



Town of Medway  
**DESIGN REVIEW COMMITTEE**  
155 Village Street, Medway MA 02053  
(508) 533-3291

**DRC Meeting Minutes: October 5, 2020**  
**Remote Meeting via ZOOM**

**Call to Order:** – With a quorum present, this remote meeting was called to order by Chair Mr. Buckley at 7:00 p.m.

**Attendees:**

	06/15/2020	08/03/2020	09/21/2020	10/5/20
Matthew Buckley	X	X	X	X
Rich Di Iulio	-	-	-	X
Jessica Chabot	X	X	X	X
Tom Gay	X	X	X	ABSENT WITH NOTICE
Rachel Walsh	X	X	ABSENT WITH NOTICE	X
Dan Connolly	ABSENT WITH NOTICE	ABSENT WITH NOTICE	ABSENT WITH NOTICE	ABESENT WITH NOTICE
Rachel Wolf Lander	X	No longer on the DRC	No longer on the DRC	No longer on the DRC
Alex Siekierski	ABSENT WITH NOTICE	ABSENT WITH NOTICE	X	ABSENT WITH NOTICE

Also Present:

- Sreelatha Allam, Recording Secretary
- Susan Affleck Childs, Planning and Economic Development Coordinator

**Meeting Minutes**

*September 21, 2020: A motion was made by Mr. Buckley to approve the minutes of the 09/21/2020 meeting as submitted, seconded by Ms. Chabot.*

**Roll Call Vote:**

*Matt Buckley- Aye*

*Jessica Chabot- Aye*

*Rich Di Iulio- Aye*

*Rachel Walsh- Aye*

*The motion passed.*

**Harmony Village Multi-Family (218 and 220 Main Street): Discussion of revised site plan and renovation plan for existing houses**

- Ms. Affleck-Childs started the discussion on this agenda item. Application was discussed at the last PEDB meeting. Feedback was provided on the density and reduction of the

footprints. The Board expects the site plan to be revised and resubmitted. Ms. Walsh added that there seems to be lot of abutter concerns on the proposed site design.

- Ms. Affleck-Childs asked the members to focus on the renovation of the two existing houses. (**See Attached**) Members had no further comments on the revised site plan and in general liked the proposed design for the new units. To a question on the exterior material type, Ms. Affleck-Childs responded that those details have not been submitted by the applicant. Members said applicant used a successful approach to renovating the two units.
- Ms. Chabot commented that adjustments were made to the larger house. The house has an updated façade and members agreed that the renovation of this unit should focus on its architectural elements. The parking is proposed in the rear and the existing sidewalk in front leading to the house is eliminated.
- Ms. Chabot mentioned that vinyl siding for the two houses is being proposed at this time. Corner boards in vinyl are manufactured in a thickness of 6". For 12" corner boards, PVC or wood material will have to be used. She said the applicant does not intend to use two different materials for building exterior and corner boards and that vinyl is being proposed because of its low maintenance.
- Mr. Di Iulio commented that the proposed brackets on the house (220 Main Street) are acceptable. No brackets are shown on 218 Main Street. He asked if the front sidewalk will be removed and the response was yes.
- DRC comments for the two houses will be emailed. Additional information on the exterior building materials and color scheme will be requested.

## **Other Business**

### **Continued Discussion of Architectural Design Competition-**

- Ms. Affleck-Childs shared the draft architectural design contest document prepared by Jess Chabot with DRC members today for review and comment. (**See Attached**)
- Members agreed to review the document and discuss the contents at the next meeting. Ms. Chabot talked about reaching out to the Lions Club to request a scholarship for the contest winners. She said Medway Business Council expressed interest in being part of the process.
- There was discussion on the level of DRC involvement in the contest. Ms. Chabot talked about the potential creation of a sub-committee with reps. from DRC, Medway Business Council, HS teachers (with CAD experience).

**Reports** – Committee members noted possible sign violations. Susy Affleck-Childs will follow-up with the Building Department.

## **Adjournment**

- Town meeting is on November 16<sup>th</sup>, 2020. Arrangements for the meeting are unclear at this time. One potential venue for the meeting is the Medway HS auditorium.

**Motion was made by Ms. Chabot to adjourn the meeting, seconded by Mr. Buckley.**

***Roll Call Vote:***

***Matt Buckley- Aye***

***Jessica Chabot- Aye***

***Rachel Walsh- Aye***

***Rich Di Iulio - Aye***

***The motion passed.***

**The meeting was adjourned at 7:27 p.m.**

Respectfully Submitted,

Sreelatha Allam

Recording Secretary

# RESIDENTIAL RENOVATION

# 218 Main Street

SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

18 SEPTEMBER 2020

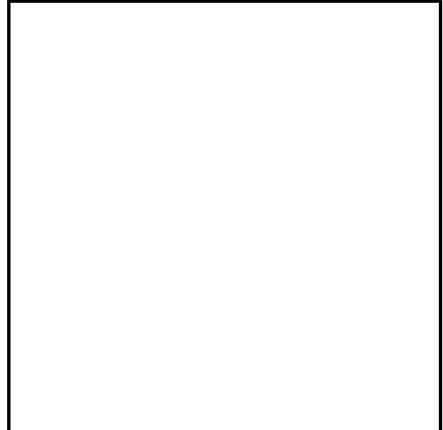


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RESIDENTIAL RENOVATION

218 Main Street

218 Main Street  
Medway, Massachusetts





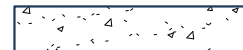




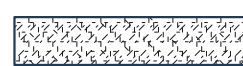

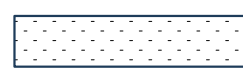

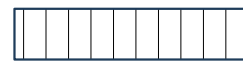

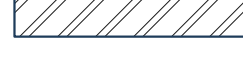

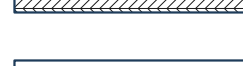




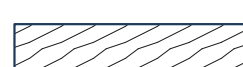

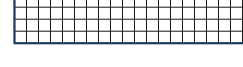

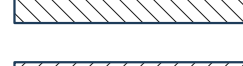
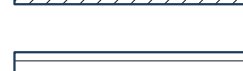


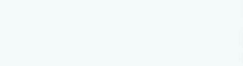
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COVER

## MATERIAL DRAFTING PATTERNS

	ALUMINUM
	BRICK
	CONCRETE
	CONCRETE BLOCK
	CERAMIC TILE, HORIZONTAL SURFACE
	CERAMIC TILE, VERTICAL SURFACE
	EARTH
	ENGINEERED WOOD (MDF, HDF, ETC.)
	EXISTING, UNEXCAVATED
	GLASS, SPECIALTY
	GLASS, HORIZONTAL SURFACE
	GLASS, VERTICAL SURFACE
	GYPSTUM/PLASTER
	METAL (STEEL, ETC.)
	PLASTIC
	PLYWOOD
	POROUS FILL (GRAVEL, CRUSHED STONE, ETC.)
	RIGID INSULATION
	RUBBLE
	SHINGLE
	WOOD (EDGE GRAIN)
	WOOD (END GRAIN)
	WOOD (FACE GRAIN)
	GENERIC 1
	GENERIC 2
	GENERIC 3
	GENERIC 4
	GENERIC 5
	GENERIC 6

## SYMBOLS

EXTERIOR ELEVATION	
INTERIOR ELEVATION	
SECTION	
ELEVATION	
SPOT ELEVATION	
COLUMN GRID MARK	
ROOM NAME AND MARK	
DOOR MARK	
WALL TYPE	
WINDOW TYPE	
FURNITURE / SPECIALTY EQUIPMENT MARK	
BREAK LINE	
LEADER	
DIMENSION	
REVISION CLOUD	
ALIGN	
FLOOR FINISH	
MOCKUP LOCATION	

## COMMON ABBREVIATIONS

ABOVE	AIR CONDITION	LAB.	LABORATORY
A/C	ACCESS(BLE)	LAV.	LAVATORY
ACC.		LB	POUND(S)
ACT	ACOUSTICAL CEILING TILE	L.E.D.	LIGHT EMITTING DIODE
ADDL	ADDITIONAL	L.H.	LEFT HAND
ADJ.	ADJUSTABLE (OR) ADJACENT	LIB.	LIBRARY
A/E	ARCHITECT/ENGINEER	LKR	LOCKER
A.F.F.	ABOVE FINISH FLOOR	LVL	LAMINATED VENEER LUMBER
A/HJ	AUTHORITY HAVING JURISDICTION	LOC.	LOCATION
ALUM.	ALUMINUM	L.O.W.	LIMIT OF WORK
ALT.	ALTERNATE	LVR	LOUVER
ANOD.	ANODIZED		
ARCH.	ARCHITECT(URAL)	MAS.	MASONRY
A.P.	ACCESS PANEL	MAT.	MATERIAL
APT	APARTMENT	MAX.	MAXIMUM
APPROX.	APPROXIMATE	MECH.	MECHANICAL
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTION	MED.	MEDIUM
AUTO.	AUTOMATIC	MEMB	MEMBRANE
AUX.	AUXILIARY	MDF	MEDIUM DENSITY FIBERBOARD
		MIN.	MINIMUM
BAS	BUILDING AUTOMATION SYSTEM	MISC.	MISCELLANEOUS
BD	BOARD	M.O.	MASONRY OPENING
BDRM	BEDROOM	M.R.	MOISTURE RESISTANT
BITUM.	BITUMINOUS	MTD	MOUNTED
BLDG	BUILDING	MTL	METAL
BLKG	BLOCKING		
BLW	BELOW	N.A.	NOT APPLICABLE
BSMT	BASEMENT	NAT.	NATURAL
BOT.	BOTTOM	N.C.	NOISE CRITERIA
BRK	BRICK	N.I.C.	NOT IN CONTRACT
BRZ	BRONZE	NKL	NICKEL
BTWN	BETWEEN	NOM.	NOMINAL
		N.R.C.	NOISE REDUCTION COEFFICIENT
		N.T.S.	NOT TO SCALE
CAB.	CABINET		
C.F.M.F.	COLD-FORMED METAL FRAMING	O.C.	ON CENTER
C.L.	CENTER LINE	OFCl	OWNER FURNISHED CONTRACTOR INSTALLED
CLG	CEILING	OFOI	OWNER FURNISHED OWNER INSTALLED
CLR	CLEAR(ANCE)	O.H.	OPPOSITE HAND
C.J.	CONTROL JOINT	OPNG	OPENING
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
COL	COLUMN	ORIG.	ORIGINAL
COMP.	COMPRESS(ED), (ION), (BLE)	OVHD	OVERHEAD
CONC.	CONCRETE	OZ.	OUNCE
CONST.	CONSTRUCTION		
CONT.	CONTINU(E), (OUS)	PERP	PERPENDICULAR
COORD.	COORDINATE	PLAM	PLASTIC LAMINATE
CPT	CARPET	PNT	PAINT
CPR	COPPER	PTD	PAINTED
C.T.	CERAMIC TILE	PR	PAIR
C.T.E.	CONNECT TO EXISTING	P.T.	PRESSURE TREATED
C.U.H.	CABINET UNIT HEATER	PTN	PARTITION
		PLYWD	PLYWOOD
DBL	DOUBLE	Q.T.	QUARRY TILE
DEMO	DEMO(LISH), (LITION)		
DET.	DETAIL	R.B.	RESILIENT BASE
D.F.	DRINKING FOUNTAIN	R.D.	ROOF DRAIN
DH	DOUBLE HUNG	REF.	REFR
DIA.	DIAMETER	REFR	REFRIGERATOR
DIAG.	DIAGONAL	REQ.	REQUIRE(D)
DIM.	DIMENSION	RES.	RESILIENT
DNR	DOWN	REV.	REVISION
DR	DOOR	R.H.	RIGHT HAND
DS	DOWNSPOUT	RM	ROOM
DTL	DETAIL	R.O.	ROUGH OPENING
DWG	DRAWING		
DX	DUPLEX	SCHED.	SCHEDULE
		SECT.	SECTION
EA.	EACH	SF	SQUARE FEET
EL.	ELEVATION	SHT	SHEET
ELEC.	ELECTRIC(AL)	SHTH	SHEATHING
ELEV.	ELEVATOR	SIM.	SIMILAR
EMER.	EMERGENCY	SPEC.	SPEC (FIED) (FICATION)
EMS	EMERGENCY MANAGEMENT SYSTEM	SRL	SUBMITTAL REVIEW LETTER
E.J.	EXPANSION JOINT	SO.	SQUARE
EQ	EQUAL	S.S.	STAINLESS STEEL
EQUIP	EQUIPMENT	S.S.M.	SOLID SURFACE MATERIAL
ETR	EXISTING TO REMAIN	STC	SOUND TRANSMISSION COEFFICIENT
EXG	EXISTING	STD	STANDARD
EXT.	EXTERIOR	STOR.	STORAGE
		STL	STEEL
F.A.	FIRE ALARM	STRUCT.	STRUCTURAL
F.A.R.	FLOOR AREA RATIO	SUSP.	SUSPEND(ED)
F.C.U.	FAN COIL UNIT	SYS.	SYSTEM
F.D.	FLOOR DRAIN		
FDN	FOUNDATION	T&G	TONGUE AND GROOVE
F.E.	FIRE EXTINGUISHER	TBD	TO BE DETERMINED
FEC	FIRE EXTINGUISHER CABINET	TEL	TELEPHONE
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT	TEMP	TEMPORARY
FGL	FIBERGLASS	THK	THICK(NESS)
FIN.	FINISH	THR	THRESHOLD
FIXT.	FIXTURE	THRU	THROUGH
FL.	FLOOR	T.O.	TOP OF
FLUOR.	FLUORESCENT	TSTAT	THERMOSTAT
F.O.	FACE OF	TYP.	TYPICAL
F.P.	FIRE PROTECTION	TZ	TERRAZZO
FT	FEET		
FTG	FOOTING	U.H.	UNIT HEATER
FURN.	FURNITURE	U.N.O.	UNLESS NOTED OTHERWISE
		U.O.N.	UNLESS NOTED OTHERWISE
GA	GAGE	VERT.	VERTICAL
GALV	GALVANIZED	V.I.F.	VERIFY IN FIELD
GB	GRAB BAR	V.R.	VAPOR RETARDER
GL	GLASS		
GLAM	GLUE LAMINATED BEAM	w/	WITH
GLZ	GLAZING	W.C.	WATER CLOSET
GWB	GYP SUM BOARD	WD	WOOD
		WIN.	WINDOW
HC	HANDICAP		
HDF	HIGH DENSITY FIBERBOARD	Z.C.C.	ZINC COATED COPPER
HM	HOLLOW METAL	&	AND
HDWR	HARDWARE		
HOR.	HORIZONTAL		
HR	HOUR		
HT	HEIGHT		
IN.	INCHES		
INCL.	INCLUDE(D),(ING)		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
J.C.	JANITOR'S CLOSET		
J-BOX	JUNCTON BOX		
JT	JOINT		
KIT.	KITCHEN		

## DRAWING LIST

GENERAL	
G0.00	COVER
G0.01	PROJECT INFORMATION
G0.02	SCOPE OF WORK AND TECHNICAL SPECIFICATION NOTES
G1.00	ZONING SUMMARY
G1.01	CODE SUMMARY & LIFE SAFETY PLANS
EXISTING	
EX1.00	EXISTING BASEMENT FLOOR PLAN
EX1.01	EXISTING FIRST FLOOR PLAN
EX1.02	EXISTING SECOND FLOOR PLAN
EX1.03	EXISTING ROOF PLAN
EX3.01	EXISTING EXTERIOR ELEVATIONS
EX3.02	EXISTING EXTERIOR ELEVATIONS
EX.4.01	EXISTING 3D VIEWS
DEMOLITION	
AD1.00	DEMOLITION BASEMENT FLOOR PLAN
AD1.01	DEMOLITION FIRST FLOOR PLAN
AD1.02	DEMOLITION SECOND FLOOR PLAN
AD3.01	DEMOLITION EXTERIOR ELEVATIONS
AD3.02	DEMOLITION EXTERIOR ELEVATIONS
PROPOSED	
A11.00	PROPOSED BASEMENT FLOOR PLAN
A1.01	PROPOSED FIRST FLOOR PLAN
A1.02	PROPOSED SECOND FLOOR PLAN
A1.03	PROPOSED ROOF PLAN
A3.01	PROPOSED EXTERIOR BUILDING ELEVATIONS
A3.02	PROPOSED EXTERIOR BUILDING ELEVATIONS
A4.01	PROPOSED 3D VIEWS



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RESIDENTIAL RENOVATION

**218 Main Street**

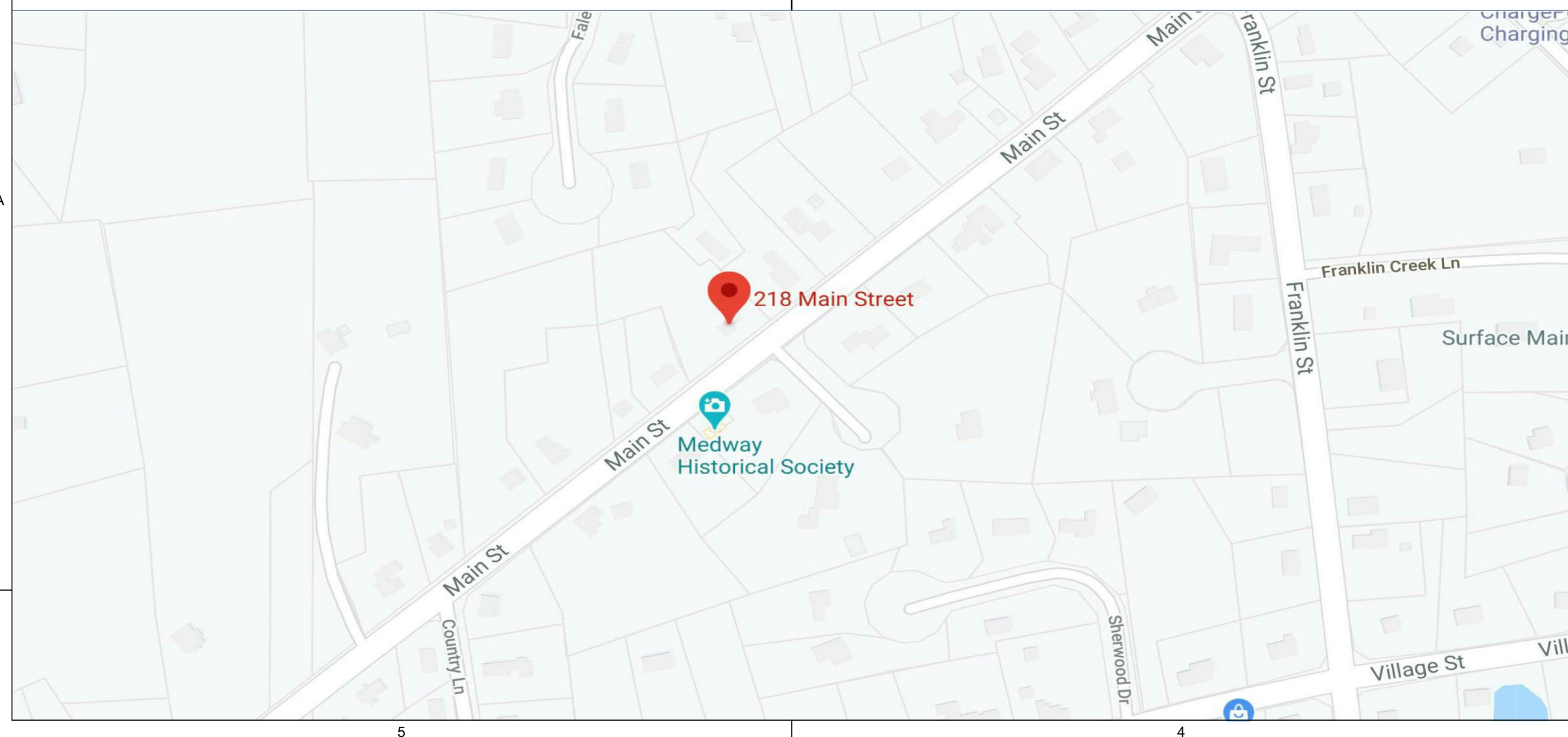
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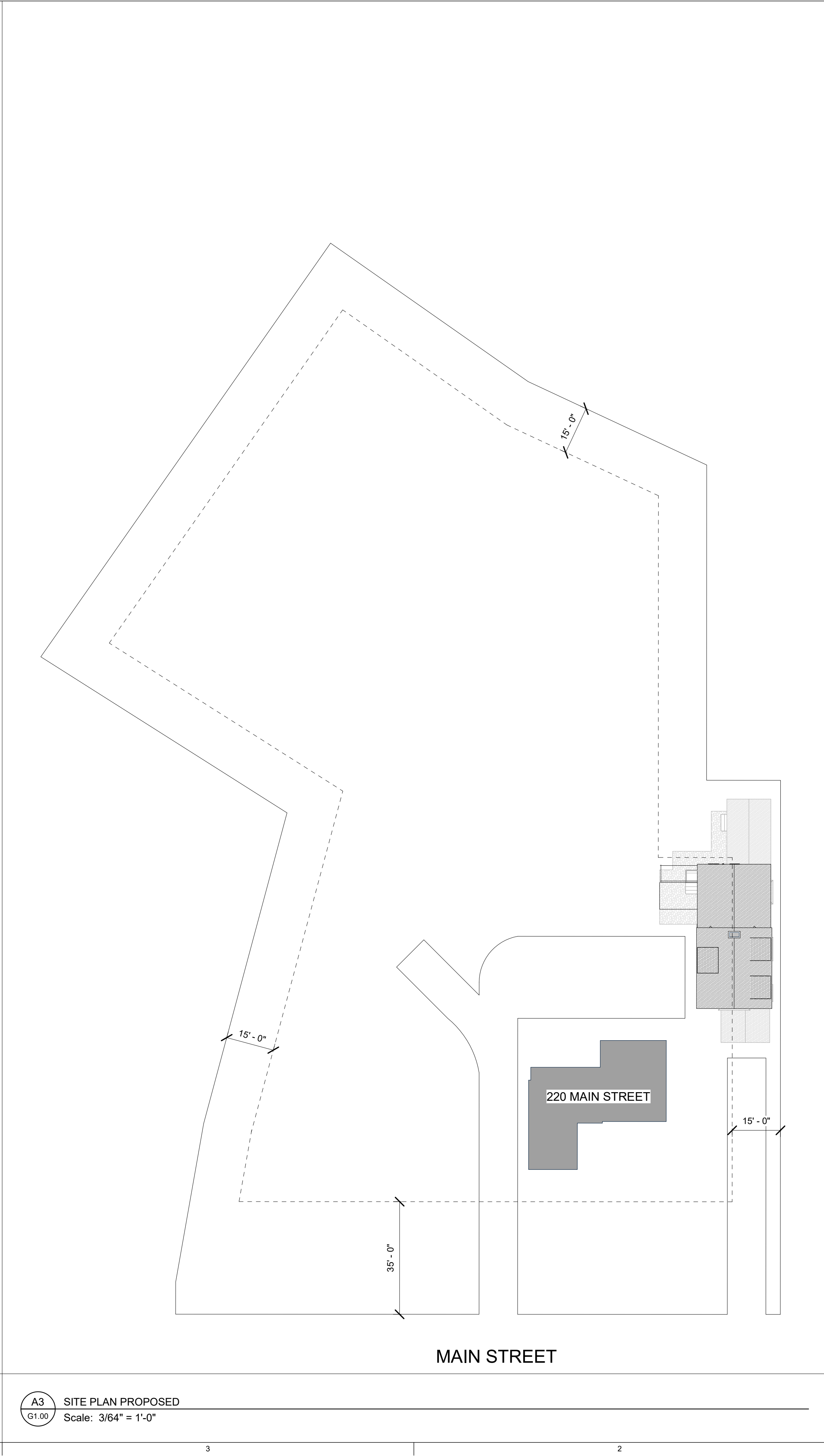
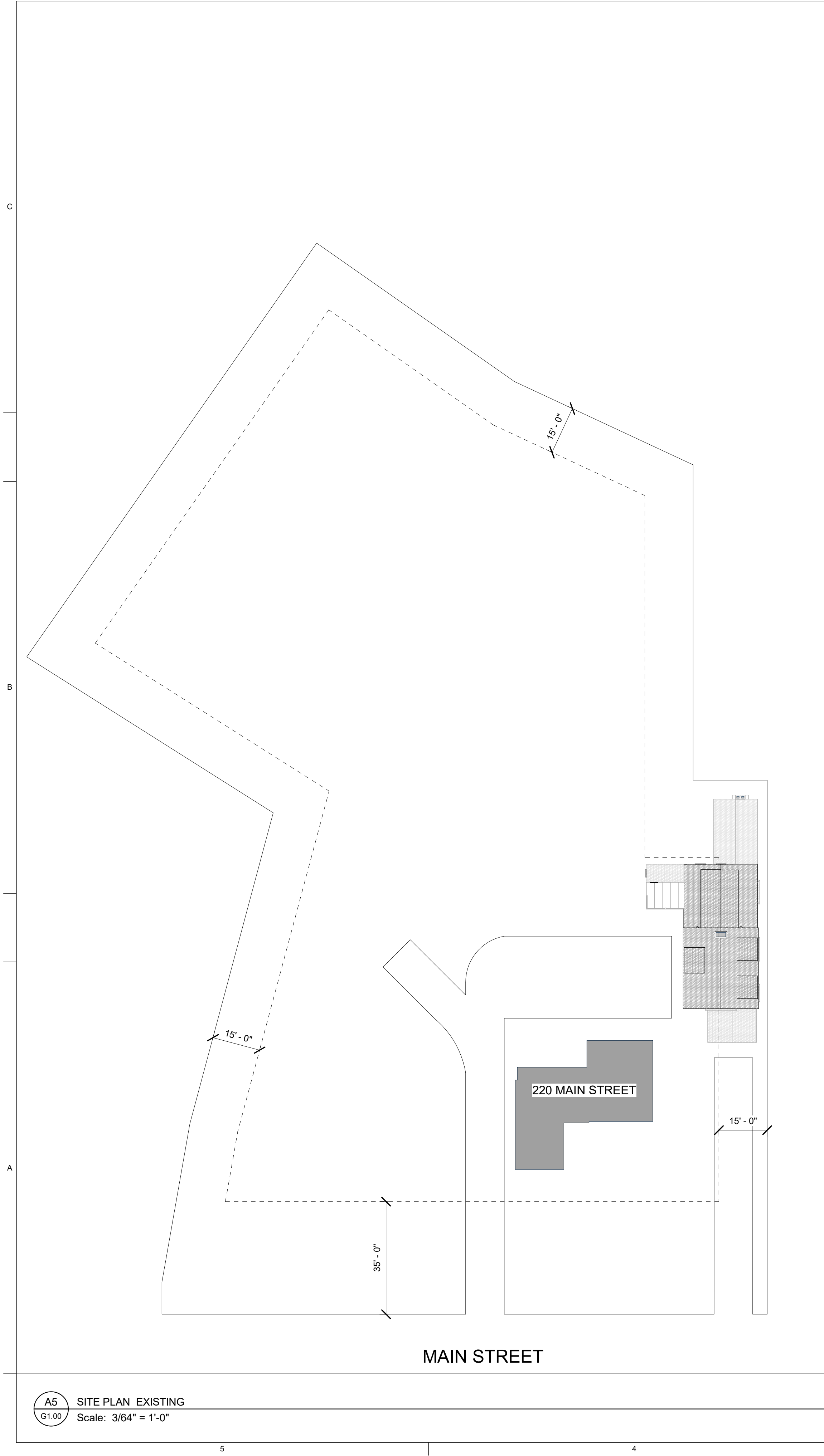
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**18 SEPTEMBER 2020**

## PROJECT INFORMATION

09/18/20

# G0.01





ZONING SUMMARY			
MBLU	N/A		
USE CODE	AR-2		
DESIGNATED ZONE	N/A		
DISTRICT	N/A		
FLOATING OVERLAY	MHOD		
USE	RESIDENTIAL		
MINIMUM LOT SIZE (SQFT.)	22,500		
ACTUAL LOT SIZE (SQFT.)	54,450		
MINIMUM FRONTAGE (FT.)	150		
	MAXIMUM	EXISTING	PROPOSED
LOT COVERAGE (% OF LOT)	30	6	6
BUILDING HEIGHT (FT.)	40	25	25
BUILDING STORIES	N/A	2	2
IMPERVIOUS COVERAGE (% OF LOT)	40	9	9
	MINIMUM REQ.	EXISTING	PROPOSED
OPEN SPACE	N/A	N/A	N/A
PARKING (ON SITE)	1.5	1.5	1.5
PARKING (OFF SITE)	1	1	1
	FRONT	SIDE	REAR
MINIMUM SETBACKS (FT.)	35	15	15

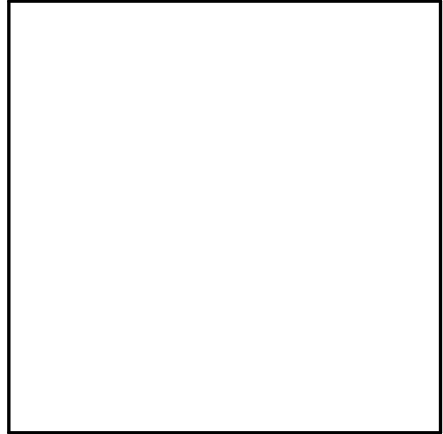


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ZONING SUMMARY

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G1.00



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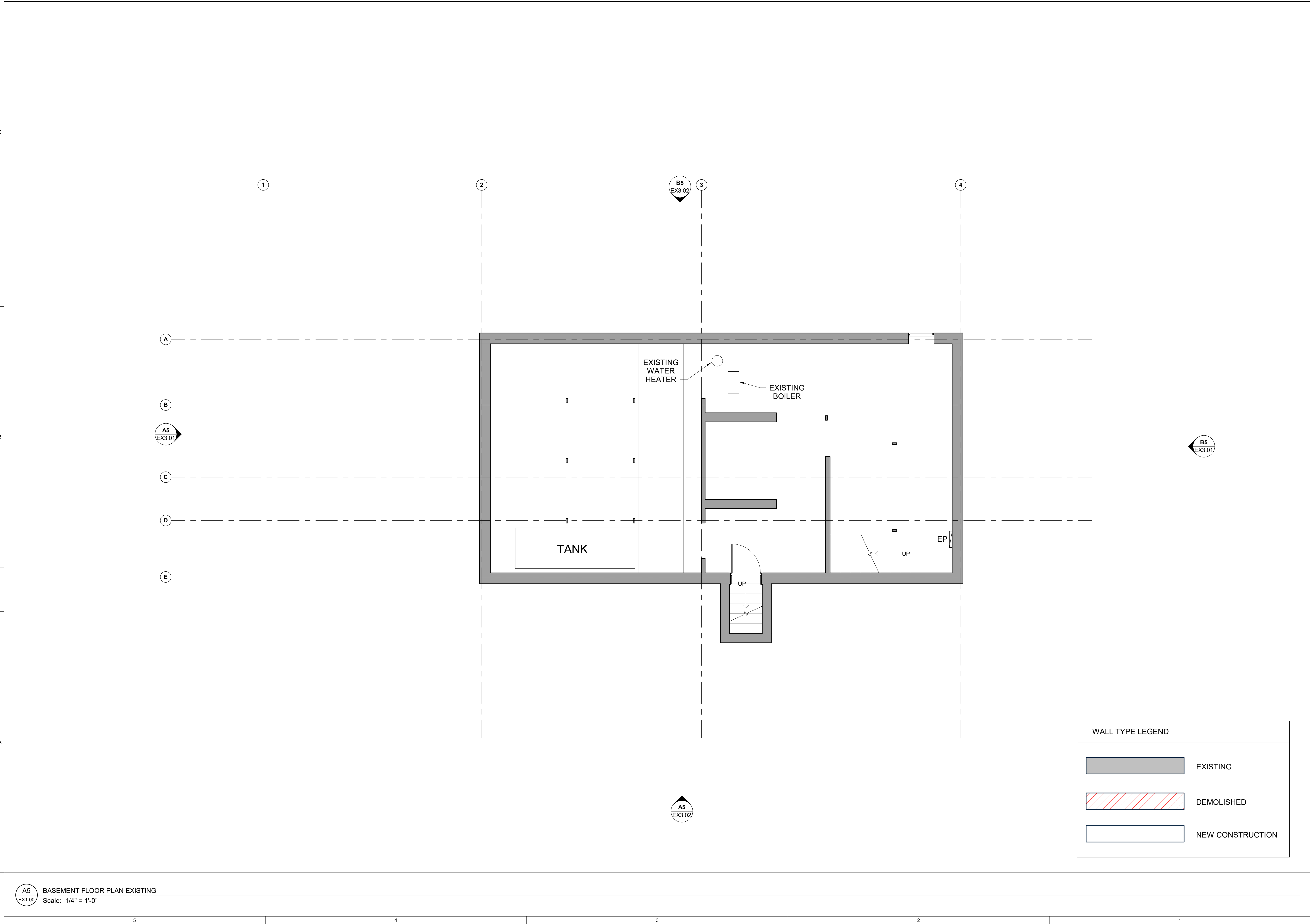
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EXISTING BASEMENT FLOOR  
PLAN

09/18/20

**EX1.00**





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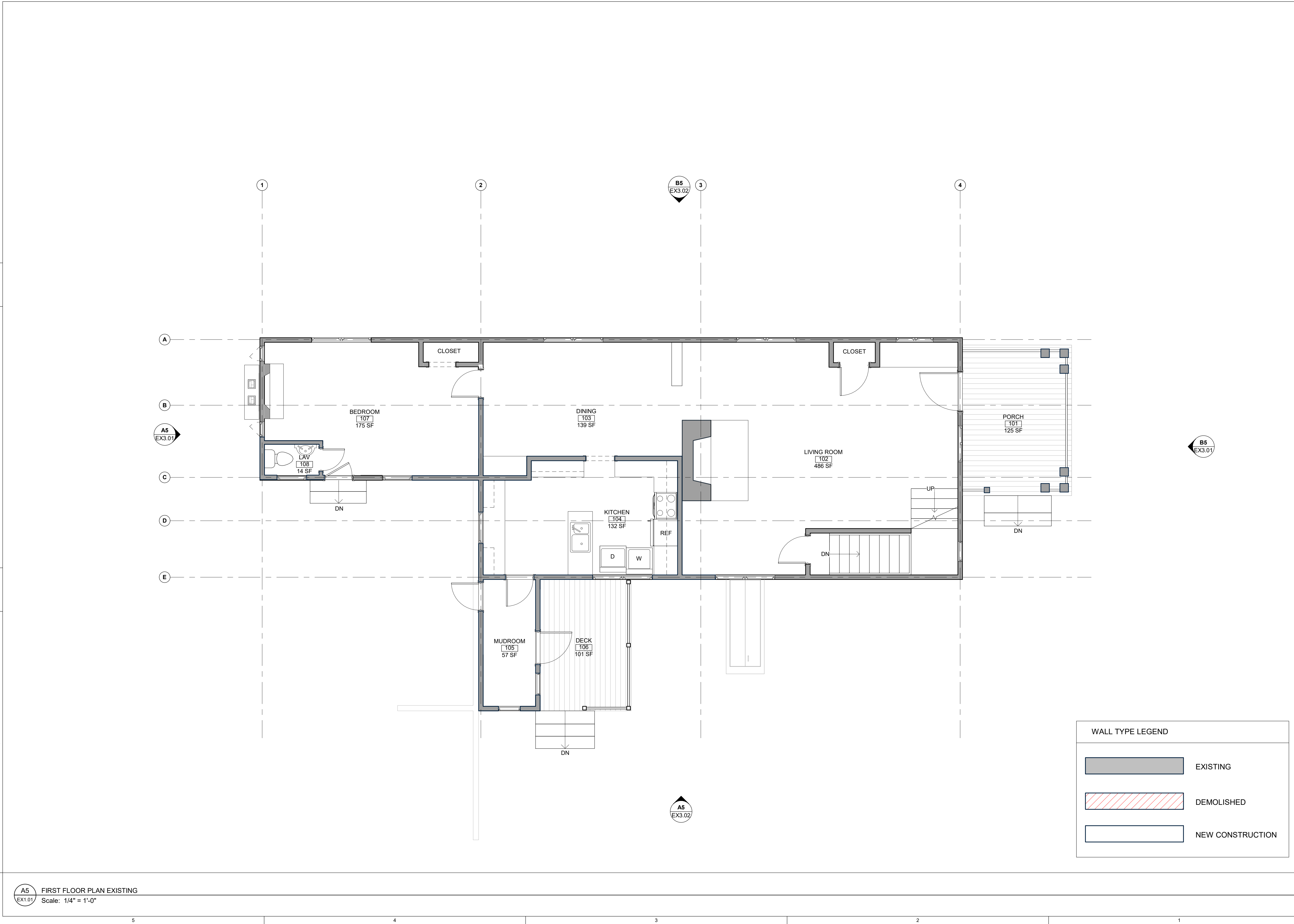
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EXISTING FIRST FLOOR PLAN

09/18/20

**EX1.01**



**A5 EX1.01** FIRST FLOOR PLAN EXISTING  
Scale: 1/4" = 1'-0"



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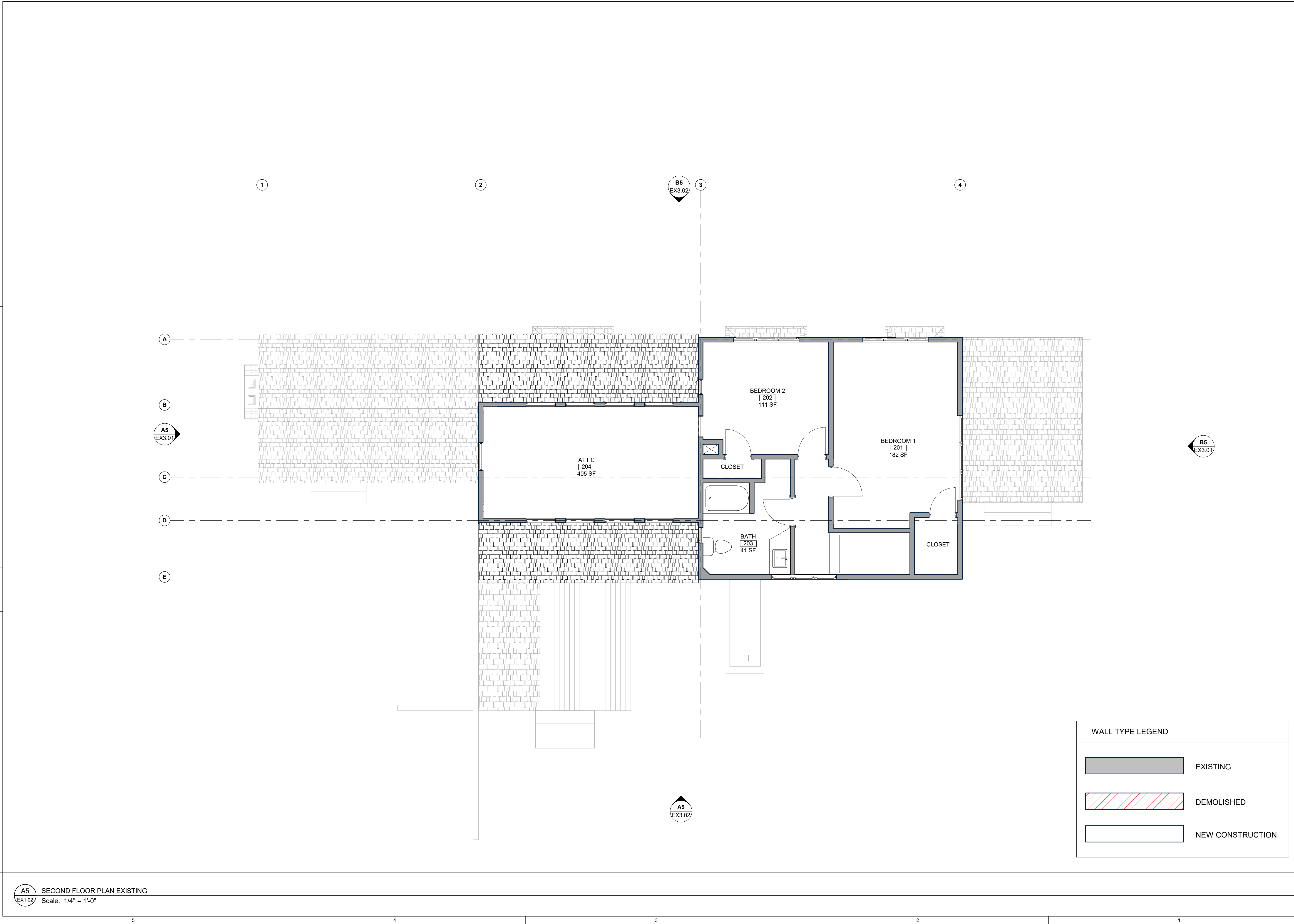
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EXISTING SECOND FLOOR PLAN

09/18/20

**EX1.02**



**A5 EX1.02** SECOND FLOOR PLAN EXISTING  
Scale: 1/4" = 1'-0"



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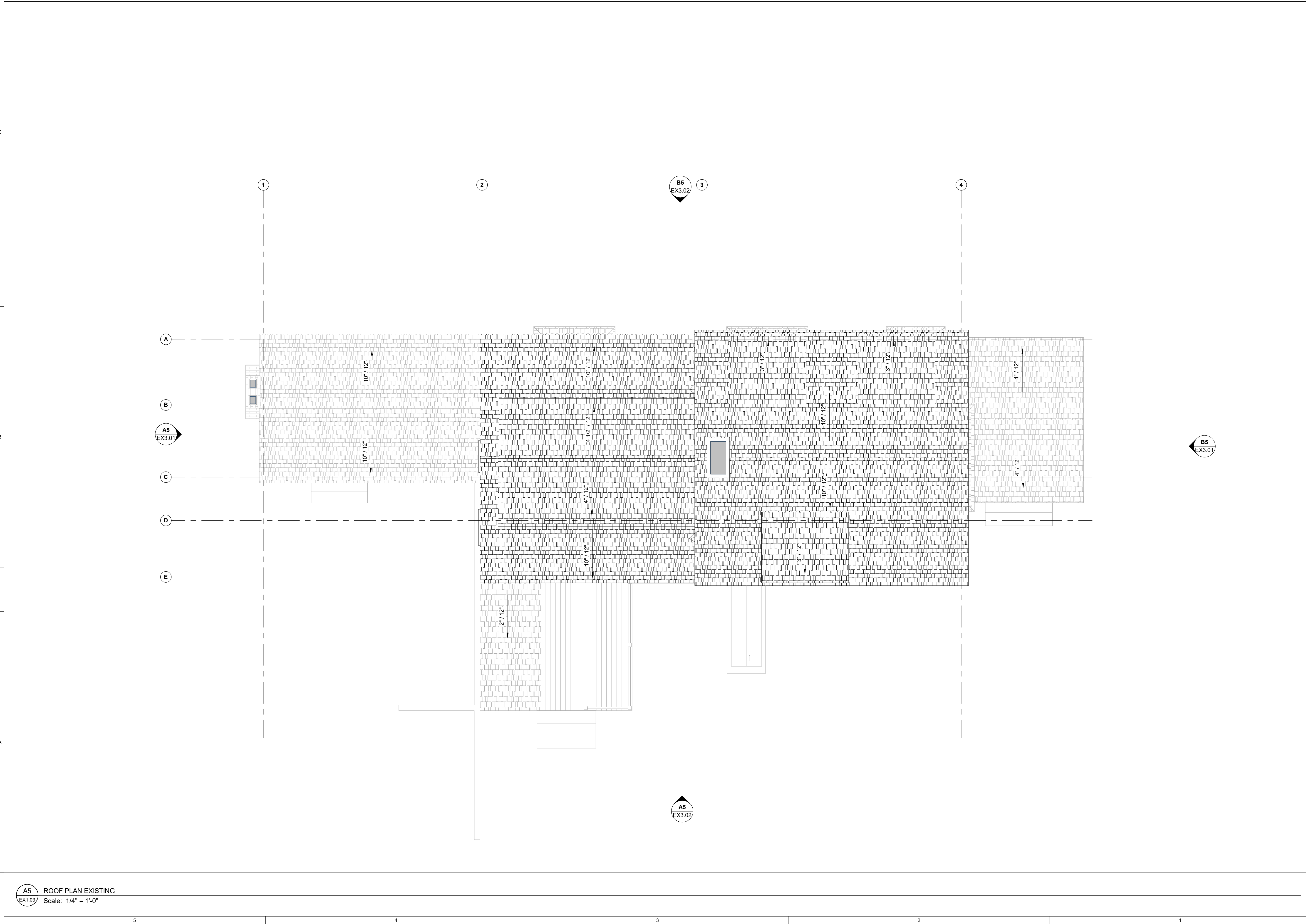
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EXISTING ROOF PLAN

09/18/20

**EX1.03**





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EXISTING EXTERIOR  
ELEVATIONS

09/18/20

**EX3.01**





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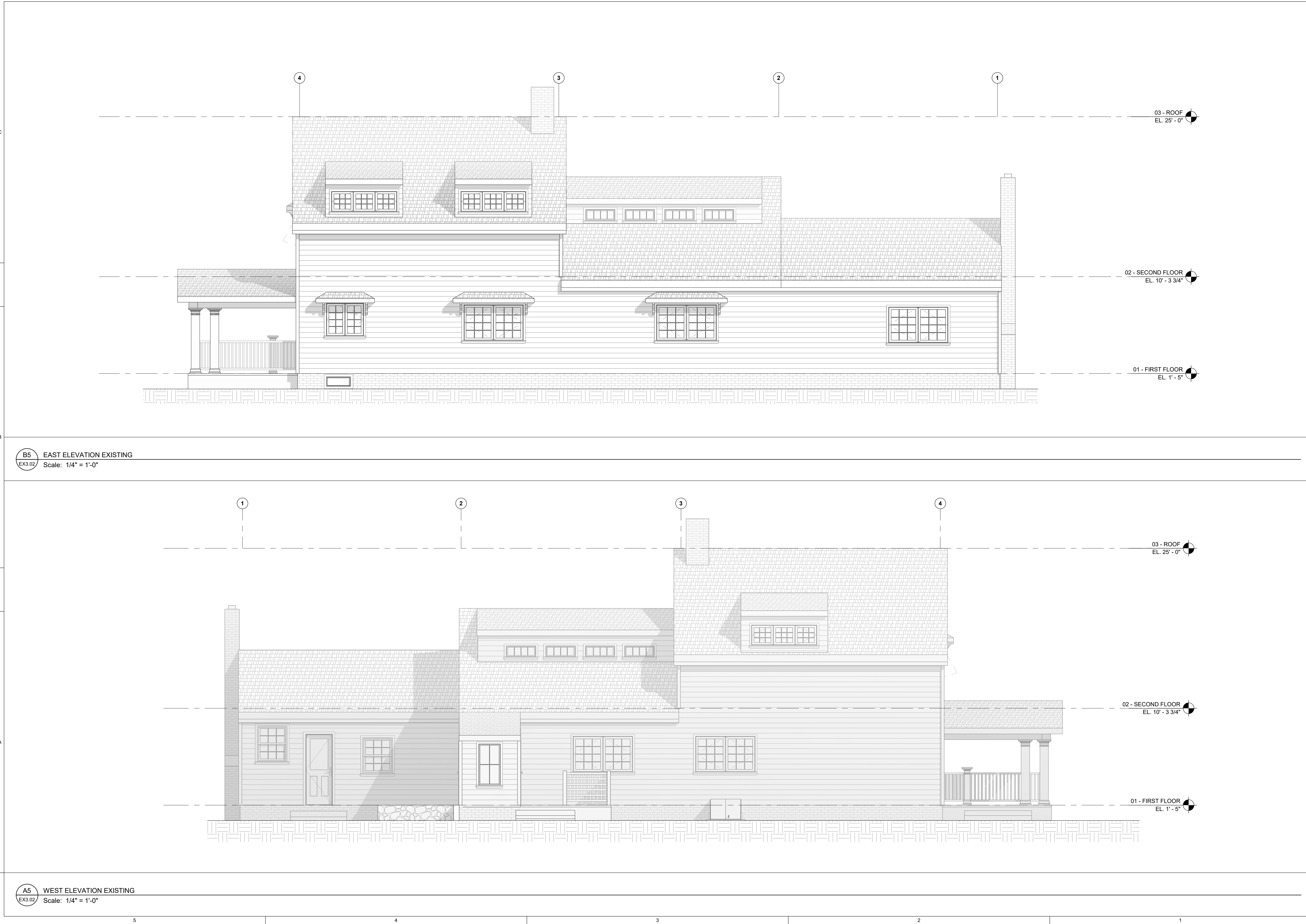
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EXISTING EXTERIOR  
ELEVATIONS

09/18/20

**EX3.02**



**B5** EAST ELEVATION EXISTING  
EX3.02 Scale: 1/4" = 1'-0"

**A5** WEST ELEVATION EXISTING  
EX3.02 Scale: 1/4" = 1'-0"



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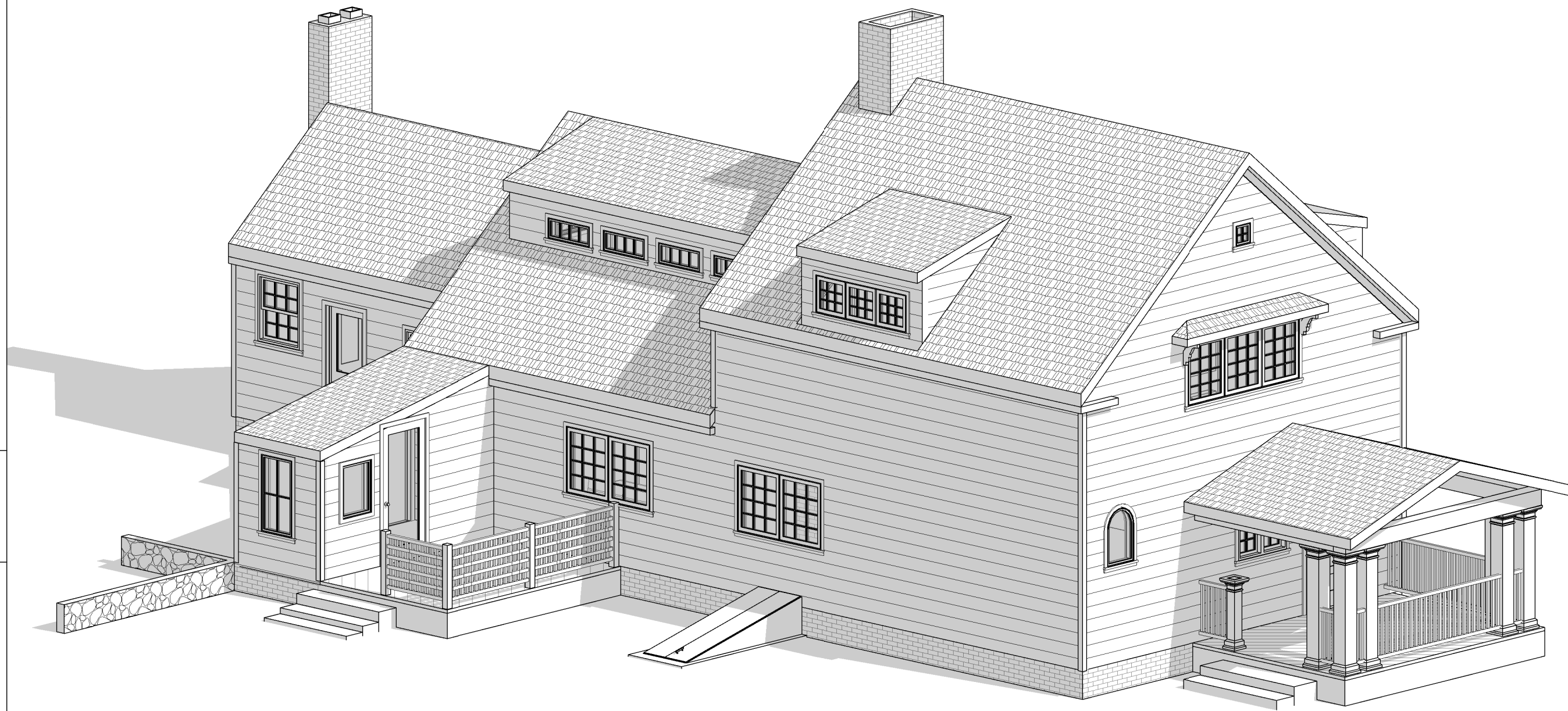
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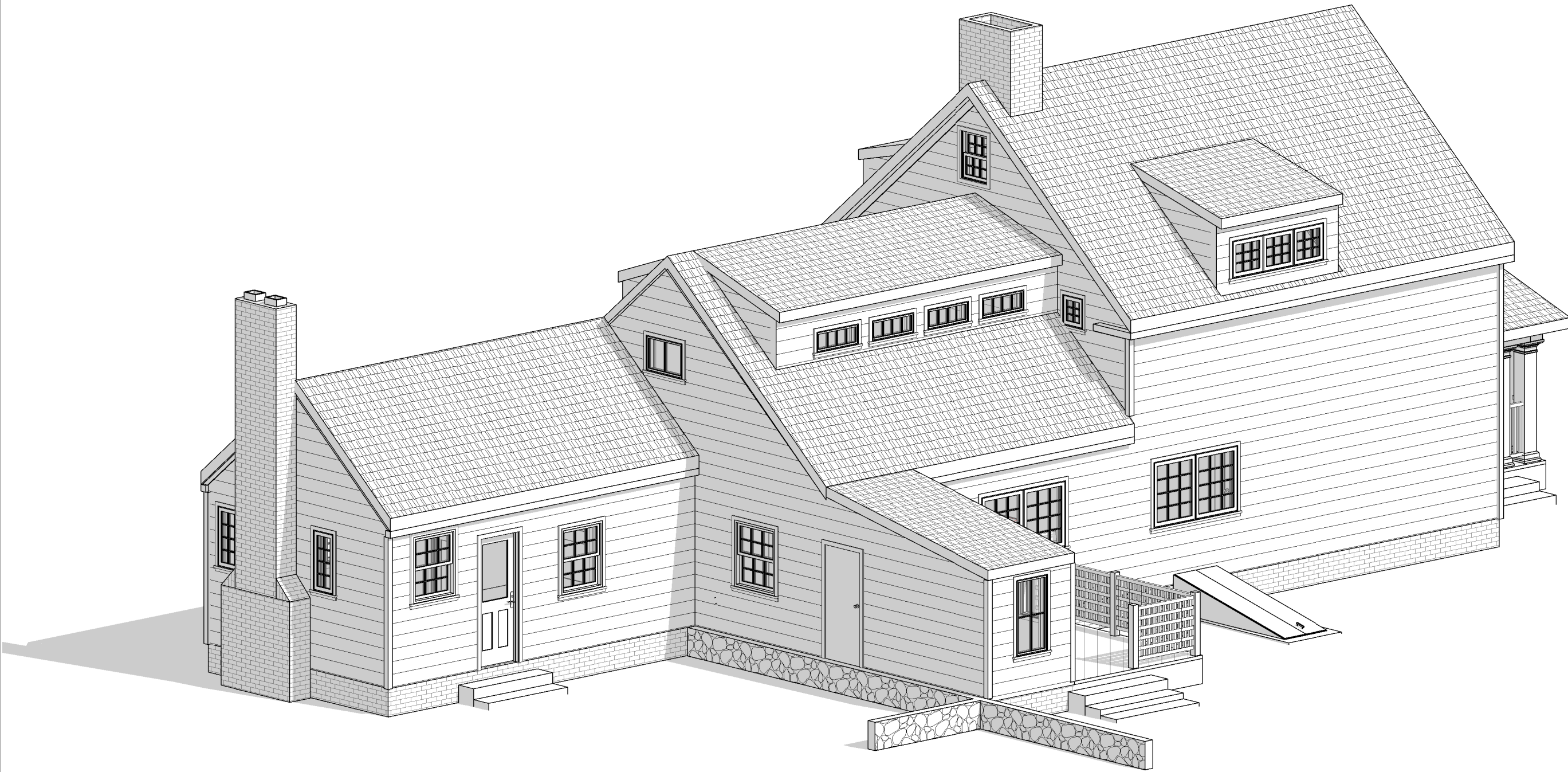
EXISTING 3D VIEWS

09/18/20

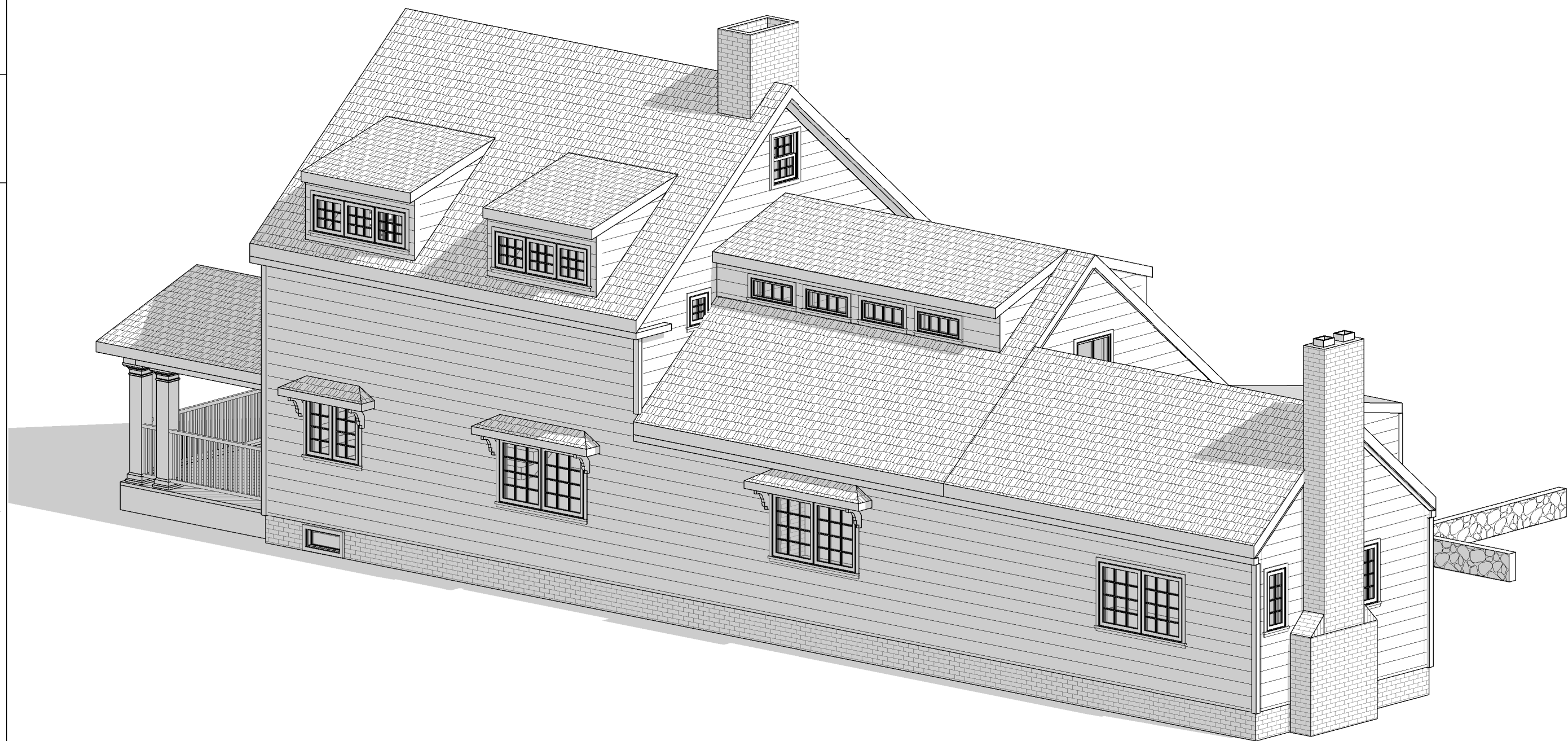
EX.4.01



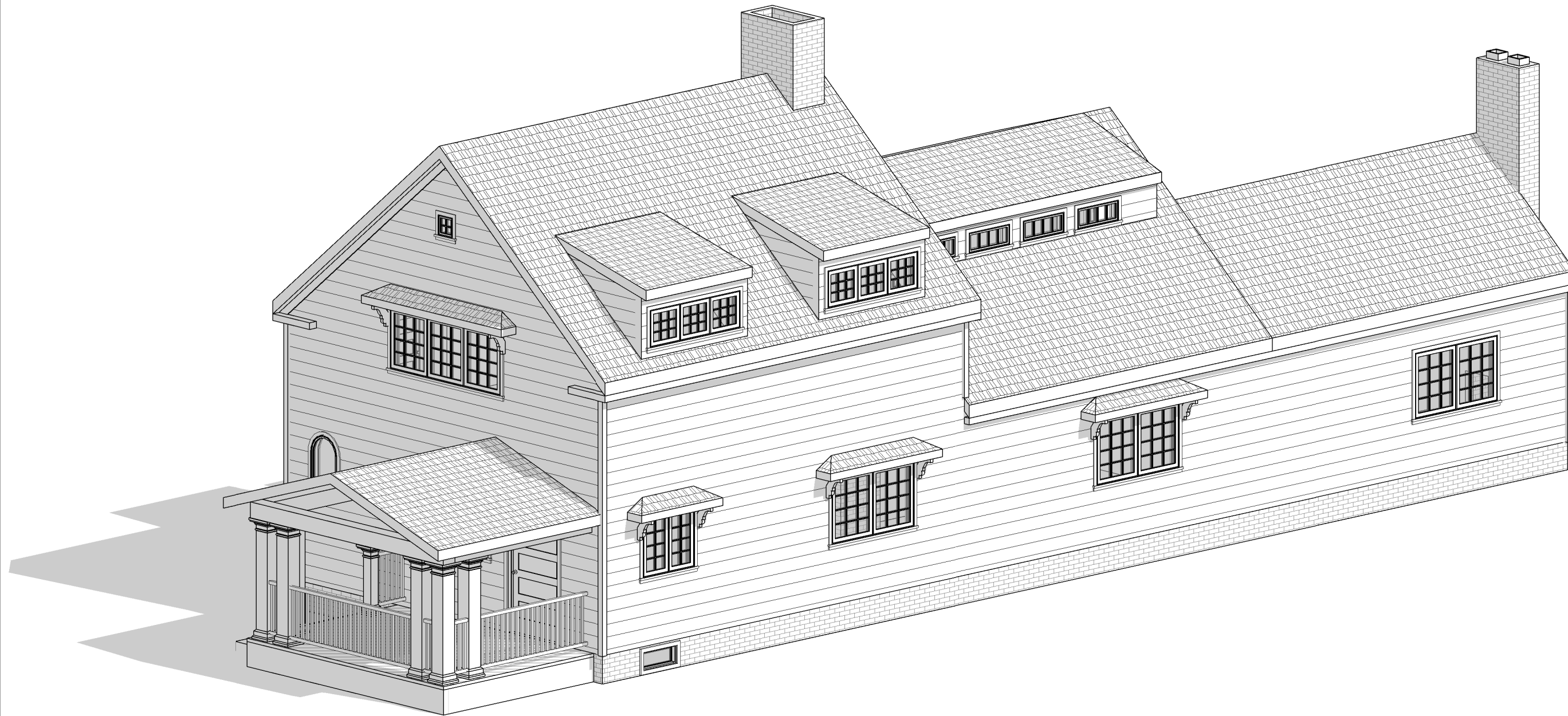
B5 3D VIEW 1 EXISTING  
EX.4.01 Scale:



B3 3D VIEW 2 EXISTING  
EX.4.01 Scale:



A5 3D VIEW 3 EXISTING  
EX.4.01 Scale:



A3 3D VIEW 4 EXISTING  
EX.4.01 Scale:



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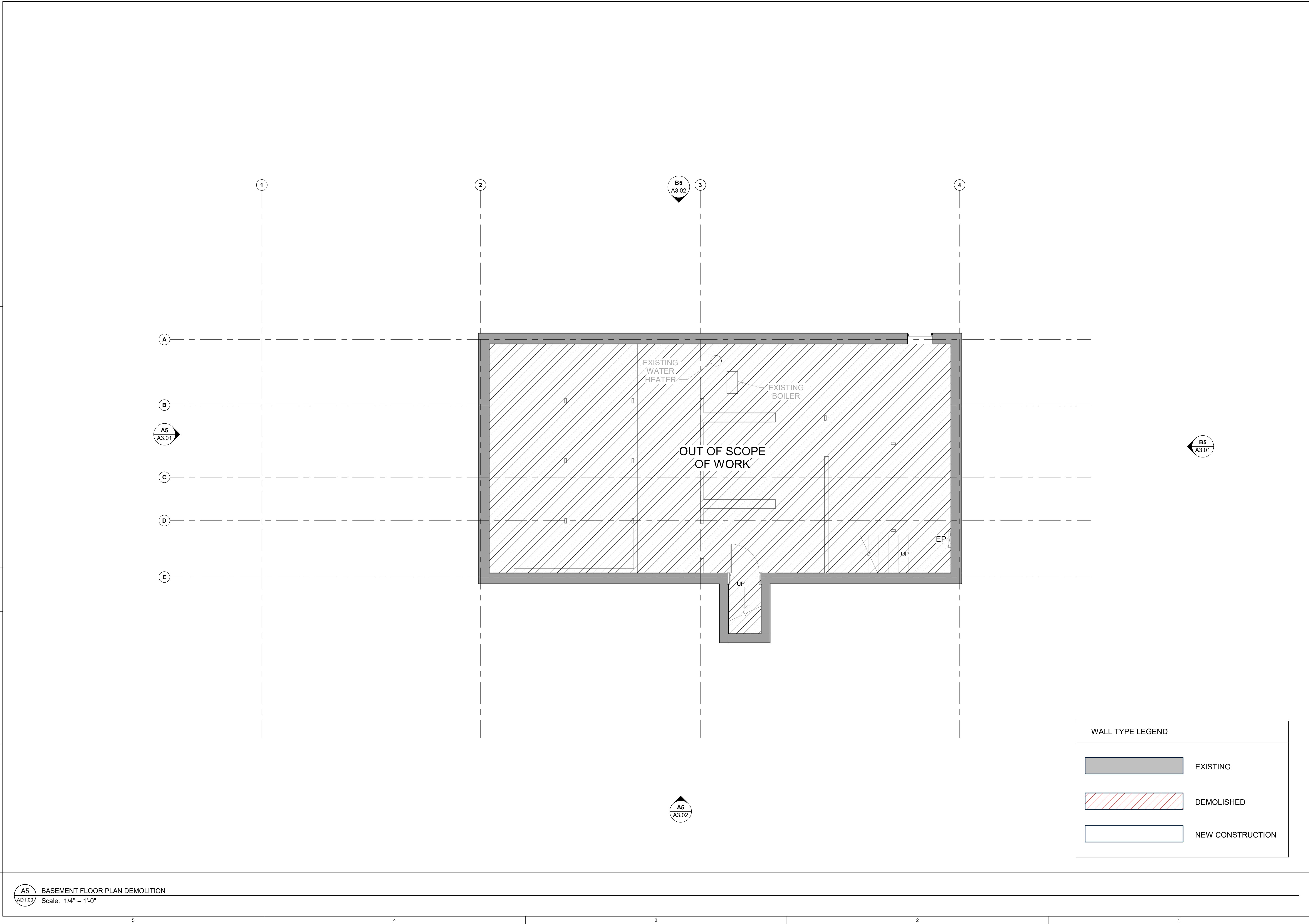
RESIDENTIAL RENOVATION  
**218 Main Street**  
218 Main Street  
Medway, Massachusetts

SCHEMATIC DESIGN  
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18 SEPTEMBER 2020

DEMOLITION BASEMENT FLOOR  
PLAN

09/18/20

**AD1.00**





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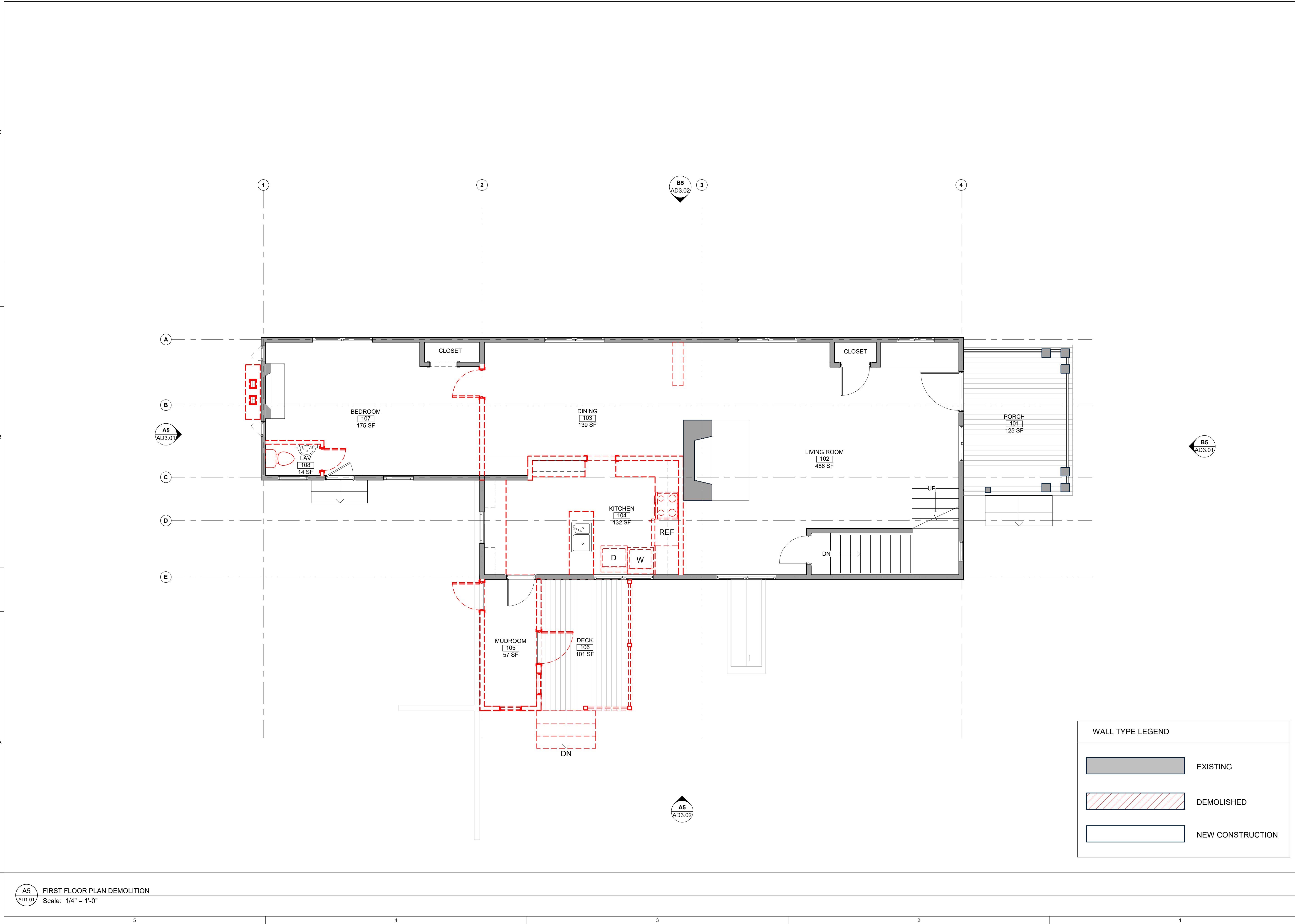
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DEMOLITION FIRST FLOOR PLAN

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**AD1.01**



**A5**  
AD1.01 FIRST FLOOR PLAN DEMOLITION  
Scale: 1/4" = 1'-0"



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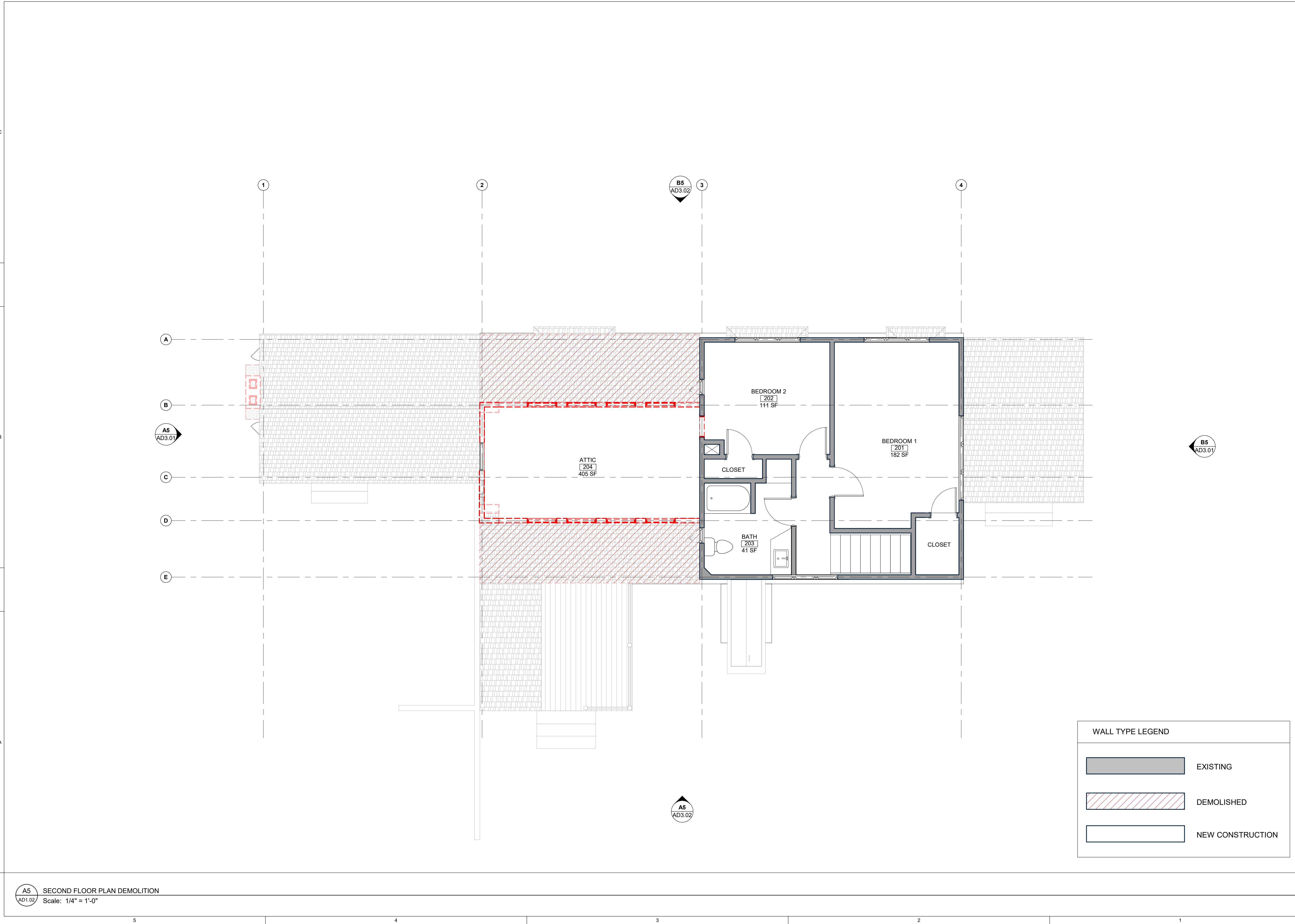
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DEMOLITION SECOND FLOOR  
PLAN

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**AD1.02**



WALL TYPE LEGEND	
	EXISTING
	DEMOLISHED
	NEW CONSTRUCTION



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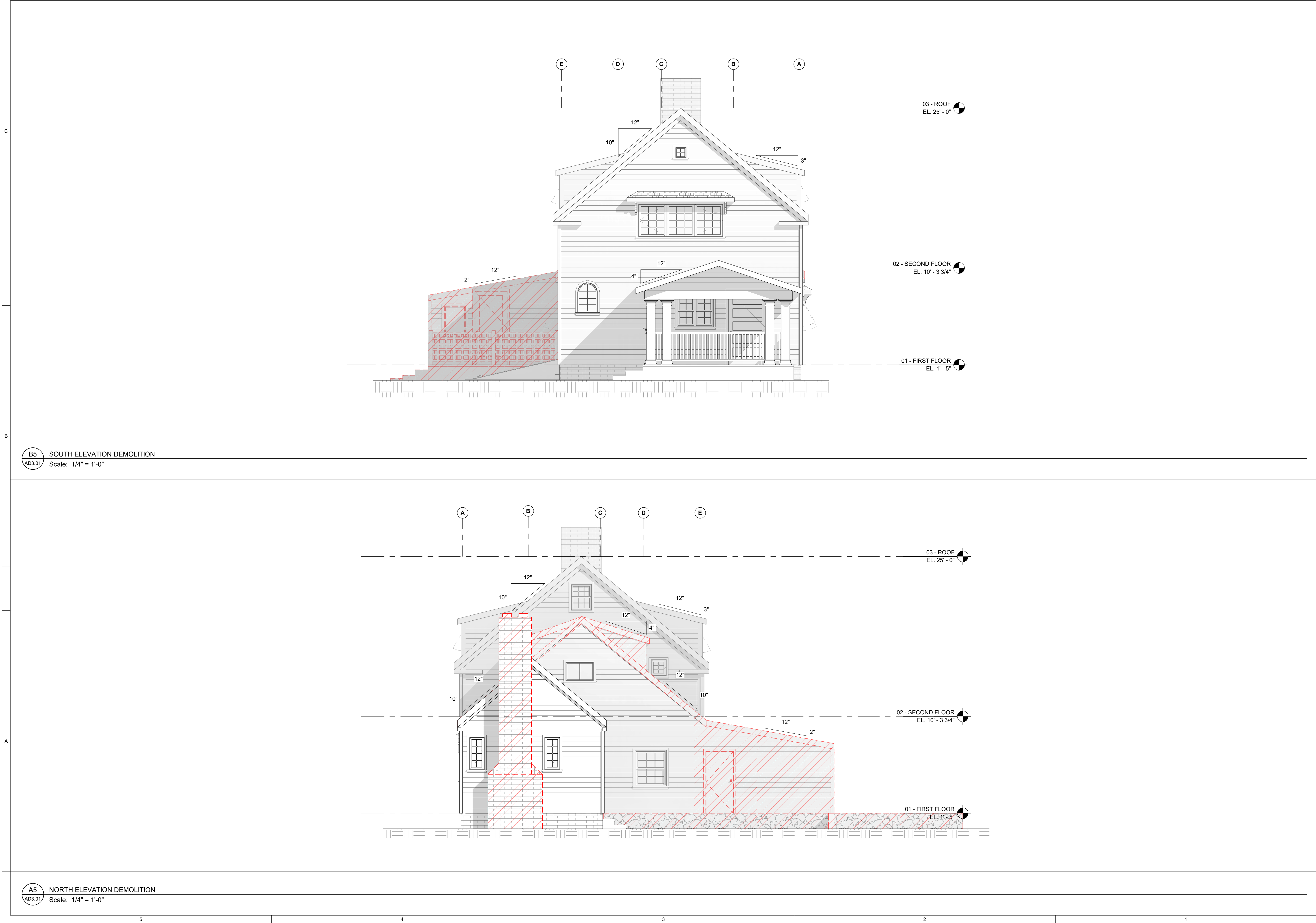
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DEMOLITION EXTERIOR  
ELEVATIONS

09/18/20

**AD3.01**





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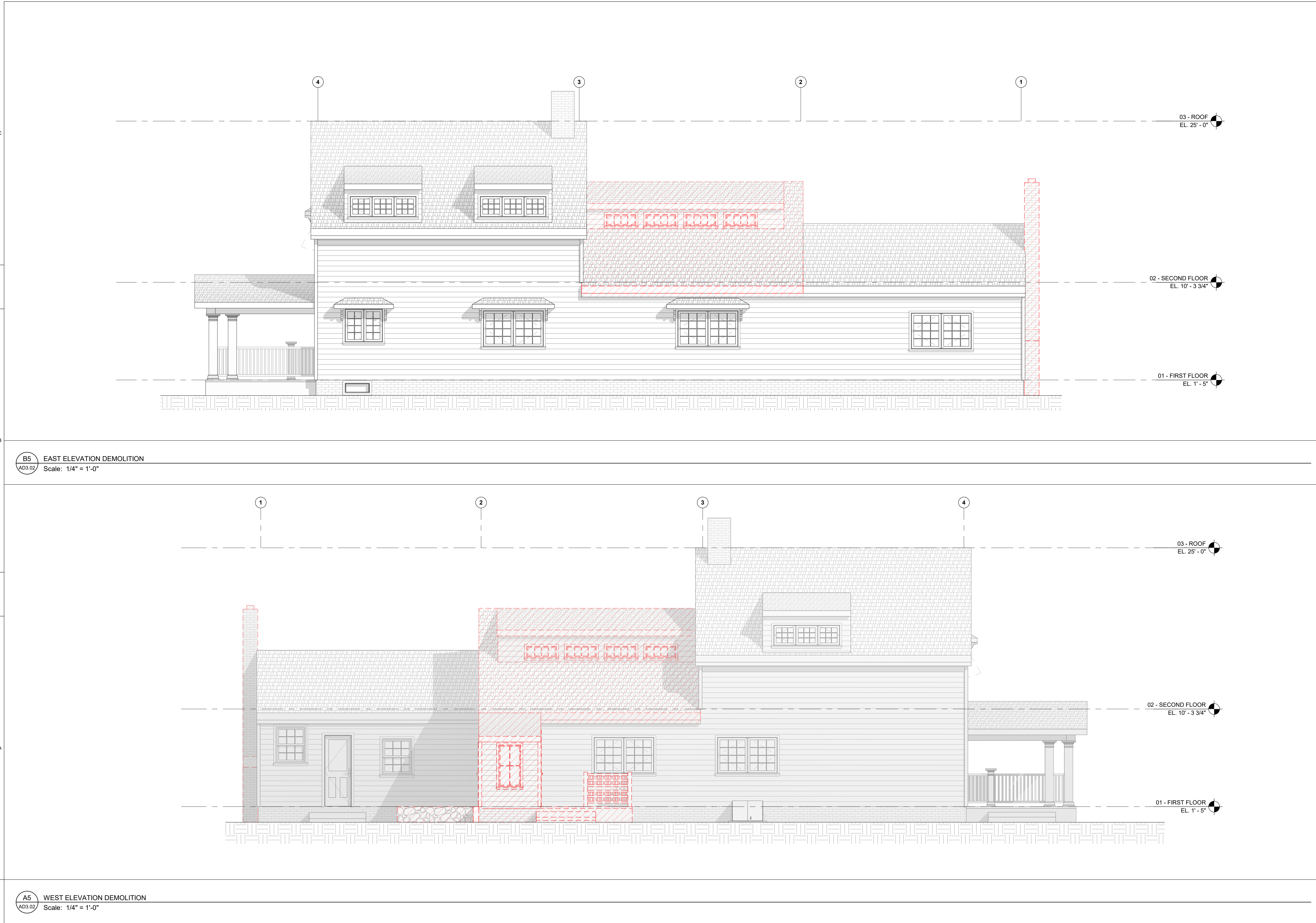
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DEMOLITION EXTERIOR  
ELEVATIONS

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**AD3.02**





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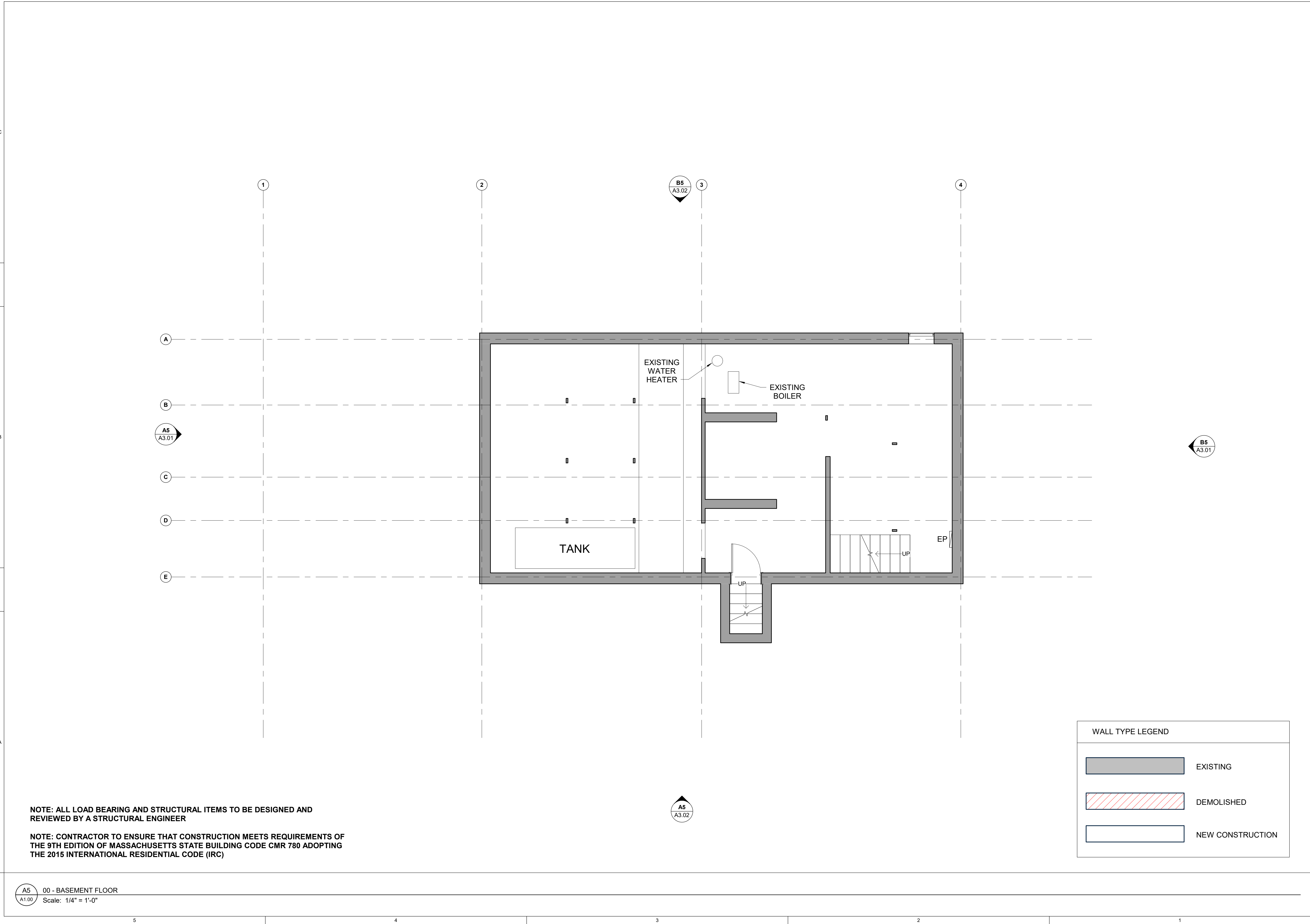
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PROPOSED BASEMENT FLOOR  
PLAN

09/18/20

**A1.00**





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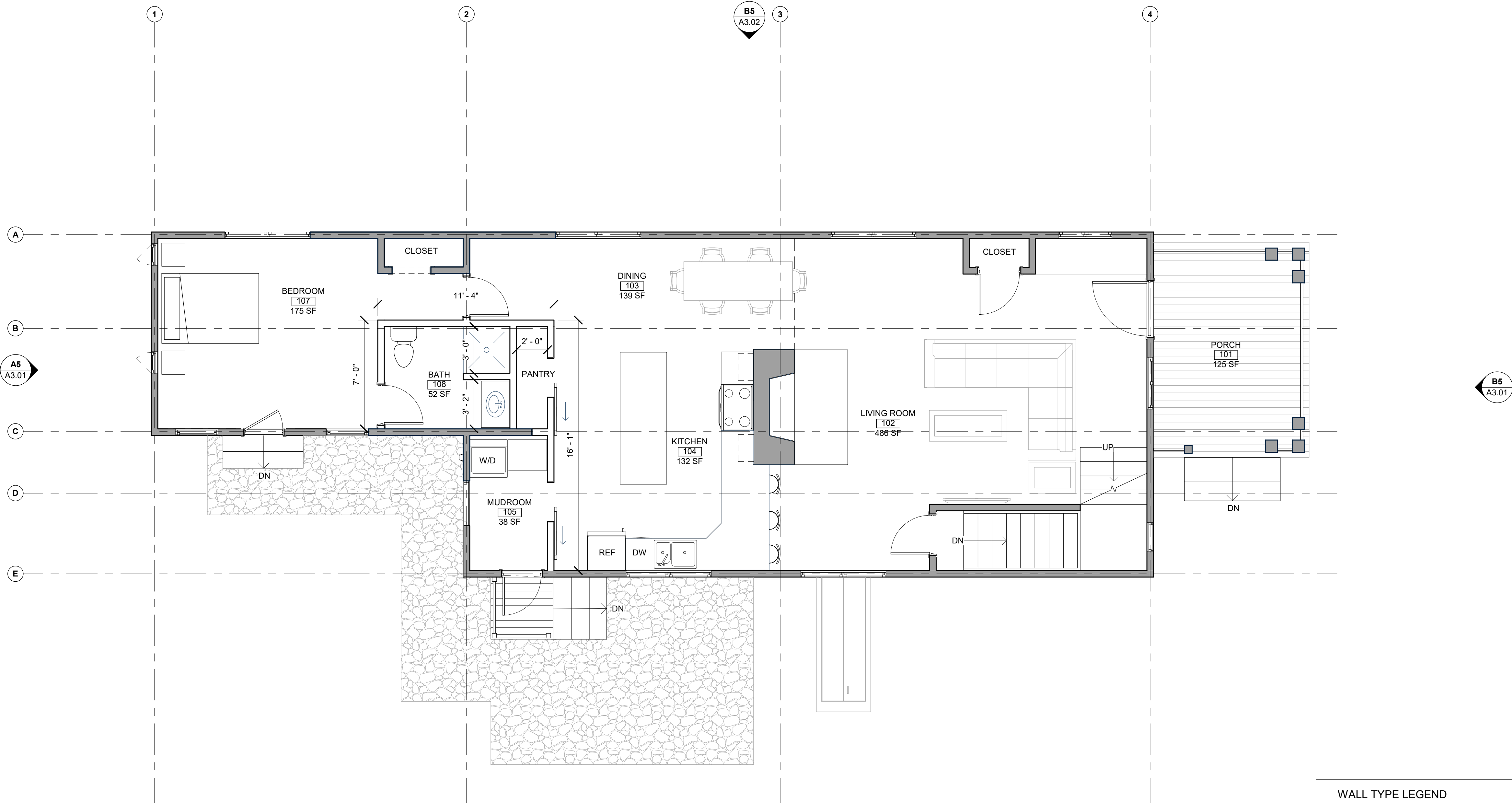
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Medway, Massachusetts

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
18 SEPTEMBER 2020

PROPOSED FIRST FLOOR PLAN

09/18/20

**A1.01**



NOTE: ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER

NOTE: CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF THE 9TH EDITION OF MASSACHUSETTS STATE BUILDING CODE CMR 780 ADOPTING THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

A5  
A1.01 01 - FIRST FLOOR  
Scale: 1/4" = 1'-0"



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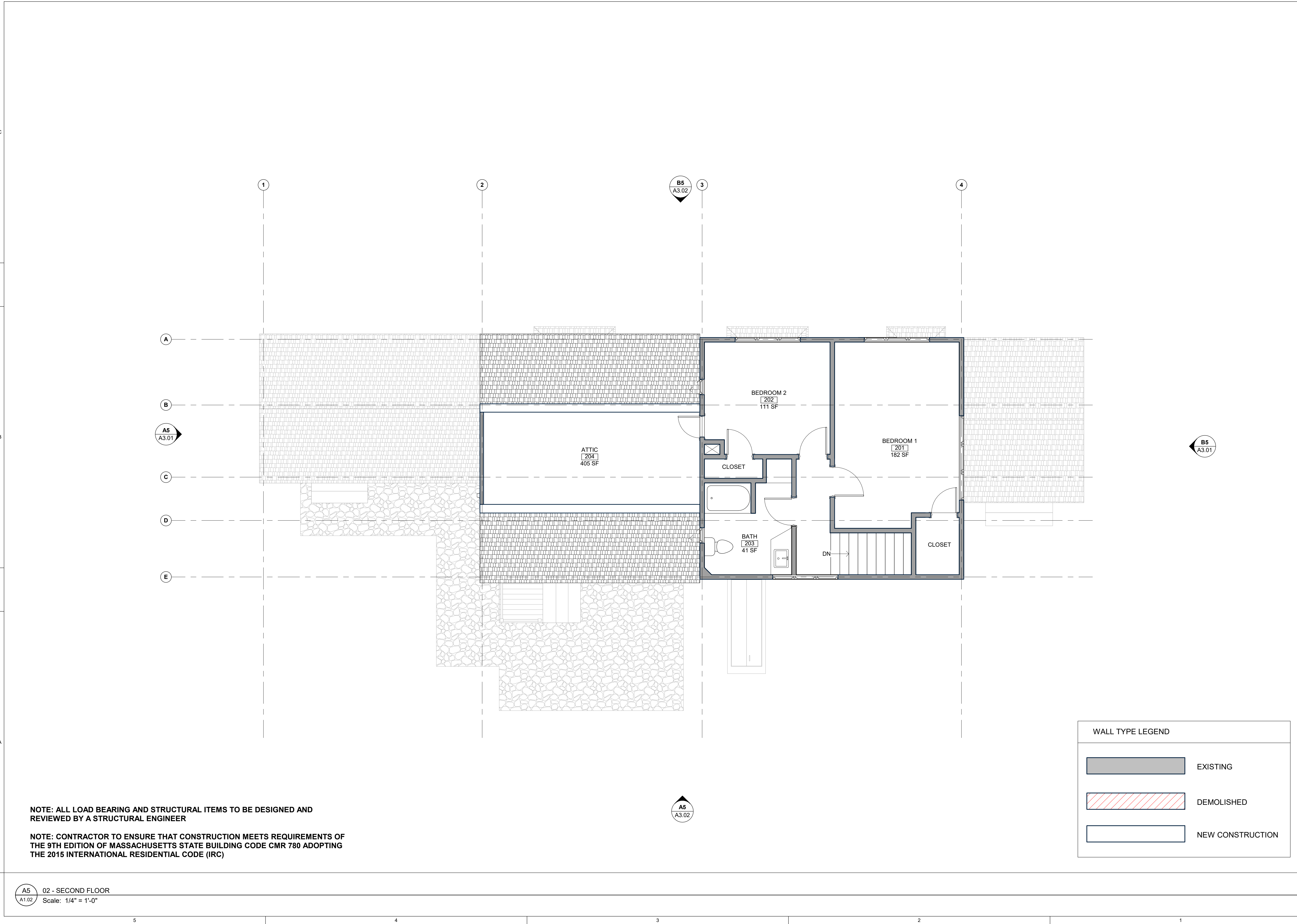
RESIDENTIAL RENOVATION  
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SCHEMATIC DESIGN  
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18 SEPTEMBER 2020

PROPOSED SECOND FLOOR  
PLAN

09/18/20

**A1.02**

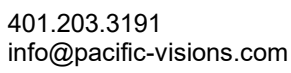


WALL TYPE LEGEND	
	EXISTING
	DEMOLISHED
	NEW CONSTRUCTION

NOTE: ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER

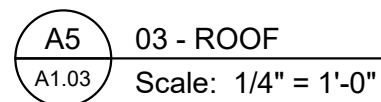
NOTE: CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF THE 9TH EDITION OF MASSACHUSETTS STATE BUILDING CODE CMR 780 ADOPTING THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

A5  
A1.02 02 - SECOND FLOOR  
Scale: 1/4" = 1'-0"



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## A1.03





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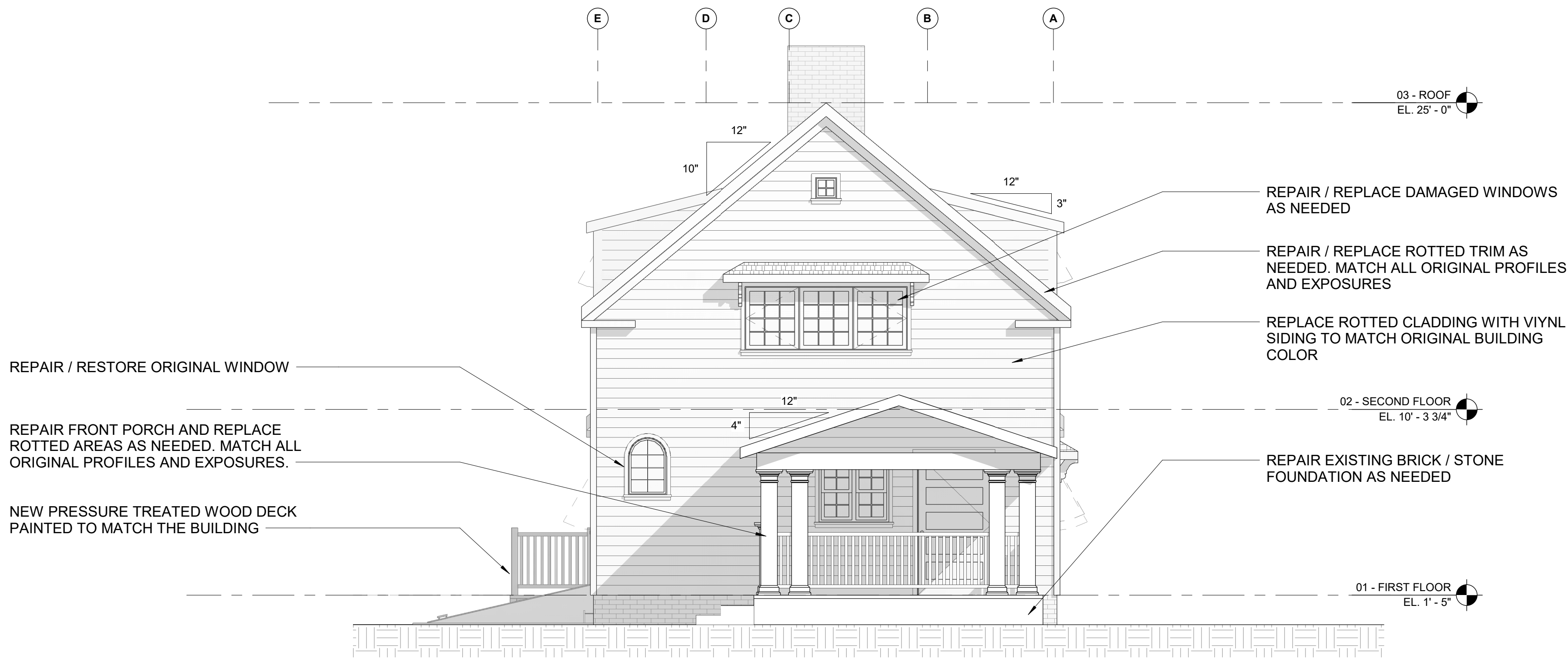
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18 SEPTEMBER 2020

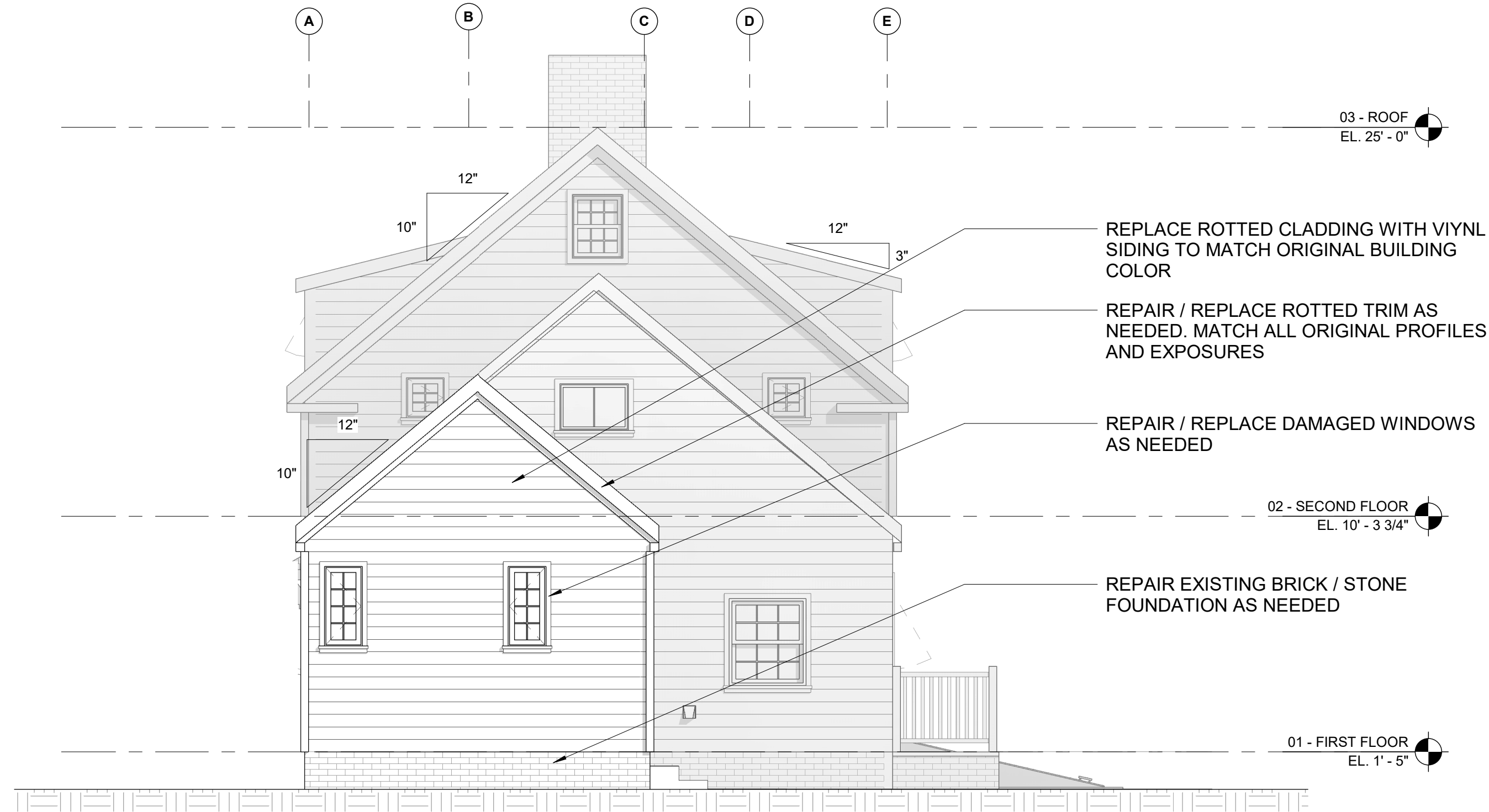
PROPOSED EXTERIOR BUILDING  
ELEVATIONS

09/18/20

**A3.01**



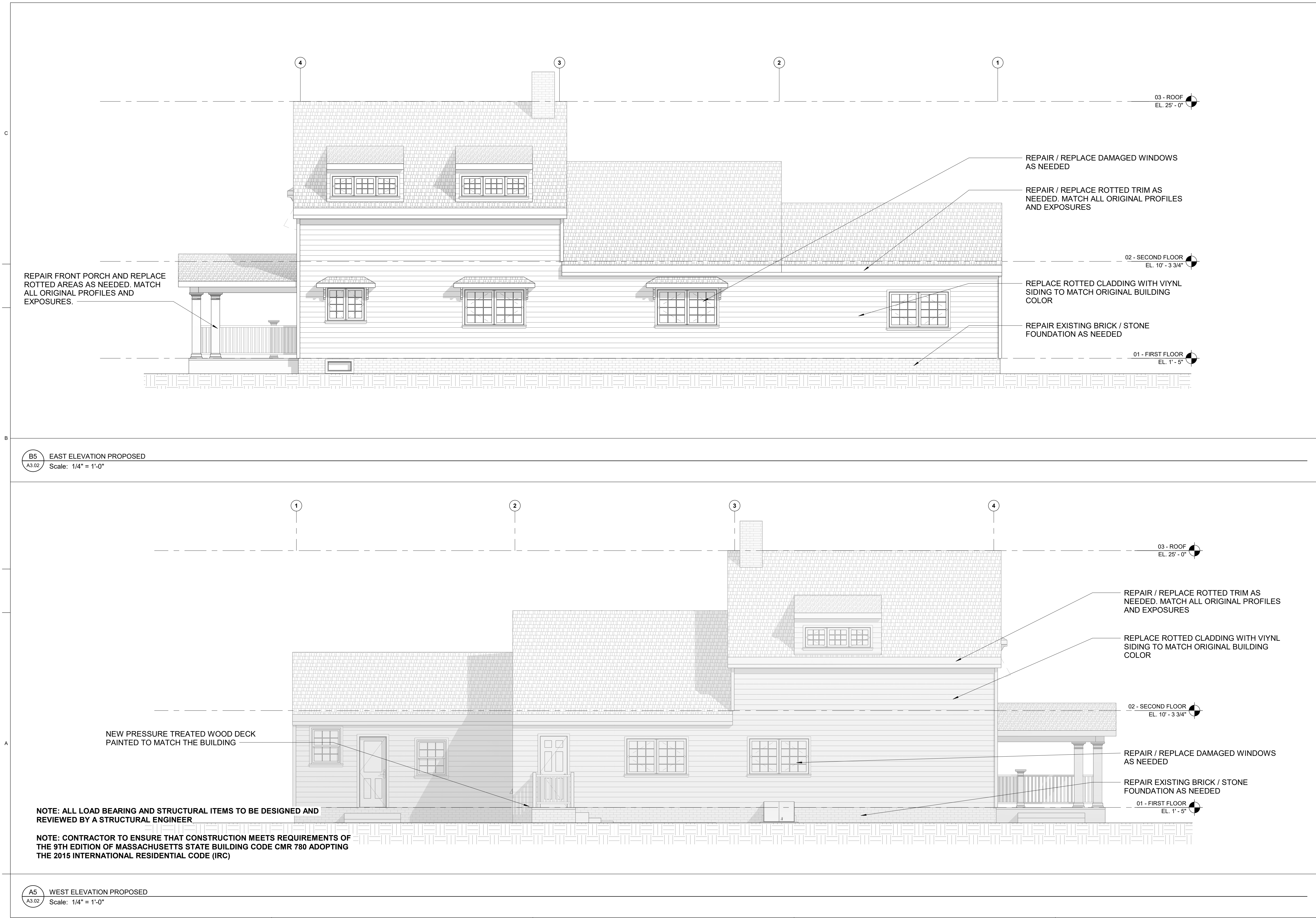
**B5** SOUTH ELEVATION PROPOSED  
A3.01 Scale: 1/4" = 1'-0"



**NOTE: ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER**

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**A5** NORTH ELEVATION PROPOSED  
A3.01 Scale: 1/4" = 1'-0"



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PROPOSED EXTERIOR BUILDING  
ELEVATIONS

09/18/20  
**A3.02**



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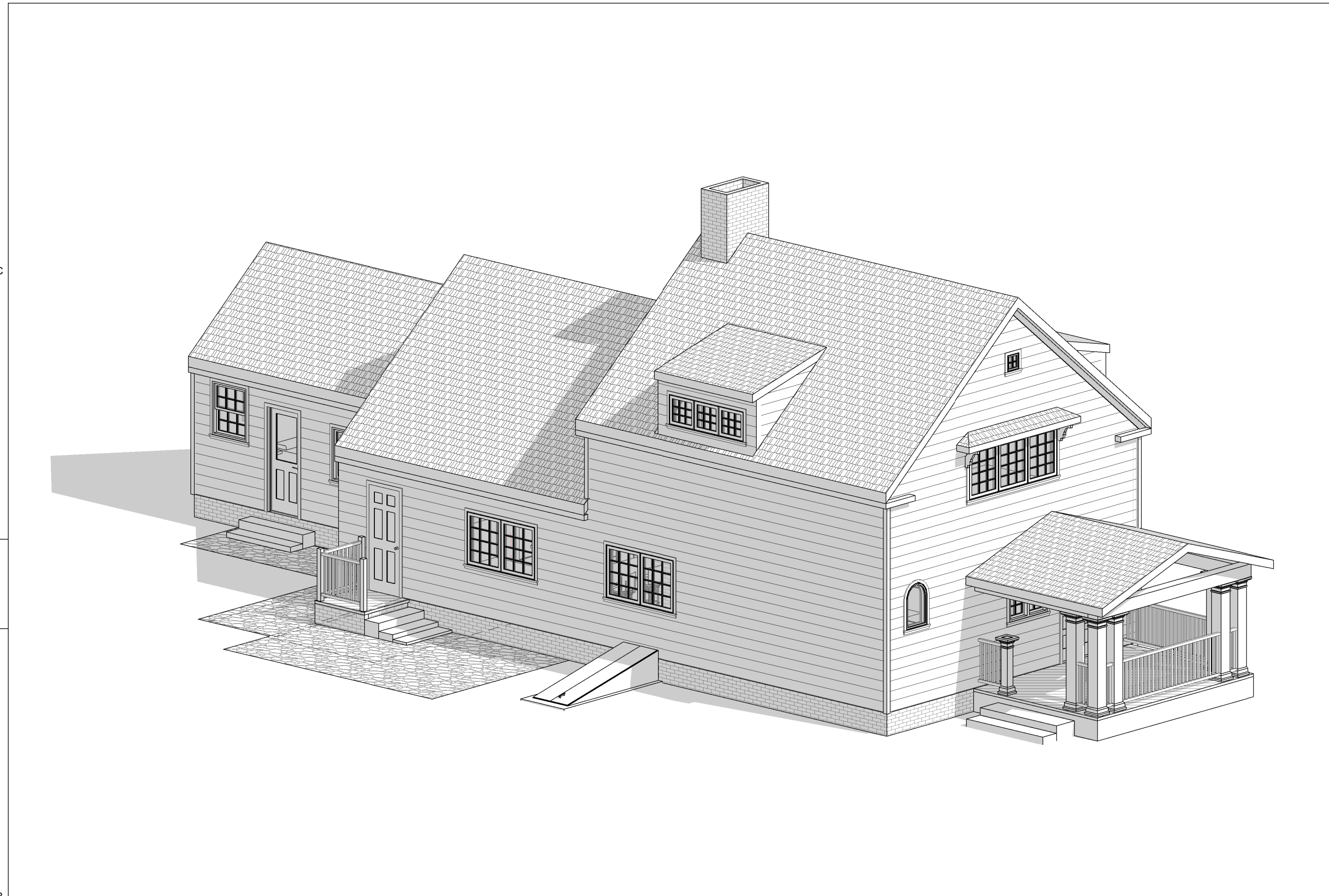
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18 SEPTEMBER 2020

PROPOSED 3D VIEWS

09/18/20

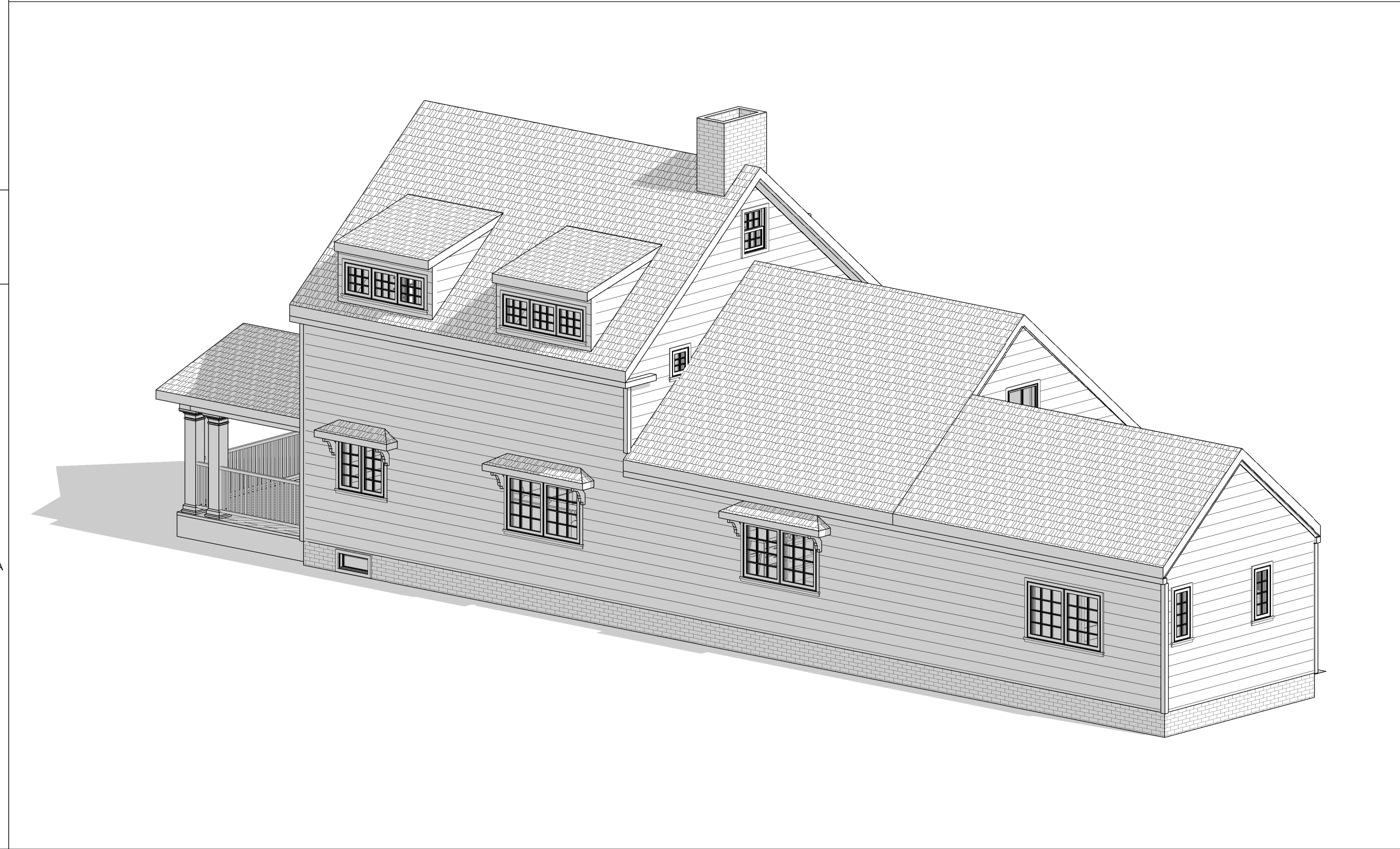
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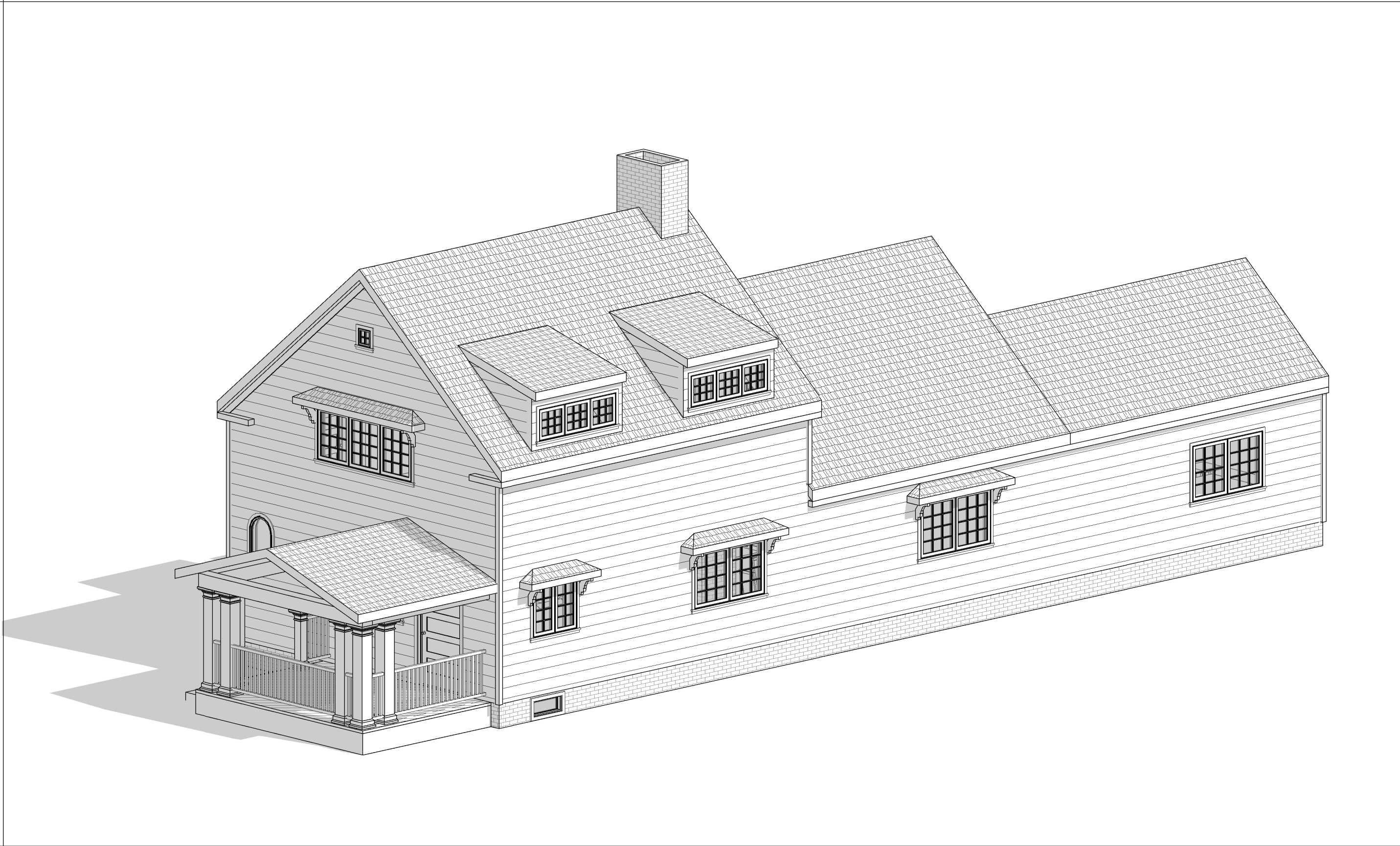
**B5** 3D VIEW 1 PROPOSED  
A4.01 Scale:



**B3** 3D VIEW 2 PROPOSED  
A4.01 Scale:



**A5** 3D VIEW 3 PROPOSED  
A4.01 Scale:



**A3** 3D VIEW 4 PROPOSED  
A4.01 Scale:

# RESIDENTIAL RENOVATION

# 220 Main Street

SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

18 SEPTEMBER 2020



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Residential Design & Consulting

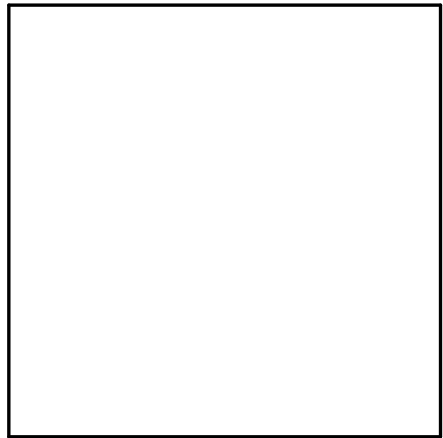
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RESIDENTIAL RENOVATION

220 Main Street

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SCHEMATIC DESIGN

NOT FOR CONSTRUCTION

18 SEPTEMBER 2020

COVER

09/18/20

G0.00

## MATERIAL DRAFTING PATTERNS

	ALUMINUM
	BRICK
	CONCRETE
	CONCRETE BLOCK
	CERAMIC TILE, HORIZONTAL SURFACE
	CERAMIC TILE, VERTICAL SURFACE
	EARTH
	ENGINEERED WOOD (MDF, HDF, ETC.)
	EXISTING, UNEXCAVATED
	GLASS, SPECIALTY
	GLASS, HORIZONTAL SURFACE
	GLASS, VERTICAL SURFACE
	GYPNUM/PLASTER
	METAL (STEEL, ETC.)
	PLASTIC
	PLYWOOD
	POROUS FILL (GRAVEL, CRUSHED STONE, ETC.)
	RIGID INSULATION
	RUBBLE
	SHINGLE
	WOOD (EDGE GRAIN)
	WOOD (END GRAIN)
	WOOD (FACE GRAIN)
	GENERIC 1
	GENERIC 2
	GENERIC 3
	GENERIC 4
	GENERIC 5
	GENERIC 6

## SYMBOLS

EXTERIOR ELEVATION	
INTERIOR ELEVATION	
SECTION	
ELEVATION	
SPOT ELEVATION	
COLUMN GRID MARK	
ROOM NAME AND MARK	
DOOR MARK	
WALL TYPE	
WINDOW TYPE	
FURNITURE / SPECIALTY EQUIPMENT MARK	
BREAK LINE	
LEADER	
DIMENSION	
REVISION CLOUD	
ALIGN	
FLOOR FINISH	
MOCKUP LOCATION	

## COMMON ABBREVIATIONS

ABOVE	MAS.	MASONRY
A/C	MAT.	MATERIAL
ACC.	MAX.	MAXIMUM
ACT	MECH.	MECHANICAL
ADDL	MED.	MEDIUM
ADJ.	MEMB	MEMBRANE
A/E	MDF	MEDIUM DENSITY FIBERBOARD
A.F.F.	MIN.	MINIMUM
AHJ	MISC.	MISCELLANEOUS
ALUM.	M.O.	MASONRY OPENING
ALT.	M.R.	MOISTURE RESISTANT
ANOD.	MTD	MOUNTED
ARCH.	MTL	METAL
A.P.		
APT	N.A.	NOT APPLICABLE
APPROX.	NAT.	NATURAL
ASI	N.C.	NOISE CRITERIA
AUTO.	N.I.C.	NOT IN CONTRACT
AUX.	NKL	NICKEL
	NOM.	NOMINAL
	N.R.C.	NOISE REDUCTION COEFFICIENT
	N.T.S.	NOT TO SCALE
BAS	O.C.	ON CENTER
BD	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
BDRM	OFOI	OWNER FURNISHED OWNER INSTALLED
BITUM.	O.H.	OPPOSITE HAND
BLDG	OPNG	OPENING
BLKG	OPP	OPPOSITE
BLW	ORIG.	ORIGINAL
BSMT	OVHD	OVERHEAD
BOT.	OZ.	OUNCE
BRK		
BRZ		
BTWN		
CAB.	PERP	PERPENDICULAR
C.F.M.F.	PLAM	PLASTIC LAMINATE
C.L.	PNT	PAINT
CLG	PTD	PAINTED
CLR	PR	PAIR
C.J.	P.T.	PRESSURE TREATED
CMU	PTN	PARTITION
COL.	PLYWD	PLYWOOD
COMP.		
CONC.	Q.T.	QUARRY TILE
CONST.		
CONT.	R.B.	RESILIENT BASE
COORD.	R.D.	ROOF DRAIN
CPT	REF.	REFER
CPR	REFR	REFRIGERATOR
C.T.	REQ.	REQUIRED
C.T.E.	RES.	RESILIENT
C.U.H.	REV.	REVISION
	R.H.	RIGHT HAND
	RM	ROOM
	R.O.	ROUGH OPENING
DBL	SCHED.	SCHEDULE
DEMO	SECT.	SECTION
DET.	SF	SQUARE FEET
D.F.	SH	SHEET
DH	SHTH	SHEATHING
DIA.	SIM.	SIMILAR
DIAG.	SPEC.	SPEC (-IFIED) (-IFICATION)
DIM.	SRL	SUBMITTAL REVIEW LETTER
DN	SQ.	SQUARE
DR	S.S.	STAINLESS STEEL
DS	S.S.M.	SOLID SURFACE MATERIAL
DTL	STC	SOUND TRANSMISSION COEFFICIENT
DWG	STD	STANDARD
DX	STOR.	STORAGE
	STL	STEEL
EA.	STRUCT.	STRUCTURAL
EL.	SUSP.	SUSPEND(ED)
ELEC.	SYS.	SYSTEM
ELEV.		
EMER.		
EMS		
E.J.		
EQ	T&G	TONGUE AND GROOVE
EQUIP	TBD	TO BE DETERMINED
ETR	TEL.	TELEPHONE
EXG	TEMP	TEMPORARY
EXT.	THK	THICKNESS
	THR	THRESHOLD
	THRU	THROUGH
F.A.	T.O.	TOP OF
F.A.R.	TSTAT	THERMOSTAT
F.C.U.	TYP.	TYPICAL
F.D	TZ	TERRAZZO
FDN		
F.E.	U.H.	UNIT HEATER
FEC	U.N.O.	UNLESS NOTED OTHERWISE
FFAE	U.O.N.	UNLESS NOTED OTHERWISE
FG		
FIN.		
FIXT.		
FL.	VERT.	VERTICAL
FLUOR.	V.I.F.	VERIFY IN FIELD
F.O.	V.R.	VAPOR RETARDER
F.P.		
FT	w/	WITH
FTG	W.C.	WATER CLOSET
FURN.	WD	WOOD
	WIN.	WINDOW
GA	Z.C.C.	ZINC COATED COPPER
GALV		
GB	&	AND
GL		
GLAM		
GLZ		
GWB		
HC		
HDF		
HM		
HDWR		
HOR.		
HR		
HT		
IN.		
INCL.		
INFO.		
INSUL		
INT.		
J.C.		
J-BOX		
JT		
KIT.		
LAB.		
LAV.		
LB		

## DRAWING LIST

GENERAL	
G0.00	COVER
G0.01	PROJECT INFORMATION
G0.02	SCOPE OF WORK AND TECHNICAL SPECIFICATION NOTES
G1.00	ZONING SUMMARY
G1.01	CODE SUMMARY & LIFE SAFETY PLANS
EXISTING	
EX1.00	EXISTING BASEMENT FLOOR PLAN
EX1.01	EXISTING FIRST FLOOR PLAN
EX1.02	EXISTING SECOND FLOOR PLAN
EX1.03	EXISTING ROOF PLAN
EX3.01	EXISTING EXTERIOR ELEVATIONS
EX4.01	EXISTING 3D VIEWS
DEMOLITION	
AD1.00	DEMOLITION BASEMENT FLOOR PLAN
AD1.01	DEMOLITION FIRST FLOOR PLAN
AD1.02	DEMOLITION SECOND FLOOR PLAN
AD1.03	DEMOLITION ROOF PLAN
AD3.01	DEMOLITION EXTERIOR ELEVATIONS
PROPOSED	
A1.00	PROPOSED BASEMENT FLOOR PLAN
A1.01	PROPOSED FIRST FLOOR PLAN
A1.02	PROPOSED SECOND FLOOR PLAN
A1.03	PROPOSED ROOF PLAN
A3.01	PROPOSED EXTERIOR ELEVATIONS
A4.01	PROPOSED BUILDING SECTIONS
A4.02	PROPOSED BUILDING SECTIONS
A4.03	PROPOSED 3D VIEWS



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## SCHEMATIC DESIGN

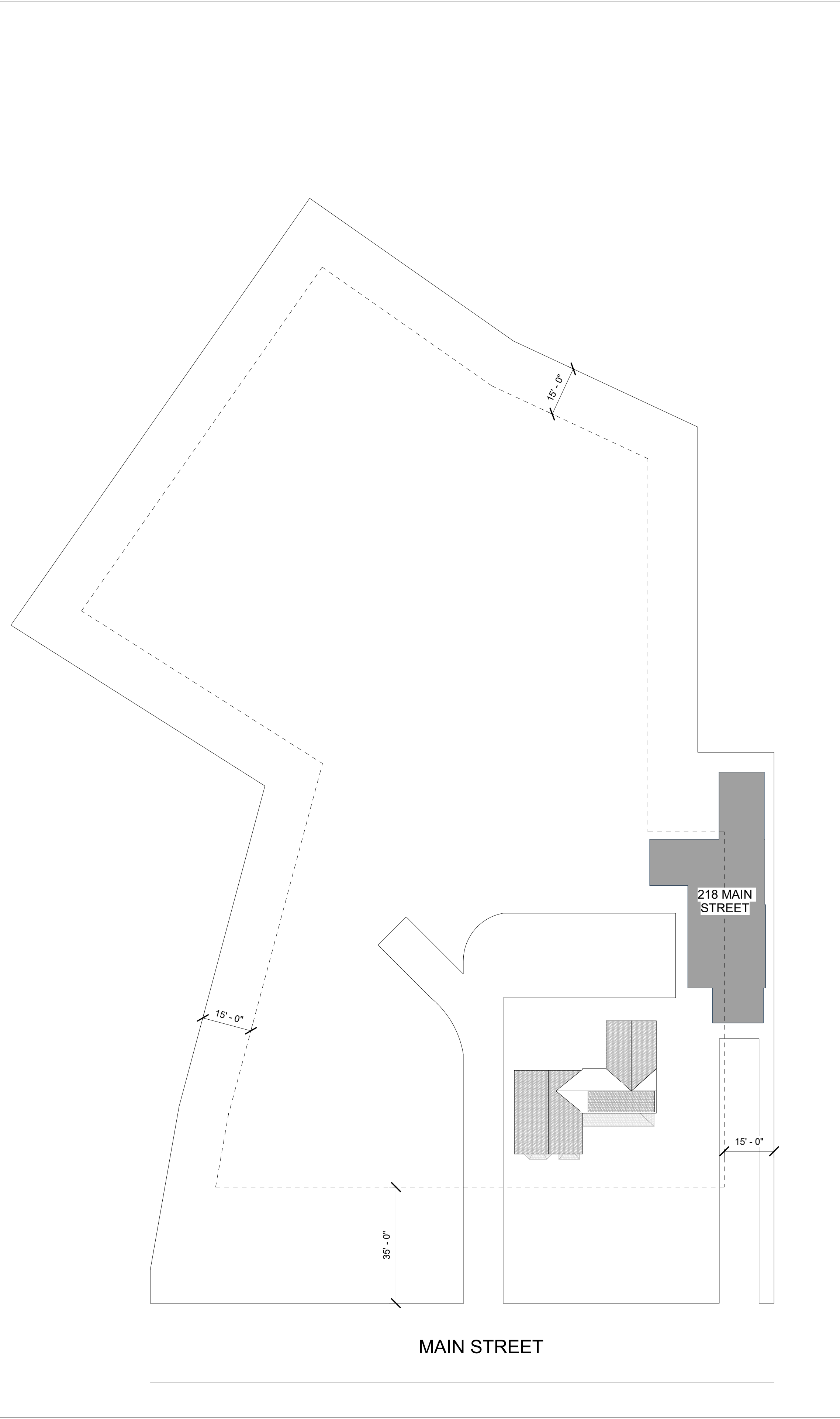
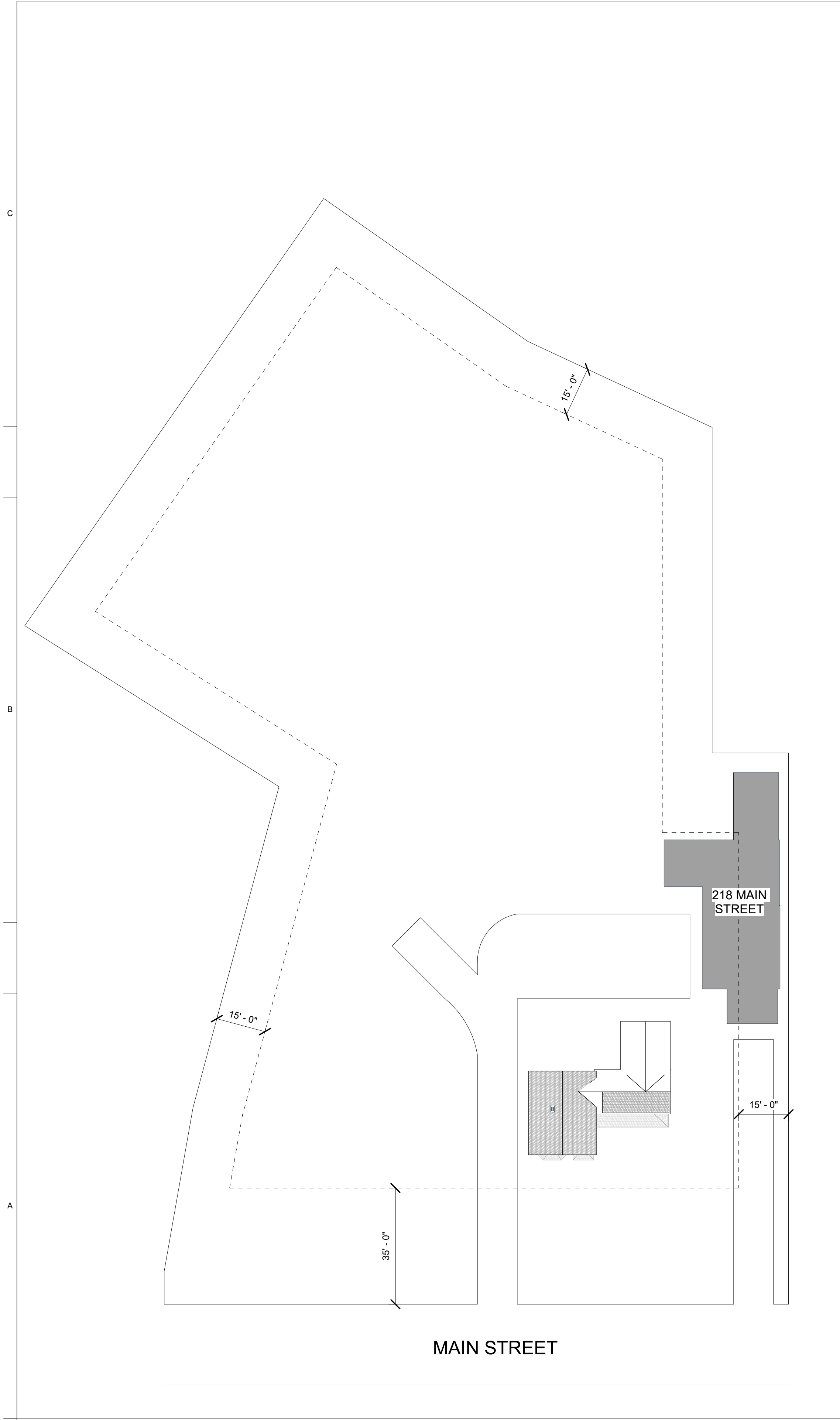
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18 SEPTEMBER 2020

## PROJECT INFORMATION

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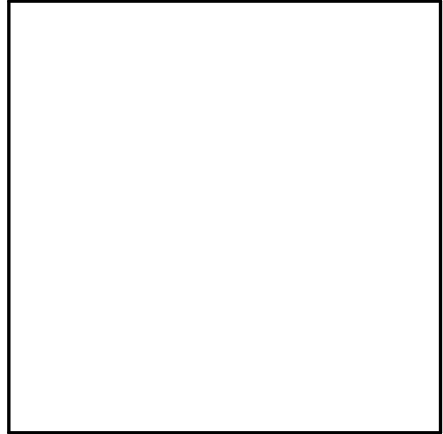


ZONING SUMMARY			
MBLU	N/A		
USE CODE	AR-2		
DESIGNATED ZONE	N/A		
DISTRICT	N/A		
FLOATING OVERLAY	MHOD		
USE	RESIDENTIAL		
MINIMUM LOT SIZE (SQFT.)	22,500		
ACTUAL LOT SIZE (SQFT.)	54,450		
MINIMUM FRONTAGE (FT.)	150		
	MAXIMUM	EXISTING	PROPOSED
LOT COVERAGE (% OF LOT)	30	4	4
BUILDING HEIGHT (FT.)	40	21	21
BUILDING STORIES	N/A	2	2
IMPERVIOUS COVERAGE (% OF LOT)	40	11	11
	MINIMUM REQ.	EXISTING	PROPOSED
OPEN SPACE	N/A	N/A	N/A
PARKING (ON SITE)	1.5	1.5	1.5
PARKING (OFF SITE)	1	1	1
	FRONT	SIDE	REAR
MINIMUM SETBACKS (FT.)	35	15	15



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ZONING SUMMARY

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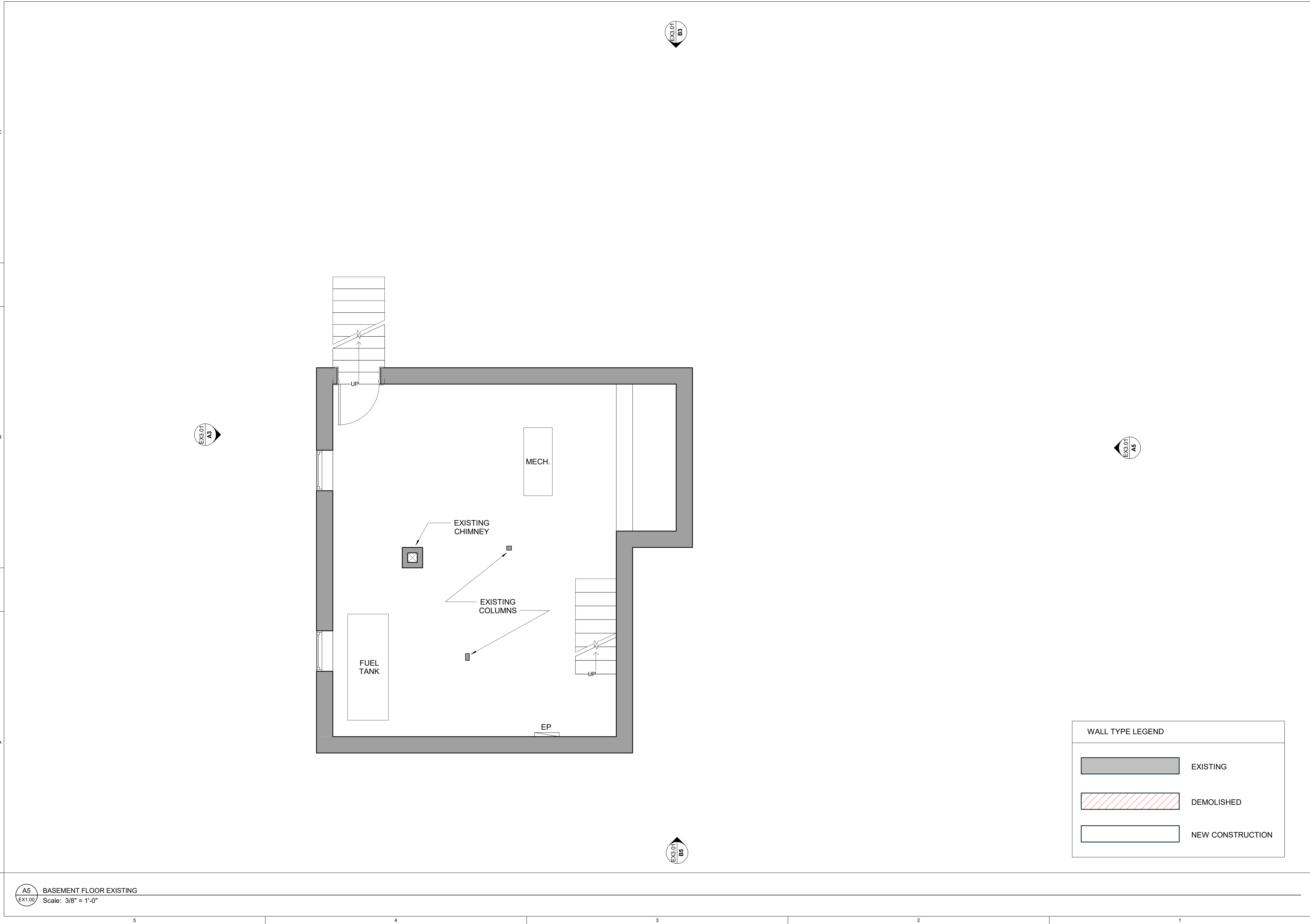
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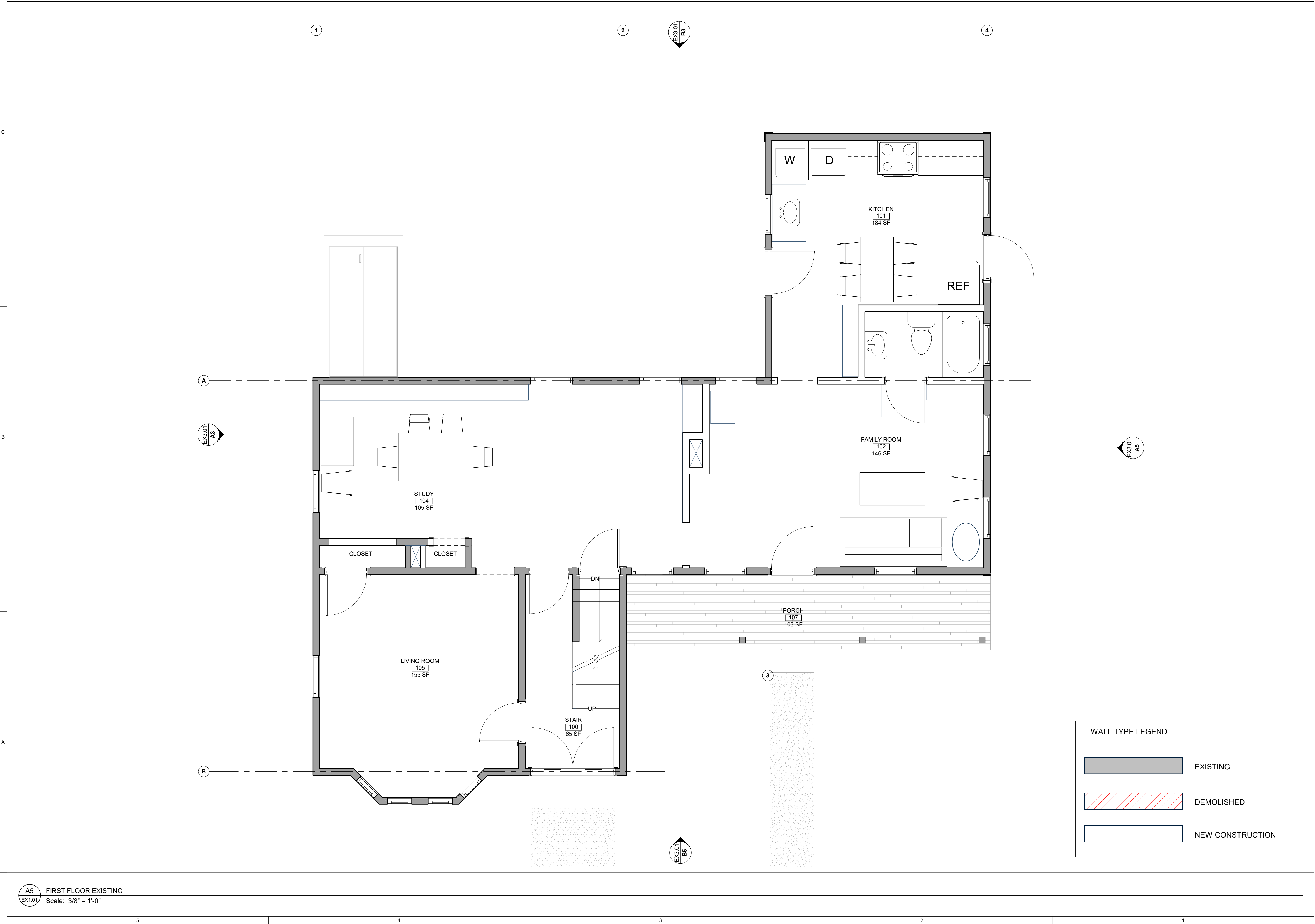
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EXISTING BASEMENT FLOOR  
PLAN

09/18/20

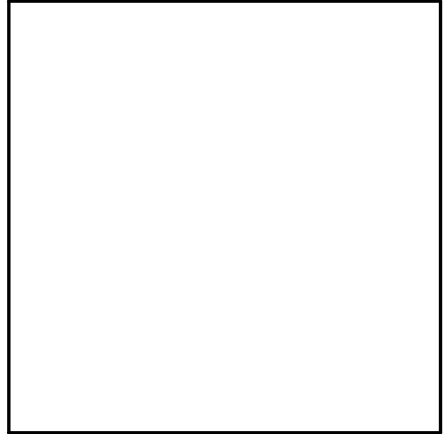
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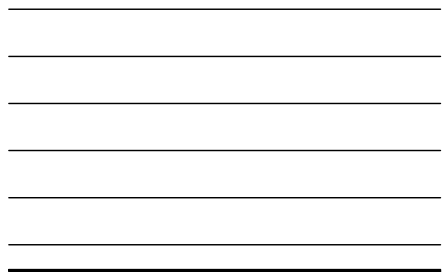


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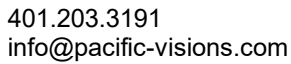
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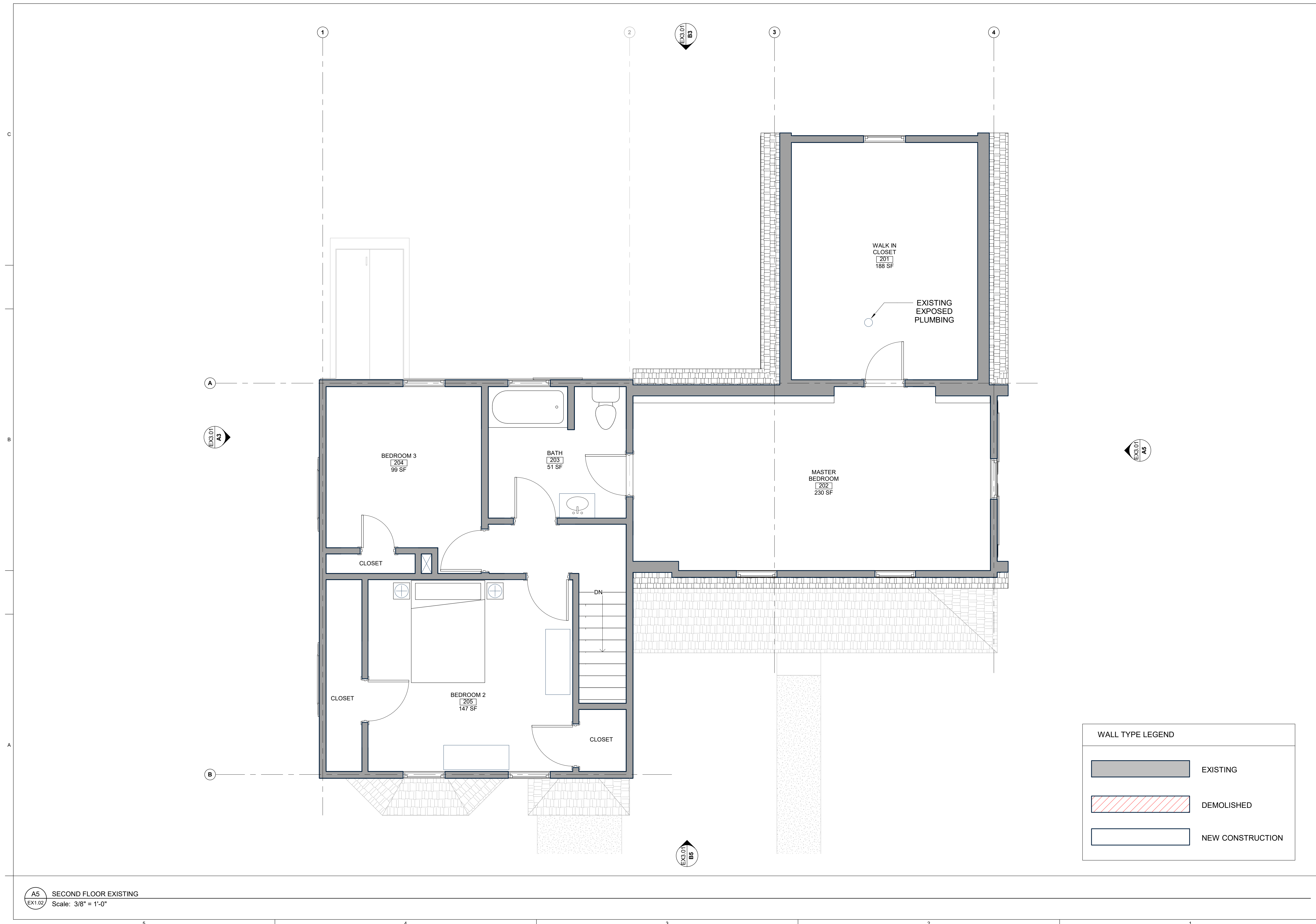
EXISTING FIRST FLOOR PLAN

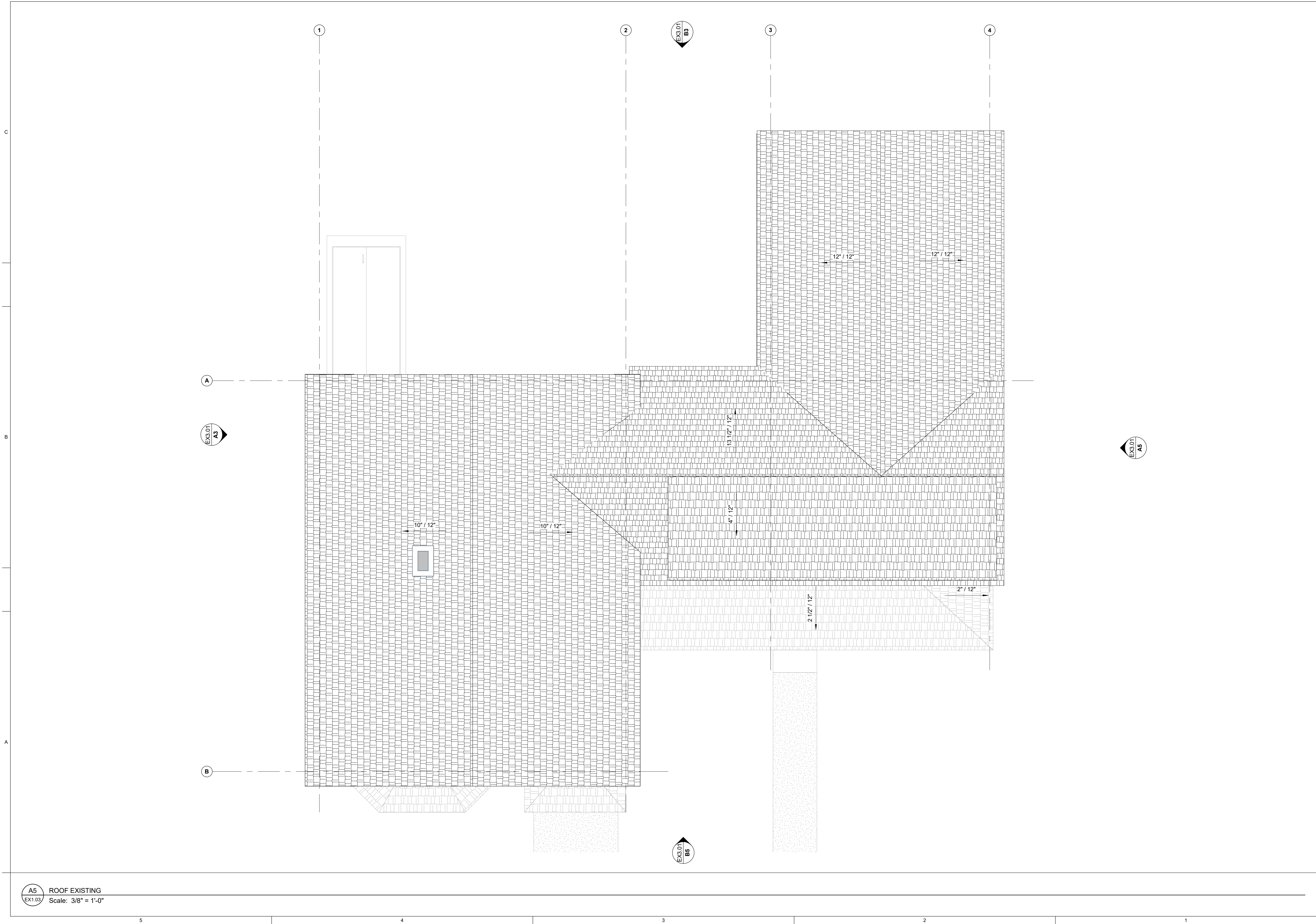
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**EX1.01**



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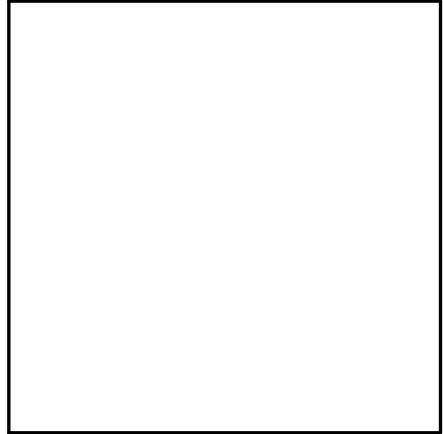


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EXISTING ROOF PLAN

09/18/20

**EX1.03**



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RESIDENTIAL RENOVATION  
**220 Main Street**  
220 Main Street  
Medway, Massachusetts

SCHEMATIC DESIGN  
NOT FOR CONSTRUCTION  
18 SEPTEMBER 2020

EXISTING EXTERIOR  
ELEVATIONS

09/18/20

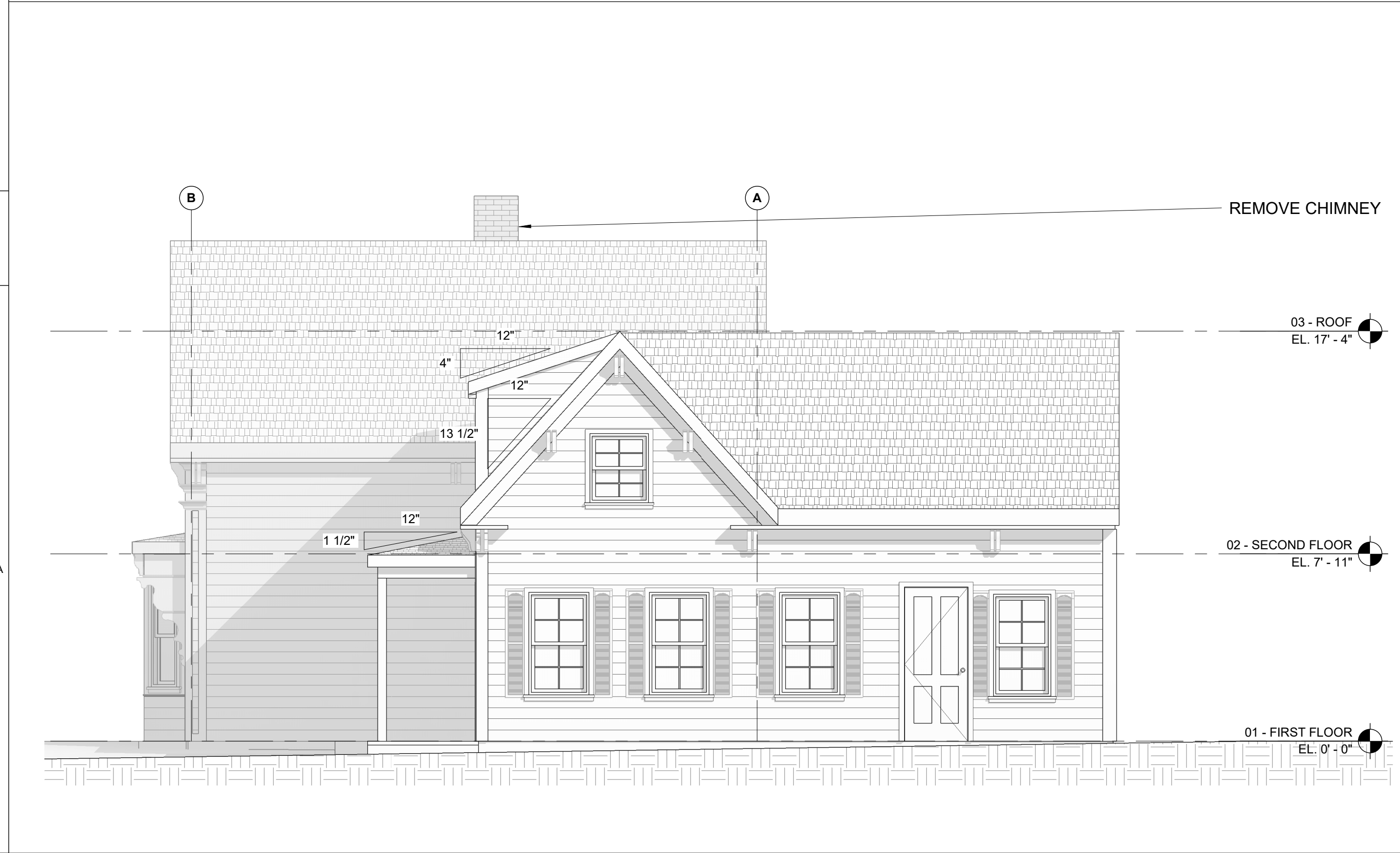
**EX3.01**



**B5** SOUTH ELEVATION EXISTING  
Scale: 1/4" = 1'-0"



**B3** NORTH ELEVATION EXISTING  
Scale: 1/4" = 1'-0"



**A5** EAST ELEVATION EXISTING  
Scale: 1/4" = 1'-0"



**A3** WEST ELEVATION EXISTING  
Scale: 1/4" = 1'-0"



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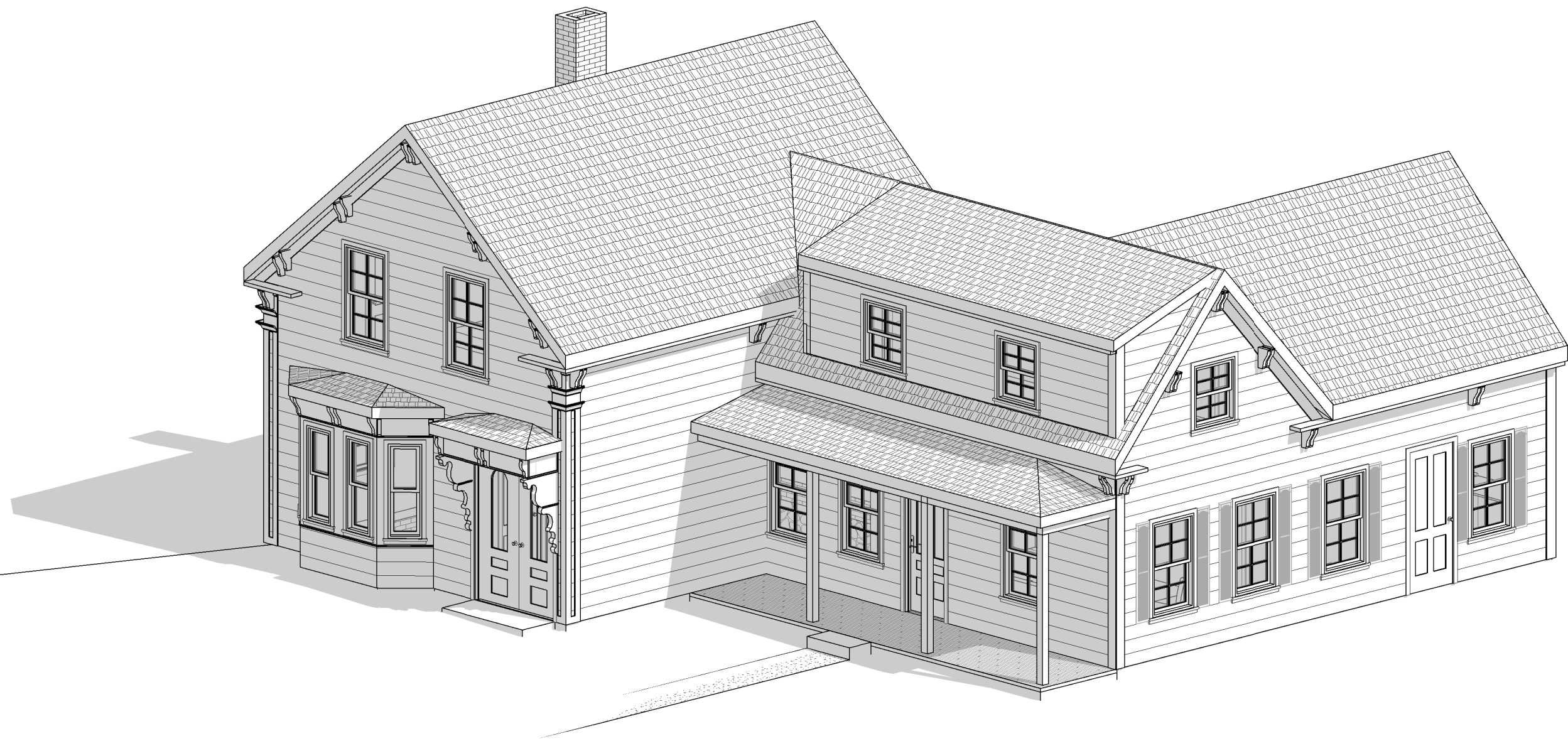
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EXISTING 3D VIEWS

09/18/20

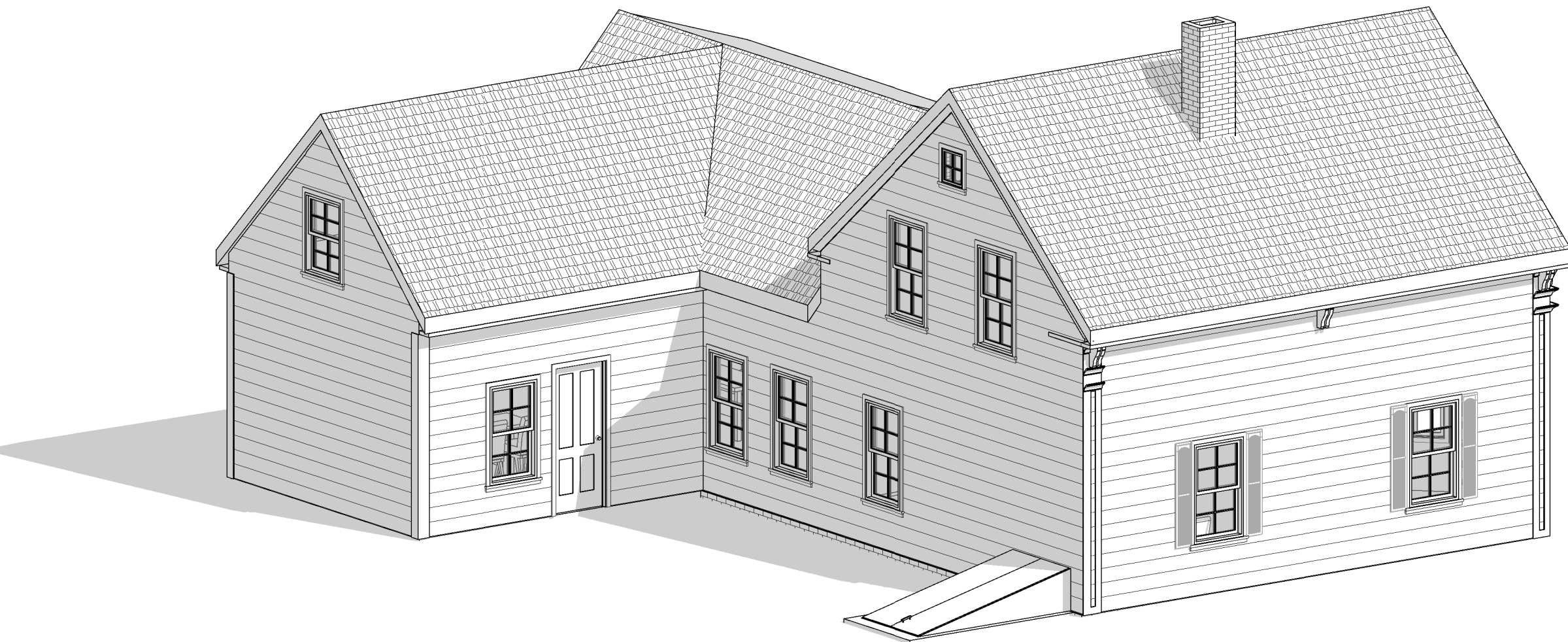
**EX4.01**



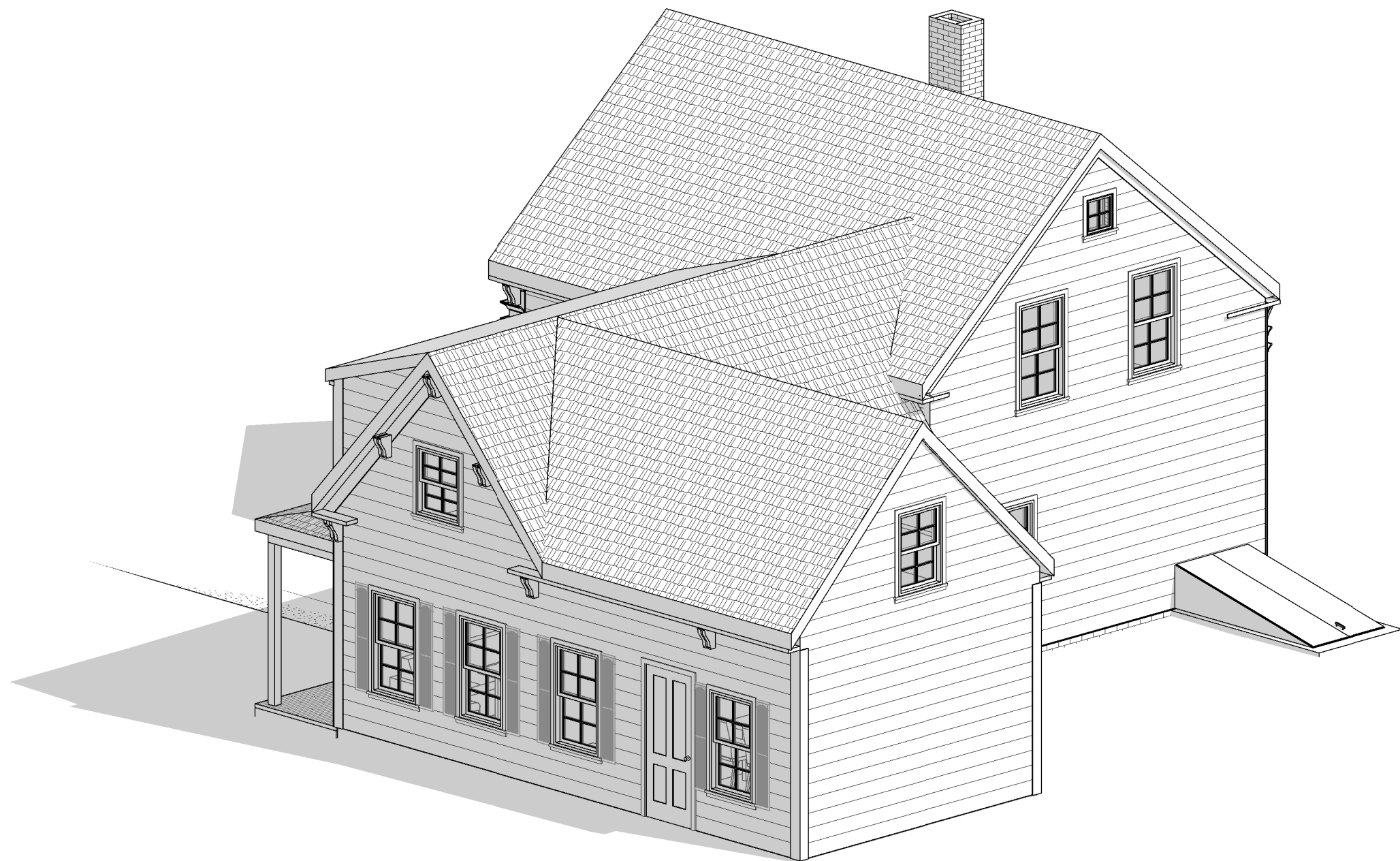
**B5** 3D VIEW 1 EXISTING  
EX4.01 Scale:



**B3** 3D VIEW 2 EXISTING  
EX4.01 Scale:



**A5** VIEW 3 EXISTING  
EX4.01 Scale:



**A3** VIEW 4 EXISTING  
EX4.01 Scale:



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DEMOLITION BASEMENT FLOOR  
PLAN

09/18/20

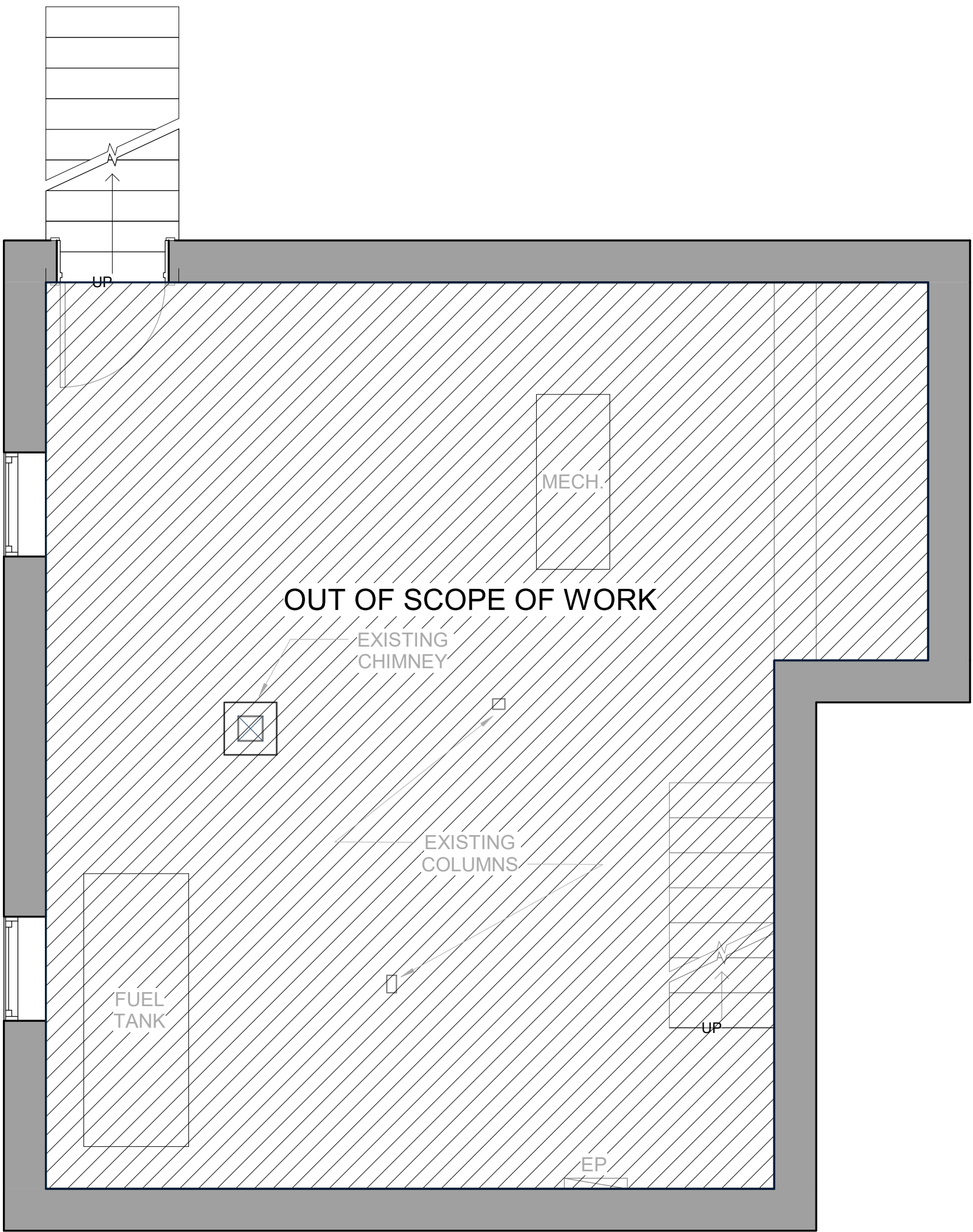
**AD1.00**

WALL TYPE LEGEND

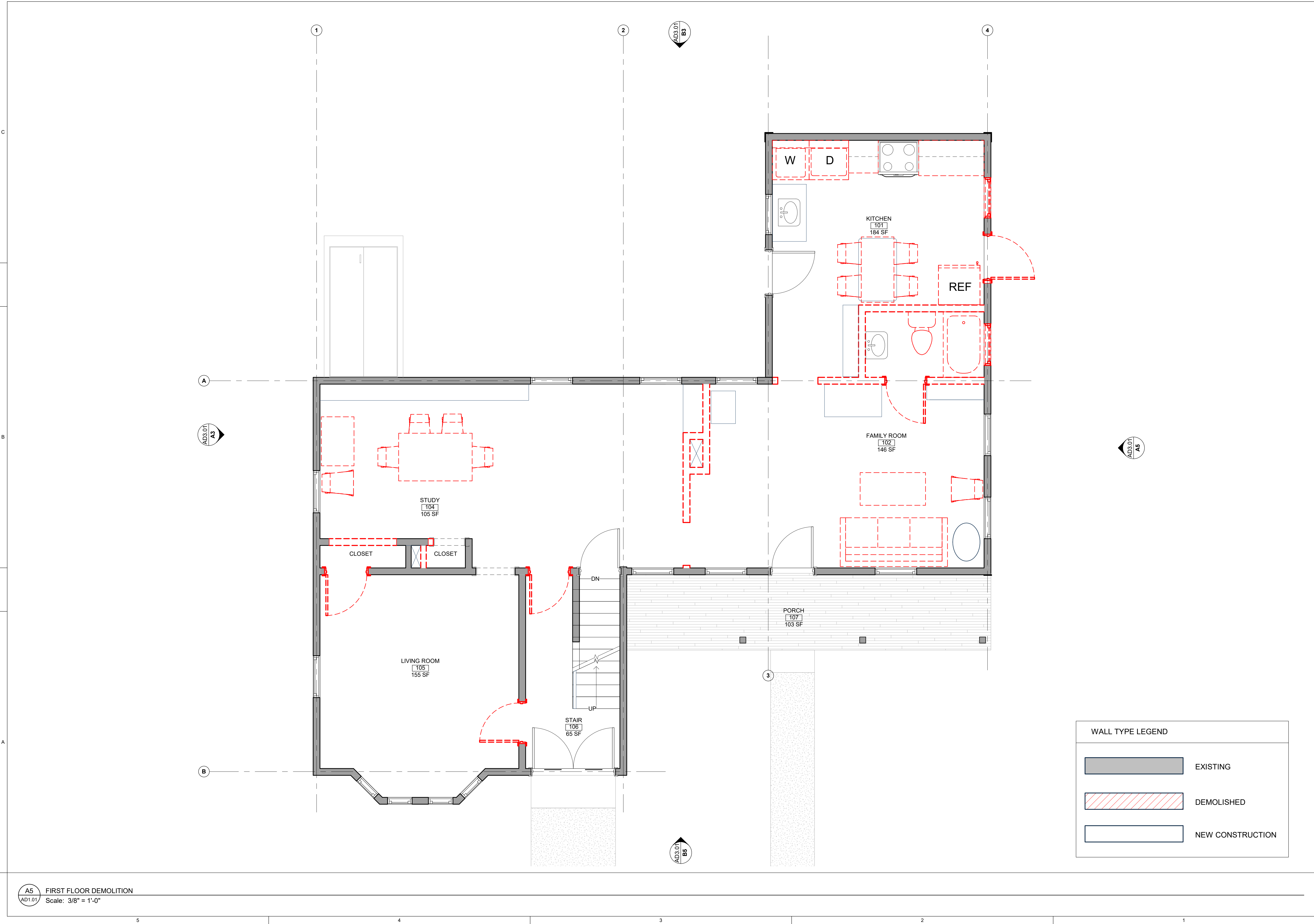
EXISTING

DEMOLISHED

NEW CONSTRUCTION



**A5** BASEMENT FLOOR DEMOLITION  
AD1.00 Scale: 3/8" = 1'-0"

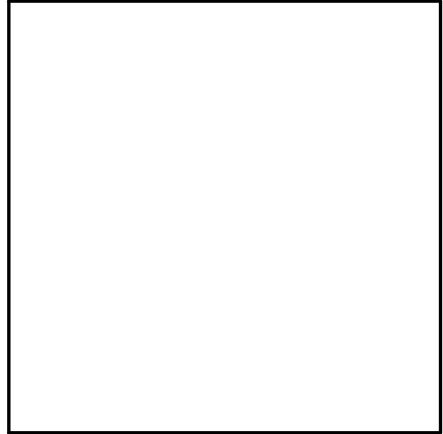


A5  
AD1.01  
FIRST FLOOR DEMOLITION  
Scale: 3/8" = 1'-0"



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DEMOLITION FIRST FLOOR PLAN

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**AD1.01**



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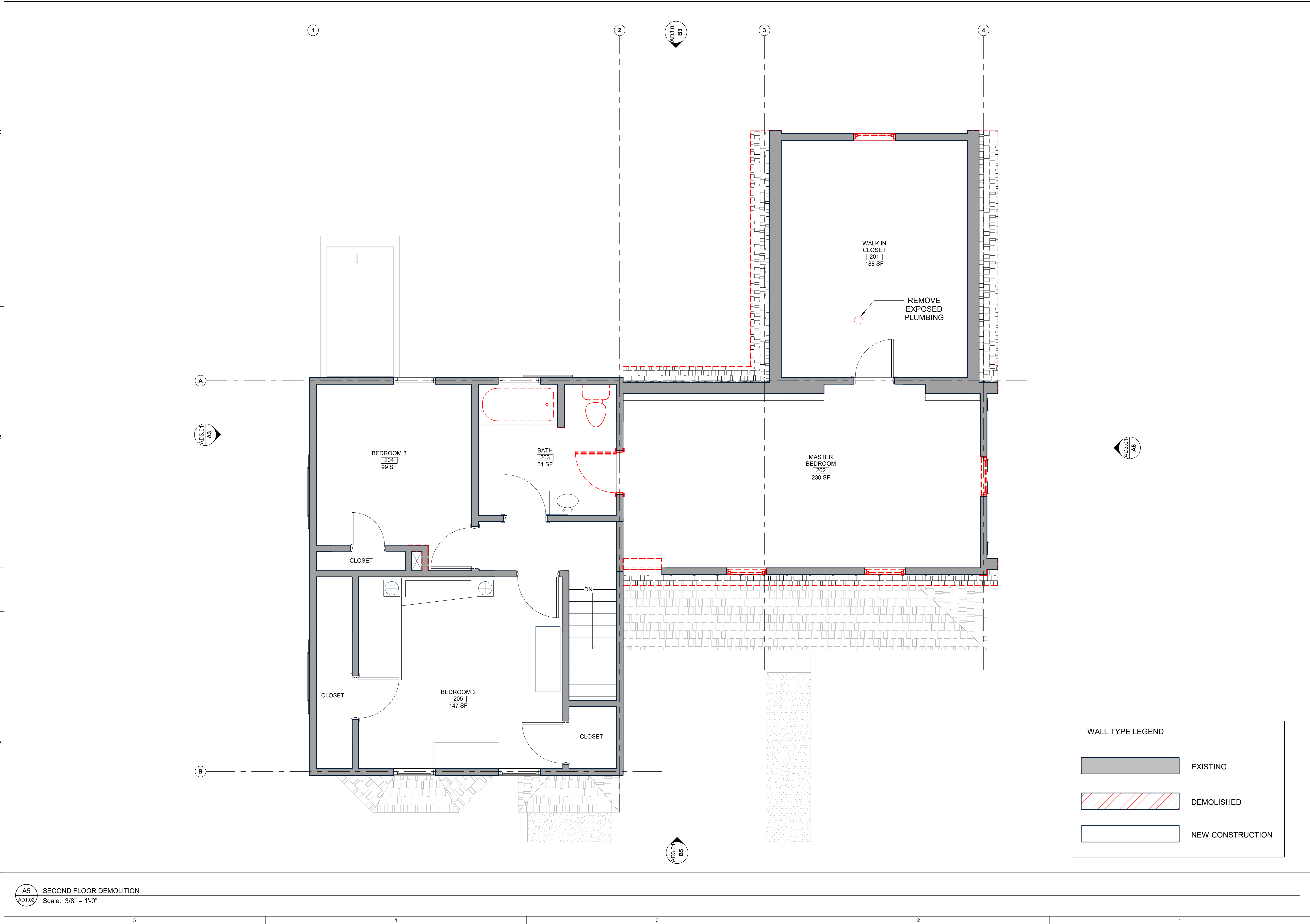
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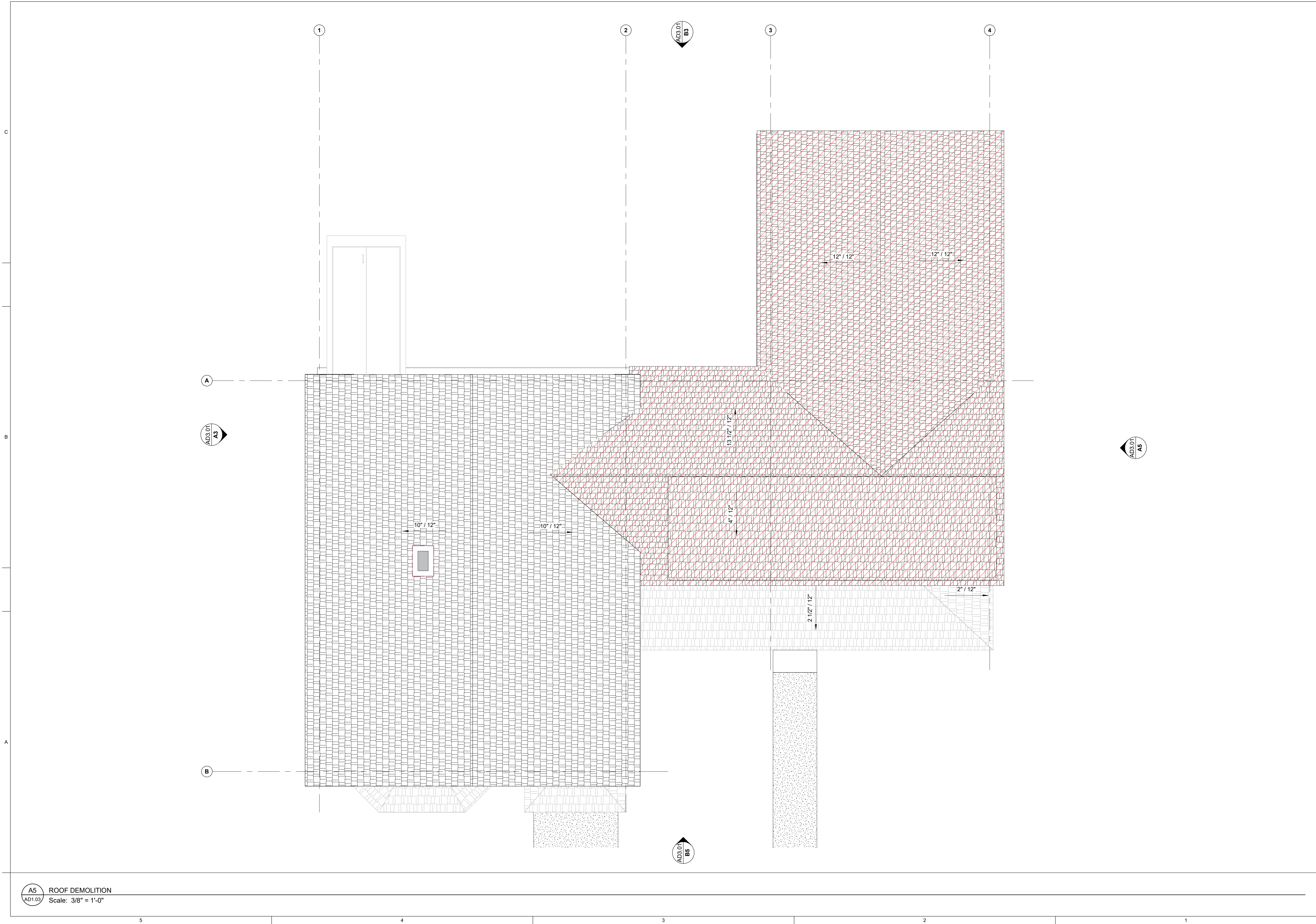
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DEMOLITION SECOND FLOOR  
PLAN

09/18/20

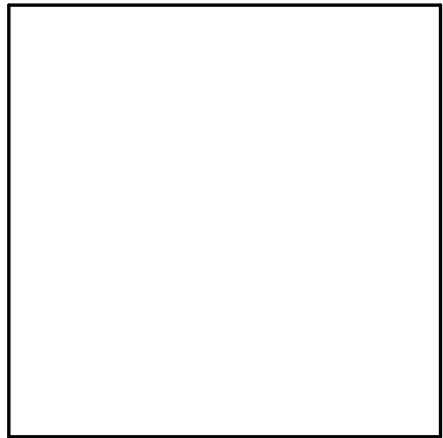
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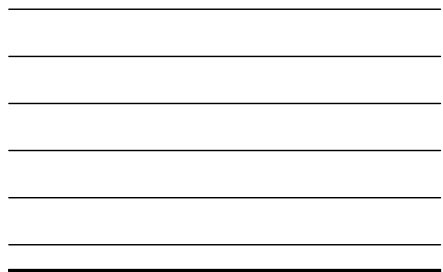


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DEMOLITION ROOF PLAN

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**AD1.03**



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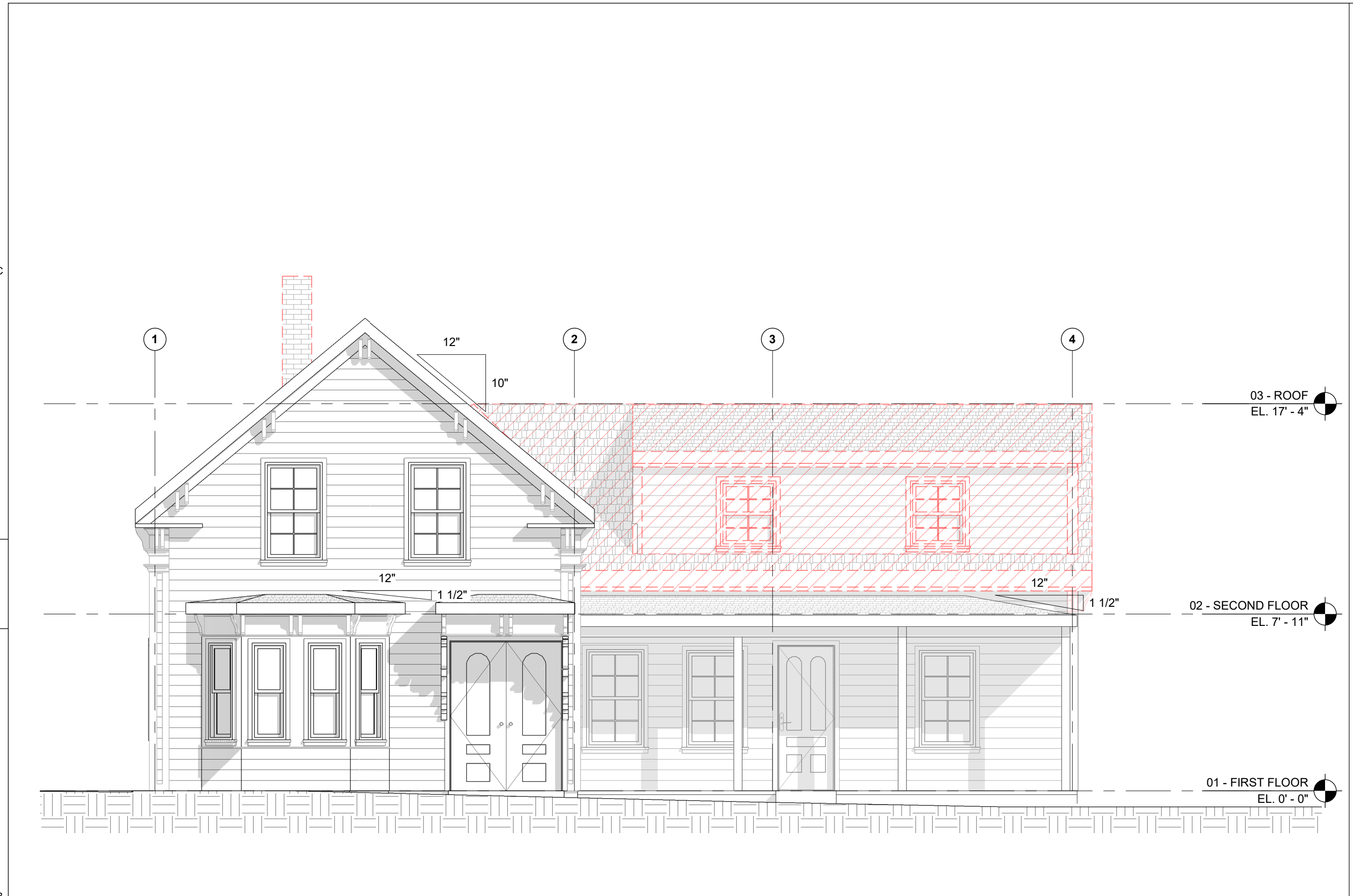
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DEMOLITION EXTERIOR  
ELEVATIONS

09/18/20

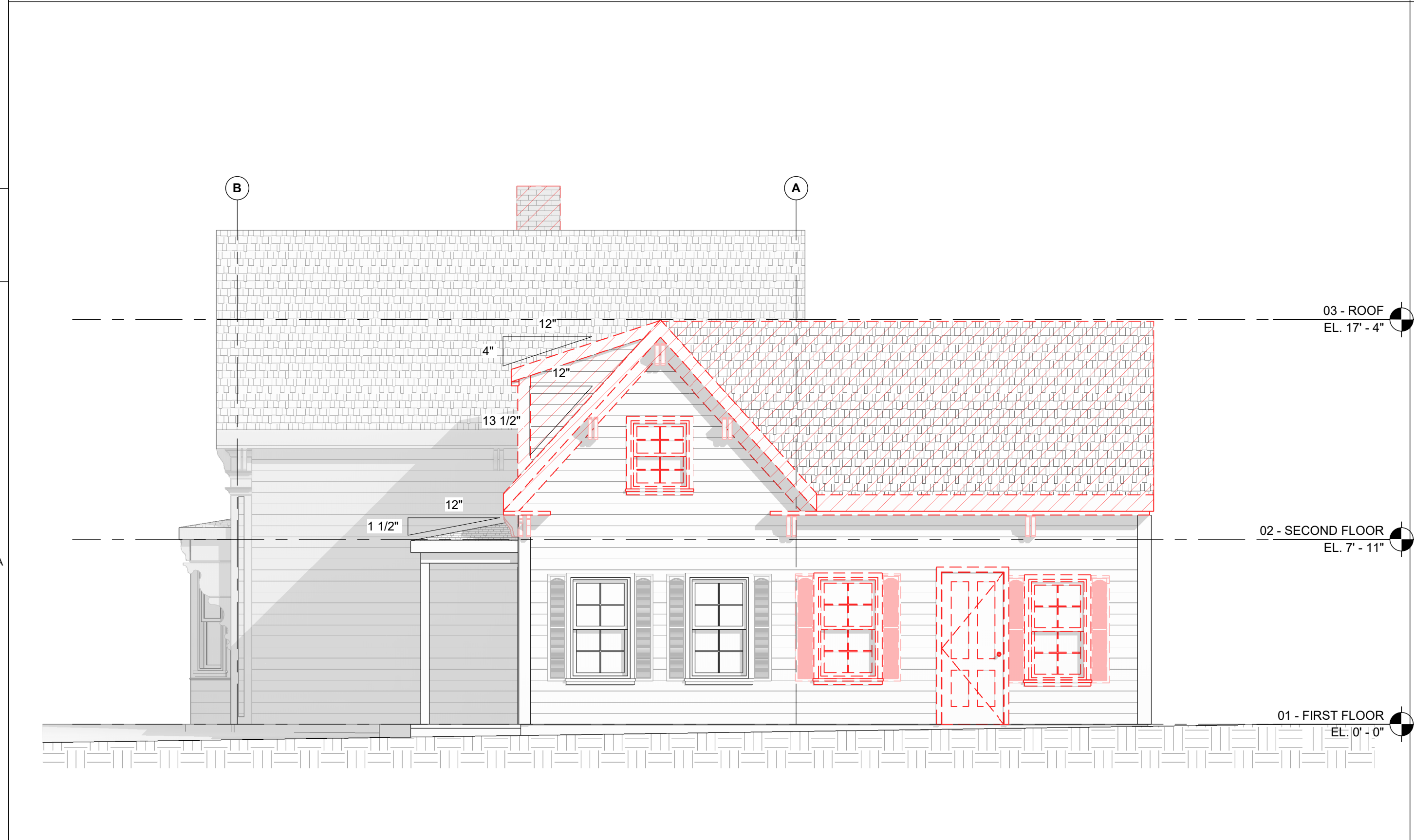
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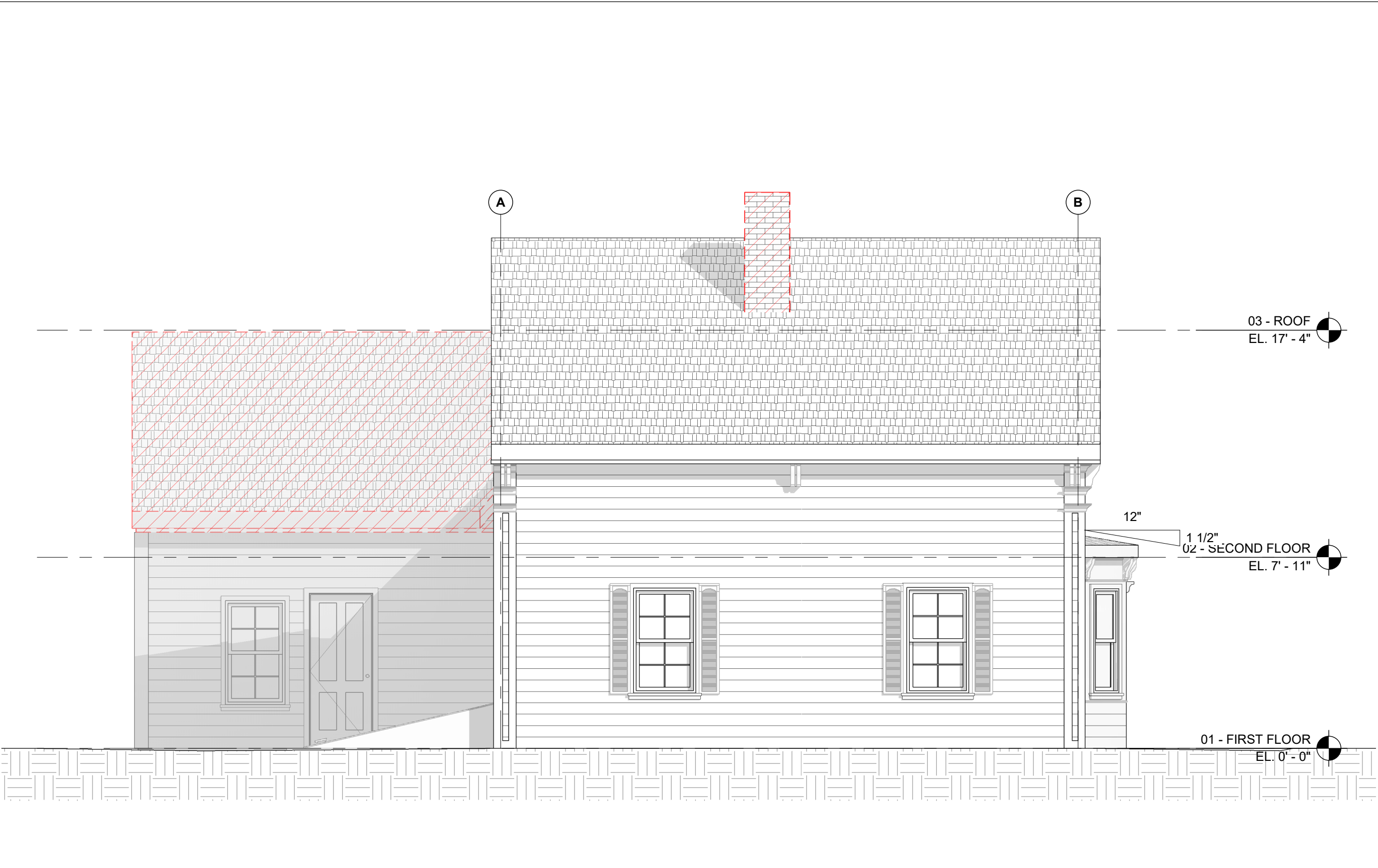
**B5 SOUTH ELEVATION DEMOLITION**  
Scale: 1/4" = 1'-0"



**B3 NORTH ELEVATION DEMOLITION**  
Scale: 1/4" = 1'-0"



**A5 EAST ELEVATION DEMOLITION**  
Scale: 1/4" = 1'-0"



**A3 WEST ELEVATION DEMOLITION**  
Scale: 1/4" = 1'-0"



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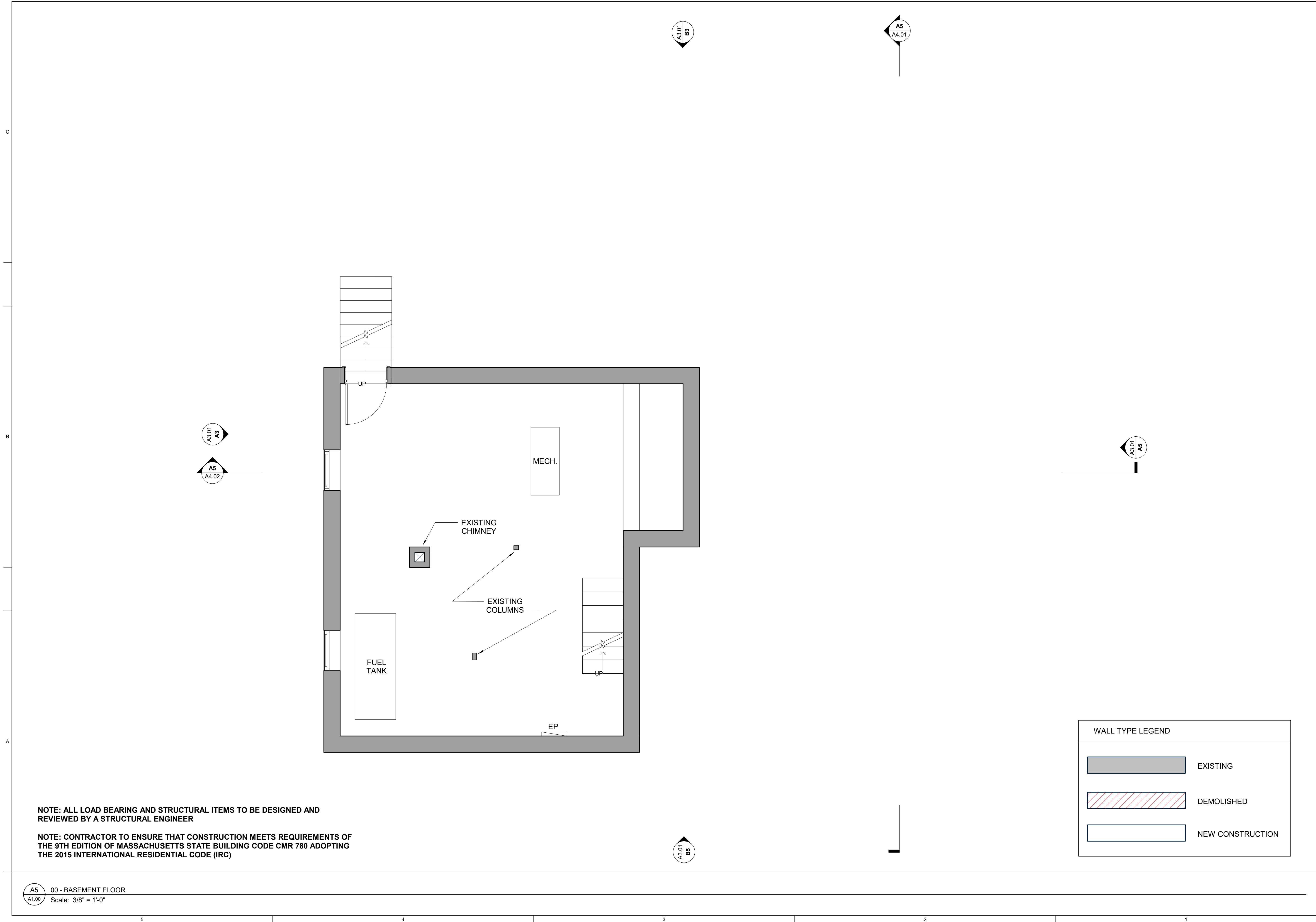
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PROPOSED BASEMENT FLOOR  
PLAN

09/18/20

**A1.00**





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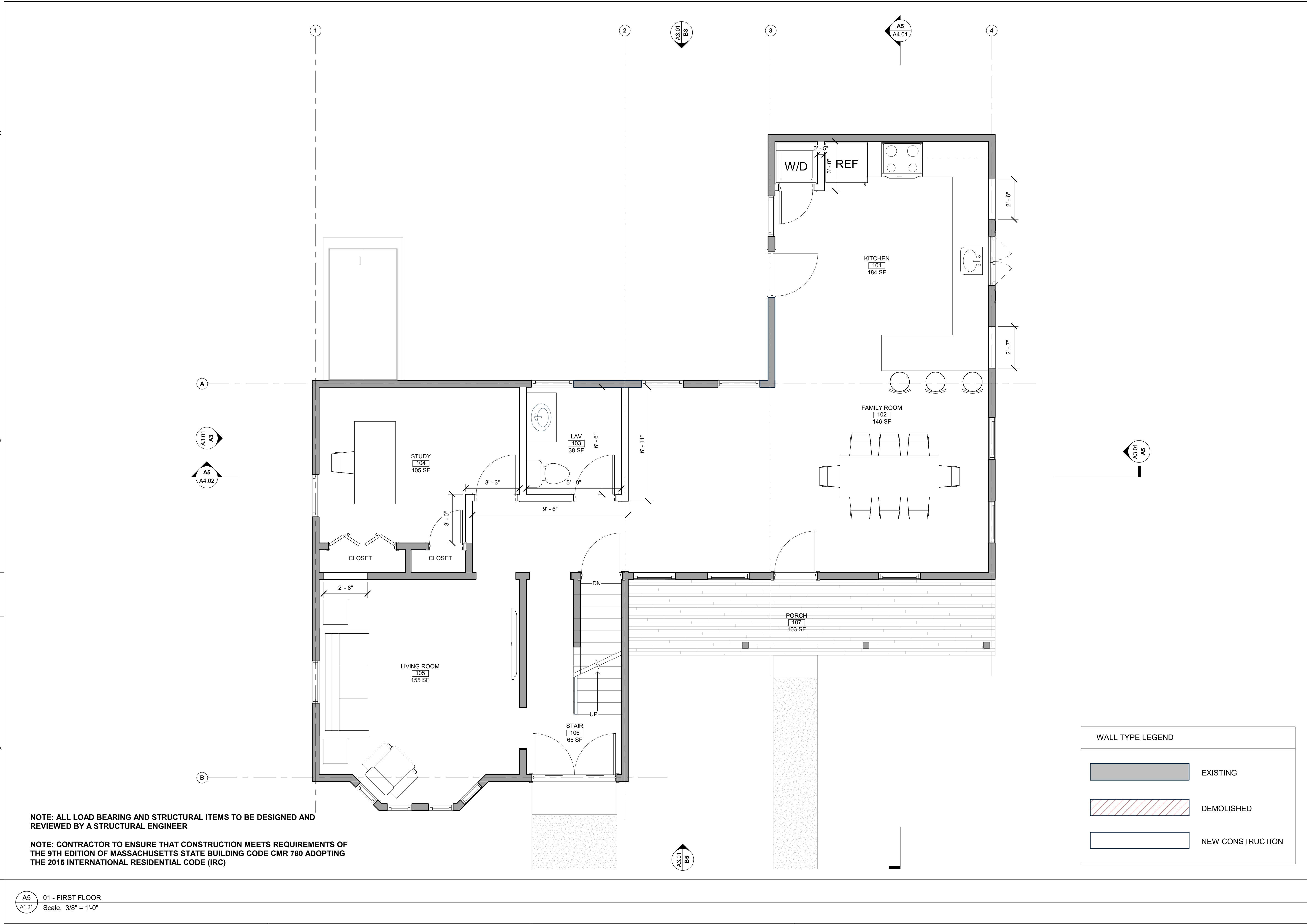
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PROPOSED FIRST FLOOR PLAN

09/18/20

**A1.01**





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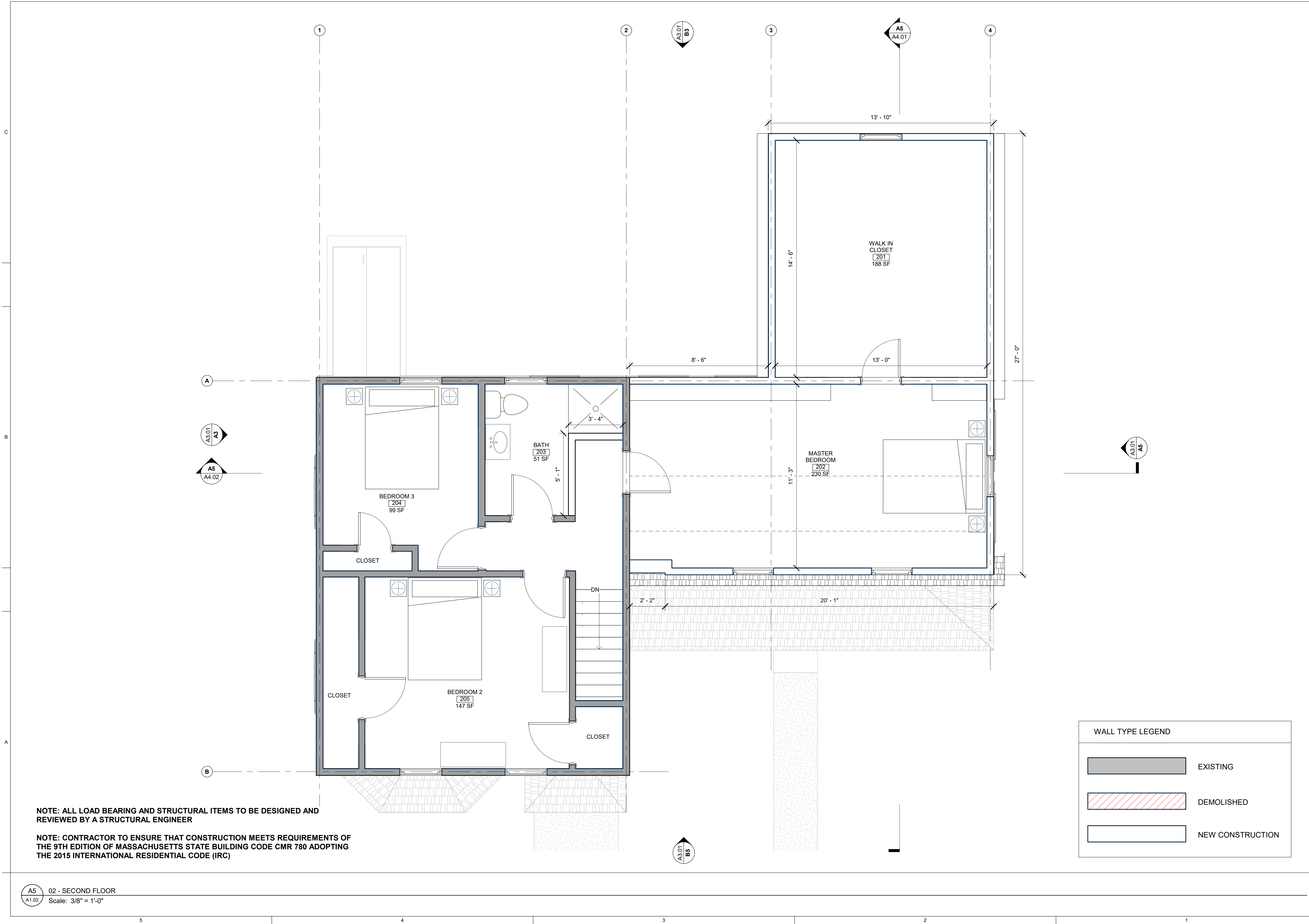
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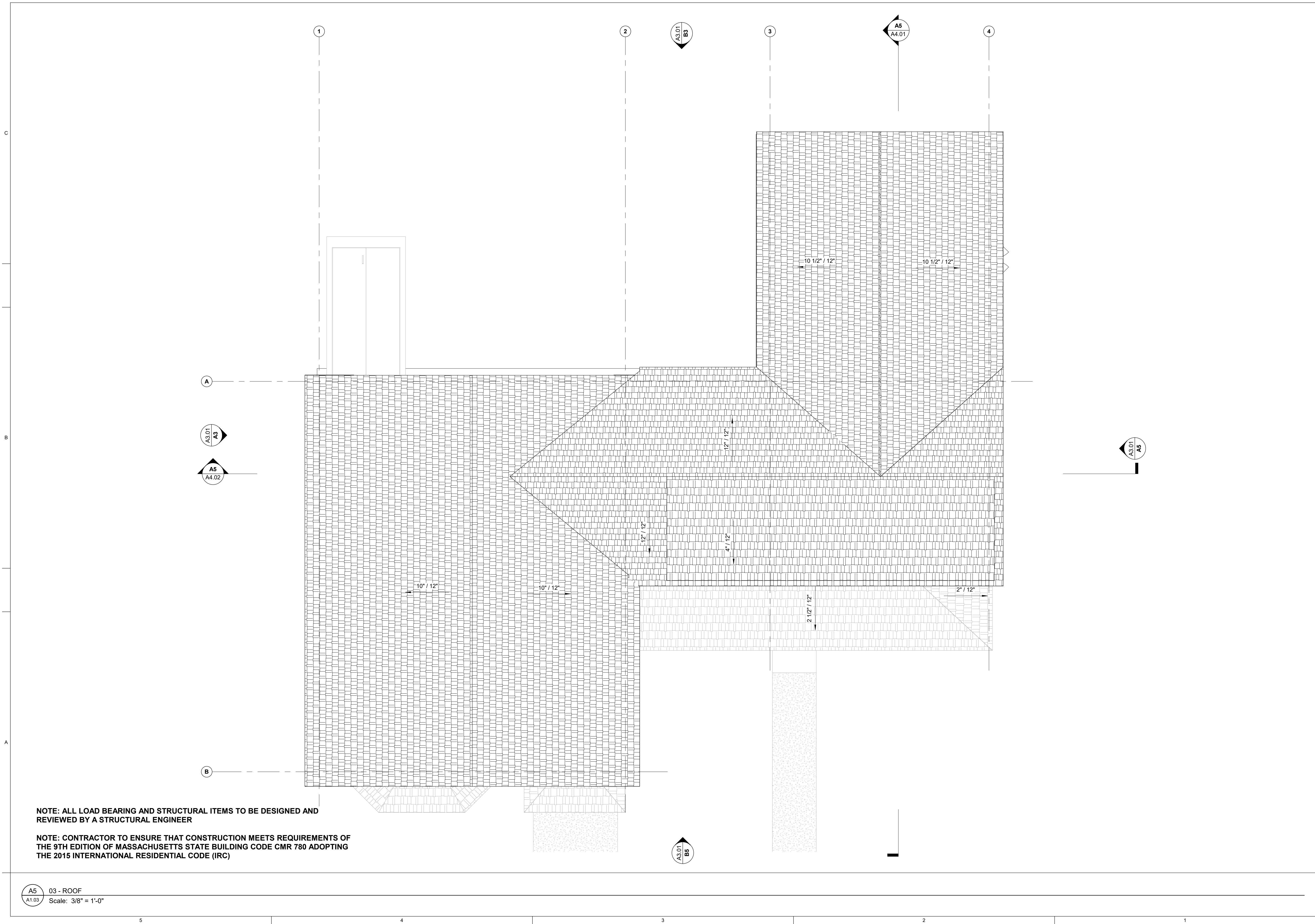
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PROPOSED SECOND FLOOR  
PLAN

09/18/20

**A1.02**



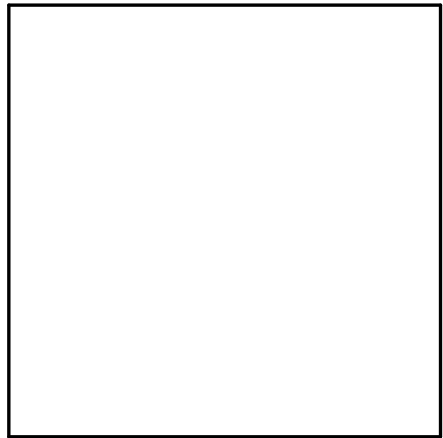


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PROPOSED ROOF PLAN

09/18/20

A1.03



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**PROPOSED EXTERIOR  
ELEVATIONS**

09/18/20

**A3.01**





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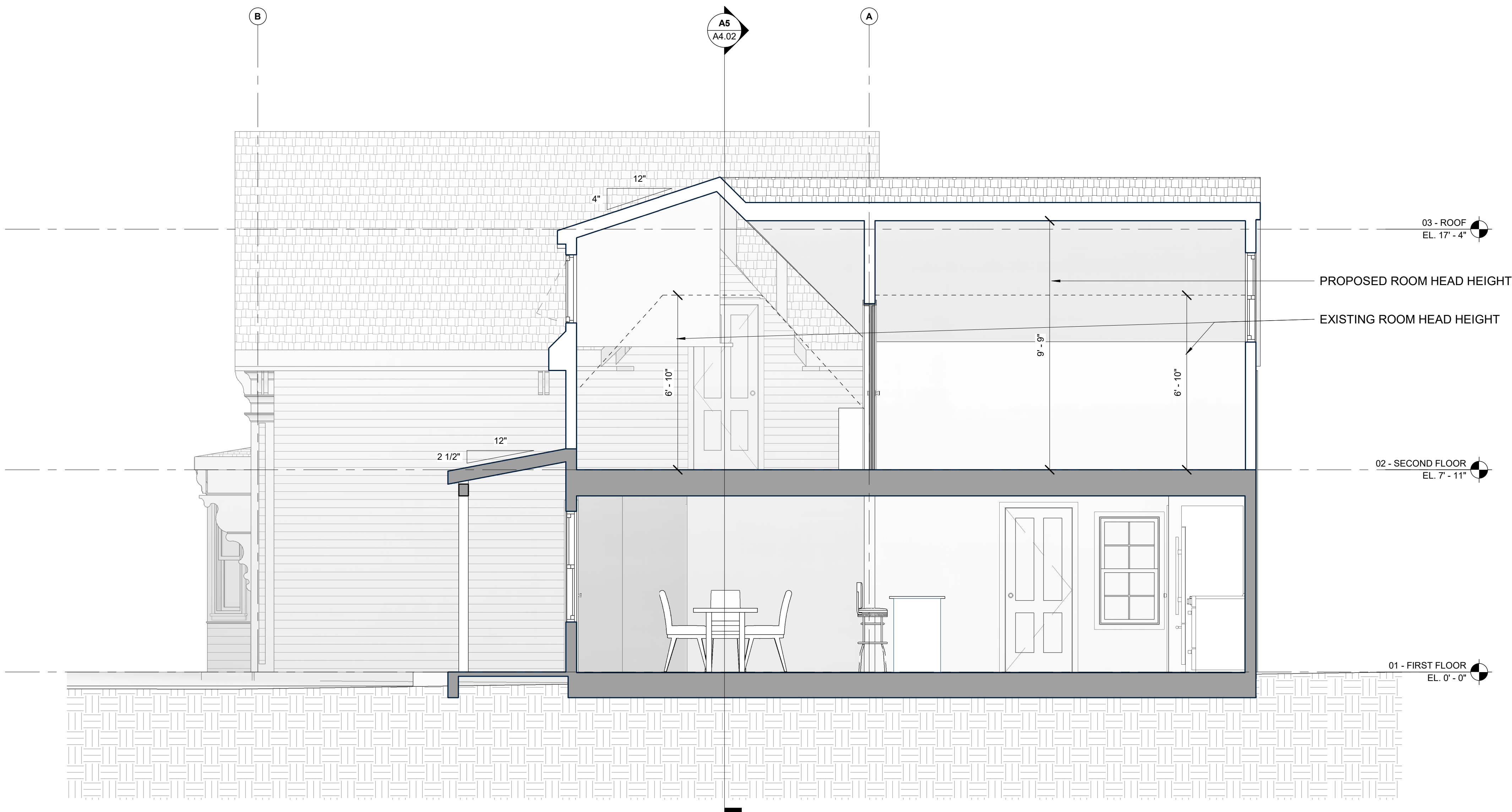
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18 SEPTEMBER 2020

PROPOSED BUILDING SECTIONS

09/18/20

A4.01



NOTE: ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER

NOTE: CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF THE 9TH EDITION OF MASSACHUSETTS STATE BUILDING CODE CMR 780 ADOPTING THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)

A5 BUILDING SECTION 1  
A4.01 Scale: 3/8" = 1'-0"



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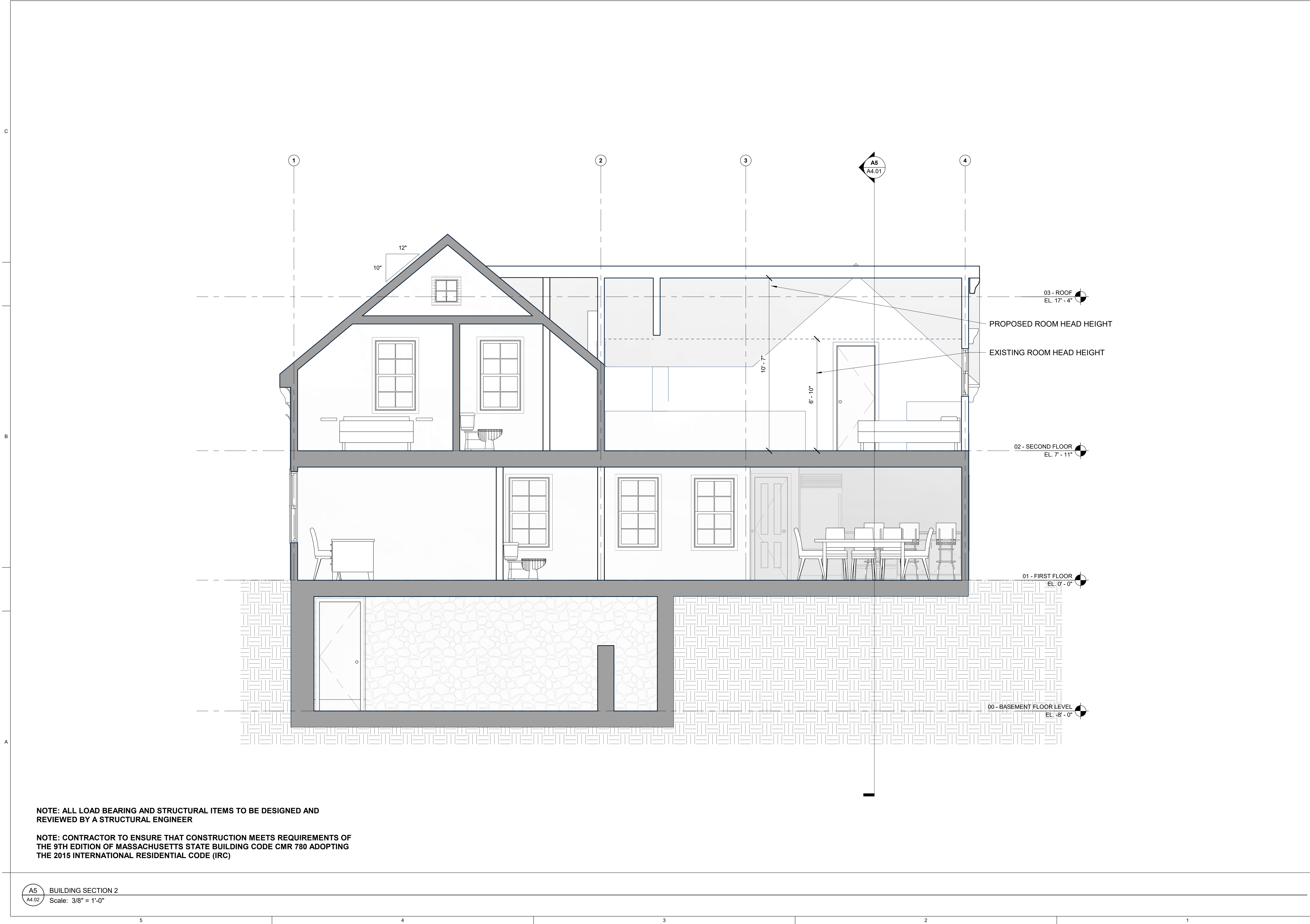
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PROPOSED BUILDING SECTIONS

09/18/20

**A4.02**





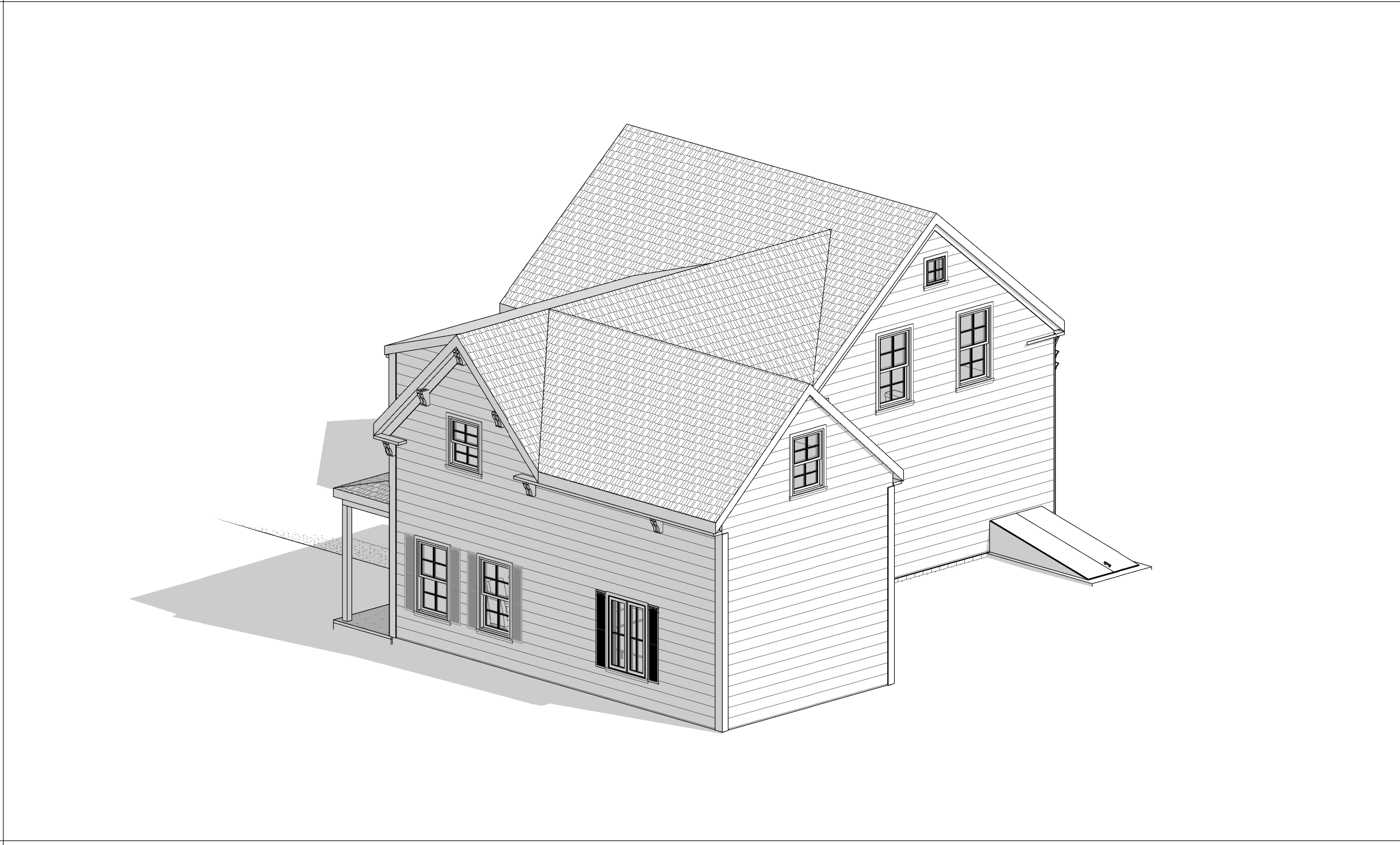
B5 3D VIEW 1 PROPOSED  
A4.03 Scale:



B3 3D VIEW 2 PROPOSED  
A4.03 Scale:



A5 3D VIEW 3 PROPOSED  
A4.03 Scale:

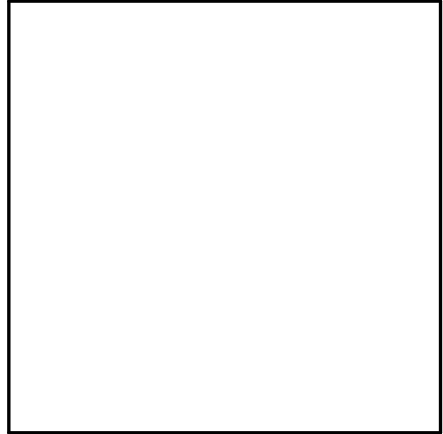


A3 3D VIEW 4 PROPOSED  
A4.03 Scale:



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PROPOSED 3D VIEWS

09/18/20  
**A4.03**

**PROGRAM:**

The town of Medway is looking to incorporate a new community space into their public route 109, known as Main street. The new structure will be a place for the community to come together and will be the home base for programs hosted by the Medway Parks and Recreation department. The Medway Parks and Rec department hosts community classes for Seniors, Adults, Teens, and children. The new space should also be a place where members of the community can interact together and experience the outside spaces as well as the interior spaces.

**Requirements:**

- Community flex space for learning programs. This space will need room for tables and need to be flexible for various uses. Examples of these uses might (list examples of current community education classes) Minimum Square footage of this space should be 800SF
- Full working kitchen
- Two bathrooms that accommodate wheelchair access
- Storage space/closets for equipment
- Indoor-outdoor space
- Exterior patio or community gathering space
- Art installation to promote community arts
- Lounge space or waiting space between classes

**Special Considerations:**

- Health and safety of patrons - how do you think spaces will change after Covid?
- Community interaction - How does your design contribute and attract medway residents to visit?
- Accessibility for all residents - The design must be fully accessible for those that are differently abled
- Drive-by attractiveness - How does the site look when you drive-by?
- Indoor and outdoor interaction - How do people use both the indoor and outdoor space?

**Submissions:**

- Written description of your design process and how you addressed the requirements and considerations
- Minimum 1 plan view (top down) of the building with the spaces clearly labelled
- 3-5 Supplemental drawings outlining materials, exterior design, renderings, models, or any other way you want to communicate your ideas visually

#

#

DRAFT

#