

CONCEPTUAL DESIGN PACKAGE

ANAWAN SENIOR HOUSING

REHOBOTH, MA

APRIL 10, 2017



UNION STUDIO

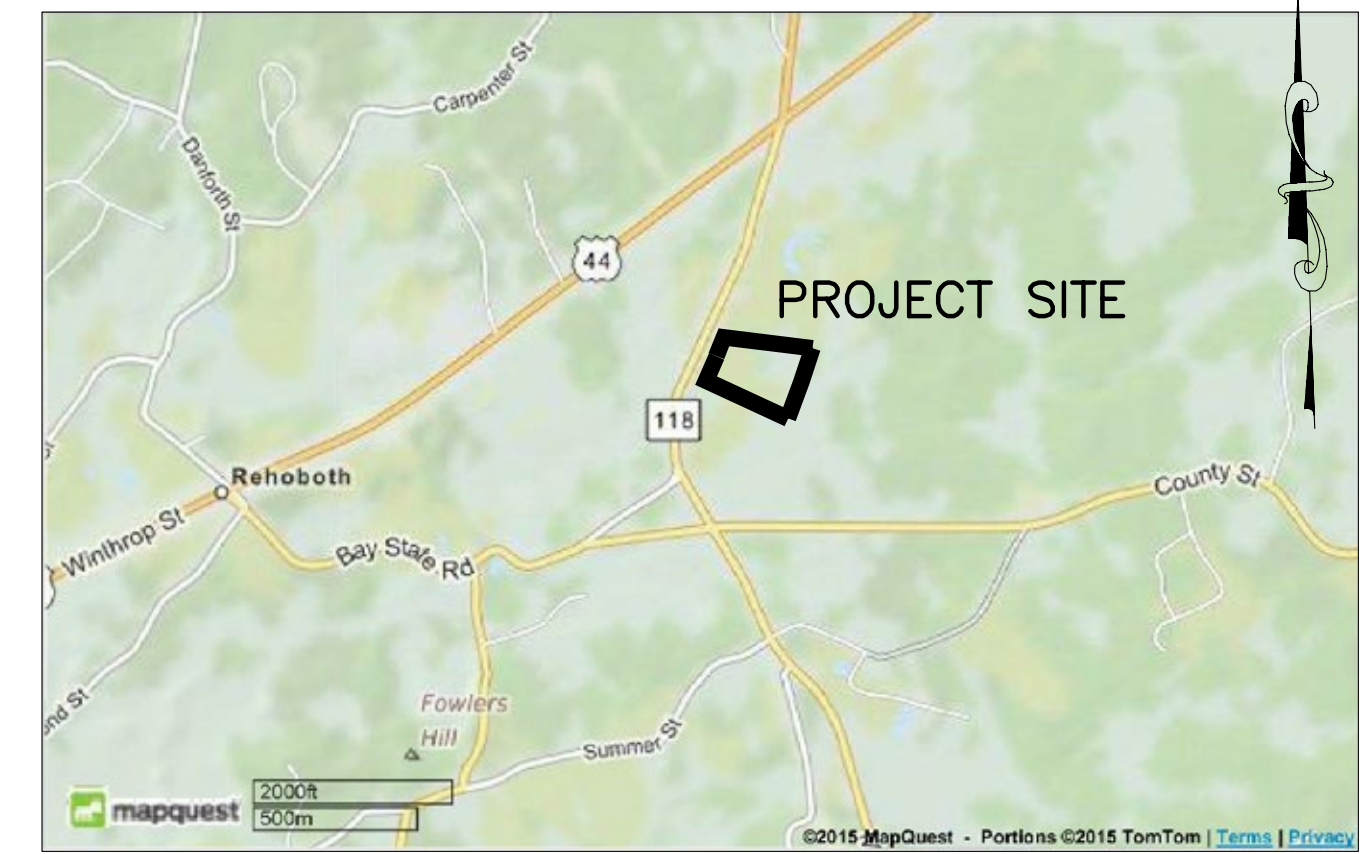
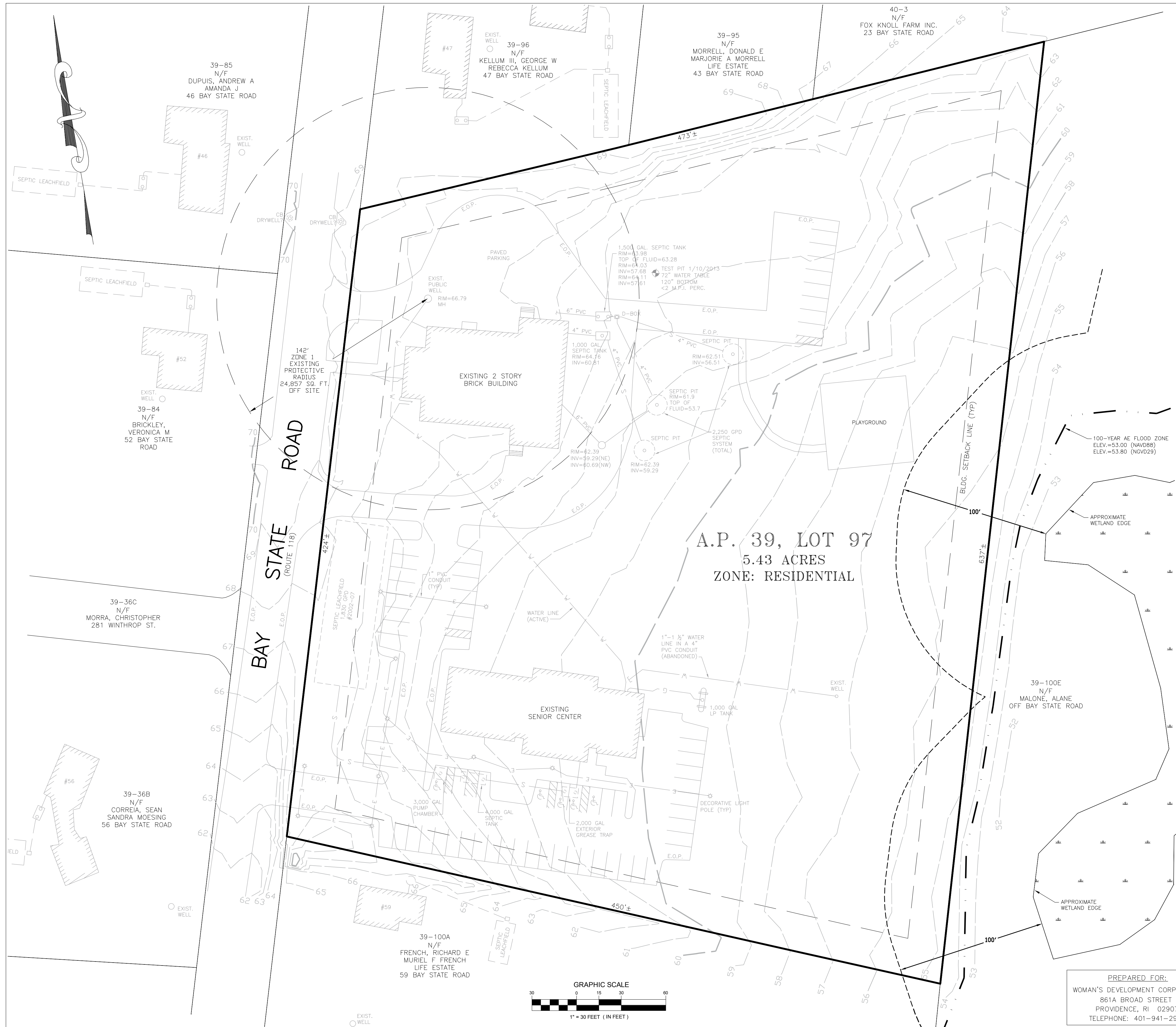
ARCHITECTURE & COMMUNITY DESIGN

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Wdc
WOMEN'S DEVELOPMENT CORPORATION
Strengthening Communities
One Home at a Time



LOCUS MAP
SCALE: AS SHOWN

REFERENCE NOTES:

- REFERENCE IS MADE TO PLAN ENTITLED 'PLAN OF LAND, EXISTING CONDITIONS, REHOBOTH, MA, SHEET 1 OF 1, DATED OCTOBER 25, 2001, SCALE 1"=40', PREPARED BY GUERRIERE & HALON, INC'.
- REFERENCE IS MADE TO PLAN ENTITLED 'SENIOR CENTER, AS-BUILT, SITE UTILITY PLAN, SHEET C.3, DATED FEB. 10, 2003, PREPARED BY REINHARDT ASSOCIATES'.
- REFERENCE IS MADE TO REHOBOTH, MA ASSESSORS MAPS.
- FLOOD ZONE INFORMATION OBTAINED FROM FEMA FLOOD RATE INSURANCE MAP NUMBER 25005C0226F PANEL 226 OF 550, EFFECTIVE DATE JULY 7, 2009.
- VERTICAL DATUM IS NGVD29, CONVERSION TO NAVD88 IS NGVD29-0.80 FEET.
- WETLAND EDGE TAKEN FROM MASSACHUSETTS GIS.
- EXISTING SEPTIC SYSTEM, TEST PIT INFORMATION AND WELL LOCATIONS TAKEN FROM REHOBOTH BOARD OF HEALTH FILES AND ARE CONSIDERED APPROXIMATE.

PROJECT DATA

ASSESSORS REFERENCE:
A.P. 39, LOT 97
TOTAL AREA 5.43 ACRES

ZONING REFERENCE:

EXISTING ZONING: R (RESIDENTIAL)
MINIMUM LOT AREA = 60,000 SQ. FT.
MINIMUM LOT FRONTAGE = 200 FT.
FRONT YARD SETBACK = 30 FT.
SIDE YARD SETBACK = 25 FT.
REAR YARD SETBACK = 25 FT.
MAX. BUILDING HEIGHT = 2-1/2 STORY
MAX. COVERAGE = DWELLING 10%
= ACCESSORY BLDG. 10%

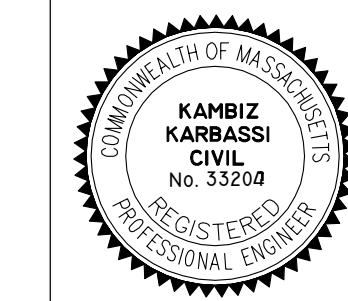
LEGEND:

- BLDG BUILDING
- CB CATCH BASIN
- ELEV ELEVATION
- EOP EDGE OF PAVEMENT
- EXIST EXISTING
- GAL GALLON
- GPD GALLON PER DAY
- INV INVERT
- LP LOW PRESSURE
- MH MANHOLE
- N/F NOW OR FORMERLY
- TYP TYPICAL

LINETYPE LEGEND:

- SUBJECT PROPERTY LINE
- ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING EASEMENT
- EXISTING ELEVATION CONTOUR
- EXISTING ZONING BOUNDARY
- EXIST. ELECTRIC LINE
- EXIST. DRAIN LINE
- EXIST. WATER LINE
- EXIST. SANITARY SEWER LINE
- EXIST. GAS LINE
- EXIST. OVERHEAD WIRE
- 100' WETLAND SETBACK
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE

EXISTING CONDITIONS PLAN



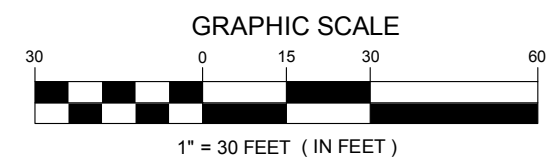
REVISIONS

No.	DATE	DRWN	CHKD

EXISTING CONDITIONS
ASSESSORS MAP 39 LOT 97
LOCATION
51&55 BAY STATE ROAD
REHOBOTH, MASSACHUSETTS

SCALE: AS SHOWN SHEET NO: 1 OF 2
DRAWN BY: DKM DESIGN BY: TJB CHECKED BY: SC
DATE: 9/22/15 PROJECT NO.: 15040.00

PREPARED FOR:
WOMAN'S DEVELOPMENT CORPORATION
861A BROAD STREET
PROVIDENCE, RI 02907
TELEPHONE: 401-941-2900

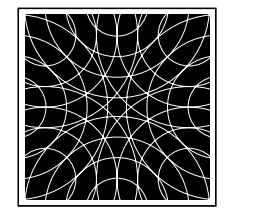


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EXISTING SITE SURVEY

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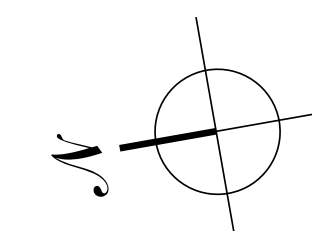
NOT TO SCALE



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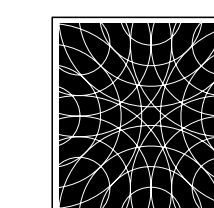
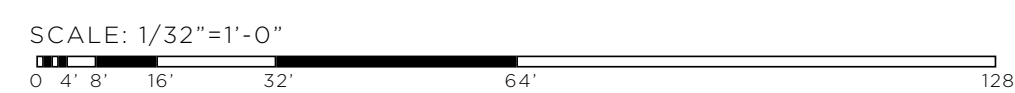
PROPOSED PARKING	
Existing Parking Spaces	32
New Parking Spaces	55
Total Parking Spaces	87



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SITE PLAN

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LEGEND

- Administrative
- Circulation
- Common Space
- 1 Bedroom Units
- 2 Bedroom Units
- Utility

UNIT COUNT

(31) 1 bedroom units @ 600 - 650 sf/ea
 (5) 2 bedroom units @ 865 - 925 sf/ea

(36) total dwelling units

SQUARE FOOTAGE TOTALS

Total Heated - 38,038 sf

First Floor Heated
 Existing: 4,500 sf
 New Addition: 9,200 sf

Second Floor Heated
 Existing: 4,500 sf
 New Addition: 8,775 sf

Third Floor Heated
 New Addition: 8,520 sf



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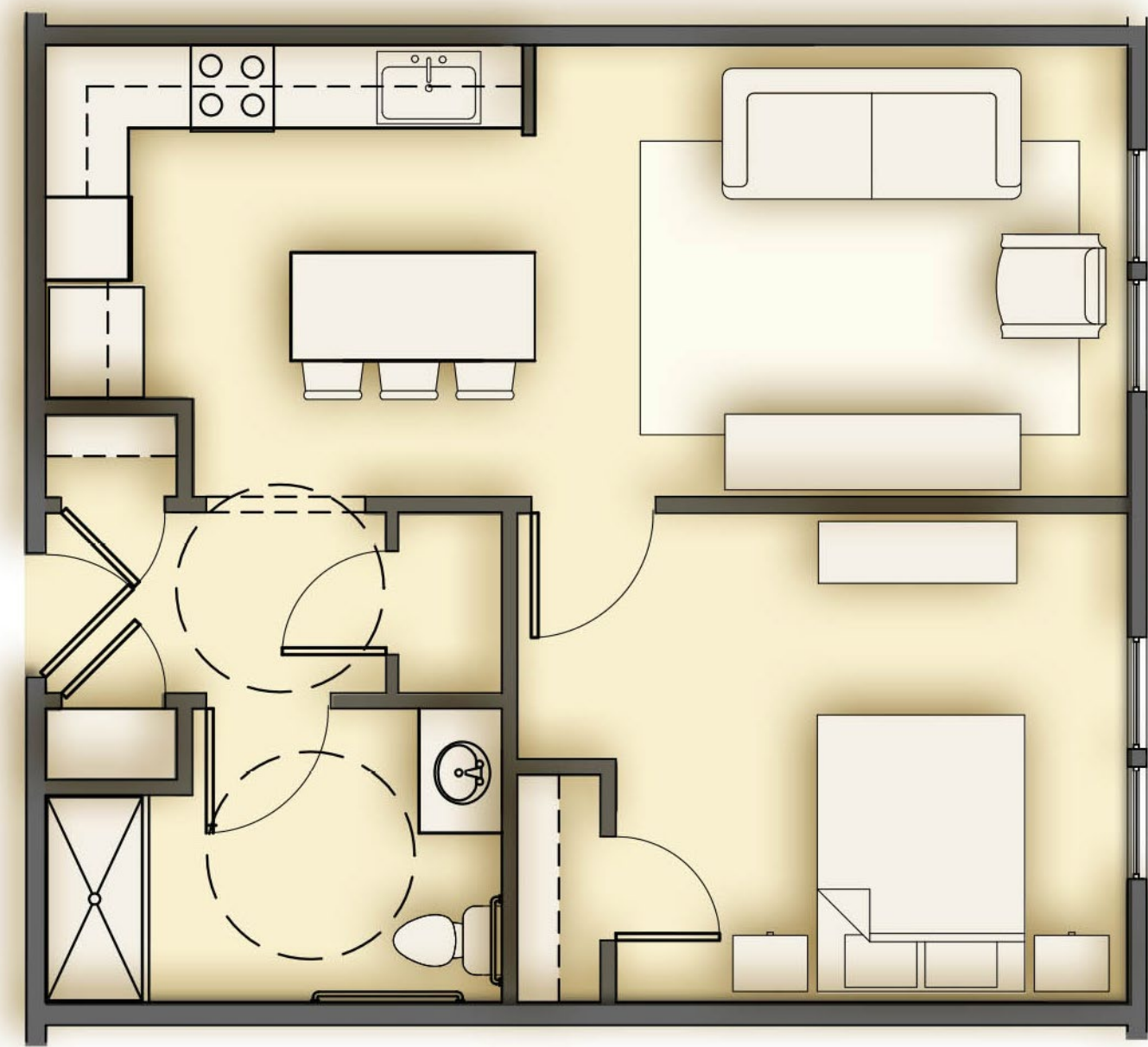
FIRST FLOOR PLAN

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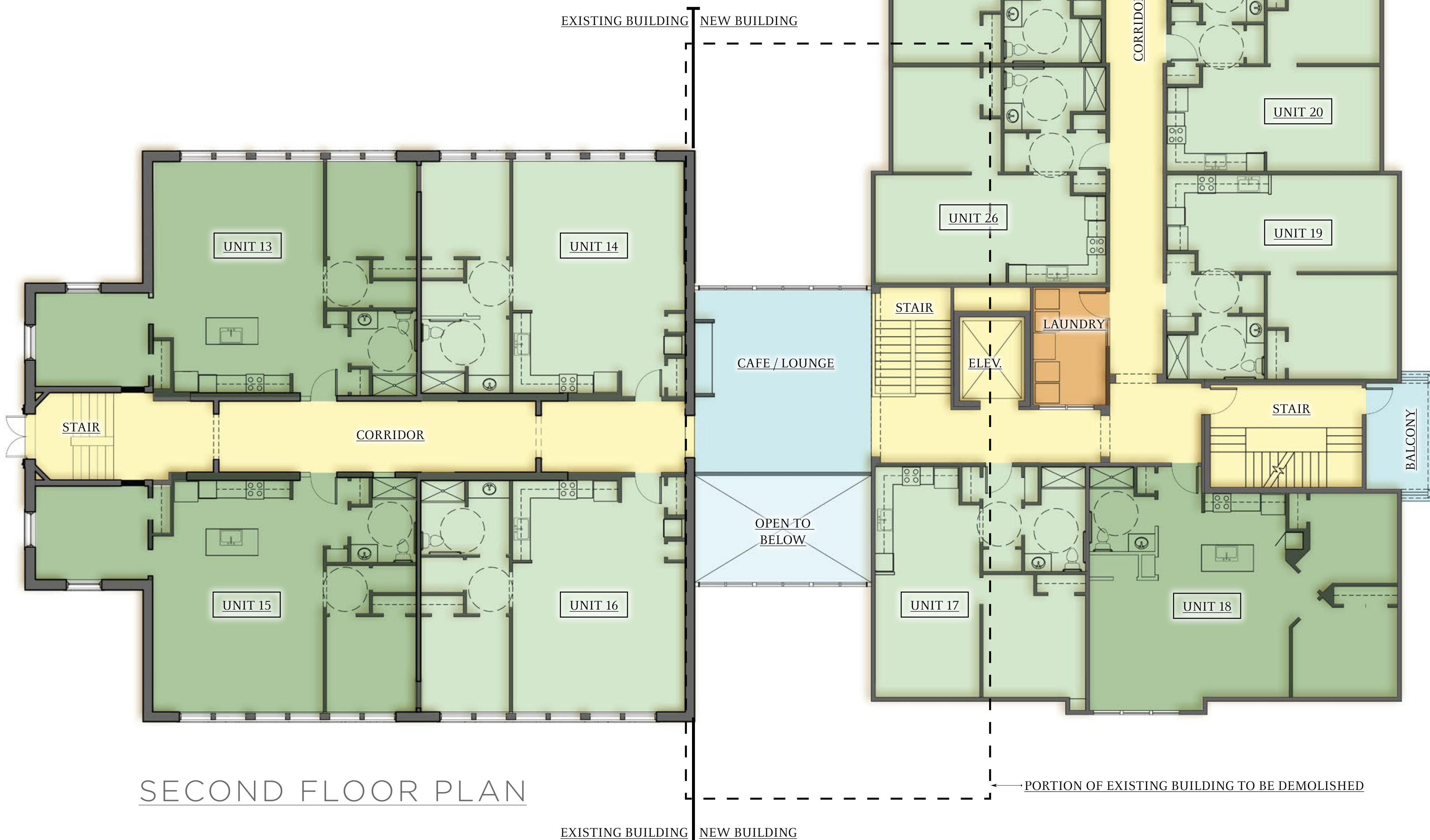
SCALE: 1/8"=1'-0"

LEGEND

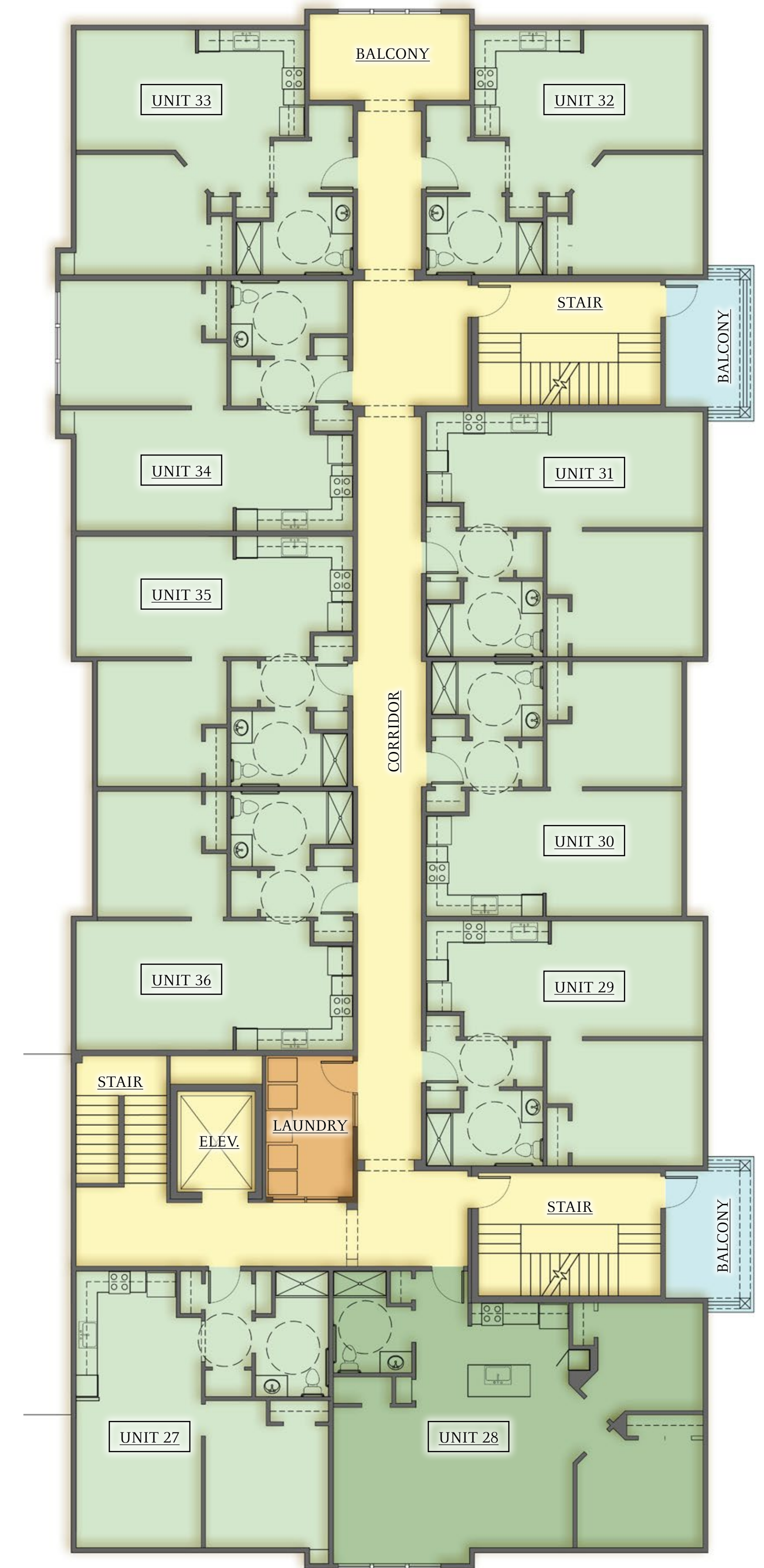
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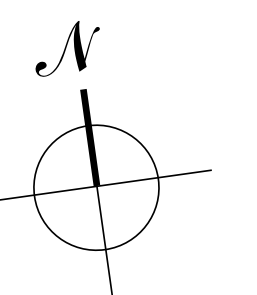
TYPICAL UNIT PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

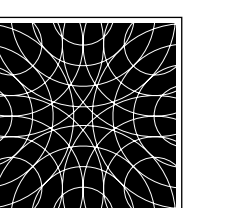


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SECOND & THIRD FLOORPLAN

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SCALE: 1/8"=1'-0"
0 1 2 4 8 16 32





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AERIAL PERSPECTIVE

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STREET ELEVATION



REAR ELEVATION

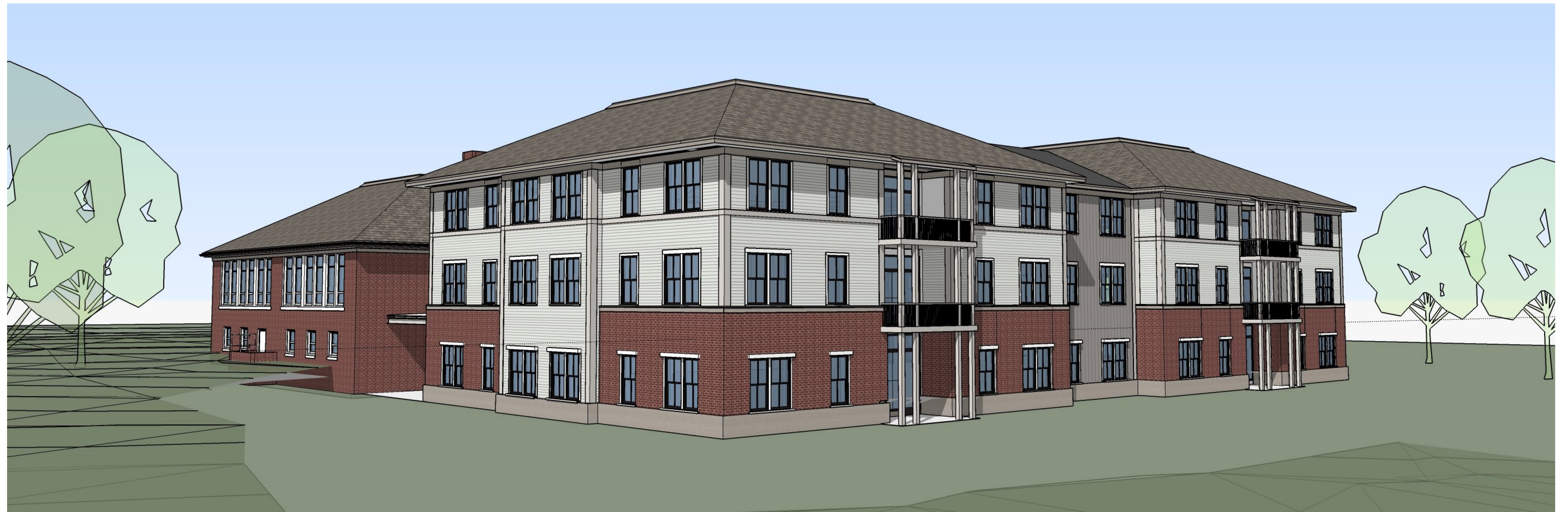
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EXTERIOR VIEWS

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STREET ELEVATION



REAR ELEVATION

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ALTERNATE MATERIAL STUDY RENDERINGS

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