OFF-STREET PARKING SUMMARY

MULTIFAMILY DWELLING: 2 SPACES PER UNIT REQUIRED
35 UNITS EXISTING
12 UNITS PROPOSED
47 UNITS TOTAL

USE	STANDARD SPACES		ACCESSIBLE SPACES		TOTAL SPACES			
	EXISTING (PHASE 1)	PROPOSED (PHASE 2)	EXISTING (PHASE 1)	PROPOSED (PHASE 2)	EXISTING (PHASE 1)	PROPOSED (PHASE 2)	TOTAL (PHASES 1&2)	REQUIRED (TOTAL)
SITE TOTAL	45	22	2	2	47	24	71	94

LAND USAGE TABLE - RESIDENTIAL ZONE R-A

ITEM	REQUIRED	EXISTING (PHASE 1)	PROPOSED (PHASES 1&2)
LOT AREA (MIN.)	100,000 S.F.	280,091± S.F.	280,091± S.F.
LOT FRONTAGE (MIN.)	200'	0'	0'
LOT WIDTH (MIN.)	50'	96'±	96'±
FRONT YARD SETBACK (MIN.)	30'	N/A	N/A
SIDE YARD SETBACK (MIN.)	30'	26'±	38'±
REAR YARD SETBACK (MIN.)	30'	504'±	232'±
OPEN SPACE (MIN.)	35%	75%±	66%±
DWELLING UNIT DENSITY	N.R.	5.4± UNIT/AC.	7.3± UNIT/AC.
FLOOR AREA RATIO (MAX.)	N.R.	6.7%±	9.3%±
BUILDING COVERAGE	N.R.	19,000± S.F.	26,000± S.F.
IMPERVIOUS COVERAGE(TOTAL)	N.R.	51,924± S.F.	70,023± S.F.
BUILDING HEIGHT (MAX)	36'	34'	34'

LEGEND:

PROPERTY LINE
SIGN
BUILDING
BUILDING ARCHITECTURE
CAPE COD BERM CURB
PARKING STRIPING
TRAFFIC ARROWS
SIDEWALK
ADA ACCESSIBLE RAMP
ADA DET. WARNING SURFACE
SNOW STORAGE
SAWCUT LINE
SETBACK LINE
BASELINE
BASELINE DATA LABEL (10)
BASELINE STATIONING 10+00
PARKING COUNT (20)

#124 NONSET PATH
N/F
ALEXANDER N. MOGHADAM &
MICHELLE J. CHRISTENSEN
45452/557

#122 NONSET PATH
N/F
CHARLES H., JR. &
JENNIFER L. SULLIVAN
41297/522

BUILDING SETBACK

BLDG A
BLDG B
BLDG C
BLDG D
BLDG E
BLDG F

SAWCUT EX-PAVEMENT
CAPE COD BERM
5' WIDE BITUMINOUS SIDEWALK(TYP)
TAPER CURBS TO FLUSH CONDITION AT RAMP
R7-8 (TYP.)
HC RAMP
PERVIOUS PAVERS
SNOW STORAGE. 500+ SF PROVIDED THROUGHOUT SITE
9'X18' STANDARD PARING SPACE(TYP)
PROPOSED "NO PARKING" SIGN
SNOW STORAGE

#13
2½ STORY

#12 CAPTAIN HANDLEY ROAD
N/F
LI & HUI-YIN C. TING
27302/541

N/F
TOWN OF ACTON
30137/563

EASEMENT B
20' DRAINAGE EASEMENT
EASEMENT B
10' WATER EASEMENT

ZONE LINE
BUILDING SETBACK
DRILLHOLE (found)
PILED BOULDERS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

N:\PROJECTS\1298-08\CIVIL\DRAWINGS\CURRENT\C-1298-08 - LAYOUT.DWG

Development of McCarthy Village II

ACTON HOUSING AUTHORITY

COMPREHENSIVE PERMIT

NOT FOR CONSTRUCTION

ALLEN & MAJOR ASSOCIATES, INC.

BAKER/WOHL ARCHITECTS

BWA

132 LINCOLN STREET, fl4
BOSTON, MA 02111
TEL: 617.350.7420
FAX: 617.350.5383

Project No:	1298-08
Drawn By:	BDJ
Checked By:	TJW
Issue Date:	JUNE 25, 2010

Revisions

No	Date	Description	By
1	08/13/10	Town Comments	A&M

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
No. 43119
REGISTERED PROFESSIONAL ENGINEER
8/13/10

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

Drawing Title:

LAYOUT & MATERIAL PLAN

Drawing Number:

C-2

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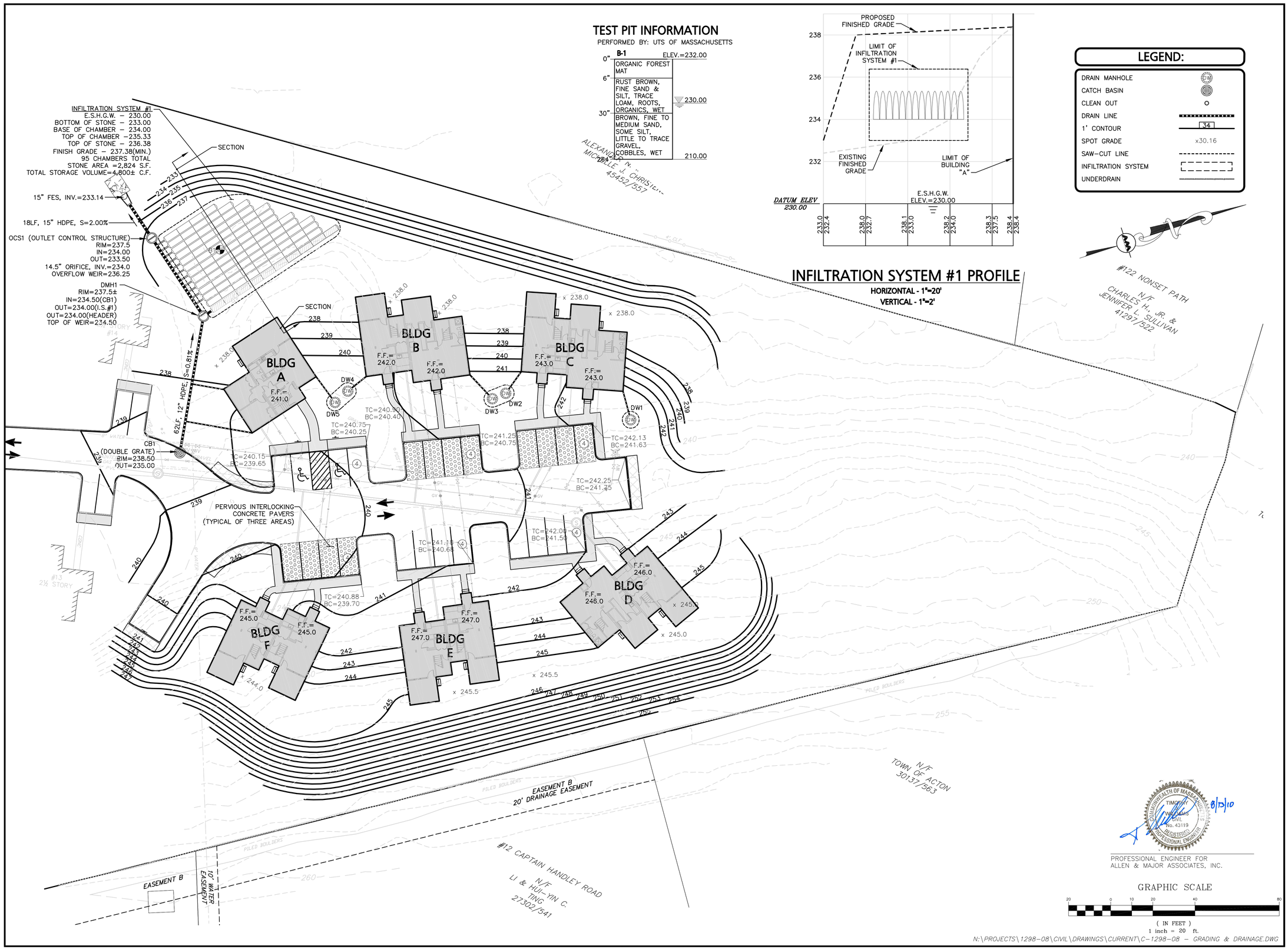

Development of McCarthy Village II

ACTON HOUSING AUTHORITY

COMPREHENSIVE PERMIT

NOT FOR CONSTRUCTION

ALLEN & MAJOR ASSOCIATES, INC.

BAKER/WOHL ARCHITECTS

132 LINCOLN STREET, #4
BOSTON, MA 02111
TEL: 617.350.7420
FAX: 617.350.5383

Project No:	1298-08
Drawn By:	BDJ
Checked By:	TJW
Issue Date:	JUNE 25, 2010

Revisions

No	Date	Description	By
1	08/13/10	Town Comments	A&M

Drawing Title:

GRADING & DRAINAGE PLAN

Drawing Number:

C-3

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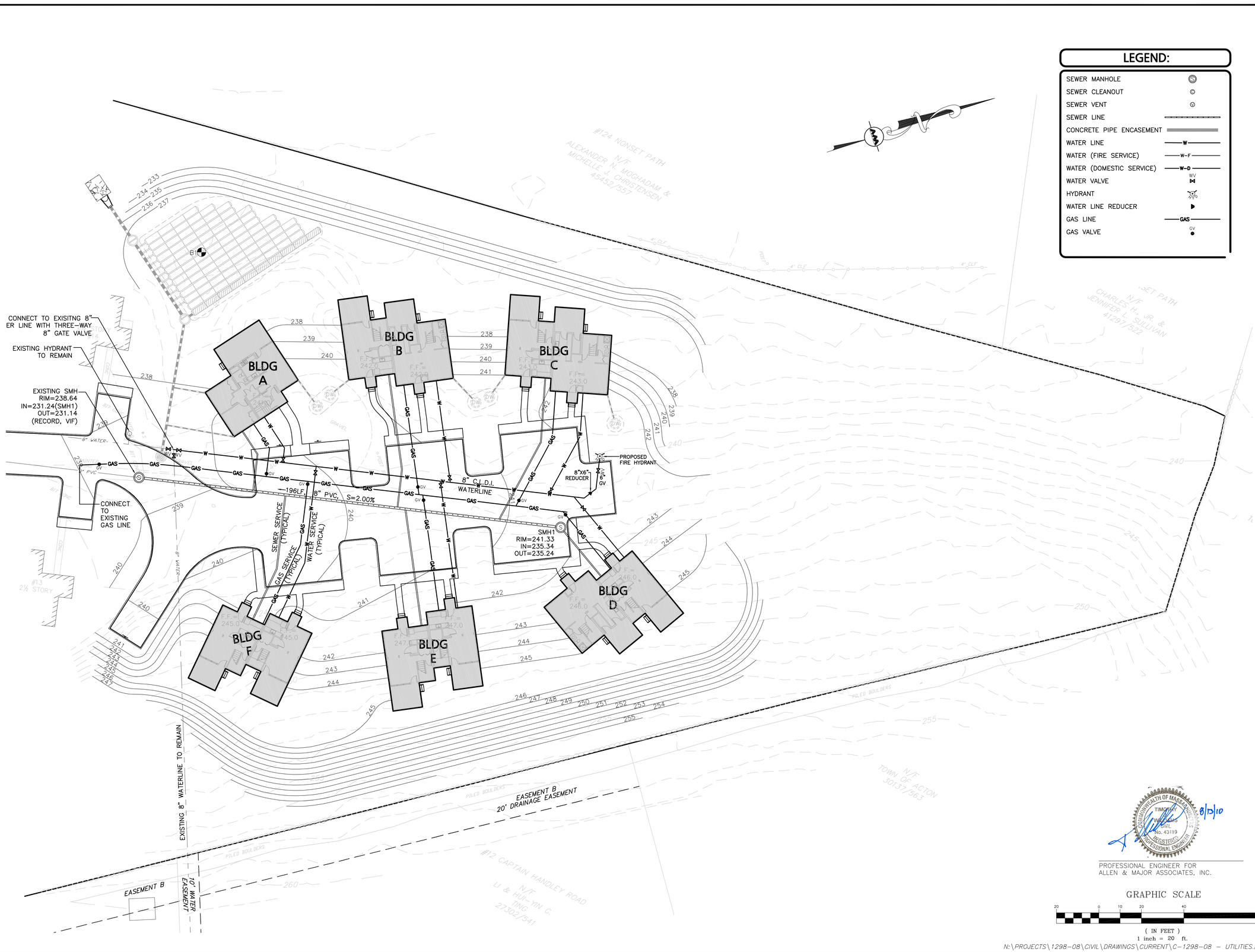

8/13/10

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N:\PROJECTS\1298-08\CIVIL\DRAWINGS\CURRENT\C-1298-08 - UTILITIES.DWG

Development of McCarthy Village II

ACTON HOUSING AUTHORITY

COMPREHENSIVE PERMIT

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ALLEN & MAJOR ASSOCIATES, INC.

BAKER/WOHL ARCHITECTS

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BOSTON, MA 02111
TEL: 617 . 350 . 7420
FAX: 617 . 350 . 5383

Project No:	1298-08
Drawn By:	BDJ
Checked By:	TJW
Issue Date:	JUNE 25, 2010

Revisions

No	Date	Description	By
1	08/13/10	Town Comments	A&M

Drawing Title:

UTILITY PLAN

Drawing Number:

C-4

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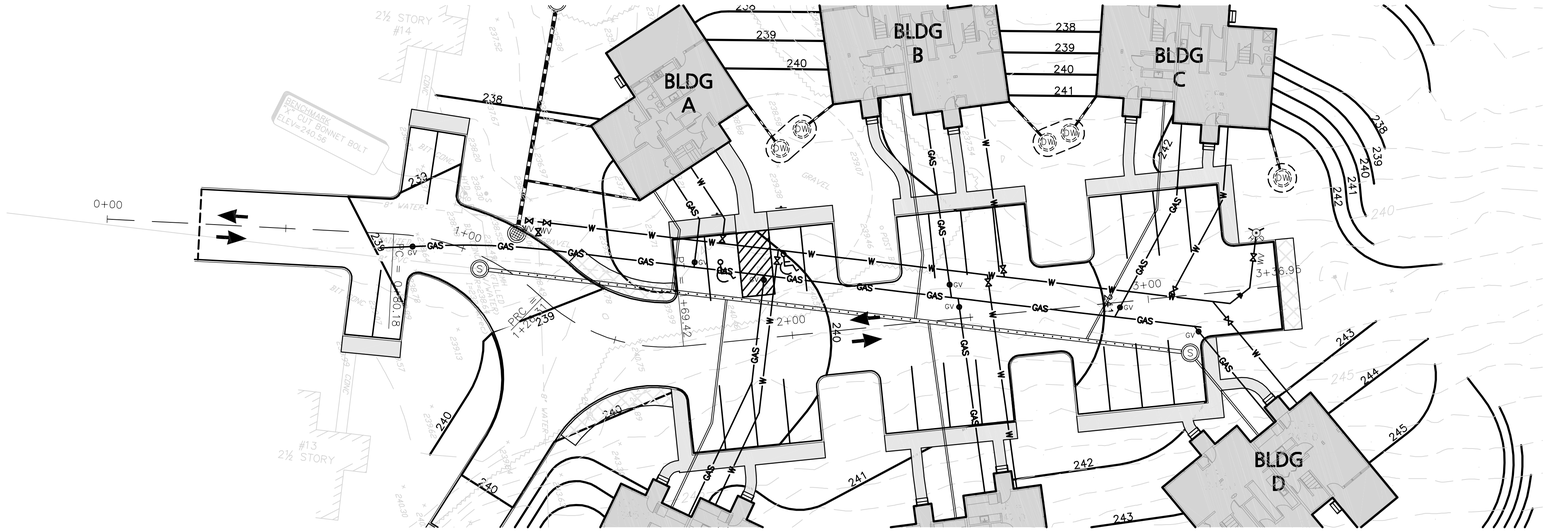

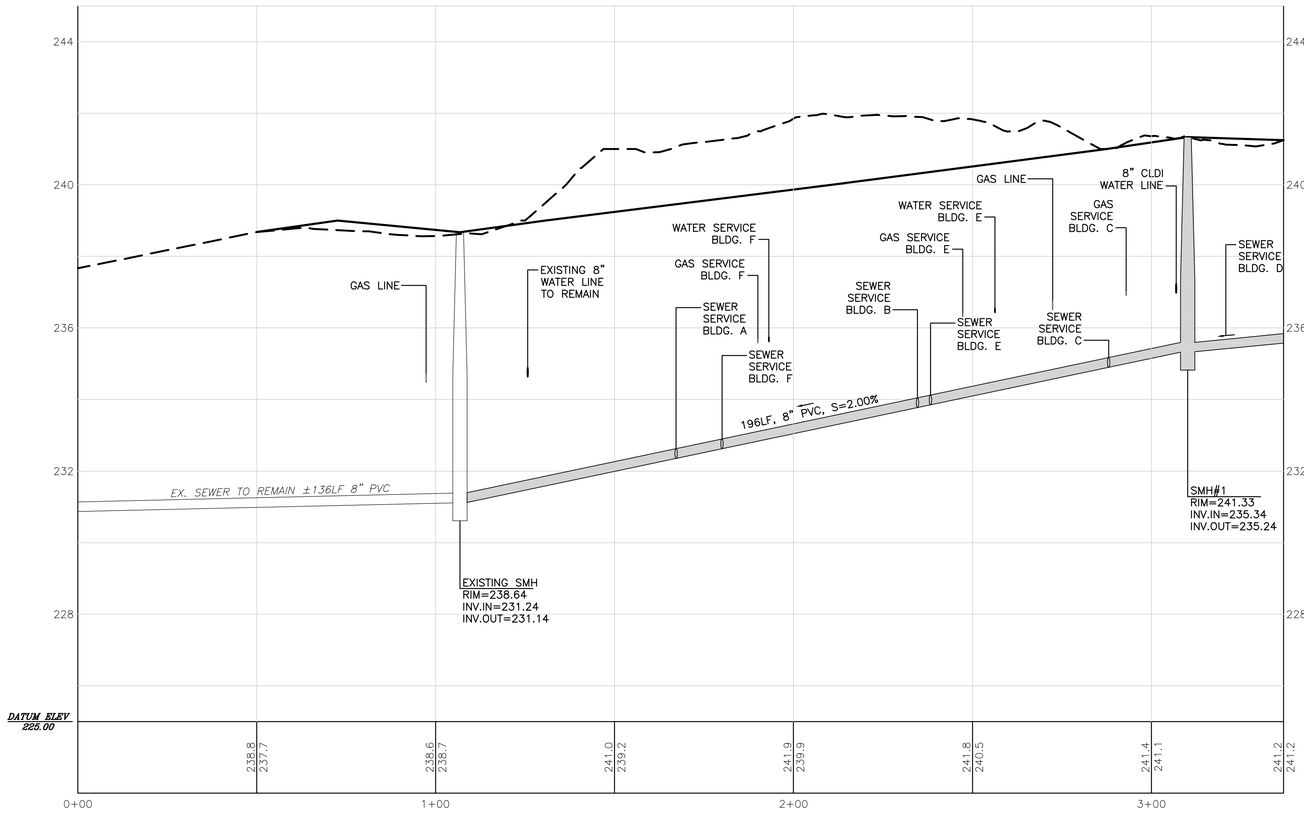

LEGEND:

PROP. SEWER LINE	
EX. SEWER LINE	
PROP. WATER LINE	
PROP. DRAIN LINE	
PROP. GAS LINE	
EXISTING GRADE	
PROPOSED GRADE	

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
No. 43119
REGISTERED PROFESSIONAL ENGINEER
8/13/10

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N:\PROJECTS\1298-08\CIVIL\DRAWINGS\CURRENT\C-1298-08-PROFILE.DWG

Development of McCarthy Village II

ACTON HOUSING AUTHORITY

COMPREHENSIVE PERMIT

NOT FOR CONSTRUCTION

ALLEN & MAJOR ASSOCIATES, INC.

BAKER/WOHL ARCHITECTS

132 LINCOLN STREET, #4
BOSTON, MA 02111
TEL: 617 . 350 . 7420
FAX: 617 . 350 . 5383

Project No:	1298-08
Drawn By:	BDJ
Checked By:	TJW
Issue Date:	JUNE 25, 2010

Revisions

No	Date	Description	By
1	08/13/10	Town Comments	A&M

Drawing Title:

SITE PLAN & PROFILE

Drawing Number:

C-5

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	CUT	FILL	NET (METHOD)
	4739 4880	2503 2637	2236 (C) Grid 2243 (C) Composite
AVG:	4,810 C.Y.	2,570 C.Y.	2,240 C.Y. – CUT

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

N:\PROJECTS\1298-08\CIVIL\DRAWINGS\CURRENT\C-1298-08 – CUT-FILL.DWG

Development of McCarthy Village II

ACTON HOUSING AUTHORITY

COMPREHENSIVE PERMIT

NOT FOR CONSTRUCTION

ALLEN & MAJOR ASSOCIATES, INC.

BAKER/WOHL ARCHITECTS

132 LINCOLN STREET, #4
BOSTON, MA 02111
TEL: 617 . 350 . 7420
FAX: 617 . 350 . 5383

Project No: 1298-08
Drawn By: BDJ
Checked By: TJW
Issue Date: JUNE 25, 2010

Revisions

No	Date	Description	By
1	08/13/10	Town Comments	A&M

Drawing Title:

EARTH WORK PLAN

Drawing Number:

C-6

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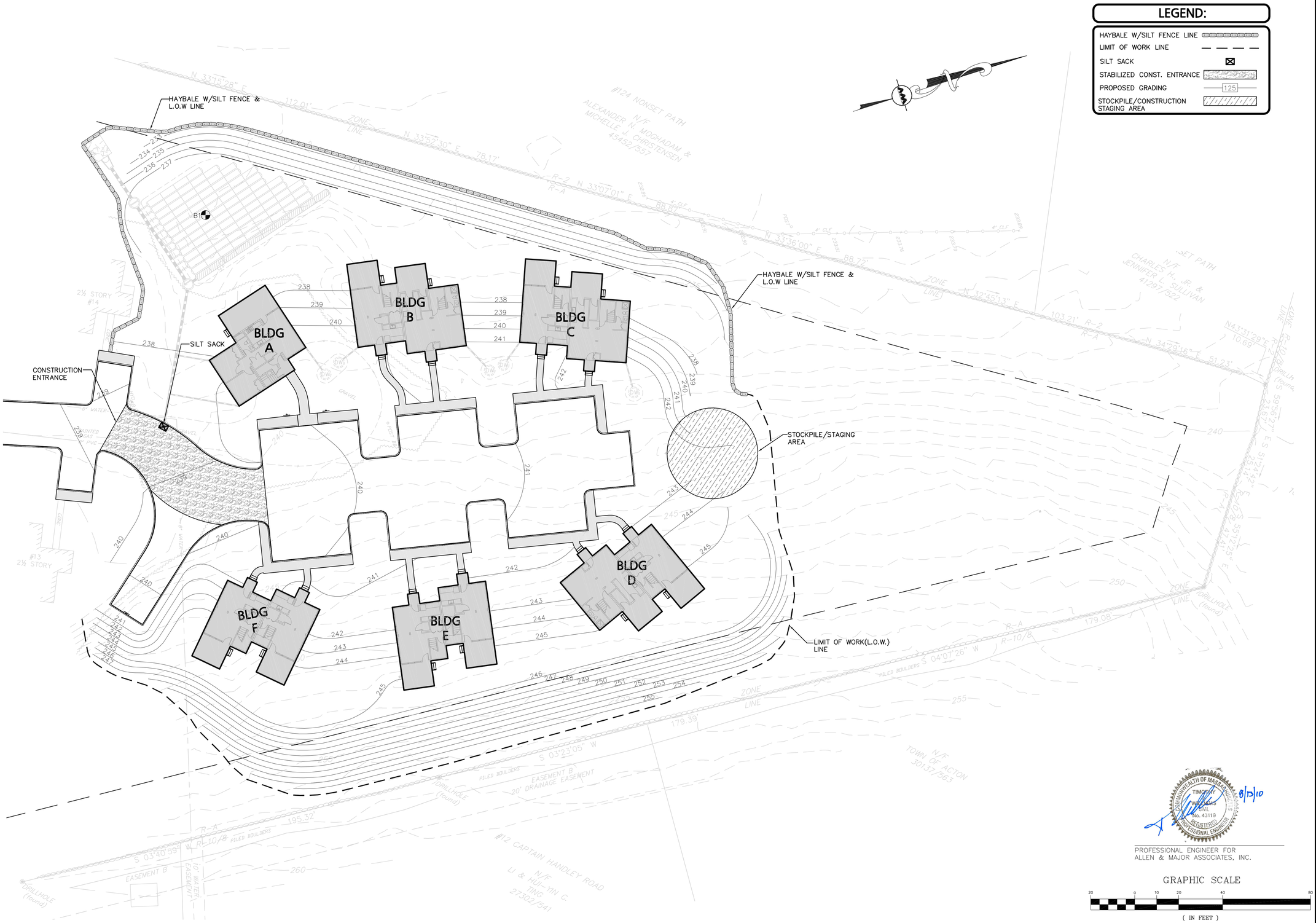

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8/13/10

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ALLEN & MAJOR ASSOCIATES, INC.

Development of McCarthy Village II

ACTON HOUSING AUTHORITY

COMPREHENSIVE PERMIT

NOT FOR CONSTRUCTION

ALLEN & MAJOR ASSOCIATES, INC.

BAKER/WOHL ARCHITECTS

BWA

132 LINCOLN STREET, #4
BOSTON, MA 02111
TEL: 617.350.7420
FAX: 617.350.5383

Project No:	1298-08
Drawn By:	BDJ
Checked By:	TJW
Issue Date:	JUNE 25, 2010

Revisions

No	Date	Description	By
1	08/13/10	Town Comments	A&M

Drawing Title:

EROSION CONTROL PLAN

Drawing Number:

C-7

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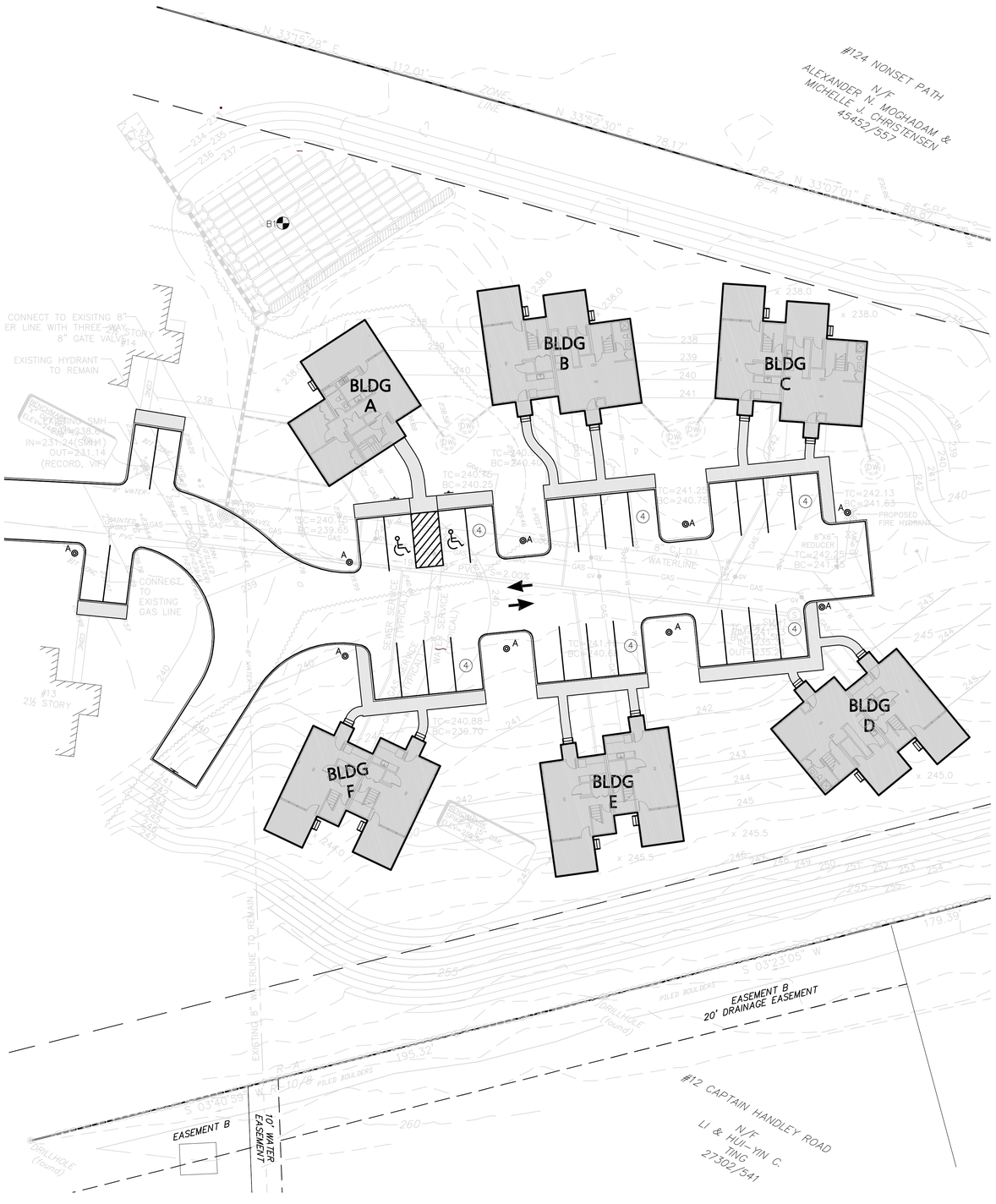


LEGEND:

LIGHT FIXTURE ◎A

SITE LIGHTING NOTES:

1. ALL LIGHTING FIXTURES SHALL BE MANUFACTURED BY ARCHITECTURAL AREA LIGHTING OR APPROVED EQUAL AS SUPPLIED BY VANGUARD LIGHTING.

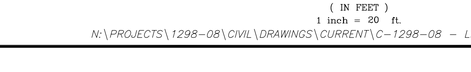
   CONTACT INFORMATION:
   MIKE SMITH
   VANGUARD LIGHTING
   44 SIXTH ROAD
   WOBURN, MA 01801
   (781) 935-8500

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

ARCHITECTURAL AREA LIGHTING PRODUCTS (SITE LIGHTING)

TYPE: 'T5'
FIXTURE: PROV-T5-60LED-BW
POLE: MOUNTED ON A DB6-4R12 BLACK
COLOR: BLACK



SITE LIGHTING TYPE "T3" & "T5" POLE BASE DETAIL
NOT TO SCALE

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY J. WILLIAMS
CIVIL
No. 43119
REGISTERED PROFESSIONAL ENGINEER
8/13/10

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N:\PROJECTS\1298-08\CIVIL\DRAWINGS\CURRENT\C-1298-08 - LIGHTING.DWG

Development of McCarthy Village II

ACTON HOUSING AUTHORITY

COMPREHENSIVE PERMIT

NOT FOR CONSTRUCTION

ALLEN & MAJOR ASSOCIATES, INC.

BAKER/WOHL ARCHITECTS

BWA

132 LINCOLN STREET, #4
BOSTON, MA 02111
TEL: 617.350.7420
FAX: 617.350.5383

Project No:	1298-08
Drawn By:	BDJ
Checked By:	TJW
Issue Date:	JUNE 25, 2010

Revisions

No	Date	Description	By
1	08/13/10	Town Comments	A&M

Drawing Title:

LIGHTING PLAN

Drawing Number:

XX

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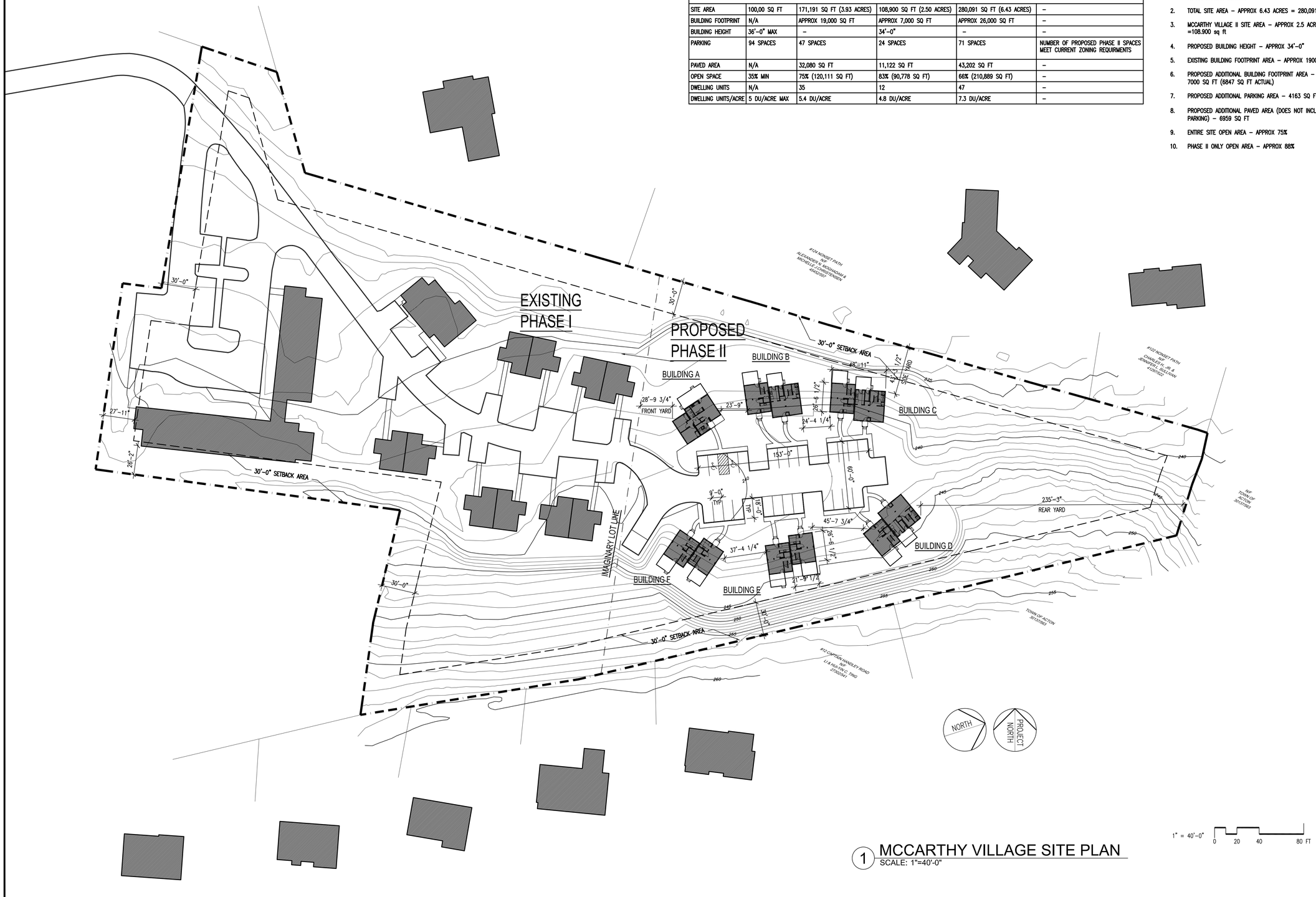
ZONING REVIEW					
	REQUIRED	EXISTING (PHASE 1)	PROPOSED (PHASE 2)	TOTAL	NOTES
SITE AREA	100,00 SQ FT	171,191 SQ FT (3.93 ACRES)	108,900 SQ FT (2.50 ACRES)	280,091 SQ FT (6.43 ACRES)	–
BUILDING FOOTPRINT	N/A	APPROX 19,000 SQ FT	APPROX 7,000 SQ FT	APPROX 26,000 SQ FT	–
BUILDING HEIGHT	36'–0" MAX	–	34'–0"	–	–
PARKING	94 SPACES	47 SPACES	24 SPACES	71 SPACES	NUMBER OF PROPOSED PHASE II SPACES MEET CURRENT ZONING REQUIRMENTS
PAVED AREA	N/A	32,080 SQ FT	11,122 SQ FT	43,202 SQ FT	–
OPEN SPACE	35% MIN	75% (120,111 SQ FT)	83% (90,778 SQ FT)	66% (210,889 SQ FT)	–
DWELLING UNITS	N/A	35	12	47	–
DWELLING UNITS/ACRE	5 DU/ACRE MAX	5.4 DU/ACRE	4.8 DU/ACRE	7.3 DU/ACRE	–

SHEET NOTES

1. PHASE I INFORMATION PRESENTED ON THIS SITE PLAN IS BASED ON ACTON GIS MAPS AND SHOULD NOT BE USED OR REGARED AS AN OFFICAL SURVEY.
2. TOTAL SITE AREA – APPROX 6.43 ACRES = 280,091 SQ FT
3. MCCARTHY VILLAGE II SITE AREA – APPROX 2.5 ACRES =108.900 sq ft
4. PROPOSED BUILDING HEIGHT – APPROX 34'–0"
5. EXISTING BUILDING FOOTPRINT AREA – APPROX 19000 SQ FT
6. PROPOSED ADDITIONAL BUILDING FOOTPRINT AREA – APPROX 7000 SQ FT (6847 SQ FT ACTUAL)
7. PROPOSED ADDITIONAL PARKING AREA – 4163 SQ FT
8. PROPOSED ADDITIONAL PAVED AREA (DOES NOT INCLUDE PARKING) – 6959 SQ FT
9. ENTIRE SITE OPEN AREA – APPROX 75%
10. PHASE II ONLY OPEN AREA – APPROX 88%



1 MCCARTHY VILLAGE SITE PLAN
SCALE: 1"=40'-0"

1" = 40'-0" 0 20 40 80 FT

ACTON HOUSING AUTHORITY

McCARTHY VILLAGE II

SACHEM WAY
ACTON, MA

BAKER/WOHL ARCHITECTS

BWA

132 LINCOLN STREET, #4
BOSTON, MA 02111
TEL: 617.350.7420
FAX: 617.350.5383

Project No:	2915
Drawn By:	JT
Checked By:	AI/BB
Issue Date:	13 AUGUST 2010

Revisions

No	Date	Description	By

Drawing Title:
COMBINED SITE PLAN

Drawing Number:
A-2

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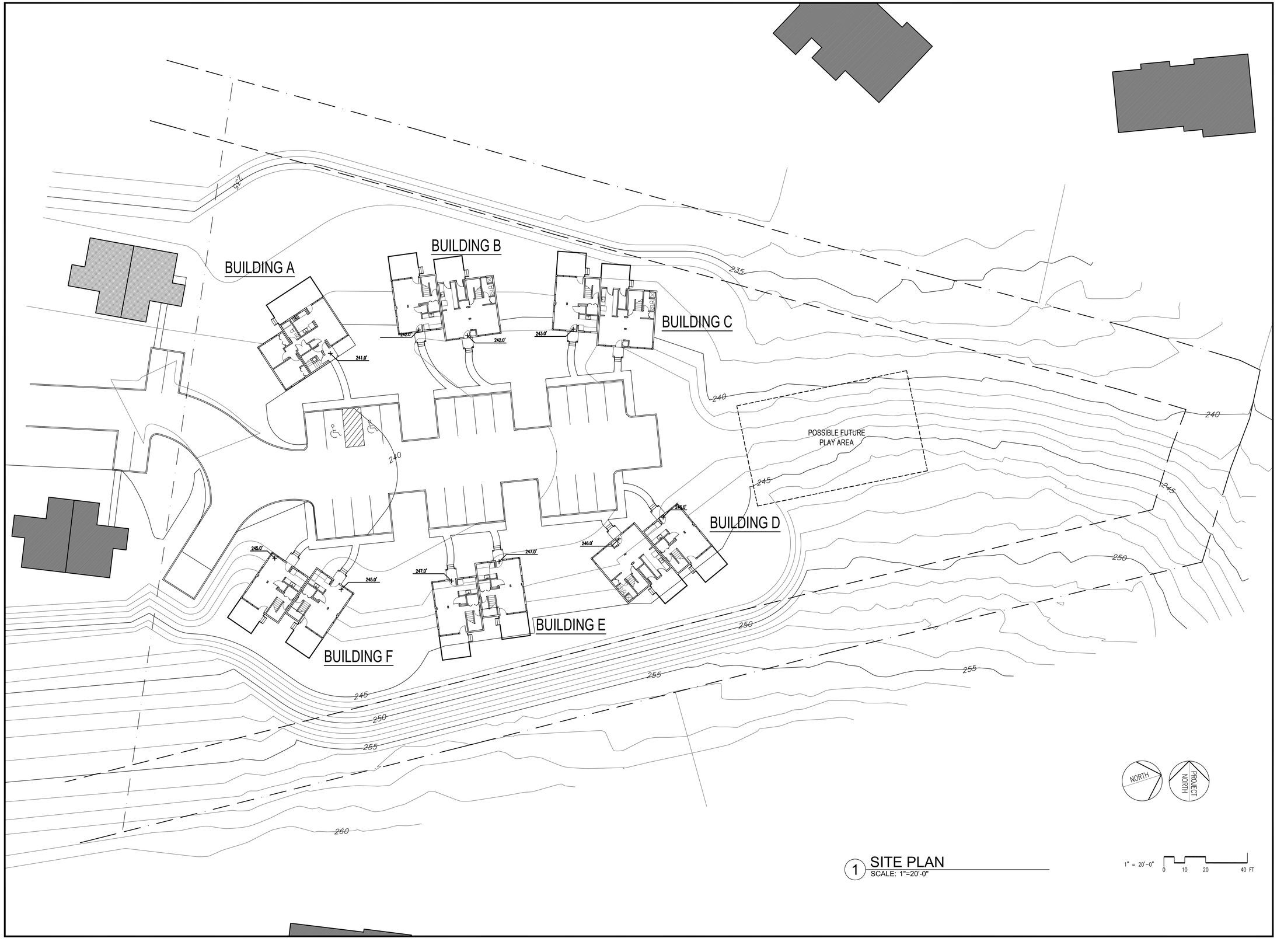

1 SITE PLAN
SCALE: 1"=20'-0"

1" = 20'-0" 0 10 20 40 FT

ACTON HOUSING AUTHORITY

McCARTHY VILLAGE II

SACHEM WAY
ACTON, MA

BAKER/WOHL ARCHITECTS

BWA

132 LINCOLN STREET, #4
BOSTON, MA 02111
TEL: 617.350.7420
FAX: 617.350.5383

Project No:	2915
Drawn By:	JT
Checked By:	AI/BB
Issue Date:	13 AUGUST 2010

Revisions

No	Date	Description	By

Drawing Title:
SITE PLAN

Drawing Number:
A1.1

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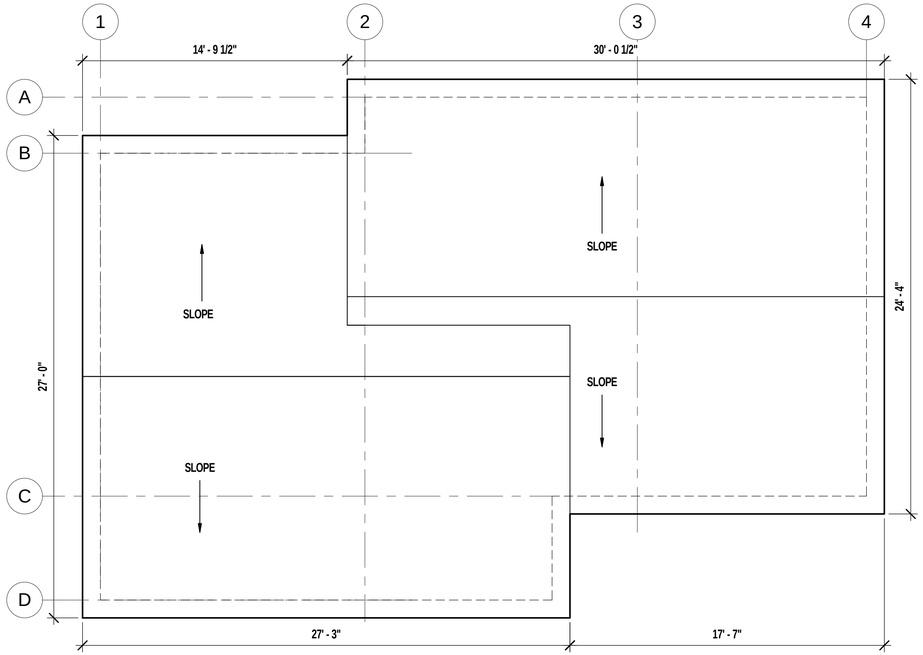
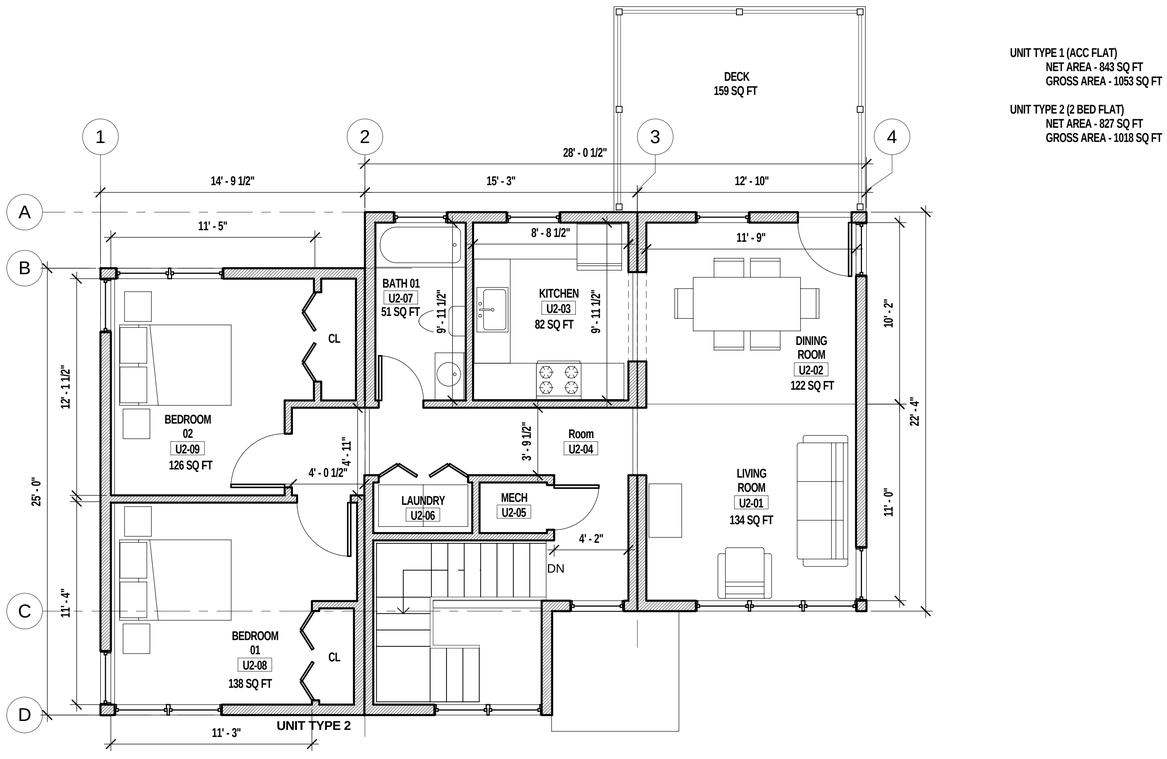
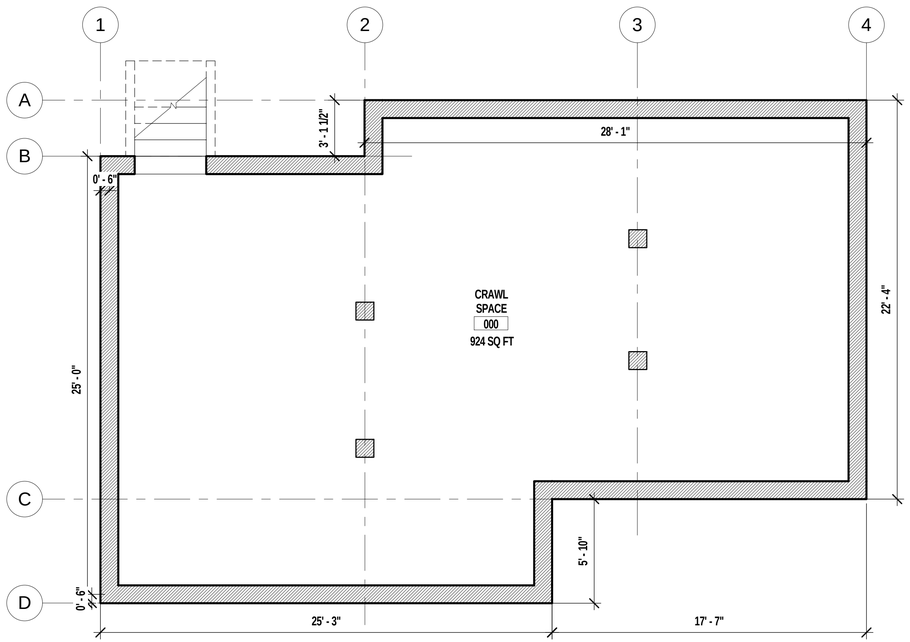


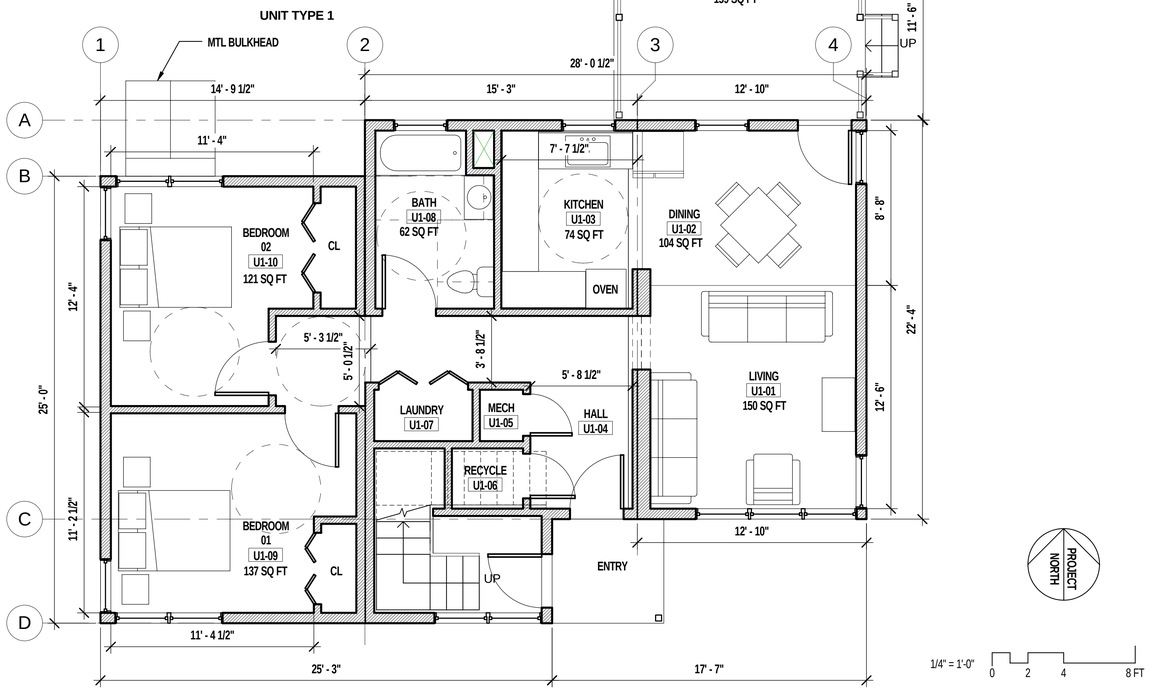
4 ROOF PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR
SCALE: 1/4" = 1'-0"



3 CRAWL SPACE PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"

UNIT TYPE 1 (ACC FLAT)
NET AREA - 843 SQ FT
GROSS AREA - 1053 SQ FT

UNIT TYPE 2 (2 BED FLAT)
NET AREA - 827 SQ FT
GROSS AREA - 1018 SQ FT

ACTON HOUSING AUTHORITY

MCCARTHY VILLAGE II

SACHEM WAY, ACTON, MA

BAKER/WOHL ARCHITECTS

BWA

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BOSTON, MA 02111
TEL: 617 . 350 . 7420
FAX: 617 . 350 . 5383

Project No:	2915
Drawn By:	JT
Checked By:	AI/BB
Issue Date:	13 AUGUST 2010

Revisions

No	Date	Description	By

Drawing Title:

BUILDING A FLOOR PLANS

Drawing Number:

A2.1

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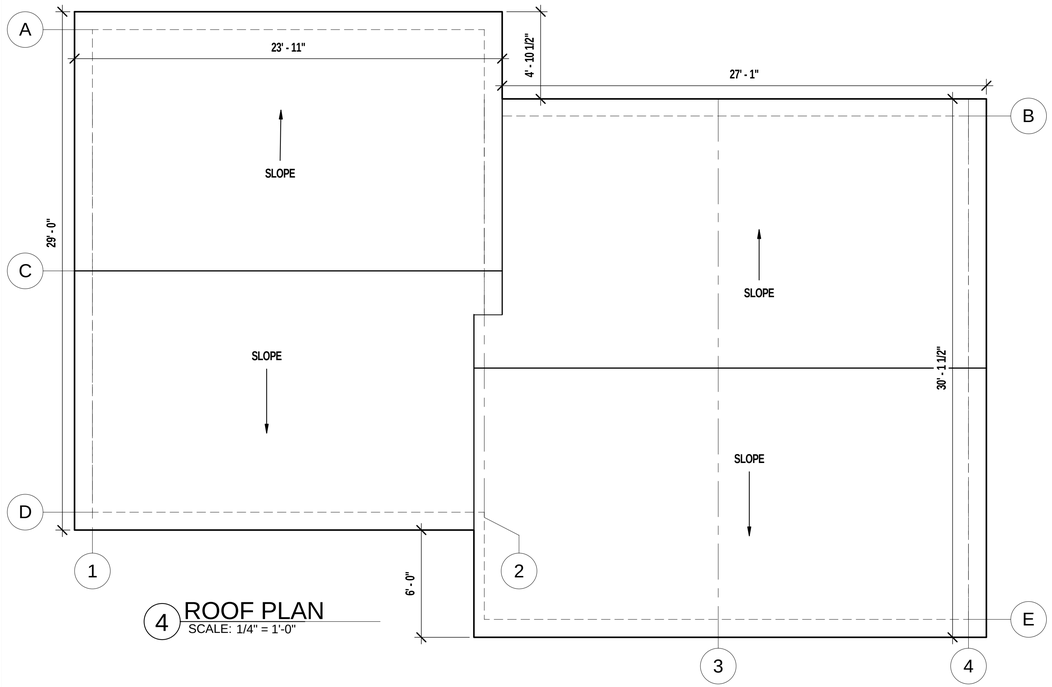


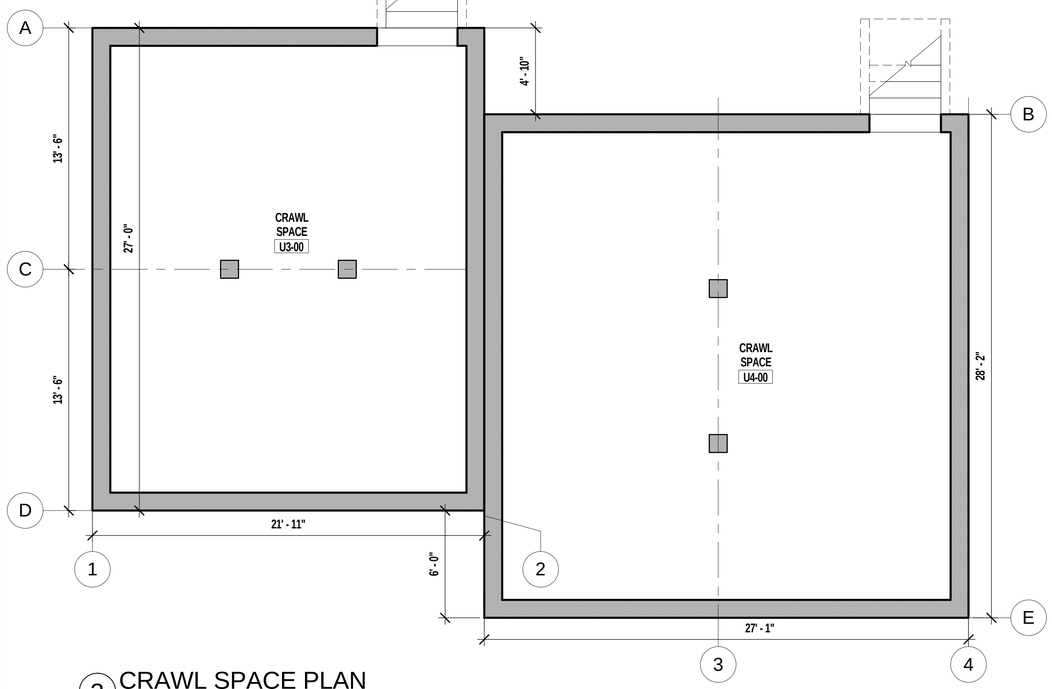
4 ROOF PLAN
SCALE: 1/4" = 1'-0"

UNIT TYPE 03 (2 BED)
NET AREA - 913 SQ FT
GROSS AREA - 1184 SQ FT

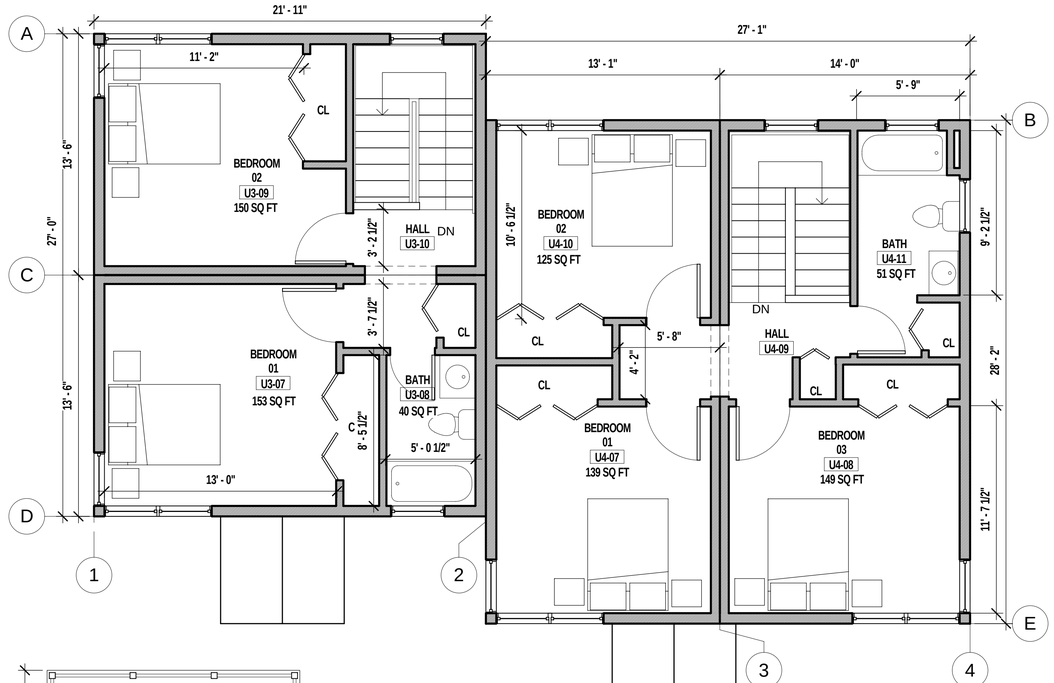
UNIT TYP 04 (3 BED)
NET AREA - 1187 SQ FT
GROSS AREA - 1526 SQ FT

PROJECT NORTH

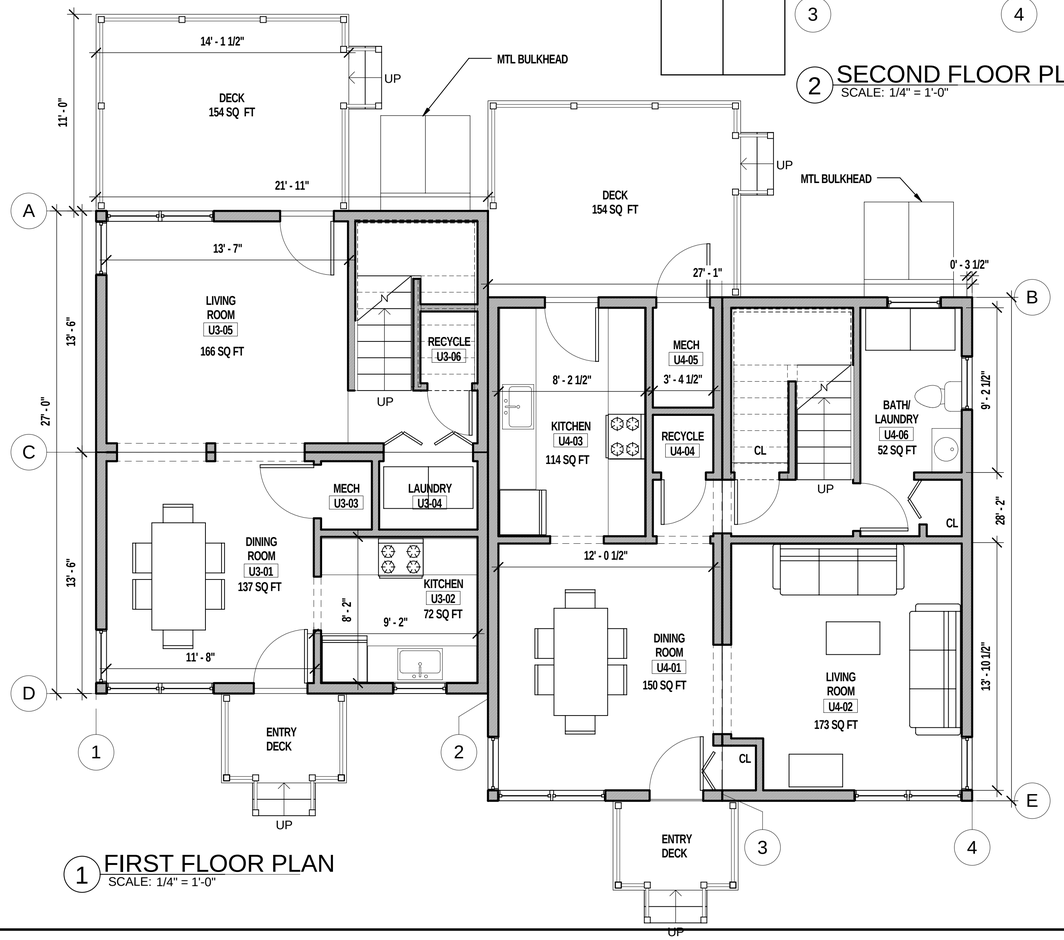
1/4" = 1'-0" 0 2 4 8 FT



3 CRAWL SPACE PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ACTON HOUSING AUTHORITY

MCCARTHY VILLAGE II

SACHEM WAY, ACTON, MA

BAKER/WOHL ARCHITECTS

BWA

132 LINCOLN STREET, #4
BOSTON, MA 02111
TEL: 617 . 350 . 7420
FAX: 617 . 350 . 5383

Project No:	2915
Drawn By:	JT
Checked By:	AI/BB
Issue Date:	13 AUGUST 2010

Revisions

No	Date	Description	By

Drawing Title:

BUILDINGS B-D FLOOR PLANS

Drawing Number:

A2.2

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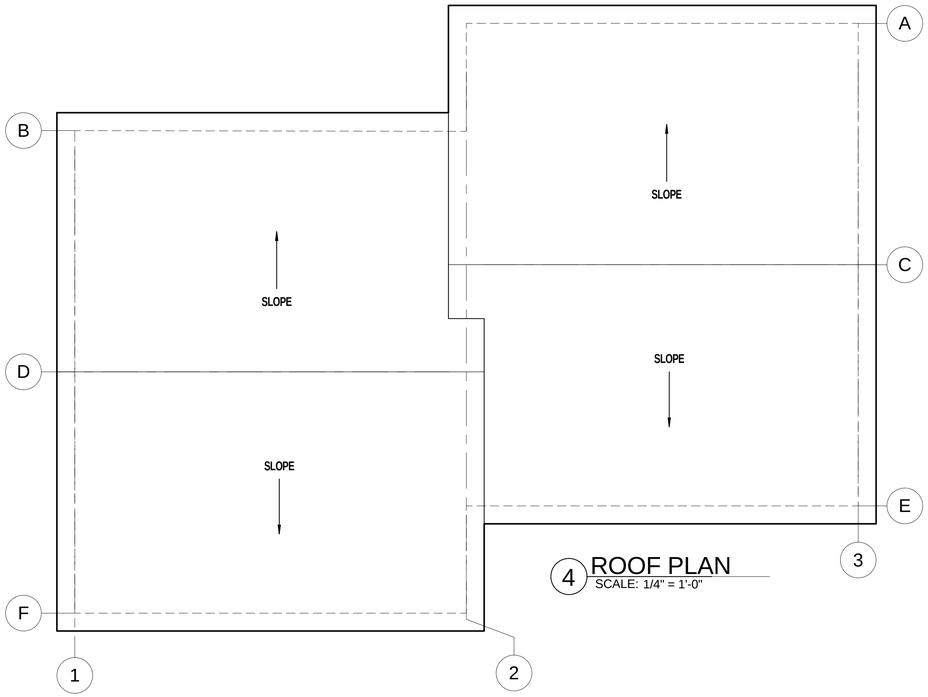
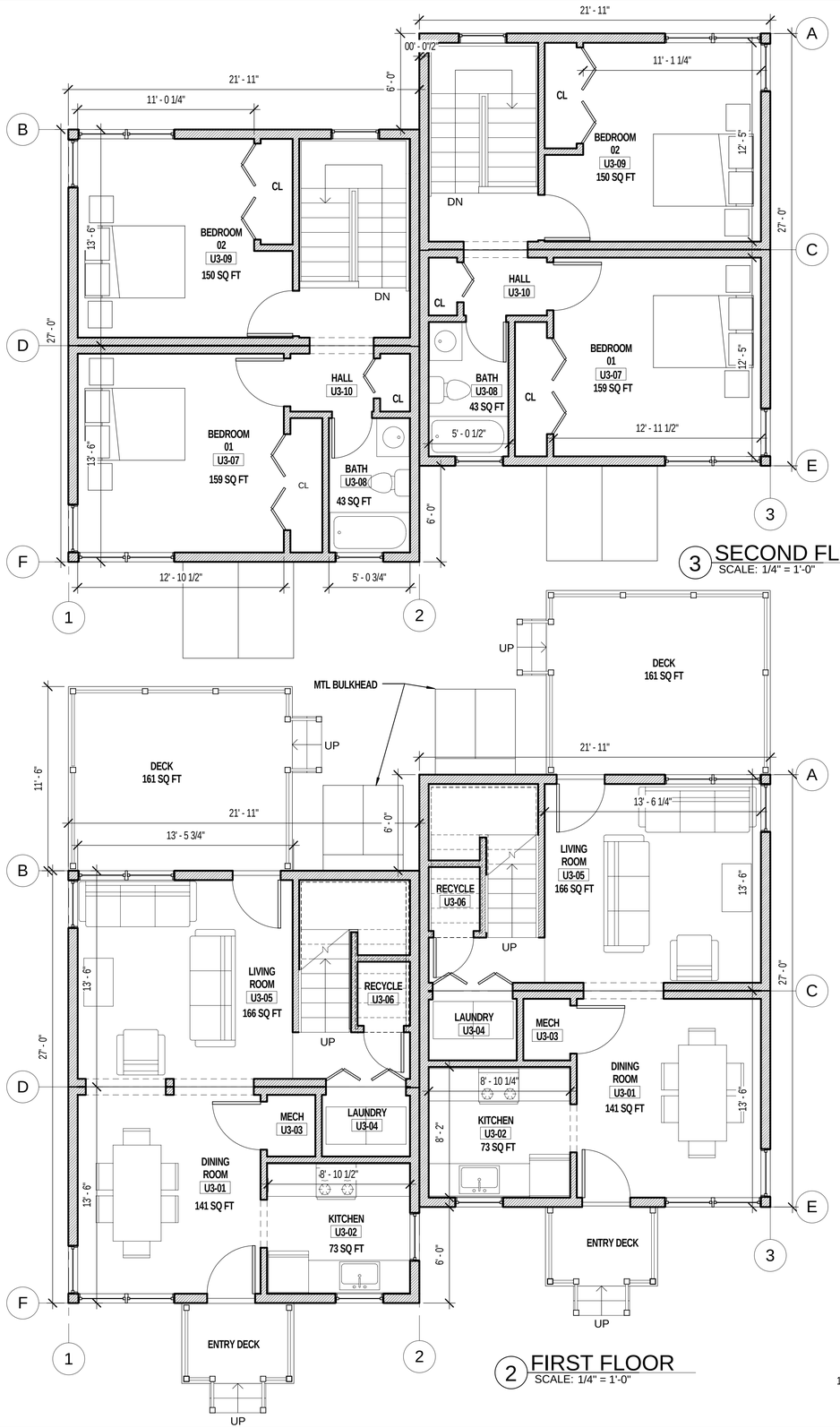
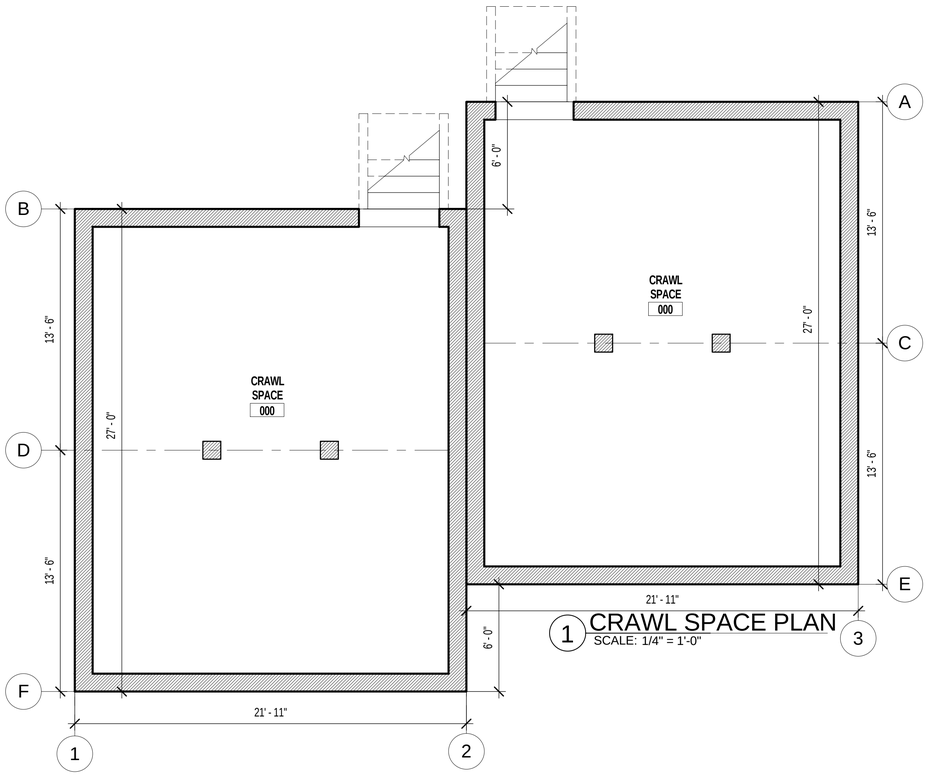


4 ROOF PLAN
SCALE: 1/4" = 1'-0"



3 SECOND FLOOR
SCALE: 1/4" = 1'-0"

UNIT TYPE 03 (2 BED)
NET AREA - 913 SQ FT
GROSS AREA - 1184 SQ FT



1 CRAWL SPACE PLAN
SCALE: 1/4" = 1'-0"

2 FIRST FLOOR
SCALE: 1/4" = 1'-0"

PROJECT NORTH

1/4" = 1'-0" 0 2 4 8 FT

ACTON HOUSING AUTHORITY

MCCARTHY VILLAGE II

SACHEM WAY, ACTON, MA

BAKER/WOHL ARCHITECTS

BWA

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Project No:	2915
Drawn By:	JT
Checked By:	AI/BB
Issue Date:	13 AUGUST 2010

Revisions

No	Date	Description	By

Drawing Title:

BUILDINGS E-F FLOOR PLANS

Drawing Number:

A2.3

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4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 0 2 4 8 FT

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Revisions

No	Date	Description	By

Drawing Title:

BUILDING A ELEVATIONS

Drawing Number:

A3.1

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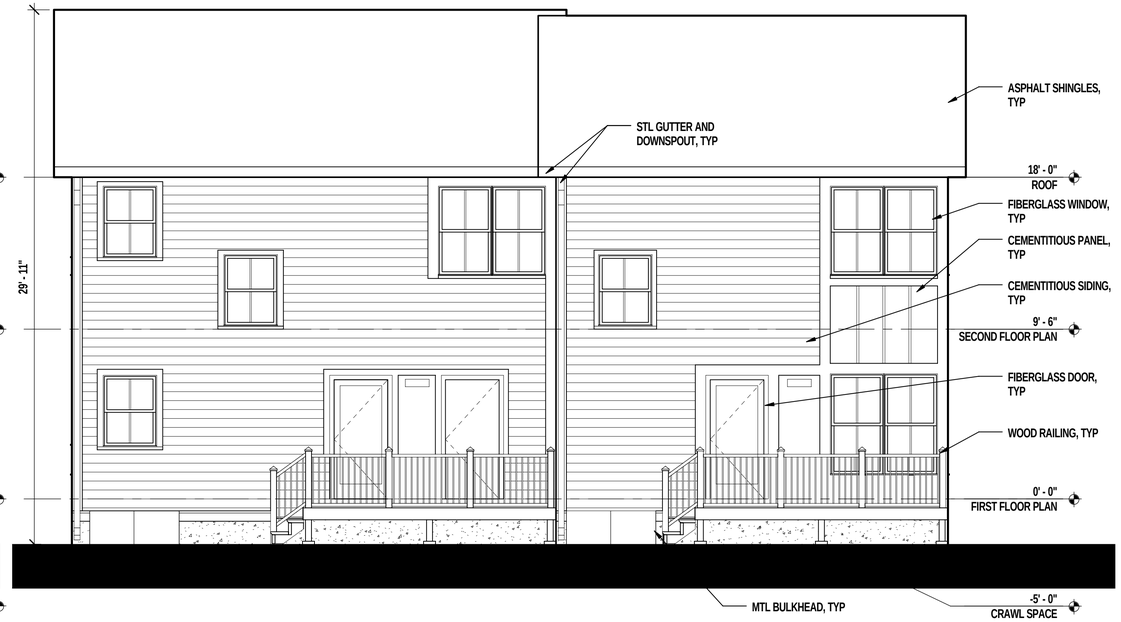
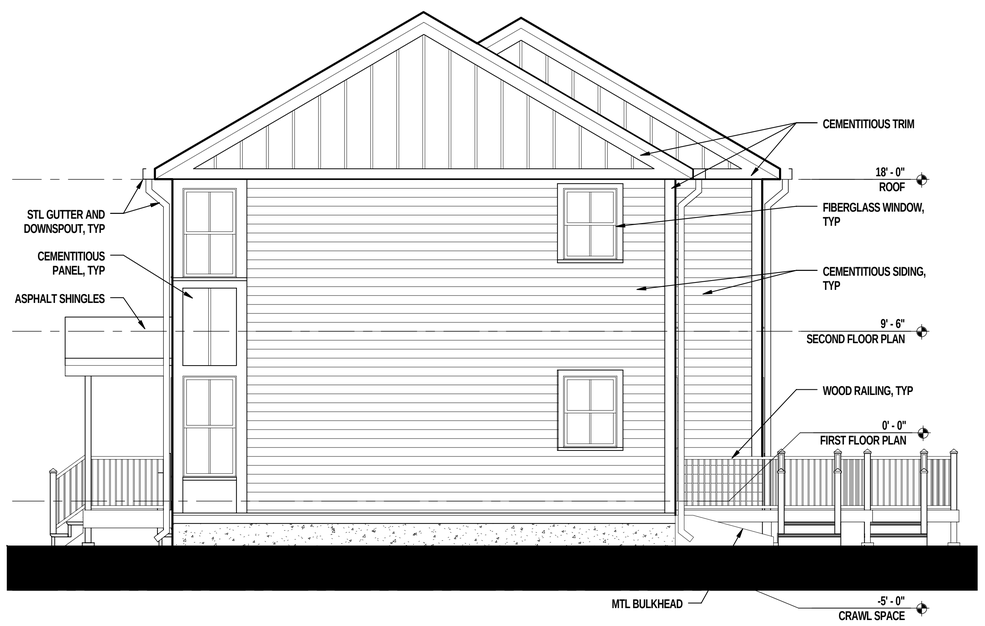
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 0 2 4 8 FT

ACTON HOUSING AUTHORITY

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Project No:	2915
Drawn By:	JT
Checked By:	AI/BB
Issue Date:	13 AUGUST 2010

Revisions

No	Date	Description	By

Drawing Title:

BUILDINGS B-D ELEVATIONS

Drawing Number:

A3.2

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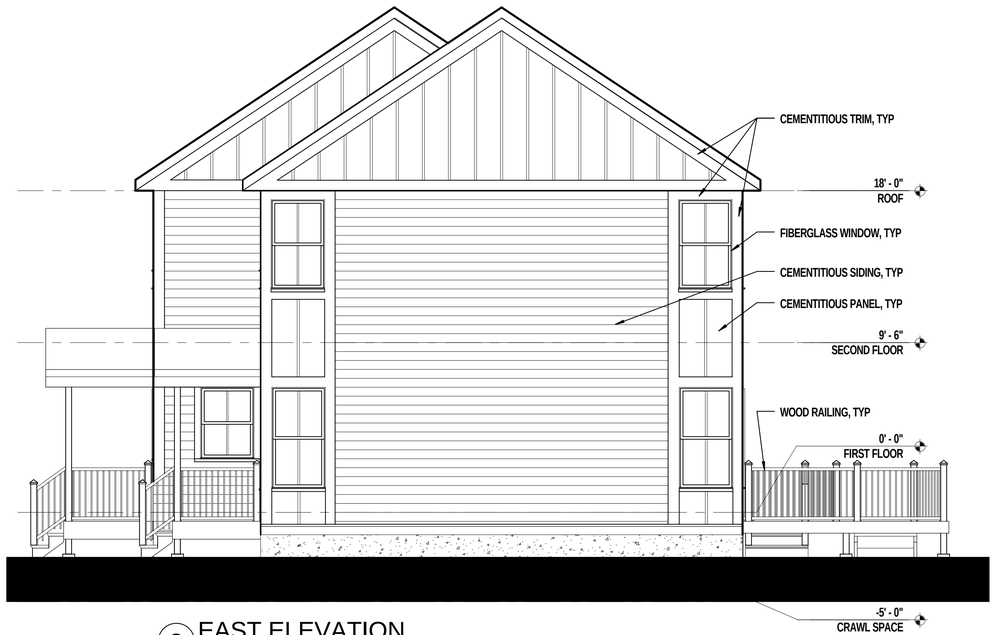
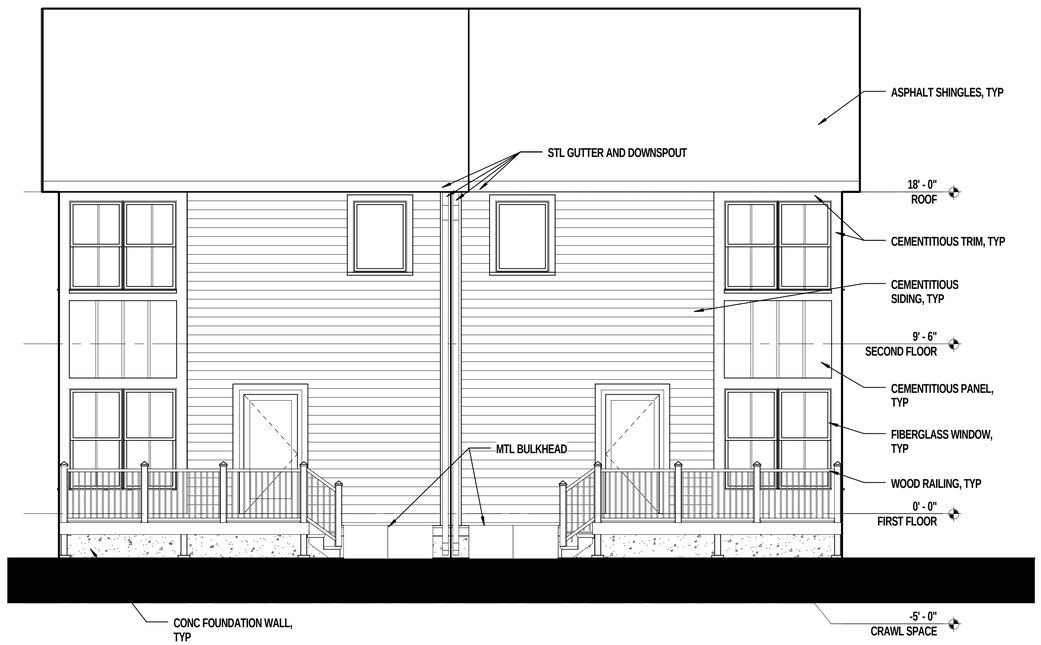
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1/4" = 1'-0" 0 2 4 8 FT

ACTON HOUSING AUTHORITY

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Revisions

No	Date	Description	By

Drawing Title:

BUILDINGS E-F ELEVATIONS

Drawing Number:

A3.3

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