

AREA SUMMARY	MUB		RESIDENTIAL "C"		CODE
LOCATION	EXISTING	%	PROPOSED	%	REQ. %
LOT	6,708 SF	-	6,708 SF	-	15,000 SF
BUILDING FOOTPRINT	2,600 GSF	39%	2,600 GSF	39%	40% MAX
PROPERTY - PAVED & CONC. AREA	3,677 SF	55%	2,048 SF (EXISTING)	31%	-
PROPERTY - PERVIOUS BRICK PAVERS	0 SF	-	590 SF	8%	-
PROPERTY - LANDSCAPE	150 SF	2%	1,189 SF	18%	35% MIN.
CITY - PAVED & CONC. AREA	533 SF	-	0 SF	-	-
CITY - LANDSCAPE	0 SF	-	533 SF	-	-

AREA REQUIREMENTS - SITE & BUILDING
NO SCALE

USE & OCCUPANCY	TOTAL
EXISTING BUILDING - BUSINESS: 1 OCCUPANT/100 GSF: 6827 SF/100	68
PROPOSED USE - RESIDENTIAL: 1 OCCUPANT/200 GSF: 6827/200	34
PROPOSED RESIDENTIAL UNITS: STUDIO APTS. (2) UNITS ONE-BEDROOM APTS. (4) UNITS TWO-BEDROOM APTS. (3) UNITS TOTAL UNITS: (9) UNITS	

USE & OCCUPANCY SUMMARY
NO SCALE

PARKING	REQUIRED	EXISTING	PROPOSED
RESIDENTIAL USE 2 SPACES/UNIT:	18	5	5 (INCL. 1 HP)
REQUESTING RELIEF FOR:			13 SPACES

PARKING SUMMARY
NO SCALE

SITE PLAN REVIEW SCHEDULES

GENERAL NOTES:

1. ALL WORK AS DEFINED OR IMPLIED WITHIN THESE CONSTRUCTION DRAWINGS AND BUILDING SPECIFICATIONS IS TO BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND REGULATIONS.

2. ALL DIMENSIONS SHOWN REPRESENT APPROXIMATE DELINEATIONS AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. ALL WIDTH DIMENSIONS ARE APPROXIMATE, AS WALLS ARE UNEVEN PLASTER, STONE AND/OR BRICK MASONRY. ALL DIMENSIONS MUST BE VERIFIED IN FIELD (V.I.F.).

3. THE CONTRACTOR SHALL EXAMINE THE ENTIRE SITE, AND WILL TAKE INTO ACCOUNT ALL CONDITIONS THEREON AS MAY AFFECT THE PERFORMANCE OF THE WORK UNDER THE CONTRACT. ALL DIMENSIONS MUST BE VERIFIED IN-FIELD PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM WHAT IS PRESENTED AND/OR IMPLIED ON THESE DRAWINGS AND SPECIFICATIONS.

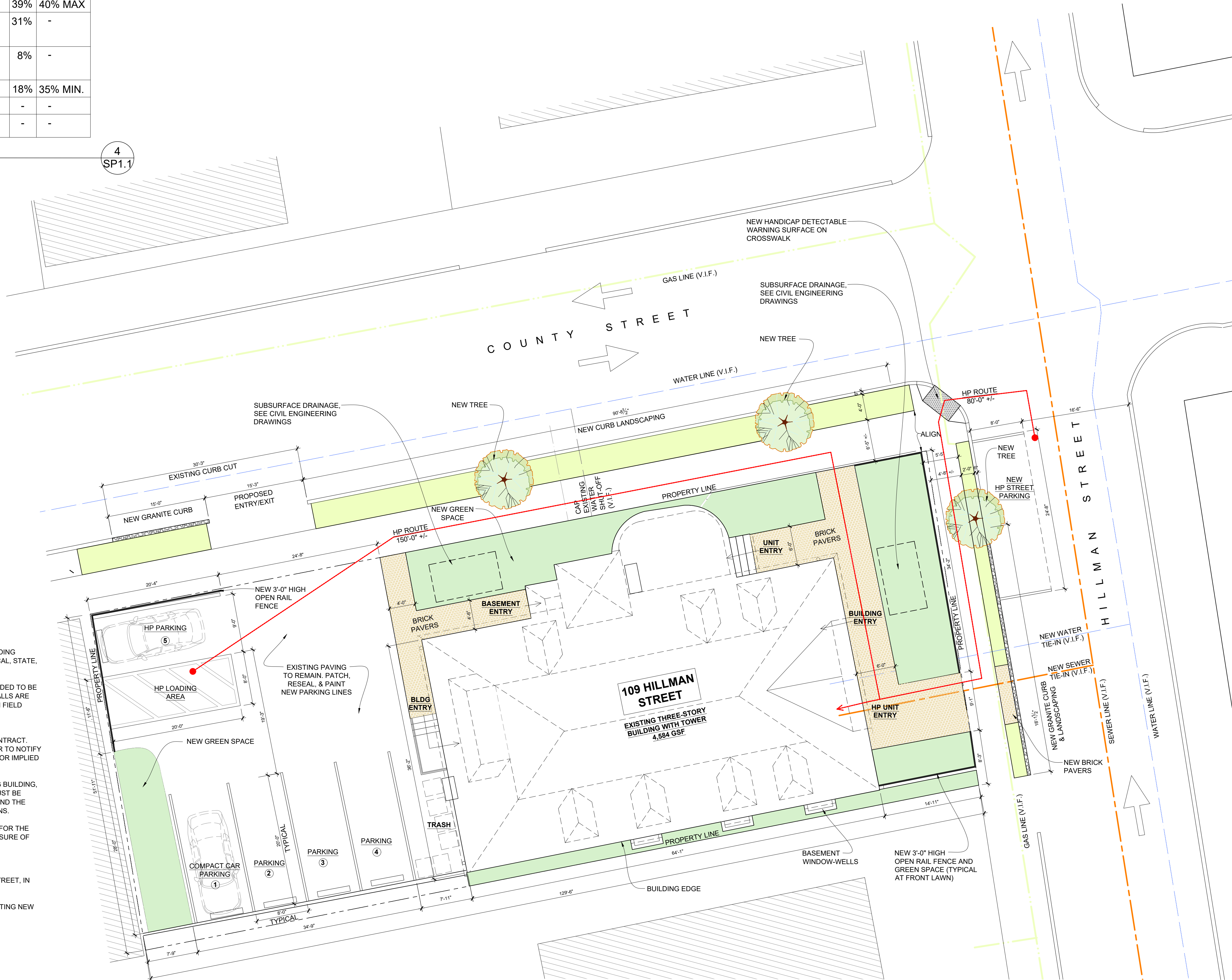
4. THESE DRAWINGS ARE INTENDED TO SHOW THE EXISTING CONDITIONS OF THE EXISTING BUILDING, INCLUDING PROPOSED REPAIRS AND RENOVATIONS. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN FIELD. DO NOT SCALE DRAWINGS. CONTRACTOR TO NOTIFY THE ARCHITECT AND THE OWNER IF ANY CONDITIONS APPEAR CONTRARY TO THE DRAWINGS AND/OR SPECIFICATIONS.

5. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE.

PARKING NOTES:

1. REQUESTING HP SPOT TO BE LOCATED AS SHOWN FOR STREET PARKING ON HILLMAN STREET, IN ADDITION TO PROVIDED (1) HP SPOT ON PROPERTY.

2. PARKING LOT PAVING IS TO REMAIN. ONLY ADDING GREEN SPACE, RESEALING, AND PAINTING NEW PARKING LINES.



SITE IMPROVEMENT PLAN - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"

DATE: 10.30.2019

FIRE HOUSE RENOVATION - WATERFRONT HISTORIC AREA LEAGUE

109 HILLMAN ST,
NEW BEDFORD, MA, 02746

ARCHITECTURAL DRAWINGS - NOT FOR CONSTRUCTION

SITE PLAN & UTILITY PLAN KEY

CITY SEWER LINE	
CITY WATER SERVICE	
GAS LINE	
NEW GRANITE CURBING	
CITY - NEW CURB LANDSCAPING & TREES	
PROPERTY - NEW GREEN SPACES	
PROPERTY - NEW BRICK PAVERS	

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SITE IMPROVEMENTS PLAN

EXIST'G & PROPOSED

SP 1.1