, MA 02155

PROJECT:
22 MONTVALE STREET
 MELROSE, MA 02176

DATE ISSUED:	SEPTEMBER 20, 2020
PROJECT #:	20-10201
PREPARED BY:	MAC

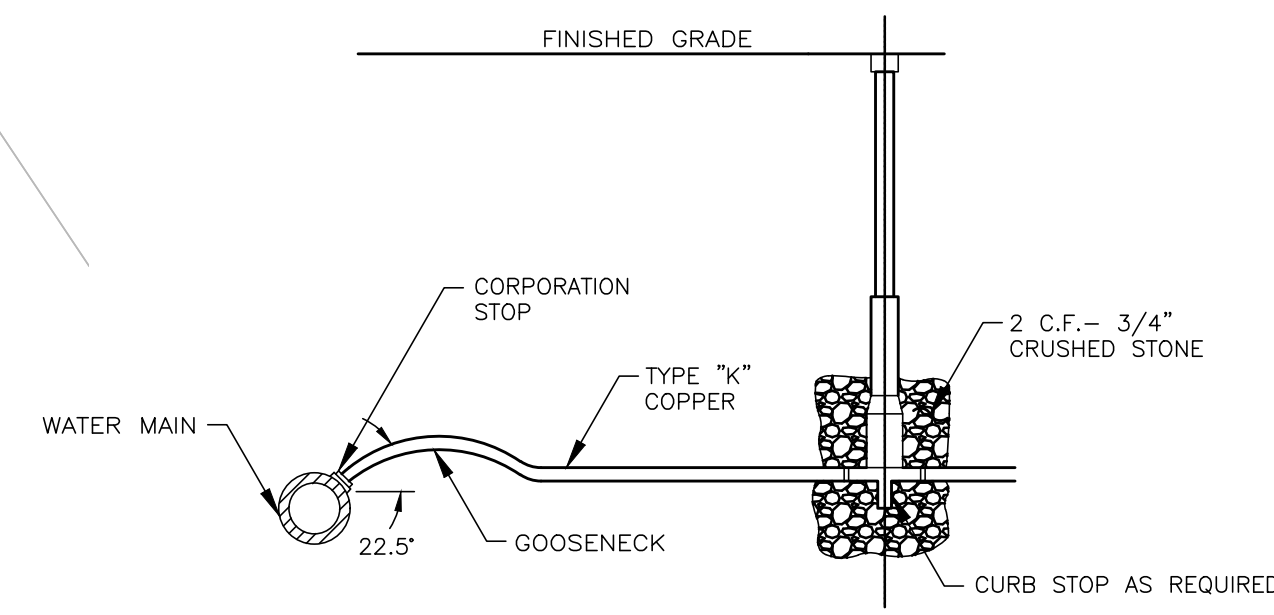


PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.



DRAWING TITLE:
GRADING & DRAINAGE PLAN

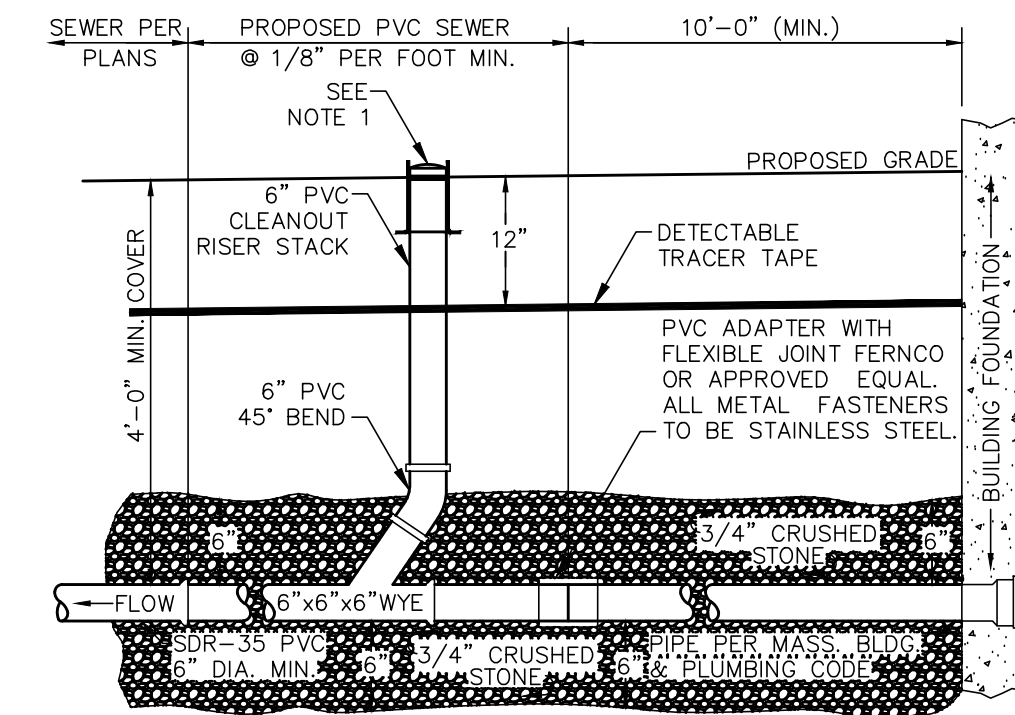
DRAWING #:
C-2



TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE

GENERAL UTILITY NOTES:

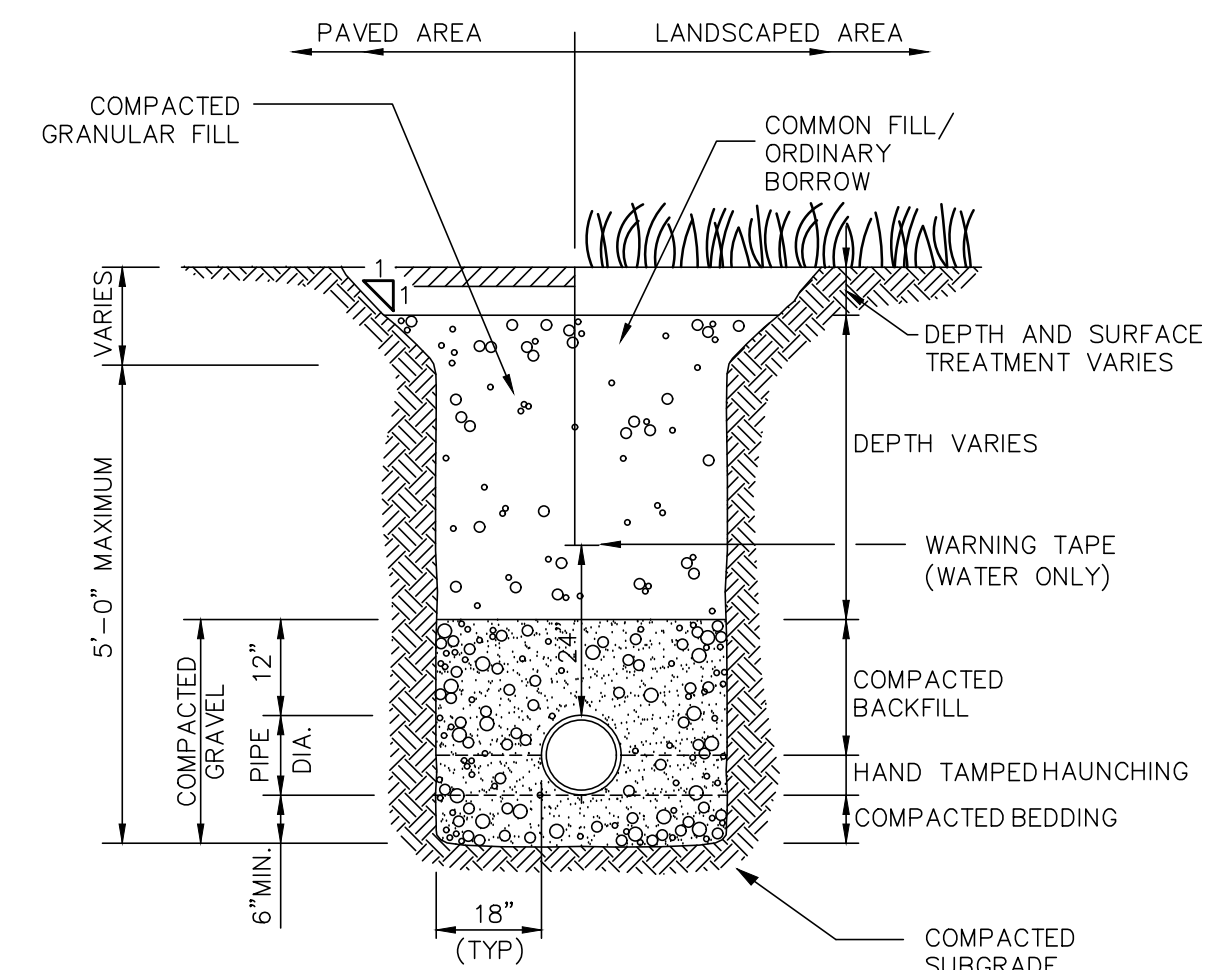
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
2. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
3. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
4. A DUST EMISSION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED BY THE CONTRACTOR IF CONDITIONS WARRANT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL UTILITIES AS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE UTILITY COMPANY STANDARDS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SPECIFICATIONS OF MATERIALS AND INSTALLATION PROCEDURES AND INSTALL IN ACCORDANCE WITH APPLICABLE REGULATIONS.
6. THE CONTRACTOR IS RESPONSIBLE TO CONTACT AND DETERMINE, COORDINATE AND SCHEDULE ALL NECESSARY INSPECTIONS AND MONITORING WITH ALL APPROPRIATE UTILITY COMPANIES.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS AND/OR CONNECTION FEES REQUIRED TO PERFORM THE WORK.
8. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE PROJECT BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AND CLEAN UP UPON COMPLETION OF THE PROJECT.
10. WATER AND SEWER TESTING TO CONFORM TO LOCAL DPW REGULATIONS.
11. ALL MECHANICAL JOINTS TO BE MEGALUG SERIES 1100 INSTALLED IN ACCORDING WITH MANUFACTURER RECOMMENDATIONS OR APPROVED EQUAL.
12. CONTRACTOR TO COORDINATE ALL BUILDING PENETRATIONS AND ROOF LEADER LOCATIONS WITH ARCHITECTURAL DOCUMENTS PRIOR TO CONSTRUCTION.



SANITARY SEWER SERVICE AT BUILDING
NOT TO SCALE

NOTES:

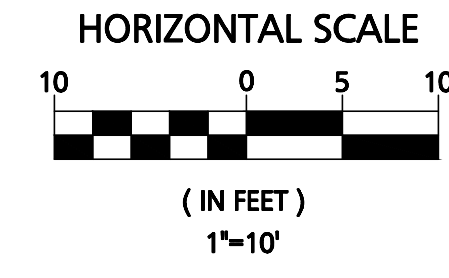
1. LEBARON CAST IRON SEWER CLEANOUT RING COVER, COVER TO BE CAST WITH THE WORD "CLEANOUT" AND HAVE FLAT DIAMOND SURFACE.



UTILITY TRENCH
NOT TO SCALE

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE PROPOSED LAYOUT WITH ITS RELATIONSHIP TO THE EXISTING SITE SURVEY. THE CONTRACTOR SHALL ALSO VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND MATERIAL SPECIFICATIONS AND SHALL NOTIFY THE OWNER AND ENGINEER OF ANY ERRORS, OMISSIONS OR DISCREPANCIES BEFORE COMMENCING OR PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INSPECTIONS, BONDS, ETC. AND OTHER APPROVAL RELATED ITEMS. NO CONSTRUCTION SHALL COMMENCE UNTIL SUCH PERMITS HAVE BEEN SECURED.
3. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF IMPROVEMENTS FOR THIS PROJECT SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE MASSDOT AND THE LOCAL SUBDIVISION REGULATIONS.
4. CONTRACTOR TO CONFIRM AND VERIFY THE VALIDITY, LOCATION, MATERIAL, AND AVAILABILITY TO USE EXISTING UTILITIES ON OR NEAR THE PROJECT SITE PROPERTY. CONTRACTOR TO LOCATE EXISTING UTILITIES AND CONFIRM SAID UTILITIES WITH ALL APPLICABLE MUNICIPALITIES AND UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. ONCE UTILITIES HAVE BEEN CONFIRMED IN THE FIELD BY CONTRACTOR AND VERIFIED BY APPLICABLE MUNICIPALITY AND UTILITY COMPANY AND CONNECTION HAS BEEN APPROVED BY ENTITY, ONLY THEN SHALL THE CONTRACTOR CONSTRUCT AND UTILIZE THESE UTILITIES. CONTRACTOR TO IMMEDIATELY INFORM THE ENGINEER OF RECORD OF ANY DEVIATIONS TO PLANS.
5. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE ANY EXISTING UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF NECESSARY. THE EXISTENCE AND/OR LOCATION OF UTILITIES SHOWN ON THESE PLANS MAY BE ONLY APPROXIMATELY CORRECT AND THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN HEREON AND ANY OTHER EXISTING UTILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION AT LEAST THREE WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS, PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. ALL WATER, GAS, SEWER AND OTHER UTILITIES SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. RELOCATION OF ANY UTILITIES SHALL BE AT THE OWNERS EXPENSE AND COMPLETED WITH THE UTILITY WORK. THE OWNER SHALL BE NOTIFIED AS TO THE RELOCATIONS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, WALKS, CURBS, ETC. THAT MUST BE CUT OR THAT ARE DAMAGED DURING CONSTRUCTION.
9. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE DOCUMENTS AND SUBSEQUENT ISSUED PLAN REVISIONS. ANY DEVIATIONS FROM THESE DOCUMENTS SHALL REQUIRE NOTIFICATION TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTING ANY CHANGE. THE CONTRACTOR WILL BE WORKING AT HIS OR HER OWN RISK.
11. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MELROSE RULES AND REGULATIONS



FOR REGISTRY USE ONLY
THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.

ENGINEER	DATE
APPROVED BY THE CITY OF MELROSE PLANNING BOARD	

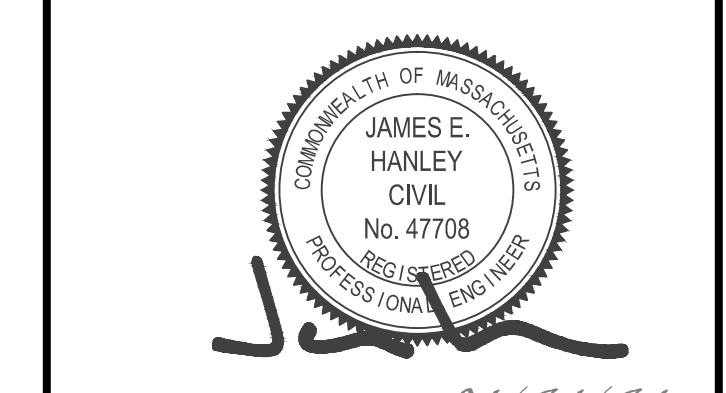
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DATE	DESCRIPTION
04/24/24	REV. PER CITY COMMENTS
04/09/24	REV. PER CITY COMMENTS
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PREPARED FOR:
ARMANDO PLATA
11 LANDRY ROAD
MEDFORD, MA 02155

PROJECT:
22 MONTVALE STREET
MELROSE, MA 02176

DATE ISSUED:	MARCH 6, 2024
PROJECT #:	20-10201
PREPARED BY:	MAC



PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.



DRAWING TITLE:
UTILITIES PLAN

DRAWING #:
C-3

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

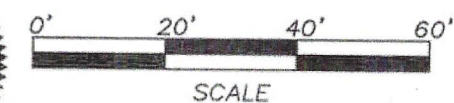
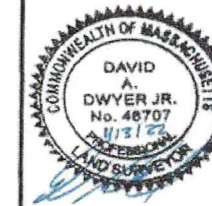
BY

OTTE & DWYER, INC.
LAND SURVEYORS

WWW.OTTEDWYER.COM

59 APPLETON STREET SAUGUS, MA 01906
P.O. BOX 982 (781)233-8155
SCALE: 1"=20' MARCH 9, 2020
REV: 6-8-2020 ADD WATER UTIL

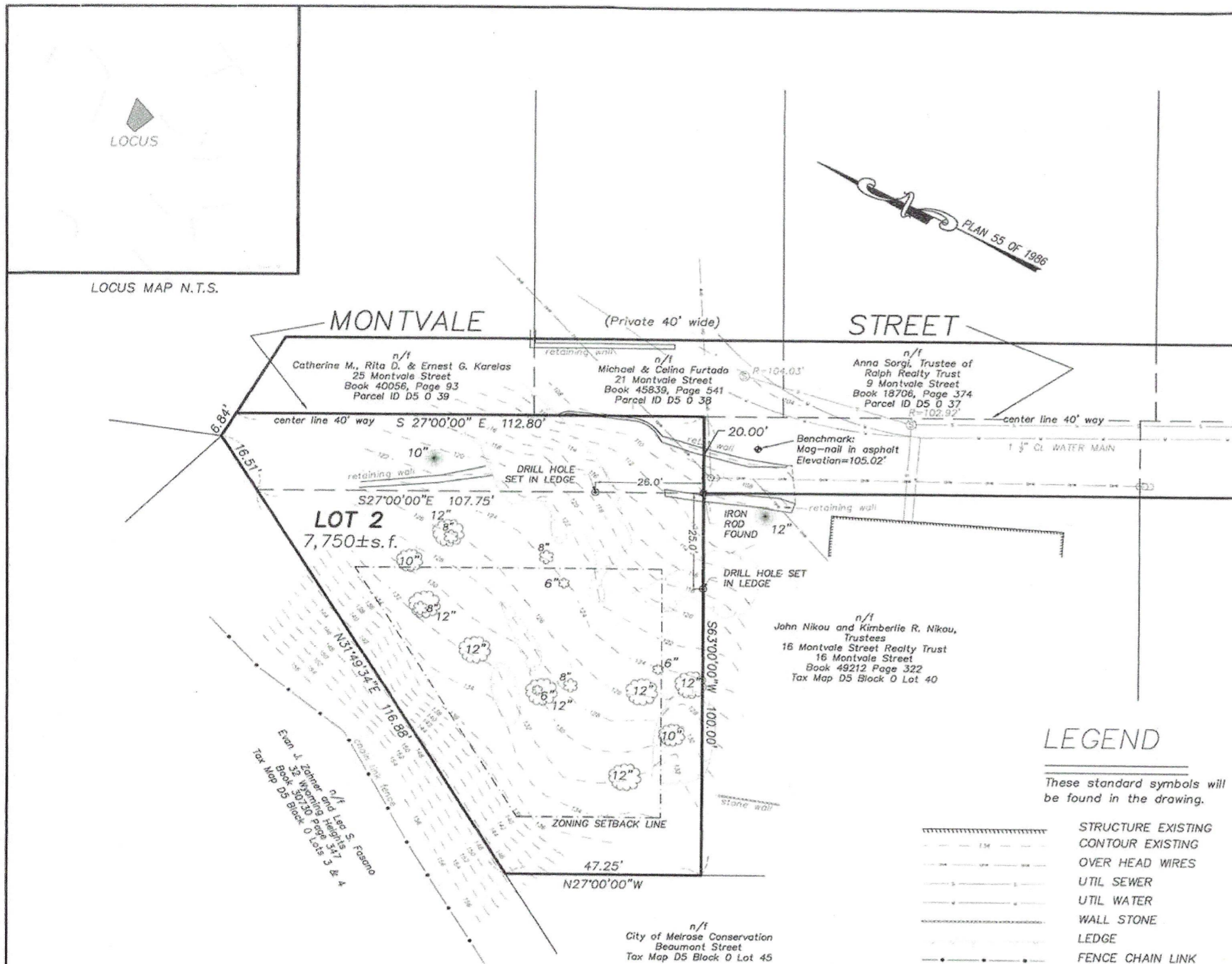
REV: 1-13-2022 TO SHOW OWNERSHIP TO CENTER LINE OF PRIVATE WAY AND ABUTTERS ACROSS THE PRIVATE WAY



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

JN. 12554

T1



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.

LOCUS MAP N.T.S.

LOCUS

MONTVALE

STREET

LOT 2
7,750±s.f.

PLAN 55 OF 1986

Evan J. Zahner and Leo S. Pasano
Book 30730 Page 377 & 4
Tax Map D5 Block 0 Lots 3 & 4

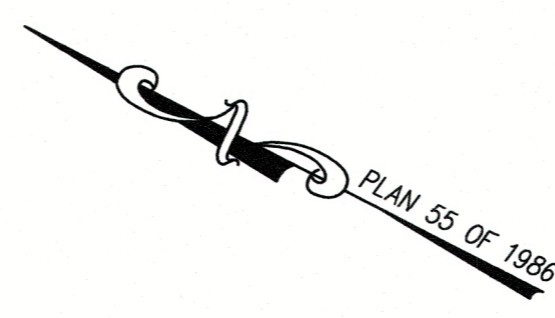
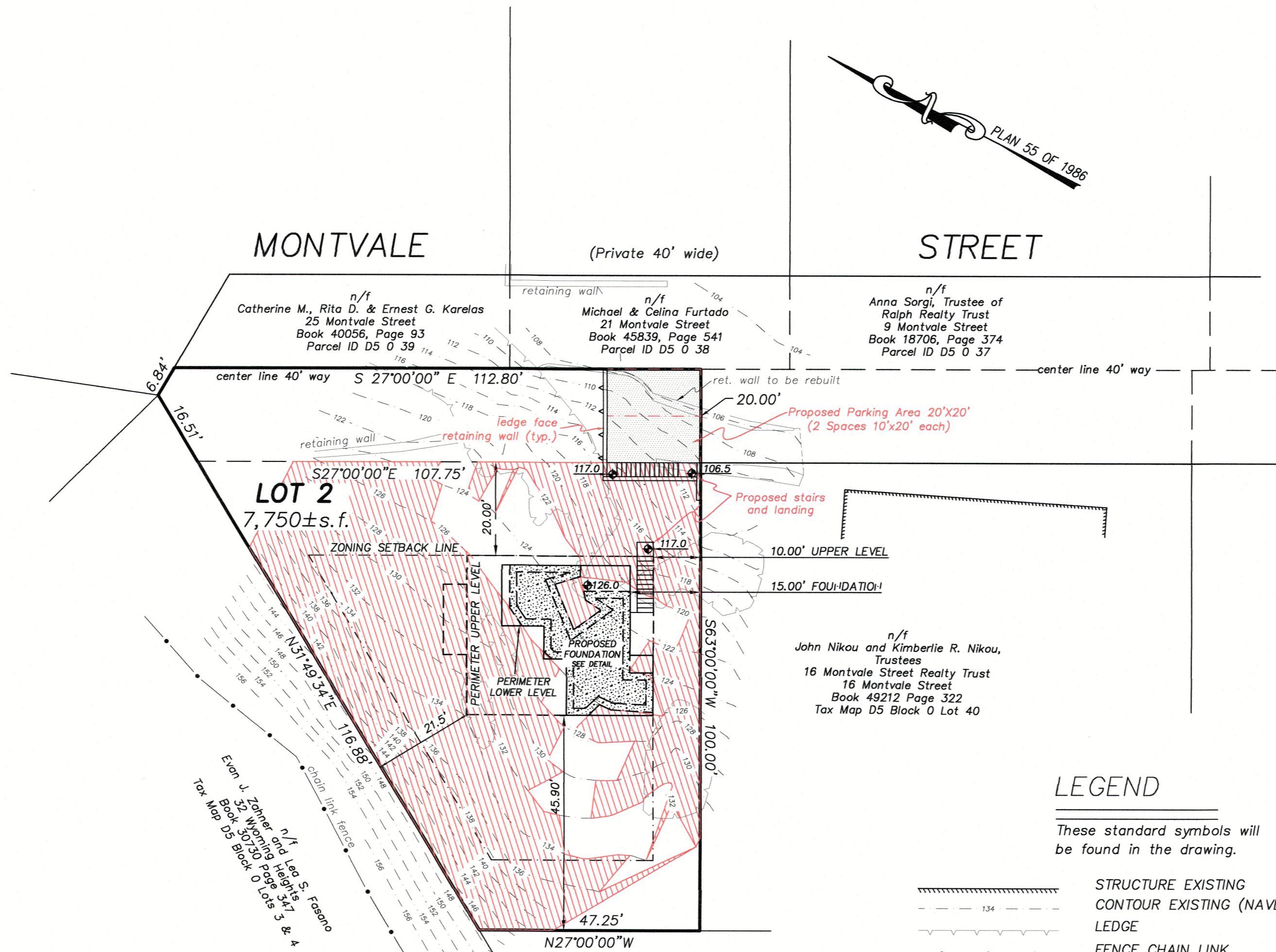
n/f
City of Melrose Conservation
Beaumont Street
Tax Map D5 Block 0 Lot 45

n/f
John Nikou and Kimberlie R. Nikou,
Trustees
16 Montvale Street Realty Trust
16 Montvale Street
Book 49212 Page 322
Tax Map D5 Block 0 Lot 40

n/f
Catherine M., Rita D. & Ernest G. Karelas
25 Montvale Street
Book 40056, Page 93
Parcel ID D5 0 39

n/f
Michael & Celina Furtado
21 Montvale Street
Book 45839, Page 541
Parcel ID D5 0 38

n/f
Anna Sorgi, Trustee of
Ralph Realty Trust
9 Montvale Street
Book 18706, Page 374
Parcel ID D5 0 37



I HEREBY CERTIFY THAT THE STRUCTURES ARE LOCATED ON THE GROUND AS SHOWN ACCORDING TO AN ACTUAL FIELD SURVEY BY OTTE & DWYER, INC., LAND SURVEYORS ON 6/14/2021.

2/20/24

 PROFESSIONAL LAND SURVEYOR
 FOR OTTE & DWYER, INC.

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
 ACCORDING TO THE F.E.M.A. MAP FOR MIDDLESEX COUNTY, MAP No. 25017C0433E, DATED 6/4/2010 THE PARCEL(S) FALLS IN AN AREA CLASSIFIED AS ZONE "X".

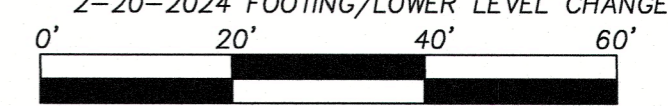
CURRENT DIMENSIONAL AND DENSITY REGULATIONS
 THE ENTIRE SITE IS LOCATED IN A UR-B ZONING DISTRICT

CRITERIA	REQUIRED	PROPOSED
MINIMUM FRONT YARD (FT.)	20'	20.0'
MINIMUM SIDE YARD (FT.)	10'	10.0'
MINIMUM REAR YARD (FT.)	15'	45.9'
MAXIMUM BUILDING COVERAGE (%)	50%	18%

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.

CERTIFIED PLOT PLAN
 SHOWING PROPOSED FOUNDATION
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' FEBRUARY 18, 2022
 REVISED: 3-1-2022 PER CITY COMMENTS
 2-20-2024 FOOTING/LOWER LEVEL CHANGES



JN. 12554

LEGEND

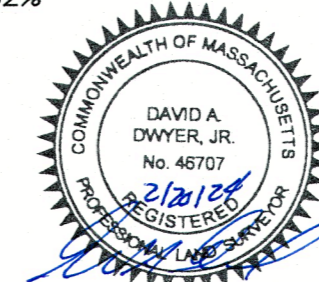
These standard symbols will be found in the drawing.

- STRUCTURE EXISTING
- CONTOUR EXISTING (NAVD88)
- LEDGE
- FENCE CHAIN LINK
- PROPOSED ELEVATION
- AREA OF SLOPE GREATER THAN 25%
AREA = 5131.7 S.F.
- AREA OF HOUSE TOUCHING GROUND AND FOOTINGS
AREA = 542 S.F.

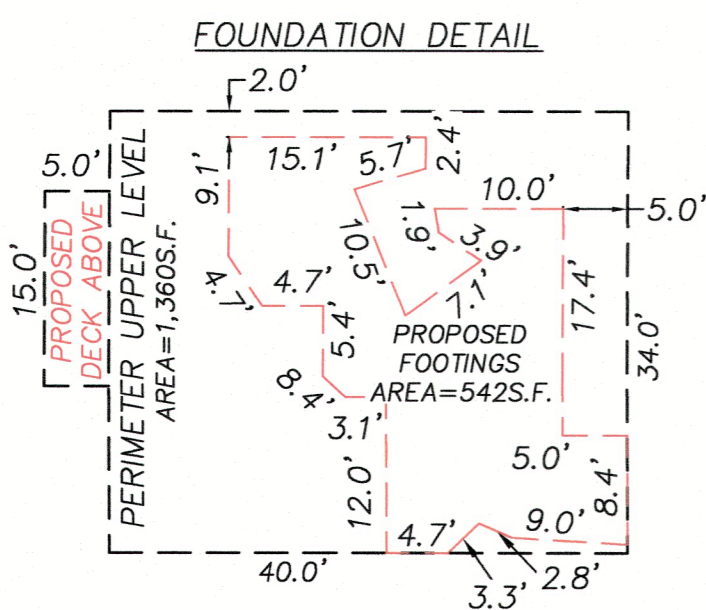
34 FT X 40 FT UPPER LEVEL AREA = 1360 S.F.
 LOT AREA = 7750 S.F.

OPEN SPACE CALCULATIONS:
 OPEN SPACE AREA = 7750-1360 = 6390 SQ FT
 OPEN SPACE % = 6390 / 7750 = 82%

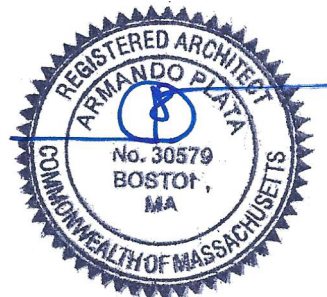
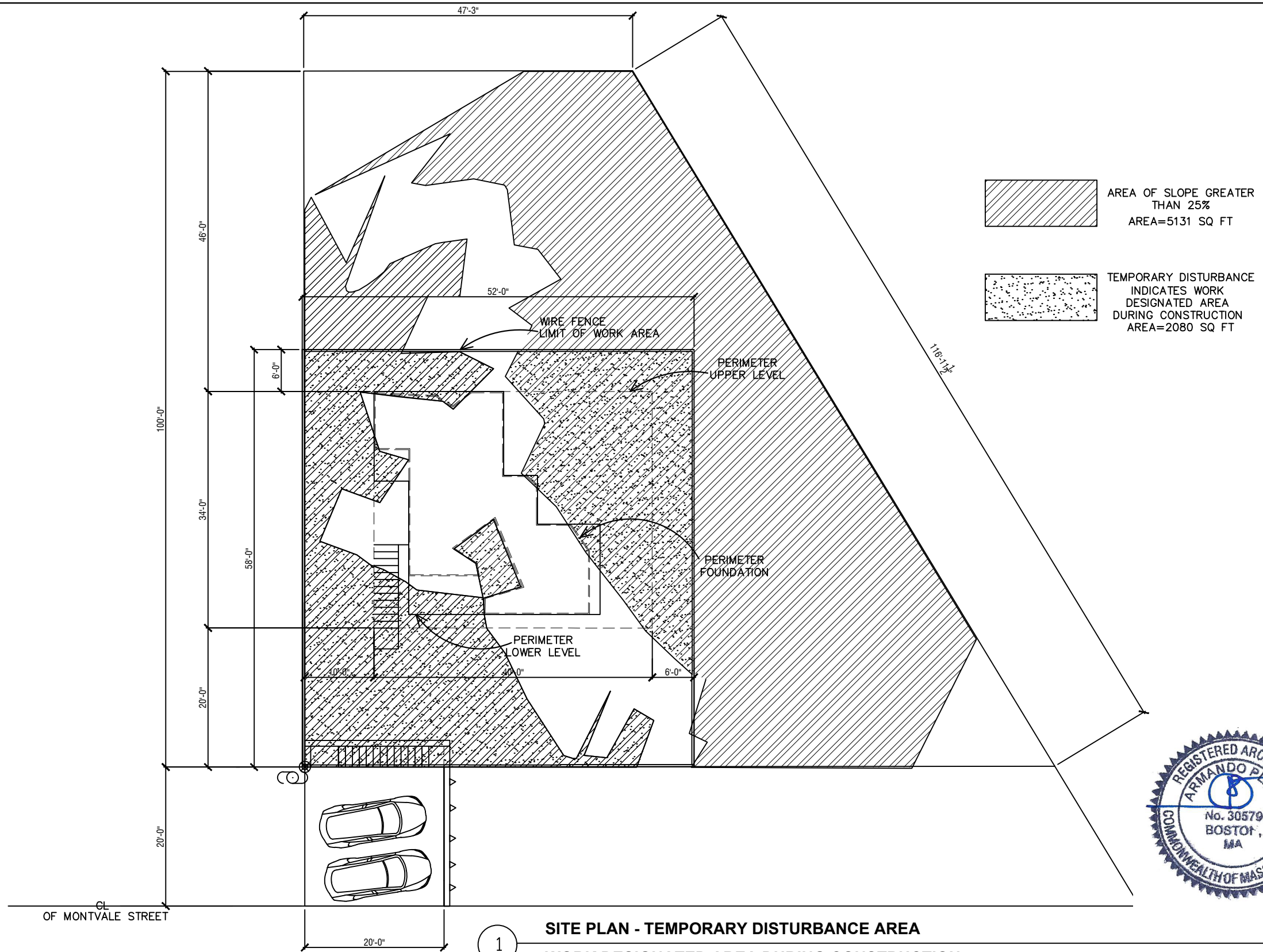
LOT COVERAGE CALCULATIONS:
 1360 / 7750
 LOT COVERAGE = 18%



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



PROPOSED FOUNDATION
 PROVIDED TO OTTE & DWYER
 BY ARMANDO PLATA AIA



1

SITE PLAN - TEMPORARY DISTURBANCE AREA
WORK DESIGNATED AREA DURING CONSTRUCTION

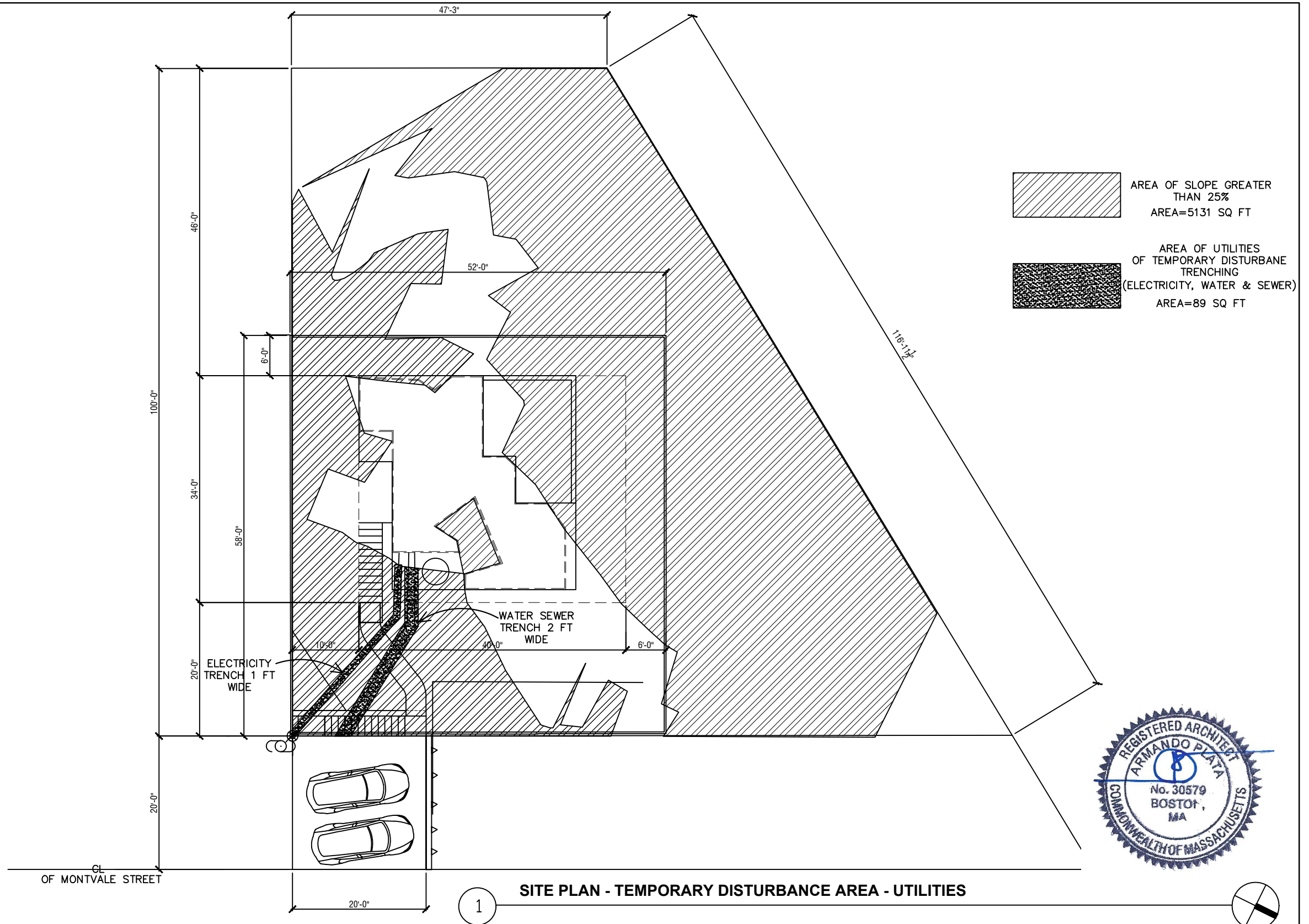
ARCHITECTURE Armando Plata AIA PE LEED AP BD+C Ag23studio@gmail.com
 11 Landry Road Medford, MA 02155 (646)241 7707

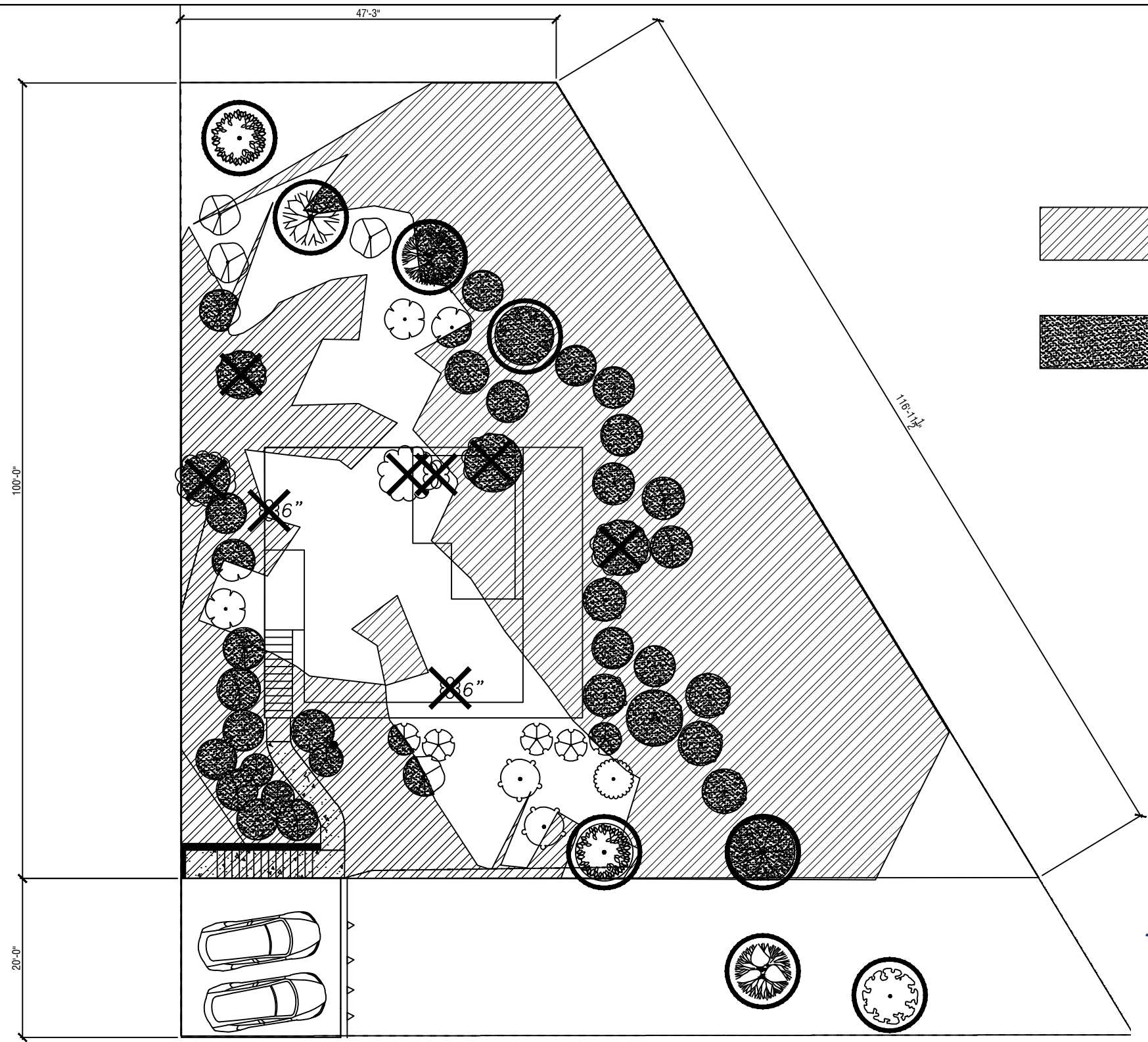
MELROSE RESIDENCE

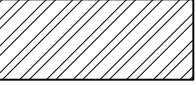
22 MONTVALE STREET MELROSE MA 02176


DATE MARCH 6, 2024 REV APRIL 24, 2024
 NTS SITE PLAN - WORK DESIGNATED AREA

T3.0



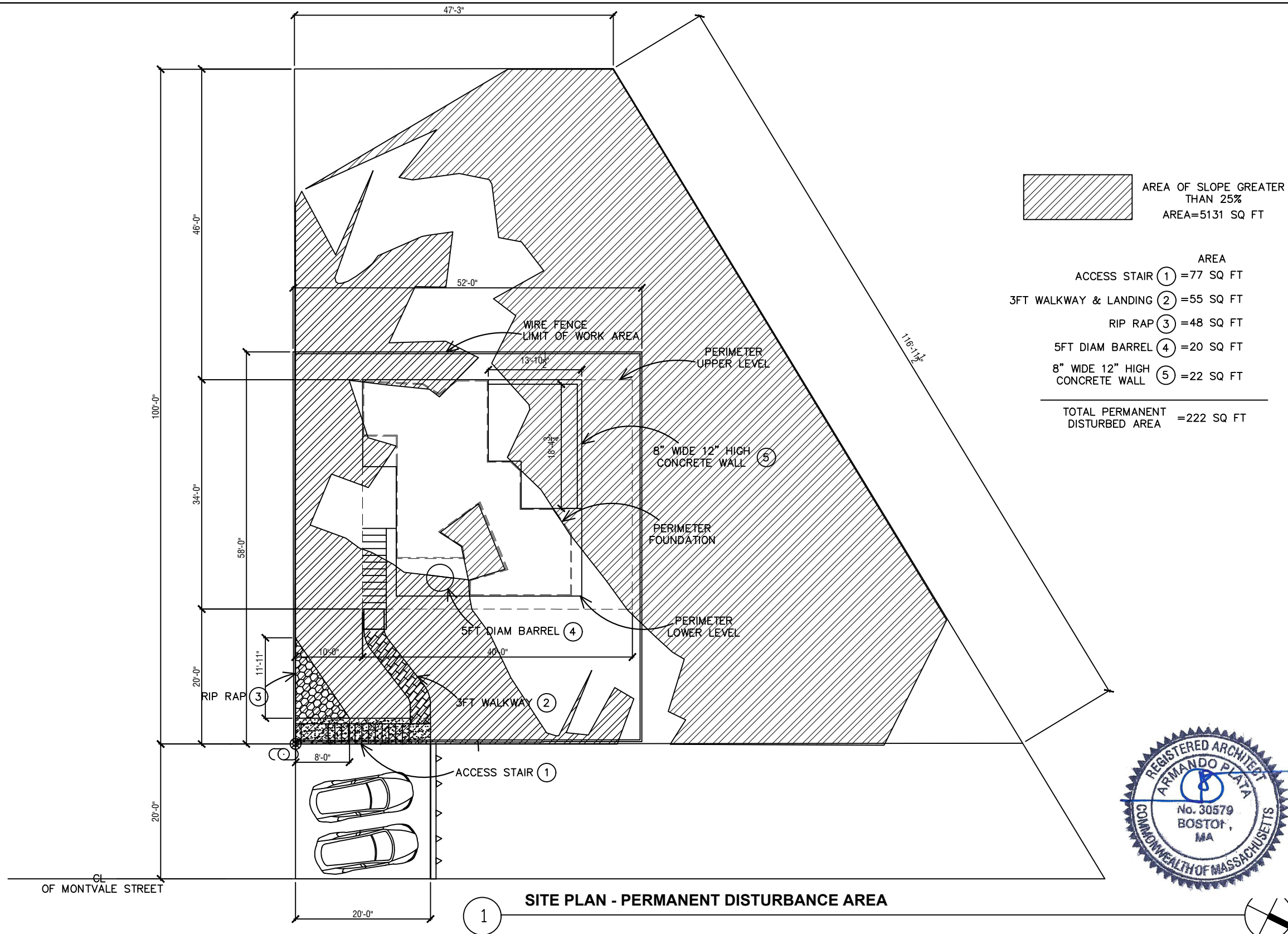


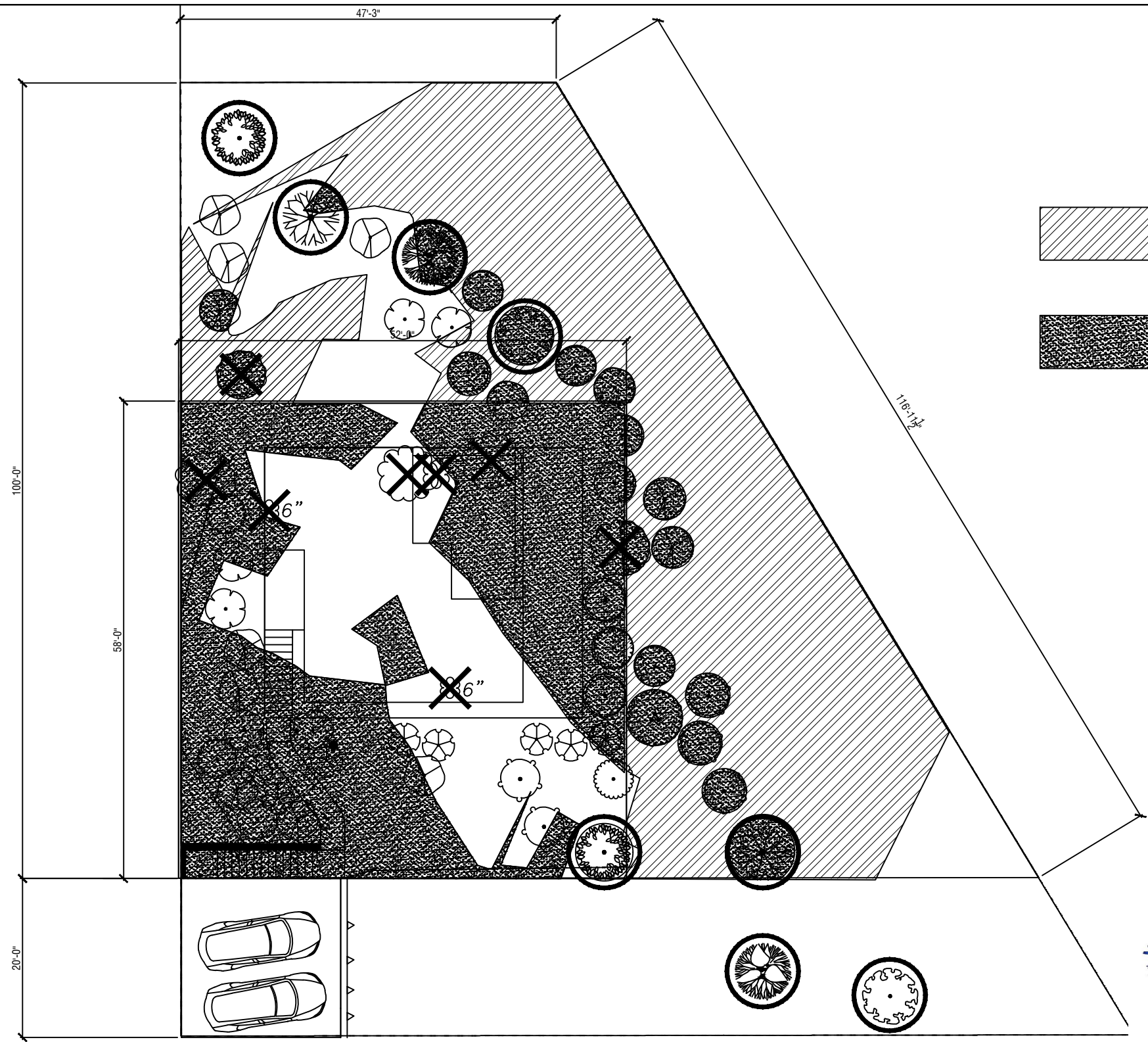
 AREA OF SLOPE GREATER THAN 25%
 AREA=5131 SQ FT

 AREA OF LANDSCAPE OF TEMPORARY DISTURBANCE TREE REMOVAL AND LANDSCAPE INSTALLATION
 AREA=940 SQ FT



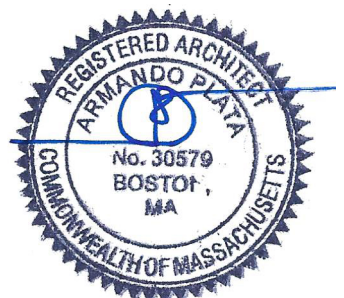
1 SITE PLAN - TEMPORARY DISTURBANCE AREA - LANDSCAPE





AREA OF SLOPE GREATER THAN 25%
AREA=5131 SQ FT

TOTAL TEMPORARY DISTURBANCE AREA
AREA=3541 SQ FT

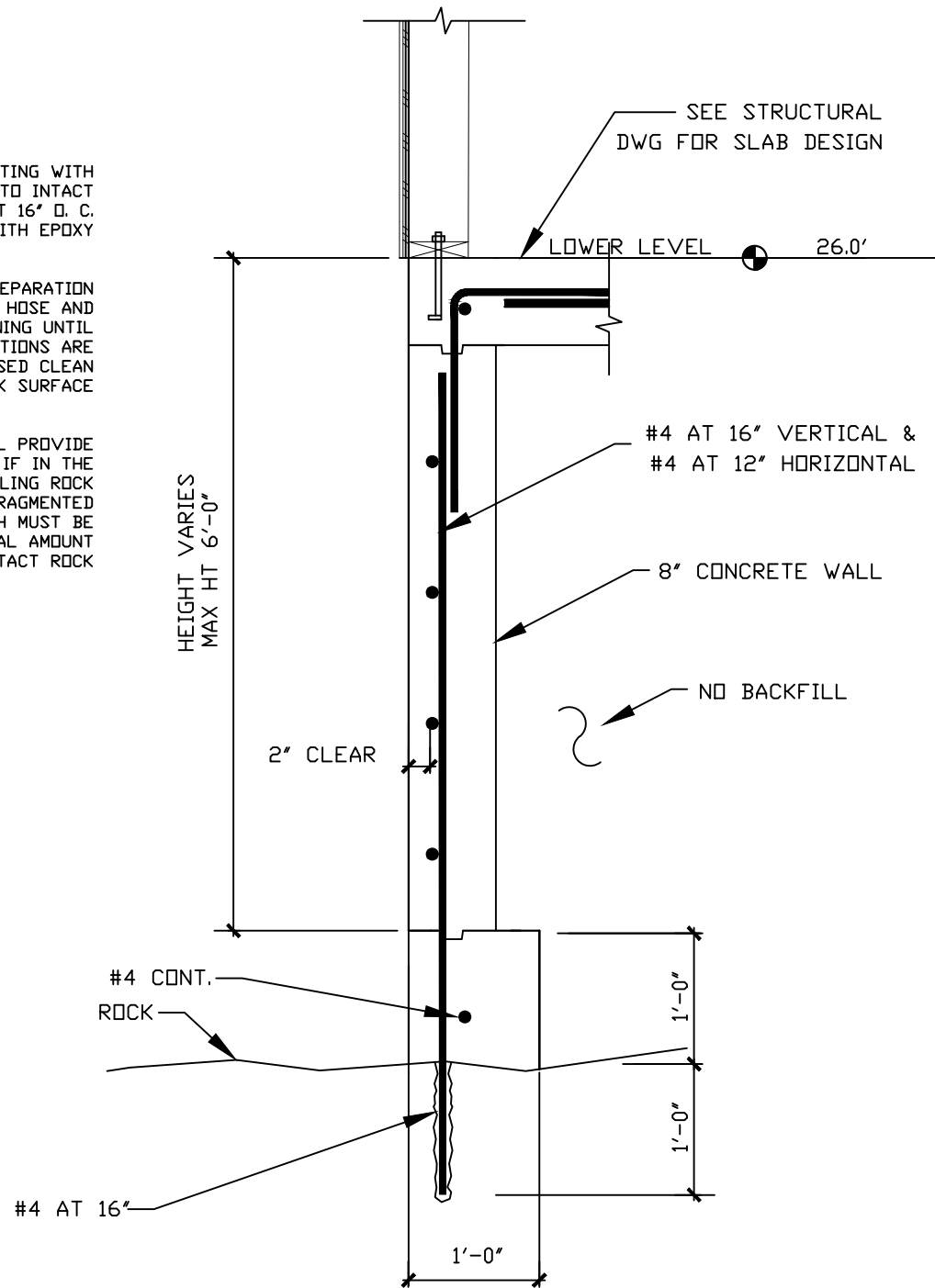


1 SITE PLAN - TOTAL TEMPORARY DISTURBANCE AREA

1. CONTINUOUS FOOTING WITH #4 PINS DRILLED INTO INTACT ROCK AT 16" O. C. WITH EPOXY

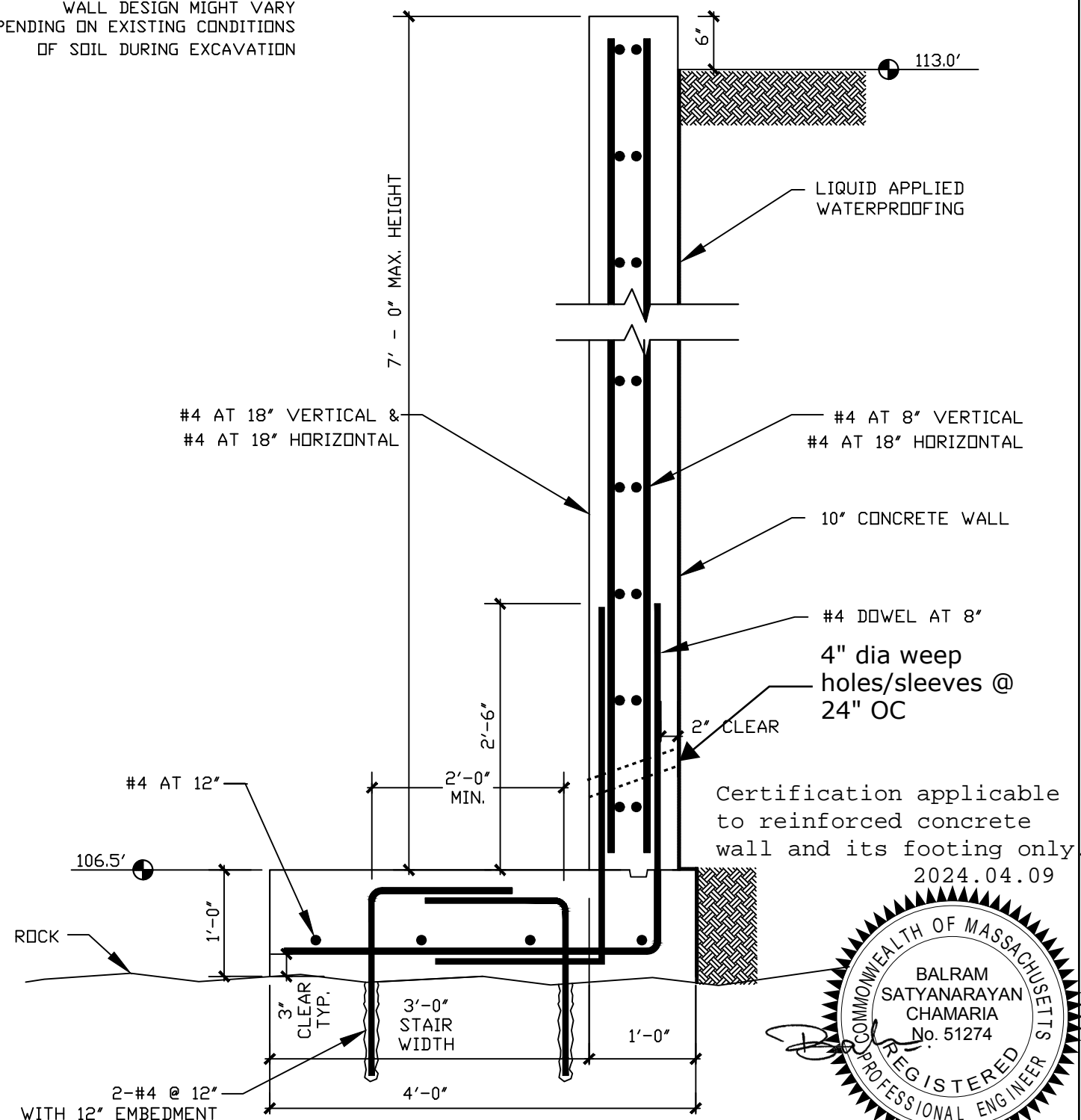
2. ROCK CLEANING PREPARATION WITH HIGH PRESSURE HOSE AND BRUSH WATER CLEANING UNTIL ALL LOOSE SECTIONS ARE REMOVED TO EXPOSED CLEAN INTACT ROCK SURFACE

3. ROCK PINNING WILL PROVIDE PINNABLE SURFACES, IF IN THE COURSE OF DRILLING ROCK SURFACES BECOME FRAGMENTED DRILLING DEPTH MUST BE INCREASED AN EQUAL AMOUNT INTO INTACT ROCK



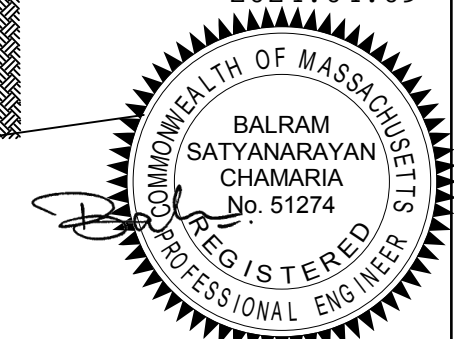
② TYPICAL HOUSE FOUNDATION

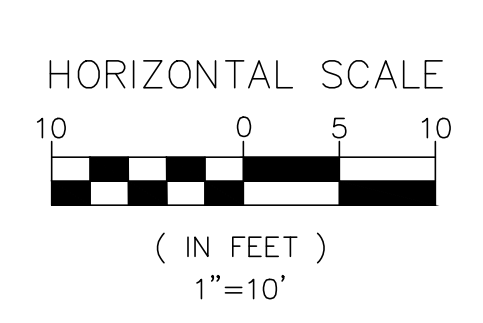
NOTE:
WALL DESIGN MIGHT VARY
DEPENDING ON EXISTING CONDITIONS
OF SOIL DURING EXCAVATION





① RETAINING WALL DETAIL AT STAIRS

Certification applicable to reinforced concrete wall and its footing only. 2024.04.09



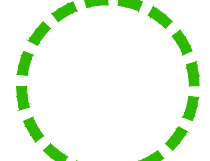


KEY

-  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) Green Ash *Fraxinus pennsylvanica*
- 3) Grey Birch *Betula populifolia*
- 4) Black Cherry *Prunus serotina*

-  Replacement Trees - initialed separately on plan

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.

Location of trees and shrubs is subject to change based on site conditions

NATIVE SHRUBS AND PERENNIALS (TO BE ADDED):

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 to avoid clearing of 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 12" 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*

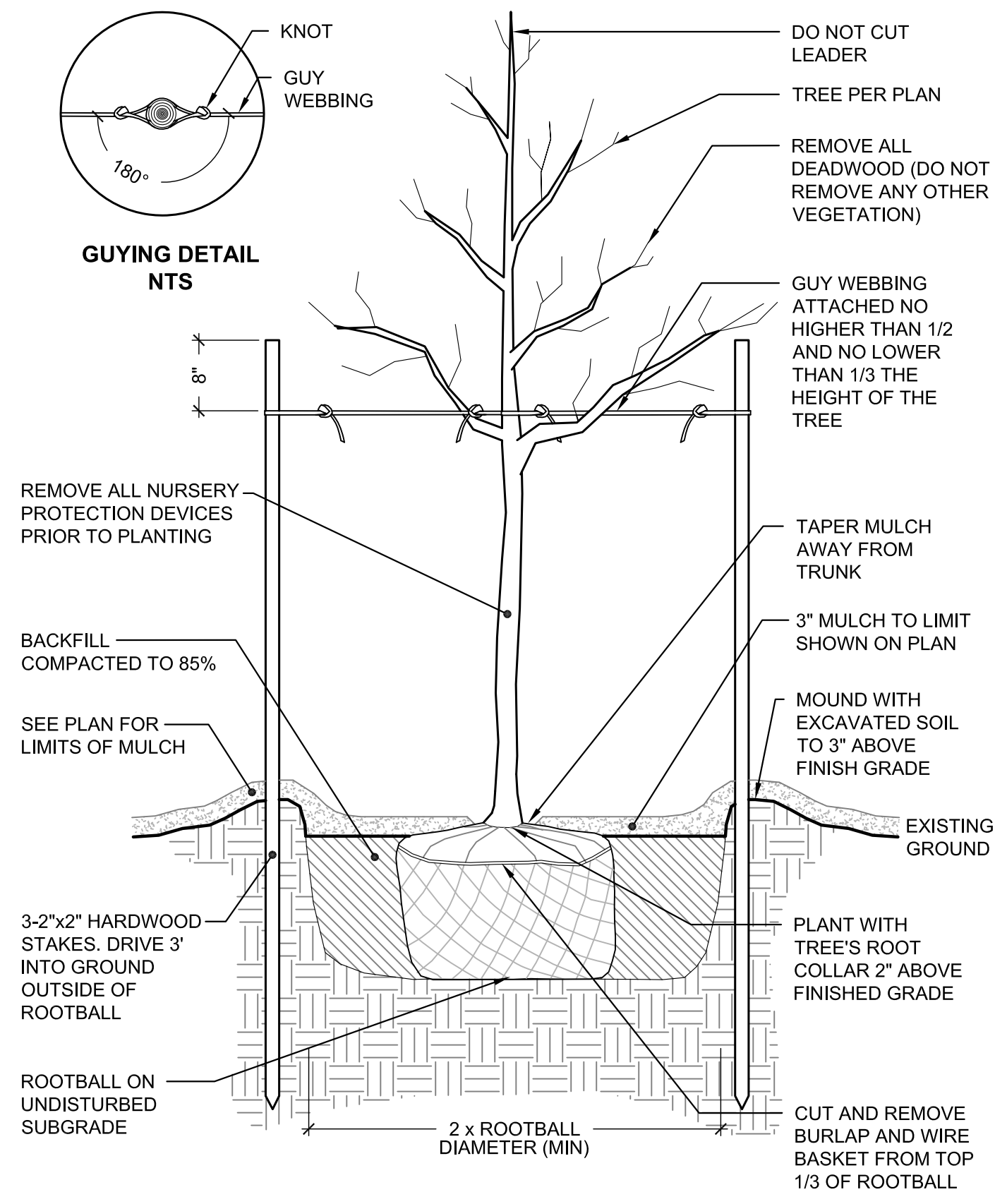
PLANT_SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	ARM	2	<i>Acer rubrum</i> / Red Maple	8-10' B&B
	BPG	2	<i>Betula populifolia</i> / Gray Birch	8-10' B&B
	FPG	1	<i>Cornus florida</i> / Flowering Dogwood	8-10' B&B
	FPG	2	<i>Fraxinus pennsylvanica</i> / Green Ash	8-10' B&B
	PSC	2	<i>Prunus Serotina</i> / Black Cherry	8-10' B&B
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	ILW	8	<i>Ilex verticillata</i> / Winterberry	3-4' B&B
	KLM	11	<i>Kalmia latifolia</i> / Mountain Laurel	3-4' B&B
	LBS	7	<i>Lindera benzoin</i> / Northern Spice Bush	3-4' B&B
	RMX	14	<i>Rhododendron maximum</i> / Rose Bay Rhododendron	3-4' B&B
	VDA	5	<i>Viburnum dentatum var. lucidum</i> / Smooth Arrowwood Viburnum	3-4' B&B



PLANTING NOTES

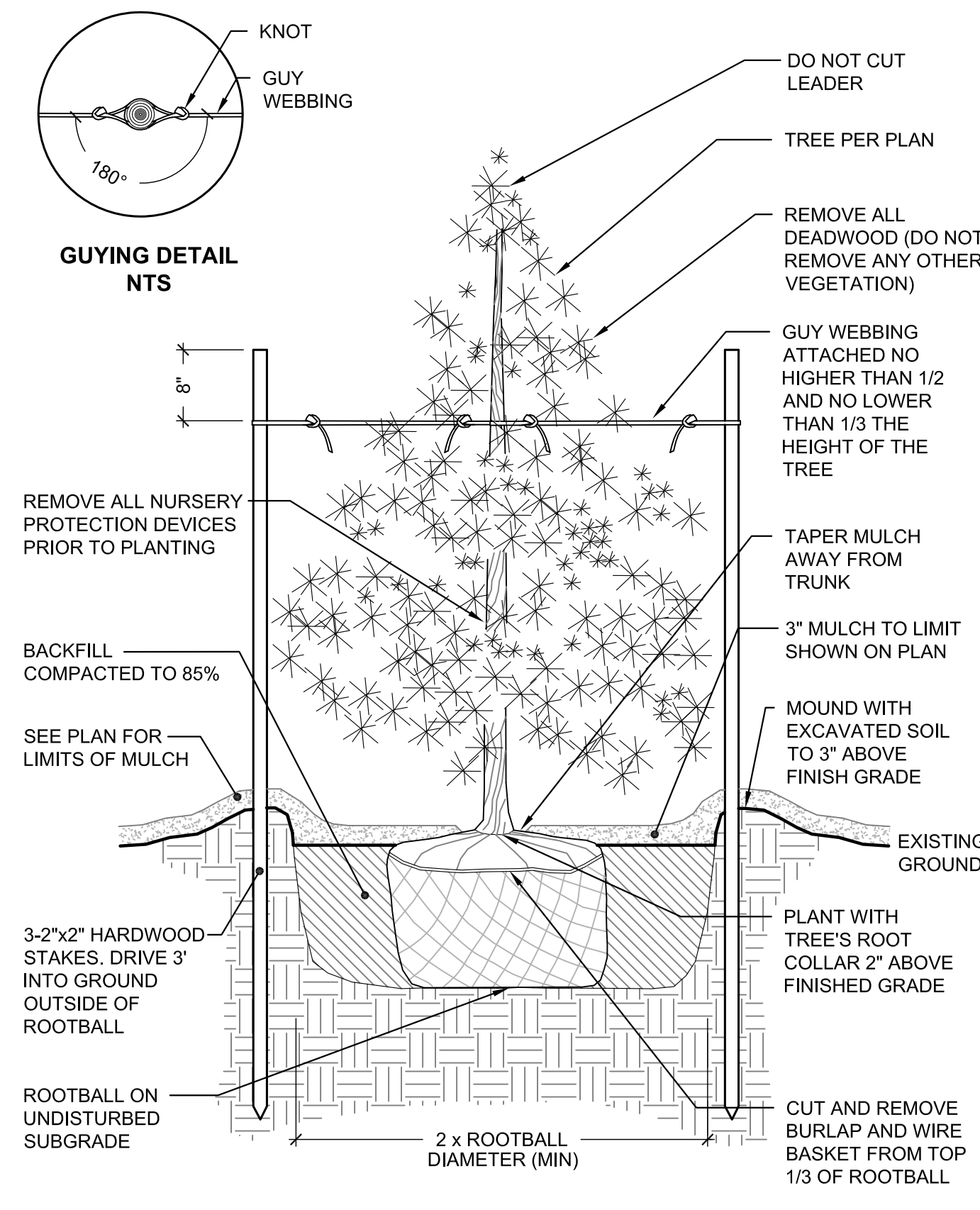
1. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
2. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THESE DRAWINGS. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE DESIGNER PRIOR TO ORDERING PLANT MATERIAL.
3. ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. NO SUBSTITUTIONS FOR INDICATED PLANT VARIETIES SHALL BE ACCEPTED UNLESS AUTHORIZED BY THE LANDSCAPE DESIGNER.
5. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THEIR ORIGINAL GRADES BEFORE DIGGING AT NURSERY.
6. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR (1) FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
7. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE DESIGNER AT THE NURSERY AND AT THE SITE.
8. ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED WITH A MINIMUM DEPTH OF 6" OF TOPSOIL AND MULCHED AS SPECIFIED.
9. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE DESIGNER WITH CONCERNS AND/OR SUGGESTIONS WITH REGARD TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
10. ALL TREES TO BE LOCATED ADJACENT TO WALKS AND DRIVES SHALL HAVE 6' OF CLEAR HEIGHT TO FIRST BRANCHING.
11. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS WITH LANDSCAPE DESIGNER PRIOR TO START OF CONSTRUCTION.
12. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE DESIGNER.
13. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
14. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
15. THE LOCATION OF TREES, SHRUBS AND BEDLINES SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER 48 HOURS PRIOR TO REQUIRED SITE VISIT.
16. ALL BROAD-LEAF EVERGREEN PLANTS SHALL BE SPRAYED WITH ANTI-DESSICANT AT THE BEGINNING OF THEIR FIRST WINTER ON SITE.
17. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND CONTRACT SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL REFER TO NOTES PROVIDED FOR ADDITIONAL REQUIREMENTS.
18. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
19. THE LANDSCAPE CONTRACTOR SHALL PROVIDE LOAM FILL AS PER THE DETAILS OR CONTRACT SPECIFICATIONS.
20. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED BY THE CONTRACTOR AS NECESSARY TO INSURE HEALTH UNTIL FINAL ACCEPTANCE.
21. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST AND PLANTING SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.



NOTE: AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

DECIDUOUS TREE STAKING & PLANTING

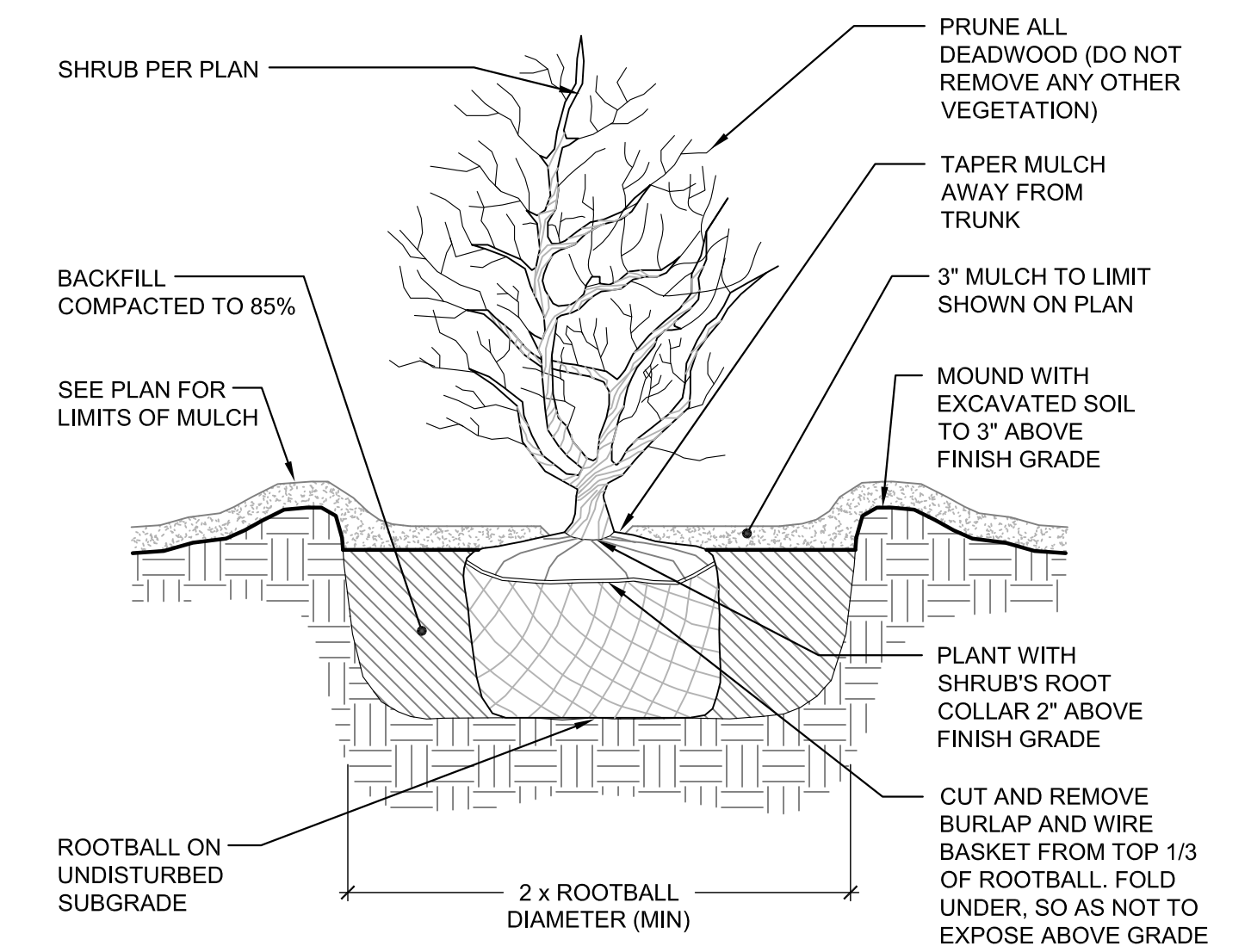
SCALE: NOT TO SCALE



NOTE: AFTER THE GUARANTEE PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUY WEBBING.

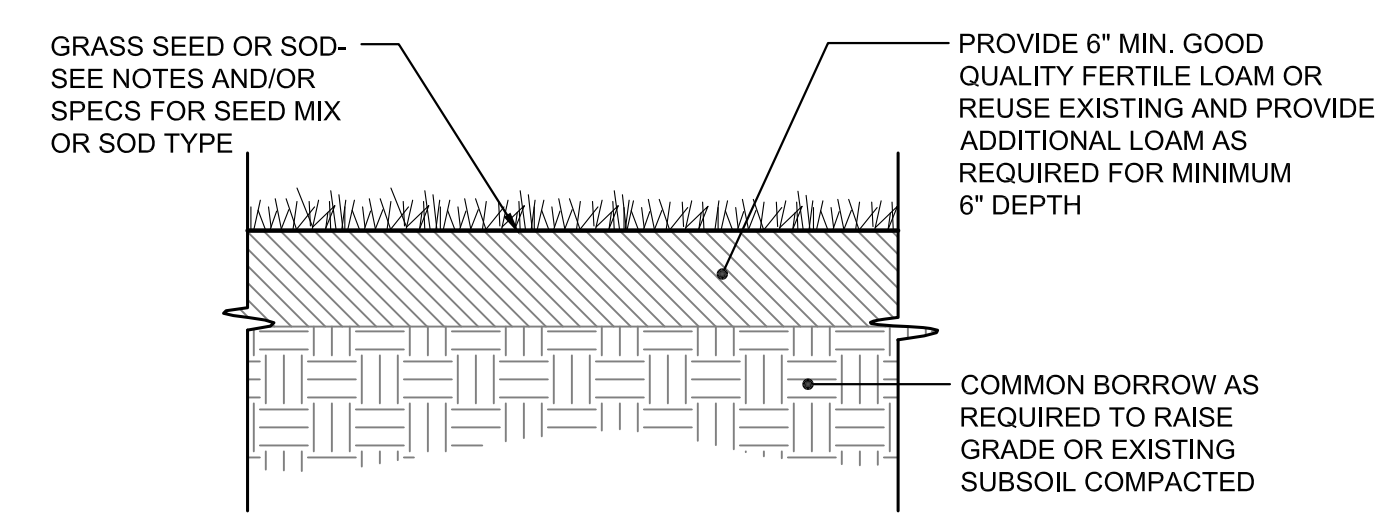
EVERGREEN TREE STAKING & PLANTING

SCALE: NOT TO SCALE



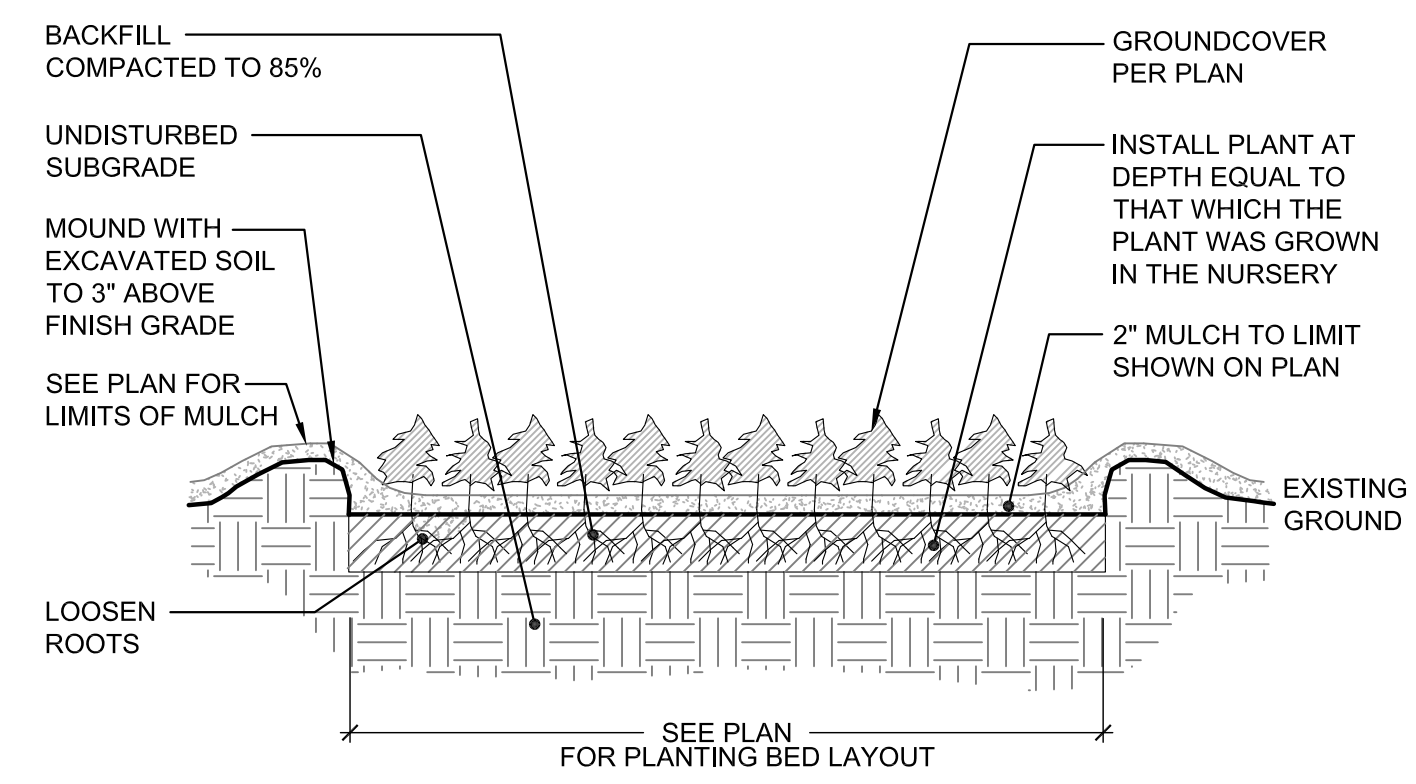
SHRUB PLANTING

SCALE: NOT TO SCALE



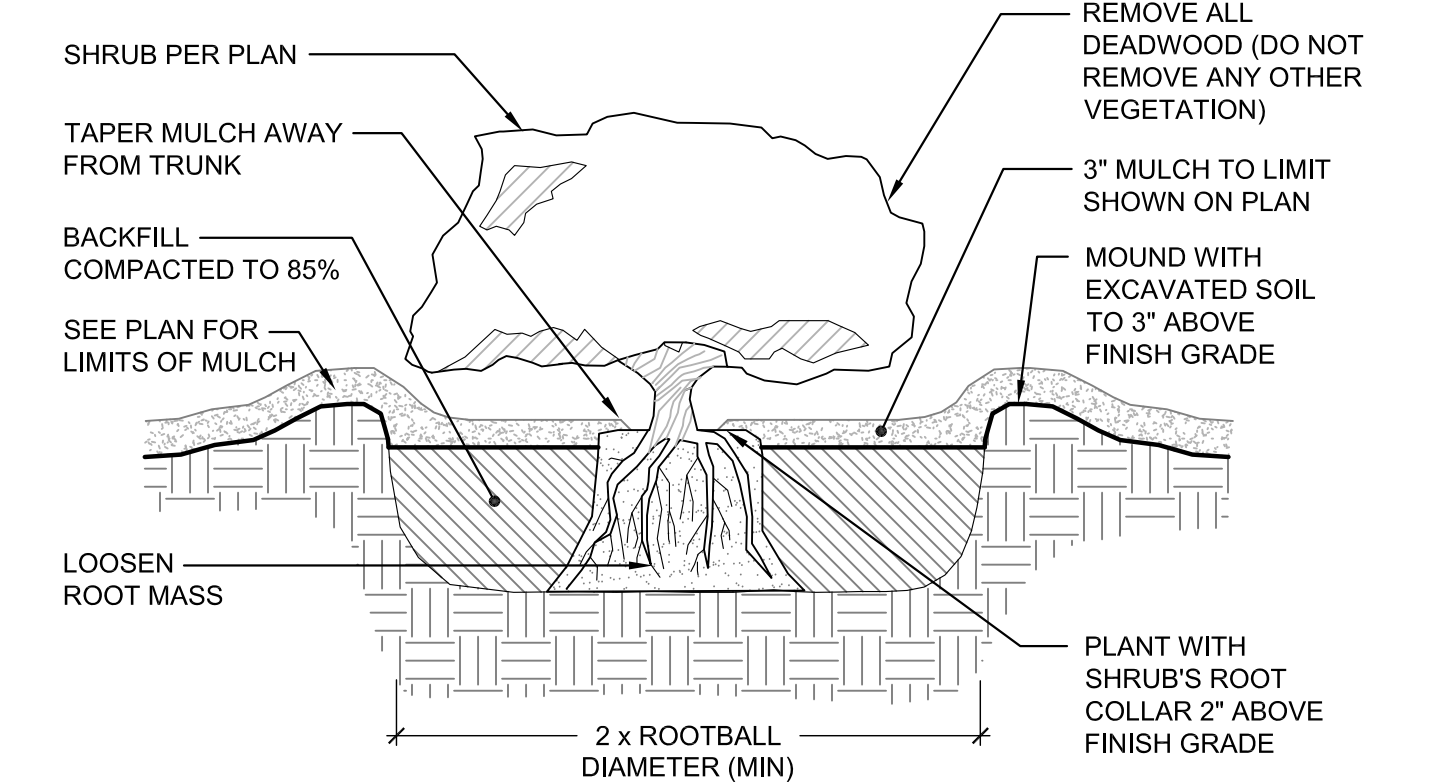
LOAM AND SEED OR LOAM AND SOD

SCALE: NOT TO SCALE



GROUNDCOVER PLANTING

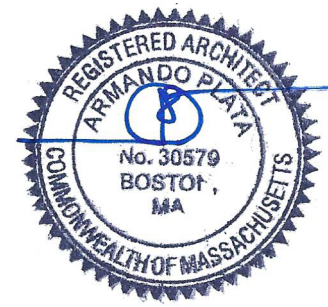
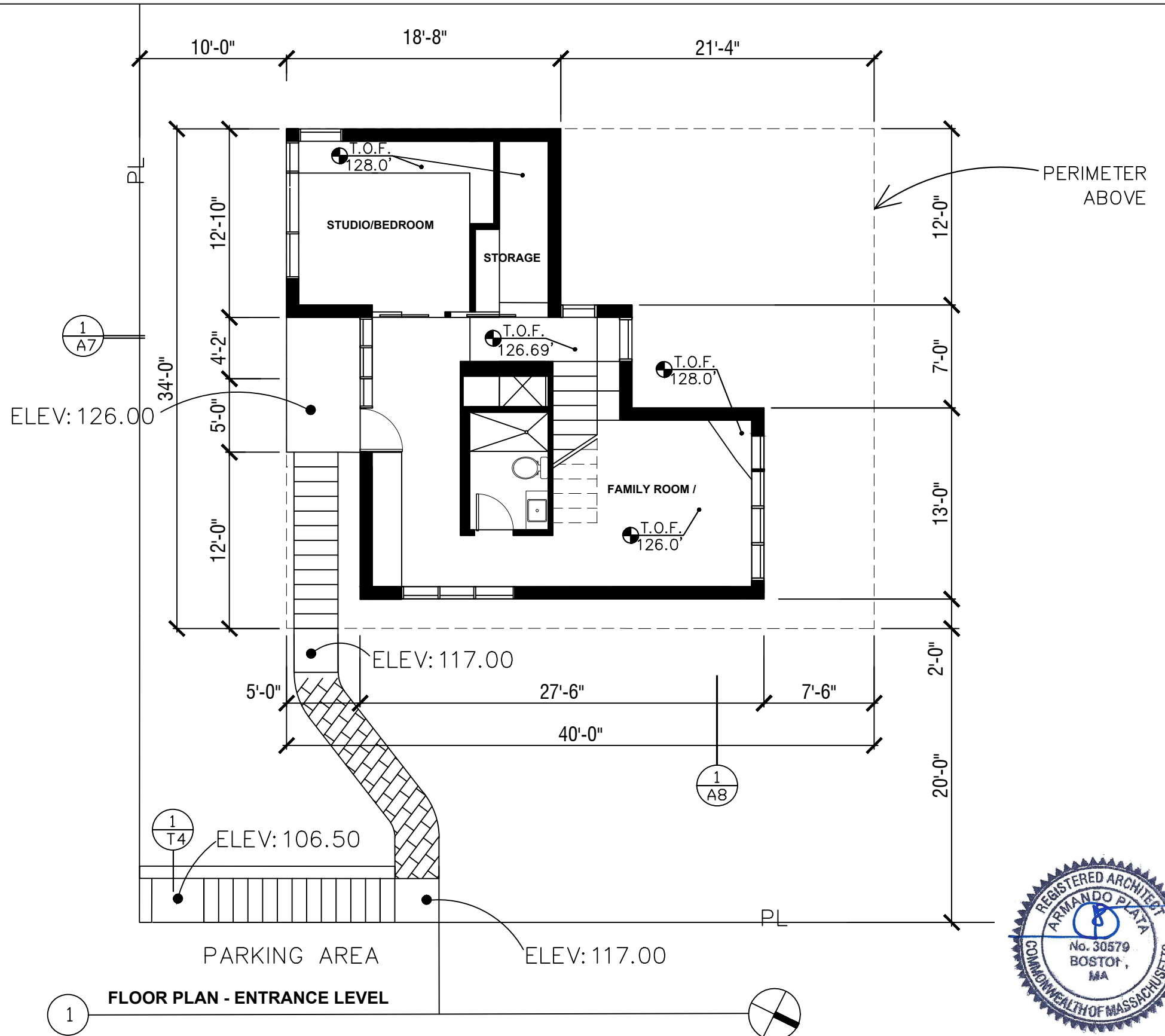
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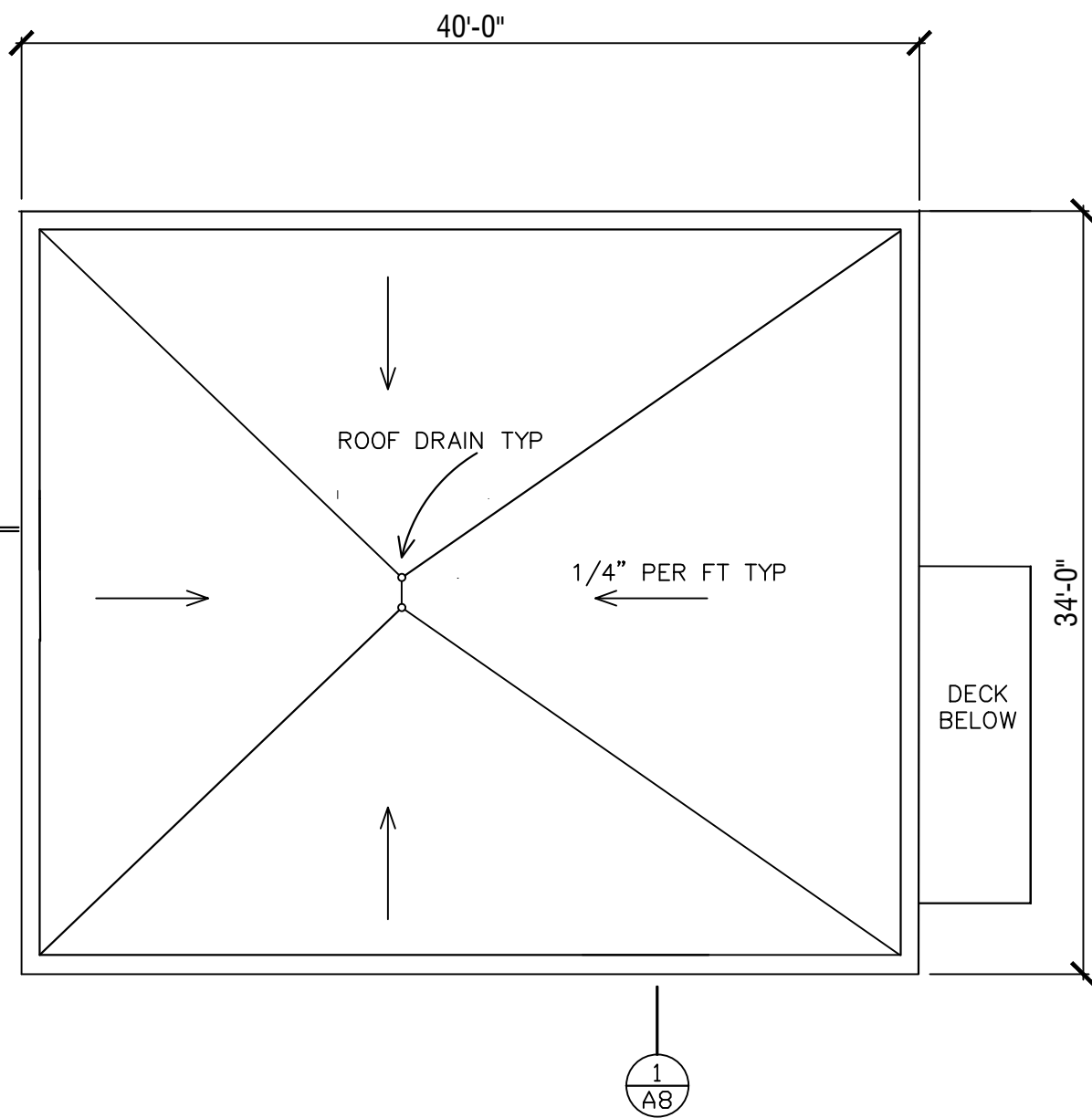


CONTAINER GROWN TREE & SHRUB PLANTING

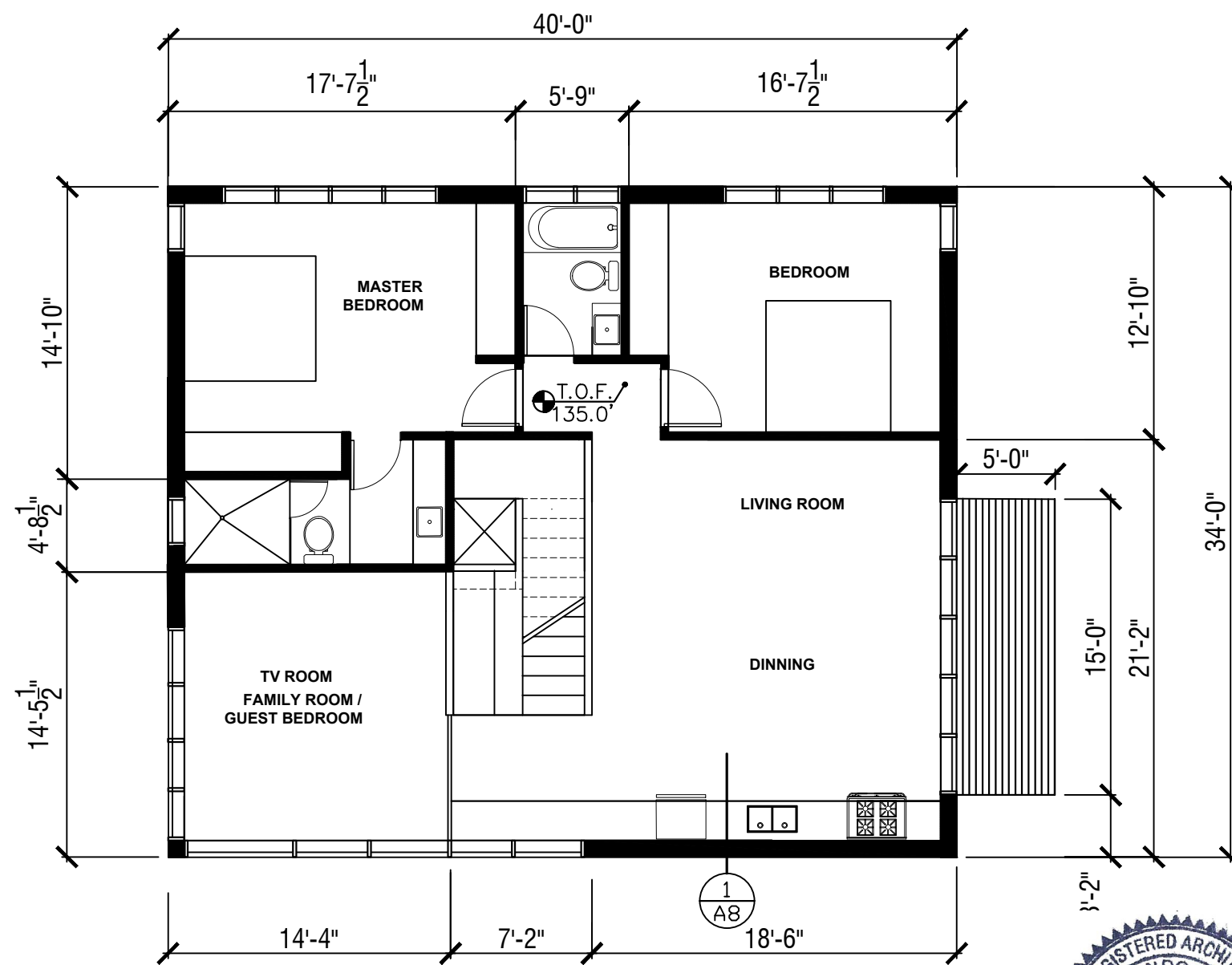
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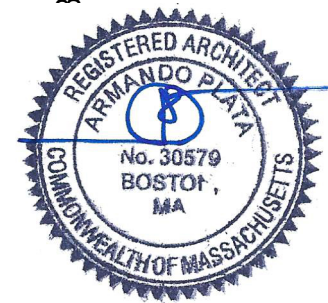


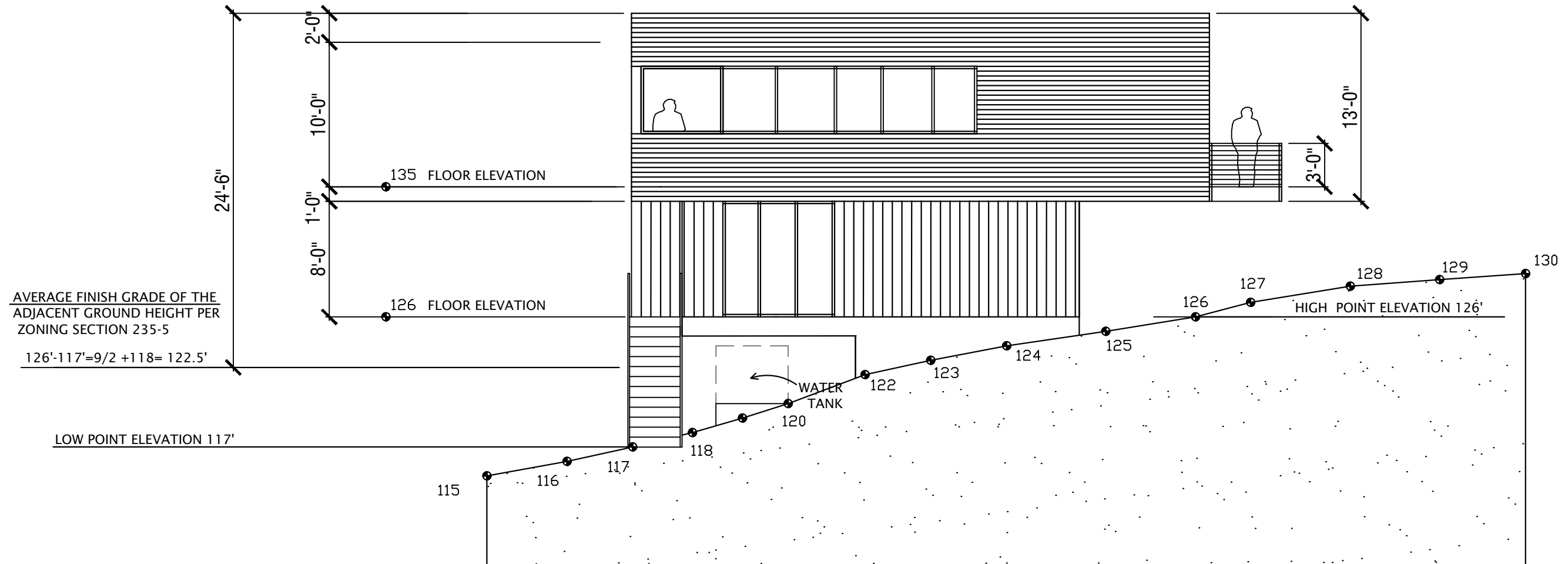


1 ROOF PLAN



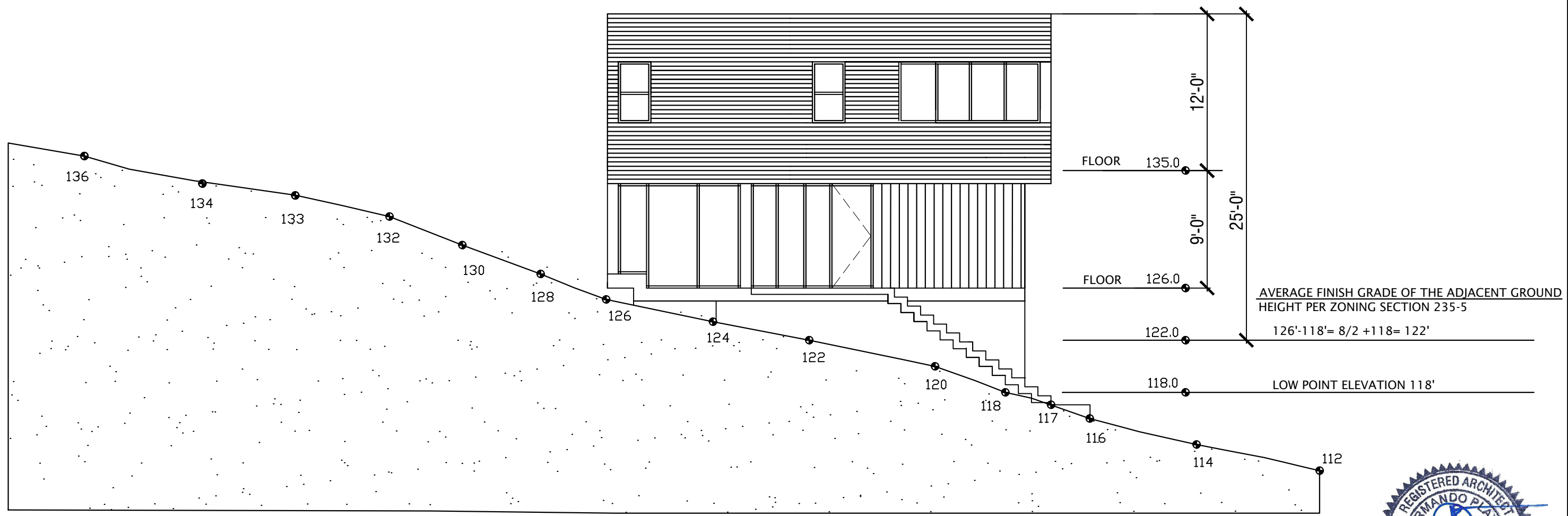
1 FLOOR PLAN - UPPER LEVEL



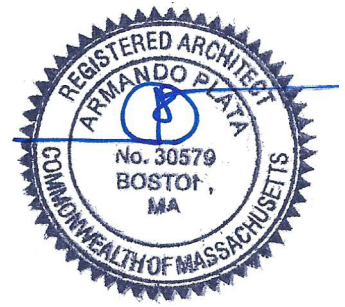


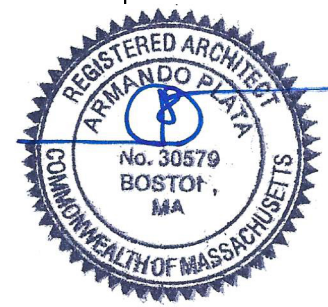
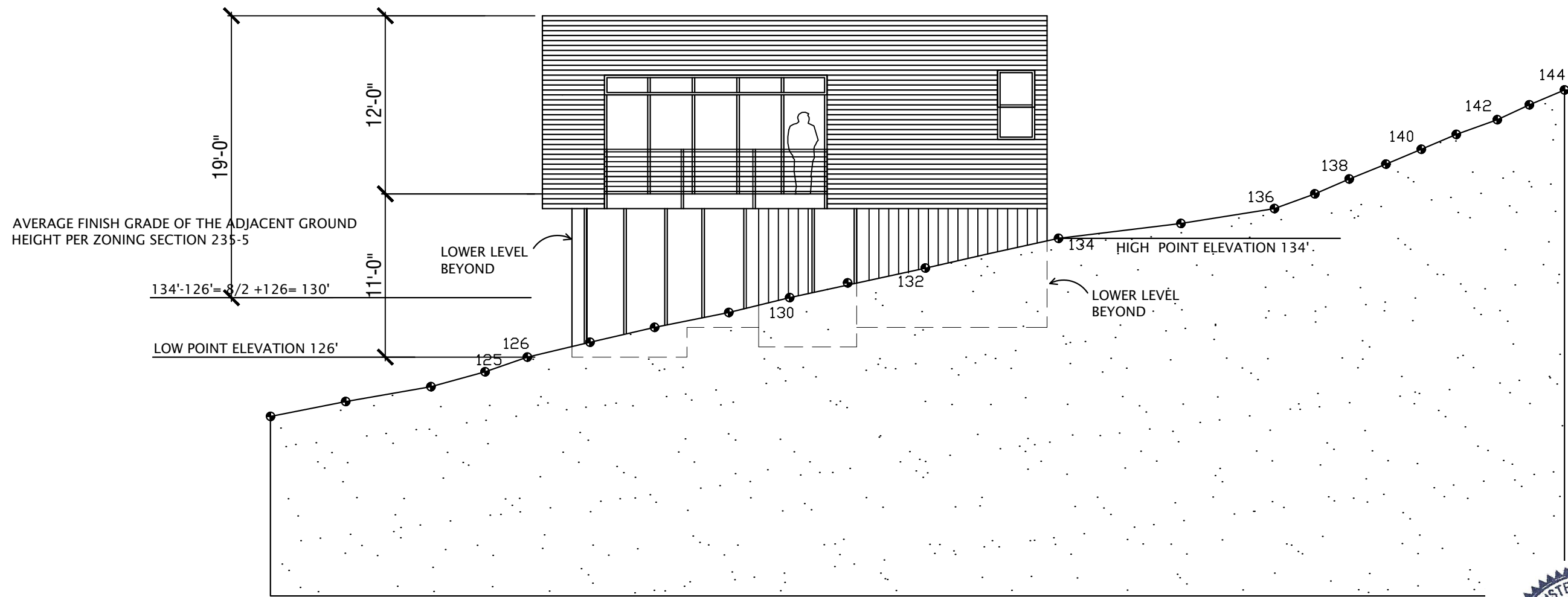
1 FRONT ELEVATION (NE)



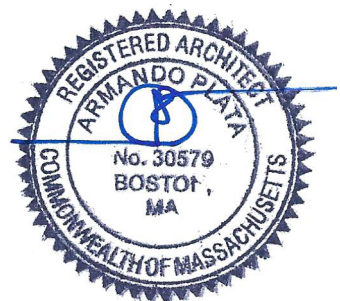
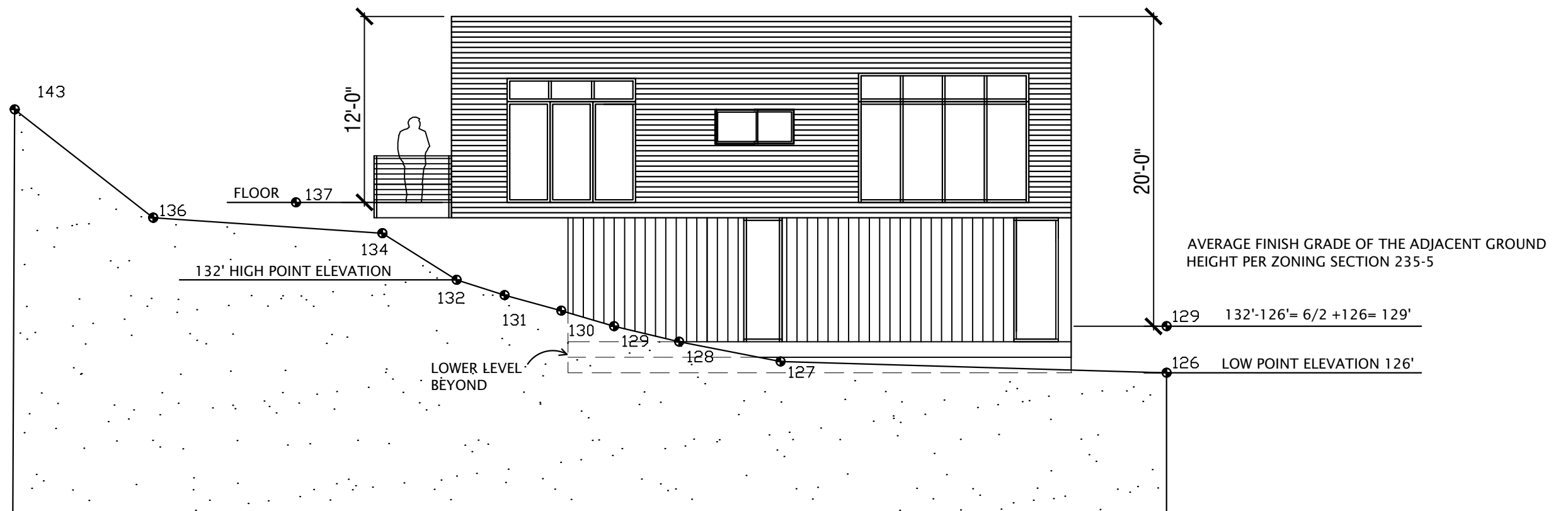


1 LEFT ELEVATION (SE)

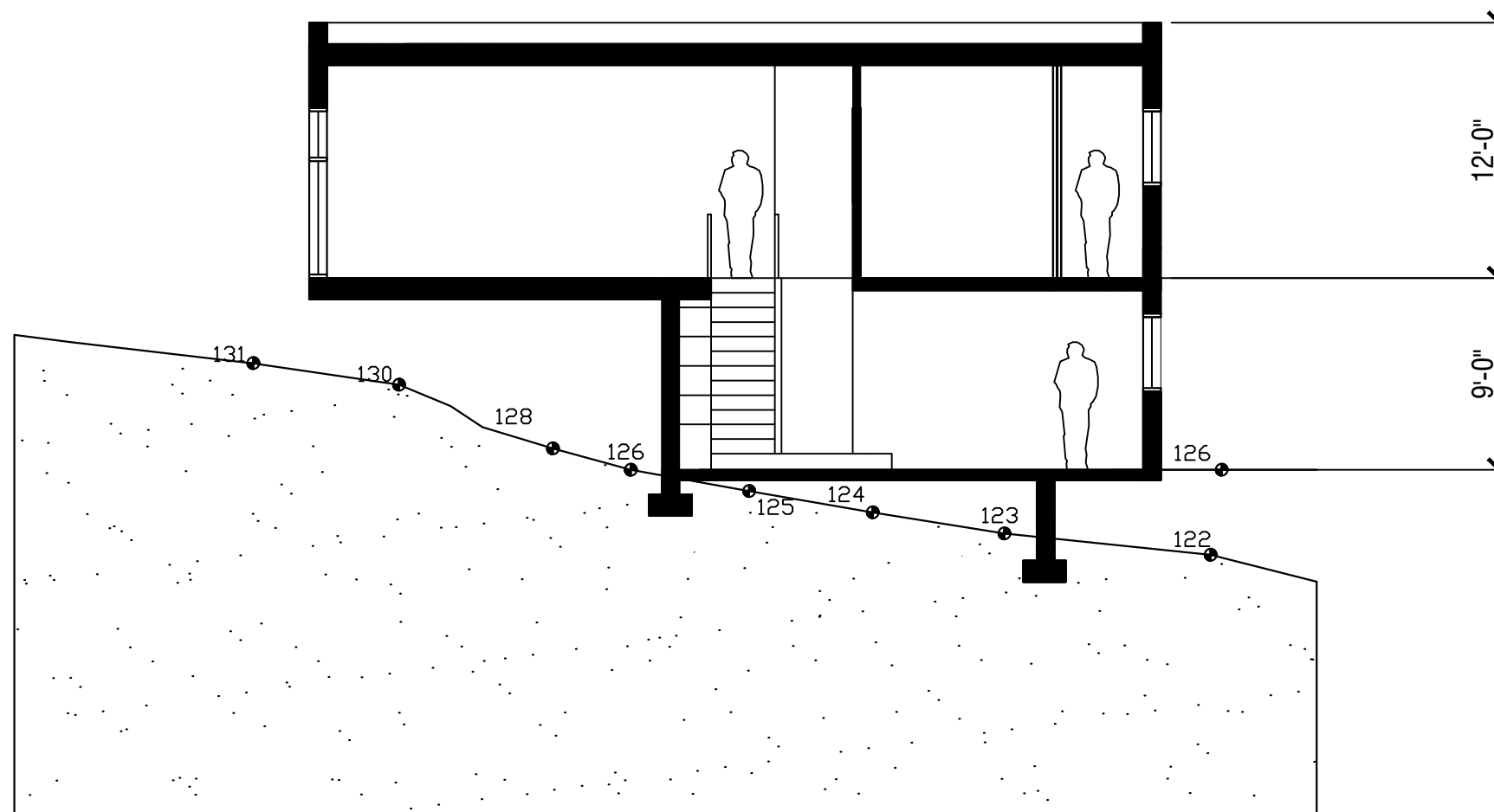




ARCHITECTURE Armando Plata AIA PE LEED AP BD+C Ag23studio@gmail.com 11 Landry Road Medford, MA 02155 (646)241 7707	MELROSE RESIDENCE 22 MONTVALE STREET MELROSE MA 02176	DATE APRIL 10, 2020 REV APRIL 10, 2024 1/8" = 1'-0" RIGHT ELEVATION	A5
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1 REAR ELEVATION (SW)



1 SECTION

ARCHITECTURE Armando Plata AIA PE LEED AP BD+C Ag23studio@gmail.com

MELROSE RESIDENCE

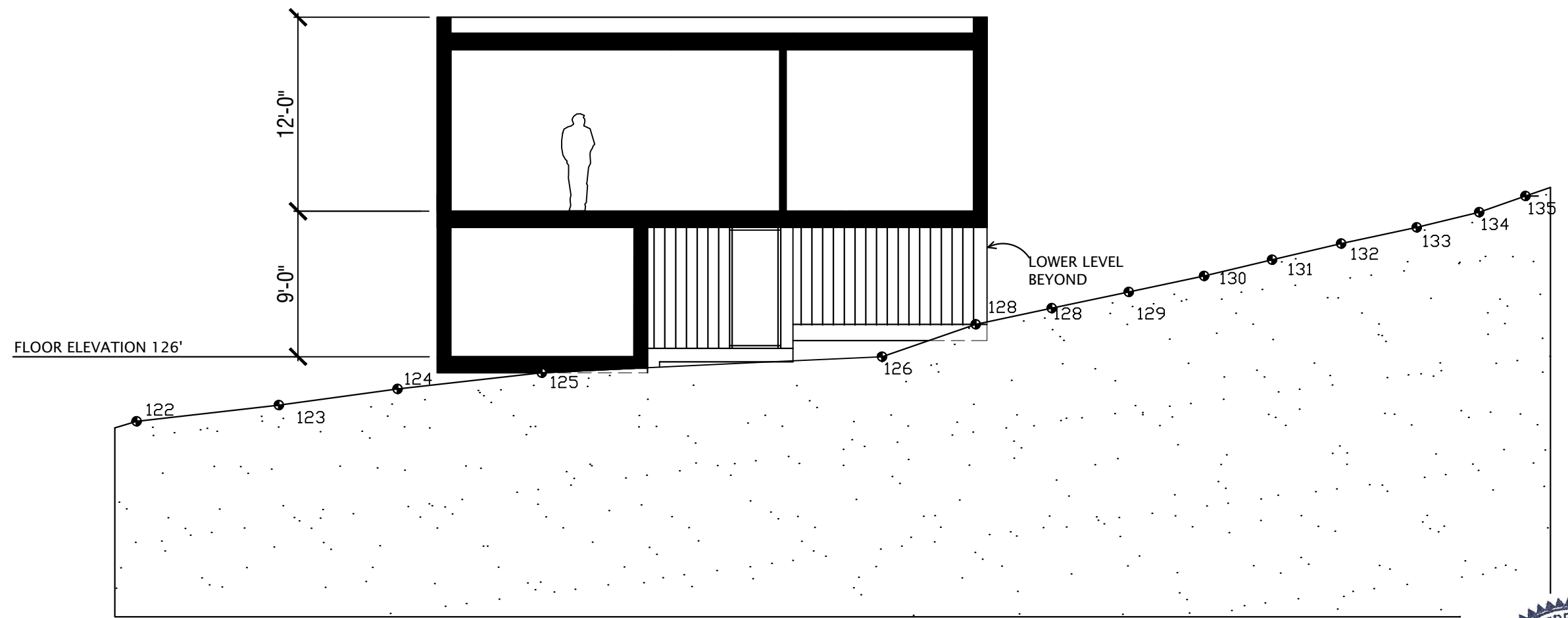
22 MONTVALE STREET MELROSE MA 02176

DATE APRIL 10, 2020 REV APRIL 10, 2024

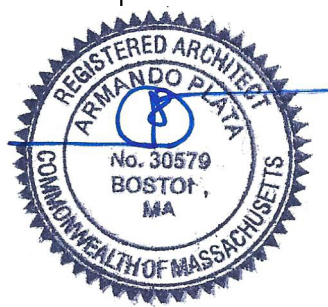
A7

11 Landry Road Medford, MA 02155 (646)241 7707

NTS SECTION



1 SECTION



ARCHITECTURE Armando Plata AIA PE LEED AP BD+C Ag23studio@gmail.com 11 Landry Road Medford, MA 02155 (646)241 7707	MELROSE RESIDENCE 22 MONTVALE STREET MELROSE MA 02176	DATE APRIL 10, 2020 REV APRIL 10, 2024 1/8" = 1'-0" SECTION	A8
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