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TOWN OF ACTON, MA
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TOWN OF ACTON
HISTORIC DISTRICT COMMISSION
472 Main Street, Acton, MA 01720

CERTIFICATE 2433

Pursuant to Chapter 40C of the General Laws of Massachusetts and the Historic Districts Bylaw of the Town of Acton, the Acton Historic District Commission hereby issues a

CERTIFICATE OF APPROPRIATENESS

For the work described in the Application of the same number.

Applicant (or owner) Marcos de Souza via Jozokos Architecture Inc

Telephone 978-660-6888

Address 82 River Street, Acton, MA Email srimmusa15@hotmail.com

Location of Work 82 River Street, Acton District: Center ☐ West ☐ South ☒

Description of Proposed work: A 2-car garage and ADU Addition to the existing cape style single family home per the submitted plans, elevations and material lists per the Architect / applicant which are an integral part of this COA and are attached.

Construction Drawings submitted for approval are dated 2024.12.12 and Addition and Renovation to the DeSouza Residence_ Sheets:1/9; 2/9;3/9;4/9;5/9;6/9;7/9;8/9;9/9; Casing Details sheet.

Exterior Materials Selections including Marvin Elevate windows installed with pre-assembled casing surrounds that obscure the clad frame and provide traditional wood casing and sill details that match the existing home.

Findings, conditions, requirements, recommendations:

Findings:

1. The governing way is River Street. The street Front, and the Left and Right sides of the proposed project will be visible from River St.
2. The general design, proportions, materials, and details as drawn and specified are appropriate to the existing structure and to other buildings in the vicinity without presenting a false sense of historical development.
3. The Commission will assume that all materials and finishes will be as submitted but is amenable to discussing possible changes to the selected materials should the need arise.

Requirements (changes or additions to the plans presented):

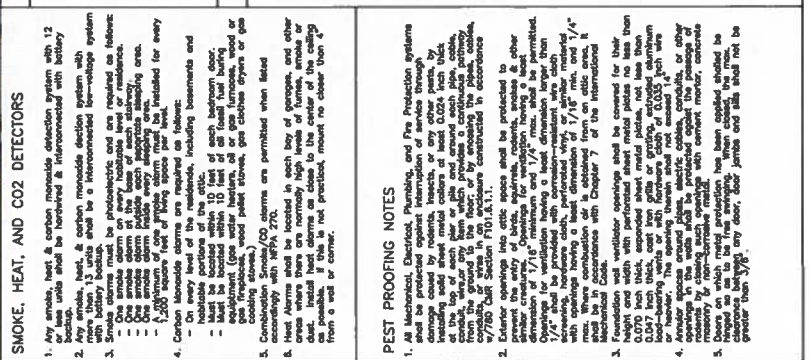
1. Newly purchased Exterior Light fixture selections should be submitted to the HDC for approval before installation.
2. The typical roof material will be asphalt shingles to match the existing. Architectural asphalt shingles are also appropriate.
3. It is assumed that neither new surface-mounted HVAC piping nor new outdoor equipment will be visible from the street, but if so, its placement and screening must be approved by the HDC before installation.

When completed, the work outlined above must conform in all particulars to the Application approved on December 10, 2024. The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Building Permit. This Certificate is valid for work commenced within one year of the date of issuance. An extension or renewal of the Certificate may be granted at the discretion of the commission. If a property changes ownership during the time the Certificate is in force, a new owner who wishes to continue the authorized work must apply to have a new Certificate issued in his or her own name.

Application received September 11, 2024 Date of Public Hearing 12/10/2024

Certificate approved by *Anita L Rogers* Date December 16, 2024
for Historic District Commission

Copies to: Applicant, Building Commissioner, Town Clerk, HDC File



1. Note to scale drawings. Recheck measurements and dimensions before starting installation. Contractor shall notify the Architect in writing of discrepancies found in drawings or in specifications.
2. Electrical, Mechanical, Plumbing, and Fire Protection layouts shall be provided by the Contractor responsible for the work. All work to be done in accordance with the most current State Building Code and all other applicable codes.
3. The Architect shall only perform Construction Control as defined by the State Building Code. The Architect shall Not have control over, be in charge of, nor be responsible for: construction means, methods, techniques, sequences, procedures, safety precautions and programs in connection with the work; or the design or construction of the work. The Architect shall Not have control over or be in charge of the acts or omissions of the Contractor, Sub-contractors or their agents, employees, or any other persons performing portions of the Work.
4. All Work performed under and in connection with these Contract Documents shall be in strict compliance with the latest O.S.H.A. safety and health standards.

3. **Visual Effects:** Provide for uniform joint widths in exposed work. Arrange joints to obtain the best effect.
3. **Provide attachment and connection devices and methods necessary for securing each construction element.** Secure each construction element true to line and level. Allow for expansion and building movement.
3. **Mounting Heights:** Where mounting heights are not indicated, install components at standard heights for the application indicated.
1. **Reproduction of these Construction Documents without the written consent of the Architect is strictly prohibited. The Architect shall be compensated for the use of these Construction Documents for the purpose of generating any other documents, including,**

1. All materials and operations shall meet the requirements of the latest revision of the standard specifications of the following: The Architectural Woodwork Institute (AWI), American Plywood Association (APA), National Forest Products Association (NFPA), Southern Pine Inspection Bureau (SPIB), American Wood Preservers Bureau (AWPB), and the Hardwood Plywood Manufacturers Association (HPMA).
2. Grading of lumber of the various species shall conform to the

- ENERGY EFFICIENCY NOTES (Residential) IECC 2023
w/Massachusetts Amendments**
1. All pertinent construction components shall comply with the latest energy efficiency requirements.
 2. All Dewatering Units shall conform to the following Home Energy Rating Requirements:
 - A. All Dewatering Units: HERS 45
 - A. All Electric Dewatering Units: HERS 42 ($>1.00057^2$ = HERS 0)
 - A. All Gas Dewatering Units: HERS 42
 - A. All Fuel Dewatering Units: HERS 42
 - A. All Units shall conform to a U-value minimum: 0.32
 - A. All Windows shall conform to a U-value minimum: 0.25 (Triple Glazing)
 3. All Insulation shall conform to the following minimum R-value:
 - A. Basement Walls: (R-25)
 - A. Floor/Ceiling: (R-30)
 - A. Exterior Walls: (R-13)
 - A. Unfinished Attic: (R-49)
 4. All Insulation shall conform to the following minimum R-value:
 - A. Basement Walls: (R-25)
 - A. Floor/Ceiling: (R-30)
 - A. Exterior Walls: (R-13)
 - A. Unfinished Attic: (R-49)
 5. All Sprinkler Systems in residential buildings shall be completely installed, with no sprinkler components outside the building footprint.
 6. The contractor is solely responsible for obtaining all required insulation inspections and testing.

These Construction Documents shall be treated as allowances unless otherwise agreed upon. The Contractor shall place a reasonable time and material value on the installation of the following items:

1. Finished Flooring
2. Light Fixtures
3. Plumbing Fixtures
4. Alarm System
5. Cable and Phone Systems
6. Interior Built in's and Mouldings
7. Window Treatments
8. Appliances
9. Paint and Wallpaper
10. Siding
11. Landscaping
12. Other (specify)

1. All interior finishes to be determined by the owner unless otherwise noted.
2. All finishes, appliances, electrical & plumbing fixtures, etc. to be installed by the contractor after owner selection or as otherwise may have been agreed.
3. Unless otherwise noted, all blueboard and plaster areas shall be finished in accordance to ASTM C840; Level 5 Finish.

1. Provide all labor, materials, and equipment necessary to complete all of the following including, but not limited to: Suspend around the perimeter of the windows, doors, louvers, and all openings in exterior walls under exterior soffit, under exterior thresholds and sills, exterior and interior trim.
2. Exterior sealant shall be one part acrylic, "bond" by Tremco or equal. Interior sealant shall be acrylic-latex type sealant.

1. All materials and operations shall meet the requirements of the latest revision of the standard specifications of the following: The Architectural Woodwork Institute (AWI), American Plywood Association (APA), National Forest Products Association (NFPA), Southern Pine Inspection Bureau (SPIB), American Wood Preservers Bureau (AWPB), and the Hardwood Plywood Manufacturers Association (HPMA).
2. Grading of lumber of the various species shall conform to the

- [illegible]

1. Seal be protected against interruption of service through damage caused by rodents, insects or any other pests. By installing steel mesh metal covers at least 0.0024 inch thick at the top of each sewer or water main with each opening in the ground for the purpose of preventing the entry of rodents from the ground to the floor or by enclosing the pipe, conduit, or cable in a rodent resistant material constructed in accordance with NFPA 700, NFPA 701, NFPA 702, NFPA 703, NFPA 704, NFPA 705, NFPA 706, NFPA 707, NFPA 708, NFPA 709, NFPA 710, NFPA 711, NFPA 712, NFPA 713, NFPA 714, NFPA 715, NFPA 716, NFPA 717, NFPA 718, NFPA 719, NFPA 720, NFPA 721, NFPA 722, NFPA 723, NFPA 724, NFPA 725, NFPA 726, NFPA 727, NFPA 728, NFPA 729, NFPA 730, NFPA 731, NFPA 732, NFPA 733, NFPA 734, NFPA 735, NFPA 736, NFPA 737, NFPA 738, NFPA 739, NFPA 740, NFPA 741, NFPA 742, NFPA 743, NFPA 744, NFPA 745, NFPA 746, NFPA 747, NFPA 748, NFPA 749, NFPA 750, NFPA 751, NFPA 752, NFPA 753, NFPA 754, NFPA 755, NFPA 756, NFPA 757, NFPA 758, NFPA 759, NFPA 760, NFPA 761, NFPA 762, NFPA 763, NFPA 764, NFPA 765, NFPA 766, NFPA 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3. Foundation and ventilator openings shall be covered for their full height and width with perforated steel mesh plates no less than 0.047 inch mesh, cast iron grill or grating, extruded aluminum boat-barring walls or with ferrous cloth of 0.035 inch wire mesh.
4. Airborne spray around pipes, electric conduits, or other openings in the walls shall be protected against the passage of spray by non-flammable material.
5. Doors on which rated protection has been applied shall be closed whenever leaving any door, door jambs and sills shall not be greater than 3/8".

NEW WALLS

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

COMBO SMOKE & CARBON MONOXIDE DETECTOR

HEAT DETECTOR

EXHAUST FAN

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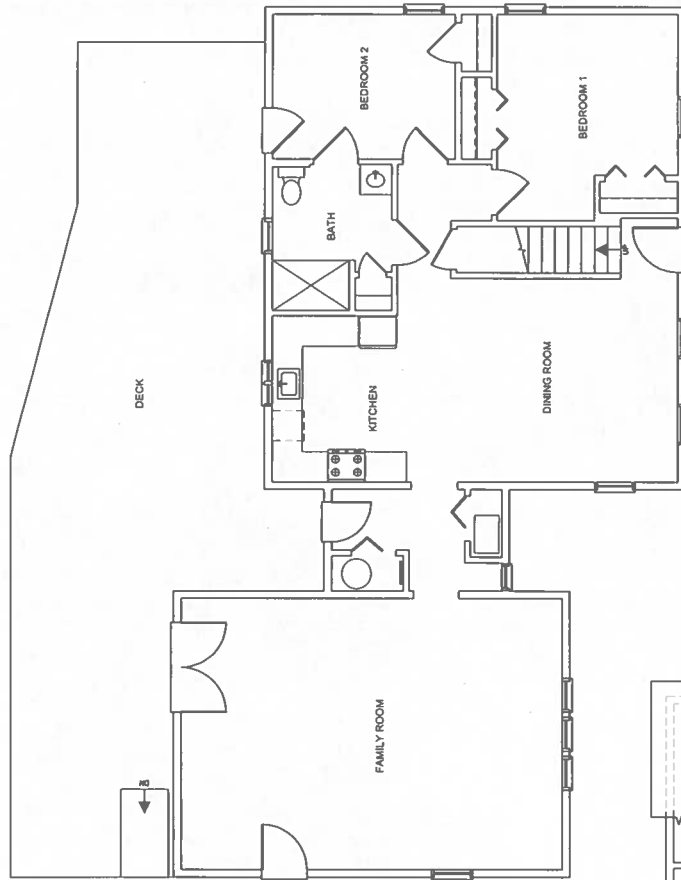
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Project: ADDITION AND RENOVATION
TO THE DESOZA RESIDENCE
82 RIVER STREET
ACTON, MASSACHUSETTS

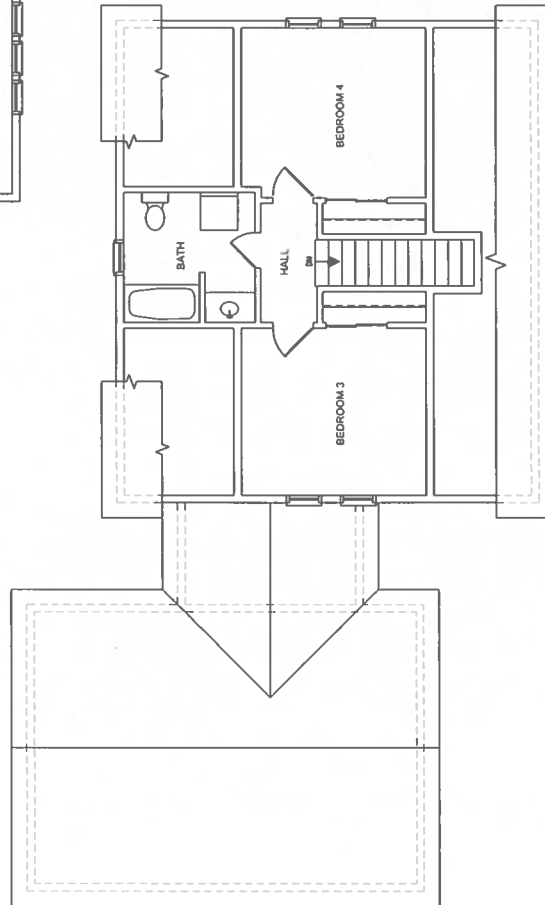
Project No.:	22088	Copyright © Jordan Architecture, Inc. All rights reserved. Date: December 12, 2024 Drawn By: SD Checked By: JJ I, James J. Jordan, Architect, do hereby certify that the above document is not false or misleading in any material respect, and that I am a duly licensed architect in the State of California. Signature of Architect (Seal of the State of California) Jordan Architecture, Inc. 9787 (978) 985-1813 jordanarchitect.com
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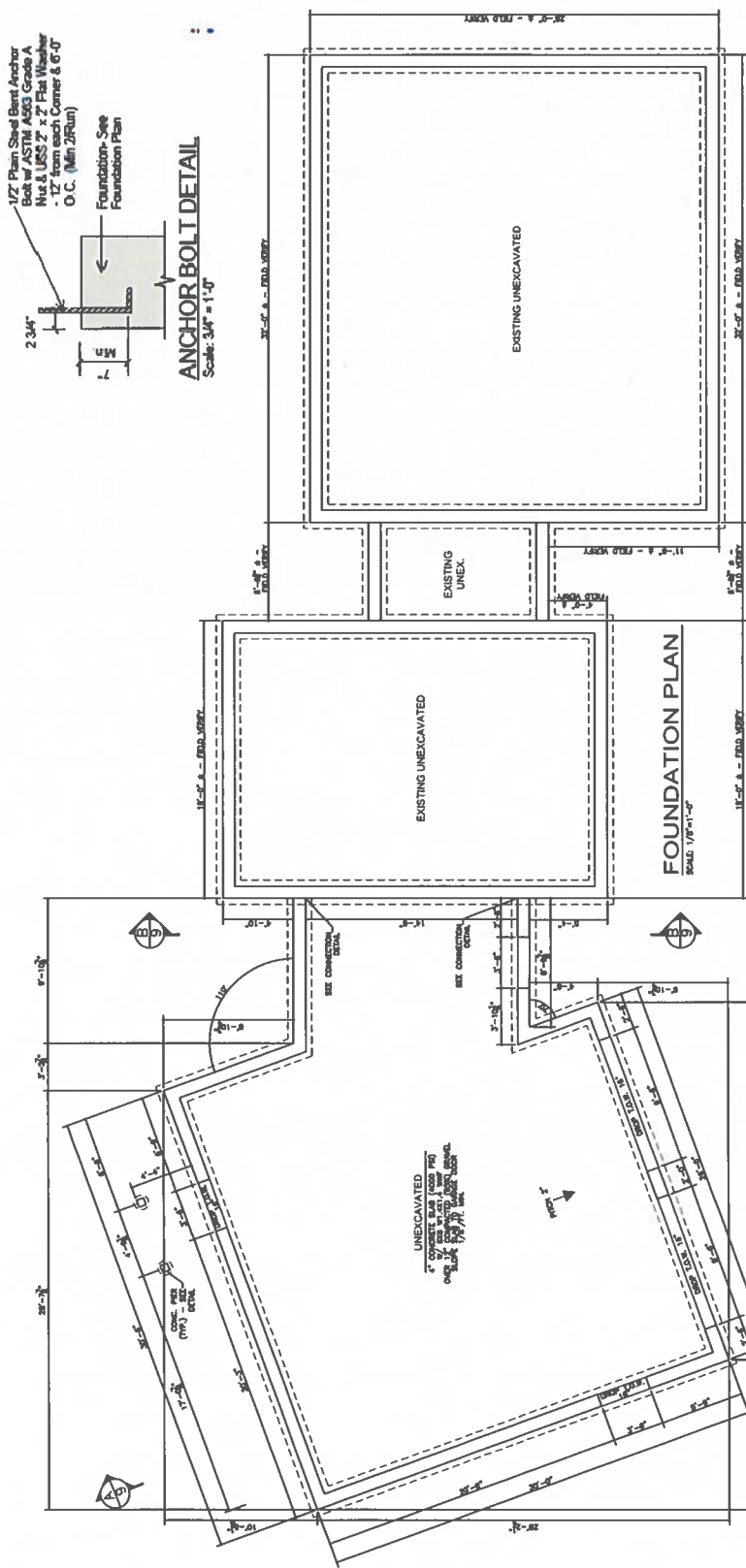


EXISTING MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



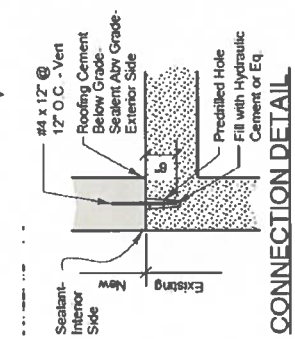
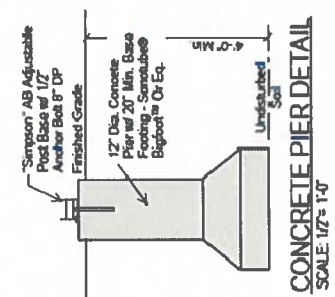
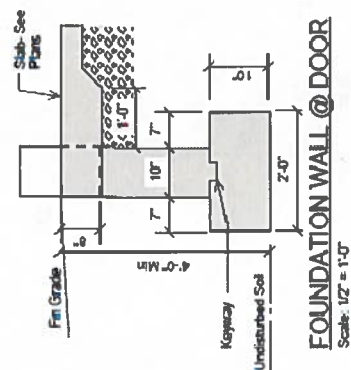
EXISTING SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"





CONCRETE NOTES:

1. Unless otherwise noted, all loadings shall be centered under support members.
2. All foundation walls shall be braced during operations of backfilling and shall be braced during construction. All bracing shall be in position until permanent retaining walls have been installed.
3. All loadings shall be placed down to uniform mat thickness leaving a minimum bearing capacity of 1500 pounds per square foot.
4. No loading shall be placed in tension or on frozen ground.
5. In general, similar equipment shall be used as a minimum of 4 feet below finished grade.
6. All concrete work shall conform to the latest A.C.I. Code, 2011 & 318.
7. All concrete shall attain a minimum compressive strength of 3000 psi at 28 days. Portland cement shall conform to ASTM C150. Aggregates shall conform to ASTM C33. Fully mix concrete shall conform to ASTM C94.
8. All reinforcing bar details shall conform to the latest A.C.I. Code and all details shall conform to the latest A.C.I. Code.
9. All steel as general shall be placed at a minimum of 2" from the exterior face of the wall. All reinforcement shall be placed in panels not exceeding 1200 square feet. Unless otherwise placed on the plan(s) or otherwise detailed by the Engineer.
10. Welded mesh shall conform to ASTM A 185.



Project No.: 22088

Checked By: JJ

Drawn By: SD

Date: December 12, 2024

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(978) 985-1813

jozokos@comcast.net

Project:

ADDITION AND RENOVATION
82 RIVER STREET
ACTON, MASSACHUSETTS

Title:

MAIN FLOOR PLAN
NOTES & DETAILS

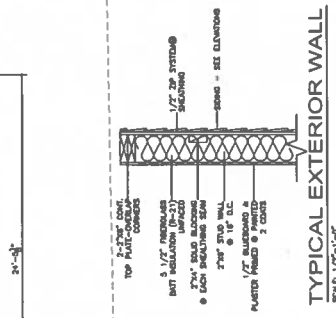
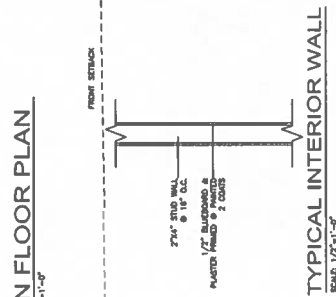
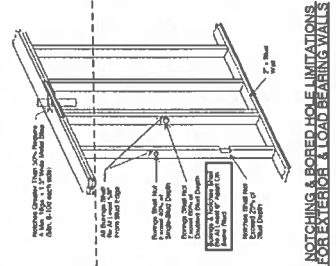
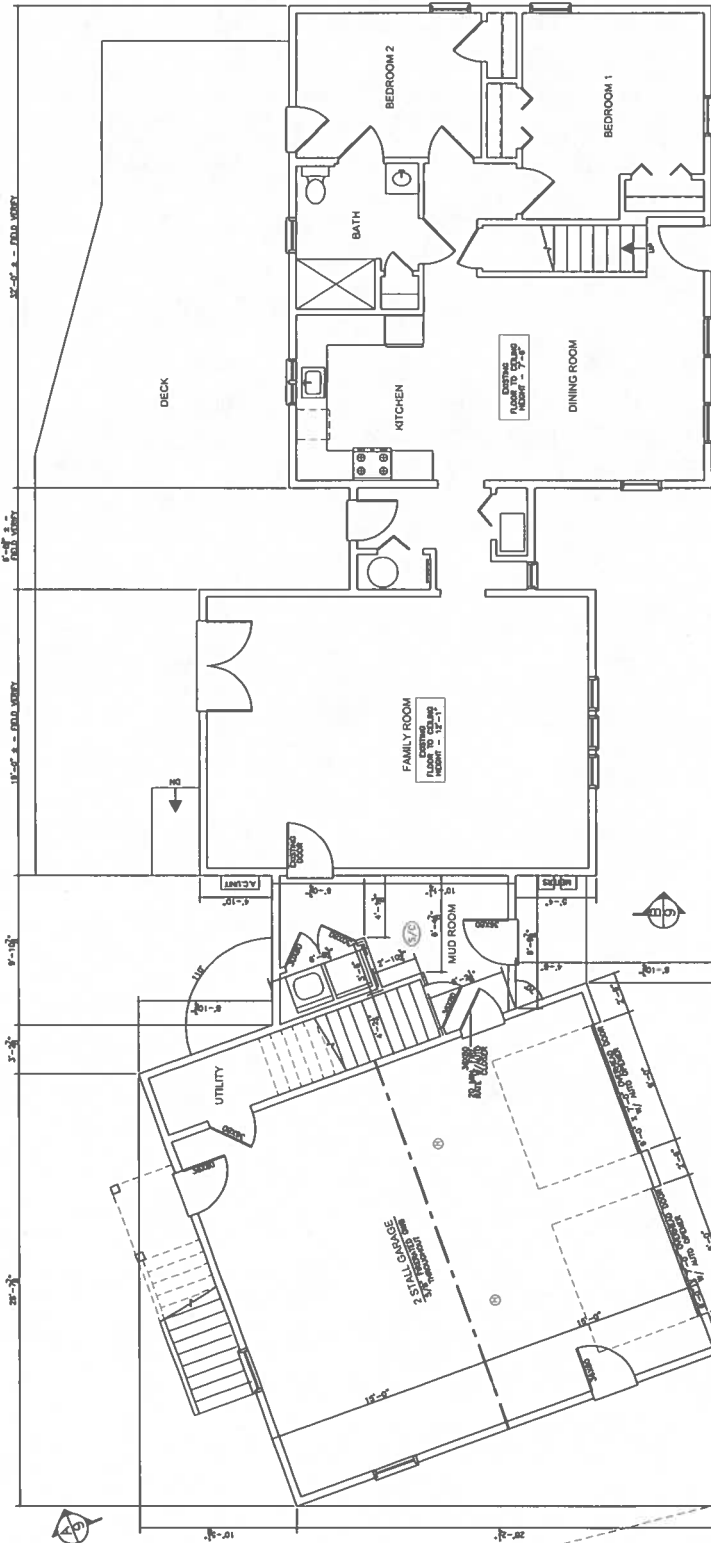
Jozokos Architecture Inc.

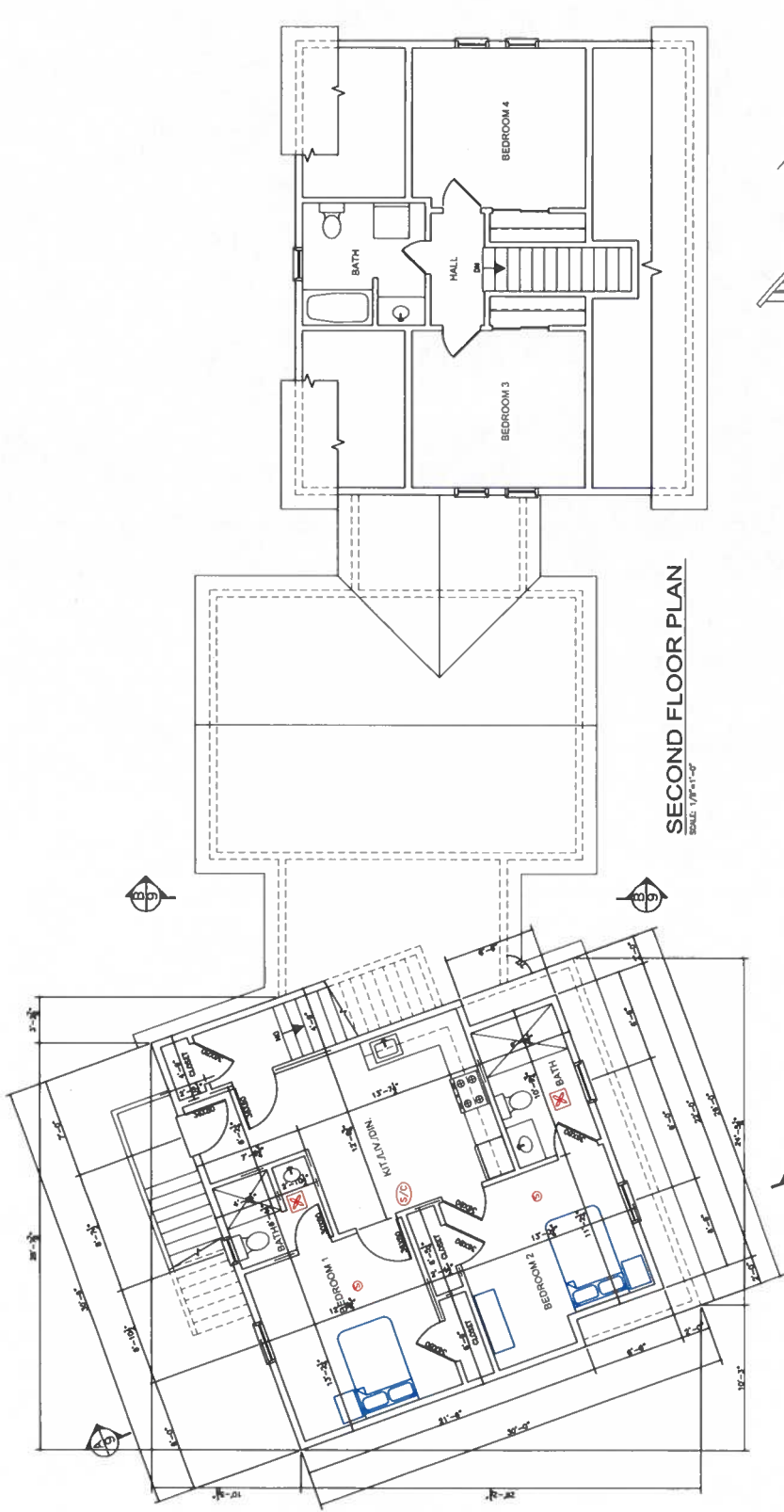
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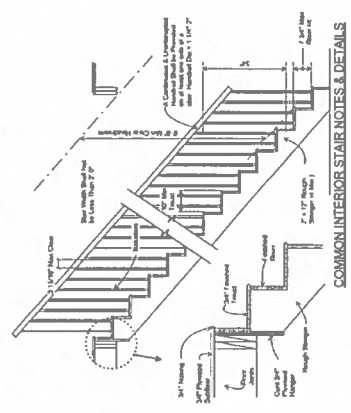
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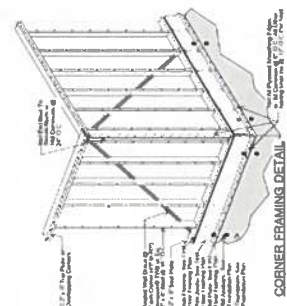




SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



COMMON INTERIOR STAIR NOTES & DETAILS



CORNER FRAMING DETAIL

WINDOWS:

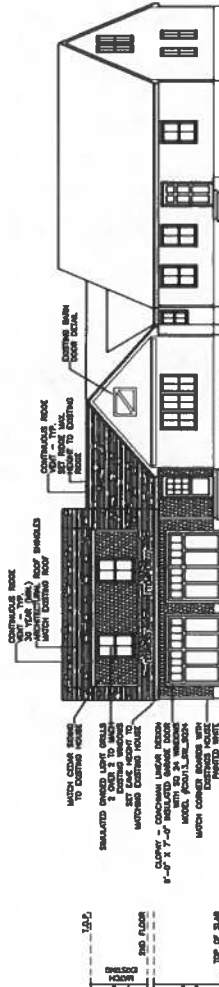
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PVC TRIM NOTES:

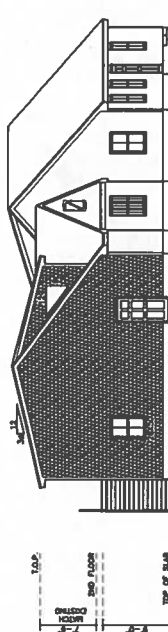
1. PVC trim, should be AZEX® or approved equal, and installed in accordance with the latest manufacturer's installation specifications.
 2. Fasteners shall be stainless steel or hot dipped galvanized and long enough to penetrate the substrate a minimum of 1/4" and designed for wood trim or wood siding. The fasteners shall have a blunter, blunt point and full round head.
 3. If using precasted blocks use a fastener with a full round head and set the pressure so the fastener goes just beneath the surface of the board. Staples, brads, and wire nails should never be used. These products have strands that are too broad in diameter to control the thermal expansion and contraction properties of AZEX trim.
 4. Fill in all nail holes. Use polyurethane or acrylic based caulk or exterior spackle. Do not use silicone based caulk.
 5. If joining PVC trim, nail holes shall be filled with acrylic. Brands: Only use the following products: Dapco's PVC Cement, Chemura's Adhesives & Bond and Fill, Acrylic Caulk, White Dap Sealant, Vinyl Spackler, or plastic wood fillers.
- Never use PVC products on structural elements.

PAINTED/STAINED CEDAR SIDING:

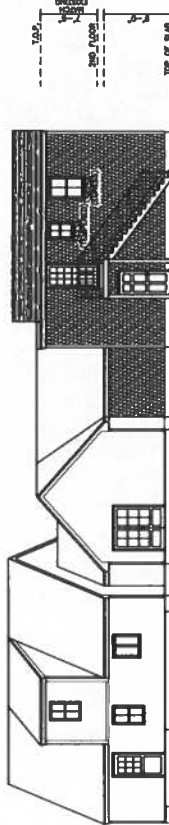
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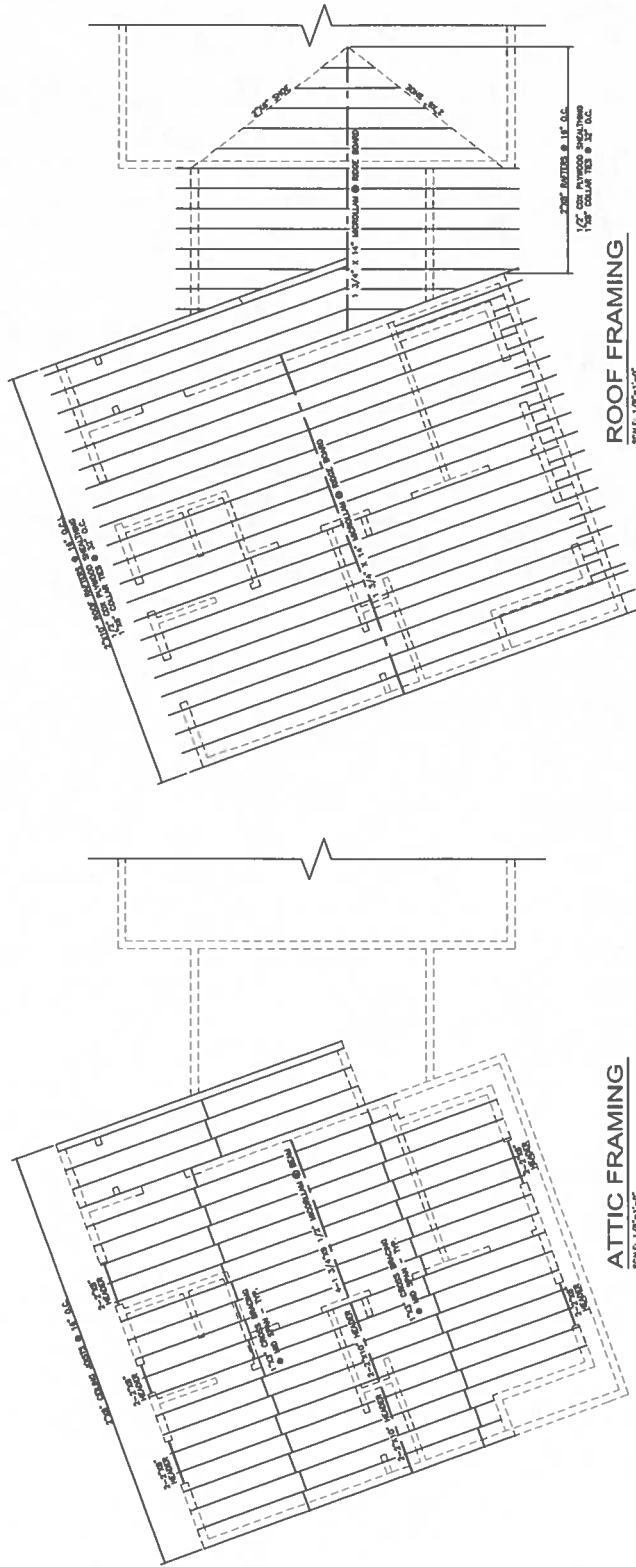
FRONT ELEVATION



LEFT ELEVATION

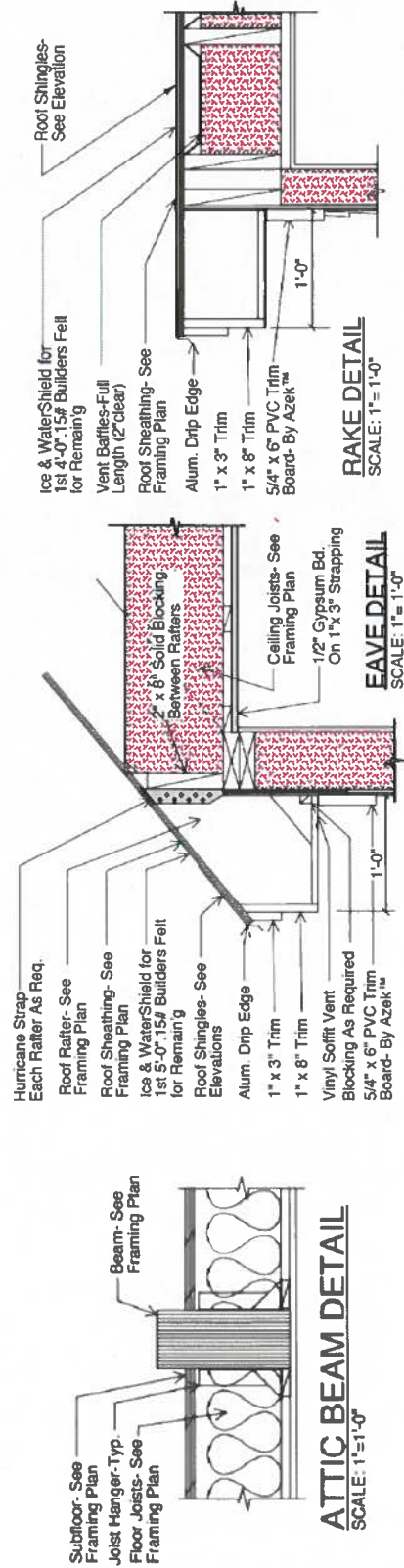


REAR ELEVATION



ATTIC FRAMING

ROOF FRAMING



ATTIC BEAM DETAIL
SCALE: 1"=1'-0"

RAKE DETAIL
SCALE: 1"=1'-0"

EAVE DETAIL
SCALE: 1" = 1'-0"

Project No.: **22088**

Date: **December 12, 2024**

Drawn By: **SD**

Checked By: **JJ**

JOZOKOS ARCHITECTURE INC. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jzokos@comcast.net

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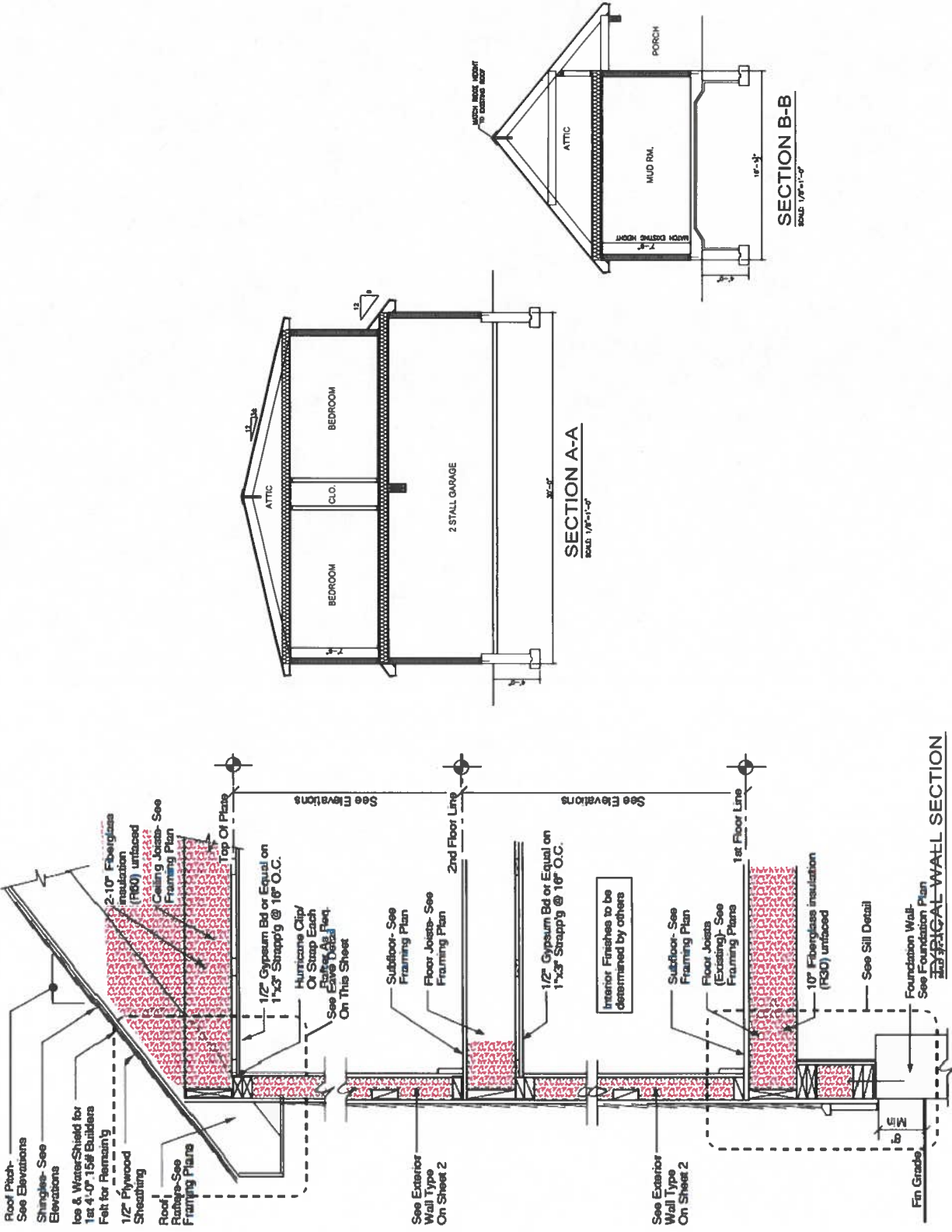
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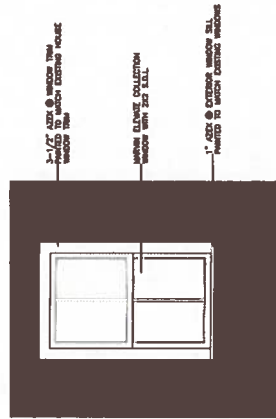
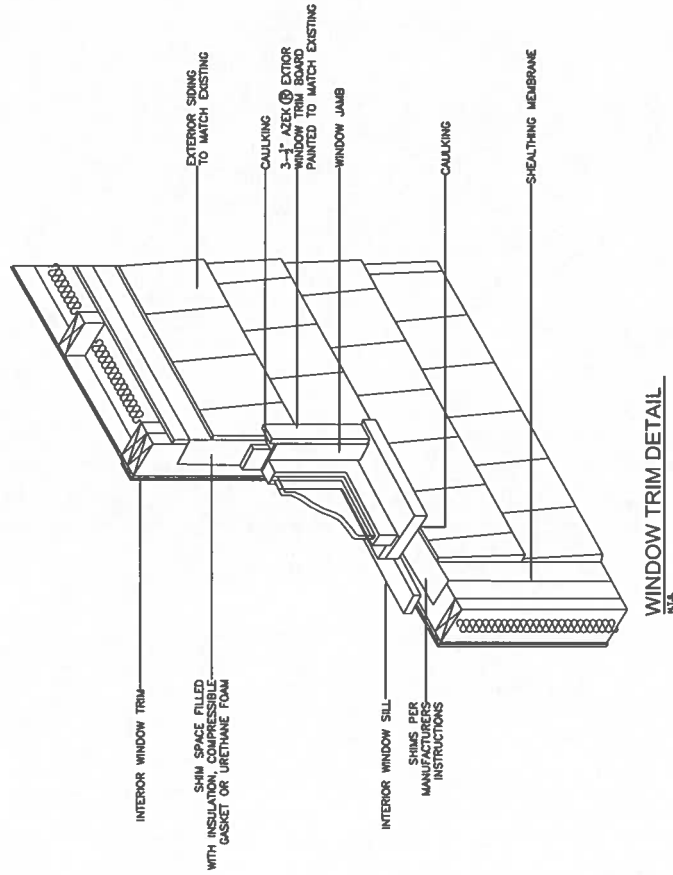
Sheet

Project: BUILDING SECTIONS ADDITION AND RENOVATION

Title: NOTES & DETAILS TO THE DE SOUZA RESIDENCE

Location: 82 RIVER STREET ACTON, MASSACHUSETTS

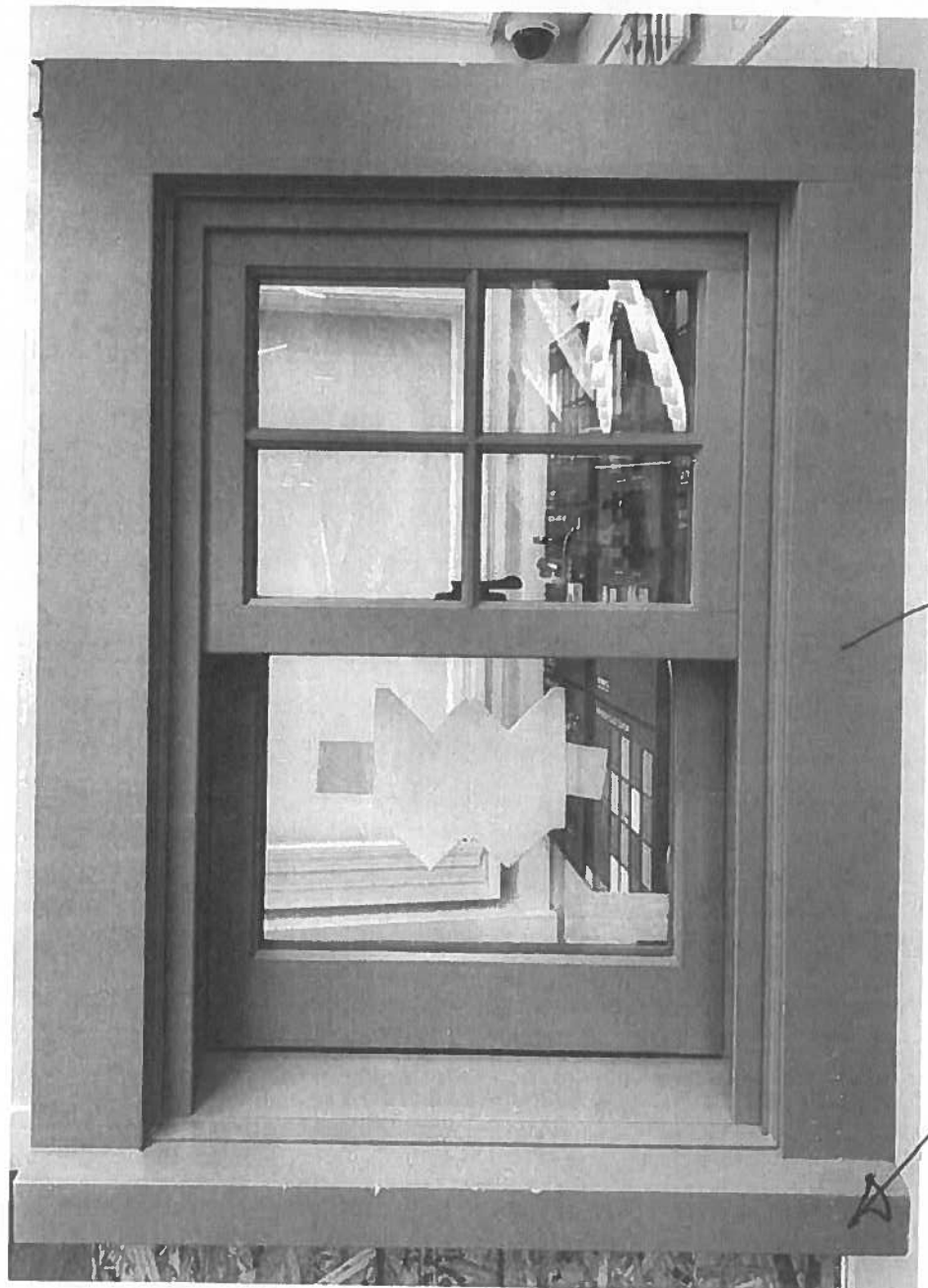




WINDOW TRIM DETAIL



WINDOW TRIM DETAIL



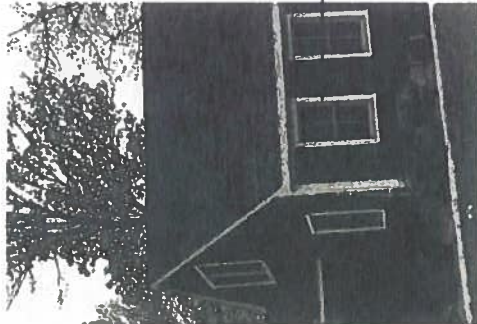
casing
to
match
original
@
82 River
st.

match
existing
sill
(not historic
size)

Custom Elevate Surround
Fabricated by J.B. Sash, Chelsea Ma.
Obscures Elevate Frame so it's
similar to existing.



WINDOW TRIM DETAIL
N.T.S.



WINDOW TRIM DETAIL
N.T.S.

3-1/2" AZEK® WINDOW TRIM
PAINTED TO MATCH EXISTING HOUSE
WINDOW TRIM

WINDOW FRAME COLLAR
WINDOW WITH 2x2 SILL

1" AZEK® OUTDOOR WINDOW SILL
PAINTED TO MATCH EXISTING WINDOWS

*Not acceptable
as sill stock.*

*Provide custom
surround per
attached photo that
obscures the
Elevate frame the
and matches the
existing casing &
sill dimensions
and widths.*

INTERIOR WINDOW TRIM

SHIM SPACE FILLED
WITH INSULATION, COMPRESSIBLE
GASKET OR URETHANE FOAM

INTERIOR WINDOW SILL

SHIMS PER
MANUFACTURER'S
INSTRUCTIONS

EXTERIOR SIDING
TO MATCH EXISTING

CAULKING

3-1/2" AZEK® EXTERIOR
WINDOW TRIM BOARD
PAINTED TO MATCH EX

WINDOW JAMB

CAULKING

SHEATHING MEMBRANE

WINDOW TRIM DETAIL
N.T.S.

*Not sill
stock
nd. table
acceptable*

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TOWN CLERK
TOWN OF ACTON, MA

2024 SEP 11 PM 1:13

Application # 2433

TOWN OF ACTON
HISTORIC DISTRICT COMMISSION
472 Main Street, Acton, MA 01720

APPLICATION FOR CERTIFICATE

This information will be publicly posted on the Town of Acton website docushare.

Pursuant to Ch. 40C of the General Laws of Massachusetts, application is hereby made for issuance of the following Certificate for work within a Local Historic District (please check one):

Cert. of Appropriateness (Building Alteration/Sign/Fence/Change of Ownership) Fee: \$10 _____

Cert. of Appropriateness (Building Addition other than deck/New Bldg/Demolition) Fee: \$50 ☒

Cert. of Hardship (for either category of Appropriateness) Fee: \$10 or \$50 (as appropriate) _____

Cert. of Non-Applicability _____ No Fee _____

Fees waived for non-profit or municipal applicants.

Applicant: MARCOS S. de SOUZA

Telephone: 978.660.6888

Address: 82 RIVER ST

E-mail: SRIMMUSA15@hotmail.com

Property owner and address:
(if different from applicant)

Contact information:

Location of Work: THE SAME ADDRESS
No. _____ Street _____

District: Center _____ West _____ South ☒

Description of Work: (See website Instructions regarding information that is here required)

- BUILDING A GARAGE WITH MOTHER - IN - LAW UPSTAIRS DOORS WILL BE WHITE
- 2 AUTOMATIC GARAGE DOOR OPENER WHITE COLOR. WINDOWS AND TRIM II.
- CEDAR WOOD SIDING OF SAME COLOR FROM HOUSE.

The undersigned hereby certifies that the information on this application and any plans submitted herewith are correct, and constitute a complete description of the work proposed. By my signature below, I acknowledge that this application and all its data will be publicly posted on the Town of Acton website docushare.

Signature of applicant _____ Date: 09/11/2024

Application received by _____ for HDC Date: _____

COA approved/CNA issued by _____ for HDC Date: _____