

BPDA
HABITAT FOR HUMANITY GREATER BOSTON
104 & 104A WALTER
STREET
ROSLINDALE, MA

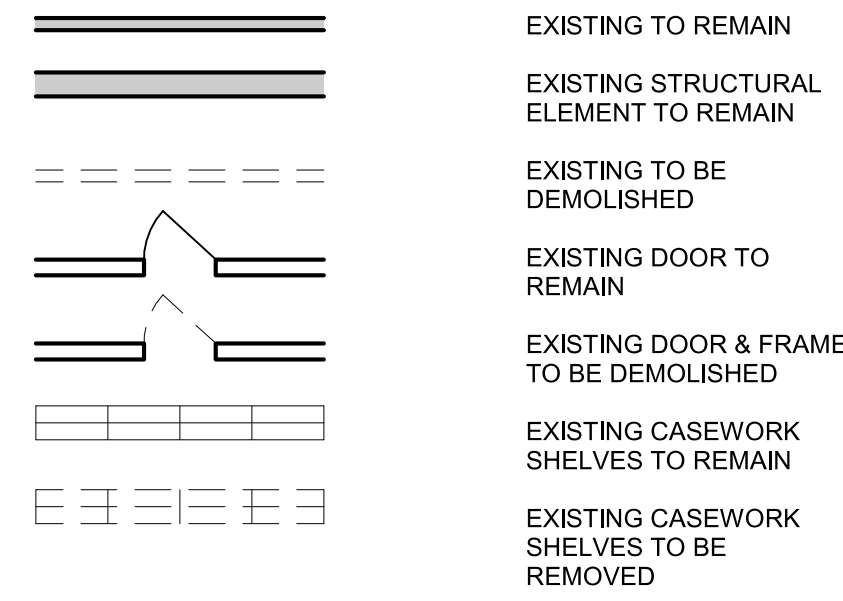


DESIGN DEVELOPMENT
JANUARY 2nd, 2023

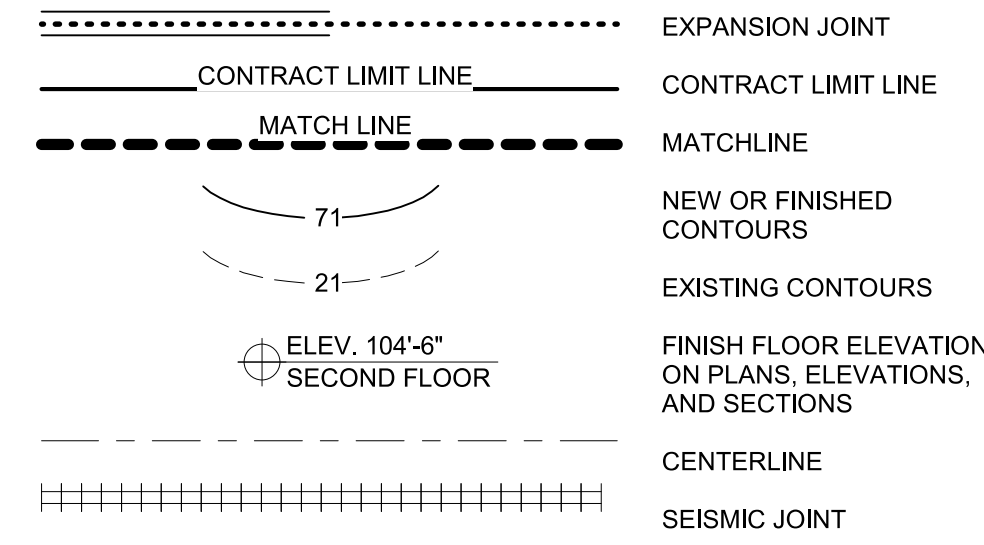


10/17/2023 14:08:53
Autodesk DocuSign for Humanity - 104 WALTER STREET - 20220202-104-04 CURRENT 2022 HP108 104 Walter Street Roslindale MA
BPDA

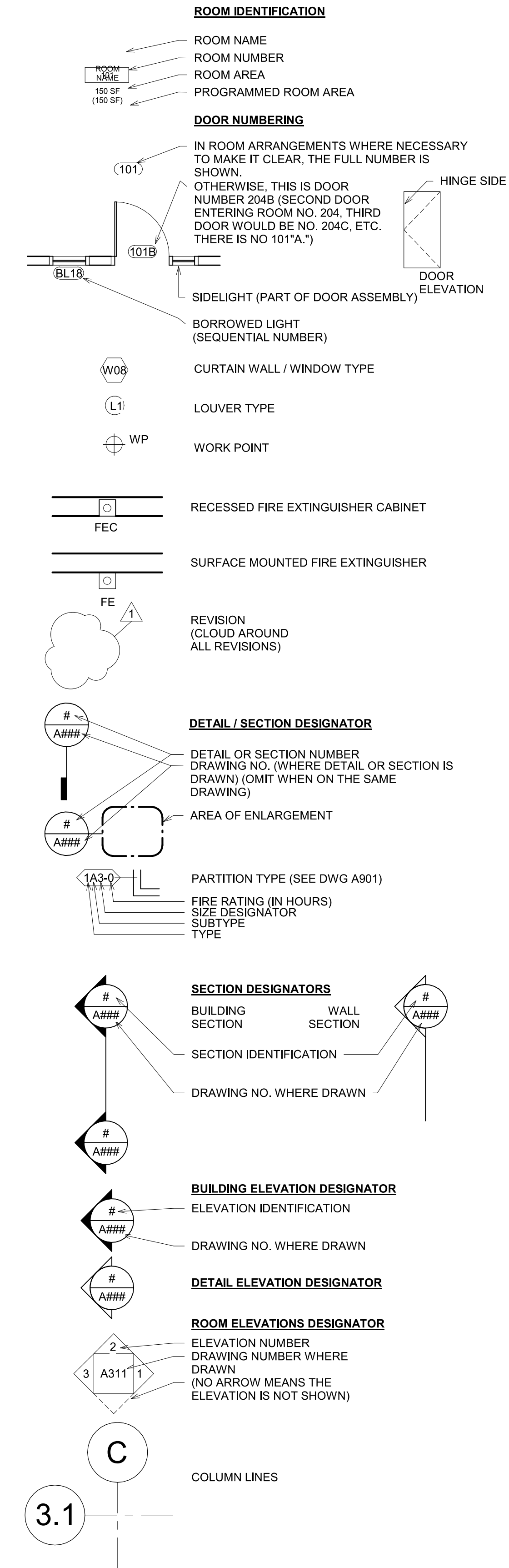
DEMOLITION SYMBOLS



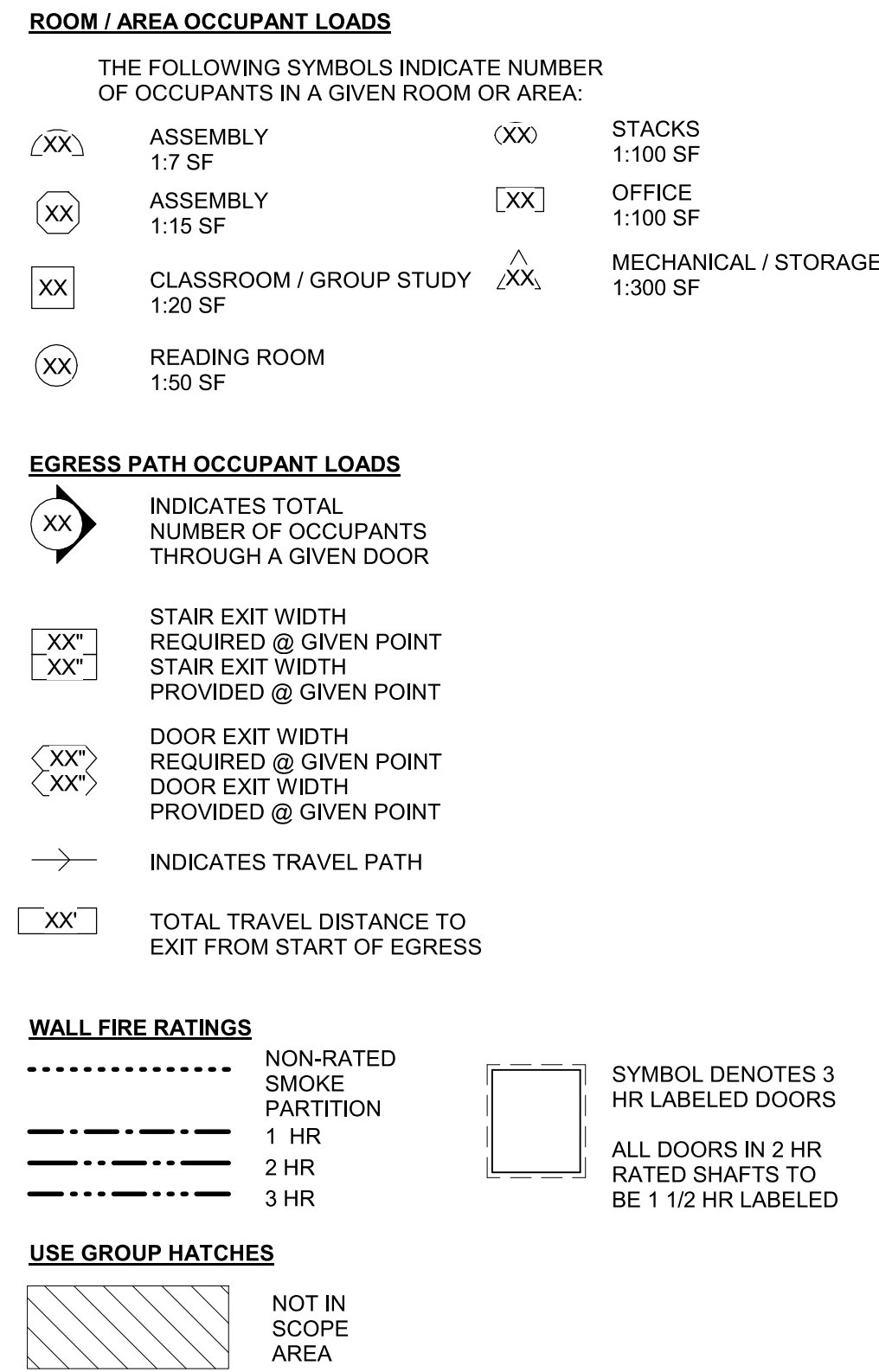
ARCH INDICATOR LINES / SYMBOLS



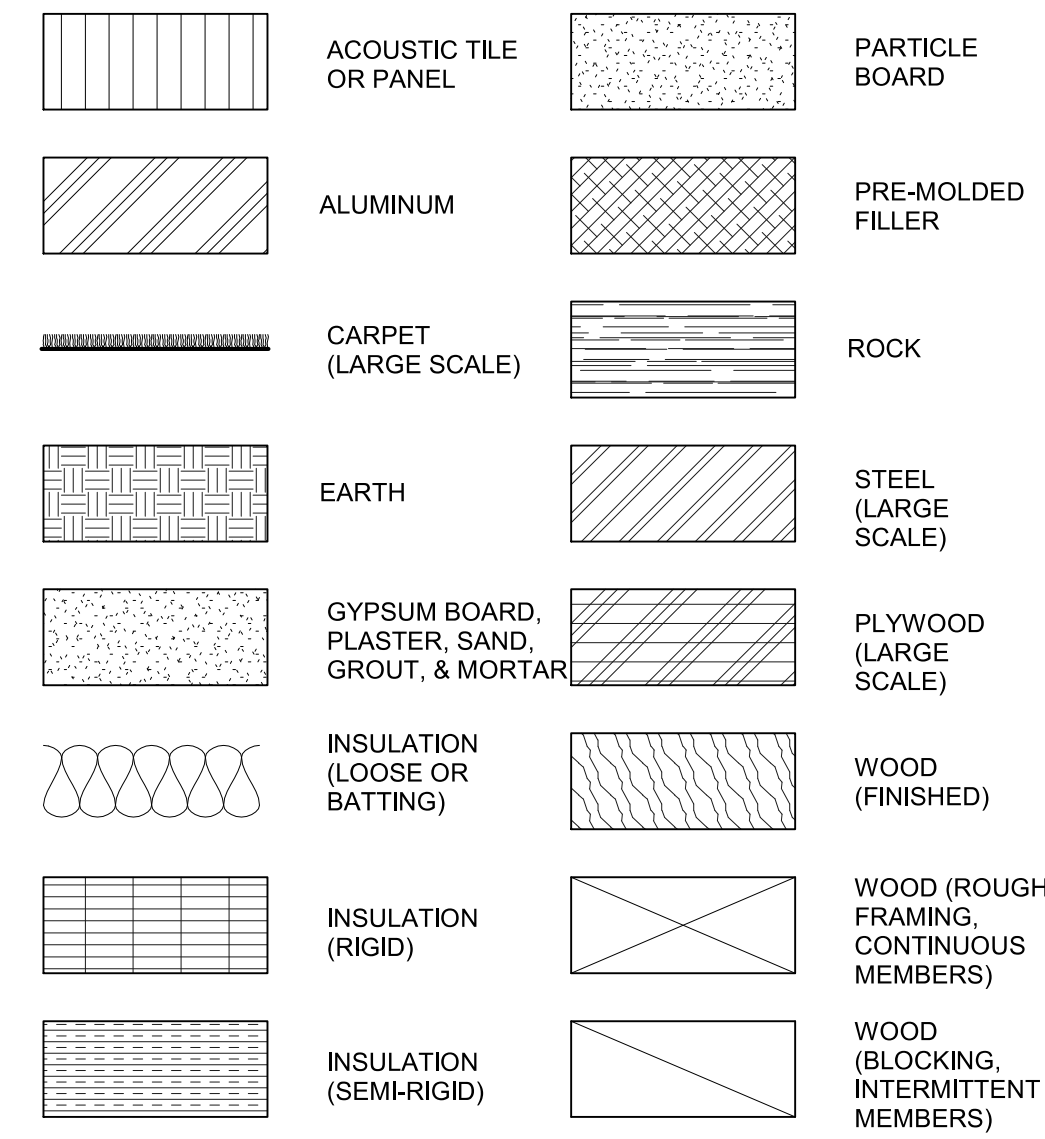
ARCH STANDARD SYMBOLS



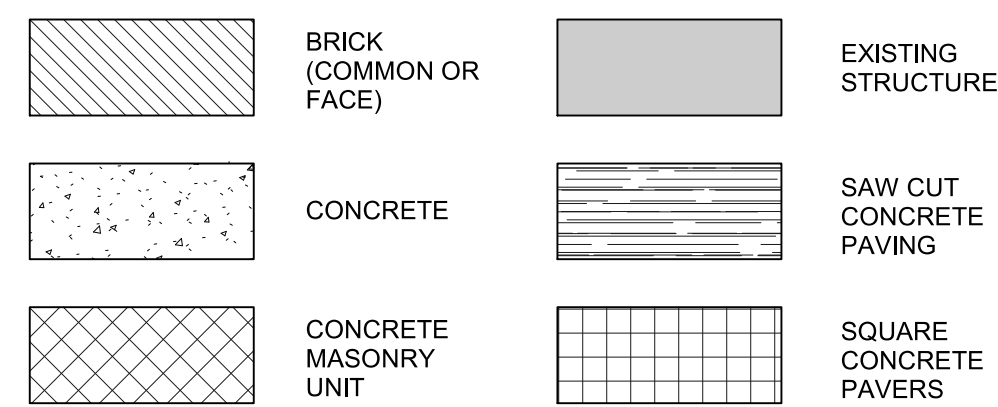
LIFE SAFETY SYMBOLS



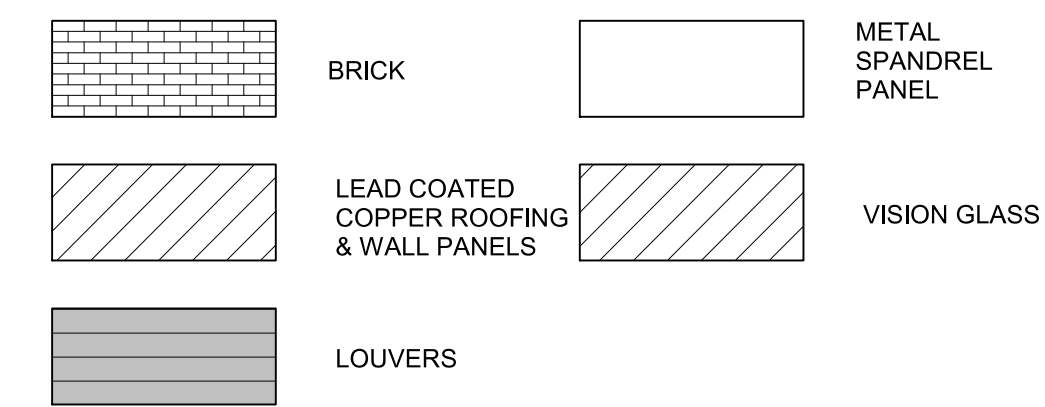
ARCH DETAIL SYMBOLS



EXTERIOR MATERIAL SYMBOLS



ARCH PLAN / DETAIL MATERIALS SYMBOLS



PROJECT
BPDA
104R & 106R WALTER STREET
ROSLINDALE, MA

CLIENT

ARCHITECT

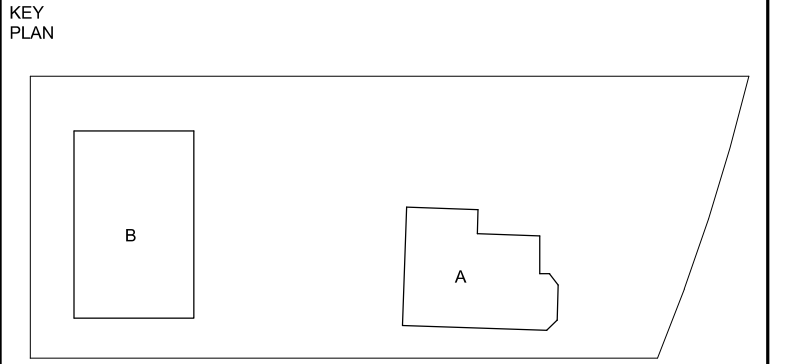
CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEER

NO.	DATE	DESCRIPTION
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SYMBOLS

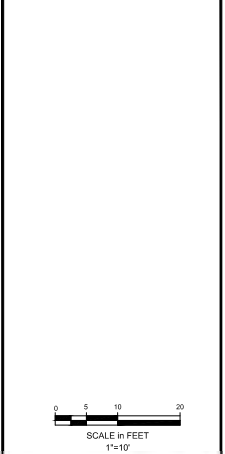
DRAWING TITLE

SCALE: 1/4" = 1'-0" DATE: 01/02/2023

JOB NUMBER: #####

SUBMISSION: DESIGN DEVELOPMENT BOTH

DRAWING NUMBER: **G002**

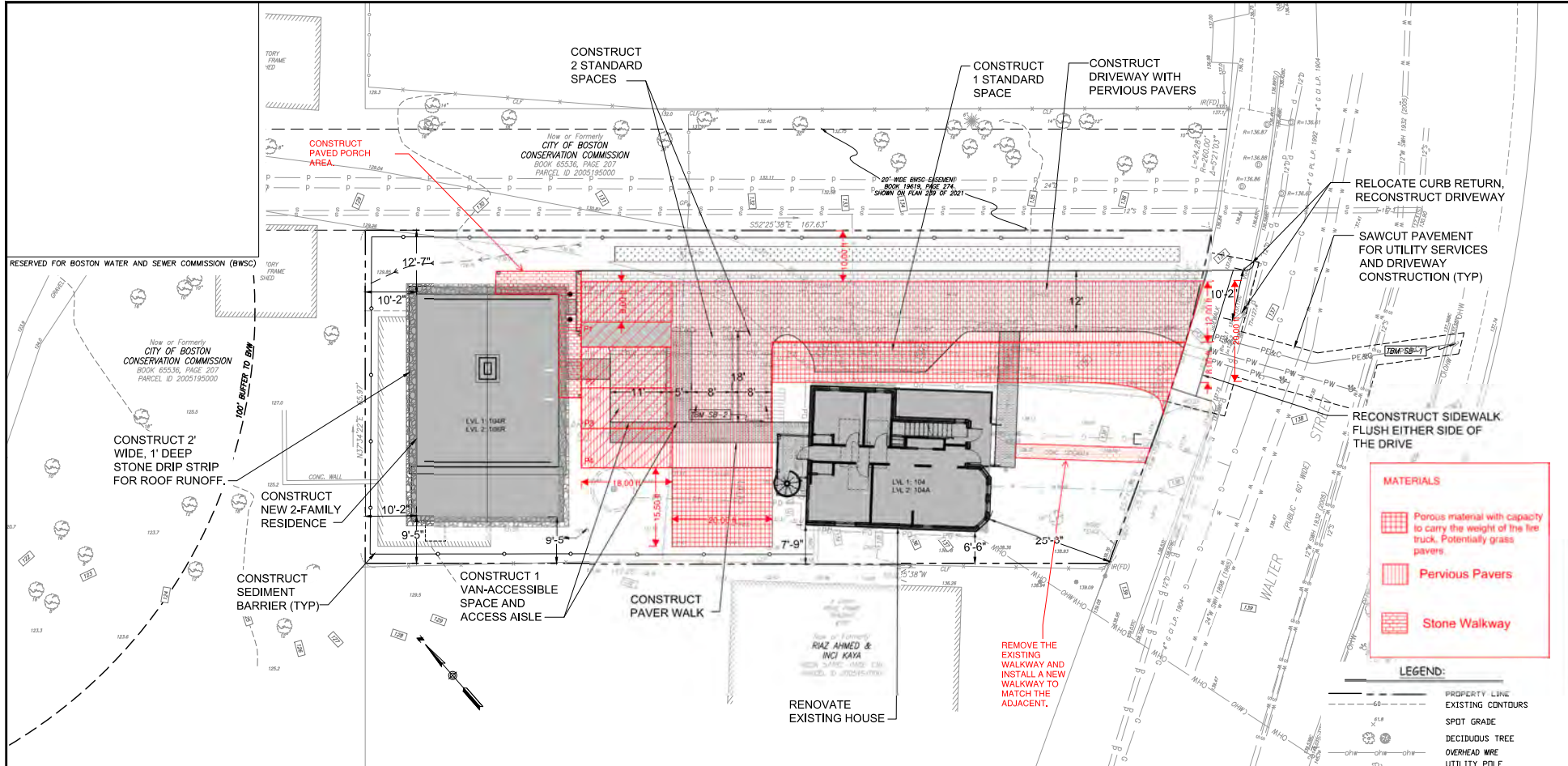


No.	Revision/Issue	Date

Design by: SPM	Checked by: PFA
Drawn by: SPM	Approved by: PFA

Project: 22002	Date: October 24, 2022
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Sheet: **C-001**



MATERIALS

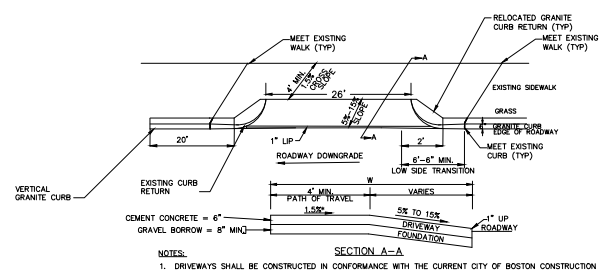
- Porous material with capacity to carry the weight of the fire truck. Potentially grass pavers.
- Pervious Pavers
- Stone Walkway

LEGEND:

- PROPERTY LINE
- EXISTING CONTOURS
- SPOT GRADE
- DECIDUOUS TREE
- OVERHEAD WIRE
- UTILITY POLE
- DRAIN MANHOLE
- DRAIN CATCH BASIN
- SEWER MANHOLE
- SEWER LINE
- GAS GATE
- GAS LINE
- WATER SHUTOFF
- WATER LINE
- CHAINLINK FENCE
- WOOD FENCE
- EDGE OF PAVEMENT
- BUILDING

PROPOSED LEGEND:

- PD - DRAIN
- PS - SEWER
- PW - WATER
- PE&C - UNDERGROUND ELECTRIC & TELCOM
- 62 - CONTOUR
- 61.4 x - SPOT GRADE
- SEDIMENTATION BARRIER
- BIOSWALE



RECONSTRUCTED DRIVEWAY DETAIL
 NOT TO SCALE

EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS BY FELDMAN GEOSPATIAL IN SPRING 2022.
- BENCHMARK INFORMATION: BENCH MARKS WERE SET BY USING GPS (NAVD-88) JANUARY 2022.
 TBM SB-1 - RR SPIKE SET IN UTILITY POLE # 138.66
 TBM SB-2 - CORNER OF CONCRETE STEP AT REAR OF 104 WALTER STREET, EL=132.21
- ELEVATIONS REFER TO BOSTON CITY BASE (8093)
- PARCELS LIES IN ZONE "C", OUTSIDE OF THE 100-YEAR ANNUAL CHANCE OF FLOOD AS SHOWN ON FEMA FIRM FOR SUFFOLK COUNTY MASSACHUSETTS, MAP NUMBER 2502C00670, COMMUNITY NUMBER 250268, PANEL 67 WITH AN EFFECTIVE DATE 9/25/2009.
- WATER, SEWER, AND DRAIN UTILITY INFORMATION WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY.
- EXISTING CONDITIONS SHOWN BASED ON "EXISTING CONDITIONS, 104 WALTER STREET, ROSLINDALE, MASS.," BY FELDMAN GEOSPATIAL OF BOSTON MA, DATED MARCH 25, 2022.

SITE NOTES:

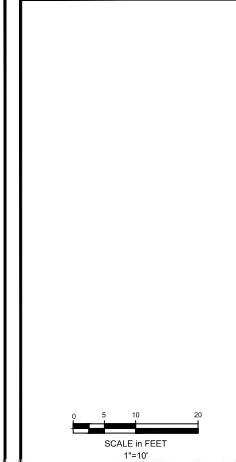
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY, STATE, AND FEDERAL CODES.
- CLEAN AND COAT VERTICAL FACE OF PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL SUBMIT AS BUILT PLANS OF THE SITE IN DIGITAL (DWG OR DXF) FORMAT TO THE OWNER, ARCHITECT AND ENGINEER UPON COMPLETION OF THE PROJECT. AS BUILT PLANS SHALL BE PREPARED AND CERTIFIED BY A LICENSED SURVEYOR OR LICENSED PROFESSIONAL ENGINEER.
- THE CONTRACTOR MUST BE FULLY LICENSED TO PERFORM WORK WITHIN THE CITY OF WATERTOWN.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF BOSTON.

EROSION CONTROL NOTES:

- PROVIDE INLET PROTECTION BARRIERS AROUND EXISTING STORM DRAINAGE INLETS WITHIN AND IMMEDIATELY DOWN GRADIENT OF THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPLACEMENT (IF REQUIRED) OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL REPAIR AND/OR REPLACE EROSION CONTROL MEASURES AS NEEDED.
- ALL TEMPORARY STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT ALL EGRESS TO WORK AREAS.

SITE PREPARATION NOTES:

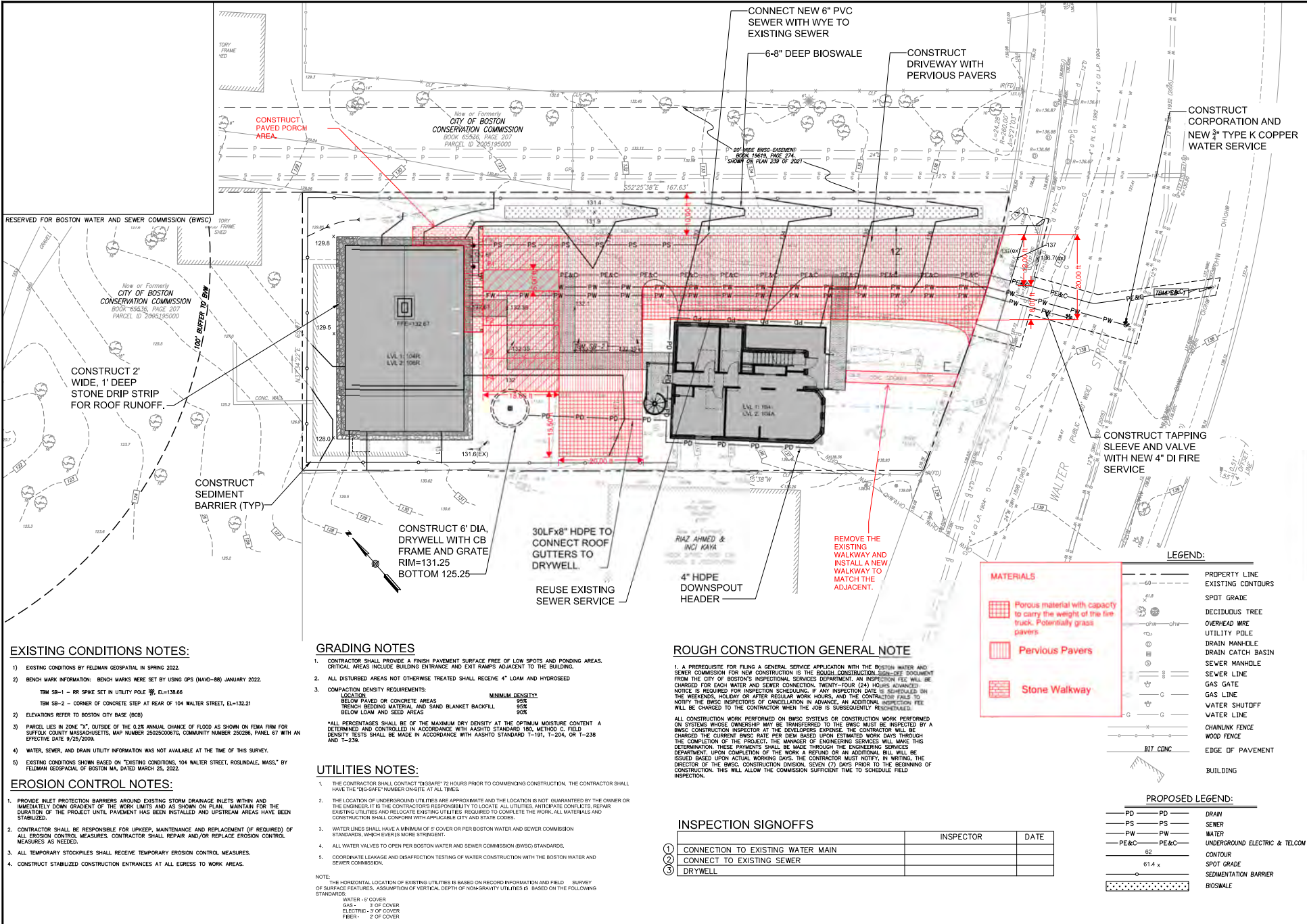
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE AT LEAST 72 HOURS PRIOR TO BEGINNING AND CONSTRUCTION/DEMOLITION ACTIVITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES DAMAGED BY THE CONTRACTOR AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
- COORDINATE ALL WORK WITH THE OWNER AND ALL WORK WITHIN WALTER STREET WITH THE CITY OF BOSTON.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO COMPLETE THE WORK, NOT ALREADY OBTAINED BY THE OWNER, AND ARRANGE AND PAY FOR ALL NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL SALVAGED MATERIALS NOT SUITABLE FOR REUSE SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.



GRADING, DRAINAGE AND UTILITIES PLAN

No.	Revision/Issue	Date

Design by: SPM	Checked by: PFA
Drawn by: SPM	Approved by: PFA
Project: 22002	Date: October 24, 2022



EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS BY FELDMAN GEOSPATIAL IN SPRING 2022.
- BENCHMARK INFORMATION: BENCH MARKS WERE SET BY USING GPS (NAVD-88) JANUARY 2022.
TM 58-1 - RR SPIKE SET IN UTILITY POLE EL=138.66
TM 58-2 - CORNER OF CONCRETE STEP AT REAR OF 104 WALTER STREET, EL=132.21
- ELEVATIONS REFER TO BOSTON CITY BASE (893)
- PARCEL LIES IN ZONE "C", OUTSIDE OF THE 100% ANNUAL CHANCE OF FLOOD AS SHOWN ON FEMA FIRM FOR SUFFOLK COUNTY MASSACHUSETTS, MAP NUMBER 25025C00670, COMMUNITY NUMBER 25026, PANEL 67 WITH AN EFFECTIVE DATE 9/25/2009.
- WATER, SEWER, AND DRAIN UTILITY INFORMATION WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY.
- EXISTING CONDITIONS SHOWN BASED ON "EXISTING CONDITIONS, 104 WALTER STREET, ROSLINDALE, MASS." BY FELDMAN GEOSPATIAL OF BOSTON MA, DATED MARCH 25, 2022.

EROSION CONTROL NOTES:

- PROVIDE INLET PROTECTION BARRIERS AROUND EXISTING STORM DRAINAGE INLETS WITHIN AND IMMEDIATELY DOWN GRADIENT OF THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPLACEMENT (IF REQUIRED) OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL REPAIR AND/OR REPLACE EROSION CONTROL MEASURES AS NEEDED.
- ALL TEMPORARY STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT ALL EGRESS TO WORK AREAS.

GRADING NOTES

- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMPS ADJACENT TO ALL TIERES.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL RECEIVE 4" LDM AND HYDROSEED
- COMPACTION DENSITY REQUIREMENTS:
LOCATION MINIMUM DENSITY%
BELOW PAVED OR CONCRETE AREAS 95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL 90%
BELOW LOW AND SEED AREAS 90%
*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT. A DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-236 AND T-239.

UTILITIES NOTES:

- THE CONTRACTOR SHALL CONTACT "DISSAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DISSAFE" NUMBER ON-SITE AT ALL TIMES.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- WATER LINES SHALL HAVE A MINIMUM OF 5' COVER OR PER BOSTON WATER AND SEWER COMMISSION STANDARDS, WHICH EVER IS MORE STRINGENT.
- ALL WATER VALVES TO OPEN PER BOSTON WATER AND SEWER COMMISSION (BWS) STANDARDS.
- COORDINATE LEAKAGE AND DISAFFECTION TESTING OF WATER CONSTRUCTION WITH THE BOSTON WATER AND SEWER COMMISSION.

NOTE: THE HORIZONTAL LOCATION OF EXISTING UTILITIES IS BASED ON RECORD INFORMATION AND FIELD SURVEY OF SURFACE FEATURES. ASSUMPTION OF VERTICAL DEPTH OF NON-GRAVITY UTILITIES IS BASED ON THE FOLLOWING STANDARDS:
WATER - 5' COVER
GAS - 5' OF COVER
ELECTRIC - 3' OF COVER
FIBER - 2' OF COVER

ROUGH CONSTRUCTION GENERAL NOTE

1. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE BUDGET CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT. AN INSPECTION FEE WILL BE CHARGED FOR EACH WATER AND SEWER CONNECTION. TWENTY-FOUR (24) HOURS ADVANCED NOTICE IS REQUIRED FOR INSPECTION SCHEDULING. IF ANY INSPECTION DATE IS CANCELLED ON THE WEEKENDS, HOLIDAY OR AFTER REGULAR WORK HOURS, AND THE CONTRACTOR FAILS TO NOTIFY THE BWS INSPECTORS IN ADVANCE, AN ADDITIONAL INSPECTION FEE WILL BE CHARGED TO THE CONTRACTOR WHEN THE JOB IS SUBSEQUENTLY RESCHEDULED.
ALL CONSTRUCTION WORK PERFORMED ON BWS SYSTEMS OR CONSTRUCTION WORK PERFORMED ON SYSTEMS WHOSE OWNERSHIP MAY BE TRANSFERRED TO THE BWS MUST BE INSPECTED BY A BWS CONSTRUCTION INSPECTOR AT THE DEVELOPERS EXPENSE. THE CONTRACTOR WILL BE CHARGED THE CURRENT BWS RATE PER DIEM BASED UPON ESTIMATED WORK DAYS THROUGH THE COMPLETION OF THE PROJECT. THE MANAGER OF ENGINEERING SERVICES WILL MAKE THIS DETERMINATION. THESE PAYMENTS SHALL BE MADE THROUGH THE ENGINEERING SERVICES DEPARTMENT. UPON COMPLETION OF THE WORK A REFUND OR AN ADDITIONAL BILL WILL BE ISSUED BASED UPON ACTUAL WORKING DAYS. THE CONTRACTOR MUST NOTIFY, IN WRITING, THE DIRECTOR OF THE BWS CONSTRUCTION DIVISION, SEVEN (7) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. THIS WILL ALLOW THE COMMISSION SUFFICIENT TIME TO SCHEDULE FIELD INSPECTION.

INSPECTION SIGNOFFS

	INSPECTOR	DATE
1 CONNECTION TO EXISTING WATER MAIN		
2 CONNECT TO EXISTING SEWER		
3 DRYWELL		

LEGEND:

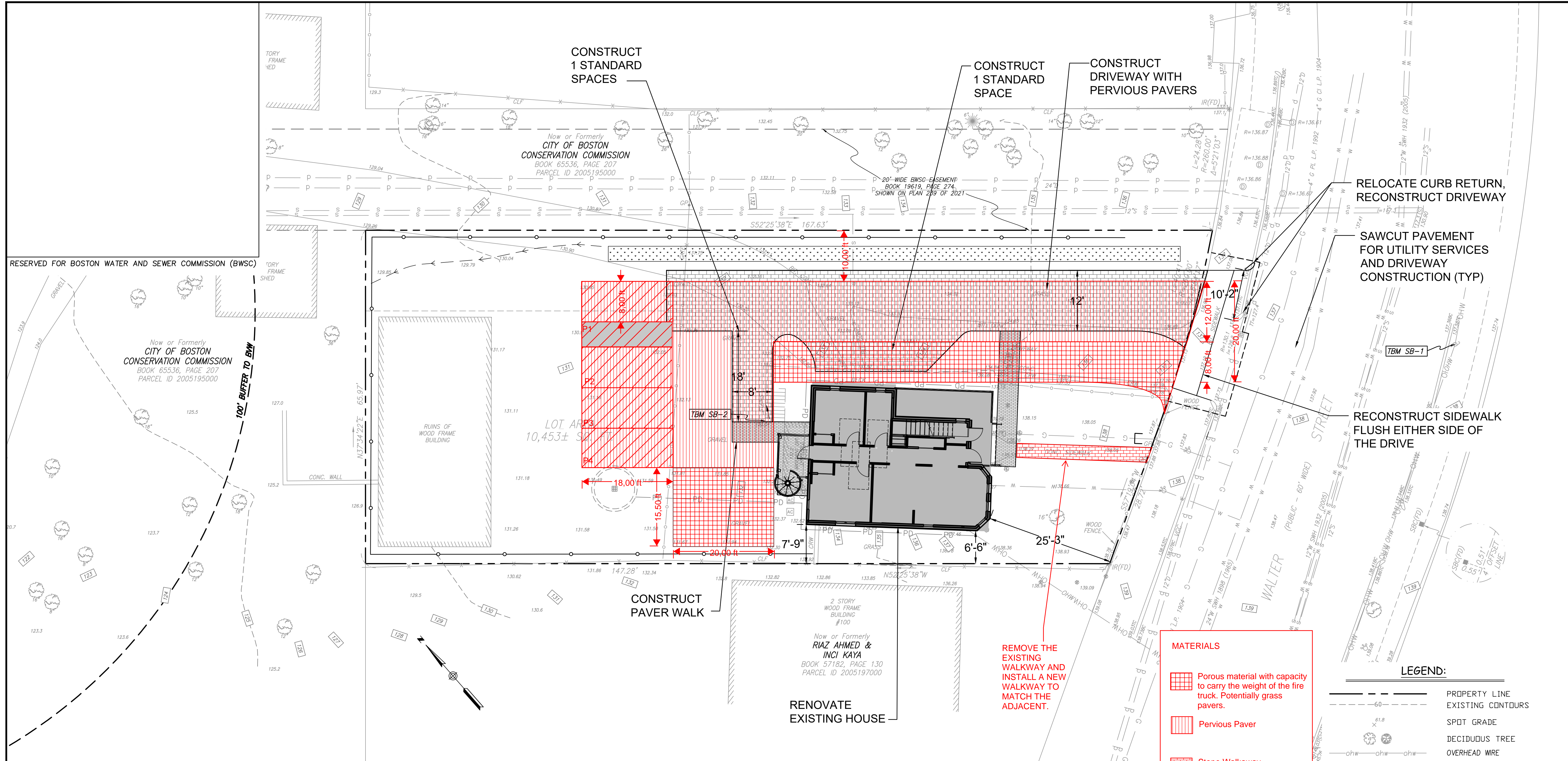
- PROPERTY LINE EXISTING CONTOURS
- SPOT GRADE
- DECIDUOUS TREE
- OVERHEAD WIRE
- UTILITY POLE
- DRAIN MANHOLE
- DRAIN CATCH BASIN
- SEWER MANHOLE
- SEWER LINE
- GAS GATE
- GAS LINE
- WATER SHUTOFF
- WATER LINE
- CHANLINK FENCE
- WOOD FENCE
- EDGE OF PAVEMENT
- BUILDING

PROPOSED LEGEND:

- PD - PD - DRAIN
- PS - PS - SEWER
- PW - PW - WATER
- PE&C - PE&C - UNDERGROUND ELECTRIC & TELCO
- 82 - CONTOUR
- 61.4 x - SPOT GRADE
- SEDIMENTATION BARRIER
- BIOSWALE

MATERIALS

- Porous material with capacity to carry the weight of the fire truck. Potentially grass pavers.
- Pervious Pavers
- Stone Walkway



EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS BY FELDMAN GEOSPATIAL IN SPRING 2022.
- BENCH MARK INFORMATION: BENCH MARKS WERE SET BY USING GPS (NAVD-88) JANUARY 2022.
TBM SB-1 - RR SPIKE SET IN UTILITY POLE EL=138.66
TBM SB-2 - CORNER OF CONCRETE STEP AT REAR OF 104 WALTER STREET, EL=132.21
- ELEVATIONS REFER TO BOSTON CITY BASE (BCB)
- PARCEL LIES IN ZONE "X", OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOOD AS SHOWN ON FEMA FIRM FOR SUFFOLK COUNTY MASSACHUSETTS, MAP NUMBER 25025C00676, COMMUNITY NUMBER 250286, PANEL 67 WITH AN EFFECTIVE DATE 9/25/2009.
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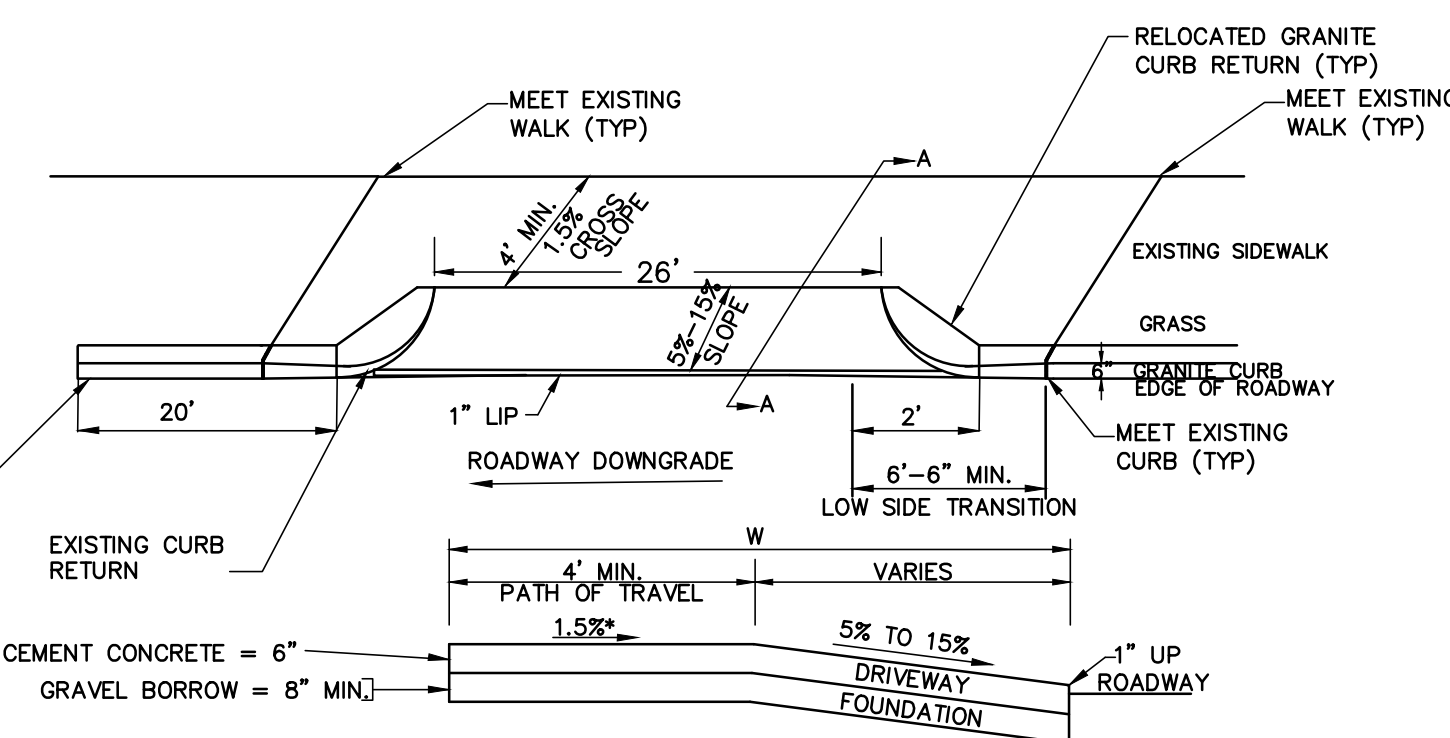
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RECONSTRUCTED DRIVEWAY DETAIL
NOT TO SCALE

MATERIALS

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- Pervious Paver
- Stone Walkaway

LEGEND:

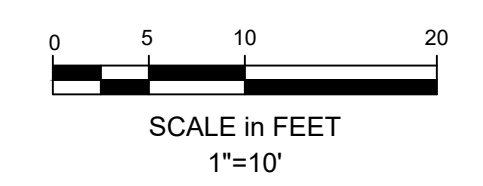
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PROPOSED LEGEND:

- DRAIN
- SEWER
- WATER
- UNDERGROUND ELECTRIC & TELCOM
- CONTOUR
- SPOT GRADE
- SEDIMENTATION BARRIER
- BIOSWALE

Site:
**HABITAT FOR HUMANITY
BPDA**
104 WALTER STREET
ROSLINDALE, MASSACHUSETTS

Prepared for:
**ADAPTIV
Architecture & Planning**
BEVERLY, MASSACHUSETTS



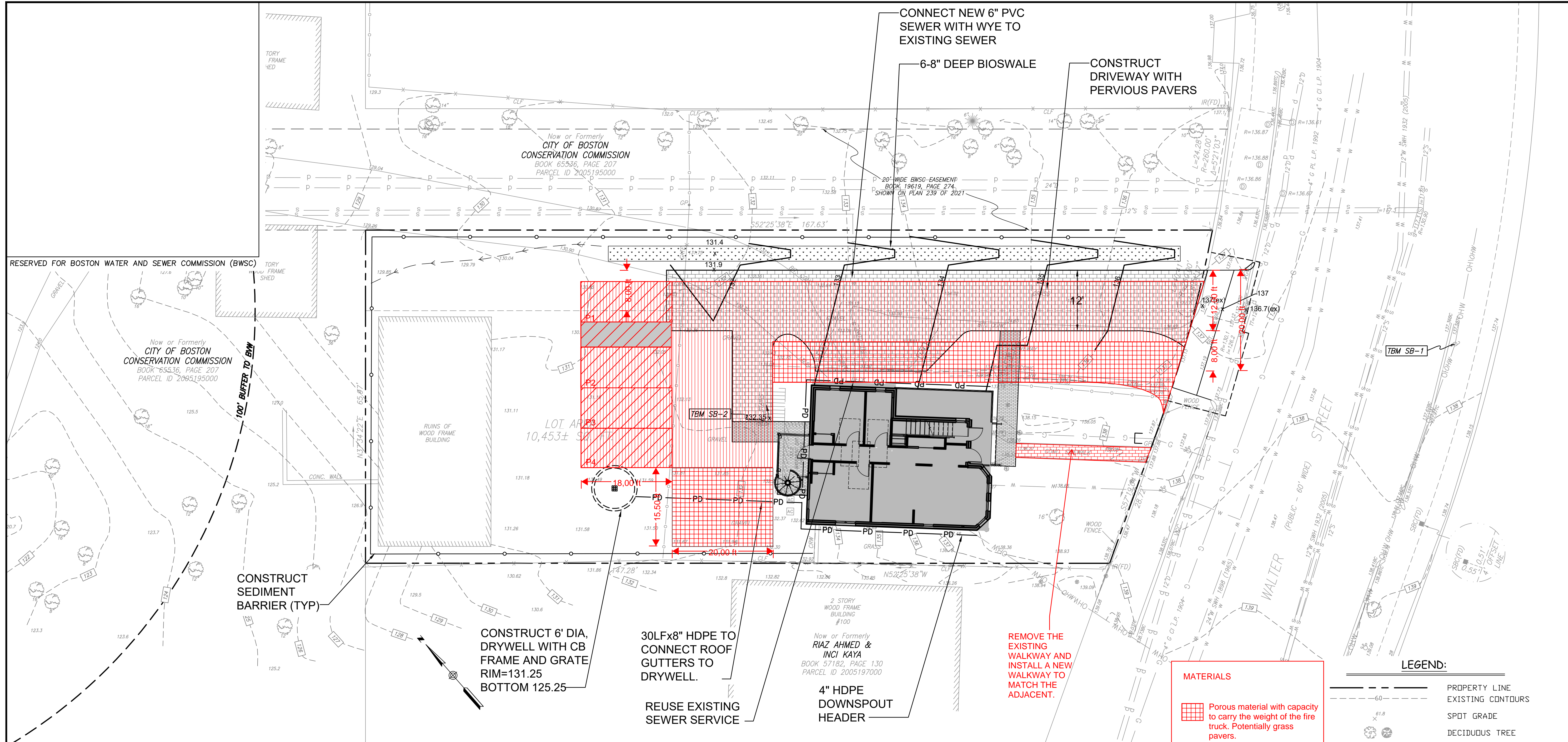
OCG
Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.312.3120

**104 & 104A
SITE PLAN**

No.	Revision/Issue	Date

Design by: SPM	Checked by: PFA
Drawn by: SPM	Approved by: PFA
Project: 22002	Date: November 14, 2022

Sheet:
C-001A



EXISTING CONDITIONS NOTES:

- EXISTING CONDITIONS BY FELDMAN GEOSPATIAL IN SPRING 2022.
- BENCH MARK INFORMATION: BENCH MARKS WERE SET BY USING GPS (NAVD-88) JANUARY 2022.
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GRADING NOTES

- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMPS ADJACENT TO THE BUILDING.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL RECEIVE 4" LOAM AND HYDROSEED
- COMPACTION DENSITY REQUIREMENTS:

LOCATION	MINIMUM DENSITY*
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%

*ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT A DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD 190, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

UTILITIES NOTES:

- THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON-SITE AT ALL TIMES.
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES. REQUIRED TO COMPLETE THE WORK, ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- WATER LINES SHALL HAVE A MINIMUM OF 5' COVER OR PER BOSTON WATER AND SEWER COMMISSION STANDARDS, WHICH EVER IS MORE STRINGENT.
- ALL WATER VALVES TO OPEN PER BOSTON WATER AND SEWER COMMISSION (BWSC) STANDARDS.
- COORDINATE LEAKAGE AND DISAFFECTION TESTING OF WATER CONSTRUCTION WITH THE BOSTON WATER AND SEWER COMMISSION.

NOTE:
THE HORIZONTAL LOCATION OF EXISTING UTILITIES IS BASED ON RECORD INFORMATION AND FIELD SURVEY OF SURFACE FEATURES. ASSUMPTION OF VERTICAL DEPTH OF NON-GRAVITY UTILITIES IS BASED ON THE FOLLOWING STANDARDS:
 WATER - 5' COVER
 GAS - 3' OF COVER
 ELECTRIC - 3' OF COVER
 FIBER - 2' OF COVER

ROUGH CONSTRUCTION GENERAL NOTE

1. A PREREQUISITE FOR FILING A GENERAL SERVICE APPLICATION WITH THE BOSTON WATER AND SEWER COMMISSION FOR NEW CONSTRUCTION IS THE ROUGH CONSTRUCTION SIGN-OFF DOCUMENT FROM THE CITY OF BOSTON'S INSPECTIONAL SERVICES DEPARTMENT. AN INSPECTION FEE WILL BE CHARGED FOR EACH WATER AND SEWER CONNECTION. TWENTY-FOUR (24) HOURS ADVANCED NOTICE IS REQUIRED FOR INSPECTION SCHEDULING. IF ANY INSPECTION DATE IS SCHEDULED ON THE WEEKENDS, HOLIDAY OR AFTER REGULAR WORK HOURS, AND THE CONTRACTOR FAILS TO NOTIFY THE BWSC INSPECTORS OF CANCELLATION IN ADVANCE, AN ADDITIONAL INSPECTION FEE WILL BE CHARGED TO THE CONTRACTOR WHEN THE JOB IS SUBSEQUENTLY RESCHEDULED.

ALL CONSTRUCTION WORK PERFORMED ON BWSC SYSTEMS OR CONSTRUCTION WORK PERFORMED ON SYSTEMS WHOSE OWNERSHIP MAY BE TRANSFERRED TO THE BWSC MUST BE INSPECTED BY A BWSC CONSTRUCTION INSPECTOR AT THE DEVELOPER'S EXPENSE. THE CONTRACTOR WILL BE CHARGED THE CURRENT BWSC RATE PER DIEM BASED UPON ESTIMATED WORK DAYS THROUGH THE COMPLETION OF THE PROJECT. THE MANAGER OF ENGINEERING SERVICES WILL MAKE THIS DETERMINATION. THESE PAYMENTS SHALL BE MADE THROUGH THE ENGINEERING SERVICES DEPARTMENT. UPON COMPLETION OF THE WORK A REFUND OR AN ADDITIONAL BILL WILL BE ISSUED BASED UPON ACTUAL WORKING DAYS. THE CONTRACTOR MUST NOTIFY, IN WRITING, THE DIRECTOR OF THE BWSC, CONSTRUCTION DIVISION, SEVEN (7) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. THIS WILL ALLOW THE COMMISSION SUFFICIENT TIME TO SCHEDULE FIELD INSPECTION.

INSPECTION SIGNOFFS

	INSPECTOR	DATE
1 CONNECTION TO EXISTING WATER MAIN		
2 CONNECT TO EXISTING SEWER		
3 DRYWELL		

MATERIALS

- Porous material with capacity to carry the weight of the fire truck. Potentially grass pavers.
- Pervious Paver
- Stone Walkway

LEGEND:

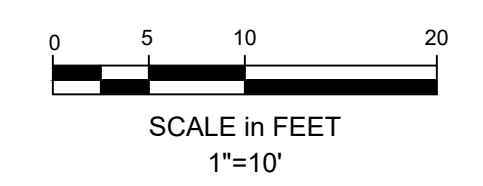
- PROPERTY LINE
- EXISTING CONTOURS
- SPOT GRADE
- DECIDUOUS TREE
- OVERHEAD WIRE
- UTILITY POLE
- DRAIN MANHOLE
- DRAIN CATCH BASIN
- SEWER MANHOLE
- GAS GATE
- GAS LINE
- WATER SHUTOFF
- WATER LINE
- CHAINLINK FENCE
- WOOD FENCE
- EDGE OF PAVEMENT
- BUILDING

PROPOSED LEGEND:

- PD DRAIN
- PS SEWER
- PW WATER
- PE&C UNDERGROUND ELECTRIC & TELCOM
- 62 CONTOUR
- 61.4 x SPOT GRADE
- SEDIMENTATION BARRIER
- BIOSWALE

Site:
HABITAT FOR HUMANITY BPDA
 104 WALTER STREET
 ROSLINDALE, MASSACHUSETTS

Prepared for:
ADAPTIV Architecture & Planning
 BEVERLY, MASSACHUSETTS



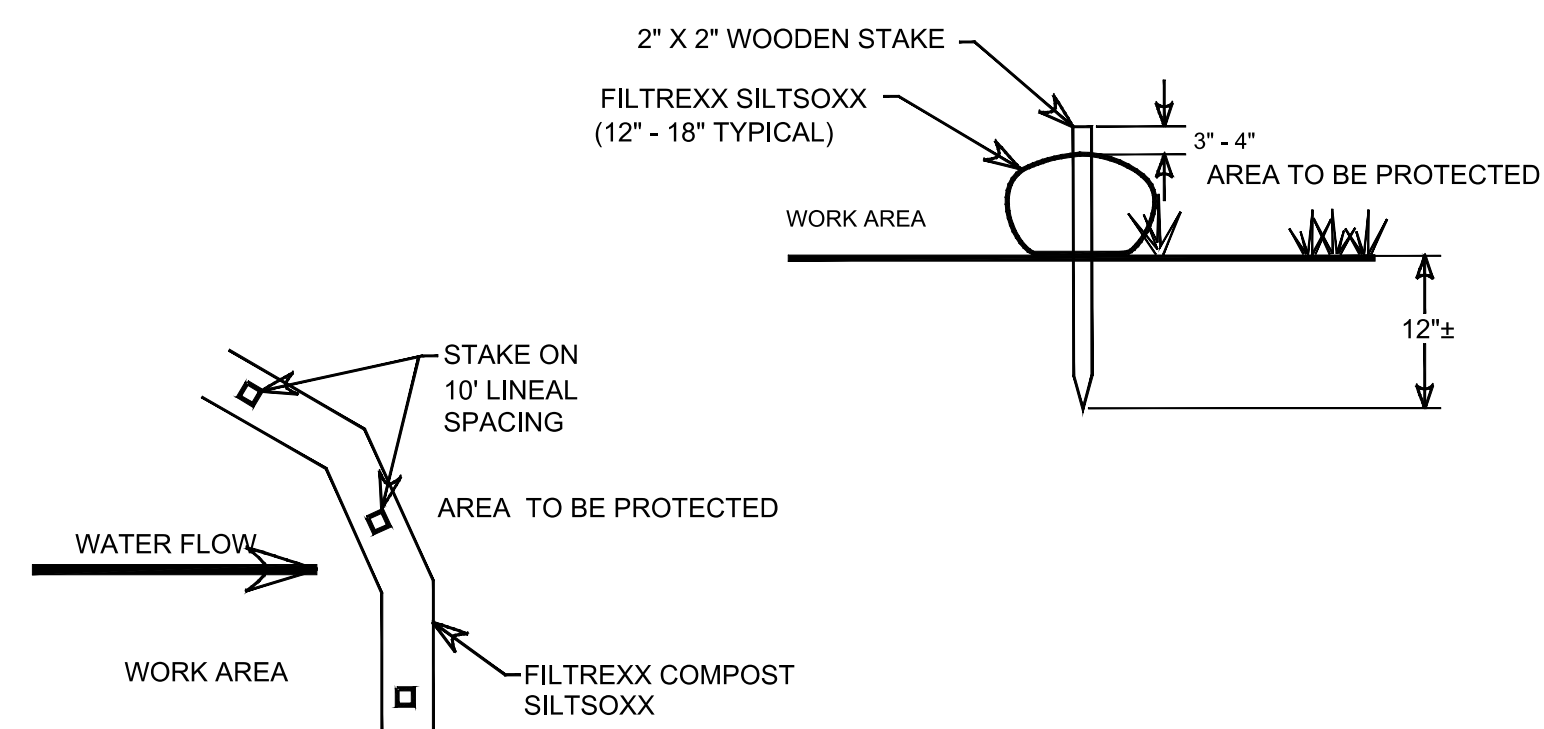
OCG
 Oak Consulting Group
 P.O. Box 1123
 Newburyport, MA 01950
 Ph. 978.312.3120

104 & 104A GRADING, DRAINAGE AND UTILITIES PLAN

No.	Revision/Issue	Date

Design by: SPM	Checked by: PFA
Drawn by: SPM	Approved by: PFA
Project: 22002	Date: November 14, 2022

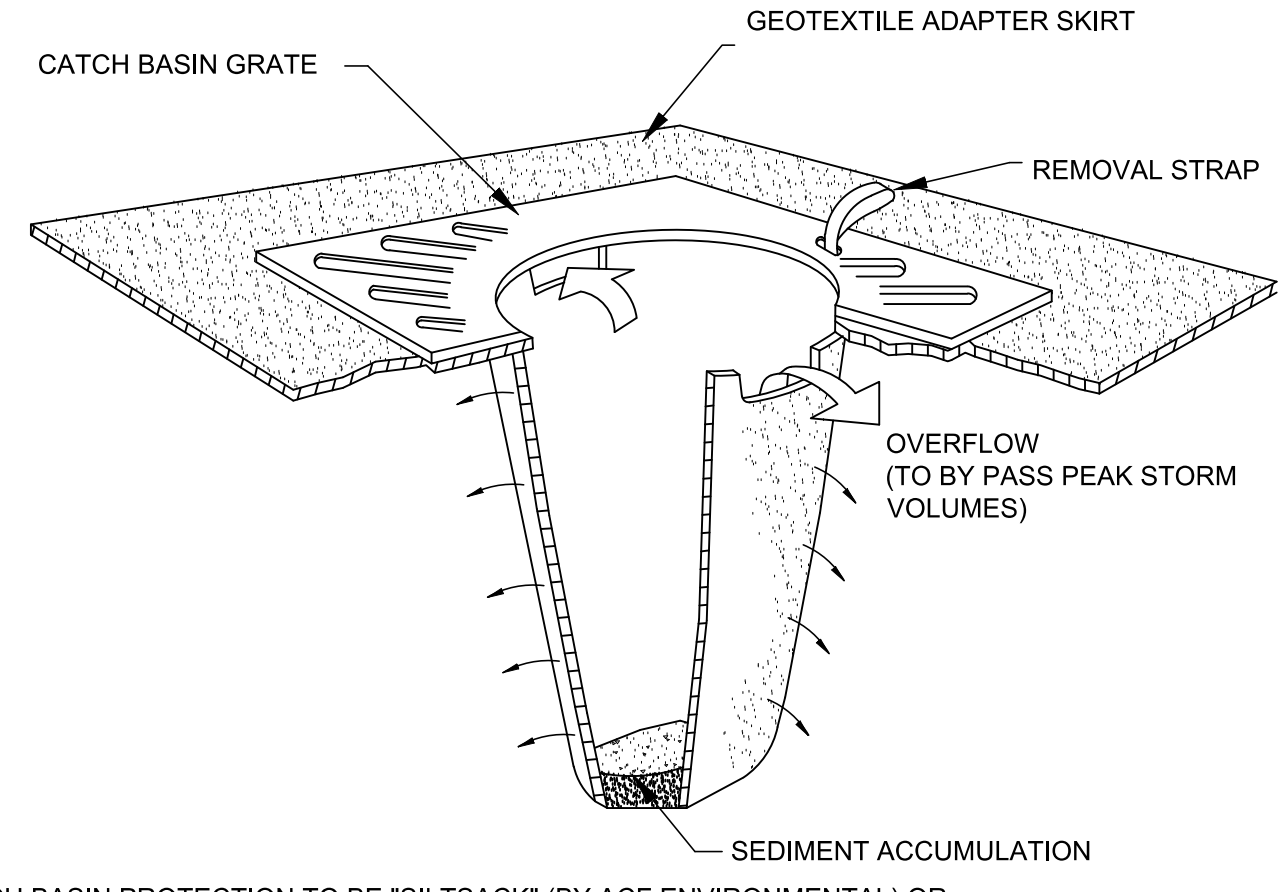
Sheet:
C-002A



1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS
2. SILTSSOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
3. SILTSSOXX SHALL BE INSTALLED PERPENDICULAR TO THE SLOPE AND PER MANUFACTURER'S RECOMMENDATIONS
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

SEDIMENTATION BARRIER

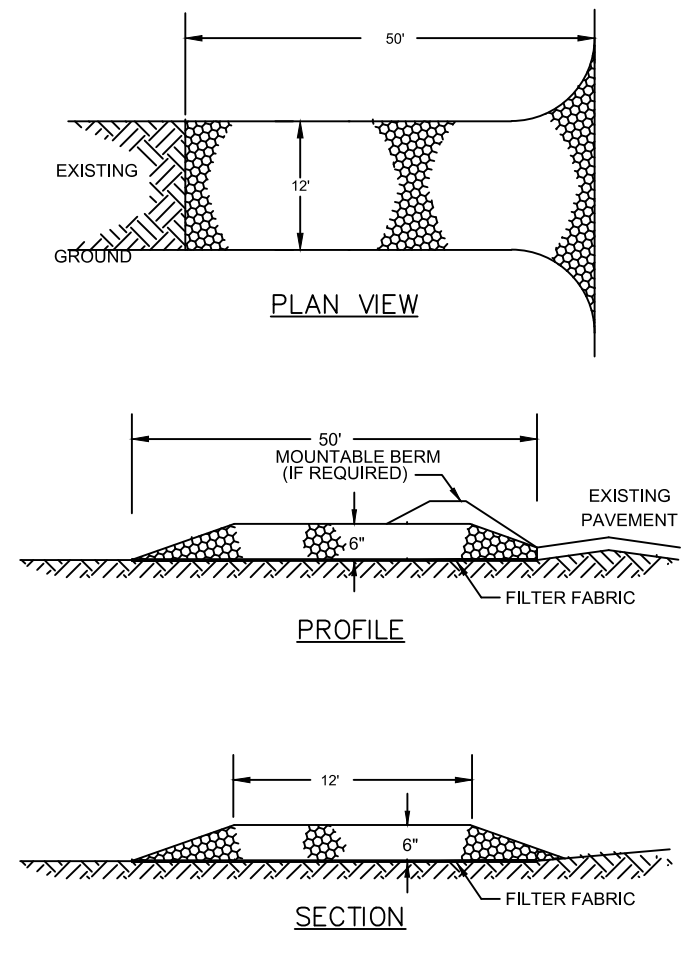
NOT TO SCALE



- NOTES:**
1. CATCH BASIN PROTECTION TO BE "SILTSACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES) OR EQUAL.
 2. INSERT TO BE EMPTIED AND PROPERLY DISPOSED OF WHEN IT IS 1/2 FULL OF SEDIMENT.
 3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.
 4. INSTALL INLET PROTECTION BARRIERS IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN AND IMMEDIATELY DOWN STREAM OF THE AREA OF WORK.

INLET PROTECTION

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

STONE SIZE - SEE GRADATION TABLE

LENGTH - 50 FOOT MINIMUM.

THICKNESS - SIX (6) INCHES (MINIMUM).

WIDTH - 12' MINIMUM

FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL.

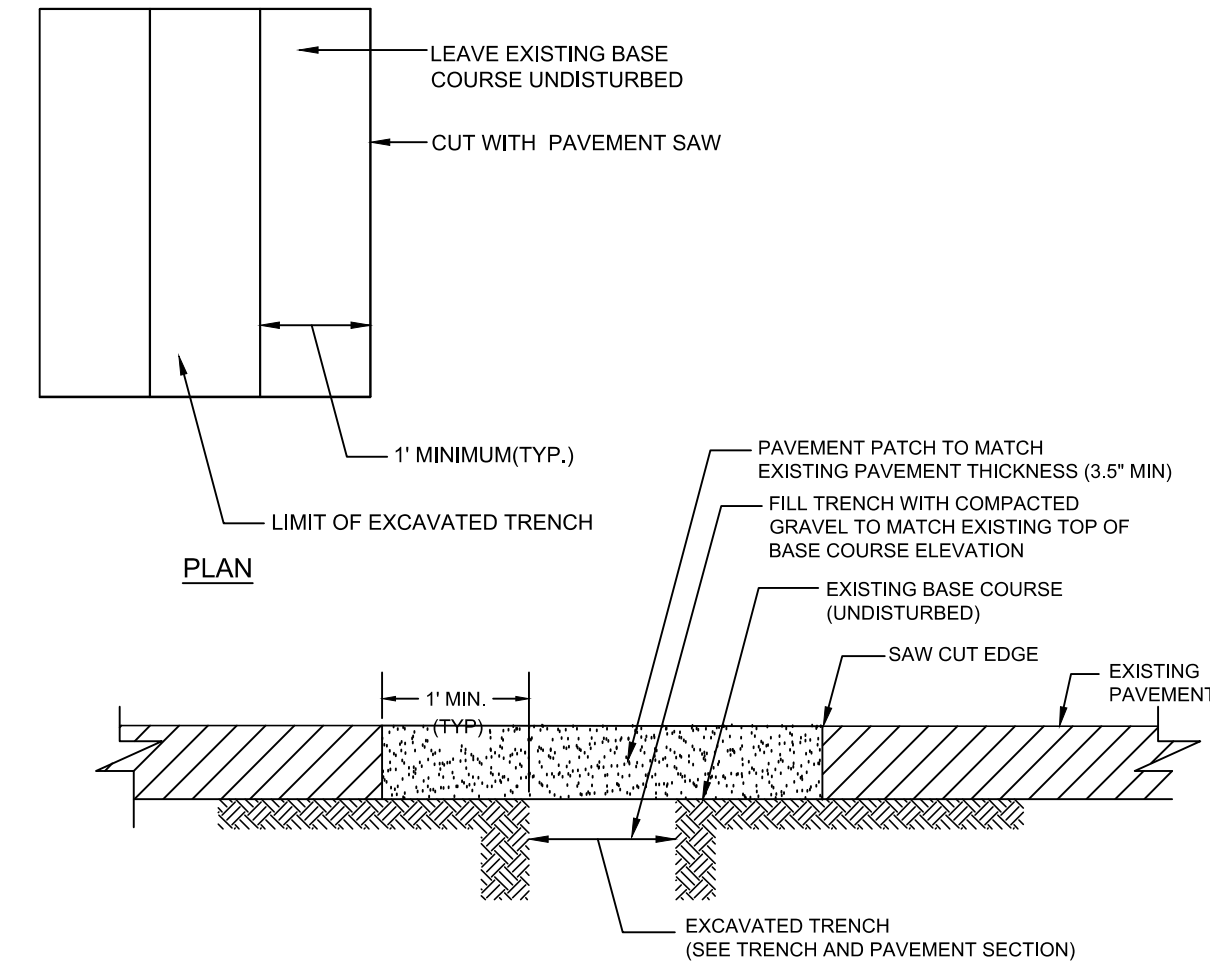
INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PLUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

CRUSHED STONE GRADATION TABLE	
SIEVE SIZE	% PASSING BY WEIGHT
2 inches	100
1 1/2 inches	90-100
1 inch	20-55
3/4 inch	0-15
3/8 inch	0-5

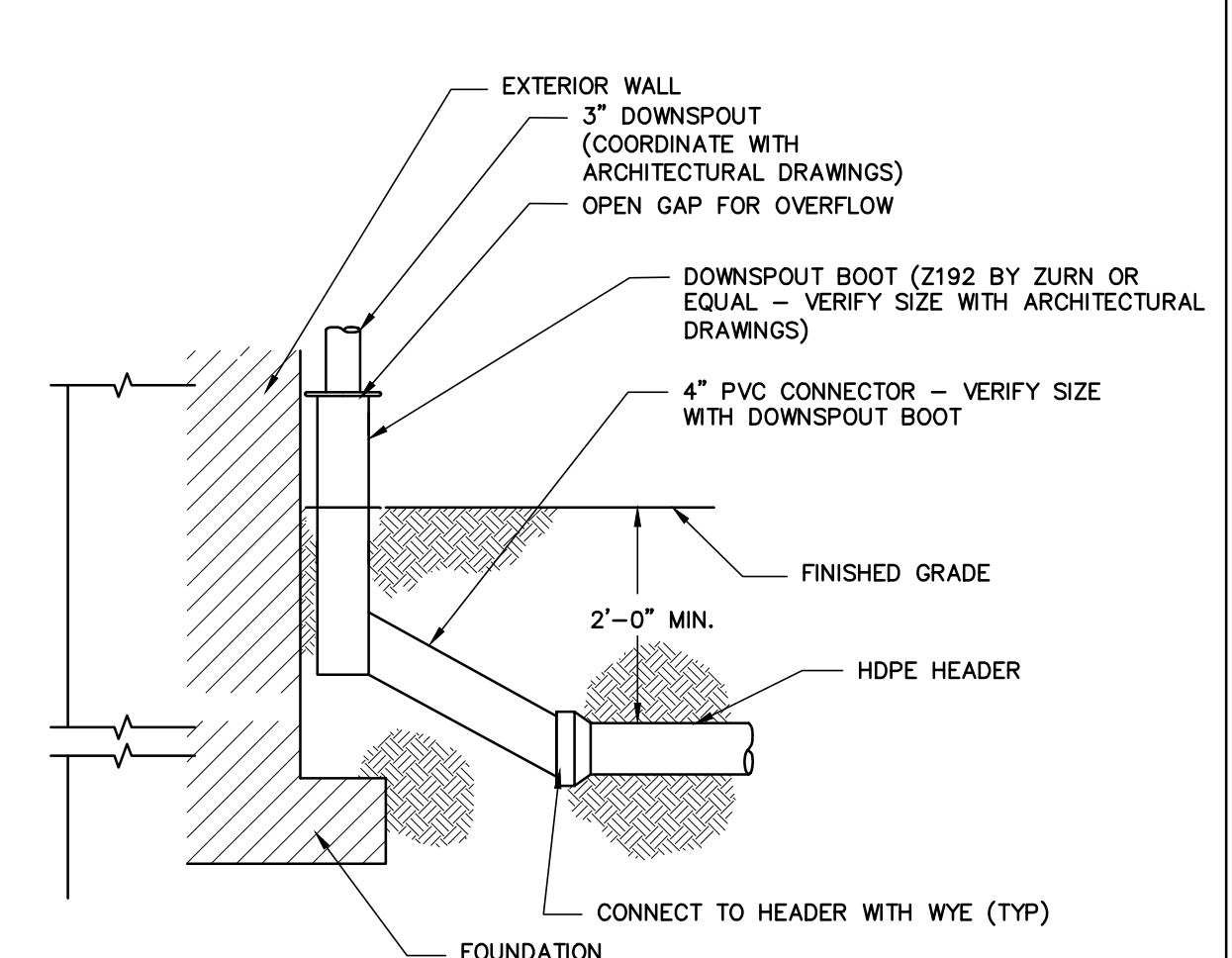
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



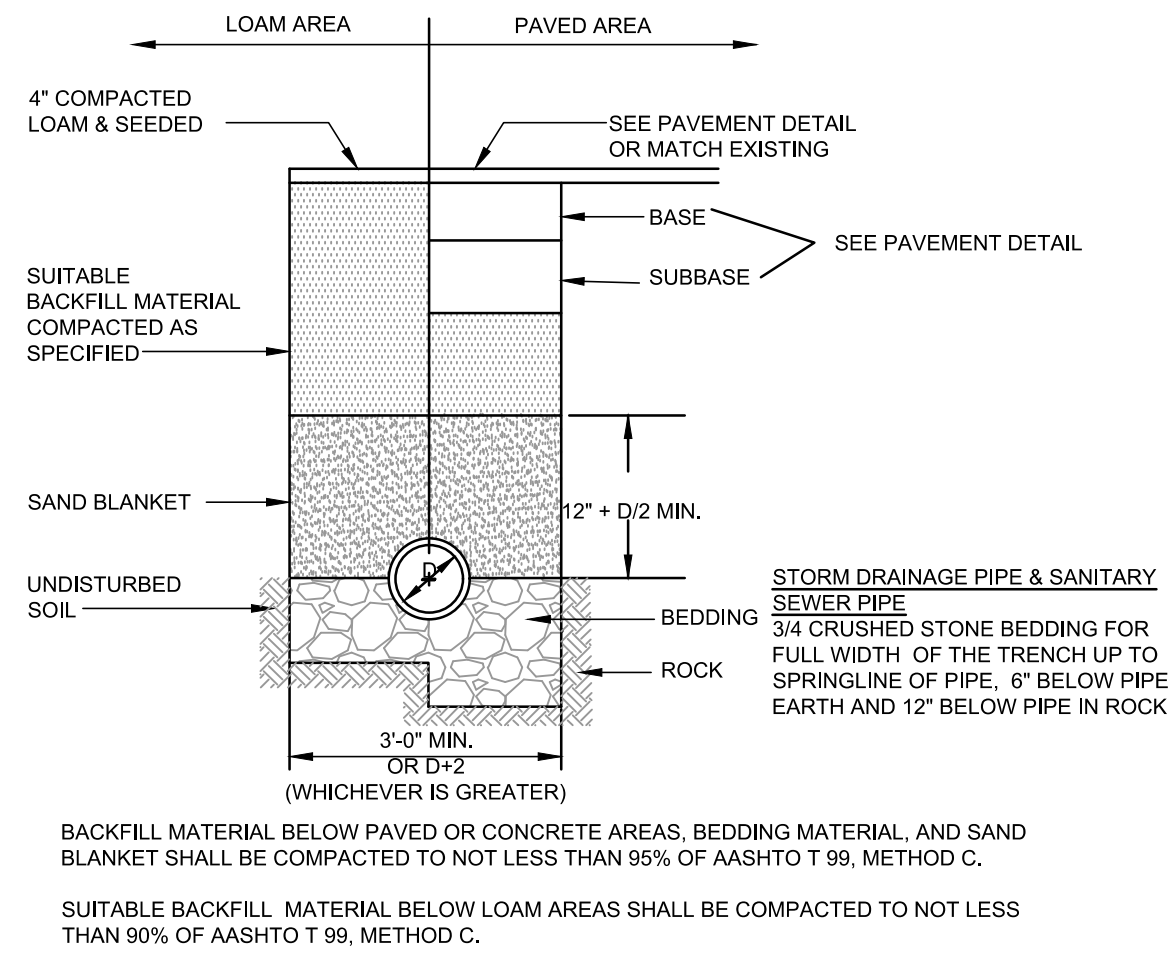
TRENCH PATCH

NOT TO SCALE



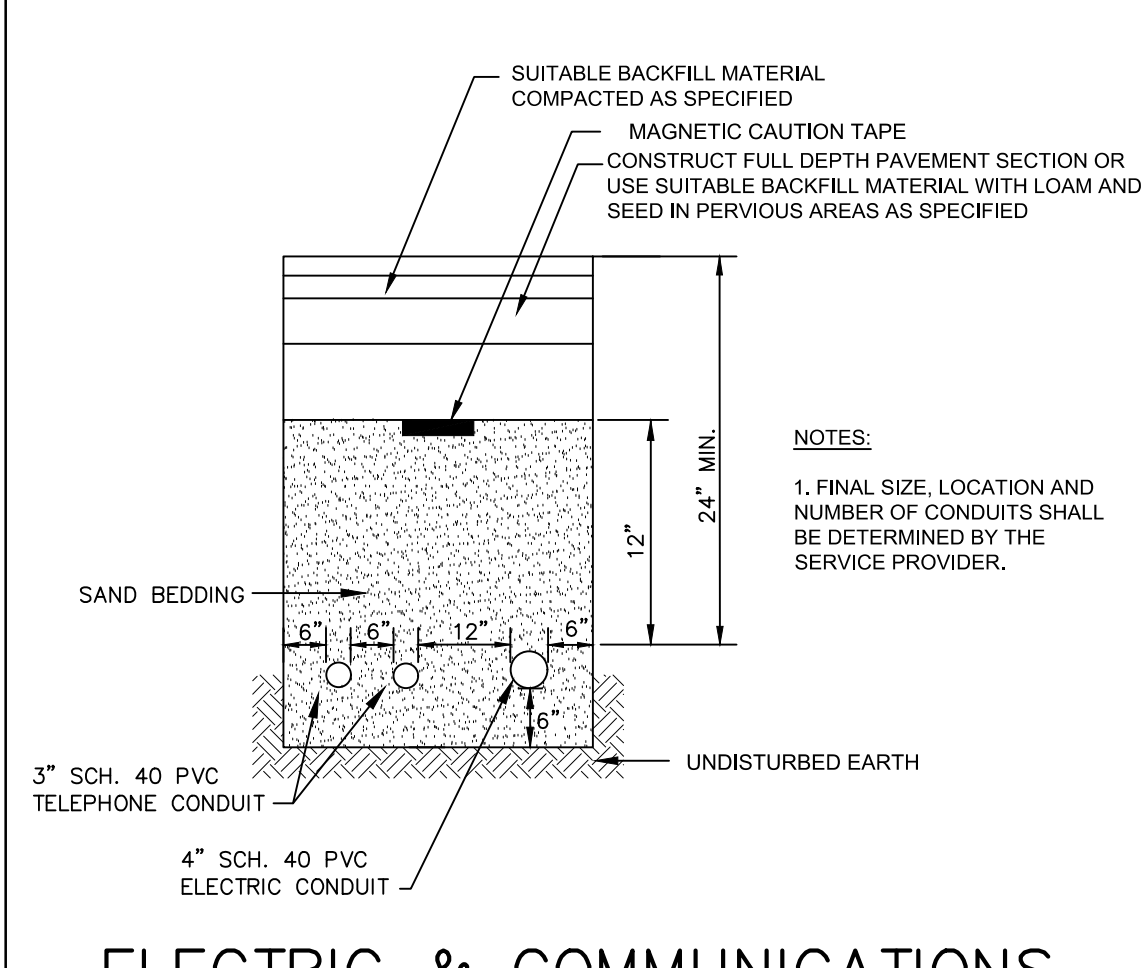
TYPICAL DOWNSPOUT CONNECTION

NOT TO SCALE



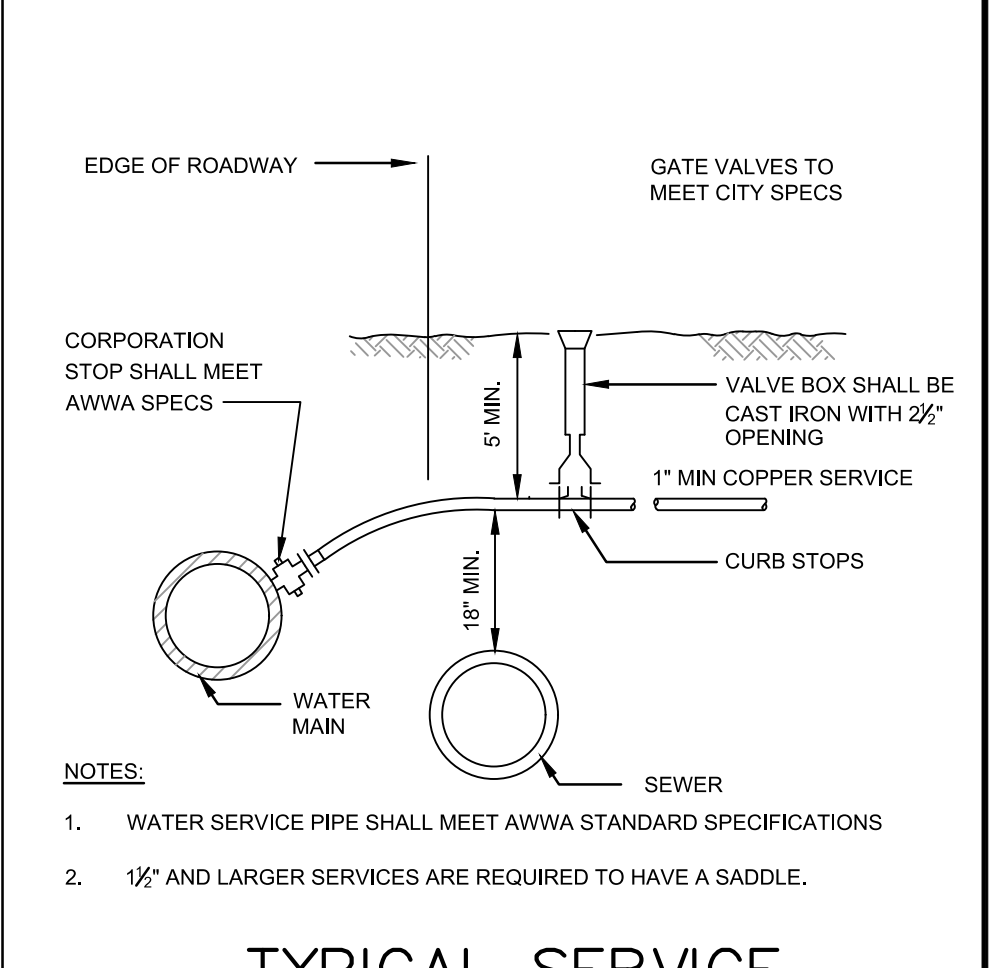
SEWER/RAIN TRENCH

NOT TO SCALE



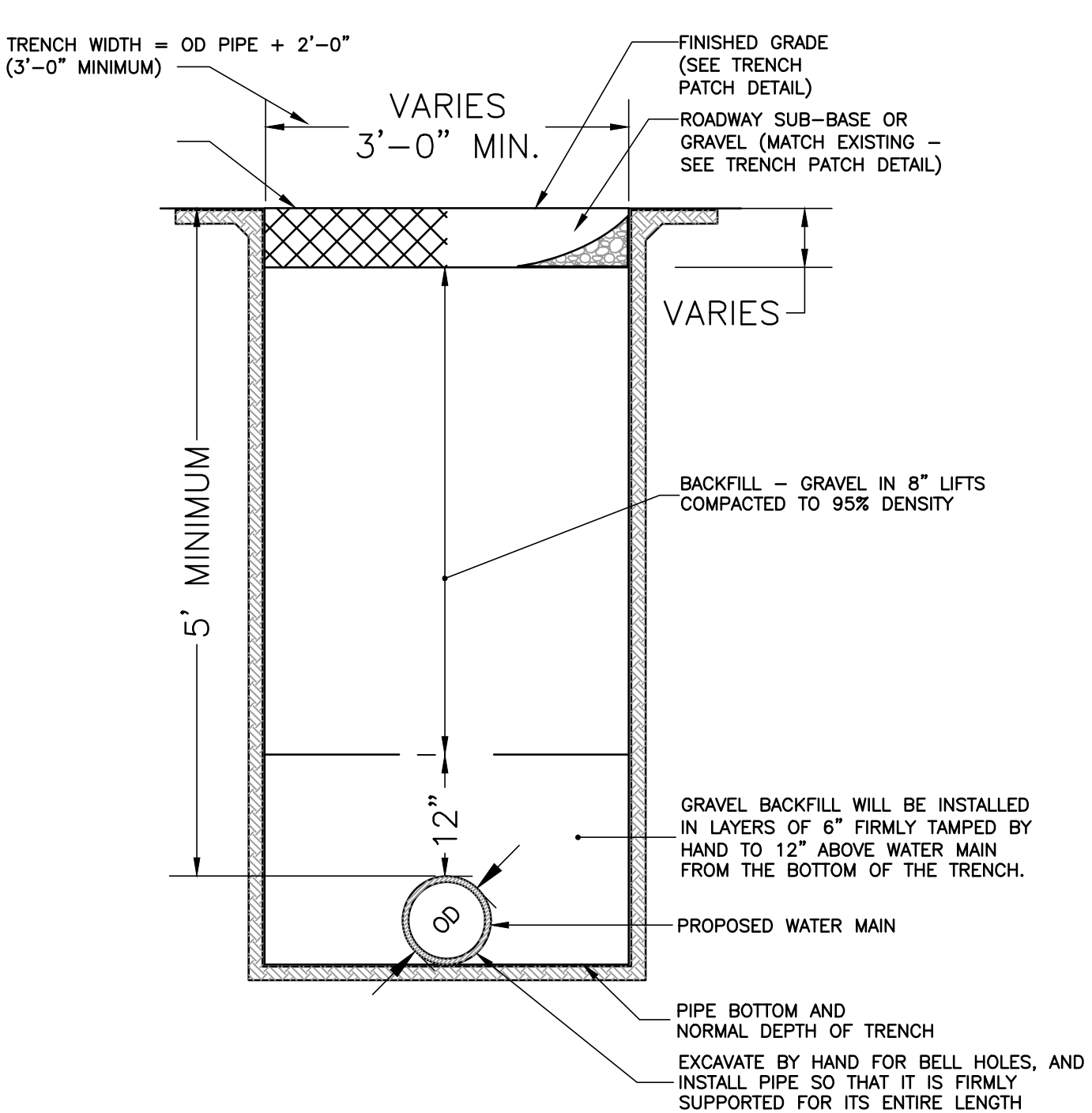
ELECTRIC & COMMUNICATIONS TRENCH

NOT TO SCALE



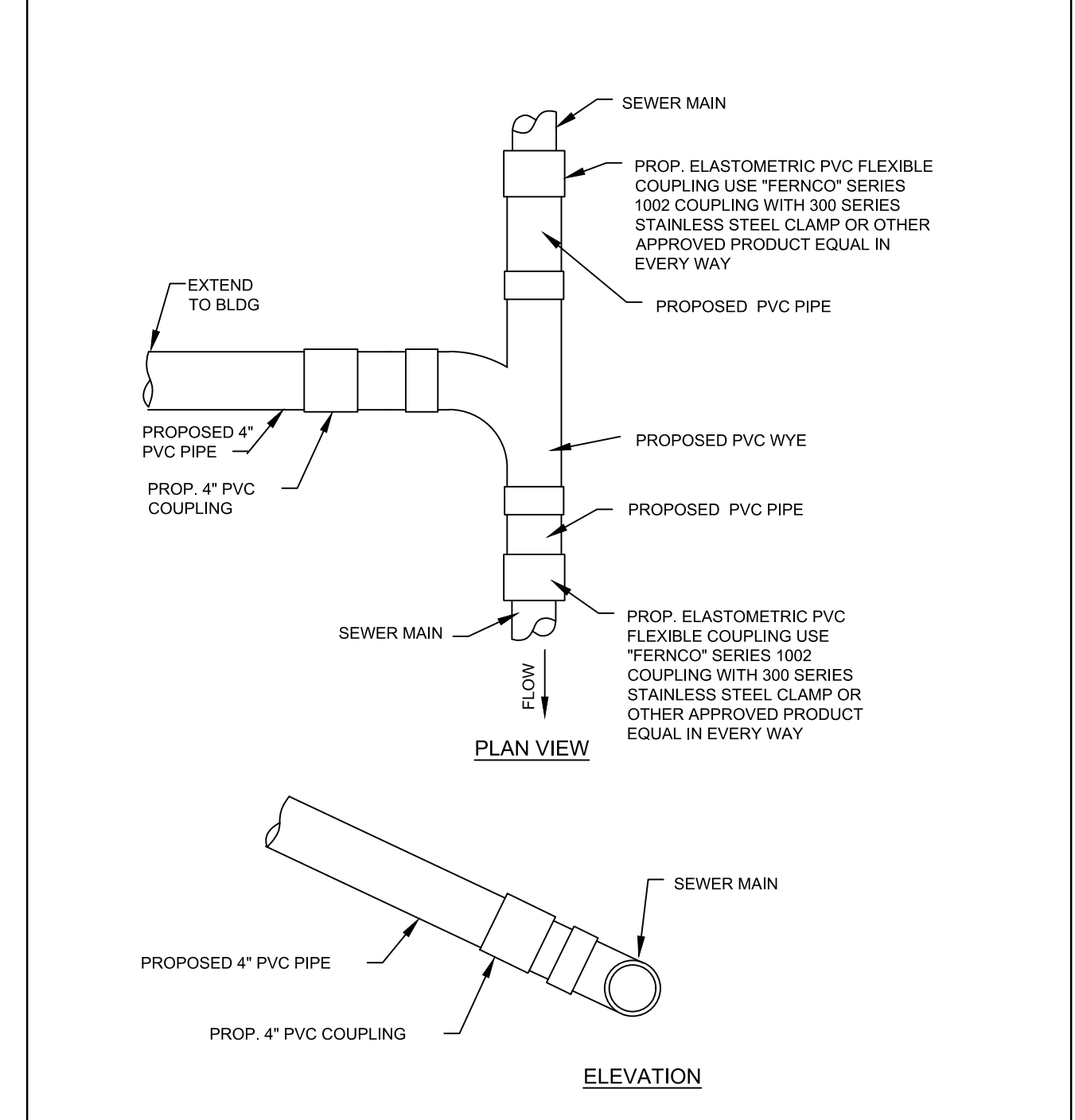
TYPICAL SERVICE CONNECTION

NOT TO SCALE



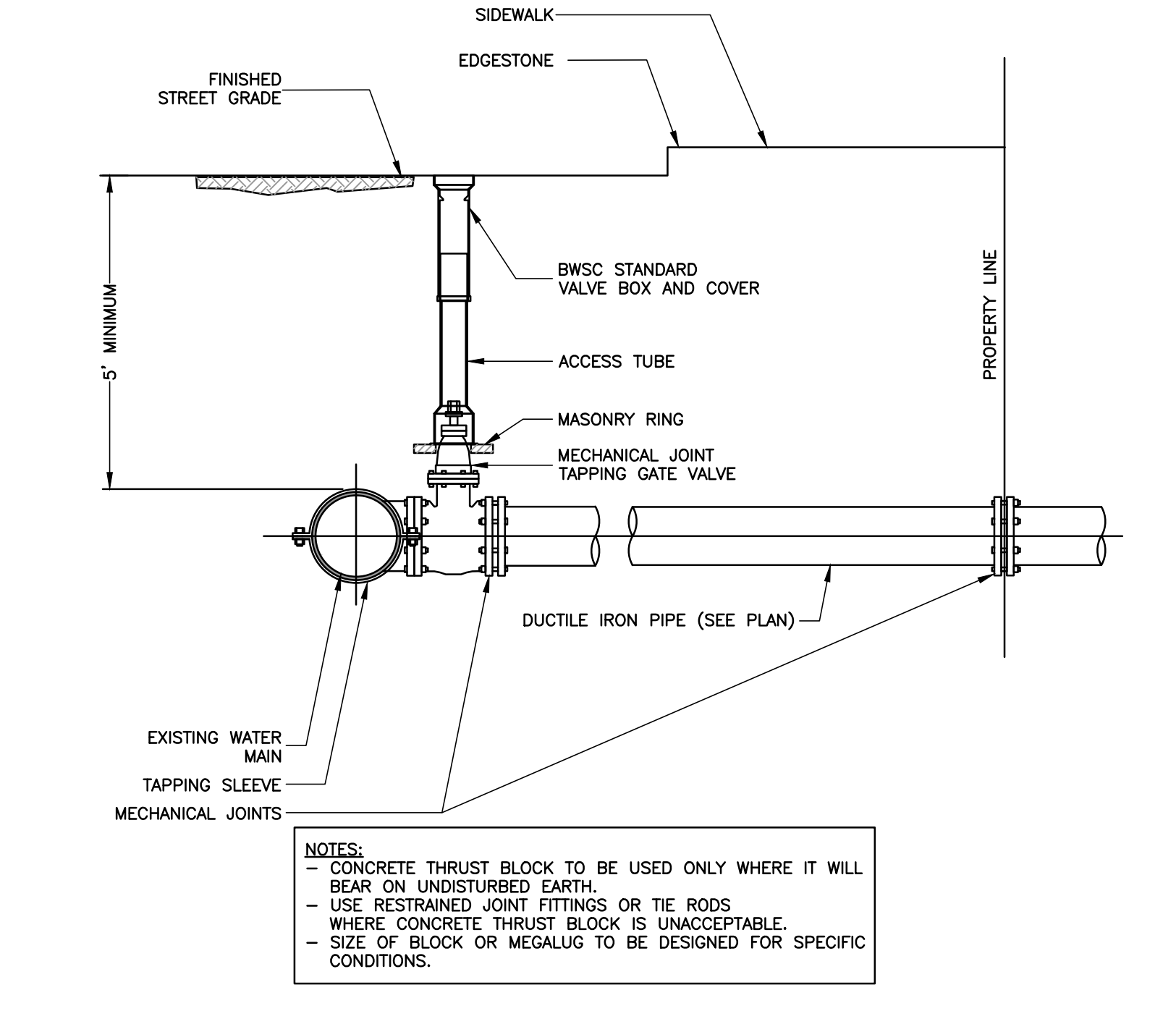
WATER MAIN TRENCH

NOT TO SCALE



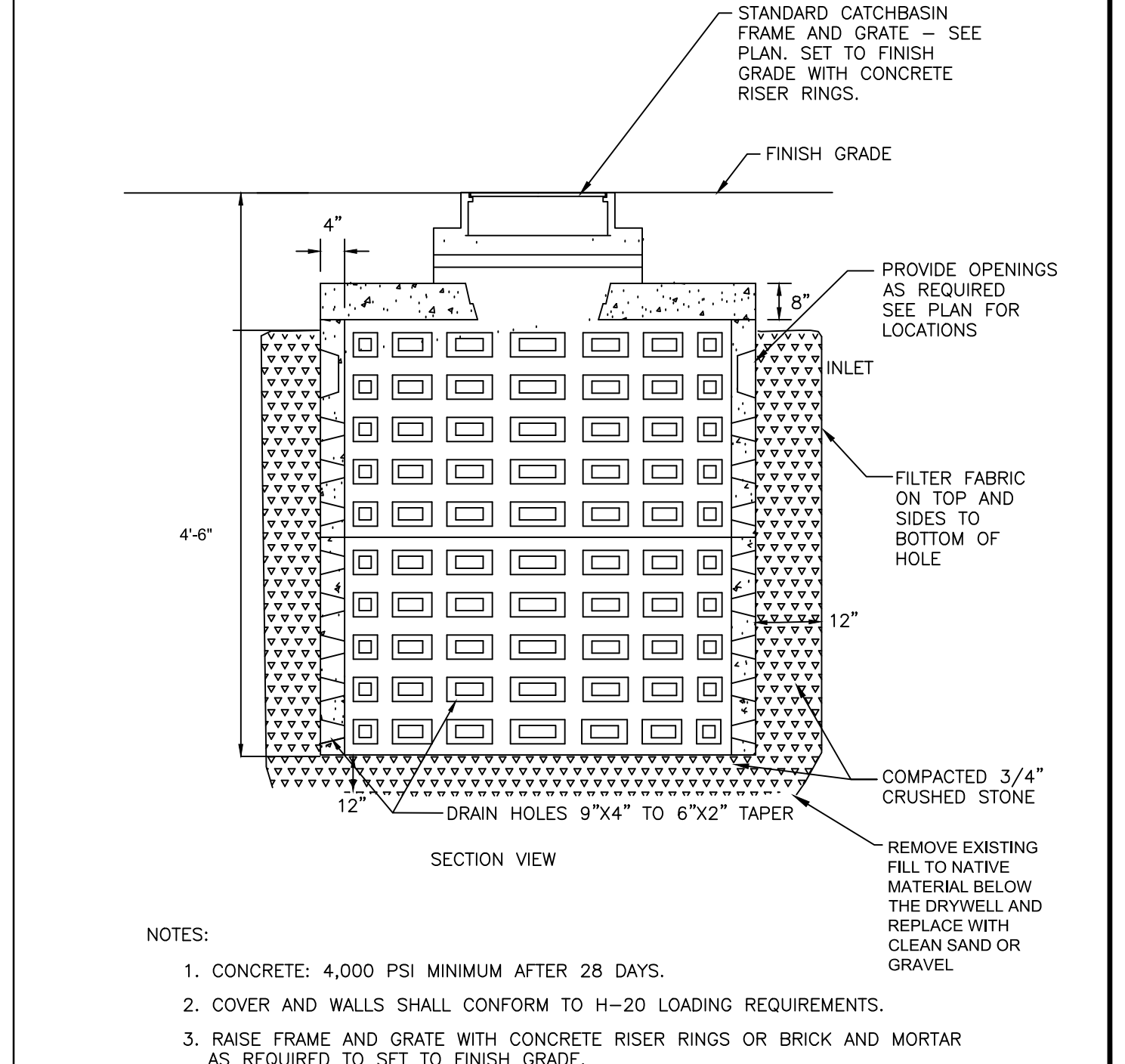
SEWER CONNECTION

NOT TO SCALE



TAPPING SLEEVE AND VALVE

NOT TO SCALE



8' DIAMETER DRYWELL

NOT TO SCALE

Site:
HABITAT FOR HUMANITY BPDA
104 WALTER STREET
ROSLINDALE, MASSACHUSETTS

Prepared for:
ADAPTIV Architecture & Planning
BEVERLY, MASSACHUSETTS



OCG
Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.312.3120

SITE DETAILS

No.	Revision/Issue	Date

Design by: SPM	Checked by: PFA
Drawn by: SPM	Approved by: PFA
Project: 22002	Date: October 24, 2022

Sheet:
C-003

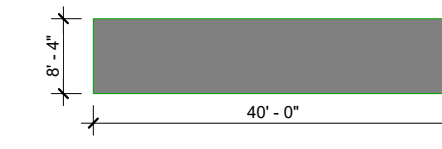





Vehicle turning pathway

Momentary encroachment into the oncoming lane

Potentially Compromised Parking Spots

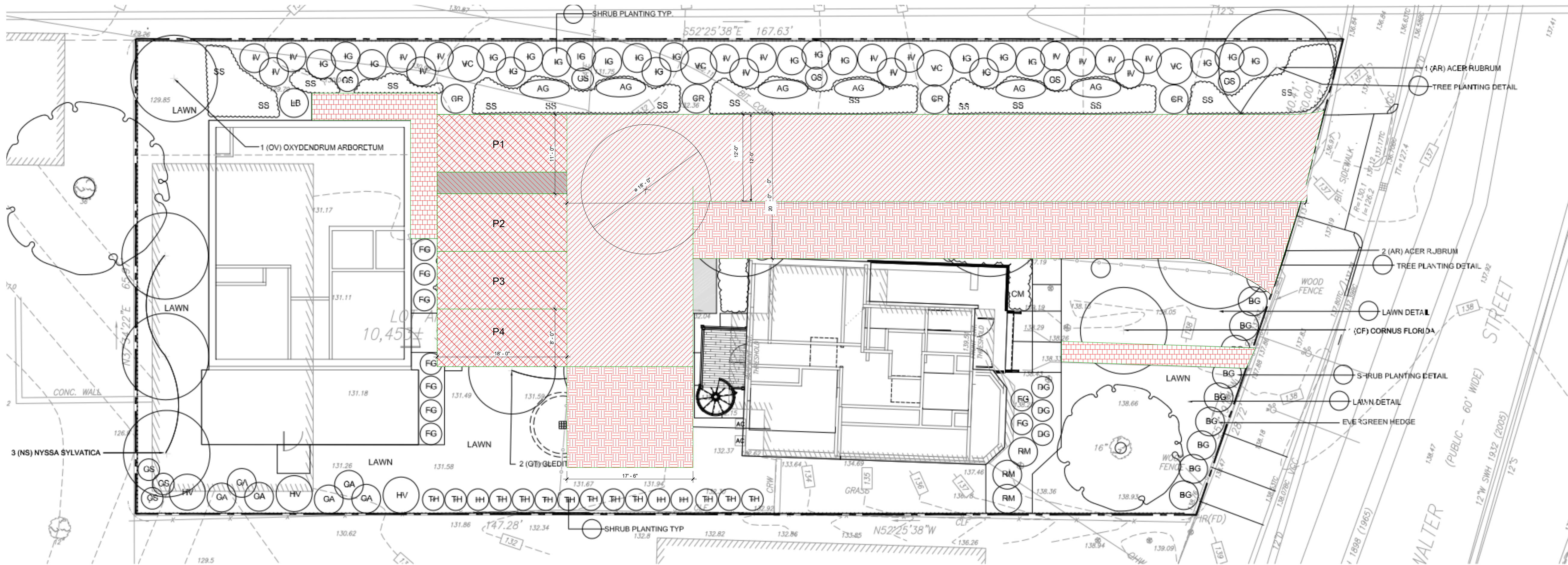
THE E-ONE 95-PLATFORM DIMENSIONS



- MATERIALS**
-  Stone Walkway
 -  Pervious Pavers
 -  Porous material with capacity to carry the weight of the fire truck. Potentially grass pavers.

2 SITE PLAN Fire Lane Study - Context

SCALE 3/64" = 1'-0"



1 SITE PLAN Fire Lane Study

SCALE 1/8" = 1'-0"

PROJECT
BPDA
104 & 104A WALTER STREET
ROSLINDALE, MA

CLIENT


ARCHITECT

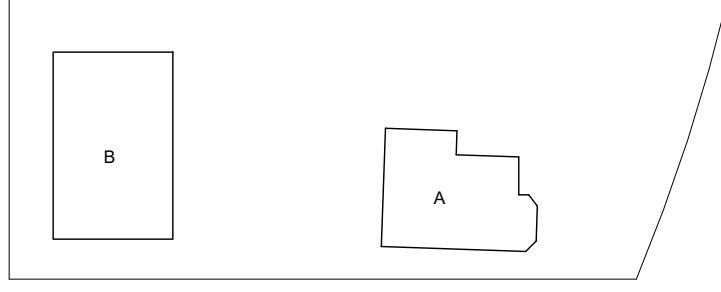

CIVIL ENGINEER


LANDSCAPE ARCHITECT


STRUCTURAL ENGINEER

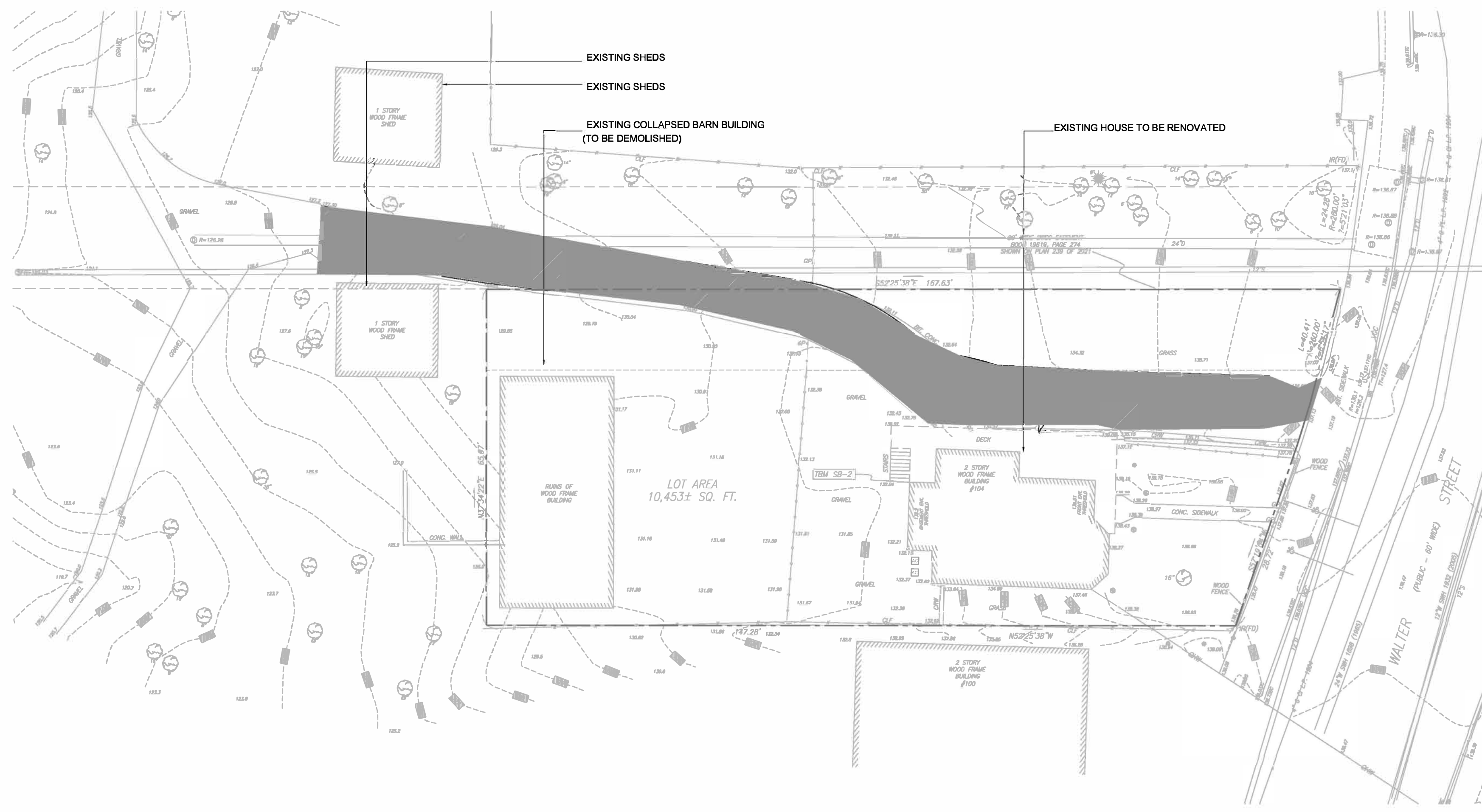

MEP ENGINEER


NO.	DATE	DESCRIPTION

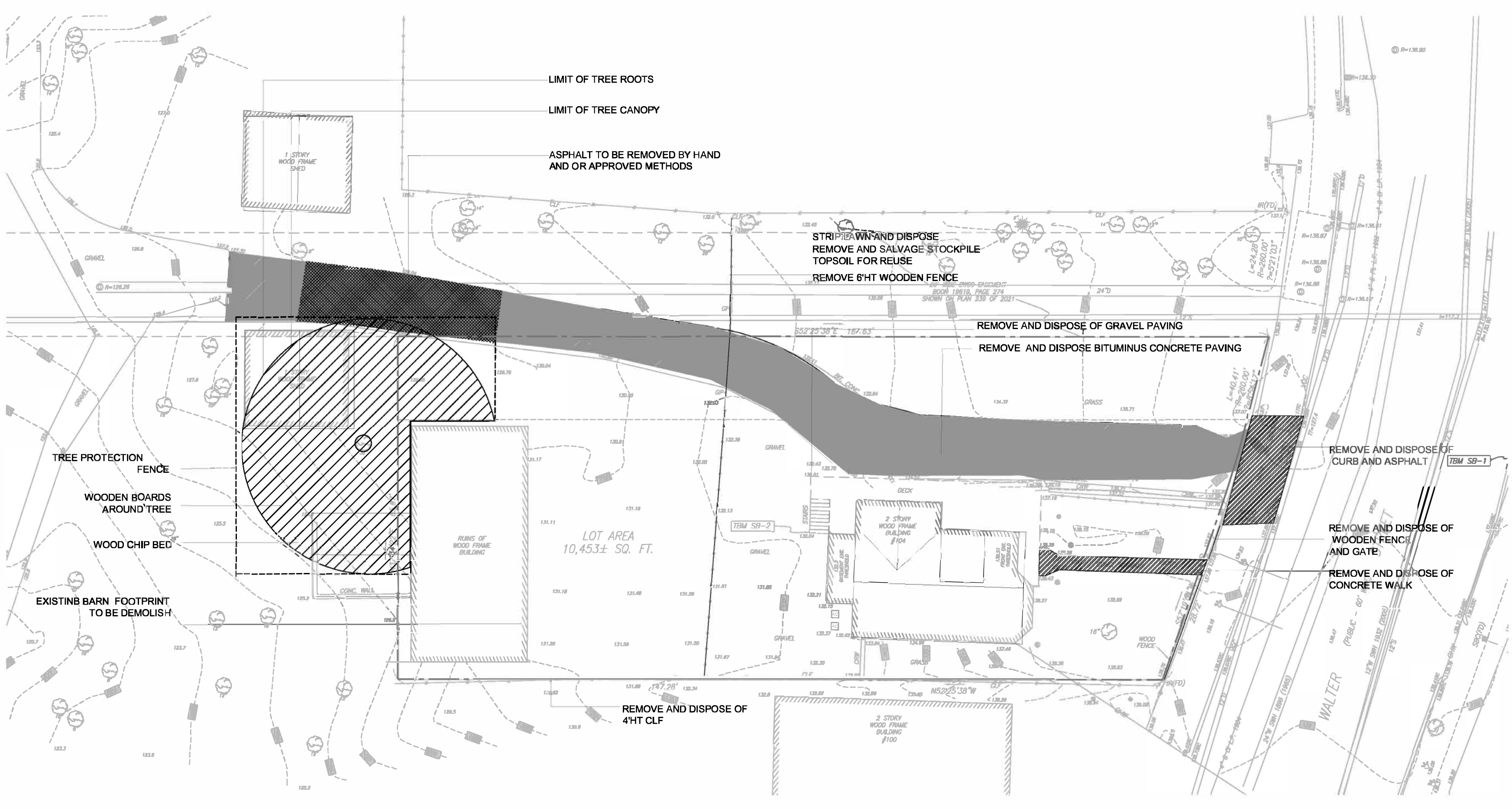
KEY PLAN


Fire Lane Study	
DRAWING TITLE	
SCALE	As indicated
DATE	02/09/23
JOB NUMBER	####
SUBMISSION NUMBER	
DRAWING NUMBER	

C-005



1 EXISTING CONDITION PLAN
SCALE: 1/16" = 1' - 0"



2 TREE PROTECTION & SITE DEMOLITION PLAN
SCALE: 1/16" = 1' - 0"

TREE PROTECTION

SUMMARY

1. Installation of tree protection fence and protection of one existing Sugar Maple located in the tree protection zone ("TPZ") as described and as shown on the plan entitled "Tree Protection Plan", July 22, 2022.
2. Selective thinning and pruning within the TPZ.
3. Tree Fertilization within the TPZ.
4. Removal and disposal of paving and grub material within the TPZ in accordance with the demolition plan.

PERSONNEL QUALIFICATIONS

1. All arboricultural work under this section shall be performed by personnel totally familiar with arboricultural work and under the supervision of an experienced professional arborist and foreman at all times.
2. Pruning shall be performed by tree workers who, through a minimum of five years related training and on-the-job experience, are familiar with the techniques and hazards of this work.

REGULATORY REQUIREMENTS / PERMITS AND CODES

- A. Comply with all rules, regulations, laws and ordinances of local, state and federal authorities having jurisdiction. Provide labor, materials, equipment and services necessary to make work comply with such requirements without additional cost to Owner.
- B. Procure and pay for permits and licenses required for work.

SPECIAL SITE LIMITATIONS

- A. The Contractor's attention is called to the fact that the area within the TPZ shall remain off-limits to the Contractor except for completing the very limited and specific work called for on the Drawings during Pre-Construction Phase. Construction operations within the TPZ must be performed in a manner that will preserve the existing trees and site. All work carried out within the TPZ must have the approval of the City of Boston Representative, Habitat for Humanity Greater Boston Representative, Certified Arborist, and Landscape Architect.
- B. Clearly mark all clearing limits in the field and accompany City of Boston representative, Habitat for Humanity Greater Boston representative, Certified Arborist and Landscape Architect on a joint review of clearing limits before clearing operations have commenced. Limit of clearing is generally defined as the limit of grading.

EXISTING CONDITIONS

- A. Environmental Conditions
 1. Pruning: Pruning shall occur according to the Standard Industry Arboricultural practices and prior to any site construction. Pruning shall only occur when weather conditions are favorable; pruning shall not occur when branches are wet with rain. Pruning of trees with pests shall be coordinated with the timing of pest life cycles.
 2. Fertilization: Spring fertilization shall occur according to Standard Industry Arboricultural practices. Slow release fertilizer is to be applied on a flexible schedule.
 3. Soil aeration and amelioration: Renovation of the soil under existing trees shall occur after pruning of trees and before installation of protective mulch layer.
 4. Pest control: Avoid use of fertilizer/herbicide combinations within the drip-line of trees in plant beds. Avoid use of herbicides within planting bed.

TREE PROTECTION

- A. Tree protection shall be achieved by installing a permanent 6ft. Chain Link Fence, and in accordance with the Tree Protection Plans
 1. Steel posts shall be 2" O.D. nominal, of sufficient length to allow for installation to a depth of 2ft. below ground level and 6ft. above ground level. Posts shall be spaced a maximum of 8ft. o.c.
 2. Top and Bottom Rails shall be 1 1/2" O.D. nominal, to be installed on all fence sections.
 3. All steel shall be galvanized.
 4. Fence fabric shall be 6-foot high, 11-gauge steel core with uniform square mesh measuring approximately 2" between its parallel sides.
- A. Tree Protection Signs shall be made of a weather resistant material, be at least 2'x3' in size. Signs shall have a white background with bold black lettering indicating "PROTECTED TREES: DO NOT ENTER OR DISTURB" or similar approved wording.
- B. Wood Chip Mulch shall be approved by the Certified Arborist.
- C. Water shall be potable and suitable for use on plants.
- D. Slow release fertilizer shall be reviewed and approved by the Certified Arborist prior to use.

WATERING / INSECT AND DISEASE CONTROL

- A. Trees within the TPZ shall be irrigated if recommended by Certified Arborist using a drip irrigation system installed by the General Contractor and monitored by the contractor and Certified Arborist. The trees shall be fertilized using a slow release, deep root fertilizer between November and April under the direction of the Certified Arborist. The arborist shall also recommend to the contractor, any remedial insect or disease control measures that may be required for trees and shrubs to remain healthy during the construction period.

FERTILIZER AND SOIL AMENDMENTS

- A. All tree fertilization shall comply with ANZI standards and will be applied with a standard deep root feeder needle and bulk tank using a pump at a pressure not to exceed 200 pounds.
- B. The fertilizer components shall consist of the following materials or the equivalent and approved by the Owner's Arborist
 1. Doggett XL Tree Fertilizer for soil injection around root areas.
 2. MycorTree™ Insectable with Biopak (Mycorrhizal inoculants).
 3. Terra-Sorb™ Medium Hydrogel.

TREE PRUNING

- A. No pruning of existing trees shall take place without approval from the Owner's Arborist. The Contractor shall engage certified arborists who shall be responsible to perform all work of tree pruning only after having been approved by the Owner and the Certified Arborist. All pruning shall be conducted in accordance to ANSI Standards.
- B. Tree pruning shall include the following minimum work requirements
 1. Crown cleaning of broken and/or diseased limbs and dead wood greater than 2 inches in diameter and selective pruning as directed by the Certified Arborist.
 2. Upbranching as directed by the Certified Arborist and Landscape Architect.
 3. All tree pruning work must be approved by the Certified Arborist before final payment is made
 - a. Any damage done to existing tree crowns or root systems, including compensatory pruning for root loss, shall be repaired immediately by an approved Certified Arborist under observation by the City of Boston's Arborist at no cost to the City of Boston.
 - b. Any accidental injuries to the bark, trunk and branches shall be repaired immediately by pruning and trace cutting with a clean, sharp knife, as required.

EXECUTION

The Certified Arborist shall monitor excavations and construction within the Tree Protection Zone including being on site during all excavations within the Tree Protection Zone to ensure that hand or approved mechanical excavations does not damage existing root systems and to perform compensatory pruning. The construction that would occur within the Tree Protection Zone would include, but not be limited to, removal of barn foundation, existing paving, and planting and review of new building foundation and footings for of perimeter fencing.

CHAIN LINK FENCE

- A. The Chain Link Fence shall be installed along the Tree Protection Fence Line as indicated on the TPZ Plans.

ROOT PRUNING

- A. Where construction will be in close proximity to existing trees designated to remain, roots shall be pruned as needed. Proximity shall be as determined in the field by the Certified Arborist.
- B. Root pruning is the physical cutting of tree roots to minimize root damage and promote closure. Any method which tears roots or disturbs the soil beyond the grading limit is unacceptable.
- C. Backfill root pruning trench with existing soil mixed with peat moss or acceptable compost to a mixture of approximately 75% soil and 25% humus. Tamp lightly to set soil.

DISPOSAL OF CLEARED AND GRUBBED MATERIAL

- A. Any paving material located within the TPZ shall be removed by hand and/or with a small tractor equipped with a backhoe and bucket loader. The tractor will not be allowed off the existing walkway being removed. Do not encroach upon the protected tree root areas.
- B. Other materials and plants located within the TPZ shall be removed as directed by the Owner's Arborist.
- C. Upon completion of the operations, all debris shall be immediately removed from within the TPZ.
- D. Wood chips produced on site from felled trees may be used within the TPZ during construction for the purpose of a mulch bed within the TPZ.
- E. At the completion of operations, Contractor shall submit to the City of Boston a request to visit the site to review with the Certified Arborist the overall health and maintenance requirements.

PROHIBITIONS WITHIN THE TREE PROTECTION ZONE

1. No staging or stockpiling
2. No heavy machinery
3. Removal of site amenities, paving or plant material from within the TPZ without approval by the Habitat for Humanity, Greater Boston's Representative, Certified Arborist and Landscape Architect. The City of Boston's Arborist shall be present for any removal within the TPZ.

REMOVAL OF PROTECTION

- A. The removal of any and all temporary protection devices and facilities installed during the course of work for purposes of the protection of the trees in the TPZ must be approved by the City of Boston's Arborist, Habitat for Humanity, Greater Boston's Representative, Certified Arborist and Landscape Architect. Except as otherwise indicated or requested by the City of Boston's Arborist temporary protection devices and facilities shall be removed only after all work that may injure or damage trees and plants is completed.

PROJECT
BPDA
104 WALTER STREET
ROSLINDALE, MA

CLIENT

ARCHITECT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEER

NO.	DATE	DESCRIPTION

KEY PLAN

**EXISTING CONDITIONS PLAN
TREE PROTECTION PLAN
AND
SITE DEMOLITION PLAN**

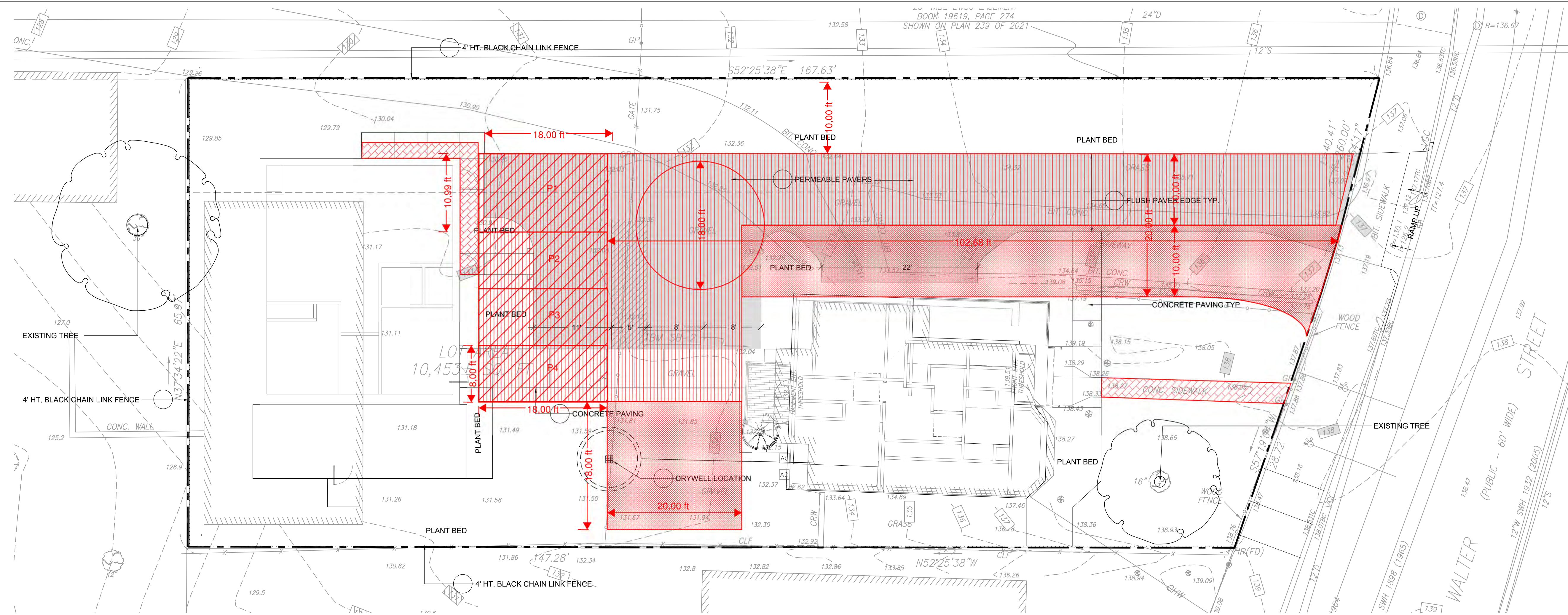
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SCALE AS NOTED **DATE** 10/21/22

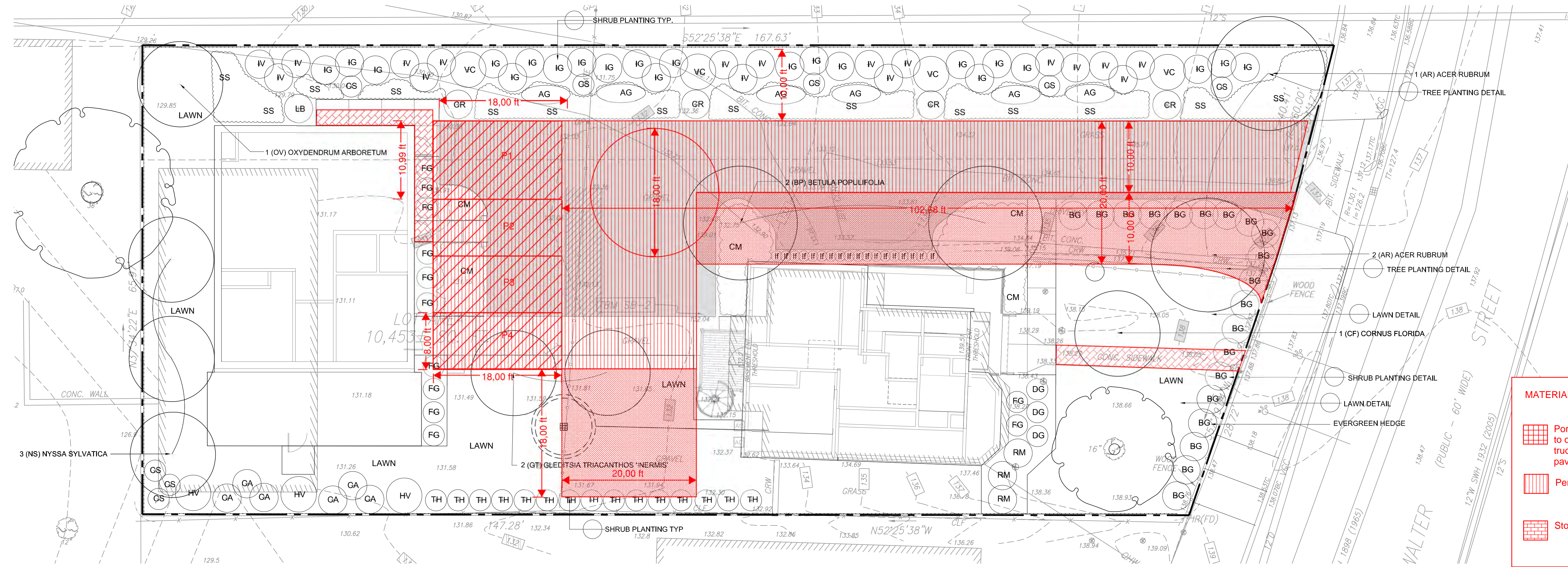
JOB NUMBER #####

SUBMISSION

DRAWING NUMBER
LT-100



1 LAYOUT AND MATERIALS PLAN
SCALE 1/8" = 1'-0"



2 PLANTING PLAN
SCALE 1/8" = 1'-0"

MATERIALS

- Porous material with capacity to carry the weight of the fire truck. Potentially grass pavers.
- Pervious Paver
- Stone Walkway

PROJECT	
BPDA 104 WALTER STREET ROSLINDALE, MA	
CLIENT	
ARCHITECT	
CIVIL ENGINEER	
LANDSCAPE ARCHITECT	
STRUCTURAL ENGINEER	
MEP ENGINEER	
NO.	DESCRIPTION
LAYOUT & MATERIALS PLAN AND PLANTING PLAN	
SCALE	DATE
AS NOTED	10/21/22
JOB NUMBER	####
SUBMISSION	
DRAWING NUMBER	LT-101

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 BPDA

PROJECT	BPDA 104 WALTER STREET ROSLINDALE, MA
CLIENT	
ARCHITECT	
CIVIL ENGINEER	
LANDSCAPE ARCHITECT	
STRUCTURAL ENGINEER	
MEP ENGINEER	

NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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KEY PLAN	
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PLANT LIST	
DRAWING TITLE	
SCALE	AS NOTED
DATE	10/21/22
JOB NUMBER	####

SUBMISSION	
DRAWING NUMBER	

LT-102

WALTER STREET PLANT LIST

October 21, 2022

TREES

Sym.	Qty	Latin Name	Common Name	Size	Comments
AR	2	Acer rubrum 'October Glory'	October Glory Red Maple	2" Cal.	B&B; Specimen
BP	2	Betula populifolia	Gray Birch	2" Cal.	B&B; Specimen
CF	1	Cornus florida 'Alba'	White Flowering Dogwood	2" Cal.	B&B; Specimen
GT	2	Gleditsia triacanthos 'inermis'	Thornless Honeylocust	2" Cal.	B&B; Specimen
NS	3	Nyssa sylvatica	Black Gum	3" Cal.	B&B; Specimen
OV	1	Oxydendrum arboreum	Sourwood	2" Cal.	B&B; Specimen
11		Subtotal			

SHRUBS

Sym.	Qty	Latin Name	Common Name	Size	Comments
BG	20	Buxus x Green Velvet	Green Velvet Boxwood	2' ht.	B&B; Specimen
CA	6	Clethra alnifolia	Sweet Pepperbush	2' ht.	B&B; Specimen
CA	4	Clethra alnifolia 'Ruby Spice'	Sweet Pepperbush 'Ruby Spice'	3' ht.	B&B; Specimen
CS	4	Cornus sericea 'Arctic Fire'	Arctic Fire Red Osier Dogwood	2' ht.	B&B; Specimen
DG	3	Deutzia gracilis 'Nikko'	Dwarf Nikko Deutzia	1 1/2' ht.	5 Gallon
FG	12	Fothergilla 'Mt. Airy'	Dwarf Fothergilla	2' ht.	B&B; Specimen
HV	3	Hammamelis virginiana	Witch Hazel	4' ht.	B&B; Specimen
IG	21	Ilex glabra	Inkberry	3' ht.	B&B; Specimen
IV	17	Ilex verticillata	Winterberry	3' ht.	B&B; Specimen
LB	1	Lindera benzoin	Spicebush	3' ht.	B&B; Specimen
LF	18	Leucothoe fontanesiana 'Zebblid'	Zebblid Drooping Laurel	1 1/2' Sp	5 Gallon
RG	3	Rhododendron 'English Roseum'	English Roseum Rhododendrum	3' ht.	B&B; Specimen
TH	1	Taxus hicksii	Hicks Yew	3' ht.	B&B; Specimen
127		Subtotal			

ORNAMENTAL GRASSES

Sym.	Qty	Latin Name	Common Name	Size	Comments
CM	289	Carex momowi 'Ice Dance'	Carex Ice Dance	3 Gallon	
SS	492	Schizachyrium scoparium	Little Blue Stem	Plugs	
Ag	84	Agastache 'Blue Boar'	Hyssop 'Blue Boar'	3 Gallon	
570		Subtotal			

1 PLANT LIST
NTS

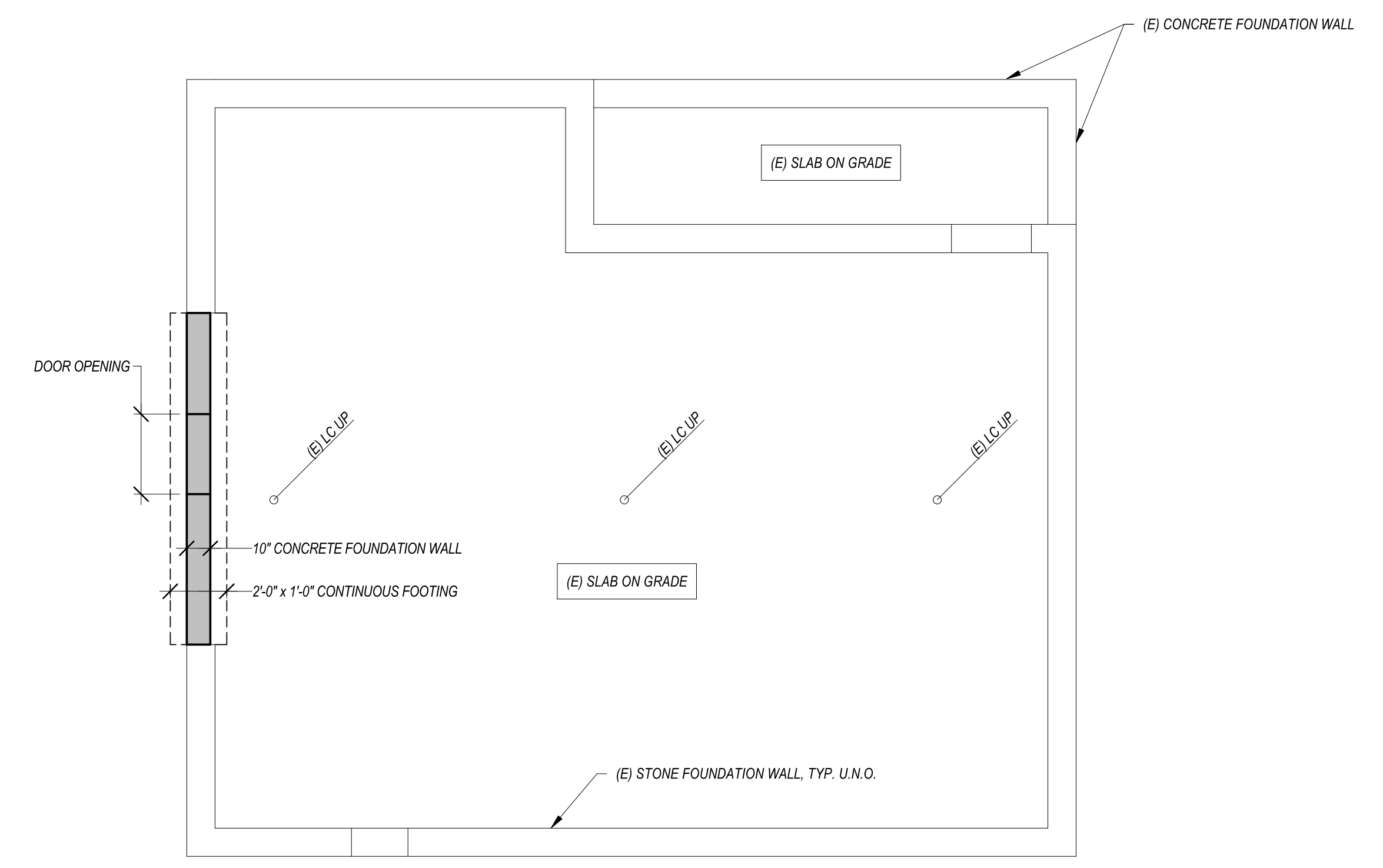
NO.	DATE	DESCRIPTION

KEY PLAN

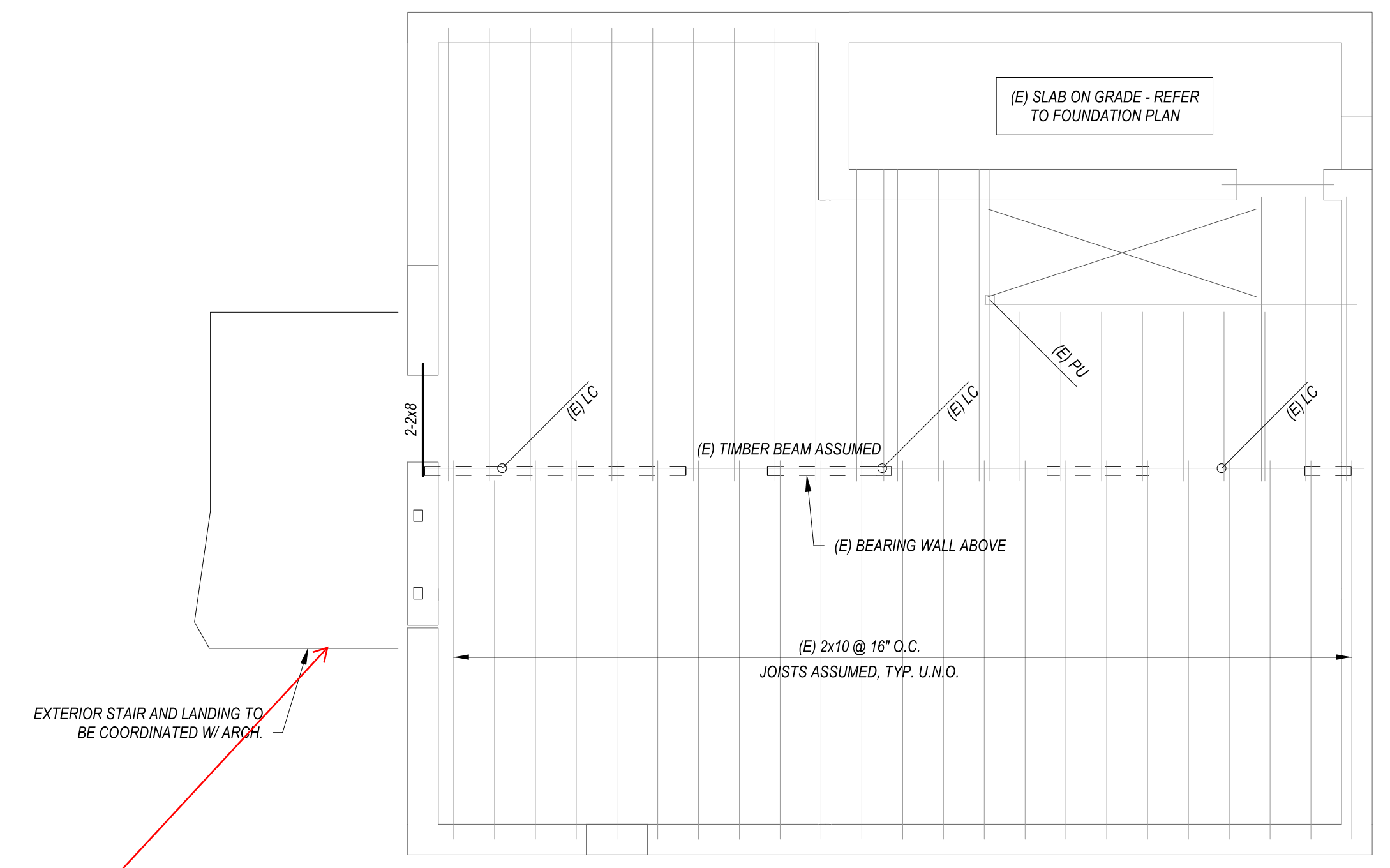
FARMHOUSE FRAMING PLANS

DRAWING TITLE	
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DATE	10/24/2022
JOB NUMBER	222046
SUBMISSION	DD SET
DRAWING NUMBER	

S1.01

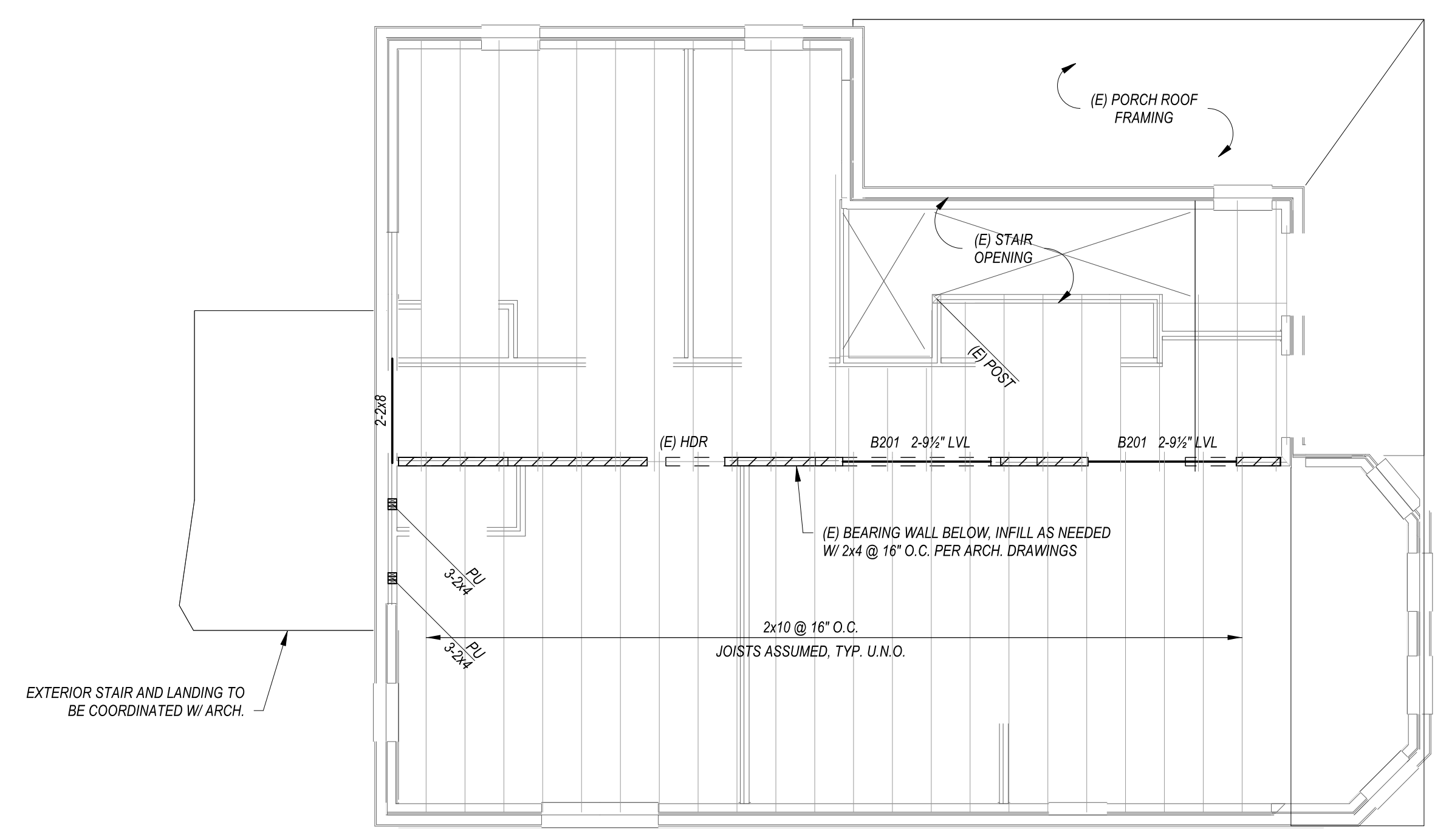


1 FOUNDATION PLAN - FARMHOUSE
 Scale: 1/4" = 1'-0"

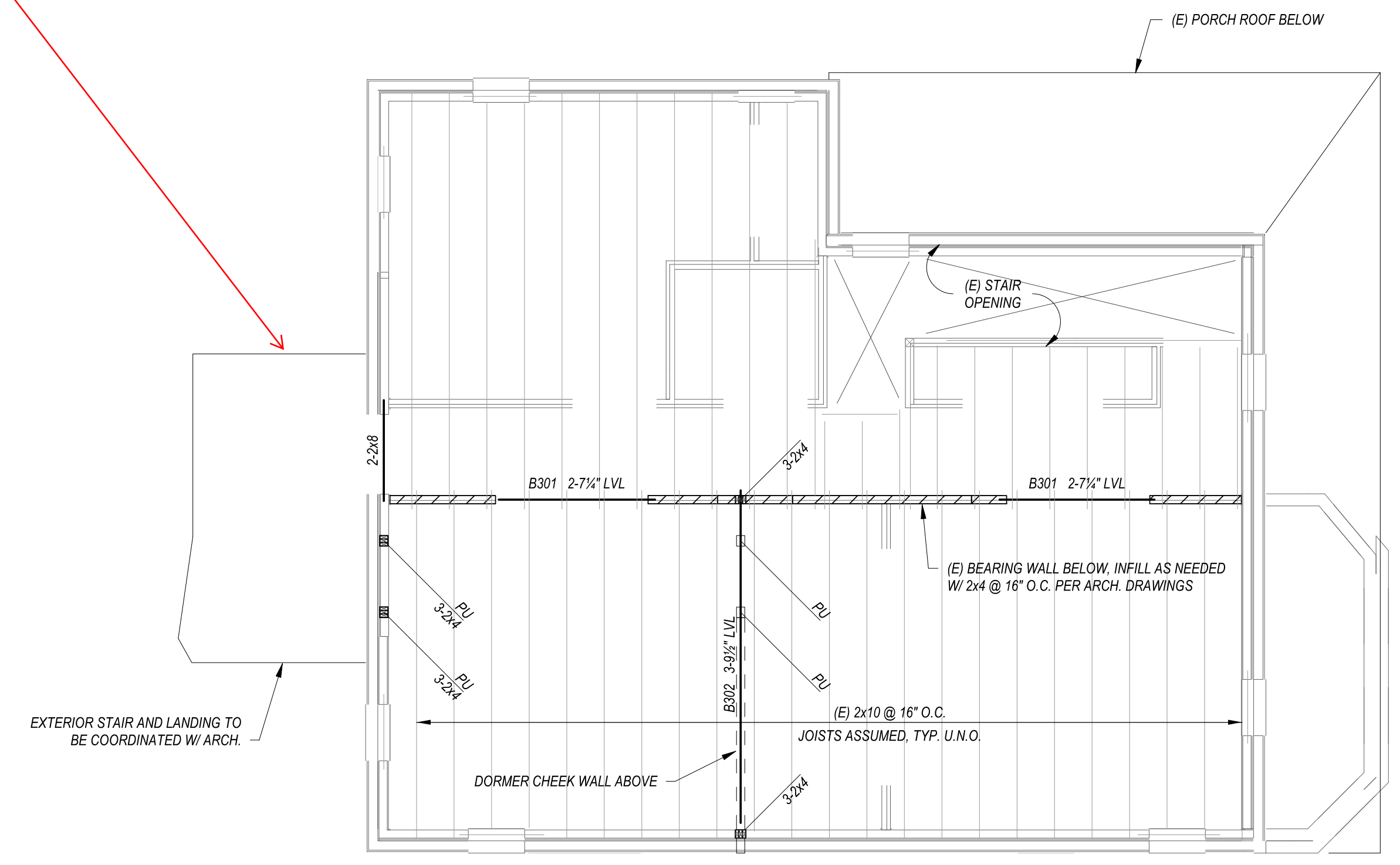


2 FIRST FLOOR FRAMING PLAN - FARMHOUSE
 Scale: 1/4" = 1'-0"
 NOTE: ALL HEADERS OVER EXTERIOR WINDOWS ARE EXISTING TO REMAIN U.N.O.

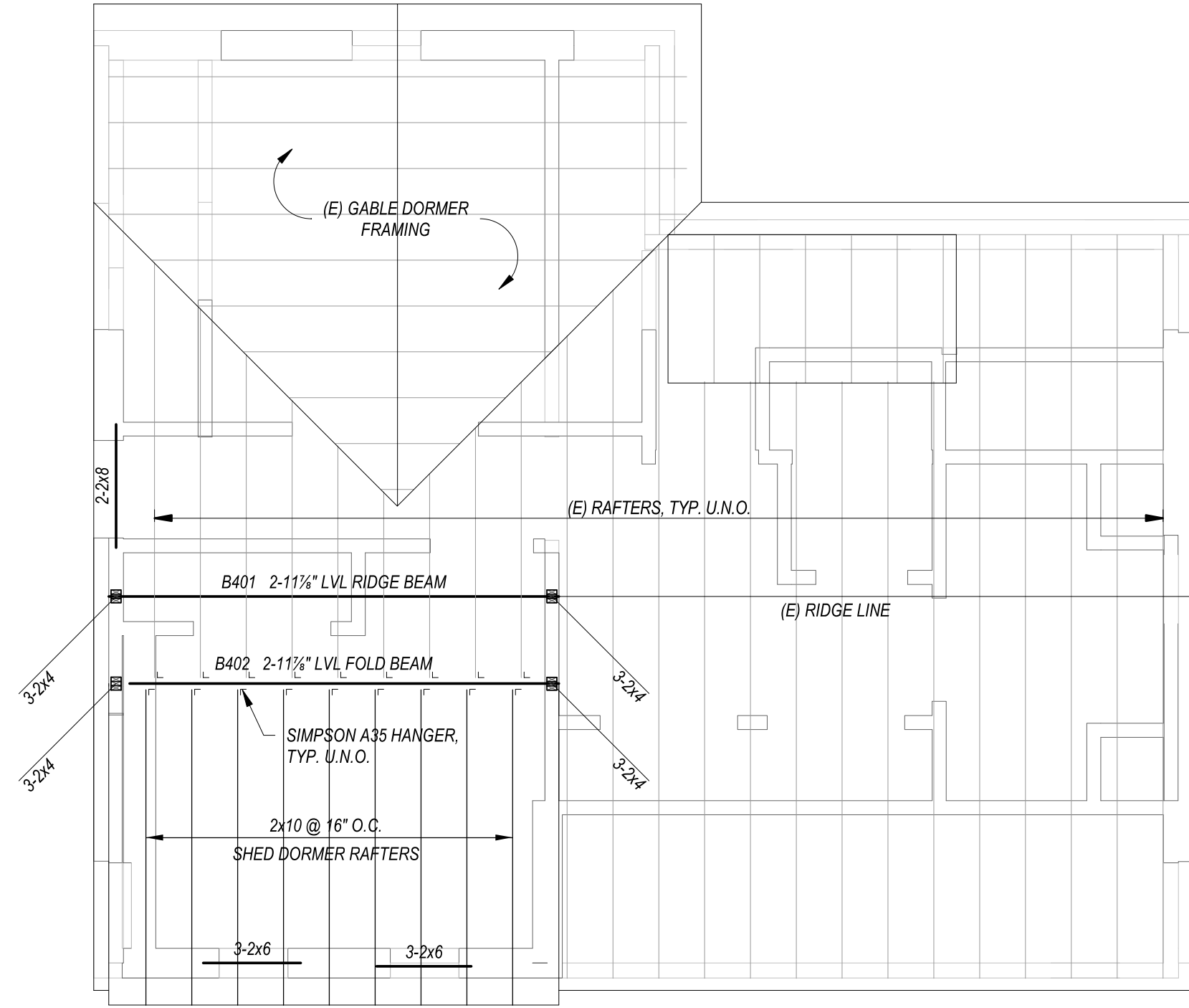
EXTERIOR STAIR LANDED TO BE COORDINATED IN THE CD SET. STAIR CASE TO BE METAL SHOP FABRICATED.



3 SECOND FLOOR FRAMING PLAN - FARMHOUSE
 Scale: 1/4" = 1'-0"
 NOTE: ALL HEADERS OVER EXTERIOR WINDOWS ARE EXISTING TO REMAIN U.N.O.



4 THIRD FLOOR FRAMING PLAN - FARMHOUSE
 Scale: 1/4" = 1'-0"
 NOTE: ALL HEADERS OVER EXTERIOR WINDOWS ARE EXISTING TO REMAIN U.N.O.



ROOF FRAMING PLAN - FARMHOUSE
 NOTE: ALL HEADERS OVER EXTERIOR WINDOWS ARE EXISTING TO REMAIN U.N.O.
 Scale: 1/4" = 1'-0"

PROJECT
104 WALTER HABITAT
 104 WALTER STREET, ROSLINDALE, MA

CLIENT

ARCHITECT

CIVIL ENGINEER

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEER

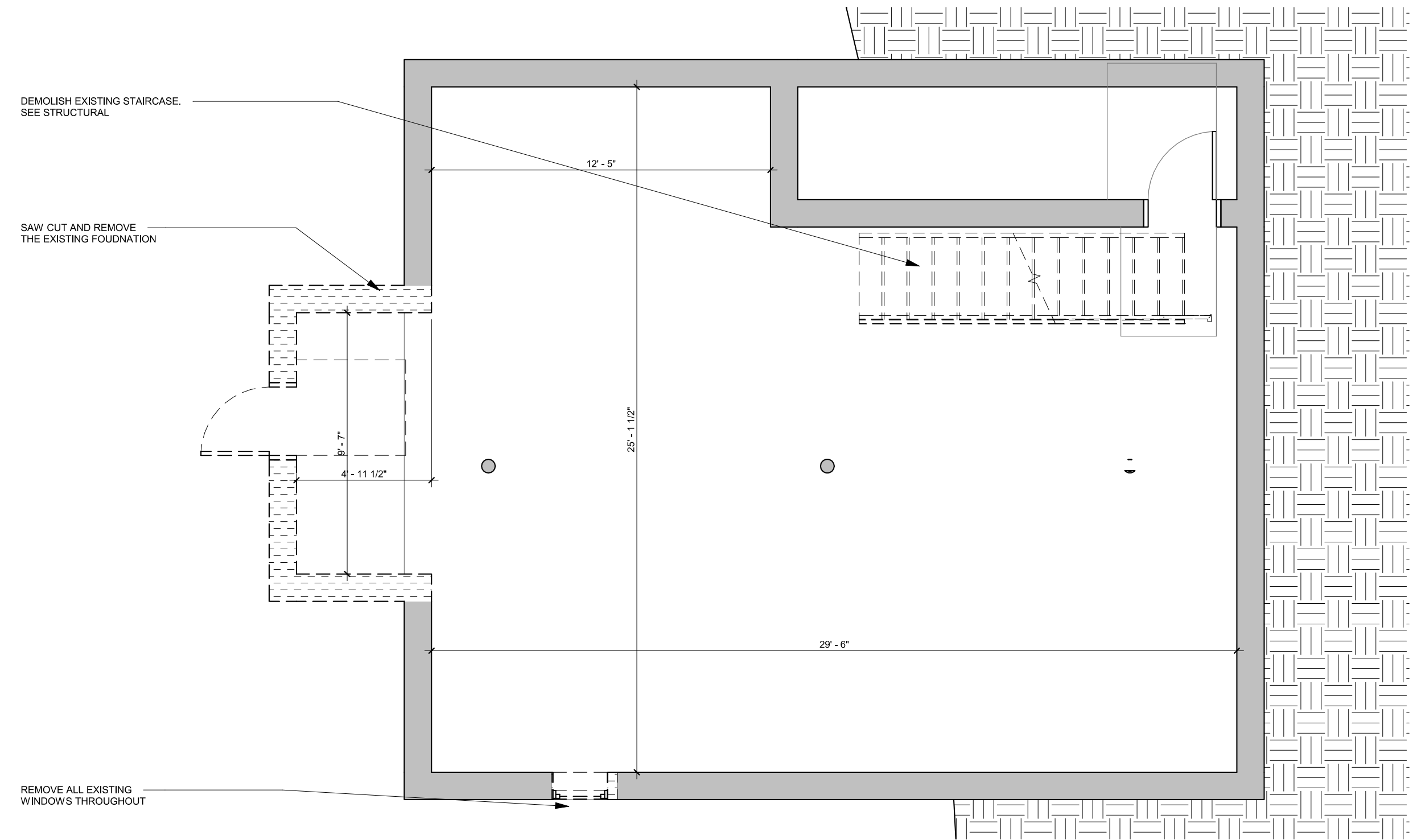
NO.	DATE	DESCRIPTION

KEY PLAN

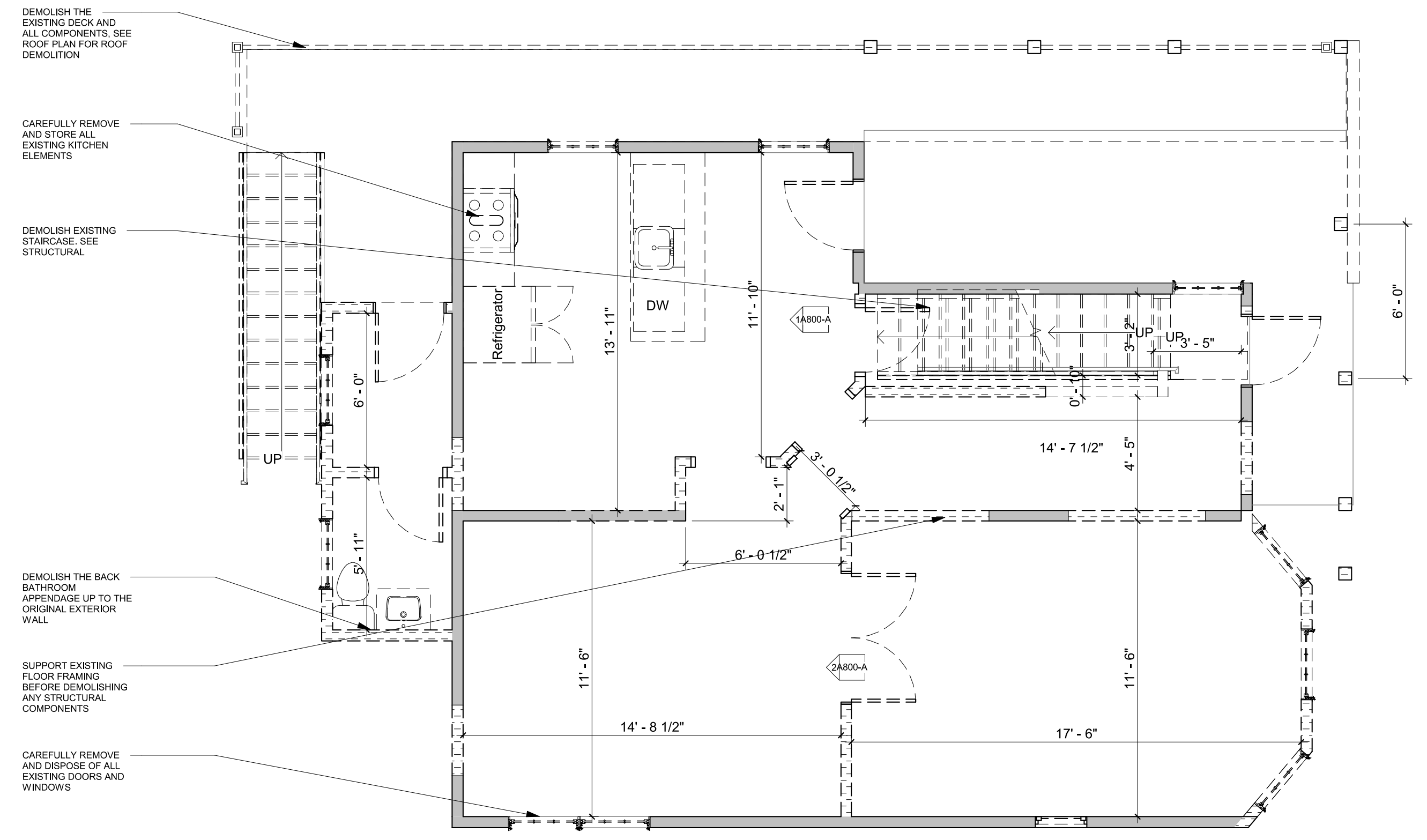
FARMHOUSE ROOF FRAMING PLAN

DRAWING TITLE	
SCALE	1/4" = 1'-0"
DATE	10/24/2022
JOB NUMBER	222046
SUBMISSION	DD SET

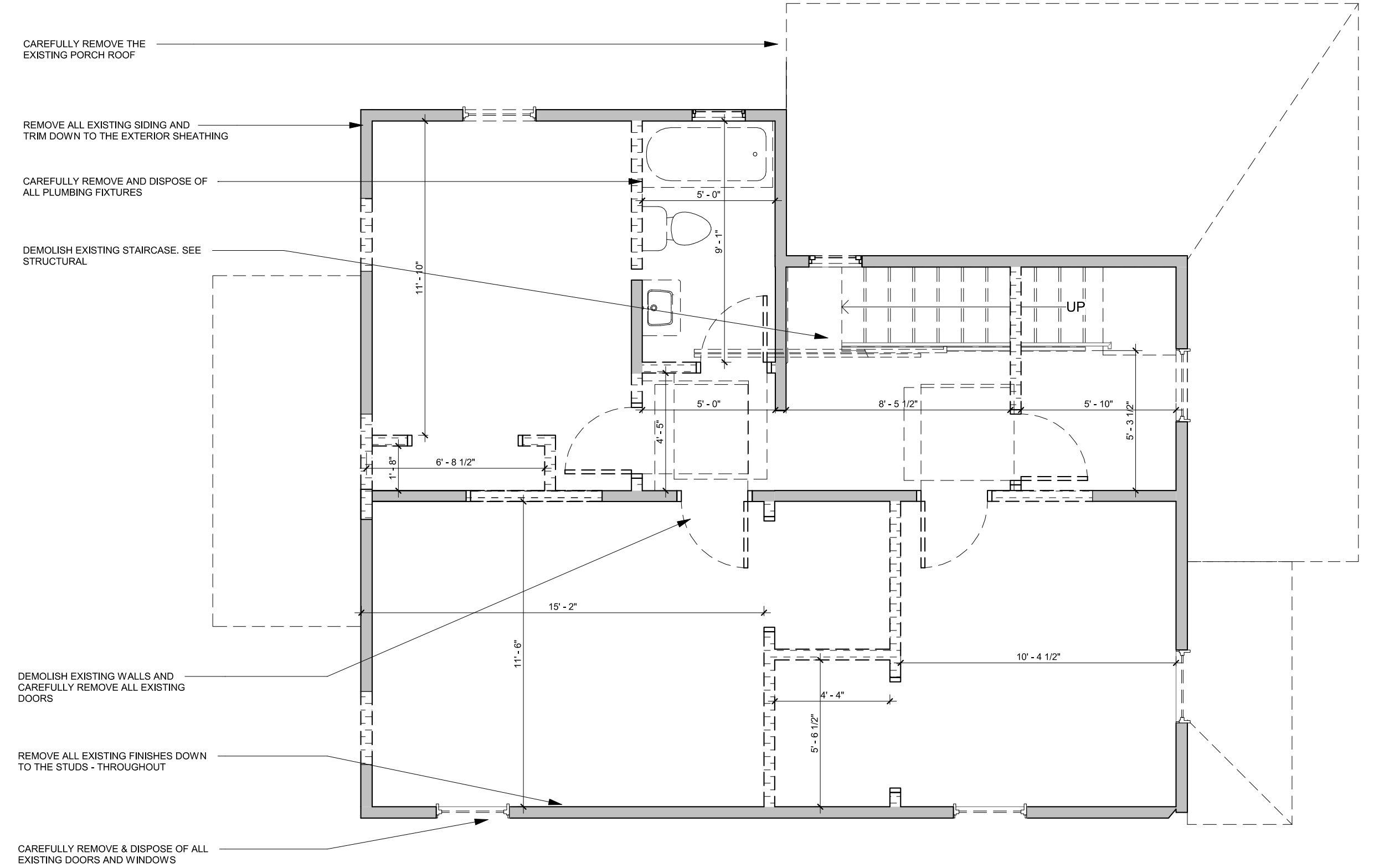
DRAWING NUMBER
S1.02



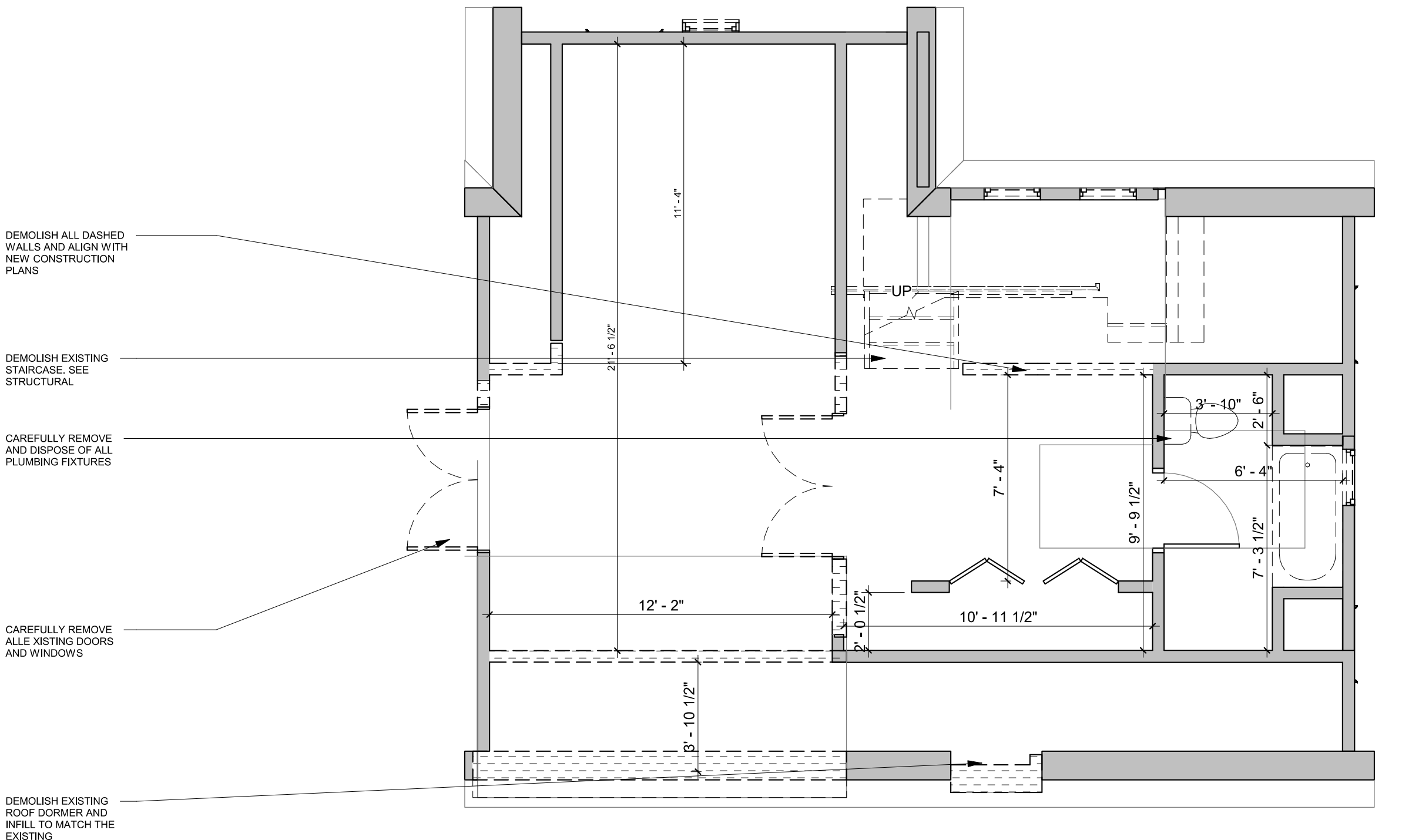
1 DEMO BASEMENT - FARM HOUSE
SCALE 1/4" = 1'-0"



2 DEMO FLOOR 1 PLAN - FARM HOUSE
SCALE 1/4" = 1'-0"



3 DEMO FLOOR 2 PLAN - FARM HOUSE
SCALE 1/4" = 1'-0"



4 DEMO FLOOR 3 PLAN - FARM HOUSE
SCALE 1/4" = 1'-0"

GENERAL NOTE: ALL WALLS AND ITEMS SHOWN IN DASHED LINES ON THE DEMOLITION PAGES TO BE DEMOLISHED. CONTRACTOR TO REVIEW STRUCTURAL DRAWINGS AND COORDINATE THE DEMOLITION OF ANY AND ALL STRUCTURAL WALLS WITH PROPER SHORING.

PROJECT
BPDA
104 & 104A WALTER STREET
ROSLINDALE, MA

CLIENT
Habitat for Humanity
GREATER BOSTON

ARCHITECT
adaptiv

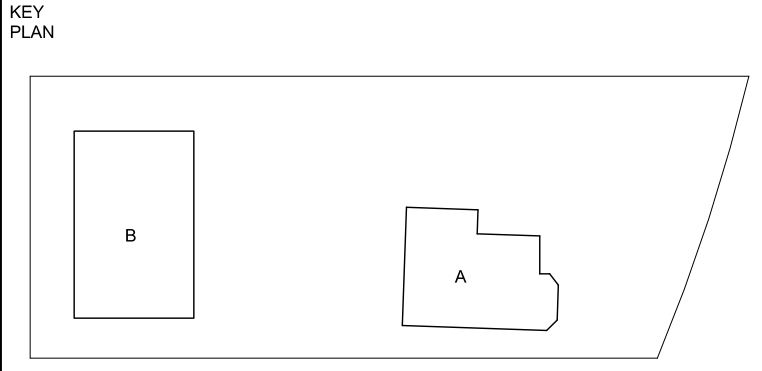
CIVIL ENGINEER
OCG
Oak Consulting Group

LANDSCAPE ARCHITECT
BELLALTA 3 DESIGN

STRUCTURAL ENGINEER
SIEGEL ASSOCIATES
STRUCTURAL ENGINEERS

MEP ENGINEER
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NO.	DATE	DESCRIPTION



EXISTING & DEMO PLANS - FARM HOUSE

DRAWING TITLE

SCALE: 1/4" = 1'-0" DATE: 01/02/2023

JOB NUMBER: #####

SUBMISSION: DESIGN DEVELOPMENT FARM HOUSE

AD100

PROJECT
BPDA
 104 & 104A WALTER STREET
 ROSLINDALE, MA

CLIENT


ARCHITECT

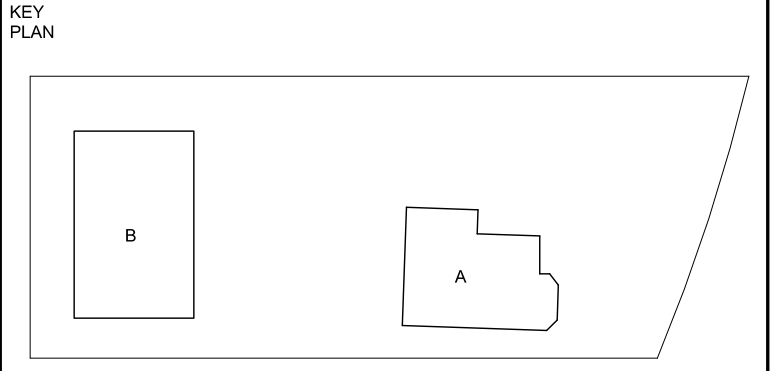

CIVIL ENGINEER


LANDSCAPE ARCHITECT


STRUCTURAL ENGINEER



MEP ENGINEER


NO.	DATE	DESCRIPTION



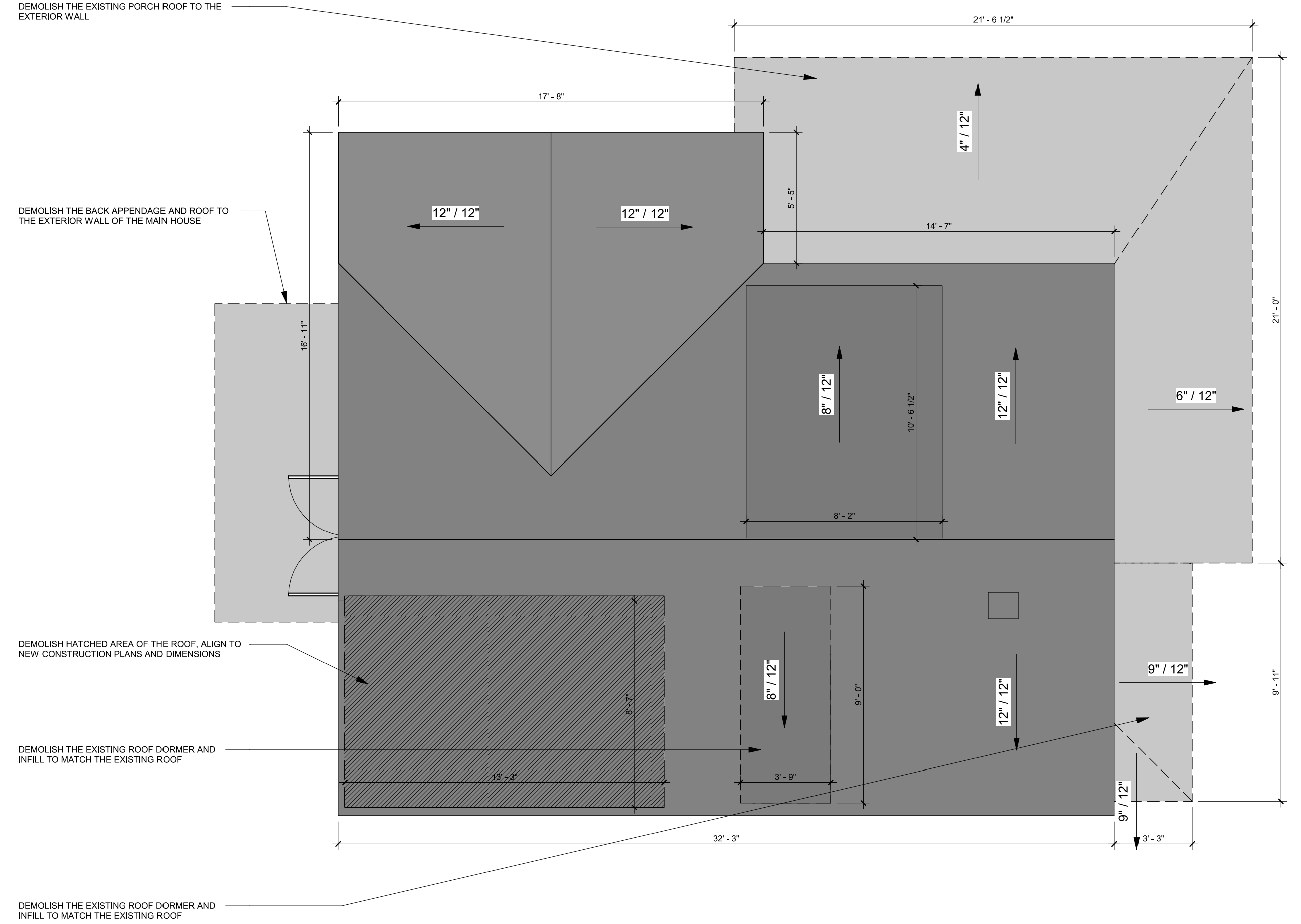
EXISTING ROOF PLAN

DRAWING TITLE

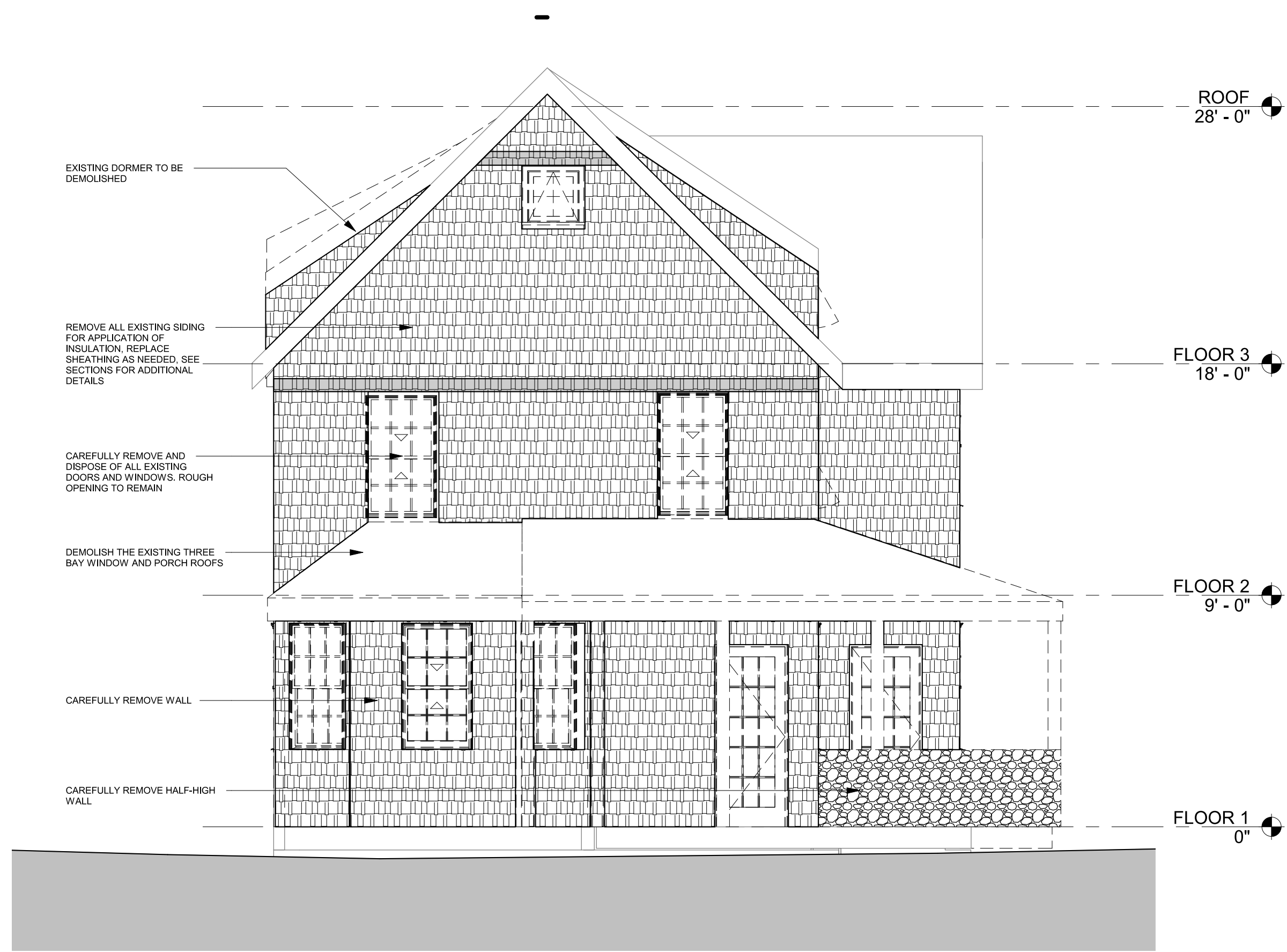


SCALE 1/4" = 1'-0"	DATE 01/02/2023
JOB NUMBER ####	
SUBMISSION DESIGN DEVELOPMENT FARM HOUSE	

DRAWING NUMBER
AD101



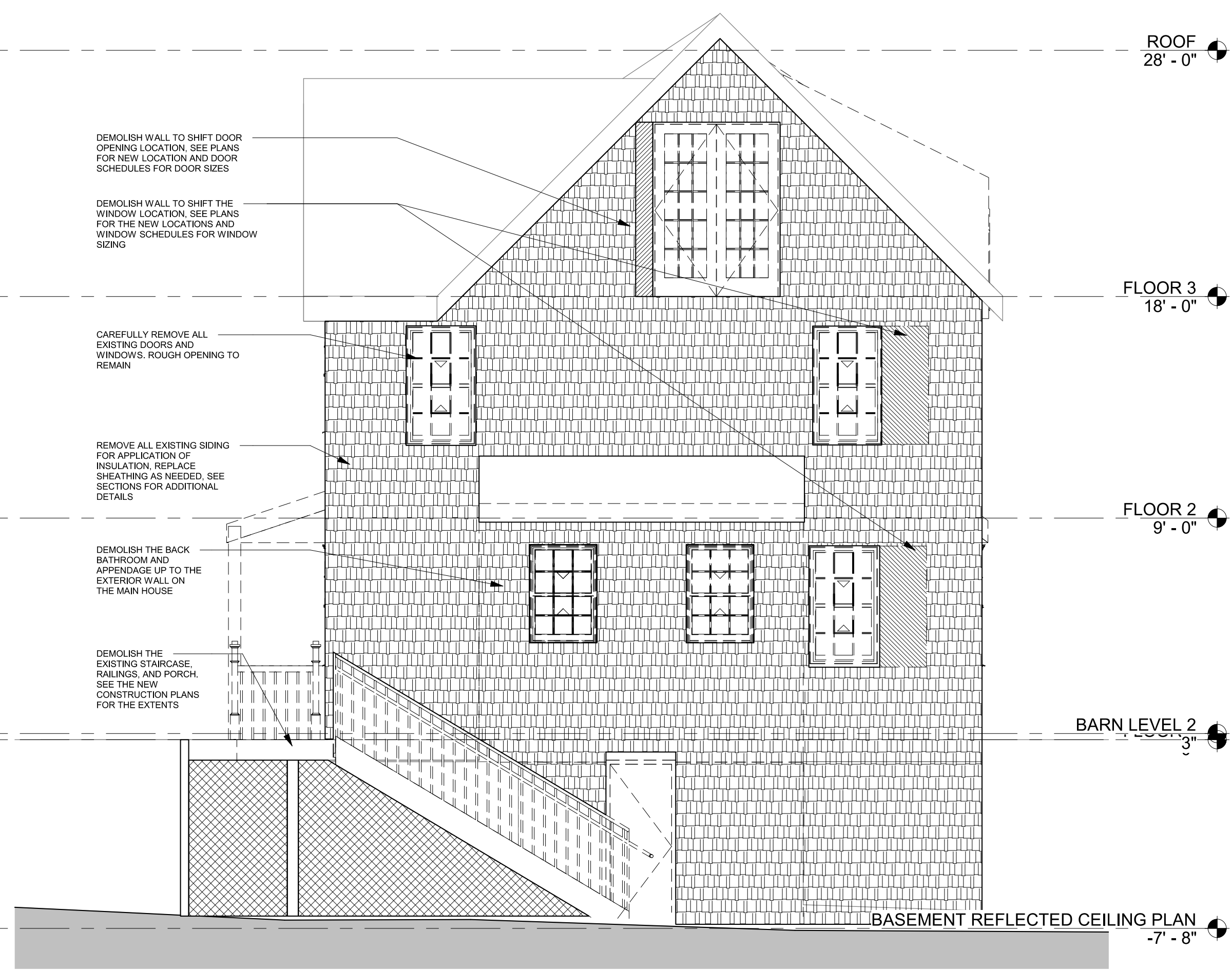
1 ROOF - FARM HOUSE
 SCALE 1/4" = 1'-0"



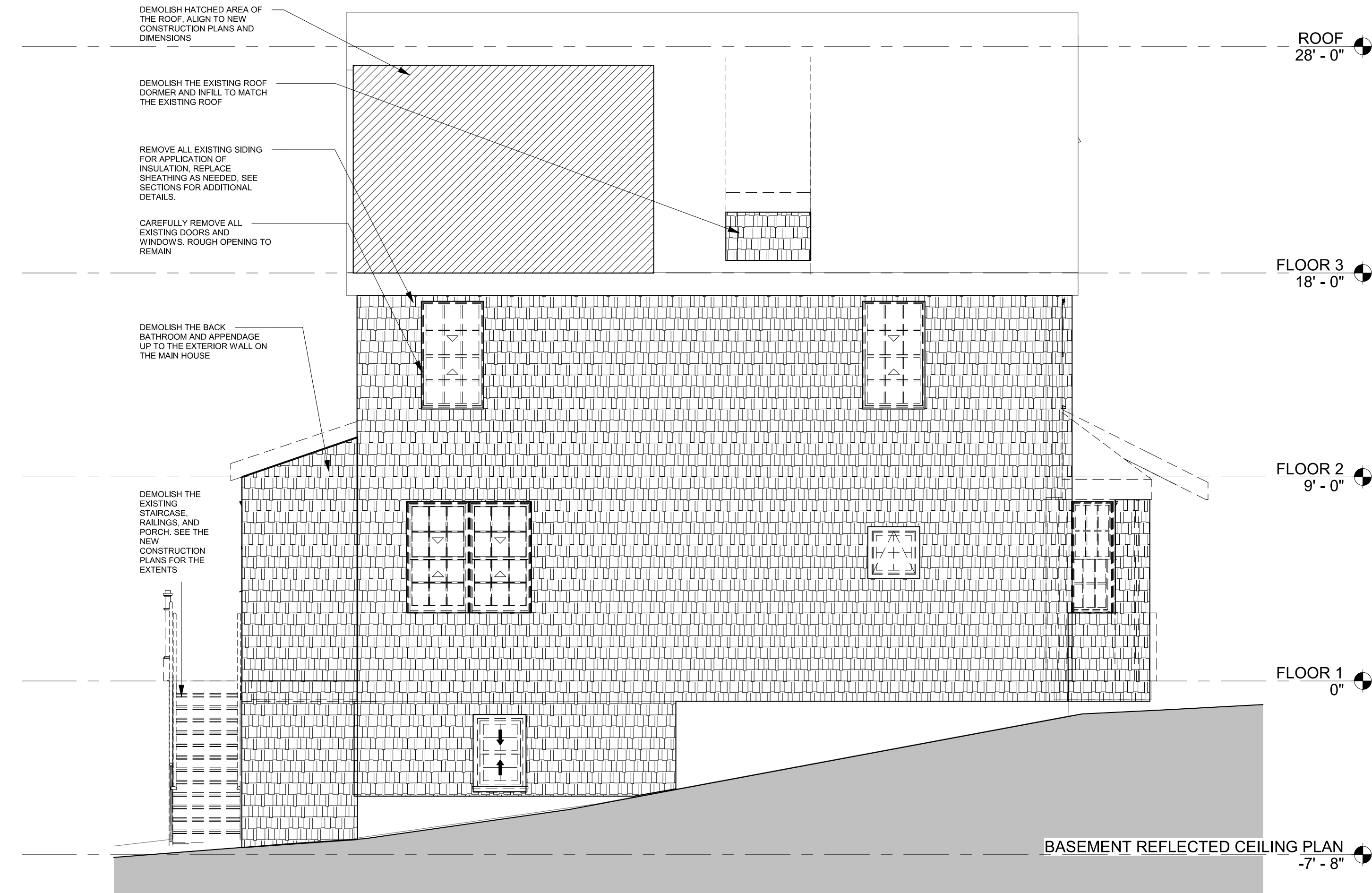
1 EXISTING FARM HOUSE EAST
SCALE 1/4" = 1'-0"



2 EXISTING FARM HOUSE NORTH
SCALE 1/4" = 1'-0"



4 EXISTING FARM HOUSE WEST
SCALE 1/4" = 1'-0"



3 EXISTING FARM HOUSE SOUTH
SCALE 1/4" = 1'-0"

PROJECT
BPDA
104 & 104A WALTER STREET
ROSLINDALE, MA

CLIENT
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OCG
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LANDSCAPE ARCHITECT
BELLALTA 3 DESIGN

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SIEGEL ASSOCIATES
STRUCTURAL ENGINEERS

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NO.	DATE	DESCRIPTION

KEY PLAN

EXISTING ELEVATIONS

DRAWING TITLE

SCALE 1/4" = 1'-0" DATE 01/02/2023

JOB NUMBER ###

SUBMISSION DESIGN DEVELOPMENT FARM HOUSE

DRAWING NUMBER

AD300

10/07/2023 14:25:40
 Autodesk Docs/Habitat for Humanity - 104 WALTER STREET - 2022/2023/05/04 CURRENT 2023 IFC/03 104 Walter Street Roslindale MA
 BPDA

LOT AREA: 10, 150 SF

ZONING DISTRICT: ROSLINDALE NEIGHBORHOOD
 ZONING SUBDISTRICT: 2F-5000
 SUBDISTRICT TYPE: TWO-FAMILY RESIDENTIAL

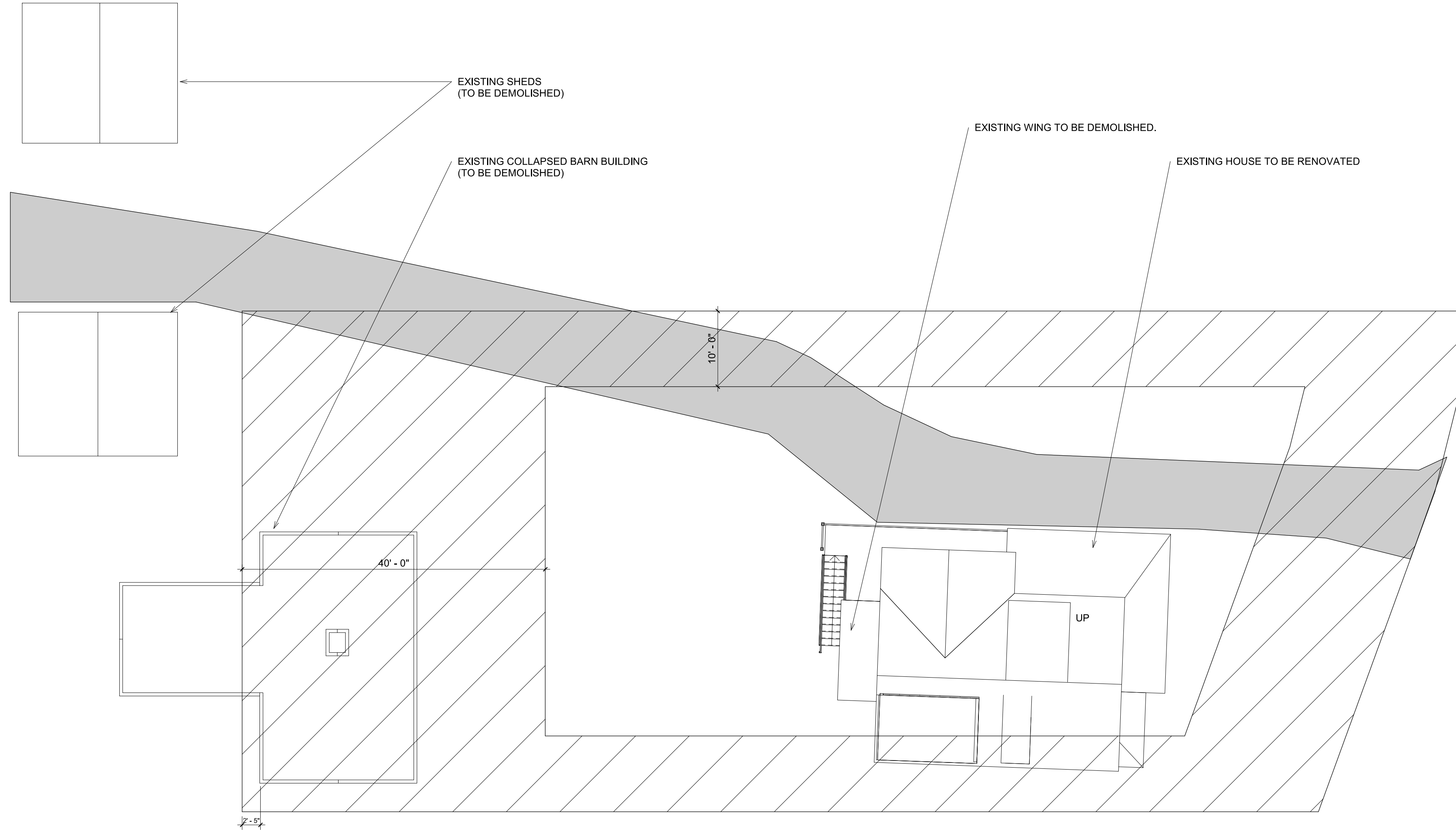
TWO-FAMILY RESIDENTIAL ("2F") SUBDISTRICTS. THE TWO-FAMILY RESIDENTIAL ("2F") SUBDISTRICTS ARE ESTABLISHED TO PRESERVE, MAINTAIN AND PROMOTE TWO-FAMILY NEIGHBORHOODS, TO PRESERVE EXISTING STRUCTURES, TO PROVIDE FOR NEW INFILL CONSTRUCTION APPROPRIATE TO THE EXISTING FABRIC. IN A 2F SUBDISTRICT, THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED IN A SINGLE BUILDING SHALL BE TWO (2).

LOT 108 IS CONSIDERED PART OF THE CPS SUBDISTRICT, ROSLINDALE WETLANDS CONSERVATION PROTECTIONS (CPS) SUBDISTRICT. THE EASEMENT IS ALSO CONSIDERED A CPS SUBDISTRICT. CONSIDERATIONS IN THIS DISTRICT ARE NEEDED FOR A WELL CONSIDERED PLAN TO PROTECT AND ENHANCE THE NATURAL AND SCENIC RESOURCES OF ROSLINDALE.

(C) CONTEMPORARY DESIGN FOR RESIDENTIAL STRUCTURES IS APPROPRIATE, PROVIDED THAT SUCH STRUCTURES ARE COMPATIBLE WITH THE SIZE, MATERIAL, AND CHARACTER OF THE SURROUNDING NEIGHBORHOOD ENVIRONMENT.
 (D) NEW RESIDENTIAL CONSTRUCTION SHOULD REFLECT THE TRADITIONAL LOCATION AND RELATIONSHIP OF BUILDINGS ON THEIR SITES. THIS INCLUDES SETBACKS FROM STREETS, SPACING AMONG BUILDINGS, AND ORIENTATION OF FAÇADES TO THE STREET AND NEIGHBORING STRUCTURES. A FAÇADE FACING A STREET SHOULD NOT CONSIST OF BLANK WALLS WITHOUT WINDOWS. IN ADDITION, THE LOCATION OF BUILDINGS SHOULD RESPECT SIGNIFICANT LANDSCAPE FEATURES ON THE SITE.
 (E) NEW RESIDENTIAL CONSTRUCTION SHOULD RESPECT THE STANDARDS OF SCALE OF EXISTING RESIDENTIAL CONSTRUCTION IN ORDER TO MAINTAIN THE SUBDISTRICT'S SPECIAL QUALITIES. OVERALL BUILDING HEIGHT AND MASSING, RELATIONSHIPS OF PRIMARY BUILDINGS TO SECONDARY BUILDINGS, AND LANDSCAPE ELEMENTS ALL SHOULD BE CONSISTENT WITH THE SURROUNDING ARCHITECTURE AND ENVIRONMENT.

PARKING:

SECTION 67 TABLE F FOOTNOTE 3: FOR DWELLING UNITS QUALIFYING AS AFFORDABLE HOUSING, THE OFF-STREET PARKING REQUIREMENT IS AS FOLLOWS: TWO (2) PARKING SPACES PER DWELLING UNIT FOR PROPOSED PROJECTS BETWEEN ONE (1) AND THREE (3) DWELLING UNITS; 1.5 PARKING SPACES PER DWELLING UNIT FOR PROPOSED PROJECTS BETWEEN FOUR (4) AND FIFTEEN (15) DWELLING UNITS; AND ONE (1) PARKING SPACE PER DWELLING UNIT FOR PROPOSED PROJECTS WITH MORE THAN FIFTEEN (15) DWELLING UNITS.



Residential Uses

See Table Encl. (1) (1) (2)

	One-Family (1F)	Two-Family (2F)
Congregate living complex	F	B
Elderly housing	F	F
Group residence, limited	A	A
Lodging house	F	F
Mobile home	F	F
Mobile home park	F	F
Multi-family dwelling	F	F
One-family detached dwelling	A	A
One-family semi-attached dwelling	F	A
Orphanage	F	F
Rowhouse	F	F
Temporary dwelling structure	C	C
Three-family detached dwelling	F	F
Townhouse	F	F
Transitional housing or homeless shelter	F	F
Two-family detached dwelling	F	A
Two-family semi-attached dwelling	F	A

Two-Family Residential Subdistrict

	Lot Area Minimum For Dwell. Unit(s) Specified (Sq. Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum (2)		Usable Open Space Minimum Sq. Ft. Per Dwelling Unit (3)	Front Yard Min. Depth (Feet) (4)	Side Yard Min. Depth (Feet) (5)	Rear Yard Min. Depth (Feet) (4)	Rear Yard Maximum Occupancy by Accessory Buildings (Percent)
						Stories	Feet					
2F-5,000(1)												
1 Family Detached or Semi-Attached or 2 Family Detached	5,000 for 1 unit	3,000	50	50	.5	2 1/2	35	1,750	20	10	40	25
Other Use	8,000	N/A	50	50	.5	2 1/2	35	1,750	20	10	40	25

SET BACKS/FAR/MAX HEIGHTS/FRONTAGE

LOT AREA MIN FOR DWELLING UNIT(S) SPECIFIED: 5,000 SF
 ADDITIONAL LOT AREA FOR EACH ADDITIONAL DWELLING UNIT: 3,000 SF
 FRONTAGE: 50'

FRONT YARD: MIN DEPTH 20' OR - V67-33-1 CONFORMITY WITH EXISTING BUILDING ALIGNMENT. IF AT ANY TIME IN THE SAME BLOCK AS A LOT REQUIRED BY THIS ARTICLE TO HAVE A MINIMUM FRONT YARD THERE EXIST TWO OR MORE BUILDINGS FRONTING ON THE SAME SIDE OF THE SAME STREET AS SUCH LOT, INSTEAD OF THE MINIMUM FRONT YARD DEPTH SPECIFIED IN THIS ARTICLE, THE MINIMUM FRONT YARD DEPTH SHALL BE IN CONFORMITY WITH THE EXISTING BUILDING ALIGNMENT OF THE BLOCK.

SIDE YARD: 10'
 REAR YARD: 40'

BUILDING HEIGHT MAXIMUM: 2-1/2 STORIES OR 35'
 FAR MAX : .5

PROJECT
BPDA

104R & 106R WALTER STREET
 ROSLINDALE, MA

CLIENT

ARCHITECT

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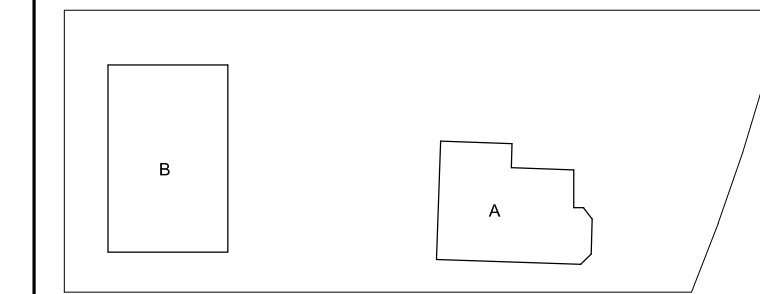
LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEER

NO.	DATE	DESCRIPTION

KEY PLAN



SITE PLAN - EXISTING & ZONING REVIEW

DRAWING TITLE

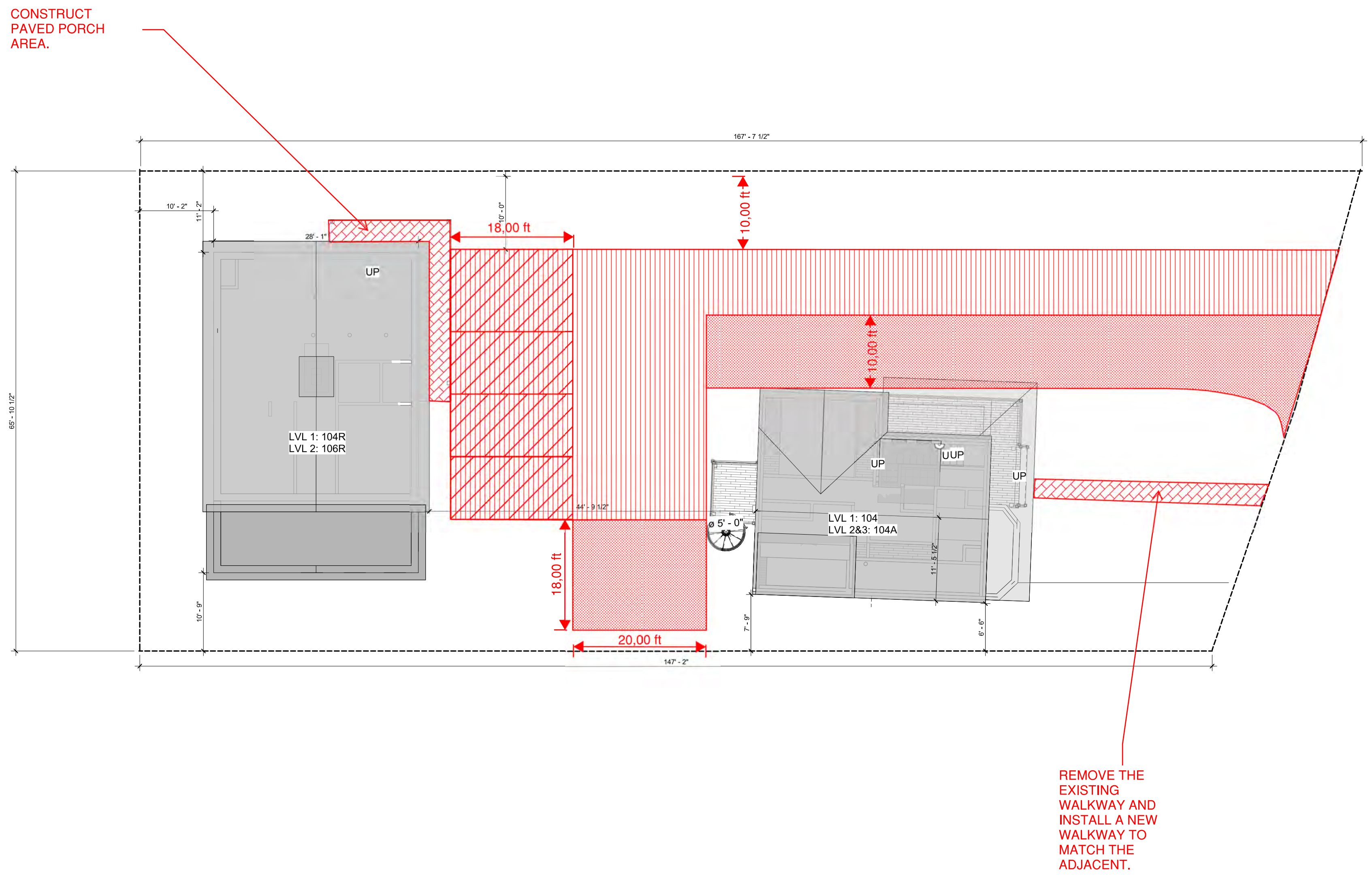
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 JOB NUMBER: #####

SUBMISSION: DESIGN DEVELOPMENT BOTH

DRAWING NUMBER

A100

10/25/2022 9:30:21 AM
 Autodesk Docs/Share for Humanity - 104 WALTER STREET - 2022/2020-10-24 CURRENT 2022 HP FOR 104 Walter Street Roslindale MA
 BPDA



MATERIALS

- Porous material with capacity to carry the weight of the fire truck. Potentially grass pavers.
- Pervious Paver
- Stone Walkway

1 SITE PLAN - PROPOSED
 SCALE 3/32" = 1'-0"

PROJECT	
BPDA 104 & 104A WALTER STREET ROSLINDALE, MA	
CLIENT	
ARCHITECT	
CIVIL ENGINEER	
LANDSCAPE ARCHITECT	
STRUCTURAL ENGINEER	
MEP ENGINEER	
NO.	DATE
DESCRIPTION	
KEY PLAN	
SITE PLAN	
DRAWING TITLE	
SCALE	DATE
3/32" = 1'-0"	10/25/2022
####	
JOB NUMBER	
DESIGN DEVELOPMENT BOTH	
SUBMISSION	
DRAWING NUMBER	
A101	

PROJECT
BPDA
104 & 104A WALTER STREET
ROSLINDALE, MA

CLIENT
Habitat for Humanity
GREATER BOSTON

ARCHITECT
adaptiv

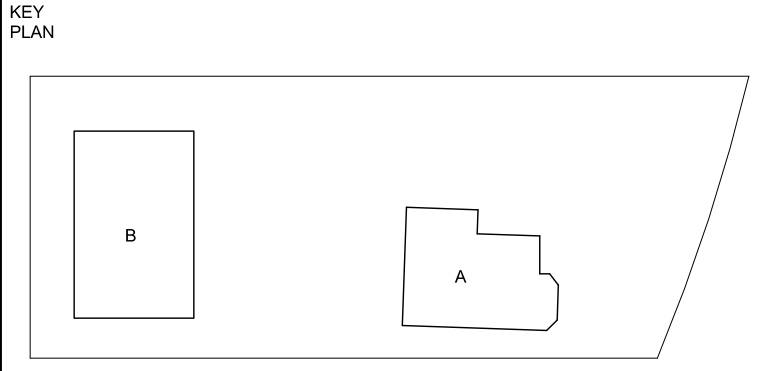
CIVIL ENGINEER
OCG
Oak Consulting Group

LANDSCAPE ARCHITECT
BELLALTA 3 DESIGN

STRUCTURAL ENGINEER
SIEGEL ASSOCIATES
STRUCTURAL ENGINEERS

MEP ENGINEER
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NO.	DATE	DESCRIPTION

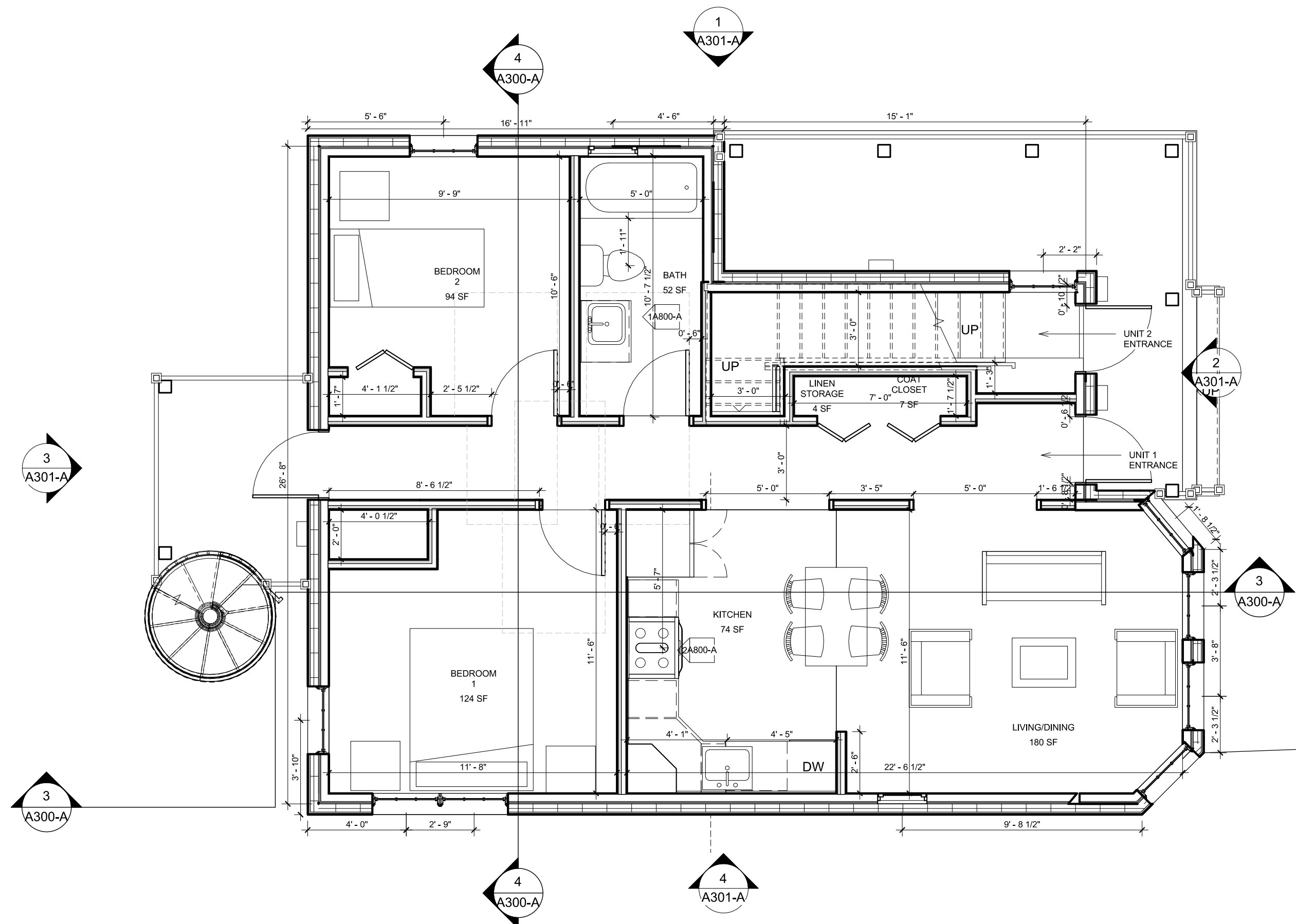


FARM HOUSE FLOOR PLANS

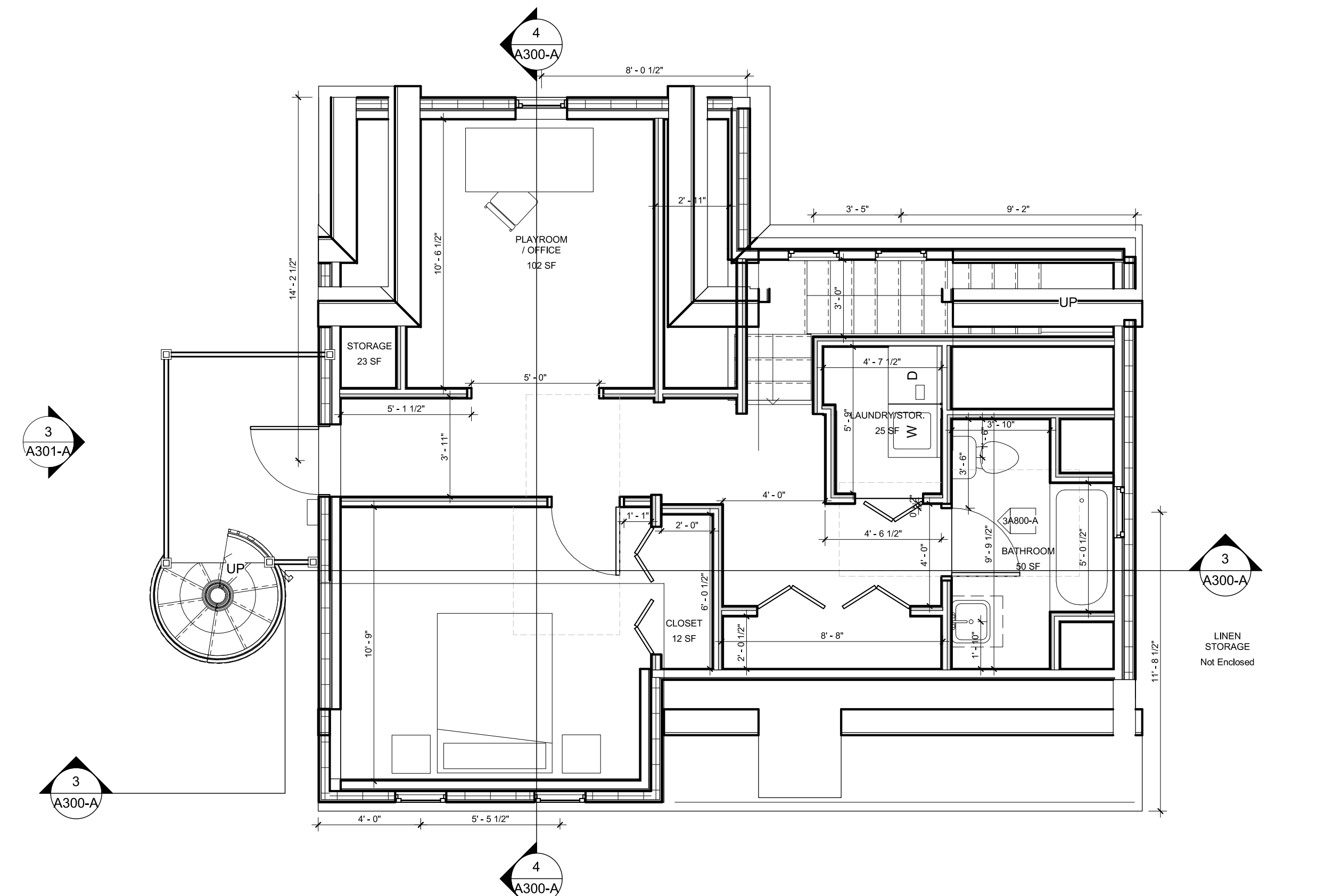
DRAWING TITLE

SCALE	1/4" = 1'-0"	DATE	01/02/2023
JOB NUMBER	####		
SUBMISSION	DESIGN DEVELOPMENT FARM HOUSE		

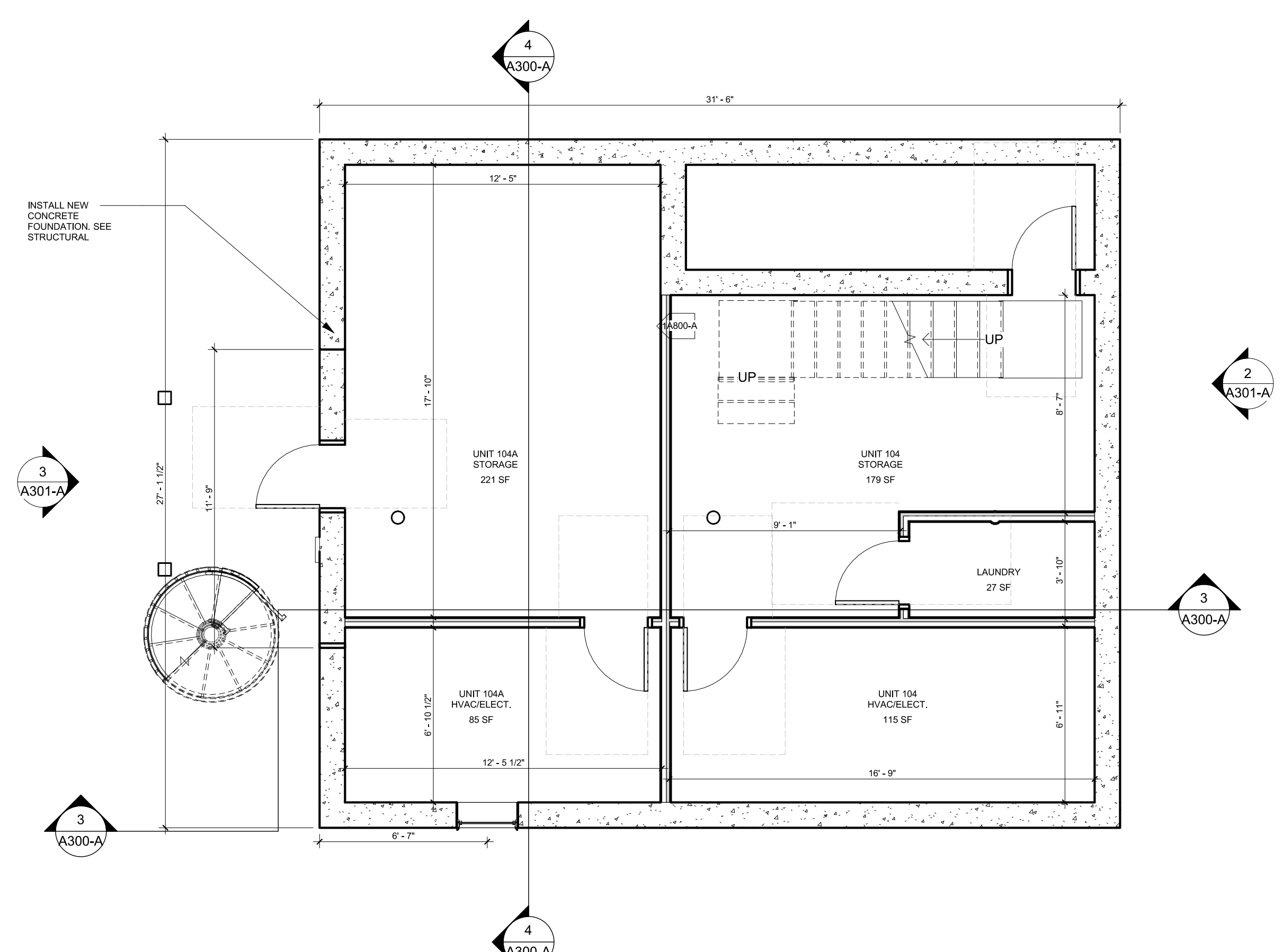
DRAWING NUMBER
A102-A



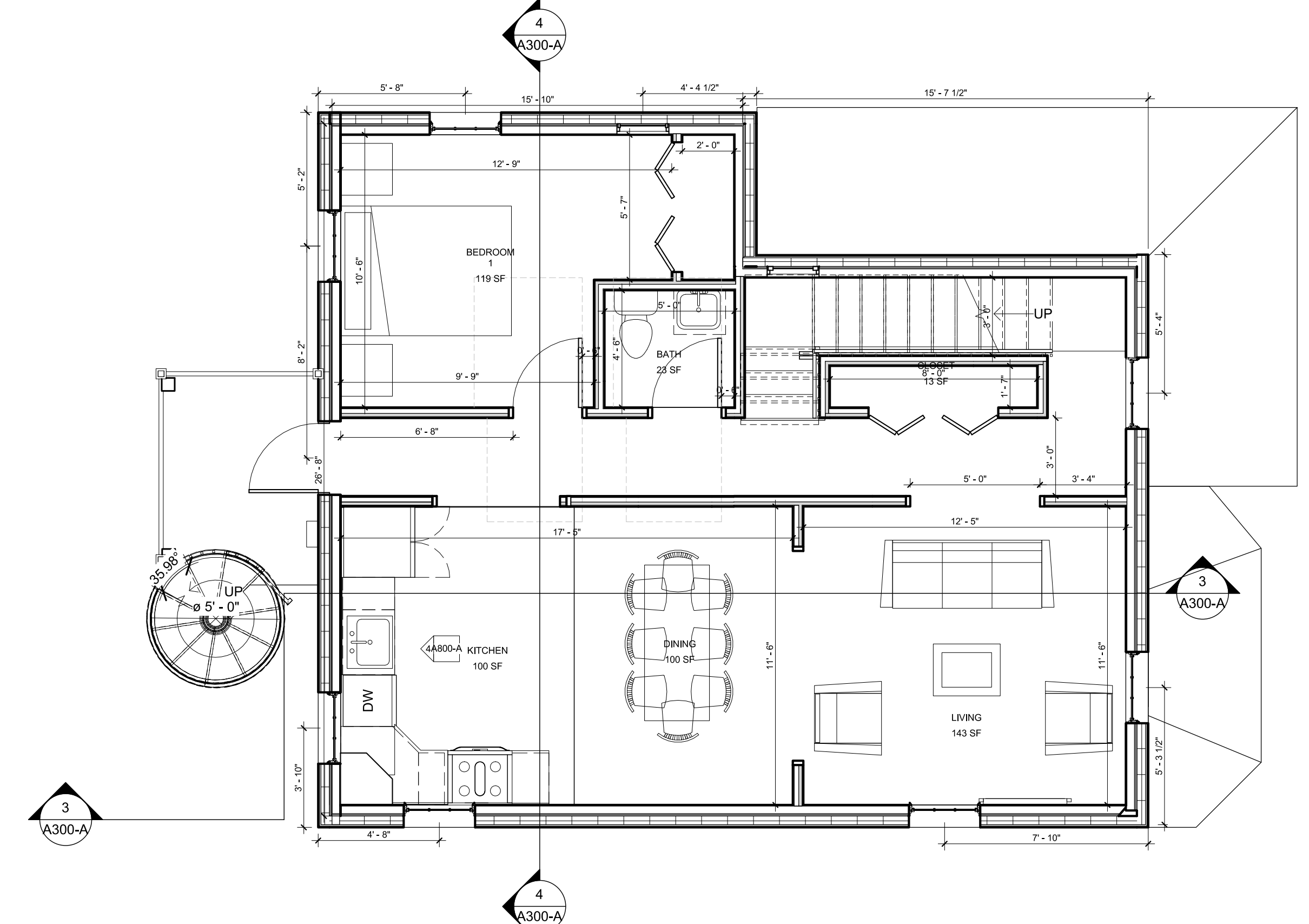
2 FLOOR 1 PLAN - UNIT 104 - Farm House
SCALE 1/4" = 1'-0"



4 FLOOR 3 - UNIT 104A - Farm House
SCALE 1/4" = 1'-0"



1 BASEMENT. - UNIT 104 & 104A - Farm House
SCALE 1/4" = 1'-0"



3 FLOOR 2 PLAN - UNIT 104A - Farm House
SCALE 1/4" = 1'-0"

FARM HOUSE	UNIT 104 SUMMARY	UNIT 104A SUMMARY
<ul style="list-style-type: none"> GROSS SF = 2,850 SF 	<ul style="list-style-type: none"> BASEMENT & LVL 1 2 BEDROOMS 1 FULL BATHROOM 936 SF TOTAL 	<ul style="list-style-type: none"> BASEMENT, LVL 2 & 3 3 BEDROOMS 1-1/2 FULL BATHROOMS 1612 SF TOTAL

PROJECT
BPDA
 104 & 104A WALTER STREET
 ROSLINDALE, MA

CLIENT


ARCHITECT

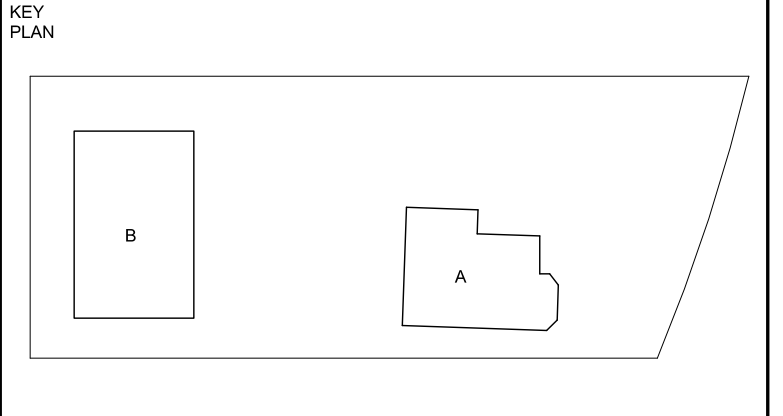

CIVIL ENGINEER


LANDSCAPE ARCHITECT


STRUCTURAL ENGINEER



MEP ENGINEER


NO.	DATE	DESCRIPTION



FARM HOUSE ROOF PLAN

DRAWING TITLE

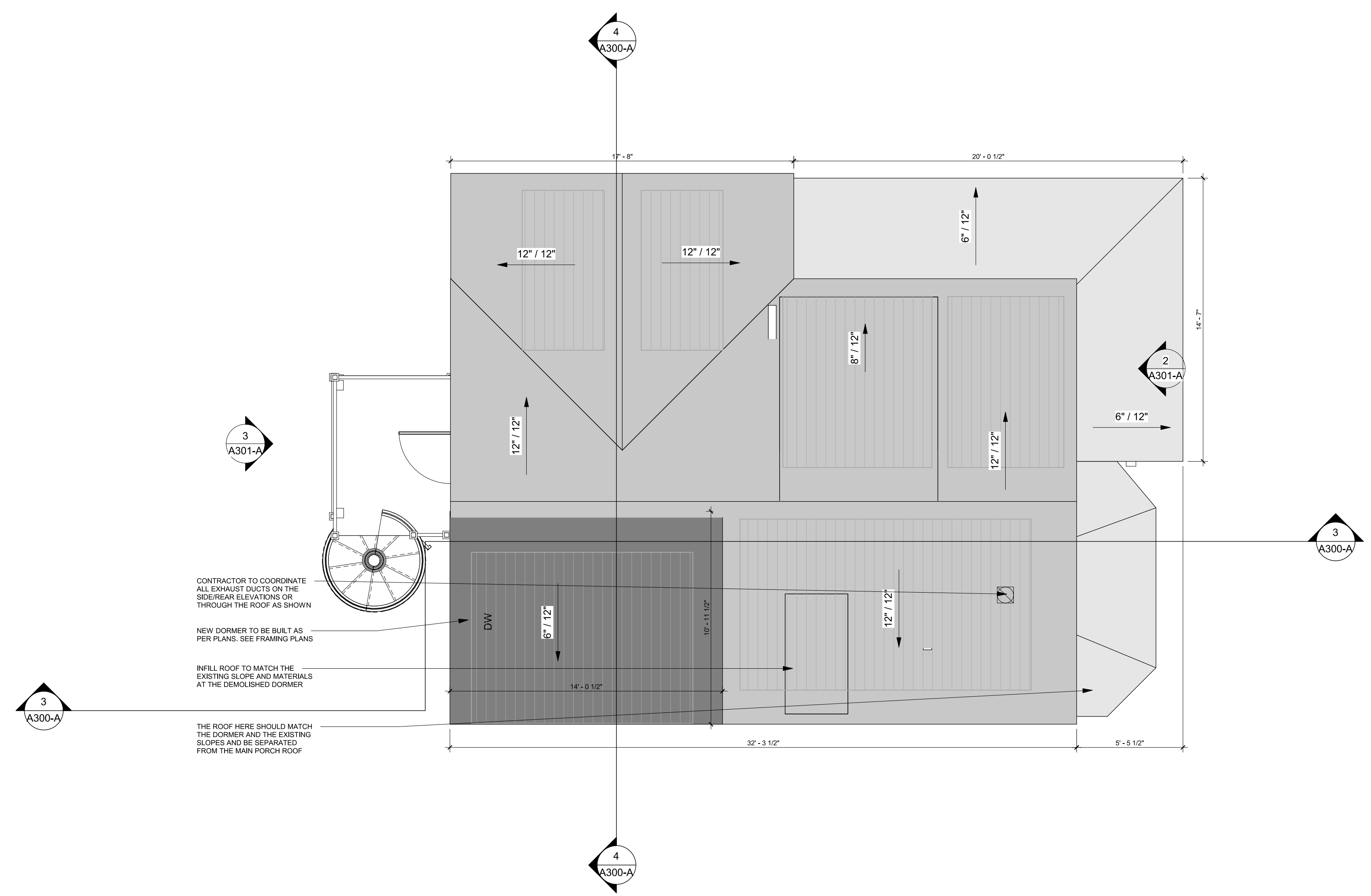


SCALE: 1/4" = 1'-0" DATE: 01/02/2023

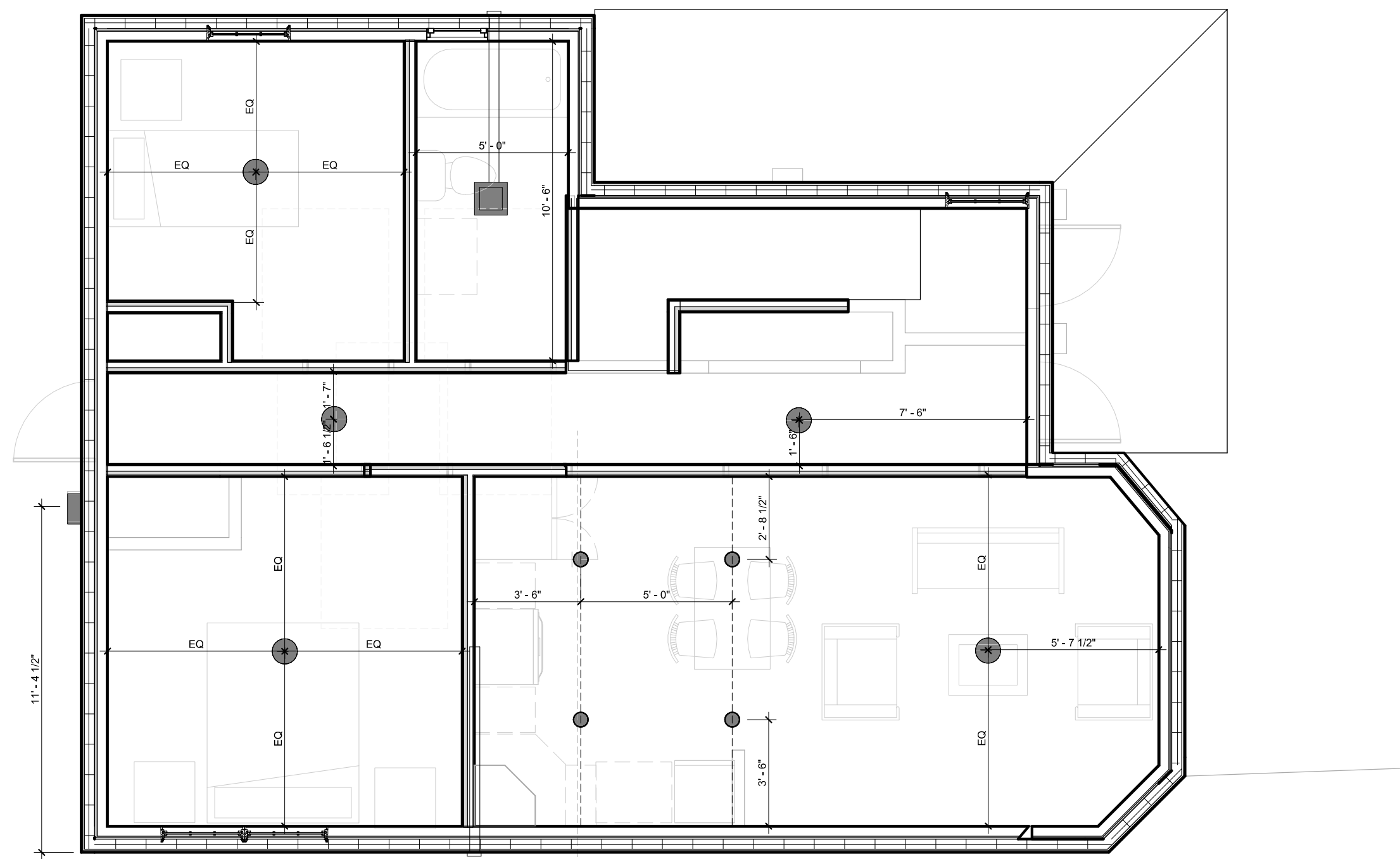
JOB NUMBER: #####

SUBMISSION: DESIGN DEVELOPMENT FARM HOUSE

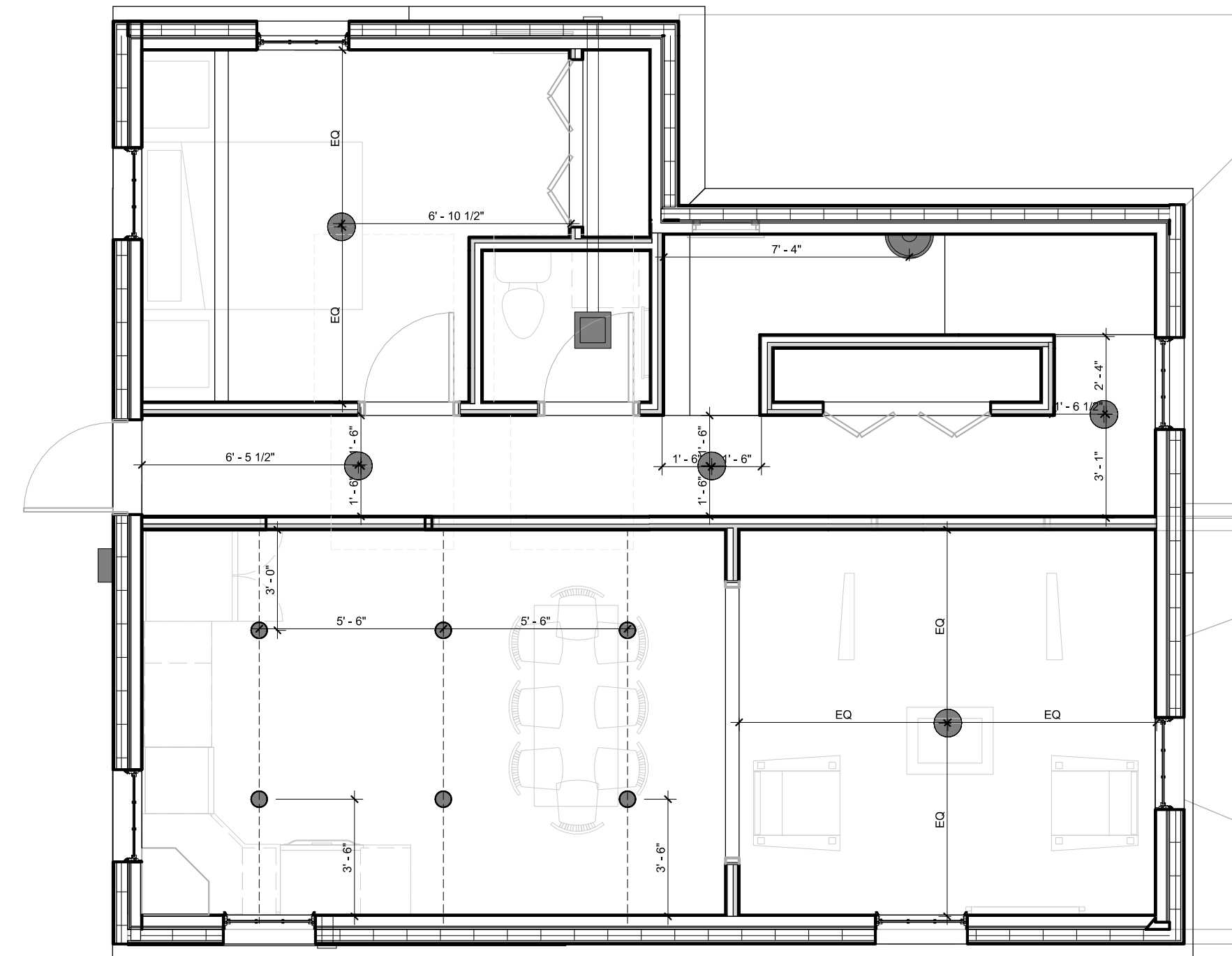
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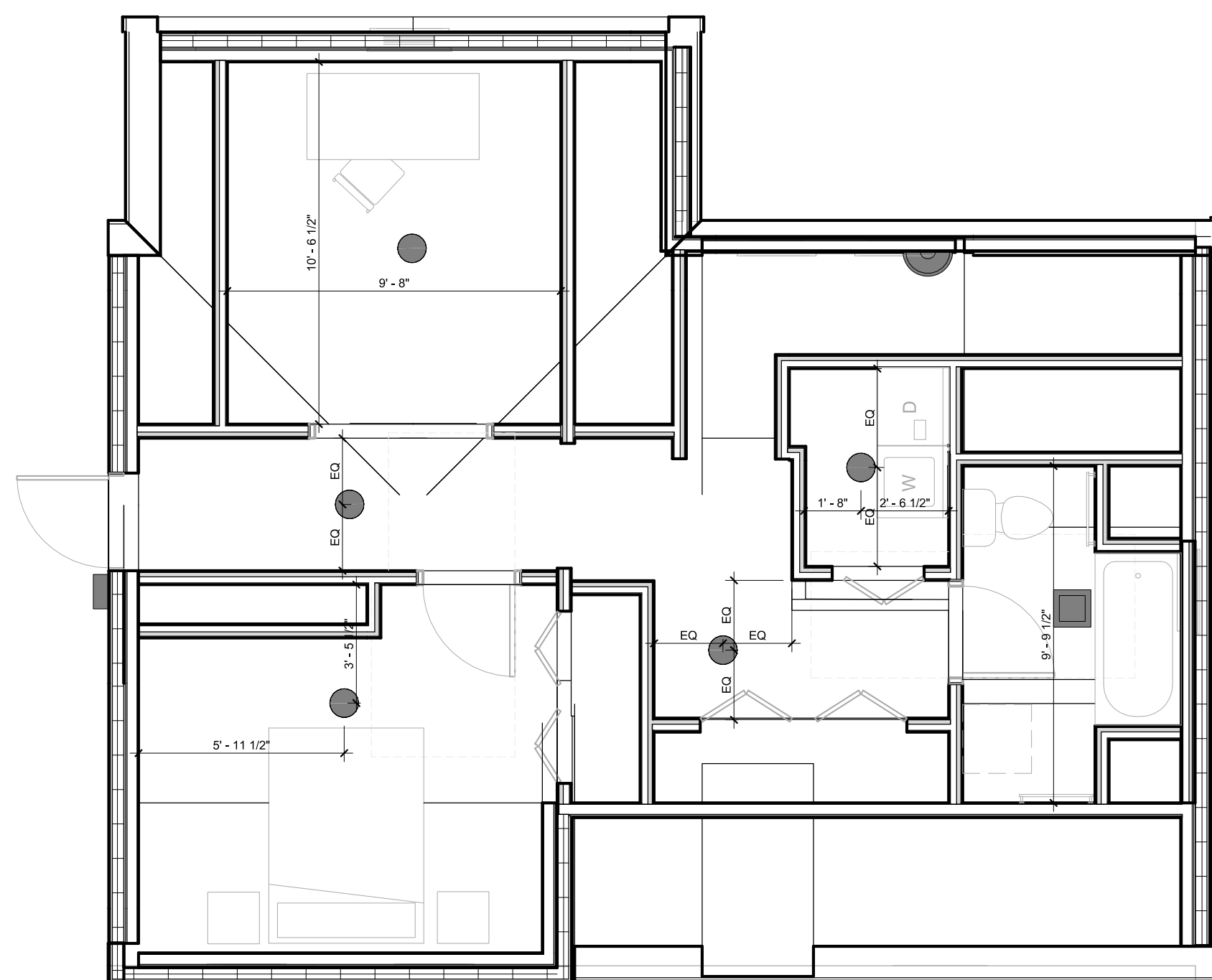
1 ROOF PLAN - Dependent 1
 SCALE 1/4" = 1'-0"



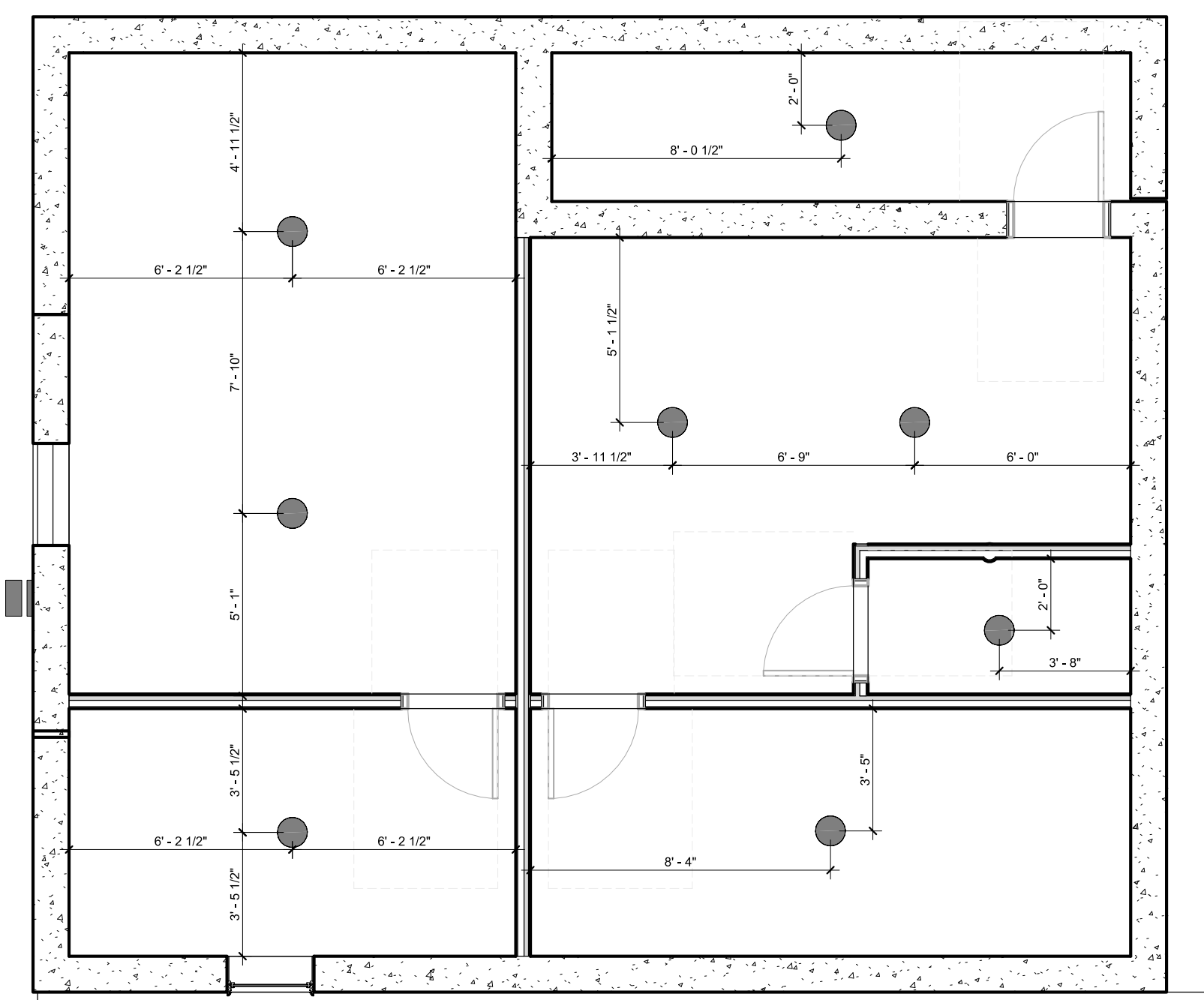
1 FLOOR 1 - UNIT 104 REFLECTING CEILING PLAN
SCALE 1/4" = 1'-0"



2 FLOOR 2 - UNIT 104A REFLECTING CEILING PLAN
SCALE 1/4" = 1'-0"



3 FLOOR 3 - UNIT 104A REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0"



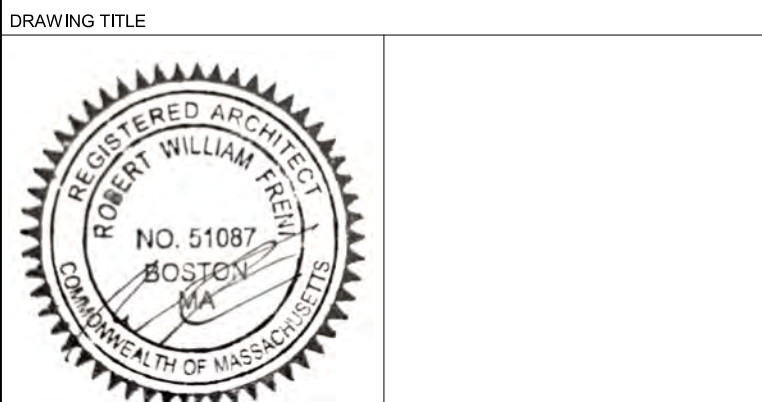
4 BASEMENT REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
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KEY PLAN
**HABITAT FOR HUMANITY
GREATER BOSTON**

OWNER
BPDA
104 & 104A WALTER STREET
ROSLINDALE, MA

PROJECT
FARM HOUSE RCP



DRAWING TITLE
SCALE 1/4" = 1'-0" DATE 01/02/2023

JOB NUMBER #####
SUBMISSION DESIGN DEVELOPMENT
FARM HOUSE

A200-A

PROJECT
BPDA
 104 & 104A WALTER STREET
 ROSLINDALE, MA

CLIENT


ARCHITECT

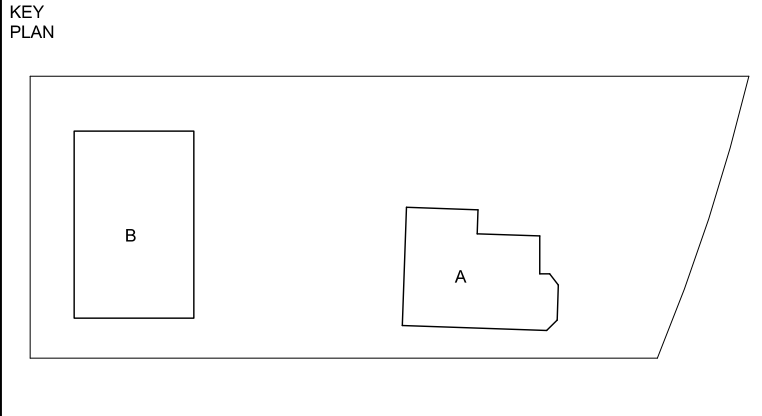

CIVIL ENGINEER


LANDSCAPE ARCHITECT


STRUCTURAL ENGINEER



MEP ENGINEER


NO.	DATE	DESCRIPTION



FARM HOUSE BUILDING SECTIONS

DRAWING TITLE

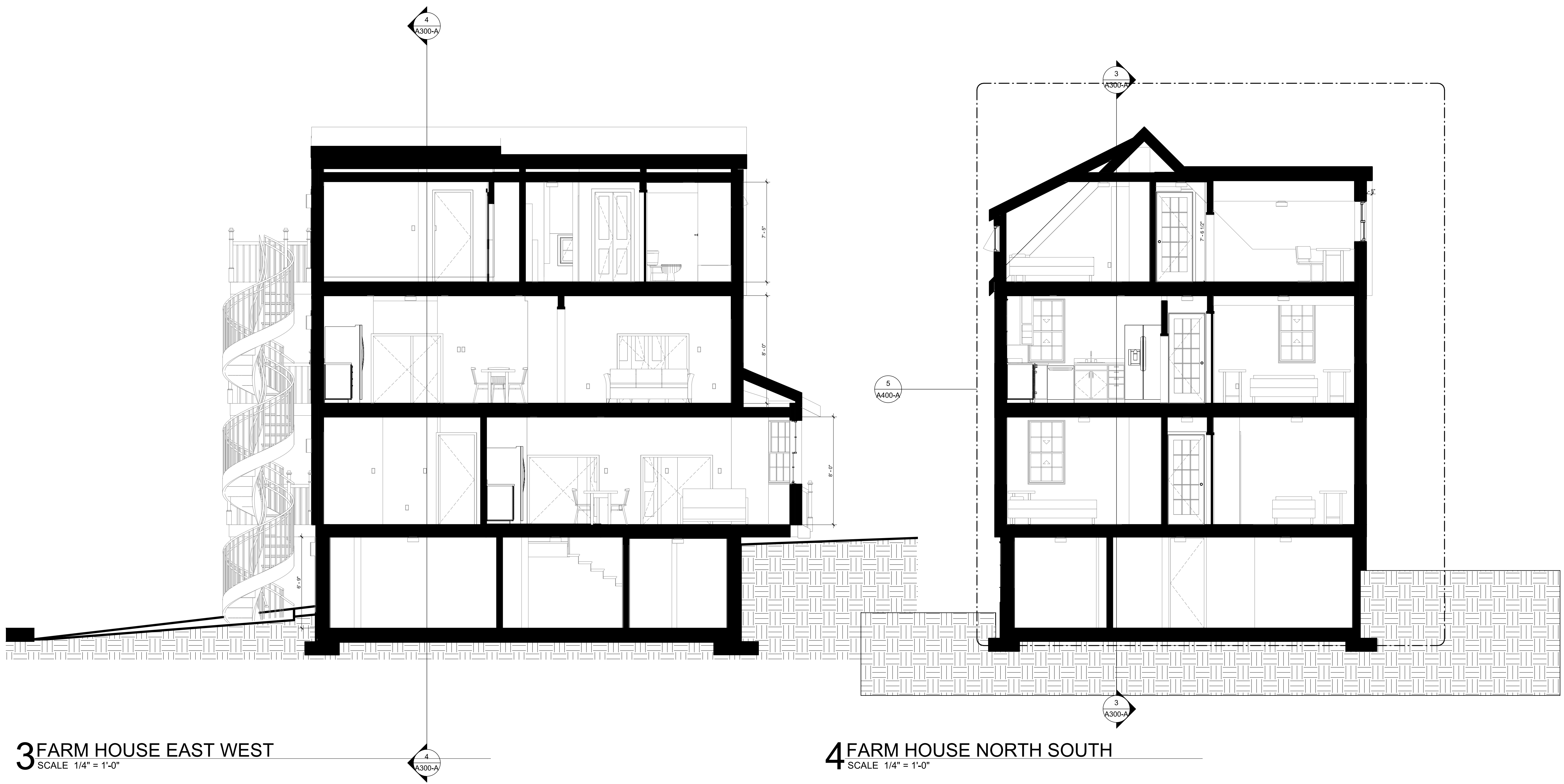


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JOB NUMBER: ###

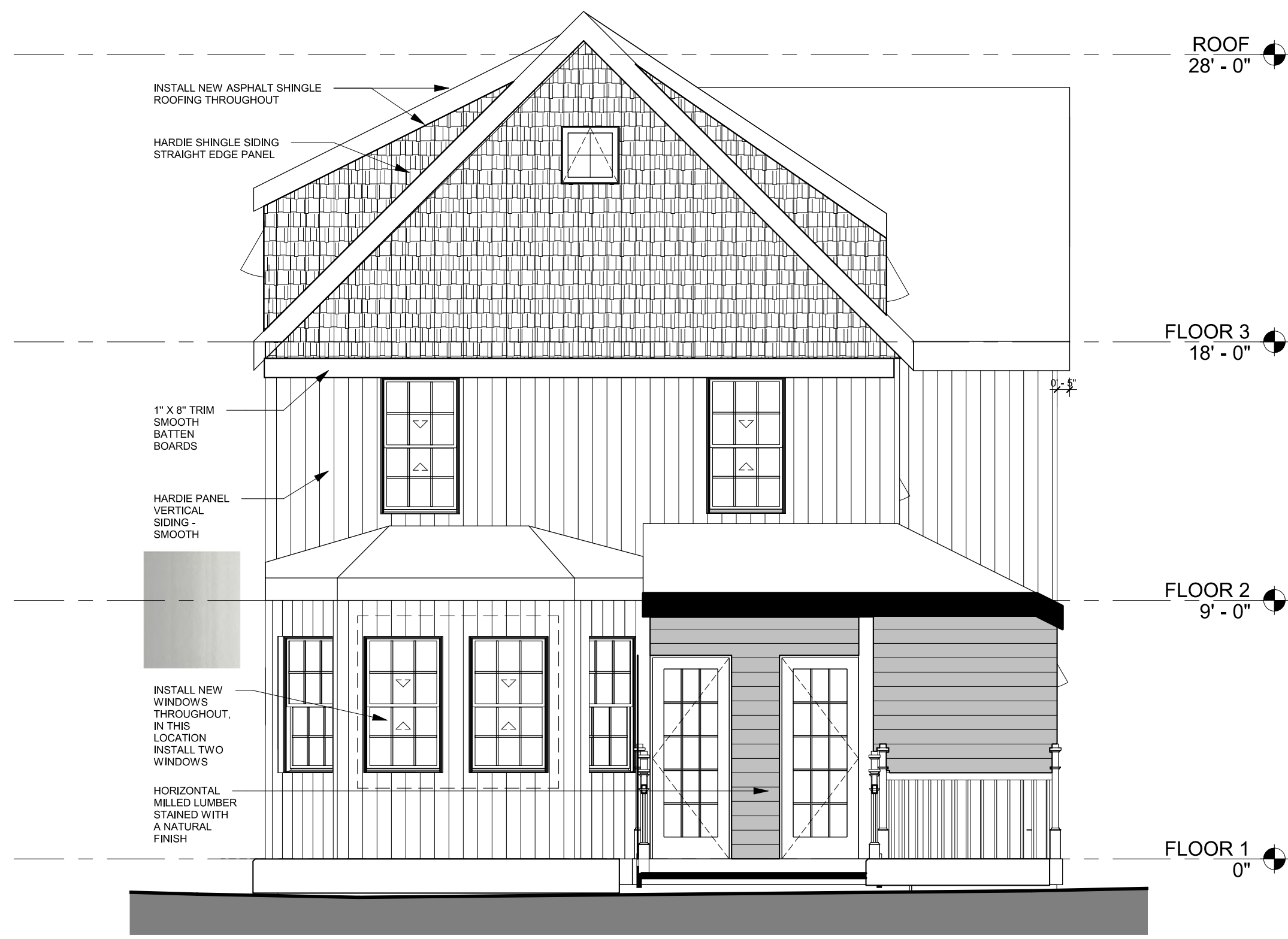
SUBMISSION: DESIGN DEVELOPMENT FARM HOUSE

DRAWING NUMBER
A300-A



3 FARM HOUSE EAST WEST
 SCALE 1/4" = 1'-0"

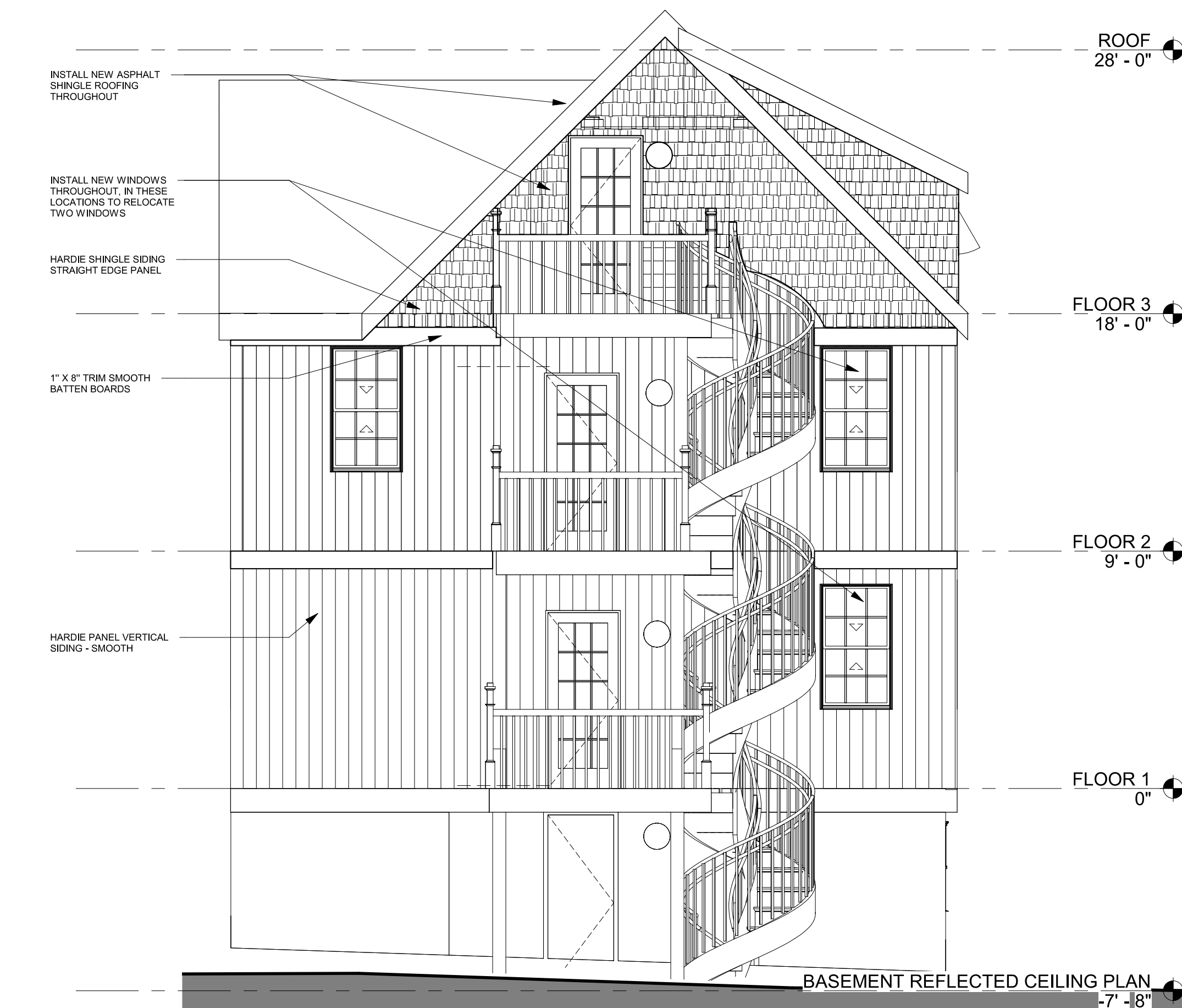
4 FARM HOUSE NORTH SOUTH
 SCALE 1/4" = 1'-0"



2 FARM HOUSE EAST
SCALE 1/4" = 1'-0"



1 FARM HOUSE NORTH
SCALE 1/4" = 1'-0"



3 FARM HOUSE WEST
SCALE 1/4" = 1'-0"



4 FARM HOUSE SOUTH
SCALE 1/4" = 1'-0"

PROJECT
BPDA
104 & 104A WALTER STREET
ROSLINDALE, MA

CLIENT
Habitat for Humanity
GREATER BOSTON

ARCHITECT
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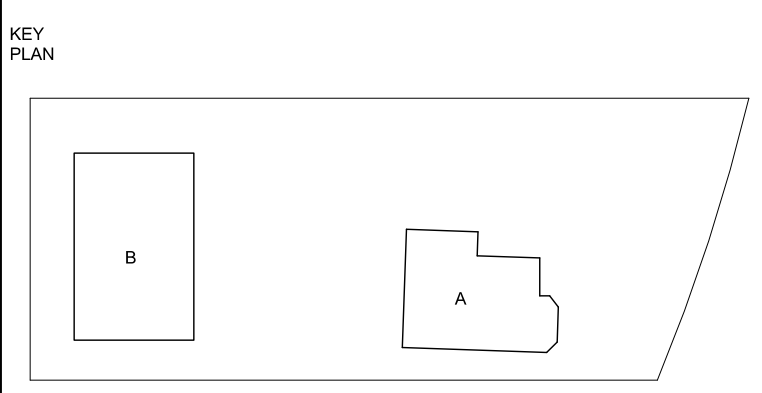
CIVIL ENGINEER
OCG
Oak Consulting Group

LANDSCAPE ARCHITECT
BELLALTA 3 DESIGN

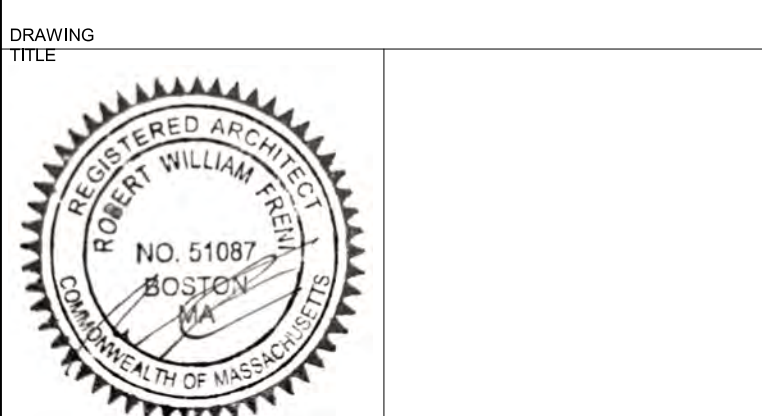
STRUCTURAL ENGINEER
SIEGEL ASSOCIATES
STRUCTURAL ENGINEERS

MEP ENGINEER
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NO.	DATE	DESCRIPTION



FARM HOUSE ELEVATIONS



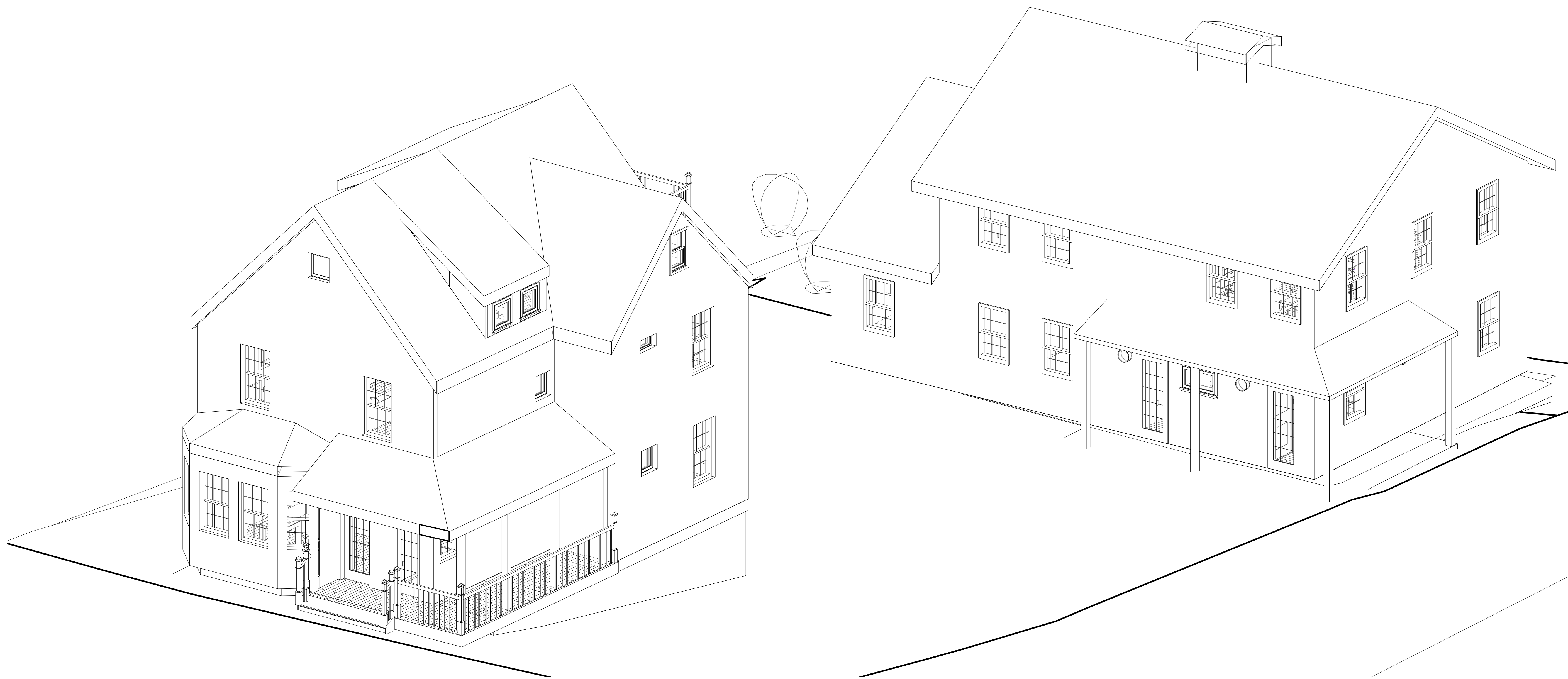
SCALE	1/4" = 1'-0"	DATE	01/02/2023
JOB NUMBER	####		
SUBMISSION NUMBER	DESIGN DEVELOPMENT FARM HOUSE		

DRAWING NUMBER
A301-A



BUILDING PRECEDENT DESIGN EXAMPLE. NOTE THE BAT AND BOARD SIDING AND BLACK WINDOW FINISHES.

10/01/2023 14:26:14
Autodesk Docs/Habitat for Humanity - 104 WALTER STREET - 2022/2023/05/04 CURRENT 2022 HF FCB 104 Walter Street Roslindale MA
BPDA



PROJECT
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 104R & 106R WALTER STREET
 ROSLINDALE, MA

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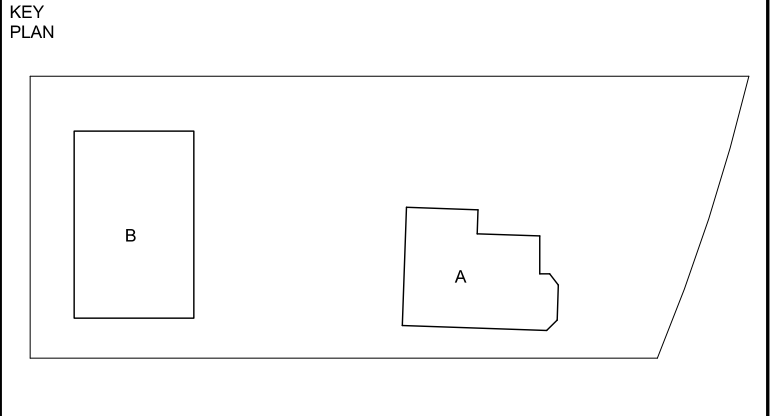
CIVIL ENGINEER

LANDSCAPE ARCHITECT

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MEP ENGINEER

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PERSPECTIVES

DRAWING TITLE

DATE
 01/02/2023

SCALE
 #

JOB NUMBER
 #####

SUBMISSION
 DESIGN DEVELOPMENT
 BOTH

DRAWING NUMBER
A304



5 FARM HOUSE EXTERIOR DETAIL
SCALE 1/2" = 1'-0"

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 104R & 106R WALTER STREET
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CIVIL ENGINEER

 OCG
 Oak Consulting Group

LANDSCAPE ARCHITECT

 BELLALTA DESIGN

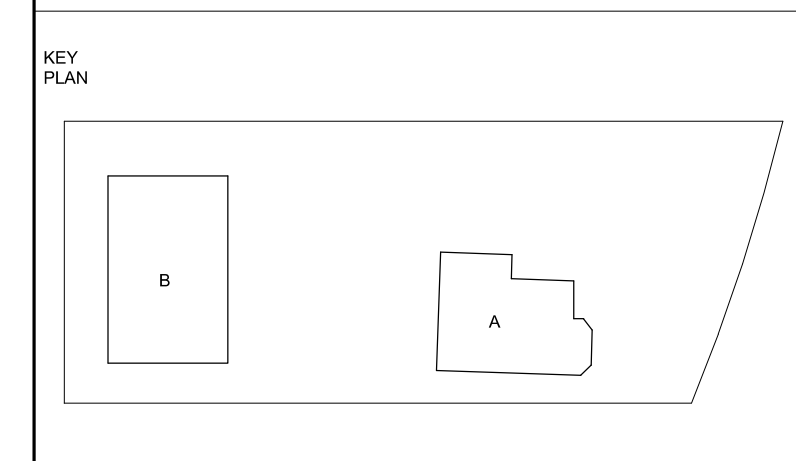
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 SIEGEL
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FARM HOUSE EXTERIOR WALL SECTION/DETAIL

DRAWING TITLE

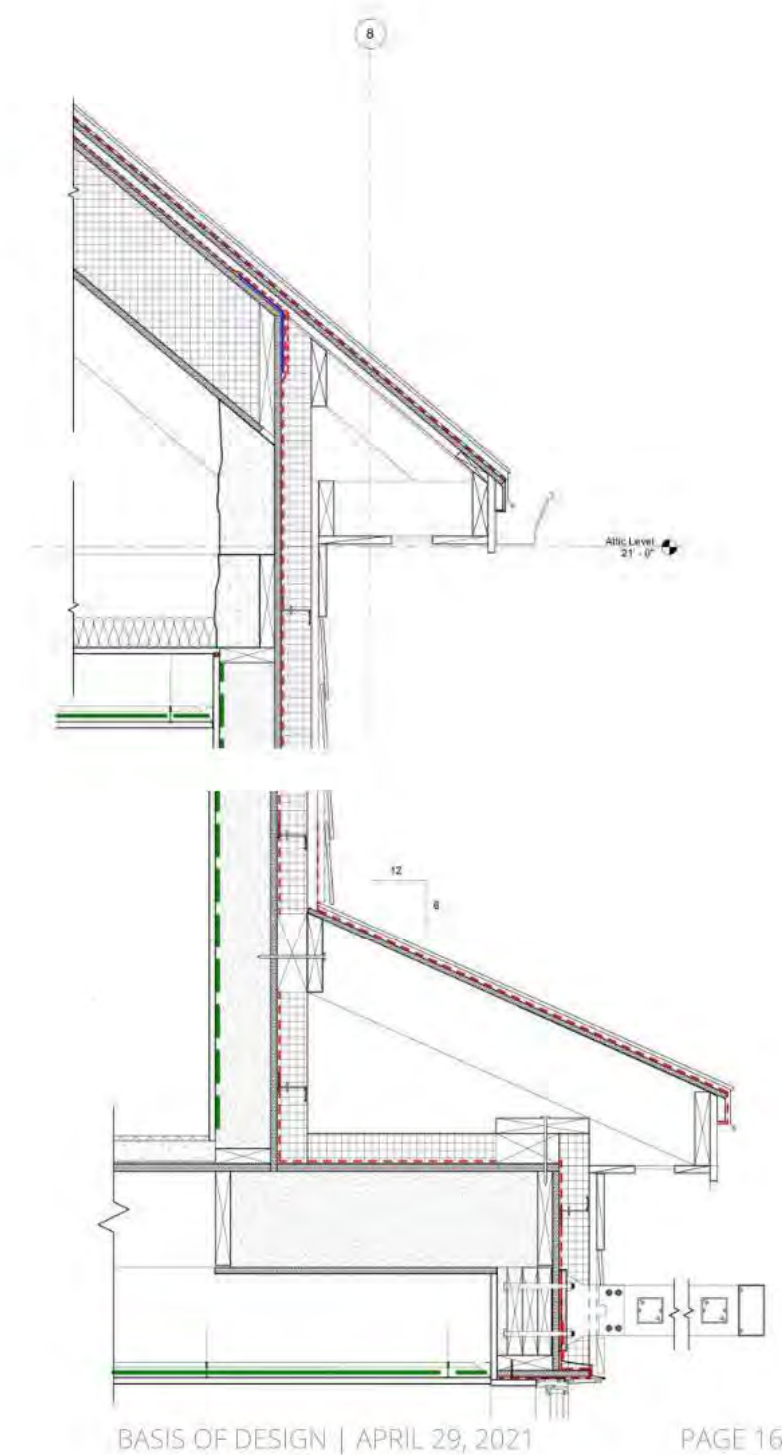
SCALE 1/2" = 1'-0" DATE 01/02/2023
 JOB NUMBER ###
 SUBMISSION DESIGN DEVELOPMENT FARM HOUSE

DRAWING NUMBER
A400-A

THERMAL ENVELOPE

Projections + Thermally Broken Details

- Maintain continuity of sheathing, air barrier and insulation.
- Apply exterior projects over continuous thermal/air boundary and fasten through to framing in a thermally broken way
- Where is thermal boundary/ PH boundary?
- Does it include or exclude basement, particularly in the existing building if it is retrofitted?



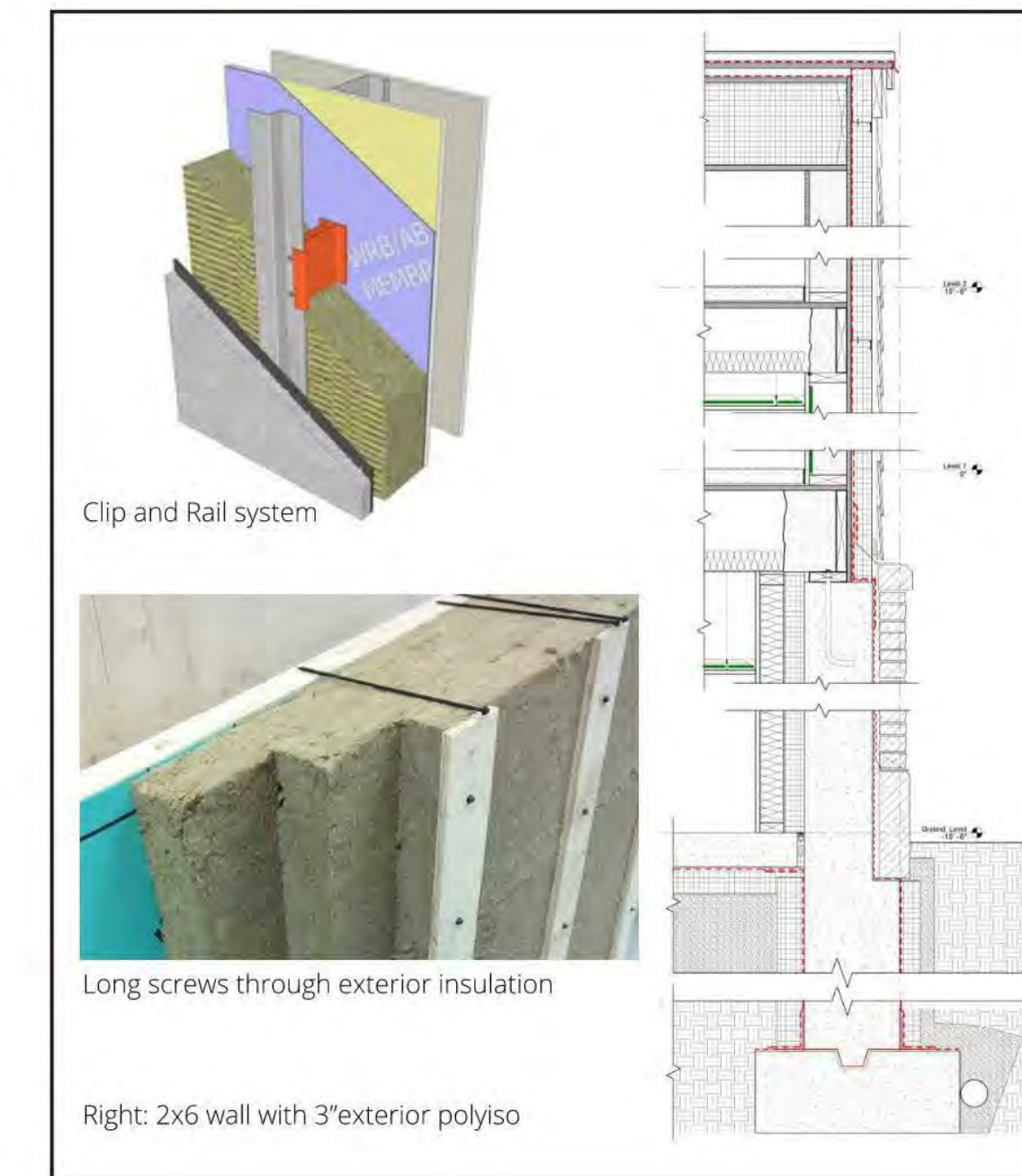
THERMAL ENVELOPE

New Construction Walls: R-38-40

- 2x6 stud filled with cellulose, batt or mineral wool
- Exterior sheathing
- Air Barrier
- 4" Polyiso
- Siding on thermally broken z-girts, fiberglass clip and rail system, or vertical furring with long screws.

Existing Retrofit Walls: R-38-40

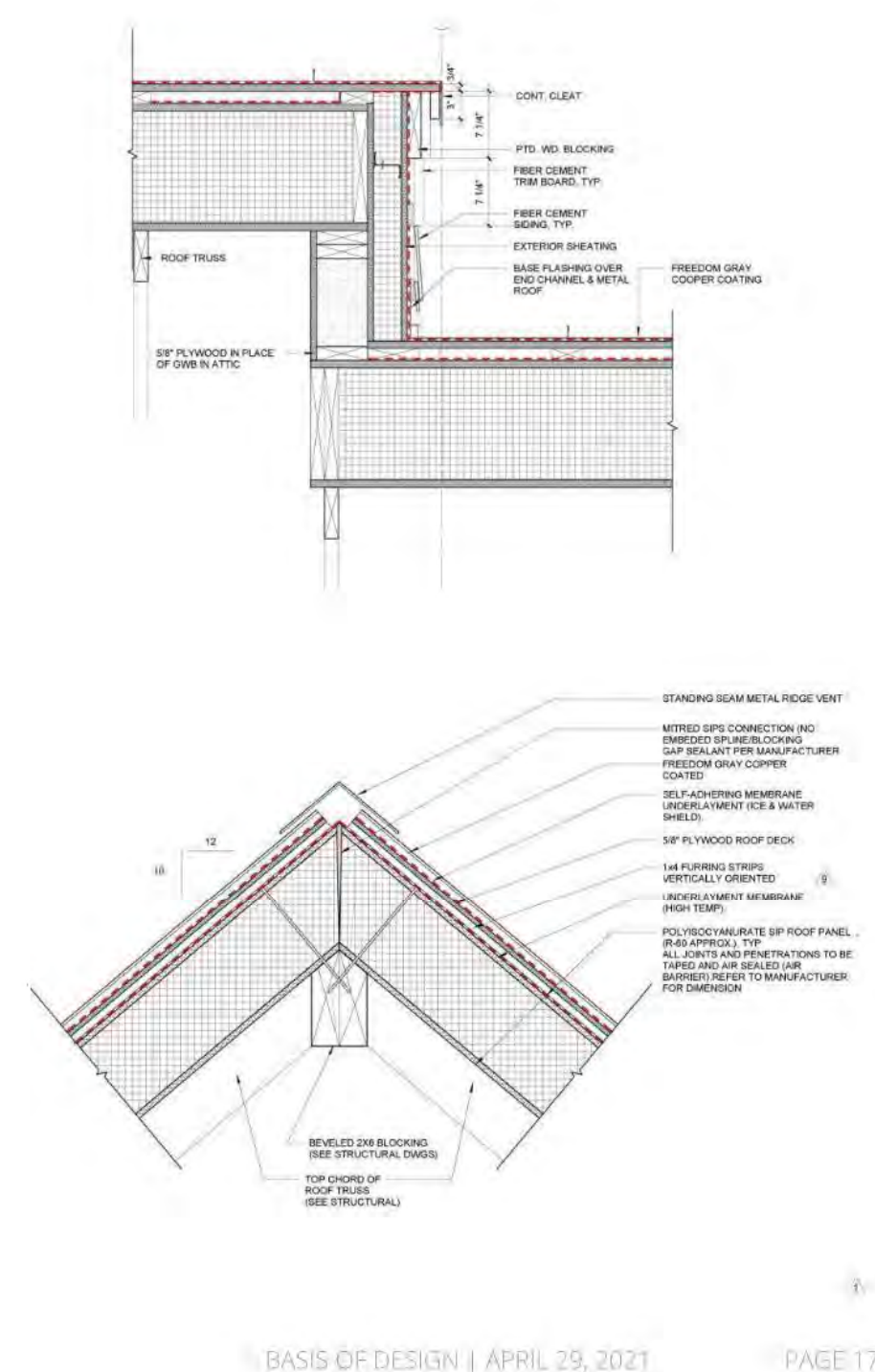
- Existing 2x4 stud filled with cellulose, batt or mineral wool
- Exterior sheathing
- Air Barrier
- 5" Polyiso
- Siding on thermally broken z-girts, fiberglass clip and rail system, or vertical furring with long screws.



ROOF

Roofs: +/-R-70

- Structurally Insulated Panel over roof Framing
- Air Barrier
- Roofing
- Other "split" insulation solutions possible



PASSIVE HOUSE GLAZING

U-Value: 0.2

- Triple Glazed Windows

Solar Heat Gain Coefficient: TBD

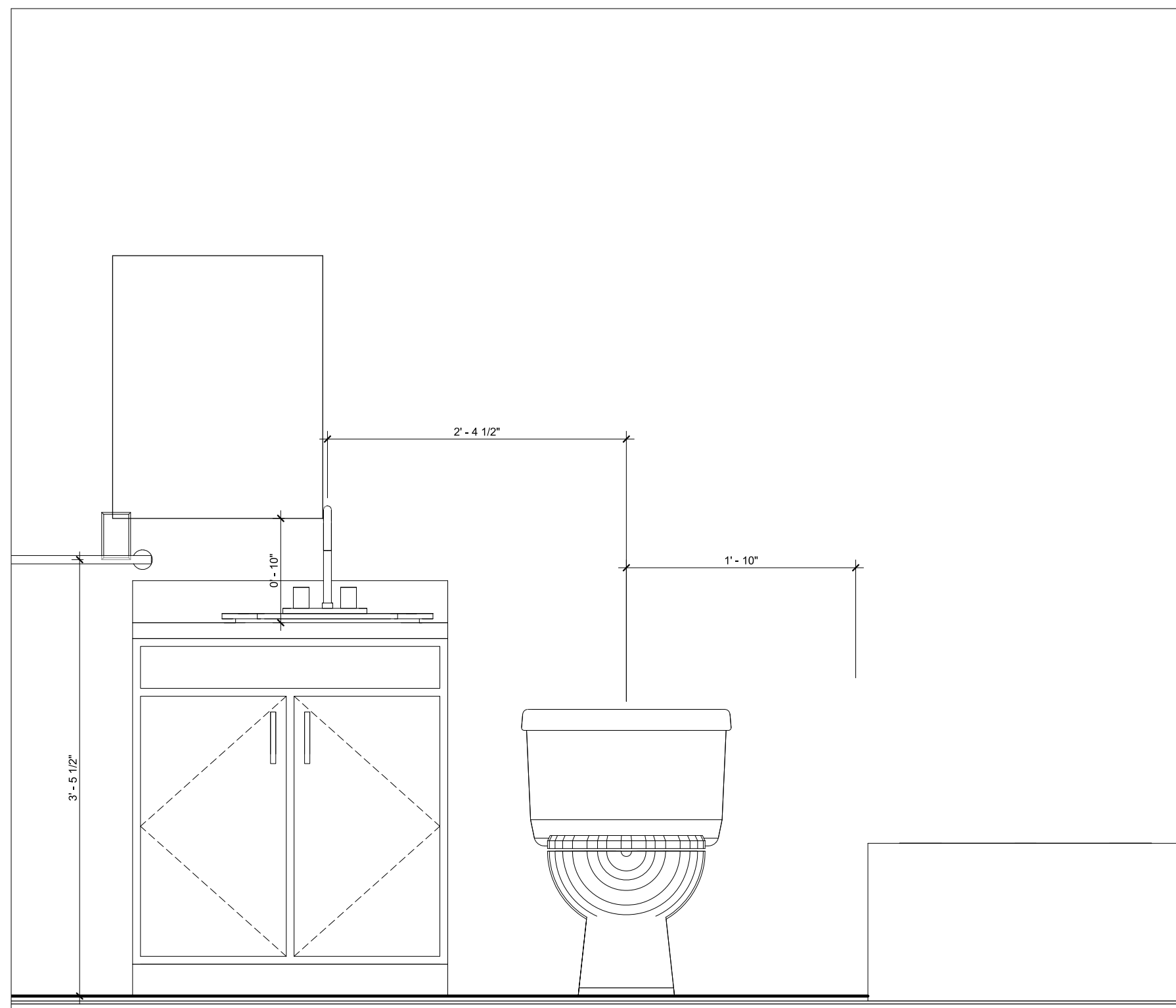
- Prescriptive code is 0.38 for S, E, W elevations, 0.51 for North Elevations

Window/wall ratio: +/- 20% max

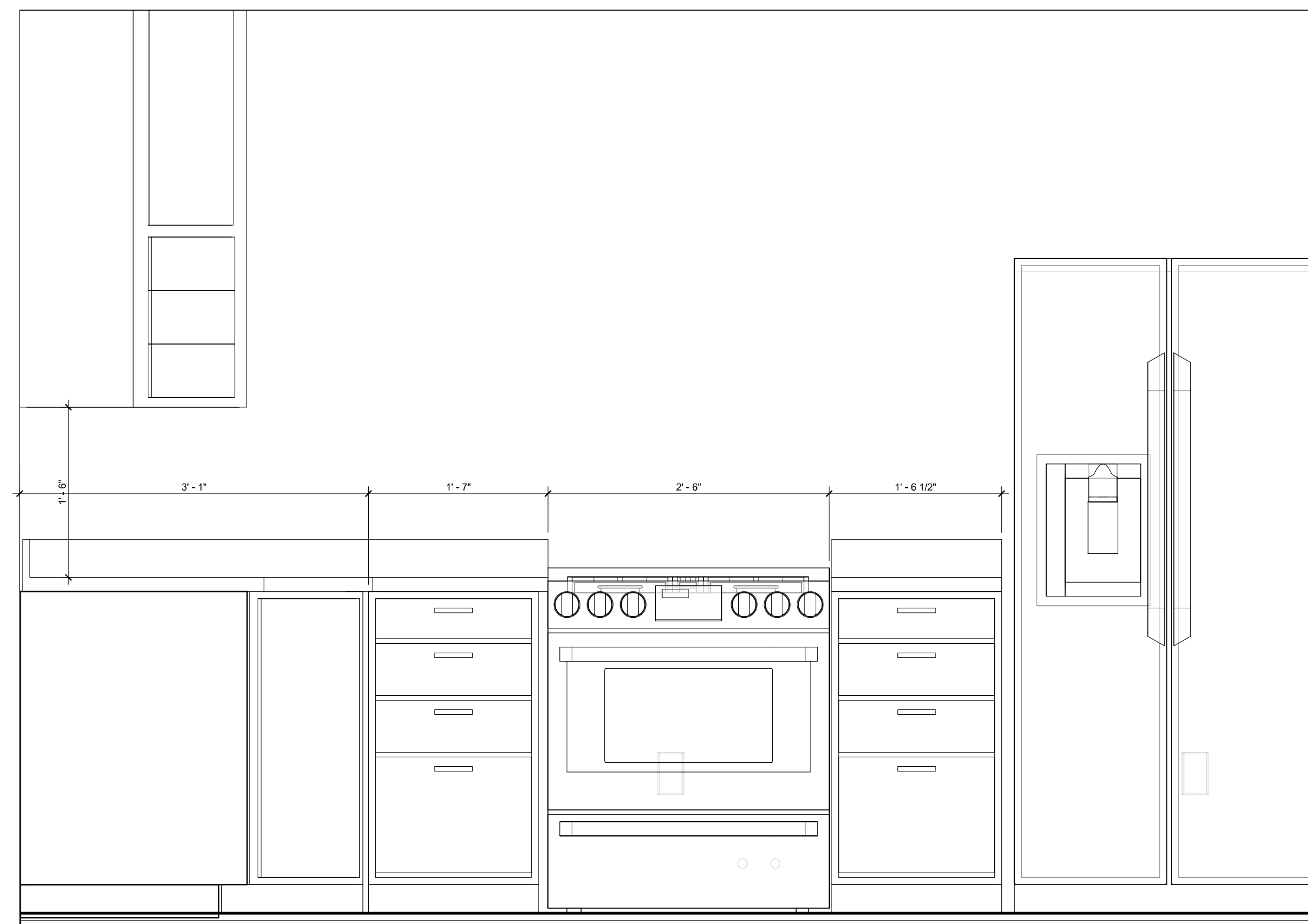


NOTE: THE DETAILS SHOWN HERE ARE FOR REFERENCE ONLY. ONCE THE PROJECT IS MOVED INTO MORE DETAIL THE DETAILS THAT APPLY FOR THIS PROJECT WILL BE DEVELOPED BASED ON THE PROJECT COMPONENTS. IT IS THE INTENT TO MEET PASSIVE HOUSE STANDARDS WHILE BALANCING THE COSTS OF THE BENEFACTORS.

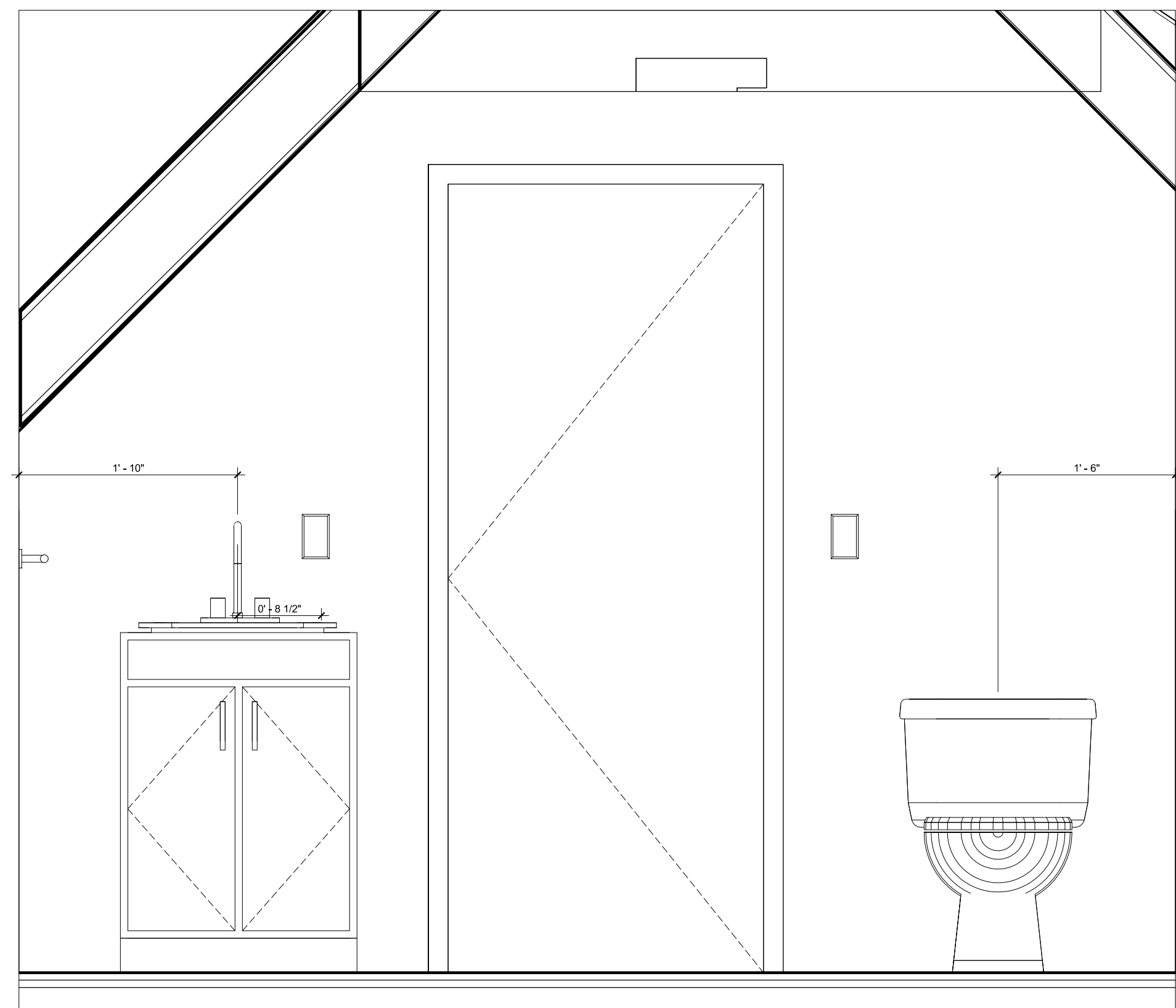
PROJECT		BPDA 104R & 106R WALTER STREET ROSLINDALE, MA
CLIENT		
ARCHITECT		
CIVIL ENGINEER		
LANDSCAPE ARCHITECT		
STRUCTURAL ENGINEER		
MEP ENGINEER		
NO.	DATE	DESCRIPTION
KEY PLAN		
TYPICAL PASSIVE HOUSE DETAILS		
DRAWING TITLE		
SCALE	DATE	01/02/2023
		####
JOB NUMBER	DESIGN DEVELOPMENT BOTH	
SUBMISSION DRAWING NUMBER	A401	



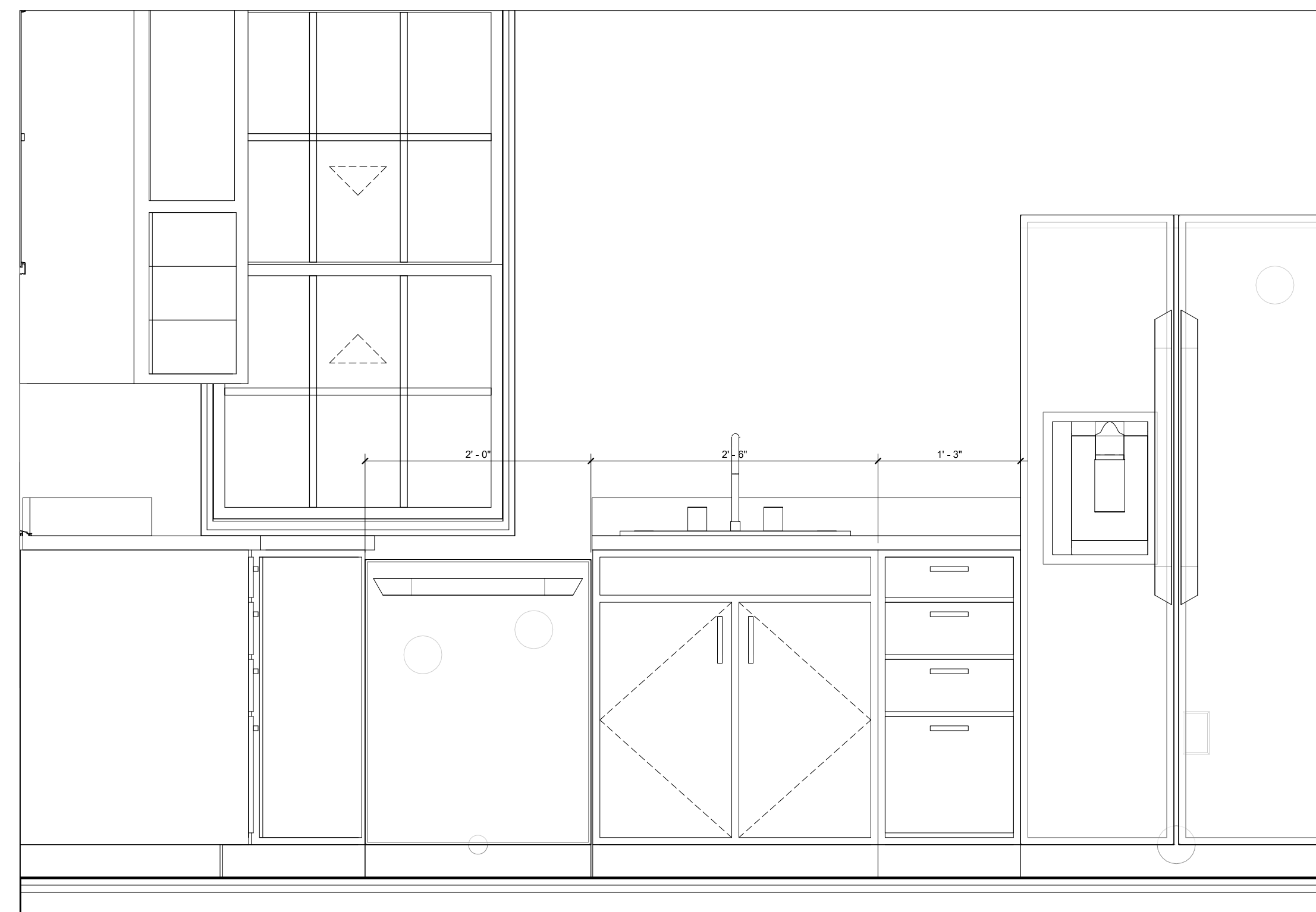
1 FARM HOUSE 104 BATHROOM
SCALE 1" = 1'-0"



2 FARM HOUSE 104 KITCHEN
SCALE 1" = 1'-0"



3 FARM HOUSE 104A BATHROOM
SCALE 1" = 1'-0"



4 FARM HOUSE 104A KITCHEN
SCALE 1" = 1'-0"

PROJECT
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104 & 104A WALTER STREET
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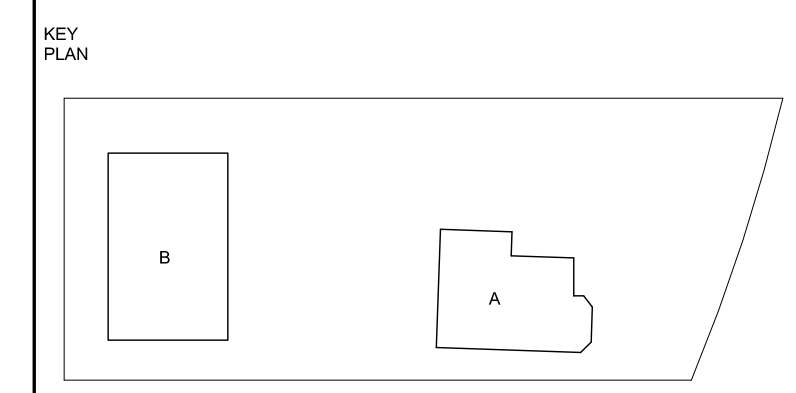
CIVIL ENGINEER
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FARM HOUSE INTERIOR ELEVATIONS

DRAWING TITLE

SCALE 1" = 1'-0" DATE 01/02/2023

JOB NUMBER ###

SUBMISSION DESIGN DEVELOPMENT FARM HOUSE

DRAWING NUMBER
A800-A

FARM HOUSE DOORS SCHEDULE

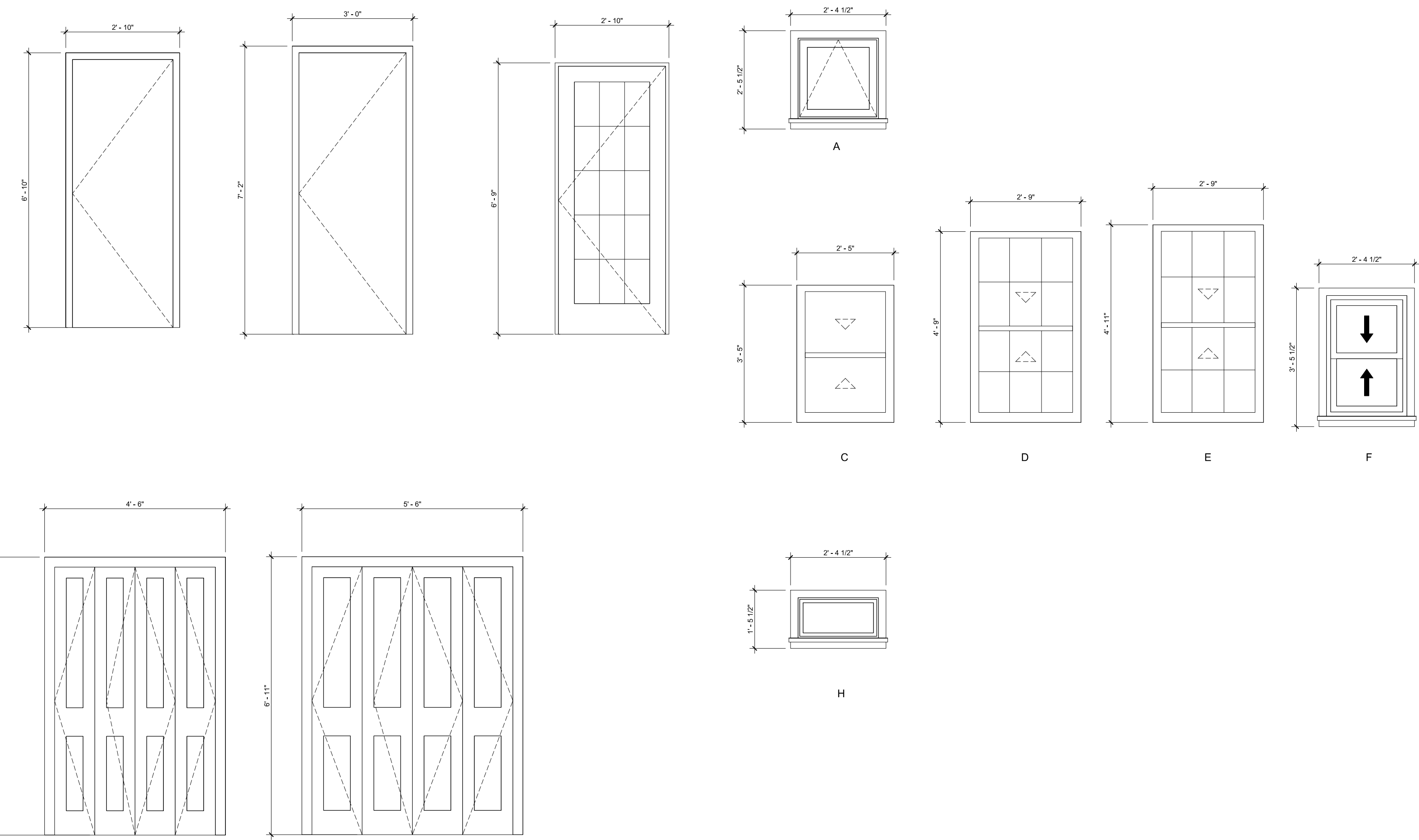
Width	Height	MATERIAL	Comments (Hosting Building)
2' - 8"	6' - 8"	Wood	Farm House
6' - 0"	7' - 0"	Wood	Farm House
2' - 6"	6' - 8"	Fiberglass/Metal	Farm House
5' - 0"	6' - 8"	Wood	Farm House
2' - 8"	6' - 8"	Wood	Farm House
2' - 8"	6' - 8"	Wood	Farm House
2' - 8"	6' - 8"	Wood	Farm House
2' - 8"	6' - 8"	Wood	Farm House
2' - 8"	7' - 0"	Fiberglass/Metal	Farm House
5' - 0"	5' - 0"	Wood	Farm House
5' - 0"	5' - 0"	Wood	Farm House
2' - 8"	6' - 8"	Wood	Farm House
2' - 8"	6' - 8"	Wood	Farm House
5' - 0"	6' - 8"	Wood	Farm House
5' - 0"	5' - 0"	Wood	Farm House
8' - 1"	7' - 0"	Wood	Farm House
5' - 0"	6' - 8"	Wood	Farm House
5' - 0"	5' - 0"	Wood	Farm House
2' - 8"	6' - 8"	Wood	Farm House
2' - 6"	6' - 8"	Fiberglass/Metal	Farm House
2' - 6"	6' - 8"	Fiberglass/Metal	Farm House
2' - 6"	6' - 8"	Fiberglass/Metal	Farm House
2' - 6"	6' - 8"	Fiberglass/Metal	Farm House
2' - 8"	6' - 8"	Wood	Barn House
4' - 0"	6' - 8"	Wood	Barn House
2' - 8"	6' - 8"	Fiberglass/Metal	Barn House
2' - 8"	6' - 8"	Wood	Barn House
2' - 8"	6' - 8"	Wood	Barn House
2' - 8"	6' - 8"	Wood	Barn House
2' - 8"	6' - 8"	Wood	Barn House
2' - 8"	6' - 8"	Wood	Barn House
3' - 0"	6' - 8"	Wood	Barn House
2' - 8"	6' - 8"	Wood	Barn House
2' - 8"	6' - 8"	Wood	Barn House
2' - 8"	6' - 8"	Fiberglass/Metal	Barn House
3' - 0"	6' - 8"	Wood	Barn House
5' - 0"	6' - 8"	Wood	Barn House
3' - 0"	6' - 8"	Wood	Barn House
5' - 0"	6' - 8"	Wood	Barn House
2' - 8"	6' - 8"	Wood	Barn House
3' - 0"	6' - 8"	Wood	Barn House
2' - 8"	6' - 8"	Fiberglass/Metal	Barn House
3' - 0"	6' - 8"	Wood	Farm House
2' - 8"	6' - 8"	Wood	Farm House
2' - 8"	6' - 8"	Wood	Farm House
5' - 0"	5' - 0"	Wood	Farm House
2' - 8"	6' - 8"	Fiberglass/Metal	Farm House
2' - 8"	7' - 0"	Fiberglass/Metal	Farm House
2' - 8"	6' - 8"	Fiberglass/Metal	Farm House
2' - 8"	6' - 8"	Fiberglass/Metal	Farm House
5' - 0"	6' - 8"	Wood	Farm House

52

FARM HOUSE WINDOW SCHEDULE

Keynote	Family	Family and Type	Height	Width	Count	Type Comments	Comments	Building
A	Window-Awning-Single	Window-Awning-Single: 24" x 24"	2' - 0"	2' - 0"	8		<varies>	Farm House
C	Window-Double-Hung-Pella-Lifestyle-Dual_Pane-Vent	Window-Double-Hung-Pella-Lifestyle-Dual_Pane-Vent: 2941	3' - 5"	2' - 5"	1	Double-Hung Window		Farm House
D	Window-Double-Hung-Pella-Lifestyle-Dual_Pane-Vent	Window-Double-Hung-Pella-Lifestyle-Dual_Pane-Vent: 3357	4' - 9"	2' - 9"	12	Double-Hung Window	<varies>	Farm House
E	Window-Double-Hung-Pella-Lifestyle-Dual_Pane-Vent	Window-Double-Hung-Pella-Lifestyle-Dual_Pane-Vent: 3359	4' - 11"	2' - 9"	4	Double-Hung Window	Pella High Efficiency or similar	Farm House
F	Window-Double-Hung	Window-Double-Hung: 24" x 36"	3' - 0"	2' - 0"	1		Pella High Efficiency or similar	Farm House
H	Window-Fixed	Window-Fixed: 24" x 12"	1' - 0"	2' - 0"	1		Pella High Efficiency or similar	Farm House

Grand total: 27



DOOR LEGEND
SCALE 1/2" = 1'-0"

WINDOW LEGEND
SCALE 1/2" = 1'-0"

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KEY PLAN

FARM HOUSE WINDOW AND DOOR SCHEDULE

DRAWING TITLE

1/2" = 1'-0" DATE: 11/10/22

JOB NUMBER: #####

SUBMISSION: DESIGN DEVELOPMENT FARM HOUSE

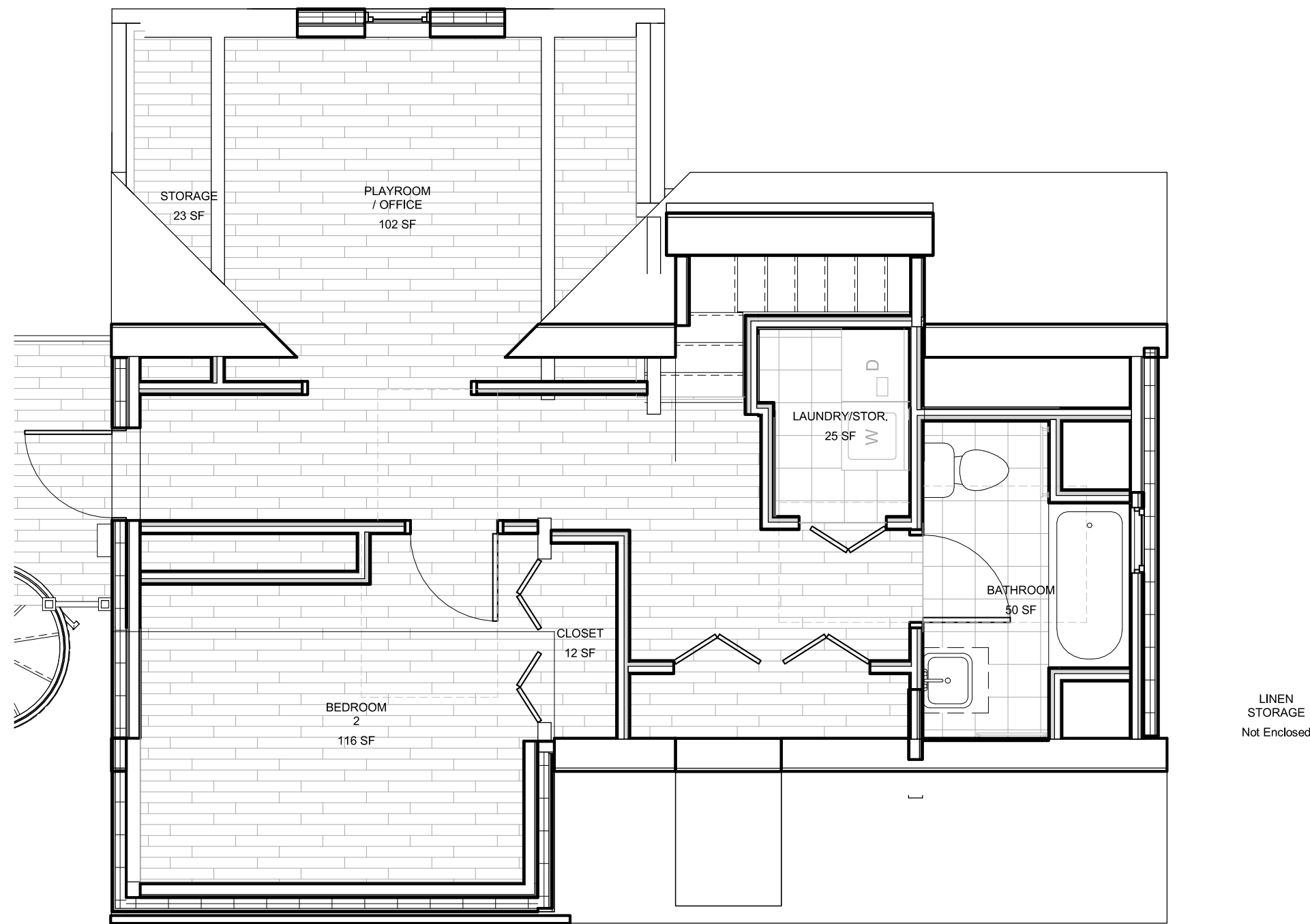
DRAWING NUMBER
A900-A



1 FARM HOUSE LEVEL 1 FINISH FLOOR PLAN - UNIT 104
SCALE 1/4" = 1'-0"



2 FARM HOUSE LEVEL 2 FINISH FLOOR PLAN - UNIT 104A
SCALE 1/4" = 1'-0"



3 FARM HOUSE LEVEL 3 FINISH FLOOR PLAN - UNIT 104A
SCALE 1/4" = 1'-0"

FINISH SCHEDULE FARM HOUSE								
UNIT	ROOM NAME	FLOOR	WALL				CEILING	ROOM WINDOW TREATMENT
			EAST	NORTH	SOUTH	WEST		
LIVING/DINING								
UNIT 1	BATH	VS1	PT3	PT3	PT3	PT3	PT1	WT1
UNIT 1	BEDROOM 1	WD1	PT2	PT2	PT2	PT2	PT1	WT1
UNIT 1	BEDROOM 2	WD1	PT2	PT4	PT4	PT4	PT1	WT1
UNIT 1	COAT CLOSET	WD1	PT1	PT1	PT1	PT1	PT1	PT1
UNIT 1	KITCHEN	VS1	PT3	PT3	PT3	PT3	PT1	
UNIT 1	LAUNDRY	VS1	PT1	PT1	PT1	PT1	PT1	WT1
UNIT 1	LINEN STORAGE	WD1	PT1	PT1	PT1	PT1	PT1	
UNIT 1	LIVING/DINING	WD1	PT3	PT3	PT3	PT3	PT1	WT1
UNIT 1	UNIT 104 HVAC/ELECT.	PC	PT1	PT1	PT1	PT1	PT1	
UNIT 1	UNIT 104 STORAGE	PC	PT1	PT1	PT1	PT1	PT1	
UNIT 2	BATH	VS1	PT3	PT3	PT3	PT3	PT1	
UNIT 2	BATHROOM	VS1	PT2	PT2	PT2	PT2	PT1	
UNIT 2	BEDROOM 1	WD1	PT2	PT2	PT2	PT2	PT1	WT1
UNIT 2	BEDROOM 2	WD1	PT2	PT2	PT2	PT2	PT1	WT1
UNIT 2	CLOSET	WD1	PT2	PT2	PT2	PT2	PT1	
UNIT 2	CLOSET	WD1	PT2	PT2	PT2	PT2	PT1	
UNIT 2	DINING	WD1	PT2	PT2	PT2	PT2	PT1	
UNIT 2	KITCHEN	VS1	PT2	PT2	PT2	PT2	PT1	
UNIT 2	LAUNDRY/STOR.	VS1	PT2	PT2	PT2	PT2	PT1	
UNIT 2	LINEN STORAGE	WD1	PT2	PT2	PT2	PT2	PT1	
UNIT 2	LIVING	WD1	PT2	PT2	PT2	PT2	PT1	WT1
UNIT 2	PLAYROOM / OFFICE	WD1	PT2	PT2	PT2	PT2	PT1	WT1
UNIT 2	STORAGE	WD1	PT2	PT2	PT2	PT2	PT1	
UNIT 2	UNIT 104A HVAC/ELECT.	PC	PT1	PT1	PT1	PT1	PT1	
UNIT 2	UNIT 104A STORAGE	PC	PT1	PT1	PT1	PT1	PT1	

GENERAL NOTES: FINISH SPECIFICATIONS

- | | | |
|--------|------------------------------------|---|
| WD-001 | Bamboo Sustainable Flooring | Throughout unless otherwise noted |
| VS-001 | Vinyl Sheet Flooring Tile | Bathrooms, Kitchen, Laundry |
| PT-001 | Painted Gypsum Drywall - Ceilings | 1 coat of latex-base primer and 1 coat latex-base interior flat (ceiling white) |
| PT-002 | Painted Gypsum Drywall - Walls | 1 coat latex-base primer and 2 coats interior latex-base eggshell paint. |
| PT-003 | Painted Gypsum Drywall - Bathrooms | 1 coat latex-base primer and 2 coats interior latex-base semigloss paint. |
| PC | Polished Concrete - Flooring | |

Notes:
The paints will be low- or no-VOC paints.
Cord-free and child-safe window treatments and window guards.

GENERAL NOTES: EXTERIOR MATERIALS

- | | |
|-----------------------|--|
| Panel Vertical Siding | Smooth finish, arctic white |
| Trim Boards | Smooth finish, arctic white, batten boards |
| Shingle Siding | Straight edge panel, arctic white |

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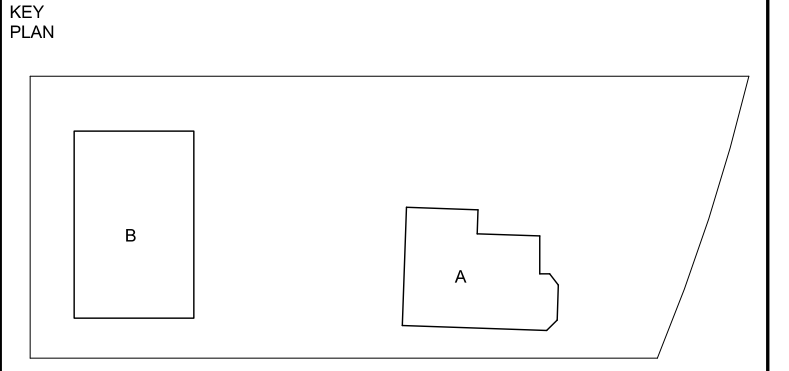
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FARM HOUSE FINISH PLANS AND SCHEDULE

DRAWING TITLE

1/4" = 1'-0" 01/02/2023

SCALE DATE

JOB NUMBER #####

SUBMISSION DESIGN DEVELOPMENT FARM HOUSE

DRAWING NUMBER

A1100-A

PLUMBING FIXTURES SCHEDULE				
Type Mark	Type Comments	Count	Comments	Count
TB-1	PORCELAIN TUB	Bathtub 2' 6" x 5' 00"	Farm House	2
WC-1	TOILET	Floor mounted toilet	Farm House	3
SK-2	BATHROOM SINK	Porcelain Sink 27"	Farm House	3
SK-1	KITCHEN SINK	Stainless Steel Kitchen Sink 27" x 21"	Farm House	2

Items above specified for Farm House

BATHROOM ACCESSORY SCHEDULE		
Accessory	Quantity	Unit
Towel Bar 24"	6	Barn House
Robe Hook	3	Barn House
Towel Bar 24"	6	Farm House
Robe Hook	3	Farm House

APPLIANCE SCHEDULE	
Appliance	Count
Refrigerator 18 cubic feet	4
Oven	4
Dishwasher	4

2 of each item in the Farm House and 2 in the Barn House

*** GENERAL NOTE:**

THIS PLUMBING AND APPLIANCE SCHEDULE ARE PRELIMINARY AND WILL BE REVISED AS WE FINALIZE MATERIALS AND EQUIPMENT

*Bathroom Accessory: Chrome finished DELTA products

*Appliances and Plumbing Fixtures: Is determined by viable donations that are energy efficient and the right size.

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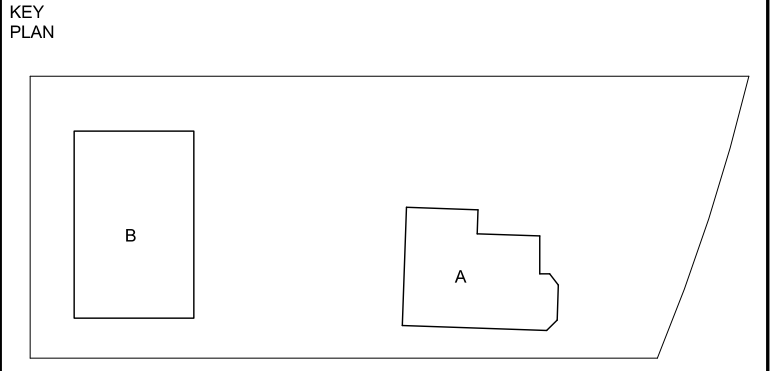
LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

MEP ENGINEER

1	July 22, 2022	MOH SD Review #01
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NO.	DATE	DESCRIPTION



PLUMBING SCHEDULE

DRAWING TITLE

SCALE	DATE
	01/02/2023
JOB NUMBER	####
SUBMISSION	DESIGN DEVELOPMENT BOTH

DRAWING NUMBER
P100

GENERAL NOTE:
PLUMBING AND FIXTURE SCHEDULES ARE PRELIMINARY AND WILL BE REVISED IN FUTURE PHASES OF DESIGN.