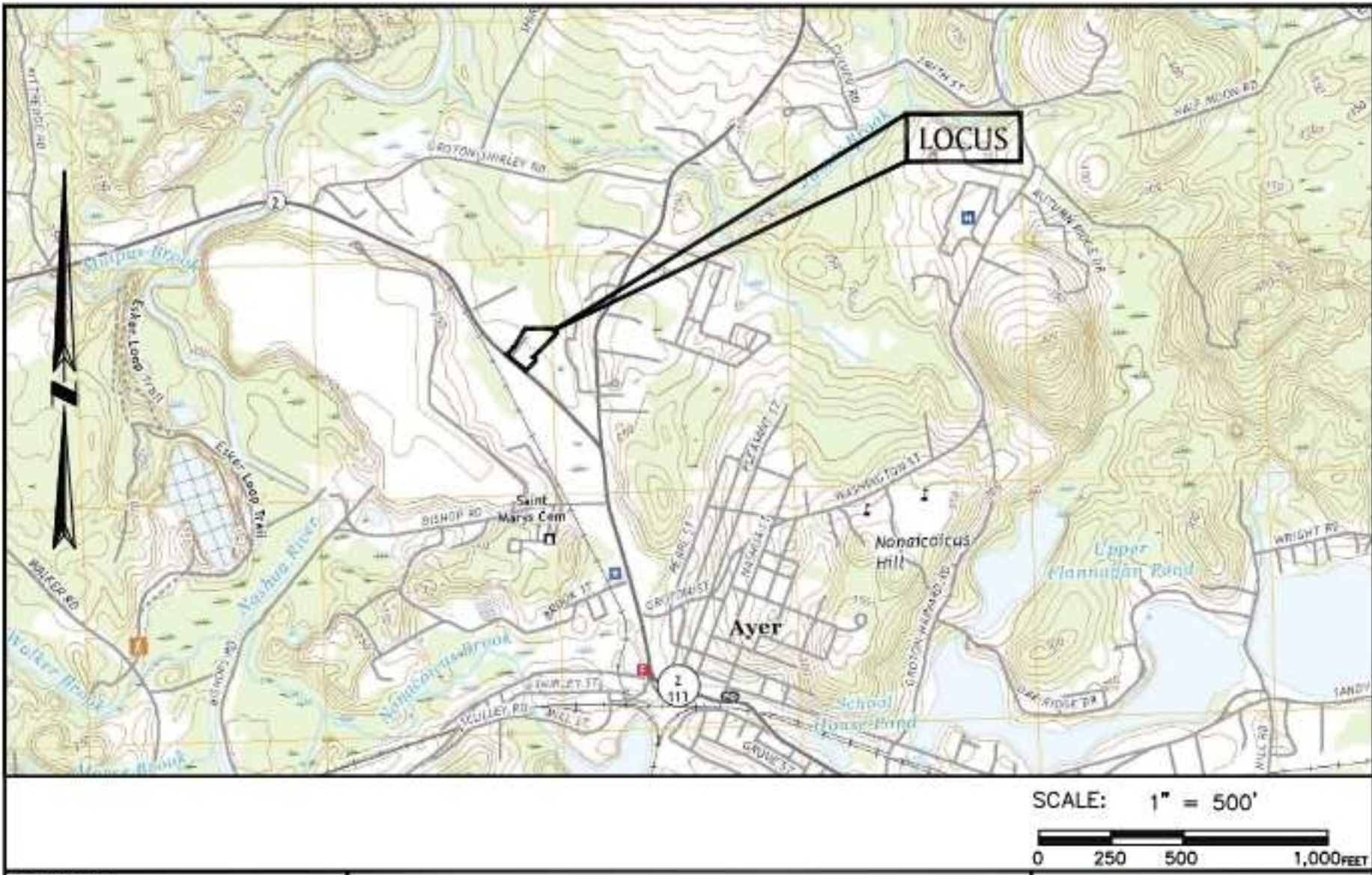




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617.426.5004 / www.dimellashaffer.com

Ayer Commons

NOAH
143 Border St, East Boston
MA, 02128

Structural Engineers
B+AC, LLC

Code Consultant
Code Red Consultants

617-702-4740

617-500-7633

MEP Engineers
Petersen Engineering

603-436-4233

Specifications
Putnam Associates Specifiers

617-285-3274

Civil Enigneer
BSC Group

617-896-4300

Landscape Architect
Crowley Cottrell

617-338-8400

Lighting Consultant
Omnilite Illuminate

781-935-8500

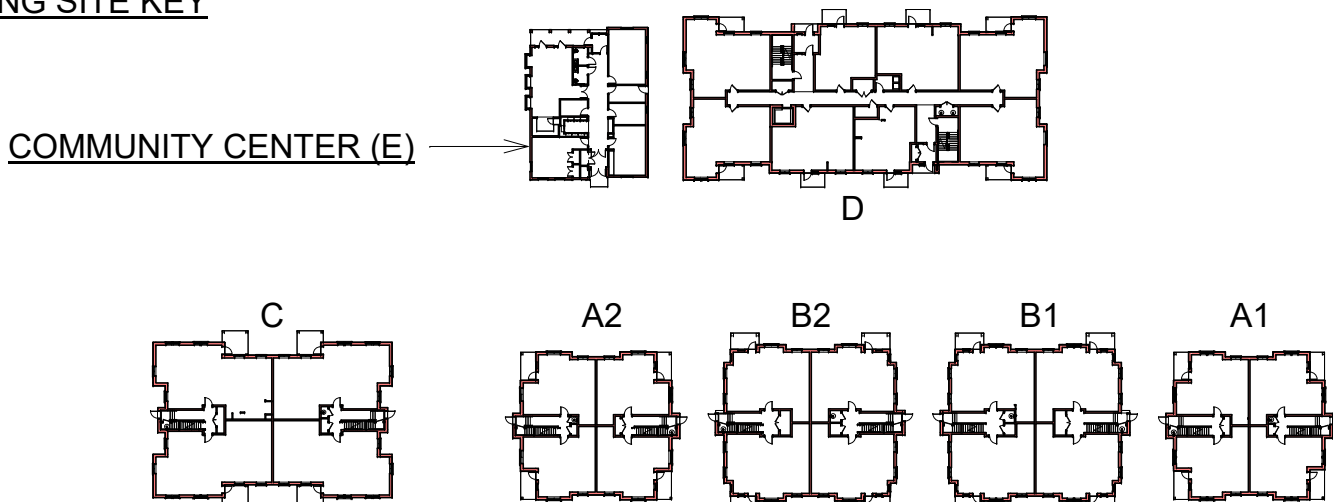
Passive House Consultant
Linnean Solutions

ZBA SUBMISSION 6/17/2022

617-699-7323

ZBA Submission

BUILDING SITE KEY



PROJECT INFORMATION

BUILDING A1 & A2

NUMBER OF STORIES: 2
HEIGHT: 31'-6 3/8"
AREA: 7,058 GSF

OCCUPANCY
R-2

BUILDING B1 & B2

NUMBER OF STORIES: 2
HEIGHT: 32'-3"
AREA: 8,926 GSF

OCCUPANCY
R-2

BUILDING C

NUMBER OF STORIES: 2
HEIGHT: 31'-6"
AREA: 10,526 GSF

OCCUPANCY
R-2

BUILDING D

NUMBER OF STORIES: 3
HEIGHT: 42'-6 1/2"
AREA: 19,324 GSF

OCCUPANCY
R-2

COMMUNITY CENTER

NUMBER OF STORIES: 1
HEIGHT: 21'-11"
AREA: 2,890 GSF

OCCUPANCY
A-3 & B

BUILDING E (Phase 2)

NUMBER OF STORIES: 4
HEIGHT: 56'-4"
AREA: 40,416 GSF

OCCUPANCY
R-2

NUMBER OF UNITS: 106

CODES/LAWS

780 CMR - Massachusetts State Building Code 9th Edition, which is an amended version of the 2015 International Building Code (IBC)

527 CMR - Massachusetts Comprehensive Fire Safety Code, which is an amended version of the 2015 Edition of NFPA 1, Fire Code.

521 CMR - Architectural Access Board (AAB) Rules and Regulations 2010 ADA Standards for Accessible Design Fair Housing Act

527 CMR 12.00 - Massachusetts Electrical Code, which is an amended version of the 2020 Edition of NFPA 70, National Electrical Code

2015 International Mechanical Code (IMC) as amended by 780 CMR 28.00

248 CMR 10.00 - Uniform State Plumbing Code

2018 Edition of the International Energy Conservation Code (IECC) as amended by the State of Massachusetts

524 CMR - Massachusetts Board of Elevator Regulations, which is an amended version of the 2013 ASME A17.1 Safety Code for Elevators and Escalators (Effective December 1, 2016)

National Fire Protection Association (NFPA) Standards, as referenced by the above code

PROPOSED USES

R-2 RESIDENTIAL DWELLING UNITS
A-3 COMMUNITY CENTER
GROUP B LEASING OFFICE, LAUNDRY & MAIL

CONSTRUCTION TYPES

TYPE VB

FIRE RESISTANCE RATING OF BUILDING ELEMENTS	
BUILDING ELEMENT	TYPE VB CONSTRUCTION
Primary structural frame	0 HOUR
Exterior bearing walls	0 HOUR
Interior bearing walls	0 HOUR
Nonbearing exterior walls	0 HOUR (SEE EXTERIOR WALL SECTION)
Floor construction and secondary members	0 HOUR
Roof construction and secondary member	0 HOUR

All supporting construction for fire-rated assemblies is required to be supported by structure that affords the same required fire resistance rating of the supported horizontal assembly (780 CMR 711.2.3), with the exception to supporting construction of the following (780 CMR 708.4 & 711.2.3 Exception (2)):

- Dwelling unit separation walls
- Dwelling unit separation horizontal assemblies, and
- Railed corridors (not currently included in the design)

PHASE 1- Housing Units

Building	Unit Type	Total # of units	Unit size SF	Net Retable SF	Bldg Gross SF	Bld efficiency
A1	1-bedrooms	8	686	5,488	7,058	78%
A2	1-bedrooms	8	686	5,488	7,058	78%
B1	2-bedrooms	8	893	7,144	8,926	80%
B2	2-bedrooms	8	893	7,144	8,926	80%
C1	3-bedrooms	8	1,086	8,688	10,526	83%

Sub-Total 40

D	1st Floor	2nd Floor	3rd Floor	Total # of units	Unit size SF	Net Retable SF	Bldg Gross SF	Bld efficiency
1-bed A	2	0	0	2	576	1,152		
2-bed A	2	4	4	10	826	8,260		
2-bed B	4	4	4	12	826	9,912		

Sub Total 24 19,324 27,255 71%

Phase 1 Totals	# of Units	% mix
1 Bedroom	18	28.1%
2 Bedroom	38	59.4%
3 Bedroom	8	12.5%
Total	64	100.0%

PHASE 2- Housing Units

E	2nd Floor	3rd Floor	4th Floor	Total # of units	Unit size SF	Net Retable SF	Bldg Gross SF	Bld efficiency
1-bed A	4	4	4	12	750	9,000		
1-bed B	0	0	1	1	780	780		
2-bed A	5	5	5	15	1,000	15,000		
2-bed B	3	3	2	8	1,017	8,136		
3-bed A	1	1	1	3	1,250	3,750		
3-bed B	1	1	1	3	1,250	3,750		

Sub Total 14 14 14 42 40,416 58,221 69%

Phase 2 Totals	# of Units	% mix	# of baths per unit	total # of bathrooms
1 Bedroom	12	28.6%	1	12
2 Bedroom	24	57.1%	2	48
3 Bedroom	6	14.3%	2	12
Total	42	100.0%		72



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Passive House Consultant	Linnean Solutions	617-699-7323
Code Consultant	Code Red Consultants	617-500-7633

Stamp

Project
Ayer Commons

65 Fitchburg Road
Ayer, MA
Client

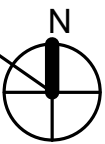
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MA, 02128

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SCALE: 1" = 20'-0"
PROJECT #: 2020058
REVIEWED BY:
DATE: 6/17/2022

SITE PLAN

T = TRANSFORMER PADS
A = AHU PADS



A-100



6 MULTIPLEX B - SIDE ELEVATION
1/8" = 1'-0"



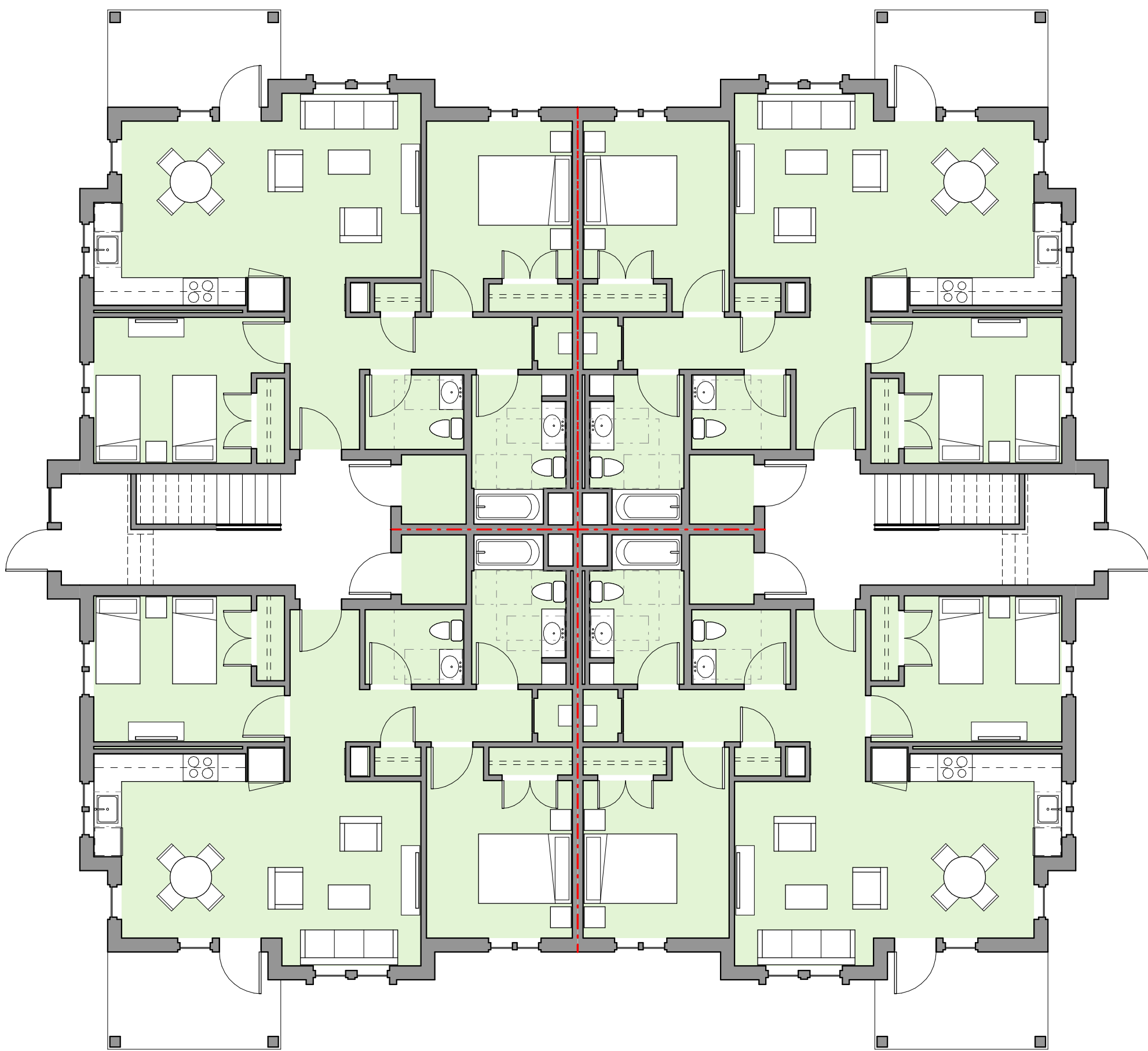
5 MULTIPLEX B - FRONT ELEVATION
1/8" = 1'-0"



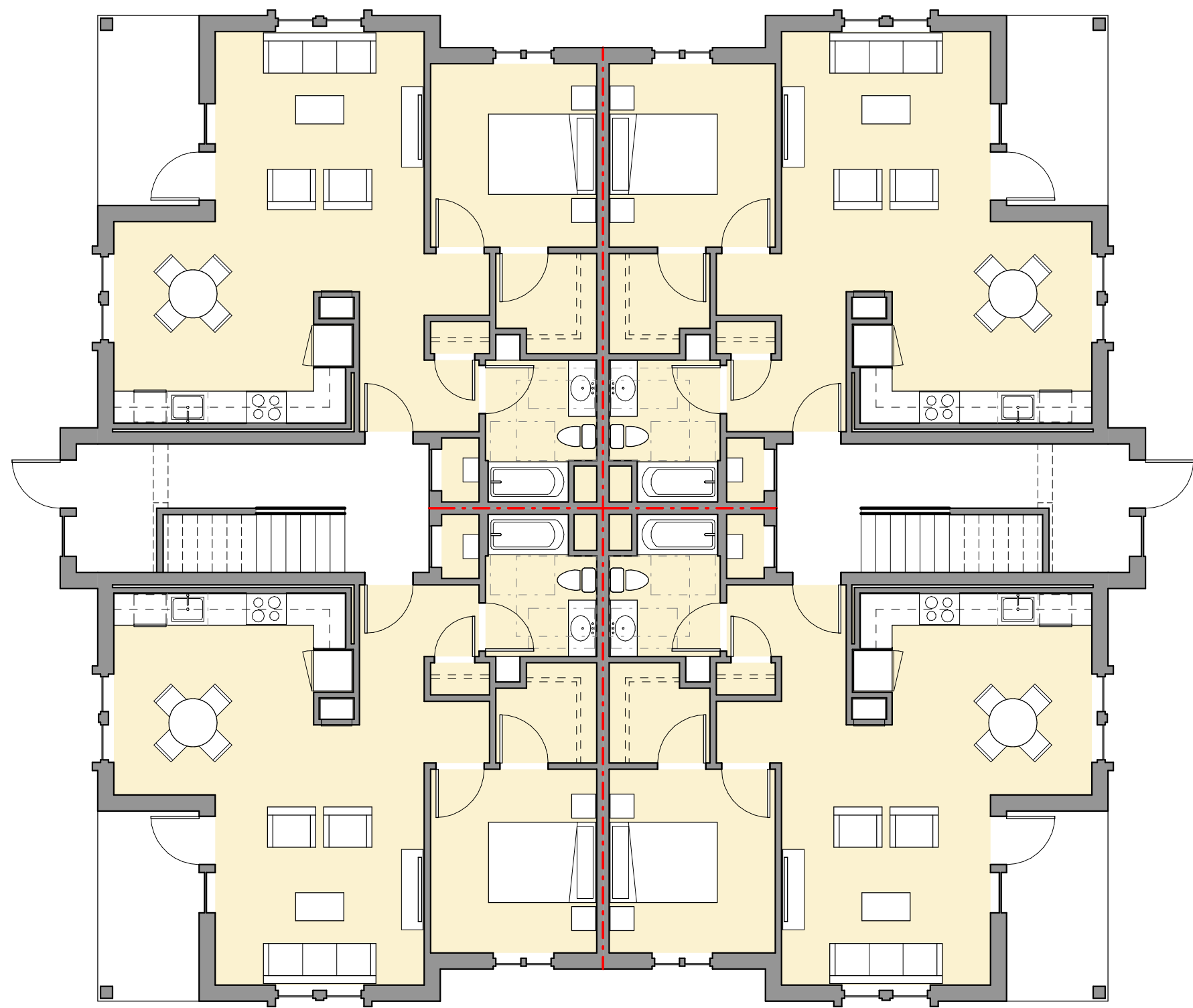
3 MULTIPLEX A - SIDE ELEVATION
1/8" = 1'-0"



2 MULTIPLEX A - FRONT ELEVATION
1/8" = 1'-0"



4 MULTIPLEX B - LEVELS 1 & 2
1/8" = 1'-0"



1 MULTIPLEX A - LEVELS 1 & 2
1/8" = 1'-0"



10 COMMUNITY CENTER - SOUTH EAST ELEVATION
1/8" = 1'-0"



9 COMMUNITY CENTER - NORTH EAST ELEVATION
1/8" = 1'-0"



8 COMMUNITY CENTER - NORTH WEST ELEVATION
1/8" = 1'-0"



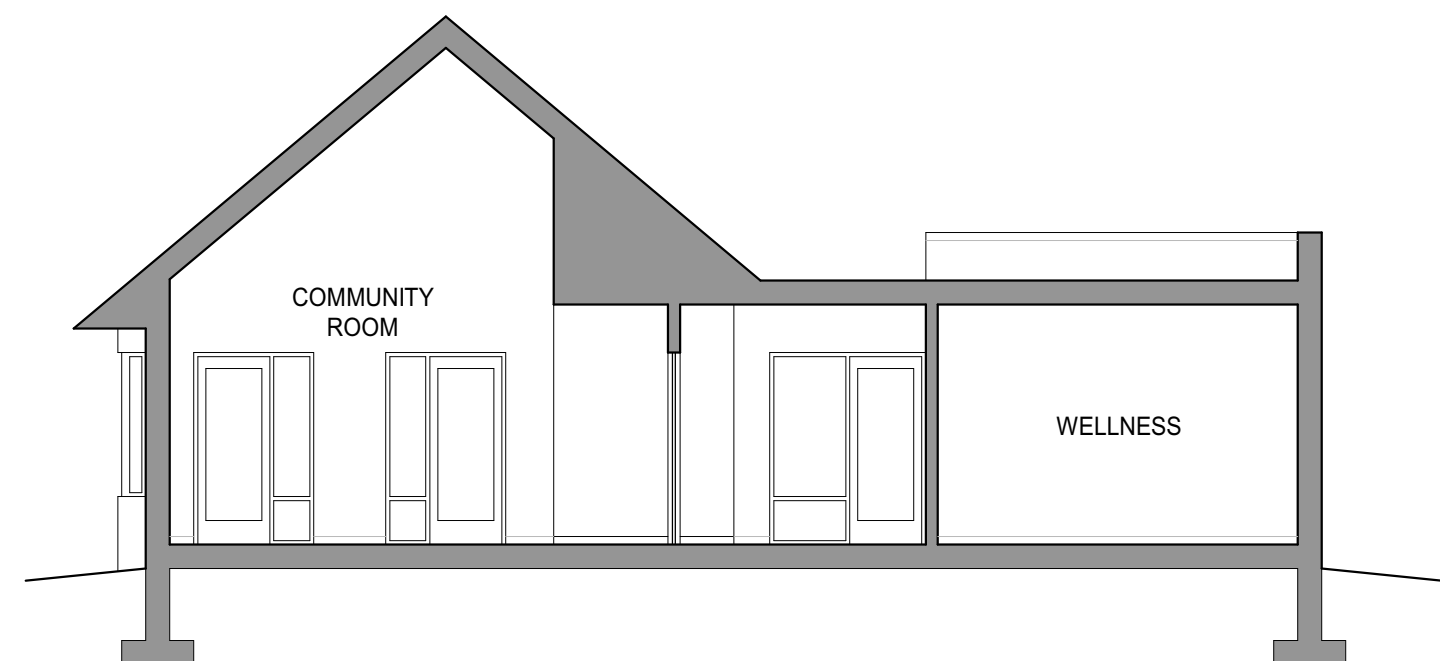
7 COMMUNITY CENTER - SOUTH WEST ELEVATION
1/8" = 1'-0"



3 MULTIPLEX C - SIDE ELEVATION
1/8" = 1'-0"



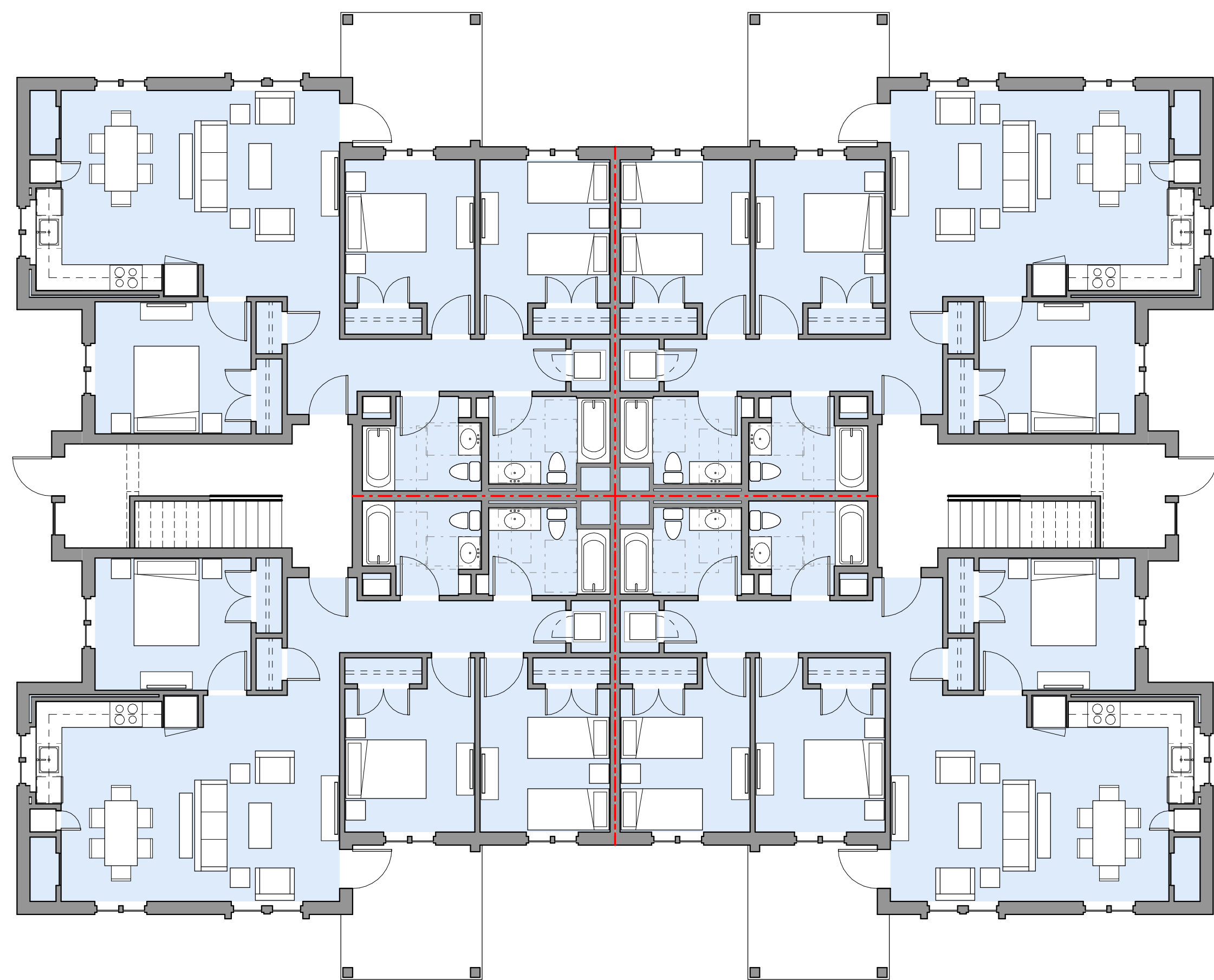
2 MULTIPLEX C - FRONT ELEVATION
1/8" = 1'-0"



6 COMMUNITY CENTER - SCHEMATIC SECTION
1/8" = 1'-0"



5 PHASE 1 COMMUNITY CENTER
1/8" = 1'-0"



1 PHASE 1 MULTIPLEX C - LEVELS 1 & 2
1/8" = 1'-0"

BM 360/2020058 NOAH-Ayer/2020058 - NOAH Ayer R2019.mt



4 PHASE 1 BUILDING - FRONT ELEVATION
1/8" = 1'-0"



3 PHASE 1 BUILDING - SIDE ELEVATION
1/8" = 1'-0"



2 PHASE 1 APARTMENT BUILDING - LEVELS 2 & 3
1/8" = 1'-0"

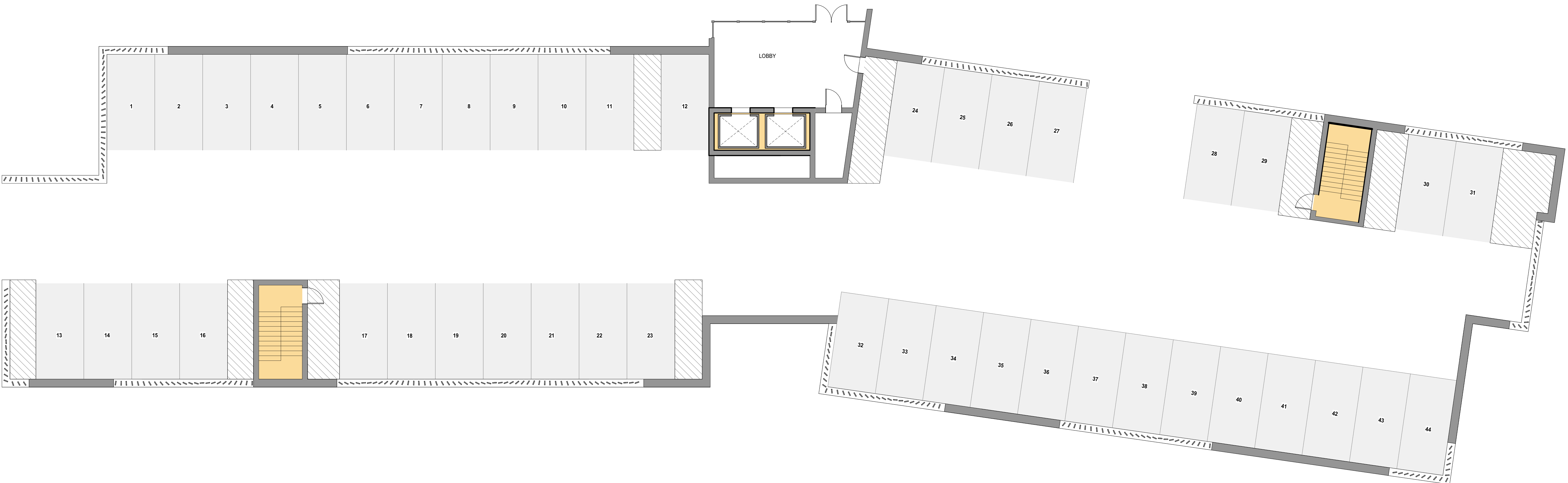


1 PHASE 1 APARTMENT BUILDING - LEVEL 1
1/8" = 1'-0"

BM 360/2020058 NOAH-Ayer/2020058 - NOAH Ayer R2019.mt



2 PHASE 2 BUILDING - LEVEL 2
1/8" = 1'-0"



1 PHASE 2 BUILDING - LEVEL 1
1/8" = 1'-0"

Stamp

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Ayer, MA
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MA, 02128

ZBA SUBMISSION 6/17/2022

SCALE: 1/8" = 1'-0"
PROJECT #: 2020058
REVIEWED BY:
DATE: 6/17/2022

PHASE 2 - LEVELS
1 - 2 PLANS

4/13/2021 12:16:55 PM



2 PHASE 2 BUILDING - LEVEL 4
1/8" = 1'-0"

Stamp

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Ayer Commons

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Ayer, MA
Client

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MA, 02128

ZBA SUBMISSION 6/17/2022

SCALE: 1/8" = 1'-0"
PROJECT #: 2020058
REVIEWED BY:
DATE: 6/17/2022

PHASE 2 - LEVELS
3 - 4 PLANS

1 PHASE 2 BUILDING - LEVEL 3
1/8" = 1'-0"



BLN 360/2020058 NOAH-Ayer/2020058 - NOAH Ayer R2019.mt



4 PHASE 2 BUILDING - NORTH ELEVATION
1/8" = 1'-0"



3 PHASE 2 BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



2 PHASE 2 BUILDING - WEST ELEVATION
1/8" = 1'-0"



1 PHASE 2 BUILDING - EAST ELEVATION
1/8" = 1'-0"

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Consultants	
Civil Engineer BSC Group	617-896-4300
Landscape Architect Crowley Cottrell	617-338-8400

Stamp

Project
Ayer Commons

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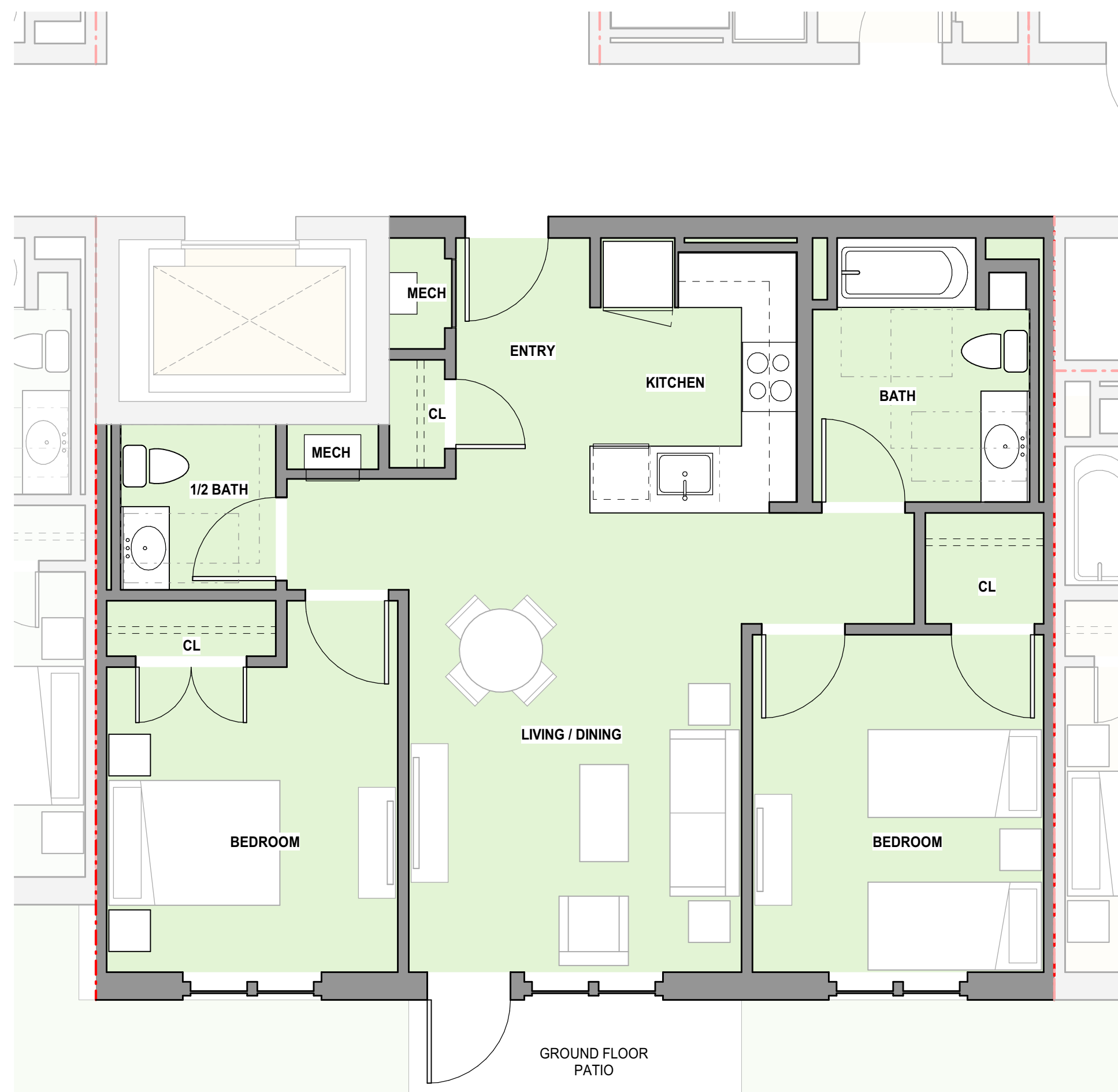
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MA, 02128

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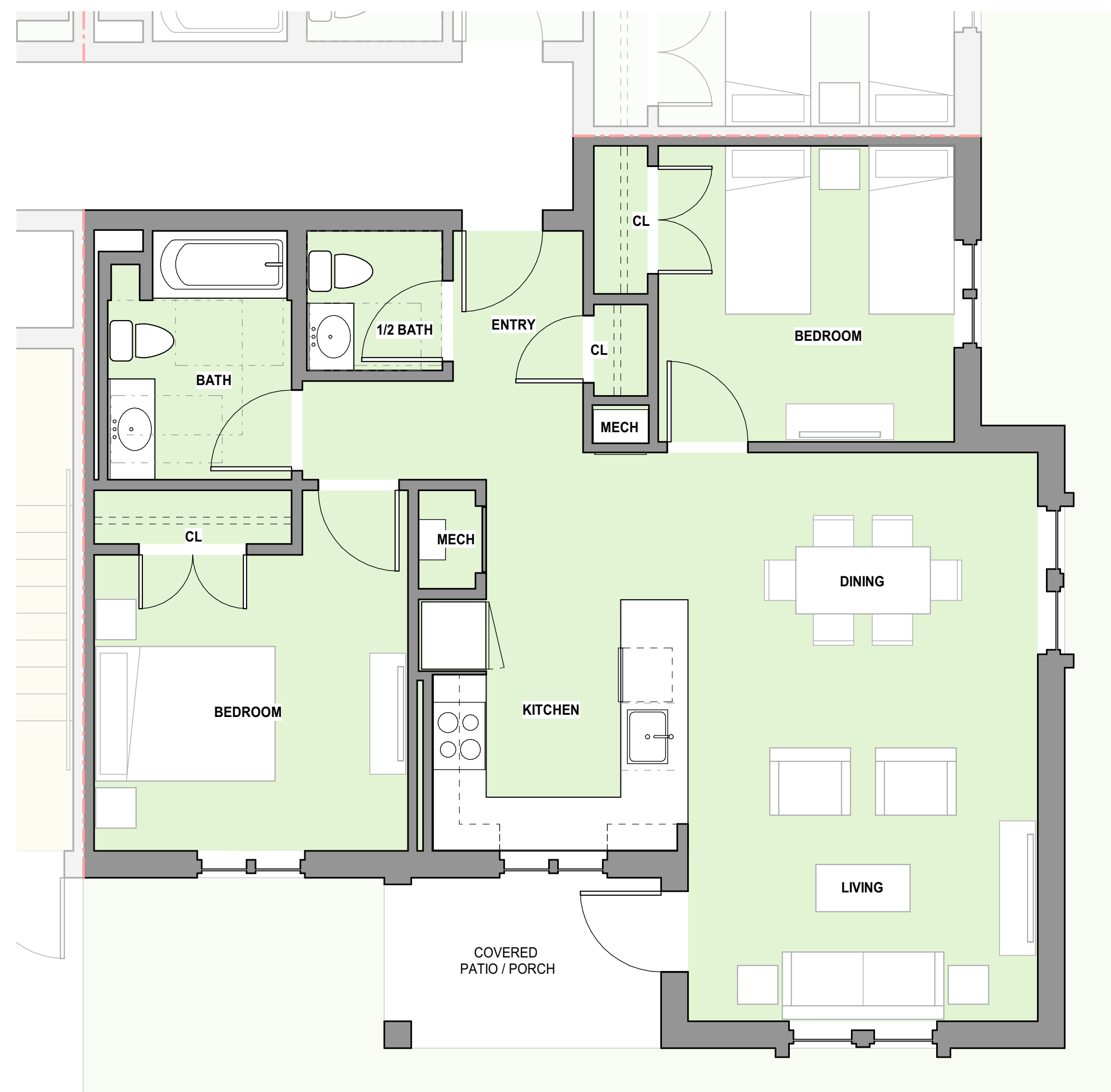
SCALE:
PROJECT #: 2020058
REVIEWED BY: --
DATE: 6/17/2022

PHASE 2 -
EXTERIOR
ELEVATIONS

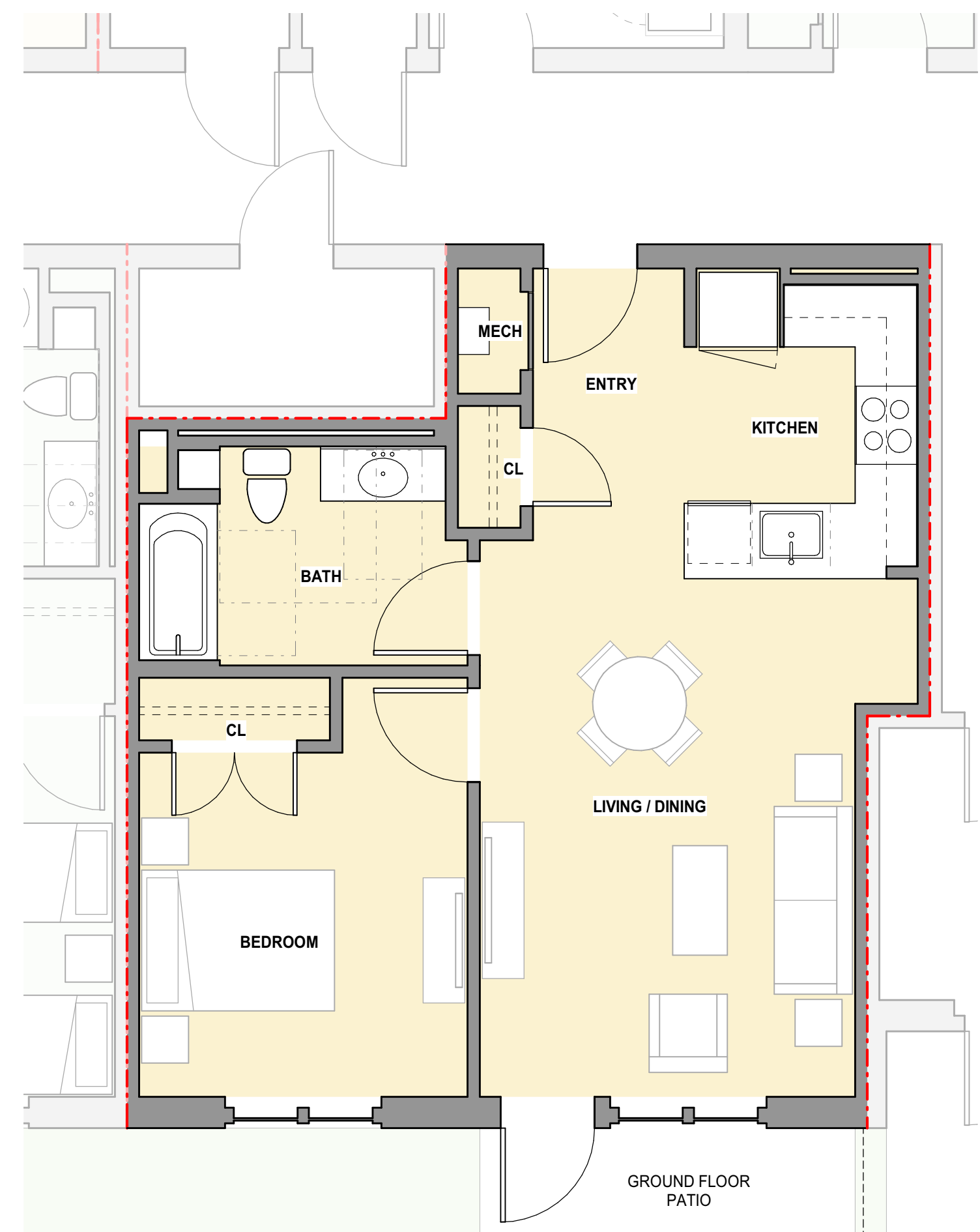
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6 ENLARGED PLAN - APARTMENT BUILDING 2 BR - 2
1/4" = 1'-0"



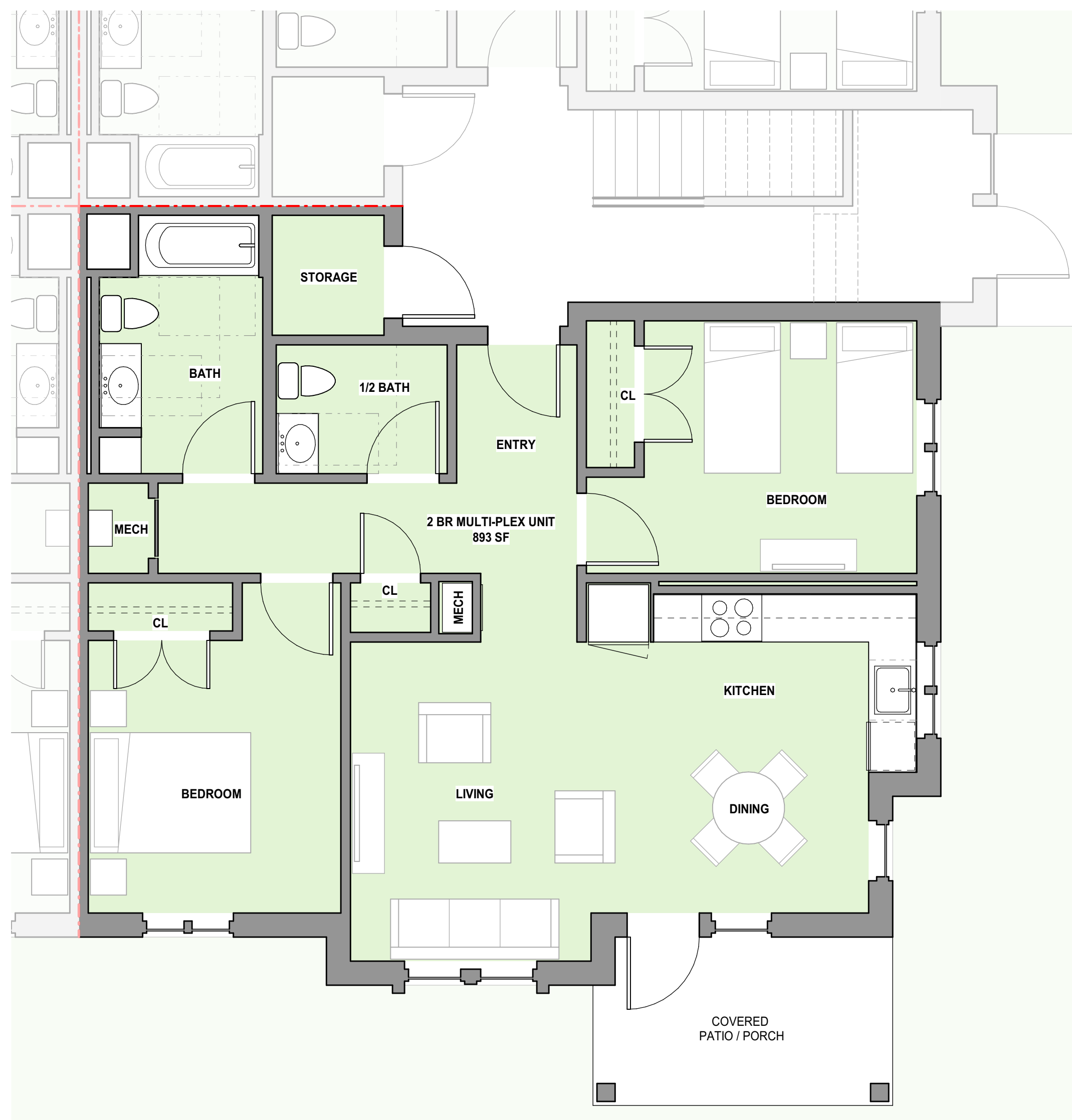
5 ENLARGED PLAN - APARTMENT BUILDING - 2 BR 2
1/4" = 1'-0"



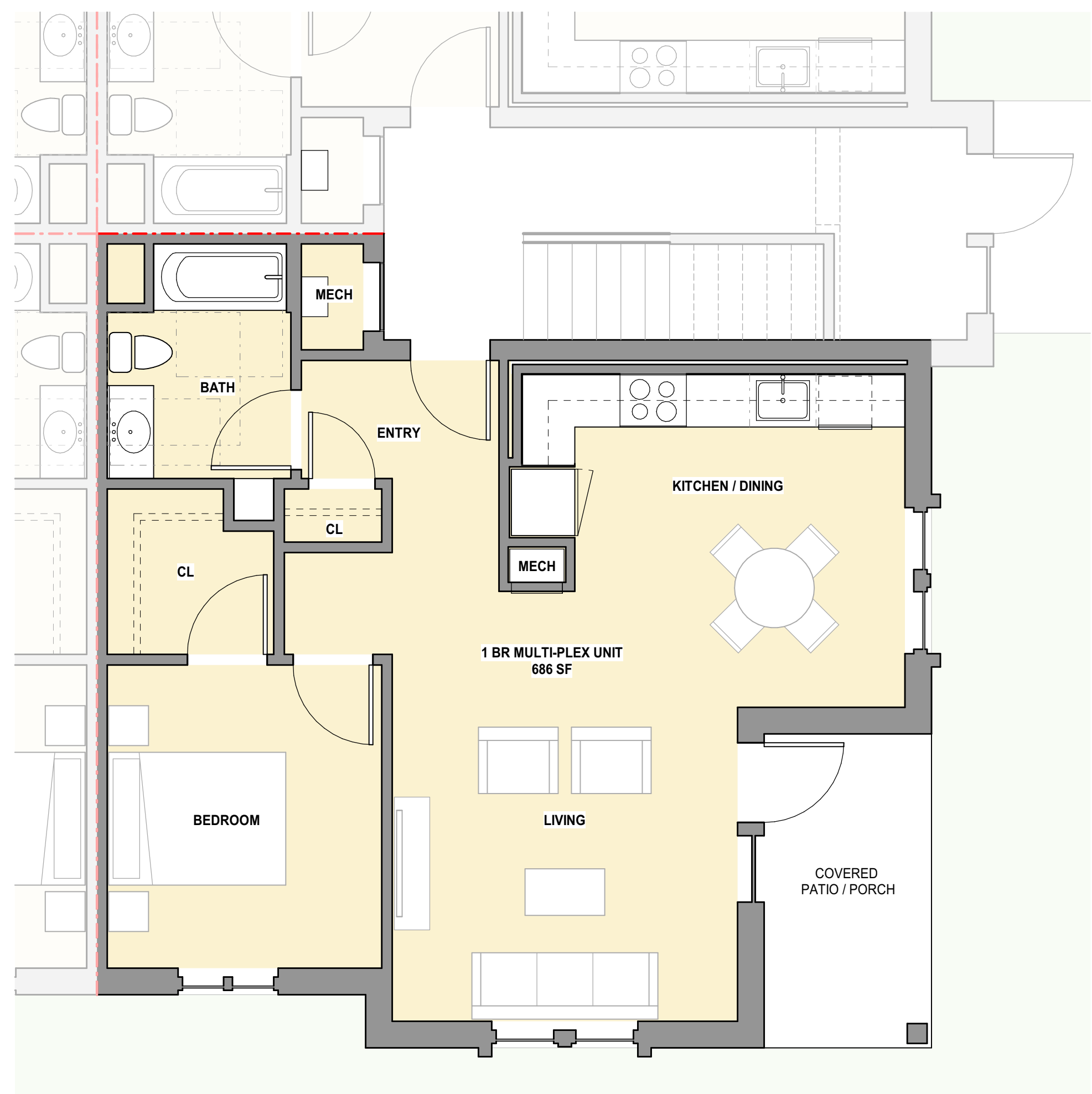
4 ENLARGED PLAN - 1 BR APARTMENT BUILDING
1/4" = 1'-0"



3 ENLARGED PLAN - MULTIPLEX C
1/4" = 1'-0"



2 ENLARGED PLAN - MULTIPLEX B
1/4" = 1'-0"



1 ENLARGED PLAN - MULTIPLEX A
1/4" = 1'-0"

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BSC Group
Landscape Architect 617-338-8400
Crowley Cottrell

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Ayer Commons

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Ayer, MA
Client

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143 Border St, East Boston
MA, 02128

ZBA SUBMISSION 6/17/2022

SCALE: 1/4" = 1'-0"
PROJECT #: 2020058
REVIEWED BY:
DATE: 6/17/2022

PHASE 1 -
ENLARGED UNIT
PLANS

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Consultants

Civil Engineer	617-896-4300
BSC Group	
Landscape Architect	617-338-8400
Crowley Cottrell	

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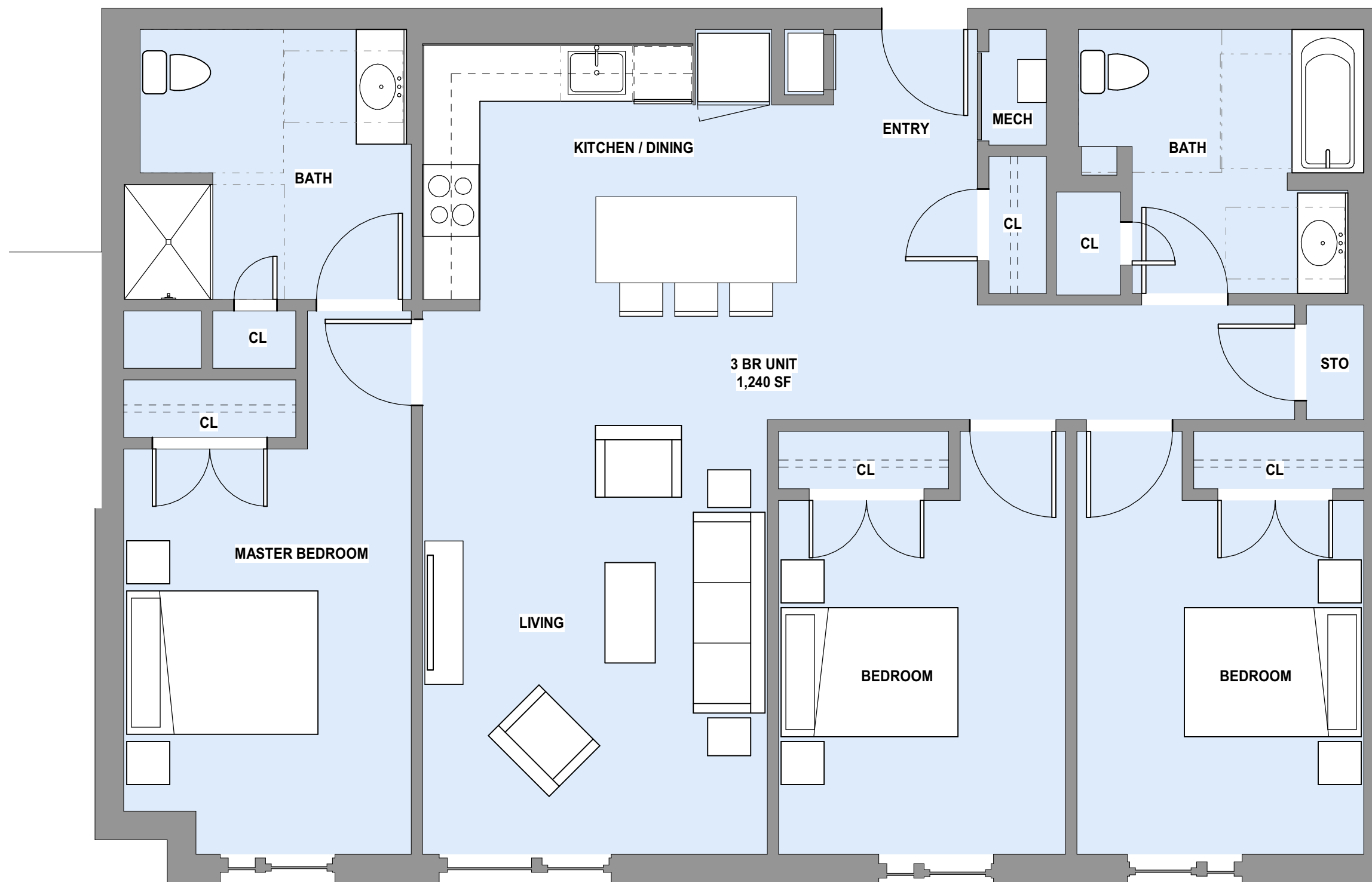
ZBA SUBMISSION 6/17/2022

SCALE: 1/4" = 1'-0"
PROJECT #: 2020058
REVIEWED BY:
DATE: 6/17/2022

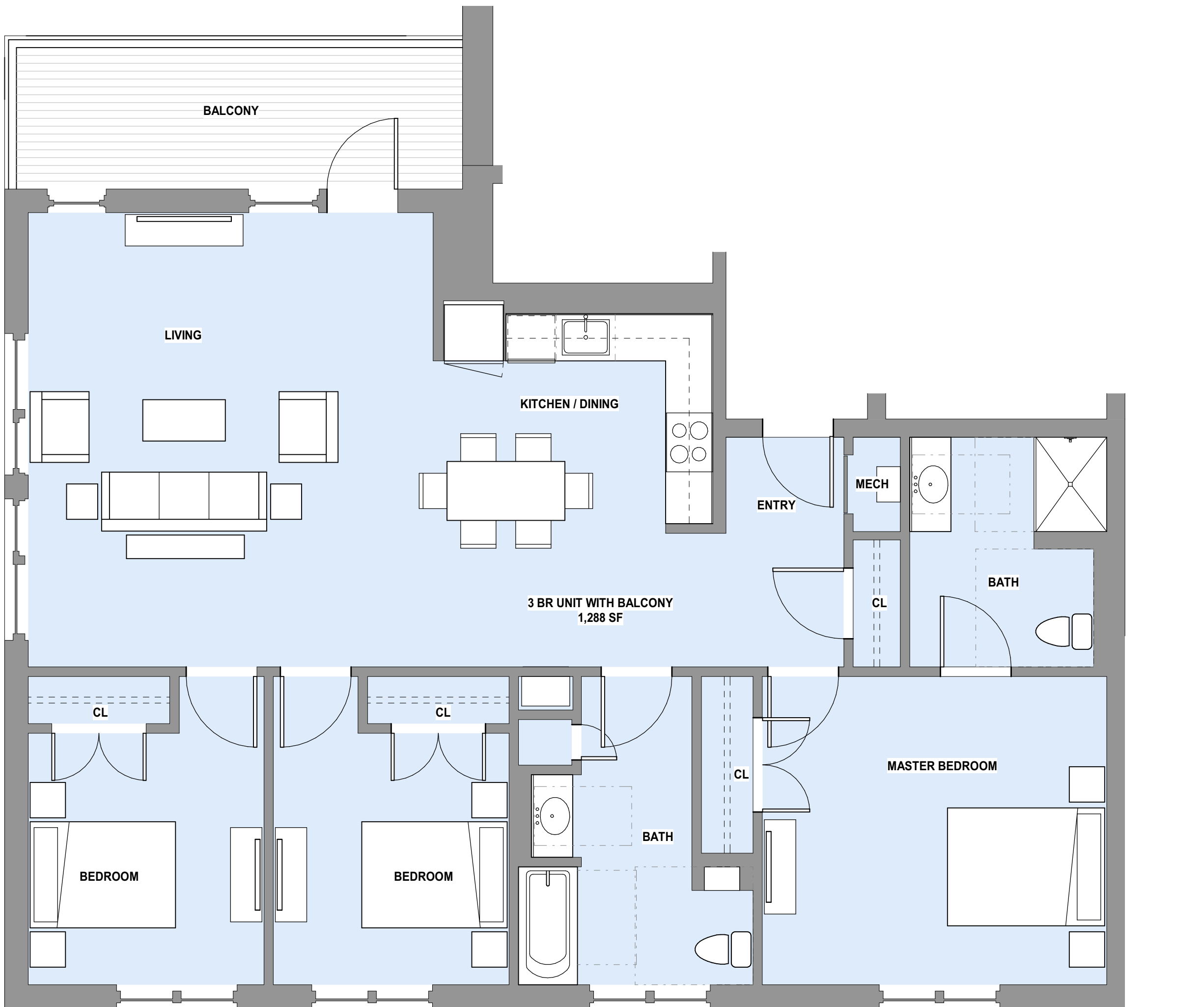
PHASE 2 -
ENLARGED UNIT
PLANS

A-402

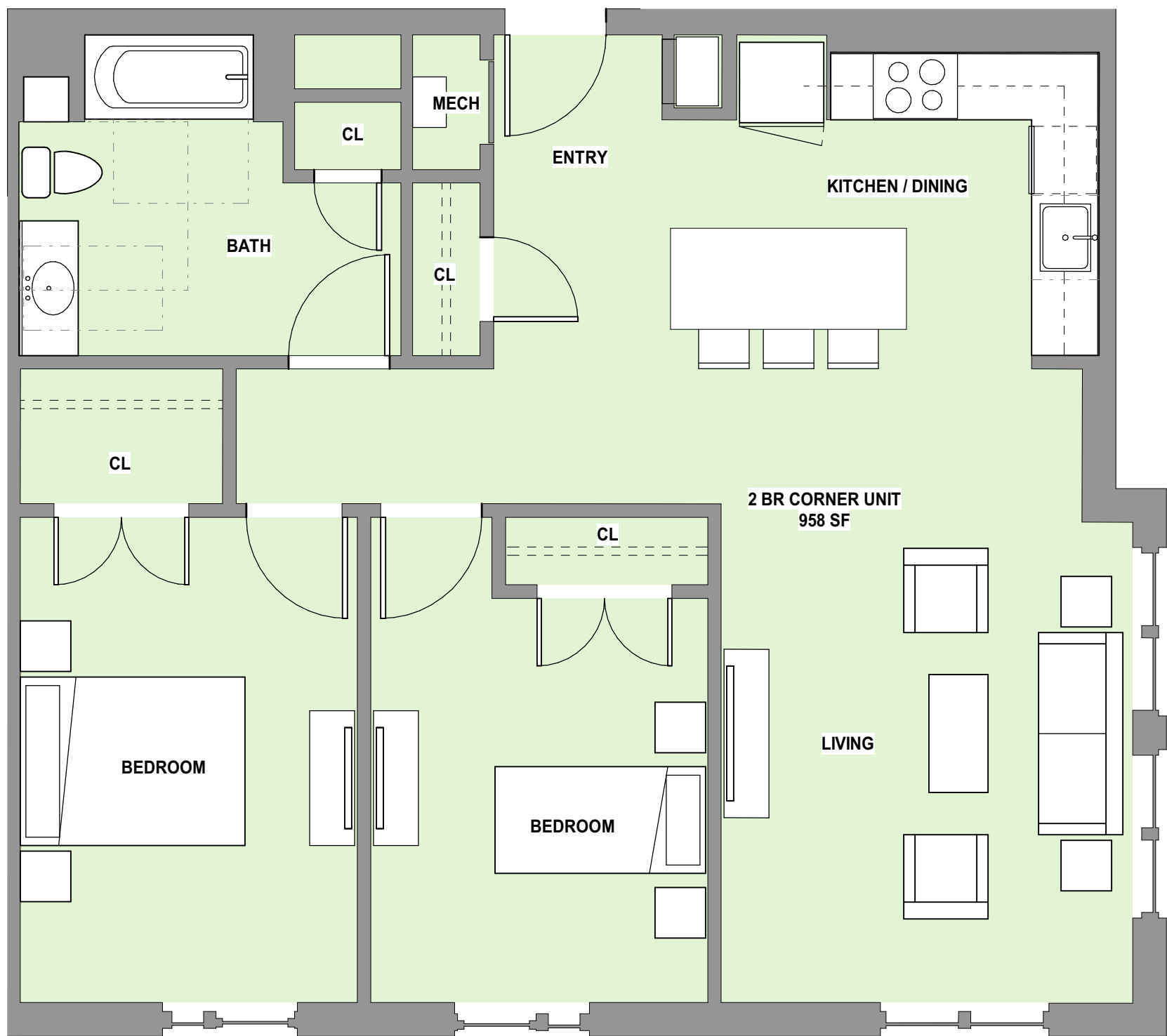
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5 ENLARGED PLAN - PHASE 2 BLDG APT 3BR
1/4" = 1'-0"



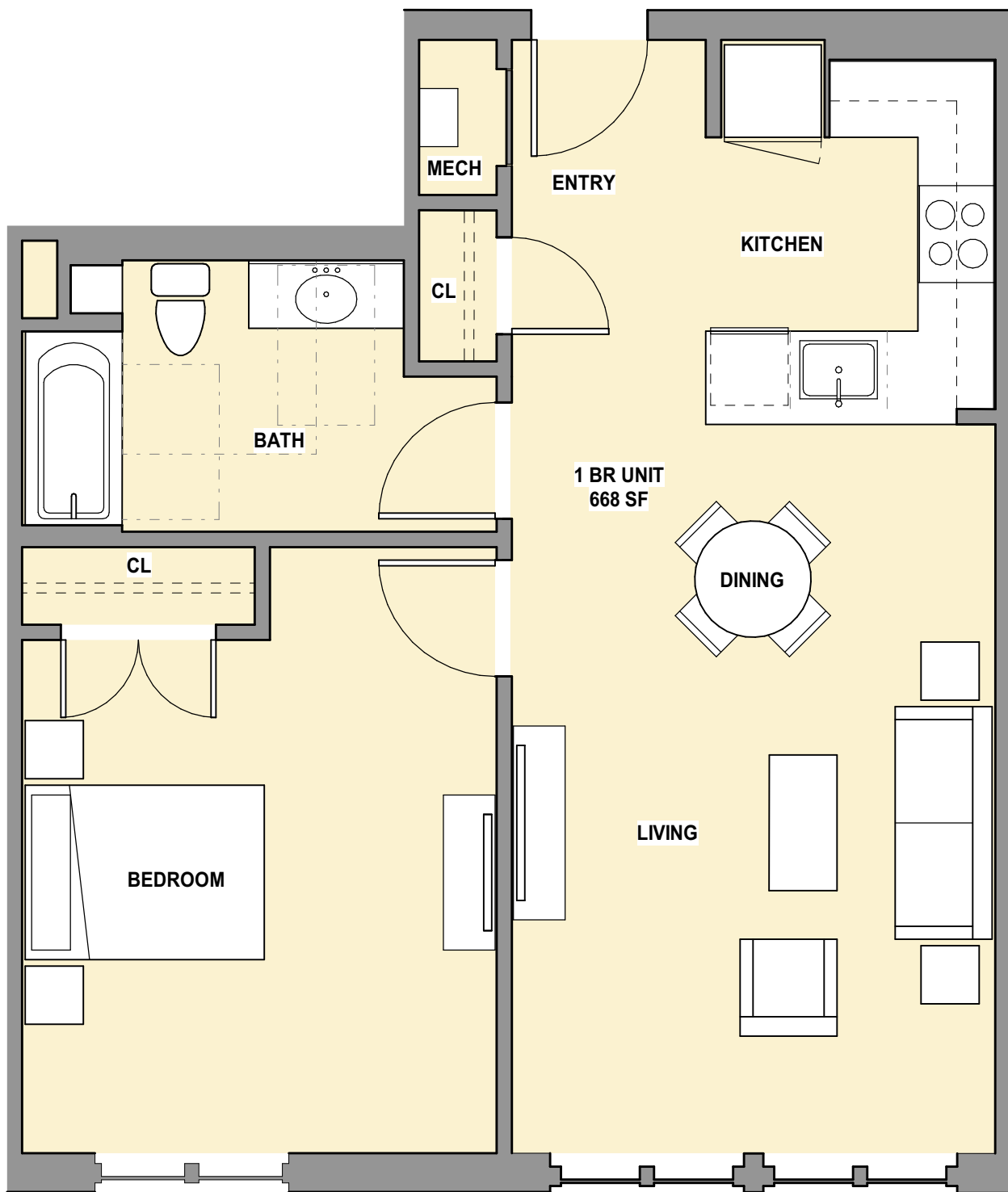
4 ENLARGED PLAN - PHASE 2 BLDG APT 3BR BALCONY
1/4" = 1'-0"



3 ENLARGED PLAN - PHASE 2 BLDG APT 2BR CORNER
1/4" = 1'-0"



2 ENLARGED PLAN - PHASE 2 BLDG APT 2BR
1/4" = 1'-0"



1 ENLARGED PLAN - PHASE 2 BLDG APT 1BR
1/4" = 1'-0"

Consultants		
Structural Engineers B+AC, LLC		617-702-4740
MEP Engineers Petersen Engineering		603-436-4233
Specifications Putnam Associates Specifiers		617-285-3274
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Lighting Consultant Omnilite Illuminate		781-935-8500
Passive House Consultant Linnean Solutions		617-699-7323
Code Consultant Code Red Consultants		617-500-7633

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Project

Ayer Commons

65 Fitchburg Road
Ayer, MA

Client

NOAH
143 Border St, East Boston
MA, 02128

SCALE: 1" = 20'-0"
PROJECT #: 2020058
REVIEWED BY: NC
DATE: 10/04/2021

MATERIALS &
LAYOUT

L200

GENERAL NOTES

- Existing conditions and topography data are from a survey dated November 3, 2020 prepared by BSC Group - 33 Waldo Street, Worcester, Massachusetts 01608 - 508-792-4500
- Contractor shall verify location of any existing utilities and services and provide protection during construction. Utilities damaged during construction shall be repaired at contractor's expense.
- Contractor shall obtain permits for the work as required and comply with all laws, ordinances, rules and regulations of the local jurisdiction, the state, and all other authorities having jurisdiction.
- Contractor shall leave site clean and orderly during construction process. Remove from site all excess materials, soil, debris and equipment. Store materials only in an approved location.

LAYOUT NOTES

- Do not scale drawings.
- Contractor shall verify all existing conditions and layout dimensions in the field. Report any discrepancies to the Landscape Architect for design prior to commencing construction.
- Stake or otherwise flag all design elements and features in the field. Obtain Landscape Architect's approval prior to commencing construction.
- All dimensions from structure are from face of finish of exterior wall unless otherwise stated.
- All angles are assumed to be 90 degrees unless otherwise stated.
- See planting plans for location of trees and shrubs, planting beds and extent of sodding and seeding.
- See architectural drawings for all building dimensions.
- Dimensions at curbs of pavement edging are given from outside face of curb to outside face of curb unless otherwise stated.
- Any changes proposed to dimensions shown on this drawing shall be approved by the Landscape Architect prior to construction.

MATERIALS LEGEND

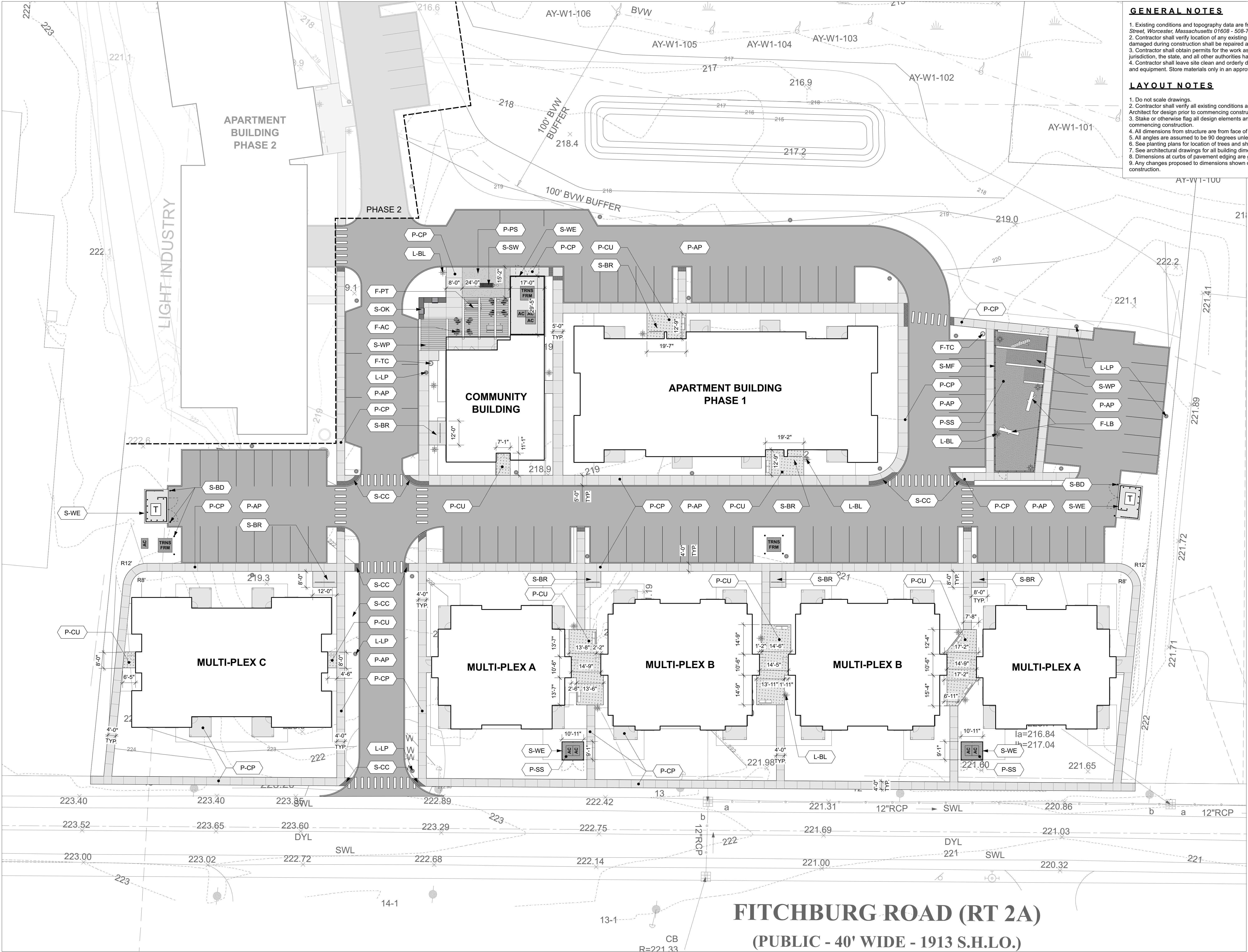
KEY NOTE	SYM.	DESCRIPTION	DETAIL
P-AP		ASPHALT PAVING	SEE CIVIL
P-CP		CONCRETE PAVING	#/L500
P-CU		CONCRETE UNIT PAVR	#/L500
P-SS		STABILIZED STONEDUST	#/L500
P-PS		RUBBER PLAY SURFACING	#/L500
S-CC		ADA CURB CUT	#/L500
S-MF		MESH FENCE	#/L500
S-WE		WOOD ENCLOSURE	#/L500
S-SW		SWING	TBD
S-WP		WOOD PERGOLA	TBD
S-OK		OUTDOOR KITCHEN	TBD
S-BD		BOLLARD	#/L500
S-BR		BIKE RACK	#/L500
L-LP		LIGHT POST	#/L500
L-BL		BOLLARD LIGHT	#/L500
F-AC		ADIRONDACK CHAIR SET (4)	-
F-PT		PICNIC TABLE (2)	-
F-TC		TRASH CAN (2)	-
F-WB		WOOD BENCH (9)	-
F-LB		LOG BENCH (3)	-

LAYOUT LEGEND

SYM.	DESCRIPTION
—LOW—LOW	LIMIT OF WORK
CL	CENTERLINE
ALIGN	ALIGN
20'-0"	DIMENSION
R5'	RADIUS = 5'
TYP.	TYPICAL

LIGHTING SCHEDULE

KEY NOTE	SYM.	QTY.	DESCRIPTION	MANUFACTURER / MODEL	PRODUCT NUMBER	FINISH
L-LP		31	LIGHT POST	MCGRAW EDISON / GALLEONAIRE	GLNA-AF-01-LED-E1-SL3-XX-7030-HSS	DARK GREY
L-BL		18	BOLLARD LIGHT	LIGMAN LIGHTING / MINI MACARON BOLLARD	UMC-10011-22W-T2-W30-02-12027TV	DARK GREY / RAL 7043



FITCHBURG ROAD (RT 2A)
(PUBLIC - 40' WIDE - 1913 S.H.L.O.)

Consultants		
Structural Engineers B+AC, LLC		617-702-4740
MEP Engineers Petersen Engineering		603-436-4233
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Passive House Consultant Linnean Solutions		617-699-7323
Code Consultant Code Red Consultants		617-500-7633

PLANTING LEGEND	
SYM.	DESCRIPTION
	LIMIT OF WORK
	PROPOSED TREES
	PROPOSED SHRUBS
	PROPOSED GROUND COVER
	PROPOSED LAWN
	PROPOSED WET SEED MIX

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Ayer, MA

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SCALE: 1" = 20'-0"
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REVIEWED BY: NC
DATE: 10/04/2021

PLANTING



PLANT LIST					
ID	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AR	11	<i>Acer rubrum</i>	Red Maple	3.5"-4" CAL	B&B
BN	10	<i>Betula nigra</i>	River Birch	12"-14" HT.	Multi-stem, B&B
CF	17	<i>Cornus florida</i>	Flowering Dogwood	12"-14" HT.	Pink, Multi-Stem, B&B
GT	14	<i>Gleditsia triacanthos var. inermis</i>	Thornless Common Honeylocust	5'-5.5" CAL	B&B
NS	6	<i>Nyssa sylvatica</i>	Black Tupelo	2.5"-3" CAL	B&B
PS	11	<i>Prunus serotina</i>	Flowering Cherry	2.5"-3" CAL	B&B
QA	7	<i>Quercus alba</i>	White Oak	3.5"-4" CAL	B&B
QB	48	<i>Quercus bicolor</i>	Swamp White Oak	WHIP	RARE ROOT
QP	12	<i>Quercus pallustris</i>	Pin Oak	4" CAL	B&B
SHRUBS					
CA	39	<i>Clethra alnifolia 'Compacta'</i>	Compact Summersweet	3'-4" HT.	
FG	85	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	2'-2.5' HT.	
HA	58	<i>Hydrangea arborescens</i>	Smooth Hydrangea	2.5'-3' HT.	
IC	38	<i>Ilex crenata 'Compacta'</i>	Compact Japanese Holly	3.5'-4" HT.	
IG	108	<i>Ilex alba 'Compacta'</i>	Dwarf Ineberry Holly	24"-30" HT.	
IV	31	<i>Ilex verticillata</i>	Winterberry holly	3'-3.5' HT.	
MP	16	<i>Myrica pensylvanica</i>	Bayberry	3.5'-4" HT.	B&B
RA	111	<i>Rhus aromatica</i>	Gro-Low Fragrant Sumac	18"-24" HT.	30" O.C.
TC	12	<i>Taxus cuspidata</i>	Yew	3'-3.5' HT.	
VA	17	<i>Viburnum acerifolium</i>	Manleaf Viburnum	3'-3.5' HT.	
PERENNIAL / GROUND COVER					
LS	3002	<i>Liriope spicata</i>	Liriope	4" Pot	12" O.C.
PA	69	<i>Pennisetum alopecuroides</i>	Fountain Grass	1 GAL	
PV	96	<i>Parthenium integrum</i>	Switchgrass		
VM	872	<i>Viola minor</i>	Periwinkle	4" Pot	12" O.C.
SEEDING					
	130870 SQ. FT.	SEEDING LAWN			
	23089 SQ. FT.	SEEDING WETLAND MIX			