

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: Planning Board Filing - Swampscott
September 19, 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.	

MARBLEHEAD GROSS FLOOR AREA SUMMARY

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

UNIT MIX (MARBLEHEAD)

	ONE BEDROOM	TWO BEDROOM	3 BEDROOM	TOTAL
LEVEL 1	1	1	0	2
LEVEL 2	8	6	0	14
LEVEL 3	8	6	0	14
LEVEL 4	8	6	0	14
TOTAL	25	19	0	44

MARBLEHEAD

SWAMPSCOTT (GLOVER MULTIFAMILY OVERLAY DISTRICT)

UNITS	41.6 UNITS / ACRE	96 UNITS
PARKING SPACES	1.5 PARKING SPACES / UNIT	144 PARKING SPACES
FOOTPRINT	36,359 SF FOOTPRINT	
G.F.A.	129,708 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	AMENITY BUILDING	
LEVEL 1	14,651 SF	17,331 SF	4,377 SF	
LEVEL 2	14,767 SF	16,397 SF		
LEVEL 3	14,767 SF	16,397 SF		
LEVEL 4	14,676 SF	16,345 SF		
TOTAL	58,861 SF	66,470 SF	4,377 SF	129,708 SF

SWAMPSCOTT

COMBINED

TOTAL UNIT MIX SUMMARY

	ONE BEDROOM	TWO BEDROOM	3 BEDROOM	TOTAL
LEVEL 1	5	9	0	14
LEVEL 2	20	21	1	42
LEVEL 3	20	21	1	42
LEVEL 4	20	21	1	42
TOTAL	65	72	3	140

COMPLETE SUMMARY

UNITS	140 UNITS
PARKING	232 PARKING SPOTS REQUIRED - 222 PROVIDED
	41 PARKING SPACES IN MARBLEHEAD FOR SWAMPSCOTT BUILDING
FOOTPRINT	53,528 SF FOOTPRINT
G.F.A.	192,661 SF G.F.A.

Revisions	Date	Checked By
△		

PROJECT SUMMARY
Scale: 1/8" = 1'-0"
Drawn By: AUTHOR
Checked By: CHECKER
Date: September 19, 2022
Project:

Planning Board Filing

Proposed New Construction
Glover Residences at Vinnin Square
 209 Salem St, Town of Swampscott; 202-204 Telesco St, Town of Marblehead;
 20 Vinnin Sq, City of Salem Essex County, MA
 SV DESIGN
 128 Dodge Street
 Beverly, Massachusetts 01915
 www.svdesign.com
 1/17/2022/2/16



PROJECT SUMMARY

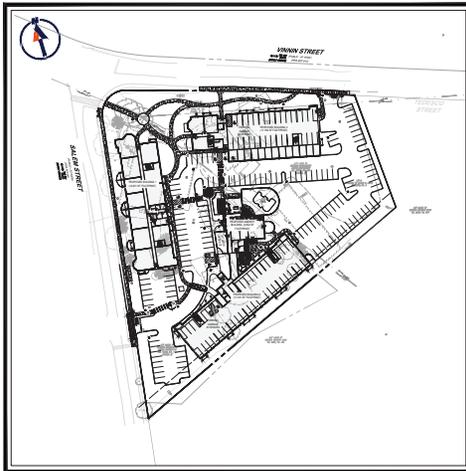
A0.01

PRELIMINARY SITE PLAN DOCUMENTS

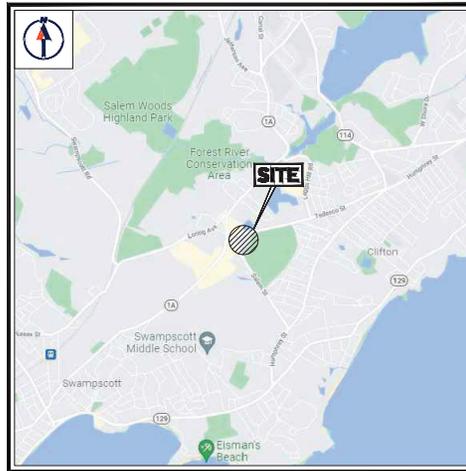
FOR
**LEGGAT McCALL
 PROPERTIES, LLC**

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



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



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

PREPARED BY

BOHLER //

DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES SHEET	C-102
DEMOLITION PLAN	C-201
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LANDSCAPE PLAN	L-701
LIGHTING PLAN	L-702
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ALTANSPS LAND TITLE SURVEY (BY OTHERS)	1 SHEET

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

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	05/20/2024	BUILDING FOOTPRINT REVISIONS	ECL

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ISSUED FOR PERMIT

PROJECT No.: M211002
 DRAWN BY: SPENCER
 CHECKED BY: EGGTAH
 DATE: 07/14/2022
 CAO ID.: M211002-CHDS-00

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) 869-5340
www.BohlerEngineering.com



SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101



VINNIN STREET

← TWO WAY TRAFFIC (PUBLIC - 50' WIDE) (LOCAL ROOMS) (PER REF #13)



ZONING ANALYSIS TABLE			
TOWN OF MARBLEHEAD			
ZONING DISTRICT	REQUIRED PERMIT	REQUIRED	EXISTING
B1 - BUSINESS 1 DISTRICT	B2 - SMART GROWTH DISTRICT		
MIN. LOT AREA	10,000 SF	64,444 SF (176,900 SF OVERALL)	NO CHANGE
MIN. LOT WIDTH	25% OF REQUIRED LOT FRONTAGE	99.17 FT (ENC)	NO CHANGE
MIN. FRONTAGE	30 FT	375.8 FT	NO CHANGE
MIN. FRONT SETBACK	NONE	64 FT	25.41 FT
MIN. FRONT SETBACK	TWICE THE LOT FRONTAGE	64 FT	25.41 FT
MIN. SIDE SETBACK	10 FT	8 FT	NO CHANGE
MIN. REAR SETBACK	5 FT	4.9 FT (ENC)	15.26 FT
MIN. BUILDING HEIGHT	42 FT	+ 35 FT	45.8 FT
MIN. OPEN AREA	SEE NOTE (1) (31.477 SF)	N/A	34,889 SF
MAX. RESIDENTIAL DENSITY	20 UNITS/ACRE	N/A	26 UNITS/ACRE
PARKING SPACES	88	N/A	117
ACCESS PARKING SPACES	4	N/A	3
PARKING/STREET CRITERIA	US/CATEGORY: MULTIFAMILY DWELLING	US/CATEGORY: MULTIFAMILY DWELLING	
STANDARD: 9 FT x 20 FT	STANDARD: 9 FT x 20 FT	STANDARD: 9 FT x 20 FT	
COMPACT: 8 FT x 16 FT	COMPACT: 8 FT x 16 FT	COMPACT: 8 FT x 16 FT	
REQUIRED PARKING	44 DWELLING UNITS (2 SPACES/DWELLING UNIT) = 88 SPACES	44 DWELLING UNITS (2 SPACES/DWELLING UNIT) = 88 SPACES	
ACCESSIBLE PARKING	1-25 SPACES + 1 MIN. ACCESSIBLE SPACE	401-500 SPACES + 1 MIN. ACCESSIBLE SPACE	1-25 SPACES + 1 MIN. ACCESSIBLE SPACE
STANDARD	25-50 SPACES + 1 MIN. ACCESSIBLE SPACE	501-1000 SPACES + 1 MIN. ACCESSIBLE SPACE	25-50 SPACES + 1 MIN. ACCESSIBLE SPACE
5 FT x 20 FT STALL (MIN.)	75-105 SPACES + 1 MIN. ACCESSIBLE SPACE	1001+ SPACES + 1 MIN. ACCESSIBLE SPACE	75-105 SPACES + 1 MIN. ACCESSIBLE SPACE
5 FT x 18 FT ASILE (MIN.)	101-200 SPACES + 1 MIN. ACCESSIBLE SPACE	1001+ SPACES + 1 MIN. ACCESSIBLE SPACE	101-200 SPACES + 1 MIN. ACCESSIBLE SPACE
5 FT x 16 FT STALL (MIN.)	201-300 SPACES + 1 MIN. ACCESSIBLE SPACE	1 ACCESSIBLE VAN SPACE PER 5 STANDARD ACCESSIBLE SPACES (MIN.)	201-300 SPACES + 1 MIN. ACCESSIBLE SPACE
5 FT x 14 FT ASILE (MIN.)	301-400 SPACES + 1 MIN. ACCESSIBLE SPACE		

(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.
 * WALKWAY/SPECIAL PERMIT/VARIANCE MAY BE REQUIRED

ZONING ANALYSIS TABLE			
TOWN OF SWAMPSCOTT			
ZONING DISTRICT	REQUIRED PERMIT	REQUIRED (B1) (S)	EXISTING
B1 - BUSINESS 1 DISTRICT	B2 - GLOVER MULTIFAMILY OVERLAY DISTRICT		
MIN. LOT AREA	10,000 SF (S)	98,979 SF (176,900 SF OVERALL)	NO CHANGE
MIN. LOT WIDTH	N/A	99.17 FT	NO CHANGE
MIN. FRONTAGE	35 FT (S)	345.5 FT	NO CHANGE
MIN. FRONT SETBACK	NONE	5.1 FT	13.87 FT
MIN. SIDE SETBACK	8 FT (S)	N/A	N/A
MIN. REAR SETBACK	8 FT (S)	4.8 FT (ENC)	20 FT
MIN. PARKING SETBACK FROM STREET	25 FT (S)	-	25 FT
MIN. OPEN AREA	SEE NOTE (1) (62,583 SF) (S)	-	62,756 SF
MAX. BUILDING HEIGHT	55 FT (S)	1 STORY	45.8 FT
MIN. MAX. RESIDENTIAL DENSITY	40 UNITS/ACRE (S)	-	41.6 UNITS/ACRE
PARKING SPACES	144 (S)	-	108
ACCESS PARKING SPACES	3 (S)	-	5
PARKING/STREET CRITERIA	US/CATEGORY: MULTIFAMILY DWELLING	US/CATEGORY: MULTIFAMILY DWELLING	
STANDARD: 9 FT x 18 FT	STANDARD: 9 FT x 18 FT	STANDARD: 9 FT x 18 FT	
COMPACT: 8 FT x 14 FT	COMPACT: 8 FT x 14 FT	COMPACT: 8 FT x 14 FT	
REQUIRED PARKING	18 DWELLING UNITS (1.5 SPACES/DWELLING UNIT) UP TO 25% MAY BE COMPACT CALCULATION: 18 DWELLING UNITS (1.5 SPACES/DWELLING UNIT) = 144 SPACES	18 DWELLING UNITS (1.5 SPACES/DWELLING UNIT) = 144 SPACES	
ACCESSIBLE PARKING	1-25 SPACES + 1 MIN. ACCESSIBLE SPACE	401-500 SPACES + 1 MIN. ACCESSIBLE SPACE	1-25 SPACES + 1 MIN. ACCESSIBLE SPACE
STANDARD	25-50 SPACES + 1 MIN. ACCESSIBLE SPACE	501-1000 SPACES + 1 MIN. ACCESSIBLE SPACE	25-50 SPACES + 1 MIN. ACCESSIBLE SPACE
5 FT x 20 FT STALL (MIN.)	75-105 SPACES + 1 MIN. ACCESSIBLE SPACE	1001+ SPACES + 1 MIN. ACCESSIBLE SPACE	75-105 SPACES + 1 MIN. ACCESSIBLE SPACE
5 FT x 18 FT ASILE (MIN.)	101-200 SPACES + 1 MIN. ACCESSIBLE SPACE	1001+ SPACES + 1 MIN. ACCESSIBLE SPACE	101-200 SPACES + 1 MIN. ACCESSIBLE SPACE
5 FT x 16 FT STALL (MIN.)	201-300 SPACES + 1 MIN. ACCESSIBLE SPACE	1 ACCESSIBLE VAN SPACE PER 5 STANDARD ACCESSIBLE SPACES (MIN.)	201-300 SPACES + 1 MIN. ACCESSIBLE SPACE
5 FT x 14 FT ASILE (MIN.)	301-400 SPACES + 1 MIN. ACCESSIBLE SPACE		

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

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 LANDSCAPE ARCHITECTURE
 PLANNING SERVICES
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REVISIONS

REV	DATE	COMMENT	BY	CHECKED
1	05/20/2024	BUILDING FOOTPRINT REVISIONS	JL	JL

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PROJECT NO.: M211002
 DRAWN BY: SPENCER
 CHECKED BY: EGGYAN
 DATE: 07/14/2024
 CAO ID: M211002-SPD-00

SITE PLAN DOCUMENTS

FOR

GLOVER RESIDENCES AT VINNIN SQUARE

PROPOSED RESIDENTIAL DEVELOPMENT

299 SALEM ST.
 TOWN OF SWAMPSCOTT,
 BOSTON, MA 02110
 20 VINNIN SQ. CITY OF SALEM
 ESSEX COUNTY, MA

BOHLER
 45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 563-8340
 www.BohlerEngineering.com

PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MASSACHUSETTS
 No. 11883
 JOHN J. BOHLER

SHEET TITLE

SITE LAYOUT PLAN

SHEET NUMBER:
C-301

REVISION 1 -

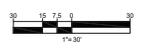
SITE INFORMATION

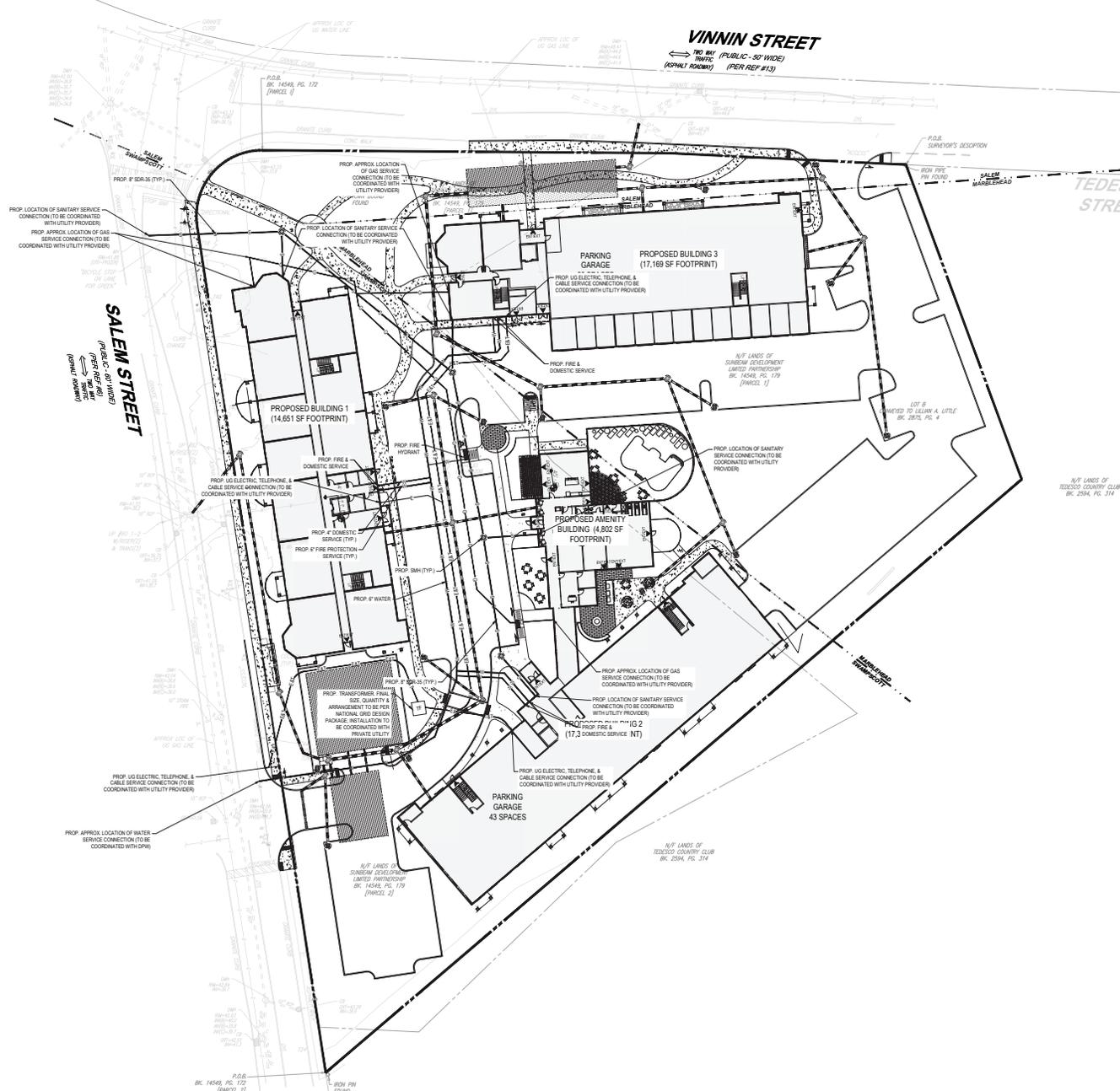
- APPLICANT:
LEGAT MCALL PROPERTIES, LLC
15 POST OFFICE SQUARE
BOSTON, MA 02109
- OWNER:
SUNBEAM DEVELOPMENT LTD. PARTNERSHIP
299 SALEM STREET
SWAMPSCOTT, MA 01907
- PARCEL:
MAP 17 & LOT 29
299 SALEM STREET
TOWN OF SWAMPSCOTT
ESSEX COUNTY, MASSACHUSETTS

MAP 1 & LOT 1
202-204 TEDESCO STREET
TOWN OF MARBLEHEAD
ESSEX COUNTY, MASSACHUSETTS

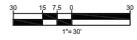
MAP 20 & LOT 10
20 VINNIN STREET
CITY OF SALEM
ESSEX COUNTY, MASSACHUSETTS

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





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



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 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	APPROVED
1	09/20/2020	BUILDING FOOTPRINT REVISIONS	ZCL

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This drawing is intended for municipal, federal, state, or other governmental use only and is not to be used for any other purpose without the express written consent of the engineer.

PROJECT No.: M211002
 DRAWN BY: SPANGL
 CHECKED BY: EES/TAH
 DATE: 07/14/2022
 CAD ID: M211002-SPPO-GG

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) 569-6040

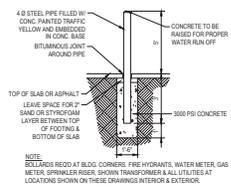
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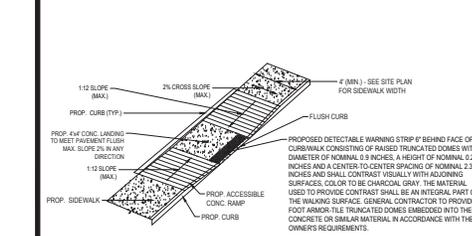
SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501

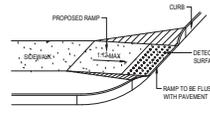
REVISION 1 -



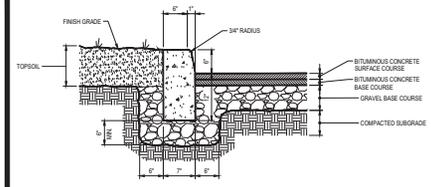
BOLLARD



ACCESSIBLE RAMP

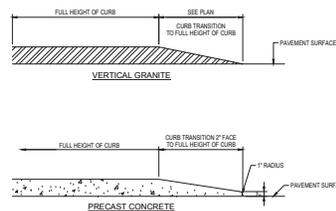


ACCESSIBLE RAMP

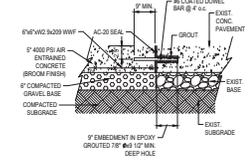


- NOTE:
1. CURB SHALL CONSIST OF 4.000 PPS AIR ENTRAINED CONCRETE. EXPOSED EDGES TO HAVE RUBBERED FINISH AND SURFACE SHALL BE TREATED WITH A CONCRETE PENETRANT/SEALER.
 2. THE ENDS OF CURB SECTIONS SHALL BE CHAMFERED 1/4 INCH.
 3. THE CONCRETS OF CURB SECTIONS SHALL MATCH THE ADJACENT CURB IN SIZE, COLOR AND FINISH.
 4. CURBS, CURB CORNERS OR EDGING SHALL BE FITTED TOGETHER AS CLOSELY AS POSSIBLE.
 5. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM OF TWENTY FEET (20') ON CENTER USING PREFORMED EXPANSION JOINT FILLER HAVING A THICKNESS OF 1/2 INCH.

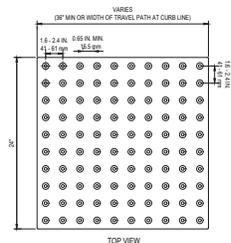
PRECAST CONCRETE CURB



TRANSITION CURB

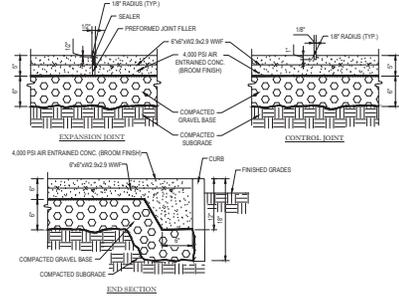


CONCRETE SIDEWALK TIE-IN

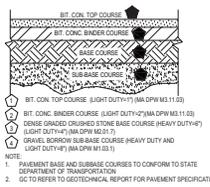


- NOTE:
1. TRUNCATED DOME SHALL CONTRAST VISUALLY WITH ADJACING SURFACES, EITHER LIGHT OR DARK OR DARK LIGHT.
 2. CONTRACTOR TO INSTALL DETECTABLE WARNING STRIPS AT ALL VEHICLE INTERSECTIONS, HAZARDOUS VELOCULAR AREA.
 3. DOMES SHALL HAVE A BASE DIAMETER OF 0.8 IN (23 mm) MIN. TO 1.4 IN (36 mm) MAX. AND A TOP DIA. OF 0.75 TO 0.9 IN MAX. OF THE BASE DIA.
 4. TRUNCATED DOMES SHALL HAVE A HEIGHT OF 0.2 TO 0.4 INCH.
 5. TRUNCATED DOMES SHALL HAVE A CENTER TO CENTER SPACING OF 2.0 INCHES MIN. TO 2.4 INCHES MAX. WITH A MINIMUM CLEARANCE OF 0.1 INCHES BETWEEN THE MOST ADJACENT DOMES ON THE GRID.

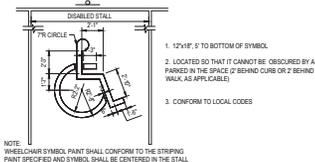
DETECTABLE WARNING SURFACE



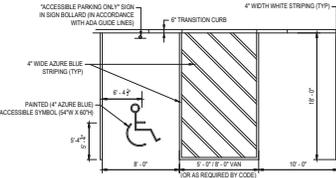
TYPICAL CONCRETE SIDEWALK



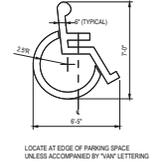
PAVEMENT SECTION



ACCESSIBLE PARKING SPACE PAINTING DETAIL



HANDICAPPED STALL MARKINGS & PARKING LOT STRIPING DETAIL



ACCESSIBLE PARKING SYMBOL

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 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PRECAST CONCRETE
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	APPROVED
1	09/20/2020	BUILDING FOOTPRINT REVISIONS	AJL

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SITE PLAN DOCUMENTS

FOR

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PROPOSED RESIDENTIAL DEVELOPMENT

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 TOWN OF SWAMPSCOTT,
 202-204 TEDESCO ST., TOWN OF MARBLEHEAD,
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45 FRANKLIN STREET, 5th FLOOR
 BOSTON, MA 02110
 Phone: (617) 869-8040

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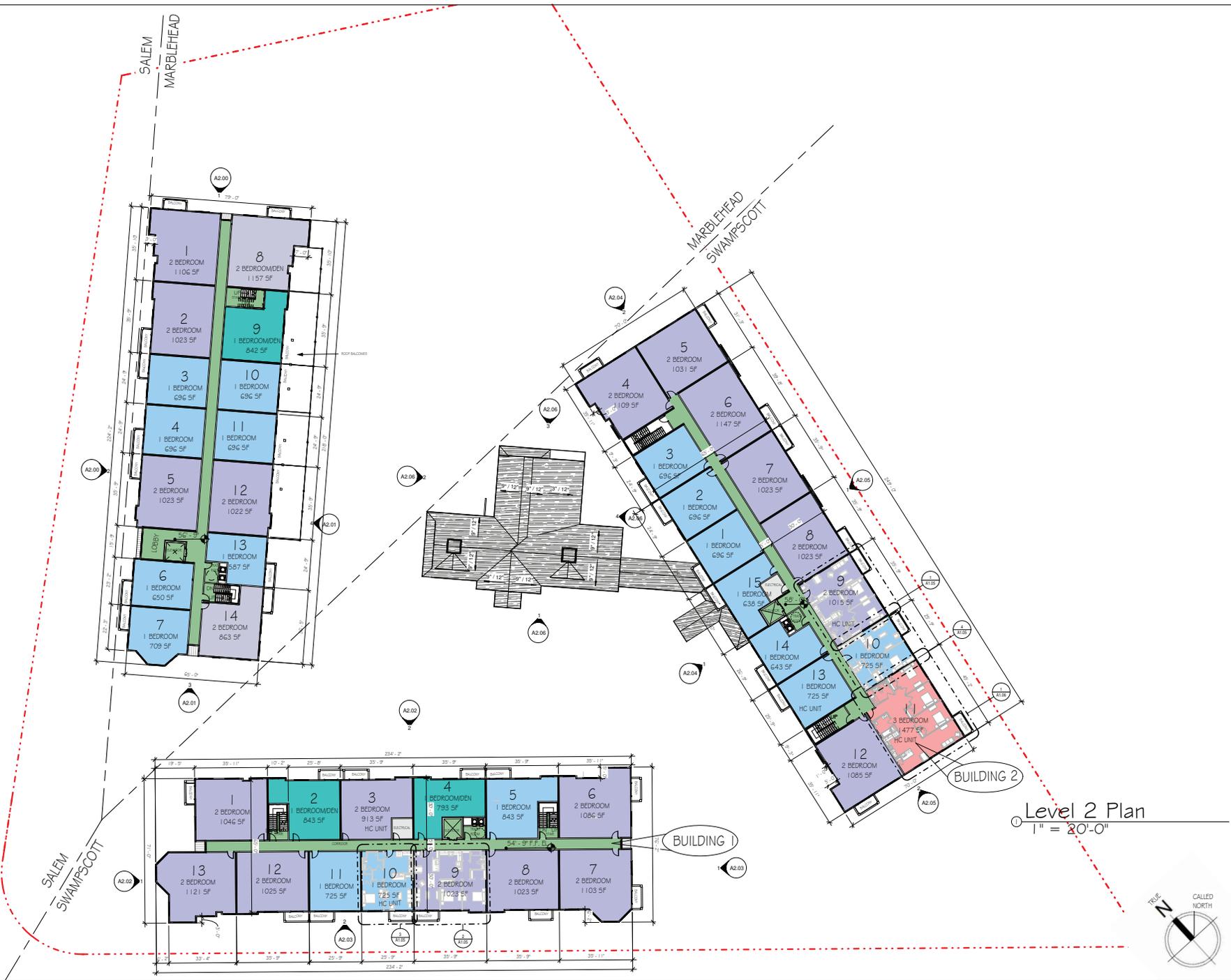
PROFESSIONAL SEAL
 TRISTYAN A. HAYES
 REG. NO. 11083
 PROFESSIONAL ENGINEER
 CIVIL

SHEET TITLE

DETAIL SHEET

SHEET NUMBER

C-601



Revisions

No.	Date	By	Checked By

Planning Board Filing - September 19, 2022
 Swampscott
 Checked By: [Signature]

LEVEL 2 PLAN

Scale: As Indicated
 Drawn By: [Signature]
 Date: September 19, 2022
 Project: [Signature]

Planning Board Filing

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

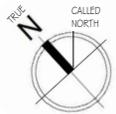
138 Dodge Street
 Beverly, Massachusetts 01915
 www.nskdesign.com
 1978.02.27.16

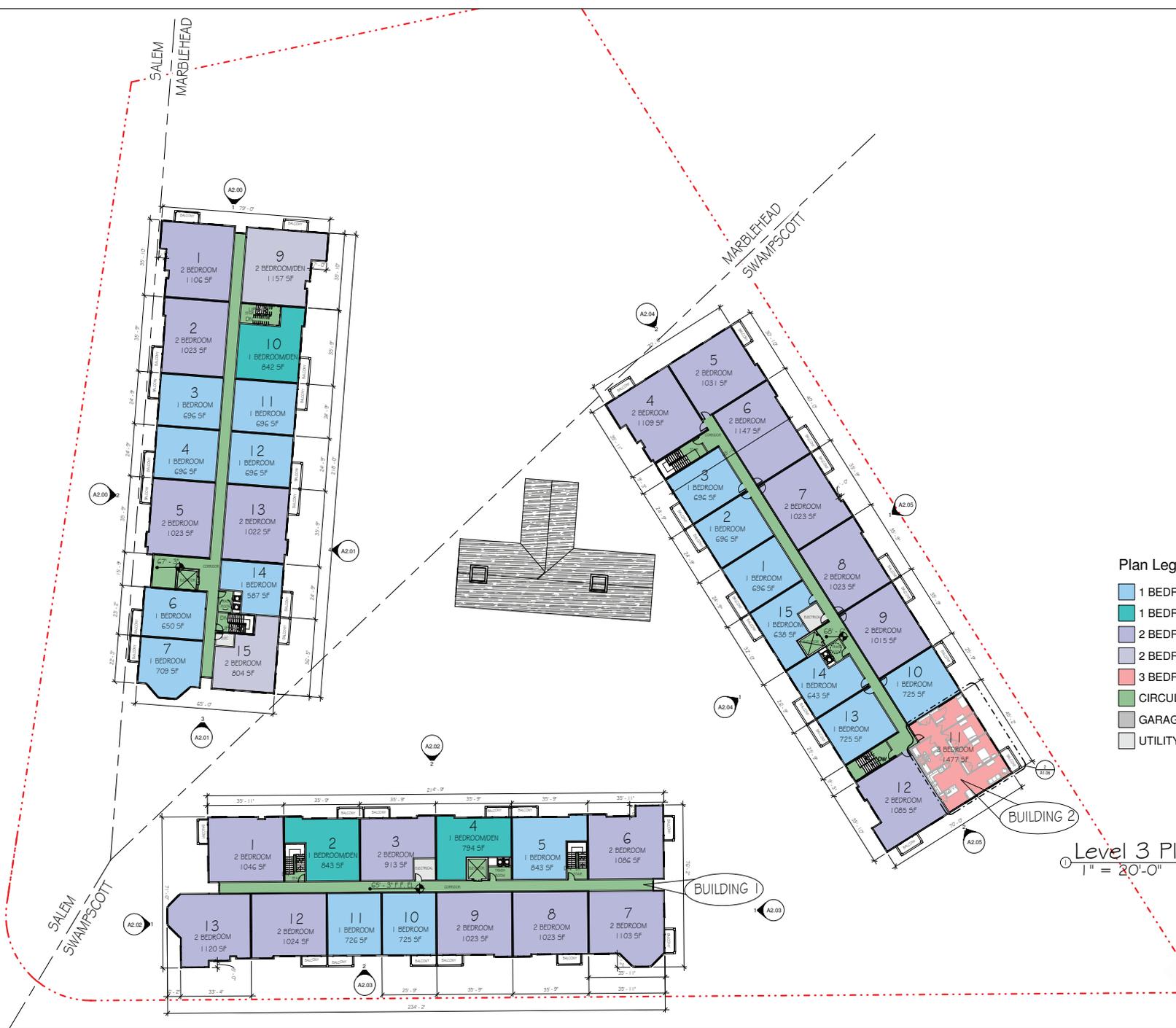
SV DESIGN



LEVEL 2 PLAN

A1.02



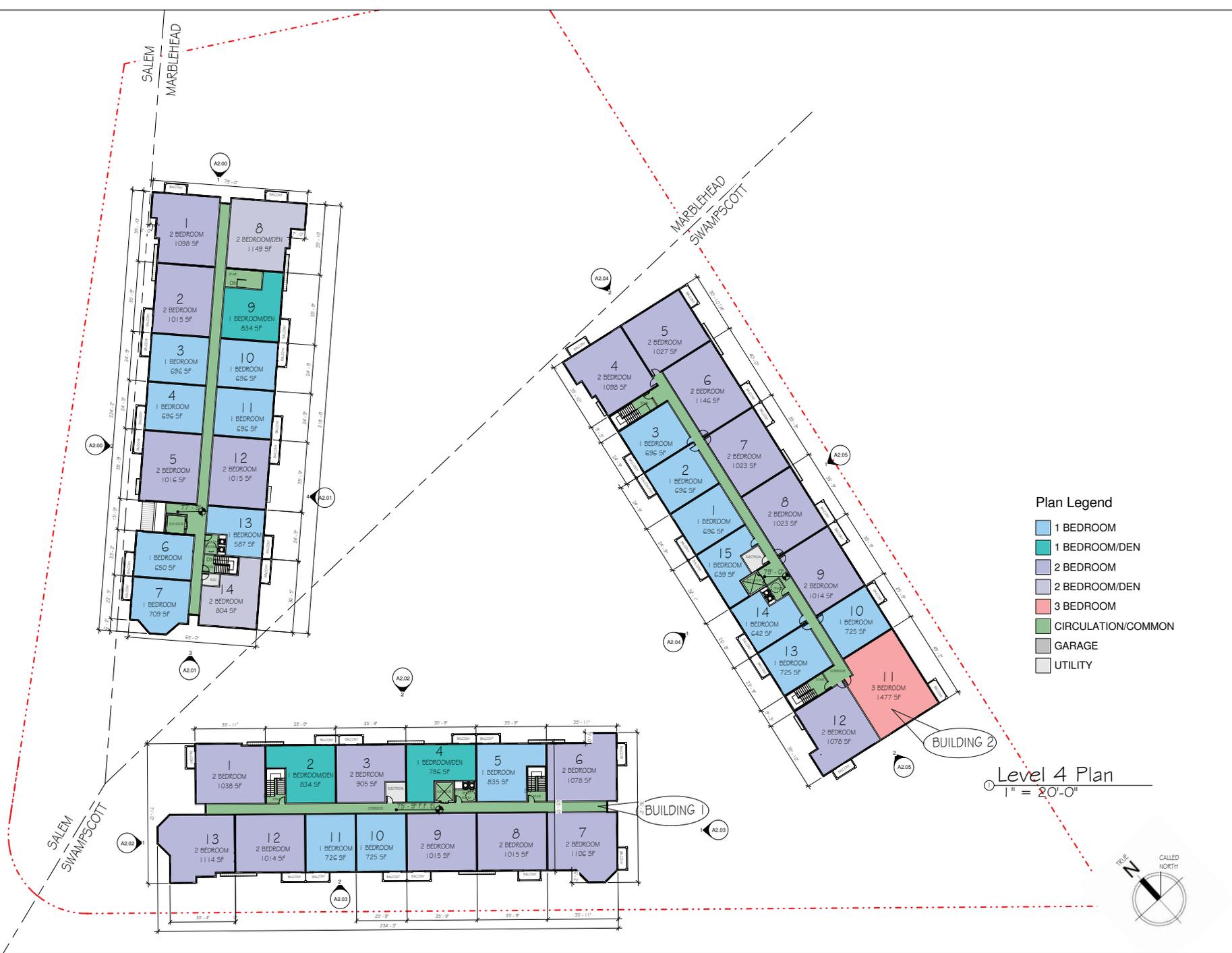


- Plan Legend**
- 1 BEDROOM
 - 1 BEDROOM/DEN
 - 2 BEDROOM
 - 2 BEDROOM/DEN
 - 3 BEDROOM
 - CIRCULATION/Common
 - GARAGE
 - UTILITY

Level 3 Plan
 1" = 20'-0"

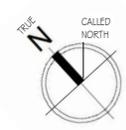


Revisions	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 15%;">Date</th> <th style="width: 60%;">Description</th> <th style="width: 20%;">Checked By</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Description	Checked By								
No.	Date	Description	Checked By										
LEVEL 3 PLAN													
Planning Board Filing													
Glover Residences at Vinnin Square 299 Salem St, Town of Swampscott; 202-204 Telesco St, Town of Marblehead; 20 Vinnin Sq, City of Salem Essex County, MA													
SV DESIGN		Bovio, Massachusetts 01915 www.svdesign.com 1978/02/27/16											
LEVEL 3 PLAN													
A1.03													



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

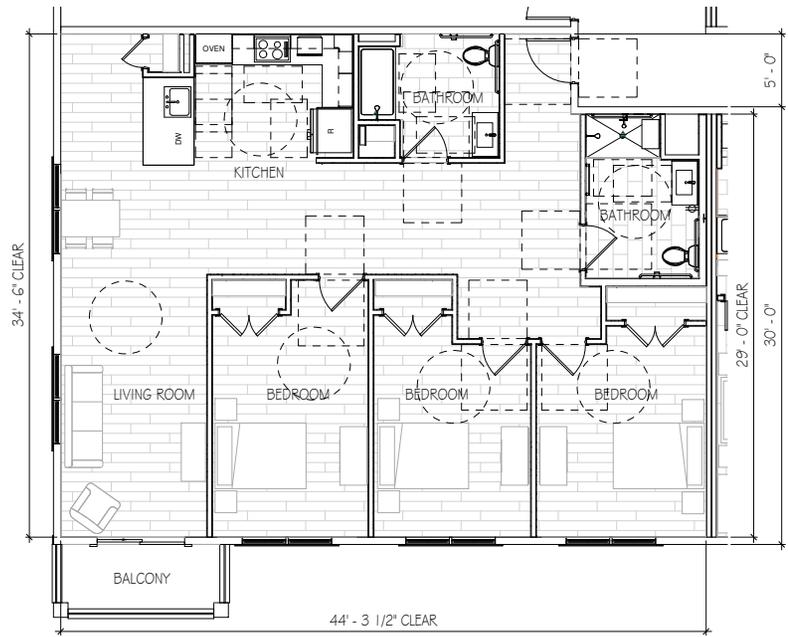
Level 4 Plan
 1" = 20'-0"



<p>Glover Residences at Vinnin Square 209 Salem St, Town of Swampscott; 202-204 Telesco St, Town of Marblehead; 20 Vinnin Sq, City of Salem Essex County, MA</p> <p>SV DESIGN 138 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com 1978/827276</p>	<p>LEVEL 4 PLAN</p> <p>Planning Board Filing</p> <p>Revisions Issue: [] Date: [] Checked By: []</p> <p>Scale: As indicated Drawn By: [] Date: September 18, 2022 Checked By: [] Project: []</p> <p>Planning Board Filing - September 19, 2022 Swampscott Thompson</p>
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① TYPICAL 3 BEDROOM UNIT
1/4" = 1'-0"



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

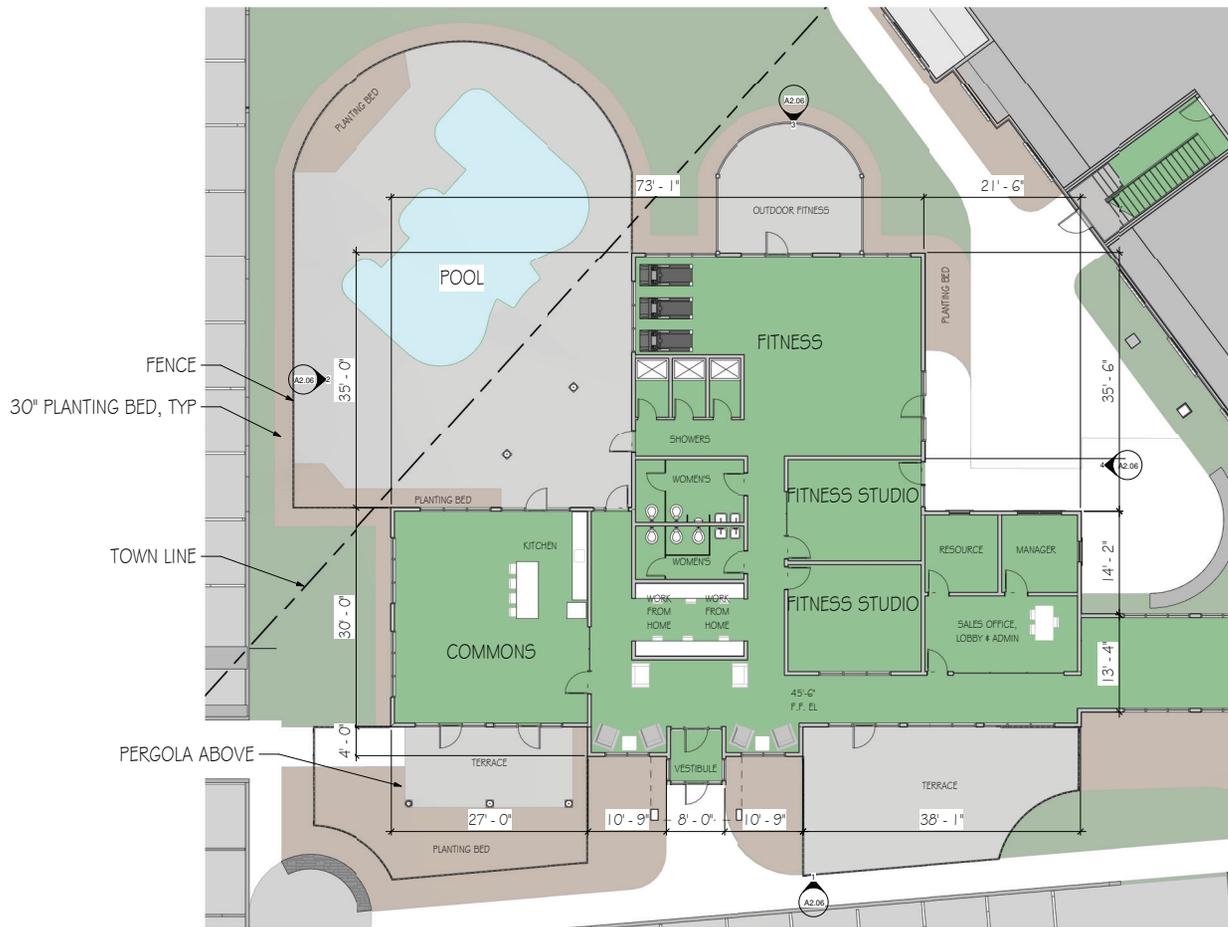
ENLARGED UNIT PLANS	
Scale: 1/4" = 1'-0"	Checked By: Checker
Drawn By: AUTHOR	Project:
Date: September 19, 2022	

Planning Board Filing

Glover Residences at Vinnin Square
 209 Salem St., Town of Swampscott; 202-204 Telesco St., Town of Marblehead;
 20 Vinnin Sq., City of Salem Essex County, MA
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ENLARGED UNIT PLANS

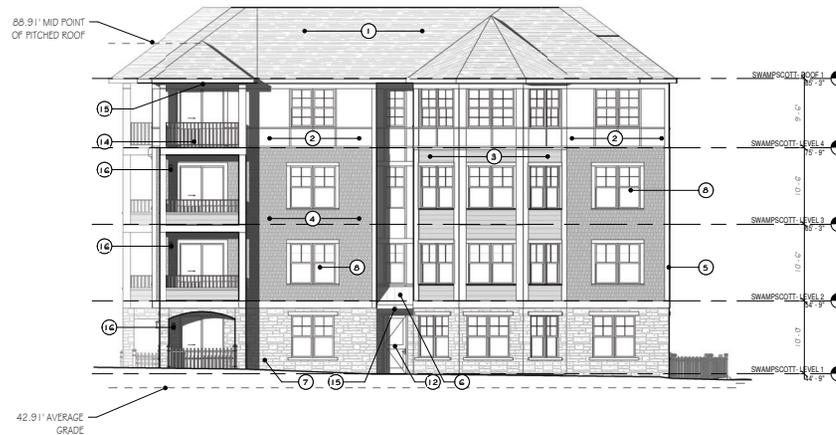


○ AMENITY BUILDING PLAN
 1/8" = 1'-0"

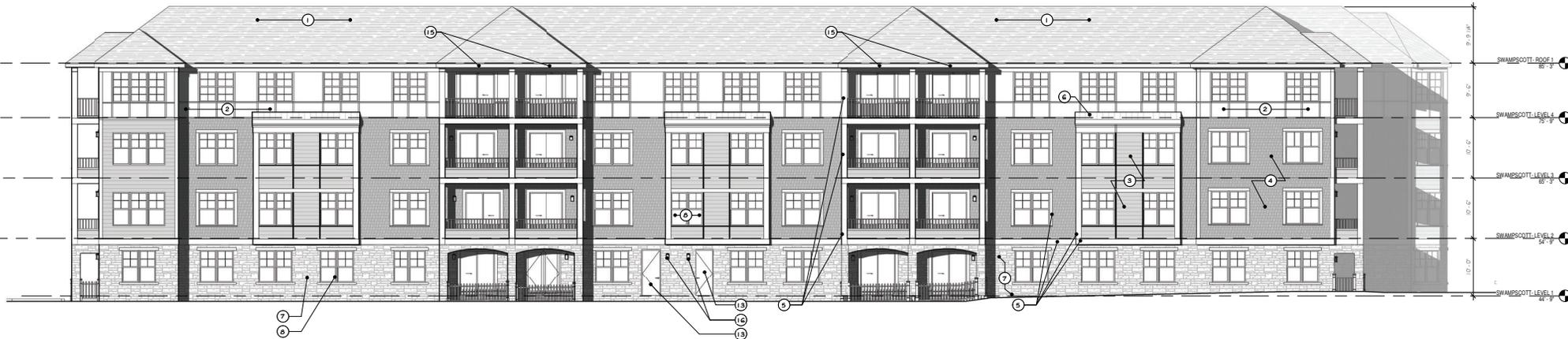
EXTERIOR LANDSCAPE FEATURES SHOWN ARE
 DIAGRAMMATIC, REFER TO LANDSCAPE
 ARCHITECTURE DRAWINGS FOR DETAIL

Planning Board Filing - September 19, 2022 Swampscott Checked By:	
Revisions Issue Date Description	AMENITY BUILDING PLAN
Scale: 1/8" = 1'-0" Drawn By: AJL/JR Checked By: C/CKG Date: September 19, 2022 Project:	Planning Board Filing
Glover Residences at Vinnin Square 209 Salem St, Town of Swampscott; 202-204 Telesco St, Town of Marblehead; 20 Vinnin Sq, City of Salem Essex County, MA	
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AMENITY BUILDING PLAN	
A1.07	

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	Stoneworks 1" Vineyard granite, square and rec.
8	Vinyl windows	Simulated divided lite Mathews Brothers in black
9	Decorative louver	Vinyl louver off-white
10	Garage door	Clopay 2" polystyrene insulated minor ribbed door in soft blue
11	Garage opening	Black aluminum frame with screening
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	2" diameter LED 3,000k softlight
16	Wall mounted light	Kichler 10" black Toman LED 3,000k



① SWAMPSCOTT BUILDING 1 - NORTH ELEVATION
 $1/8" = 1'-0"$



② SWAMPSCOTT BUILDING 1 - NORTH ELEVATION
 $1/8" = 1'-0"$



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Planning Board Filing

SWAMPSCOTT BUILDING 1
 EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
 Drawn By:
 Date: September 19, 2022

Checked By:
 Project #:

Revisions	Issue Date	Planning Board Filing - Description	September 19, 2022
△			Checked By

A2.02

SWAMPSCOTT BUILDING 1
 EXTERIOR ELEVATIONS



© SWAMPSCOTT BUILDING I - EAST ELEVATION
 1/8" = 1'-0"

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
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5	Cementitious trim	Boral, painted taupe
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11	Garage opening	Black aluminum frame with screening
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	2" diameter LED 3,000k soft light
16	Wall mounted light	Kichler 10" black Toman LED 3,000k



© SWAMPSCOTT BUILDING I - SOUTH ELEVATION
 1/8" = 1'-0"



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Planning Board Filing

SWAMPSCOTT BUILDING 1
 EXTERIOR ELEVATIONS

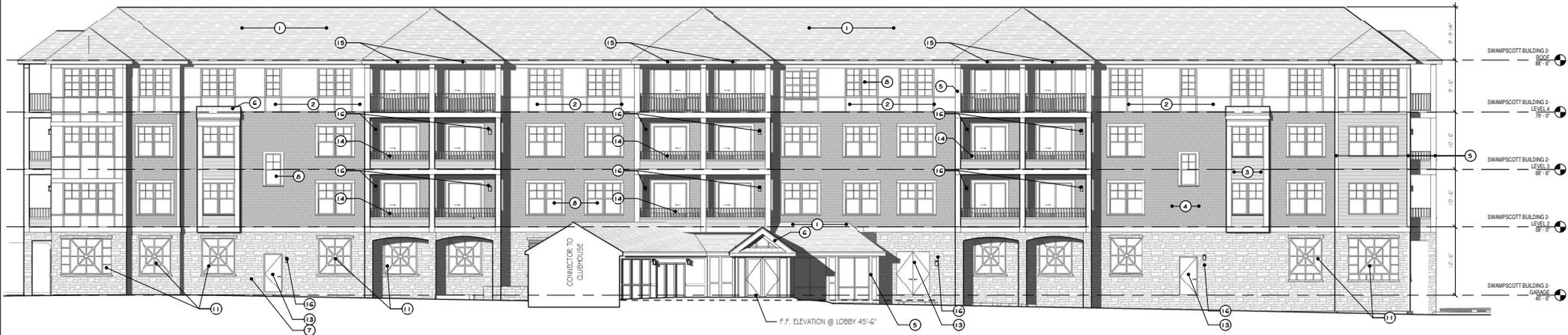
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 Drawn By:
 Date: September 19, 2022

Checked By:
 Project #:

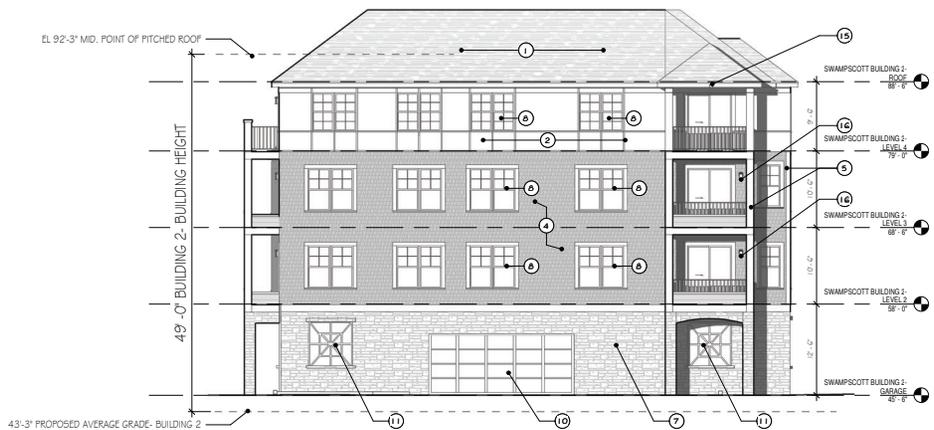
Revisions	Issue Date	Planning Board Filing - Description	September 19, 2022 Checked By

A2.03

SWAMPSCOTT BUILDING 1
 EXTERIOR ELEVATIONS



1 SWAMPSCOTT BUILDING 2- WEST ELEVATION
 $\frac{1}{8"} = 1'-0"$



2 SWAMPSCOTT BUILDING 2- NORTH ELEVATION
 $\frac{1}{8"} = 1'-0"$

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 6, 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	Stoneworks 1" Vineyard granite, square and rec.
8	Vinyl windows	Simulated divided lite Mathews Brothers in black
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Planning Board Filing

SWAMPSCOTT BUILDING 2- EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
 Drawn By:
 Date: September 19, 2022

Checked By:
 Project #:

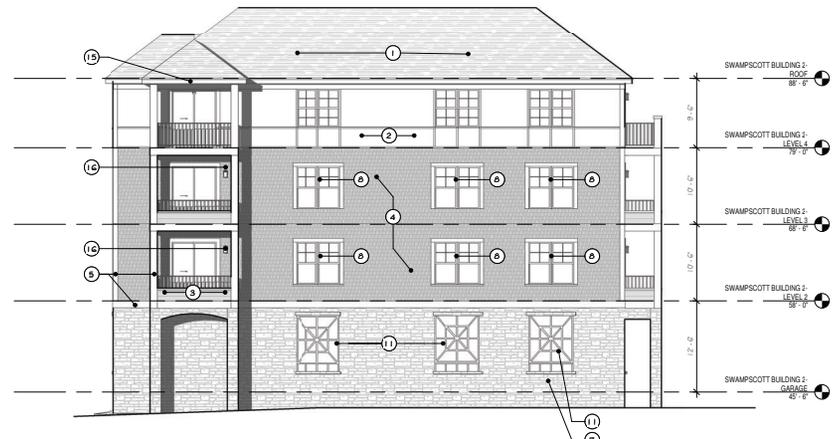
Revisions	Planning Board Filing -	September
Issue	Swampscott	19, 2022
Date:	Description	Checked By:

A2.04

SWAMPSCOTT BUILDING 2- EXTERIOR ELEVATIONS



① SWAMPSCOTT BUILDING 2- EAST ELEVATION
 1/8" = 1'-0"



② SWAMPSCOTT BUILDING 2- SOUTH ELEVATION
 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES		
NUMBER	ITEM	DESCRIPTION (OR EQUAL)
1	Architectural Asphalt Shingles	CertaFlod 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 6, 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	Stoneworks 1" Vineyard granite, square and rec.
8	Vinyl windows	Simulated divided lite Mathews Brothers in black
9	Decorative louver	Vinyl louver off-white
10	Garage door	Cloplay 2" polystyrene insulated mirror ribbed door in soft blue
11	Garage opening	Black aluminum frame with screening
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	2" diameter LED 3,000K soft light
16	Wall mounted light	Kichler 10" Black Toman LED 3,000K



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Planning Board Filing

SWAMPSCOTT BUILDING 2- EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
 Drawn By: _____
 Date: September 19, 2022

Checked By: _____
 Project #: _____

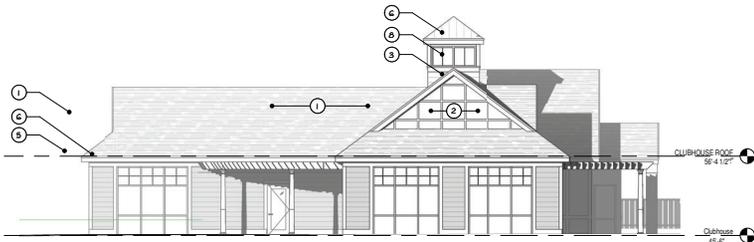
Revisions	Planning Board Filing - Swampscott	September 19, 2022
Issue Date:	Description	Checked By

A2.05

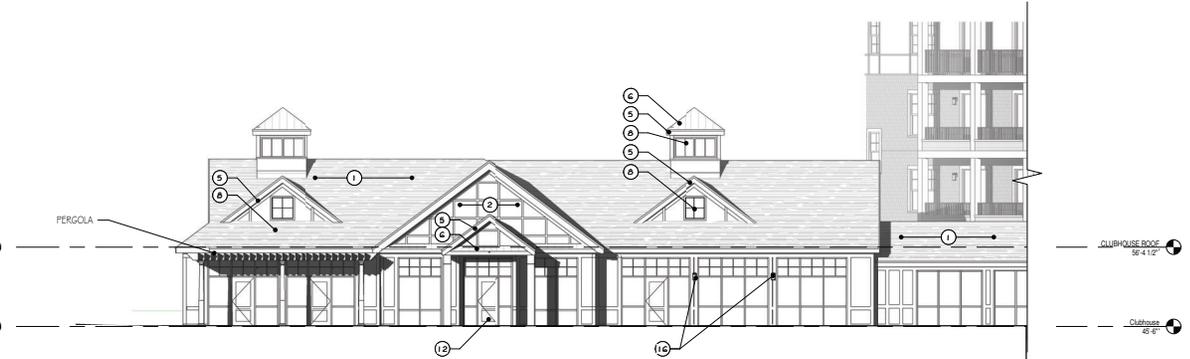
SWAMPSCOTT BUILDING 2- EXTERIOR ELEVATIONS

EXTERIOR ELEVATION KEYNOTES

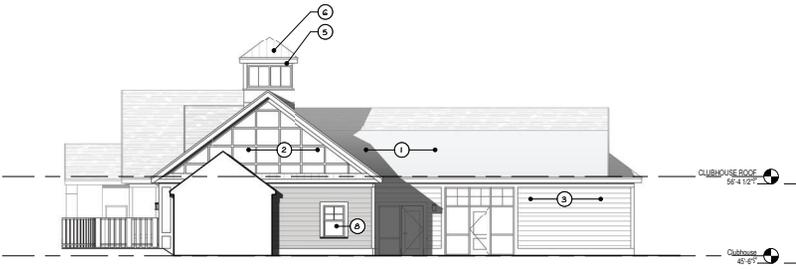
NUMBER	ITEM	DESCRIPTION (OR EQUAL)
1	Architectural Asphalt Shingles	CertainTeed Landmark More Black
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16	Wall mounted light	Kichler 10" black Toman LED 3,000k



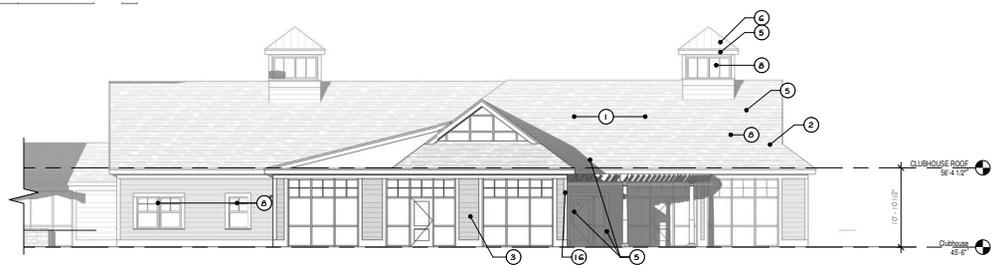
NORTH AMENITY BUILDING ELEVATION
 ② 1/8" = 1'-0"



FRONT AMENITY BUILDING ELEVATION
 ① 1/8" = 1'-0"



SOUTH AMENITY BUILDING ELEVATION
 ④ 1/8" = 1'-0"



REAR AMENITY BUILDING ELEVATION
 ③ 1/8" = 1'-0"



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Planning Board Filing

AMENITY BUILDING EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
 Drawn By: _____
 Date: September 19, 2022

Checked By: _____
 Project #: _____

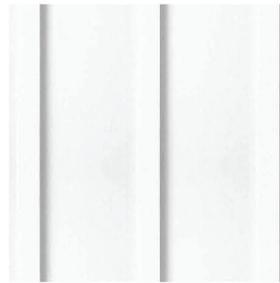
Revisions	Planning Board Filing -	September
Issue	Swampscott	19, 2022
Date:	Description:	Checked By:

A2.06

AMENITY BUILDING 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



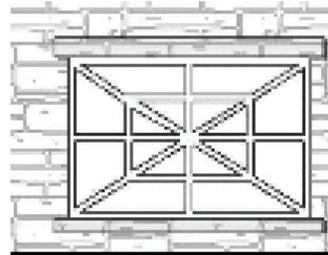
Simulated divided lite Mathews Brothers Color: Black



Decorative louver Color: White



Cloplay2" polystyrene insulated minor ribbed door Color: Soft blue



Garage opening, black aluminum frame with screening



Kawneer black anodized aluminum storefront system



Black aluminum vertical railing



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Planning Board Filing

MATERIALS BOARD

Scale:
 Drawn By: Author
 Date: September 19, 2022
 Checked By: Checker
 Project #:

Revisions	Issue Date	Planning Board Filing - Swampscott Description	September 19, 2022 Checked By
△			

A2.07

MATERIALS BOARD