#### PROPERTY OWNER: ZONING UR-B **DRAWING LIST** ARMANDO PLATA MAXIMUM HEIGHT 11 LANDRY ROAD AO. VICINITY MAP AND GENERAL INFO MEDFORD, MA 02155 ALLOWED: 35 FT C1. LAYOUT AND MATERIALS PLAN MAXIMUM HEIGHT ARCHITECT: C2. GRADING PLAN PROPOSED: 27 FT ARMANDO PLATA 11 LANDRY ROAD C3. UTILITIES PLAN **HEIGHT - STORIES: 2** MEDFORD, MA 02155 phone 646 241 7707 T1. TOPOGRAPHIC MAP **OFF STREET** PARKING SPACES PROVIDED: 2 T2. SITE-SLOPE PLAN LOT AREA: 7750 S.F T3. SITE PLAN- WORK DESIGNATED AREA **PROJECT ADDRESS:** LOT FRONTAGE: 107.75 FT T4. RETAINING WALL AND FOOTING DETAIL 22 MONTVALE STREET MELROSE, MA 02176 L1. LANDSCAPE PLAN LOT DEPTH: 100 FT L2. LANDSCAPE PLAN NOTES FRONT YARD: 20 FT A1. LOWER LEVEL PLAN 8 PROJECT DESCRIPTION: REAR YARD: 15 FT 22 **NEW SINGLE** A2. UPPER LEVEL PLAN & ROOF PLAN 16 **FAMILY RESIDENCE** SIDE YARDS: 10 FT **A2.1 FOUNDATION PLAN** ALLOWED COVERAGE: 50% MAX MONTVALE STREET **TOTAL FLOOR AREA** A3. FRONT ELEVATION - (NE) PROPOSED COVERAGE: 18% A4. LEFT ELEVATION - (SE) 1360 SQ FT - UPPER LEVEL 21 715 SQ FT - LOWER LEVEL A5. RIGHT ELEVATION - (NW) 2075 SQ FT - TOTAL AREA A6. REAR ELEVATION - (SW)

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

A7. SECTION 1

A8. SECTION 2

**MELROSE RESIDENCE** 

DECK AREA = 75 SQ FT

TYPE OF CONSTRUCTION: V

STEEL & WOOD CONSTRUCTION

22 MONTVALE STREET MELROSE MA 02176

DATE

MARCH 7, 2024

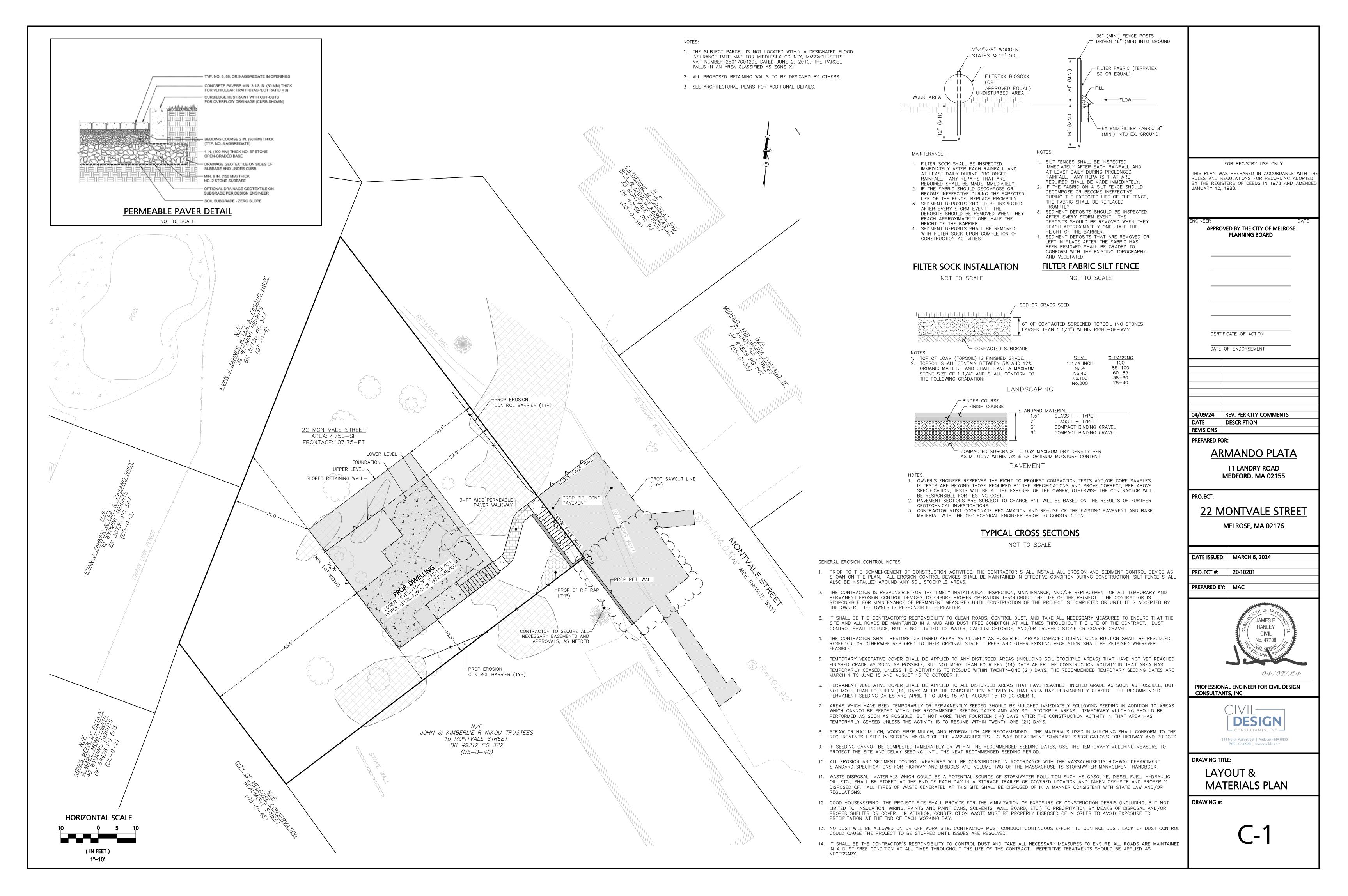
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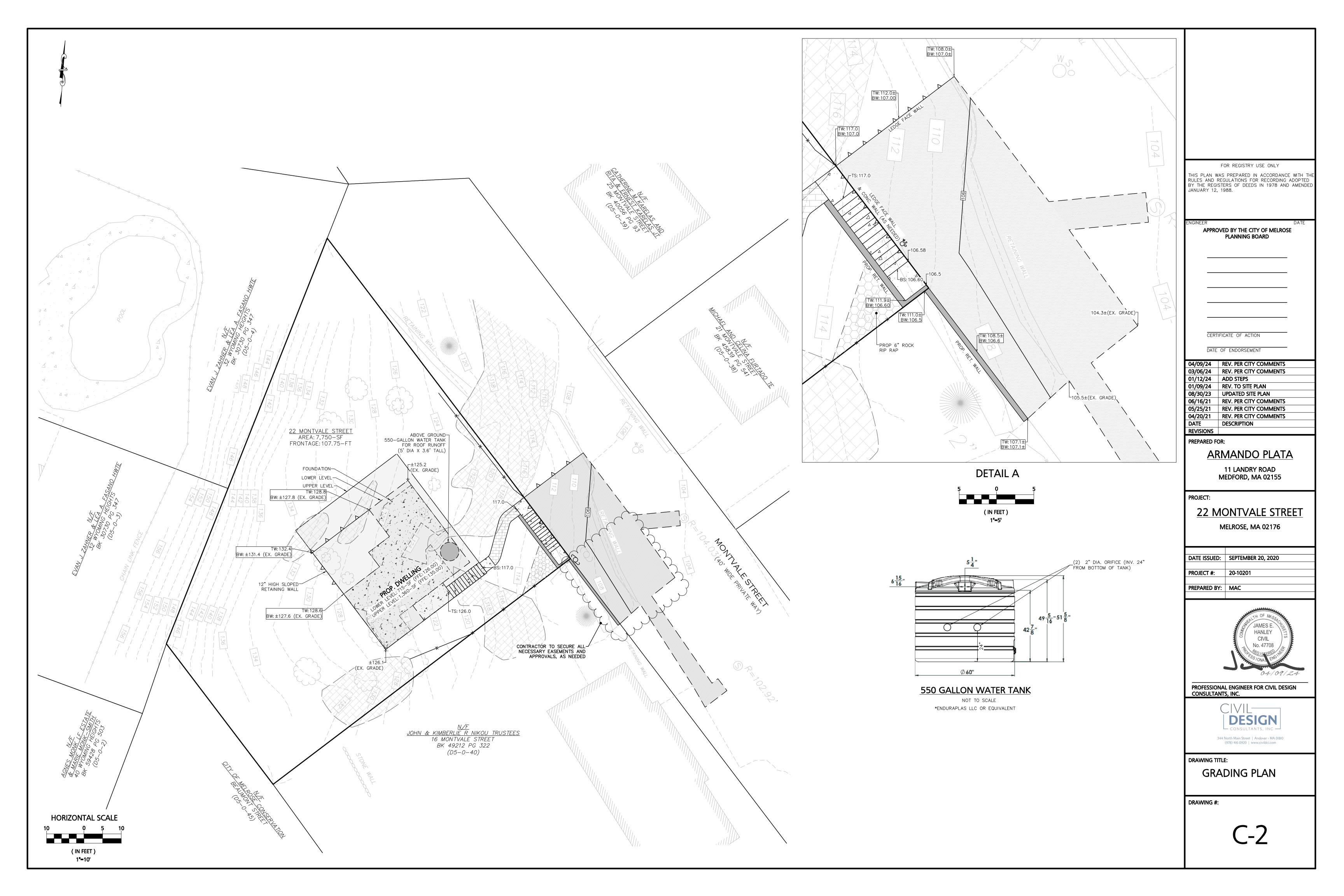
VICINITY MAP AND GENERAL INFO

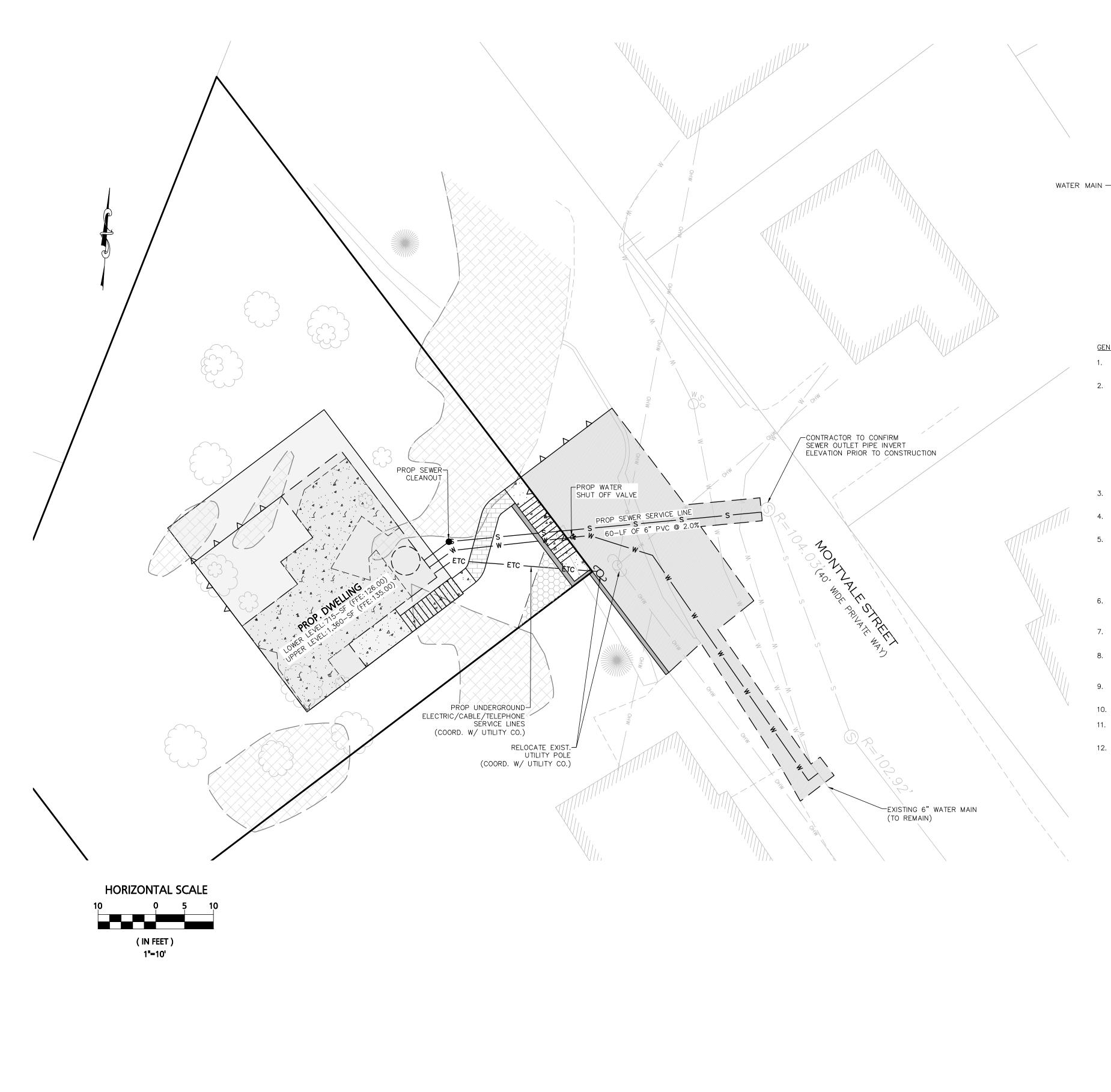
SITE

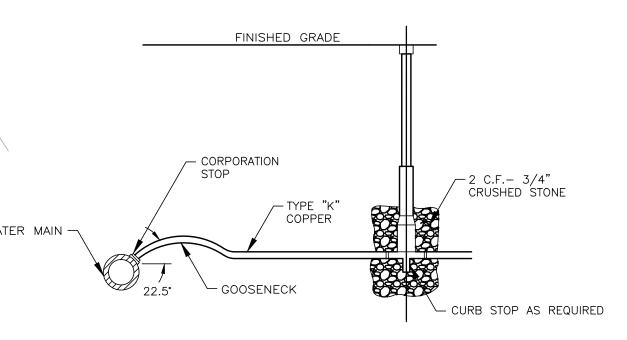
22 MONTVALE STREET

MOMING TELEPTS







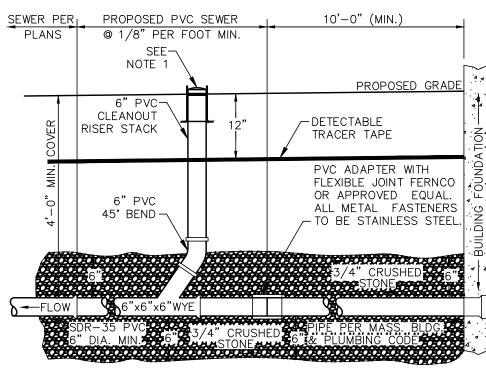


## TYPICAL WATER SERVICE CONNECTION

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.

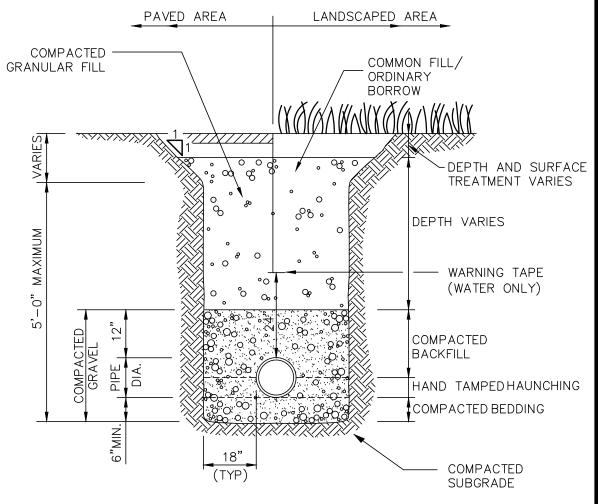


NOTES:

1. Lebaron Cast Iron Sewer Cleanout Ring Cover. Cover to be Cast with the Word "Cleanout" and have flat diamond surface.

### SANITARY SEWER SERVICE AT BUILDING

NOT TO SCALE



UTILITY TRENCH

#### 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.

APPROVED BY THE CITY OF MELROSE
PLANNING BOARD

CERTIFICATE OF ACTION

DATE OF ENDORSEMENT

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

PREPARED FOR:

## ARMANDO PLATA

11 LANDRY ROAD MEDFORD, MA 02155

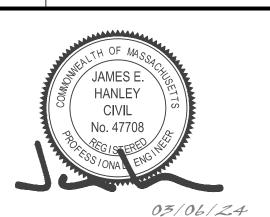
PROJECT:

# 22 MONTVALE STREET MELROSE, MA 02176

DATE ISSUED: MARCH 6, 2024

PROJECT #: 20-10201

PREPARED BY: | MAC



PROFESSIONAL ENGINEER FOR CIVIL DESIGN CONSULTANTS, INC.

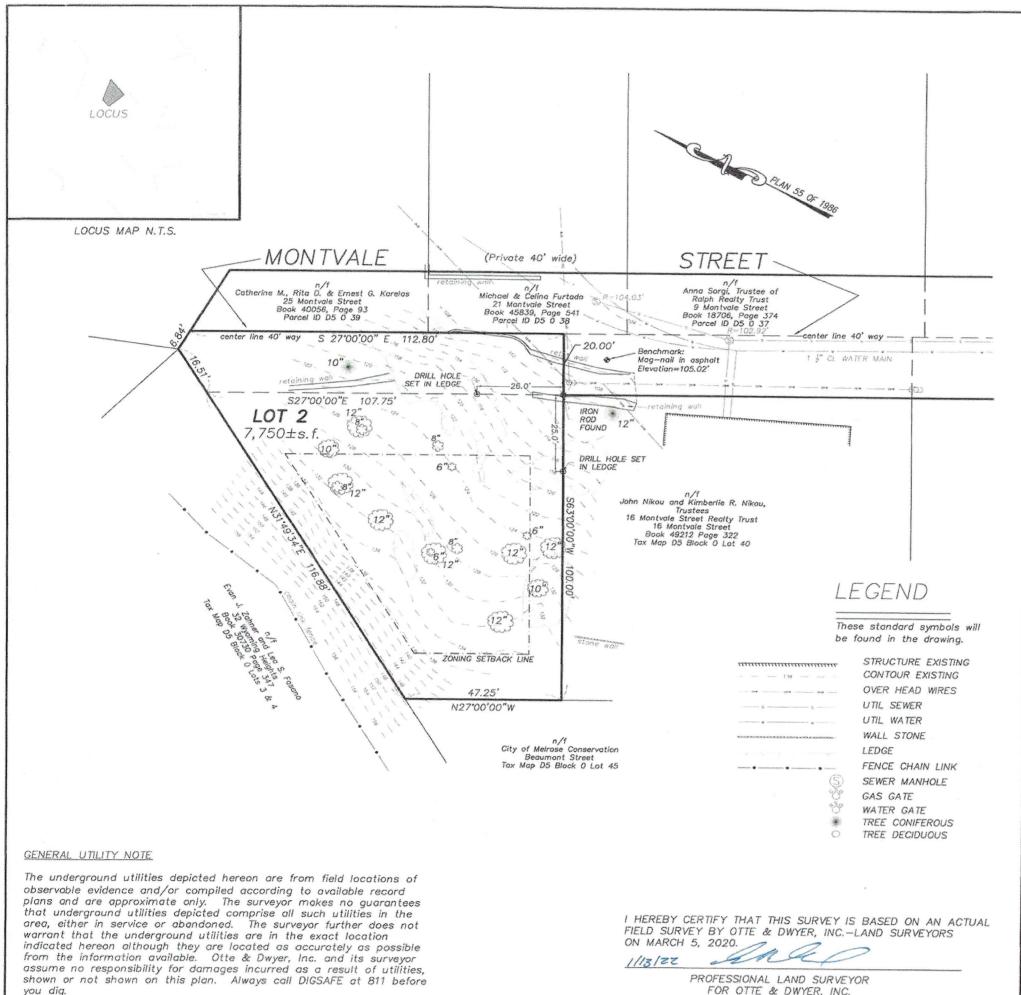


DRAWING TITLE:

**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 O 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 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

O MONTVALE STREET (LOT 2) MELROSE, MASS. 02176

PREPARED FOR

ARMANDO PLATA

## OTTE & DWYER, INC. LAND SURVEYORS

WWW.OTTEDWYER.COM

59 APPLETON STREET P.O. BOX 982

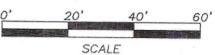
SAUGUS, MA 01906 (781)233-8155

SCALE: 1"=20'

MARCH 9, 2020 REV: 6-8-2020 ADD WATER UTIL

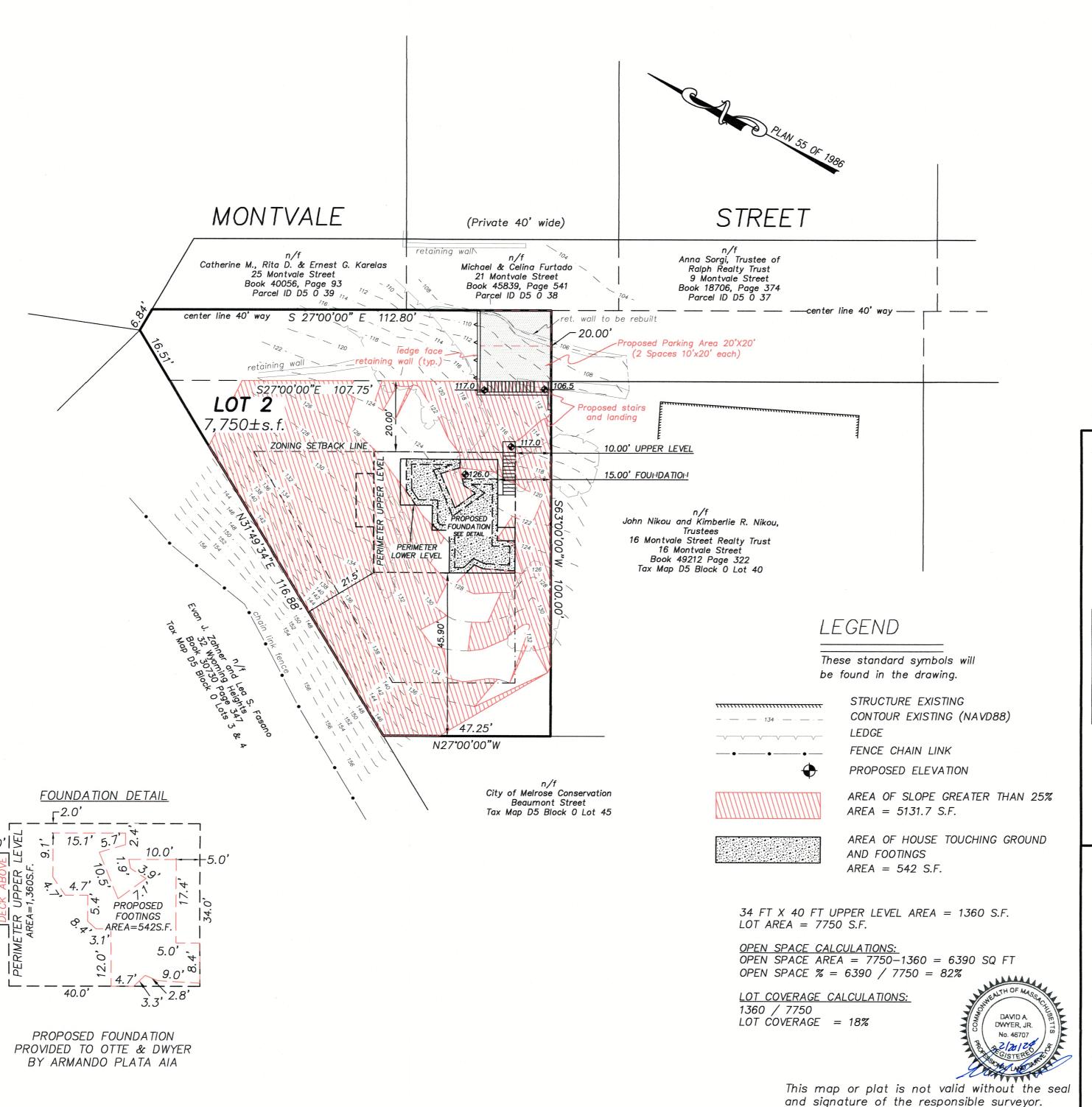
REV: 1-13-2022 TO SHOW OWNERSHIP TO CENTER LINE OF PRIVATE WAY AND ABUTTERS ACROSS THE PRIVATE WAY





JN. 12554

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



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.

> 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

## O MONTVALE STREET (LOT 2) MELROSE, MASS. 02176

PREPARED FOR

## ARMANDO PLATA

BY

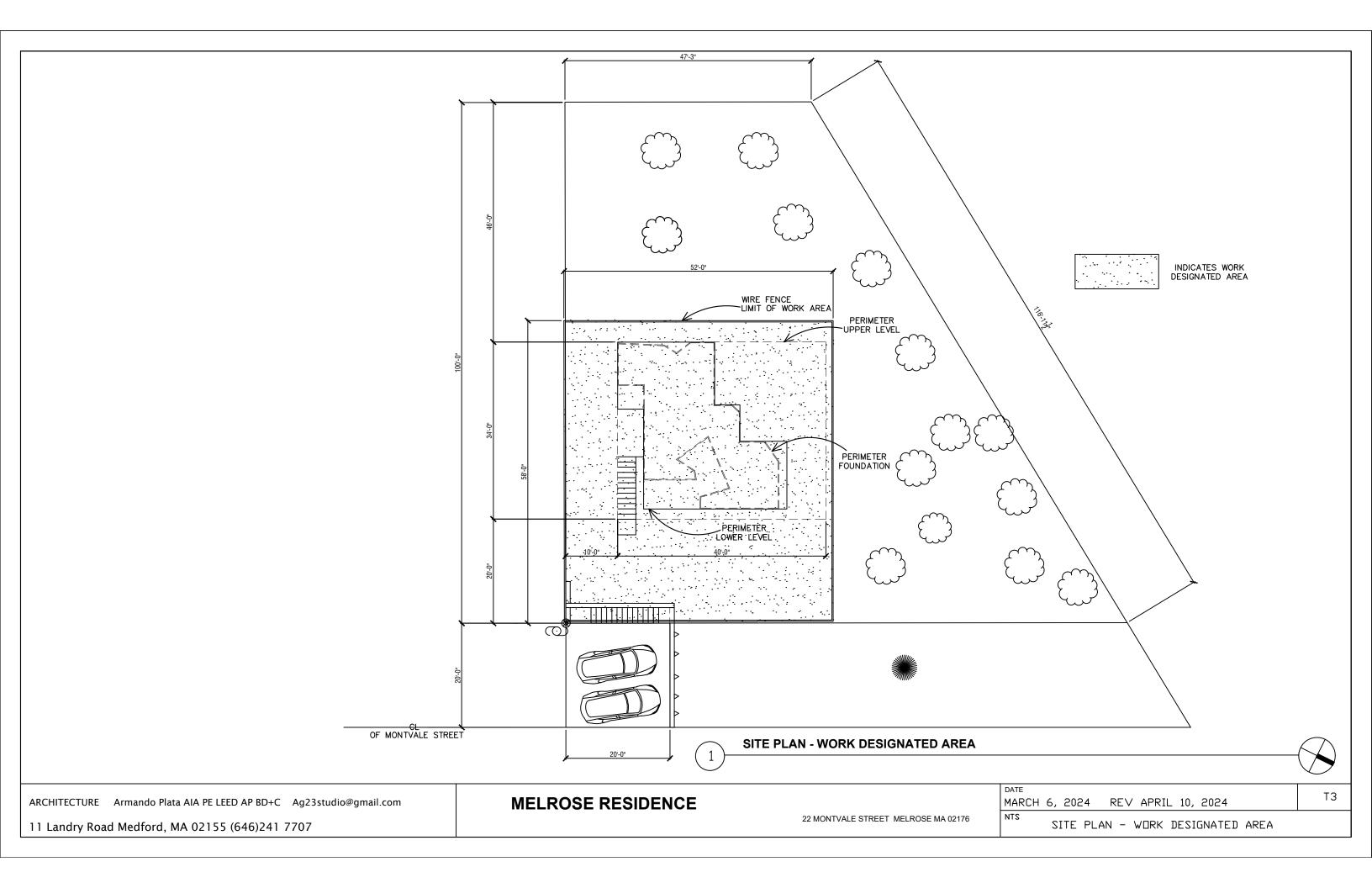
OTTE & DWYER, INC., LAND SURVEYORS WWW.OTTEDWYER.COM

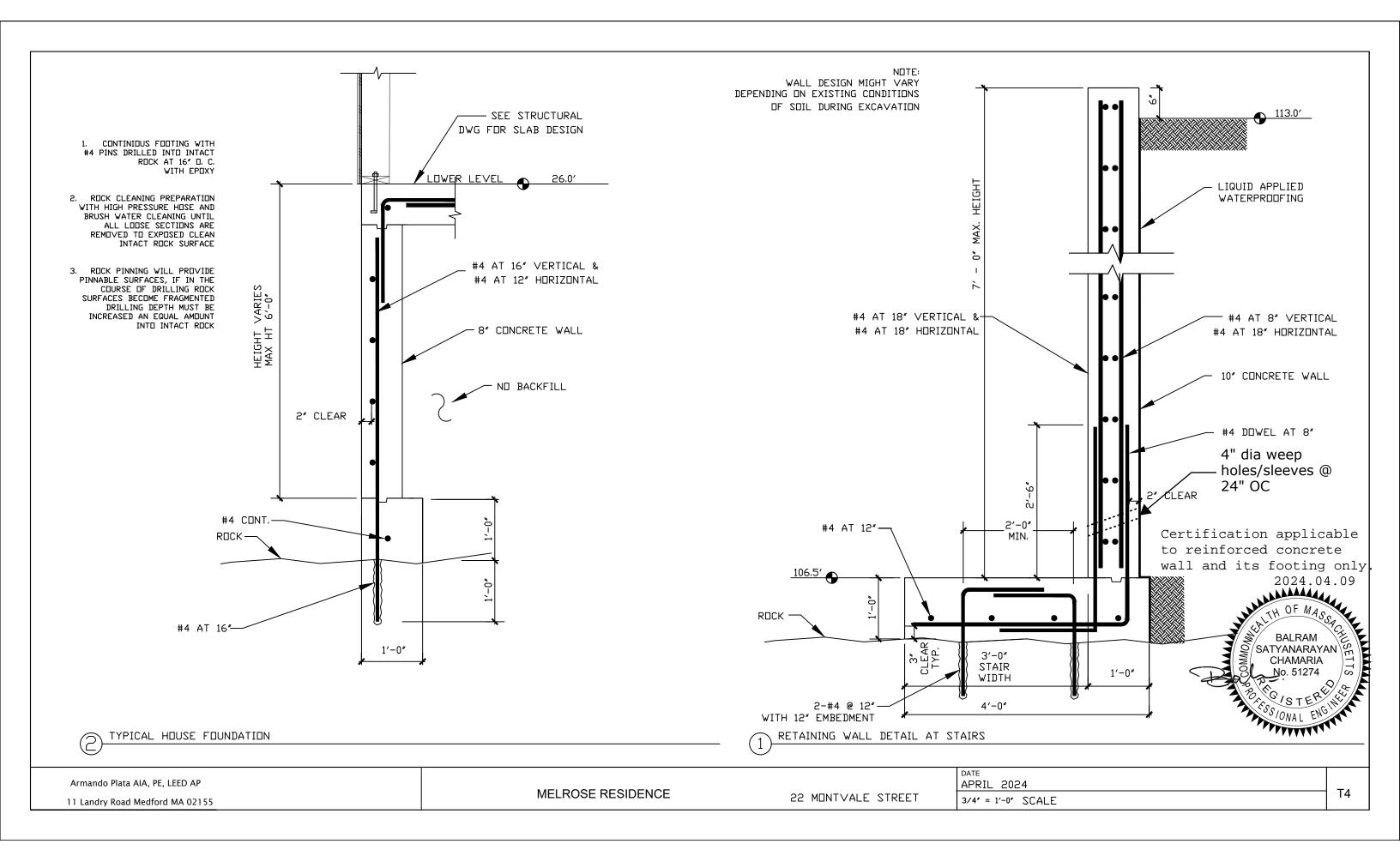
59 APPLETON STREET P.O. BOX 982 SCALE: 1"=20'

SAUGUS, MA 01906 (781)233-8155 FEBRUARY 18, 2022 REVISED: 3-1-2022 PER CITY COMMENTS

2-20-2024 FOOTING/LOWER LEVEL CHANGES 20' 40'

T2







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

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

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 addtion 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*
- Smooth Arrowwood Viburnum dentatum var. lucidum
- 4) Northern spicebush Lindera benzoin var. benzoin
- 5) Winterberry *llex verticillata*

#### PLANT\_SCHEDULE

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

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

MELROSE RESIDENCE

DATE

1"= 10'-0"

April 11, 2024

22 MONTVALE STREET MELROSE MA 02176

PLANTING

#### 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

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

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

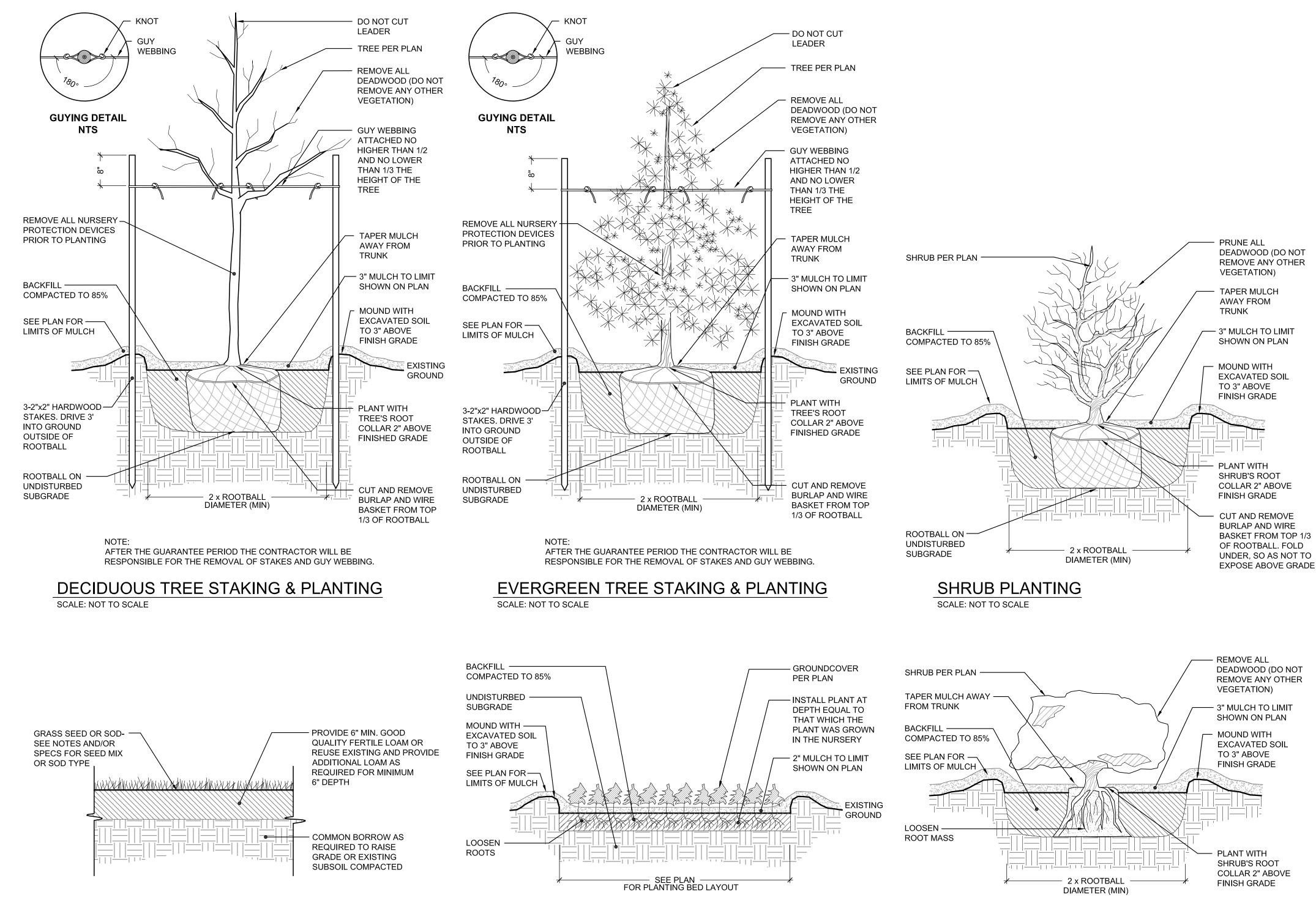
NOTES PROVIDED FOR ADDITIONAL REQUIREMENTS.

18. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.

BE WATERED BY THE CONTRACTOR AS NECESSARY TO INSURE HEALTH UNTIL FINAL ACCEPTANCE.

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

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.



LOAM AND SEED OR LOAM AND SOD SCALE: NOT TO SCALE

GROUNDCOVER PLANTING SCALE: NOT TO SCALE

CONTAINER GROWN TREE & SHRUB PLANTING SCALE: NOT TO SCALE

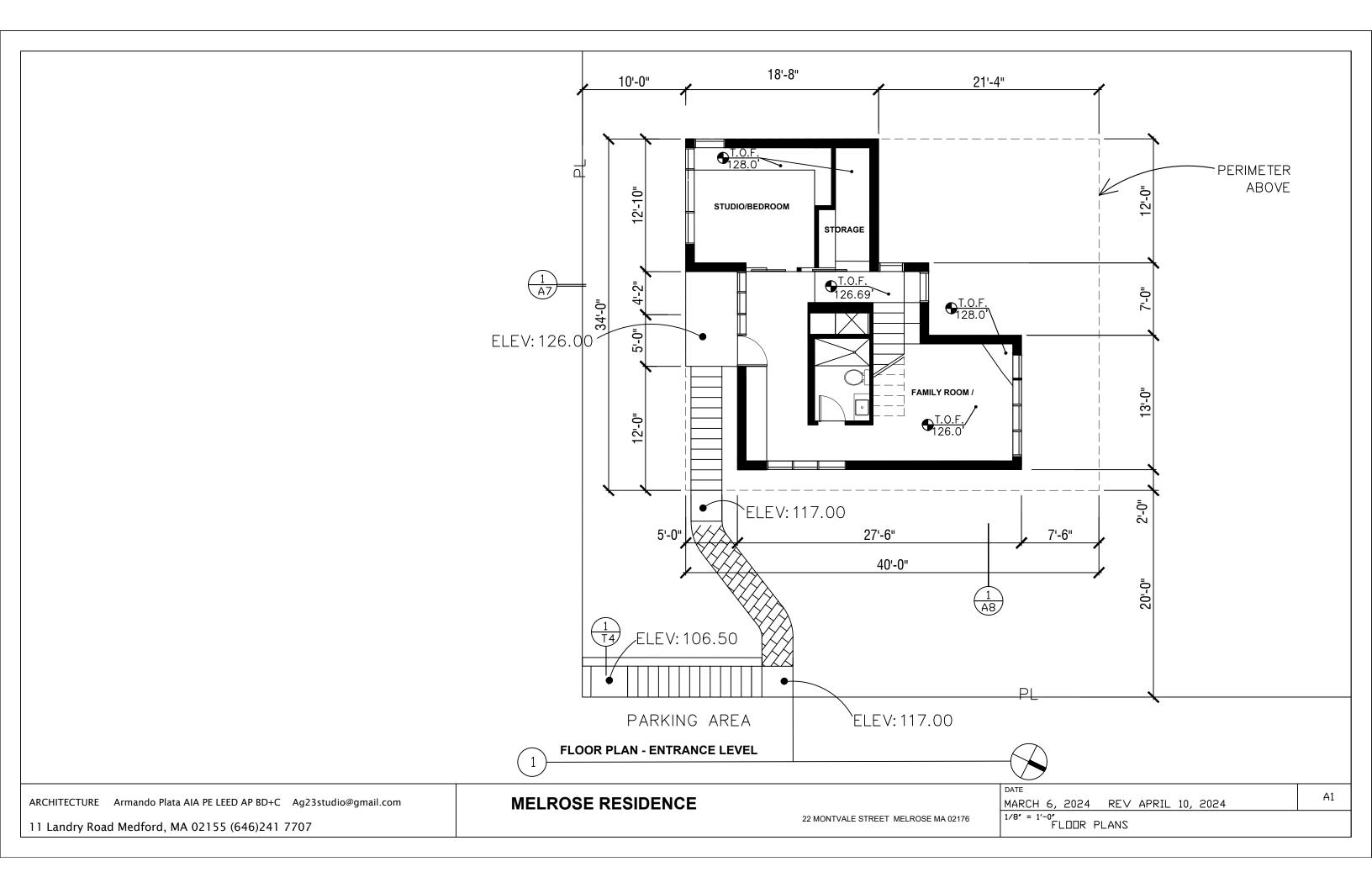
ARCHITECTURE Armando Plata AIA PE LEED Ag23studio@gmail.com

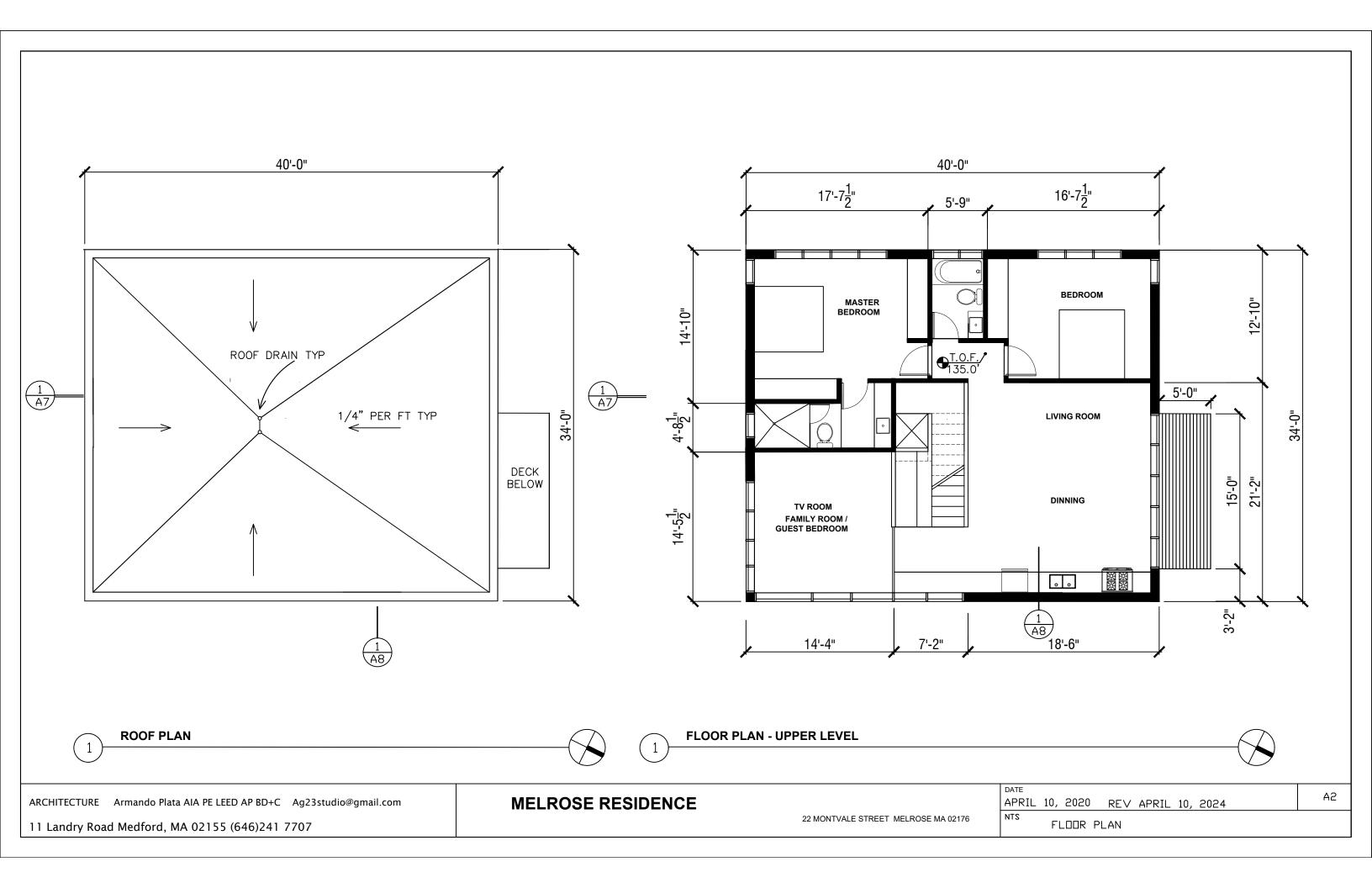
MELROSE RESIDENCE

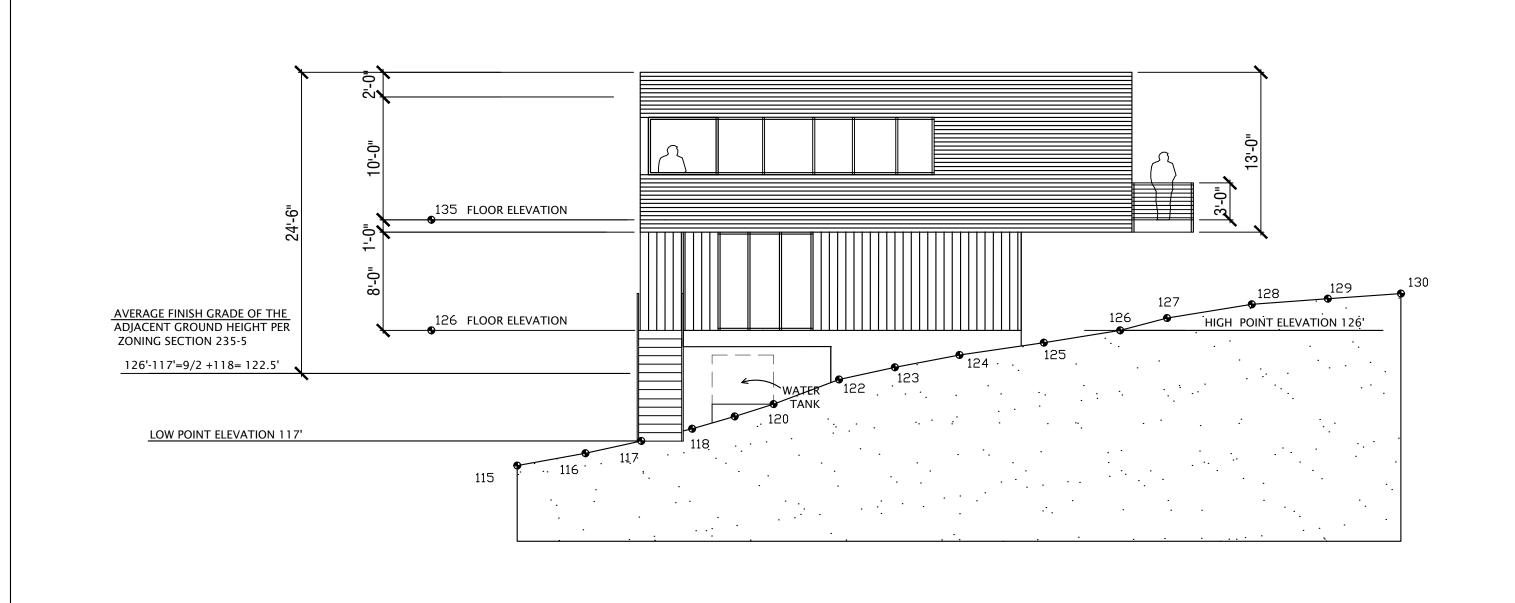
DATE MARCH 10, 2024

1"= 10'-0"

PLANTING DETAILS









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

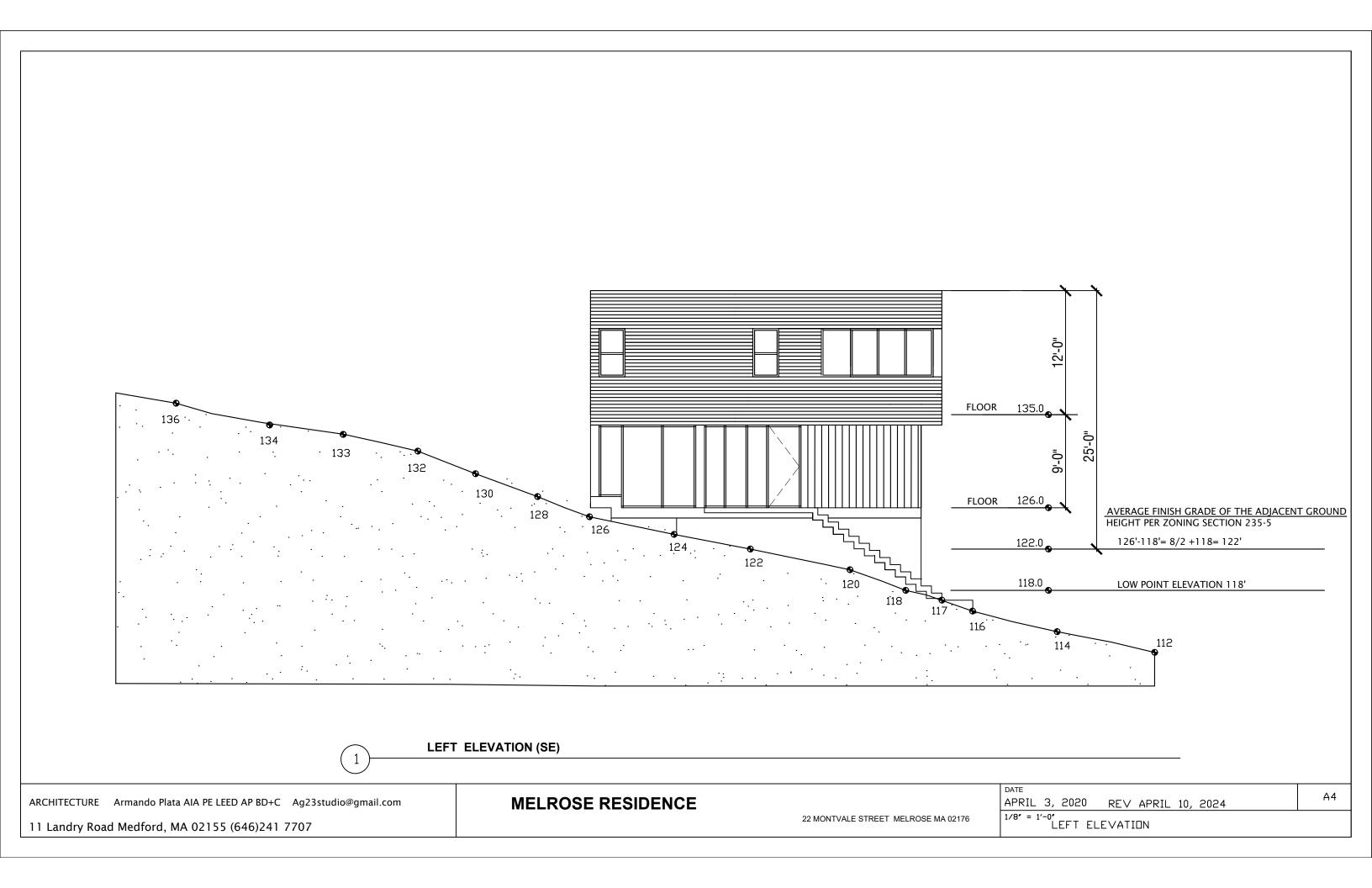
**MELROSE RESIDENCE** 

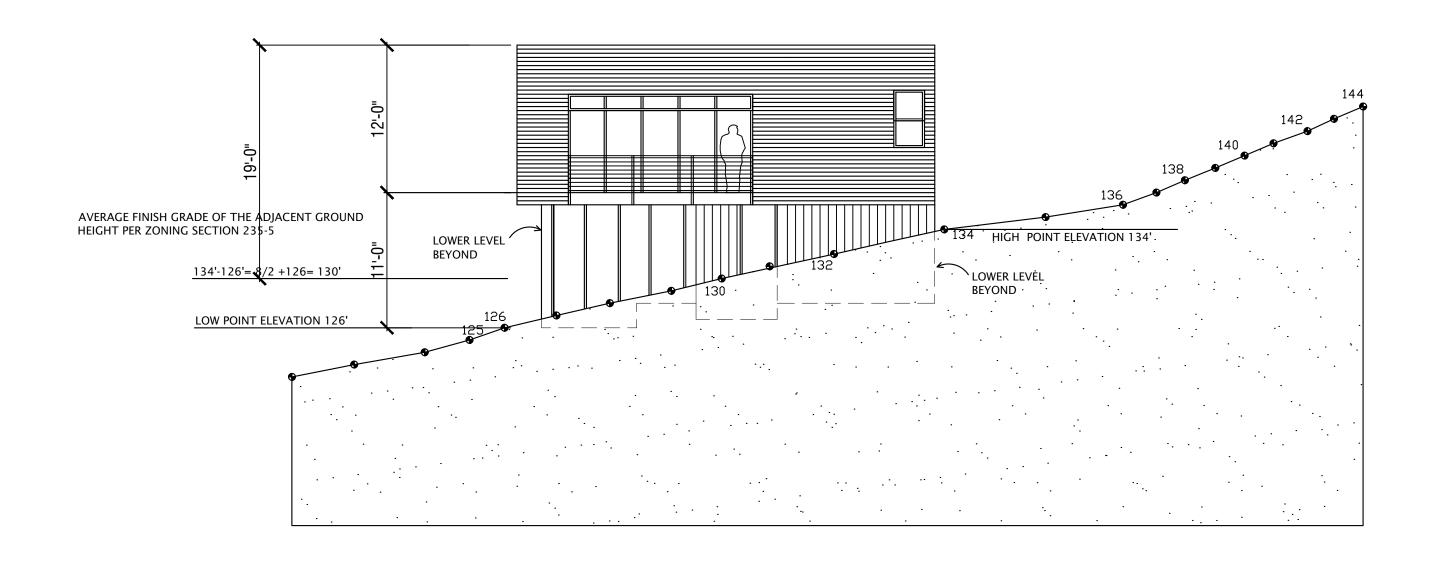
22 MONTVALE STREET MELROSE MA 02176

DATE
APRIL 10, 2020 REV APRIL 10, 2024

NTS
FRONT ELEVATION

АЗ







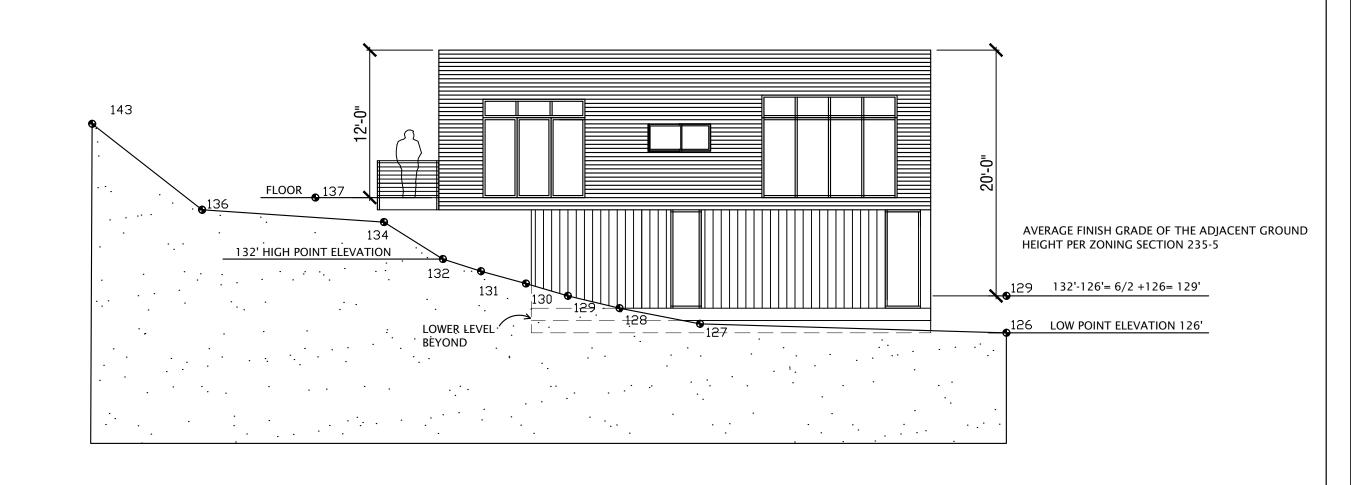
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MELROSE RESIDENCE

22 MONTVALE STREET MELROSE MA 02176

DATE
APRIL 10, 2020 REV APRIL 10, 2024

1/8' = 1'-0'
RIGHT ELEVATION





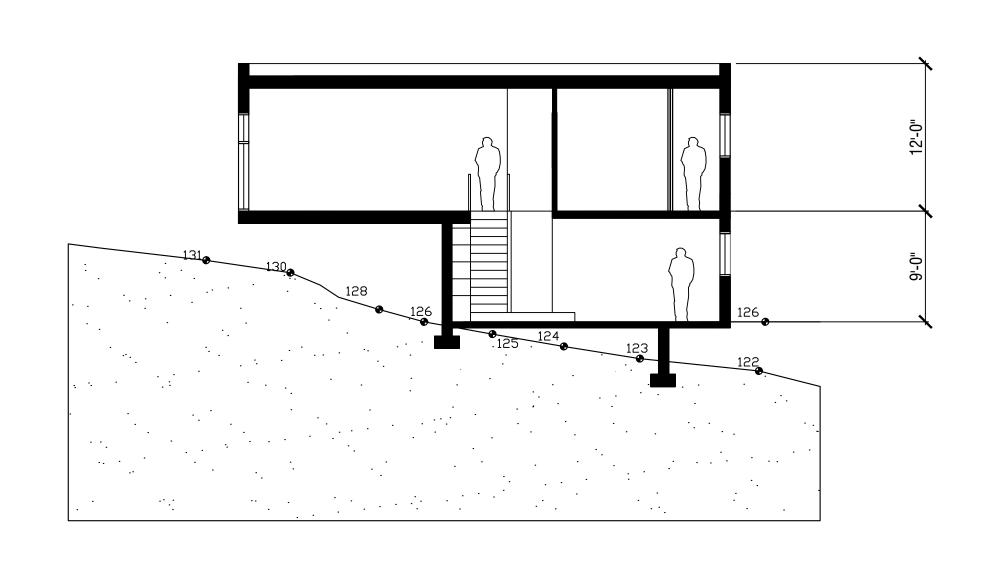
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11 Landry Road Medford, MA 02155 (646)241 7707

MELROSE RESIDENCE

22 MONTVALE STREET MELROSE MA 02176

DATE
APRIL 10, 2020 REV APRIL 10, 2024

1/8' = 1'-0'
REAR ELEVATION



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SECTION

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