

15 - 39 HOWARD STREET ADAPTIVE REUSE CB DISTRICT

39 HOWARD STREET
FRAMINGHAM, MA 01772

ARCHITECT:
THOMAS ROVERO, RA
290 BEACON STREET 3A
BOSTON, MA 02116
(617) 590-8760 TOMROVERO@AOL.COM

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT ALL WORK SHOWN ON THE PLANS AS REQUIRED BY STATE CODE AND LOCAL ZONING.

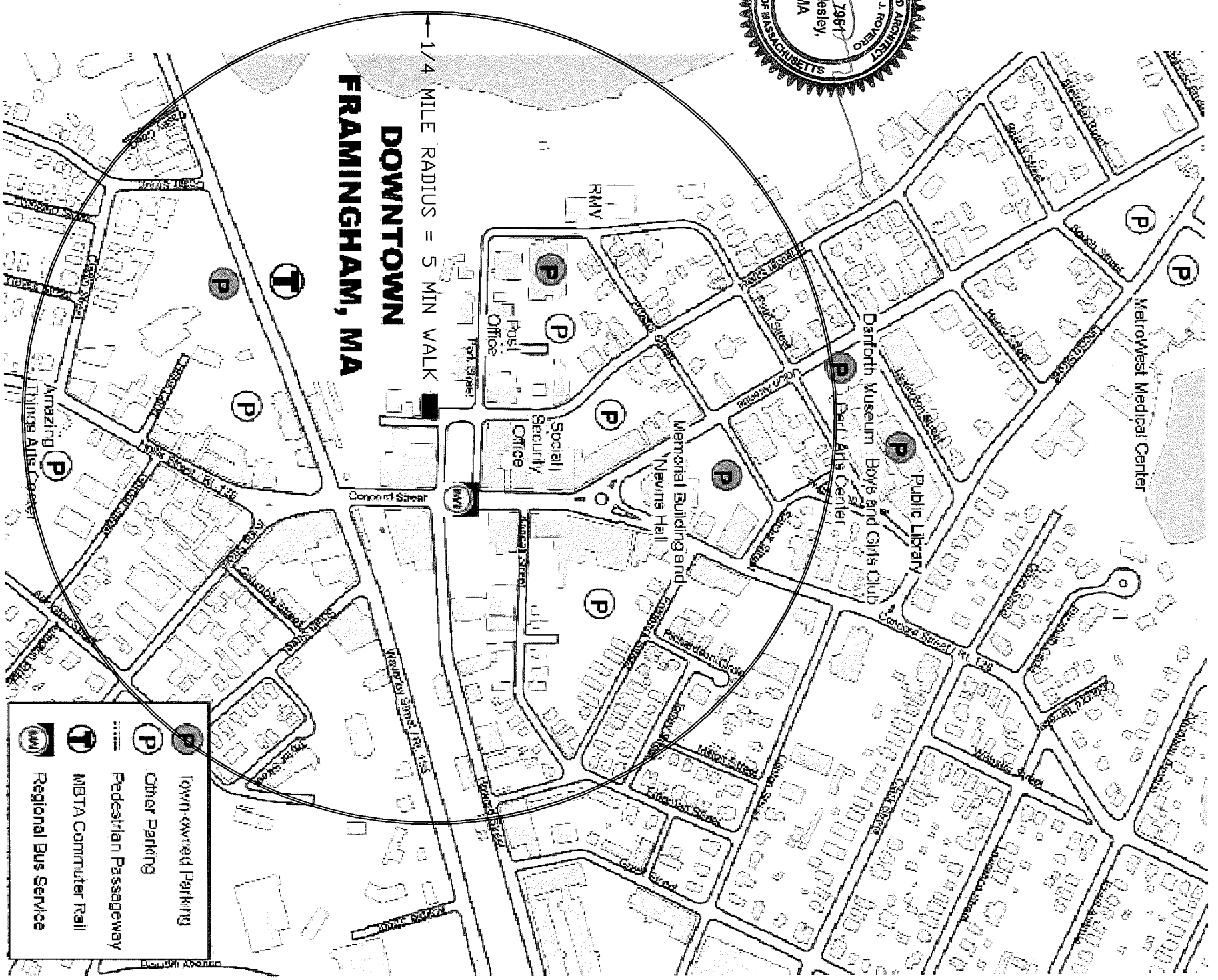
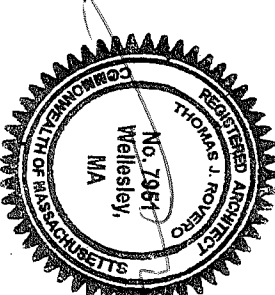
- T-1 TITLE SHEET, DRAWING LIST & LOCUS MAPS
- T-2 ISOMETRIC VIEW NORTHEAST
- A-1 PROPOSED FLOOR PLANS
- A-2 ENLARGED PLANS & RAMP SECTIONS
- A-3 PROPOSED EXTERIOR ELEVATIONS
- A-4 SCHEDULES, WALL TYPES & REFLECTED CEILING PLAN

- 1) ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 8TH ED. MA BUILDING CODE AND IT'S REFERENCED STANDARDS.
- 2) SHOP DRAWINGS FOR ALL FABRICATIONS SHALL BE SUBMITTED TO THE ARCHITECT AND A STAMPED APPROVAL RECEIVED PRIOR TO FABRICATION.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHEETING, SHORING AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.
- 4) UNLESS OTHERWISE INDICATED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, 39 HOWARD STREET, FRAMINGHAM, MA. ADAPTIVE REUSE
(1) USE ITEM: BUSINESS/MERCANTILE
(2) DIMENSIONAL REQUIREMENTS: CB DISTRICT

CB CENTRAL BUSINESS ZONING DISTRICT	MIN. LOT AREA (SF)	ANY OTHER PRINCIPAL OR MIXED USE	TOTAL LOT FRONTAGE	MIN. SETBACK FRONT /SIDE	MIN. LAND SCAPED SURFACE RATIO (%)	MAX. HEIGHT BUILDING FLS/TT	MAX. LOT COVERAGE	MAX. FLOOR AREA RATIO
ZONE CODE	8,000 SF	SEE DM/L TABLE	65' RES	10' **	30%	RES 3/40'	RES 35%	2.0
EXISTING CONDITION	5,663 SF	SEE DM/L TABLE	65' RES	10' **	30%	RES 3/40'	RES 35%	2.0
PROPOSED CONDITION	5,663 SF	SEE DM/L TABLE	65' RES	10' **	30%	RES 3/40'	RES 35%	2.0

** AS REGULATED, EXCEPT WHERE BUILDING LINES HAVE ALREADY BEEN ESTABLISHED, IN WHICH CASE BUILDING LINES MUST BE MAINTAINED.
*** A PORTION OF THIS REQUIREMENT MAY BE PROVIDED IN THE PUBLIC RIGHT OF WAY (STREET TREES, ETC.)
OFF-STREET PARKING: RETAIL: 1 PER 200 GSF = 2,400 GSF/200 = 12 PLUS 1 PER EMPLOYEE = 1 X 5 = 5;
12 + 5 = 17 SPACES REQUIRED, ONE 1 FOR EVERY 2 OCCUPANTS = 20 + 1 = 21 SPACES. NO OFF-STREET SPACES PROVIDED (3,400 METERS, PUBLIC & PRIVATE SPACES ARE WITHIN A .25 MILE (6 MIN) WALK RADIUS).
OFF-STREET PARKING: - ONE FACILITY REQUIRED



TITLE TITLE SHEET ZONING ABSTRACT & LOCUS MAP	DATE 11/7/12 DRAWN BY TR CHECKED BY TR PROJECT NUMBER COMP. DWG. NAME 15 HOWARD SCALE 1/4" = 1'-0"	PROJECT TITLE ADAPTIVE REUSE CB ZONING 15 - 39 HOWARD STREET FRAMINGHAM, MA 02172	Thomas Rovero, AIA 1 Morse Pond Road Wellesley, MA 02181 Tel. 617-237-7883	STAMP	REVISIONS <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date												
	No.	Description	Date																	
COPYRIGHT																				

15 - 39 HOWARD STREET ADAPTIVE REUSE CB DISTRICT

39 HOWARD STREET
FRAMINGHAM, MA 01772

ARCHITECT:

THOMAS ROVERO, RA
290 BEACON STREET 3A
BOSTON, MA 02116

(617) 590-8760 TOMROVERO@AOL.COM

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK. THE BASE BID SHALL REFLECT ALL WORK SHOWN ON THE PLANS AS REQUIRED BY STATE CODE AND LOCAL ZONING.

- T-1 TITLE SHEET, DRAWING LIST & LOCUS MAPS
- T-2 ISOMETRIC VIEW NORTHEAST
- A-1 PROPOSED FLOOR PLANS
- A-2 ENLARGED PLANS & RAMP SECTIONS
- A-3 PROPOSED EXTERIOR ELEVATIONS
- A-4 SCHEDULES, WALL TYPES & REFLECTED CEILING PLAN

1) ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE 8TH ED. MA BUILDING CODE AND ITS REFERENCED STANDARDS.
2) SHOP DRAWINGS FOR ALL FABRICATIONS SHALL BE SUBMITTED TO THE ARCHITECT AND A STAMPED APPROVAL RECEIVED PRIOR TO FABRICATION.

3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SHEETING, SHORING AND GUYING STRUCTURES, BARRIERS AND SIGNAGE.
4) UNLESS OTHERWISE INDICATED, DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.

ZONING COMPUTATION FORM COVERING ALL NEW BUILDINGS, CHANGES OF OCCUPANCY, ALTERATIONS, 39 HOWARD STREET, FRAMINGHAM, MA. ADAPTIVE REUSE

- (1) USE ITEM: BUSINESS/MERCANTILE
- (2) DIMENSIONAL REQUIREMENTS: CB DISTRICT

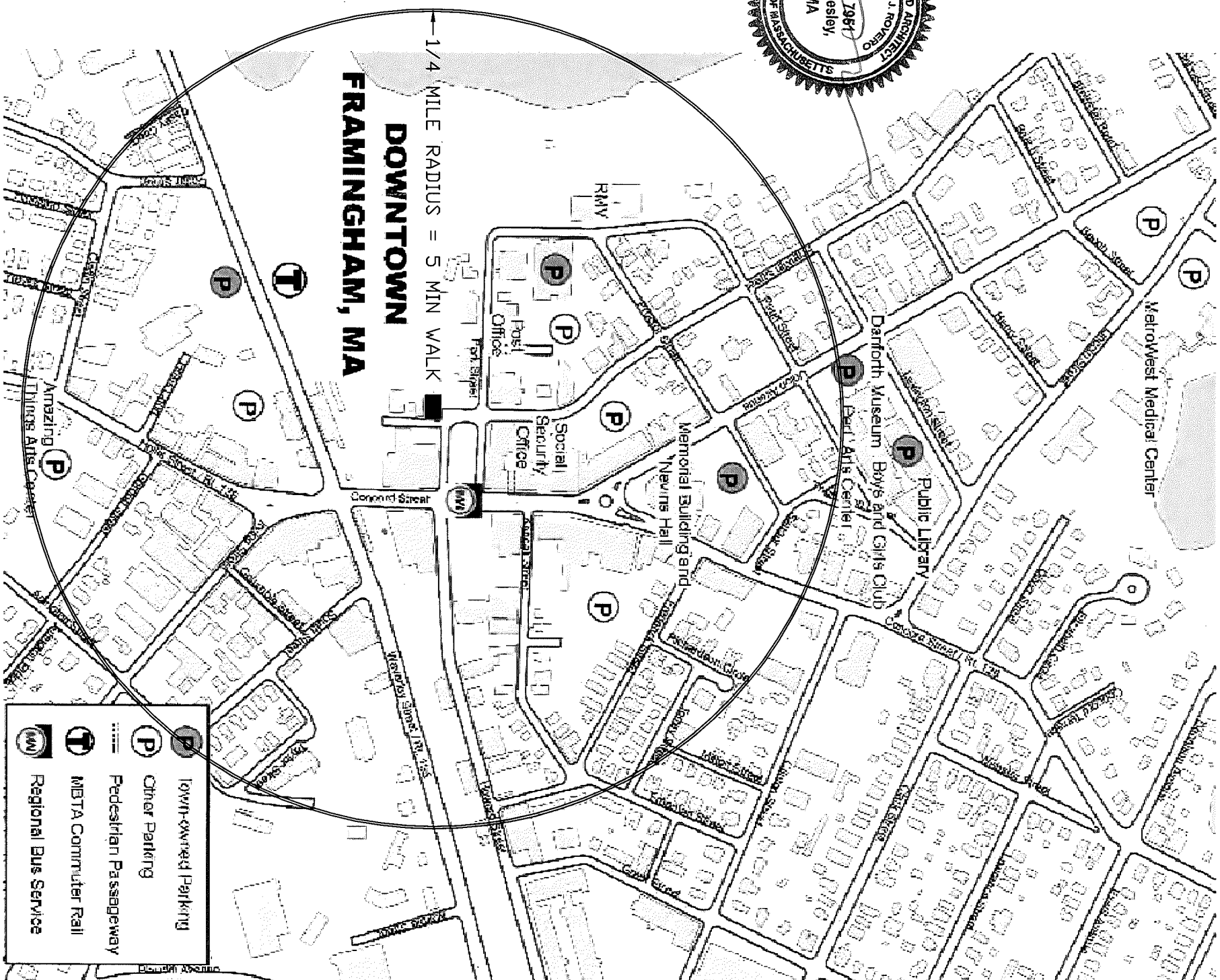
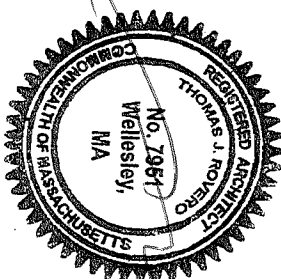
CB CENTRAL BUSINESS ZONING DISTRICT	MIN. LOT AREA (SF)	ANY OTHER PRINCIPAL OR MIXED USE	TOTAL LOT FRONTAGE /SIDE	MIN. SETBACK FRONT	MIN. LAND -SCAPED SURFACE RATIO (%)	MAX. HEIGHT OF BUILDING FLRS./FT	MAX LOT COVERAGE	MAX FLOOR AREA RATIO
RECD BY ZONE CODE	8,000 SF	SEE DIM'L TABLE	65' RES	10' **	10% ***	RES 3/40'	RES 35%	2.0
EXISTING CONDITION	5,663 SF	SEE DIM'L TABLE	65' RES	10' **	10% ***	RES 3/40'	RES 35%	2.0
PROPOSED CONDITION	5,663 SF	SEE DIM'L TABLE	65' RES	10' **	10% ***	RES 3/40'	RES 35%	2.0

** AS REGULATED, EXCEPT WHERE BUILDING LINES HAVE ALREADY BEEN ESTABLISHED, IN WHICH CASE BUILDING LINES MUST BE MAINTAINED.

*** A PORTION OF THIS REQUIREMENT MAY BE PROVIDED IN THE PUBLIC RIGHT OF WAY (STREET TREES, ETC.)

OFF-STREET PARKING:
RETAIL 1 PER 200 GSF = 2,400 GSF/200 = 12 PLUS 1 PER EMPLOYEE = 1 X 6 = 6;
12 + 6 = 18 SPACES REQUIRED, CAFE: 1 FOR EVERY 2 OCCUPANTS = 20 + 1 = 21 + 17 = 38 SPACES. NO OFF-STREET SPACES PROVIDED (3,400 METERED, PUBLIC & PRIVATE SPACES ARE WITHIN A .25 MILE (6 MIN) WALK RADIUS).

OFF-STREET LOADING: - ONE FACILITY REQUIRED



REVISIONS	
No.	Description

STAMP

Thomas Rovero, AIA

1 Moses Pond Road
Wellesley, MA 02181
Tel. 617-237-7883

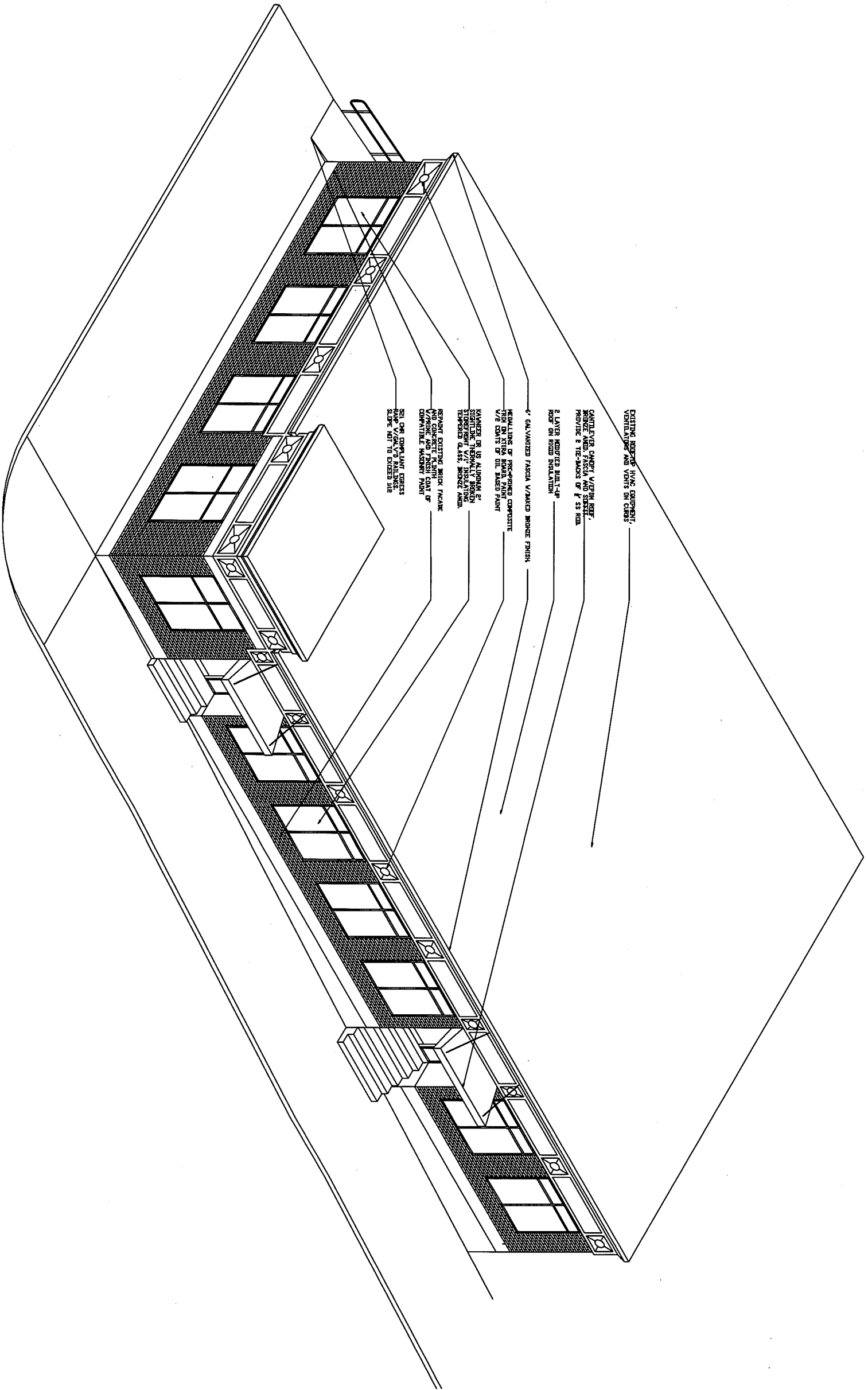
PROJECT TITLE
ADAPTIVE REUSE
CB ZONING
15 - 39 HOWARD STREET
FRAMINGHAM, MA 02172

DATE 11/7/12
DRAWN BY TR
CHECKED BY TR
PROJECT NUMBER
COMP. Dwg. NAME 15 HOWARD
SCALE 1/4" = 1'-0"

TITLE
TITLE SHEET
ZONING ABSTRACT
& LOCUS MAP

© COPYRIGHT





TITLE
ISOMETRIC VIEW

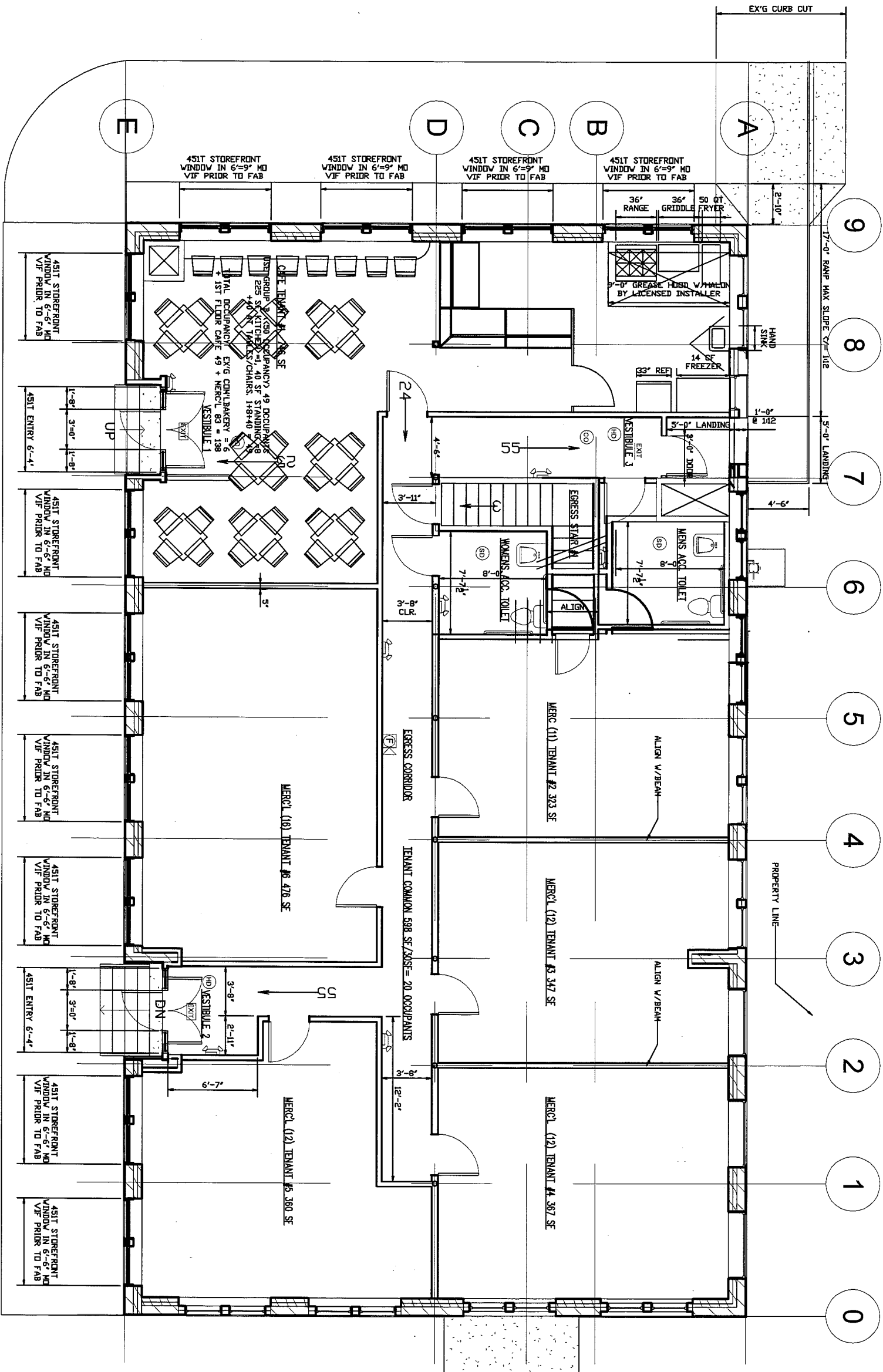
DATE 9/3/13
DRAWN BY TR
CHECKED BY TR
PROJECT NUMBER
COMP. DWG. NAME 15 HOWARD
SCALE 3/16" = 1'-0"

PROJECT TITLE
ADAPTIVE REUSE
CB ZONING
15 - 39 HOWARD STREET
FRAMINGHAM, MA 02172

Thomas Rovero, AIA
1 Morses Pond Road
Wellesley, MA 02181
Tel. 617-237-7883

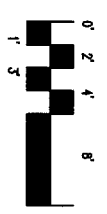
STAMP

REVISIONS		
No.	Description	Date

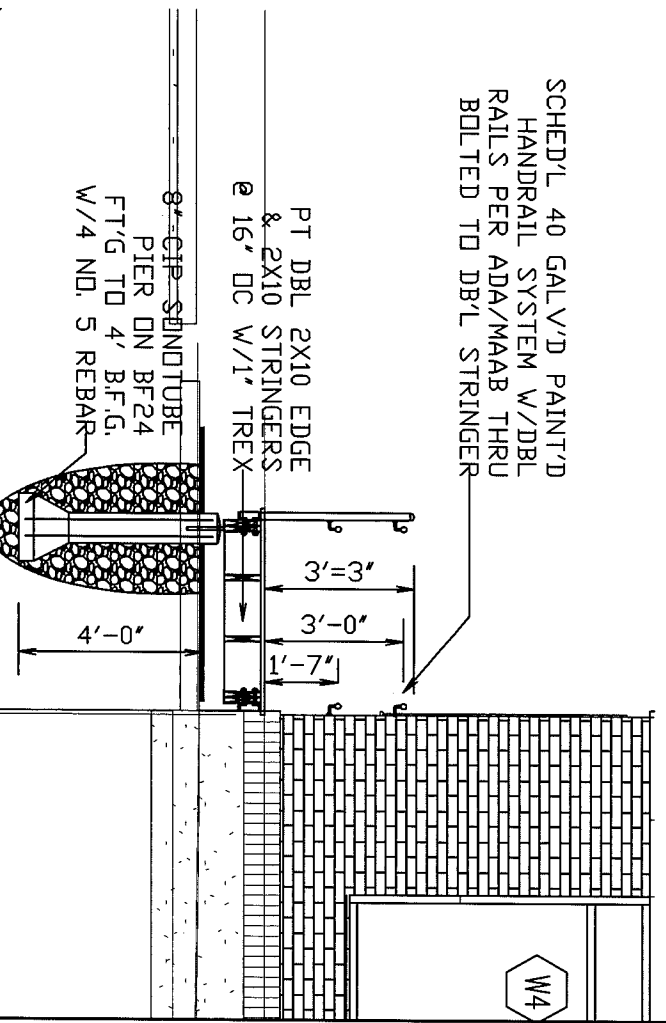
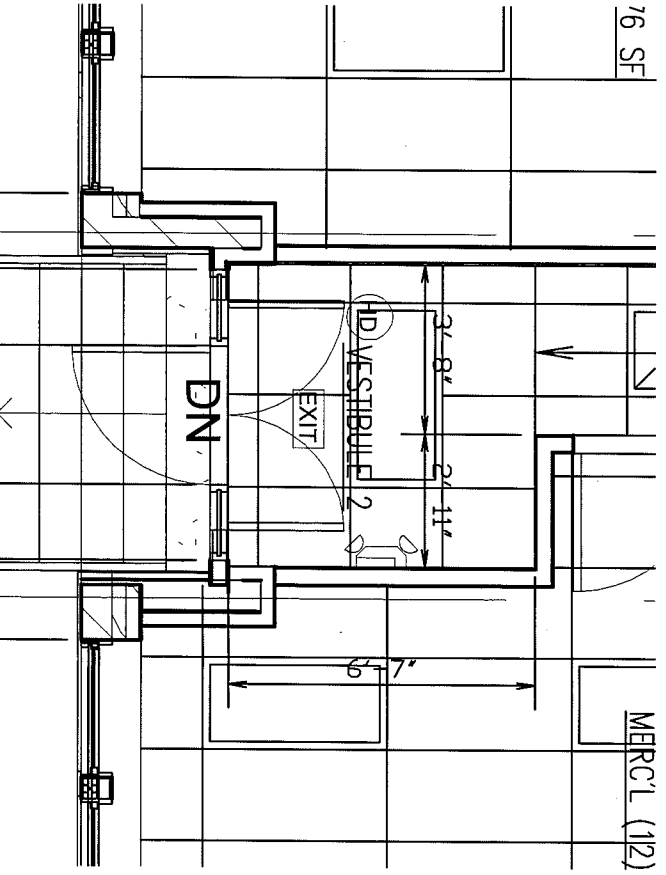
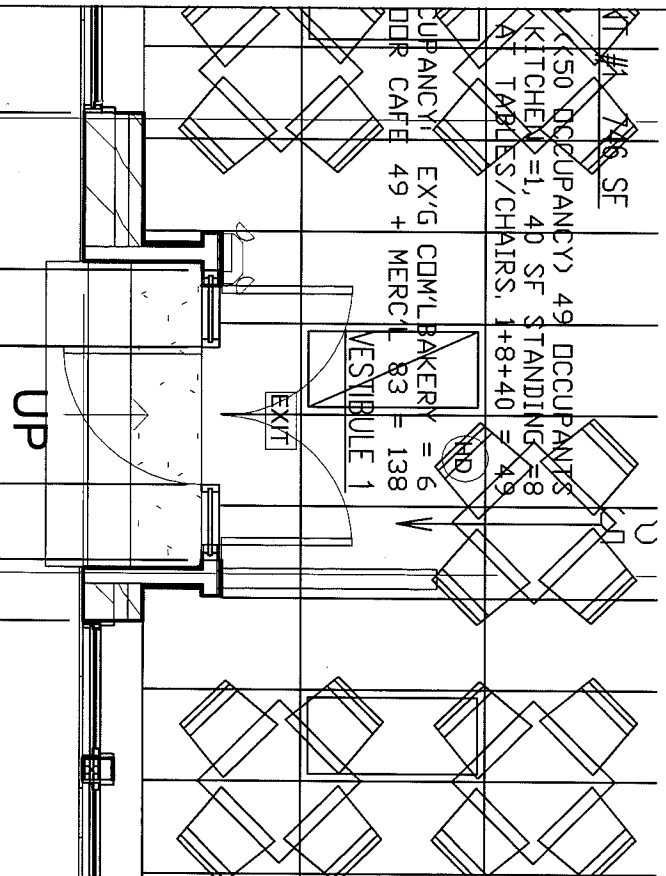
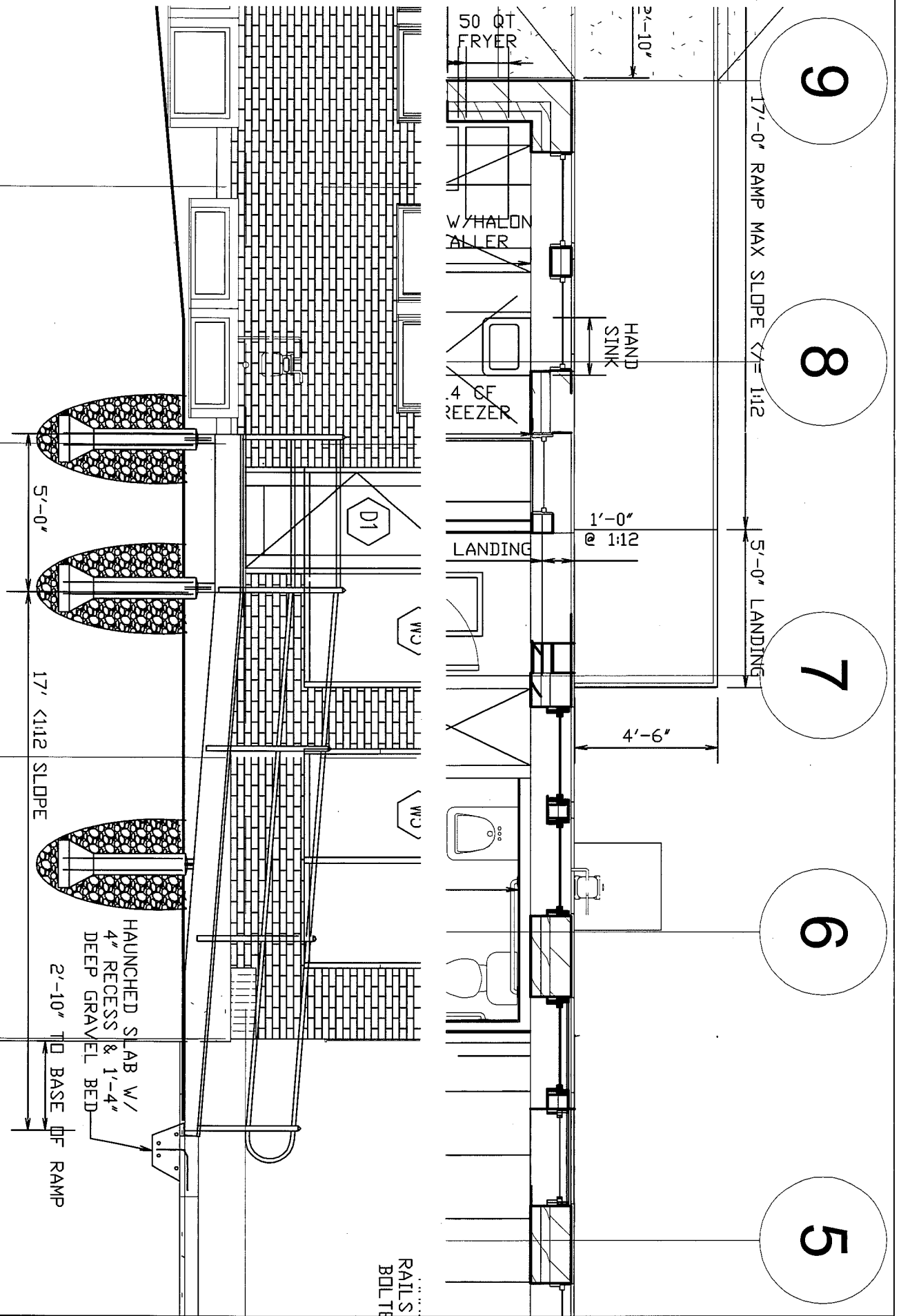
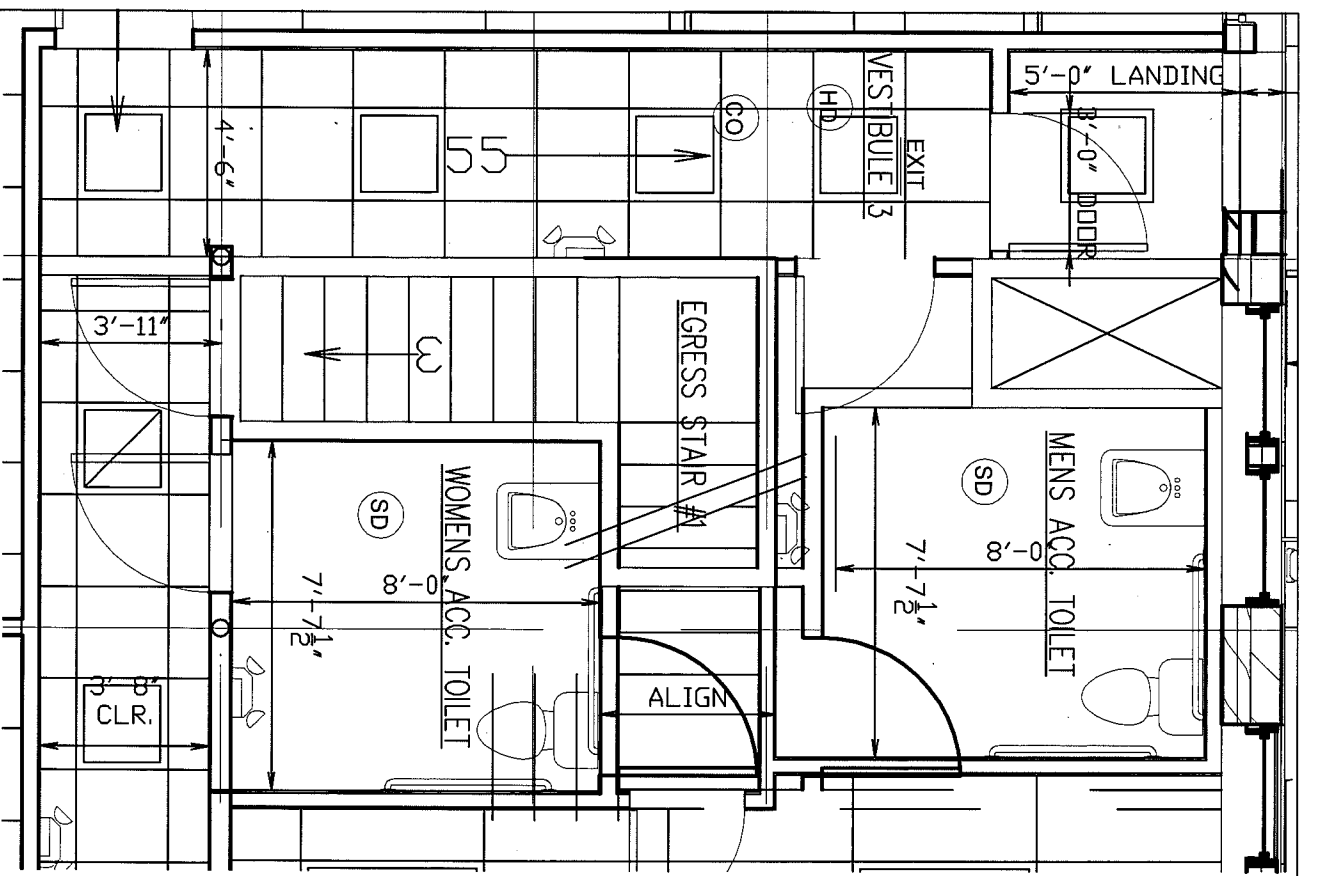


1 GROUND FLOOR PLAN

1/4" = 1'-0"



<p>© COPYRIGHT</p> <p>A-1</p>	<p>TITLE</p> <p>PROPOSED FIRST FLOOR PLAN</p>	<p>DATE 11/7/12</p> <p>DRAWN BY TR</p> <p>CHECKED BY TR</p> <p>PROJECT NUMBER</p> <p>COMP. DWG. NAME 15 HOWARD</p> <p>SCALE 1/4" = 1'-0"</p>	<p>PROJECT TITLE</p> <p>ADAPTIVE MIXED USE</p> <p>CB ZONING</p> <p>15 - 39 HOWARD STREET</p> <p>FRAMINGHAM, MA</p>	<p>Thomas Rovero, AIA</p> <p>1 Moses Pond Road</p> <p>Wellesley, MA 02181</p> <p>Tel. 617-237-7883</p>	<p>STAMP</p>	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			No.	Description	Date												
	REVISIONS																							
	No.	Description	Date																					



A-2	TITLE ENLARGED PLANS & RAMP DETAILS	DATE 11/7/12	PROJECT TITLE ADAPTIVE MIXED USE CB ZONING 15 - 39 HOWARD STREET FRAMINGHAM, MA	Thomas Rovero, AIA 1 Morse Pond Road Wellesley, MA 02181 Tel. 617-237-7883	STAMP	REVISIONS		
		DRAWN BY TR	CHECKED BY TR			PROJECT NUMBER	COMPILED BY NAME 15 HOWARD	SCALE 1/2" = 1'-0"