FORWARD at the Rock PHASE II

Project Application

Orleans Community Preservation Committee

November 20, 2023

PO Box 1174, South Dennis, MA 02660
www.go-forward.org
508-385-4663

FORWARD
Friends Or Relatives With Autism & Related Disabilities
Opening Hearts ♥ Building Homes

November 20, 2023

Walter North, Chair
Jennifer Fountain, CPC Administrative Assistant
Orleans Community Preservation Committee
C/O Town Administrator, Town of Orleans
19 School Street, Orleans, MA 02653

Dear Mr. North and Committee Members:

We are grateful for the opportunity to submit this application for funding of **FORWARD at the Rock PHASE II**, a regional housing project which will create eight extremely affordable supportive one-bedroom apartments for Cape Cod residents with autism and related developmental disabilities.

In 2020 we opened Phase I of the project, two side-by-side group homes each accommodating four residents. Located in Dennis, the homes have now been fully occupied and operating as planned for three years, and we can report that one of the current residents comes from Orleans. The project was opened on time and on budget, and we believe serves as a compelling example of a very successful municipal/state/nonprofit multi-town partnership. Residents of the homes were selected, placed, and are served by the State's Department of Developmental Services, with 24/7 staffing and supports provided by Cape Abilities.

We are respectfully requesting a $75,000 grant from you to support the construction of **PHASE II**, a $4,938,123.00 project. A $75,000 grant from the Orleans CPC will help us close the gap in our funding and enable us to complete the project within two years. We applaud your investment in Cape Cod Village and hope you we also see the value of this project.

The population we serve is frequently not able to advocate on their own behalf, and all too often they are isolated and living in sub-standard conditions. FORWARD is the only organization on the Cape exclusively devoted to meeting the demand for new lifelong homes for these Cape Codders who need our help. These apartments are designed to accommodate disabled adults who can live more independently and do not require a congregate setting with around-the-clock staffing, but do still need supportive services, health, safety and life skills training and supervision, and access to 24-hour assistive technology, emergency response and caregiving.

The Cape has an urgent and compelling need for this type of disabilities housing, and the decision to build supported apartments for independent living came only after discussions with parents, disability service providers, the Department of Developmental Services (DDS), and the convening of a Task Force and commission of a Housing Needs Study (attached). Although every form of affordable housing is needed for those with developmental disabilities, the strong conclusion was that these apartments should be the top priority.

This innovative new housing will be open to any Cape Codder who meets the eligibility requirements set by the Department of Developmental Services, and residents will be selected by the Department's Cape Area Office in Hyannis from their client pool. Residents may come from any town on the Cape, and no town has priority for placement.

A testament to the regional need for this housing and its importance as the only project of its kind currently in development is that six towns Barnstable, Bourne, Brewster, Dennis, Sandwich and Yarmouth have already contributed $1,543,500 to the project through their Housing Trusts and Community Preservation Committees, and Barnstable County has awarded another $326,850.00 through it ARPA funding allocation. An application for $75,000 from Chatham is also pending.

We of course support all efforts to develop affordable housing, but we can't think of another project that is more appropriate for multi-town funding than this. This is regional housing for some of the Cape's neediest citizens. As a Massachusetts Department of Developmental Services spokesperson articulated their support for the project:

"Our goal is to provide housing to Individuals who are eligible with the Department of Developmental Services. Some of these adults are at risk for exploitation as well as could be in recovery from drug/alcohol abuse. DDS is a state agency that also works with transitioning adults from School based services to Adult supports. This includes people previously supported by DCF who meet criteria for an Intellectual Disability or Autism Spectrum Disorder. DDS would assist in prioritizing who is to receive an apartment and adults who are homeless or deemed at risk for homelessness would be given priority. The goal is to provide permanent stable housing to adults with ID/DD on Cape Cod."

PHASE II will be sited adjacent to Phase I so much of the needed infrastructure, including utilities and most of the driveway have already been brought to the site. The Dennis Planning Board has already approved our Special Permit, and we expect the homes to be open within two years. We believe we can expeditiously move this project to completion once funding is complete.

We are grateful for your consideration and hope you will support our effort to complete **FORWARD at the Rock PHASE II**. Please let us know if you'd like any additional information, and we look forward to meeting with you and answering any questions you may have. Thank you again for this opportunity.

Sincerely yours,

David

David Kaplan
Executive Director

Town of Orleans

Community Preservation Committee
9 School Road Orleans MA 02653-3699
Telephone (508) 240-3700 – Fax (508) 240-3388

FY25 COMMUNITY PRESERVATION PROJECT APPLICATION

SECTION A

Project Title: Forward at the Rock PHASE II **Submission Date:** November 20, 2023

Applicant *(note if Town, individual or non-profit)***:** FORWARD (Friends Or Relatives With Autism & Related Disabilities)

Mailing Address: PO Box 1174, S. Dennis, MA 02660

Co-Applicant, if any *(note if Town, individual or non-profit)*:
Mailing Address:

Project Contact Person: David Kaplan

Telephone: 508-397-6924 **E-mail:** dkaplan@go-forward.org

Federal Tax Identification Number (if non-profit): 46-4669643

Project purpose *(Check all that apply)*:

___ Open Space ___ Historic Preservation __X_ Community Housing ___ Recreation

Project Location/Address: 131 Hokum Rock Road, Dennis, MA 02638

Community Preservation Funding Request: $75,000

Brief Project Summary, including justification of project category checked above:

FORWARD at the Rock PHASE II creates 8 new one-bedroom apartments providing extremely affordable and supported lifelong homes for Cape Codders with Autism and Related Developmental Disabilities. Although located in Dennis, the project is regional, with the state's Department of Developmental Services (DDS) selecting and supporting all residents. No town, including Dennis, will have preference, but it is important to note that even so, Dennis has provided the land and $750,000 in funding to the project.

Unlike FORWARD's **Phase I** project, opened in 2020, and the Cape Cod Village group homes, these apartments are for residents who are able to live more independently, but still need supportive services, health and safety supervision, and access to 24/7 monitoring and support. The homes will be built at ground level, barrier free, with innovative assistive technology and special attention to sensory and mobility considerations. All apartments will be extremely affordable and restricted in perpetuity for those with incomes of less than 30% of area median income. These homes help to fill a gap in the available inventory of disability housing, and hopefully may offer some group home residents a path to more independence.

FORWARD at the Rock PHASE II creates desperately needed housing for some of the most vulnerable Cape Codders, and will be open to Orleans and all other Cape residents based on their diagnostic and financial need of these affordable and supported forever homes. No single town on its own can afford to build this complex special housing, and by its nature the project needs multi-town, County and state support.

Demonstrating the regional quality of this project, in addition to the Town of Dennis, the towns of Brewster, Yarmouth, Barnstable, Sandwich and Bourne have already contributed to the project, as has the Barnstable County government, and we currently have an application pending with the town of Chatham. The state will be contributing funding to the project, and we have been awarded eight Project-Based Vouchers which will subsidize all rents to 110% of Fair Market Rent, thus ensuring that the project will be financially sustainable, and selected tenants will be eligible for rent subsidies even if they don't have a rental voucher themselves.

We hope you will support this much needed Capewide Community Housing Project.

SECTION B

Detailed Narrative

Description of Project

FORWARD at the Rock PHASE II is new construction of eight (8) affordable and supportive one-bedroom apartments for Cape Codders with autism and related disabilities who can live independently and do not require a congregate setting with around-the-clock staffing, but do still need supportive services, health and safety supervision and access to 24-hour emergency response and caregiver support.

PHASE II is a Cape-wide multi-town regional housing project providing affordable forever homes for some of our most vulnerable and housing-insecure citizens. Supportive services for all residents will be provided by the Massachusetts Department of Developmental Disabilities (DDS) and nonprofit disabilities providers such as Cape Abilities. Affordability is restricted to incomes at or less than 30% of Area Median Income and all rents will be subsidized through project-based vouchers. These benefits will be open to all qualifying Cape Codders regardless of which town they currently reside in, and regardless of their ability to pay. This project will add 8 units to the Cape's inventory of desperately needed extremely low-income affordable housing and because residents are selected by the Cape and Islands Area Office of the Department or Developmental Services based on diagnostic and housing needs, no town has local preference for residence, including the Town of Dennis where the project is located.

All apartments will be built at ground level, and all will be barrier free, fully accessible, and designed to accommodate the sensory needs of residents with developmental disabilities. The building will include a common area for socializing with friends and family, skill training, shared meals and more. (Please see the attached Building Plans).

Each apartment will have direct front entry from the sidewalk, a fire suppression system with strobe, audible alarm, and connection to the fire department, a wheelchair accessible shower and sink, compact clothes washer/dryer, and a small but complete kitchen with full-sized appliances and roll-under sink and stove. Units will also have individual climate control, on-demand hot water, and automated fresh air intake and purification. The building will also have a common area for socializing, getting together with friends and family, skill training, shared meals, recreation, games, workouts, and more. The space will include a television viewing area for sports and movie nights, a kitchenette for life skills training and shared meals, exercise equipment, and a game and ping-pong table. An outdoor recreation and socializing area will also be provided along with extensive pathways.

The decision to build apartments for supported independent living was based on an assessment of the housing needs of the Cape's developmentally disabled population (see the attached Housing Needs Study). Although all forms of housing are needed for these vulnerable and housing insecure members of our community, it was determined that these apartments presented the most immediate need and had the highest likelihood of getting built on a timely basis.

All 8 units will be *Extremely Affordable****** to help address the acute shortage of appropriate and fully accessible housing for Cape Cod adults with developmental disabilities. Residents will be selected from across the Cape based on their immediate housing vulnerability and on-going need for supportive services. This construction will expand the housing inventory at our building site at 131 Hokum Rock Road in Dennis, where in 2020 we opened FORWARD at the Rock Phase I, two side-by-side group homes with around-the-clock staffing accommodating 8 residents with profound disabilities.

*****Incomes of 30% or less of Area Median Income, with no resident paying more than 30% of their total income. See attached Phase I multi-town Affordable Housing Restriction

Upon opening, those specially designed homes were immediately fully occupied, and have now been operating as intended for almost three years. The project was opened on time and on budget, and now serves as a compelling example of a very successful municipal/state/nonprofit multi-town partnership. As with PHASE II, residents of those homes were selected, placed and served by the State's Department of Developmental Services (DDS), and 24/7 staffing and supports are provided by Cape Abilities. Of the eight residents, one each comes from Orleans, Sandwich, Yarmouth, Wellfleet, and Dennis, and three from Barnstable. Further, over $1,000,000 in funding came from Community Preservation Committees in Barnstable, Yarmouth, Brewster, Dennis, Mashpee and Chatham.

No single Cape Cod town has the resources to undertake this type of project. The need for affordable and supportive disability housing is clear and well-documented, but building affordable housing for this special population is expensive and complicated. To be successful, FORWARD needs the support of the whole Cape community, including individual towns like Orleans. To-date, the towns of Dennis, Barnstable, Yarmouth, Bourne, Sandwich and Brewster have already stepped-up with $1,543,500 in funding for PHASE II, and Barnstable County has awarded another $326,500. Other sources include FORWARD's owner equity, energy efficiency rebates, individual, business and foundation support, with expected funding from other CPCs, $1.5+ million in state funding from EOHLC/CEDAC (see attached Letter of Support), and a commercial mortgage.

FORWARD will be responsible for all maintenance and capital repairs, and expenses will be funded by cash flow from rents. FORWARD will also maintain a Capital Reserve Fund to cover any unanticipated capital expenses. To minimize ongoing utility costs, the apartments will be high performance all electric homes, with heat pump heating, cooling and hot water, and a continuous super-insulated building envelope.

We have been awarded Project-Based Vouchers which subsidize all apartments at 110% of area Market Rent as determined by HUD, and will pay for up to 3 months vacancy per unit per year. Based on 2024 Market Rent, that will generate $167,376.00 of annual income.

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Project Goals and Objectives**:**

1. Build 8 one-bedroom apartments providing safe and supportive homes for Cape Codders with Autism and other Developmental Disabilities who need extremely affordable specialized housing.

2. Efficiently bring the project to full occupancy as designed, and on-time and on-budget.

3. Ensure the facility operates as planned for the benefit of the residents, providing appropriate, affordable and supported forever homes for Cape Codders with Developmental Disabilities.

4. Ensure long-term sustainability by funding capital and operating reserve funds, and operating the facility with positive cash flow enabling payment of the mortgage and high-quality maintenance of the property.

5. Build with optimum safety and minimal impact on the neighborhood.

6. Build an efficient all-electric sustainable home.

7. Demonstrate that Public/Nonprofit partnerships can work effectively to create new regional affordable housing.

8. Advance FORWARD's capacity to build additional specialized affordable housing on Cape Cod.

Consistency With Community Preservation Act Goals

FORWARD at the Rock PHASE II will be extremely affordable (≤30% of Area Median Income) which fits within the Community Housing component of the Act:

> ***Community Housing: Acquisition, creation, preservation,*** *and* ***support*** *of community housing defined as housing for low and moderate income individuals and families, including low and moderate income senior housing.*

Further, **PHASE II** is responsive to the Act's recognition of the importance of regional projects. As stated by the Community Preservation Coalition:

> "The CPA statute (MGL Chapter 44B) specifies, in Section 6, that **CPA funds can be expended "in any city or town**", presumably, of the Commonwealth. When the Legislature amended the CPA statute in the summer of 2012, one phrase was added to Section 5 (b)(1) **specifically to encourage CPA communities to study and contemplate funding regional projects, as indicated in the following excerpt: "The Community Preservation Committee shall study the needs, possibilities, and resources of the city or town regarding community preservation, including the consideration of regional projects for community preservation."** Thus far, regional projects have been proposed in every CPA programmatic area, though the most common ones are in the areas of active recreation and open space preservation."

If awarded funding, FORWARD will enter into a Affordable Housing Restriction for the project through the MassDocs closing process to satisfy Section 12 (a) ofthe Community Preservation Act:

> *Section 12. (a) A real property interest that is acquired with monies from the Community Preservation Fund shall be bound by a permanent restriction, recorded as a separate instrument,*

that meets the requirements of sections 31 to 33, inclusive, of chapter 184 limiting the use of the interest to the purpose for which it was acquired.

Compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs:

From the Orleans Community Housing Study – Development Strategies

"Further explore regional partnerships There is a precedent for regionalism with respect to housing on the Cape including the recent Orleans' Cape Cod Village special needs project that received CPA contributions from not only Orleans but also the towns of Brewster, Chatham, Eastham, Provincetown, Truro, and Wellfleet totaling $950,000. There are additional opportunities for regionalization including the creation of the Cape Community Housing Partnership among other potential approaches."

"Support agencies that address the emergency housing needs of residents to reduce homelessness The Town should continue to support local and regional organizations that address the needs of those who are homeless or at risk of homelessness including the Homeless Prevention Council of the Lower Cape, Lower Cape Outreach Council, Harwich Ecumenical Council for Housing (HECH), and Cape and the Islands Regional Network on Homelessness for example."

The Housing Study also notes Indicators of Need:

"*Significant local population with disabilities* - Of all Orleans residents in 2015, 830 or 14.3% claimed a disability, higher than the county and state levels at about 11% and 13%, respectively, and representing significant special needs within the community. The percentage of seniors with disabilities increased to 23% of all those 65 years of age or older."

"*Long waits for subsidized units reserved for the disabled* – As noted earlier, there are waits of up to seven years for those who apply for Orleans Housing Authority units that are reserved for people with disabilities, younger than age 60, in elderly developments."

"*High costs of housing has a profound effect on those with disabilities* – Those with disabilities who are unable to work full-time or are reliant on Social Security Disability Income have some of the greatest challenges in finding stable, decent and affordable housing that meets their special needs. While Orleans has a number of group homes for special needs populations, more such housing is likely needed as some of the lower income non-elderly, non-family households included in the figures summarized Table V-16 with severe cost burdens likely include those with disabilities."

The project also substantially comports with the goals and guidelines of the Orleans Community Preservation Committee, except, of course, this housing will be built in Dennis. It is important to note that this type of specialized supportive housing cannot have local preference for residency, but it will be open the citizens of Orleans based on thgeir financial and special needs, and one of the residents currently living in FORWARD at the Rock came from Orleans. Residents are selected by the Department of Developmental Disabilities, and neither the Town of Dennis or FORWARD are part of or privy to those decisions.

Action Plan and Timeline:

Timeline:
• Completed: Pre-Development Design and Engineering
• Completed: Dennis Select Board Approval
• Completed: Ground Lease and Site Control Secured
• Completed: Dennis Zoning Approval – Special Permit Issued
• Completed: Old Kings Highway Historic & MA Historic Approvals
• Completed: Environmental Site Assessment Conducted, No Issues Found
• Completed: Department of Developmental Services Certification
• Completed: Awarded Project-Based Rental Vouchers for All Units
• March 15, 2024: Final Bids From General Contractors
• March 30, 2024: Contractor Selected
• April 30, 2024: Building Permit Application Filed
• May 15, 2024: Capital Fundraising Complete
• June 15, 2024: Building Permit Issued
• July1, 2024: Site Work Commences
• July 30, 2024: Final Closing on Financing (MassDocs)
• September 1, 2024: Foundations Complete
• October 15, 2024: Panelized Exterior Framing & Sheathing Complete
• November 15, 2024: Roofing & Exterior Windows & Doors Complete
• December 30, 2024: Rough HVAC, Plumbing, Electric Complete
• March 1, 2025: Exterior Trim & Siding Complete
• March 15, 2025: Interior Framing Complete
• April 15, 2025: Insulation, Drywall Complete
• May 15, 2025: Interior Trim Complete
• May 30, 2025: Flooring and Cabinetry Complete
• June 30, 2025: Finished Painting, HVAC, Plumbing & Electrical Complete
• July 30, 2025: Occupancy Permit Issued
• August 15, 2025: Dept. of Developmental Services and EOHLC Compliance Completed
• August 15, 2025: OPEN FOR RESIDENTS

FORWARD is ready to start construction as soon as all of the needed capital funding is committed. We believe that our funding/financing goals will be reached in spring 2024, with groundbreaking in late spring 2024, construction commencing in the summer of 2024, and completion by summer of 2025.

Our development team is in place and includes:

- Housing Assistance Corporation (Development Consultant)
- Union Studio (Architect)
- Horsley Witten Group (Civil Engineer)
- CLEAResult (Building Performance Consultant/HERS Rater)
- Engineering Design Services, Inc. (Mechanical, Electrical, Plumbing and Fire Protection Engineer)
- Gary Barber (Clerk-of-the-Works)
- FORWARD Building Committee (Board and Outside Members)
- As well as a permitting attorney, closing attorney, accountant, CPA

Site control is secured. The project received zoning approval from the Dennis Planning Board on October 17th, 2022 under the Town's Affordable Housing By-Law, and the project has been approved by the Old King's Highway Historic Committee and Mass Historical Commission. The project is sited on 4.6 acres of town-owned land already leased to FORWARD for 99 years. (See attached Organization Profile and Budget and Financial Information)

Financial Data:

(See attachments for additional financial information)

FORWARD PHASE II SOURCES PROJECTION

November 20, 2023

Current Commitments		
Dennis CPC/Housing Trust	$750,000.00	Committed
State Funding Earmark	$85,000.00	Committed
Yarmouth CPC	$180,000.00	Committed
Brewster CPC	$120,000.00	Committed
Sandwich CPC	$43,500.00	Committed
Bourne CPC	$75,000.00	Committed
Barnstable County ARPA	$326,000.00	Committed
Barnstable CPC/Housing Trust	$375,000.00	Committed
Owner Equity	$200,000.00	Committed
Energy Rebates (MassSave)	$80,000.00	Committed
TOTAL	$2,234,500.00	
Pending		
State Funding - CEDAC/FCF	$1,500,000.00	In Process (Project Vouchers Awarded)
Sub Total	$1,500,000.00	
Other		
Chatham CPC	$75,000.00	Applied
Orleans CPC	$75,000.00	Pending 11/20/23 Application
Foundations/Donations	$50,000.00	TBD
Total Other	$200,000.00	
Mortgage	$750,000.00	Estimate Pending Final Pricing
TOTAL PROJECT SOURCES	**$4,684,500.00**	
TOTAL PROJECT USES	**$4,938,122.87**	Estimate Pending Final Pricing
GAP	**-$253,622.87**	

FORWARD AT THE ROCK PHASE II USES November 20, 2023

Construction Budget	
Construction Uses	
Concrete	$250,000
Masonry	$0
Metals	$0
Rough Carpentry	$275,000
Waterproofing	$0
Finish Carpentry	$200,000
Insulation	$60,000
Roofing	$62,500
Sheet Metal and Flashing	$18,750
Exterior Siding	$95,000
Doors	$50,000
Windows	$150,000
Fencing	$80,000
Drywall Gypsum Board Systems	$44,051
Tile Work	$37,100
Acoustical	$20,000
Resilient Flooring	$42,786
Carpet	$0
Paint & Decorating	$56,016
Specialties	$0
Cabinets	$102,759
Special Equipment	$20,000
Appliances	$40,000
Blinds	$4,000
Special Construction	$75,000
Elevator or Conveying system	$0
Plumbing & Hot Water	$175,000
Heat & Ventilation	$250,000
Air Conditioning	$0
Fire Protection	$54,531
Electrical	$300,000
Maintenance Building	$0
Solar Generation & Storage	$70,000
Other/misc.	$27,197
Subtotal Structural	**$2,559,689**
Site Work	Budget

Earth Work	$400,000
Site utilities	$62,500
Road & Walks	$82,500
Site Improvement	$76,250
Geotechnical Conditions	$0
Landscaping	$76,250
Environmental Remediation	$0
Demolition	$0
Unusual Site Conditions	$31,250
Subtotal Site Work	**$728,750**
Total Improvements	**$3,288,439**
Builder Fees	Budget
General Conditions	$133,106
Payment and Performance Bond	$27,260
Building Permits	$0
Builder's Overhead	$150,000
Builder's Profit/Fee	$150,000
Total Builder Fees	**$460,366**
Total Construction Cost	**$3,748,805**
Construction Contingency	**$374,880**
Acquisition Costs	Budget
Acquisition: Land	$0
Acquisition: Building	$0
Total Acquisition	**$0**
Soft Costs	Budget
Architecture and Engineering	$260,000
Survey and Permits	$10,000
Clerk of the Works	$0
Environmental Engineer	$4,500
FF&E	$0
Bond Premium	$0
Legal	$55,000
Title and Recording	$1,500
Accounting & Cost Cert.	$0
Marketing & Rent Up	$0
Real Estate Taxes	$0

Insurance	$20,000
Relocation	$0
Appraisal	$5,250
Security	$0
Construction Loan Interest	$5,000
Predevelopment Loan Interest & Fees	$0
Inspecting Engineer	$25,000
Financing Fee	$7,500
Fee to:	$0
LIHTC Fees	$0
Development Consultant	$10,000
Other Consulting Fees: HERS	$10,000
Other Consulting Fees:	$0
Other Non-Consulting Fees	$0
Total Soft Costs	**$413,750**
Soft Cost Contingency	**$20,688**
Developer Fees / OH	Budget
Developer Fee	$175,000
Developer Overhead	$175,000
Total Developer Fees / OH	**$350,000**
Reserves	Budget
Reserves	**$30,000**
TOTAL DEVELOPMENT COST (TDC)	**$4,938,123**

Please See the Following Attachments:

A. Building Plans
B. Letters of Support
C. Organization Profile
D. Housing Needs Study
E. Sample Affordable Housing Restriction
F. Budget and Financial Information

FORWARD at the Rock PHASE II

Orleans Community Preservation Committee Application

Appendices

A. Building Plans
B. Letters of Support
C. Organization Profile
D. Housing Needs Study
E. Sample Affordable Housing Restriction
F. Budget and Financial Information

FORWARD at the Rock PHASE II

Appendix A:

Building Plans

PO Box 1174, South Dennis, MA 02660
www.go-forward.org
508-385-4663

FORWARD AT THE ROCK - II

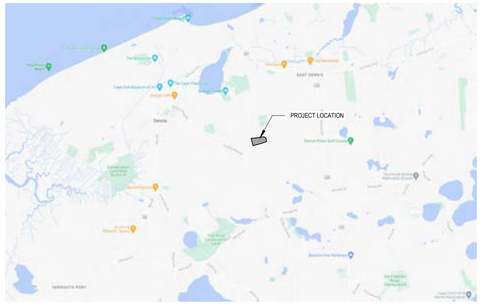
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

PRICING / CEDAC FCF

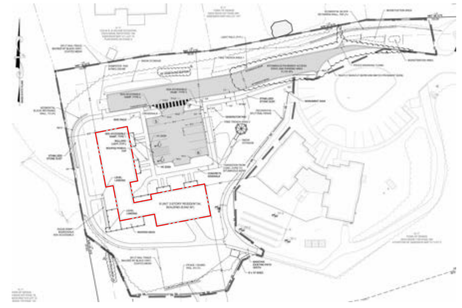
09/29/2023

SYMBOLS LEGEND

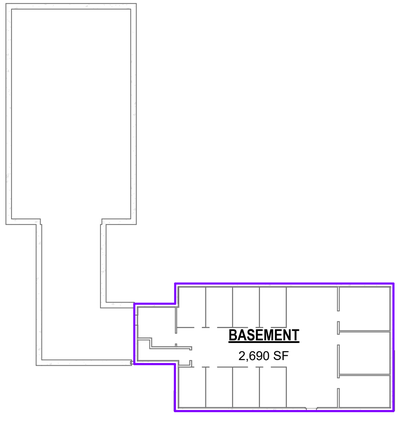
SYMBOL	DESCRIPTION
EL. 0'-0"	DATUM POINT
FLOOR LEVEL 0'-0"	ELEVATION MARKER
1 A3.0 / 1 A3.0	BUILDING SECTION
1 A4.0	AREA OF DETAIL
1 A3.0	DETAIL SECTION
1 A3.0	WALL SECTION
A1 A4 A204 A2 A3	INTERIOR ELEVATION
A4.0	EXTERIOR ELEVATION
A1	WINDOW TYPE
108	DOOR NUMBER
KITCHEN 108	ROOM NAME AND NUMBER
1	WALL TYPE
1	REVISION NUMBER AND CLOUD REFERENCE
12 4	ROOF PITCH
℄	CENTERLINE



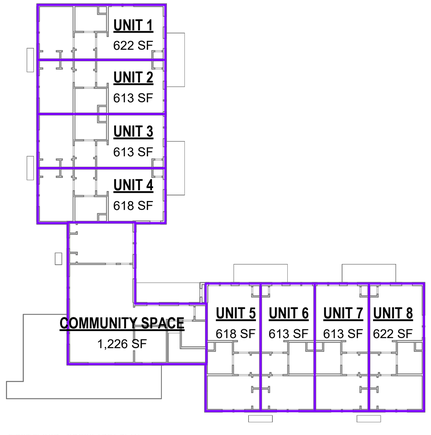
VICINITY MAP



SITE PLAN



BASEMENT - GROSS AREA PLAN
3/64" = 1'-0"



FIRST FLOOR - GROSS AREA PLAN
3/64" = 1'-0"

PROJECT DATA

PROJECT NAME	HOKUM ROCK HOME
PROJECT ADDRESS	131 HOKUM ROCK ROAD DENNIS, MA
CLIENT NAME	F.O.R.W.A.R.D.
CLIENT ADDRESS	P.O. BOX 1174 SOUTH DENNIS, MA 02660
BUILDING CODE	780 CMR MASSACHUSETTS STATE BUILDING CODE – 9th EDITION, INCORPORATES THE INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION, BY REFERENCE
TYPE OF CONSTRUCTION	5-B WOOD FRAME CONSTRUCTION
BUILDING TYPE	MULTIPLE DWELLING - 1 STORY
UNIT SEPARATION	1-HOUR
FROST LINE DEPTH	48 INCHES
WIND SPEED	140 MPH (RISK CATEGORY II)
GROUND SNOW LOAD	30 PSF

AREA SCHEDULE - GROSS BUILDING

AREA NAME	AREA (SF)
BASEMENT	2,690 SF
COMMUNITY SPACE	1,226 SF
UNIT 1	622 SF
UNIT 2	613 SF
UNIT 3	613 SF
UNIT 4	618 SF
UNIT 5	618 SF
UNIT 6	613 SF
UNIT 7	613 SF
UNIT 8	622 SF
	8,848 SF

INTERPRETATION OF CONTRACT DOCUMENTS

IN THE EVENT OF CONFLICTING PROVISIONS IN THE CONTRACT DOCUMENTS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND OWNER FOR CLARIFICATION AND DIRECTION PRIOR TO ORDERING OR PROVIDING ANY MATERIALS OR LABOR, THE CONTRACTOR SHALL BID THE MOST STRINGENT REQUIREMENTS.

IN ADDITION, THE FOLLOWING PROVISIONS SHALL BE ADHERED TO:

- THE SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS, DRAWINGS AND DETAIL TO A GREATER SCALE TAKE PRECEDENCE OVER DRAWINGS AND DETAILS OF A SMALLER SCALE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SUPPLY, INSTALLATION, AND COORDINATION OF ALL MATERIALS AND WORK SHOWN IN THE CONTRACT DOCUMENTS.
- IF THERE IS A CONFLICT BETWEEN ONE OR MORE DETAILS OR REQUIREMENTS APPLYING TO THE SAME CONDITION, THE MOST RESTRICTIVE AS DETERMINED BY THE ARCHITECT SHALL APPLY.
- REFERENCE OR COMPLIANCE WITH A STANDARD SHALL MEAN REFERENCE TO THE CURRENT EDITIONS OF THAT STANDARD AS WELL AS SUPPLEMENTS AND ALL DOCUMENTS REFERENCED THEREIN UNLESS REFERENCE TO A SPECIFIC DOCUMENT VERSION IS MADE.

DRAWING LIST

NUMBER	NAME
0 - COVER	
G000	TITLE SHEET
1 - CIVIL	
C-2	CONSTRUCTION NOTES & LEGEND
C-3	EXISTING CONDITIONS PLAN
C-4	EROSION & SEDIMENT CONTROL PLAN
C-5	SITE PLAN
C-6	GRADING & DRAINAGE
C-7	UTILITY PLAN
C-8	SITE DETAILS
C-9	DRAINAGE DETAILS (1)
C-10	DRAINAGE DETAILS (2)
C-11	DRAINAGE DETAILS (3)
C-12	DRAINAGE DETAILS (4)
C-13	UTILITY DETAILS
L-14	PLANTING PLAN
3 - ARCHITECTURAL	
A100	BASEMENT PLAN
A101	FIRST FLOOR PLAN
A102	ENLARGED PLAN - COMMUNITY SPACE
A103	ROOF PLAN
A150	BASEMENT RCP PLAN
A151	FIRST FLOOR RCP PLAN
A160	FINISH FLOOR PLANS
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	TYPICAL WALL SECTIONS
A303	TYPICAL PORCH/DECK DETAILS
A501	TYPICAL EXTERIOR DETAILS
A601	INTERIOR PLANS & ELEVATIONS
A701	DOOR & WINDOW DETAILS

GENERAL PROJECT NOTES

1. GENERAL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES.

2. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, PERMITS, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE REQUIRED WORK UNDER THE CONTRACT.

3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AS WELL AS ANY REQUIREMENTS SET FORTH BY ALL AUTHORITIES HAVING JURISDICTION.

4. IN THE EVENT OF CONFLICTING PROVISIONS WITHIN THE DRAWINGS, THE FOLLOWING ORDER OF PRECEDENCE FOR RESOLUTION OF THE CONFLICT SHALL APPLY: THE MORE SPECIFIC PROVISION SHALL TAKE PRECEDENT OVER THE LESS SPECIFIC; IF NOT RESOLVED, THE LESS STRINGENT SHALL TAKE PRECEDENCE OVER THE MORE STRINGENT; IF NOT RESOLVED, THE LESS EXPENSIVE ITEM WILL TAKE PRECEDENCE OVER THE MORE EXPENSIVE.

5. DRAWING SCALES: THESE DRAWINGS ARE PREPARED TO THE SCALES NOTED. HOWEVER, DIMENSIONS ARE NOT TO BE DERIVED BY SCALING THE PLANS, SECTIONS OR DETAILS. ON ALL DRAWINGS, FIGURES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

6. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR THEIR EMPLOYEES USE ON THE PROJECT TO ENSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

7. ALL DIMENSIONS ARE ACTUAL AND ARE TAKEN TO THE FACE OF STUD, FACE OF CONCRETE WALL, OR FACE OF FRAME, UNLESS NOTED OTHERWISE.

8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING TO SAFELY SUPPORT THE STRUCTURE DURING CONSTRUCTION.

9. THE CONTRACTOR IS RESPONSIBLE FOR DUST AND WEATHER PROTECTION DURING CONSTRUCTION.

10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONS USING THE SURROUNDING FACILITIES WHO COME INTO CONTACT WITH THE AREA OF CONSTRUCTION. THE CONSTRUCTION AREA SHALL BE PROPERLY BARRICADED TO PREVENT INTRUSION BY PERSONS NOT ASSOCIATED WITH THE CONSTRUCTION OF THIS FACILITY.

11. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

12. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE CONDITIONED, USED , APPLIED, INSTALLED, CONNECTED, ERECTED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS, GUIDELINES AND INSTALLATION INSTRUCTIONS.

13. THE GENERAL CONTRACTOR WARRANTS THAT ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED UNDER THE CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE AS SPECIFIED AND FREE OF DEFECTS.

14. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

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NOT FOR CONSTRUCTION

FORWARD AT THE ROCK - II

GENERAL CONSTRUCTION NOTES:

1. ALL SITE WORK TO COMPLETE THIS PROJECT AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. IMMEDIATELY CONTACT AND COORDINATE WITH THE ENGINEER AND OWNER IF ANY DEVIATION OR ALTERATION OF THE WORK PROPOSED ON THESE DRAWINGS IS REQUIRED.
3. UTILIZE ALL PRECAUTIONS AND MEASURES TO ENSURE THE SAFETY OF THE PUBLIC, ALL PERSONNEL AND PROPERTY DURING CONSTRUCTION IN ACCORDANCE WITH OSHA STANDARDS, INCLUDING THE INSTALLATION OF TEMPORARY FENCING BARRICADES, SAFETY LIGHTING, CONES, POLICE DETAIL AND/OR FLAGMEN AS DETERMINED NECESSARY BY THE LOCAL MUNICIPALITY. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF POLICE DETAIL AND FOR COORDINATING WITH THE LOCAL OR STATE POLICE DEPARTMENT FOR ALL REQUIRED POLICE DETAIL.
4. MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS, PAY ALL FEES INCLUDING POLICE DETAILS AND POST ALL BONDS, IF NECESSARY, ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE OWNER AND THE ENGINEER.
5. ALL EXISTING CONDITIONS SHOWN ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE. PRIOR TO THE START CONSTRUCTION VERIFY THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLING ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.
6. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS INDICATED ON THE DRAWINGS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHEREVER POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY IN THE TOWN, AND "DIGSAFE" (1-888-344-7233) AT LEAST THREE BUSINESS DAYS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR MUST RESOLVE CONFLICTS BETWEEN THE PROPOSED UTILITIES AND FIELD-LOCATED UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED, INCOMPLETELY OR INACCURATELY SHOWN. THE CONTRACTOR MUST MAINTAIN ACCURATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED AND EXISTING UTILITIES FOUND DURING CONSTRUCTION FOR THE PREPARATION OF THE AS-BUILT PLAN.
7. COORDINATE AND MAKE ALL CONNECTION ARRANGEMENTS WITH UTILITY COMPANIES, AS REQUIRED.
8. THE CONTRACTOR MUST MAINTAIN ALL EXISTING UTILITIES IN WORKING ORDER AND FREE FROM DAMAGE DURING THE ENTIRE DURATION OF THE PROJECT. REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ALL COST RELATED TO THE REPAIR OF UTILITIES. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES MUST BE DONE BY HAND.
9. COORDINATE ALL TRENCHING WORK WITHIN ROADWAYS WITH THE PROPER LOCAL & STATE AGENCY. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY INCLUDING ANY LOCAL AND/OR STATE PERMITS REQUIRED FOR THE TRENCH WORK. IF THIS WORK IS REQUIRED TO OCCUR OUTSIDE THE AGREED UPON HOURS OF OPERATION FOR THE FACILITY, THE CONTRACTOR MUST PLAN ACCORDINGLY.
10. SAWCUT ALL TRENCH WORK WITHIN EXISTING PAVEMENT AS INDICATED ON THE DRAWINGS. BACKFILL AND COMPACT TRENCH WORK AS INDICATED ON THE DRAWING AND IN THE SPECIFICATIONS. IF SETTLEMENT OCCURS DUE TO INADEQUATE COMPACTION, AS DETERMINED BY THE ENGINEER, WITHIN THE WARRANTY PERIOD, CONTRACTOR IS REQUIRED TO REMOVE, PATCH AND REPAVE AFTER ONE COMPLETE 12-MONTH CYCLE.
11. IMPORT ONLY CLEAN MATERIAL. MATERIAL FROM AN EXISTING OR FORMER 21E SITE AS DEFINED BY THE MASSACHUSETTS CONTINGENCY PLAN 310 CMR 40.0000 WILL NOT BE ACCEPTED .
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH AND MAINTAIN ALL CONTROL POINTS AND BENCHMARKS DURING CONSTRUCTION INCLUDING BENCHMARK LOCATIONS AND ELEVATIONS AT CRITICAL AREAS. COORDINATE WITH THE ENGINEER THE LOCATION OF ALL CONTROL POINTS AND BENCHMARKS.
13. SITE LAYOUT SURVEY REQUIRED FOR CONSTRUCTION MUST BE PROVIDED BY THE CONTRACTOR AND PERFORMED BY A MASSACHUSETTS' REGISTERED PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SURVEYOR FOR ALL SITE SURVEY WORK.
14. MAINTAIN ALL GRADE STAKES SET BY THE SURVEYOR. GRADE STAKES ARE TO REMAIN UNTIL A FINAL INSPECTION OF THE ITEM HAS BEEN COMPLETED BY THE ENGINEER. RE-STAKING OF PREVIOUSLY SURVEYED SITE FEATURES IS THE RESPONSIBILITY (INCLUDING COST) OF THE CONTRACTOR.
15. UNLESS OTHERWISE INDICATED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS, ALL SITE CONSTRUCTION MATERIALS AND METHODOLOGIES ARE TO CONFORM TO THE MOST RECENT VERSION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES 2020 EDITION, AND THE SUPPLEMENTAL SPECIFICATIONS DATED JUNE 30, 2020).
16. PROVIDE ALL CONSTRUCTION SERVICE IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS REGARDING NOISE, VIBRATION, DUST, SEDIMENTATION CONTAINMENT, AND TRENCH WORK.
17. COLLECT SOLID WASTES AND STORE IN A SECURED DUMPSTER. THE DUMPSTER MUST MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.
18. RESTORE ALL SURFACES EQUAL TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETE PER SPECIFICATIONS. LEAVE ALL AREAS NOT DISTURBED BY CONSTRUCTION IN THEIR NATURAL STATE. TAKE CARE TO PREVENT DAMAGE TO SHRUBS, TREES, OTHER LANDSCAPING AND/OR NATURAL FEATURES. WHEREAS THE PLANS DO NOT SHOW ALL LANDSCAPE FEATURES, EXISTING CONDITIONS MUST BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF THE WORK.
19. CONSTRUCT ALL WHEELCHAIR RAMPS IN ACCORDANCE WITH MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS AND CONSTRUCTION AND TRAFFIC STANDARD DETAILS DRAWING NUMBER 107.1.0 AND 107.2.0. CONSTRUCT RAMPS WITH AN 8% MAX. SLOPE AND 2% CROSS SLOPE.
20. REGULARLY INSPECT THE PERIMETER OF THE PROPERTY TO CLEAN UP AND REMOVE LOOSE CONSTRUCTION DEBRIS BEFORE IT LEAVES THE SITE. PROMPTLY REMOVE ALL DEMOLITION DEBRIS FROM THE SITE TO AN APPROVED DUMP SITE.
21. ALL TRUCKS LEAVING THE SITE MUST BE COVERED.
22. DO NOT WASH ANY CONCRETE TRUCKS ONSITE. REMOVE BY HAND ANY CEMENT OR CONCRETE DEBRIS LEFT IN THE DISTURBED AREA.
23. BURIAL OF ANY STUMPS, SOLID DEBRIS, AND/OR STONES/BOULDERS ONSITE IS PROHIBITED. DO NOT USE ROAD SALT OR OTHER DE-ICING CHEMICALS ON THE ACCESS ROADWAY.
24. AT THE END OF CONSTRUCTION, REMOVE ALL CONSTRUCTION DEBRIS AND SURPLUS MATERIALS FROM THE SITE. PERFORM A THOROUGH INSPECTION OF THE WORK PERIMETER. COLLECT AND REMOVE ALL MATERIALS AND BLOWN OR WATER CARRIED DEBRIS FROM THE SITE.

BASIC CONSTRUCTION SEQUENCE:

THE FOLLOWING CONSTRUCTION SEQUENCE IS TO BE USED AS A GENERAL GUIDELINE. COORDINATE WITH THE OWNER, ENGINEERS, AND LANDSCAPE ARCHITECT AND SUBMIT A PROPOSED CONSTRUCTION SEQUENCE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

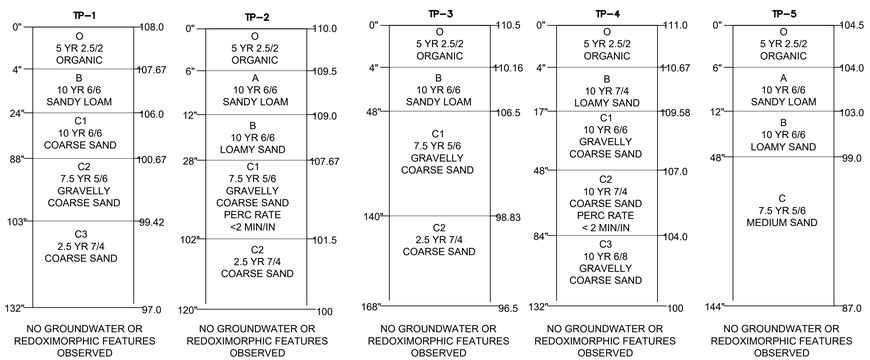
1. SURVEY AND STAKE THE PROPOSED LIMIT OF DISTURBANCE AND LIMIT OF SEDIMENTATION BARRIERS.
2. PLACE SEDIMENTATION BARRIERS AS INDICATED ON DRAWINGS AND STAKED OUT IN THE FIELD. UNDER NO CIRCUMSTANCES IS THE LIMIT OF WORK TO EXTEND BEYOND THE SEDIMENTATION BARRIERS/LIMIT OF DISTURBANCE AS INDICATED ON DRAWINGS.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCES IN LOCATIONS INDICATED ON DRAWINGS. NO OTHER ENTRANCES ARE TO BE USED TO GAIN ACCESS TO THE SITE BY ANY CONSTRUCTION OR DELIVERY VEHICLES.
4. BEGIN CLEARING THE SITE AS REQUIRED.
5. SURVEY AND STAKE CENTERLINE OF THE PROPOSED ROADS, STORMWATER MANAGEMENT AREAS, AND DRAINAGE LINES.
6. EXCAVATE AND ROUGH GRADE THE PROPOSED STORMWATER MANAGEMENT AREAS AND ANY ADDITIONAL TEMPORARY BASINS NECESSARY TO CONTROL SITE RUNOFF AND SEDIMENTS. TEMPORARILY STABILIZE/SEED PERMANENT STORMWATER MANAGEMENT AREAS AS NECESSARY TO REDUCE SIDE SLOPE EROSION AND SEDIMENT ACCUMULATION.
7. BEGIN CLEARING AND GRUBBING THE AREAS OF ROADWAYS AND STORMWATER MANAGEMENT AREAS. TOPSOIL IS TO BE STRIPPED FROM THE AREA OF THE PROPOSED ROADWAYS AND STORMWATER MANAGEMENT AREAS AND STOCKPILED IN APPROVED LOCATIONS. TOPSOIL STOCKPILES MUST BE PROTECTED BY A SEDIMENT BARRIER.
8. INSTALL TEMPORARY CONVEYANCE DEVICES (SWALES, CHECK DAMS, PIPES, ETC.) AS NECESSARY TO CONVEY RUNOFF TO TREATMENT AREAS.
9. BEGIN ROUGH GRADING AREAS FOR ROADS, PARKING AND BUILDINGS. BRING ROUGH GRADING TO PROPER ELEVATIONS AS SOON AS PRACTICABLE. COORDINATE WORK TO MINIMIZE TIME SOILS ARE UN-STABILIZED.
10. BEGIN UTILITY CONSTRUCTION. THE CONTRACTOR IS FREE TO INSTALL THE UTILITIES IN THE SEQUENCE HE/SHE CHOOSES. IMMEDIATELY REPAIR, REPLACE AND STABILIZE ANY EROSION CONTROL DEVICES DISTURBED DURING THE UNDERGROUND UTILITY CONSTRUCTION. MODIFY TEMPORARY CONVEYANCE DEVICES, AS NECESSARY, TO CONVEY RUNOFF TO TREATMENT AREAS.
11. INSTALL DRAINAGE PIPES, DRAINAGE MANHOLES, CATCH BASINS, AND UNDERGROUND DRAINAGE STRUCTURES. BEGIN WORK AT THE STORMWATER MANAGEMENT AREAS AND PROGRESS UP-GRADIENT. PROTECT DISCHARGE OUTLETS WITH RIP-RAP APRONS. THE STORMWATER MANAGEMENT AREA(S) AND DRAINAGE NETWORK ARE TO BE PROTECTED FROM SEDIMENTATION UNTIL ALL UN-STABILIZED AREAS ARE STABILIZED WITH STONE SUB-BASE OR VEGETATION. INSTALL SEDIMENT BARRIERS AT ALL POINTS OF ENTRY INTO THE DRAINAGE NETWORK. TAKE PARTICULAR CARE TO PROTECT THE UNDERGROUND STRUCTURES FROM SEDIMENT.
12. PERMANENTLY SEED ALL DISTURBED AREAS OUTSIDE OF THE AREA TO BE PAVED.
13. UPON COMPLETION OF UNDERGROUND UTILITIES INSTALLATION, PLACE COMPACTED GRAVEL FOUNDATION AND ROUGH GRADE THE ROADWAYS/PARKING AREAS IN ACCORDANCE WITH THE SITE PLANS AND IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS AS SOON AS POSSIBLE.
14. BEGIN ROAD AND PARKING CONSTRUCTION PER SITE PLANS AND IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS. ROADS AND PARKING AREAS ARE NOT TO BE PAVED UNTIL THE ENTIRE PERMANENT DRAINAGE SYSTEM HAS BEEN INSTALLED AND ALL PIPE CONNECTIONS COMPLETE.
15. FINISH PERMANENT STABILIZATION. COMPLETE PERMANENT STORMWATER MANAGEMENT AREA SEEDING AND PLANTING AFTER THE CONTRIBUTING AREA TO THE BASIN HAS REACHED A MINIMUM OF 80% STABILIZATION AND IS NO LONGER REQUIRED AS A CONSTRUCTION SEDIMENTATION BASIN.
16. COMPLETE ALL REMAINING PLANTING AND SEEDING.
16. SWEEP THE ROADWAY TO REMOVE ALL SEDIMENTS. REPAIR DRAINAGE OUTLETS AND BASINS AS REQUIRED. CLEAN AND FLUSH THE DRAINAGE STRUCTURES AND PIPES AT THE END OF CONSTRUCTION AND REMOVE ALL ACCUMULATED SEDIMENTS IN THE STORMWATER MANAGEMENT AREAS. CONTRACTOR MUST INSPECT THE DRAINAGE NETWORK AND REPAIR ANY DAMAGE IMMEDIATELY.
17. ENGINEER TO APPROVE THE REMOVAL OF ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES FOLLOWING VEGETATIVE ESTABLISHMENT OF ALL DISTURBED AREAS AND DETERMINE WHEN THE CONTRIBUTING AREA HAS REACHED A MINIMUM OF 80% STABILIZATION.

GENERAL GRADING AND DRAINAGE NOTES:

1. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
2. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
3. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
4. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS. IMMEDIATELY NOTIFY THE ENGINEER IF POSITIVE DRAINAGE CANNOT BE PROVIDED.
6. UNLESS INDICATED OTHERWISE ON THE DRAWINGS OR DETAIL, A MINIMUM CONCRETE FOUNDATION REVEAL OF 8" TO BE PROVIDED AT ALL BUILDING CORNERS. NOTIFY THE ENGINEER AND ARCHITECT IF ANY DEVIATION OR ALTERATION OF FOUNDATION REVEAL IS REQUIRED.
7. REFER TO ARCHITECTURAL PLAN AND SPECIFICATIONS FOR EARTHWORK AND COMPACTION REQUIREMENTS FOR ALL SLABS AND BUILDING FOUNDATIONS.
8. PROPOSED ELEVATIONS ARE SHOWN TO FINISH PAVEMENT OR GRADE UNLESS NOTED OTHERWISE.
9. ALL EARTHWORK AND SITE PREPARATION MUST BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF ANY SUBSURFACE INVESTIGATION OR GEOTECHNICAL REPORTS PREPARED FOR THIS SITE.
10. ALL DRAINAGE STRUCTURES AND PIPES MUST BE CONNECTED TO THE DRAINAGE SYSTEM PRIOR TO THE INSTALLATION OF ANY PAVEMENT. PAVING WILL NOT BE ALLOWED IF THE DRAINAGE SYSTEM FOR THE PROPOSED PAVED AREA IS NOT COMPLETELY AND PROPERLY INSTALLED. THIS INCLUDES THE STABILIZATION OF ALL DISTURBED AREAS CONTRIBUTING TO THE DRAINAGE SYSTEMS AND ANY STORMWATER BASIN FLOORS AND SIDE SLOPES

SOIL TEST PIT DATA

PERFORMED BY:BAXTER NYE & HOLMGREN: STEVE MATSON, P.E.
DATE: SEPTEMBER 18, 2018



STORMWATER FACILITY OPERATION & MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES AS OUTLINED BELOW DURING CONSTRUCTION AND UNTIL SUCH TIME THAT THE ROADWAYS AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER AND THE ENGINEER.

1. INSPECT AND RESTORE/CLEAN ALL FACILITIES (INLETS, MANHOLES, INFILTRATION BASINS, STORMWATER MANAGEMENT AREAS AS DESCRIBED BELOW OF SEDIMENT AND DEBRIS PRIOR TO THE OWNER'S ACCEPTANCE.
2. REMOVE AND DISPOSE ALL SEDIMENT AND DEBRIS TO A PRE-APPROVED LOCATION.
3. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL INFORMATION PERTAINING TO STORMWATER FACILITY OPERATION AND MAINTENANCE REQUIREMENTS. MAINTAIN A WORKING COPY OF THE SWPPP ON SITE AT ALL TIMES.
4. AT A MINIMUM INSPECT MONTHLY AND AFTER STORM EVENTS GREATER THAN OR EQUAL TO 1" OF RAINFALL AS NECESSARY FOR THE ENTIRE DURATION OF THE CONSTRUCTION PROJECT AND THE FIRST 3 MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION.
5. SPECIFIC MAINTENANCE REQUIRED DURING CONSTRUCTION:
   A. DRAINAGE STRUCTURES (INLETS, MANHOLES, CATCHBASINS, DIVERSION STRUCTURE, WATER QUALITY UNITS): MONITOR AND REGULARLY INSPECT ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES FOR PROPER OPERATION, COLLECTION OF LITTER OR TRASH, AND STRUCTURAL DETERIORATION. CLEAN AND REMOVE SEDIMENT FRO THE STRUCTURES (INCLUDING SUMPS) AS NECESSARY, AND REPAIR WHEN REQUIRED.
   B. SEDIMENT FOREBAY: REGULARLY INSPECT TO ENSURE PROPER FUNCTION. REMOVE SEDIMENT BUILD-UP ON THE FLOOR OF THE FOREBAY AND PROPERLY DISPOSE , AS NECESSARY, TO LIMIT CLOGGING. CLEAN SEDIMENT FOREBAYS PRIOR TO COMPLETION OF CONSTRUCTION.
   C. BIORETENTION SYSTEMS AND RAINGARDENS: REGULARLY INSPECT TO ENSURE PROPER FUNCTION, MONITOR AND INSPECT STRUCTURAL COMPONENTS, INCLUDING WEIR WALLS, DRAINAGE INLETS, OUTLET STRUCTURES AND SPILLWAYS, FOR PROPER FUNCTION. CLEAN AND REPAIR ANY CLOGGED STRUCTURES DURING INSPECTIONS. PRIOR TO THE COMPLETION OF CONSTRUCTION, REMOVE AND REPLACE ILL-ESTABLISHED, DEAD OR SEVERELY DISEASED PLANTS, REMOVE SEDIMENT BUILD-UP AS NEEDED, AND REPLACE SOIL WHEN NECESSARY. IF SEDIMENT OR ORGANIC DEBRIS BUILD-UP LIMITS THE INFILTRATION CAPABILITIES, REMOVE THE TOP 6" OR GREATER AND SURFACE ROTO-TILLED TO A DEPTH OF 12".
   D. ROUTINE MAINTENANCE: OTHER ROUTINE MAINTENANCE INCLUDES THE REMOVAL OF TRASH AND LITTER FROM PAVED AND PERIMETER AREAS, AND STREET AND PARKING LOT SWEEPING UPON COMPLETION OF CONSTRUCTION TO AVOID EXCESSIVE ACCUMULATION OF SEDIMENT IN THE DRAINAGE SYSTEM. INSPECT THE PIPES AND STRUCTURES FOR SEDIMENT ACCUMULATION AND PROPER FLOW.

WATER & SEWER INSTALLATION NOTES

1. INSTALL SEWER AND WATER MAINS ACCORDING TO THE FOLLOWING GUIDELINES TO PREVENT FREEZING OF THE MAIN OR SEWER:

UTILITY TYPE	MIN. COVER OVER TOP OF PIPE	MIN. HORIZONTAL DISTANCE TO DRAIN STRUCTURE
SANITARY FORCEMAIN	5'	3'
GRAVITY FORCEMAIN	4'	2'
WATER MAIN	5'	2'

2. INSULATE SANITARY FORCE MAINS, WATER MAINS, HYDRANT PIPING AND DEAD END WATER LINES S WHERE SOIL COVER OR HORIZONTAL SEPARATION TO PRECAST STRUCTURES IS LESS THAN THE DISTANCE SPECIFIED ABOVE AND/OR WHERE SHOWN ON PLANS.
3. INSULATION: 2" THICK POLYURETHANE INSULATION WITH PVC JACKET PLACED AROUND PIPE OR DESIGNER APPROVED EQUAL.
4. WATER AND SEWER SEPARATION IS TYPICALLY 10-FEET MINIMUM HORIZONTAL AND 18-INCHES VERTICAL WITH SEWER MAINS BELOW THE WATER MAINS (SEE DETAIL). IF SITE CONDITIONS REQUIRE LESS, THEN INSTALL UTILITIES AS INDICATED ON DETAILS.

WATER SYSTEM INSTALLATION NOTES:

1. CONSTRUCT THE WATER MAIN AND IT'S APPURTENANCE IN ACCORDANCE WITH THE LOCAL WATER DEPARTMENT'S STANDARDS AND SPECIFICATIONS AND PAY FOR ALL ASSOCIATED FEES AS REQUIRED BY THE WATER DEPARTMENT.
2. ALL PROPOSED WATER MAIN 4-INCHES AND GREATER IN DIAMETER ARE DUCTILE IRON CLASS 52, ONLY USE HDPE 3408 OR AS INDICATED ON DRAWINGS OR AS APPROVED BY THE ENGINEER.
3. SUPPLY TWO COPIES OF SWORN CERTIFICATES TO PROVE THAT ALL PIPES AND FITTINGS ARE INSPECTED AND TESTED AS REQUIRED BY THE STANDARD SPECIFICATIONS TO WHICH THE MATERIAL IS MANUFACTURED.
4. GATE VALVES: MUELLER (A 2360 SERIES), CLOW (AWWA STANDARD C509 SERIES), AMERICAN DARLING (RESILIENT WEDGE) OR APPROVED EQUAL.
5. PROVIDE GATE VALVES ON ALL HYDRANT BRANCHES AND WATER MAIN. THE GATE VALVE TO TURN TO THE RIGHT TO OPEN (CLOCKWISE). ALL BOLTS AND NUTS MUST BE RUST PROOF STEEL.
6. CLEAR ALL NEWLY INSTALLED WATER SYSTEM COMPONENTS OF ALL FOREIGN MATERIALS SUCH AS DIRT AND MISCELLANEOUS DEBRIS PRIOR TO SYSTEM TESTING , NO TESTING IS ALLOWED WITHOUT REMOVAL OF ALL FOREIGN MATERIALS.
7. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING A PRESSURE TEST AND DISINFECTION TEST OF ALL WATER MAINS. THE TESTS MUST WITNESSED BY THE APPROVED INSPECTOR OR THE ENGINEER. THE CONTRACTOR MUST PROVIDE A MINIMUM OF 48-HOUR ADVANCE NOTICE TO THE LOCAL WATER DEPARTMENT PRIOR TO THE PRESSURE AND DISINFECTION TESTS. THE CONTRACTOR MUST PROVIDE ALL NECESSARY EQUIPMENT AND CHEMICALS TO PROPERLY CONDUCT THE TESTS.
8. INSTALL AND REMOVE ALL NECESSARY BLOWOFFS REQUIRED FOR THIS PROJECT AT NO EXTRA COST TO THE OWNER.
9. COLLECT ALL BACTERIOLOGICAL SAMPLES AND PAY FOR ALL RELATED LABORATORY FEES.
10. MAINTAIN UP-TO-DATE AS-BUILT DRAWINGS AND NOTES INDICATING THE HORIZONTAL AND VERTICAL LOCATION WITH TWO TIES OF ALL SYSTEM COMPONENTS INSTALLED. AS-BUILT DRAWINGS AND NOTES WILL BE UTILIZED BY THE ENGINEER FOR THE PREPARATION OF RECORD PLANS.

WASTEWATER NOTES

1. FAILING TO PROPERLY INSPECT OR PUMP THE SEPTIC TANKS AND TREATMENT SYSTEM OR CHANGES TO EFFLUENT FLOW, GRADING, OR LANDSCAPING, EITHER ON-SITE OR ADJACENT TO THE SITE, MAY RESULT IN IMPROPER FUNCTIONING OF THE SEPTIC AND LEACHING SYSTEM(S).
2. THIS ON-SITE WASTEWATER TREATMENT SYSTEM IS NOT DESIGNED FOR USE WITH A GARBAGE GRINDER.
3. THE OWNER SHALL HAVE THE SYSTEM INSPECTED AND HAVE THE SEPTIC TANK PUMPED EVERY 2 YEARS.
4. PROVIDE WATERTIGHT SEALS BY USE OF NON-SHRINK GROUT AT ALL POINTS WHERE PIPES ENTER OR LEAVE ANY CONCRETE STRUCTURES.
5. USE SCH. 40 PVC PIPING WITH WATERTIGHT JOINTS UNLESS OTHERWISE NOTED ON PLAN. ALL PIPE SHALL BE PLACED ON A COMPACTED FIRM BASE.
6. ALL STONE TO BE DOUBLE-WASHED AND FREE OF DIRT, DUST, AND FINES.
7. UNSUITABLE SOIL MUST BE REPLACED WITH TITLE 5 SAND AS SPECIFIED IN 310 CMR 15.255(3). ANY ADDITIONAL AREAS THAT ARE FOUND TO HAVE UNSUITABLE MATERIAL SHALL BE REPORTED TO THE ENGINEER.
8. ALL SEPTIC COMPONENTS SHALL BE INSTALLED WITH MAGNETIC WARNING TAPE.
9. ALL SEPTIC TANKS SHALL BE APPLIED WITH 2 COATS OF DAMP PROOFING OR BITUMINOUS MATERIAL.

SYMBOLS

BERM	BENCHMARK
BERM CUT	BOUNDARY
BUILDING	CONTROL POINT
CENTERLINE	EXISTING SHRUB
CONTOUR - MINOR	EXISTING TREE
CONTOUR - MAJOR	EXISTING EVERGREEN TREE
CURB	TREE STUMP
CURB CUT	EXISTING SPOT GRADE
EDGE OF PAVEMENT	SPOT GRADE
FENCE - CHAIN LINK	SEWER MANHOLE
FENCE - WIRE	ELECTRIC MANHOLE
FENCE - WOOD	TELEPHONE MANHOLE
GUARD RAIL	MANHOLE
CONSTRUCTION FENCE	TV BOX
LIMIT OF WORK	UNKNOWN MANHOLE
PATHWAY	METER PIT
STONE	DRAIN MANHOLE
SIDEWALK	CATCHBASIN
STORMWATER AREA	BIORETENTION OUTLET
TREE LINE	RECHARGE BASIN W/ INLET
WALL - RETAINING	BOLLARD LIGHT
WALL - STONE	RECHARGE BASIN W/ MANHOLE
VEGETATED SWALE	FLARED END OUTLET
CONCRETE	STONE APRON
CROSSWALK/PAVEMENT STRIPING	INLET PROTECTION
PROPERTY INFORMATION	WATER VALVE
EASEMENT LINE	SEWER VALVE
PROPERTY, LOT, OR ROW	GAS VALVE
SETBACK LINE	CURB STOP
UTILITIES	CLEAN OUT
DRAIN PIPE	PIPE STUB
GAS LINE	THRUST BLOCK
OVERHEAD WIRE	UTILITY BOX
SANITARY SEWER	HYDRANT
SEWER FORCE MAIN	UTILITY POLE W/GUY
UNDERGROUND E/T/C	UTILITY POLE
UNDERGROUND ELEC.	GUY
CABLE LINE	LIGHT POST
TELEPHONE LINE	MONITORING WELL
WATER LINE	WATER WELL
EROSION & SEDIMENT CONTROL	TEST PIT
STRAWBALE	BORING
SILT FENCE-STRAWBALE	WETLAND FLAG
SILT FENCE	MAIL BOX
SILT SOCK	ROCK
ENVIRONMENTAL	SIGN
WETLAND BOUNDARY	BENCH
WETLAND 50 BUFFER	PICNIC TABLE
WETLAND 100 BUFFER	BIKE RACK
RIVERFRONT BOUNDARY	HANDICAP SYMBOL
INNER RIVERFRONT (100)	NUMBER OF PARKING SPACES
OUTER RIVERFRONT (100-200)	VEHICLE CIRCULATION
MEAN LOW WATER	VEHICLE CIRCULATION
MEAN HIGH WATER	
COASTAL BANK	
COASTAL BANK BUFFER	
FEMA FLOOD ZONE	

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Revisions

Rev	Date	By	Appr	Description

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Drawn By: JK
Designed By: JK
Date: JUNE 16, 2023

Plan Set: FORWARD AT THE ROCK PHASE II
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Title: CONSTRUCTION NOTES & LEGEND

Prepared For:
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Dated: June 16, 2022

Registration:

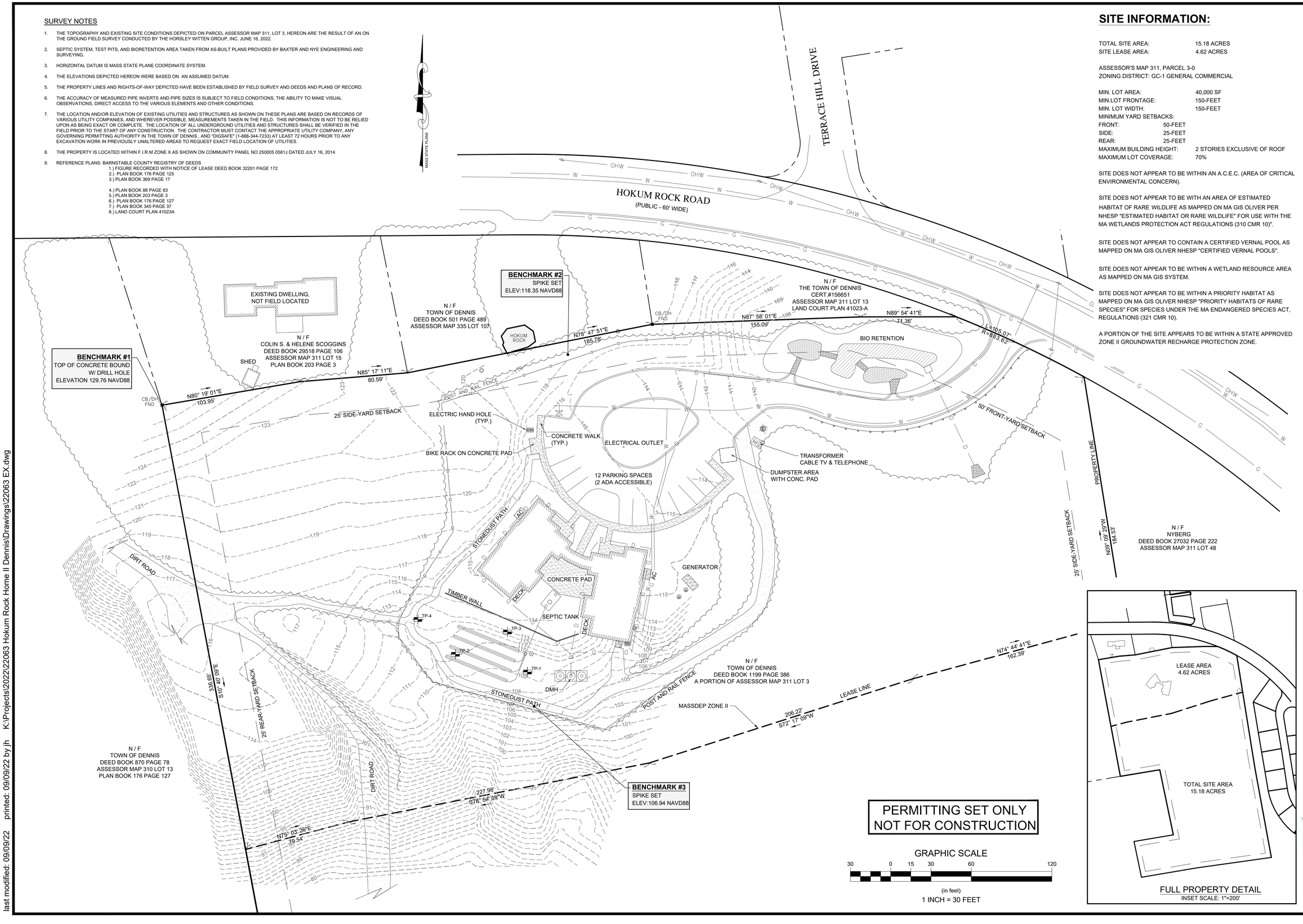
DRAFT
NOT FOR CONSTRUCTION

Project Number: 22063
Sheet : 2 of 15
Sheet Number: C - 2

last modified: 06/28/23 printed: 06/28/23 by jh K:\Projects\2022\22063 Hokum Rock Home II Dennis\Drawings\22063 CV.dwg

SURVEY NOTES

1. THE TOPOGRAPHY AND EXISTING SITE CONDITIONS DEPICTED ON PARCEL ASSESSOR MAP 311, LOT 3, HEREON ARE THE RESULT OF AN ON THE GROUND FIELD SURVEY CONDUCTED BY THE HORSLEY WITTEN GROUP, INC. JUNE 16, 2022.
2. SEPTIC SYSTEM, TEST PITS, AND BIORETENTION AREA TAKEN FROM AS-BUILT PLANS PROVIDED BY BAXTER AND NYE ENGINEERING AND SURVEYING.
3. HORIZONTAL DATUM IS MASS STATE PLANE COORDINATE SYSTEM.
4. THE ELEVATIONS DEPICTED HEREON WERE BASED ON AN ASSUMED DATUM.
5. THE PROPERTY LINES AND RIGHTS-OF-WAY DEPICTED HAVE BEEN ESTABLISHED BY FIELD SURVEY AND DEEDS AND PLANS OF RECORD.
6. THE ACCURACY OF MEASURED PIPE INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER CONDITIONS.
7. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHEREVER POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY IN THE TOWN OF DENNIS , AND "DIGSAFE" (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK IN PREVIOUSLY UNALTERED AREAS TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
8. THE PROPERTY IS LOCATED WITHIN F.I.R.M ZONE X AS SHOWN ON COMMUNITY PANEL NO 250005 0581J DATED JULY 16, 2014.
9. REFERENCE PLANS: BARNSTABLE COUNTY REGISTRY OF DEEDS
   1.) FIGURE RECORDED WITH NOTICE OF LEASE DEED BOOK 32201 PAGE 172
   2.) PLAN BOOK 176 PAGE 125
   3.) PLAN BOOK 369 PAGE 17
   4.) PLAN BOOK 88 PAGE 83
   5.) PLAN BOOK 203 PAGE 3
   6.) PLAN BOOK 176 PAGE 127
   7.) PLAN BOOK 345 PAGE 37
   8.) LAND COURT PLAN 41023A



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GRAPHIC SCALE

30 0 15 30 60 120

(in feet)

1 INCH = 30 FEET

FULL PROPERTY DETAIL
INSET SCALE: 1"=200'

SITE INFORMATION:

TOTAL SITE AREA:	15.18 ACRES
SITE LEASE AREA:	4.62 ACRES

ASSESSOR'S MAP 311, PARCEL 3-0
ZONING DISTRICT: GC-1 GENERAL COMMERCIAL

MIN. LOT AREA:	40,000 SF
MIN.LOT FRONTAGE:	150-FEET
MIN. LOT WIDTH:	150-FEET
MINIMUM YARD SETBACKS:	
FRONT:	50-FEET
SIDE:	25-FEET
REAR:	25-FEET
MAXIMUM BUILDING HEIGHT:	2 STORIES EXCLUSIVE OF ROOF
MAXIMUM LOT COVERAGE:	70%

SITE DOES NOT APPEAR TO BE WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).

SITE DOES NOT APPEAR TO BE WITH AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE AS MAPPED ON MA GIS OLIVER PER NHESP "ESTIMATED HABITAT OR RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)".

SITE DOES NOT APPEAR TO CONTAIN A CERTIFIED VERNAL POOL AS MAPPED ON MA GIS OLIVER NHESP "CERTIFIED VERNAL POOLS".

SITE DOES NOT APPEAR TO BE WITHIN A WETLAND RESOURCE AREA AS MAPPED ON MA GIS SYSTEM.

SITE DOES NOT APPEAR TO BE WITHIN A PRIORITY HABITAT AS MAPPED ON MA GIS OLIVER NHESP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MA ENDANGERED SPECIES ACT, REGULATIONS (321 CMR 10).

A PORTION OF THE SITE APPEARS TO BE WITHIN A STATE APPROVED ZONE II GROUNDWATER RECHARGE PROTECTION ZONE.

Revisions

Rev.	Date	By	Appr.	Description

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Designed By: JH
Date: June 21, 2022

HOKUM ROCK HOME II
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Set:

Plan Title: EXISTING CONDITIONS PLAN

Prepared For:
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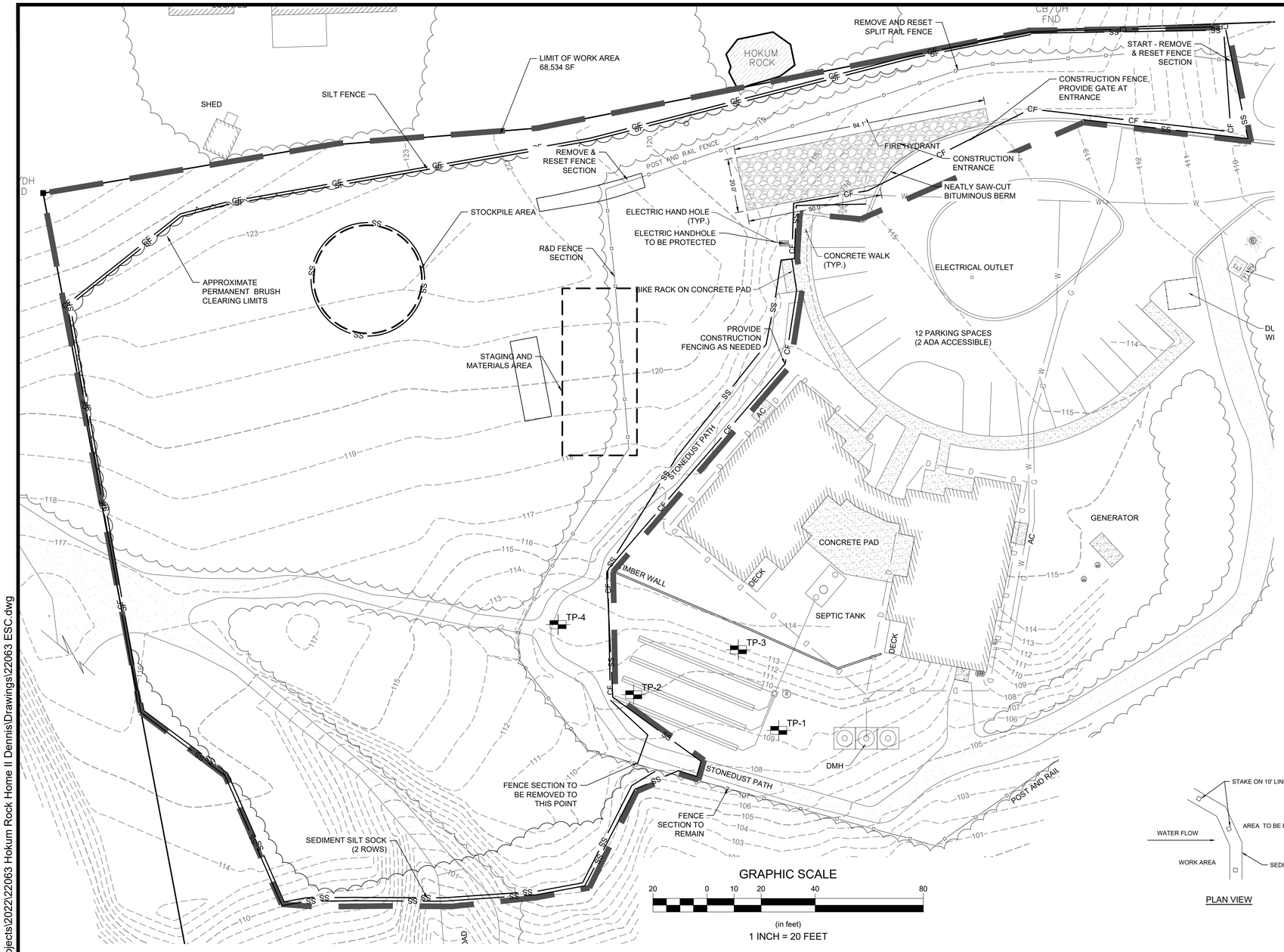
REGISTERED
PROFESSIONAL ENGINEER
3-9-2022

Project Number: 22063
Sheet : 3 of 15

Sheet Number: C - 3

last modified: 09/09/22 printed: 09/09/22 by jh K:\Projects\2022\22063 Hokum Rock Home II Dennis\Drawings\22063 EX.dwg



GRAPHIC SCALE

20 0 10 20 40 80

(in feet)

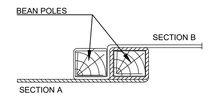
1 INCH = 20 FEET

EROSION & SEDIMENT CONTROL NOTES:

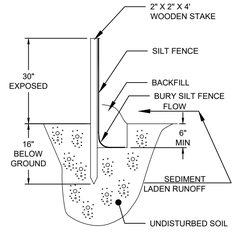
1. PRIOR TO THE START OF CONSTRUCTION A NOTICE OF INTENT (NOI) MUST BE FILED WITH NPDES. REFER TO THE STORMWATER AND POLLUTION PREVENTION PLAN (SWPPP) REGARDING ALL EROSION CONTROL MATTERS. MAINTAIN A WORKING COPY OF THE SWPPP ONSITE AT ALL TIMES. FOLLOW THE SWPPP PROTOCOL FOR SITE MAINTENANCE, INSPECTIONS AND PROPER DOCUMENTATION UNTIL THE SITE HAS BEEN ACCEPTED BY THE OWNER. AT THE COMPLETION OF THE PROJECT THE CONTRACTOR OR OWNER MUST FILE A NOTICE OF TERMINATION WITH NPDES. IN ACCORDANCE WITH NPDES REGULATIONS, THE COMPLETED SWPPP MUST INCLUDE ALL OF THE SITE EROSION CONTROL DOCUMENTATION, WEEKLY EROSION INSPECTION REPORTS COMPLETED BY THE DESIGNATED SITE PERSONNEL, AND ANY OTHER PERTINENT SITE DOCUMENTATION MUST BE RETAINED FOR A MINIMUM OF 3 YEARS FROM THE DATE OF TERMINATION.
2. DESIGNATE THE SITE CONSTRUCTION FOREMAN AS THE ON-SITE PERSONNEL RESPONSIBLE FOR THE DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT AND EROSION CONTROLS AND IMPLEMENTATION OF ALL NECESSARY MEASURES TO CONTROL EROSION AND PREVENT SEDIMENT FROM LEAVING THE SITE.
3. INSTALL ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES AS INDICATED ON DRAWINGS IN CONSULTATION WITH THE CONSERVATION AGENT, AND ENGINEER BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN. INSPECT, MAINTAIN REPAIR AND REPLACE EROSION CONTROL MEASURES, AS NECESSARY, DURING THE ENTIRE CONSTRUCTION PERIOD OF THE PROJECT. THE SITE PERIMETER EROSION CONTROLS ARE THE DESIGNATED LIMIT OF WORK. INFORM ALL PERSONNEL WORKING ON THE PROJECT SITE THAT NO CONSTRUCTION ACTIVITY IS TO OCCUR BEYOND THE LIMIT OF WORK AT ANY TIME THROUGHOUT THE CONSTRUCTION PERIOD.
4. MAINTAIN A MINIMUM SURPLUS OF 100 FEET OF EROSION CONTROL BARRIER (SILT FENCE, STRAWBALE, &/OR SILT SOCK) ONSITE AT ALL TIMES.
5. PROVIDE CONSTRUCTION EXITS AS INDICATED ON DRAWINGS TO SHED DIRT FROM CONSTRUCTION VEHICLE TIRES. CLEAN AND/OR REPLACE THE CRUSHED STONE PAD, AS NECESSARY, TO MAINTAIN ITS EFFECTIVENESS.
6. KEEP THE LIMIT OF CLEARING, GRADING AND DISTURBANCES TO A MINIMUM WITHIN THE PROPOSED AREA OF CONSTRUCTION. PHASE THE SITE WORK IN A MANNER TO MINIMIZE AREAS OF EXPOSED SOIL. IF TREES ARE TO BE CUT ON THE ENTIRE SITE, CLEAR AND GRUB ONLY THOSE AREAS WHICH ARE ACTIVELY UNDER CONSTRUCTION. PROPERLY INSTALL THE SEDIMENTATION CONTROLS PRIOR TO BEGINNING ANY LAND CLEARING ACTIVITY AND/OR OTHER CONSTRUCTION RELATED WORK.
7. MONITOR LOCAL WEATHER REPORTS DURING CONSTRUCTION AND PRIOR TO SCHEDULING EARTHMOVING OR OTHER CONSTRUCTION ACTIVITIES WHICH LEAVE LARGE DISTURBED AREAS UNSTABILIZED. IF INCLEMENT WEATHER IS PREDICTED, USE BEST PROFESSIONAL JUDGEMENT AND GOOD CONSTRUCTION PRACTICES WHEN SCHEDULING CONSTRUCTION ACTIVITIES AND ENSURE THE NECESSARY EROSION CONTROL DEVICES ARE INSTALLED AND FUNCTIONING PROPERLY TO MINIMIZE EROSION FROM ANY IMPENDING WEATHER EVENTS.
8. INSPECT EROSION AND SEDIMENT CONTROL DEVICES AND STABILIZED SLOPES ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT OF .25 INCH OR GREATER. REPAIR IDENTIFIED PROBLEMS WITHIN 24 HOURS TO ENSURE EROSION AND SEDIMENT CONTROLS ARE IN GOOD WORKING ORDER. RESET OR REPLACE MATERIALS AS REQUIRED.
9. SURROUND THE PERIMETER OF SOIL STOCKPILES WITH SILT SOCK, SILT FENCE, STRAWBALES, OR A COMBINATION OF SILT FENCE WITH STRAWBALE, AS DETERMINED NECESSARY.
10. DISTURBED AREAS AND SLOPES MUST NOT BE LEFT UNATTENDED OR EXPOSED FOR EXCESSIVE PERIODS OF TIME SUCH AS THE INACTIVE WINTER SEASON. PROVIDE APPROPRIATE STABILIZATION PRACTICES ON ALL DISTURBED AREAS AS SOON AS POSSIBLE BUT NOT MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED. REINFORCE TEMPORARY AREAS HAVING A SLOPE GREATER THAN 4:1 WITH EROSION BLANKETS OR APPROVED EQUAL UNTIL THE SITE IS PROPERLY STABILIZED. TEMPORARY SWALES MAY ALSO BE REQUIRED IF DETERMINED NECESSARY IN THE FIELD BY THE ENGINEER.
11. INSTALL A SILT SACK OR APPROVED EQUIVALENT IN EACH EXISTING CATCHBASIN RECEIVING RUNOFF FROM THE SITE. UPON THE INSTALLATION OF EACH CATCH BASIN, INSTALL A SILT SACK OR APPROVED EQUIVALENT. INSPECT SILT SACKS, AFTER EACH SIGNIFICANT STORM EVENT AND REMOVE AND EMPTY AS NEEDED FOR THE DURATION OF THE CONSTRUCTION PERIOD.
12. SMALL SEDIMENTATION BASINS MAY BE CONSTRUCTED ON AN AS-NEEDED BASIS DURING CONSTRUCTION TO AID IN THE CAPTURE OF SITE RUNOFF AND SEDIMENT. IT WILL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR, IN CONSULTATION WITH THE ENGINEER, TO SIZE AND CREATE THESE BASINS IN APPROPRIATE LOCATIONS.
13. CONTAIN ALL SEDIMENT ONSITE. SWEEP ALL EXITS FROM THE SITE AS NECESSARY INCLUDING ANY SEDIMENT TRACKING. SWEEP PAVED AREAS AS NEEDED TO REMOVE SEDIMENT AND POTENTIAL POLLUTANTS ACCUMULATED DURING SITE CONSTRUCTION.
14. REMOVE ACCUMULATED SEDIMENT FROM ALL TEMPORARY PRACTICES AND DISPOSE OF IN A PRE-APPROVED LOCATION.
15. PROVIDE ON SITE OR MAKE READILY AVAILABLE THE NECESSARY EQUIPMENT AND SITE PERSONNEL DURING CONSTRUCTION HOURS FOR THE DURATION OF THE PROJECT TO ENSURE ALL EROSION AND SEDIMENTATION CONTROL DEVICES ARE PROPERLY MAINTAINED AND REPAIRED IN A TIMELY AND RESPONSIBLE MANNER. IF SITE WORK IS SUSPENDED DURING THE WINTER MONTHS THE CONTRACTOR MUST CONTINUE TO PROVIDE PERSONNEL AND EQUIPMENT EITHER ON SITE OR READILY AVAILABLE TO PROPERLY MAINTAIN AND REPAIR ALL EROSION AND SEDIMENTATION CONTROL DEVICES IN A TIMELY AND RESPONSIBLE MANNER
16. PRIOR TO THE INSTALLATION OF FILTER FABRIC AND MEDIA WITHIN THE BIORETENTION AREAS, REMOVE AND PROPERLY DISPOSE OF SEDIMENT ACCUMULATED IN ANY PARTIALLY CONSTRUCTED OR TEMPORARY BIORETENTION/DRAINAGE AREA USED FOR SEDIMENT CONTROL DURING CONSTRUCTION. PROVIDE A SURFACE ELEVATION AT A MINIMUM 1-FOOT ABOVE THE BOTTOM OF MEDIA ELEVATION AS SHOWN IN THE BIORETENTION SCHEDULE FOR PARTIALLY CONSTRUCTED BIORETENTION AREAS. THIS ALLOWS FOR AN OVER-DIG OF THE COLLECTED SEDIMENT FROM WITHIN THE BIORETENTION AREA PRIOR TO MEDIA/FABRIC INSTALLATION.
17. CONTROL DUST BY WATERING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE ENGINEER.
18. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE DURING CONSTRUCTION OF ALL STORMWATER FACILITIES INSTALLED OR AFFECTED BY THE PROJECT. REMOVE SEDIMENT OR DEBRIS COLLECTED WITHIN THESE FACILITIES FROM THE PROJECT WORK PRIOR TO THE OWNER'S ACCEPTANCE.

PERMITTING SET ONLY
NOT FOR CONSTRUCTION

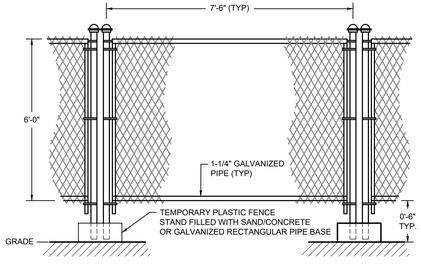
NOTES:
1. FENCE FABRIC TO BE 36-INCHES WIDE MINIMUM AND TO BE SECURELY FASTENED TO BEANPOLES. 6" MIN OF FABRIC TO BE BELOW GROUND SURFACE (BACKFILLED OR TOE-ED INTO GROUND).
2. WOODEN STAKE POST SPACING TO BE 4-FOOT MAX ON CENTER.



JOINING SECTIONS OF FENCE
TOP VIEW



SILT FENCE
NOT TO SCALE



TEMPORARY CONSTRUCTION FENCE
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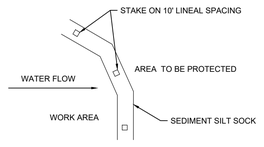
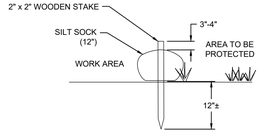


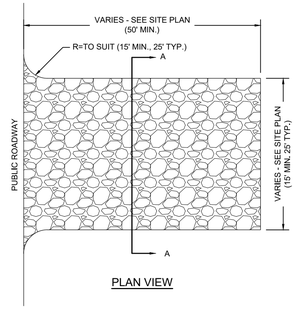
PLAN VIEW



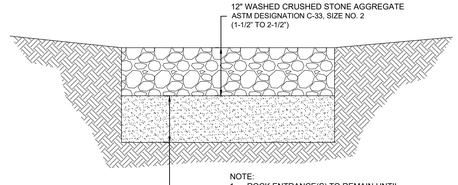
SECTION

NOTES:
1. SILT SOCK MANUFACTURER SHALL BE SILT SOXX OR ENGINEER APPROVED EQUAL.
2. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
3. SEDIMENT SILT SOCK TO BE FILLED WITH COMPOST AND/OR WOODY MULCH PER MANUFACTURER'S REQUIREMENTS.
4. FOLLOWING CONSTRUCTION AND SITE STABILIZATION COMPOST MATERIAL SHALL BE REMOVED OR DISPERSED ON SITE, AS APPROVED BY THE ENGINEER.

SILT SOCK
NOT TO SCALE



PLAN VIEW



NOTE:
1. ROCK ENTRANCE(S) TO REMAIN UNTIL INSTALLATION OF PAVEMENT SUB-BASE IS TO BEGIN.
2. SEE SITE PLAN FOR LOCATION & ACTUALLY DIMENSIONS

SECTION A-A

STONE CONSTRUCTION ENTRANCE
NOT TO SCALE

Revisions

Rev.	Date	By	Appr.	Description

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Designed By: JK
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Plan Set: FORWARD AT THE ROCK PHASE II
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Title: EROSION & SEDIMENT CONTROL PLAN

Prepared For:
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Dated: June 16, 2022

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Sheet: 4 of 15

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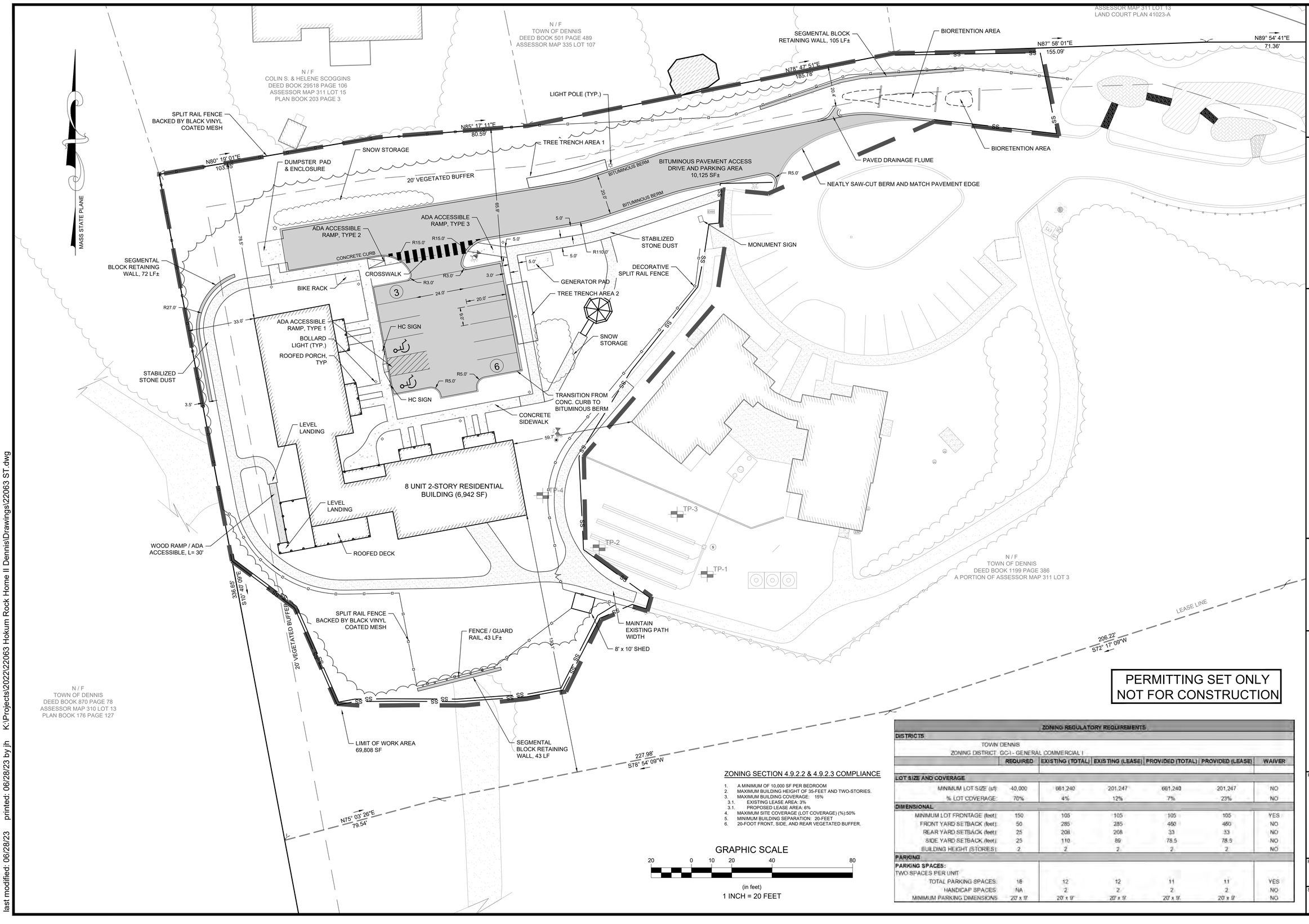

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NOT FOR CONSTRUCTION

ZONING SECTION 4.9.2.2 & 4.9.2.3 COMPLIANCE

1. A MINIMUM OF 10,000 SF PER BEDROOM
2. MAXIMUM BUILDING HEIGHT OF 35-FEET AND TWO-STORIES.
3. MAXIMUM BUILDING COVERAGE: 15%
   - 3.1. EXISTING LEASE AREA: 3%
   - 3.1. PROPOSED LEASE AREA: 6%
4. MAXIMUM SITE COVERAGE (LOT COVERAGE) (%):50%
5. MINIMUM BUILDING SEPARATION: 20-FEET
6. 20-FOOT FRONT, SIDE, AND REAR VEGETATED BUFFER.

GRAPHIC SCALE

20 0 10 20 40 80

(in feet)

1 INCH = 20 FEET

ZONING REGULATORY REQUIREMENTS						
DISTRICTS:						
TOWN DENNIS						
ZONING DISTRICT: GC-I - GENERAL COMMERCIAL I						
	REQUIRED	EXISTING (TOTAL)	EXISTING (LEASE)	PROVIDED (TOTAL)	PROVIDED (LEASE)	WAIVER
LOT SIZE AND COVERAGE						
MINIMUM LOT SIZE (sf):	40,000	661,240	201,247	661,240	201,247	NO
% LOT COVERAGE:	70%	4%	12%	7%	23%	NO
DIMENSIONAL						
MINIMUM LOT FRONTAGE (feet):	150	105	105	105	105	YES
FRONT YARD SETBACK (feet):	50	285	285	460	460	NO
REAR YARD SETBACK (feet):	25	208	208	33	33	NO
SIDE YARD SETBACK (feet):	25	110	89	78.5	78.5	NO
BUILDING HEIGHT (STORIES):	2	2	2	2	2	NO
PARKING						
PARKING SPACES:						
TWO SPACES PER UNIT						
TOTAL PARKING SPACES:	16	12	12	11	11	YES
HANDICAP SPACES:	NA	2	2	2	2	NO
MINIMUM PARKING DIMENSIONS	20' x 9'	20' x 9'	20' x 9'	20' x 9'	20' x 9'	NO

Revisions

Rev.	Date	By	Appr.	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Checked By: BRK
Drawn By: JK
Designed By: JK
Date: JUNE 16, 2023

Plan Set: FORWARD AT THE ROCK PHASE II
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Title: SITE PLAN

Prepared For:
F.O.R.W.A.R.D., Inc.
P.O. BOX 1174
SOUTH DENNIS, MA 02660
Phone: (508) 385-HOME
Fax: —

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: June 16, 2022

Registration:

DRAFT
NOT FOR CONSTRUCTION

Project Number: 22063

Sheet : 5 of 15

Sheet Number: C - 5

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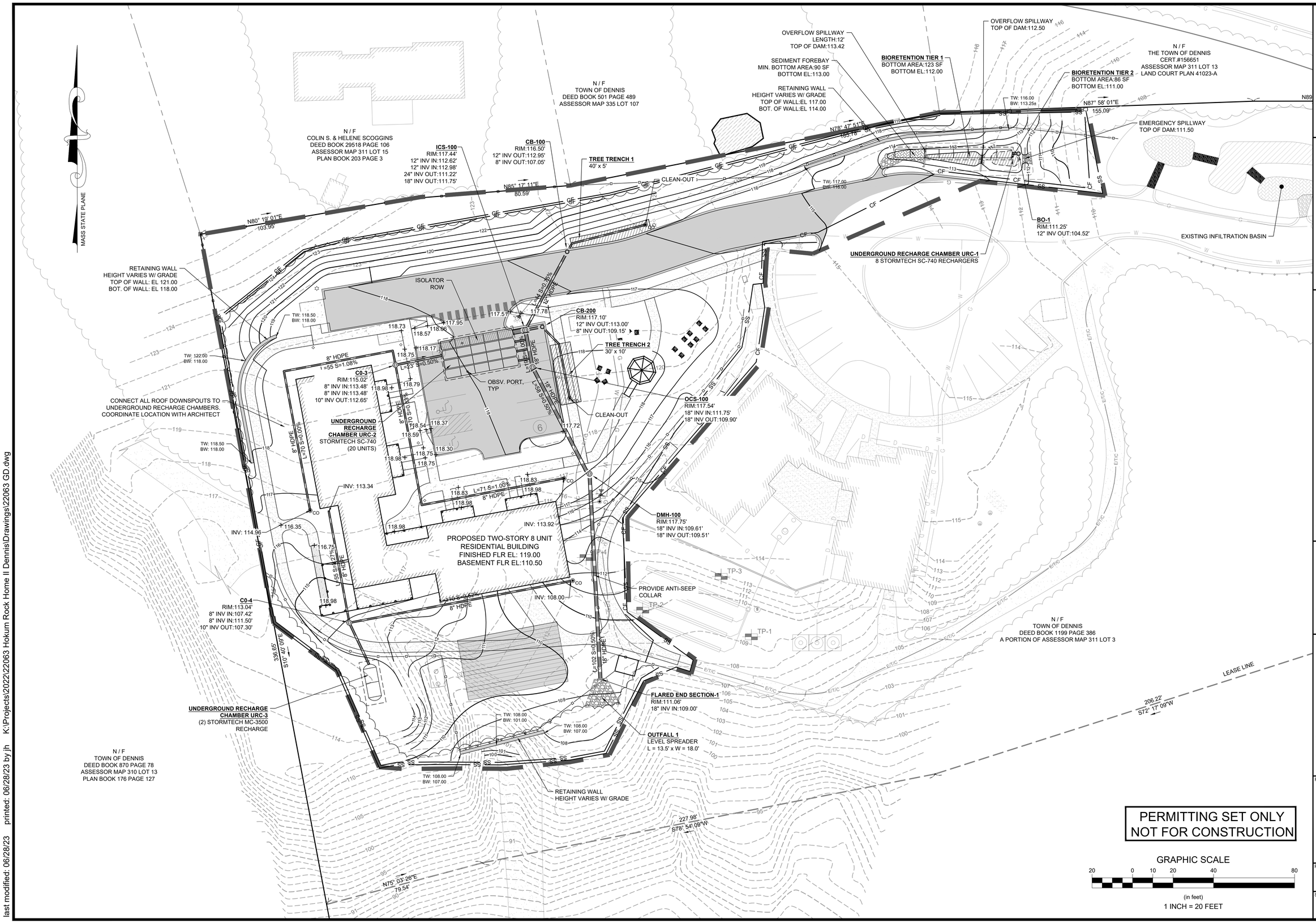

last modified: 06/28/23 printed: 06/28/23 by jh K:\Projects\2022\22063 Hokum Rock Home II Dennis\Drawings\22063 GD.dwg

Revisions

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Checked By: BRK
Drawn By: JK
Designed By: JK
Date: JUNE 16, 2023

Plan Set: FORWARD AT THE ROCK PHASE II
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Title: GRADING & DRAINAGE

Prepared For:
F.O.R.W.A.R.D., Inc.
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Survey Provided By:
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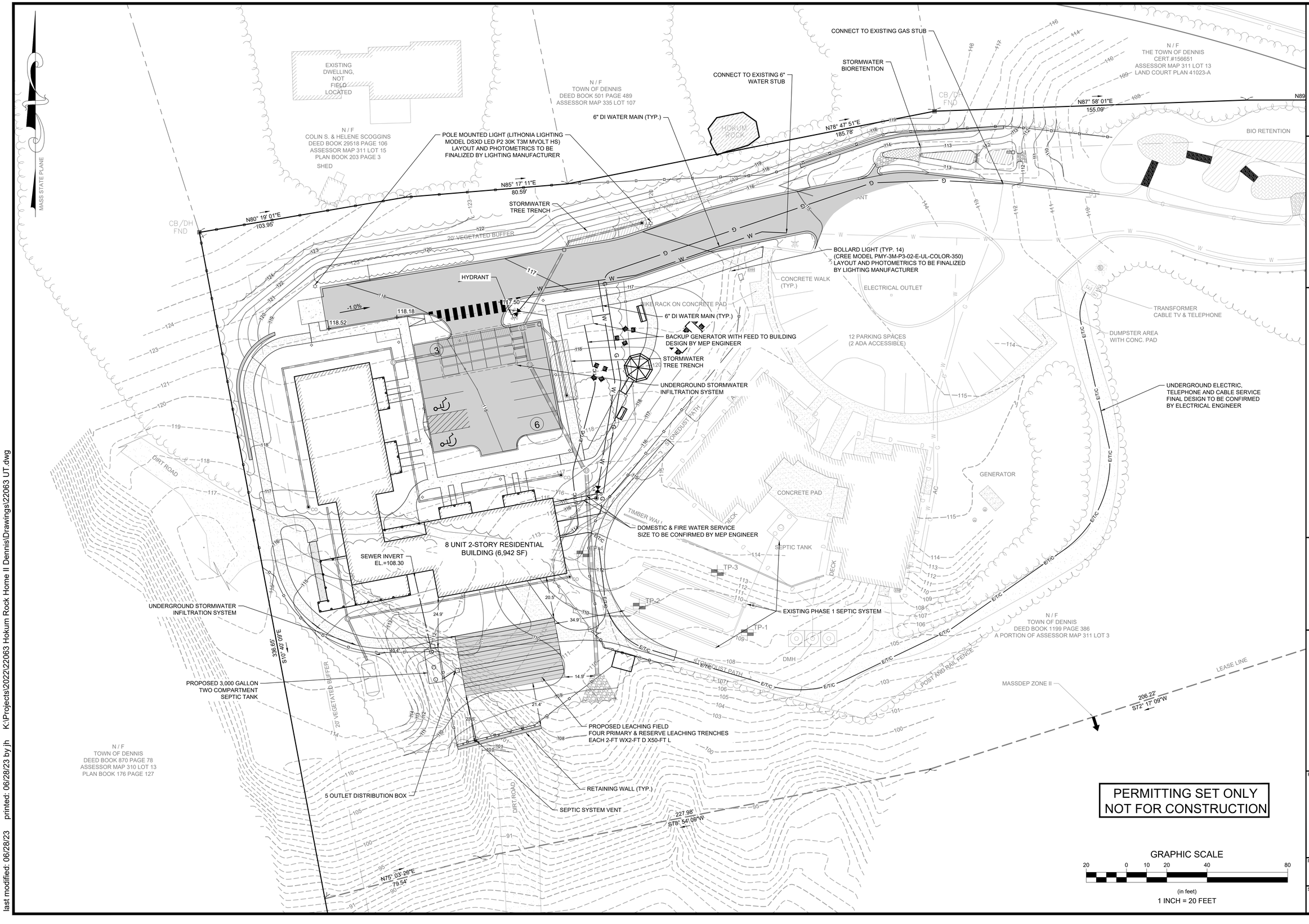
Dated: June 16, 2022

Registration:

DRAFT
NOT FOR CONSTRUCTION

Project Number: 22063
Sheet: 6 of 15

Sheet Number: C - 6



Revisions

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Drawn By: JK
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Date: JUNE 16, 2023

Plan Set: FORWARD AT THE ROCK PHASE II
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Title: UTILITY PLAN

Prepared For:
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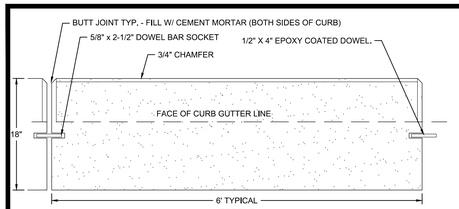
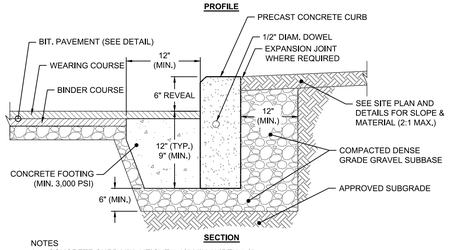


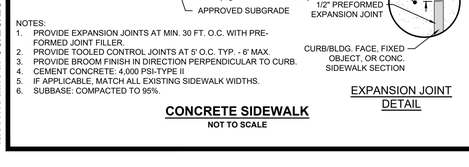
PROFILE



SECTION

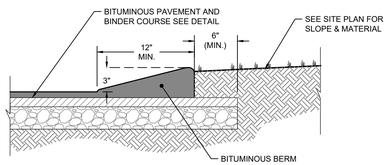
NOTES
1. CONCRETE CURB MIN. HEIGHT = 18" MIN. WIDTH = 6".
2. EXPOSED EDGES TO HAVE 3/4" CHAMFER.
3. EXPOSED SURFACES TO HAVE SPONGE FLOAT FINISH.
4. MINIMUM LENGTH OF STRAIGHT OR CIRCULAR FILLER PIECES TO BE 3'-0".
5. TO HAVE A MINIMUM CONCRETE STRENGTH OF 4,000 PSI.
6. TO BE INSTALLED IN ACCORDANCE WITH SECTION 501 OF THE 1995 MHD STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. JOINTS BETWEEN CURB SECTIONS SHALL BE POINTED.
8. CURB TO BE INSTALLED TO THE REVEAL AND SLOPE SHOWN IN THE DETAILS.
9. INSTALL IN LOCATIONS SHOWN ON THE SITE PLAN.
10. INSTALL TRANSITION CURB AT ALL WALKWAY/RAMPS AND CURB ENDINGS.
11. PROVIDE CURB EXPANSION JOINTS AT 5'-0" TO 6'-0" O.C.
12. FOR CURB REPLACEMENT IN EXISTING PAVEMENT - SAWCUT EDGE MIN. 12" FROM CURB.
13. SUBBASE FILL TO BE COMPACTED TO 95% COMPACTION.

VERTICAL CONCRETE CURB
NOT TO SCALE



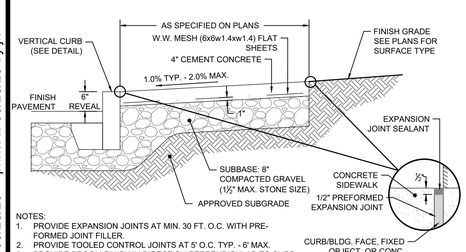
NOTES
1. DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION. FOR OTHER DIRECTION USE OPPOSITE HAND AND INCLUDE A 1/2"Ø x 4" EPOXY COATED DOWEL
2. EXPOSED EDGES TO HAVE 3/4" CHAMFER.
3. EXPOSED SURFACES TO HAVE SPONGE FLOAT FINISH.
4. TO HAVE A MINIMUM CONCRETE STRENGTH OF 4,000 PSI.
5. TO BE INSTALLED IN ACCORDANCE WITH SECTION 501 OF THE 1995 MHD STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES BUT TO THE REVEAL AND SLOPE SHOWN IN THE DETAILS.

CONCRETE TRANSITION CURB
NOT TO SCALE



NOTES:
1. BERM TO BE CONSTRUCTED OF BITUMINOUS WEARING SURFACE COURSE AS SHOWN.
2. BERM TO BE CONSTRUCTED INTEGRAL WITH BITUMINOUS WEARING SURFACE.
3. WHEN BERM IS TO BE CONSTRUCTED ON A FRESH LAID BITUMINOUS SURFACE, THAT SURFACE MUST FIRST BE CLEANED.
4. BERM TO BE FOUNDED ENTIRELY ON THE BASE COURSE.
5. FINISH GRADE AT THE BACK OF THE BERM IS TO BE BROUGHT TO THE TOP OF THE BACK EDGE OF BERM.

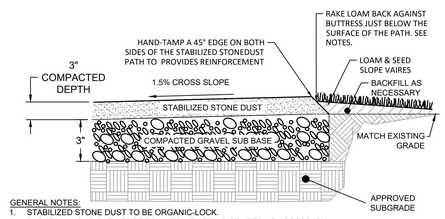
BITUMINOUS BERM
NOT TO SCALE



NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.
2. PROVIDE TOOLED CONTROL JOINTS AT 5' O.C. TYP. - 6' MAX.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE: 4,000 PSI-TYPE II
5. IF APPLICABLE, MATCH ALL EXISTING SIDEWALK WIDTHS.
6. SUBBASE: COMPACTED TO 95%.

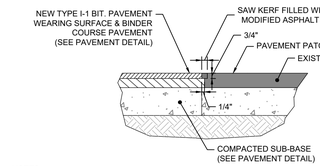
CONCRETE SIDEWALK
NOT TO SCALE

EXPANSION JOINT DETAIL



GENERAL NOTES:
1. STABILIZED STONE DUST TO BE ORGANIC-LOCK.
2. BACKFILL ALONG PATH EDGE TO MATCH EXISTING GRADES AS NECESSARY.
3. TAMP BACKFILLED MATERIAL ALONG EDGE OF PATH TO ENSURE POSITIVE DRAINAGE OFF STONE DUST PATH. CLEAN EDGE SHOULD NOT PROTRUDE ABOVE THE PATH AS THIS WILL PREVENT PATH FROM SHEDDING RUNOFF.
4. SEE PLANS FOR PATH WIDTH.

STABILIZED STONE DUST PATH
NOT TO SCALE

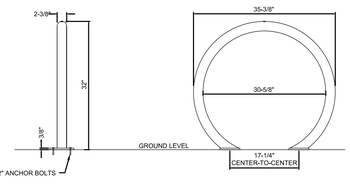


NOTES:
1. EXISTING BITUMINOUS PAVEMENT SHALL BE REMOVED TO A CLEAN STRAIGHT EDGE VIA SAW CUTTING. THE SAW CUT SHALL BE COMPLETED PERPENDICULAR TO THE ROADWAY/SIDEWALK.
2. PRIOR TO INSTALLING THE WEARING COURSE THE EXISTING VERTICAL PAVEMENT SURFACE SHALL BE SWEPT COMPLETELY CLEAN.
3. AFTER PROPER COMPACTION (SEE PAVEMENT DETAIL) SAW CUT NEW PAVEMENT ABUTMENT 3/4" DEEP AND FILL WITH FIBER MODIFIED ASPHALT SEALER AS SHOWN.

PAVEMENT PATCH
NOT TO SCALE

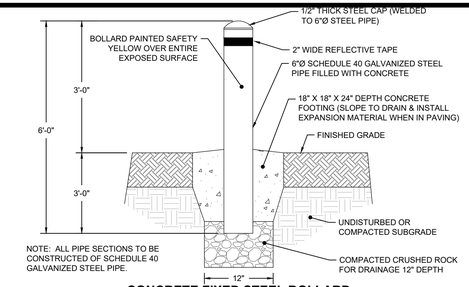
GENERAL NOTES:
1. SUB-GRADE (EXISTING MATERIAL) SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW THE FINISH PAVEMENT SURFACE. EXCAVATE SANDY-LOAM AND/OR LOAMY-SAND TOPSOIL MATERIAL FROM ALL PAVED AREAS PRIOR TO SUB-BASE INSTALLATION.
2. PLACE SUB-BASE IN MAXIMUM 8" LIFTS (COMPACTED TO 95%).
3. COMPACT SUB-GRADE FILL TO 95% COMPACTION.
4. SEE SITE LAYOUT PLAN FOR PAVEMENT WIDTH AND LOCATION.
5. SEE GRADING PLANS FOR PAVEMENT SLOPE AND CROSS SLOPE.
6. SWEEP CLEAN THE EXISTING BINDER COURSE SURFACE PRIOR TO INSTALLING THE WEARING COURSE BY A STREET SWEEPING MACHINE . APPLY A TACK COAT PER SPECIFICATIONS.

BITUMINOUS PAVEMENT
NOT TO SCALE



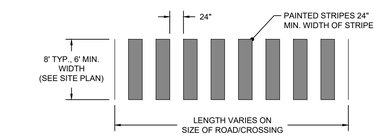
NOTES:
1. MOUNTING: SURFACE MOUNT WITH SQUARE FLANGE.
2. COLOR OPTION: GALVANIZED.
3. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. CONTACT MANUFACTURER FOR DETAILS.

BIKE RACK
NOT TO SCALE



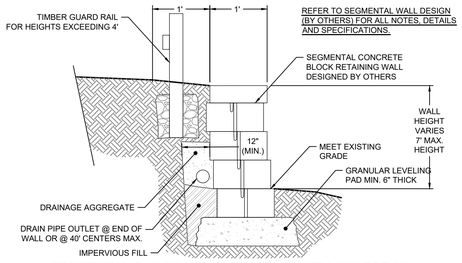
NOTE: ALL PIPE SECTIONS TO BE CONSTRUCTED OF SCHEDULE 40 GALVANIZED STEEL PIPE.

CONCRETE FIXED STEEL BOLLARD
NOT TO SCALE

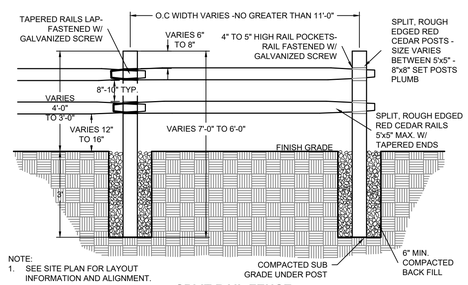


NOTE:
1. ALL PAINT SHALL BE NON-SKID.
2. PAINT LINES SHALL BE WHITE.

TYPICAL PAINTED CROSSWALK STRIPING
NOT TO SCALE

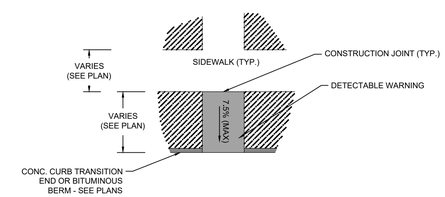


SEGMENTAL BLOCK RETAINING WALL WITH GUARDRAIL DETAIL
NOT TO SCALE



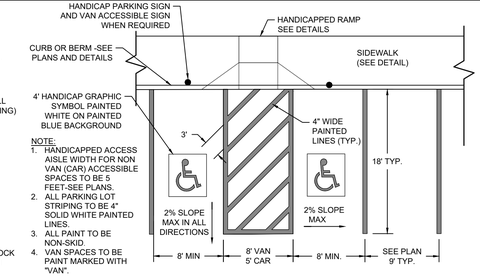
NOTE:
1. SEE SITE PLAN FOR LAYOUT INFORMATION AND ALIGNMENT.

SPLIT RAIL FENCE
NOT TO SCALE



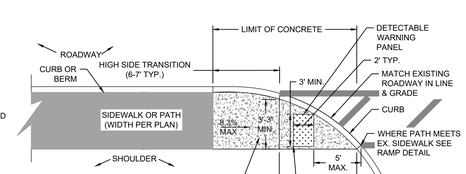
NOTES:
1. SLOPES SHOWN ARE MAX ALLOWED PER RAMP TYPE. REDUCE SLOPES WHERE AVAILABLE.
2. SEE PLANS FOR SIDEWALK LAYOUT AND SURFACE MATERIAL

HANDICAPPED ACCESS RAMP TYPE 3
NOT TO SCALE



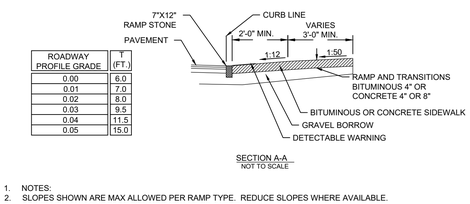
NOTE:
1. HANDICAPPED ACCESS AISLE WIDTH FOR NON VAN (CAR) ACCESSIBLE SPACES TO BE 5 FEET-SEE PLANS.
2. ALL PARKING LOT STRIPING TO BE 4" SOLID WHITE PAINTED LINES.
3. ALL PAINT TO BE NON-SKID
4. VAN SPACES TO BE PAINT MARKED WITH "VAN".

HANDICAPPED & STANDARD PARKING SPACES DETAIL
NOT TO SCALE



NOTES:
1. WHEELCHAIR RAMP SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE PER MADOT & ADA SPECIFICATIONS.
2. CONTRACTOR SHALL REPLACE/RESET EX. CURB/BERM AS NECESSARY.
3. CURB END SECTIONS SHALL BE INSTALLED AT ALL RAMPS WHEN APPLICABLE.
4. DETECTABLE WARNING PANEL SHALL BE NON SLIP SURFACE FULLY EMBEDDED AND MEETING ADA REQUIREMENTS INSTALLED AT ALL ROADWAY CROSSING. PANEL SHALL BE 3' MIN. IN WIDTH IN DIRECTION OF TRAVEL AND 5' MAX. FROM FACE OF CURB.

HANDICAPPED ACCESS RAMP TYPE 2
NOT TO SCALE



ISOMETRIC VIEW
NOT TO SCALE

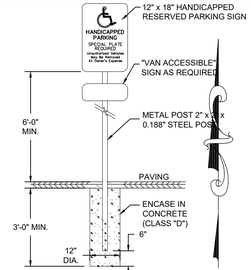
ROADWAY PROFILE GRADE	T (FT.)
0.00	6.0
0.01	7.0
0.02	8.0
0.03	9.5
0.04	11.5
0.05	15.0

SECTION A-A
NOT TO SCALE

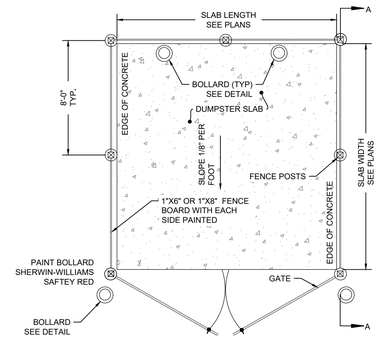
NOTES:
1. NOTES:
2. SLOPES SHOWN ARE MAX ALLOWED PER RAMP TYPE. REDUCE SLOPES WHERE AVAILABLE.
3. BROOM FINISH CONCRETE PERPENDICULAR TO SLOPE
4. FORM GROOVES 1/4" X 1/4" 6" O.C. AT 45 DEGREES TO CURB ON CONCRETE SLOPES.
5. ALL CONCRETE SHALL BE 4000 PSI TYPE II & HAVE A MIN. DEPTH OF 6" WITH W.W. MESH (6x6w1.4xw1.4) FLAT SHEETS INSTALLED 2" FROM THE BOTTOM OF THE CONCRETE LAYER.
6. TRANSITION CURB BOTH SIDES OF RAMP (SEE DETAIL).

HANDICAPPED ACCESS RAMP TYPE 1
NOT TO SCALE

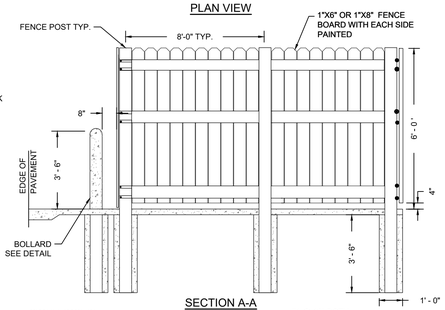
NOTES:
1. SIGN LAYOUT, COLORS, SYMBOL AND LETTERING SHALL BE AASHTO STANDARD.
2. TO BE LOCATED ON SITE AT ALL HANDICAP SPACES AS SHOWN ON PLAN.
3. METAL POST TO BE DELIVERED WITH MANUFACTURER PAINTED EXTERIOR BLACK ENAMEL OR APPROVED EQUAL.



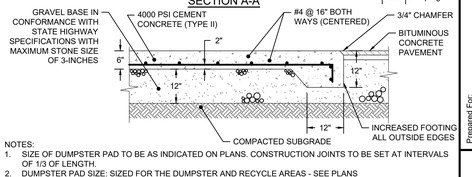
HANDICAPPED PARKING SIGN
NOT TO SCALE



PLAN VIEW



SECTION A-A



NOTES:
1. SIZE OF DUMPSTER PAD TO BE AS INDICATED ON PLANS. CONSTRUCTION JOINTS TO BE SET AT INTERVALS OF 1/3 OF LENGTH.
2. DUMPSTER PAD SIZE: SIZED FOR THE DUMPSTER AND RECYCLE AREAS - SEE PLANS
3. ENCLOSURE SPECIFICATIONS:
   - FENCING PANELS: OPAQUE TYPE MATERIAL EITHER CEDAR OR VINYL.
   - HEIGHT: FULLY SCREEN THE DUMPSTER AND NOT EXCEED 8-FT.
   - ALL STRUCTURAL MEMBERS, INCLUDING BRACES, POSTS, POLES AND OTHER PROJECTIONS, ARE ON ON THE INTERIOR SIDE OF THE FENCE.
   - GATES REQUIRE COMMERCIAL GRADE HARDWARE.
   - SUPPORTING POLES AT THE GATES: GALVINIZED OR VINYL COATED WITH THE APPROPRIATE DIAMETER TO SUPPORT THE GATE AT LEAST ONE AND FIVE-EIGHTHS INCHES (1-5/8") IN DIAMETER AND REQUIRES A CLOSING LATCH.
   - BOLLARDS TO BE INSTALLED AS INDICATED ON THE DETAIL PLAN.

DUMPSTER PAD & ENCLOSURE DETAIL
NOT TO SCALE

PERMITTING SET ONLY
NOT FOR CONSTRUCTION

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131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Title: SITE DETAILS

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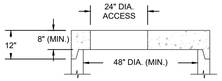
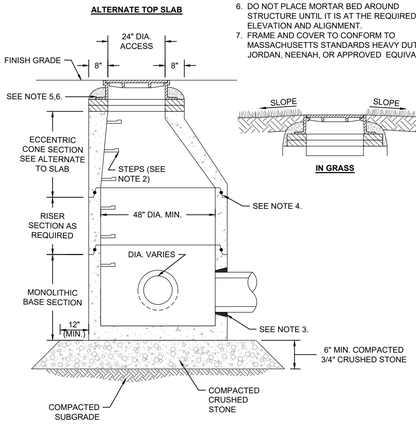
Sheet Number: C - 8

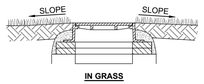
last modified: 06/28/23 printed: 06/28/23 by jh K:\Projects\2022\22063 Hokum Rock Home II Dennis\Drawings\22063 DE.dwg



ALTERNATE TOP SLAB

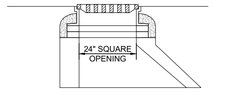
NOTES:
1. ALL SECTIONS TO BE DESIGNED FOR H-20 LOADING.
2. COPOLYMER MANHOLE STEPS TO BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS TO BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER TO BE SET IN FULL 12" MORTAR BED. ADJUST TO GRADE WITH PRECAST CONCRETE RISER OR BRICK.
6. DO NOT PLACE MORTAR BED AROUND STRUCTURE UNTIL IT IS AT THE REQUIRED FINISH ELEVATION AND ALIGNMENT.
7. FRAME AND COVER TO CONFORM TO MASSACHUSETTS STANDARDS HEAVY DUTY (EAST JORDAN, NEENAH, OR APPROVED EQUIVALENT).



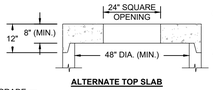


IN GRASS

PRECAST DRAIN MANHOLE (DMH)
NOT TO SCALE

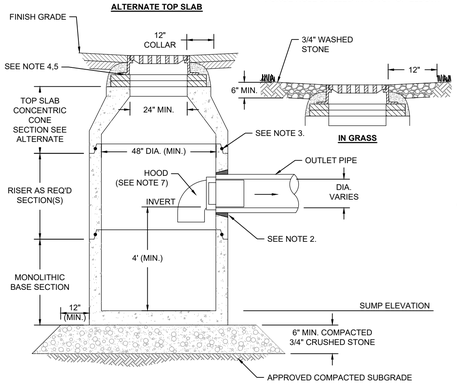


ALTERNATE ECCENTRIC CONE SECTION



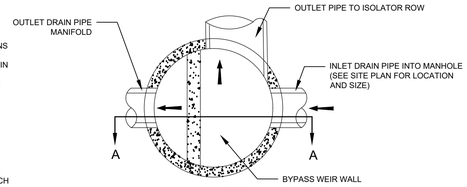
ALTERNATE TOP SLAB

NOTES:
1. ALL SECTIONS TO BE DESIGNED FOR H-20 LOADING.
2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS TO BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE TO BE SET IN FULL 12" WIDE MORTAR BED. ADJUST TO GRADE WITH PRECAST CONCRETE RISER OR BRICK.
5. DO NOT PLACE MORTAR BED AROUND STRUCTURE UNTIL IT IS AT THE REQUIRED FINISH ELEVATION AND ALIGNMENT.
6. FRAME AND COVER TO CONFORM TO MASSACHUSETTS STANDARDS HEAVY DUTY (EAST JORDAN, NEENAH, OR APPROVED EQUIVALENT)
7. HDPE PIPE HOOD TO BE 90° BEND FASTENED TO PIPE WITH SEALANT. BEND TO HAVE 1 INCH PURGE HOLE DRILLED INTO TOP OF ELBOW.

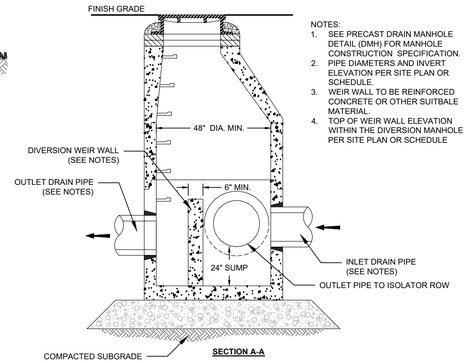


IN GRASS

PRECAST CONCRETE CATCH BASIN (CB) WITH HOOD
NOT TO SCALE



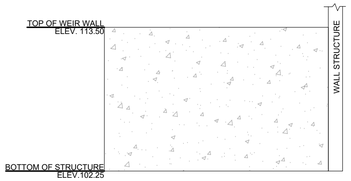
PLAN



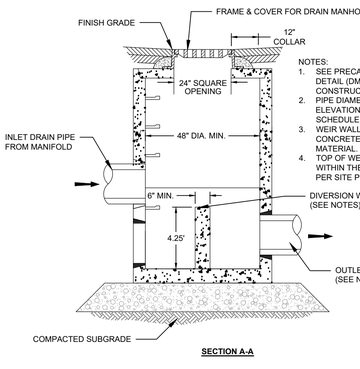
SECTION A-A

NOTES:
1. SEE PRECAST DRAIN MANHOLE DETAIL (DMH) FOR MANHOLE CONSTRUCTION SPECIFICATION.
2. PIPE DIAMETERS AND INVERT ELEVATION PER SITE PLAN OR SCHEDULE.
3. WEIR WALL TO BE REINFORCED CONCRETE OR OTHER SUITBALE MATERIAL.
4. TOP OF WEIR WALL ELEVATION WITHIN THE DIVERSION MANHOLE PER SITE PLAN OR SCHEDULE

PRECAST INLET CONTROL STRUCTURE
NOT TO SCALE



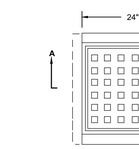
WEIR WALL SECTION
OUTLET CONTROL STRUCTURE (OCS-100)



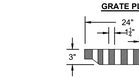
SECTION A-A

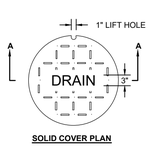
NOTES:
1. SEE PRECAST DRAIN MANHOLE DETAIL (DMH) FOR MANHOLE CONSTRUCTION SPECIFICATION.
2. PIPE DIAMETERS AND INVERT ELEVATION PER SITE PLAN OR SCHEDULE.
3. WEIR WALL TO BE REINFORCED CONCRETE OR OTHER SUITBALE MATERIAL.
4. TOP OF WEIR WALL ELEVATION WITHIN THE DIVERSION MANHOLE PER SITE PLAN OR SCHEDULE

PRECAST OUTLET CONTROL STRUCTURE
NOT TO SCALE

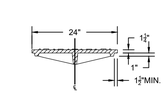


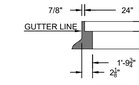
GRATE PLAN



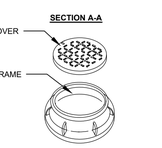


SOLID COVER PLAN



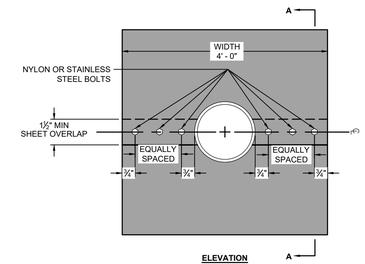


SECTION A-A

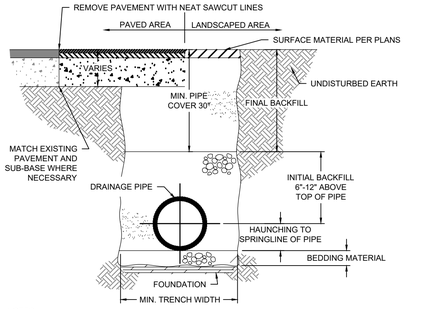


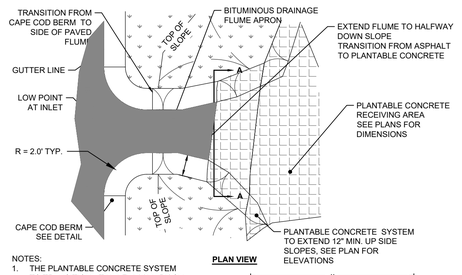
NOTES:
1. FRAME AND COVER TO CONFORM TO RIDOT (EAST JORDAN, NEENAH, OR APPROVED EQUIVALENT)
2. ALL H20 LOADING
3. MIN. FRAME WEIGHT:
   4" FLANGE 295 LBS
   3" FLANGE 265 LBS
4. MATERIAL-CAST IRON
5. MIN. GRATE WEIGHT: 200LBS.
6. SEE CATCHBASIN AND MANHOLE DETAILS FOR INSTALLATION.

DRAINAGE STRUCTURE FRAME AND COVER/GRATE
NOT TO SCALE

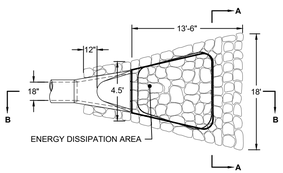


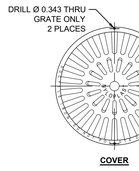
ELEVATION



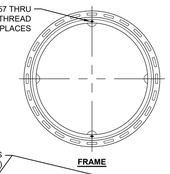


PLAN VIEW



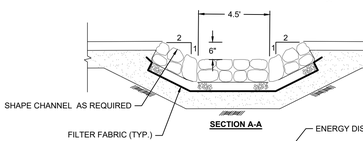


COVER

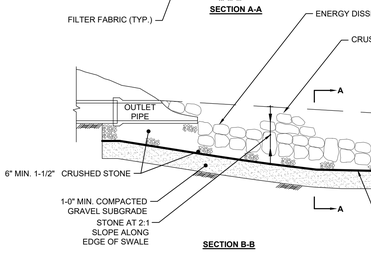


FRAME

NOTES:
1. MATERIALS TO CONFORM TO ASTM A536 GRADE 70-50-05
2. CASTINGS ARE FURNISHED WITH A BLACK PAINT FINISH.
3. LOCATION OF LOCKING DEVICE MAY VARY. PAD LOCK TO SUIT.
4. BOLT - 5/16-18 X 1 1/2" LONG HEX BOLT ZINC GOLD STEEL 2 PLACES

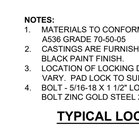


SECTION A-A



SECTION B-B

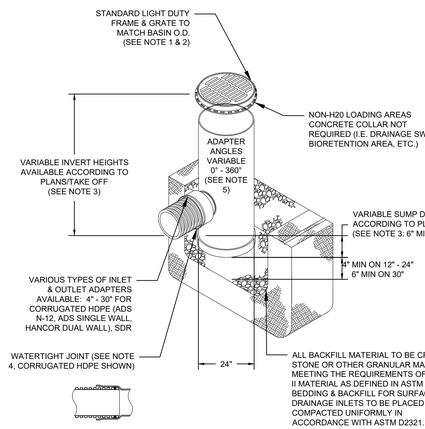
LEVEL SPREADER
NOT TO SCALE



SECTION

TYPICAL LOCKABLE DOME FRAME AND GRATE DETAIL
NOT TO SCALE

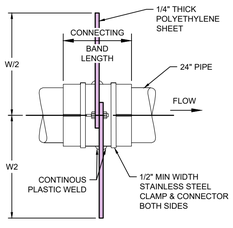
NOTES:
1. MATERIALS TO CONFORM TO ASTM A536 GRADE 70-50-05
2. FRAMES TO BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS TO CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012, 7001-110-013, & 7001-110-014



NOTES:
1. GRATES/SOLID COVER TO BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05,
2. FRAMES TO BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS SEE DRAWING NO. 7001-110-065
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS TO CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012, 7001-110-013, & 7001-110-014

DRAINAGE STRUCTURE FRAME AND COVER/GRATE
NOT TO SCALE

NOTES:
1. PIPE, CONNECTING BAND AND SEAM COATING CAN BE EITHER SILICON CAULK (RECOMMENDED), OR MASTIC (ASPHALT OR TAR BASED)
2. APPLY SILICON CAULK, TAR OR MASTIC TO BOTTOM HALF OF CONNECTING BAND AND LAY PIPE ON CONNECTING BAND. APPLY SILICON CAULK OR MASTIC TO TOP HALF OF COLLAR AND SET IN PLACE, LINING UP BOLT HOLES.
3. INSTALL CLAMPS ON SPLIT HALVES OF COLLAR AND TIGHTEN BOLTS AND CLAMPS.
4. APPLY SILICON CAULK, TAR OR MASTIC TO SEAMS AS NEEDED TO INSURE A GOOD SEAL SO THAT COMPLETED INSTALLATION IS WATERTIGHT.
5. BACKFILL AND HAND TAMP SOIL AROUND COMPLETED INSTALLATION.
6. POLYETHYLENE ANTISEEP COLLARS CAN BE USED ON CORRUGATED AND SMOOTH PVC PLASTIC, SMOOTH STEEL AND GALVANIZED PIPES.



SECTION A-A

ANTI-SEEP COLLAR
NOT TO SCALE

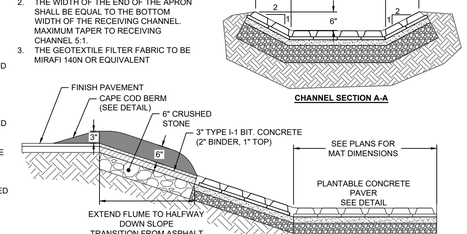
NOTES:
1. INSTALL DRAIN PIPE AND FITTINGS IN STRICT ACCORDANCE WITH THE INSTALLATION RECOMMENDATIONS OF THE PIPE FITTING MANUFACTURER. SUCH INSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO CUTTING, SOLVENT CEMENTING AND PRIMING, JOINTS, CONNECTIONS, TRANSITIONS AND ALLOWANCE FOR THERMAL EXPANSION.
2. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A SUITABLE COMPACTED GRAVEL MATERIAL OR AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
3. BEDDING, HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL CONSIST OF CLEAN, HARD, PARTICLES OF GRAVEL MEETING THE FOLLOWING:

SIEVE SIZE	PERCENT PASSING
3/4"	85-95
# 4	5-15
# 8	0-3

4. BEDDING: UNLESS OTHERWISE APPROVED BY ENGINEER MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24" PIPE, 6" FOR 30"-42", AND 12" FOR 48" AND LARGER PIPE.
5. FINAL BACKFILL: COMPACTED NATIVE GRAVEL OR FLOWABLE FILL.
6. GENERAL BACKFILLING: (INCLUDING DISTURBED AREAS SURROUNDING TRENCHES) SHALL BE PLACED AND COMPACTED IN 12" MAXIMUM VERTICAL LIFTS. CONTRACTOR SHALL ACHIEVE 95% COMPACTION FOR THE BEDDING UNLESS OTHERWISE APPROVED BY THE ENGINEER.
7. TRENCH WIDTH: UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

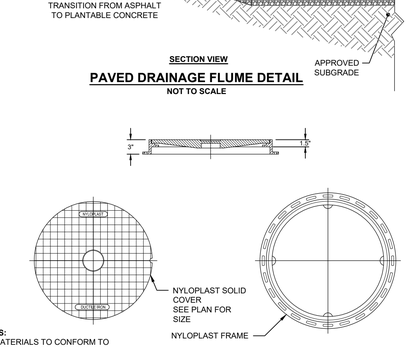
NOMINAL Ø	MIN. RECOMMENDED TRENCH WIDTH
8"	30"
10"	36"
12"	36"
15"	42"
>18"	60"

DRAINAGE PIPE TRENCH
NOT TO SCALE



SECTION VIEW

PAVED DRAINAGE FLUME DETAIL
NOT TO SCALE

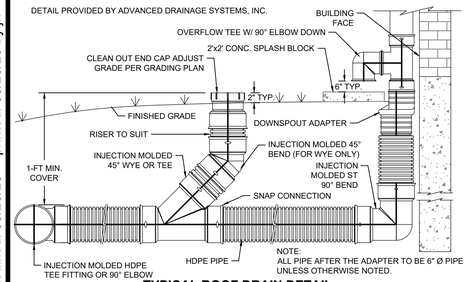


NOTES:
1. MATERIALS TO CONFORM TO ASTM A536 GRADE 70-50-05
2. CASTINGS ARE FURNISHED WITH A BLACK PAINT

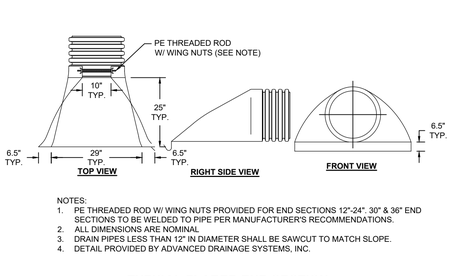
DRAIN BASIN FRAME AND COVER
NOT TO SCALE

OVERFLOW INLET DETAIL
NOT TO SCALE

BY "NYLOPLAST" OR APPROVED EQUIVALENT



TYPICAL ROOF DRAIN DETAIL
NOT TO SCALE



NOTES:
1. PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 12"-24". 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL DIMENSIONS ARE NOMINAL
3. DRAIN PIPES LESS THAN 12" IN DIAMETER SHALL BE SAWCUT TO MATCH SLOPE.
4. DETAIL PROVIDED BY ADVANCED DRAINAGE SYSTEMS, INC.

TYPICAL FLARED END SECTION
NOT TO SCALE

PERMITTING SET ONLY
NOT FOR CONSTRUCTION

Revisions

Rev.	Date	By	Appr.	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
90 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Checked By: BRK
Drawn By: JK
Designed By: JK
Date: JUNE 16, 2023

Plan Set: FORWARD AT THE ROCK PHASE II
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Title: DRAINAGE DETAILS (1)

Prepared For:
F.O.R.W.A.R.D., Inc.
P.O. BOX 1174
SOUTH DENNIS, MA 02660
Phone: (508) 385-HOME
Fax: ----

Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: June 16, 2022

Registration:

DRAFT
NOT FOR CONSTRUCTION

Project Number: 22063
Sheet : 9 of 15

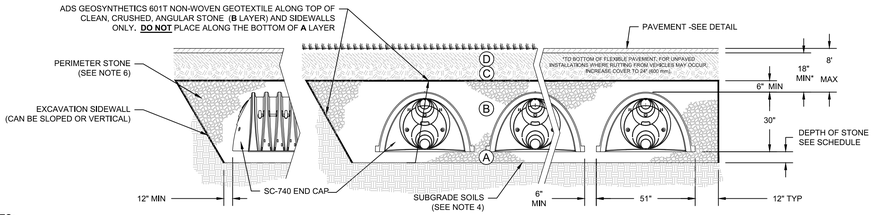
Sheet Number: C - 9

last modified: 06/28/23 printed: 06/28/23 by jh K:\Projects\2022\22063 Hokum Rock Home II Dennis\Drawings\22063 DE.dwg

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS, CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[3] A-1, A-2-4, A-3 OR AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED, COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[3] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2] [3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY, THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:
1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS",
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE INSTALLED CHAMBER SYSTEM TO PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE.
4. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
8. FOR INFORMATION, CONTACT STORMTECH AT 1-888-892-2694,

STORMTECH SC-740 CHAMBER TYPICAL CROSS SECTION

NOT TO SCALE

UNDERGROUND RECHARGE CHAMBER SCHEDULE												
								ELEVATIONS				
RECHARGE AREA #	COVER TYPE	NUMBER OF UNITS	CHAMBER TYPE/ MODEL	STONE UNDER CHAMBER (IN.)	DIAMETER HEADER MANIFOLD (IN.)	DIAMETER CHAMBER INLET STUB (IN.)	# OF MANIFOLD INLETS STUBS	ELEV. A INVERT HEADER MANIFOLD (FT)	ELEV. B MANIFOLD STUB INVERT (FT)	ELEV. C BOTTOM OF CHAMBER S (FT)	ELEV. D BOTTOM OF STONE (FT)	ELEV. E TOP OF CHAMBER (FT)	ELEV. F TOP OF STONE (FT)
URC-1	GRASS	8	STORMTECH SC-740	18	12	12	1	107.54	107.54	106.50	105.00	109.00	110.00
URC-2	PAVE	20	STORMTECH SC-740	12	18	8	3	111.75	112.58	111.21	110.21	113.71	114.71
URC-3	GRASS	2	STORMTECH MC-3500	12	10	10	1	109.42	109.42	107.00	105.00	110.75	111.75

INSPECTION & MAINTENANCE

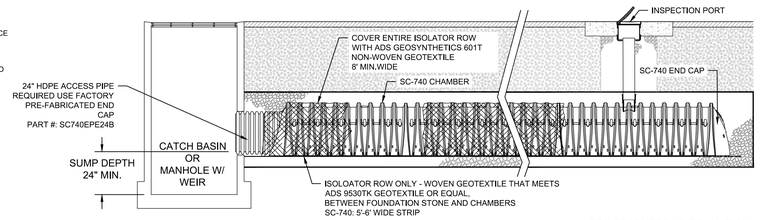
STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

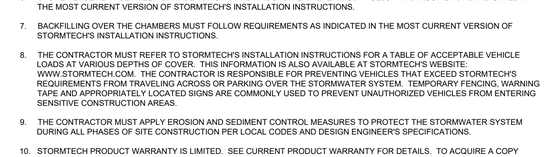
NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

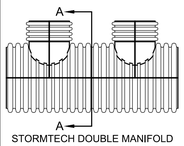


STORMTECH ISOLATOR ROW DETAIL

NOT TO SCALE

FOR STORMTECH INFORMATION CALL 1-888-892-2694





	HEADER PIPE SIZES										
STUB SIZE	48"	42"	36"	30"	24"	18"	15"	12"	10"	8"	6"
12"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-	-
10"	-	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-	-
8"	-	-	-	-	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	-
6"	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL	AVAIL

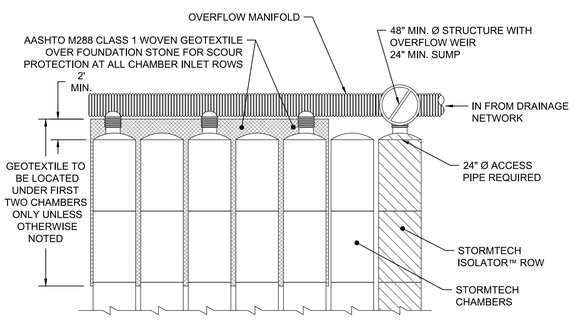
AVAIL - STANDARD HEADERS AVAILABLE

MANIFOLDS ARE DESIGNED TO BE COUPLED TO STORMTECH PREFABRICATED END CAPS. WHEN USING STANDARD END CAPS, CORRUGATE DPIPE UP TO 10 INCHES CAN BE INSERTED DIRECTLY INTO THE END CAP. FOR 12" INLET PIPES, A CORRUGATED TO SMOOTH PIPE ADAPTER IS REQUIRED.

ADS MANIFOLD DETAIL

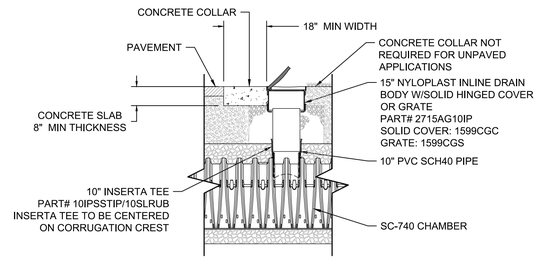
NOT TO SCALE

FOR INFORMATION CALL 1-888-892-2694



STORMTECH ISOLATOR ROW MANIFOLD DETAIL

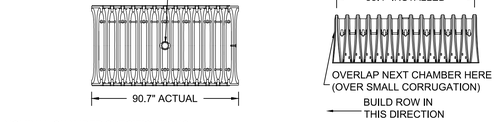
NOT TO SCALE



NOTES:
1. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.
2. INSPECTION PORTS TO BE INSTALLED IN THE MIDDLE CHAMBER OF EACH CHAMBER ROW
3. FOR STORMTECH INFORMATION CALL 1-888-892-2694

STORMTECH 10 INCH PORT DETAIL

NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W x H x INSTALLED LENGTH)	51.0" x 30.0" x 85.4"
CHAMBER STORAGE	45.9 CUBIC FEET
MINIMUM INSTALLED STORAGE	74.9 CUBIC FEET
WEIGHT	75 lbs.

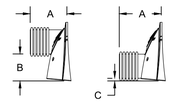
STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART#	STUB	A	B	C
SC740EPE06T	6"(150 mm)	10.90" (277 mm)	18.50" (470 mm)	N/A
SC740EPE06B	6"(150 mm)	10.90" (277 mm)	N/A	0.50" (13 mm)
SC740EPE08T	8"(200 mm)	12.20" (310 mm)	16.50" (419 mm)	N/A
SC740EPE08B	8"(200 mm)	12.20" (310 mm)	N/A	0.60" (15 mm)
SC740EPE10T	10"(250 mm)	13.40" (340 mm)	14.50" (368 mm)	N/A
SC740EPE10B	10"(250 mm)	13.40" (340 mm)	N/A	0.70" (18 mm)
SC740EPE12T	12"(300 mm)	14.70" (373 mm)	12.50" (318 mm)	N/A
SC740EPE12B	12"(300 mm)	14.70" (373 mm)	N/A	1.20" (30 mm)
SC740EPE15T	15"(375 mm)	18.40" (467 mm)	9.00" (229 mm)	N/A
SC740EPE15B	15"(375 mm)	18.40" (467 mm)	N/A	1.30" (33 mm)
SC740EPE18T	18"(450 mm)	19.70" (500 mm)	5.00" (127 mm)	N/A
SC740EPE18B	18"(450 mm)	19.70" (500 mm)	N/A	1.60" (41 mm)
SC740EPE24B	24"(600 mm)	18.50" (470 mm)	N/A	0.10" (3 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

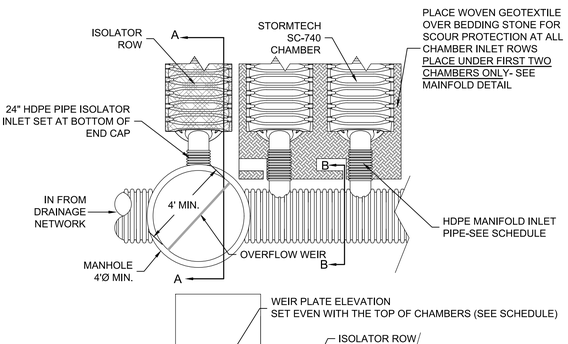
ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

*FOR THE SC740EPE24B THE 24" STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75". BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.



STORMTECH TECHNICAL DETAILS

NOT TO SCALE



STORMTECH SYSTEM DETAIL

NOT TO SCALE

PERMITTING SET ONLY
NOT FOR CONSTRUCTION

Revisions

Rev	Date	By	Appr	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
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508-833-6600 voice
508-833-3150 fax

Checked By: BRK
Drawn By: JK
Designed By: JK
Date: JUNE 16, 2023

Plan Set: FORWARD AT THE ROCK PHASE II
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Title: DRAINAGE DETAILS (2)

Prepared For:
F.O.R.W.A.R.D., Inc.
P.O. BOX 1174
SOUTH DENNIS, MA 02660
Phone: (508) 385-HOME
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Survey Provided By:
Horsley Witten Group, Inc.
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: June 16, 2022

Registration:
DRAFT
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Project Number: 22063
Sheet : 10 of 15

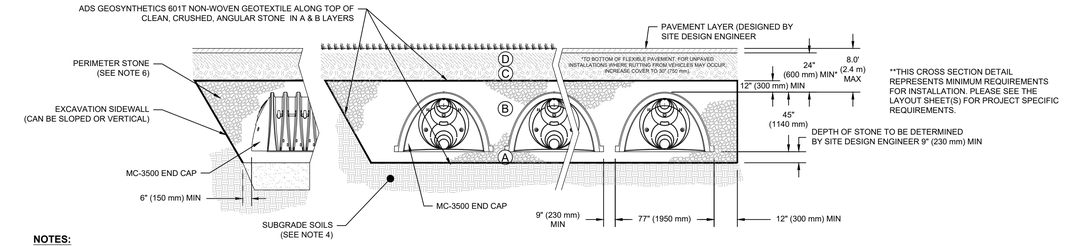
Sheet Number: C - 10

last modified: 06/28/23 printed: 06/28/23 by jh K:\Projects\2022\22063 Hokum Rock Home II Dennis\Drawings\22063 DE.dwg

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

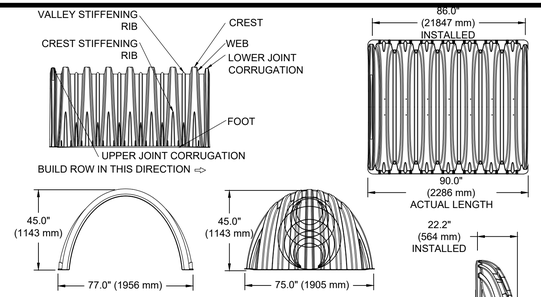
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-3500 TYPICAL CROSS SECTION
NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

NOMINAL END CAP SPECIFICATIONS

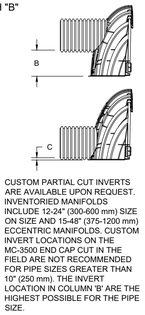
SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" (152 mm) STONE BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.
PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"

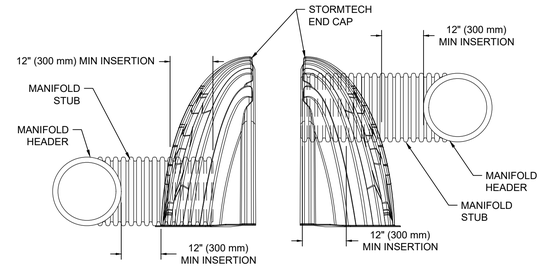
PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

MC-3500 TECHNICAL DETAILS
NOT TO SCALE



CUSTOM PARTIAL CUT INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

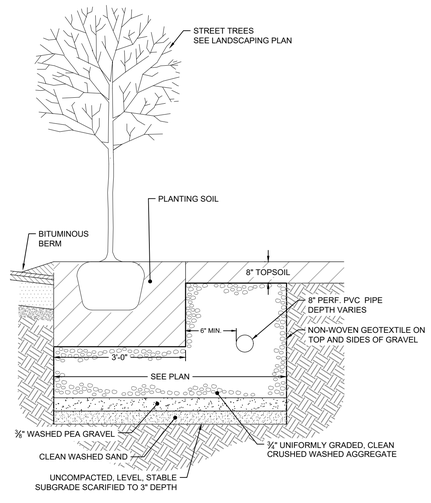


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR PROPER FIT IN END CAP OPENING.

MC-SERIES CAP INSERTION
NOT TO SCALE

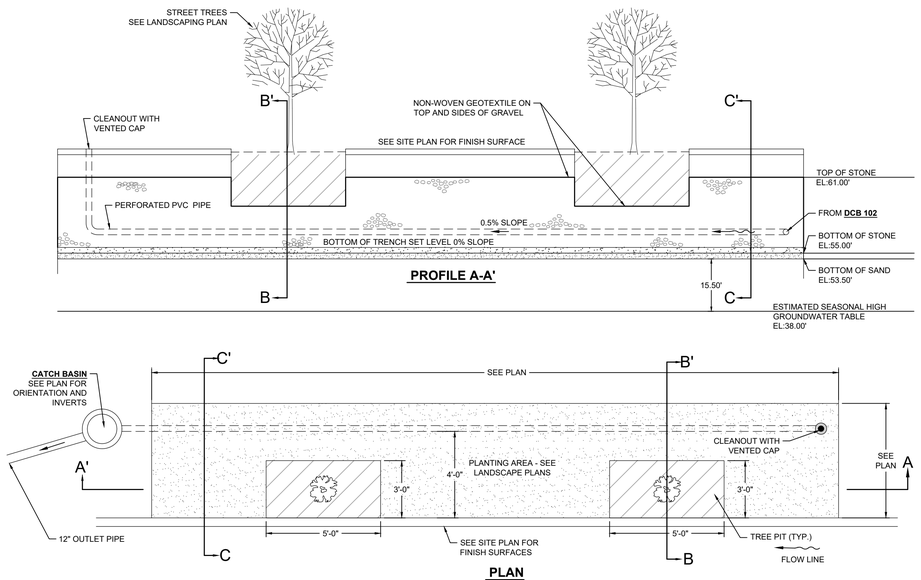
STORMTECH GENERAL NOTES

1. STORMTECH LLC ("STORMTECH") REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
2. OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
3. STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVERS, ETC.): MINIMUM COVER IS 18 INCHES NOT INCLUDING PAVEMENT; MAXIMUM COVER IS 96 INCHES INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 96 INCHES.
4. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
5. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
6. STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
7. BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
8. THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
9. THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
10. STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2694 OR VISIT WWW.STORMTECH.COM.

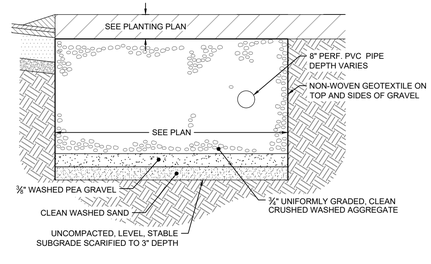


NOTES:
1. PLANTING SOIL DEPTH VARIES BASED UPON FINAL SITE GRADING AND SURROUNDING EXISTING GRADES.

CROSS SECTION B-B'
NOT TO SCALE

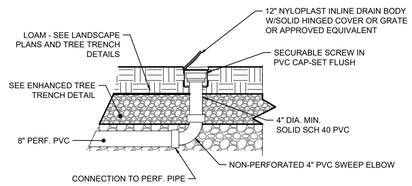


ENHANCED STORMWATER TREE TRENCH PLAN
NOT TO SCALE



NOTES:
1. PLANTING SOIL DEPTH VARIES BASED UPON FINAL SITE GRADING AND SURROUNDING EXISTING GRADES.

CROSS SECTION C-C'
NOT TO SCALE



TREE TENCH CLEANOUT
NOT TO SCALE

PERMITTING SET ONLY
NOT FOR CONSTRUCTION

Revisions

Rev	Date	By	Appr	Description

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
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508-833-6600 voice
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Checked By: BRK
Drawn By: JK
Designed By: JK
Date: JUNE 16, 2023

Plan Set: FORWARD AT THE ROCK PHASE II
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Title: DRAINAGE DETAILS (3)

Prepared For:
F.O.R.W.A.R.D., Inc.
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SOUTH DENNIS, MA 02660
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90 Route 6A
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Dated: June 16, 2022

Registration:
DRAFT NOT FOR CONSTRUCTION

Project Number: 22063
Sheet : 11 of 15
Sheet Number: C - 11

last modified: 06/28/23 printed: 06/28/23 by jh K:\Projects\2022\22063 Hokum Rock Home II Dennis\Drawings\22063 DE.dwg

BIORETENTION CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS TO BE USED AS A GENERAL GUIDELINE. COORDINATE WITH THE OWNER, ENGINEERS, AND LANDSCAPE ARCHITECTS AND SUBMIT A PROPOSED CONSTRUCTION SEQUENCE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

1. CONDUCT A PRE-CONSTRUCTION MEETING.
2. CHECK FOR EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
3. CLEAR AND GRUB THE PROPOSED BIORETENTION AREA
4. ROUGH GRADE THE BIORETENTION AREA DURING GENERAL CONSTRUCTION.
5. EXCAVATE PRETREATMENT CELLS AND/OR SEDIMENT FOREBAYS PRIOR TO BIORETENTION CONSTRUCTION.
6. DO NOT CONSTRUCT THE BIORETENTION AREA UNTIL ALL DISTURBED AREAS WITHIN THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN GRADED AND STABILIZED.
7. INSTALL TEMPORARY EROSION AND SEDIMENT CONTROLS TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREA.
8. EXCAVATE THE BIORETENTION FACILITY TO THE BOTTOM INVERT OF THE SUBDRAIN SYSTEM. IF USED FOR TEMPORY STORMWATER MANAGEMENT DURING CONSTRUCTION PROVIDE A SURFACE ELEVATION AT A MINIMUM 1-FOOT ABOVE THE BOTTOM OF UNDERDRAIN ELEVATION AS SHOWN IN THE BIORETENTION SCHEDULE. THIS ALLOWS FOR AN OVER-DIG OF THE ACCUMULATED SEDIMENT FROM WITHIN THE BIORETENTION AREA PRIOR TO MEDIA/FABRIC INSTALLATION
9. PRIOR TO THE INSTALLATION OF FILTER FABRIC AND MEDIA WITHIN THE BIORETENTION AREAS, REMOVE AND PROPERLY DISPOSE OF SEDIMENT ACCUMULATED IN ANY PARTIALLY CONSTRUCTED OR TEMPORARY BIORETENTION/DRAINAGE AREA USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
10.
11. INSTALL THE FILTER FABRIC ALONG THE EXCAVATION SIDE WALLS. ENGINEER FIELD VISIT AND REPORT REQUIRED SEE NOTE (3) BELOW.
12. RIP THE BOTTOM SOILS TO A DEPTH OF SIX INCHES TO PROMOTE GREATER INFILTRATION.
13. INSTALL THE OVERFLOW OUTLET STRUCTURE AS SPECIFIED IN THE DRAWINGS.
14. INSTALL UNDERDRAIN AS INDICATED ON DRAWINGS. ENGINEER FIELD VISIT AND REPORT REQUIRED PRIOR TO COVERING THE UNDERDRAIN. SEE NOTE (3) BELOW.
15. INSTALL PEA GRAVEL LAYER AS INDICATED ON DRAWINGS.
16. DELIVER APPROVED BIORETENTION SOIL AND STORE ON ADJACENT IMPERVIOUS AREA OR PLASTIC SHEETING.
17. BACKFILL WITH APPROVED BIORETENTION SOIL TO THE DESIGN GRADE (UN-COMPACTED) AS INDICATED ON DRAWINGS. THE CONTRACTOR MUST SUBMIT A SOIL SAMPLE (2 LBS) TO THE ENGINEER PRIOR TO SOIL DELIVERY TO THE SITE.
18. STABILIZE ALL REMAINING DISTURBED AREAS AND SIDE SLOPES WITH SEEDING, HYDROSEEDING, AND/OR EROSION CONTROL BLANKETS AS INDICATED ON DRAWINGS. ENGINEER FIELD VISIT AND REPORT REQUIRED SEE NOTE (3) BELOW.
19. INSTALL BIORETENTION PLANTINGS AS INDICATED ON DRAWINGS. DO NOT PLANT BEFORE THE REMAINING DISTURBED AREAS SURROUNDING THE FACILITY ARE STABILIZED.
20. INSTALL MULCH LAYER AS INDICATED ON DRAWINGS. THE CONTRACTOR MUST SUBMIT A MULCH SAMPLE (1 GALLON) TO THE ENGINEER PRIOR TO DELIVERY TO THE SITE.
21. CONDUCT FINAL CONSTRUCTION INSPECTION WITH ENGINEER. ENGINEER FIELD VISIT AND REPORT REQUIRED SEE NOTE (3) BELOW.
22. REMOVE REMAINING EROSION AND SEDIMENT CONTROLS ONLY AFTER SURROUNDING DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED.

NOTES:
(1.) SEE GENERAL CONSTRUCTION NOTES FOR OVERALL CONSTRUCTION SEQUENCE.
(2.) SEE GENERAL NOTES/SPECIFICATIONS/CONSTRUCTION DETAILS FOR DETAILED CONSTRUCTION REQUIREMENTS.
(3.) MANDATORY NOTIFICATION/APPROVAL OF THE PROJECT ENGINEER IS REQUIRED PRIOR TO PROCEEDING WITH NEXT STAGE. CALL THE ENGINEER (HORSLEY WITTEN GROUP, INC.) AT 508-833-6600 PRIOR TO 12:00 NOON THE PROCEEDING DAY TO ARRANGE FOR ANY REQUESTED FIELD VISITS.

CONSTRUCTION NOTES

1. EXAMINATION

A. VERIFY LAYOUT AND ORIENTATION OF BIORETENTION AREA AND CONNECTIONS.

B. VERIFY EXCAVATION BASE IS READY TO RECEIVE WORK AND EXCAVATIONS, DIMENSIONS, AND ELEVATIONS ARE AS INDICATED ON DRAWINGS.

2. PREPARATION

A. CALL **DIGSAFE** AT 1-888-DIG-SAFE (1-888-344-7233) NOT LESS THAN **THREE** BUSINESS DAYS BEFORE PERFORMING WORK.

B. REQUEST UNDERGROUND UTILITIES TO BE LOCATED AND MARKED WITHIN AND SURROUNDING CONSTRUCTION AREAS.

C. IDENTIFY REQUIRED LINES, LEVELS, CONTOURS, AND DATUM.

D. CLEAR AND GRUB THE PROPOSED BIORETENTION AREA.

3. EXCAVATION

A. EXCAVATE BIORETENTION AREA IN ACCORDANCE WITH GENERAL NOTES AND SPECIFICATIONS.

B. TO MINIMIZE COMPACTION, WORK EXCAVATORS OR BACKHOES FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO ITS APPROPRIATE DESIGN DEPTH AND DIMENSIONS. USE EXCAVATING EQUIPMENT WITH ADEQUATE REACH SO THEY DO NOT WORK IN THE FOOTPRINT OF THE BIORETENTION AREA. IF APPLICABLE AND PER THE ENGINEERS DIRECTION USE A CELL CONSTRUCTION APPROACH IN LARGER BIORETENTION BASINS, WHEREBY THE BASIN IS SPLIT INTO 500 TO 1000 SQUARE FOOT TEMPORARY CELLS WITH A 10 TO 15 FOOT EARTH BRIDGE IN BETWEEN, SO THAT CELLS CAN BE EXCAVATED FROM THE SIDE.

C. EXCAVATE AND SEAL ANY PRETREATMENT CELLS AND/OR SEDIMENT FOREBAYS FIRST AND SEALED TO TRAP SEDIMENTS PER THE DRAWINGS.

D. ROUGH GRADE THE BIORETENTION AREA DURING GENERAL CONSTRUCTION. EXCAVATE THE BIORETENTION FACILITIES TO WITHIN 1 FOOT OF UNDERDRAIN BOTTOM.

E. IF THE BIORETENTION AREA IS TO BE USED AS A TEMPORARY DRAINAGE STORAGE BASIN DURING THE EARLY STAGES OF PROJECT CONSTRUCTION, THE SIDE SLOPES SHOULD BE TEMPORARILY STABILIZED AND SILT FENCE INSTALLED ALONG THE TOE OF THE ROUGH GRADED BIORETENTION SLOPES TO MINIMIZE EXCESSIVE SEDIMENTATION OF THE BIORETENTION FLOOR.

4. COMPACTION

A. MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.

B. USE EXCAVATOR OR BACKHOES TO EXCAVATE THE BIORETENTION AREA

C. IF THE BIORETENTION AREA IS EXCAVATED USING A LOADER, USE ONLY WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH PRESSURE TIRES CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND STORAGE VOLUMES AND IS NOT ACCEPTABLE.

D. COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE PERFORMED TO REFRACTURE THE SOIL PROFILE THROUGH THE 12-IN COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

E. DO NOT COMPACT BIORETENTION SOIL WITH MECHANICAL EQUIPMENT.

5. EMBANKMENT/BERM FILL

A. CONSTRUCT EMBANKMENT/BERM IN ACCORDANCE WITH SPECIFICATIONS AND AS INDICATED ON DRAWINGS.

6. INSTALLATION

A. DO NOT CONSTRUCT THE BIORETENTION AREA UNTIL ALL DISTURBED AREAS WITHIN THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN GRADED AND STABILIZED.

B. REMOVE SEDIMENT ACCUMULATED ALONG THE EXCAVATION FLOOR DURING SITE CONSTRUCTION PRIOR TO CONTINUING WITH THE BIORETENTION FACILITY CONSTRUCTION

C. FORM BOTTOM OF EXCAVATION TO CORRECT ELEVATION.

D. IF INFILTRATION IS PROMOTED, THEN RIP THE BOTTOM SOILS TO A DEPTH OF SIX INCHES TO PROMOTE GREATER INFILTRATION.

E. INSTALL THE FILTER FABRIC ALONG THE EXCAVATION SIDE WALLS AS SPECIFIED IN THE DRAWINGS. IF FILTER FABRIC IS TO BE INSTALLED PLACE THE FILTER FABRIC ON THE SIDES OF THE BIORETENTION AREA WITH A MINIMUM SIX INCH OVERLAP AT ALL JOINTS.

F. INSTALL ANY TEMPORARY EROSION AND SEDIMENT CONTROLS TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREA DURING FINAL CONSTRUCTION AND UNTIL IT IS COMPLETED. SPECIAL PROTECTION MEASURES SUCH AS EROSION CONTROL FABRICS MAY BE NEEDED TO PROTECT VULNERABLE SIDE SLOPES FROM EROSION DURING THE CONSTRUCTION PROCESS.

G. ESTABLISH ELEVATIONS AND PIPE INVERTS FOR INLETS AND OUTLETS AS INDICATED ON DRAWINGS

H. INSTALL THE OVERFLOW OUTLET STRUCTURE AS INDICATED ON DRAWINGS.

I. INSTALL UNDERDRAIN, INCLUDING 4 INCH PERFORATED PIPE, GRAVEL AND FILTER FABRIC ON TOP OF THE UNDERDRAIN GRAVEL AS INDICATED ON DRAWINGS. PLACE GRAVEL AROUND THE UNDERDRAIN PIPE AS INDICATED IN THE DETAILS. OBSERVATION WELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (SEE PLANS FOR LOCATION).

J. INSTALL PEA GRAVEL LAYER AS INDICTED ON DRAWINGS.

K. DELIVER APPROVED BIORETENTION SOIL AND STORE ON ADJACENT IMPERVIOUS AREA OR PLASTIC SHEETING.

7. BACKFILLING

A. BACKFILL WITH APPROVED BIORETENTION SOIL TO THE DESIGN GRADE AS SPECIFIED IN THE DRAWINGS.

B. PLACE SOIL IN 12 INCH LIFTS UNTIL DESIRED TOP ELEVATION OF BIORETENTION SOIL IS ACHIEVED. DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. WAIT 3 DAYS TO CHECK FOR SETTLEMENT, AND ADD ADDITIONAL MEDIA AS NEEDED

C. DO NOT COMPACT BIORETENTION SOIL WITH MECHANICAL EQUIPMENT.

D. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

E. STABILIZE ALL REMAINING DISTURBED AREAS AND SIDE SLOPES WITH SEEDING, HYDROSEEDING, AND/OR EROSION CONTROL BLANKETS AS INDICATED ON DRAWINGS.

8. PLANTING

A. PLANT BIORETENTION AREA IN ACCORDANCE WITH PLANTING PLANS AND SPECIFICATIONS.

B. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. DO NOT ADD FERTILIZERS OR OTHER SOIL AMENDMENTS TO THE BIORETENTION SOILS UNLESS INSTRUCTED BY THE ENGINEER. THE PLANTING SOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING.

C. INSTALL BIORETENTION PLANTINGS AS INDICATED ON DRAWINGS. WATER DURING WEEKS OF NO RAIN FOR THE FIRST TWO MONTHS.

D. DO NOT PLANT BEFORE THE REMAINING DISTURBED AREAS SURROUNDING THE FACILITY ARE STABILIZED.

E. REMOVE SEDIMENT ACCUMULATED IN THE BIORETENTION AREA DURING THE PLANTING PHASE.

F. IF SUITABLE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED ALONG THE BIORETENTION SIDE SLOPES PRIOR TO PLANTING, INSTALL A SILT FENCE PERIMETER AT THE TOE OF THE BIORETENTION SLOPES AND LEAVE IN PLACE UNTIL AN APPROVED VEGETATIVE COVER HAS BEEN ESTABLISHED.

G. INSTALL MULCH LAYER AS INDICATED ON DRAWINGS. MIX APPROXIMATELY HALF OF THE SPECIFIED MULCH LAYER INTO THE BIORETENTION SOIL TO A DEPTH OF APPROXIMATELY 4 INCHES TO HELP FOSTER A HIGHLY ORGANIC SURFACE LAYER.

H. REMOVE REMAINING EROSION AND SEDIMENT CONTROLS ONLY AFTER SURROUNDING DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED.

I. CONDUCT FINAL CONSTRUCTION INSPECTION WITH ENGINEER.

9. CLEAN UP

A. AFTER COMPLETION OF THE WORK, REMOVE AND PROPERLY DISPOSE ALL DEBRIS, CONSTRUCTION MATERIALS, RUBBISH, EXCESS SOIL, ETC., FROM THE PROJECT SITE. REPAIR PROMPTLY ANY IDENTIFIED DEFICIENCIES AND LEAVE THE PROJECT SITE IN A CLEAN AND SATISFACTORY CONDITION.

MATERIAL SPECIFICATIONS

1. BIORETENTION SOIL

SUBMIT SOIL SAMPLE (2LBS) AND TESTING ANALYSIS RESULTS BY A QUALIFIED SOIL TESTING LABORATORY INDICATING AND INTERPRETING TEST RESULTS FOR COMPLIANCE WITH THE FOLLOWING PARAMETER:

A. UNIFORM SOIL MIX, FREE OF NOXIOUS WEEDS AND STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN 1 INCH.

B. PROVIDE A TEXTURAL ANALYSIS INCLUDING THE FOLLOWING:
USDA UNIFIED SOIL CLASSIFICATION: LOAMY SAND, LOAMY COARSE SAND, SAND, COARSE SAND
GRAVEL CONTENT: <15%
GRADATION AND PERCENTAGES OF SAND, SILT, AND CLAY CONTENT
85-88% SAND (< 10% COARSE SAND)
8-12% SILT AND CLAY (< 2% CLAY)
ORGANIC MATTER: 3%
WELL AGED (6-12 MONTHS), WELL AERATED, LEAF COMPOST OR APPROVED EQUIVALENT

C. PROVIDE A SOIL TEST OF THE BIORETENTION SOIL FOR CONFORMANCE TO THE FOLLOWING CRITERIA:

PH RANGE:	5.2-7.0,
MAGNESIUM:	MINIMUM 32 PPM.
PHOSPHORUS (P2O5):	NOT TO EXCEED 69 PPM.
POTASSIUM (K2O):	MINIMUM 78 PPM.
SOLUBLE SALTS:	NOT TO EXCEED 500 PPM.

IF THE SOIL PH IS NOT WITHIN THE ACCEPTABLE RANGE, AMEND WITH LIME TO RAISE THE PH OR WITH IRON SULFATE TO LOWER THE PH ,AS NECESSARY. ALL TESTING SHOULD BE PERFORMED BY THE SAME TESTING FACILITY TO MAINTAIN CONSISTENT RESULTS. SUBMIT THE SOIL SAMPLE RESULTS TO THE ENGINEER REVIEW AND APPROVAL PRIOR TO DELIVERY TO THE PROJECT SITE.

D. VOLUME OF FILTER MEDIA BASED ON 110% OF PLAN VOLUME TO ACCOUNT FOR SETTLING OR COMPACTION.

E. DO NOT MIX, DUMP OR STORE ANY OTHER MATERIALS OR SUBSTANCES THAT MAY B E HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO THE PLANTING MAINTENANCE OR OPERATIONS WITHIN THE BIORETENTION AREA.

2. FILTER FABRIC

F. NON-WOVEN GEOTEXTILE FABRIC WITH FLOW RATE OF > 110 GALLON/MINUTES/SQUARE FOOT.

G. CLASS "C" APPARENT OPENING SIZE (ASTM-D-4751).

H. GRAB TENSILE STRENGTH (ATSM-D-4632) BURST STRENGTH (ASTM-D-4833).

3. PEA GRAVEL

A. 3/8" WASHED STONE

5. UNDERDRAIN GRAVEL

A. 3/4" CRUSHED WASHED STONE, CLEAN AND FREE OF ALL FINES AND MEETING AASHTO M-43.

6. PIPE

A. UNDERDRAIN
4" RIGID SCHEDULE 40 PVC PIPE, WITH 3/8" PERFORATIONS @ 6" O.C. MEETING ASTMD 1785 OR AASHTO M-278.
T'S AND Y'S FITTINGS AS REQUIRED FOR THE UNDERDRAIN CONFIGURATION INDICATED ON DRAWING.

B. CONNECTIONS TO STORM DRAIN SYSTEM.

C. UNDERDRAIN CLEANOUTS
NON PERFORATED SCHEDULE 40 PVC PIPE, PVC ELBOW, CAP, AND ALL ASSOCIATED FITTINGS.

7. EROSION CONTROL BLANKET (3:1 SIDE SLOPES ONLY)

A. WOVEN, 100% BIODEGRADABLE JUTE FIBER 7.70 LBS/1000 SQFT.
BIONET S150BN OR APPROVED EQUIVALENT.

8. PLANTS

A. AS INDICATED ON DRAWINGS.

9. SEED (SIDE SLOPES ONLY)

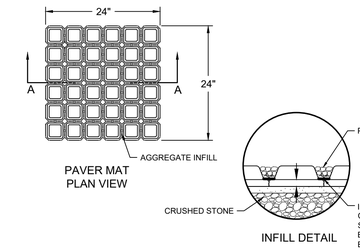
A. NEW ENGLAND CONSERVATION/WILDLIFE/MIX OR APPROVED EQUIVALENT.

B. APPLICATION RATE 25 LBS/ ACRES OR PER SEED MANUFACTURER'S REQUIREMENTS.

10. OUTLET STRUCTURE

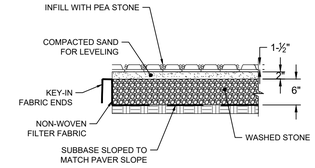
A. SIZE AS INDICATED ON DRAWINGS.

B. FIBERGLASS REINFORCED PLASTIC MANHOLES OF SIZE INDICATED ON DRAWINGS.



PAVER MAT PLAN VIEW

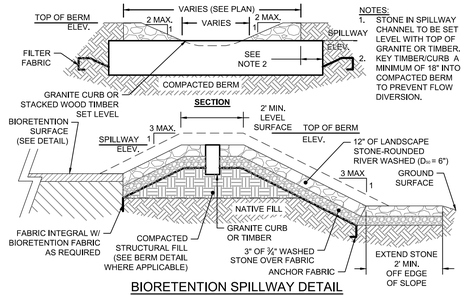
INFILL DETAIL



SECTION A-A

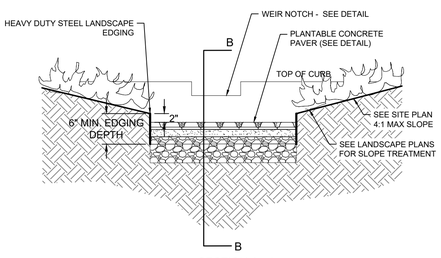
NOTES:
1. SEE SPECIFICATIONS FOR PLANTABLE CONCRETE PAVER REQUIREMENTS.
2. REFER TO MANUFACTURERS REQUIREMENTS FOR ADDITIONAL INSTALLATION REQUIREMENTS
3. FILTER FABRIC AROUND PERIMETER AND BOTTOM OF STONE BASE. KEY IN MINIMUM 6".

PLANTABLE CONCRETE PAVER



NOTES:
1. STONE IN SPILLWAY CHANNEL TO BE SET LEVEL WITH TOP OF GRANITE OR TIMBER, KEY TIMBER/CURB A MINIMUM OF 18" INTO COMPACTED BERM TO PREVENT FLOW DIVERSION.

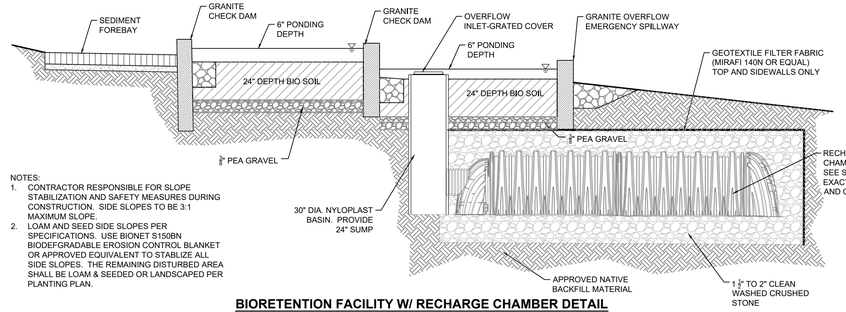
BIORETENTION SPILLWAY DETAIL
NOT TO SCALE



SECTION A - A

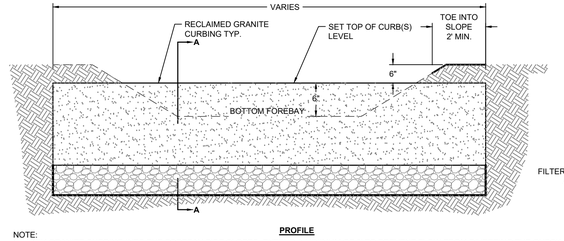
NOTES:
1. SEE SPECIFICATIONS FOR PLANTABLE/PERMEABLE PAVER REQUIREMENTS.
2. INSTALL PLANTABLE/PERMEABLE PAVER SYSTEM PER MANUFACTURERS REQUIREMENTS.
3. SHAPE FOREBAY AS REQUIRED WITH MIN. 6" SIDE SLOPE DEPTH.
4. LANDSCAPE EDGING: HEAVY DUTY STEEL LANDSCAPE EDGING (¼" THICKNESS) WITH NATURAL FINISH
5. SEE PLANS FOR DIMENSIONS GRADING AND ELEVATIONS FOR SEDIMENT FOREBAY

SEDIMENT FOREBAY
NOT TO SCALE

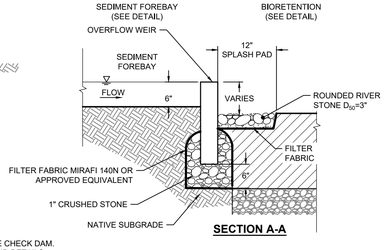


NOTES:
1. CONTRACTOR RESPONSIBLE FOR SLOPE STABILIZATION AND SAFETY MEASURES DURING CONSTRUCTION. SIDE SLOPES TO BE 3:1 MAXIMUM SLOPE.
2. LOAM AND SEED SIDE SLOPES PER SPECIFICATIONS. USE BIONET S150BN BIODEFGRADABLE EROSION CONTROL BLANKET OR APPROVED EQUIVALENT TO STABLIZE ALL SIDE SLOPES. THE REMAINING DISTURBED AREA SHALL BE LOAM & SEEDED OR LANDSCAPED PER PLANTING PLAN.

BIORETENTION FACILITY W/ RECHARGE CHAMBER DETAIL
NOT TO SCALE



PROFILE



SECTION A-A

NOTE:
1. KEY GRANITE CURBING INTO THE FOREBAY SIDE SLOPES. EXTEND A MINIMUM OF 3' TO PREVENT FLOW FROM DIVERTING THE CHECK DAM.
2. USE RECLAIMED OR RECYCLED GRANITE CURB I WHEN POSSIBLE. PROVIDE LENGTHS AND DIMENSIONS TO MATCH PLANS AND DETAILS
3. SEE PLANS AND SCHEDULE FOR CHECKDAM LENGTH, LAYOUT AND CONFIGURATION.

SEDIMENT FOREBAY CHECKDAM
NOT TO SCALE

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Revisions

Rev.	Date	By	Appr.	Description

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Checked By: BRK
Drawn By: JK
Designed By: JK
Date: JUNE 16, 2023

Plan Set: FORWARD AT THE ROCK PHASE II
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Title: DRAINAGE DETAILS (4)

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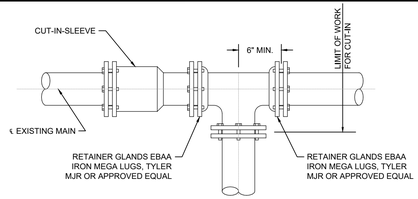
Registration:

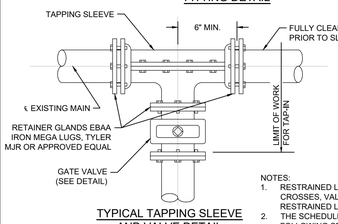
DRAFT NOT FOR CONSTRUCTION

Project Number: 22063
Sheet : 12 of 15
Sheet Number: C - 12

last modified: 06/28/23 printed: 06/28/23 by lh K:\Projects\2022\22063 Hokum Rock Home II Dennis\Drawings\22063 DE.dwg



TYPICAL CUT - IN SLEEVE AND FITTING DETAIL



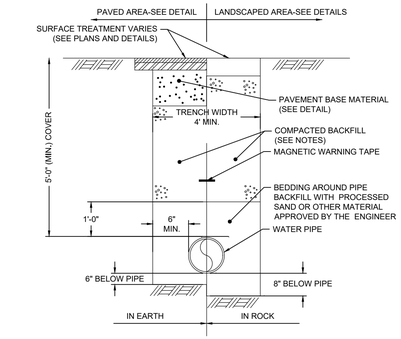
TYPICAL TAPPING SLEEVE AND VALVE DETAIL

NOTES:
1. RESTRAINED LENGTH FOR TEES, CROSSES, VALVES AND PLUGS EQUAL TO RESTRAINED LENGTH FOR 90° BENDS.
2. THE SCHEDULE SHOWN IS FOR THE FOLLOWING SERVICE CONDITIONS :150 psig INTERNAL PRESSURE; SOIL TYPE: SAND-SILT.
3. RESTRAINED LENGTHS SHOWN IN TABLE ARE MINIMUM LENGTHS (IN FEET) AND ARE REQUIRED IN EACH DIRECTION FROM FITTINGS OR VALVES.

RESTRAINED JOINT SCHEDULE

PIPE SIZE	90°	45°	22 1/2°	11 1/4°
	D. I.	D. I.	D. I.	D. I.
12"	92'	38'	18'	9'
10"	78'	32'	16'	8'
8"	66'	27'	13'	7'
6"	51'	21'	10'	5'
4"	38'	16'	8'	4'

WATERMAIN CONNECTIONS
NOT TO SCALE

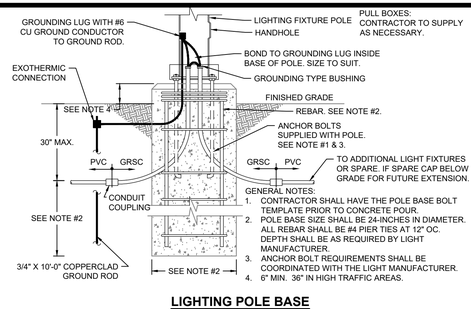


NOTES:
1. TRENCH BACKFILL:
   BENEATH PAVEMENT: ROADBASE AND COMPACTED TO PAVEMENT SUBGRADE REQUIREMENTS (SEE DETAIL).
   OUTSIDE PAVEMENT: GRAVEL BORROW TYPE B (3" MINUS) COMPACTED IN MAXIMUM 8 INCH LIFTS TO TO 95% COMPACTION.
2. TRACER TAPE FOR NON-FERROUS PIPE SHALL BE CONSTRUCTED OF A METALLIC CORE BONDED TO PLASTIC LAYERS. A MINIMUM 5mm THICK METALLIC TRACER TAPE MUST BE LOCATABLE AT A DEPTH OF 18 INCHES WITH ORDINARY PIPE LOCATORS.
3. ACHIEVE 95% COMPACTION FOR THE BEDDING.
4. PEA GRAVEL CONSISTS OF CLEAN, HARD, ROUND PARTICLES OF GRAVEL MEETING THE FOLLOWING:

SIEVE SIZE	PERCENT PASSING
3/8"	85-95
NO. 4	5-15
NO. 8	0-2

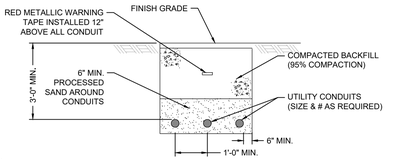
5. INSTALL UTILITY IN ACCORDANCE WITH ALL APPLICABLE UTILITY COMPANY STANDARDS THAT MAY BE MORE STRINGENT THAN THIS DETAIL.

WATER TRENCH
NOT TO SCALE



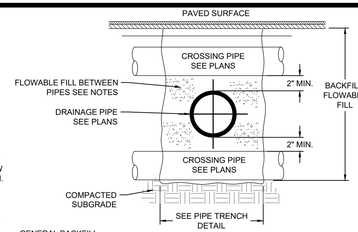
GENERAL NOTES:
1. CONTRACTOR SHALL HAVE THE POLE BASE BOLT TEMPLATE PRIOR TO CONCRETE POUR.
2. POLE BASE SIZE SHALL BE 24-INCHES IN DIAMETER. ALL REBAR SHALL BE #4 PIER TIES AT 12" OC. DEPTH SHALL BE AS REQUIRED BY LIGHT MANUFACTURER.
3. ANCHOR BOLT REQUIREMENTS SHALL BE COORDINATED WITH THE LIGHT MANUFACTURER.
4. 6" MIN. 36" IN HIGH TRAFFIC AREAS.

LIGHTING POLE BASE
NOT TO SCALE



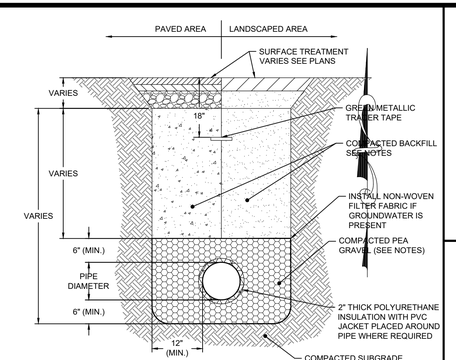
NOTES:
1. SITE WORK SUBCONTRACTOR SHALL PERFORM EXCAVATION, BACKFILL AND WARNING TAPE INSTALLATION FOR ALL UTILITY TRENCH WORK. ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUITS, PULLWIRES, AND HANDHOLES AS REQUIRED FOR ELECTRICAL WORK.
2. UTILITY CONDUITS SHALL INCLUDE A COMBINATION OF ONE, TWO, OR ALL OF (1) FOR TELEPHONE, (1) FOR ELECTRICAL, AND (1) FOR CABLE TELEVISION, (1) FOR OTHER AS SHOWN IN THE SITE PLAN.
3. TRENCH BACKFILL MUST BE COMPACTED IN MAXIMUM 8 INCH LIFTS. BENEATH PAVEMENT BACKFILL SHALL BE ROADBASE, OUTSIDE PAVEMENT GRAVEL BORROW TYPE B (3" MINUS).
5. UTILITY SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE UTILITY COMPANY STANDARDS THAT MAY BE MORE STRINGENT THAN THIS DETAIL.

UTILITY TRENCH
NOT TO SCALE



GENERAL BACKFILL:
1. WHERE A UTILITY PIPE IS LOCATED ABOVE ANOTHER UTILITY PIPE OR WHERE TWO UTILITIES CROSS, USE FLOWABLE FILL FOR BACKFILL (INCLUDING DISTURBED AREAS SURROUNDING TRENCHES) AT THE AREA OF THE PIPE CROSSINGS.
2. THE FLOWBALE FILL MIX MUST BE FINE ENOUGH TO FILL THE VOID SPACE BETWEEN THE CROWN OF THE PIPE BELOW AND THE BOTTOM OF PIPE ABOVE.
3. THE FLOW ABLE FILL MUST ENCOMPASS THE ENTIRE SPACE BETWEEN THE PIPES AS WELL AS AROUND THE PIPES.

PIPE CROSSING
NOT TO SCALE

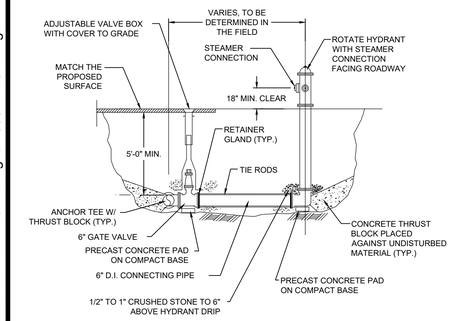


NOTES:
1. GRAVITY SEWER AND FORCE MAIN SHALL BE INSULATED WHEN VERTICAL OR HORIZONTAL SOIL COVER IS LESS THAN 4 FEET AND WHERE SHOWN ON PLANS.
2. TRACER TAPE FOR NON-FERROUS PIPE SHALL BE CONSTRUCTED OF A METALLIC CORE BONDED TO PLASTIC LAYERS. THE METALLIC TRACER TAPE SHALL BE A MINIMUM 5mm THICK AND MUST BE LOCATABLE AT A DEPTH OF 18 INCHES WITH ORDINARY PIPE LOCATORS.
3. TRENCH BACKFILL:
   BENEATH PAVEMENT: BACKFILL SHALL BE ROADBASE AND COMPACTED TO PAVEMENT SUBBASE REQUIREMENTS-SEE DETAIL.
   OUTSIDE PAVEMENT: GRAVEL BORROW TYPE B (3" MINUS) COMPACTED IN MAXIMUM 8 INCH LIFTS TO TO 95% COMPACTION.
4. BACKFILL PLACED IN UTILITY TRENCHES INCLUDING DISTURBED AREAS SURROUNDING UTILITY TRENCHES SHALL BE PLACED AND COMPACTED IN 8" (MAX.) VERTICAL LIFTS.
5. CONTRACTOR SHALL ACHIEVE 95% COMPACTION FOR THE BEDDING.
6. PEA GRAVEL SHALL CONSIST OF CLEAN, HARD, ROUND PARTICLES OF GRAVEL MEETING THE FOLLOWING:

SIEVE SIZE	PERCENT PASSING
3/8"	85-95
NO. 4	5-15
NO. 8	0-2

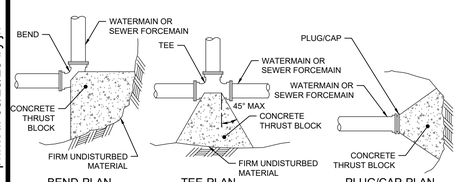
7. UTILITY SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE UTILITY COMPANY STANDARDS THAT MAY BE MORE STRINGENT THAN THIS DETAIL.

SEWER TRENCH
NOT TO SCALE



NOTES:
1. DEPTH OF HYDRANT BURY TO SUIT INSTALLED DEPTH OF COVER OVER WATERMAIN.
2. THRUST BLOCKS SHALL BE A MINIMUM OF 3-CFT IN VOLUME.
3. LARGE FLAT ROCKS MAY REPLACE CONCRETE PADS.
4. ROOFING FELT SHALL BE INSTALLED BETWEEN THE CONCRETE PAD AND THE WATERMAIN FITTINGS WHERE NECESSARY.
5. SEE TABLE FOR CONCRETE THRUST BLOCK REQUIREMENTS.

HYDRANT ASSEMBLY
NOT TO SCALE

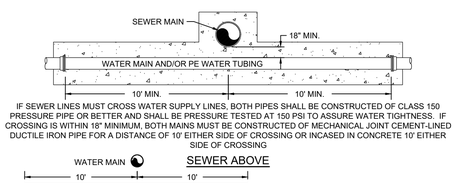


NOTES:
1. CONCRETE FOR THRUST BLOCKS: MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. THRUST BLOCK BEARING AREAS TO BE IN ACCORDANCE WITH TABLE, UNLESS DETERMINED OTHERWISE BY THE ENGINEER BECAUSE OF SOIL CONDITIONS.
3. THRUST BLOCK: PRECAST OR CAST-IN PLACE W/ SIDES FORMED WITH PLYWOOD.

TABLE OF BEARING AREAS (S.F.)

SIZE OF MAIN (IN.)	BEND (90)	BENDS (45 & <)	TEES,CAPS OR PLUGS
8 & <	6	3	4
10 & 12	12	7	9
16 & >	18	10	14

THRUST BLOCK
NOT TO SCALE



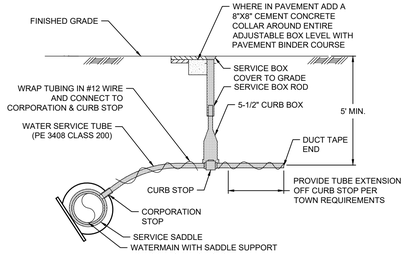
IF SEWER LINES MUST CROSS WATER SUPPLY LINES, BOTH PIPES SHALL BE CONSTRUCTED OF CLASS 150 PRESSURE PIPE OR BETTER AND SHALL BE PRESSURE TESTED AT 150 PSI TO ASSURE WATER TIGHTNESS. IF CROSSING IS WITHIN 18" MINIMUM, BOTH MAINS MUST BE CONSTRUCTED OF MECHANICAL JOINT CEMENT-LINED DUCTILE IRON PIPE FOR A DISTANCE OF 10' EITHER SIDE OF CROSSING OR INCASED IN CONCRETE 10' EITHER SIDE OF CROSSING

IF CONDITIONS REQUIRE PIPES TO BE CLOSER THAN 18", ENCASE SEWER 10' EACH SIDE OF CROSSING OR USE D.I. FOR SEWER

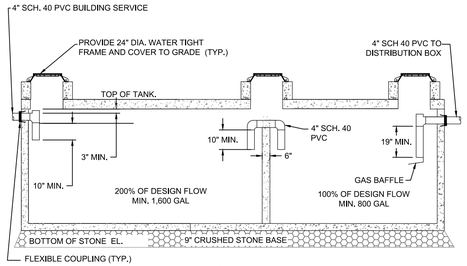
SEWER BELOW < 18" SEPARATION

SEWER BELOW >/= 18" SEPARATION

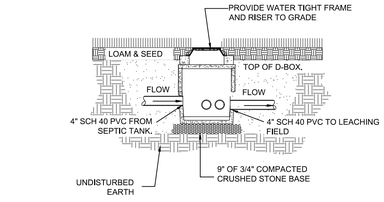
WATER SERVICE / SEWER CROSSING
NOT TO SCALE



WATER CONNECTION
NOT TO SCALE

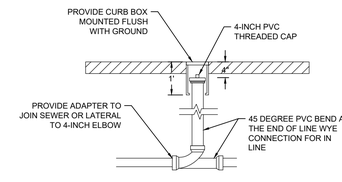


3,OOO GALLON TWO COMPARTMENT SEPTIC TANK
NOT TO SCALE
ACME/SHOREY PRECAST MODEL ST-LOW-3000-H-20

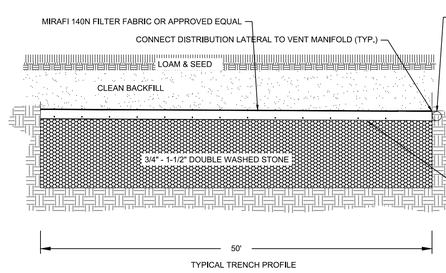


NOTES:
PROVIDE 5 OUTLET DISTRIBUTION BOX INSTALLED ON LEVEL STABLE BASE.
INSTALL FIRST 2 FEET OF OUTLET PIPES LEVEL. 4 OUTLETS USED, 1 OUTLET CAPPED

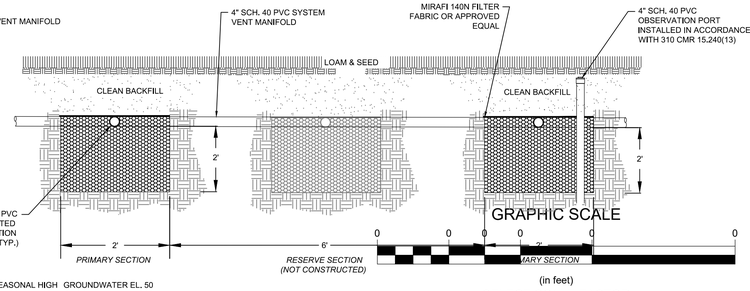
PROPOSED 5 OUTLET H-20 DISTRIBUTION BOX DETAIL
NOT TO SCALE



SEWER CLEANOUT
NOT TO SCALE



LEACHING TRENCH DETAIL
NOT TO SCALE



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Drawn By: JK
Designed By: JK
Date: JUNE 16, 2023

FORWARD AT THE ROCK PHASE II
131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

UTILITY DETAILS

Plan Set:
Plan Title:

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Dated: June 16, 2022

Registration:

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Project Number: 22063
Sheet : 13 of 15

Sheet Number: C - 13

last modified: 06/28/23 printed: 06/28/23 by jh K:\Projects\2022\22063 Hokum Rock Home II Dennis\Drawings\22063 DE-UT.dwg

GRAPHIC SCALE

20 0 10 20 40 80

(in feet)

1 INCH = 20 FEET

PERMITTING SET ONLY
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PLANTING LEGEND

PROPOSED CANOPY TREE

PROPOSED EVERGREEN SCREENING TREES

PROPOSED EVERGREEN SHRUB

PROPOSED LARGE SHRUB

PROPOSED SMALL SHRUB

PROPOSED ORNAMENTAL GROUND COVER

BIORETENTION AREA

SEED MIX 1 - 14,670± SF MOW AS NEEDED
COLONIAL SEED - HARMONY MIX

WAVY HAIR GRASS
SHEEP FESCUE
HARD FESCUE
BLUE FESCUE
BLUE X HARD FESCUE

SEED MIX 2 - 16,435± SF LOW MOW, MOW AS NEEDED
COLONIAL SEED - HARMONY ENHANCED MIX

WAVY HAIR GRASS	*BUTTERFLY MILKWEED*
SHEEP FESCUE	*BLACK EYED SUSAN*
HARD FESCUE	*LANCE LEAVED COREOPSIS*
BLUE FESCUE	*NEW ENGLAND ASTER*
BLUE X HARD FESCUE	*HOLLOWSTEM JOE PYE WEED*
LITTLE BLUESTEM	*EARLY GOLDENROD*
PARTRIDGE PEA	

NOTE: LOAM AND SEED ALL DISTURBED AREAS NOT CALLED OUT TO BE PLANTED OR SEEDED WITH MIX 1 UNLESS OTHERWISE SPECIFIED.

ZONING REQUIREMENTS: LANDSCAPE
PROPOSED PARKING SPACES: 11
MINIMUM TREE REQUIREMENT (1 TREE PER 5 PARKING SPACES: 3
PROPOSED CANOPY TREES: 16±

Hokum Rock Plant List

Key		*Botanical Name*	Common Name	Size	Spacing
		Trees			
NS	2	*Nyssa sylvatica*	Tupelo	2-2.5" cal.	As Shown
QC	9	*Quercus coccinea*	Scarlet Oak	2.5-3" cal.	As Shown
QV	6	*Quercus velutina*	Black Oak	2-2.5" cal.	As Shown
		Evergreen Trees			
JV	39	*Juniperus virginiana*	Eastern Red Cedar	5' - 6' h.	As Shown
		Shrubs			
CA	9	*Clethra alnifolia*	White Summer Sweet	#3	48" O.C.
CSC	4	*Cornus sericea 'Cardinal'*	Cardinal Red Twig Dogwood	#3	42" O.C.
FG	15	*Fothergilla gardenii*	Dwarf Fothergilla	#3	36" O.C.
IG	6	*Ilex glabra*	Inkberry	3-4'	5' O.C.
IGC	9	*Ilex glabra 'Compacta'*	Compact Inkberry	#3	42" O.C.
ITVH	4	*Itea virginica 'Henry's Garnet'*	Henry's Garnet Virginia Sweetspire	#3	36" O.C.
MP	10	*Morella pensylvanica*	Northern Bayberry	#3	5' O.C.
VD	13	*Viburnum dentatum*	Arrowwood Viburnum	#3	5' O.C.
		Ground Cover/Grasses/Perennials			
CPE	131	*Carex pensylvanica*	Pennsylvania Sedge	#1	12" O.C.
DC	42	*Deschampsia cespitosa 'Goldtau'*	Goldtau Tufted Hair Grass	#1	18" O.C.
DM	4	*Dryopteris marginalis*	Marginal Wood Fern	#1	24" O.C.
GM	42	*Geranium maculatum*	Wild Geranium	#1	12" O.C.
PVS	6	*Panicum virgatum 'Shenandoah'*	Shenandoah Switch grass	#1	30" O.C.
PDP	42	*Phlox divaricata*	Woodland Phlox	#1	12" O.C.
TC	42	*Tiarella cordifolia*	Heartleaf Foamflower	#1	12" O.C.
WF	42	*Waldsteinia fragaroides*	Barren Strawberry	#1	12" O.C.
		Bioretention Planting			
CPE	100	*Carex pensylvanica*	Pennsylvania Sedge	PLUGS	12" O.C.
DC	50	*Deschampsia cespitosa 'Goldtau'*	Goldtau Tufted Hair Grass	PLUGS	18" O.C.
EDLJ	8	*Eupatorium dubium 'Little Joe'*	Little Joe Pye Weed	#1	18" O.C.
IVE	8	*Iris versicolor*	Blue Flag	#1	18" O.C.

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Drawn By: KAK
Designed By: KAK
Date: JUNE 16, 2023

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131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

Plan Title: PLANTING PLAN

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Horsley Witten Group, Inc.
90 Route 6A
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Phone: (508) 833-6600
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Dated: June 16, 2022

Registration:

DRAFT
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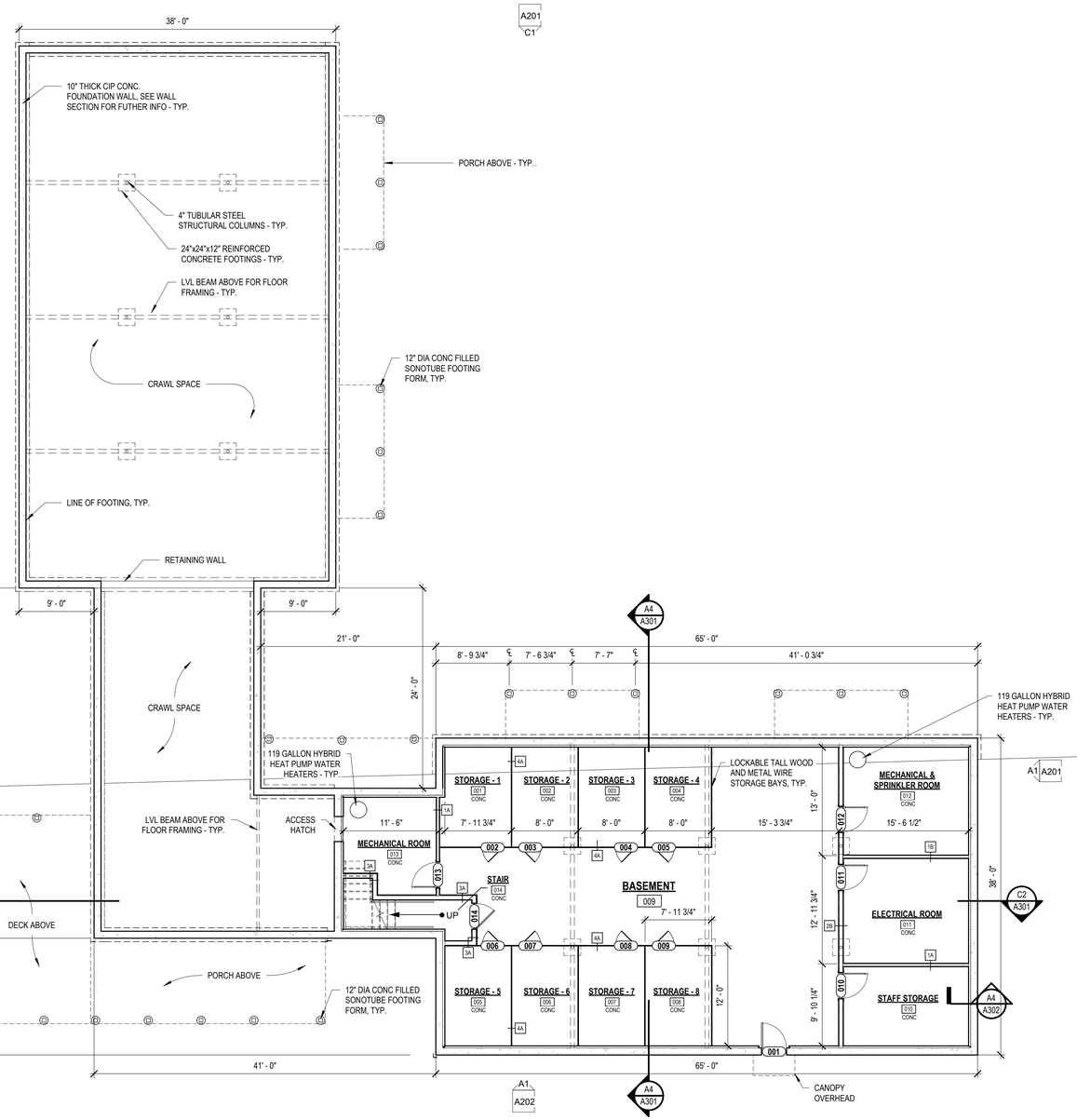
Project Number: 22063
Sheet : 14 of 15
Sheet Number: L - 14

last modified: 06/29/23 printed: 06/29/23 by kk H:\Projects\2022\22063 Hokum Rock Home II Dennis\Drawings\22063 LA.dwg



A2 BASEMENT PLAN
A100 SCALE: 1/8" = 1'-0"

GENERAL SHEET NOTES - FLOOR PLANS

ALL FLOOR LEVELS ON THIS SHEET ARE ASSUMED TO BE AT ESTABLISHED DATUM UNLESS NOTED OTHERWISE.

CABINETS AND CASEWORK ARE LOCATED ON FLOOR PLANS AND IDENTIFIED ON INTERIOR ELEVATIONS.

WALL TAG NUMBERS REFER TO WALL TYPES SCHEDULE.

ALL PIPES, DUCTS AND BUS DUCTS WHICH PENETRATE THE FLOOR CONSTRUCTION SHALL BE INSTALLED SO AS TO MAINTAIN THE RESISTIVE RATING AND STRUCTURAL INTEGRITY OF THE BUILDING.

ALL PENETRATIONS THROUGH FIRE RATED WALLS AND CEILINGS SHALL BE INSTALLED WITH FIRE DAMPERS, FIRE SEAL, ETC. SO AS TO MAINTAIN THE FIRE-RESISTIVE RATING AND STRUCTURAL INTEGRITY OF WALL AND CEILING ASSEMBLIES.

FURNISH AND INSTALL PERMANENT AND RESILIENT ACOUSTICAL SEALANT ALONG ALL JOINTS BETWEEN THE FLOOR AND SEPARATION WALLS. UTILIZE UL RATED FIRESTOP SEALANT AT ALL FIRE-RESISTIVE RATED PARTITIONS.

ALL INTERIOR WALL SURFACES SHALL RECEIVE A PLASTER FINISH. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

GYPSUM WALLBOARD BACKING FOR CERAMIC TILE INSTALLED IN BATHROOMS SHALL BE USG WR (WATER RESISTANT PANELS) OR EQUAL.

PROVIDE BLOCKING FOR GRAB BARS AT ALL WATERCLOSETS AND SHOWERS AND PROVIDE BLOCKING FOR FUTURE SHOWER SEATS AS SHOWN ON **A600.**

FURNISH AND INSTALL SOUND ATTENUATION BATT INSULATION IN ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE.

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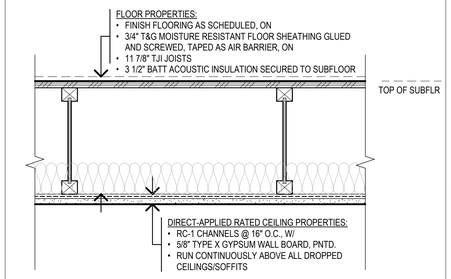
ATTIC ACCESS DOOR TO BE 22"X30" R-42 DELUXE E-Z HATCH ATTIC ACCESS SCUTTLE DOOR WITH LOCKING 4-POINT LATCH AND HANDLES.

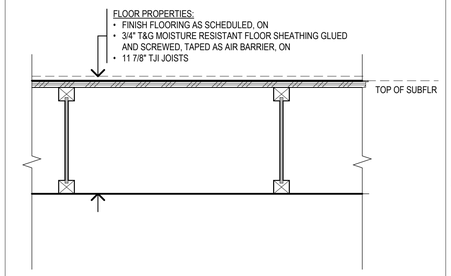
PROVIDE PORTABLE FIRE EXTINGUISHERS IN EACH KITCHEN. FINAL LOCATION TO BE DETERMINED IN FIELD BY ARCHITECT.

PROVIDE WASHER & DRYER HOOKUPS AND DRYER VENT TO EXTERIOR AT ALL LAUNDRY ROOMS.



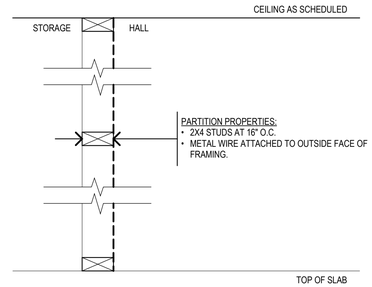
2A **TYP. RATED FLOOR/CEILING ASSEMBLY - 1-HR - ACOUSTICAL** UL 521
RATING PER SPACE - GWB TO BE CONTINUOUS ABOVE ALL WALL FRAMING AND DROPPED CEILINGS/SOFFITS

C5 A100 DETAIL @ TYPICAL FLOOR/CEILING ASSEMBLY @ BASEMENT
SCALE: 1 1/2" = 1'-0"



2B **TYP. FLOOR/CEILING ASSEMBLY** UL 521

B5 A100 DETAIL @ TYPICAL FLOOR/CEILING ASSEMBLY @ CRAWL SPACE
SCALE: 1 1/2" = 1'-0"



4A **NON-RATED**
2X4 STUDS

A5 A100 DETAIL @ METAL WIRE BAYS
SCALE: 1 1/2" = 1'-0"

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FORWARD AT THE ROCK - II

131 HOKUM ROCK ROAD
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BASEMENT PLAN

A100

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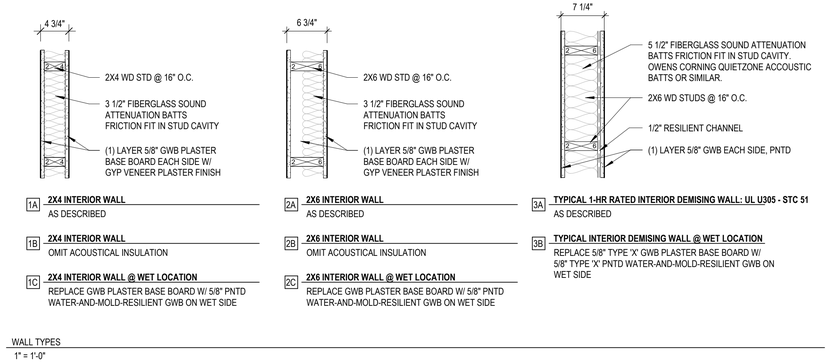


1A **2X4 INTERIOR WALL**
AS DESCRIBED

1B **2X4 INTERIOR WALL**
OMIT ACOUSTICAL INSULATION

1C **2X4 INTERIOR WALL @ WET LOCATION**
REPLACE GWB PLASTER BASE BOARD W/ 5/8" PNTD WATER-AND-MOLD-RESILIENT GWB ON WET SIDE

2A **2X6 INTERIOR WALL**
AS DESCRIBED

2B **2X6 INTERIOR WALL**
OMIT ACOUSTICAL INSULATION

2C **2X6 INTERIOR WALL @ WET LOCATION**
REPLACE GWB PLASTER BASE BOARD W/ 5/8" PNTD WATER-AND-MOLD-RESILIENT GWB ON WET SIDE

3A **TYPICAL 1-HR RATED INTERIOR DEMISING WALL: UL U305 - STC 51**
AS DESCRIBED

3B **TYPICAL INTERIOR DEMISING WALL @ WET LOCATION**
REPLACE 5/8" TYPE 'X' GWB PLASTER BASE BOARD W/ 5/8" TYPE 'X' PNTD WATER-AND-MOLD-RESILIENT GWB ON WET SIDE

WALL TYPES
1" = 1'-0"

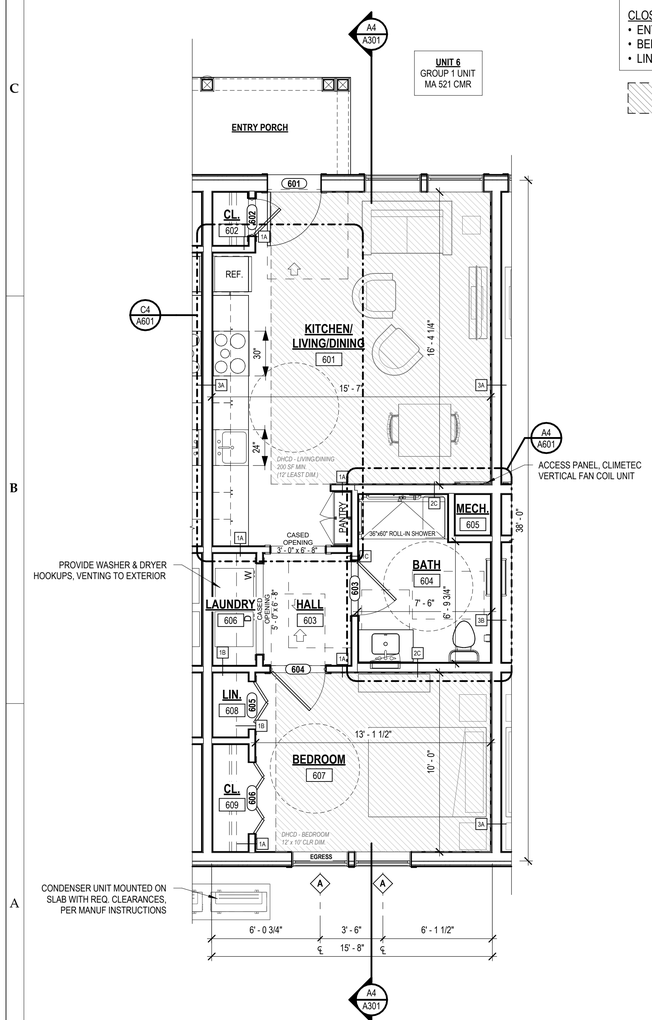
SQUARE FOOTAGES - TYPICAL UNIT

TOTAL UNIT (NET) - 572 (600 SF DHCD REQ.)

BEDROOM - 131 SF (120 SF MIN. DHCD REQ.)
LIVING/DINING - 235 SF (200 SF MIN. DHCD REQ.)

CLOSETS
- ENTRY - 6 SF (6 SF MIN. DHCD REQ.)
- BEDROOM - 12 SF (8 SF MIN. DHCD REQ.)
- LINEN - 7.2 SF (4 SF MIN. DHCD REQ.)

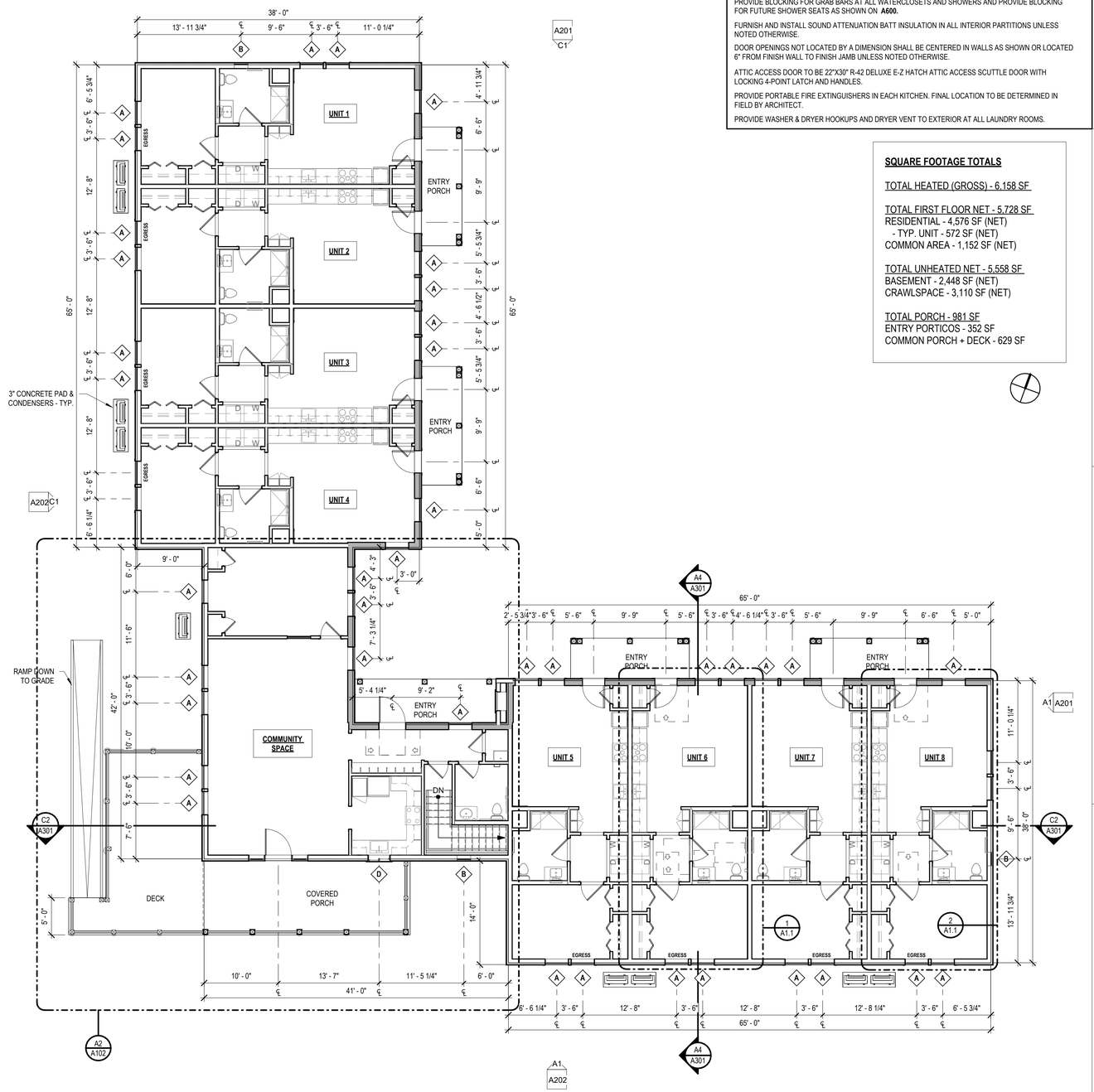
DHCD REQUIRED AREA PER ROOM



A1 / A101 FLOOR PLAN - FIRST FLOOR - TYP UNIT
SCALE: 1/4" = 1'-0"

GREY SHADING INDICATES 2X8 EXTERIOR FRAMING. COORDINATE WINDOW JAMB EXTENSIONS AS NEEDED.

2X8 EXTERIOR WALLS



A3 / A101 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PROVIDE WASHER & DRYER HOOKUPS AND DRYER VENT TO EXTERIOR AT ALL LAUNDRY ROOMS.

SQUARE FOOTAGE TOTALS

TOTAL HEATED (GROSS) - 6,158 SF

TOTAL FIRST FLOOR NET - 5,728 SF
RESIDENTIAL - 4,576 SF (NET)
- TYP. UNIT - 572 SF (NET)
COMMON AREA - 1,152 SF (NET)

TOTAL UNHEATED NET - 5,558 SF
BASEMENT - 2,448 SF (NET)
CRAWLSPACE - 3,110 SF (NET)

TOTAL PORCH - 981 SF
ENTRY PORTICOS - 352 SF
COMMON PORCH + DECK - 629 SF

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FORWARD AT THE ROCK - II

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DENNIS, MASSACHUSETTS

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REVISION SCHEDULE

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FIRST FLOOR PLAN

A101

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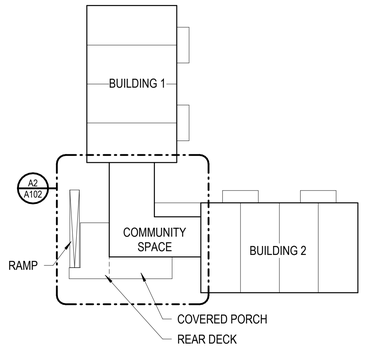

A1 / A102 KEY PLAN
SCALE: 1/32" = 1'-0"

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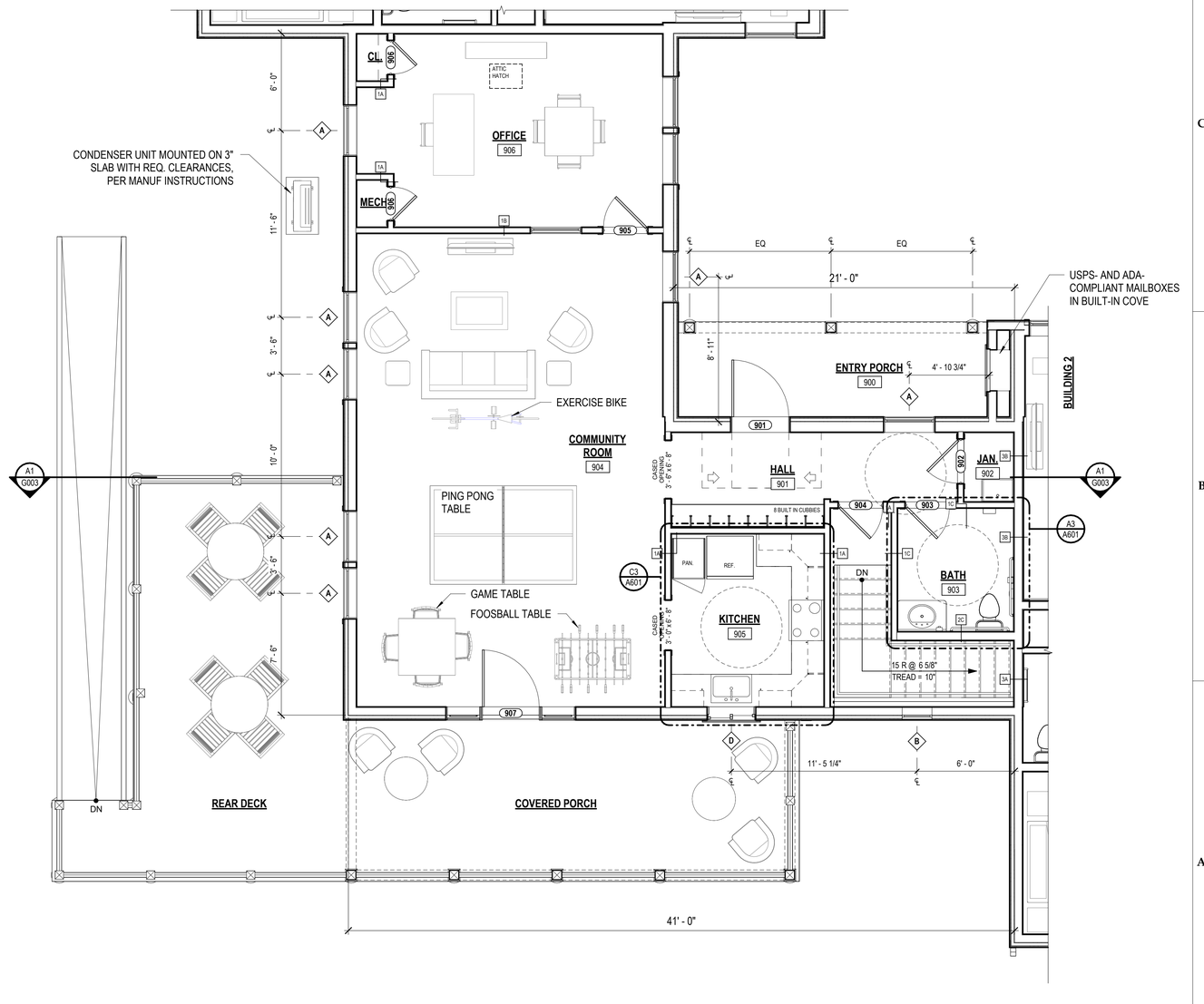
BUILDING 1



A2 / A102 ENLARGED PLAN - COMMUNITY SPACE
SCALE: 1/4" = 1'-0"

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FORWARD AT THE ROCK - II

131 HOKUM ROCK ROAD
DENNIS, MASSACHUSETTS

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ENLARGED PLAN - COMMUNITY SPACE

A102

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GENERAL SHEET NOTES - ROOFING

SHINGLES SHALL BE TESTED IN ACCORDANCE WITH ASTM D 7158 AND SHALL MEET THE CLASSIFICATION REQUIREMENTS FOR A BASIC WIND SPEED OF 110 MPH AND SHALL BE FASTENED TO THE ROOF TO ACCOMODATE SUCH WIND SPEED.

PROVIDE CONTINUOUS METAL DRIP EDGE ON ALL EAVES AND RAKES.

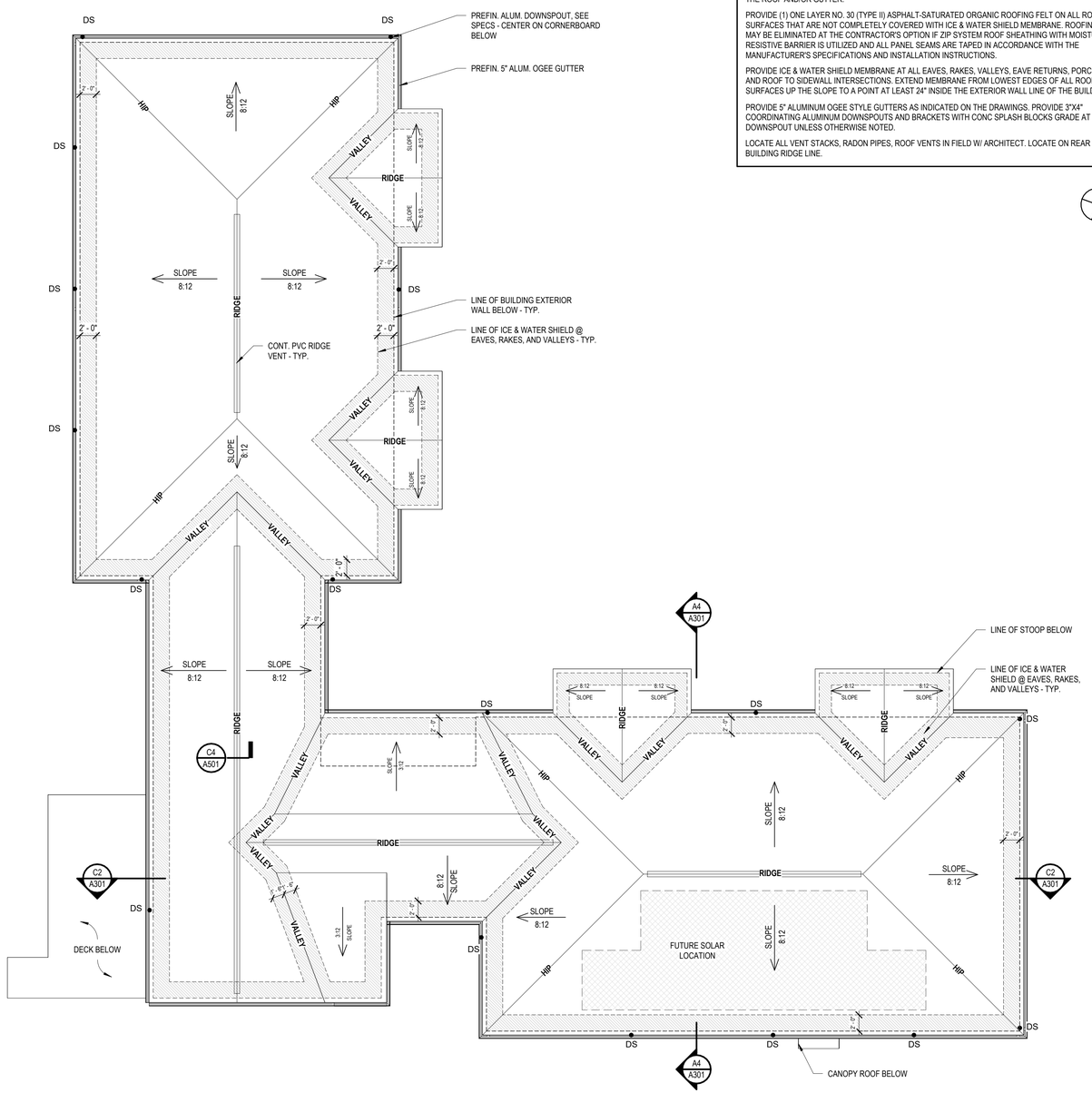
PROVIDE SIDEWALL FLASHING AT ALL VERTICAL SIDEWALLS BY THE STEP-FLASHING METHOD. FLASHING SHALL RUN UP VERTICAL SIDEWALLS 6" MINIMUM. AT THE END OF THE VERTICAL SIDEWALL THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS WATER AWAY FROM THE WALL AND ONTO THE ROOF AND/OR GUTTER.

PROVIDE (1) ONE LAYER NO. 30 (TYPE II) ASPHALT-SATURATED ORGANIC ROOFING FELT ON ALL ROOF SURFACES THAT ARE NOT COMPLETELY COVERED WITH ICE & WATER SHIELD MEMBRANE. ROOFING FELT MAY BE ELIMINATED AT THE CONTRACTOR'S OPTION IF ZIP SYSTEM ROOF SHEATHING WITH MOISTURE-RESISTIVE BARRIER IS UTILIZED AND ALL PANEL SEAMS ARE TAPED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

PROVIDE ICE & WATER SHIELD MEMBRANE AT ALL EAVES, RAKES, VALLEYS, EAVE RETURNS, PORCH ROOFS AND ROOF TO SIDEWALL INTERSECTIONS. EXTEND MEMBRANE FROM LOWEST EDGES OF ALL ROOF SURFACES UP THE SLOPE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

PROVIDE 5" ALUMINUM OGEE STYLE GUTTERS AS INDICATED ON THE DRAWINGS. PROVIDE 3"X4" COORDINATING ALUMINUM DOWNSPOUTS AND BRACKETS WITH CONC SPLASH BLOCKS GRADE AT BASE OF DOWNSPOUT UNLESS OTHERWISE NOTED.

LOCATE ALL VENT STACKS, RADON PIPES, ROOF VENTS IN FIELD W/ ARCHITECT. LOCATE ON REAR SIDE OF BUILDING RIDGE LINE.



A3 A103 FLOOR PLAN - ROOF
SCALE: 1/8" = 1'-0"

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ROOF PLAN

A103

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GENERAL SHEET NOTES - REFLECTED CLG PLANS

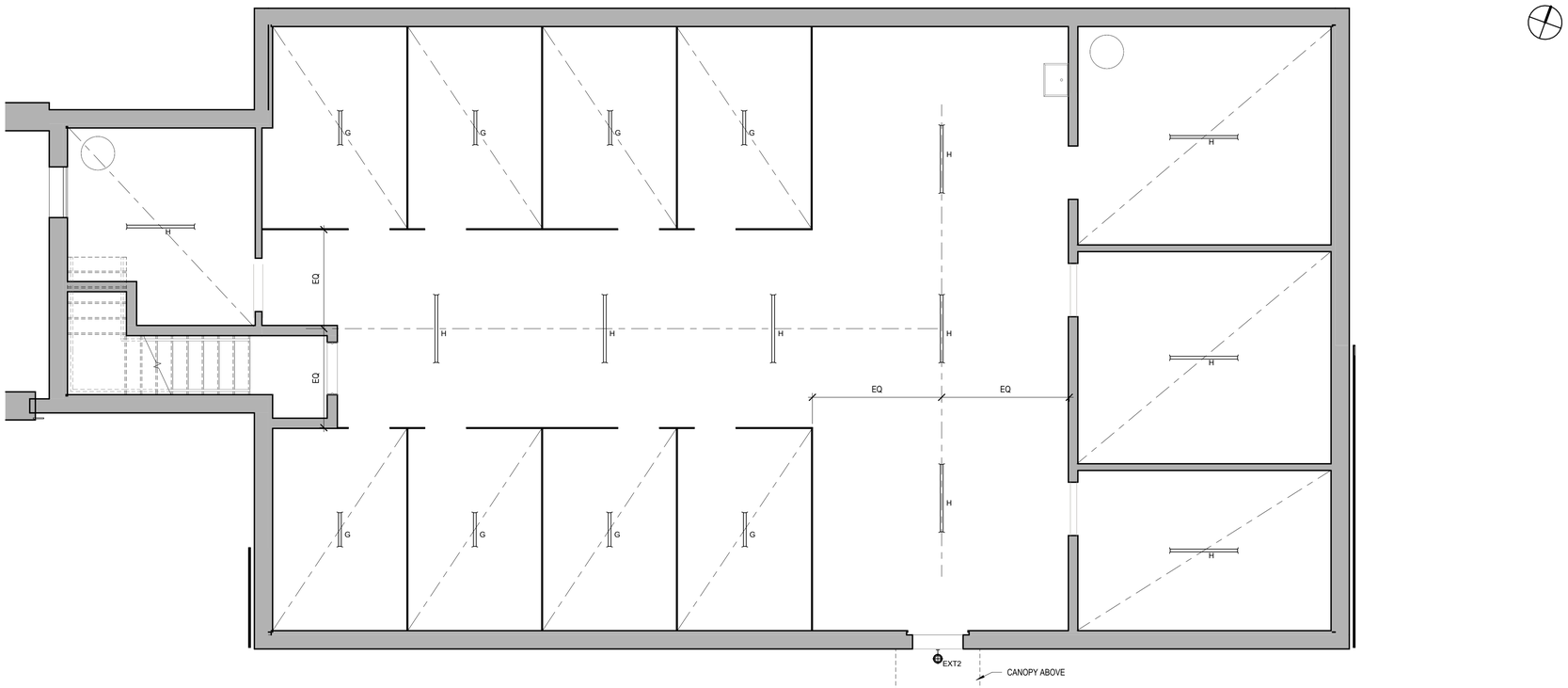
1. SEE CEILING/FLOOR ASSEMBLY TYPES, SPECIFICATIONS, AND ALL RELEVANT DETAILS, AND MEP/FP DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.
2. LIGHTING IS SHOWN FOR LOCATION AND TYPE ONLY. SEE ELECTRICAL SPECIFICATIONS AND LIGHTING PLANS AND SCHEDULE FOR MORE INFORMATION. FINAL FIXTURE TYPES, LOCATIONS AND SWITCHING TYPES/LOCATIONS TO BE COORDINATED WITH ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO PURCHASE AND INSTALLATION.
3. DROPPED CEILINGS/SOFFITS FOR MECHANICAL, FIRE PROTECTION, AND PLUMBING PLENUMS ARE TO BE COORDINATED BETWEEN ALL TRADES PRIOR TO INSTALLATION OF EQUIPMENT AND FRAMING OF SOFFITS TO ENSURE NO CONFLICTS BETWEEN TRADES/COMPONENTS. ANY CONFLICTS DETERMINED DURING ALL-TRADE REVIEW ARE TO BE BROUGHT TO ATTENTION OF ARCHITECT AND ENGINEER FOR RESOLUTION PRIOR TO RELEVANT CONSTRUCTION / INSTALLATION.
4. GWB CEILING AS PART OF RATED FLOOR/CEILING/ROOF ASSEMBLY IS TO RUN CONTINUOUSLY ABOVE ALL DROPPED CEILINGS/SOFFITS, INTERRUPTED ONLY AS ALLOWED BY CODE BY SOLID PARTITION DOUBLE TOP PLATE FRAMING. INDICATION OF DROPPED CEILING/SOFFIT DOES NOT MEAN CONTINUOUS RATED CEILING ABOVE IS NOT REQUIRED. SOFFITS AND DROPPED CEILINGS ARE NOT PART OF THE FIRE-RATED ASSEMBLY.
5. ACCESS PANELS ARE TO BE PROVIDED AS REQUIRED FOR ACCESS TO MECHANICAL EQUIPMENT, FIRE/SMOKE DAMPERS, FIRE PROTECTION CONTROLS, OR ANY OTHER ITEMS OCCURING ABOVE THE DROPPED CEILING THAT REQUIRE ACCESS FOR MAINTENANCE, REPAIR, OR OPERATION, PER MANUFACTURER'S INSTRUCTIONS AND CODE REQUIREMENTS. ACCESS PANELS ARE TO BE EQUIVALENT IN RATING TO ANY ASSEMBLY INTO WHICH THEY ARE INSTALLED, WITH FULL FIRE STOPPING PER CODE. SEE SPECIFICATIONS, MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL FOR MORE INFORMATION. EXACT LOCATIONS ARE TO BE COORDINATED IN-FIELD W/ ARCHITECT.
6. HEIGHTS GIVEN FOR DROPPED CEILINGS / SOFFITS ARE ABOVE FINISH FLOOR LEVEL. HEIGHTS ARE TO BE CONFIRMED WITH ALL EQUIPMENT, DUCTING, PIPING, ETC. FOR ALL TRADES TO BE LOCATED IN PLENUM BETWEEN HARD CEILING ABOVE AND DROPPED CEILING / SOFFIT PRIOR TO CEILING / SOFFIT INSTALLATION. ANY CONFLICTS ARE TO BE BROUGHT TO ATTENTION OF ARCHITECT AND ENGINEER(S) PRIOR TO FRAMING / INSTALL OF DROPPED CEILINGS / SOFFITS.

LIGHTING FIXTURE LEGEND

SYMBOL	DESCRIPTION	COMMENTS
A	CEILING MOUNTED FIXTURE, UNIT	
B	CEILING MOUNTED FIXTURE, COMMON SPACE	
C	WALL SCONCE - BATHROOM	DIMMABLE - NON-GLARE
D	LIGHT (BATHROOM)	
E	DOWNLIGHT (KITCHEN SINK)	DIMMABLE - NON-GLARE
F	UNDER CABINET LIGHTING	DIMMABLE - NON-GLARE
G	24" LED STRIP UTILITY	
H	48" LED STRIP UTILITY	
EXT1	EXTERIOR CEILING MOUNTED FIXTURE	
EXT2	WALL SCONCE - EXTERIOR	

FLOOR PLAN KEY

DROPPED CEILING / SOFFIT FOR SPRINKLER.
SEE FIRE PROTECTION DRAWINGS.



A1 / A150 RCP PLAN - BASEMENT
SCALE: 1/4" = 1'-0"

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BASEMENT RCP PLAN

A150

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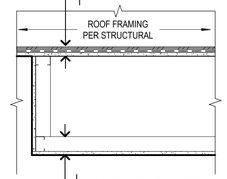
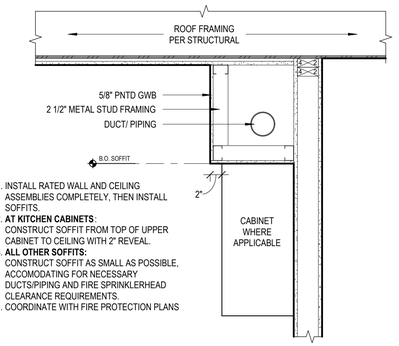
CEILING PROPERTIES:
- 7/16" ZIP UNDER TRUSSES (AIR BARRIER - PROVIDE 12" WIDE STRIP ON TOP OF TOP PLATE AND TAPE TO ZIP WALL SHEATHING PRIOR TO SETTING TRUSSES)
- RC-1 CHANNELS @ 16" O.C.,W/
- (1) LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD, PNTD
- RUN CONTINUOUSLY ABOVE ALL DROPPED CEILINGS/SOFFITS



DROPPED CEILING PROPERTIES:
- (1) LAYER 5/8" TYPE "X" GYP BD. PNTD. ON
- 2 1/2" METAL STUD FRAMING
- RETURN GWB TO CEILING ABOVE WHERE DROPPED CLG/SOFFIT NOT BOUNDED BY WALLS
- SEE RCP FOR MORE INFORMATION

CL1 **DROPPED CEILING - METAL STUD FRAMING**

D3 / A151 DETAIL @ DROPPED CEILING
SCALE: 1" = 1'-0"



1. INSTALL RATED WALL AND CEILING ASSEMBLIES COMPLETELY, THEN INSTALL SOFFITS.
2. **AT KITCHEN CABINETS**: CONSTRUCT SOFFIT FROM TOP OF UPPER CABINET TO CEILING WITH 2" REVEAL.
3. **ALL OTHER SOFFITS:** CONSTRUCT SOFFIT AS SMALL AS POSSIBLE, ACCOMODATING FOR NECESSARY DUCTS/PIPING AND FIRE SPRINKLERHEAD CLEARANCE REQUIREMENTS.
4. COORDINATE WITH FIRE PROTECTION PLANS

CL2 **SOFFIT - METAL STUD FRAMING**

D4 / A151 DETAIL @ SOFFIT
SCALE: 1" = 1'-0"

GENERAL SHEET NOTES - REFLECTED CLG PLANS

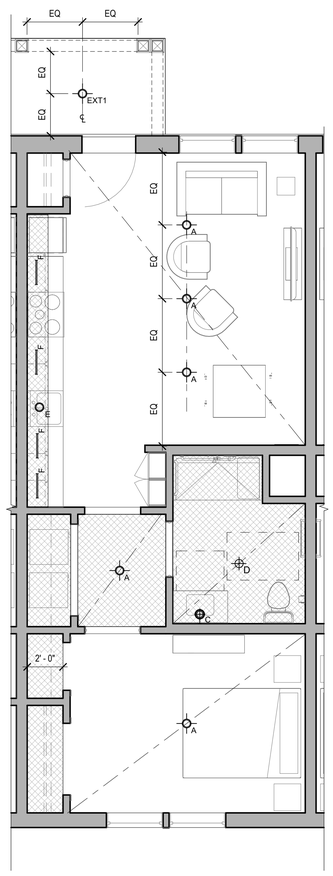
1. SEE CEILING/FLOOR ASSEMBLY TYPES, SPECIFICATIONS, AND ALL RELEVANT DETAILS, AND MEP/FP DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.
2. LIGHTING IS SHOWN FOR LOCATION AND TYPE ONLY. SEE ELECTRICAL SPECIFICATIONS AND LIGHTING PLANS AND SCHEDULE FOR MORE INFORMATION. FINAL FIXTURE TYPES, LOCATIONS AND SWITCHING TYPES/LOCATIONS TO BE COORDINATED WITH ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO PURCHASE AND INSTALLATION.
3. DROPPED CEILINGS/SOFFITS FOR MECHANICAL, FIRE PROTECTION, AND PLUMBING PLENUMS ARE TO BE COORDINATED BETWEEN ALL TRADES PRIOR TO INSTALLATION OF EQUIPMENT AND FRAMING OF SOFFITS TO ENSURE NO CONFLICTS BETWEEN TRADES/COMPONENTS. ANY CONFLICTS DETERMINED DURING ALL-TRADE REVIEW ARE TO BE BROUGHT TO ATTENTION OF ARCHITECT AND ENGINEER FOR RESOLUTION PRIOR TO RELEVANT CONSTRUCTION / INSTALLATION.
4. GWB CEILING AS PART OF RATED FLOOR/CEILING/ROOF ASSEMBLY IS TO RUN CONTINUOUSLY ABOVE ALL DROPPED CEILINGS/SOFFITS, INTERRUPTED ONLY AS ALLOWED BY CODE BY SOLID PARTITION DOUBLE TOP PLATE FRAMING. INDICATION OF DROPPED CEILING/SOFFIT DOES NOT MEAN CONTINUOUS RATED CEILING ABOVE IS NOT REQUIRED. SOFFITS AND DROPPED CEILINGS ARE NOT PART OF THE FIRE-RATED ASSEMBLY.
5. ACCESS PANELS ARE TO BE PROVIDED AS REQUIRED FOR ACCESS TO MECHANICAL EQUIPMENT, FIRE/SMOKE DAMPERS, FIRE PROTECTION CONTROLS, OR ANY OTHER ITEMS OCCURING ABOVE THE DROPPED CEILING THAT REQUIRE ACCESS FOR MAINTENANCE, REPAIR, OR OPERATION, PER MANUFACTURER'S INSTRUCTIONS AND CODE REQUIREMENTS. ACCESS PANELS ARE TO BE EQUIVALENT IN RATING TO ANY ASSEMBLY INTO WHICH THEY ARE INSTALLED, WITH FULL FIRE STOPPING PER CODE. SEE SPECIFICATIONS, MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL FOR MORE INFORMATION. EXACT LOCATIONS ARE TO BE COORDINATED IN-FIELD W/ ARCHITECT.
6. HEIGHTS GIVEN FOR DROPPED CEILINGS / SOFFITS ARE ABOVE FINISH FLOOR LEVEL. HEIGHTS ARE TO BE CONFIRMED WITH ALL EQUIPMENT, DUCTING, PIPING, ETC. FOR ALL TRADES TO BE LOCATED IN PLENUM BETWEEN HARD CEILING ABOVE AND DROPPED CEILING / SOFFIT PRIOR TO CEILING / SOFFIT INSTALLATION. ANY CONFLICTS ARE TO BE BROUGHT TO ATTENTION OF ARCHITECT AND ENGINEER(S) PRIOR TO FRAMING / INSTALL OF DROPPED CEILINGS / SOFFITS.

LIGHTING FIXTURE LEGEND

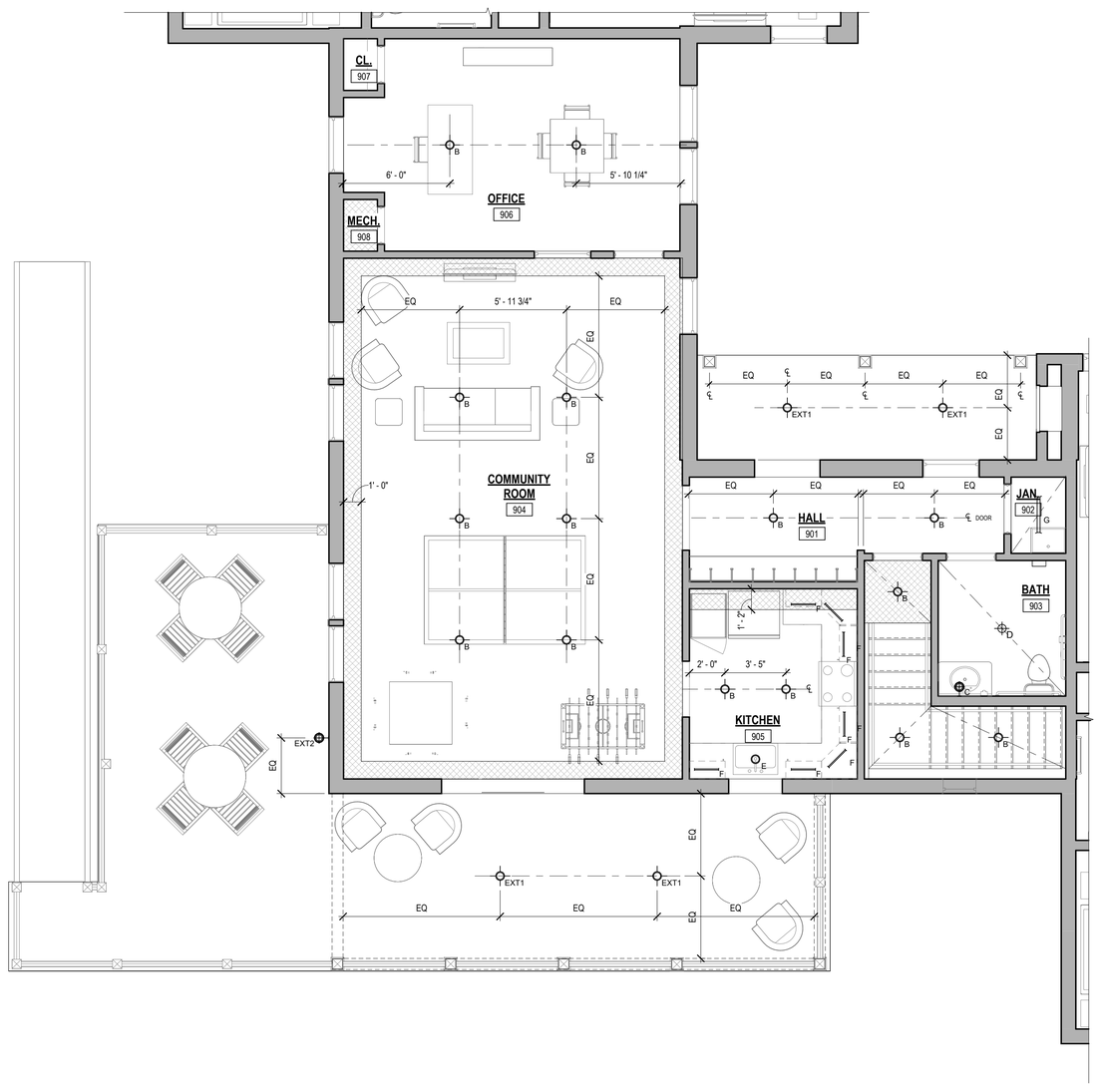
SYMBOL	DESCRIPTION	COMMENTS
A	CEILING MOUNTED FIXTURE, UNIT	
B	CEILING MOUNTED FIXTURE, COMMON SPACE	
C	WALL SCONCE - BATHROOM	DIMMABLE - NON-GLARE
D	LIGHT (BATHROOM)	
E	DOWNLIGHT (KITCHEN SINK)	DIMMABLE - NON-GLARE
F	UNDER CABINET LIGHTING	DIMMABLE - NON-GLARE
G	24" LED STRIP UTILITY	
H	48" LED STRIP UTILITY	
EXT1	EXTERIOR CEILING MOUNTED FIXTURE	
EXT2	WALL SCONCE - EXTERIOR	

FLOOR PLAN KEY

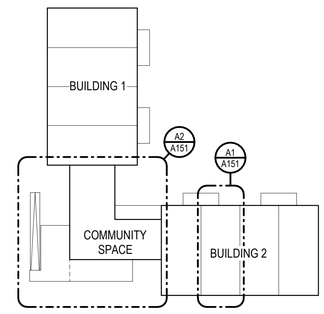
DROPPED CEILING / SOFFIT FOR SPRINKLER. SEE FIRE PROTECTION DRAWINGS.



A1 / A151 RCP PLAN - FIRST FLOOR - TYPICAL UNIT
SCALE: 1/4" = 1'-0"



A2 / A151 RCP PLAN - FIRST FLOOR - COMMUNITY ROOM
SCALE: 1/4" = 1'-0"



KEY PLAN - RCP

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FIRST FLOOR RCP PLAN

A151

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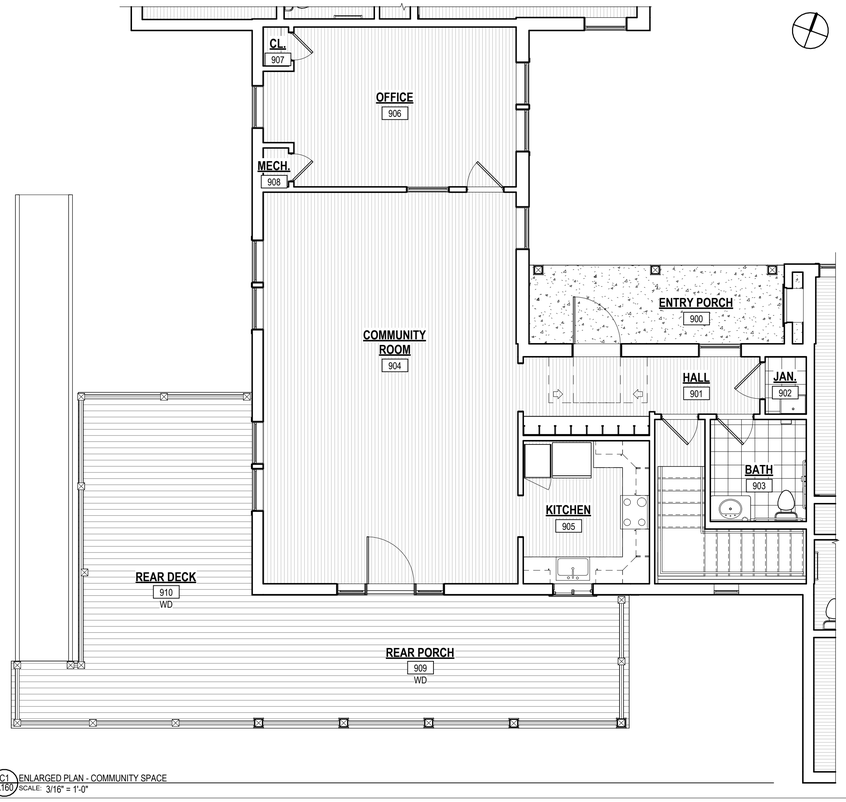


C1/A160 ENLARGED PLAN - COMMUNITY SPACE
SCALE: 3/16" = 1'-0"

FLOOR & WALL BASE TYPE LEGEND

FLOOR	
CONC	SEALED CONCRETE
LVT	LUXURY VINYL PLANK
CT	12X12 CERAMIC TILE
WD	1X6 COMPOSITE DECKING WITH HIDDEN FASTENERS
WALL BASE	
WDB	PNTD WD 1X6 BASEBOARD
RUB	RUBBER BASE
CWT	CERAMIC WALL TILE UP TO 48" ABOVE FINISH FLOOR W/ BULLNOSE CAP

NOTES:
1. STAIRWAYS; TREADS AND EXPOSED STRINGERS TO BE VINYL, RISERS TO BE PAINTED. ROPPE, JOHNSONITE OR EQUAL.

ROOM FINISH SCHEDULE - BASEMENT

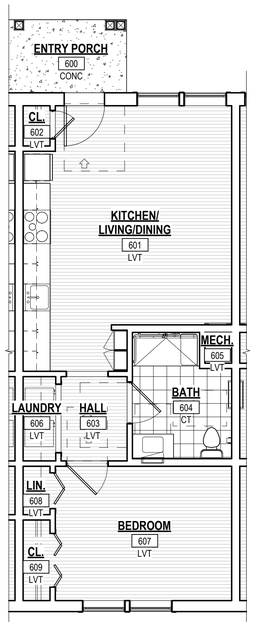
ROOM NO.	ROOM NAME	FINISHES FLOOR	BASE	WALL	CEILING	COMMENTS
001	STORAGE - 1	CONC	NONE	PNTD GWB	PNTD GWB	
002	STORAGE - 2	CONC	NONE	PNTD GWB	PNTD GWB	
003	STORAGE - 3	CONC	NONE	PNTD GWB	PNTD GWB	
004	STORAGE - 4	CONC	NONE	PNTD GWB	PNTD GWB	
005	STORAGE - 5	CONC	NONE	PNTD GWB	PNTD GWB	
006	STORAGE - 6	CONC	NONE	PNTD GWB	PNTD GWB	
007	STORAGE - 7	CONC	NONE	PNTD GWB	PNTD GWB	
008	STORAGE - 8	CONC	NONE	PNTD GWB	PNTD GWB	
009	BASEMENT	CONC	NONE	PNTD GWB	PNTD GWB	
010	STAFF STORAGE	CONC	NONE	PNTD GWB	PNTD GWB	
011	ELECTRICAL ROOM	CONC	NONE	PNTD GWB	PNTD GWB	
012	MECHANICAL & SPRINKLER ROOM	CONC	NONE	PNTD GWB	PNTD GWB	
013	MECHANICAL ROOM	CONC	NONE	PNTD GWB	PNTD GWB	
014	STAIR	CONC	RUB	PNTD GWB	PNTD GWB	

ROOM FINISH SCHEDULE - TYP UNIT

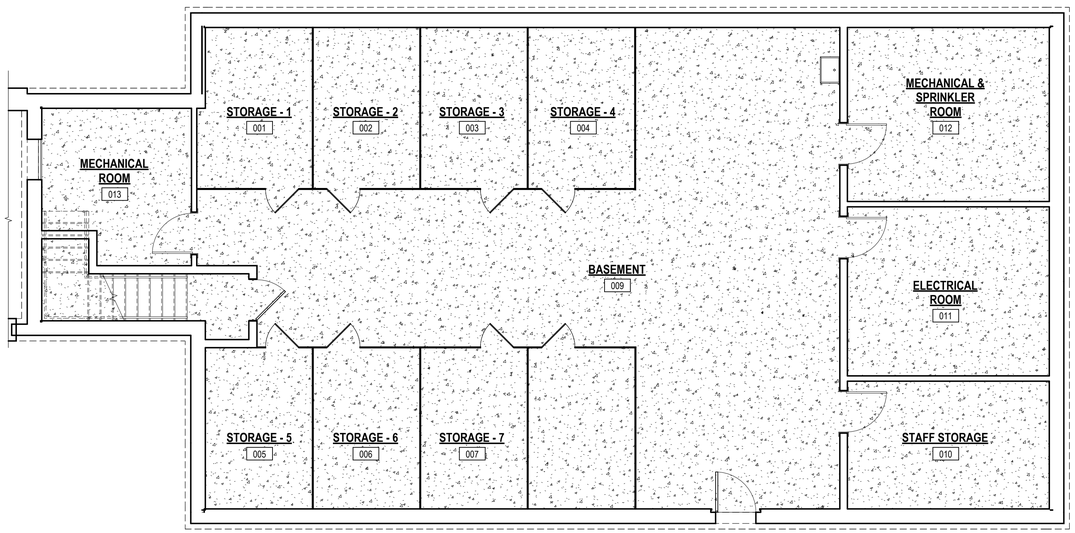
ROOM NO.	ROOM NAME	FINISHES FLOOR	BASE	WALL	CEILING	COMMENTS
600	ENTRY PORCH	CONC	N/A	PNTD GWB	PNTD GWB	
601	KITCHEN/ LIVING/DINING	LVT	WDB	PNTD GWB	PNTD GWB	
602	CL.	LVT	WDB	PNTD GWB	PNTD GWB	
603	HALL	LVT	WDB	PNTD GWB	PNTD GWB	
604	BATH	CT	CWT	PNTD GWB	PNTD GWB	
605	MECH.	LVT	NONE	PNTD GWB	PNTD GWB	
606	LAUNDRY	LVT	WDB	PNTD GWB	PNTD GWB	
607	BEDROOM	LVT	WDB	PNTD GWB	PNTD GWB	
608	LIN.	LVT	WDB	PNTD GWB	PNTD GWB	
609	CL.	LVT	WDB	PNTD GWB	PNTD GWB	

ROOM FINISH SCHEDULE - COMMUNITY SPACE

ROOM NO.	ROOM NAME	FINISHES FLOOR	BASE	WALL	CEILING	COMMENTS
900	ENTRY PORCH	CONC	N/A	PNTD GWB	PNTD GWB	
901	HALL	LVT	WDB	PNTD GWB	PNTD GWB	
902	JAN.	CT	CWT	PNTD GWB	PNTD GWB	
903	BATH	CT	CWT	PNTD GWB	PNTD GWB	
904	COMMUNITY ROOM	LVT	WDB	PNTD GWB	PNTD GWB	
905	KITCHEN	LVT	WDB	PNTD GWB	PNTD GWB	
906	OFFICE	LVT	WDB	PNTD GWB	PNTD GWB	
907	CL.	LVT	WDB	PNTD GWB	PNTD GWB	
908	MECH.	LVT	WDB	PNTD GWB	PNTD GWB	
909	REAR PORCH	WD	N/A	PNTD GWB	PNTD GWB	
910	REAR DECK	WD	N/A	PNTD GWB	PNTD GWB	



A1/A160 FINISH FLOOR PLAN - FIRST FLOOR - TYP UNIT
SCALE: 3/16" = 1'-0"



A3/A160 BASEMENT PLAN
SCALE: 3/16" = 1'-0"

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FINISH FLOOR PLANS

A160

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GENERAL SHEET NOTES - ELEVATIONS

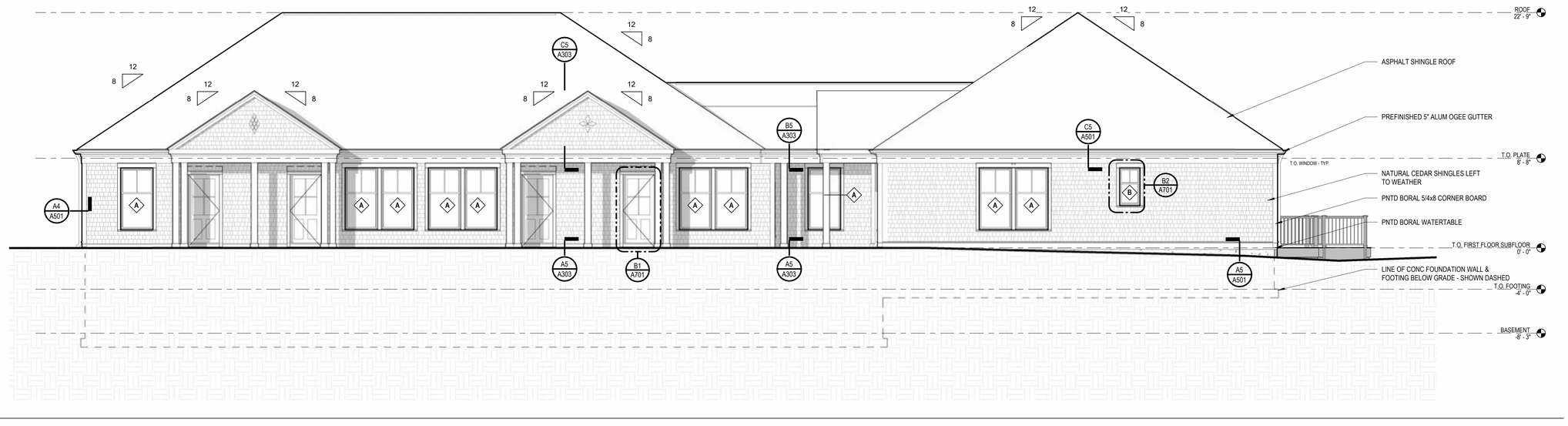
ALL FLOOR LEVELS ON THIS SHEET ARE ASSUMED TO BE AT ESTABLISHED DATUM UNLESS NOTED OTHERWISE. THE TOP OF CONCRETE SLAB AT EACH BUILDING IS CONSIDERED THE REFERENCE ELEVATION FOR ALL VERTICAL MEASUREMENTS AND DIMENSIONS. REFER TO THE SITE GRADING PLAN FOR ACTUAL SLAB ELEVATIONS.

ALIGN ALL ROOF AND WALL ACCESSORIES AS INDICATED ON THE ELEVATIONS. ANY ACCESSORIES NOT INDICATED ON THE PLANS SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO INSTALLATION.

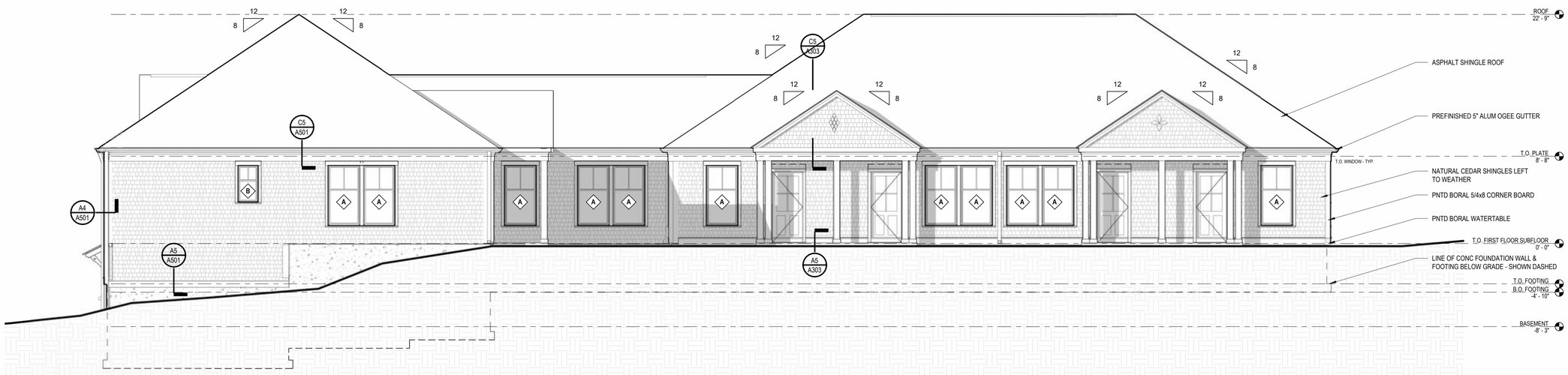
ALL EXTERIOR WALL MOUNTED ELECTRICAL BOXES, HOSE BIBBS, LIGHT FIXTURES, DEVICES AND ACCESSORIES SHALL BE INSTALLED ON MOUNTING BLOCKS. MOUNTING BLOCKS SHALL BE PAINTED TO MATCH BUILDING SIDING FIELD COLOR.

ALL EXHAUST AND MECHANICAL VENT FINAL LOCATIONS TO BE VERIFIED IN FIELD W/ ARCHITECT. INSTALL ON 5/4" THICK MOUNTING BLOCKS WITH 15 DEGREE TOP BEVEL AND DRIP EDGE FLASHING. MOUNTING BLOCKS SHALL BE PAINTED TO MATCH BUILDING SIDING FIELD COLOR.

INSTALL MEMBRANE FLASHING AT ALL BUILDING CORNERS BEHIND CORNERBOARDS.



C1 A201 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



A1 A201 EAST ELEVATION
SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A201

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GENERAL SHEET NOTES - ELEVATIONS

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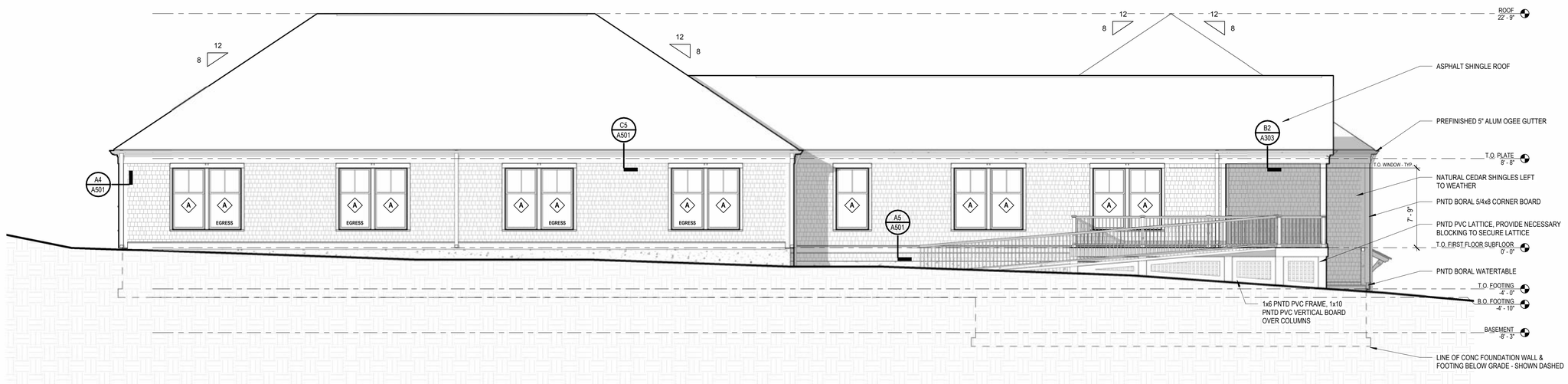
ALIGN ALL ROOF AND WALL ACCESSORIES AS INDICATED ON THE ELEVATIONS. ANY ACCESSORIES NOT INDICATED ON THE PLANS SHALL BE COORDINATED WITH THE ARCHITECT PRIOR TO INSTALLATION.

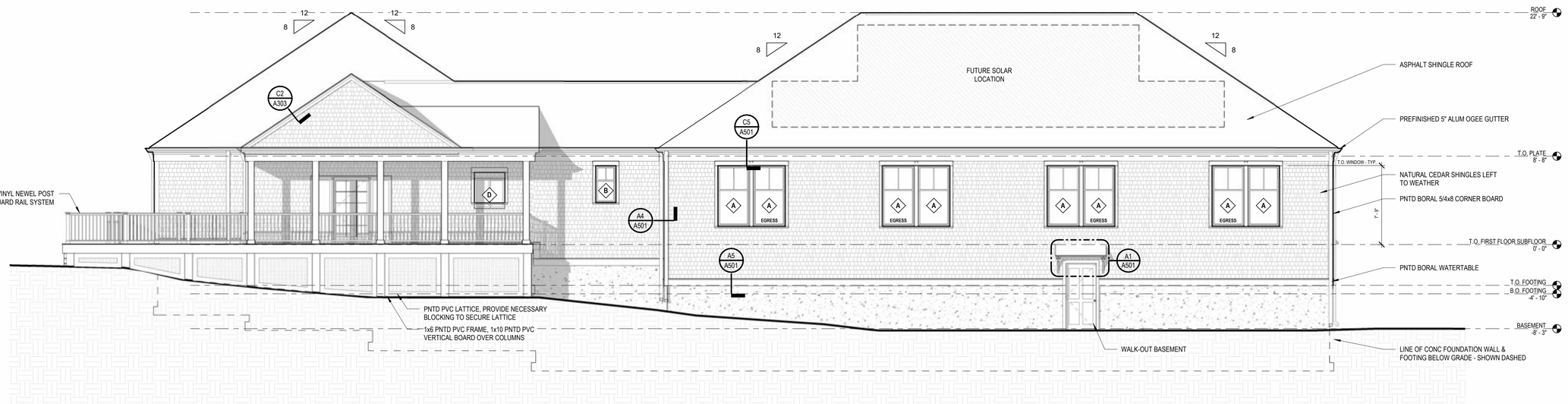
ALL EXTERIOR WALL MOUNTED ELECTRICAL BOXES, HOSE BIBBS, LIGHT FIXTURES, DEVICES AND ACCESSORIES SHALL BE INSTALLED ON MOUNTING BLOCKS. MOUNTING BLOCKS SHALL BE PAINTED TO MATCH BUILDING SIDING FIELD COLOR.

ALL EXHAUST AND MECHANICAL VENT FINAL LOCATIONS TO BE VERIFIED IN FIELD W/ ARCHITECT. INSTALL ON 5/4" THICK MOUNTING BLOCKS WITH 15 DEGREE TOP BEVEL AND DRIP EDGE FLASHING. MOUNTING BLOCKS SHALL BE PAINTED TO MATCH BUILDING SIDING FIELD COLOR.

INSTALL MEMBRANE FLASHING AT ALL BUILDING CORNERS BEHIND CORNERBOARDS.



C1 / A202 WEST ELEVATION
SCALE: 3/16" = 1'-0"



A1 / A202 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

9/29/2023 3:14:14 PM

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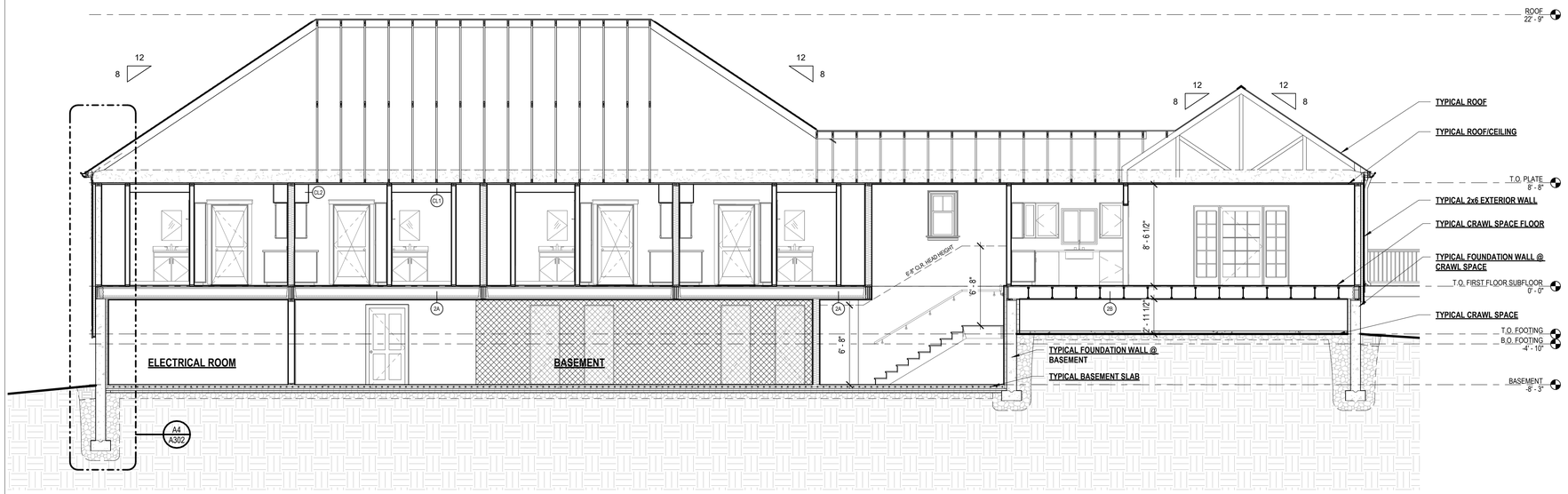
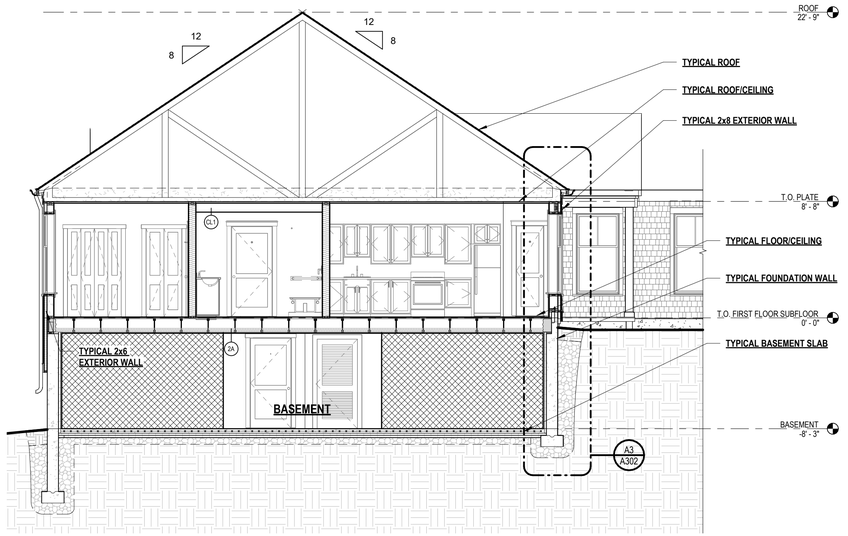
EXTERIOR ELEVATIONS

A202



C2 / A301 LONG SECTION 1
SCALE: 3/16" = 1'-0"



A4 / A301 CROSS SECTION - TYPICAL UNIT
SCALE: 3/16" = 1'-0"

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BUILDING SECTIONS

A301

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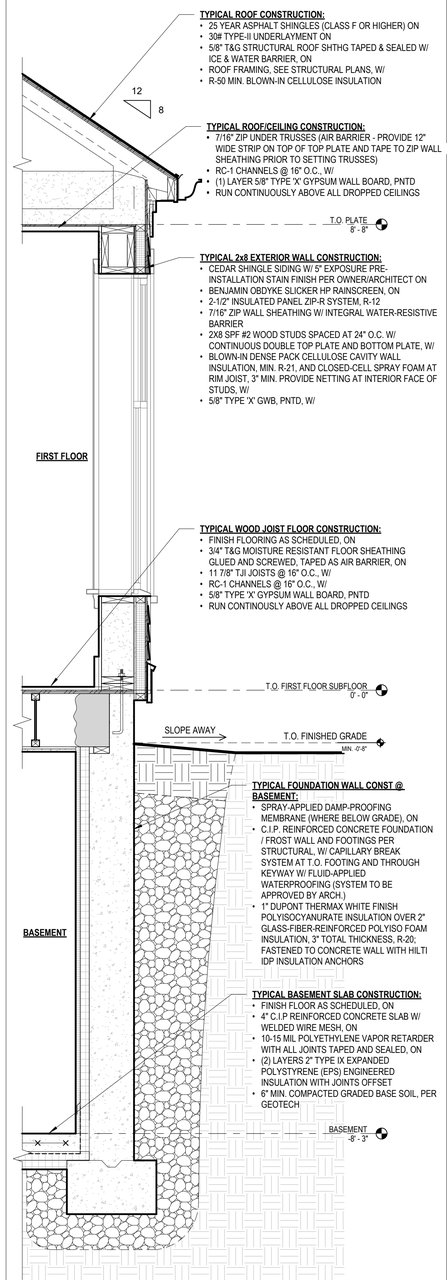
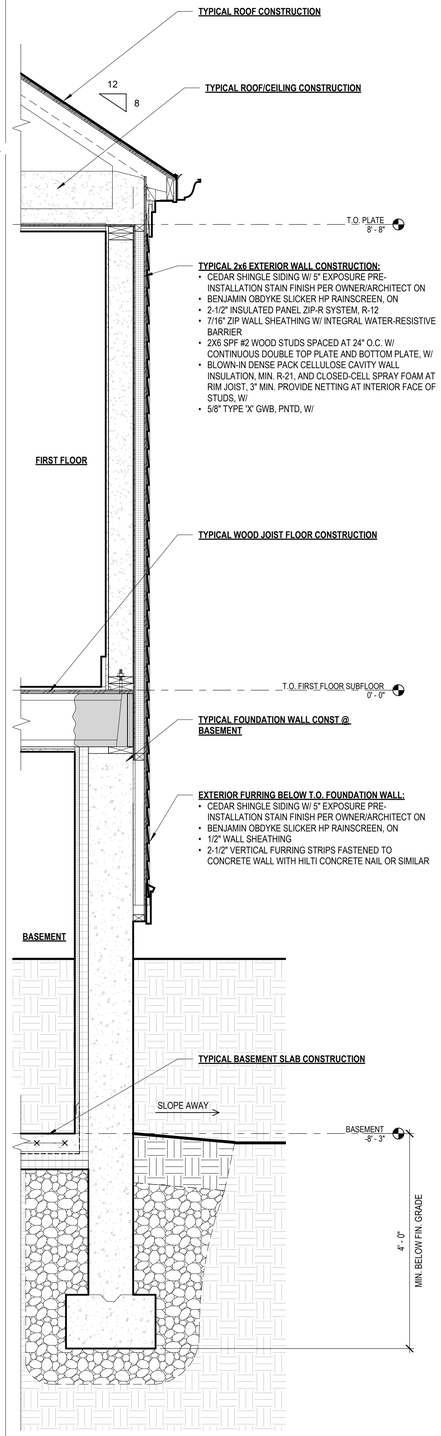
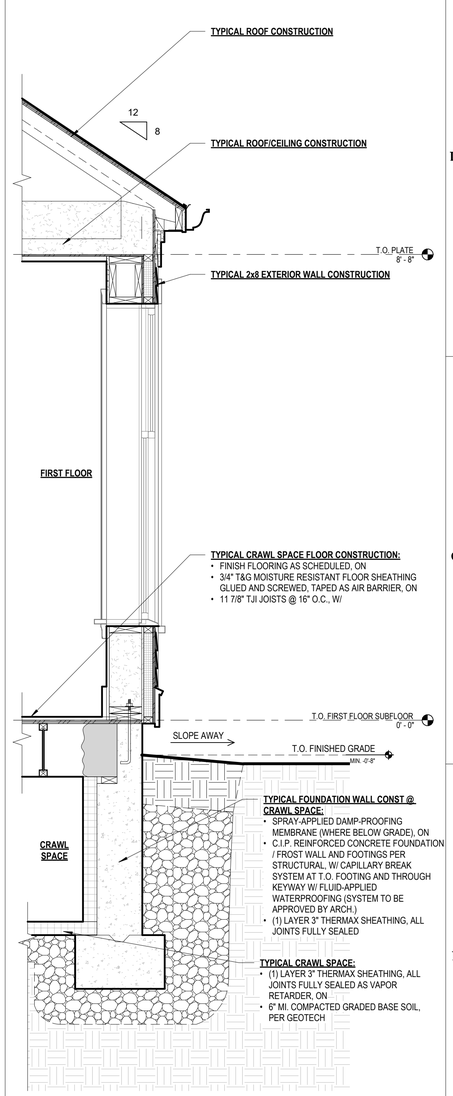


A3 / A302 TYP WALL SECTION @ BASEMENT
SCALE: 3/4" = 1'-0"



A4 / A302 TYP WALL SECTION @ BASEMENT - WALKOUT1
SCALE: 3/4" = 1'-0"



A5 / A302 TYP WALL SECTION @ CRAWLSPACE1
SCALE: 3/4" = 1'-0"

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TYPICAL WALL SECTIONS

A302

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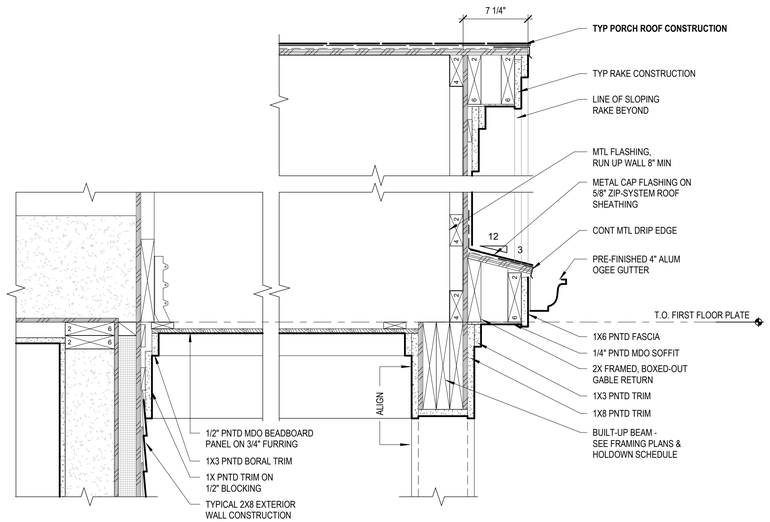
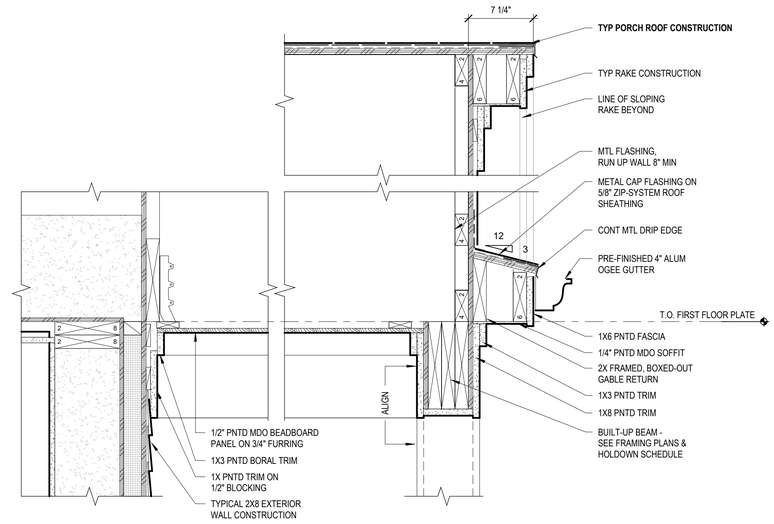
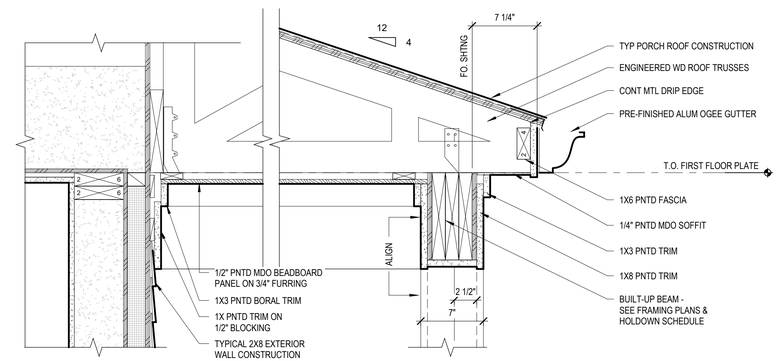


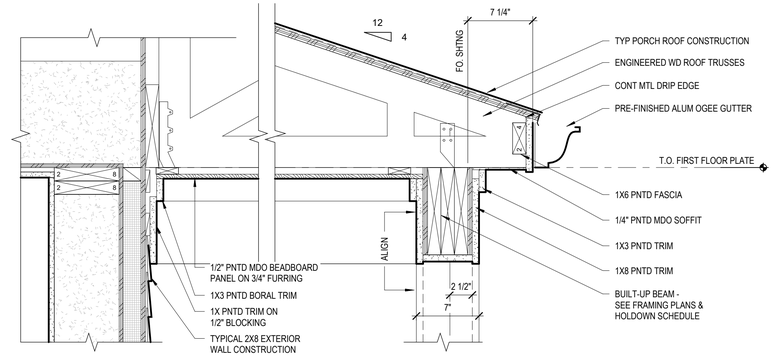
C2 PORCH RAKE @ COMMUNITY SPACE REAR PORCH
A303 SCALE: 1 1/2" = 1'-0"



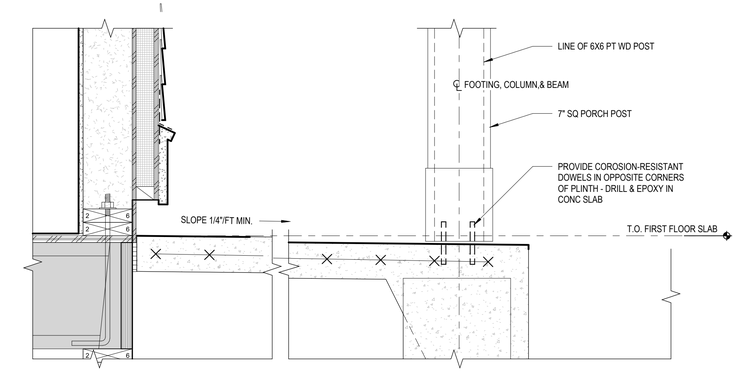
C5 PORCH CEILING @ TYP. UNIT ENTRY
A303 SCALE: 1 1/2" = 1'-0"



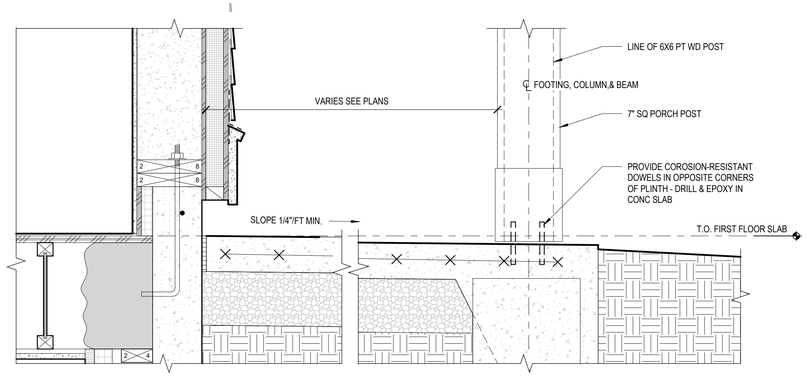
B2 PORCH EAVE @ COMMUNITY SPACE REAR PORCH
A303 SCALE: 1 1/2" = 1'-0"



B5 PORCH CEILING @ COMMUNITY SPACE ENTRY
A303 SCALE: 1 1/2" = 1'-0"



1 PORCH DECK @ COMMUNITY SPACE REAR PORCH
A303 SCALE: 1 1/2" = 1'-0"



A5 PORCH DECK @ TYP UNIT + COMMUNITY SPACE ENTRY
A303 SCALE: 1 1/2" = 1'-0"

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TYPICAL PORCH/DECK DETAILS

A303

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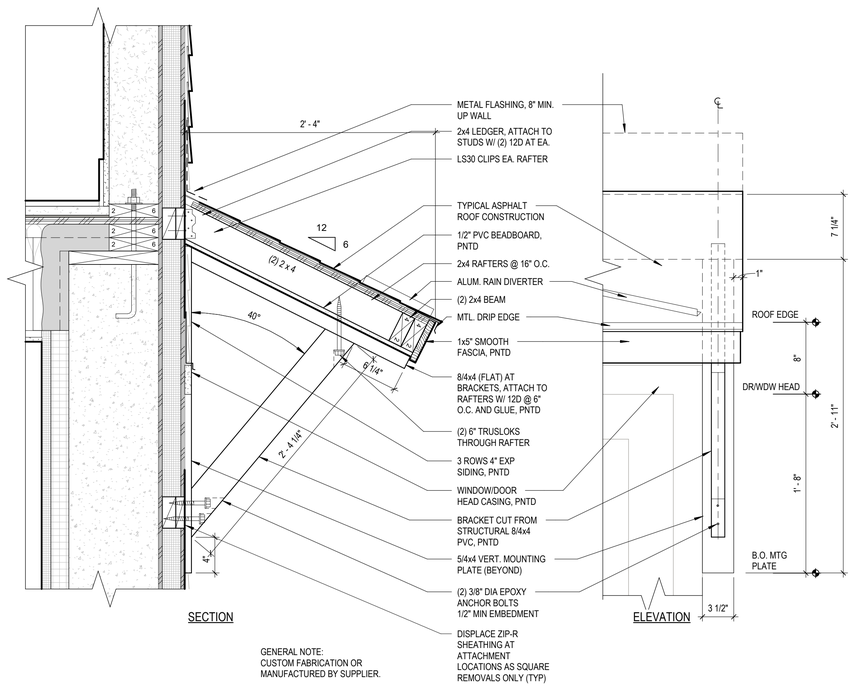
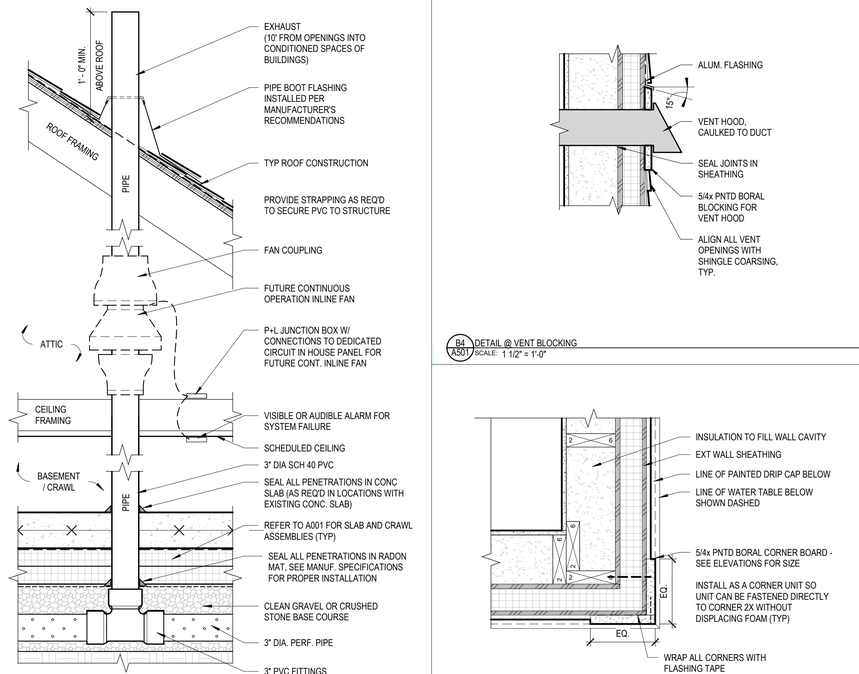
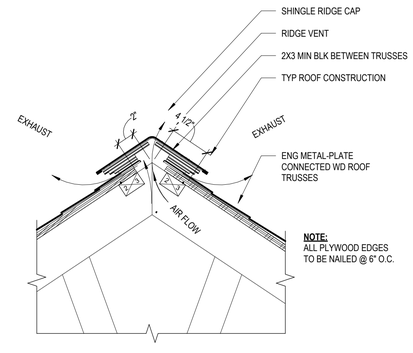


GENERAL NOTE:
CUSTOM FABRICATION OR MANUFACTURED BY SUPPLIER.

A1 / A501 DETAIL @ CANOPY
SCALE: 1 1/2" = 1'-0"



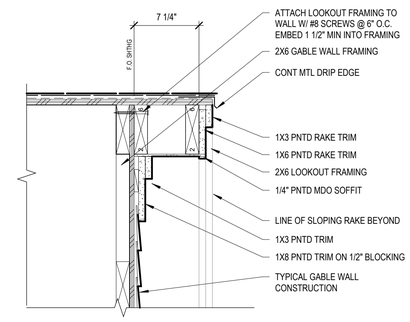
A3 / A501 DETAIL @ RADON VENTING
SCALE: 1 1/2" = 1'-0"



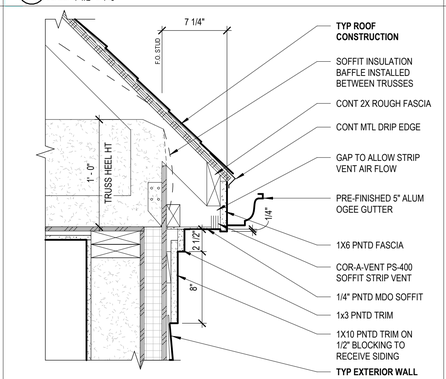
C4 / A501 DETAIL @ RIDGE VENT
SCALE: 1 1/2" = 1'-0"

B4 / A501 DETAIL @ VENT BLOCKING
SCALE: 1 1/2" = 1'-0"

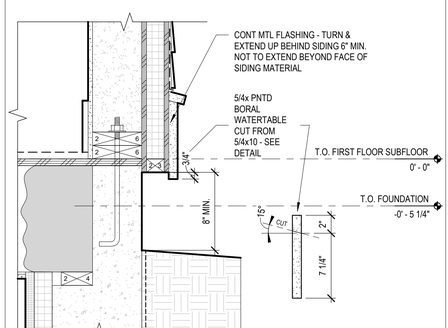
A4 / A501 DETAIL @ CORNER BOARD
SCALE: 1 1/2" = 1'-0"



C5 / A501 DETAIL @ TYPICAL RAKE
SCALE: 1 1/2" = 1'-0"



B5 / A501 DETAIL @ TYP EAVE
SCALE: 1 1/2" = 1'-0"



A5 / A501 DETAIL @ WATER TABLE
SCALE: 1 1/2" = 1'-0"

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TYPICAL EXTERIOR DETAILS

A501

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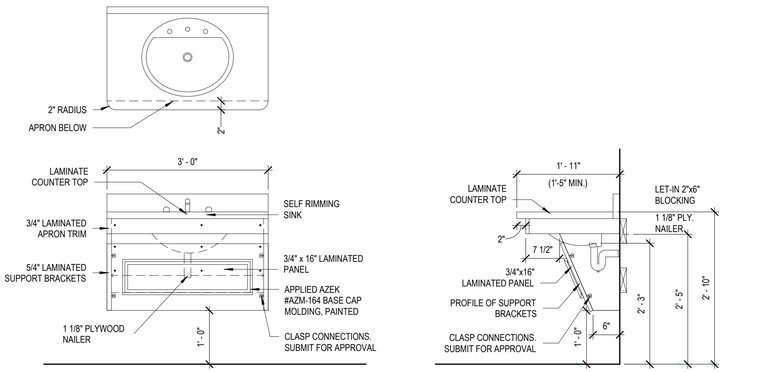
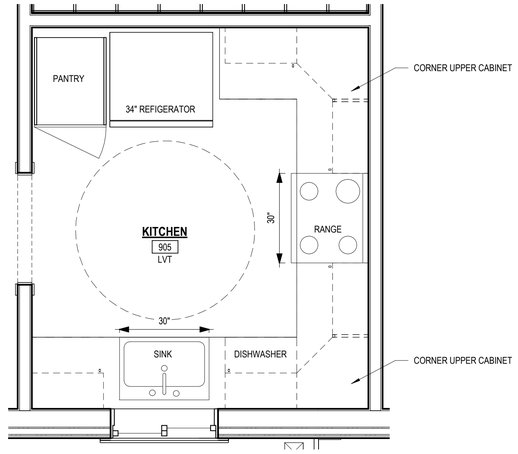
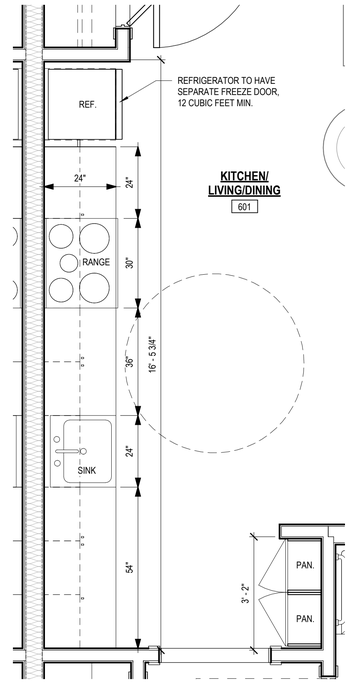


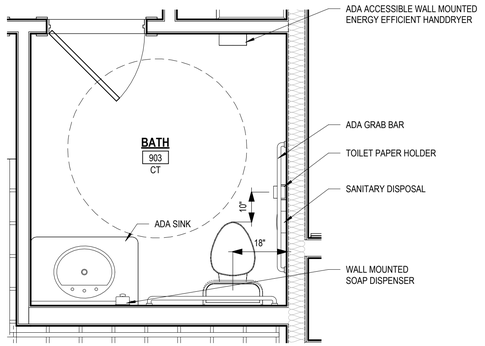
D1 / A601 ADA SINK
SCALE: 3/4" = 1'-0"



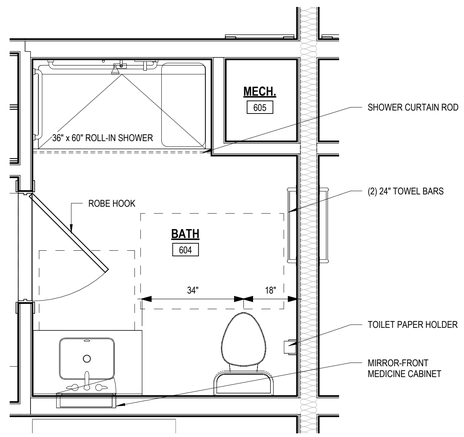
C3 / A601 FLOOR PLAN - FIRST FLOOR - COMMUNITY ROOM - KITCHEN
SCALE: 1/2" = 1'-0"



C4 / A601 FLOOR PLAN - FIRST FLOOR - TYP UNIT - KITCHEN
SCALE: 1/2" = 1'-0"



A3 / A601 FLOOR PLAN - FIRST FLOOR - COMMUNITY ROOM - BATHROOM
SCALE: 1/2" = 1'-0"



A4 / A601 FLOOR PLAN - FIRST FLOOR - TYP UNIT - BATHROOM
SCALE: 1/2" = 1'-0"

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INTERIOR PLANS & ELEVATIONS

A601

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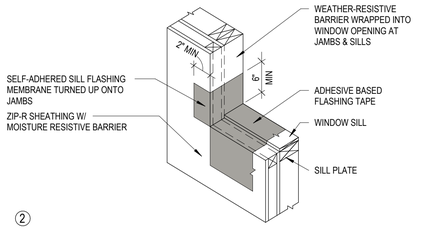
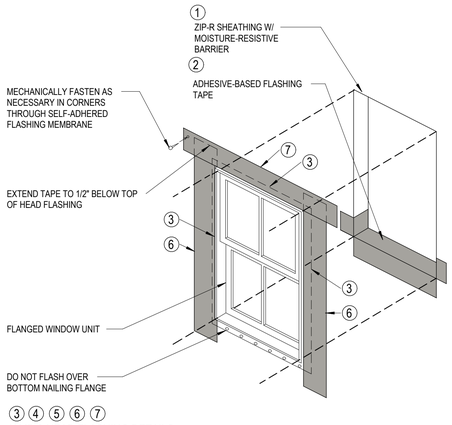


(2) SILL FLASHING

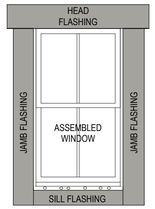
WINDOW INSTALLATION STEPS:

1. FASTEN ZIP-R SHEATHING TO THE WOOD FRAME.
2. APPLY ADHESIVE-BASED FLASHING TAPE, ENSURING THAT FLASHING EXTENDS UP JAMBS AT LEAST 6" & OVERHANGS SHEATHING AT LEAST 2".
3. APPLY A 3/8" NOM. DIA. BEAD OF SEALANT TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTING FLANGE AT THE TOP AND SIDES ONLY. PLACE BEAD IN LINE WITH ANY PRE-PUNCHED HOLES.
4. IMMEDIATELY INSTALL WINDOW USING MANUFACTURER RECOMMENDED FASTENERS.
5. APPLY BEAD OF SEALANT ACROSS THE FACE OF THE MOUNTING FLANGE AT HEAD.
6. APPLY JAMB FLASHING, EXTENDING TO 1/2" BELOW TOP OF HEAD FLASHING. ONCE IN PLACE USE TAPE GUN OR ROLLER TO SEAL THE FLASHING TO THE SHEATHING.
7. APPLY HEAD FLASHING, OVERLAPPING JAMB FLASHING BY 1" MINIMUM. ONCE IN PLACE USE TAPE GUN OR ROLLER TO SEAL THE FLASHING TO THE SHEATHING.
8. INSTALL METAL CAP FLASHING AND TRIM.

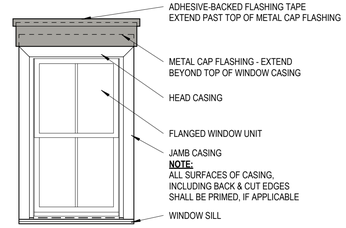


(3) (4) (5) (6) (7) JAMB & HEAD FLASHING DETAILS

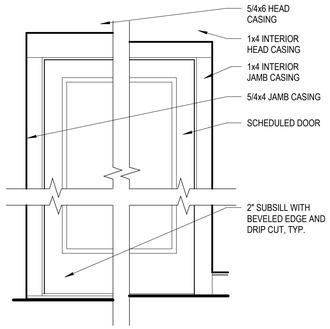
C1 / A701 TYPICAL WINDOW FLASHING
SCALE: 1/2" = 1'-0"



FINAL CLOSURE DETAIL

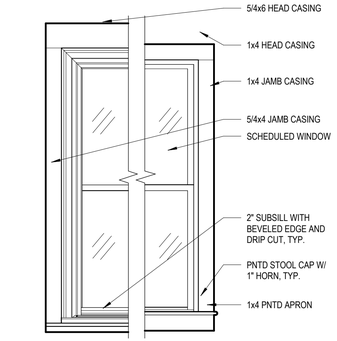


(8) CAP FLASHING & TRIM DETAIL



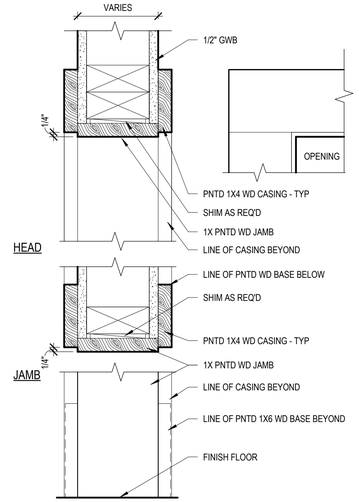
EXTERIOR INTERIOR

B1 / A701 ELEVATION @ EXTERIOR DOORS
SCALE: 3/4" = 1'-0"



EXTERIOR INTERIOR

B2 / A701 ELEVATION @ WINDOWS
SCALE: 3/4" = 1'-0"

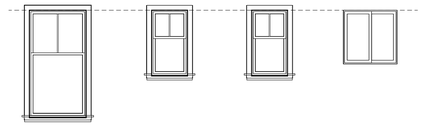


THRESHOLD

C3 / A701 INTERIOR CASED OPENING DETAILS
SCALE: 3" = 1'-0"

WINDOW SCHEDULE

TYPE MARK	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	Operation	COMMENTS
A	3' - 2"	6' - 0"	DOUBLE HUNG	
B	2' - 0"	3' - 8"	SINGLE HUNG	
D	3' - 0"	3' - 0"	GLIDING	



A	B	C	D
DOUBLE HUNG 3-0 x 6-0	DOUBLE HUNG 2-0 x 3-8	FIXED 2-0 x 3-8	GLIDING 3-0 x 3-0

WINDOW TYPES

GENERAL WINDOW AND DOOR NOTES

1. EGRESS WINDOWS TO MEET LOCAL AND STATE BUILDING CODES FOR AN EMERGENCY ESCAPE AND RESCUE OPENING.
2. ALL GLAZING FOR DOORS AND WINDOWS TO BE INSULATED WITH LOW-E COATING. U-FACTOR AND SHGC VALUE AS REQUIRED TO MEET LOCAL AND STATE BUILDING CODE SPECIFICATIONS.
3. WINDOW SIZES ARE GENERAL IN NATURE. CONTRACTOR TO COORDINATE ACTUAL SIZES WITH MANUFACTURER.
4. ALL WINDOWS TO HAVE SIMULATED DIVIDED LITES WITH SPACER BARS.
5. ALL OPERABLE WINDOW UNITS WILL BE PROVIDED WITH FULL FIBERGLASS MESH INSECT SCREENS. FRAME COLOR TO MATCH EXTERIOR FINISH COLOR AT HUNG, SLIDING OR HOPPER UNITS, OR INTERIOR FINISH COLOR AT CASEMENT AND AWNING UNITS.

NOTE: ALL EXTERIOR DOORS & WINDOWS MUST MEET IMPACT-RESISTANT REQUIREMENTS FOR WINDBORN REGION, PER MASSACHUSETTS BUILDING CODE

DOOR SCHEDULE - BASEMENT

DOOR NO.	DOOR OPENING SIZE WIDTH	DOOR OPENING SIZE HEIGHT	Operation	Type Comments	COMMENTS
BASEMENT					
001	3' - 0"	6' - 8"	SWING	SINGLE EXTERIOR	
002	2' - 6"	6' - 8"	SWING	CHAIN LINK	
003	2' - 6"	6' - 8"	SWING	CHAIN LINK	
004	2' - 6"	6' - 8"	SWING	CHAIN LINK	
005	2' - 6"	6' - 8"	SWING	CHAIN LINK	
006	2' - 6"	6' - 8"	SWING	CHAIN LINK	
007	2' - 6"	6' - 8"	SWING	CHAIN LINK	
008	2' - 6"	6' - 8"	SWING	CHAIN LINK	
009	2' - 6"	6' - 8"	SWING	CHAIN LINK	
010	3' - 0"	6' - 8"	SWING	SINGLE LOUVERED INTERIOR	
011	3' - 0"	6' - 8"	SWING	SINGLE LOUVERED INTERIOR	
012	3' - 0"	6' - 8"	SWING	SINGLE LOUVERED INTERIOR	
013	3' - 0"	6' - 8"	SWING	SINGLE LOUVERED INTERIOR	
014	3' - 0"	6' - 8"	SWING	SINGLE INTERIOR	1-HR RATED

DOOR SCHEDULE - TYP UNIT

DOOR NO.	DOOR OPENING SIZE WIDTH	DOOR OPENING SIZE HEIGHT	Operation	Type Comments	COMMENTS
T.O. FIRST FLOOR SUBFLOOR					
601	3' - 0"	7' - 0"	SWING	HALF-LITE EXTERIOR	PROVIDE IMPACT RATED GLAZING.
602	2' - 0"	6' - 8"	SWING	SINGLE INTERIOR	
603	3' - 0"	6' - 8"	SWING	SINGLE INTERIOR	ROBEHOOK
604	3' - 0"	6' - 8"	SWING	SINGLE INTERIOR	
605	2' - 8"	6' - 8"	BIFOLD	SINGLE INTERIOR	
606	4' - 0"	6' - 8"	BIFOLD	DOUBLE INTERIOR	

DOOR SCHEDULE - COMMUNITY SPACE

DOOR NO.	DOOR OPENING SIZE WIDTH	DOOR OPENING SIZE HEIGHT	Operation	Type Comments	COMMENTS
T.O. FIRST FLOOR SUBFLOOR					
901	3' - 6"	6' - 8"	SWING	SINGLE EXTERIOR	PROVIDE IMPACT RATED GLAZING.
902	2' - 8"	6' - 8"	SWING	SINGLE INTERIOR	
903	2' - 8"	6' - 8"	SWING	SINGLE INTERIOR	ROBEHOOK
904	2' - 8"	6' - 8"	SWING	SINGLE INTERIOR	
905	2' - 8"	6' - 8"	SWING	SINGLE INTERIOR	
906	2' - 0"	6' - 8"	SWING	SINGLE INTERIOR	
906	2' - 0"	6' - 8"	SWING	SINGLE INTERIOR	
907	3' - 6"	6' - 8"	SWING	SINGLE EXTERIOR	PROVIDE IMPACT RATED GLAZING.

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DOOR & WINDOW DETAILS

A701

9/29/2023 3:14:22 PM

FORWARD at the Rock PHASE II

Appendix B:

Letters of Support

PO Box 1174, South Dennis, MA 02660
www.go-forward.org
508-385-4663

FORWARD at the Rock PHASE II

Letters of Support

1. Victor Hernandez, Deputy Assistant Commissioner, Department of Developmental Services
2. Susan Moran, State Senator
3. Cathy Taylor, Parent & Director of Services, CORD
4. Michael & Barbara Goydas, Parents
5. Anne McManus, President and CEO, Latham Centers
6. Kim McElholm, President and CEO, Cape Abilities, Inc.
7. David Botting, CEO/President, Community Connections
8. Erin L. Leary, Parent, Occupational Therapist
9. Maura Morahan, Parent
10. Jamie T. Binienda, Parent
11. Tim Whalen, State Representative
12. Town of Dennis Select Board
13. Sarah Peake, State Representative
14. Katie Gallagher, Senior Residential Program Manager, Cape Abilities
15. Inga Wronski , Parent
16. Paul Shea, Parent
17. Jodie Tulloch, Parent
18. Richard O'Meara, Regional Director, Department of Developmental Services
19. David Quinn, Housing Assistance Corporation
20. Bronia Clifton, EOHLC

The Commonwealth of Massachusetts
Executive Office of Health & Human Services
Department of Developmental Services
1000 Washington Street
Boston, MA 02118

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Marylou Sudders
Secretary

Jane F. Ryder
Commissioner

Area Code (617) 727-5608
TTY: (617) 624-7590

September 23, 2022
David B. Kaplan, Executive Director
FORWARD
PO Box 1174
S. Dennis, MA 02660

Re: Certification Letter of Support for Facilities Consolidation Funds (FCF).
8 FCF Units at FORWARD at the Rock Phase II, Dennis MA

Dear Mr. Kaplan,

The Massachusetts Department of Developmental Services (DDS) has reviewed your Mass OneStop+ Application which includes Facilities Consolidation Funds (FCF) for support of the proposed new development of 8 FCF Units at FORWARD at the Rock Phase II, Dennis MA for 8 DDS adults with a Developmental Disability. Your preliminary application shows that you are seeking up to 50% from FCF to assist with the new construction of this site. FORWARD will be responsible for seeking the financing of the remaining balance of this development.

DDS' support for the project during the full application process is predicated on the project's continued substantial compliance with the "DDS Program Design and Cost Guide for Community Residences." It is expected that FORWARD will make every effort to comply with the design guidelines and control the cost of the project. In addition, FORWARD will immediately notify DDS Central Office of any design or cost deviation.

DDS supports this project as currently proposed. This letter does not represent a commitment of DDS funds for any costs, including real estate operating or occupancy expenses, but rather endorses the project for consideration for the use of FCF capital financing.

Please keep your Area Director advised on your progress.

Sincerely,

/s/ Victor Hernandez
Deputy Assistant Commissioner

cc: Rick O'Meara, Regional Director, SE Region
Jennifer Jensen, Area Director, Cape Cod & Islands
Tracy Maher, Assistant Area Director, Cape Cod & Islands
Cassie Mann, CEDAC
Bronia Clifton, DHCD

The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SUSAN L. MORAN
Plymouth and Barnstable District

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FAX: (617) 722-1010

SUSAN.MORAN@MASENATE.GOV
WWW.MASENATE.GOV

Kathy Ohman, President
FORWARD
P.O. Box 1174
South Dennis, MA 02660

January 11, 2023

Dear Kathy Ohman,

I am writing in support of the proposal to build eight new regionally supported affordable homes for those with Autism and related developmental disabilities on Cape Cod, as submitted by Friends or Relatives with Autism & Related Disabilities (FORWARD).

The proposed eight affordable, one-bedroom units are specifically designed to accommodate disabled adults to allow them to live more independently, as well as offer them access to 24/7 monitoring and support. FORWARD is the only non-profit on Cape Cod focused exclusively on building new regional affordable housing for the special needs' population. They are dedicated to addressing the dire shortage of affordable housing on Cape Cod, as well as their ongoing residential needs. Residents will be chosen based on a need basis, determined by the state's Department of Developmental Services, and the proposed apartments will be restricted to adults whose income is less than 30% of the area median income. Furthermore, this proposed development intends to serve and provide accessible living options to all those within the Autism and related developmental disabilities community living on Cape Cod, regardless of their specific location. In addition to the lack of affordable housing within the region, housing developments specifically designated to serve the needs of adults with Autism and related development disabilities are extremely rare. However, the apartments proposed by FORWARD are necessary to allow those within our community the opportunity to live inclusively, safely, and independently.

As the State Senator of the Plymouth & Barnstable district, and as a supporter of accessible and affordable housing development, I am in full support of FORWARD's proposal. Please do not hesitate to contact me or a member of my staff if you have any questions or concerns.

Sincerely,

Susan L. Moran
State Senator
Plymouth & Barnstable

[redacted]
South Yarmouth, MA 02664

April 29, 2022

Dennis Community Preservation Committee

Dear Committee Members,

One of the hardest things about raising a child with an intellectual disability is the fear of what will happen to him when we are gone. Where will he go? Who will take care of him? Will he be okay? Will he be scared? These are questions that always lurk in the background. As time goes on and your child gets older, they move to the front of your mind and weigh on you heavily. When the pandemic hit, those questions became louder for my family. With so many people dying, I kept wondering what will happen to my son if my husband and I get COVID. It made my fear of my son leaving our home for the first time while dealing with our deaths all too real.

[redacted] was 32 years old when he moved into FORWARD at the Rock. I must be honest with you; I wasn't sure it would work out. [redacted] had only been apart from us a handful of times his entire life and cried through most of those times. But we got him on board with moving in and it worked. He quickly grew to love his staff, who by the way, are incredible. They continually work with him, and he has grown so much. He went from relying on us to do most everything for him to doing his own laundry (and apparently everyone else's, too; he's the laundry king lol), making sandwiches and doing his own personal care. He has become more confident and outgoing. His speech has improved, and he has expanded his diet to include foods I was unable to convince him to try. Everyone who knows him has commented on how much he has grown.

This experience has impacted my husband and me, too. We are finally secure in the knowledge that should something happen to us, [redacted] is in a safe, familiar place. He's already made the transition while we were here to help him through it. Our relationship has changed from a parent/child one to a parent/young man one. It's been a great shift. Very rewarding.

I am asking that you support FORWARD's application so that other families in our situation can experience the incredibleness and peace of mind that we have been fortunate to receive.

Sincerely,

[redacted]

Kathy Ohman
President, FORWARD

Barb and Mike Goydas
195 Great Hill Road
Sandwich, MA 02537
508-888-2860

Dear Kathy,

As you know, our son Andrew lives at the FORWARD Hokum Rock Road (Phase I) residence in Dennis, MA. He has lived there since the house opened in fall 2020 and it has been a godsend for Andrew and our family. Andrew has autism and requires support with daily living skills, communication and socialization, and vocational opportunities. Andrew has integrated into the house well and the staff have been very accommodating in providing a safe environment and making his life more meaningful. He has made some strides toward more independent living. We are grateful for the work of the FORWARD team, Cape Abilities, and the supporting local community and vendors.

As with all parents, we want our children to advance in their lives and become as independent and successful as they can be. We look forward to Drew's continued growth with the hope that he will be able to live more independently with time. We are getting older and are concerned with the limited opportunities for housing on the Cape to fit Drew's needs. Unfortunately, there is a dearth of available housing for individuals with special needs across the country and this is no different on the Cape and south shore of MA. In addition, there are limited types of residential settings available and approved for adults with disabilities. We are all different and a "one-size-fits-all" residential setting is not accommodating for the wide range of needs in our disabled population.

The planned Phase II residential setting at Hokum Rock Road will provide much needed additional housing for our disabled population – and equally important, it will provide a type of housing/residential setting that is lacking which prevents individuals like Andrew from becoming more independent. This setting would fill a much-needed niche in housing – especially for those that aspire to be more independent, but are not yet ready for complete independence.

Please let us know if there is anything we can help to advance this important initiative. Again, we greatly appreciate the efforts of FORWARD and the support you have received from our local communities.

Sincerely,

Michael J. Goydas

Mike and Barb Goydas

LathamCenters

Passage to a brighter future

October 19, 2022

Dear FORWARD Colleagues:

I am writing to wholeheartedly support your efforts to create housing for individuals with developmental disabilities.

Cape Cod is in the middle of an unprecedented housing crisis. Individuals with disabilities struggle to find safe, affordable housing near their family and friends. Your efforts in creating eight accessible apartments will be a welcome addition to the community.

I have had the opportunity to see the efforts that the board and staff of FORWARD have made to be good stewards of their property and good neighbors in the community. Latham Centers, Inc. is proud to support your work, and we look forward to the opportunity to work with you in the future.

I encourage you to use this letter of support and will be happy to answer any questions that may arise as a result of this letter of support. I can be reached at 508-221-0124.

Sincerely,

Anne McManus
President and CEO

Cape Abilities℠

Creating Opportunity

Dear Colleagues:

As the Chief Executive Officer of the Cape's largest provider of disability services, I see the critical need for affordable and appropriate supportive housing for adults with autism and other related disabilities.

The people we support that can live more independently would benefit from FORWARD's proposed construction of eight new one-bedroom apartments. Our Community Living/Individual Supports program offers customized assistance to people in their homes and community based upon the individual's specific needs, and we can confirm the immediate need for new homes for these individuals.

The Cape has always had a shortage of adequate, affordable housing. Still, the shortage has now reached crisis proportions, especially for the people we support, who typically are on supplemental social security, and also may need housing appropriate for sensory and movement sensitivities.

FORWARD's proposed Phase II apartments will be extremely affordable and designed for adults with disabilities. As part of Phase I, FORWARD built the two group homes in Dennis for which Cape Abilities provides services. We can confirm FORWARD's capability to get those homes funded, built, and open, and we are enthusiastically endorsing their new project, Phase II.

The need is now, and we're confident FORWARD will get this new housing up and running quickly and efficiently.

Please don't hesitate to contact me if I can answer any questions.

Sincerely yours,

Kim McElholm
President and CEO

895 Mary Dunn Road
Hyannis, MA 02601
508-778-5040

OPPORTUNITIES FOR PEOPLE WITH DISABILITIES

October 18, 2022

To FORWARD:

As the CEO of Community Connections, Inc. an agency that supports adults with developmental disabilities, including autism, on Cape Cod and across Southeastern Massachusetts, I fully support your efforts to build eight new individual apartments on your existing site in Dennis, MA designed especially for this population.

At our agency, we are focused on providing person-centered services with an emphasis on addressing inclusion for all that we serve. One of the barriers to full inclusion is the lack of available *and* affordable housing. Housing designed specifically for the unique needs of adults with autism is rare. For many, the only alternative is to continue to live at home, often with aging parents. This can lead to increased feelings of isolation and a heightened sense of loneliness.

The need is great. Access to affordable, sensory-appropriate housing for adults with autism and developmental disabilities is limited across the state, but especially here on Cape Cod. Your plans to add more units means the people we serve will be able to continue to receive the services and supports they rightfully deserve, while having the opportunity to live safely and inclusively in their communities.

Thank you for all you do for the people we both serve.

Respectfully,

David Botting

CEO/President

Since 1985, Community Connections Inc. has been providing life-enriching services that promote optimal independence for people with disabilities throughout Southeastern Massachusetts and Cape Cod. You can learn more about us at: **ccimass.org**

Board of Directors

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Chief Operating Officer
Joe Krajewski

Chief People Officer
Denice Baker

Erin L. Leary, OT, OTR
3 Pony Lane
Forestdale, MA 02644
leary.erin@gmail.com

January 10,, 2023

Kathy Ohman, President
FORWARD
P.O. Box 1174
South Dennis, MA 02664

Dear Mrs. Ohman,

I am writing this letter as a Sandwich resident who enthusiastically supports your application for CPC funding from the town of Sandwich. As a parent of a child on the autism spectrum, my mind is never far away from thoughts of what will happen to her when she reaches adulthood and living at home is, while not in her best interests, may be her only option.

I have followed with great interest the success of FORWARD, having already built an eight-person group home using a combination of private and public funding, and I was happy to learn that PHASE II, which will build eight additional forever homes for those living with autism and other related disabilities, is now underway. It is my understanding that FORWARD homes include residents from many Cape towns, including Sandwich. As a parent, I cannot adequately state what this means to me to know that people are working so hard to address this growing challenge for this underserved population.

As an Occupational Therapist, I have worked with many clients on the autism spectrum and have witnessed first hand the daily living challenges and quality of life issues that they face every day with respect to their diagnosis and accessibility of appropriate housing options. I believe that these ADA compliant homes designed to meet some of the specific needs of individuals with autism will improve their quality of life by giving them the opportunity to live as independently as possible.

Support from Sandwich CPC will demonstrate our town's commitment to this inspiring and worthwhile project which is working to help fill a very real need in our community, and I am grateful for their consideration to help in funding the work of FORWARD.

Sincerely,

Erin L. Leary, OT, OTR
Resident of Sandwich

7 Song Bird Circle
Forestdale, MA 02644
mlmorahan@gmail.com / 508-361-2371

January 9, 2023

Kathy Ohman, President
FORWARD
P.O. Box 1174
South Dennis, MA 02664

Dear Kathy,

I write this letter in support of your funding from Sandwich CPC. As a mother to a young adult son with autism, I am keenly aware of the challenges that he is confronted with on a daily basis as he strives to live a happy, healthy and independent life.

As you know, I am quite familiar with the important work that you and your wonderful organization FORWARD are doing to address the housing shortages on Cape Cod for adults living with autism and other related disabilities. The success of FORWARD is an inspiration and, I believe, should be a model for how a community can come together to forge a private and public partnership to address the housing crisis on Cape Cod. The fact that FORWARD was able to deliver a state-of-art eight person group home, on time and under budget is something to be celebrated and hopefully some day, duplicated. I have had the opportunity to tour the group home and was beyond impressed at not only the beauty and construction of the home, but also the details that went into it to allow the residents to live in a safe, comfortable environment.

Now, with plans for Phase II, the construction of eight individual apartments, underway, the important work continues. Although the apartments will be in the town of Dennis, it is important to remember that, like the group home, residents from all Cape towns, including Sandwich, will have an opportunity to live there. With statistics as high as 70 to 80 percent of adults on the autism spectrum living at home with aging parents, it is a worry that never goes away. What will happen to my son when I am no longer able to care for him? FORWARD's Phase II is taking that problem head on and deserves the support of the entire Cape Cod community.

It is my hope that Sandwich CPC will support this project and approve funding of this worthwhile project.

Sincerely,

Maura L. Morahan

Maura L. Morahan
Sandwich Resident

Jamie T. Binienda

37 Old Mill Rd.

East Sandwich, MA 02537

Kathy Ohman, President
FORWARD
P.O. Box 1174
S. Dennis, MA 02664

January 12, 2023

Dear Kathy,

I am writing this letter because I am wholeheartedly in support of your funding from Sandwich CPC. As a parent of a child with Autism and Profound Hearing Loss, we strive on a daily basis to give our son the life skill lessons needed to help him prepare for his future. There are so many uncertainties still unfolding because he is only 12 yrs old. But, a constant worry for our family is that he will not be able to live independently in the future.

We love living on Cape Cod. Our children have been so fortunate to grow up in such a beautiful and serene area, be educated in some of the best schools, and have been surrounded by such nurturing and compassionate people in their lives. When we learned about the first Phase of FORWARD being built, it gave us hope. It gave us hope that there indeed may be options for our son in the future. It was a sense of relief that there were opportunities available in our region, and that we may be able to stay on Cape Cod in our retirement years.

I hope that the Sandwich CPC takes into consideration contributing some funding for this project. FORWARD may not presently be in Sandwich, but it is truly a regional facility to serve adults from all over Cape Cod. It should be known that during the Phase I project several communities including Dennis, Yarmouth, Barnstable, Mashpee, Brewster and Chatham all contributed CPC funds. Currently, there is an adult from Sandwich that resides there, and hopefully many more adults from Sandwich may get that opportunity as well.

Thank you for your time,

Jamie T. Binienda jtbinienda@gmail.com

The Commonwealth of Massachusetts
HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

TIMOTHY R. WHELAN
STATE REPRESENTATIVE
1st BARNSTABLE DISTRICT

STATE HOUSE, ROOM 542
TEL (617) 722-2488
Timothy.Whelan@MAhouse.gov

October 21, 2022,

Re: DHCD
Funding for FORWARD Phase II

Dear DHCD,

I am pleased to submit this letter in support of FORWARD's application for $1.5 million in funding through the Department of Housing and Community Development. Funds from this grant will be used to build affordable supportive homes that enable adults with autism and related disabilities to thrive in an appropriate, safe, healthy and caring environment, and remain in their forever homes in the Town of Dennis.

This project has incredible potential for Barnstable County. Founded in 2014, FORWARD is a community based 501 (c) 3 Nonprofit for the purpose of building affordable homes for adults within the autism and related disability community. There is currently a crushing need for affordable housing on Cape Cod, and a specific niche to be filled for specialized affordable, accessible, and sensory-appropriate housing for adults with autism and related developmental disabilities. Over two-thirds of adults with autism currently live at home, isolated and often cared for by aging parents or others who themselves may need care and are unable to provide the support their adult children need. This model is not sustainable in the long term and leaves those adults with an uncertain future and potential homelessness. FORWARD at the Rock Phase II is a proven solution to alleviate some of this stress, and hopefully brings new workers to the community.

For example, this proposal includes eight new purpose-built individual apartments specifically designed for disabled adults requiring service and support. These units are designed for full accessibility with ground level entry and no interior barriers, enabling residents to age-in-place.

The first phase of this project, FORWARD at the Rock Phase I consisted of two group homes for eight residents. Opening in fall 2020, the $2.7 million project was built on-time and on-budget. These units are fully occupied with positive monthly cash flow, with residents selected and supported by the Department of Developmental Disabilities.

The land used for Phase I and would be used for Phase II is located on the Town of Dennis owned property already under lease to FORWARD for 99 years. The plans for Phase II mimic the thoughtful site design of Phase I to minimize any impact on the local neighborhood. If funded, this grant would provide FORWARD with additional resources to develop these units and provide new forever homes for a vulnerable population.

As a State Representative for the Town this project exists in, I am strongly supportive of FORWARD receiving maximum funding to bring Phase II to fruition.

Sincerely,

State Representative Tim Whelan

1st Barnstable District

Town of Dennis
685 Route 134, South Dennis, MA 02660 / Telephone: 508-394-8300 Fax: 508-394-8309

FORWARD at the Rock
PO Box 1174
South Dennis, MA 02660

Re: Letter of Support

Dear **FORWARD** at the Rock,

Since 2014, F.O.R.W.A.R.D has been diligently working to take this project from a vision to a reality, organizing as a 501c3, raising awareness, and exploring various partnerships and funding opportunities for the purpose of building affordable homes for adults with autism and related disabilities.

FORWARD is one of only a few nonprofit organizations specializing in building new affordable housing specifically designed and exclusively available for adults with autism and related developmental disabilities. In 2020 we completed construction of FORWARD at the Rock, two group homes which enabled eight adults with profound disabilities to settle into their forever homes. The homes are single story and 100% handicap compliant with around-the-clock staffing provided by Cape Abilities so that residents can age-in-place in a comfortable, safe and appropriate environment.

FORWARD is now embarking on a new project to build affordable homes at FORWARD at the Rock on Hokum Rock Road in Dennis. This new construction will create eight affordable one-bedroom independent living apartments to accommodate higher functioning developmentally disabled adults who still need supportive services, health and safety supervision and access to 24-hour emergency response, but do not require a congregate setting with around-the-clock staffing. These new homes represent the fulfillment of FORWARD's original commitment to the Town of Dennis to build 16 special needs housing units at the site. They will be built in a residential neighborhood on land owned by the Town of Dennis and leased to FORWARD for 99 years at $1.00 per year rent. The neighborhood is convenient to amenities, and the new Dennis Fire Station is now being built on an adjacent lot.

All apartments will be built at ground level, and will be ADA compliant and barrier free, and responsive to the special sensory needs of the residents. All apartments are being designed for intensive use of assistive technology and remote staffing, and incorporation of lessons learned from the impacts of Covid and the changing environment. Built to be highly energy efficient, apartments will feature on-demand hot water heaters and mini-split heat pump heating and cooling systems, and high efficiency appliances. All units will have clothes washers and dryers, rear patios, separate entries and extra storage.

All residents will be clients of the Department of Developmental Services, and the agency will select and place residents eligible for rent vouchers with a mix of affordability of extremely low income and very low income. It will add 8 units of very low (≥ 50% of AMI) and extremely low (≥ 30% of AMI) affordable housing to the Cape's inventory, adding 8 units to the Dennis Subsidized Housing Inventory. This will also add housing for potential new members of the Dennis workforce. Residents will be selected and supported be the Department of Developmental Services.

At their April 5, 2022 meeting, the Dennis Select Board resoundingly voted to express our support of this project and all related grant and fundraising efforts. This project will allow a small group of unique individuals to live and truly become part of our local Community. We heartily endorse all grant applications available for this project and the work done by FORWARD to help address the great need for affordable housing for adults with Autism.

Sincerely,

The Dennis Select Board

Christopher Flanagan, Chair

John Terrio, Vice Chair

Paul McCormick

Christopher Lambton

Sheryl McMahon

The Commonwealth of Massachusetts
HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

SARAH K. PEAKE
STATE REPRESENTATIVE
4TH BARNSTABLE DISTRICT

STATE HOUSE, ROOM 7
TEL: (617) 722-2040
Sarah.Peake@MAhouse.gov

2nd Assistant Majority Leader

Committees:
Rules
Human Resources and Employee Engagement
Special Committee on Redistricting and Reapportionment

Kathy Ohman, President
FORWARD
P.O. Box 1174
South Dennis, MA 02660

October 26, 2022

RE: FORWARD at the Rock Phase II Project

Dear Kathy,

Thank you for contacting me regarding the FORWARD at the Rock Phase II Project. I write to express my strong support of this project because of the critical need for affordable housing that accommodates adults with autism and related developmental disabilities on Cape Cod.

Phase II of the FORWARD at the Rock Project is a comprehensive proposal that will undoubtedly provide a higher quality of life for individuals on the autism spectrum. This age-in-place living facility will offer a permanent, stable living environment allowing residents to live independently while receiving access to care and support as needed. The Phase II Project will be accessible and barrier free, accommodating residents as they age, all while being affordable regardless of an individual's ability and circumstance.

FORWARD has served Cape Cod for nearly a decade through its successful collaboration with our local municipalities, businesses, non-profit organizations, and governmental entities. These partnerships have allowed FORWARD to create a regional housing community for an underserved population in a place where housing is typically scarce, unattainable, and cost prohibitive. The FORWARD at the Rock Phase I Project is the perfect example to showcase the success this organization has had in our local community. The property located at Hokum Rock Road was built on-time and on-budget and has been fully occupied with a positive monthly cash flow since its completion in June 2020. It has given adults with autism the opportunity to thrive in a safe and caring environment and has allowed them to age-in-place in their forever homes.

There is an apparent and continued need for affordable housing on Cape Cod and I believe FORWARD will be successful in continuing to alleviate this need for a population that is so important to our community.

I strongly support FORWARD at the Rock Phase II and wish you success on this worthy project.

Sincerely,

Sarah K. Peake

Sarah K. Peake

May 4, 2022

Cape Abilities℠

Creating Opportunity

Since 1968

To Whom It May Concern,

I am writing today to express the positive feedback I have regarding FORWARD - Friends Or Relatives With Autism & Related Disabilities, as our landlord. I am a Senior Manager for Cape Abilities Inc., and I oversee both sides of 131 Hokum Rock Rd. I also currently manage Side A until we hire someone for the position. FORWARD is our landlord and they have been tremendous landlords. Anytime there is any issue with the house, they act quickly on trying to resolve it, while also working as a team with myself and the gentleman who manages Side B to problem solve when necessary. They are not overly intrusive on the property what-so-ever, and let us know when they plan to stop by and what they're planning to stop by for.

The staff members on both sides A and B are very happy with FORWARD as well, and feel fully supported. The tenants are absolutely thriving since moving into 131 Hokum Rock Rd. It is such a beautiful home, and they all feel very lucky to be here. The tenants love to utilize the amenities we have, inside and outside. Inside each side, feels like a true home, with tons of games, crafts, and space for each tenant if they need some alone time. The patio and large grill are wonderful as well in the warmer months. Also outside, we were able to install 3 wheelchair accessible garden beds. We also were able to get 4 chickens that currently lay eggs. FORWARD Executive Director, David Kaplan, and President, Kathy Ohman, have always been extremely supportive of any of the ideas we have about how we can enrich the lives of the tenants even more.

In conclusion, FORWARD have been wonderful landlords all around. They communicate clearly. They are on top of everything. They are kind, communicative, and respect the space and privacy of the tenants. I don't think we could have asked for a better landlord.

Sincerely,

Katie Gallagher
Senior Residential Program Manager
508-274-9320
kgallagher@capeabilities.org
Cape Abilities Inc.

For Ann Phelan- FORWARD

We have a 21 year old daughter with Down Syndrome who has been on an Individual Education Plan since she was 3 years old. Gretchen is a twin and has an older brother. Through the years, we have always pushed for Gretchen to be challenged, supported, and encouraged to meet high expectations so that she could live her life doing the same things as her siblings and peers, with appropriate supports as necessary. Gretchen has been fortunate to attend the Riverview School GROW program and has benefited greatly from the rigorous academic, vocational, recreational, and social program in addition to being a residential student. As a residential student Gretchen has been able to live in a dorm and has developed her self-determination and independent living skills. Now that Gretchen is in her final year at Riverview, we would like to see Gretchen continue the trajectory and have her move into a residence of her own where she can continue to build on the skills she has learned at Riverview. She will need supports to ensure that she can live independently.

Most young adults who chose a college path, graduate and then opt to live with friends and learn to be adults. That is what Gretchen's older brother is doing, so why shouldn't Gretchen be allowed to follow suit? In Gretchen's case, returning home to live with her parents, could be detrimental to her trajectory of desiring to live independently. By living on her own, she will continue to learn to shop and cook meals for herself. She will also be required to manage her time between working, day program, social and recreational activities. Most importantly, Gretchen will be in control of what she does on a daily basis, have the opportunity to develop social relationships, and feel good about herself.

It is unfortunate that the housing options that exist for Gretchen and her peer group are not adequate nor plentiful. This is partly due to the fact that the ideal living situation of being near public transportation, in a central location, and near places of employment are the same things that the neurotypical population desires, so the cost of housing is driven up and not sustainable for Gretchen or her peer group. Gretchen needs to be able to live within her means to ensure that the arrangement is sustainable. (SSI, earned income and receipt of government benefits). Young adults with I/DD who are not prioritized for housing through DDS have very limited options for sustainable housing. Parents who can afford to privately pay for the desirable housing situation are at the other end of the spectrum. However, a significant majority of the I/DD population falls in between these two funding options. Thus, a majority of parents are required to navigate this cumbersome housing process on their own with very little guidance. There are some government benefits that help bridge the gap such as Section 8 voucher, SNAP, and some DDS independent living supports, but those benefits are not entitlements. Section 8 vouchers can take 10-15 years to obtain. DDS supports are not always determinable. So, it is impossible to plan effectively for Gretchen's independent living. There is a need for more options to be available to families such as the FORWARD at the Rock Phase II.

October 21, 2022

The Department of Housing and Community Development, Boston, MA

Re: Application for Funding for Phase 11 for Forward @ the Rock, Dennis, MA

Members,
I am writing this letter to show my full support for the above mentioned application to the Department of Housing and Community Development for funding for Phase 11 for Forward @ the Rock located at 131 Hokum Rock Road in Dennis.

My adult son, Brendan P. Shea, is one of the residents living at Unit B at 131 Hokum Rock Road in Dennis, which is run by Cape Abilities. Brendan is a great young man who has autism. He has been living at this wonderful, safe, new home, constructed by Forward @ the Rock & Cape Abilities, since October 2020. I can not put into words how magical this living experience has been for Brendan. He has a new world filled with shared experiences and great activities at Forward @ the Rock. Living with his three housemates, while being supported by the wonderful staff from Cape Abilities has opened up a whole new world to Brendan. The new home includes new opportunities fand activities for the residents such as shared common living experiences, learning new skills, attending to house chores, preparing meals, working in the garden areas where the residents grow and harvest their own vegetables, caring for the new chickens which provide fresh eggs for the residents, and enjoying the beautiful surroundings around this shared home. Forward @ the Rock provides Brendan and his 3 house mates with new opportunities for social experiences, group experiences, and personal growth within the local community, and the surrounding towns within the Cape Cod area.

I have witnessed the personal growth and maturity of Brendan since his time of living at Forward @ the Rock. I never in my wildest dreams thought I would find such a great home, with a safe environment, with great housemates, and with such great supporting staff to help Brendan achieve his own personal goals and happiness. As a parent of a son with a challenging disability, Forward @ the Rock is a dream come true. I fully support the required funding for Phase 11 for Forward @ the Rock, so that other families with loved ones who have challenging disabilities can experience what my family has experienced, and what my son has experienced.

Please vote favorably for this much needed funding for Phase 11 for Forward @ the Rock.

Paul J. Shea

FORWARD

David Kaplan <dkaplan@go-forward.org>

Letter of support

1 message

Jodie Tulloch <jodtllch@aol.com>
To: dkaplan@go-forward.org

Thu, Apr 7, 2022 at 7:46 AM

Hi David,

My name is Jodie Tulloch and have been a Dennis resident since 1993. My son Matty is 34 years old and is Autistic. He lives with my husband and I and goes to an Adult Day Program 3 days a week.

I know how limited residential services are for people like my son and we need more facilities like FORWARD. I know FORWARD would do an amazing job integrating Phase2 into our community. I fully support FORWARD.

Hoping for a successful support with this next phase.

All the best,
Jodie Tulloch
146 Bay Ridge Drive
South Dennis, MA 02660

Sent from my iPad

Sent from my iPad

The Commonwealth of Massachusetts
Executive Office of Health and Human Services
Department of Developmental Services
SOUTHEAST REGION
151 Campanelli Drive, Suite B
Middleboro, MA 02346

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Marylou Sudders
Secretary

Jane Ryder
Commissioner

Richard J. O'Meara
Regional Director

Tel: 508-866-5000
FAX: 617-727-7822

April 1, 2022

To Whom It May Concern:
FORWARD
PO Box 1174
South Dennis, MA 02660

I am writing to confirm our support for Forward, a housing program for 8 adults with developmental disabilities, currently being planned in Dennis, MA.

Subject to the availability of funding, the Department of Developmental Services (DDS) will refer eligible clients prioritized for residential services to this residential program.

Please feel free to contact me at 508-866-8871 if you have any questions or require additional information.

Sincerely,

Richard J. O'Meara
Regional Director

April 6, 2022

To Whom It May Concern:

I am writing to express my support for Phase 2 of the FORWARD at the Rock project on Hokum Rock Road in Dennis, MA. Housing Assistance Corporation (HAC) partnered with FORWARD in Phase 1 of the project, which resulted in the successful construction of a duplex style group home with eight units of affordable housing for adults with developmental disabilities. HAC is excited to be joining FORWARD again as development consultant on Phase 2.

Phase 2 will create an additional eight affordable one-bedroom independent living apartments to accommodate higher functioning developmentally disabled adults who still need supportive services, health and safety supervision and access to 24-hour emergency response, but do not require a congregate setting with around-the-clock staffing.

HAC understands the challenges of finding safe and affordable housing on Cape Cod for people of all income levels. This is especially true for developmentally disabled adults who historically, have limited options to live independently. As an affordable housing developer, HAC understand the challenges of planning, designing, and funding a complex project in an environment of sky-rocketing construction costs. Through their success in Phase 1, FORWARD has proven that they have the ability to manage complex affordable housing development project from start to finish. HAC is happy to support FORWARD's efforts in Phase 2 of this project and are confident the results will be the same.

I hope you will support this important project.

Sincerely,

David Quinn
Director or Housing Development and Planning
Housing Assistance Corporation
dquinn@haconcapecod.org
(508) 280-8465

Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES
Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus, Jr., Secretary

August 9, 2023

David Kaplan
Forward, Inc.
P.O. Box 1174
Dennis, MA 02660

RE: Forward at the Rock Phase 2 -- Dennis

Dear Mr. Kaplan:

Thank you for the recent updates you have provided on Forward at the Rock Phase 2. Your team has significantly advanced the project during the past six months, and the Executive Office remains committed to this important project. We are holding $1.5 million in Facilities Consolidation Funds in reserve for Forward at the Rock Phase 2, and we hope that your team will soon be able to ask us for a formal award letter. We know that you are still raising private funds for the project and are still in the process of identifying a permanent lender able to originate a mortgage on terms acceptable to this agency (15-20 years). Please continue to update us as you make progress in these key areas.

Thank you.

Sincerely,

Catherine Racer
Director

FORWARD at the Rock PHASE II

Appendix C:

Organization Profile

PO Box 1174, South Dennis, MA 02660
www.go-forward.org
508-385-4663

FORWARD GOVERNANCE, OPERATIONS, & TIMELINE

- Introduction
- Organization Chart
- Board Members & Committees
- Board Advisors & Consultants
- Recent Board Presentations
- Board of Directors & Staff Bios, 2023
- Organization Timeline & Milestones

Introduction

FORWARD (Friends Or Relatives With Autism & Related Disabilities) was founded in response to a Request for Proposals from the Town of Dennis to build affordable supportive housing for adults with autism. FORWARD was incorporated as a 501 (c) 3 in July, 2014, and in June, 2015, submitted its winning proposal to the Town under the auspices of the Housing Assistance Corporation (HAC). That proposal has evolved into **FORWARD at the Rock**, a new purpose-built housing community for Department of Developmental Services (DDS) Priority One adults with autism and related developmental disabilities in need of affordable supportive housing which provides around-the-clock care and comprehensive supports.

In pursuit of building **FORWARD at the Rock**, the organization secured a 99-year ground lease for a 4.6 acre building site on land owned by the Town of Dennis. The agreement anticipated sixteen total units of housing to be built, and it was ultimately determined that the project would be built in two phases, each phase providing homes for 8 residents. The organization then commenced development of **Phase I**, a duplex consisting of two side-by-side group homes accommodating 4 residents each. FORWARD developed final construction plans, obtained permitting, and raised over $2.7 million in funding from the Commonwealth, six local municipalities, private donors and an institutional lender. Ground was broken for **FORWARD at the Rock Phase I** in spring 2019, and construction was completed on-schedule and on-budget in May, 2020.

Following careful inspection and compliance review, by October of 2020, the Department of Developmental Services, working with service provider Cape Abilities, had placed all eight residents and

hired all staff. The house is a fully functioning state-of-the-art home, and all reports are that both residents and staff are very satisfied with the facility. To-date, the house has remained fully occupied by the same residents since it opened.

FORWARD at the Rock – Phase I, Completed 2020

What's Next

Following the opening of Phase I, FORWARD began the process of determining what housing type and configuration would be best to complete the organization's commitment to build 16 total bedrooms at the site. FORWARD secured a grant from the Barnstable County Economic Development Committee to form a Task Force and commission a Market Analysis to determine what type and form of supportive housing was needed. Empower Success Corps, a Boston nonprofit consulting group, was engaged to produce the analysis with information gathered from known sources and surveys and interviews with stakeholders including service providers, parents, housing and other government agencies, schools and others. The Task Force, consisting of various representatives of those groups considered other factors for decision making such as the post-Covid economic and funding environment, the capacity of the

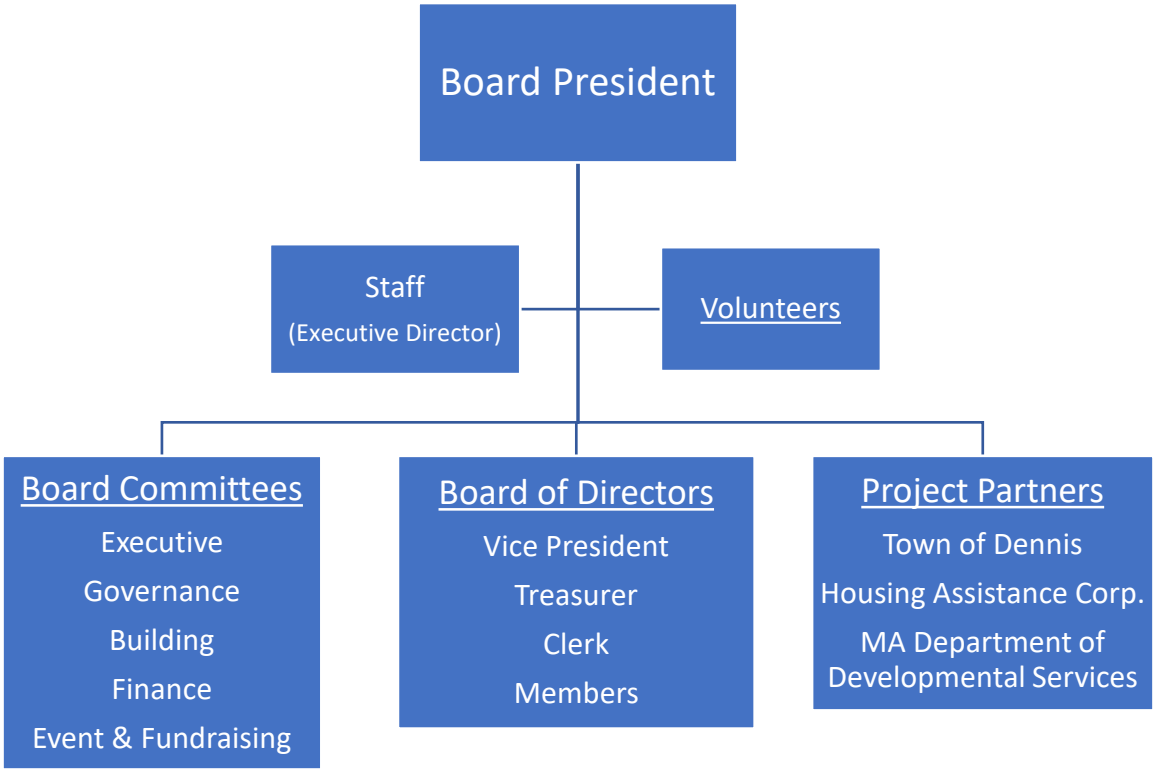
Department of Developmental Services to fund various support models including group homes and apartments for independent living. The group considered the findings of the Market Analysis, additional data supplied by the UMass Donahue Institute, and discussions with the Department of Department of Developmental Services, the Dennis Town Planner and others. Ultimately, the group reached consensus that 8 one-bedroom apartments for independent living to accommodate developmentally disabled adults who do not require a congregate setting with around-the-clock on-site staffing, but do still need supportive services, health and safety supervision and access to 24-hour emergency response.

The FORWARD Board of Directors approved that decision in late 2021, and on October 18th, 2021 the Dennis Select Board ratified the decision in a unanimous vote. Pre-Developmental planning for FORWARD at the Rock PHASE II then immediately began. FORWARD received $150,000 in pre-development funding for design, engineering and permitting, and in mid-October, 2022 received zoning approval from the Dennis Planning Board. To date, six Cape Cod Community Preservation Committees (Dennis, Barnstable, Yarmouth, Brewster, Bourne and Sandwich) have awarded $1,543,500 toward construction of the project.

FORWARD at the Rock – PHASE II, Opening Early 2025

GOVERNANCE

Organization Chart



Board Members and Committees

FORWARD's governance consists of an 12 person board, including 4 officers, with board members and non-members serving on committees. FORWARD also relies on a large cadre of volunteers to help with events, fundraising and administrative tasks, and has one paid staff member.

Board Members

Mark Ameres
Heather Brown (Treasurer)
Robert Duffy

Jodie Tulloch
Judy Freitas
Sheila Lyons
Paul McCormick
Nancy McHugh
Maura Morahan (Clerk)
Kathy Ohman (President)
Ann Phelan
Rick Presbrey
Bob Samoluk (Vice President)
Rose Marie Strippoli

Executive Committee/Board Officers

Kathy Ohman, President
Heather Brown, Treasurer
Bob Samoluk, Vice President
Maura Morahan, Clerk

Finance Committee

Heather Brown (Chair)
Mark Ameres
Robert Duffy
Bob Samoluk
John Ohman*
Kathy Ohman
Rick Presbrey

Governance Committee

Bob Samoluk (Chair)
Rose Marie Strippoli

Building Committee

Bob Samoluk (Co-chair)
Nancy McHugh (Co-chair) *
Kathy Ohman
Rick Presbrey
Gary Barber* (Clerk of the Works)
Trevor Meyers*
Kathy DeMeyer*
David Quinn*
John Ohman*

Events and Fundraising

Dorria DiManno* (Co-Chair)
Maura Morahan (Co-Chair)
Rebecca Fellows *
Barbara Lipman*
Mark Ameres
Rick Presbrey

**Non-board member*

Staff:

David Kaplan, Executive Director

Board Advisors and Consultants

Audit and Taxes

Sanders, Walsh & Eaton, CPAs, LLC
1441 Main Street, West Chatham, MA 02669
Ph: (508) 945-0031
Fax: (508) 945-9267
Email: info@swecpa.com

Bookkeeping and Fiscal Advisor

Tammy Glivinski
Glivinski & Associates Inc.
261 Whites Path Unit 5
South Yarmouth, MA 02664
books@capecodcfo.com
Phone: (508)398-9300
Fax: (508)812-1444

Project Consultant

Housing Assistance Corporation
460 West Main St
Hyannis, MA 02601
Tele: 508-771-5400
Fax: 508-775-7434
hac@haconcapecod.org

Legal

Matthew M. Terry, Esq. (Closing, MassDocs)
Ament Klauer LLP
39 Town Hall Square
Falmouth, MA 02540
Telephone: (508) 540-6555
Fax: (508) 457-1293
Email: matt@amentklauer.com

Marian S Rose, Esq. (Permitting and Planning)
Associate Attorney
Law Office of Singer & Singer, LLC
26 Upper County Road

P.O. Box 67
Dennisport, MA 02639
(508) 398-2221 (tel)
(508) 398-1568 (fax)
www.singer-law.com

Design & Engineering

Union Studio (Architecture)
Paul Attemann AIA,CNU,LEED-ap
Principal
UNION
401.272.4724
401.648.8513
401.536.0755
unionstudioarch.com

Horsley Witten Group, Inc. (Engineering)
Joe Henderson, P.E. | Senior Engineer
55 Dorrance Street, Suite 200 | Providence, RI 02903
Office: 401-272-1717x354
Cell: 508-873-9954

CLEAResult (HERS Rater & Energy Consultant)
Jeremy Dagold, CPHC
Field Manager
Direct 508-614-5952

Gary Barber -- *Construction Consultant (Clerk of the Works)*
Bio:

- FORWARD Building Committee
- MA Construction License: CS-017183
- Past Chairman of the Town of Dennis, MA Building Committee
- Member, Building Committee for new Cape Cod Tech High School
- Member, Dennis Old Kings Highway Regional Historic Committee
- Chairman of South Dennis Historic Commission.
- Chairman, Feasibility Committee for Community Center/Senior Center Project in Dennis
- Oversaw projects for 2 Dennis/Yarmouth schools, Mayflower Beach Bathhouse, Highlands Golf Club building expansion, Dennis Senior Center expansion, Northside Fire Station expansion, Fire station #2 expansion in Harwich, MA, Home for homeless Vets in Dennis, MA

Recent Board Presentations

Non Profit Strategic Planning

3 session off-site process facilitated by SCORE Cape Cod in October and December 2018, and January, 2019. Included SWOT Analysis, Mission, Purpose, Vision, Critical Strategic Questions, Significant Strategic Issues.

Board Governance and Fiscal Literacy
May 28 presentation by Tammy Glivinski from Glivinski & Associates. We have retained Glivinski & Associates to do FORWARD's bookkeeping and grant compliance for all project funding.

Board Of Directors & Staff Bios, 2022

Kathy Ohman

Board of Directors (President)
Events & Fundraising Committee
Building Committee

Kathy McNamara Ohman is a Licensed Independent Clinical Social Worker, (LICSW), in Massachusetts. She has experience working with children & families. She is also the Owner/Operator of Kate's Seafood & Ice Cream, a classic Cape Cod Clam Shack, celebrating 30 seasons of business, on Route 6A, in Brewster.

As the Mother of two young men with Autism she has served as the Chair of the Dennis-Yarmouth Special Needs Advisory Council, participated as a member of the Autism Commission's Transition Committee, & as an advocate for the needs of the developmentally disabled in the Cape Cod community.

With her husband John & oldest son, Liam, she continues to guide the path of two uniquely talented young men.

EDUCATION
1980 – MSW, Boston College Graduate School Of Social Work; Major; Casework Minor; Administration
1978 – BA, Westfield State University, Westfield, MA

AFFILIATIONS:

- Licensed Independent Clinical Social Worker, LICSW
- Member; National Association of Social Workers, ACSW
- Board Member; Cape Cod Chamber of Commerce
- Member; Sons of Erin, W. Yarmouth, MA.
- Member; Dennis Conservation Trust
- Past President & Current Board Member; Cape & Islands Democratic Council

- Member; Dennis Democratic Town Committee
- Member; Cape Abilities Positive Behavioral Supports, (PBS), Leadership Team

2014 – PRESENT
- President
- Friends And Relatives with autism & related Disabilities
- Developing Community Housing for the Developmentally Disabled

2011-13 – Member, Transition Sub-Committee, MA Autism Commission
2008 – Present – Campaign Manager; Committee to Elect 4th Barnstable State Representative Sarah Peake.
1986 – Present - Owner/ Manager – KATE'S SEAFOOD & ICE CREAM, Rte. 6A, Brewster, a traditional Cape Cod Clam Shack, serving nearly 50 flavors of Ice Cream. Celebrating more than 30 years as a part of the Brewster community.
1987 – 90 - Short Term Therapist for MA Department of Youth Services clients at two Secure Treatment facilities, Worcester, MA.
1987-89 – Therapist, Family Service Organization, Worcester, MA. Individual & couples treatment.
1985-87 – Employee Assistance Grant Administrator
Peer Drug Education Coordinator
Individual & Couples Therapist
The Mental Health Center, Worcester, MA
1980-85 – Foster Care Coordinator for Youth Opportunities Upheld, Inc., Y.O.U., Inc., Worcester, MA, an emergency & short term foster care program for adolescents.

Bob Samoluk

Board of Directors (Vice President)
Building Committee (Co-Chair)
Governance Committee
Events/Fundraising Committee

Bob has been coming to Dennis regularly since the 1970's and owned a home here since 2002. For many years I worked in the Financial Services industry as the Human Resources Director for a large, global corporation where I partnered with business and support units to deliver Human Resources services. I took an early retirement, making Dennis my home, with the intent of becoming more involved in community services.

His interests are in working with non-profit community-based organizations and on economic development issues, specifically affordable housing. I have also done some consulting work with ESC of New England, a group that provides consulting services to non-profits. My assignments with ESC have included an evaluation of the HR function for Cambridge Family and Children's Services and working as the HR Manager for Quincy Asian Resources, Inc. I am active on housing issues as the Chair of the Dennis Municipal Affordable Housing Trust, a member of Citizens Housing and Planning Association

(CHAPA) and have attended training sessions conducted by the Cape Housing Institute and Mass Housing Partners.

Bob is excited to be part of FORWARD as I get to work closely with an organization dedicated to improving the lives of young adults with developmental disabilities by providing a safe place for them to live, with the proper services they require.

Heather Brown

Board of Directors (Treasurer)
Finance Committee (Chair)

Heather has been a Commercial Lender at The Cape Cod Five Cents Savings Bank in South Dennis for seven years. Prior to that she was a TD Bank as a Small Business Relationship Manager for 9 years, and spent 14 years in various roles at The Cooperative Bank of Cape Cod. Heather attended Tabor Academy and The Massachusetts Bankers School for Financial Studies, served on the boards of Calmer Choice, and the Comminity Development Partnership. And currently is a member of their Advisory Council.

Maura Morahan

Board of Directors (Clerk)
Events & Fundraising Committee (Co-Chair)

Maura lives with her husband John and their three sons in Forestdale. She currently works as a Job Coach at Project Forward, the vocational training program at Cape Cod Community College. She has worked in a variety of capacities at the program for the last nine years including as an instructor and facilitating their peer leadership program. She also works weekends and summers at Cafe Chew in Sandwich. She started working at Cafe Chew to help supplement her sons' college education tuition, but she likes it so much, she may just stay when they're done.

Maura is the proud mother of three sons. Her youngest son, Timothy is a sophomore in the Honors College / Business School at UMass Lowell, her middle son, Patrick, is a junior in the Honors College / Business School at Northeastern University, and her oldest son, Will, just graduated from the GROW program at Riverview after attending the school for 10 years. Will also has his high school degree from Sandwich Public Schools, and he is on the Autism Spectrum. Her husband John is beginning his 25th year as a probation officer at Orleans District Court.

Maura graduated Magna Cum Laude from UMass Dartmouth with a BA degree in English and has a MA degree in Writing, Literature and Publishing from Emerson College. Her professional background includes working as an editor in contract publishing for Miles Media Group and as a Staff Director for the Massachusetts House of Representatives.

Over the years, Maura has served as a volunteer for Special Olympics, and has worked on many political campaigns for local, statewide and Congressional candidates. She is committed to the idea of helping

the autism spectrum population on Cape Cod to find dignity and purpose in all facets of their lives, whether it be through employment, housing or social engagement.

Mark Ameres

Board of Directors
Finance Committee
Mark is a management consultant and technology implementation advisor. Mark is a member of the Town of Brewster Finance Committee, a board member of the Cape Cod Technologu Council, and a member of the Chatham Rotary.

Mark's experience includes delivering operational improvements for clients with CMS Energy, SFM, Andersen Consulting (Accenture), Ernst & Young, MetLife, Credit Suisse, Citizens Bank, Bertelsmann, Pfizer, and First Niagara, and among his other skills, he speaks German and Latin.

He is a multifaceted manager with exceptional skills in Performance Improvement, Agile Project Management, Infrastructure Management, Grid Technology, Program Management Offices (PMOs), Change Control Boards, Enterprise System Management (ESM), Big Data Analytics, IT Service Management (ITSM), Customer Relationship Management (CRM), Information Architecture (IA), systems integration, database design, electrical engineering, data warehouses, and IT security. Technical skills include Microsoft Project, Microsoft SharePoint, Rational Unified Process, Use Cases, Oracle, C, Cisco, Cobol, DB2, Excel, HTML, HP, IBM Mainframe, Informix, Java, Outlook, PL\SQL, PowerPoint, RDBMS, UNIX, Visio, Bloomberg, and Reuters.

Robert Duffy

Board of Directors
Finance Committee
Building Committee

Bob's been a South Dennis Resident since the early 80s. He's currently employed by a small liquor chain in South Dennis. I am a member of the Dennis Board of Health. In my recent past I delivered Department of Housing Community Development Block Grants to the Cape and Martha's Vineyard. Through these grants we rehabbed many homes belonging to low to moderate income homeowners. We also purchased a vacant church and rectory converting them into four affordable one bedroom apartments and a 3 bedroom home. I have become involved with F.O.R.W.A.R.D for many reasons. The most important of which is to see that young adults with developmental disabilities have a safe and comfortable place to live and receive the services that they need.

Judy Freitas

Board of Directors
Events & Fundraising Committee

Sheila Lyons

Board of Directors
Events & Fundraising Committee
Events/Fundraising Committee

Sheila Lyons recently stepped down from her elected position as Barnstable County Commissioner, a position she held for eight years. As Commissioner, she represented the County on various intergovernmental and non-profit boards.

During her time in office, Sheila was an outspoken advocate for Cape Cod, leading the County's influence in areas of the environment and wastewater remediation, poverty, opioid addiction and smart economic growth.

A Boston native, Sheila began her career as a geriatric social worker, working in the communities of South Boston and Cambridge. She relocated to Maryland to work as a Director of Social Service and staff development in the long-term healthcare industry.

Over the years, Sheila was always politically active and is the former Chair of the Democratic Women of Howard County, Chair of the Wellfleet Democratic Town Committee and Vice President of the Cape and Islands Democratic Council.

Sheila lives in Wellfleet and has one daughter who lives in New York City.

Education
University of Maryland Baltimore
- Masters of Social Work

University of Maryland College Park
- BS Business Administration

Boston University School of Management
Institute of Executive Non-Profit Management
- Core Certificate Program

Public Service
- Barnstable County Commissioner: 2008 – 2016
- Chair: 2009, 2015 & Vice- Chair: 2012, 2014

Board Membership
- Chief Elected Official, (CEO), Workforce Investment Board: 2011- 2016
- Chair, Barnstable County Ad Hoc Committee on Risk Analysis of Vegetation Management 2010
- Chair, Regional Network To End Homelessness: 2008 – 2016

- Convener & Chair, Regional Task Force on Substance Abuse: January 2014 to 2016
- County Representative, Cape Cod Commission: 2008-2011
- County Representative, Cape Cod Water Protection Collaborative: 2008 – 2015

County Representative, Barnstable County Cooperative Extension: Jan 2011- 2016

- County Representative, Children's Cove: 2009-2012
- County Representative, National Seashore Advisory Committee: 2009 –present
- County Representative, Arts Foundation of Cape Cod: 2012 – 2015
- Representative to the Assembly of Delegates Wellfleet: 2006-2008
- Delegate Alternate, Human Service Advisory Council: 2006- 2008

Volunteer

- Board Member, Cape Cod American Red Cross: 2010 – 2013
- Board Member, Wellfleet Preservation Hall: 2008-2011
- Board Member, Veterans Outreach Grace Center2009-2013

Paul McCormick

Board of Directors
Events/Fundraising Committee

Paul is the Coordinator of the Hotel/Restaurant Management Program at Cape Cod Community College, and the owner of the Ebb Tide and Sea View Restaurants in Dennis Port. He also Chaired the Dennis Board of Selectmen and served on the board for 18 years.

Ann Phelan

Board of Directors

The bulk of Ann's professional life has been in education. She has served as a special education chair, has written curriculums on diversity and tolerance, bullying and The Peaceful Classroom, and has received national attention for her work on sexual abuse and abduction prevention (featured on 48 Hours/Connie Chung). She has held many positions in social work and counseling in the Central MA and Cape Cod areas as well as in the Caribbean. Ann completed a year-long certification as an Informed Trauma Specialist. She is a Mindfulness Instructor and trained as a handler for a therapeutic dog. She also is a trained Sexual Education Specialist for individuals with disabilities. Recently, Ann completed coursework to become a Transition Specialist (MA Certificate) working with students, "Turning 22". Ann's skills include" Case Management, Employee Assistance, Counseling/Adolescent/Young Adults, Team Building, Abuse and Abduction Prevention Specialist, Learning Disability Specialist with Emphasis on Spectrum Diagnosis, Diversity and Tolerance Training, Mindfulness,
Informed Trauma Specialist, Therapeutic dog handler, Sexual Educator for Individuals with Disabilities

Rick Presbrey

Board of Directors
Building Committee
Finance Committee

Rick Presbrey was the President, CEO and Founder of the Housing Assistance Corporation until his retirement in March of 2017. Under Rick's leadership the agency grew from one and a half staff members and an annual budget of $32,000.00 to 125 staff members and total annual expenditures nearly $30m.

It is estimated that HAC helped approximately 100,000 unduplicated people through its 37 different programs. HAC was known to be creative and caring and committed to helping anyone and everyone in the region that is facing a housing crisis.
Funding, always the key to success of any enterprise, came from a variety of sources including local, county, state and federal governments, donations, sponsorships, fees, services, events, rents and grants from foundations and businesses. Through the years HAC, and Rick on behalf of the agency, received many awards and recognitions for the accomplishments in its especially client centered work often most successfully in partnership with other organizations.

Rose Marie Strippoli

Board of Directors
Events & Fundraising Committee
Governance Committee

Rose Marie is a retired educator and administrator from Tappan, New York. Her BS and MS degrees in art education from The State University of New York/New Paltz enabled her to teach art to students at all grade levels.

Developing and teaching high school curriculum, speaking on Gifted and Talented Education in Art, and exhibiting student work in her community, were all components of her work as an art teacher. Rose Marie's accomplishments included getting her students to think through art, to enjoy creating art and to develop an awareness of the world of art. Her students also had fun writing and acting in plays focused on various artists. Their outdoor art happenings were enjoyed by 150 or more students at once!

During her career in education, Rose Marie also designed and implemented a progressive program entitled "Humanities in the Elementary School," for which she was awarded a New York State Grant.

Rose Marie later earned a School Administrator and Supervisor (SAS) Professional Diploma from Bank Street College and became Director of the South Orangetown Central School District Extended Educational Care Program. Her innovative morning and afternoon program for children of working parents was recognized by The New York State Education Department. Rose Marie was also invited to attend the 21st Century Schools Project at the Bush Center in Child Development and Social Policy at Yale University.

Rose Marie served as a consultant in Humanities to the American Bar Association, with a focusing on Law-related Education through the visual arts and humanities.

Volunteer Affiliations

- Cape Cod Museum of Art: Art instructor (1998 – 2000), Educational Consultant (2003 – 2009).
- Art Teacher Association of Cape Cod (2004 – 2009).
- Massachusetts Cultural Council: Site evaluator (2008).
- The Educational Foundation for Dennis & Yarmouth, Inc.: Board member.
- Yarmouth New Church Preservation Foundation: Board member (2013 – 2015).
- Yarmouth Democratic Town Committee: Vice Chair & Treasurer (2007 – present).
- Theta Phi Gamma Alumnae Association: President, 2005 – present.

Jodie Tulloch

Board of Directors
Events & Fundraising Committee

David Kaplan

Executive Director

Following a career in publishing in New York and Massachusetts, David and his family moved to the Cape in 2013. Upon arrival on the Cape, he entered the real estate business, eventually holding a Brokers License and representing tenants and landlords for both residential rental properties and commercial leasing, and was active in Rotary and Chamber of Commerce committees in both Dennis and Yarmouth. As his engagement with the community grew he joined the boards of the Cape Cod Museum of Art, Eventide Theatre Company, the Town of Dennis Arts & Cultural Committee, and the Dennis Village Improvement Society. In 2014 David was asked to be the Executive Director of the Cape & Islands Theater Coalition, which started his transition out of real estate and into nonprofit administration. Along the way he also served as the interim Executive Director of the Arts Foundation of Cape Cod and as a freelance grant writer. Today, in addition to his work with FORWARD, he is President of the Eventide Theatre Company board, Treasurer of the Dennis Arts and Cultural Council, and continues to serve on the Dennis Village Improvement Society board. David is deeply committed to FORWARD and its work. He lives just a mile **FORWARD at the Rock**, and a few hundred yards from the FORWARD office in the heart of Dennis Village.

Organization Timeline & Milestones

- 2013 - The Town of Dennis recognizes a need and identifies town land for the purpose of providing affordable housing for adults with Autism.
- Fall 2013 - A group of concerned citizens meets to explore how the community might work with the town to help build the housing.
- December 2013 - That early group expands into **FORWARD** - **F**riends **O**r **R**elatives **W**ith **A**utism & **R**elated **D**isabilities - which holds its first board meeting and appoints an Executive Board.
- Early 2014 - FORWARD incorporates and in July receives designation as a 501 (C) 3 nonprofit organization for the purpose of addressing the need for affordable housing.
- Early 2014 - Meetings with the Housing Assistance Corporation (HAC) and Cape Abilities begin. Both organizations provide encouragement and support for the project.
- Early 2014 - Discussions begin with the Massachusetts Department of Developmental Services (DDS) Regional Director and Area Director.
- Summer 2014 - FORWARD begins its effort to seek Dennis Town Meeting approval to release 4.9 acres of town owned land on Hokum Rock Road in Dennis for the project.
- October 2014 - Dennis Town Meeting votes 213 to 6 to release land, paving the way for FORWARD to respond to the Town's Request For Proposals (RFP) for a long term lease of the land for the purpose of building affordable housing for adults with Autism.
- Early 2015 - FORWARD continues meetings with Cape Abilities to develop a plan for Cape Abilities to provide services and maintain the day-to-day aspects of the property.
- April 2015 – The FORWARD Board votes to enter into a formal partnership with the Housing Assistance Corporation (HAC).
- May 2015 - Application for Community Preservation Act Funds Submitted to Dennis Community Preservation Committee.
- June 15, 2015 – FORWARD, under the auspices of the Housing Assistance Corporation responds to Town RFP.

- Winter 2016 - FORWARD's *Grants & Foundations Committee* begins process of applying for specific grants, hires consultant to submit applications.
- Winter 2016 - At the urging of DDS, FORWARD revises building plan. Down sizes original plan for two duplexes, creating 4 homes housing 16 total residents and a community building. The new plan calls for two homes connected by a breezeway for 4 residents each, totaling 8 residents.
- Winter 2016 - The new building proposal is approved by DDS South Eastern Regional Director. DDS certifies the project is acceptable for Priority 1 referrals, will place residents, provide oversight, and fund rent and resident services.
- May, 2017 -- Awarded a **$500,000 Community Preservation Act** grant from the Town of Dennis. Approved at Town Meeting by a unanimous vote.
- Fall 2016 – The Board votes to hire Rosemarie Resnik & Associates to launch Capital Campaign for Fall 2016.
- May 2017 – FORWARD receives a Letter of Support from DDS, pledging to refer clients to ***FORWARD at the Rock*** when construction is complete.
- June 19, 2017 -- Partnered with the **Housing Assistance Corporation** to provide consulting and support services in conjunction with building construction.
- November 2017 - FORWARD, together with HAC, applies for $1,000,000 in state funding.
- November 20, 2018 -- Partnered with **Cape Abilities** for provision of around-the clock, individually customized resident services and property management for **FORWARD at the Rock**.
- Various Dates -- Received **Zoning, Planning and Historic Approvals.**
- Various Dates -- Retained building architects, engineers, builder, Clerk of the Works and attorney.
- March 2018 – FORWARD hires a part-time Managing Director to assist the Board of Directors with operations and fundraising.
- April 12, 2018 - FORWARD presents ALEC Training (Annual Autism and Law Enforcement Education Coalition), to celebrate Autism Awareness Month at Cape Abilities in Hyannis.

- May 15, 2018 - At a ceremony at 131 Hokum Rock Road, future site of ***FORWARD at the Rock***, Lieutenant Governor Karen Polito announces that FORWARD has been awarded $1,000,000.00 in state funding for the project.
  - $500,000 from: Facilities Consolidation Fund (Award Letter March 23, 2019)
  - $500,000 from: National Housing Trust Fund (Award Letter March 23, 2019)
- 2018 -- Developed building plans and specs to **DDS/DHCD Standards** using state-of-the-art best practices for supportive housing for adults with Autism.
- February 7, 2019 -- $250,000 awarded by the **Barnstable CPC.**
- May 4, 2019 -- $120,000 awarded by the **Yarmouth CPC**.
- May 13, 2019 --$50,000 awarded by the **Chatham CPC**.
- July, 2019 – Construction Commences
- November 18, 2019 -- $80,000 awarded by the **Brewster CPC**
- June 15, 2020 -- $40,000 awarded by the **Mashpee CPC**
- June 9, 2020 – Project receives Final Certificate of Occupancy
- September-October, 2020 – All residents placed
- December 4, 2020 – Virtual Zoom Ribbon Cutting with 150 in attendance via Zoom celebrating the completion of **FORWARD at the Rock Phase I**
- October 18, 2021 -- Dennis Select Board approves **PHASE II** concept
- April, 2022 -- Dennis Municipal Affordable Housing Trust approves **$65,000 pre-development funding**
- August, 2022 -- **$85,000 pre-development** funding included in state budget
- September 23, 2022 – FORWARD receives **Department of Developmental Services Certification**
- October 17, 2022 – Dennis Planning Board approves **PHASE II Special Permit**
- October 25, 2022 -- Dennis Community Preservation Committee **$685,000 in capital funding** approved at Dennis Town Meeting

- February 28, 2023 – Awarded 8 Project Based Rent Vouchers by the Department of Housing and Community Development. These rent subsidies will enable residents to pay just 30% of market rent.
- May 1, 2023 – Awarded funding from the towns of Brewster ($120,000), Bourne ($75,000), and Sandwich ($43,500). Earlier awards from Barnstable ($375,000), Yarmouth ($180,000), and Dennis ($750,000) bring the 6 town total to $1,543,500.
- August 18, 2023 – Awarded $326,850 in funding from Barnstable County ARPA

FORWARD at the Rock PHASE II

Appendix D:

Housing Needs Study

PO Box 1174, South Dennis, MA 02660
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Friends Or Relatives With Autism & Related Disabilities

2021
HOUSING NEEDS STUDY

May 13, 2021

Prepared by

Empower Success Corps

Generously supported by a microgrant from Barnstable County Economic Development Council

County of Barnstable Massachusetts

Cape Cod Commission

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EXECUTIVE SUMMARY

BACKGROUND

FORWARD (Friends Or Relatives With Autism & Related Disabilities) is an independent 501(c) 3 nonprofit founded in 2014 by a group of concerned citizens whose common goal is to help meet the critical housing needs of adults with autism and related disabilities. In June 2020, FORWARD successfully completed a home building project, FORWARD at the Rock, on Town-owned land in Dennis, Massachusetts. The facility provides affordable, supportive housing for eight adults with severe autism and related disabilities and is fully occupied by residents eligible for state financial assistance.

The ground-lease agreement with the Town of Dennis allows for the development of an additional eight units on the property to provide homes for developmentally disabled individuals. To assess the need for such housing, FORWARD engaged the non-profit consulting firm Empower Success Corps (ESC) in December 2020. In undertaking the study, ESC focused on the following as it relates to the developmentally disabled population on Cape Cod and the Islands:

- Determining the need for various types of supported affordable housing
- Assessing the current supply of affordable housing
- Gauging the housing needs of the developmentally disabled population as understood by their caregivers, service providers, and advocates
- Ascertaining the expert opinions of the Massachusetts Department of Developmental Services.

SUMMARY OF FINDINGS

- Service Provider surveys and interviews indicate that *all* forms of supportive housing are needed for the developmentally disabled population
- The need for "extremely affordable" housing at 30% of Area Medium Income (AMI) is critical.
- The shortage of affordable housing is acute. Public Housing Authority surveys show a scarcity of units for all applicants, with wait-lists numbered in the "hundreds."
- The need for supportive and supported housing is *growing* for adults with developmental disabilities and for those on the autism spectrum.
- The Department of Developmental Services favors a housing model that provides for a range of intermittent at-home supports enabled by technology, as well as in-person assistance.
- Interviews with Service Providers unequivocally express that the shortage of affordable housing is a barrier for hiring qualified personnel to care for their Cape Cod clients.

METHODOLOGY

In producing the Report, ESC Consultants worked collaboratively with FORWARD representatives over a five-month period. The basis for the findings was information gathered from customized surveys, interviews with key stakeholders, and review of relevant literature, reports, and data. Surveys were sent to local service providers, private special education schools, special education departments in local public high schools, and local public housing authorities. In-depth interviews were conducted with parents of young adults diagnosed with Autism Spectrum Disorder, disability advocates, service providers, and a virtual meeting was held with senior officials of the Department of Developmental Services.

INTRODUCTION

Friends Or Relatives With Autism & Related Disabilities is an independent 501(c) 3 nonprofit organization founded in 2014 by a group of concerned Cape Cod citizens with a mission to build "affordable supportive homes that enable adults with autism and related disabilities to thrive in an appropriate, safe and healthy environment."

BACKGROUND

DEVELOPING FORWARD AT THE ROCK

Central to its mission, in June 2020, FORWARD successfully completed a home building project, FORWARD at the Rock, in the Town of Dennis, Massachusetts. The homes are designed as a duplex, with two houses side-by-side, each with four bedrooms and separate common areas and a shared courtyard. The houses provide affordable, supportive and permanent homes for eight adults with severe autism and related disabilities. Each home is fully occupied by residents receiving state financial assistance for rent and services, and they are fully staffed by Cape Abilities, a leading Cape Cod nonprofit service provider. The homes were specifically designed for adults ages 22 years and older who require around-the-clock service and are staffed with a minimum ratio of one staff member per four residents. All areas of the homes are wheelchair accessible and are designed to provide lifelong homes that accommodate residents as they age. FORWARD at the Rock is part of a residential neighborhood, just one mile from Dennis village and convenient to shopping, recreation, public beaches, day programs and other amenities.

Success in completing FORWARD at the Rock proved the expertise of the organization in raising public and private funding and demonstrated that a small, committed nonprofit developer can successfully build affordable housing that meets the needs of this underserved population. Construction was completed on time and on budget.

FINANCING FORWARD AT THE ROCK

The project was financed by private, federal, and local sources:

- $1,040,000 from the Community Preservation Act programs of six local Cape Cod towns (Dennis, Barnstable, Yarmouth, Brewster, Chatham and Mashpee)
- 99-year lease of 4.6 acres of land at an annual rent of $1.00 from the Town of Dennis
- $1,000,000 in funding through the state's Facilities Consolidation Fund and the National Housing Trust Fund supported by a letter from the Massachusetts Department of Developmental Services endorsing the project
- Community giving by individuals, businesses, and foundations
- Mortgage loan from BlueHub, a nonprofit Community Development Financial Institution

FORWARD AT THE ROCK MANAGEMENT

FORWARD is the owner of the FORWARD at the Rock buildings and retains financial responsibility and oversight of the property, including capital improvements and replacements. Cape Abilities, a well-known and respected nonprofit based in Hyannis, manages and maintains the homes and provides care for the residents through a Sublease and Management Agreement with FORWARD and a service contract with the Department of Developmental Services.

LOOKING TOWARD THE FUTURE: HOUSING NEEDS STUDY

The ground lease agreement with the Town of Dennis allows for the development of eight additional housing units on the property for individuals with autism and related disabilities. To assess the need for such housing, FORWARD engaged the non-profit consulting firm Empower Success Corps (ESC) in December 2020. In undertaking the study, ESC focused on the following as it relates to the developmentally disabled population on the Cape and the Islands:

- Determining the need for various types of supported affordable housing
- Assessing the current supply of affordable housing
- Gauging the housing needs of the developmentally disabled population as understood by their caregivers, service providers, and advocates
- Ascertaining the expert opinions of the Massachusetts Department of Developmental Services

FINDINGS

SUMMARY

- Our Service Provider surveys and interviews indicate that all forms of supportive housing are needed for the developmentally disabled population, and the need for "extremely affordable" housing is critical. 80%+ of those identified with developmental disabilities are not gainfully employed, and those who work earn an estimated $16,000 to $23,000 per year. [1]

- The shortage of affordable housing is acute. Our Public Housing surveys show a shortage of units for all applicants, and the 2017 Cape Cod Commission report notes that Barnstable County is short of 4,441 affordable housing units to meet the target Safe Harbor 10% requirement under MA GL Chapter 40B.[2] Dennis has 390 units on its Subsidized Housing Inventory list, below the goal for achieving the 10% requirement under the law.[3]

- The need for supportive and supported housing is growing for adults with developmental disabilities and for those on the autism spectrum. By age eight, 1 in 54 children are identified with Autism Spectrum Disorder, and each year over 50,000 children with autism reach adulthood.[4] The Massachusetts Department of Developmental Services (DDS) reports that the Cape Area Office receives 6-8 new clients each month who qualify for services. [5]

- DDS officials note that a housing model that provides for a range of intermittent at-home supports enabled by technology, as well as in-person assistance, in a setting that encourages a connection

[1] Parent caregivers of adult children with disabilities

[2] Cape Cod commission, Regional Housing Analysis Barnstable County, 2017, p.15

[3] See https://www.mass.gov/doc/subsidized-housing-inventory/download

[4] Autism Speaks. https://www.autismspeaks.org/autism-statistics-asd

[5] Meeting with DDS Officials March 19, 2021.

with the community will provide the kind of flexibility this population needs to be successful living independently.

- Interviews with Service Providers unequivocally express that the shortage of affordable housing is a barrier for hiring qualified personnel to care for their Cape clients; thus, the solution for providing housing for the developmentally disabled population should be considered in tandem with expanding the stock of workforce housing. The critical need for workforce housing is confirmed by local reports. A Housing Assistance Corporation 2018 study notes that high housing costs "are driving the local workforce away."[6]

FACTS & FIGURES BEHIND THE SUMMARY

The big picture reveals that the Commonwealth of Massachusetts is estimated to have a population of approximately 188,000 in the 18 to 64-year-old age range who experience cognitive difficulty. Nearly 5,000 live in Barnstable County, and of that group over 3000 have difficulty living independently, documenting the need for supports for this segment of the population.

	Massachusetts	Barnstable County	Dukes County	Nantucket County
Total Population	6.7MM	210,000	17,000	11,000
Population Ages 18-64	4.3MM	116,000	10,000	7,100
Cognitive Difficulty 18-64	188,000	4,900	165	365
Self-care difficulty Ages 18-64	65,000	1600	153	49
Independ. living difficulty Ages 18-64	142,000	3,300	192	155

Source: American Community Survey. Table ID S1810, Data Set ACSST5Y2019, ACS 5-Year Estimates Subject Tables, Vintage 2019

It is this very population that requires affordable housing solutions:

- An estimated 81% of developmentally disabled adults 18 and over do not have a paid job in the community.[7]
- Even those who work and receive Social Security Income still cannot afford market rents given monthly earnings of between $1300 and $2000. Parent advocates tell us that a typical scenario is a developmentally disabled individual receiving about $750 per month from Social Security Income and working a part-time job of 10-20 hours per week at the Massachusetts minimum wage of $13.50 per hour.

[6] Housing Assistance Corporation, "Housing on Cape Cod: The High Price of Doing Nothing" 2018, p.4

[7] 2016-2017 National Core Indicators Survey.

- At a yearly income between $16,000 and $23,000, these individuals fall into the "extremely low" and "very low-income" categories of housing affordability, earning between 26 and 37 per cent of the estimated 2021 Barnstable County Area Median Income of $62,510 for a 1-person household. [8]

PERSPECTIVES FROM THE DIRECT CARE SERVICE PROVIDERS

Service providers and disability advocates know the affordable housing problem well. Barnstable County's key non-profit service providers - Cape Abilities, Community Connections, and Cape Organization for the Rights of the Disabled - collectively serve 763 clients. Their executives tell us that:

- they have clients who would immediately take advantage of more affordable housing if it were available
- the cost and lack of housing on the Cape makes rental payments unaffordable even to holders of Section 8 vouchers
- a range of affordable housing options are all deemed "high need" including:
  - Group Homes
  - Apartments for Shared Living, including Adult Foster Care
  - Independent Living with varying levels of supports and supervision
  - Independent Living with caretaker apartment

"…with supports, many individuals with ASD can live in the community if affordable housing is available."

Housing Sub-Committee of the Massachusetts Autism Commission, 2017

"Availability, accessibility, and affordability – these are the critical housing needs for our clients." David Botting, President & CEO, Community Connections

PERSPECTIVES FROM THE MA DEPARTMENT OF DEVELOPMENTAL SERVICES

Working closely with the developmentally disabled population is the Massachusetts Department of Developmental Services (DDS). With a mission "to enhance opportunities to become fully engaged members of their community," DDS is the most important source of public support for individuals with intellectual and developmental disabilities. The Cape Cod and the Islands Area Office Director and DDS senior managers tell us that:

- The Department gives highest priority to clients in immediate, urgent need.
- Cape Area DDS office has an Active Consumer list of 1,403 clients.
- Cape Area DDS has an average of 54 **new** clients per year who are eligible for services.[9]

[8] https://www.huduser.gov/portal/datasets/il/il2021/2021summary.odn. HUD determines that 1-person household median income is equal to 70% median income of 4-person household.

[9] This number is derived from 3-6 newly qualified clients per month.

In terms of the Department's outlook for on-going services, they see a need for "intermittent at-home" support as a means of assisting those who live independently. Moreover, DDS is promoting supportive technology and unveiled their "Technology Forward" initiative in April 2021. In addition to favoring housing that is connected to the broader community, the Department favors housing that incorporates wired infrastructure for supportive technology.

"My home and community-based programs are in desperate need of housing. For both groups there is no affordable housing available on the Cape. A Shared Living option with three- bedroom units, housing two individuals and a caretaker, would mean that some people could move out of Group Homes and into Shared Living which would open new beds in Group Homes. We have people with Section 8 vouchers who can't find a place to live, and we support individuals with autism who will soon be ready to live independently with supports. We just need places for them to live." -- Amanda Dana, Director of Home and Community-Based Supports.

PIPELINE OF FUTURE DEMAND

While the Service Providers' perspective is grounded in the present, the survey of high schools, private special education and public schools, with six respondents, provides a look into the future. The two special education private schools –Riverview School and Latham School - total approximately 40 graduates annually, about 25 percent of whom may stay on the Cape. Officials at these schools indicate that after graduating, most of these students will need significant or moderate living support. The public high schools average 30 Individual Education Plan (IEP) graduates annually, with an over-all average of 10 students estimated to require moderate or minimal support after leaving the school system at age 22.

Speaking with five parents of teenage youth living at home and attending school enriched our perspective. Their children will age out of the services mandated by the education system and potentially become available for adult services within a five-year time frame. Most of the families believe that with sufficient training and supervision, their children could live independently in supported housing, either alone or with a roommate. The consensus hope is that their adult children would be able to work at a job they found rewarding, probably on a part time basis, and have a satisfying social life, as well. Finally, augmenting these future school graduates is the population of developmentally disabled adults who live with aging parents, all of whom will need to find housing when their parents are no longer able to care for them.

PUBLIC HOUSING AS A SOURCE OF AFFORDABLE HOUSING SUPPLY: EXTREMELY LIMITED

As noted earlier, affordable housing is in extremely short supply. So, too, is Public Housing. There are 13 Public Housing Authorities on Cape Cod and Islands. The nine for which we have information manage over 1,800 units, with the Town of Barnstable accounting for more than half of the total. The estimates of the size of the waiting lists for these units far exceeds the supply. Moreover, of the reported 1844 public housing units only 237 were reserved for citizens with any form of disability.

Housing Authority administrators are overwhelmed with demand for these units. When asked which population – Elderly, Disabled, Families, etc. – was most in need of affordable housing, the systematic response was that all were in dire need of assistance.

HOUSING CHALLENGES IN TOWN OF DENNIS

The Dennis Housing Production Plan - Update 2020 articulates several broad findings. The report tells us that:

- Nearly 18 per cent of the Dennis population reports having one or more disabilities, a higher rate than both Barnstable County (13.2 per cent) and the State (11.6 per cent).[10]
- Special consideration should be given to the needs of older residents, residents with disabilities, and those living in poverty, all of whom Dennis has in relatively large numbers.
- In 2018, Dennis Median Household Income was the second lowest on Cape Cod.
- Sixty-four percent of the households in Dennis pay more than 30 per cent of their income on their housing costs – the definition by HUD of "housing cost burdened," paying more than 30% on housing with subsequent difficulty affording necessities such as food, medical care, and other needs.[11]

These findings paint a picture of a serious mismatch between housing availability and housing affordability in Dennis – a condition that exists throughout the Cape – and rightly notes that the mismatch may well affect the disabled population more severely. In seeking to address the problem, the *Dennis Housing Production Plan 2020 Update* notes that the Town will need to produce 38 units of affordable housing annually (0.5 per cent of its housing stock of 7,600 year-round units) to meet the threshold one-year Safe Harbor exemption from MA GL Chapter 40B.[12] A project in Dennis, such as the one proposed by FORWARD, that meets the housing needs of the developmentally disabled can be part of the solution. In fact, the *Housing Production Plan* favorably cites FORWARD at the Rock as a recent affordable housing development "success," complimenting the project design as aligning with local preferences. Moreover, during "village conversations" held while formulating the *Plan*, participants mentioned that providing "more housing options for people with disabilities" might be a helpful solution to the housing shortage.[13]

> *"… the issue of affordable housing in Dennis cannot be separated from the issue of disability rights." The Dennis Housing Production Plan – Update 2020*

METHODOLOGY

The project was conducted by a four-member consulting team from Empower Success Corps (ESC) in consultation with a Working Group from FORWARD. Members of the FORWARD Working Group included Kathy Ohman, Board President; Bob Samoluk, Board Clerk; and David Kaplan, Executive Director. The ESC team consisted of Bruce Berzin, Louise Borke, Susan Houston, and Marietta Joseph, Team Lead. Work began at the initial meeting December 17, 2020 and continued at scheduled bi-weekly meetings beginning January through the end of May 2021.

[10] Town of Dennis Housing Production Plan Update 2020, p.17

[11] https://www.google.com/search?client=safari&rls=en&q=www.HUD+Defining+Housing+Affordability&ie=UTF-8&oe=UTF-8

[12] Town of Dennis Housing Production Plan, p.1 & 2

[13] Ibid, p.60 &61.

TASK 1

IDENTIFY SOURCES

Identify sources that might provide reliable information on the need for affordable housing for adults with developmental disabilities.

DEMAND FOR SUPPORTIVE AFFORDABLE HOUSING

- *Service Providers on Cape Cod supporting the population of individuals with diagnoses of developmental disabilities, including autism spectrum disorder*. These non-profit organizations provide residential or day services, job training and other supports to the local Cape Cod population and, accordingly, have experience with all age groups, and are supporting Department of Disability Services clients through their Individual Support Plans.

- *Special Education Schools, Public High Schools on Cape Cod and Islands* providing Individual Education Plans (IEP) to students in transition to adult living. These schools would provide information on the stream of young adults who in the future will require supportive housing.

- *Parents with adult children living at home*, specifically parents who are concerned that as they age, they will be unable to continue caring for their adult children, parents who are currently seeking long-term housing for their loved ones, and parent advocates for the developmentally disabled.

- *Massachusetts Department of Developmental Services* office that serves the Cape and the Islands.

- *General Information Sources*, University of Massachusetts Medical Center and Eunice Kennedy Shriver Center that recently authored a study on Children and Youth with ASD/DD; the UMass Donahue Institute, a research and consulting arm of the University of Massachusetts; and advocacy groups such the Asperger/Autism Network (AANE), Cape Cod Commission.

SUPPLY OF AFFORDABLE HOUSING

- *Local Public Housing Authorities (PHAs)*. Cape Cod and the Islands has 13 PHAs which own or manage public housing and manage the distribution of so-called “mobile” vouchers that enable low-income individuals to access housing at below market rates.

- *General Information Sources*. Dennis Housing Production Plan, MassHousing, Community Development Organizations, Advocacy groups such as Community Development Partnership, Housing Assistance Corporation, Department of Housing and Community Development.

TASK 2

REVIEW GENERAL INFORMATION SOURCES

The ESC team reviewed the rich trove of information and reports from general information sources noted above and consulted with housing specialists from the UMass Donahue Institute regarding data from the American Community Survey.

TASK 3

DEVELOP, TEST, AND DISTRIBUTE QUESTIONS

The ESC Team, with the input of the FORWARD Working Group, developed questions and considered the format for securing responses from the various groups identified above.

- Service Providers: Thirteen questions with multiple sub-parts were developed with the goal of securing aggregate information about the Service Provider client population. In broad terms, the questions intended to capture the size and characteristics of their client base, current living arrangements, and current and future housing needs. The questions were tested by two Service Provider organizations well-known to FORWARD, and after editing, were incorporated into Survey Monkey platform. Executive Director David Kaplan distributed the questionnaire to ten Providers working on the Cape with an introduction requesting participation in an important project to evaluate the need for housing for the Developmentally Disabled. (Appendix I) After distribution and follow-up calls, five responses were received and aggregated, representing 763 clients. Follow-up interviews were held with two of the Service Providers, Cape Abilities and Community Connections.

- Schools: School administrators were asked three questions requesting the recipient's participation. These questions focused on the number of students with Individual Education Plans (IEP) who graduate from the institution each year, the severity of their disability, and an estimate of the type of housing that would be most appropriate for these individuals if not living at home with parents. ESC Consultants sent the questions to ten school administrators either known to FORWARD or to contacts identified through school departments. An introduction to the email provided information about FORWARD and the Survey Project. (Appendix II) Multiple follow-up calls were made and six responses were received and aggregated.

- Parents: Parents of young adults and teenagers known to FORWARD personnel were interviewed via telephone by ESC consultants and Board president Kathy Ohman. Five parents responded. (Appendix III)

- Public Housing Authorities: Thirteen local Public Housing Authorities were asked eight questions focusing on the number of units they owned or managed, how many reserved for individuals with disabilities, how many on waitlists for these units, and similar questions about their voucher programs. The questions were tested for suitability with a volunteer Public Housing Authority Executive Director. After editing, questions were incorporated into the Survey Monkey platform and sent to thirteen local Public Housing Authorities (PHAs) with an introductory email (Appendix IV). Of note, PHAs designate individuals within the general category of "disabled" (no distinction for developmentally disabled) and include this population

in the same category as “elder”- age 60 for state housing and age 62 for federal assistance. After follow-up calls, of the 13 Survey Monkey inquiries sent, eight responses were received and aggregated.

TASK 4:

ANALYZE AND SYNTHESIZE INFORMATION FROM CUSTOMIZED SURVEYS, INTERVIEWS, AND LITERATURE REVIEW

In a collaborative and iterative process with the Working Group, the ESC Team developed key findings that form the basis of this report.

APPENDICES

APPENDIX I Outreach to and Survey of Local Service Providers

APPENDIX II Outreach to and Survey of Local Public and Specialty High Schools

APPENDIX III Outreach to Parents of Children with Developmental Disabilities

APPENDIX IV Outreach to and Survey of Local Public Housing Authorities

APPENDIX I

SERVICE PROVIDERS CONTACTED

Best Buddies
Cape Abilities
Community Connections
Cape Organization for the Rights of the Disabled (CORD)
Esprit Affordable Services
Kennedy-Donovan Centers
Living Independently Forever, Inc. (LIFE)
May Institute
North East Educational and Developmental Support Center (NEEDS)
Toward Independent Living and Learning, Inc. (TILL)

SAMPLE EMAIL TO RECIPIENTS

Dear [Recipient]:

We hope you will lend your knowledge and expertise to help us assess the affordable housing needs of adults on the Cape and Islands with developmental disabilities, particularly those with autism. As you know, FORWARD recently opened eight newly constructed units of supportive housing in Dennis, and we are committed to building additional housing for those with developmental disabilities. We are now looking toward the future, and to that end, we respectfully ask you or your designated staff to add your knowledge to the effort by completing a survey that will help us assess and quantify the need. The survey requires some modest preparation, so we are attaching a preview so you can review the questions beforehand to simplify taking the survey when you click on the link.

We appreciate your participation in this important project!

SURVEY MONKEY QUESTIONS

Please tell us

Your Organization_____
Your Name_____
Your Title_____
Contact Information *(email and phone number*)

We would like to understand the "big picture" about the clients you serve.

1. How many clients do you currently serve on Cape Cod and the Islands? _____

2. How many of these clients are in
    a. Residential Programs Only_____
    b. Day Programs Only_____
    c. Both_____

3. What types of disabilities brought your clients to your organization? (Check all that apply)

a. Development Disabilities (excluding Autism)
b. Development Disabilities (including Autism)
c. Autism Spectrum Disorder (ASD) only
d. Other (please specify)

We would like to learn more about your clients with Developmental Disabilities.

4. Of your clients with Developmental Disabilities, approximately how many are on the Autism Spectrum? (Please check category)
    a. Fewer than 25
    b. 25-50
    c. 51-75
    d. 75-100
    e. Over 100

5. Can you characterize the degree of severity, and let us know how many of your ASD clients fall into each category?
    a. Mild
    b. Moderate
    c. Severe

6. Can you tell us how many of your ASD clients are in your
    a. Residential Programs Only_____
    b. Day Programs Only____
    c. Both _____

7. How many of your clients with ASD fall within each age range? (Please specify number within range)
    a. 18-20
    b. 21 to 34
    c. 35 to 49
    d. 50 to 64
    e. 65 and older

8. How do they identify by gender? (Please specify number)
    a. Male
    b. Female
    c. Non-binary

9. Where do your clients with ASD live? (Check all that apply)
    a. Cape Cod
       Which towns?_____
    b. Nantucket & Martha's Vineyard
    c. Southeastern MA (Plymouth County)
    d. Outside of the Cape, Islands, and SE Massachusetts

We would like to understand the housing needs of your clients

10. Can you tell us about the living arrangements of your clients with developmental disabilities? (Please specify number)
    a. Group Home or Other Congregate Care
    b. At home with family members
    c. Shared Living (including Adult Foster Care)
    d. Living Independently
        i. Alone, with no in-house supports
        ii. Alone, but with varying levels of in-house supports
    e. Other (please specify_____

11. Can you quantify the number of adult clients you have now who are homeless, housing insecure, or in inadequate housing situations? (Please check or circle response)
    a. Fewer than 10
    b. 10-30
    c. 31-50
    d. Over 50
    e. Not Sure

12. Do you have clients who might immediately take advantage of more appropriate and affordable living situations if they were available on the Cape?
    a. Yes…. If so, what type?_____
    b. No
    c. Not sure

…and toward the future

13. What do you perceive to be the biggest housing need on Cape Cod for those on the Autism Spectrum or other Developmental Disabilities? (Open Question)

14. If you could wave a magic wand and create housing for 8 adults with Autism, what type of housing do you believe would fulfill the greatest need? (Rank each as "High Need" "Moderate Need" "Low Need")
    a. Group Home (supportive housing w/ round-the-clock staffing)
    b. Apartments for Shared Living Arrangements
    c. Independent living with varying levels of supports and supervision
    d. Independent living with few or no supports (caretaker/superintendent apartment)
    e. Other – please specify_____

15. Does the Cape's lack of affordable work force housing affect your ability hire qualified staff?
    a. Yes
    b. No
    c. Not sure

16. Is there anything you would like to add regarding the housing needs of adults with Development Disabilities on the Cape? (Open Ended)

    Thank you for completing the survey. We appreciate your time and effort! Your responses will be shared only with FORWARD and ESC, and we will keep you posted on further developments.
    ---The FORWARD-ESC Team

APPENDIX II

HIGH SCHOOLS CONTACTED

Schools	Special Education
Riverview	
Latham	

High Schools - Public

Barnstable	Monomony Regional
Bourne	Nauset Regional
Dennis-Yarmouth Regional	Sandwich
Falmouth	Martha s Vineyard Regional
Mashpee	Nantucket

SAMPLE EMAIL TO RECIPIENTS

Dear [Recipient]:

I am a consultant with Empower Success Corps (ESC), a nonprofit consulting group. We are working with FORWARD (Friends or Relatives with Autism and Related Disabilities) on a Market Survey to evaluate the need for appropriate, affordable housing on the Cape and Islands for young adults with developmental disabilities and, more specifically ASD. Your experience at [NAME] High School and input on this issue will be very helpful to our work. Please answer the three brief questions below and return via email.

SCHOOL SURVEY QUESTIONS

We would like to gather information about the future needs of the students with Developmental Disabilities and/or Autism Spectrum Disorder currently in your system. Specifically, we would like your projection about how many of these students will need and/or want to live independently from their families in the future.

We greatly appreciate your response.

1. How many students with an Individual Education Plan (IEP) enrolled in your school graduate each year? __
    (a) How many of these students are on the autism spectrum? _
2. In your judgment, how many of these individuals will be able to live independently of their families after they turn age 22? __
3. What type of housing support will be most appropriate for these individuals if they are not living with their families?

Specifically, how many may require:

Significant support___

Moderate support____

Minimal support ____

APPENDIX III

SAMPLE EMAIL TO PARENTS OF CHILDREN WITH DEVELOPMENTAL DISABILITIES

Dear [XXXX]

I am an ESC Consultant. As the Board Chairperson at FORWARD has mentioned to you, Empower Success Corps (ESC), a nonprofit consulting group, is working with FORWARD on a Market Survey to evaluate the need for appropriate, affordable housing on the Cape and Islands for adults with developmental disabilities and, more specifically ASD. Your experience and input on this issue will be very helpful to our work.

Would you let me know when during this coming week you would be available for a telephone interview lasting about 20 minutes?

Thank you in advance for your assistance on this important project.

PARENT SURVEY QUESTIONS

Age of your child_____

Current living situation_____

DDS Status:

Priority 1_____

Other DDS_____

Other agency involvement, (include school)_____

No agency involvement _____

Where do you see your child living?

In 5 years_____

In 10 years_____

Are you on a Public Housing Authority wait list?

APPENDIX IV

PUBLIC HOUSING AUTHORITIES CONTACTED

Barnstable
Bourne
Brewster
Chatham
Dennis
Falmouth
Harwich
Mashpee
Orleans
Provincetown
Sandwich
Yarmouth
Duke's County

SAMPLE EMAIL TO RECIPIENTS

Dear [Executive Director]:

FORWARD - Friends Or Relatives With Autism & Related Disabilities is a nonprofit charitable organization, founded in 2014 for the purpose of building homes for adults with Developmental Disabilities.

ESC, Empower Success Corps, is a nonprofit consulting organization, whose mission is to assist other nonprofits. Its consultants are volunteers. FORWARD has retained Empower Success Corps (ESC) to evaluate the need for and availability of housing on the Cape and Islands for adults with Handicaps or Disabilities.

I am writing in the hope that you might be able to spend a few minutes responding to several questions that would assist FORWARD in evaluating the need for housing for individuals with Autism and Developmental Disabilities. The survey does not ask for any confidential or sensitive information. Aside from your contact information, there are only eight questions. Although our client, FORWARD, serve individuals with Developmental Disabilities, the Questionnaire only seeks information relating to general Handicaps or Disabilities.

The link to the Survey Monkey Questionnaire follows

PUBLIC HOUSING AUTHORITY SURVEY QUESTIONS

1. How many housing units does your Authority own or manage?
    a. How many applicants are on the waiting list?

2. How many, if any, of these units are reserved for citizens with:
    a. Disabilities
    b. How many such applicants are on the waiting list for these units

3. How many total outstanding portable vouchers (Federal Sect. 8, State MRVP plus others) does your authority administer?
    a. How many of these are held by citizens with Disabilities?

b. How many citizens are on the wait list to receive such portable vouchers?
c. How many on the wait list have Disabilities?

4. Does your Authority have plans for increasing any of forms of housing that you now manage in 2021 or 2022? Y/N

5. If so, for how many units?
    a. General purpose
    b. Reserved for Disabilities

6. Among the forms of housing managed by the Housing Authority, what population do you perceive to represent the largest need on the Cape? e.g. Elderly, Physically Disabled, Developmentally Disabled etc.

7. Have you turned away people with Disabilities due to lack of available housing units? Y/N

ACKNOWLEDGMENTS

WE THANK THE FOLLOWING FOR THEIR TIME AND INSIGHTS DURING INTERVIEWS.

Andrea Aldana
Director of Housing Advocacy
Community Development Partnership

Carrie Bernstein
Research Manager
State Data Center Manager
Economic and Public Policy Research
UMass Donahue Institute

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Executive Director
Orleans Housing Authority

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The Asperger/Autism Network

Amanda Dana
Director of Home & Community-Based Support
Cape Abilities

Nancy Friend
Executive Director
Dennis Housing Authority

Laura Gallant
Community Resource Specialist, Northeast Region
Department of Developmental Services

Joe Krajewski
Chief Operating Officer
Community Connections

Allen McLennan
Cape Cod Village
Chairman
Affordable Housing Trust Board (2020)

Michael McNally
Research Analyst
Economic and Public Policy Research
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Sandwich School District

Michael Scarpellini
Director of Programs
Cape Abilities

Cathy Taylor
Director of Services
Cape Organization for Rights of the Disabled (CORD)(delete extra space above Kathy Titus)
Kathy Titus
Director of Vocational and Transition Services
Riverview School

With special thanks to the Department of Developmental Services:
Victor Hernandez
Deputy Assistant Commissioner

Richard O'Meara
Regional Director Southeast

Richard Cavicchi,
Area Director Cape Cod & the Islands

LIST OF PUBLIC RESOURCES

BARNSTABLE & DUKES COUNTIES SOURCES

- Cape Cod Commission, Regional Housing Market Analysis and 10-Year Forecast of Housing Supply and Demand for Barnstable County, Mass. 2017
  - https://www.capecodcommission.org/our-work/housing-market-analysis/

- Cape Cod Comprehensive Economic Development Strategy (CEDS) 2019-2023
  - https://www.capecodcommission.org/our-work/ceds

- Dennis Housing Production Plan Update 2020 to 2017 Plan
  - https://onedrive.live.com/?authkey=%21ALR1yJfFwD8Vyx8&cid=9E9AB5C3A5C1C962&id=9E9AB5C3A5C1C962%217884&parId=9E9AB5C3A5C1C962%217883&o=OneUp

- Housing Assistance Corporation, Housing on Cape Cod: The High Cost of Doing Nothing, 2018
  - https://secureservercdn.net/104.238.71.250/hzu.dec.myftpupload.com/wp-content/uploads/2019/06/HAC-Housing-on-Cape-Cod.pdf

- The Island Autism Group – Island Autism Group; Three-Year Business Plan, June 2020
  - https://islandautism.org/wp-content/uploads/2020/09/island-autism-plan-09122020.pdf

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT – HUD

- Defining Housing Affordability
  - https://www.huduser.gov/portal/pdredge/pdr-edge-featd-article-081417.html

- Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory (SHI) as of December 21, 2020*
  - https://www.mass.gov/doc/subsidized-housing-inventory/download

- FY 2020 Income Limits – HUD User
  - https://www.huduser.gov/portal/datasets/il/il20/FAQs-20.pdf

- FY 2020 Income & Rent Limits for 19 MA Income Limit Areas
  - https://www.masshousingrental.com/portal/server.pt/document/15608/2020_income__rent_limits_for_19_massachusetts_income_limit_areas`

VARIOUS MASSACHUSETTS GOVERNMENTAL UNITS

- Important Transition Information Every Family Should Know; April 2015, Massachusetts Department of Developmental Services
  - https://www.mass.gov/files/documents/2016/07/vy/may2015-transition-sheets.pdf

- Massachusetts Healthy People 2020 Autism Roadmap Report: Understanding Needs & Measuring Outcomes, University of Massachusetts Medical Center and Eunice Kennedy Shriver Center.
  - https://shriver.umassmed.edu/wp-content/uploads/2020/07/MA-HP2020-Autism-Roadmap-Report-FINAL_tagged.pdf

- Mass. Dept. of Housing and Community Development 2019 Analysis of Impediments to Fair Housing Choice; UMASS Donahue Institute
  - https://donahue.umass.edu/our-publications/2019-analysis-of-impediments-to-fair-housing-choice

- Massachusetts State Plan for Independent Living, (SPIL) 2021-2023; Part B Independent Living Services
  - https://masilc.org/wp-content/uploads/2021/01/Massachusetts_SPIL_2021-2023_final_approved-3.pdf

- Supportive Housing Currently Available to People with ASD in Massachusetts, Prepared for Housing Sub-Committee of Massachusetts Autism Commission Technical Collaborative, June 2017
  - https://www.mass.gov/files/documents/2017/09/zr/housing-survey-2017.pdf

- Technology Forward Initiative, MA Department of Developmental Services, April 2021
  - https://www.mass.gov/doc/dds-technology-forward-initiative-april-2021/download

OTHER SOURCES

- American Community Survey 5-Year Data (2009-2019)
  - Table ID S1810, Data Set ACSST5Y2019

- "The Challenge of Aging With Autism", CommonWealth, Jo Ann Simmons and Elizabeth Zwick, Oct 13, 2019
  - https://commonwealthmagazine.org/opinion/the-challenge-of-aging-with-autism/

- Housing Models for Adults with Intellectual Disabilities Who Are Not in State-Supported Housing, Margolis and Bloom LLP, Task Force Chair
  - http://www.afamaction.org/adult-services-committee/

- MassLive; "Massachusetts schools serving four times as many students with autism as it did 15 years ago." May 9, 2019

- https://www.masslive.com/politics/2019/05/massachusetts-schools-serving-four-times-as-many-students-with-autism-as-it-did-15-years-ago.html#:~:text=The%20number%20has%20nearly%20doubled,student%20population%20of%20nearly%20174%2C000.&text=In%202004%2C%20Massachusetts%20counted%205%2C383,that%20number%20increased%20to%2022%2C845.

- Massachusetts State Data Center, Economic and Public Policy Research, University of Massachusetts Donahue Institute

- New England ADA Center, Data on Disability in States, Cities and Sub-Groups in New England, March 2019
  - https://ne-ada.s3.amazonaws.com/Data+on+Disability+in+States+Cities+and+Sub-Groups+in+New+England+04.12.19.pdf

- Olmstead Final Plan -2018, Massachusetts
  - https://www.mass.gov/files/documents/2018/09/20/olmstead-final-plan-2018.pdf

FORWARD at the Rock PHASE II

Appendix E:

Affordable Housing Restriction

PO Box 1174, South Dennis, MA 02660
www.go-forward.org
508-385-4663

AMENDED AND RESTATED* AFFORDABLE HOUSING RESTRICTION

DATE: As of February 6, 2021

GRANTOR:	Friends Or Relatives With Autism & Related Disabilities - F.O.R.W.A.R.D., Inc.
SUBLESSEE:	CAPE ABILITIES, INC.
PROPERTY NAME:	FORWARD at the Rock
TOTAL NUMBER OF UNITS:	8
TOTAL NUMBER OF RESTRICTED UNITS:	8
NUMBER OF HIGH MODERATE INCOME UNITS (100% AMI):[1]	0
NUMBER OF MODERATE INCOME UNITS (80% AMI):	0
NUMBER OF LOW INCOME UNITS (60% AMI):	0
NUMBER OF VERY LOW INCOME UNITS (50% AMI):	0
NUMBER OF EXTREMELY LOW INCOME UNITS (30% AMI):	8
PROPERTY ADDRESS:	131 Hokum Rock Road Dennis, Massachusetts
TERM:	Perpetual

This Affordable Housing Restriction (this "Restriction") is granted by the undersigned Grantor, a Massachusetts not-for-profit corporation having a mailing address of PO Box 1174, Dennis,

* This Amended and Restated Affordable Housing Restriction amends and restates in its entirety that certain Affordable Housing Restriction, dated as of August 2, 2019, by Grantor in favor of The Commonwealth of Massachusetts acting by and through the Department of Housing and Community Development; Community Economic Development Assistance Corporation, a body politic and corporate, duly organized and existing in accordance with Chapter 40H of the Massachusetts General Laws; the Town of Dennis, Massachusetts; The Inhabitants of the Town of Barnstable a Massachusetts municipal corporation known as the Town of Barnstable organized under a charter adopted pursuant to Mass. Const. Amend. Art. 89 § 3 on April 11, 1989; the Department of Mental Health of Executive Office of Health and Human Services, established pursuant to M.G.L. c. 19; and the Department of Developmental Services of the Executive Office of Health and Human Services, established pursuant to M.G.L. c. 19B, recorded with Barnstable Registry of Deeds in Book 32201, Page 178.

[1]Numbers in parentheses are the percentage of median income for the Area (AMI, as defined below), adjusted for family size, as determined from time to time by HUD (as defined below) pursuant to Section 8 of the United States Housing Act, as amended.

Massachusetts 02660, for the benefit of The Commonwealth of Massachusetts acting by and through the Department of Housing and Community Development having a mailing address of 100 Cambridge Street, Suite 300, Boston, Massachusetts 02114-2524 ("DHCD"); Community Economic Development Assistance Corporation, a body politic and corporate, duly organized and existing in accordance with Chapter 40H of the Massachusetts General Laws with an office at 18 Tremont Street, Suite 500, Boston, Massachusetts 02108 ("CEDAC"); the Town of Dennis, Massachusetts, having an address at 685 Route 134, South Dennis, Massachusetts 02660 (the "Town of Dennis"); The Inhabitants of the Town of Barnstable a Massachusetts municipal corporation known as the Town of Barnstable organized under a charter adopted pursuant to Mass. Const. Amend. Art. 89 § 3 on April 11, 1989, having an address at New Town Hall, 367 Main Street, Hyannis Massachusetts 02601 (the "Town of Barnstable); the Town of Brewster, a municipal corporation duly organized under the laws of Massachusetts, acting by and through the Community Preservation Committee, having a usual place of business at 2198 Main Street, Brewster, Massachusetts 02631 (the "Town of Brewster"); the Department of Mental Health of Executive Office of Health and Human Services, established pursuant to M.G.L. c. 19, with a mailing address of 25 Staniford Street, Boston, Massachusetts 02114 ("DMH"); and the Department of Developmental Services of the Executive Office of Health and Human Services, established pursuant to M.G.L. c. 19B, with a mailing address of 500 Harrison Avenue, Boston, Massachusetts 02118 ("DDS").

BACKGROUND

A. The Grantor holds or will acquire a leasehold interest in the Property and intends to construct a 8-unit rental housing development, consisting of one residential building, at the Property (the "Project").

B. As a condition of the Loan, the Grantor has agreed that this Restriction be imposed upon the Property as a covenant running with the land and binding upon any successor to the Grantor, as owner thereof.

RESTRICTIONS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby covenants as follows:

1. Definitions. Capitalized terms used herein are defined herein and in Exhibit D attached hereto.

2. Use Restrictions. The Property shall be reserved and used for the Permitted Uses and for no other purpose. The Restricted Units shall include at least 8 SRO Units. 8 of the Restricted Units shall be deemed to be assisted under the HTF Program ("HTF Assisted Units") provided that certain of the provisions of the HTF Program may cease to be effective 30 years after the completion of the Project (the "HTF Term") as more fully set forth in Section 5.2 of the Loan Agreement between Grantor as Borrower and The Commonwealth of Massachusetts acting by and through the Department of Housing and Community Development for itself and as agent for certain other lenders. Such HTF Assisted Units may also constitute Restricted Units with respect to other programs hereunder. The

Property also shall include at least eight (8) Units accessible to individuals with mobility impairments and at least eight (8) Unit accessible to individuals with sensory impairments. Each Unit shall contain complete facilities for living, sleeping, eating, cooking and sanitation that are to be used on other than a transient basis, provided, however, that SRO Units do not contain cooking and sanitation facilities. Each Unit shall meet the housing quality standards set forth in the regulations of HUD at 24 C.F.R. §982.401 or any successor thereto, the accessibility requirements at 24 C.F.R. Part 8 or any successor thereto (which implement Section 504 of the Rehabilitation Act of 1973), Titles II and III of the Americans with Disabilities Act implemented at 28 C.F.R. Parts 35 and 36, and, if applicable, the design and construction requirements of 24 C.F.R. §100.205 or any successor thereto (which implement the Fair Housing Act). Throughout the term hereof, the Grantor shall maintain the Property and the Improvements in good, safe and habitable condition in all respects and in full compliance with all applicable laws, by-laws, rules and regulations of any governmental (or quasi-governmental) body with jurisdiction over matters concerning the condition of the Property.

3. Occupancy Restrictions. The following restrictions shall apply during the period commencing with the first date on which any Units are occupied and continuing for the balance of the term of this Restriction.

A. Extremely Low Income Units. At least 8 of the Units of the types shown on Exhibit C attached hereto shall be leased exclusively to Extremely Low Income Families ("Extremely Low Income Units"). The monthly rent charged to a Family occupying an Extremely Low Income Unit shall be one-twelfth of thirty percent (30%) of thirty percent (30%) of the Bedroom Adjusted AMI, minus, if applicable, an allowance established by the Holders for any utilities and services (excluding telephone) to be paid by the occupying Family. A Family who resides in a Restricted Unit, who qualified as an Extremely Low Income Family at the time of such Family's initial occupancy at the Property and whose Household Income exceeds thirty percent (30%), but does not exceed fifty percent (50%) of the Family-size Adjusted AMI, shall continue to be treated as an Extremely Low Income Family but, from and after the expiration of the then-current term of such Family's lease, must pay as monthly rent the Over-income Rent. A Family who resides in a Restricted Unit, who qualified as an Extremely Low Income Family at the time of such Family's initial occupancy at the Property and whose Household Income exceeds fifty percent (50%), but does not exceed eighty percent (80%), of the Family-size Adjusted AMI, shall, from and after the expiration of the then-current term of such Family's lease, be treated as a Low Income Family and must pay as monthly rent the lesser of (x) the maximum amount payable by the Family under the laws of the municipality in which the Property is located or of The Commonwealth of Massachusetts, (y) one-twelfth of thirty percent (30%) of sixty percent (60%) of the Bedroom Adjusted AMI (minus, if applicable, an allowance established by the Holders for any utilities and services [excluding telephone] to be paid by the occupying Family) A Family who resides in a Restricted Unit, who qualified as an Extremely Low Income Family at the time of such Family's initial occupancy at the Property and whose Household Income exceeds eighty percent (80%) of the Family-size Adjusted AMI, shall, from and after the expiration of the then-current term of such Family's lease, no longer be

treated as an income-qualified Family and must pay as monthly rent the Over-income Rent.

B. **Applicable Lease Term, Change of Status.** References in the foregoing provisions of the "then-current term of such Family's lease" shall refer to the term of the lease or occupancy agreement in effect on the date of the required delivery of the income certification that reflects (or that, if duly delivered, would have reflected) the applicable increase in such Family's income. If, with the Holders' consent, the Grantor does not require that a lease be signed for a Restricted Unit (e.g., a property providing short-term transitional housing), the provisions set forth above shall apply, except that the applicable date on which a Family's income-qualified status and/or applicable rent restriction is modified shall be the first day of the month that is at least thirty (30) days following the date of the required delivery of the income certification that reflects (or that, if duly delivered, would have reflected) the applicable increase in such Family's income.

C. **Federal or State Rental Subsidy.** If a Restricted Unit or the Family occupying such Unit receives federal or state rental subsidy, then the Family's contribution towards rent shall be the contribution allowable under the federal or state rental subsidy program and the maximum rent (i.e., tenant contribution plus rental subsidy) shall be the rent allowable under the federal or state rental subsidy program.

D. **Next Available Unit Rule.** Subject to the foregoing, available Units shall be leased, rented or otherwise made available to Extremely Low Income Families. The foregoing provisions shall be applied so as to maintain a mix of Restricted Units that is comparable in size, features and number of bedrooms to the originally designated Restricted Units (i.e., a Unit will not be considered an available Unit for purposes of this Paragraph if classification of such Unit as a Restricted Unit would cause the then current mix of Restricted Units to no longer be comparable to the original mix of Restricted Units described in Section 2 above and as shown on Exhibit C).

E. **SRO Rents.** Notwithstanding the foregoing, the monthly rent charged to an income-qualified Family occupying a Restricted Unit that is an SRO Unit shall not exceed seventy-five percent (75%) of the rent otherwise payable for a Studio Unit at such Family's income level.

F. **FCF Eligible Residents.** If at any time fewer than eight (08) Units at the Property are leased, rented or occupied by FCF Eligible Residents, then the next available Units at the Property shall all be leased, rented or otherwise made available to FCF Eligible Residents until the required number of Units occupied by FCF Eligible Residents is again obtained. If at any time DMH or DDS is no longer able or willing to refer DMH or DDS clients to the Property because of a change in DMH or DDS program needs with respect to the Property, the Grantor will notify CEDAC as soon as the Grantor is aware that DMH or DDS is unable to provide an FCF Eligible Resident for any Unit which is vacant or for which a vacancy is pending. In such event, the Grantor and CEDAC will meet and consult in good faith with DMH and DDS to identify an appropriate eligible population acceptable to CEDAC for such Units, consistent with the then applicable FCF Regulations and FCF Guidelines. If any of

such Units remains vacant for a period of thirty (30) days or longer because of a change in DMH or DDS program needs, the Grantor shall notify CEDAC that if a suitable Resident is not agreed upon within an additional thirty (30) days, the Grantor will lease the Unit to a non-FCF Eligible Resident, and if neither DMH, DDS nor CEDAC identifies an acceptable FCF Eligible Resident within said additional thirty (30) day period, the Grantor may proceed to rent such Unit to a non-FCF Eligible Resident.

G. **Supportive Services.** At all times during the Term, the Grantor shall maintain a social supportive service program (the "Support Program") administered by either (i) the Grantor or (ii) a third-party service provider approved by DHCD. If the Support Program is administered by a third-party provider, the Grantor shall submit documentation to DHCD detailing a successful record of previous collaboration between the Grantor and the third-party provider, unless waived by the Participating Lenders. The Support Program shall include an initial assessment of each tenant household and development of an individualized service plan (each, an "Individualized Service Plan") for each tenant household based on the initial or a subsequent assessment with measurable goals and objectives. Each Individualized Service Plan shall address: (i) maintaining successful tenancy, (ii) securing quality childcare, education, healthcare and recreational activities for any children in the household, (iii) Securing or improving adult education attainment and employment, (iv) improving and maintaining behavioral and physical health, (v) improving financial and asset management skills, and (vi) improving community connections. The entity implementing an Individualized Services Plan must document the individual or family's initial assessment and work plan, as well as track and document the individual or family's engagement and progress toward the goals and measures outlined in such Individualized Service Plan. Notwithstanding the foregoing, no occupant of an HTF Assisted Unit may be required to accept the services provided for in their Individualized Service Plan as a condition of his or her tenancy.

4. Rent Schedule. Except as is set forth in Sections 3.A. and 3.C, projected initial monthly maximum rents including utilities for all Restricted Units shall be as set forth in Exhibit B attached hereto. If permitted maximum rents and utility allowances as reflected in the annual schedule of rents and utility allowances issued by DHCD increase prior to initial occupancy of the Project, the initial monthly maximum rents and utility allowances shall be as set forth in the latest schedule issued by DHCD. Notwithstanding the rent restrictions set forth in Section 3 above, the maximum monthly rent permitted to be charged for a Restricted Unit at any particular income level is not required to be lower than the maximum rent applicable at such income level pursuant to Exhibit B or such higher initial maximum rent applicable at such income level pursuant to the immediately preceding sentence, regardless of changes in fair market rents or in median income over time (subject only to the restrictions applicable in the event of any federal or state subsidy, as set forth in Section 3 above). Rents for Restricted Units shall not be increased above applicable maximums without all Holders' prior written approval of a specific request by the Grantor for a rent increase, except for increases implemented in accordance with an annual schedule of maximum rents and allowances issued by DHCD. Notwithstanding the foregoing, rent increases shall be subject to the provisions of outstanding leases and shall not be implemented without at least thirty (30) days' prior written notice by the Grantor to all affected Residents and notwithstanding any provision in a lease or occupancy agreement to the contrary, in the event of

any increase in the rent payable by such Residents in connection with an increase in the income of such Residents, consistent with the terms hereof, the Residents shall have the right to terminate their lease or occupancy agreement by written notice to the Grantor delivered within such thirty-day period.

5. Resident Selection.

A. Nondiscrimination. The Grantor shall not discriminate on the basis of race, religious creed, color, sex, age, marital status, sexual orientation (which shall not include persons whose sexual orientation involves minor children as the sex object), gender identity, genetic information, veteran status, membership in the armed forces, ancestry, national origin, handicap, blindness, hearing impairment, or because a person possesses a trained guide dog as a consequence of blindness, hearing impairment or other handicap of such person or any other basis prohibited by law in the lease, use and occupancy of the Units or in connection with the employment or application for employment of persons for the operation and management of the Units. The Grantor shall not discriminate against, or refuse to lease, rent or otherwise make available the Units to, a holder of a certificate or voucher under the Federal Rental Certificate Program or the Federal Rental Voucher Program because of the status of the prospective tenant as a holder of such certificate, voucher.

B. Selection Policies. The Grantor shall adopt and submit to the Holders for approval resident selection policies and criteria for the Restricted Units that are acceptable to the Holders and to DDS or DMH.

The Grantor shall also provide the Holders with an affirmative marketing plan acceptable to all Holders. The affirmative marketing plan must comply with all applicable statutes, regulations and executive orders, with all Holders' affirmative marketing requirements and with DHCD's directives reflecting the agreement between DHCD and HUD in the case of NAACP, Boston Chapter v. Kemp. The approved marketing plan and the approved resident selection policies and criteria shall be adhered to in every respect and any changes thereto shall be subject to the prior written approval of the Holders. The Grantor shall list vacancies in Restricted Units in the MassAccess Housing Registry at http://www.massaccesshousingregistry.org.

C. FCF Requirements. With respect to the Units required to be leased to FCF Eligible Residents pursuant to Section 3 above, provided that such units are leased to FCF Eligible Residents pursuant to resident selection policies that have been approved by DMH or DDS and that are consistent with the then applicable FCF Regulations and FCF Guidelines, the foregoing provisions of this Section 5 shall be waived to the extent inconsistent with said DMH or DDS resident selection policies and FCF Regulations and Guidelines.

6. Lease Form. The Grantor shall not include in any lease for a Restricted Unit any of the following provisions:

A. Agreement by the tenant to be sued, to admit guilt or to a judgment in favor of the Grantor in a lawsuit brought in connection with the lease.

B. Agreement by the tenant that the Grantor may take, hold, or sell personal property of household members without notice to the tenant and a court decision on the rights of the

parties. This prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the Unit after the tenant has moved out of the Unit. The Grantor may dispose of such personal property in accordance with state law.

C. Agreement by the tenant not to hold the Grantor or the Grantor's agents legally responsible for any action or failure to act, whether intentional or negligent.

D. Agreement of the tenant that the Grantor may institute a lawsuit without notice to the tenant.

E. Agreement by the tenant that the Grantor may evict the tenant or household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense, or before a court decision on the rights of the parties.

F. Agreement by the tenant to waive any right to a trial by jury.

G. Agreement by the tenant to waive the tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease.

H. Agreement by the tenant to pay attorney's fees or other legal costs even if the tenant wins in a court proceeding by the Grantor against the tenant. The tenant, however, may be obligated to pay costs if the tenant loses.

All leases for Restricted Units shall be consistent with the requirements set forth herein, shall be on a form reasonably approved by the Holders, shall be for terms of not less than one (1) year (unless a shorter term is specified by mutual agreement between the Resident and the Grantor, subject to the Holders' program requirements) and shall require tenants to provide information required for the Grantor to meet its reporting requirements hereunder. The Grantor may not terminate the tenancy except (i) for serious or repeated violation of the terms and conditions of the lease; (ii) for violations of applicable federal, state or local law; (iii) for completion of the tenancy period for transitional housing; or (iv) for other good cause. Any termination or refusal to renew must be preceded by not less than thirty (30) days by the Grantor's service on the tenant of a written notice specifying the grounds for the action.

7. Transfer Restrictions. The Grantor shall not sell, transfer, convey, rent (except for leases or occupancy agreements made in connection with the Permitted Uses that are substantially in the form approved by the Holders), encumber as security for financing, or in any other way exchange all or any portion of the Property nor shall the Grantor permit the sale, transfer or pledge of any direct or indirect interests in the Grantor, without the express written permission of the Holders. Without limiting the generality of the foregoing, the Permitted Encumbrances are hereby approved by the Holders. Any sale, transfer or other disposition (each, a "transfer") of all or any part of the Property shall further be subject to the Purchase Option and the First Refusal Right described below, and to such further terms and conditions with respect thereto as may be set forth in the FCF Statute, the FCF Regulations, and the FCF Guidelines. Upon request by the Grantor, DHCD shall sign a certificate, in form and substance reasonably acceptable to DHCD, stating whether, as of a specified date, any Purchase Option or First Refusal Right in favor of DHCD remains in effect, or has been exercised, terminated, waived or assigned,

and otherwise conforming with the certification requirements described below. No transfer of all or any part of the Property to any party other than DHCD or its assignee shall be consummated unless and until (i) the period for the exercise of all Purchase Options and/or First Refusal Rights, as applicable, shall have expired without DHCD's exercise of rights thereunder or (ii) DHCD shall have unconditionally waived its rights thereunder in writing. In connection with any transfer requiring the consent of the Holders, the Grantor shall provide such information to the Holders as the Holders may reasonably request, shall pay a fee to DHCD pursuant to DHCD's then-current fee schedule and shall pay all legal fees incurred by the Holders in connection with such transfer request.

8. FCF Purchase Option.

A. After the thirtieth anniversary of the date hereof, DHCD shall have the right to purchase the Grantor's interest in the FCF Units from the Grantor, at a price equal to the then-current appraised value of the FCF Units, less the total outstanding balance, at the time of such purchase, of all principal, interest and any other charges payable under the FCF Loan, and any and all other outstanding obligations of the Grantor with respect thereto (the "FCF Purchase Option"), by delivering written notice to the Grantor of its election to exercise the FCF Purchase Option by or before the date that is one hundred twenty (120) days after the expiration of the thirtieth anniversary of the date hereof (the "Option Exercise Deadline"). If DHCD shall have failed to deliver such written notice of its election to exercise the FCF Purchase Option to the Grantor by the Option Exercise Deadline, DHCD shall be deemed to have unconditionally waived the FCF Purchase Option, and the FCF Purchase Option shall automatically terminate, and shall have no further force or effect.

B. DHCD shall have the right at any time to assign its rights under this FCF Purchase Option to a qualified developer selected by DHCD in accordance with the FCF Statute and FCF Regulations, and effective as of any such assignment, all rights and obligations of DHCD with respect to such FCF Purchase Option shall automatically be deemed to apply to such assignee, and all references to "DHCD" in this Section shall automatically be deemed to refer to such assignee (except to the extent a provision explicitly provides otherwise). So long as the Grantor is not in default under the FCF Loan or hereunder, the Grantor shall have the right to match the best offer received by DHCD from a qualified developer to become DHCD's assignee.

C. Promptly upon request by DHCD at any time or from time to time, either before the Option Exercise Deadline or after DHCD's exercise of the FCF Purchase Option, the Grantor shall provide DHCD with a copy of, or otherwise make available for DHCD's review at a mutually convenient time and location, any and all material owned by or readily available to the Grantor that an unrelated third-party potential buyer would reasonably request in connection with its due diligence for the acquisition of the FCF Units, including, by way of example but not of limitation, deeds, title insurance policies, appraisals, studies, reports, and other materials relating to the FCF Units and/or any encumbrance(s) subject to which the FCF Units is to be conveyed, or otherwise reasonably necessary or appropriate for DHCD to review in connection with its exercise of the FCF Purchase Option.

D. The appraised value of the FCF Units shall be determined at DHCD's request by the method specified in the FCF Statute (as may be more fully described in the FCF Regulations) and in accordance with DHCD policies, and the costs of the appraisers shall be shared equally by DHCD and the Grantor (unless the FCF Regulations provide otherwise). Notwithstanding anything to the contrary contained in this Restriction, the Grantor shall not be required to use its own funds to repay the pro rata share (based on proportion that the FCF Units represent of the total Units at the Property) of any debt secured by the Property that is attributable to the FCF Units in the event the appraised value of the FCF Units is less than the pro rata share of all permitted debt secured by the Property attributable to the FCF Units.

E. The closing for the sale of the FCF Units to DHCD shall take place in accordance with applicable provisions of the FCF Regulations, by or before the date that is one hundred twenty (120) days after the Option Exercise Deadline (i.e., on or before the date that is two hundred forty (240) days after the thirtieth anniversary of the date hereof), by the close of the business day, at the Registry of Deeds; provided, however, that if DHCD reasonably determines additional time is necessary to effect the closing due to delays of the Grantor in providing DHCD with the due diligence material described above or any other failure by the Grantor fully to cooperate with preparations for the sale, the closing date may be extended to a date reasonably determined by DHCD as necessary to redress the delays caused by the Grantor, which shall be specified in a written notice from DHCD setting forth the reasons for such extension, delivered to the Grantor by or before the date originally scheduled for the closing. The parties may also mutually agree to extend the date of the closing by written instrument.

F. If the FCF Units are less than all of the Units at the Property, Grantor shall be responsible for either subdividing the FCF Units from the balance of the Units or creating a condominium at the Property in which the FCF Units will be a separate condominium unit. In the latter case, the condominium documents governing such condominium shall be subject to the approval of DHCD in its sole discretion.

G. The transfer to DHCD pursuant to the FCF Purchase Option shall be subject to such other requirements as may be more fully described in the FCF Regulations consistent with the FCF Statute. Adjustments in the purchase price for recording fees, deed stamps and other charges shall be made, and any other issues associated with the transfer shall be resolved, in accordance with standard conveyancing practice in The Commonwealth of Massachusetts. If either party so desires, the parties shall enter into a purchase and sale agreement memorializing the terms of the sale, consistent with the terms hereof and of the FCF Statute; provided, however, that the FCF Purchase Option shall be binding regardless of whether the parties execute a purchase and sale agreement. Notwithstanding any other provision hereof to the contrary, if, after delivering notice of its intention to exercise the FCF Purchase Option, DHCD determines, in its sole discretion, that it is not in the best interests of DHCD to effect the purchase, DHCD may terminate the FCF Purchase Option at any time, upon written notice to the Grantor recorded with the

Registry of Deeds; provided, however, that such termination right shall apply to DHCD only and not to any assignee.

H. Concurrently with its acquisition of the FCF Units, DHCD shall cause to be recorded with the Registry of Deeds an affordable housing restriction, in compliance with the FCF Statute and any other applicable statutory requirements for the same (and, in the case of an assignee, in form acceptable to DHCD, in its discretion), which shall require that the FCF Units shall be used only for the purposes of preserving or providing FCF Community-based Housing or FCF Supportive Housing thereon, which housing shall remain affordable for a period of not less than forty (40) years.

9. FCF First Refusal Right.

A. If the Grantor intends at any time or from time to time prior to DHCD's exercise (or unconditional waiver) of the FCF Purchase Option, as described above, to transfer all or some of the FCF Units, including a sale of any part of its interest in the Property that includes all or some of the FCF Units, and the Grantor receives a bona fide offer for such transfer that the Grantor desires to accept (each, an "Offer"), the Grantor shall promptly deliver to DHCD written notice of the same (which shall not be deemed to have been duly delivered to DHCD unless it contains a copy of clause C. below), together with a copy of such Offer (the "Offer Notice"). The Grantor shall provide DHCD with such reasonable evidence as DHCD may require to satisfy DHCD as to the bona fide nature of the Offer. For purposes of this Section, a purchase by the Sponsor shall not be considered an Offer that triggers the FCF First Refusal Right. A transfer of a limited partner interest in the Grantor shall be considered an Offer that triggers the FCF First Refusal Right if (x) such limited partner interest is all or substantially all of the limited partner interests in the Grantor (except for transfers to affiliates of the limited partner) and (y) such transfer takes place within one year of a transfer of a general partner interest in the Grantor or of a controlling interest in a general partner of the Grantor to the transferee of the limited partner interest or an affiliate of such transferee, provided that a removal of a general partner by a limited partner pursuant to a removal provision in the partnership agreement of the Grantor and the substitution of a new general partner that is an affiliate of such limited partner shall not constitute a transfer of a general partner interest for purposes of this clause. If the Offer also relates to a portion or portions of the Property other than FCF Units, Grantor shall also indicate the portion of the overall purchase price attributable to FCF Units, which shall equal a pro rata portion of the overall purchase price based on the proportion that FCF Units represent of the total Units being sold.

B. DHCD shall have the right to purchase the Grantor's interest in the FCF Units (or the portion(s) thereof to which the Offer relates), at the same price (or pro rata portion thereof) and on the same terms set forth in such Offer (the "FCF First Refusal Right"), by delivering to the Grantor and recording with the Registry of Deeds written notice of its election to exercise such FCF First Refusal Right, in accordance with the terms set forth below (the "Exercise Notice"), by or before the date that is one hundred twenty (120) days after DHCD's receipt of such Offer Notice (such 120-day period, the "FCF First Refusal Period"). If DHCD does not intend to exercise the FCF First Refusal Right, DHCD may, but

shall have no obligation to, notify the Grantor in writing that the FCF First Refusal Right will not be exercised (a "Waiver Notice").

C. If, by the expiration of the FCF First Refusal Period with respect to an Offer, DHCD shall have failed to deliver to the Grantor an Exercise Notice or a Waiver Notice, DHCD shall be deemed to have waived its FCF First Refusal Right with respect to such Offer, subject to any revived FCF First Refusal Right with respect to a modified Offer, as described below. However, DHCD shall retain an FCF First Refusal Right for subsequent Offers and the FCF Purchase Option as described above, notwithstanding any prior actual or deemed waiver of the FCF First Refusal Right, or any intervening transfer of all or some of the FCF Units. The FCF First Refusal Right shall automatically expire upon the waiver, expiration or exercise of the FCF Purchase Option.

D. If any of the terms of an Offer shall be revised from the terms reflected in the Offer Notice in such a manner as to be materially more favorable to the buyer or if a closing pursuant to the Offer has not occurred on or before the date six months after the date of the Offer Notice but the Grantor desires to continue pursuing a sale pursuant to such Offer, the Grantor shall promptly deliver to DHCD an Offer Notice with respect to such revised or continued Offer (which shall not be deemed to have been duly delivered to DHCD unless it contains a copy of clause C. above), and DHCD shall have a new FCF First Refusal Right with respect to such modified or continued Offer. The FCF First Refusal Period for such new FCF First Refusal Right shall run for a period of one hundred twenty (120) days from the date of DHCD's receipt of the Offer Notice with respect to such revised or continued Offer.

E. DHCD shall have the right at any time to assign its rights under the FCF First Refusal Right to a qualified developer selected by DHCD in accordance with the FCF Statute and FCF Regulations and, effective as of any such assignment, the rights and obligations of DHCD with respect to such FCF First Refusal Right shall automatically be deemed to apply to such assignee, and all references to "DHCD" in this Section shall automatically be deemed to refer to such assignee (except to the extent a provision explicitly provides otherwise). DHCD shall provide written notice of any such assignment to the Grantor.

F. In accordance with the provisions of the FCF Statute:

(i) An Offer Notice containing the required language as described above shall be deemed to have been duly delivered if sent by regular and certified mail, return receipt requested (or by such other method as may be authorized under the FCF Statute and FCF Regulations), addressed to DHCD (or to any assignee of DHCD, if DHCD has previously given the Grantor notice of such assignment, including the name and notice address of such assignee, in accordance with the notice provisions set forth herein) in the care of the keeper of records for DHCD, which for purposes hereof shall be deemed to be the General or Chief Counsel of DHCD (or in care of the keeper of records for such assignee of DHCD, as applicable).

(ii) The Exercise Notice or Waiver Notice shall be duly signed by a designated representative of DHCD or of the assignee of DHCD, as the case may be, and (x)

mailed to the Grantor by certified mail (or such other method as may be authorized under the FCF Statute) at the notice address set forth in the Offer Notice and (y) recorded with the Registry of Deeds by the expiration of the FCF First Refusal Period. If DHCD shall have assigned the FCF First Refusal Right to a qualified developer prior to delivery of the Exercise Notice, the Exercise Notice shall include the name and address of such assignee and the terms and conditions of such assignment.

(iii) An affidavit acknowledged by a notary public that DHCD or its designated representative has mailed an Exercise Notice or a Waiver Notice (the "Affidavit") shall conclusively establish the manner and time of the giving of such notice. Any Affidavit may be recorded with the Registry of Deeds by either party. Each Affidavit shall have attached to it a copy of the Offer Notice to which it relates.

(iv) Each Offer Notice, Exercise Notice and Waiver Notice shall contain the name of the record owner of the Property and a description of the FCF Units to be transferred, in form adequate to identify the same.

G. The closing for the sale of the FCF Units (or, if applicable, the FCF Units that are the subject of the Offer) to DHCD shall take place in accordance with applicable provisions of the FCF Regulations, by or before the date that is one hundred twenty (120) days after the expiration of the FCF First Refusal Period (i.e., on or before the date that is two hundred forty (240) days after DHCD's receipt of the relevant Offer Notice), by the close of the business day, at the Registry of Deeds (such date, the "Closing Deadline"); provided, however, that if DHCD reasonably determines additional time is necessary to effect the closing, due to delays of the Grantor in providing DHCD with the due diligence material described below or any other failure by the Grantor fully to cooperate with preparations for the sale, the Closing Deadline may be extended to a date reasonably determined by DHCD as necessary to redress the delays caused by the Grantor, which shall be specified in a written notice from DHCD setting forth the reasons for such extension, delivered to the Grantor and recorded with the Registry of Deeds, by or before the date originally scheduled for the closing. The parties may also mutually agree to extend the Closing Deadline, by written instrument; provided, however, that in such event, the parties shall execute an instrument reflecting such extension, which shall be recorded with the Registry of Deeds by or before the date originally scheduled for the closing.

H. Concurrently with the delivery of the Offer Notice, the Grantor shall provide DHCD with a copy of, or otherwise make available for DHCD's review at a mutually convenient time and location, all material relating to the FCF Units (or the FCF Units that are the subject of the Offer) and/or the proposed sale, transfer, or other disposition thereof that has been made available to the party making the Offer, and shall thereafter promptly make available to DHCD any additional material made available to such party. Promptly upon any request therefor by DHCD, the Grantor shall provide DHCD with a copy of, or otherwise make available for DHCD's review at a mutually convenient time and location, any and all other material owned by or readily available to the Grantor that an unrelated third-party buyer would reasonably request in connection with its due diligence for an acquisition of such FCF Units, including, by way of example but not of limitation, deeds, title insurance

policies, appraisals, studies, reports, or other materials relating to such FCF Units and/or any encumbrance(s) subject to which the FCF Units are to be conveyed, or otherwise reasonably necessary or appropriate for DHCD to review in connection with its exercise of the FCF First Refusal Right.

I. The transfer to DHCD pursuant to the FCF First Refusal Right shall be subject to such other requirements as may be more fully described in the FCF Regulations consistent with the FCF Statute. Adjustments in the purchase price for recording fees, deed excise stamp taxes and other charges shall be made, and any other issues associated with the transfer shall be resolved, in accordance with standard conveyancing practice in The Commonwealth of Massachusetts. If either party so desires, the parties shall enter into a purchase and sale agreement memorializing the terms of the sale, consistent with the terms hereof and of the FCF Statute; provided, however, that the FCF First Refusal Right shall be binding regardless of whether the parties execute a purchase and sale agreement. Notwithstanding any other provision hereof to the contrary, if, after delivering notice of its intention to exercise the FCF First Refusal Right, DHCD determines, in its sole discretion, that it is not in the best interests of DHCD to effect the purchase, DHCD may terminate the FCF First Refusal Right at any time, upon written notice delivered to the Grantor and recorded with the Registry of Deeds; provided, however, that such termination right shall apply to DHCD only, and not to any assignee. If DHCD exercises such termination right or if either DHCD or its assignee (other than the Sponsor) fails to perform hereunder on or before the Closing Deadline through no fault of the Grantor, then the FCF First Refusal Right shall lapse and be of no further force or effect.

J. If the FCF Units are less than all of the Units at the Property and if the Offer also relates to a portion or portions of the Property other than FCF Units, Grantor shall be responsible for either subdividing the relevant FCF Units from the balance of the Units or creating a condominium at the Property in which the relevant FCF Units will be a separate condominium unit. In the latter case, the condominium documents governing such condominium shall be subject to the approval of DHCD in its sole discretion.

K. Concurrently with its acquisition of the Property, DHCD shall cause to be recorded with the Registry of Deeds an affordable housing restriction, in compliance with the FCF Statute and any other applicable statutory requirements for the same (and, in the case of an assignee, in form acceptable to DHCD, in its discretion), which shall require that such Property shall be used only for the purposes of preserving or providing affordable housing thereon, which housing shall remain affordable for a period of not less than forty (40) years.

10. Term of Restrictions; Covenants to Run with Land. The term of this Restriction shall be perpetual. Notwithstanding any provision to the contrary herein or in any of the other Loan Documents, this Restriction shall remain in full force for the full term set forth herein including any extension, notwithstanding any prepayment of the Loan. The restrictions contained herein shall run with the land, shall bind the successors and assigns of the Grantor, and shall inure to the benefit of the Holders and their successors and assigns as permitted herein. Notwithstanding the foregoing, at the end of the term of affordability for a particular program, as set forth on Exhibit

C, as it may have been extended, provided that all obligations under the loan provided by such Program have been satisfied in full at that time, as determined by the appropriate Holder, the Grantor may request that the Holders modify this Restriction to eliminate the requirements imposed by or otherwise relating to such Program set forth in this Restriction. The parties shall cooperate to prepare an appropriate amendment to this Restriction, which amendment shall be duly recorded with the Registry of Deeds by the Grantor at its cost and expense. Notwithstanding the foregoing, this Restriction shall not expire until the recording in the Registry of Deeds of a written determination by the Secretary of EOHHS, the Secretary of Administration of Finance, and the Commissioner of DDS or DMH (whichever shall have determined the eligibility of Residents for the Property), that there is no longer a need to maintain and use the Property as FCF Community-based Housing.

11. Subsequent Conveyances. Each and every contract, deed or other instrument hereafter executed conveying the Property or portion thereof shall expressly provide that such conveyance is subject to this Restriction, provided, however, that the covenants contained herein shall survive and be effective regardless of whether such contract, deed or other instrument hereafter executed conveying the Property or portion thereof provides that such conveyance is subject to this Restriction.

12. Income Verification. The Grantor represents, warrants and covenants that the determination of whether a Family occupying a Restricted Unit meets the income requirements set forth herein shall be made by the Grantor at the time of leasing of a Restricted Unit and thereafter at least annually on the basis of the current income of such Family. In initially verifying a Family's income, the Grantor shall examine at least 2 months of source documents evidencing annual income (e.g., wage statements, interest statements, unemployment compensation statements) for the Family.

13. Reporting Requirements.

A. DHCD Web-Based Report. Annually, no later than September 30, Grantor and/or Sublessee shall submit to DHCD, via the web-based annual reporting system located at https://hedhsgdevannualreport.azurewebsites.net, or as otherwise instructed, an annual report consisting of all data required by DHCD regulations at 760 CMR 61.00 promulgated pursuant to Chapter 334 of the Acts of 2006 and all applicable DHCD directives, guidelines and forms as may be amended from time to time. The Grantor shall collect said data for the express purpose of reporting to DHCD, and the collection and reporting of said data shall comply with said regulations, directives, guidelines and forms.

B. Annual Report. Annually, no later than September 30, Grantor and/or Sublessee shall submit to each Holder an annual report consisting of the following:

(i) Annual adjusted income of each Family occupying a Restricted Unit.

(ii) Monthly gross rents (rents plus utility allowances, if applicable) for all Restricted Units, such rents to be consistent with the schedule of maximum rents published annually by DHCD. The rent schedule shall include the maximum rents applicable to Restricted

Units under Section 3 as well as the actual rents to be charged to over-income Families under Section 3.

(iii) Records required as part of the Support Program defined in Section 3.G above, if any.

(iv) The Grantor and/or Sublessee's certification, made to the best knowledge and belief of the officer or individual signing such certification, that:

(a) The Property continues to be used for the Permitted Uses.

(b) The Property continues to contain the required number of Low Income Units and Extremely Low Income Units and to comply with the rent and other restrictions applicable to such Restricted Units.

(c) Grantor has not transferred, pledged or encumbered any interest in the Property, except as specifically provided in, and in accordance and compliance with the terms of, this Restriction.

(d) Grantor and Sublessee have caused the Property to be maintained in a manner consistent with the Statutes, Regulations and Guidelines and no children under six years old reside in or occupy the Property within the meaning of the Lead Paint Law or, if such children do reside in or occupy the Property, that the Property is in compliance with the Lead Paint Law.

(e) The Support Program has been and is being operated in compliance with the terms of this Restriction. Reporting requirements in connection with the Support Program are subject to further DHCD guidance.

(f) The information submitted pursuant to this Paragraph B is true and accurate.

C. Confidentiality. The Holders and the Grantor shall treat as confidential any of the foregoing information relating to a specific Resident or Unit in compliance with all applicable state and federal statutes and regulations, including M.G.L. c. 66A, and shall implement adequate systems and procedures for maintaining the confidentiality of such information (but the Holders and the Grantor may release general statistical and other information about the Property, so long as the privacy rights and interests of the individual Residents are protected). The Holders and the Grantor shall not use any of the foregoing information in Paragraph A.(iii) for any purpose described in Section 603(d)(1) of the federal Fair Credit Reporting Act (15 U.S.C. § 1681a(d)(1)) or in any manner that would cause a Holder or Grantor to be considered a "consumer reporting agency" under Section 603(f) of the federal Fair Credit Reporting Act (15 U.S.C. § 1681a(f)).

D. Additional Reports. Grantor shall prepare and submit to the Holders such additional reports as any Holder may deem necessary to ensure compliance with the requirements of this Restriction and of the Programs.

E. Records. The Grantor shall maintain as part of its records (i) copies of all leases of Restricted Units; (ii) all initial and annual income certifications by Residents of Restricted Units; (iii) the records required in connection with the Support Program set forth in

Section 3 above and (iv) such additional records as any Holder may deem necessary to ensure compliance with the requirements of this Restriction and of the Programs.

F. **Additional Reporting Requirements.** Additional reporting requirements are stipulated in the Loan Agreement.

14. No Demolition. The Grantor shall not demolish any part of the Improvements or substantially subtract from any real or personal property included within the Property except in conjunction with renovation or rehabilitation of the Units or construction of a new project on the Property, in either case subject to the prior written consent of all Holders, which consent may be granted or withheld in a Holder's sole judgment.

15. Casualty. The Grantor represents, warrants and agrees that if the Property, or any part thereof, shall be damaged or destroyed, the Grantor (subject to the approval of the lender(s) providing financing) will use its best efforts to repair and restore the Units to substantially the same condition as existed prior to the event causing such damage or destruction, and the Grantor represents, warrants and agrees that the Units shall thereafter continue to operate in accordance with the terms of this Restriction.

16. Inspection. The Grantor hereby grants to each Holder and its duly authorized representatives the right to enter the Property (a) at reasonable times and in a reasonable manner (with prior notice except in the event of an emergency) for the purpose of inspecting the Property to determine compliance with this Restriction or any other agreement between the Grantor and such Holder and (b) after thirty (30) days' prior written notice, to take any reasonable and appropriate action under the circumstances to cure any violation of the provisions of this Restriction. The notice referred to in clause (b) shall include a clear description of the course and approximate cost of the proposed cure.

17. Enforcement. Upon violation by the Grantor of any of the provisions of this Restriction that remains uncured for more than thirty (30) days after notice thereof from any Holder (or for such longer period not to exceed thirty (30) days as shall be reasonably required under the circumstances to cure such violation, provided that the Grantor has commenced the cure of such violation within the initial thirty (30) day period and is thereafter diligently pursuing the cure to completion), any Holder, at its option (without liability to any party for failure to do so), may apply to any court, state or federal, for specific performance of this Restriction or an injunction against any violation of this Restriction, or for such other relief as may be appropriate, since the injury arising from the default under any of the terms of this Restriction would be irreparable and the amount of damage would be difficult to ascertain and may not be compensable by money alone. In each such default notice, the Holder giving such notice shall specify the violation in question and the actions such Holder believes are necessary and feasible to remedy such violation. No waiver by a Holder of any breach of this Restriction shall be deemed a waiver of such breach by any other Holder or a waiver of any other or subsequent breach. No act or omission by any Holder, other than a writing signed by it waiving a breach by the Grantor in accordance with the next Section hereof, shall constitute a waiver thereof. Any Holder shall be entitled to recover from the Grantor all of such Holder's reasonable costs of an action for enforcement of this Restriction, including reasonable attorneys' fees (including the time of any in-

house counsel of a Holder charged at the same rate as comparable outside attorneys). By its acceptance of this Restriction, no Holder undertakes any liability or obligation relating to the condition of the Property. Without limiting any other rights or remedies available to a Holder, any transfer of all or any other portion of the Property in violation of the provisions hereof, in the absence of a certification from all Holders approving, or waiving any restrictions with respect to, the same, all as set forth above, shall, to the maximum extent permitted by law, be voidable by any Holder, by suit in equity to enforce the restrictions hereof.

18. Compliance Certification. Upon written request therefor, a Holder shall provide a statement in form acceptable for recording certifying that the Grantor is in full compliance with the provisions hereof as relate to that Holder, provided such Holder believes that the Grantor is so in compliance. Upon receipt of a written request therefor, if a Holder shall believe that the Grantor is not so in compliance, such Holder shall provide such a recordable certification specifying in detail the section or sections hereof with which such Holder believes the Grantor not to be in compliance. Any third party dealing with the Grantor may rely for all purposes on the truth and completeness of such a certification of a Holder.

19. Senior Lender Foreclosure.

A. Notwithstanding anything herein to the contrary, but subject to the provisions of this Section, if the holder of record of a first mortgage granted to a state or national bank, state or federal savings and loan association, cooperative bank, mortgage company, trust company, insurance company or other institutional or governmental lender shall acquire the Property by reason of foreclosure or similar remedial action under the provisions of such mortgage or upon conveyance of the Property in lieu of foreclosure, and provided that the holder of such mortgage has given the Holders and the Secretary of EOHHS not less than sixty (60) days' prior written notice of its intention to foreclose upon its mortgage or to accept a conveyance of the Property in lieu of foreclosure to attempt to structure a workout or other arrangement to avoid such foreclosure, conveyance in lieu of foreclosure, or similar remedial action and the Secretary of EOHHS has failed within such sixty (60) days to locate a purchaser for the Property who is capable of operating the Property for the Permitted Uses subject to the provisions of this Restriction and who is reasonably acceptable to such mortgage holder, then except as provided below, the rights and restrictions herein contained shall not apply to such mortgage holder upon such acquisition of the Property or to any purchaser of the Property from such mortgage holder, and such Property shall, subject to Paragraph B. below, thereafter be free from all such rights and restrictions. The recording in the Registry of Deeds of a sworn affidavit by the foreclosing mortgagee certifying as to the failure of the Secretary of EOHHS to meet the foregoing deadline may be relied upon by any third party, provided that the foreclosure deed is recorded not more than six (6) months after the receipt by the Secretary of EOHHS of the foreclosure notice. Notwithstanding the foregoing, the rights and restrictions contained herein shall terminate only to the extent it is financially infeasible to maintain the level of affordability required by this Restriction or some lesser level of affordability (i.e., fewer Restricted Units or Restricted Units affordable to Families with higher Household Incomes than those required by this Restriction). "Financially infeasible"

shall mean (i) with respect to the operation of the Property, that the rent and other income from the Property is, or is reasonably projected to be, less than the reasonable expenses required (or reasonably projected to be required) to maintain and operate the Property and (ii) with respect to a sale of the Property, that the restrictions would prevent (or be reasonably projected to prevent) the senior mortgage holder from recovering all amounts due and owing with respect to its financing of the Property, including without limitation, principal, interest, charges, costs, expenses, late fees and prepayment premiums. Financial infeasibility shall be determined by the senior mortgage holder in its sole discretion after consultation with the Holders. The senior mortgage holder shall notify the Holders of the extent to which the rights and restrictions contained herein shall be terminated and the Grantor agrees to execute any documents required to modify this Restriction to conform to the senior mortgage holder's determination. The Grantor hereby irrevocably appoints any senior mortgage holder and each of the Holders, its true and lawful attorney-in-fact, with full power of substitution, to execute, acknowledge and deliver any such documents on behalf of the Grantor should the Grantor fail or refuse to do so.

B. The rights and restrictions contained herein shall not lapse if the Property is acquired through foreclosure or deed in lieu of foreclosure by (i) the Grantor, (ii) any person with a direct or indirect financial interest in the Grantor, (iii) any person related to a person described in clause (ii) by blood, adoption or marriage, (iv) any person who is or at any time was a business associate of a person described in clause (ii), and (v) any entity in which any of the foregoing have a direct or indirect financial interest (each a "Related Party"). Furthermore, if the Property is subsequently acquired by a Related Party during the period in which this Restriction would have remained in effect but for the provisions of this Section, this Restriction shall be revived and shall apply to the Property as though it had never lapsed.

C. In the event such mortgage holder conducts a foreclosure or other proceeding enforcing its rights under such mortgage and the Property is sold for a price in excess of the sum of the outstanding principal balances of all notes secured by mortgages of the Property plus all future advances, accrued interest and all reasonable costs and expenses which the holders thereof are entitled to recover pursuant to the terms of such mortgages, such excess shall be paid to the Holders in consideration of the loss of the value and benefit of the rights and restrictions herein contained and released by the Holders pursuant to this Section in connection with such proceeding, provided that in the event that such excess shall be so paid to the Holders by such mortgage holder, the Holders shall thereafter indemnify such mortgage holder against loss or damage to such mortgage holder resulting from any claim made by the mortgagor of such mortgage to the extent that such claim is based upon payment of such excess by such mortgage holder to the Holders in accordance herewith, provided that such mortgage holder shall give the prompt notice of any such claim and shall not object to intervention by the Holders in any proceeding relating thereto. The Holders shall share any such excess pro rata in proportion to the respective amounts of principal and interest (if any) then outstanding on their portions of the Loan and the liability of a Holder under the foregoing indemnity shall be limited to the amount

of such excess received by it. To the extent the Grantor possesses any interest in any amount which would otherwise be payable to the Holders under this Paragraph, to the full extent permissible by law, the Grantor hereby assigns its interest in such amount to said mortgage holder for payment to the Holders.

20. Notices. Except for any notice required under applicable law to be given in a different manner, any notice, request or other communication which any party hereto may be required or may desire to give hereunder shall be made in writing, and shall be deemed to have been properly given if hand delivered, if sent by recognized overnight courier, receipt confirmed, or if mailed by United States registered or certified mail, postage prepaid, return receipt requested, addressed to the parties at their respective addresses first set forth above, or to such other address as the party to be served with notice may have furnished in writing to the party seeking or desiring to serve notice as a place for the service of notice. A notice sent by any of the foregoing methods shall be deemed given upon documented receipt or refusal.

21. Successors and Assigns; No Third-Party Beneficiaries. This Restriction shall be binding upon the Grantor and its successors and assigns, and shall burden the Property as specified herein. This Restriction shall also be binding upon the Holders, and shall inure to the benefit of their successors and assigns, provided that a Holder shall not voluntarily assign its rights hereunder unless (a) such Holder believes in good faith that it is no longer reasonably capable of performing its duties hereunder, and (b) such assignment shall be to a governmental body or an entity of a similar character and purposes to such Holder which is reasonably capable of performing such duties hereunder (except that DHCD's rights with respect to the FCF Purchase Option and FCF First Refusal Right are assignable, as set forth herein). Notwithstanding the delegation of authority by DHCD to CEDAC for CEDAC to act as a Holder hereunder, DHCD shall also be a Holder hereunder and may act at any time in its own name to pursue any rights and remedies of a Holder hereunder; provided that as to the Grantor or any third party, any recorded instrument granting any approval or consent or otherwise affecting the Property under the FCF Program is duly executed by either CEDAC or DHCD shall be binding on the other for all purposes.

22. Severability; Construction. All rights, powers and remedies provided herein may be exercised only to the extent that exercise thereof does not violate any applicable law, and are intended to be limited to the extent necessary so that they will not render this Restriction invalid, unenforceable or not entitled to be recorded, registered or filed under applicable law. If any provision or part hereof shall be affected by such holding, the validity of other provisions of this Restriction and of the balance of any provision held to be invalid, illegal or unenforceable, in part only, shall in no way be affected thereby, and this Restriction shall be construed as if such invalid, illegal, or unenforceable provision or part hereof had not been contained herein. In the event of any actual or potential inconsistency between the terms of this Restriction and any of the Statutes and/or the Regulations, such terms shall be interpreted, to the extent reasonably possible, so as to reconcile any such inconsistencies. If such provisions cannot reasonably be reconciled, the provisions of the Statutes, the Regulations and this Restriction, in the foregoing order of priority, shall control.

23. Governing Law. This Restriction shall be governed by the laws of The Commonwealth of Massachusetts. Inasmuch as the restrictions contained herein have been imposed upon the

Property in part to satisfy requirements of various governmental bodies referred to herein, including, without limitation, DHCD, the restrictions contained herein are intended to be construed as a restriction held by a governmental body with the benefit of Section 26 of Chapter 184 of the Massachusetts General Laws as existing as of the date hereof, such that the restrictions contained herein shall not be limited in duration by any rule or operation of law, but rather shall run for the full term thereof.

24. Recording. The Grantor, at its cost and expense, shall cause this Restriction and any amendment hereto to be duly recorded with the Registry of Deeds (and if necessary or appropriate, re-recorded), shall pay or cause to be paid all recording, filing, or other taxes, fees and charges and shall comply with all such statutes and regulations as may be required by law in order to establish, preserve and protect the ability of the Holders and their successors and assigns to enforce this Restriction.

25. Further Assurances. Each Holder is authorized to record or file any notices or instruments appropriate to assuring the enforceability of this Restriction; and the Grantor on behalf of itself and its successors and assigns appoints each Holder its attorney-in-fact to execute, acknowledge and deliver any such instruments on its behalf. Without limiting the foregoing, the Grantor and its successors and assigns agrees to execute any such instruments upon request. The benefits of this Restriction shall be in gross and shall be assignable by any Holder. The Grantor and the Holders intend that the restrictions arising hereunder take effect upon the date hereof, and to the extent enforceability by any person ever depends upon the approval of governmental officials, such approval when given shall relate back to the date hereof regardless of the date of actual approval or the date of filing or recording of any instrument evidencing such approval.

26. Counterparts. This Restriction may be executed in several counterparts, each of which when executed and delivered shall be an original, but all of which together shall constitute one instrument. In making proof of this Restriction, it shall not be necessary to produce or account for more than one such counterpart executed by the party against whom enforcement of this Restriction is sought.

27. Incorporation of Exhibits and Riders. Any and all exhibits and riders attached hereto or otherwise referenced herein are hereby incorporated by reference, the same as if each were fully set forth herein.

28. Amendment; Walver. This Restriction may not be amended, nor may any obligation hereunder be waived or released, without first obtaining the written consent of all Holders.

29. Ground Lessor and Sublessee Assent. The Grantor is the tenant under a Ground Lease of the Property from Town of Dennis (the "Ground Lessor") as landlord and fee owner, dated on or about the date hereof, notice of which is recorded with the Barnstable Registry of Deeds herewith. The Ground Lessor hereby joins in the grant of this Restriction and agrees, for itself and its successors and assigns, to be bound by all of the terms and conditions hereof for the term of this Restriction, whether or not said Ground Lease is terminated for any reason, to the same extent as if the Ground Lessor were the named Grantor hereunder. The Sublessee also hereby joins in the grant of this Restriction and agrees, for itself and its successors and assigns, to be bound by all of

the terms and conditions hereof for the term of this Restriction, to the same extent as if the Sublessee were the named Grantor hereunder.

No documentary stamps are required as this Restriction is not being purchased by the Holders.

[SIGNATURES TO APPEAR ON FOLLOWING PAGE]

Executed under seal as of the date set forth above.

GRANTOR:

FRIENDS OR RELATIVES WITH AUTISM & RELATED DISABILITIES- F.O.R.W.A.R.D., INC.

By: Kathleen M. Ohman
Name: Kathleen M. Ohman
Title: President

By: Mameres
Name: Mark Ameres
Title: Treasurer

SUBLESSEE:

CAPE ABILITIES, INC.

By: _____
Name: Jonathan Sproul
Title: President

By: _____
Name: John Citron
Title: Treasurer

MassDocs
AFFORDABLE HOUSING RESTRICTION

COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 15th day of January, 2021, before me, the undersigned notary public, personally appeared Kathleen M. Ohman, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as President of Friends Or Relatives With Autism & Related Disabilities - F.O.R.W.A.R.D., Inc., for its stated purpose as the voluntary act of Friends Or Relatives With Autism & Related Disabilities - F.O.R.W.A.R.D., Inc.

Evelyn K. Coughlin

Notary Public
My commission expires:

EVELYN K. COUGHLIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 3, 2021

COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 15th day of January, 2021, before me, the undersigned notary public, personally appeared Mark Ameres, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as Treasurer of Friends Or Relatives With Autism & Related Disabilities - F.O.R.W.A.R.D., Inc., for its stated purpose as the voluntary act of Friends Or Relatives With Autism & Related Disabilities - F.O.R.W.A.R.D., Inc.

Evelyn K. Coughlin

Notary Public
My commission expires:

EVELYN K. COUGHLIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 3, 2021

Executed under seal as of the date set forth above.

GRANTOR:

FRIENDS OR RELATIVES WITH AUTISM & RELATED DISABILITIES-F.O.R.W.A.R.D., INC.

By: _____
Name: Kathleen M. Ohman
Title: President

By: _____
Name: Robert F. Duffy
Title: Treasurer

SUBLESSEE:

CAPE ABILITIES, INC.

By: _____
Name: Jonathan Sproul
Title: President

By: _____
Name: John Citron
Title: Treasurer

MassDocs
AFFORDABLE HOUSING RESTRICTION

COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 15 day of July, ~~2019,~~ 2020 before me, the undersigned notary public, personally appeared Jonathan Sproul, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as President of Cape Abilities, Inc., for its stated purpose as the voluntary act of Cape Abilities, Inc.

Notary Public Ana Brodeur
My commission expires: 09/16/2022

ANA BRODEUR NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES ON 09.16.2022

COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 17 day of July, ~~2019~~, 2020 before me, the undersigned notary public, personally appeared John Citron, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as Treasurer of Cape Abilities, Inc., for its stated purpose as the voluntary act of Cape Abilities, Inc.

Notary Public Jessica M DeLuca
My commission expires: 10/28/2022

Jessica M. DeLuca
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 28, 2022

MassDocs
AFFORDABLE HOUSING RESTRICTION

TOWN OF DENNIS
by its Board of Selectman

BY:

Christopher Flanagan

BY:

John Terrio

BY:

Robert Mezzadri

BY:

Christopher Lambton

BY:

Sheryl A. McMahon

MassDocs
AFFORDABLE HOUSING RESTRICTION

COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 20 day of January, 2021, before me, the undersigned notary public, personally appeared Dennis Select Board, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as Selectman of the Town of Dennis, for its stated purpose as the voluntary act of the Board of Selectman of the Town of Dennis.

Sara P. McDonald

Notary Public

My commission expires: August 2, 2024

SARA P. McDONALD
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
August 2, 2024

MassDocs
AFFORDABLE HOUSING RESTRICTION

TOWN OF BARNSTABLE:

The Inhabitants of the Town of Barnstable a Massachusetts municipal corporation known as the Town of Barnstable organized under a charter adopted pursuant to Mass. Const. Amend. Art. 89 § 3 on April 11, 1989, having an address at New Town Hall, 367 Main Street, Hyannis Massachusetts 02601

By: _____
Name: MARK S. ELLS
Title: TOWN MANAGER

COMMONWEALTH OF MASSACHUSETTS

Barnstable County, ss.

On this 28 day of January, ~~2020~~ 2021, before me, the undersigned notary public, personally appeared Mark S. Ells, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as Town Manager of the Inhabitants of the Town of Barnstable a Massachusetts municipal corporation known as the Town of Barnstable organized under a charter adopted pursuant to Mass. Const. Amend. Art. 89 § 3 on April 11, 1989, for its stated purpose as the voluntary act of the _____ of the Inhabitants of the Town of Barnstable a Massachusetts municipal corporation known as the Town of Barnstable organized under a charter adopted pursuant to Mass. Const. Amend. Art. 89 § 3 on April 11, 1989.

_____
Notary Public
My commission expires: 2/22/24

MassDocs

AFFORDABLE HOUSING RESTRICTION

CEDAC:

Community Economic Development Assistance Corporation, a body politic and corporate, duly organized and existing in accordance with Chapter 40H of the Massachusetts General Laws

By: _____

Name: Roger Herzog

Title: Executive Director

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 21 day of February, 2020, before me, the undersigned notary public, personally appeared Roger Herzog, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as Executive Director of the Community Economic Development Assistance Corporation, for its stated purpose as the voluntary act of the Executive Director of the Community Economic Development Assistance Corporation.

_____

Notary Public

My commission expires: 9/19/2025

ERIN ABBERTON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
September 19, 2025

MassDocs
AFFORDABLE HOUSING RESTRICTION

DHCD:

The Commonwealth of Massachusetts acting by and through the Department of Housing and Community Development

By: _____
Name: Catherine Racer
Title: Director

COMMONWEALTH OF MASSACHUSETTS

Suffolk County, ss.

On this 17th day of November, 2020, before me, the undersigned notary public, personally appeared Catherine Racer, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily, as Director of the Department of Housing and Community Development, for its stated purpose as the voluntary act of the Director of the Department of Housing and Community Development.

_____
Notary Public

My commission expires:

BERTHA BORIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 11, 2022

[redacted]
AFFORDABLE HOUSING RESTRICTION

TOWN OF BREWSTER,
by its Select Board

David Whitney, Chair

Mary Chaffee, Vice-Chair

John Dickson, Clerk

Cynthia Bingham, Member

~~David Whitney,~~ Member

Benjamin deRuyter

COMMONWEALTH OF MASSACHUSETTS

Barnstable, County, ss.

On this 18th day of May, 2020, before me, the undersigned notary public, personally appeared David Whitney, Mary Chaffee, John Dickson, Cynthia Bingham, Benjamin deRuyter member of the Brewster Select Board, as aforesaid, who proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily, for its stated purpose as the voluntary act on behalf of the Town of Brewster.

Notary Public

My commission expires: May 11, 2023

COLETTE M. WILLIAMS
JUSTICE OF THE PEACE
Commonwealth of Massachusetts
My Commission Expires
May 11, 2023

EXHIBIT A : PROPERTY DESCRIPTION

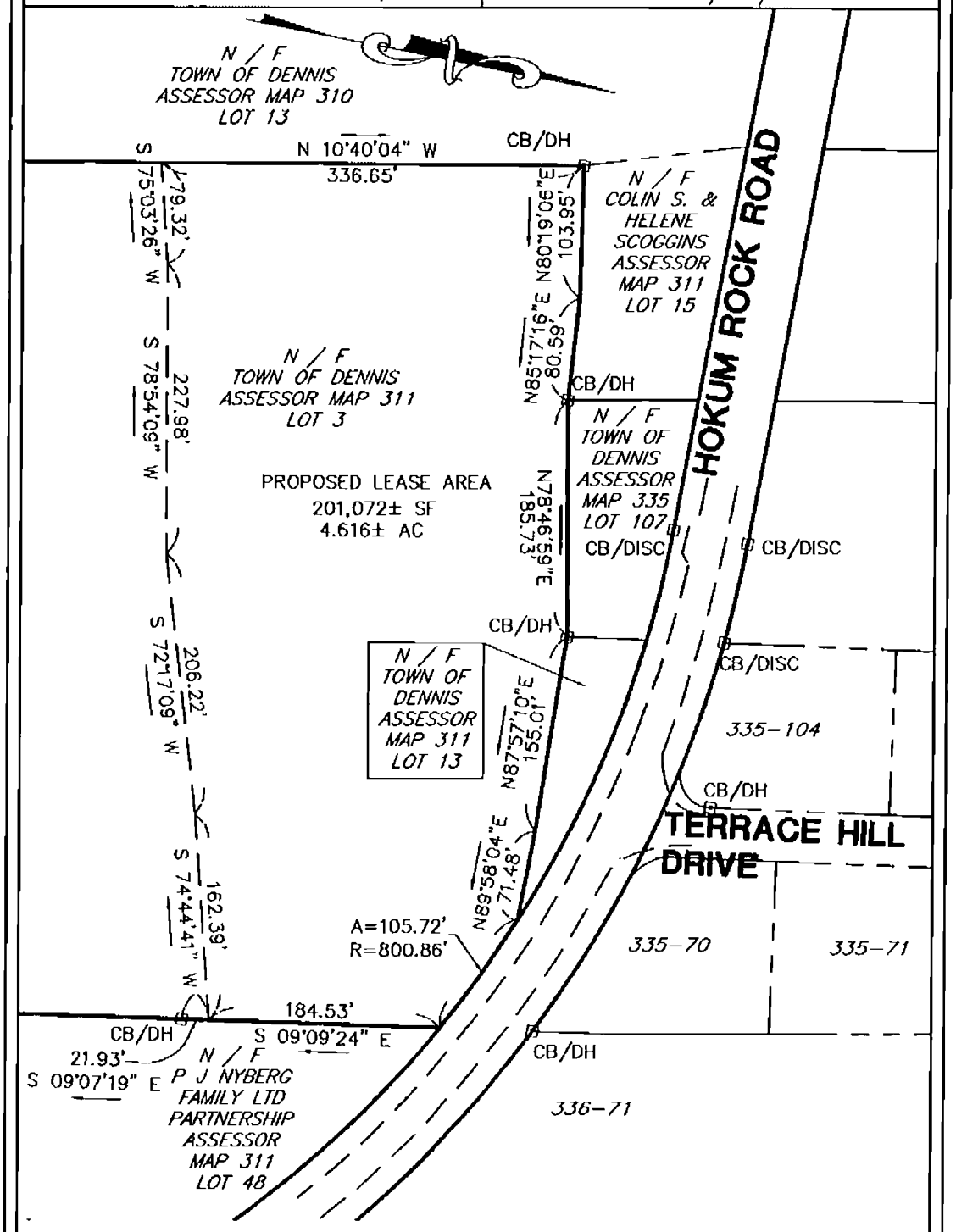
"A certain parcel of land located off Hokum Rock Road, Dennis, Massachusetts, containing a total of 4.616±acres, which is a portion of the land shown on Town Assessor's Map 311 as Parcel 3 and shown on a plan of land entitled "Lease Exhibit Plan in Dennis, MA, Address: 131 Hokum Rock Road, Dennis, MA, Prepared for: FORWARD, P.O. Box 1174, S. Dennis, MA," dated January 10, 2019, prepared by Baxter Nye Engineering & Surveying, a copy of which is attached hereto and incorporated herein as a portion of this Exhibit A."

Lease Exhibit Plan in Dennis, MA

Address: 131 Hokum Rock Road, Dennis, MA.

Prepared For : FORWARD
P.O. BOX 1174 S. Dennis, MA.

SHEET 1 OF 1
Date: 01/10/19



Baxter Nye Engineering & Surveying
Registered Professional
Engineers and Land Surveyors
78 North Street, 3rd Floor
Hyannis, MA 02601
Phone – (508) 771-7502 Fax – (508)-771-7622

Scale : 1" = 100'

DRAFT

EXHIBIT B : PROJECTED INITIAL RENT SCHEDULE

(Rents assume that the Grantor pays all utilities. An allowance for any utilities paid by tenants must be deducted from these rents. Utility allowances are available from the local housing authority.)

	INCOME LEVEL				
UNIT TYPE	EXTREMELY LOW INCOME	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	HIGH MODERATE INCOME
SRO	$360.00	$600.00	$720.00	$960.00	$1,321.00
STUDIOS	$481.00	$801.00	$961.00	$1,281.00	$1,762.00
1-BR	$515.00	$858.00	$1,029.00	$1,373.00	$1,887.00
2-BR	$618.00	$1,030.00	$1,236.00	$1,647.00	$2,266.00
3-BR	$720.00	$1,190.00	$1,428.00	$1,903.00	$2,618.00
4-BR	$864.00	$1,327.00	$1,593.00	$2,123.00	$2,920.00

EXHIBIT C: INITIAL AFFORDABILITY MATRIX

		INCOME CATEGORY				
NUMBER/SIZE OF UNITS REQUIRED BY	**TERM**	HIGH MODERATE INCOME (100% AMI)	MODERATE INCOME (80% AMI)	LOW INCOME (60% AMI)	VERY LOW INCOME (50% AMI)	EXTREMELY LOW INCOME (30% AMI)
HTF	30 years	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	8 SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR
FCF	30 years	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	8 SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR
TOWN OF DENNIS	Perpetual	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	8 SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR
TOWN OF BARNSTABLE	Perpetual	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	8 SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR
TOWN OF BREWSTER	Perpetual	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR	8 SRO ____ Studio ____ 1-BR ____ 2-BR ____ 3-BR ____ 4-BR
COMPOSITE		____ SRO ____ STUDIO ____ 1-BR ____ 2-BR	____ SRO ____ STUDIO ____ 1-BR ____ 2-BR	____ SRO ____ STUDIO ____ 1-BR ____ 2-BR	____ SRO ____ Studio ____ 1-BR ____ 2-BR	8 SRO ____ STUDIO ____ 1-BR ____ 2-BR

		_____ 3-BR _____ 4-BR	_____ 3-BR _____ 4-BR	_____ 3-BR _____ 4-BR	_____ 3-BR _____ 4-BR	_____ 3-BR _____ 4-BR

EXHIBIT D: ADDITIONAL DEFINITIONS

Following are additional definitions used in this Affordable Housing Restriction:

"Area" shall mean Barnstable, MA MSA.

"Bedroom Adjusted AMI" applicable to a Unit shall mean the median income for the Area, with adjustments for the number of bedrooms in such Unit, as determined from time to time by HUD pursuant to Section 8 of the United States Housing Act of 1937, as amended. For purposes of adjustments for the number of bedrooms in a Unit, a Unit that does not have a separate bedroom is assumed to be occupied by one individual and a Unit with one or more separate bedrooms is deemed assumed to be occupied by 1.5 individuals for each bedroom (with the total number of individuals rounded up).

"CPA Guidelines" shall mean the bylaw of the Town of Dennis, the Town of Barnstable, and the Town of Brewster accepting the provisions of Sections 3 through 7 of the CPA Statute, together with any guidelines issued by the Town of Dennis and the Dennis Community Preservation Committee and the Town of Barnstable and the Barnstable Community Preservation Committee and the Town of Brewster and the Brewster Community Preservation Committee regarding the CPA Program, as the same may be amended, supplemented, replaced or otherwise modified from time to time.

"CPA Program" shall mean the Community Preservation Fund loan program established by the Town of Dennis, the Town of Barnstable, and the Town of Brewster under the CPA Statute under which the Town of Dennis, the Town of Barnstable, and the Town of Brewster makes loans available to sponsors of certain types of affordable housing and for other purposes authorized by the CPA Statute.

"CPA Statute" shall mean Chapter 44B of the Massachusetts General Laws, as the same may be amended, supplemented, replaced or otherwise modified from time to time.

"CPA Regulations" shall mean the informational Guidance Release 01-207 (September 2001), Informational Guidance Release 00-209 (December 2000) and any other bulletins, opinions, guidance or regulations relating to the CPA Statute issued or promulgated by the Commissioner of Revenue of The Commonwealth of Massachusetts, as the same may be amended, supplemented, replaced or otherwise modified from time to time.

"EOHHS" shall mean the Executive Office of Health and Human Services of the Commonwealth of Massachusetts (or any successor thereto or designee thereof).

"Extremely Low Income Family" shall mean a Family whose Household Income is less than or equal to thirty percent (30%) of the Family-size Adjusted AMI.

"Fair Market Rent" shall mean the fair market rent in the Area for a comparably-sized dwelling as established by HUD under regulations promulgated at 24 C.F.R. §888.11 (or successor regulations), minus a monthly allowance established by the Holders for any utilities and services (excluding telephone) to be paid by the occupying Family.

"Family" shall have the meaning set forth in 24 C.F.R. §5.403 (or any successor regulation). Notwithstanding the foregoing, a household comprised of a full-time student or students shall not qualify as a Family except as permitted under the federal low-income housing tax credit program pursuant to Section 42(i)(3)(D) of the Internal Revenue Code of 1986, as amended.

"Family-size Adjusted AMI" shall mean the median income for the Area, adjusted for family size, as determined from time to time by HUD pursuant to Section 8 of the United States Housing Act of 1937, as amended.

"FCF Community-based Housing" shall mean a non-institutional housing development, or a Unit therein, (i) that is reserved for FCF Eligible Residents and (ii) that constitutes one of the following types of housing:

(a) "Group Home" or "Single Room Occupancy Housing," which shall mean a residence that provides separate sleeping facilities for each Resident. The residence must also provide facilities for living, eating, cooking and sanitation for all Residents; however, these facilities may be shared.

(b) "Scattered Site Housing," which shall mean a residence that provides separate facilities for living, sleeping, eating, cooking and sanitation for each Resident.

"FCF Eligible Resident" shall mean a client of EOHHS who has been found eligible for non-institutional housing by DDS or DMH and who satisfies the eligibility criteria set forth in the FCF Regulations and under the FCF Guidelines.

"FCF Guidelines" shall mean the guidelines relating to the FCF Program issued by DHCD and/or CEDAC pursuant to the FCF Statute and the FCF Regulations, as the same may be updated, amended, or otherwise revised from time to time.

"FCF Program" shall mean the Facilities Consolidation Fund loan program, established for the purpose of facilitating the creation of community-based housing, under which DHCD contracts to make funds available through CEDAC and other financial intermediaries, for such financial intermediaries to loan to sponsors of Community-based Housing for Individuals with Mental Illness or Individuals with Intellectual Disabilities, subject to and in accordance with the provisions of the FCF Statute.

"FCF Regulations" shall mean the regulations relating to the FCF Program promulgated by DHCD at 760 Code of Massachusetts Regulations, Section 19.00 et. seq., as the same may be amended, supplemented, replaced or otherwise modified from time to time.

"FCF Statute" shall mean Section 2 of Chapter 129 of the Acts of 2013 (budget line item 7004 0040), as affected by Section 19 of Chapter 129 of the Acts of 2013, as the same may be amended, supplemented, replaced or otherwise modified from time to time.

"Grantor" shall mean the Grantor named on the first page hereof or any successor or assign thereof permitted under Section 8 of this Restriction, including any party holding ownership interests in or with respect to the Property.

"Guidelines" shall mean the HTF Guidelines, the FCF Guidelines, and the CPA Guidelines.

"High Moderate Income Family" shall mean a Family whose Household Income is less than or equal to one-hundred percent (100%) of the Family-size Adjusted AMI.

"Holder" shall mean each of DHCD, CEDAC, the Town of Dennis, the Town of Barnstable, and the Town of Brewster or, as applicable, each successor or assign of the foregoing and "Holders" shall mean all of the foregoing parties, collectively.

"Household Income" shall mean a Family's adjusted annual income determined in the manner set forth in 24 C.F.R. §5.609 (or any successor regulations).

"HTF Guidelines" shall mean the guidelines issued by DHCD regarding the HTF Program, as the same may be amended, supplemented, replaced or otherwise modified from time to time.

"HTF Program" shall mean the federal Housing Trust Fund program under which DHCD makes funds available to sponsors of certain types of affordable housing.

"HTF Regulations" shall mean 24 CFR Parts 91 and 93.

"HUD" shall mean the United States Department of Housing and Urban Development.

"Improvements" shall mean the building or buildings on the Property presently containing, or after completion of the planned construction to contain, the number of Units indicated on the first page hereof, and all other authorized buildings, structures and improvements located on the Property from time to time, all equipment and fixtures therein, and any authorized repair, improvement, reconstruction, restoration, renovation, or replacement of a capital nature thereto or otherwise on the Property.

"Individual with Intellectual Disabilities" shall mean an individual DDS determines is eligible to receive services and subsidies provided by DDS.

"Individual with Mental Illness" shall mean an individual DMH determines is eligible to receive services and subsidies provided by DMH.

"Loan" shall mean collectively, the loans for the Project being provided to the Grantor under the Programs.

"Loan Documents" shall mean collectively, the documents evidencing and securing the Loan.

"Low Income Family" shall mean a Family whose Household Income is less than or equal to sixty percent (60%) of the Family-size Adjusted AMI.

"Moderate Income Family" shall mean a Family whose Household Income is less than or equal to eighty percent (80%) of the Family-size Adjusted AMI.

"Over-income Rent" shall mean, for a particular over-income Family, a monthly rent equal to the lesser of (x) the maximum amount payable by the Family under the laws of the municipality in which the Property is located or of The Commonwealth of Massachusetts, (y) one-twelfth of thirty percent (30%) of the Family's Household Income as recertified annually or (z) the comparable market rent for the Family's Unit, but in no event lower than the rent such Family was paying prior to becoming an over-income Family.

"Permitted Encumbrances" shall mean those encumbrances on the Property identified in the mortgage granted to the Holders of even or near date herewith.

"Permitted Uses" shall mean use of the Improvements for the number of rental Units indicated on the first page hereof, including the number of Restricted Units indicated on the first page hereof of which at least eight Units (containing a total of not less than eight bedrooms) shall be reserved for Individuals with Mental Illness or Individuals with Intellectual Disabilities and shall qualify as FCF Community-based Housing or consistent with the FCF Statute, FCF Regulations and FCF Guidelines. Such Permitted Uses shall include activities and/or services of a nature to benefit the Residents of the Restricted Units and/or to benefit use of the Improvements as FCF Community-based Housing.

"Programs" shall mean the HTF Program, the FCF Program, and the CPA Program.

"Property" shall mean that certain parcel or parcels of land located at the Property Address indicated on the first page hereof and more particularly described in Exhibit A attached hereto, together with all Improvements thereon.

"Registry of Deeds" shall mean the Barnstable Registry of Deeds.

"Regulations" shall mean the HTF Regulations and the FCF Regulations.

"Residents" shall mean the lawful occupants of the Units.

"Restricted Unit" shall mean a Unit required by the terms hereof to be rented to an Extremely Low Income Family or a Unit required by the terms hereof to be reserved as FCF Community-based Housing.

"SRO Unit" shall mean a single-room (zero bedroom) Unit intended for occupancy by a single eligible Resident and that may contain partial food preparation and/or sanitary facilities.

"Statutes" shall mean the HTF Statute, the FCF Statute, and the CPA Statute.

"Studio Unit" shall mean a single-room (zero bedroom) Unit that contains a complete kitchen and bathroom.

"Sublessee" shall mean the Sublessee named on the first page hereof or any successor or assign thereof permitted under Section 8 of this Restriction.

"Unit" shall mean any residential unit located on the Property.

"Very Low Income Family" shall mean a Family whose Household Income is less than or equal to fifty percent (50%) of the Family-size Adjusted AMI.

JOHN F. MEADE, REGISTER
BARNSTABLE COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

FORWARD at the Rock PHASE II

Appendix F:

FINANCIAL INFORMATION

Project Development Budget
Operating Pro Forma
Current Financials
Prior Year Reviewed Financials
Tax Filings

FORWARD PHASE II SOURCES PROJECTION

November 20, 2023

Current Commitments		
Dennis CPC/Housing Trust	$750,000.00	Committed
State Funding Earmark	$85,000.00	Committed
Yarmouth CPC	$180,000.00	Committed
Brewster CPC	$120,000.00	Committed
Sandwich CPC	$43,500.00	Committed
Bourne CPC	$75,000.00	Committed
Barnstable County ARPA	$326,000.00	Committed
Barnstable CPC/Housing Trust	$375,000.00	Committed
Owner Equity	$200,000.00	Committed
Energy Rebates (MassSave)	$80,000.00	Committed
TOTAL	$2,234,500.00	
Pending		
State Funding - CEDAC/FCF	$1,500,000.00	In Process (Project Vouchers Awarded)
Sub Total	$1,500,000.00	
Other		
Chatham CPC	$75,000.00	Applied
Orleans CPC	$75,000.00	Pending 11/20/23 Application
Foundations/Donations	$50,000.00	TBD
Total Other	$200,000.00	
Mortgage	$750,000.00	Estimate Pending Final Pricing
TOTAL PROJECT SOURCES	**$4,684,500.00**	
TOTAL PROJECT USES	**$4,938,122.87**	Estimate Pending Final Pricing
GAP	**-$253,622.87**	

FORWARD AT THE ROCK PHASE II USES

November 20, 2023

Construction Budget	
Construction Uses	
Concrete	$250,000
Masonry	$0
Metals	$0
Rough Carpentry	$275,000
Waterproofing	$0
Finish Carpentry	$200,000

Insulation	$60,000
Roofing	$62,500
Sheet Metal and Flashing	$18,750
Exterior Siding	$95,000
Doors	$50,000
Windows	$150,000
Fencing	$80,000
Drywall Gypsum Board Systems	$44,051
Tile Work	$37,100
Acoustical	$20,000
Resilient Flooring	$42,786
Carpet	$0
Paint & Decorating	$56,016
Specialties	$0
Cabinets	$102,759
Special Equipment	$20,000
Appliances	$40,000
Blinds	$4,000
Special Construction	$75,000
Elevator or Conveying system	$0
Plumbing & Hot Water	$175,000
Heat & Ventilation	$250,000
Air Conditioning	$0
Fire Protection	$54,531
Electrical	$300,000
Maintenance Building	$0
Solar Generation & Storage	$70,000
Other/misc.	$27,197
Subtotal Structural	**$2,559,689**
Site Work	Budget
Earth Work	$400,000
Site utilities	$62,500
Road & Walks	$82,500
Site Improvement	$76,250
Geotechnical Conditions	$0
Landscaping	$76,250
Environmental Remediation	$0
Demolition	$0
Unusual Site Conditions	$31,250
Subtotal Site Work	**$728,750**
Total Improvements	**$3,288,439**
Builder Fees	Budget
General Conditions	$133,106
Payment and Performance Bond	$27,260

Building Permits	$0
Builder's Overhead	$150,000
Builder's Profit/Fee	$150,000
Total Builder Fees	**$460,366**
Total Construction Cost	**$3,748,805**
Construction Contingency	**$374,880**
Acquisition Costs	Budget
Acquisition: Land	$0
Acquisition: Building	$0
Total Acquisition	**$0**
Soft Costs	Budget
Architecture and Engineering	$260,000
Survey and Permits	$10,000
Clerk of the Works	$0
Environmental Engineer	$4,500
FF&E	$0
Bond Premium	$0
Legal	$55,000
Title and Recording	$1,500
Accounting & Cost Cert.	$0
Marketing & Rent Up	$0
Real Estate Taxes	$0
Insurance	$20,000
Relocation	$0
Appraisal	$5,250
Security	$0
Construction Loan Interest	$5,000
Predevelopment Loan Interest & Fees	$0
Inspecting Engineer	$25,000
Financing Fee	$7,500
Fee to:	$0
LIHTC Fees	$0
Development Consultant	$10,000
Other Consulting Fees: HERS	$10,000
Other Consulting Fees:	$0
Other Non-Consulting Fees	$0
Total Soft Costs	**$413,750**
Soft Cost Contingency	**$20,688**
Developer Fees / OH	Budget
Developer Fee	$175,000
Developer Overhead	$175,000

Total Developer Fees / OH	**$350,000**
Reserves	Budget
Reserves	**$30,000**
TOTAL DEVELOPMENT COST (TDC)	**$4,938,123**

5 Year Operating Pro Forma HUD 2024 FMR (Draft)

$Rent/Mo (110% of FMR)	Year 1	Year 1	Year 1		Year 1	Year 2	Year 3	Year 4	Year 5
$1,744	Budget	Per Unit Per Month	Per Unit Per Year		TOTAL	Total/Year +4%	Total/Year +4%	Total/Year +3%	Total/Year +3%
OPERATING INCOME (Rent)	**$ 167,376.00**	**$ 1,744**	**$ 20,922**		**$ 167,376.00**	**$ 174,071.04**	**$ 181,033.88**	**$ 186,464.90**	**$ 192,058.84**
Operating Expense									
Management Fee (5%) (External)	$ 8,368.80	$ 87.18	$ 1,046.10		$ 8,368.80	$ 8,703.55	$ 9,051.69	$ 9,323.24	$ 9,602.94
Administrative (2.5%) (FORWARD)	$ 4,184.40	$ 43.59	$ 523.05		$ 4,184.40	$ 4,351.78	$ 4,525.85	$ 4,661.62	$ 4,801.47
Legal	$ 500.00	$ 5.21	$ 62.50		$ 500.00	$ 520.00	$ 540.80	$ 557.02	$ 573.73
Audit (Disregardedd LLC)	$ 3,000.00	$ 31.25	$ 375.00		$ 3,000.00	$ 3,120.00	$ 3,244.80	$ 3,342.14	$ 3,442.41
Telephone	$ 250.00	$ 2.60	$ 31.25		$ 250.00	$ 260.00	$ 270.40	$ 278.51	$ 286.87
Office Supplies	$ 250.00	$ 2.60	$ 31.25		$ 250.00	$ 260.00	$ 270.40	$ 278.51	$ 286.87
Accounting & Data Processing	$ 1,000.00	$ 10.42	$ 125.00		$ 1,000.00	$ 1,040.00	$ 1,081.60	$ 1,114.05	$ 1,147.47
Other	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -
Subtotal: Administrative	$ 17,553.20	$ 182.85	$ 2,194.15		$ 17,553.20	$ 18,255.33	$ 18,985.54	$ 19,555.11	$ 20,141.76
Maintenance (Cleaning) (Paid)	$ 6,000.00	$ 62.50	$ 750.00		$ 6,000.00	$ 6,240.00	$ 6,489.60	$ 6,684.29	$ 6,884.82
Maintaenance - In-Kind ($6,000)	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -
Janitorial Materials	$ 1,000.00	$ 10.42	$ 125.00		$ 1,000.00	$ 1,040.00	$ 1,081.60	$ 1,114.05	$ 1,147.47
Landscaping (Paid)	$ 6,000.00	$ 62.50	$ 750.00		$ 6,000.00	$ 6,240.00	$ 6,489.60	$ 6,684.29	$ 6,884.82
Landscaping - In-Kind ($6,000)	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -
Misc. Repairs (interior & exterior)	$ 1,673.76	$ 17.44	$ 209.22		$ 1,673.76	$ 1,740.71	$ 1,810.34	$ 1,864.65	$ 1,920.59
Trash Removal	$ 2,500.00	$ 26.04	$ 312.50		$ 2,500.00	$ 2,600.00	$ 2,704.00	$ 2,785.12	$ 2,868.67
Snow Removal	$ 5,000.00	$ 52.08	$ 625.00		$ 5,000.00	$ 5,200.00	$ 5,408.00	$ 5,570.24	$ 5,737.35
Extermination	$ 500.00	$ 5.21	$ 62.50		$ 500.00	$ 520.00	$ 540.80	$ 557.02	$ 573.73
Misc. Repairs	$ 1,000.00	$ 10.42	$ 125.00		$ 1,000.00	$ 1,040.00	$ 1,081.60	$ 1,114.05	$ 1,147.47
Irrigation, Window Cleaning, Misc.	$ 2,000.00	$ 20.83	$ 250.00		$ 2,000.00	$ 2,080.00	$ 2,163.20	$ 2,228.10	$ 2,294.94
Subtotal: Maintenance	$ 25,673.76	$ 267.44	$ 3,209.22		$ 25,673.76	$ 26,700.71	$ 27,768.74	$ 28,601.80	$ 29,459.86
Security (Fire Alarm)	$ 1,200.00	$ 12.50	$ 150.00		$ 1,200.00	$ 1,248.00	$ 1,297.92	$ 1,336.86	$ 1,376.96
Other	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -
Electricity	$ 11,880.00	$ 123.75	$ 1,485.00		$ 11,880.00	$ 12,355.20	$ 12,849.41	$ 13,234.89	$ 13,631.94
Water & Sewer	$ 3,240.00	$ 33.75	$ 405.00		$ 3,240.00	$ 3,369.60	$ 3,504.38	$ 3,609.52	$ 3,717.80
Subtotal: Utilities	$ 16,320.00	$ 170.00	$ 2,040.00		$ 16,320.00	$ 16,972.80	$ 17,651.71	$ 18,181.26	$ 18,726.70
Replacement Reserve Contribution (2%)	$ 3,347.52	$ 34.87	$ 418.44		$ 3,347.52	$ 3,481.42	$ 3,620.68	$ 3,729.30	$ 3,841.18
Operating Reserve Contribution (2%)	$ 3,347.52	$ 34.87	$ 418.44		$ 3,347.52	$ 3,481.42	$ 3,620.68	$ 3,729.30	$ 3,841.18
Subtotal Reserves	$ 6,695.04	$ 69.74	$ 836.88		$ 6,695.04	$ 6,962.84	$ 7,241.36	$ 7,458.60	$ 7,682.35
Insurance	$ 16,000.00	$ 166.67	$ 2,000.00		$ 16,000.00	$ 16,640.00	$ 17,305.60	$ 17,824.77	$ 18,359.51
Taxes & Fees	$ 500.00	$ 5.21	$ 62.50		$ 500.00	$ 520.00	$ 540.80	$ 557.02	$ 573.73
Subtotal: Taxes, Insurance	$ 16,500.00	$ 171.88	$ 2,062.50		$ 16,500.00	$ 17,160.00	$ 17,846.40	$ 18,381.79	$ 18,933.25
TOTAL EXPENSES	**$ 91,110.80**	**$ 949.07**	**$ 11,388.85**		**$ 91,110.80**	**$ 94,755.23**	**$ 98,545.44**	$ 101,501.80	$ 104,546.86
Cash Flow	**$ 76,265.20**	**$ 794.43**	**$ 9,533.15**		**$ 76,265.20**	**$ 79,315.81**	**$ 82,488.44**	**$ 84,963.09**	**$ 87,511.99**
Mortgage Expense	**$ 70,000.00**	**$ 729.17**	**$ 8,750.00**		**$ 70,000.00**	**$ 70,000.00**	**$ 70,000.00**	**$ 70,000.00**	**$ 70,000.00**
NET CASH FLOW	**$ 6,265.20**	**$ 65.26**	**$ 783.15**		**$ 6,265.20**	**$ 9,315.81**	**$ 12,488.44**	**$ 14,963.09**	**$ 17,511.99**

F.O.R.W.A.R.D - Financial Dashboard
Accrual Basis
As of October 31, 2023
Prepared: 11/05/2023

	Jul - Oct 23	Jul - Oct 22	$ Change		% Change
Ordinary Income/Expense					
Income					
Contributed Suport	3,295.00	2,763.34	531.66		19.24%
Earned Income	5,150.89	11,063.18	(5,912.29)		-53.44%
Interest Income	82.44	14.81	67.63		456.65%
Rental Income	21,640.00	21,640.00	0.00		0.0%
Total Income	30,168.33	35,481.33	(5,313.00)		-14.97%
Gross Profit	30,168.33	35,481.33	(5,313.00)		-14.97%
Expense					
General & Administrative	38,381.72	44,530.88	(6,149.16)	A	-13.81%
Development	86.03	2,237.78	(2,151.75)		-96.16%
Total Expense	38,467.75	46,768.66	(8,300.91)		-17.75%
Net Ordinary Income	(8,299.42)	(11,287.33)	2,987.91		26.47%
Other Income/Expense					
Other Income					
Capital Income	84,965.87	46,631.88	38,333.99	B	82.21%
Total Other Income	84,965.87	46,631.88	38,333.99		82.21%
Other Expense					
Capital Expenses	22,777.00	48,692.34	(25,915.34)	C	-53.22%
Depreciation	0.00	0.00	0.00		0.0%
Total Other Expenses	22,777.00	48,692.34	(25,915.34)		-53.22%
Net Other Income	62,188.87	(2,060.46)	64,249.33		3,118.2%
Net Surplus (Deficit)	**53,889.45**	**(13,347.79)**	**67,237.24**		**503.73%**

A - Decrease in annual liability and D&O insurance in 2023.
B - MA State Senate Earmark Funding for Phase II pre-development expenses.
C - Horsley Whitten Enviromental engineer and Architectual Design fees for Phase II.

Statement of Cash Flows		**Key Indicators:**	**FY21**	**Benchmark**
Cash as of July 01, 2023	108,482.34	Days Cash Available	352.63	Around 30
Cash Sources:		Days in Payables	0.00	Under 30
Net Surplus	53,889.45	Debt to Equity Ratio	6.73	Under 1
Increase in Accounts Receivable	541.00			
Increase in Temp. Restricted Net Assets	22,500.00			
Total Cash Sources	76,930.45			
Cash Outflows:				
Decrease in Accounts Payable	(6,514.05)			
Decrease in Blue Hub Loan	(3,315.85)			
Total Cash Outflows	(9,829.90)			
Ending Cash Balance	**175,582.89**			

F.O.R.W.A.R.D.
Balance Sheet Prev Year Comparison
As of October 31, 2023

	Oct 31, 23	Oct 31, 22	$ Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
CC5 - Forward at the Rock_2193	22,571.95	11,478.30	11,093.65	96.65%
CC5 Construction_7467	77,921.88	36,581.53	41,340.35	113.01%
CC5 Money Market_3568	7,240.36	7,238.91	1.45	0.02%
CC5 Operating_5242	19,160.68	3,233.82	15,926.86	492.51%
Eastern Bank	48,688.02	45,951.70	2,736.32	5.95%
Total Bank Accounts	**175,582.89**	**104,484.26**	**71,098.63**	**68.05%**
Accounts Receivable				
Accounts Receivable	5,187.00	318.00	4,869.00	1531.13%
Total Accounts Receivable	**5,187.00**	**318.00**	**4,869.00**	**1531.13%**
Total Current Assets	**180,769.89**	**104,802.26**	**75,967.63**	**72.49%**
Fixed Assets				
Buildings	2,565,474.22	2,565,474.22	0.00	0.00%
Accumulated Depreciation	(47,923.95)	(47,923.95)	0.00	0.00%
Total Buildings	**2,517,550.27**	**2,517,550.27**	**0.00**	**0.00%**
Total Fixed Assets	**2,517,550.27**	**2,517,550.27**	**0.00**	**0.00%**
TOTAL ASSETS	**2,698,320.16**	**2,622,352.53**	**75,967.63**	**2.90%**
LIABILITIES AND EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	0.00	22,801.25	(22,801.25)	-100.00%
Total Accounts Payable	**0.00**	**22,801.25**	**(22,801.25)**	**-100.00%**
Total Current Liabilities	**0.00**	**22,801.25**	**(22,801.25)**	**-100.00%**
Long-Term Liabilities				
Blue Hub Loan	439,418.97	449,250.54	(9,831.57)	-2.19%
CEDAC/FCF Deferred Loan	500,000.00	500,000.00	0.00	0.00%
DHCD/Earmark Deferred Loan	85,000.00	0.00	85,000.00	100.00%
DHCD/HTF Deferred Loan	500,000.00	500,000.00	0.00	0.00%
Town of Barnstable Deferred Loa	250,000.00	250,000.00	0.00	0.00%
Town of Brewster Deferred Loan	75,000.00	75,000.00	0.00	0.00%
Town of Dennis Deferred Loan	500,000.00	500,000.00	0.00	0.00%
Total Long-Term Liabilities	**2,349,418.97**	**2,274,250.54**	**75,168.43**	**3.31%**
Total Liabilities	**2,349,418.97**	**2,297,051.79**	**52,367.18**	**2.28%**
Equity				
Opening Balance Equity	(85,000.00)	0.00	(85,000.00)	100.00%
Temp. Restricted Net Assets	66,804.73	44,304.73	22,500.00	50.78%
Unrestricted Net Assets	313,207.01	294,343.80	18,863.21	6.41%
Net Income	53,889.45	(13,347.79)	67,237.24	503.73%
Total Equity	**348,901.19**	**325,300.74**	**23,600.45**	**7.25%**
TOTAL LIABILITIES AND EQUITY	**2,698,320.16**	**2,622,352.53**	**75,967.63**	**2.90%**

F.O.R.W.A.R.D.
Income & Expenditure Prev Year Comparison
July - October 2023

	Jul - Oct, 23	Jul - Oct, 22	$ Change	% Change
Income				
Contributed Support				
Business Donations	2,095.00	0.00	2,095.00	100.00%
Individual Donations	1,200.00	2,763.34	(1,563.34)	-56.57%
Total Contributed Support	**3,295.00**	**2,763.34**	**531.66**	**19.24%**
Earned Income				
Fundraising Income				
Donations	5,150.89	5,113.18	37.71	100.00%
Sponsorships	0.00	5,950.00	(5,950.00)	-100.00%
Total Fundraising Income	**5,150.89**	**11,063.18**	**(5,912.29)**	**-53.44%**
Total Earned Income	**5,150.89**	**11,063.18**	**(5,912.29)**	**-53.44%**
Interest Income	82.44	14.81	67.63	456.65%
Rental Income	21,640.00	21,640.00	0.00	0.00%
Total Income	**30,168.33**	**35,481.33**	**(5,313.00)**	**-14.97%**
Gross Profit	**30,168.33**	**35,481.33**	**(5,313.00)**	**-14.97%**
Expenses				
Development				
Books, Subscriptions, Reference	84.23	84.23	0.00	0.00%
Fundraiser Expenses				
Advertising	0.00	374.96	(374.96)	-100.00%
Credit Card Processing	1.80	209.81	(208.01)	-99.14%
Printing Expense	0.00	1,438.78	(1,438.78)	-100.00%
Services	0.00	130.00	(130.00)	-100.00%
Total Fundraiser Expenses	**1.80**	**2,153.55**	**(2,151.75)**	**-99.92%**
Total Development	**86.03**	**2,237.78**	**(2,151.75)**	**-96.16%**
General & Administrative				
Bank Service Charges	46.00	160.00	(114.00)	-71.25%
Business Registration Fees	75.00	100.00	(25.00)	-25.00%
Credit Card Fees	0.00	171.90	(171.90)	-100.00%
Filing Fees	82.94	500.00	(417.06)	-83.41%
Insurance - Liability, D&O	9,429.39	10,517.45	(1,088.06)	-10.35%
Interest Expense - Blue Hub	8,228.99	8,410.13	(181.14)	-2.15%
Membership Dues / Fees	275.00	50.00	225.00	450.00%
Office Supplies	1,807.35	1,725.79	81.56	4.73%
Postage, Mailing Service	0.00	35.65	(35.65)	-100.00%
Professional Services				
Accounting Fees	2,475.00	2,200.00	275.00	12.50%
Legal Fees	0.00	4,378.00	(4,378.00)	-100.00%
Outside Contract Services	15,618.00	16,178.00	(560.00)	-3.46%
Total Professional Services	**18,093.00**	**22,756.00**	**(4,663.00)**	**-20.49%**
Telephone Expense	344.05	103.96	240.09	230.94%
Total General & Administrative	**38,381.72**	**44,530.88**	**(6,149.16)**	**-13.81%**
Total Expenses	**38,467.75**	**46,768.66**	**(8,300.91)**	**-17.75%**
Net Operating Income	**(8,299.42)**	**(11,287.33)**	**2,987.91**	**26.47%**
Other Income				
Capital Income	84,965.87	46,631.88	38,333.99	82.21%
Total Other Income	**84,965.87**	**46,631.88**	**38,333.99**	**82.21%**
Other Expenses				
Capital Expenses				
Architect/Engineer	22,279.50	7,380.00	14,899.50	201.89%
Development Consultant	0.00	4,475.00	(4,475.00)	-100.00%
Environmental Engineer	497.50	36,837.34	(36,339.84)	-98.65%
Total Capital Expenses	**22,777.00**	**48,692.34**	**(25,915.34)**	**-53.22%**
Total Other Expenses	**22,777.00**	**48,692.34**	**(25,915.34)**	**-53.22%**
Net Other Income	**62,188.87**	**(2,060.46)**	**64,249.33**	**3118.20%**
Net Surplus/ (Deficit)	**53,889.45**	**(13,347.79)**	**67,237.24**	**503.73%**

F.O.R.W.A.R.D.
Income & Expenditure Prev Year Comparison
October 31, 2023

	Oct 23	Oct 22	$ Change	% Change
Income				
Contributed Support				
Business Donations	1,047.50	0.00	1,047.50	100.00%
Individual Donations	100.00	1,045.30	(945.30)	100.00%
Total Contributed Support	**1,147.50**	**1,045.30**	**102.20**	**100.00%**
Earned Income				
Fundraising Income				
Donations	0.00	1,009.98	(1,009.98)	100.00%
Sponsorships	0.00	5,950.00	(5,950.00)	-100.00%
Total Fundraising Income	**0.00**	**6,959.98**	**(6,959.98)**	**-100.00%**
Total Earned Income	**0.00**	**6,959.98**	**(6,959.98)**	**-100.00%**
Interest Income	20.79	11.78	9.01	76.49%
Rental Income	5,410.00	5,410.00	0.00	0.00%
Total Income	**6,578.29**	**13,427.06**	**(6,848.77)**	**-51.01%**
Gross Profit	**6,578.29**	**13,427.06**	**(6,848.77)**	**-51.01%**
Expenses				
Development				
Fundraiser Expenses				
Advertising	0.00	41.99	(41.99)	-100.00%
Credit Card Processing	0.00	197.83	(197.83)	-100.00%
Printing Expense	0.00	1,159.64	(1,159.64)	(100.00)
Services	0.00	130.00	(130.00)	-100.00%
Total Fundraiser Expenses	**0.00**	**1,529.46**	**(1,529.46)**	**-100.00%**
Total Development	**0.00**	**1,529.46**	**(1,529.46)**	**-100.00%**
General & Administrative				
Bank Service Charges	10.00	22.00	(12.00)	-54.55%
Credit Card Fees	0.00	124.48	(124.48)	-100.00%
Filing Fees	0.00	0.00	0.00	100.00%
Insurance - Liability, D&O	1,290.92	1,018.24	272.68	26.78%
Interest Expense - Blue Hub	2,017.98	2,062.84	(44.86)	-2.17%
Membership Dues / Fees	275.00	0.00	275.00	100.00%
Office Supplies	462.37	634.15	(171.78)	-27.09%
Postage, Mailing Service	0.00	0.00	0.00	
Professional Services				
Accounting Fees	825.00	550.00	275.00	50.00%
Legal Fees	0.00	0.00	0.00	
Outside Contract Services	4,330.00	4,610.00	(280.00)	-6.07%
Total Professional Services	**5,155.00**	**5,160.00**	**(5.00)**	**-0.10%**
Telephone Expense	0.00	65.30	(65.30)	-100.00%
Total General & Administrative	**9,211.27**	**9,087.01**	**124.26**	**1.37%**
Total Expenses	**9,211.27**	**10,616.47**	**(1,405.20)**	**-13.24%**
Net Operating Income	**(2,632.98)**	**2,810.59**	**(5,443.57)**	**-193.68%**
Other Income				
Capital Income	0.00	35,016.59	(35,016.59)	-100.00%
Total Other Income	**0.00**	**35,016.59**	**(35,016.59)**	**-100.00%**
Other Expenses				
Capital Expenses				
Architect/Engineer	0.00	1,608.75	(1,608.75)	-100.00%
Development Consultant	0.00	25.00	(25.00)	-100.00%

F.O.R.W.A.R.D.
Income & Expenditure Prev Year Comparison
October 31, 2023

	Oct 23	Oct 22	$ Change	% Change
Environmental Engineer	0.00	7,703.45	(7,703.45)	-100.00%
Total Capital Expenses	**0.00**	**9,337.20**	**(9,337.20)**	**-100.00%**
Total Other Expenses	**0.00**	**9,337.20**	**(9,337.20)**	**-100.00%**
Net Other Income	**0.00**	**25,679.39**	**(25,679.39)**	**-100.00%**
Net Surplus/ (Deficit)	**(2,632.98)**	**28,489.98**	**(31,122.96)**	**-109.24%**

Friends or Relatives with Autism & Related Disabilities - F.O.R.W.A.R.D. Inc.

(a nonprofit corporation)

FINANCIAL STATEMENTS

For the Years Ended June 30, 2022 and 2021

Friends or Relatives with Autism & Related Disabilities - F.O.R.W.A.R.D. Inc.

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For the Years Ended June 30, 2022 and 2021

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SWE
SANDERS, WALSH & EATON CPAs, LLC
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENDENT ACCOUNTANT'S REVIEW REPORT

To the Board of Directors
Friends or Relatives with Autism & Related Disabilities - F.O.R.W.A.R.D. Inc.
Dennis, Massachusetts

We have reviewed the accompanying financial statements of the Friends or Relatives with Autism & Related Disabilities - F.O.R.W.A.R.D. Inc. (a nonprofit corporation), which comprise the statements of financial position as of June 30, 2022 and 2021, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatements, whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Friends or Relatives with Autism & Related Disabilities - F.O.R.W.A.R.D. Inc. and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Sanders, Walsh & Eaton, CPAs, LLC
Chatham, Massachusetts
January 12, 2022

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Member - American Institute of Certifed Public Accountants • Massachusetts Society of Certified Public Accountants

Friends or Relatives with Autism & Related Disabilities - F.O.R.W.A.R.D. Inc.

Statements of Financial Position

As of June 30, 2022 and 2021

ASSETS

	2022	2021
Current Assets:		
Cash and cash equivalents	$ 96,134	$ 141,151
Total Current Assets	96,134	141,151
Noncurrent Assets:		
Property and equipment, net	2,488,647	2,517,550
Total Noncurrent Assets	2,488,647	2,517,550
Total Assets	$ 2,584,781	$ 2,658,701

LIABILITIES AND NET ASSETS

Current Liabilities:		
Accounts payable and accrued expenses	$ 61	$ 622
Mortgage payable, current portion	9,650	9,128
Total Current and Total Liabilities	9,711	9,750
Long-Term Liabilities:		
Mortgage payable, less current portion	2,267,735	2,277,385
Total Long-Term Liabilities	2,267,735	2,277,385
Total Liabilities	2,277,446	2,287,135
Net Assets:		
Without donor restrictions	307,335	371,566
With donor restrictions	-	-
Total Net Assets	307,335	371,566
Total Liabilities and Net Assets	$ 2,584,781	$ 2,658,701

The accompanying notes are an integral part of these financial statements

Friends or Relatives with Autism & Related Disabilities - F.O.R.W.A.R.D. Inc.

Statements of Activities

For the Years Ended June 30, 2022 and 2021

	2022		
	Without Donor Restrictions	With Donor Restrictions	Total
Revenue, Gains and Other Support:			
Contributions and grants	$ 23,220	$ -	$ 23,220
Special events, less $5,529 of cost of direct benefits to donors	25,015	-	25,015
Rental revenue	63,754	-	63,754
Interest income	36	-	36
Net assets released from restrictions	-	-	-
Total Revenue, Gains and Other Support	112,026	-	112,026
Expenses:			
Program services	124,172	-	124,172
Management and general	43,731	-	43,731
Fundraising	8,354	-	8,354
Total Expense	176,256	-	176,256
Change in Net Assets	(64,231)	-	(64,231)
Net Assets, Beginning of Year	371,566	-	371,566
Net Assets, End of Year	$ 307,335	$ -	$ 307,335

	2021		
	Without Donor Restrictions	With Donor Restrictions	Total
Revenue, Gains and Other Support:			
Contributions and grants	23,693	-	23,693
Special events, less $5,264 of cost of direct benefits to donors	20,225	-	20,225
Rental revenue	62,504	-	62,504
Other revenue - construction energy rebates	79,475	-	79,475
Interest income	26	-	26
Net assets released from restrictions	-	-	-
Total Revenue, Gains and Other Support	185,922	-	185,922
Expenses:			
Program services	91,271	-	91,271
Management and general	43,455	-	43,455
Fundraising	12,877	-	12,877
Total Expense	147,604	-	147,604
Change in Net Assets	38,318	-	38,318
Net Assets, Beginning of Year	333,248	-	333,248
Net Assets, End of Year	$ 371,566	$ -	$ 371,566

The accompanying notes are an integral part of these financial statements

Friends or Relatives with Autism & Related Disabilities - F.O.R.W.A.R.D. Inc.

Statements of Functional Expenses

For the Years Ended June 30, 2022 and 2021

	2022			
	Program Services	Management and General	Fundraising	Total
Expenses:				
Depreciation	$ 64,329	$ -	$ -	$ 64,329
Repairs and maintenance	1,016	-	-	1,016
Dues, subscriptions and fees	95	1,586	30	1,712
Advertising	-	-	1,257	1,257
Insurance	16,496	-	-	16,496
Interest & bank fees	25,689	269	492	26,450
Office	464	4,355	1,230	6,049
Professional services	15,938	36,916	5,274	58,128
Telephone	144	504	72	720
Miscellaneous	-	100	-	100
Total	$ 124,172	$ 43,731	$ 8,354	$ 176,256

	2021			
	Program services			
	Program Services	Management and General	Fundraising	Total
Expenses:				
Depreciation	$ 47,924	$ -	$ -	$ 47,924
Repairs and maintenance	-	1,378	-	1,378
Dues, subscriptions and fees	-	968	409	1,377
Advertising	-	-	793	793
Insurance	14,133	-	-	14,133
Interest & bank fees	20,376	285	255	20,915
Office	999	2,527	469	3,994
Professional services	7,566	37,829	10,434	55,829
Telephone	196	469	117	782
Miscellaneous	79	-	400	479
Total	$ 91,271	$ 43,455	$ 12,877	$ 147,604

The accompanying notes are an integral part of these financial statements

Friends or Relatives with Autism & Related Disabilities - F.O.R.W.A.R.D. Inc.

Statements of Financial Position

For the Years Ended June 30, 2022 and 2021

	2022	2021
Cash Flows from Operating Activities:		
Change in net assets	$ (64,231)	$ 38,318
Adjustments to reconcile changes in net assets to net cash provided by (used in) operating activities:		
Depreciation	64,329	47,924
(Increase) decrease in assets:		
Accounts receivable	-	3,727
Increase (decrease) in liabilities:		
Accounts payable and accrued expenses	(561)	20,451
Net Cash Provided by (Used in) Operating Activities	(462)	110,420
Cash Flows from Investing Activities:		
Purchases of property and equipment	(35,426)	(328,462)
Net Cash Used in Investing Activities	(35,426)	(328,462)
Cash Flows from Financing Activities:		
Proceeds from loans	-	319,343
Principal loan payments	(9,128)	(8,487)
Net Cash Provided by (Used in) Financing Activities	(9,128)	310,857
Net Change in cash and cash equivalents	(45,017)	92,815
Cash and cash equivalents, Beginning of Year	141,151	48,336
Cash and cash equivalents, End of Year	$ 96,134	$ 141,151
Supplemental Disclosure of Cash Flow Information:		
Cash paid during the year for interest	$ 25,506	$ 20,376

The accompanying notes are an integral part of these financial statements

NOTE A – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNTING POLICIES

Organization
Friends or Relatives with Autism & Related Disabilities, FORWARD Inc. (Organization) was established on January 1, 2014 in Dennis, Massachusetts. FORWARD, Inc. builds affordable supportive homes that enable adults with autism and related disabilities to thrive in an appropriate, safe and healthy environment.

Cash and Cash Equivalents
The Organization considers all cash and highly liquid financial instruments with original maturities of three months or less, which are neither held for nor restricted by donors for long-term purposes, to be cash and cash equivalents.

Property and Equipment
The Organization records property and equipment additions over $5,000 at cost, or if donated, at fair value on the date of donation. Depreciation and amortization are computed using the straight-line method over the estimated useful lives of the assets ranging from 5 to 40 years. When assets are sold or otherwise disposed of, the cost and related depreciation or amortization are removed from the accounts, and any resulting gain or loss is included in the statements of activities. Costs of maintenance and repairs that do not improve or extend the useful lives of the respective assets are expensed currently.

The Organization reviews the carrying values of property and equipment for impairment whenever events or circumstances indicate that the carrying value of an asset may not be recoverable from the estimated future cash flows expected to result from its use and eventual disposition. When considered impaired, an impairment loss is recognized to the extent carrying value exceeds the fair value of the asset. There were no indicators of asset impairment during the years ended June 30, 2022 and 2021.

In-kind Contributions
Contributed nonfinancial assets include donated professional services, donated equipment, and other in-kind contributions which are recorded at the respective fair values of the goods or services received. The Organization does not sell donated gifts-in-kind. In addition to contributed nonfinancial assets, volunteers contribute significant amounts of time to program services, administration, and fundraising and development activities; however, the financial statements do not reflect the value of these contributed services because they do not meet recognition criteria prescribed by generally accepted accounting principles. Contributed goods are recorded at fair value at the date of donation. No significant contributions of such goods or services were received during the years ended June 30, 2022 and 2021.

Advertising Costs
The Organization follows the policy of charging the cost of advertising to expense as incurred. Advertising expense for the years ended June 30, 2022 and 2021 was $1,257 and $793, respectively.

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires us to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates, and those differences could be material.

NOTE A – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Assets

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor- or grantor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net assets without donor restrictions: Net assets available for use in general operations and not subject to donor- (or certain grantor-) imposed restrictions.

Net Assets With Donor Restrictions – Net assets subject to donor- (or certain grantor-) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. The Organization reports contributions restricted by donors as increases in net assets with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends, or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions. The Organization reports conditional contributions restricted by donors as increases in net assets without donor restrictions if the restrictions and conditions expire simultaneously in the reporting period. Gifts of long-lived assets and gifts of cash restricted for the acquisition of long-lived assets are released when received and released from restrictions when the assets are placed in service.

Revenue and Revenue Recognition

The Organization accounts for its lease described in Note F as operating lease. The lease agreement provides for scheduled fixed rent increases. Rent revenue is recognized in the period in which the rent is earned on a straight line basis over the noncancellable term of the lease. Rents collected in advance are deferred until the rental revenue is earned. Special events revenue is comprised of an exchange element based upon the direct benefits donors receive and a contribution element for the difference. The Organization recognizes special events revenue equal to the fair value of direct benefits to donors when the special event takes place. The Organization recognizes the contribution element of special event revenue immediately, unless there is a right of return if the special event does not take place. All goods and services are transferred at a point in time.

Contributions and grants are recognized when cash, securities or other assets, an unconditional promise to give, or a notification of a beneficial interest is received. Conditional promises to give, that is, those with a measurable performance or other barrier, and a right of return, are not recognized until the conditions on which they depend have been substantially met. Grants are considered non reciprocal transactions or contributions that further the programs of the Organization. Accordingly, revenue is recorded upon receipt of the notification of grant award, or, if conditions for performance are imposed, revenue is recognized when conditions have been met.

Functional Expenses

The cost of program and supporting service activities have been summarized on a functional basis in the statement of activities. The statements of functional expenses present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited on a reasonable basis that is consistently applied. The expenses that are allocated include professional services, office expenses, interest and bank fees, telephone, and dues, subscriptions and fees which are allocated on the basis of estimates of time and effort.

NOTE A – PRINCIPAL ACTIVITY AND SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Accounting
The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

Income Taxes
The Organization is organized as a Massachusetts nonprofit corporation and has been recognized by the IRS as exempt from federal income taxes under IRC Section 501(a) as an organization described in IRC Section 501(c)(3), qualify for the charitable contribution deduction under IRC Sections 170(b)(1)(A)(vi) and (viii), and has been determined not to be a private foundation under IRC Sections 509(a)(1) and (3), respectively. The Organization is annually required to file a Return of Organization Exempt from Income Tax (Form 990) with the IRS. In addition, the Organization is subject to income tax on net income that is derived from business activities that are unrelated to their exempt purposes. The Organization has determined that it is not subject to unrelated business income tax and have not filed an Exempt Organization Business Income Tax Return (Form 990-T) with the IRS.

Financial Instruments and Credit Risk
The Organization manages deposit concentration risk by placing cash, money market accounts, and certificates of deposit with financial institutions believed by management to be creditworthy. At times, amounts on deposit may exceed insured limits or include uninsured investments in money market mutual funds. To date, the Organization has not experienced losses in any of these accounts.

Reclassifications
Certain reclassifications of amounts previously reported have been made to the accompanying financial statements to maintain consistency between periods presented. The reclassifications had no impact on previously reported net assets.

Recent Accounting Guidance
In February 2016, the FASB issued ASU No. 2016-02, Leases (Topic 842). This ASU requires that a lease liability and related right-of-use-asset representing the lessee's right to use or control the asset be recorded on the statement of financial position upon the commencement of all leases except for short-term leases. Leases will be classified as either finance leases or operating leases, which are substantially similar to the classification criteria for distinguishing between capital leases and operating in existing lease accounting guidance. As a result, the effect of leases in the statement of activities and changes in net assets and the statement of cash flows will be substantially unchanged from the existing lease accounting guidance. In 2020, the FASB delayed the effective date for nonpublic entities to fiscal years beginning after December 15, 2021. Early adoption is permitted. The Organization is currently evaluating the full effect that the adoption of this standard will have on the financial statements.

NOTE B - LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the date of the statement of financial position, comprise the following:

	2022	2022
Cash and cash equivalents	$ 96,134	$ 141,151
	$ 96,134	$ 141,151

The Organization operates with balanced budget for each fiscal year and anticipates collecting sufficient revenue to cover short term general expenditures not covered by donor-restricted resources. A substantial portion of annual revenue is comprised of rental revenue and revenue from other sources earned during the year. The Organization considers general expenditures to consist of all expenses related to its ongoing program activities, and the expenses related to management and general and fundraising activities undertaken to support those services.

The Organization regularly monitors liquidity to meets its operating needs and other commitments and obligations. The Organization's goal is generally to maintain financial assets to meet 90 days of operating expenses. As part of its liquidity plan, excess cash is invested in money market accounts. Management prepares regular cash flow projections to determine liquidity needs. Refer to the statement of cash flows which identifies the sources and uses of the Organization's cash.

NOTE C – PROPERTY AND EQUIPMENT

Property and equipment consists of the following at June 30:

	2022	2022
Buildings and improvements	$ 2,590,406	$ 2,565,474
Construction in progress (nondepreciable)	10,495	-
Less accumulated depreciation	(112,253)	(47,924)
	$ 2,488,647	$ 2,517,550

At June 30, 2022, construction in progress represent accumulated cost for a construction of a new building. The building will function as residential apartment complex and it is expected to be completed in late 2024.

NOTE D - NOTES PAYABLE

Notes payable consist of the following at June 30, 2022 and 2021:

	2022	2021
Blue Hub Loan Fund, Inc. Note payable to Blue Hub Loan Fund, Inc. Originally a construction loan, converted to a regular loan on August 2, 2020 for a term of four (4) years, with a loan value of $467,346. Interest is at 5.5% and monthly payments, starting September 1, 2020, are $2,886. A balloon payment consisting of all principal and accrued interest due is payable on August 2, 2024. The loan is collateralized by property located at 131 Hokum Rock Road, Dennis, Massachusetts.	$ 452,385	$ 461,513
DHCD Housing Trust Fund Program Note payable to the Dept. of Housing and Community Development (DHCD) under the Housing Trust Fund Program, 0.00% interest and balloon payment of $500,000 due May 2, 2050, the loan is collateralized by property located at 131 Hokum Rock Road, Dennis, Massachusetts. During the one year period prior to the maturity of the Note, the Organization may request that the holder extend the maturity date for a period of up to the original term of the loan.	500,000	500,000
Town of Dennis Note payable to the Town of Dennis, in the amount of $500,000 at 0.00% interest. The loan is collateralized by property located at 131 Hokum Rock Road, Dennis, Massachusetts. Loan is payable only upon an "event default" of the terms listed in the mortgage/security agreement.	500000	500,000
Town of Barnstable Note payable to the Town of Barnstable, in the amount of $250,000 at 0.00% interest. The loan is collateralized by property located at 131 Hokum Rock Road, Dennis, Massachusetts. Loan is payable only upon an "event default" of the terms listed in the mortgage/security agreement.	250000	250,000
Town of Brewster Note payable to the Town of Brewster, in the amount of $75,000 at 0.00% interest. The loan is collateralized by property located at 131 Hokum Rock Road, Dennis, Massachusetts. Loan is payable only upon an "event default" of the terms listed in the mortgage/security agreement.	75000	75,000

NOTE D - NOTES PAYABLE (Continued)

	2022	2021
CEDAC, Facilities Consolidation Fund		
Note payable to the Community Economic Development Assistance Corporation under the Facilities Consolidation Fund, 0.00% interest and balloon payment of $500,000 due May 2, 2050, the loan is collateralized by property located at 131 Hokum Rock Road, Dennis, Massachusetts. Upon maturity date the Organization may apply to extend the term of the Note for additional periods of up to 10 years each, provided that the project continues to comply with FCF program requirements.	500000	500,000
Total	$ 2,277,385	$ 2,286,513

The Organization incurred interest expense totaling $25,506 on the Blue Hub Loan for the year ended June 30, 2022. The Organization incurred interest expense totaling $24,932 on the Blue Hub Loan for the year ended June 30, 2021, of which $4,556 was capitalized.

Estimated annual maturities of notes principal payments in each of the next five years as of June 30 are as:

2023	$ 9,650
2024	10,203
2025	432,532
2026	-
2027	-
Thereafter	1,825,000
	$ 2,277,385

NOTE E – LEASES

Ground Lease

The Organization entered into a 99 year ground lease with the Town of Dennis on June 25, 2019. This ground lease was awarded to the Organization through a request for proposal process for the development of affordable housing at 131 Hokum Rock Road. Base rent is set at one dollar per lease year and was payable in advance at the commencement date. In addition to the base rent, the Organization is responsible for all "impositions" in connection to both the land and any improvements to the land. (Impositions include but are not limited to taxes, fees, municipal liens, sewer betterment charges, sewer usage, levies, late fees etc.)

The Organization has acknowledged that this is an absolute triple net lease, and that all costs, expenses and obligations of any kind relating to the premises, including without limitation all construction, alterations, maintenance, repairs, restoration, reconstruction and replacements as hereinafter provided, which may arise or become due during the term hereof, shall be paid by the Organization at their sole cost and expense.

NOTE E – LEASE (Continued)

Operating Lease

The Organization has entered into a 5 year lease and management agreement with Cape Abilities to rent both units 1 and 2, effective June 9, 2020, expiring June 8, 2025. The initial rent was set at $1,733 per unit. The rental cost per unit increased to $2,600 a month for the second year, with an automatic annual increase of 2% a year going forward. Cape Ability's responsibilities include 24/7 provision of quality care, including health and safety care, residential support services, implementation of Individual Support Plans and other related services to individuals with autism and other disabilities living at the property, as well as a property management and other related services.

NOTE F - CURRENT VULNERABILITY DUE TO CERTAIN CONCENTRATIONS

Concentration in Affordable Housing Market

The Organizations operations are concentrated in affordable housing and are subject to the administrative directives, rules and regulations of federal, state and local regulatory agencies. Such administrative directives, rules and regulations are subject to change by a State Housing Agency or an act of Congress. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

The Organization's sole asset is two units that house a total of 8 residents and a large portion of the organization's revenue will be derived from rents. Approximately 57% and 34% of the Organizations revenue is derived from rents for the years ending June 30, 2022 and 2021, respectively. The current level of the Organizations operations may be impacted or segments discontinued if rental revenue is effected.

NOTE G - CONTINGENCY

Management is currently evaluating the impact of the COVID-19 pandemic and has concluded that while it is reasonably possible that the virus could have a negative effect on the Organization's financial position and results of its operations, the specific impact is not readily determinable as of the date of these financial statements. The financial statements do not include any adjustments that might result from the outcome of this uncertainty.

NOTE H - SUBSEQUENT EVENTS

The Organization has evaluated subsequent events through January 12, 2022, the date the financial statements were available to be issued.

The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: $15.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Annual Report 2022
(General Laws, Chapter 180)

Identification Number: 464669648

Filing for November 1, 2022

In compliance with the requirements of Section 26A of Chapter one hundred and eighty (180) of the General Laws:

1. Exact name of the corporation: FRIENDS OR RELATIVES WITH AUTISM & RELATED DISABILITIES - F.O.R.W.A.R.D., INC.

2. Location of its principal office:
No. and Street: 12 THOMAS COURT
City or Town: DENNIS State: MA Zip: 02638 Country: USA

3. DATE OF THE LAST ANNUAL MEETING: *(mm/dd/yyyy)*
(if none leave blank)

4. State the names and street addresses of all officers, including all the directors of the corporation, and the date on which the term of office of each expires:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code	Expiration of Term
Clerk	Maura Morahan	7 Song Bird Circle Forestdale, MA 02644 USA	UNTIL SUCCESSOR IS DULY ELECTED & QUALIFIED
President	KATHLEEN M OHMAN	12 THOMAS COURT DENNIS, MA 02638 USA	UNTIL SUCCESSOR IS DULY ELECTED & QUALIFIED
Treasurer	HEATHER BROWN	75 MULFORD STREET SOUTH YARMOUTH, MA 02664 USA	UNTIL SUCCESSOR IS DULY ELECTED & QUALIFIED
Director	MARK AMERES	88 ROUTE 124 HARWICH, MA 02645 USA	UNTIL SUCCESSOR IS DULY ELECTED & QUALIFIED
Vice President	ROBERT SAMOLUK	6 HERRING RUN SOUTH DENNIS, MA 02660 USA	UNTIL SUCCESSOR IS DULY ELECTED & QUALIFIED
Director	RICK PRESBRY	109 WHISTLEBERRY DRIVE MARSTON MILLS, MA 02648 USA	UNTIL SUCCESSOR IS DULY ELECTED & QUALIFIED
Director	PAUL MCCORMICK	88 CHASE AVENUE DENNIS PORT, MA 02639 USA	UNTIL SUCCESSOR IS DULY ELECTED & QUALIFIED
Director	ROBERT F DUFFY	30 WESTOVER ROAD SOUTH DENNIS, MA 02660 USA	UNTIL SUCCESSOR IS DULY ELECTED & QUALIFIED
Director	NANCY MCHUGH	4 ROSE ARBOR ROAD YARMOUTH PORT, MA 02675 USA	UNTIL SUCCESSOR IS DULY ELECTED & QUALIFIED
Director	SHEILA LYONS	35 HENRY DOANE LANE WELLFLEET, MA 02667 USA	UNTIL SUCCESSOR IS DULY ELECTED & QUALIFIED
Director	ROSE MARIE STRIPPOLLI	1 WHIPPOONWILL LANE YARMOUTH PORT, MA 02675 USA	UNTIL SUCCESSOR IS DULY ELECTED & QUALIFIED

5. Check if the corporation is a cemetery corporation that does NOT hold perpetual care funds in trust. If the corporation is a cemetery corporation that holds perpetual care funds in trust, a copy of the written instrument establishing the trust and any amendments thereto must be attached, and the annual report must be filed by facsimile, mail or in person. __

Filer's Contact Information

(Enter a contact name, mailing address, and email and/or phone number.)

Contact Name: Tinneil Federer
Business Name: Glivinski & Associates
No. and Street: 261 Whites Path #5
City or Town: South Yarmouth State: MA Zip: 02664 Country: USA
Contact Phone: (508) 398-9300 ext: 103
Contact Email: tinneil@capecodcfo.com

Please provide an email address to receive an expedited response from the Corporations Division.
If the filing is rejected for any reason, you will be contacted. If no email address is provided, correspondence from the Division will be sent by mail.

Please select delivery method for annual report notices: **X** Email tinneil@capecodcfo.com
__ Mail

I, the undersigned, KATHLEEN M OHMAN of the above-named business entity, in compliance with the General Laws, Chapter 180, hereby certify that the above information is true and correct as of the dates shown. IN WITNESS WHEREOF AND UNDER PENALTIES OF PERJURY, I hereto sign my name on this 1 Day of November, 2022.

Make Corrections Accept

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Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

▶ Do not enter social security numbers on this form as it may be made public.

▶ Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2021

Open to Public Inspection

A For the 2021 calendar year, or tax year beginning 07/01/21 , and ending 06/30/22

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/ terminated
- ☐ Amended return
- ☐ Application pending

C Name of organization: Friends or Relatives with Autism & Related Disabilities

Doing business as:

Number and street (or P.O. box if mail is not delivered to street address): PO Box 1174

Room/suite:

City or town, state or province, country, and ZIP or foreign postal code: South Dennis MA 02660

D Employer identification number: 46-4669648

E Telephone number: 508-776-6237

G Gross receipts $: 117,555

F Name and address of principal officer:
Kathleen M Ohman
12 Thomas Court
Dennis MA 02638

H(a) Is this a group return for subordinates? ☐ Yes ☒ No

H(b) Are all subordinates included? ☐ Yes ☐ No

If "No," attach a list. See instructions

I Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ www.go-forward.org

H(c) Group exemption number ▶

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation: 2014

M State of legal domicile: MA

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: See Schedule O

2 Check this box ▶ ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a)	3	11
4 Number of independent voting members of the governing body (Part VI, line 1b)	4	11
5 Total number of individuals employed in calendar year 2021 (Part V, line 2a)	5	0
6 Total number of volunteers (estimate if necessary)	6	30
7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0

Revenue

	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	23,693	23,220
9 Program service revenue (Part VIII, line 2g)	62,504	63,754
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	26	36
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	99,700	25,016
12 Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)	185,923	112,026

Expenses

13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
14 Benefits paid to or for members (Part IX, column (A), line 4)		0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)		0
16a Professional fundraising fees (Part IX, column (A), line 11e)		0
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 8,354		
17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	147,606	176,256
18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	147,606	176,256
19 Revenue less expenses. Subtract line 18 from line 12	38,317	-64,230

Net Assets or Fund Balances

	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	2,658,701	2,584,782
21 Total liabilities (Part X, line 26)	2,287,136	2,277,447
22 Net assets or fund balances. Subtract line 21 from line 20	371,565	307,335

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer — Date

Kathleen M Ohman President

Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Joseph F. McGee, CPA	Joseph F. McGee, CPA	01/19/23		P01584870

Firm's name ▶ Sanders, Walsh & Eaton, CPAs, LLC — Firm's EIN ▶ 84-1894608

Firm's address ▶ PO Box F Osterville, MA 02655 — Phone no. 508-428-0790

May the IRS discuss this return with the preparer shown above? See instructions ☐ Yes ☐ No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III [X]

1 Briefly describe the organization's mission:

See Schedule O

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? [ ] Yes [X] No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? [ ] Yes [X] No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 124,172 including grants of $) (Revenue $ 63,754)

To organize, develop and provide education and training programs and to provide hope, courage, and support to individuals with autism and related disabilities through education, employment training and supportive serves

4b (Code:) (Expenses $ including grants of $) (Revenue $)

N/A

4c (Code:) (Expenses $ including grants of $) (Revenue $)

N/A

4d Other program services (Describe on Schedule O.)

(Expenses $ including grants of $) (Revenue $)

4e Total program service expenses ▶ 124,172

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	X	
2	Is the organization required to complete *Schedule B, Schedule of Contributors* (see instructions)?	2	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		X
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		X
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? *If "Yes," complete Schedule C, Part III*	5		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		X
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi endowments? *If "Yes," complete Schedule D, Part V*	10		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a	X	
b	Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		X
c	Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d		X
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e		X
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a		X
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		X
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I.* See instructions	17		X
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18	X	
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		X
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		X

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23		X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	24a		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		X
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part II*	26		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		X
28	Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions):			
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? *If "Yes," complete Schedule L, Part IV*	28a		X
b	A family member of any individual described in line 28a? *If "Yes," complete Schedule L, Part IV*	28b		X
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? *If "Yes," complete Schedule L, Part IV*	28c		X
29	Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M*	29		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? *If "Yes," complete Schedule R, Part I*	33		X
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? **Note:** All Form 990 filers are required to complete Schedule O.	38	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

				Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a	3		
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c			

Part V Statements Regarding Other IRS Filings and Tax Compliance *(continued)*

				Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	0		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?		2b		
	Note: If the sum of lines 1a and 2a is greater than 250, you may be required to *e-file.* See instructions.				
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?		3a		X
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation on Schedule O*		3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		4a		X
b	If "Yes," enter the name of the foreign country ▶				
	See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b		
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?		7a		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		7c		X
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		7e		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		7f		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		7g		X
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		7h		X
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		8		
9	**Sponsoring organizations maintaining donor advised funds.**				
a	Did the sponsoring organization make any taxable distributions under section 4966?		9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		9b		
10	**Section 501(c)(7) organizations.** Enter:				
a	Initiation fees and capital contributions included on Part VIII, line 12	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11	**Section 501(c)(12) organizations.** Enter:				
a	Gross income from members or shareholders	11a			
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?		12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**				
a	Is the organization licensed to issue qualified health plans in more than one state?		13a		
	Note: See the instructions for additional information the organization must report on Schedule O.				
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b			
c	Enter the amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?		14a		X
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation on Schedule O*		14b		
15	Is the organization subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year?		15		X
	If "Yes," see instructions and file Form 4720, Schedule N.				
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income?		16		X
	If "Yes," complete Form 4720, Schedule O.				
17	**Section 501(c)(21) organizations.** Did the trust, any disqualified person, or mine operator engage in activities that would result in the imposition of an excise tax under section 4951, 4952 or 4953?		17		
	If "Yes," complete Form 6069.				

Part VI Governance, Management, and Disclosure *For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI X

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a	11		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.				
b	Enter the number of voting members included on line 1a, above, who are independent	1b	11		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2			X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3			X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5			X
6	Did the organization have members or stockholders?	6			X
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a			X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b			X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a	The governing body?	8a		X	
b	Each committee with authority to act on behalf of the governing body?	8b		X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses on Schedule O*	9			X

Section B. Policies *(This Section B requests information about policies not required by the Internal Revenue Code.)*

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	X	
b	Describe on Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a		X
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b		
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe on Schedule O how this was done*	12c		
13	Did the organization have a written whistleblower policy?	13		X
14	Did the organization have a written document retention and destruction policy?	14		X
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a		X
b	Other officers or key employees of the organization	15b		X
	If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ▶ MA

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☐ Another's website ☒ Upon request ☐ Other *(explain on Schedule O)*

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records ▶

Heather Brown 75 Mulford St

South Yarmouth MA 02664 508-776-6237

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) Kathleen M Ohman President	10.00 0.00	X		X				0	0	0
(2) Robert Samoluk Vice President	2.00 0.00	X		X				0	0	0
(3) Heather Brown Treasurer	3.00 0.00	X		X				0	0	0
(4) Maura Morahan Clerk	4.00 0.00	X		X				0	0	0
(5) Mark Ameres Director	1.00 0.00	X						0	0	0
(6) Robert F Duffy Director	1.00 0.00	X						0	0	0
(7) Nancy McHugh Director	1.00 0.00	X						0	0	0
(8) Paul McCormick Director	1.00 0.00	X						0	0	0
(9) Sheila Lyons Director	1.00 0.00	X						0	0	0
(10) Rick Presbry Director	1.00 0.00	X						0	0	0
(11) Rose Marie Strippolli Director	1.00 0.00	X						0	0	0

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(12) David Kaplan Executive Director	23.00 0.00			X				43,624	0	0
1b Subtotal ▶								43,624		
c Total from continuation sheets to Part VII, Section A ▶										
d Total (add lines 1b and 1c) ▶								43,624		

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶ 0

		Yes	No
3 Did the organization list any **former** officer, director, trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*	3		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*	4		X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*	5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶ 0

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII ☐

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a					
	b Membership dues	1b					
	c Fundraising events	1c					
	d Related organizations	1d					
	e Government grants (contributions)	1e	23,220				
	f All other contributions, gifts, grants, and similar amounts not included above	1f					
	g Noncash contributions included in lines 1a-1f	1g	$				
	h **Total.** Add lines 1a–1f ▶			23,220			
Program Service Revenue			Business Code				
	2a Rental Revenue		531110	63,754	63,754		
	b						
	c						
	d						
	e						
	f All other program service revenue						
	g **Total.** Add lines 2a–2f ▶			63,754			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts) ▶			36			36
	4 Income from investment of tax-exempt bond proceeds ▶						
	5 Royalties ▶						
			(i) Real / (ii) Personal				
	6a Gross rents	6a					
	b Less: rental expenses	6b					
	c Rental inc. or (loss)	6c					
	d Net rental income or (loss) ▶						
			(i) Securities / (ii) Other				
	7a Gross amount from sales of assets other than inventory	7a					
	b Less: cost or other basis and sales exps.	7b					
	c Gain or (loss)	7c					
	d Net gain or (loss) ▶						
	8a Gross income from fundraising events (not including $ of contributions reported on line 1c). See Part IV, line 18	8a	30,545				
	b Less: direct expenses	8b	5,529				
	c Net income or (loss) from fundraising events ▶			25,016			
	9a Gross income from gaming activities. See Part IV, line 19	9a					
	b Less: direct expenses	9b					
	c Net income or (loss) from gaming activities ▶						
	10a Gross sales of inventory, less returns and allowances	10a					
	b Less: cost of goods sold	10b					
	c Net income or (loss) from sales of inventory ▶						
Miscellaneous Revenue			Business Code				
	11a						
	b						
	c						
	d All other revenue						
	e **Total.** Add lines 11a–11d ▶						
	12 **Total revenue.** See instructions ▶			112,026	63,754	0	36

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages				
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (nonemployees):				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion	922			922
13 Office expenses	6,049	464	4,355	1,230
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	26,450	25,689	269	492
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	64,330	64,330		
23 Insurance	16,496	16,496		
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a Professional Fees	58,128	15,938	36,916	5,274
b Subscriptions	1,711	95	1,586	30
c Equipment Exp	1,016	1,016		
d Telephone	720	144	504	72
e All other expenses	434		100	334
25 **Total functional expenses.** Add lines 1 through 24e	176,256	124,172	43,730	8,354
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ▶ ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash—non-interest-bearing		141,151	1	96,134
	2	Savings and temporary cash investments			2	
	3	Pledges and grants receivable, net			3	
	4	Accounts receivable, net			4	
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges			9	
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 2,600,901			
	b	Less: accumulated depreciation	10b 112,253	2,517,550	10c	2,488,648
	11	Investments—publicly traded securities			11	
	12	Investments—other securities. See Part IV, line 11			12	
	13	Investments—program-related. See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets. See Part IV, line 11			15	
	16	**Total assets.** Add lines 1 through 15 (must equal line 33)		2,658,701	16	2,584,782
Liabilities	17	Accounts payable and accrued expenses		623	17	62
	18	Grants payable			18	
	19	Deferred revenue			19	
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D			21	
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			22	
	23	Secured mortgages and notes payable to unrelated third parties		2,286,513	23	2,277,385
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D			25	
	26	**Total liabilities.** Add lines 17 through 25		2,287,136	26	2,277,447
Net Assets or Fund Balances		**Organizations that follow FASB ASC 958, check here ▶ ☒ and complete lines 27, 28, 32, and 33.**				
	27	Net assets without donor restrictions		371,565	27	307,335
	28	Net assets with donor restrictions			28	
		Organizations that do not follow FASB ASC 958, check here ▶ ☐ and complete lines 29 through 33.				
	29	Capital stock or trust principal, or current funds			29	
	30	Paid-in or capital surplus, or land, building, or equipment fund			30	
	31	Retained earnings, endowment, accumulated income, or other funds			31	
	32	Total net assets or fund balances		371,565	32	307,335
	33	Total liabilities and net assets/fund balances		2,658,701	33	2,584,782

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	112,026
2	Total expenses (must equal Part IX, column (A), line 25)	2	176,256
3	Revenue less expenses. Subtract line 2 from line 1	3	-64,230
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	371,565
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	307,335

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII ☐

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a	X	
	If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: ☒ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b		X
	If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c		X
	If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits	3b		

SCHEDULE A (Form 990)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ **Attach to Form 990 or Form 990-EZ.**

▶ **Go to *www.irs.gov/Form990* for instructions and the latest information.**

OMB No. 1545-0047

2021

Open to Public Inspection

Name of the organization	Employer identification number
Friends or Relatives with Autism & Related Disabilities	46-4669648

Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state:

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

9 ☐ An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university:

10 ☐ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 331/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)

11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

12 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1–10 above (see instructions))	(iv) Is the organization listed in your governing document? Yes	(iv) No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	107,418	95,450	202,349	23,693	23,220	452,130
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3	107,418	95,450	202,349	23,693	23,220	452,130
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public support.** Subtract line 5 from line 4						452,130

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
7 Amounts from line 4	107,418	95,450	202,349	23,693	23,220	452,130
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources	162	70	10	26	36	304
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 **Total support.** Add lines 7 through 10						452,434
12 Gross receipts from related activities, etc. (see instructions)					12	340,036

13 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

14	Public support percentage for 2021 (line 6, column (f) divided by line 11, column (f))	14	99.93 %
15	Public support percentage from 2020 Schedule A, Part II, line 14	15	99.94 %

16a **33 1/3% support test—2021.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☒

b **33 1/3% support test—2020.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

17a **10%-facts-and-circumstances test—2021.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ▶ ☐

b **10%-facts-and-circumstances test—2020.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ▶ ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ ☐

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support.** (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2017	(b) 2018	(c) 2019	(d) 2020	(e) 2021	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 **Total support.** (Add lines 9, 10c, 11, and 12.)						

14 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

15	Public support percentage for 2021 (line 8, column (f), divided by line 13, column (f))	15	%
16	Public support percentage from 2020 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2021** (line 10c, column (f), divided by line 13, column (f))	17	%
18	Investment income percentage from **2020** Schedule A, Part III, line 17	18	%

19a **33 1/3% support tests—2021.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

b **33 1/3% support tests—2020.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶ ☐

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If "No," describe in* ***Part VI*** *how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *how the organization determined that the supported organization was described in section 509(a)(1) or (2).*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer lines 3b and 3c below.*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If "Yes," describe in* ***Part VI*** *when and how the organization made the determination.*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in* ***Part VI*** *what controls the organization put in place to ensure such use.*	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If "Yes," describe in* ***Part VI*** *how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in* ***Part VI,*** *including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in* ***Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990).*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? *If "Yes," complete Part I of Schedule L (Form 990).*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? *If "Yes," provide detail in* ***Part VI.***	9a		
b	Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in* ***Part VI.***	9b		
c	Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in* ***Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer line 10b below.*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)*	10b		

Part IV Supporting Organizations *(continued)*

			Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?			
a	A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?	11a		
b	A family member of a person described on line 11a above?	11b		
c	A 35% controlled entity of a person described on line 11a or 11b above? *If "Yes" to line 11a, 11b, or 11c, provide detail in* ***Part VI.***	11c		

Section B. Type I Supporting Organizations

			Yes	No
1	Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? *If "No," describe in* ***Part VI*** *how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.*	1		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If "Yes," explain in* ***Part VI*** *how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.*	2		

Section C. Type II Supporting Organizations

			Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If "No," describe in* ***Part VI*** *how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).*	1		

Section D. All Type III Supporting Organizations

			Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? *If "No," explain in* ***Part VI*** *how the organization maintained a close and continuous working relationship with the supported organization(s).*	2		
3	By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in* ***Part VI*** *the role the organization's supported organizations played in this regard.*	3		

Section E. Type III Functionally Integrated Supporting Organizations

1 *Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (***see instructions***).*

a ☐ The organization satisfied the Activities Test. *Complete* ***line 2*** *below.*

b ☐ The organization is the parent of each of its supported organizations. *Complete* ***line 3*** *below.*

c ☐ The organization supported a governmental entity. *Describe in* ***Part VI*** *how you supported a governmental entity (see instructions).*

			Yes	No
2	Activities Test. ***Answer lines 2a and 2b below.***			
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in* ***Part VI identify those supported organizations and explain*** *how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*	2a		
b	Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in* ***Part VI*** *the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*	2b		
3	Parent of Supported Organizations. ***Answer lines 3a and 3b below.***			
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *If "Yes" or "No," provide details in* ***Part VI.***	3a		
b	Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? *If "Yes," describe in* ***Part VI*** *the role played by the organization in this regard.*	3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (*explain in* ***Part VI***). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A – Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1 Net short-term capital gain	1		
2 Recoveries of prior-year distributions	2		
3 Other gross income (see instructions)	3		
4 Add lines 1 through 3.	4		
5 Depreciation and depletion	5		
6 Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6		
7 Other expenses (see instructions)	7		
8 **Adjusted Net Income** (subtract lines 5, 6, and 7 from line 4)	8		

Section B – Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1 Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):			
a Average monthly value of securities	1a		
b Average monthly cash balances	1b		
c Fair market value of other non-exempt-use assets	1c		
d **Total** (add lines 1a, 1b, and 1c)	1d		
e **Discount** claimed for blockage or other factors *(explain in detail in* ***Part VI****)*:			
2 Acquisition indebtedness applicable to non-exempt-use assets	2		
3 Subtract line 2 from line 1d.	3		
4 Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4		
5 Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6 Multiply line 5 by 0.035.	6		
7 Recoveries of prior-year distributions	7		
8 **Minimum Asset Amount** (add line 7 to line 6)	8		

Section C – Distributable Amount			Current Year
1 Adjusted net income for prior year (from Section A, line 8, column A)	1		
2 Enter 0.85 of line 1.	2		
3 Minimum asset amount for prior year (from Section B, line 8, column A)	3		
4 Enter greater of line 2 or line 3.	4		
5 Income tax imposed in prior year	5		
6 **Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6		

7 ☐ Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations *(continued)*

Section D – Distributions		**Current Year**
1	Amounts paid to supported organizations to accomplish exempt purposes	
2	Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3	Administrative expenses paid to accomplish exempt purposes of supported organizations	
4	Amounts paid to acquire exempt-use assets	
5	Qualified set-aside amounts (prior IRS approval required—*provide details in* ***Part VI***)	
6	Other distributions (*describe in* ***Part VI***). See instructions.	
7	**Total annual distributions.** Add lines 1 through 6.	
8	Distributions to attentive supported organizations to which the organization is responsive (*provide details in* ***Part VI***). See instructions.	
9	Distributable amount for 2021 from Section C, line 6	
10	Line 8 amount divided by line 9 amount	

Section E – Distribution Allocations (see instructions)		**(i) Excess Distributions**	**(ii) Underdistributions Pre-2021**	**(iii) Distributable Amount for 2021**
1	Distributable amount for 2021 from Section C, line 6			
2	Underdistributions, if any, for years prior to 2021 (reasonable cause required–*explain in* ***Part VI***). See instructions.			
3	Excess distributions carryover, if any, to 2021			
a	From 2016			
b	From 2017			
c	From 2018			
d	From 2019			
e	From 2020			
f	**Total** of lines 3a through 3e			
g	Applied to underdistributions of prior years			
h	Applied to 2021 distributable amount			
i	Carryover from 2016 not applied (see instructions)			
j	Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4	Distributions for 2021 from Section D, line 7: $			
a	Applied to underdistributions of prior years			
b	Applied to 2021 distributable amount			
c	Remainder. Subtract lines 4a and 4b from line 4.			
5	Remaining underdistributions for years prior to 2021, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, *explain in* ***Part VI.*** See instructions.			
6	Remaining underdistributions for 2021 Subtract lines 3h and 4b from line 1. For result greater than zero, *explain in* ***Part VI.*** See instructions.			
7	**Excess distributions carryover to 2022.** Add lines 3j and 4c.			
8	Breakdown of line 7:			
a	Excess from 2017			
b	Excess from 2018			
c	Excess from 2019			
d	Excess from 2020			
e	Excess from 2021			

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990.
▶ Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2021

Open to Public Inspection

Name of the organization
Friends or Relatives with Autism & Related Disabilities

Employer identification number
46-4669648

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

☐ Preservation of land for public use (for example, recreation or education)
☐ Preservation of a historically important land area
☐ Protection of natural habitat
☐ Preservation of a certified historic structure
☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

			Held at the End of the Tax Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included in (a)	2c	
d	Number of conservation easements included in (c) acquired after 7/25/06, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶

4 Number of states where property subject to conservation easement is located ▶

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ▶ $

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 ▶ $
(ii) Assets included in Form 990, Part X ▶ $

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items:

a Revenue included on Form 990, Part VIII, line 1 ▶ $
b Assets included in Form 990, Part X ▶ $

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply):

- a ☐ Public exhibition
- b ☐ Scholarly research
- c ☐ Preservation for future generations
- d ☐ Loan or exchange program
- e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII ☐

Part V Endowment Funds.

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- a Board designated or quasi-endowment ▶ %
- b Permanent endowment ▶ %
- c Term endowment ▶ %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

		Yes	No
(i) Unrelated organizations	3a(i)		
(ii) Related organizations	3a(ii)		
b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land				
b Buildings		2,600,901	112,253	2,488,648
c Leasehold improvements				
d Equipment				
e Other				
Total. Add lines 1a through 1e. *(Column (d) must equal Form 990, Part X, column (B), line 10c.)* ▶				2,488,648

Part VII Investments – Other Securities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 12.)* ▶		

Part VIII Investments – Program Related.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 13.)* ▶		

Part IX Other Assets.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 15.)* ▶	

Part X Other Liabilities.

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, col. (B) line 25.)* ▶	

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains (losses) on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total revenue. Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 12.)*			5	

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			1	
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total expenses. Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 18.)*			5	

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Part XIII Supplemental Information *(continued)*

SCHEDULE G (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered "Yes" on Form 990, Part IV, line 17, 18, or 19, or if the organization entered more than $15,000 on Form 990-EZ, line 6a.

▶ **Attach to Form 990 or Form 990-EZ.**

▶ **Go to *www.irs.gov/Form990* for instructions and the latest information.**

OMB No. 1545-0047

2021

Open to Public Inspection

Name of the organization: **Friends or Relatives with Autism & Related Disabilities**

Employer identification number: **46-4669648**

Part I Fundraising Activities. Complete if the organization answered "Yes" on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- **a** ☐ Mail solicitations
- **b** ☐ Internet and email solicitations
- **c** ☐ Phone solicitations
- **d** ☐ In-person solicitations
- **e** ☐ Solicitation of non-government grants
- **f** ☐ Solicitation of government grants
- **g** ☐ Special fundraising events

2a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? ☐ **Yes** ☐ **No**

b If "Yes," list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least $5,000 by the organization.

	(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fund-raiser have custody or control of contributions? Yes	(iii) No	(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col. (i)	(vi) Amount paid to (or retained by) organization
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
Total ▶							

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

Part II **Fundraising Events.** Complete if the organization answered "Yes" on Form 990, Part IV, line 18, or reported more than $15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than $5,000.

		(a) Event #1 Special event (event type)	(b) Event #2 (event type)	(c) Other events None (total number)	(d) Total events (add col. (a) through col. (c))
Revenue	1 Gross receipts	30,545			30,545
	2 Less: Contributions				
	3 Gross income (line 1 minus line 2)	30,545			30,545
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses	5,529			5,529
	10 Direct expense summary. Add lines 4 through 9 in column (d) ▶				5,529
	11 Net income summary. Subtract line 10 from line 3, column (d) ▶				25,016

Part III **Gaming.** Complete if the organization answered "Yes" on Form 990, Part IV, line 19, or reported more than $15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	☐ Yes % ☐ No	☐ Yes % ☐ No	☐ Yes % ☐ No	
	7 Direct expense summary. Add lines 2 through 5 in column (d) ▶				
	8 Net gaming income summary. Subtract line 7 from line 1, column (d) ▶				

9 Enter the state(s) in which the organization conducts gaming activities:

a Is the organization licensed to conduct gaming activities in each of these states? ☐ Yes ☐ No

b If "No," explain:

10a Were any of the organization's gaming licenses revoked, suspended, or terminated during the tax year? ☐ Yes ☐ No

b If "Yes," explain:

11 Does the organization conduct gaming activities with nonmembers? ☐ Yes ☐ No

12 Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed to administer charitable gaming? ☐ Yes ☐ No

13 Indicate the percentage of gaming activity conducted in:

a	The organization's facility	13a	%
b	An outside facility	13b	%

14 Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ▶

Address ▶

15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? ☐ Yes ☐ No

b If "Yes," enter the amount of gaming revenue received by the organization ▶ $ and the amount of gaming revenue retained by the third party ▶ $

c If "Yes," enter name and address of the third party:

Name ▶

Address ▶

16 Gaming manager information:

Name ▶

Gaming manager compensation ▶ $

Description of services provided ▶

☐ Director/officer ☐ Employee ☐ Independent contractor

17 Mandatory distributions:

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? ☐ Yes ☐ No

b Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ $

Part IV **Supplemental Information.** Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions.

SCHEDULE O (Form 990)	Supplemental Information to Form 990 or 990-EZ	OMB No. 1545-0047
Department of the Treasury Internal Revenue Service	Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information. ▶ Attach to Form 990 or Form 990-EZ. ▶ Go to *www.irs.gov/Form990* for the latest information.	2021 Open to Public Inspection

Name of the organization	Employer identification number
Friends or Relatives with Autism & Related Disabilities	46-4669648

Form 990 - Organization's Mission

Serve and assist individuals with autism and related disabilities by providing support with their day-today living, social and vocational skills in a supportive environment to empower each individual to achieve their highest independence and live a meaningful and valued role in society.

Form 990, Part VI, Line 11b - Organization's Process to Review Form 990

The board review form 990 prior to filing.

Form 990, Part VI, Line 19 - Governing Documents Disclosure Explanation

Furnish upon request to the general public.

1022

Office Use Only: Fiscal Year

THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL

NON-PROFIT ORGANIZATIONS/PUBLIC CHARITIES DIVISION
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

MAURA HEALEY
ATTORNEY GENERAL

(617) 727-2200, ext. 2101
www.mass.gov/ago/charities

Form PC

Report for the Fiscal Period: 07/01/2021 **to** 06/30/2022

AG Account #: 056037 **Federal ID #:** 46-4669648

Electronic Payment Confirmation #: _____
Attach printout of electronic payment confirmation.

Electronic Payment Date: _____

When did the organization first engage in charitable work in Massachusetts? 01/01/2014

Has the organization applied for or been granted IRS tax exempt status? [X] Yes [ ] No

If yes, date of application **OR** date of determination letter: 07/10/2014

IRS Exemption under 501(c): 3

If exempt under 501(c), are contributions to the organization tax deductible as charitable contributions? [X] Yes [ ] No

Check all items attached *(if applicable)*

- [X] Filing Fee or Printout of Electronic Payment Confirmation
- [X] Copy of IRS Return
- [X] Audited Financial Statements/Review
- [ ] Amended Articles/ By-Laws
- [X] Schedule A-1
- [X] Schedule A-2
- [ ] Schedule RO
- [ ] Schedule VCO
- [ ] Probate Account

Organization Data

Name: Friends or Relatives with Autism & Related Disabilities

Mailing Address: PO Box 1174

City: South Dennis State: MA Zip: 02660

Phone Number: 508-776-6237 Fax Number: _____

Email: info@go-forward.org Website: www.go-forward.org

In the table below, please enter the appropriate codes from the corresponding tables found in the instructions.
Enter **up to 2** codes from Table 3 for your organization's main purpose(s)

Category	Code	Category	Code
County (Table 1)	1	Organization Purpose Code 1	48
Type of Organization (Table 2)	7	Organization Purpose Code 2	21

Please check box if final return prior to dissolution: [ ]

Office Use Only: **Payment Received**

Friends or Relatives with Autism 46-4669648

1022

All questions must be completed in their entirety whether or not similar questions are answered in an attached federal form.
See instructions and definition section for guidance.

1. On what date was the organization created? 01/30/2014

2. Where was the organization created? Massachusetts

3. What is the form of organization? *(check one)*

Corporation	X	Testamentary Trust	
Unincorporated Association		Inter Vivos Trust	

Other (please describe): _____

4. Was your organization related to any other organization(s) during the reporting year (see definition "Related Organization")? *If yes, please complete the Schedule RO on pages 13 and 14.* ☐ Yes ☒ No

5. Enter your summary of financial data:

	Financial Data	Amounts
A.	Contributions, gifts, grants, and similar amounts received	23,220
B.	Gross support and revenue	112,026
C.	Program services and similar amounts paid out	124,172
D.	Fundraising expenses	8,354
E.	Management and general expenses	43,730
F.	Payments to affiliates	
G.	Total expenses	176,256
H.	Net assets or fund balances at the end of the year	307,335

6. List the total compensation you provided to your five highest paid employees:

	Name/Title	Hrs/ Week	Salary and Other Income	Benefit Plans	Other Compensation
1.					
2.					
3.					
4.					
5.					

7. Was any compensation provided to any of the individuals listed in question 6 above which was not quantified in your response to 6? *If yes, please provide explanation (attach separate sheet).* ☐ Yes ☐ No

8. List the name, amount of compensation paid, and the nature of services rendered by each of the organization's five highest paid consultants providing professional services (e.g. attorneys, architects, accountants, management companies, investment advisors, professional solicitors, professional fundraising counsel).

	Name/Title	Amount of Compensation	Type(s) of Service
1.	David Kaplan	43,624	Exc Director
2.	Glivinski & Associates, Inc	6,041	Bookkeeping
3.	Sanders, Walsh & Eaton CPAs, LLC	5,969	Tax Prep/FS
4.	Community Web Development	1,520	Web Dev
5.			

9. Bank(s) in which the organization's funds are deposited *(include bank addresses and phone number):*

Bank	Address	Phone Number
Cape Cod Five Cents Savings	PO Box 10 Orleans MA 02653-1756	888-225-4636

10. What is the organization's accounting method? ☐ Cash ☒ Accrual

☐ Other *(specify):* _____

11. If organization's mailing address is a P.O. Box, list the organization's full street address:

Address: 12 Thomas Court

City: Dennis State: MA Zip Code: 02638

12. Contact Person Name: Heather Brown

Street Address: 75 Mulford St

City: S. Yarmouth State: MA Zip Code: 02664

Phone Number: _____

13. During the fiscal year reported here, did your organization solicit contributions or have funds solicited on its behalf? [X] Yes [ ] No

14. At any time during the fiscal year following the year reported here, will your organization, or others acting on its behalf, solicit contributions? [X] Yes [ ] No
If you answered yes to Question 13 or 14, you must complete Schedule A-1 and/or Schedule A-2 unless you are exempt from the solicitation certificate requirement.

15. If you are claiming an exemption from the solicitation certificate requirement, please indicate by checking the box to the right to identify which exemption applies to your organization.

a religious organization	[ ]
an organization which: (a) does not raise more than $5,000 during a calendar year OR does not receive contributions from more than ten persons during a calendar year; AND (b) carries out all of its activities, including fundraising, through unpaid volunteers. [*The conditions at both (a) and (b) must be met for your organization to qualify for this exemption.*]	[ ]

16. Attach a list of names, addresses (street and/or mailing), and telephone numbers of other offices/chapters/branches/affiliates. **None**

17. Attach a list of names, titles, and addresses (street and/or mailing) of officers, directors, trustees, and the principal salaried executives of organization. **See Statement 1**

18. Attach a list of name, titles, and addresses (street and/or mailing) of any individual(s) authorized to sign checks, and any individual(s) responsible for: custody of funds; distribution of funds; fundraising; and custody of financial records. **See Statement 2**

19. Has this organization or any of its officers, directors, employees or fundraisers solicited funds in any other state? [ ] Yes [X] No
If you attach list of states where solicitation was conducted, including registered agency, dates of registration, registration numbers, any other names under which the organization *was/is registered, and the dates and type (mail, telephone, door to door, special events, etc.) of the solicitation conducted.*

20. Has this organization or any of its officers, directors, or employees:
If yes, please attach an explanation.

(a) Been enjoined or otherwise prohibited by a government agency/court from operating or soliciting contributions? ☐ Yes ☒ No

(b) Ever been refused registration or had its registration or tax exemption denied, suspended, modified or revoked by a governmental agency? ☐ Yes ☒ No

(c) Been the subject of a proceeding regarding any solicitation or registration? ☐ Yes ☒ No

(d) Entered into a voluntary agreement of compliance or consent judgment with, any government agency or in a case before a court or administrative agency? ☐ Yes ☒ No

21. Have any restrictions been removed during the year from donor-restricted funds?
If yes, please attach an explanation. ☐ Yes ☒ No

22. Have donor-restricted funds been loaned to unrestricted funds?
If yes, please attach an explanation. ☐ Yes ☒ No

23. This question involves "Termination of Employment or Changes of Control Compensatory Arrangements" with certain "Related Parties" (*see instructions and definition sections*). Report only if payments made or promised to any individual are in excess of four months salary or $100,000, whichever dollar amount is less.

(a) Did you make actual payments or otherwise transfer value under such an arrangement to any individual described in Related Party definition, sections (a) or (b), which payments are not reported in Question 6 or 7 above? ☐ Yes ☒ No

(b) Do you have an agreement with any individual described in Related Party definition, sections (a) or (b), containing such an agreement? ☐ Yes ☒ No

*If you answered **yes** for Question 23(a) or 23(b) above, please attach an explanation identifying the individual(s) involved, stating the amount of any payments made or value transferred, and describing the terms of each agreement.*

24. This question applies to related party transactions, which include transactions with officers, directors, trustees, certain employees, relative, and organizations they own or control. Please consult the instructions and definition sections for the definition of a "Related Party" and "Indebtedness" before answering. Note that transactions involving related parties must be reported even when there is no accounting recognition (e.g. in-kind gifts, waiver or interest not otherwise reported).

*If the answer to any part of Question 24 is **yes,** attach a schedule stating the name and address of the related party, the nature of the transaction, the value or the amounts involved in the transaction, and the procedure followed in authorizing the transaction.*

	During the year:		
A.	Has your organization sold or transferred assets to or purchased assets from or exchanged assets with a related party?	☐ Yes	☒ No
B.	Has your organization leased assets to or leased assets from a related party?	☐ Yes	☒ No
C.	Has your organization been indebted to a related party?	☐ Yes	☒ No
D.	Has your organization allowed a related party to be indebted to it?	☐ Yes	☒ No
E.	Has your organization made or held an investment in a related party?	☐ Yes	☒ No
F.	Has your organization furnished goods, services, or facilities to a related party?	☐ Yes	☒ No
G.	Has your organization acquired goods, services, or facilities from a related party who received compensation or other value in return?	☐ Yes	☒ No
H.	Has your organization paid or became obligated to pay wages, salary, or other compensation to a related party?	☐ Yes	☒ No
I.	Has your organization transferred income or assets to or for use by a related party?	☐ Yes	☒ No
J.	Was your organization a party to any transaction in which any of its officers, directors, or trustees has a material financial interest, or did any officer, director or trustee receive anything of value not reported as compensation?	☐ Yes	☒ No
K.	Has your organization invested in any corporate stock of a company in which any officer, director, or trustee owns more than 10% of the outstanding shares?	☐ Yes	☒ No
L.	Is any property of the organization held in the name of or commingled with the property of any other person or organization?	☐ Yes	☒ No
M.	Did your organization make a grant award or contribution to any other organization in which any of this organization's officers, directors or trustees has a relationship?	☐ Yes	☒ No

Signature Required

Under penalty of perjury, I declare that the information furnished in this report, including all attachments, is true and correct to the best of my knowledge.

Signature: _____ Date: _____

Printed Name: Kathleen M Ohman

Title: President

Name of Preparer: Sanders, Walsh & Eaton, CPAs, LLC

Address PO Box F
Osterville, MA 02655

City _____ State _____ Zip Code _____

Phone Number 508-428-0790

Schedule A-1

Solicitation Activities During Fiscal Year Covered By This Report

List any names which will be used by the organization in connection with the solicitation of funds, other than the official name which appears on page 1.

F.O.R.W.A.R.D.

Types of solicitation activities in which you expect to engage (*check all that apply*):

Mass Mailing	X	Via the Internet	X
Door-to-door		Raffle, beano, bingo or gaming event	X
Entertainment event	X	Sale of goods other than by telephone	
Telemarketing without sale of goods or ads		Individual Mailings	X
Telemarketing with sale of goods		Corporate solicitations	X
Telemarketing with sale of ads		Grant Proposals	X

☐ Other (*specify*): _____

Identify the method or methods you expect to use for the fundraising (*check all that apply*):

Professional solicitor*		Own employees	
Professional fundraising counsel*		Volunteers	X
Commercial co-venturer*			

* Provide applicable names and addresses:

Professional Solicitor Name: _____

Address _____

City _____ State _____ Zip Code _____

Professional Fundraising Counsel Name: _____

Address _____

City _____ State _____ Zip Code _____

Commercial Co-Venturer Name: _____

Address _____

City _____ State _____ Zip Code _____

Schedule A-1 ctd.

Solicitation Activities During Fiscal Year Covered By This Report

Identify the individuals who will have final responsibility for the charity's custody of contributions:

Name and Title: Kathleen Ohman President

Address PO Box 1174

City South Dennis State MA Zip Code 02660

Name and Title: Heather Brown Treasurer

Address PO Box 1174

City South Dennis State MA Zip Code 02660

Name and Title:

Address

City State Zip Code

Identify the individuals who will have final responsibility for the charity's distribution of contributions:

Name and Title: Kathleen Ohman President

Address PO Box 1174

City South Dennis State MA Zip Code 02660

Name and Title: Heather Brown Treasurer

Address PO Box 1174

City South Dennis State MA Zip Code 02660

Name and Title:

Address

City State Zip Code

Schedule A-2

Solicitation Activities Planned for Fiscal Year Which Follows the Reporting Year

List any names which will be used by the organization in connection with the solicitation of funds, other than the official name which appears on page 1.

F.O.R.W.A.R.D.

Types of solicitation activities in which you expect to engage (*check all that apply*):

Mass Mailing	X	Via the Internet	X
Door-to-door		Raffle, beano, bingo or gaming event	X
Entertainment event	X	Sale of goods other than by telephone	
Telemarketing without sale of goods or ads		Individual Mailings	X
Telemarketing with sale of goods		Corporate solicitations	X
Telemarketing with sale of ads		Grant Proposals	X

☐ Other (*specify*): _____

Identify the method or methods you expect to use for the fundraising (*check all that apply*):

Professional solicitor*		Own employees	
Professional fundraising counsel*		Volunteers	X
Commercial co-venturer*			

* Provide applicable names and addresses:

Professional Solicitor Name: _____

Address _____

City _____ State _____ Zip Code _____

Professional Fundraising Counsel Name: _____

Address _____

City _____ State _____ Zip Code _____

Commercial Co-Venturer Name: _____

Address _____

City _____ State _____ Zip Code _____

Schedule A-2 ctd.

Solicitation Activities Planned for Fiscal Year Which Follows the Reporting Year

Identify the individuals who will have final responsibility for the charity's custody of contributions:

Name and Title: Kathleen Ohman President

Address PO Box 1174

City South Dennis State MA Zip Code 02660

Name and Title: Heather Brown Treasurer

Address PO Box 1174

City South Dennis State MA Zip Code 02660

Name and Title:

Address

City State Zip Code

Identify the individuals who will have final responsibility for the charity's distribution of contributions:

Name and Title: Kathleen Ohman President

Address PO Box 1174

City South Dennis State MA Zip Code 02660

Name and Title: Heather Brown Treasurer

Address PO Box 1174

City South Dennis State MA Zip Code 02660

Name and Title:

Address

City State Zip Code

Certification by Organization

Two <u>different</u> signatures required. Signers must be organization president or other authorized officer or trustee.

Under penalty of perjury, we declare that the information furnished in this report, including all attachments, is true and correct to the best of our knowledge.

Signature: _____ Date: _____

Printed Name: Kathleen M Ohman

Title: President

Signature: _____ Date: _____

Printed Name: Heather Brown

Title: Treasurer

Massachusetts Statements

Statement 1 - Form PC, Page 4, Line 17 - Officers, Directors, Trustees, and Principal Salaried Executives

Name	Title	Address	City	State	Zip Code
Kathleen M Ohman	President	12 Thomas Court	Dennis	MA	02638
Robert Samoluk	Vice Preside	6 Herring Run	South Dennis	MA	02660
Heather Brown	Treasurer	75 Mulford St	South Yarmouth	MA	02664
Maura Morahan	Clerk	7 Song Bird Circle	Forestdale	MA	02644
Mark Ameres	Director	88 Route 124	Harwich	MA	02645
Robert F Duffy	Director	30 Westover Road	South Dennis	MA	02660
Nancy McHugh	Director	4 Rose Arbor Rd.	Yarmouth Port	MA	02664
Paul McCormick	Director	88 Chase Ave	Dennis Port	MA	02639
Sheila Lyons	Director	35 henry Doane Lane	Wellfleet	MA	02667
Rick Presbry	Director	109 Whistleberry Dr.	Marston Mills	MA	02648
Rose Marie Strippolli	Director	1 Whippoorwill Lane	Yarmouth Port	MA	02675
David Kaplan	Executive Di	12 Thomas Court	Dennis	MA	02638

Statement 2 - Form PC, Page 4, Line 18 - Individuals Authorized to Sign Checks or Responsible for Funds

Name	Title	Address	City	State	Zip
Heather Brown	Treasurer	PO Box 1174	Dennis	MS	02660
David Kaplan	Executive Director	PO Box 1174	Dennis	MA	02660