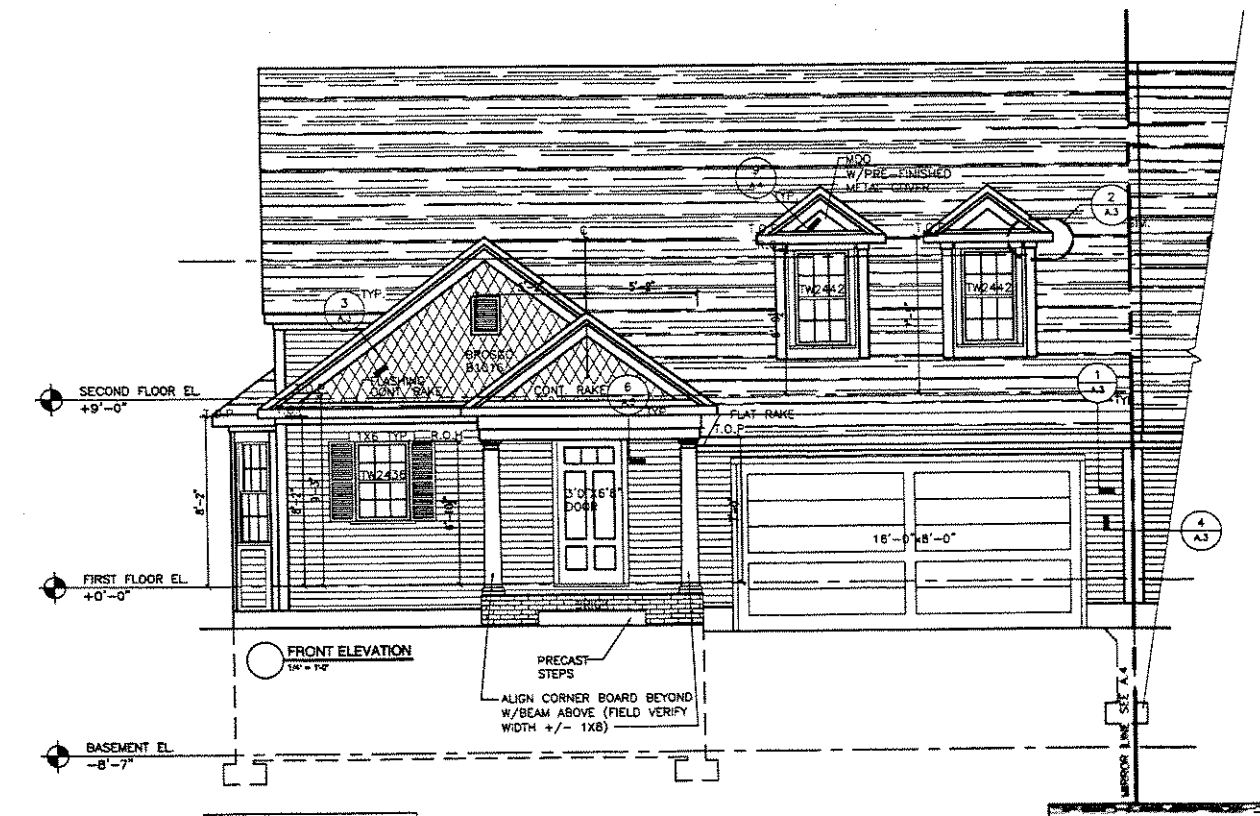
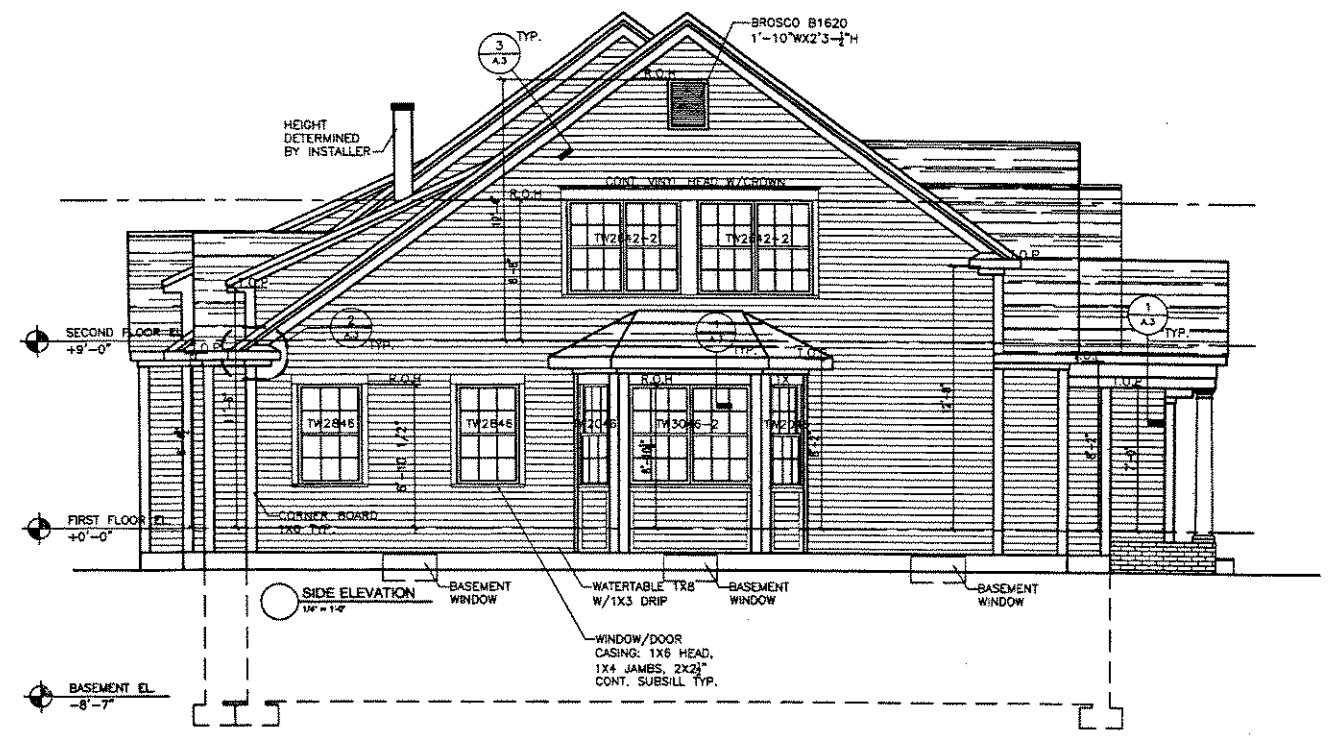
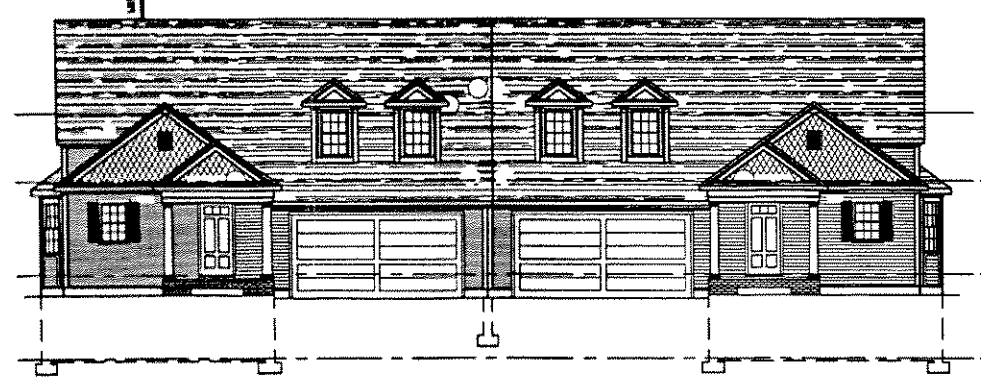


FRONT ELEVATION
1/4" = 1'-0"

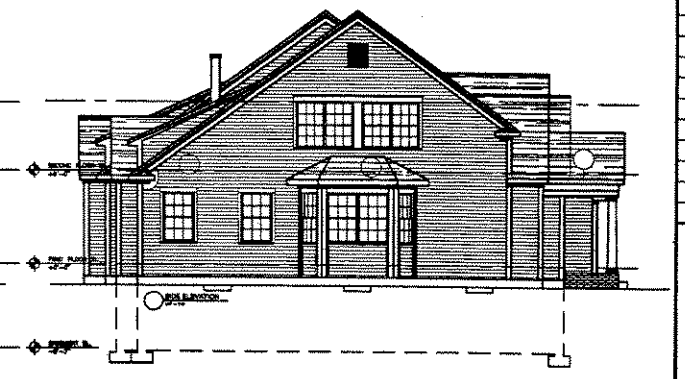


SIDE ELEVATION
1/4" = 1'-0"

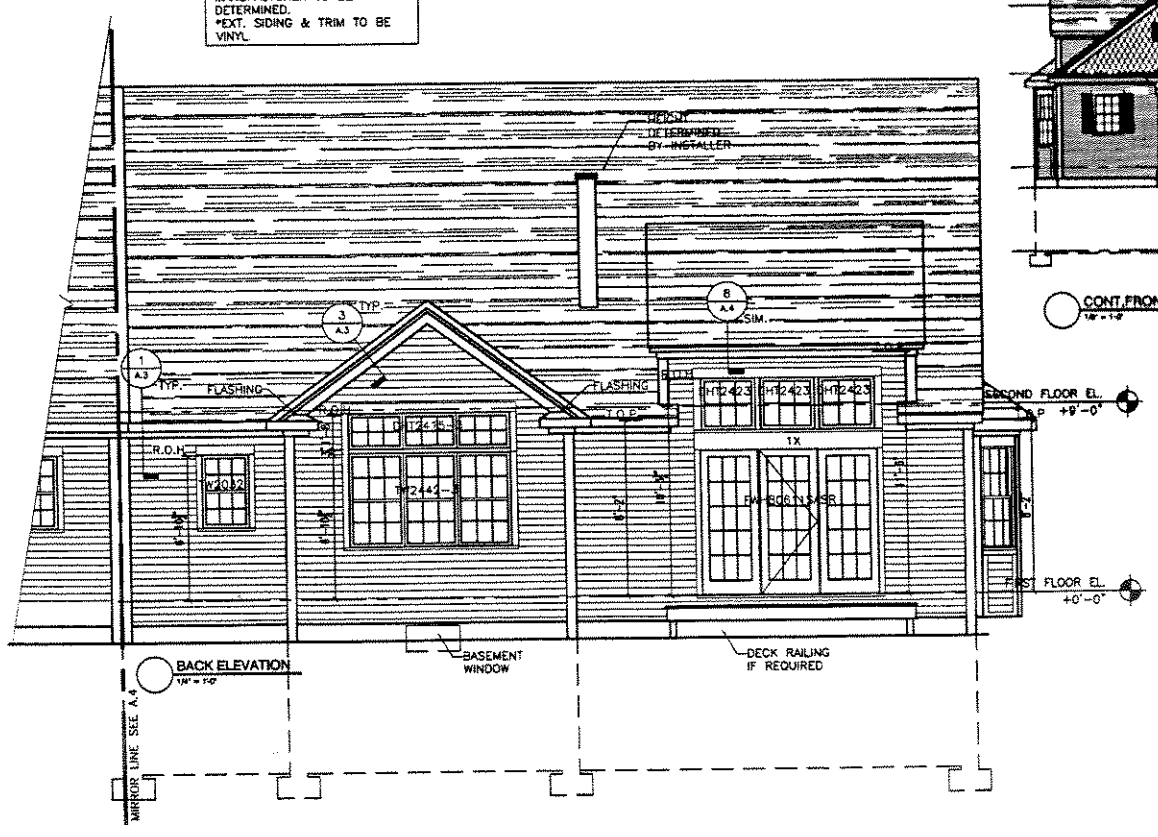
NOTES:
*SPECIFIC UNITS ARE SUBJECT TO REAR ELEVATION WALKOUTS WHERE POSSIBLE.
*WINDOW & DOOR MANUFACTURER TO BE DETERMINED.
*EXT. SIDING & TRIM TO BE VINYL.



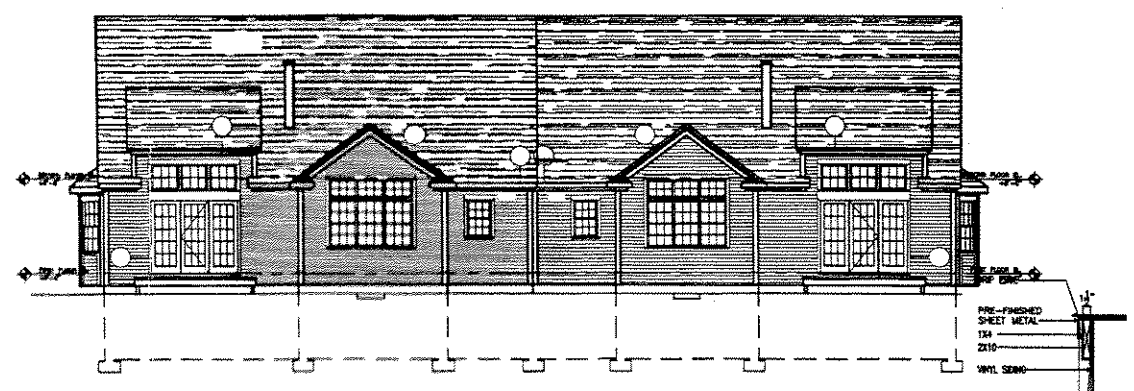
CONT. FRONT ELEVATION
1/8" = 1'-0"



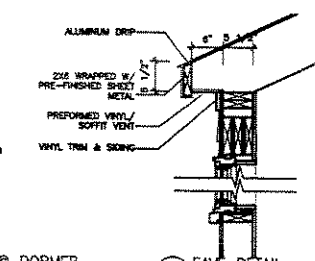
CONT. SIDE ELEVATION
1/4" = 1'-0"



BACK ELEVATION
1/4" = 1'-0"



CONT. BACK ELEVATION
1/8" = 1'-0"



8 TYP. RAKE DETAIL @ DORMER
SCALE 3/4" = 1'-0"

9 EAVE DETAIL
SCALE 3/4" = 1'-0"

JHA
JANOVSKY/HURLEY
ARCHITECTS, INC.
1656 MASSACHUSETTS AVE.
LEXINGTON, MA
02420-5311
tel: (781)863-1226
fax: (781)863-1803
email: info@jha-arch.com

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Janovsky/Hurley Architects, Inc.

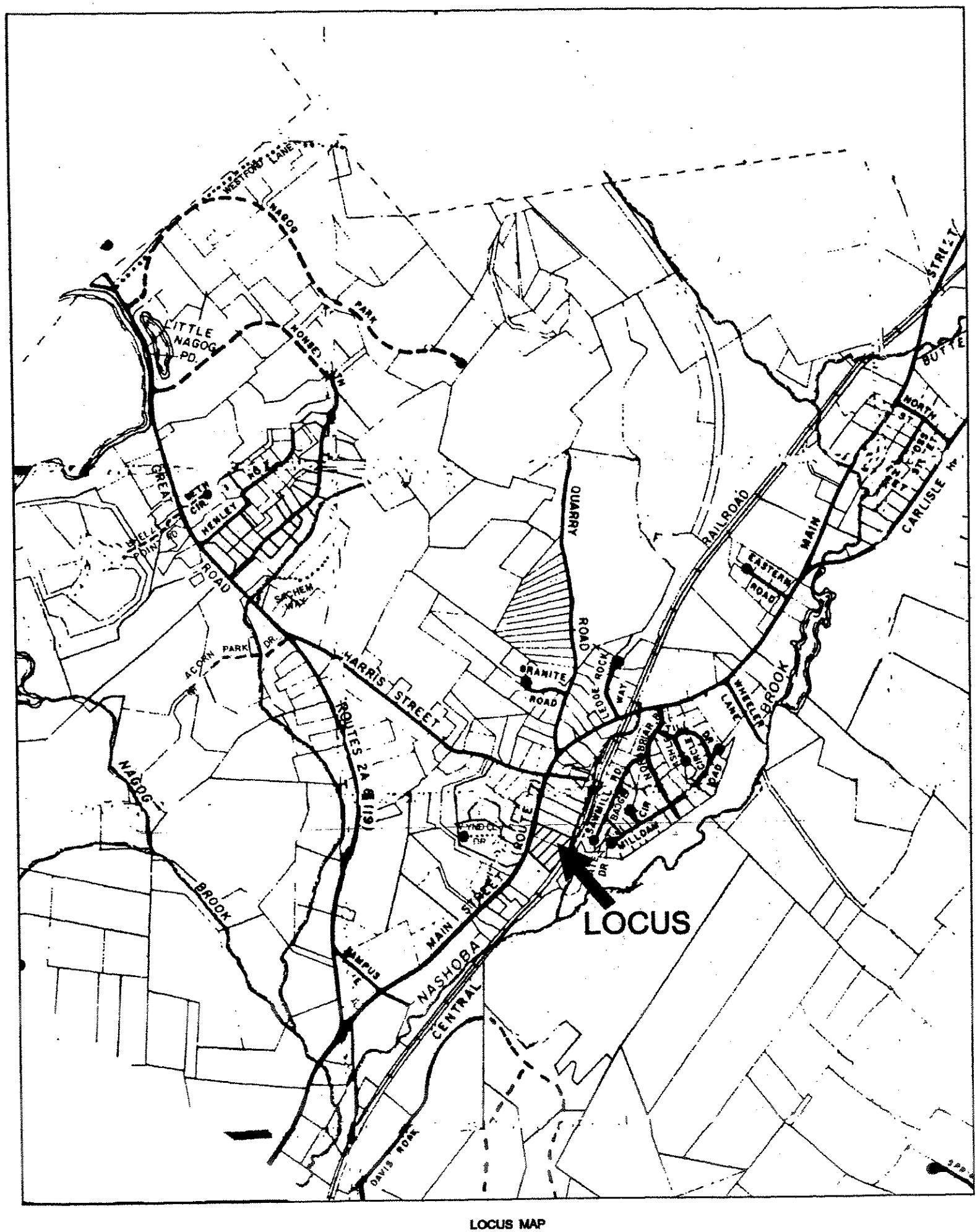
REVISION	DATE
	08.11.04

ELEVATIONS

SCALE	1/4"=1'-0"
DRAWN BY	IR
DATE	06.04.2004

A.4

Franklin Place-Elevations.dwg



LOCUS MAP
SCALE: 1"=800 FT.

NOTES:

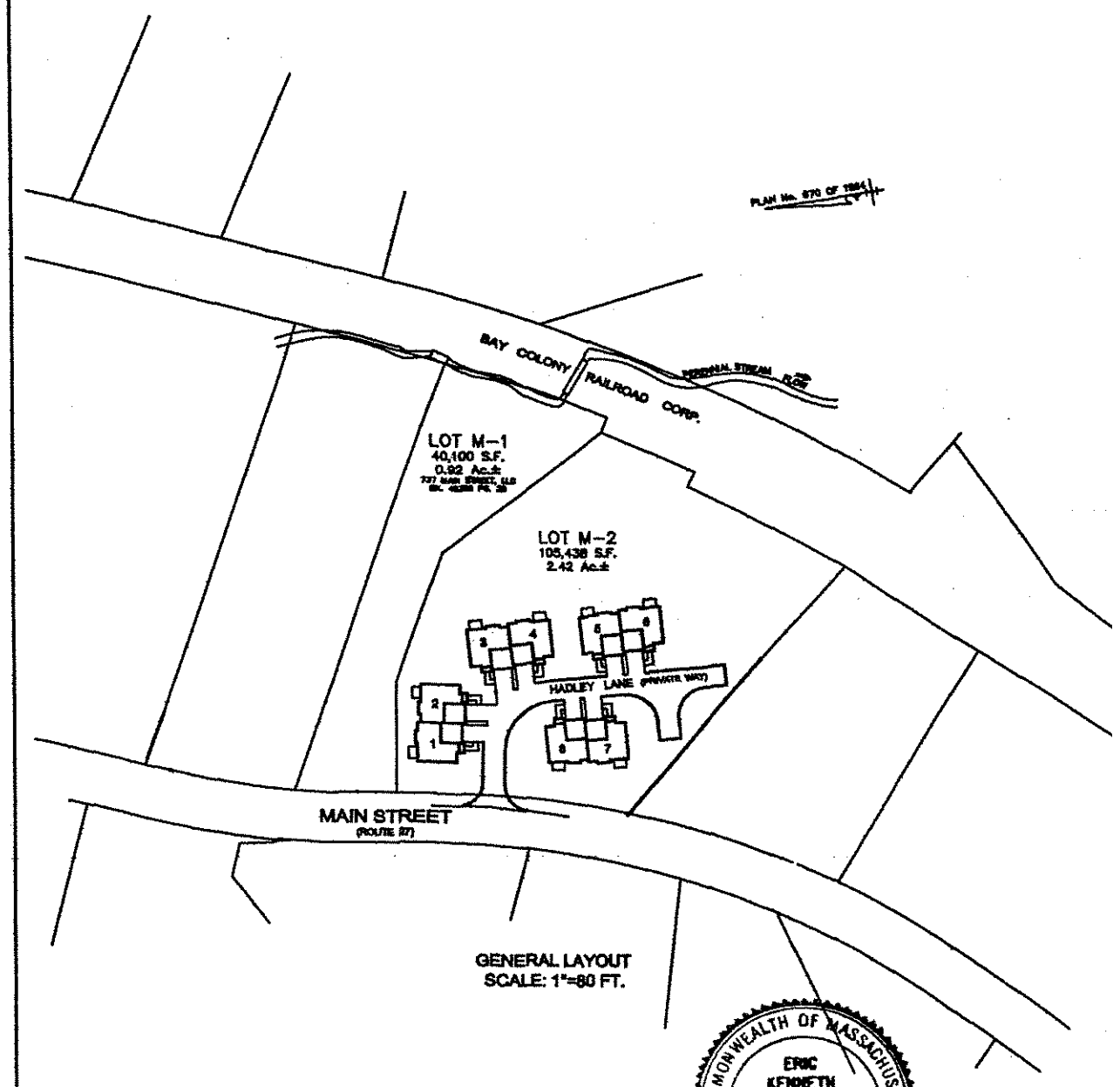
ADDRESS: 737, 741 MAIN STREET, ACTON
ASSESSOR'S MAP D-5, PARCELS 9 & 10
ZONING DISTRICT: RESIDENCE 2 (R-2)

THE SITE IS LOCATED WITHIN THE TOWN OF ACTON GROUNDWATER PROTECTION DISTRICT: ZONE 3.

REFERENCES:

THE SITE (LOTS M-1 & M-2) ARE SHOWN AS LOT 1 (81,030 S.F.) AND LOT 2 (63,371 S.F.) ON A PLAN ENTITLED "PLAN OF LAND IN NORTH ACTON, OWNED BY FREDERICK W. & FLORENCE C. ABBT", DATED FEB. 8, 1964", PREPARED BY FRED K. HANACK, REG. LAND SURVEYOR & ENGINEER, 836 MAIN ST., ACTON MASS. AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 670 OF 1964.

DEED: BK. 46395 PG. 35 (TO 737 MAIN STREET, LLC)



GENERAL LAYOUT
SCALE: 1"=80 FT.

COMMONWEALTH OF MASSACHUSETTS
ERIC KENNETH DURLING
NO. 29772
CIVIL
REGISTERED PROFESSIONAL ENGINEER

10/3/06

SITE PLAN INDEX

SHEET No.	SHEET
1	TITLE SHEET
2	MASTER PLAN
3	RECORDABLE PLAN
4	NATURAL FEATURES AND EXISTING CONDITIONS PLAN
5	SITE DEVELOPMENT PLAN
6	PLAN AND PROFILE
7	CONSTRUCTION DETAIL PLAN
8	EROSION AND SEDIMENTATION CONTROL PLAN

TITLE SHEET
MADISON PLACE
(COMPREHENSIVE PERMIT)
737 MAIN STREET
ACTON MASSACHUSETTS

OWNER: 737 MAIN STREET LLC
178 GREAT ROAD, ACTON, MA 01720

SCALE: AS NOTED
Date: October 17, 2006

NO.	REVISIONS DESCRIPTION	DATE

R. WILSON AND ASSOCIATES
LAND SURVEYORS AND CIVIL ENGINEERS
312 GREAT ROAD P.O.BOX 236 LITTLETON, MA 01460
PHONE: 978-486-0203 FAX: 978-486-0644

LOCUS:

ADDRESS: 737, 741 MAIN STREET, ACTON
ASSESSOR'S MAP D-5, PARCELS 9 & 10

ZONING DISTRICT: RESIDENCE 2 (R-2)

OWNER: 737 MAIN STREET LLC, 178 GREAT ROAD, ACTON MA

THE SITE (LOTS M-1 & M-2) ARE SHOWN AS LOT 1 (81,030 S.F.) AND LOT 2 (43,371 S.F.) ON A PLAN ENTITLED "PLAN OF LAND IN NORTH ACTON, OWNED BY FREDERICK W. & FLORENCE C. ASBY", DATED FEB. 8, 1964". PREPARED BY FRED K. HANACK, REG. LAND SURVEYOR & ENGINEER, 836 MAIN ST., ACTON MASS. AND RECORDED WITH MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN NO. 670 OF 1964.

DEED: BK. 46395 PG. 35 (TO 737 MAIN STREET, LLC)

THE SITE IS LOCATED WITHIN THE TOWN OF ACTON GROUNDWATER PROTECTION DISTRICT: ZONE 3.

PART OF THE SITE, ADJACENT TO THE PERENNIAL STREAM, IS LOCATED WITHIN THE 500-YEAR FLOOD (ZONE X) AS SHOWN ON FLOOD INSURANCE RATE MAP, TOWN OF ACTON MASS., COMMUNITY PANEL NUMBER 250176 0005C. MAP REVISED: JANUARY 6 1988. THE PROPOSED DEVELOPMENT AREA IS LOCATED OUTSIDE THE 500-YEAR FLOOD AREA.

Soil testing was witnessed by Brent Reagor, Town of Acton, Board Of Health Agent.
DATES OF TESTING:
SOIL EVALUATIONS, MARCH 30, 2005 JULY 5, 2005 & SEPTEMBER 28, 2005, OCTOBER 7, 2005, AND OCTOBER 11, 2005
PERCOLATION TESTS, MARCH 30, 2005 AND OCTOBER 11, 2005.

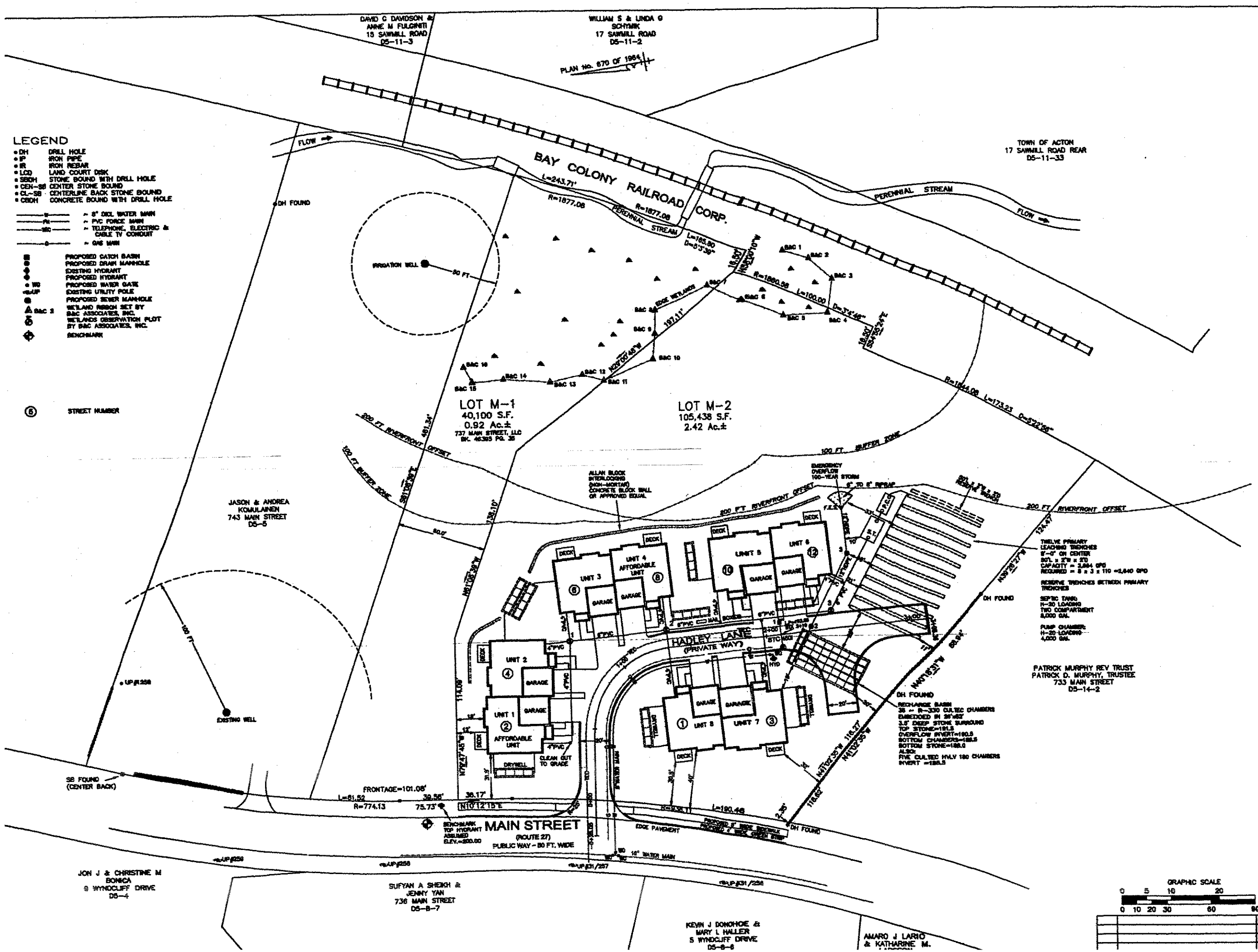
BORDERING VEGETATED WETLANDS WERE DELINEATED BY BAC ASSOCIATES ON JUNE 7, 2005.

The boundary of the Bordering Vegetated Wetlands and the Riverfront Area were confirmed as accurate by an Order of Resource Area Delineation (DEP File Number: 85-913) issued by The Town of Acton Conservation Commission on September 21, 2005. Part of this site is located within the estimated habitat area "W-7489" as indicated on the Estimated Habitats Rare Wildlife & Certified Pools: July 1, 2003.

The project was submitted, for review, to the Natural Heritage and Endangered Species Program as required. The review letter, dated April 5, 2006, states that the project (NHESP Tracking No. 06-19438) will not result in a prohibited "take" of state-listed rare species.

No work is proposed within the 100 foot Buffer Zone or the 200 foot Riverfront Area.

ZONING DISTRICT: RESIDENCE 2 (R-2)		
DIMENSIONAL REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT AREA (SF)	20,000	105,438 S.F./2.42 ac.)
MINIMUM LOT FRONTAGE (FT)	150	—
MINIMUM FRONT YARD (FT)	30	30.5
MINIMUM SIDE YARD (FT)	10	12
MINIMUM REAR YARD (FT)	10	117
MINIMUM OPEN SPACE	NR	
DWELLING UNIT DENSITY	NR	3.3 UNITS/ACRE
FLOOR RATIO AREA	NR	
BUILDING COVERAGE	NR	0.32 Acres
TOTAL IMPERVIOUS AREA	NR	0.60 Acres



COMMONWEALTH OF MASSACHUSETTS
ERIC KENNETH DURLING
NO. 29772
CIVIL
REGISTERED PROFESSIONAL ENGINEER
10/31/06

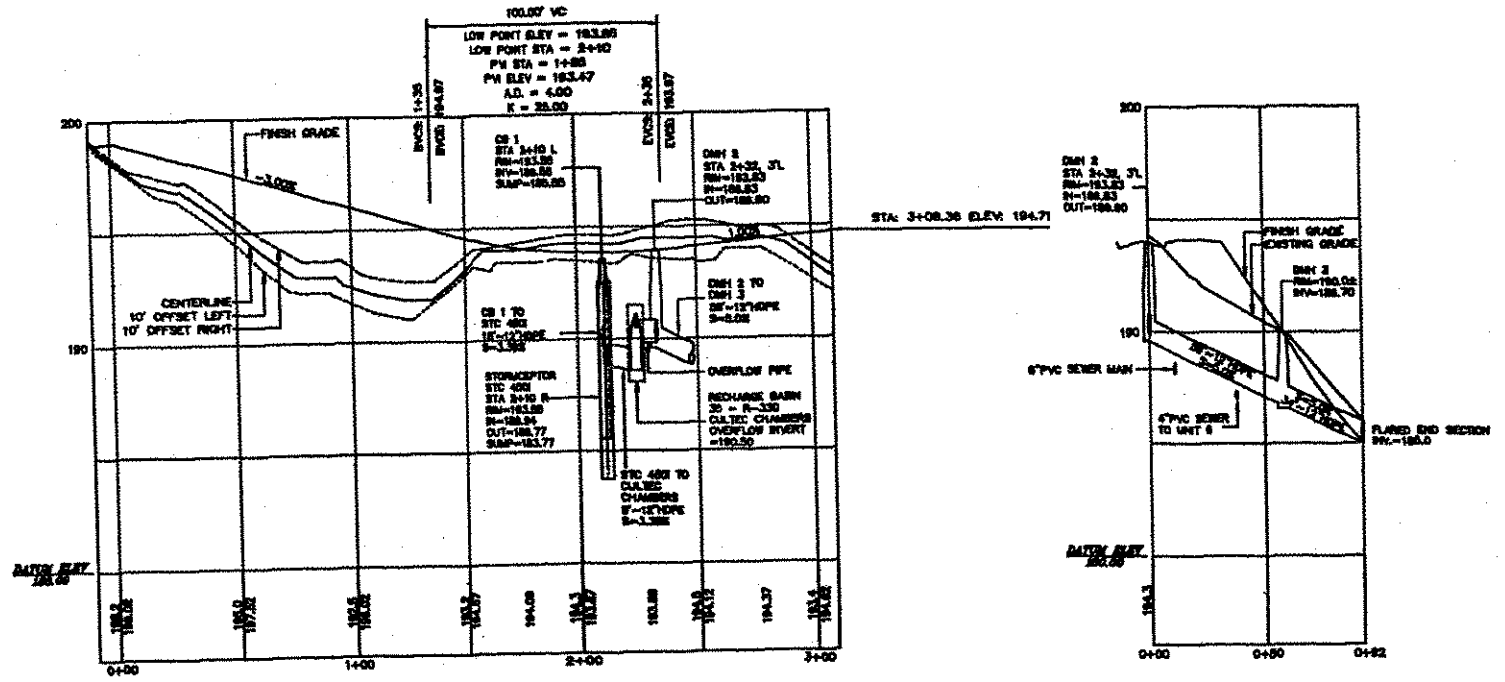
MASTER PLAN
MADISON PLACE
(COMPREHENSIVE PERMIT)
737 MAIN STREET
ACTON MASSACHUSETTS

OWNER: 737 MAIN STREET LLC
178 GREAT ROAD, ACTON, MA 01720

GRAPHIC SCALE
0 5 10 20 METERS
0 10 20 30 60 90 FEET

SCALE: 1" = 30 FEET Date: October 17, 2005

R. WILSON AND ASSOCIATES
LAND SURVEYORS AND CIVIL ENGINEERS
312 GREAT ROAD P.O.BOX 236 LITTLETON, MA 01460
PHONE: 978-486-0203 FAX: 978-486-0844



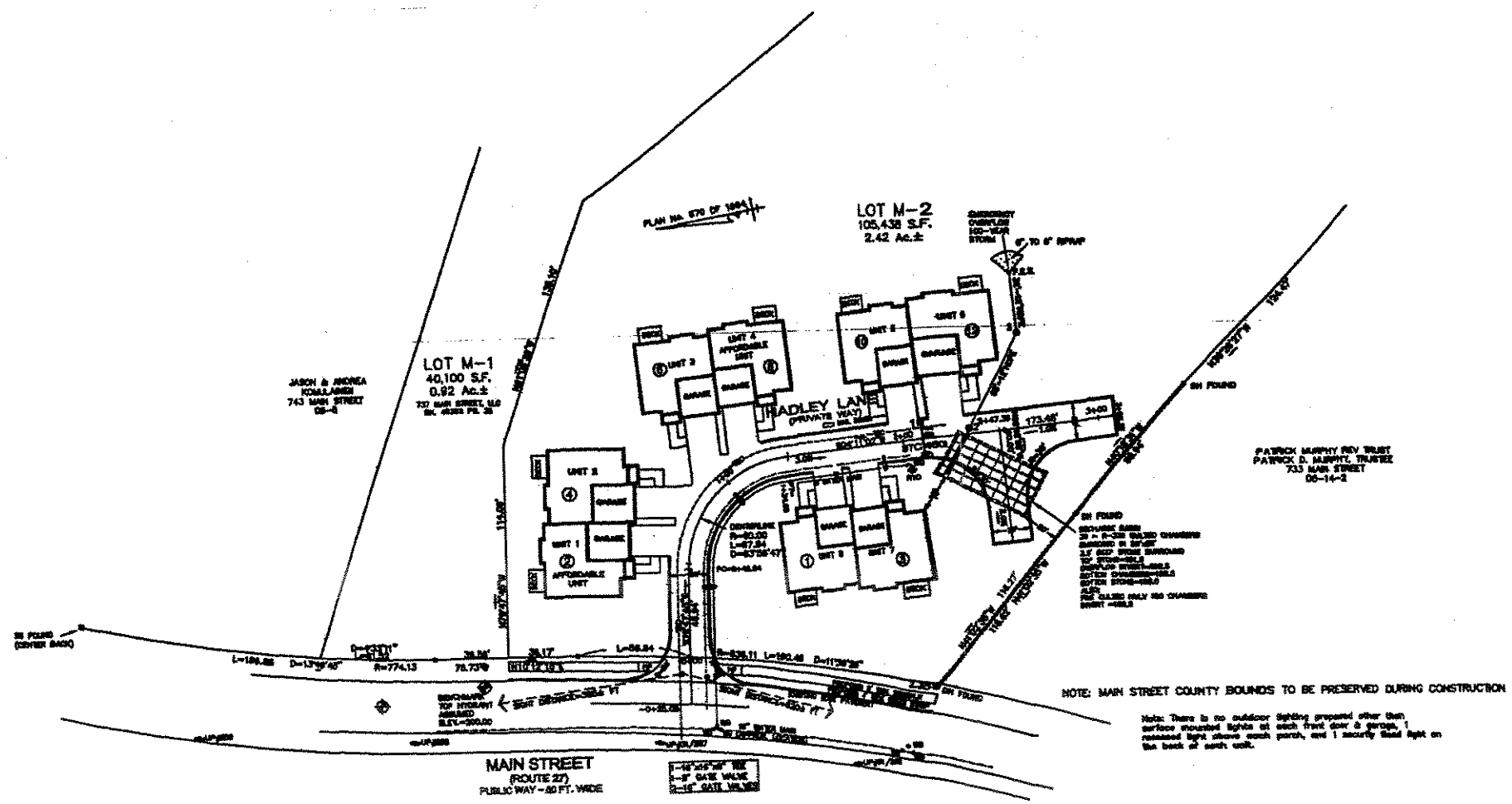
PROFILE SCALE
Horizontal: 1"=40'
Vertical: 1"=4'

LEGEND

- DH — DRILL HOLE
- IP — IRON PIPE
- IR — IRON REBAR
- LCD — LAND COURT DISK
- SBDH — STONE BOUND WITH DRILL HOLE
- CEH-SB — CENTER STONE BOUND
- CL-SB — CENTERLINE BACK STONE BOUND
- CBDH — CONCRETE BOUND WITH DRILL HOLE

123	~ EXISTING GRADE
123	~ FINISH GRADE
1	~ DEEP TEST HOLE
2	~ PERCOLATION TEST
W	~ 8" DICL WATER MAIN
PS	~ PVC FORCE MAIN
UG	~ TELEPHONE, ELECTRIC & CABLE TV CONDUIT
G	~ GAS

- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- PROPOSED WATER GATE
- EXISTING UTILITY POLE
- PROPOSED SEWER MANHOLE
- BAC 2 — WETLAND RIBBON SET BY BAC ASSOCIATES, INC.
- WETLANDS OBSERVATION PLOT BY BAC ASSOCIATES, INC.
- BENCHMARK
- GAR FL — GARAGE FLOOR ELEVATION (LOW POINT)
- FF — FIRST FLOOR ELEVATION
- TF — TOP FOUNDATION ELEVATION
- BF — BASEMENT FLOOR ELEVATION
- 6 — STREET NUMBER



PLAN SCALE
1"=40'

GRAPHIC SCALE
0 5 10 20 METERS
0 10 20 30 60 90 FEET

COMMONWEALTH OF MASSACHUSETTS
ERIC KENNETH DURLING
NO. 29772
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10/31/06

PLAN AND PROFILE SHEET
MADISON PLACE
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737 MAIN STREET
ACTON MASSACHUSETTS

OWNER: 737 MAIN STREET LLC
178 GREAT ROAD, ACTON, MA 01720

SCALE: AS NOTED
Date: October 17, 2006

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FILE NO. 1184 1184-PROF.DWG Sheet No. 6 of 8