



The Commonwealth of Massachusetts

Department of Public Safety
Architectural Access Board

One Ashburton Place, Room 1310
Boston Massachusetts 02108-1618

Phone: 617-727-0660

Fax: 617-727-0665

www.mass.gov/dps

Docket Number

(Office Use Only)

APPLICATION FOR VARIANCE

In accordance with M.G.L., c.22, § 13A, I hereby apply for modification of or substitution for the rules and regulations of the Architectural Access Board as they apply to the building/facility described below on the grounds that literal compliance with the Board's regulations is impracticable in my case.

PLEASE ENCLOSE:

- 1) A filing fee of \$50.00 (Check/Money Order) made payable to the "Commonwealth of Massachusetts" and all supporting documentation (e.g. plans in 11" x 17" format, photographs, etc.). In addition, the complete package (including plans, photographs and the completed "Service Notice") must be submitted to all parties via compact disc.
2) If you are a tenant seeking variance(s), a letter from the owner of the building authorizing you to apply on his or her behalf is required.
3) The completed "Service Notice" form provided at the end of this application certifying that a copy of your complete application has been received by the Local Building Inspector, Local Disability Commission (if applicable), and Local Independent Living Center for the city/town that the property in question resides in. A list of the local entities can be found by calling the Architectural Access Board Office or the Local City/Town Clerk. For a list of the Local Independent Living Centers you can either call the Architectural Access Board Office or visit the Massachusetts Statewide Independent Living Council website at http://www.masilc.org/membership/cils.

1. State the name and address of the owner of the building/facility:

BELLOWS FARM CONDOMINIUM ASSOCIATION: MANAGED BY THE DARTMOUTH GROUP
PROPERTY MGR: NANCY MANDINO, 4 PRESTON COURT, SUITE 101, BEDFORD, MA 01730
E-mail: NMANDINO@THEDARTMOUTHGROUP.COM
Telephone: 781-533-7217

2. State the name and address of the building/facility:

BELLOWS FARM CONDOMINIUM CLUB HOUSE
111 DAVIS ROAD, ACTON, MA 01720

3. Describe the facility (i.e. number of floors, type of functions, use, etc.):

THE CLUB HOUSE IS A 2 FLOOR BUILDING USED BY THE CONDOMINIUM ASSOCIATION FOR FUNCTIONS, BUSINESS MEETINGS, AND SERVES THE CONDOMINIUM COMMUNITIES NEEDS REGARDING THE USE OF THE SWIMMING POOL AND TENNIS COURTS LOCATED ON EITHER SIDE OF THE CLUB HOUSE BUILDING.

4. Total square footage of the building: N/A Per floor: _____

a. total square footage of tenant space (if applicable): _____

5. Check the work performed or to be performed:

New Construction Addition
 Reconstruction/Remodeling/Alteration Change of Use

6. Briefly describe the extent and nature of the work performed or to be performed (use additional sheets if necessary):

RE-TILE TOP PERIMETER OF POOL AND RE-SURFACE POOL INTERIOR WITH MARBLEITE PLASTER. REMOVE AND REPLACE EXISTING POOL PATIO WITH SAME CONCRETE FINISH, SHAPE AND SIZE. REMOVE AND REPLACE EXISTING POOL FENCE WITH 6 FT. HIGH BLACK STEEL FENCE W/ 2 GATES.

7. State each section of the Architectural Access Board's Regulations for which a variance is being requested:

7a. Check appropriate regulations:
 1996 Regulations 2002 Regulations 2006 Regulations

SECTION NUMBER

LOCATION OR DESCRIPTION

22.3.1

GRADE MUST HAVE 2% OR LESS CROSS SLOPE

26.6.1

FLOOR AREA WITHIN THE CLEARANCE SHALL BE LEVEL (2% OR LESS)

8. Is the building historically significant? yes no. If no, go to number 9.

8a. If yes, check one of the following and indicate date of listing:

- National Historic Landmark
- Listed individually on the National Register of Historic Places
- Located in registered historic district
- Listed in the State Register of Historic Places
- Eligible for listing

8b. If you checked any of the above **and** your variance request is based upon the historical significance of the building, you *must* provide a letter of determination from the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125.

9. For each variance requested, state in detail the reasons why compliance with the Board's regulations is impracticable (use additional sheets if necessary), including but not limited to: the necessary cost of the work required to achieve compliance with the regulations (i.e. written cost estimates); and plans justifying the cost of compliance.

WE CANNOT SATISFY 2% SLOPE RATE BY CHANGING EXISTING WHITE POOL COPING TO A CANTILEVER DECK EDGE. THE SLOPE RATE WILL INCREASE TO 4 1/2% DUE TO THE FACT THAT WE ARE DEALING WITH FIXED ELEVATIONS - (SEE DIAGRAM W/DRAINAGE)

10. Has a building permit been applied for? YES
Has a building permit been issued? _____
10a. If a building permit has been issued, what date was it issued? _____
10b. If work has been completed, state the date the building permit was issued for said work: N/A

11. State the estimated cost of construction as stated on the above building permit:
ONE HUNDRED THIRTY THOUSAND SIX HUNDRED FIFTY NINE DOLLARS \$130,659.00
11a. If a building permit has not been issued, state the anticipated construction cost:

12. Have any other building permits been issued within the past 36 months? NO
12a. If yes, state the dates that permits were issued and the estimated cost of construction for each permit: _____

13. Has a certificate of occupancy been issued for the facility? YES
If yes, state the date: APPROXIMATELY 15 YEARS AGO

14. To the best of your knowledge, has a complaint ever been filed on this building relative to accessibility? _____ yes no

15. State the actual assessed valuation of the **BUILDING ONLY**, as recorded in the **Assessor's Office** of the municipality in which the building is located: N/A
Is the assessment at 100%? N/A
If not, what is the town's current assessment ratio? N/A

ASSESSOR'S OFFICE HAS NOT ASSESSED THE VALUE OF THIS BUILDING TO DATE

16. State the phase of design or construction of the facility as of the date of this application: PRELIMINARY

17. State the name and address of the architectural or engineering firm, including the name of the individual architect or engineer responsible for preparing drawings of the facility:

MICHAEL BERRY P.E. / CONSULTING STRUCTURAL ENGINEER, INC.
53 KNOX TRAIL, SUITE 201, ACTON, MA 01720
E-mail: MJBERRY@CSE-MA.COM
Telephone: 978-461-6100

18. State the name and address of the building inspector responsible for overseeing this project:

FRANK RAMSBOTTOM C.B.O. BUILDING COMMISSIONER
472 MAIN STREET, ACTON, MA 01720
E-mail: FRAMSBOTTOM@ACTON-MA.GOV
Telephone: 978-929-6633

Date: 9-11-13



Signature of owner or authorized agent

PLEASE PRINT:

STEPHEN PAPPAS
Name

20 LOMAR PARK, SUITE # 1
Address

PEPPERELL, MA 01463
City/Town State Zip Code

SPAPPAS@STONEEDGEDESIGN.COM
E-mail

978-902-8408
Telephone

**ARCHITECTURAL ACCESS BOARD VARIANCE APPLICATION
SERVICE NOTICE**

I, STEPHEN PAPPAS, as A REPRESENTATIVE
for the Petitioner STONE EDGE DESIGN, INC. submit a
variance application filed with the Massachusetts Architectural Access Board on SEPTEMBER 11
20 13.

HEREBY CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT I SERVED OR CAUSED TO BE SERVED, A COPY OF THIS VARIANCE APPLICATION ON THE FOLLOWING PERSON(S) IN THE FOLLOWING MANNER:

	<u>NAME AND ADDRESS OF PERSON OR AGENCY SERVED</u>	<u>METHOD OF SERVICE</u>	<u>DATE OF SERVICE</u>
1	TOWN OF ACTON BUILDING DEPARTMENT 472 MAIN ST., ACTON, MA 01720	MAILED	9-11-13
2	TOWN OF ACTON C. O. D. 472 MAIN ST., ACTON, MA 01720	MAILED	9-11-13
3	METRO WEST CTR. FOR INDEPENDENT LIVING 260 IRVING STREET, FRAMINGHAM, MA 01702	MAILED	9-11-13

AND CERTIFY UNDER THE PAINS AND PENALTIES OF PERJURY THAT THE ABOVE STATEMENTS TO THE BEST OF MY KNOWLEDGE ARE TRUE AND ACCURATE.

Signature: Appellant or Petitioner

On the 11 TH Day of SEPTEMBER 20 13
PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED

STEPHEN PAPPAS
(Type or Print the Name of the Appellant)

Kelly Geagan
NOTARY PUBLIC

4/22/2016
MY COMMISSION EXPIRES



521 CMR: ARCHITECTURAL ACCESS BOARD

521 CMR 22.00: WALKWAYS

22.1 GENERAL

Walkways shall include but not be limited to all *walks, sidewalks*, overpasses, bridges, tunnels, underpasses, plazas, courts and other pedestrian pathways, and shall comply with the following requirements:

22.2 WIDTH

Width of *walkways* shall be not less than 48 inches (48" = 1219mm), excluding curb stones. An unobstructed path of travel shall be provided which is at least 36 inches (36" = 914mm) *clear*, excluding curb stones.

* 22.3 GRADE

Walkways with a running slope greater than one-in-20 (1:20) (5%) are ramps and shall comply with **521 CMR 24.00: RAMPS**.

22.3.1 Nowhere shall the *cross slope* of *walkways* exceed one-in-50 (1:50) (2%). (Refer to 521 CMR 2.4.4d.)

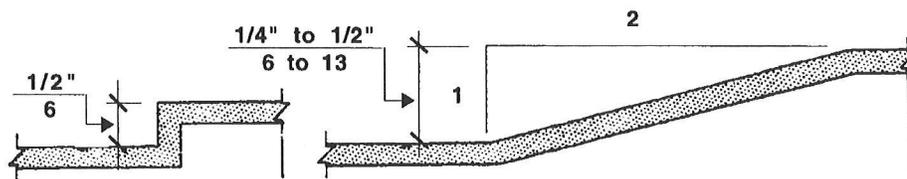
Exception: *Sidewalks* on streets and ways shall be considered *walkways*, with the exception that if the slope of the natural topography exceeds one-in-20 (1:20) (5%) a *ramp* is not required.

22.3.2 Nowhere shall the surface slope of any plaza area exceed one-in-50 (1:50) (2%).

22.4 LEVEL CHANGES

Walkways shall have continuous common surfaces, not interrupted by steps or changes in *level* greater than ¼ inch (¼" = 6mm).

22.4.1 Changes in *level* between ¼ inch and ½ inch (¼" and ½" = 6mm and 13mm) shall be beveled with a slope no greater than 1:2 (50%). See **Fig. 22a**.



Changes in Level
Figure 22a

22.4.2 Changes in *level* greater than ½ inch (½" = 13mm) shall require a *curb cut, walkway, ramp, elevator, or platform lift* that complies with **521 CMR 21.00: CURB CUTS**, **521 CMR 22.00: WALKWAYS**, **521 CMR 24.00: RAMPS** or **521 CMR 28.00: ELEVATORS**.

521 CMR: ARCHITECTURAL ACCESS BOARD

26.00: DOORS AND DOORWAYS

26.6 MANEUVERING CLEARANCE

A minimum *clear* floor area shall be provided on both sides of all doors and gates.

Exception: Doors equipped with automatic opening devices are exempt from 521 CMR 26.6.3, 26.6.4 and 26.8

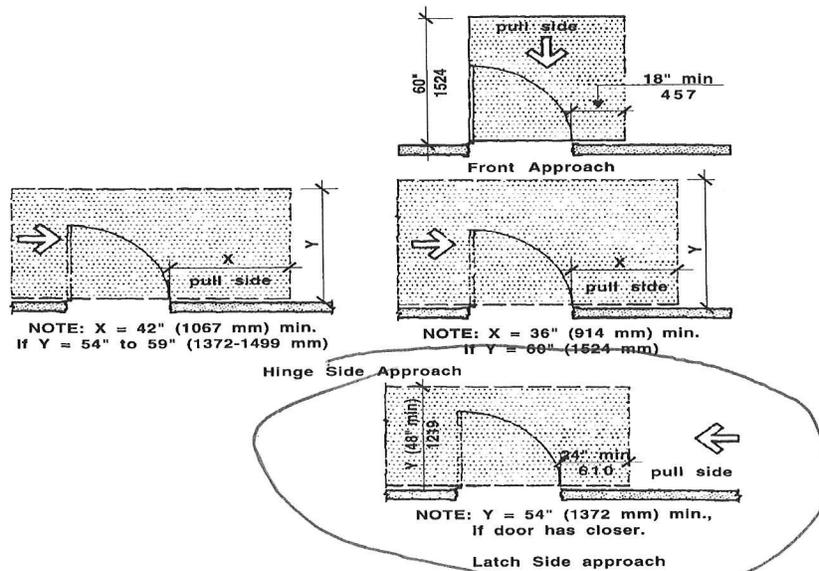
*26.6.1 The floor or ground area within the required clearances shall be *level*.

26.6.2 Doors located in a recess of more than 6 inches (6"=152mm) deep shall have *clear floor space* as required in 521 CMR, Section 26.6.3 and 521 CMR Section 26.6.4. Said *clear floor space* shall be measured within 6 inches (6"=152mm) of the door.

26.6.3 Pull side clearance shall comply with the following:

- a. A minimum of 18 inches (18" = 457mm) of *clear* floor space shall be provided on the latch, pull side of the door when the *clear floor space* in front of the door is a minimum of 60 inches (60" = 1524mm). see Fig. 26d.
- b. A minimum of 42 inches (42" = 10667mm) of *clear floor space* shall be provided on the latch, pull side of the door when the *clear floor space* in front of the door is more than 54 inches (54" = 1372mm) but less than 60 inches (60" = 1524mm) see Fig. 26g.
- c. A minimum of 24 inches (24" = 610mm) of *clear* floor space shall be provided on the latch, pull side of the door when the *clear* floor space in front of the door is a minimum of 54 inches (54" = 1372mm) and the door has a closer. see Fig. 26d.

Pull side clearance shall comply with Fig. 26d.

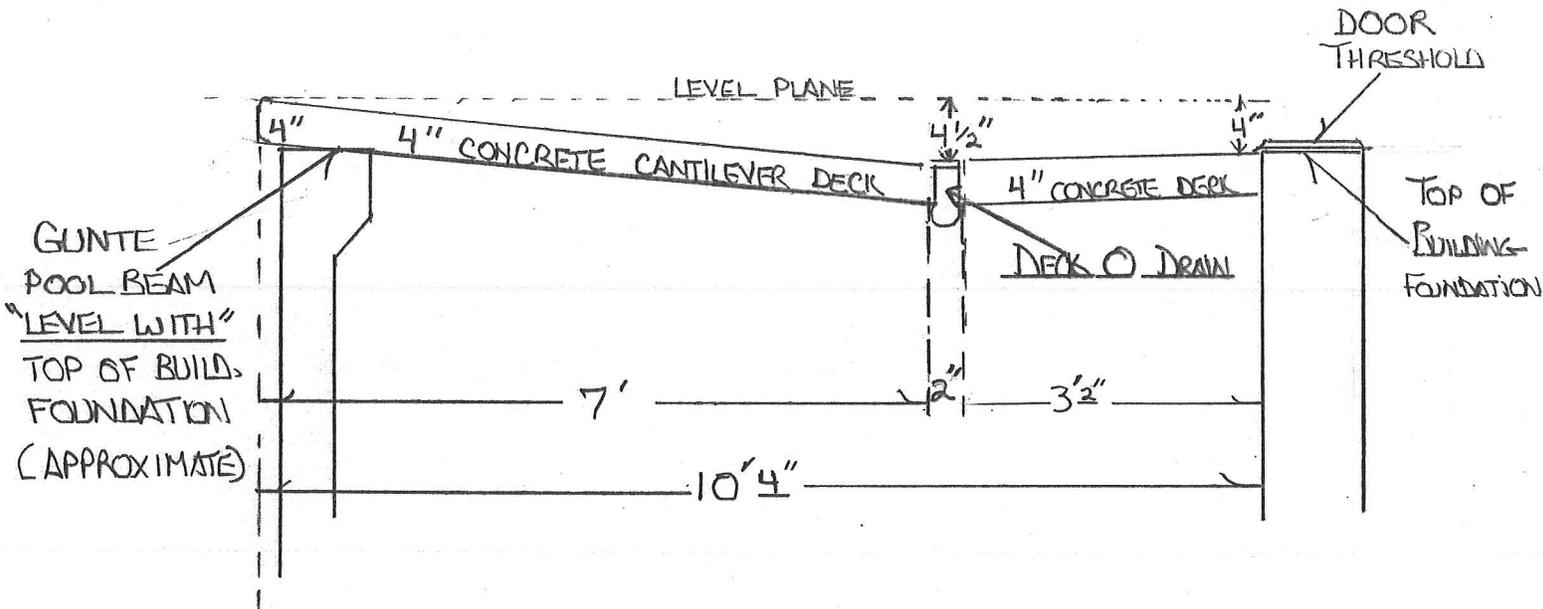


Maneuvering Clearance at Doors (Pull Side)
Figure 26d

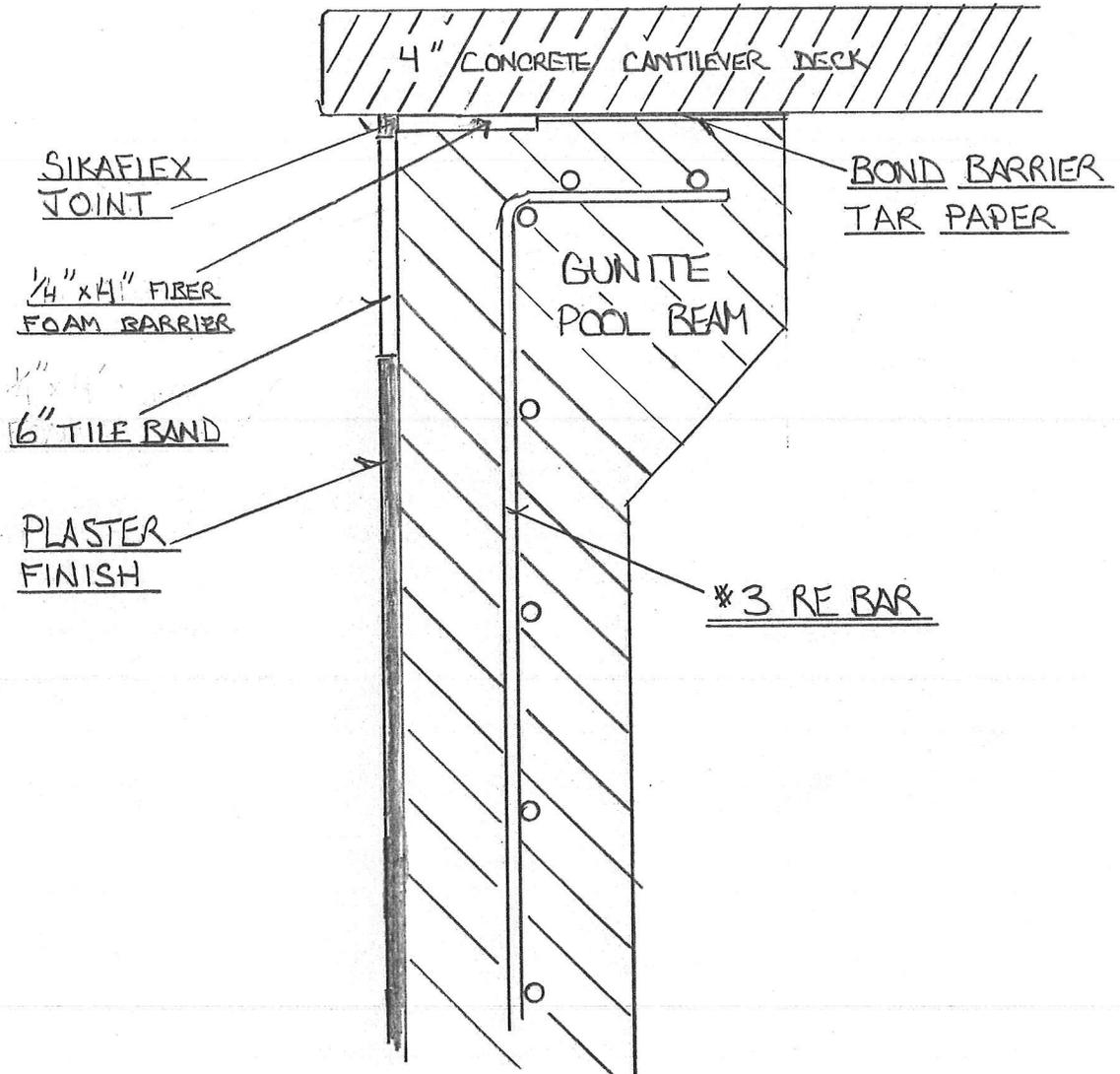
"BELLONS FARM CONDOMINIUMS"

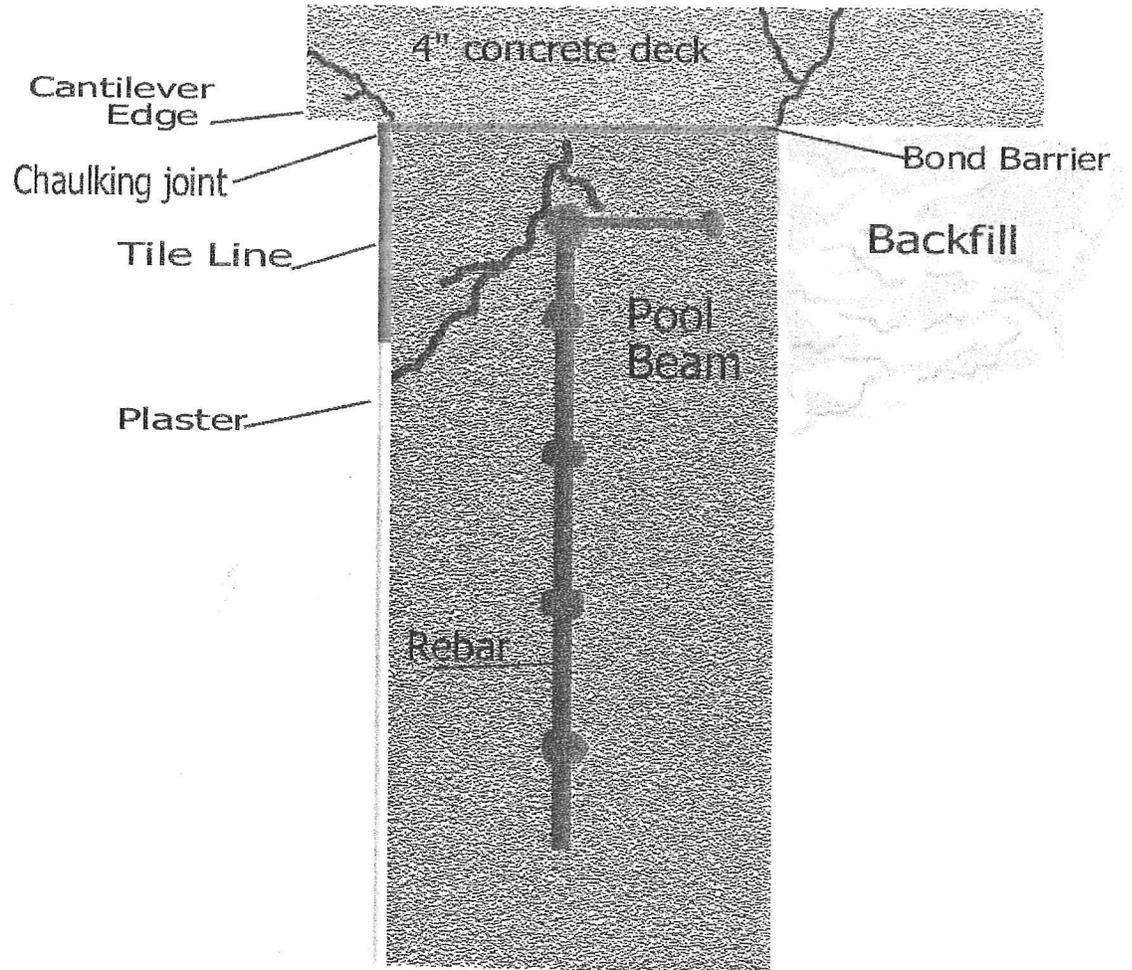
PROPOSED PLAN FOR DRAINAGE
BETWEEN CLUBHOUSE + POOL
WITH CANTILEVER DECK INSTALL

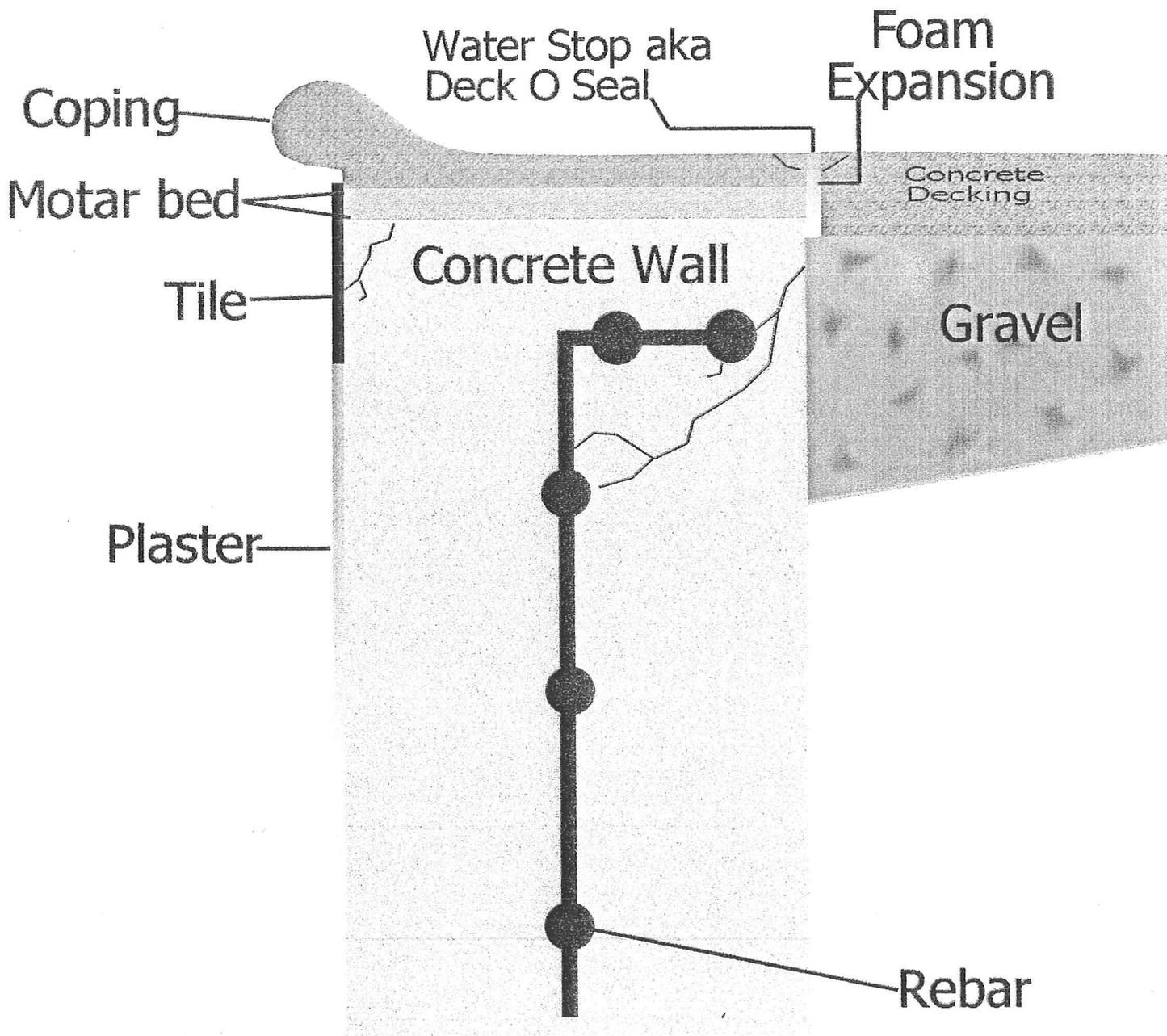
NOT TO SCALE:



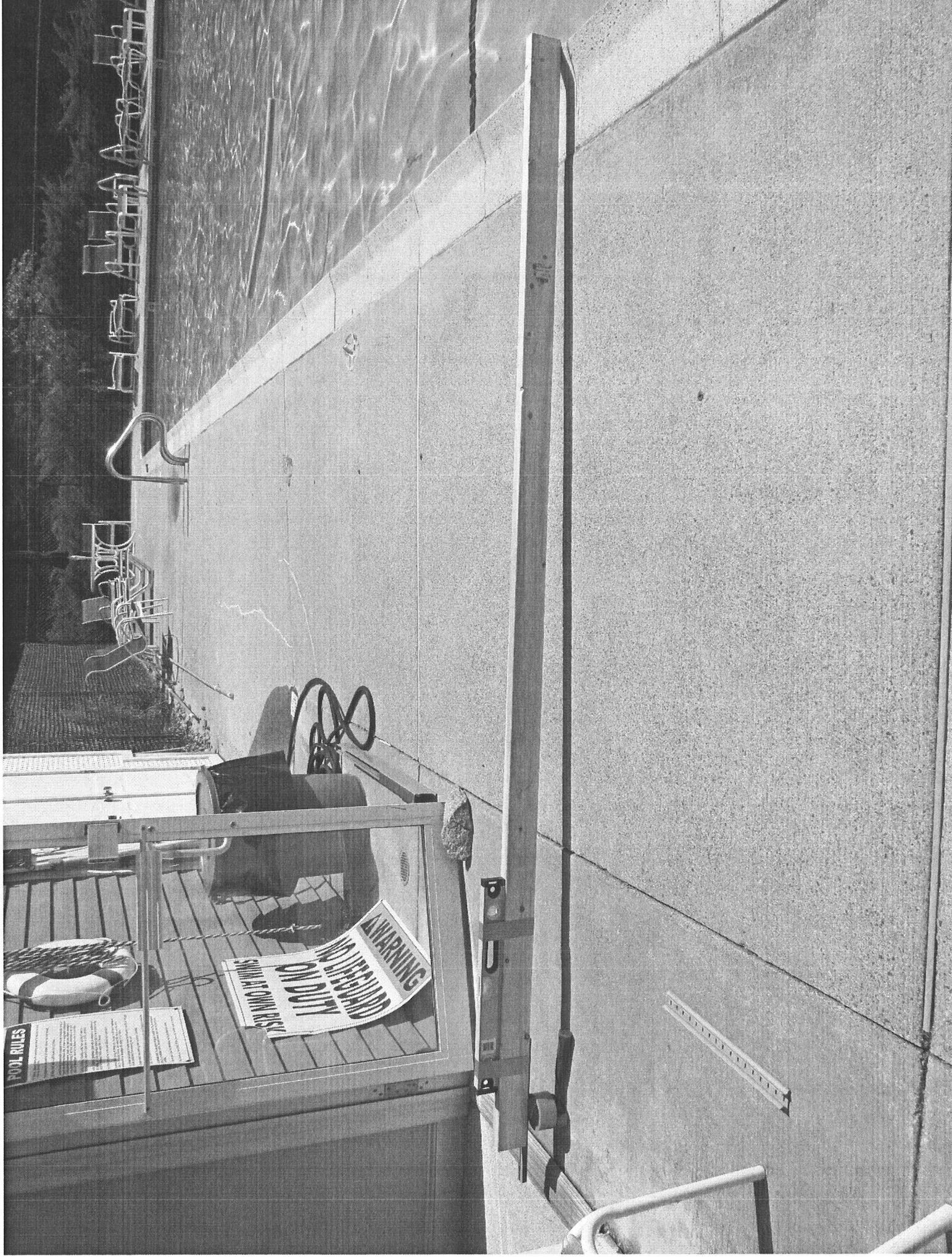
**SCHEMATIC:
Cantilever Deck
installation above
Gunite Pool Beam
with 6" tile band**







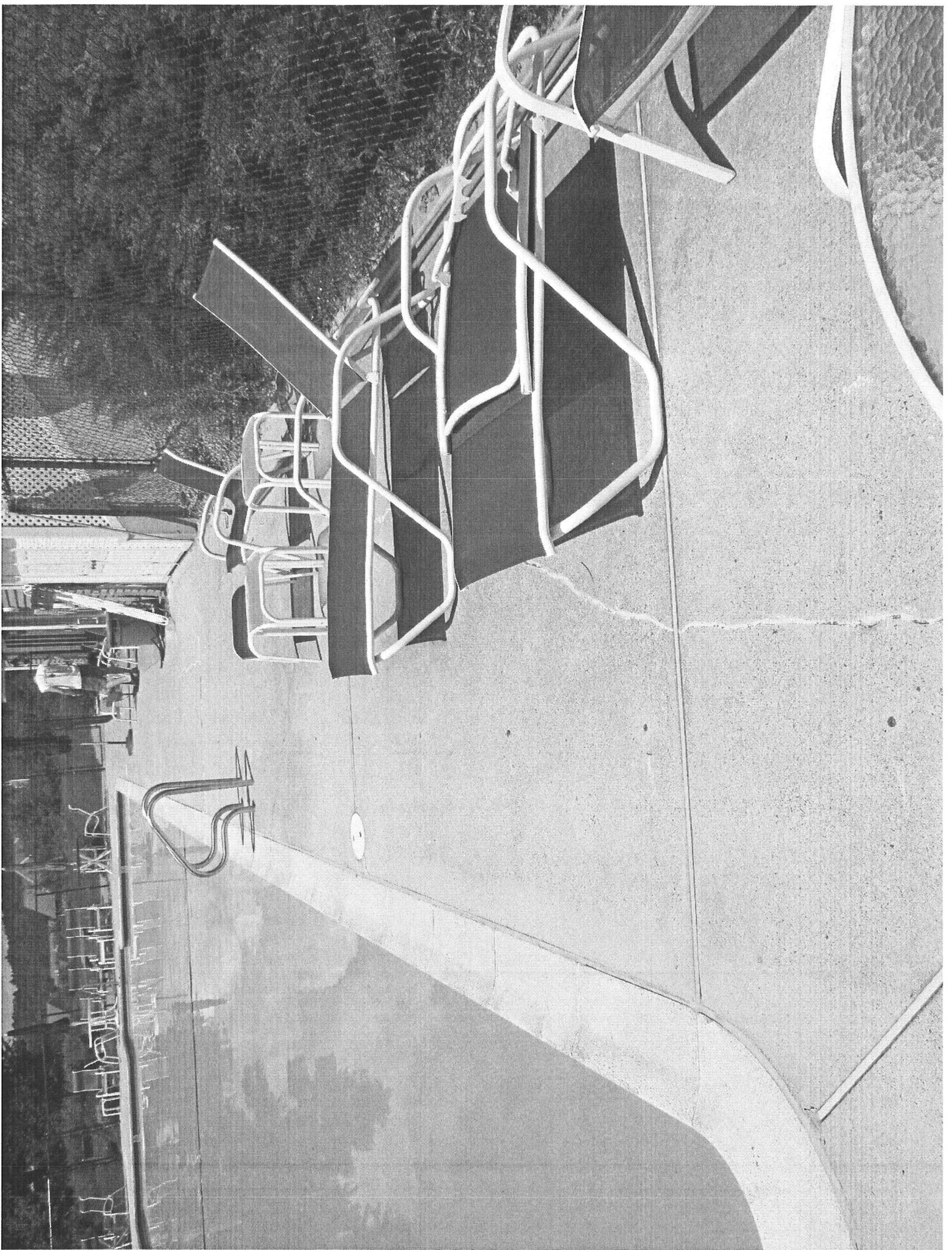


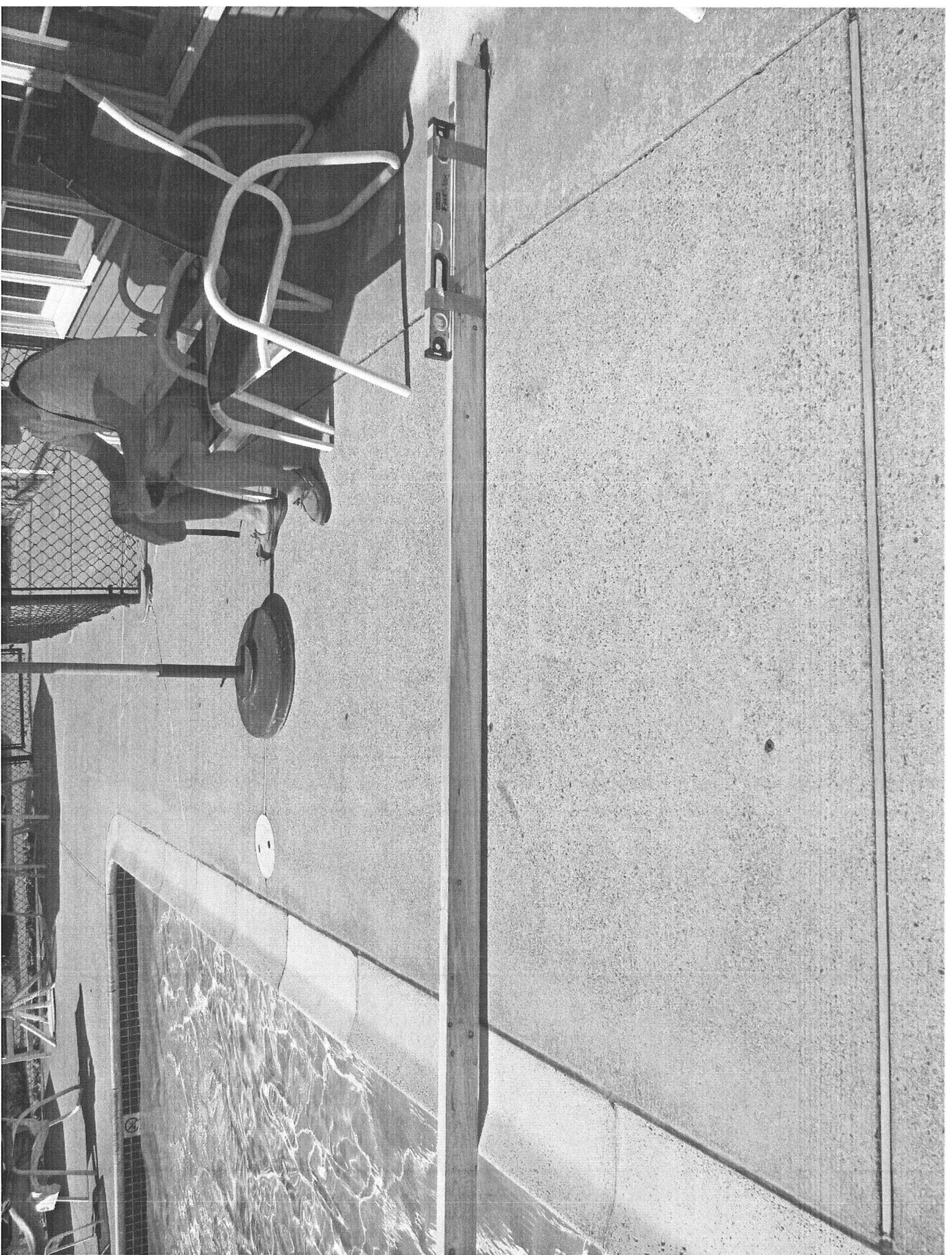


POOL RULES

1. No running or rough play in the pool area.
2. No diving in shallow water.
3. No alcohol or drugs in the pool area.
4. No glass containers in the pool area.
5. No swimming if you are ill or have a wound.
6. No swimming if you are under the influence of alcohol or drugs.
7. No swimming if you are wearing a hat or jewelry.
8. No swimming if you are wearing shoes or sandals.
9. No swimming if you are wearing a watch or bracelet.
10. No swimming if you are wearing a ring or earring.
11. No swimming if you are wearing a necklace or chain.
12. No swimming if you are wearing a belt or suspenders.
13. No swimming if you are wearing a tie or scarf.
14. No swimming if you are wearing a jacket or sweater.
15. No swimming if you are wearing a shirt or blouse.
16. No swimming if you are wearing a dress or skirt.
17. No swimming if you are wearing a pair of pants or shorts.
18. No swimming if you are wearing a pair of shoes or sandals.
19. No swimming if you are wearing a pair of socks.
20. No swimming if you are wearing a pair of underwear.

WARNING
NO LIFE GUARD
ON DUTY





GENERAL NOTES & SPECIFICATIONS

- ALL CONSTRUCTION REQUIRED OF THE CONTRACTOR BY THE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING BUILDING CODE AND OSHA REGULATIONS, SUPPLEMENTED BY THE CONTRACT DOCUMENTS. THE GOVERNING BUILDING CODE USED IN THE STRUCTURAL DESIGN IS THE INTERNATIONAL BUILDING CODE 2009 (IBC) WITH MASSACHUSETTS AMENDMENTS. ALL WORK SHALL ALSO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF ACTON BUILDING DEPARTMENT.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK. DO NOT SCALE DIMENSIONS OR ELEVATIONS FROM DRAWINGS.
- UNLESS OTHERWISE NOTED, DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. IN ADDITION, THE CONTRACTOR SHALL OBTAIN FROM THE OWNER, AS-BUILT DOCUMENTATION OF PRIVATE UNDERGROUND UTILITIES IN THE AREA SUCH AS POOL PIPING AND LANDSCAPE DRAINAGE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN ALL EXISTING UTILITIES IN THE AREA.
- DEPTHS OF UNSUITABLE MATERIAL REMOVAL INDICATED ON THE PLAN ARE MINIMUM DEPTHS, AND ARE NOT TO BE CONSIDERED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION REQUIRED TO REACH GOOD BEARING. WHERE EXCAVATIONS MAY POTENTIALLY UNDERMINE EXISTING BUILDING OR SITE STRUCTURES, CONTACT THE ENGINEER BEFORE PROCEEDING.
- ALL EXISTING SUB-BASE SOIL MATERIALS EXPOSED BY THE EXCAVATIONS REQUIRED ON THIS PLAN SHALL BE COMPACTED IN PLACE (PROOF ROLLED) PRIOR TO BACKFILLING WITH COMPACTED STRUCTURAL FILL IN THE EXCAVATION LIMITS.
- STRUCTURAL FILL SHALL CONSIST OF GRAVEL OR GRANULAR, FREE-DRAINING MATERIAL CONTAINING NOT MORE THAN 10% OF MATERIAL THAT PASSES THROUGH A No. 4 SIEVE. FILL PLACED WITHIN THE PROPOSED WORK LIMITS SHALL BE PLACED IN MAXIMUM 12" LIFTS AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D1557, METHOD C.
- CHAINLINK FENCE SHALL HAVE BLACK COATED RAILS AND POSTS WITH BLACK VINYL MESH MEETING POOL FENCE REQUIREMENTS OF THE GOVERNING BUILDING CODE. PROVIDE THE NECESSARY BRACING HARDWARE FOR TERMINATION PANEL AT ALL CORNERS AND END PANELS. PROVIDE GATES TO MATCH SIZE AND ORIENTATION OF EXISTING GATES.
- THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO ENSURE THAT EXCAVATION AND SOIL COMPACTION ACTIVITIES IN THE VICINITY OF THE POOL DO NOT DISTURB THE EXISTING POOL STRUCTURE AND UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE POOL STRUCTURE AND COPING AT ALL TIMES DURING THE WORK. IT IS RECOMMENDED THAT ALL UNDERGROUND POOL PIPING BE INSPECTED BY A QUALIFIED PROFESSIONAL AFTER ALL EXCAVATION AND BACKFILLING ACTIVITIES ARE COMPLETE, BUT PRIOR TO PLACEMENT OF THE PATIO SLAB.
- TENNIS COURT PAVEMENT RESTORATION:**
 - REPAIR DEPRESSIONS AROUND EXISTING SEWER MANHOLE AS SHOWN IN DETAIL 4/S-1.
 - GENERALLY REPAIR DEPRESSIONS ON A PER UNIT BASIS AT THE REQUEST OF THE OWNER AS SHOWN IN DETAIL 5/S-1.

CONCRETE NOTES & SPECIFICATIONS

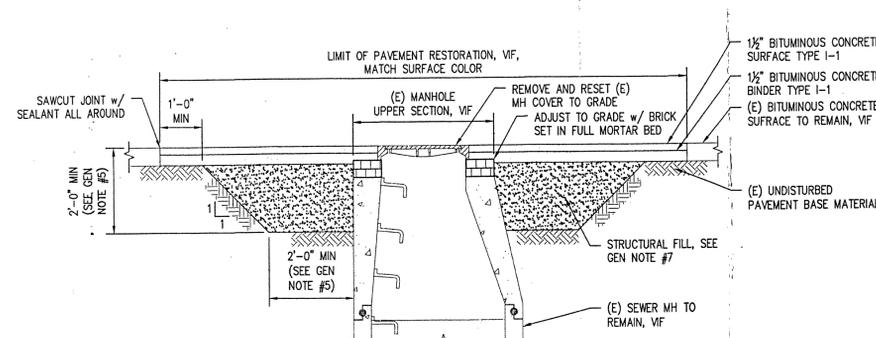
- ALL CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED CONFORMING TO CURRENT AMERICAN CONCRETE INSTITUTE (ACI) 301, 304 AND 308 STANDARDS. THE FOLLOWING CONCRETE MIX DESIGNS ARE TO BE USED IN THE WORK:
 - EXTERIOR SLAB-ON-GRADE**
 - 28-DAY STRENGTH (MIN) 4,000 PSI
 - COARSE AGGREGATE (MAX) 3/4"
 - WATER CEMENT RATIO (w/c) 0.44
 - AIR ENTRAINMENT 6% (±1%)
 - GENERAL STRUCTURAL CONCRETE**
 - 28-DAY STRENGTH (MIN) 3,000 PSI
 - COARSE AGGREGATE (MAX) 3/4"
 - AIR ENTRAINMENT 6% (±1%)
 - SLUMP 5" (±1")
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE CONCRETE SUPPLIER TO ENSURE A PUMPABLE AND WORKABLE MIX WITHOUT THE ADDITION OF WATER AT THE JOBSITE. THE USE OF PLASTICIZERS, RETARDANTS AND OTHER ADDITIVES SHALL BE AT THE OPTION OF THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER. FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURER FOR THE PROPER USE OF ADDITIVES. THE USE OF CALCIUM CHLORIDE OR OTHER CHLORIDE BEARING SALTS SHALL NOT BE PERMITTED.
- PROTECT THE CONCRETE SURFACE BETWEEN FINISHING OPERATIONS ON HOT, DRY DAYS OR ANY OTHER TIME THAT PLASTIC SHRINKAGE CRACKS COULD DEVELOP BY USING WET BURLAP, PLASTIC MEMBRANE OR FOGGING. PROTECT CONCRETE SLAB AT ALL TIMES FROM RAIN, HAIL OR OTHER INJURIOUS EFFECTS.
- HOT WEATHER CONCRETE INSTALLATION AS DEFINED BY ACI 305 SHALL BE PERFORMED IN ACCORDANCE WITH ACI 305.
- COLD WEATHER CONCRETE INSTALLATION AS DEFINED BY ACI 306 SHALL BE PERFORMED IN ACCORDANCE WITH ACI 306. PROVIDE MINIMUM 5-DAY FROST PROTECTION FOR CONCRETE PLACED AND/OR CURED IN COLD WEATHER CONDITIONS.
- CAST-IN-PLACE CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - NO. 5 BAR, W31 OR D31 WIRE AND SMALLER 1 1/2"
- REINFORCING STEEL SHALL BE NEW BILLET STEEL IN ACCORDANCE WITH ASTM A615, GRADE 60. ALL DETAILS SHALL BE IN ACCORDANCE WITH ACI DETAIL STANDARD ACI 315. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 SPECIFICATIONS FOR WELDED STEEL WIRE FABRIC AND PLACED IN ACCORDANCE WITH THE WELDED STEEL WIRE INSTITUTE.
- EXPOSED TO NEW CONCRETE FINISH SHALL BE A SMOOTH FORM FINISH IN ACCORDANCE WITH ACI REQUIREMENTS. CONCEALED CONCRETE SURFACES MAY BE A ROUGH FORM FINISH.
- ALL EXTERIOR SLABS SHALL RECEIVE A BROOM FINISH. FINISHING OF SLAB SURFACES SHALL COMPLY WITH THE RECOMMENDATIONS OF ACI 302.1 AND 304.
- POOL PATIO SLAB CONTROL JOINTS SHALL BE MIN 1" PLASTIC "ZIP-STRIPS" OR AN APPROVED SUBSTITUTE.
- FLEXIBLE JOINT SEALANT SHALL BE SIKAFLEX 1C-SL OR AN APPROVED SUBSTITUTE.
- SCREED SLAB TO SLOPE LINES SHOWN MAINTAINING SURFACE FLATNESS AND LEVELNESS TOLERANCES IN ACCORDANCE WITH THE FOLLOWING:
 - SLABS-ON-GRADE: PLACE TO 1/4" IN 10 FEET.

ABBREVIATIONS

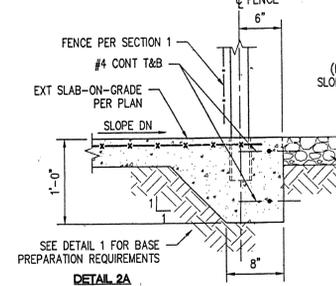
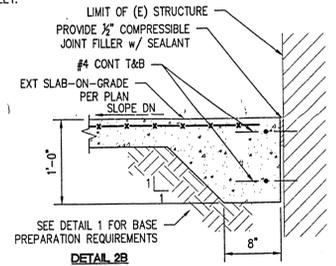
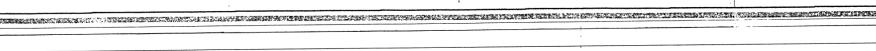
B/BLDG BOT	BOTTOM BUILDING BOTTOM BETWEEN
CJ	CONTROL JOINT CONCRETE
DN	DOWN DRAWING
E	EXISTING EACH
EA	EXISTING EACH
FD	FLOOR DRAIN
FNDN	FOUNDATION
FOC	FACE OF CONCRETE
FS	FACE SIDE
FTG	FOOTING
MAX	MAXIMUM
MIN	MINIMUM
NS	NEAR SEE
NTS	NOT TO SCALE
SIM	SIMILAR
T/	TOP AND BOTTOM
T&B	TO BE DETERMINED
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TOW	TOP OF WALL
TS	TOP OF SLAB
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VF	VERIFY IN FIELD
W/	WITH



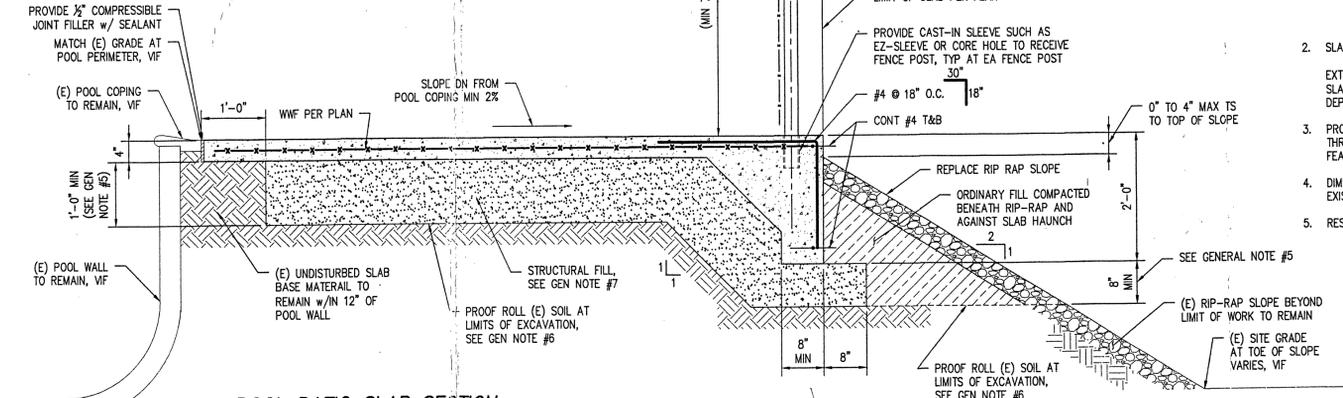
5 TENNIS COURT GENERAL REPAIR
SCALE: 1/2" = 1'-0"



4 TENNIS COURT SEWER MANHOLE
SCALE: 1/2" = 1'-0"

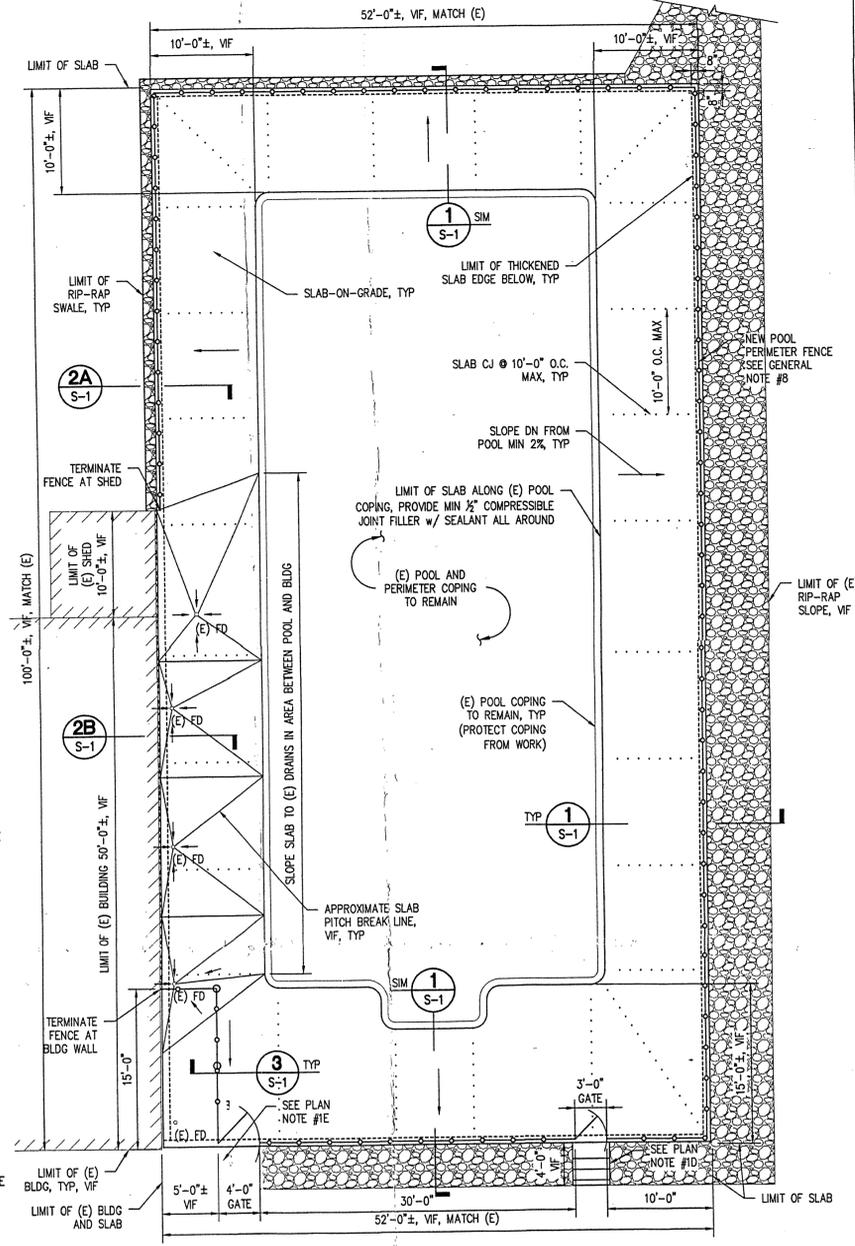
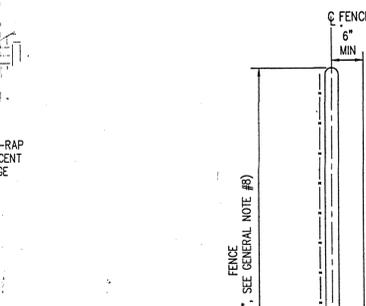


2 SLAB PERIMETER
SCALE: 1" = 1'-0"



1 POOL PATIO SLAB SECTION
SCALE: 3/4" = 1'-0"

3 TYPICAL FENCE POST
SCALE: 3/4" = 1'-0"



POOL PATIO PLAN
1/8" = 1'-0"

POOL PATIO PLAN NOTES:

- DEMOLITION:
 - REMOVE AND DISPOSE OF EXISTING PERIMETER FENCE.
 - REMOVE AND DISPOSE OF EXISTING CONCRETE SLAB-ON-GRADE.
 - REMOVE AND TEMPORARILY STOCKPILE EXISTING RIP-RAP MATERIAL FROM AROUND THE PERIMETER OF THE SLAB.
 - REMOVE AND RESET EXISTING GRANITE STEPS AND PAVERS AT GATE.
 - TO THE EXTENT REQUIRED FOR THE WORK, REMOVE AND RESET EXISTING PAVERS ADJACENT TO BUILDING ACCESS AND GATE.
 - REMOVE AND STOCKPILE ALL EXISTING SOIL MATERIALS WITHIN THE EXCAVATION LIMITS SHOWN ON THE PLAN AND DETAILS AT LOCATION ON THE PROPERTY SELECTED BY THE OWNER.
- SLAB-ON-GRADE:
 - EXTERIOR SLAB: 4" THICK NORMAL WEIGHT CONCRETE
 - SLAB-ON-GRADE REINFORCED WITH 6x6 - W2.9xW2.9 WWF AT MID DEPTH. SEE CONCRETE NOTES #10 THROUGH #13.
- PROTECT ALL EXISTING SITE FEATURES SCHEDULED TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE WORK. REPLACE IN KIND ANY SITE FEATURES THAT ARE DISTURBED OR DAMAGED DURING THE WORK.
- DIMENSIONS NOT SHOWN ON THIS PLAN SHALL BE TAKEN FROM THE EXISTING LAYOUT IN THE FIELD.
- RESTORE POOL COVER ANCHORS IN SLAB TO MATCH EXISTING.

CSE
Consulting Structural Engineer, Inc.
53 Knox Trail, Suite 201
Acton, MA 01720
www.cse.us.com

DATE: BY: ACTION:

PROJECT LOCATION & TITLE
POOL PATIO & TENNIS COURT RESTORATION
BELLOWS FARM CLUBHOUSE
111 DAVIS ROAD
ACTON, MA

DRAWING TITLE
POOL PATIO PLAN, DETAILS AND SPECIFICATIONS

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