

## **Barnstable Flats at 199 Barnstable Road, Hyannis**

### Outline of Submissions:

- 1) Trust Application
- 2) Buildout costs of project
- 3) Financial pro-forma
- 4) Unit mix summary (Housing Production Plan already provided)
- 5) Funding Analysis rationalization

### Exhibits

1. Certificate of Organization
2. Presentation (PDF)
3. Locus & Deed
4. Management Plan
5. Construction Dimensional Plans (PDF)
6. Financial Projections & Funding/Commitments (Bank Five Letter)
7. Cost Estimates and Pro-Forma
8. Development Team
9. Lender Letter

**Barnstable Affordable Housing and Growth Development Trust  
APPLICATION**

To obtain funding through the BAHGDT, applicants must submit an application pursuant to the below process and ensure that their request meets the Priorities, Eligible Activities, Funding Guidelines and Selection Criteria set forth in the Guidelines.

**Application Process**

A complete application form and required attachments must be received in accordance with the schedule described below. Currently, Trust is accepting applications on a rolling basis.

1. Submit 6 hard copies of your complete application to the following:

Board of Trustees, Barnstable Affordable Housing Growth Development Trust  
Barnstable Town Hall  
367 Main Street, Hyannis, MA 02601  
Attention: Andrew Clyburn, Assistant Town Manager

**1. PROJECT INFORMATION:**

Name of Project: <b>Barnstable Flats</b>		
Address of Project: <b>199 Barnstable Road</b>		
Town: <b>Barnstable</b>	Village: <b>Hyannis</b>	Zip: <b>02601</b>
Map: <b>310/331,332,289,154</b>	Parcel:	

Contact Person Name and Title <b>Bradley Sprinkle &amp; Timothy Telman (Managers)</b>
Mailing address <b>49 Center Street, #1A Hyannis, MA 02601</b>
Telephone <b>508-776-2496 &amp; 508-364-0234</b>
Email: <b>bradk_sprinkle@comcast.net &amp; ttelman@comcast.net</b>

Budget Summary
Total Project Cost: <b>\$12,443,750</b>
Total Trust Funds Requested <b>\$1,050,000 (\$150,000 or 54% per affordable unit - 7 units)</b>

**2. Summary Use of Funds** (All that apply)

- Predevelopment \_\_\_\_\_
- Acquisition \_\_\_\_\_ X
- Rehabilitation/ \_\_\_\_\_
- Site Preparation \_\_\_\_\_ X
- New construction \_\_\_\_\_ X
- Redevelopment \_\_\_\_\_ X
- Direct Assistance \_\_\_\_\_ X
- Other \_\_\_\_\_

**3. Type of Housing** (all that apply)                      Number of Units

- Homeownership Single family \_\_\_\_\_
- Homeownership Condominium \_\_\_\_\_
- Rental \_\_\_\_\_ 45
- Group Residence \_\_\_\_\_
- Single Room Occupancy \_\_\_\_\_
- Other \_\_\_\_\_

**4. MAPS OF THE FOLLOWING:**

A. Identification of locus of development: <b>Exhibit 2</b>
B. Site plan showing lot lines, building footprint and general dimensions: <b>Exhibit 2</b>

**5. DESCRIPTION OF THE PROJECT:** Narrative description of the proposed project.

SHI LLC owns four contiguous lots just off of the Hyannis Airport Rotary containing in the aggregate 1.21 acres serviced by town provided water, sewer, and natural gas. The applicants propose new construction of 45 one-bedroom apartments, including seven (only five required) affordable units with five units at 65% AMI and two units at 100% AMI, allowing for 38 market-rate workforce housing units (84.4% of project). Approximately 30,000 SF dispersed across four independent structures, three with 12 units each, and the fourth with nine units. All units will be nearly identical with granite countertops, stainless appliances, in unit washer/dryer, fully electrified, and secured main and unit entrances. All structures will be solar ready. This project will fully redevelop a site that is an eye sore and has become a dumping ground as the existing tenant has diminished operations. It remains an attractive nuisance for neighboring families and businesses located on both sides of property. The "Flats" will offer further economic stability to the current residents of the area, beautifying sight lines of those traveling Barnstable Road as the "Gateway" from the airport to the Hyannis waterfront. This development will add to the vibrancy, security, and uplifting of the area.

**6. COMMUNITY NEED** Describe how the project meets the BAHGDT funding priorities and the Town's housing needs

Project addresses need for Workforce and Affordable housing in the hub of Hyannis in accordance with the Town of Barnstable's "Housing Production Plan" - November 2022 (attached)

**7. PROJECT DETAILS:**

Development Name: <b>Barnstable Flats</b>					
Construction Plans and Specifications (please attach)					
Proposed Uses(s):	Residential S. F.: <b>29000</b>		Other S.F.:		
Total Floor Area: <b>29000</b>					
Total Number of Units:	<b>45</b>	1BR - <b>45</b>	2BR	3BR	4BR
Total Number of Affordable Units for Sale/Rent:	<b>7</b>	1BR - <b>7</b>	2BR	3BR	4BR
Total Number of Market Rate Units Sale/Rent:	<b>38</b>	1BR - <b>38</b>	2BR	3BR	4BR

Affordability Composition: <b>15.6% (7 units) affordable @ 65%/100% AMI</b>										
Site Control (attach details) <b>Purchased January 2024 - SHI LLC</b>										
Permitting Status: <b>Informal Site Plan Review - 4/2/24 and 4/30/24</b> <b>Formal Site Plan Review - Scheduled 5/16/24</b> <b>Building Permit - July 2024</b>										
Amenities and services: <b>1 BR - 1 BA - granite countertops, stainless appliances, in-unit washer/dryer, walking paths, smart-home technology at main &amp; unit entrances, rooftop solar ready.</b>										
Construction Cost Estimates– <b>Exhibit 7</b>										
Management Plan – <b>Exhibit 4</b>										
Identification of all funding sources committed:  <table border="0"> <tr> <td><b>Developer Equity</b></td> <td><b>\$ 1,575,000</b></td> </tr> <tr> <td><b>BankFive</b></td> <td><b>\$ 7,818,750</b></td> </tr> <tr> <td><b>BAHGDT</b></td> <td><b>\$ 1,050,000 Application submitted</b></td> </tr> <tr> <td><b>HDIP</b></td> <td><b>\$ 2,000,000 Application submission 7/24</b></td> </tr> <tr> <td><b>Total</b></td> <td><b>\$ 12,443,750</b></td> </tr> </table>	<b>Developer Equity</b>	<b>\$ 1,575,000</b>	<b>BankFive</b>	<b>\$ 7,818,750</b>	<b>BAHGDT</b>	<b>\$ 1,050,000 Application submitted</b>	<b>HDIP</b>	<b>\$ 2,000,000 Application submission 7/24</b>	<b>Total</b>	<b>\$ 12,443,750</b>
<b>Developer Equity</b>	<b>\$ 1,575,000</b>									
<b>BankFive</b>	<b>\$ 7,818,750</b>									
<b>BAHGDT</b>	<b>\$ 1,050,000 Application submitted</b>									
<b>HDIP</b>	<b>\$ 2,000,000 Application submission 7/24</b>									
<b>Total</b>	<b>\$ 12,443,750</b>									

**8 . DEVELOPMENT TEAM:**

• Owner <b>BRATT LLC</b>
• Developer <b>BRATT LLC</b>
• General Partner <b>Bradley Sprinkle &amp; Timothy Telman</b>
• Development Consultant <b>Richard Fennucio</b>
• Architect <b>LaFreniere Architects</b>
• Contractor <b>Starbuck Construction/Colors of Cape Cod</b>
• Construction Manager
• Management Agent <b>Richard Fennucio</b>

<ul style="list-style-type: none"> <li>• Attorneys (real estate &amp; tax) <b>David Lawler &amp; Bernard Kilroy</b></li> </ul>
<ul style="list-style-type: none"> <li>• Guarantor <b>Bradley Sprinkle &amp; Timothy Telman</b></li> </ul>
<ul style="list-style-type: none"> <li>• Service Provider</li> </ul>
<ul style="list-style-type: none"> <li>• Other role</li> </ul>
<ul style="list-style-type: none"> <li>• Others</li> </ul>

**9. DEVELOPER EXPERIENCE AND CAPACITY:** Describe relevant background and/or experience that demonstrate the capacity of the development team to successfully carry out the proposed project. \* See attachment requirements\*

**Exhibit 8**

**8. DESIGN:** Attach copies of site plan, floor plans, elevations, and/or specifications that will clearly indicate the scope of work to be undertaken and the types of materials to be used. Describe environmental and energy efficient design..

**Exhibit 5**

**9. PROJECT SCHEDULE: (Milestones) Attach project timeline.**

Trust Application Date: <b>May 13, 2024</b>
Construction Start: <b>Q4 2024</b>
50% Construction completion: <b>Q2 2025</b>
Construction Completion: <b>Q4 2025</b>
First Certificate of Occupancy - <b>Q3 2025</b>
Last Certificate of Occupancy - <b>Q4 2025</b>
Permanent Loan closing: <b>Q3 2024</b>
Full Lease Up: <b>Q4 2025</b>
Other tasks:

**10. PROJECT FINANCING:**

<b>A. Development Budget</b>	<b>Project Cost</b>	<b>Cost/Unit</b>	<b>Cost/Sq. Ft.</b>
Number of Units - <b>45</b>	<b>\$12,443,750</b>	<b>\$276,528</b>	<b>\$425</b>

<b>Sources:</b>	<b>Amount:</b>
• Developer Equity	<b>\$ 1,575,000</b>
• 1 <sup>st</sup> Mortgage	<b>\$ 7,818,750</b>
• Syndication Bridge Loan	
• Construction Loan	
• Permanent Loan	
• Sale of Units	
• Public Subsidy/source ( <b>BAHGDT</b> )	<b>\$ 1,050,000</b>
• Other ( <b>HDIP @ 80%</b> )	<b>\$ 2,000,000</b>
<b>Total Sources:</b>	<b>\$12,443,750</b>
<b>Uses:</b>	
• Acquisition	<b>\$1,575,000</b>
• Direct Construction Budget	<b>\$8,043,750</b>
• General Development Costs	<b>\$ 825,000</b>
• Developer Overhead & Fee	<b>\$ 900,000</b>
• Reserves	<b>\$1,100,000</b>
• Other	
<b>Total Uses</b>	<b>\$12,443,750</b>
<b>Total Development Cost</b>	

<b>B. Projected Rents/Sales:</b>			
Market Rate Rental Units: 36	# of Units:	Square Feet:	Projected Monthly Rents
• 1 Bedroom	38	525	\$2,100
• 2 Bedrooms			
• 3 Bedrooms			
• 4 or more Bedrooms			
Affordable Rental Units: 9			
• 1 Bedroom (65%/100%)	7	525	\$1,283/\$2,094
• 2 Bedroom			
• 3 Bedroom			
• 4 Bedroom			
Commercial Space			

Operating Budget	Project	Unit
<b>Income</b>		
Rents	\$1,084,836	
<b>Less</b>		
Vacancy	\$ 54,242	
<b>Gross Effective Rent</b>	<b>\$1,030,594</b>	
<b>Expenses</b>		
Operating		
Taxes (TIE @ 100%) + FireDist	\$40,000	
Insurance	\$25,000	
Landscaping/Snow Removal	\$25,000	
Trash/Cleaning/Water/Sewer	\$32,000	
Management Fee (5.0%)	\$51,530	
Legal, accounting, supplies, Credit checks, ad & marketing	\$15,000	

Admin payroll	\$17,500	
Repairs&Maint	\$	
Electric (Common/Affordable)	\$15,000	
Replacement Reserve	\$15,750	
<b>Total Annual Operating Expense</b>	<b>\$236,780</b>	
<b>Operating reserve</b>		
<b>Debt Service</b>	<b>\$645,982</b>	
<b>Debt Service Coverage</b>	<b>1.25X</b>	
<b>Bank Minimum</b>	<b>1.25X</b>	

**Development Pro-forma and Operating Pro-forma.** Applicants may use their own format

**Checklist for Exhibits to Application, where applicable**

Exhibit 1: Organization Documents (Articles of Organization)

Exhibit 2: Site Information

- Site plan showing lot lines, building footprint, parking, landscaping, and general dimensions

Exhibit 3 Evidence of Site Control

Exhibit 4 Management Plan; Management Agent Profile

Exhibit 5 Construction Plans including exterior elevations, floor layouts, typical unit plan, and a color rendering

Exhibit 6 Documentation of any Funding Commitments and/or schedule for application or award of funds

Exhibit 7 Development and Operating Pro-forma

Exhibit 8 Developer Team Resumes and Qualifications

Exhibit 9 Letters of interest from construction and/or permanent lenders



**TOWN OF BARNSTABLE**  
**AHGDT Application Evaluation Worksheet- Development Activities**  
**FY 2022-2023**

**PROJECT: Barnstable Flats**

**LOCATION: 199 Barnstable Road, Hyannis**

Below are the evaluation criteria contained in the NOFA. The Trust reserves the right to consider additional community needs that may be presented in a particular project, for which additional points may be assessed, such as a project which preserves an expiring use or a project which converts existing structures into affordable housing,

**Note:** If funding is for acquisition of land or existing buildings, acquisition costs **MUST** be at or below appraised value and affordability percentage must match the percentage of Trust subsidy in the acquisition cost.

**Minimum Points to be considered for funding: 65 (bonus points cannot be used to reach minimum point threshold)**

**POINTS**

**Total Available Points (not including bonus points): 100**

**1. Affordability: Total Maximum Points 25**

*The level of affordability and the percentage of the total number of units created that are affordable*

25

**2. Amount of other subsidy funds to leverage Trust investment: Total Maximum Points 10**

10

**3. Strength of overall concept: Total Maximum Points 20 + 6 Bonus points**

*Demonstrated market need for the size, type and mix of units, overall design reflects local vernacular, site design, parity of Affordable with Market Units, incorporation of sustainable design and smart growth principles; additional public benefits. Bonus point for sewer connection and/or certifiable Green design*

23



**TOWN OF BARNSTABLE**  
**AHGDT Application Evaluation Worksheet- Development Activities**  
**FY 2022-2023**

4. Strength of development team: <b>Total Maximum Points 15</b>	
<p><i>Experience of applicant and of development team members in projects the type, size and complexity proposed</i></p> <p><i>Experience with affordable residential development projects</i></p> <p><i>Successful experience with residential projects owned and/or managed. Understanding of fair housing and affordable housing.</i></p> <p><i>The financial strength of the developer</i></p> <p><i>The overall staff capacity of the developer</i></p> <p><i>Status of compliance/good standing with other subsidy programs</i></p>	15
5. Whether the development and operating costs are reasonable for a project of its size and consistent with industry standards and the project's financial feasibility requires the subsidy requested. <b>Total Maximum points 20</b>	
<i>Assessment of the pro forma and other financial submissions</i>	20
6. Percentage of Units that are accessible to individuals with disabilities. <b>Total Maximum Points 5</b>	
	5
7. Evidence of readiness to proceed: <b>Total Maximum points 5</b>	
	5
<b>BONUS POINTS FOR PROJECTS LISTED IN THE NOFA AS PRIORITY PROJECTS</b> (Factor to be considered in determining the amount of award)	
8. Affordable rental housing in areas outside of Hyannis: <b>Up to 10 Points</b>	



**TOWN OF BARNSTABLE**  
**AHGDT Application Evaluation Worksheet- Development Activities**  
**FY 2022-2023**

9. Rental units that are affordable to households at or below 50% Area Median Income (AMI): <b>Up to 10 Points</b>	
10. Projects that propose the creation of affordable and community housing homeownership units in Hyannis: <b>Up to 10 Points</b>	
11. Projects that provide housing to vulnerable populations and offer supportive services: <b>Up to 10 points</b>	
12. Projects that are on public land: <b>Up to 10 points</b>	
13. Projects that convert existing buildings and structures into new affordable/community housing units: <b>Up to 10 points</b>	
<b>Total Points:</b>	103

## AHGDT Application Evaluation Worksheet

Project: Barnstable Flats  
Location: 199 Barnstable Road, Hyannis

Re: Evaluation Rationale

1. Seven affordable units are proposed with five at 65% AMI and two at 100% AMI.
2. Additional subsidies being sought are a Tax Increment Exemption (TIE), HDIP Tax Credits
3. The Barnstable Housing Production Plan (11/22) outlines the need for the proposed units, and specifically studio, one BR, and two BR units. Proposed site design will complement the local vernacular, construction of all units will be identical including affordable units, site is within walking distance of downtown Hyannis, will utilize local sewer availability, and offer Green design elements (see attached architect's summary).
4. The development team is well-known to the Town of Barnstable, and has recently completed a similar larger project of greater complexity than the proposed project. The development team has demonstrated its capacity and financial acumen to complete a project of this magnitude. Developer remains in compliance and good standing with other subsidy programs.
5. Project demonstrates need for the subsidy requested as supported by the development and operating proforma, and further supported as outlined in the Funding Analysis.
6. Three units will be accessible to individuals with disabilities.
7. Building permit anticipated to be issued July 2024 with construction commencement Q4 2024.

## 199 Barnstable Road, Hyannis, MA 02601 (Barnstable Flats)

Proposed new construction of 45 one-bedroom apartments, including seven (only five required) affordable units with five units at 65% AMI and two units at 100% AMI, allowing for 38 market-rate workforce housing units (84.4% of project). Approximately 30,000 SF dispersed across four independent structures, three with 12 units each, and the fourth with nine units. All units will be nearly identical with granite countertops, stainless appliances, in unit washer/dryer, fully electrified, and secured main and unit entrances. All structures will be solar ready. This project will fully redevelop a site that is an eye sore and has become a dumping ground as the existing tenant has diminished operations. It remains an attractive nuisance for neighboring families and businesses located on both sides of property. The "Flats" will offer further economic stability to the current residents of the area, beautifying sight lines of those traveling Barnstable Road as the "Gateway" from the airport to the Hyannis waterfront. This development will add to the vibrancy, security, and uplifting of the area.

### Unit Mix Challenges

This project is challenging on many levels, but out of reach with a different unit mix. We take a disciplined approach to the acquisition cost per unit and typically need to be about \$30,000 to \$35,000 per unit to be successful. In our case, 45 units targets the acquisition of the site at \$1,575,000, which is exactly on point.

Although the overall site is an odd shape consisting of four unique parcels, we have proposed the largest footprint possible for each of the four structures while adhering to necessary local parking requirements. See attached proposed site plan.

This project resides in the HDIP zone, Hyannis Growth Incentive Zone, Federal Opportunity Zone, and within Barnstable's Form Based Code zoning area. The site, consisting of four contiguous parcels, is uniquely and oddly shaped and allows for only limited design and density whereby the project will be financially feasible. Timing to receive building permit approval should be less than typical projects due to the town's expedited zoning. Our team is on track to have all necessary approvals for demo and construction to begin in Q3 2024, with completion in Q3 2025.

45 units –

Barnstable's Housing Production Plan (11/22) highlights that "nearly 70% of households are one or two people; however, most Barnstable homes have three bedrooms and this mismatch suggests the need for more **studio, one**, and two-bedroom options". See attached Housing Production Plan.

Financial projections indicate that the project is financially feasible with adequate cash flow coverage for traditional bank financing at 45 units. However, even a minimal reduction in the unit mix within the same footprint of the structures to 39 total (6 2-BR and 33 1-BR), cash flow coverage becomes unacceptable and the project is unbankable. A further reduction in total units to accommodate more than six 2 BR units makes the project even less financeable.

This project is bankable at no less than 45 units.

## Barnstable Flats

### Funding Analysis

Bank Financing	\$ 7,818,750	7.25%, 30 Year Amort
HDIP Tax Credit	\$ 2,000,000	Market Rate Housing
Owner's Equity	\$ 1,575,000	10.08% return
<b>BAHGDF</b>	<b>\$ 1,050,000</b>	Affordable Housing
<b>TOTAL</b>	<b>\$12,443,750</b>	

### **1) Determine amount of bank financing supported by project**

<u>Project</u>	<u>Bank</u>
Debt Service Coverage (DSC) 1.25X	DSC Required 1.25X (minimum)
Loan to Value (LTV) 63%	LTV Required (maximum) 75%

Even though more could be borrowed given the lower LTV, the DSC is insufficient to support more debt.

Developers must guarantee the loan joint and several.

### **2) HDIP Tax Credit (Market Rate Housing)**

Net Credit Available \$2,000,000 (25% of Qualified Project Expenditures or QPE)

\$10 million of QPE's qualifies for \$2.5 million tax credit

Sell credit into Capital Markets at 80% gross yield - \$2,000,000

\$2,275,000	Dorfman Capital sells at 91% (includes Dorfman fee)
<u>(\$ 275,000)</u>	Interest on Bridge Loan (24 months)

**\$2,000,000** Net Credit available

### **3) Owner's Equity**

Based upon free cash flows, what amount is appropriate for a 10% return?

\$1,575,000 = 10.39% ROE

Personally guarantee \$7.8 Million bank loan

Return must be commensurate with the risk, otherwise no one would ever undertake this project.

#### **4) BAHGDF Request (Affordable Housing)**

Why the request of \$150,000 per AFFORDABLE unit at 65/100% AMI?

- **\$1,932,000** - Cost to build 7 Units @ \$276K/unit

Requesting approximately 54% of the cost to build

Score 103 points - AHGDT Development Activities-Point

Assignment Considerations for request:

- Construction costs have increased 40% in the past 3 years
- Borrowing costs have doubled in past 3 years...3.5% to over 7%
- Construction costs have far outstripped rent increases over past 15 years minimizing offset from increases in density
- Updated building codes i.e. Hurricane windows/doors/construction
  - Sprinklers
  - Solar
  - Security Measures

Without the Trust support, LTV would be approximately 71% and DSC would be 1.1X which would make the project unbankable, and Owner's Return would be only 4.9%.

Owners would not take this risk for such a small return and project would never be undertaken.

## 199 Barnstable Road, Hyannis, MA 02601 (Barnstable Flats)

Proposed new construction of 45 one-bedroom apartments, including seven (only five required) affordable units with five units at 65% AMI and two units at 100% AMI, allowing for 38 market-rate workforce housing units (84.4% of project). Approximately 30,000 SF dispersed across four independent structures, three with 12 units each, and the fourth with nine units. All units will be nearly identical with granite countertops, stainless appliances, in unit washer/dryer, fully electrified, and secured main and unit entrances. All structures will be solar ready. This project will fully redevelop a site that is an eye sore and has become a dumping ground as the existing tenant has diminished operations. It remains an attractive nuisance for neighboring families and businesses located on both sides of property. The "Flats" will offer further economic stability to the current residents of the area, beautifying sight lines of those traveling Barnstable Road as the "Gateway" from the airport to the Hyannis waterfront. This development will add to the vibrancy, security, and uplifting of the area.

### Unit Mix Challenges

This project is challenging on many levels, but out of reach with a different unit mix. We take a disciplined approach to the acquisition cost per unit and typically need to be about \$30,000 to \$35,000 per unit to be successful. In our case, 45 units targets the acquisition of the site at \$1,575,000, which is exactly on point.

Although the overall site is an odd shape consisting of four unique parcels, we have proposed the largest footprint possible for each of the four structures while adhering to necessary local parking requirements. See attached proposed site plan.

This project resides in the HDIP zone, Hyannis Growth Incentive Zone, Federal Opportunity Zone, and within Barnstable's Form Based Code zoning area. The site, consisting of four contiguous parcels, is uniquely and oddly shaped and allows for only limited design and density whereby the project will be financially feasible. Timing to receive building permit approval should be less than typical projects due to the town's expedited zoning. Our team is on track to have all necessary approvals for demo and construction to begin in Q3 2024, with completion in Q3 2025.

45 units –

Barnstable's Housing Production Plan (11/22) highlights that "nearly 70% of households are one or two people; however, most Barnstable homes have three bedrooms and this mismatch suggests the need for more **studio, one,** and two-bedroom options". See attached Housing Production Plan.

Financial projections indicate that the project is financially feasible with adequate cash flow coverage for traditional bank financing at 45 units. However, even a minimal reduction in the unit mix within the same footprint of the structures to 39 total (6 2-BR and 33 1-BR), cash flow coverage becomes unacceptable and the project is unbankable. A further reduction in total units to accommodate more than six 2 BR units makes the project even less financeable.

This project is bankable at no less than 45 units.

# J M GOLDSON

EMPOWERING PEOPLE. CREATING COMMUNITY.

## BARNSTABLE HOUSING PRODUCTION PLAN

### Housing Needs Assessment Summary

Prepared by JM Goldson LLC November 2022

#### Demographic Profile

- *Population growth:* Between 2010 and 2020, the number of households decreased by three percent, while the total population increased by eight percent. Hyannis is a growing share of the overall population. Future growth or decline is uncertain.
- *Aging:* The proportion of older adults has increased over the past 20 years, reaching over 30 percent of the population. Residents over 60 are expected to comprise 37 percent of the population by 2040.
- *Diversity:* Barnstable town and Hyannis have much higher than average diversity of residents compared to Barnstable County (92 percent white alone<sup>1</sup>). One out of four Barnstable residents identifies as Black, Indigenous, and other People of Color (BIPOC). The BIPOC population in Hyannis has grown from 25% in 2010 to 46.6% of the Hyannis population in 2020.
- *Language:* Many Barnstable residents were born outside of the United States (14%), and for even more, English is not the primary language spoken at home (18%).
- *Special needs:* More than one in ten Barnstable residents have some form of disability, especially among older adults.
- *Household size:* Most Barnstable residents live in one- or two-person households (69%).
- *School enrollment:* School enrollment has declined steadily since 2002. Enrollment was at 5,542 students in 2020.
- *Labor Force:* Most residents over 25 do not hold a Bachelor's degree. Barnstable residents are more likely to have lower-paying jobs, exacerbating the need for affordable housing. The unemployment rate in Hyannis is almost double that of Barnstable.

#### Housing Profile

- *Housing types:* Most of Barnstable's housing stock is detached single-family homes (81 percent). In Hyannis, the proportion of single-family homes is 59 percent, and the village holds one-fifth of all housing units, demonstrating greater density. Barnstable has more rental housing than most surrounding towns (26 percent). In Hyannis, most units are renter-occupied (55 percent).
- *Housing size mismatch:* Nearly 70 percent of households are one or two people; however, most Barnstable homes have three bedrooms. This mismatch between household size and the number of bedrooms suggests a need for more studio, one, and two-bedroom options in Barnstable. Hyannis homes are more evenly balanced between the number of bedrooms and people per household.
- *Seasonal housing:* A significant proportion of Barnstable's housing are second homes (at least 33%) or short-term rentals (at least 5%). There are 680 active short-term rentals listed in Barnstable, though only 25 percent have hosted tenants in the last year. More data is needed to better understand this segment of the housing stock and its overall impact.

---

<sup>1</sup> Quick Facts Barnstable County, Massachusetts, <https://www.census.gov/quickfacts/barnstablecountymassachusetts>

### Housing Affordability

- *Housing cost:* Housing prices are on the rise. Between 2020-2021 the median sales price for a home in Barnstable grew 22 percent. The median sales price for a single-family home in 2021 was \$586,250, and \$252,000 for condos. Rental costs have also increased, but the exact costs are difficult to place given the lack of reliable data (about \$2,500/ month for a two-bedroom space in August 2022).
- *Housing Cost-Burden:* Thirty-seven percent of all households are cost-burdened (spending more than 30 percent of monthly income on housing costs); 72 percent of low-and-moderate income households are cost-burdened.
- *Subsidized Housing Inventory:* Barnstable currently has 1,485 units on the Subsidized Housing Inventory, accounting for 7.23 percent of their 2010 Census Year-Round Housing Units.

### Development Constraints:

- *Environmental constraints* include water quality, local wetlands regulations, sensitive ecosystems, and culturally/historically significant resources.
- *Infrastructure constraints* include wastewater treatment and public sewer. Future sewer expansion may pair well with zoned growth districts.
- *Zoning constraints:* Multi-family and mixed-use developments are permitted as a right on just two percent of the town's total net land area; though, Accessory Dwelling Units were recently approved right by right in all zoning districts.

### Implementation Capacity and Resources:

- *Staff:* Barnstable's Housing and Community Development Program within its Planning and Development Department focuses on affordable housing preservation and production.
- *Housing Authority:* There are currently over 2,000 people on the state-wide waiting list for elderly/disabled units. This number more than triples for the family housing waiting list, with 4084 families waiting for two-bedroom homes, 2,077 families waiting for three-bedroom homes, and 501 families waiting for four-bedroom homes.
- *Housing Trust:* The Trust has \$2.65 million in grants and is working on marketing a Notice of Funding Availability (NOFA) to developers interested in creating affordable housing.
- *Financial support:* Since 2006, Barnstable has supported 30 community housing projects, appropriating \$8.9M.
- *Capacity is a strength:* Several other local and regional organizations and committees support affordable housing initiatives financially and through regulatory guidance, including the Housing Authority, Affordable Housing Growth & Development Trust, Community Preservation Committee, the Cape Cod Commission, Housing Assistance Corporation, and more.

TOWN OF BARNSTABLE

PROPERTY MAPS

Search...

Tools

Want to...

+

-

x

<

>

Basemap

Home

Layers

Parcel Det...

Location

Parcel: 310331  
Address: 199 BARNSTABLE ROAD  
Village: HY  
Acreage: 0.68

Full Property Info

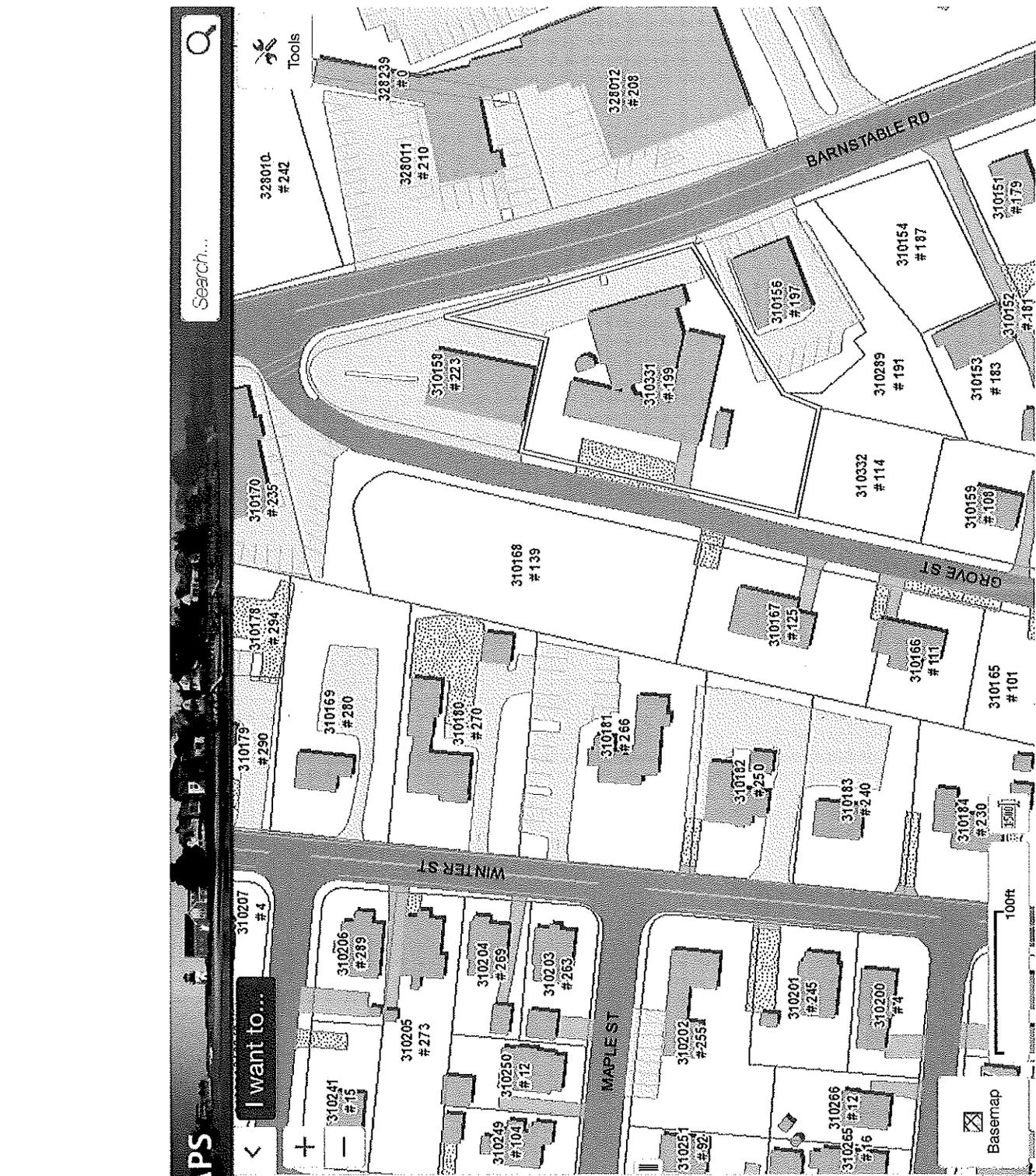
Generate Abutter List

Property Photo



Owner & Mailing Address

Owner: SPRINKLE, BRADLEY K TR  
SHI REALTY TRUST  
Mail Address: 190 LOTHROP'S LANE



**The Commonwealth of Massachusetts, William Francis Galvin  
Corporations Division**

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

**Certificate of Organization**

(General Laws, Chapter 156C, Section 12)

Filing Fee: \$500.00

Identification Number:	001730485	(number will be assigned)
------------------------	-----------	---------------------------

1. The exact name of the limited liability company is:

BRATT, LLC

2. The address in the Commonwealth where the records will be maintained:

Number and street: 49 CENTER STREET

Address 2:

City or town: HYANNIS State: MA Zip code: 02601

Country: UNITED STATES

3. The general character of business (if the limited liability company is organized to render professional service, this form must be filed by fax, mail or in person):

ACQUIRE, DEVELOP, OPERATE AND SELL REAL ESTATE AND CARRY ON ANY OTHER BUSINESS THAT A LIMITED LIABILITY COMPANY MAY LAWFULLY OPERATE UNDER THE LAWS OF THE COMMONWEALTH OF MASSACHUSETTS

4. The latest date of dissolution, if specified: (mm/dd/yyyy)

5. The name and address of the Resident Agent:

Agent name: TIMOTHY T. TELMAN

Number and street: 28 MERIDIAN WAY

Address 2: P.O. BOX 153

City or town: BARNSTABLE State: MA Zip code: 02630

I TIMOTHY T. TELMAN,  
resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Name	Address
-------	------	---------

MANAGER	TIMOTHY T. TELMAN	28 MERIDIAN WAY BARNSTABLE, MA 02630 USA
---------	-------------------	---------------------------------------------

MANAGER	BRADLEY K. SPRINKLE	190 LOTHROP LANE HYANNIS, MA 02668 USA
---------	---------------------	----------------------------------------

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Name	Address

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Name	Address
REAL PROPERTY	TIMOTHY T. TELMAN	28 MERIDIAN WAY BARNSTABLE, MA 02630 USA
REAL PROPERTY	BRADLEY K. SPRINKLE	190 LOTHROP LANE BARNSTABLE, MA 02668 USA

9. Additional matters:

10. This certificate is effective at the time and on the date approved by the Division, unless a later effective date not more than ninety (90) days from the date of filing is specified:

Later Effective Date (mm/dd/yyyy):                      Time (HH:MM)

SIGNED UNDER THE PENALTIES OF PERJURY, this 7 Day of December, 2023,

TIMOTHY T. TELMAN

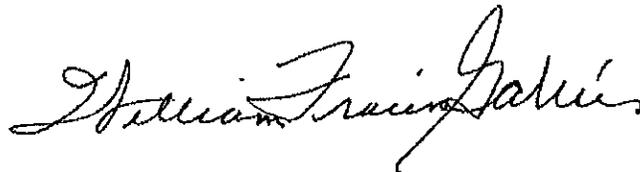
, Signature of Authorized Signatory.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

December 07, 2023 07:35 AM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*

NOT AN OFFICIAL COPY  
NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY  
QUITCLAIM DEED AN OFFICIAL COPY

I, Joan M. Sprinkle, Trustee of the Bruce and Joan Sprinkle Revocable Trust, under declaration of trust dated November 27, 2018, Trustees' Certificates for which are recorded with the Barnstable Registry District of the Land Court as Document No. 1,361,253, and with the Barnstable County Registry of Deeds in Book 31740, Page 261, and herewith, of 164 Cove Road, West Dennis, Massachusetts 02670,

for consideration of Three Hundred Thousand and 00/100 (\$300,000.00) Dollars paid, grant to

Bradley K. Sprinkle, Trustee of SHI Realty Trust, under declaration of trust dated January 18, 2024, a Certificate of Trust for which is recorded herewith, of 190 Lothrop's Lane, West Barnstable, Massachusetts 02668,

with QUITCLAIM COVENANTS,

the land, together with the buildings thereon, situated in Barnstable (Hyannis), Barnstable County, Massachusetts, more particularly bounded and described as follows:

114 Grove Street, Hyannis, Massachusetts:

Being Lot A on Land Court Plan 10504-D, and

Being Lot 43 on Land Court Plan 10504-H

199 Barnstable Road, Hyannis, Massachusetts:

Registered Land:

Being Lots 8, 9 and 10 on Land Court Plan 10504-C

Unregistered Land:

Parcel 1

Beginning at the Southeasterly corner of the granted premises at a stone bound at Barnstable Road and land now or formerly of Hannah Chase;

N O T

N O T

Thence Westerly by land now or formerly of said Chase about 145 feet to land now or formerly of Albert C. or Osborne L. Hallett;

C O P Y

C O P Y

Thence Northerly by land now or formerly of said Hallett about 114 feet to land now or formerly of Oliver M. Hinckley;

A N

N O T

A N

Thence Easterly by the center of said Barnstable Road about 83 feet to Barnstable Road; and

C O P Y

C O P Y

Thence Southerly by said Barnstable Road about 75 feet to the point of beginning.

Excepting therefrom so much of the land conveyed to David L. Ennis by deed recorded in said Registry in Book 994, Page 559, which parcel is shown on a plan recorded in Plan Book 139, Page 37.

Parcel 2

Beginning at the Southeasterly corner of the granted premises at Barnstable Road and land now or formerly of Charles H. Hinckley Jr.;

Thence Westerly by land of said Hinckley about 83 feet to land now or formerly of Albert C. Hallett;

Thence Northeasterly by land of said Hallett about 168 feet to said Barnstable Road; and

Thence Southerly by said Barnstable Road about 121 feet to the point of beginning.

191 Barnstable Road, Hyannis, Massachusetts, and 187 Barnstable Road, Hyannis, Massachusetts;

Parcel No. 1:

The land together with the buildings thereon situate in Barnstable (Hyannis), Barnstable County, Massachusetts, bounded and described as follows:

EASTERLY by Barnstable Road, 84 feet;

NORTHERLY by land now or formerly of Hannah Chase, 118 feet, more or less;

WESTERLY by land now or formerly of Charles H. Hinckley, Jr., 59 feet, more or less; and

SOUTHERLY by a private roadway, 112 feet, more or less.

The corners of the above-described premises are marked by stakes with the exception that the southeast corner of the same is marked by an iron pipe.



NOT A N  
Executed as a sealed instrument under the pains and penalties of perjury this 12<sup>th</sup>  
day of January, 2024. OFFICIAL COPY OFFICIAL COPY

NOT A N  
OFFICIAL COPY  
JOAN M. SPRINKLE  
Joan M. Sprinkle, Trustee of the Bruce and Joan Sprinkle Revocable Trust

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss:

On this 12<sup>th</sup> day of January, 2024, before me, the undersigned notary public, personally appeared Joan M. Sprinkle,  who proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, or  who is known by me and to me known to be, the person whose name is signed on the preceding or attached document, and swore or affirmed to me that the contents of this document are truthful and accurate to the best of her knowledge and belief and acknowledged to me that she signed it voluntarily for its stated purpose and as her free act and deed, as Trustee of the said Bruce and Joan Sprinkle Revocable Trust.



[Signature]  
Philip Michael Boudreau, Notary Public  
My commission expires: December 27, 2024



**LA PÉRENIERE ARCHITECTS**  
 86 0740-1-222  
 Fax: 0754-1-424  
 La Pérenière Architects, Inc.  
 978 Westochoway Avenue  
 Cambridge, MA 02139  
 www.laperechiere.com

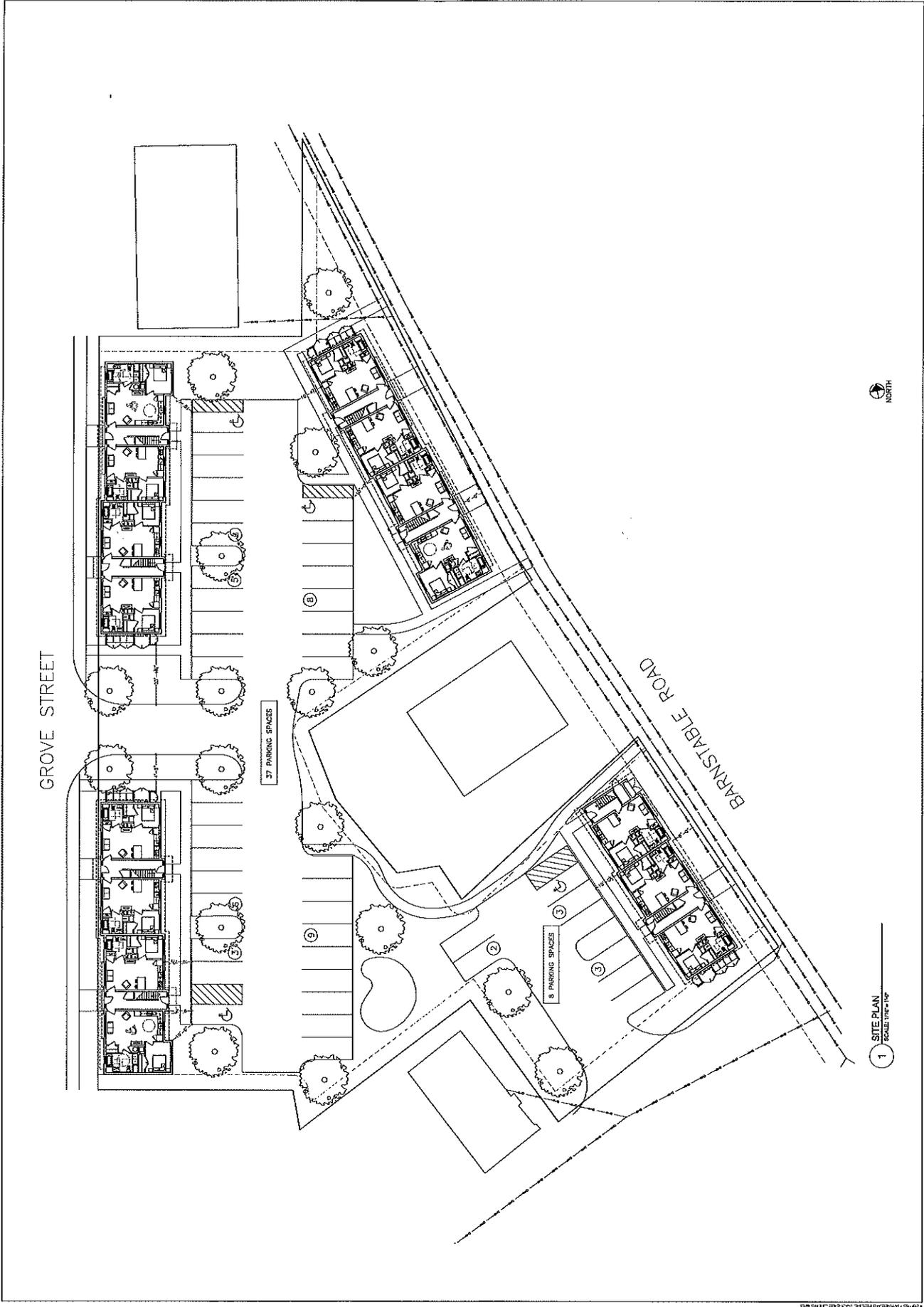
**199  
 BARNSTABLE  
 ROAD**  
 HYANNIS, MA

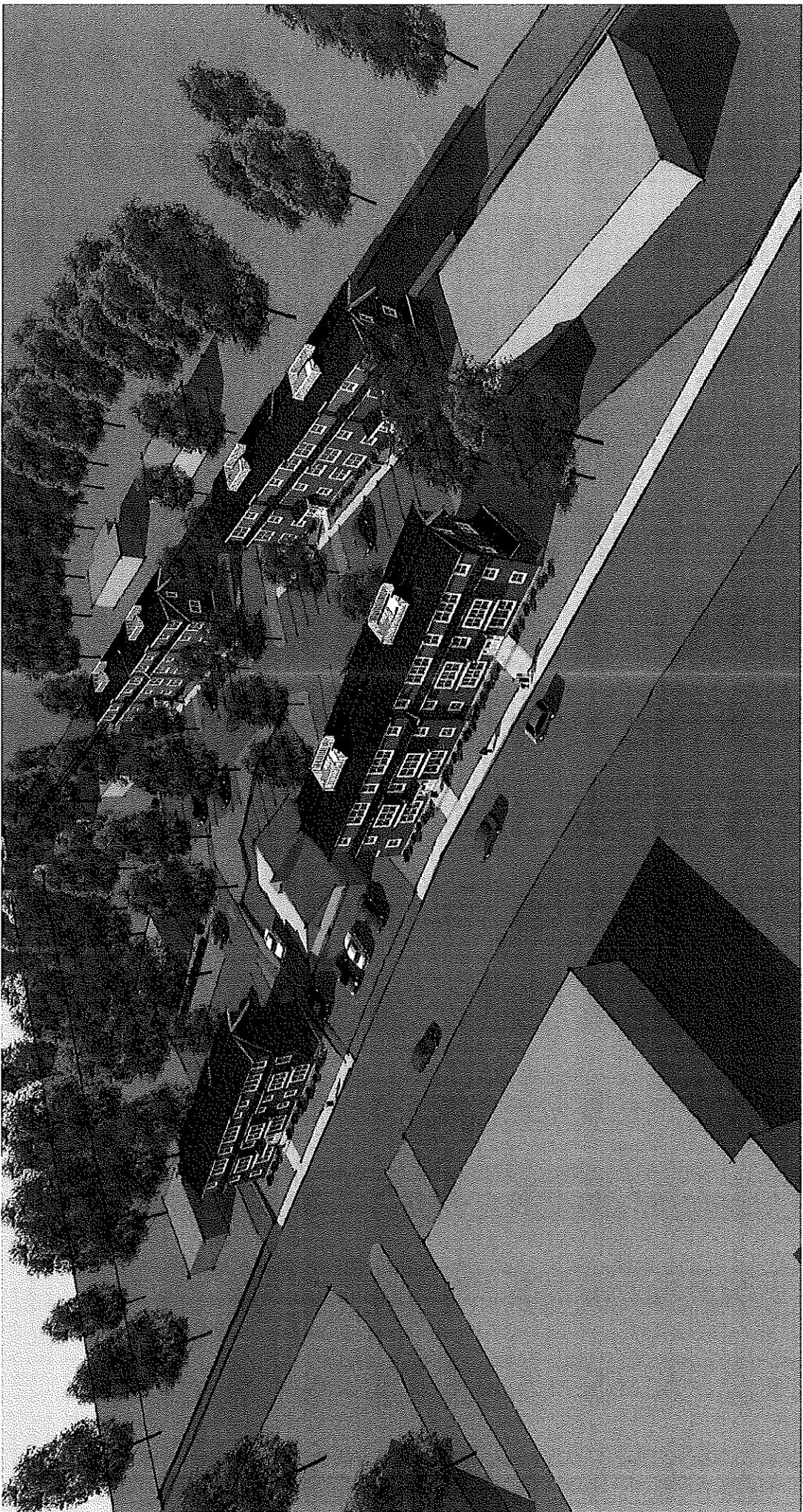
REVISIONS:

DATE: 03/04/2024  
 PROJECT #: 23031  
 SCALE: AS NOTED

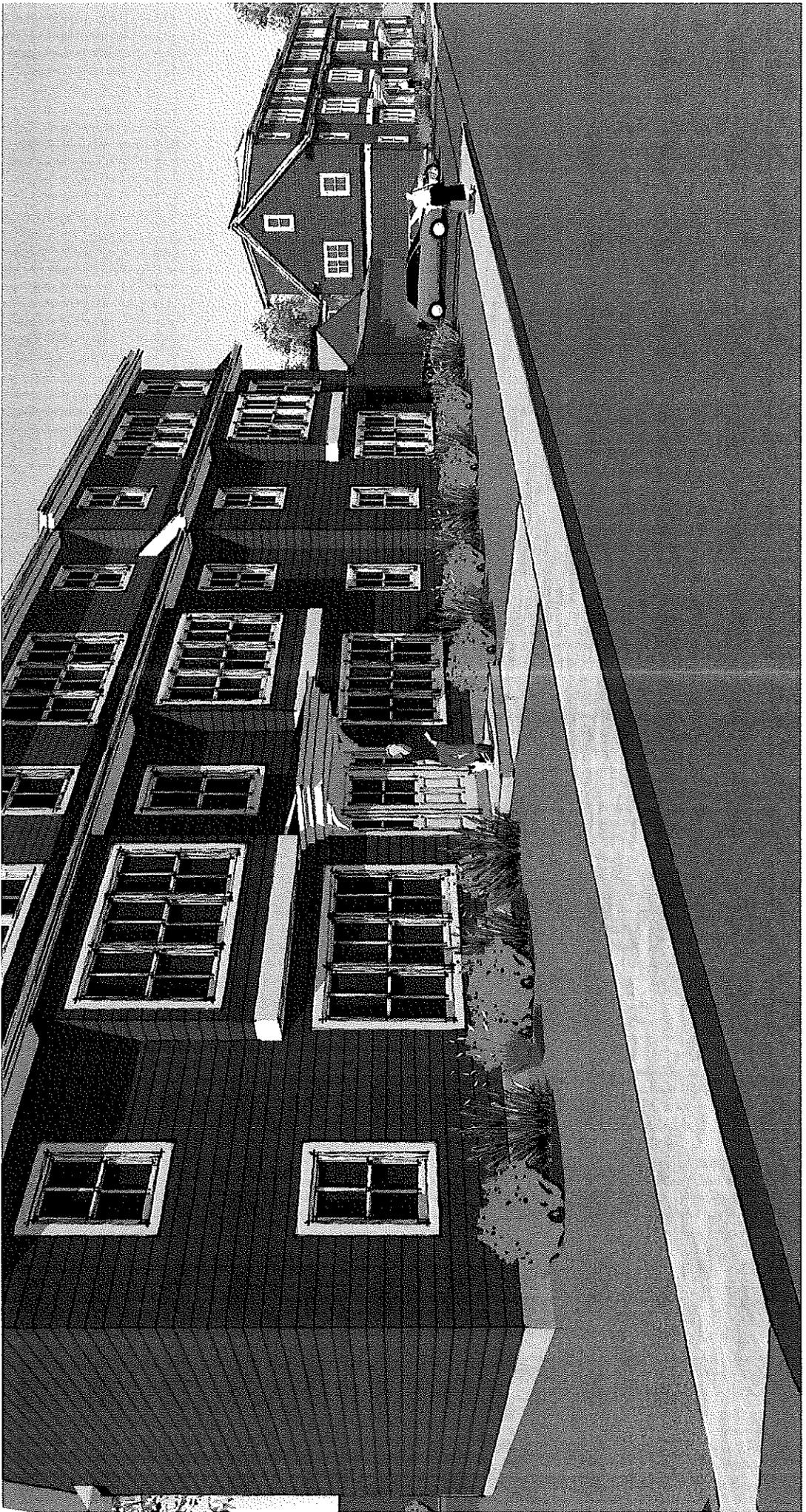
**SITE PLAN**

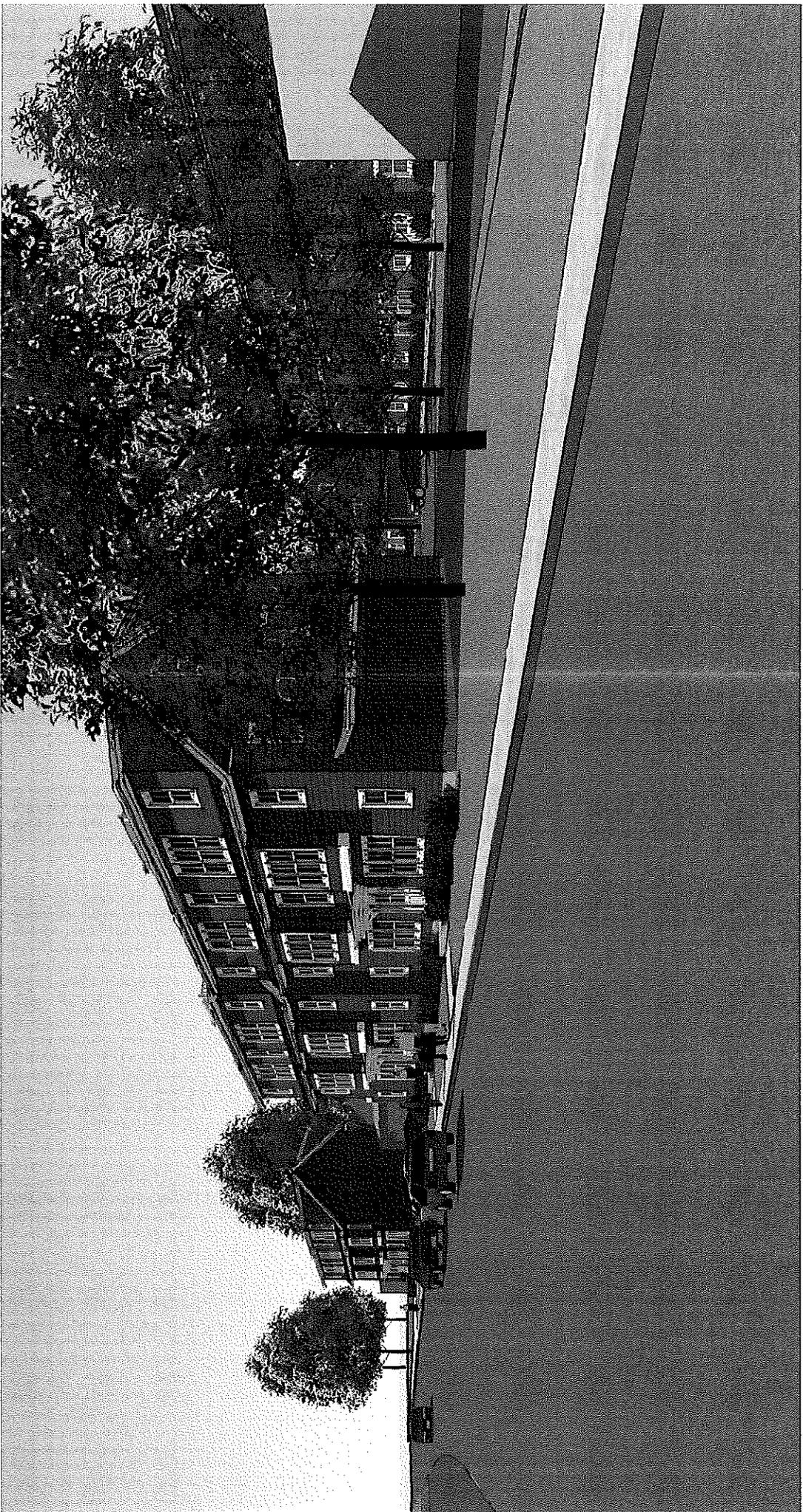
**S-1**

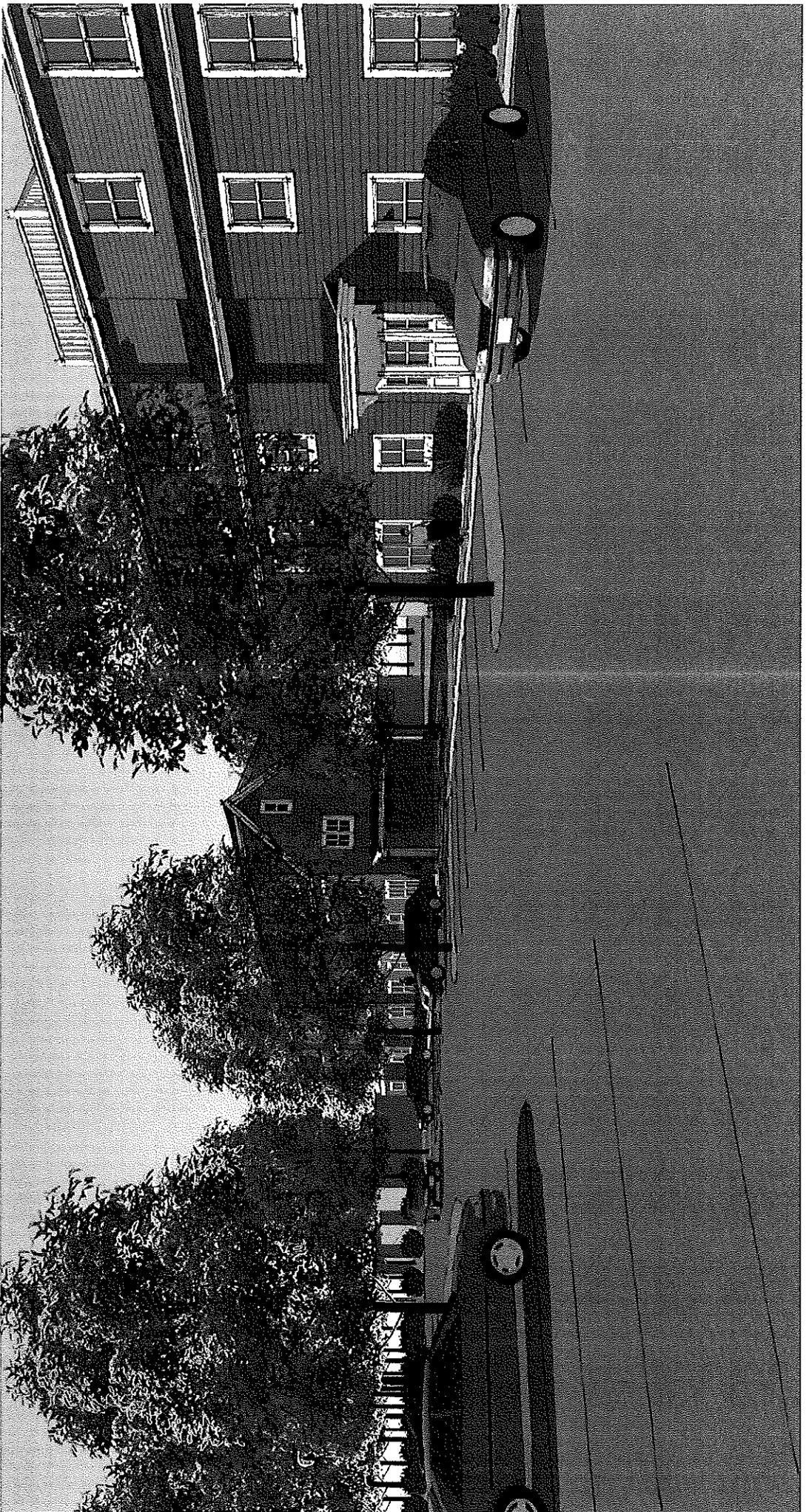


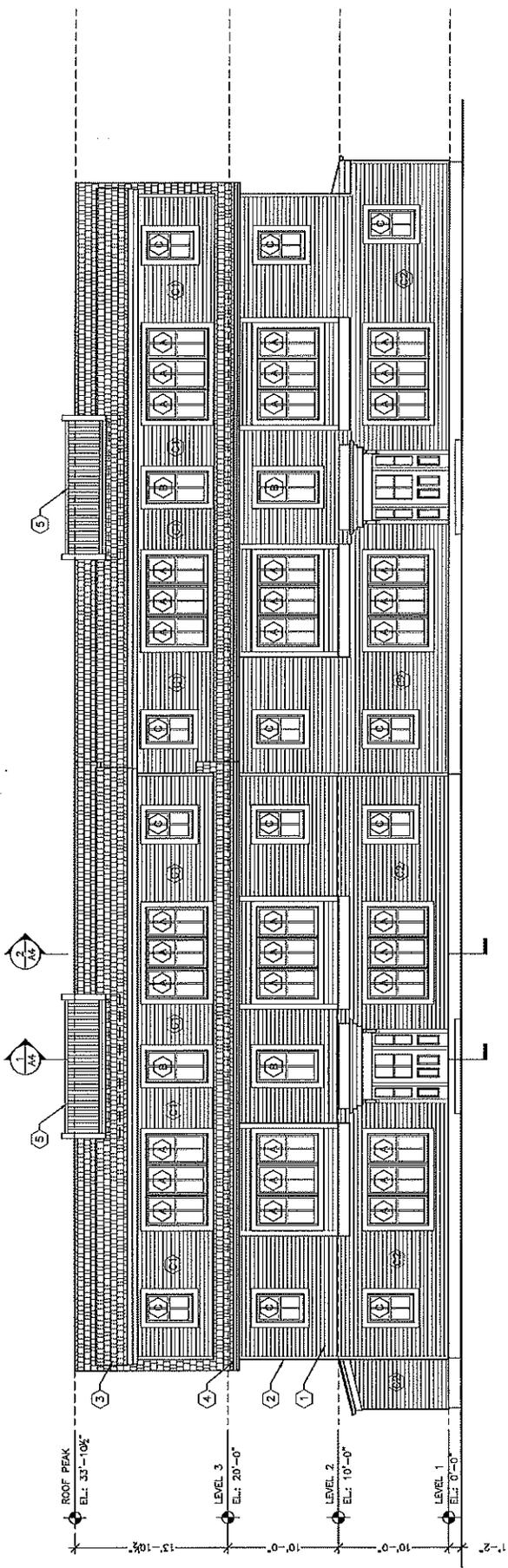




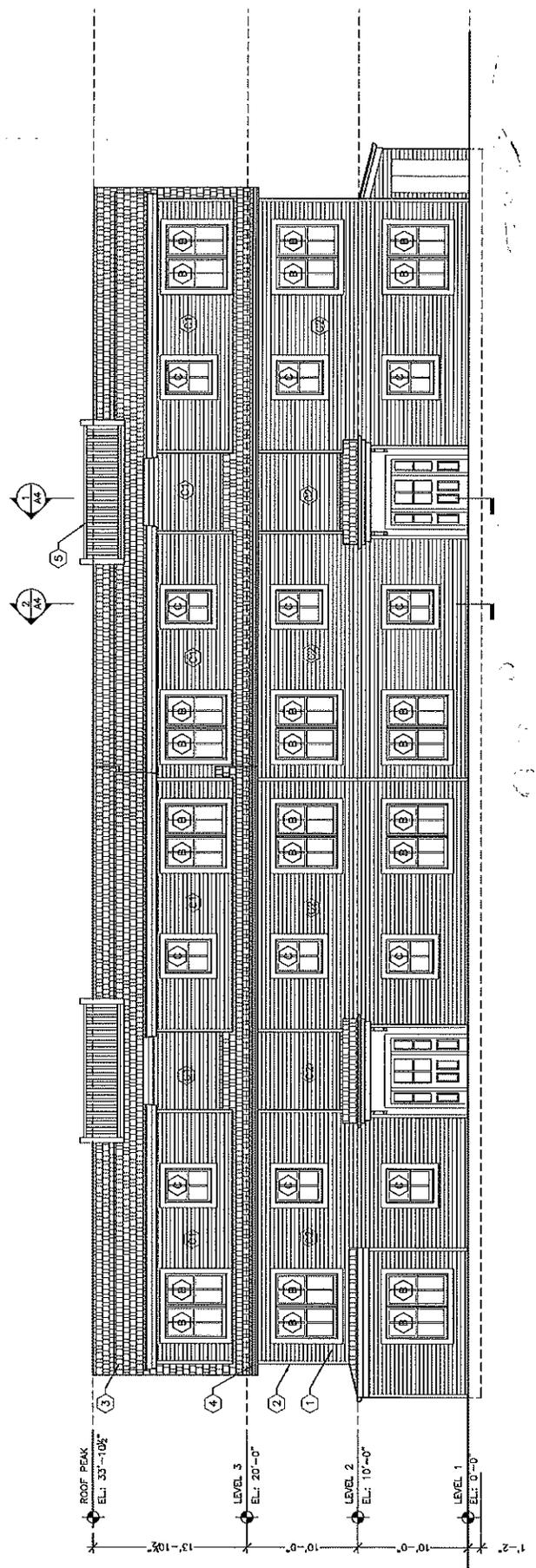




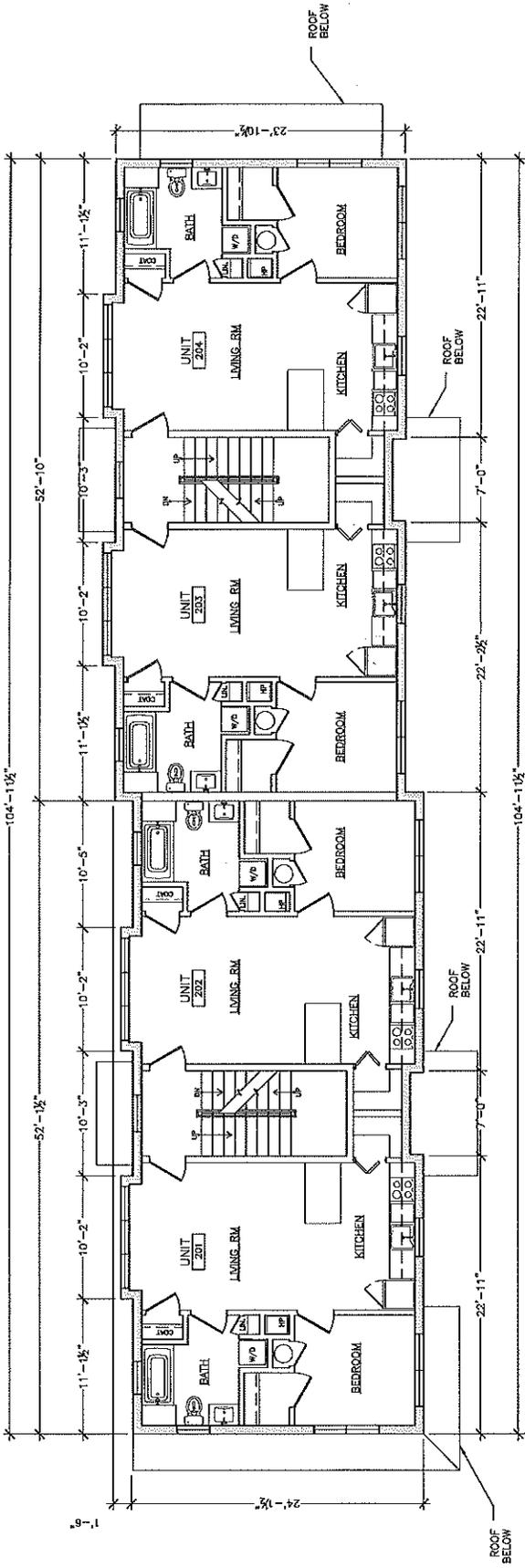




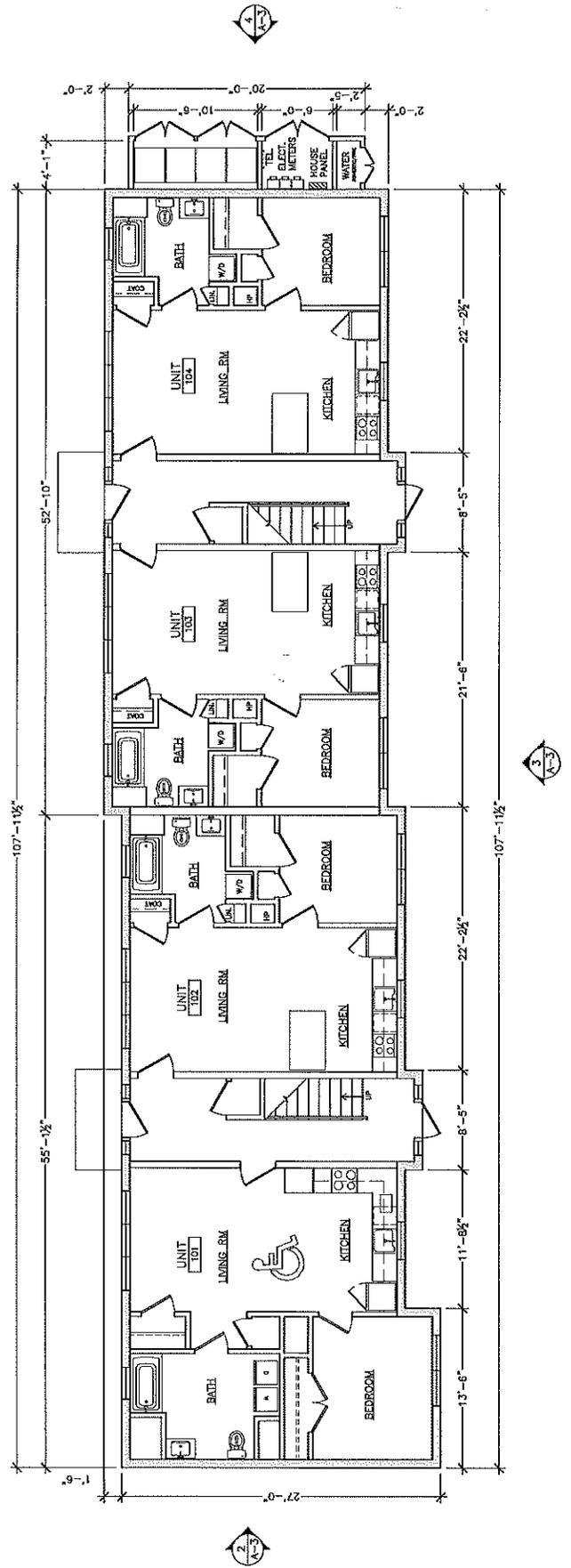
1 ELEVATION - TYPICAL (BUILDING 1, 2, 3)  
SCALE: 1/8"=1'-0"



3 ELEVATION - TYPICAL (BUILDING 1, 2, 3)  
SCALE: 1/8"=1'-0"



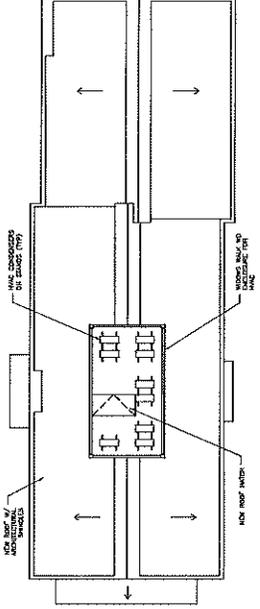
2 SECOND FLOOR PLAN - TYPICAL (BUILDING 1,2,3)  
SCALE: 1/8" = 1'-0"



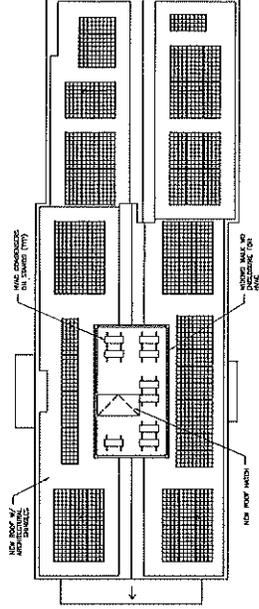
1 GROUND FLOOR PLAN - TYPICAL (BUILDING 1,2,3)  
SCALE: 1/8" = 1'-0"



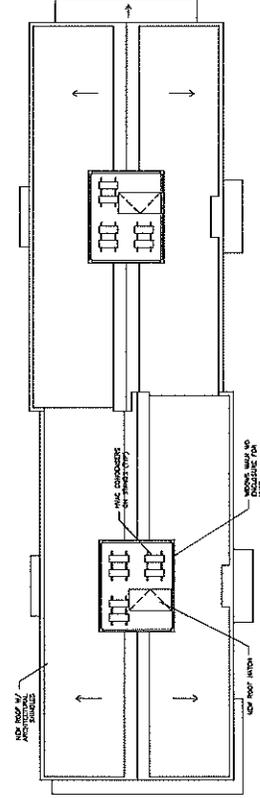
REVISIONS:
DATE: 03/11/2024 PROJECT #: 2003 SCALE: AS NOTED



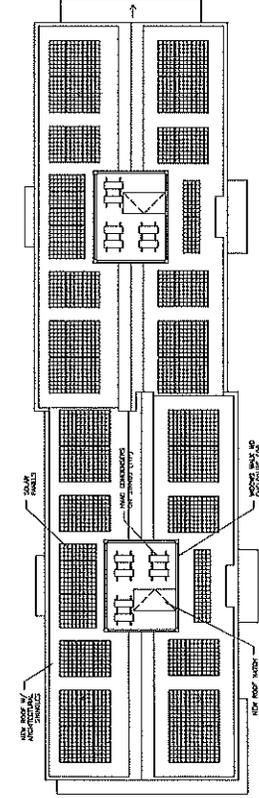
3 ROOF PLAN - BUILDING 4  
 SCALE: 1/8"=1'-0"



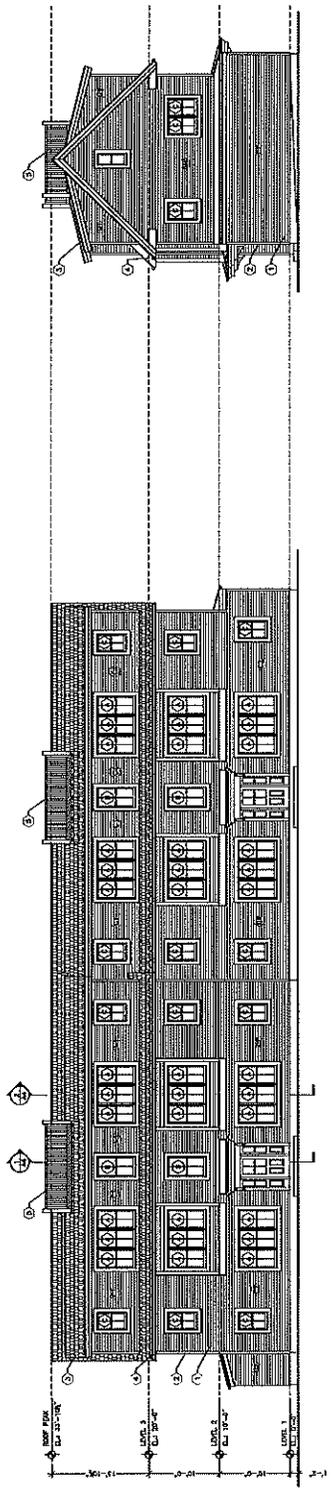
4 ALTERNATE ROOF PLAN - BUILDING 4 W/ SOLAR PANELS  
 SCALE: 1/8"=1'-0"



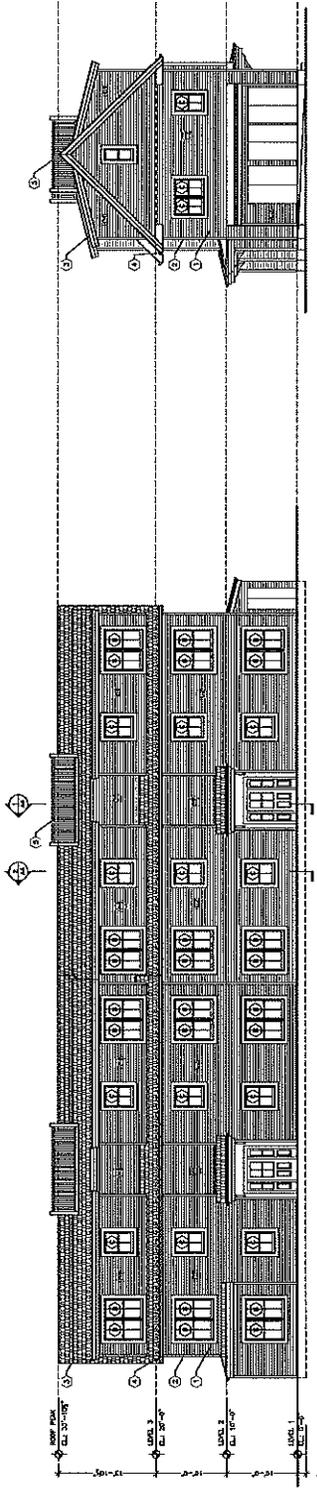
1 ROOF PLAN - BUILDING 1,2,3  
 SCALE: 1/8"=1'-0"



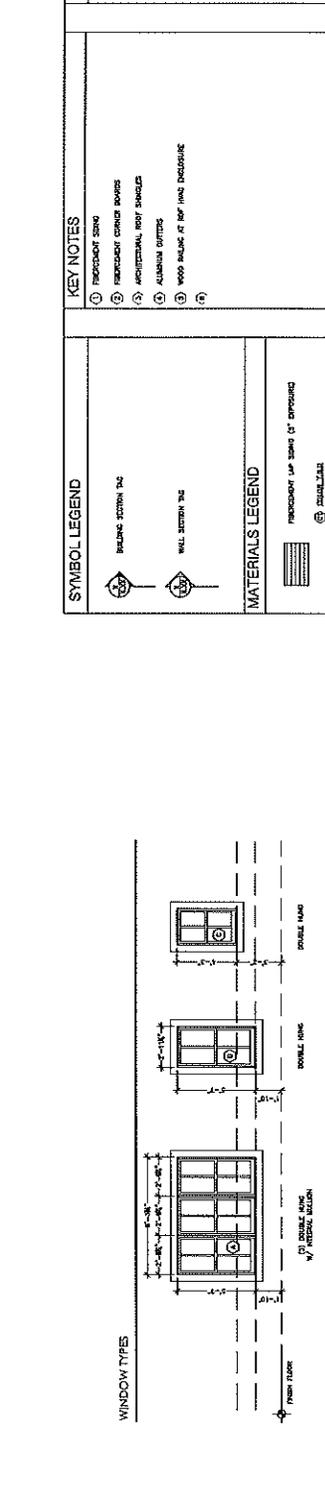
2 ALTERNATE ROOF PLAN - BUILDING 1,2,3 W/ SOLAR PANELS  
 SCALE: 1/8"=1'-0"



1 ELEVATION - TYPICAL (BUILDING 1, 2, 3)  
 SCALE: 1/8"=1'-0"



2 ELEVATION - TYPICAL (BUILDING 1, 2, 3)  
 SCALE: 1/8"=1'-0"



3 ELEVATION - TYPICAL (BUILDING 1, 2, 3)  
 SCALE: 1/8"=1'-0"

- 1 CORALSTONE (PMS 403) BUILDING 1
- 2 HAMILTON BLUE (PMS 5416) BUILDING 2
- 3 NAUTUCKET GRAY (PMS 416) BUILDING 3
- 4 QUAKER GRAY (PMS 423) BUILDING 1, 2, 3

**ELEVATION NOTES**

1. PROVIDE A WATER TIGHT ROOFING, ROOF AND GUTTER DRAINAGE THAT SHEDS WATER PROPERLY.
2. PROVIDE A MINIMUM OF THREE (3) FEET WALL ON THE SURFACE OF THE ROOFING.
3. PROVIDE A MINIMUM OF THREE (3) FEET WALL ON THE SURFACE OF THE ROOFING.
4. PROVIDE A MINIMUM OF THREE (3) FEET WALL ON THE SURFACE OF THE ROOFING.
5. PROVIDE A MINIMUM OF THREE (3) FEET WALL ON THE SURFACE OF THE ROOFING.
6. PROVIDE A MINIMUM OF THREE (3) FEET WALL ON THE SURFACE OF THE ROOFING.
7. PROVIDE A MINIMUM OF THREE (3) FEET WALL ON THE SURFACE OF THE ROOFING.
8. PROVIDE A MINIMUM OF THREE (3) FEET WALL ON THE SURFACE OF THE ROOFING.
9. PROVIDE A MINIMUM OF THREE (3) FEET WALL ON THE SURFACE OF THE ROOFING.
10. PROVIDE A MINIMUM OF THREE (3) FEET WALL ON THE SURFACE OF THE ROOFING.

**KEY NOTES**

1. ROOFING SYSTEM
2. ROOFING CURBS
3. ARCHITECTURAL ROOF SHEDS
4. ARCHITECTURAL ROOF SHEDS
5. ARCHITECTURAL ROOF SHEDS
6. ARCHITECTURAL ROOF SHEDS
7. ARCHITECTURAL ROOF SHEDS
8. ARCHITECTURAL ROOF SHEDS
9. ARCHITECTURAL ROOF SHEDS
10. ARCHITECTURAL ROOF SHEDS

**SYMBOL LEGEND**

ROOFING SYSTEM  
 WALL SYSTEM

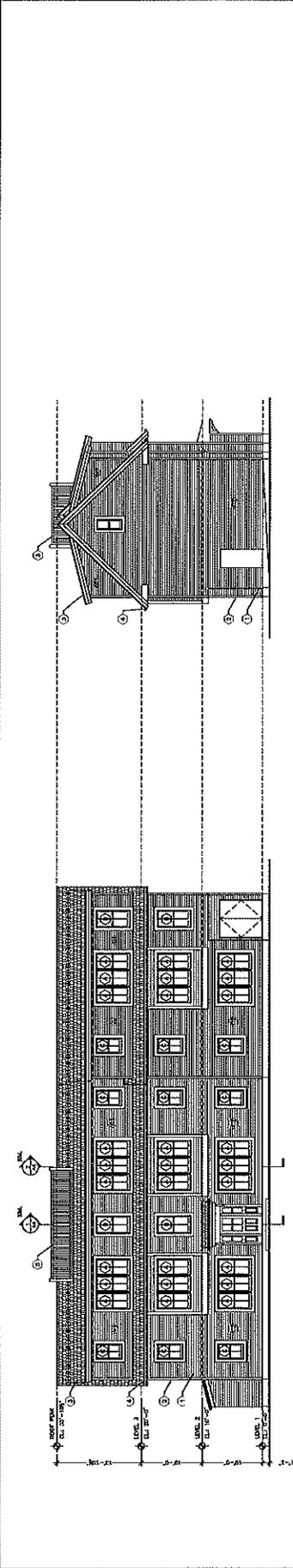
**MATERIALS LEGEND**

ROOFING SYSTEM  
 WALL SYSTEM

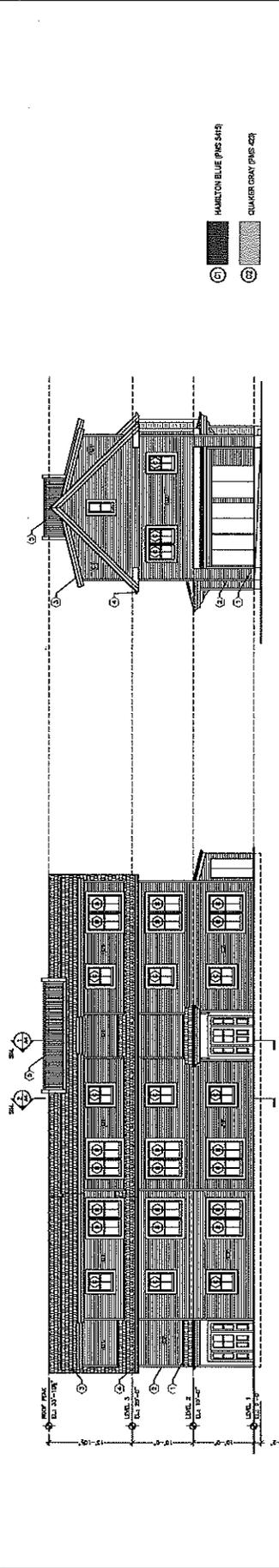


WINDOW TYPES  
 SCALE: 1/8"=1'-0"

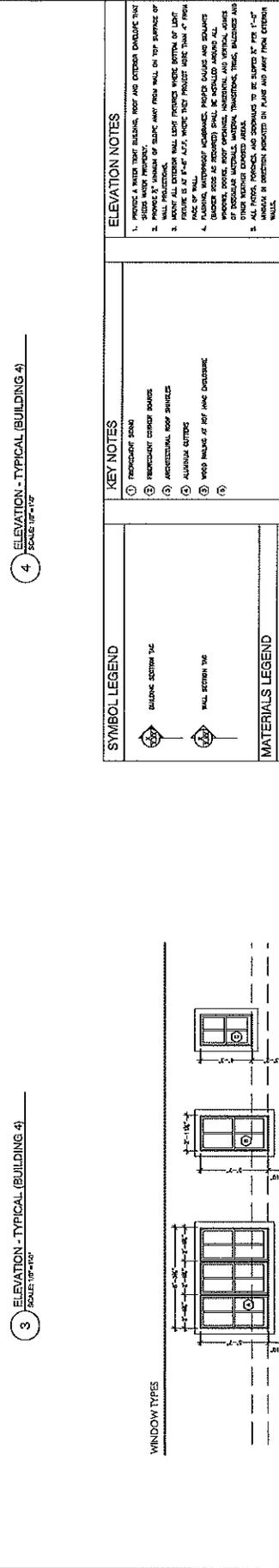
REVISIONS:
DATE: 03/11/2024
PROJECT #: 2001
SCALE: AS NOTED



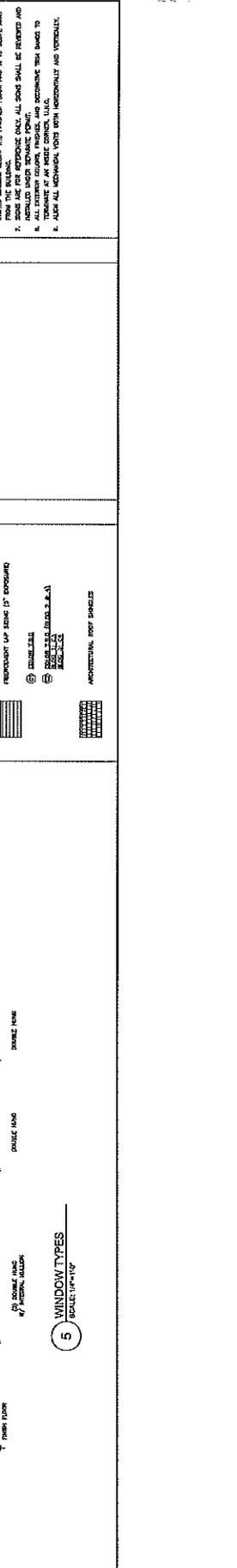
1 ELEVATION - TYPICAL (BUILDING 4)  
 SCALE: 1/8"=1'-0"



2 ELEVATION - TYPICAL (BUILDING 4)  
 SCALE: 1/8"=1'-0"



3 ELEVATION - TYPICAL (BUILDING 4)  
 SCALE: 1/8"=1'-0"



4 ELEVATION - TYPICAL (BUILDING 4)  
 SCALE: 1/8"=1'-0"

- ① HAMPTON BLUE (PMS 541)
- ② QUAKER GRAY (PMS 423)

**ELEVATION NOTES**

1. FINISHES & MATERIALS: REFER TO SPECIFICATIONS, ROOF AND EXTERIOR FINISHES THAT SHOWS WHERE FINISHES ARE TO BE APPLIED.
2. FINISHES: FINISHES OF EXTERIOR WALLS SHALL BE APPLIED TO THE EXTERIOR SURFACE OF WALLS UNLESS NOTED OTHERWISE.
3. FINISHES: FINISHES OF INTERIOR WALLS SHALL BE APPLIED TO THE INTERIOR SURFACE OF WALLS UNLESS NOTED OTHERWISE.
4. FINISHES: FINISHES OF CEILING SHALL BE APPLIED TO THE CEILING UNLESS NOTED OTHERWISE.
5. FINISHES: FINISHES OF FLOOR SHALL BE APPLIED TO THE FLOOR UNLESS NOTED OTHERWISE.
6. FINISHES: FINISHES OF ROOF SHALL BE APPLIED TO THE ROOF UNLESS NOTED OTHERWISE.
7. FINISHES: FINISHES OF PORCH SHALL BE APPLIED TO THE PORCH UNLESS NOTED OTHERWISE.
8. FINISHES: FINISHES OF DECK SHALL BE APPLIED TO THE DECK UNLESS NOTED OTHERWISE.
9. FINISHES: FINISHES OF PATIO SHALL BE APPLIED TO THE PATIO UNLESS NOTED OTHERWISE.
10. FINISHES: FINISHES OF DRIVEWAY SHALL BE APPLIED TO THE DRIVEWAY UNLESS NOTED OTHERWISE.
11. FINISHES: FINISHES OF LANDSCAPE SHALL BE APPLIED TO THE LANDSCAPE UNLESS NOTED OTHERWISE.

**KEY NOTES**

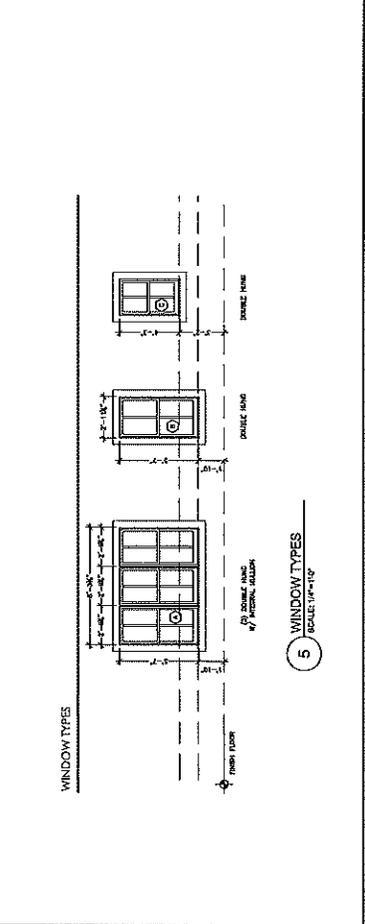
1. FINISHES: REFER TO SPECIFICATIONS
2. FINISHES: REFER TO SPECIFICATIONS
3. FINISHES: REFER TO SPECIFICATIONS
4. FINISHES: REFER TO SPECIFICATIONS
5. FINISHES: REFER TO SPECIFICATIONS
6. FINISHES: REFER TO SPECIFICATIONS
7. FINISHES: REFER TO SPECIFICATIONS
8. FINISHES: REFER TO SPECIFICATIONS
9. FINISHES: REFER TO SPECIFICATIONS
10. FINISHES: REFER TO SPECIFICATIONS
11. FINISHES: REFER TO SPECIFICATIONS

**SYMBOL LEGEND**

- ① FINISHES: REFER TO SPECIFICATIONS
- ② FINISHES: REFER TO SPECIFICATIONS
- ③ FINISHES: REFER TO SPECIFICATIONS
- ④ FINISHES: REFER TO SPECIFICATIONS
- ⑤ FINISHES: REFER TO SPECIFICATIONS
- ⑥ FINISHES: REFER TO SPECIFICATIONS
- ⑦ FINISHES: REFER TO SPECIFICATIONS
- ⑧ FINISHES: REFER TO SPECIFICATIONS
- ⑨ FINISHES: REFER TO SPECIFICATIONS
- ⑩ FINISHES: REFER TO SPECIFICATIONS
- ⑪ FINISHES: REFER TO SPECIFICATIONS

**MATERIALS LEGEND**

- ① FINISHES: REFER TO SPECIFICATIONS
- ② FINISHES: REFER TO SPECIFICATIONS
- ③ FINISHES: REFER TO SPECIFICATIONS
- ④ FINISHES: REFER TO SPECIFICATIONS
- ⑤ FINISHES: REFER TO SPECIFICATIONS
- ⑥ FINISHES: REFER TO SPECIFICATIONS
- ⑦ FINISHES: REFER TO SPECIFICATIONS
- ⑧ FINISHES: REFER TO SPECIFICATIONS
- ⑨ FINISHES: REFER TO SPECIFICATIONS
- ⑩ FINISHES: REFER TO SPECIFICATIONS
- ⑪ FINISHES: REFER TO SPECIFICATIONS

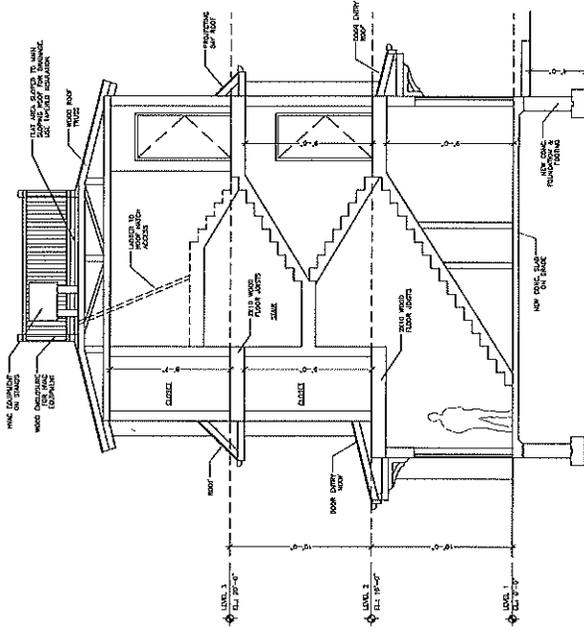


REVISIONS:

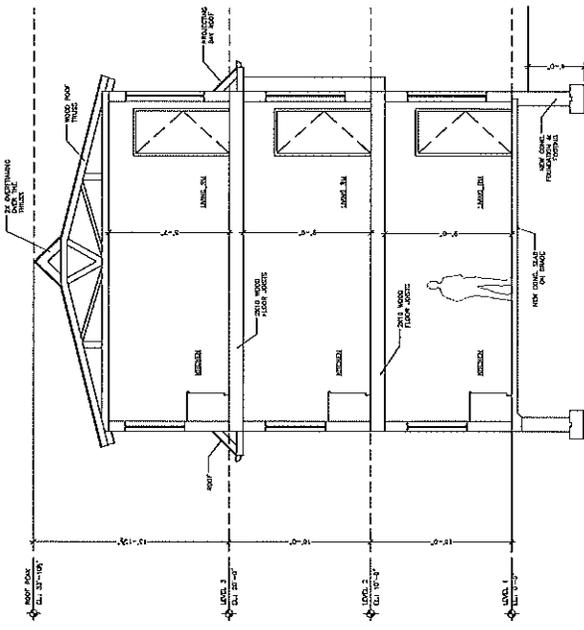
DATE: 03/11/2024  
 PROJECT #: 23001  
 SCALE: AS NOTED

SECTIONS

**A-4**



**2 SECTION**  
 SCALE: 1/4" = 1'-0"



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

**LA RENIERE ARCHITECTS**  
 185 ST. MARKS ST.  
 CAMBRIDGE, MA 02139  
 www.larenierearchitects.com

**199 BARNSTABLE ROAD**  
 HYANNIS, MA

REVISIONS:

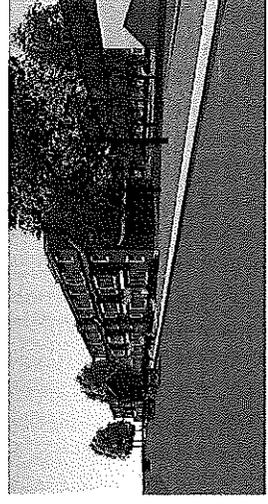
DATE: 03/11/2024  
 PROJECT #: 23031  
 SCALE: AS NOTED

**EXTERIOR RENDERINGS**

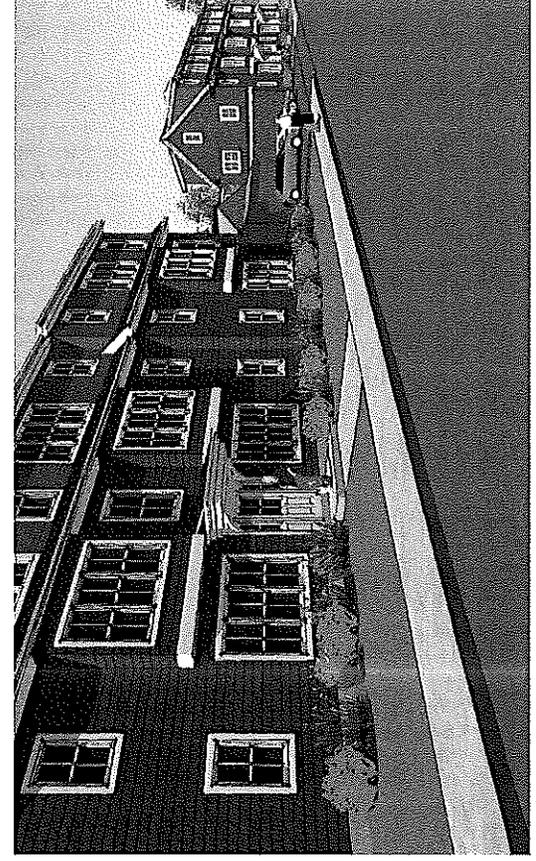
**A-5**



AERIAL VIEW



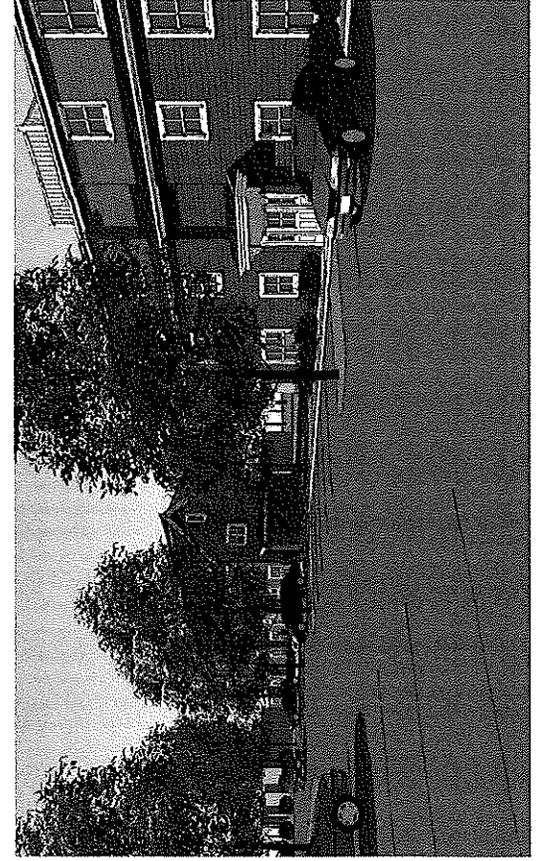
VIEW FROM GROVE STREET



VIEW FROM BARNSTABLE ROAD



AERIAL VIEW



VIEW FROM INTERIOR PARKING LOT

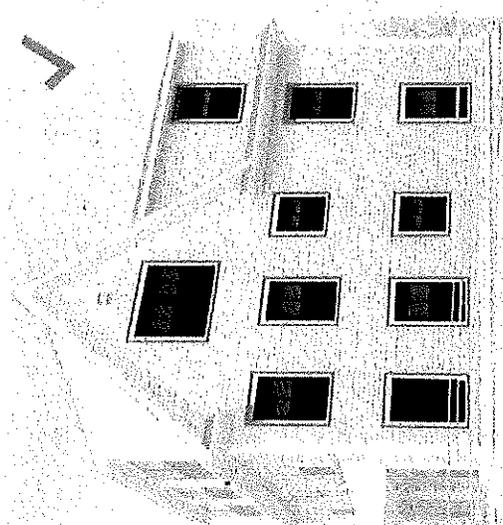


Figure 17. Example of two-over-two sash windows with an exterior muntin

- b. Doors
  - i. Residential front doors should be wood or simulated wood with a maximum of half lite.
  - ii. Doors to residential lobbies that face Main Street should follow the storefront/shopfront standards.
- c. Glazing
  - i. Glazing should be inset from the plane of exterior wall surfaces.
  - ii. Transparent glazing should be used, and highly reflective or dark-tinted glass should be avoided.<sup>5</sup>
- D. Frontage Zones
  - a. Building Entrances

<sup>5</sup> See Visible Light Transmittance (VLT) requirements in §240-24.1.5.A.8.

## **Barnstable Flats**

### **Management Plan - 199 Barnstable Road**

BRATT LLC controls the four-parcel site at 199 Barnstable Road approximating a total of 1.21 acres. The property is serviced by town provided water, sewer, and natural gas. The combined acreage will allow for construction of 45 rental apartment units, with a corresponding component of seven affordable units at 65%/100% AMI (five at 65% and two at 100%).

Working with Town of Barnstable Planning and Development, the project is also eligible for the Housing Development Incentive Program (HDIP) that offers state tax credits for the production of market rate housing, as well as the local Tax Increment Exemption (TIE). The TIE is required to participate in the HDIP program. The TIE application has been submitted for review.

Site Plan Review holds the authority for review and approval of the required "as of right" permit prior to further submission to the Barnstable Building Department. The project has been approved by formal Site Plan Review and the team will submit for the building permit within the next four week.

The site is currently within the local HDIP Zone, local Growth Incentive Zone, and federal Opportunity Zone.

Bratt will develop the site to include 45 one-bedroom one-bath rental units. Construction of all 45 units will be identical regarding quality and workmanship and include: granite countertops, stainless appliances including dishwasher, in-unit washer/dryer, smart-home technology at main & unit entrances, solar ready rooftops, and security cameras to monitor all common areas (indoors/outdoors).

Ideally, ground breaking will occur in early Q4 2024 and construction should be completed within 12 months. Marketing of the units will begin in Q2 2025 with initial occupancy in Q3 2025.

Management's goal is to create an inviting, secure and safe environment, where all of the residents will be proud to call "home".

### **Status of Project**

Bratt controls the site through the purchase in January 2024. Architectural and building plans are complete. Formal Site Plan Review approved the project on May 16, 2024. Engineering of the site is complete. Construction and permanent financing is in process. Preliminary estimates of construction costs are complete with final costing underway. Local Barnstable Affordable Housing & Growth Development Trust application has been submitted for review for grants in

support of the affordable units. A Tax Increment Exemption application is in process awaiting approval.

### **Management Plan upon Completion**

Barnstable Flats will be managed by a third party management company and will utilize smart landlord software for operations by the landlord/management as well as for use by the tenants. The system under consideration is AppFolio with the goal of offering a tenant-management web-based interface creating efficient dialogue among all constituents.

Tenants will manage their rental homes with ease of use in the Cloud with access to:

- Online payments
- Online applications
- Renter profile
- Rental Agreements & E-Sign
- Renter Leads
- Online maintenance requests
- Renters insurance

The Management Company will manage the property with ease of use in the Cloud with access to:

- Online payment and full accounting
- Automatic listing syndication & Vacancies marketing
- Online rental applications & tenant screening
- Contacts management
- Team Management
- Maintenance requests & equipment tracking
- Rental agreements, notices & e-sign
- Lead generation & Renter Leads
- On-demand printable reports
- Renters insurance tracking

The affordable component of the project will be managed in accordance with the Town of Barnstable Affordable Housing Authority, yet all residents of the Barnstable Flats will have access to the cloud based portal established.

### **Financial Assumptions**

<b>Source of Funds</b>	<b>\$12,443,750</b>
Owner Equity	\$ 1,575,000
Permanent Financing	\$ 7,818,750
BAHGDT	\$ 1,050,000
HDIP Tax Credit (80%)	\$ 2,000,000
<b>Use of Funds</b>	
<b>Buildout Costs</b>	<b>\$12,443,750</b>
<b>Debt Service Coverage</b>	<b>1.25X</b>
Loan	\$7,818,750
Term	30 years
Rate	7.25%
<b>Loan to Value</b>	<b>&lt; 70% (\$7,818,750/\$12,443,750)</b>

### **Rents:**

Market Rate

1 BR \$2100/mo.

Affordable @ 65%/100% AMI (utilities excluded)

1 BR \$ 1,283/mo. and \$ 2,094/mo.

Vacancy @ 5%

### **Expenses:**

Real Estate Taxes

Tax Increment Exemption @ 100% years 1-5, 85% years 6-10, 55% years 11-20

Management @ 5.0% (3rd party contract)

All other expenses based upon personal management of existing condominium complexes

Replacement reserve - Mass Housing/Lender requirements













**BAXTER NYE**  
ENGINEERING & SURVEYING  
BAXTER NYE  
ENGINEERING &  
SURVEYING  
Professional Engineers  
and Land Surveyors  
1977 Falmouth Road, Unit 1  
Centerville, Massachusetts 02832  
Phone - (508) 771-7522  
www.baxter-nye.com

STAMP  
STAMP  
STAMP

CONSULTANT  
CONSULTANT

PREPARED FOR:  
**Brad Sprinkle**  
**199 Barnstable Road**  
**Hyannis, MA 02601**

PROJECT TITLE  
**Proposed House**  
**199 Barnstable Road**  
**Hyannis, MA 02601**

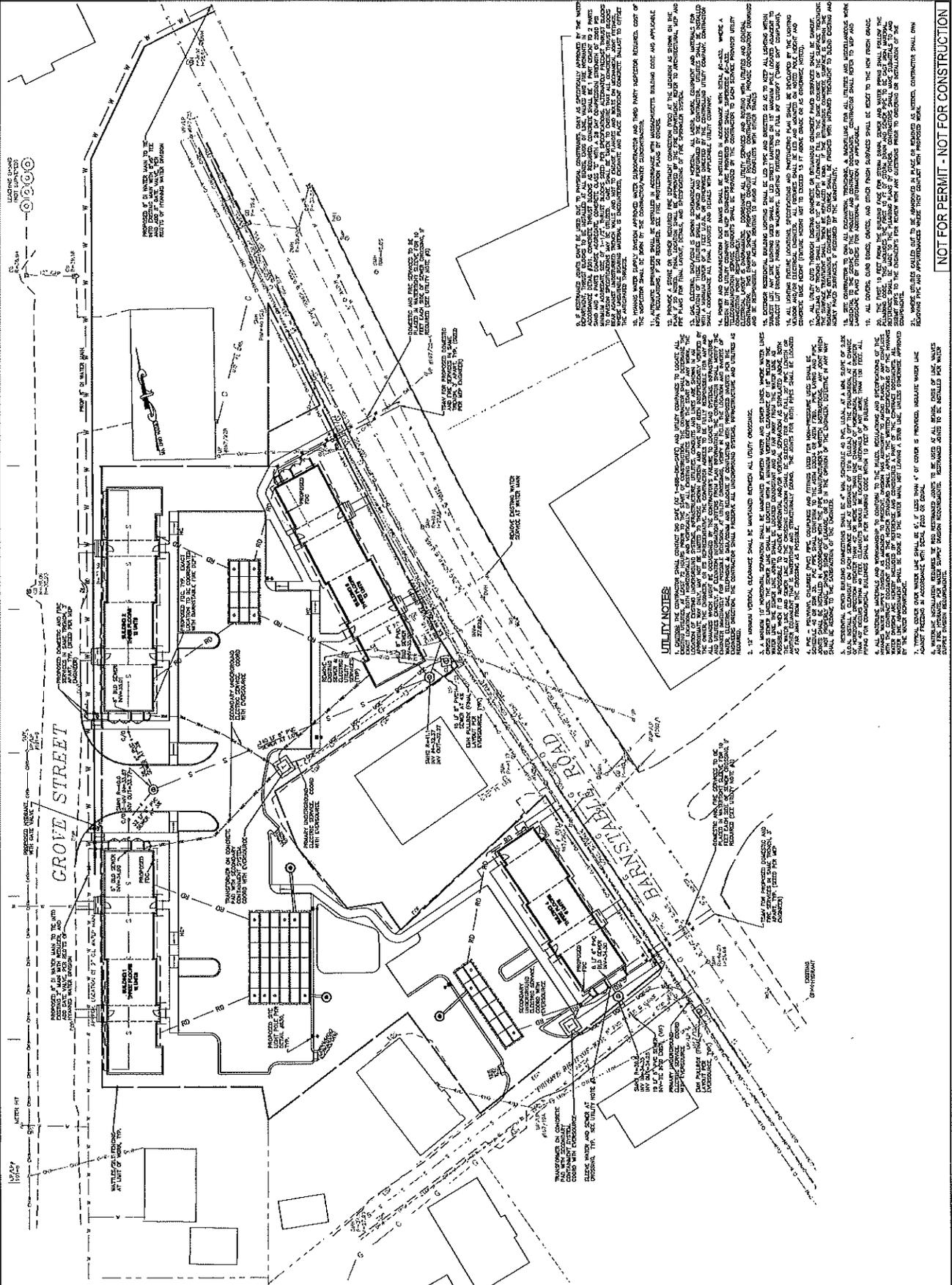
UTILITY PLAN

SHEET NO  
**C5.0**

DATE: MARCH 14, 2024  
SCALE IN FEET  
1" = 20'

SCALE: 1" = 20'  
DATE: MARCH 14, 2024  
SCALE IN FEET  
1" = 20'

NOT FOR PERMIT - NOT FOR CONSTRUCTION



**UTILITY NOTES:**

1. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL.
2. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL.
3. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL.
4. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL.
5. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL.
6. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL.
7. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL.
8. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL.
9. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL.
10. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED TO REMAIN IN PLACE AND OPERATIONAL.



**BAXTER NYE**  
ENGINEERING & SURVEYING

**BAXTER NYE**  
ENGINEERING &  
SURVEYING

Registered Professional Engineers  
and Land Surveyors

1597 Fairmount Road, Unit 1  
Cattletown, Massachusetts 02632  
Phone - (508) 771-7002  
www.baxter-nye.com

STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:  
**Brad Sprinkle**  
199 Barnstable Road  
Hyannis, MA 02601

PROJECT TITLE  
**Proposed Housing**  
199 Barnstable Road  
Hyannis, MA 02601

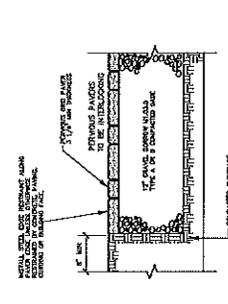
NO.	DATE	DESCRIPTION
1	1/20/20	FOR PERMIT REVIEW
2	2/10/20	FOR PERMIT REVIEW
3	3/10/20	FOR PERMIT REVIEW
4	4/10/20	FOR PERMIT REVIEW
5	5/10/20	FOR PERMIT REVIEW
6	6/10/20	FOR PERMIT REVIEW
7	7/10/20	FOR PERMIT REVIEW
8	8/10/20	FOR PERMIT REVIEW
9	9/10/20	FOR PERMIT REVIEW
10	10/10/20	FOR PERMIT REVIEW
11	11/10/20	FOR PERMIT REVIEW
12	12/10/20	FOR PERMIT REVIEW

**Details Plan**

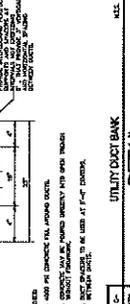
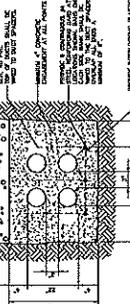
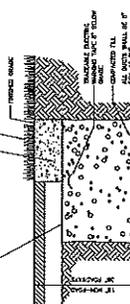
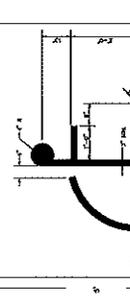
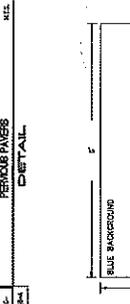
SHEET NO  
**C6-1**

DATE: MARCH 14, 2024

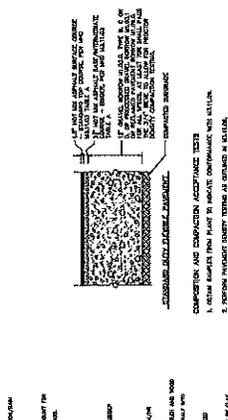
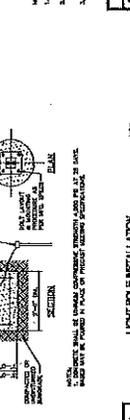
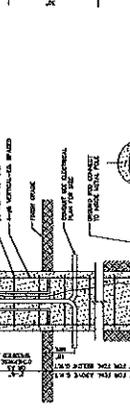
SCALE: NO SCALE  
DRAWN BY: M  
CHECKED BY: MC



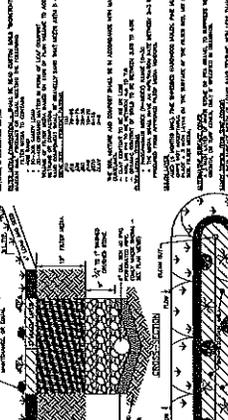
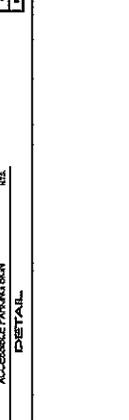
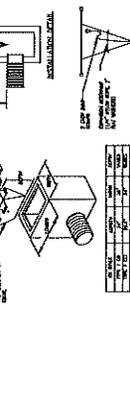
NOTES:  
1. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.  
2. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.  
3. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.



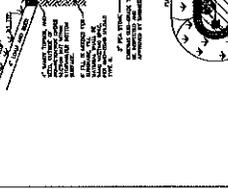
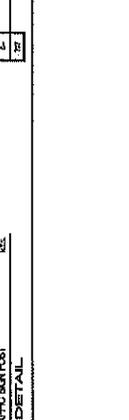
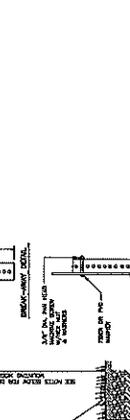
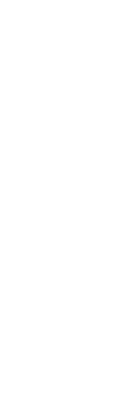
NOTES:  
1. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.  
2. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.  
3. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.



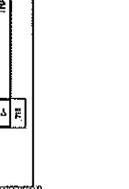
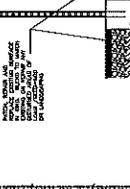
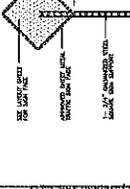
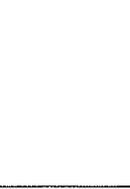
NOTES:  
1. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.  
2. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.  
3. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.



NOTES:  
1. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.  
2. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.  
3. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.



NOTES:  
1. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.  
2. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.  
3. PERIMETER FINISHES SHALL BE INSTALLED TO THE FINISH GRADE OF THE FOUNDATION WALL.



NOT FOR PERMIT - NOT FOR CONSTRUCTION



# OUTLINE SPECIFICATIONS

March 11, 2024

New Housing Project, with 45 units in 4 buildings,

199 Barnstable Road, Hyannis

**PROPOSED BUILDINGS:** Three 3-story apartment buildings of 12 units, and one with 9 units. All parking will be provided on grade. Building will be 5A wood framed construction. There are no elevators and the stairs will be wood framed.

## DIVISION 01 - GENERAL REQUIREMENTS

All work to be performed to industry highest standards, and according to each trades and manufacturer's standards and instructions. Project to include all administrative costs and general contractor overhead associated with management and supervision of the work. Provide the owner with allowances for independent testing of materials (concrete, soil compaction, etc.) and for warranted assemblies.

## DIVISION 02 - EXISTING CONDITIONS and Site Work

### **SITE WORK:**

The site shall be fully prepared and finished for the proposed new building, and new parking and landscaped areas, including clearing and grubbing, grading, foundation preparation, paving and landscaping. Included is all site work associated with drainage, water run-off control and construction measures. G.C. to provide all underground storm water control. All utilities to be underground and connected to new building systems. Provide allowances for connections to electrical services, water and sewer hook-up, and telcom. Carry a \$50,000 allowance for landscaping, hardscape at building entries and pathways.

## DIVISION 03 - CONCRETE

1. Work shall include all foundations, footings, slabs, sidewalks. Concrete paving shall all be reinforced and sloped to drains as required. Concrete paving to be broom finished exposed aggregate, with expansion and control joints as required. Assume soil is capable of bearing building on typical spread footings for 3-story building.
2. There are no basements or Concrete retaining walls
3. Buildings to have first floor slabs on grade with thermal breaks at perimeter walls
4. Sidewalk and pad at back of building with 6' wide sidewalk access for trash container removal by landlord staff..

## DIVISION 04 - MASONRY

None anticipated in base project.

## DIVISION 05 - METALS

1. Miscellaneous steel hangers, tie-downs, brackets and other framing accessories
2. Provide and install new steel pipe rails at both sides at egress stairs.

3. Provide and install steel ship ladders for roof hatch access.

#### **DIVISION 06 – WOOD, PLASTICS, COMPOSITES**

##### Rough Carpentry:

1. All framing will be as defined on structural drawings with 2x10 typical wood floor framing and custom sloped roof open trusses with additional framing for tops of sloped roofs.
2. Exterior wall framing to all be 2x6 studs (16" O.C.) to meet requirements of type V construction. All other framing elements in exterior walls to be wood. Exterior wall sheathing to be exterior insulated Zipwall R-sheathing (R-6) forming continuous rigid exterior insulation. 2x4 wood partitions within building interior unless noted otherwise for load-bearing or acoustic separation purposes.
3. Walls between units to be double stud (2) 2x4 walls with 1 inch air gap between.
4. Walls between units and corridors walls are structural shear walls and will have 1/2" plywood, with nailing 6" o.c..
5. Work to also include sleepers for roof HVAC units.
6. Provide in-wall blocking for all cabinets and bathroom accessories in all unit bathrooms to meet ADA requirements.

##### Finish Carpentry:

1. All units will be have primed and painted standing and running trim. For pricing, assume 5" wood base and custom 4" door casings. No trim at windows.-GWB returns.

#### **DIVISION 07 – THERMAL AND MOISTURE PROTECTION**

1. New finish for exterior of building to be James Hardie composite fiber cement lap siding with 4" exposure to the weather, in standard white manufacturers' color. Siding to have pvc corner trim boards. All vertical transitions will be fully flashed, and sealed. Attachment to sheathing through insulation to follow all manufacturers' standard details. Any paneled areas to be on metal furring channels.
2. All Roofing for building on flat roofs to be 60 mil single-ply mechanically fastened, white TPO fully adhered membrane roof by Carlisle, or equal. All curbs, parapet sealants, copings, and penetrations to be fully guaranteed, and to be part of complete roofing system. Roofing accessories to be fully coordinated with rigid insulation system to ensure an effective thermal and moisture protection system. Roof to pitch to exterior sloping roof. No white roofing material to be visible from the ground. Black compatible roofing material to be used at perimeter transitions to sloped roofing and on any vertical rises. Roof slopes of flat roofs to be achieved using tapered rigid insulation under the roof membrane.
3. Sloped roofing to be charcoal architectural shingle roofing. For pricing purposes, use GAF timberline HDZ High definition Lifetime shingles, or equal. Charcoal color.

4. Joint Sealant to be provided at all masonry or concrete expansion joints, window and door frames, etc. Colors of all seals to be selected by architect from full range of manufacturers' colors.
5. White aluminum gutters and rectangular downspouts to be sized to accommodate roof run-off. Roof rain water leaders, to feed vertically at corners of buildings to be tied to storm water management systems under the parking lots.
6. Weather resistive barrier to be Zip-wall sheathing system at all siding/panel locations and fluid applied bituminous waterproofing at all underground concrete locations.
7. Roof insulation to be R-49 fiberglass batt insulation on new ceiling, with full insulation at perimeter, and venting to be provided through gables.
8. Wall thermal insulation to be 6" fiberglass insulation with an insulation value of R-21, with 1- 1/2" insulated Zip R-sheathing (R-6).
9. Acoustic insulation in party walls between units to be 3" fiberglass acoustical insulation on each side of double wall.
10. Acoustical insulation above ceiling to be 6" fiberglass insulation.
11. All exterior horizontal trim boards and changes in materials to be fully flashed with metal, to present superior architectural appearance
12. One 3ft x 6 ft insulated roof hatch to be provided for roof access. Coordinate framing opening and steel ship ladder.

#### **DIVISION 08 - OPENINGS**

1. Hollow Metal Doors and Frames: All exterior doors to have welded steel frames with painted finish. Interior utility room doors with steel frames may have KD frames. 3'-0" x 7'-0", with 2" face, unless otherwise noted. All exterior doors to be insulated hollow metal doors with painted steel finish.
2. Wood Doors: All interior unit entry doors to be solid core wood doors 3'-0" x 7'-0" x 1 3/8", with primed and painted face. All unit interior doors to be 1 3/8" thick solid MDF doors with 2 recessed panels.
3. Aluminum Storefront system: Entry storefront system to be extruded aluminum system TRIFAB II 451, By Kawneer, in clear anodized aluminum. Entrance doors to be wide-style full-height 3'-0" x 8'-0" extruded aluminum entry system by Kawneer. Each leaf to have 3 off-set pivot hinges, closers to be concealed overhead type with adjustments to meet ADA requirements.
4. Window systems: All windows in units to be Anderson 100 Series, types as shown on elevations, with thermal breaks and low-e insulated glass. Window units to be impact resistant. Provide insect screens and window control opening devices for all windows. Alternative: vinyl windows by Harvey in same sizes as shown on drawings.
5. Finish Hardware at building entry doors: Schlage locksets AL Series with Jupiter levers and electric strikes tied into electronic security system.

6. All interior doors to have Schlage locksets with Jupiter lever handles of functions appropriate to the use. AL-Series at all common area locksets, S200 Series on unit entries and AL-Series at unit interior doors. All finishes to be brushed stainless steel.
7. Main entrance lobby door and rear entrance doors on 1<sup>st</sup> floor to have card access. Provide electric strikes and card reader tie-in.
8. All units to have electronic entry locks activated by cell phones.
9. All exterior glass in windows to be clear low-E insulating glass. All exterior glass in store-front system at lobby and restaurant to be clear 1" thick insulating glass.
10. All glass and windows to meet "shoreline hurricane rated" standards.

#### **DIVISION 09 - FINISHES**

1. Gypsum drywall:
  - a. Interior unit partitions to be built of 2x4 wood studs at 16" o.c. extending to GWB unit ceiling of 5/8" GWB' with 5/8" GWB each side. All installation to be according to manufacturer's standards and specifications.
  - b. All ceilings of units to be 5/8" GWB Type-C on resilient channels at 12" o.c.
  - c. Exterior walls in type 5 construction) to have 1 layers of 5/8" type-X GWB on interior face. GWB to extend completely to underside of sheathing of the floor above.
  - d. Stairway with only three floors may have a 1-hour continuous partition around.
2. Gypcrete floor underlayment: All wood structure floors to have 3/4" gypcrete on top of 1/4 resilient Acusti-Mat soundboard, throughout the second and third floors.
3. Ceramic Tile finishes: All unit bathrooms to have porcelain tile floors. All tiles shall be laid according to the applicable TCA standards on resilient flooring system to provide sound isolation for unit below. Provide \$6 per SF allowance for all tile material (tile material only, not mud/grout or installation)
4. Wood Flooring: All units to have wood look luxury vinyl planks flooring in kitchen/ living / dining and bedroom areas. Provide \$4 - /SQ. FT material (flooring material only, not glue or installation) allowance.
5. Carpeting:
  - a. In common area corridors – commercial carpet tile – provide \$35 - /SQ. YD material allowance for carpet tile.
  - b. In common area alternative: same budget for LVT plank flooring.
6. Ceilings: Ceilings in common areas on 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors to be GWB.
7. Resilient flooring and vinyl base: (in common area utility rooms and stairs) Vinyl flooring on areas not to be carpeted or tiled. Armstrong Excelon vinyl composite tile. Vinyl Base to be 4" x 1/8" vinyl base by Johnsonite, straight at carpet, coved at vinyl.

8. Painting: Painting scope to include painting of all exposed interior drywall partitions. All GWB to receive one coat of primer and two coats of finish paint.

#### **DIVISION 10 - SPECIALTIES**

1. Provide 1 mirror 3'w x 4'h in each of the unit bathrooms, adhered to wall without channels.
2. Bathroom accessories: provide \$300 allowance for materials only for towel bars, hooks and t-paper holders for each bathroom in the units.
3. Provide standard post-office mail-boxes in main lobby. (12 mail slots and 3 parcel boxes for each building)
4. Provide \$20,000 allowance for building signage.
5. Shower enclosures to be single piece fiberglass with base.
6. Shower enclosures at tubs to be 3-piece fiberglass surround.
7. In unit standard programmable thermostats. Alternate price for smart thermostats (Google Nest or similar)
8. Main building entrance to have Butterfly MX smart video intercom system.

#### **DIVISION 11 - EQUIPMENT**

1. Provide a \$2,000 allowance per unit for (all-electric) appliances.

#### **DIVISION 12 – FURNISHINGS**

1. Kitchen and bathroom cabinets: white finish plastic foil laminate cabinets with euro style full overlay doors. European hinges, bar pulls.
2. Kitchen and bathroom counters: Caesar Stone quartz counters with 4" splash. 1¼" thick at kitchens and ¾" thick at bathrooms. Provide cut-outs for under-counter mounted sinks, and through counter spread valves and faucets. (assume \$50 / SF material cost w/o fabrication)

#### **DIVISION 13 – SPECIAL CONSTRUCTION**

Not used.

#### **DIVISION 14 – CONVEYING EQUIPMENT**

Not Used

#### **DIVISION 21 – FIRE SUPPRESSION**

##### Codes, Standards, and Authorities

Perform work in accordance with rules, regulations, standards, codes, ordinances, and laws of local and federal governments, and other authorities with lawful jurisdiction, and be responsible for compliance therewith.

Material and equipment shall be Underwriters Laboratories, UL-listed and ASME approved as applicable for service intended.

Conform to applicable code for installation of backflow prevention devices. Provide certificate of compliance from authority having jurisdiction indicating approval of installation of backflow prevention devices. All required permits and inspection certificates shall be obtained and made available at the completion of the work.

### Fire Service

Fire service shall be supplied to each building from a minimum 4-inch cement lined ductile iron line originating 10'-0" outside the building. Upon entering the building, the piping shall transition to schedule 40 black steel with Victaulic couplings.

Hydrant flow testing will be necessary to determine if a fire pump will be required.

### Fire Protection Piping Distribution

Fire protection distribution schedule 40 piping will extend from the water service room to the stair enclosures and rise up through the building.

The building will be provided with one (1) minimum four inch (4") sprinkler alarm check valve.

Two (2) 4" combination standpipe / sprinkler risers, and one (1) 4" standpipe equipped with fire department valve.

Each level will be a dedicated sprinkler zone.

Floor control valve assembly will be located within the stair containing combination standpipe / sprinkler riser.

CPVC "BlazeMaster" piping used only in Light Hazard occupancy will extend from the floor control stations to the corridors and residential units supplying sprinkler heads throughout.

Schedule 40 galvanized steel piping shall be utilized for the dry-pipe systems in the roof attic spaces.

### Fire Protection Systems

Fire Protection systems will include wet pipe sprinkler system throughout residential units, common areas, stairs, units, mechanical and storage spaces.

The number of zones will be discussed with the building owner.

Sprinkler system common areas and residential units will be designed to meet Light Hazard criteria.

### Sprinkler Heads

Sprinkler heads located within each dwelling unit shall be fully concealed residential type and sidewall heads as indicated on the diagram. Sprinkler heads located outside each dwelling unit in common areas shall be concealed quick response type.

## **DIVISION 22 – PLUMBING**

### Codes, Standards, and Authorities

Perform work in accordance with rules, regulations, standards, codes, ordinances, and laws of local and federal governments, and other authorities with lawful jurisdiction, and be responsible for compliance therewith.

Material and equipment shall be Underwriters Laboratories, UL-listed and ASME approved as applicable for service intended. All Plumbing fixtures, equipment, and materials shall be approved by the Board of State Examiners of Plumbers and Gas Fitters.

Conform to applicable code for installation of backflow prevention devices. Provide certificate of compliance from authority having jurisdiction indicating approval of installation of backflow prevention devices. All required permits and inspection certificates shall be obtained and made available at the completion of the work.

#### Domestic Water Service

Domestic water shall be supplied to the buildings by a minimum two inch cement lined ductile iron line originating 10'-0" outside the building. Upon entering the building, the piping shall transition to type "L" copper and pass through a compound type water meter with remote reading capability.

#### Domestic Water Distribution and Water Equipment

Domestic water piping and fittings two inches and smaller shall be flow guard gold CPVC and routed throughout the building to serve the new fixtures and equipment as required.

Each unit shall include quarter turn ball valves. Piping larger than two inches shall be schedule 80 CPVC.

Domestic water systems include cold water and hot water. Domestic water piping within community or assembly areas (commercial spaces only) shall be type "L" copper.

#### Hot Water Generation

Hot water generation (130 degrees F) shall be provided at each unit from a 40 gallon Electric hot water heater within each unit.

#### Sanitary Waste

Sanitary waste and vent piping shall be provided for all plumbing fixtures. A sanitary sewer main shall be provided extending 10'-0" outside the building and connect to site sanitary system.

Sanitary waste piping and fittings within the residential sections of the building shall consist of solid core schedule 40 PVC with glued couplings. Sanitary, waste and vent piping within the first floor common areas of the building shall be cast iron.

#### Storm Drainage

Storm Drainage system shall consist of roof gutters and down-spouts for all sloped roofs.

Horizontal storm drainage piping shall be covered with a minimum of one inch of vapor barrier type insulation.

#### Natural Gas

No natural gas will be used in these all-electric buildings.

### Plumbing Fixtures

All high-quality plumbing fixtures shall be provided and installed per ADA and ANSI requirements when required. Fixtures shall be water-conservation type. Water closets shall be low consumption elongated tank type complete with closed front seat and cover.

Lavatories shall be equipped with low consumption faucets with aerators. Insulation kits for p-traps and supplies shall be provided when required by ADA.

Kitchen sinks shall be a minimum of 20 gauge and complete with single lever faucet with pull out spray. Tailpiece from kitchen sink shall include stem for connection of drain from dishwasher.

### Testing, Adjusting, and Balancing

Provide testing of plumbing systems as specified and as required by authorities with jurisdiction including Owner and Architect.

Before date of acceptance, furnish Architect with certificates of testing and inspection for plumbing systems indicating approval of authorities with jurisdiction and conformance with requirements of contract documents.

### Piping Installation

Install in accordance with manufacturer's instructions. Route piping in orderly manner and maintain gradient. Route parallel and perpendicular to walls.

Install piping to maintain headroom, conserve space, and not interfere with use of space.

Provide clearance in hangers and from structure and other equipment for installation of insulation and access to valves and fittings.

Provide access where valves and fittings are not exposed.

Establish elevations of buried piping outside the building to ensure not less than 5 feet of cover for water piping and not less than 3 feet for drainage piping.

Install vent piping penetrating roofed areas to maintain integrity of roof assembly. Consolidate vent lines in attic so roof penetrations are minimized.

Sleeve pipes passing through rated partitions, walls and floors.

### Equipment Installation

Install products in accordance with manufacturer's instructions. Fixture Heights: Install fixtures to heights above finished floor as directed by the Architect.

Extend cleanouts to finished floor or wall surface. Ensure clearance at cleanout for rodding of drainage system.

Encase exterior cleanouts in concrete flush with grade.

Install water air chambers on hot and cold water supply piping to all plumbing fixtures with quick closing valves.

Rough-in fixture piping connections in accordance with minimum sizes per code.

Install each fixture with trap with cleanout plug for servicing and cleaning.

Provide chrome plated rigid or flexible supplies to fixtures with handle stops, reducers, and escutcheons.

Install components level and plumb.

Install and secure fixtures in place.

### **DIVISION 23 – HVAC**

The apartment windows will meet the natural ventilation requirements.

#### Apartment heating and cooling

Ducted electric heat-pump units, similar to Mitsubishi products (or approved equal), to heat and cool the apartments. The indoor units would be vertical type (model PVA-A), and to be installed in recesses in walls with access from front grills.

Supply, rectangular duct will be located in a soffit on the bedroom/bathroom side of the bearing wall and diffusers with volume control dampers feeding into rooms on both sides. The duct will not penetrate the fire rated ceiling, so no fire rating will be required on dampers.

There will be one outdoor unit per apartment. Mechanical ventilation would be in the scope of work. The outdoor units (Mitsubishi model PUZ) will be mounted on the roof. Elevated stands, attached to the roof structure, will be provided. Units will be grouped together in pairs within a "widow's walk" railing and the stands will be mounted on 6' X 6" weatherproofed sleepers.

#### Bathroom Exhaust

Bathroom exhausts will be terminated at the building façade. The bathroom fans will be controlled by wall-mounted switches. Location of exhaust outlets will be coordinated with operable windows. A minimum distance of 36 inches between outlets and windows will be required to meet the code. The bathroom fans will be wired to run continuously at 30 CFM and as needed at 80 CFM

#### Dryer Exhaust

Dryer exhausts from unit washer/dryers will be terminated at the building façade. Location of exhaust outlets will be coordinated with operable windows. A minimum distance of 36 inches between outlets and windows will be required to meet the code.

#### Kitchen

The kitchen hoods will be vented to the exterior; Kitchen hood shall be specified by the architect.

### Stairways and Public areas

The stairways will be ventilated, heated and cooled by a single fan-coil unit. Smoke/fire dampers will be required at the shaft penetrations.

### Miscellaneous Heating

Electric cabinet unit heaters and unit heaters will provide miscellaneous heat for areas such as vestibules, staircases etc.

## **DIVISION 26 – ELECTRICAL**

### Site and Utility Work

A single centrally placed Utility pad-mounted transformer will serve the four buildings. The secondary will be 120/208V, 3-phase, 4-wire service and will extend underground to the main electric room to be located at the exterior electrical closet located at the end of all 4 buildings.

The building telephone service will enter underground to the main communications room located on the first floor level of the stairway of each stack of 6 units via 4- 2-inch conduits. Tel/data closets will be provided on the first floor of every stairway stack.

The fire alarm service will consist either of an underground municipal loop or radio master box to the main fire alarm control panel located in the primary stair of each building. The final system connection will be coordinated with the local authorities.

### Electrical Distribution

The building electric service to the site is anticipated to be a 2,000A (estimated), 120/208V, 3 phase, 4 wire switchboard located in the main electrical rooms in the lower level floor to distribute power throughout the entire building via two riser run through each level. The riser will consist of conduits and building wire.

House panels will be provided at the end electrical closet of each building and will serve the corridors, stairwells and other common areas.

New distribution and branch circuit panels will be provided throughout the building in new electric closets. 120/208V panels will service the house lighting, HVAC, and receptacle loads.

Every building will include a central electric closet with a conduit riser, 120/208V, 3 phase, 4 wire panelboards for lighting, HVAC, and receptacles. Load distribution centers will be located in the end closets to power the load centers within each apartment. In the main electrical room in the basement there will be individual meters for each of the 12 or 9 residential units per building, and 1 meter for the common spaces.

Each floor will include a central tel/data closet in the first floor entry under the stairway.

### Standby/Emergency Generator

There is no requirement for a standby generator.

### General Power

Power connections will be provided to all mechanical systems as required. General receptacles and direct connection will be provided for all miscellaneous equipment including vending machines, computer equipment, copiers, etc. New convenience receptacles will be provided throughout to meet general requirements. Wiring devices including receptacles and switches shall be residential grade type.

### Building Lighting System

The Owner will select the fixtures and forward to the design team. Unit bedrooms, living rooms, kitchens will have a surface mount light in each room. Bathrooms will have a fan/light in the ceiling and a vanity light above the sink. Emergency lighting will be battery unit types in the residential floors.

### Fire Alarm

The fire alarm system will consist of an addressable system and will be located in the stair entrance of each building. A remote annunciator shall be located in the main lobby. Detectors will be installed in all electric, telephone, and code required areas. Smoke detectors will be installed at top of each Stairwell. The roof top units will contain duct smoke detectors. The system will include manual pull stations along with speaker/strobes along corridors and at egress exits. The system will be connected to the Fire Department via a radio master box. Generator annunciator panel and Fire pump controller (if installed) shall be tied to the fire alarm panel for monitoring.

The residential units will be equipped with speaker/strobe units with low frequency devices in sleeping areas. Local smoke detectors and combination carbon monoxide and smoke detectors will also be installed in all apartments. Bed shakers with a low frequency alarm will be included in the designated hearing impaired units. The low frequency alarm shall communicate with the local smoke detector.

Bi Directional Antenna system will be provided (if needed) as per local Fire Department requirements for Fire Department Communication.

### Two Way Communication System

No Two way communication system is provided.



April 23, 2024

PROJECT: 199 Barnstable Road - Hyannis, MA

The 45 units are in four 3-story buildings, with six units typically sharing a single stairway, thus minimizing the construction of common circulation space.

The units all incorporate high-efficiency electric heat pump heating and air conditioning systems, eliminating the reliance on fossil fuels. The building's exterior walls and roofs will be insulated to comply with the latest International Code Commission Energy Conservation Code. Windows and doors will feature low-E coatings to minimize solar heat gain during summer and will be designed to limit air infiltration. The flat roof surface will be a white TPO membrane which in turn will help lower the roof surface temperature and help increase the energy efficiency of the building.

Water conservation measures will be implemented through the use of "low flow" fixtures in all bathrooms and kitchens. The buildings will be equipped with all-electric Energy Star rated kitchen and laundry appliances, as well as energy-efficient LED light fixtures throughout. Interior finishes and paints with low VOC emission rates will be utilized to ensure improved indoor air quality. Each dwelling unit will have individually metered utilities which encourages tenant energy conservation. Even though the roof appearance is sloped, it is intentionally made flat to maximize the surface area for solar panels. The roof will be designed structurally to be solar ready.

Sincerely,

A handwritten signature in black ink that reads "John H. LaFreniere". The signature is written in a cursive, flowing style.

John H. LaFreniere, Principal  
Massachusetts Architecture Registration # AR7242



### Financial Summary

BRATT, LLC		Proposed Project		199 Barnstable Road Hyannis, MA	
Total Cost: \$		9,393,750			
S/sf \$		29,250			
S/unit \$		208,750			
S/sq ft \$		208,750			
UNIT MATRIX REVENUE:					
# of Units	Bedrooms	Source Fees	Monthly	Yearly	100% AMI AFF
2	650	2094	\$ 4,188	\$ 50,256	
5	650	1283	\$ 6,415	\$ 76,980	68% AMI AFF
38	650	2100	\$ 79,800	\$ 957,600	
EXPENSES:					
Real Estate Taxes		\$ 3,333	\$ 40,000	\$ 755	TIE Freeze @ 100%
Property Insurance		\$ 2,083	\$ 25,000		Includes Fire District
Landscaping/Snow Removal		\$ 1,250	\$ 15,000		
Website/IT/ Legal		\$ 1,667	\$ 20,000		
Trash/Cleaning		\$ 1,000	\$ 12,000		
Water/ Sewer		\$ 1,250	\$ 15,000		
Electric - Common		\$ -	\$ -		
Electric Affordable		\$ -	\$ -		
Admin/ Payroll		\$ 1,458	\$ 17,500		
Repairs & Maintz/ Elevator		\$ -	\$ -		
Management (5.0%)		\$ 4,294	\$ 51,530		
Gross Scheduled Revenue		\$ 90,403	\$ 1,084,836		
Vacancy		\$ -	\$ -		
Total Gross Revenue		\$ 90,403	\$ 1,084,836		
Gross Operating Cash Flow:		\$ 85,883	\$ 1,030,594		
Interest Expense (YR 1)		\$ -	\$ -		
Net Income (YR1)		\$ 85,883	\$ 1,030,594		
Gross Operating Cash Flow:		\$ 66,151	\$ 793,814		
Interest Expense (YR 1)		\$ -	\$ -		
Net Cash Flow		\$ 66,151	\$ 793,814		
% Return		10.39%			
Financing Information:					
% Financed		62.83%			
Amount Financed		\$ 7,818,750			
G.P. Equity		\$ 1,575,000			
Rate		7.25%			
Term		30			
Fed/State Tax					\$ 1,971,900
GP Equity After Tax					\$ 1,178,100
Delta					\$ 396,900
Opportunity Zone					
Year One Data:					
Monthly		Yearly			
Payment \$ (53,832)		\$ (645,982)			
Interest \$ (47,238)		\$ (566,859)			
Principal \$ (6,594)		\$ (79,123)			
Year One Data:		Year Five Data:			
Monthly		Yearly			
Payment \$ (53,832)		\$ (645,982)			
Interest \$ (45,108)		\$ (541,299)			
Principal \$ (8,724)		\$ (104,687)			
Year One		Year Five			
1.25		1.38			
8.62%		9.51%			
Printed: 5/12/24		8:45 AM			

# AIA Document G703 - 1992

## Continuation Sheet

AIA Document G702®, Application and Certification for Payment, or G732™, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.  
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 001  
APPLICATION DATE:  
PERIOD TO:  
ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Foundation	305,464.00	0.00	0.00	0.00	0.00	0.00	305,464.00	0.00
2	Frame/Wind./Doors/lab or	768,225.00	0.00	0.00	0.00	0.00	0.00	768,225.00	0.00
3	Frame Material.	1,185,750.00	0.00	0.00	0.00	0.00	0.00	1,185,750.00	0.00
4	Roof-Siding Labor	95,010.00	0.00	0.00	0.00	0.00	0.00	95,010.00	0.00
5	Roof-Siding Material	195,000.00	0.00	0.00	0.00	0.00	0.00	195,000.00	0.00
6	Exterior Paint	68,800.00	0.00	0.00	0.00	0.00	0.00	68,800.00	0.00
7	Interior paint	197,780.00	0.00	0.00	0.00	0.00	0.00	197,780.00	0.00
8	HVAC	354,275.00	0.00	0.00	0.00	0.00	0.00	354,275.00	0.00
9	Plumbing-Gas	433,132.00	0.00	0.00	0.00	0.00	0.00	433,132.00	0.00
10	Electric	528,950.00	0.00	0.00	0.00	0.00	0.00	528,950.00	0.00
11	Insulation Walls & Ceiling	218,385.00	0.00	0.00	0.00	0.00	0.00	218,385.00	0.00
12	Drywall+Material-& labor	325,740.00	0.00	0.00	0.00	0.00	0.00	325,740.00	0.00
13	Int. Millwork-Material	357,500.00	0.00	0.00	0.00	0.00	0.00	357,500.00	0.00
14	Finish Carpentry	332,800.00	0.00	0.00	0.00	0.00	0.00	332,800.00	0.00
15	Kitchen-Vanity	230,200.00	0.00	0.00	0.00	0.00	0.00	230,200.00	0.00
16	Counters	100,160.00	0.00	0.00	0.00	0.00	0.00	100,160.00	0.00
17	Cabinet- Install labor	445,800.00	0.00	0.00	0.00	0.00	0.00	445,800.00	0.00
18	Sprinkler System	250,000.00	0.00	0.00	0.00	0.00	0.00	250,000.00	0.00
19	Flooring-Carpet/Vinyl	144,691.00	0.00	0.00	0.00	0.00	0.00	144,691.00	0.00
20	Plank	170,478.00	0.00	0.00	0.00	0.00	0.00	170,478.00	0.00
	Appliances		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,708,140.00	\$0.00
	<b>GRAND TOTAL</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,708,140.00	\$0.00

AIA Document G703 - 1992 Copyright © 1963, 1965, 1966, 1967, 1970, 1978, 1983 and 1992. All rights reserved. The American Institute of Architects, "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 14:43:56 ET on 03/09/2024 under Order No. 2114466015 which expires on 08/29/2024. It is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiaccontracts.com.

User Notes:





# COLORS OF CAPE COD INC.

March 10, 2024

Bratt LLC  
49 Center Street  
Unit 1B  
Hyannis, MA 02601

Re: 199 Barnstable Road

Dear Brad,

Thank you for the opportunity to Bid on the Construction of 45 new apartments in Hyannis. This bid is a best-estimate given current conditions and available labor pools and is subject to modifications should there be any unforeseen or uncontrollable changes in these conditions.

We anticipate approximately a 12-month construction cycle that begins once the current structures are demolished, and the site is graded.

Billing will commence upon signing our contract at which time a \$100,000. non-refundable deposit is required, and then monthly billing thereafter based upon percentage-of-completion as managed and categorized through the AIA documents. Lien waivers will be provided along with the AIA payments our requests. Payments are required within 20 days of billing.

Again, thank you very much for this opportunity, and we look forward to working with you.

Regards,

Marcelo Barbosa, President  
Colors of Cape Cod

**Tim Telman**, a local entrepreneur on Cape Cod, most recently developed Residence at 850, a 53 unit workforce housing complex in Hyannis, MA. Tim provides skills in company creation, corporate structuring, and capital raising and financing.

Previously, Tim was the President, Chief Executive Officer, and Founder of Bank of Cape Cod beginning in 2004 where he directed the strategy and daily operations of the bank, the first state chartered commercial bank to open in Massachusetts within an eight-year period. As the main Organizer, he raised \$25 million to create and capitalize the bank prior to merging it with Rockland Trust Company in late 2016.

Prior to creating the bank, Tim was the co-owner and CFO of Hyannis Whale Watcher Cruises, a Cape Cod Based tourist attraction. After operating the business for three years, recapitalizing and leading it through a turnaround, he divested his interest in the company in 2003. From 1985-2001, Mr. Telman served in various senior banking positions in Boston with Bank of New England, Bank of Boston, and Brown Brothers Harriman & Co.

Tim is currently an active board member with the Sturgis Public Charter School (10 years), Cape Cod Times Needy Fund, William Sturgis Friends of Education Foundation, and with the National Association of Mental Illness (NAMI) of Cape Cod. He has been active in youth sports for the YMCA, Barnstable Little League, Barnstable Youth Soccer and Barnstable AAU Basketball. He was also an active board member for Saint Francis Xavier Preparatory School, Marstons Mills East Horace Mann Public Charter School, Cape Cod Healthcare Foundation, and Hyannis Youth & Community Foundation.

Tim enjoys spending time with his family traveling, golfing, skiing, hiking, biking, boating and working out.

He received his BA in Economics from Boston College and his MBA from Babson College, and resides on Cape Cod, MA and Marco Island, FL.

**Brad Sprinkle** graduated from the University of New Hampshire in 1978 with a degree in Business Administration. Immediately after graduation, he joined the family home improvement business that was founded by his grandfather in 1946. He purchased the family business in 1987 and has owned and operated it for the last 37 years.

Brad's construction company is most active in residential construction, as well as having completed many commercial projects for numerous condominium associations, including The Davenport Companies and Cape Cod Healthcare. He personally identified a property and brought in partners to develop eighteen thousand square feet of prime real estate at 1471 Iyannough Road in Hyannis. The property is currently occupied by UBS and Nutter McClennen & Fish LLP.

Additionally, Brad has a rental portfolio of apartment buildings, duplexes and single family homes, and actively has leases with the Housing Assistance Corporation, Barnstable Housing Authority and the Falmouth Housing Authority within their voucher programs. Brad has sat on the customer relations board of Harvey Building Products.

Brad holds a Construction Supervisors License that is unrestricted (#006643) which he has held for over 40 years and is frequently taking continuing education courses to stay current with building code changes. He is also active in supporting both Joslin Diabetes Center and Cape Cod Healthcare.



April 9, 2024

Bradley Sprinkle  
Timothy Telman  
Bratt, LLC  
199 Barnstable Rd  
Hyannis, MA 02601

Dear Brad and Tim,

BankFive (the "Bank") is pleased to present the following Proposal for your review. The proposed terms and conditions are provided for discussion purposes only and do not constitute an offer, agreement or commitment to lend. This proposal creates no binding obligation on either party hereto and approval(s) of the transaction(s) described herein have not been obtained under the Bank's Rules Governing the Extension of Credit. The actual terms and conditions upon which the Bank might extend credit to the Borrower are subject to satisfactory review of documentation and such other terms and conditions as are determined by the Bank.

<b>Borrower</b>	Bratt, LLC
<b>Guarantors</b>	Bradley Sprinkle and Timothy Telman
<b>Credit Facility</b>	up to \$7,750,000 Commercial RE Loan to finance 65% of total project cost
<b>Bank Fee</b>	\$38,750 will be due at closing, representing ½% of the loan amount.
<b>Advances</b>	Borrower, in collaboration with the Housing Development Incentive Program (HDIP) and The Barnstable Affordable Housing Growth & Development Trust fund, will arrange \$4,443,750 in equity contribution, of which the unencumbered Land equity will be \$1,500,000 or greater, to be determined by an independent appraisal. The loan proceeds will be advance in accordance with the Bank construction funding process which, upon receipt of the executed AIA form from the General Contractor, along with lien releases, we will engage an independent inspector to provide an inspection report and Closing Attorney will update the title endorsement in the amount of the requisition. Upon authorization by the Town of Barnstable, with respect to each advance for work completed, and TLI, funds will then be deposited for payment to the General Contractor with satisfactory title update and lien releases per the amount approved in the inspection report.

At closing, an advance of \$600,000 on the unencumbered land will be considered, for hard and soft costs incurred, associated with closing this loan.

<b>Purpose</b>	To finance construction of 45 apartment rental units located at 199 Barnstable Rd, and all parcels comprising the subject property, Hyannis, MA 02601
<b>Interest Rate</b>	The interest rate will be determined at closing, at the FHLBB Amortizing (5/20) rate +2.75% for the initial 5 years. The rate will re-set on the 5 <sup>th</sup> , 10 <sup>th</sup> and 15 <sup>th</sup> anniversary of the loan at the then 5 year FHLBB Amortizing (5/20) rate +2.75%.
<b>Amortization</b>	Thirty (30) year amortization, of which the initial 24 months will be interest only on the balance outstanding. Beginning with the 25th payment, payments of principal and interest calculated on the remaining 28 year balance of the 30 year schedule. The monthly payments will adjust at each re-set date, at the rate determined at that time as outlined above.
<b>Collateral</b>	A priority first mortgage and assignment of leases and rents on 199 Barnstable Rd. Hyannis, MA and all parcels comprised of the subject property as well as, and not limited to following: <ul style="list-style-type: none"> <li>• Collateral Assignments of Permits, Approvals, Occupancy Agreements and Contracts relating to the Building Property</li> <li>• A perfected UCC filing on the Building Property on all business assets presently owned and hereinafter acquired the Borrower</li> <li>• Any additional collateral the Agency deems necessary to secure the Mortgage Loan</li> <li>• Payment Reserve Account: as outlined in the budget as a soft cost associated with the total project costs, Borrowers will fund the interest payment checking account (estimated at \$500,000) for monthly payment during construction.</li> </ul>
<b>Financial and Performance Covenants</b>	The loan and security documents would require certain positive and negative financial and performance covenants. Debt service ability will be tested on a global basis and must be greater than 1.25x.
<b>Financial Reporting Requirements</b>	The Borrower would furnish to the Bank updated and current financial information by May 31st of each year end or whenever the Bank requests such information.
<b>Insurance Requirements</b>	The Borrower would furnish to the Bank such fire, hazard, flood and other insurance coverage as the Bank may require on all collateral property in amounts and terms satisfactory to the Bank, naming the Fall River Five Cents Savings Bank as first mortgagee/loss payee as follows:
	<b>BankFive ISAOA/ATIMA</b> <b>C/O Lee &amp; Mason Financial Services</b> <b>P.O. Box 9176</b> <b>Reston, VA 20195</b>
<b>Documentation</b>	Attorney prepared documentation in form and substance satisfactory to the Bank.
<b>Other Terms and Conditions</b>	Approval, commitment, and closing of all of these proposed loans is contingent on the loans being approved by the Bank in its sole discretion.

**Additional Provisions**

1. Subject to appraisal on the property evidencing value of unencumbered land of at least \$1,500,000 and "as complete" value of at least \$10,367,000 to provide minimum 75% "as complete LTV
2. Satisfactory Phase I on the property, engaged by borrower with reliance letter on behalf of the Bank as authorized user.
3. Satisfactory Title 5 or evidence of Town Sewer
4. A debt service payment and/or reserve account may be required
5. Applications for Approval and evidence of ZBA Approvals
6. Copies of Applications and evidence of all other Town or Board approvals if required (i.e., site plan review/approval required from Planning Board for residential development
7. Copies of all Building Permits and Applications
8. A copy of the final budget in spreadsheet format set-up for tracking progress of line items for each funding request. (Preferably AIA format and forms) to be reviewed and accepted by an Engineer acceptable to the Bank
9. A full set of final stamped plans and drawings in PDF format.
10. A engineered site plan with "as built" provided as completed on site.
11. Independent construction inspection with cost to be borne by borrower.
12. Any lease agreements, or letters of intent, to be provided to the bank upon request and copy of rent rolls.
13. Insurance coverage to the satisfaction of the Bank
14. Deposit relationship to be established and maintained throughout the life of the loan.
15. Copy of plans, specs and engineered site plan to be provided.
16. Prepayment penalty would only applicable if loans are refinanced with another institution.

Please note that the interest rates quoted above are based on current market conditions and are subject to change, in the event the loan does not close with 90 days of the date of this letter and the loan approval is subject to the Bank's usual and customary underwriting requirements.

This proposal is offered with the specific understanding that it is not a commitment to lend nor is it intended to give rise to any legal liability on the part of either the Borrower or the Bank. This term sheet does not include all of the terms and conditions that may be included in the Bank's closing documentation, if a loan were to be approved in the future.

Nonetheless, if you find the terms and conditions discussed above to be acceptable enough to move forward the Bank would be pleased to proceed with due diligence and the credit approval process. Should you have any questions, please call me at (508) 367-4995.

Thank you for the opportunity to provide you with this proposal. I hope the foregoing is of interest to you, in considering us for your business relationship, to fully service your needs.

Sincerely,

*Charles A. DeSimone*

Charles A. DeSimone III  
Senior Vice President  
Commercial Lending

199  
BARNSTABLE  
ROAD

HYANNIS, MA

GROVE STREET

37 PARKING SPACES

8 PARKING SPACES

BARNSTABLE ROAD

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



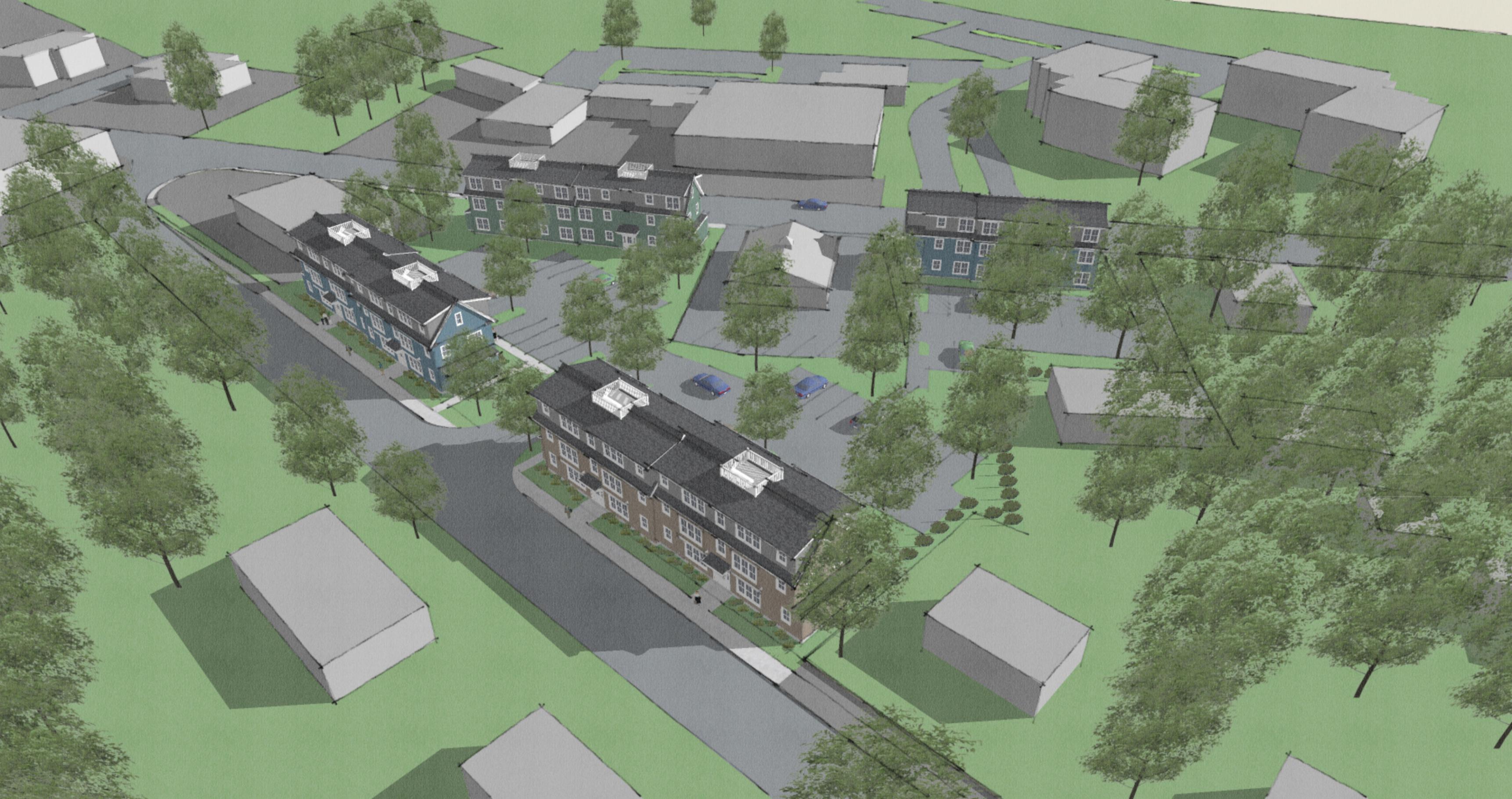
REVISIONS:

DATE: 03/06/2024  
PROJECT #: 23031  
SCALE: AS NOTED

SITE PLAN

S-1

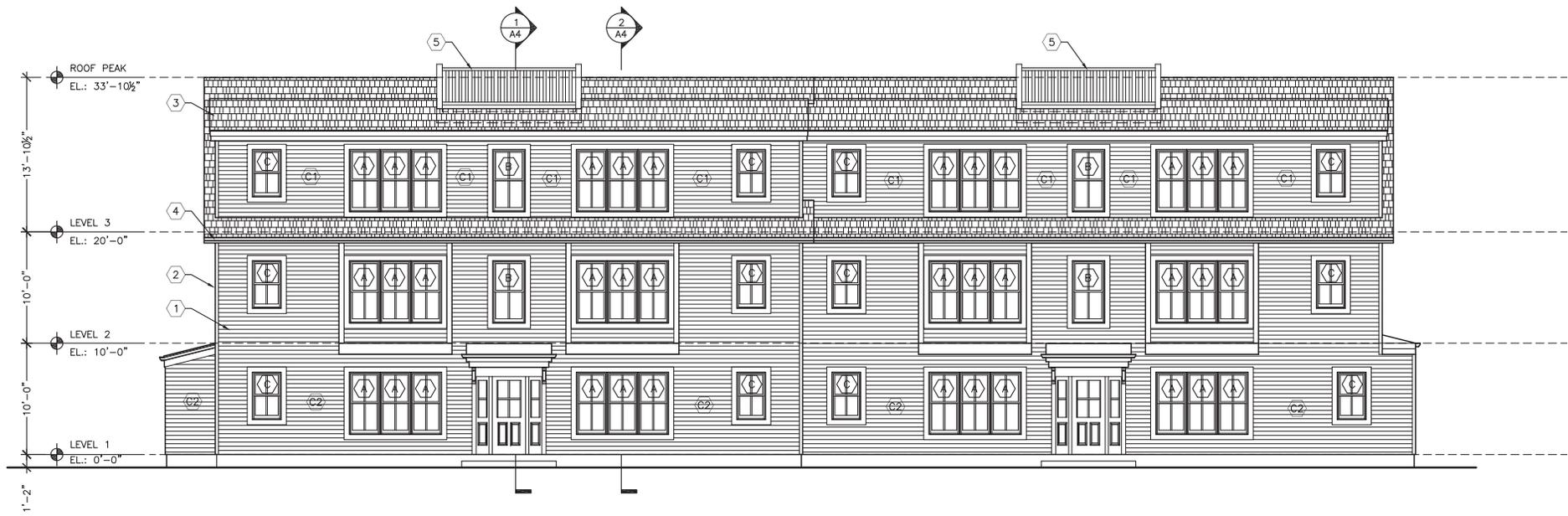




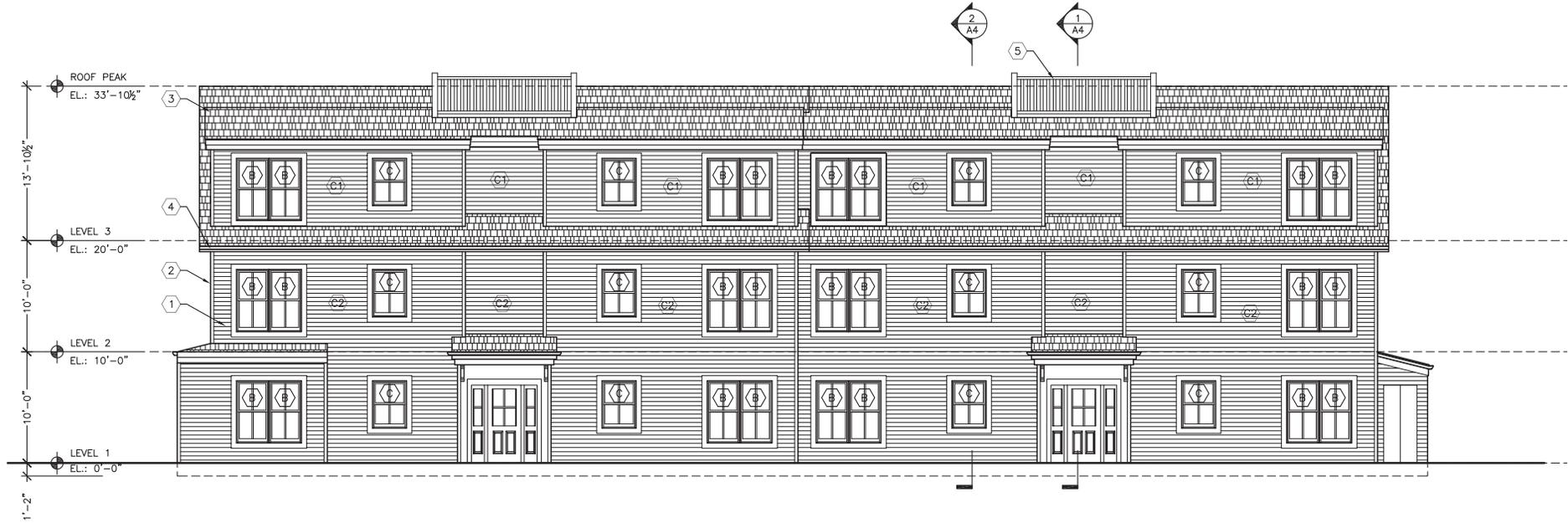




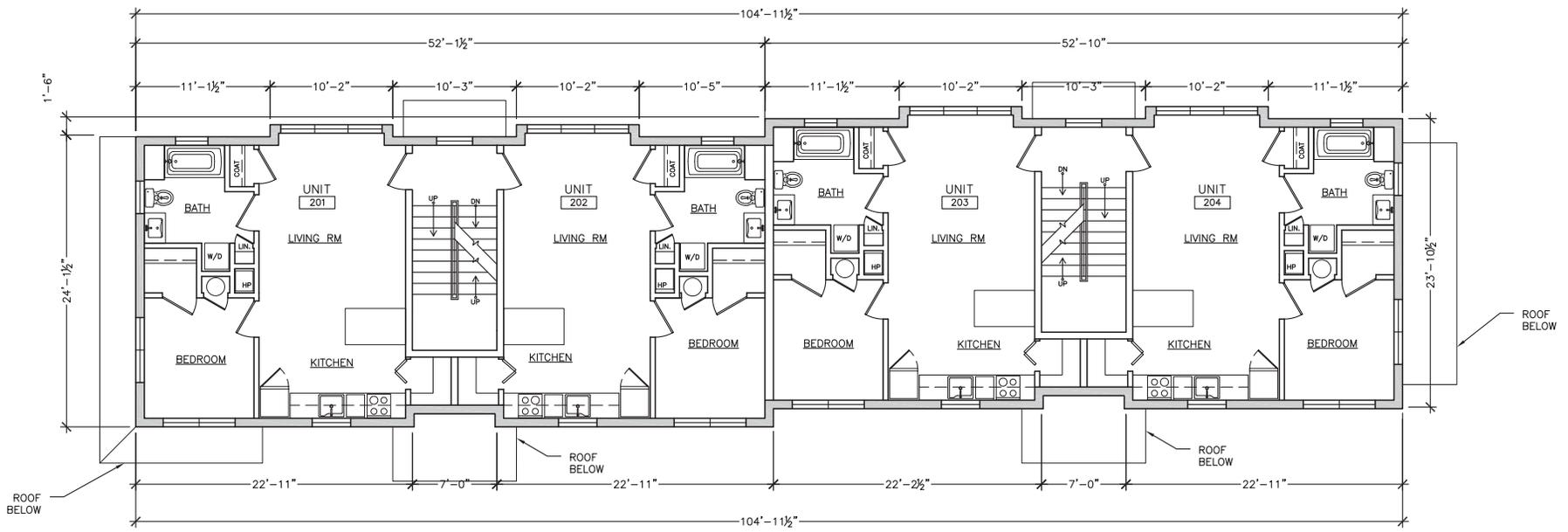




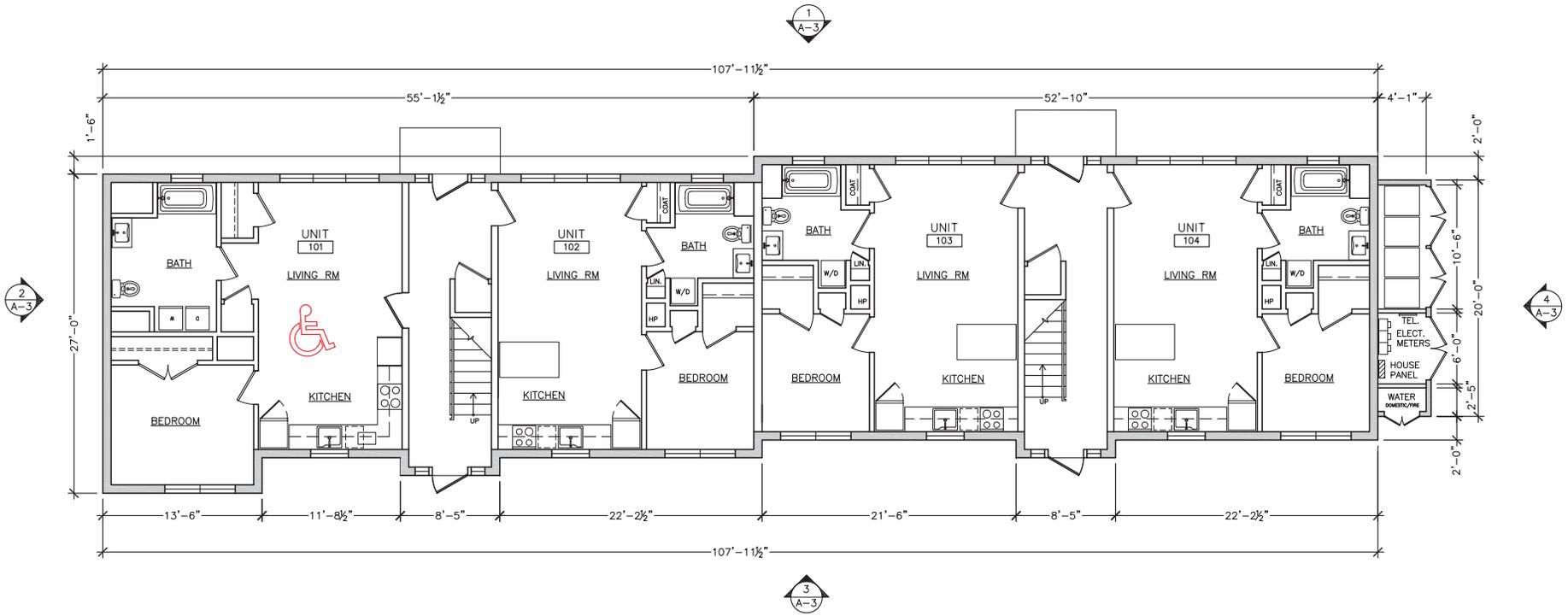
**1** ELEVATION - TYPICAL (BUILDING 1, 2, 3)  
SCALE: 1/8"=1'-0"



**3** ELEVATION - TYPICAL (BUILDING 1, 2, 3)  
SCALE: 1/8"=1'-0"



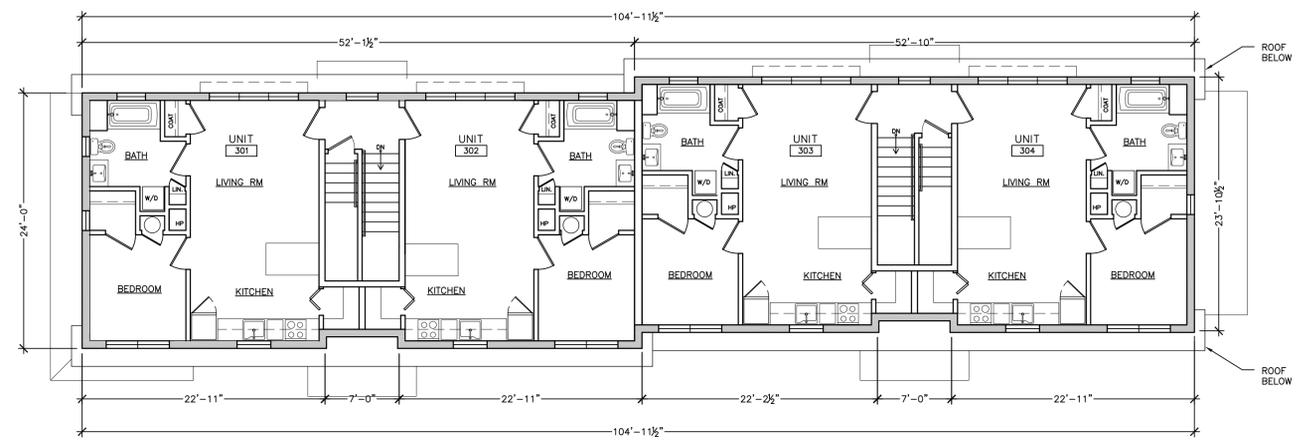
**2 SECOND FLOOR PLAN - TYPICAL (BUILDING 1,2,3)**  
SCALE: 1/8"=1'-0"



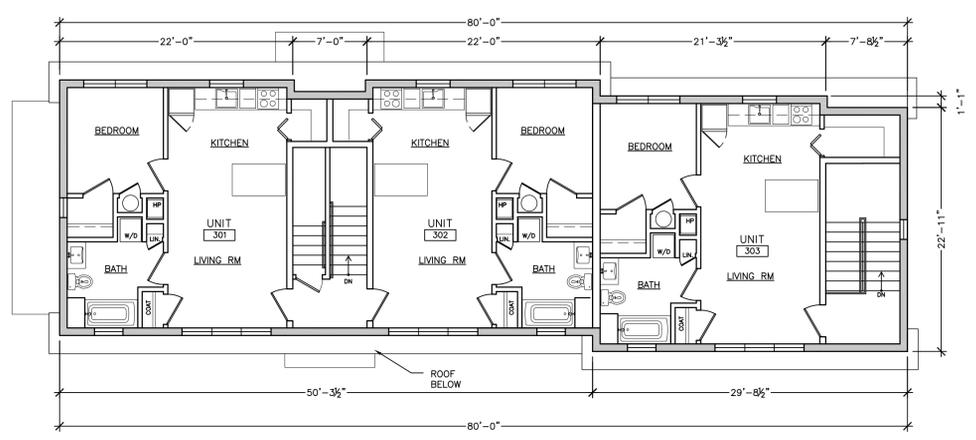
**1 GROUND FLOOR PLAN - TYPICAL (BUILDING 1,2,3)**  
SCALE: 1/8"=1'-0"

199  
BARNSTABLE  
ROAD

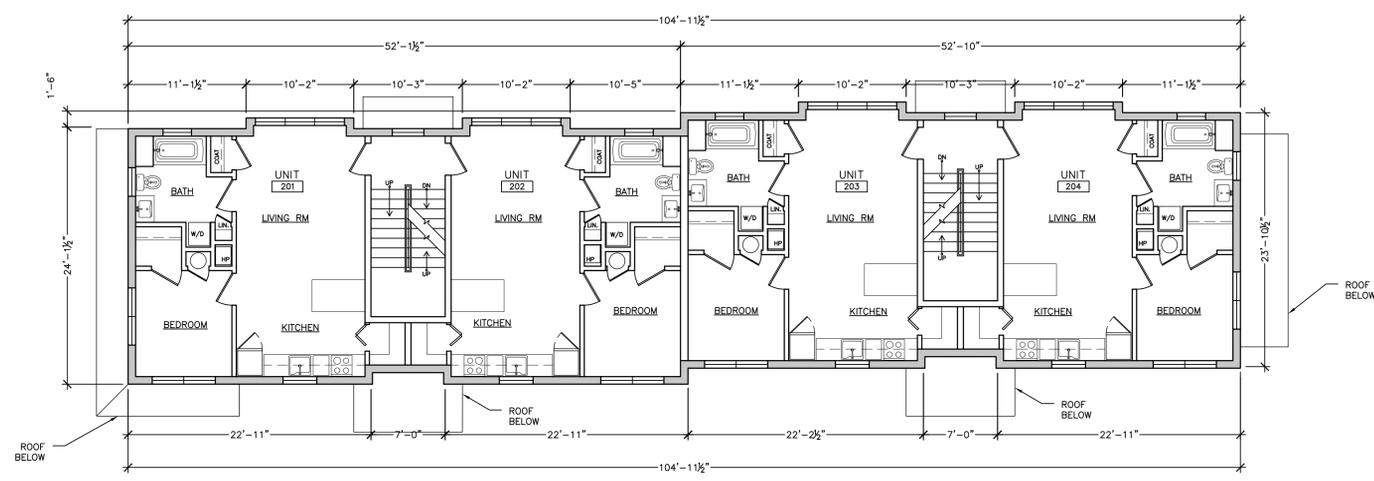
HYANNIS, MA



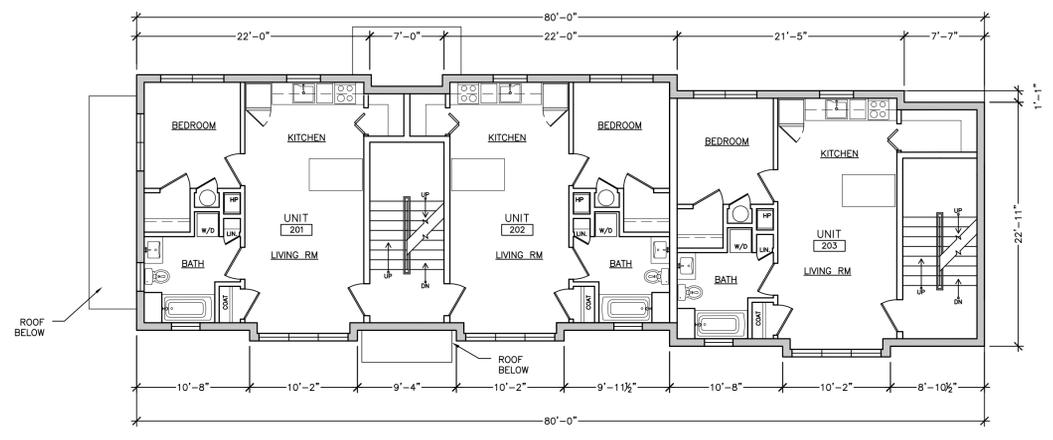
3 THIRD FLOOR PLAN - TYPICAL (BUILDING 1,2,3)  
SCALE: 1/8"=1'-0"



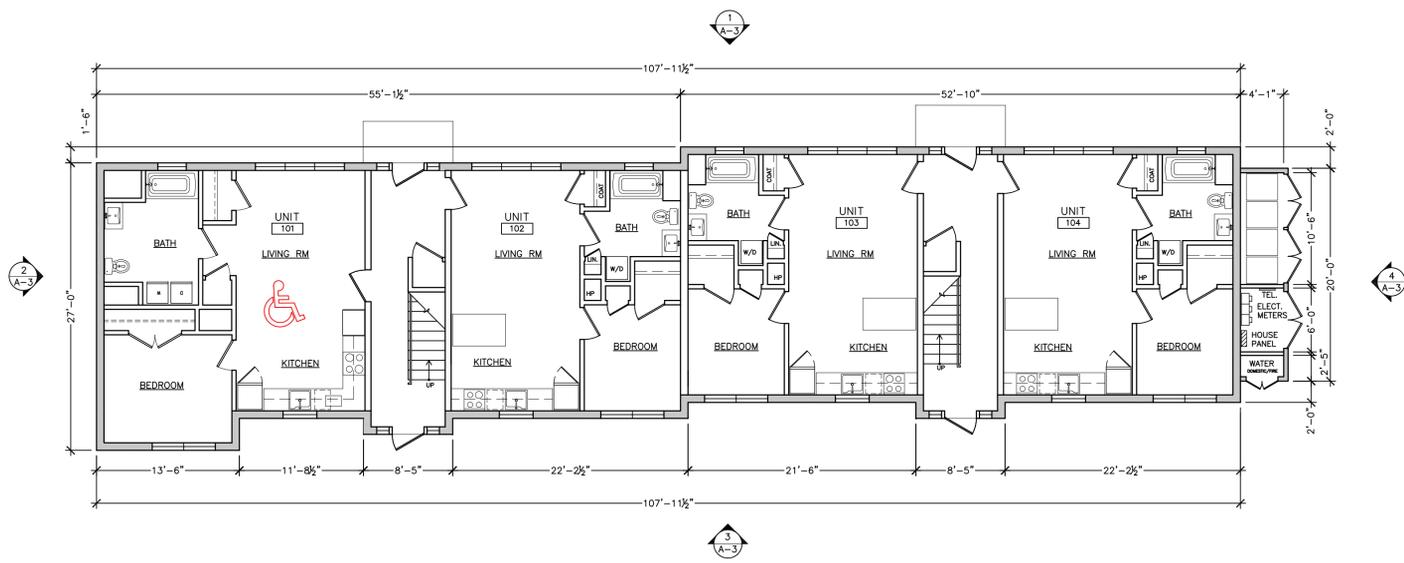
6 THIRD FLOOR PLAN - TYPICAL (BUILDING 4)  
SCALE: 1/8"=1'-0"



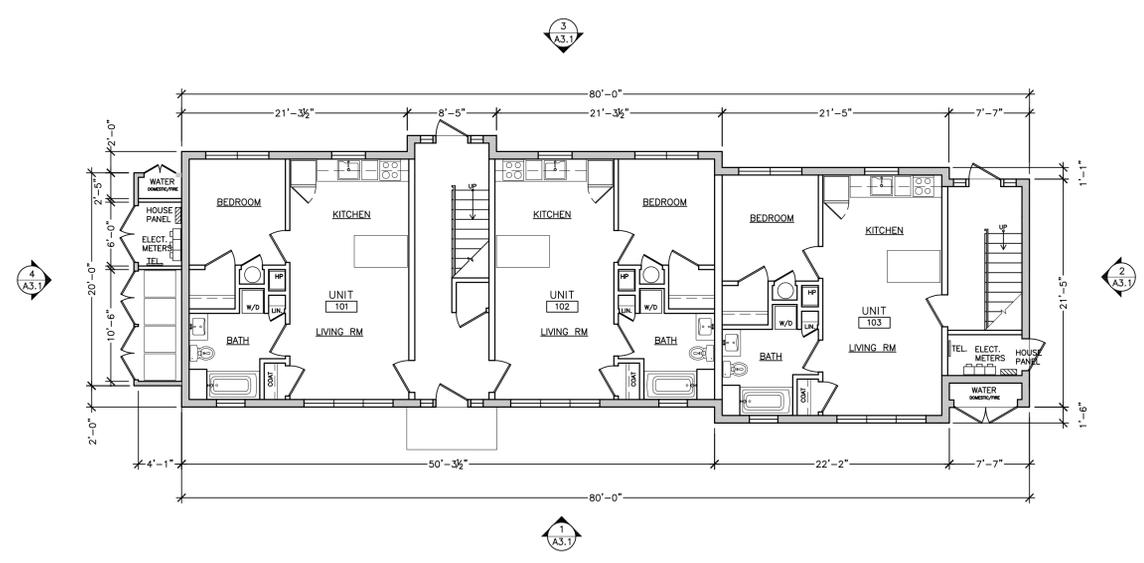
2 SECOND FLOOR PLAN - TYPICAL (BUILDING 1,2,3)  
SCALE: 1/8"=1'-0"



5 SECOND FLOOR PLAN - TYPICAL (BUILDING 4)  
SCALE: 1/8"=1'-0"



1 GROUND FLOOR PLAN - TYPICAL (BUILDING 1,2,3)  
SCALE: 1/8"=1'-0"



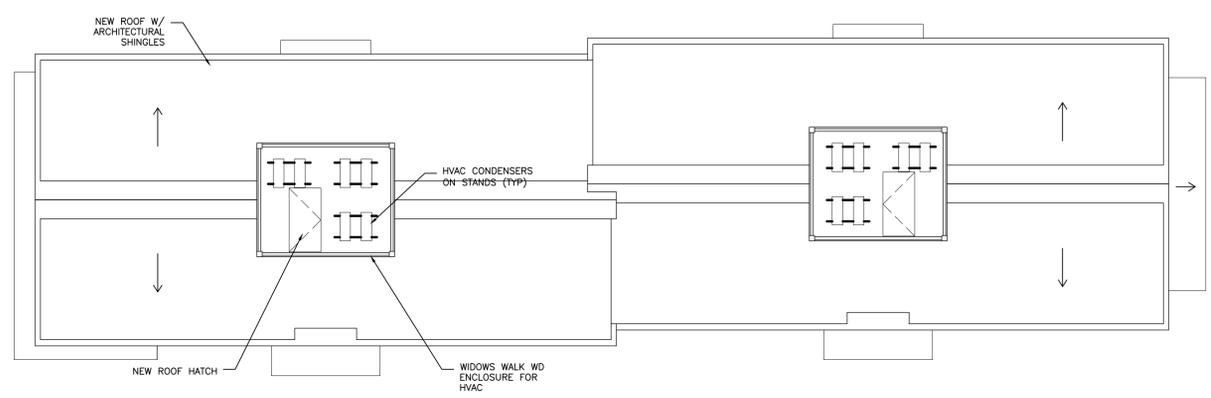
4 GROUND FLOOR PLAN - TYPICAL (BUILDING 4)  
SCALE: 1/8"=1'-0"

REVISIONS:

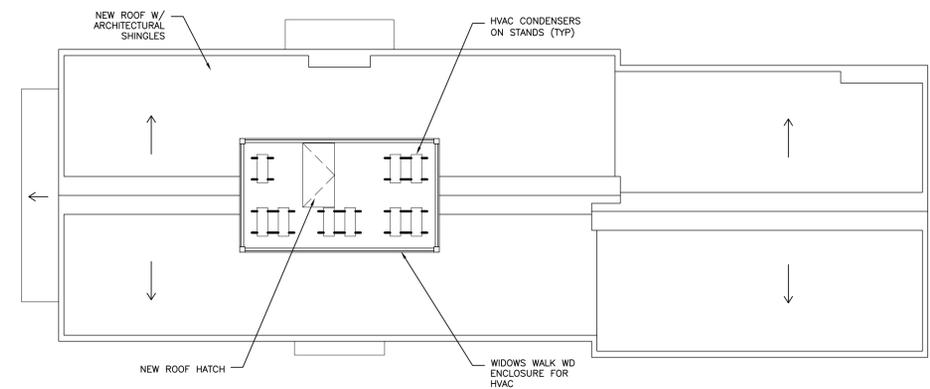
DATE: 03/11/2024  
PROJECT #: 23031  
SCALE: AS NOTED

PARTITION  
PLANS

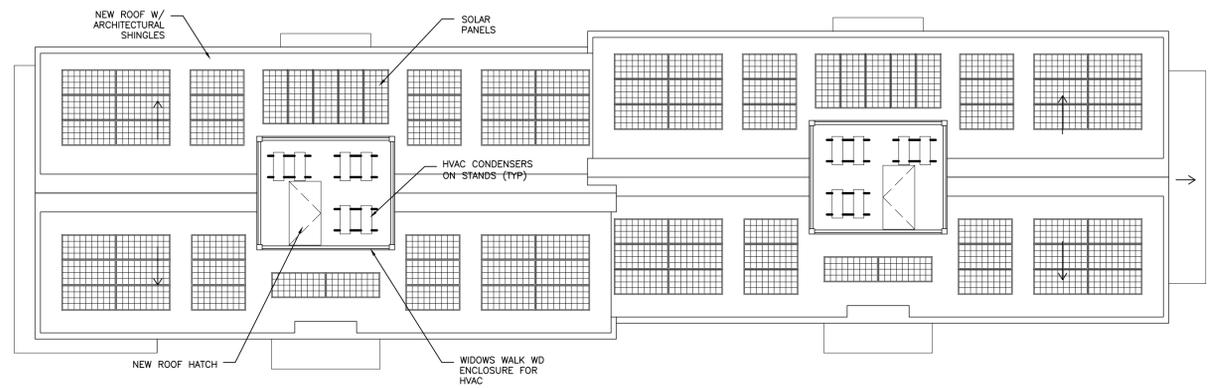
A-1



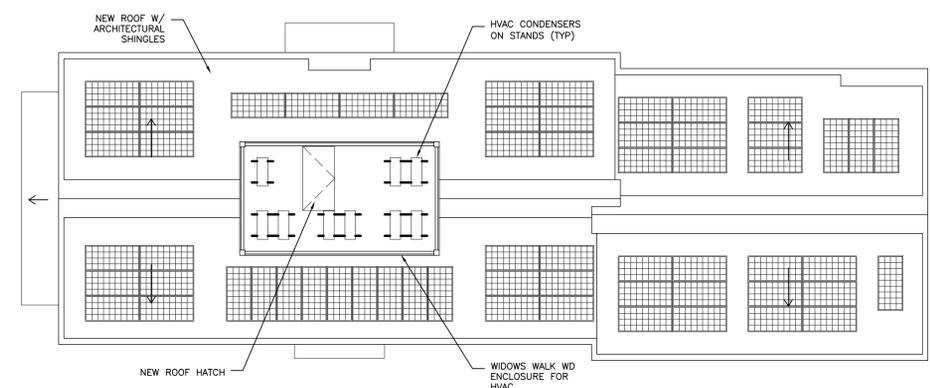
1 ROOF PLAN - BUILDING 1,2,3  
SCALE: 1/8"=1'-0"



3 ROOF PLAN - BUILDING 4  
SCALE: 1/8"=1'-0"



2 ALTERNATE ROOF PLAN - BUILDING 1,2,3 W/ SOLAR PANELS  
SCALE: 1/8"=1'-0"



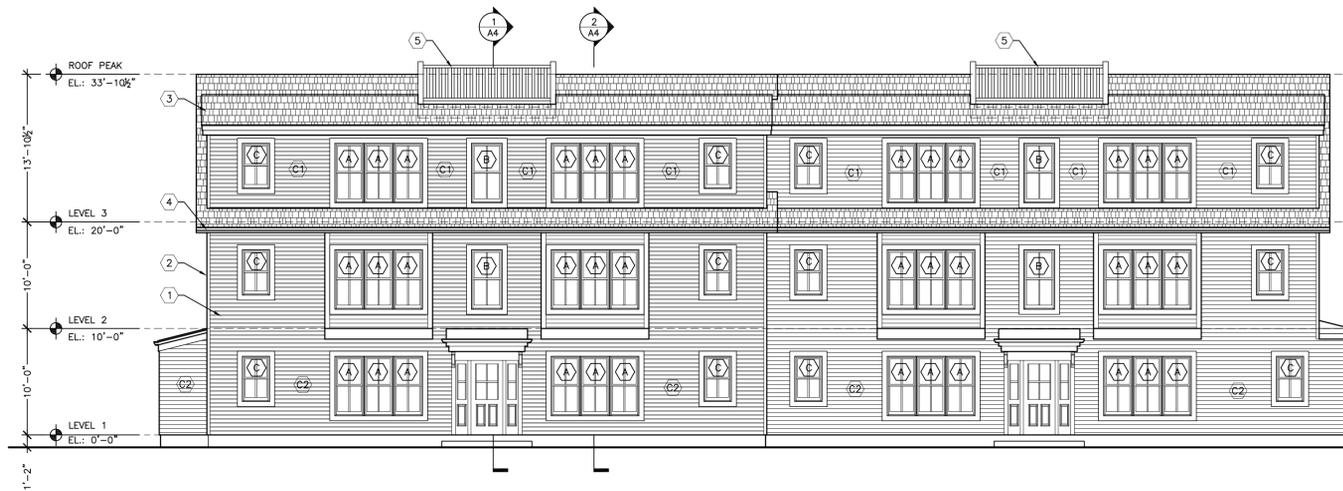
4 ALTERNATE ROOF PLAN - BUILDING 4 W/ SOLAR PANELS  
SCALE: 1/8"=1'-0"

REVISIONS:

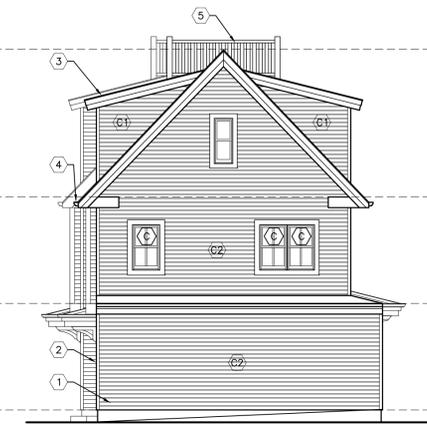
DATE: 03/11/2024  
PROJECT #: 23031  
SCALE: AS NOTED

**199 BARNSTABLE ROAD**

HYANNIS, MA



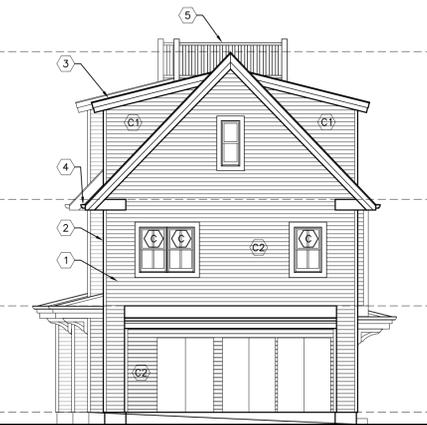
**1 ELEVATION - TYPICAL (BUILDING 1, 2, 3)**  
SCALE: 1/8"=1'-0"



**2 ELEVATION - TYPICAL (BUILDING 1, 2, 3)**  
SCALE: 1/8"=1'-0"



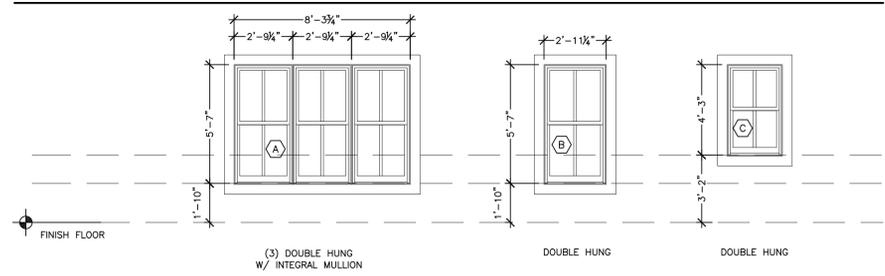
**3 ELEVATION - TYPICAL (BUILDING 1, 2, 3)**  
SCALE: 1/8"=1'-0"



**4 ELEVATION - TYPICAL (BUILDING 1, 2, 3)**  
SCALE: 1/8"=1'-0"

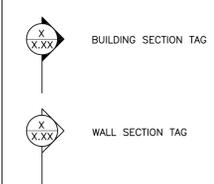
- C1** COBBLESTONE (PMS 403)  
BUILDING 1
- C1** HAMILTON BLUE (PMS 5415)  
BUILDING 2
- C1** NANTUCKET GRAY (PMS 416)  
BUILDING 3
- C2** QUAKER GRAY (PMS 423)  
BUILDING 1,2,3

**WINDOW TYPES**

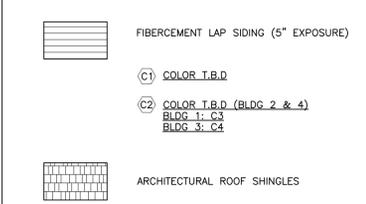


**5 WINDOW TYPES**  
SCALE: 1/4"=1'-0"

**SYMBOL LEGEND**



**MATERIALS LEGEND**



**KEY NOTES**

- 1 FIBERCEMENT SIDING
- 2 FIBERCEMENT CORNER BOARDS
- 3 ARCHITECTURAL ROOF SHINGLES
- 4 ALUMINUM GUTTERS
- 5 WOOD RAILING AT ROF HVAC ENCLOSURE
- 6

**ELEVATION NOTES**

1. PROVIDE A WATER TIGHT BUILDING, ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
2. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
3. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6"-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, PORCHES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
8. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
9. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.

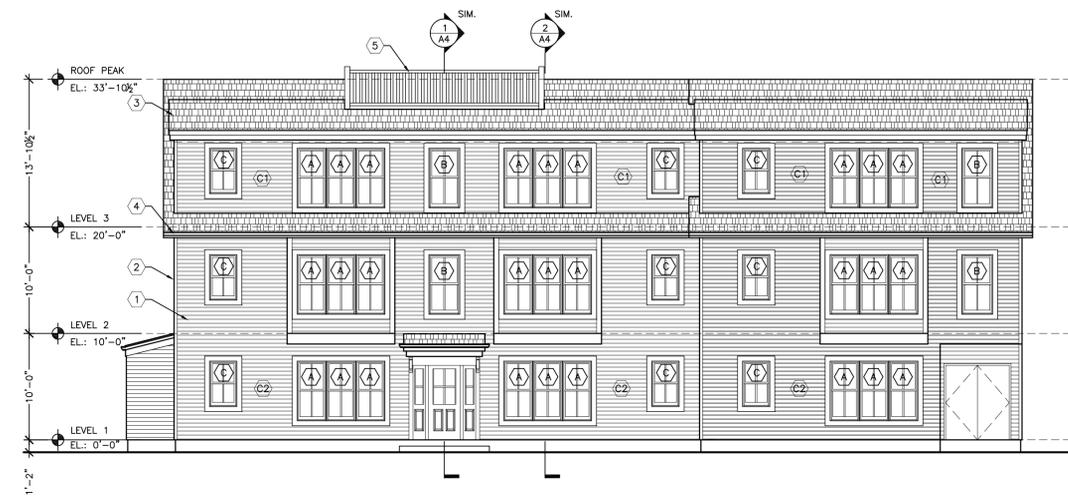
REVISIONS:

DATE: 03/11/2024  
PROJECT #: 23031  
SCALE: AS NOTED

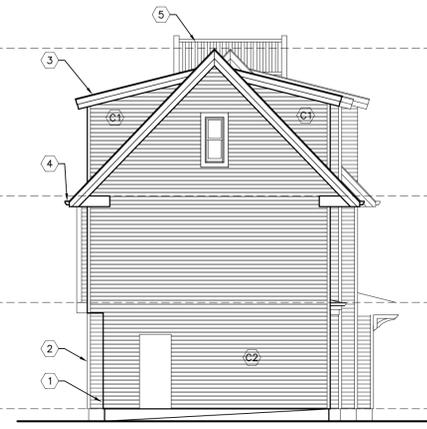
**EXTERIOR ELEVATIONS**

**199 BARNSTABLE ROAD**

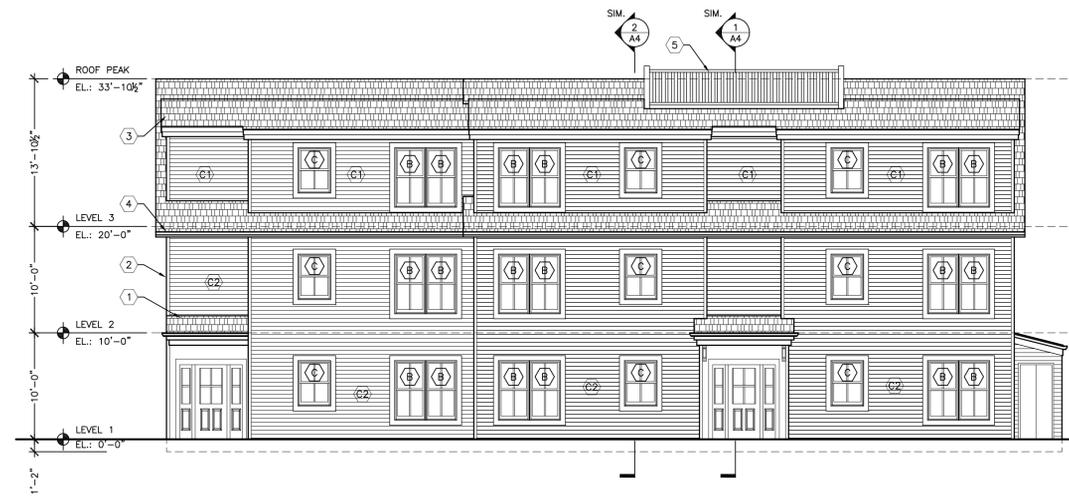
HYANNIS, MA



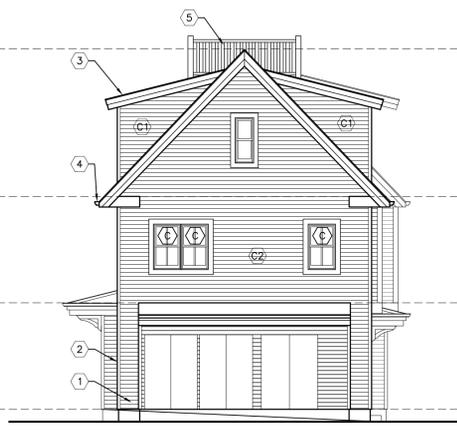
**1 ELEVATION - TYPICAL (BUILDING 4)**  
SCALE: 1/8"=1'-0"



**2 ELEVATION - TYPICAL (BUILDING 4)**  
SCALE: 1/8"=1'-0"

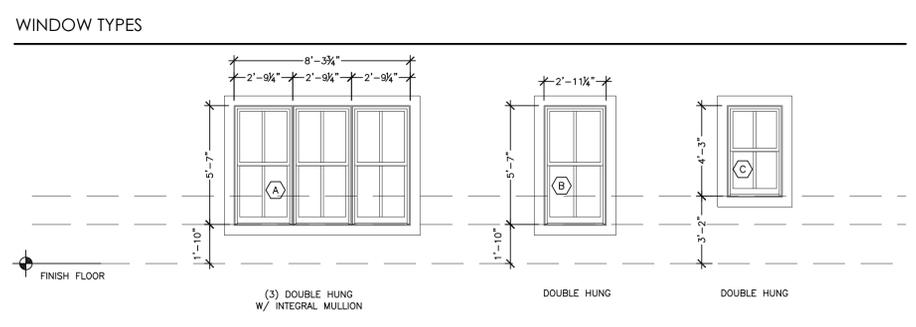


**3 ELEVATION - TYPICAL (BUILDING 4)**  
SCALE: 1/8"=1'-0"



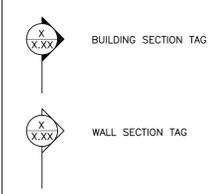
**4 ELEVATION - TYPICAL (BUILDING 4)**  
SCALE: 1/8"=1'-0"

- C1 HAMILTON BLUE (PMS 5415)
- C2 QUAKER GRAY (PMS 423)

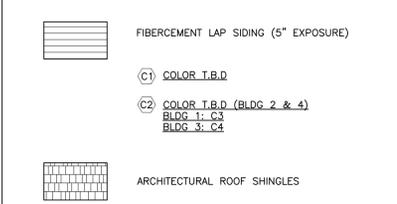


**5 WINDOW TYPES**  
SCALE: 1/4"=1'-0"

**SYMBOL LEGEND**



**MATERIALS LEGEND**



**KEY NOTES**

- 1 FIBERCEMENT SIDING
- 2 FIBERCEMENT CORNER BOARDS
- 3 ARCHITECTURAL ROOF SHINGLES
- 4 ALUMINUM GUTTERS
- 5 WOOD RAILING AT ROF HVAC ENCLOSURE
- 6

**ELEVATION NOTES**

1. PROVIDE A WATER TIGHT BUILDING, ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
2. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
3. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6"-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, PORCHES, AND SIDEWALKS TO BE SLOPED 1/4" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.
8. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
9. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.

REVISIONS:

DATE: 03/11/2024

PROJECT #: 23031

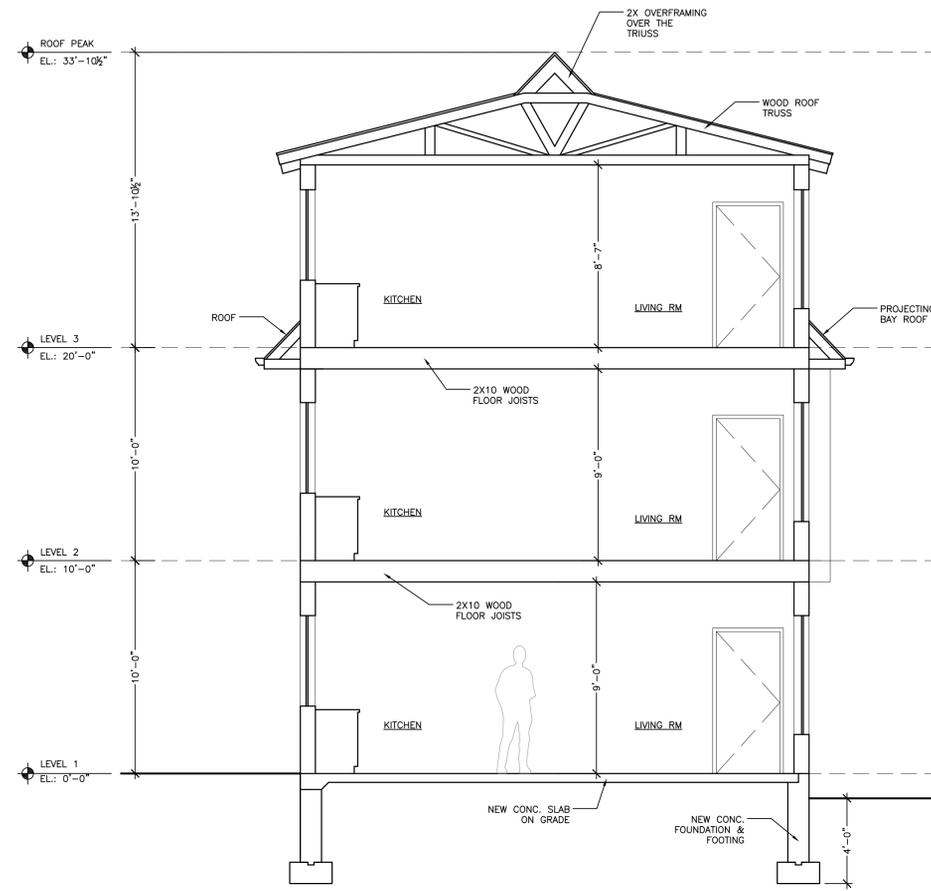
SCALE: AS NOTED

**EXTERIOR ELEVATIONS**

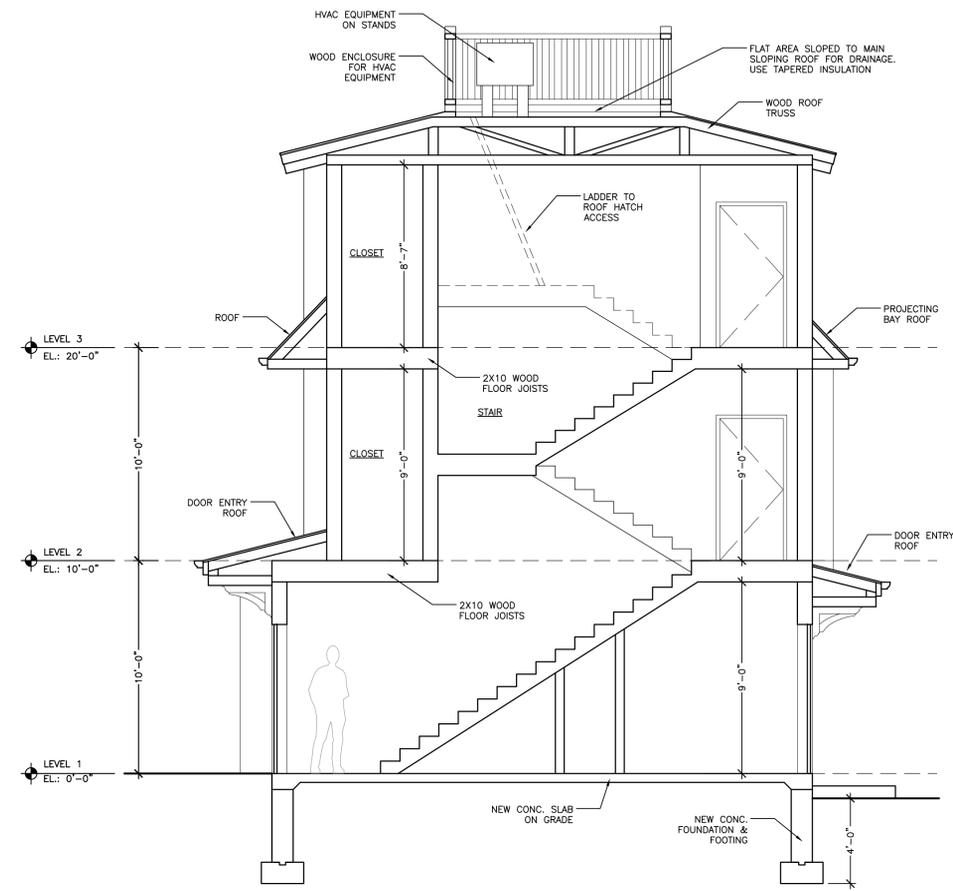
**A-3.1**

199  
BARNSTABLE  
ROAD

HYANNIS, MA



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



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

REVISIONS:

DATE: 03/11/2024  
PROJECT #: 23031  
SCALE: AS NOTED

SECTIONS



AERIAL VIEW



AERIAL VIEW



VIEW FORM GROVE STREET



VIEW FROM INTERIOR PARKING LOT



VIEW FROM BARNSTABLE ROAD

**199  
BARNSTABLE  
ROAD**

HYANNIS, MA

REVISIONS:

DATE: 03/11/2024

PROJECT #: 23031

SCALE: AS NOTED

**EXTERIOR  
RENDERINGS**



Figure 17: Example of two-over-two sash windows with an exterior muntin

b. Doors

- i. Residential front doors should be wood or simulated wood with a maximum of half lite.
- ii. Doors to residential lobbies that face Main Street should follow the storefront/shopfront standards.

c. Glazing

- i. Glazing should be inset from the plane of exterior wall surfaces.
- ii. Transparent glazing should be used, and highly reflective or dark-tinted glass should be avoided.<sup>5</sup>

D. Frontage Zones

a. Building Entrances

---

<sup>5</sup> See Visible Light Transmittance (VLT) requirements in §240-24.1.5.A.8.

# Site Redevelopment Plans for Proposed Housing

199 Barnstable Road  
Hyannis, MA 02601

Owner:  
SHI Realty Trust  
190 Lothrop's Lane  
West Barnstable, MA 02688

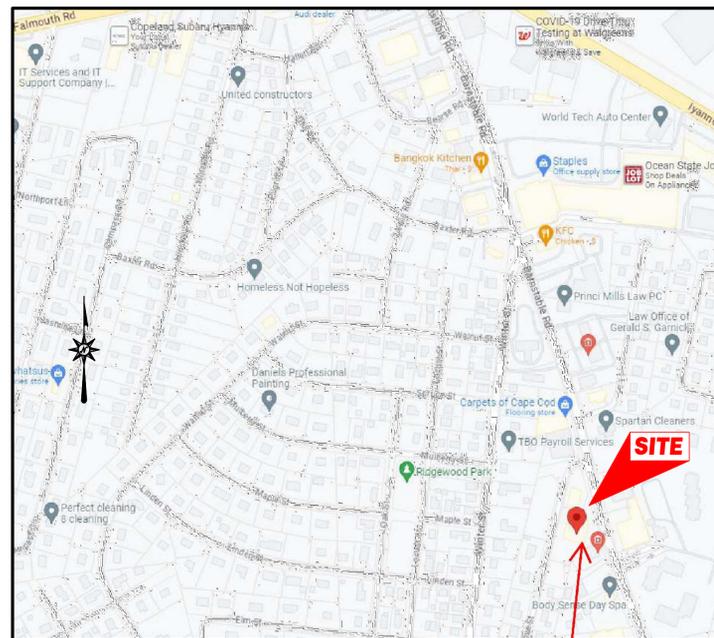
Applicant:  
Brad Sprinkle  
199 Barnstable Road  
Hyannis, MA 02601

Engineer/Surveyor:  
**BAXTER NYE ENGINEERING & SURVEYING**  
Registered Professional  
Engineers and Land Surveyors  
1597 Falmouth Road, Centerville, MA 02632  
Phone: (508) 771-7502  
ATTN: Matthew Eddy

Project Number: 2021-037

## PLAN SHEET INDEX

No.	DRAWING TITLE
C0.0	Cover Sheet
C1.0	Legend and General Notes
C2.0	Existing Conditions Plan
C3.0	Site Layout Plan
C3.1	Tower Truck Turning Template Plan
C4.0	Grading & Drainage Plan
C5.0	Utility Plan
C6.0	Details Plan
C6.1	Details Plan
C6.2	Cultec Recharger Details Plan



Locus Map

Scale 1" = 100'



Vicinity Map

Scale 1" = 1000'

**BAXTER NYE**  
ENGINEERING & SURVEYING

**BAXTER NYE**  
ENGINEERING &  
SURVEYING

Registered Professional Engineers  
and Land Surveyors

1597 Falmouth Road, Unit 1  
Centerville, Massachusetts 02632

Phone - (508) 771-7502  
www.baxter-nye.com

STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:

**Brad Sprinkle**  
199 Barnstable Road  
Hyannis, MA 02601

PROJECT TITLE

**Proposed Housing**  
199 Barnstable Road  
Hyannis, MA 02601

JKL 4/5/2024 PER SITE PLAN REVIEW COMMENTS

DATE DESCRIPTION

SHEET TITLE

**Cover Sheet**

SHEET NO

**C0.0**

DATE: MARCH 14, 2024

SCALE: NO SCALE

DRAWN BY: JKL CHECKED BY: MWE

JOB NO: 2021-037 FILE: 2021-037CV.dwg

NOT FOR PERMIT - NOT FOR CONSTRUCTION





STAMP STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:

**Brad Sprinkle**  
199 Barnstable Road  
Hyannis, MA 02601

PROJECT TITLE

**Proposed Housing**  
199 Barnstable Road  
Hyannis, MA 02601

DATE	4/5/2024	PER SITE PLAN REVIEW COMMENTS
DATE	DESCRIPTION	

SHEET TITLE

**Site Layout Plan**

SHEET NO

**C3.0**

DATE: MARCH 14, 2024

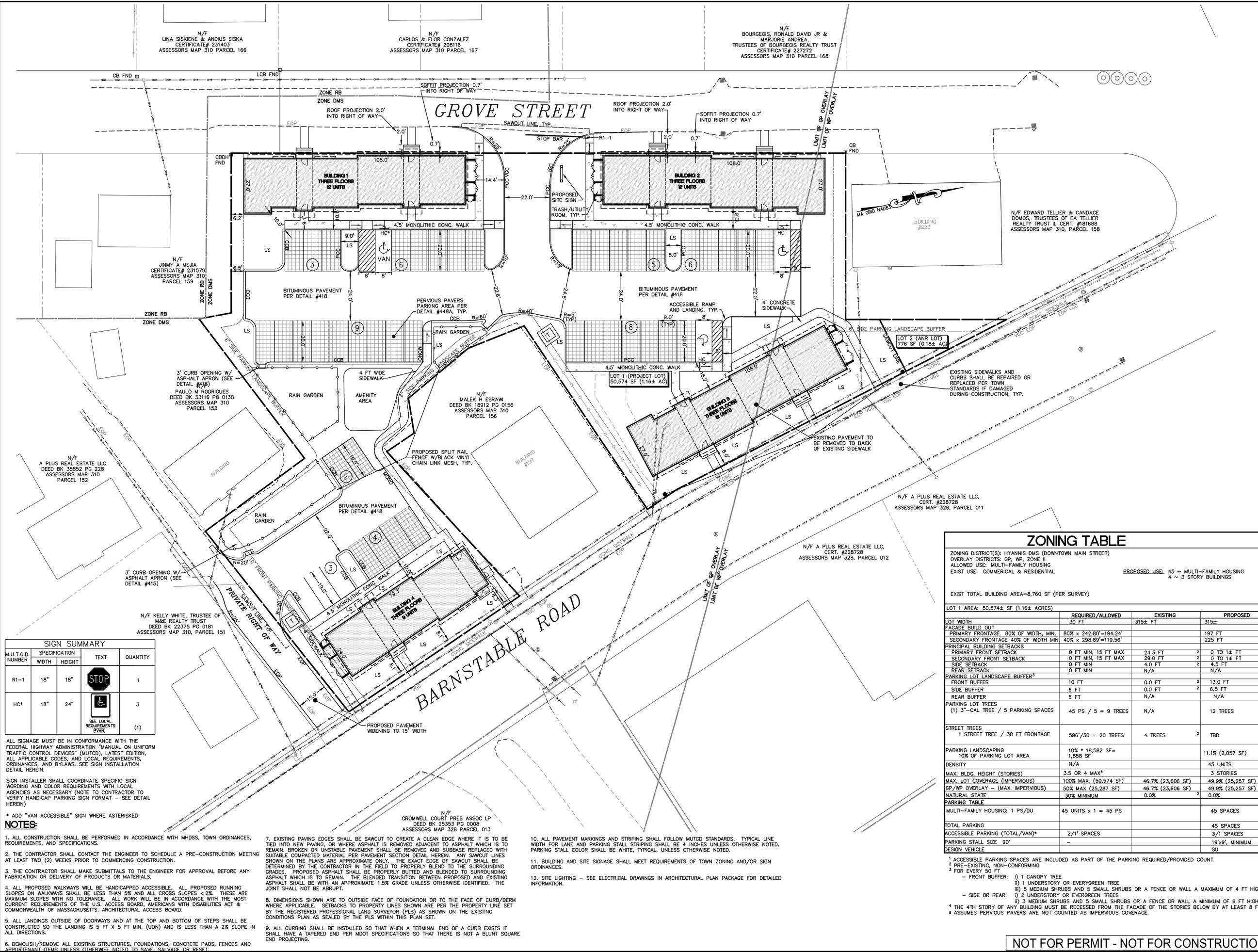
20 0 20 40

SCALE IN FEET

SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE

JOB NO: 2021-037 FILE: 2021-037DM.dwg



**ZONING TABLE**

ZONING DISTRICT(S): HYANNIS DMS (DOWNTOWN MAIN STREET)  
OVERLAY DISTRICTS: GP, WP, ZONE II  
ALLOWED USE: MULTI-FAMILY HOUSING  
EXIST USE: COMMERCIAL & RESIDENTIAL  
PROPOSED USE: 45 ~ MULTI-FAMILY HOUSING  
4 ~ 3 STORY BUILDINGS

EXIST TOTAL BUILDING AREA=8,760 SF (PER SURVEY)

LOT 1 AREA: 50,574± SF (1.16± ACRES)	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT WIDTH	30 FT	315± FT	315±
FAÇADE BUILD OUT			
PRIMARY FRONTAGE	80% OF WIDTH, MIN. 80' x 242.80'=194.24'		197 FT
SECONDARY FRONTAGE	40% OF WIDTH MIN. 40' x 298.89'=119.56'		225 FT
PRINCIPAL BUILDING SETBACKS			
PRIMARY FRONT SETBACK	0 FT MIN, 15 FT MAX	24.3 FT	2 0 TO 1± FT
SECONDARY FRONT SETBACK	0 FT MIN, 15 FT MAX	29.0 FT	2 0 TO 1± FT
SIDE SETBACK	0 FT MIN	4.0 FT	2 4.5 FT
REAR SETBACK	0 FT MIN	N/A	N/A
PARKING LOT LANDSCAPE BUFFER <sup>3</sup>			
FRONT BUFFER	10 FT	0.0 FT	2 13.0 FT
SIDE BUFFER	6 FT	0.0 FT	2 6.5 FT
REAR BUFFER	6 FT	N/A	N/A
PARKING LOT TREES			
(1) 3"-CAL TREE / 5 PARKING SPACES	45 PS / 5 = 9 TREES	N/A	12 TREES
STREET TREES			
1 STREET TREE / 30 FT FRONTAGE	596'/30 = 20 TREES	4 TREES	2 TBD
PARKING LANDSCAPING			
10% OF PARKING LOT AREA	10% * 18,582 SF= 1,858 SF		11.1% (2,057 SF)
DENSITY	N/A		45 UNITS
MAX. BLDG. HEIGHT (STORIES)	3.5 OR 4 MAX <sup>4</sup>		3 STORIES
MAX. LOT COVERAGE (IMPERVIOUS)	100% MAX. (50,574 SF)	46.7% (23,606 SF)	49.9% (25,257 SF) <sup>5</sup>
GP/WP OVERLAY - (MAX. IMPERVIOUS)	50% MAX (25,287 SF)	46.7% (23,606 SF)	49.9% (25,257 SF) <sup>5</sup>
NATURAL STATE	30% MINIMUM	0.0%	2 0.0%
PARKING TABLE			
MULTI-FAMILY HOUSING: 1 PS/DU	45 UNITS x 1 = 45 PS		45 SPACES
TOTAL PARKING			45 SPACES
ACCESSIBLE PARKING (TOTAL/VAN)*	2/1 <sup>1</sup> SPACES		3/1 SPACES
PARKING STALL SIZE	90'		19'x9', MINIMUM
DESIGN VEHICLE			SU

<sup>1</sup> ACCESSIBLE PARKING SPACES ARE INCLUDED AS PART OF THE PARKING REQUIRED/PROVIDED COUNT.  
<sup>2</sup> PRE-EXISTING, NON-CONFORMING  
<sup>3</sup> FOR EVERY 50 FT  
 - FRONT BUFFER: i) 1 CANOPY TREE  
 ii) 1 UNDERSTORY OR EVERGREEN TREE  
 - SIDE OR REAR: i) 5 MEDIUM SHRUBS AND 5 SMALL SHRUBS OR A FENCE OR WALL A MAXIMUM OF 4 FT HIGH  
 ii) 2 UNDERSTORY OR EVERGREEN TREES  
 iii) 3 MEDIUM SHRUBS AND 5 SMALL SHRUBS OR A FENCE OR WALL A MINIMUM OF 6 FT HIGH  
<sup>4</sup> THE 4TH STORY OF ANY BUILDING MUST BE RECESS FROM THE FAÇADE OF THE STORIES BELOW BY AT LEAST 8 FT  
<sup>5</sup> ASSUMES PERVIOUS PAVERS ARE NOT COUNTED AS IMPERVIOUS COVERAGE.

**SIGN SUMMARY**

M.U.T.C.D. NUMBER	SPECIFICATION	TEXT	QUANTITY
R1-1	18" x 18"	STOP	1
HC*	18" x 24"	SEE LOCAL REQUIREMENTS (63A)	3

ALL SIGNAGE MUST BE IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION, ALL APPLICABLE CODES, AND LOCAL REQUIREMENTS, ORDINANCES, AND BYLAWS. SEE SIGN INSTALLATION DETAIL HEREIN.

SIGN INSTALLER SHALL COORDINATE SPECIFIC SIGN WORDING AND COLOR REQUIREMENTS WITH LOCAL AGENCIES AS NECESSARY (NOTE TO CONTRACTOR TO VERIFY HANDICAP PARKING SIGN FORMAT - SEE DETAIL HEREIN)

\* ADD "VAN ACCESSIBLE" SIGN WHERE ASTERISKED

**NOTES:**

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MHDS, TOWN ORDINANCES, REQUIREMENTS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO (2) WEEKS PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.
- ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED RUNNING SLOPES ON WALKWAYS SHALL BE LESS THAN 5% AND ALL CROSS SLOPES < 2%. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.
- ALL LANDINGS OUTSIDE OF DOORWAYS AND AT THE TOP AND BOTTOM OF STEPS SHALL BE CONSTRUCTED SO THE LANDING IS 5 FT X 5 FT MIN. (UON) AND IS LESS THAN A 2% SLOPE IN ALL DIRECTIONS.
- DEMOLISH/REMOVE ALL EXISTING STRUCTURES, FOUNDATIONS, CONCRETE PADS, FENCES AND APPURTENANT ITEMS UNLESS OTHERWISE NOTED TO SAVE. SALVAGE OR REUSE.

- EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. BROKEN OR UNSTABLE PAVEMENT SHALL BE REMOVED AND SUBBASE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE WITH AN APPROXIMATE 1.5% GRADE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.
- DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION OR TO THE FACE OF CURB/BERM WHERE APPLICABLE. SETBACKS TO PROPERTY LINES SHOWN ARE PER THE PROPERTY LINE SET BY THE REGISTERED PROFESSIONAL LAND SURVEYOR (PLS) AS SHOWN ON THE EXISTING CONDITIONS PLAN AS SEALED BY THE PLS WITHIN THIS PLAN SET.
- ALL CURBING SHALL BE INSTALLED SO THAT WHEN A TERMINAL END OF A CURB EXISTS IT SHALL HAVE A TAPERED END PER MDT SPECIFICATIONS SO THAT THERE IS NOT A BLUNT SQUARE END PROJECTING.

- ALL PAVEMENT MARKINGS AND STRIPING SHALL FOLLOW MUTCD STANDARDS. TYPICAL LINE WIDTH FOR LANE AND PARKING STALL STRIPING SHALL BE 4 INCHES UNLESS OTHERWISE NOTED. PARKING STALL COLOR SHALL BE WHITE, TYPICAL, UNLESS OTHERWISE NOTED.
- BUILDING AND SITE SIGNAGE SHALL MEET REQUIREMENTS OF TOWN ZONING AND/OR SIGN ORDINANCES.
- SITE LIGHTING - SEE ELECTRICAL DRAWINGS IN ARCHITECTURAL PLAN PACKAGE FOR DETAILED INFORMATION.

**NOT FOR PERMIT - NOT FOR CONSTRUCTION**



STAMP STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:  
**Brad Sprinkle**  
199 Barnstable Road  
Hyannis, MA 02601

PROJECT TITLE  
**Proposed Housing**  
199 Barnstable Road  
Hyannis, MA 02601

DATE DESCRIPTION  
4/5/2024 PER SITE PLAN REVIEW COMMENTS

DATE DESCRIPTION

SHEET TITLE

**Grading and  
Drainage Plan**

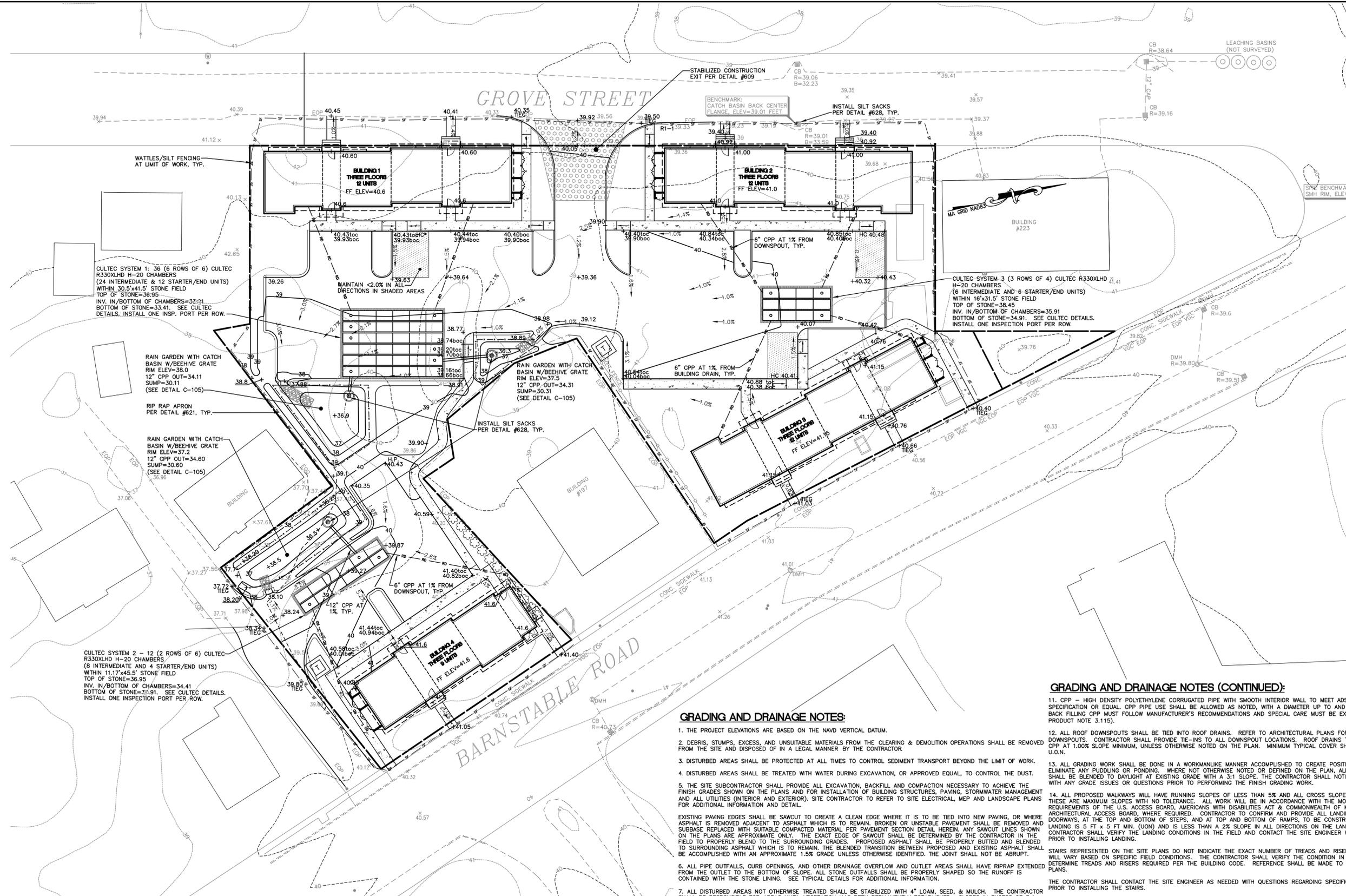
SHEET NO  
**C4.0**

DATE: MARCH 14, 2024

SCALE IN FEET  
SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE  
JOB NO: 2021-037 FILE: 2021-037GD.dwg

**NOT FOR PERMIT - NOT FOR CONSTRUCTION**



**GRADING AND DRAINAGE NOTES:**

1. THE PROJECT ELEVATIONS ARE BASED ON THE NAVD VERTICAL DATUM.
  2. DEBRIS, STUMPS, EXCESS, AND UNSUITABLE MATERIALS FROM THE CLEARING & DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR.
  3. DISTURBED AREAS SHALL BE PROTECTED AT ALL TIMES TO CONTROL SEDIMENT TRANSPORT BEYOND THE LIMIT OF WORK.
  4. DISTURBED AREAS SHALL BE TREATED WITH WATER DURING EXCAVATION, OR APPROVED EQUAL, TO CONTROL THE DUST.
  5. THE SITE SUBCONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL AND COMPACTION NECESSARY TO ACHIEVE THE FINISH GRADES SHOWN ON THE PLANS AND FOR INSTALLATION OF BUILDING STRUCTURES, PAVING, STORMWATER MANAGEMENT AND ALL UTILITIES (INTERIOR AND EXTERIOR). SITE CONTRACTOR TO REFER TO SITE ELECTRICAL, MEP AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAIL.
- EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. BROKEN OR UNSTABLE PAVEMENT SHALL BE REMOVED AND SUBBASE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE ACCOMPLISHED WITH AN APPROXIMATE 1.5% GRADE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.
6. ALL PIPE OUTFALLS, CURB OPENINGS, AND OTHER DRAINAGE OVERFLOW AND OUTLET AREAS SHALL HAVE RIPRAP EXTENDED FROM THE OUTLET TO THE BOTTOM OF SLOPE. ALL STONE OUTFALLS SHALL BE PROPERLY SHAPED SO THE RUNOFF IS CONTAINED WITH THE STONE LINING. SEE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
  7. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE STABILIZED WITH 4" LOAM, SEED, & MULCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AREAS UNTIL VEGETATION HAS BEEN PERMANENTLY ESTABLISHED. SLOPES IN EXCESS OF 3:1 AND AREAS THAT SHOW SIGNS OF EROSION FROM CONCENTRATED FLOWS SHALL BE FURTHER STABILIZED WITH EROSION CONTROL BLANKETS (ECB) OF CURLEX DOUBLE NET - CURLEX 1.98 BY AMERICAN EXCELSIOR COMPANY OR EQUAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE REQUIRED ECB'S AND PROPERLY STABILIZE ALL AREAS OF THE SITE. ANY USE OF WOOD MULCH SHALL BE KEPT A MINIMUM OF 20" OFF ALL BUILDING FACES.
  8. ALL DRAINAGE STRUCTURES AND PIPING SHALL BE DESIGNED AND INSTALLED FOR H-20 LOADING. SETTING OF CATCH BASINS AND MANHOLE STRUCTURES SHALL BE ADJUSTED WITH CONCENTRIC OR OFFSET TOPS AS NEEDED FOR MINOR ADJUSTMENTS TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES OR OTHER STRUCTURES. THE GRATE OR MANHOLE COVER SHALL ALSO BE ADJUSTED OVER THE STRUCTURE TO NOT CONFLICT WITH STEPS INSIDE THE STRUCTURE.
  9. 10 FEET MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN ALL STORMWATER MANAGEMENT INFILTRATION FACILITIES AND SANITARY SEWER/SEPTIC LINES, MANHOLES AND TANKS.
  10. FOR STORMWATER MANAGEMENT FACILITIES, THE CONTRACTOR SHALL VERIFY IN FIELD, WITH ENGINEER PRESENT, SOIL INFILTRATION RATE AND GROUNDWATER ELEVATION PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF CONSTRUCTION (ASSUMED 8.27 INCHES/HR. INFILTRATION RATE). IF RATE VARIES FROM ASSUMPTION OR GROUNDWATER IS FOUND, SYSTEM MAY HAVE TO BE REDESIGNED AS DETERMINED BY THE ENGINEER. ANY MATERIALS ORDERED OR CONSTRUCTION COMMENCED PRIOR TO THIS OCCURRING IS AT THE CONTRACTOR'S OWN RISK.
  11. UNSUITABLE MATERIALS ENCOUNTERED ADJACENT TO SOIL INFILTRATION LAYERS SHALL BE REMOVED FOR 5 FT AROUND THE SWM INFILTRATION FACILITIES AND REPLACED WITH SAND BORROW PER MHD M.1.04.0 TYPE B.

**GRADING AND DRAINAGE NOTES (CONTINUED):**

11. CPP - HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR WALL TO MEET ADS N-12 PIPE SPECIFICATION OR EQUAL. CPP PIPE USE SHALL BE ALLOWED AS NOTED, WITH A DIAMETER UP TO AND INCLUDING 24". BACK FILLING CPP MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS AND SPECIAL CARE MUST BE EXERCISED (SEE ADS PRODUCT NOTE 3.115).
  12. ALL ROOF DOWNSPOUTS SHALL BE TIED INTO ROOF DRAINS. REFER TO ARCHITECTURAL PLANS FOR ALL LOCATIONS OF DOWNSPOUTS. CONTRACTOR SHALL PROVIDE TIE-INS TO ALL DOWNSPOUT LOCATIONS. ROOF DRAINS TO BE AT LEAST 6" CPP AT 1.00% SLOPE MINIMUM, UNLESS OTHERWISE NOTED ON THE PLAN. MINIMUM TYPICAL COVER SHALL BE 2 FEET, U.O.N.
  13. ALL GRADING WORK SHALL BE DONE IN A WORKMANLIKE MANNER ACCOMPLISHED TO CREATE POSITIVE DRAINAGE AND ELIMINATE ANY PUDDLING OR PONDING. WHERE NOT OTHERWISE NOTED OR DEFINED ON THE PLAN, ALL CUT AND FILL SHALL BE BLENDED TO DAYLIGHT AT EXISTING GRADE WITH A 3:1 SLOPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITH ANY GRADE ISSUES OR QUESTIONS PRIOR TO PERFORMING THE FINISH GRADING WORK.
  14. ALL PROPOSED WALKWAYS WILL HAVE RUNNING SLOPES OF LESS THAN 5% AND ALL CROSS SLOPES < 2%, U.O.N. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS. ARCHITECTURAL ACCESS BOARD, WHERE REQUIRED. CONTRACTOR TO CONFIRM AND PROVIDE ALL LANDINGS OUTSIDE OF DOORWAYS, AT THE TOP AND BOTTOM OF STEPS, AND AT TOP AND BOTTOM OF RAMPS, TO BE CONSTRUCTED SO THE LANDING IS 5 FT x 5 FT MIN. (100) AND IS LESS THAN A 2% SLOPE IN ALL DIRECTIONS ON THE LANDING. THE CONTRACTOR SHALL VERIFY THE LANDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER WITH ANY QUESTIONS PRIOR TO INSTALLING LANDING.
- STAIRS REPRESENTED ON THE SITE PLANS DO NOT INDICATE THE EXACT NUMBER OF TREADS AND RISERS NEEDED. THESE WILL VARY BASED ON SPECIFIC FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THE CONDITION IN THE FIELD AND DETERMINE TREADS AND RISERS REQUIRED PER THE BUILDING CODE. REFERENCE SHALL BE MADE TO THE ARCHITECTURAL PLANS.
- THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER AS NEEDED WITH QUESTIONS REGARDING SPECIFIC TREADS AND RISERS PRIOR TO INSTALLING THE STAIRS.
15. TYPICAL CURB REVEAL IS TO BE 6 INCHES (FOR VERTICAL FACE) UNLESS OTHERWISE NOTED BY TOP OF CURB (TOC) AND BOTTOM OF CURB (BOC) ELEVATIONS. WHERE THESE ARE NOTED THE CONTRACTOR SHALL REVIEW TO PROVIDE REQUIRED REVEALS AND THEN PROPERLY TAPER THE CURB AND FINISH GRADE BACK TO THE TYPICAL 6 INCH REVEAL. IF TOC OR BOC LABELS ARE NOT SHOWN, ALL SPOT ELEVATIONS ARE BOTTOM OF CURB WHEN ADJACENT TO A CURB FACE.
  16. STORMWATER MANAGEMENT FACILITIES SHALL BE PROTECTED FROM SEDIMENT AND SILTATION AT ALL TIMES. RAIN GARDENS TO FUNCTION AS TEMPORARY DRAINAGE BASINS DURING CONSTRUCTION PERIOD. JUST PRIOR TO COMPLETION, THE SITE SUBCONTRACTOR SHALL PERFORM A FINAL INSPECTION AND CLEANING OF THE STORMWATER MANAGEMENT SYSTEMS. ALL SEDIMENT AND SILTATION SHALL BE REMOVED FROM THE BASINS, RAIN GARDENS, ETC. AND THESE AREAS SHALL BE SHAPED TO FINAL CONTOURS AND ELEVATION PER THE PLANS. ALL REPAIRS SHALL BE MADE AS NECESSARY TO THE SATISFACTION OF THE ENGINEER PRIOR TO PLACING FINAL TOPSOIL, MULCH, VEGETATION, SEEDING, ETC.
  17. ANY DEWATERING OPERATION WHEN REQUIRED AS PART OF THE CONSTRUCTION PROCESS SHALL ENSURE ALL DEWATERING OCCURS THROUGH A PROPER DEWATERING BASIN (I.E. STONE, FILTER FABRIC, PUMP DEWATERING CHARCOAL LINED FABRIC BAGS, HAYBALES, SHEET PILING OR OTHER ACCEPTABLE MEANS) PRIOR TO DISCHARGE. NO DISCHARGE FROM THE SITE SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE LOCAL DPW OR OTHER REQUIRED AUTHORITY. THE CONTRACTOR SHALL OBTAIN THESE APPROVALS PRIOR TO PERFORMING DEWATERING. THE CONTRACTOR SHALL OWN DEWATERING METHODS AS THEIR MEANS AND METHODS.
  18. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

**OPERATION/MAINTENANCE PLAN**

1. THIS OPERATION AND MAINTENANCE PLAN SHALL BE PERFORMED BY THE GENERAL CONTRACTOR DURING CONSTRUCTION OPERATIONS.
2. PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL BE INFORMED THAT THE MAINTENANCE OF SILTATION CONTROLS TAKES PRECEDENCE OVER NORMAL CONSTRUCTION ACTIVITIES. ADJACENT PROPERTIES AND STREETS SHALL BE PROTECTED FROM EROSION OR SILTATION CONDITIONS.
3. INSPECTION AND MAINTENANCE, AS OUTLINED HEREIN, SHALL BE PERFORMED FOUR TIMES WITHIN THE FIRST YEAR OF OPERATION. THENCE, INSPECTIONS AND MAINTENANCE SHALL BE CONDUCTED ON A SEMIANNUAL BASIS (2 TIMES A YEAR) AND AFTER ALL LARGE STORMS. AN INSPECTION REPORT SHALL BE MAINTAINED.
4. ACCUMULATED DEBRIS IN RAIN GARDENS, CATCH BASINS, AND INFILTRATION STRUCTURES SHALL BE REMOVED BEFORE IT EXCEEDS 12 INCHES IN DEPTH AND DISPOSED OF PROPERLY. BROKEN OR DAMAGED GAS TRAPS/HOODS SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO ENSURE ADEQUATE FUNCTION.
5. A VISUAL INSPECTION SHALL BE MADE OF ALL RAIN GARDENS, CATCH BASINS, INFILTRATION STRUCTURES, PIPES, DOWNSPOUT BOOTS, RIPRAP APRONS, AND DRAINAGE PIPING FOR THE ENTIRE STORM DRAINAGE SYSTEM. THE GENERAL CONDITION OF THESE STRUCTURES SHOULD BE REVIEWED AND ACCUMULATED DEBRIS SHALL BE REMOVED. THE CONDITION OF ALL OUTLETS SHALL BE NOTED AND A DESCRIPTION OF THE DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE REPORT. DELETERIOUS MATERIALS SHALL BE REMOVED FROM THESE STRUCTURES AND THE DRAINAGE CHANNELS IN ORDER FOR THE SYSTEM TO FUNCTION PROPERLY.

**OPERATION/MAINTENANCE PLAN (CONTINUED):**

6. THE RAIN GARDENS WILL FUNCTION AS TEMPORARY SEDIMENT TRAPS WHERE RUNOFF WILL COLLECT DURING CONSTRUCTION. THE RAIN GARDENS SHALL BE CLEANED OF ALL SEDIMENT JUST BEFORE LEAVING SITE. THE ACCUMULATED SEDIMENT WILL BE REMOVED AS NEEDED DURING CONSTRUCTION PERIOD UNTIL CATCH BASINS AND CULTEC SYSTEMS ARE INSTALLED. SILT SACKS WILL BE INSTALLED UNDER CATCH BASIN GRATES ONCE INSTALLED. CULTEC SYSTEMS SHALL BE PROTECTED FROM SEDIMENT AT ALL TIMES DURING CONSTRUCTION.
7. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE CATCH BASINS BEFORE IT EXCEEDS 1" IN DEPTH. THE CULTEC INSPECTION PORTS SHALL BE INSPECTED FOR PROPER FUNCTIONING. ALL DEBRIS OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM DRAINAGE STRUCTURES.
8. DISTURBED AREAS SHALL BE TREATED WITH WATER DURING EXCAVATION, OR APPROVED ALTERNATIVE, TO CONTROL THE DUST. A WATER TRUCK SHALL BE PROVIDED ONSITE FOR DUST CONTROL.
9. THE FOLLOWING MINIMUM INFORMATION SHALL BE RECORDED:
  - \* DATE OF INSPECTION AND GENERAL CONDITION OF THE ENTIRE SYSTEM.
  - \* CORRECTIVE MAINTENANCE ACTIONS TAKEN TO ENSURE ADEQUATE FUNCTION AND WHEN PERFORMED.
10. MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH THE EXECUTED INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE ASSIGNEES.

STAMP STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:

**Brad Sprinkle**  
199 Barnstable Road  
Hyannis, MA 02601

PROJECT TITLE

**Proposed Housing**  
199 Barnstable Road  
Hyannis, MA 02601

SHEET NO

**C5.0**

DATE: MARCH 14, 2024

SCALE IN FEET

SCALE: 1"=20'

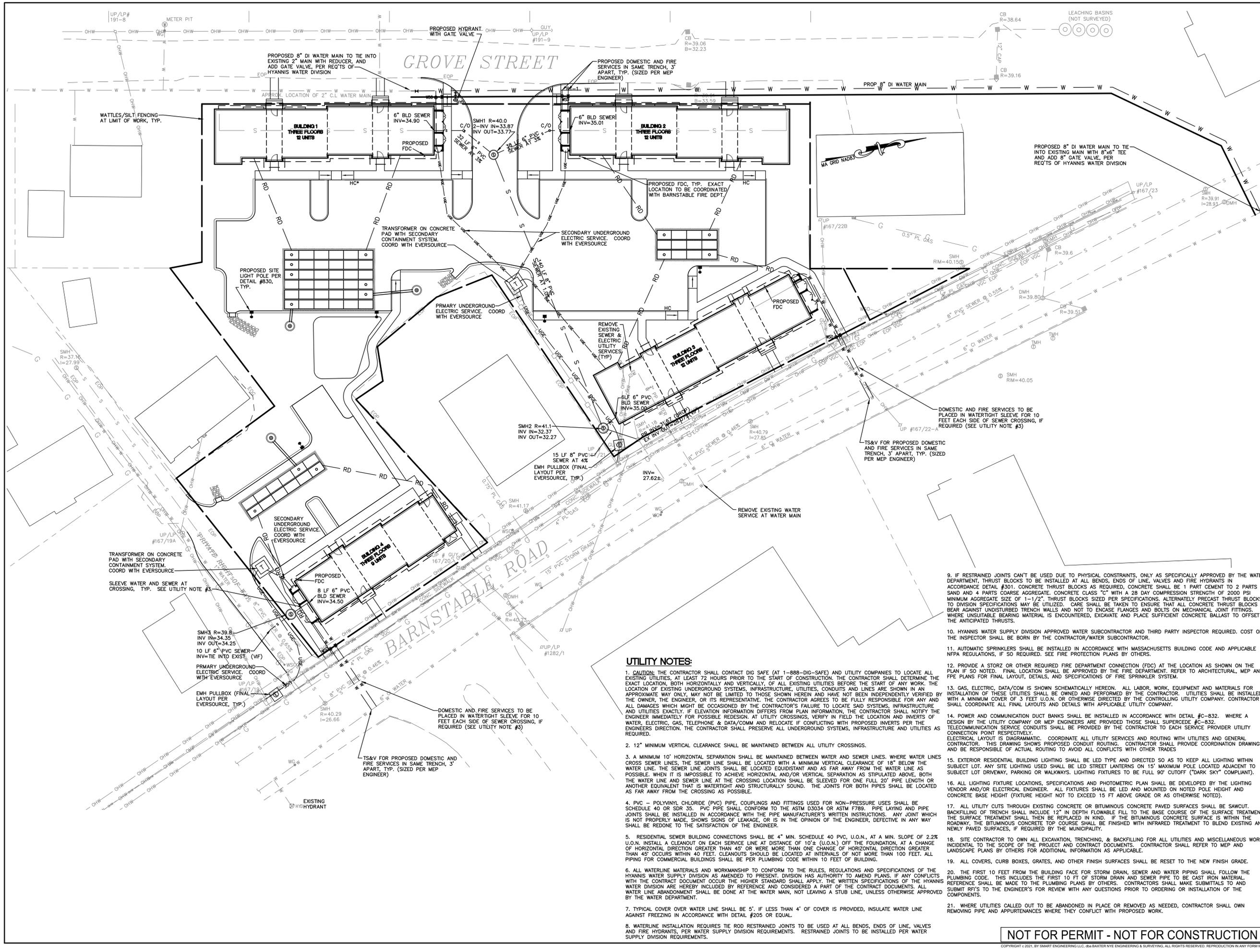
DRAWN BY: JKL CHECKED BY: MWE

JOB NO: 2021-037 FILE: 2021-037UT.dwg

DATE DESCRIPTION

4/5/2024 PER SITE PLAN REVIEW COMMENTS

DATE DESCRIPTION



**UTILITY NOTES:**

- CAUTION:** THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, BOTH HORIZONTALLY AND VERTICALLY, OF ALL EXISTING UTILITIES BEFORE THE START OF ANY WORK. THE LOCATION OF EXISTING UNDERGROUND SYSTEMS, INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREIN AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, THE ENGINEER, OR ITS REPRESENTATIVE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID SYSTEMS, INFRASTRUCTURE AND UTILITIES EXACTLY. IF ELEVATION INFORMATION DIFFERS FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. AT UTILITY CROSSINGS, VERIFY IN FIELD THE LOCATION AND INVERTS PER THE ENGINEER'S DIRECTION. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND SYSTEMS, INFRASTRUCTURE AND UTILITIES AS REQUIRED.
- 12" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL UTILITY CROSSINGS.
- A MINIMUM 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES. WHERE WATER LINES CROSS SEWER LINES, THE SEWER LINE SHALL BE LOCATED WITH A MINIMUM VERTICAL CLEARANCE OF 18" BELOW THE WATER LINE. THE SEWER LINE JOINTS SHALL BE LOCATED EQUIDISTANT AND AS FAR AWAY FROM THE WATER LINE AS POSSIBLE. WHEN IT IS IMPOSSIBLE TO ACHIEVE HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER LINE AND SEWER LINE AT THE CROSSING LOCATION SHALL BE SLEEVED FOR ONE FULL 20' PIPE LENGTH OR ANOTHER EQUIVALENT THAT IS WATERTIGHT AND STRUCTURALLY SOUND. THE JOINTS FOR BOTH PIPES SHALL BE LOCATED AS FAR AWAY FROM THE CROSSING AS POSSIBLE.
- PVC - POLYVINYL CHLORIDE (PVC) PIPE, COUPLINGS AND FITTINGS USED FOR NON-PRESSURE USES SHALL BE SCHEDULE 40 OR SDR 35. PVC PIPE SHALL CONFORM TO THE ASTM D3034 OR ASTM F789. PIPE LAYING AND PIPE JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS. ANY JOINT WHICH IS NOT PROPERLY MADE, SHOWS SIGNS OF LEAKAGE, OR IS IN THE OPINION OF THE ENGINEER, DEFECTIVE IN ANY WAY SHALL BE REDONE TO THE SATISFACTION OF THE ENGINEER.
- RESIDENTIAL SEWER BUILDING CONNECTIONS SHALL BE 4" MIN. SCHEDULE 40 PVC, U.O.N., AT A MIN. SLOPE OF 2.2% U.O.N. INSTALL A CLEANOUT ON EACH SERVICE LINE AT DISTANCE OF 10'± (U.O.N.) OFF THE FOUNDATION, AT A CHANGE OF HORIZONTAL DIRECTION GREATER THAN 45° OR WERE MORE THAN ONE CHANGE OF HORIZONTAL DIRECTION GREATER THAN 45° OCCURS WITHIN 40 FEET. CLEANOUTS SHOULD BE LOCATED AT INTERVALS OF NOT MORE THAN 100 FEET. ALL PIPING FOR COMMERCIAL BUILDINGS SHALL BE PER PLUMBING CODE WITHIN 10 FEET OF BUILDING.
- ALL WATERLINE MATERIALS AND WORKMANSHIP TO CONFORM TO THE RULES, REGULATIONS AND SPECIFICATIONS OF THE HYANNIS WATER SUPPLY DIVISION AS AMENDED TO PRESENT. DIVISION HAS AUTHORITY TO AMEND PLANS. IF ANY CONFLICTS WITH THE CONTRACT DOCUMENT OCCUR THE HIGHER STANDARD SHALL APPLY. THE WRITTEN SPECIFICATIONS OF THE HYANNIS WATER DIVISION ARE HEREBY INCLUDED BY REFERENCE AND CONSIDERED A PART OF THE CONTRACT DOCUMENTS. ALL WATER LINE ABANDONMENT SHALL BE DONE AT THE WATER MAIN, NOT LEAVING A STUB LINE, UNLESS OTHERWISE APPROVED BY THE WATER DEPARTMENT.
- TYPICAL COVER OVER WATER LINE SHALL BE 5'. IF LESS THAN 4' OF COVER IS PROVIDED, INSULATE WATER LINE AGAINST FREEZING IN ACCORDANCE WITH DETAIL #205 OR EQUAL.
- WATERLINE INSTALLATION REQUIRES TIE ROD RESTRAINED JOINTS TO BE USED AT ALL BENDS, ENDS OF LINE, VALVES AND FIRE HYDRANTS, PER WATER SUPPLY DIVISION REQUIREMENTS. RESTRAINED JOINTS TO BE INSTALLED PER WATER SUPPLY DIVISION REQUIREMENTS.

9. IF RESTRAINED JOINTS CAN'T BE USED DUE TO PHYSICAL CONSTRAINTS, ONLY AS SPECIFICALLY APPROVED BY THE WATER DEPARTMENT, THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, ENDS OF LINE, VALVES AND FIRE HYDRANTS IN ACCORDANCE DETAIL #301. CONCRETE THRUST BLOCKS AS REQUIRED, CONCRETE SHALL BE 1 PART CEMENT TO 2 PARTS SAND AND 4 PARTS COARSE AGGREGATE, CONCRETE CLASS "C" WITH A 28 DAY COMPRESSION STRENGTH OF 2000 PSI MINIMUM AGGREGATE SIZE OF 1-1/2". THRUST BLOCKS SIZED PER SPECIFICATIONS. ALTERNATELY PRECAST THRUST BLOCKS TO DIVISION SPECIFICATIONS MAY BE UTILIZED. CARE SHALL BE TAKEN TO ENSURE THAT ALL CONCRETE THRUST BLOCKS BEAR AGAINST UNDISTURBED TRENCH WALLS AND NOT TO ENCASE FLANGES AND BOLTS ON MECHANICAL JOINT FITTINGS. WHERE UNSUITABLE BEARING MATERIAL IS ENCOUNTERED, EXCAVATE AND PLACE SUFFICIENT CONCRETE BALLAST TO OFFSET THE ANTICIPATED THRUSTS.

10. HYANNIS WATER SUPPLY DIVISION APPROVED WATER SUBCONTRACTOR AND THIRD PARTY INSPECTOR REQUIRED. COST OF THE INSPECTOR SHALL BE BORN BY THE CONTRACTOR/WATER SUBCONTRACTOR.

11. AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH MASSACHUSETTS BUILDING CODE AND APPLICABLE NFPA REGULATIONS, IF SO REQUIRED. SEE FIRE PROTECTION PLANS BY OTHERS.

12. PROVIDE A STORZ OR OTHER REQUIRED FIRE DEPARTMENT CONNECTION (FDC) AT THE LOCATION AS SHOWN ON THE PLAN IF SO NOTED. FINAL LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. REFER TO ARCHITECTURAL, MEP AND FPE PLANS FOR FINAL LAYOUT, DETAILS, AND SPECIFICATIONS OF FIRE SPRINKLER SYSTEM.

13. GAS, ELECTRIC, DATA/COM IS SHOWN SCHEMATICALLY HEREON. ALL LABOR, WORK, EQUIPMENT AND MATERIALS FOR INSTALLATION OF THESE UTILITIES SHALL BE OWNED AND PERFORMED BY THE CONTRACTOR. UTILITIES SHALL BE INSTALLED WITH A MINIMUM COVER OF 3 FEET U.O.N. OR OTHERWISE DIRECTED BY THE CONTROLLING UTILITY COMPANY. CONTRACTOR SHALL COORDINATE ALL FINAL LAYOUTS AND DETAILS WITH APPLICABLE UTILITY COMPANY.

14. POWER AND COMMUNICATION DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL #C-832. WHERE A DESIGN BY THE UTILITY COMPANY OR MEP ENGINEERS ARE PROVIDED THOSE SHALL SUPERSEDE #C-832. CONTRACTOR SHALL PROVIDE COORDINATION DRAWINGS AND BE RESPONSIBLE OF ACTUAL ROUTING TO AVOID ALL CONFLICTS WITH OTHER TRADES

15. EXTERIOR RESIDENTIAL BUILDING LIGHTING SHALL BE LED TYPE AND DIRECTED SO AS TO KEEP ALL LIGHTING WITHIN SUBJECT LOT. ANY SITE LIGHTING USED SHALL BE LED STREET LANTERNS ON 15' MAXIMUM POLE LOCATED ADJACENT TO SUBJECT LOT DRIVEWAY, PARKING OR WALKWAYS. LIGHTING FIXTURES TO BE FULL 90° CUTOFF ("DARK SKY" COMPLIANT).

16. ALL LIGHTING FIXTURE LOCATIONS, SPECIFICATIONS AND PHOTOMETRIC PLAN SHALL BE DEVELOPED BY THE LIGHTING VENDOR AND/OR ELECTRICAL ENGINEER. ALL FIXTURES SHALL BE LED AND MOUNTED ON NOTED POLE HEIGHT AND CONCRETE BASE HEIGHT (FIXTURE HEIGHT NOT TO EXCEED 15 FT ABOVE GRADE OR AS OTHERWISE NOTED).

17. ALL UTILITY CUTS THROUGH EXISTING CONCRETE OR BITUMINOUS CONCRETE PAVED SURFACES SHALL BE SAWCUT. BACKFILLING OF TRENCH SHALL INCLUDE 12" IN DEPTH FLOWABLE FILL TO THE BASE COURSE OF THE SURFACE TREATMENT. THE SURFACE TREATMENT SHALL THEN BE REPLACED IN KIND. IF THE BITUMINOUS CONCRETE SURFACE IS WITHIN THE ROADWAY, THE BITUMINOUS CONCRETE TOP COURSE SHALL BE FINISHED WITH INFRARED TREATMENT TO BLEND EXISTING AND NEWLY PAVED SURFACES, IF REQUIRED BY THE MUNICIPALITY.

18. SITE CONTRACTOR TO OWN ALL EXCAVATION, TRENCHING, & BACKFILLING FOR ALL UTILITIES AND MISCELLANEOUS WORK INCIDENTAL TO THE SCOPE OF THE PROJECT AND CONTRACT DOCUMENTS. CONTRACTOR SHALL REFER TO MEP AND LANDSCAPE PLANS BY OTHERS FOR ADDITIONAL INFORMATION AS APPLICABLE.

19. ALL COVERS, CURB BOXES, GRATES, AND OTHER FINISH SURFACES SHALL BE RESET TO THE NEW FINISH GRADE.

20. THE FIRST 10 FEET FROM THE BUILDING FACE FOR STORM DRAIN, SEWER AND WATER PIPING SHALL FOLLOW THE PLUMBING CODE. THIS INCLUDES THE FIRST 10 FT OF STORM DRAIN AND SEWER PIPE TO BE CAST IRON MATERIAL. BACKFILLING SHALL BE MADE TO THE PLUMBING PLANS BY OTHERS. CONTRACTORS SHALL MAKE SUBMITTALS TO AND SUBMIT RFP'S TO THE ENGINEERS FOR REVIEW WITH ANY QUESTIONS PRIOR TO ORDERING OR INSTALLATION OF THE COMPONENTS.

21. WHERE UTILITIES CALLED OUT TO BE ABANDONED IN PLACE OR REMOVED AS NEEDED, CONTRACTOR SHALL OWN REMOVING PIPE AND APPURTENANCES WHERE THEY CONFLICT WITH PROPOSED WORK.

**NOT FOR PERMIT - NOT FOR CONSTRUCTION**





