

Vinnin Square Residences

Marblehead Planning Board
Presentation
August 09, 2022



LMP Company Overview

With expertise in multi-family residential, corporate, life science, academic, and healthcare projects, LMP executes complex real estate projects as project managers, advisors, and investors.

We have over 50 years of experience in the Greater Boston real estate market, and we use this depth of experience to mitigate risk and maximize value for both our clients and ourselves.

Founded in
1965

60 Employees
50 Project
Management Staff

\$10B and
42M SF
in the last 10 years

>100
Active Clients







Project Summary – Marblehead

- Project site includes 1.48 acres of previously developed land in Marblehead
- 44 residential rental units (30 units/acre) including 25% affordable (11)
- 57% 1 bedroom units, 43% 2 bedroom units
- Four stories / 49' (seeking relief from 42' limitation)
- 88 residential parking spaces (2 per unit)
 - 43 in parking garage
 - 45 on surface lot
 - Additional 39 spaces provided
 - Space size is 9' x 18' vs. 9' x 20'
- Meets open space requirement of 1 s.f. of open space per 2 s.f. of GFA based upon subtracting building footprint and all surface parking spaces from lot area
- High level of sustainability incorporated in the design

Zoning Compliance

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) (31,870 SF)	-	32,195 SF
MAX. RESIDENTIAL DENSITY	30 UNITS / ACRE	N/A	30 UNITS / ACRE
PARKING SPACES	88	-	132
ACCESS. PARKING SPACES	4	-	4 (1 IN SWAMPSCOTT)
PARKING STALL CRITERIA STANDARD: 9 FT x 20 FT COMPACT: N/S	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. 20 + 1 FOR EACH 100 SPACES OVER 1,000 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)	

N/A - NOT APPLICABLE
N/S - NOT SPECIFIED
(V) - VARIANCE REQUESTED
(W) - WAIVER REQUESTED
(E) - EXIST. NON-CONFORMANCE

(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

MARBLEHEAD (SMART GROWTH)

UNITS	30 UNITS / ACRE	44 UNITS
PARKING SPACES	2 PARKING SPACES / UNIT	88 PARKING SPACES
FOOTPRINT	17,956 SF FOOTPRINT	
G.F.A.	63,740 SF G.F.A.	

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

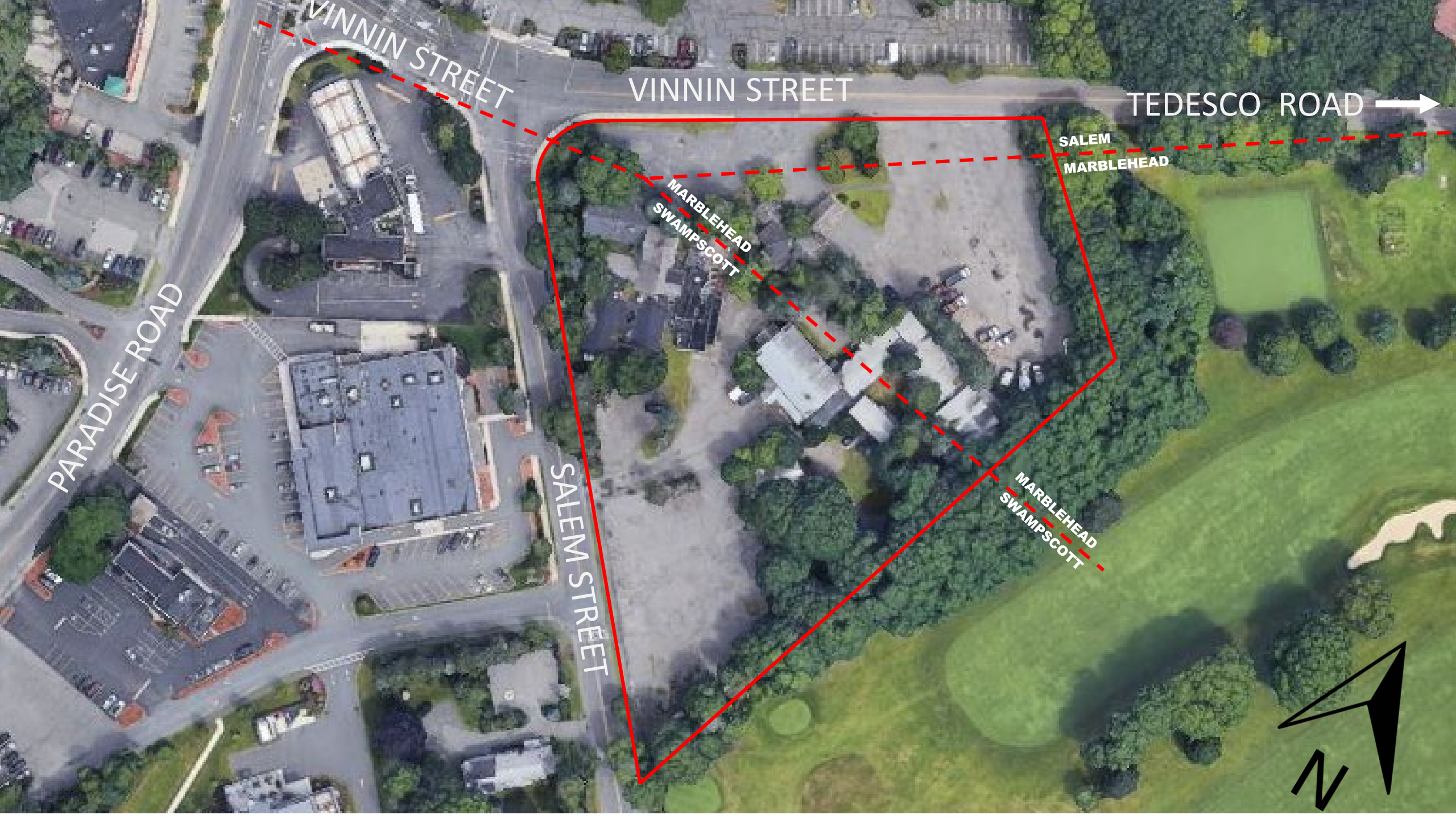
MARBLEHEAD GROSS FLOOR AREA SUMMARY

	RESIDENTIAL BUILDING	AMENITY BUILDING	
LEVEL 1	17,169 SF	787 SF *	
LEVEL 2	15,332 SF		
LEVEL 3	15,332 SF		
LEVEL 4	15,120 SF		
TOTAL	62,953 SF	787 SF	63,740 SF

*PORTION OF AMENITY BUILDING IN MARBLEHEAD

Project Benefits

- Provision of much needed housing, including 11 affordable units
- Revitalization of a derelict property
- Increased property valuation: Town real estate tax revenue
- Achievement of Town's vision for the property as expressed through adoption of the Smart Growth Overlay District
- High quality building management



VINNIN STREET

VINNIN STREET

TEDESCO ROAD →

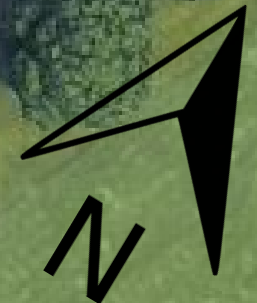
SALEM
MARBLEHEAD

MARBLEHEAD
SWAMPSCOTT

MARBLEHEAD
SWAMPSCOTT

PARADISE ROAD

SALEM STREET



Current view at intersection of Vinnin and Salem Streets



Current view heading Southwest on Vinnin Street



Current View from Vinnin Street





**LEGGAT McCALL
PROPERTIES, LLC**

PROP. MULTI FAMILY

299 SALEM STREET,
TOWN OF SWAMPSCOTT, ESSEX COUNTY, MA

RENDERING

SCALE: 1" = 30'
DATE: 08/05/2022
PROJECT #: M211002

BOHLER™

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
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www.BohlerEngineering.com

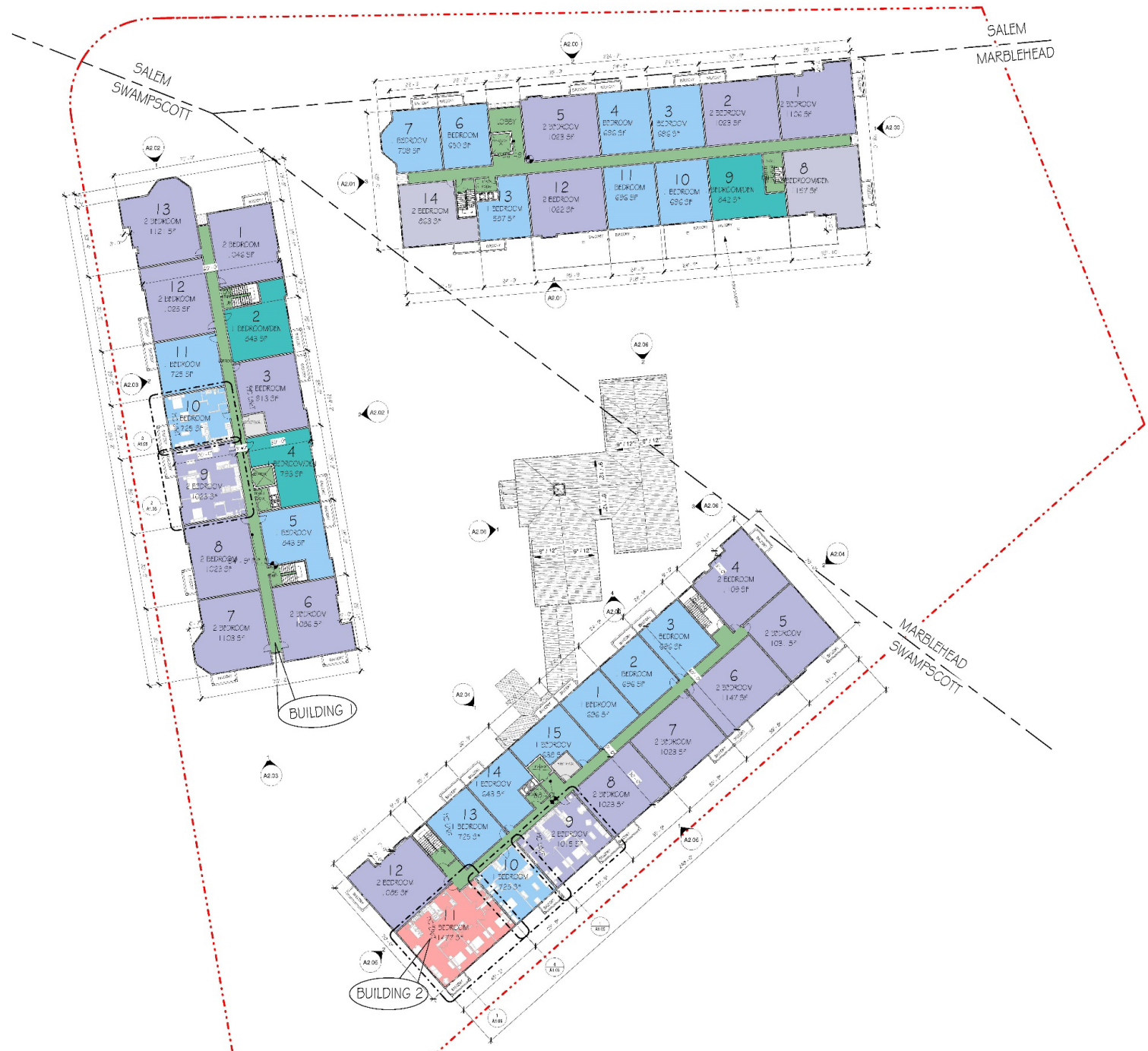


Plan Legend

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

GROUND FLOOR PLAN
 1" = 20'-0"





Plan Legend

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

Level 2 Plan
1" = 20'-0"















EXTERIOR ELEVATION KEYNOTES		
NUMBER	ITEM	DESCRIPTION (OR EQUAL)
1	Architectural Asphalt Shingles	CertainTeed Landmark More Black
2	Fiber Board and Flatten	Off-white Asak panel with applied 1/2" x 2 1/2" button strips
3	Continuous horizontal channel soing	Soral 1 x 6, painted soft blue
4	Continuous shingle siding	Soral Foundry, painted weathered gray
5	Continuous trim	Soral, painted taupe
6	Standing seam metal roof	Everlast DL-00 in slate gray
7	Stone veneer	Stoneworks 1. Vineyard granite, square and rec.
8	Vinyl sashers	Simulated divided lite Mathews Brothers in slack
9	Decorative louver	Vinyl louver off-white
10	Garage door	Cloyley 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 soft light
16	Wall mounted light	Kichler 10" black Toman LED 3,000K

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



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



SV
DESIGN

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

SV DESIGN 129 Dodge Street Beverly, Massachusetts 01915 www.svdesign.com t 978.827.3745

Planning Board Filing

MARBLEHEAD EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"
 Drawn By: Author
 Date: July 15, 2022

Checked By: Checker
 Project #

Revisions	Planning Board Filing -	July 15,
Issue	Marblehead	2022
Date	Description	Checked By

A2.00

MARBLEHEAD EXTERIOR ELEVATIONS





EXTERIOR ELEVATION KEYNOTES		
NUMBER	ITEM	DESCRIPTION (OR SQUA)
1	Architectural Asphalt Shingles	CenterTeed Landmark More Black
2	Panel Board and Satten	Off-white Asak esel with 2x4 1/2 x 2 1/2 karten strips
3	Cementitious horizontal channel siding	Scoral 1 x 6, parted soft blue
4	Cementitious single siding	Scoral Foundry, esrtex weathered gray
5	Cementitious trim	Scoral, painted taupe
6	Standing seam metal roof	Everlast DL-200 in slate gray
7	Stone veneer	Stonesworks 1 1/2" Vineyard granite, square and rec.
8	Vinyl windows	Simulatio awides 10x Mathews Brothers in black
9	Decorative louver	Vinyl cover off-white
10	Garage door	Coolay 2 1/2 polystyrene insulated mirror black door in soft blue
11	Garage opening	Black aluminum frame with screening
12	Entry door	Kawneer black anodized aluminum storefront system
13	Light by extension door	Fluoresce flou 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	Kicher 10" black "omar LED 3,000K

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



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



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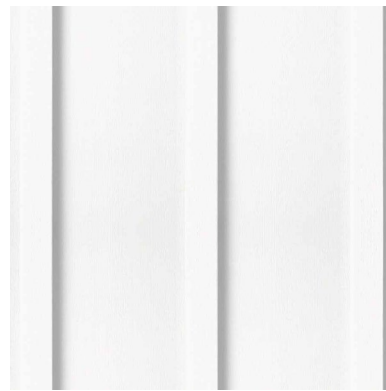
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MARBLEHEAD EXTERIOR ELEVATIONS





Architectural Asphalt Shingles



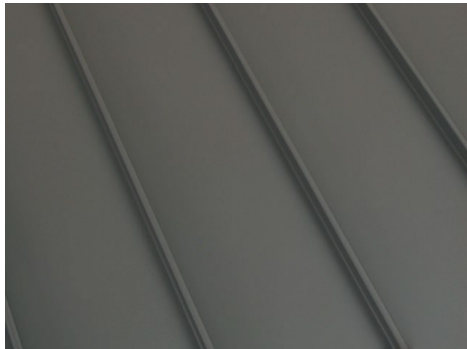
Panel Board and Batten



Cementitious horizontal channel siding



Cementitious shingle siding



Standing seam metal roof



Stoneworks 1" vineyard granite, square and rectangle



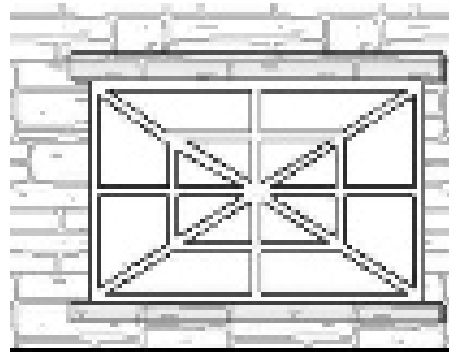
Simulated divided lite Mathews Brothers Color: Black



Decorative louver Color: White



Cloplay2" polystyrene insulated minor ribbed door Color: Soft blue



Garage opening, black aluminum frame with screening



Kawneer black anodized aluminum storefront system



Black aluminum vertical railing

Project Sustainability Features

• Site

- Redevelopment of previously degraded site vs. greenfield
- Close proximity to neighborhood amenities
- Ease of walkability and bike-ability
- Proximity to bus stop
- Reduction of impervious area
- Reduction of storm water runoff with addition of BMP
- Reduction of non-reflective surfaces (reduces urban heat island effect)
- Predominantly drought tolerant /native/non-invasive plantings

Project Sustainability Features

• Building

- Stretch Energy Code +
- LEED Silver certifiable
- Energy Star rated
- Continuous exterior insulation (prevents thermal bridging)
- White TPO roofing is more efficient for larger buildings
- Roof structured to be solar ready
- ERV (energy recovery ventilator)
- Occupancy lighting sensors in common areas
- EV charging stations
- Bike storage in enclosed garage
- Recycling & compost in the building
- Low VOC paint and general orientation to 'green' materials

SCHEDULE A

THE LAND IS DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE CITY OF SWAMPSCOTT, MARBLEHEAD & SALEM, COUNTY OF ESSEX, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

FIRST PARCEL (REGISTERED LAND)

THAT LAND SITUATED IN MARBLEHEAD AND SALEM IN THE COUNTY OF ESSEX AND COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHERLY BY VINNIN STREET, THREE HUNDRED NINETY-TWO AND 80'50" (294.36) FEET; AND

NORTHEASTERLY TWO HUNDRED FORTY AND 35'10" (294.36) FEET; AND

SOUTHWESTERLY BY LAND FORMERLY OF LILLIAN A. LITTLE, FOUR HUNDRED SEVENTY-FIVE AND 80'10" (475.86) FEET; AND

NORTHERLY BY THE JUNCTION OF SALEM STREET AND SAID VINNIN STREET MEASURING ON THE SOUTHWESTERLY CURVING LINE THEREOF, FORTY-ONE AND 87'10" (147.17) FEET.

ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN UPON PLAN MARBLED-1545-A, DRAWN BY WILLIAM H. RITCHIE, SURVEYOR DATED JULY 20, 1933, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE.

SECOND PARCEL (RECORDED LAND)

A CERTAIN PARCEL OF LAND LOCATED IN SWAMPSCOTT IN SAID COUNTY, WITH THE BUILDINGS THEREON, AND BOUNDED:

SOUTHWESTERLY BY SALEM STREET, ABOUT FIVE HUNDRED TWENTY-TWO AND 8'10" (223.62) FEET;

WESTERLY BY A CURVE FORMING THE JUNCTION OF SALEM STREET AND VINNIN STREET, TWENTY-SIX AND 80'10" (271.40) FEET;

NORTHERLY BY THE "FIRST PARCEL" ABOVE DESCRIBED, SIXTY-SIX AND 70'10" (86.70) FEET TO A STONE BOUNDARY;

NORTHERLY BY SAID "FIRST PARCEL" ABOVE DESCRIBED, FOUR HUNDRED EIGHT AND 80'10" (468.86) FEET; AND

SOUTHEASTERLY BY LAND NOW OR FORMERLY OF THE TEDESCO COUNTRY CLUB, ABOUT FOUR HUNDRED SIX AND 28'10" (490.26) FEET.

BE ALL OF SAID MEASUREMENTS MORE OR LESS OR HOWEVER ELSE BOUNDED.

SAID PREMISES ARE SHOWN AS LOT 1 ON PLAN ENTITLED, "PLAN OF LAND BELONGING TO LILLIAN A. LITTLE TRUST, SITUATED IN SWAMPSCOTT, MASS. NOVEMBER 8 1980, BRADFORD & WEED, CIVIL ENGINEERS" RECORDED WITH SAID REGISTRY OF DEEDS IN PLAN BOOK 43, PLAN 73.

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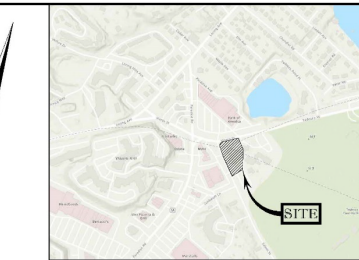
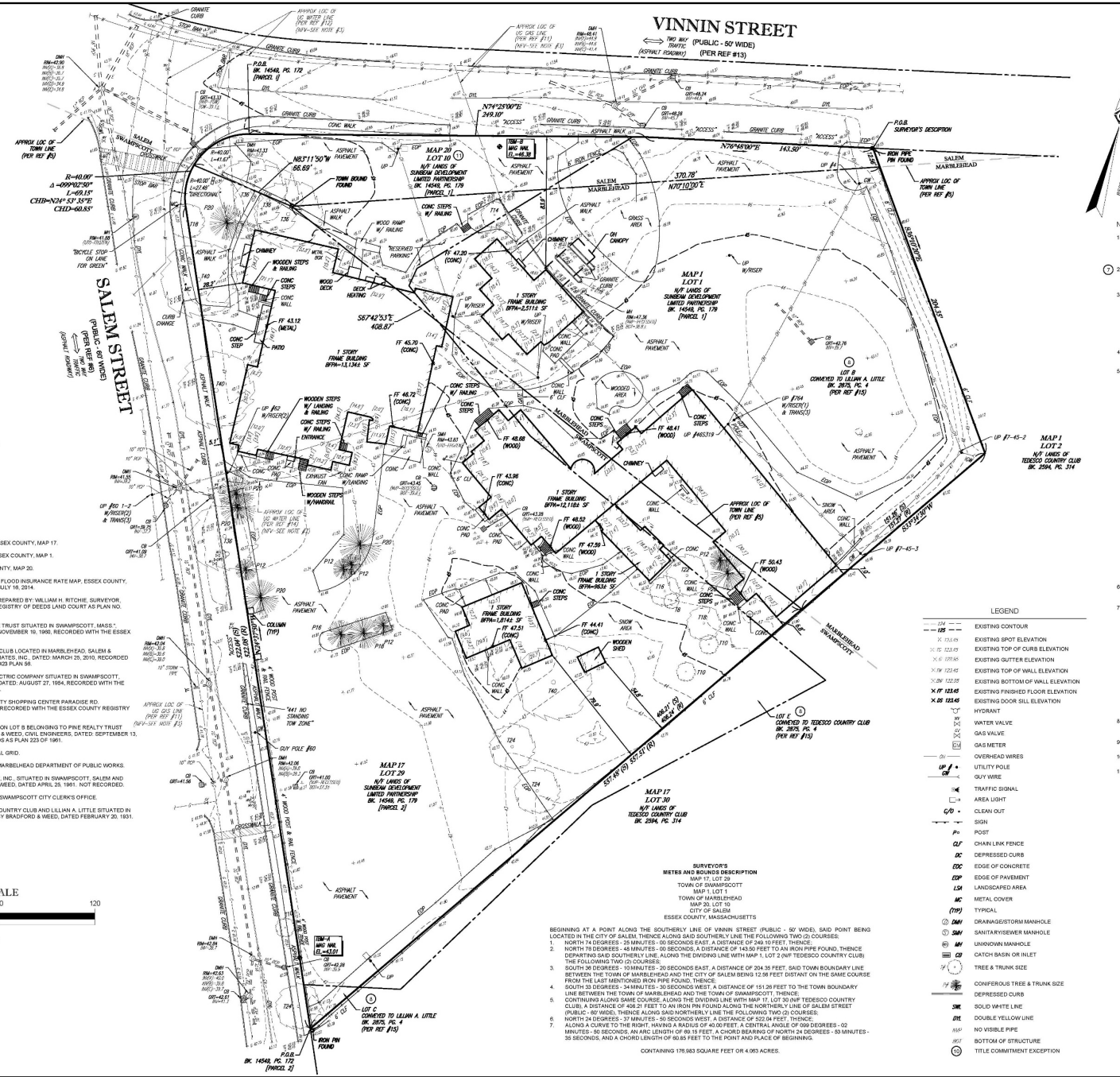
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LOCUS MAP
© 2013 B&B WORLDWIDE TRADING
NOT TO SCALE

NOTES:

- 1. PROPERTIES KNOWN AS LOT 20 AS SHOWN ON THE TOWN OF SWAMPSCOTT, ESSEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 17, LOT 1 AS SHOWN ON TOWN OF MARBLEHEAD, ESSEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 1, AND LOT 10 AS SHOWN ON CITY OF SALEM, ESSEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 20.
2. AREA: PARCEL 1 (LOT 1 & 10) = 77.04 SQUARE FEET OR 1.77 ACRES
PARCEL 2 (LOT 20) = 96.379 SQUARE FEET OR 2.208 ACRES
TOTAL = 173.419 SQUARE FEET OR 4.005 ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. ANNUAL ASBESTOS PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VIEWED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREIN.
5. THIS SURVEY WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. NCS-695204-8051, WITH A COMMITMENT DATE OF JANUARY 19, 2021, WHERE THE FOLLOWING SURVEY RELATED EXCEPTING AREAS IN SCHEDULE B - PART 2:
GENERAL EXCEPTIONS 1 THROUGH 6, 12 AND 13 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.
6. THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLANS; THEREIN REFERRED TO - SEE NOTE #2.
7. AGREEMENT MADE BY AND BETWEEN TEDESCO COUNTRY CLUB AND LILLIAN A. LITTLE, DATED MARCH 4, 1921 AND RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 285, PAGE 107. LOT 6, B & E SHOWN HEREON.
NOTE: THE PLAN REFERRED TO IN THE DOCUMENT IS NOT RECORDED.
8. GRANT OF EASEMENT AND AGREEMENT FOR SEWER DATED APRIL 12, 1981 AND RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 4762, PAGE 313 AND FILED WITH SAID REGISTRY DISTRICT AT DOCUMENT NO. 0865, AND AS SHOWN ON A PLAN RECORDED WITH SAID REGISTRY OF DEEDS AS PLAN NO. 223 OF 1981. NOTE: IT APPEARS FROM THE DESCRIPTION IN THE DOCUMENT THAT THE EASEMENT BENEFITS PARCEL 1 WHICH IS LOCATED ON THE OTHER SIDE OF SALEM STREET FROM THE SEWER ESTATE. THE LOCATION OF THE SEWER CAN ALSO BE SEEN ON PLAN IN PLAN BOOK 92, PLAN 8 - SEWER EASEMENT PLAN ONLY.
9. GRANT OF SPECIAL PERMIT BY THE BOARD OF APPEALS OF THE TOWN OF SWAMPSCOTT, DATED JULY 13, 1981 AND RECORDED WITH SAID REGISTRY OF DEEDS IN BOOK 885, PAGE 107. NOT PLOTTABLE. NOTE: PLAN REFERRED TO IN INSTRUMENT IS NOT RECORDED. (AFFECTS SWAMPSCOTT PARCEL ONLY).
10. INSTRUMENT OF TAKING FOR TAXES BY THE TOWN OF MARBLEHEAD IN THE AMOUNT OF \$34,300.32 DATED JUNE 18, 2018 AND FILED WITH SAID REGISTRY DISTRICT AT DOCUMENT NO. 589734 (AFFECTS MARBLEHEAD PARCEL ONLY). MAP 26, LOT 20 SHOWN HEREON.
11. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83), BASED ON GPS OBSERVATIONS USING THE KEYSTONE NETWORK (KEYNETPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
TEMPORARY BENCHMARKS SET:
TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT ON NORTHERLY SIDE OF SALEM STREET. ELEVATION = 43.01'
TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT ON SOUTHERLY SIDE OF VINNIN STREET. ELEVATION = 48.99'
PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SHEET HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE NOT CHANGED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
12. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, TERMINAL ADDITION, ETC.
13. SURVEYORS DESCRIPTION PREPARED PER CLIENT REQUEST.
14. PROPERTY HAS DIRECT ACCESS TO VINNIN STREET AND SALEM STREET.
15. NO PARKING STRIPING OBSERVED AT TIME OF SURVEY.
THIS SURVEY IS CERTIFIED TO BE ACCURATE TO THE LEGAL LOCAL PROPERTIES, LLC FIRST AMERICAN TITLE INSURANCE COMPANY.

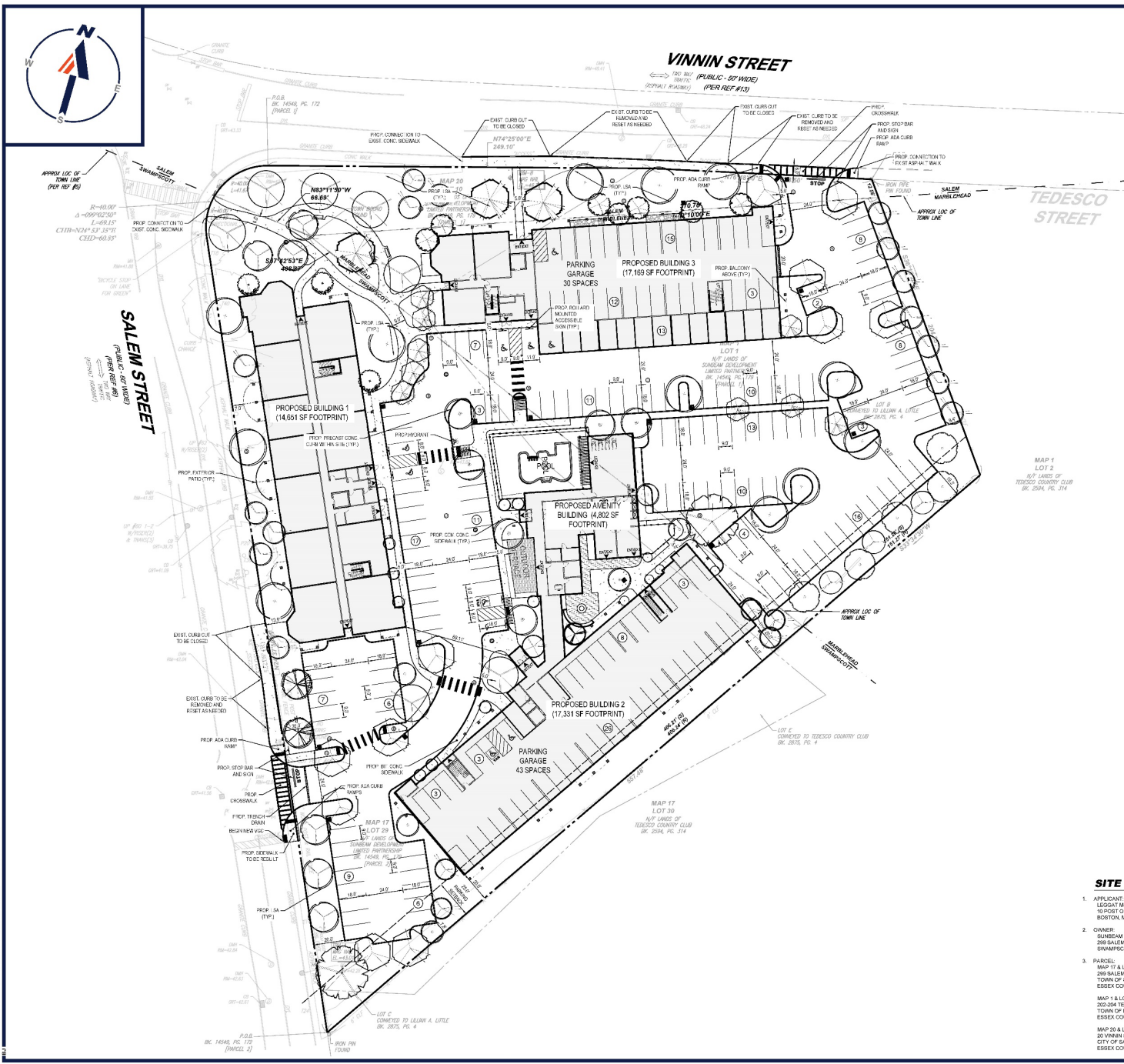
LEGEND
- - - - - EXISTING CONTOUR
- - - - - EXISTING SPOT ELEVATION
- - - - - EXISTING TOP OF CURB ELEVATION
- - - - - EXISTING GUTTER ELEVATION
- - - - - EXISTING TOP OF WALL ELEVATION
- - - - - EXISTING BOTTOM OF WALL ELEVATION
- - - - - EXISTING FINISHED FLOOR ELEVATION
- - - - - EXISTING DOOR SILL ELEVATION
- - - - - HYDRANT
- - - - - WATER VALVE
- - - - - GAS VALVE
- - - - - GAS METER
- - - - - OVERHEAD WIRES
- - - - - UTILITY POLE
- - - - - GUY WIRE
- - - - - TRAFFIC SIGNAL
- - - - - AREA LIGHT
- - - - - CLEAN OUT
- - - - - SIGN
- - - - - POST
- - - - - CHAIN LINK FENCE
- - - - - DEEPRESSED CURB
- - - - - EDGE OF CONCRETE
- - - - - EDGE OF PAVEMENT
- - - - - LANDSCAPED AREA
- - - - - METAL COVER
- - - - - TYPICAL
- - - - - SANITARY/SEWER MANHOLE
- - - - - SANITARY/SEWER MANHOLE
- - - - - UNKOWN MANHOLE
- - - - - CATCH BASIN OR INLET
- - - - - TREE & TRUNK SIZE
- - - - - CONIFEROUS TREE & TRUNK SIZE
- - - - - DEEPRESSED CURB
- - - - - SOLID WHITE LINE
- - - - - DOUBLE YELLOW LINE
- - - - - NO VISIBLE PIPE
- - - - - BOTTOM OF STRUCTURE
- - - - - TITLE COMMITMENT EXCEPTION



SURVEYORS METES AND BOUNDS DESCRIPTION
MAP 17, LOT 30
TOWN OF SWAMPSCOTT
MAP 1, LOT 1
TOWN OF MARBLEHEAD
MAP 20, LOT 10
CITY OF SALEM
ESSEX COUNTY, MASSACHUSETTS
BEGINNING AT A POINT ALONG THE SOUTHERLY LINE OF VINNIN STREET (PUBLIC - 82' WIDE) SAID POINT BEING LOCATED IN THE CITY OF SALEM, THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:
1. NORTH 14 DEGREES - 29 MINUTES - 00 SECONDS, A DISTANCE OF 246.10 FEET, THENCE
NORTH 78 DEGREES - 48 MINUTES - 00 SECONDS, A DISTANCE OF 143.80 FEET TO AN IRON PIPE FOUND, THENCE DEPARTING SAID SOUTHERLY LINE, ALONG THE DIVING LINE WITH MAP 1, LOT 10 W/ TEDESCO COUNTRY CLUB, THE FOLLOWING TWO (2) COURSES:
2. SOUTH 0 DEGREES - 10 MINUTES - 20 SECONDS EAST, A DISTANCE OF 204.35 FEET, SAID TOWN BOUNDARY LINE BETWEEN THE TOWN OF MARBLEHEAD AND THE CITY OF SALEM BEING 12.96 FEET DISTANT ON THE SAME COURSE FROM THE EAST MENTIONED IRON PIPE FOUND, THENCE
SOUTH 0 DEGREES - 34 MINUTES - 30 SECONDS WEST, A DISTANCE OF 151.28 FEET TO THE TOWN BOUNDARY LINE BETWEEN THE TOWN OF MARBLEHEAD AND THE TOWN OF SWAMPSCOTT, THENCE
CONTINUING ALONG SAME COURSE, ALONG THE DIVING LINE WITH MAP 1, LOT 10 W/ TEDESCO COUNTRY CLUB, A DISTANCE OF 488.21 FEET TO AN IRON PIPE FOUND ALONG THE NORTHERLY LINE OF SALEM STREET (PUBLIC - 82' WIDE), THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:
3. SOUTH 89 DEGREES - 10 MINUTES - 20 SECONDS WEST, A DISTANCE OF 520.04 FEET, THENCE
ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90 DEGREES - 02 MINUTES - 05 SECONDS, AN ARC LENGTH OF 89.19 FEET, A CHORD BEARING OF NORTH 24 DEGREES - 30 MINUTES - 35 SECONDS, AND A CHORD LENGTH OF 80.85 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTROL POINT ASSOCIATES, INC. ANALYSTS RESERVED. ALL RIGHTS RESERVED.
THIS PLAN IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

GERRY L. HOLDRIGHT, PLS
2-10-2021 DATE
ALTA/NSPS LAND TITLE SURVEY
LEGATT MCCELL PROPERTIES, LLC
209 SALEM STREET LOT 1, MAP 17
202-204 TEDESCO STREET 20 VINNIN STREET
LOT 1, MAP 17
TOWN OF SWAMPSCOTT TOWN OF MARBLEHEAD CITY OF SALEM
ESSEX COUNTY COMMONWEALTH OF MASSACHUSETTS
CONTROL POINT ASSOCIATES, INC.
ALBANY, NY 518-251-8100
S.B.H.
345 BURNETT ROAD
SOUTH BURLINGTON, MA 01772
508-251-8100
REVISED: APPROVED: DATE: SCALE: PLotted: DRAWN:
E.L.O.C. G.L.H. 2-10-2021 1" = 30' 03-19-2018 1 OF 1



ZONING ANALYSIS TABLE TOWN OF MARBLEHEAD			
ZONING DISTRICT	REQUIRED PERMIT	EXISTING	PROPOSED
B1 - BUSINESS 1 DISTRICT	80 - BSM4 - GROWTH DISTRICT		
MIN. LOT AREA	13,000 SF	64,448 SF (17,988 SF OVERALL)	NO CHANGE
MIN. LOT WIDTH	50 FT	199.8 FT (84C)	NO CHANGE
MIN. FRONT SETBACK	35 FT	30 FT	NO CHANGE
MIN. SIDE SETBACK	NONE	54.7 FT	23.4 FT
MIN. REAR SETBACK	10 FT	17.7 FT	5.4 FT
MIN. BUILDING HEIGHT	8 FT	6 FT (8C)	10 FT (1)
MIN. OPEN AREA	43 FT	43 FT	43 FT
MIN. BUILDING FOOTPRINT	SEE NOTE (1) (3) (4) (5)	-	33,166 SF
PARKING SPACES	30 UNITS (8) (9)	N/A	30 UNITS (8)
ACCESSIBLE PARKING SPACES	4	-	4 (1) (2) (3) (4)
PARKING STA. OFFSPR. (STANDARD)	4 FT	-	4 FT
CONTRACT	NS	-	NS
USE CATEGORY	MULTIFAMILY DWELLING	-	MULTIFAMILY DWELLING
REQUIRED PARKING	2 SPACES / DWELLING UNIT	-	2 SPACES / DWELLING UNIT
CALCULATION	44 DWELLING UNITS (2 SPACES / DWELLING UNIT) = 88 SPACES	-	44 DWELLING UNITS (2 SPACES / DWELLING UNIT) = 88 SPACES
ACCESSIBLE PARKING (BY TYPE)	1-2 SPACES = 1 MIN. ACCESSIBLE SPACE 3-5 SPACES = 2 MIN. ACCESSIBLE SPACES 6-10 SPACES = 3 MIN. ACCESSIBLE SPACES 11-15 SPACES = 4 MIN. ACCESSIBLE SPACES 16-20 SPACES = 5 MIN. ACCESSIBLE SPACES 21-25 SPACES = 6 MIN. ACCESSIBLE SPACES 26-30 SPACES = 7 MIN. ACCESSIBLE SPACES 31-40 SPACES = 8 MIN. ACCESSIBLE SPACES	0-500 SPACES = 1 MIN. ACCESSIBLE SPACE 501-1,000 SPACES = 2 MIN. ACCESSIBLE SPACES 1,001-1,500 SPACES = 3 MIN. ACCESSIBLE SPACES 1,501-2,000 SPACES = 4 MIN. ACCESSIBLE SPACES 2,001-2,500 SPACES = 5 MIN. ACCESSIBLE SPACES 2,501-3,000 SPACES = 6 MIN. ACCESSIBLE SPACES 3,001-3,500 SPACES = 7 MIN. ACCESSIBLE SPACES 3,501-4,000 SPACES = 8 MIN. ACCESSIBLE SPACES	0-500 SPACES = 1 MIN. ACCESSIBLE SPACE 501-1,000 SPACES = 2 MIN. ACCESSIBLE SPACES 1,001-1,500 SPACES = 3 MIN. ACCESSIBLE SPACES 1,501-2,000 SPACES = 4 MIN. ACCESSIBLE SPACES 2,001-2,500 SPACES = 5 MIN. ACCESSIBLE SPACES 2,501-3,000 SPACES = 6 MIN. ACCESSIBLE SPACES 3,001-3,500 SPACES = 7 MIN. ACCESSIBLE SPACES 3,501-4,000 SPACES = 8 MIN. ACCESSIBLE SPACES

ZONING ANALYSIS TABLE TOWN OF SWAMPSCOTT			
ZONING DISTRICT	REQUIRED PERMIT	EXISTING	PROPOSED
B1 - BUSINESS 1 DISTRICT	66 - GLOVER MULTIFAMILY OVERLAY DISTRICT		
MIN. LOT AREA	10,000 SF (65)	36,719 SF (15,657 SF OVERALL)	NO CHANGE
MIN. LOT WIDTH	N/A	49.23 FT	NO CHANGE
MIN. FRONT SETBACK	35 FT (50)	59.53 FT	NO CHANGE
MIN. SIDE SETBACK	NONE	51.1 FT	19.87 FT
MIN. REAR SETBACK	6 FT (50)	N/A	N/A
MIN. BUILDING HEIGHT	8 FT (50)	6 FT (50)	10 FT
MIN. OPEN AREA	20 FT (8)	-	20 FT
MIN. BUILDING FOOTPRINT	SEE NOTE (1) (3) (4) (5)	-	43,963 SF
MIN. PARKING SETBACK (FROM STREET)	20 FT (8)	-	20 FT
MIN. PARKING DEPTH	20 FT (8)	-	20 FT
MIN. PARKING WIDTH	10 FT (8)	-	10 FT
MIN. PARKING LENGTH	42 UNITS (8)	-	41.5 UNITS (8)
PARKING SPACES	144 (8)	-	105 (8) (9) (10)
ACCESSIBLE PARKING SPACES	18 (8)	-	6
PARKING STA. OFFSPR. (STANDARD)	4 FT	-	4 FT
CONTRACT	NS	-	NS
USE CATEGORY	MULTIFAMILY DWELLING	-	MULTIFAMILY DWELLING
REQUIRED PARKING	1.5 SPACES / DWELLING UNIT, UP TO 20% MAY BE CONTRACT	-	1.5 SPACES / DWELLING UNIT, UP TO 20% MAY BE CONTRACT
CALCULATION	180 DWELLING UNITS (1.5 SPACES / DWELLING UNIT) = 144 SPACES	-	144 DWELLING UNITS (1.5 SPACES / DWELLING UNIT) = 108 SPACES
ACCESSIBLE PARKING (BY TYPE)	1-2 SPACES = 1 MIN. ACCESSIBLE SPACE 3-5 SPACES = 2 MIN. ACCESSIBLE SPACES 6-10 SPACES = 3 MIN. ACCESSIBLE SPACES 11-15 SPACES = 4 MIN. ACCESSIBLE SPACES 16-20 SPACES = 5 MIN. ACCESSIBLE SPACES 21-25 SPACES = 6 MIN. ACCESSIBLE SPACES 26-30 SPACES = 7 MIN. ACCESSIBLE SPACES 31-40 SPACES = 8 MIN. ACCESSIBLE SPACES	0-500 SPACES = 1 MIN. ACCESSIBLE SPACE 501-1,000 SPACES = 2 MIN. ACCESSIBLE SPACES 1,001-1,500 SPACES = 3 MIN. ACCESSIBLE SPACES 1,501-2,000 SPACES = 4 MIN. ACCESSIBLE SPACES 2,001-2,500 SPACES = 5 MIN. ACCESSIBLE SPACES 2,501-3,000 SPACES = 6 MIN. ACCESSIBLE SPACES 3,001-3,500 SPACES = 7 MIN. ACCESSIBLE SPACES 3,501-4,000 SPACES = 8 MIN. ACCESSIBLE SPACES	0-500 SPACES = 1 MIN. ACCESSIBLE SPACE 501-1,000 SPACES = 2 MIN. ACCESSIBLE SPACES 1,001-1,500 SPACES = 3 MIN. ACCESSIBLE SPACES 1,501-2,000 SPACES = 4 MIN. ACCESSIBLE SPACES 2,001-2,500 SPACES = 5 MIN. ACCESSIBLE SPACES 2,501-3,000 SPACES = 6 MIN. ACCESSIBLE SPACES 3,001-3,500 SPACES = 7 MIN. ACCESSIBLE SPACES 3,501-4,000 SPACES = 8 MIN. ACCESSIBLE SPACES

(1) ONE (01) LINE FOOT OF OPEN LAND AREA (L.A.) AREA NOT ENCUMBERED BY BUILDING FOOTPRINTS; FOR EACH TWO AND ONE-HALF (2.5) SQUARE FEET OF GROSS FLOOR AREA OF THE BUILDING.

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REVISIONS				
REV	DATE	COMMENT	BY	CHKD

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PROJECT No.: M21102
DRAWN BY: ARNOLD
CHECKED BY: EEO-TAH
DATE: 07/15/2022
CADD: 02
M11002-SPR-02

SITE PLAN DOCUMENTS

FOR

LEGGAT McCALL PROPERTIES, LLC

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) 845-8040
www.BohlerEngineering.com

SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

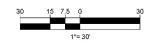
C-301

ORG. DATE - 07/15/2022

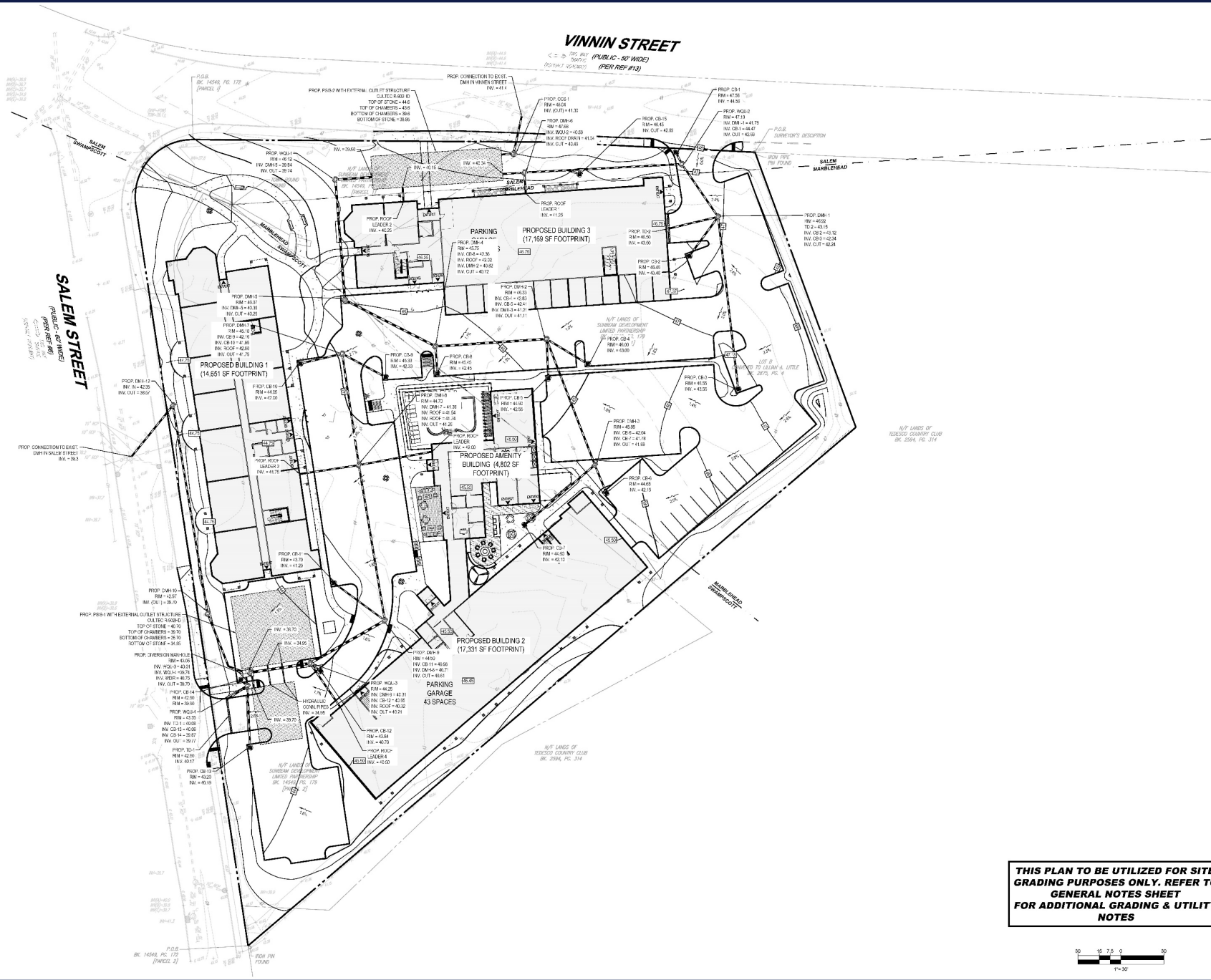
SITE INFORMATION

- APPLICANT: LEGGAT McCALL PROPERTIES, LLC
10 POST OFFICE SQUARE
BOSTON, MA 02109
- OWNER: BUNBEAM DEVELOPMENT LTD. PARTNERSHIP
299 SALEM STREET
SWAMPSCOTT, MA 01907
- PARCEL:
MAP 17 & LOT 29
200 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



PROJECT: 2022-07-15 SWAMPSCOTT, MA 01907. DATE: 07/15/2022. SHEET: C-301



VINNIN STREET
(PUBLIC - 30' WIDE)
(PER REF #13)

SALEM STREET
(PUBLIC - 30' WIDE)
(PER REF #14)

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SUSTAINABLE DESIGN
LANDSCAPE ARCHITECTURE
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	ISSUED BY



ISSUED FOR PERMIT

PROJECT No.: M211002
DRAWN BY: AMH/AC
CHECKED BY: EEO/TAH
DATE: 07/19/2022
SCALE: M211002-SPP/CP

SITE PLAN DOCUMENTS

FOR

LEGGAT McCALL PROPERTIES, LLC

PROPOSED RESIDENTIAL DEVELOPMENT

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

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SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NUMBER:

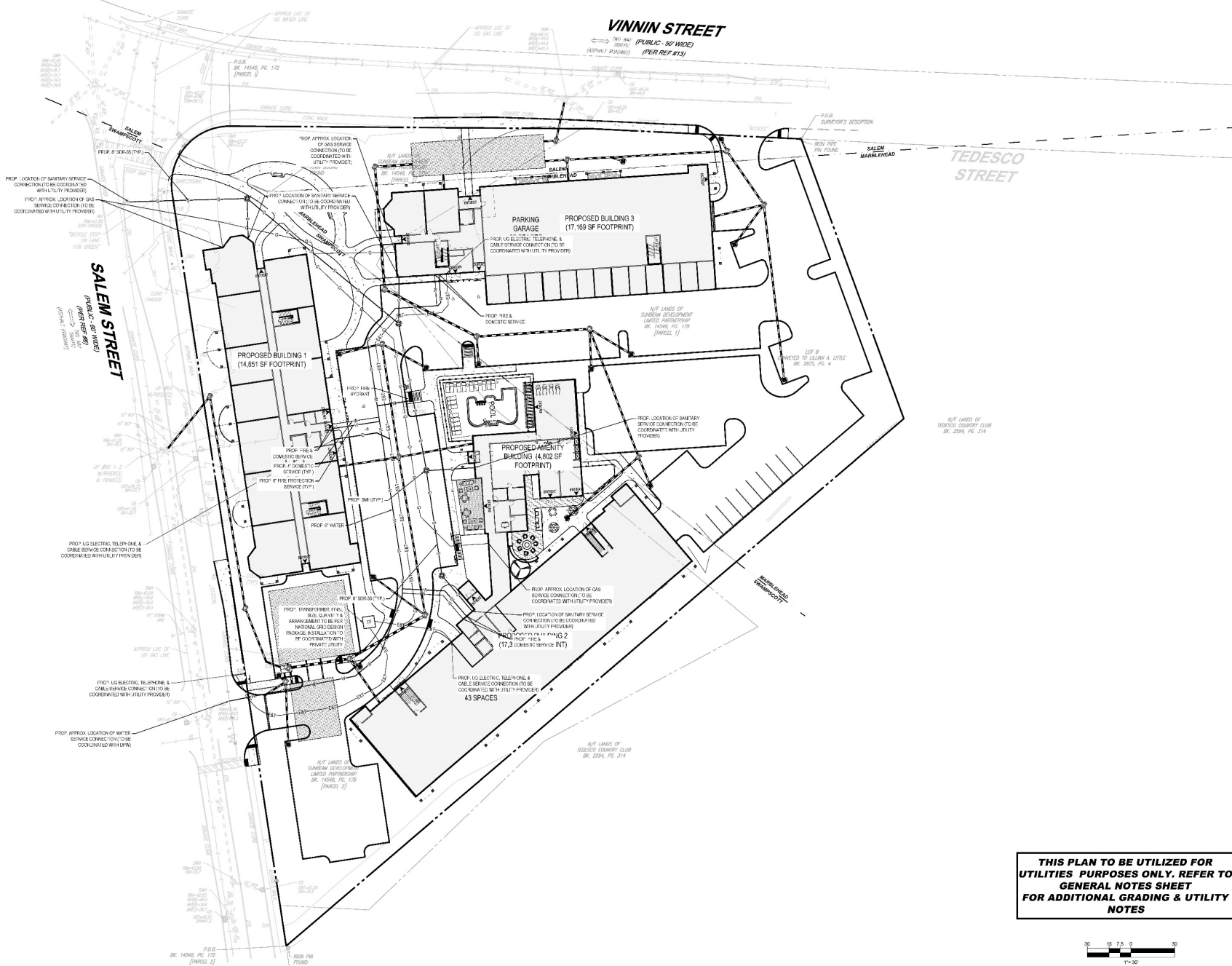
C-401

ORG. DATE - 07/15/2022

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



PROJECT NO.: M211002
DRAWN BY: AMH/AC
CHECKED BY: EEO/TAH
DATE: 07/19/2022
SCALE: M211002-SPP/CP



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



REV	DATE	COMMENT	DESIGNER



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PROJECT No.: M211002
 DRAWN BY: ANNA
 CHECKED BY: EEO-TAH
 DATE: 07/15/2022
 CAD D1: M211002-SP100-CP

SITE DOCUMENTS

FOR

LEGGAT McCALL PROPERTIES, LLC

PROPOSED RESIDENTIAL DEVELOPMENT

289 SALEM ST.
 TOWN OF SWAMPSCOTT;
 202-284 TEDESCO ST, TOWN OF MARBLEHEAD;
 20 VINNIN SQ, CITY OF SALEM
 ESSEX COUNTY, MA



SHEET TITLE: **UTILITY PLAN**

SHEET NUMBER: **C-501**

ORG. DATE: 07/15/2022

PROJECT NO: C:\WORKING\2022\220715 SWAMPSCOTT\220715 SWAMPSCOTT.dwg DATE PLOTTED: 7/15/2022 10:08:11 AM PLOTTER: HP DesignJet 650C



**LEGGAT McCALL
PROPERTIES, LLC**

PROP. MULTI FAMILY

299 SALEM STREET,
TOWN OF SWAMPSCOTT, ESSEX COUNTY, MA

RENDERING

SCALE: 1" = 30'
DATE: 08/05/2022
PROJECT #: M211002

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