JCHE

JEWISH COMMUNITY HOUSING FOR THE ELDERLY

Officers
Chair
Merle Grandberg

President & CEO
Amy Schectman

30 Wallingford Road
Brighton, MA
02135-4708

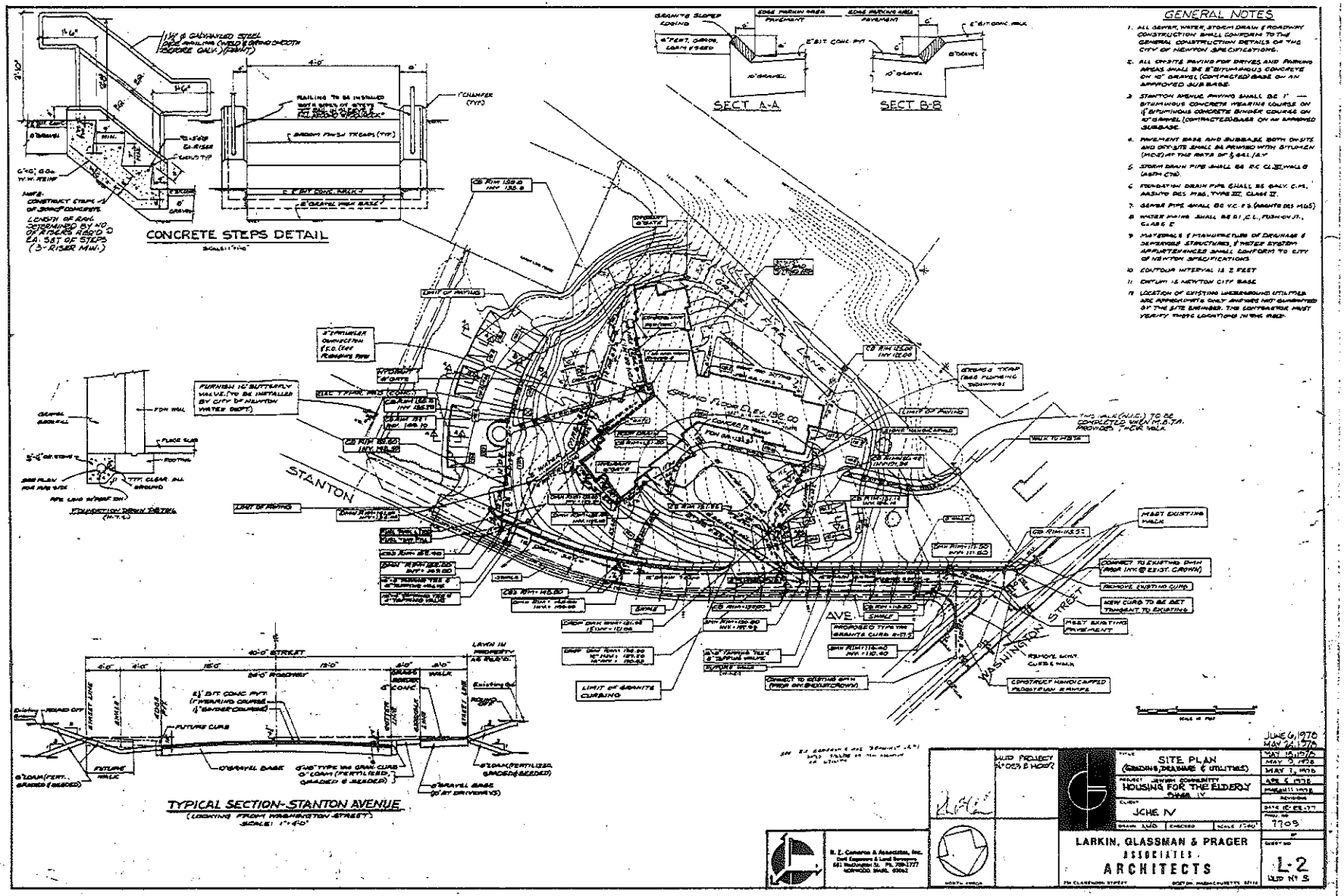
Tel 617-912-8400
Fax 617-912-8489

jche.org

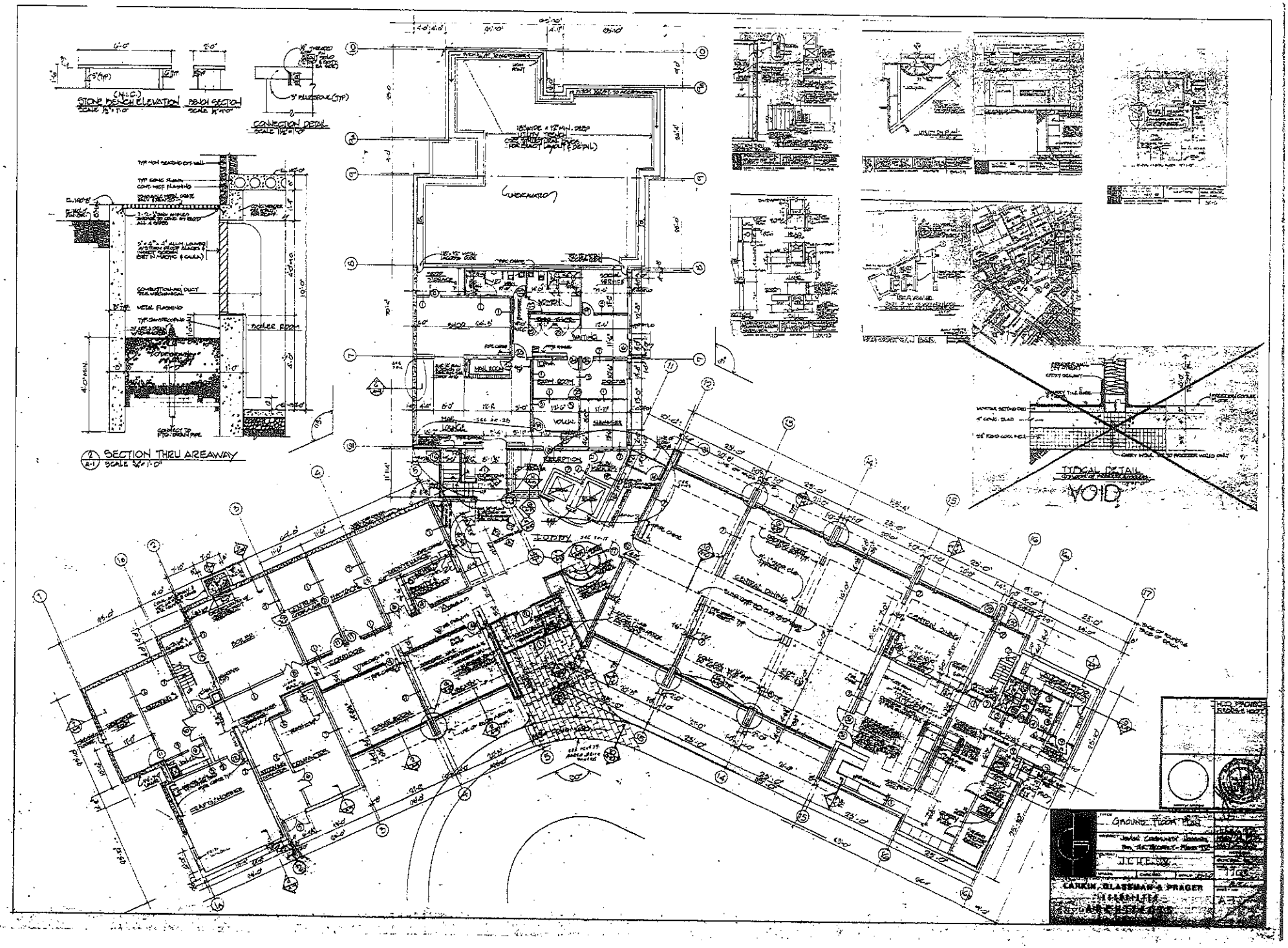
EXHIBIT 8
Design and Construction

A. Site and Floor Plans
B. Materials & Finishes
C. Detailed Site and Floor Plans for New Construction or Major Renovation N/A

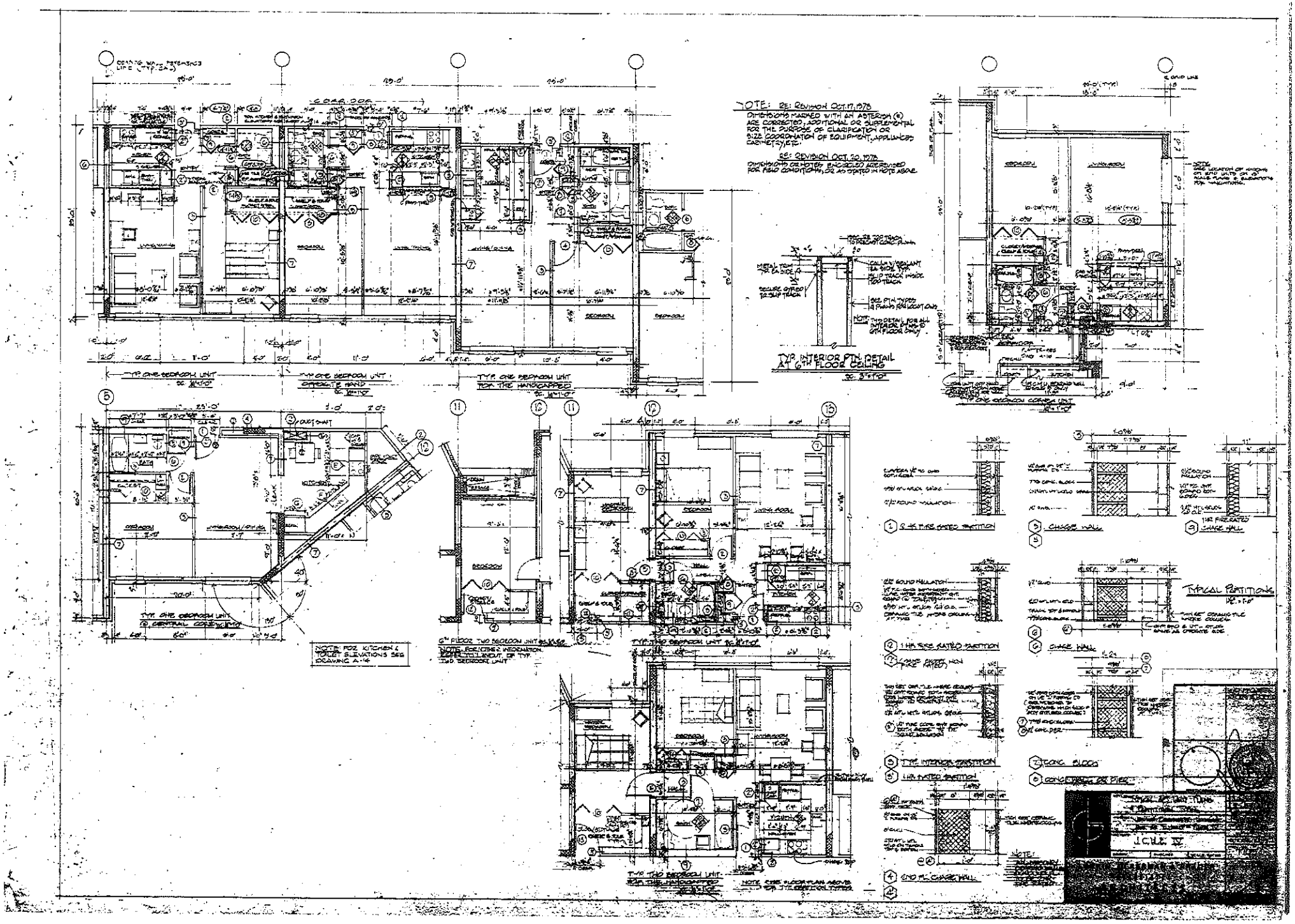
GOLDA I
SITE PLAN



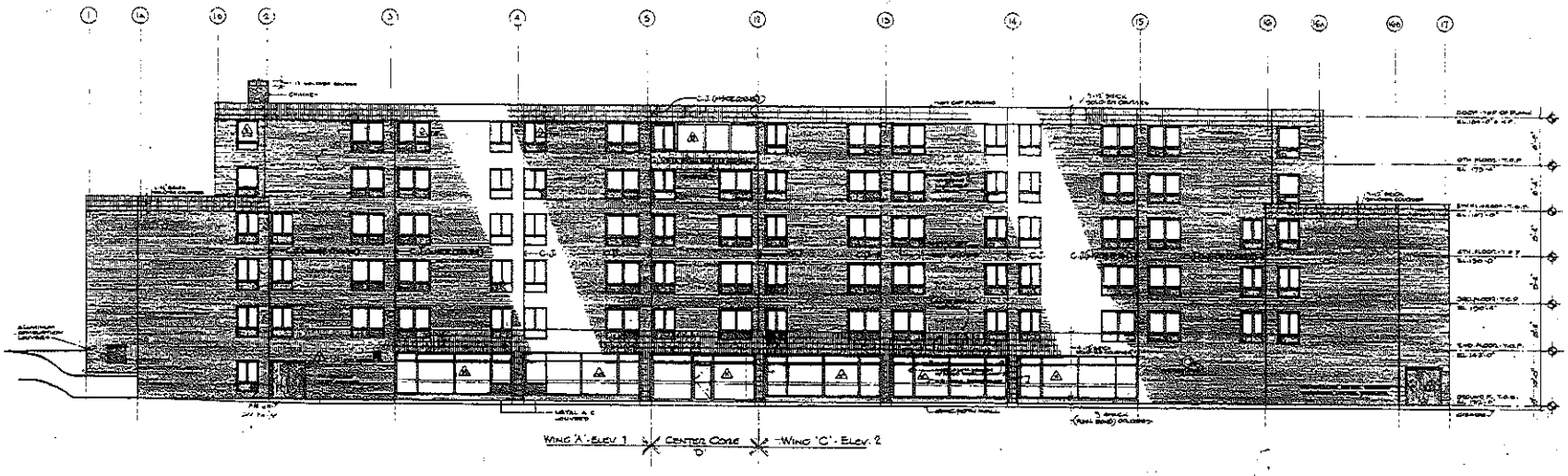
GOLDA I - FIRST FLOOR PLAN

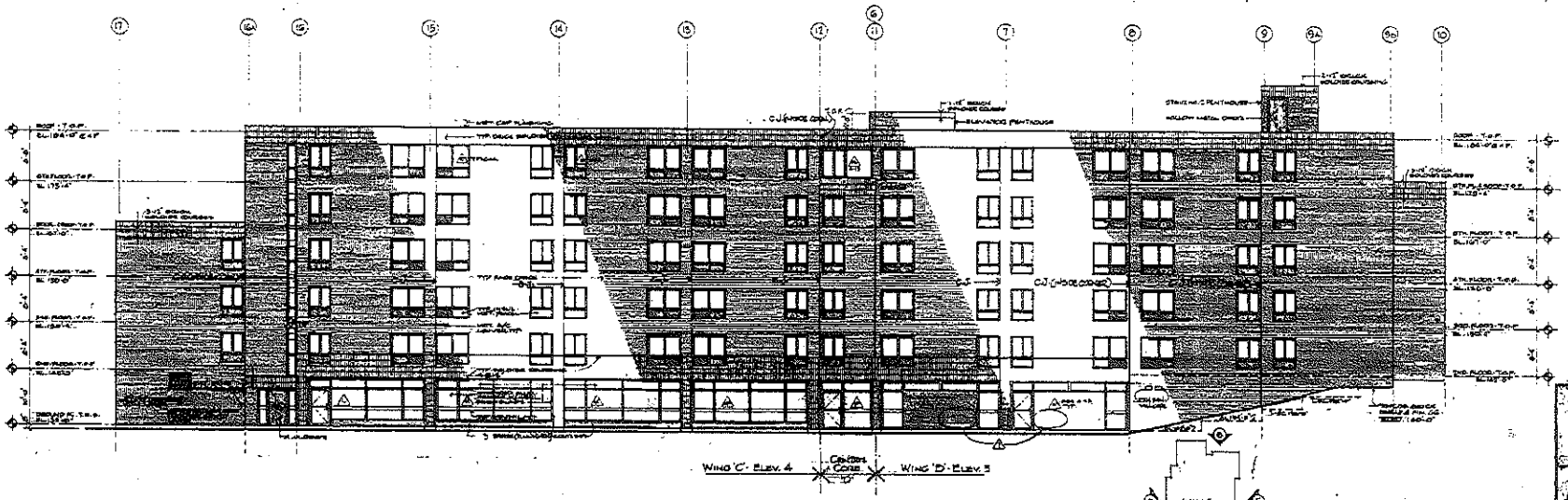


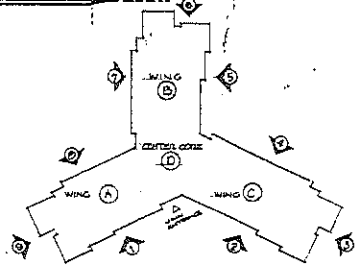
GO' ^A I - TYPICAL APT. LAYOUTS



PHASE I - BLDG. ELEVATIONS







KEY PLAN

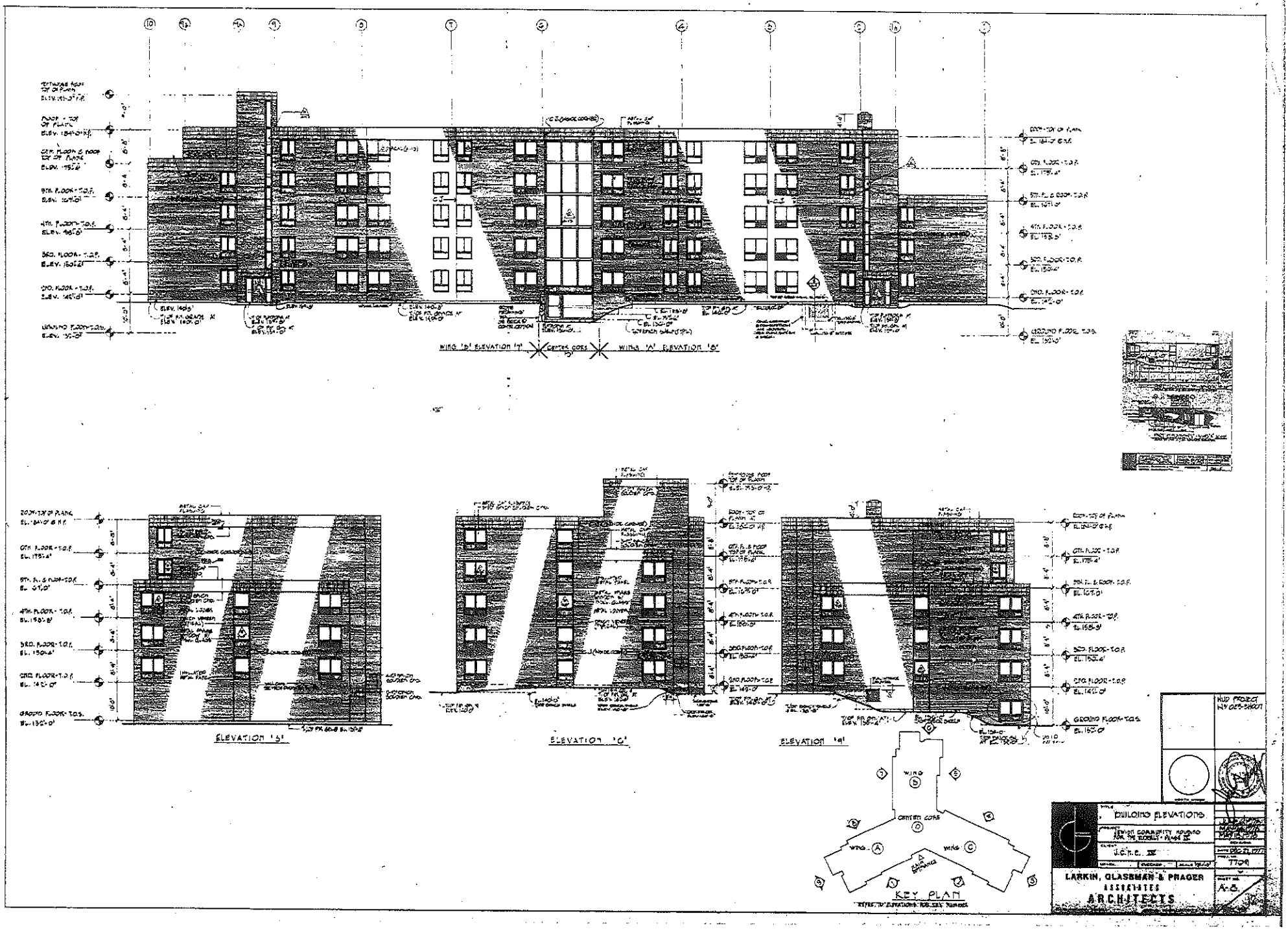
BUILDING ELEVATIONS

U.C.H.E. IV

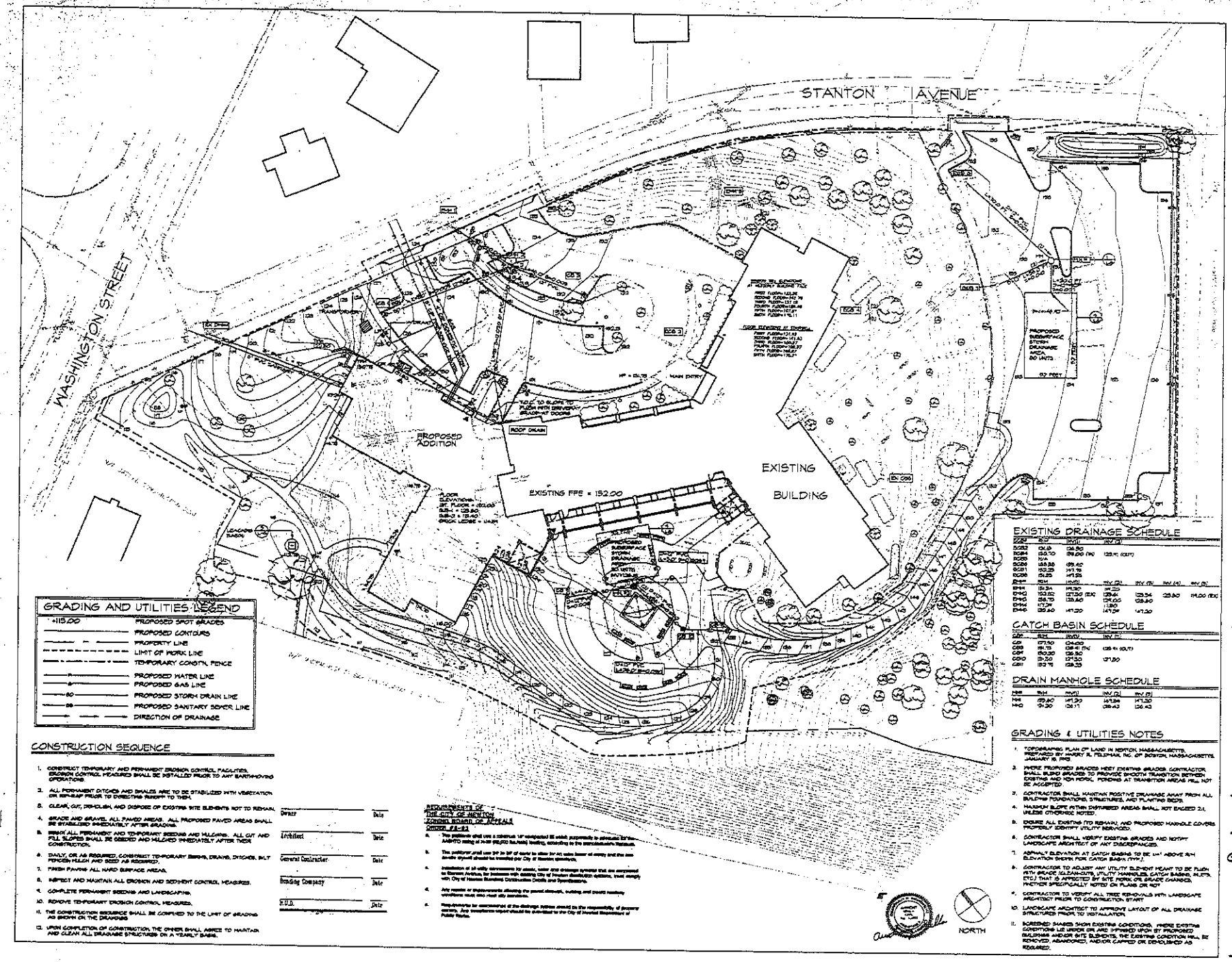
LARKIN, GLASSMAN & PRAGER
ARCHITECTS

A-7

GOLF I - BLDG. ELEVATIONS



GOLDA II- SITE PLAN



GRADING AND UTILITIES LEGEND

115.00	PROPOSED SPOT GRADES
	PROPOSED CONTOURS
	PROPERTY LINE
	LIMIT OF WORK LINE
	TEMPORARY CONSTR. FENCE
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
SD	PROPOSED STORM DRAIN LINE
SS	PROPOSED SANITARY SEWER LINE
	DIRECTION OF DRAINAGE

CONSTRUCTION SEQUENCE

1. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTHMOVING OPERATIONS.
2. ALL PERMANENT DITCHES AND SWALES ARE TO BE STABILIZED WITH VEGETATION OR RIP-RAP PRIOR TO DIRECTING RUNOFF TO THEM.
3. CLEAR, CUT, TRIM/LOPP, AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
4. GRADE AND GRAVEL ALL PAVED AREAS. ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. SEEDS ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
6. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BASINS, DRAINS, DITCHES, SILT FENCES, MULCH AND SEED AS REQUIRED.
7. FINISH PAVING ALL HARD SURFACE AREAS.
8. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
9. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
10. REMOVE TEMPORARY EROSION CONTROL MEASURES.
11. THE CONSTRUCTION SEQUENCE SHALL BE COMPLIED TO THE LIMIT OF GRADING AS SHOWN ON THE DRAWING.
12. UPON COMPLETION OF CONSTRUCTION, THE OWNER SHALL AGREE TO MAINTAIN AND CLEAN ALL DRAINAGE STRUCTURES ON A YEARLY BASIS.

Owner	Date
Architect	Date
General Contractor	Date
Grading Company	Date
C.O.D.	Date

REQUIREMENTS OF THE CITY OF NEWTON ZONING BOARD OF APPEALS ORDER #16-83

a. [illegible]
b. [illegible]
c. [illegible]
d. [illegible]
e. [illegible]

EXISTING DRAINAGE SCHEDULE

[illegible]	[illegible]	[illegible]					
[illegible]	[illegible]	[illegible]					
[illegible]	[illegible]	[illegible]					
[illegible]	[illegible]	[illegible]					
[illegible]	[illegible]	[illegible]					
[illegible]	[illegible]	[illegible]					
[illegible]	[illegible]	[illegible]					
[illegible]	[illegible]	[illegible]					
[illegible]	[illegible]	[illegible]					
[illegible]	[illegible]	[illegible]					
[illegible]	[illegible]	[illegible]					
[illegible]	[illegible]	[illegible]					

CATCH BASIN SCHEDULE

[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	

DRAIN MANHOLE SCHEDULE

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

GRADING & UTILITIES NOTES

1. TOPOGRAPHIC PLAN OF LAND IN NEWTON, MASSACHUSETTS, PREPARED BY HENRY R. FELDMAN, INC. OF BOSTON, MASSACHUSETTS, JANUARY 16, 1990.
2. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE SMOOTH TRANSITION BETWEEN EXISTING AND NEW NORMAL TOPOGRAPHY. AT TRANSITION AREAS, HILL NOT BE ACCEPTED.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
4. MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 2:1, UNLESS OTHERWISE NOTED.
5. DOUBLE ALL EXISTING (TO REMAIN) AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICES.
6. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
7. ASPHALT ELEVATION AT CATCH BASINS TO BE 1/4" ABOVE RIM ELEVATION SHOWN FOR CATCH BASIN (TYP.).
8. CONTRACTOR TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
9. CONTRACTOR TO VERIFY ALL TREE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START.
10. LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF ALL DRAINAGE STRUCTURES PRIOR TO INSTALLATION.
11. SCREENED SHADED SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED, AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

Bruner/Cott

Bruner/Cott and Associates, Inc.
130 Prospect Street
Cambridge, Massachusetts 02139
617 492 8400

Architecture/Urban Design
Preservation/Landscape Architecture
Space Planning/Interior Design

Geller Associates Inc.

Landscape Architects
77 North Washington St.
Boston, Massachusetts
617 523 0103

Rev	Date	Remarks

Date: 6 NOVEMBER 1993
Scale: 1" = 20'-0"
Project Number: 90047
Drawn by: DHG

JCHE

GOLDA MEIR HOUSE
160 STANTON AVE.
NEWTON, MASS

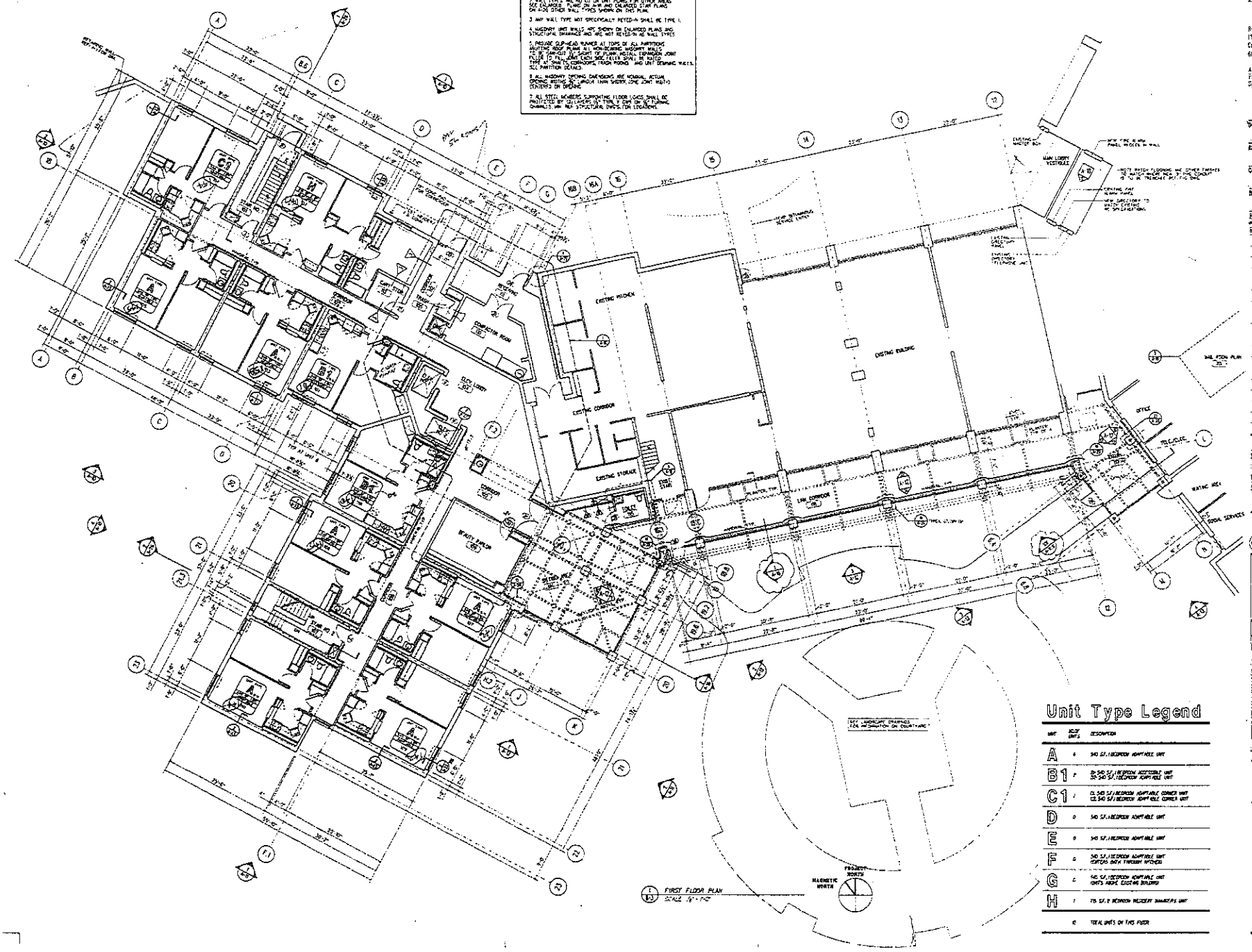
L-4

GRADING AND UTILITIES

GOLDA II 1ST FL PLAN

GENERAL PLAN NOTES

1. REF. A-14 AND A-15 FOR UNIT PLANS.
2. WALL TYPES ARE NOTED ON UNIT PLANS FOR OTHER AREAS SEE ENLARGED PLANS ON A-14 AND ENLARGED STAIR PLANS ON A-24. OTHER WALL TYPES SHOWN ON THIS PLAN.
3. ANY WALL TYPE NOT SPECIFICALLY NOTED-A SHALL BE TYPE 1.
4. MASONRY UNIT WALLS ARE SHOWN ON ENLARGED PLANS AND STRUCTURAL DRAWINGS AND ARE NOT NOTED ON ALL WALL TYPES.
5. PROVIDE GUP-HEAD PLANKS AT TOPS OF ALL PARTITIONS ADJACENT ABOVE PLANS. ALL NON-BEARING MASONRY WALLS FOLLOW PARTITION JOINT SYSTEM. PLANK INSTALL EXPANSION JOINT TYPE AT CEILING CONDITIONS. ALL PARTITIONS SHALL BE NOTED ON PARTITION DETAILS.
6. ALL MASONRY OPENING DIMENSIONS ARE NOMINAL ACTUAL OPENING MUST BE LARGER THAN SHOWN. LINE JOINT MATCH STANDARD ON DRAWING.
7. ALL STEEL MEMBERS SUPPORTING FLOOR LOADS SHALL BE PROTECTED BY CEILINGS OF TYPE 1 RAM ON ALL PLUMBING CHANNELS, AND NEW STRUCTURAL OPENING LOCATIONS.



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

Unit Type Legend

UNIT	NO. OF UNITS	DESCRIPTION
A	6	540 S.F. 1 BEDROOM ADAPTABLE UNIT
B1	7	5) 540 S.F. 1 BEDROOM ACCESSIBLE UNIT 2) 540 S.F. 1 BEDROOM ADAPTABLE UNIT
C1	1	1) 540 S.F. 1 BEDROOM ADAPTABLE CORNER UNIT 1) 540 S.F. 1 BEDROOM ADAPTABLE CORNER UNIT
D	0	540 S.F. 1 BEDROOM ADAPTABLE UNIT
E	0	540 S.F. 1 BEDROOM ADAPTABLE UNIT
F	0	540 S.F. 1 BEDROOM ADAPTABLE UNIT (OPTIONAL BATH THROUGH KITCHEN)
G	0	540 S.F. 1 BEDROOM ADAPTABLE UNIT (UNITS ABOVE EXISTING BUILDING)
H	1	715 S.F. 2 BEDROOM RESIDENT MANAGER'S UNIT
	15	TOTAL UNITS ON THIS FLOOR

Bruner/Cott

Bruner/Cott and Associates, Inc
170 Prospect Street
Cambridge, Massachusetts 02139
617 492 9400

Architecture Urban Design
Preservation/Landscape Architecture
Space Planning/Interior Design

Owner	Date
Architect	Date
General Contractor	Date
Banking Company	Date
B.U.D.	Date

No.	Date	Comments

Date: November 8, 1993
Scale: 1/8" = 1'-0"
Project Number: 9224.06
Drawn by: [illegible]

Golda Meir II

285 Blanchard Avenue
Revere, MA

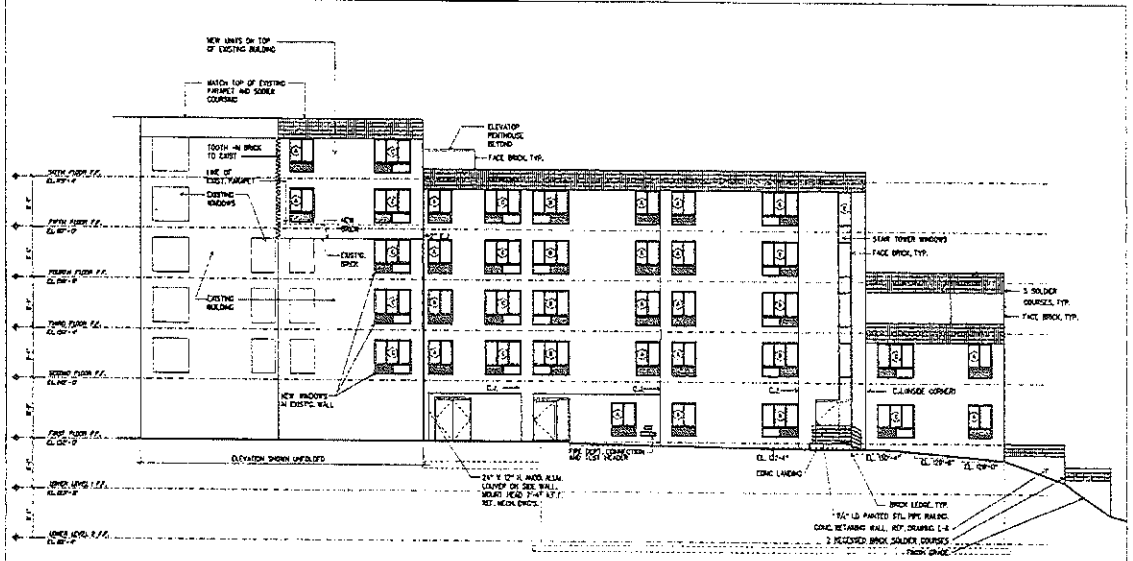
Jewish Community Housing for the Elderly

BUD Project No. 926-26-182

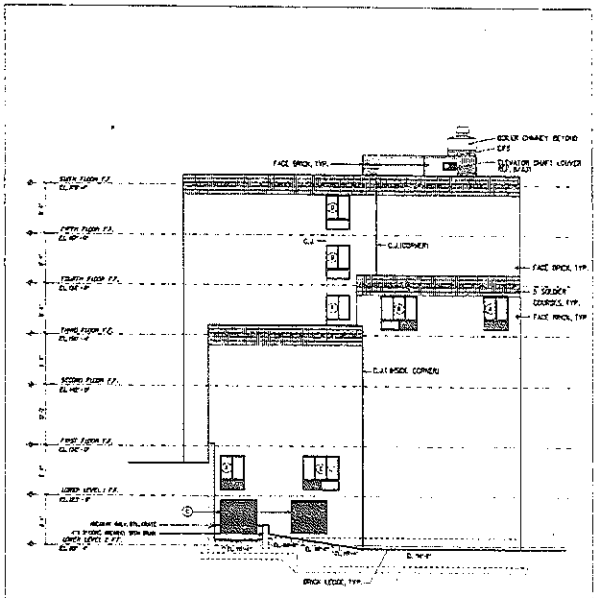
A-3

FIRST FLOOR PLAN

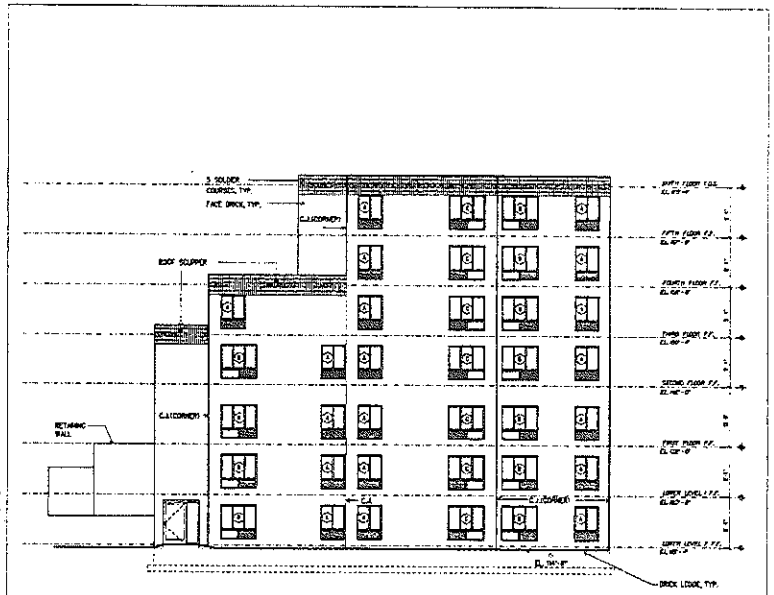
GOLDA II ELEVATIONS



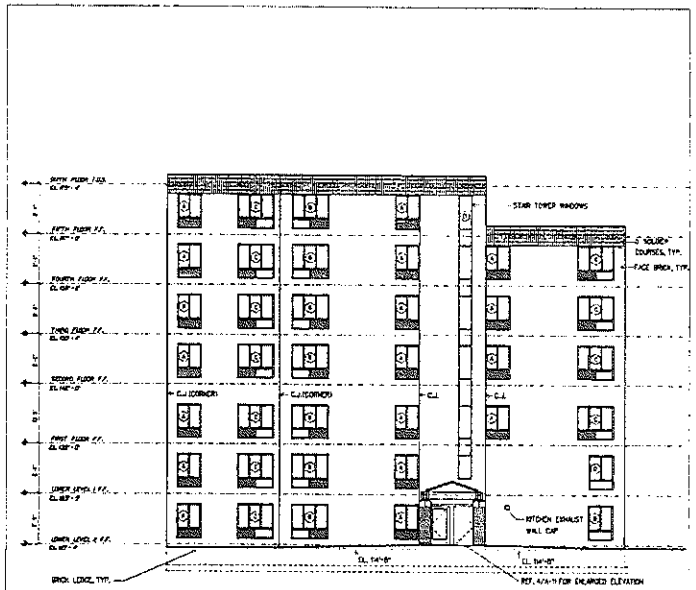
1 ELEVATION
SCALE 1/4"=1'-0"



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



3 ELEVATION
SCALE 1/4"=1'-0"



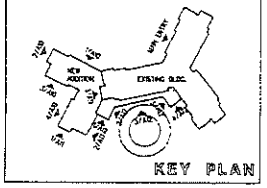
4 ELEVATION
SCALE 1/4"=1'-0"

ELEVATION NOTES

NOTE:

ELEVATIONS ARE INTENDED TO MATCH EXISTG BLDG FLOORS, SO MASONRY COURSES BUT NOT EXISTG BLDG. VERIFY W FIELD.
1/2" CONC. TOPPING AT PLANK FLOORING TO YIELD ELEVATION 1/2" HIGHER THAN EXISTG FLOOR ELEVATIONS.

F.O.P.-TOP OF PLANK
F.O.S.-TOP OF SLAB



Bruner/Cott

Bruner/Cott and Associates Inc
530 Prospect Street
Cambridge, Massachusetts 02139
617 492 6100

Architecture/Urban Design
Preservation/Landscape Architecture
Space Planning/Interior Design

Owner	Date
Architect	Date
General Contractor	Date
Building Contractor	Date
SITE	Date

Xer	Date	Remarks

Date	November 2, 1993
Scale	AS NOTED
Project Number	92230.00
Drawn by	THBB

Golda Meir II

160 Stanton Avenue
Hampton, MA

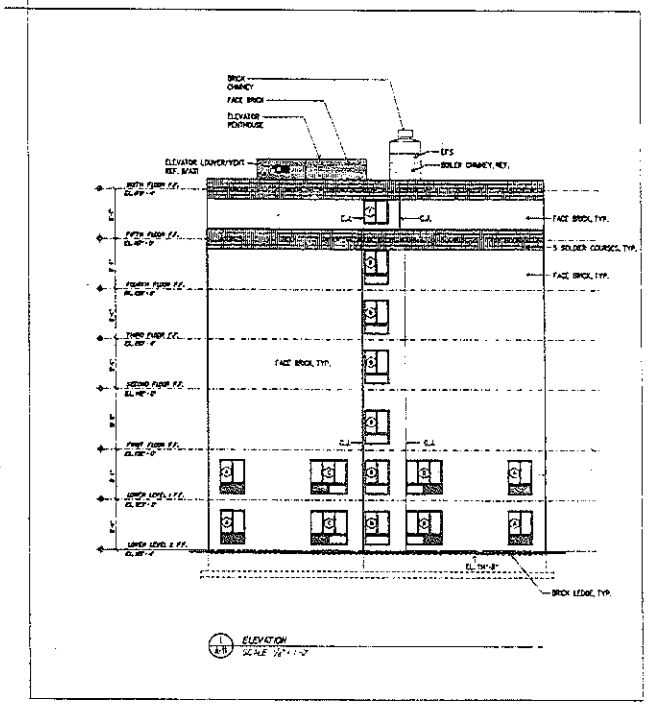
Jewish Community Housing for the Elderly

ARC Project No. 02-016-022

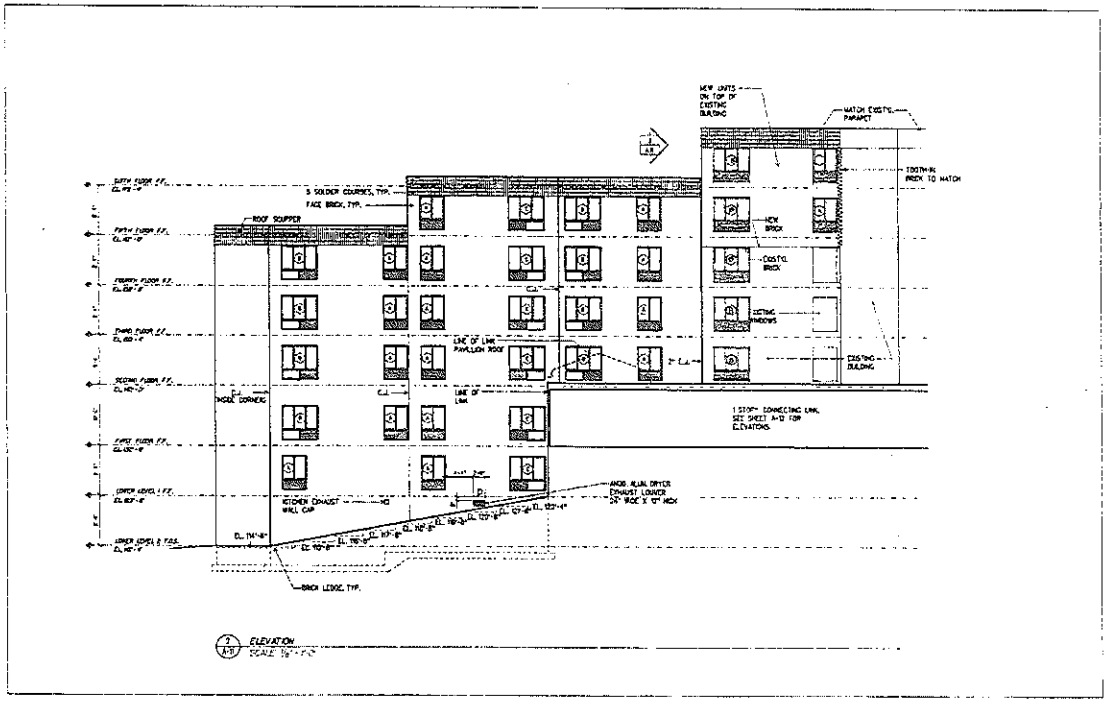
A-10

ELEVATIONS

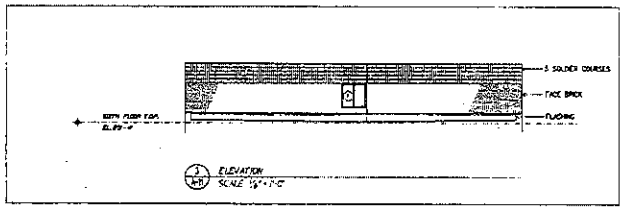
GOLDA II ELEVATIONS



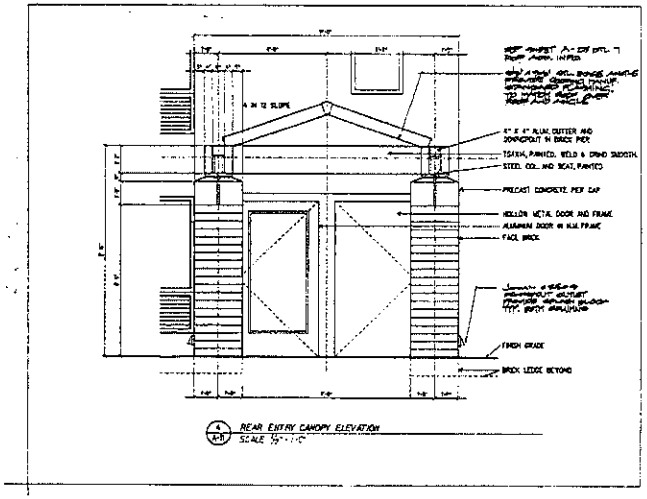
1 A-11 ELEVATION
SCALE 1/8" = 1'-0"



2 A-11 ELEVATION
SCALE 1/8" = 1'-0"



3 A-11 ELEVATION
SCALE 1/8" = 1'-0"



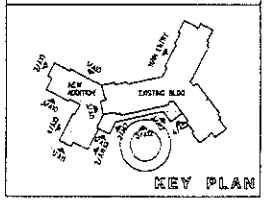
4 A-11 REAR ENTRY CANOPY ELEVATION
SCALE 1/8" = 1'-0"

ELEVATION NOTES

NOTE:

ELEVATIONS ARE INTENDED TO MATCH EXIST'G BLDG FLOORS, SO MASONRY COURSES OUT WITH EXIST'G BLDG, VERIFY IN FIELD.
1/2" CONC. TOPPING AT PLANK FLOORING TO YIELD ELEVATION.
1/2" HIGHER THAN EXIST'G FLOOR ELEVATIONS.

T.O.P.-TOP OF PLANK
T.O.S.-TOP OF SLAB



KEY PLAN

Bruner/Cott

Bruner/Cott and Associates Inc
130 Prospect Street
Cambridge, Massachusetts 02139
617 492 0400

Architecture/Urban Design
Preservation/Landscape Architecture
Space Planning/Interior Design

Owner	Date
Architect	Date
General Contractor	Date
Planning Company	Date
B.L.D.	Date

Rev	Date	Remarks

Date	November 4, 1983
Scale	AS NOTED
Project Number	92250.00
Drawn by	TMG

Golda Meir II

160 Stanton Avenue
Newton, MA

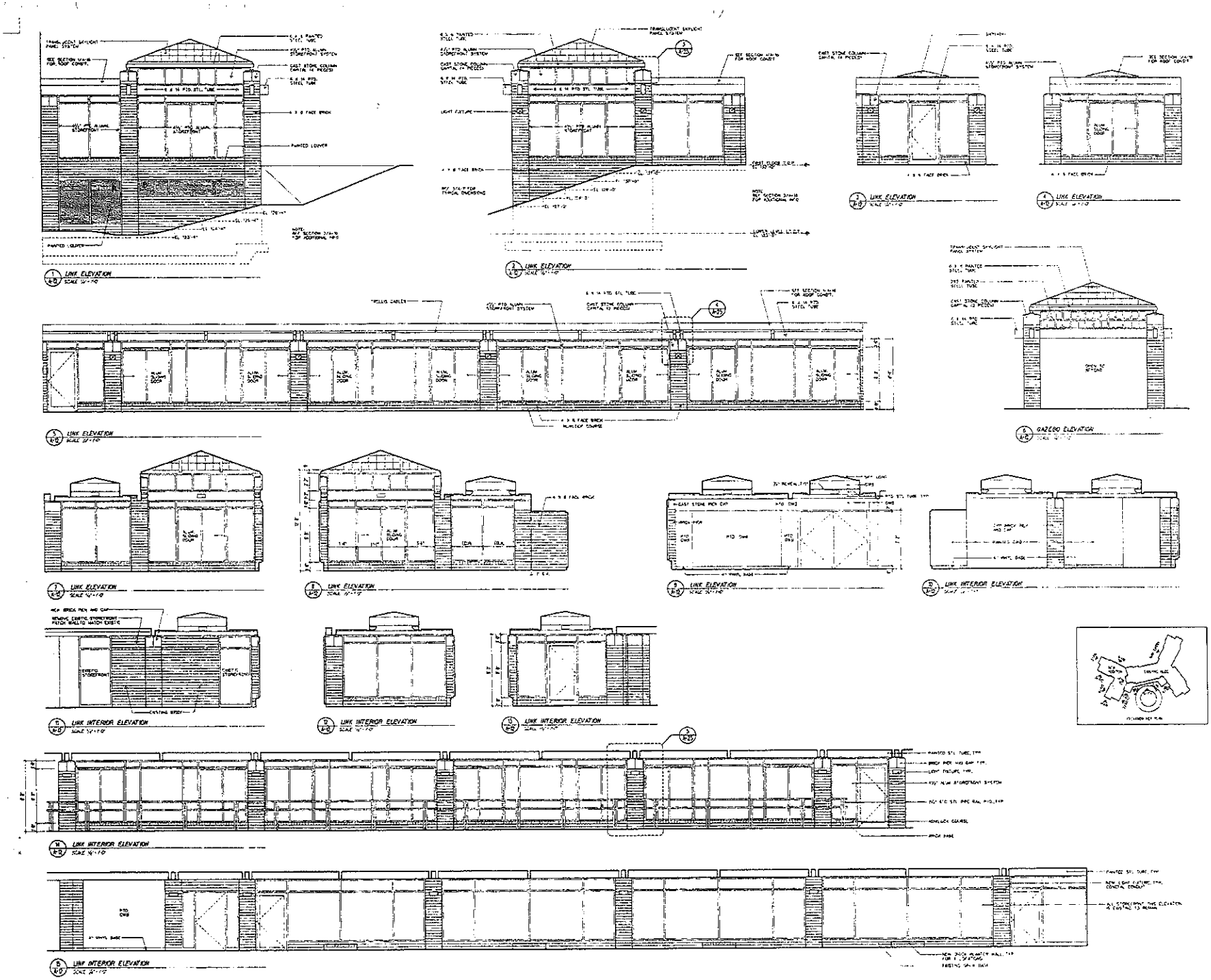
Jewish Community Housing for the Elderly

NSC Project No. 025-EE-032

A-11

ELEVATIONS

GOLDA II ELEVATIONS



Bruner/Cott

Bruner/Cott and Associates Inc
130 Prospect Street
Cambridge, Massachusetts 02139
617 442 8400

Architecture/Urban Design
Preservation/Landscape Architecture
Space Planning/Interior Design

Owner	Date
Architect	Date
General Contractor	Date
Bonding Company	Date
HDD	Date

Rev	Date	Remarks

Date	November 8, 1993
Scale	AS NOTED
Project Number	9325030
Drawn by	TMCD

Golda Meir II

150 Stanton Avenue
Newton, MA

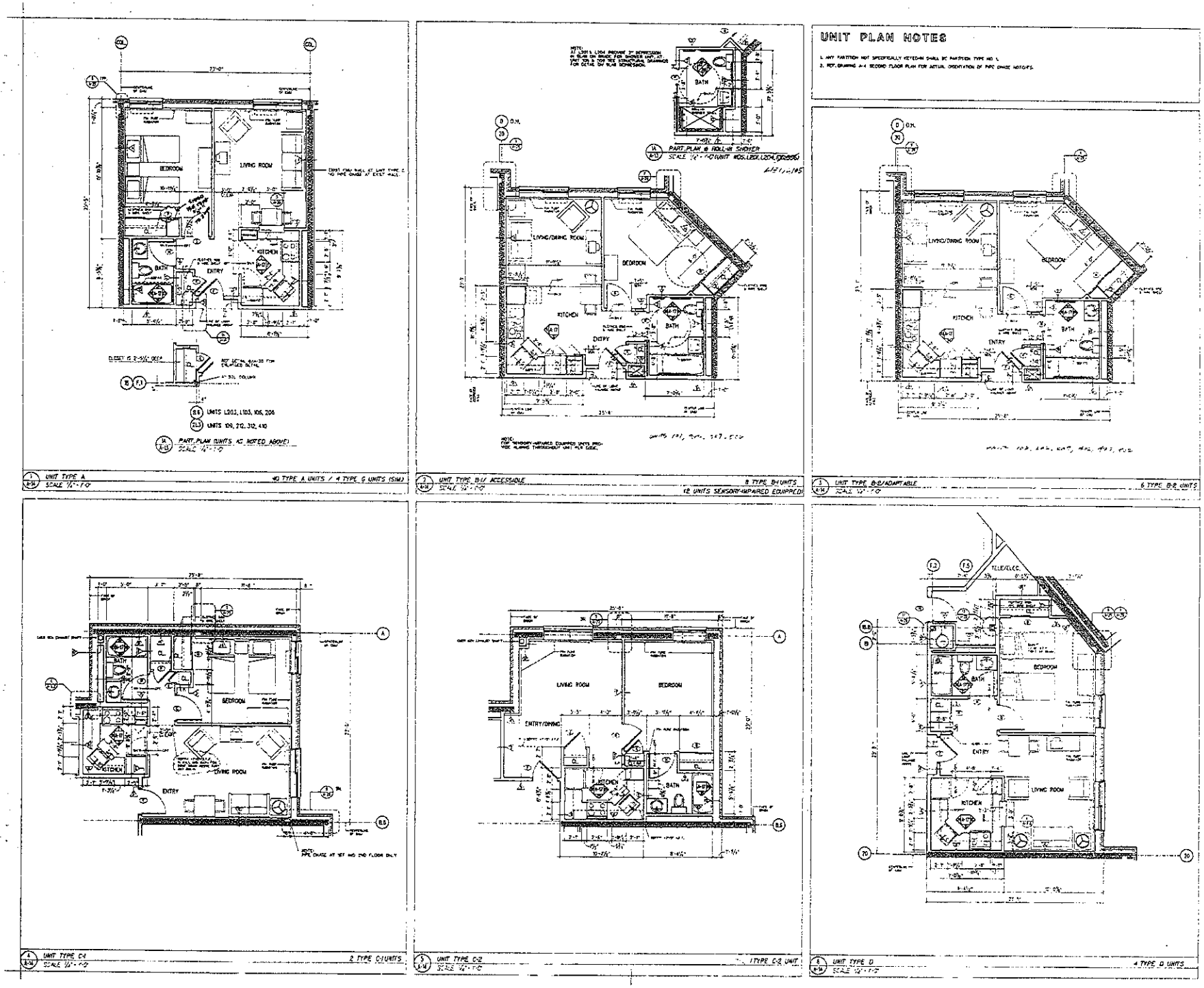
Jewish Community Housing for the Elderly

KDD Project No. 222-33-002

A-12

ELEVATIONS

GOLDA II – APT. LAYOUTS



Bruner/Cott

Bruner/Cott and Associates Inc
100 Prospect Street
Cambridge, Massachusetts 02139
617 492 8400

Architecture/Urban Design
Preservation/Landscape Architecture
Space Planning/Interior Design

Owner	Date
Architect	Date
General Contractor	Date
Bonding Company	Date
M.E.E.	Date

Rev.	Date	Remarks

Date	November 8, 1983
Scale	1/4" = 1'-0"
Project Number	92250.00
Drawn by	[illegible]

Golda Meir II

100 Stanlex Avenue
Newton, MA

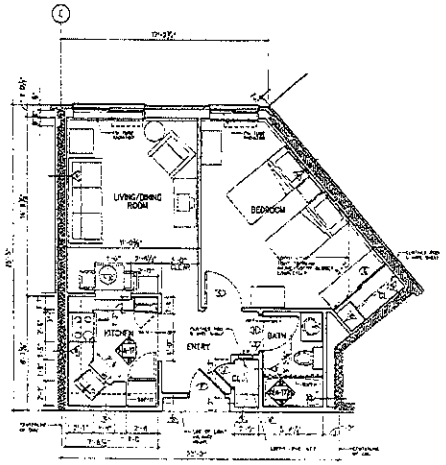
Jewish Community Housing for the Elderly

HUD Project No. 023-EE-002

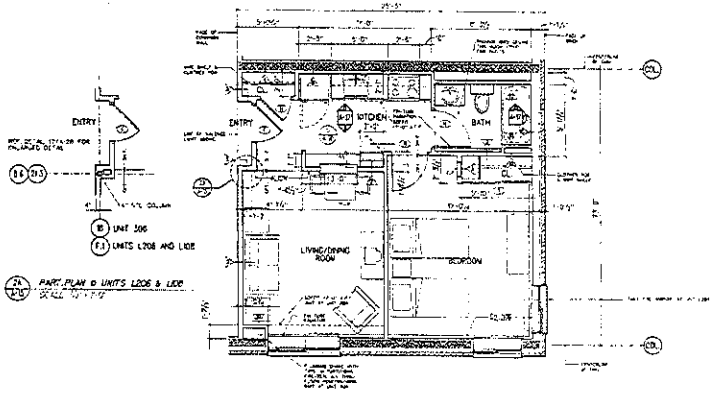
A-14

UNIT PLANS & ELEVATIONS

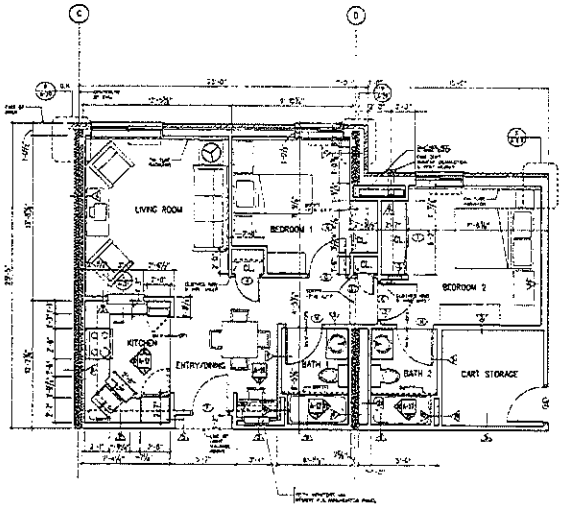
GOLDA II - APT. LAYOUTS



1 A-15 UNIT TYPE E - PLAN AND ELEVATIONS
SCALE 1/4" = 1'-0"
4 TYPE E UNITS



2 A-15 UNIT TYPE F - PLAN AND ELEVATIONS
SCALE 1/4" = 1'-0"
5 TYPE F UNITS



3 A-15 UNIT TYPE H - PLAN AND ELEVATIONS
SCALE 1/4" = 1'-0"
1 TYPE H UNIT

UNIT PLAN NOTES

1. APT PARTITION NOT SPECIFICALLY KEYED IN SHALL BE PARTITION TYPE NO. 1.
2. REF DRAWING A-4 SECOND FLOOR PLAN FOR ACTUAL ORIENTATION OF PIPE CHASE HOUSING.

Bruner/Cott

Bruner/Cott and Associates for
130 Prospect Street
Cambridge Massachusetts 02139
617 492 8400

Architecture/Urban Design
Preservation/Landscape Architecture
Space Planning/Interior Design

Owner	Date
Architect	Date
General Contractor	Date
Bonding Company	Date
PCD	Date

No.	Date	Remarks

Date	November 5, 1993
Scale	AS NOTED
Project Number	92230.00
Drawn by	TMCD

Golda Meir II
130 Sienna Avenue
Newton, MA

Jewish Community Housing for the Elderly

MHD Project No. 025-02-002

A-15

UNIT PLANS & ELEVATIONS

JCHE

JEWISH COMMUNITY HOUSING FOR THE ELDERLY

Officers
Chair
Merle Grandberg

President & CEO
Amy Schectman

30 Wallingford Road
Brighton, MA
02135-4708

Tel 617-912-8400
Fax 617-912-8489

jche.org

Material and Finishes

See Scope of Construction and Estimates for product Descriptions