

# Angino Farm Barn Rehabilitation

## Newton Community Farm

### Nahanton Street

### Newton, MA

## Public Building Department

Stephanie Kane Gillman  
Maciej Komieczny

Commissioner  
Project Manager

### Architect

CSS Architects Inc.  
107 Audubon Road  
Bldg. 2, Suite 300  
Wakefield, MA 01880  
781-245-8400

### Civil Engineer

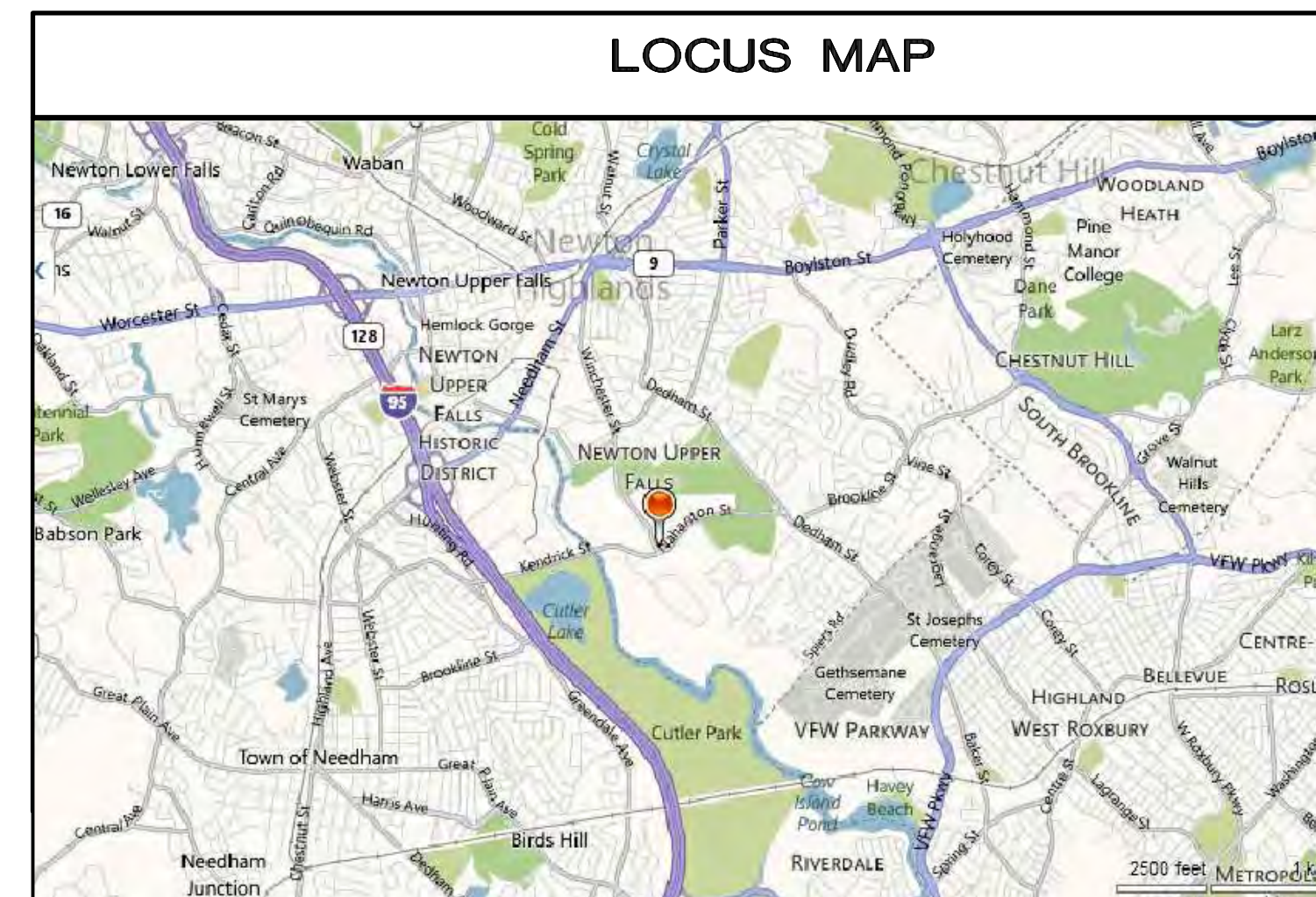
Everett M. Brooks, Co.  
49 Lexington Street  
West Newton, Ma 02468  
617-527-8750

### Structural Engineer

Roger Hobeika Associates, Inc.  
85 Main Street  
Watertown, Ma 02472  
617-924-5257

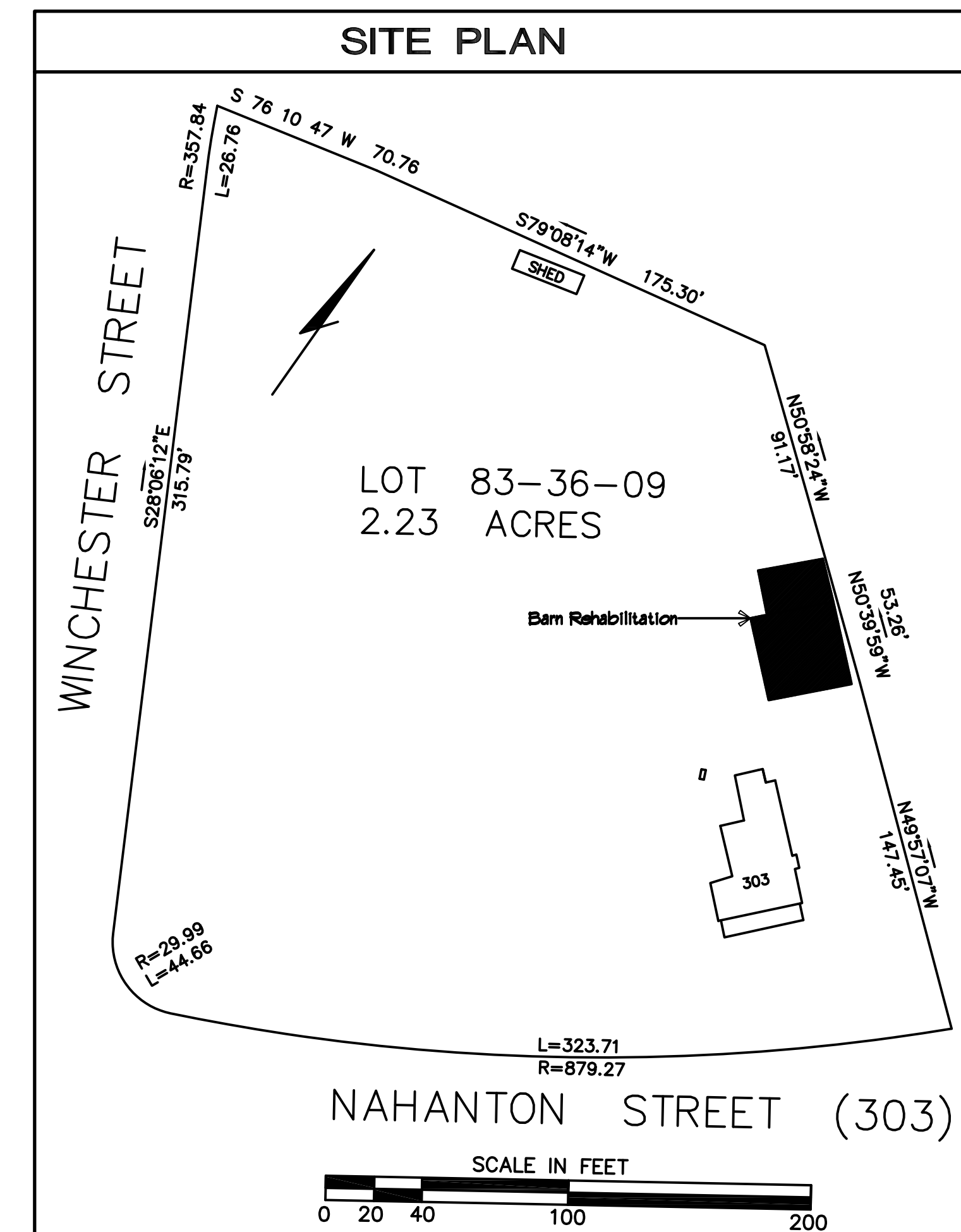
### MEP Engineer

Norian/Siani Engineering, Inc.  
241 Crescent Street  
Waltham, Ma 02453  
781-398-2250



### LIST OF DRAWINGS

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### ABBREVIATIONS

ALUM.	ALUMINUM
BLK'G.	BLOCKING
CONC.	CONCRETE
CONT.	CONTINUOUS
D/H	DOUBLE HUNG
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EXIST.	EXISTING
EXT.	EXTERIOR
FIN.	FINISH
FL.	FLOOR
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL	GLASS
INSUL.	INSULATION
MAX.	MAXIMUM
MIN.	MINIMUM
NTS.	NOT TO SCALE
O.C.	ON CENTER
OPP.	OPPOSITE
P.T.	PRESSURE-PRESERVATIVE TREATED
PTD.	PAINTED
PLYD.	PLYWOOD
REQ'D	REQUIRED
R.O.	ROUGH OPENING
S.S.	STAINLESS STEEL
STL.	STEEL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WD.	WOOD
Z.C.C.	ZINC COATED COPPER

### CODE COMPLIANCE

CODE  
DRAWINGS  
SITE

T1.0 Angino Farm Barn Rehabilitation Newton MA

# ANGINO FARM BARN REHABILITATION

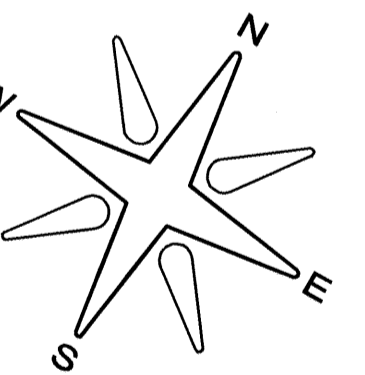
NAHANTON STREET  
 NEWTON, MA

### Revisions

No.	Date	Description	By

**CSS ARCHITECTS INC.**  
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 Wakefield, MA 01880  
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ESTABLISHED 1916  
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 info@everettbrooks.com

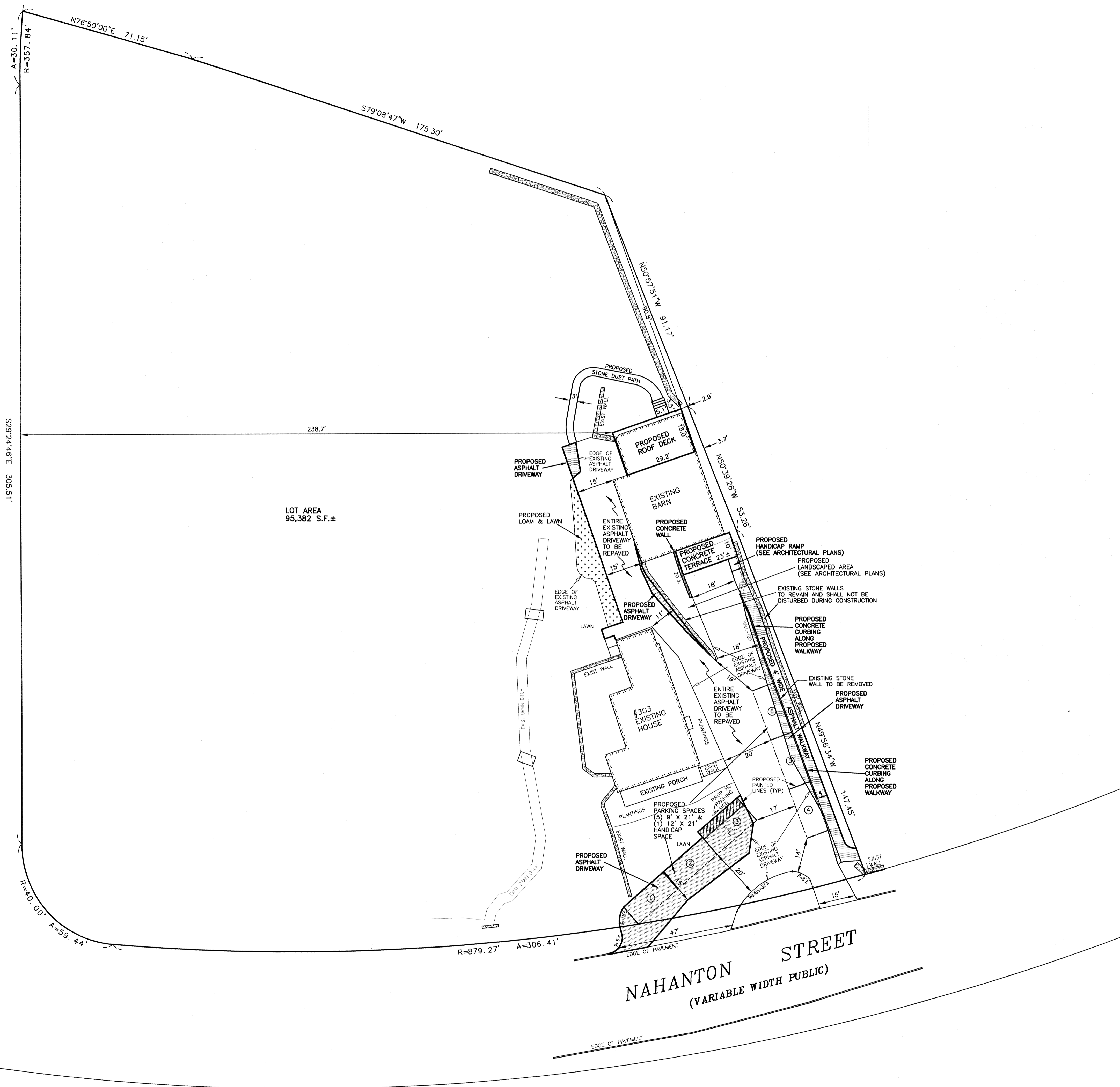


Title :  
**SITE LAYOUT PLAN**

Scale: 1"= 20'  
 Date: 1/31/12

Drawn: ES  
 Checked: MSK & BB  
 EMB Proj No: 23680  
 Project No: 1094

WINCHESTER STREET



NAHANTON STREET  
 (VARIABLE WIDTH PUBLIC)

LOT AREA  
 95,382 S.F.±

#303 EXISTING HOUSE

PROPOSED ROOF DECK

PROPOSED CONCRETE TERRACE

PROPOSED ASPHALT DRIVEWAY

PROPOSED ASPHALT DRIVEWAY

PROPOSED CONCRETE CURBING ALONG PROPOSED WALKWAY

EXISTING STONE WALLS TO REMAIN AND SHALL NOT BE DISTURBED DURING CONSTRUCTION

EXISTING STONE WALL TO BE REMOVED

EXISTING ASPHALT DRIVEWAY

EXISTING WALKWAY

PROPOSED PAVED PARKING SPACES

EXISTING PORCH

PROPOSED HANDICAP RAMP

EXISTING ASPHALT DRIVEWAY TO BE REPAVED

EXISTING ASPHALT DRIVEWAY TO BE REPAVED

EXISTING ASPHALT DRIVEWAY TO BE REPAVED

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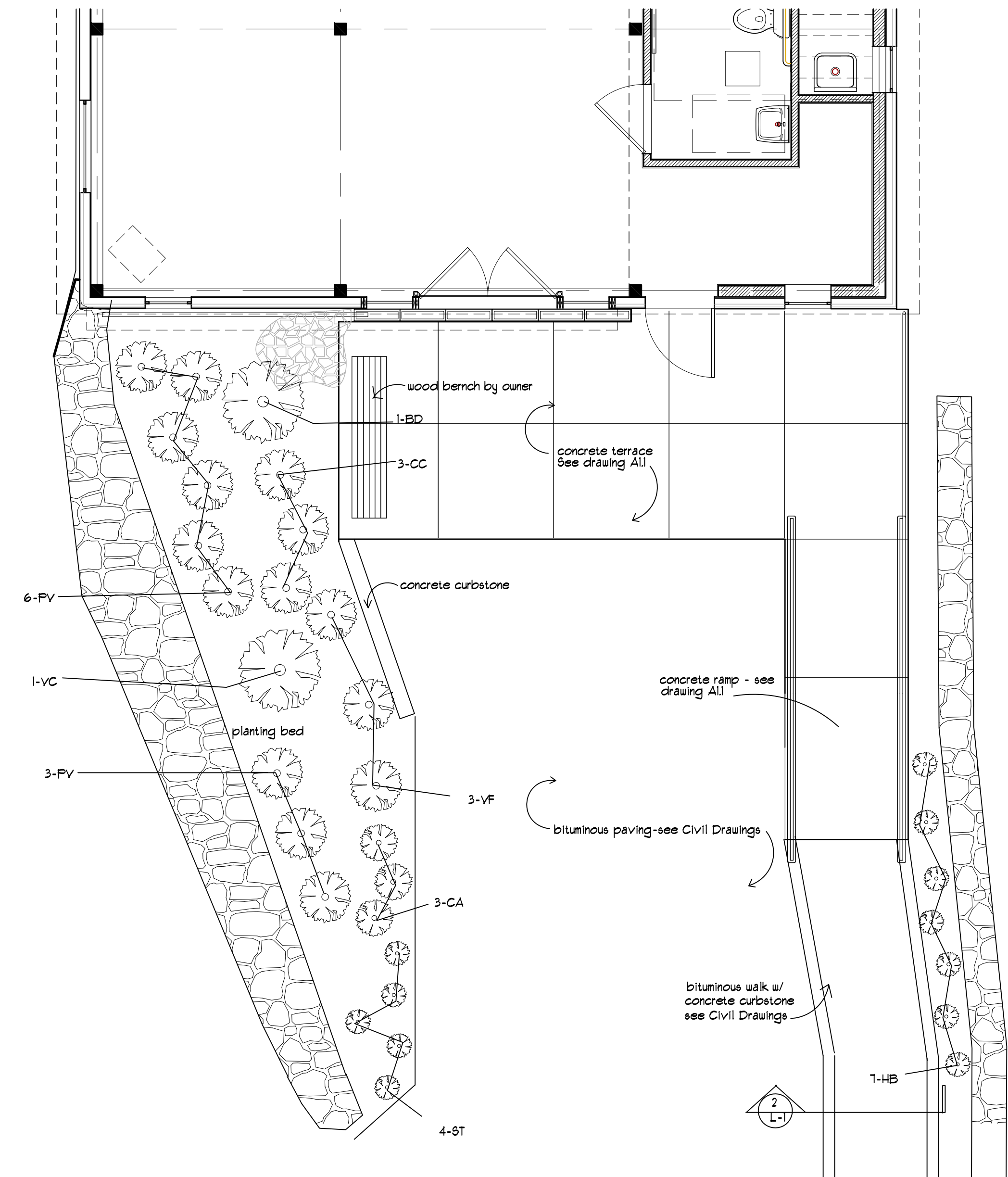
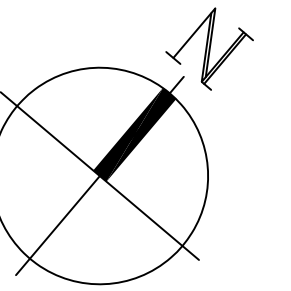
ANGINO FARM  
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REHABILITATION

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

LANDSCAPE PLAN 1

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CONDITION
<b>SHRUBS</b>				
PV	8	Paricum virgatum Prairie Fire	Red Switch Grass	2 gallon
CA	3	Cotoneaster- Adpressus- Tom Thumb	Tom Thumb Creeping Cotoneaster	3 gallon
VC	1	Viburnum Carlesii	Korean Spice Viburnum	4-5' heavy
VF	3	Viburnum Farreri Nanum	Dwarf Fragrant Viburnum	2 gallon
ST	5	Sedum Telephium Matrona	Stonescrop	1 gallon
HB	1	Hemerocallis 'Black -Eyed Stella'	Daylily	1 gallon
CC	3	Caryopteris x Clandonensis 'Blue Mist'	Bluebeard Blue Mist	2 gallon
BD	1	Buddleia Davidii 'Adonis Blue'	Butterfly Bush	2 gallon

Title :  
LANDSCAPE PLAN  
AND PLANTING  
SCHEDULE

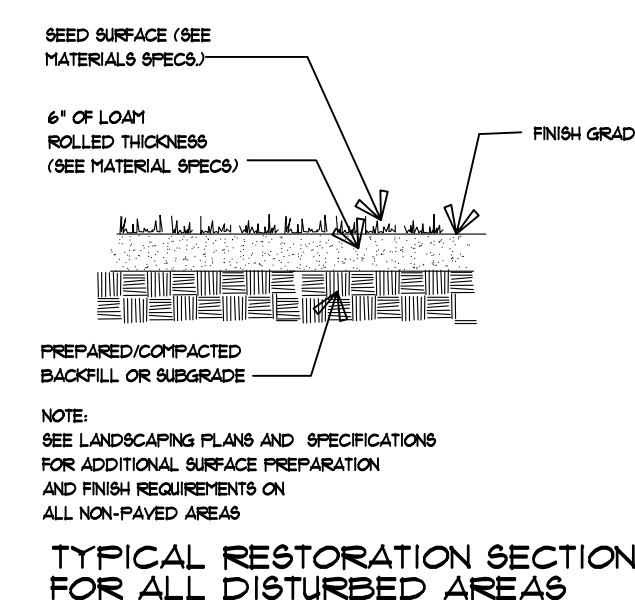
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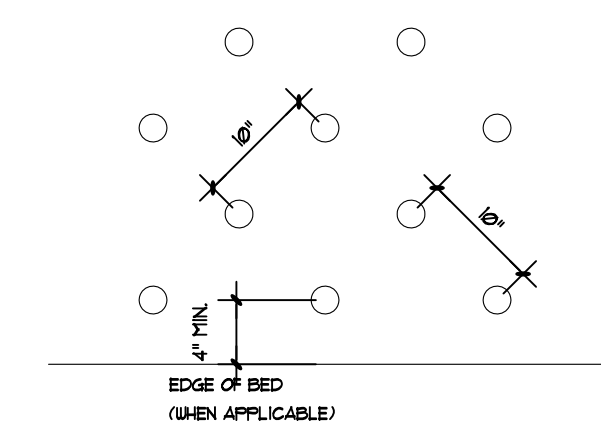
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Checked: KMS/JJS

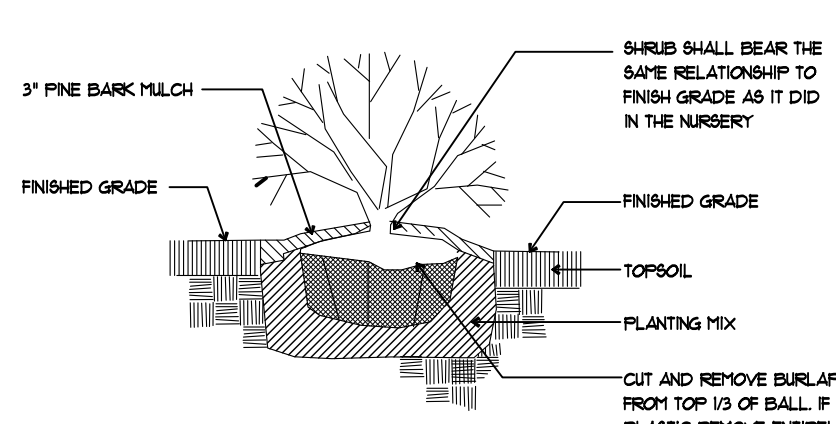
CSS Project No: 1094



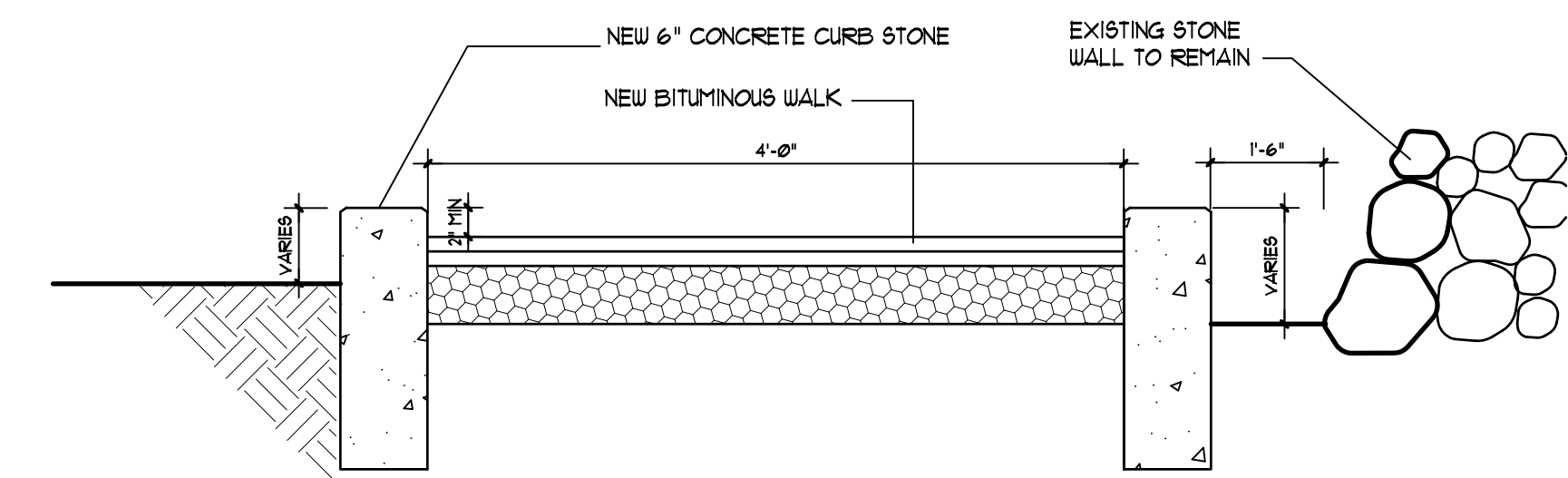
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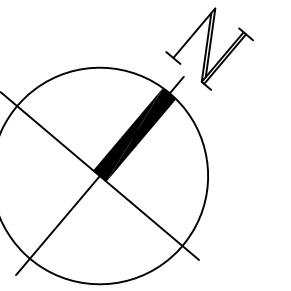
WALKWAY DETAIL 2

L1

Revisions

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Title:  
MAIN LEVEL  
GROUND LEVEL  
FLOOR PLANS

Scale: AS NOTED

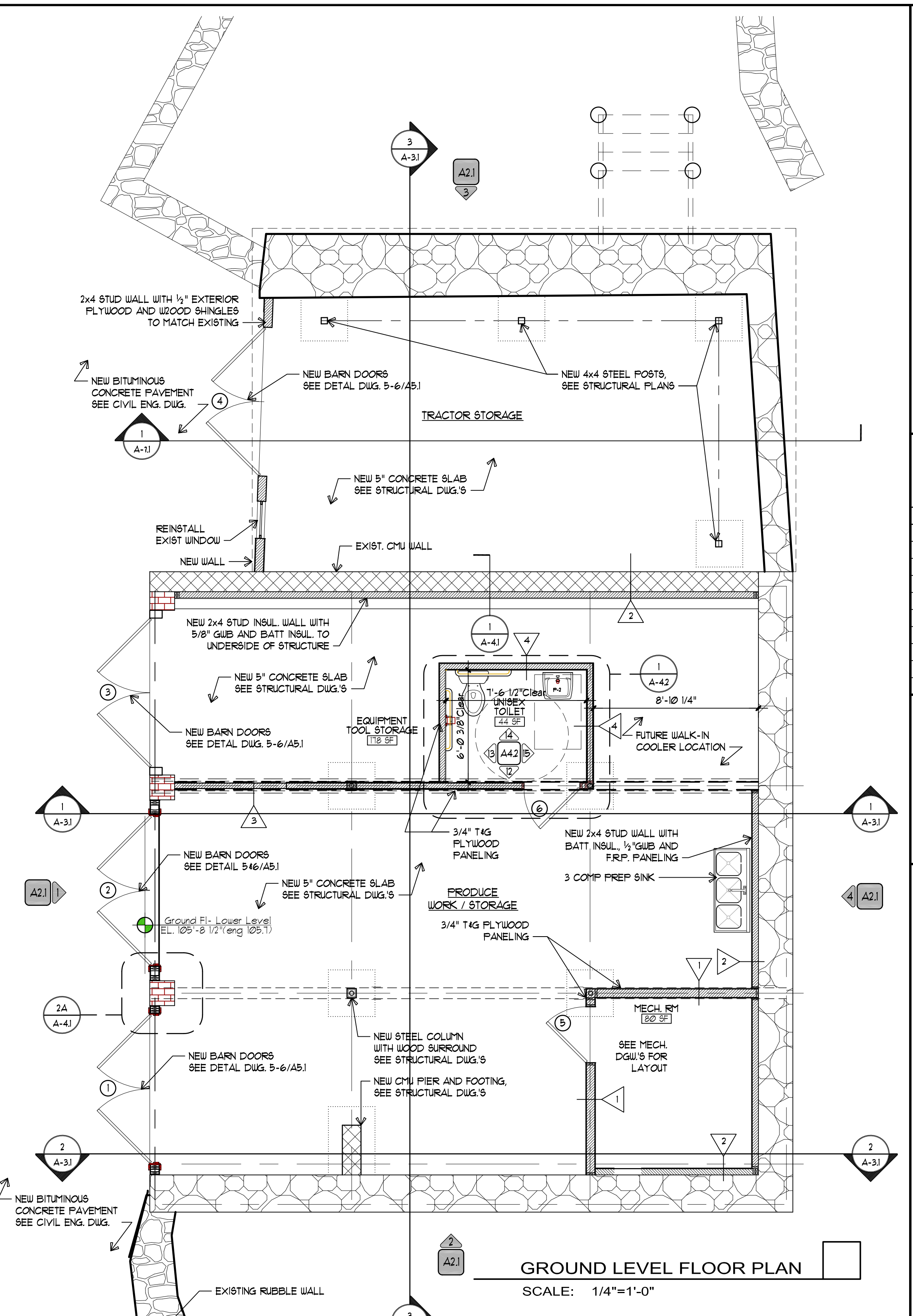
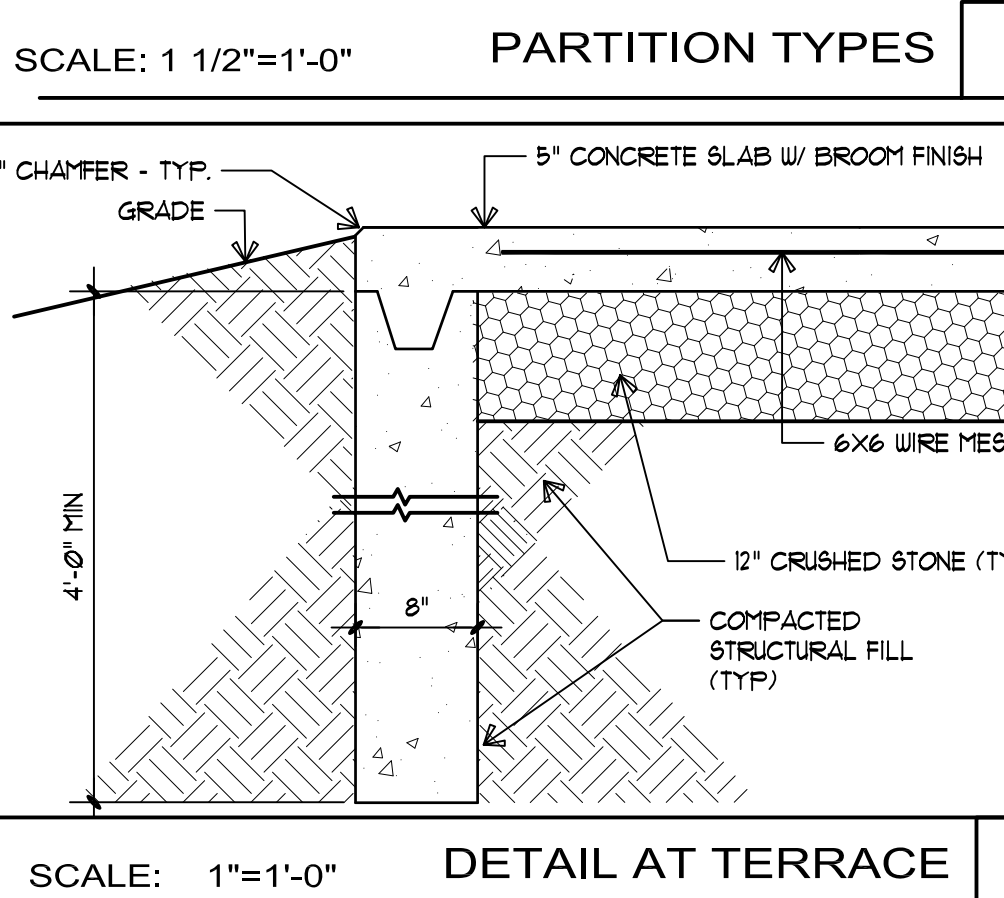
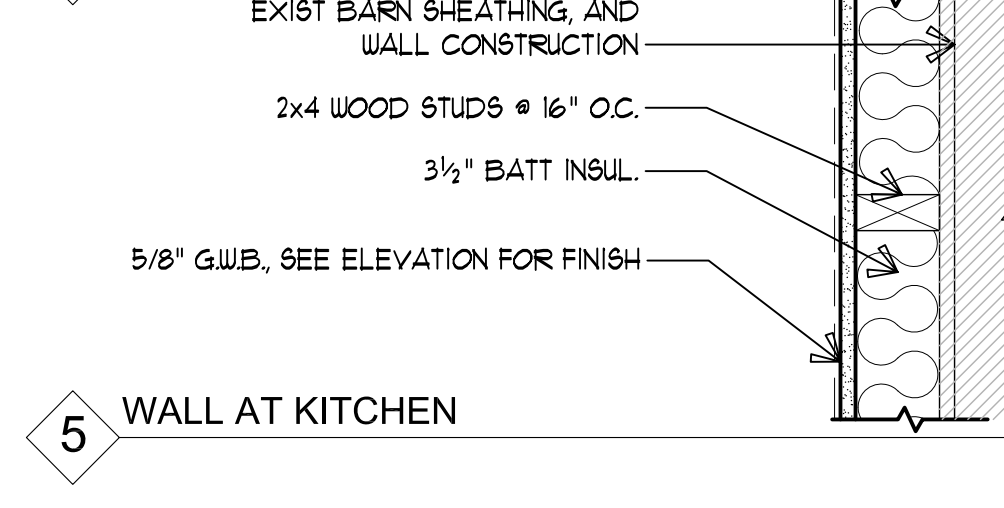
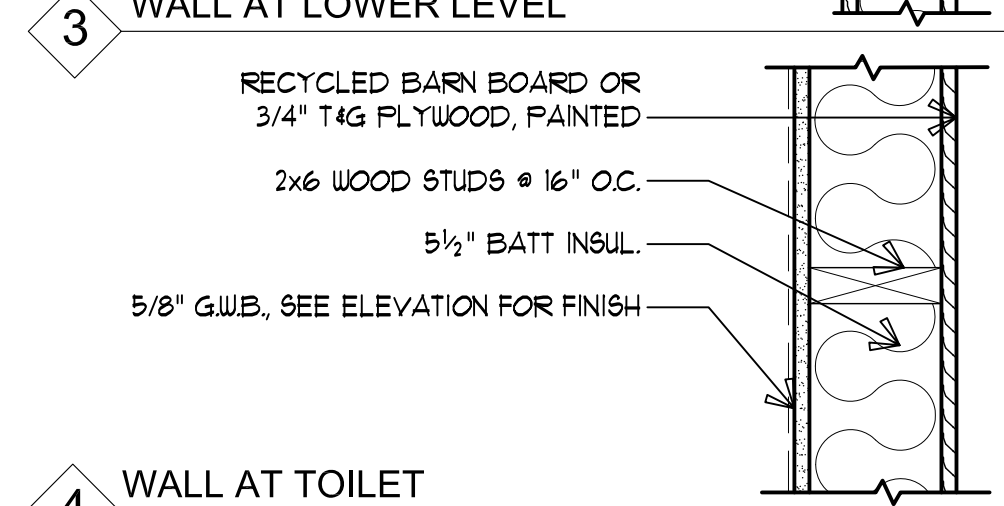
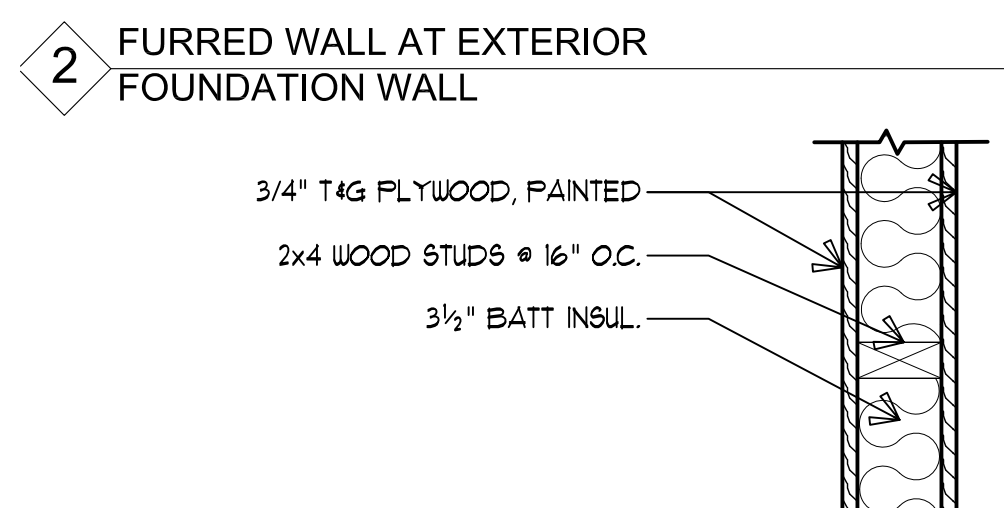
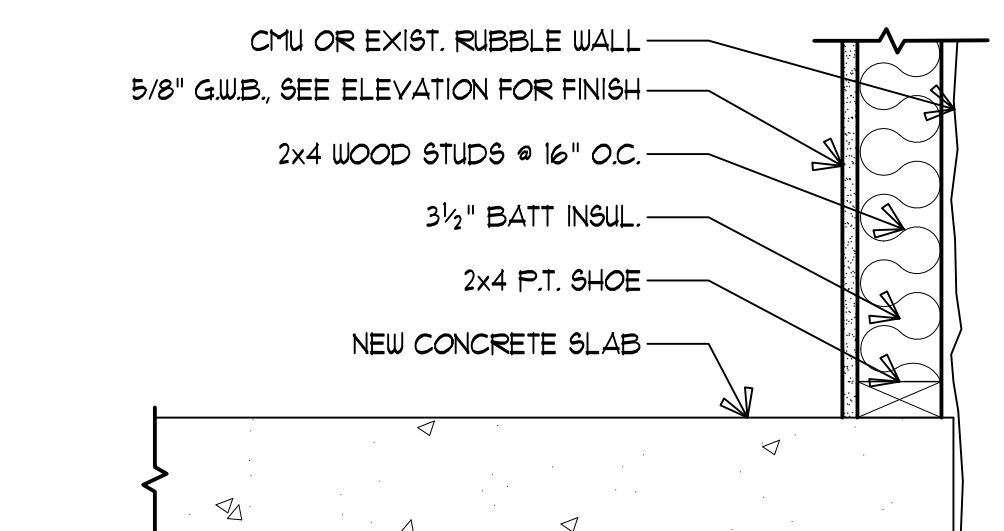
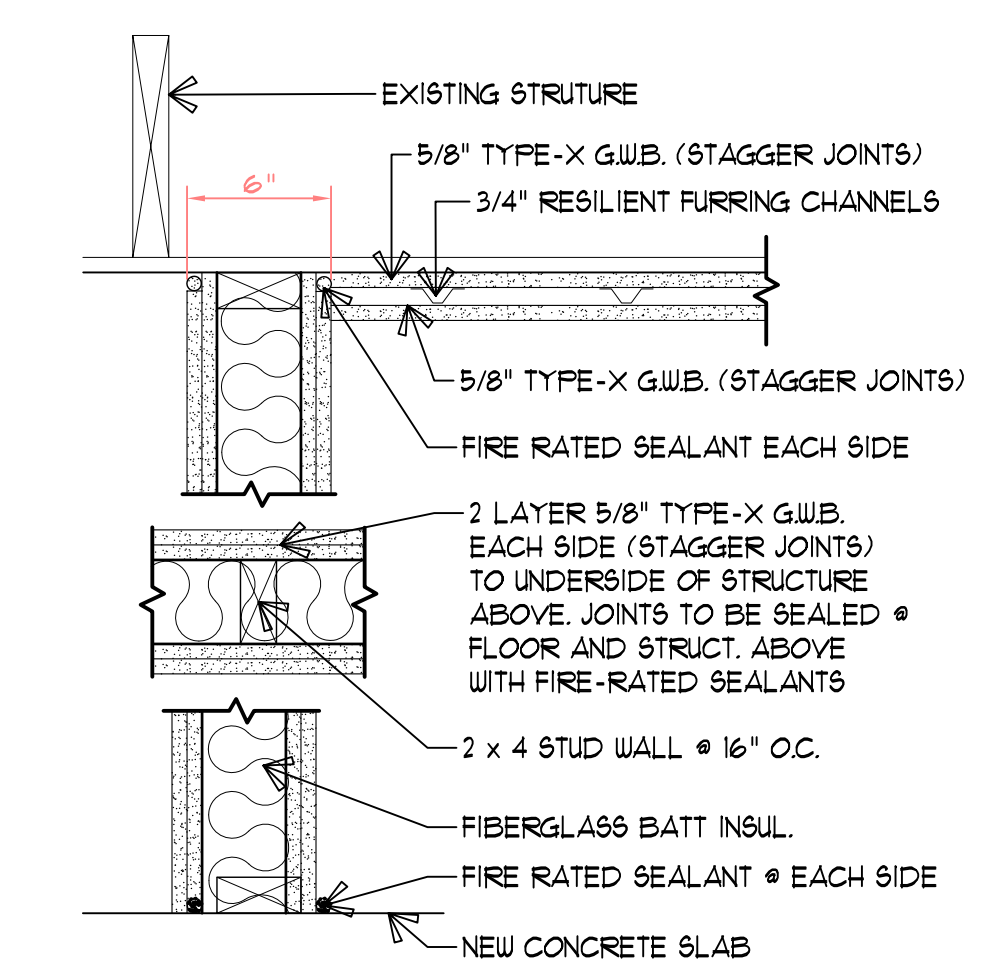
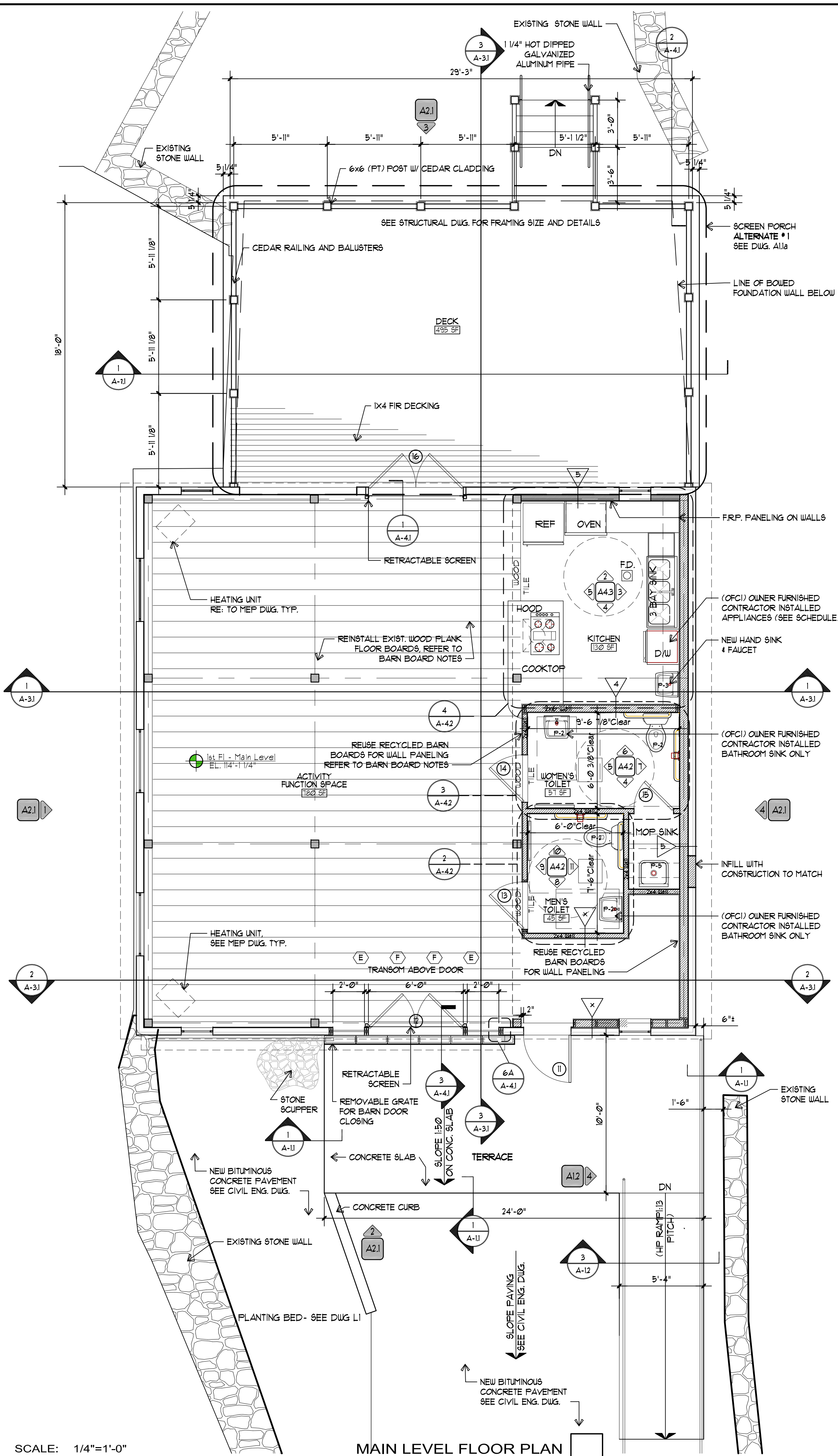
Date: Jan 31, 2012

Drawn: WH

Checked: KMS/JJS

CSS Project No: 1094

A-1.1



**BARN BOARDS NOTES**

CLEANING:

1. REMOVE OLD NAILS, SCREWS AND OTHER DEBRIS
2. POWER WASH EACH SIDE WITH A BORATE CLEANER MIXED W/ WATER
3. REMOVE CLEANING SOLUTION FROM BOARDS W/ WATER AND LET DRY COMPLETELY
4. APPLY SEALER TO ALL FOUR SIDES OF WOOD

**ROOM FINISH SCHEDULE**

NO.	RM. NAME	FLOOR	BASE	WALLS	CEILING	REMARKS
1	Activity /Function	1	2	3	4	5
1	Women's Toilet	1	3	5	9	10
2	Men's Toilet	2	3	5	9	10
3	Mop Sink	3	5	9	10	13
4	Kitchen	3	5	9	10	13
2	Deck	2	5	6		
2	Produce/Work/Storage	2	4	5	8	10
2	Unisex Toilet	2	4	5	9	10
2	Tractor Storage	2	4	5	8	13
4	Mech Rm	4	5	9		13
4	Equipment Tool Storage	4	5	8	11	15

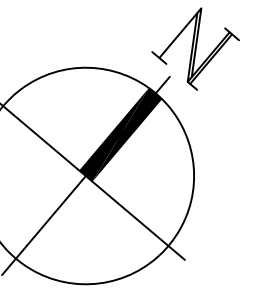
ANGINO FARM  
BARN  
REHABILITATION

NAHANTON STREET  
NEWTON, MA

Revisions

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Title :  
ALTERNATES 1 + 2  
MAIN LEVEL

Scale: 1/4" = 1'-0"

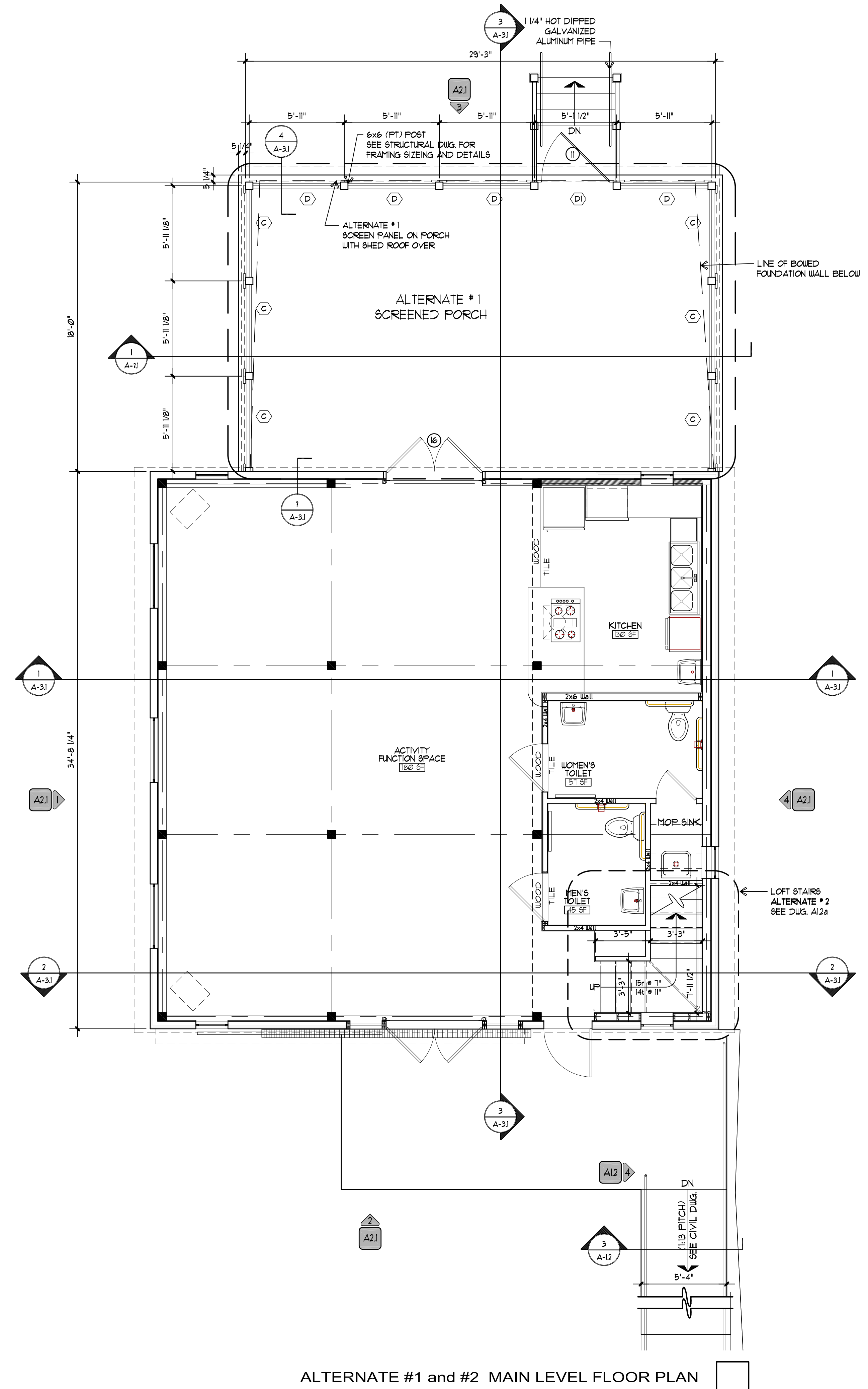
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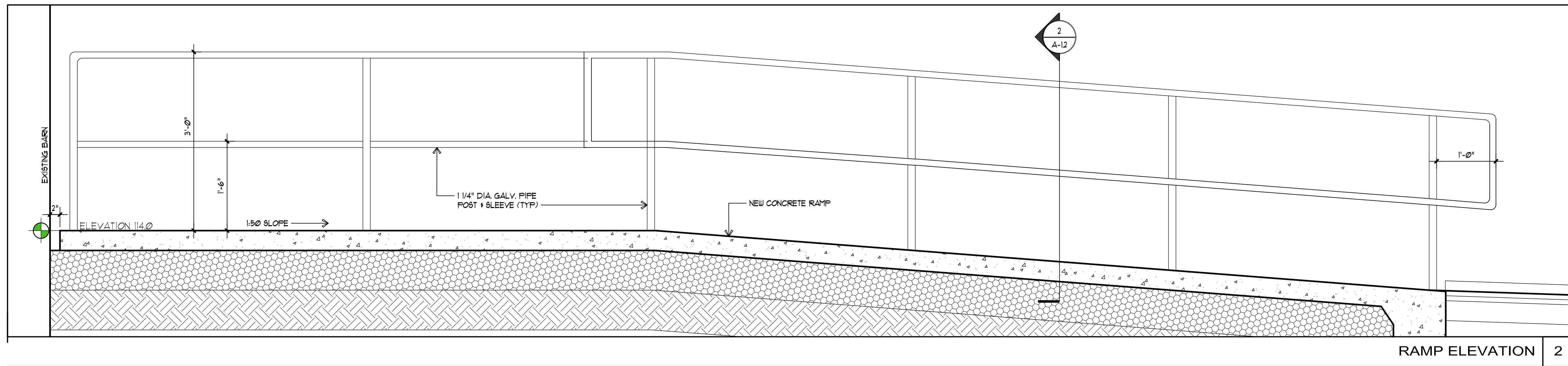
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CSS Project No: 1094

A-1.1a



ALTERNATE #1 and #2 MAIN LEVEL FLOOR PLAN

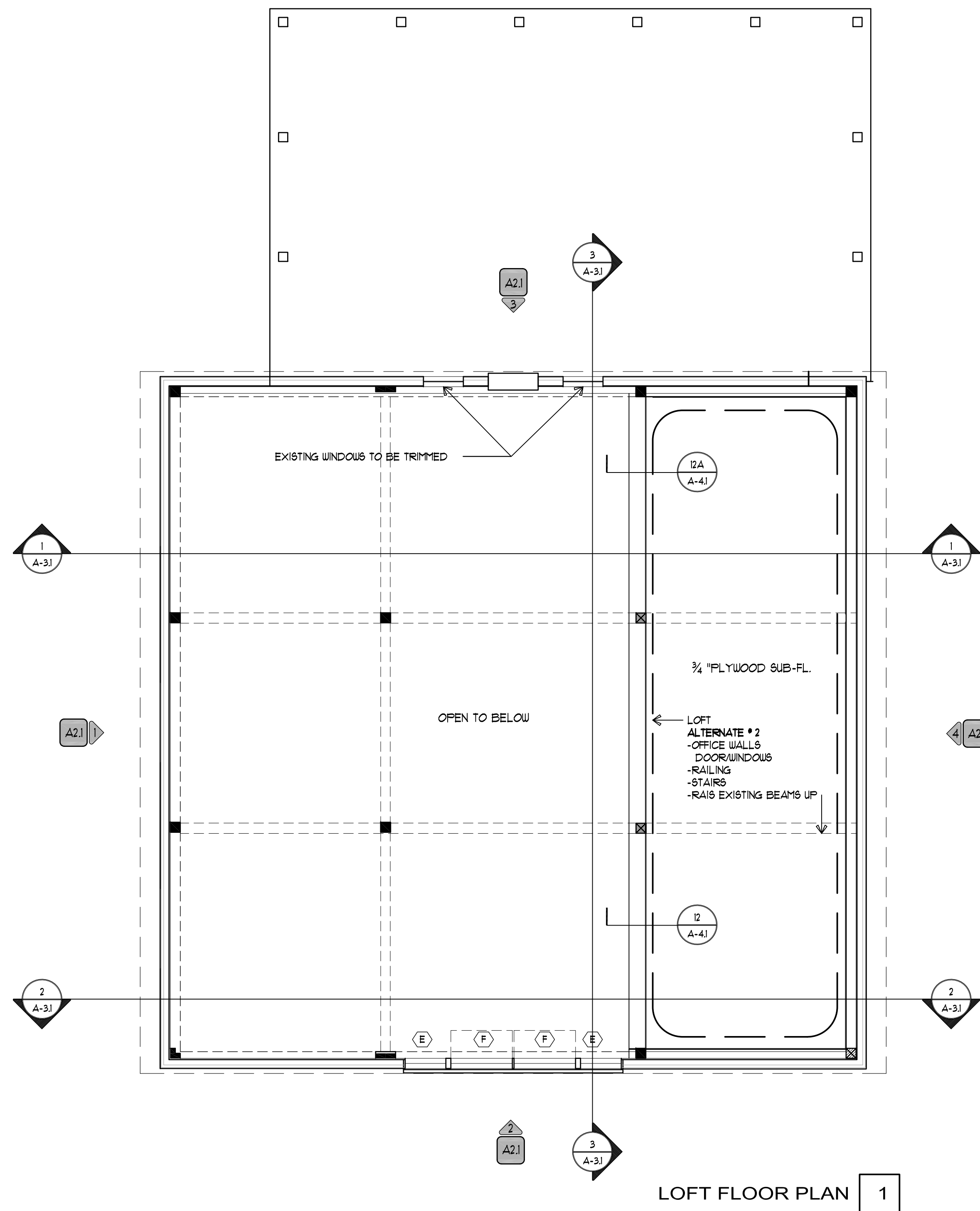
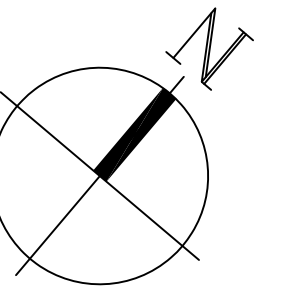


RAMP ELEVATION 2

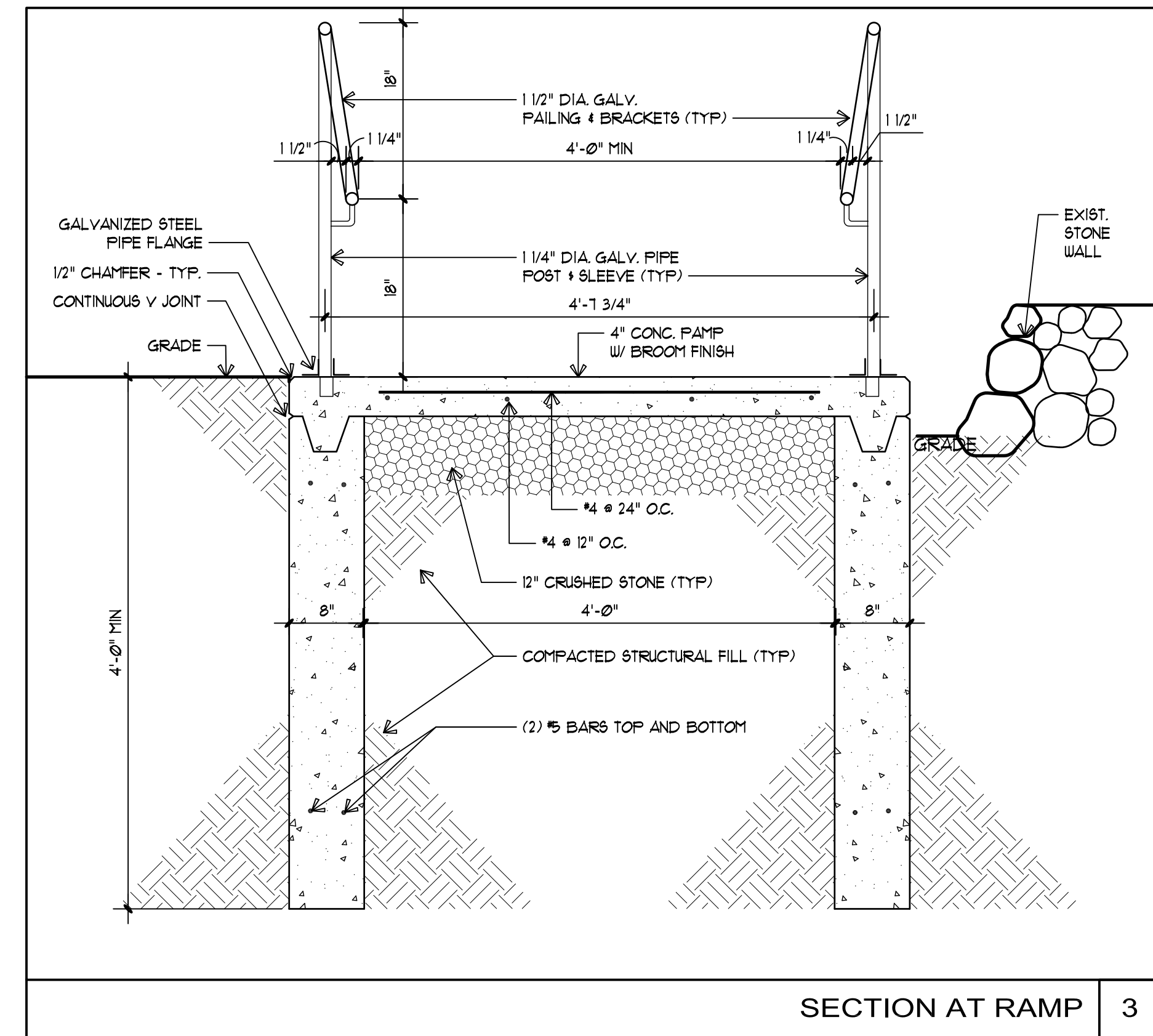
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LOFT FLOOR PLAN 1



SECTION AT RAMP 3

Title :  
LOFT FLOOR PLAN  
RAMP SECTION AND  
ELEVATION

Scale: 1/4" = 1'-0"

Date: Jan 31, 2012

Drawn: WH

Checked: KMS/JJS

CSS Project No: 1094

**A-1.2**

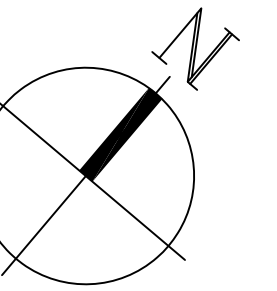
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Title :  
ALTERNATE 1+2  
LOFT LEVEL AND  
ROOF PLAN

Scale: 1/4" = 1'-0"

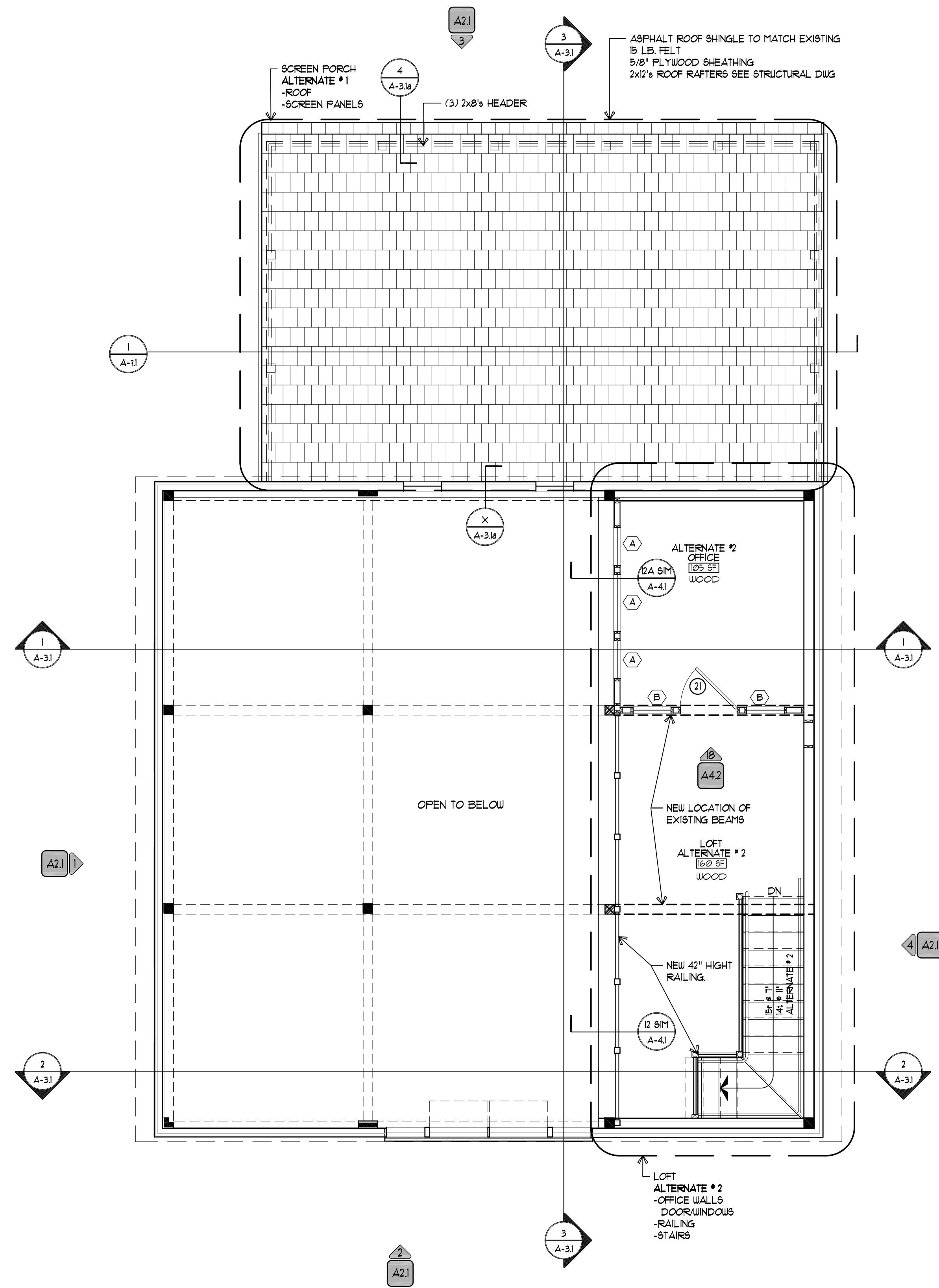
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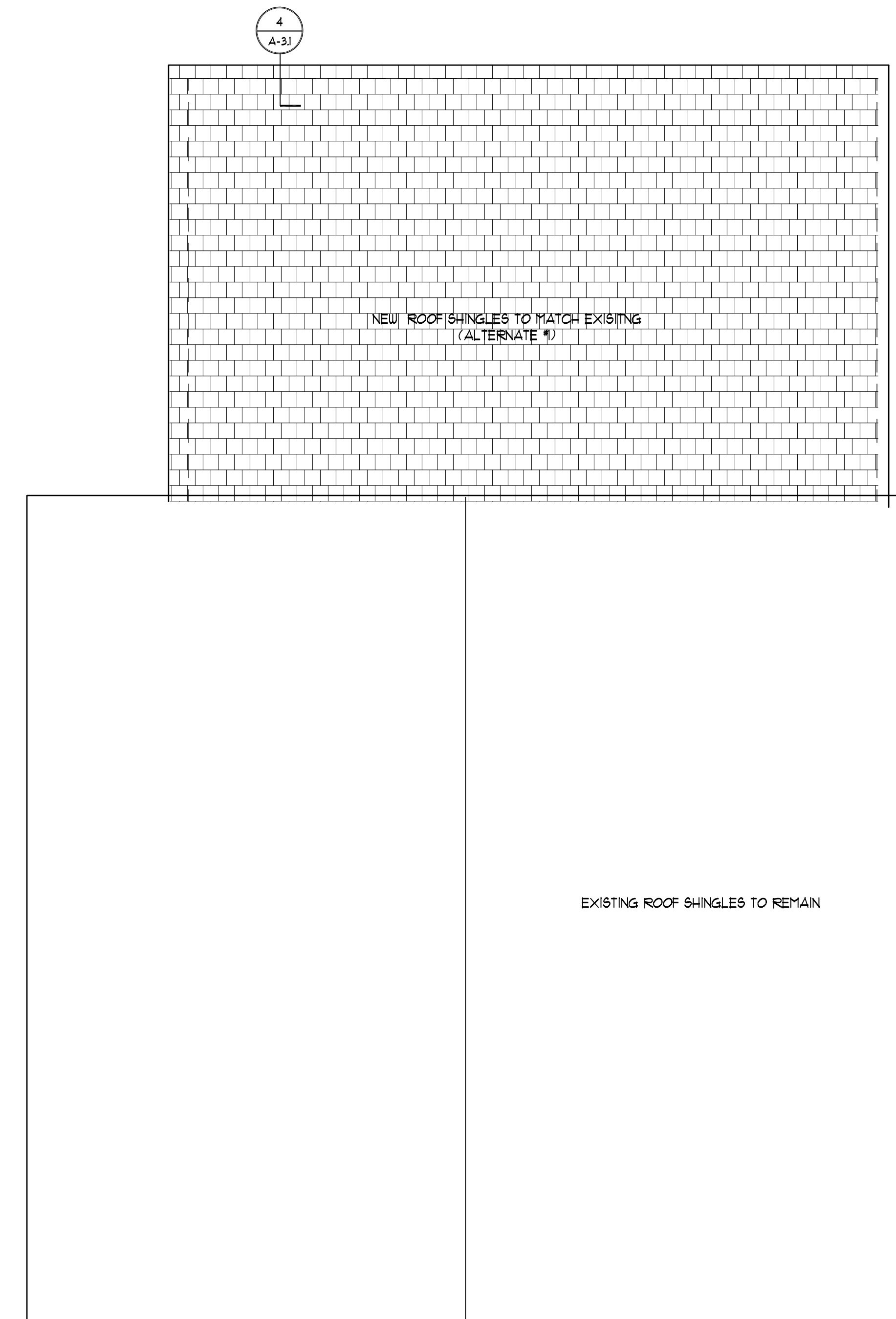
Checked: KMS/JJS

CSS Project No: 1094

A-1.2a



ALTERNATE #1 and #2 LOFT FLOOR and SCREEN PORCH ROOF PLAN 2



ROOF PLAN WITH ALTERNATE #1 ROOF PLAN AT PORCH 1

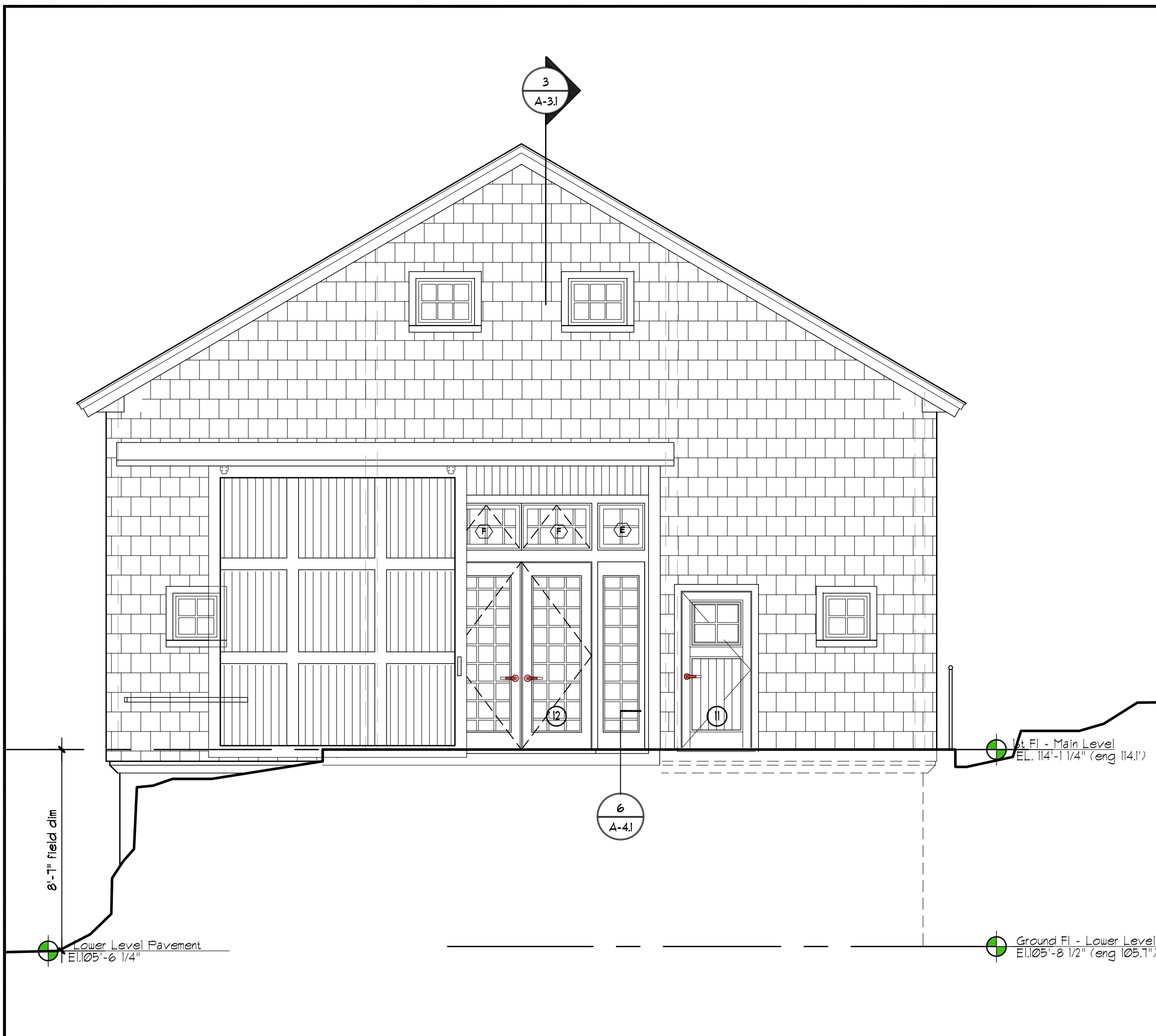
**ANGINO FARM  
BARN  
REHABILITATION**

NAHANTON STREET  
NEWTON, MA

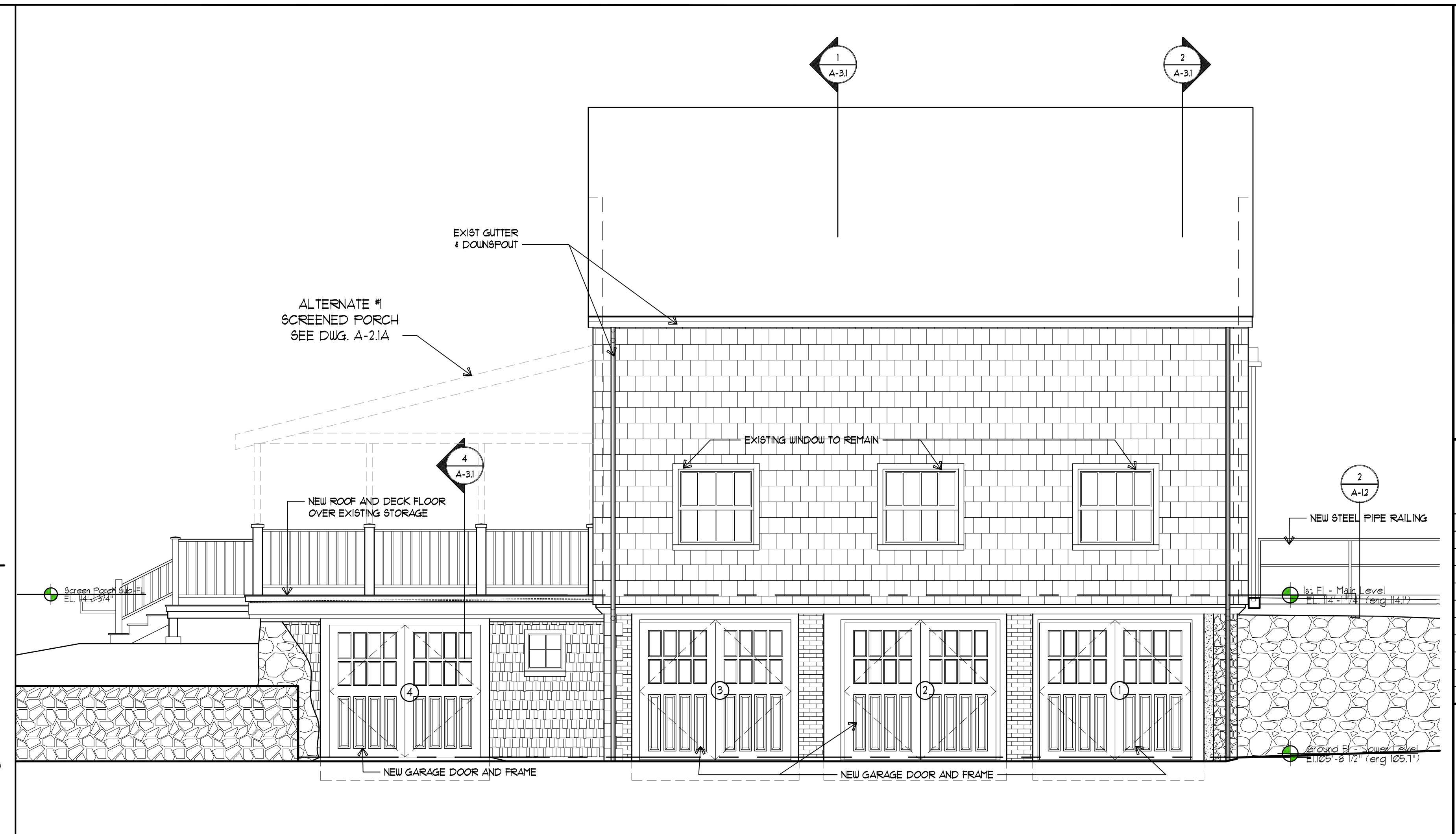
**Revisions**

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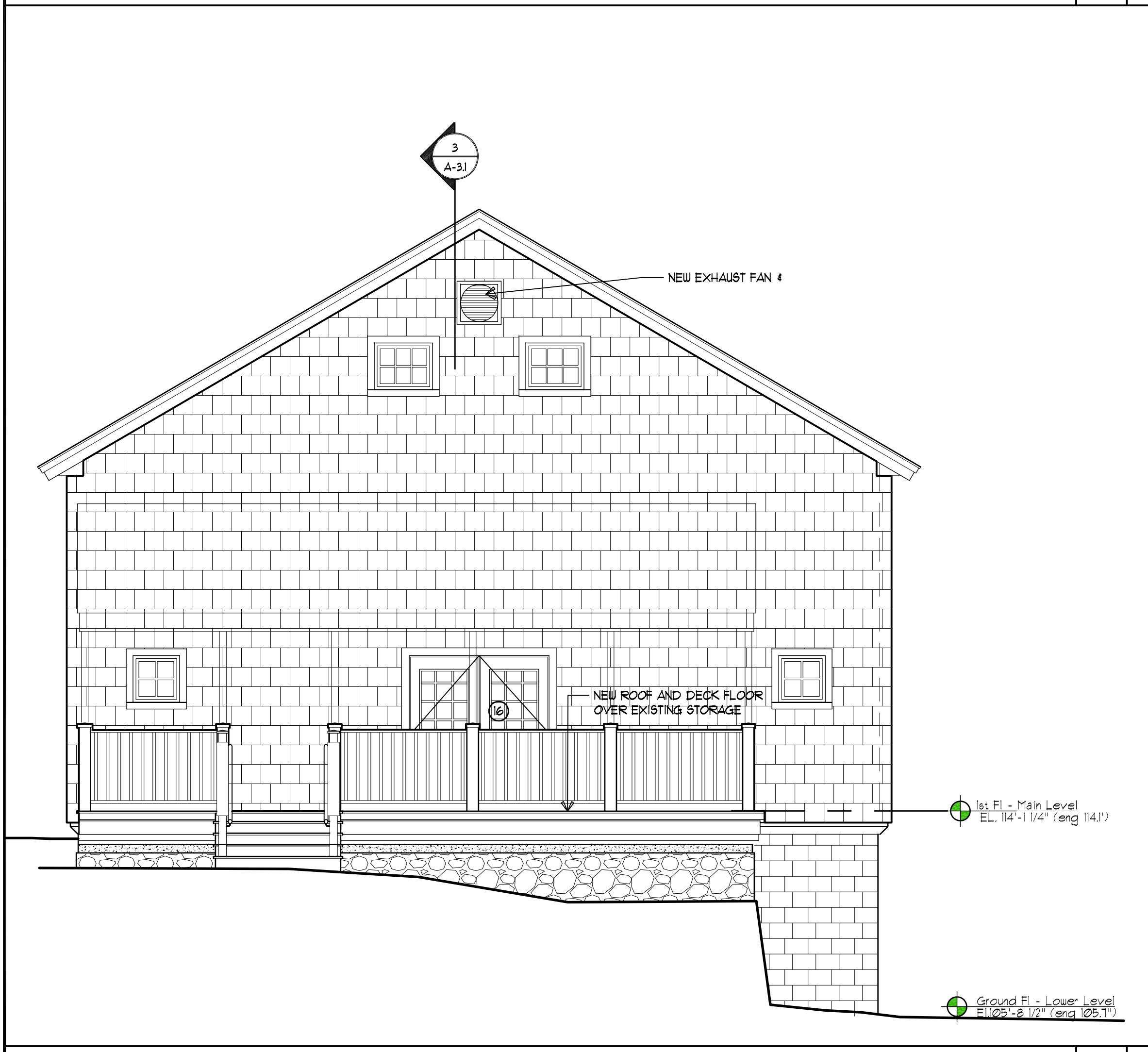
**CSS ARCHITECTS INC.**  
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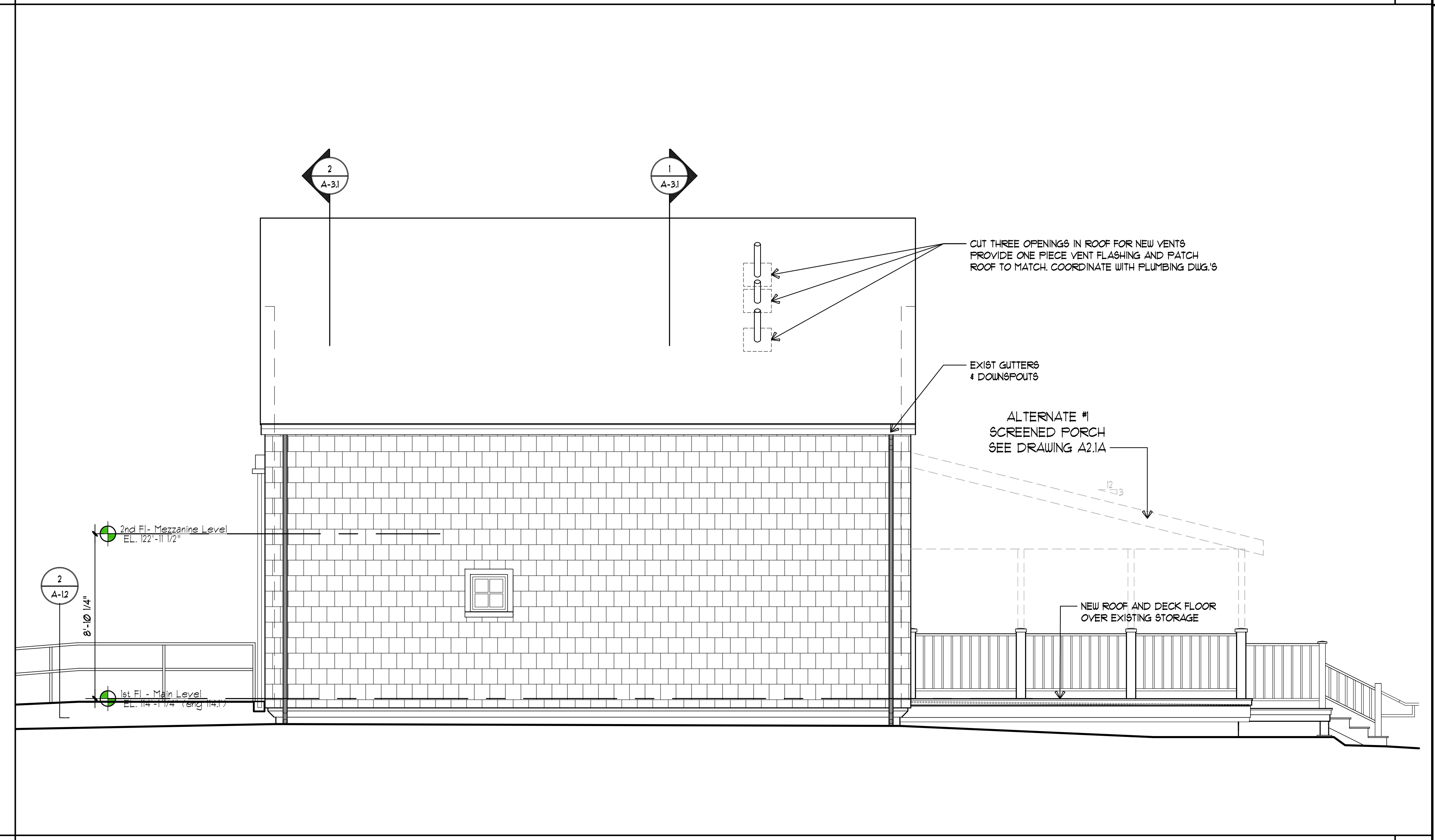
**EAST ELEVATION 2**



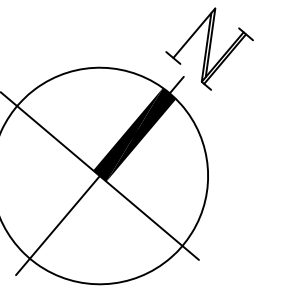
**SOUTH ELEVATION 1**



**WEST ELEVATION 3**



**NORTH ELEVATION 4**



Title :  
**BUILDING  
ELEVATIONS**

Scale: 1/4" = 1'-0"

Date: Jan 31, 2012

Drawn: WH

Checked: KMS/JJS

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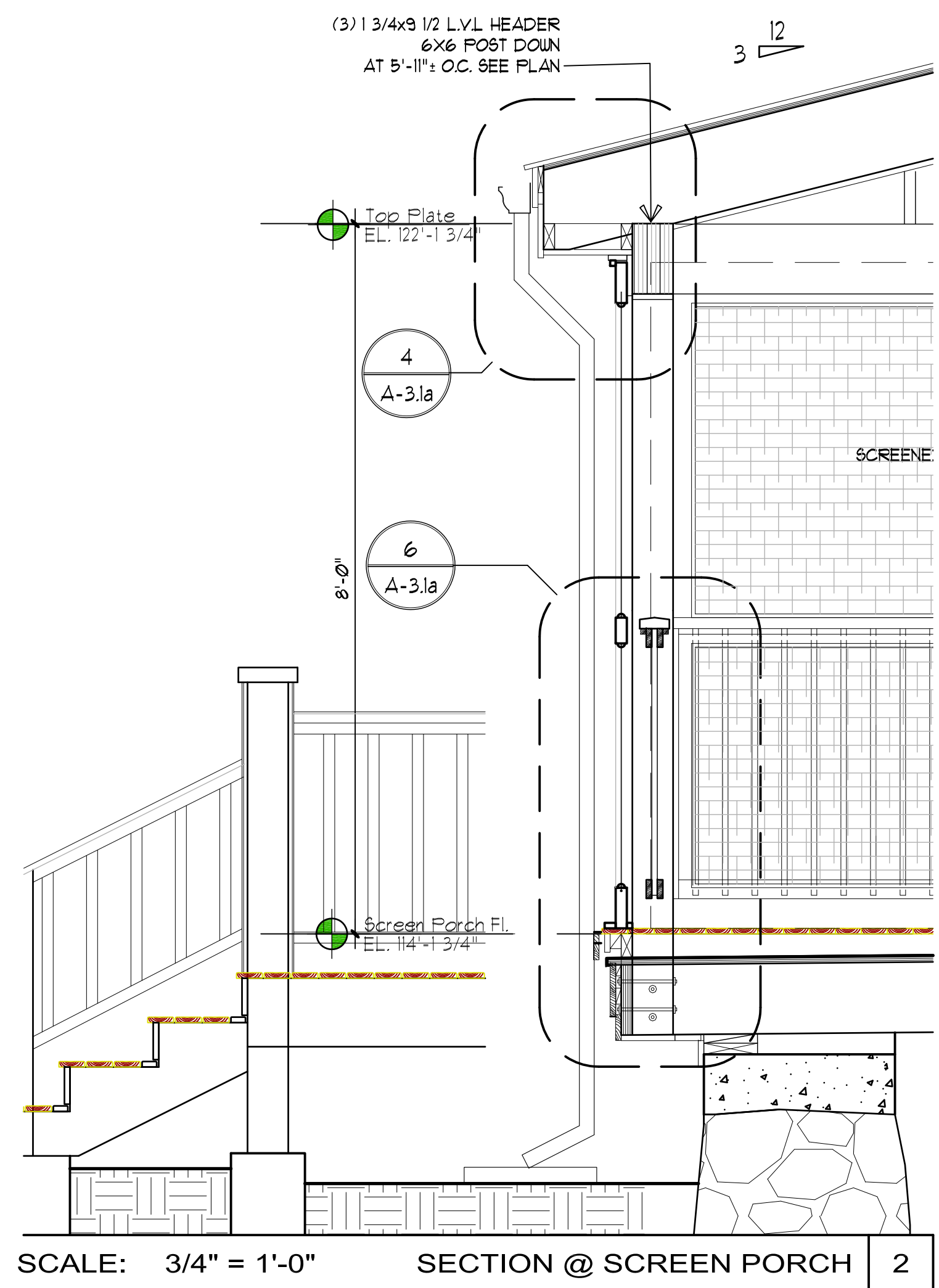
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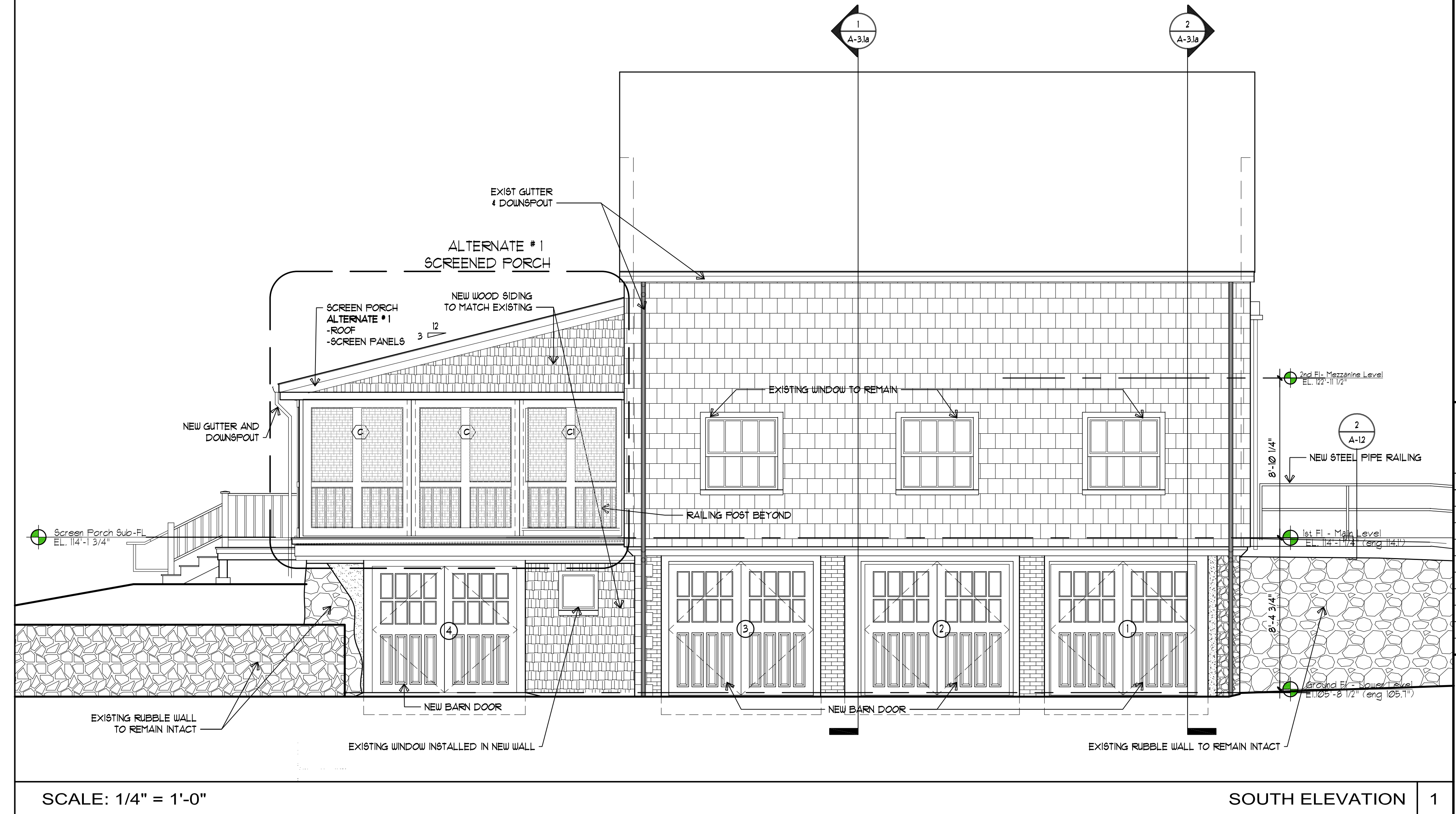
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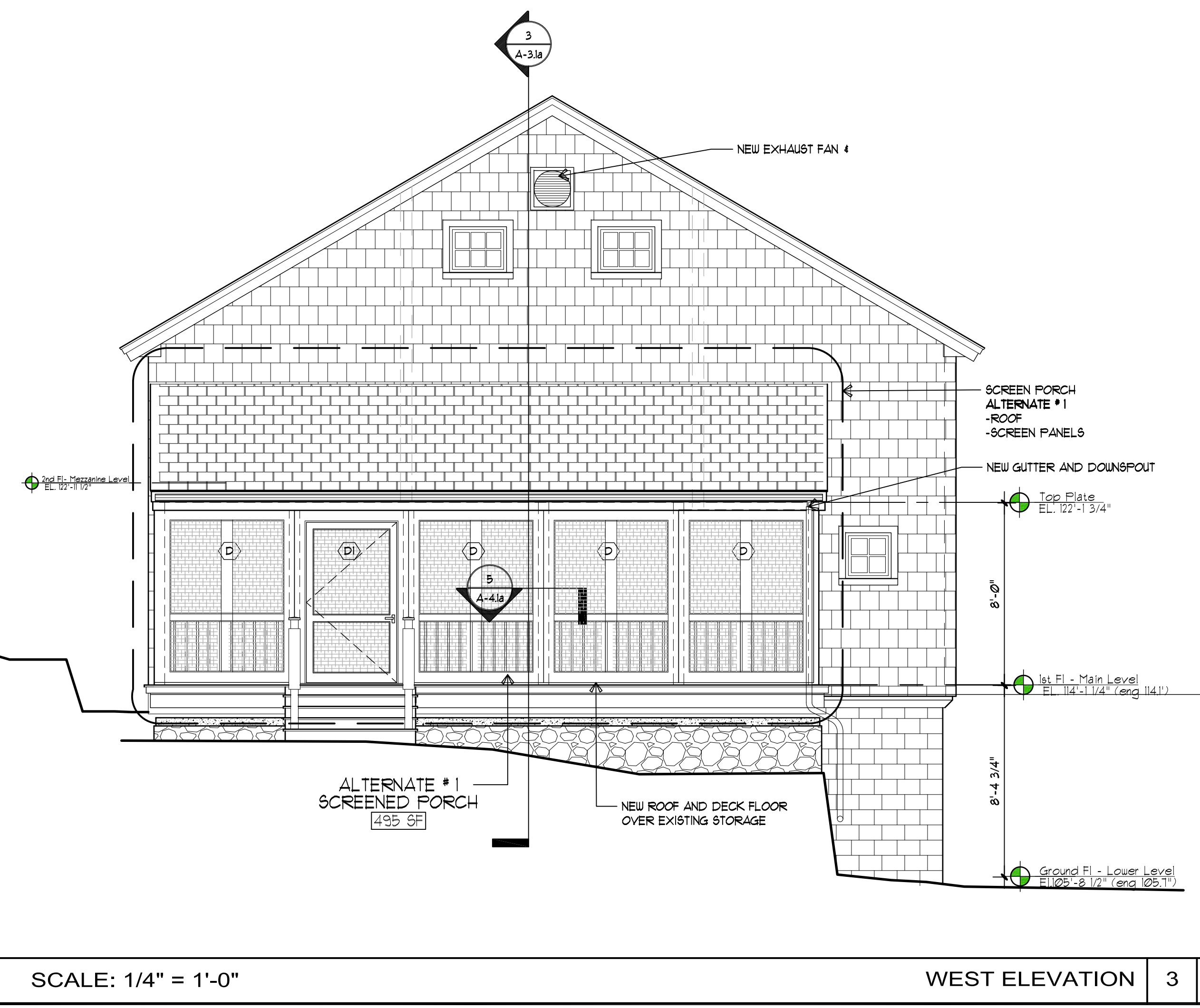
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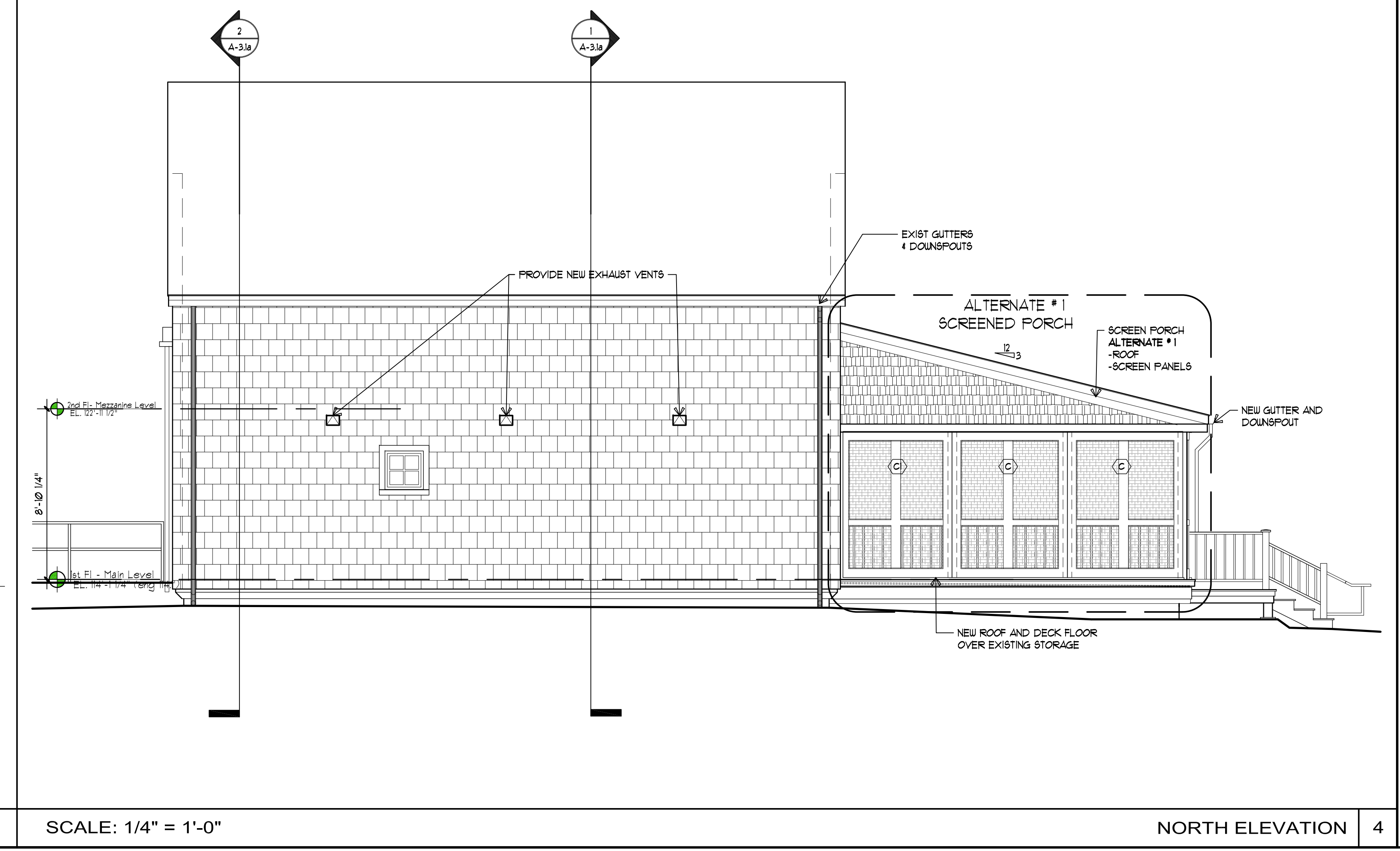
SCALE: 3/4" = 1'-0" SECTION @ SCREEN PORCH 2



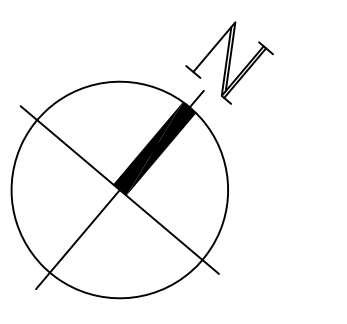
SCALE: 1/4" = 1'-0" SOUTH ELEVATION 1



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



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



Title :  
ALTERNATE 1+2  
BUILDING  
ELEVATIONS

Scale: 1/4" = 1'-0"  
Date: Jan 31, 2012  
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A-2.1a

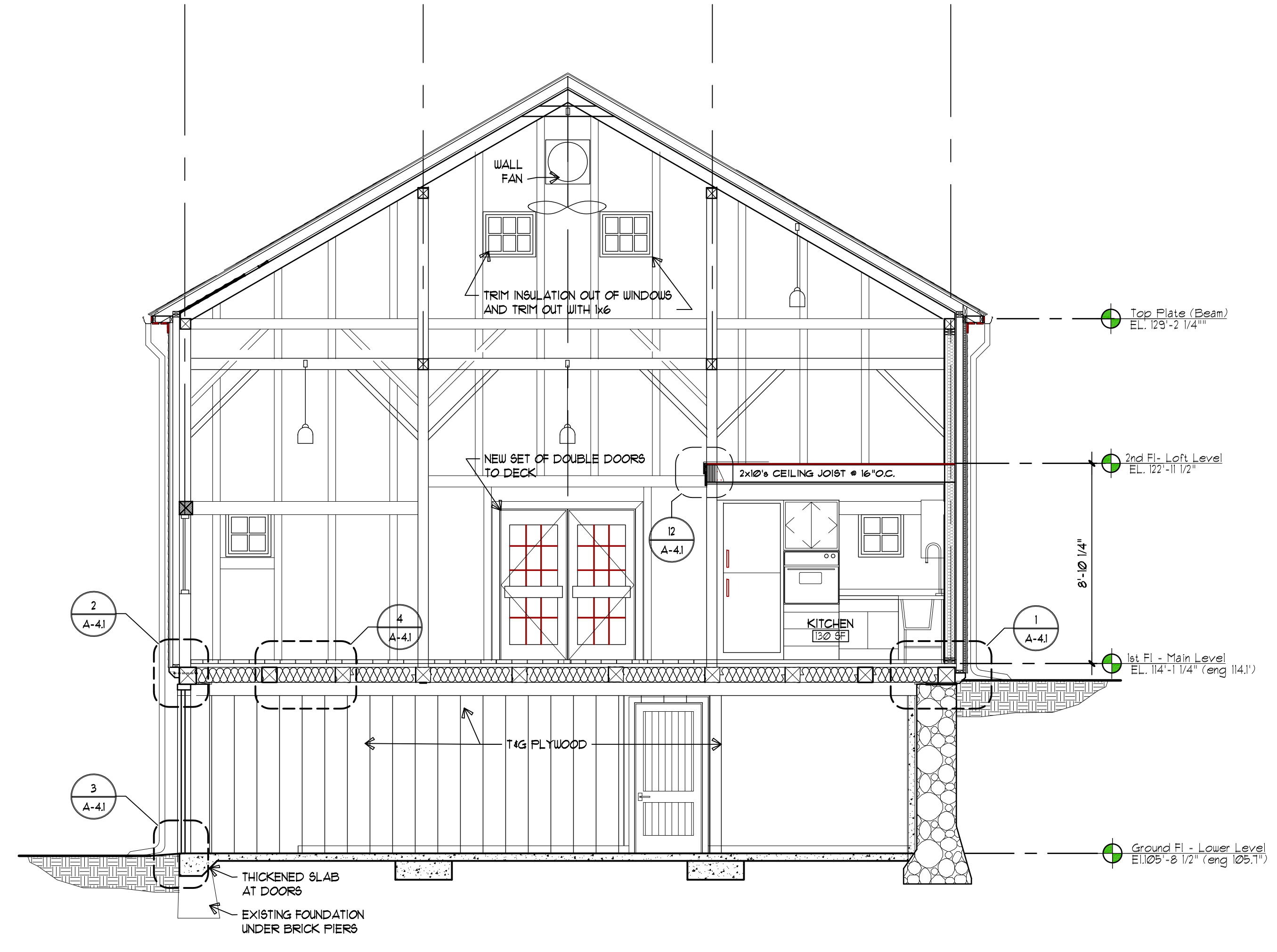
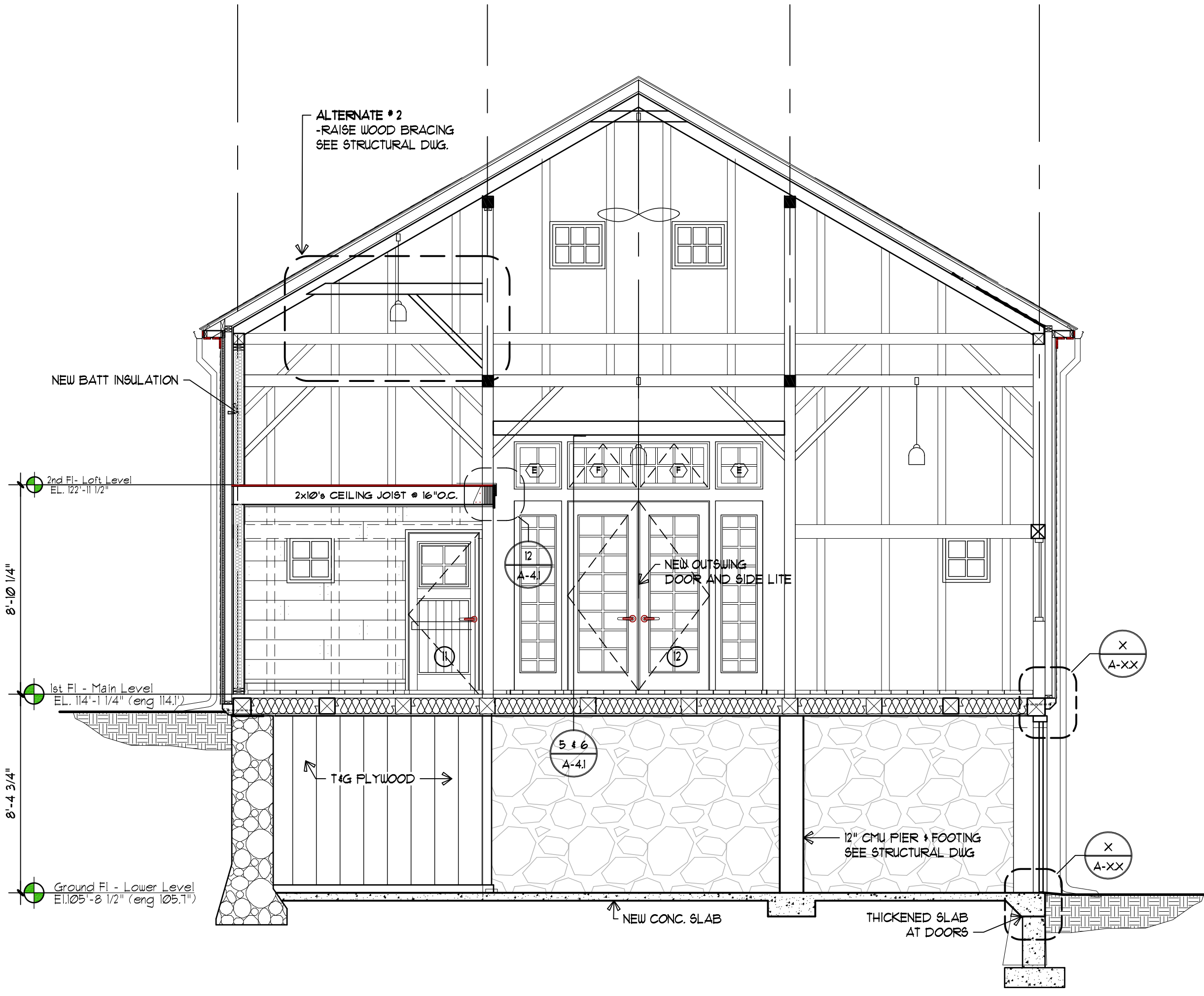
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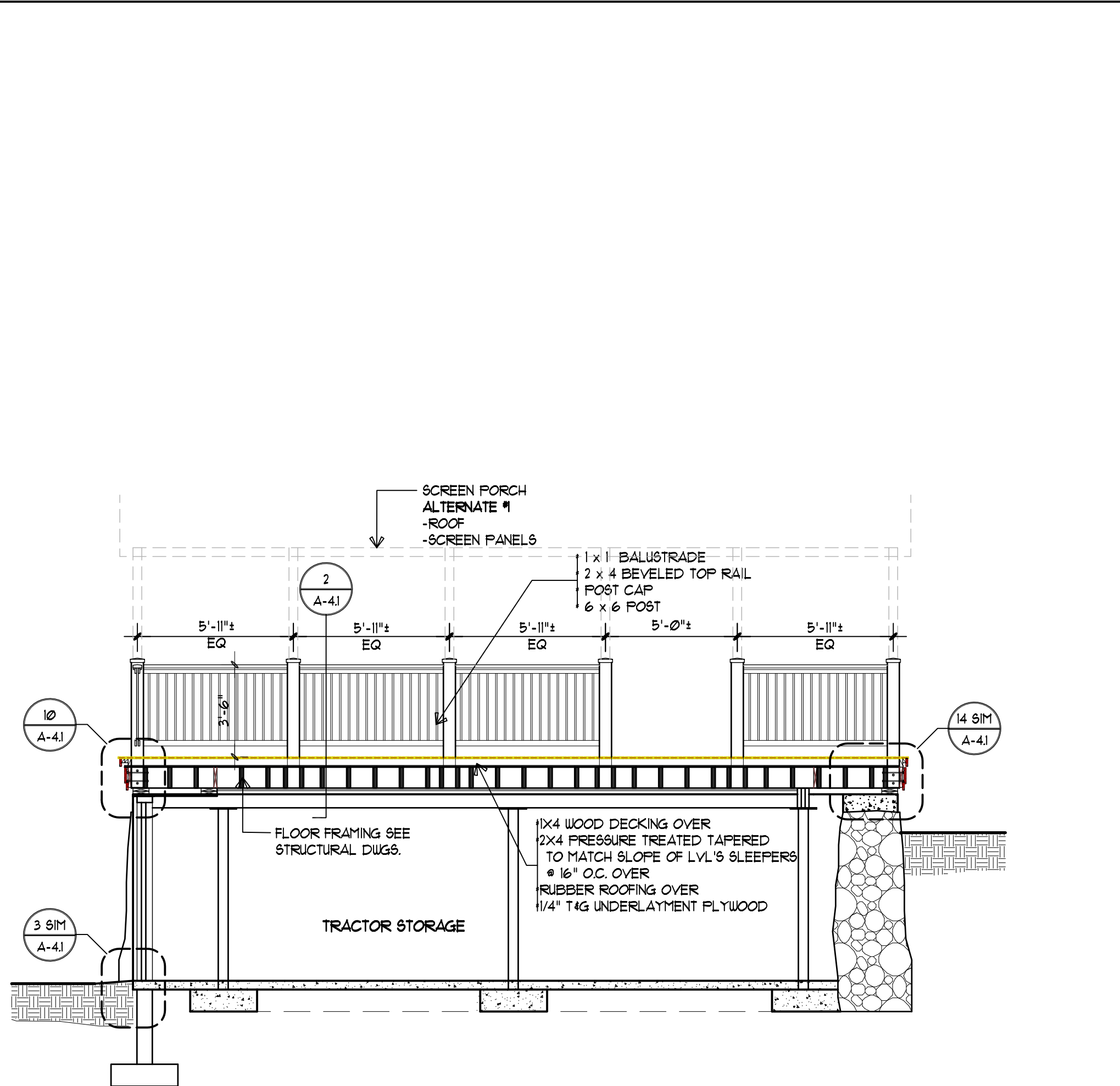


SCALE: 1/4" = 1'-0"

BUILDING SECTION 2

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

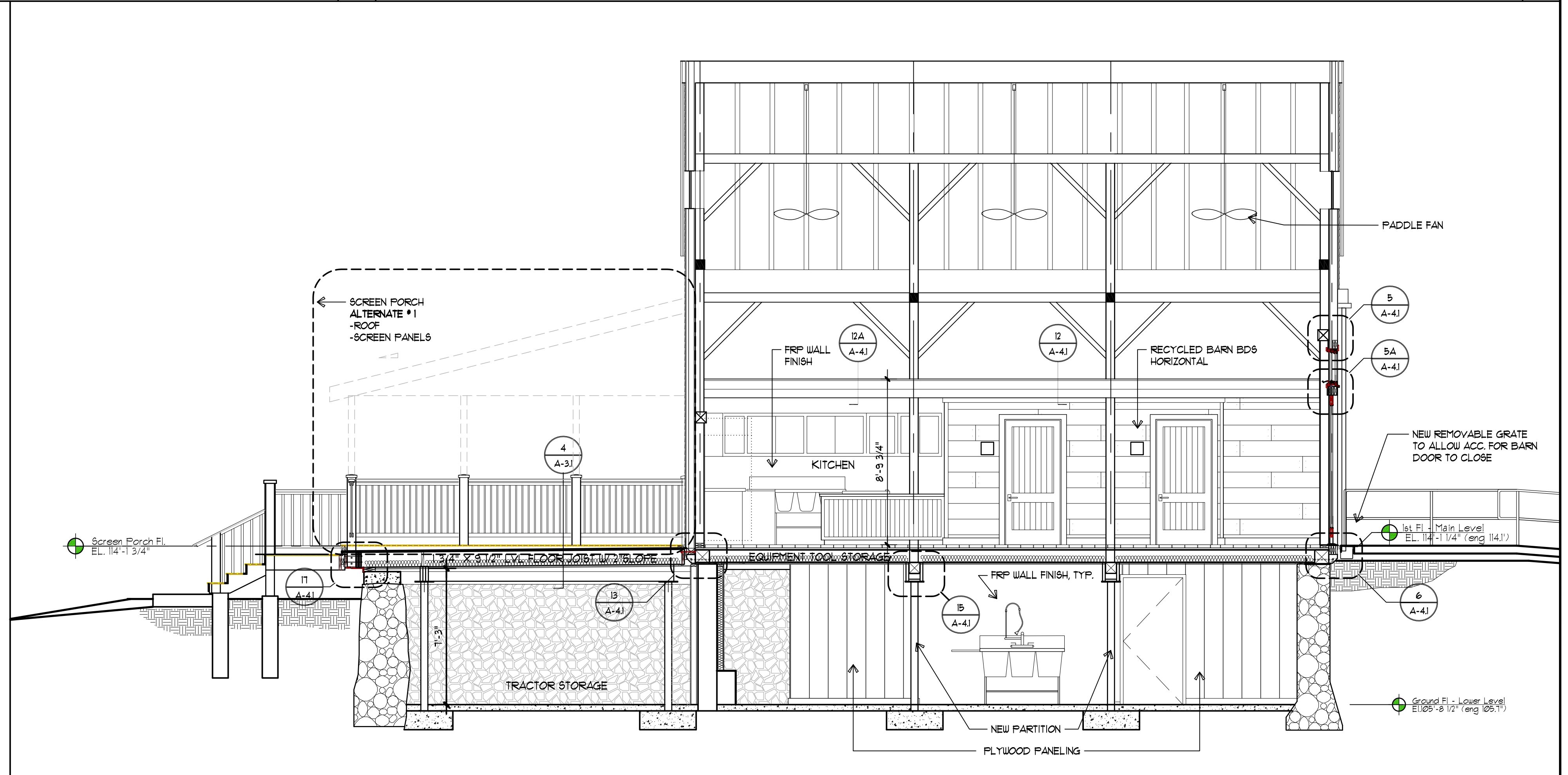
BUILDING SECTION 1



SECTION THROUGH DECK

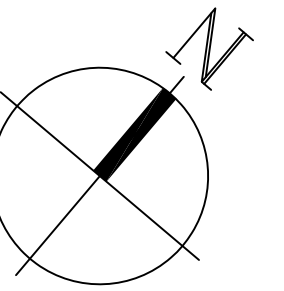
4

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



BUILDING SECTION

3



Title :  
BUILDING  
SECTIONS

Scale: 1/4" = 1'-0"

Date: Jan 31, 2012

Drawn: WH

Checked: KMS/JJS

CSS Project No: 1094

A3.1