

2-FAMILY RENOVATION

35-37 WINSLOW AVE

SOMERVILLE, MA 02144

December 12, 2018

PROJECT TITLE:

2-FAMILY RENOVATION

35-37 Winslow Ave
Somerville, MA 02144

OWNER/DEVELOPER:
Vantage Capital Partners, Inc.

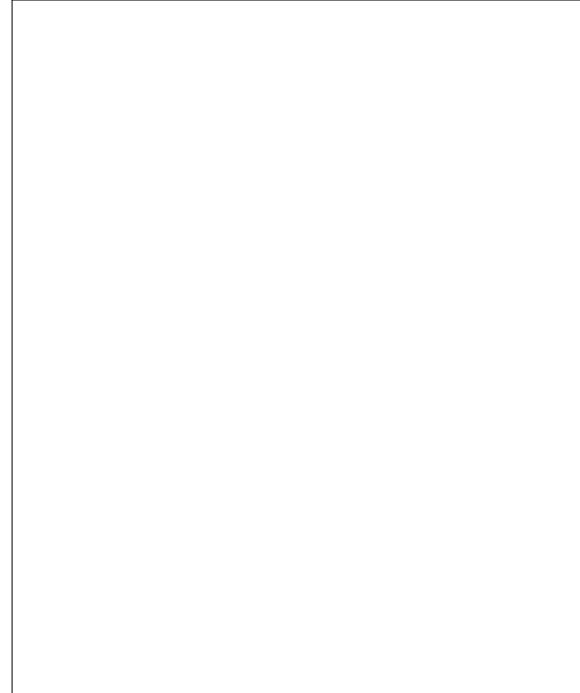
Vantage Capital Partners, Inc.
35-37 Winslow Ave
Somerville, MA 02144

ARCHITECT:
SCOTT PAYETTE ARCHITECTS
Scott Payette Architects
516 East 2nd Street, Unit 8
Boston, MA 02127

STRUCTURAL ENGINEER:
Nardelli Enterprises, Inc.
Tony Nardelli
Nardelli Enterprises, Inc.
267 N Beacon St, Boston, MA

SURVEYOR:
Massachusetts Survey Consultants
Thomas Bernardi, P.L.S.
Mass. Survey Consultants
14 Sumner St, Gloucester, MA 01930

CONTRACTOR:
Nardelli Enterprises, Inc.
Tony Nardelli
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267 N Beacon St, Boston, MA



REVISION		
No.	Description	Date

SCALE: 1/4" = 1'-0"
DRAWN BY: ASM
CHECKED BY: SCP
DATE: 12/12/2018

SHEET TITLE:
COVER

SPECIAL PERMIT SET

SHEET NUMBER:
A0

GENERAL NOTES	
Project:	Two-family Residential Renovation
Property:	35-37 Winslow Ave, Somerville, MA 02144
Owner / Builder:	Vantage Capital Partners, Inc.
Architect:	Scott Payette Architects, 516 E 2nd St, Unit 8, South Boston, MA 02127
Governing Code:	780 CMR, Eighth Edition 2015 IRC with MA Amendments.
Construction Type:	Wood Frame, VB
Occupancy Use Group:	Two-Family - R3
1. BIDDERS SHALL BE A GENERAL CONTRACTOR LICENSED TO PRACTICE IN THE STATE OF MA. ALL SUBCONTRACTORS SHALL BE SIMILARLY LICENSED, IN THEIR RESPECTIVE TRADES.	
2. ALL WORK SHALL CONFORM TO STATE AND LOCAL CODES AND THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.	
3. THE CONTRACTOR(S) SHALL OBTAIN AND PAY FOR ALL FEES, TAXES, AND PERMITS AS REQUIRED BY THE SCOPE OF WORK OUTLINED IN THE CONSTRUCTION DOCUMENTS. THE BUILDING PERMIT FEE WILL BE REIMBURSED BY THE OWNER.	
4. GENERAL CONTRACTOR SHALL MAINTAIN GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION INSURANCE DURING PERFORMANCE OF THE WORK. THE GENERAL CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, AND THE ARCHITECT'S CONSULTANTS FROM ALL CLAIMS ARISING OUT OF PERFORMANCE OF THE GENERAL CONTRACTOR'S AND SUB CONTRACTOR'S WORK. THE OWNER SHALL CARRY PROPERTY INSURANCE COVERING ALL COMPLETED WORK AND STORED MATERIALS AGAINST FIRE, THEFT, AND STORM DAMAGE. THE OWNER SHALL HAVE GLASS BREAKAGE INSURANCE FOR ALL INSTALLED GLASS UNITS.	
5. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER, BY QUALIFIED TRADESMEN AND MECHANICS SPECIALIZING IN THE TRADES REQUIRED. ALL MATERIALS AND EQUIPMENT EMPLOYED SHALL COMPLY WITH AND BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL BE INSTALLED PLUMB, LEVEL AND TRUE.	
6. THE GENERAL CONTRACTOR SHALL ERECT AND MAINTAIN SAFEGUARDS FOR THE PROTECTION OF THE BUILDING OCCUPANTS, THE NEIGHBORS, AND THE GENERAL PUBLIC AS REQUIRED BY THE COURSE OF THE WORK INCLUDING BUT NOT LIMITED TO: DANGER SIGNS, LIGHTS, PHYSICAL BARRIERS, THE COVERING OF OPEN EXCAVATIONS, ETC.	
7. ALL MODIFICATIONS REQUIRING ADDITIONAL TECHNICAL INFORMATION SHALL BE PRESENTED TO THE OWNER AND ARCHITECT BEFORE PROCEEDING.	
8. ALL CLAIMS FOR ADDITIONAL COSTS AND CHANGE ORDERS SHALL BE SUBMITTED IN A TIMELY FASHION, AND IN WRITING. THE APPROVAL THE OWNER SHALL BE OBTAINED IN WRITING, PRIOR TO PROCEEDING WITH SAID WORK.	
9. THE GENERAL CONTRACTOR SHALL REMEDY DEFECTS IN THE WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL PAYMENT AND SHALL PASS THROUGH TO THE OWNER(S) ALL WARRANTIES ON MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK AS ISSUED BY THEIR SUPPLIERS AND MANUFACTURERS.	
10. COMPLETE SCOPE OF WORK SHALL INCLUDE BUT NOT BE LIMITED TO: SITE SECURITY, SITE OFFICE(S), TEMPORARY TOILETS, TEMPORARY POWER, COMPLETE DEMOLITION REQUIRED FOR NEW WORK TO PROCEED, TEMPORARY EQUIPMENT, HOISTING, SCAFFOLDING, DUMPSTERS AND DEBRIS REMOVAL, ETC.	
11. THE OWNER MAY ELECT TO FURNISH ELECTRICITY AND WATER REQUIRED DURING THE CONSTRUCTION PERIOD AT NO COST TO THE CONTRACTOR.	
12. PARKING, MATERIAL AND EQUIPMENT STAGING, HOURS OF WORK, AND ACCESS TO THE SITE SHALL BE PER OWNER APPROVAL PRIOR TO THE START OF CONSTRUCTION.	
13. CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE DUMPSTERS ETC. AS REQUIRED. REMOVE ALL DEBRIS ON A DAILY BASIS.	
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS ON PROJECT SITE DURING CONSTRUCTION.	
15. UNLESS INDICATED OTHERWISE, ALL MATERIAL FURNISHED AND INCORPORATED INTO THE WORK SHALL BE NEW, UNUSED AND OF QUALITY STANDARD TO THE INDUSTRY FOR FIRST CLASS WORK OF SIMILAR NATURE AND CHARACTER. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARD OF THE TRADES INVOLVED.	
16. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.	

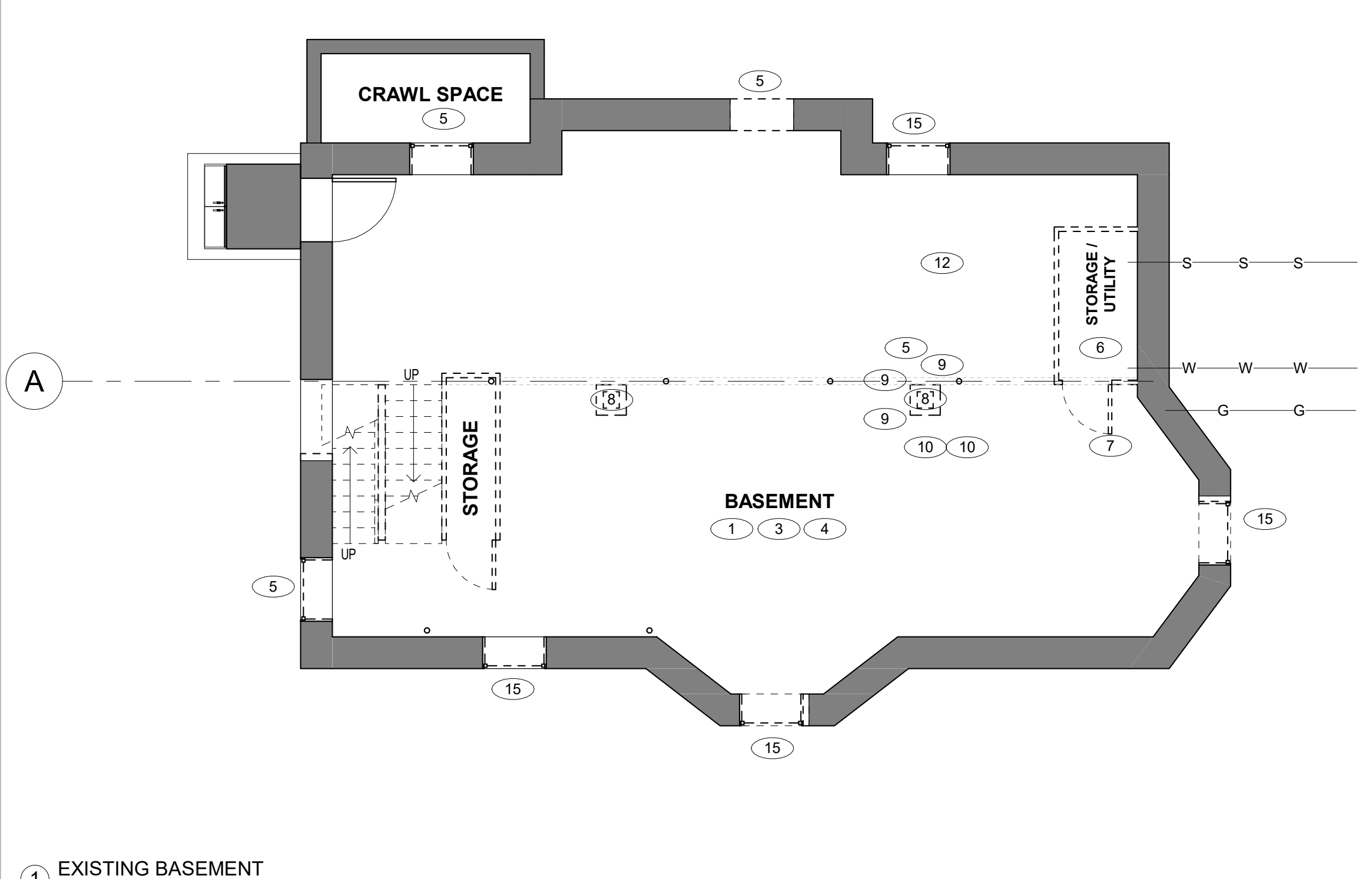
ZONING ANALYSIS				
NEW SEMI ATTACHED TWO-FAMILY RESIDENCE				
35-37 WINSLOW AVENUE SOMERVILLE, MA 02144				
ZONING DISTRICT: SECTION 5 - RA				
ZONING ITEM	CODE	EXISTING	PROPOSED	COMPLIANCE
MIN LOT SIZE	10,000 SF	2,783 SF	2,783 SF	N/A
MIN LOT AREA/DWELLING UNIT	2,250 SF X 2 = 4,500 SF	2,783 SF	2,783 SF	N/A
MAX GROUND COVERAGE	50% / 1,391.5 SF	1,285.5 SF	46% / 1,285.5 SF	YES
MIN LANDSCAPED AREA	25% / 695.75 SF	996 SF	39% / 1,075.5 SF±	YES
FLOOR AREA RATIO	0.75 / 2087.25 SF	1.20 / 3,330.5 SF	1.49 / 4,141 SF	NO
BUILDING MAX STORIES	2.5	2.75	2.75	YES
BUILDING MAX HEIGHT	35 FEET	35 FEET	35 FEET	YES
FRONT SETBACK	15 FEET OR MODAL	MODAL	MODAL	YES
SIDE SETBACK	8 FEET / 9 FEET	.1 FEET / 9.8 FEET	.1 FEET / 9.8 FEET	N/A
REAR SETBACK	20 FEET	8.4 FEET	8.4 FEET	N/A
LOT FRONTAGE MIN	50 FEET	42.52 FEET	42.52 FEET	N/A
PERVIOUS AREA MIN % OF LOT	35%	36%	39%	YES
PARKING SPACES	4 SPACES	1 SPACES	2 SPACES	NO
BIKE PARKING	1 SPACES	0 SPACES	1 SPACES	YES

CODE SUMMARY	
1. PROJECT DATA	
PROJECT LOCATION:	35-37 WINSLOW AVENUE, SOMERVILLE, MA 02144
JURISDICTION:	CITY OF COMERVILLE
PROJECT DESCRIPTION:	TWO-FAMILY RESIDENCE RENOVATION THREE-STORY BUILDING
2. APPLICABLE CODES	
ACCESSIBILITY:	MAAB 521 CMR
BUILDING:	MASS BUILDING CODE 9TH EDITION: 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH MASS. AMMENDMENTS 2015 INTERNATIONAL RESIDENTIAL CODE (IMC) 2015 INT'L ENERGY CONSERVATION CODE (IMC) 527 CMR 12.0 MASS FIRE CODE 527 CMR 1.0 MASS ELECTRIC CODE 248 CMR MASS FUEL, GAS, AND PLUMBING CODE CITY OF SOMERVILLE
MECHANICAL:	
ELECTRICAL:	
FIRE:	
PLUMBING:	
ZONING:	
3. USE AND OCCUPANCY CLASSIFICATION	R3
4. SPECIAL USE AND OCCUPANCY	N/A
5. GENERAL BUILDING HEIGHTS AND AREAS	SEE AREA TABLES
6. CONSTRUCTION TYPE	TYPE VB
7. FIRE-RATED CONSTRUCTION	
TOWNHOUSE COMMON WALLS	1-HR
DWELLING UNIT SEPARATION	1/2-HR
STAIRS & SHAFTS SEPARATION	1-HR
8. INTERIOR FINISHES	COMPLIANT
9. FIRE PROTECTION	N/A
10. MEANS OF EGRESS	
NUMBER OF EXITS	35-37 WINSLOW AVE
LEVEL 1	UNIT 35-LOWER
LEVEL 2	UNIT 35-UPPER
LEVEL 3	UNIT 37-LOWER
LEVEL 4	UNIT 37-UPPER
EGRESS WIDTH	36"

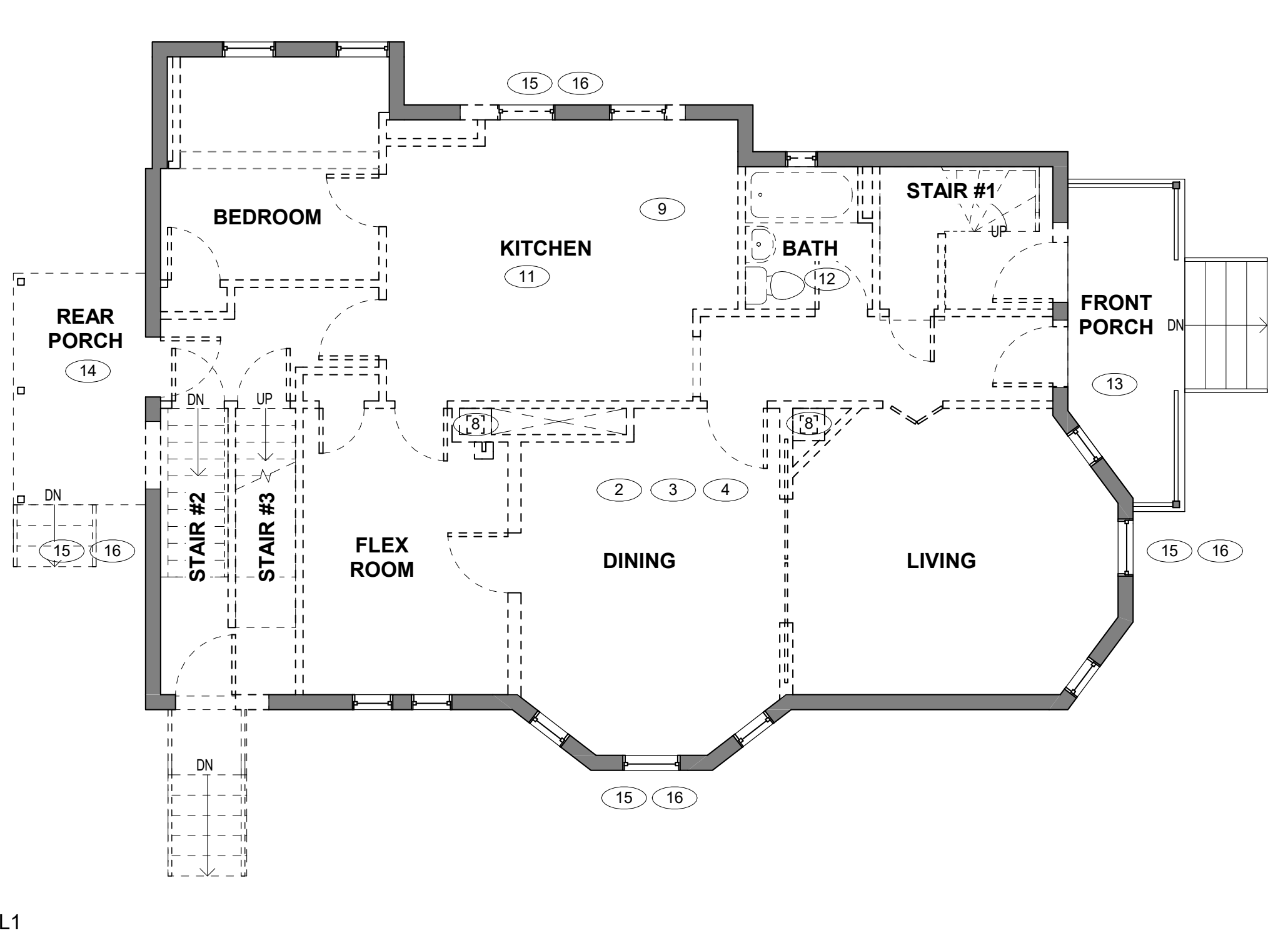
ABBREVIATIONS	
@	AT
ACT	ACOUSTIC CEILING TILE
ALUM	ALUMINUM
ASL	ABOVE SEA LEVEL
BD	BOARD
BLDG	BUILDING
BLKG	BLOCKING
C.I.	CAST IRON
CLG	CEILING
CONT	CONTINUOUS
COORD	COORDINATE
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FLASH'G	FLASHING
G.C.	GENERAL CONTRACTOR
GALV	GALVANIZED
GYP	GYPNUM
GWB	GYPNUM WALL BOARD
INT.	INTERIOR
MANUF.	MANUFACTURER
MIN.	MINIMUM
MAX.	MAXIMUM
M.O.	MASONRY OPENING
O.C.	ON CENTER
P.T.	PRESSURE-PRESERVATIVE
PWD	PLYWOOD
R.D.	ROOF DRAIN
REQ./REQ'D	REQUIRED
R.C.P.	REFLECTED CEILING PLAN
R.O.	ROUGH OPENING
SF	STEEL
SF	SQUARE FEET
T.O.	TOP OF
TYP.	TYPICAL
V.B.	VAPOR BARRIER
V.P.	VAPOR PERMEABLE
VERT	VERTICAL
VIF.	VERIFY IN THE FIELD
WD	WOOD
W/	WITH
XTR	EXISTING TO REMAIN

SYMBOLS	
	DETAIL
	SECTION
	ELEVATION

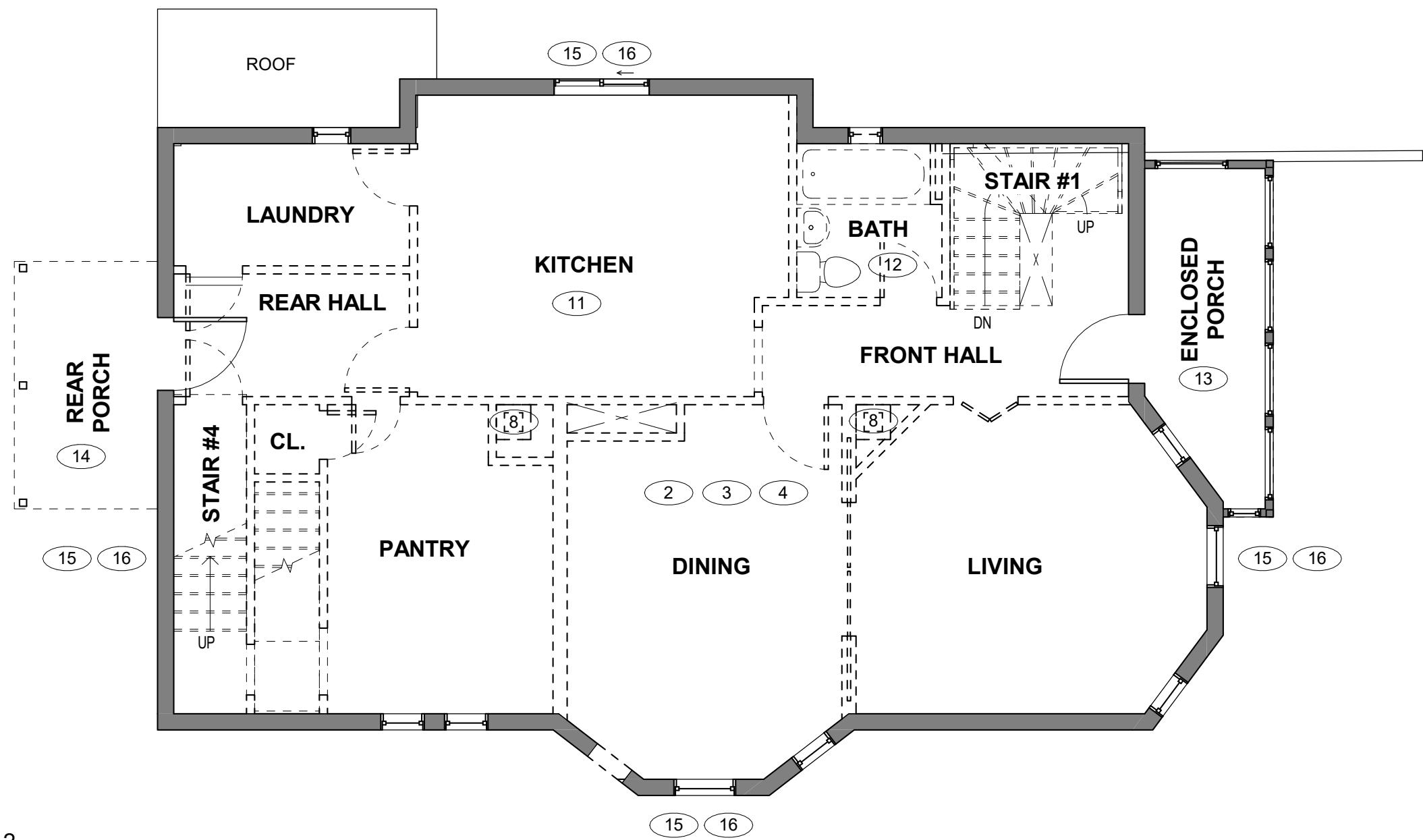
SHEETS	
NO.	NAME
A 0	COVER
A 1	EXISTING & DEMO PLANS
A2.1	PROPOSED FLOOR PLANS
A2.2	PROPOSED FLOOR PLANS
LA1	LANDSCAPE PLAN



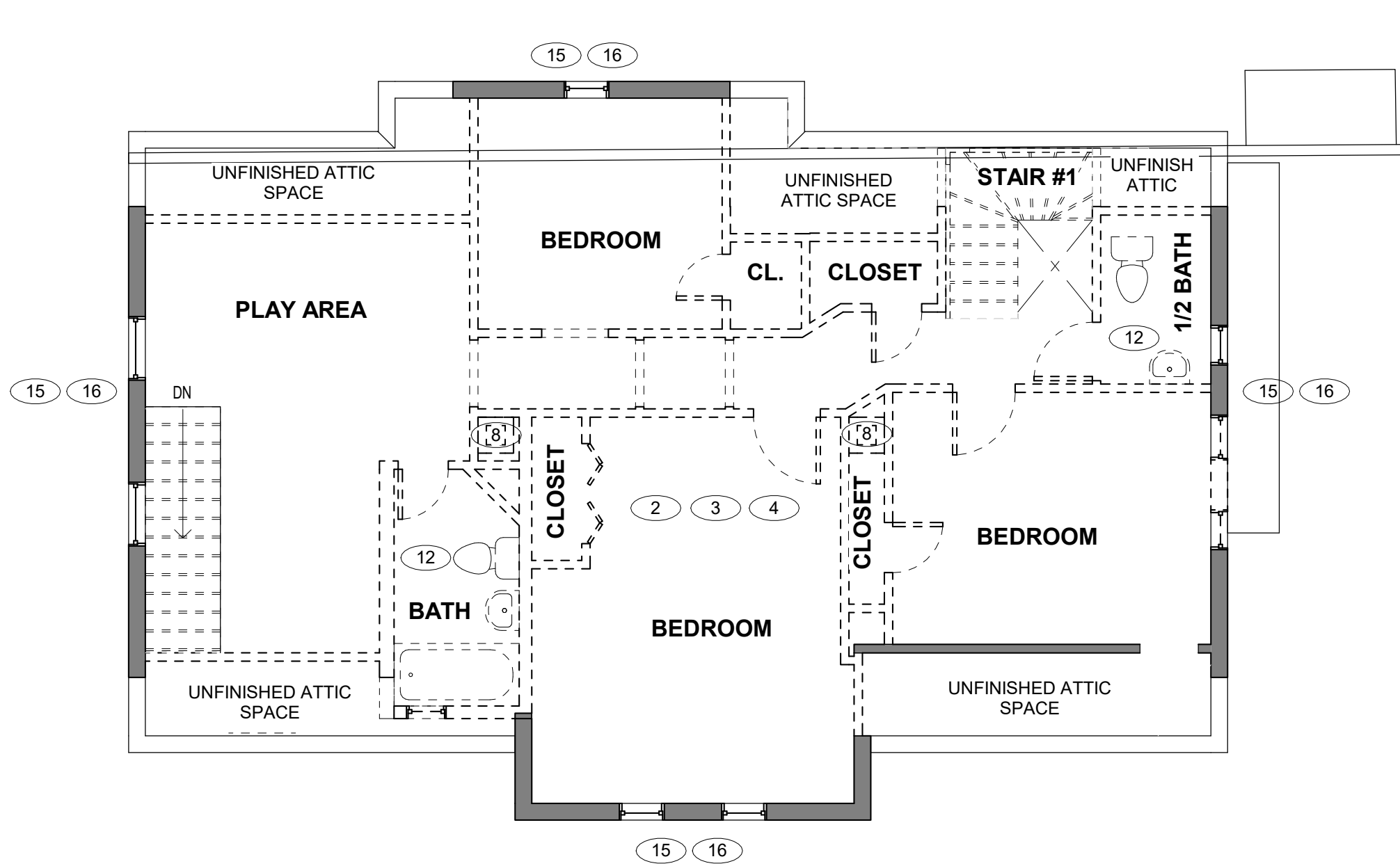
1 EXISTING BASEMENT
3/16" = 1'-0"



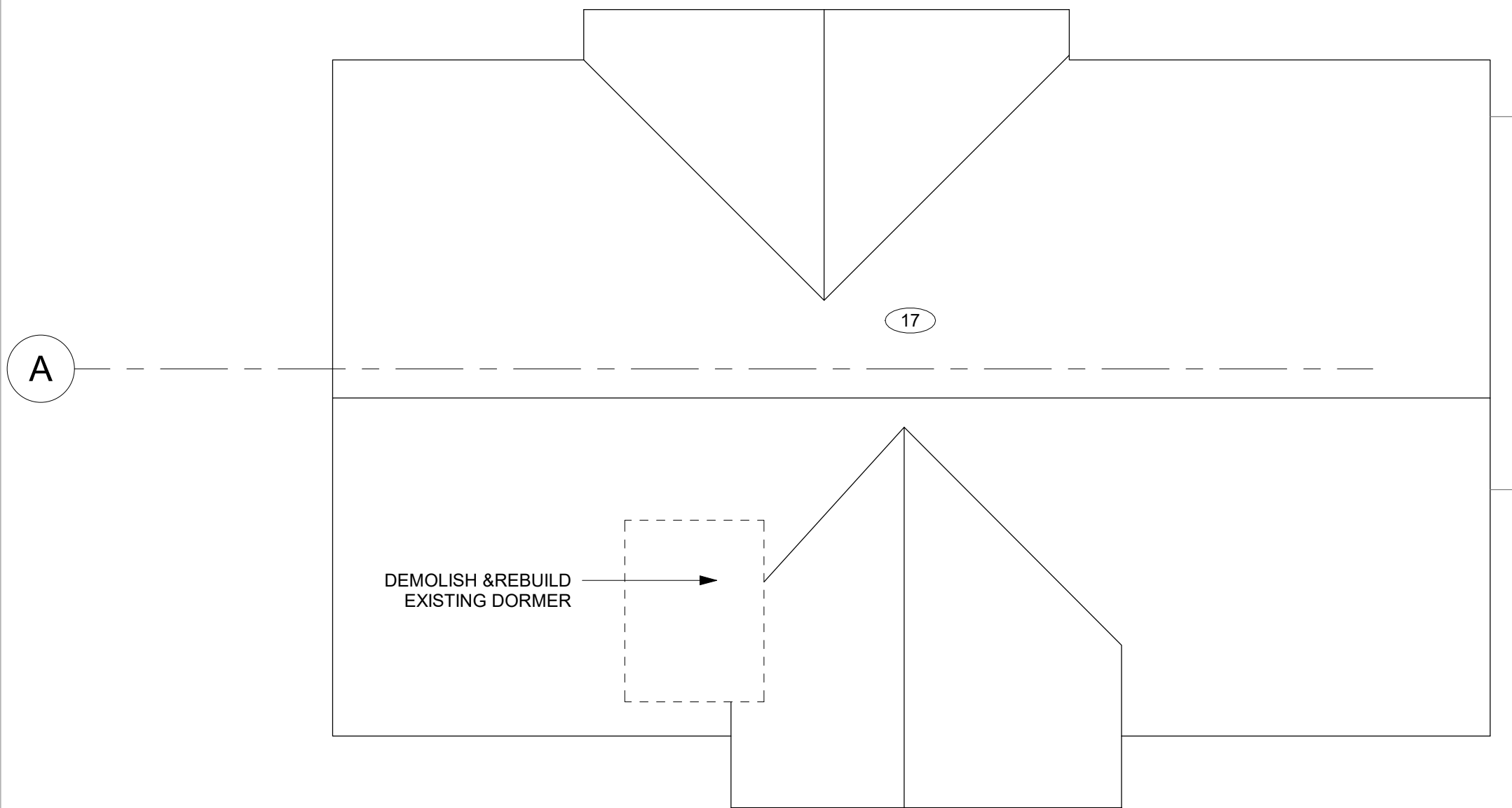
2 EXISTING L1
3/16" = 1'-0"



3 EXISTING L2
3/16" = 1'-0"



4 EXISTING L3
3/16" = 1'-0"



5 EXISTING ROOF
3/16" = 1'-0"

GENERAL DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTION AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, IN THE SPECIFICATION AND IN THE WRITTEN SCOPE.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, EXISTING CONCEALED CONDITIONS, UTILITY AND SERVICE CONNECTIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES IN DEMOLITION SCOPE OR ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER AND ARCHITECT BEFORE CONSTRUCTION BEGINS. NO DEMOLITION WORK SHALL COMMENCE WITHOUT FIELD VERIFICATION BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL ERECT TEMPORARY BARRIERS TO CONTROL DUST, MITIGATE NOISE, AND TO PROTECT ALL AREAS ADJACENT TO DEMOLITION.
4. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
5. THE CONTRACTOR SHALL NOT ALLOW DEBRIS TO ACCUMULATE ON THE SITE. PROMPTLY REMOVE ALL DEBRIS AND SALVAGE FROM THE SITE.
6. THE CONTRACTOR WILL MAINTAIN EXTINGUISHERS ARE FULL AND IN GOOD WORKING CONDITION DURING DEMOLITION.
7. THE OWNER HAS FIRST RIGHT TO ALL SALVAGED ITEMS. ITEMS NOT CLAIMED BY OWNER SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE PROMPTLY DISPOSED OF FROM THE SITE.
8. THE CONTRACTOR SHALL PROVIDE STORAGE WITHIN THE LAY-DOWN AREA FOR OWNER RETAINED ITEMS THAT IS SECURE AND SHELTERED FROM THE WEATHER.
9. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL CAP ALL UNUSED UTILITIES.
11. **MECHANICAL DEMOLITION:** CONTRACTOR AND SUB-TRADE CONTRACTORS TO REMOVE ALL ABANDONED HVAC SYSTEMS, DUCTWORK, GRILLES, CONTROLS, ASSOCIATED CONDUIT, ANCHORS, FASTENERS, ETC. UNLESS SCHEDULED TO REMAIN OR SHOWN ON DRAWINGS TO REMAIN.
12. **ELECTRICAL POWER, LIGHTING, AND DATA DEMOLITION:** THE CONTRACTOR AND SUB-TRADE CONTRACTOR SHALL REMOVE ALL ABANDONED ELECTRICAL SYSTEMS, ALL ABANDONED LIGHTING SYSTEMS, ALL ABANDONED LOW VOLTAGE SYSTEMS INCLUDING ALL EQUIPMENT, DEVICES, WIRING, CONTROLS, ASSOCIATED CONDUIT, ANCHORS, FASTENERS, ETC. UNLESS SCHEDULED TO REMAIN OR SHOWN ON DRAWINGS TO REMAIN. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAFE AND LAWFUL DISPOSAL OF FLOURESCENT TUBES, BALLASTS, BATTERIES AND OTHER HAZARDOUS MATERIAL ASSOCIATED WITH DEMOLITION.
13. **PLUMBING DEMOLITION:** THE CONTRACTOR AND SUB-TRADE CONTRACTOR SHALL REMOVE ALL ABANDONED PLUMBING SYSTEMS, PIPING, FIXTURES, ANCHORS, FASTENERS, ETC. UNLESS SCHEDULED TO REMAIN OR SHOWN ON DRAWINGS TO REMAIN.
14. ANY PORTION OF THE PROJECT TO REMAIN WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY, SHALL BE REPAIRED OR REPLACED TO MATCH THE EXISTING CONDITION AT THE EXPENSE OF THE CONTRACTOR.

DEMOLITION KEY NOTES

- 1 DEMO CONCRETE SLAB
- 2 DEMO FINISH FLOOR TILE/CARPET TO SUBFLOOR
- 3 DEMO ALL WALL FINISHES TO MASONRY OR FACE OF STUD WALL
- 4 DEMO ALL CEILING FINISHES FACE OF JOIST ABOVE
- 5 DEMO WINDOW AND INFILL W/ CMU
- 6 CUT, CAP, AND SAVE FOR REUSE SEWER AND WATER SERVICE
- 7 DISCONNECT GAS SERVICE AND METERS AND LOCATE TO THE EXTERIOR
- 8 DEMO CHIMNEYS
- 9 DEMO WATER HEATERS
- 10 DEMO BOILERS
- 11 DEMO KITCHEN APPLIANCES, PLUMBING FIXTURES, MILL WORK, AND FINISHES
- 12 DEMO BATHROOM PLUMBING FIXTURES, MILLWORK, AND FINISHES
- 13 DEMO FRONT PORCH SIDING, DECKING, AND PORCH ENCLOSURE; SAVE FRAMING AND ROOF STRUCTURE
- 14 DEMO REAR AND SIDE PORCH AND STAIRS
- 15 DEMO WINDOWS
- 16 DEMO VINYL SIDING
- 17 DEMO ROOF SHINGLES

DEMOLITION LEGEND

- EXISTING TO REMAIN
- - - - EXISTING TO BE REMOVED

PROJECT TITLE:

2-FAMILY RENOVATION

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Somerville, MA 02144

OWNER/DEVELOPER:

Vantage Capital Partners, Inc.

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ARCHITECT:

SCOTT PAYETTE ARCHITECTS

Scott Payette Architects
516 East 2nd Street, Unit 8
Boston, MA 02127

STRUCTURAL ENGINEER:

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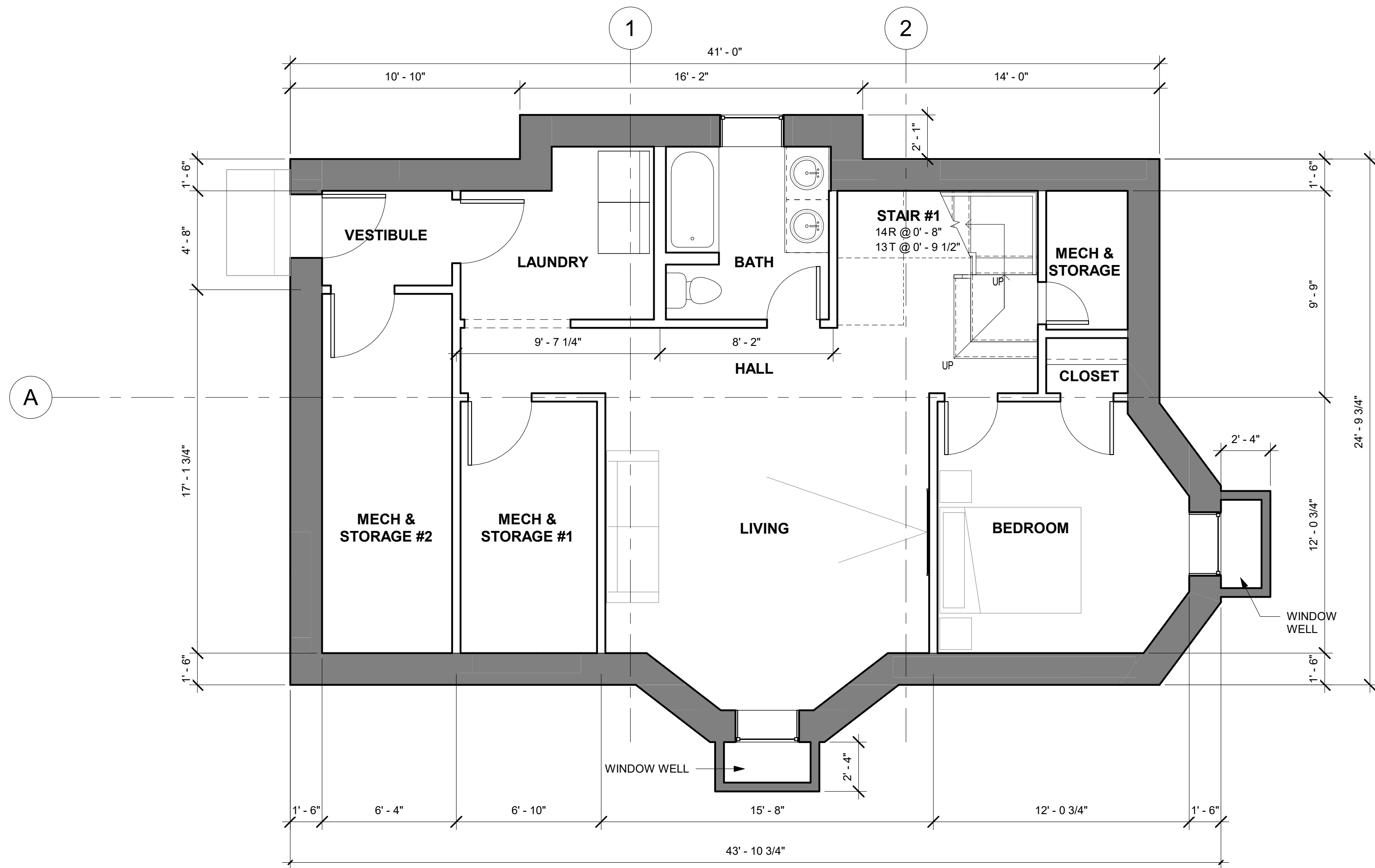
SHEET TITLE:

EXISTING & DEMO PLANS

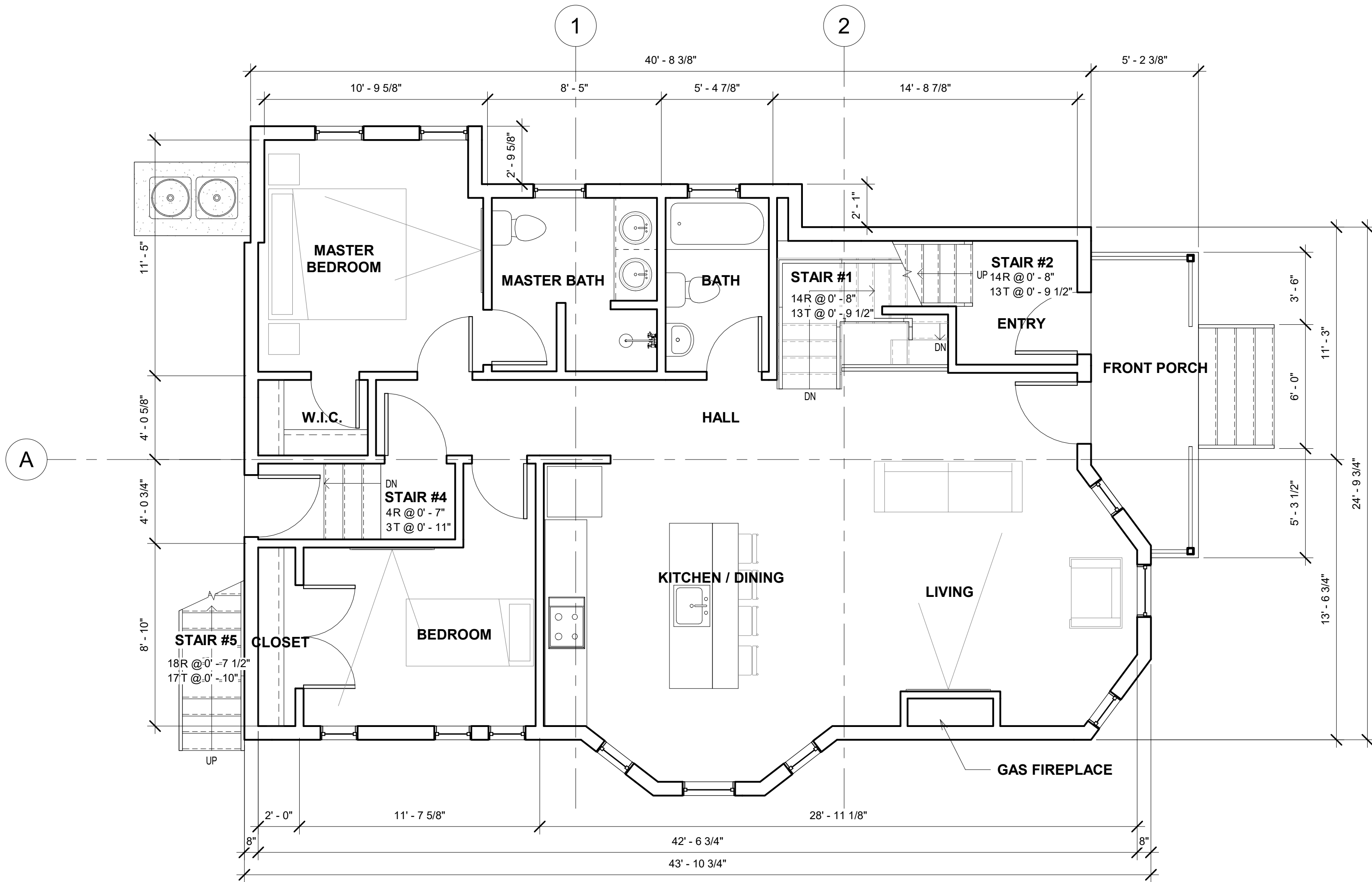
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SHEET NUMBER:

A1



1 LOWERED BASEMENT PLAN
1/4" = 1'-0"



2 LEVEL 1 PLAN
1/4" = 1'-0"

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2-FAMILY
RENOVATION

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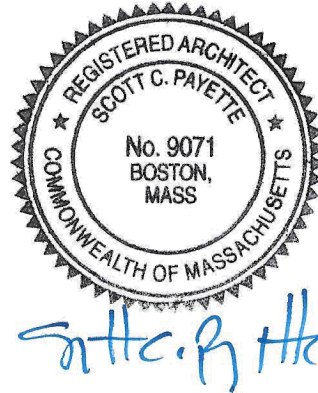
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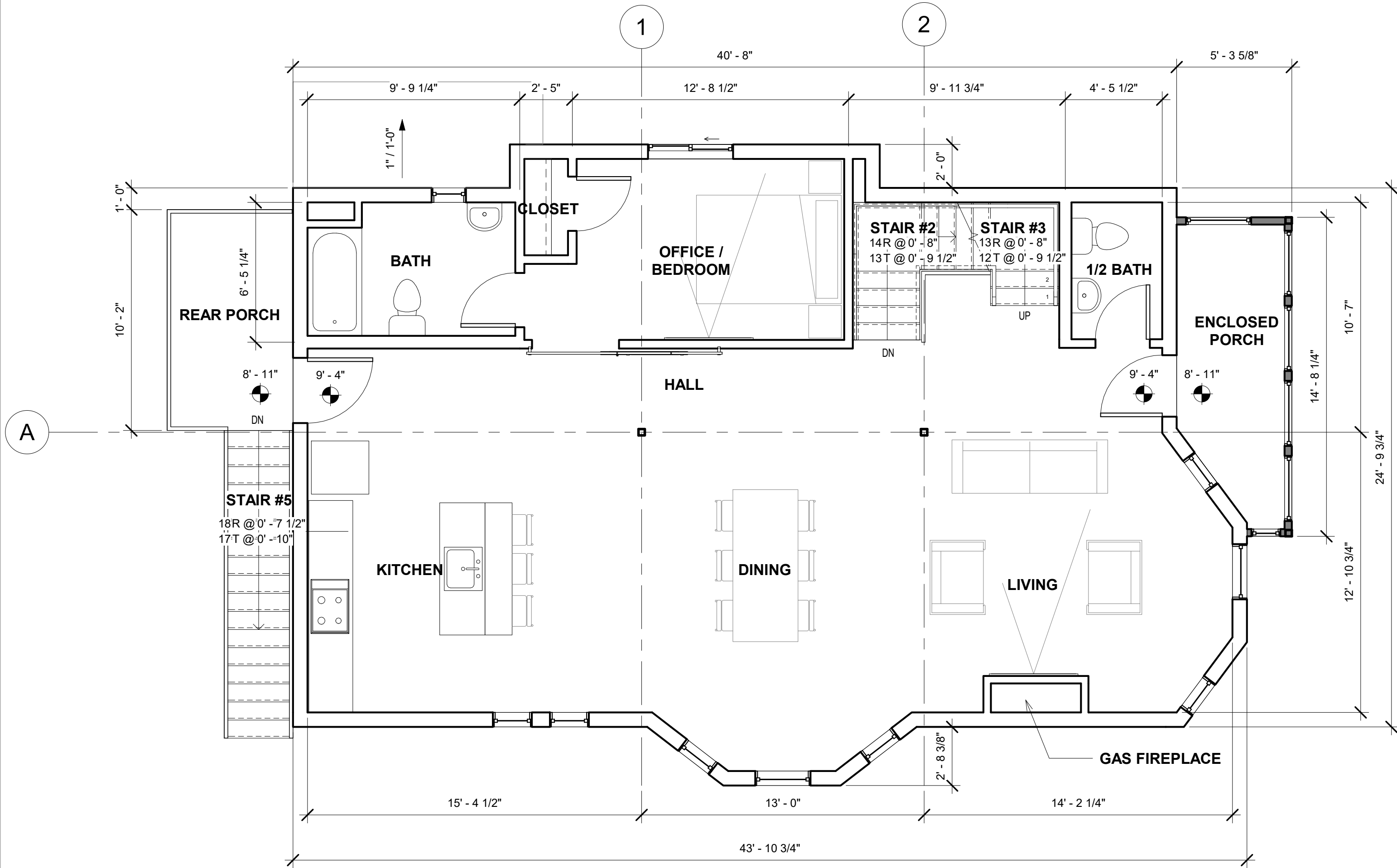
SHEET TITLE:

PROPOSED
FLOOR PLANS

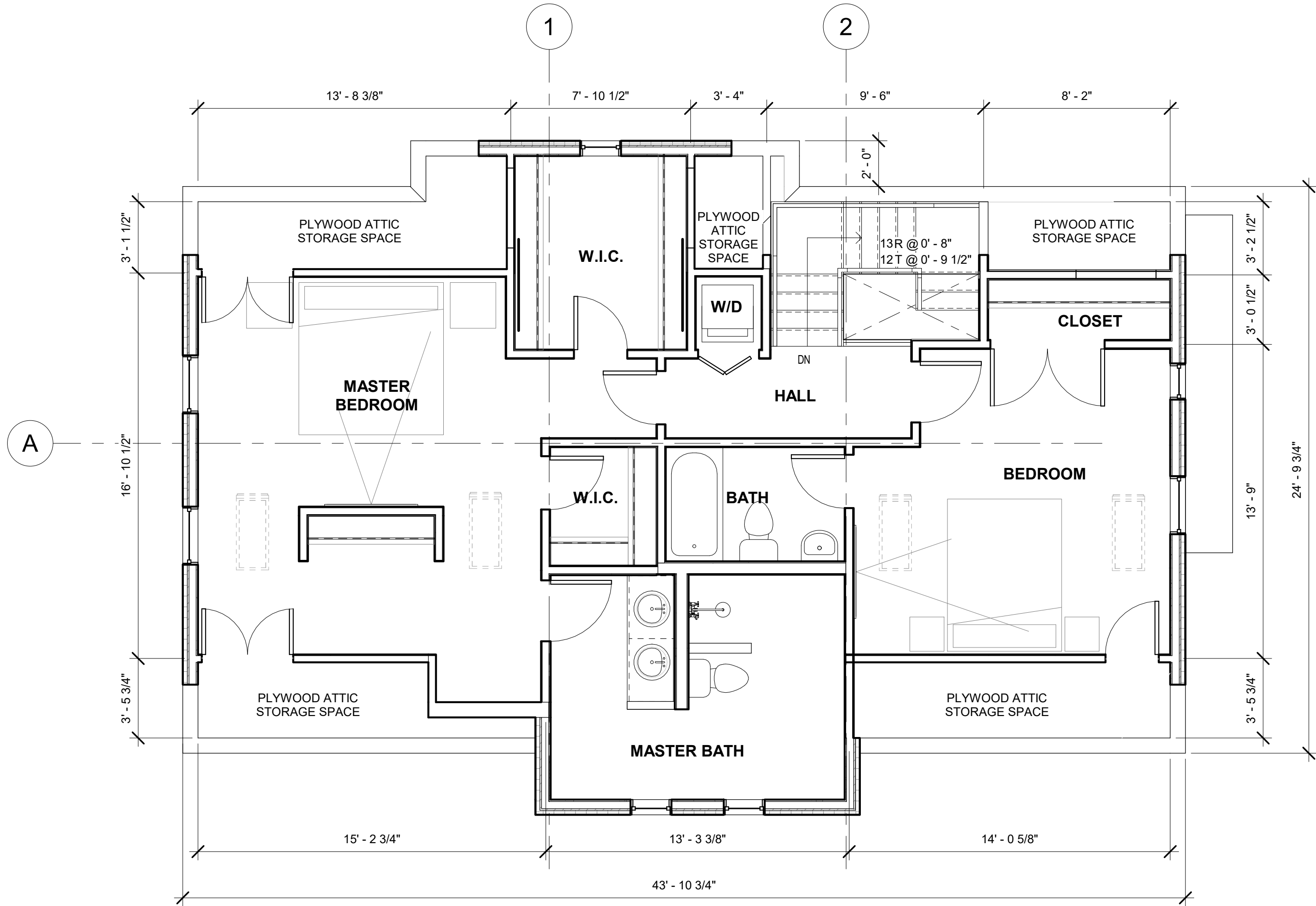
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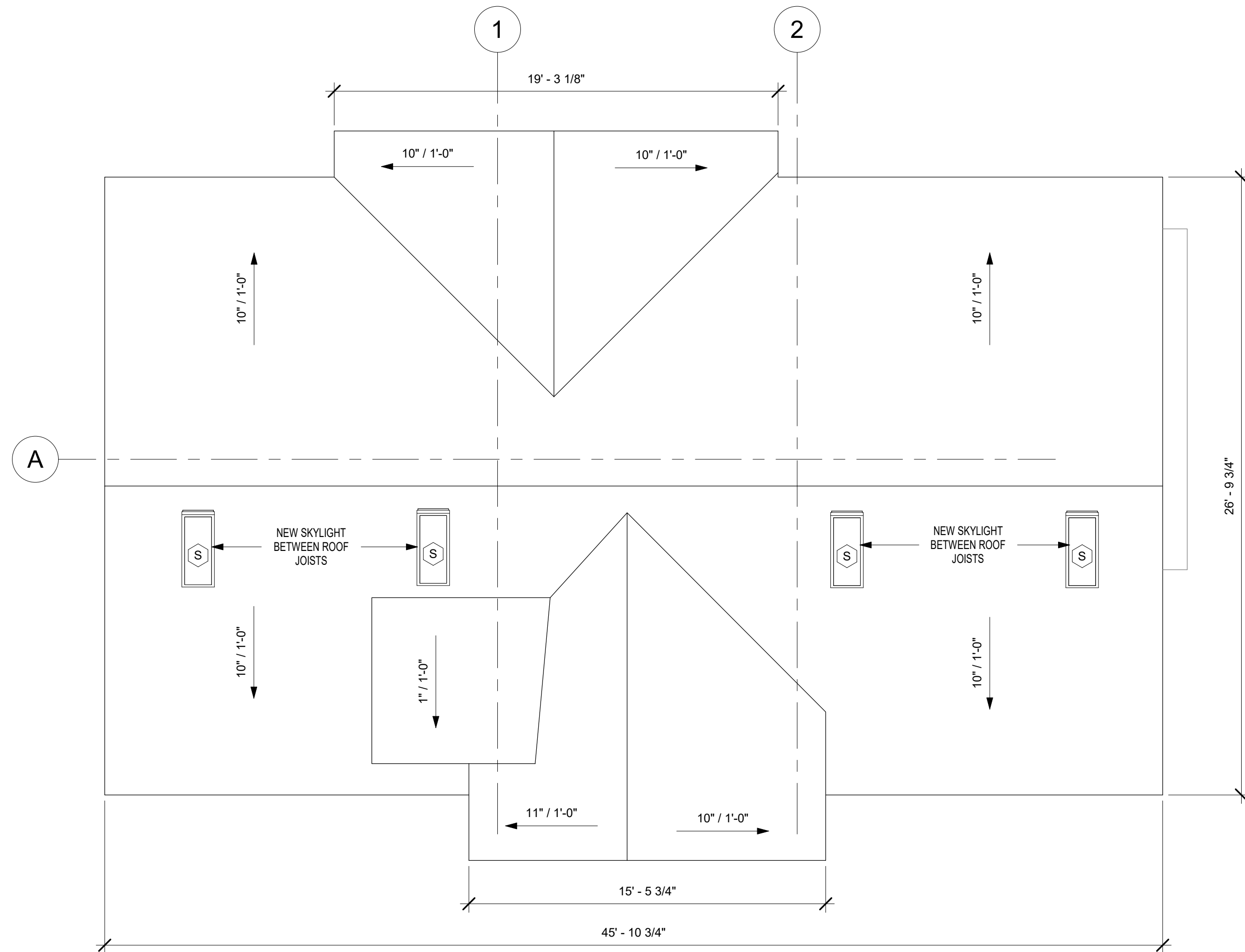
A2.1



1 LEVEL 2 PLAN
1/4" = 1'-0"



2 LEVEL 3 PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

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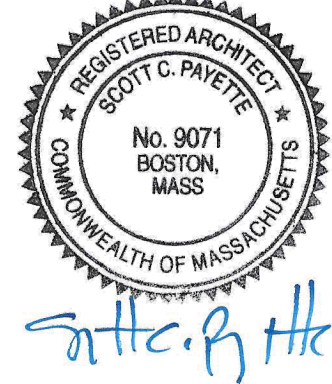
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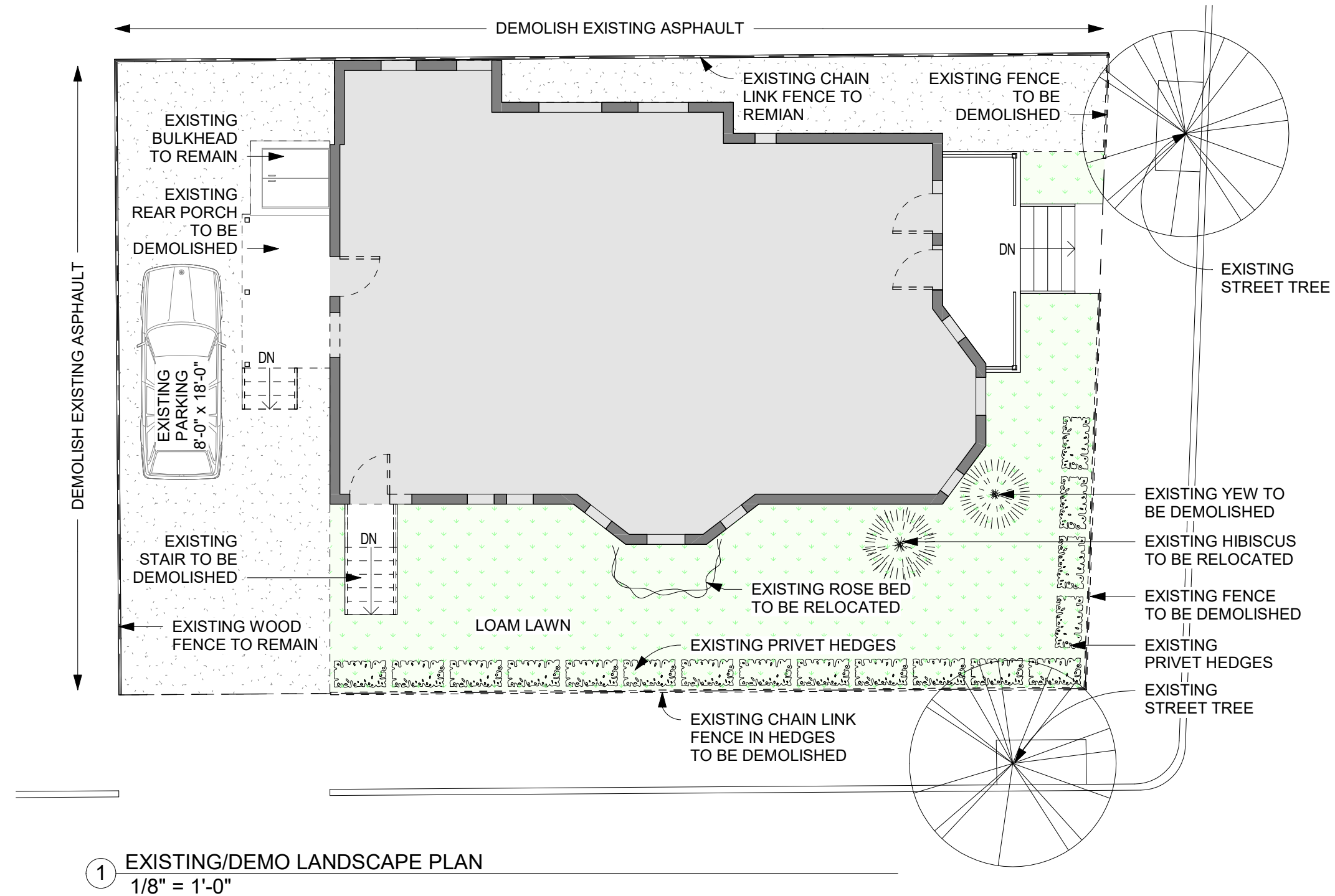
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PROPOSED FLOOR PLANS

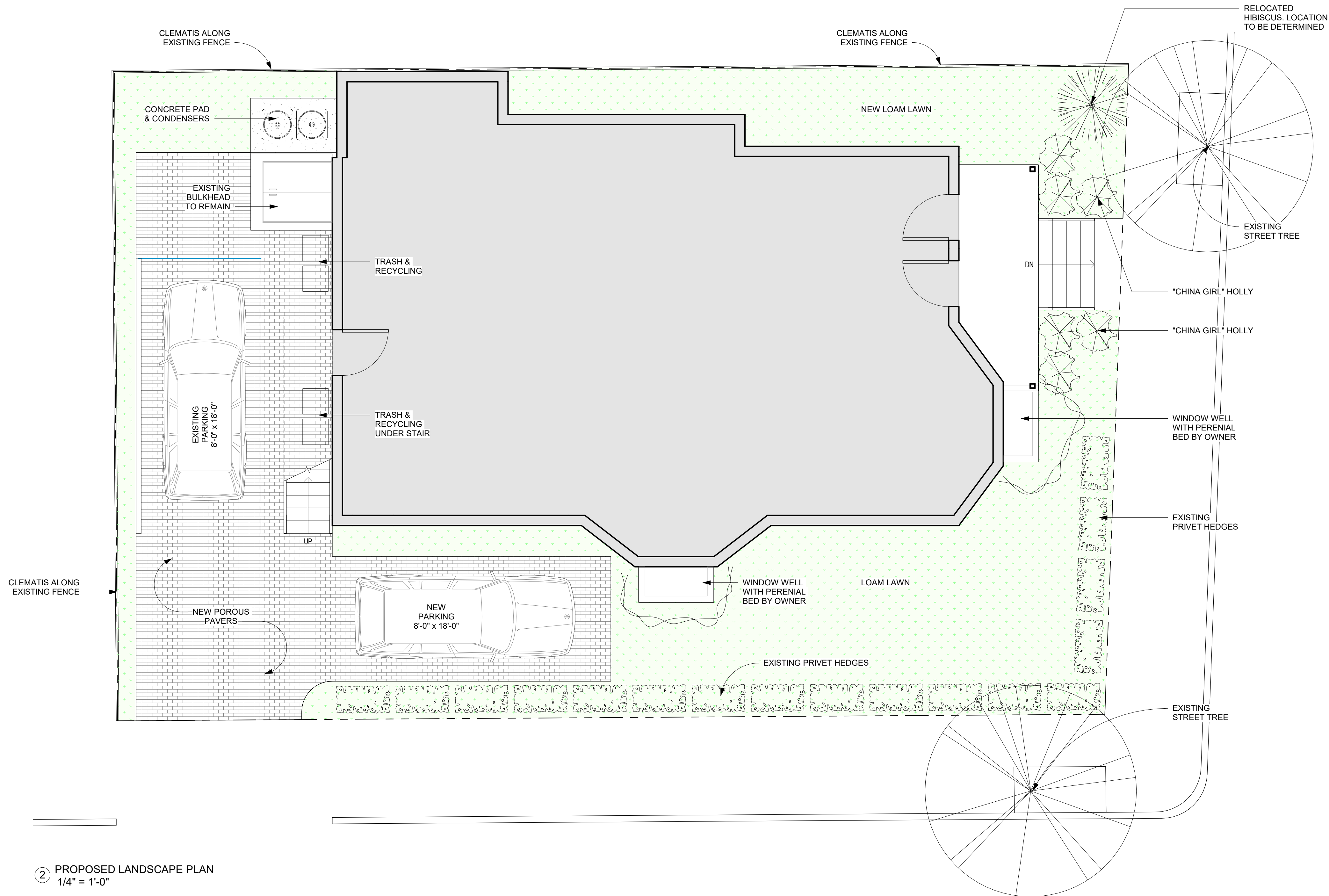
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SHEET NUMBER:

A2.2



1 EXISTING/DEMO LANDSCAPE PLAN
1/8" = 1'-0"



2 PROPOSED LANDSCAPE PLAN
1/4" = 1'-0"

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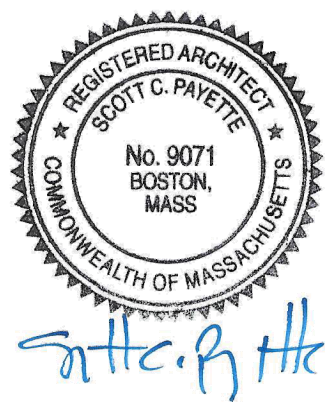
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LANDSCAPE PLAN

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LA1