

MCO COTTAGE RENTALS DUNSTABLE

TOWN OF DUNSTABLE – APPLICATION FOR COMPREHENSIVE PERMIT

PEER REVIEW Materials from MCO Cottage Rentals

Attached please find the following materials to address some questions from the Peer Review Engineer:

- Project Impact Narrative
- Architectural Plan Details
 - 2 BR Bungalow
 - 2 BR Cottage
 - 3 BR Cottage
 - 1BR Plan Cluster

NOTE: We have included the more detailed construction drawings for the detached homes as they have been previously constructed. We have attached the schematics for the one bedroom duplex units with garages. The final plans will be consistent with other home styles. If the Board wants additional information, we respectfully request it be a condition of the Comprehensive Permit they be submitted for review prior to the issuance of a building permit.

- Cut Sheet of Proposed Common Lighting within Community
- Detached Garages – Plans and Photo of Completed Garage

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Project impacts

Impacts- on traffic (on-site circulation, entrances and exits, signage (if any), trip generation data, sight and stopping distances, average traffic volumes and speed, intersection turning data, existing and proposed levels of service); on historical, archeological, open space, plant and wildlife habitats or corridors, on recreational resources; on municipal services including public safety, water supply, sewage treatment, roads, school enrollment; construction impacts such as noise, dust, erosion/siltation, waste (solid and liquid) and any potential releases.

Attached is a copy of the projected traffic data for the 48 unit project. We have not done a full traffic study as it is a single entrance project onto an existing way, entering a street with extensive traffic already. The increase of traffic from the proposed project will have no impact on the existing patterns. This was re-enforced when a neighbor from across the street stated he had no problems entering and exiting onto Pleasant Street, even in peak periods.

We will install signage along the main roadway entrance limiting the speed to 20 mph and, if speeding seems to be problematic, will consider installing a speed bump to specifically slow traffic. On site, traffic circulation is a simple loop roadway that returns to itself. There will be a stop sign at that intersection. The speed throughout the property will be naturally limited once you enter the residential zone as the length of roadways are very short with various driveways to be mindful of. Parking in excess of 2 spaces per unit is included, providing adequate visitor parking for the community.

The site has been owned by the Town of Dunstable in excess of 20 years. Prior to that it had been open land used as a gravel mining operation. The evidence of the material removal is clear with cuts in excess of 40 feet with steep slopes on the eastern side of property. The remaining materials on site are sandy with excellent perc rates. The building zone we are utilizing is essentially flat with several remaining material piles on the property.

The site is adjacent to Lower Massapoag Pond and the Salmon Brook. We have identified these zones as well as the related buffer zones for wetlands, riverfront and flood plains. The site is a designated Habitat of Rare Species, blanding's turtles specifically. A portion of the site, which is not being disturbed, is within an ACEC. We have been in regular communication with the Natural Heritage Department of DEP regarding the habitat area

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and anticipate a conservation permit will be established for the property limiting all future development.

Town water will be used to service the site for potable water as well as fire protection with hydrants. An on – site septic system, substantially in compliance with local regulations, will be utilized for sewer. The total projected flow for the property, based upon the mix of units and bedroom sizes will be 8740 gpd. A full septic submittal will be made to the Dunstable Board of Health for review and approval.

The roadway will be a private way limiting the municipal expenses for maintenance and plowing. Trash will be handled by a private supplier. Given the unit size mix on the property, with 50% of homes being one bedroom, an additional 40% of the homes containing only two bedrooms we see a very limited number of school children living on the property, limiting impacts to the local school system.

During construction with will comply with local regulations as it relates to noise, dust and construction debris. Given the construction zone distance and natural separation from Pleasant Street and any neighbors, we see little risk of intrusion on peoples daily life. An Order of Conditions will be secured from the Conservation Commission, providing appropriate silt fencing and controls to protect the brook, pond and wetland resources in the property area.

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ANALYSIS OF TRAFFIC IMPACTS

The proposed MCO Cottage Rentals Dunstable development would contain 48 detached cottage style residences ranging from 1 to 3 bedrooms and shall be offered on a Rental Basis. (ITE Classification of 220 “Apartments”). These rental cottages are projected to generate a total of approximately 310 vehicle trips per day (155 entering/155 exiting).

During the morning peak hour there are expected to be a total of 31 trips, representing 10.0% of all vehicle trips.

During the evening peak hour the volumes are expected to be a total of 33 vehicle trips, representing 10.6% of all vehicle trips.

The proposed development is an extension of an existing drive off Pleasant Street which currently has adequate site distances in both directions.

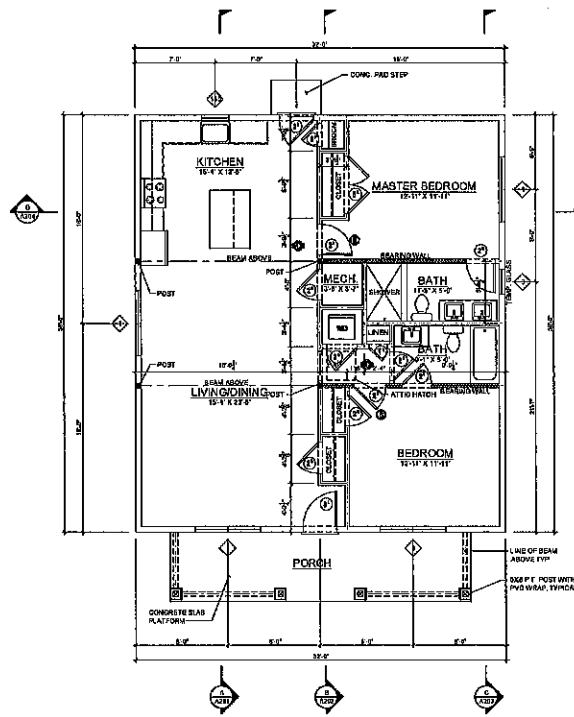
This data is based upon the Institute of Traffic Engineers (ITE) “Trip Generation, 5th Edition.

(This is an internal analysis done based upon generally accepted traffic guidelines from the ITE, there are later editions of the manual with nominal changes to the traffic rates displayed.)





Window Schedule					
Mark	Notes	Unit Size		Rough Opening	
		Width	Height	Width	Height
1	TV2202	5'-7 1/2"	5'-4 7/8"	6'-0"	5'-6 3/8"
3	TV2203	2'-1 1/2"	2'-3 7/8"	2'-4 1/8"	2'-9 3/8"
10	OW1	2'-4 1/2"	3'-0"	2'-4 7/8"	3'-0 1/2"



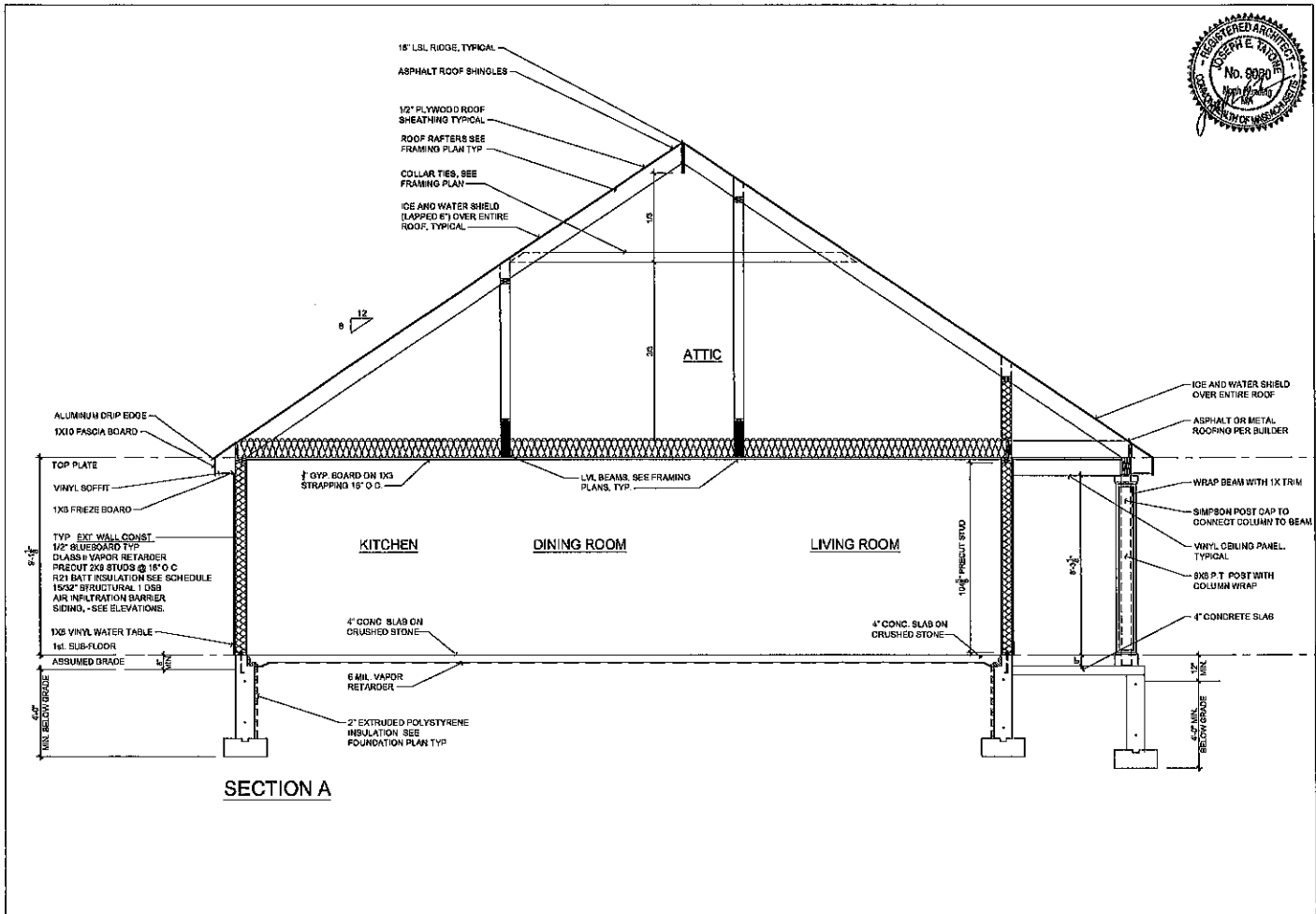
FLOOR PLAN
1/16/25.F

JOSEPH TAYLOR & ASSOCIATES, LLC
ARCHITECTURAL PLANNING INTERIOR DESIGN
120 Ash St., Suite 102, Lawrence, MA 01840
VOICE: 978.686.1400 FAX: 978.686.1401

MCQ COTTAGE RENTALS
LAWRENCE, MA
FLOOR PLAN
BUNGALOW - 2 BEDROOM

2200 PLAN
1/1/25
1/8" = 1'-0"

A102



JOSEPH E. MADER & ASSOCIATES, LLC
 ARCHITECTURAL PLANNING DESIGN GROUP
 127 Park Street, Suite 100, Boston, MA 02114
 VOICE: 617-552-1480 FAX: 617-552-1481

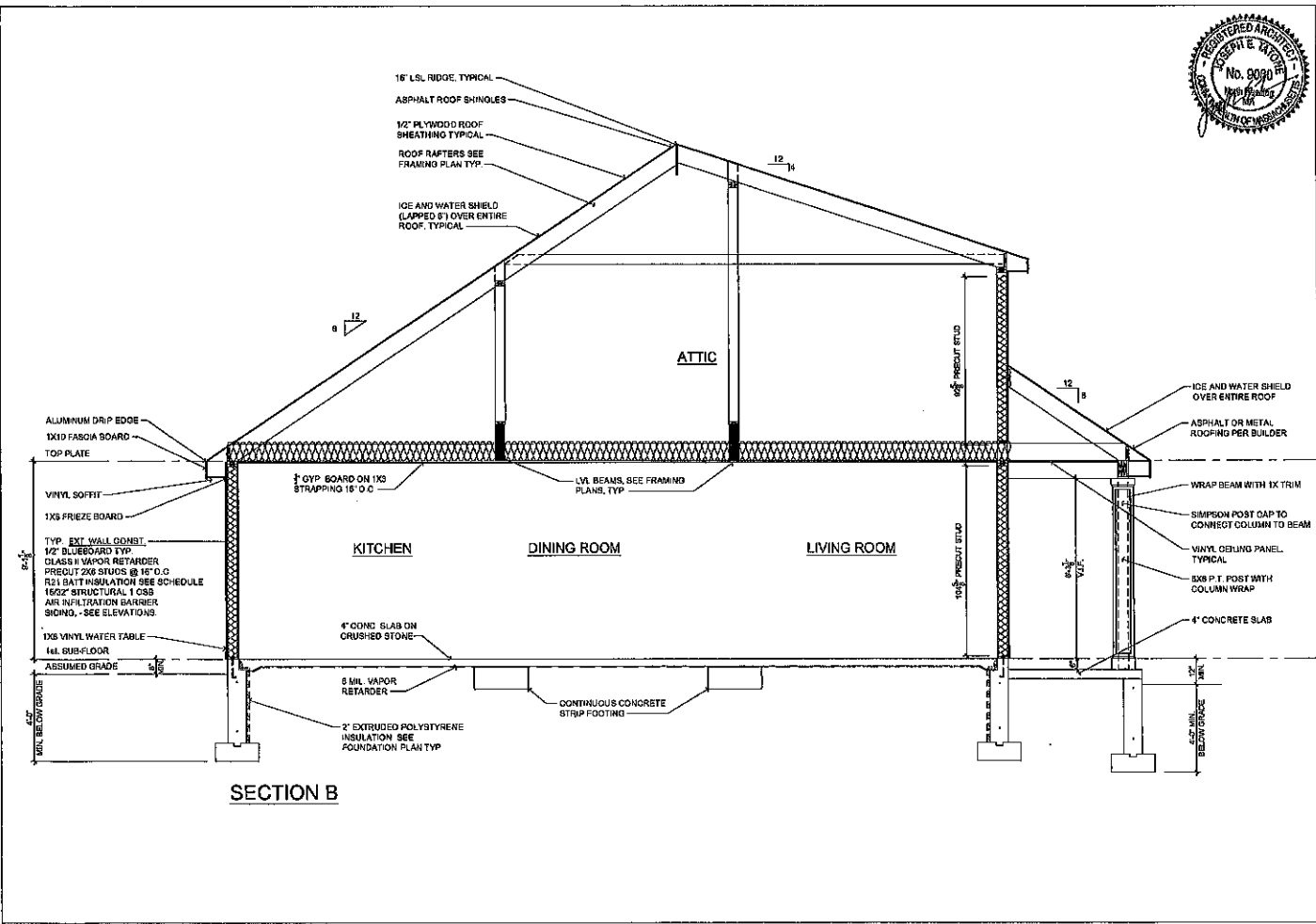
MCO COTTAGE RENTALS
 LANCASTER, MA
 SECTION A
 BUNGALOW - 2 BEDROOM

22-010-SHEET
 11/14/21
 1/4" = 1'-0"

A201



ROBERT E. WILSON
REGISTERED PROFESSIONAL ENGINEER
No. 8090
MASSACHUSETTS
177 State Street, 15th Floor, Boston, MA 02109
Voice: 617-267-2400 Fax: 617-267-2401



MOO COTTAGE RENTALS
LANCASTER, MA
SECTION B
BUNGALOW - 2 BEDROOM

22-010-SHEET
11/14/22
1/4\"/>

A202

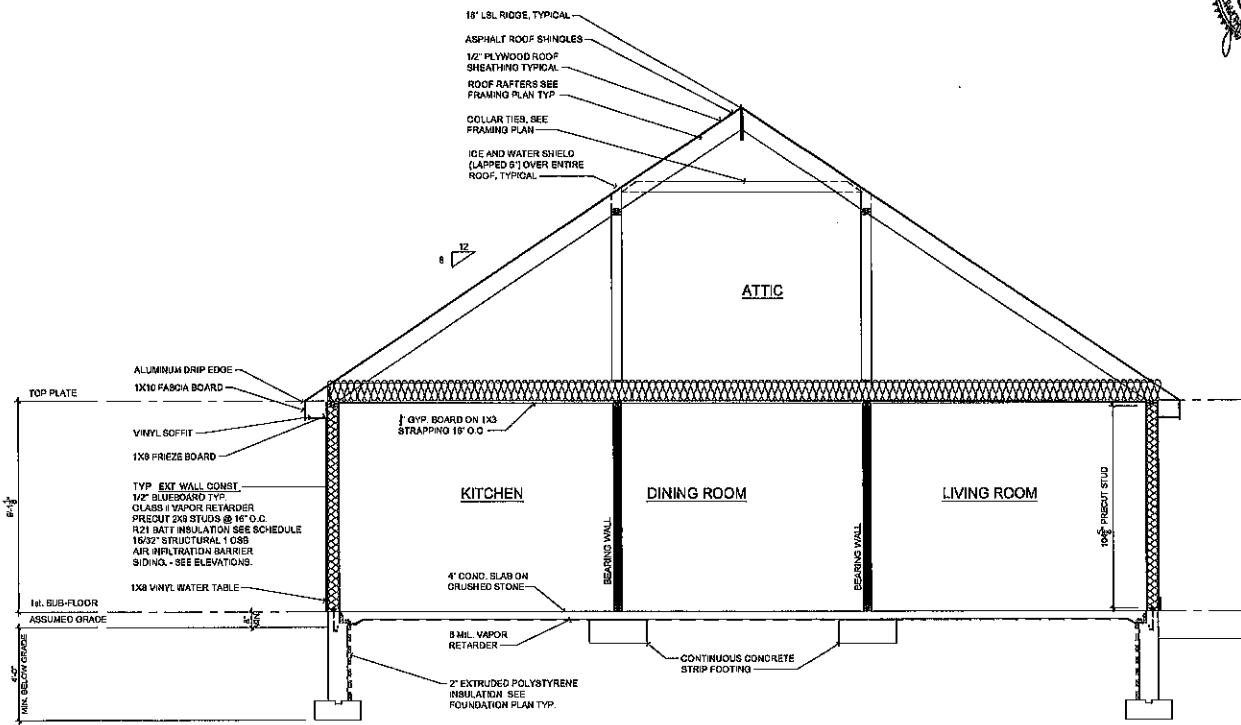


JOSEPH E. TABOR
No. 9090
MASS. REG. ARCHT.
STATE OF MASSACHUSETTS

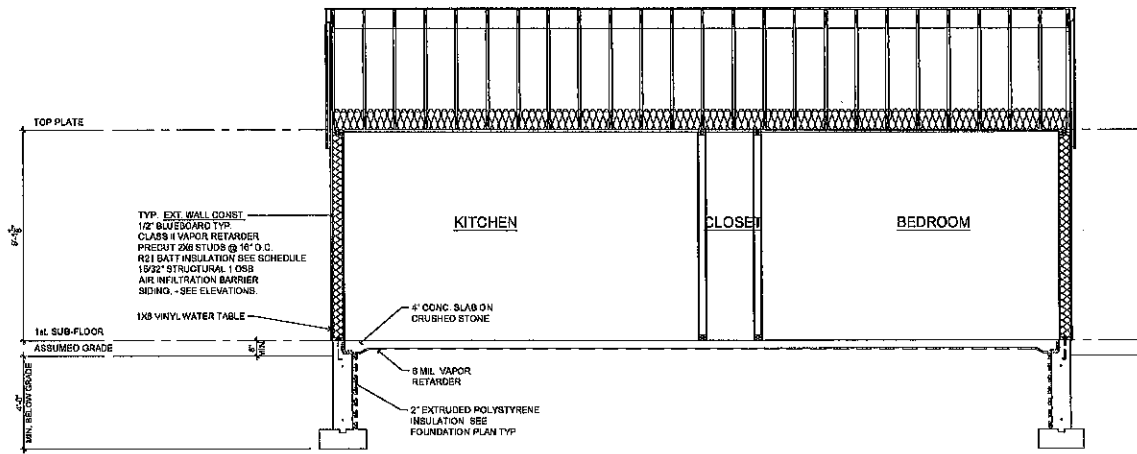
MOORE & ASSOCIATES, LLC
ARCHITECTS & INTERIORS
100 COTTAGE RENTALS
LANCASTER, MA 01906
TEL: 978-386-1111 FAX: 978-386-1112
WWW.MOORE-ARCHT.COM

20-00-0000
11/04/22
1/4" = 1'-0"

A203



SECTION C



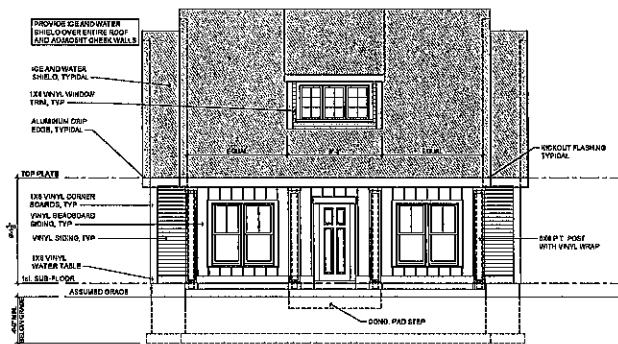
SECTION D

ROBERT A. TOWNER & ASSOCIATES, LLC
ARCHITECTURE PLANNING INTERIORS
177 Park Street, Suite 115, North Andover, MA 01858
PHONE: 978-234-5468 FAX: 978-234-5468

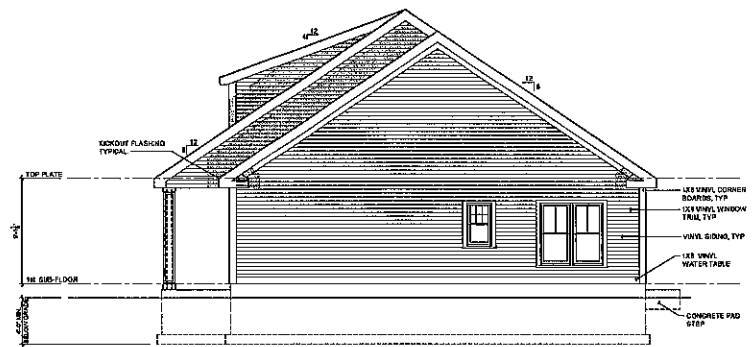
MOO COTTAGE RENTALS
LANCASTER, MA
SECTION D
BUNGALOW - 2 BEDROOM

28-010-SHEET
11/14/22
3/4" = 1'-0"

A2004



FRONT ELEVATION



RIGHT SIDE ELEVATION

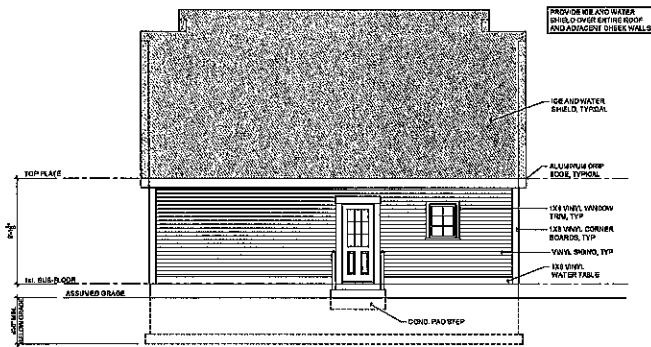


JOSEPH VITORE & ASSOCIATES, LLC
 JOSEPH E. VITORE
 ARCHITECTURE PLANNING INTERIORS
 200 Main Street, Suite 200
 Woburn, MA 01801
 TEL: 978-234-1000
 FAX: 978-234-1001

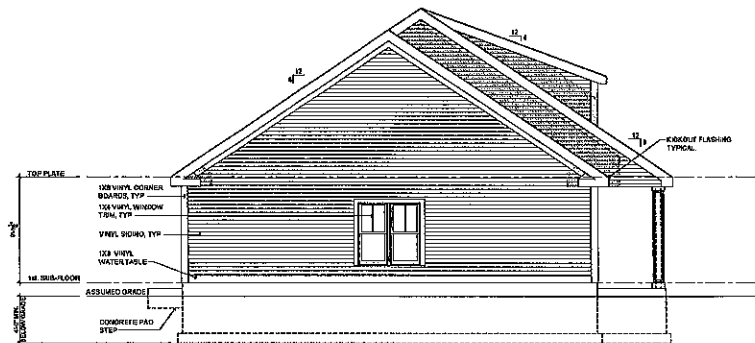
MOO COTTAGE RENTALS
 LANCASTER, MA
 FRONT AND RIGHT SIDE ELEVATIONS
 BUNGALOW - 2 BEDROOM

22-10-2020
 11/24/20
 1/8" = 1' - 0"

A501



REAR ELEVATION



LEFT SIDE ELEVATION



JOSEPH YATANI & ASSOCIATES, LLC
 ARCHITECTS
 2000 DEER PARK ROAD, SUITE 200
 WILMINGTON, MA 01897
 TEL: 508/791-1234

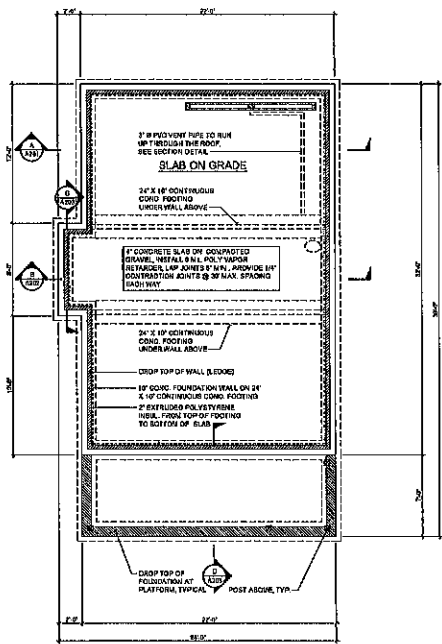
MOO COTTAGE RENTALS
 LANSING, MA
 REAR AND LEFT SIDE ELEVATIONS
 BUNGALOW - 2 BEDROOM

22-000000
 11/14/21
 1/8" = 1' - 0"

A502

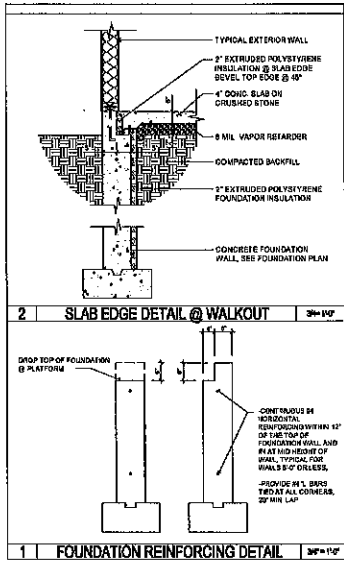


JENNIFER L. RAYMOND & ASSOCIATES, LLC
ARCHITECTURE PLANNING INTERIOR DESIGN
175 Park Street, Suite 110, North Andover, MA 01858
TEL: 978-686-1800 FAX: 978-686-1801



FOUNDATION PLAN

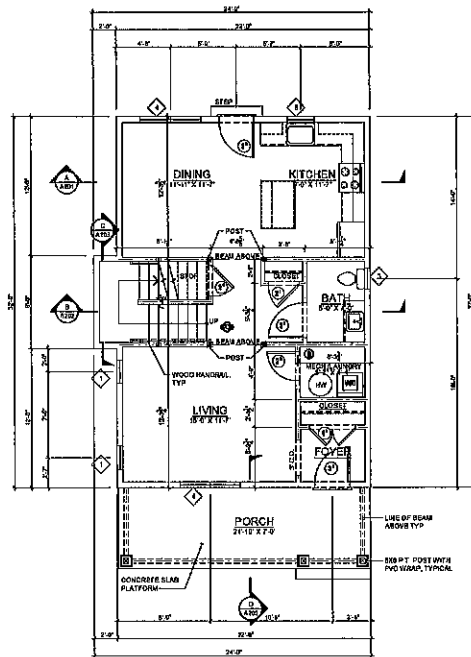
- FOUNDATION NOTES**
1. EXACT LOCATION AND E. BOTTOM FOR TOP OF FOUNDATION WALLS AND UPDGS TO BE VERIFIED AND COORDINATED ON SITE BY THE PROJECT MANAGER.
 2. SEE SECTIONS FOR REINFORCING, TYPICAL.
 3. SEE FRAMING PLANS FOR POST SCHEDULES, TYPICAL.
 4. ALL POSTS SHALL BEAR DIRECTLY ON FOUNDATION P.T. SLA. PLATE, I.O.H.
 5. ALL POSTS SHALL BEAR ON FULL DEPTH ROOF BLOCKING OF LKE MATERIAL D.O.H. AT ALL TLOOR FRAMES.
 6. SEE SHEET A202 FOR PASSIVE RADON INSTALLATION DETAILS.



MCO COTTAGE RENTALS
LANCASTER, MA
FOUNDATION/BASEMENT PLAN
SMALL COTTAGE

28.00K PL-03
11/14/22
10' = 1'-0"

A101



Window Schedule				
Window	Size	Material	Finish	Quantity
1	10'0" x 12'0"	Wood	White	1
2	10'0" x 12'0"	Wood	White	1
3	10'0" x 12'0"	Wood	White	1
4	10'0" x 12'0"	Wood	White	1
5	10'0" x 12'0"	Wood	White	1
6	10'0" x 12'0"	Wood	White	1
7	10'0" x 12'0"	Wood	White	1
8	10'0" x 12'0"	Wood	White	1
9	10'0" x 12'0"	Wood	White	1
10	10'0" x 12'0"	Wood	White	1

FIRST FLOOR PLAN
7/25/12

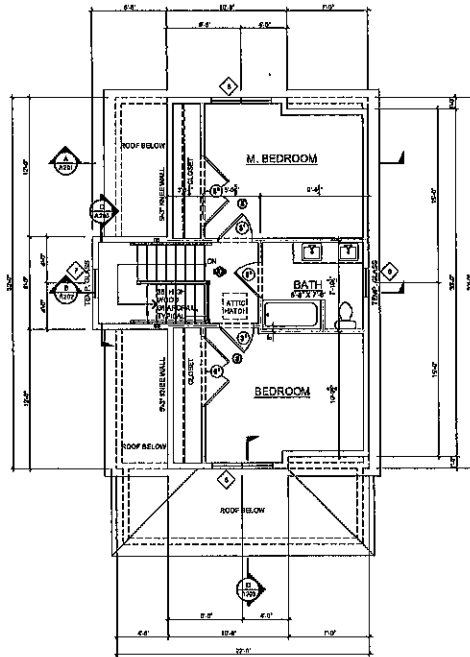


ROBERT E. BROWN
REGISTERED ARCHITECT
No. 9090
State of Massachusetts
175 South Street, Suite 202, Boston, MA 02109
TEL: 617-552-1100 FAX: 617-552-1101

MOO COTTAGE RENTALS
LANCASTER, MA
FIRST FLOOR PLAN
SMALL COTTAGE

2004 P. 05
11/4/22
1/8" = 1' - 0"

A102



Window Schedule					
Loc.	Size	Notes	Qty	Remarks	Notes
1	12'0" x 12'0"	Living Room	1		
2	12'0" x 12'0"	Bedroom	1		
3	12'0" x 12'0"	Bathroom	1		
4	12'0" x 12'0"	Bedroom	1		

SECOND FLOOR PLAN
3/8/17

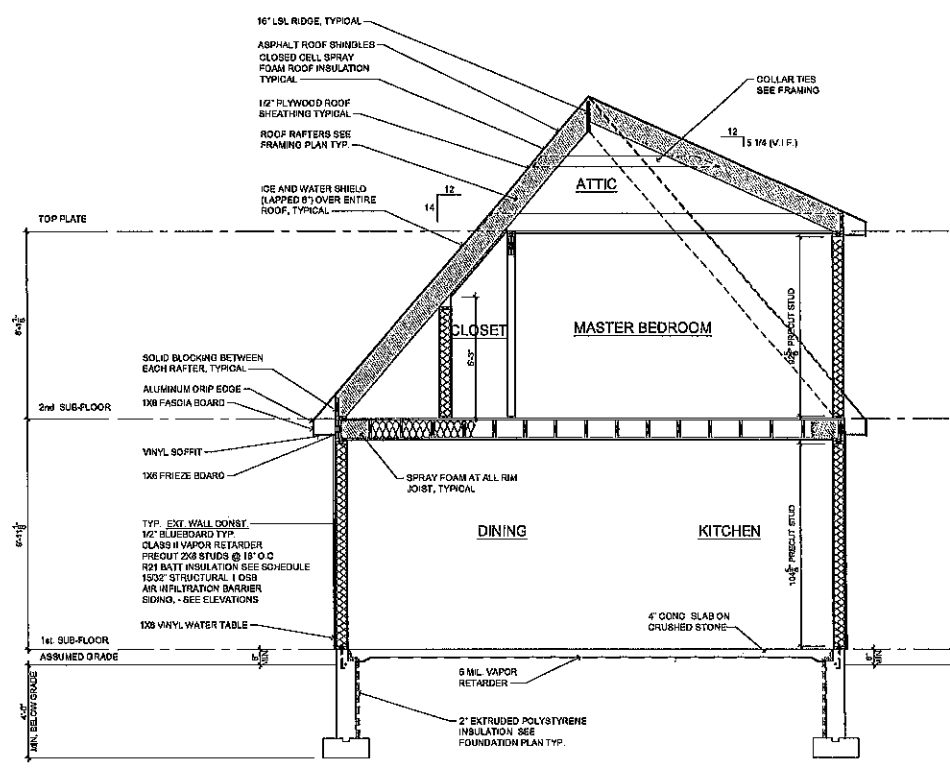


JOSEPH E. DWYER
REGISTERED ARCHITECT
No. 9090
STATE OF NEW YORK
175 Park Avenue, 10th Floor, New York, NY 10022
Tel: 212-692-1234
Fax: 212-692-1234

MOO COTTAGE RENTALS
LANCASTER, PA
SECOND FLOOR PLAN
SMALL COTTAGE

22-004-PL-02
1/14/22
1/8" = 1' - 0"

A105

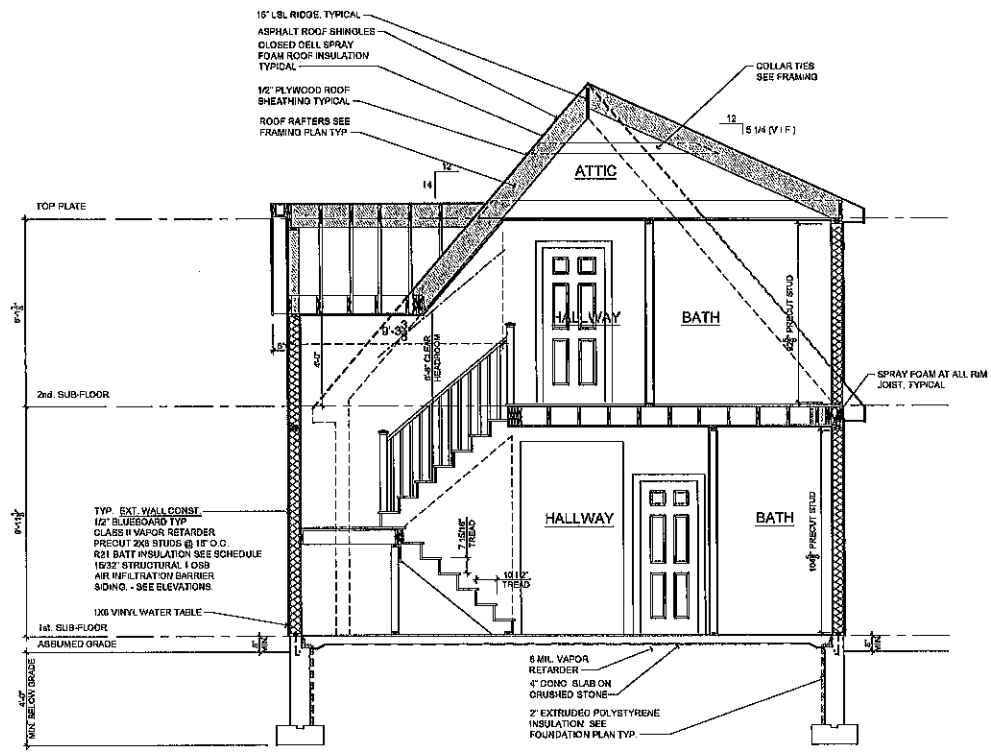


JOSEPH E. WRIGHT
REGISTERED ARCHITECT
No. 9090
State of Massachusetts
1310 Main Street, Suite 100
Lancaster, MA 01901
TEL: 978-251-5900 FAX: 978-251-5901

MOO COTTAGE RENTALS
LANCASTER, MA
SECTION A
SMALL COTTAGE

22-004-SBCT
1/17/22
LW - 1/4"

A301



ROBERT J. HARTY No. 9090 Professional Engineer State of Massachusetts	
ROBERT J. HARTY & ASSOCIATES, LLC ARCHITECTS PLANNING INTERIORS 275 Park Street, Suite 101, North Andover, MA 01854 PHONE: (978) 274-1980 FAX: (978) 274-1981	
MCO COTTAGE RENTALS LANCASTER, MA	
SECTION B SMALL COTTAGE	
22-04-SECT 11/1/22	1/4" = 1'-0"
A203	

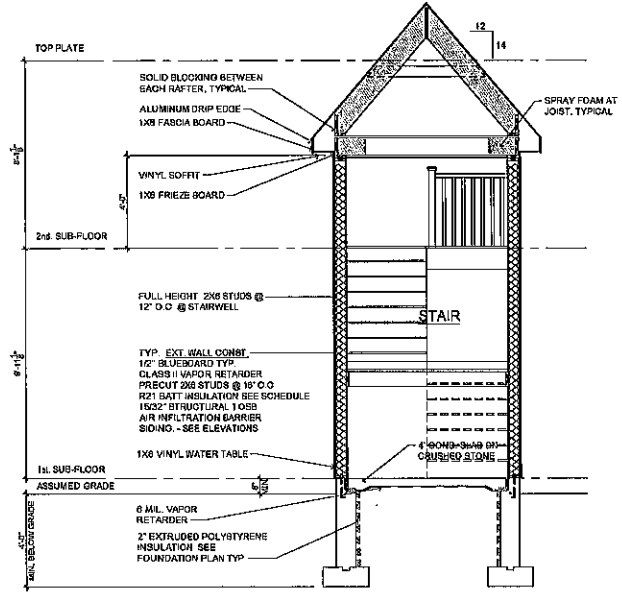


JOSEPH E. PICHON & ASSOCIATES, LLC
 ARCHITECTURE PLANNING INTERIORS
 125 Park Street, Suite 100, Boston, MA 02108
 TEL: 617.552.1200 FAX: 617.552.1201

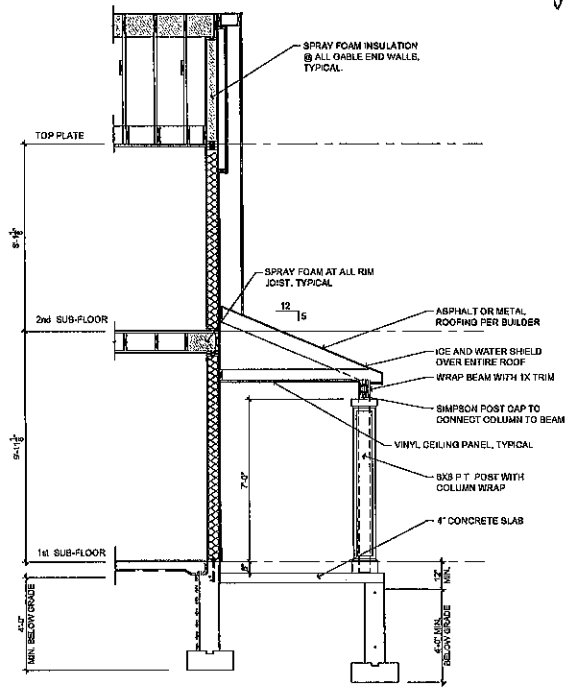
MCO COTTAGE RENTALS
 LANCASTER, MA
 SECTION C & D
 SMALL COTTAGE

22-004-SBCT
 1/14/22
 1/4" = 1'-0"

A2005



SECTION C
 1/2" = 1'-0"



SECTION D
 1/2" = 1'-0"



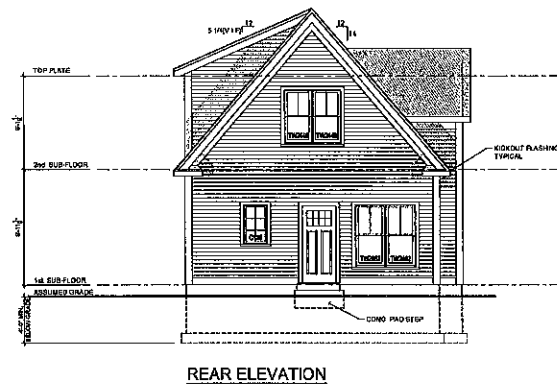
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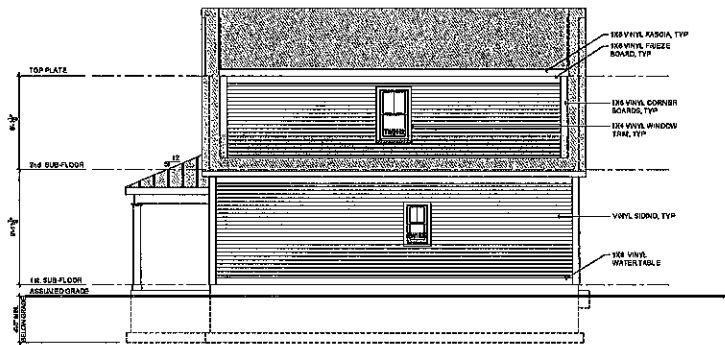
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MCO COTTAGE RENTALS
LANCASTER, MA
FRONT & REAR ELEVATIONS
SMALL COTTAGE

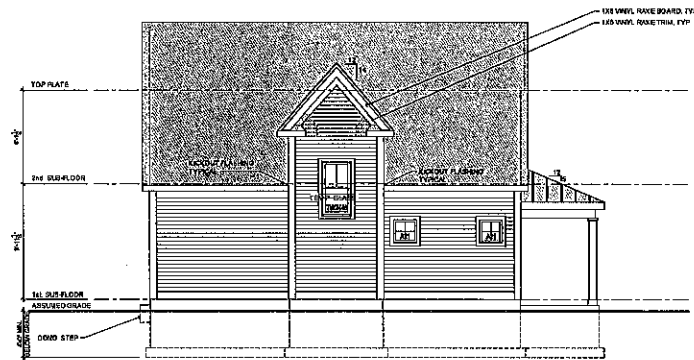
22-004-REV	11/14/22	1/8" - 1" - 0"
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A301





RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

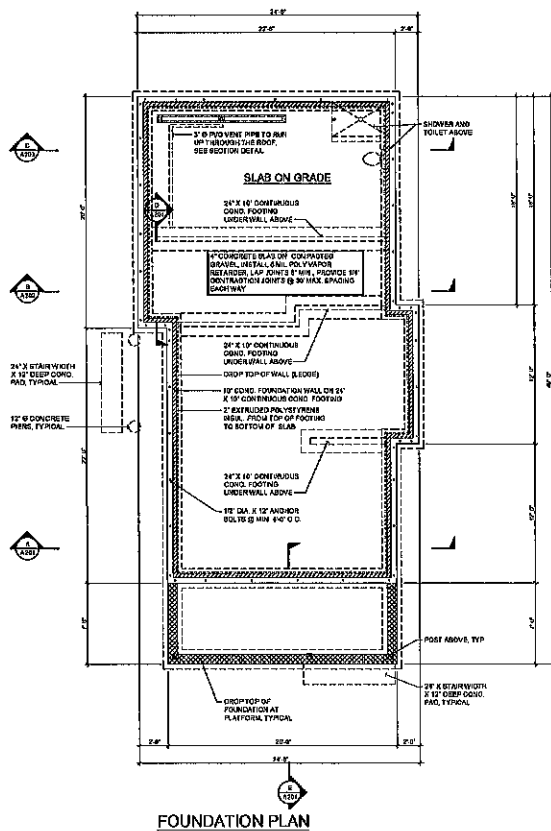


JOSEPH E. TATRO
No. 9080
MA
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

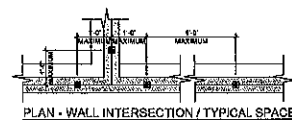
MCO COTTAGE RENTALS
LANCASTER, MA
ELEVATIONS
SMALL COTTAGE

22-004-BL37
1/14/22
1/8" = 1' - 0"

A-502

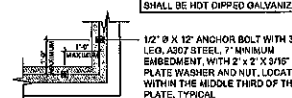


- FOUNDATION NOTES**
1. EXACT LOCATION AND ELEVATION FOR TOP OF FOUNDATION WALLS AND SLABS TO BE VERIFIED ON SITE BY THE PROJECT MANAGER.
 2. SEE SCHEDULES FOR REINFORCING, TYPICAL.
 3. ALL FOUNDATION WALLS SHALL BE CONCRETE OR POLYMER MODIFIED ASPHALT WATERPROOFING FROM TOP OF FOOTING TO THE FINISHED GRADE.
 4. THE PROJECT MANAGER SHALL COORDINATE THE LOCATION OF ALL UNDERGROUND PLUMBING IN THE FIELD.
 5. SEE FRAMING PLANS FOR POST SCHEDULES, TYPICAL.
 6. POSTS SHALL BEAR DIRECTLY ON SILL PLATE, TYPICAL.
 7. SEE SHEET 302 FOR PASSIVE RADON INSTALLATION DETAILS.
 8. FLOOR SLAB, 4" CONCRETE SLAB ON COMPACTED GRAVEL, METAL LATH, POLYMER MODIFIED ASPHALT WATERPROOFING, 1" MIN. PROTECTIVE 1" CONTINUOUS ZONE IS 20" MAX. SPACING EACHWAY.



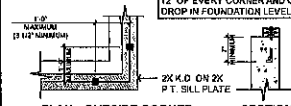
PLAN - WALL INTERSECTION / TYPICAL SPACE

ALL ANCHOR BOLTS AND WASHERS SHALL BE HOT DIPPED GALVANIZED.



PLAN - INSIDE CORNER

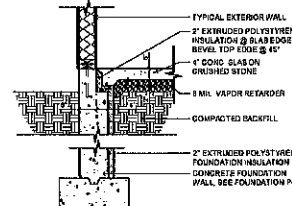
ANCHOR BOLTS SHALL BE SPACED @ 6" O.C. MAXIMUM AND WITHIN 12" OF EVERY CORNER AND OR DROP IN FOUNDATION LEVEL.



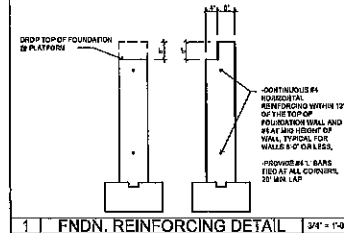
PLAN - OUTSIDE CORNER

SECTION

3 ANCHOR BOLT DETAIL 34" x 1'-0"



2 ISLAB/FNDN. INSULATION DETAIL 34" x 1'-0"



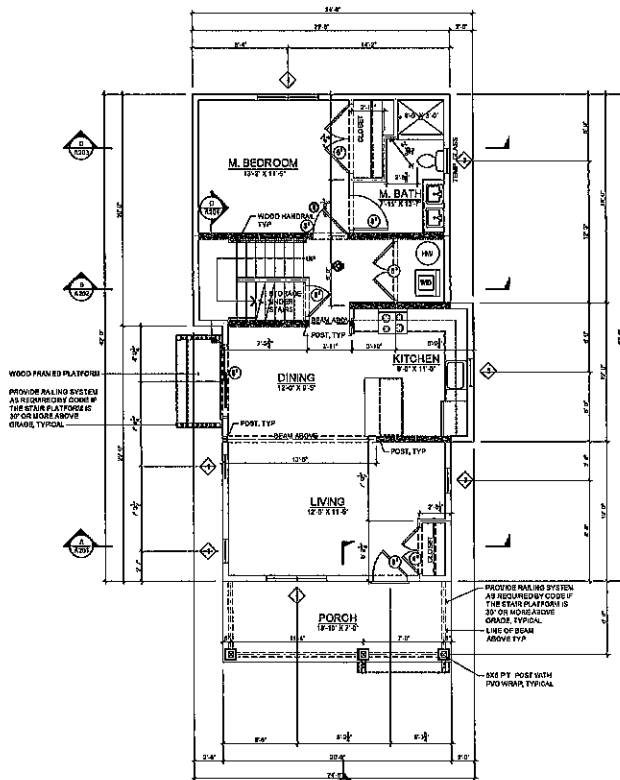
1 FNDN. REINFORCING DETAIL 34" x 1'-0"

JOSEPH E. TAPP, P.E.
No. 9090
Mechanical Engineering
State of Virginia

MOORE & SPENCER
ARCHITECTS
1000 N. 10TH STREET
COLUMBIA, SC 29201

DATE: 06/22/24
BY: JET
100

A101



FIRST FLOOR PLAN
08/07/07

Window Schedule						
Mark	Model	Unit Size		Rough Opening		Quantity
		Width	Height	Width	Height	
1	A21	2'-0 1/8"	2'-0 1/8"	2'-0 5/8"	2'-0 5/8"	2
3	TW2016	2'-1 5/8"	3'-0 7/8"	2'-2 1/8"	3'-0 3/8"	2
4	TW2022-2	3'-0 3/8"	3'-4 7/8"	3'-0 3/8"	3'-5 3/8"	2
5	CW125	2'-4 3/8"	2'-4 3/8"	2'-4 7/8"	2'-4 7/8"	1

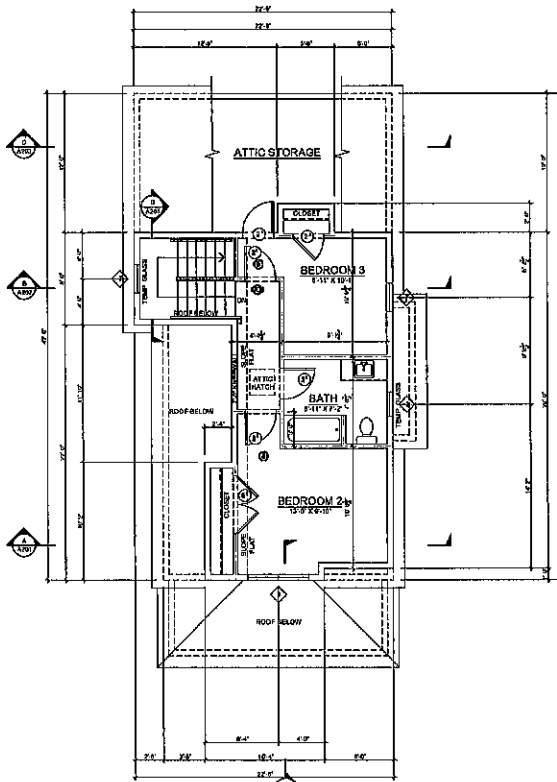


JOSEPH TARDIFF & ASSOCIATES, LLC
ARCHITECTURE & INTERIOR DESIGN
137 Main Street, Suite 102, North Attleboro, MA 01936
PHONE: 508-778-3700 FAX: 508-778-3700

3 BAY WEST, LLC
3 BAY WEST AVENUE, WESTBOROUGH, MA
FIRST FLOOR PLAN
SMALL COTTAGE - 3 BEDROOM

24-000 PLAN
08/22/07
1/8" = 1'-0"

A.002



SECOND FLOOR PLAN
551.5 S.F.

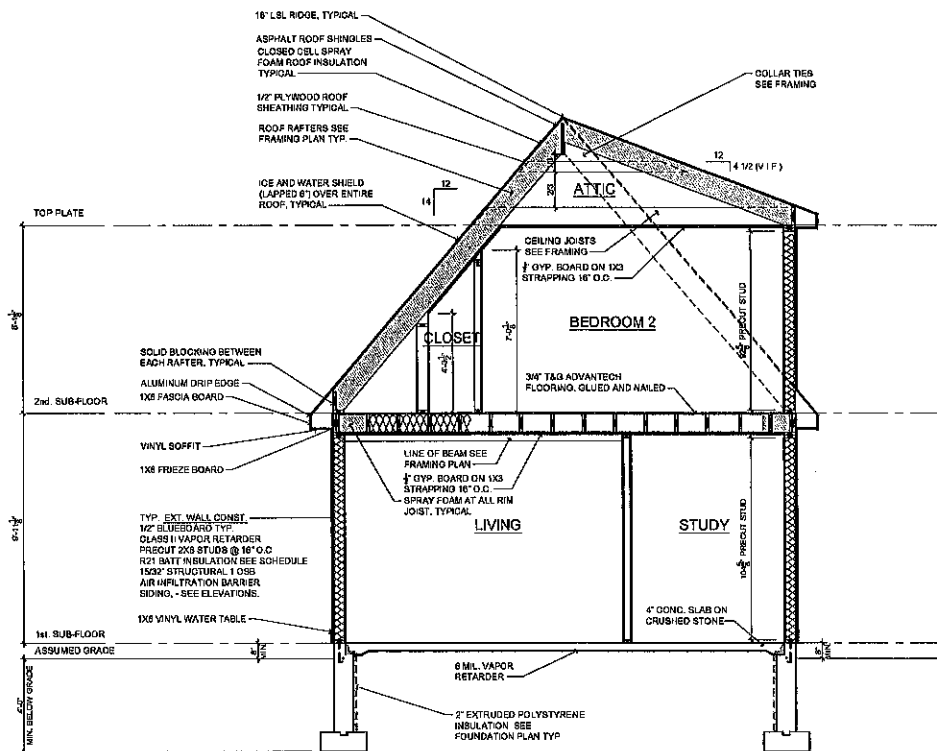
Window Schedule					
Mark	Model	Unit Size		Rough Opening	
		Width	Height	Width	Height
3	TW2030	2'-1 5/8"	2'-0 7/8"	2'-3 1/8"	2'-0 3/8"
7	TW2440	2'-0 5/8"	4'-0 7/8"	2'-3 1/8"	4'-0 3/8"
8	TW2440-2	0'-3 5/8"	4'-0 7/8"	0'-3 3/4"	4'-0 1/4"



JOSEPH E. WIER
No. 9090
REGISTERED ARCHITECT
STATE OF MASSACHUSETTS

3 BAY WEST, LLC
3 BAYLOR AVENUE, WESTBOROUGH, MA
SECOND FLOOR PLAN
SMALL COTTAGE - 3 BEDROOM

2nd FLOOR PLAN
DATE: 06/20/20
1/8" = 1' - 0"



SECTION A
1/2" = 1'-0"



ROBERT E. FRICKE
REGISTERED ARCHITECT
No. 9080
MASSACHUSETTS
120 North St., 4th Fl., Boston, MA 02111
PHONE: 552-4541 FAX: 552-4542

3 BAY WEST, LLC
3 DANFORTH AVENUE, WESTBOROUGH, MA
SECTION A
SMALL COTTAGE - 3 BEDROOM

2-000-0001
001224
1/4" = 1'-0"

A201

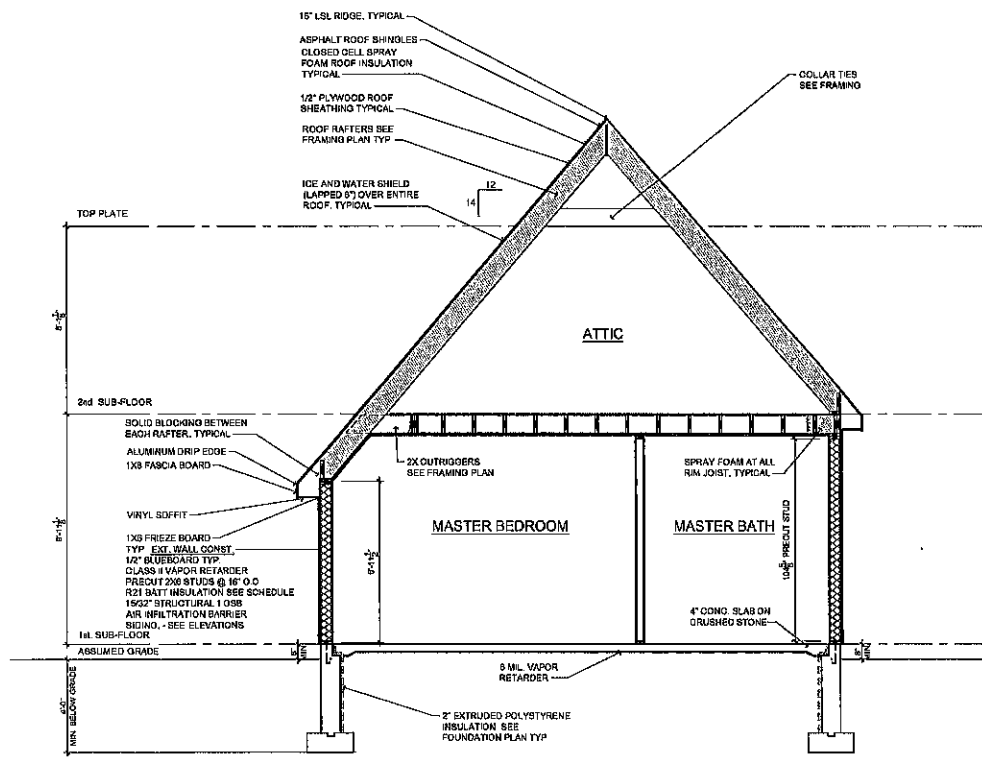


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74-024-SBCT*	06/12/74	
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A202

SECTION B
1/2" = 1'-0"



SECTION C
1/2" = 1'-0"

REGISTRATION & ASSOCIATES, LLC
ARCHITECTS
1000 STATE STREET, SUITE 200
BOSTON, MA 02116
TEL: 617.552.1234
FAX: 617.552.1235
WWW.REGISTRATION-LLC.COM

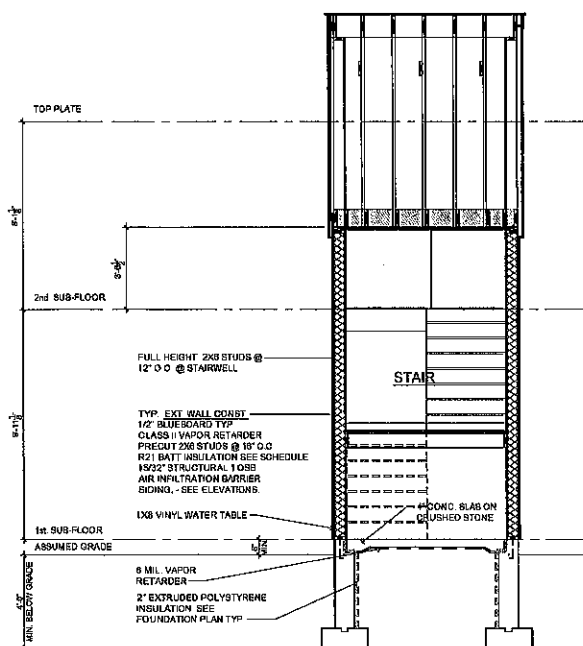
3 BAYVIEW, LLC
3 BAYVIEW AVENUE, WENDELL, MA
SECTION C
SMALL COTTAGE - 3 BEDROOM

3-BAYVIEW
00/224
1/4" = 1'-0"

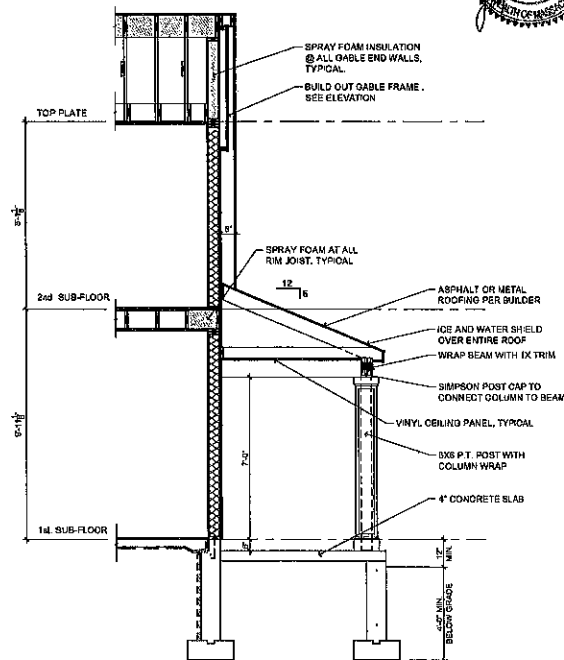
A205



JOSEPH E. Rocco, LLC
 ARCHITECTURAL PLANNING & INTERIORS
 101 N. Main St., Suite 200, North Attleboro, MA 01939
 PHONE: 508-339-7700 FAX: 508-339-7701



SECTION D
 1/2" = 1'-0"

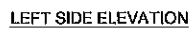


SECTION E
 1/2" = 1'-0"

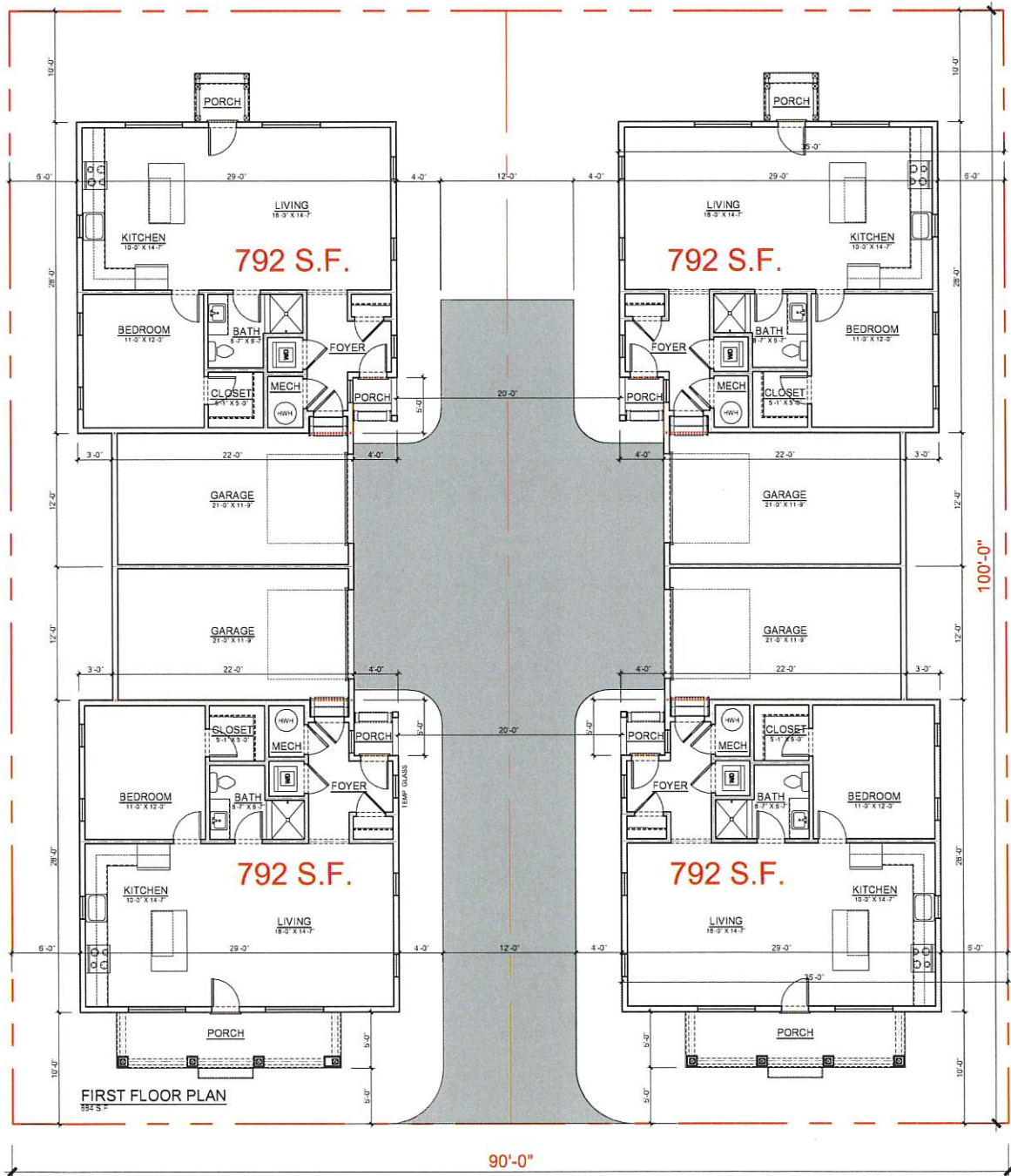
3 BAY WEST, LLC
 1200 W. AVENUE, WESTPORT, MA
 SECTION D & E
 SMALL COTTAGE - 3 BEDROOM

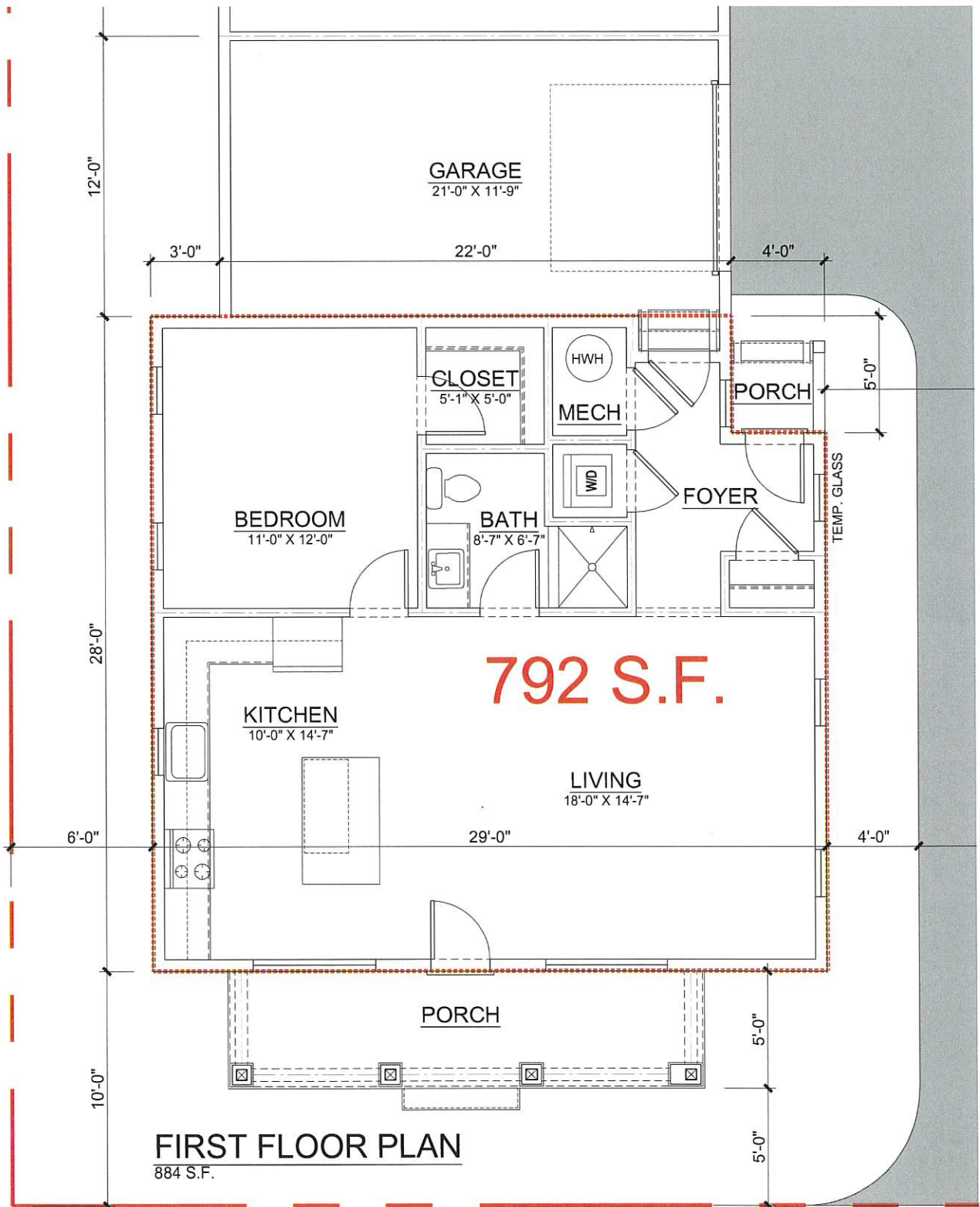
24-00-0001
 000224
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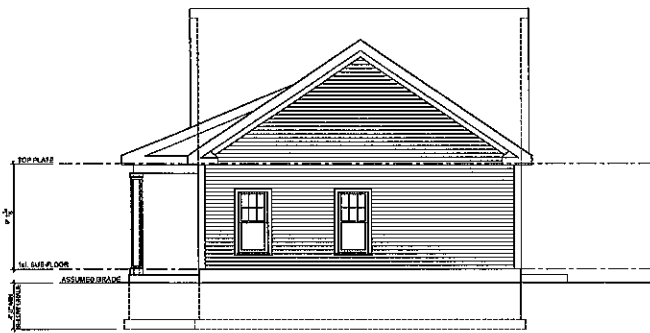
A304



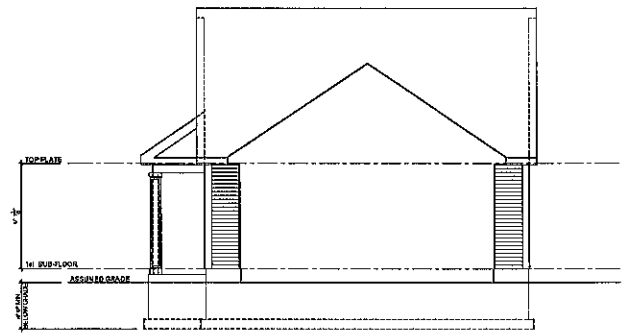
A501



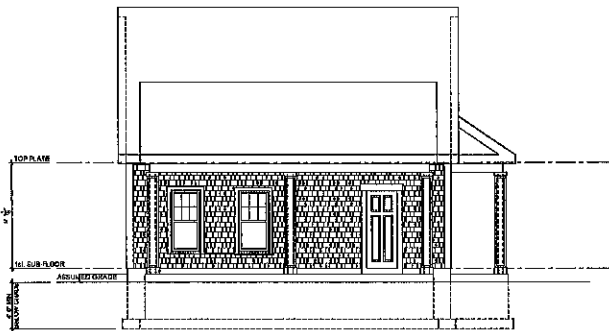




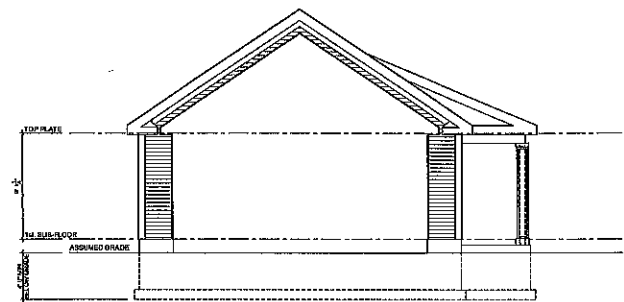
RIGHT SIDE ELEVATION



RIGHT SIDE GARAGE ELEVATION



LEFT SIDE ELEVATION



LEFT SIDE GARAGE ELEVATION

JOHN T. HAYES & ASSOCIATES, LLC
ARCHITECTS
2000 N. 1st St., Suite 100, Tallahassee, FL 32301
Tallahassee, FL 32301
Phone: (904) 777-7777
Fax: (904) 777-7777

MCQ COTTAGE RENTALS
TALLAHASSEE, FL
RIGHT AND LEFT SIDE ELEVATIONS
1 BEDROOM DETACHED-ROTATED-GARAGE FRONT

25-011-2157
08/20/25
18'-0" x 12'-0"

A502



Brands

Nuvo Lighting

Post Lights

Nuvo Lighting 60/5951

Shipping to: **Worcester, MA** ▾

Nuvo Lighting Cove Neck 16" Tall Post Light with Clear Glass Shade

Model: 60/5953 | Item: bci4424031
from the [Cove Neck Collection](#)



SALE Was \$151.99 ?

\$121.59 %

Finish: Textured Black



Textured Black



Free Shipping!

Leaves the Warehouse in 2 to 4 business days - [Shipping to 01602](#)



1

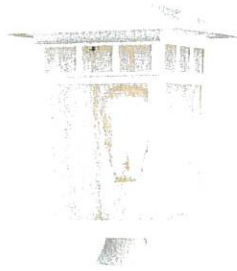


Add to Cart

Save to Project

☐ Compare

[Return & Shipping Details](#)



Project/Job Name: _____

Location: _____

Fixture Type: _____

Notes: _____

60-5951 - Cove Neck Collection Outdoor Large 16 inch Post Light Pole Lantern; White Finish with Clear Seeded Glass



ELECTRICAL

Technology:	Incandescent
Watts:	100W
Volts:	120V
Lamp Base :	Medium
Lamp Shape :	A19
Dimmable:	Lamp Dependent
Lamp Included :	No
Number of Lamps :	1
Replaceable Light Source :	Yes
Warranty:	1 Year Limited - Fixtures

PACKAGING

Each UPC:	045923602504
Each Quantity:	1
Each Dimensions:	13.00 x 10.60 x 17.00
Case UPC:	10045923602501
Case Quantity:	4
Case Dimensions:	27.20 x 22.50 x 17.90

PHYSICAL

ANSI Base:	E26
Finish:	White
Finish Family:	White
Dimensions:	L:9.00" W:9.00" H:15.75"
Weight (Lbs.):	3.61
Material:	Die-Cast Aluminum / Glass
Glass Finish:	Seeded Glass
Shade Finish:	Seeded

COMPLIANCE

Safety Listing:	cULus
Location Rating:	Wet
Indoor/Outdoor:	Outdoor
Energy Star Qualified:	No
CA Prop 65:	Lead
ADA Compliant:	No
FCC Compliant:	No
IP Rating:	IP44
NSF Approved:	No
RoHS Compliant:	No
Restrictions:	No Restrictions

INFO

Additional Info:	Paint Coating; Waterproof
------------------	---------------------------



Smooth Direct Burial - Z8794

Smooth Direct Burial Post Mount

Color



84" Smooth Direct Burial with Photocell and Convenience Outlet Post

- Die-Cast/sand-cast aluminum components
- Finish is treated with UV guard
- Includes photocell and convenience outlet

Specs

Mounting Location
Carton Size (CU FT)

Wet
0.55

Dimensions

Height (in.) 84
Depth (in.) 3.19
Width (in.) 15.75

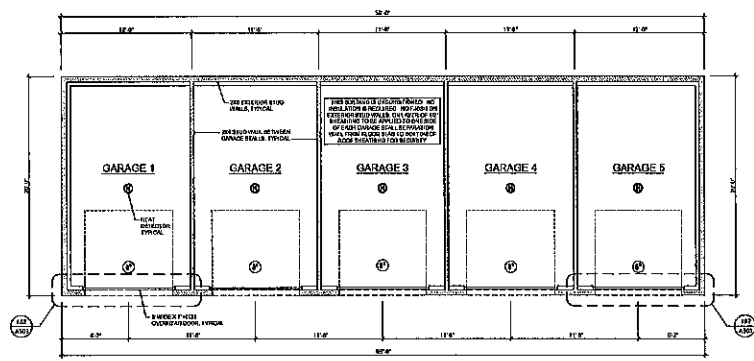




FOUNDATION NOTES:

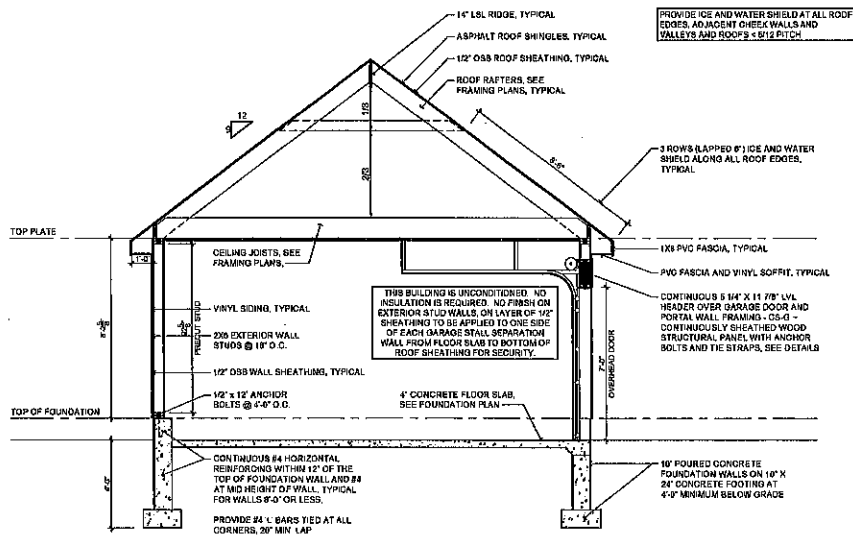
1. EXACT LOCATION AND ELEVATION FOR TOP OF FOUNDATION WALLS, AND STOPS TO BE VERIFIED AND DOCUMENTED ON SITE BY THE PROJECT MANAGER.
2. SEE SECTIONS FOR REINFORCING, TYPICAL.
3. SEE FRAMING PLANS FOR POST SCHEDULES, TYPICAL.
4. ALL POSTS SHALL BEAR DIRECTLY ON FOUNDATION P.T. SLL PLATE, U.G.R.
5. ALL POSTS SHALL BE AT LEAST 8" FROM FLOOR DEPTH GO. JO. & SLOTTING OF LIME MATERIAL W.O.N. AT ALL FLOOR FRAMING.

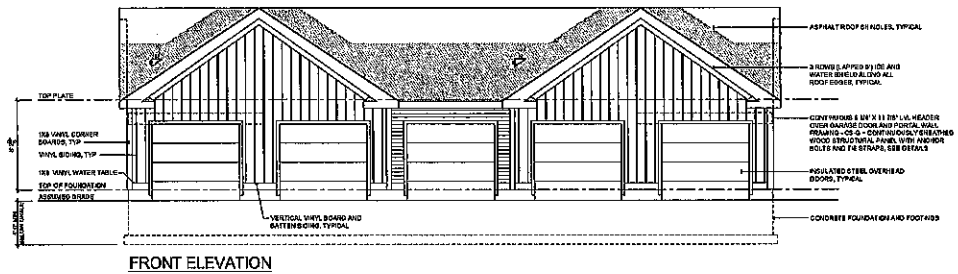




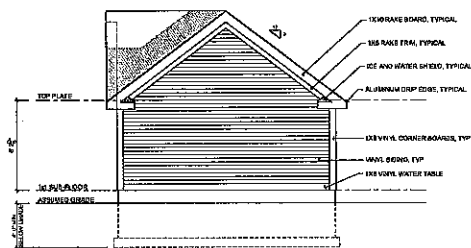
FLOOR PLAN
1/200 0.0'

JOSEPH TATE & ASSOCIATES, LLC ARCHITECTURAL PLANNING ENGINEERING 125 New Street, Suite 200, Boston, MA 02110 PHONE: 617-779-1000 FAX: 617-779-1001	
MCO COTTAGE RENTALS LANCASTER, MA FIRST FLOOR PLAN FIVE STALL GARAGE	
22-033 PLAN 09/2024 1/2" = 1' - 0"	A102

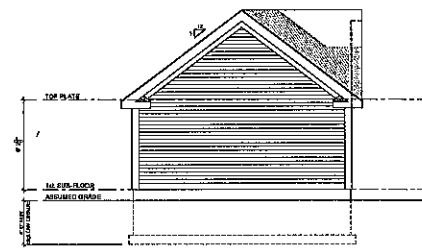




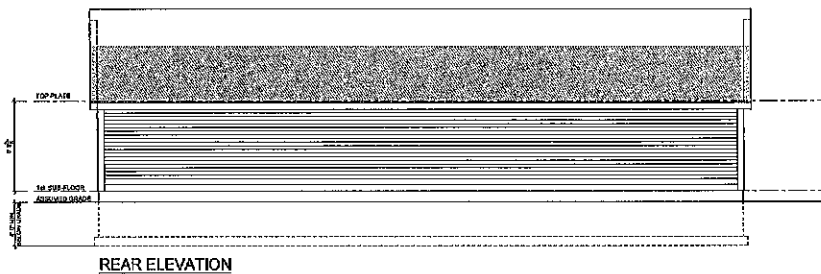
FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

JOSEPH TAYLOR & ASSOCIATES, LLC
ARCHITECTURAL PLANNING INTERIOR DESIGN
175 Park Street, Suite 101, North Andover, MA 01855
TEL: (978) 279-9400 FAX: (978) 279-9401



MCO COTTAGE RENTALS
LANCASTER, MA
EXTERIOR ELEVATIONS
FIVE STALL GARAGE

22-003-AR-01
09/2024
1/4" = 1' - 0"

A801