



TOWN OF LAKEVILLE MEETING POSTING & AGENDA

Town Clerk's Time Stamp
received & posted:

Kip
LAKEVILLE TOWN CLERK
MAY 24 2023 10:24 AM

48-hr notice effective
when time stamped

Notice of every meeting of a local public body must be filed and time-stamped with the Town Clerk's Office at least 48 hours prior to such meeting (excluding Saturdays, Sundays and legal holidays) and posted thereafter in accordance with the provisions of the Open Meeting Law, MGL 30A §18-22 (Ch. 28-2009). Such notice shall contain a listing of topics the Chair reasonably anticipates will be discussed at the meeting.

Name of Board or Committee:	<u>Community Preservation Committee</u>
Date & Time of Meeting:	<u>May 30, 2023 @ 6:30pm</u>
Location of Meeting:	<u>Lakeville Public Library 4 Precinct Street Lakeville, Ma</u>
Clerk/Board Member posting notice:	<u>Nancy Yeatts</u>

Cancelled/Postponed to: _____ (circle one)

Clerk/Board Member Cancelling/Postponing: _____

A G E N D A - R E V I S E D

1. CPA Budget report 4/30/23 and comments from Town Accountant/ discussion
2. Review Table of Contents and Appendix pages/ discussion possible vote
3. Review 3 applications for CPA funding Step 1/ discussion/ possible vote
 - Gravestone Repairs- Cemetery Commission- \$10,000
 - Historic Town House Roof Replacement- Lakeville Historical Commission- \$30,000
 - John Paun Park bathhouse- Lakeville Park Commission- \$25,000
4. Chapter 61 removal process / discussion / possible vote

Please be aware that this agenda is subject to change. If other issues requiring immediate attention of the Community Preservation Committee arise after the posting of this agenda, they may be addressed at this meeting.

05/04/2023 12:02
1344thassett

Town of Lakeville
YEAR-TO-DATE BUDGET REPORT
FISCAL YEAR 2023 AS OF APRIL 30, 2023

P 1
glytdbud

FOR 2023 10

ACCOUNTS FOR: 2800 COMMUNITY PRESERVATION	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
170 COMMUNITY PRESERVATION COMM							
28017000 REV - COMMUNITY PRESERVATION							
28017000 412523 2023 CPA SURCHA	-175,000	0	-175,000	-205,846.49	.00	30,846.49	117.6%
28017000 417100 PENALTIES & INT	0	0	0	-337.55	.00	337.55	100.0%
TOTAL REV - COMMUNITY PRESERVATION	-175,000	0	-175,000	-206,184.04	.00	31,184.04	117.8%
28170200 CPC - COMMITTEE EXPENSES							
28170200 530000 PROFESSIONAL SE	0	6,000	6,000	.00	.00	6,000.00	.0%
28170200 534400 ADVERTISING	0	500	500	180.00	.00	320.00	36.0%
28170200 542000 OFFICE SUPPLIES	0	1,000	1,000	49.99	.00	950.01	5.0%
28170200 571000 MEETINGS & TRAV	0	250	250	.00	.00	250.00	.0%
28170200 573000 DUES & MEMBERSH	0	1,000	1,000	.00	.00	1,000.00	.0%
TOTAL CPC - COMMITTEE EXPENSES	0	8,750	8,750	229.99	.00	8,520.01	2.6%
TOTAL COMMUNITY PRESERVATION COMM	-175,000	8,750	-166,250	-205,954.05	.00	39,704.05	123.9%
TOTAL COMMUNITY PRESERVATION	-175,000	8,750	-166,250	-205,954.05	.00	39,704.05	123.9%
TOTAL REVENUES	-175,000	0	-175,000	-206,184.04	.00	31,184.04	
TOTAL EXPENSES	0	8,750	8,750	229.99	.00	8,520.01	

05/04/2023 12:02
1344thassett

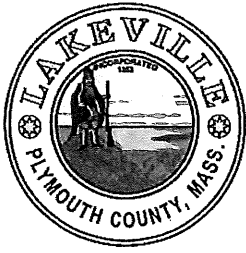
Town of Lakeville
YEAR-TO-DATE BUDGET REPORT
FISCAL YEAR 2023 AS OF APRIL 30, 2023

P 2
glytdbud

FOR 2023 10

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	-175,000	8,750	-166,250	-205,954.05	.00	39,704.05	123.9%

** END OF REPORT - Generated by Todd Hassett **



Town of Lakeville

COMMUNITY PRESERVATION COMMITTEE
346 Bedford Street
Lakeville, MA 02347
774-776-4350

Application for Eligibility Determination – Step 1

Project Title: Gravestone Repairs

Name of Entity, Group, or Committee: Cemetery Commission

Address: _____

Telephone: 508-579-7609 Email: msjoaniemg@aol.com

Contact Person: Joan Gladu Morton

Telephone: 508-579-7609 Email: msjoaniemg@aol.com

Application Category: Housing _____ Historic Open Space/Recreation _____

Describe your project: Repair broken stones and return fallen stones to their bases + foundations.

Amount of CPA funds Requested: \$10,600 Total Estimated Cost: \$10,000

Describe the level of planning which has occurred: _____

Please attach the following:

- Assessors tax card and map
- Photos if applicable
- Plans/sketches if applicable

Signature of Applicant: Joan Gladu Morton Date: 5-19-23

---- ATTACH ADDITIONAL PAGES AS NECESSARY ----



Town of Lakeville
COMMUNITY PRESERVATION COMMITTEE
346 Bedford Street
Lakeville, MA 02347
774-776-4350

Application for Eligibility Determination – Step 1

Project Title: John Paun Park bathhouse

Name of Entity, Group, or Committee: Lakeville Park Commission

Address: 346 Bedford St.

Telephone: 774-776-4360 Email: pmurdy@lakevillema.org

Contact Person: Melisa Turcotte

Telephone: 617-653-8821 Email: mmmsturcot1@gmail.com

Application Category: Housing Historic Open Space/Recreation

Describe your project: Our long term project is to build a combination bathroom and storage unit on John Paun Park.

Right now we are asking for the funds to have the site plans drawn up and engineered so that we can apply for future funding.

Amount of CPA funds Requested: \$25,000 ^{for plans} Total Estimated Cost: \$500,000 ^{whole project}

Describe the level of planning which has occurred: This has been something that has been in the works for years in different variations. We have been working with the town planner for about a year to get the project back off the ground.

Please attach the following:

- Assessors tax card and map
- Photos if applicable
- Plans/sketches if applicable

Signature of Applicant: Melisa Turcotte

Date: 5-9-2023

---- ATTACH ADDITIONAL PAGES AS NECESSARY ----

Property Card: VAUGHAN ST
Town of Lakeville, MA



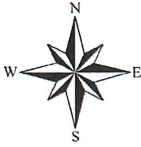
Parcel Information	
Parcel ID: F_812827_2776820 Vision ID: 4609 Owner: LAKEVILLE TOWN OF Co-Owner: Mailing Address: JOHN PAUN MEMORIAL PARK 346 BEDFORD ST LAKEVILLE, MA 02347	Map: 063 Lot: 002 -004 Use Description: Municipal Vacant Zone: Land Area in Acres: 10.6
Sale History	Assessed Value
Book/Page: Sale Date: 12:00:00 AM Sale Price: \$0	Land: \$275,900 Buildings: \$0 Extra Bldg Features: Outbuildings: Total: \$344,900

Building Details: Building #	
	Model: Living Area: Appr. Year Built: Style: Stories: Occupancy: No. Total Rooms: No. Bedrooms: No. Baths: No. Half Baths:
	Int Wall Desc 1: Int Wall Desc 2: Ext Wall Desc 1: Ext Wall Desc 2: Roof Cover: Roof Structure: Heat Type: Heat Fuel: A/C Type:



www.cai-tech.com

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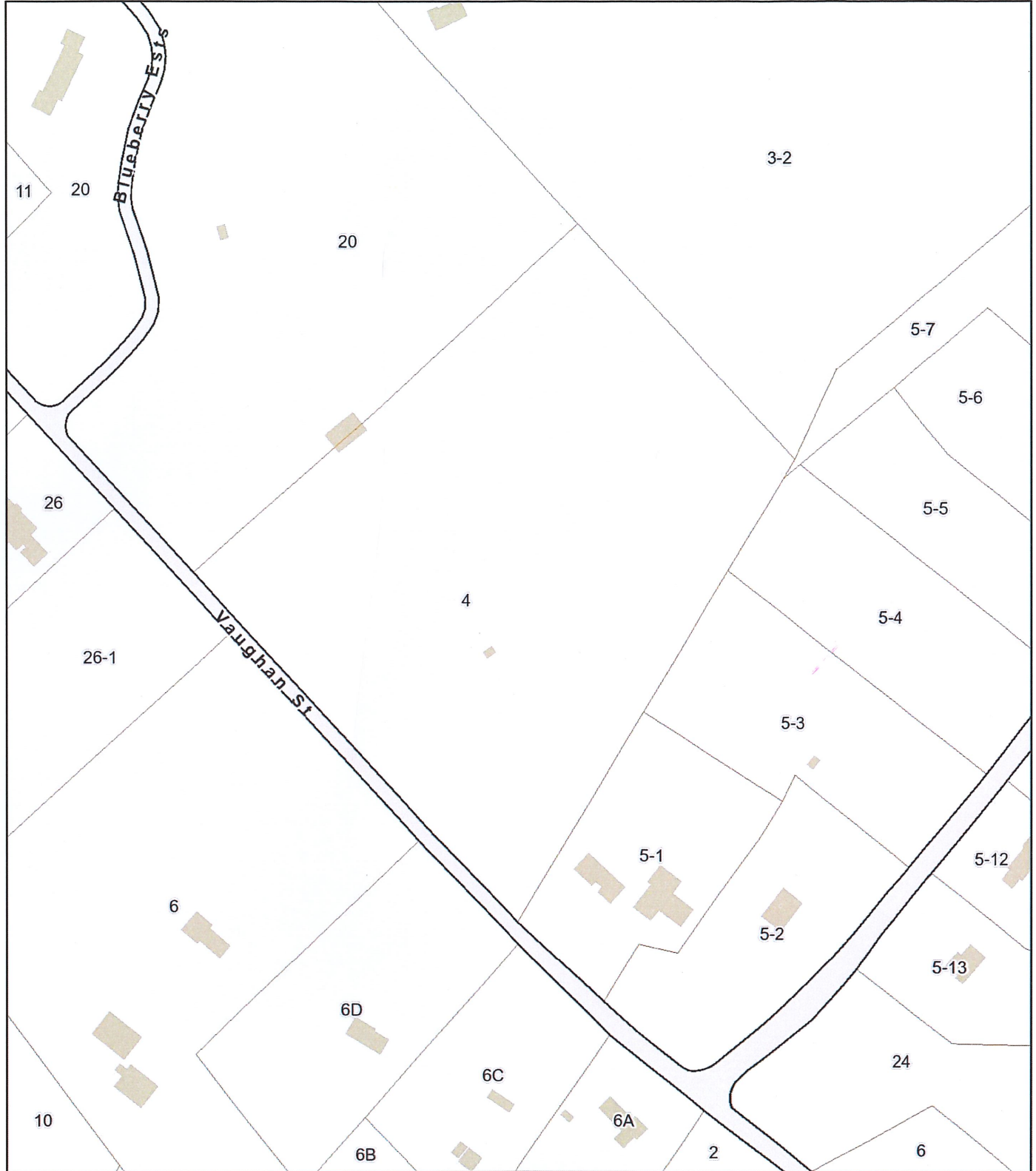
Lakeville, MA

1 inch = 200 Feet



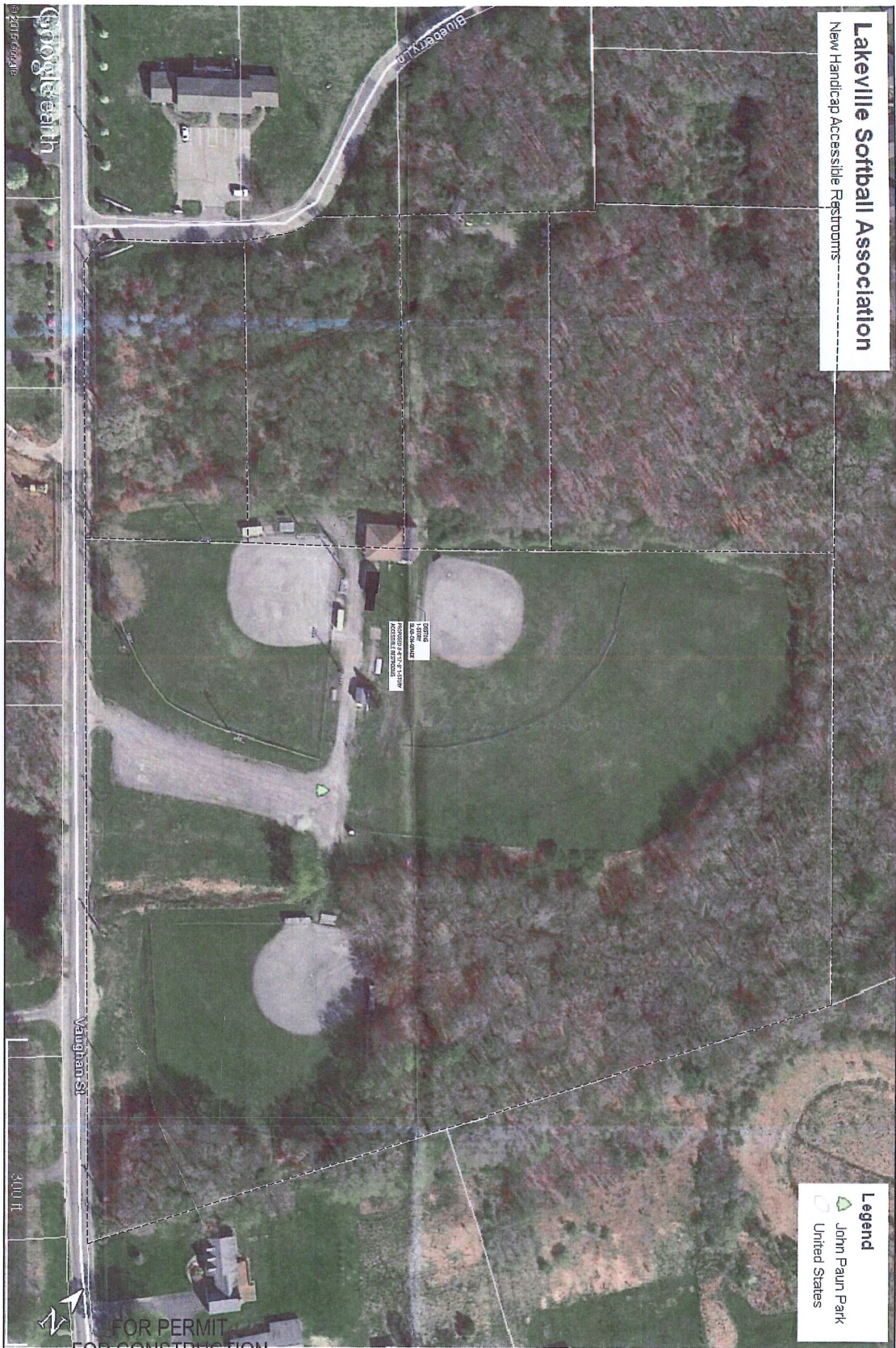
www.cai-tech.com

May 18, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Lakeville Softball Association
New Handicap Accessible Restrooms



Legend
 John Pann Park
 United States

1 PLOT PLAN
1/1/2018

FOR PERMIT
FOR CONSTRUCTION

Date: 01/01/2018 Project Name: Lakeville Softball Association Plot No: 0001	Sheet Title: PLOT PLAN Project Name and Address: PROJECT NAME PROJECT ADDRESS #1 PROJECT ADDRESS #2	ORIGINAL REVISION APPROVED DATE	NOT MARKED AUTHOR DATE	Scale: C1.00	ASAP Engineering & Design Co., Inc. Suite Three - 155 East Grove Street - Route 20 Middleborough, MA 02346 Telephone 508-946-3561 - Fax 508-946-1653
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Town of Lakeville
COMMUNITY PRESERVATION COMMITTEE
346 Bedford Street
Lakeville, MA 02347
774-776-4350

RECEIVED
MAY 16 2023
SELECTMEN'S OFFICE

Application for Eligibility Determination – Step 1

Project Title: Historic Town House Roof Replacement

Name of Entity, Group, or Committee: Lakeville Historical Commission

Address: 2 Precinct Street

Telephone: 508-579-7009 Email: msjoaniemg@aol.com

Contact Person: Joan Gladu Morton

Telephone: 508-579-7009 Email: msjoaniemg@aol.com

Application Category: Housing Historic Open Space/Recreation

Describe your project: Remove existing red cedar shingle roof, add 1/2" underlayment, and re-roof with red cedar shingles (detailed plans/specifications attached).

Amount of CPA funds Requested: \$30,000 Total Estimated Cost: \$60,000

Describe the level of planning which has occurred: Plans, pricing and specifications have secured through the Town Administrator and Facilities Department Offices.

Please attach the following:

- Assessors tax card and map
- Photos if applicable
- Plans/sketches if applicable

Signature of Applicant: Joan Gladu Morton Date: 5-16-23

---- ATTACH ADDITIONAL PAGES AS NECESSARY ----



2 Precinct Street

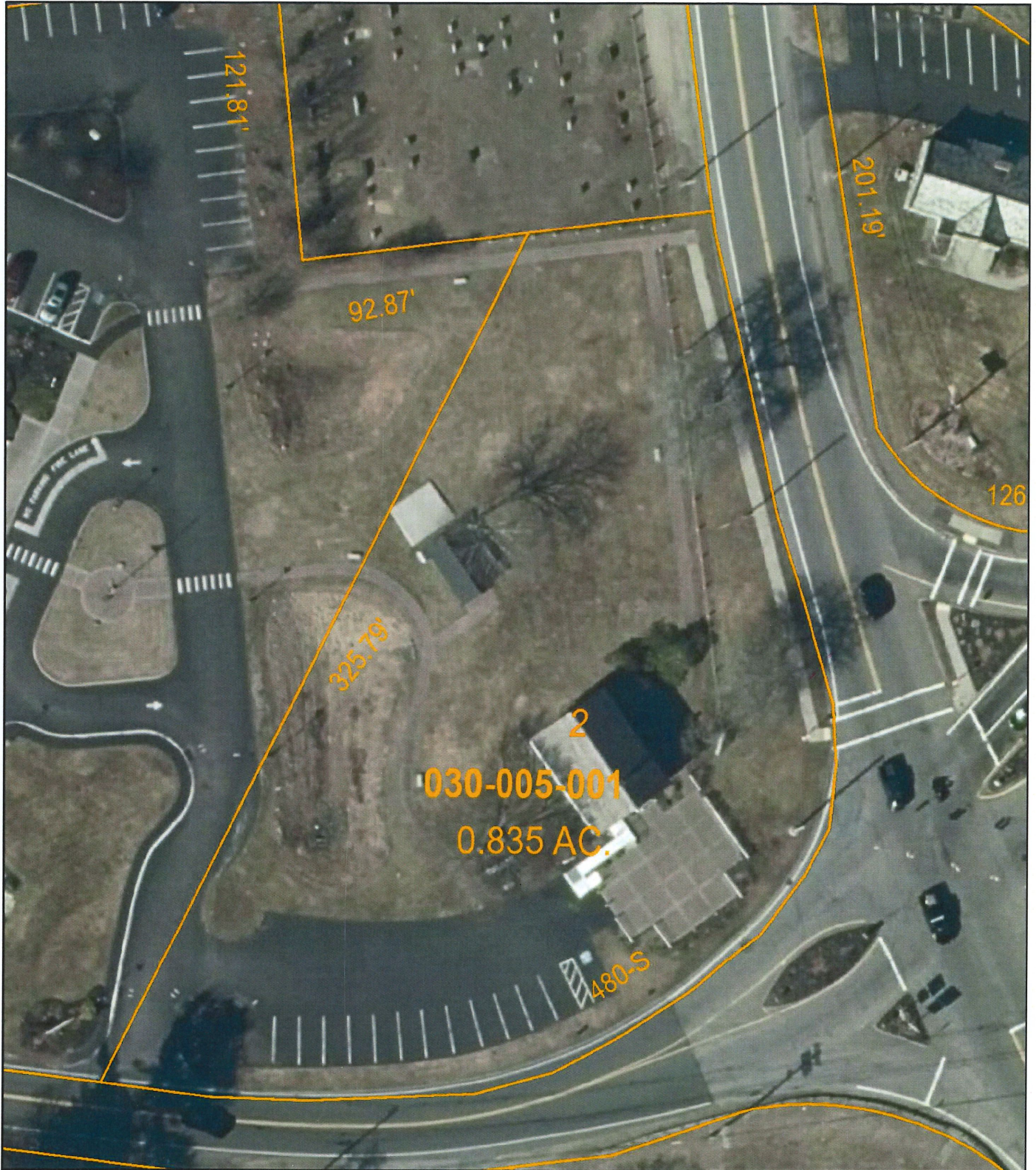
Lakeville, MA

1 inch = 50 Feet



www.cai-tech.com

May 16, 2023



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Property Location 2 PRECINCT ST
 Vision ID 2106

Account # 6275

Map ID 030/005/001/
 Bldg # 1

Bldg Name OLD TOWN HALL
 Sec # 1 of 1 Card # 1 of 1

State Use 9310
 Print Date 1/5/2023 7:39:35 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT										
LAKEVILLE TOWN OF 346 BEDFORD ST REAL_OWNERS MA 02347		1 Level	5 Well	1 Paved	2 Suburban	Description	Code	Appraised	Assessed	913 LAKEVILLE, MA VISION						
		4 Rolling	6 Septic			EXEMPT	9310	231,300	231,300							
			7 Electric			EXM LAND	9310	194,100	194,100							
SUPPLEMENTAL DATA						EXEMPT	9310	10,500	10,500							
Alt Prcl ID 030-005-001-E						Foundation		Total		435,900						
GIS ID F_806140_2769453						Assoc Pld#		Total		435,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LAKEVILLE TOWN OF		1814 0560	10-28-1941	U	V	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAKEVILLE TOWN OF		1814 0560		U	V	0	1F	2023	9310	231,300	2022	9310	206,900	2021	9310	189,500
									9310	194,100		9310	183,100		9310	163,500
									9310	10,500		9310	8,400		9310	8,400
								Total		435,900	Total		398,400	Total		361,400
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name		B	Tracing		Batch										
0001																
NOTES																
THE OLD TOWN HALL																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
13-135	08-09-2013	7	OTHER	6,100				20 X 16 PLATFORM	05-21-2014	NT	02		BP	Building Permits		
									12-17-2012	NT	02		CY	Cyclical Inspections		
									04-16-2007	AD			50	Reval Review		
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	9310	Municipal Improv			Misc Land	36,400 SF	4.64	1.00000	C	1.00	BFD2	1.150		0	5.33	194,100
Total Card Land Units					0.84 AC	Parcel Total Land Area: 0.84					Total Land Value					194,100

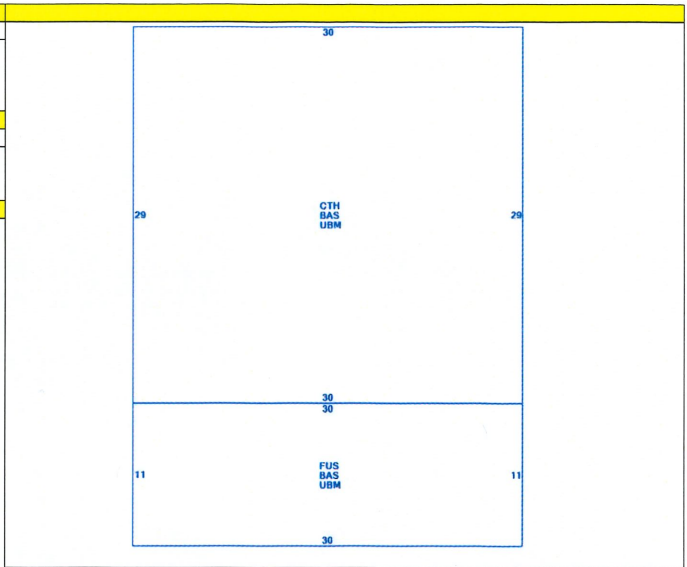
Property Location 2 PRECINCT ST
 Vision ID 2106 Account # 6275

Map ID 030/ 005/ 001/ /
 Bldg # 1

Bldg Name OLD TOWN HALL
 Sec # 1 of 1 Card # 1 of 1

State Use 9310
 Print Date 1/5/2023 7:39:36 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	58	City/Town Hall			
Model	94	Commercial			
Grade	90				
Stories:	1.5				
Occupancy	1.00				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	02	Fir/Wall Furn			
AC Type	01	None			
Bldg Use	9035	Town-Prop			
Total Rooms	02				
Total Bedrms					
Total Baths	1				
Basement					
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	00	NONE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Conn Wall	0.00				
1st Floor Use:					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SHD1	SHED FRAME	L	288	14.00	1970		58		0.00	2,300
PAT1	PATIO-AVG	L	2,020	4.00	1970		58		0.00	4,700
WDK	WOOD DECK	L	288	12.00	2013		100		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	219.79	263,747
CTH	Cathedral Ceiling	0	870	0	0.00	0
FUS	Upper Story, Finished	330	330	314	209.13	69,014
UBM	Basement, Unfinished	0	1,200	240	43.96	52,749
Ttl Gross Liv / Lease Area		1,530	3,600	1,754		385,510

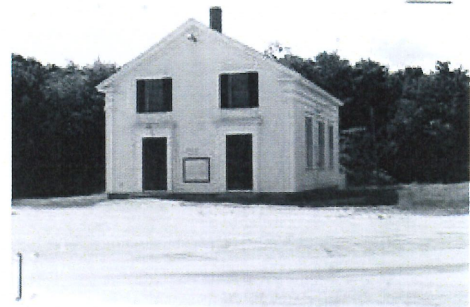


Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: LAK.10
Historic Name: Lakeville Town Hall
Common Name:
Address: 2 Precinct St

City/Town: Lakeville
Village/Neighborhood: Lakeville;
Local No: 25;
Year Constructed: 1856
Architectural Style(s): Greek Revival;
Use(s): Business Office; Library; Meeting Hall; Town Hall;
Significance: Architecture; Education; Politics Government;
Area(s):
Designation(s): Nat'l Register Individual Property (10/22/1976);
Building Materials: Roof: Asphalt Shingle;
Wall: Wood; Wood Clapboard;
Foundation: Granite;
Demolished No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, February 1, 2022 at 9:15 PM

(Attach photo here)

FORM B - BUILDING SURVEY

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

1. Is this building historically significant to:
Town Commonwealth Nation

Building has historical connection with the following themes: (see also reverse side)

- Scholar
- Agriculture
- Art/Sculpture
- Education
- Government
- Literature
- Music
- Commerce/industry
- Science/invention
- Travel/communication
- Military Affairs
- Religion/philosophy
- Indians
- Other

Development of town/city

Architectural reason for inventorying:

PI LAKE
USS ASSAULT

LAK.10

NE IND 10/23/72 ✓

AREA	# 10
II	25

2. Town Lakeville
Precinct St.
Street address Bedford St.

Name Lakeville Green House

Use: original & present Town house & present - multiple houses

Present owner Town of Lakeville

Open to public yes

Date 1856 Style Greek Revival

Source of date Vigers, History of Lakeville

Architect 7

OR part of Area # _____

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added _____

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material granite

WALL COVER: Wood Brick Stone Other _____

ROOF: Ridge Gambrel Flat Hip Mansard
Tower Cupola Dormer windows Balustrade Grillwork _____

CHIMNEYS: 1 2 3 4 Center End Interior Irregular Cluster Elaborate

STORIES: 2 3 4 ATTACHMENTS: Wings Ell Shed _____

PORCHES: 1 2 3 4 PORTICO Balcony

FACADE: Gable end: Front/side Ornament _____

Entrance: Side Front Center/Side Details: two doors - side by side

Windows: Spacing: Regular/Irregular Identical/Varied

Corners: Plain Pilasters Quoins Cornerboards

5. Indicate location of building in relation to nearest cross streets and other buildings

6. Footage of structure from street 41'
Property has 90' feet frontage on street

Recorder Diane G. Dupree

For Lakeville Historical Commission

Photo # 18 Date June 29, 1973

SEE REVERSE SIDE

JUL 9 1973



USS-ASSAULT (6)

- 1. Outbuildings _____
- 2. Landscape Features: Agriculture Open Wooded Garden: Formal/Informal
 Predominant features _____
 Landscape architect _____
- 3. Neighboring Structures
 Style: Colonial Federal Greek Revival Gothic Revival Italian Villa Lombard Rom.
 Venetian Gothic Mansard Richardsonian Modern
 Use: Residential Commercial Religious Conditions: Excellent Good Fair Deteriorated

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

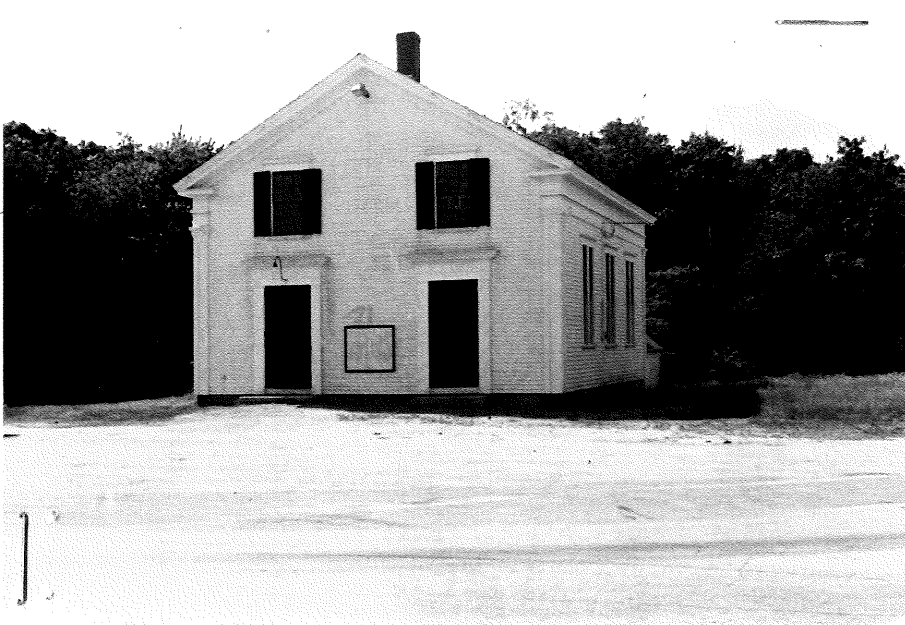
On May 5, 1856, a nominating committee was appointed and later a building committee was elected. The nominating committee included Isaac Sampson, Job T. Nelson, George Osbord, Leonard Washburn and Martin Jeremiah S. Hersey. Members of the Building Committee were Job T. Hersey, Salmon M. Washburn, Calvin D. Kingman, Leonard Washburn and Martin S. Haskins. It was decided that the town house should be built on the Washburn lot. The money to be used for the building was all that had accrued in the division of property with the town of Middleboro, except the Rail Road stock.

BIBLIOGRAPHY AND/OR REFERENCE

History of the Town of Lakeville, Massachusetts
 Gladys De Maranville Wigers, Nov. 1952
 frontpiece

RESTRICTIONS _____

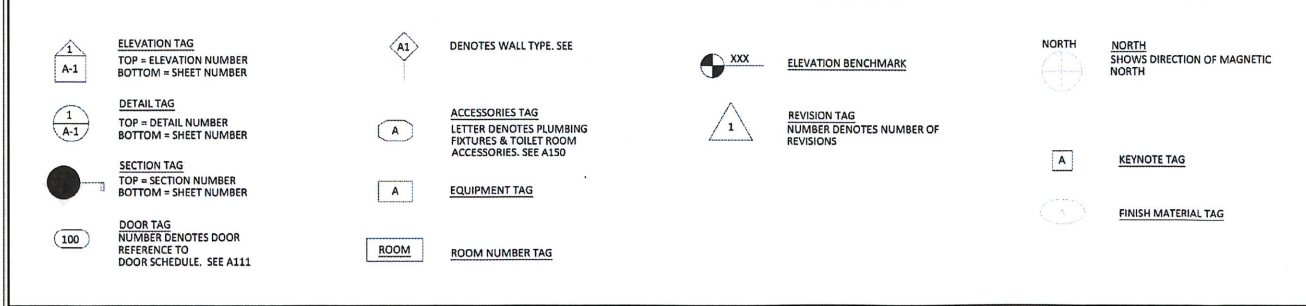
Original Owner: Town of Lakeville
 Deed Information: Book Number _____ Page _____, _____ Registry of Deeds



ABBREVIATIONS

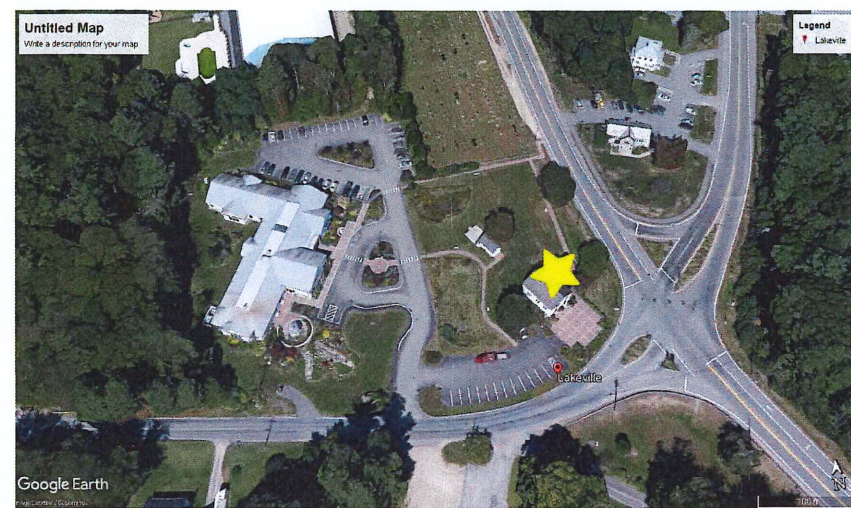
A/C	AIR CONDITIONING	DL	DEAD LOAD	GWB	GYPSPUM WALLBOARD	NI	NICKEL	SCH	SCHEDULE
AB	ANCHOR BLOT	DMT	DEMOUNTABLE	GYP	GYPSPUM LATH	NIC	NOT IN CONTRACT	SCN	SCREEN
ABV	ABOVE	DN	DOWN	GYPPL	GYPSPUM PLASTER	NL	NAILABLE	SC	STORAGE
AC	ACOUSTICAL	DP	DAMP PROOFING	GYP	GYPSPUM TILE	NO	NUMBER	SCUP	SCUPPER
ACC	ACCESS(IBLE)	DPR	DAMPER	HB	HOSE BIBB	NOM	NOMINAL	SEC	SECTION
ACFL	ACCESS FLOOR	DR	DOOR	HBD	HARDBOARD	NR	NOISE REDUCTION	SF	SPECIFICATION
ACPL	ACOUSTICAL PLASTER	DS	DOWN SPOUT	HC	HANDICAP	NTS	NOT TO SCALE	SFGL	SAFETY GLASS
ACR	ACRYLIC PLASTIC	DSF	DISPENSER	HD	HEAVY DUTY	CA	OVERALL	SFLR	STRUCTURAL SHEET GLASS
AD	AREA DRAIN	DT	DRAIN TILE	HDR	HEADER	OC	ON CENTER(S)	SGL	SPANDREL GLASS
ADH	ADHESIVE	DTA	DOVETAIL ANCHOR	HDW	HARDWARE	OD	OUTSIDE DIAMETER	SH	SHELF, SHELVING
ADJ	ADJACENT	DTL	DETAIL	HM	HOLLOW METAL	OH	OVERHEAD	SHNG	SHINGLE(S)
ADJT	ADJUSTABLE	DTS	DOVETAIL ANCHOR SLOT	HOR	HORIZONTAL	OP	OPAQUE	SHT	SHEET
AFF	ABOVE FINISHED FLOOR	DW	DUMBWAITER	HPT	HIGH POINT	OPG	OPENING	SHTH	SHEATHING(S)
AGG	AGGREGATE	DWG	DRAWING	HRL	HANDRAIL	OPH	OPPOSITE HAND	SHU	SHUTTER(S)
AL	ALUMINUM	DWR	DRAWER	HRT	HEIGHT	ORN	ORNAMENTAL	SIDG	SIDING
ALT	ALTERNATE	E	EAST	HTG	HEATING	PAR	PARALLEL	SIM	SIMILAR
ANC	ANCHOR, ANCHORAGE	EA	EACH	HVAC	HEATING/ VENTILATING/ AIR CONDITIONING	PB	PANIC BAR	SLO	SLOPE
AP	ACCESS PANEL	EB	EXPANSION BOLT	HW	HARDWOOD	PBD	PARTICLE BOARD	SNT	SEALANT
ARCH	ARCHITECT, ARCHITECTURAL	EF	EXHAUST FAN (MECH)	ID	INSIDE DIAMETER	PCC	PRECAST CONCRETE	SOL	SOLDER
AT	ASPHALT TILE	EJT	EXPANSION JOINT	IGL	INSULATING GLASS	PCF	POUNDES PER CUBIC FOOT	SP	SOUNDPROOF
AUTO	AUTOMATIC	EL	ELEVATION (VERTICAL HEIGHT)	INCL	INCANDESCENT	PCPL	PORCELAIN CEMENT PLASTER	SPC	SPACE(S)
AWN	AWNING	ELAS	ELASTIC	INCN	INCINERATOR	PD	POUNDS	SPEC	SPECIFICATION
B/	BOTTOM OF	ELE	ELEVATION (VIEW)	INCL	INCLUDE, (ED), (ING)	PE	PORCELAIN ENAMEL	SPK	SPEAKER
BO	BOARD	ELEC	ELECTRIC(AL)	INS	INSULATE, (ED), (ING)	PER	PERIMETER	SPL	SPECIAL
BEL	BELOW	ELEV	ELEVATOR	INSC	INSULATING CONCRETE	PERF	PERFORATE(D)	SQL	SPECIAL
BET	BETWEEN	EMER	EMERGENCY	INT	INTERIOR	PFN	PREFINISHED	SK	SERVICE SINK
BEY	BEYOND	ENC	ENCLOSE, (URE)	INTM	INTERMEDIATE	PG	PLATE GLASS	ST	STAINED GLASS
BLDG.	BUILDING	EP	ELECTRIC PANEL	INV	INVERT	PK	PARKING	STA	STAINLESS STEEL
BLK	BLOCKING	EQ	EQUAL	J	JOIST	PL	PLATE	STCO	STORM DRAIN
BLKG	BLOCKING	EQP	EQUIPMENT	JC	JANITOR'S CLOSET	PL	PROPERTY LINE	STD	SQUARE FEET, STOREFRONT
BM	BEAM	ESC	ESCALATOR	JF	JOINT FILLER	PLA	PLASTIC	STG	SEATING
BM	BENCHMARK	ESMNT	EASEMENT	JT	JOINT	PLAM	PLASTIC LAMINATE	STGL	SQUARE
BO	BY OWNER	EST	ESTIMATE	KCC	KITCHEN EQUIPMENT CONTRACTOR	PLAS	PLASTER	SUSP	SUSPENDED
BOT	BOTTOM	EW	ELECTRIC WATER COOLER	KIT	KITCHEN	PLF	POUNDES PER LINEAR FOOT	SVYD	SERVICE YARD
BPL	BEARING PLATE	EXH	EXHAUST	KO	KNOCKOUT	PLTG	PLANTING	SYD	SIDE YARD
BRG	BEARING	EXMP	EXPANDED METAL PLATE	KPL	KICK PLATE	PNL	PANEL(ING)	SYS	SYSTEM
BRGL	BULLE RESISTANT GLASS	EXT	EXTERIOR	L	LENGTH	PNT	PAINT(ED)	T	TREAD
BRK	BRICK	FA	FIRE ALARM	LAB	LABORATORY	PREM	PREMOULDED	T&G	TOUNGE AND GROOVE
BRKT	BRACKET	FAS	FASTEN, FASTENER	LAD	LADDER	PRF	PREFORMED	T/	TOP OF
BRZ	BRONZE	FBD	FIBERBOARD	LAM	LAMINATE(ED)	PRPT	PARAPET	TBR	TO BE RELOCATED
BS	BOTH SIDES	FDS	FLOW DRAIN	LAV	LAVATORY	PSF	POUNDES PER SQUARE FOOT	TC	TOP OF CURB
BUR	BUILT UP ROOFING	FE	FIRE EXTINGUISHER	LB	LAG BOLT	PSI	POUNDES PER SQUARE INCH	TEL	TELEPHONE
BVL	BEVELED	FEC	FIRE EXTINGUISHER CABINET	LBL	LABEL	PT	POINT	TG	TEMPERED GLASS
CAB	CABINET	FFE	FINISHED FLOOR ELEVATION	LGL	LAMINATED GLASS	PTD	PAPER TOWEL DISPENSER	THR	THRESHOLD
CAN	CANVAS	FFL	FINISHED FLOOR LINE	LH	LEFT HAND	PTN	PARTITION	TJ	TOP OF JOIST
CB	CATCH BASIN	FG	FLOAT GLASS	LL	LIVE LOAD	PTR	PAPER TOWEL RECEPTOR	TOBR	TO BE REMOVED
CC	COOLER COMPRESSOR (MECH)	FLG	FIBERGLASS	LLO	LOOSE LOAD	PTR	PLANTER	TOR	TO REMAIN
CEM	CEMENT	FHS	FIRE HOSE STATION	LMS	LIMESTONE	PV	PAVE(D), (ING)	TP	TOP OF PLATE
CER	CERAMIC	FIN	FINISH(ED)	LO	LAYOUT	PVC	POLYVINYL CHLORIDE	TPD	TOILET PAPER DISPENSER
CG	CORNER GUARD	FIXT	FIXTURE	LOC	LOCATE	PVMT	PAVEMENT	TG	TOPPING
CGL	COATED GLASS	FJT	FLUSH JOINT	LPT	LOW POINT	PWD	PLYWOOD	TPTN	TOILET PARTITION
CHAM	CHAMFER	LT	LIGHT	LTL	LIGHT LINE	QT	QUARRY TILE	TR	TRANSOM
CHBD	CHALKBOARD	FLG	FLASHING	LTL	LINTEL	R	RISER	TSF	TOP OF SUB FLOOR
CIR	CIRCLE	FLR	FLOOR(ING)	LVR	LIVIER	R&S	ROD AND SHELF	TSL	TOP OF CONCRETE SLAB
CIRC	CIRCUMFERENCE	FLUR	FLUORESCENT	LW	LIGHTWEIGHT	RA	RETURN AIR	TV	TELEVISION
CT	CONTROL JOINT	FLX	FLEXIBLE	M	MATER(S)	RAD	RADIUS	TYP	TYPICAL
CLG	CEILING	FN	FENCE	MAS	MASONRY	RBL	RUBBLE STONE	UNF	UNFINISHED
CLR	CLEAR, CLEARANCE	FND	FOUNDATION	MAU	MAKE-UP AIE UNIT (MECH)	RBT	RABBIT, REBATE	UNO	UNLESS NOTED OTHERWISE
CLS	CLOSURE	FOC	FACE OF CONCRETE	MAX	MAXIMUM	RBT	RUBBER TILE	UR	URINAL
CM	CENTIMETER(S)	FOF	FACE OF FINISH	MB	MACHINE BOLT	RCP	ROUND CONCRETE PIPE	UTL	UTILITY
COL	COLUMN	FOM	FACE OF MASONRY	MBR	MEMBER	RD	ROOF DRAIN	VAR	VARNISH
COM	COMMON	FOS	FACE OF STUDS	MC	MEDICINE CABINET	REC	RECESSED	V8	VAPOR BARRIER, VINYL BASE
COMB	COMBINATION	FP	FIREPROOF	MDO	MEDIUM DENSITY OVERLAY	RECP	REINFORCED CONCRETE PIPE	VCT	VINYL COMP(S)ITE TILE
COMP	COMPRESS, (ED), (ION), (IBLE)	FPL	FIREPLACE	MECH	MECHANICAL	REF	REFER(ENCE)	VERT	VERTICAL
COMPO	COMPOSITION, COMPOSITE	FR	FRAME(D), (ING)	MED	MEDIUM	REFR	REFRIGERATOR	VF	VINYL FABRIC
COMPT	COMPARTMENT	FRT	FIRE-RETARDANT	MET	METAL	REG	REGISTER	VIN	VINYL
CONN	CONNECTION	FS	FULL SIZE	MFR	MANUFACTURE(R)	REIN	REINFORCE, (ED), (ING)	VNR	VENER
CONST	CONSTRUCTION	FT	FIRE TREATED	MGL	MIRROR GLASS (FRAMED)	REM	REMOVE	W	WEST
CONT	CONTINUE, CONTINUOUS	FTG	FOOTING	MH	MANHOLE	REQ'D	REQUIRED	W/O	WITHOUT
CONTR	CONTRACT(OR)	FUR	FURRED, (ING)	MIN	MINIMUM	RES	RESILIENT	WC	WATER CLOSET
CORR	CORRUGATED	FUT	FUTURE	MIR	MIRROR	RET	RETURN	WD	WOOD
CPT	CARPET	GA	GAGE, GAUGE	MISC	MISCELLANEOUS	REV	REVISE, REVISION	WH	WALL HUNG
CR	CHROMIUM	GB	GRAB BAR	MLD	MOLDING, MOULDING	RFG	ROOFING	WHTR	WATER HEATER
CRS	COURSE	GC	GENERAL CONTRACTOR	MFR	MILLIMETER(S)	RH	ROOF HATCH	WI	WIRE MESH
CS	COUNTERSINK	GCMU	GLAZED CONCRETE MASONRY UNIT	MMB	MEMBRANE	RFL	REFLECT, (ED), (VE), (OR)	WID	WIDTH, WIDE
CSMT	CSMT	GD	GRADE, GRADING	MOD	MODULAR	RFT	RAFTER	WIN	WINDOW
CST	CAST STONE	GKT	GASKET(ED)	MOV	MOVABLE	RL	RAIL(ING)	WP	WATERPROOFING
CT	CERAMIC TILE	GL	GLASS, GLAZING	MR	MOP RECEPTOR	RM	ROOM	WS	WATERSTOP
CTR	COUNTER	GLAM	GLUED LAMINATE	MRL	MARBLE	RO	ROUGH OPENING	WISCT	WAINSCOT
CYD	COB(Y)ARD	GRD	GUARD	MT	MOUNT, (ED), (ING)	ROW	RIGHT OF WAY	WST	WEATHER-STRIP, (ING)
DEM	DEMOLISH, DEMOLITION	GRT	GRATE, (ING)	MTL	MATERIAL	RTU	ROOF TOP UNIT (MECH)	WWF	WELED WIRE FABRIC
DF	DRINKING FOUNTAIN	GT	GROUT	MULL	MULLION	RVS	REVERSE (SIDE)		
DIA	DIAMETER	GUT	GUTTER	MW	MICROWAVE	S	SOUTH		
DIAG	DIAGONAL	GV	GALVANIZED	N	NORTH				
DIM	DIMENSION	GVL	GRAVEL	NAT	NATURAL				
DIV	DIVISION								

GENERAL SYMBOLS



LAKEVILLE OLD TOWN HALL ROOF REPLACEMENT

2 PRECINCT ST
LAKEVILLE, MA 02347



OWNER
TOWN OF LAKEVILLE
346 BEDFORD ST,
LAKEVILLE, MA 02347



ARCHITECT
RT ARCHITECTURE, INC
12 CROSS NECK ROAD
MARION, MA 02738
508-726-0811

245 SHEA AVE
BELCHERTOWN, MA 01007
413 241 4600



DRAWING LIST

T.1.0	- COVER SHEET
E.1.1	- EXISTING CONDITIONS
D.1.1	- DEMO ROOF PLAN
A.1.1	- ROOF PLAN AND DETAILS

CONSTRUCTION DOCUMENTS
April 27, 2023

T.1.0
 04/27/23
 scale:
 COVER
 LAKEVILLE OLD TOWN HALL ROOF REPLACEMENT, LAKEVILLE, MA
RTA ARCHITECTS + OPM
 12 Cross Neck Road
 Marion, MA 02738
 Tel. 508-726-0811
 Email: jorge@rt-architecture.com



1 SOUTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



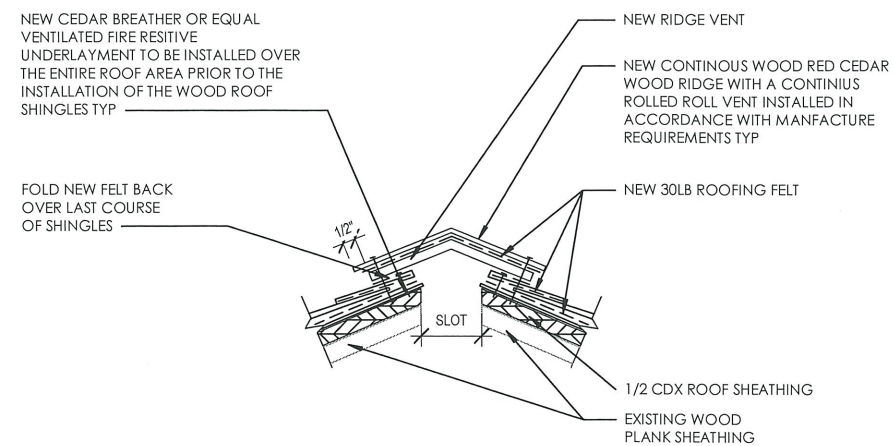
4 FASCIA/ RAKE CONDITION



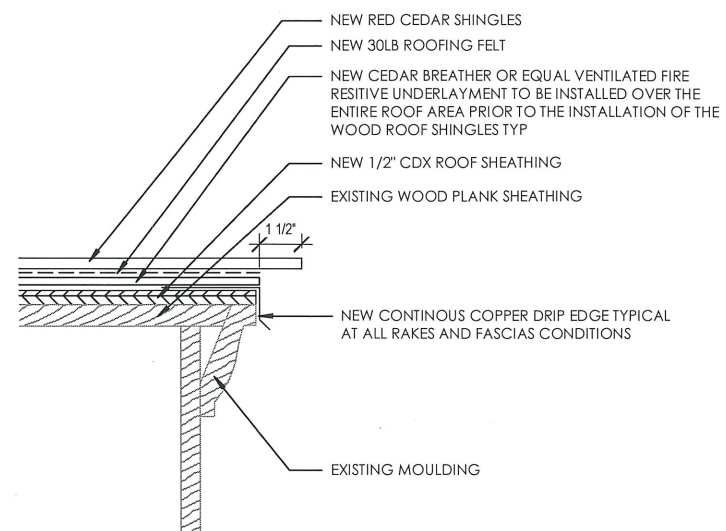
5 SOUTH/ EAST SIDE



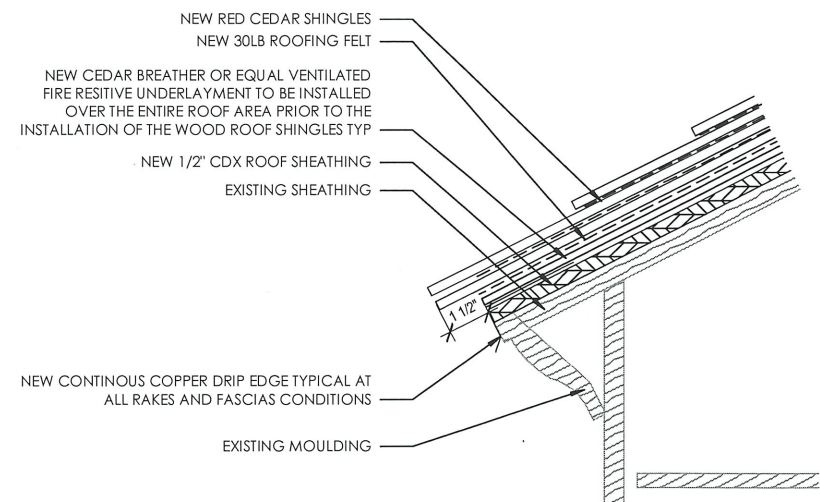
6 NORTH ELEVATION



② TYPICAL CONTINUOUS RIDGE DETAIL
3" = 1'-0"



③ TYPICAL RAKE DETAIL
3" = 1'-0"



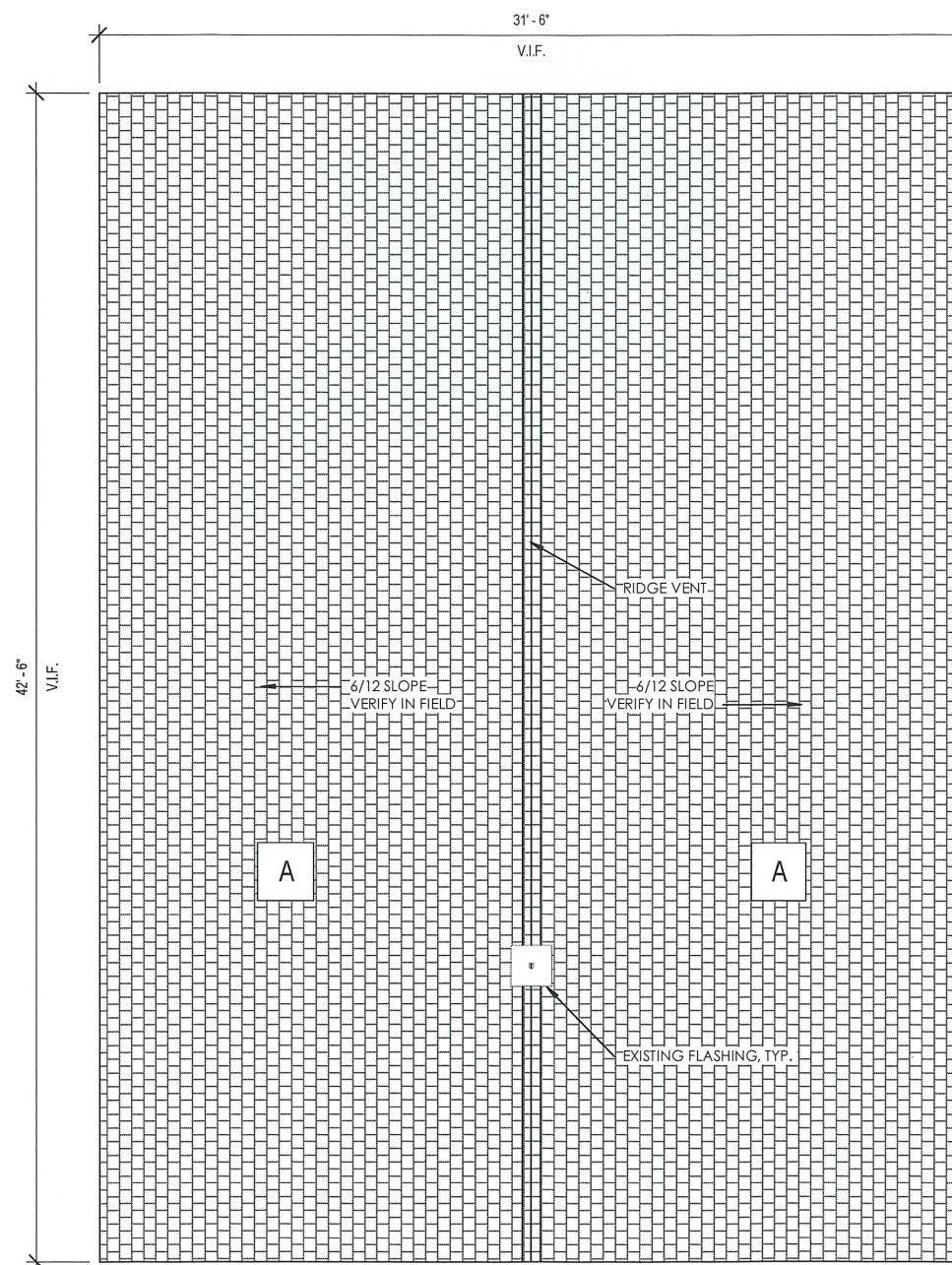
④ TYPICAL CONTINUOUS FASCIA DETAIL
3" = 1'-0"

GENERAL ROOF NOTES

1. COPPER DRIP EDGE FLANGE TO BE 4" MIN. WIDE
2. COPPER DRIP EDGES ARE TO BE INSTALLED PRIOR TO ROOF SHINGLE INSTALLATION

ROOF DESCRIPTION SUMMARY

TYPE A WOOD SHINGLE ROOF SYSTEM
 RED CEDAR SHINGLES
 CEDAR BREATHER VENTILATED FIRE RESISTIVE UNDERLAYMENT SYSTEM
 30LB FELT UNDERLAYMENT
 1/2 CDX ROOF SHEATHING
 EXISTING ROOF PLANKING SHEATHING



① ROOF PLAN
1/4" = 1'-0"

A.1.1

04/27/23

scale: As indicated

ROOF PLAN AND DETAILS

LAKEVILLE OLD TOWN HALL ROOF REPLACEMENT, LAKEVILLE, MA



12 Cross Neck Road
 Marion, MA 02738
 Tel. 508-726-0811

Email: jorge@rt-architecture.com

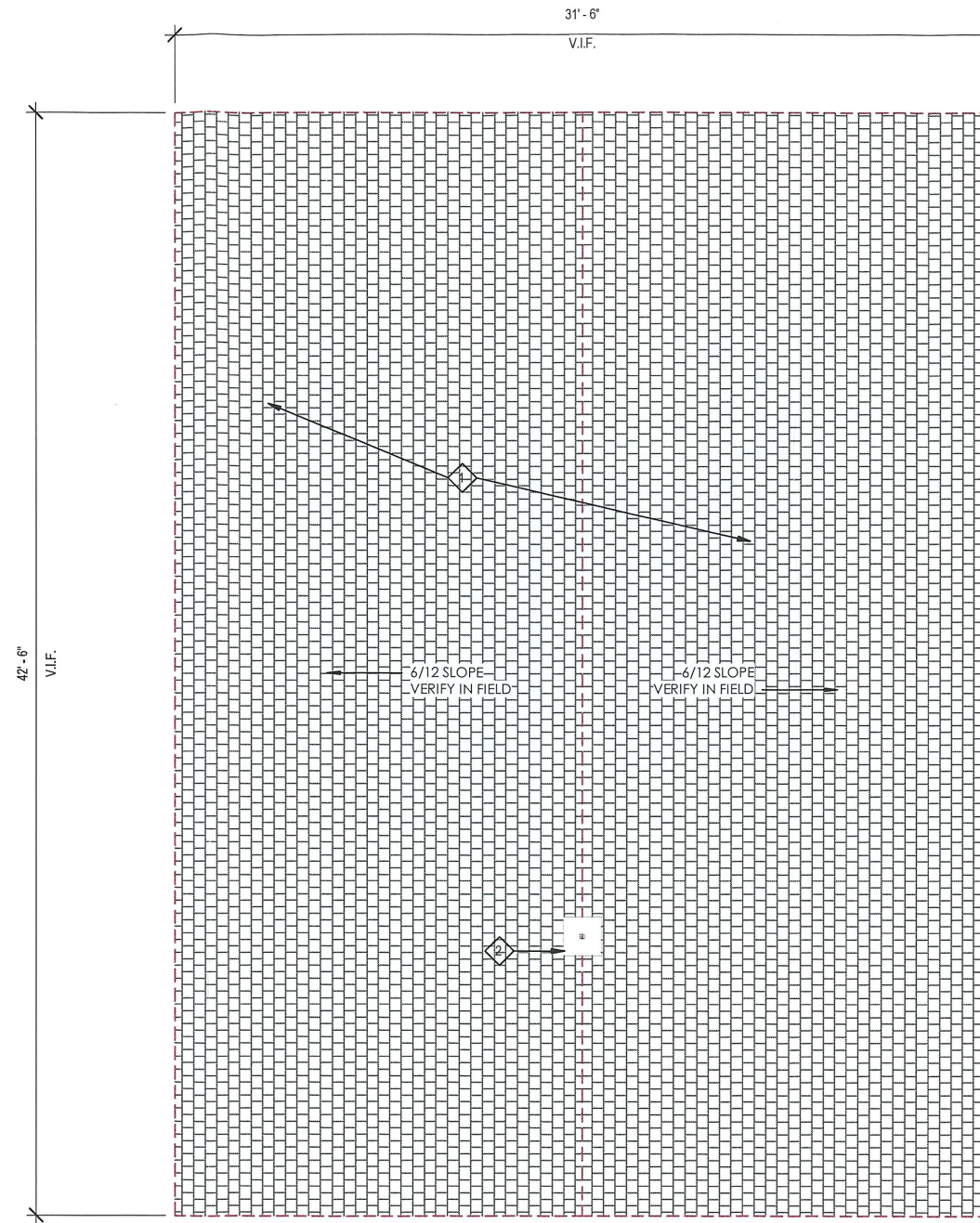
DEMO GENERAL NOTES

(E) = EXISTING

1. EXISTING WOOD ROOF SHINGLES AND ROOFING ACCESSORIES SHALL BE REMOVED DOWN TO THE EXISTING WOOD ROOF SHEATHING AND OR AS REQUIRED TO INSTALL NEW WORK. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND OR DEFICIENCIES THAT MAY IMPACT THE INSATALLATION OF NEW WORK.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CORDINATE ANY DISCONNECT / RE-CONNECTION OR REQUIRED PROTECTION OF EXISTING UTILITIES SERVICES.
3. GENERAL CONTRACTOR SHALL INSURE THAT AT THE END OF EACH WORK DAY AND DURING THE NORMAL WORKS HOURS, THAT THE STRUTURE IS PROTECTED SO NOT TO ALLOW WATER INFILTRATION DURING THE COURSE OF CONSTRUCTION. GENERAL SHALL BE ALSO BE LIABLE FOR ANY DAMAGES THAT WERE CAUSED DUE TO NOT PROVIDE ADQUATE PROTECTION TO THE STRUCTURE AND CONTENTS.
4. GENERAL CONTRACTOR SHALL PROVIDE PROPER PROTECTION TO THE EXTRIOR OF THE BUILDING AND SURROUNDING LANDSCAPE, HARDSCAPE ETC.
5. GENERAL CONTRACTOR SHALL COORDINATE DUMPSTER LOCATIONS AND PROVIDE PROTECTION AS REQUIRED SO NOT TO DAMAGE EXISTING CONDITIONS.
6. INSTALLATION OF THE NEW RED CEDAR ROOF SYSTEM SHALL COMPLY WITH THE MANUFACTURES REQUIRENMENTS AND THE CEDAR AND SHAKE BUREAU.
7. "REMOVE", "DEMO", OR "DEMOLISH" SHALL DENOTE ITEMS TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF, UNLESS ITEM IS NOTED TO BE SALVAGED FOR THE OWNER'S FUTURE USE OR TO BE REINSTALLED AS NEW WORK. ALL COSTS FOR REMOVAL AND DISPOSAL OF DEMOLISHED ITEMS SHALL BE INCLUDED IN CONTRACTOR'S BASE BID.
8. CONTRACTOR SHALL PROVIDE PROTECTION OF MATERIALS, EQUIPMENT AND FINISHES WHICH ARE TO REMAIN OR NOTED TO BE SALVAGED AND/OR RE-USED. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURELY STORING ALL ITEMS IDENTIFIED TO BE REMOVED, SALVAGED AND REINSTALLED. DAMAGES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO OWNER.
9. SEE ALL DRAWINGS FOR ADDITIONAL DEMOLITION SHOWN ELSE WHERE.
10. OWNER HAS FIRST RIGHT TO SALVAGE ANY ITEMS PRIOR TO DEMOLITION.

KEY NOTES LEGEND - DEMOLITION ROOF PLAN

- ① REMOVE ALL WOOD ROOFING SYSTEM, DRIP EDGE, IN ITS ENTIRETY DOWN TO EXISTING ROOF SHEATHING
- ② EXISTING METAL STEP FLASHING AND COUNTERFLASHING AT CHIMNEY TO REMAIN. CAREFULLY REMOVE ADJACENT EXISTING ROOFING SYSTEM



① DEMO ROOF PLAN
1/4" = 1'-0"

DEMO ROOF PLAN

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LAKEVILLE OLD TOWN HALL ROOF REPLACEMENT, LAKEVILLE, MA

D.1.1

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

04/27/23