

NOTICE OF PUBLIC HEARING SUDBURY CONSERVATION COMMISSION Monday, May 8, 2023 at 6:45 PM Virtual Meeting

The Sudbury Conservation Commission will hold a public hearing to review the Notice of Intent filing to construct an addition and expand the septic system and driveway within the 100-foot Buffer Zone and 200-foot Riverfront Area, pursuant to the Wetlands Protection Act and Sudbury Wetlands Administration Bylaw, at 4 Demarco Road, Sudbury, MA. Horizon Holding LLC, Applicant. The hearing will be held on Monday, May 8, 2023 at 6:45 pm, via remote participation.

Please see the Conservation Commission web page for further information.

https://sudbury.ma.us/conservationcommission/meeting/conservation-commissionmeeting-monday-may-8-2023/

SUDBURY CONSERVATION COMMISSION 4/26/2023

MATTHEW S. MARRO ENVIRONMENTAL CONSULTING

45 Lisa Drive Leominster, Ma Phone (978) 314-7858 Fax (888) 435-5999 www.marro-consulting.com

A Notice of Intent 4 Demarco Road Sudbury, MA 01776

Environmental Analysis Submitted on Behalf of Horizon Holding LLC



Matthew S. Marro Environmental Consulting (MSMEC) 45 Lisa Drive Leominster, MA 01453 matt@marroconsulting.com irene@marro-consulting.com www.marro-consulting.com

April 2023

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Introduction

Summary

4 Demarco Road is a single-family home sitting on a 0.56 -acre lot. The project proposal is for the construction of a deck addition to a single-family home and Septic System and driveway expansion within the 100-foot buffer zone and 200-foot Riverfront. Analysis of the lot reveals some excavation and minimal grading to accommodate the Septic and driveway are within the limits of the Riverfront. No work is proposed within the limits of a bordering vegetated wetland. The lot is also within a 200-foot Riverfront of an unnamed stream that is tributary to Hop Brook. There will be no trees or shrubs proposed to be removed in the buffer zone or river front. This proposal of a deck, driveway expansion and septic within the buffer zone/riverfront, necessitates the filing of a Notice of Intent. The garage is proposed to have a second story added, however it is within the footprint of the existing garage and will not expand the foundation or roof line.

Specifics of the lot

The lot is a 0.56 -acre lot consisting of approximately 45% of the lot being developed. The lot contains a flood plain within the wetland resource area and a small corner of the rear yard. It does not contain certified or potential vernal pools, an area of Critical Environmental Concern nor rare species habitat. Work within the 200-foot riverfront is limited to the portion of the lot within the inner riparian zone. The Septic replacement is in the outer riparian zone. The sections of the riparian zone where areas of work are proposed currently present as lawn area. In accordance with 310 CMR 10.58 (2) (a) (Scope of Alternatives), as a lot existing prior to 1996 (see exhibit on page 6 under section labeled as narrative description), alternatives are limited to the lot. The septic and decking have been optimally sited to allow for the use of the deck in the rear yard and the septic to comply with Title V. Details of the proposed alteration are outlined in the section of this narrative labeled "IMPACTS". This lot has 24,390 square feet within the riverfront. **No work** is proposed within the limits of the floodplain.

Commencement of Construction Activities and Timelines:

All proposed construction is estimated to be completed through stabilization in a fourmonth maximum construction schedule. This schedule of course, may be adjusted due to weather related conditions.

Proposed Construction Mitigation and Sequencing

The formal plan submitted with this Notice of Intent is entitled "4 Demarco Road "by Innovative Septic Design dated 4.7.2023, 1 inch = 20 feet scale.

The plan details outline a sequence of work as follows:

- Placement of erosion controls proposed in a manner to maximize protection to the resource area. Erosion Protection will be placed closer to the limit of work to ensure work does not traverse within the adjacent wetland.
- Limited Vegetation (lawn area) removal in the area of the deck. Lawn area will be replanted.
- Excavate site for placement of the septic system and prep decking and driveway area.
- Restore disturbed lawn areas. Add plantings for Riparian Restoration
- Remove erosion controls once areas are stabilized.

Mitigation Measures:

The following mitigation measures are proposed and noted on the accompanying plans:

- Minimize newly disturbed areas to limit of work area.
- Maintain all structures and permanent work to ensure no encroachment to a bordering wetland resource area.
- Erosion control installed prior to ground disturbance.
- Minimize construction duration to within four months as a maximum.

IMPACTS

Riverfront Concerns:

This proposal qualifies as a redevelopment project as noted in 310 CMR 10.58(5). The lot subject to this Notice of Intent is a lot that predates August 1, 1996, as shown in the exhibit enclosed with this Notice of Intent. The exhibit under "narrative description" states this home was originally built on or about 1960.

310 CMR 10.58 (5) states:

"Redevelopment Within Previously Developed Riverfront Areas; Restoration and Mitigation. Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996, by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria:

(a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met."

The proposed area of work is maintained as vegetated lawn and does the elements of impervious surfaces from existing structures or pavement, but does not have absence of topsoil, junkyards, or abandoned dumping grounds. Therefore, the remainder of the narrative refers to the applicable sections of 310 CMR 10.58 (5).

Alternatives

310 CMR 10.58 (4) (2) (a) states:

" a. The area under consideration for practicable alternatives is limited to the lot for activities associated with the construction or expansion of a single family house on a lot recorded on or before August 1, 1996."

Therefore, consideration of the location of work was confined to the lot only. The purpose of the deck addition is for added living space for family purposes. Architectural renderings enclosed with this Notice of Intent show clearly the current logistical arrangement of the existing home. Adding the deck space in the proposed location is adjacent to current living space and will allow for the addition of this space in a manner that is economical and allows for minimal alteration to the existing structure. The addition features a deck that will be accessed from the current home that will allow use by the household - including the ability of the parents to supervise children at play in the existing yard.

310 CMR 10.58 (5) (e) and (g) state:

(e)The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g)......

(g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary.....

In consideration of the above cited regulation, the measurements of degraded area on the property following are listed:

- 1. Existing Driveway- 480 square feet
- 2. Roof Line house and garage 1260 square feet (there is no additional roof line).
- 3. Proposed added driveway 480 square feet
- 4. Proposed Decking 273 Square Feet
- 5. Added Steps 12 Square Feet

The total area considered degraded by the above regulation totals 2493 square feet. This is 54 square feet above the 10% threshold which would require a 2:1 mitigation of 108 square feet at a minimum.

Noted on the revised plan is an area of lawn proposed that is designated for planting that would compensate a mitigation of 110 square feet. The planting mix proposed is noted on the following pages:

The following planting plan assumes an area as outlined on the plan entitled "4 Demarco Drive by Innovative Septic Design" revised in April of 2023. This area includes 110 square feet in remedial work. The amount of reclamation is based on a manual survey conducted by Matthew S. Marro Environmental Consulting. The amount of reclamation, based on field measurements consist of a two to one (2:1) remedial ratio as required under the River Protection portion of regulation. The reclamation area is proposed to enhance the riverfront resource area on property as part of a granted Order of Conditions. This reclamation is achieved by removing a current lawn area totaling 100 square feet on the property and replacing it with a shrub and herbaceous mix on the groundcover. The re-establishment of the riverfront within the property bounds. All plants to be utilized are native. As the proposed addition is to be placed on lawn, the proposed enhancement as outlined in the referenced plan, is designed to allow sheet flow coming off the driveway portion of the site and Demarco Road to mitigate and filter referenced flow. This area is closer to the stream and the direction of flow currently make this section of stream the most vulnerable. This vegetative buffer is proposed to cleanse sheet flow and enhance the habitat value of the riverfront.

The proposal for the planting plan is to plant the following:

- 1. A Meadow Seed Mix enclosed in the following page.
- 2. High Bush Blueberry planted adjacent to the overstory area to provide a shrub buffer compatible with the edge of wetland.

For the 110 square feet the following is proposed:

- 1. 1 Blueberry Bushes.
- 2. A total groundcover for the remainder of the 110 sq. ft. will promote a biodiversity lacking in a manicured lawn. The maintenance of the tree canopy will also aid in the maintenance of wildlife habitat.

The plantings will commence from the edge of the designated restoration area. The mix of plantings was calculated based on the planting offsets cited above.

Riverfront planting:

- 1. The lawn will be removed based on the narrative outlined in a subsequent section of this plan.
- 2. The soils shall be raked and stabilized with the wildlife mix outlined in the seed mix table below.

Botanical Name	Common Name	Indicator
Elymus virginicus	Virginia Wild Rye	FACW-
Schizachyrium scoparium	Little Bluestem	FACU
Andropogon gerardii	Big Bluestem	FAC
Festuca rubra	Red Fescue	FACU
Sorghastrum nutans	Indian Grass	UPL
Panicum virgatum	Switch Grass	FAC
Chamaecrista fasciculata	Partridge Pea	FACU
Desmodium canadense	Showy Tick Trefoil	FAC
Asclepias tuberosa	Butterfly Milkweed	NI
Bidens frondosa	Beggar Ticks	FACW
Eupatorium purpureum (Eutrochium maculatum)	Purple Joe Pye Weed	FAC
Rudbeckia hirta	Black Eyed Susan	FACU-
Aster pilosus (Symphyotrichum pilosum)	Heath (or Hairy) Aster	UPL
Solidago juncea	Early Goldenrod	

The New England Conservation/Wildlife Mix provides a permanent cover of grasses, wildflowers, and legumes. For both good erosion control and wildlife habitat value. The mix is designed to be a no maintenance seeding, and is appropriate for cut and fill slopes, detention basin side slopes, and disturbed areas adjacent to commercial and residential projects.

Notes:

- Mitigation shall be monitored by Matthew S. Marro Environmental Consulting (MSMEC)
- Mitigation status shall be reported to the Conservation for compliance on June 30 and October 31 for 2023 and 2024.
- During this period, any deficiencies in growth shall be noted and reseeded.
- MSMEC shall certify the success of the mitigation after the 2-year monitoring period if achieved. Deficiencies of such shall be noted, reported, and corrected if required.

The internal workings of the home would require modification that creates an expense to the homeowner that would cause the work to become financially prohibitive if the decking was moved. The existing vegetative cover currently on the lot is lawn area leading to the bordering vegetated wetland. With the exception of this addition and the 2:1 mitigation proposed, there are no other changes proposed to the lot cover. The location of the home and the proposed deck addition will provide a situation where the pathway existing within the riparian zone will be maintained. It is also noteworthy, there is no canopy proposed to be removed within the riverfront. As the project is a small addition to a single-family home, there are no stormwater standards per state, local or federal regulation that are triggered by this proposal.

Determination of Mean Annual High Water

310 CMR 10.58 (2)2 states:

"Mean Annual High-water Line of a river is the line that is apparent from visible markings or changes in the character of soils or vegetation due to the prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. Field indicators of bankfull conditions shall be used to determine the mean annual high-water line. Bankfull field indicators include but are not limited to: changes in slope, changes in vegetation, stain lines, top of pointbars, changes in bank materials, or bank undercuts.

a. In most rivers, the first observable break in slope is coincident with bankfull conditions and the mean annual high-water line.

b. In some river reaches, the mean annual high-water line is represented by bankfull field indicators that occur above the first observable break in slope, or if no observable break in slope exists, by other bankfull field indicators. These river reaches are characterized by at least two of the following features: low gradient, meanders, oxbows, histosols, a low-flow channel, or poorly-defined or nonexistent banks.."

In accordance with paragraph "b" cited above, the mean annual high-water line was determined by Bankful Width and is shown on the site plan noted as SC 1 through SC 18.

The following outlines the mix of BVW vegetation that was noted on the site throughout the entirety of the delineated portion noted on the plan as GC 1 through GC 15:

Botanical Name	Common Name	Wetland Indicator Status ⁱ
Onoclea sensibilis	Sensitive Fern	FACW
Osmundastrum	Cinnamon Fern	FACW
cinnamomeum		
Solidago altissima	Canada Golden Rod	FACU
Acer Rubrum	Red Maple	FAC
Symplocarpus foetidus	Skunk Cabbage	OBL
Quercus rubra	Northern Red Oak	FACU
Vaccinium corymbosum	High Bush Blueberry	OBL

Sudbury Wetland Regulation Compliance:

The proposal for work within the buffer zone complies with the regulations as the erosion protection line, when added to the plan, will demarcate the limit of work. The erosion protection is placed in a manner to not allow for the potential for eroded materials to enter the adjacent bordering wetland resource area. Any stockpiling due to excavation would be placed in front of the proposed erosion protection at the end of the driveway closest to the single-family home.

Section 3.1 of local regulation states:

"The application and permit required by the Bylaw shall not be required for maintaining, repairing, replacing, or enlarging an existing and lawfully located single- family residential structure or appurtenance thereto unless said filing is otherwise required by state or federal law."."

The proposal calls for driveway work and the septic upgrade to be located out of the 50 foot buffer zone of the BVW. The proposed modified and expanded decking has been minimized to allow for compliance with alteration under riverfront, however, all work within the 100 foot buffer is within existing grass line and will not require removal of trees or other substantive vegetation.

RIVER FRONT:

The mean annual high-water line as noted above is identical to the provisions of Section 2.5.1 utilizing Bankfull Width and is shown on the site plan noted as SC 1 through SC 18.

As previously noted on page 1 of the narrative, no work is proposed within bordering vegetated wetland, nor is there a vernal pool identified in the area of the lot and the resource areas. Also as noted on page 1, there is no flood plain nor floodway present within the work area nor any type of outstanding resource water. No other provisions of local regulation with respect to this proposal applies.

Conclusion.

With the considerations of a limited and minimized work area, optimally located and proposed mitigation for the protection of the resource areas, it is the opinion of MSMEC, the proposal protects the resource areas from alteration. It is noteworthy, the work is within a limited area of the lot and the remainder of the lot will remain in the same condition as pre development, a standard Order of Conditions, adopting the construction sequence and mitigation noted on the accompanying plans is, in our opinion, sufficient to protect the interests of the resource areas and we hope the commission will agree with this assertion and, respectfully on behalf of Horizon Holding LLC, will approve a standard Order of Conditions.

Thank you for your consideration of this Notice of Intent.

Respectfully Submitted,

12m-

Matthew S. Marro, Consulting Agent/Principal Cc: File Client file Mass DEP

4/10/23, 5:49 PM	Summary	
	Card 1 of 1	
Location 4 DEMARCO RD	Property Account Number	Parcel ID G08-0002
	Current Property Mailing Address	Old Parcel ID LOT- A -PLAN 204 O-F 78
Owner HORIZON HOLDING LLC	City FOXBORO State MA	
Address 45 N HIGH ST Zip 02035 Zoning RESA		p 02035 g RESA

Current Property Sales Information			
Sale Date 8/26/2022	Legal Reference 80638-125		
Sale Price 520,000	Grantor(Seller) THOMPSON MARY LOU,		

Current F	Property Assessment
Year 2023	Building Value 220,200
	Xtra Features Value 0
Land Area 0.560 acres	Land Value 363,600
	Total Value 583,800
Narra	ative Description
This way when a station of 500 servers of least weight also stiffs due ONE FAM	with stay one on the ball days built should done be used to the MOOD of the state of the

This property contains 0.560 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 1960, having WOOD SHING exterior and ASPHALT SH roof cover, with 1 unit(s), 8 total room(s), 4 total bedroom(s), 1 total bath(s), 1 total half bath(s), 0 total 3/4 bath(s). Legal Description

Property Images



https://webpro.sudbury.ma.us/Summary.asp?AccountNumber=3134

EXHIBITS AND WPA FORM 3



4 Demarco Mass GIS overlay

Q3 Flood Zones (from Paper FIRMs, where NFHL Unavailable)

FEMA National Flood Hazard Layer Polygons

- Polygons A: 1% Annual Chance of Flooding, no BFE AE: 1% Annual Chance of Flooding, with BFE AE: 1% Annual Chance of 1-3ft Ponding, with BFE AI: 1% Annual Chance of 1-3ft Ponding, with BFE AI: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with VE: High Risk Coastial Area D: Possible But Undetermined Hazard X: 1% Primage Area <1 5g. Mi. X: 1% Primage Area <1 5g. Mi. X: 1% Primage Area <1 5g. Mi.

Area Not Included
Area with no DFIRM - Paper FIRMs in Effect

Potential Vernal Pools

NHESP Priority Habitats of Rare Species

NHESP Natural Communities •

NHESP Estimated Habitats of Rare Wildlife

NHESP Certified Vernal Pools

NHESP Ecoregions

Property Tax Parcels

USGS LOCUS & FEMA FIRMETTE



4/10/23,5:44 PM

FEMA's National Flood Hazard Layer (NFHL) Viewer

lith Web AppBuilder for ArcGIS 🛛 🕹 🕹 🕹 🕹 🕹 🕹



https://hazards-ferna.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=71.43426019299054,42.381137300099226,71.41348916637865,42.389061... 1/1

WPA FORM 3



WPA Form 3 – Notice of Intent Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Provided by MassDEP:

MassDEP File Number

Document Transaction Number Sudbury City/Town

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

	Project Location (Note: electronic filers will c	lick off bulloff to locate	Jioject site).
	4 Demarco Road	Sudbury	01776
	a. Street Address	b. City/Town	c. Zip Code
		42 38504	-71 42390
	Latitude and Longitude:	d. Latitude	e. Longitude
	G8	0002	3
	f Assessors Map/Plat Number	g Parcel /I of Num	per
		3	
2.	Applicant:		
	a. First Name	b. Last Name	
	Horizon Holding LLC		
	c. Organization		
	10 Holden St		
	d. Street Address		
	Malden	MA	02148
	e. City/Town	f. State	g. Zip Code
	978-904-0604	horizon.holdina.llc@	Damail.com
	h. Phone Number i. Fax Number	j. Email Address	
3.	Property owner (required if different from app a. First Name	blicant): Check	if more than one owner
	c. Organization		
	d. Street Address		
	e. City/Town	f. State	g. Zip Code
	h. Phone Number i. Fax Number	j. Email address	
4.	Representative (if any):		
	Matthew S.	Marro	
	Matthew S. a. First Name	Marro b. Last Name	
	Matthew S. a. First Name Matthew S. Marro Environmental Consulting	Marro b. Last Name	
	Matthew S. a. First Name Matthew S. Marro Environmental Consulting c. Company	Marro b. Last Name	
	Matthew S. a. First Name Matthew S. Marro Environmental Consulting c. Company 45 Lisa Drive	Marro b. Last Name	
	Matthew S. a. First Name Matthew S. Marro Environmental Consulting c. Company 45 Lisa Drive d. Street Address	Marro b. Last Name	
	Matthew S. a. First Name Matthew S. Marro Environmental Consulting c. Company 45 Lisa Drive d. Street Address Leominster	Marro b. Last Name	01453
	Matthew S. a. First Name Matthew S. Marro Environmental Consulting c. Company 45 Lisa Drive d. Street Address Leominster e. City/Town	Marro b. Last Name <u>MA</u> f. State	01453 g. Zip Code
	Matthew S. a. First Name Matthew S. Marro Environmental Consulting c. Company 45 Lisa Drive d. Street Address Leominster e. City/Town 978-314-7858 775-521-7083	Marro b. Last Name MA f. State matt@marro-consu	01453 g. Zip Code Iting.com/irene@marro-
	Matthew S. a. First Name Matthew S. Marro Environmental Consulting c. Company 45 Lisa Drive d. Street Address Leominster e. City/Town 978-314-7858 h. Phone Number	Marro b. Last Name MA f. State matt@marro-consu consulting.com	<u>01453</u> g. Zip Code Iting.com/irene@marro-
5.	Matthew S. a. First Name Matthew S. Marro Environmental Consulting c. Company 45 Lisa Drive d. Street Address Leominster e. City/Town 978-314-7858 h. Phone Number Total WPA Fee Paid (from NOI Wetland Fee	Marro b. Last Name MA f. State matt@marro-consu consulting.com	01453 g. Zip Code Iting.com/irene@marro-
5.	Matthew S. a. First Name Matthew S. Marro Environmental Consulting c. Company 45 Lisa Drive d. Street Address Leominster e. City/Town 978-314-7858 h. Phone Number Total WPA Fee Paid (from NOI Wetland Fee 165.00 70	Marro b. Last Name <u>MA</u> f. State matt@marro-consu consulting.com	01453 g. Zip Code Iting.com/irene@marro- 95 (note 100.00 local fee)

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WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number Sudbury City/Town

A. General Information (continued)

6. General Project Description:

Refer to Narrative

7a. Project Type Checklist:

1.	🛛 Single Family Home	2. Residential Subdivision
3.	Limited Project Driveway Crossing	4. Commercial/Industrial
5.	Dock/Pier	6. 🔲 Utilities
7.	Coastal Engineering Structure	8. Agriculture (e.g., cranberries, forestry)
9.	Transportation	10. 🔲 Other
le s	any portion of the proposed activity eligible to be t	reated as a limited project subject to 310 CMR

7b. Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes X No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

Middlesex	
a. County	b. Certificate # (if registered land)
13880	455
c. Book	d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- Buffer Zone Only Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Resource Area		Size of Proposed Alteration	Proposed Replacement (if any)
a. 🗌	Bank	0 1. linear feet	2. linear feet
b. 🗌	Bordering Vegetated Wetland	0 1. square feet	2. square feet
c. 🗌	Land Under Waterbodies and Waterways	0 1. square feet 3. cubic yards dredged	2. square feet

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For all projects affecting other Resource Areas please attach a narrative explaining how the resource area was delineated.

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WPA Form 3 – Notice of Intent Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

City/Town

MassDEP File Number

Document Transaction Number Sudbury

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

		Resour	<u>ce Area</u>	Size of Proposed Alteration	Proposed Replacement (if any)
		d. 🗌	Bordering Land	0	
			Subject to Flooding	1. square feet	2. square feet
				3. cubic feet of flood storage lost	4. cubic feet replaced
		е. 🗌	Isolated Land	0	
			Subject to Flooding	1. square feet	
				2. cubic feet of flood storage lost	3. cubic feet replaced
		f. 🕅	Riverfront Area	not availible	
			Alidth of Divertrant Area (ab		
		2. \	Width of Riverfront Area (ch	еск опе):	
			25 ft Designated De	nsely Developed Areas only	
			🔲 100 ft New agricultu	ral projects only	
			🛛 200 ft All other proje	ects	
		3	Total area of Riverfront Area	a on the site of the proposed project	
		5.		of the site of the proposed project	square feet
		4. F	Proposed alteration of the R	liverfront Area:	
		12 a.t	00 septic 2493 additon otal square feet	2013 decks b. square feet within 100 ft.	480 driveway (1200 for septic system)
		5. ł	Has an alternatives analysis	been done and is it attached to this	s NOI? Xes No
		6. \	Was the lot where the activi	ty is proposed created prior to Augu	ust 1, 1996? 🛛 Yes 🗌 No
	3.	Coa	astal Resource Areas: (See	310 CMR 10.25-10.35)	
		Check will me requirir	all that apply below. Attachet all performance standarc ng consideration of alternati	n narrative and supporting documer Is for each of the resource areas alt ve project design or location.	tation describing how the project ered, including standards
Online Users: Include your		<u>Resou</u>	rce Area	Size of Proposed Alteration	Proposed Replacement (if any)
transaction number		a. 🗌	Designated Port Areas	Indicate size under Land Under t	he Ocean, below
(provided on your receipt page) with all		b. 🗌	Land Under the Ocean	1. square feet	
supplementary information you				2. cubic yards dredged	
Department.		c. 🗌	Barrier Beach	Indicate size under Coastal Beach	nes and/or Coastal Dunes below
		d. 🗌	Coastal Beaches	1. square feet	2. cubic yards beach nourishment
		e. 🗌	Coastal Dunes	1. square feet	2. cubic yards dune nourishment

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Provided by MassDEP:

MassDEP File Number

Document Transaction Number

WPA Form 3 – Notice of Intent Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Sudbury City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

			Size of Proposed Alteration	Proposed Replacement (if any)
	f. 🗌	Coastal Banks	1 linear feet	
	g. 🗌	Rocky Intertidal Shores	1. square feet	
	h. 🔲	Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
	i. 🗌	Land Under Salt Ponds	1. square feet	
			2. cubic yards dredged	
	j. 🗌	Land Containing Shellfish	1. square feet	
	k. 🗖	Fish Runs	Indicate size under Coastal Bar Ocean, and/or inland Land Und above	ıks, inland Bank, Land Under the er Waterbodies and Waterways,
			1. cubic yards dredged	
	I. 🗌	Land Subject to	1 square feet	
4.	☐ Re If the p square amoun	storation/Enhancement roject is for the purpose o footage that has been en t here.	f restoring or enhancing a wetland tered in Section B.2.b or B.3.h abo	resource area in addition to the ve, please enter the additional
	a. square	e feet of BVW	b. square feet of	Salt Marsh
5.	Pro	oject Involves Stream Cro	ssings	
-	a. numbe	er of new stream crossings	b. number of repl	acement stream crossings
C. St	Othe reamlin	er Applicable Star	Idards and Requiremen	ts ds Protection Act Review
1.	Is any the mo Heritag <i>Natura</i> <u>http://w</u>	portion of the proposed pr st recent Estimated Habit ge and Endangered Speci / Heritage Atlas or go to ww.mass.gov/dfwele/dfw.	oject located in Estimated Habit ar at Map of State-Listed Rare Wetlar es Program (NHESP)? To view hal /nhesp/regulatory_review/priority_h	t of Rare Wildlife as indicated on Id Wildlife published by the Natural bitat maps, see the <i>Massachusetts</i> Inabitat/online_viewer.htm.
	a. 🗌 Y	∕es ⊠ No lf yes, i n	nclude proof of mailing or hand	delivery of NOI to:
	2023 N	Natu Divi 100	ral Heritage and Endangered Speci sion of Fisheries and Wildlife Hartwell Street, Suite 230	es Program

West Boylston, MA 01583

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April

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WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number Sudbury City/Town

C. Other Applicable Standards and Requirements (cont'd)

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.C, and include requested materials with this Notice of Intent (NOI); OR complete Section C.1.d, if applicable. If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).

- 1. c. Submit Supplemental Information for Endangered Species Review*
 - 1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

(b) outside Resource Area

percentage/acreage

- 2. Assessor's Map or right-of-way plan of site
- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work ***
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)

percentage/acreage

- (b) Photographs representative of the site
- (c) MESA filing fee (fee information available at:
- http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts NHESP" and *mail to* NHESP at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- d. OR Check One of the Following
 - Project is exempt from MESA review. 1. 🗌 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
 - Separate MESA review ongoing. 2. a. NHESP Tracking #

Page 5 of 8

b. Date submitted to NHESP

Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see

http://www.mass.gov/dfwele/dfw/nhesp/nhesp.htm, regulatory review tab). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

^{**} MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process. wpaform3.doc • rev. 1/3/2013



WPA Form 3 – Notice of Intent

Provided by MassDEP:

MassDEP File Number

Document Transaction Number Sudbury City/Town

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Other Applicable Standards and Requirements (cont'd)

- Separate MESA review completed. 3. Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
- 2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. X Not applicable - project is in inland resource area only

b. 🗌 Yes 📋 No If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode	North Shore - Hull to New Hampshire:					
Island, and the Cape & Islands:						

Division of Marine Fisheries -Southeast Marine Fisheries Station Attn: Environmental Reviewer 1213 Purchase Street - 3rd Floor New Bedford, MA 02740-6694

Division of Marine Fisheries -North Shore Office Attn: Environmental Reviewer 30 Emerson Avenue Gloucester, MA 01930

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

3. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

Online Users: Include your document		a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). Note: electronic filers click on Website.					
transaction		b. ACEC					
(provided on your receipt page)	4.	Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?					
supplementary		a. 🗌 Yes 🛛 No					
submit to the Department.	5.	Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?					
		a. 🗌 Yes 🖾 No					
	6.	Is this project subject to provisions of the MassDEP Stormwater Management Standards?					
		 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if: 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3) 					
		2. A portion of the site constitutes redevelopment					
		3. Proprietary BMPs are included in the Stormwater Management System.					
		b. 🛛 No. Check why the project is exempt:					
		1. 🛛 Single-family house					

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WPA Form 3 – Notice of Intent

Provided by MassDEP:

MassDEP File Number

Document Transaction Number Sudbury City/Town

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Other Applicable Standards and Requirements (cont'd)

- 2. Emergency road repair
- 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.
- 3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
- 4. List the titles and dates for all plans and other materials submitted with this NOI.

4 Demarco Road		
a. Plan Title		
Innovative Septic Design	Evan Carloni	
b. Prepared By	c. Signed and Stamped by	
4.7.23	20	
d. Final Revision Date	e. Scale	

f. Additional Plan or Document Title

g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. 🛛 Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

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WPA Form 3 – Notice of Intent Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided b	by Mass	DEP:

MassDEP File Number

Document Transaction Number Sudbury Citv/Town

E. Fees

 Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number	3. Check date		
4. State Check Number	5. Check date		
Matthew	Marro		
6. Payor name on check: First Name	7. Payor name on check: Last Name		

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

topila	4.7.2023	
1. Signature of Applicant	2. Date	
3. Signature of Property Owner (if different)	4. Date	
ms mano-	4.7.2023	
5. Signature of Representative (if any)	6. Date	

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

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Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Applicant Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return kev



1.	Location of Project:					
	4 Demarco Road	Sudbury				
	a. Street Address	b. City/Town				
		70.00				
	c. Check number	d. Fee amount				
2.	Applicant Mailing Address:					
	a. First Name	b. Last Name				
	Horizon Holding LLC					
	c. Organization					
	10 Holden Street					
	d. Mailing Address					
	Malden	MA	02148			
	e. City/Town	f. State	g. Zip Code			
	978-904-0604	horizon.holding.llc@gmail.com				
	h. Phone Number i. Fax Number	j. Email Address				
3.	Property Owner (if different):					

a. First Name		b. Last Name				
c. Organization						
d. Mailing Address						
e. City/Town		f. State	g. Zip Code			
h. Phone Number	i Fax Number	i Email Address				

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. Please see Instructions before filling out worksheet.

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtral fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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Page 1 of 2



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands NOI Wetland Fee Transmittal Form Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee		
Deck and Septic and Driveway	1	110	110		
multiplier for riverfront	<u>.</u>	55	55		
			· · ·		
			<u></u>		
	Step 5/Te	otal Project Fee:	165.00		
	Step 6/	Fee Payments:			
	Total	Project Fee:	165.00 a. Total Fee from Step 5		
	State share	of filing Fee:	70.00 b. 1/2 Total Fee less \$ 12.50		
	City/Town share	e of filling Fee:	95.00 + 100 dollars local fee		
Submittal Requirements	8				

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection Box 4062 Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

noifeetf.doc • Wetland Fee Transmittal Form • rev. 10/17/11

Assessor Record

abutters_id_field	abutters_owner1	abutters_owner2	a butters_address	a butters_address2	a butters_town	a butters_state	abutters_zip	a butters_bookpage	a butters_location
G07-0200	SUDBURY VALLEY TRUSTEES INC		18WOLBACH RD		SUDBURY	MA	01776	13002-41	HUDSON RD
G08-0001	PROIA TODD J & SUZAN N D		414 OLD LAN CASTER RD		SUDBURY	MA	01776	56274-116	414 OLD LAN CASTER RD
G08-0002	HORIZON HOLDING LLC		45 N HIGH ST		FOXBORO	MA	02035	80638-125	4 DEMAROD RD
G08-0003	PHILUPS GEOFFREY & BARBARA		125 HUDSON RD		SUDBURY	MA	01776	32501-451	125 HUDSON RD
G08-0004	BOULEY SOBRAL GRETA & NATHAN T		133 HUDSON RD		SUDBURY	MA	01776	41432-203	133 HUDSON RD
G08-0005	VARLOTTO JOHN M & ANGELA M		434 OLD LAN CASTER RD		SUDBURY	MA	01776	39001-194	434 OLD LAN CASTER RD
G08-0101	FERENCE KEVIN M & MARTHA L		12 DEMARCO RD		SUDBURY	MA	01776	24739-523	12 DEMARCO RD
G08-0109	MOCABE LAURA & PATRICK		15 DEMARCO ROAD		SUDBURY	MA	01776	59466-107	15 DEMARCO RD

Notification to Abutters

Under the Massachusetts Wetlands Protection Act and Sudbury Protective Wetlands By Law.

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and Sudbury Protective Wetlands By-Law, you are hereby notified of the following:

- A. The name of the Applicant is Horizon Holding LLC
- B. The Applicant has filed a **Notice of Intent** with the <u>Sudbury Conservation Commission</u> seeking permission to remove, fill, dredge or alter an Area Subject to Protection (Wetland Resource Area and/or Buffer Zone) Under the Massachusetts Wetlands Protection Act (General Laws Chapter 131, Sec.40) and local protective wetlands by-law.
- C. The address of the lot where the activity is proposed: __4 Demarco Road
- -D. The proposed activity is: ____Deck addition Driveway expansion and Septic upgrade_____
- E. A **Public Hearing** regarding this **Notice of Intent** will be held on: **TBD**

F. Public Participation will be by Zoom

- **G** The meeting time and date will be provided on the Conservation Commission's Agenda posted on the Town's website at least 48 hours prior to the meeting, or you may email (concom@sudbury.ma.us) for the agenda to be emailed to you.
- H The Notice of Intent may be examined by contacting the commission or by emailing a request for a pdf copy to <u>irene@marro-consulting.com</u>

I. Copies of the **Notice of Intent** may be obtained from either The Applicant, or the Applicant's representative _Matthew S. Marro_, by calling this telephone number: _978-314-7858___ between the hours of _9 AM to 3 PM Weekdays

Note: Public Hearing Notice, including its date, time, and place, will be published at least 5 days in advance in Your local Newspaper (at the applicant's expense).

For more information about projects in Sudbury, please contact the Sudbury Conservation Commission at (978) 440-5741. You also may contact the Department of Environmental Protection at (978) 694-3200.

SITE PLAN



ARCHITECTURAL RENDERING















ⁱ OBL= Obligate. Fac= Facultative. UP = Upland Notation: FACW = Facultative wetland species

abutters_id_field	abutters_owner1	abutters_owner2	abutters_address	abutters_town	abutters_state	abutters_zip	abutters_bookpage	abutters_location
G07-0200	SUDBURY VALLEY TRUSTEES INC		18 WOLBACH RD	SUDBURY	MA	01776	13002-41	HUDSON RD
G08-0001	PROIA TODD J & SUZANN D		414 OLD LANCASTER RD	SUDBURY	MA	01776	56274-116	414 OLD LANCASTER RD
G08-0002	HORIZON HOLDING LLC		45 N HIGH ST	FOXBORO	MA	02035	80638-125	4 DEMARCO RD
G08-0003	PHILLIPS GEOFFREY & BARBARA		125 HUDSON RD	SUDBURY	MA	01776	32501-451	125 HUDSON RD
G08-0004	BOULEY SOBRAL GRETA & NATHAN T		133 HUDSON RD	SUDBURY	MA	01776	41432-203	133 HUDSON RD
G08-0005	VARLOTTO JOHN M & ANGELA M		434 OLD LANCASTER RD	SUDBURY	MA	01776	39001-194	434 OLD LANCASTER RD
G08-0101	FERENCE KEVIN M & MARTHA L		12 DEMARCO RD	SUDBURY	MA	01776	24739-523	12 DEMARCO RD
G08-0109	MCCABE LAURA & PATRICK		15 DEMARCO ROAD	SUDBURY	MA	01776	59466-107	15 DEMARCO RD

Gysthi Hory 3/30/2023





	PLAN	I OF LAND
	# 4 DEI SUE	MARCO ROAD DBURY, MA
	O HORIZOI	WNED BY N HOLDING, LLC
	P.I.D	0. G08 - 0002
. 64'	SCALE : 1" = 50	' SEPTEMBER 12, 2022
121	50 25 0	0 50 100
<u>°12'00''E \$57°58'00''E</u> 40.30'	ZONE : RESIDENCE	A-1
	LOT AREA 40,000 FRONTAGE 180 FRONT YARD 40 SIDE YARD 20 REAR YARD 30 MAX. HEIGHT 33 LOT COVERAGE	NCD EXIGNING S.F. 24,455 S.F. 0 FT. 175.00 FT. ON DEMARCO RD. 0 FT. 42.5 FT. 0 FT. 64.0 FT. 0 FT. 55.9 FT. 5 FT. < 30 FT.
# 16 DEMARCO RD.	ACCORDING TO F.E.M.A. M THIS STRUCTURE IS LOCA	AP 25017C 0368F, DATED 07/07/2014 TED IN ZONE X- UNSHADED .
145.00'	REFERENCES :	PREPARED BY :
N38°56'00''W	DEED : BK. 80638, PG. 125 PLAN : PL. 1014 OF 1953 PL. 793 OF 1967 PL. 1167 OF 1999	JOHN J. JOHN J. RUSSELL No. 38717 BROSTERED BOOM JOHN J. RUSSELL NO. 38717 BIGISTERED COMPLAND SOME COMPLAND SOME
ED SES ONLY.		JÓHŃ J. RUŚSELL, P.L.S. 645 SUMMER AVE. READING, MA

[
Sheet List				
Sheet Number Sheet Name				
A000	COVER PAGE			
A001	GENERAL NOTES, INFORMATION, SYMBOLS			
A002	TYPICAL FRAMING DETAILS			
A101.1	FLOOR PLANS			
A101.2	FLOOR PLANS			
A102	FRAMING PLAN AND 2ND FLR PLAN			
A200	ELEVATIONS			
A300	DETAILS & SCHEDULES			

JAVID CHOI ARCHITECT 34 EAST KIDDER ST. PORTLAND MAINE 04103 T:617-834-5090 DAVIDCHOIARCHITECT@GMAIL.COM General Note THESE PLANS ARE FOR THE EXCLUSIVE USE BY ALPHA TO OMEGA CONTRACTOR. DRAWINGS ARE NOT NECESSARILY TO SCALE: X/X" = 1'-0". ALL DIMENSIONS SHOULD BE VERIFIED ON SITE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES AND/OR VARIANCES TO THOSE NOTED BEFORE PROCEEDING WITH ANY CONSTRUCTION.				
SINGLE-FAMILY	ADDITION AND RENOVATION	4 DEMARCO ROAD	SUDBURY, MA	
DATE DRAWN B CAD FILE	3-7-23 Author	SCALE: CHECKED BY Che PROJECT NUME roject Nun	cker ER nber	
Arch	No. 2017S BOSTON, MA	REVISION	3/31/2023 10:00:37 PM	
	COV PAC	'ER GE		
	40()0		

GENERAL NOTES:

A. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND EXECUTE ALL WORK IN STRICT ACCORDANCE WITH ALL MASSACHUSETTS STATE BUILDING CODE AND, INTERNATIONAL BUILDING CODE AND OTHER REGULATIONS.

B. DO NOT SCALE THE DRAWINGS. VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE BEFORE STARTING WORK AND TO COORDINATE WITH WORK ACCORDINGLY. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER AND THE DESIGNER PROMPTLY AND PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROVIDE IN WRITING TO OWNER, ARCHITECT AND ENGINEER REQUEST FOR ADDITIONAL INFORMATION OF SCOPE OF WORK. IN THE ABSENCE OF THIS WRITTEN REQUEST, SCOPE OF WORK SHALL BE DETERMINED AS UNDERSTOOD BY CONTRACTOR.

C. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN IN THE CONTRACT DOCUMENTS EXCEPT WHERE SPECIFICALLY DESIGNATED TO BE DONE BY A SEPARATE SUBCONTRACTOR OR BY A CONTRACTOR WORKING DIRECTLY FOR THE OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF THESE CONTRACTORS.

D. THE GENERAL CONTRACTOR IS TO DO ALL CUTTING AND PATCHING OF EXISTING FLOOR, WALL, CEILING, ROOFS FOR ANY NEW PLUMBING HVAC. OR ELECTRICAL WORK, EVEN IF THE CUTTING AND PATCHING IS NOT SPECIFICALLY IDENTIFIED.

E. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR THE COMPLETION OF THE WORK.

F. ALL WORK TO BE CONSIDERED NEW WORK UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL VERIFY WITH OWNER AND ENGINEER SCOPE OF NEW WORK VERSUS EXISTING CONDITION TO REMAIN PRIOR TO COMMENCE OF WORK. THIS VERIFICATION SHALL BE PROVIDED IN A WRITTEN FORMAT ALONG WITH MARK-UPS ON PLANS

G. THE GENERAL CONTRACTOR SHALL FILE FOR AND SECURE ALL APPROVALS. PERMITS AND CERTIFICATES OF COMPLIANCE AS REQUIRED AND PAY FOR SUCH FEES.

H. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR A COMPLETE AND THOROUGH CLEAN UP AT THE END OF THE PROJECT. AND FOR DAILY CLEAN-UP OF CONSTRUCTION DEBRIS.

I. THE GENERAL CONTRACTOR IS TO ENSURE WHERE EXISTING CONSTRUCTION IS TO REMAIN, FIRE RESISTIVE CONSTRUCTION IS TO BE COMPLETE AND UNINTERRUPTED. GENERAL CONTRACTOR IS TO REPAIR AND PARCH EXITING CONSTRUCTION WITH FIRE RESISTIVE CONSTRUCTION OF SAME OR HIGHER RATING.

HARD WIRED COMBO (SMOKE, HEAT & CO2) DETECTORS TO BE INSTALLED IN THE BUILDING ACCORDING TO THE NINTH EDITION OF 780 CMR.

K. EXHUST FAN TO BE PROVIDED IN EACH BATHROOM IN ADDITION TO THE WINDOW IN THE EXTERIOR WALL.

L. ALL WINDOW SILLS IN THE SECOND FLOOR ARE LESS THAN 42 " HIGH AND CLEAR OPENING OF MORE THAN 24" IN HEIGHT.

M. HOME ENERGY RATING SYSTEM (HERS): -ALL EXTERIOR WALLS & CEILING INSULATION RATE ARE R-21.

- ROOF (ATTIC) INSULATION RATE IS R-38 - PREVENTING LEAK IN AIR, HEAT & HVAC SYSTEMS

- BASEMENT IS HEATED
- ALL WINDOWS ARE DOUBLE-PANE
- WINDOWS, DOORS, APPLIANCES & HEATING SYSTEM ARE ENERGY STAR RATED

STRUCTURAL NOTES:

General:

Boston basic wind speed (_SUDBURY_, MA) 105 mph Ground snow 40 psf and 20 psf roof live load All loads and loading conditions are per IBC 2015 (9th edition of the Massachusetts Building Code)

ALL WORK SHALL CONFORM TO THE LATEST COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE AND THE INTERNATIONAL BUILDING CODE.

FOUNDATION UNDER THE DECK IS 12" CONCRETE FOOTING & AT LEAST 4' BELOW THE GRADE LEVEL.

ALL WOOD IN CONTACT WITH FOUNDATION IS PRESSURE TREATED.

CONTRACTOR TO USE APPROPRIATE SIMPSON BRACKET TO ATTACH THE DECK AND JOISTS BUTTING THE MAIN BEAMS.

CONTRACTOR TO USE FIRE BLOKING AND BRIDGING WHEREVER IS APPLICABLE.

ALL EXTERIOR WALLS ARE 2X6 WALLS AND ROOF SHEATHING TO BE ATTACHED TO THE FRAMING WITH 8d NAILS @ 6" OC. AT PANEL EDGES AND @12" OC. FOR THE REST OF THE FRAMING MEMBERS.

ALL FOUNDATIONS SHALL REST ON SOLID BEARING (MIN. CAPACITY 2T/SF). WHERE RESTING ON FILL, SUCH FILL'S MATERIAL & COMPACTION METHOD SHALL BE AS APPROVED IN WRITING BY THE ENGINEER. NOTIFY THE ENGINEER IF LESSER CAPACITY MATERIAL IS ENCOUNTERED BEFORE PROCEEDING WITH THE WORK.

ALL WOOD SHALL BE PRESSURE TREATED SELECT STRUCTURAL FOR DECKS/PORCHES AND WHERE INDICATED IN DRAWINGS.

ALL LOADS AND LOADING CONDITIONS ARE PER IBC 2015 (9TH EDITION OF THE MASSACHUSETTS BUILDING CODE)

LVL BEAMS :	FB=3100 PSL
CONCRETE :	FC=3000 psi

REINFORCEMENT: FY=60 KSI ALL DIMENSIONAL LUMBER SHALL BE OF CONSTRUCTION GRADE OR BETTER;

ALL EXPOSED WOOD SHALL BE PRESSURE TREATED; ALL EXPOSED CONNECTORS AND FASTENERS SHALL BE GALVANIZED;

ALL STRUCTURAL COLUMNS ARE 6X4 PSL OR 3.5 "LALLYS, UNO

PROVIDE BRACING OF ALL COLUMNS(STEEL AND TIMBER) AT EACH FLOOR LEVEL. USE SIMPSON HURRICANE TIES TO ATTACH ROOF RAFTERS TO THE WALLS.

NAILING AND FASTENING:

ALL FASTENERS AND CONNECTORS SHOULD BE GALVANIZED. USE 4" O.C. @ EDGES AND 12" O.C. IN FIELD TO ATTACH ALL FLOOR AND ROOF PLYWOOD AND EXTERIOR SHEATHING.

CONTRACTOR MAY SUBSTITUTE SINGLE LVL BEAMS FOR COMBINATION OF 1.75"PILES.

ALL COMBINED LVL PILES SHALL BE CONNECTED PER MANUFACTURER SPECIFICATION FOR SIDE-LOADED ASSEMBLIES.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING & BRACING UNTIL ALL STRUCTURAL WORK IS COMPLETE.

BUILDING ENVELOPE REQUIREMENTS SHOULD BE IN COMPLIANCE WITH MASSACHUSETTS BUILDING CODE 9TH EDITION 780 CMR 13.00 (IECC 2015 CHAPTER 5.00)

					DAVID CHOI ARCHITECT
DESIGN CRITER	RIA:	REINFORCED CONCRETE NOTES: 1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE ACI	1. ALL SAWN LUMBER FRAMING MEMBERS	AING S SHALL BE SPRUCE-PINE-FIR WITH THE	34 EAST KIDDER ST.
THE MASSACHUSETTS BU ROOF: LIVE LOAD: BASE SNOW L	JILDING CODE 9TH EDITION AND ALL REFERENCED CODES	BUILDING CODE AND TO THE INTERNATIONAL BUILDING CODE 2009. IN CASE OF CONFLICT, THE INTERNATIONAL BUILDING CODE 2009 SHALL GOVERN.	FOLLOWING MINIMUM GRADES: A. JOISTS, RAFTERS, SOLID AND BUILT B. SILLS AND PLATES; STUD GRADE.	I-UP BEAMS, WALL STUDS AND LINTELS; NO. 1 GRADE.	PORTLAND MAINE 04103
WHERE APPLICABLE FLAT ROOF SNOW LO DEAD LOADS FOR NEW	OAD (PF)= 32 PSF	SUPERVISION OF AN APPROVED CONCRETE TESTING AGENCY. 3. ALL CONCRETE EXPOSED TO THE WEATHER SHALL CONTAIN AN AIR	C. SOLID WOOD POSTS; NO. 1 GRADE. D. BRIDGING, BLOCKING AND NAILERS	; STUD GRADE.	T:617-834-5090 DAVIDCHOIARCHITECT@GMAIL.COM
INSULATION 3.0 PS METAL DEC 2.0 PS FRAMI 3.0 PSF		ENTRAINMENT ADMIXTURE. 4. UNLESS OTHERWISE NOTED ON PLANS, ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3.000 POUNDS PER	2. ALL "MICRO LAM' (ML) MEMBERS SHALL A. E = 2,000,000 PSI B. Fb = 2800 PSI	HAVE THE FOLLOWING MINIMUM PROPERTIES:	General Note THESE PLANS ARE FOR THE EXCLUSIVE USE
TOTAL DEAD L 15.0 F	PSF	SQUARE INCH AT THE END OF 28 DAYS. CONCRETE SLABS ON GRADE SHALL BE NORMAL WEIGHT AND HAVE MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I.	C. Ft = 1850 PSI D. Fc (perpendicular) = 500 PSI E. Fc (parallel) = 2700 PSI		BY ALPHA TO OMEGA CONTRACTOR. DRAWINGS ARE NOT NECESSARILY TO SCALE: X/X" = 1'-0". ALL
WIND LOAD 105 MP MEAN ROOF HEIGHT 7 BASIC VELOCITY PRESS	'H 70 FT ;URE Pv 23 PSF	5. CONCRETE QUALITY IN ACCORDANCE WITH THE REQUIREMENTS OF THESE DRAWINGS AND SPECIFICATIONS IS ESSENTIAL TO THE STRUCTURAL PERFORMANCE OF THIS BUILDING. CONCRETE THAT IS NOT IN ACCORDANCE	 F. Fv = 285 PSI 3. UNLESS OTHERWISE NOTED, ALL NAILIN 	NG AND FASTENING SHALL BE IN ACCORDANCE WITH	DIMENSIONS SHOULD BE VERIFIED ON SITE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS
DEFLECTION LIMITS: ROO L/180 DEAL	OF L/240 LIVE LOAD ONLY D LOAD + LIVE LOAD	WITH THE DRAWINGS AND SPECIFICATIONS WILL NOT BE ACCEPTED. 6. CONCRETE MUST REACH THE FOLLOWING PERCENTAGES OF ITS 28 DAY COMPRESSIVE STRENCT (4) DEFENSE FOR NO VISION AND REACTION OF DEMOLYER	4. WOOD SILLS BENEATH ALL INTERIOR BE EXPOSED TO WEATHER OR MOISTURE	, MASSACHUSETTS BUILDING CODE. EARING WALLS AND ALL MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE	AND SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES AND/OR VARIANCES TO THOSE
LINTELS L/600	DEAD LOAD + LIVE LOAD	WALLS 40%	WITH THE "AMERICAN WOOD PRESERVE5. ALL STUD WALLS, BEARING AND NON-BI	ERS ASSOCIATION, STANDARD C1". U.O.N. ON DRAWING EARING, SHALL HAVE ONE ROW OF CONTINUOUS	NOTED BEFORE PROCEEDING WITH ANY CONSTRUCTION.
GENERAL NO	<u>DTES:</u> STRUCTURAL DRAWINGS IS TO SHOW THE MAIN	 CONSTRUCTION JOINT LOCATIONS OTHER THAN SHOWN ON THE DRAWINGS ARE PERMITTED SUBJECT TO PRIOR APPROVAL OF THE ENGINEER. EXPANSION JOINT AND CONTROL JOINT LOCATIONS ARE MANDATORY, AS SHOWN. 	2X SOLID BLOCKING BETWEEN STUDS A 6. FRAMING MEMBERS SHALL NOT BE NOT SPECIFIC APPROVAL OF THE ENCINEER	AT MID-HEIGHT. BLOCKING SIZE TO MATCH STUD SIZE. TCHED, CUT OR ALTERED IN THE FIELD WITHOUT THE	No. Description Date
STRUCTURAL FEATUR ARCHITECTURAL DET TO CONSTRUCT THE F	RES AND DESIGN FOR THE COMPLETED PROJECT. AILS AND OTHER COMPONENTS THAT MAY BE NECESSARY PROJECT ARE SHOWN INCIDENTALLY ONLY, AND NOT ECORE ALL CONTRACT DRAWINGS AND SPECIECATIONS	8. REINFORCING BARS SHALL CONFORM TO ASTM A615 WITH 60,000 PSI YEILD STRENGTH, AS INDICATED AND SHALL HAVE THE FOLLOWING CONCRETE COVER, UNLESS NOTED OTHERWISE ON THE DRAWINGS:	 ALL METAL CONNECTORS FOR WOOD C SHAPES AS MANUFACTURED BY "SIMPS 	x. CONSTRUCTION SHALL BE HOT-DIPPED GALVANIZED METAL SON STRONG-TIE COMPANY, INC." AND BE ATTACHED BY	
MUST BE USED IN CON ALL PHASES OF CONS DRAWINGS AND ARCH	NJUNCTION WITH THE STRUCTURAL DRAWINGS DURING STRUCTION. DISCREPANCIES BETWEEN STRUCTURAL ITECTURAL DRAWINGS, IF NOT CLARIFIED IN THE	A. SURFACES PLACED IN CONTACT WITH THE GROUND	THE GENERAL CONTRACTOR AS PER TH 8. ALL ROOF SHEATHING SHALL BE 5/8 INC	HE "SIMPSON STRONG-TIE" SPECIFICATION. CH APA RATED PLYWOOD SHEATHING 32/16.	
ADDENDA AT THE REC ATTENTION OF THE AF THE CONTRACTOR SH	CHIEF THE CONTRACTOR, SHALL BE BROUGHT TO THE RCHITECT DURING CONSTRUCTION FOR CLARIFICATIONS. HALL TAKE THIS INTO CONSIDERATION IN HIS BID.	B. FORMED SURFACE EXPOSED TO GROUND2" C. INSIDE FACE OF FORMED WALL1 1/2"	USE EXPOSORE 1, STRUCTURAL 1, C-D, STRIPS ALONG EAVES AND WHEN LONG WITH THE FACE GRAIN PERPENDICULAR	PANELS, EXCEPT USE EXTERIOR PANELS FOR STARTER G CONSTRUCTION DELAYS ARE ANTICIPATED. APPLY PANELS R TO THE RAFTERS OR TRUSSES AND CONTINUOUS OVER TWO	
2. THE CONTRACTOR S BETWEEN DRAWINGS 3. THE CONTRACTOR S	SHALL INFORM THE ARCHITECT OF ALL DISCREPANCIES OF DIFFERENT TRADES, PRIOR TO INITIATION OF ANY WORK. SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF	D. WALL PIER TIES1 1/2" E. SLAB REINFORCING	OR MORE SPANS. INSTALL 2x6 BLOCKIN ATTACH PANELS WITH GLUE AND 10d CO AND 10 INCHES ON CENTER AT INTERMI	IG ALONG PANEL ENDS BETWEEN EACH RAFTER OR TRUSS. OMMON NAILS AT 6 INCHES ON CENTER AT PANEL EDGES EDIATE SUPPORTS.	
ADJACENT STRUCTUF 4. REFER TO ARCHITEC DRAWINGS FOR VERIE	RES, PROPERTY AND THE PUBLIC. CTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FICATION OF LOCATIONS AND DIMENSIONS OF ALL	 WELDED WIRE FABRIC WILL CONFORM TO ASTM A185; LAP TWO SQUARES AT ALL SPLICES AND TIE AT 3 FOOT CENTERS. 	9. ALL FLOOR SHEATHING SHALL BE 3/4" A USE EXPOSURE 1 PANELS, APPLY PANE	NPA RATED ``STUR-I-FLOOR'', 24 OC, TONGUE AND GROOVE. ELS WITH THE FACE GRAIN PERPENDICULAR TO THE JOISTS	
CHASES, SLOTS, INSE FLOOR PITCHES, ANG SHOWN ON STRUCTU	ERTS, CURBS, OPENINGS, SLEEVES, ANCHOR BOLTS, GLE FRAMES AND ALL OTHER PROJECT REQUIREMENTS NOT IRAL DRAWINGS.	10. PROVIDE CLASS B SPLICE FOR ALL CONTINUOUS REINFORCEMENT, UNLESS OTHERWISE INDICATED. 11. PROVIDE BAR SUPPORTS, SPACERS AND ACCESSORIES RECOMMENDED IN THE	AS FOLLOWS: A. SPREAD GLUE IN ACCORDANCE W	/ITH RECOMMENDATIONS OF GLUE MANUFACTURER AND	
5. WORK NOT INDICATE IMPLIED TO BE SIMILA SHALL BE INCLUDED.	ED ON A PART OF THE DRAWINGS BUT REASONABLY AR TO THAT SHOWN AT CORRESPONDING LOCATION,	LATEST ADDITION OF THE ACI DETAILING MANUAL, PUBLICATION SP-66. ALL REINFORCEMENT DETAILING, LAP SPLICES AND EMBEDMENT WILL CONFORM TO THIS MANUAL. ALL ACCESSORIES, SUCH AS SLAB BOLSTERS	INDUSTRY PRACTICE. B. STAGGER END JOINTS IN EACH SU ALL END AND END JOINTS, INCLUD	JCCEEDING ROW, LEAVING 1/8 INCH SPACE BETWEEN DING TONGUE AND GROOVE EDGES.	
 DETAILS SHOWN AS ALL CONTRACTORS SPECIFICATIONS CAR 	TYPICAL ARE APPLICABLE TO ALL SIMILAR CONDITIONS. ARE REQUIRED TO EXAMINE THE DRAWINGS AND REFULLY, VISIT THE SITE AND FULLY INFORM	AND BEAM AND SLAB CHAIRS IN CONTACT WITH EXPOSED SURFACES SHALL BE ZINC COATED OR PLASTIC TYPE. 12. PIPES OR CONDUITS PLACED IN SLABS ON GRADE SHALL NOT BE PLACED	C. COMPLETE ALL NAILING OF EACH NAILS AT 6 INCHES ON CENTER AT	PANEL BEFORE GLUE SETS WITH 6d RING OR SCREW SHANK I PANEL EDGES AND 12 INCHES AT INTERMEDIATE SUPPORTS.	
THEMSELVES AS TO A SUBMITTING THE PRO FAMILIARIZE THEMSEI LIMITATIONS WILL IN N	ALL EXISTING CONDITIONS AND LIMITATIONS, PRIOR TO DPOSAL. FAILURE TO VISIT THE SITE AND LVES WITH THE EXISTING CONDITIONS AND NO WAY RELIEVE THE SUCCESSFUL BIDDER FROM	DIAMETER LESS THAN 1/3 OF THE SLAB THICKNESS. ALUMINUM CONDUITS SHALL NOT BE PLACED IN CONCRETE.	10. ALL EXTERIOR WALL SHEATHING SHALL PLYWOOD C-D PANELS. ATTACH PANEL AND 12" OC AT INTERMEDIATE SUPPOR	L BE 1/2 INCH APA RATED, EXPOSURE 1, STRUCTURAL 1, S WITH 8d COMMON NAILS @ 4" OC AT PANEL EDGES TS. ALL PLYWOOD WALL SHEATHING SHALL BE BLOCKED	
FURNISHING ANY MAT DRAWINGS AND SPEC 8. CONTRACTOR SHALL	TERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH CIFICATIONS WITHOUT ADDITIONAL COST TO THE OWNER. L FIELD MEASURE ALL EXISTING CONDITIONS AND	13. DETAILING OF REINFORCEMENT SHALL BE ACCORDING TO THE LATEST EDITION OF ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONRETE STRUCTURES".	AT PANEL EDGES BELOW TRUSS PLYWOOD SHEATHING S GROOVE PLYWOOD A-C PANELS ATTAC	SHALL BE 1/2 INCH APA RATED, EXPOSURE 1, TONGUE AND	
COORDINATE THEIR F		 SET AND TIE ALL REINFORCEMENT BEFORE PLACING CONCRETE. SETTING DOWELS AND REINFORCEMENT INTO WET CONCRETE IS PROHIBITED. EXPOSED EDGES OF CONCRETE ELEMENTS, SUCH AS PILASTERS, CURBS AND 	PANEL EDGES AND 10" OC AT INTERMEL BE BLOCKED AT PANEL EDGES.	DIATE SUPPORTS, ALL BELOW TRUSS SHEATHING SHALL	
SHOP DRAV	WINGS AND SUBMITTALS	16. NOT ALL OPENINGS THROUGH CONCRETE SLABS AND WALLS ARE SHOWN ON STRUCTURAL DRAWINGS. OPENINGS INDICATED, OR ANY ADDITIONAL	12. ``BCI/XX" REFERS TO A WOOD I - JOIST I BOISE, IDAHO OR APPROVED EQUAL. RI ATTACHMENTS, BRACING, WEB STIFFEN	MANUFACTURED BY BOISE CASCADE EFER TO MANUFACTURERS RECOMMENDATIONS REGARDING NERS, BLOCKING, ETC.	
1. THESE DRAWINGS S AND CONTRACTS BY BEAR THE CONTRACT	HALL BE CHECKED AND COORDINATED WITH OTHER MATERIALS THE GENERAL CONTRACTOR AND SHOP AND SUBMITTALSHAL FOR'S REVIEW STAMP WITH THE CHECKER'S INITIALS BEFORE	TRADES BEFORE POURING OF CONCRETE. 17. USE NON-SHRINK, NON-METALLIC GROUT, WHERE INDICATED. SEE SECTION 03300. CAST-IN-PLACE CONCRETE OF THE SPECIFICATIONS FOR ALL THE	13. ``TIMBERSTRAND RIM BOARD" REFERS BLOCKING OR LINTEL AS MANUFACTUR	TO A MANUFACTURED WOOD EDGE BEAM, CONTINUOUS ED BY TRUSS JOIST MACMILLAN, BOISE, IDAHO OR NG MINIMUM PROPERTIES	
BEING SUBMITTED TO 2. WHEN THE FABRICA ENGINEERS DRAWING) THE ARCHITECT FOR APPROVAL. TOR HAS BEEN AUTHORIZED TO USE THE ARCHITECTS AND 35 AS ERECTION DRAWINGS. THE FABRICATOR MUST REMOVE	REQUIREMENTS. 18. FLOOR SLOPES WILL BE AN INTEGRAL PART OF STRUCTURAL SLABS. SEPERATE CONCRETE FILL IS NOT PERMITTED UNLESS SPECIFICALLY	A. E = 1,300,000 PSI. B. Fb = 1,700 PSI.		
ALL TITLE BLOCKS, PF ARCHITECT AND ENG	ROFESSIONAL SEALS AND ANY OTHER REFERENCES TO THE INEER FROM THAT ERECTION DRAWINGS.	INDICATED ON THE STRUCTURAL DRAWINGS. CONCRETE CAST ON SLOPED SURFACES SHALL BEGIN AT THE LOWEST ELEVATION AND CONTINUE MONOLITHICALLY TOWARD THE HIGHER ELEVATIONS UNTIL THE INTENDED POLID IS COMPLETED	C. Fv = 400 PSI. D. Fc I <i>.</i> = 680 PSI.		A NIL
THE NEW CONSTRUCT MEASUREMENTS IN T	TION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE FIELD IME FOR THEIR INCORPORATION IN THE SHOP DRAWINNGS	19. SEE ARCHITECTURAL DRAWINGS FOR FINISHES, DEPRESSIONS, REGLETS, NOTCHES AND OTHER ARCHITECTURAL FEATURES.	E. VERTICAL LOAD TRANSFER CAPA	CTLY = 3450 PLF (~4" THICK).	FAG AZ
		 SET ANCHOR BOLTS AND EMBEDDED PLATES REQUIRED FOR CONNECTION OF WORK BY OTHERS. PROVIDE CONCRETE PADS FOR MECHANICAL EQUIPMENT ACCORDING TO THE 			
	CAL FRAMING NOTES	REQUIREMENTS OF THE MANUFACTURER AND IN ACCORDANCE WITH THE TYPICAL DETAILS. ALWAYS PROVIDE MINIMUM REINFORCEMENT FOR PADS, UNLESS NOTED OTHERWISE. COORDINATE LOCATIONS WITH MECHANICAL			
		22. NO CONCRETE SHALL BE CAST BEFORE REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS HAVE BEEN OBTAINED FROM THE ARCHITECT			
	CTURAL SYMBOLS L	EGEND			
000	"EXTERIOR" ELEVATIONS			SURFACE OR PENDANT MOUNTED	
		"INTERIOR" ELEVATIONS		RECESSED INCANDESCENT LIGHT FIXTURE	DATE SCALE: 12" = 1'-0"
				SURFACE OR PENDANT MOUNTED	DRAWN BY CHECKED BY Author Checker
_000	ROOM NUMBER	WALL SECTION			Project Number
\mathbf{X}	DOOR NUMBER	SECTION OR DETAIL	$\vdash \bigcirc$	WALL MOUNTED INCANDESCENT LIGHT FIXTURE	Architect:
X	WINDOW TYPE	x REFERENCE DETAIL	-0-0-0-	LIGHTING TRACK	HALTH OF MASSAC BE
× ×	I OUVER TYPE	DRAWING WHERE DETAIL IS D	RAWN		MOMMO TO THE STORE
				WASHER	No. 20179
X	REVISION REFERENCE	138.6 SPOT ELEVATION NOT TO SCALE	\bigotimes	EXIT LIGHT	GISTERED ARCHITE
X	- WALL WIDTH		S	PAGING SPEAKER	ISSUE REVISION
	PARTITION TYPE	++		SMOKE OR HEAT DETECTOR	
x —	DOOR HEAD/JAMB/SILL DETAIL REF.	ACOUSTICAL TILE CEILING GRID	•		GENERAL
X	PROPOSED ELEVATION		U		NOTES
∀ X	IN ELEVATION OR SECTION		AP	ACCESS PANEL	INFORMATION
	CENTER LINE	RECESSED FLUORESCENT LIGHT FIX		FIRE EXTINGUISHER	SYMROI S
	HIDDEN EDGES/PROJECTIONS ABOVE	SURFACE OR PENDANT MOUNTED			
/ /	BREAK LINE	FLUORESCENT LIGHT FIXTURE	OR GRILLE	<u>-0"</u>	A()()1



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3/31/2023





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34 EAST KIDDER ST.

PORTLAND MAINE 04103

T:617-834-5090

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DAVIDCHOIARCHITECT@GMAIL.COM					
General Note					
THESE PLANS ARE FOR THE EXCLUSIVE USE	-				
BY ALPHA TO OMEGA CONTRACTOR. DRAWINGS ARE NOT NECESSARILY					

TO SCALE: X/X" = 1'-0". ALL DIMENSIONS SHOULD BE VERIFIED ON SITE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES AND/OR VARIANCES TO THOSE NO/OR VARIANCES TO THOSE

No.	Description	Date				





FLOOR PLANS

A101.1











1 DECK AND EXTERIOR STAIR DETAILS 1" = 1'-0"

		Window Schedule ALL ENER	GY STAR COMPLIANT	
Level	Type Mark	Comments	Family and Type	
BASEMENT LEVEL	AWN	REPLACEMENT EXIST	Window-Awning-Single: 36" x 24"	5' - 8"
BASEMENT LEVEL	AWN	REPLACEMENT EXIST	Window-Awning-Single: 36" x 24"	5' - 8"
BASEMENT LEVEL	AWN	REPLACEMENT EXIST	Window-Awning-Single: 36" x 24"	5' - 8"
BASEMENT LEVEL	D		Double Hung with Trim: 36" x 62"	2' - 0"
BASEMENT LEVEL	D		Double Hung with Trim: 36" x 62"	2' - 0"
FIRST FLOOR	В	TEMPERED BATHROOM	Double Hung with Trim: 24" x 48"	4' - 0"
FIRST FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
FIRST FLOOR	D		Double Hung with Trim: 36" x 62"	1' - 7"
FIRST FLOOR	D		Double Hung with Trim: 36" x 62"	1' - 7"
FIRST FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
FIRST FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
FIRST FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
FIRST FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
FIRST FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
FIRST FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
FIRST FLOOR	D	TEMPERED FRONT ENTRY	Double Hung with Trim: 36" x 62"	2' - 0"
FIRST FLOOR	D	TEMPERED FRONT ENTRY	Double Hung with Trim: 36" x 62"	2' - 0"
FIRST FLOOR	D	TEMPERED FRONT ENTRY	Double Hung with Trim: 36" x 62"	2' - 0"
SECOND FLOOR	A	TEMPERED BATHROOM	Double Hung with Trim: 36" x 48"	4' - 0"
SECOND FLOOR	A		Double Hung with Trim: 36" x 48"	4' - 1"
SECOND FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
SECOND FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
SECOND FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
SECOND FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
SECOND FLOOR	D		Double Hung with Trim: 36" x 62"	2' - 0"
SECOND FLOOR	D		Double Hung with Trim: 36" x 62"	3' - 3"

Menbrane Roofing Plvwood Sheathing extended – Roof Insulation: Closed cell spray foam, R38 min ALUM. DRIP EDGE-PVC SOFFIT SIDING TO MATCH EX.-WALL **INSULATION R20** Preformed Exterior Grade Casing WINDOW HEADER -TRIM CASING AROUND WINDOWS -SIDING TO MATCH EX. WALL INSULATION ⊿ Wall Insulation: R20 min ZIP SHEATHING Sill Height WEATHER BARRIER AS REQUIRED BY THE SHEATHING MANUF. - 8" - 8" - 0" - 0" DOUBLE TOP PLATES, TYPICAL - 0" - 0" - 7" - 7" - 0" - 0" - 0"

2 WALL DETAILS 1 1/2" = 1'-0"

R30

- 0" - 0" - 0" - 0" - 0" - 0"

- 1" - 0" - 0" - 0" - 0" - 0" - 3"

