

RENOVATIONS AND ADDITION - 42 PARK STREET, AYER MA 01432

PLANNING BOARD REVIEW

GMG Designs

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ADE Designers and Engineers
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PROJECT:

RENOVATIONS
AND ADDITION TO
42 PARK STREET
AYER MA 01432

STAMP

COMMONWEALTH OF MASSACHUSETTS

HAMID
ATARHA
No. 94999
REGISTERED
PROFESSIONAL ENGINEER

03	PLANNING BOARD REVIEW	11.21.23
02	SITE PLAN REVIEW	11.06.23
01	PLANS & DESIGN CHANGES	9.21.23
NO.	REVISION	DATE

Drawing Title

COVER SHEET

Scale	AS NOTED
Project No.	AG-001
Drawn By	G M G
Date	JUNE 15, 2023

Sheet No.

G.1

PROPERTY INFORMATION

ADDRESS: 42 PARK STREET, AYER MA 01432
PARCEL ID: 019/026.0-0000-0017.0
AYER ASSESSOR MAP: 26-17
EXISTING CLASS: TWO-FAMILY
EXISTING SQ. FT.: BASEMENT = 782 SQ.FT. / 1ST FLOOR = 782 SQ.FT. / 2ND FLOOR = 782 SQ.FT.
LOT AREA: 21,000 SQ. FT. / 0.821 ACRES
YEAR BUILT: 1900
EXISTING HEIGHT: APPROXIMATELY 22'-8" (GRADE TO ROOF RIDGE AT MID POINT)

PROJECT SCOPE

- GUT AND RENOVATE EXISTING TWO-STORY WOOD FRAMED HOUSE WITH NEW EXTERIOR ENVELOPE
- BUILD NEW TWO-STORY ADDITION WITH BASEMENT
- FIRST FLOOR WILL BE DESIGNATED FOR COMMERCIAL (PERSONAL BUSINESS) PLUS STAIRS & SUPPORT
- SECOND FLOOR WILL BE DESIGNATED FOR THREE RESIDENTIAL (2-BEDROOM) APARTMENTS PLUS STAIRS
- SITE IMPROVEMENTS WILL INCLUDE MINOR RE-GRADING, PARKING, DRIVE, SIDEWALKS, LANDSCAPE, LIGHTING
- NEW ELECTRICAL DISTRIBUTION, FIRE SPRINKLERS & FIRE ALARM, HEAT PUMP HEATING AND COOLING
- MAINTAIN EXISTING SITE ACCESS AND CURB CUTS

ZONING ANALYSIS

ZONING DISTRICT: (GB) GENERAL BUSINESS
PERMITTED USE: SEC 1.6 - APARTMENTS ABOVE GROUND FLOOR COMMERCIAL
SEC 5.5 PERSONAL SERVICE ESTABLISHMENT

FLOOR AREA INFORMATION

BASEMENT TOTAL = 752 SQ. FT.

FIRST FLOOR TOTAL = 2,447 SQ. FT.

- COMMERCIAL SPACE: 1,817 SQ FT.
- CIRCULATION & SUPPORT: 630 SQ. FT.

SECOND FLOOR TOTAL = 1,870 SQ. FT.

- APARTMENT 1: 840 SQ. FT.
- APARTMENT 2: 806 SQ FT.
- APARTMENT 3: 806 SQ FT.
- CIRCULATION: 212 SQ. FT.

TOTAL GROSS SQ. FT. TOTAL = 5,069 SQ. FT.

MAX. FAR ALLOWED = 1.25 FAR PROVIDED = 0.26
LOT AREA: 21,000 SQ. FT.
TOTAL BUILDING AREA GSF: 5,540 GSF
BUILDING FOOTPRINT GSF: 2,840 SQ. FT.
PARKING & DRIVEWAY AREA: 6,261 SQ. FT.

MIN. OPEN SPACE = 20% PROVIDED = 37%
MAX. BLDG COVERAGE = 60% PROVIDED = 34%
MIN. LOT FRONTAGE = 100 FT. PROVIDED = 118.8 FT.
MAX. BLDG HEIGHT = 35FT/3-STORY PROVIDED = 33FT/2-STORY

MIN. FRONT YARD SETBACK = 30 FT. PARTIAL PROVISION *
MIN. SIDE YARD SETBACK = 25 FT. PROVIDED = 25 FT.
MIN. REAR YARD SETBACK = 20FT. PROVIDED = 20 FT.

* EXISTING HOUSE RESIDES WITHIN FRONT YARD SETBACK - AS OF RIGHT. NEW ADDITION IS IN COMPLIANCE*

PROJECT LOCATION MAP



EXISTING FRONT FACADE



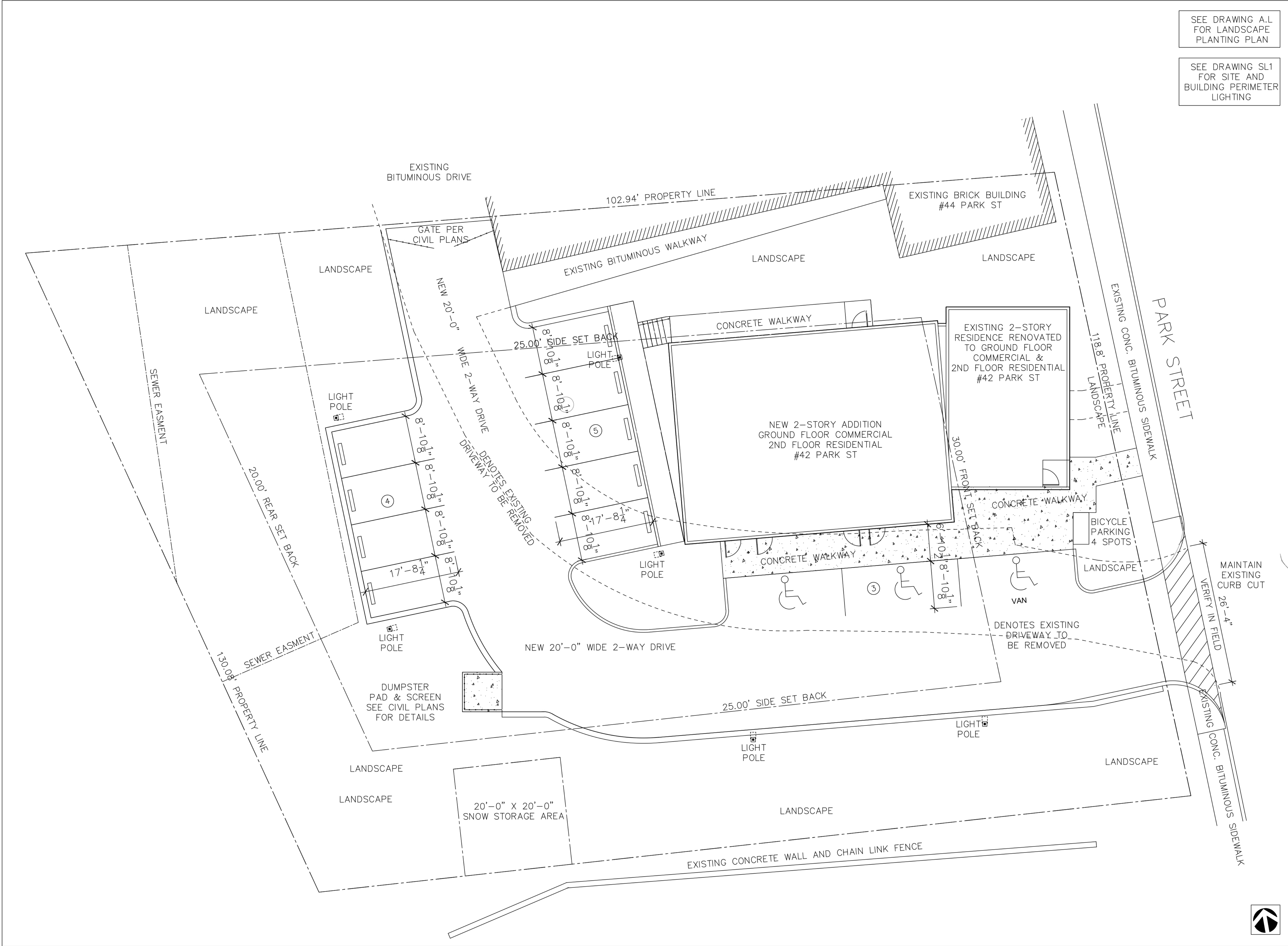
EXISTING FRONT FACADE



PROPOSED FRONT FACADE

DRAWING LIST

- G.1 COVER SHEET
- A.0 ARCHITECTURAL SITE PLAN
A.L LANDSCAPE SITE PLAN
SL1 PHOTOMETRIC LAYOUT AND CALCULATIONS
- A.1 BASEMENT & CRAWL SPACE FLOOR PLANS
A.2 FIRST FLOOR PLAN
A.3 SECOND FLOOR PLAN
A.4 ROOF PLAN
A.5 EXTERIOR ELEVATIONS
A.6 EXTERIOR ELEVATIONS
A.7 BUILDING SECTIONS



SEE DRAWING A.L
FOR LANDSCAPE
PLANTING PLAN

SEE DRAWING SL1
FOR SITE AND
BUILDING PERIMETER
LIGHTING

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**ARCHITECTURAL
SITE PLAN**

Scale	1/4" = 1'-0"
Project No.	AG-001
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A.0



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Calcs	Illuminance	Fc	1.40	7.9	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	1.15	3.3	0.2	5.75	16.50
PARKING	Illuminance	Fc	3.29	3.9	2.6	1.27	1.50

2 Visionaire Type VSX-II Array Specifications

4 Vantage Type Square F Class Specifications

A. A LIGHT LOSS FACTOR OF 0.90 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.

B. SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.

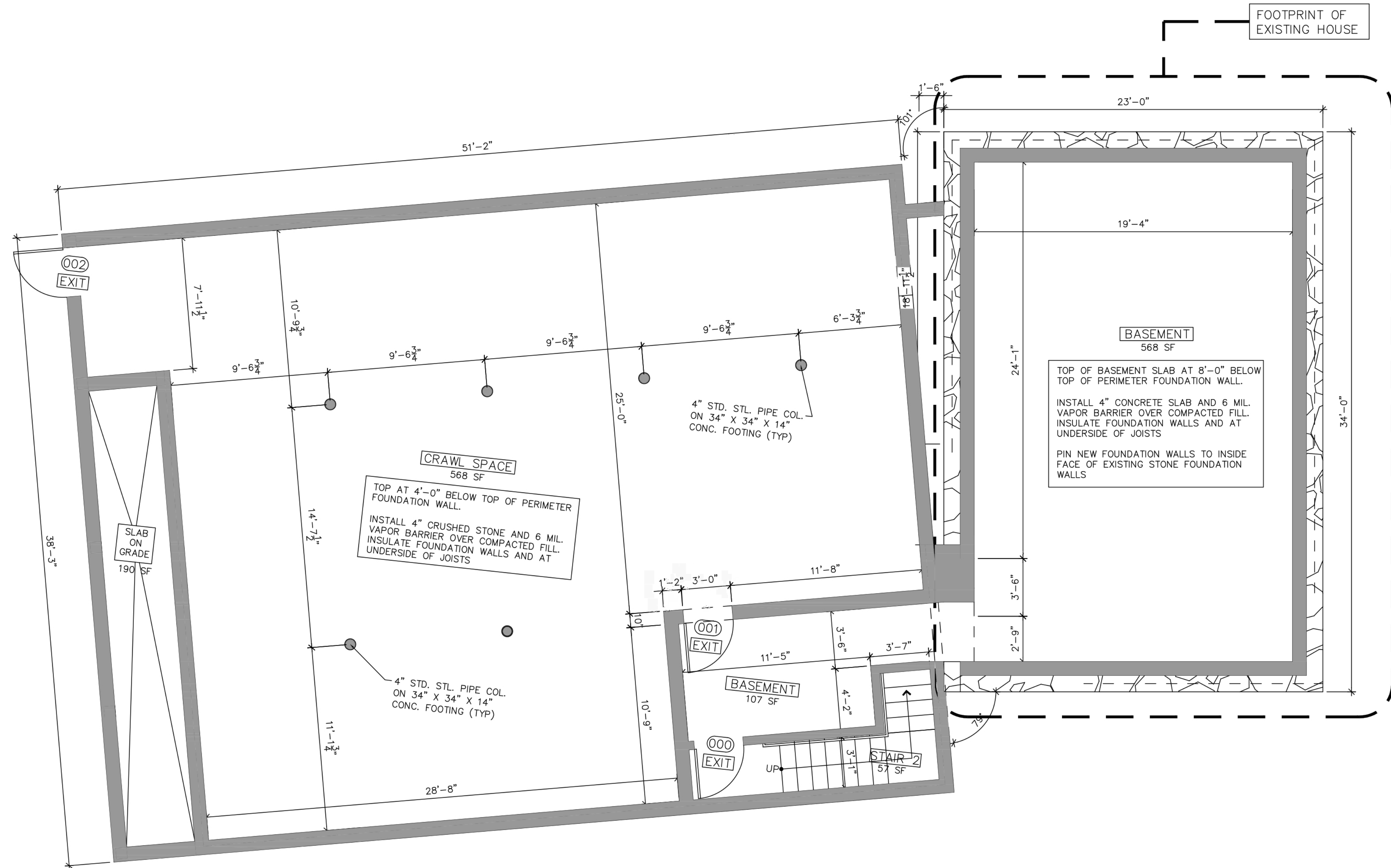
C. CALCULATION POINTS ARE TAKEN AT GRADE.

D. CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

3 Visionaire Type Malibu Specifications

5 Vantage Type 6X10 Arch Specifications

5 Vantage Type 6X10 Arch Specifications



BASEMENT
675 SF
CRAWL SPACE
1,532 SF

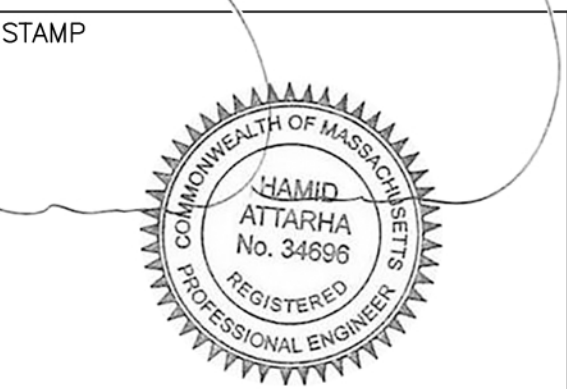
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BASEMENT & CRAWL
SPACE FLOOR PLANS

Scale	1/4" = 1'-0"
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A.1

1 - TYPICAL EXTERIOR WALL CONSTRUCTION

- EXISTING STONE MASONRY FOUNDATION TO REMAIN. RE-POINT AND SEAL AS REQUIRED
- CUT NEW WINDOW OPENINGS PER PLANS. INSTALL WATERPROOFING AND SEALANT
- PROVIDE EXPANDABLE FOAM INSULATION AT ALL JOINTS AND TIGHT LOCATIONS.
- PROVIDE 6 MIL. POLY VAPOR BARRIER ON INTERIOR FACE OF STUDS (USE MANUFACTURER RECOMMENDED TAPE AT ALL JOINTS) WITH 1/2" GYPSUM WALL BOARD.

2 - TYPICAL INTERIOR WALL CONSTRUCTION

- 1/2" GYPSUM WALL BOARD OVER WALL FRAMING SYSTEM.
- MECHANICAL ROOM SHALL BE SEPARATED FROM ALL HABITABLE SPACES BY NOT LESS THAN 5/8" TYPE "X" GYPSUM WALL BOARD OR EQUIVALENT GYPSUM WALLBOARD.

3 - TYPICAL CEILING CONSTRUCTION

- 1/2" GYPSUM WALL BOARD OVER 1x3 STRAPPING @ 16" O.C. OVER CEILING JOISTS SYSTEM ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM WALL BOARD OR EQUIVALENT GYPSUM WALL BOARD. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" GYPSUM WALL BOARD OR EQUIVALENT.

4 - PLAN NOTES

- INSTALL 8MIL LVT FLOORING THROUGHOUT FLOOR EXCEPT WHERE INDICATED BELOW OR ON THE PLANS (STYLE & COLOR TO BE SELECTED BY OWNER)
- BATHROOMS AND POWDER ROOMS SHALL RECEIVE LARGE FORMAT PORCELAIN TILE (STYLE & COLOR TO BE SELECTED BY OWNER)
- ALL INTERIOR WALL BASE SHALL BE 1" X 4" WOOD - PAINTED
- ALL INTERIOR DOOR AND WINDOW CASING SHALL BE 1" X 4" WOOD - PAINTED

NOTE:

1. FIT-OUT OF COMMERCIAL SALON TENANT AREA SHALL BE PRICED, PERMITTED AND BUILT UNDER A SEPARATE CONTRACT.
2. ALL WALLS, FLOORS, CEILINGS AND PARTITIONS THAT SEPARATE THE COMMERCIAL TENANT SPACE FROM ALL OTHER ENCLOSED SPACES SHALL BE CONSTRUCTED TO PROVIDE A ONE-HOUR FIRE RATING AND SHALL BE SEALED TO PREVENT THE TRANSFER OF SMOKE.
3. INTERIOR FINISHES, COLORS, LIGHT FIXTURES, PLUMBING FIXTURES, MIRRORS RECEPTION DESK AND SALON FIXTURES SHALL BE SELECTED BY THE TENANT AND SHALL BE PRICED AND INSTALLATION COORDINATION BY THE FIT-OUT CONTRACTOR
4. ELECTRICAL, HVAC, FIRE ALARM, FIRE PROTECTION SYSTEMS, DEVICES AND AND DISTRIBUTION SHALL BE PROVIDED, INSTALLED AND COORDINATED BY THE FIT-OUT CONTRACTOR.

COMMERCIAL	1,815 SF
STAIRS	162 SF
MISC.	470 SF
TOTAL	2,447 SF

FIRST FLOOR

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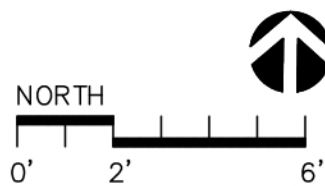
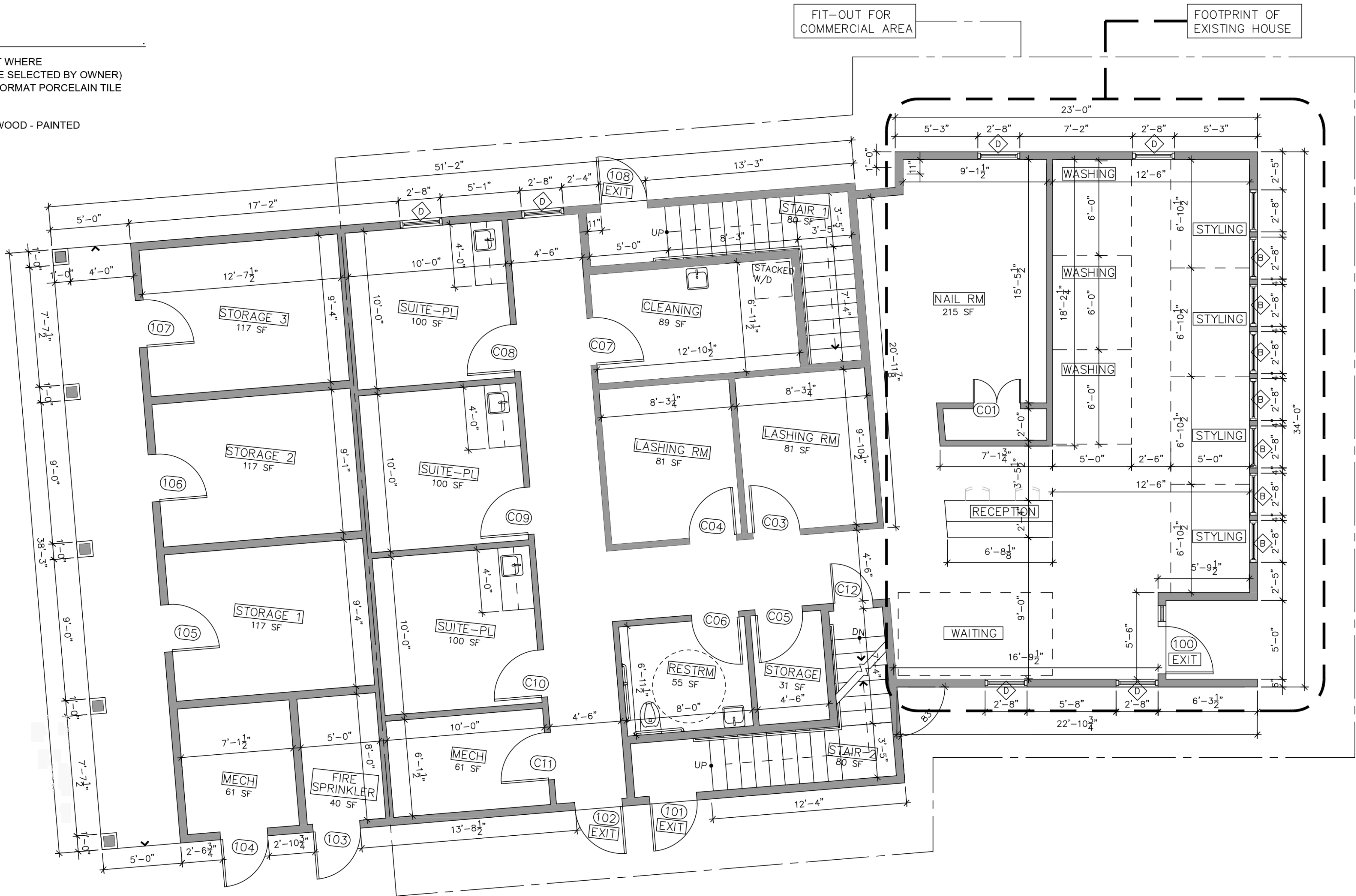
Drawing Title

FIRST FLOOR PLAN

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A.2



1 - TYPICAL EXTERIOR WALL CONSTRUCTION

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2 - TYPICAL INTERIOR WALL CONSTRUCTION

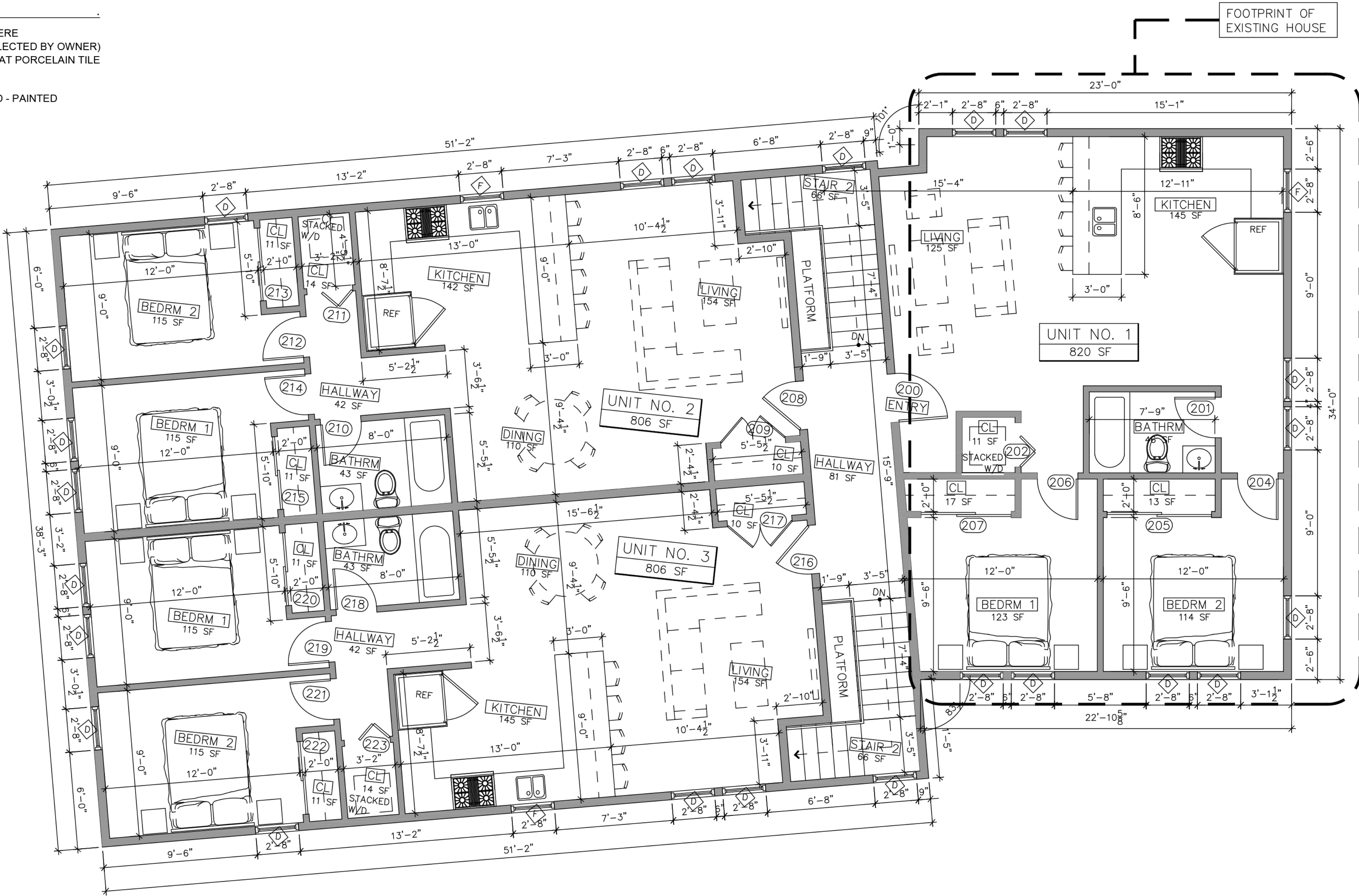
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- ALL INTERIOR DOOR AND WINDOW CASING SHALL BE 1" X 4" WOOD - PAINTED



UNIT 1	840 SF
UNIT 2	806 SF
UNIT 3	806 SF
HALLWAY	81 SF
STAIRS	191 SF
TOTAL	2,724 SF

SECOND FLOOR

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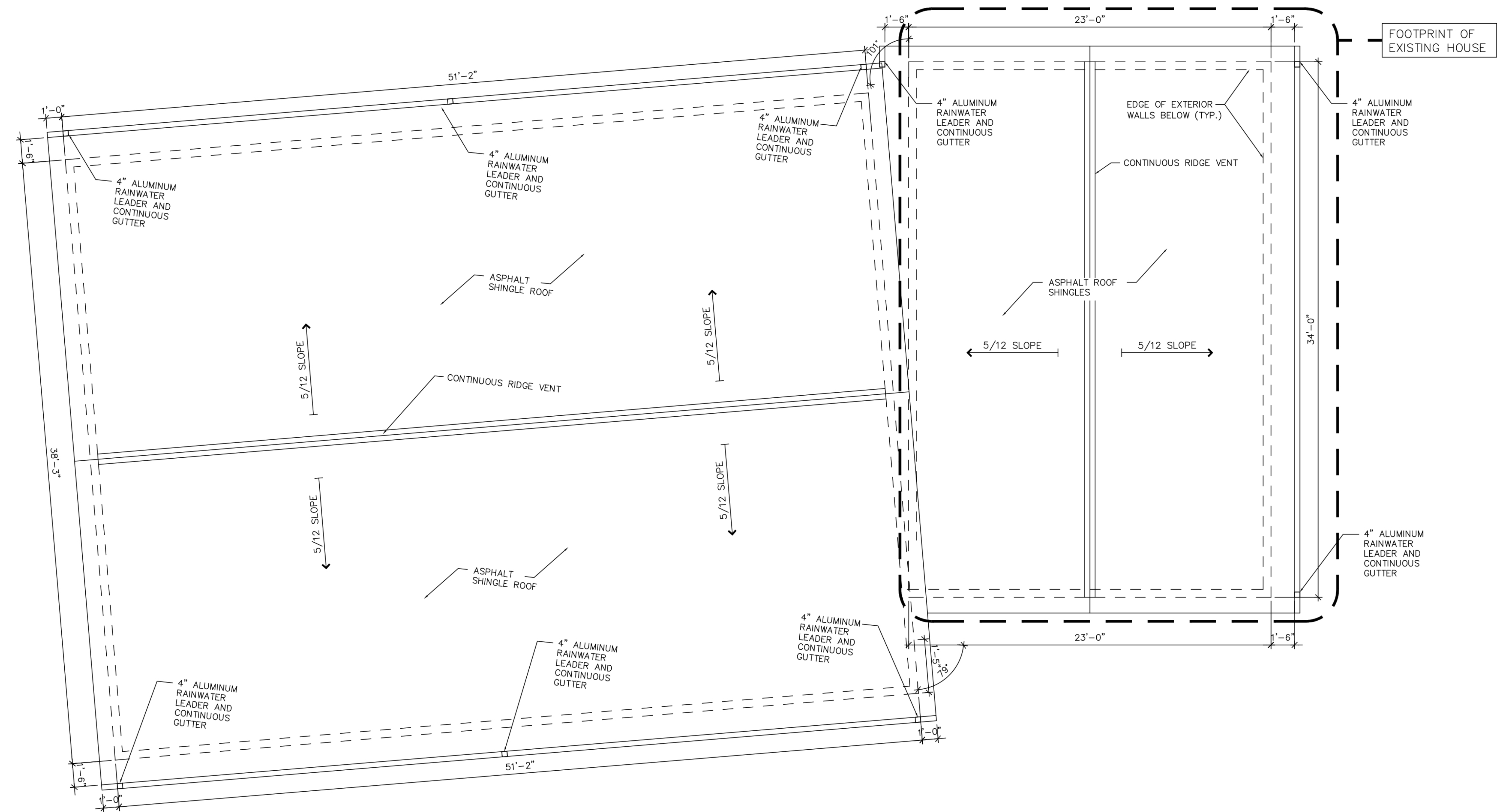
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SECOND FLOOR PLAN

Scale	1/4" = 1'-0"
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EPDM AREA
+/- 75 SF
SHINGLE TILE AREA
3,179 SF

ROOF

NOTE: PROVIDE CONTINUOUS 36" WIDE ICE & WATER SHIELD ALONG PERIMETER EDGES

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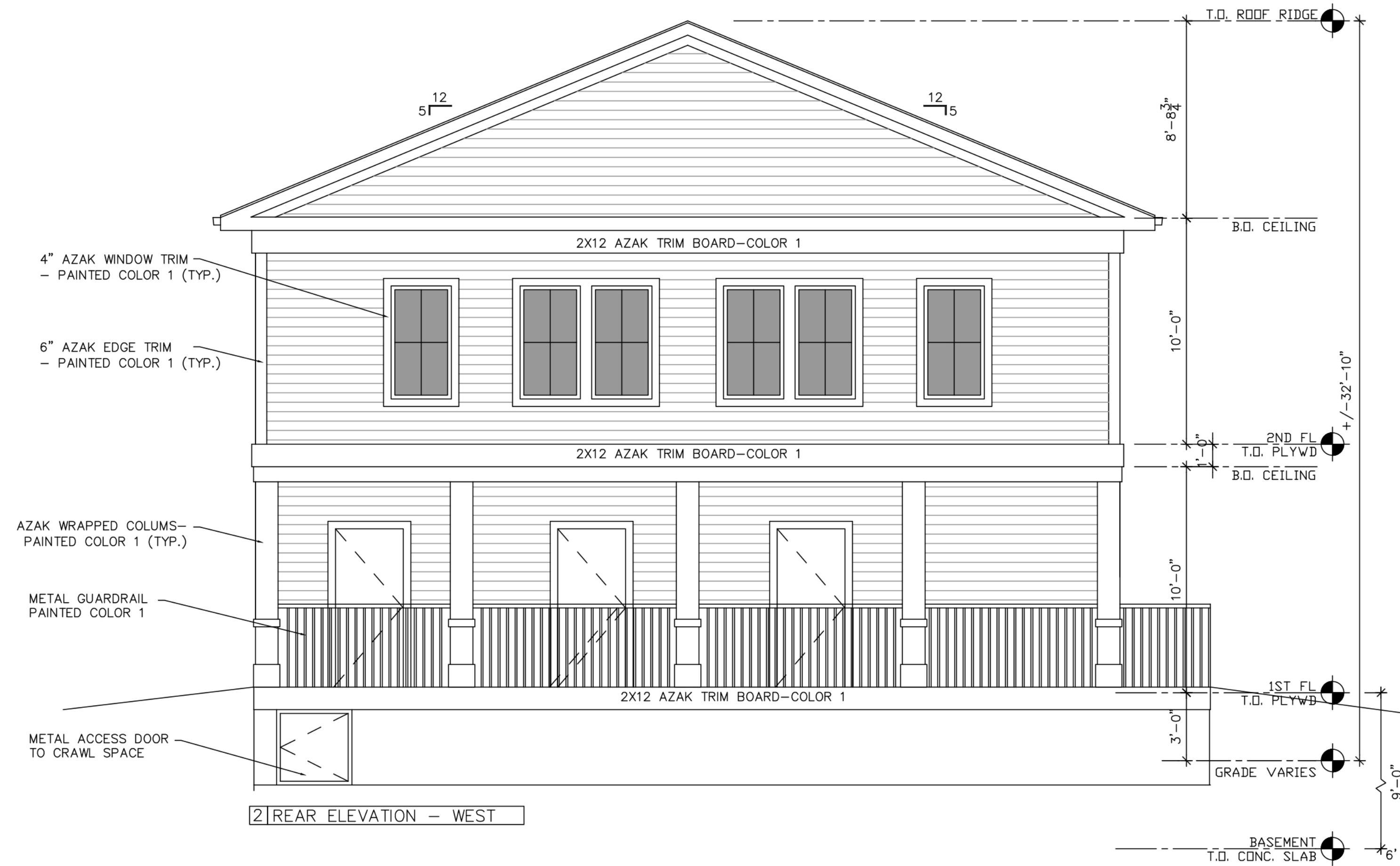
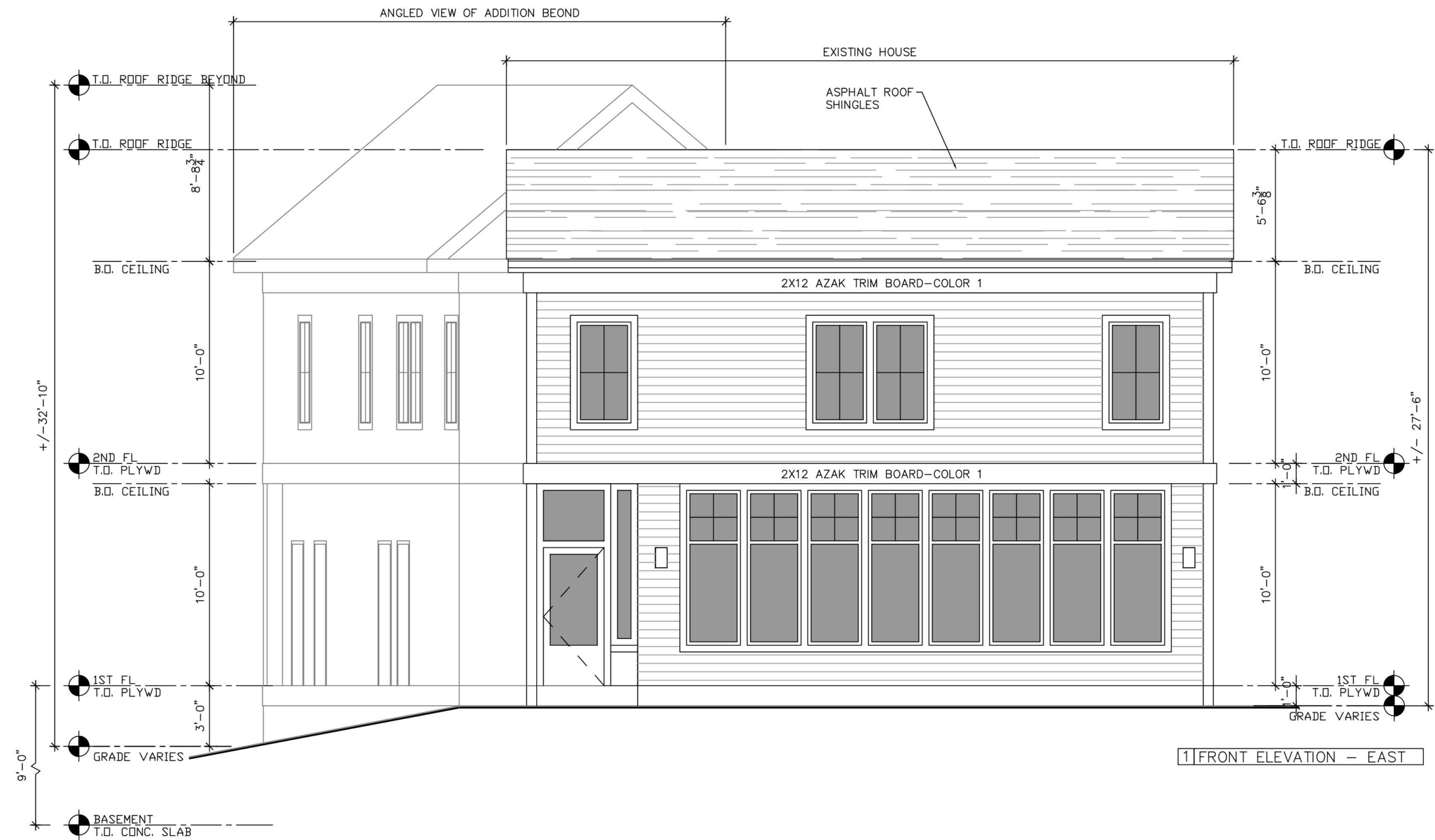
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ROOF PLAN

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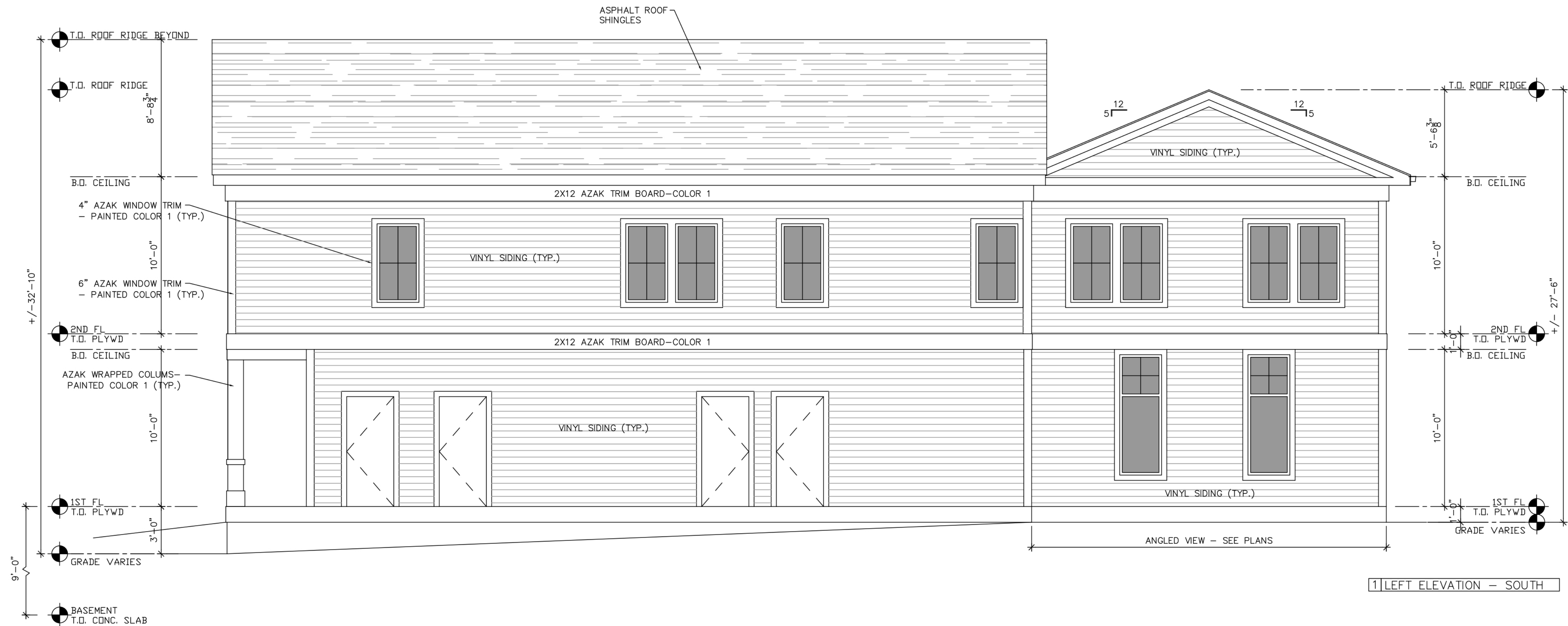
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EXTERIOR
ELEVATIONS

Scale	1/4" = 1'-0"
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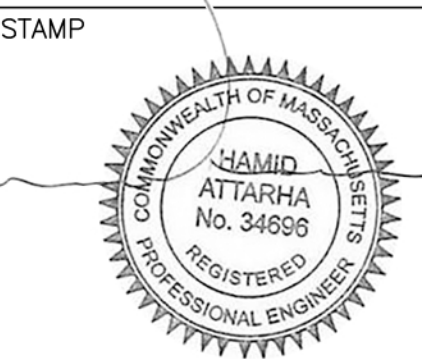
A.6



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BUILDING SECTIONS

Scale	1/4" = 1'-0"
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A.7

