

Herring Brook Proposed New Residential Development at 126-132 Cheif Justice Cushing Hwy. Scituate, MA

BUILDING ANALYSIS		
BUILDING	# UNITS	# BEDROOMS
A	21	42
B	18	38
C	21	48
TOTAL	60	128

UNIT BREAK DOWN

BUILDING A	21	- 2 BEDROOM UNITS
BUILDING B	18	- 2 BEDROOM UNITS
	2	- 3 BEDROOM UNITS
BUILDING C	15	- 2 BEDROOM UNITS
	6	- 3 BEDROOM UNITS

DRAWING INDEX










T-1	COVER SHEET
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A1.3	PROPOSED THIRD FLOOR PLAN
A-2.0	PROPOSED ELEVATIONS
B1.1	PROPOSED FIRST FLOOR PLAN
B1.2	PROPOSED SECOND FLOOR PLAN
B1.3	PROPOSED THIRD FLOOR PLAN
B-2.0	PROPOSED ELEVATIONS
C1.1	PROPOSED FIRST FLOOR PLAN
C1.2	PROPOSED SECOND FLOOR PLAN
C1.3	PROPOSED THIRD FLOOR PLAN
C-2.0	PROPOSED ELEVATIONS

SCOPE OF WORK

PROPOSED TO CONSTRUCT THREE, THREE STORIES NEW RESIDENTIAL BUILDINGS TOTALING 60 UNITS. CONSTRUCTION TO BE WOOD FRAME WITH GWB FINISHES ON WALLS & CEILINGS. EXTERIOR FINISHES CONSIST OF FIELD STONE, CLAPBOARD SIDING, & METAL ROOFS.

GENERAL NOTES

1. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
4. ALL ELECTRICAL & PLUMBING WORKS SHALL BE PERFORMED BY LICENSE ELECTRICIAN & LICENSE PLUMBER IN PERFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE.
5. PRIOR TO SUBMITTING A BID, THE GENERAL CONTRACTOR SHALL VISIT AND THOROUGHLY ACQUAINTED WITH THE PROJECT.
6. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS AND FIELD CONDITIONS TO THE ARCHITECT IMMEDIATELY.
7. THE CONTRACTOR SHALL MAKE APPLICATION FOR ALL UTILITIES AND SERVICES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF HIS WORK. KEEP THE SITE CLEAR FOR ACCESS BY THE OWNER AND HIS FORCES DURING THE COURSE OF THE JOB.
9. THE CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT WHEN THE WORK IS READY FOR A FINAL PUNCH LIST.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
11. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
12. DESIGN: IT IS INCUMBENT UPON THE CONTRACTOR TO BUILD THE PROJECT AS DESIGNED. ATTENTION SHOULD BE PAID TO THE DETAILS AS WELL AS THE OVERALL DESIGN. IF THERE ARE ANY QUESTIONS OR CHANGES TO BE MADE TO THE DESIGN, THE ARCHITECT IS TO BE NOTIFIED BEFORE SAID CHANGES ARE MADE.

GRAPHIC SYMBOL LEGEND	
	NEW WALL TO BE CONSTRUCTED
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	SMOKE DETECTOR
	PARTITION TYPE
	DOOR SYMBOL
	WINDOW SYMBOL
	EXTERIOR ELEVATION
	BUILDING SECTION REFERENCE

Herring Brook
Proposed New Residential
Development at
126-132 Cheif Justice Cushing Hwy.
Scituate, MA

DATE: 10/04/07

SCALE: NTS

DRAWN BY: TM/DD
CHECKED BY: ESP


Phung/Potzio
STUDIO OF ARCHITECTURE
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REVISION:	DATE:

DRAWING TITLE:

Title Sheet

SHEET NUMBER:

T-1

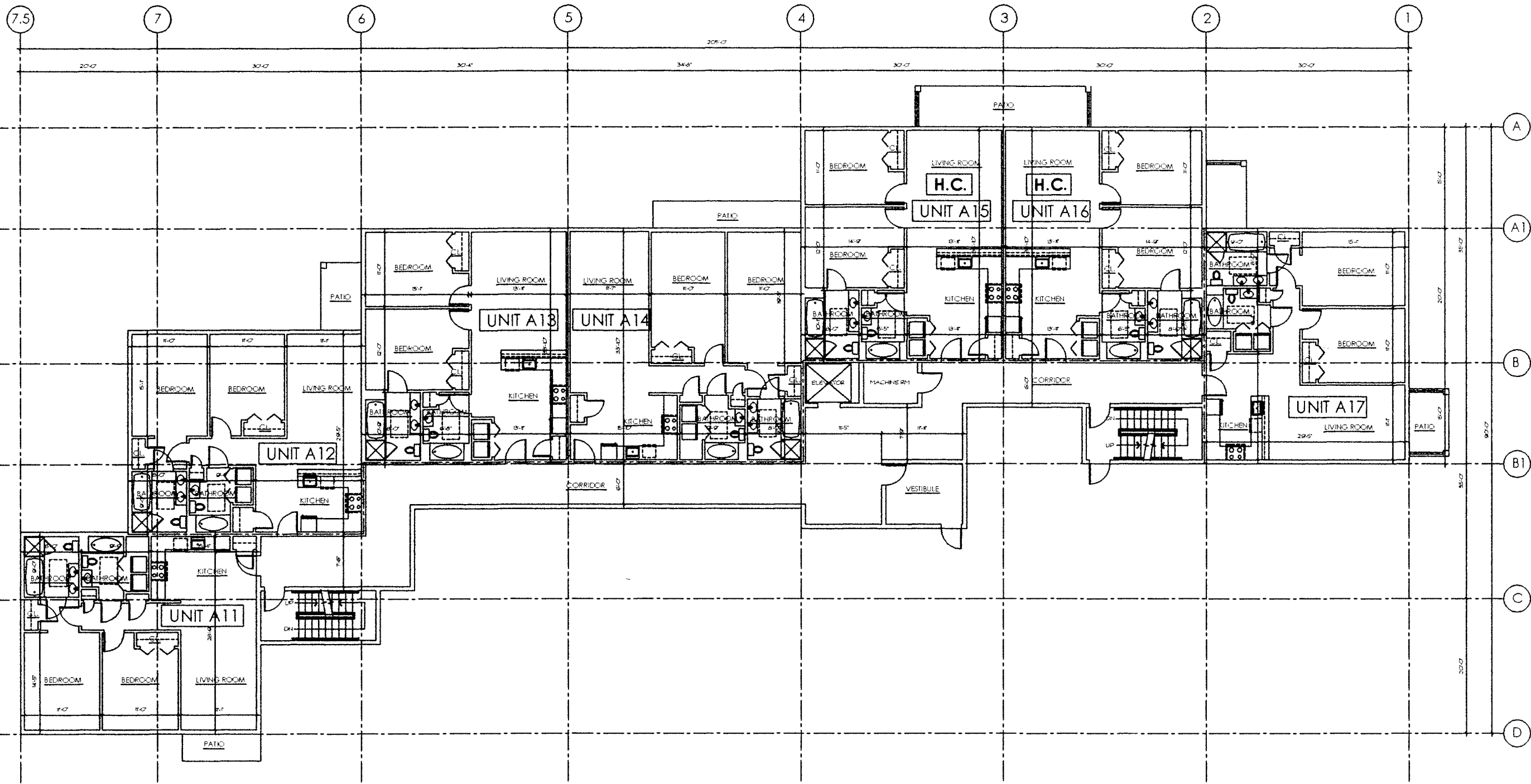
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REVISION:	DATE:

DRAWING TITLE:
 Proposed
 Floor Plan
 BUILDING A

SHEET NUMBER:
A1.1



BUILDING "A" (TOTAL = 21 UNITS, 42 BEDRMS)

UNIT #	SQUARE FEET	# BEDROOM
A11	1,050.0	2
A12	1,050.0	2
A13	1,225.0	2
A14	1,225.0	2
A15 (H.C.)	1,225.0	2
A16 (H.C.)	1,225.0	2
A17	1,225.0	2

NOTE:
 H.C. INDICATES HANDICAP ACCESSIBLE UNIT

PROPOSED FIRST FLOOR PLAN - BUILDING "A"
 SCALE: 1/16" = 1'-0"

DATE: 10/04/07
 SCALE: AS NOTED
 DRAWN BY: DD
 CHECKED BY: ESP

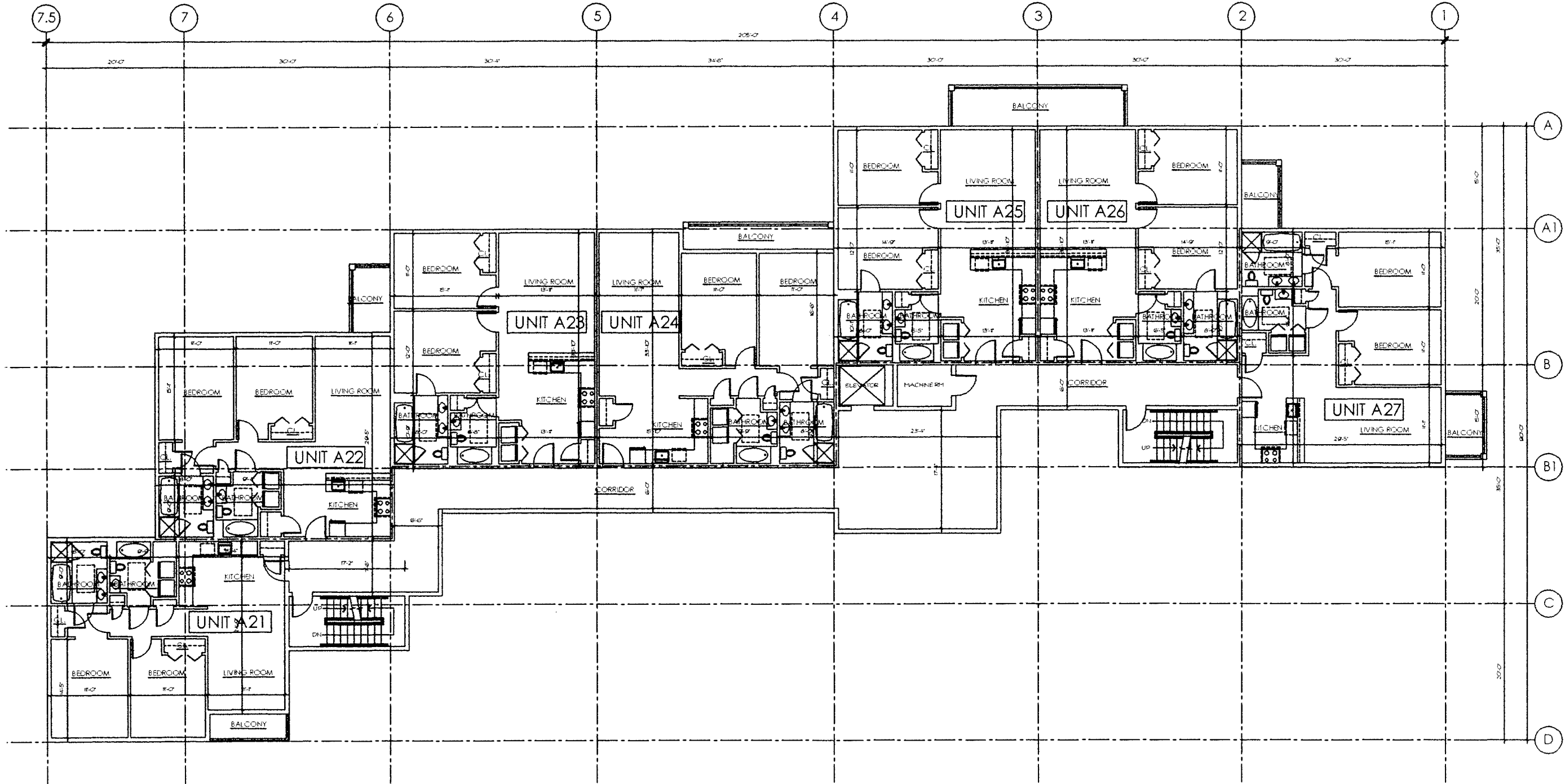
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REVISION:	DATE:

DRAWING TITLE:
 Proposed
 Floor Plan
 BUILDING A

SHEET NUMBER:

A1.2



BUILDING "A" (TOTAL = 21 UNITS, 42 BEDRMS)

UNIT #	SQUARE FEET	# BEDRROOM
A21	1,050.0	2
A22	1,050.0	2
A23	1,225.0	2
A24	1,225.0	2
A25	1,225.0	2
A26	1,225.0	2
A27	1,225.0	2

PROPOSED SECOND FLOOR PLAN - BUILDING "A"
 SCALE: 1/16" = 1'-0"

DATE: 10/04/07
 SCALE: AS NOTED
 DRAWN BY: DD
 CHECKED BY: ESP

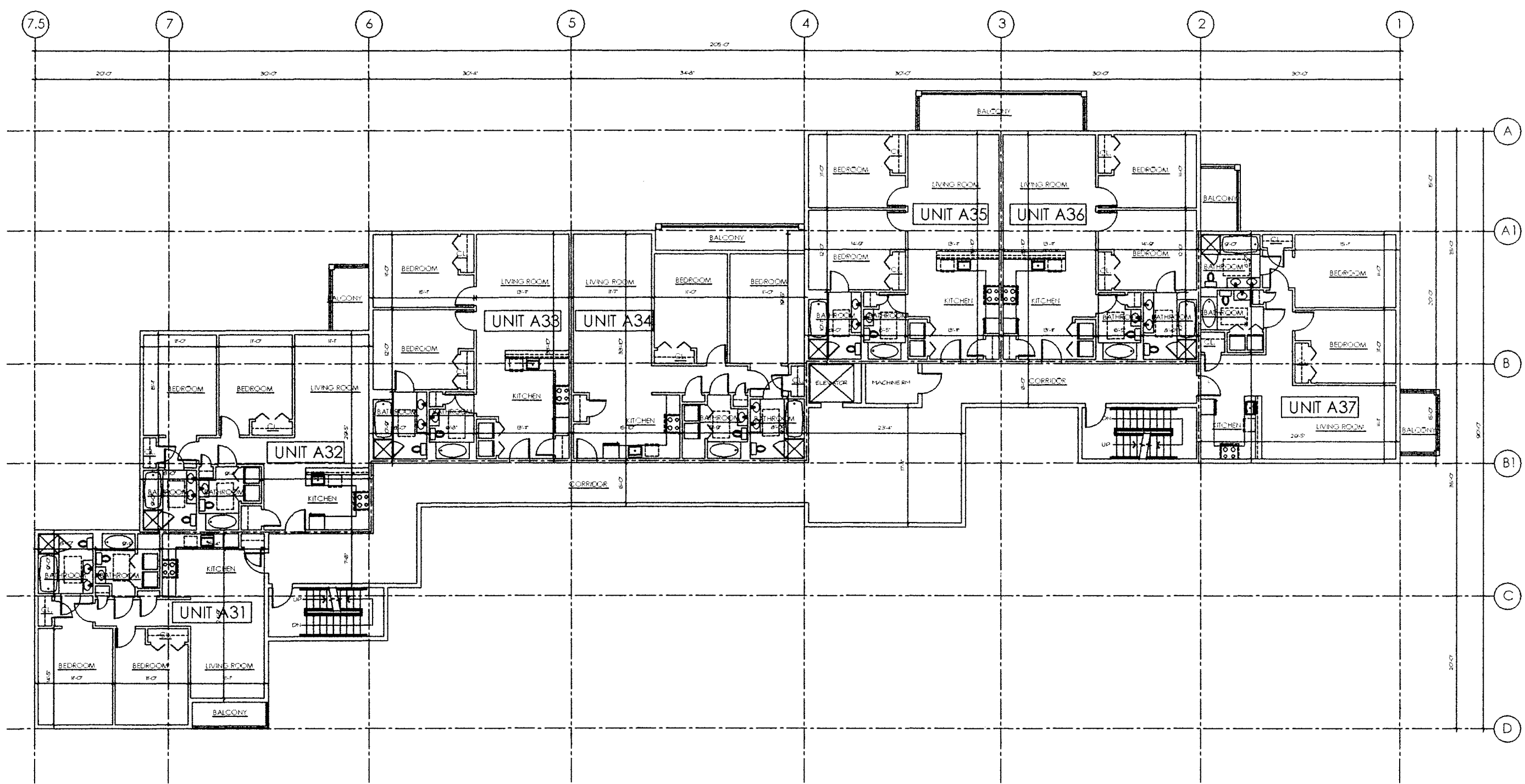
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REVISION:	DATE:

DRAWING TITLE:
 Proposed
 Floor Plan
 BUILDING A

SHEET NUMBER:

A1.3



BUILDING "A" (TOTAL = 21 UNITS, 42 BEDRMS)

UNIT #	SQUARE FEET	# BEDROOM
A31	1,050.0	2
A32	1,050.0	2
A33	1,225.0	2
A34	1,225.0	2
A35	1,225.0	2
A36	1,225.0	2
A37	1,225.0	2

PROPOSED THIRD FLOOR PLAN - BUILDING "A"
 SCALE: 1/16" = 1'-0"

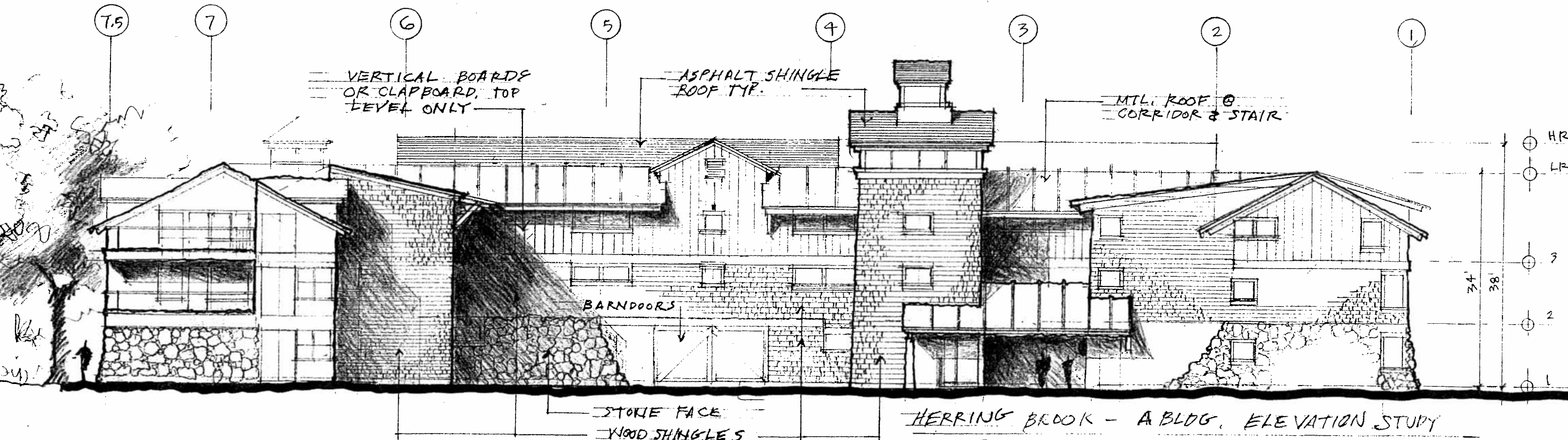
Herring Brook
 Proposed New Residential
 Development at
 126-132 Chief Justice Cushing Hwy.
 Scituate, MA

DATE: 10/4/07
 SCALE: AS NOTED
 DRAWN BY: ESP
 CHECKED BY: ESP

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HERRING BROOK - A BLDG - ELEV. STUDY
 (NORTH ELEVATION)



HERRING BROOK - A BLDG. ELEVATION STUDY
 10:4:07

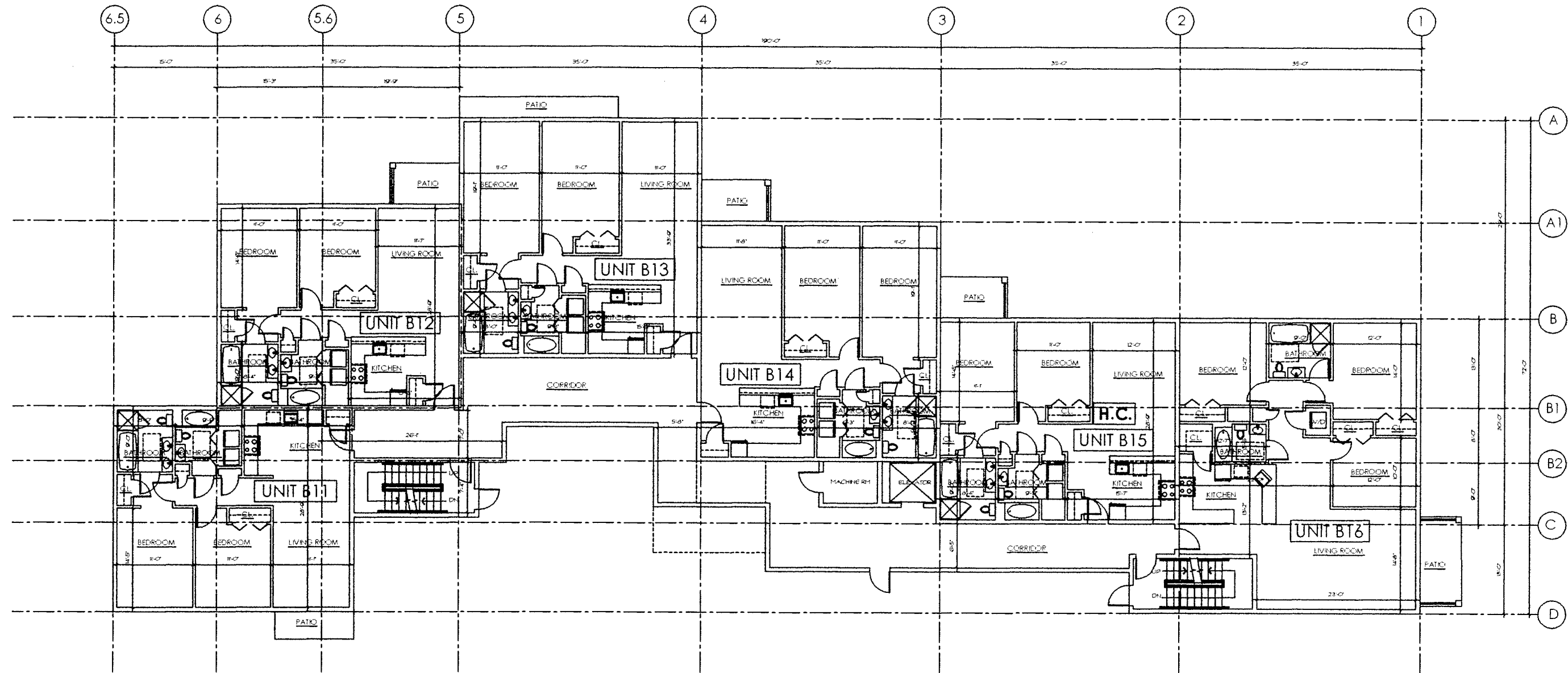
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DRAWING TITLE:
 Proposed Elevation

SHEET NUMBER:
A-2.0

DATE: 10/04/07
SCALE: AS NOTED
DRAWN BY: DD
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BUILDING "B" (TOTAL = 18 UNITS, 38 BEDRMS)

UNIT #	SQUARE FEET	# BEDROOM
B11	1,050.0	2
B12	1,046.0	2
B13	1,225.0	2
B14	1,225.0	2
B15 (H.C.)	1,050.0	2
B16	1,505.0	3

NOTE:
H.C. INDICATES HANDICAP ACCESSIBLE UNIT

PROPOSED FIRST FLOOR PLAN - BUILDING "B"
SCALE: 1/16" = 1'-0"

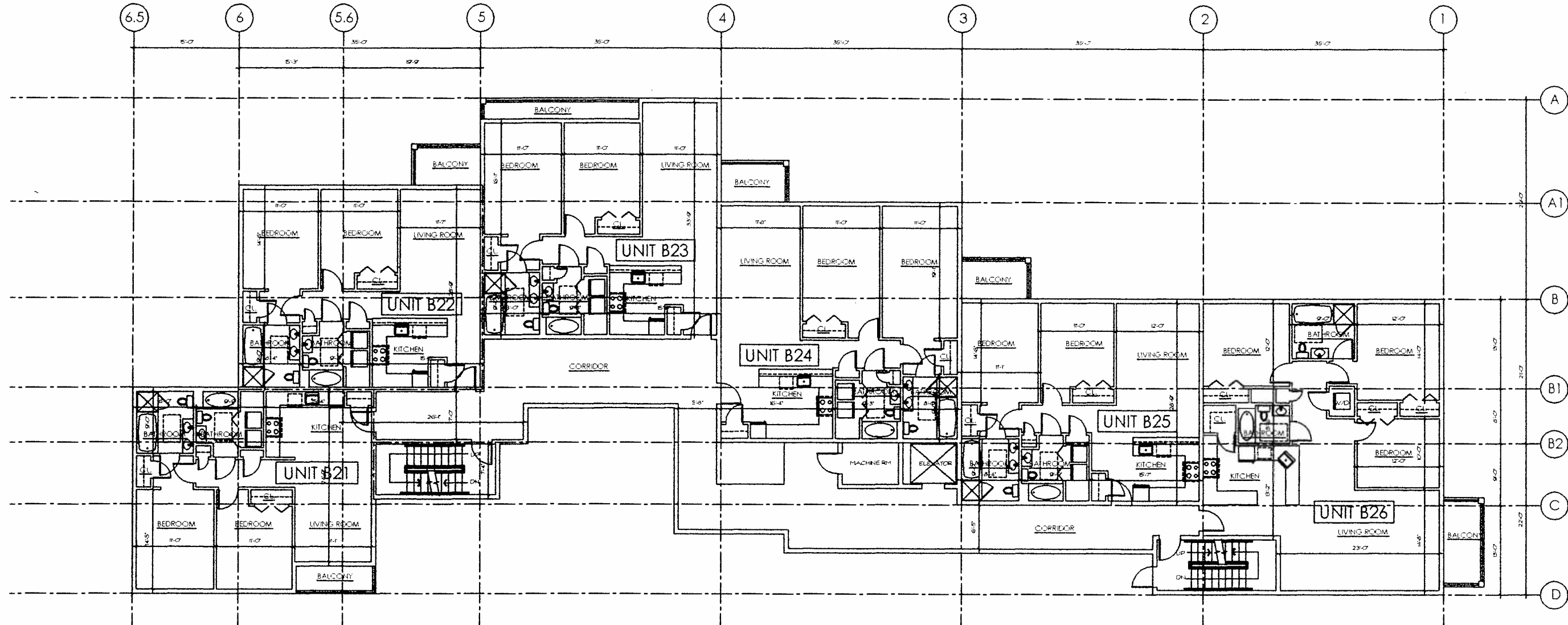
REVISION:	DATE:

DRAWING TITLE:
Proposed
Floor Plan
BUILDING B

SHEET NUMBER:
B1.1

DATE: 10/04/07
SCALE: AS NOTED
DRAWN BY: DD
CHECKED BY: ESP

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BUILDING "B" (TOTAL = 18 UNITS, 38 BEDRMS)

UNIT #	SQUARE FEET	# BEDRROM
B21	1,050.0	2
B22	1,046.0	2
B23	1,225.0	2
B24	1,225.0	2
B25	1,050.0	2
B26	1,505.0	3

PROPOSED SECOND FLOOR PLAN - BUILDING "B"
SCALE: 1/16" = 1'-0"

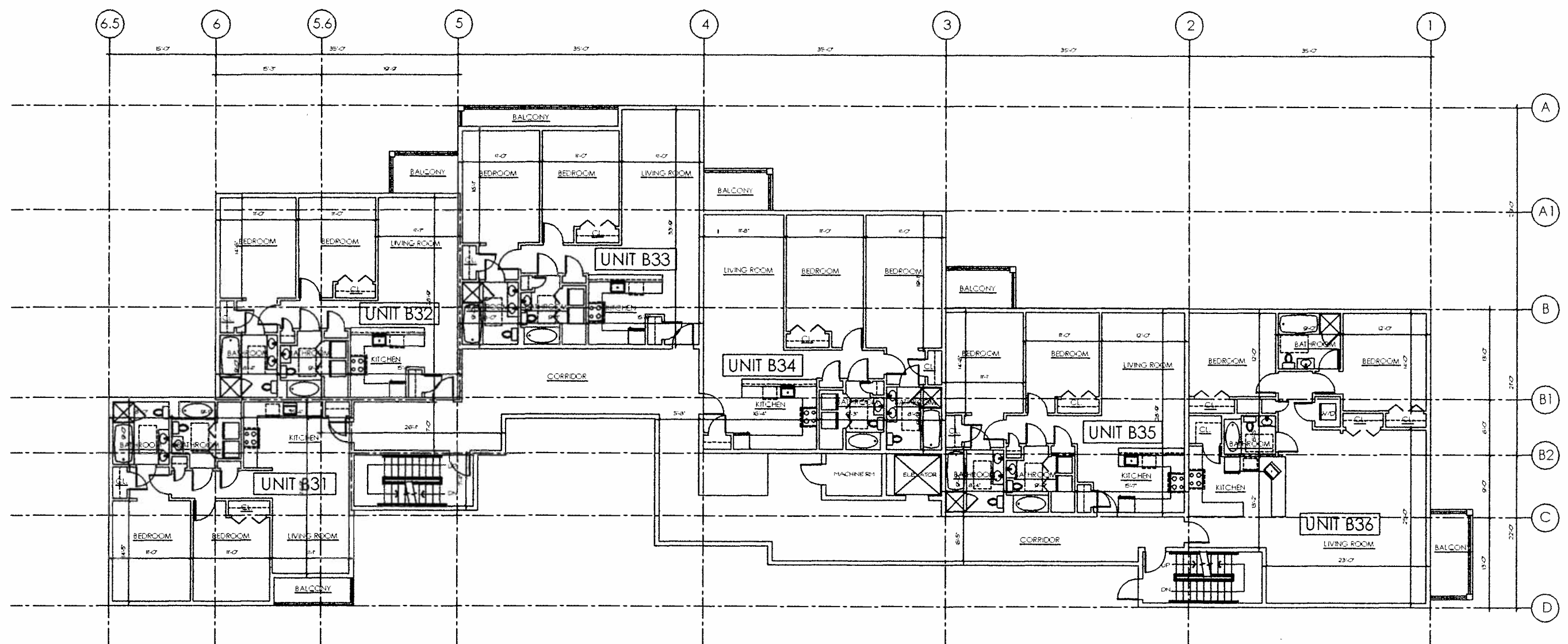
REVISION:	DATE:

DRAWING TITLE:
Proposed
Floor Plan
BUILDING B

SHEET NUMBER:
B1.2

DATE: 10/04/07
 SCALE: AS NOTED
 DRAWN BY: DD
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BUILDING "B" (TOTAL = 18 UNITS, 38 BEDRMS)

UNIT #	SQUARE FEET	# BEDRROM
B31	1,050.0	2
B32	1,046.0	2
B33	1,225.0	2
B34	1,225.0	2
B35	1,050.0	2
B36	1,505.0	2

PROPOSED THIRD FLOOR PLAN - BUILDING "B"
 SCALE: 1/16" = 1'-0"

REVISION:	DATE:

DRAWING TITLE:
 Proposed
 Floor Plan
 BUILDING B

SHEET NUMBER:
B1.3

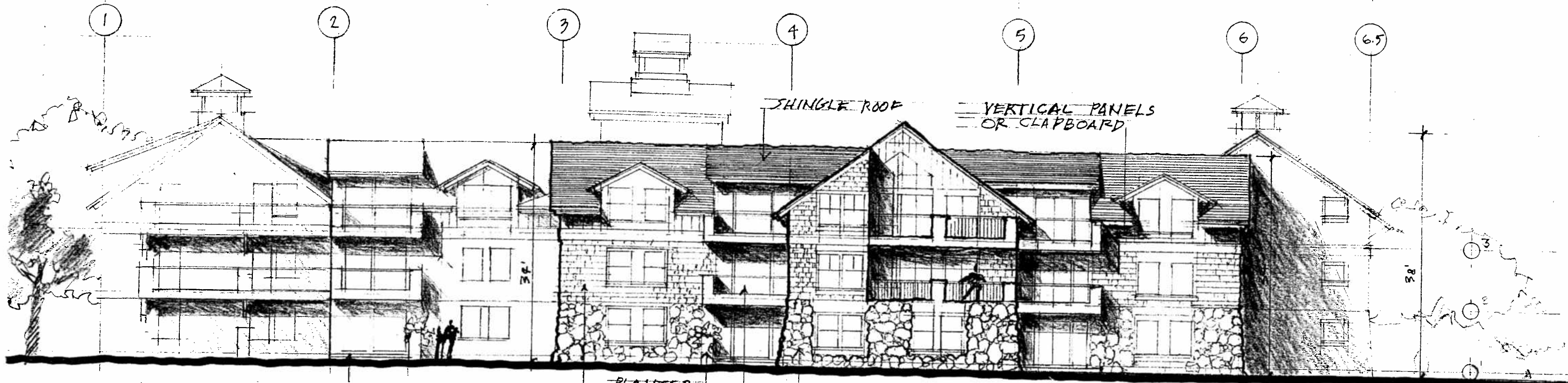
Herring Brook
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Scituate, MA

DATE: 10/4/07
SCALE: AS NOTED
DRAWN BY: ESP
CHECKED BY: ESP

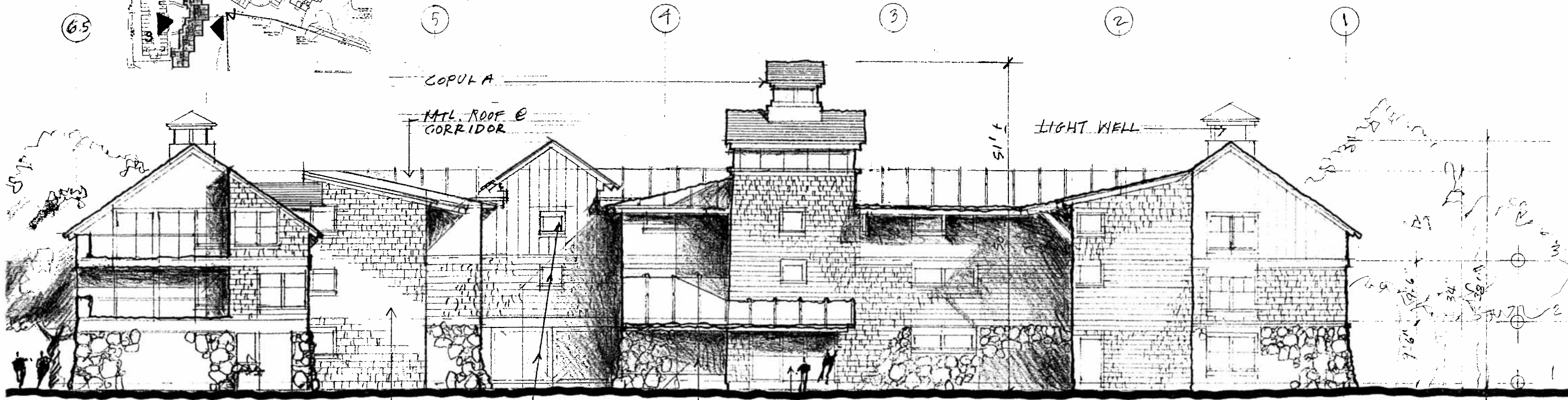
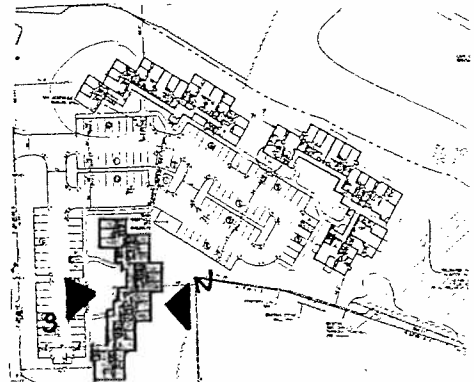
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REVISION:	DATE:
DRAWING TITLE:	
Proposed Elevation	

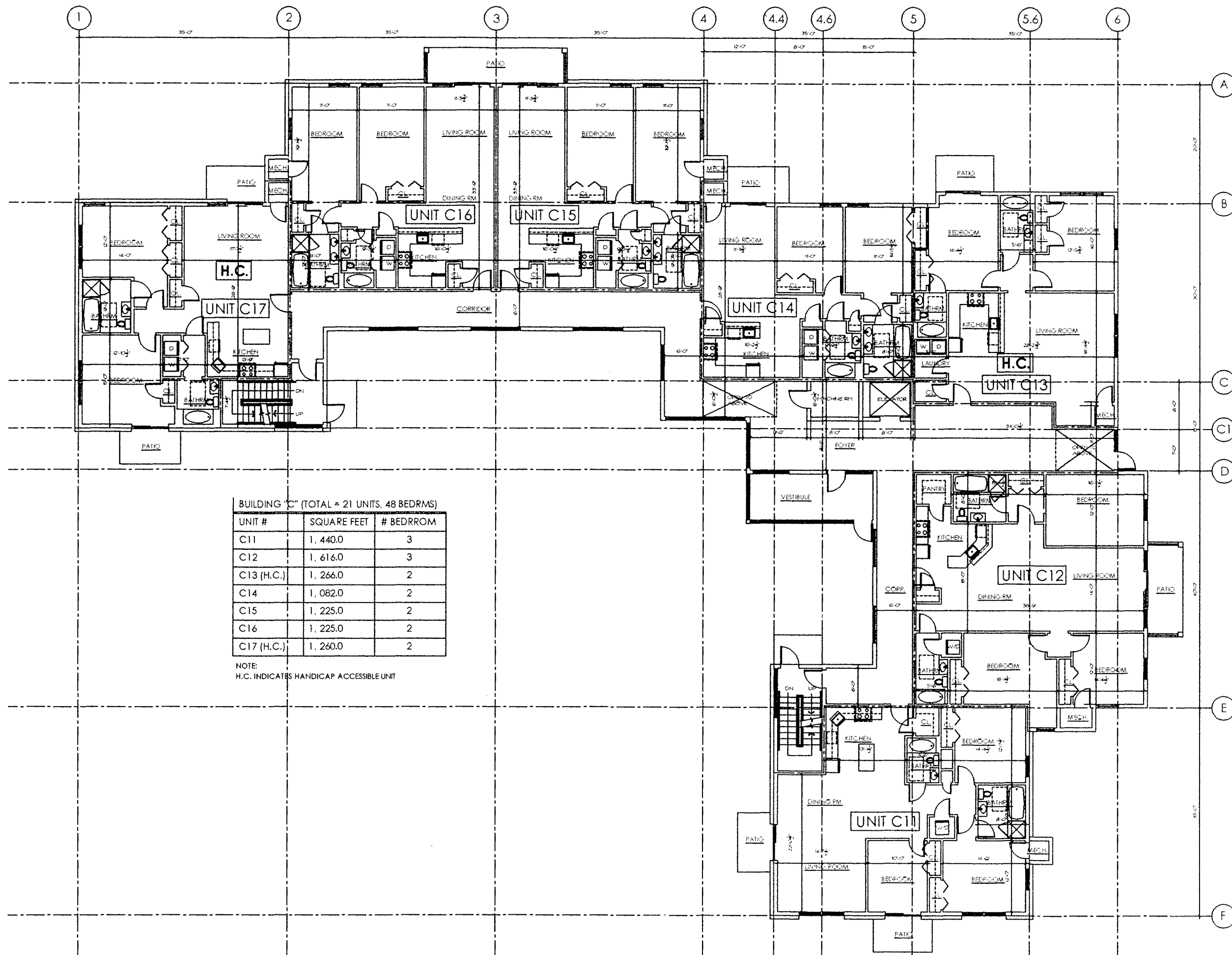
SHEET NUMBER:
B-2.0



1ST FL. PATIO WOOD SHINGLES PLANTER
BALCONIES
STONE BASE
HERRING BROOK B-BLDG STUDY
EAST ELEV.



WOOD SHINGLES BARN DOOR & HAY LOFT WINDOWS
COPULA Mtl. ROOF @ CORRIDOR LIGHT WELL
5/16"
MAIN ENTRANCE
STONE BASE
HERRING BROOK - B-BLDG.
FACING PA



BUILDING "C" (TOTAL = 21 UNITS, 48 BEDRMS)

UNIT #	SQUARE FEET	# BEDROOM
C11	1,440.0	3
C12	1,616.0	3
C13 (H.C.)	1,266.0	2
C14	1,082.0	2
C15	1,225.0	2
C16	1,225.0	2
C17 (H.C.)	1,260.0	2

NOTE:
H.C. INDICATES HANDICAP ACCESSIBLE UNIT

PROPOSED FIRST FLOOR PLAN - BUILDING "C"
SCALE: 1/16" = 1'-0"

Herring Brook
Proposed New Residential
Development at
126-132 Chief Justice Cushing Hwy
Cohasset, MA

DATE: 10/04/07
SCALE: AS NOTED
DRAWN BY: DD
CHECKED BY: ESP

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REVISION:	DATE:

DRAWING TITLE
Proposed
Floor Plan
BUILDING C

SHEET NUMBER:
C1.1

DATE: 10/04/07
 SCALE: AS NOTED
 DRAWN BY: DD
 CHECKED BY: ESP

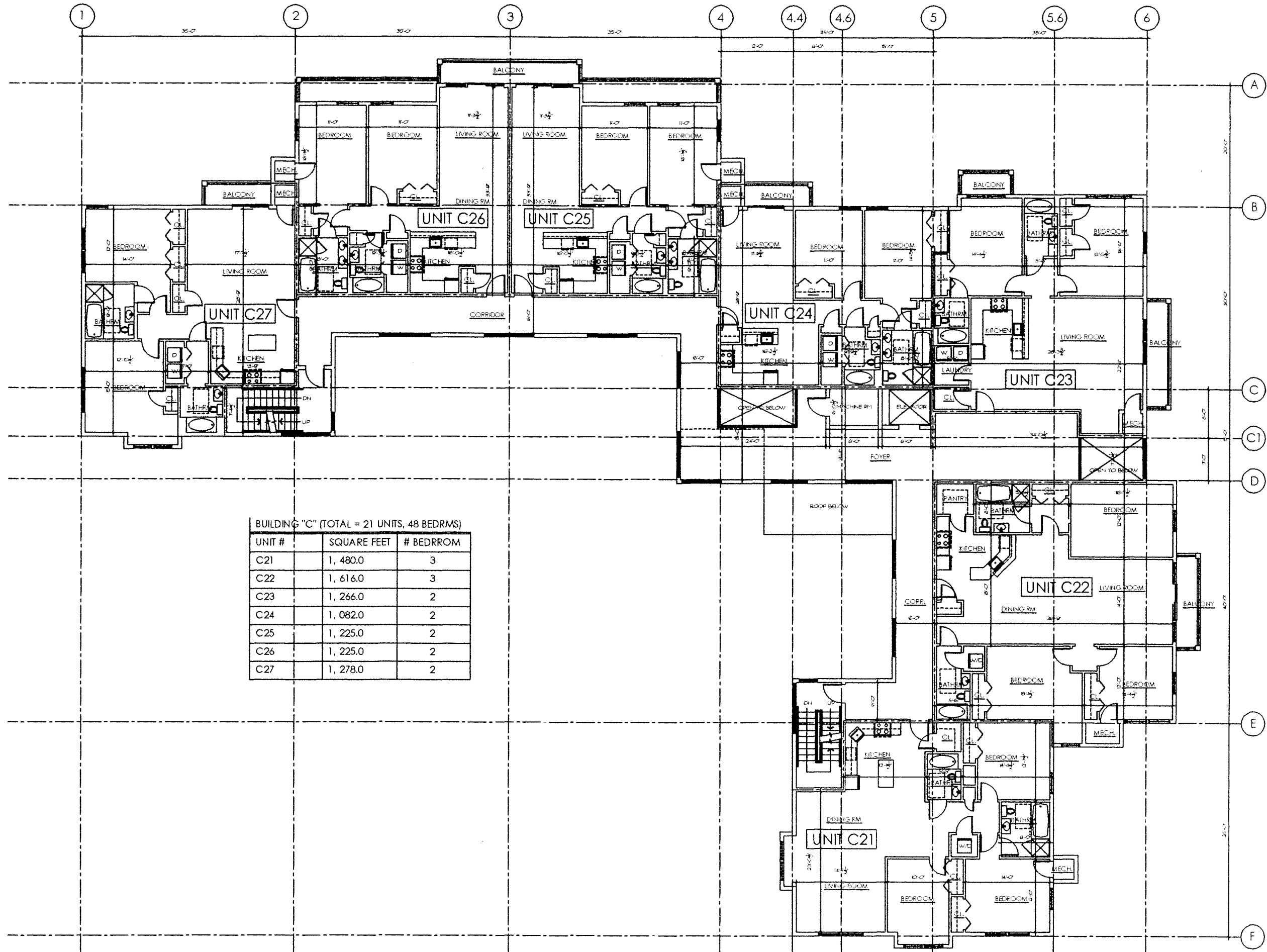


REVISION:	DATE:

DRAWING TITLE:
 Proposed
 Floor Plan
 BUILDING C

SHEET NUMBER:

C1.2



BUILDING "C" (TOTAL = 21 UNITS, 48 BEDRMS)

UNIT #	SQUARE FEET	# BEDROOM
C21	1,480.0	3
C22	1,616.0	3
C23	1,266.0	2
C24	1,082.0	2
C25	1,225.0	2
C26	1,225.0	2
C27	1,278.0	2

PROPOSED SECOND FLOOR PLAN - BUILDING "C"
 SCALE: 1/16" = 1'-0"

DATE: 10/04/07
 SCALE: AS NOTED
 DRAWN BY: DD
 CHECKED BY: ESP

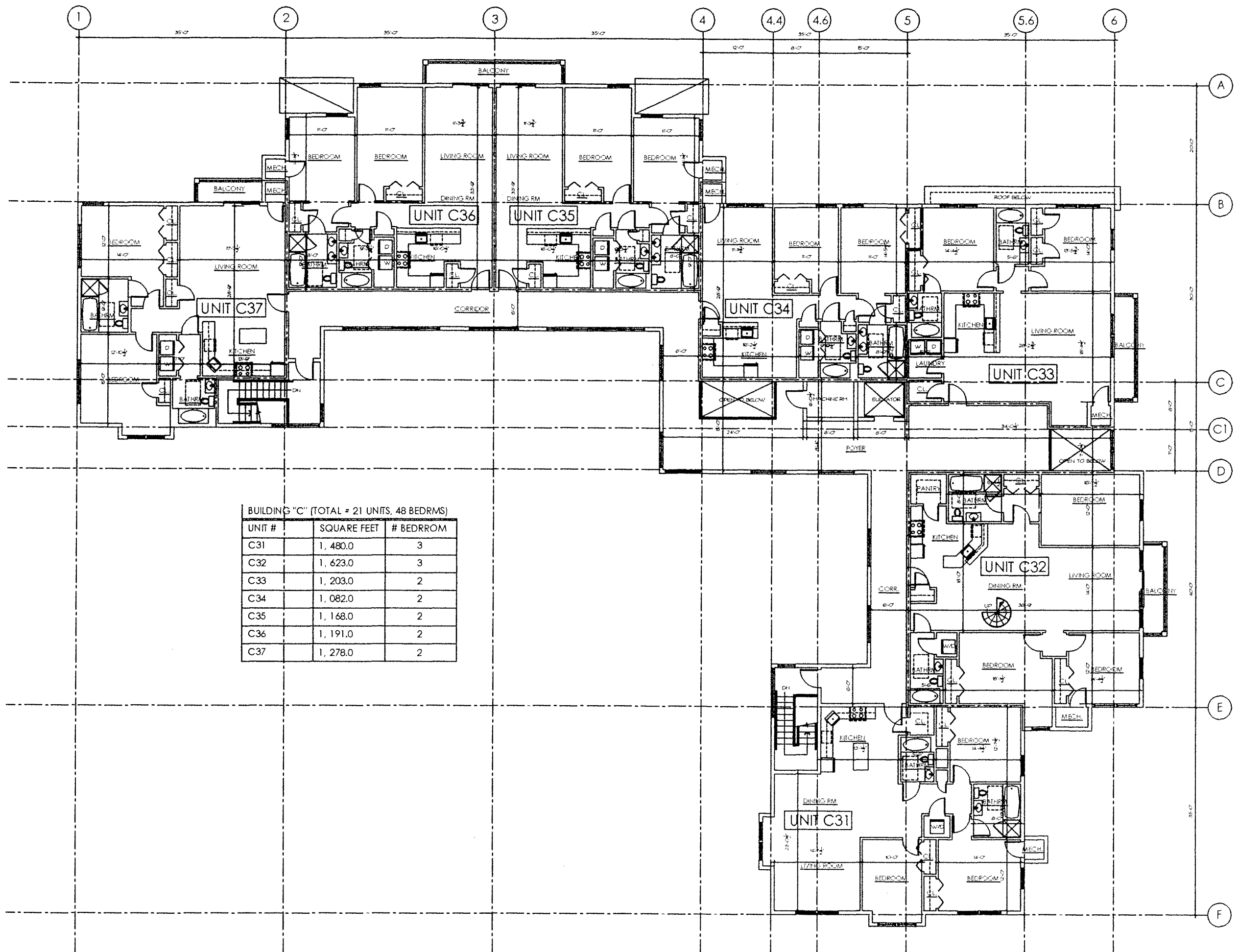
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 204 Adams St # 5
 Dorchester, MA 02122
 (617) 282 3600 Phone
 (617) 282 6966 Fax

REVISION:	DATE:

DRAWING TITLE:
 Proposed
 Floor Plan
 BUILDING C

SHEET NUMBER:

C1.3



BUILDING "C" (TOTAL = 21 UNITS, 48 BEDRMS)

UNIT #	SQUARE FEET	# BEDROOM
C31	1,480.0	3
C32	1,623.0	3
C33	1,203.0	2
C34	1,082.0	2
C35	1,168.0	2
C36	1,191.0	2
C37	1,278.0	2

PROPOSED THIRD FLOOR PLAN - BUILDING "C"
 SCALE: 1/16" = 1'-0"

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 126-132 Chief Justice Cushing Hwy.
 Scituate, MA

DATE: 10/4/07
 SCALE: AS NOTED
 DRAWN BY: ESP
 CHECKED BY: ESP

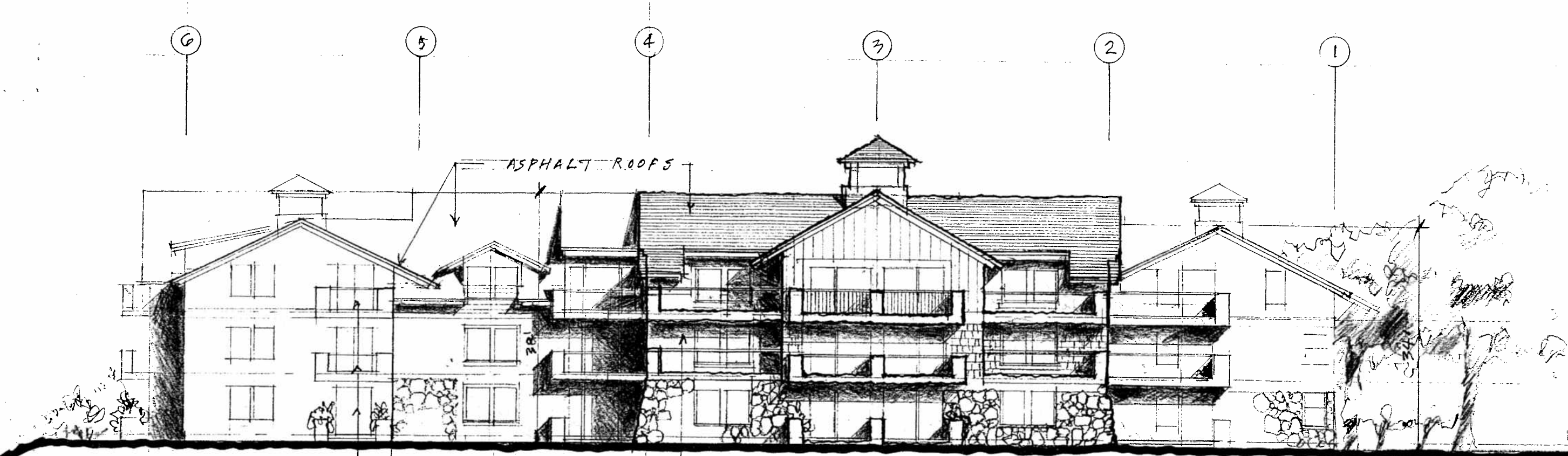
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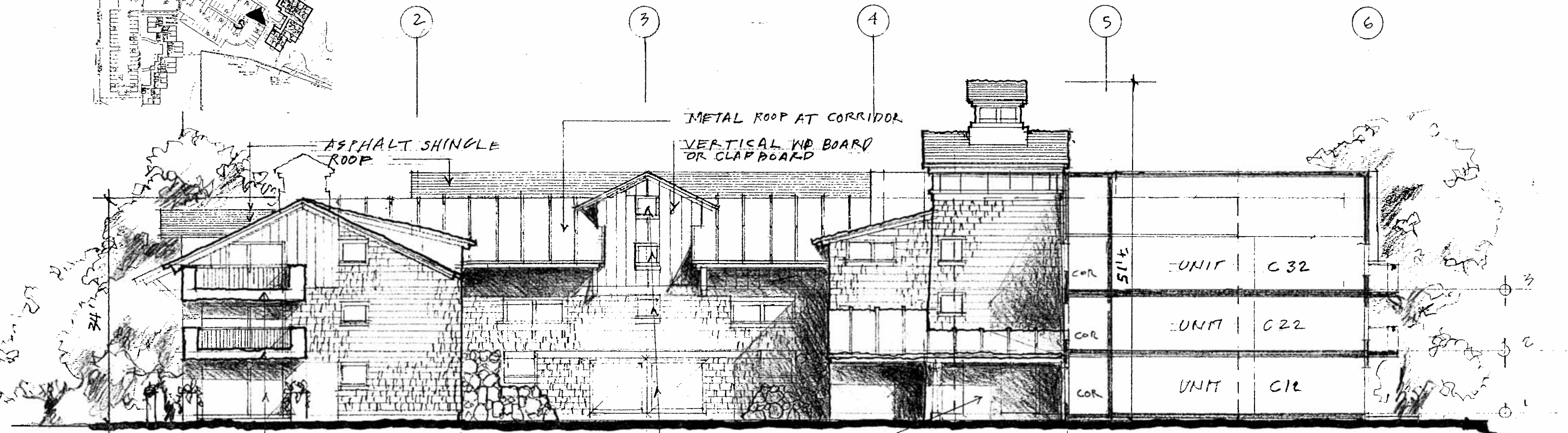
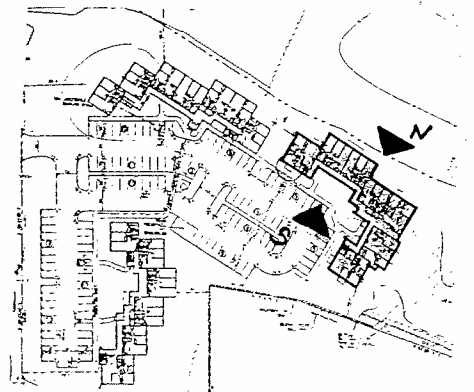
REVISION:	DATE:

CRAW NUMBER
 Proposed
 Elevation

SHEET NUMBER
C-2.0



HERRING BROOK C-BLDG - STUDY
 NORTH ELEV



HERRING BROOK - C-BLDG ELEV STUDY
 SOUTH ELEVATION

BARN DOORS AND
 HAY LOFT WINDOWS
 ABOVE