

Glover Residences at Vinnin Square

299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of Marblehead;
20 Vinnin SQ, City of Salem Essex County, MA

Project Status: Amended Planning Board Filing - Marblehead
December 5, 2022

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PROJECT TEAM:

LEGGAT McCALL PROPERTIES
BUILDING OWNER

10 POST OFFICE SQUARE
BOSTON MA 02109

BOHLER ENGINEERING
CIVIL/LANDSCAPE ENGINEER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

SV DESIGN, LLC
ARCHITECT

126 DODGE STREET
BEVERLY, MA 01915

MARBLEHEAD (SMART GROWTH)

UNITS	30 UNITS / ACRE	44 UNITS
PARKING SPACES	2 PARKING SPACES / UNIT	78 PARKING SPACES
FOOTPRINT	17,169 SF FOOTPRINT	
G.F.A.	62,953 SF G.F.A.	

UNIT MIX (MARBLEHEAD)

	ONE BEDROOM	TWO BEDROOM	3 BEDROOM	TOTAL
LEVEL 1	2	0	0	2
LEVEL 2	8	6	0	14
LEVEL 3	8	6	0	14
LEVEL 4	8	6	0	14
TOTAL	26	18	0	44

MARBLEHEAD GROSS FLOOR AREA SUMMARY

	RESIDENTIAL BUILDING 3
LEVEL 1	17,169 SF
LEVEL 2	15,332 SF
LEVEL 3	15,332 SF
LEVEL 4	15,120 SF
TOTAL	62,953 SF

SWAMPSCOTT (GLOVER MULTIFAMILY OVERLAY DISTRICT)

UNITS	41.6 UNITS / ACRE	96 UNITS
PARKING SPACES	1.5 PARKING SPACES / UNIT	144 PARKING SPACES
FOOTPRINT	36,450 SF FOOTPRINT	
G.F.A.	130,067 SF G.F.A.	

*41 PARKING SPACES SHOWN IN MARBLEHEAD

UNIT MIX (SWAMPSCOTT)

	ONE BEDROOM		TWO BEDROOM		3 BEDROOM		TOTAL
	BLDG 1	BLDG 2	BLDG 1	BLDG 2	BLDG 1	BLDG 2	
LEVEL 1	4	0	8	0	0	0	12
LEVEL 2	5	7	8	7	0	1	28
LEVEL 3	5	7	8	7	0	1	28
LEVEL 4	5	7	8	7	0	1	28
TOTAL	19	21	32	21	0	3	96

SWAMPSCOTT GROSS FLOOR AREA SUMMARY

	BUILDING 1	BUILDING 2	COMMON AMENITY WING	
LEVEL 1	14,651 SF	17,422 SF	4,377 SF	
LEVEL 2	14,767 SF	16,486 SF		
LEVEL 3	14,767 SF	16,486 SF		
LEVEL 4	14,676 SF	16,435 SF		
TOTAL	58,861 SF	66,829 SF	4,377 SF	130,067 SF

MARBLEHEAD

SWAMPSCOTT

COMBINED

TOTAL UNIT MIX SUMMARY

	ONE BEDROOM	TWO BEDROOM	3 BEDROOM	TOTAL
LEVEL 1	6	8	0	14
LEVEL 2	20	21	1	42
LEVEL 3	20	21	1	42
LEVEL 4	20	21	1	42
TOTAL	66	71	3	140

COMPLETE SUMMARY

UNITS	140 UNITS
PARKING	232 PARKING SPOTS REQUIRED - 222 PROVIDED
	41 PARKING SPACES IN MARBLEHEAD FOR SWAMPSCOTT BUILDING
FOOTPRINT	53,619 SF FOOTPRINT
G.F.A.	193,020 SF G.F.A.

Revisions Amended Planning Board
Filing - Marblehead
Issue Date: Description

PROJECT SUMMARY

Proposed New Construction
Glover Residences at Vinnin Square
299 Salem St. Town of Swampscott; 202-204 Tedesco St. Town of Marblehead;
20 Vinnin Sq. City of Salem Essex County, MA



PROJECT SUMMARY

A0.01

December 5, 2022
Checked By: []
Scale: 1/8" = 1'-0"
Drawn By: Author
Date: December 5, 2022
Checked By: Checker
Project #:

SITE PLAN DOCUMENTS

LEGGAT McCALL
FOR
PROPERTIES, LLC

PROPOSED

GLOVER RESIDENCES AT VINNIN SQUARE

LOCATION OF SITE:

299 SALEM STREET, TOWN OF SWAMPSCOTT;
202-204 TEDESCO STREET, TOWN OF MARBLEHEAD;
20 VINNIN SQUARE, CITY OF SALEM
ESSEX COUNTY, MASSACHUSETTS
TOWN OF SWAMPSCOTT - MAP #17, LOT #29
TOWN OF MARBLEHEAD - MAP #01, LOT #01
CITY OF SALEM - MAP #20, LOT #10



REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	09/20/2022	BUILDING FOOTPRINT REVISIONS	ACL	TAH
2	12/05/2022	RESPONSE TO PEER REVIEW	ACL	BEJ



ISSUED FOR PERMIT

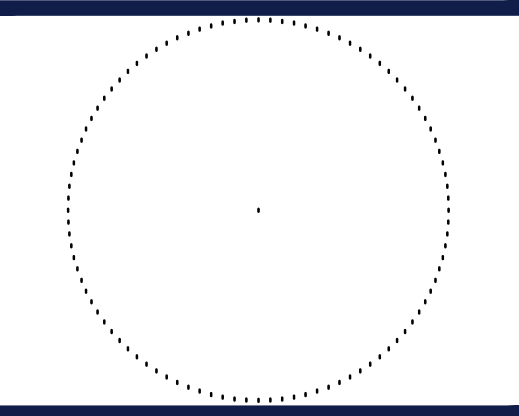
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PROJECT No.: M211002
DRAWN BY: APM/ACL
CHECKED BY: EEG/TAH
DATE: 07/14/2022
CAD ID: M211002-CNDS-1A

PROJECT:

SITE PLAN DOCUMENTS
FOR
GLOVER RESIDENCES AT VINNIN SQUARE
PROPOSED RESIDENTIAL DEVELOPMENT
299 SALEM ST,
TOWN OF SWAMPSCOTT;
202-204 TEDESCO ST, TOWN OF MARBLEHEAD;
20 VINNIN SQ, CITY OF SALEM
ESSEX COUNTY, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
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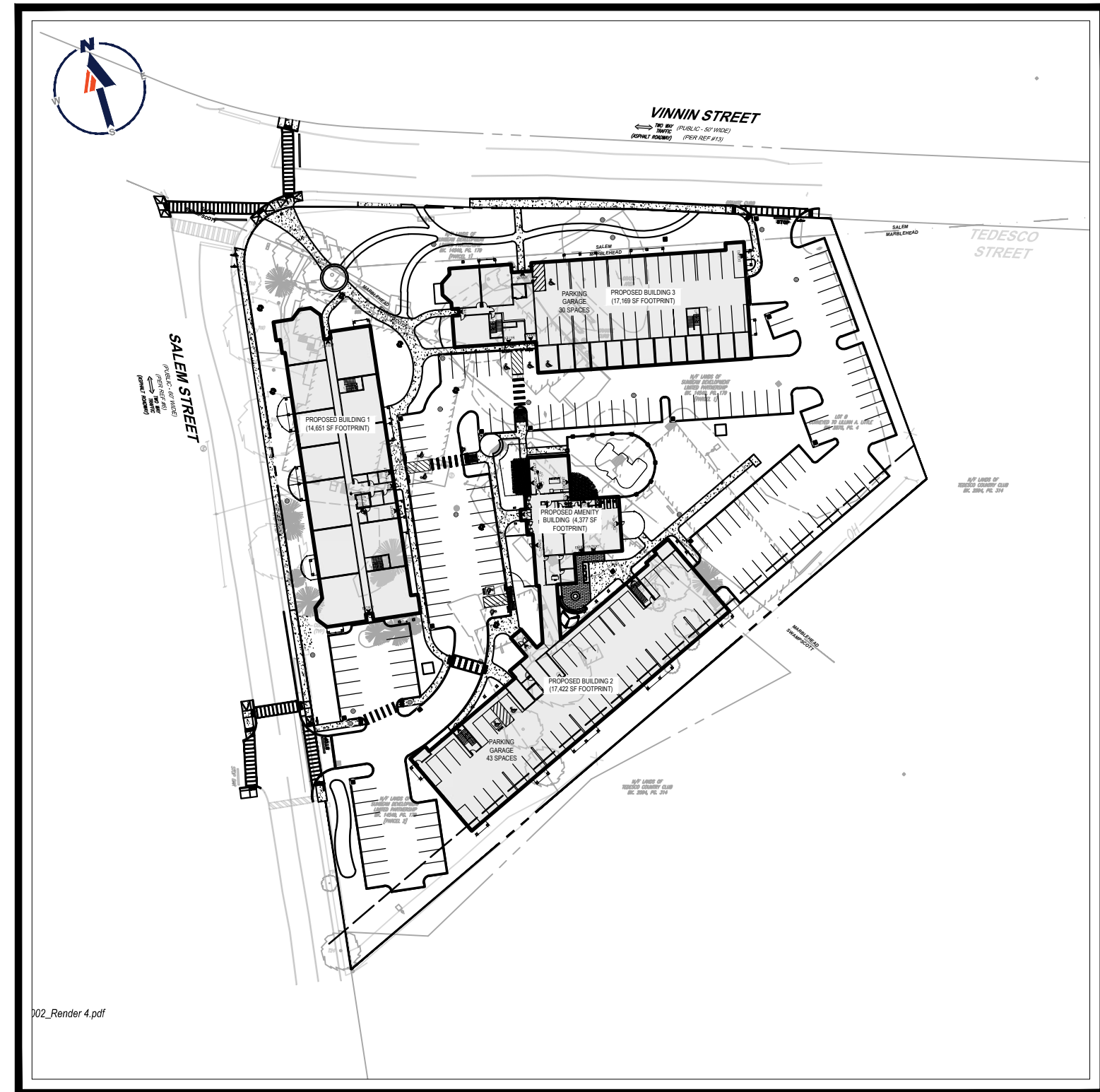
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

REVISION 2 - 12/05/2022

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
GRADING & DRAINAGE PLAN	C-401
UTILITY PLAN	C-501
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DETAIL SHEET	C-602
LANDSCAPE PLAN	L-701
LIGHTING PLAN	L-702
LANDSCAPE NOTES AND DETAILS	L-703
ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)	1 SHEET



SITE MAP
SCALE: 1" = 100'
SOURCE: BOHLER

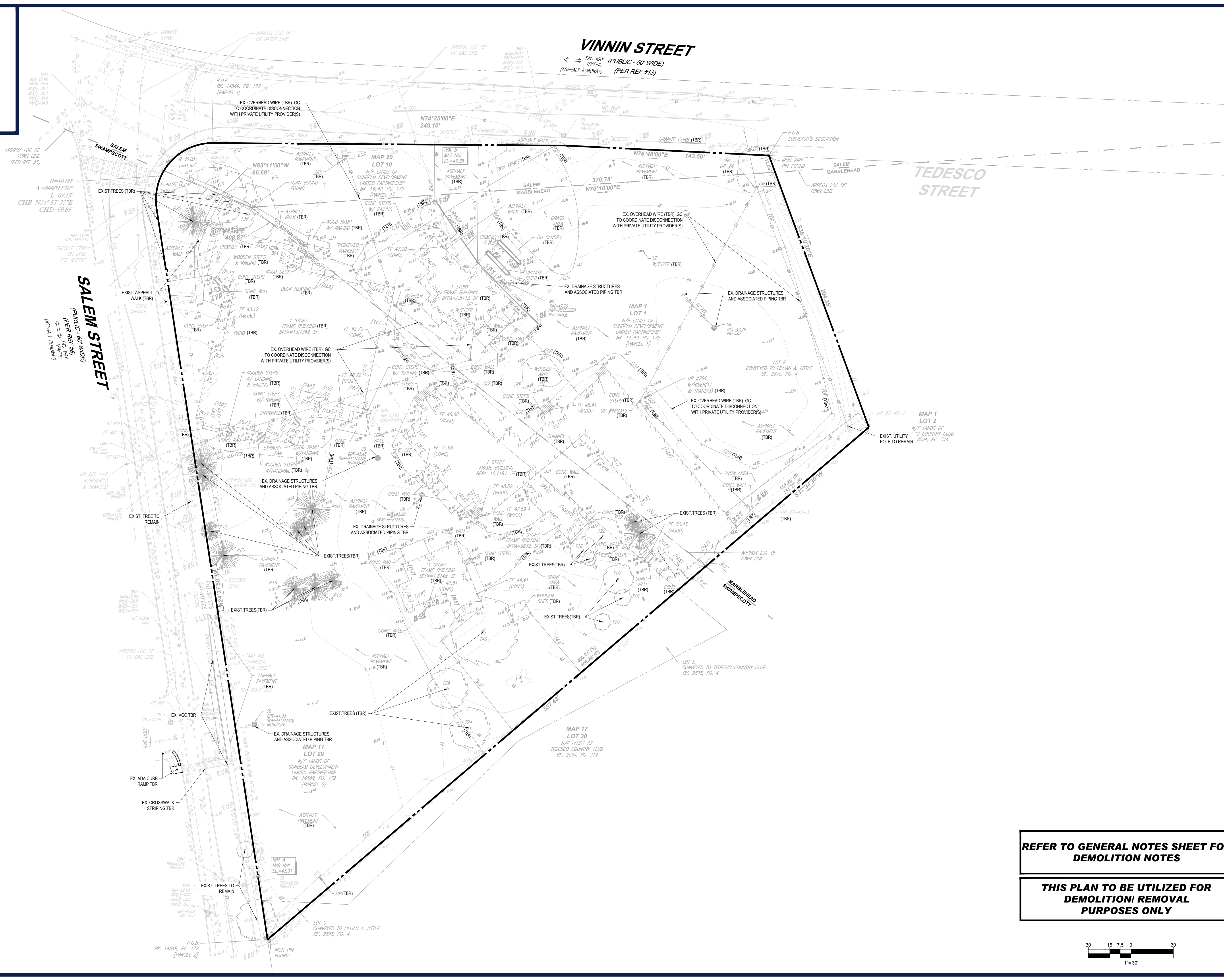


SITE MAP
SCALE: 1" = 2,000'
SOURCE: GOOGLE MAPS

PREPARED BY



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VINNIN STREET
 TWO WAY (PUBLIC - 50' WIDE)
 (ASPHALT ROADWAY) (PER REF #13)

SALEM STREET
 (PUBLIC - 60' WIDE)
 (PER REF #9)

TEDESCO STREET

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 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	09/20/2022	BUILDING FOOTPRINT REVISIONS	ACL
2	12/05/2022	RESPONSE TO PEER REVIEW	TAH
			ACL
			BEJ

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PROJECT No.: M211002
 DRAWN BY: APM/ACL
 CHECKED BY: EEG/TAH
 DATE: 07/14/2022
 CAD LID.: M211002-SPPD-1A

SITE PLAN DOCUMENTS

FOR

GLOVER RESIDENCES AT VINNIN SQUARE

PROPOSED RESIDENTIAL DEVELOPMENT

299 SALEM ST,
 TOWN OF SWAMPSCOTT;
 202-204 TEDESCO ST, TOWN OF MARBLEHEAD;
 20 VINNIN SQ, CITY OF SALEM ESSEX COUNTY, MA

BOHLER

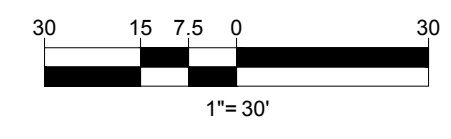
45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-8040
www.BohlerEngineering.com

SHEET TITLE:
DEMOLITION PLAN

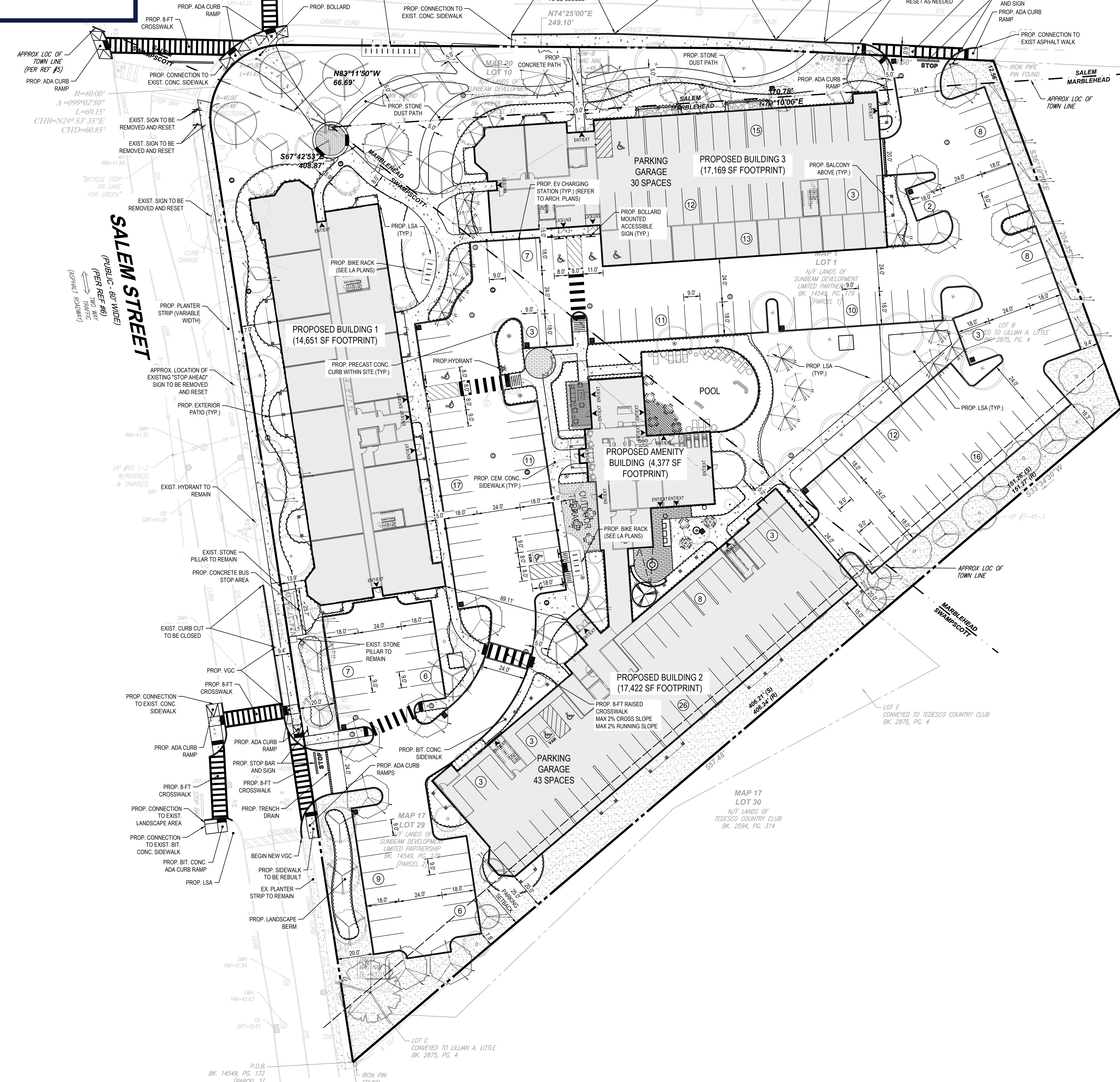
SHEET NUMBER:
C-201

REFER TO GENERAL NOTES SHEET FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR DEMOLITION/REMOVAL PURPOSES ONLY



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ZONING ANALYSIS TABLE TOWN OF MARBLEHEAD			
ZONING DISTRICT	B1 - BUSINESS 1 DISTRICT		
OVERLAY DISTRICT	SG - SMART GROWTH DISTRICT		
REQUIRED PERMIT			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	64,444 SF (176,983 SF OVERALL)	NO CHANGE
MIN. LOT WIDTH	75% OF REQUIRED LOT FRONTAGE	191.8 FT (ENC)	NO CHANGE
MIN. FRONTAGE	35 FT	370.8 FT	NO CHANGE
MIN. FRONT SETBACK	NONE	64.7 FT	20.41 FT
MAX. FRONT SETBACK	TWICE THE LOT FRONTAGE	64.7 FT	20.41 FT
MIN. SIDE SETBACK	6 FT	117.1 FT	9.44 FT
MIN. REAR SETBACK	9 FT	6.9 FT (ENC)	19.26 FT
MAX. BUILDING HEIGHT	42 FT	< 35 FT	49.0 FT*
MIN. OPEN AREA	SEE NOTE (1) (31,477 SF)	-	34,888 SF
MAX. RESIDENTIAL DENSITY	30 UNITS / ACRE	N/A	30 UNITS / ACRE
PARKING SPACES	88	-	117
ACCESS. PARKING SPACES	4	-	3
PARKING STILL CRITERIA STANDARD: 9 FT x 20 FT COMPACT: NS	USE/CATEGORY: MULTIFAMILY DWELLING REQUIRED PARKING: 2 SPACES / DWELLING UNIT CALCULATION: 44 DWELLING UNITS * (2 SPACES / DWELLING UNIT) = 88 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 8 FT x 20 FT STALL (MIN.) 5 FT x 20 FT AISLE (MIN.) VAN: 8 FT x 20 FT STALL (MIN.) 8 FT x 20 FT AISLE (MIN.)	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES		
	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000		
	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)		

(1) ONE SQUARE FOOT OF OPEN LAND AREA (IN ADDITION TO THE AREAS OF REQUIRED PARKING SPACES FOR SUCH LOT) FOR EACH TWO SQUARE FEET OF GROSS FLOOR AREA.
* WAIVER/SPECIAL PERMIT/VARIANCE MAY BE REQUIRED

ZONING ANALYSIS TABLE TOWN OF SWAMPSCOTT			
ZONING DISTRICT	B1 - BUSINESS 1 DISTRICT		
OVERLAY DISTRICT	SG - GLOVER MULTIFAMILY OVERLAY DISTRICT		
REQUIRED PERMIT			
ZONE CRITERIA	REQUIRED (B1/SG)	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF (SG)	99,579 SF (176,983 SF OVERALL)	NO CHANGE
MIN. LOT WIDTH	NS	406.21 FT	NO CHANGE
MIN. FRONTAGE	35 FT (SG)	549.53 FT	NO CHANGE
MIN. FRONT SETBACK	NONE	5.1 FT	13.67 FT
MIN. SIDE SETBACK	6 FT (SG)	N/A	N/A
MIN. REAR SETBACK	6 FT (SG)	6.8 FT (ENC)	20 FT
MIN. PARKING SETBACK (FROM STREET)	20 FT (B1)	-	20 FT
MIN. PARKING SETBACK (FROM RESIDENTIAL)	25 FT (B1)	-	25 FT
MIN. OPEN AREA	SEE NOTE (1) (82,063 SF) (SG)	-	62,705 SF
MAX. BUILDING HEIGHT	50 FT (SG)	1 STORY	49.0 FT
MIN./MAX. RESIDENTIAL DENSITY	42 UNITS/ACRE (SG)	-	41.6 UNITS/ACRE
PARKING SPACES	144 (SG)	-	138 (41 IN MARBLEHEAD)
ACCESS. PARKING SPACES	5 (SG)	-	6
PARKING STILL CRITERIA STANDARD: 9 FT x 18 FT COMPACT: 8.5 FT x 16 FT	USE/CATEGORY: MULTIFAMILY DWELLING REQUIRED PARKING: 1.5 SPACES / DWELLING UNIT, UP TO 25% MAY BE COMPACT CALCULATION: 96 DWELLING UNITS * (1.5 SPACES / DWELLING UNIT) = 144 SPACES		
ACCESSIBLE PARKING CRITERIA STANDARD: 5 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES		
	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 2% + 1 FOR EACH 100 SPACES OVER 1,000		
	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)		

(1) ONE SQUARE FOOT OF OPEN LAND AREA (AND AREA NOT ENCUMBERED BY BUILDING FOOTPRINTS) FOR EACH TWO AND ONE-HALF SQUARE FEET OF GROSS FLOOR AREA OF THE BUILDINGS

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TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	BY	CHECKED BY
1	09/20/2022	BUILDING FOOTPRINT REVISIONS	TAH	ACL
2	12/05/2022	RESPONSE TO PEER REVIEW	BEJ	ACL

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DRAWN BY: APM/ACL
CHECKED BY: EEG/TAH
DATE: 07/14/2022
CAD ID: M211002-SPDD-1A

SITE PLAN DOCUMENTS
FOR
GLOVER RESIDENCES AT VINNIN SQUARE
PROPOSED RESIDENTIAL DEVELOPMENT
299 SALEM ST., TOWN OF SWAMPSCOTT;
202-204 TEDESCO ST., TOWN OF MARBLEHEAD;
20 VINNIN SQ., CITY OF SALEM ESSEX COUNTY, MA

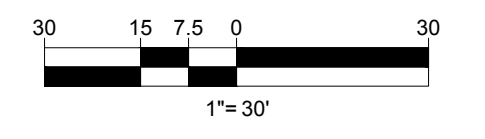
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SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-301
REVISION 2 - 12/05/2022

SITE INFORMATION

- APPLICANT: LEGGAT McCALL PROPERTIES, LLC
10 POST OFFICE SQUARE
BOSTON, MA 02109
- OWNER: SUNBEAM DEVELOPMENT LTD PARTNERSHIP
299 SALEM STREET
SWAMPSCOTT, MA 01907
- PARCEL:
MAP 17 & LOT 29
299 SALEM STREET
TOWN OF SWAMPSCOTT
ESSEX COUNTY, MASSACHUSETTS
MAP 1 & LOT 1
202-204 TEDESCO STREET
TOWN OF MARBLEHEAD
ESSEX COUNTY, MASSACHUSETTS
MAP 20 & LOT 10
20 VINNIN STREET
CITY OF SALEM
ESSEX COUNTY, MASSACHUSETTS

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES

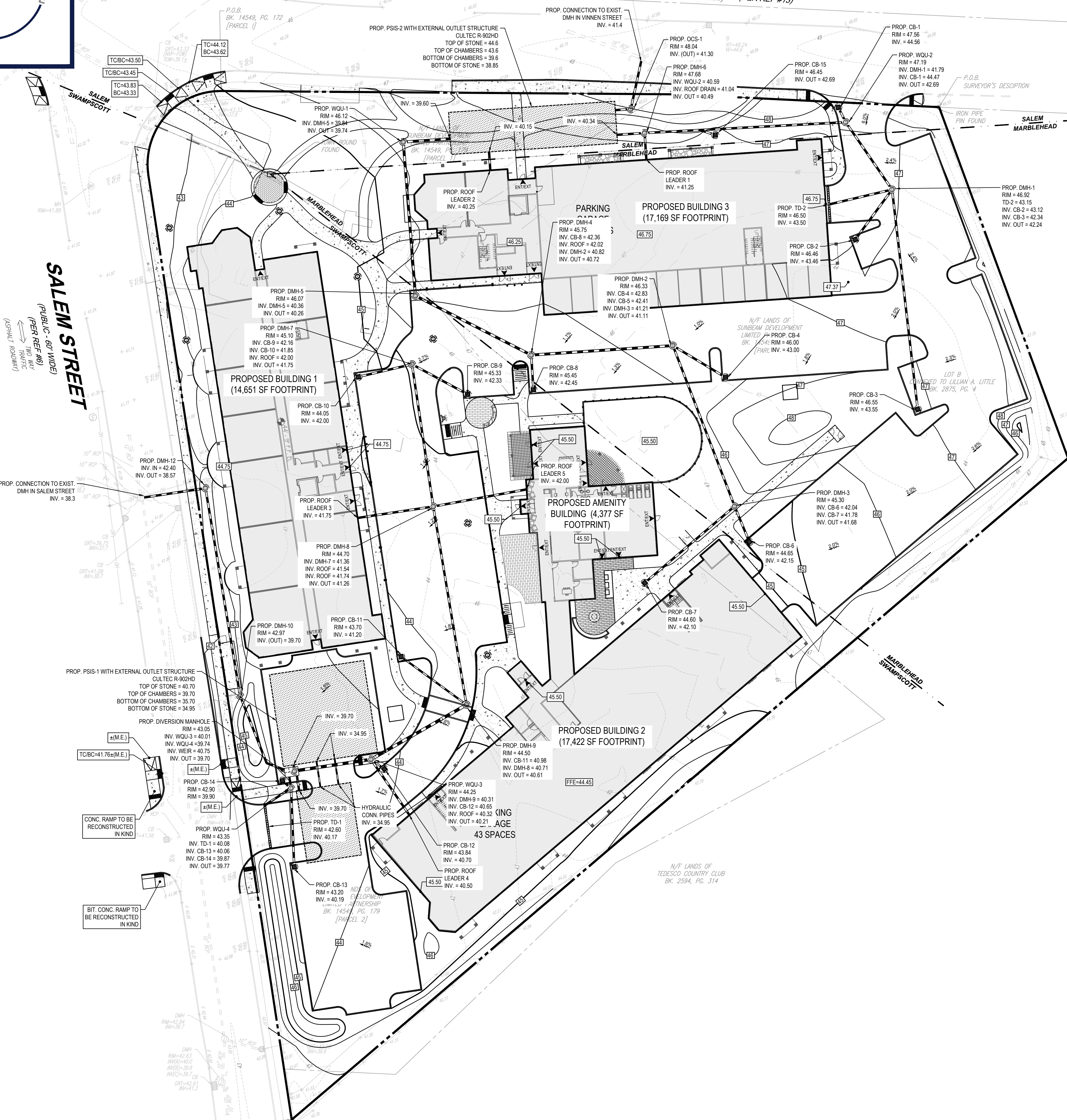


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VINNIN STREET

TWO WAY TRAFFIC (PUBLIC - 50' WIDE)
(ASPHALT ROADWAY) (PER REF #13)



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TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	09/20/2022	BUILDING FOOTPRINT REVISIONS	ACL
2	12/05/2022	RESPONSE TO PEER REVIEW	ACL

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PROJECT No.: M211002
DRAWN BY: APM/ACL
CHECKED BY: EEG/TAH
DATE: 07/14/2022
CAD ID: M211002-SPPD-1A

SITE PLAN DOCUMENTS

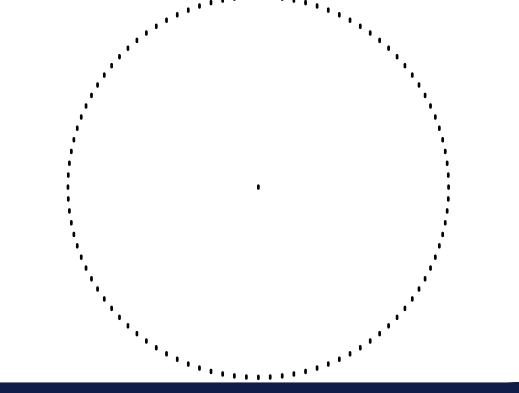
FOR

GLOVER RESIDENCES AT VINNIN SQUARE

PROPOSED RESIDENTIAL DEVELOPMENT

299 SALEM ST,
TOWN OF SWAMPSCOTT;
202-204 TEDESCO ST, TOWN OF MARBLEHEAD;
20 VINNIN SQ, CITY OF SALEM ESSEX COUNTY, MA

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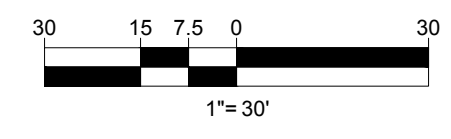


SHEET TITLE:
GRADING & DRAINAGE PLAN

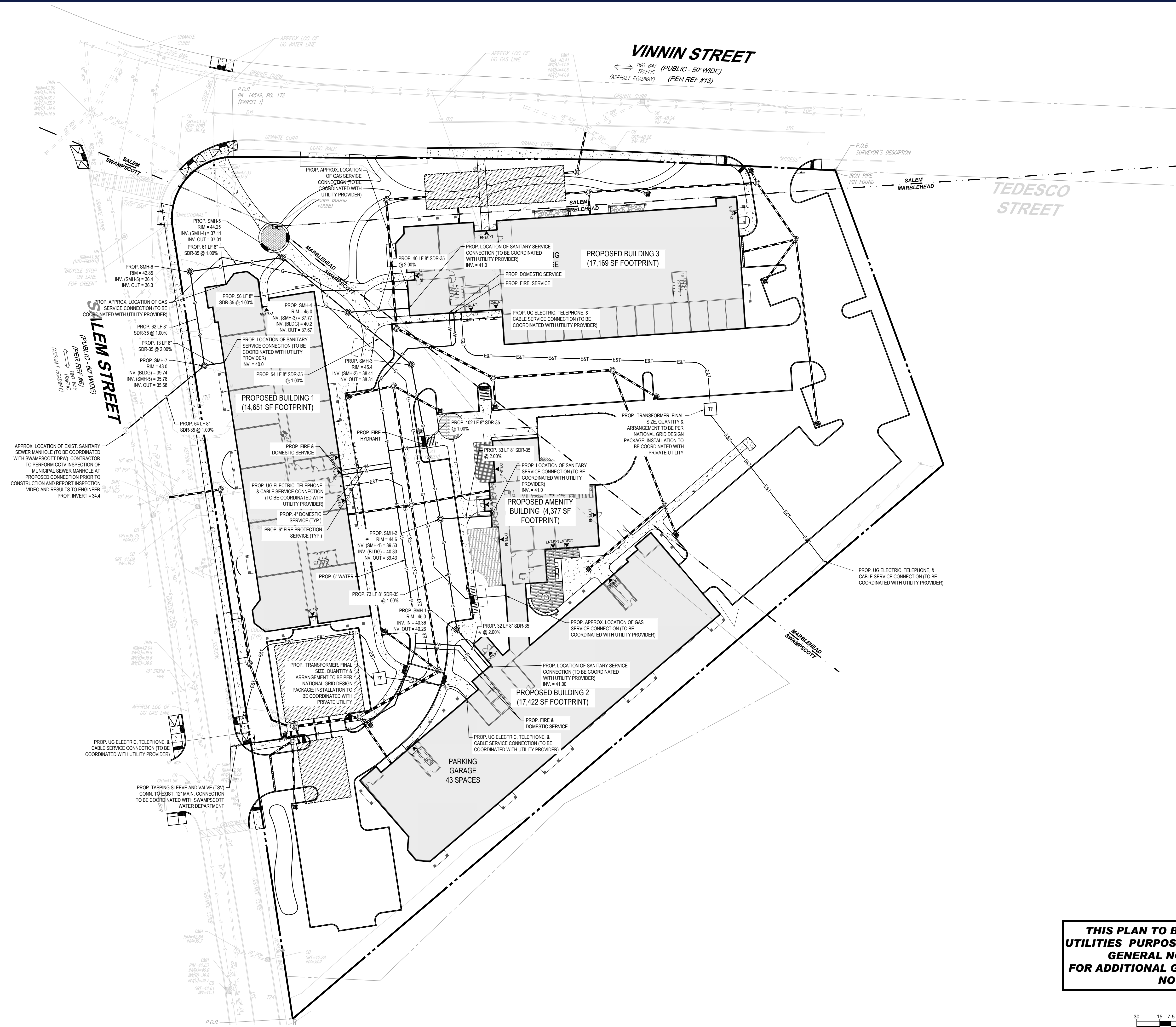
SHEET NUMBER:
C-401

REVISION 2 - 12/05/2022

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



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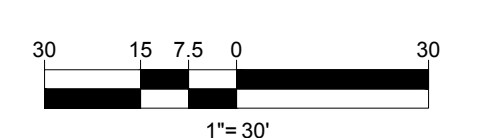
APPROX. LOCATION OF EXIST. SANITARY SEWER MANHOLE (TO BE COORDINATED WITH SWAMPSCOTT DPW). CONTRACTOR TO PERFORM CCTV INSPECTION OF MUNICIPAL SEWER MANHOLE AT PROPOSED CONNECTION PRIOR TO CONSTRUCTION AND REPORT INSPECTION VIDEO AND RESULTS TO ENGINEER.
PROP. INVERT = 34.4

SALEM STREET
(PUBLIC - 60' WIDE)
(PER REF #8)
(ASPH. DRIVEWAY)
(TYP.)

VINNIN STREET
TWO WAY TRAFFIC (PUBLIC - 50' WIDE)
(ASPHALT ROADWAY) (PER REF #13)

TEDESCO STREET

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



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REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	09/20/2022	BUILDING FOOTPRINT REVISIONS	ACL
2	12/05/2022	RESPONSE TO PEER REVIEW	TAH ACL BEJ

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CHECKED BY: EEG/TAH
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CAD ID: M211002-SPPD-1A

SITE PLAN DOCUMENTS

FOR

GLOVER RESIDENCES AT VINNIN SQUARE

PROPOSED RESIDENTIAL DEVELOPMENT

299 SALEM ST,
TOWN OF SWAMPSCOTT;
202-204 TEDESCO ST, TOWN OF MARBLEHEAD;
20 VINNIN SQ, CITY OF SALEM ESSEX COUNTY, MA

BOHLER

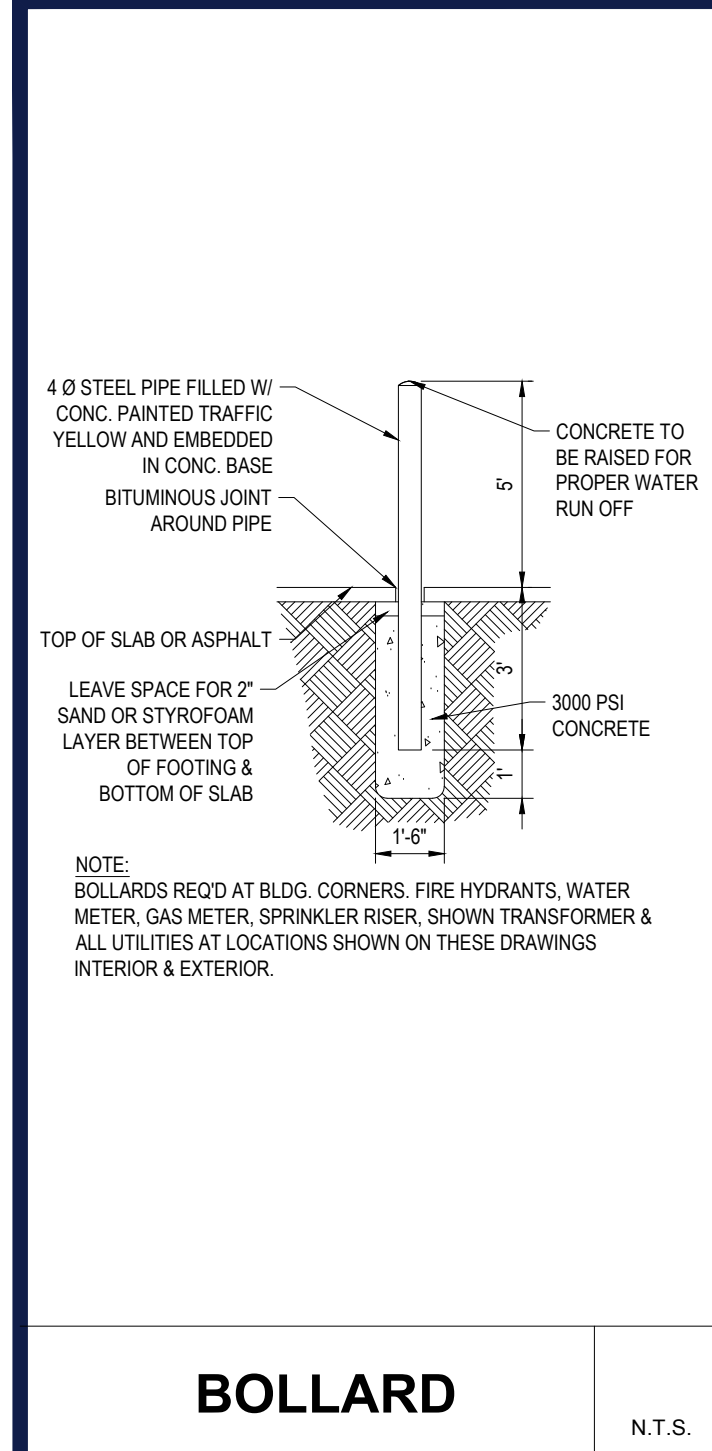
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

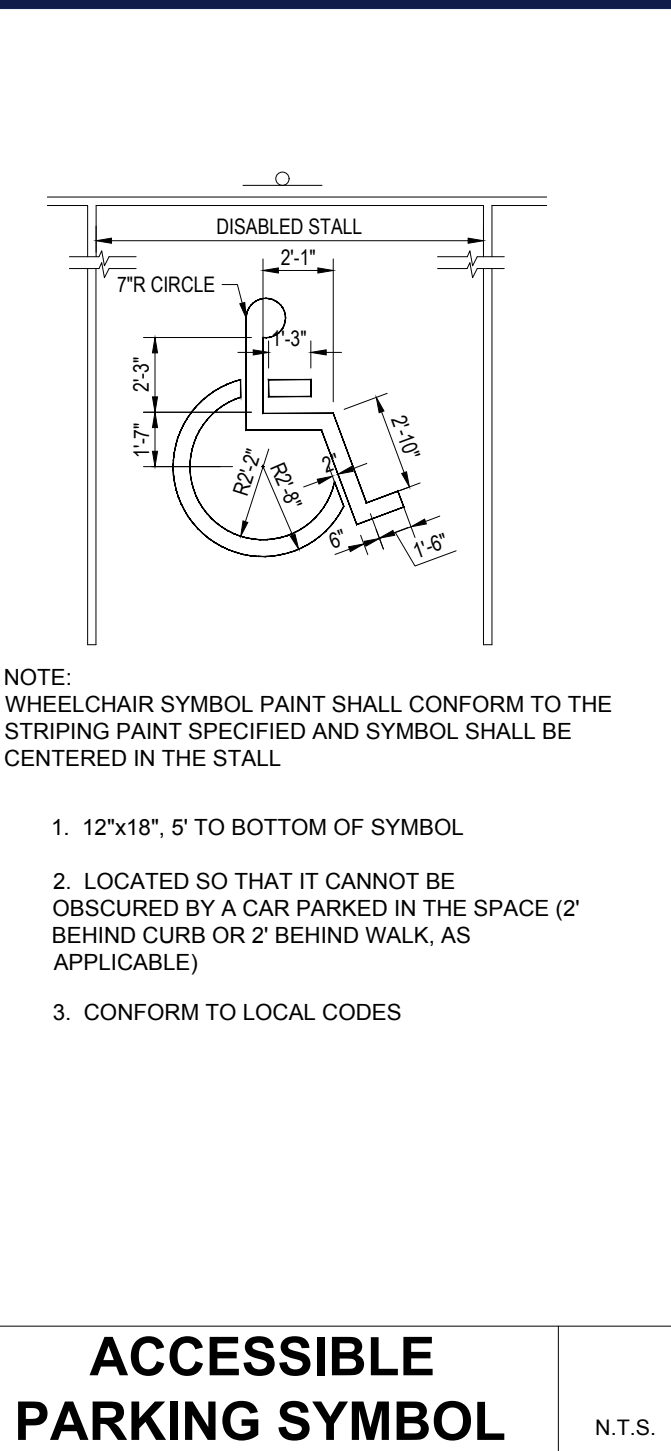
REVISION 2 - 12/05/2022

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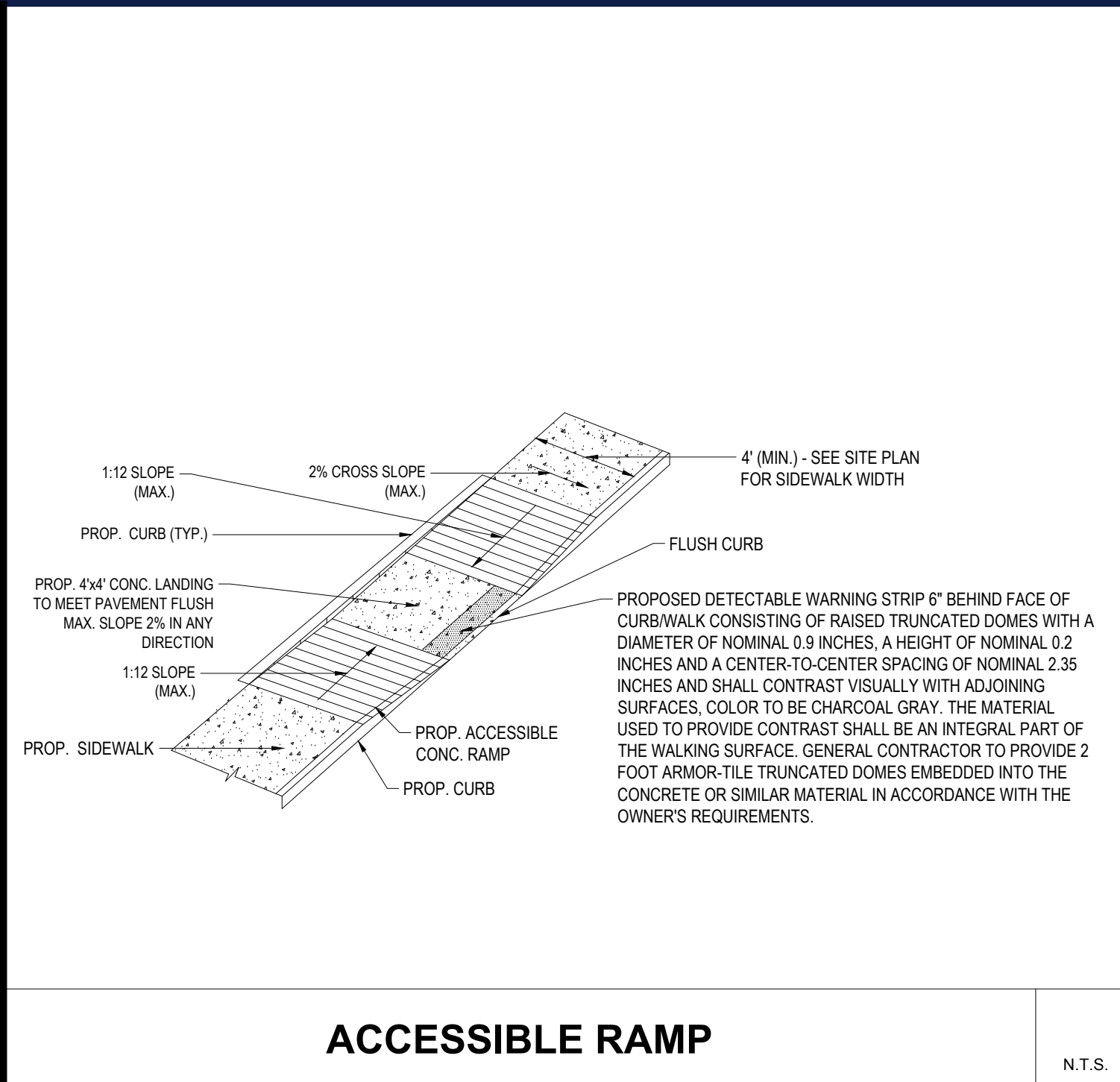
BOLLARD

N.T.S.



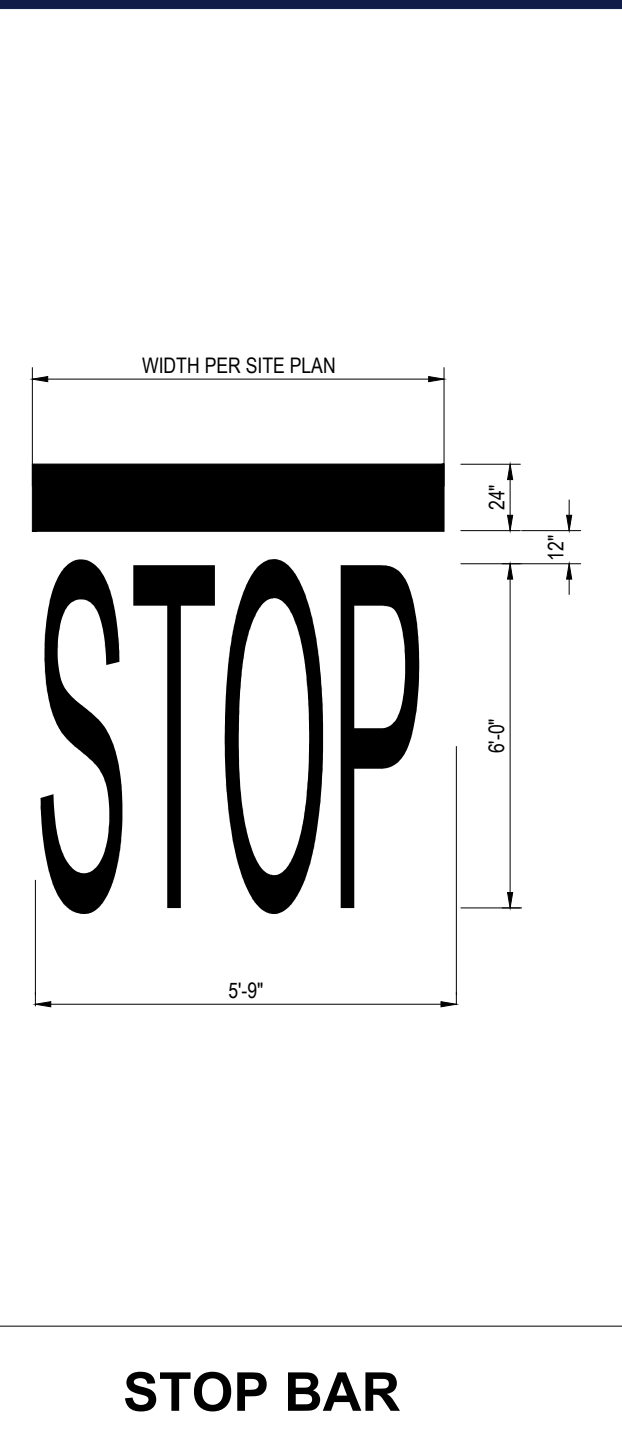
ACCESSIBLE PARKING SYMBOL

N.T.S.

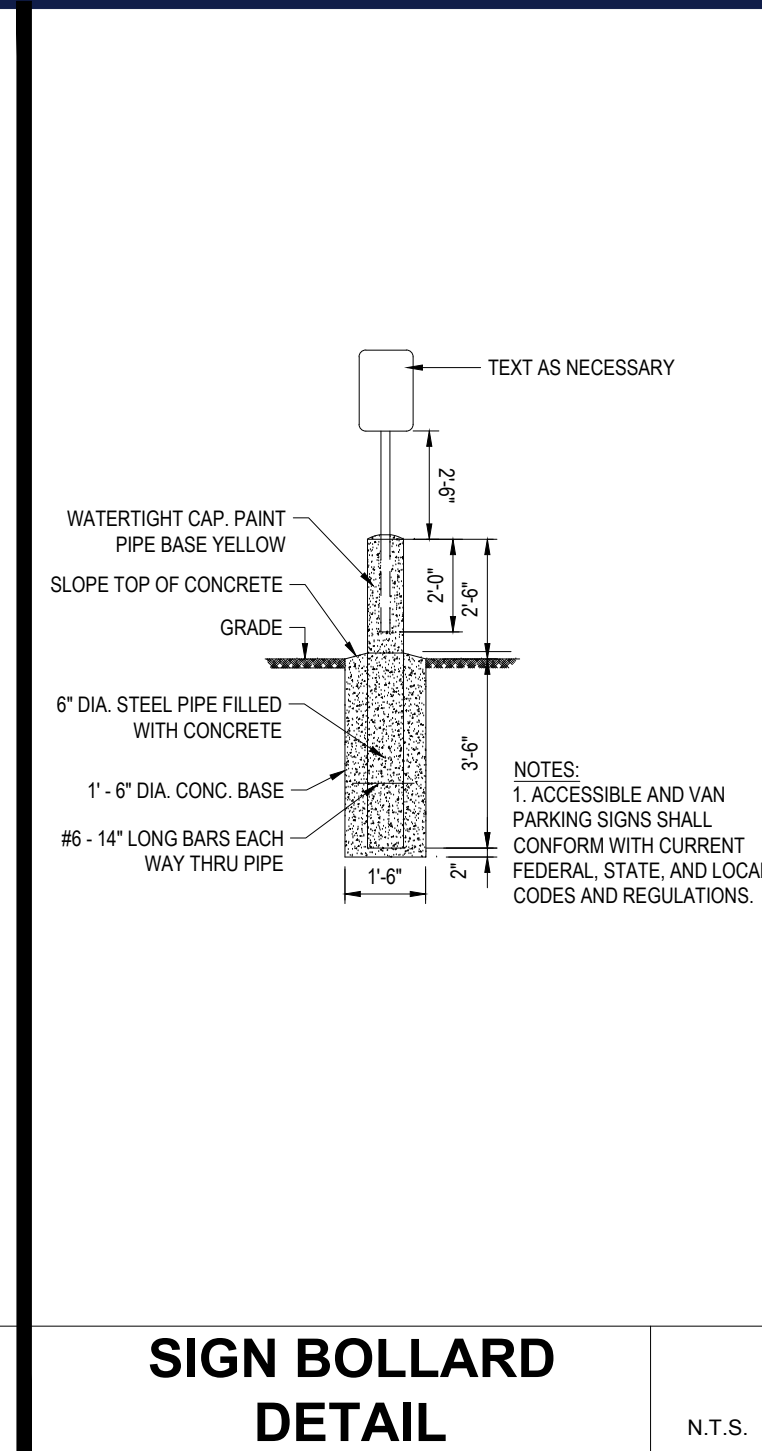


ACCESSIBLE RAMP

N.T.S.

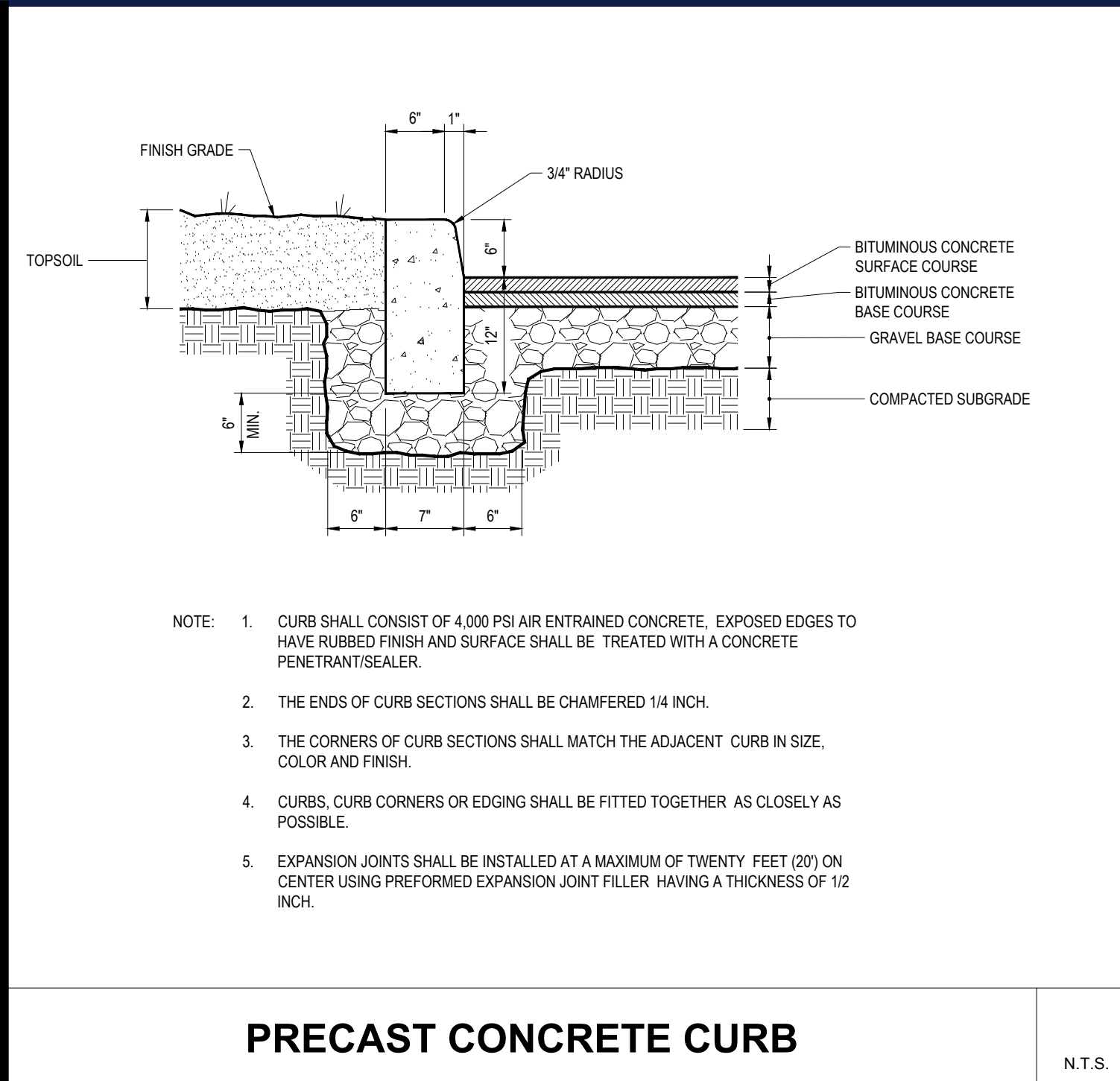


STOP BAR



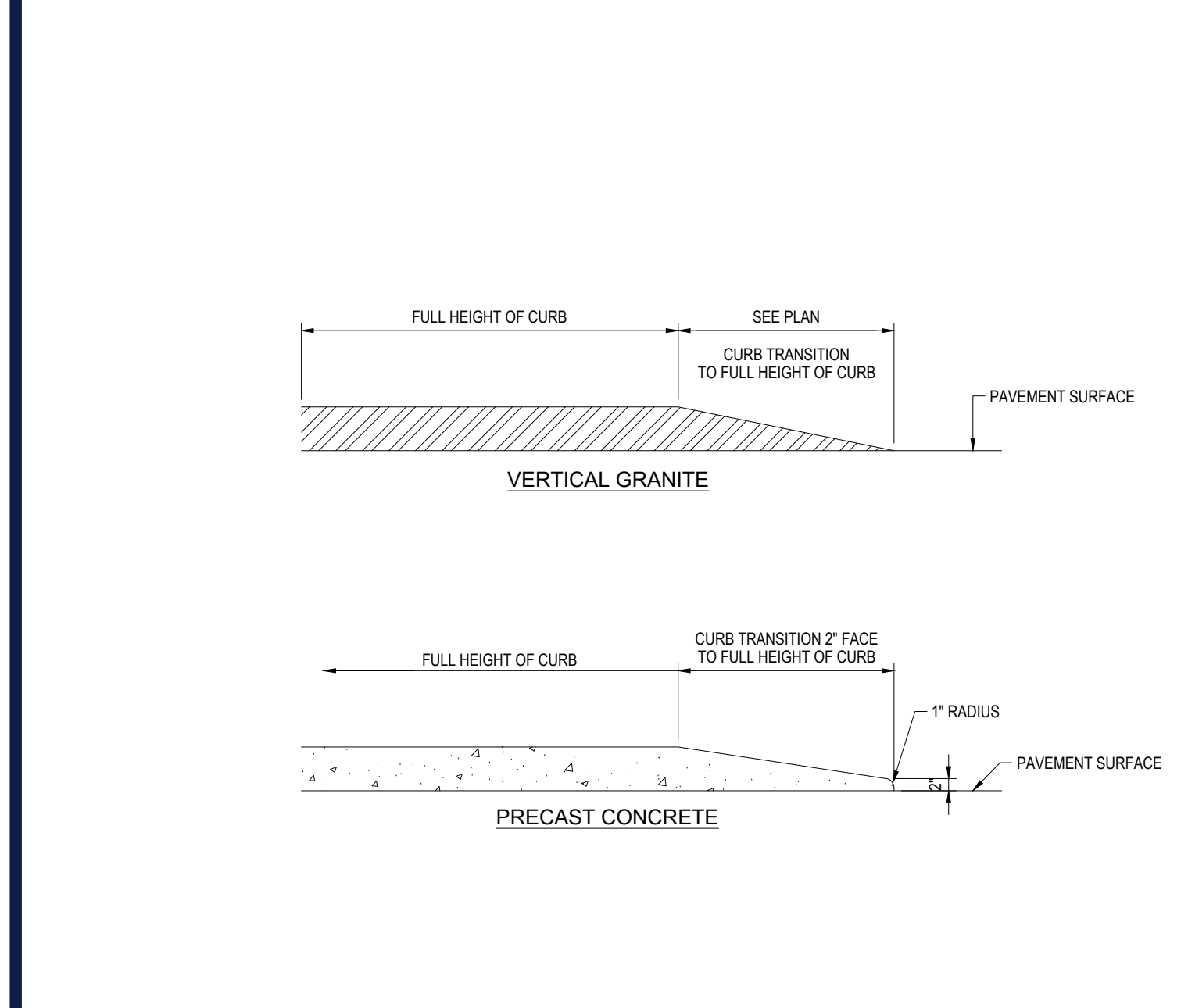
SIGN BOLLARD DETAIL

N.T.S.



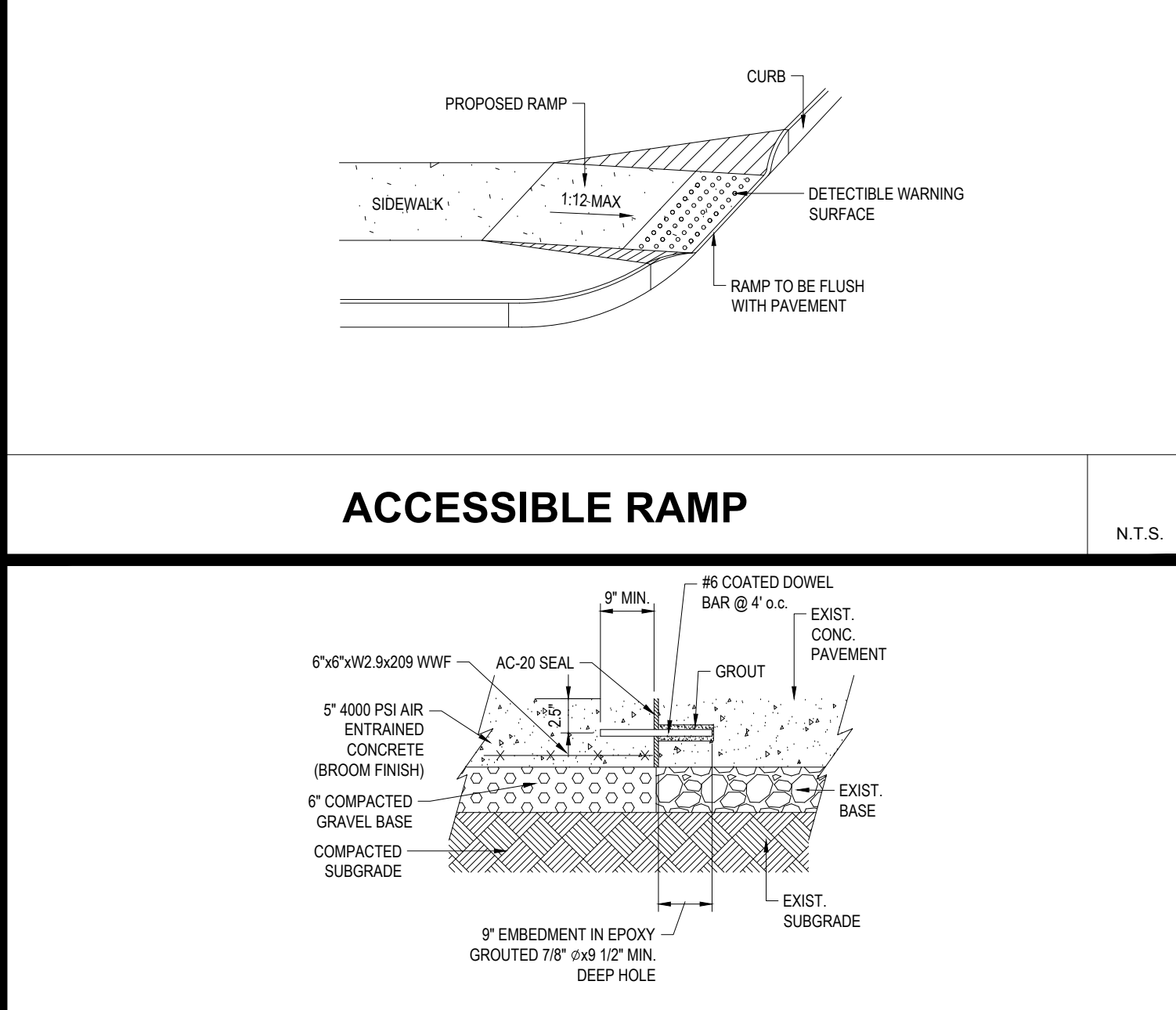
PRECAST CONCRETE CURB

N.T.S.



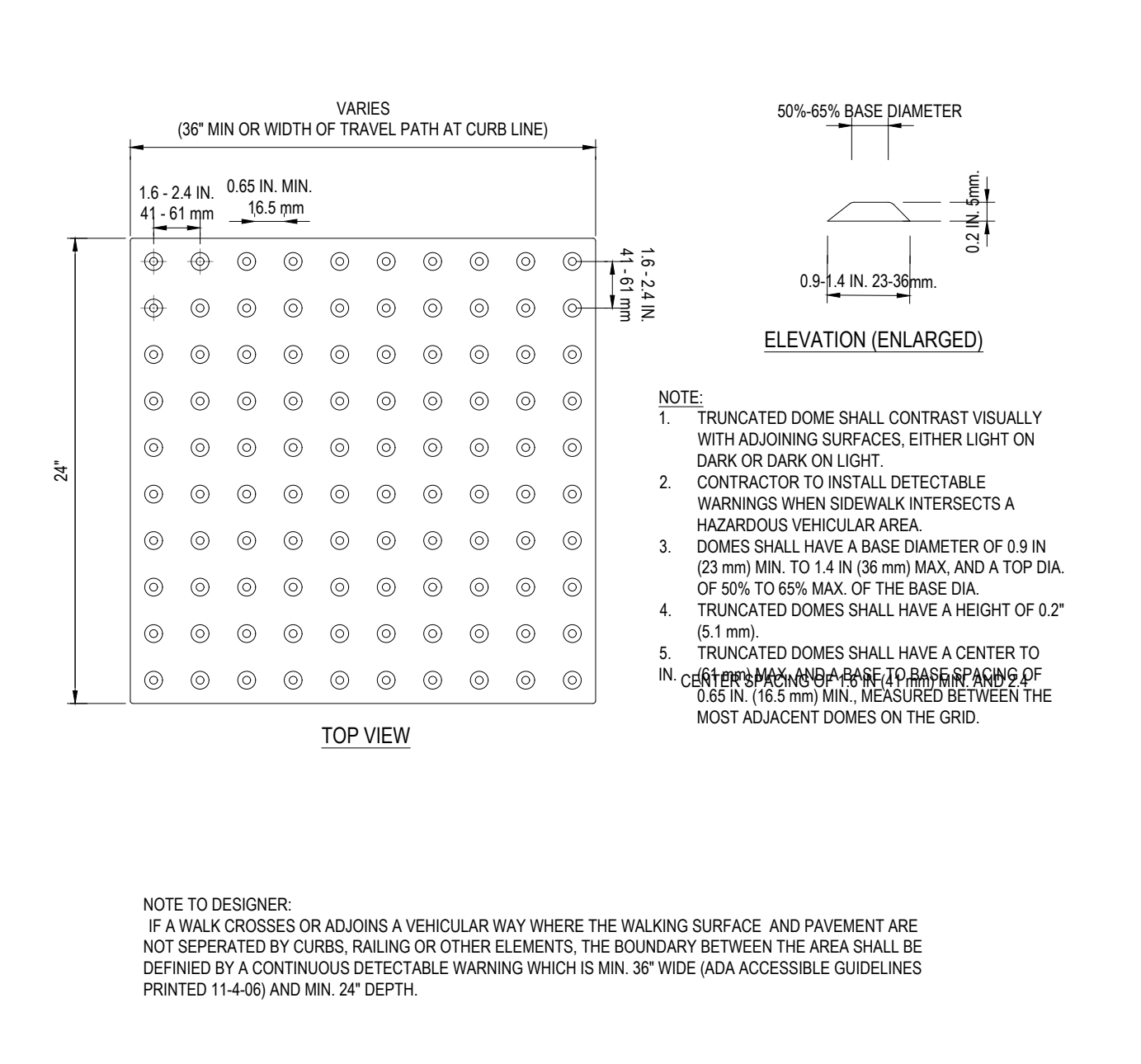
TRANSITION CURB

N.T.S.



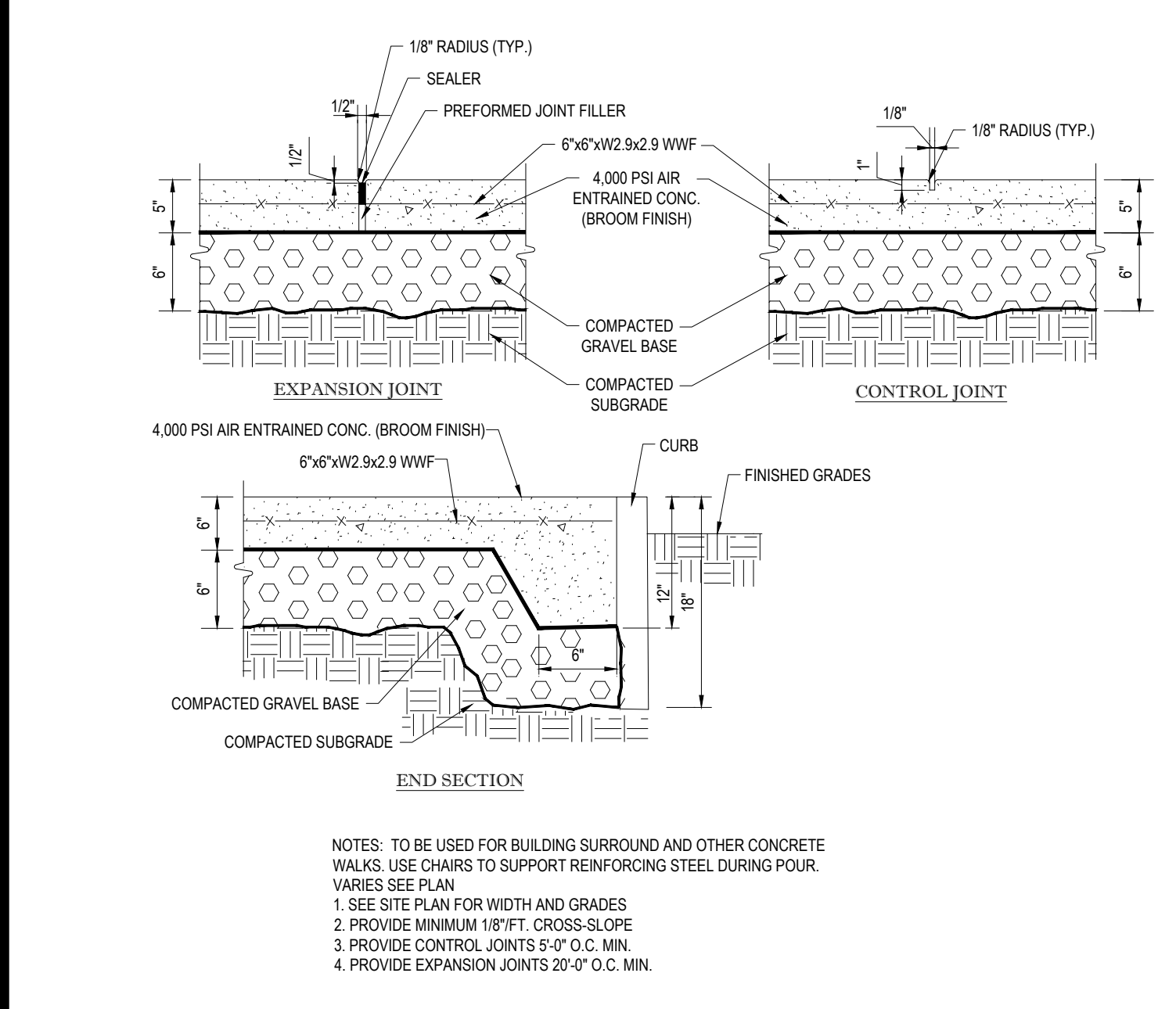
ACCESSIBLE RAMP

N.T.S.



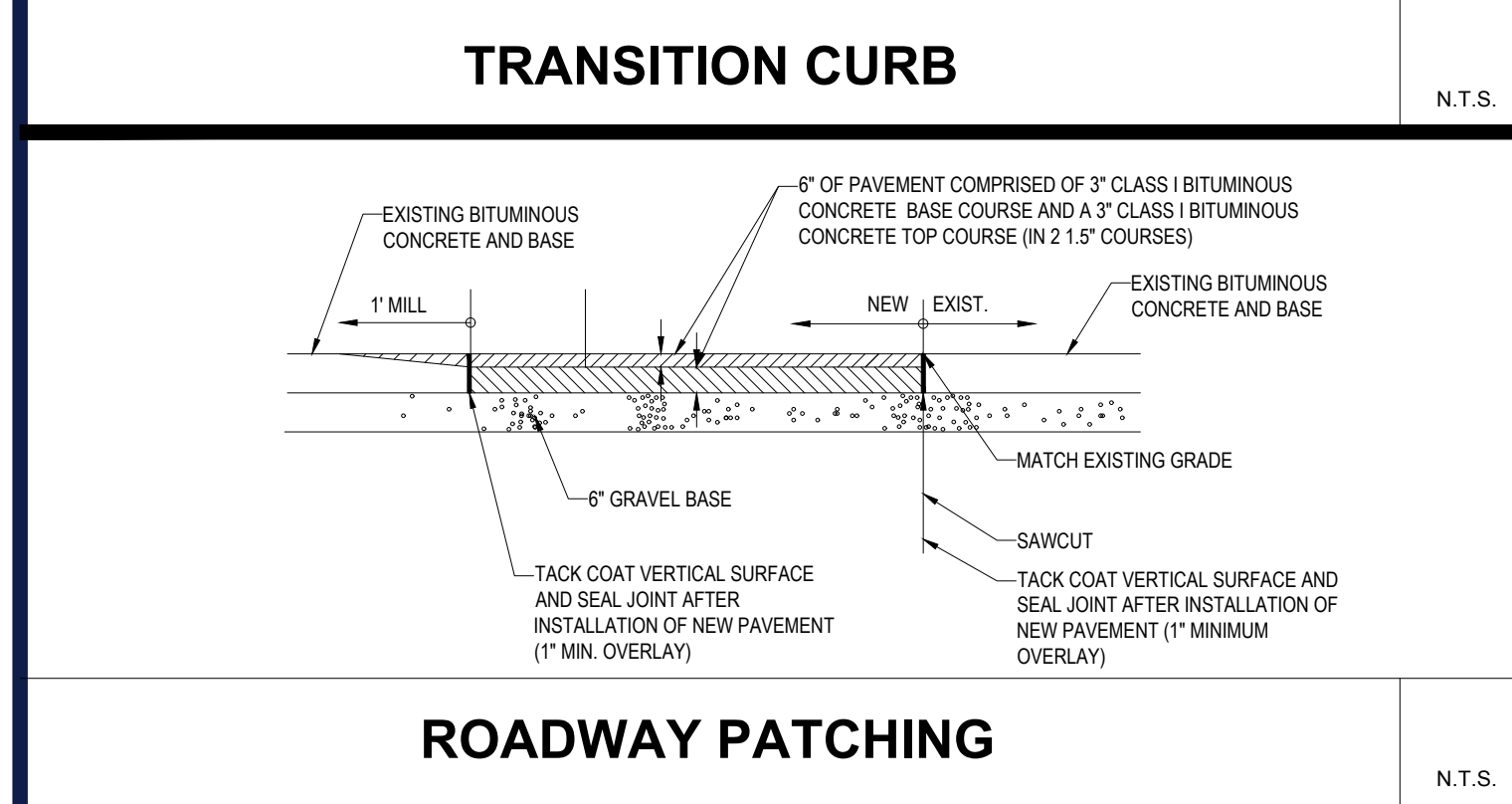
DETECTABLE WARNING SURFACE

N.T.S.



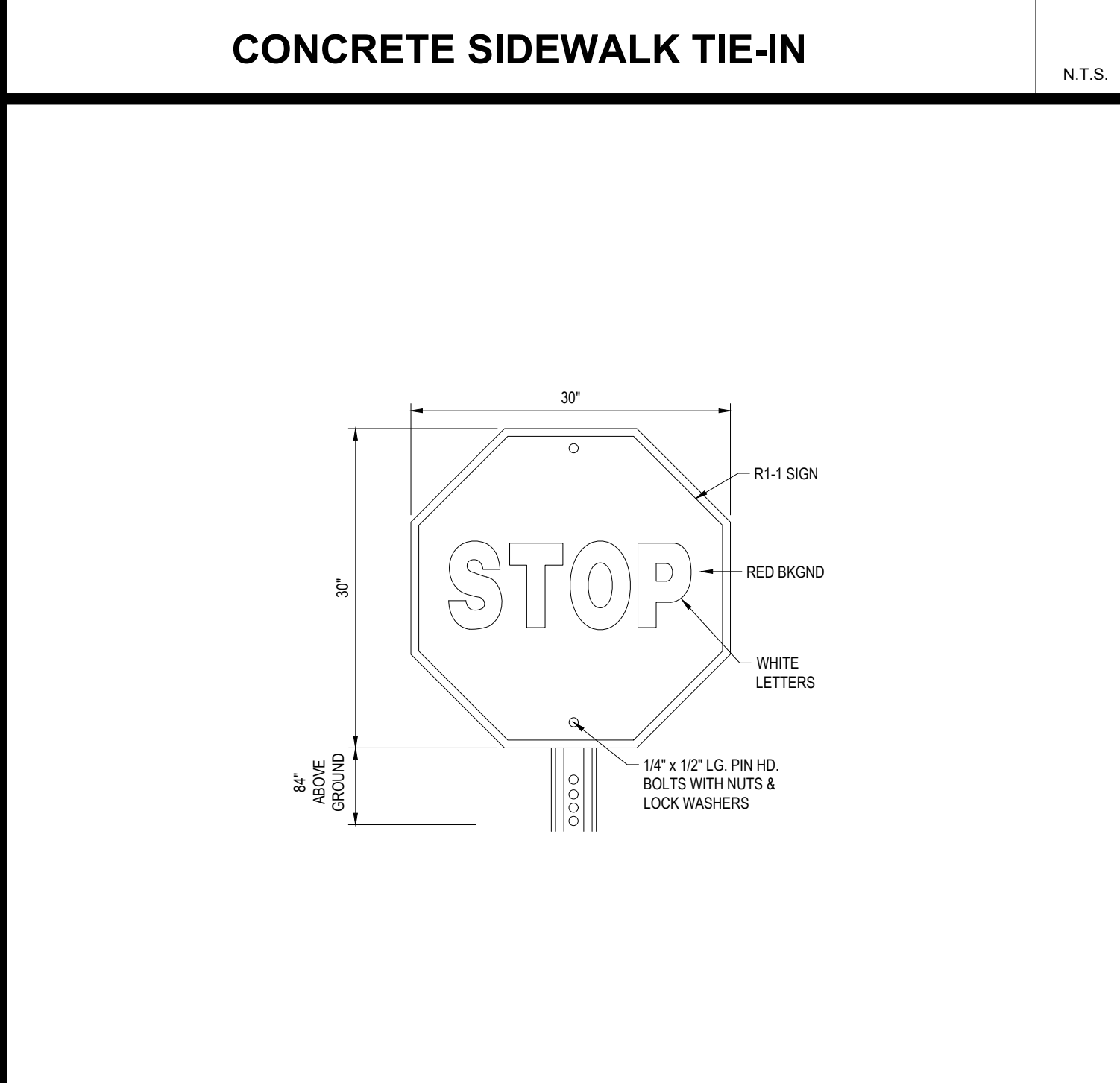
TYPICAL CONCRETE SIDEWALK

N.T.S.



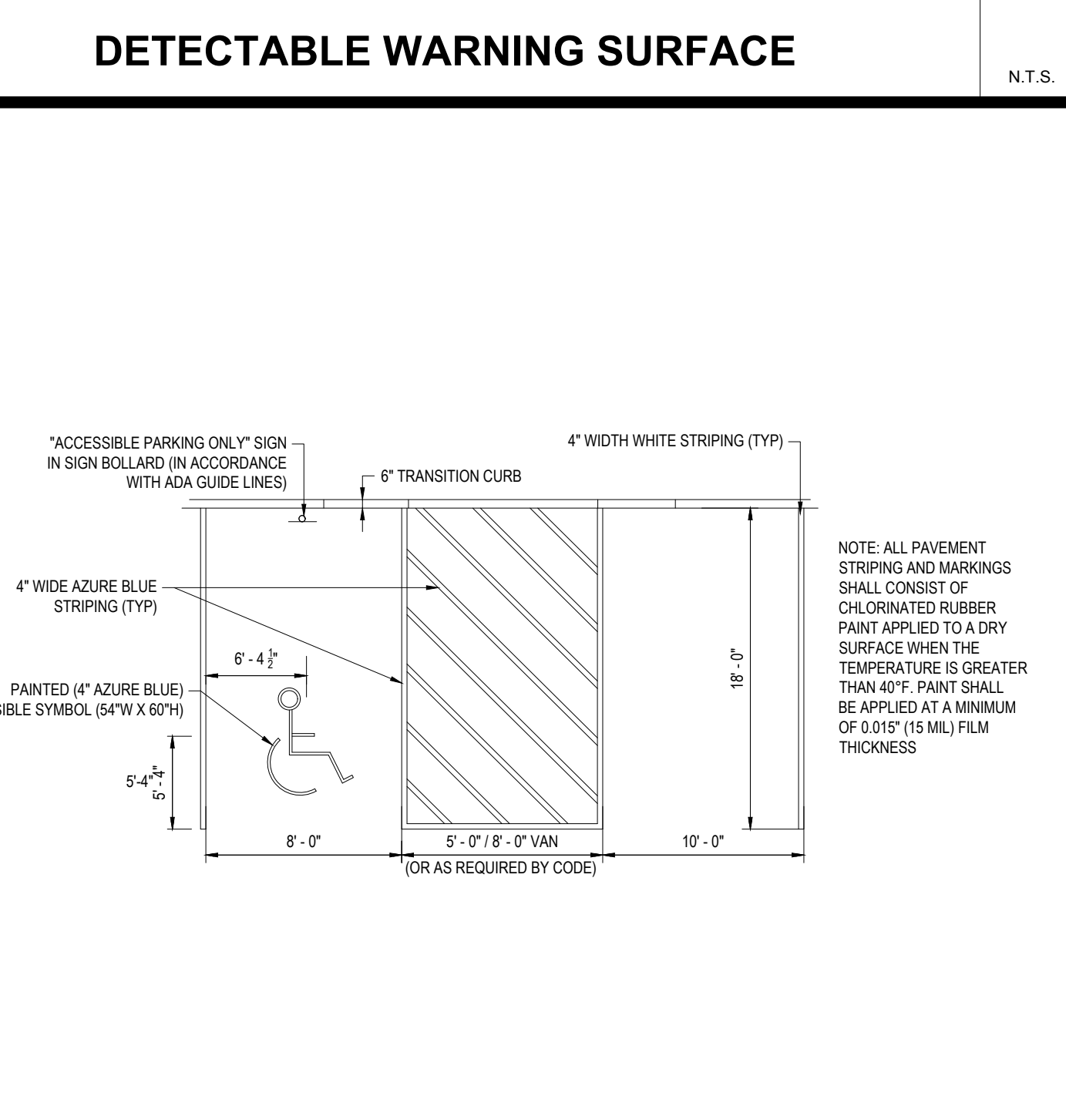
ROADWAY PATCHING

N.T.S.



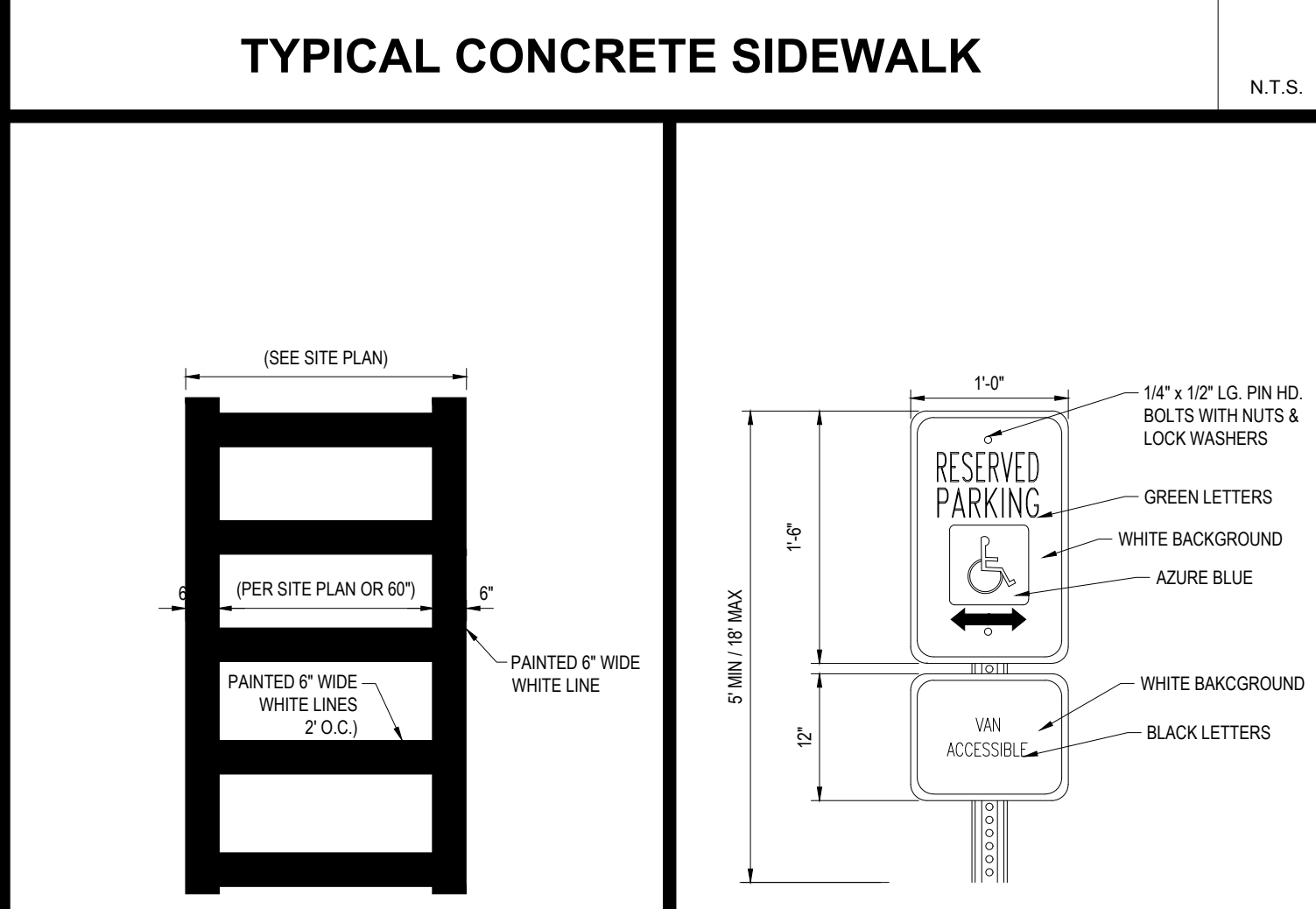
STOP SIGN

N.T.S.



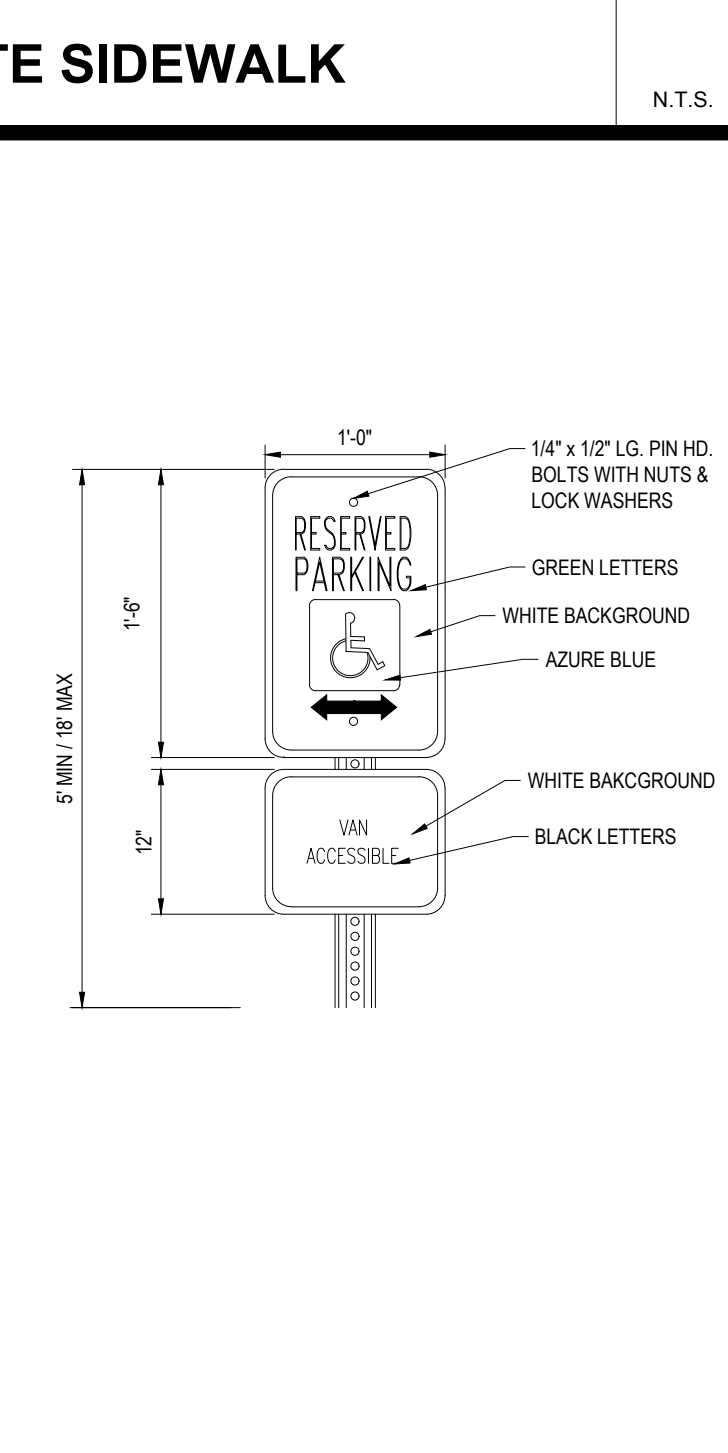
HANDICAPPED STALL MARKINGS & PARKING LOT STRIPING DETAIL

N.T.S.



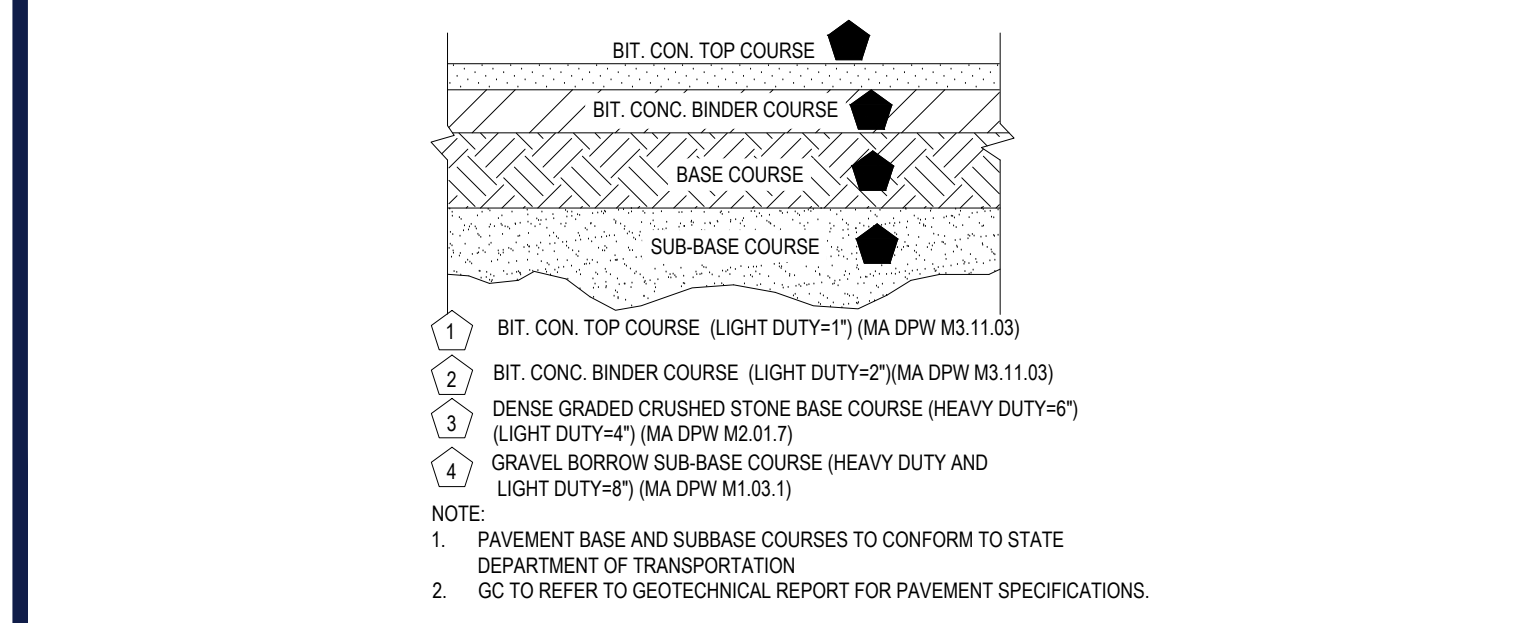
CROSSWALK DETAIL

N.T.S.



HANDICAP SIGN

N.T.S.



PAVEMENT SECTION

N.T.S.

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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	09/20/2022	BUILDING FOOTPRINT REVISIONS	ACL
2	12/05/2022	RESPONSE TO PEER REVIEW	ACL

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PROJECT No.: M211002
DRAWN BY: APM/ACL
DATE: 07/14/2022
CAD ID.: M211002-CNDS-1A

SITE PLAN DOCUMENTS

FOR

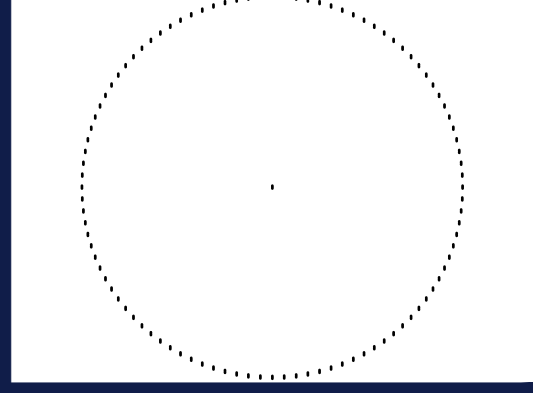
GLOVER RESIDENCES AT VINNIN SQUARE

PROPOSED RESIDENTIAL DEVELOPMENT

299 SALEM ST.
TOWN OF SWAMPSCOTT;
202-204 TEDESCO ST, TOWN OF MARBLEHEAD;
20 VINNIN SQ, CITY OF SALEM ESSEX COUNTY, MA

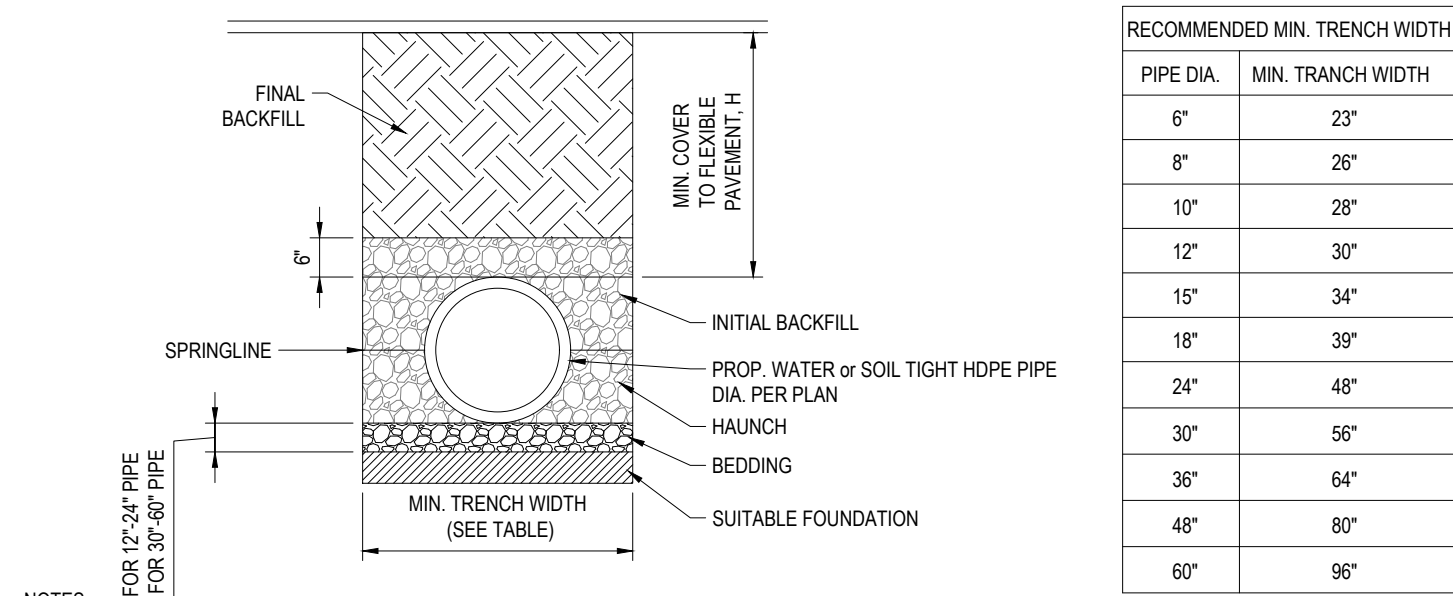
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SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-601

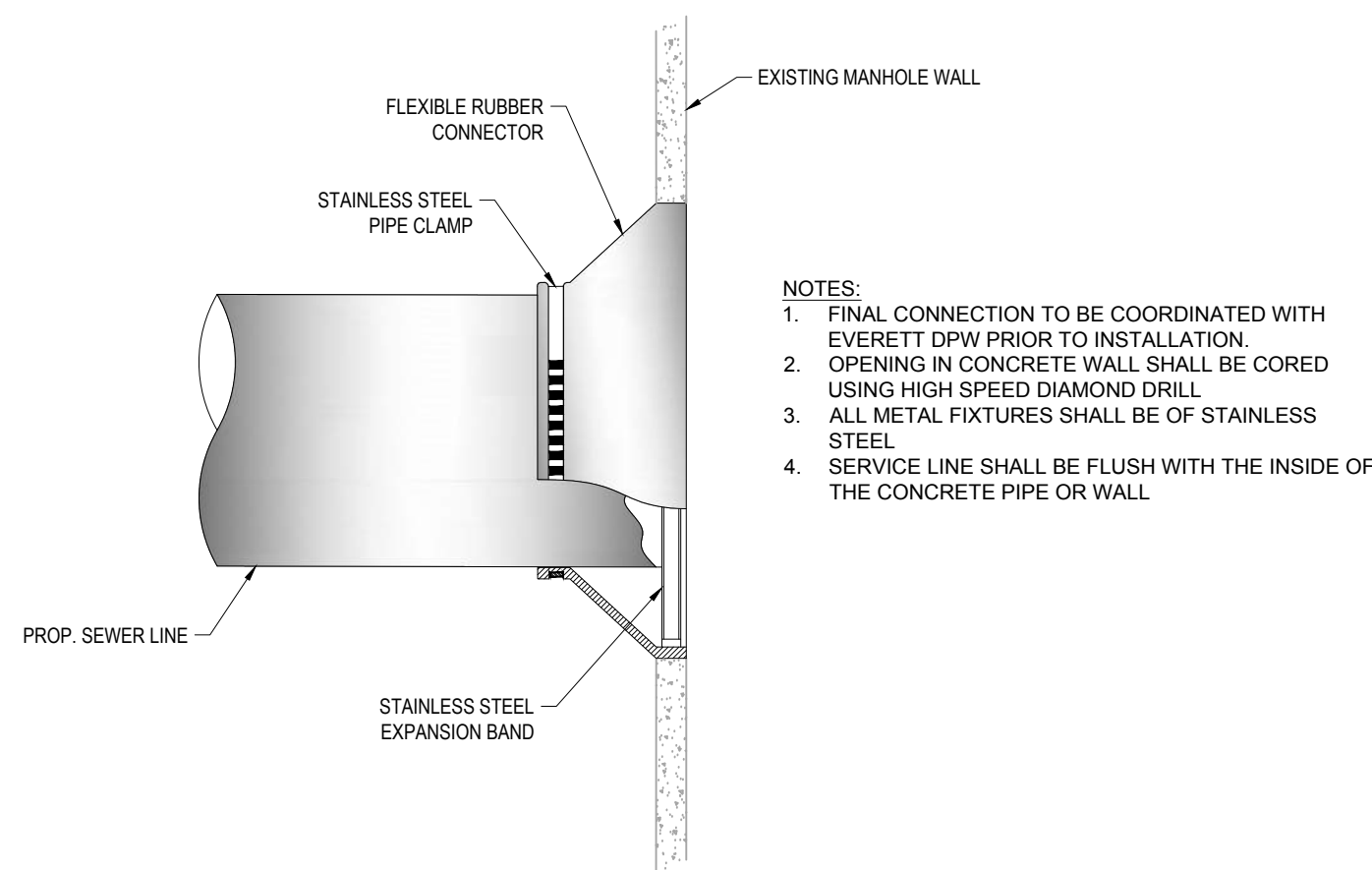


PIPE DIA.	MIN. TRENCH WIDTH
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
48"	80"
60"	96"

- NOTES:
1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
 2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
 3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
 4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
 5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
 6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54" 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

HDPE STORM DRAINAGE TRENCH

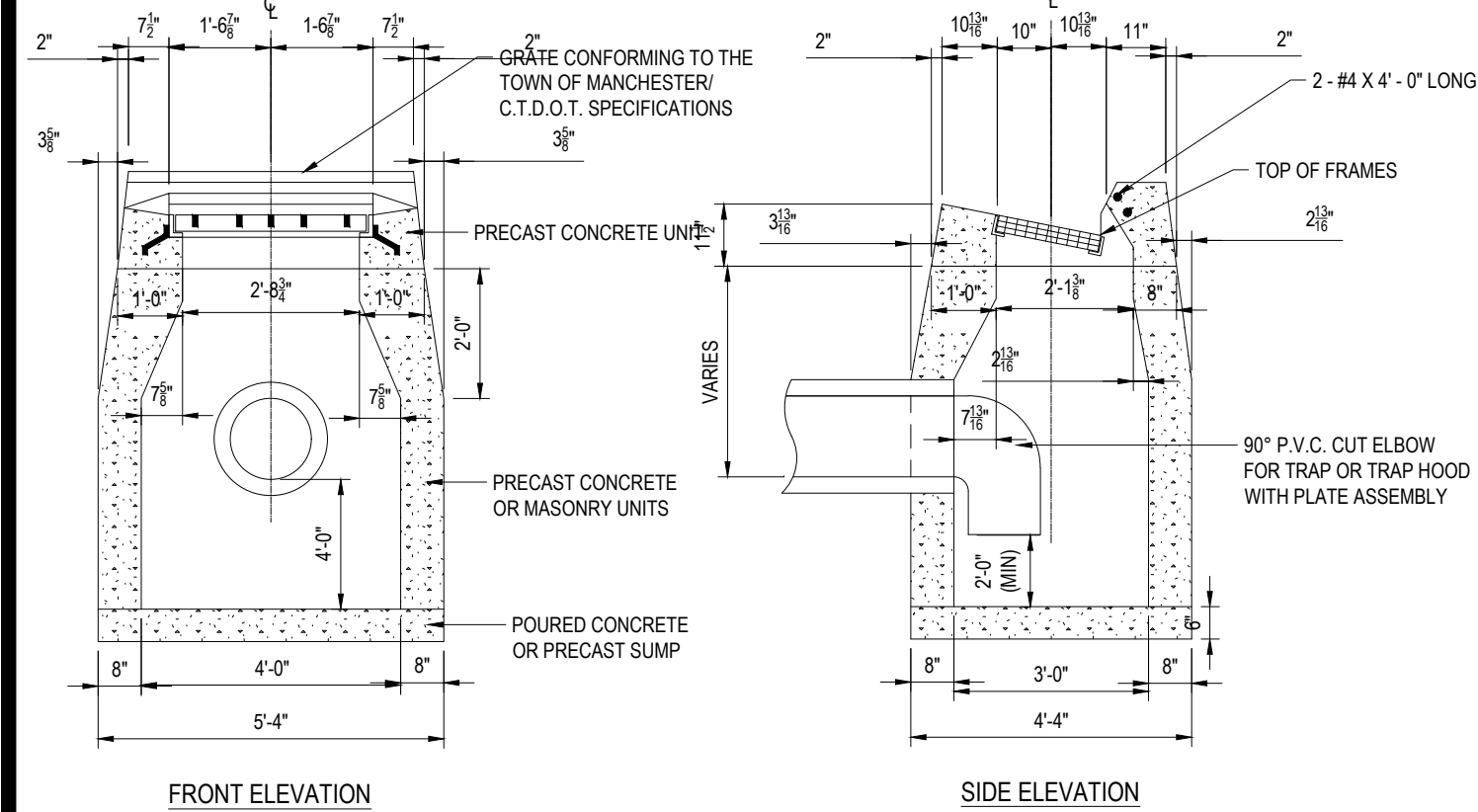
N.T.S.



- NOTES:
1. FINAL CONNECTION TO BE COORDINATED WITH EVERETT DPW PRIOR TO INSTALLATION.
 2. OPENING IN CONCRETE WALL SHALL BE CORED USING HIGH SPEED DIAMOND DRILL.
 3. ALL METAL FIXTURES SHALL BE OF STAINLESS STEEL.
 4. SERVICE LINE SHALL BE FLUSH WITH THE INSIDE OF THE CONCRETE PIPE OR WALL.

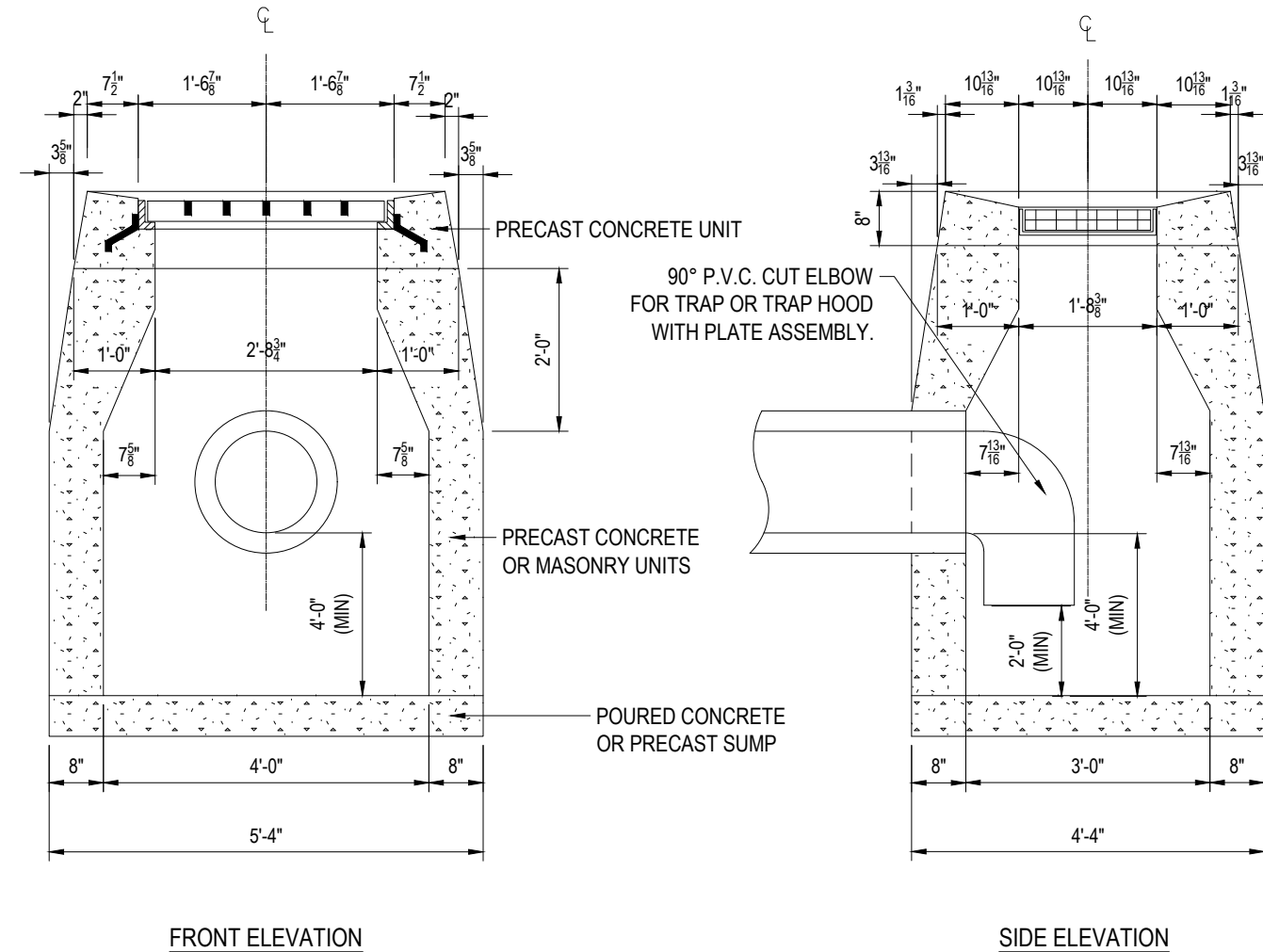
CONNECTION TO EXIST. MANHOLE

N.T.S.



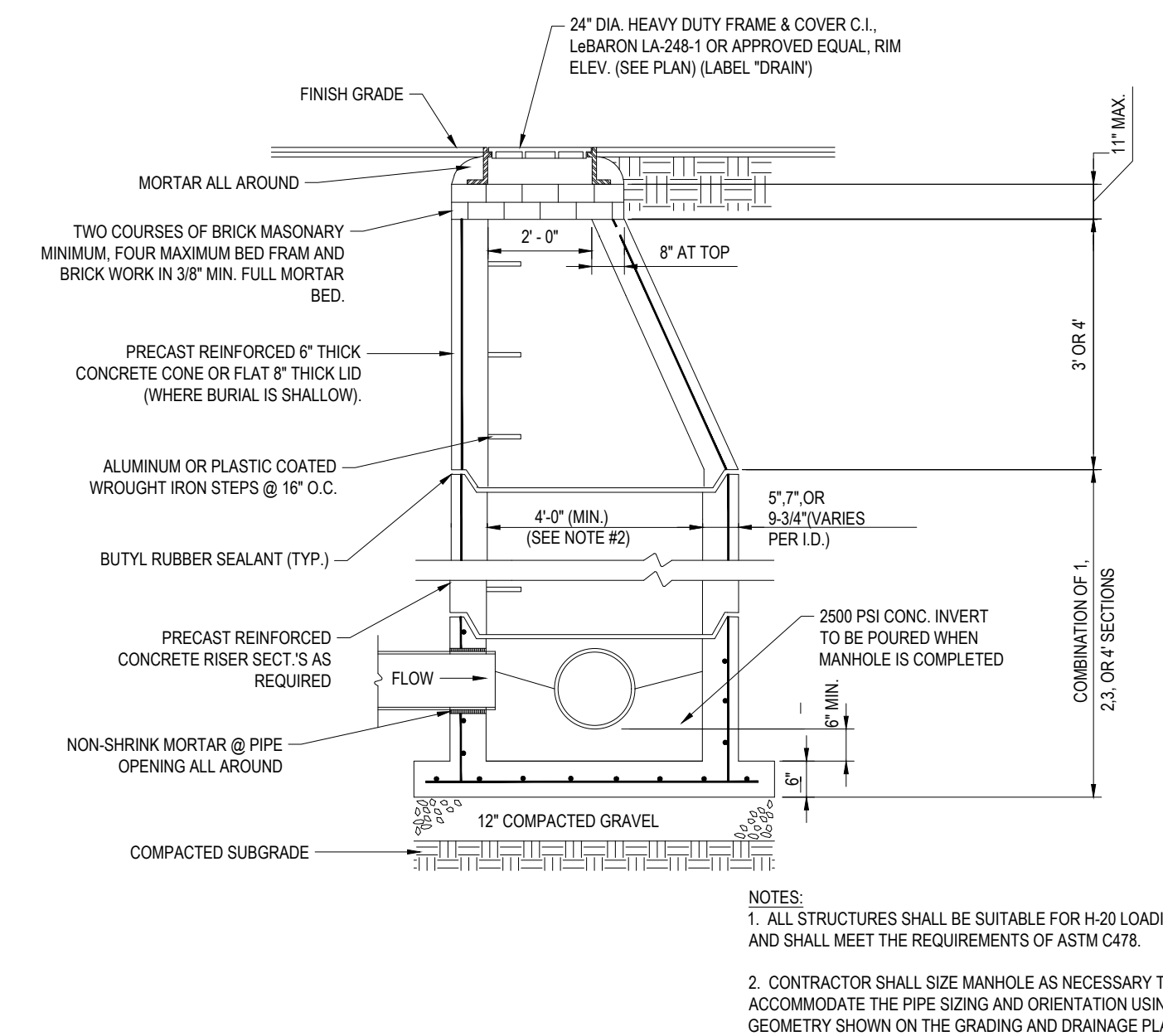
TYPE "C" CATCH BASIN

N.T.S.



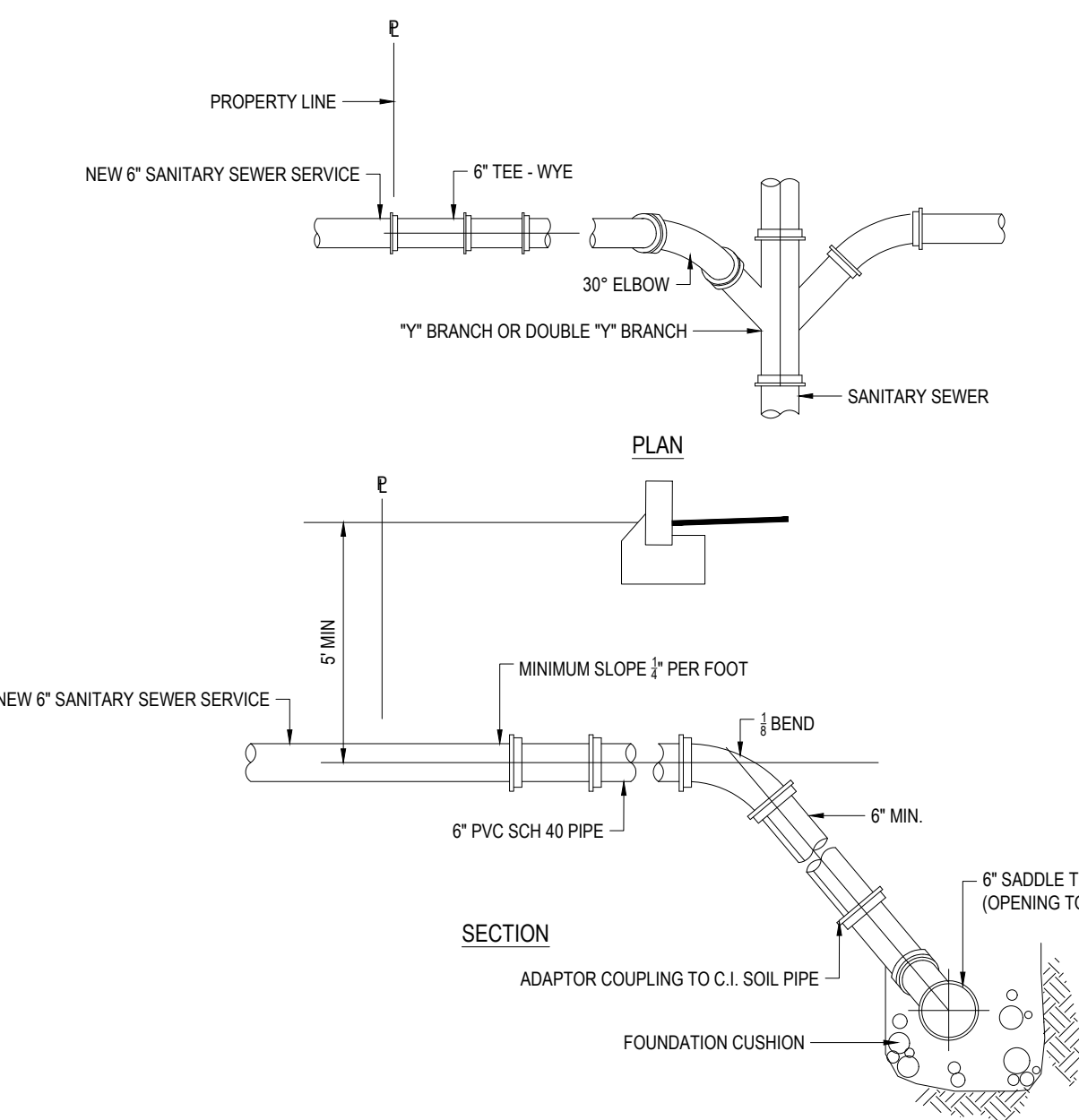
TYPE "C-L" CATCH BASIN

N.T.S.



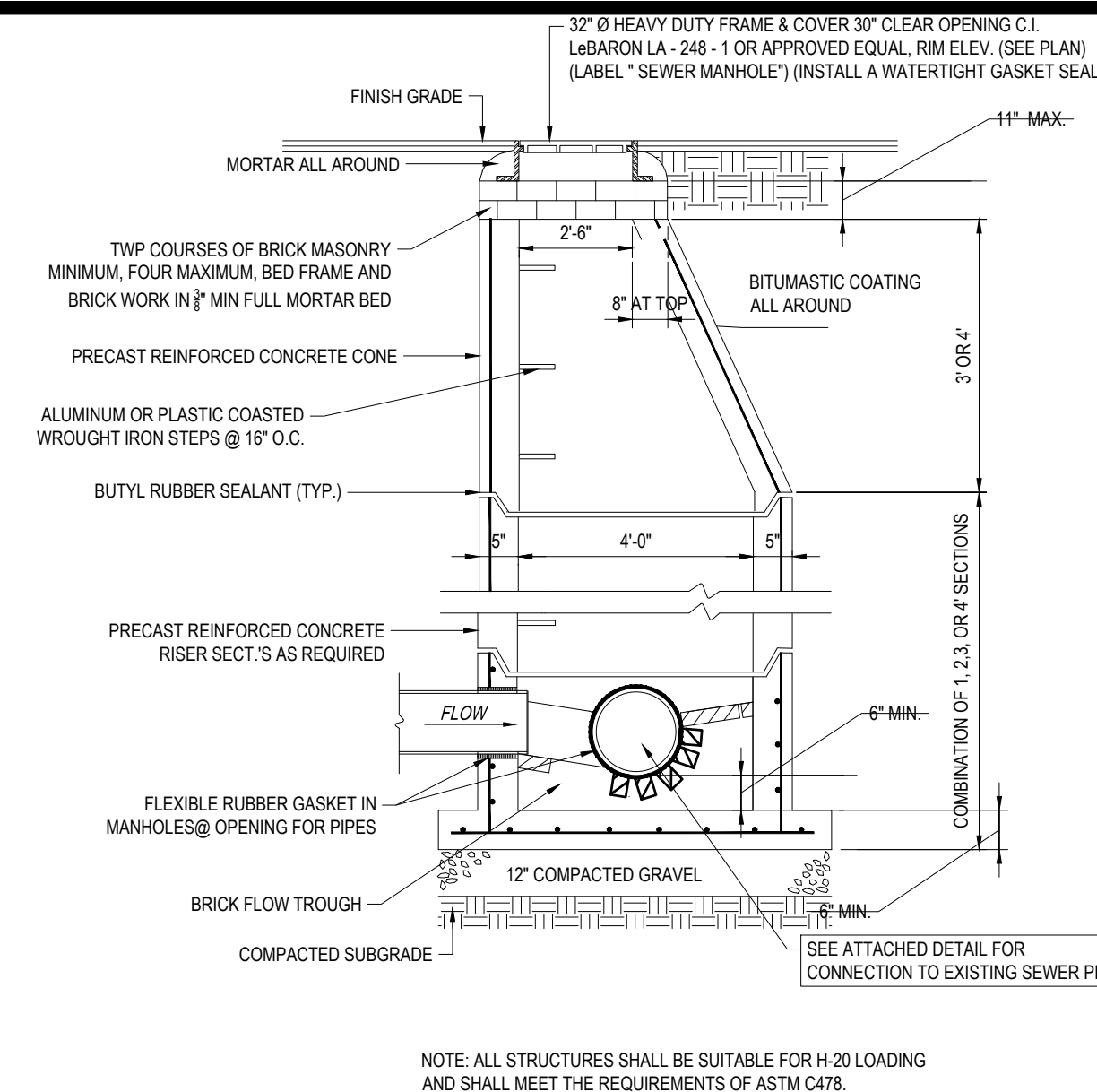
PRECAST CONCRETE STORM DRAIN MANHOLE

N.T.S.



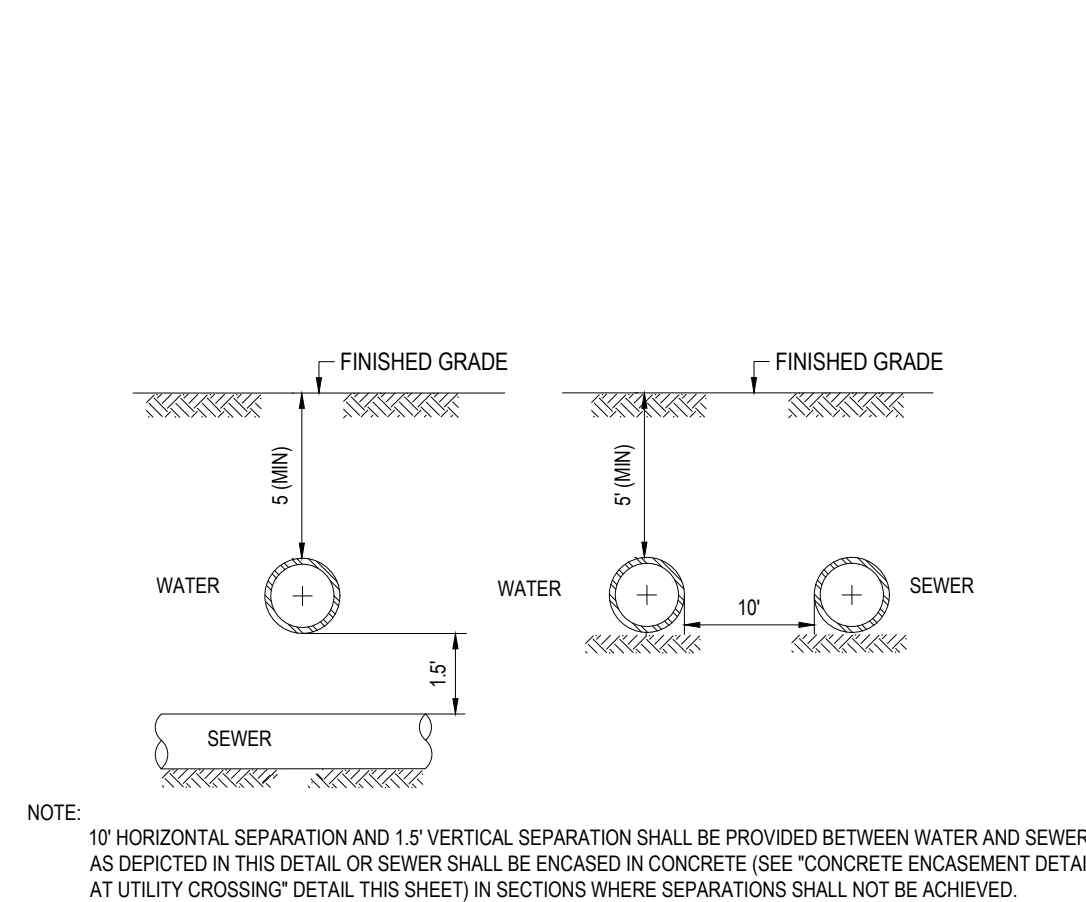
STANDARD (SEWER) CONNECTION

N.T.S.



TYP. PRECAST CONCRETE SANITARY MANHOLE

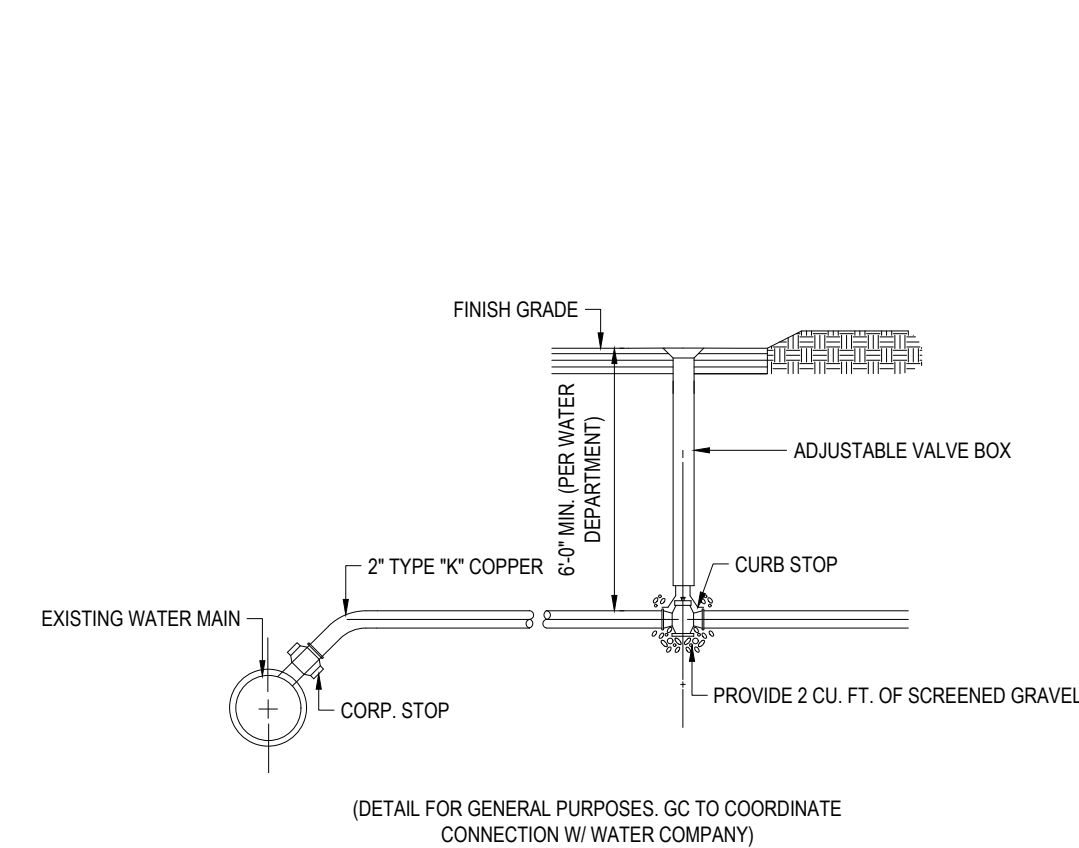
N.T.S.



- NOTE:
1. 10" HORIZONTAL SEPARATION AND 1.5" VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN WATER AND SEWER AS DEPICTED IN THIS DETAIL OR SEWER SHALL BE ENCASED IN CONCRETE (SEE "CONCRETE ENCASEMENT DETAIL AT UTILITY CROSSING" DETAIL THIS SHEET) IN SECTIONS WHERE SEPARATIONS SHALL NOT BE ACHIEVED.

WATER/SEWER CROSSING DETAIL

N.T.S.



WATER/SERVICE CONSTRUCTION

N.T.S.

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REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	09/20/2022	BUILDING FOOTPRINT REVISIONS	ACL
2	12/05/2022	RESPONSE TO PEER REVIEW	TAH ACL BEJ

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PROJECT No.: M211002
 DRAWN BY: APM/ACL
 DATE: 07/14/2022
 CAD I.D.: M211002-CNDS-1A

SITE PLAN DOCUMENTS

FOR

GLOVER RESIDENCES AT VINNIN SQUARE

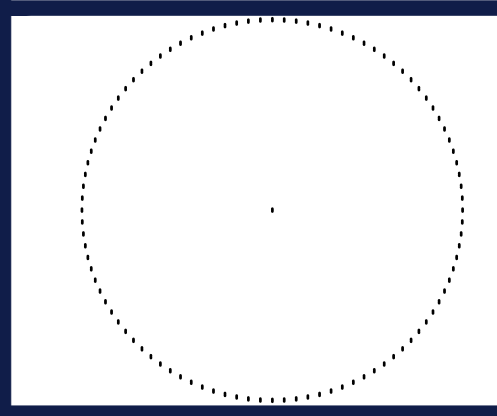
PROPOSED RESIDENTIAL DEVELOPMENT

299 SALEM ST,
 TOWN OF SWAMPSCOTT;
 202-204 TEDESCO ST, TOWN OF MARBLEHEAD;
 20 VINNIN SQ, CITY OF SALEM ESSEX COUNTY, MA

BOHLER

45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 849-8040

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SHEET TITLE:
DETAIL SHEET

SHEET NUMBER:
C-602

REVISION 2 - 12/05/2022

P:\11\211002\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\M211002-CNDS-1A - LAYOUT C-602.DWG



LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
ASB	1	ACER SACCHARUM BONIFRE	BONIFRE SUGAR MAPLE	2 1/2" 3" CAL.	B+B
CLK	8	CLADRASTIS KENTUCKEA	YELLOWWOOD	2 1/2" 3" CAL.	B+B
GTI	2	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2 1/2" 3" CAL.	B+B
LT	6	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2 1/2" 3" CAL.	B+B
NS	7	NYSSA SYLVATICA	SOURGUM OR TULPELO	2 1/2" 3" CAL.	B+B
PPE	1	PARROTIA PERGICA	PERSIAN IRONWOOD	2 1/2" 3" CAL.	B+B
QPH	3	QUERCUS PHELLOS	WILLOW OAK	2 1/2" 3" CAL.	B+B
QR	8	QUERCUS RUBRA	RED OAK	2 1/2" 3" CAL.	B+B
SA	5	SASSAFRAS ALBIDUM	SASSAFRAS	5" 6"	B+B
TAB	10	TILIA AMERICANA BOULEVARD	BOULEVARD AMERICAN LINDEN	2 1/2" 3" CAL.	B+B
SUBTOTAL:	52				
ORNAMENTAL TREES					
AC	3	AMELANCHIER CANADENSIS	MULTI STEM SHADLOW SERVICEBERRY	8-10"	B+B
AGR	3	ACER GRISEUM	PAPERBARK MAPLE	8-10"	B+B
AL	5	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	8-10"	B+B
BND	6	BETULA NIGRA DURAE-HEAT	RIVER BIRCH	12-14"	B+B
CC	13	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2" 3" CAL.	B+B
CF	5	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	2 1/2" 3" CAL.	B+B
CV	12	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6-8"	B+B
KP	1	KOELERUTERA PLANIOLATA	GOLDEN RAIN TREE	8-10"	B+B
MSSM	9	MAGNOLIA STELLATA	STAR MAGNOLIA	4-5"	B+B
MV	2	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8-10"	B+B
MXS	2	MAGNOLIA X SOULANGIANA	SALICER MAGNOLIA	8-10"	B+B
SRIS	1	SYRINGA RETICULATA 'WORY SILK'	IVORY SILK JAPANESE TREE LILAC	7-8"	B+B
SUBTOTAL:	68				
DECIDUOUS SHRUBS					
HVCW	5	HAMMELIS VIRGINIANA	COMMON WITCH-HAZEL	3-4"	B+B
SUBTOTAL:	5				
EVERGREEN SHRUBS					
ARBY	26	THUJA	ARBORVITAE	6-8"	B+B
SUBTOTAL:	26				

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.

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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	09/20/2022	BUILDING FOOTPRINT REVISIONS	JK	JE

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PROJECT No.: M211002
DRAWN BY: JK
CHECKED BY: JE
DATE: 07/14/2022
CAD I.D.: M211002-LND-4

PROPOSED SITE PLAN DOCUMENTS

FOR

GLOVER RESIDENCES AT VINNIN SQUARE

PROPOSED RESIDENTIAL DEVELOPMENT
299 SALEM ST.
TOWN OF SWAMPSCOTT;
202-204 TEDESCO ST. TOWN OF MARBLEHEAD;
20 VINNIN SQ. CITY OF SALEM
ESSEX COUNTY, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-701

REVISION 1 - 09/20/2022

LANDSCAPE TABLE

KEY	TYPE	SPECIES OPTIONS	QUANTITY
	SHRUBS (80%)	ILEX GLABRA 'SHAMROCK' (INKBERRY), JUNIPER CHINENSIS (CHINESE JUNIPER), JUNIPERUS HORIZONTALIS (CREEPING JUNIPER), THUJA OCCIDENTALIS 'DE GRUOTS SPIR' (AMERICAN ARBORVITAE), RHODODENDRON 'PINK', RHODODENDRON 'PURPLE GEM', RHODODENDRON 'NOVA ZEMBLA', CORNUS ALBA 'ELEGANTISSIMA' (VAREGATED RED TWIG DOGWOOD), ILEX VERTICILLATA 'RED SPRITE' (WINTERBERRY), FOTHERGILLA (DWARF FOTHERGILLA), HYDRANGEA QUERCIFOLIA 'TREE WEE' (OAKLEAF HYDRANGEA), SYRINGA PATULA 'MISS KIM' (MISS KIM LILAC), ROSA X 'BLUSHING KNOCKOUT' (KNOCKOUT ROSE), ITEA VIRGINICA 'LITTLE HENRY' (SWEETSPICE)	1,103
	GRASSES, PERENNIALS & GROUNDCOVERS (40%)	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' (DWARF FOUNTAIN GRASS), MISCANTHUS SINENSIS 'STRICTUS' (PORCUPINE GRASS), MISCANTHUS SINENSIS 'MORNING LIGHT' (FOUNTAIN GRASS), LIRIOPE MUSCARI (LILTURY), HEMEROCALLIS 'STELLA DE ORO' (REBLOOMING DAYLILY), PEROVSKIA ATRIPLICIFOLIA (RUSSIAN SAGE), ASTILBE + ARENDSEI FANAL (ASTILBE), HOSTA 'PATRIOT', LAVANDULA ANGSTIFOLIA 'HIDCOTE' (HIDCOTE LAVENDER), NEPETA X FRAASSENI 'WALKER'S LOT' (CATMINT), VINCA ENGLISH IVY, AJUGA	2,941
	NATURAL LAWN		36,000 SF
	SYNTHETIC TURF		338 SF

OWNER MAINTENANCE RESPONSIBILITIES

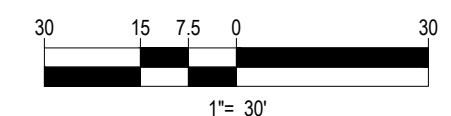
UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PAVED, TRAVEL SURFACES, OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND WALKWAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

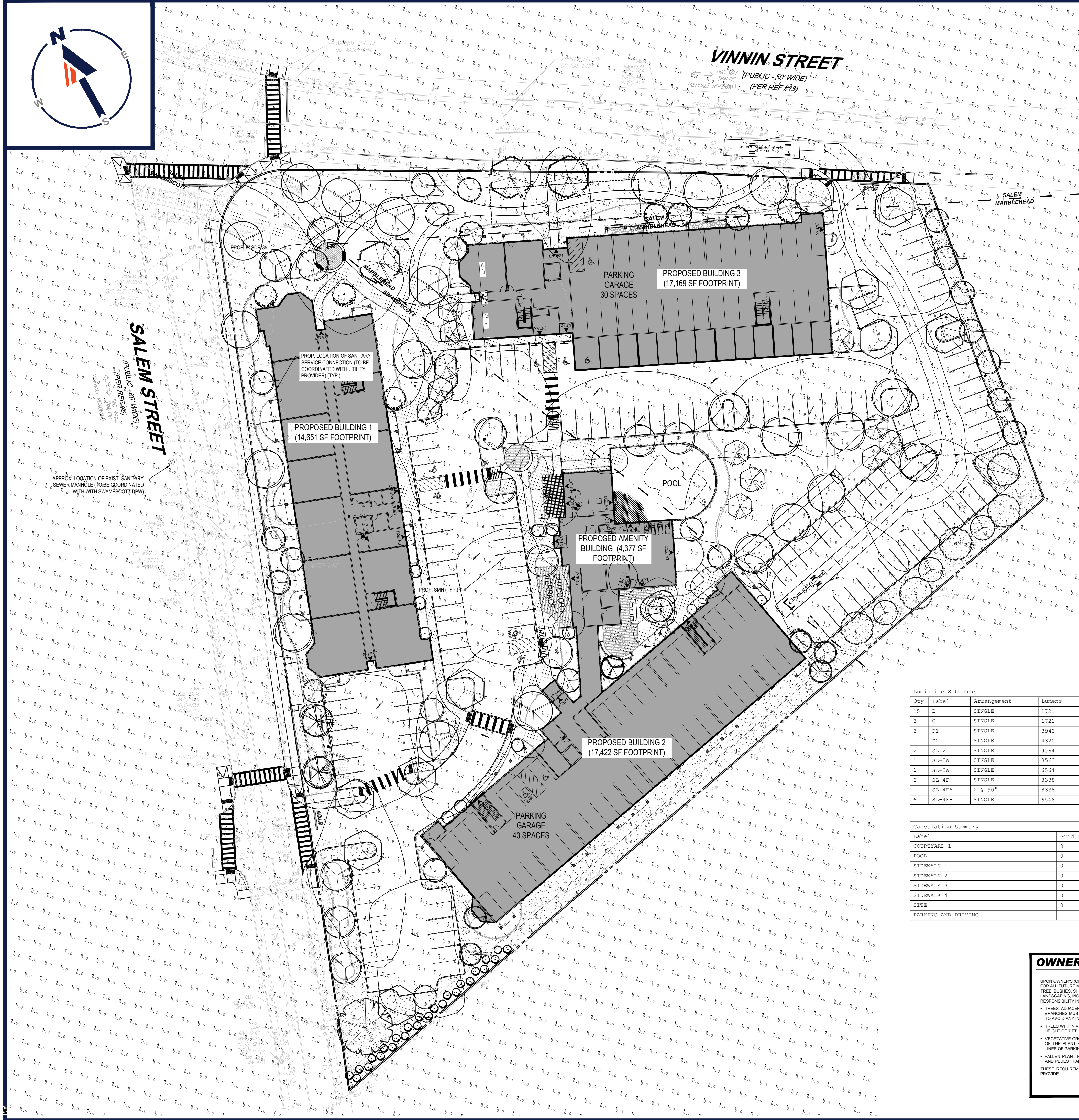
THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS



P:\1102\DRAWINGS\PLAN SET\LANDSCAPE\W211002-LND-4-1-LAYOUT.L701-LAND



VINNIN STREET
(PUBLIC - 50' WIDE)
(PER REF #13)

SALEM STREET
(PUBLIC - 50' WIDE)
(PER REF #9)

PROPOSED BUILDING 3
(17,169 SF FOOTPRINT)

PROPOSED BUILDING 1
(14,651 SF FOOTPRINT)

PROPOSED BUILDING 2
(17,422 SF FOOTPRINT)

PARKING GARAGE
43 SPACES

PARKING GARAGE
30 SPACES

PROPOSED AMENITY BUILDING
(4,377 SF FOOTPRINT)

POOL

Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
15	B	SINGLE	1721	11	0.850	B1-U0-G1	US ARCH R2RB-PLED-IV-20LED-175mA-WV-VOLT-FINISH
3	G	SINGLE	1721	11	0.850	B1-U0-G2	PIL CRICKET* 20A/M 26W-120/277V-80-3000-30"-FINISH-073135 / MOUNTED IN GRADE
3	P1	SINGLE	3943	32.9	0.850	B1-U0-G2	US ARCH DS820-PLED-III-W-20LED-525mA-WV-VOLT-MOUNTING-FINISH / MOUNTED 814FT AFG TO BOF
1	P2	SINGLE	4320	32.9	1.000	B3-U0-G1	US ARCH DS820-PLED-VSQ-M-20LED-525mA-WV-VOLT-MOUNTING-FINISH / MOUNTED 814FT AFG TO BOF
2	SL-2	SINGLE	9064	64.7	0.850	B2-U0-G2	US ARCH R2R-PLED-III-40LED-525mA-WV-VOLT-FINISH / MOUNTED TO 20FT POLE
1	SL-3W	SINGLE	8563	64.7	0.850	B2-U0-G2	US ARCH R2R-PLED-III-W-40LED-525mA-WV-VOLT-FINISH / MOUNTED TO 20FT POLE
1	SL-3WR	SINGLE	6564	64.7	0.850	B0-U0-G2	US ARCH R2R-PLED-III-W-40LED-525mA-WV-VOLT-FINISH-HS-PLED / MOUNTED TO 20FT POLE
2	SL-4F	SINGLE	8338	64.7	0.850	B2-U0-G3	US ARCH R2R-PLED-IV-40LED-525mA-WV-VOLT-FINISH / MOUNTED TO 20FT POLE
1	SL-4FA	2 @ 90°	8338	64.7	0.850	B2-U0-G3	US ARCH R2R-PLED-IV-40LED-525mA-WV-VOLT-FINISH / MOUNTED TO 20FT POLE
6	SL-4FR	SINGLE	6546	64.7	0.850	B0-U0-G2	US ARCH R2R-PLED-IV-40LED-525mA-WV-VOLT-FINISH-HS-PLED / MOUNTED TO 20FT POLE

Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
COURTYARD 1	0	1.73	9.4	0.2	8.65	47.00
POOL	0	1.68	14.1	0.0	N.A.	N.A.
SIDEWALK 1	0	1.54	13.4	0.0	N.A.	N.A.
SIDEWALK 2	0	1.87	13.2	0.1	18.70	132.00
SIDEWALK 3	0	1.95	14.1	0.0	N.A.	N.A.
SIDEWALK 4	0	1.58	2.3	0.7	2.26	3.29
SITE	0	0.11	10.0	0.0	N.A.	N.A.
PARKING AND DRIVING		1.12	4.3	0.3	3.73	14.33

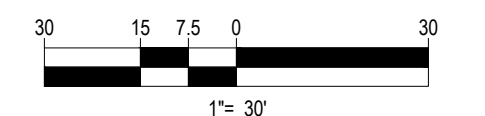
OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. FROM ALL PAVED, TRAVEL SURFACES, OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND WALKWAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEE THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	09/20/2022	BUILDING FOOTPRINT REVISIONS	JK	JE

811
Know what's below. Call before you dig. ALWAYS CALL 811. It's fast. It's free. It's the law.

ISSUED FOR PERMIT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: M211002
DRAWN BY: JK
CHECKED BY: JE
DATE: 07/14/2022
CAD ID: M211002-LND-4

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

GLOVER RESIDENCES AT VINNIN SQUARE

PROPOSED RESIDENTIAL DEVELOPMENT
299 SALEM ST.
TOWN OF SWAMPSCOTT;
202-204 TEDESCO ST. TOWN OF MARBLEHEAD;
20 VINNIN SQ. CITY OF SALEM ESSEX COUNTY, MA

BOHLER
45 FRANKLIN STREET, 5th FLOOR
BOSTON, MA 02110
Phone: (617) 849-8040
www.BohlerEngineering.com

SHEET TITLE:

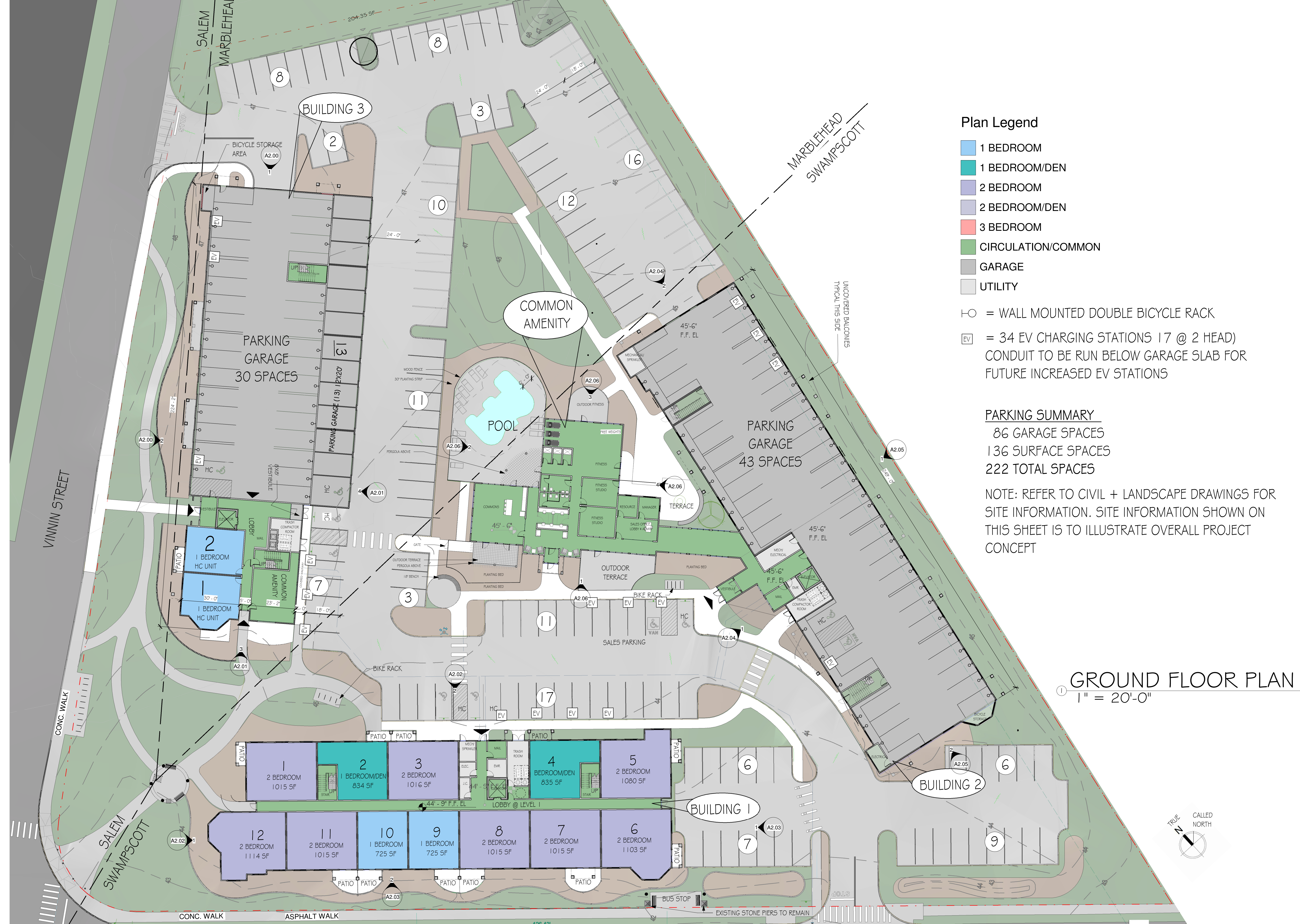
LIGHTING PLAN

SHEET NUMBER:

L-702

REVISION 1 - 09/20/2022

P:\121102\DRAWINGS\PLAN SETS\LANDSCAPE\M211002-LND-4-1-LAYOUT-L-702-L.DWG



Plan Legend

- 1 BEDROOM
- 1 BEDROOM/DEN
- 2 BEDROOM
- 2 BEDROOM/DEN
- 3 BEDROOM
- CIRCULATION/COMMON
- GARAGE
- UTILITY

- = WALL MOUNTED DOUBLE BICYCLE RACK
- = 34 EV CHARGING STATIONS 17 @ 2 HEAD)
CONDUIT TO BE RUN BELOW GARAGE SLAB FOR FUTURE INCREASED EV STATIONS

PARKING SUMMARY

86 GARAGE SPACES
 136 SURFACE SPACES
 222 TOTAL SPACES

NOTE: REFER TO CIVIL + LANDSCAPE DRAWINGS FOR SITE INFORMATION. SITE INFORMATION SHOWN ON THIS SHEET IS TO ILLUSTRATE OVERALL PROJECT CONCEPT

GROUND FLOOR PLAN
 1" = 20'-0"

Revisions: Amended Planning Board
 Issue: Filing - Marblehead
 Date:

December 5, 2022
 Checked By:

Scale: As indicated
 Drawn By:

Date: December 5, 2022
 Project #:

299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of Marblehead;
 20 Vinnin Sq, City of Salem Essex County, MA

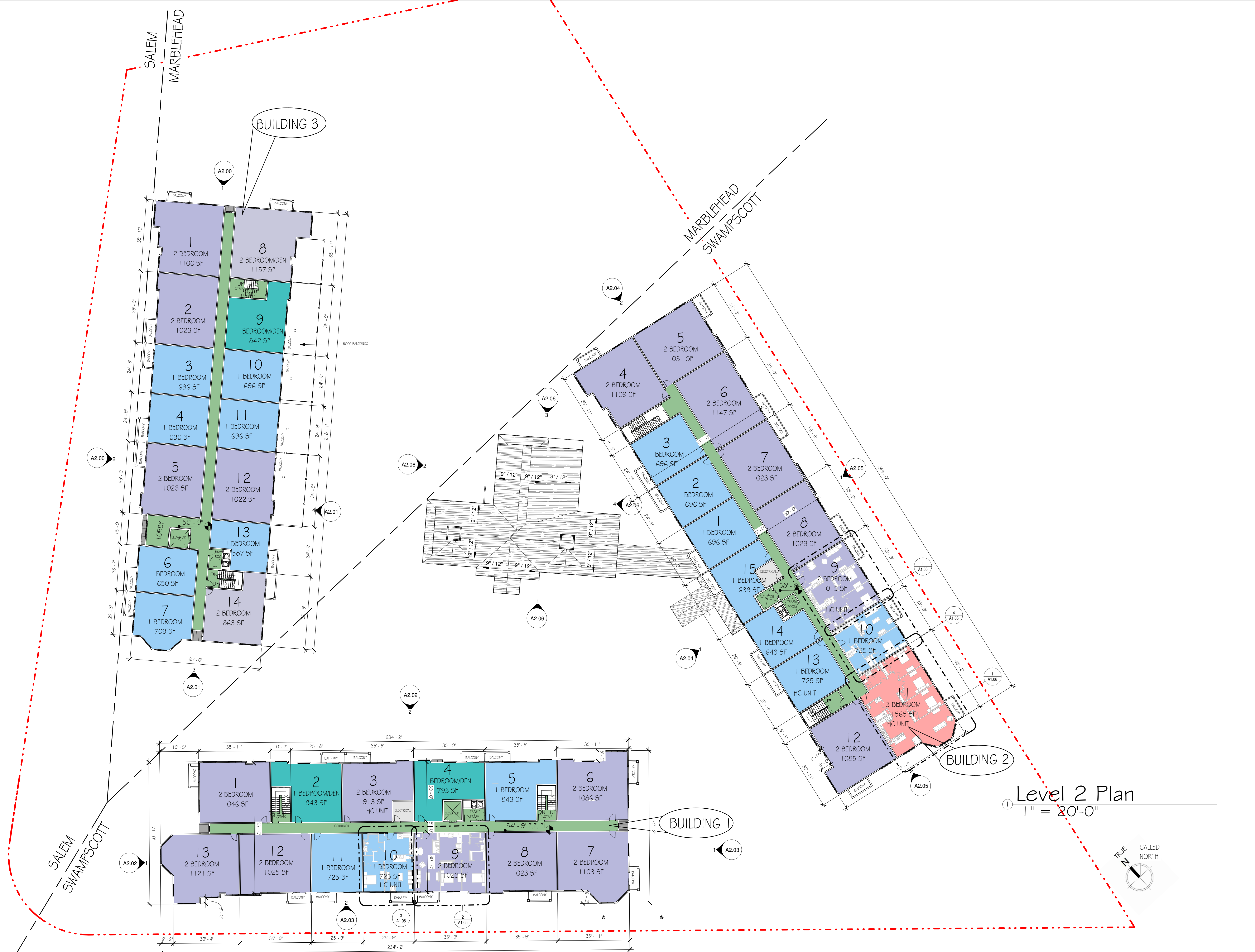
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 126 Dodge Street

DESIGN

GROUND FLOOR PLAN

A1.01



December 5, 2022
 Revisions Amended Planning Board Issue Filing - Marblehead
 Issue Date: Description
 Checked By: Project #:

LEVEL 2 PLAN

Scale: As indicated
 Drawn By: Checked By:
 Date: December 5, 2022 Project #:

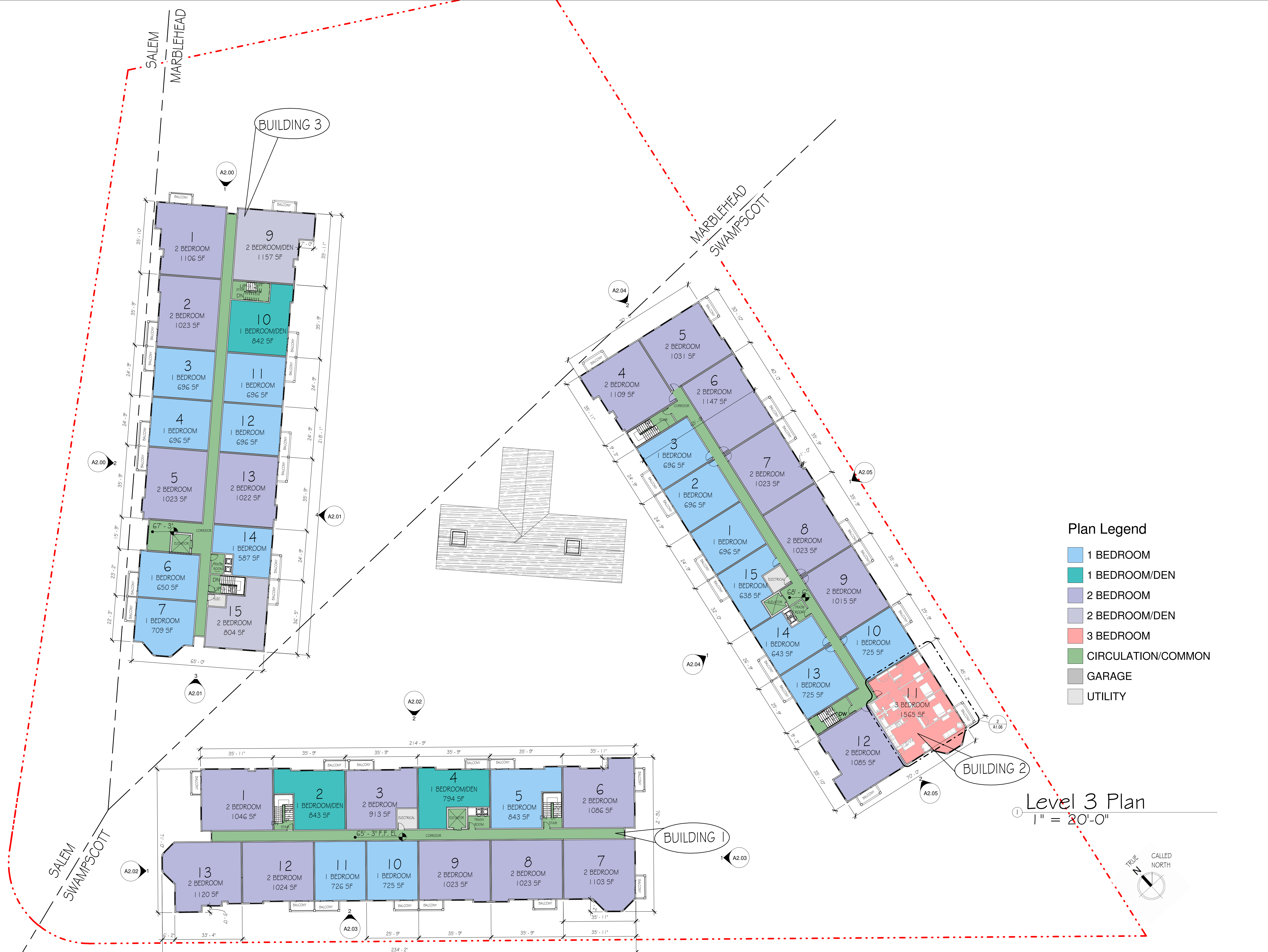
Glover Residences at Vinnin Square
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 20 Vinnin Sq. City of Salem Essex County, MA

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DESIGN

LEVEL 2 PLAN

A1.02



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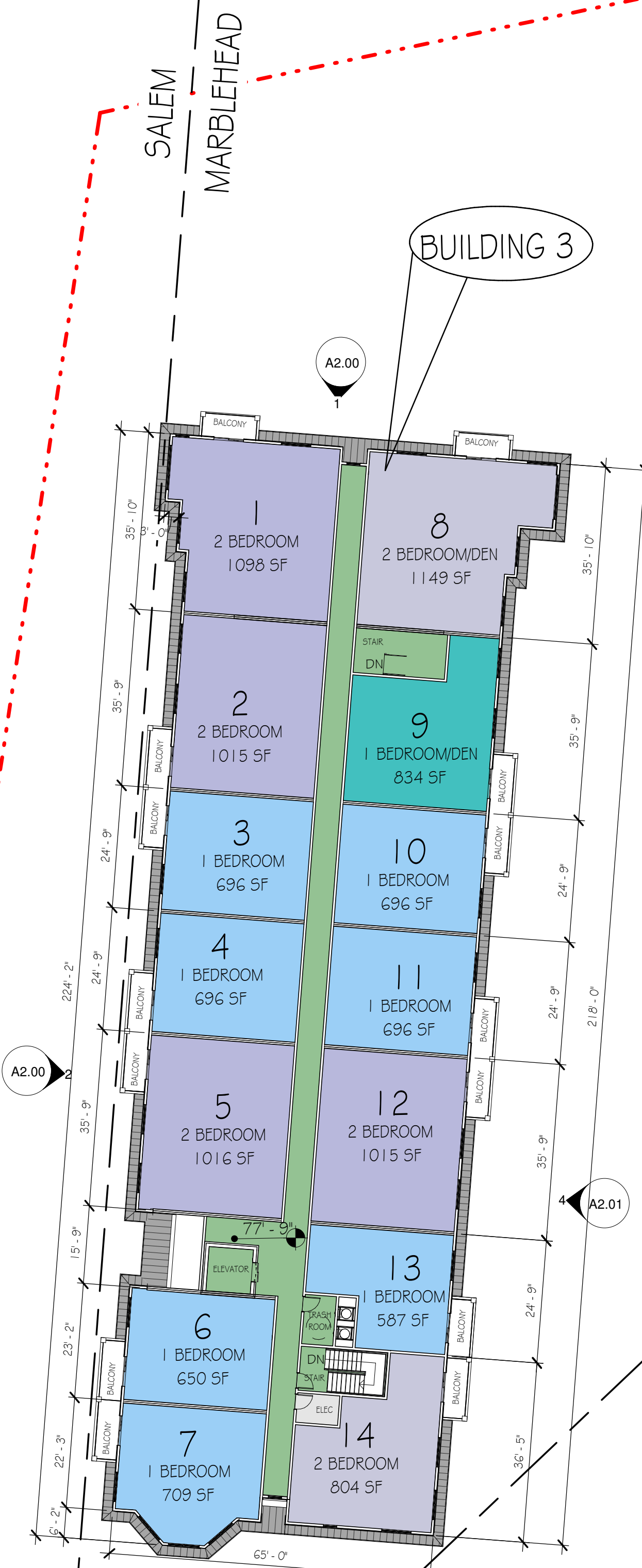
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December 5, 2022
Revisions Amended Planning Board Issue Filing - Marblehead
Checked By: []
Description: []
Date: []

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Drawn By: []
Checked By: []
Date: December 5, 2022
Project #: []

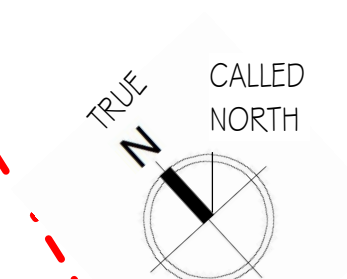
LEVEL 3 PLAN

A1.03



- Plan Legend**
- 1 BEDROOM
 - 1 BEDROOM/DEN
 - 2 BEDROOM
 - 2 BEDROOM/DEN
 - 3 BEDROOM
 - CIRCULATION/COMMON
 - GARAGE
 - UTILITY

Level 4 Plan
 1" = 20'-0"



Revisions Amended Planning Board
 Issue Filing - Marblehead
 Date:

December 5, 2022
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LEVEL 4 PLAN

Scale: As indicated
 Drawn By:
 Date: December 5, 2022

Checked By:
 Project #:

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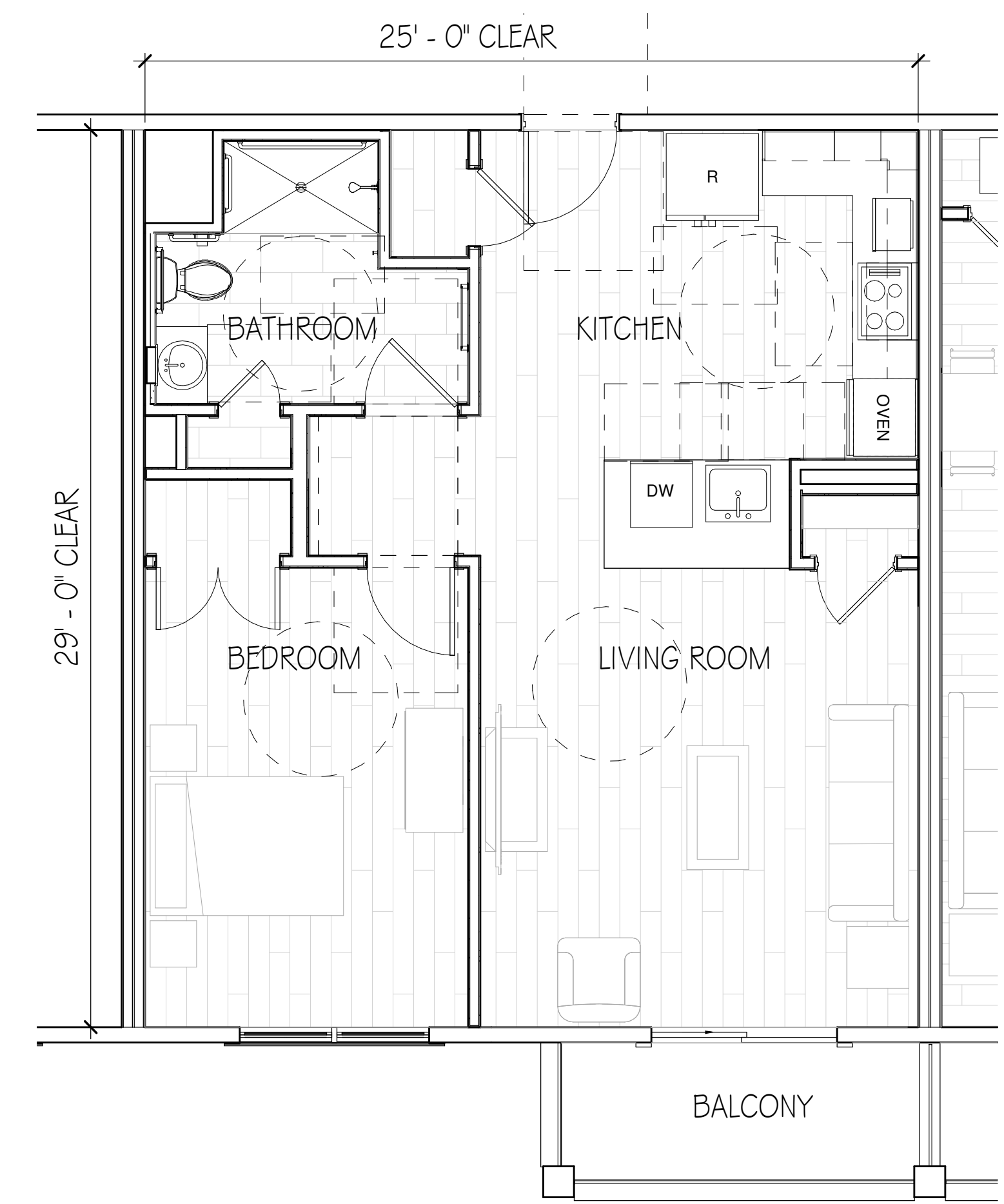
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LEVEL 4 PLAN

A1.04



④ TYPICAL 1 BEDROOM UNIT
1/4" = 1'-0"



③ TYPICAL 1 BEDROOM ACCESSIBLE UNIT
1/4" = 1'-0"



② TYPICAL 2 BEDROOM UNIT
1/4" = 1'-0"

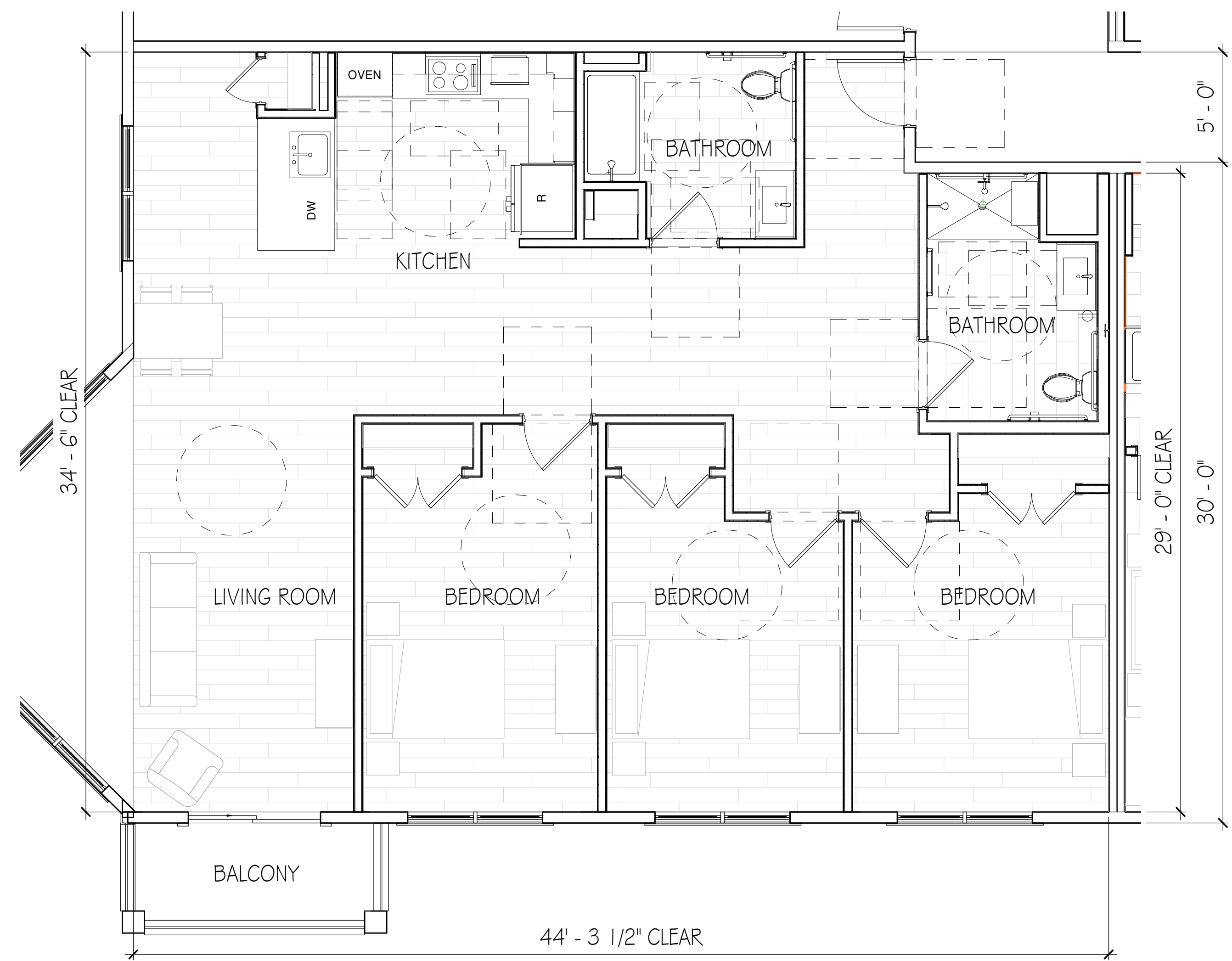


① TYPICAL 2 BEDROOM ACCESSIBLE UNIT
1/4" = 1'-0"

<p>Revisions Amended Planning Board Issue Filing - Marblehead Date: Description</p>		<p>ENLARGED UNIT PLANS</p>	
<p>Scale: 1/4" = 1'-0" Drawn By: Author Date: December 5, 2022</p>		<p>Checked By: Checker Project #:</p>	
<p>December 5, 2022 Checked by:</p>		<p>SV DESIGN Beverly, Massachusetts 01915 www.svdesign.com 1 978 927.3745</p>	
<p>Glover Residences at Vinnin Square 299 Salem St. Town of Swampscott; 202-204 Tedesco St. Town of Marblehead; 20 Vinnin Sq. City of Salem Essex County, MA</p>		<p>SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1 978 927.3745</p>	
<p>ENLARGED UNIT PLANS</p>		<p>A1.05</p>	



② TYPICAL 3 BEDROOM UNIT
1/4" = 1'-0"



① TYPICAL 3 BEDROOM ACCESSIBLE UNIT
1/4" = 1'-0"

Revisions	Amended Planning Board Issue Date	Filing - Marblehead Description	Checked By

ENLARGED UNIT PLANS

Scale: 1/4" = 1'-0"
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 Date: December 5, 2022
 Checked By: Checker
 Project #:

Glover Residences at Vinnin Square

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ENLARGED UNIT PLANS



EXTERIOR ELEVATION KEYNOTES		
NUMBER	ITEM	DESCRIPTION (OR EQUAL)
1	Architectural Asphalt Shingles	CertainTeed Landmark Moire Black
2	Panel Board and Batten	Off-white Azek panel with applied 1/2" x 2 1/2 batten strips
3	Cementitious horizontal channel siding	Boral 1 x 8, painted soft blue
4	Cementitious shingle siding	Boral Foundry, painted weathered gray
5	Cementitious trim	Boral, painted taupe
6	Standing seam metal roof	Everlast DL-100 in slate gray
7	Stone veneer w/ cast stone lintel + sill	Stoneworks 1" Vineyard granite, square and rec.
8	Vinyl windows	Simulated divided lite Mathews Brothers in black (or equal)
9	Decorative louver	Vinyl louver off-white
10	Garage door	Cloplay 2" polystyrene insulated minor ribbed door in soft blue
11	Decorative garage panel	Black aluminum frame
12	Entry door	Kawneer black anodized aluminum storefront system
13	Utility exterior door	Fiberglass flat panel door in soft blue
14	Balcony railing	Black aluminum vertical railing
15	Recessed light fixture at porch ceiling	2" diameter LED 3,000k soffit light
16	Wall mounted light	Kichler 10" black Toman LED 3,000k
17	Aluminum storefront system w/ cast stone lintel	Kawneer black anodized aluminum storefront system

1 MARBLEHEAD- NORTH BUILDING ELEVATION
1/8" = 1'-0"



2 MARBLEHEAD- WEST BUILDING ELEVATION
1/8" = 1'-0"



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MARBLEHEAD EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
Drawn By: Author
Date: December 5, 2022
Checked By: Checker
Project #:

Revisions Issue Date: Amended Planning Board Filing - Marblehead December 5, 2022
Description Checked By

A2.00

MARBLEHEAD EXTERIOR ELEVATIONS



EXTERIOR ELEVATION KEYNOTES		
NUMBER	ITEM	DESCRIPTION (OR EQUAL)
1	Architectural Asphalt Shingles	CertainTeed Landmark More Black
2	Panel Board and Batten	Off-white Azek panel with applied 1/2" x 2 1/2 batten strips
3	Cementitious horizontal channel siding	Boral 1 x 8, painted soft blue
4	Cementitious shingle siding	Boral Foundry, painted weathered gray
5	Cementitious trim	Boral, painted taupe
6	Standing seam metal roof	Everlast DL-100 in slate gray
7	Stone veneer w/ cast stone lintel + sill	Stoneworks 1" Vineyard granite, square and rec.
8	Vinyl windows	Simulated divided lite Mathews Brothers in black (or equal)
9	Decorative louver	Vinyl louver off-white
10	Garage door	Cloplay 2" polystyrene insulated minor ribbed door in soft blue
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13	Utility exterior door	Fiberglass flat panel door in soft blue
14	Balcony railing	Black aluminum vertical railing
15	Recessed light fixture at porch ceiling	2" diameter LED 3,000k soffit light
16	Wall mounted light	Kichler 10" black Toman LED 3,000k
17	Aluminum storefront system w/ cast stone lintel	Kawneer black anodized aluminum storefront system

③ MARBLEHEAD- SOUTH BUILDING ELEVATION
1/8" = 1'-0"



④ MARBLEHEAD- EAST BUILDING ELEVATION
1/8" = 1'-0"



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MARBLEHEAD EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
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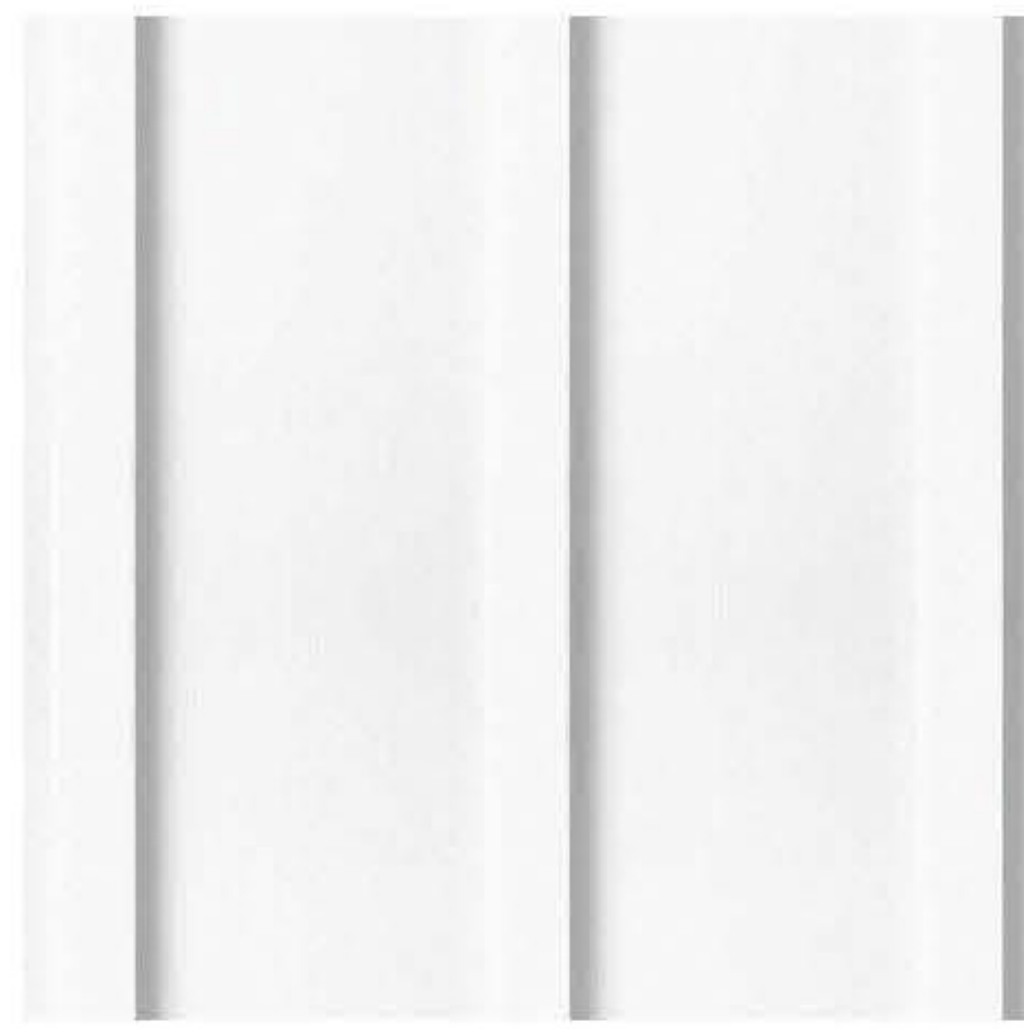
Revisions
Issue Date: Amended Planning Board Filing - Marblehead December 5, 2022
Description: Checked By:

A2.01

MARBLEHEAD EXTERIOR ELEVATIONS



Architectural Asphalt Shingles



Panel Board and Batten



Cementitious horizontal channel siding



Cementitious shingle siding



Standing seam metal roof



Stoneworks 1" vineyard granite, square and rectangle



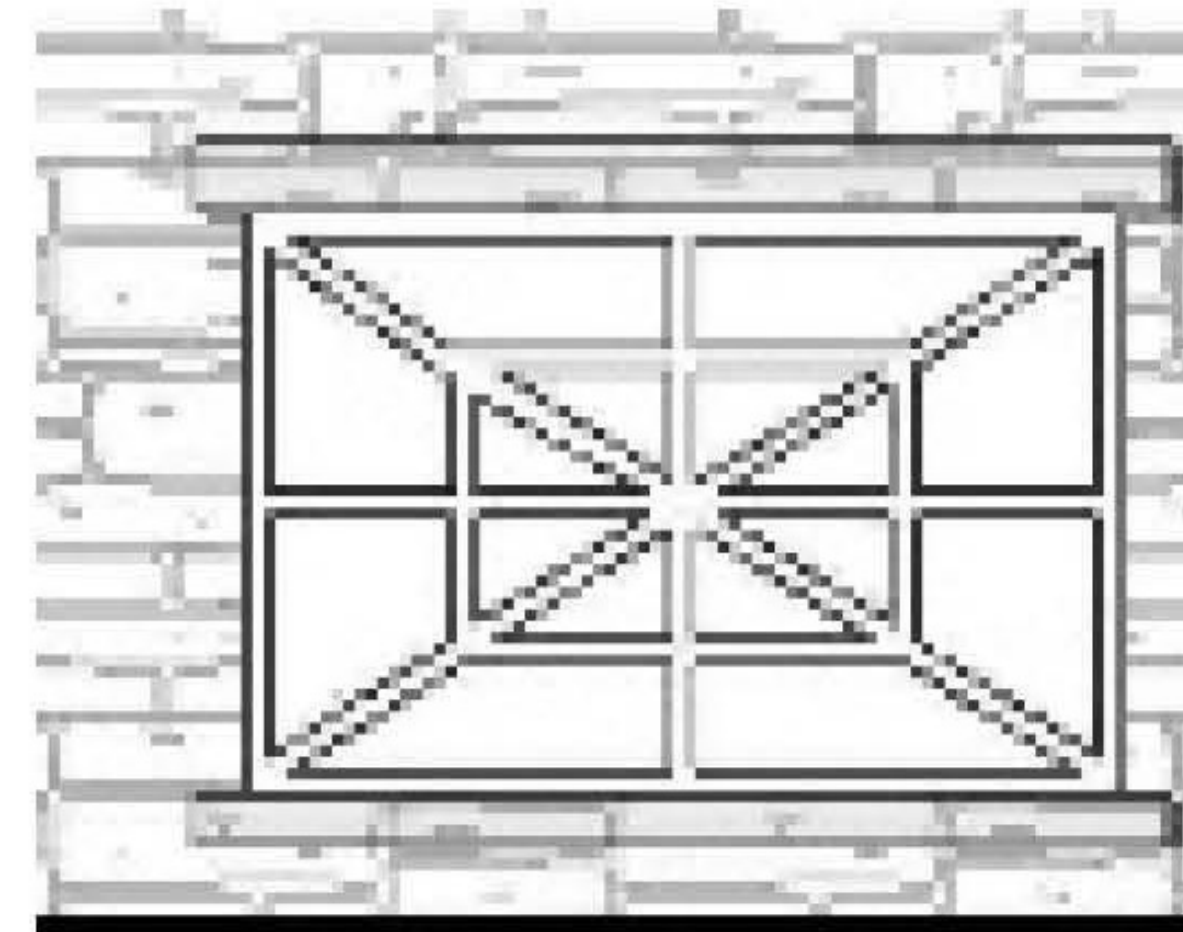
Simulated divided lite Mathews Brothers Color: Black



Decorative louver Color: White



Cloplay2" polystyrene insulated minor ribbed door Color: Soft blue



Decorative garage panel



Kawneer black anodized aluminum storefront system



Black aluminum vertical railing



Glover Residences at Vinnin Square

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MATERIALS BOARD

Scale:	
Drawn By: Author	Checked By: Checker
Date: December 5, 2022	Project #:

Revisions	Amended Planning Board	December 5,
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Date	Description	Checked By

A2.07

MATERIALS BOARD



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**CORNER OF VINNIN STREET
 AND SALEM STREET
 RENDERING**

Scale:
 Drawn By:
 Date: December 5, 2022

Checked By:
 Project #:

Revisions	Amended Planning Board	December 5,
Issue	Filing - Marblehead	2022
Date:	Description	Checked By

A3.01

CORNER OF VINNIN STREET
 AND SALEM STREET
 RENDERING



Glover Residences at Vinnin Square
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**MARBLEHEAD BUILDING
 FROM VINNIN STREET**

Scale:
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 Date: December 5, 2022
 Checked By: Checker
 Project #:

Revisions	Amended Planning Board	December 5,
Issue	Filing - Marblehead	2022
Date:	Description	Checked By

A3.10

MARBLEHEAD BUILDING
 FROM VINNIN STREET



Glover Residences at Vinnin Square
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**MARBLEHEAD BUILDING
 RENDERING**

Scale:
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 Checked By: Checker
 Project #:

Revisions	Amended Planning Board	December 5,
Issue	Filing - Marblehead	2022
Date:	Description	Checked By

A3.11

MARBLEHEAD BUILDING
 RENDERING



Glover Residences at Vinnin Square
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**MARBLEHEAD BUILDING
 RENDERING**

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Revisions	Amended Planning Board	December 5,
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Date:	Description	Checked By

A3.12

MARBLEHEAD BUILDING
 RENDERING



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**MARBLEHEAD BUILDING
 RENDERING**

Scale:
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Revisions	Amended Planning Board	December 5,
Issue	Filing - Marblehead	2022
Date:	Description	Checked By

A3.13

MARBLEHEAD BUILDING
 RENDERING

BUILDING TO BE DEMOLISHED



A

BUILDING TO BE DEMOLISHED



B

BUILDING TO BE DEMOLISHED



C

BUILDING TO BE DEMOLISHED



D

LOCUS PLAN



SITE

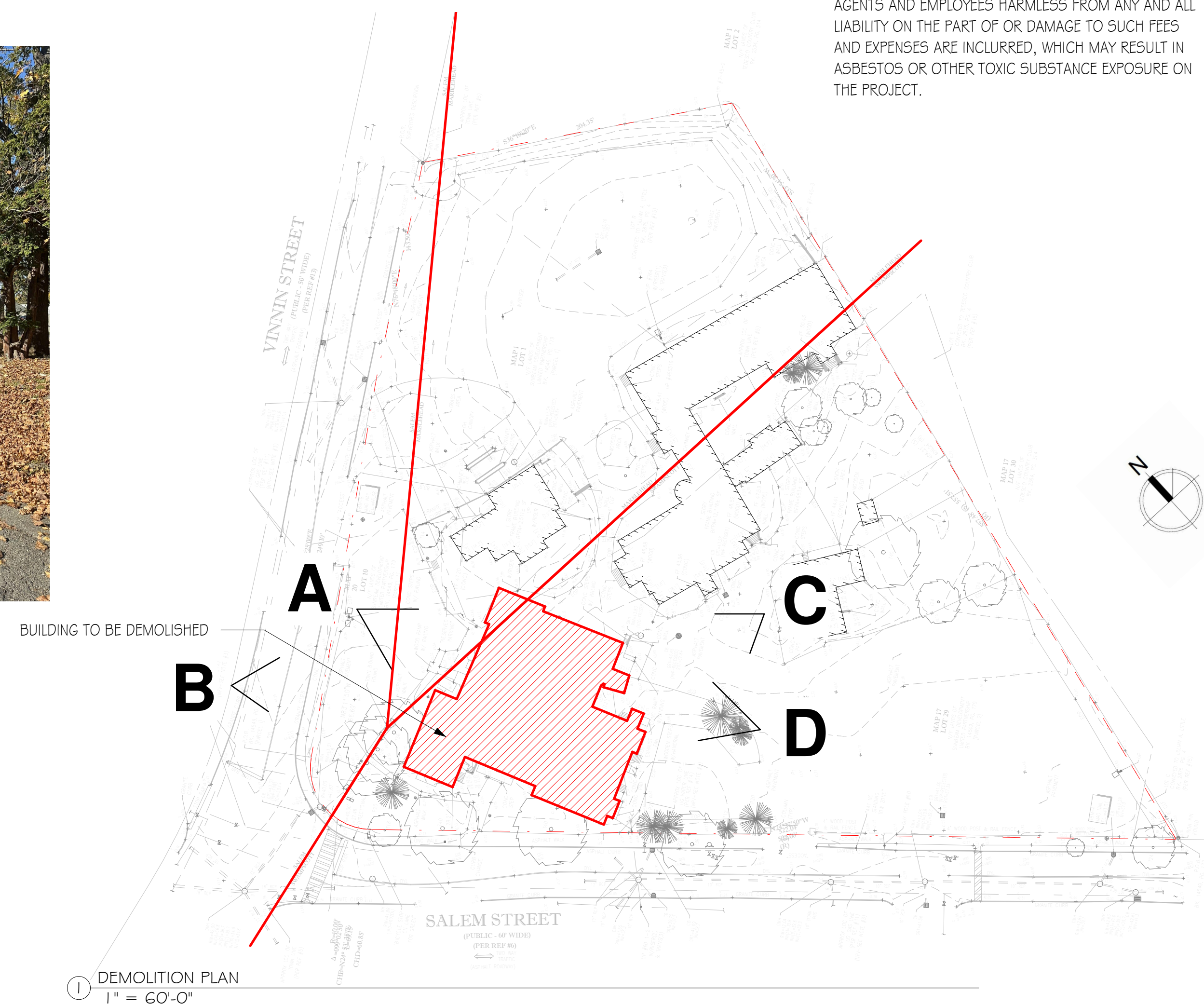
DEMOLITION NOTES

1. COMPLY WITH LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OR PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
3. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
4. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
5. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK
6. REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCT WORK, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED.

HAZARDOUS MATERIALS

1. IN THE EVENT OF ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE OR THE SUBSTANTIAL RISK THEREOF, CLIENT WILL HAVE THE DUTY TO INFORM THE ARCHITECT OF SUCH RISKS KNOWN OR REASONABLY KNOWNABLE TO CLIENT.
2. IF ASBESTOS OR ANY OTHER TOXIC SUBSTANCE, OR RISK TO EXPOSURE THERETO IS DISCOVERED BY ARCHITECT DURING WORK ON THE PROJECT, ARCHITECT SHALL IN ITS SOLE DISCRETION, HAVE THE RIGHT TO SUSPEND WORK ON THE PROJECT.
3. CLIENT SHALL HAVE THE DUTY TO PROMPTLY RETAIN A QUALIFIED EXPERT SAFELY TO REMOVE OR SUPERVISE THE REMOVAL OF SUCH ASBESTOS OR OTHER TOXIC SUBSTANCE.
4. CLIENT SHALL INDEMNIFY AND HOLD ARCHITECT, ITS AFFILIATES AND SUBCONTRACTORS AND THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY ON THE PART OF OR DAMAGE TO SUCH FEES AND EXPENSES ARE INCLUDED, WHICH MAY RESULT IN ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE ON THE PROJECT.

SITE PLAN



BUILDING TO BE DEMOLISHED

December 5, 2022
Revisions Amended Planning Board
Issue Filing - Marblehead
Date: Description

DEMOLITION PLAN-
MARBLEHEAD

Glover Residences at Vinnin Square
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DEMOLITION PLAN-
MARBLEHEAD

D1.00

BUILDING TO BE DEMOLISHED



A

BUILDING TO BE DEMOLISHED



B

BUILDING TO BE DEMOLISHED



C

BUILDING TO BE DEMOLISHED



D

LOCUS PLAN



SITE

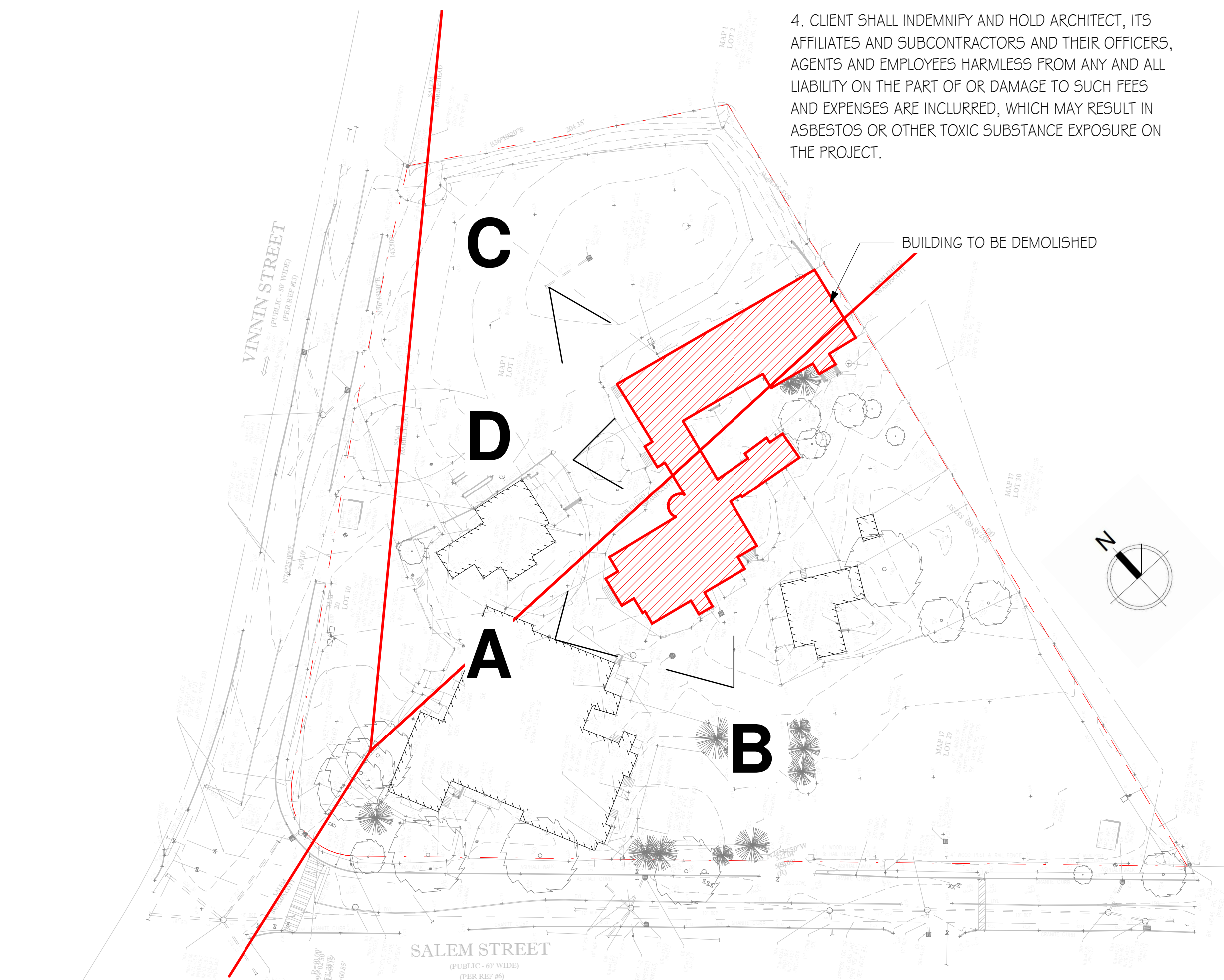
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SITE PLAN



DEMOLITION PLAN
1" = 60'-0"

December 5, 2022
Revisions Amended Planning Board
Issue Filing - Marblehead
Date: Description

DEMOLITION PLAN-
MARBLEHEAD

Glover Residences at Vinnin Square
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DEMOLITION PLAN-
MARBLEHEAD

D1.01

BUILDING TO BE DEMOLISHED



A

BUILDING TO BE DEMOLISHED



B

BUILDING TO BE DEMOLISHED



C

BUILDING TO BE DEMOLISHED



D

LOCUS PLAN



SITE

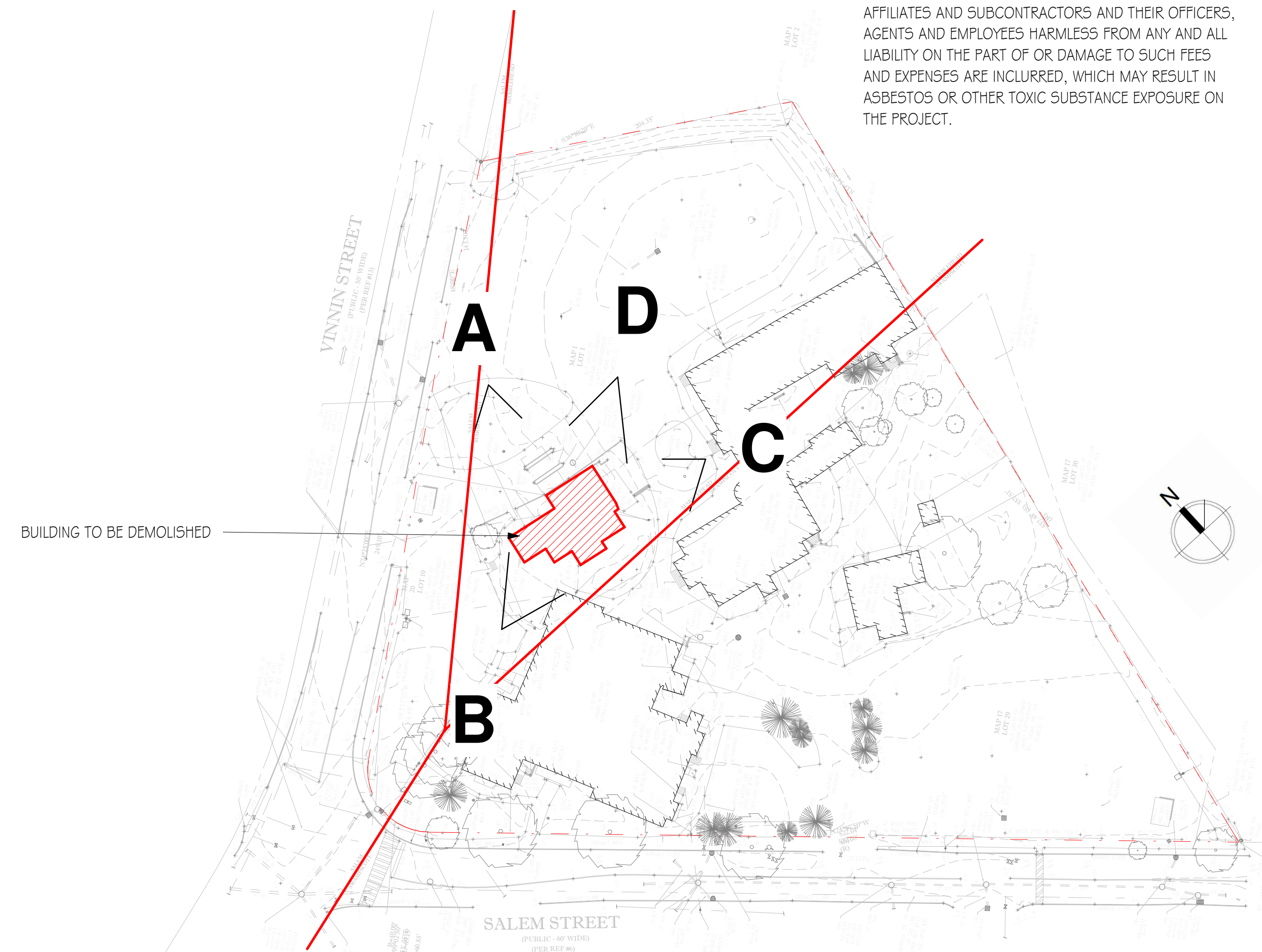
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1. COMPLY WITH LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OR PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
2. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
3. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
4. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
5. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK
6. REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCT WORK, ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED.

HAZARDOUS MATERIALS

1. IN THE EVENT OF ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE OR THE SUBSTANTIAL RISK THEREOF, CLIENT WILL HAVE THE DUTY TO INFORM THE ARCHITECT OF SUCH RISKS KNOWN OR REASONABLY KNOWABLE TO CLIENT.
2. IF ASBESTOS OR ANY OTHER TOXIC SUBSTANCE, OR RISK TO EXPOSURE THERETO IS DISCOVERED BY ARCHITECT DURING WORK ON THE PROJECT, ARCHITECT SHALL IN ITS SOLE DISCRETION, HAVE THE RIGHT TO SUSPEND WORK ON THE PROJECT.
3. CLIENT SHALL HAVE THE DUTY TO PROMPTLY RETAIN A QUALIFIED EXPERT SAFELY TO REMOVE OR SUPERVISE THE REMOVAL OF SUCH ASBESTOS OR OTHER TOXIC SUBSTANCE.
4. CLIENT SHALL INDEMNIFY AND HOLD ARCHITECT, ITS AFFILIATES AND SUBCONTRACTORS AND THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY ON THE PART OF OR DAMAGE TO SUCH FEES AND EXPENSES ARE INCLUDED, WHICH MAY RESULT IN ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE ON THE PROJECT.

SITE PLAN



BUILDING TO BE DEMOLISHED

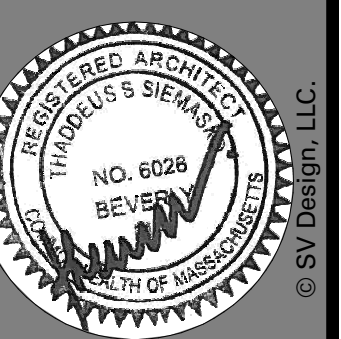
DEMOLITION PLAN
1" = 60'-0"

December 5, 2022
Revisions Amended Planning Board
Issue Filing - Marblehead
Date: Description

DEMOLITION PLAN-
MARBLEHEAD

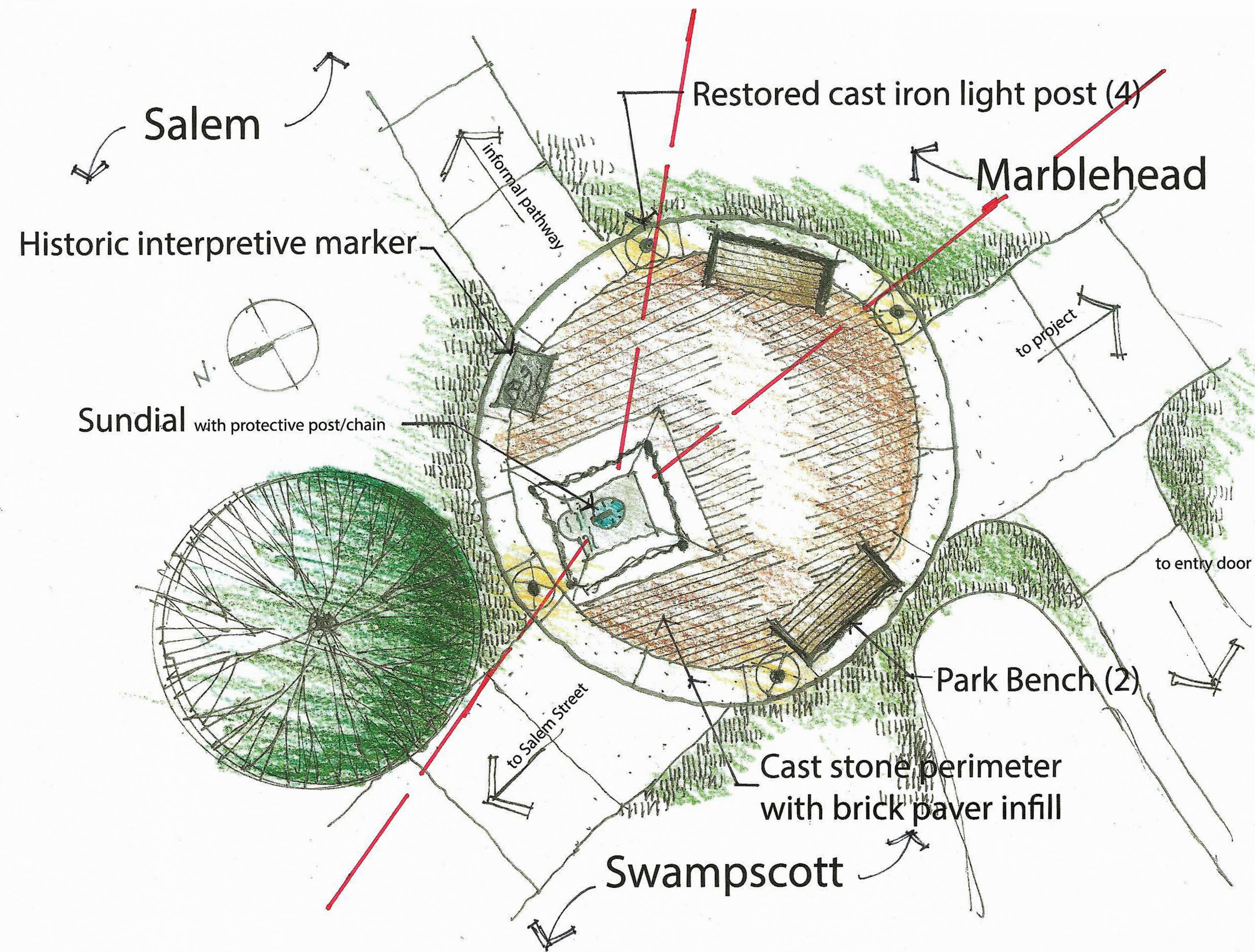
Glover Residences at Vinnin Square
299 Salem St. Town of Swampscott; 202-204 Tedesco St. Town of Marblehead;
20 Vinnin Sq. City of Salem Essex County, MA

SV DESIGN
126 Dodge Street
Beverly, Massachusetts 01915
www.svdesign.com
1 978 927 3746









DEMOLITION PLAN-
MARBLEHEAD

D1.02



Concept Sketch of Monument Area

				Glover Residences at Vinnin Square 299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of Marblehead; 20 Vinnin Sq, City of Salem Essex County, MA SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745		HISTORIC SITE FEATURES		Revisions Issue Date: Description 1 2 3 4 5 6 7 8 9 10		December 5, 2022 Filing - Marblehead Checked by:	
				Glover Residences at Vinnin Square 299 Salem St, Town of Swampscott; 202-204 Tedesco St, Town of Marblehead; 20 Vinnin Sq, City of Salem Essex County, MA SV DESIGN 126 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.927.3745		HISTORIC SITE FEATURES		Revisions Issue Date: Description 1 2 3 4 5 6 7 8 9 10		December 5, 2022 Filing - Marblehead Checked by:	
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