

Article [tbd]

8-10 Birch Lane

Request from CPA funds
for construction costs
of a Two Family House
for Affordable Housing Rental

Who is WAHFI?

Weston Affordable Housing Foundation

- 501(c)(3) foundation set up by Weston residents in 1997
- Owns and manages 2 duplexes and 2 single family houses
- Rental only
- Construction and renovation supported by CPA funds and Town Meeting votes
- Directors are Weston residents (all volunteers)







KEITH B. GROSS, RA
ARCHITECT
34 SILVER HILL ROAD
WESTON, MA 02493
617-461-4505



RIGHT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



BACK ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

| Revisions | | |
|-----------|------|---------|
| No. | Date | Remarks |
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Project:
WAHFI
8-10 BIRCH LANE
WESTON, MA

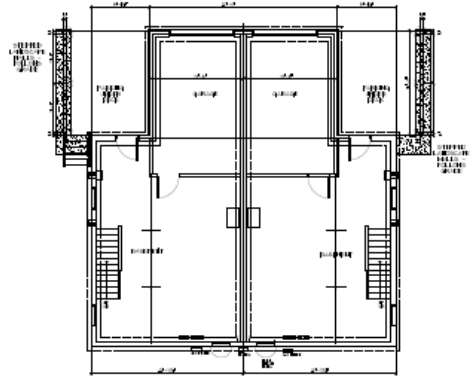
Date: JAN. 19, 2021
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Project Number:
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Checked By:

Drawing Title:
PLANS AND ELEVATIONS

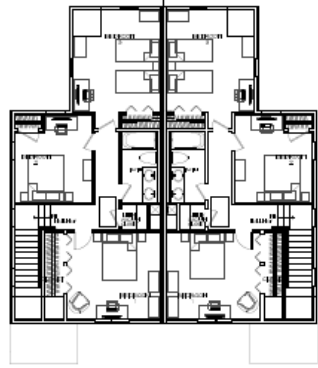
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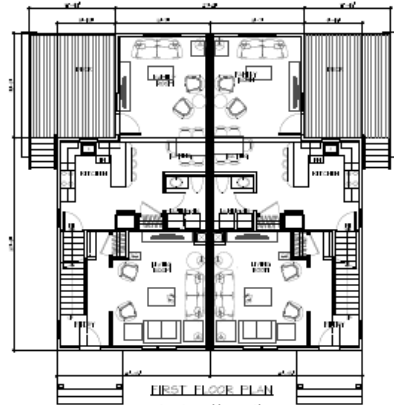
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BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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



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

8-10 Birch Lane

Project Metrics

- Each unit has a total living area of 1,666 sf
- Garage for each unit 286 sf
- Basement for each unit 533 sf
- Total Living area for duplex 3,332 sf

- RGFA per Town's regs 3,904 sf
- 10% of lot area allowed by Zoning= 4,025 sf
- Lot area = 40,250 sf
- Footprint of the duplex = 1,746 sf
- Septic System size - 6 bedrooms, no garbage grinders

8-10 Birch Lane

Construction Cost Summary

- Sitework Costs - Surveys / Inspections / Demo \$ 145,000
/ Sitework / Driveway / Lawns / Plantings
- Construction Costs – Masonry / Carpentry /
Roofing / Siding / Insulation / Plumbing / HVAC /
Electrical / Doors & Windows / Interior Finish / Paint 720,000
/ Cabinets / Appliances / General Conditions
- Soft Costs – Permits / Utilities / Architectural /
Engineering / General Contractor / Lottery / Legal /
Interest / Contingency 155,000
- **TOTAL PROJECT COST** \$ 1,020,000

Approved at Town Meeting

2009 – Pine Street - \$ 759,666

2014 – Viles Street - \$1,188,100

Please vote YES for this project

2021 – Birch Lane - \$1,020,000