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

CERTIFICATE 2511

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) Mathew Killam (Studio InSitu Architects) Telephone (978) 461-6114

Address 63 Main Street, Maynard, MA 011754 Email Matthew@studioinsitu.com

Location of Work 48 School Street, Acton, MA District: Center __ West __ South X__

Description of Proposed work: Partial demolition and reconstruction of barn and attached garage located behind residence.

A. Proposed Demolition

Findings, conclusions, recommendations:

Findings:

1. The proposed demolition will begin with the removal of the existing garage structure, which is attached to the west side of the barn. This structure, with independent 2x4 framing and a concrete floor slab on grade, was a late addition to the barn.
2. After the removal of the garage structure, Applicant proposes to dismantle the existing barn, attempting to preserve, in place, the entire north-end gable wall, including (3) sides of the existing stone foundation.
3. Applicant intends to salvage and re-use any existing members and or barn boards and repurpose them in the subsequent reconstruction of the barn.
4. In support of his conclusion that the barn is so deteriorated that rehabilitation is not practical, Applicant offers the following:
    a. First, the report of Paul Swanson, an experienced, registered structural engineer, who received and reviewed photographs, as well as a detailed 3d rendering, of the barn frame and material. These materials, included in the attached Application, pp. 5-6, were prepared by Scott Wood of Timber Tek, LLC, a company specializing in post-and-beam barn restoration, as part of his inspection of the barn.
    b. Based on his review of these materials, Mr. Swanson concluded that "the barn is in poor condition." Letter to Studio InSitu Architects dated January 23, 2025, included in the attached Application, pp. 3-4. Specifically, Mr. Swanson noted that "[t]he barn appears to have undergone several rounds of modifications which adversely affect its structural integrity," that "[o]riginal structural members are substantially undersized," and that "[t]here is substantial wood decay in some of the primary

structural members," citing particular examples to support each conclusion. Mr. Swanson concluded that "[b]ased on my review of the materials provided, and my experience with similar wood structures, it is my professional opinion that preserving the barn in its current configuration may prove impractical and cost prohibitive. Therefore a program of careful dismantling and reusing the sound wood components in a newly reconstructed barn in place of the old one is the best course of action." Id.

c. Second, the report of Scott Wood, of Timber Tek, who after inspecting the barn "strongly recommend[ed]" that it be disassembled (with the possible exception of the rear gable wall) so that "the necessary repairs and alterations [can] be made to the rear gable wall and the foundation ... and [d]amaged and undersized framing components [can] be replaced or reinforced." After these repairs and alterations are completed, Mr. Wood recommended "construct[ion of] the structure using a combination of new and salvaged materials." He further recommended that "[t]he roof and floor structures ... be newly framed to ensure safety, structural integrity, and compliance with modern energy codes." Letter from Scott Wood, Timber Tek, included in the attached Application, pp. 5-6.

d. In support of these recommendations, Mr. Wood noted the following structural deficiencies:

"The roof structure is undersized to meet the necessary depth of current energy codes for R-Value

The roof:

i. Shows visible sagging in the middle due to improper support.

ii. The roof may not survive the upcoming winter if we see typical snow accumulation.

iii. Timber frames bents rely on tie beams and knee braces. Multiple tie beams and knee braces have been removed. And what is intact is compromised by powder post beetle and other insect damage at rafter plates and tie beam connections.

iv. Approximately 40% of roof rafter plates are rotten or compromised by bug damage.

v. Several framing members had been cut for windows or door openings without adding the proper structural elements to avoid potentially compromising the structure.

The floor:

[Its] framing is undersized and does not meet modern standards for structural integrity. As noted with the roof structure the floor framing also does not provide the appropriate depth to achieve appropriate insulation R-Value." Id.

e. Addressing the feasibility of repairs instead of demolition and reconstruction, Mr. Wood stated:

"It is cost-prohibitive to repair the barn while it remains standing due to the extensive repairs and alterations required. Cost-prohibitive in this case being defined as 30% more than taking it down and reconstructing.

The condition of the structure makes standing repairs unsafe and inefficient." Id.

f. Finally, Applicant supplied multiple photographs demonstrating the insufficiency of and damage to the framing of the barn, including the damage caused by insects such

as powder-post beetles, as well as color-coded 3d renderings showing the missing or damaged structural members of the barn.

Conclusions:

1. Based on the above-noted facts, the existing garage structure attached to the west side of the barn is of no historic value to the District.
2. Based on the above-found facts, the barn is so deteriorated that rehabilitation is not practical.
3. Accordingly, the Applicant has overcome the "Strong Presumption against Demolition" with regard to the demolition as described in the Application and may go forward with that demolition as part of the proposed barn reconstruction project. See Town of Acton HDC Demolition Guidelines, Part II, The Strong Presumption Against Demolition, pp. 1-2.

Recommendation:

Prior to demolition of the barn, Applicant should take photographs documenting both the exterior and interior of the barn to be submitted to the Town for its records.

B. Proposed Construction

Findings, conclusions, requirements:

Findings:

1. School Street is the governing way.
2. The barn in question is located behind the owners' house, which is located at 48 School Street, immediately next to the South Acton fire station, a modern structure. Both the house and the south gable end of the barn face and are visible from School Street; the east facade of the barn (which faces the fire station) is visible from School Street. The barn's west facade is partially obscured by the house, but from a distance west of the house this facade of the barn is visible from School Street. The north gable end of the barn is not visible from School Street.
3. The house and barn were built about 1860 by Abel Jones for his son James, both part of the "prominent Jones Tavern and sawmill family in South Acton." MACRIS Form 507, p. 5. The house is an example of the Greco-Italianate architecture that characterized this part of Acton in the mid-nineteenth century. The barn – a large, gable-end building – is architecturally unremarkable but typical for the time. Id, p. 4. The proposed project involves only the barn.
4. With the exception of a modest shed dormer on the west-facing roof, the proposed reconstruction of the barn will duplicate the shape and massing of the existing structure.
5. The windows and doors on the south facade and east facade (facing the fire station) are of modest size and placement. The roof will be three-tab, dark colored asphalt shingles, and the barn will be sided with unpainted vertical cedar planks left to weather. The overall effect of these features is to project "a more rustic, utilitarian appearance," one "more

humble and understated than that found on the main structure." HDC Design Guidelines, Outbuildings, p. 5.

6. The barn's west facade has more prominent windows and doors, but that facade is much more distant from the point at which it can be viewed from School Street. These west-facade features, particularly when viewed from that perspective, do not overwhelm the overall appearance of the building.

Conclusions:

1. In light of the above-found facts, the proposed reconstruction of the barn is appropriate for its site on the lot, its history and its location in the Historic District. See HDC Design Guidelines, Outbuildings, p. 5.

Requirements:

When completed, the work outlined above must conform in all particulars to the Application approved on May 27, 2025. 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.

The Decision only applies to matters within the HDC's jurisdiction. Any action permitted hereunder may still be subject to or require other approval or permits from other governmental boards, agencies or bodies having jurisdiction such as the Building Department, Planning Department, Health Department, Planning Board, Conservation Commission or Zoning Board of Appeals, as the case may be.

Application received April 16, 2025 Date of Public Hearing May 13, 27, 2025

Certificate approved by HDC Vote (4-0) Date May 27, 2025

Anita Rogers
Filed by Anita Rogers, Vice-Chair
for Historic District Commission Date June 12, 2025

Copies to: Applicant, Building Commissioner, Planning Board, Select Board, Town Clerk, HDC File

Application # 2571

RECEIVED
TOWN CLERK
TOWN OF ACTON, MA
2025 APR 16 PM 4:45

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 X
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: MATTHEW KILLAM (STUDIO INSITU ARCHITECTS) Telephone: 978.461.6114

Address: 63 MAIN ST. MAYNARD, MA 01754 E-mail: MATTHEW@STUDIOINSITU.COM

Property owner and address: (if different from applicant) BRIAN + ANNE BERKWITZ Contact information: bberkwitz@gmail.com

Location of Work: 47 SCHOOL ST. District: Center __West __ South X
No. Street

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

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: 4.16.25

Application received by _____ for HDC Date: 4.16.25

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

InSitu

Project: Barn Renovation
Address: 48 School St
Acton, MA 01720
Date: Wednesday 04/16/2025
Prepared by: Studio InSitu Architects, Inc.
RE:

HDC Application for Certificate of Appropriateness - Additional Pages

Project Description

The project is located on a 1.35+/- acre lot, within the R-2 zone and the site consists of (4) building structures. It also falls within the South Acton Historical District. Our project will involve renovating the existing free-standing barn, which sits directly behind the main house and is visible from the public right-a-way on (3) sides. The barn's most recent documented use was an accessory apartment to the primary residence and It's future use will remain the same. Total area of work to be roughly +/- 1,800 S.F. The work that will be performed on the existing barn will involve removing the existing garage structure attached to the west side of the barn in it's entirety. This was a late addition to the barn which has an independent 2x4 wood framing structure and a concrete floor slab on grade. We will then carefully dismantle the existing barn and its structure. We will try and preserve, in place, the entire north end gable wall, including (3) sides of the existing stone foundation. We will salvage and re-use any existing members and or barn boards and repurpose them into the project. The barn will be built to meet today's new Stretch Energy Code and Zero Fossil Fuels regulations. It will be reconstructed within the same footprint, using standard lumber on top of the existing stone foundation wall, including a new concrete foundation wall along the east side. The new barn will maintain the existing overall appearance of the existing barn, by replicating its similar shape and size and match existing eave and ridge heights within reason. A new wood deck along the west side of the barn will be built above grade over helical piers to minimize impact and disturbance to the resource area. It will also include a new stairway and ramp to access the new main entry door on the East side. All new energy-efficient windows and doors will be installed. The South and East side facades are to retain similar proportions and rhythms present on the barn today, but do not match any existing openings. The West wall will take a little more design liberty and open its façade up more to the exterior to take advantage of the views within their property. The North wall is not within purview.

As part of this project, the owner would like to take the opportunity to connect the primary residence and the barn to the town's sewer.

Swanson Structural, Inc.
Paul W. Swanson, P.E.
92 Acre Hill Road
Barnstable, MA 02630
508-446-1042

January 23, 2025

Timothy Hess, AIA
Studio InSitu Architects
63 Main St.
Maynard, MA 01754

Subject: Structural Evaluation, Berkwitz Barn, 48 School St., Acton, MA

Dear Tim,

I was retained by your firm to provide a structural evaluation of the existing barn at the subject property. My understanding is that the owners would like to repurpose the barn as a bunk house and recreation area. I am in receipt of photographs and a detailed 3d rendering of the barn frame forwarded to me by Matt Killiam of your office. I have also reviewed materials prepared by Scott Wood of Timber Tek, LLC regarding the condition of some of the framing members. Unfortunately the barn is in poor condition.

Following are my observations:

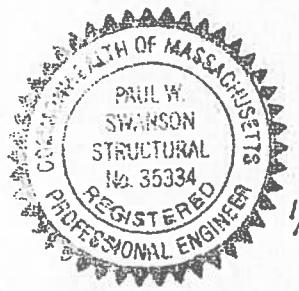
1. The barn appears to have undergone several rounds of modifications which adversely affect its structural integrity. Primary interior framing members have been removed at the eave level of the barn. The cross ties at this level are vital tension members that resist the outward thrust of the rafters. With the principal rafters, the cross ties triangulate the barn frames. Triangulation is key to the structural integrity of most traditionally framed wood structures.
2. Original structural members are substantially undersized. The rafters in barns of slightly earlier construction are typically interrupted at the middle of the slope by substantial purlin timbers, which run horizontally between the barn frames and are rotated to match the roof plane. These mid-span horizontal members are absent in this barn. Since the rafters are very long and shallow for their span, they are structurally deficient. The barn was framed with four bays: three at approximately ten feet wide and one at sixteen feet three inches wide. The 16'-3" span bay is not stable because it has no structural ridge beam and the collar ties are too high to be effective. It is only the "folded plate" action of the wood sheathed roof planes that is keeping the roof in place.
3. There is substantial wood decay in some of the primary structural members. Wood decay in our climate is caused by excessive moisture content in the wood, which is conducive to the growth of the fungi that cause decay. This is indicative of inconsistent maintenance of the building over its lifetime, i.e. a leaky roof.

Based on my review of the materials provided, and my experience with similar wood structures, it is my professional opinion that preserving the barn in its current configuration may prove impractical and cost prohibitive. Therefore a program of careful dismantling and reusing the sound wood components in a newly reconstructed barn in place of the old one is the best course of action.

Thank you for involving me with this property. If you have any questions, please feel free to contact me.

Sincerely,

Paul W. Swanson, P.E.
Swanson Structural, Inc.



1/23/25

Ref. 6726

TIMBERTEK LLC
Above And Beyond Quality And Service

Timber Tek LLC
70 Harvard Rd. Littleton, MA 01460

Timber Tek Barn Assessment and Repair Proposal

Subject: Barn Restoration Proposal – 48 School Street

Introduction

The barn located at **48 School Street** is in critical need of structural repairs and renovations due to significant damage, rot, and undersized framing components. After a detailed assessment, we, **Timber Tek**, a company specializing in post-and-beam barn restoration, strongly recommend the following approach to properly and safely repair the structure.

Assessment Findings

1. **Structural Deficiencies**:
    - The **roof structure** is undersized to meet the necessary depth of current energy codes for R-Value.
    - The roof:
        i. Shows visible sagging in the middle due to improper support.
        ii. The roof may not survive the upcoming winter if we see typical snow accumulation.
        iii. Timber frames bents rely on tie beams and knee braces. Multiple tie beams and knee braces have been removed. And what is intact is compromised by powder post beetle and other insect damage at rafter plates and tie beam connections.
        iv. Approximately **40% of roof rafter plates** are rotten or compromised by bug damage.
    - Several framing members had been cut for windows or door openings without adding the proper structural elements to avoid potentially compromising the structure.
    - The **floor framing** is undersized and does not meet modern standards for structural integrity. As noted with the roof structure the floor framing also does not provide the appropriate depth to achieve appropriate insulation R-Value.
2. **Repair Limitations**:
    - It is **cost-prohibitive** to repair the barn while it remains standing due to the extensive repairs and alterations required. Cost-prohibitive in this case being defined as 30% more than taking it down and reconstructing.
    - The condition of the structure makes standing repairs unsafe and inefficient.

TIMBERTEK LLC
Above And Beyond Quality And Service

Timber Tek LLC
70 Harvard Rd. Littleton, MA 01460

Recommended Plan of Action

1. **Disassembly of the Barn**:
    - **Take down the structure** to allow proper repairs and alterations to be performed.
    - We will evaluate the possibility of **keeping the rear gable wall** in place if it is structurally feasible.
2. **Repair and Alterations**:
    - Once the barn is disassembled, the **necessary repairs and alterations** will be made to the rear gable wall and the foundation.
    - Damaged and undersized framing components will be replaced or reinforced.
3. **Reassembly and New Framing**:
    - After completing the repairs to the frame being saved, we will **construct the structure** using a combination of **new and salvaged materials**.
    - The roof and floor structures will be newly framed to ensure safety, structural integrity, and compliance with modern energy codes.

Benefits of Recommended Approach

- Ensures the **structural safety** of the barn for future use and longevity.
- Addresses critical issues such as roof sagging, rotten components, and undersized framing.
- Provides a cost-effective solution compared to inefficient standing repairs.
- Incorporates **modern energy codes** into the rebuild, improving efficiency and long-term sustainability.

Next Steps

If you have any questions or would like to discuss this proposal further, please do not hesitate to contact us. We are happy to provide additional details or clarify our recommendations.

Timber Tek is dedicated to preserving the heritage and functionality of post-and-beam barns through meticulous restoration practices.

We look forward to assisting you in restoring the barn at 48 School Street.

Sincerely,

Timber Tek LLC
70 Harvard Rd. Littleton, MA 01460

Scott Wood
Timber Tek
978 490 7006

10/18/2016

PRODUCT INFORMATION SHEET

Royal Sovereign® Shingles

English: (12" X 36" Shingles)

Beauty And Performance Meet Affordability

PRODUCT INFORMATION

"Professional contractors depend on Royal Sovereign® Shingles"

Royal Sovereign® Shingles Offer You These Great Benefits:

- **Proven Quality . . .** Over 10 billion Royal Sovereign® Shingles have been installed in North America—enough to circle the Earth more than 200 times if they were laid end to end!
- **Advanced Protection® Shingle Technology . . .** Reduces the use of precious natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Looks Great . . .** Color Lock™ Ceramic Firing (granules) helps maintain the true shingle color
- **Excellent Wind Performance** Meets ASTM D3161, Class F and ASTM 7158, Class H — the highest wind ratings possible under these test methods
- **Excellent Performance . . .** Extra-strong Micro Weave™ Core provides long life and durability
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories
- **Great For Resale . . .** A new roof may increase your home's resale value
- **Peace Of Mind . . .** 25-year ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first five years[1]

[1]See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

COLORS/AVAILABILITY

- COLORS: Ash Brown, Autumn Brown, Charcoal, Cypress Tan, Golden Cedar, Nickel Gray, Russet Red, Sandrift, Silver Lining, Slate, Summer Sage, Weathered Gray, and White
- REGIONAL AVAILABILITY:[2] Northeast, Southeast, Southwest, and Central Areas

[2]See http://www.gaf.com/Roofing/Residential/Products/Shingles/3_Tab/Royal_Sovereign for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved 12-1127.03
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267*
- Texas Department of Insurance

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

*Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)
**When installed properly, this product will help reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STAR-YES.

PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx.): 12" x 36"
- Exposure: 5"
- Bundles/Square: 3
- Pieces/Square: 79
- Nails/Square: 316 (474 where 6 nails per shingle is required)††
- StainGuard® Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Ridge Cap: Royal Sovereign® Shingle
- Starter: Pro-Start®; WeatherBlocker™

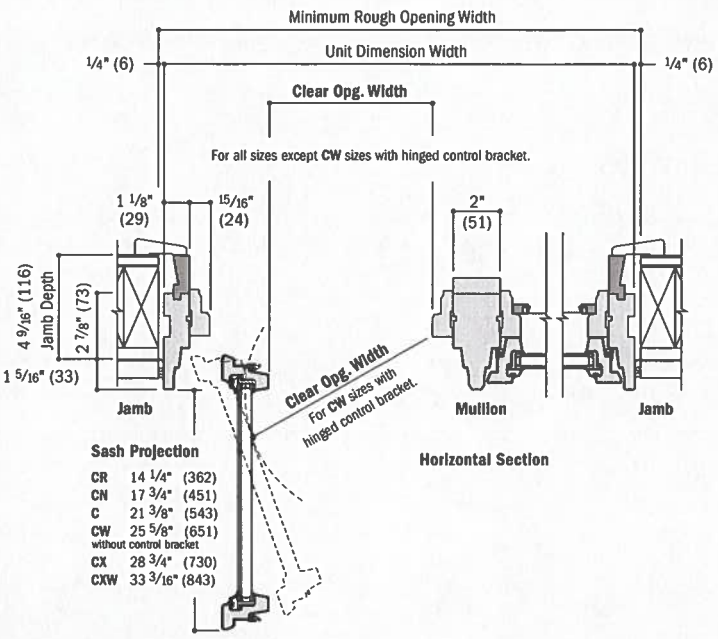
†Refer to complete published installation instructions.
††Required by some local codes.

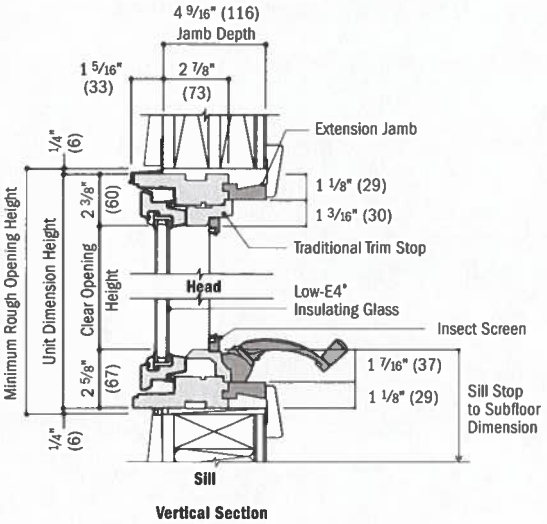
INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Royal Sovereign® Shingles. Installation instructions may also be obtained at www.gaf.com.

Details for Casement Windows – Traditional Trim Stops

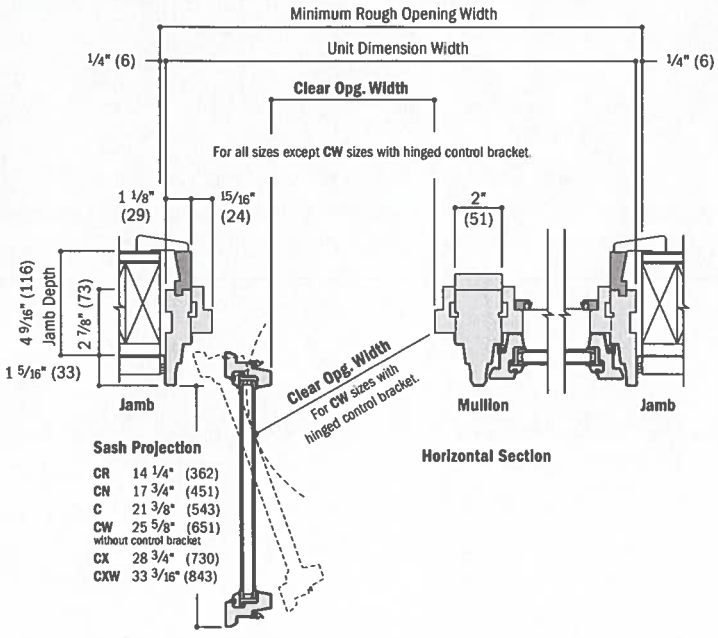
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

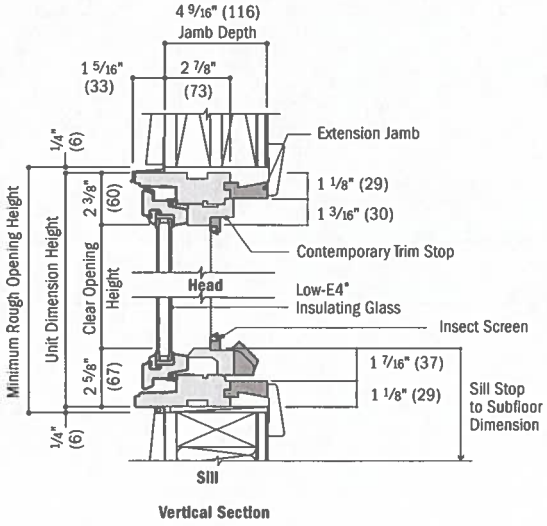




Details for Casement Windows – Contemporary Trim Stops

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

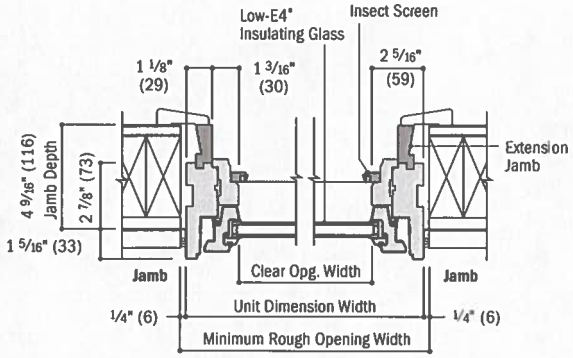




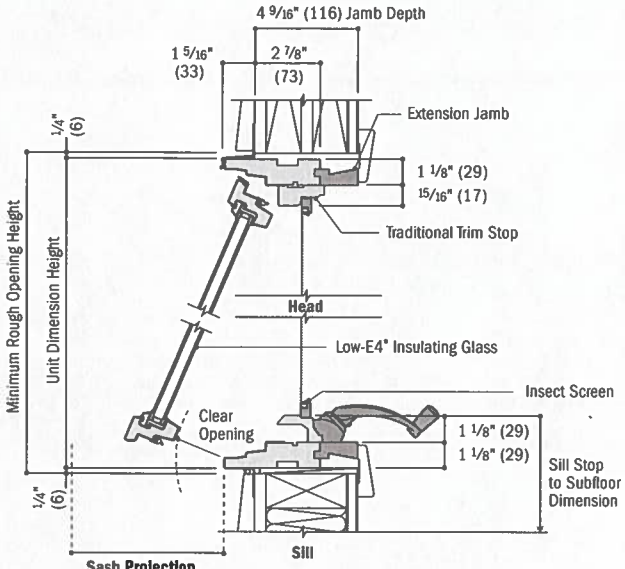
- 4 9/16" (116) overall jamb depth and 2 7/8" (73) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

Details for Awning Windows – Traditional Trim Stops

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section

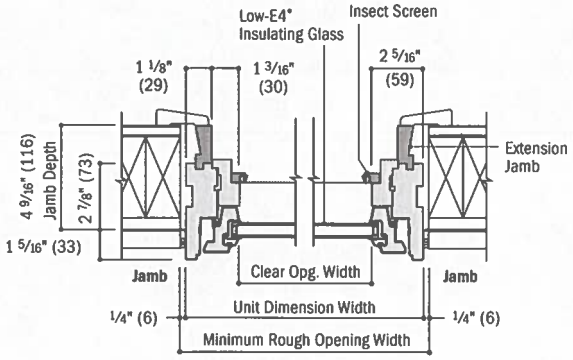


Vertical Section

All Sizes (except A335)	8 3/8" (213)
A335 attached operator	7" (178)
A335 detached operator	34 5/8" (879)

Details for Awning Windows – Contemporary Trim Stops

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



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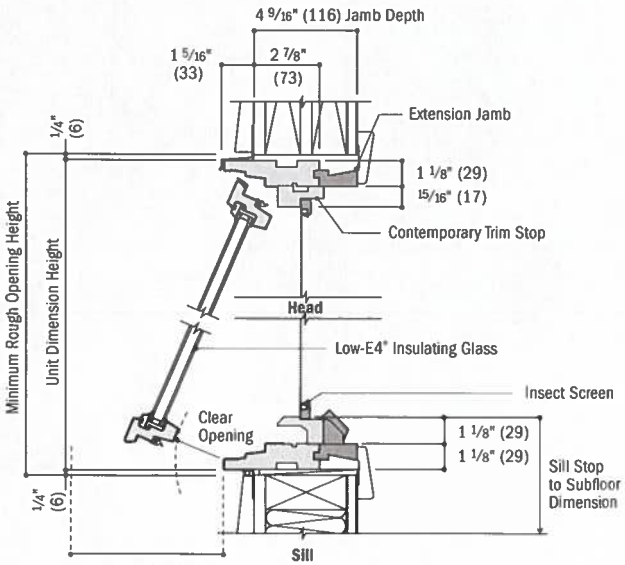

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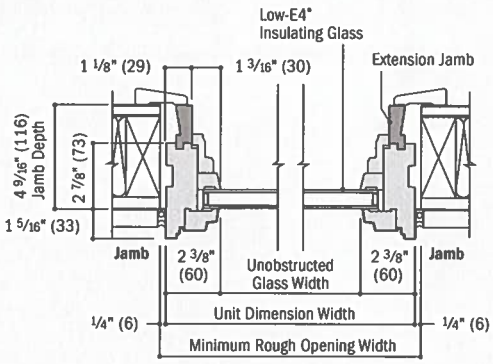
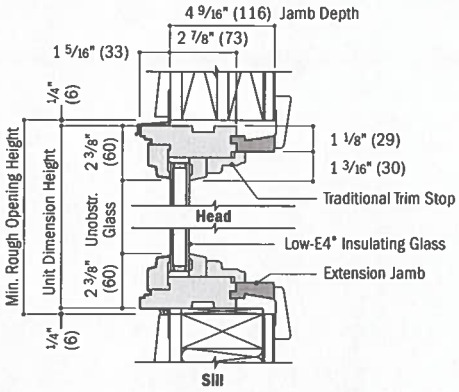
- **Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.**
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.** See Installation Information on pages 222-223.
- **Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.**
- **Dimensions in parentheses are in millimeters.**

Details for Casement/Awning Picture and Transom Windows – Traditional Trim Stops

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

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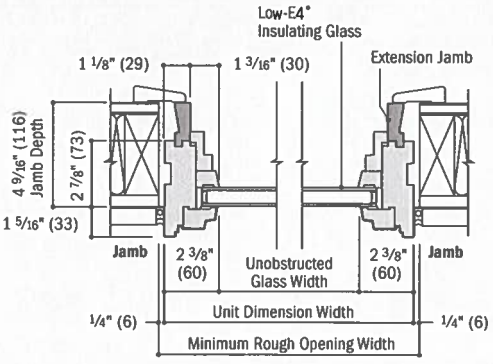
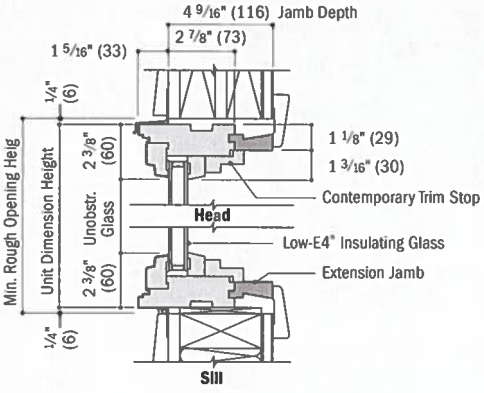
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



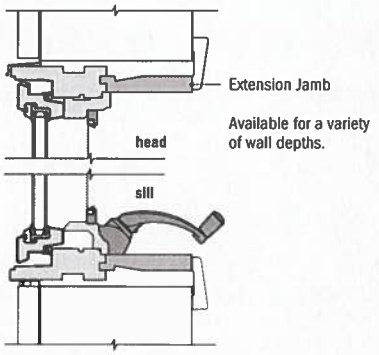
Vertical Section

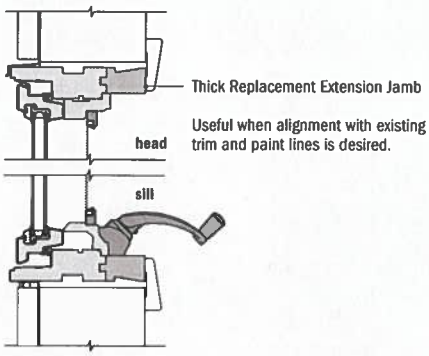
- 4 9/16" (116) overall jamb depth and 2 7/8" (73) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

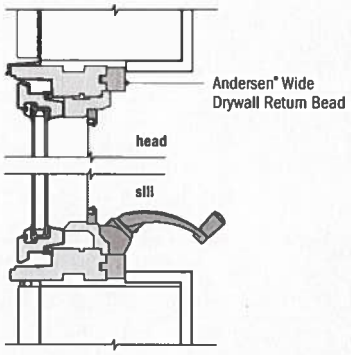
Interior Trim Options

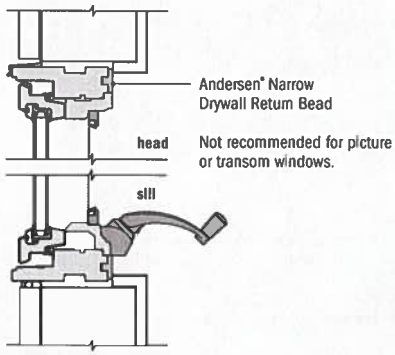
Extension jamb and drywall return bead applications shown.

Traditional trim stops shown; contemporary trim stops are also available.





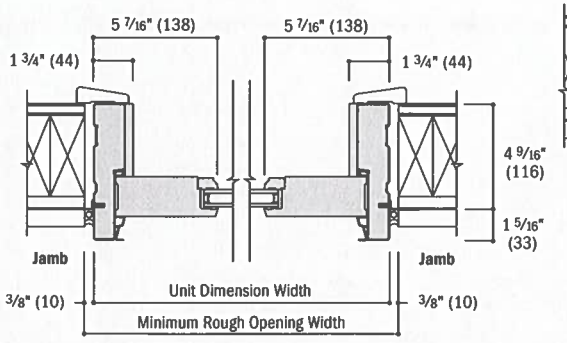




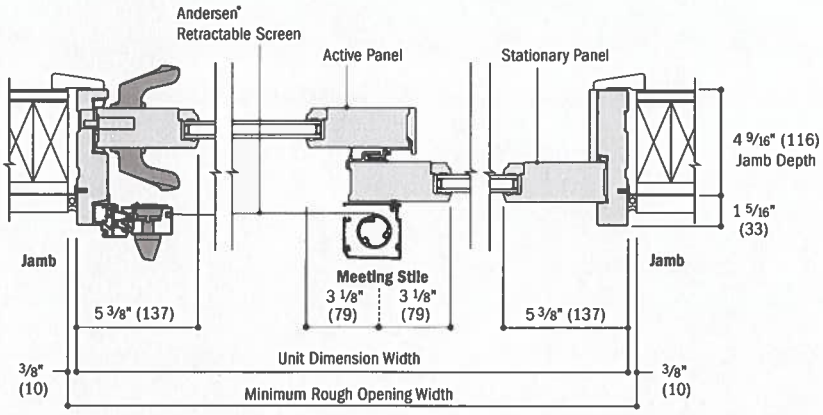
• Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
• Dimensions in parentheses are in millimeters.

Details for Frenchwood® Gliding Patio Doors

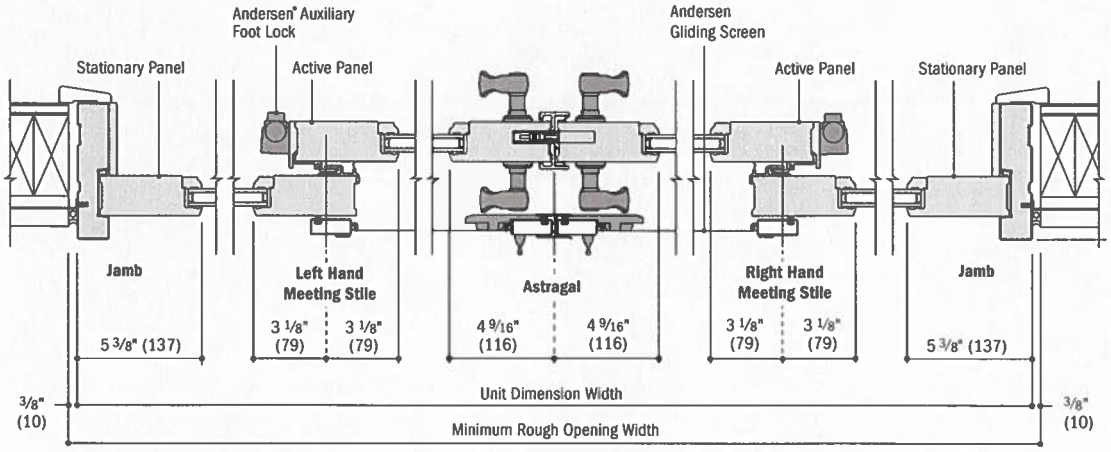
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Stationary



Horizontal Section
Two-Panel



Horizontal Section
Four-Panel

- 4 9/16" (116) overall jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
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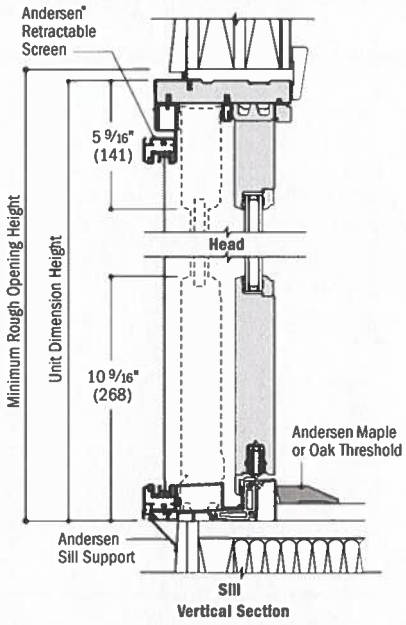
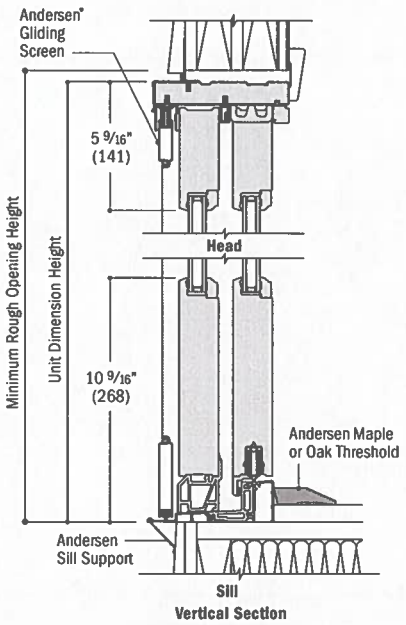
- Dimensions in parentheses are in millimeters.

Details for Frenchwood® Gliding Patio Doors

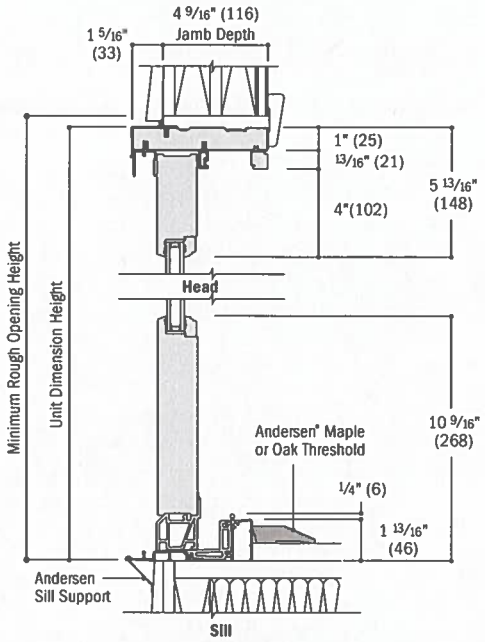
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Vertical Section



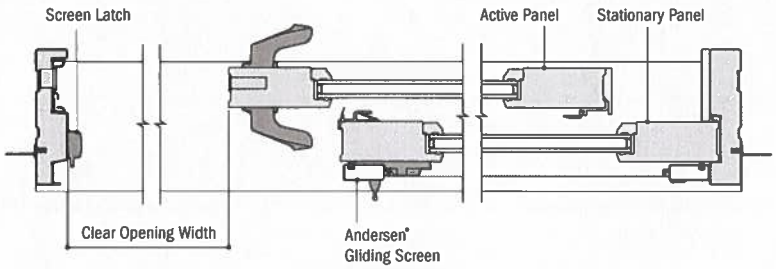
Vertical Section



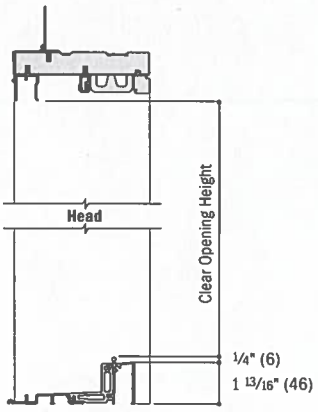
Vertical Section
Stationary

Clear Opening Details

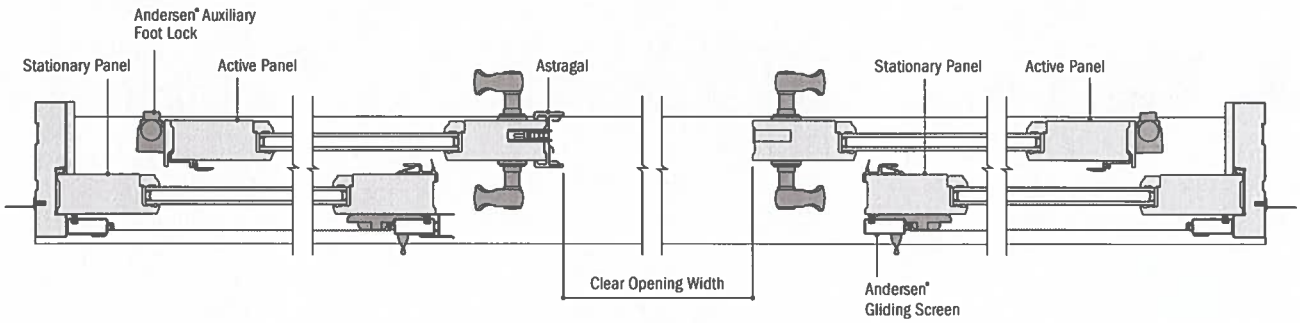
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section
Two-Panel



Vertical Section



Horizontal Section
Four-Panel

- 4 9/16" (116) overall jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
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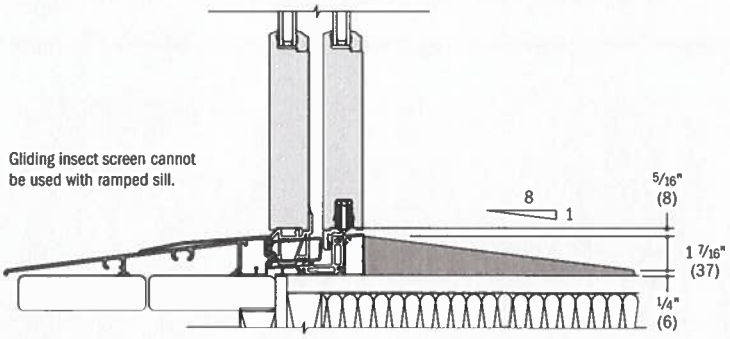
- Dimensions in parentheses are in millimeters.

Ramped Sill Detail
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.

GUTTERS: HALF-ROUND GUTTERS

MATERIALS & PACKAGING:

ALUMINUM | COPPER | STEEL

All thicknesses and dimensions are nominal.

Gutters are available in 10', 20' and 30' lengths. Contact Customer Care for nonstandard lengths.

For proper ordering, enter length code (_ _) and color code (• •). For example: K_ _ • • 5 filled out as K10BR5 would be a 5" Aluminum Painted Brown 10' hemback K-style gutter.

Partial carton quantities available for gutter products, additional fee applies.

Note: FreedomGray™ is copper-coated with a unique, patented tin-zinc alloy. It offers all the advantages of copper in a naturally weathering earth tone gray color.

SINGLE BEAD

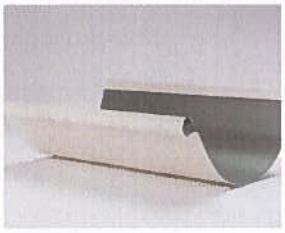
	SIZE	THICKNESS	COLOR	SKU	PACKAGING
ALUMINUM	5"	0.024	Mill Finish	L_ _MF5	10
	5"	0.027	HG BR	L_ _••5	10
	5"	0.032	32 B3	L_ _••5	10
	6"	0.032	Mill Finish	L_ _MF6	10
	6"	0.032	HG BR	L_ _••6	10
	7"	0.032	HG BR	L10••7	5
	8"	0.032	HG BR	L10••8	5
COPPER	5"	16 Oz	Copper	L_ _CP5	5
	5"	16 Oz	FreedomGray™	L_ _FG5	5
	5"	20 Oz	Copper	L_ _2C5	5
	6"	16 Oz	Copper	L_ _CP6	5
	6"	16 Oz	FreedomGray™	L_ _FG6	5
	6"	20 Oz	Copper	L_ _C26	5
	7"	16 Oz	Copper	L10CP7	5

SINGLE BEAD
CONTINUED

	SIZE	THICKNESS	COLOR	SKU	PACKAGING
STEEL	8"	16 Oz	Copper	L10CP8	5
	5"	26 Ga	Galvanized	L_ _265	10
	5"	26 Ga	Paint Grip	L_ _PG5	10
	6"	26 Ga	Galvanized	L_ _266	10
	6"	26 Ga	Paint Grip	L_ _PG6	10
	7"	26 Ga	Galvanized	L10267	10
	7"	26 Ga	Paint Grip	L10PG7	10
	8"	26 Ga	Galvanized	L10268	10

DOUBLE BEAD

	SIZE	THICKNESS	COLOR	SKU	PACKAGING
COPPER	5"	16 Oz	Copper	L_ _DC5	5
	6"	16 Oz	Copper	L_ _DC6	5
STEEL	5"	26 Ga	Galvanized	L_ _D65	10
	5"	26 Ga	Paint Grip	L_ _DG5	10
	6"	26 Ga	Galvanized	L_ _D66	10
	6"	26 Ga	Paint Grip	L_ _DG6	10



REVERSE BEAD

	SIZE	THICKNESS	COLOR	SKU	PACKAGING
ALUMINUM	6"	0.027	30W 80W AL ADB BL LI DB HC HB LM MB AMB NC PB RB SW BZ	R_ _••6	10
COPPER	6"	16 Oz	Copper	R_ _CP6	10

SINGLE BEAD WITH 1" FLANGE

	SIZE	THICKNESS	COLOR	SKU	PACKAGING
COPPER	5"	16 Oz	Copper	L_ _CP5F1	5

GUTTER ACCESSORIES: DOWNSPOUTS

MATERIALS & PACKAGING:

ALUMINUM | COPPER | STEEL

All thicknesses and dimensions are nominal.

All gutter downspouts are 10' lengths.

For proper ordering, enter length code (_) and color code (• •). For example: K_ _ • • 5 filled out as K10BR5 would be a 5" Aluminum Painted Brown 10' hemback K-style gutter.

Partial carton quantities available for gutter products, additional fee applies.

Note: FreedomGray™ is copper-coated with a unique, patented tin-zinc alloy. It offers all the advantages of copper in a naturally weathering earth tone gray color.

PLAIN ROUND DOWNSPOUT

	SIZE	THICKNESS	COLOR	SKU	PACKAGING
ALUMINUM	3"	0.019	Mill Finish	DSPRPMF3	10
	4"	0.024	Mill Finish	DSPRPMF4	10
	5"	0.024	Mill Finish	DSPRPMF5	5
	6"	0.024	Mill Finish	DSPRPMF6	3
	3"	0.019	30W 80W AL ADB BL LI DB HC HB LM MB AMB NC PB RB SW BZ	DSPRP••3	10
	4"	0.019	30W 80W AL ADB BL LI DB HC HB LM MB AMB NC PB RB SW BZ	DSRS410••	10
	4"	0.024	HG SW BR DB ADB	DSPRP••4	10

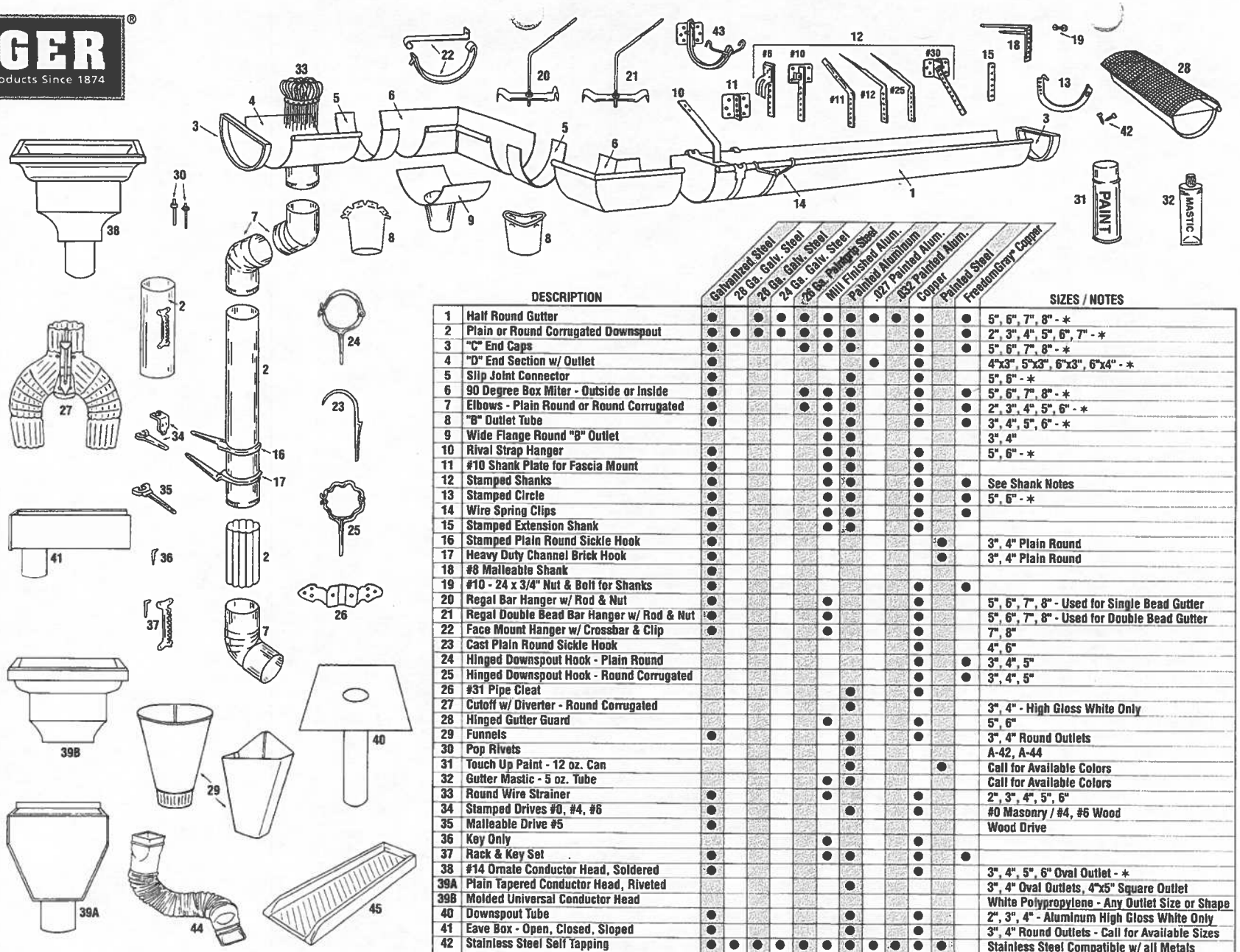
PLAIN ROUND DOWNSPOUT
CONTINUED

	SIZE	THICKNESS	COLOR	SKU	PACKAGING
COPPER	3"	16 Oz	Copper	DSPRPCP3	5
	3"	16 Oz	FreedomGray™	DSPRPFG3	5
	3"	20 Oz	Copper	DSPRP2C3	5
	4"	16 Oz	Copper	DSPRPCP4	5
	4"	16 Oz	FreedomGray™	DSPRPFG4	5
	4"	20 Oz	Copper	DSPRP2C4	5
	5"	16 Oz	Copper	DSPRPCP5	5
	5"	20 Oz	Copper	DSPRP2C5	5
	6"	16 Oz	Copper	DSPRPCP6	3
STEEL	3"	24 Ga	Galvanized	DSPRP243	1
	3"	26 Ga	Galvanized	DSPRP263	1
	3"	26 Ga	Paint Grip	DSPRPPG3	1
	3"	26 Ga	Stainless	DSPRPSS3	5
	3"	28 Ga	Galvanized	DSPRP283	1
	3"	30 Ga	Galvanized	DSPRPSG3	1
	4"	24 Ga	Galvanized	DSPRP244	1
	4"	26 Ga	Galvanized	DSPRP264	1
	4"	26 Ga	Galvalume	DSPRPGA4	5
	4"	26 Ga	Paint Grip	DSPRPPG4	1
	4"	26 Ga	Stainless	DSPRPSS4	5
	4"	28 Ga	Galvanized	DSPRP284	1
	4"	30 Ga	Galvanized	DSPRPSG4	1
	5"	24 Ga	Galvanized	DSPRP245	1
	5"	26 Ga	Galvanized	DSPRP265	1
	5"	26 Ga	Paint Grip	DSPRPPG5	1
	5"	26 Ga	Stainless	DSPRPSS5	5
	6"	24 Ga	Galvanized	DSPRP246	1
	6"	26 Ga	Galvanized	DSPRP266	1
	6"	26 Ga	Paint Grip	DSPRPPG6	1
	6"	26 Ga	Stainless	DSPRPSS6	3

BERGER
Quality Building Products Since 1874

HALF ROUND

GUTTER SYSTEMS AND ACCESSORIES



	DESCRIPTION	Galvanized Steel	28 Ga. Galv. Steel	26 Ga. Galv. Steel	24 Ga. Galv. Steel	26 Ga. Painted Steel	Mill Finished Alum.	Painted Aluminum	.027 Painted Alum.	.032 Painted Alum.	Copper	Painted Steel	FreedomGray® Copper	SIZES / NOTES
1	Half Round Gutter	●		●	●	●	●	●	●		●		●	5", 6", 7", 8" - *
2	Plain or Round Corrugated Downspout	●	●	●	●	●	●				●		●	2", 3", 4", 5", 6", 7" - *
3	"C" End Caps	●				●	●	●			●		●	5", 6", 7", 8" - *
4	"D" End Section w/ Outlet	●						●			●			4"x3", 5"x3", 6"x3", 6"x4" - *
5	Slip Joint Connector	●					●				●			5", 6" - *
6	90 Degree Box Miter - Outside or Inside	●				●	●	●			●		●	5", 6", 7", 8" - *
7	Elbows - Plain Round or Round Corrugated	●				●	●	●			●		●	2", 3", 4", 5", 6" - *
8	"B" Outlet Tube	●					●	●			●		●	3", 4", 5", 6" - *
9	Wide Flange Round "B" Outlet						●	●						3", 4"
10	Rival Strap Hanger	●					●	●			●			5", 6" - *
11	#10 Shank Plate for Fascia Mount	●					●	●			●			
12	Stamped Shanks	●					●	●			●		●	See Shank Notes
13	Stamped Circle	●					●	●			●		●	5", 6" - *
14	Wire Spring Clips	●					●	●			●		●	
15	Stamped Extension Shank	●					●	●			●			
16	Stamped Plain Round Sickle Hook	●										●		3", 4" Plain Round
17	Heavy Duty Channel Brick Hook	●										●		3", 4" Plain Round
18	#8 Malleable Shank	●												
19	#10 - 24 x 3/4" Nut & Bolt for Shanks	●									●		●	
20	Regal Bar Hanger w/ Rod & Nut	●					●				●			5", 6", 7", 8" - Used for Single Bead Gutter
21	Regal Double Bead Bar Hanger w/ Rod & Nut	●					●				●			5", 6", 7", 8" - Used for Double Bead Gutter
22	Face Mount Hanger w/ Crossbar & Clip	●					●				●			7", 8"
23	Cast Plain Round Sickle Hook										●			4", 6"
24	Hinged Downspout Hook - Plain Round										●		●	3", 4", 5"
25	Hinged Downspout Hook - Round Corrugated										●		●	3", 4", 5"
26	#31 Pipe Cleat						●				●			
27	Cutoff w/ Diverter - Round Corrugated						●							3", 4" - High Gloss White Only
28	Hinged Gutter Guard						●				●			5", 6"
29	Funnels	●					●				●			3", 4" Round Outlets
30	Pop Rivets						●							A-42, A-44
31	Touch Up Paint - 12 oz. Can						●					●		Call for Available Colors
32	Gutter Mastic - 5 oz. Tube						●	●						Call for Available Colors
33	Round Wire Strainer	●					●				●			2", 3", 4", 5", 6"
34	Stamped Drives #0, #4, #6	●						●			●			#0 Masonry / #4, #6 Wood
35	Malleable Drive #5	●												Wood Drive
36	Key Only						●				●			
37	Rack & Key Set	●					●	●			●		●	
38	#14 Ornate Conductor Head, Soldered	●									●			3", 4", 5", 6" Oval Outlet - *
39A	Plain Tapered Conductor Head, Riveted							●						3", 4" Oval Outlets, 4"x5" Square Outlet
39B	Molded Universal Conductor Head													White Polypropylene - Any Outlet Size or Shape
40	Downspout Tube	●						●			●			2", 3", 4" - Aluminum High Gloss White Only
41	Eave Box - Open, Closed, Sloped	●						●			●			3", 4" Round Outlets - Call for Available Sizes
42	Stainless Steel Self Tapping Hex Screws #8 x 1/2	●	●	●	●	●	●	●	●	●	●	●		Stainless Steel Compatible w/ all Metals
43	#10 Combination Circle and Plate	●					●	●			●			5", 6"
44	Flex-A-Spout®													Available in Brown, Gray, White
45	Splash Blocks													Available in Green, Brown, Gray

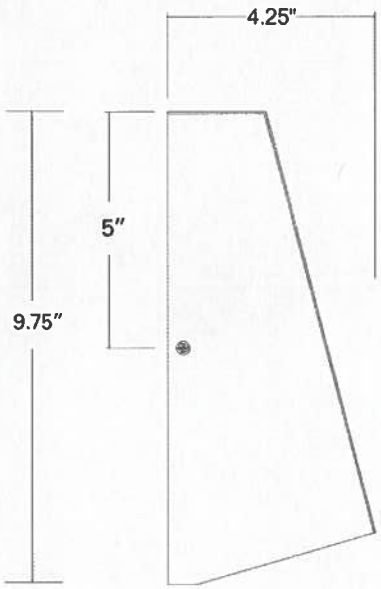
Shank Notes: #1 - for fascia, #6 - for ogee or crown moulding, fits contour, #10- for fascia, #11 - for nailing to rafter, #12 - for nailing to sheeting, #25 - for nailing to sheeting, #30 - adjustable pitch for angled end rafters and fascia

* Note: Not all sizes are available in the materials shown in this chart. Please contact Berger for availability.

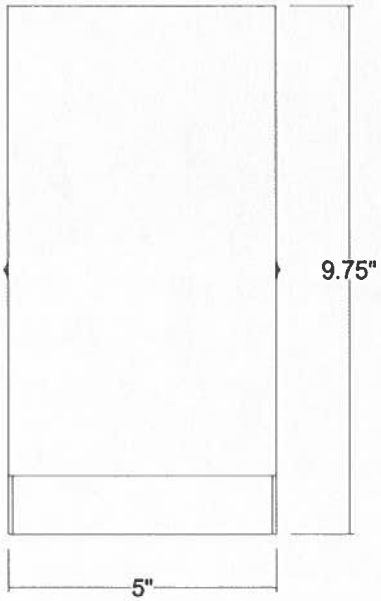
ACCLAIM LIGHTING
INTERIOR • OUTDOOR

1515ORB
NOLAN 1-LIGHT WALL SCONCE

Side View



Front View



Description:	Nolan 1-light wall sconce
Finish:	Oil-rubbed bronze
Dimensions:	5" W x 9-3/4" H x 4-1/4" ext. Height on center: 5"
Bulbs:	1-100w medium
Installed Weight:	2 lbs.
Certification:	Wet location / ETL

Material:	Iron
Shade:	Iron
Glass:	NA
Back Plate Dimensions:	4-3/4" x 9-3/4"
Chain/Wire:	NA
Additional Finishes:	Matte nickel, matte black

180 Joe Frank Harris Pkwy SE | Building 500 | Suite 550 | Cartersville, GA 30120
Phone: 866-845-5451 | Fax: 866-816-6165 | Email: service@acclaim-lighting.com | www.acclaim-lighting.com

BARN at 48 SCHOOL ST.

HDC Submission
04.16.2025

InSitu STUDIO INSITU ARCHITECTS, INC.

02 EXISTING AERIAL SITE PLAN

03 EXISTING PHOTOS - SOUTHEAST PUBLIC VIEW (01a)

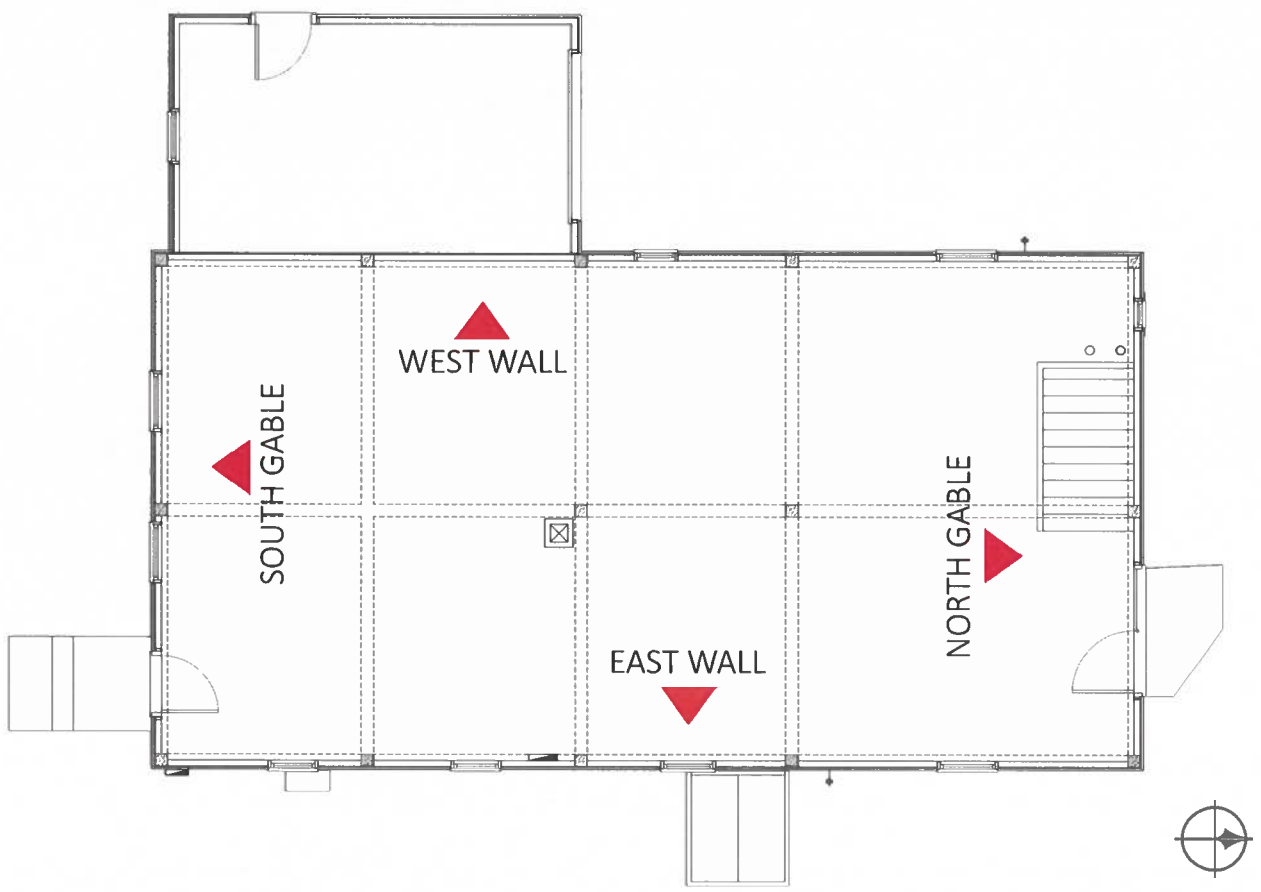
03 EXISTING PHOTOS - SOUTHEAST PUBLIC VIEW (01b)

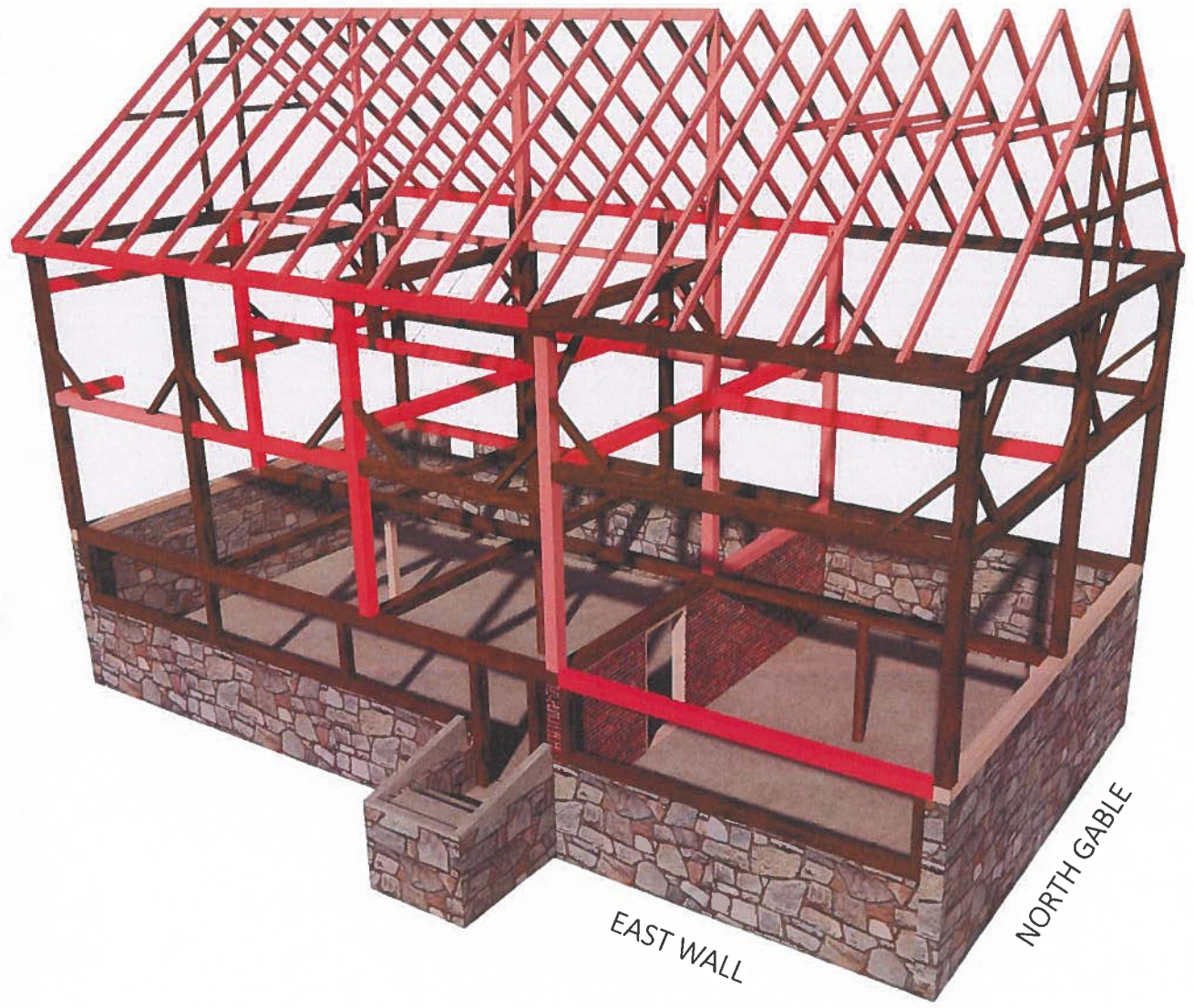
03 EXISTING PHOTOS - SOUTHEAST PUBLIC VIEW (02a)

03 EXISTING PHOTOS - SOUTHEAST PUBLIC VIEW (02b)

03 EXISTING PHOTOS - NORTHWEST CORNER (03)

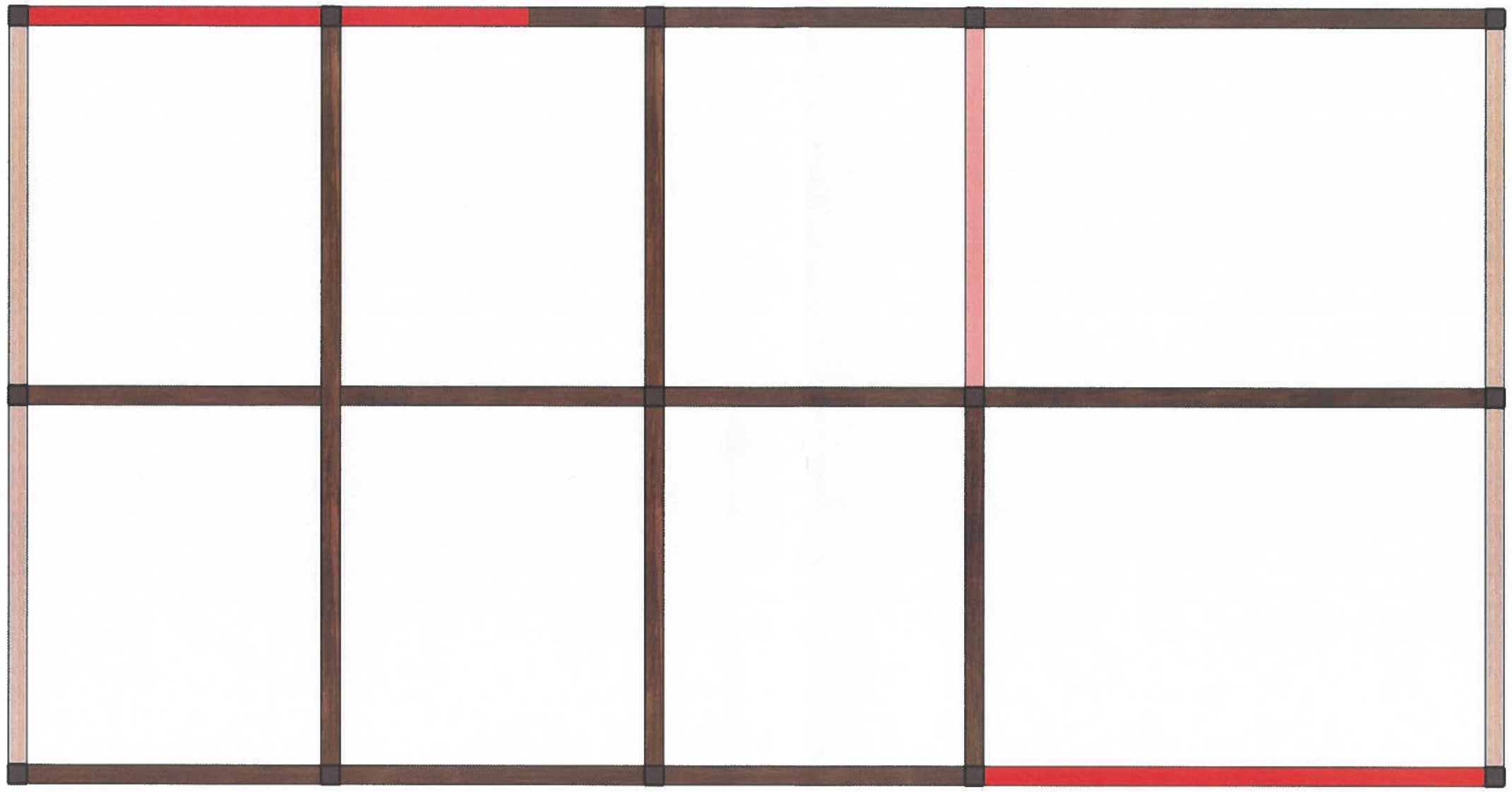
04 EXISTING BARN - STRUCTURAL ANALYSIS





- SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION
- STANDARD LUMBER IN FAIR CONDITION
- STRUCTURALLY INADEQUTE
- POWDER POST BEETLE DESTRUCTION

04 EXISTING BARN - STRUCTURAL ANALYSIS



1ST FLOOR

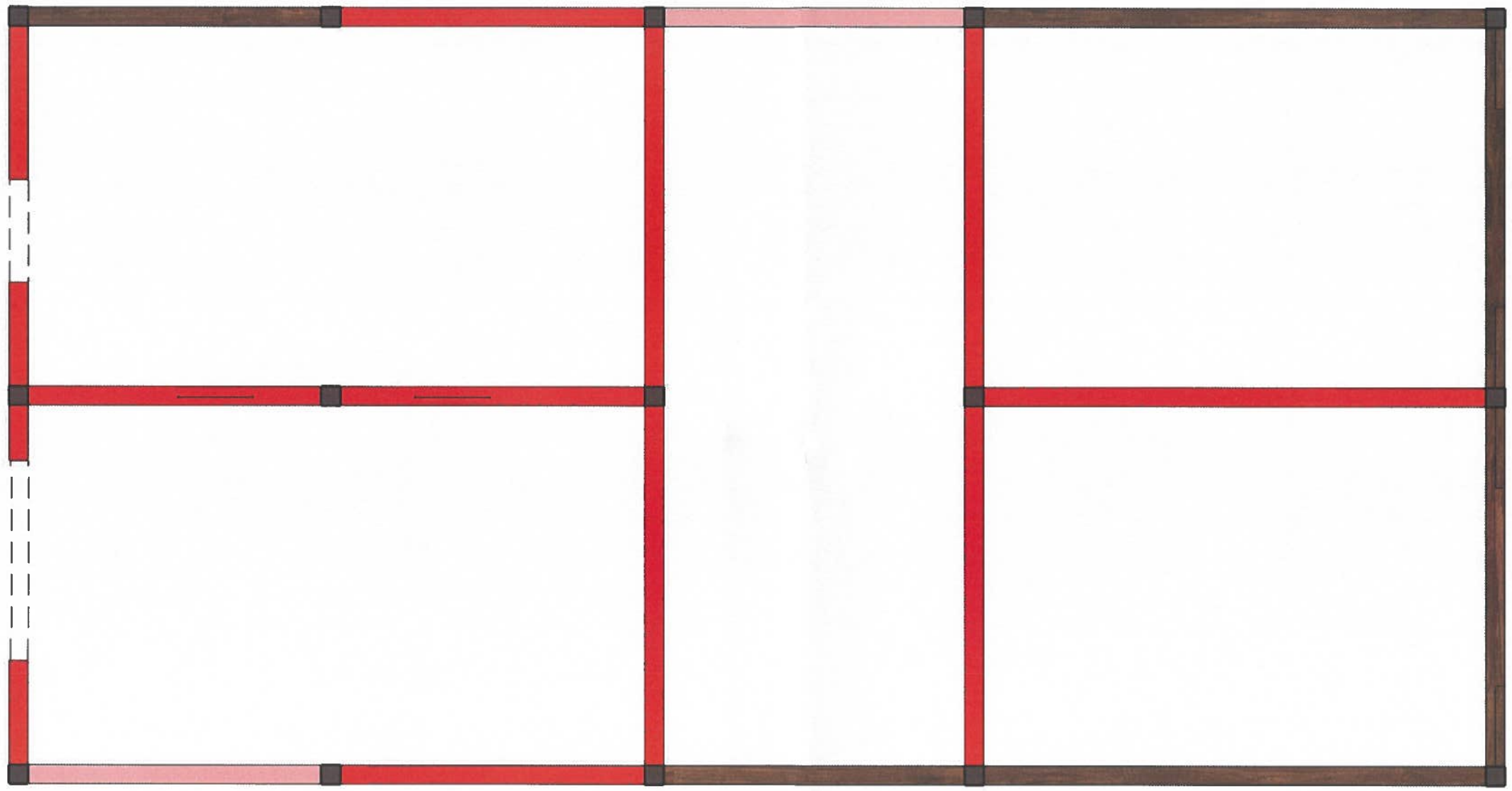
SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION

STANDARD LUMBER IN FAIR CONDITION

STRUCTURALLY INADEQUTE

POWDER POST BEETLE DESTRUCTION

04 EXISTING BARN - STRUCTURAL ANALYSIS



2ND FLOOR

SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION

STANDARD LUMBER IN FAIR CONDITION

STRUCTURALLY INADEQUTE

POWDER POST BEETLE DESTRUCTION

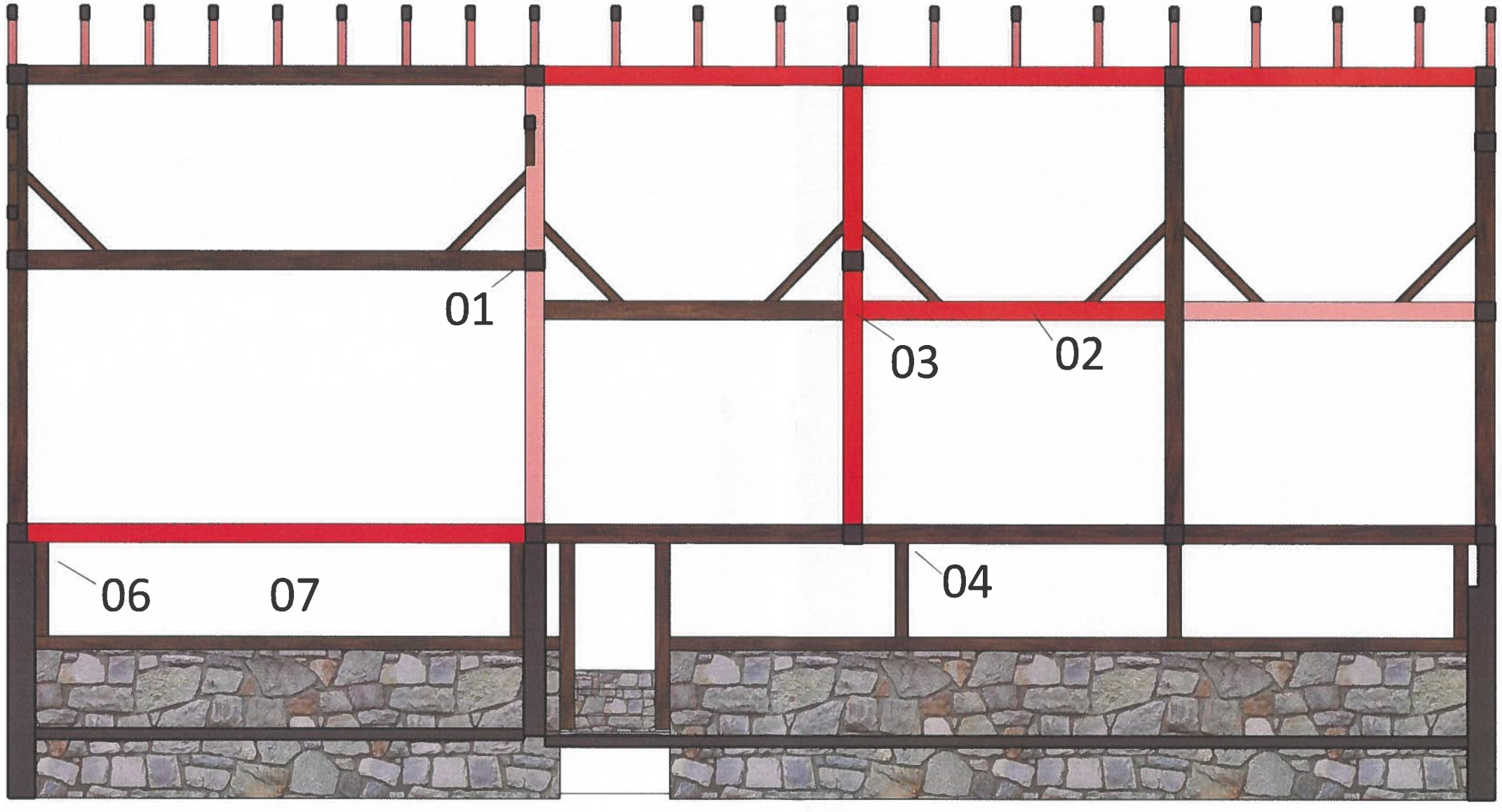
LOFT

SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION

STANDARD LUMBER IN FAIR CONDITION

STRUCTURALLY INADEQUTE

POWDER POST BEETLE DESTRUCTION



EAST WALL

SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION

STANDARD LUMBER IN FAIR CONDITION

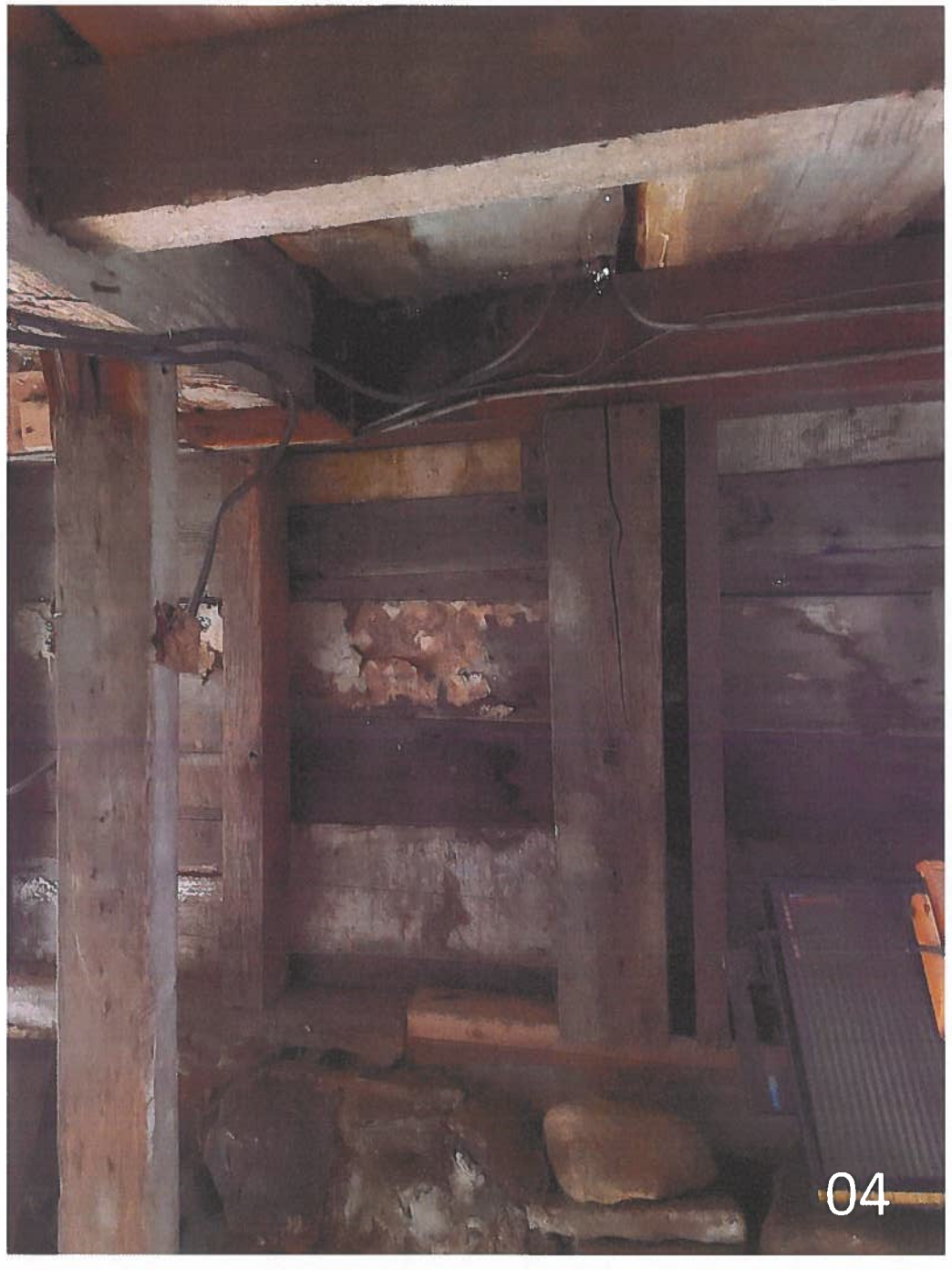
STRUCTURALLY INADEQUTE

POWDER POST BEETLE DESTRUCTION

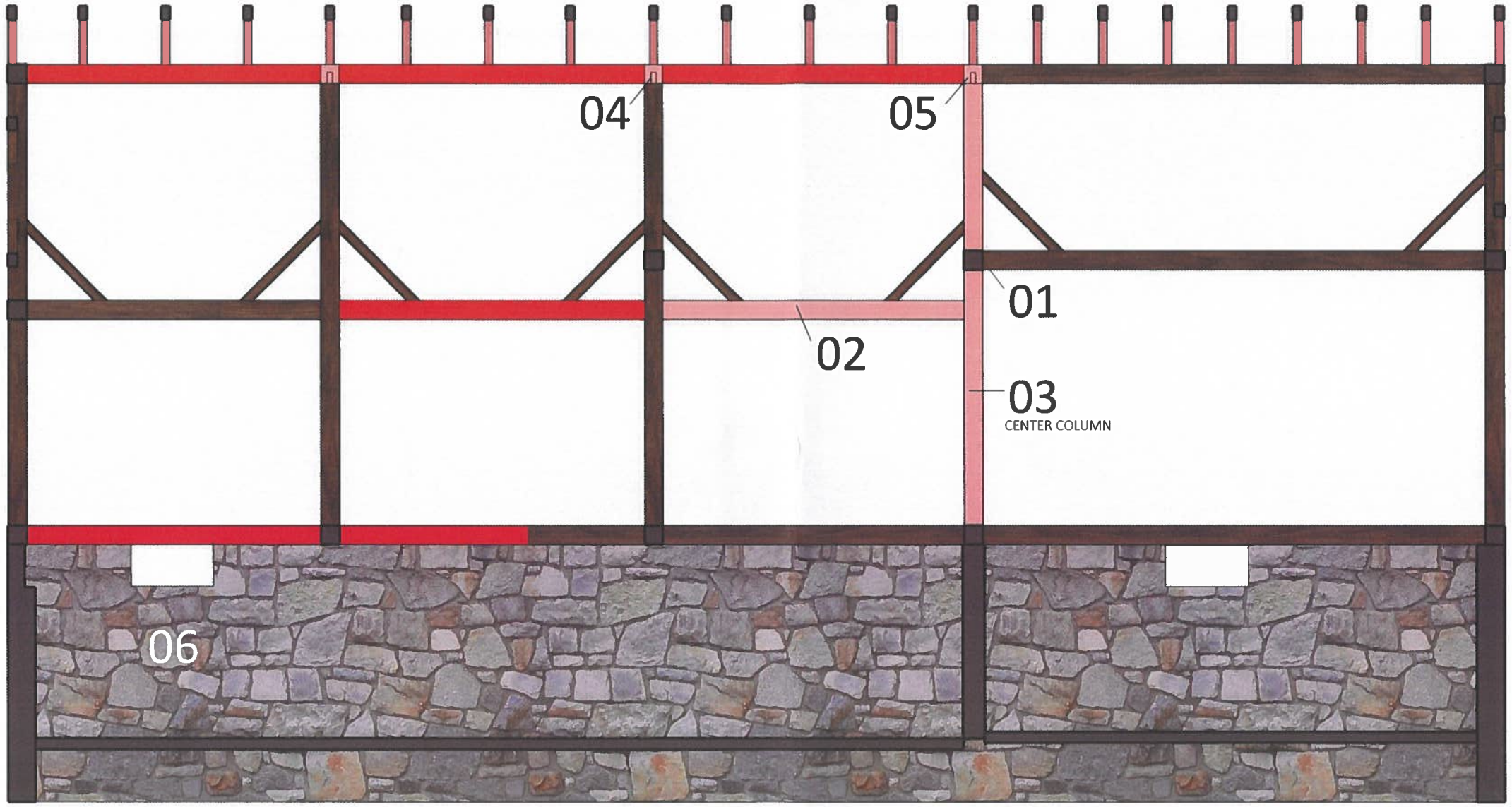
04 EXISTING BARN - STRUCTURAL ANALYSIS

EAST WALL - 1ST FLOOR

04 EXISTING BARN - STRUCTURAL ANALYSIS



EAST WALL - BASEMENT



WEST WALL

SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION

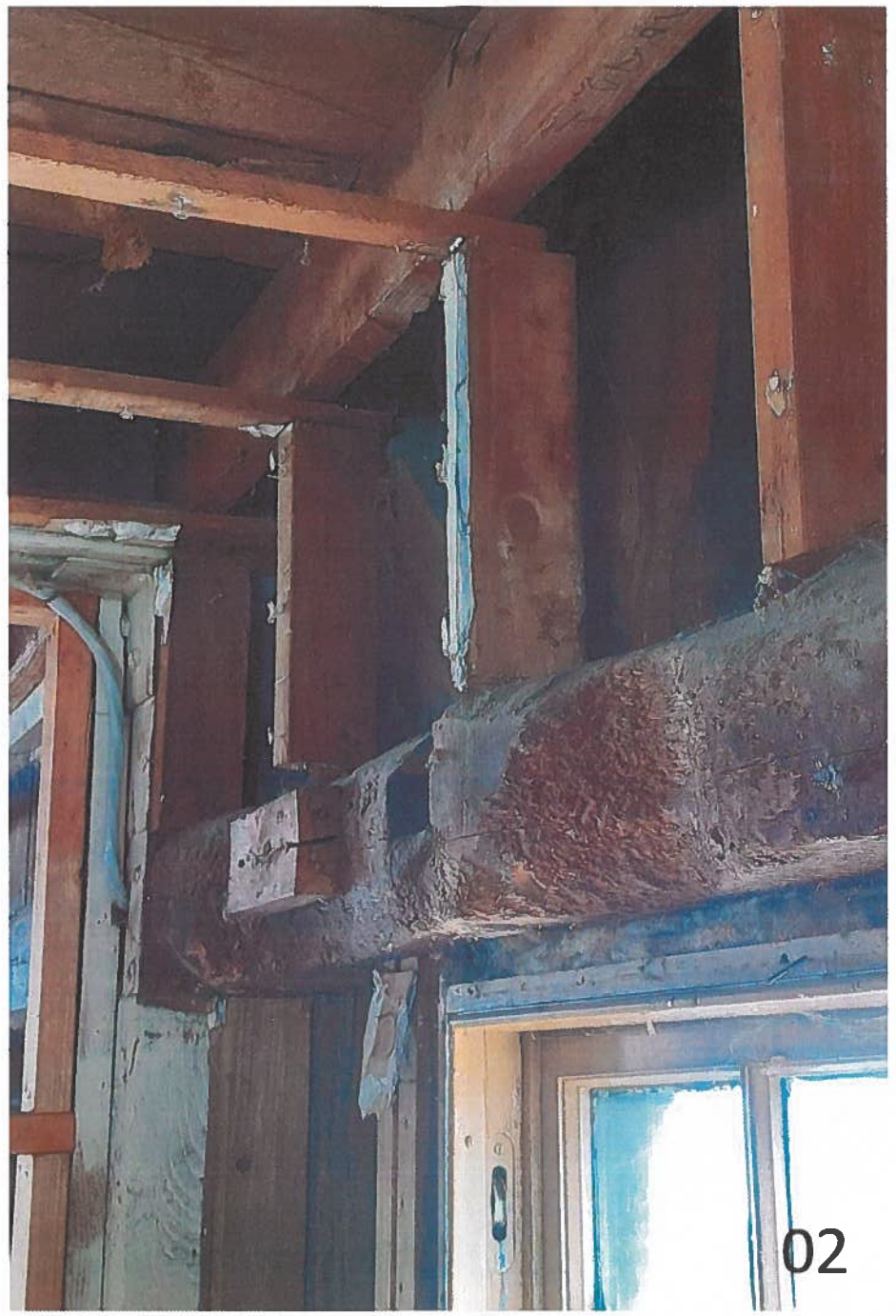
STANDARD LUMBER IN FAIR CONDITION

STRUCTURALLY INADEQUTE

POWDER POST BEETLE DESTRUCTION

04 EXISTING BARN - STRUCTURAL ANALYSIS

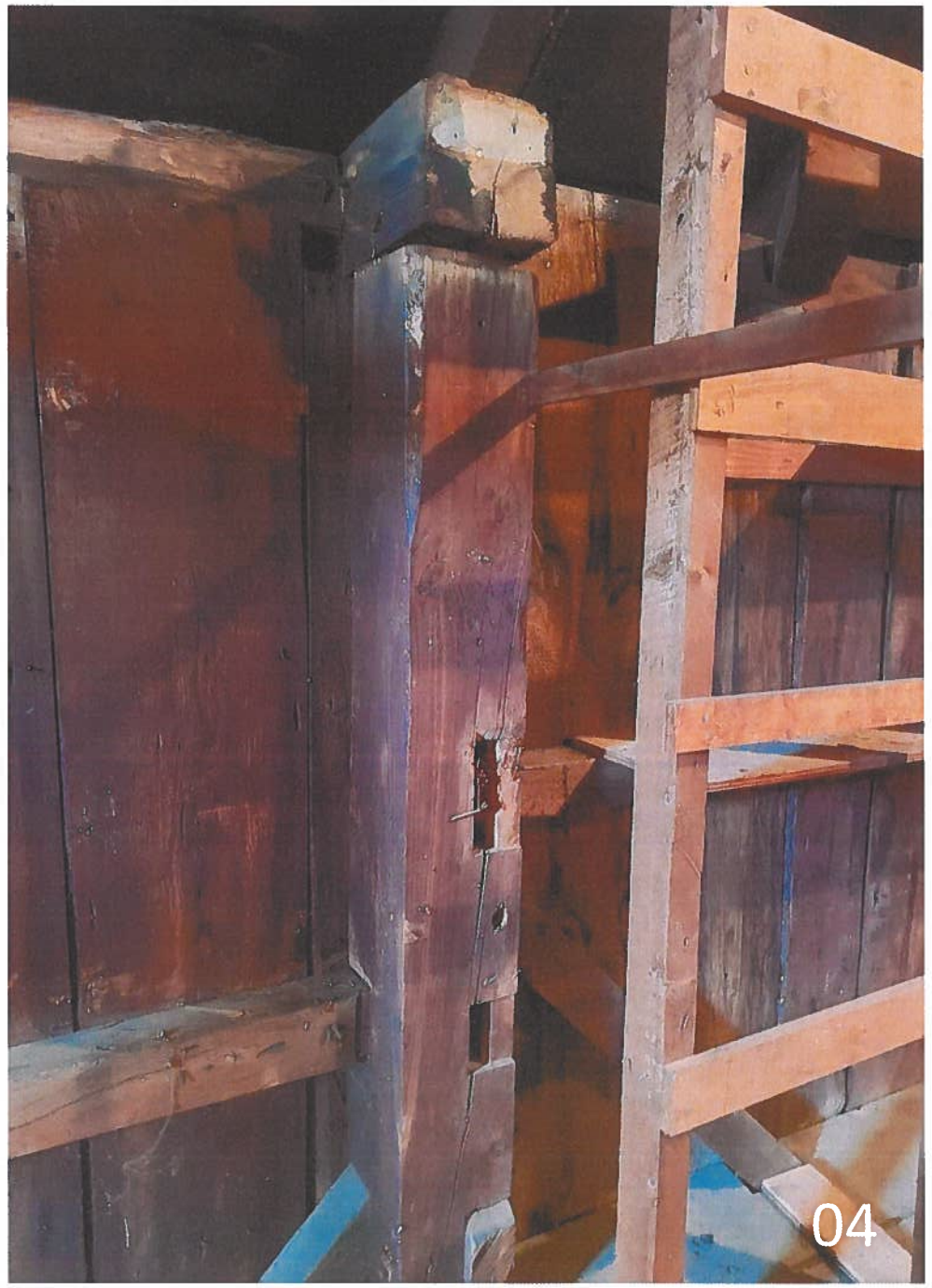

01

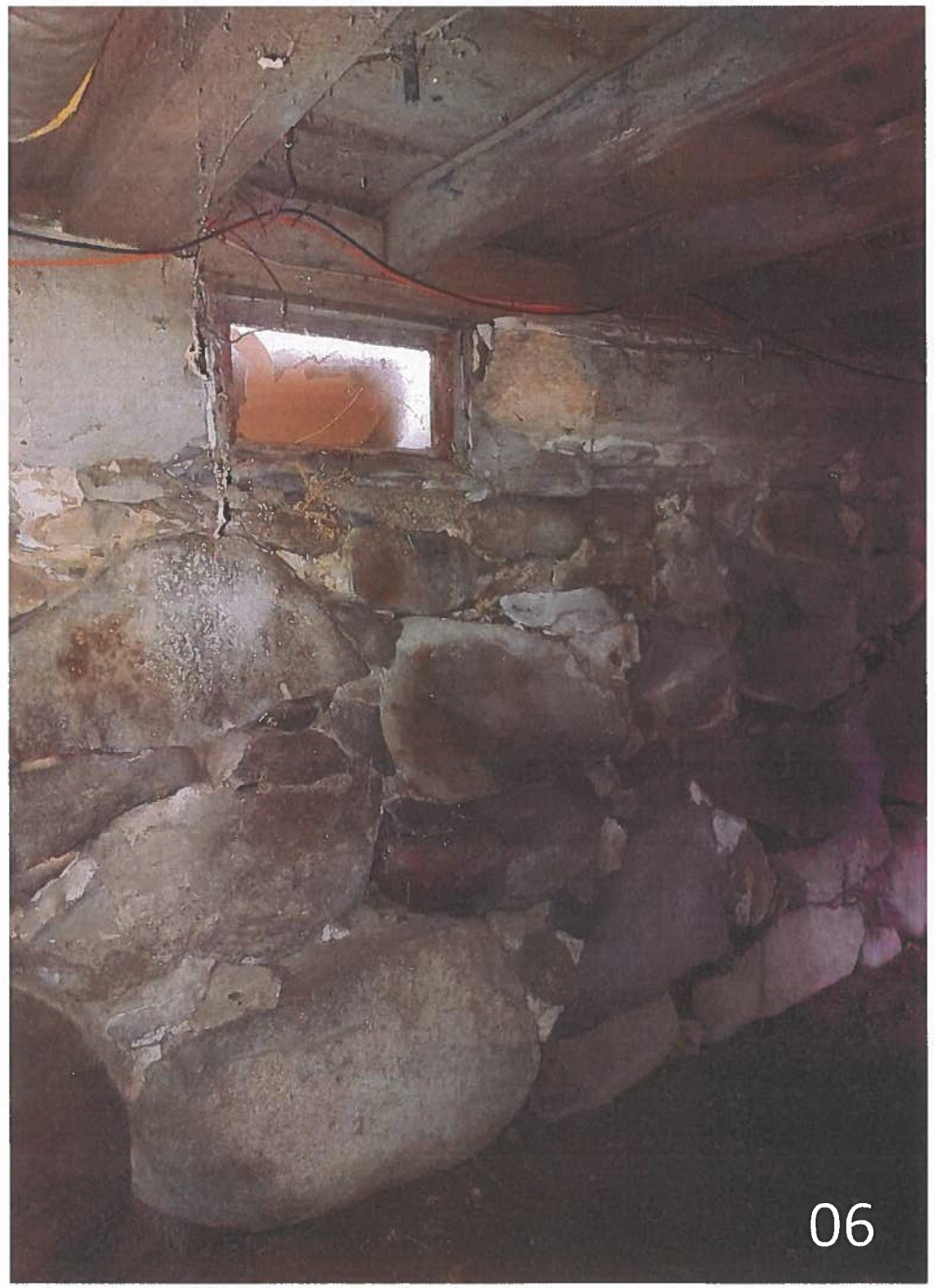

02


03

WEST WALL - 1ST FLOOR

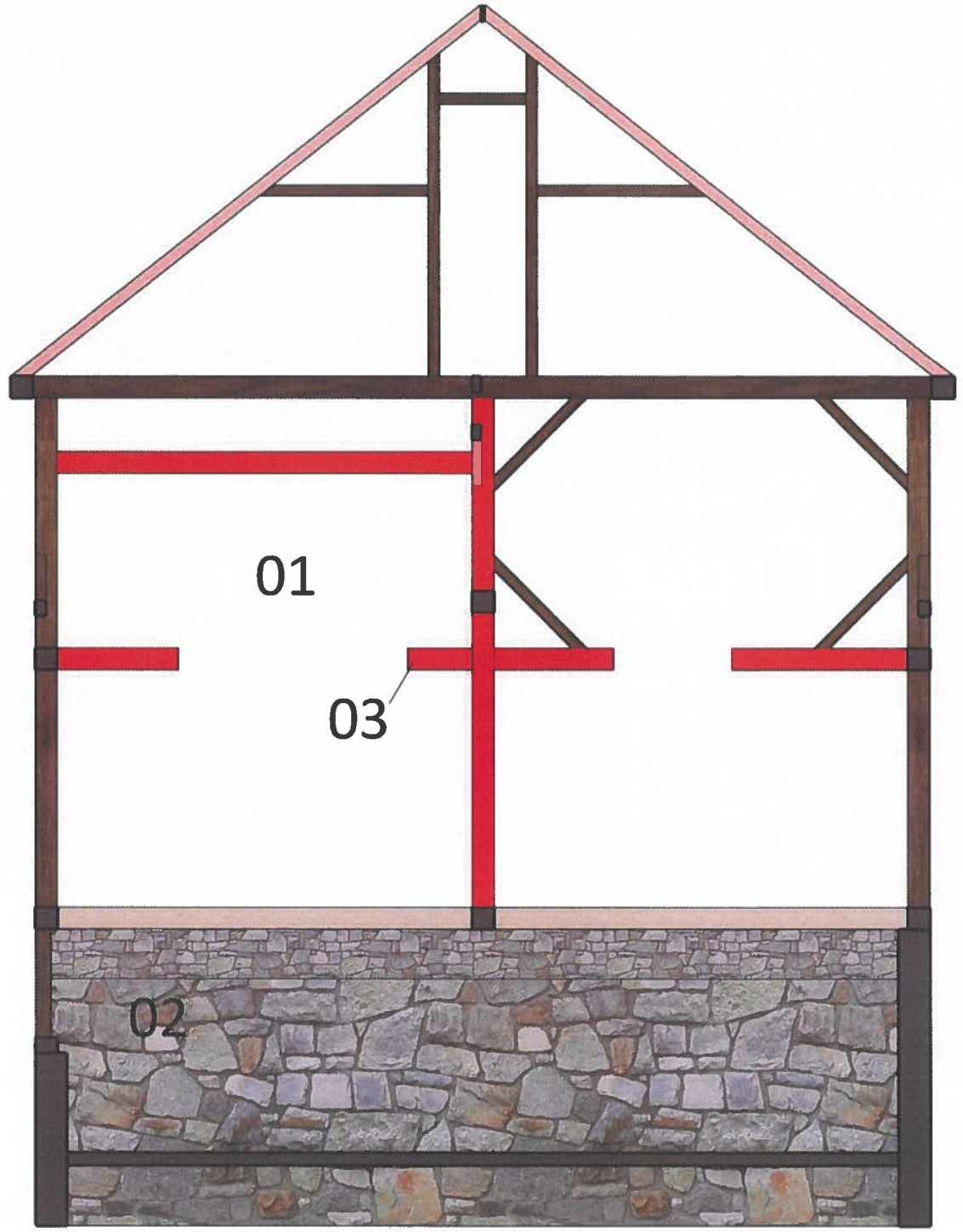
04 EXISTING BARN - STRUCTURAL ANALYSIS





WEST WALL - LOFT & BASEMENT

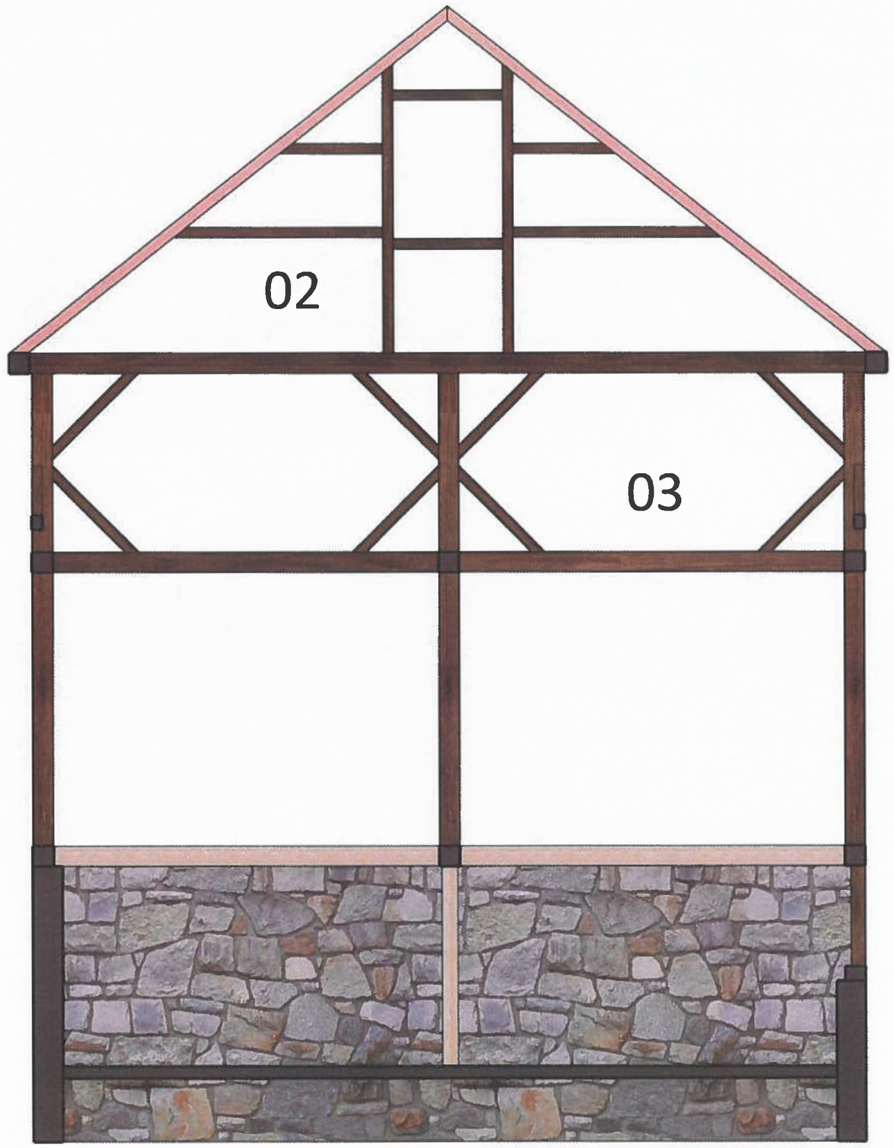
04 EXISTING BARN - STRUCTURAL ANALYSIS



SOUTH GABLE

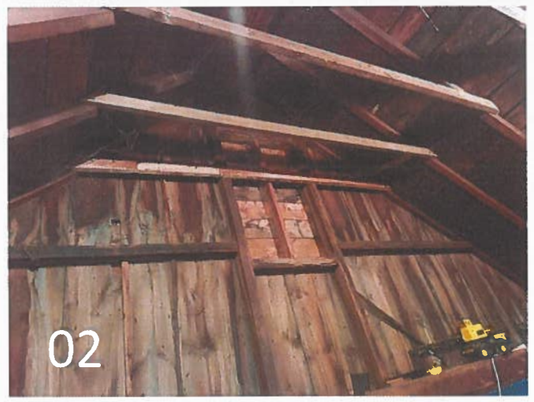
- SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION
- STANDARD LUMBER IN FAIR CONDITION
- STRUCTURALLY INADEQUTE
- POWDER POST BEETLE DESTRUCTION

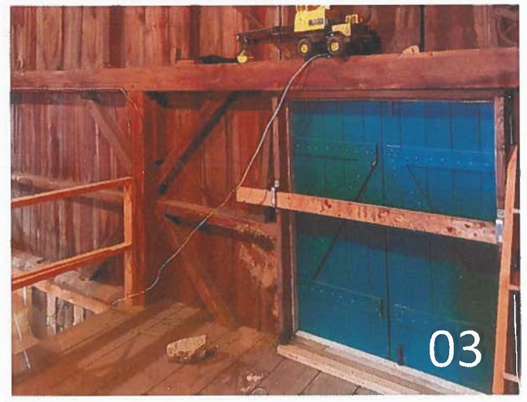
04 EXISTING BARN - STRUCTURAL ANALYSIS

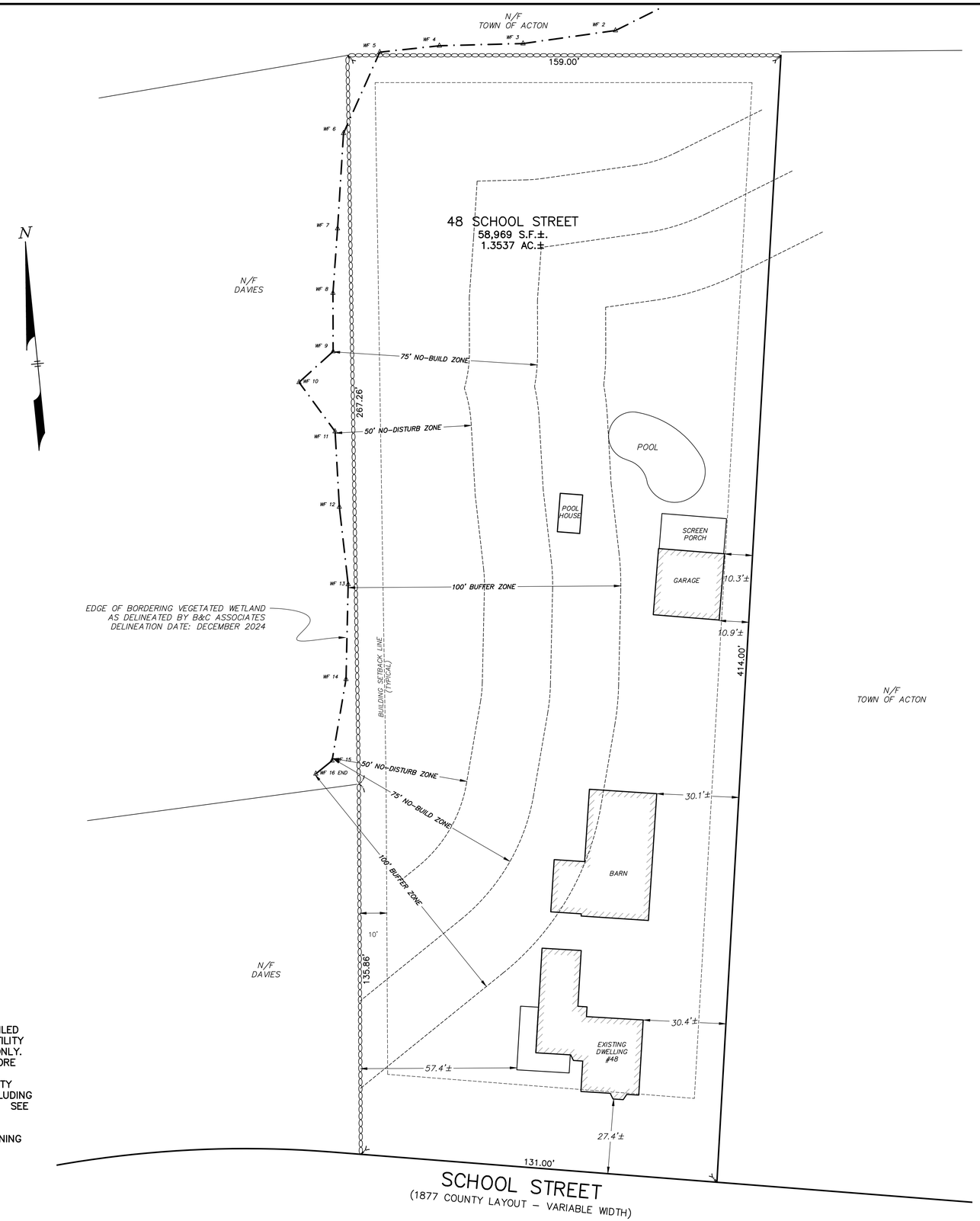


NORTH GABLE

- SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION
- STANDARD LUMBER IN FAIR CONDITION
- STRUCTURALLY INADEQUTE
- POWDER POST BEETLE DESTRUCTION







RECORD OWNER

BRIAN M. BERKWITZ
ANNE T. BERKWITZ
48 SCHOOL STREET
ACTON, MA

ZONING DISTRICT

RESIDENCE 2

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 25080 PAGE 306
PLAN No. 1498 OF 1947

UTILITY NOTE:

1: ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1–888–344–7233.

2: CONTRACTOR TO SECURE VALID DIGSAFE NUMBER PRIOR TO REQUESTING CONSTRUCTION LAYOUT.

TOPOGRAPHIC PLAN OF LAND IN ACTON, MASSACHUSETTS

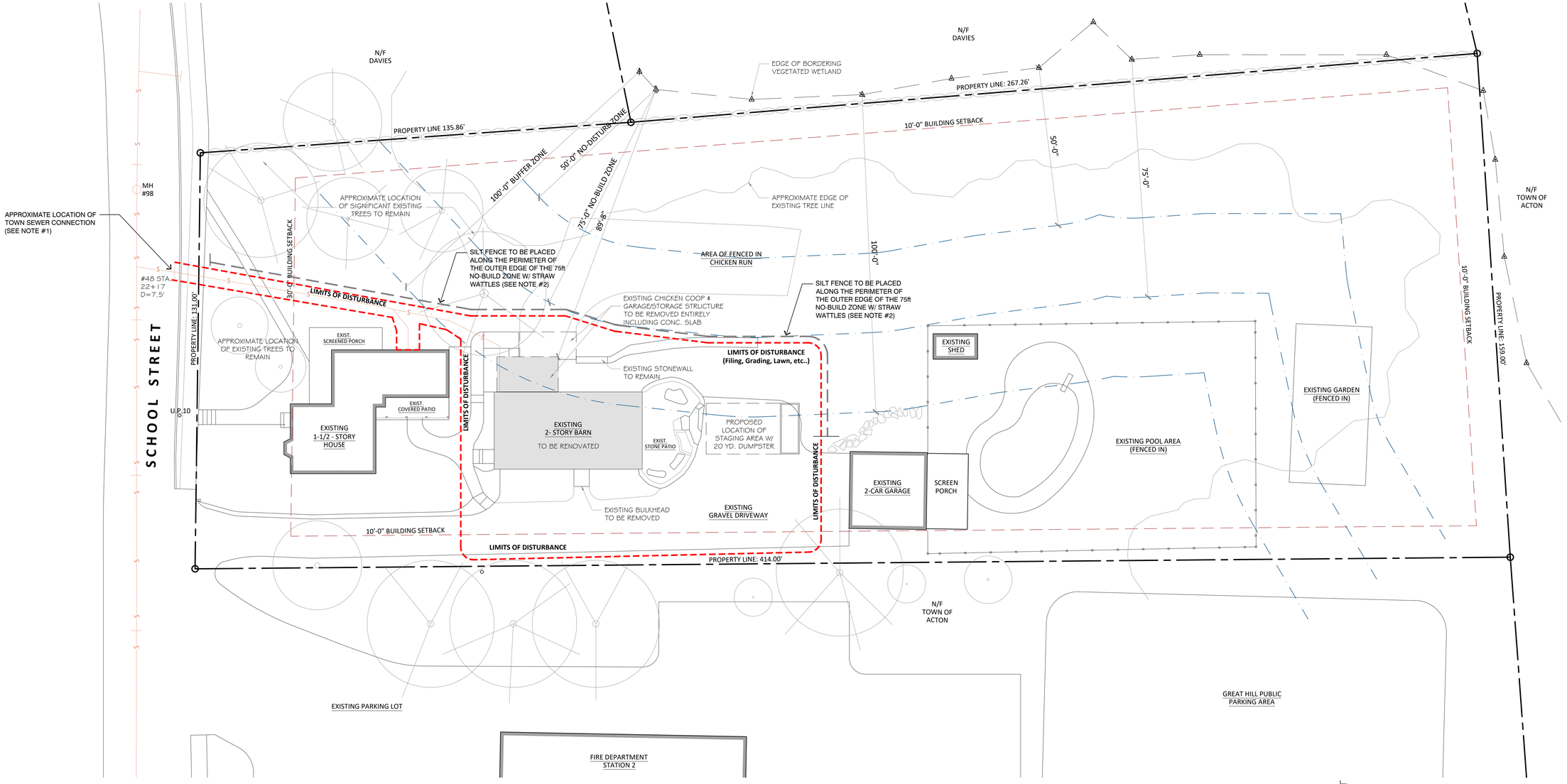
(MIDDLESEX COUNTY)

FOR: STUDIO INSITU ARCHITECTS, INC
SCALE: 1"=20' DECEMBER 4, 2024

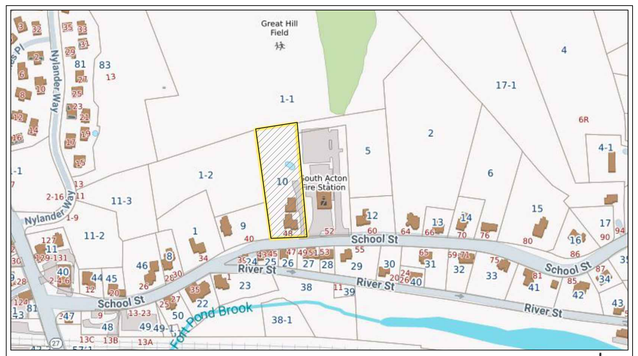
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 10 20 40 60 80 FT

(7715work.dwg) 48 School Street SM–7715



1 **EXISTING SITE PLAN**
SCALE:1/16" = 1' - 0"



PARCEL #10

LOCATION MAP (G.I.S.)

SITE ANALYSIS

SITE ADDRESS	48 SCHOOL STREET ACTON, MA
PROJECT DESCRIPTION	RENOVATION OF EXISTING BARN, ADDITION OF A NEW ABOVE GRADE WOOD DECK, FRONT STAIRWAY, RAMP & CANOPIES
SIZE OF PARCEL	1.3537 ACRES = 59,969 S.F. (+/-)
ZONING	R-2 (Residential)
LATITUDE	42.46145
LONGITUDE	-71.45127
LAND USE CODE	1090
ASSESSOR'S MAP	H-3
PARCEL	10
PROPERTY USE	MULTI HSES
UNITS	1
BUILDINGS	4

DIMENSIONAL REQUIREMENTS: R-2

MINIMUM YARD REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 sf	58,969 sf	EXIST. TO REMAIN
MIN. LOT FRONTAGE	150 ft	131 ft	EXIST. TO REMAIN
MIN. LOT WIDTH	50 ft	145 ft	EXIST. TO REMAIN
FRONT YARD	30'-0"	27.4 ft	EXIST. TO REMAIN
SIDE / REAR YARD	10'-0"	30.1 ft	25.75'
MAX. BUILDING HEIGHT	36'-0"	28'-0" +/-	29'-0" +/-

COVERAGE ANALYSIS
(According to the Town of Acton's Table of Standard Dimensional Regulations R-2 Districts Have no MIN. or MAX. for Open Space or Floor Area 'NR')

		EXISTING	PROPOSED	TOTAL
by BUILDING (%)	NR	6.76%	-0.03%	6.73%
by BUILDING AREA	NR	3,990 S.F.	-17 S.F.	3,973 S.F.
Existing includes: House, Barn w/ Garage, 2-Car Garage, and Shed Proposed includes: House, Barn w/ Canopies, 2-Car Garage, and Shed				
by IMPERVIOUS SURFACE (%)	NR	16.76%	-0.03%	16.73%
by SURFACE AREA	NR	9,885 S.F.	-17 S.F.	9,868 S.F.
Existing includes: Building Area plus Driveway & Pool/Deck Proposed includes: Building Area plus Driveway & Pool/Deck				

NOTES

THIS SITE PLAN IS BASED ON:
CERTIFIED TOPOGRAPHIC PLAN OF LAND
PREPARED FOR: BRIAN & ANNE BERKWITZ
DATE: DECEMBER, 2024
PREPARED BY: STAMSKI and MCNARY, INC.

1. APPROXIMATE LOCATION OF TOWN SEWER CONNECTION ACCORDING TO DRAWING C-19 WASTEWATER COLLECTION SYSTEM CONTRACT 2 - PREPARED BY WOODARD & CURRAN ENGINEERING SCIENCE OPERATIONS
2. PROVIDED SAID WORK WILL UTILIZE THE BEST PRACTICAL MEASURES TO REDUCE AND MANAGE IMPACTS TO WETLAND RESOURCE AREAS OUTSIDE THE FOOTPRINT OF SAID STRUCTURE

SEAL

ARCHITECT
InSitu
Studio InSitu Architects, Inc.
63 MAIN STREET
MAYNARD, MA 01754
T. 978.461.6114
W. www.STUDIOINSITU.com

TEAM

PROJECT NAME
BERKWITZ BARN
RENOVATION

CLIENT
ANNE & BRIAN BERKWITZ

PROJECT ADDRESS
48 SCHOOL STREET
ACTON, MA 01720

PROJECT NUMBER
2411

DRAWN BY / CHECKED BY
MK / TH

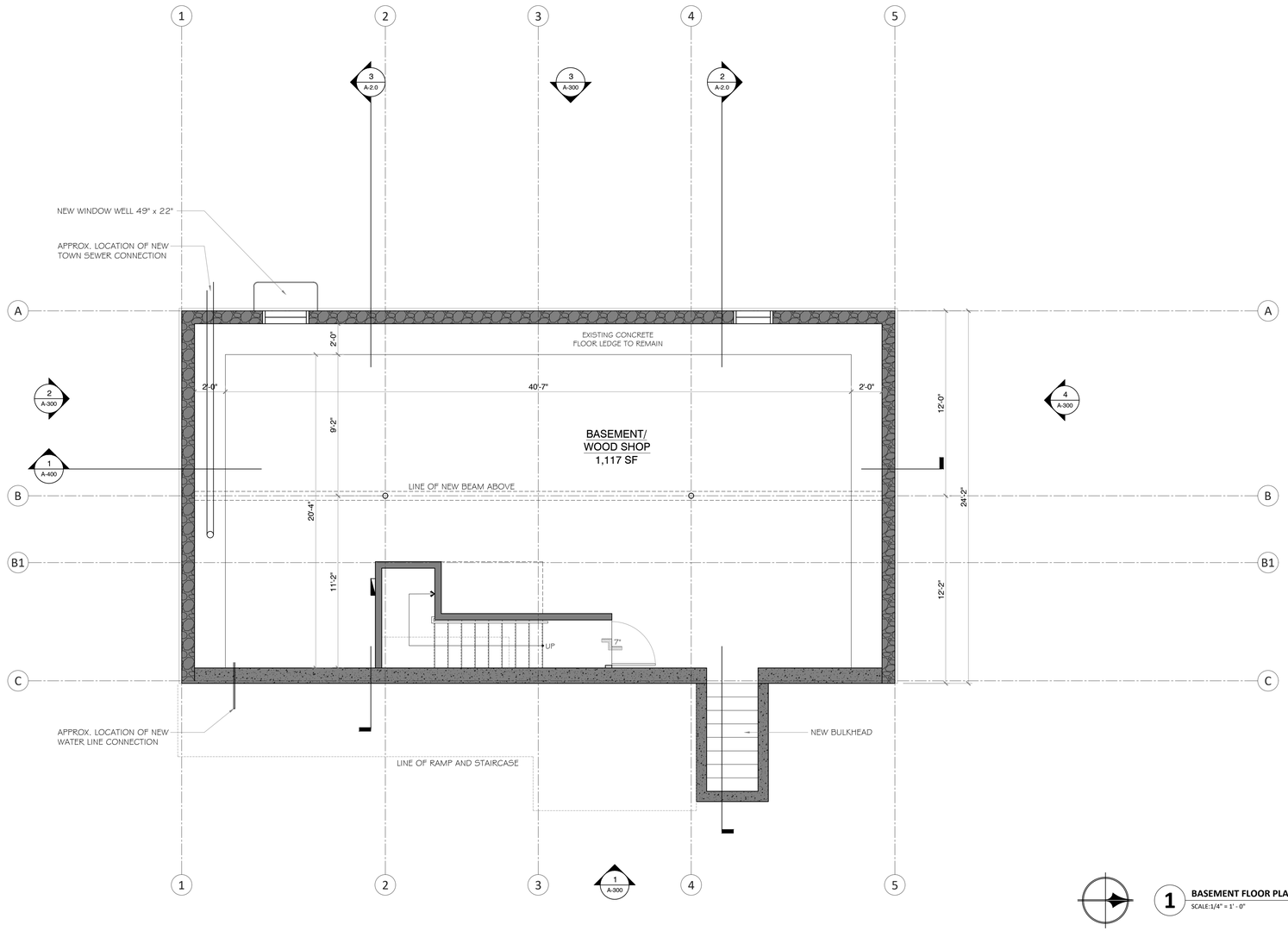
ISSUE DATE
04.16.2025

PHASE
HDC SUBMISSION

REVISIONS

SHEET TITLE
EXISTING SITE PLAN

SHEET
A.001



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

SEAL

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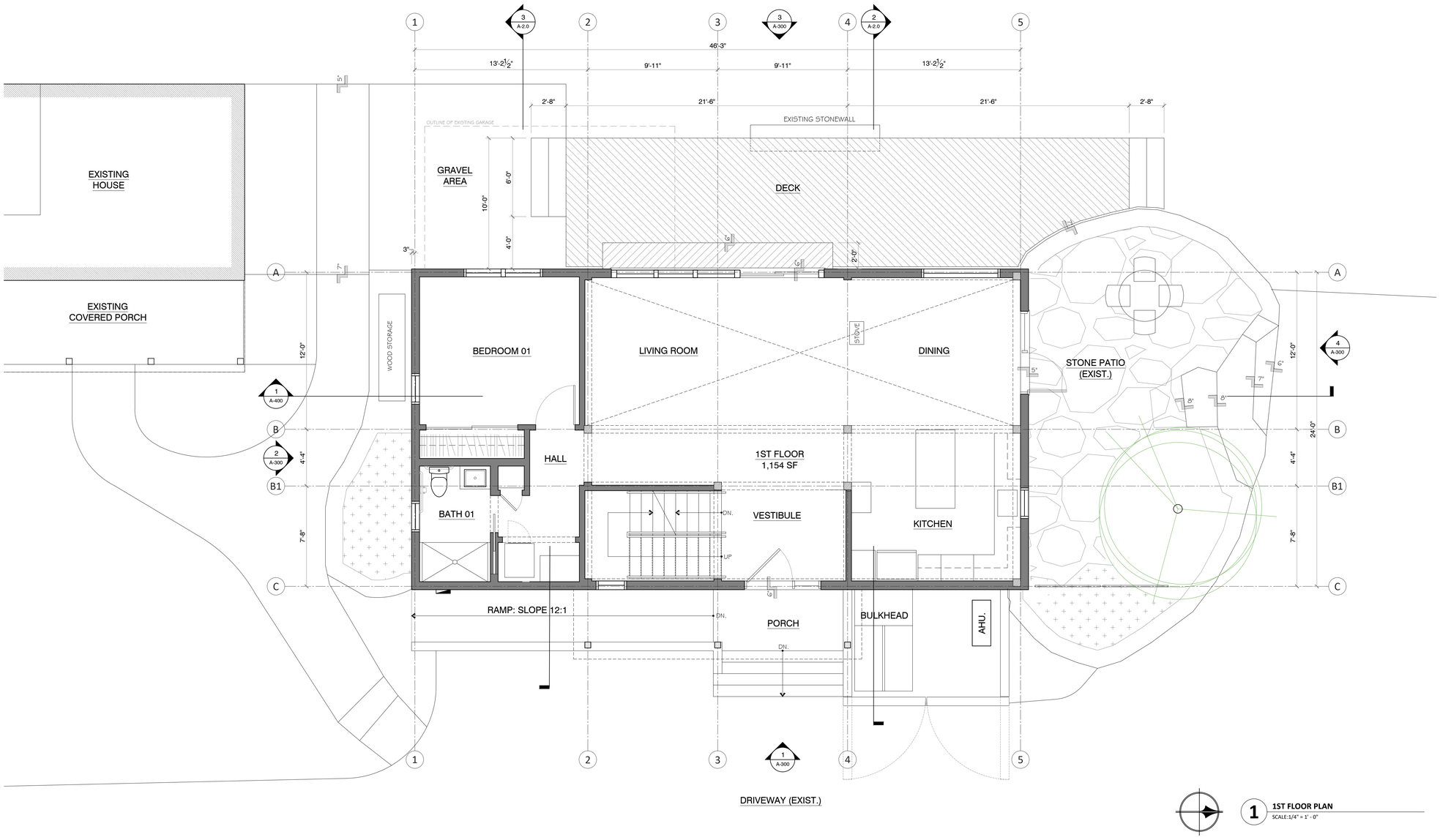
REVISIONS

SHEET TITLE
BASEMENT
FLOOR PLAN

SHEET
A.100



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

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ACTON, MA 01720

PROJECT NUMBER
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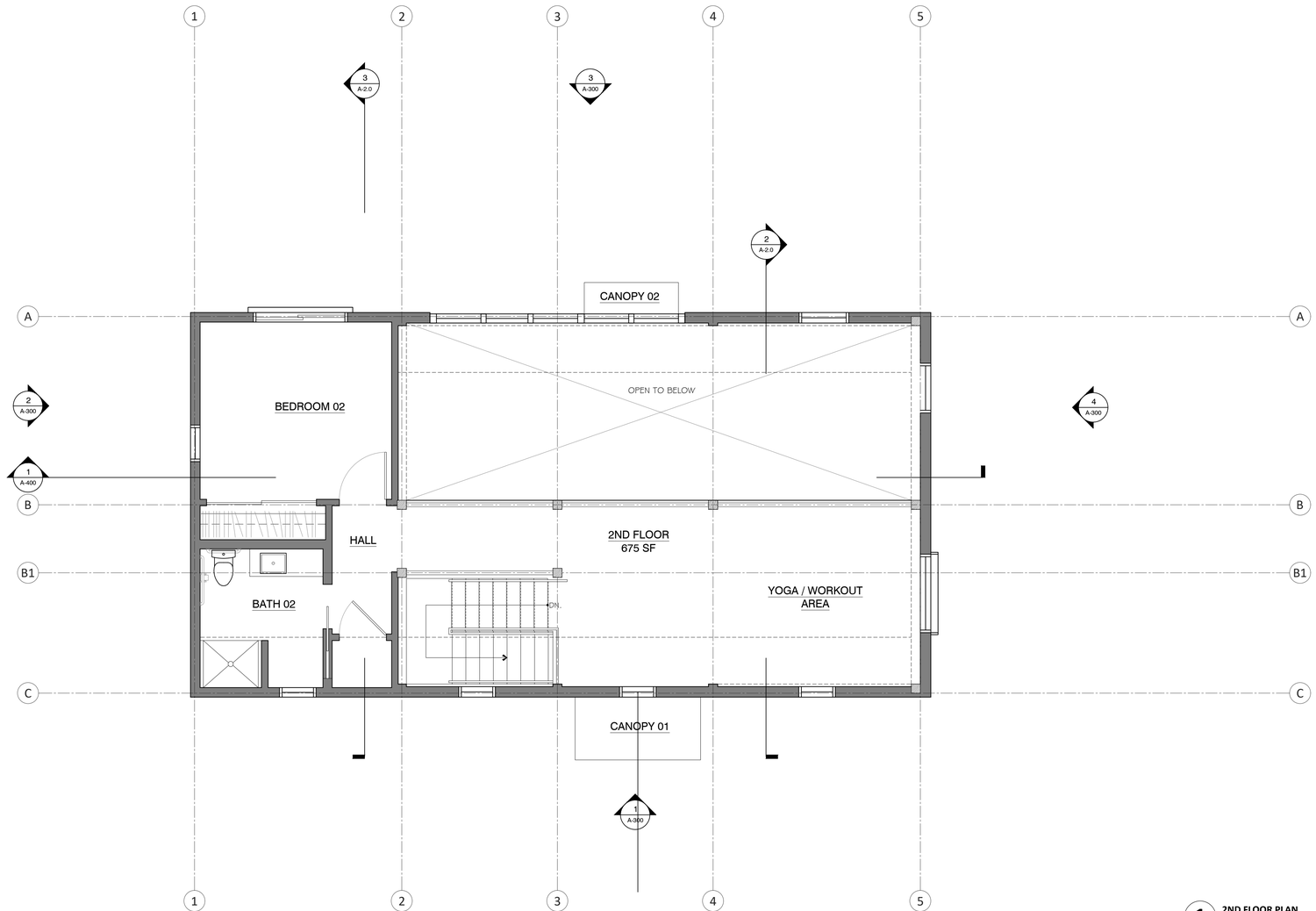
PHASE
HDC SUBMISSION

REVISIONS

SHEET TITLE
1ST FLOOR PLAN

SHEET
A.101



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

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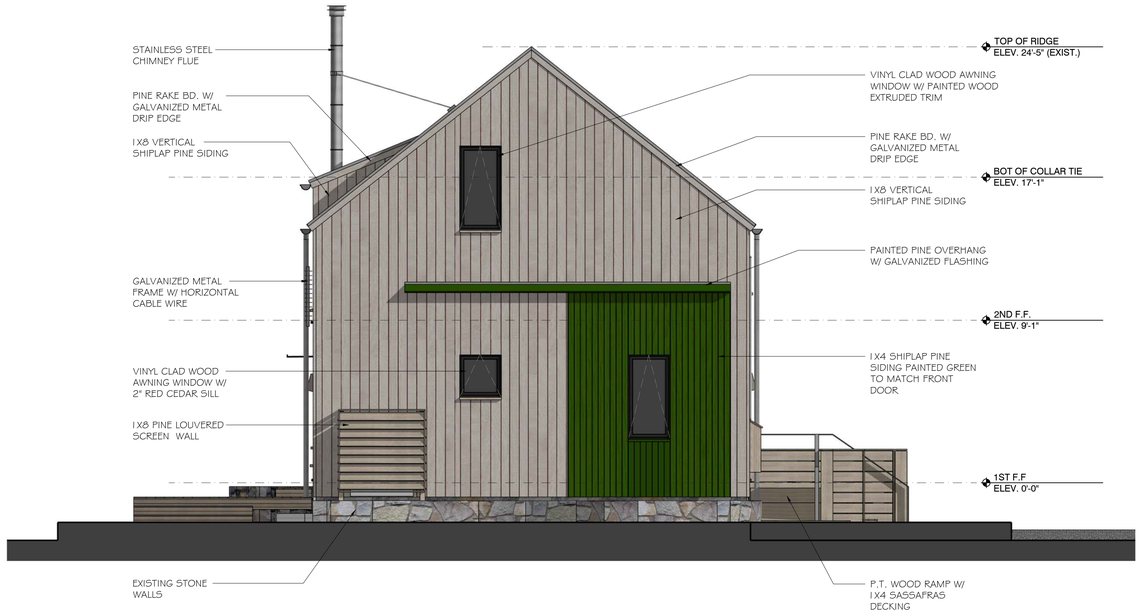
REVISIONS

SHEET TITLE
2ND FLOOR PLAN

SHEET
A.102



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

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

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ISSUE DATE
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PHASE
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REVISIONS

SHEET TITLE
PROPOSED ELEVATIONS

SHEET
A.300

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

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

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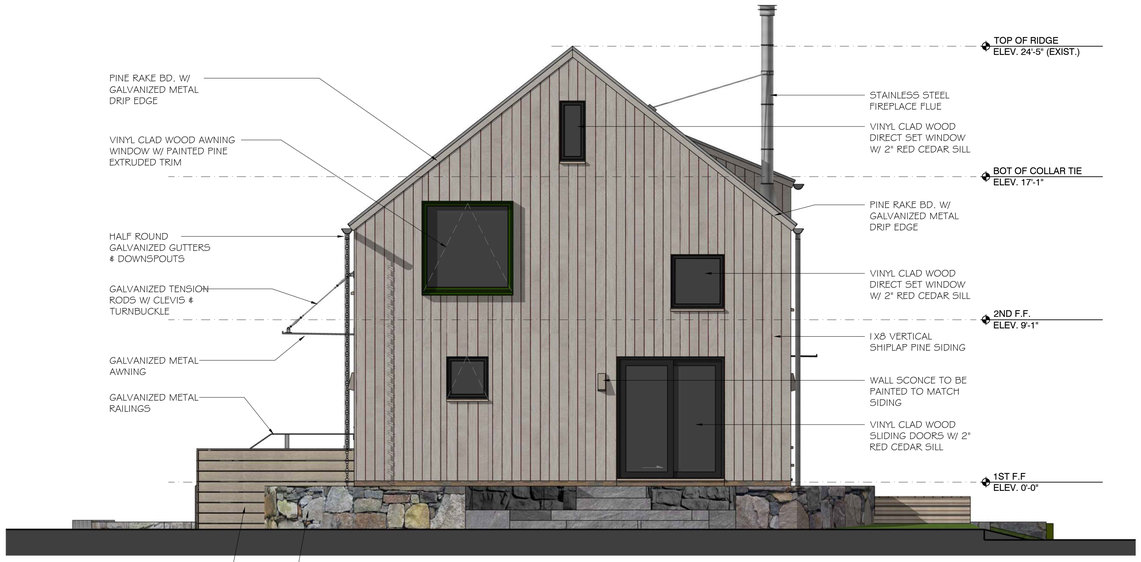
PHASE
HDC SUBMISSION

REVISIONS

SHEET TITLE
PROPOSED
ELEVATIONS

SHEET
A.300R



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

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

SEAL

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MK / TH

ISSUE DATE
04.16.2025

PHASE
HDC SUBMISSION

REVISIONS

SHEET TITLE
PROPOSED ELEVATIONS

SHEET
A.301

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

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

SEAL

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InSitu
Studio InSitu Architects, Inc.

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RENOVATION

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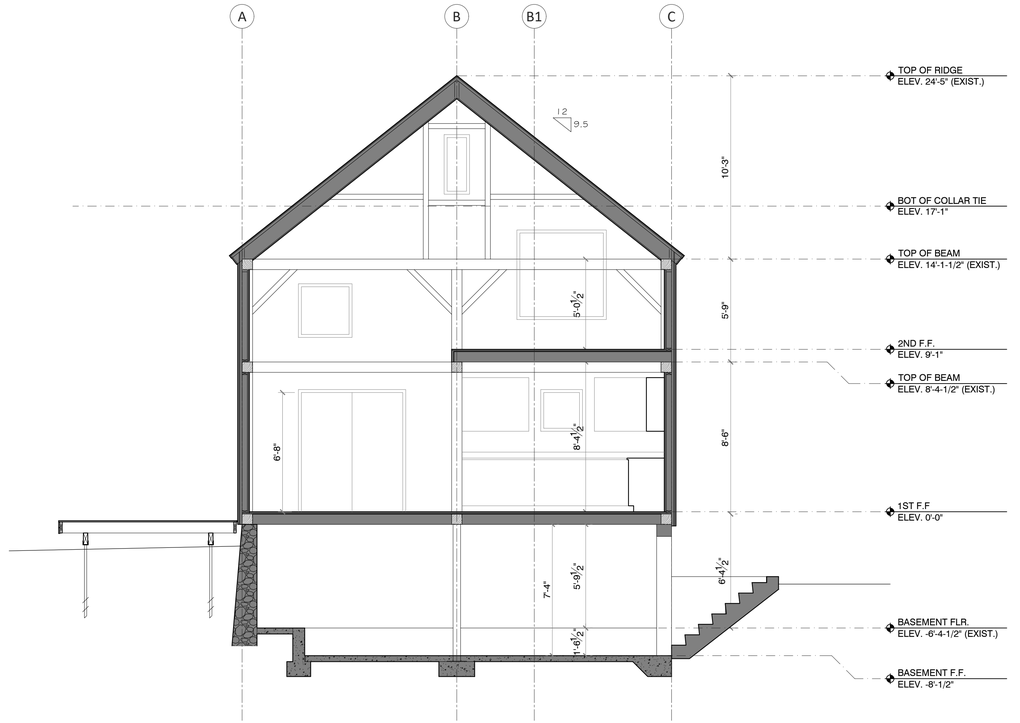
ISSUE DATE
04.16.2025

PHASE
HDC SUBMISSION

REVISIONS

SHEET TITLE
PROPOSED
ELEVATIONS

SHEET
A.301R



2 **SECTIONS**
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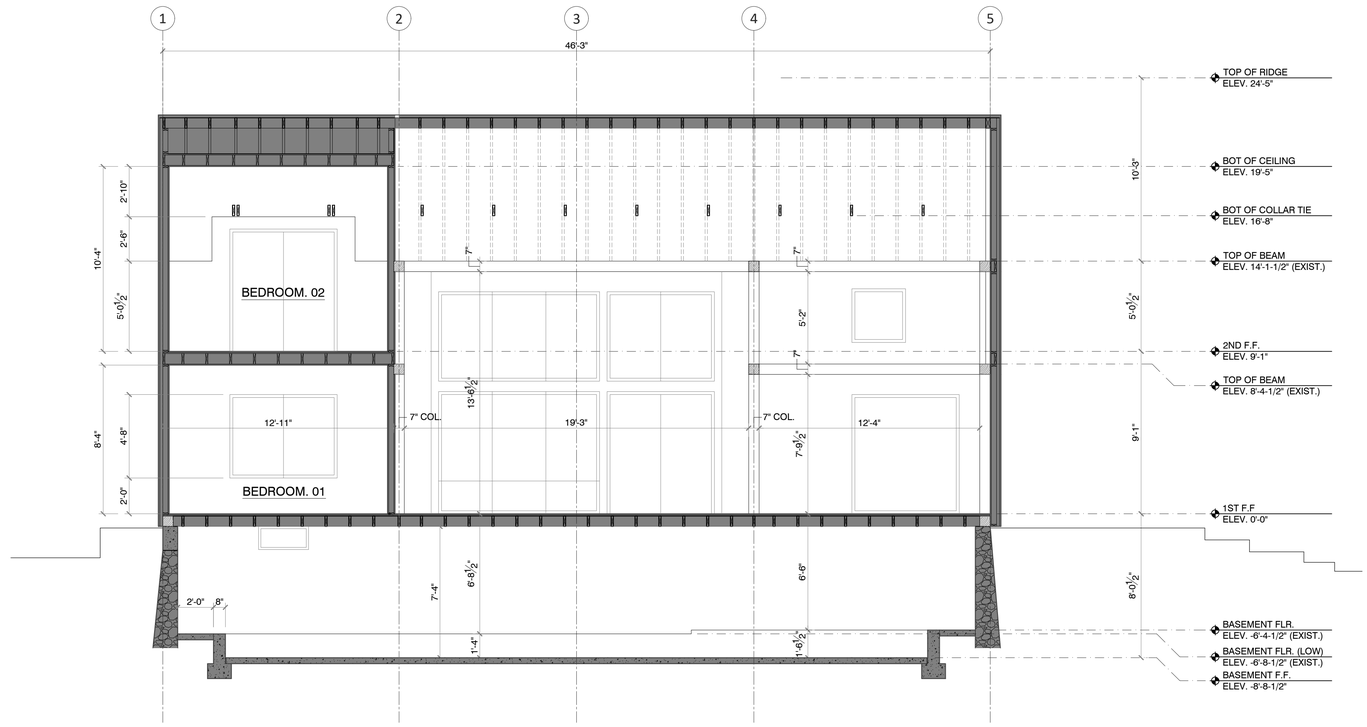

1 **WEST ELEVATION**
SCALE:1/4" = 1' - 0"

SEAL

ARCHITECT

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TEAM

PROJECT NAME
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RENOVATION

CLIENT
ANNE & BRIAN BERKWITZ

PROJECT ADDRESS
48 SCHOOL STREET
ACTON, MA 01720

PROJECT NUMBER
2411

DRAWN BY / CHECKED BY
MK / TH

ISSUE DATE
04.16.2025

PHASE
HDC SUBMISSION

REVISIONS

SHEET TITLE
BUILDING SECTIONS

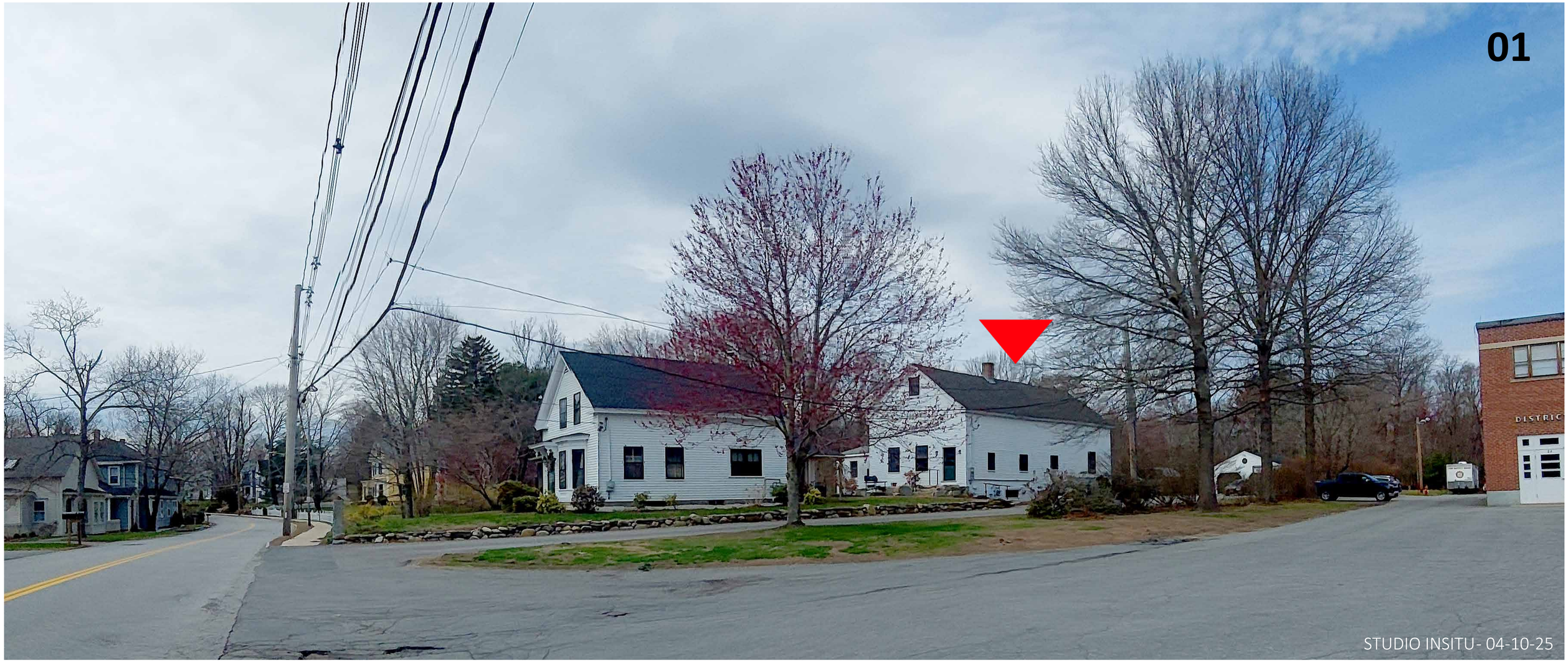
SHEET
A.400

B A R N at 48 SCHOOL ST.

HDC Submission
04.16.2025

02 EXISTING AERIAL SITE PLAN

03 EXISTING PHOTOS - SOUTHEAST PUBLIC VIEW (01a)



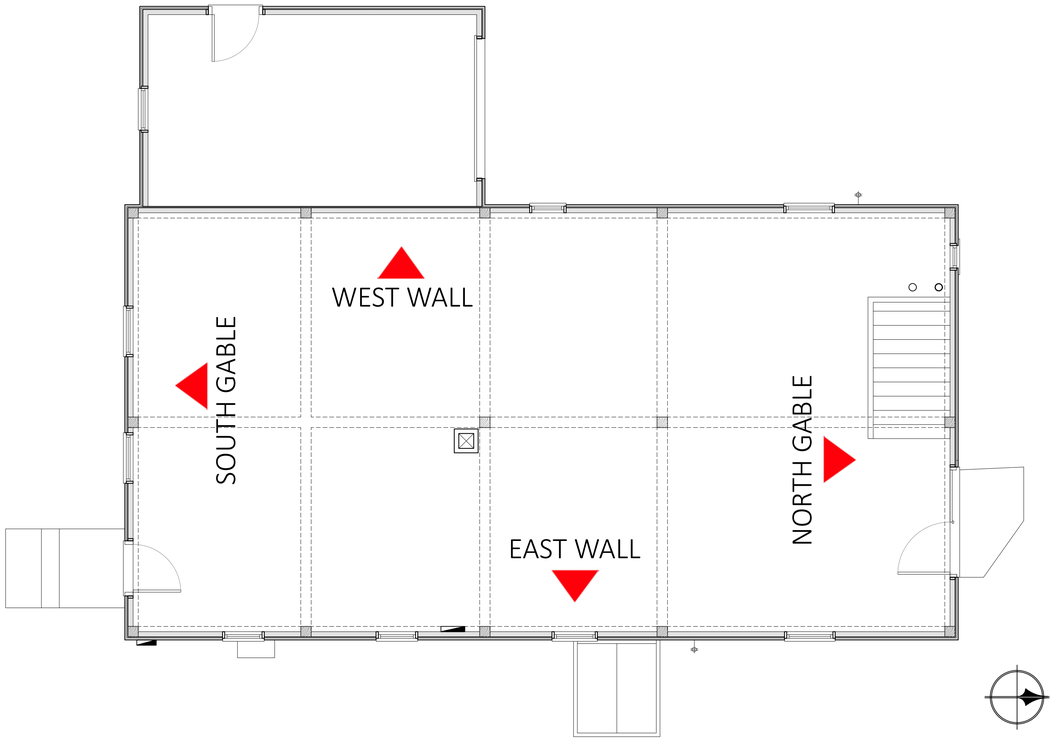
03 EXISTING PHOTOS - SOUTHEAST PUBLIC VIEW (01b)

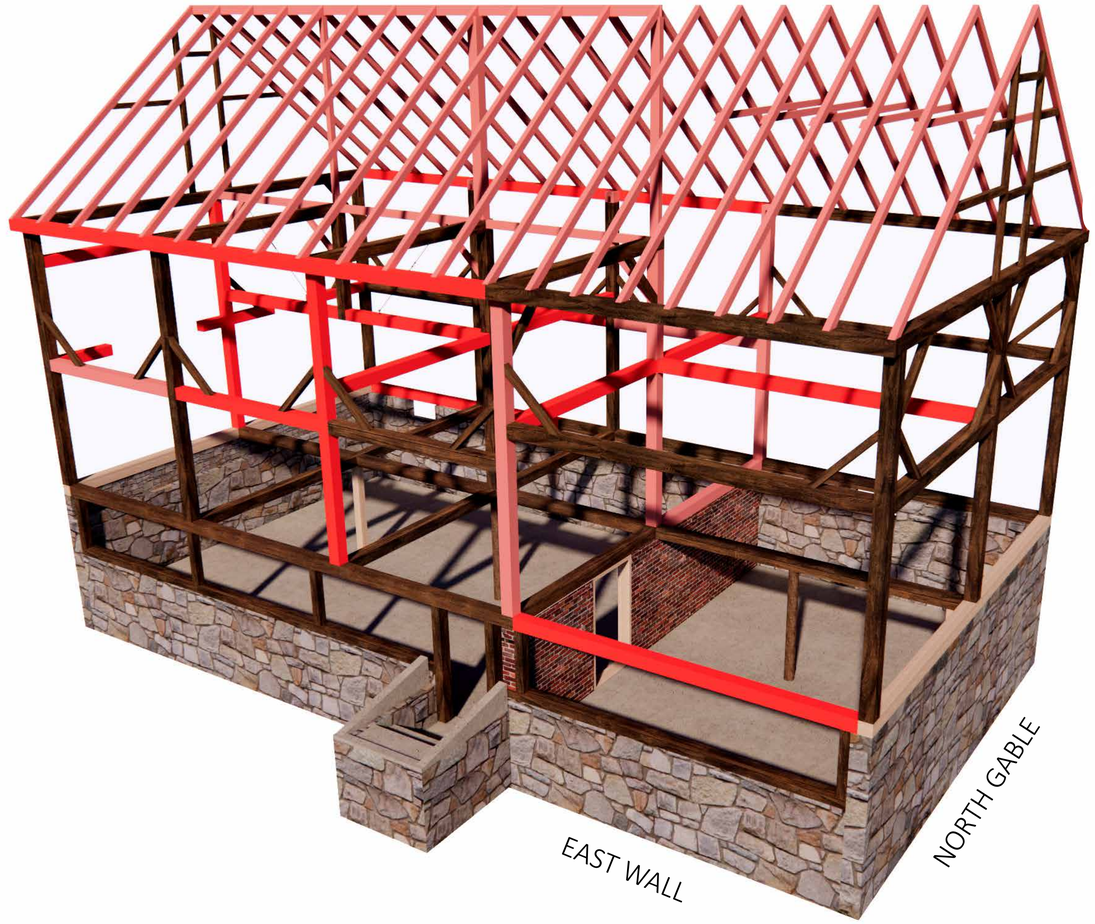
03 EXISTING PHOTOS - SOUTHEAST PUBLIC VIEW (02a)

03 EXISTING PHOTOS - SOUTHEAST PUBLIC VIEW (02b)

03 EXISTING PHOTOS - NORTHWEST CORNER (03)

04 EXISTING BARN - STRUCTURAL ANALYSIS





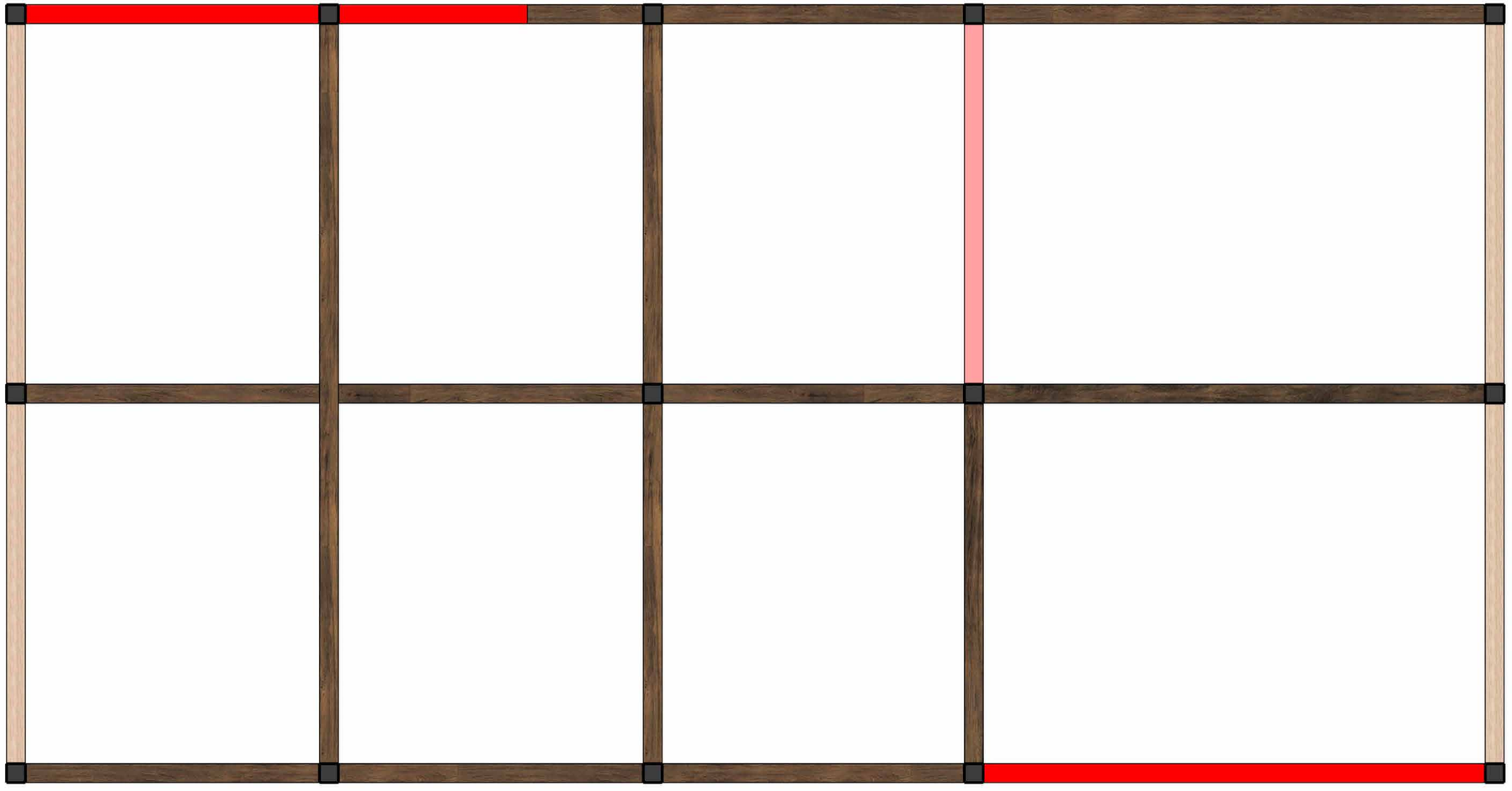
SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION

STANDARD LUMBER IN FAIR CONDITION

STRUCTURALLY INADEQUTE

POWDER POST BEETLE DESTRUCTION

04 EXISTING BARN - STRUCTURAL ANALYSIS



1ST FLOOR

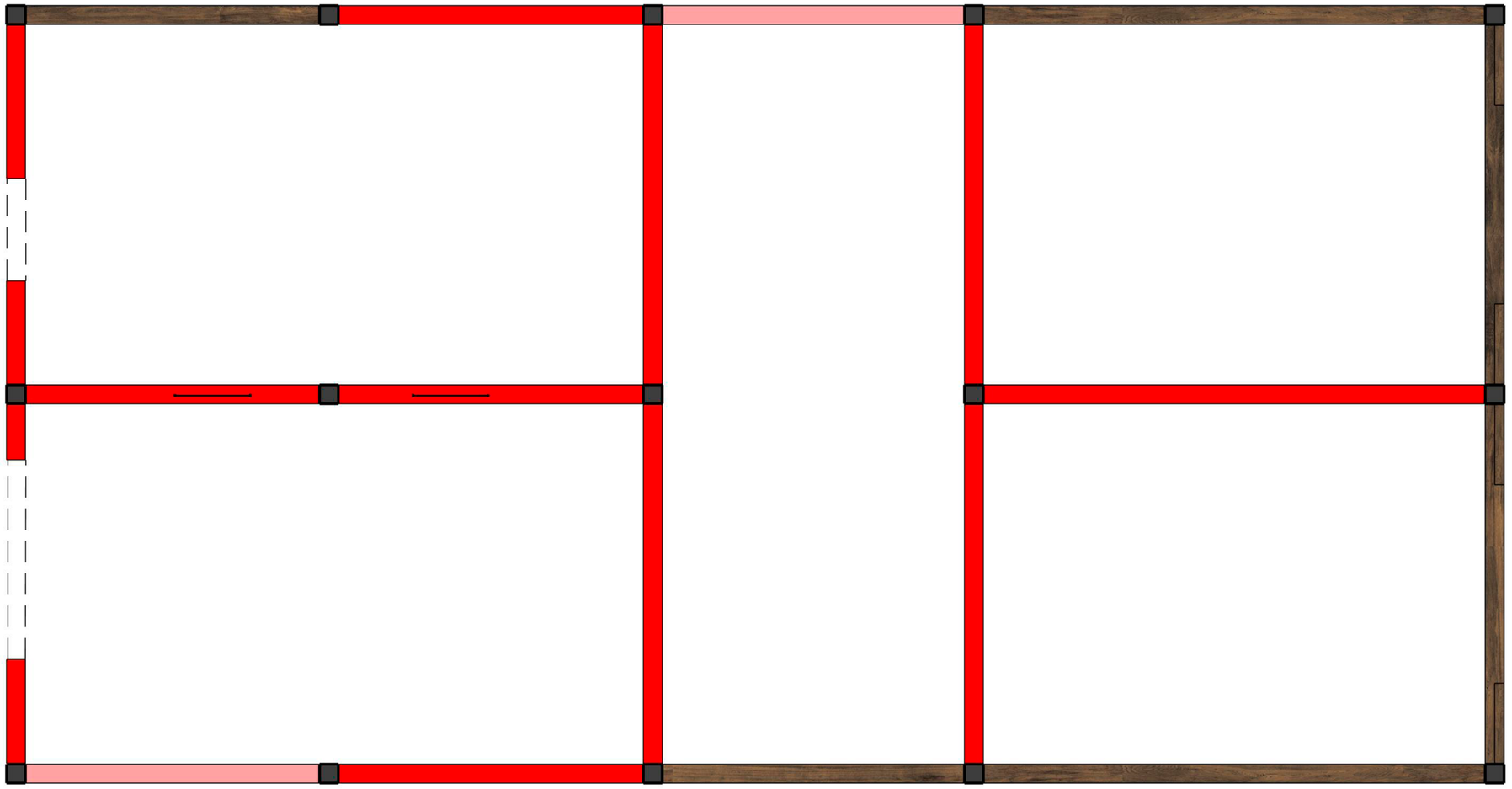
SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION

STANDARD LUMBER IN FAIR CONDITION

STRUCTURALLY INADEQUTE

POWDER POST BEETLE DESTRUCTION

04 EXISTING BARN - STRUCTURAL ANALYSIS



2ND FLOOR

SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION

STANDARD LUMBER IN FAIR CONDITION

STRUCTURALLY INADEQUTE

POWDER POST BEETLE DESTRUCTION

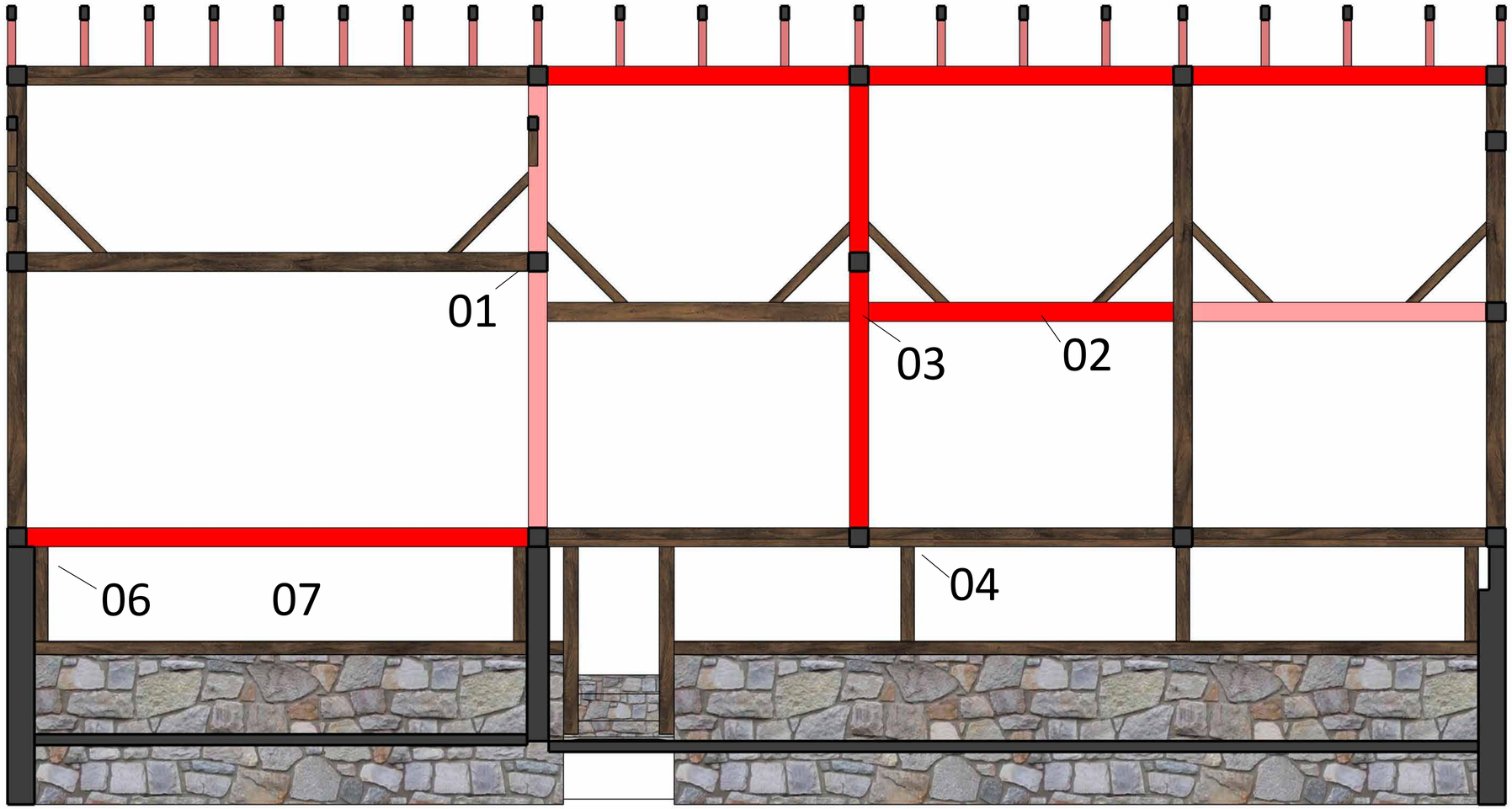
LOFT

SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION

STANDARD LUMBER IN FAIR CONDITION

STRUCTURALLY INADEQUTE

POWDER POST BEETLE DESTRUCTION



EAST WALL

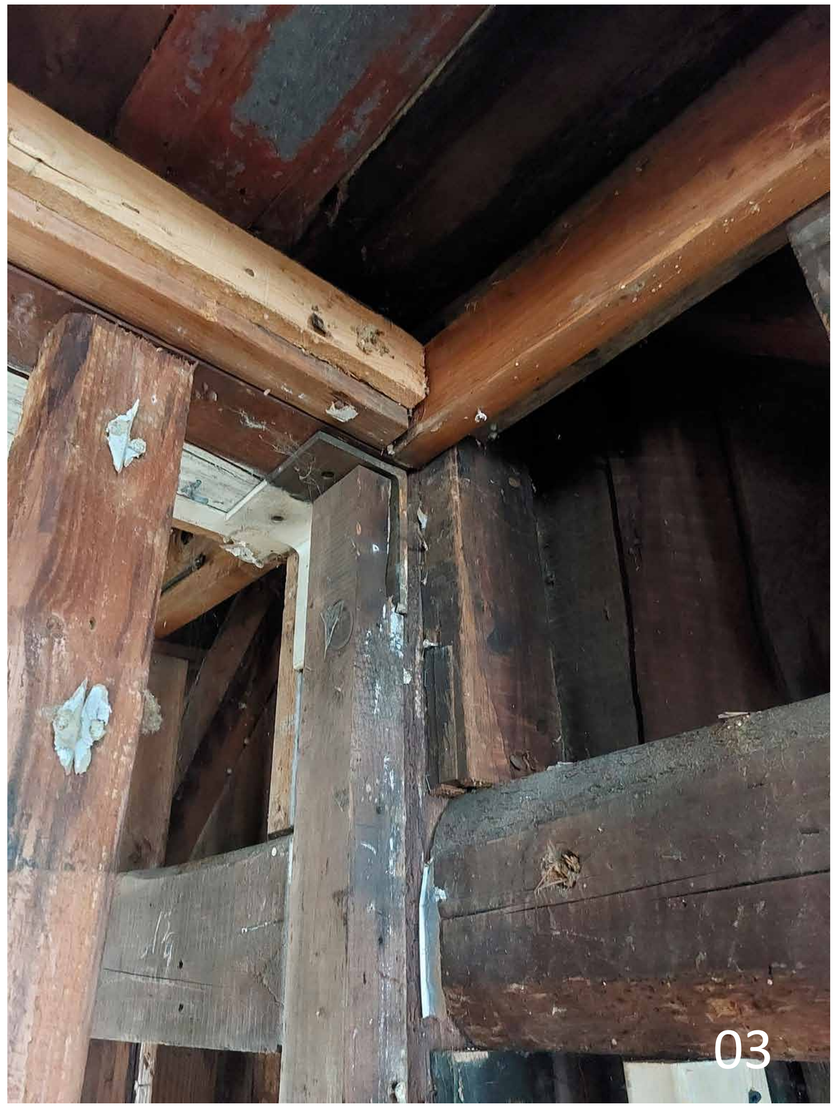
SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION

STANDARD LUMBER IN FAIR CONDITION

STRUCTURALLY INADEQUTE

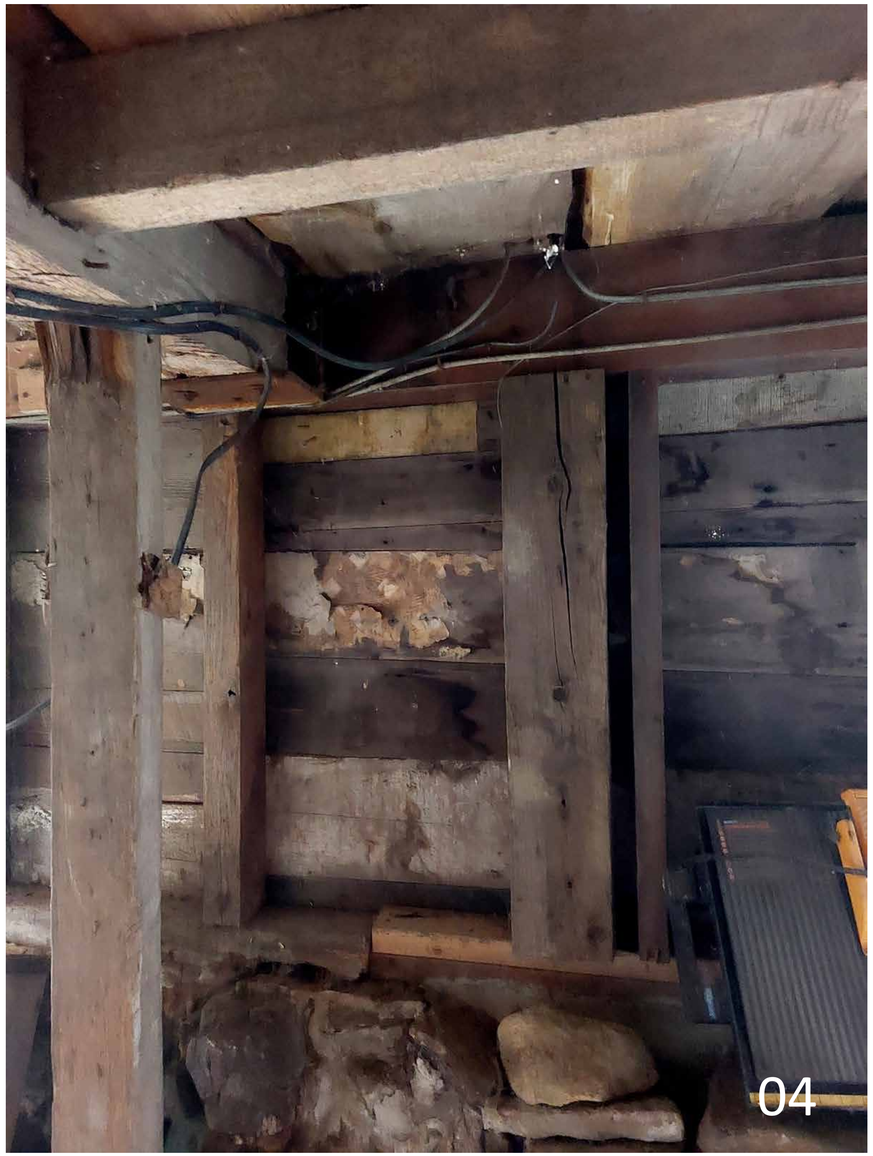
POWDER POST BEETLE DESTRUCTION

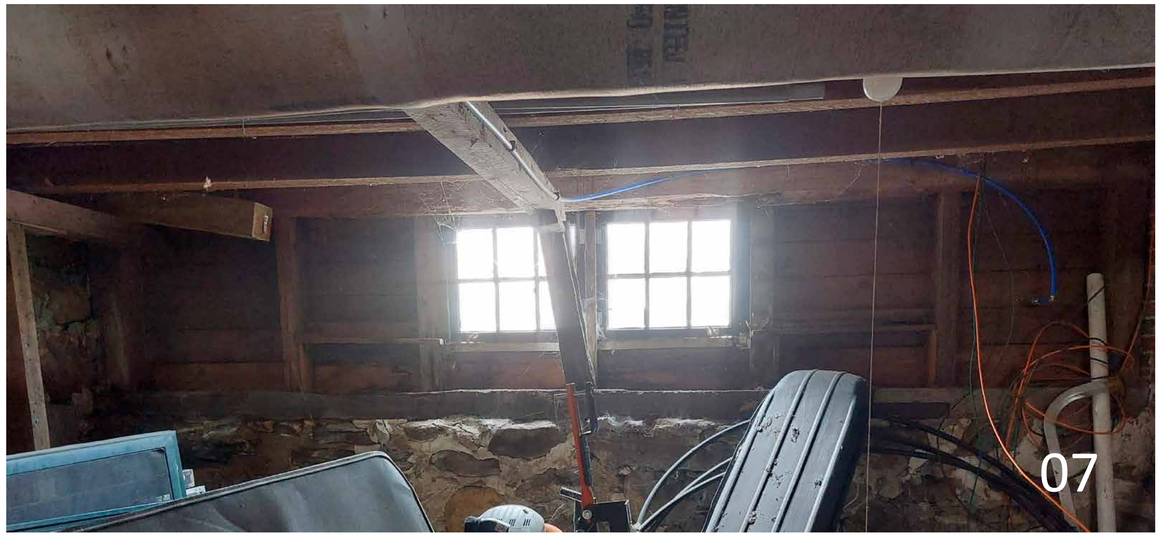
04 EXISTING BARN - STRUCTURAL ANALYSIS

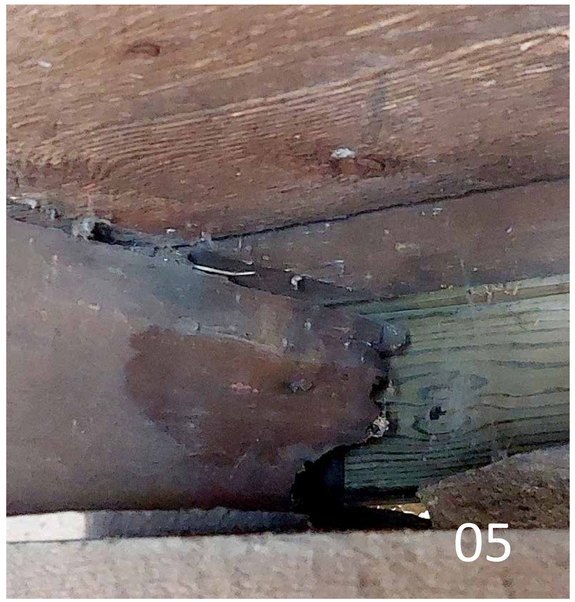


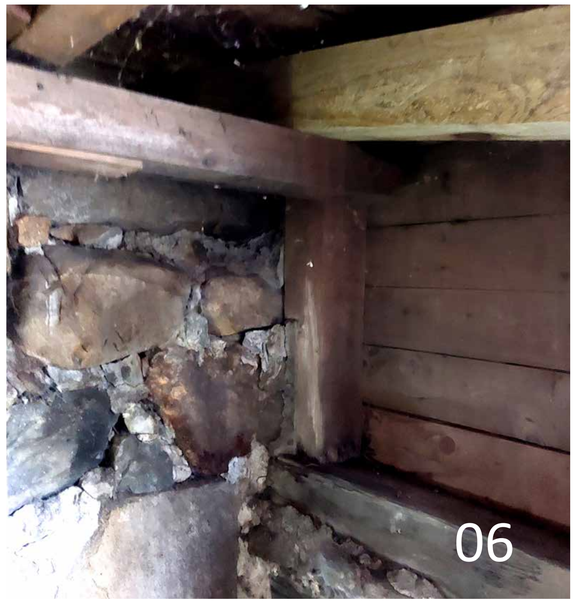
EAST WALL - 1ST FLOOR

04 EXISTING BARN - STRUCTURAL ANALYSIS



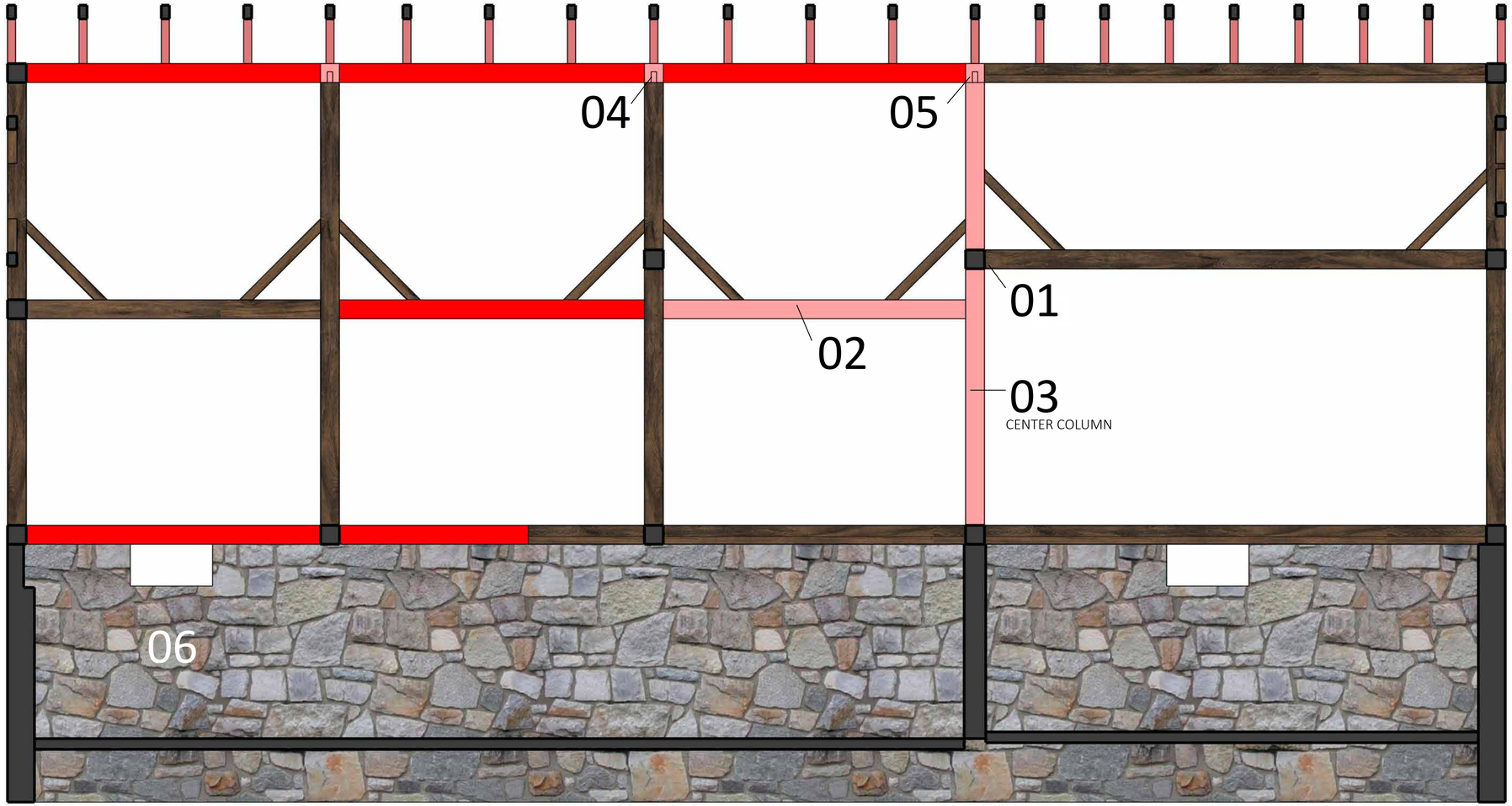






EAST WALL - BASEMENT

04 EXISTING BARN - STRUCTURAL ANALYSIS



WEST WALL

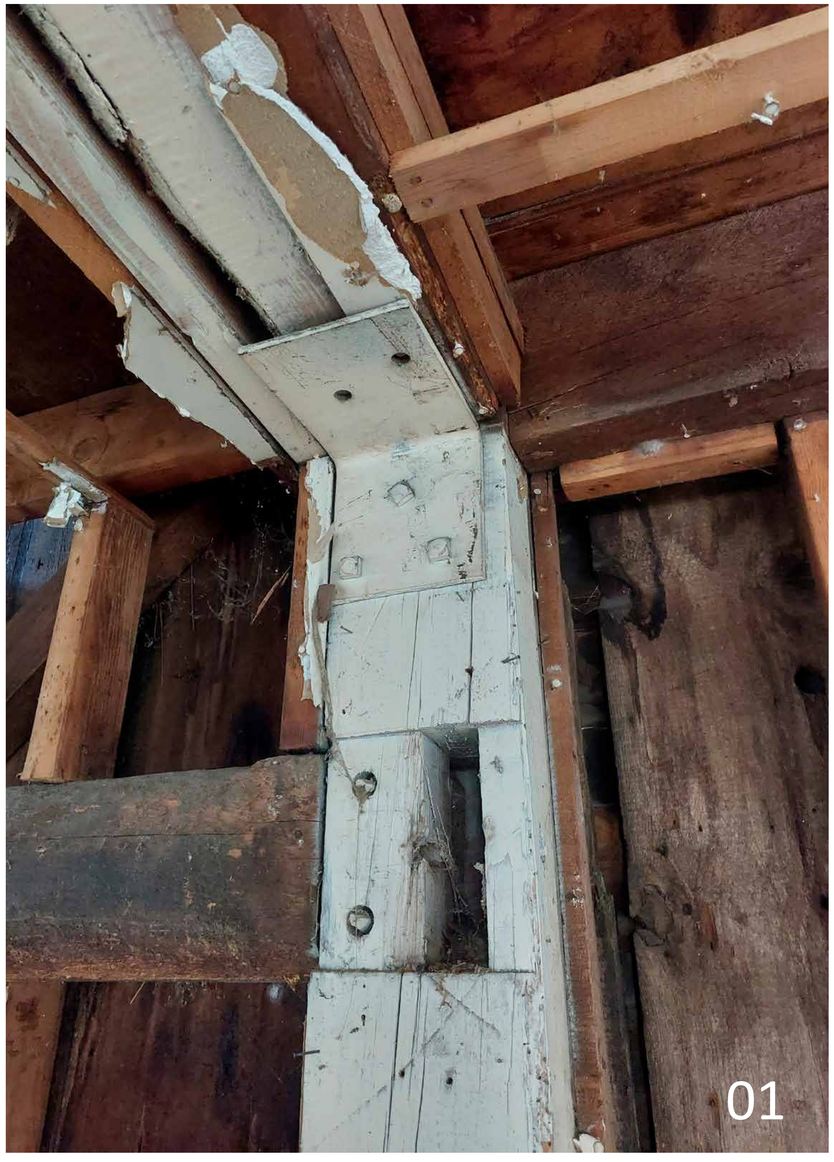
SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION

STANDARD LUMBER IN FAIR CONDITION

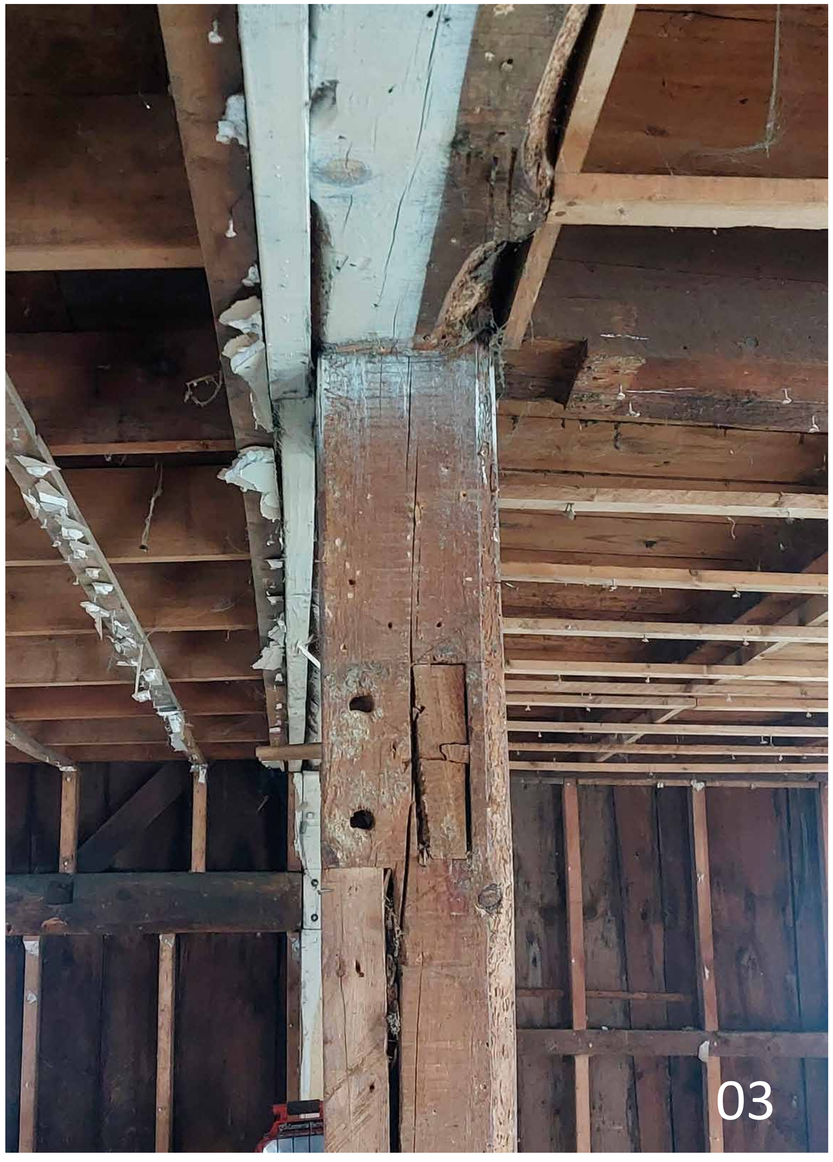
STRUCTURALLY INADEQUTE

POWDER POST BEETLE DESTRUCTION

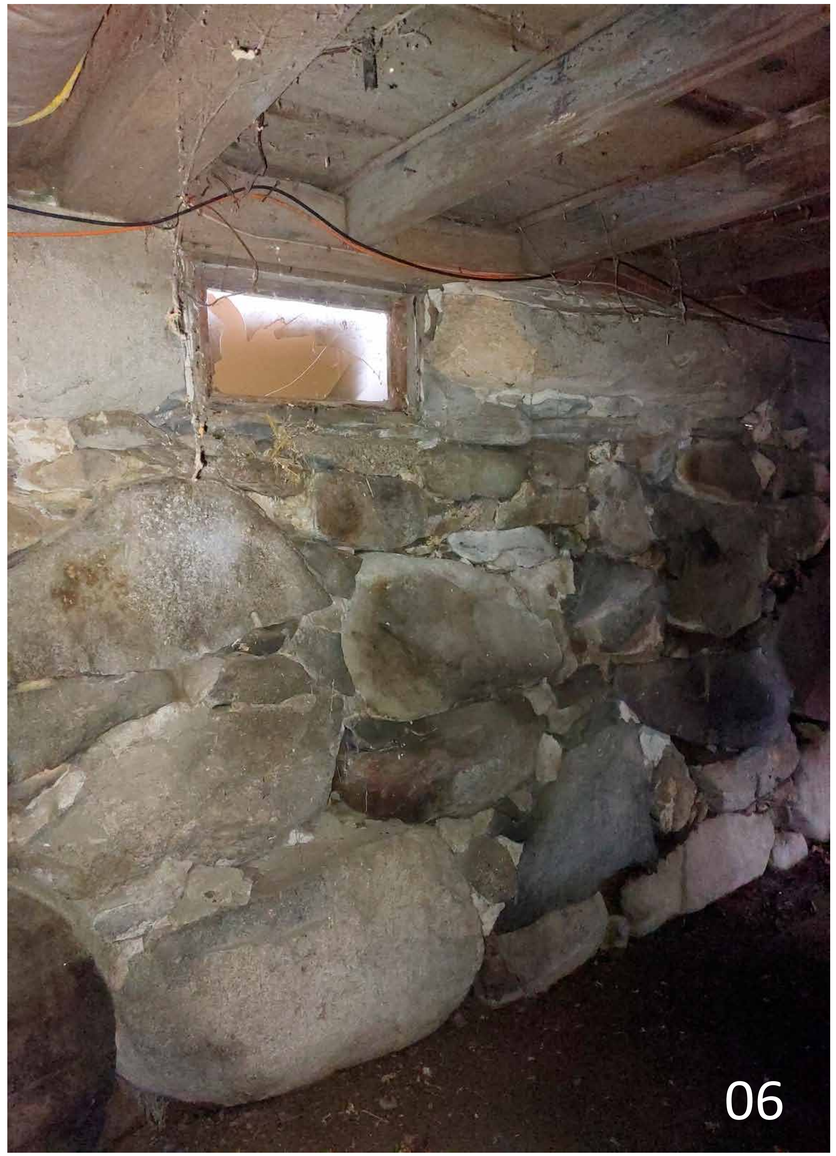
04 EXISTING BARN - STRUCTURAL ANALYSIS


01


02

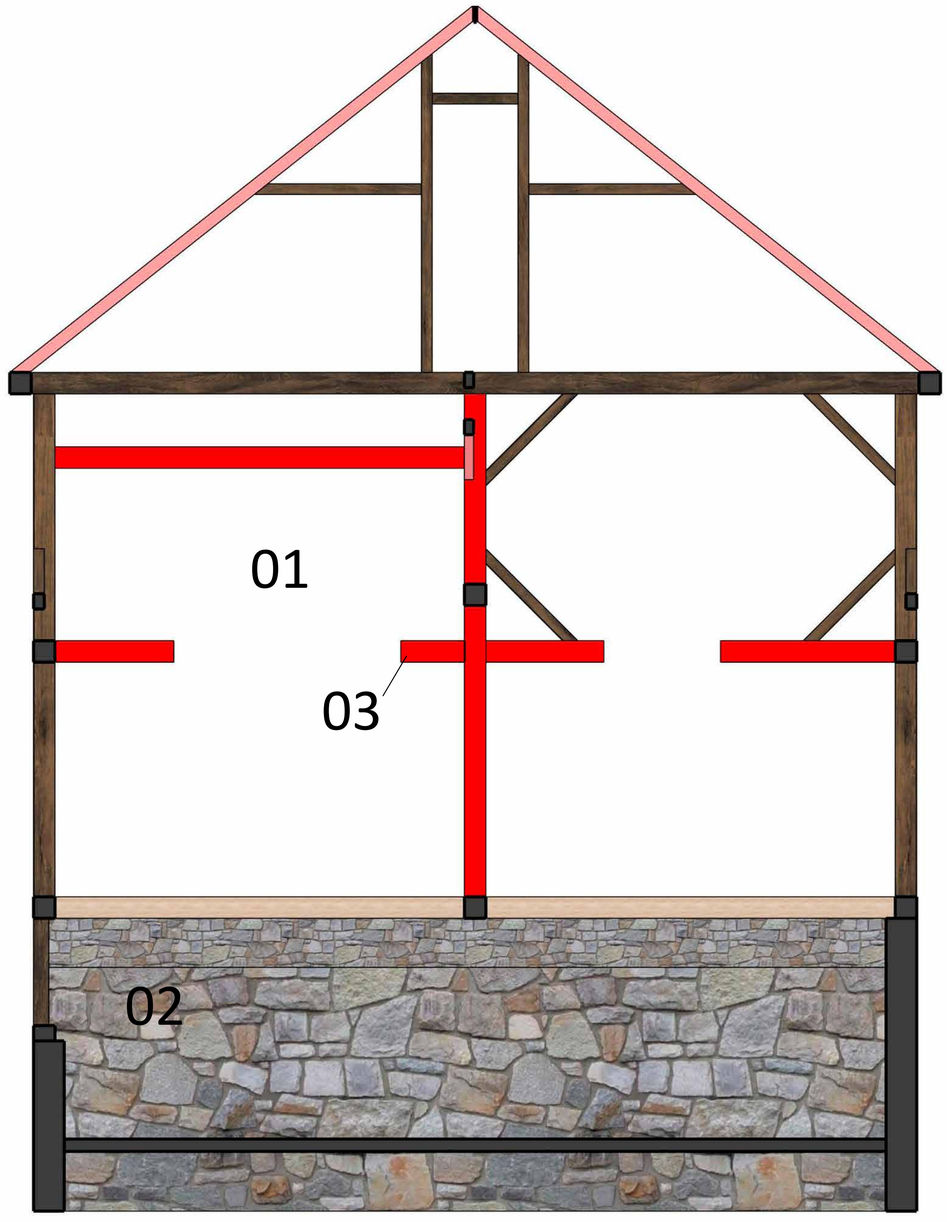

03

WEST WALL - 1ST FLOOR



WEST WALL - LOFT & BASEMENT

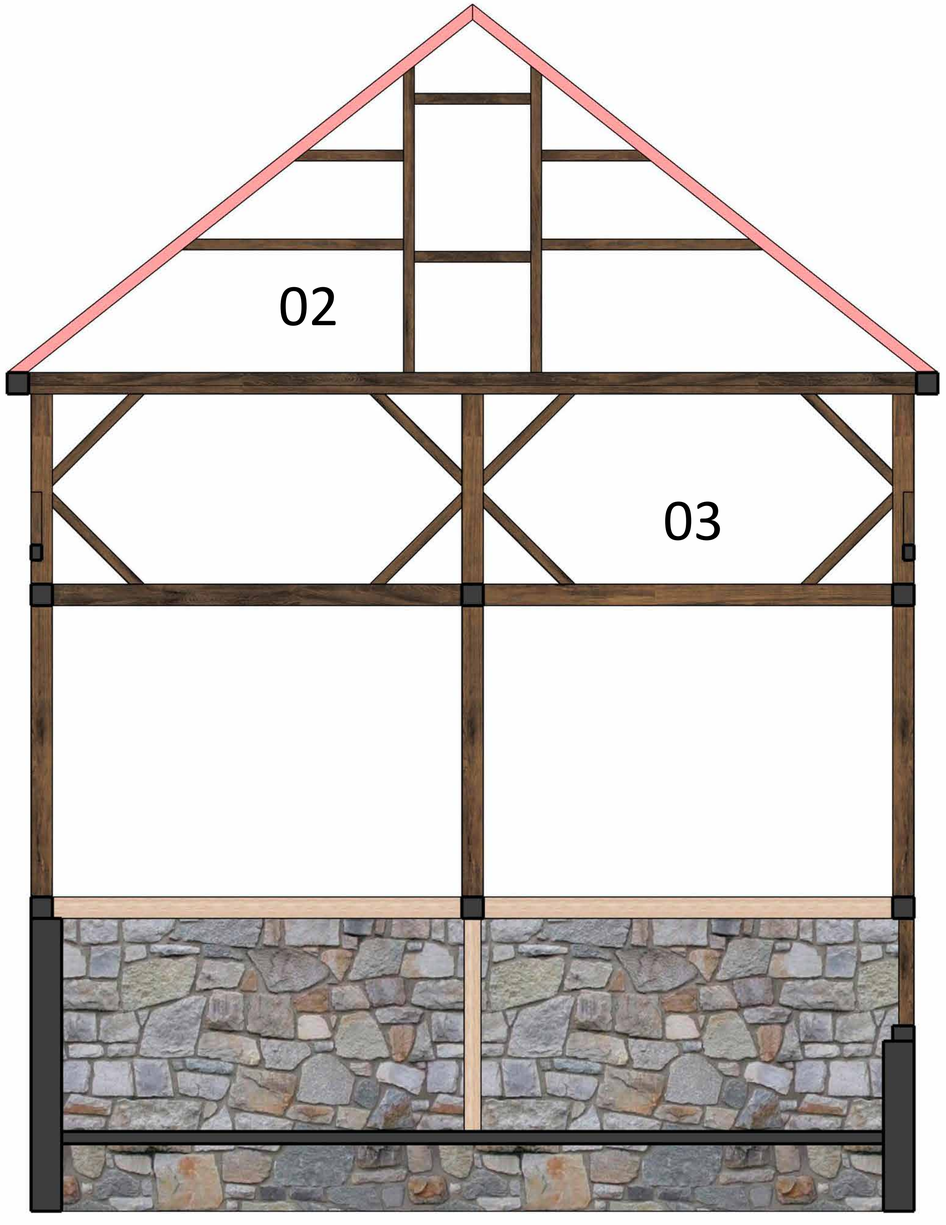
04 EXISTING BARN - STRUCTURAL ANALYSIS



SOUTH GABLE

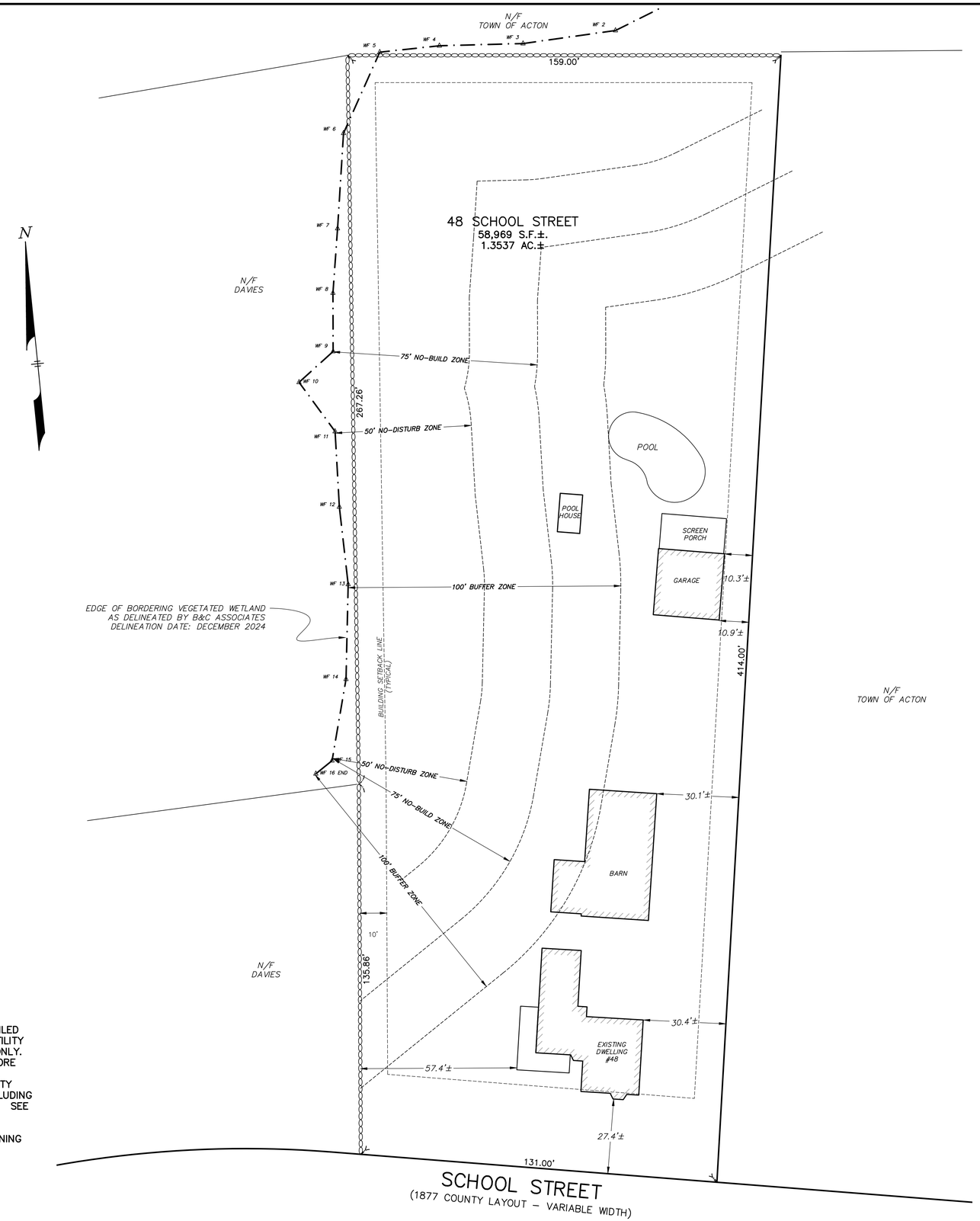
- SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION
- STANDARD LUMBER IN FAIR CONDITION
- STRUCTURALLY INADEQUTE
- POWDER POST BEETLE DESTRUCTION

04 EXISTING BARN - STRUCTURAL ANALYSIS



NORTH GABLE

- SOLID WOOD BEAMS/COLUMNS IN FAIR CONDITION
- STANDARD LUMBER IN FAIR CONDITION
- STRUCTURALLY INADEQUTE
- POWDER POST BEETLE DESTRUCTION



RECORD OWNER

BRIAN M. BERKWITZ
ANNE T. BERKWITZ
48 SCHOOL STREET
ACTON, MA

ZONING DISTRICT

RESIDENCE 2

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 25080 PAGE 306
PLAN No. 1498 OF 1947

UTILITY NOTE:

1: ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1–888–344–7233.

2: CONTRACTOR TO SECURE VALID DIGSAFE NUMBER PRIOR TO REQUESTING CONSTRUCTION LAYOUT.

TOPOGRAPHIC PLAN OF LAND IN ACTON, MASSACHUSETTS

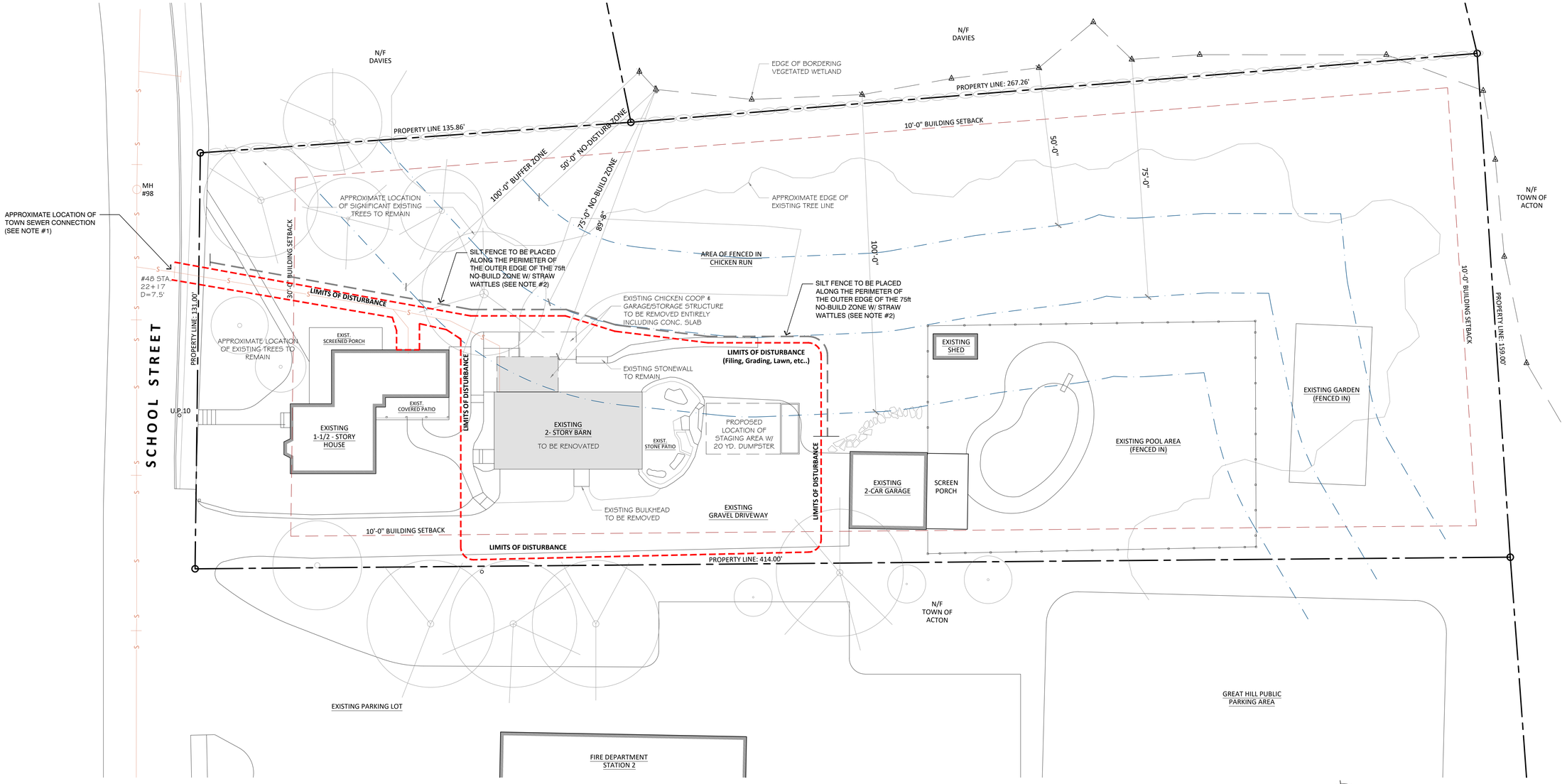
(MIDDLESEX COUNTY)

FOR: STUDIO INSITU ARCHITECTS, INC
SCALE: 1"=20' DECEMBER 4, 2024

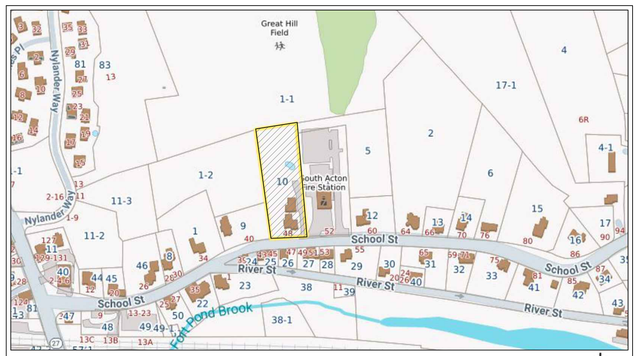
STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING – PLANNING – SURVEYING

0 10 20 40 60 80 FT

(7715work.dwg) 48 School Street SM–7715



1 **EXISTING SITE PLAN**
SCALE:1/16" = 1' - 0"



PARCEL #10

LOCATION MAP (G.I.S.)

SITE ANALYSIS

SITE ADDRESS	48 SCHOOL STREET ACTON, MA
PROJECT DESCRIPTION	RENOVATION OF EXISTING BARN, ADDITION OF A NEW ABOVE GRADE WOOD DECK, FRONT STAIRWAY, RAMP & CANOPIES
SIZE OF PARCEL	1.3537 ACRES = 59,969 S.F. (+/-)
ZONING	R-2 (Residential)
LATITUDE	42.46145
LONGITUDE	-71.45127
LAND USE CODE	1090
ASSESSOR'S MAP	H-3
PARCEL	10
PROPERTY USE	MULTI HSES
UNITS	1
BUILDINGS	4

DIMENSIONAL REQUIREMENTS: R-2

MINIMUM YARD REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 sf	58,969 sf	EXIST. TO REMAIN
MIN. LOT FRONTAGE	150 ft	131 ft	EXIST. TO REMAIN
MIN. LOT WIDTH	50 ft	145 ft	EXIST. TO REMAIN
FRONT YARD	30'-0"	27.4 ft	EXIST. TO REMAIN
SIDE / REAR YARD	10'-0"	30.1 ft	25.75'
MAX. BUILDING HEIGHT	36'-0"	28'-0" +/-	29'-0" +/-

COVERAGE ANALYSIS
(According to the Town of Acton's Table of Standard Dimensional Regulations R-2 Districts Have no MIN. or MAX. for Open Space or Floor Area 'NR')

		EXISTING	PROPOSED	TOTAL
by BUILDING (%)	NR	6.76%	-0.03%	6.73%
by BUILDING AREA	NR	3,990 S.F.	-17 S.F.	3,973 S.F.
Existing includes: House, Barn w/ Garage, 2-Car Garage, and Shed Proposed includes: House, Barn w/ Canopies, 2-Car Garage, and Shed				
by IMPERVIOUS SURFACE (%)	NR	16.76%	-0.03%	16.73%
by SURFACE AREA	NR	9,885 S.F.	-17 S.F.	9,868 S.F.
Existing includes: Building Area plus Driveway & Pool/Deck Proposed includes: Building Area plus Driveway & Pool/Deck				

NOTES

THIS SITE PLAN IS BASED ON:
CERTIFIED TOPOGRAPHIC PLAN OF LAND
PREPARED FOR: BRIAN & ANNE BERKWITZ
DATE: DECEMBER, 2024
PREPARED BY: STAMSKI and MCNARY, INC.

1. APPROXIMATE LOCATION OF TOWN SEWER CONNECTION ACCORDING TO DRAWING C-19 WASTEWATER COLLECTION SYSTEM CONTRACT 2 - PREPARED BY WOODARD & CURRAN ENGINEERING SCIENCE OPERATIONS
2. PROVIDED SAID WORK WILL UTILIZE THE BEST PRACTICAL MEASURES TO REDUCE AND MANAGE IMPACTS TO WETLAND RESOURCE AREAS OUTSIDE THE FOOTPRINT OF SAID STRUCTURE

SEAL

ARCHITECT
InSitu
Studio InSitu Architects, Inc.
63 MAIN STREET
MAYNARD, MA 01754
T. 978.461.6114
W. www.STUDIOINSITU.com

TEAM

PROJECT NAME
BERKWITZ BARN
RENOVATION

CLIENT
ANNE & BRIAN BERKWITZ

PROJECT ADDRESS
48 SCHOOL STREET
ACTON, MA 01720

PROJECT NUMBER
2411

DRAWN BY / CHECKED BY
MK / TH

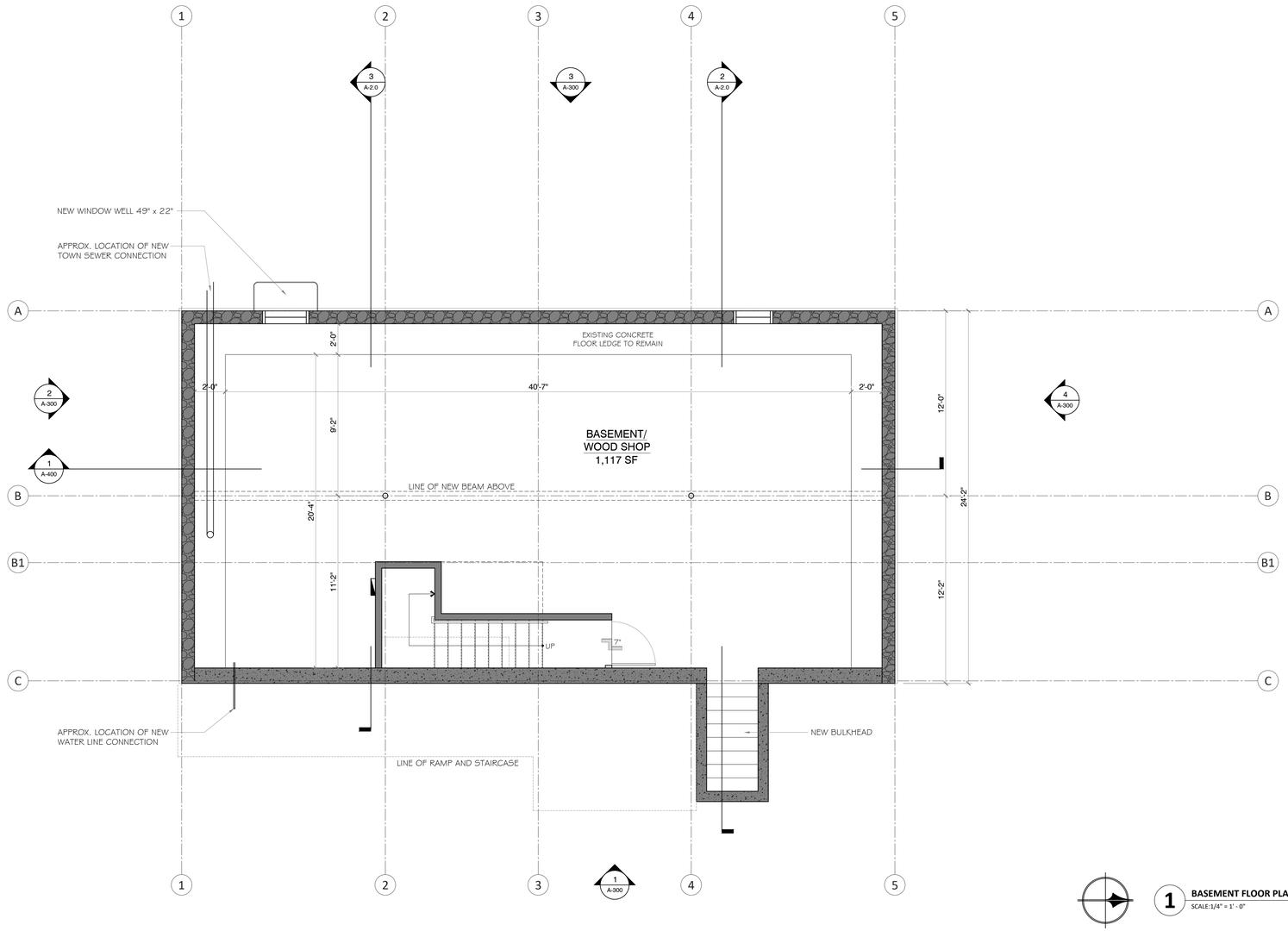
ISSUE DATE
04.16.2025

PHASE
HDC SUBMISSION

REVISIONS

SHEET TITLE
EXISTING SITE PLAN

SHEET
A.001



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

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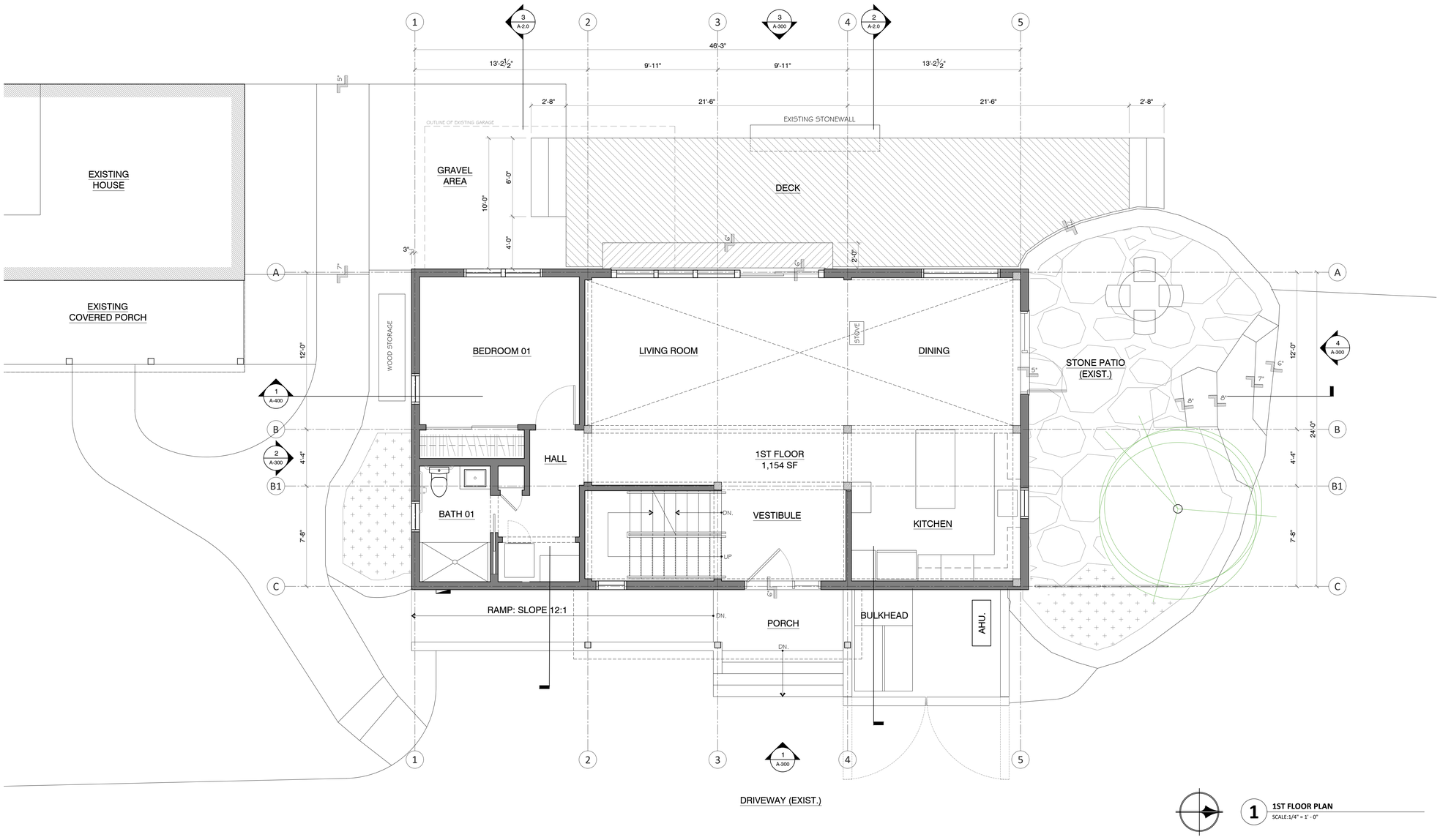
REVISIONS

SHEET TITLE
BASEMENT
FLOOR PLAN

SHEET
A.100



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

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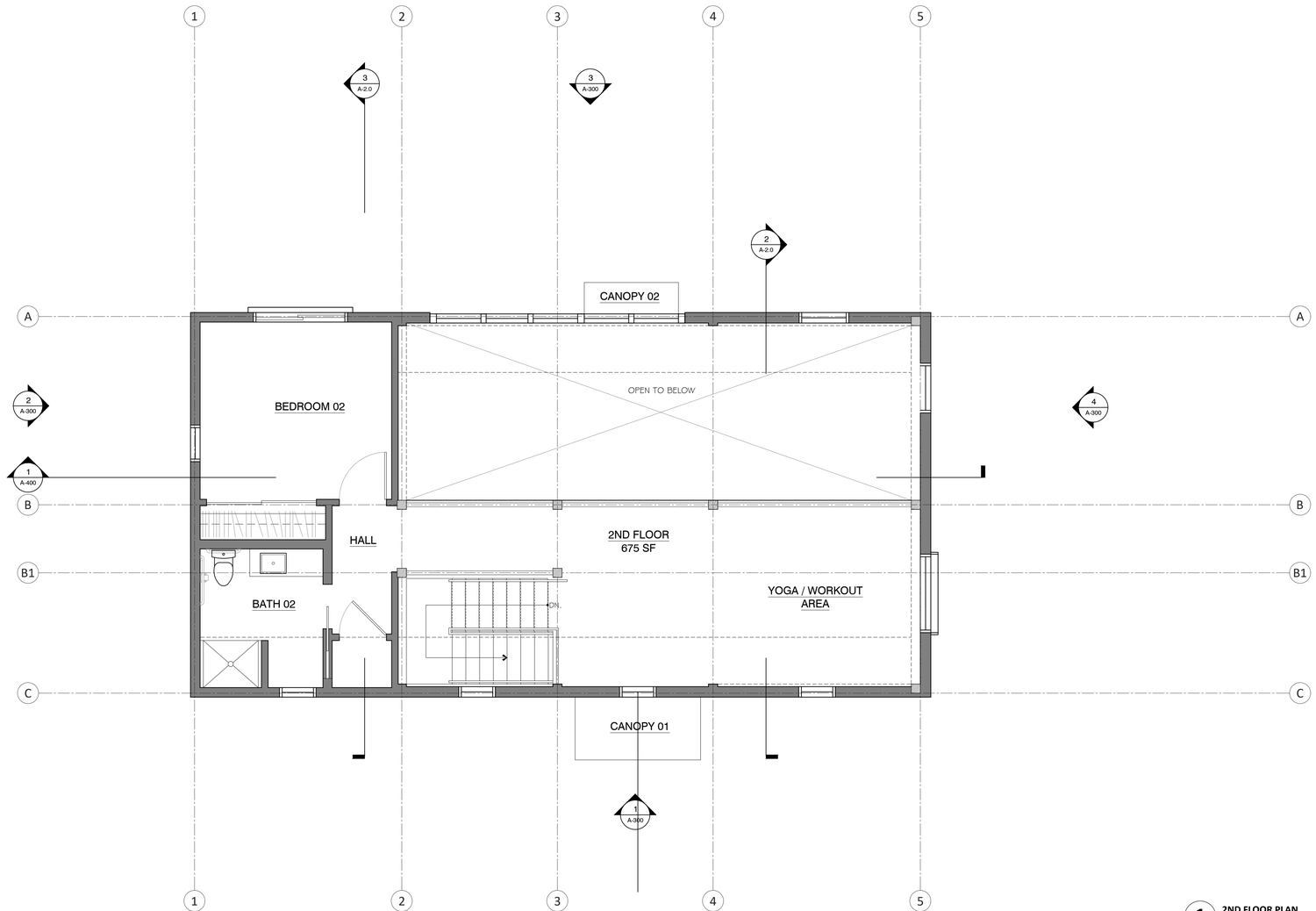
REVISIONS

SHEET TITLE
1ST FLOOR PLAN

SHEET
A.101



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

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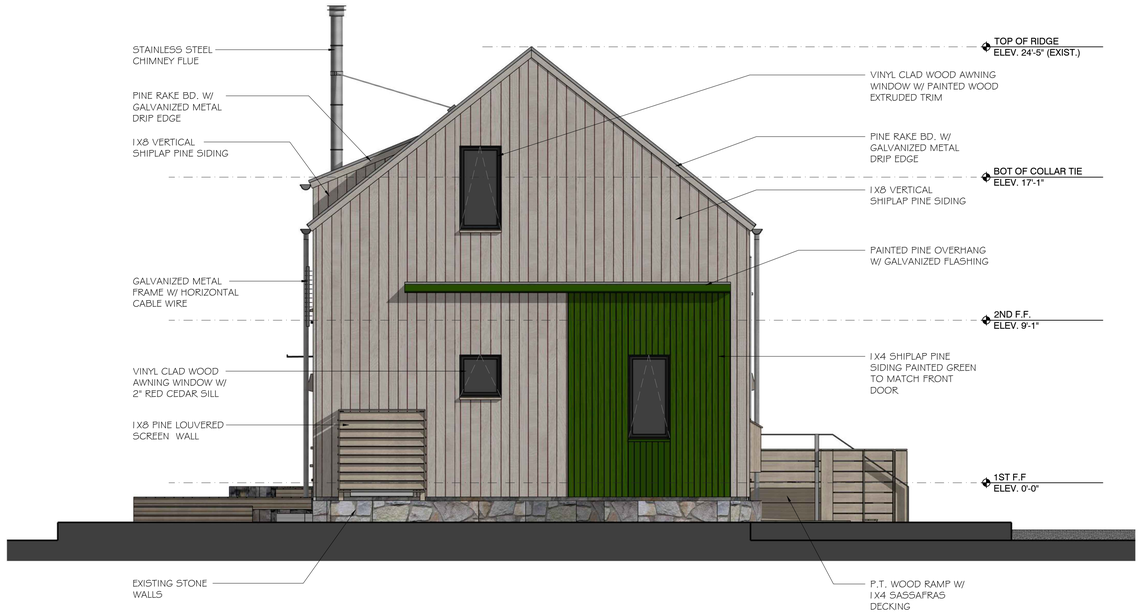
REVISIONS

SHEET TITLE
2ND FLOOR PLAN

SHEET
A.102



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

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

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REVISIONS

SHEET TITLE
PROPOSED ELEVATIONS

SHEET
A.300

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

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

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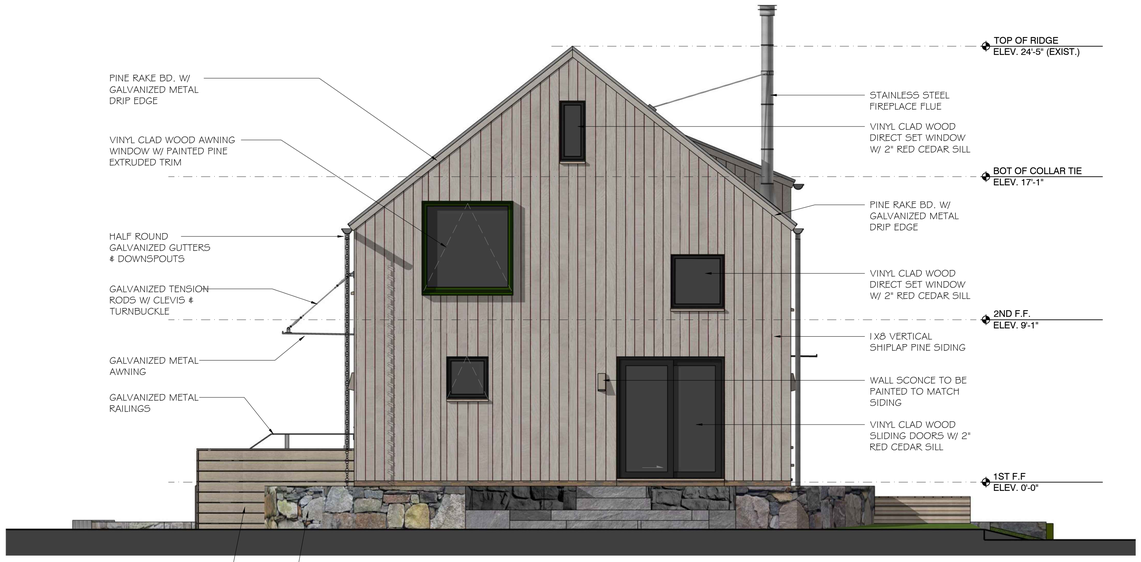
REVISIONS

SHEET TITLE
PROPOSED
ELEVATIONS

SHEET
A.300R



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

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

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PHASE
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REVISIONS

SHEET TITLE
PROPOSED ELEVATIONS

SHEET
A.301

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

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

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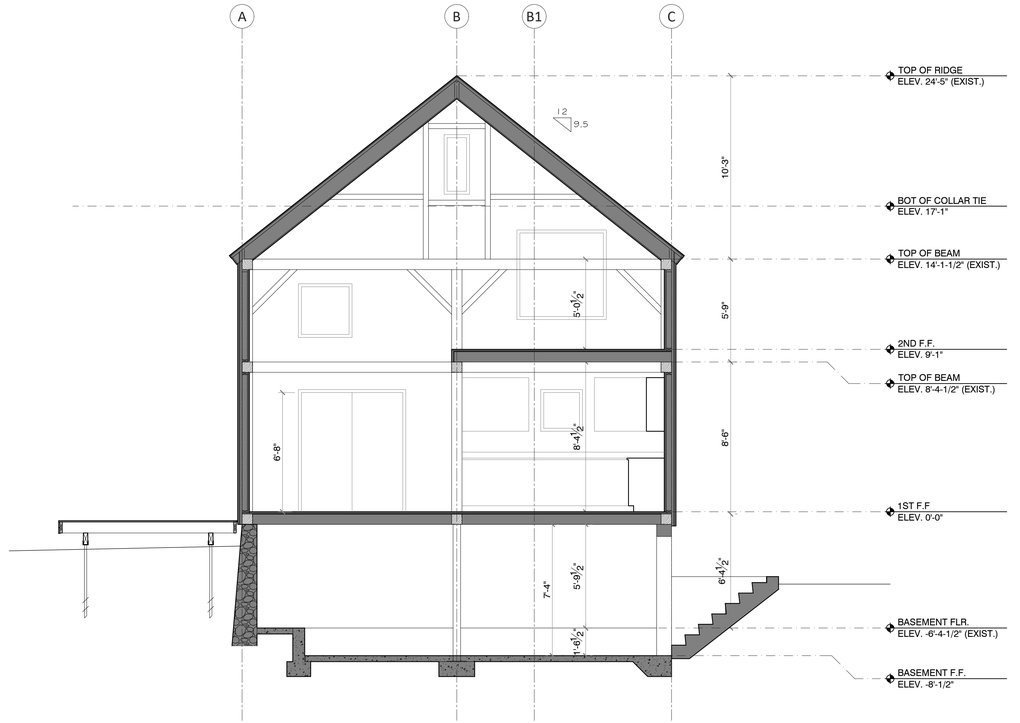
PHASE
HDC SUBMISSION

REVISIONS

SHEET TITLE
PROPOSED
ELEVATIONS

SHEET
A.301R



2 **SECTIONS**
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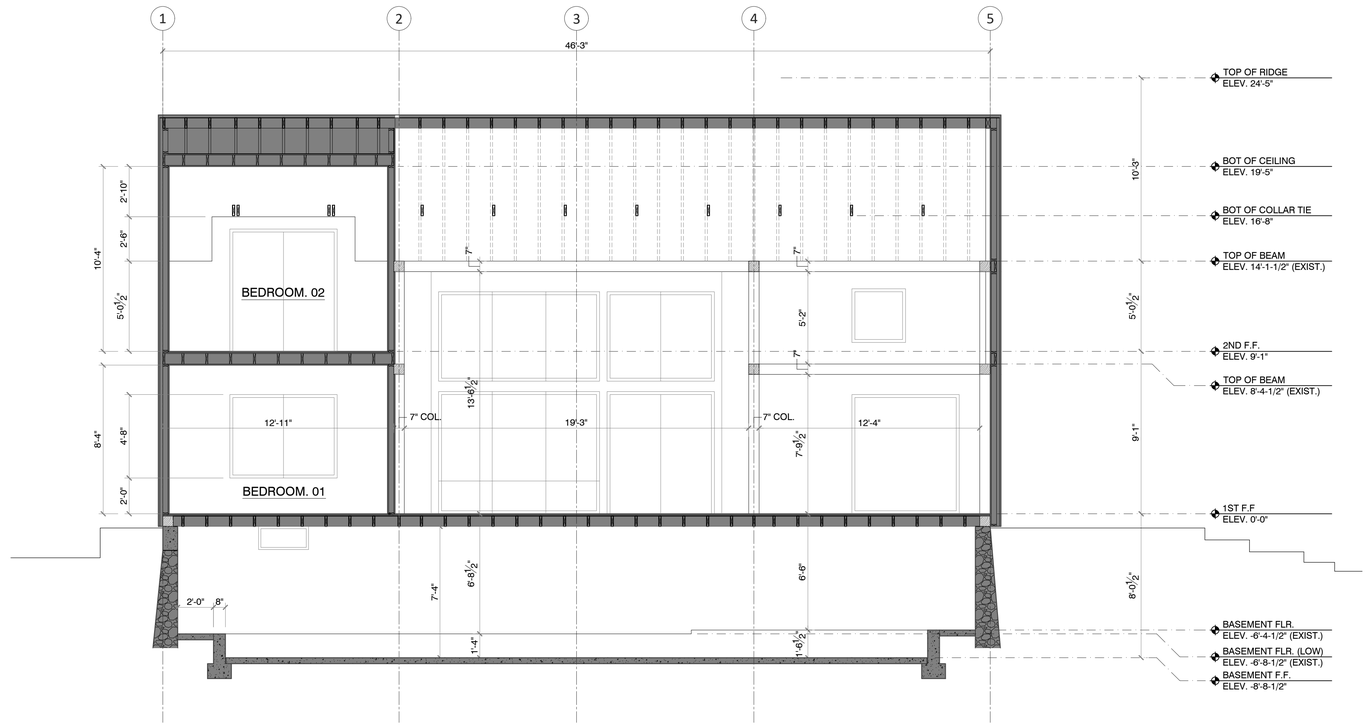

1 **WEST ELEVATION**
SCALE:1/4" = 1' - 0"

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PHASE
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REVISIONS

SHEET TITLE
BUILDING SECTIONS

SHEET
A.400