



WOLCOTT WOODS

CANTON AVENUE MILTON, MASSACHUSETTS

ARCHITECTURAL DESIGN SET

OWNER: WOLCOTT WOODS LLC 80 BEHARELL ST SUITE E CONCORD, MA
ARCHITECT: GRAZADO VELLECO ARCHITECTS 10 DOAKS LANE MARBLEHEAD, MA
LANDSCAPE ARCHITECT: RYAN ASSOCIATES, 144 MOODY STREET BLDG 4 WALTHAM, MA
CIVIL ENGINEER/ SURVEYOR: MERRILL ENGINEERS 427 COLUMBIA ROAD HANOVER, MA

LIST OF ARCHITECTURAL DRAWINGS

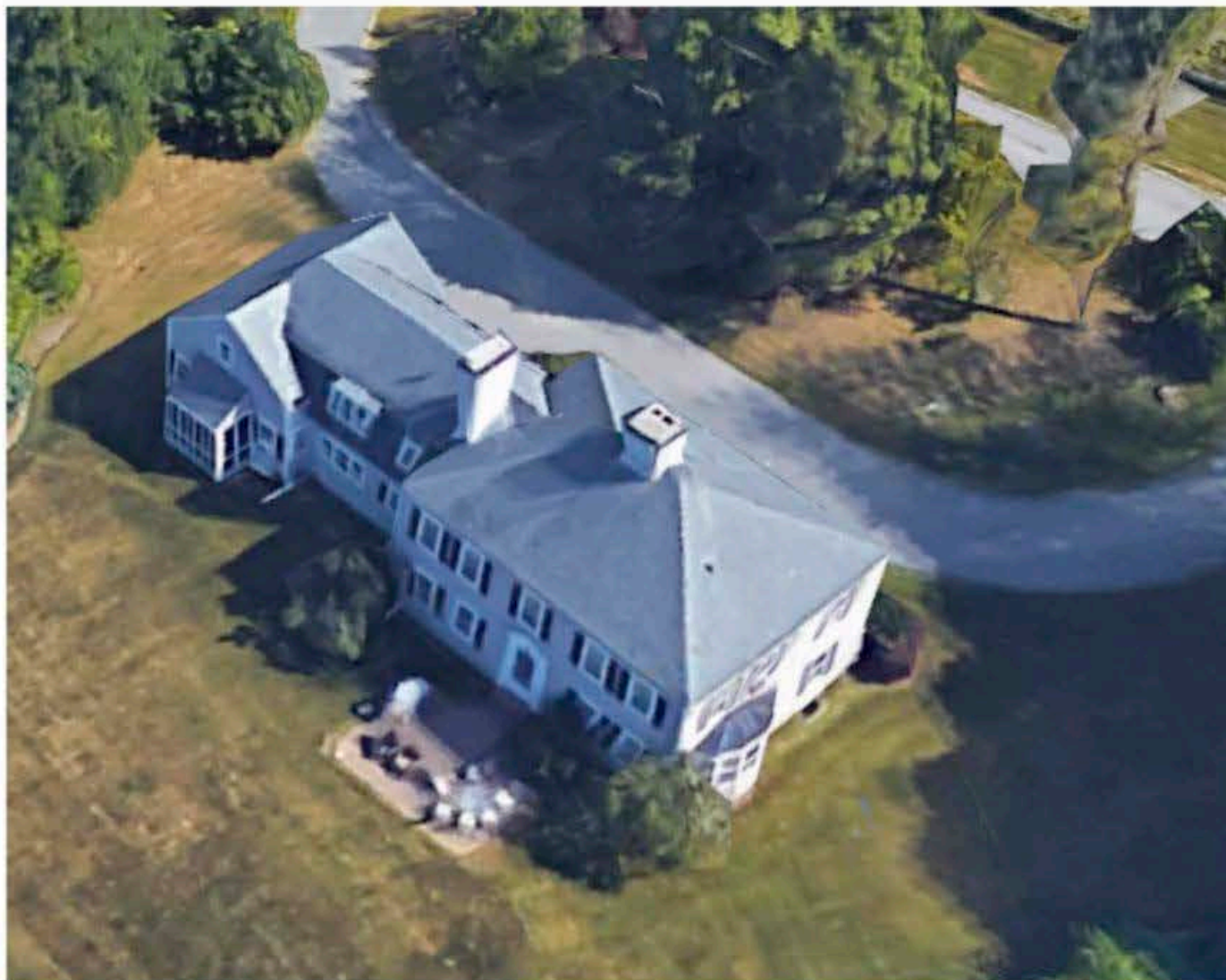
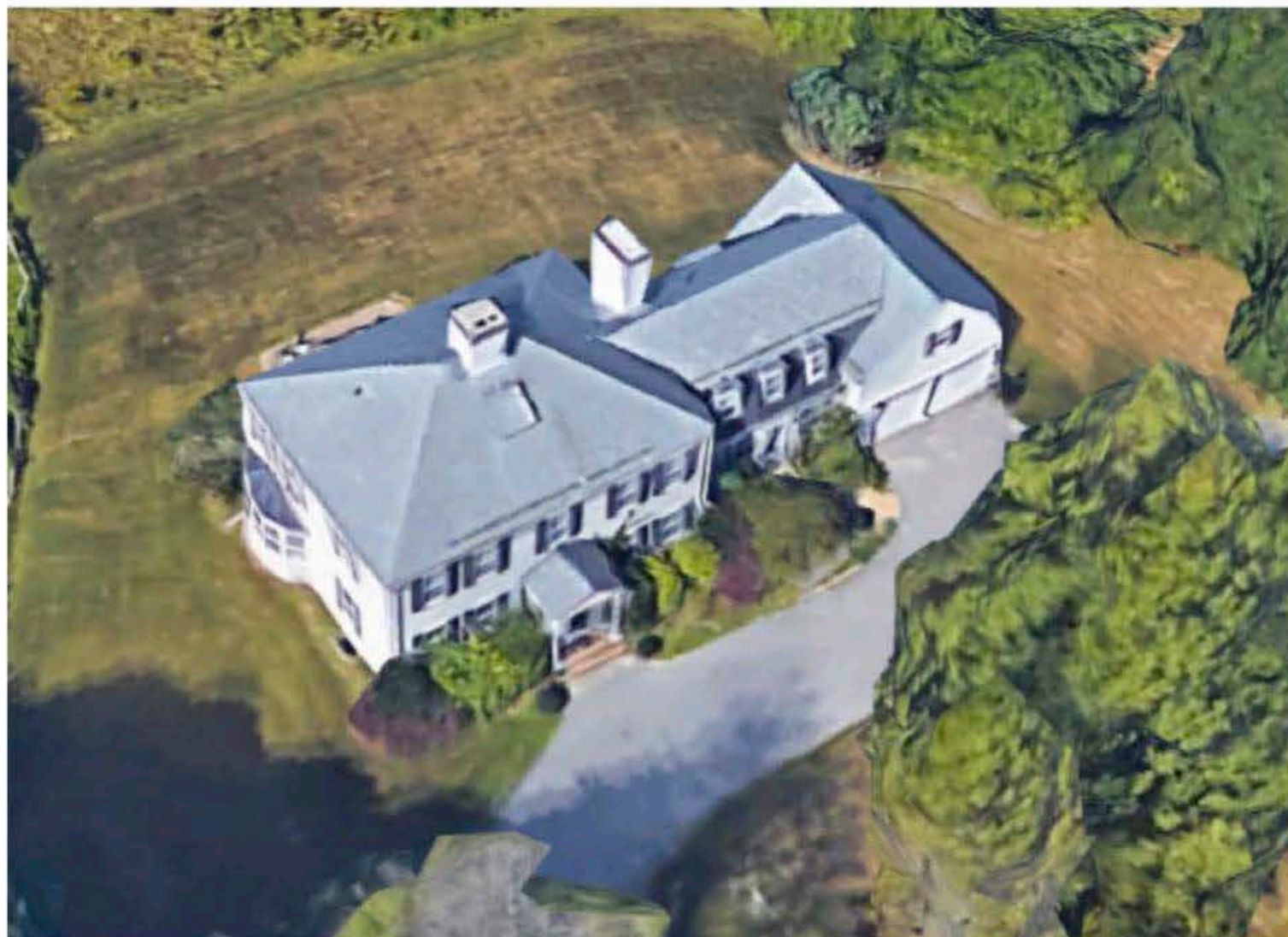
- H1 DEVENS HOUSE PHOTOS
- H2 DEVENS HOUSE PLANS AND ELEVATIONS
- H3 WOLCOTT HOUSE PHOTOS
- H4 WOLCOTT HOUSE PLANS AND ELEVATIONS
- H5 MANOR HOUSE PHOTOS
- H6 MANOR HOUSE PLANS
- H7 MANOR HOUSE ELEVATIONS

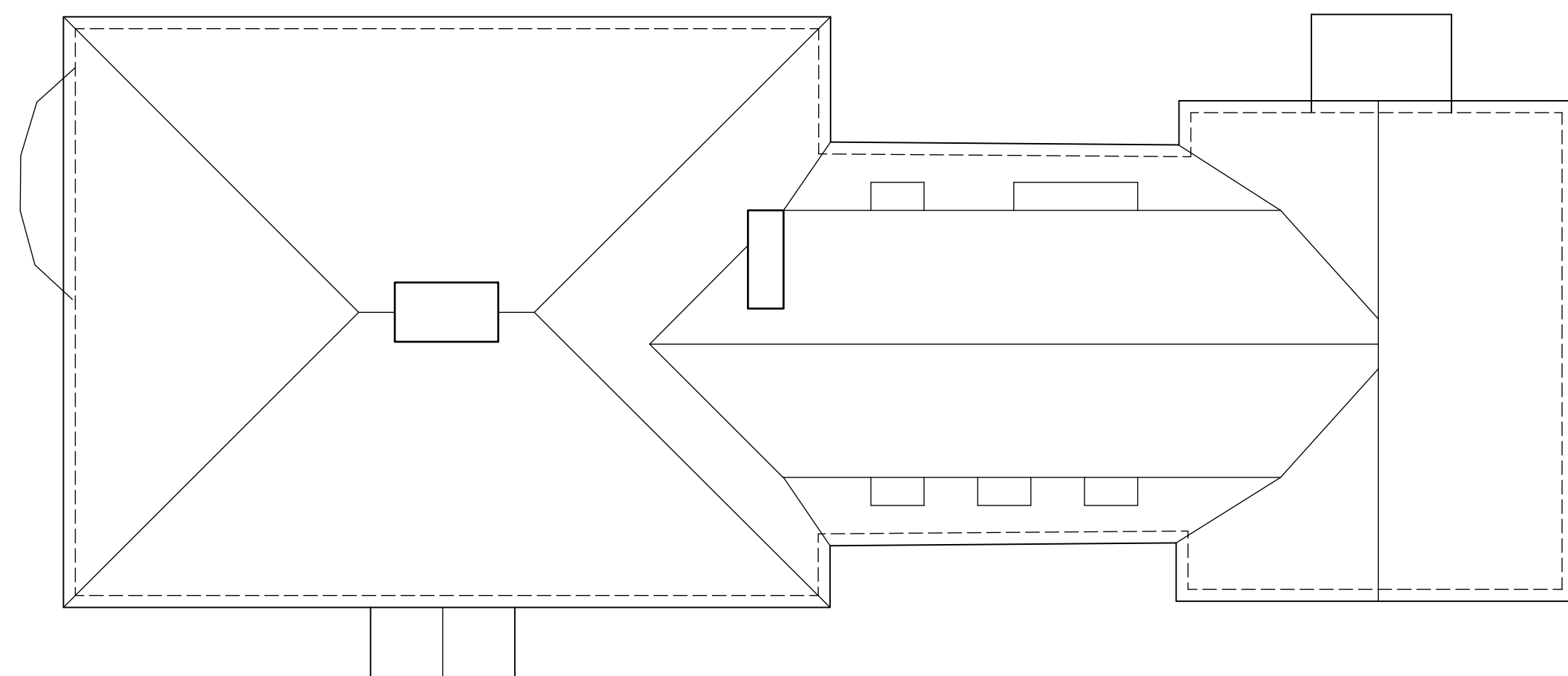
- A1 UNIT TYPE A @ DEVENS
- A2 UNIT TYPE A @ WOLCOTT AND MANOR HOUSE
- A3 UNIT TYPE BC @ WOLCOTT
- A4 UNIT TYPE BC @ VARIOUS LOCATIONS
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- A7 TYPICAL BLDG AND WALL SECTIONS



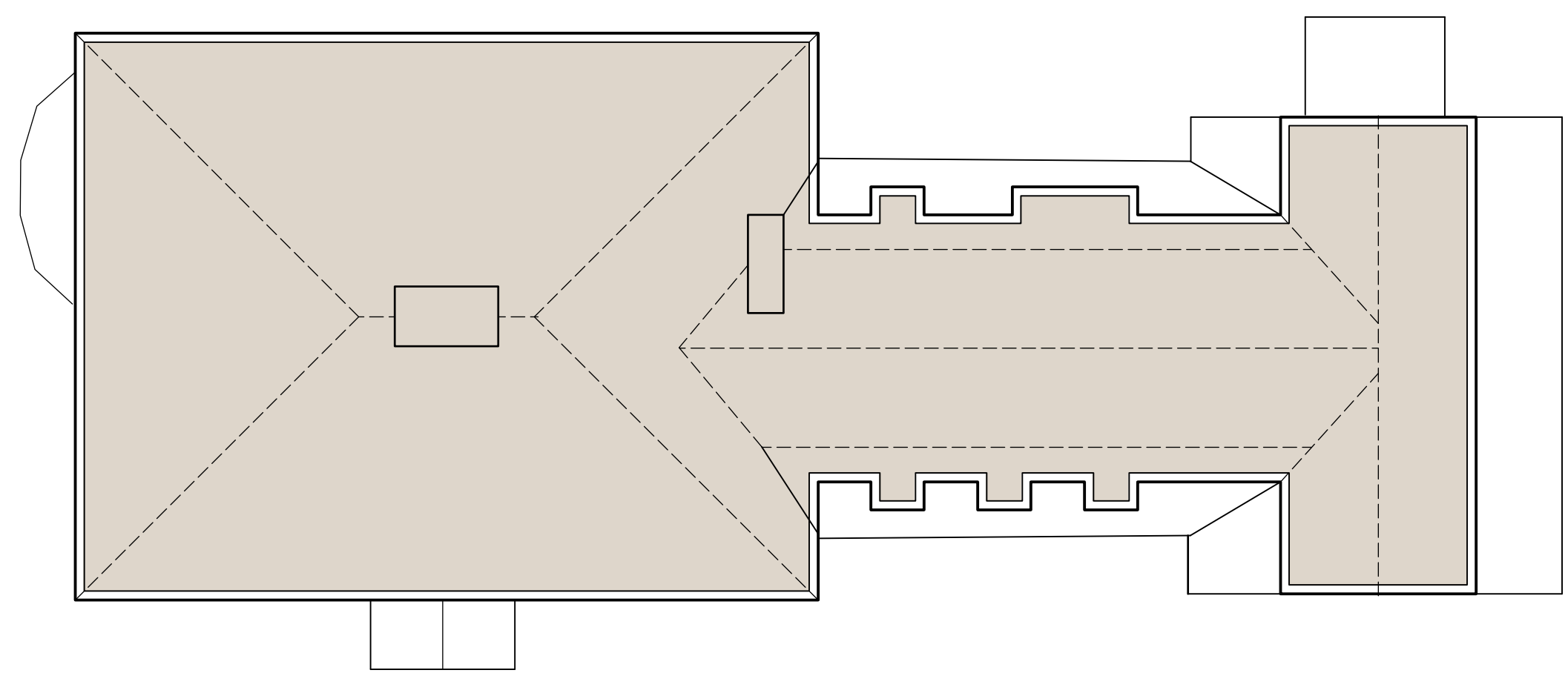
DEVENS HOUSE

1702 CANTON AVENUE MILTON, MA
EXISTING PHOTOGRAPHS





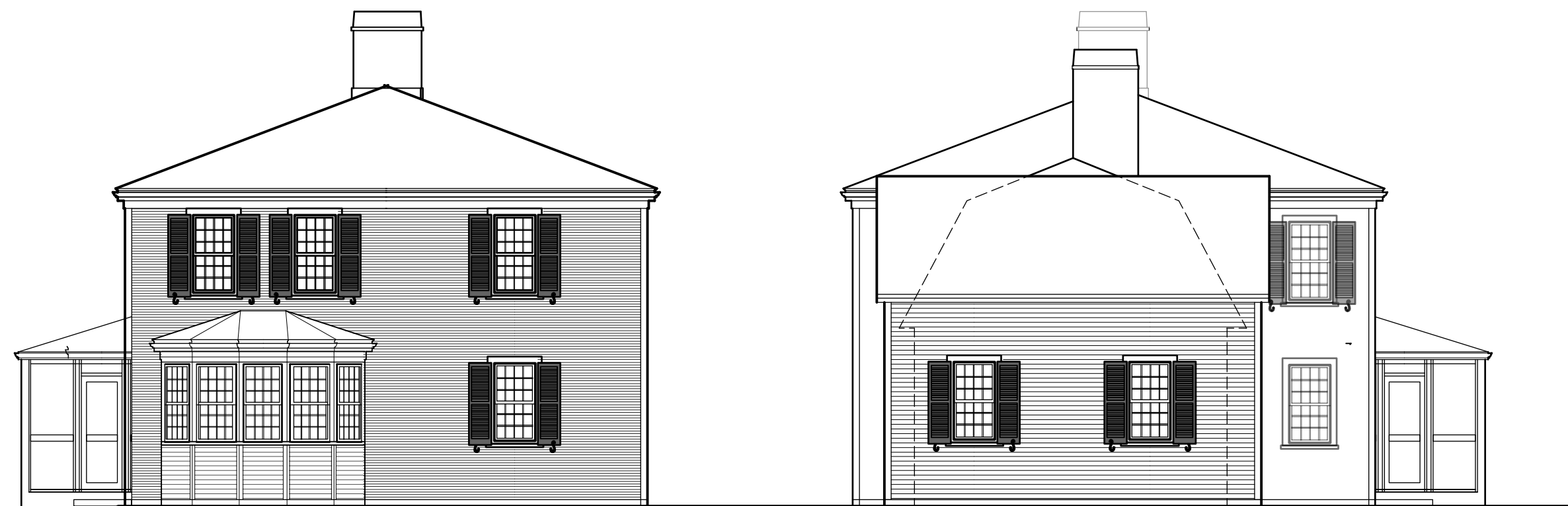
ROOF PLAN



SECOND FLOOR
1900 SF



FIRST FLOOR
1785 SF



Left Elevation
no proposed modifications

Right Elevation
no proposed modifications



Rear Elevation
propose new patio door



Front Elevation
no proposed modifications

Outline of Renovation

- Roofing will be replaced with 25 year 3-tab asphalt roof shingles
- Clapboards to be repaired or replaced with fiber cement clapboards
- Cornerboards, standing and running trim to be repaired or replaced with cpvc boards to match size and profile of existing
- Windows will be replaced with Anderson insulated windows of the same size and mullion pattern as currently exists
- Entry doors will be replaced with insulated composite doors by ThermaTru Classic

WOLCOTT HOUSE

1726 CANTON AVENUE MILTON, MA
EXISTING PHOTOGRAPHS



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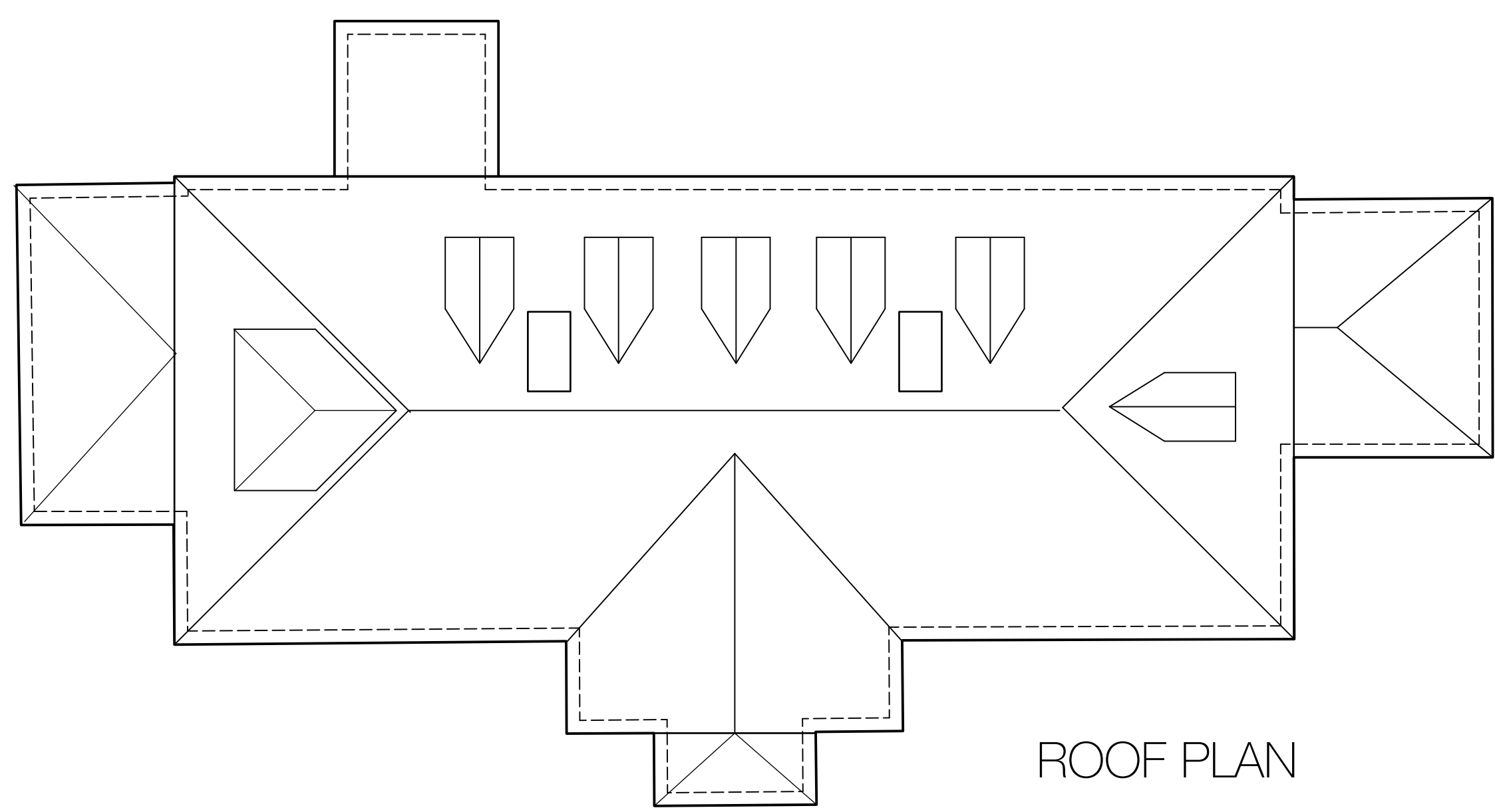
GRAZADO VELLECO ARCHITECTS, INC.
10 DOAKS LANE MARBLEHEAD, MA

WOLCOTT WOODS, LLC
80 BEHARELL ST SUITE E,
CONCORD, MA

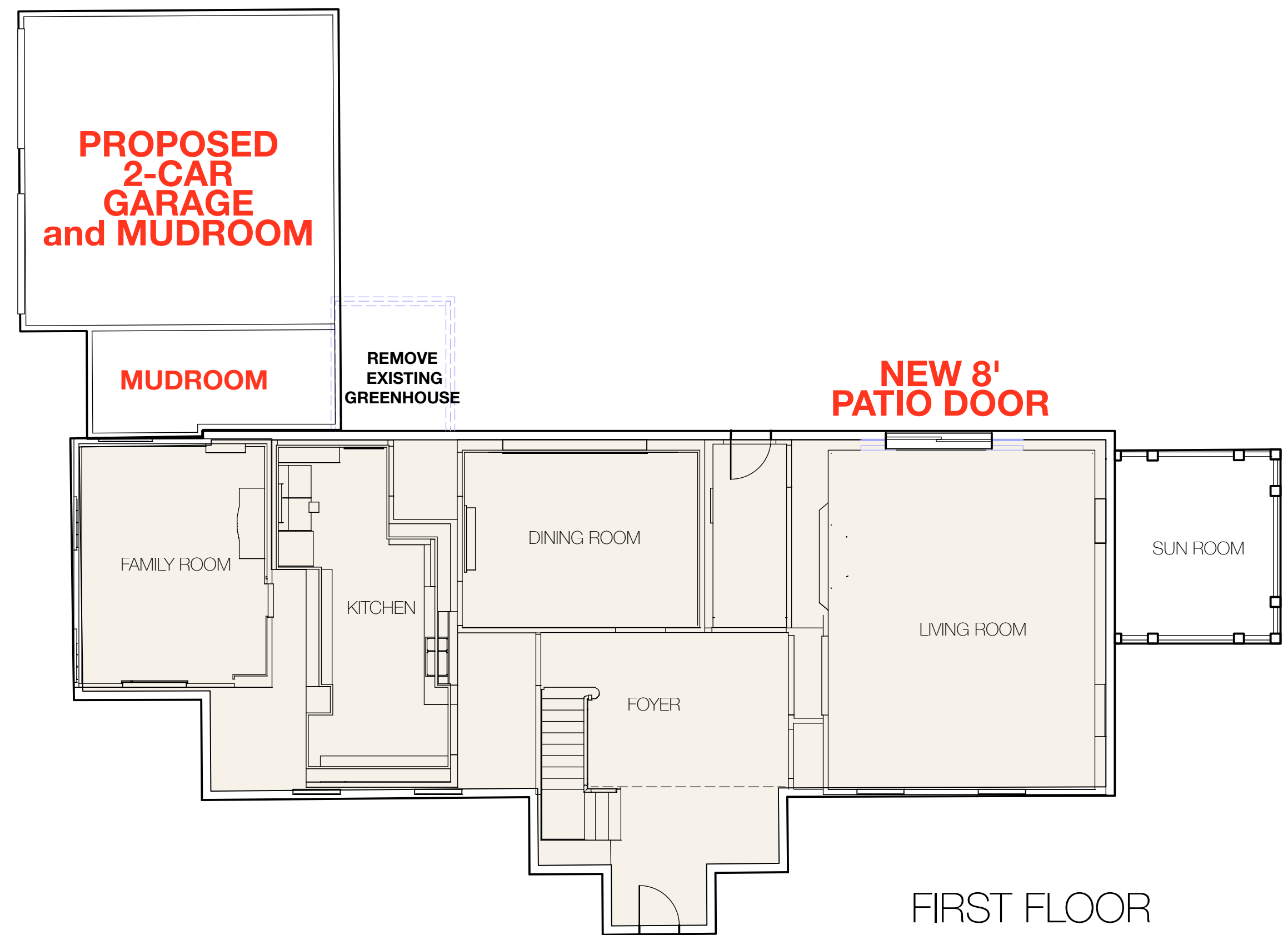
WOLCOTT WOODS
CANTON AVENUE
MILTON, MA

Proposed Plans and Elevations
WOLCOTT HOUSE
1726 Canton Ave Milton, MA
SCALE: 1/8"=1'-0"
DATE: 8.31.16

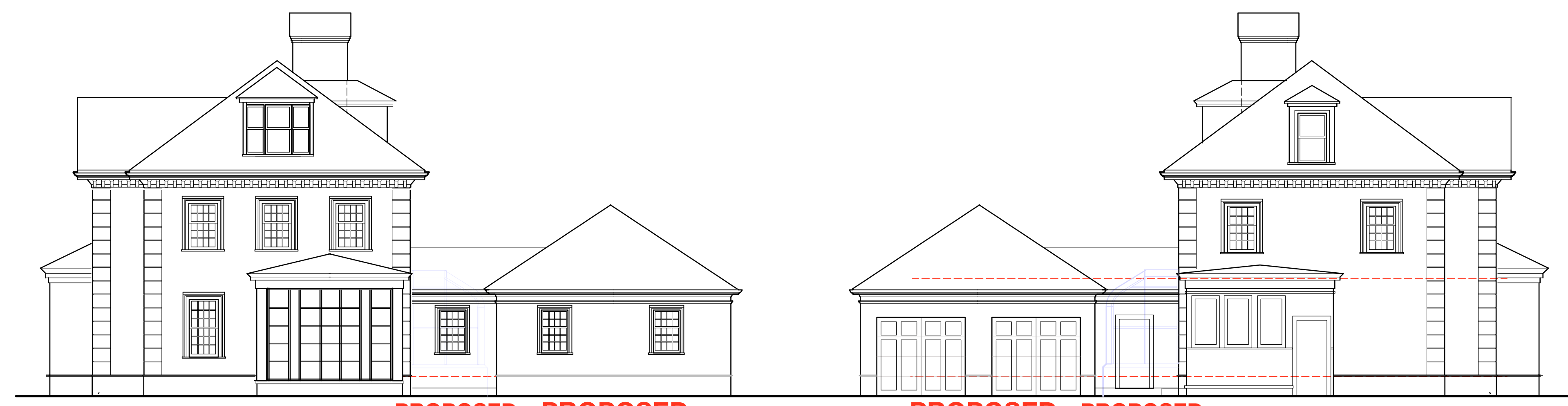
H4
HISTORIC HOUSE



ROOF PLAN



FIRST FLOOR
2070 SF



Left Elevation
propose new garage
and mudroom

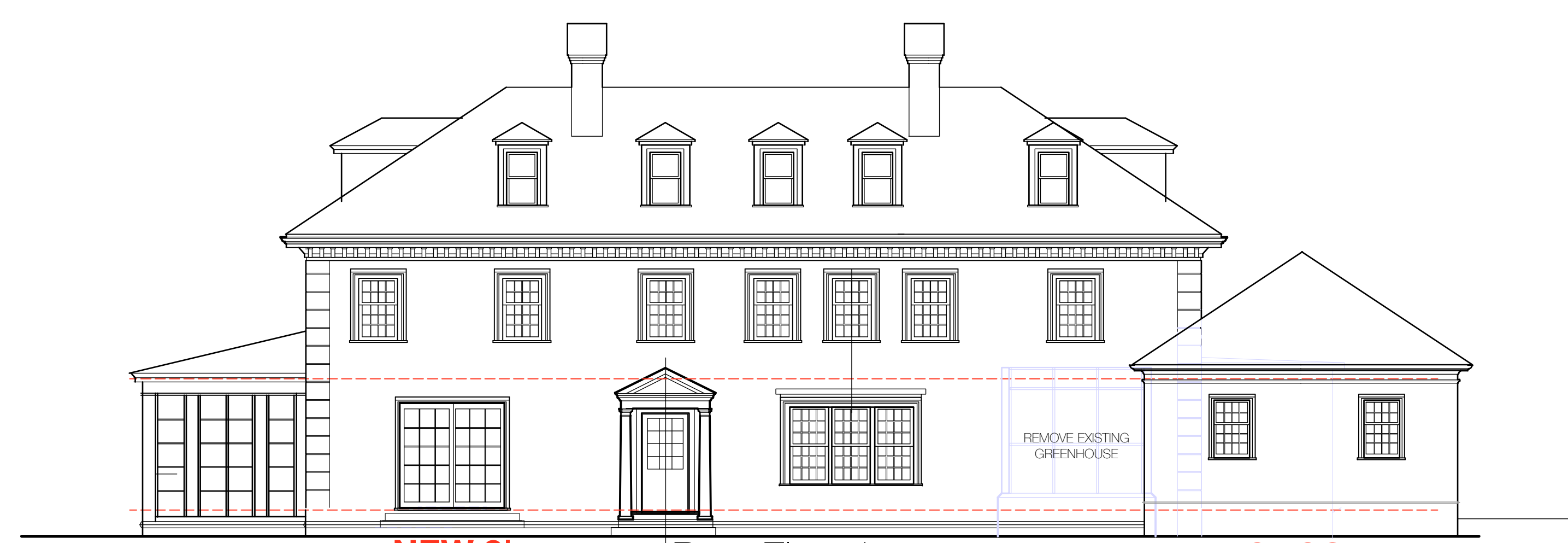
PROPOSED
MUDROOM

PROPOSED
2-CAR
GARAGE

PROPOSED
2-CAR
GARAGE

PROPOSED
MUDROOM

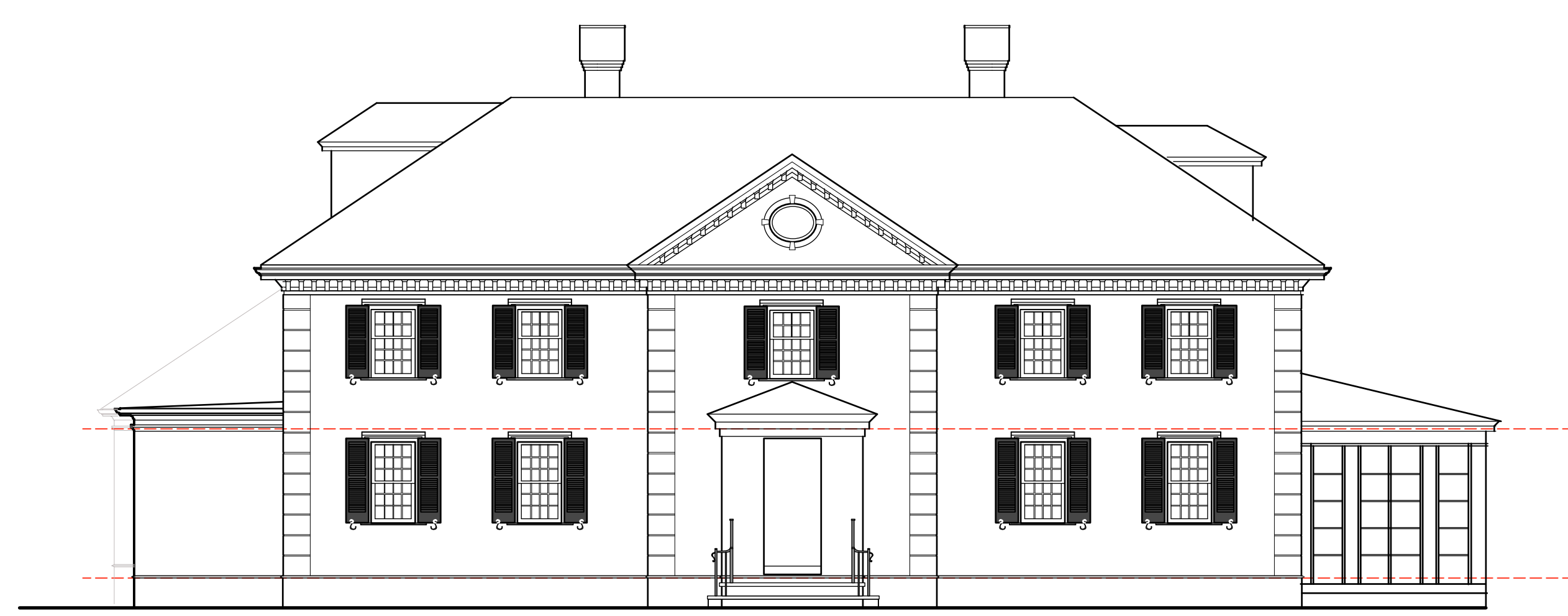
Right Elevation
propose new garage
and mudroom



NEW 8'
PATIO DOOR

Rear Elevation
propose new patio door
and 2-car garage

PROPOSED
2-CAR
GARAGE



Front Elevation
no proposed modifications

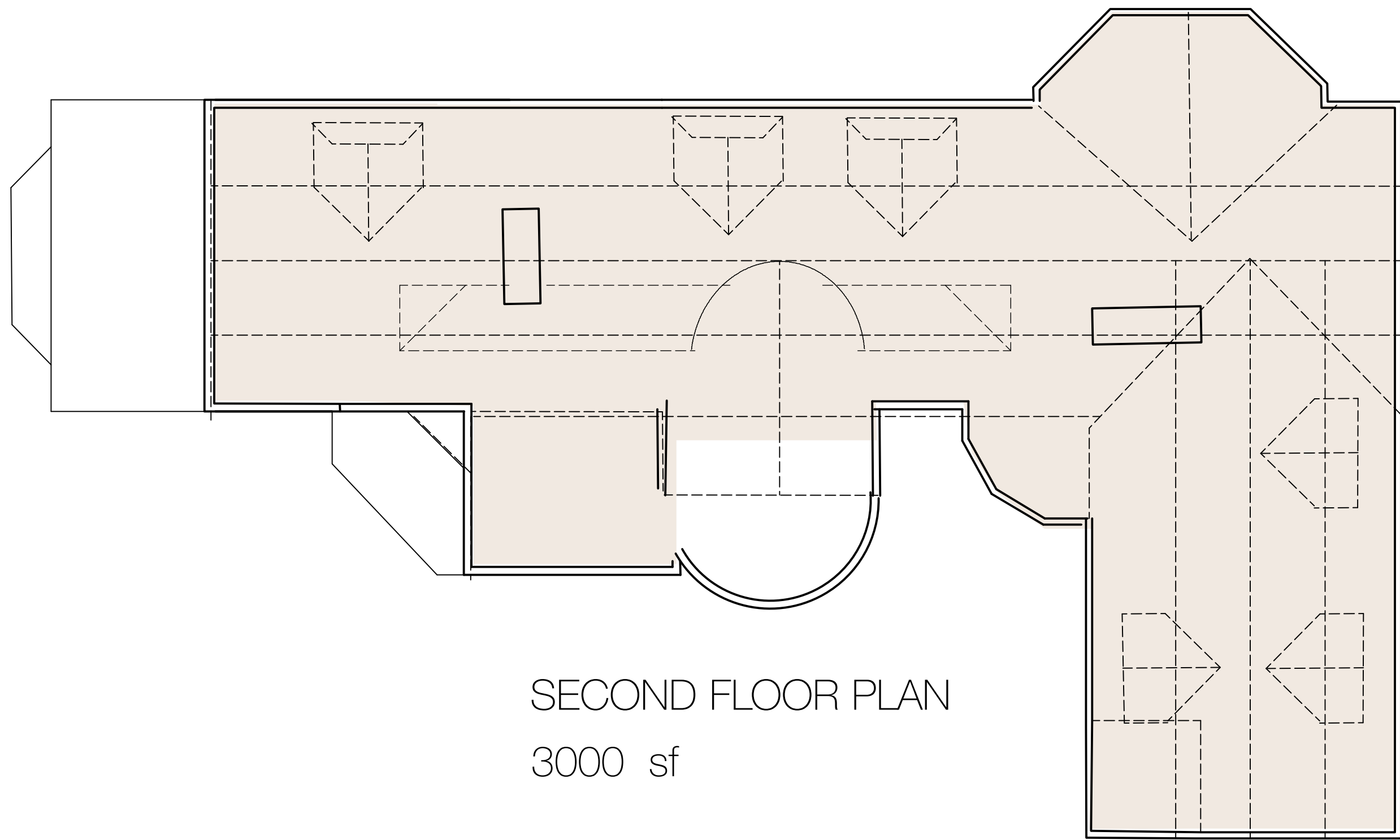
Outline of Renovation

- Slate roofing will be repaired or replaced with slate of similar color and texture
- Stucco to be repaired or replaced with similar stucco finishes
- Corner board, standing and running trim to be repaired where feasible or replaced with cpvc boards to match size and profile
- Windows will be replaced with Anderson insulated windows of the same size and mullion pattern as currently exists
- Entry doors will be replaced with insulated composite doors by ThermaTru Classic

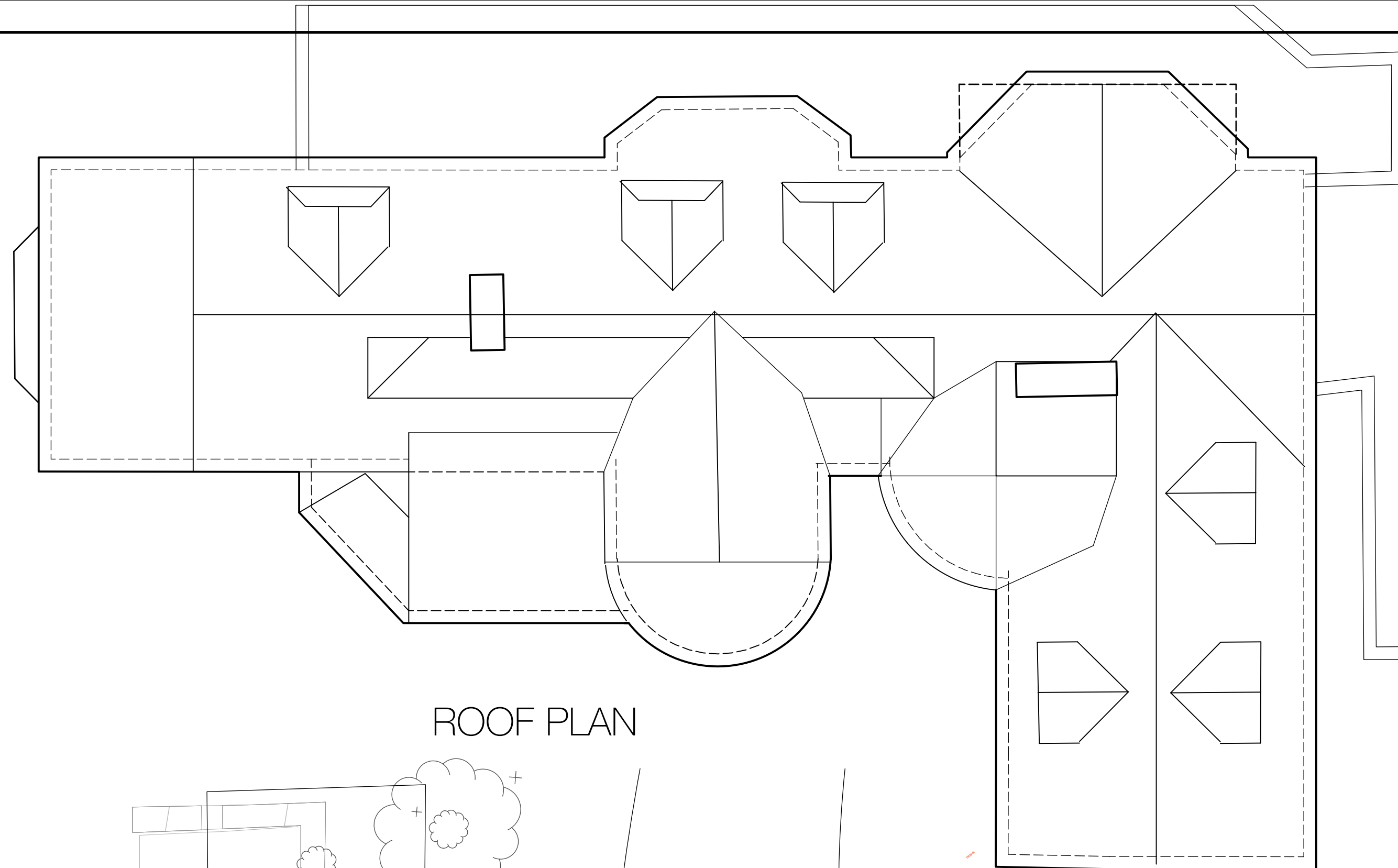
MANOR HOUSE

1672 CANTON AVENUE MILTON, MA
EXISTING PHOTOGRAPHS

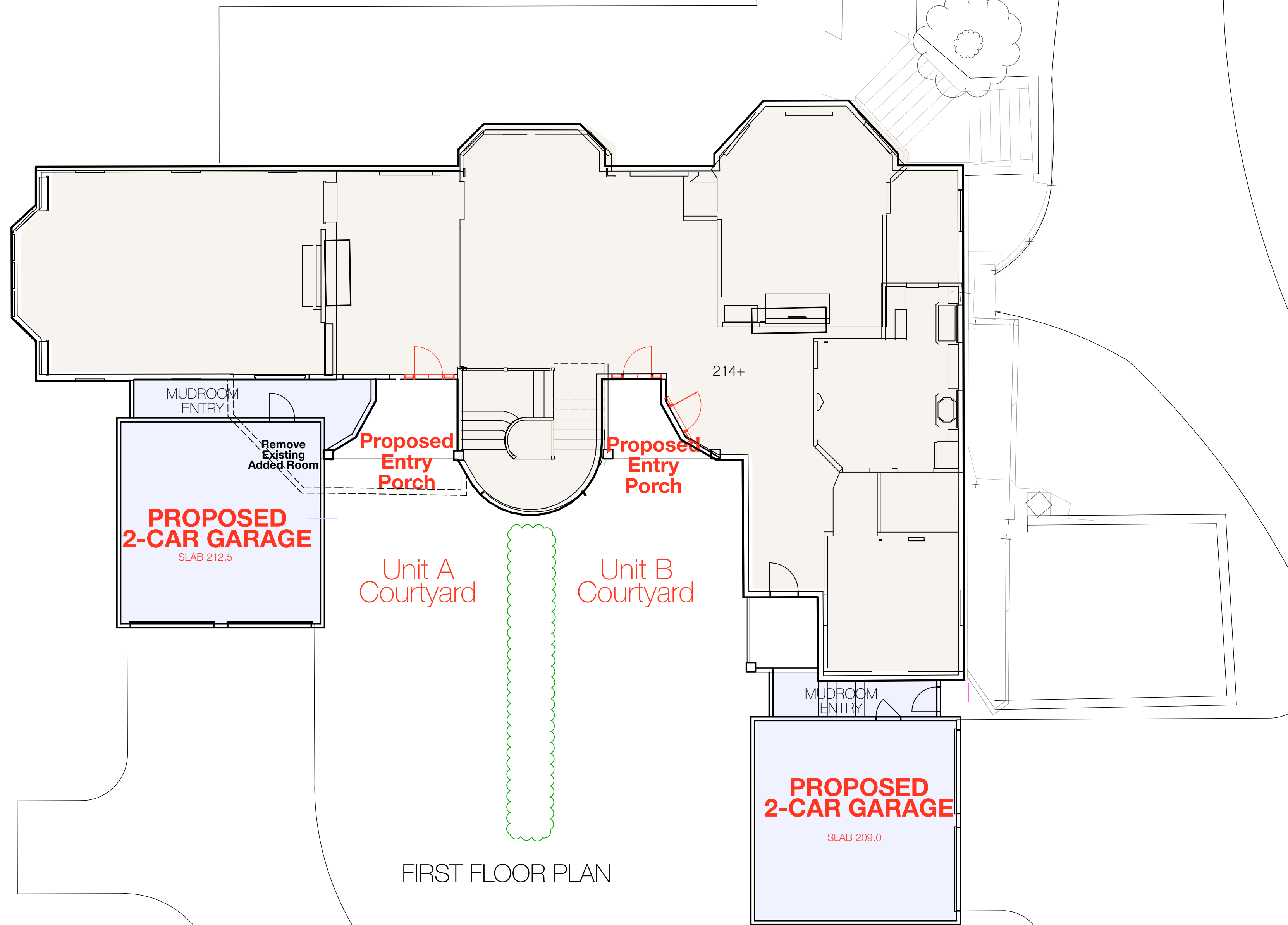




SECOND FLOOR PLAN
3000 sf



ROOF PLAN



FIRST FLOOR PLAN

Outline of Renovation

- Roofing will be replaced with 25 year 3-tab asphalt roof shingles
- Shingles to be replaced with white cedar shingles and stained to match existing tone
- Standing and running trim to be repaired or replaced with cpvc boards of similar size and profile
- Windows will be replaced with Anderson insulated windows of the same size and mullion pattern as currently exists
- Entry doors will be replaced with insulated composite doors by ThermaTru Classic

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2 JANUARY 2017 0
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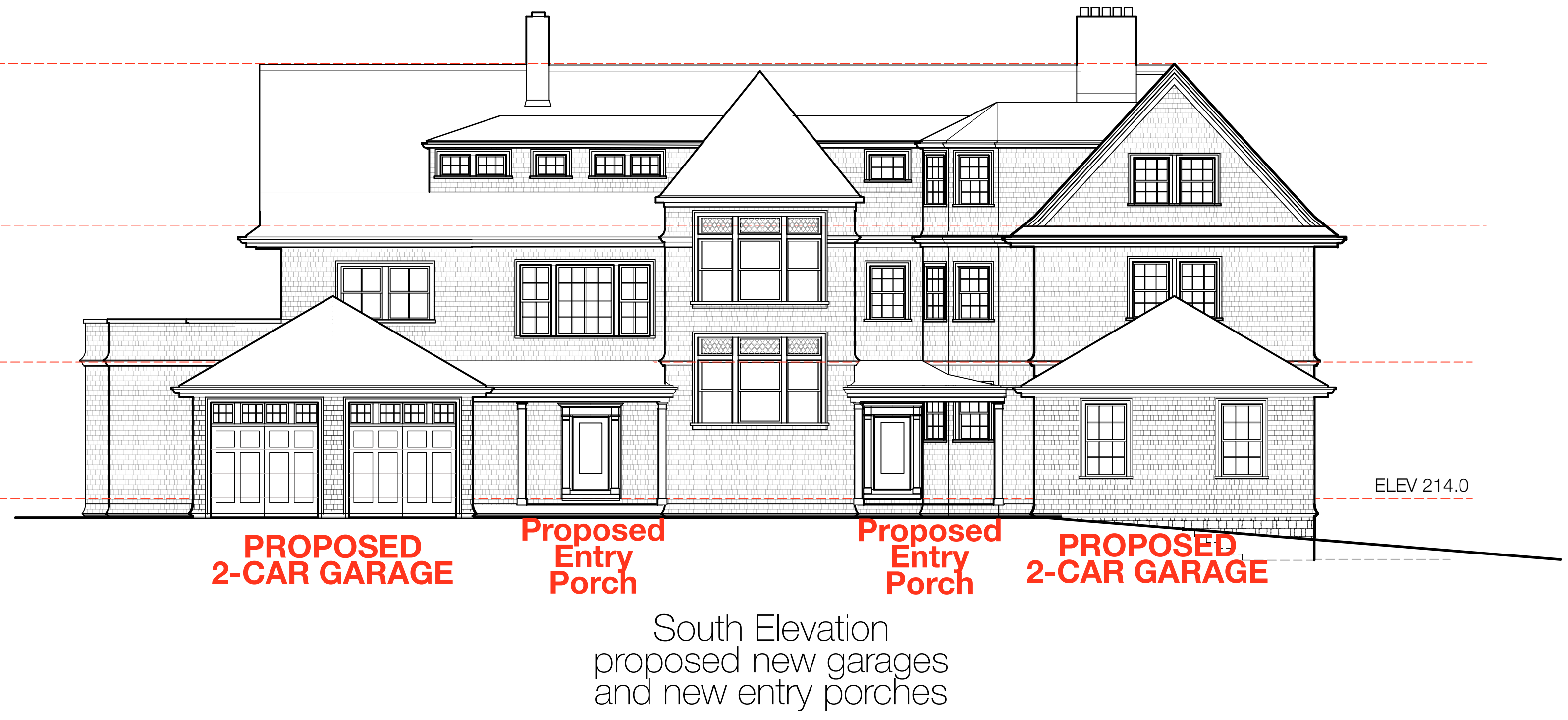
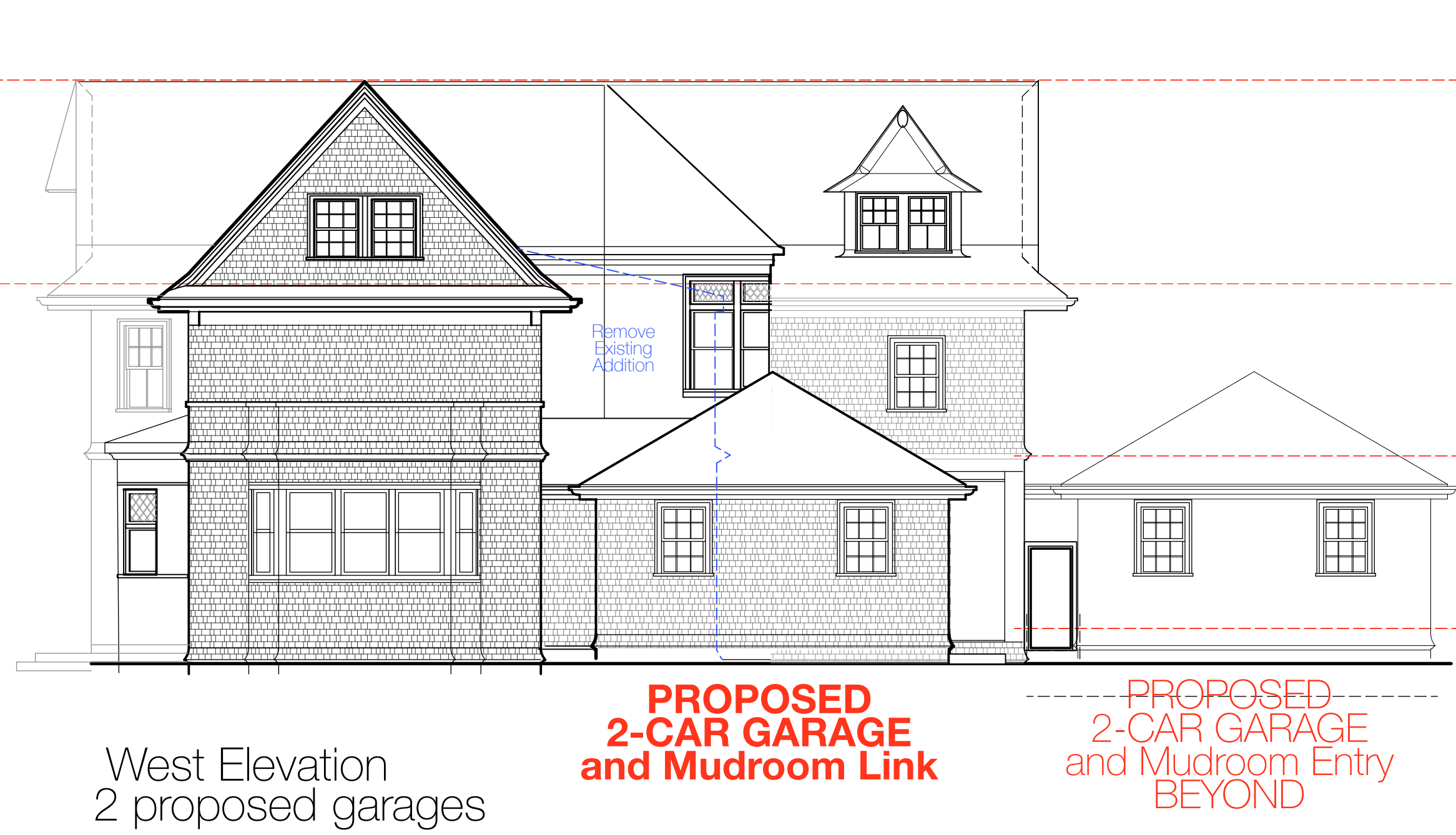
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CONCORD, MA

WOLCOTT WOODS
CANTON AVENUE
MILTON, MA

Proposed Plans
MANOR HOUSE
1672 Canton Ave
Milton, MA
SCALE:
DATE:
1/8"=1'-0"
8.31.18

H6
HISTORIC HOUSE

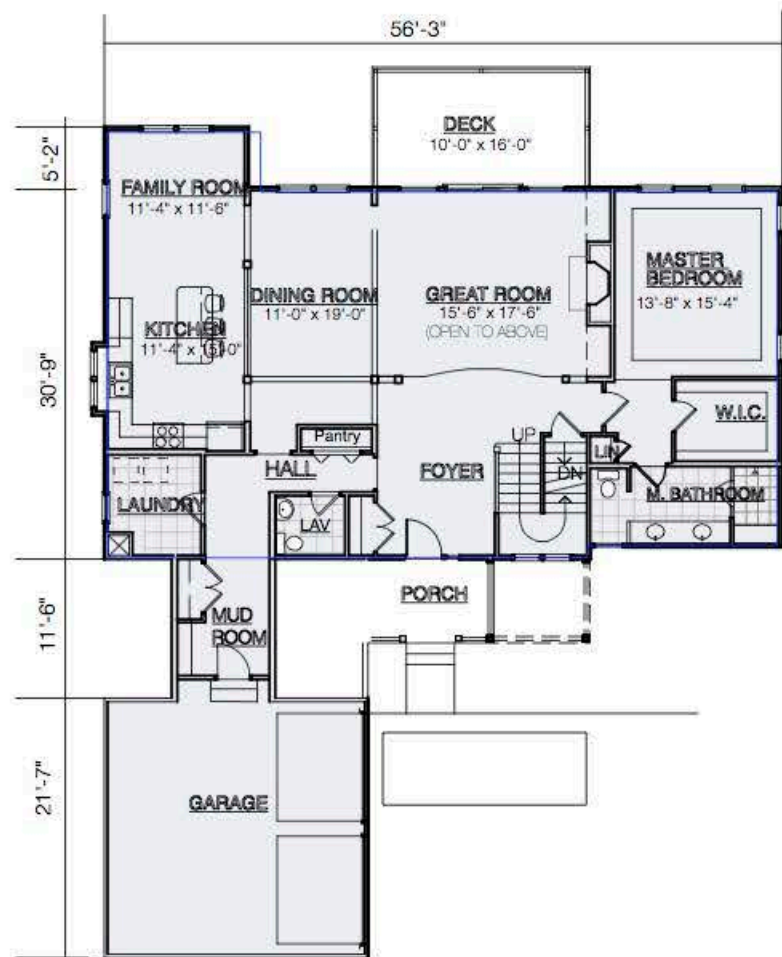


DEVENS CLUSTER DESIGN GOAL

The concept is to create a grouping of 2 low-profile new single family homes that, together with the existing historic house, form a coherent cluster substantially hidden from view and constructed of similar materials, details and color.

CONSTRUCTION NOTES:

- UNIT TYPE A @ DEVENS HOUSE
- 10" poured concrete foundation
 - 2x6 exterior wall construction
 - fiber cement clapboards and board and batten siding to match Devens house in spacing and color
 - 6" pvc corner boards, standing and running trim
 - clad wood double hung windows with simulated divided lights, low E, insulated glass
 - 3-tab asphalt 25 year shingles to match color of Devens house, with standing seam roof accents
 - composite porch decking and railing system
 - aluminum half-round gutters and round downspouts
 - insulated fiberglass ThermaTru Classic entry door
 - carriage house style overhead garage doors



First Floor
illustrating side entry garage



Partial First Floor
illustrating front entry garage



Second Floor 1/16" = 1'-0"



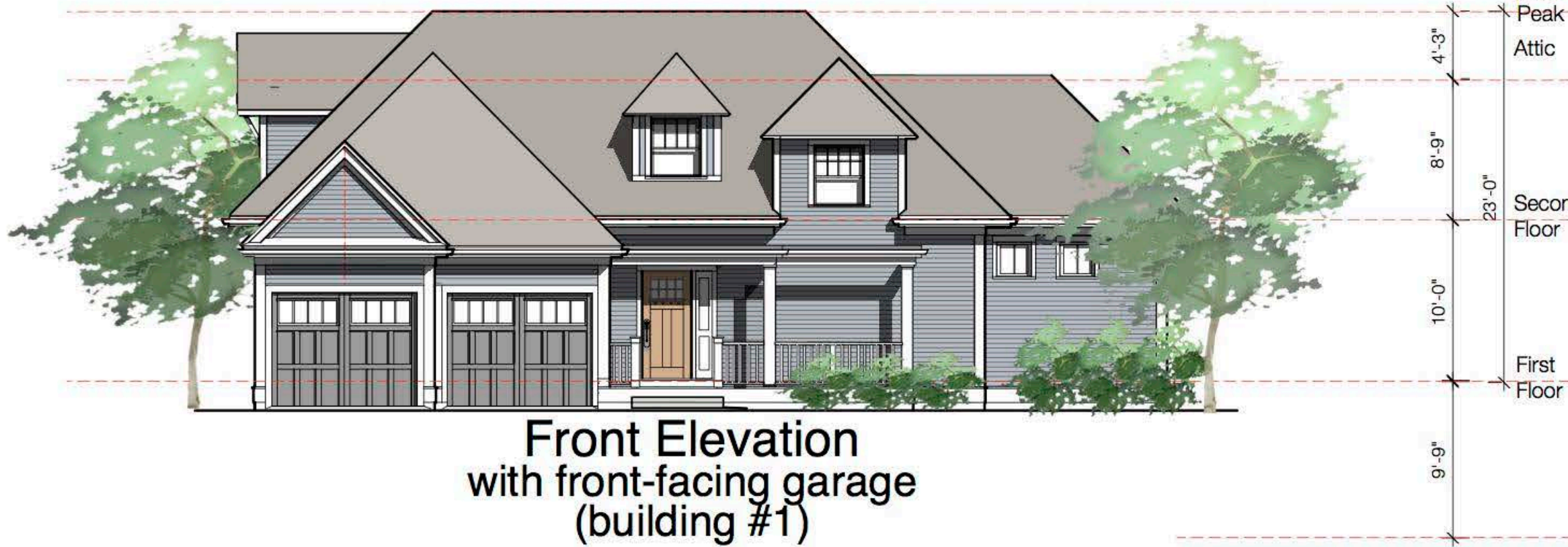
Devens House Cluster



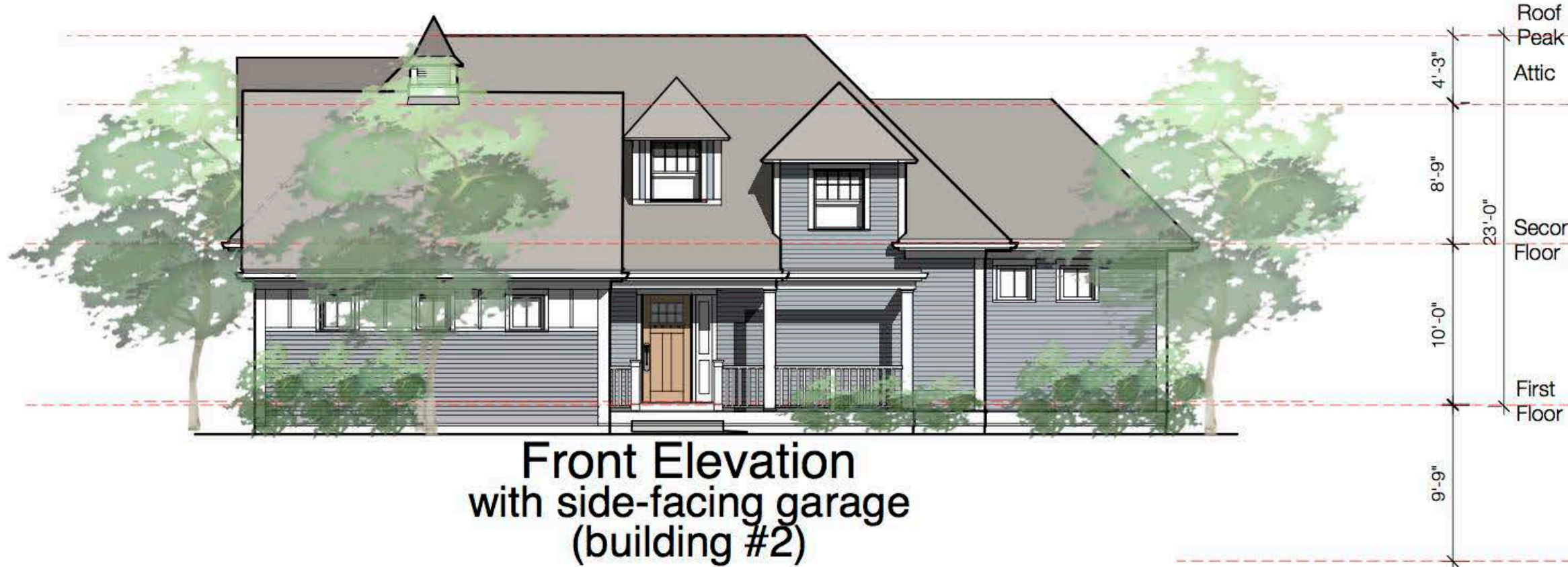
Devens House



Existing and New Single Family Type A units
as viewed from the new road



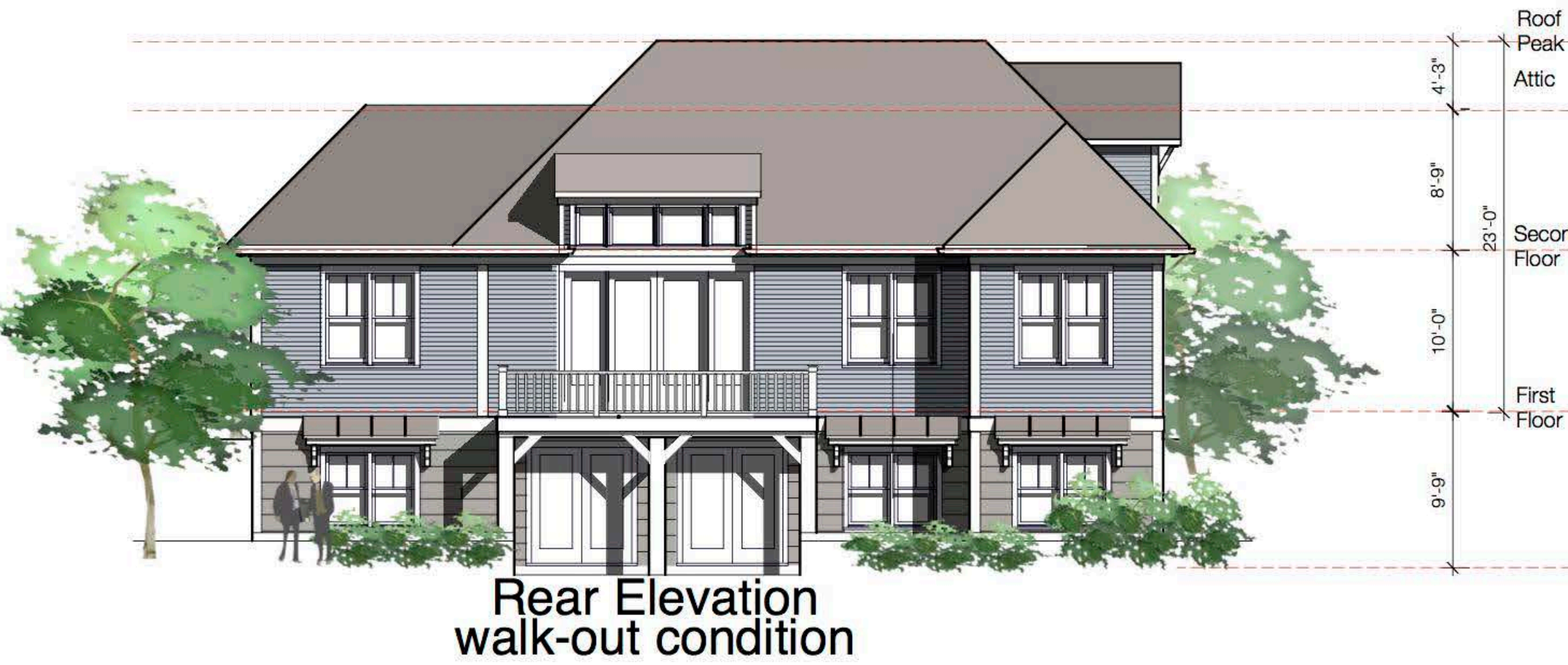
Front Elevation
with front-facing garage
(building #1)



Front Elevation
with side-facing garage
(building #2)



Side Elevation
facing new road



Rear Elevation
walk-out condition

CONSTRUCTION NOTES:

UNIT TYPE A @ WOLCOTT HOUSE

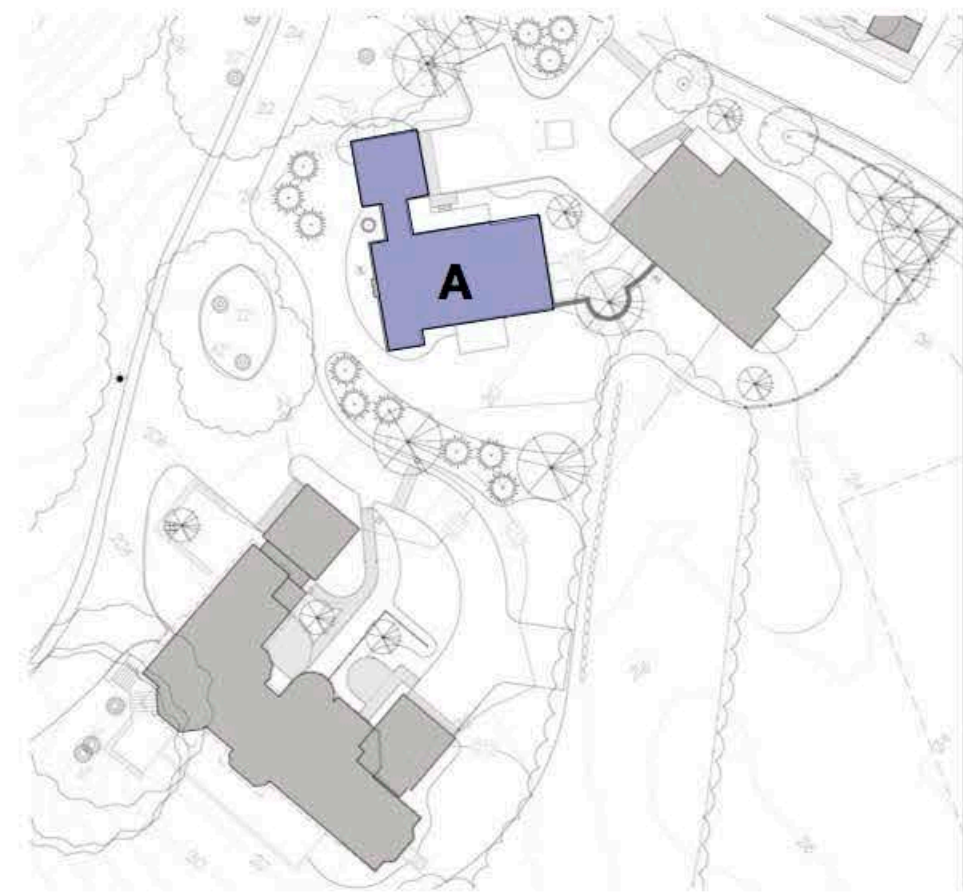
- 10" poured concrete foundation
- 2x6 exterior wall construction
- siding will be stucco finished with a light warm color compatible with existing home
- 12" pvc corner boards, standing and running trim
- clad wood double hung windows with simulated divided lights, low E, insulated glass
- 3-tab asphalt 25 year shingles to match color of Wolcott house, with standing seam roof accents
- composite porch decking and railing system
- aluminum half-round gutters and round downspouts
- insulated fiberglass ThermaTru Classic entry door
- carriage house style overhead garage doors



Wolcott House Site Plan

UNIT TYPE A @ MANOR HOUSE

- 10" poured concrete foundation
- 2x6 exterior wall construction
- cedar shingle siding stained to match the Manor House
- pvc standing and running trim
- clad wood double hung windows with simulated divided lights, low E, insulated glass
- 3-tab asphalt 25 year shingles to match color of Manor house, with standing seam roof accents
- composite porch decking and railing system
- aluminum half-round gutters and round downspouts
- insulated fiberglass ThermaTru Classic entry door
- carriage house style overhead garage doors



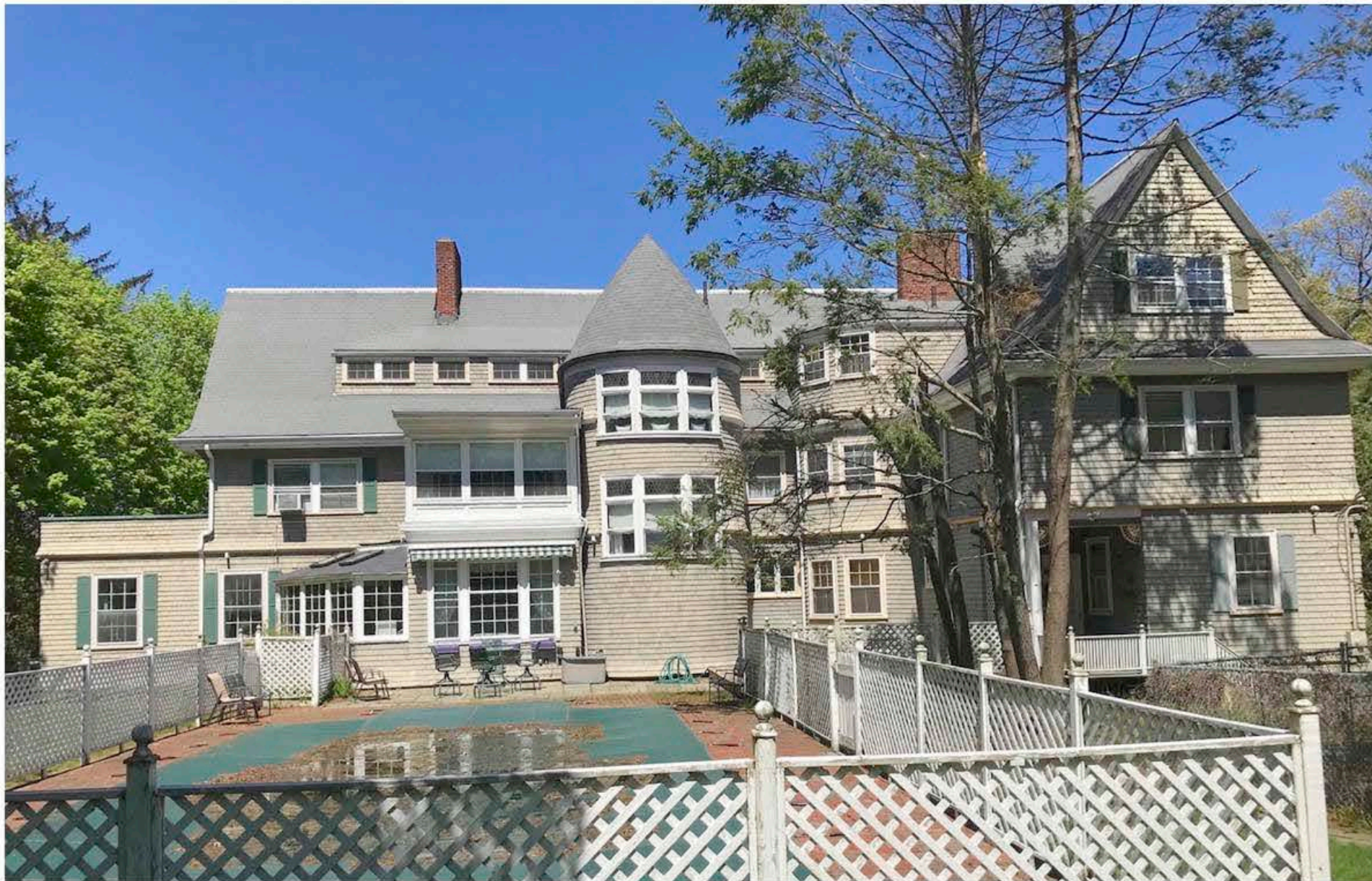
Manor House Site Plan



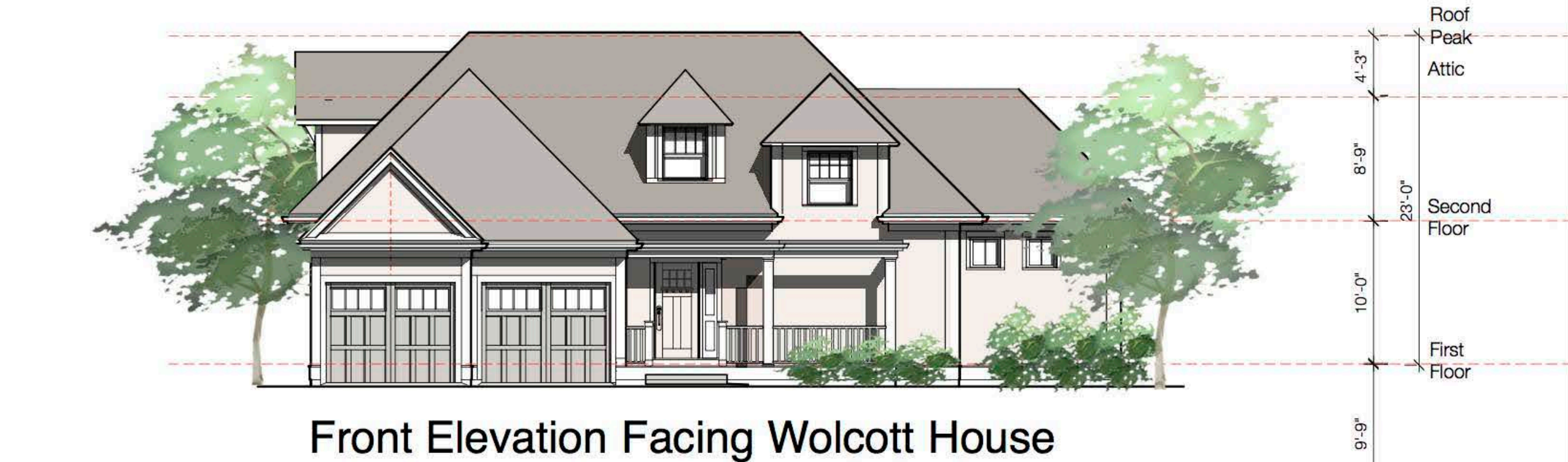
Front view of Wolcott House



Existing Carriage House is the inspiration for the massing and character of the Type A unit when located adjacent to the Manor House



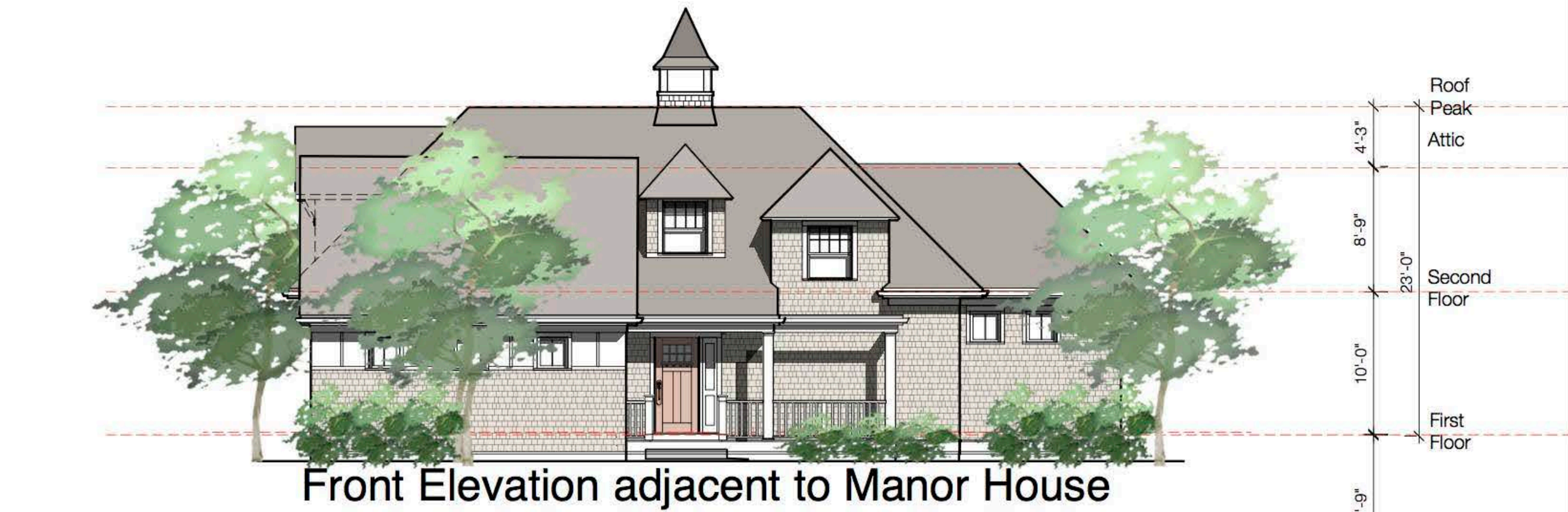
Rear view of Manor House



Front Elevation Facing Wolcott House



Side Elevation at Wolcott House



Front Elevation adjacent to Manor House



Rear Elevation facing Manor House

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CANTON AVENUE
MILTON, MA

Unit A Elevations
adapted to various locations
Scale: 1/8" = 1'-0"
Date: 8.31.18

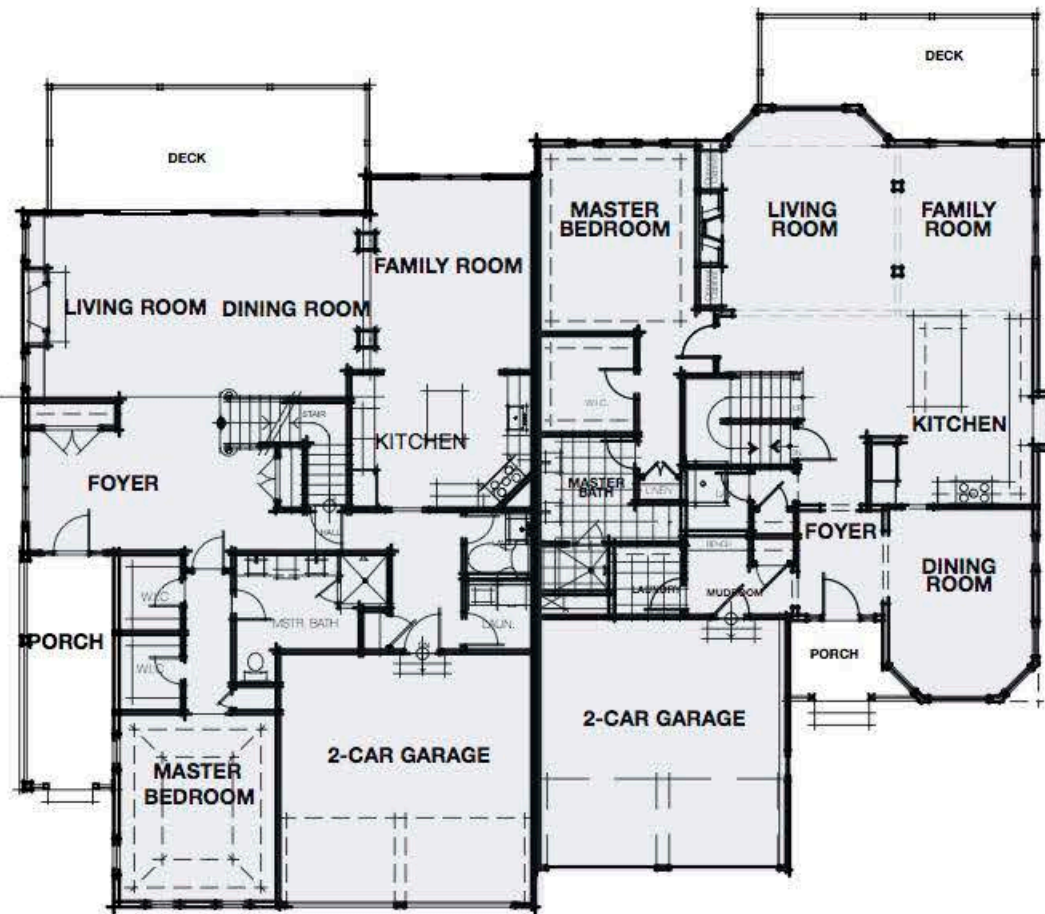
A2

WOLCOTT HOME DESIGN GOAL

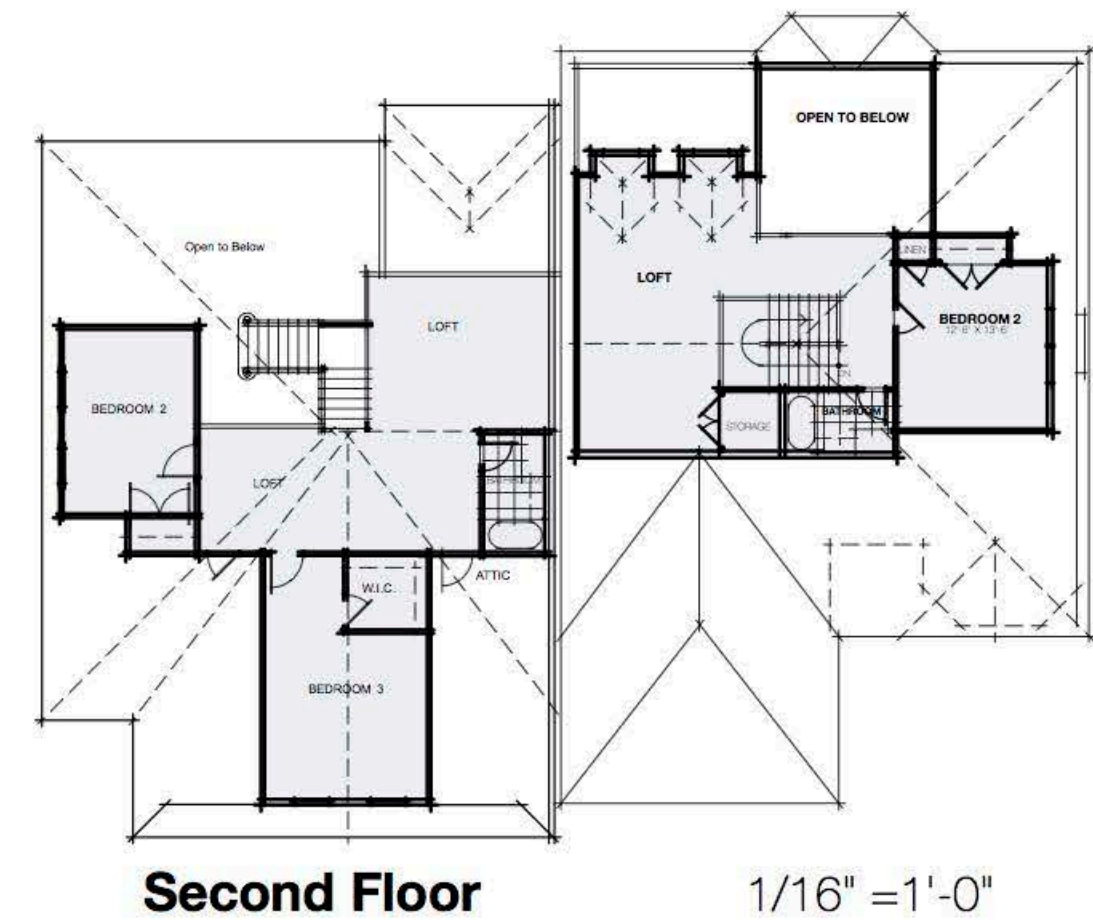
The concept is to create an area along the new road that includes the historic Wolcott Home and a rich variety of new home designs built at a respectful distance, with similar roof forms, stucco finish and light coloring.

CONSTRUCTION NOTES:

- UNIT TYPE B and C @ WOLCOTT HOUSE
- 10" poured concrete foundation
 - 2x6 exterior wall construction
 - siding will be stucco finished with a light warm color compatible with Wolcott House
 - 12" pvc corner boards, standing and running trim
 - clad wood double hung windows with simulated divided lights, low E, insulated glass
 - 3-tab asphalt 25 year shingles to match color of Wolcott house, with standing seam roof accents
 - composite porch decking and railing system
 - aluminum half-round gutters and round downspouts
 - insulated fiberglass ThermaTru Classic entry door
 - carriage house style overhead garage doors



Unit C First Floor Unit B



Second Floor

1/16" = 1'-0"



View across meadow to units B and C



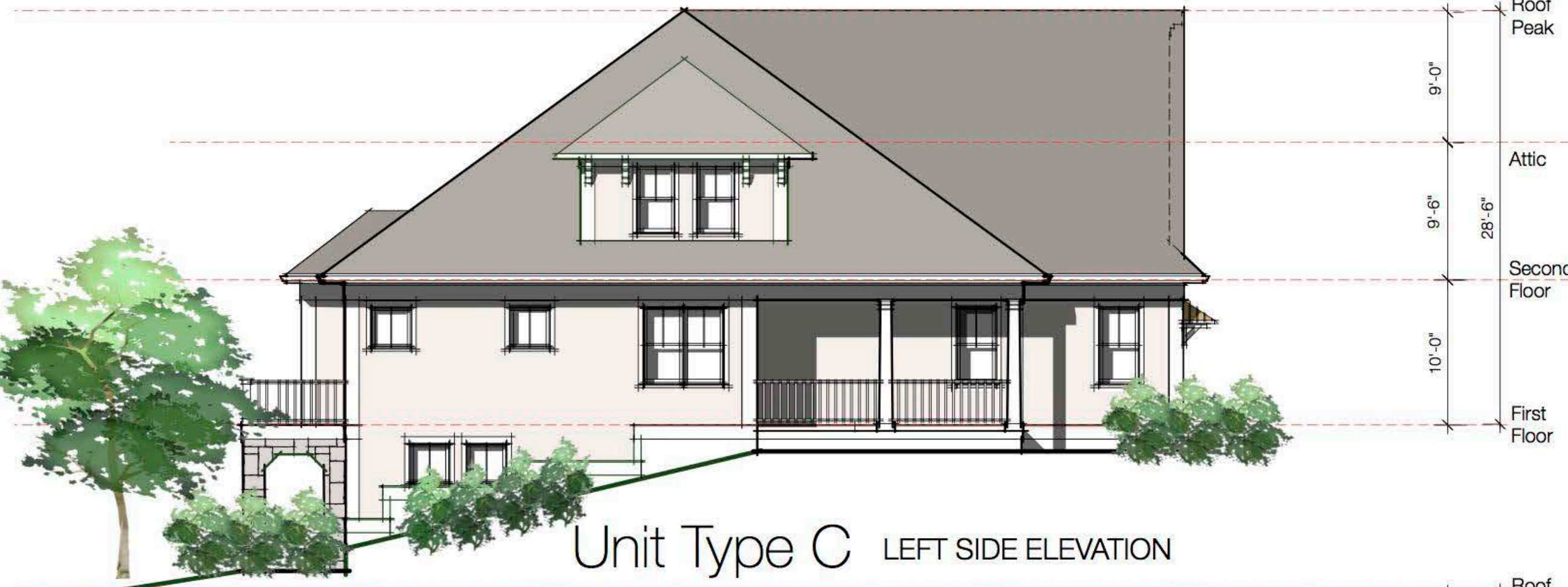
View across meadow to units B and C



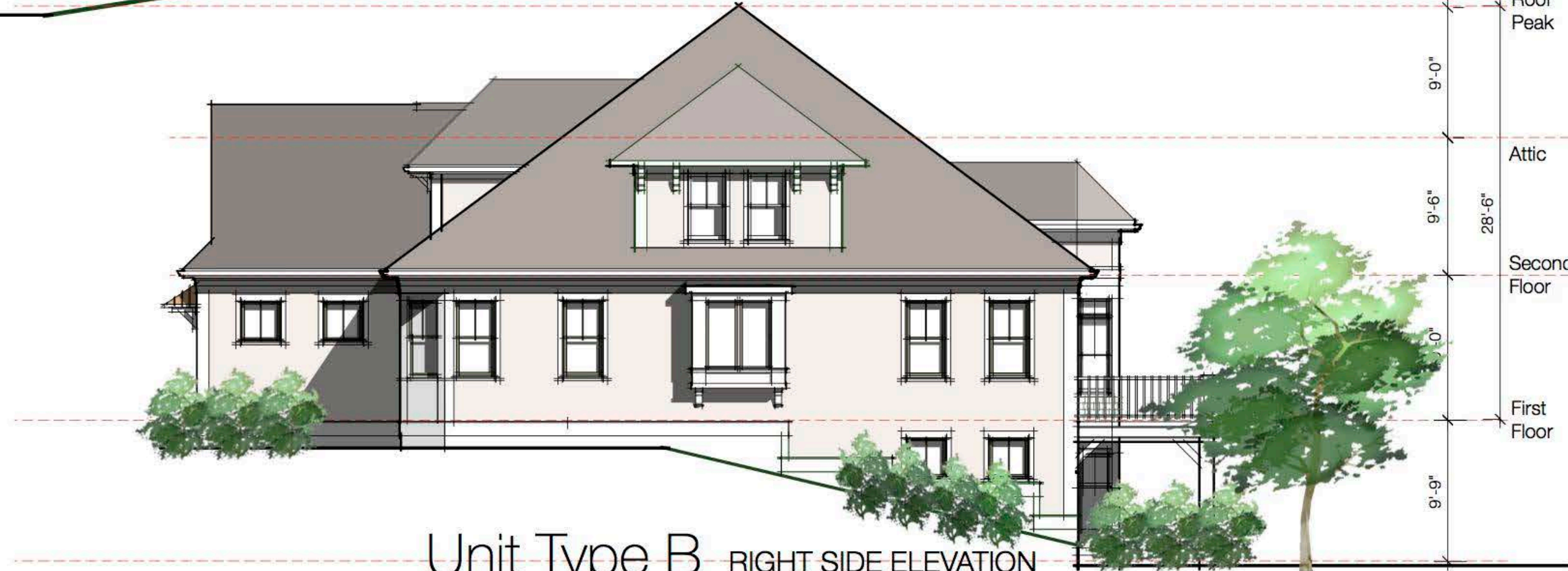
View adjacent to Wolcott House to units B and C



Unit Type C Unit Type B



Unit Type C LEFT SIDE ELEVATION



Unit Type B RIGHT SIDE ELEVATION



Unit Type B Unit Type C

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WOLCOTT WOODS
CANTON AVENUE
MILTON, MA
Units B and C at the
Wolcott House Cluster
Scale: 1/8" = 1'-0
Date: 8.31.18

MANOR HOUSE DESIGN GOAL

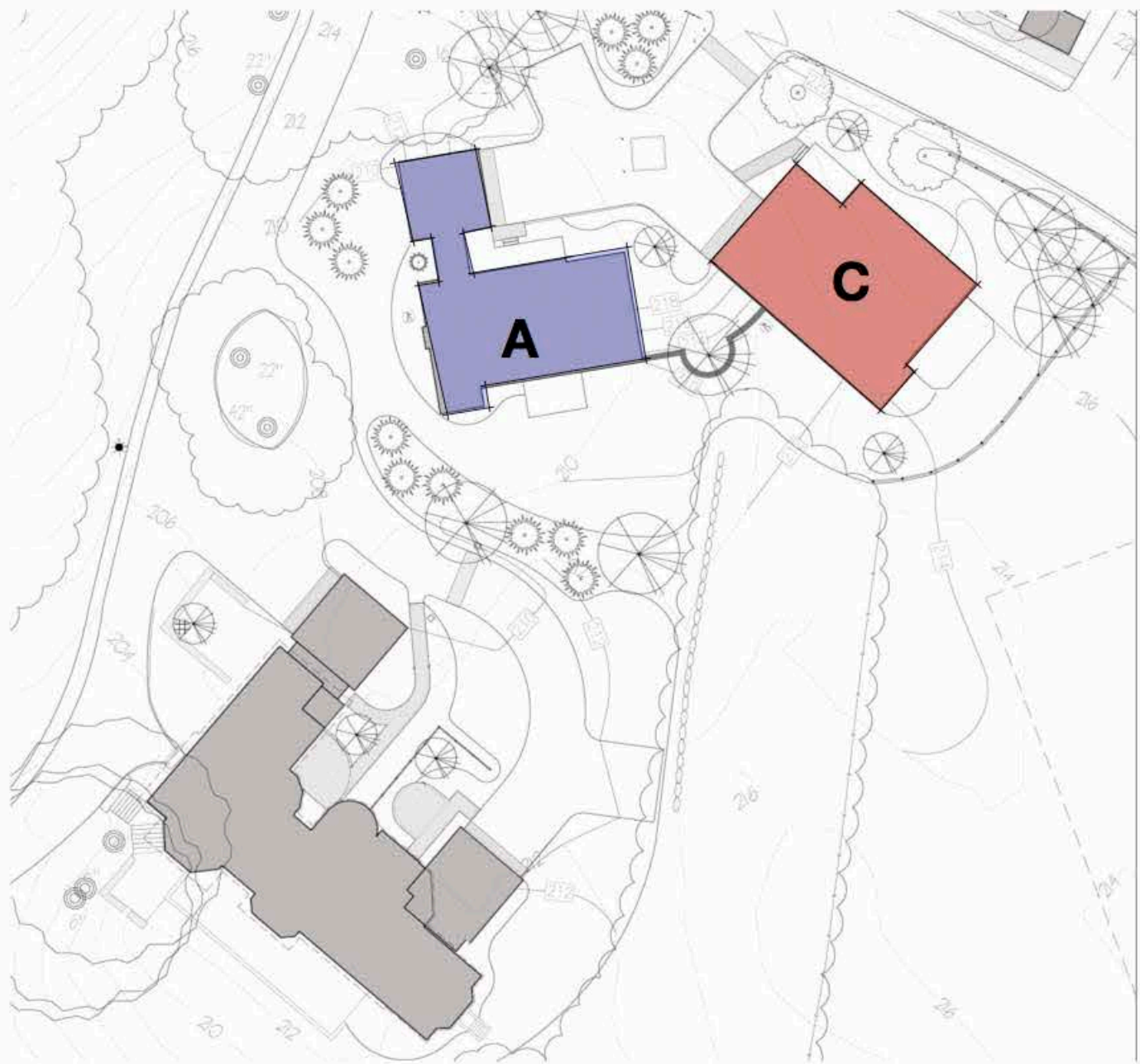
The concept is to create a small discrete cluster adjacent to the Manor House that includes 2 single family homes designed to complement the historic home.

CONSTRUCTION NOTES:

- UNIT TYPE C AS A SINGLE FAMILY @ MANOR HOUSE
- 10" poured concrete foundation
 - 2x6 exterior wall construction
 - cedar shingle siding stained to match the Manor House
 - pvc standing and running trim
 - clad wood double hung windows with simulated divided lights, low E, insulated glass
 - 3-tab asphalt 25 year shingles to match color of Manor house, with standing seam roof accents
 - composite porch decking and railing system
 - aluminum half-round gutters and round downspouts
 - insulated fiberglass ThermaTru Classic entry door
 - carriage house style overhead garage doors

See Sheet A1 and A2 for information on the TYPE A unit

- UNIT TYPES B and C VARIOUS WOODED LOCATIONS
- 10" poured concrete foundation
 - 2x6 exterior wall construction
 - fiber cement clapboard and shingle siding stained to blend with the adjacent woods
 - 6" pvc corner boards, standing and running trim
 - clad wood double hung windows with simulated divided lights, low E, insulated glass
 - 3-tab asphalt 25 year shingles to match color of historic homes, with standing seam roof accents
 - composite porch decking and railing system
 - aluminum half-round gutters and round downspouts
 - insulated fiberglass ThermaTru Classic entry door
 - carriage house style overhead garage doors



Site plan illustrating Unit C as a single family unit @ the Manor house



Partial site plan illustrating units B and C southern end of meadow



View across meadow to units B and C

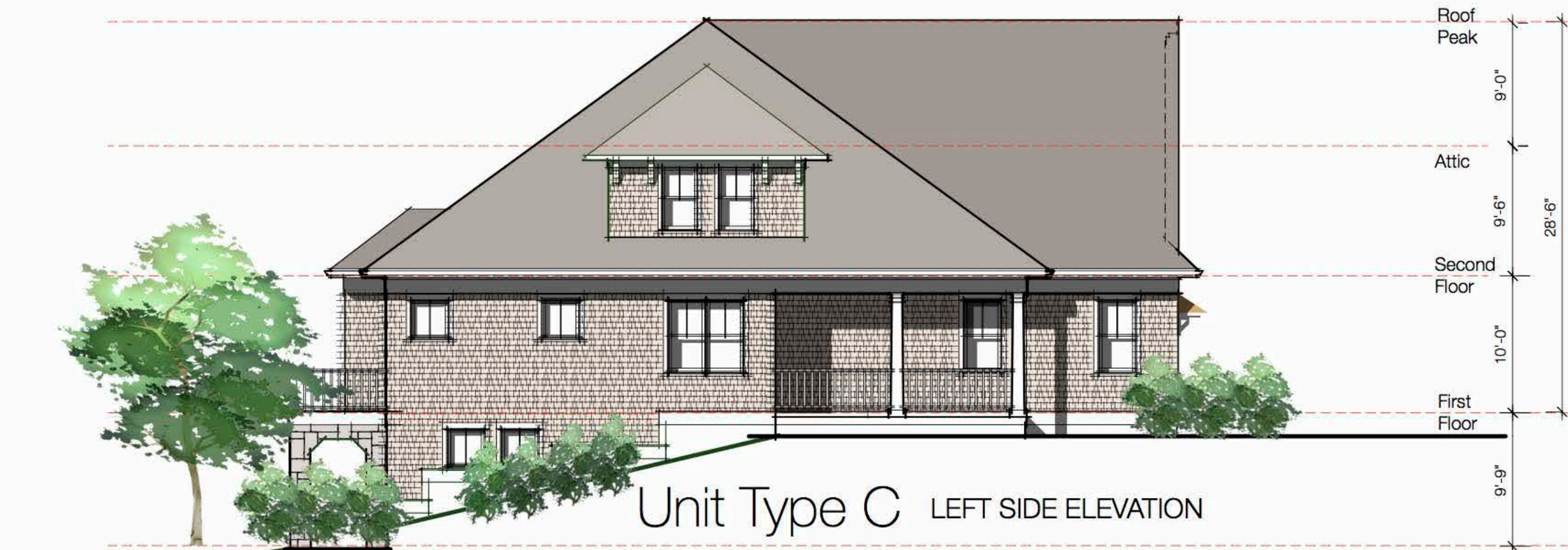


Unit Type C

Unit Type B



Unit Type B RIGHT SIDE ELEVATION



Unit Type C LEFT SIDE ELEVATION



Unit Type C

Unit Type B

VARIOUS WOODED AREAS
DESIGN GOAL

The concept is to create a duplex with Type B and D units of somewhat lower visual impact along the new road particularly in wooded areas. The goal is to allow the natural vegetation and topography to be the focus of the experience. The palette of colors and textures will be inspired by these surroundings.

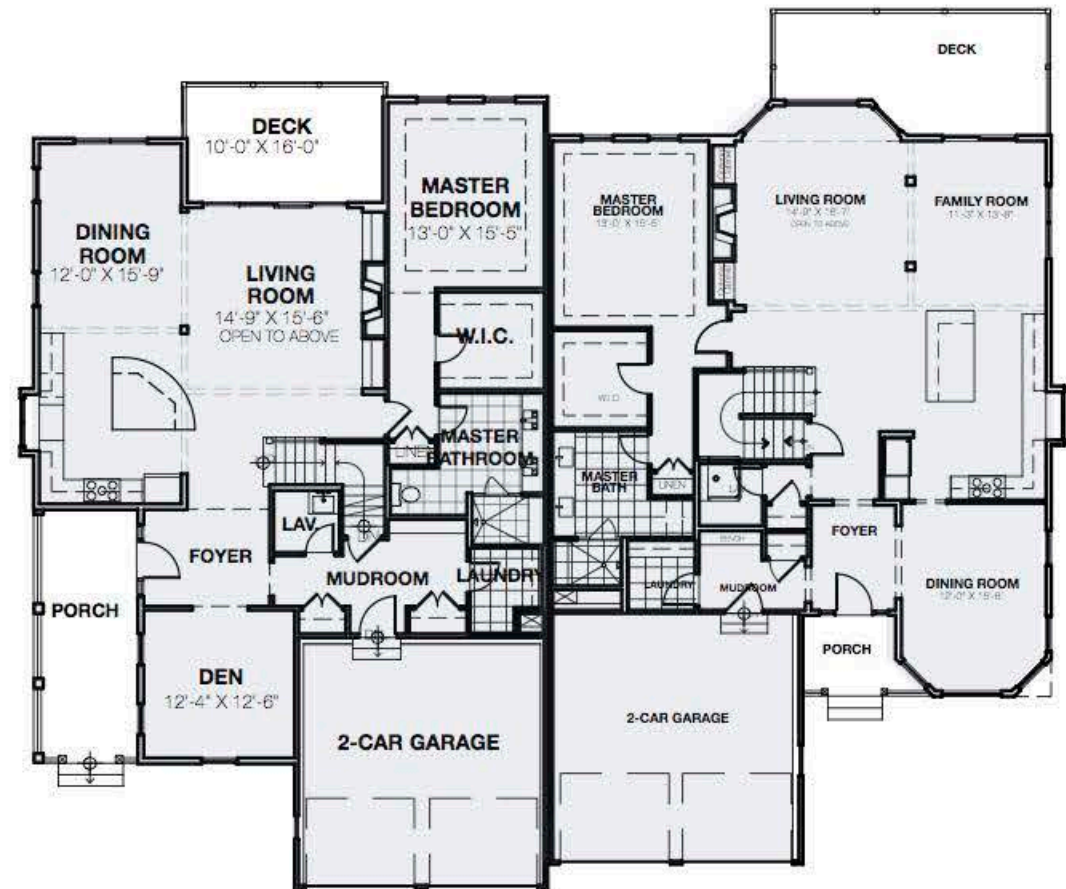
CONSTRUCTION NOTES:

UNIT TYPES **B** and **D** VARIOUS WOODED LOCATIONS

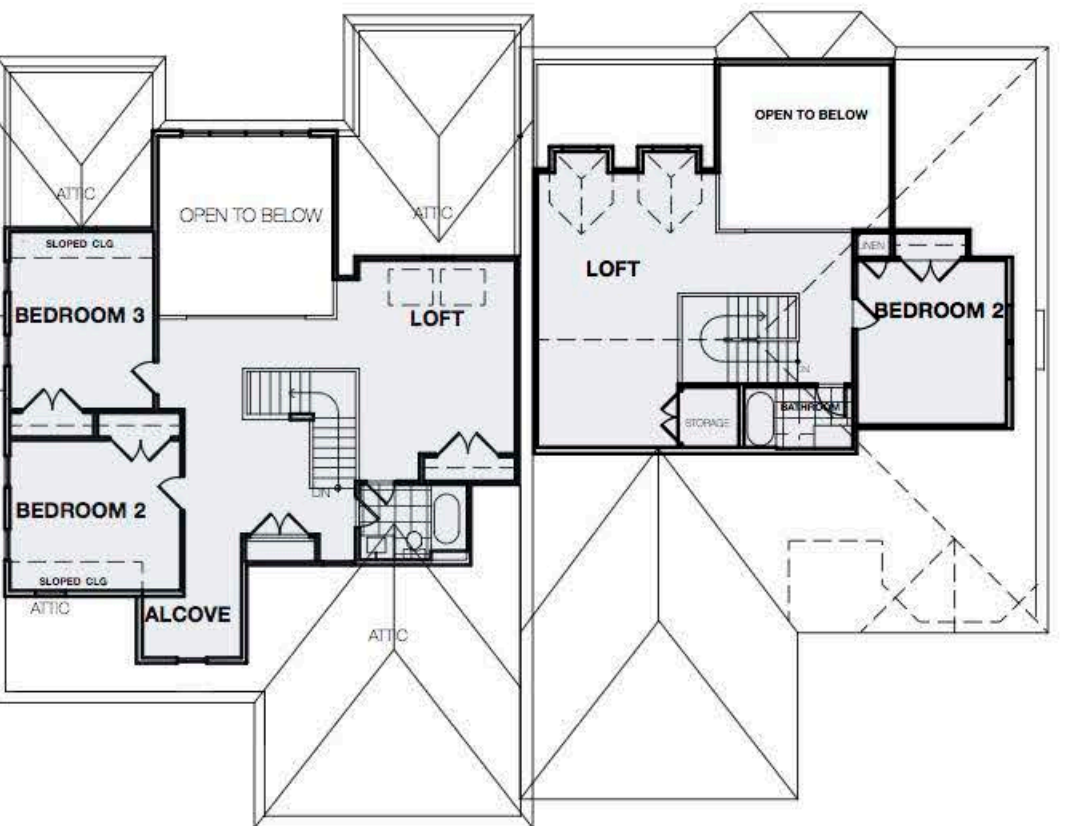
- 10" poured concrete foundation
- 2x6 exterior wall construction
- fiber cement clapboard, board and batten and shingle siding stained to blend with the adjacent woods
- 6" pvc corner boards, standing and running trim
- clad wood double hung windows with simulated divided lights, low E, insulated glass
- 3-tab asphalt 25 year shingles to match color of historic homes, with standing seam roof accents
- composite porch decking and railing system
- aluminum half-round gutters and round downspouts
- insulated fiberglass ThermaTru Classic entry door
- carriage house style overhead garage doors



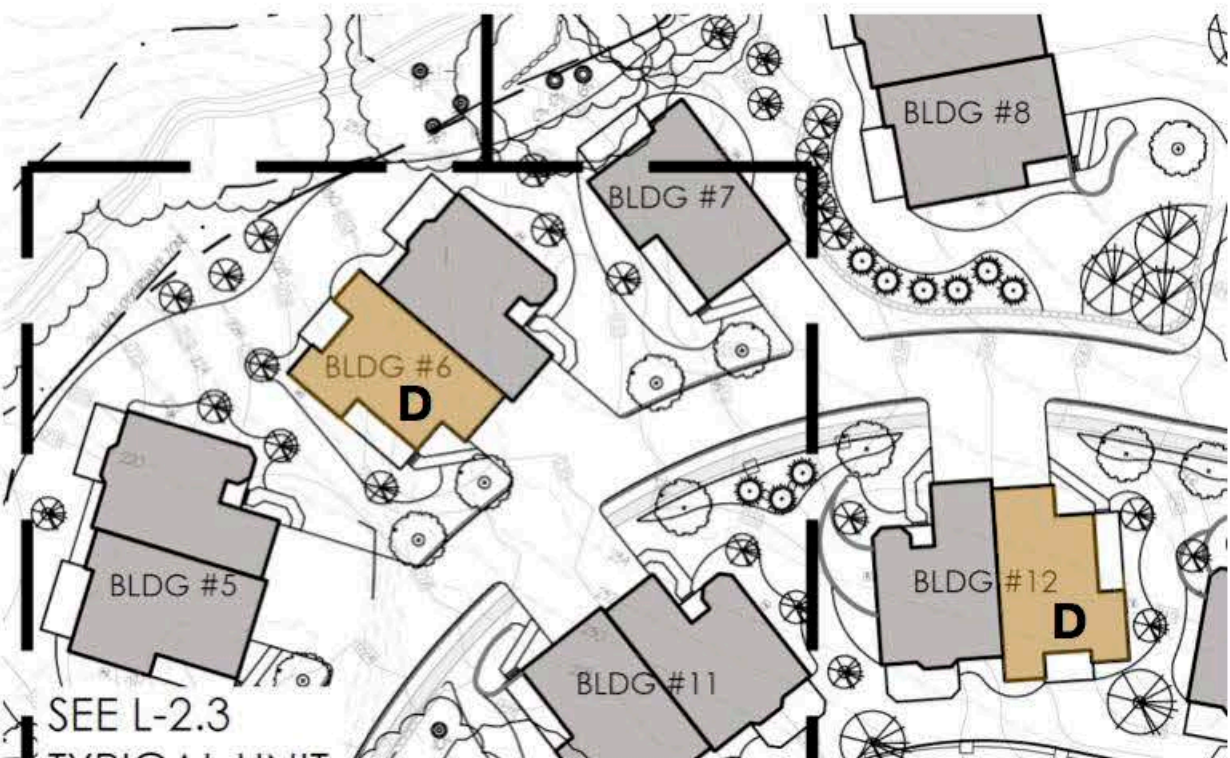
Typical porch at similar home



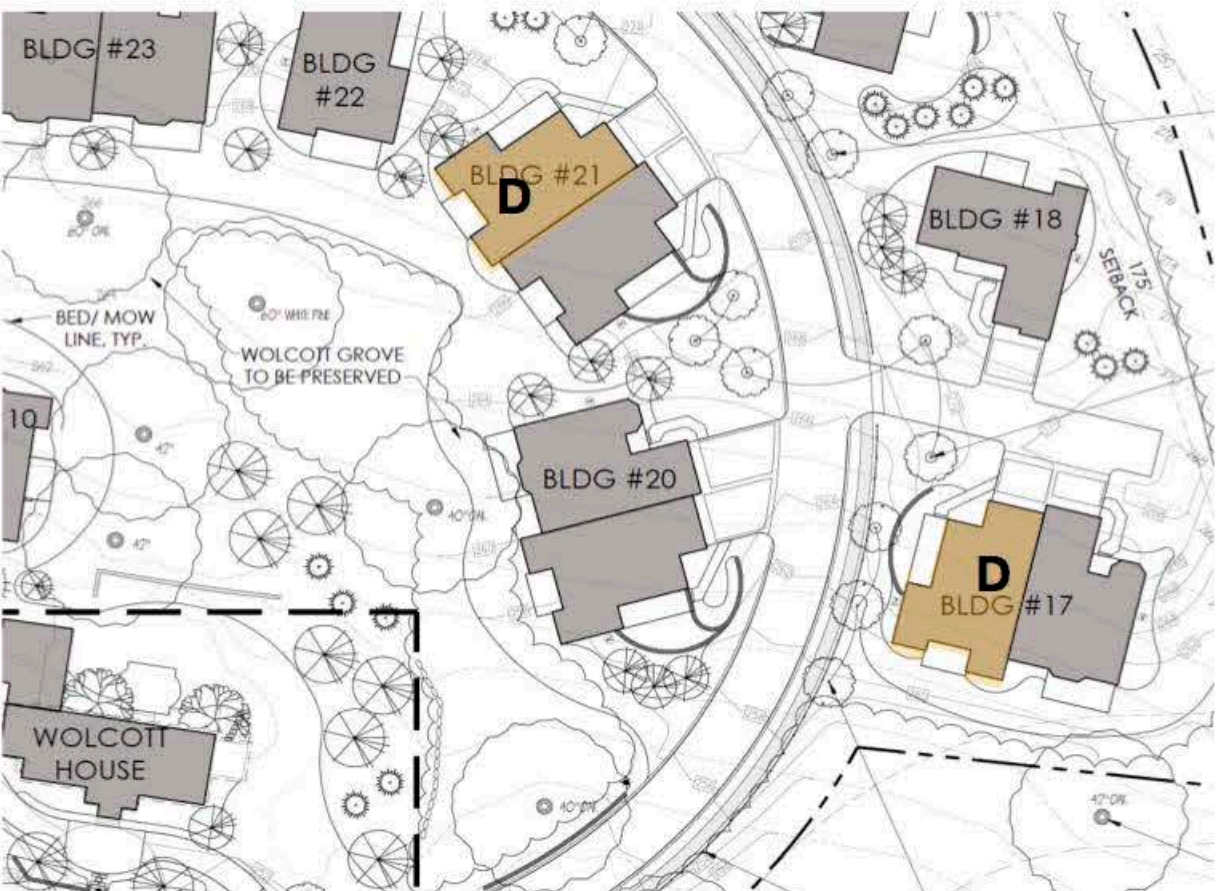
Unit D **First Floor** Unit Type B



Second Floor 1/16" = 1'-0"



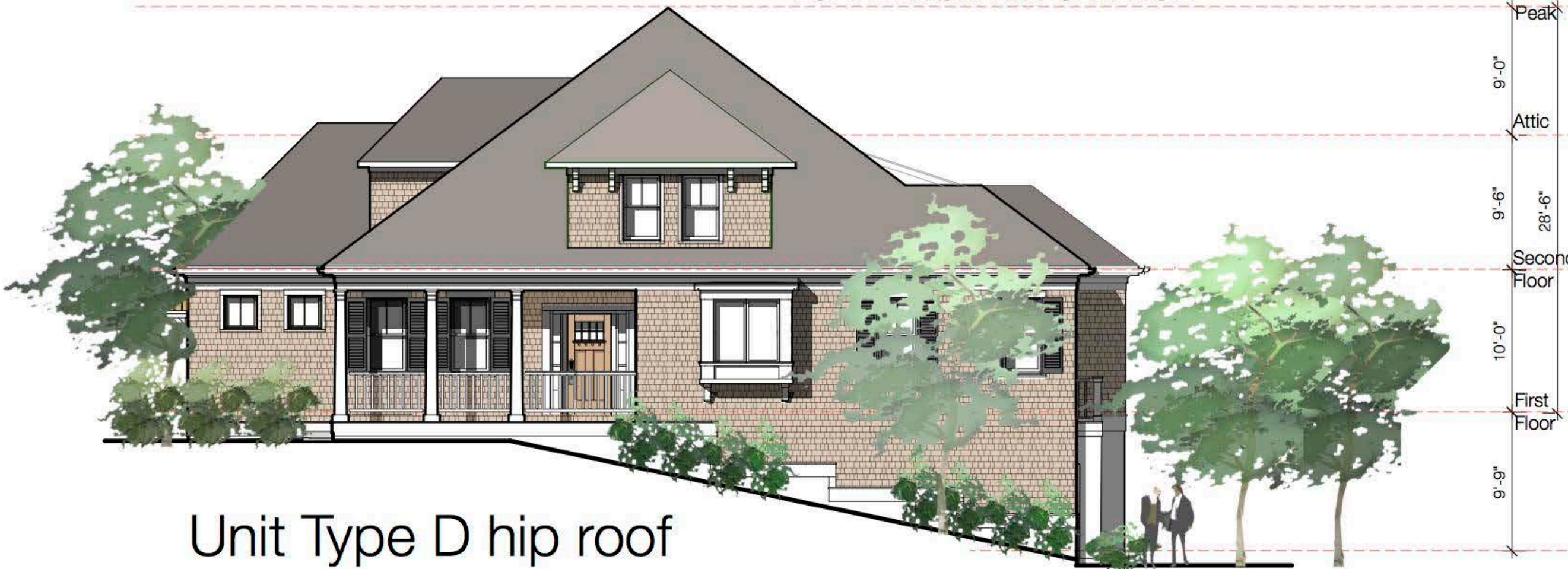
Partial site plan illustrating unit D southern end of meadow



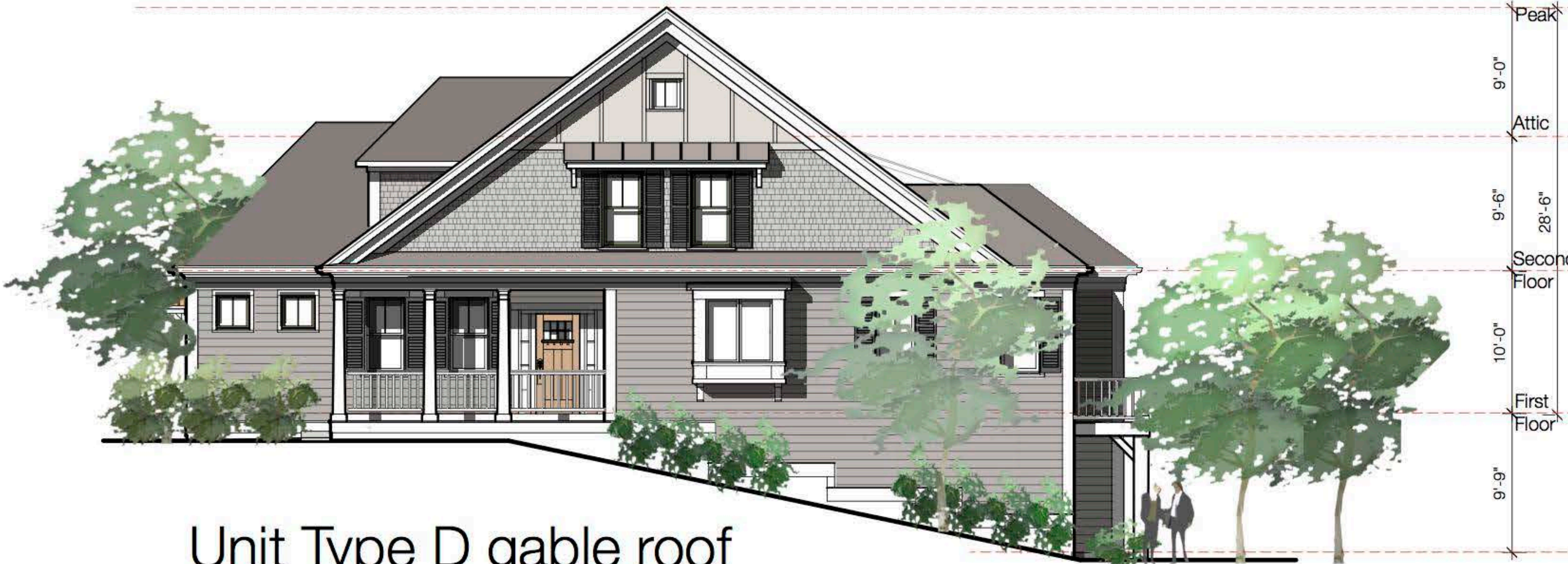
Wood Grove in the Southerly corner of site



Unit Type B
SEE A3 AND A4
FOR ADDITIONAL INFORMATION



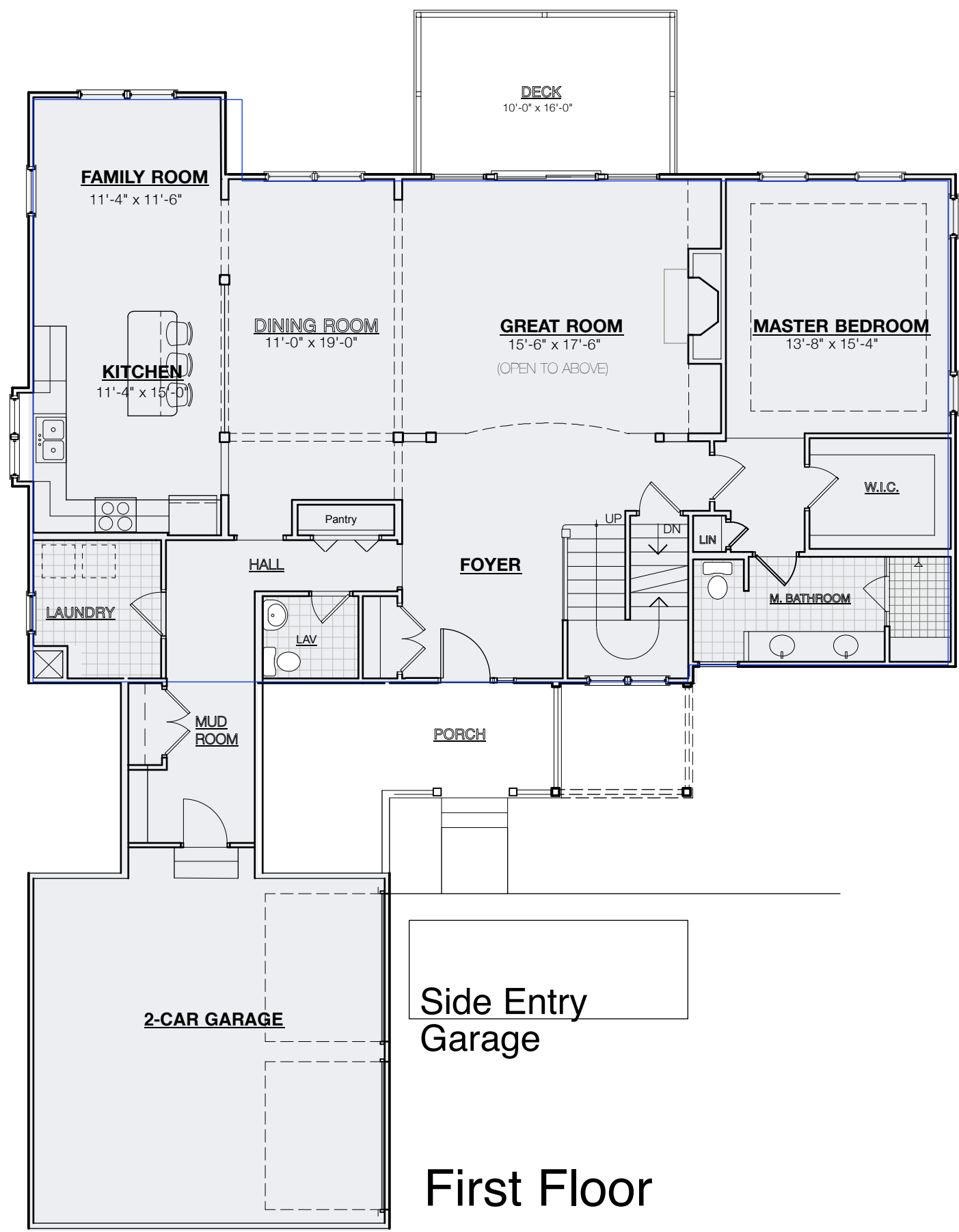
Unit Type D hip roof



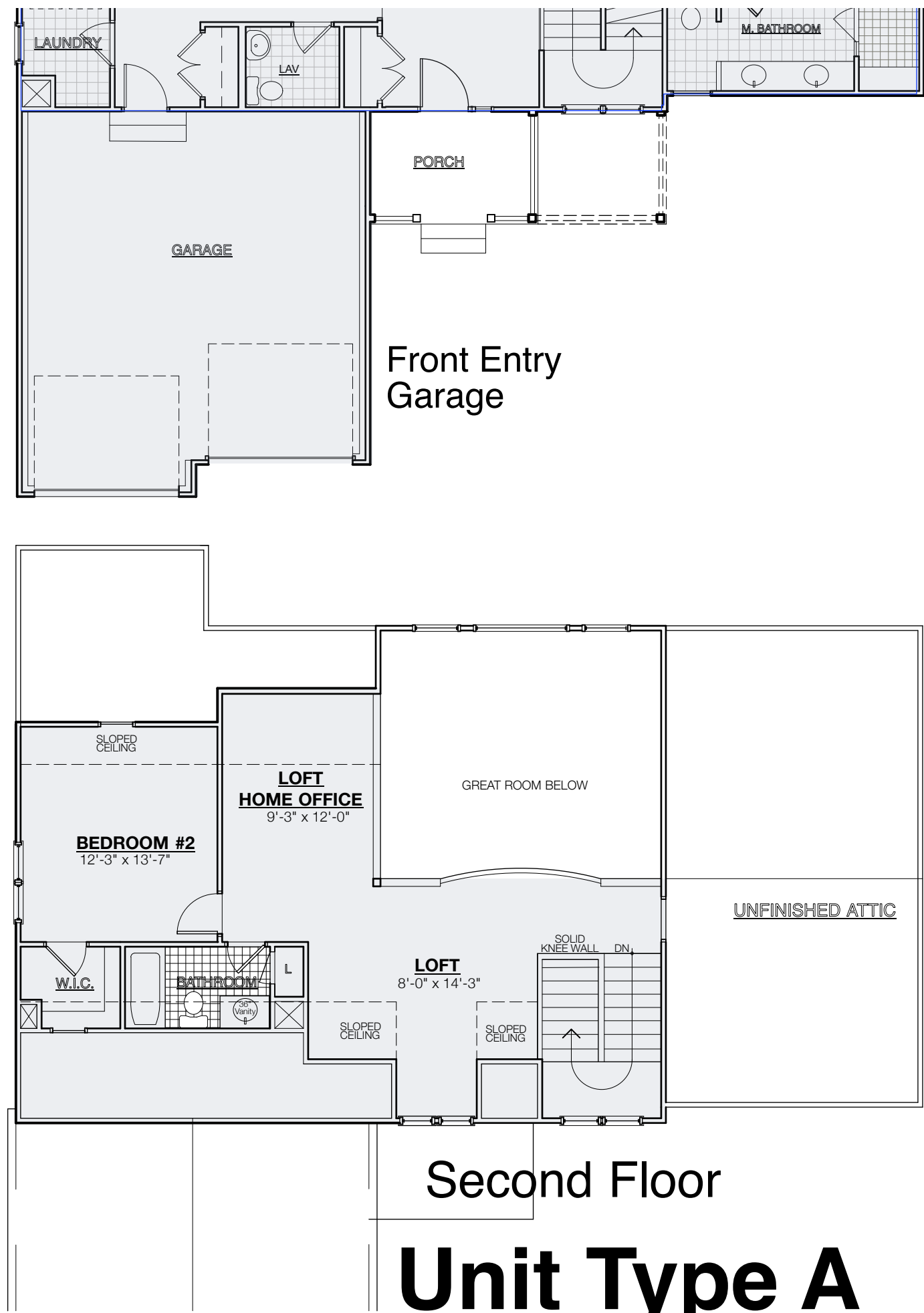
Unit Type D gable roof



Unit Type B Unit Type D
SEE A3 AND A4
FOR ADDITIONAL INFORMATION



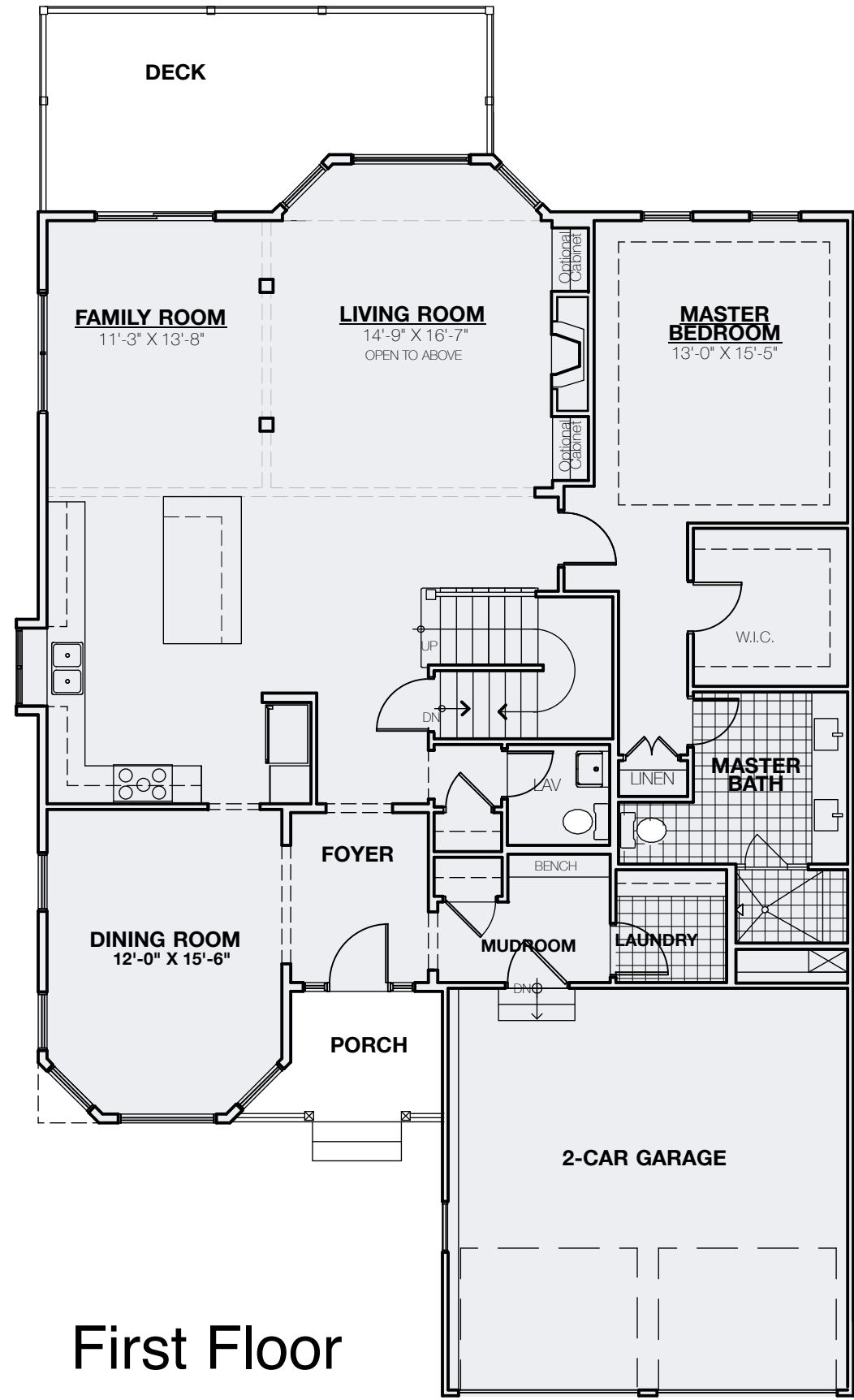
First Floor



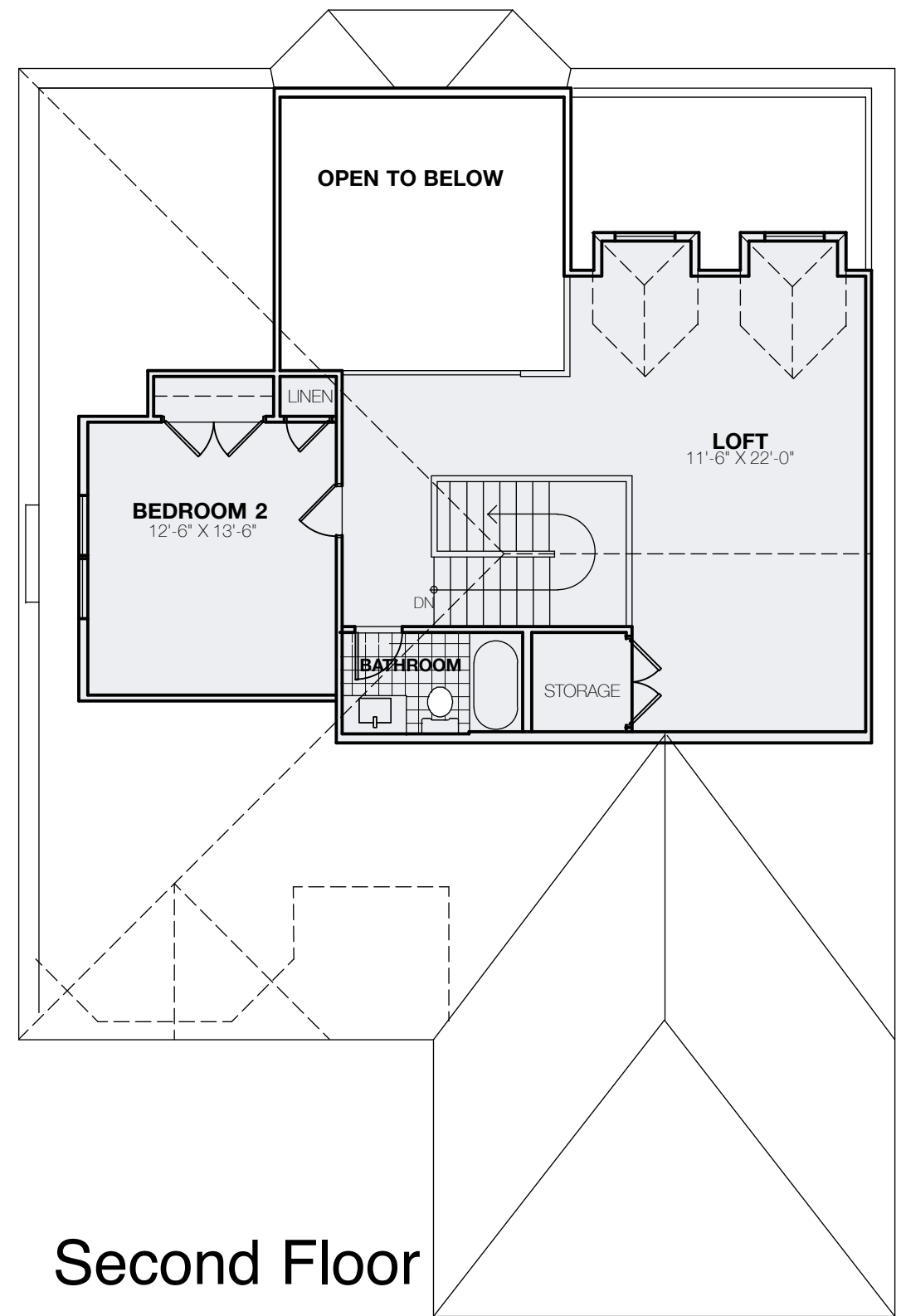
Second Floor

Unit Type A

FIRST FLOOR AREA	1825 SF
SECOND FLOOR AREA	600
TOTAL	2425 SF



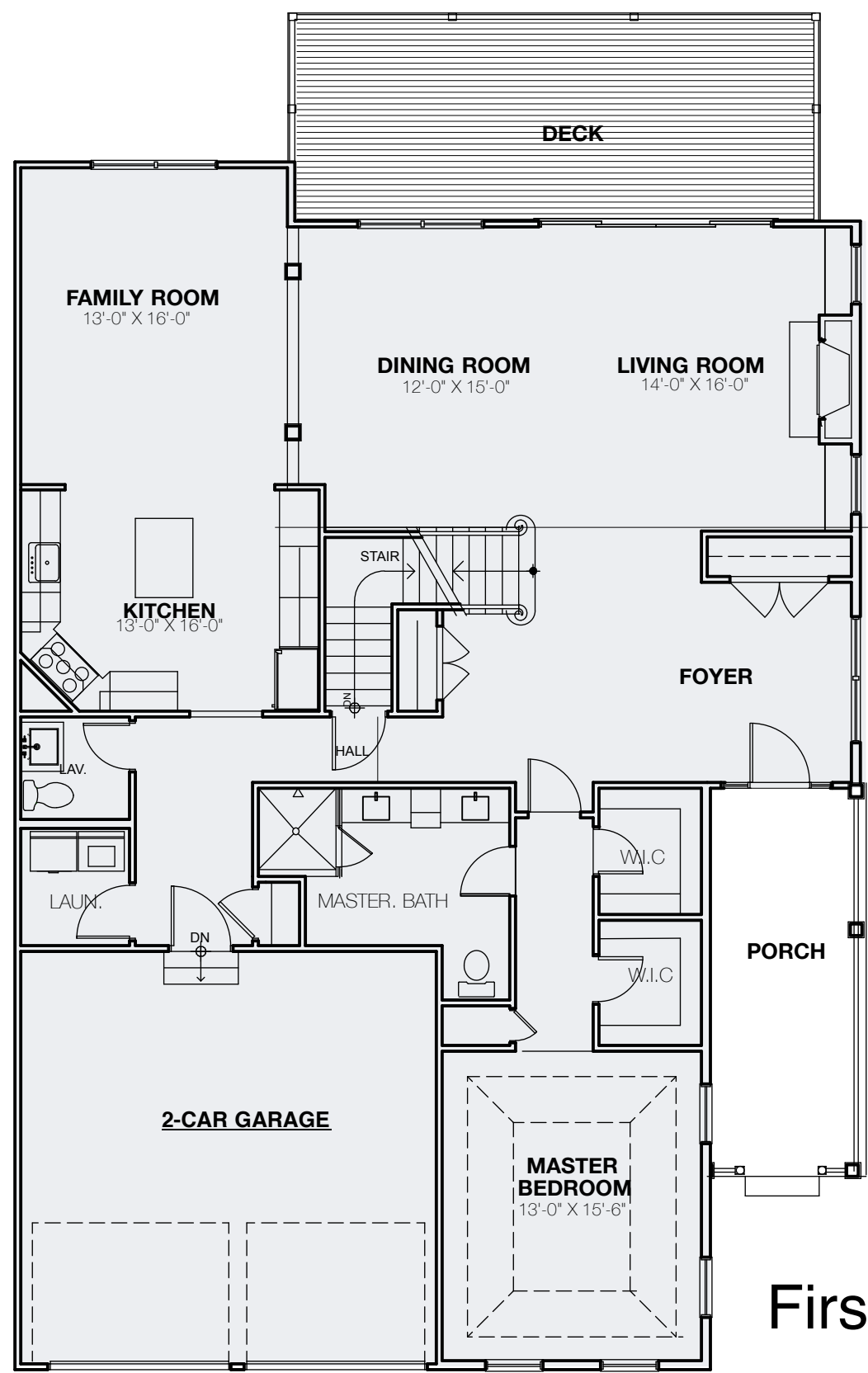
First Floor



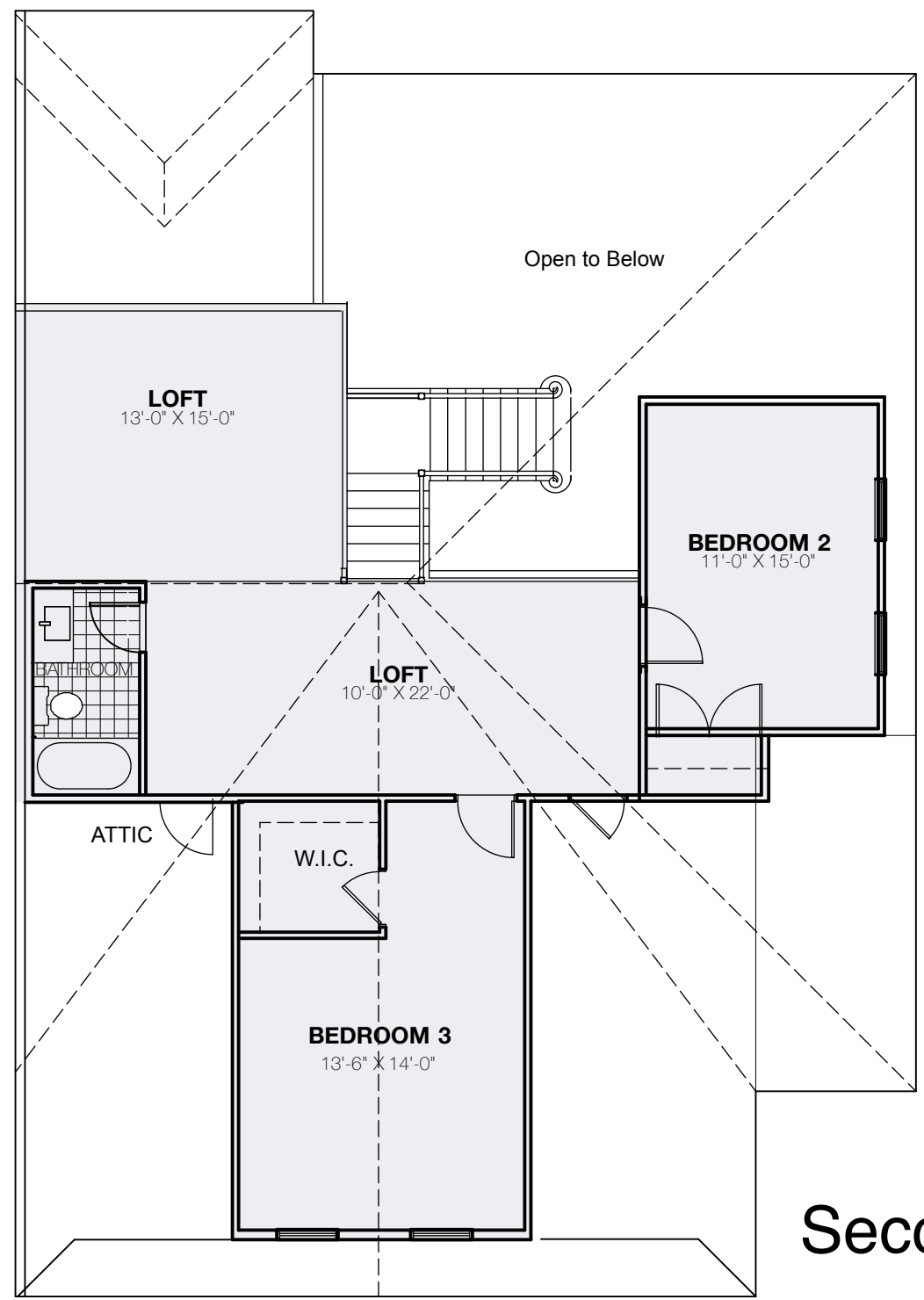
Second Floor

Unit Type B

FIRST FLOOR AREA	1700 SF
SECOND FLOOR AREA	700
TOTAL	2400 SF



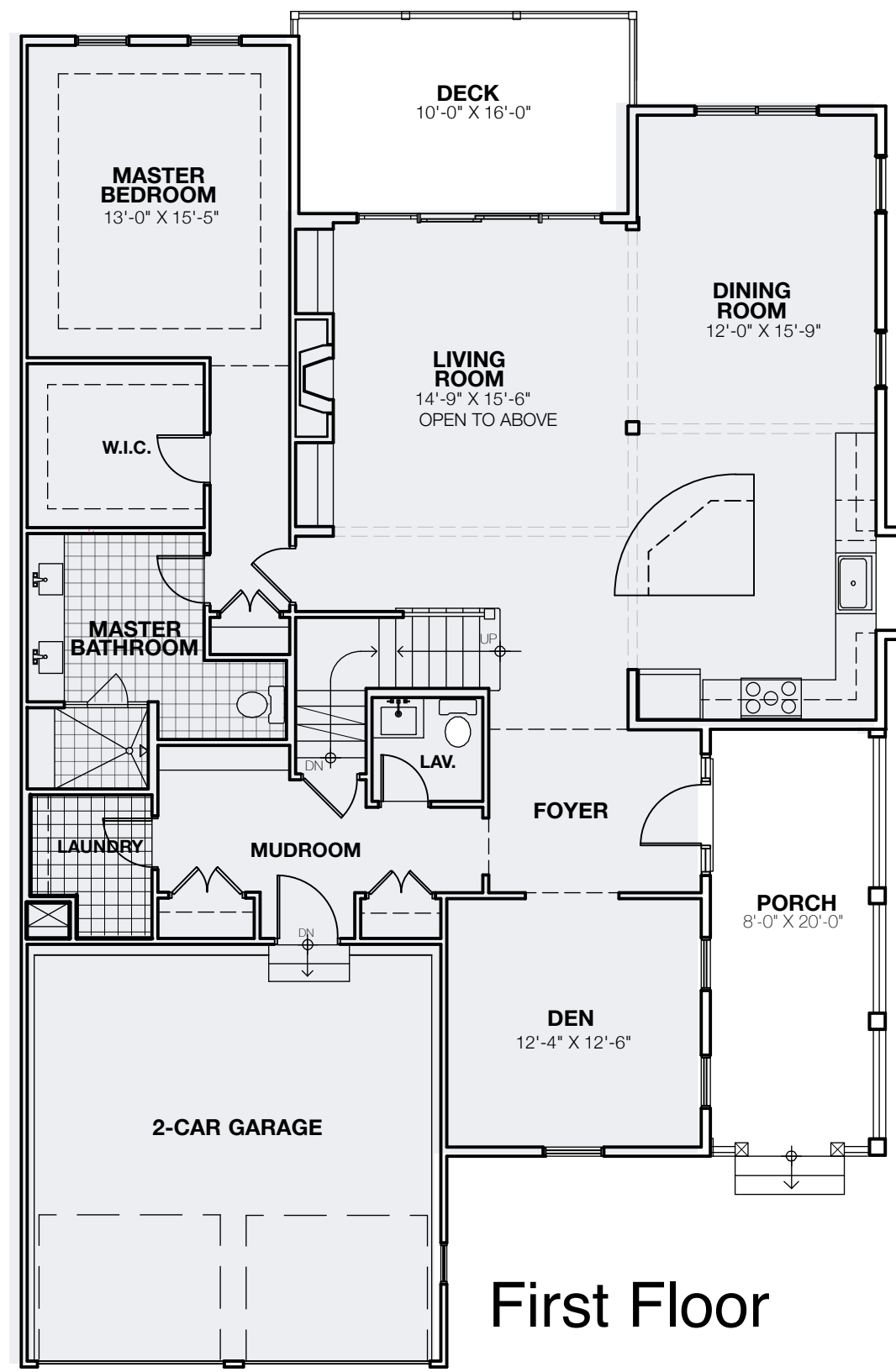
First Floor



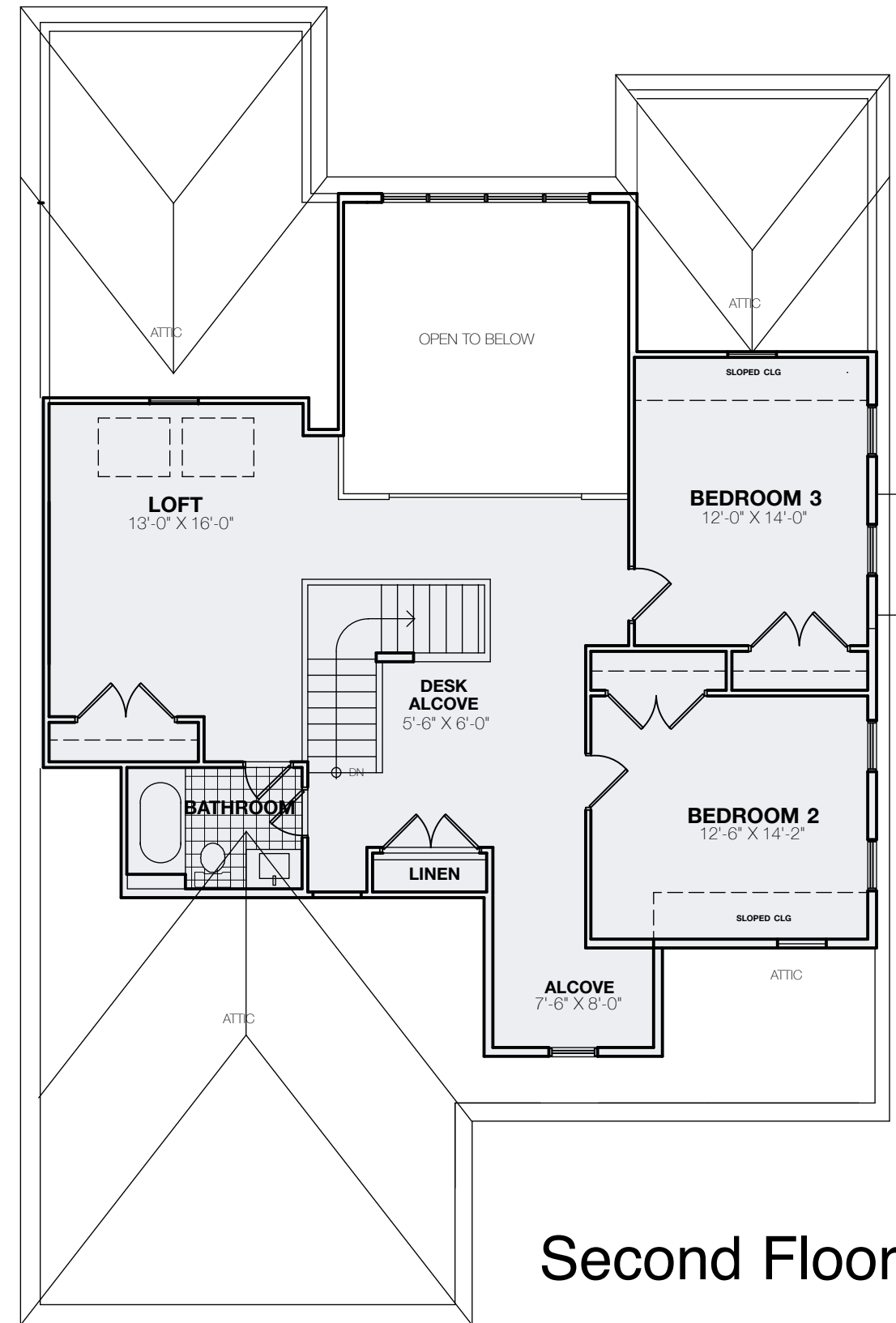
Second Floor

Unit Type C

FIRST FLOOR AREA	1800 SF
SECOND FLOOR AREA	950
TOTAL	2750 SF



First Floor



Second Floor

Unit Type D

FIRST FLOOR AREA	1705 SF
SECOND FLOOR AREA	1000
TOTAL	2705 SF

Types A, B, C and D
Floor Plans

Scale: 1/8" = 1'-0"
Date: 9.11.18

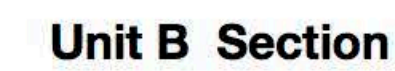
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CANTON AVENUE
MILTON, MA

WOLCOTT WOODS, LLC
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A6



A7