

RECEIVED
2023 SEP 11 A 11:07
TOWN CLERK'S OFFICE
LYNNFIELD, MA

RECEIVED
2023 AUG 28 P 12:33
TOWN CLERK'S OFFICE
LYNNFIELD, MA
AJX

ZBA SPECIAL PERMIT APPLICATION
28 BEAVER AVENUE, LYNNFIELD
TAX MAP 23 LOT 2764
OWNERS: JONATHAN & CATHERINE CALLA

SUMMARY:

The owners are seeking to construct an addition to their single family house. The site is located within the Groundwater Protection District of the Town of Lynnfield. As such, only 15% of the lot area or 2,500 s.f. of impervious surfaces (whichever is greater) is allowed "by right". In this case the 12,596 s.f. lot size limits the impervious coverage to 2,500 s.f.. The existing site condition has 3,741 s.f. of impervious coverage. The proposed condition has 3,974 s.f. of coverage. As you can see there is an increase of 233 s.f. of coverage. To mitigate some of this increase a proposed 500 gallon concrete drywell is proposed in the front yard to capture/infiltrate 624 s.f. of existing house roof area. Soils onsite are "sand" due to recent testholes excavated with the Health Department as part of a new septic system for this property. Therefore, the soils are highly suitable for groundwater recharge.

The net effective impervious coverage in the proposed condition is $3,974 \text{ s.f.} - 624 \text{ s.f. (roof recharge)} = 3,350 \text{ s.f.}$ which is in excess of 2,500 s.f. (allowed), therefore requiring a Special Permit from the ZBA. Due to the septic system in the rear yard and small lot size and effort has been made to bring the effective impervious coverage below the existing condition.

The Lynnfield Health Department has approved the septic design. The owner has recorded a deed restriction limiting the bedroom count to three (3).

ITEMS INCLUDED IN THIS FILING:

- 1) Completed ZBA application
- 2) Check payable for \$100 to "Town of Lynnfield"
- 3) Copy of Deed
- 4) Locus Map
- 5) Certified abutters list
- 6) Septic Design Plan (Plot Plan) – 28 Beaver Road with a revision date of 8/24/23 (drainage added)

Petition
TOWN OF LYNNFIELD
ZONING BOARD OF APPEALS

Name of Petitioner JONATHAN + CATHERINE CALLA

Address 28 BEAVER AVENUE, LYNNFIELD

Address of Property which is the subject of the
Petition 28 BEAVER AVENUE, LYNNFIELD

1. Indicate and describe relief being sought by this petition:
(check appropriate box)

- | | Date |
|--|-------|
| <input type="checkbox"/> A. Appeal Decision made by _____
Bldg. Inspector, Planning Board, etc. | _____ |
| <input type="checkbox"/> B. Apply for a Variance

_____ | |
| <input checked="" type="checkbox"/> C. Apply for a Special Permit
Special Permit for impervious coverage in the Groundwater Protection District

_____ | |
| <input type="checkbox"/> D. Other (specify)

_____ | |

2. Specify Zoning Bylaw Sections(s) from which you desire relief:
Section 9.3.8 (2)

Relief cannot be granted at this hearing for any condition or bylaw not stated above

3. With respect to Land under consideration:

A. Its Area 12,596 square feet, street frontage 100.00 feet

B. District Zone (see Bylaws) RA - in Groundwater Protection District

C. Deed Record: Registry of Deeds Essex South,

Book 29428 Page 354 (see tax bill)

Or Land Court _____,

Book _____ Certificate _____

Map _____ Parcel _____

4. Ownership

A. Name, Address of Owner(s)
Jonathan + Catherine Calla 28 Beaver Avenue, Lynnfield MA

B. If applicant is not owner, check the interest in the premises, and attach evidence of such interest. n/a

Prospective Buyer: _____

Lessee: _____

Other (explain) _____

5. The undersigned petitioner affirms the foregoing statements are true statements of fact:

Signed Calla Street and Number 28 Beaver Avenue
Town/City Lynnfield State MA Phone No. _____
Assessors Clerk Shirlean C. Salas Date 8/28/23

6. A check payable to the Town of Lynnfield shall be delivered to the Board of Appeals, Town Hall, Lynnfield, MA 01940 for the proper amount indicated in the above fee schedule.

7. The Application and fee shall be submitted to the Town Clerk at least four (4) weeks prior to date of the hearing.

8. Public Hearings are normally scheduled for the 1st Tuesday of each month

Petitioner not to write below

.....
Petition reviewed by Building Inspector for completeness _____
Received and Stamped by Town Clerk _____
Entered with the Board of Appeal _____
Fees actually paid \$ _____
Advertised in _____
Parties of interest mailed notices _____
Hearing Date _____

2010

208



2010043000099 Bk:29428 Pg:354
04/30/2010 10:11 DEED Pg 1/2

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Melissa Langone and David Langone of 28 Beaver Avenue, Lynnfield, Massachusetts 01940, for consideration paid Five Hundred Twenty Thousand (\$520,000.00) Dollars grant to Jonathan M. Calla and Catherine A. Calla, as husband and wife, tenants by the entirety, with *quitclaim covenants* the following property in Essex County, Massachusetts.

MASSACHUSETTS EXCISE TAX
Southern Essex District R0D
Date: 04/30/2010 10:11 AM
ID: 788124 Doc# 20100430000990
Fee: \$2,371.20 Cons: \$520,000.00

**FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF**

Witness my/our hand(s) and seal(s) this 30th day of April 2010.

Melissa Langone
Melissa Langone

[Signature]
David Langone

28 Beaver Ave Lynnfield

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

April 30, 2010

On this 30th day of April 2010 before me, the undersigned Notary Public, personally appeared Melissa Langone and David Langone, proved to me through satisfactory evidence which Massachusetts Drivers Licenses, to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My commission expires:



GERARD S. McAULIFFE
Notary Public
Commonwealth of Massachusetts
My Commission Expires January 9, 2015

Exhibit A

Property Address: 28 BEAVER AVENUE, LYNNFIELD, MASSACHUSETTS 01940

A parcel of land with the buildings thereon, situated in Lynnfield, Essex County, Massachusetts, and bounded and described as follows:

NORTHEASTERLY by Beaver Avenue, one hundred (100) feet;

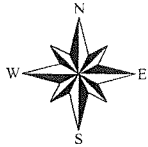
SOUTHEASTERLY by Lot "G" as shown on plan of land in Lynnfield, dated September 1920, D F. Parkins, C. E., recorded with Essex South District Deeds, Book 2472, page 64, one hundred twenty-three and 05/100 (123.03) feet;

SOUTHWESTERLY by land now or formerly of Roundy, one hundred one and 54/100 (101.54) feet; and

NORTHWESTERLY by land now or formerly of Dedcasellis, one hundred thirty-three and 90/100 (133.90) feet.

By any or all of said measurements more or less or however otherwise bounded, measured or described.

For title reference see deed recorded in Book 19329 at Page 137.



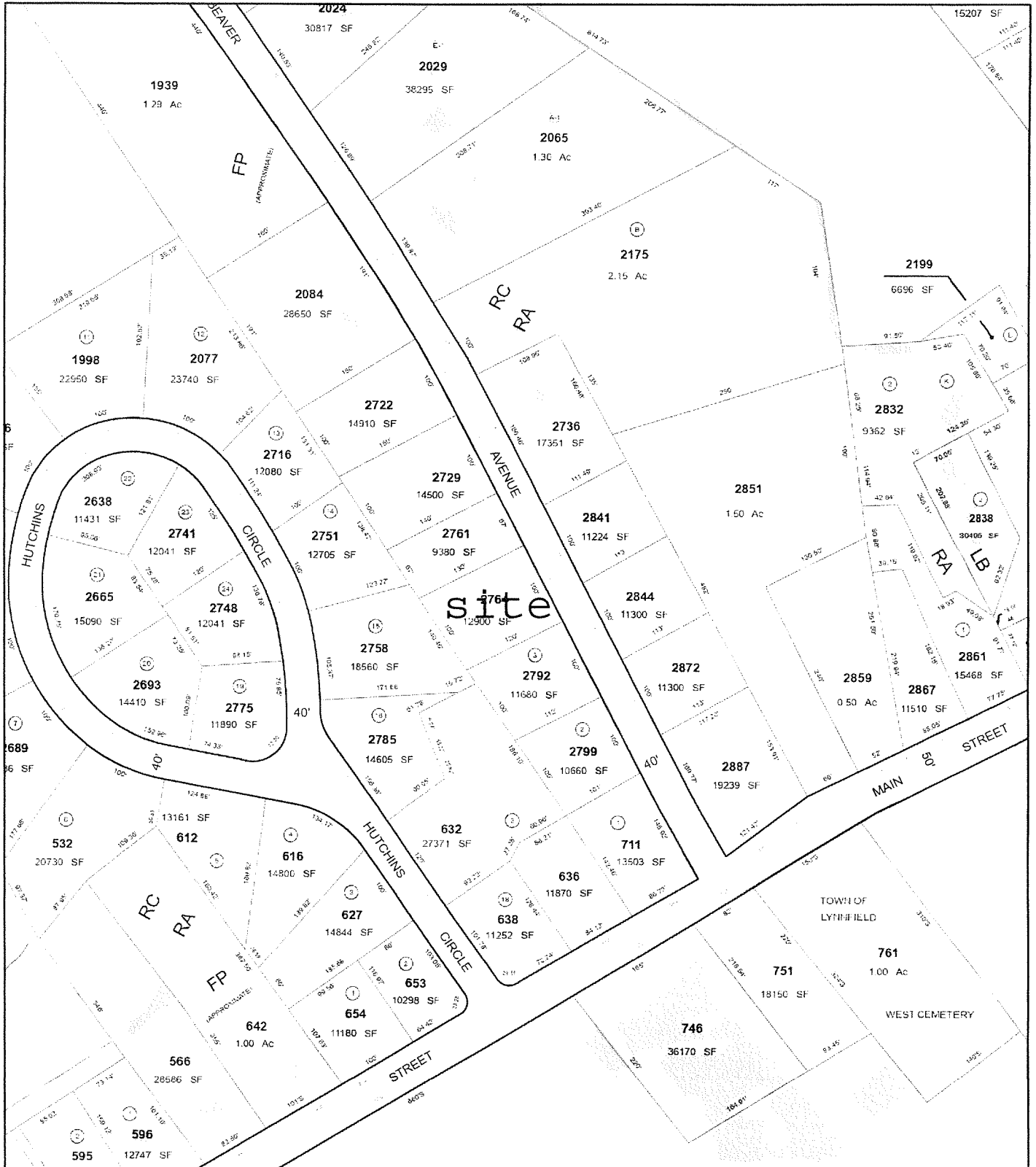
Town of Lynnfield, MA

1 inch = 160 Feet



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August 25, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Lynnfield, MA
August 24, 2023

Subject Property:

Parcel Number: 0023-0000-2764
CAMA Number: 0023-0000-2764
Property Address: 28 BEAVER AVE

Mailing Address: CALLA JONATHAN M, T/E CALLA
CATHERINE A, T/E
28 BEAVER AVE
LYNNFIELD, MA 01940

Abutters:

Parcel Number: 0023-0000-2077
CAMA Number: 0023-0000-2077
Property Address: 14 HUTCHINS CIR

Mailing Address: JANET COLCLOUGH REV LIVING TRU
COLCLOUGH JANET, TR
14 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2084
CAMA Number: 0023-0000-2084
Property Address: 66 BEAVER AVE

Mailing Address: CAROLYN M SELLERS IRREVOCABLE
SELLERS CAROLYN M, TR
66 BEAVER AVE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2175
CAMA Number: 0023-0000-2175
Property Address: 51 BEAVER AVE

Mailing Address: CARMODY EVELYN R CARMODY
JOSEPH V
51 BEAVER AVE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2665
CAMA Number: 0023-0000-2665
Property Address: 19 HUTCHINS CIR

Mailing Address: MILNE LESLIE M MILNE JEFFREY R
19 HUTCHINS CIRCLE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2693
CAMA Number: 0023-0000-2693
Property Address: 23 HUTCHINS CIR

Mailing Address: 23 HUTCHINS CIRCLE TRUST WILSON
LORRAINE A, TR
23 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2716
CAMA Number: 0023-0000-2716
Property Address: 12 HUTCHINS CIR

Mailing Address: TAMMARO GREGORY J. TAMMARO
CINDY A.
12 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2722
CAMA Number: 0023-0000-2722
Property Address: 52 BEAVER AVE

Mailing Address: MCRAE CONANT 2021 TRUST CLIFFO
CONANT MARTHA E TR
52 BEAVER AVE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2729
CAMA Number: 0023-0000-2729
Property Address: 46 BEAVER AVE

Mailing Address: BRACONNIER MARK P BRACONNIER
ANDREA M T/E
46 BEAVER AVE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2736
CAMA Number: 0023-0000-2736
Property Address: 47 BEAVER AVE

Mailing Address: BALDINI DENNIS J, T/E BALDINI LEE
ANNE, T/E
3 HUTCHINS CIRCLE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2741
CAMA Number: 0023-0000-2741
Property Address: 11 HUTCHINS CIR

Mailing Address: ANN M URKIEWICZ FAMILY TRUST
URKIEWICZ ANN M, TR
11 HUTCHINS CIR
LYNNFIELD, MA 01940



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8/24/2023

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300 feet Abutters List Report

Lynnfield, MA
August 24, 2023

Parcel Number: 0023-0000-2748
CAMA Number: 0023-0000-2748
Property Address: 9 HUTCHINS CIR

Mailing Address: BRUCE, JR JAMES R BRUCE KATHLEEN
M
9 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2751
CAMA Number: 0023-0000-2751
Property Address: 10 HUTCHINS CIR

Mailing Address: GEARAN MICHAEL GEARAN KATHLEEN
T
10 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2758
CAMA Number: 0023-0000-2758
Property Address: 8 HUTCHINS CIR

Mailing Address: THE RODNEY A NIEVES LIVING TRU
THE CLAUDIA L NIEVES LIVING TR
8 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2761
CAMA Number: 0023-0000-2761
Property Address: 38 BEAVER AVE

Mailing Address: MATTINA JOSEPH J, JR T/E MATTINA
BARBARA M T/E
38 BEAVER AVE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2775
CAMA Number: 0023-0000-2775
Property Address: 7 HUTCHINS CIR

Mailing Address: RE JESSICA KATHERINE J/T OSBORN
CHRISTOPHER MICHAEL J/T
7 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2785
CAMA Number: 0023-0000-2785
Property Address: 6 HUTCHINS CIR

Mailing Address: ICHIMURA LARRY K ICHIMURA LISA N
6 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2792
CAMA Number: 0023-0000-2792
Property Address: 22 BEAVER AVE

Mailing Address: MAGNO STEVEN R, T/E MAGNO
STEPHANIE T, T/E
22 BEAVER AVE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2799
CAMA Number: 0023-0000-2799
Property Address: 16 BEAVER AVE

Mailing Address: WALDO JASON R
16 BEAVER AVE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2841
CAMA Number: 0023-0000-2841
Property Address: 33 BEAVER AVE

Mailing Address: DAVID & CATHERINE MORIS BEAVER
MORRIS DAVID TR
33 BEAVER AVENUE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2844
CAMA Number: 0023-0000-2844
Property Address: 23 BEAVER AVE

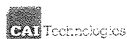
Mailing Address: SULLIVAN DAVID, T/E SULLIVAN EMILY,
T/E
23 BEAVER AVE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2851
CAMA Number: 0023-0000-2851
Property Address: 562 MAIN ST

Mailing Address: GRIECO CHARLES K, T/E GRIECO
LOUANN, T/E
14 WYMON WAY
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2859
CAMA Number: 0023-0000-2859
Property Address: 568 MAIN ST

Mailing Address: ANTONAKOS SARA
114 LOWELL STREET
ANDOVER, MA 01810



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300 feet Abutters List Report

Lynnfield, MA
August 24, 2023

Parcel Number: 0023-0000-2872
CAMA Number: 0023-0000-2872
Property Address: 19 BEAVER AVE

Mailing Address: LACOSTE FAMILY IRREVOCABLE TRU
LACOSTE RICHARD S, TR
19 BEAVER AVE
LYNNFIELD, MA 01940

Parcel Number: 0023-0000-2887
CAMA Number: 0023-0000-2887
Property Address: 558 MAIN ST

Mailing Address: 558 MAIN STREET REALTY TRUST
CERNIGLIA JOSEPH A TRUSTEE
4 NEEDHAM ROAD
LYNNFIELD, MA 01940

Parcel Number: 0028-0000-0612
CAMA Number: 0028-0000-0612
Property Address: 28 HUTCHINS CIR

Mailing Address: BOGHOSIAN DORIS STANZIANI T/E
BOGHOSIAN WAYNE T/E
28 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0028-0000-0616
CAMA Number: 0028-0000-0616
Property Address: 5 HUTCHINS CIR

Mailing Address: SAGGESE ROZANNE
5 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0028-0000-0627
CAMA Number: 0028-0000-0627
Property Address: 3 HUTCHINS CIR

Mailing Address: BALDINI DENNIS J, T/E BALDINI LEE
ANN, T/E
3 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0028-0000-0632
CAMA Number: 0028-0000-0632
Property Address: 4 HUTCHINS CIR

Mailing Address: DIRANIAN MICHAEL C
4 HUTCHINS CIR
LYNNFIELD, MA 01940

Parcel Number: 0028-0000-0636
CAMA Number: 0028-0000-0636
Property Address: 540 MAIN ST

Mailing Address: POOR PATRICE M POOR KEVIN A
540 MAIN ST
LYNNFIELD, MA 01940

Parcel Number: 0028-0000-0638
CAMA Number: 0028-0000-0638
Property Address: 2 HUTCHINS CIR

Mailing Address: PULLO ROBERT, T/E PULLO ANNA, V T/E
2 HUTCHINS CIRCLE
LYNNFIELD, MA 01940

Parcel Number: 0028-0000-0711
CAMA Number: 0028-0000-0711
Property Address: 2 BEAVER AVE

Mailing Address: ROBERT LUC ROBERT MICHELLE
2 BEAVER AVE
LYNNFIELD, MA 01940

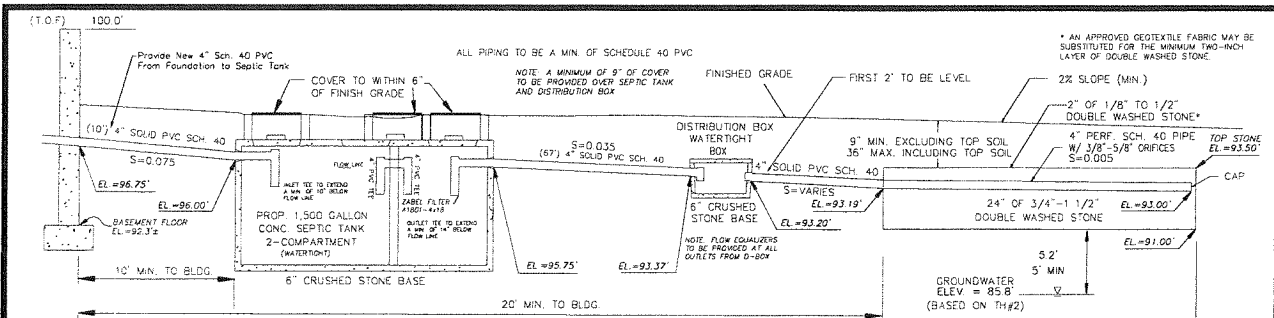


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8/24/2023

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DESIGN ANALYSIS:

SEWERAGE ONLY PLAN
 3 BEDROOM HOUSE (EXISTING)
 3 BEDROOMS x 110 SQ/FT/ROOM = 330 CDF

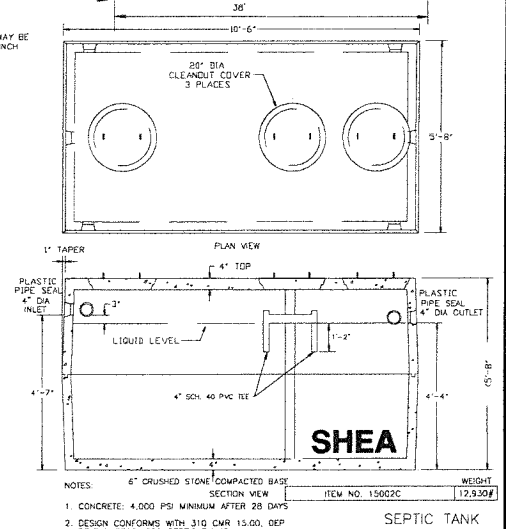
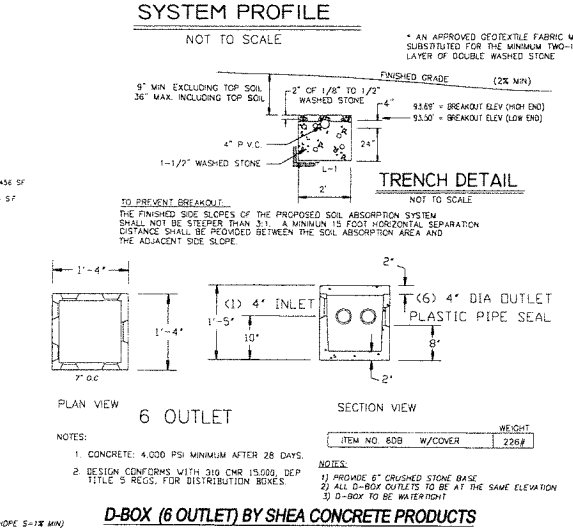
TANK VOLUME
 DESIGN FLOW = 330 GPD
 330 GPD x 24 HRS = 7920 GPD
 7920 GAL ÷ 1.500 GAL (TITLE 5 MINIMUM)

LEACHING AREA REQUIRED:
 REGULATION RATE = 2.84 GPD/SP. (CLASS 1 SOIL)
 L.T.A.R. = 0.74 GPD/SP
 LEACHING AREA REQUIRED = 330 GPD ÷ 0.74 GPD/SP = 445.95 SF

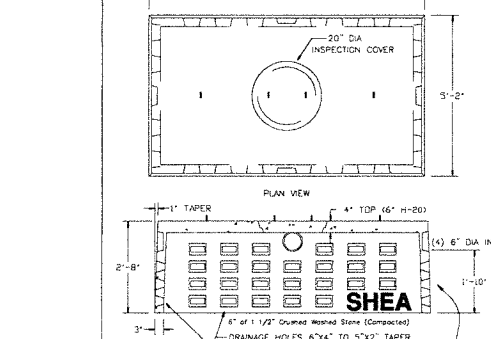
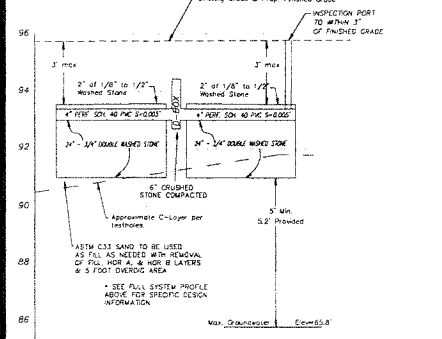
LEACHING AREA PROVIDED:
 1) TRENCHES: 36' LONG x 8' WIDE x 2' DEEP = 432 SF
 2) DRYWELL: 2' DIA x 10' DEEP (12" DIA x 20' DEEP) = 300 SF
 TOTAL = 732 SF

ONLY FIRM CONTRACTOR:
 1074 CDF ÷ 330 CDF REQ'D = 3.25

LEGEND:
 EX TWO FOOT CONTOUR
 EX SPOT GRADE
 UTILITY POLE
 COMPLETED WATER MAIN
 EX. WATER SERVICE
 DRAIN MANHOLE
 CATCH BASIN
 DRAIN LINE
 BIT. BITUMINOUS
 CONC. CONCRETE
 ESP. EDGE OF PAVEMENT
 TEST HOLE
 PERCOLATION TEST
 EX. ROOF LEADER
 PROP. PROP. ROOF DRAIN (4" HOLE 5'-12" MIN)



THIS PROPERTY IS WITHIN THE TOWN OF LYNNFIELD GROUNDWATER PROTECTION DISTRICT. AS SUCH, THIS PROPERTY IS LIMITED TO A 3 BEDROOM SEPTIC DESIGN AND THE HOMEOWNER WILL NEED TO RECORD A DEED RESTRICTION LIMITING THIS PROPERTY TO A 3 BEDROOM DWELLING, (SINCE TOTAL ROOM COUNT EXCEEDS 7)



GENERAL NOTES:

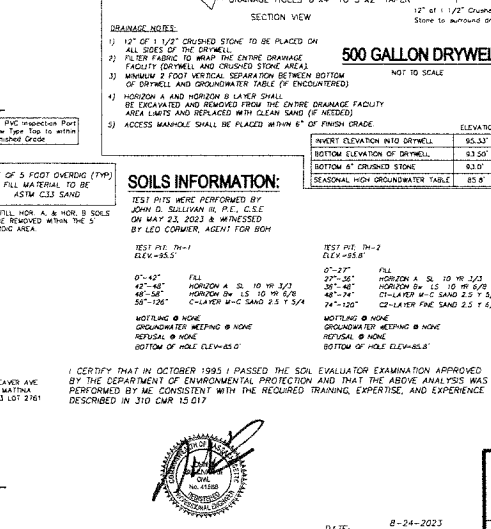
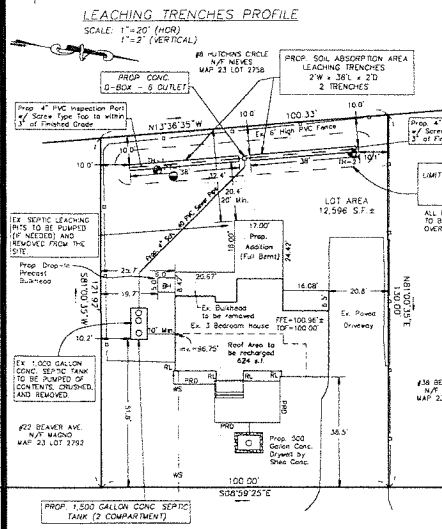
- ELEVATIONS BASED ON ASSUMED DATUM
- EXISTING TOPOGRAPHIC INFORMATION FROM FIELD SURVEY.
- THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT EXISTING PROPERTY AND ADJACENT PROPERTIES.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION STATE ENVIRONMENTAL CODE TITLE 5 (310 CMR 15.00) AND THE LYNNFIELD BOARD OF HEALTH REQUIREMENTS.
- THE DESIGN ENGINEER AND THE LOCAL APPROVING AUTHORITY ARE TO BE NOTIFIED AT LEAST 72 HOURS PRIOR TO INSPECTIONS REQUIRED BY 310 CMR 15.00.
- THE CONTRACTOR IS TO VERIFY EXISTING SITE CONDITIONS AND NOTIFY THE ENGINEER OF ANY DIFFERENCES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE HORIZONTAL AND VERTICAL CONTROL OF ALL SYSTEM COMPONENTS.
- THE FIRST TWO FEET OF EACH LINE EXITING THE DISTRIBUTION BOX SHALL BE LEVEL.
- SEPTIC SYSTEM OWNER SHALL HAVE SEPTIC TANK INSPECTED & FLUMED OUT IN ACCORDANCE WITH 310 CMR 15.35, AND AT LEAST ONCE EVERY TWO YEARS.
- THIS PLAN HAS BEEN PREPARED FOR THE CONSTRUCTION OF THE PROPOSED SEPTIC SYSTEM. ANY ALTERATIONS MUST BE APPROVED IN WRITING BY THE ENGINEER.
- THERE ARE NO PUBLIC OR PRIVATE WELLS WITHIN 100' OF THE LEACHING FACILITY.
- THIS SYSTEM IS NOT DESIGNED TO ACCOMMODATE A GARAGE GRINDER.
- THE SOIL PLACED AS BACKFILL OVER THE SYSTEM SHALL BE A MINIMUM OF NINE INCHES, EXCLUDING THE 2" OF FINISH GRADE, AND SUFFICIENTLY COMPACTED TO PREVENT DEPRESSIONS DUE TO SETTLING WHICH MAY INTERFERE OR COLLECT SURFACE WATER RUNOFF ABOVE THE SYSTEM. BACKFILL MUST BE CLEAN AND FREE OF STONES AND ROCKS GREATER THAN SIX INCHES IN SIZE. TAILINGS, CLAY OR SIMILAR MATERIALS ARE PROHIBITED. FINAL COVER ABOVE THE SYSTEM SHALL BE GRADED TO REDUCE A DIVERSION OF SURFACE WATER AND MINIMIZE EROSION. FINISH GRADE SHALL HAVE A MINIMUM SLOPE OF 0.03 PER FOOT. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE HOUSE & SOIL ABSORPTION SYSTEM.
- THERE ARE NO PROBLEMS LESS THAN 320 FEET, NO RESERVOIRS/PUBLIC WELLS LESS THAN 400 FEET, AND NO DRAINS LESS THAN 50 FEET FROM THE PROPOSED SUBSURFACE DISPOSAL SYSTEM. THE DWELLING DOES NOT HAVE A FOUNDATION DRAIN. PIPE PENETRATION IN FOUNDATION, SEPTIC TANK, AND DISTRIBUTION BOX SHALL BE SEALED WITH HYDRAULIC CEMENT.
- THE BUILDING SEWER IS TO HAVE WATERPROOF JOINTS, TO BE LAID ON A COMPACT & FIRM BASE, AND IS TO BE LAID ON CONTINUOUS GRADE IN A STRAIGHT LINE.
- MAGNETIC MARKING TAPE SHALL BE PLACED AROUND ALL SEPTIC COMPONENTS PRIOR TO BACKFILLING.
- ANNUAL MAINTENANCE OF THE EFFLUENT FLUXER ON THE OUTLET SEPTIC TEE IS REQUIRED.

IMPERVIOUS AREAS TABLE:

	EXISTING	PROPOSED
EX. HOUSE	1,454 SF	1,454 SF
BULKHEAD	17 SF	30 SF
DRIVEWAY	1,830 SF	1,830 SF
PATIO	440 SF	-
ADDITIONS	-	680 SF
TOTAL	3,741 SF	3,974 SF

INCREASE OF 233 SF OVER EXISTING CONDITION

EFFECTIVE IMPERVIOUS AREA (W/REMARKS)
 3,974 SF - 624 SF = 3,350 SF > 2,500 SF
 26.5% > 15% (SPECIAL PERMIT REQUIRED)



OWNER/APPLICANT:
 JONATHAN & CATHERINE CALLA
 28 BEAVER AVENUE
 LYNNFIELD, MASS.

ZONING INFORMATION:
 ZONING DISTRICT: RA

ASSESSOR INFORMATION:
 MAP 23 LOT 2764

28 BEAVER AVENUE

SEPTIC DESIGN PLAN
 LOCATED IN
LYNNFIELD, MASSACHUSETTS
(ESSEX COUNTY)

PREPARED FOR
JONATHAN & CATHERINE CALLA

SCALE: 1"=20' DATE: JUNE 26, 2023

PREPARED BY
SULLIVAN ENGINEERING GROUP, LLC
 P.O. BOX 2004
 WOBURN, MA 01898
 (781) 854-8644

REV: 7/11/23, 7/19/23
 6/24/23 (ADD DRAINAGE)

SHEET No. 1 OF 1

PERCOLATION TEST RESULTS

DATE: 8-24-2023

JOHN D. SULLIVAN W/ (SE LIC # 2378)

DATE	TEST NO.	DEPTH	BOT ELEV.	RATE
5/23/23	1	45"-63"	90.25'	< 2 MPI

GRAPHIC SCALE
SCALE: 1"=20'

FEET 0 10 20 40 80

GUTTER & SOFFIT SYSTEM TO MATCH & ALIGN WITH EXISTING
RAKE TRIM TO MATCH EXISTING

HORIZONTAL SIDING & CORNER BOARDS TO MATCH EXISTING OR AS COORDINATED BETWEEN OWNER & GC

ROOF SHINGLES AS DETERMINED BY OWNER

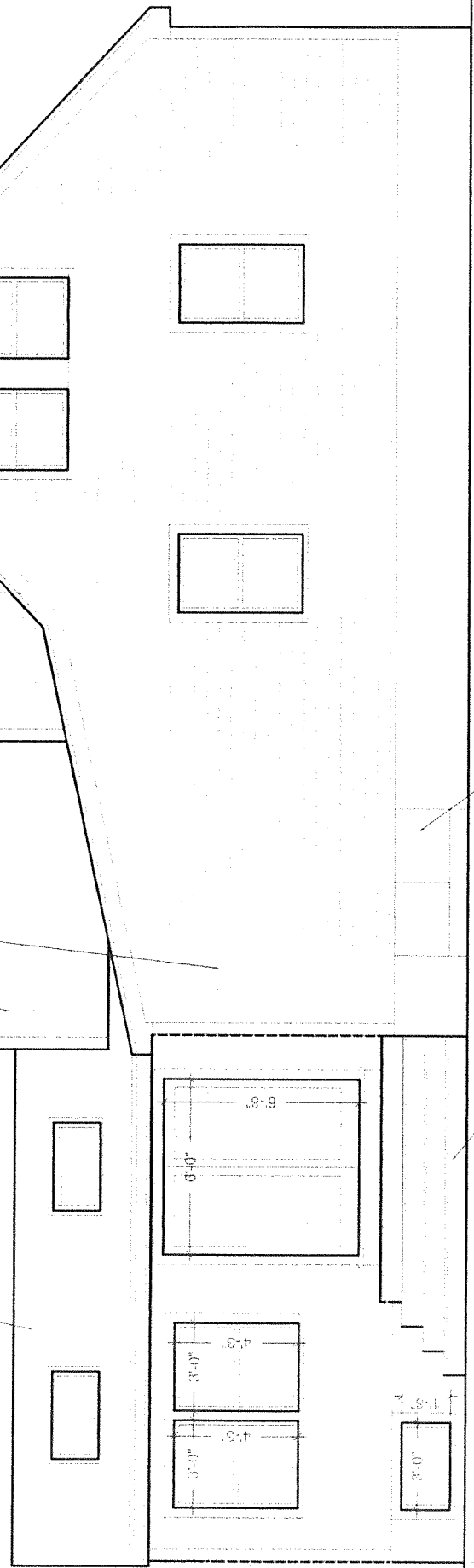
EXISTING HOUSE

NEW ADDITION

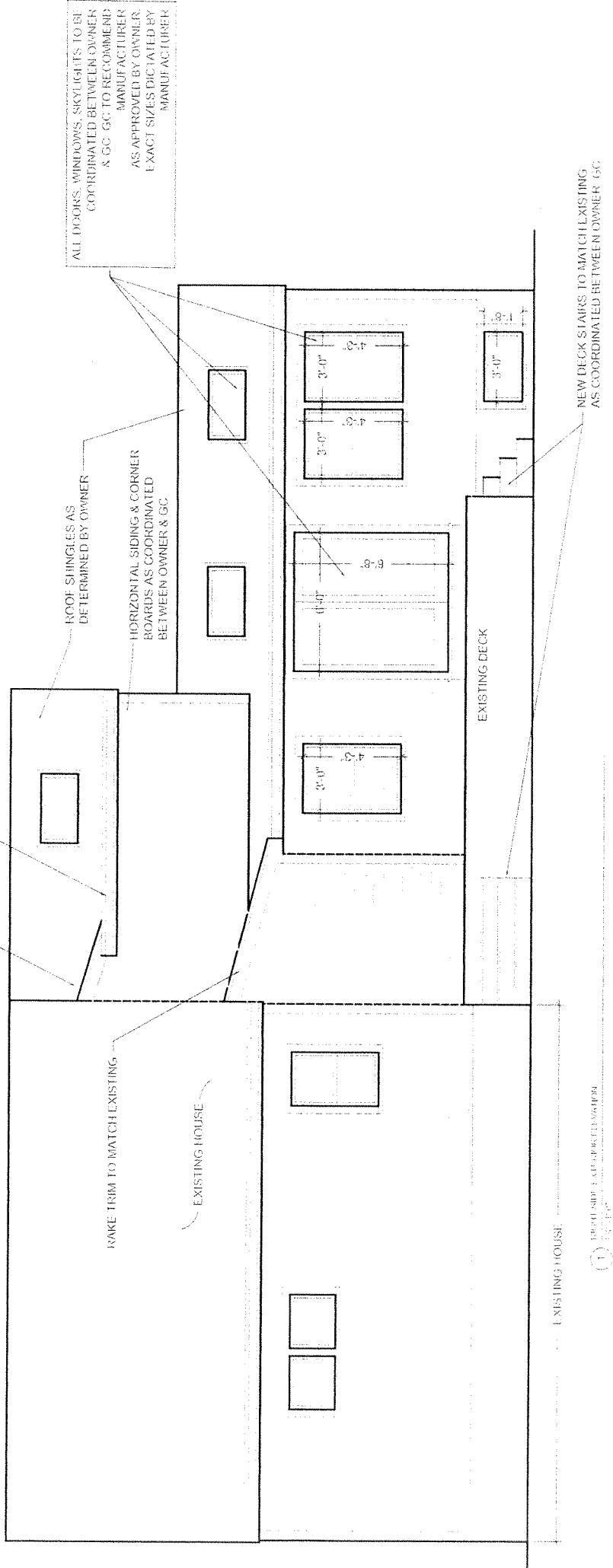
NEW ADDITION BEYOND

PREFAB BULKHEAD BY BILCO OR OTHERS AS DETERMINED BY GC

EXTERIOR LANDING & STAIRS AS COORDINATED BETWEEN OWNER & GC



3 LEFT SIDE EXTERIOR ELEVATION
1/25/18



ALL DOORS, WINDOWS, SKYLIGHTS TO BE COORDINATED BETWEEN OWNER & GC TO RECOMMENDED MANUFACTURER AS APPROVED BY OWNER. EXACT SIZES DICTATED BY MANUFACTURER.

EXISTING ROOF
GLUTTER & SOFFIT SYSTEM TO MATCH & ALIGN WITH EXISTING

ROOF SHINGLES AS DETERMINED BY OWNER
HORIZONTAL SIDING & CORNER BOARDS AS COORDINATED BETWEEN OWNER & GC

WAKE TRIM TO MATCH EXISTING
EXISTING HOUSE

EXISTING DECK

NEW DECK STAIRS TO MATCH EXISTING AS COORDINATED BETWEEN OWNER, GC

EXISTING HOUSE

1 DEPENDS ON EXISTING WORK

