

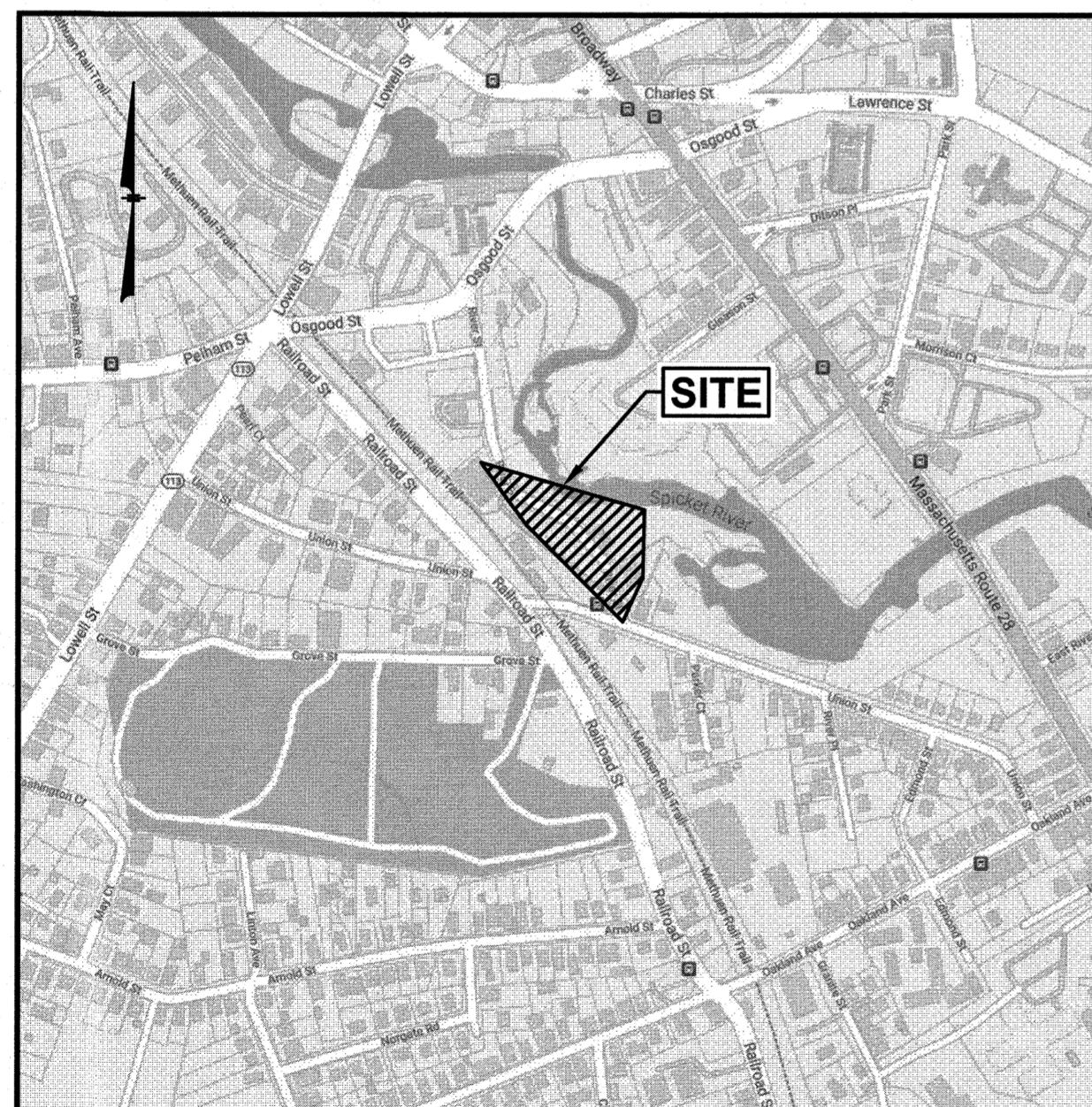
# PROPOSED SITE RE-DEVELOPMENT PLANS

for

**PARCEL ID: 612-120-34  
9 RIVER STREET  
METHUEN, MA 01844**

Prepared for:

**RIVER ROAD AUTO, LLC  
272 BROADWAY #674  
METHUEN, MA 01844**



**LOCATION MAP**  
(NOT TO SCALE)

## INDEX TO DRAWINGS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. DEMOLITION PLAN
4. SITE PLAN
5. GRADING, DRAINAGE & EROSION CONTROL PLAN
6. UTILITY PLAN
7. DETAIL SHEET
8. DETAIL SHEET
- A-1 to A-4 BUILDING PLANS (BY OTHERS)

**PARCEL ID: 612-120-34  
9 RIVER STREET  
METHUEN, MA 01844**



REVISIONS		
2	REV. SHEETS 4,5,8	8/19/22
1	REV. ALL SHEETS	8/8/22
NO.	REVISION	DATE
APRIL 25, 2022		
DRAWN/DESIGN BY	checked by	
SJB/DRJ	DRJ	

TITLE SHEET	
SCALE:	NOT TO SCALE
NEX-2200017	
1 OF 8	

PREPARED FOR  
RIVER ROAD AUTO, LLC  
272 BROADWAY #674  
METHUEN, MA 01844

PARCEL ID: 612-120-34  
9 RIVER STREET  
METHUEN, MA 01844

## REVISIONS

# EXISTING CONDITIONS PLAN

1. *What is the primary purpose of the study?*

NEX-2200017

2 OF 8

1. *What is the relationship between the two people in the photograph?*

**OWNER OF RECORD:**

CEL ID: 612-120-34  
R ROAD AUTO, LLC  
BROADWAY #674  
THUEN, MA 01844  
K 14500 PAGE 316

A horizontal scale bar with markings at 0, 20, 50, and 100. The 0 and 20 marks are at the left end, and the 50 and 100 marks are at the right end. The scale is marked in increments of 10 feet. Below the scale bar is the text "SCALE: 1\" data-bbox="113 82 886 175" data-label="Text">

SCALE: 1" = 20'

**SPICKET RIVER**

**PARCEL ID:** 612-120-34  
35,000 Sq.Ft.±

**LEGEND**

- VGC
- GAS LINE
- WATER LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- CONTOUR ELEVATION
- TREE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRE
- TREELINE
- SIGN
- SPOT ELEVATION
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- GAS VALVE
- GAS SHUT OFF
- WATER VALVE
- WATER SHUT OFF
- FIRE HYDRANT
- BOLLARD
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- WETLAND LINE
- DITCH LINE
- EASEMENT LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- FLOOD ZONE LINE

**PARCEL ID: 614-120-32**  
ARNOLD GREENWOOD POST  
8349 VETERANS OF  
FOREIGN WARS  
26 RIVER STREET  
METHUEN, MA 01844  
BOOK 915 PAGE 63  
26 RIVER STREET

**PARCEL ID: 612-120-35**  
ST LAURENT DAVID G TR  
ST LAURENT KAREN M TR  
94 BRIDLE PATH LANE  
METHUEN, MA 01844  
BOOK 16640 PAGE 323  
49 UNION STREET

**PARCEL ID: 612-120-36**  
GODINEZ GODINEZ  
WELFRAN E  
TUL OROZCO JANET O  
49 UNION STREET  
METHUEN, MA 01844  
BOOK 16633 PAGE 41  
49 UNION STREET

**RIVER STREET (PUBLIC - VARIABLE WIDTH)**

**UNION STREET (PUBLIC - VARIABLE WIDTH)**

**N**

NAD 83

A detailed black and white map of a city area, likely Boston, showing a network of streets and railroads. The map includes labels for 'Longfellow St', 'Broadway', 'Charles St', 'Lawrence St', 'Osgood St', 'Dudley St', 'Canton St', 'Pulham St', 'Lower St', 'Osgood St', 'Railroad St', 'Union St', 'Grove St', 'Arnold St', 'Baldwin St', 'Oakland Ave', 'Canton Ave', 'Dudley St', 'Railroad St', 'Massachusetts ROUTE 29', and 'Baldwin St'. A large, dark, irregularly shaped area is shaded in the lower-left portion of the map. A black box with the word 'SITE' in white capital letters is positioned above this shaded area, with a black arrow pointing towards it. A north arrow is located in the top-left corner of the map area.

**LOCATION MAP**  
(NOT TO SCALE)

## OTES:

ZONE: CENTRAL BUSINESS (CBD)  
MIN. LOT SIZE: 4000 Sq.Ft.  
MIN. LOT FRONTAGE: 40 Ft.  
SETBACKS:  
FRONT 10 Ft.  
SIDE 15 Ft.  
REAR 30 Ft.  
REFER TO THE CITY OF METHUEN ZONING ORDINANCE FOR  
VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED  
USES. THE ZONING INFORMATION SHOWN HEREON IS BASED  
ON A REVIEW OF THE METHUEN ZONING ORDINANCE.  
THIS PLAN IS THE RESULT OF AN ON-THE-GROUND FIELD  
SURVEY PERFORMED BY THIS OFFICE ON FEBRUARY 16,  
2022.  
THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY BY  
THIS OFFICE. THE PROPERTY LINES SHOWN ARE  
APPROXIMATE ONLY BASED ON CITY OF METHUEN GIS  
INFORMATION.  
ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER  
GPS OBSERVATIONS ALONG WITH PUBLIC LIDAR PERFORMED  
BY THIS OFFICE ON FEBRUARY 16, 2022.  
LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY.  
ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE  
SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A  
CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT  
(UNLESS OTHERWISE NOTED).  
A PORTION OF THE SURVEY TRACT IS LOCATED IN A SPECIAL  
FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD  
INSURANCE RATE MAP NUMBER 25009C0201F, WITH AN  
EFFECTIVE DATE OF JULY 3 2012.

DAVID  
R.  
JORDAN  
NO. 38710  
REGISTERED  
PROFESSIONAL LAND SURVEYOR  
COMMONWEALTH OF MASSACHUSETTS  
8/3/22

## REVISIONS

MISC. REVISIONS	8/8/22
UPDATE ABUTTING PROPERTY LINE	7/13/22
REVISION	DATE
<b>APRIL 25, 2022</b>	
N/DESIGN BY	CHECKED BY
2022	DR. J.

# EXISTING CONDITIONS PLAN

REARED FOR  
RIVER ROAD AUTO, LLC  
272 BROADWAY #674  
METHUEN, MA 01844

**SPICKET RIVER**

**NAD 83**

**PARCEL ID: 612-120-34**  
35,000 Sq.Ft.±

**SECTION OF EXISTING FENCE TO BE REMOVED**

**SEE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR CONSTRUCTION SEQUENCE AND TEMPORARY EROSION CONTROL MEASURES AND LOCATION OF EROSION CONTROL DEVICES**

**LEGEND**

- VGC VERTICAL GRANITE CURB
- G GAS LINE
- W WATER LINE
- CHAIN LINK FENCE
- STOCKADE FENCE
- CONTOUR ELEVATION
- TREE
- UTILITY POLE
- GUY WIRE
- OVERHEAD WIRE
- TREELINE
- SIGN
- SPOT ELEVATION
- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- GAS VALVE
- GAS SHUT OFF
- WATER VALVE
- WATER SHUT OFF
- FIRE HYDRANT
- BOLLARD
- GAS METER
- ELECTRIC METER
- LIGHT POLE
- WETLAND LINE
- DITCH LINE
- EASEMENT LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- BUILDING SETBACK
- FLOOD ZONE LINE
- TBR TO BE REMOVED
- XXXXXX TO BE REMOVED

**PARCEL ID: 614-120-32**  
ARNOLD GREENWOOD POST  
8349 VETERANS OF  
FOREIGN WARS  
26 RIVER STREET  
METHUEN, MA 01844  
BOOK 915 PAGE 63

**26 RIVER STREET**

**PARCEL ID: 612-120-35**  
ST LAURENT DAVID G TR  
ST LAURENT KAREN M TR  
WELFRAN E  
TUL OROZCO JANET O  
49 UNION STREET  
METHUEN, MA 01844  
BOOK 16633 PAGE 41

**49 UNION STREET**

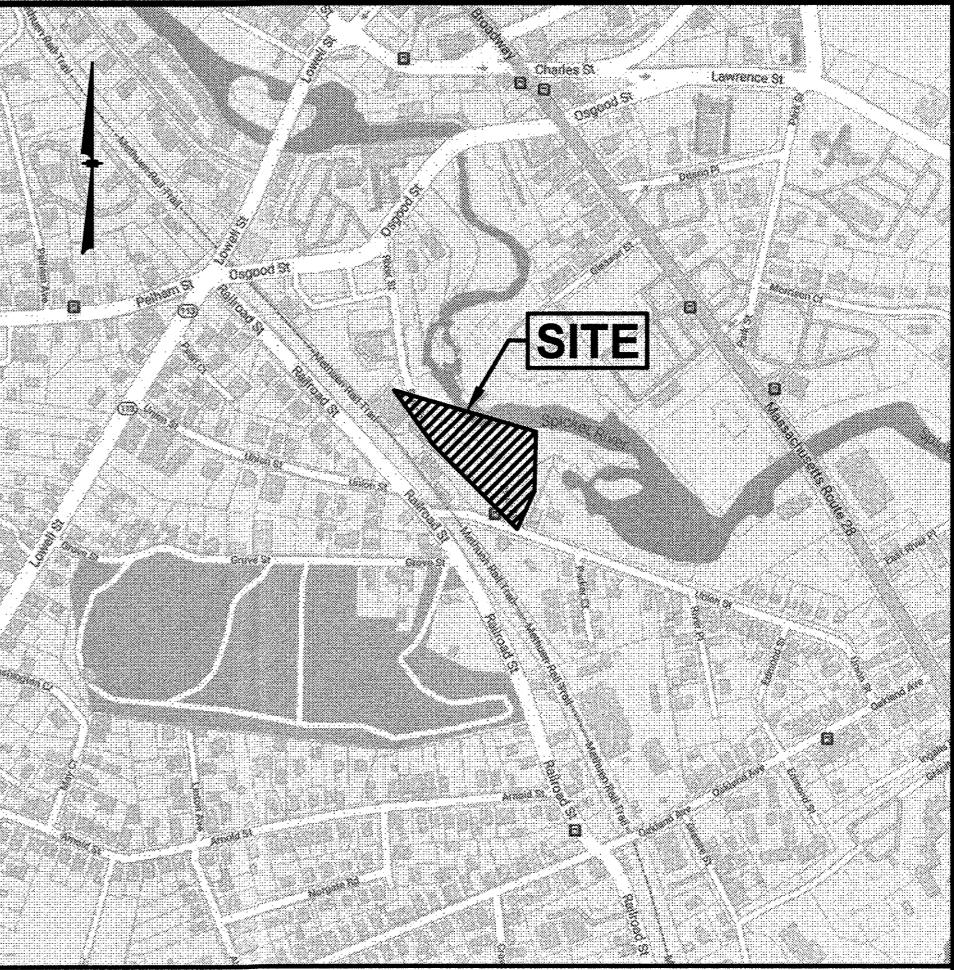
**PARCEL ID: 612-120-36**  
GODINEZ GODINEZ  
WELFRAN E  
TUL OROZCO JANET O  
49 UNION STREET  
METHUEN, MA 01844  
BOOK 16640 PAGE 323

**49A UNION STREET**

**811 DigSafe**

0 20 50 100

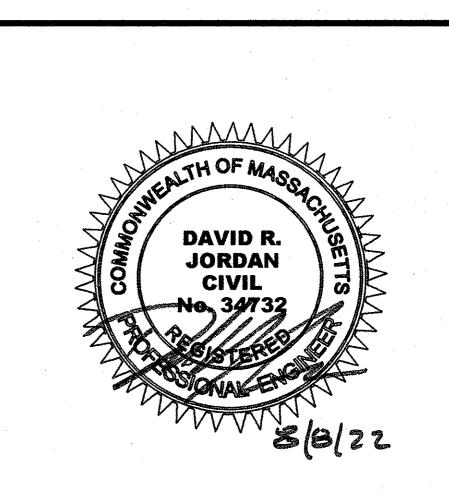
SCALE: 1" = 20'



## **LOCATION MAP**

## NOTES:

- 1) A DEMOLITION PERMIT MUST BE OBTAINED FROM THE CITY OF METHUEN PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
- 2) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
- 3) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- 4) DEMOLISH CONCRETE IN ALL SECTIONS
- 5) BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
- 6) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- 7) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- 8) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- 9) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- 10) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- 11) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY, GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- 12) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
- 13) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
- 14) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
- 15) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO CITY STANDARDS.
- 16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
- 17) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY DIG SAFE (DIAL 811) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK OUT THEIR UTILITIES.
- 18) NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED"



## REVISIONS

1	MISC. REVISIONS	8/8/22
NO.	REVISION	DATE
<b>APRIL 25, 2022</b>		
DRAWN/DESIGN BY		CHECKED BY
SJB/DRJ		DRJ

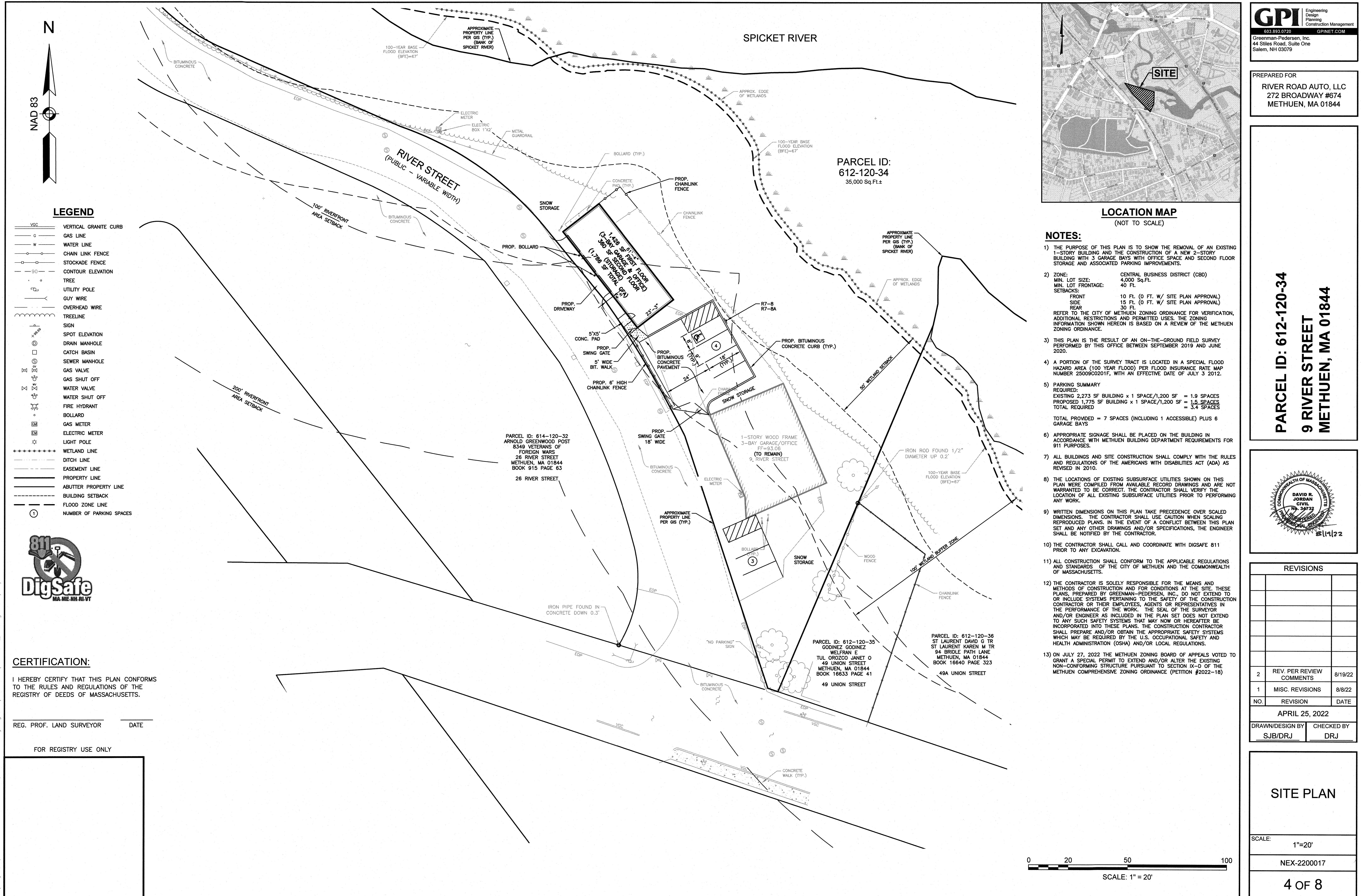
# DEMOLITION PLAN

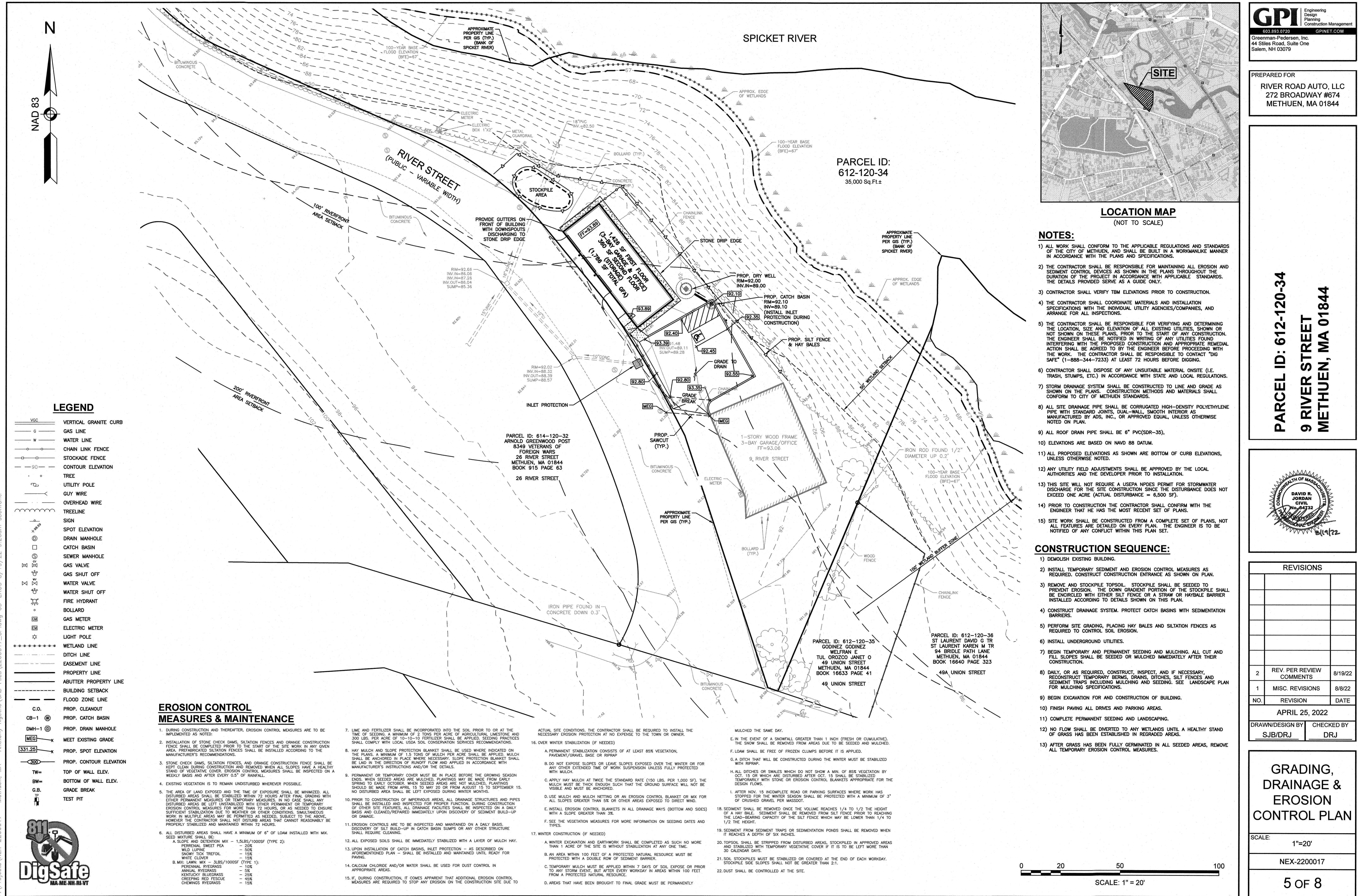
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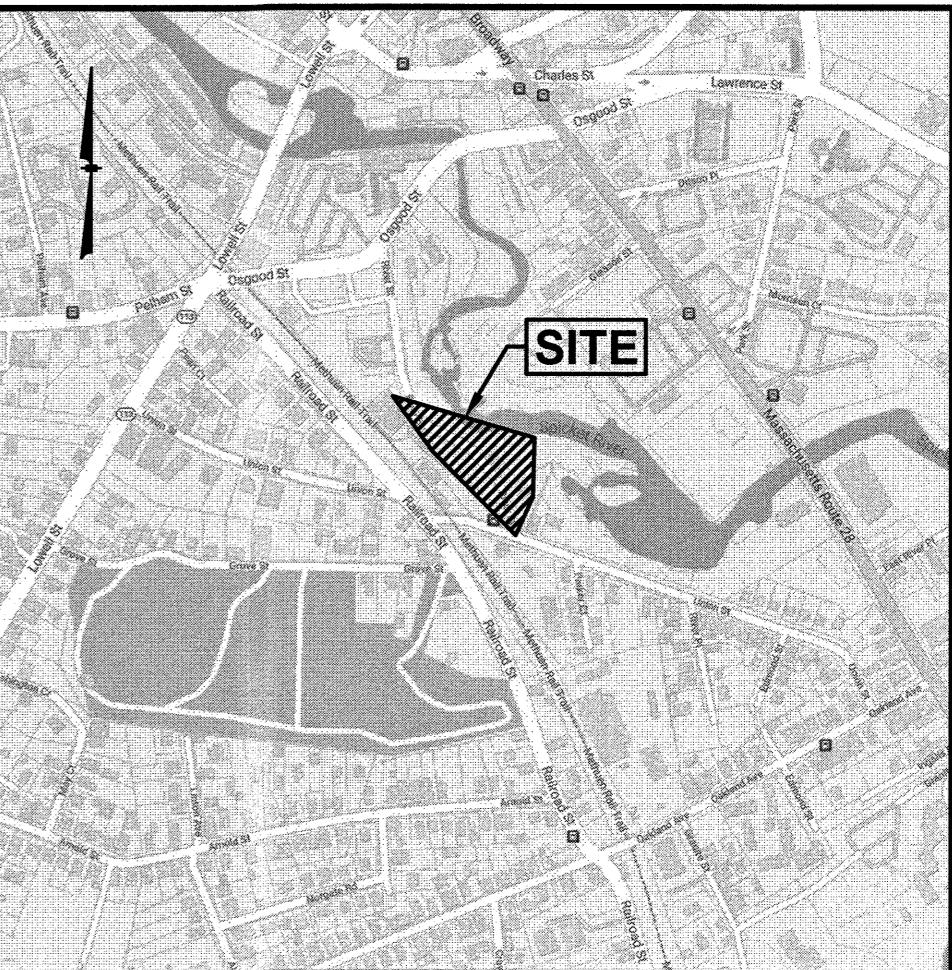
NEX-2200017

3 OF 8





REPAVED FOR  
RIVER ROAD AUTO, LLC  
272 BROADWAY #674  
METHUEN, MA 01844



## **LOCATION MAP**

## NOTES:

1) ALL SANITARY SEWER PIPE SHALL BE PVC (SDR-35), UNLESS OTHERWISE NOTED.

2) ALL WATER PIPE SHALL BE COPPER (TYPE K), UNLESS OTHERWISE NOTED.

3) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND COORDINATED WITH THE APPROPRIATE LOCAL UTILITY COMPANY.

4) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.

5) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.

6) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (1-888-344-7233) PRIOR TO COMMENCING ANY EXCAVATION.

7) ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.

8) THIS SITE IS SERVED BY MUNICIPAL SEWER AND WATER.

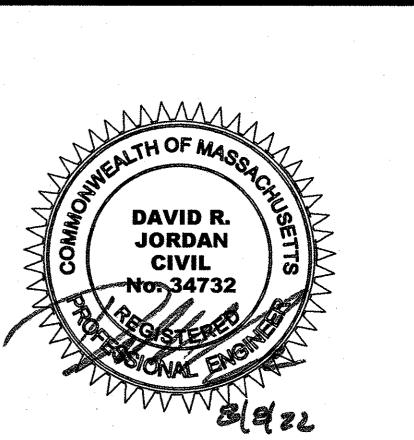
9) ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY CO. SPECIFICATIONS.

10) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.

11) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO MASSDOT AND METHUEN DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.

12) SEE GRADING & DRAINAGE PLAN FOR DETAILED DRAINAGE INFORMATION.

13) REFER TO DETAIL SHEETS FOR ALL UTILITY AND DRAINAGE STRUCTURE DETAILS AND ADDITIONAL INFORMATION.



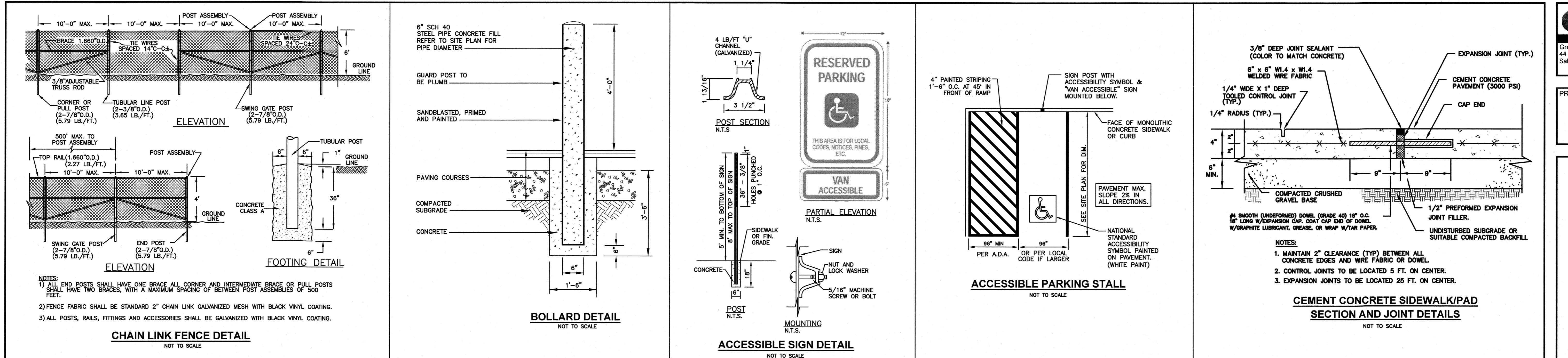
PARCEL ID: 612-120-34  
9 RIVER STREET  
METHUEN, MA 01844

SEWER PIPE SCHEDULE					
FROM: STRUCTURE NUMBER	PIPE SIZE (inches)	TYPE OF PIPE	APPROX. PIPE LENGTH (feet)	SLOPE OF PIPE (ft./ft.)	TO: STRUCTURE NUMBER
EXIST. BLDG.	6	PVC	29	0.016	OWS
PROP. BLDG.	6	PVC	27	0.070	OWS
OWS	6	PVC	3	0.067	SMH
SMH	6	PVC	36	0.094	SADDLE CON

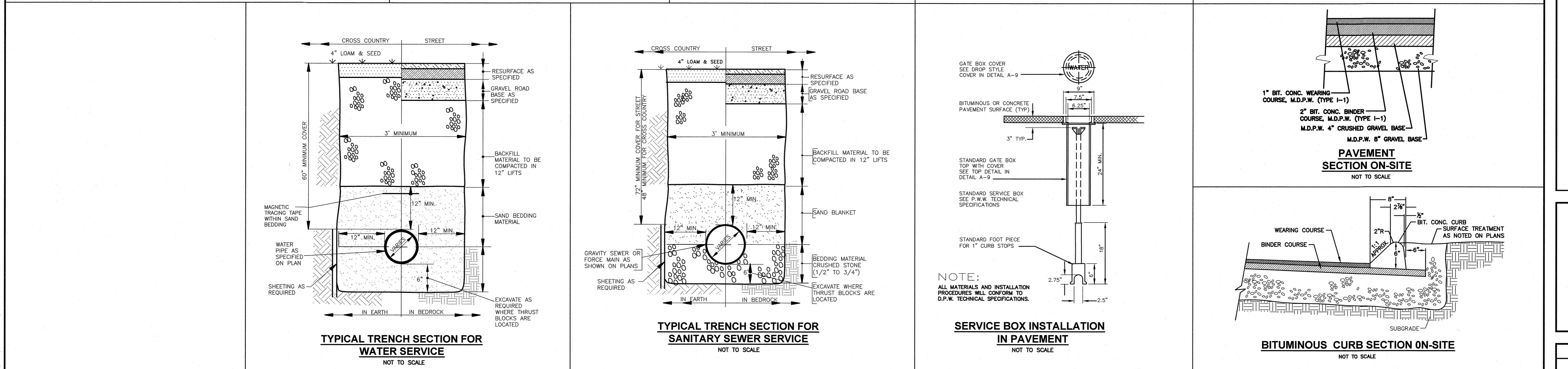
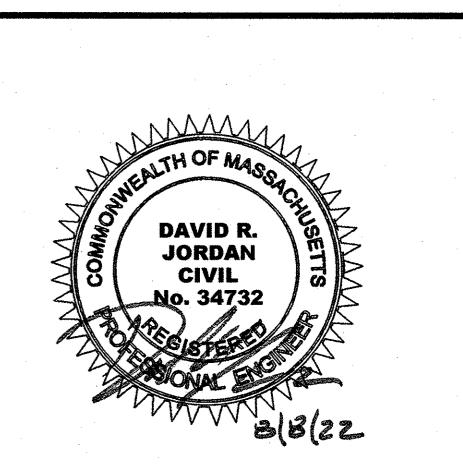
# REVISIONS

## UTILITY PLAN

SCALE:  
1"=20'  
  
NEX-2200017  
  
6 OF 8



**PARCEL ID: 612-120-34**  
**9 RIVER STREET**  
**METHUEN, MA 01844**



**GENERAL CONSTRUCTION NOTES**

BASIN TO BE LOCATED OUTSIDE OF BUILDING WHERE POSSIBLE, COVER TO HAVE A CENTER HOLE.

A TIGHT COVER MUST BE USED IF BASIN IS LOCATED INSIDE OF BUILDING.

OPENING SHALL BE NOT LESS THAN 24" DIAM.

THE CATCH BASIN SHALL BE SO LOCATED AND CONSTRUCTED THAT SURFACE WATER SHALL BE EXCLUDED.

INLET PIPE SHALL BE AT LEAST FOUR INCHES ABOVE NORMAL WATER LINE.

WHERE SUBJECT TO FROST OR CRUSHING CONDITIONS, OUTLET SHALL BE AT LEAST THREE FEET BELOW THE SURFACE.

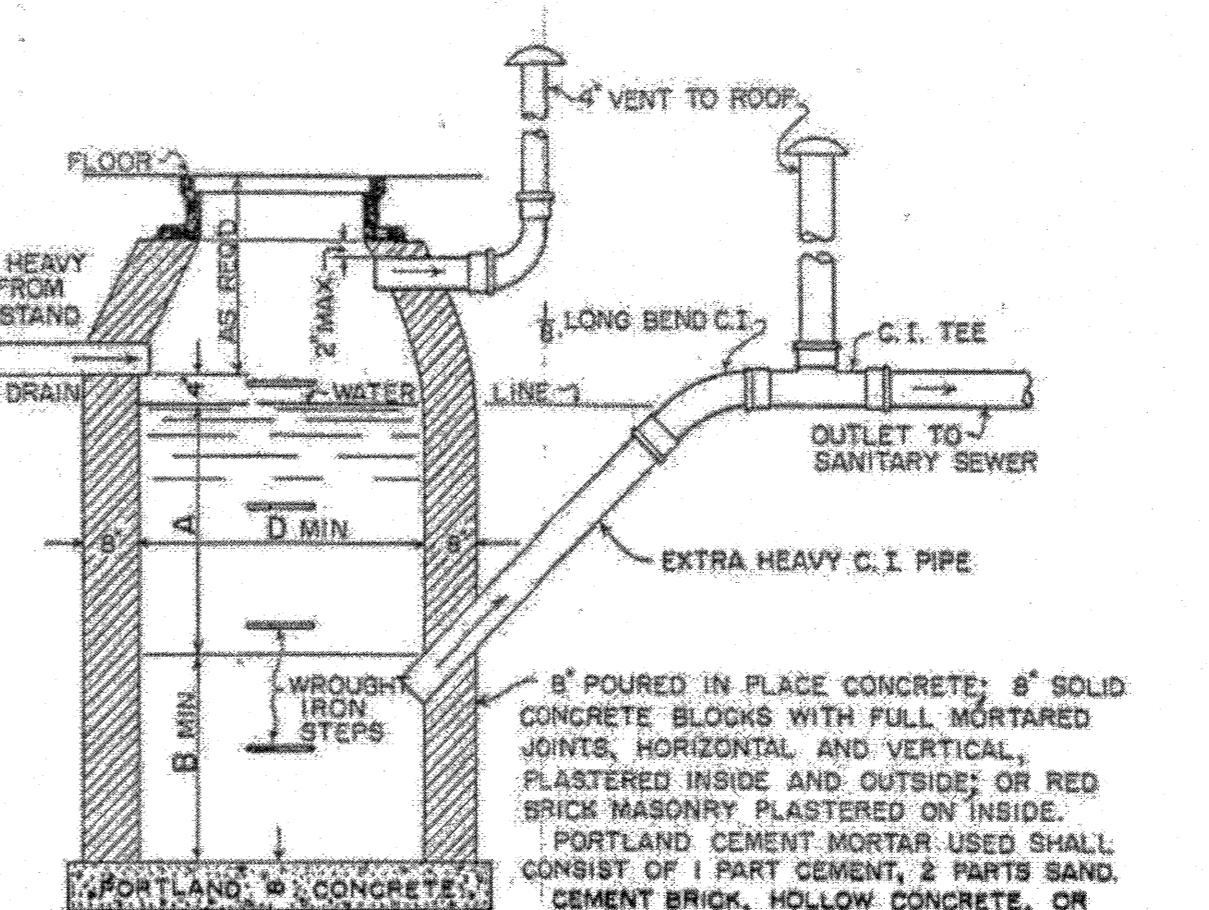
THE NEW CATCH BASIN MUST BE FILLED WITH CLEAN WATER BEFORE USING, AND AFTER BEING EMPTIED FOR PERIODIC CLEANING.

ALL OIL AND GASOLINE MUST BE REMOVED BEFORE CLEANING OUT THE BASIN, AND MUST NOT BE DISCHARGED INTO THE SEWER THROUGH OTHER FIXTURES.

SPECIFICATIONS FOR COVERING SPECIAL CASES OR CONDITIONS, SHALL BE APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE COMMONWEALTH OF MASSACHUSETTS.

WROUGHT IRON STEPS SHALL BE SPACED ABOUT 18" APART.

BOTH VENTS SHALL BE EXTENDED INDEPENDENTLY 18" ABOVE THE ROOF, OR AS APPROVED BY THE LOCAL AUTHORITIES, AND THE AUTHORITIES OF THE COMMONWEALTH OF MASSACHUSETTS.



**GASOLINE, OIL SEPARATOR**

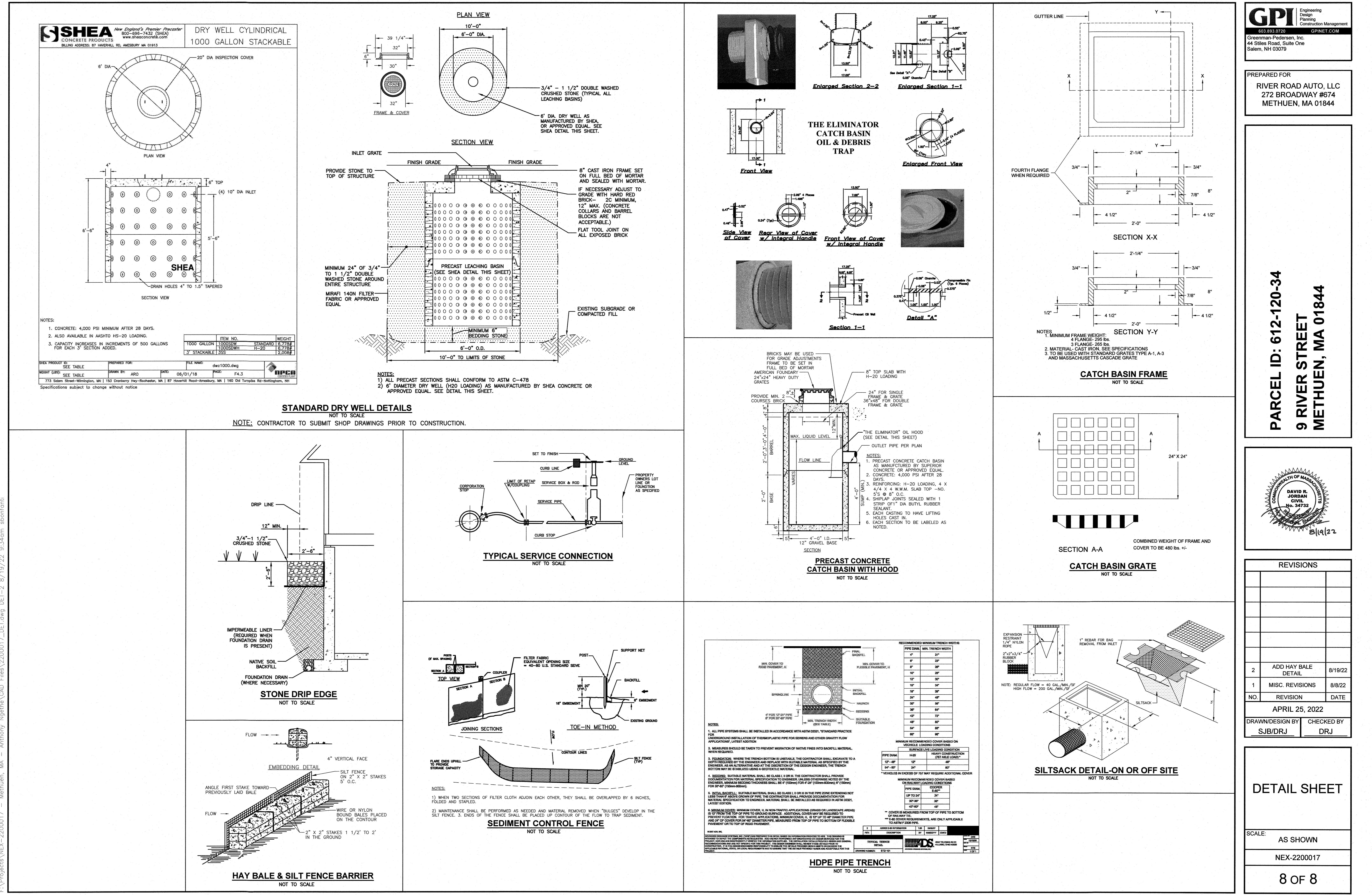
NOT TO SCALE  
SHALL COMPLY WITH 248 CMR 10.00  
TO BE PLACED INSIDE THE GARAGE AND  
CONNECTED TO SEWER LINE 10' OUTSIDE  
THE BUILDING SEE PLUMBING DRAWINGS TO  
COORDINATE LOCATION AND INSTALLATION  
OF VENTS.

INLET	D	A	B
4"	3'-6"	3'-0"	2'-6"
5"	3'-6"	5'-0"	4'-0"
	3'-6" x 3'-6"	4'-0"	3'-0"
	4'-0"	3'-6"	3'-0"
	4'-0" x 4'-0"	2'-6"	3'-0"
	4'-0" x 6'-0"	2'-6"	3'-0"
6"	4'-0"	5'-0"	4'-0"
	4'-0" x 3'-0"	3'-0"	3'-0"
	4'-0" x 4'-0"	4'-0"	3'-0"
	4'-0" x 6'-0"	3'-0"	3'-0"
	5'-0" x 6'-0"	3'-0"	2'-6"
8"	5'-6"	6'-0"	5'-0"
	5'-6" x 5'-6"	4'-6"	4'-0"
	6'-0"	4'-0"	3'-6"
	6'-0" x 6'-0"	3'-0"	2'-6"
	6'-0" x 6'-0"	3'-6"	3'-0"
	6'-0" x 6'-0"	3'-0"	2'-6"

NOTE:  
FOR INLETS LARGER THAN 8"  
THE DESIGN AND DIMENSIONS WILL BE  
DETERMINED FOR EACH PARTICULAR CASE.  
CIRCULAR BASINS ARE RECOMMENDED.

1	MISC. REVISIONS	8/22
NO.	REVISION	DATE
		APRIL 25, 2022
DRAWN/DESIGN BY	SJB/DRJ	CHECKED BY DRJ

DETAIL SHEET
SCALE: AS SHOWN
NEX-2200017



# RENDERING



## INDEX TO DRAWING

- A-1 COVER SHEET
- A-2 EXISTING GARAGE TO REMAIN
- A-3 EXISTING BODY SHOP (TO BE
- A-4 DEMOLISHED) & PROPOSED 3 BAY GARAGE
- A-5 PROPOSED GARAGE - PLAN, SECTIONS & DETAIL  
ROOF (TRUSSES) PLAN

## SCOPE OF WORK

1. BUILDING 1- DEMOLISH EXISTING AUTO BODY SHOP. BUILD NEW 3 BAY CAR GARAGE
2. BUILDING 2- EXISTING 3 BAY GARAGE TO REMAIN. RUBBER ROOF TO BE REPLACED, NEW VINYL SIDING, CURTAIN WALL INSULATION/GWB, RESURFACE CONCRETE FLOOR & NEW OIL/WATER SEPERATOR

PROGRESS SET -  
NOT FOR  
CONSTRUCTION

COVER SHEET

CLIENT: 9 RIVER ST

METHUEN, MA

DATE:  
3/18/21

SCALE:  
1/4"=1'

SHEET:

A-1

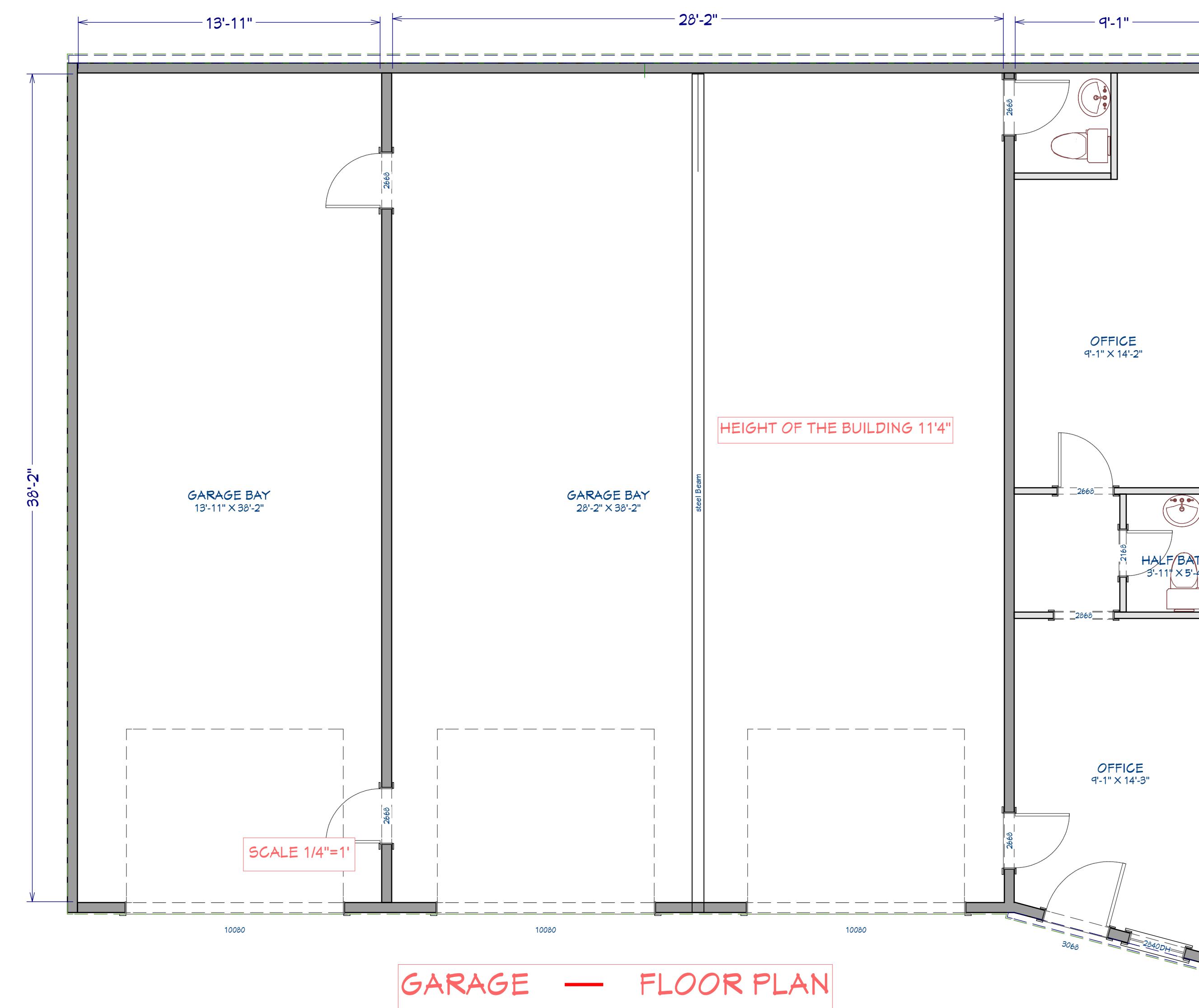
PROPOSED 3 BAY GARAGE



# EXISTING GARAGE

PROGRESS SET  
NOT FOR  
CONSTRUCTION

EXISTING 3 BAY GARAGE TO REMAIN. RENOVATIONS &  
REPAIRS FOR- RUBBER ROOF TO BE REPLACED, NEW  
VINYL SIDING, CURTAIN WALL INSULATION/GWB,  
RESURFACE CONCRETE FLOOR & NEW OIL/WATER  
SEPERATOR



FLOOR PLAN EXISTING 3  
BAY GARAGE-  
RENOVATIONS PLAN

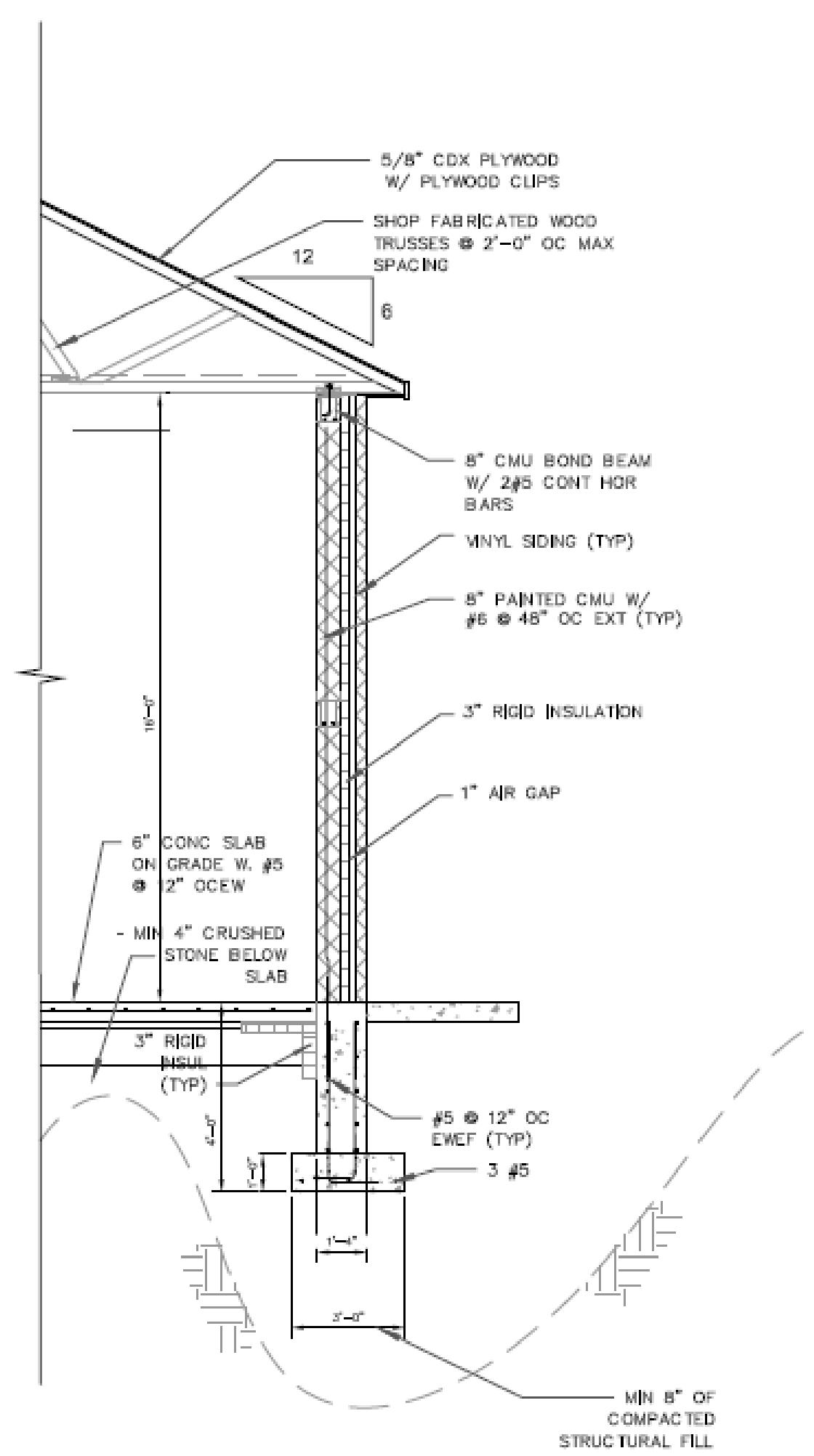
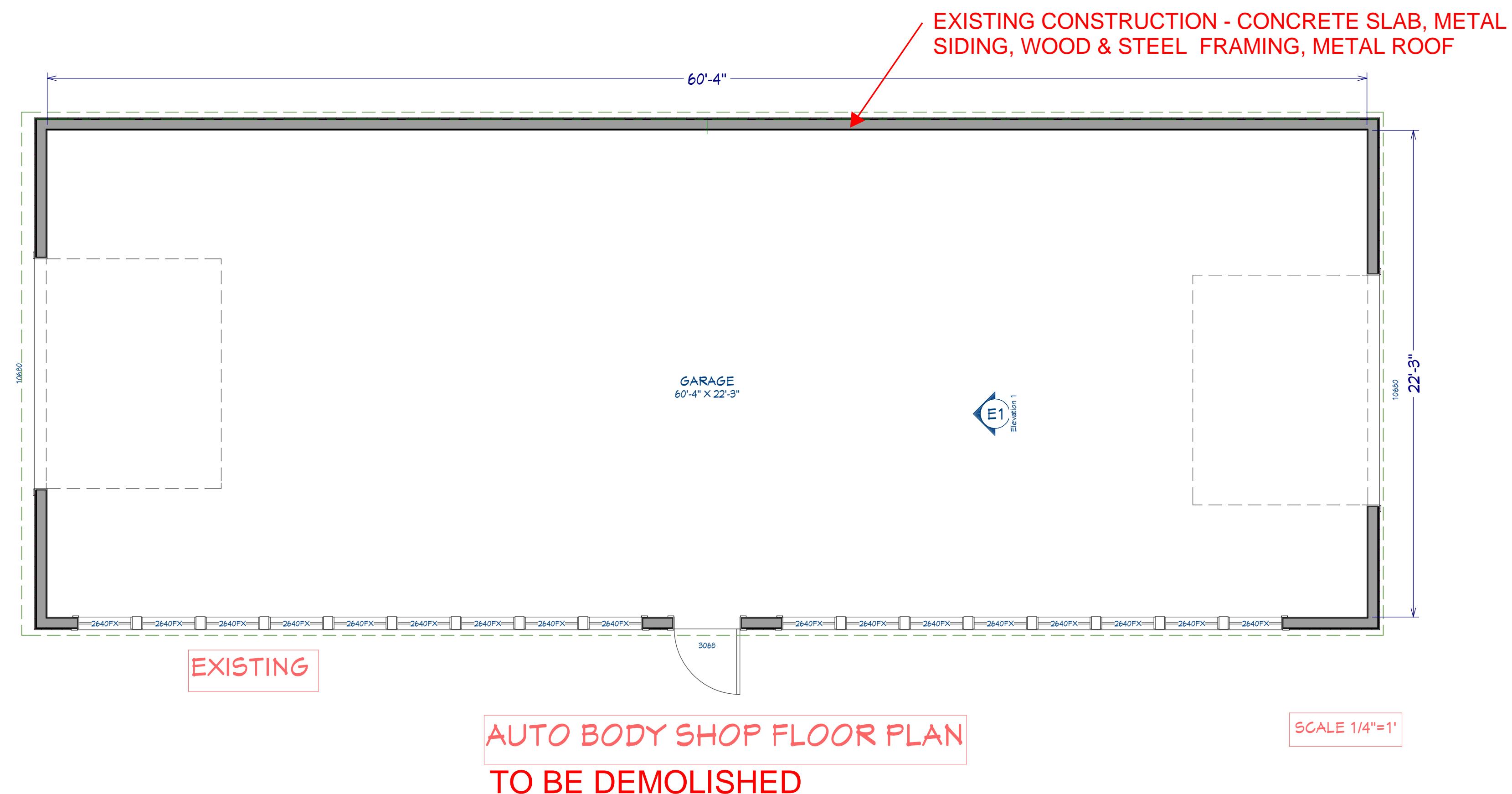
CLIENT: 9 RIVER ST  
METHUEN, MA

DATE:  
3/18/21

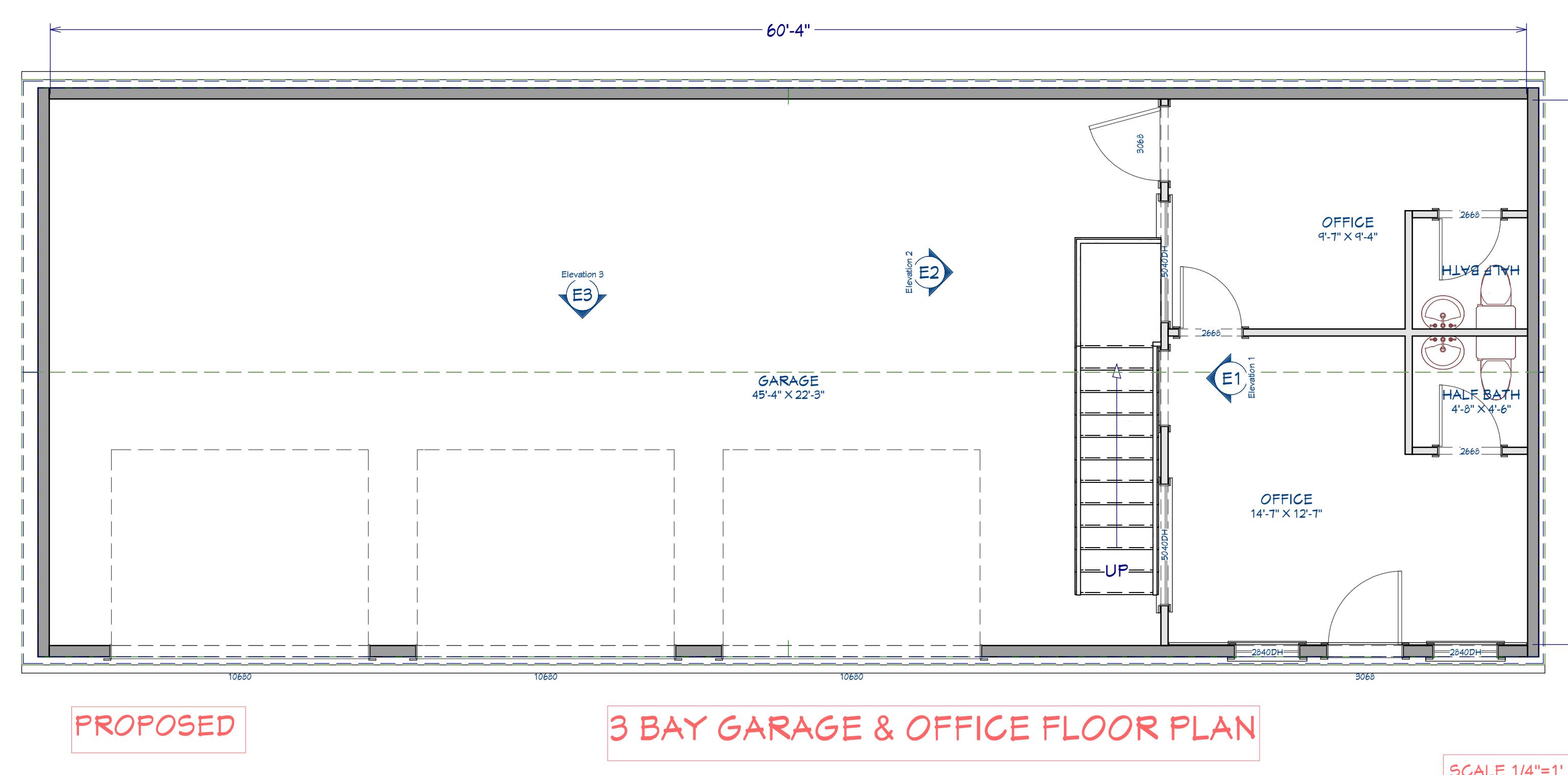
SCALE:  
1/4"=1"

SHEET:  
A-2

# EXISTING AUTO BODY SHOP AND PROPOSED GARAGE



TYPICAL PART SECTION  
PROPOSED 3 BAY  
GARAGE



PROGRESS SET -  
NOT FOR  
CONSTRUCTION

EXISTING AUTO BODY  
SHOP & PROPOSED 3 BAY  
GARAGE & OFFICE

CLIENT: RIVER ST  
METHUEN, MA

DATE:  
3/18/21

SCALE:  
1/4"=1"

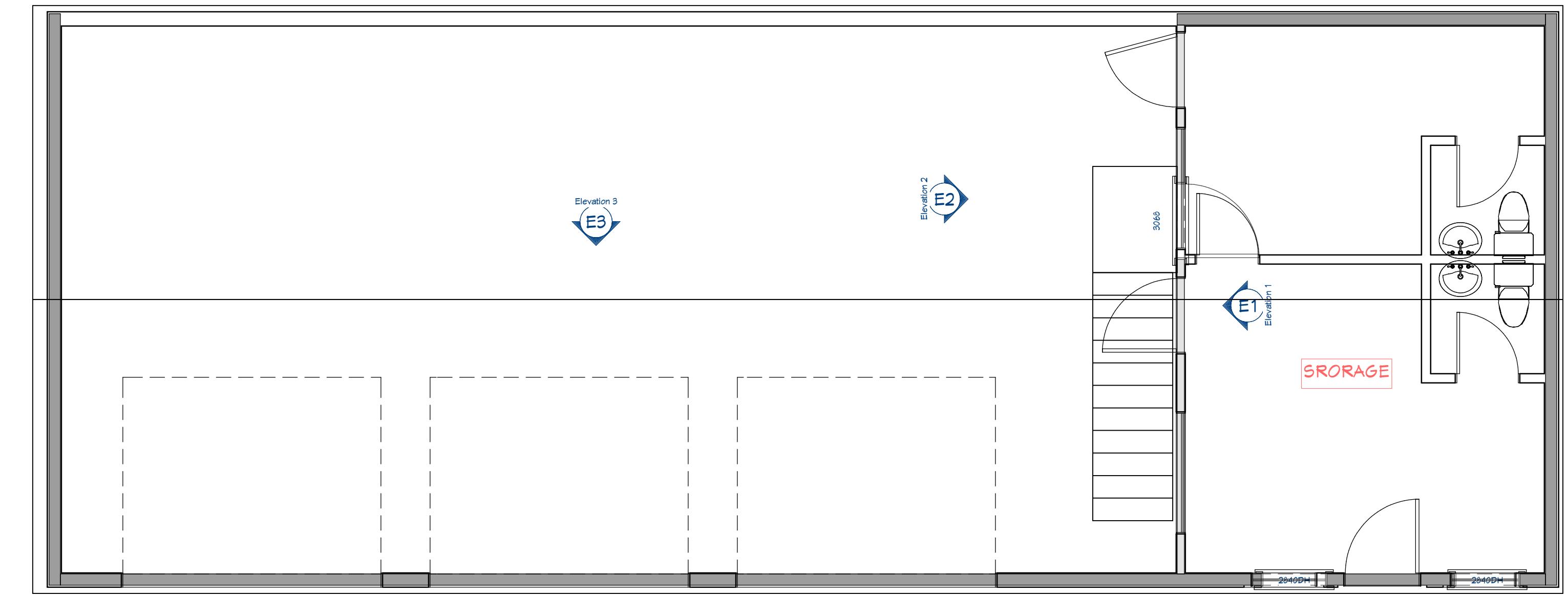
SHEET:

A-3

# PROPOSED GARAGE PLAN

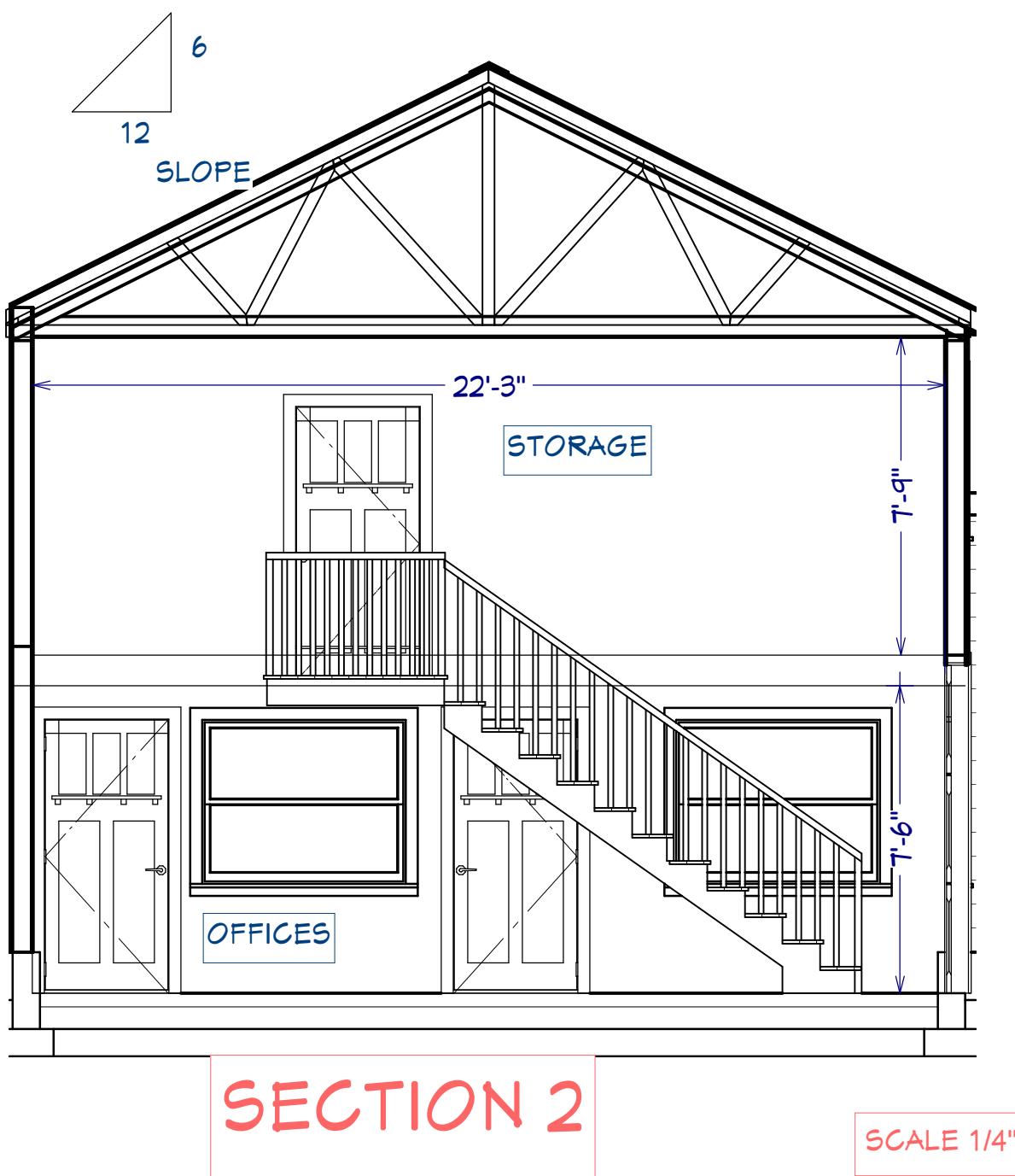
## SECTIONS & DETAILS

PROGRESS SET -  
NOT FOR  
CONSTRUCTION



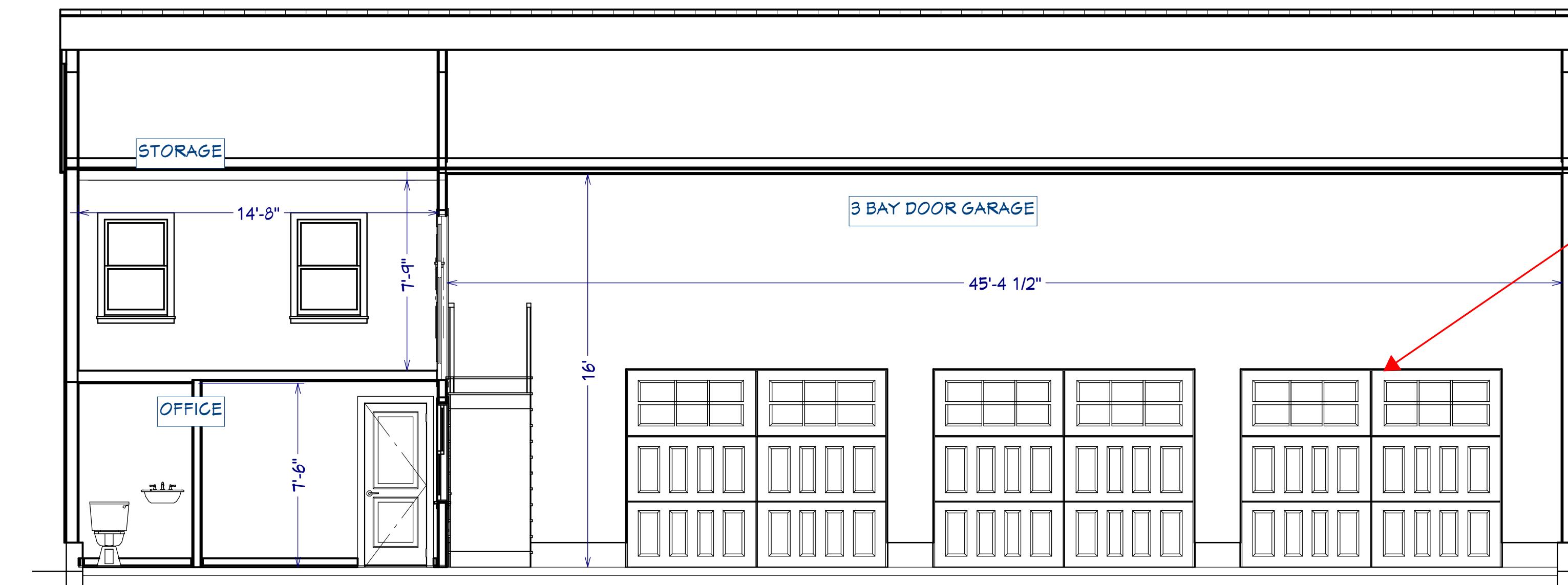
FLOOR PLAN

SCALE 1/4"=1'



SECTION 2

SCALE 1/4"=1'



SECTION 3

SCALE 1/4"=1'

PROPOSED GARAGE PLAN  
SECTIONS & DETAILS

CLIENT: 9 RIVER ST  
METHUEN, MA

DATE:  
3/18/21

SCALE:  
1/4"=1'

SHEET:  
A-4