

# CONCEPTUAL DESIGN PACKAGE

ANAWAN SENIOR HOUSING

REHOBOTH, MA

AUGUST 03, 2017



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

[www.unionstudioarch.com](http://www.unionstudioarch.com)

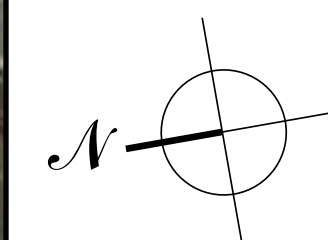
140 Union Street Providence, RI 02903

401.272.4724 401.272.4825

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



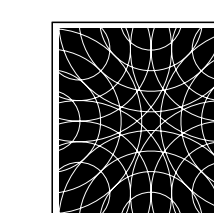
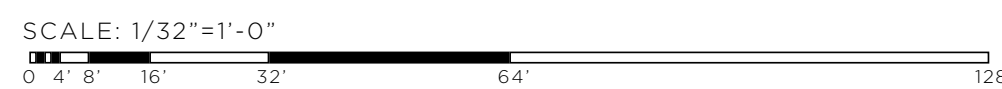
PROPOSED PARKING	
Existing Parking Spaces	61
New Parking Spaces	52
<b>Total Parking Spaces</b>	<b>113</b>



# ANAWAN SENIOR HOUSING

SITE PLAN

APRIL 10, 2017



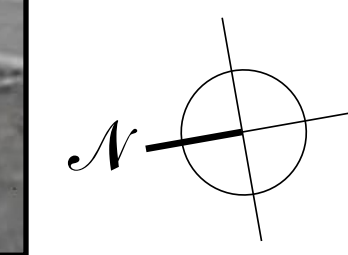


LEGEND

	Existing Parking to Remain
	New Parking Created

PROPOSED PARKING

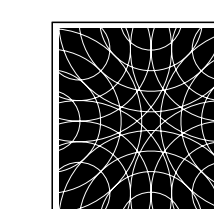
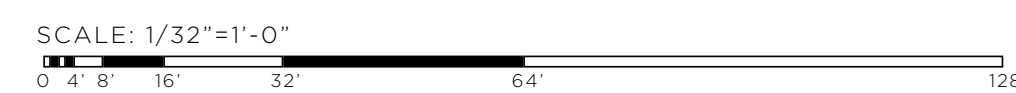
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# ANAWAN SENIOR HOUSING

PARKING DIAGRAM

APRIL 10, 2017



**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**  
 Existing: 4,500 sf  
 New Addition: 8,520 sf

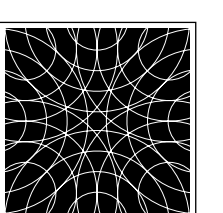


# ANAWAN SENIOR HOUSING

FIRST FLOOR PLAN

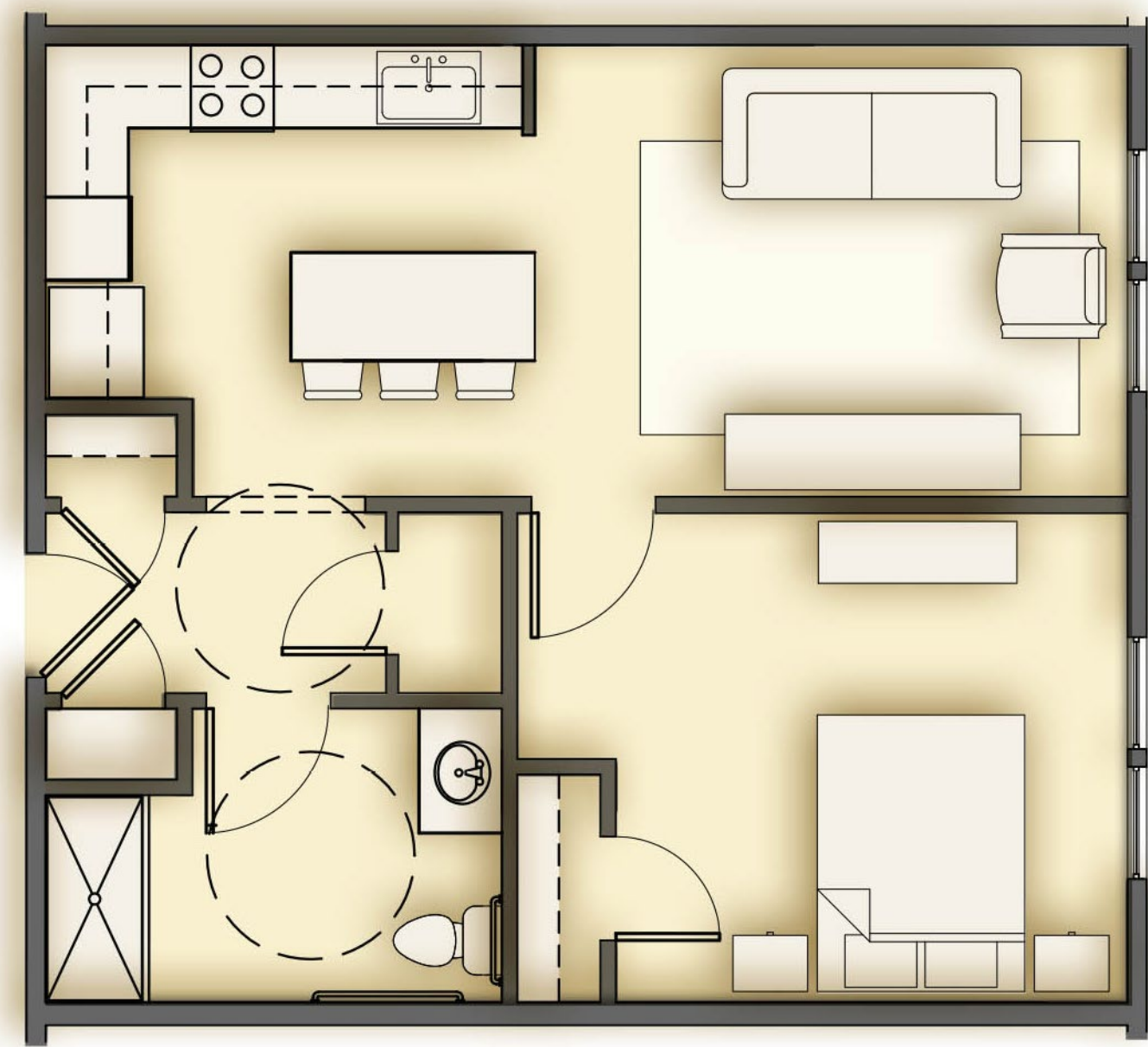
AUGUST 03, 2017

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

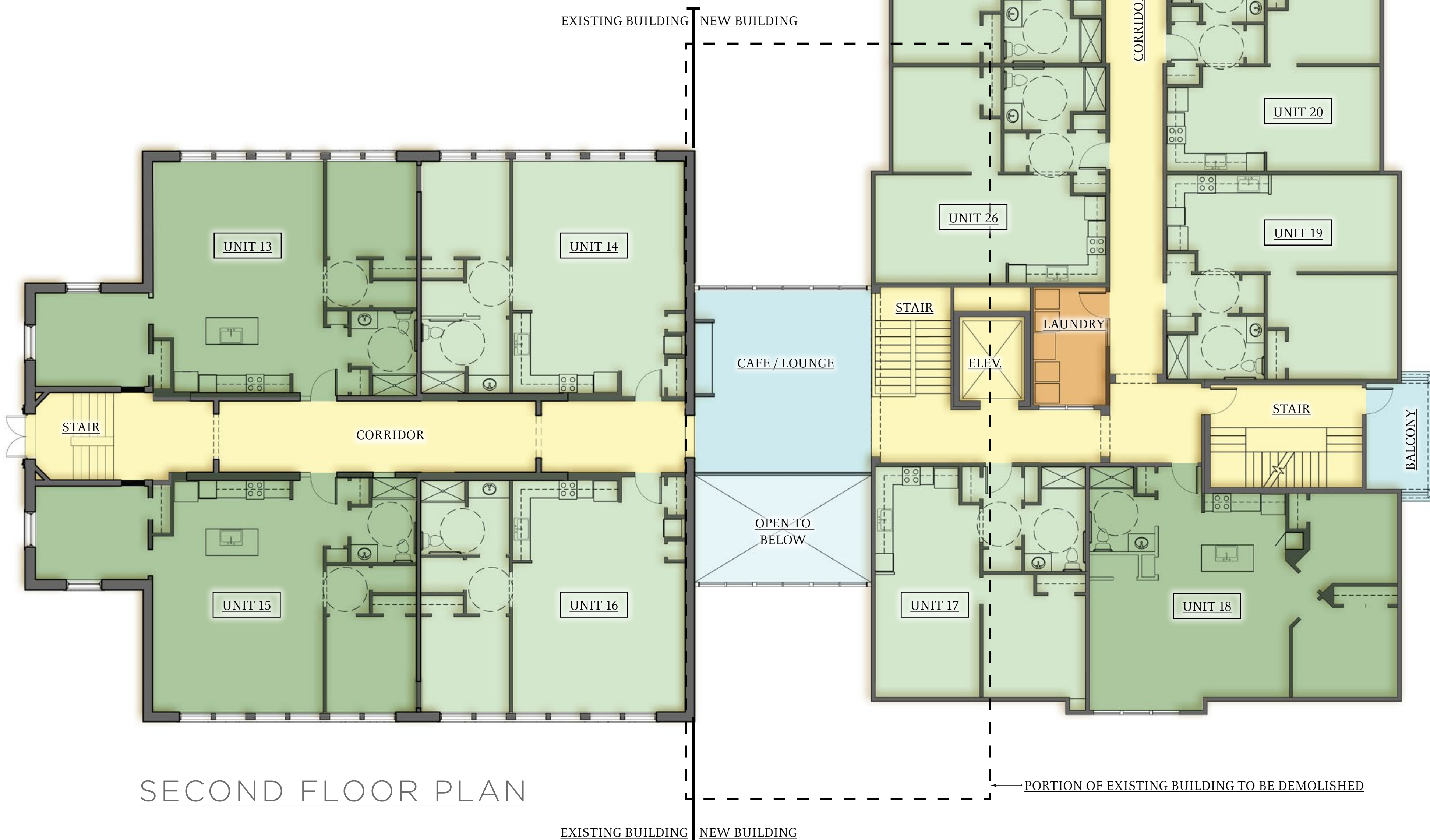


**LEGEND**

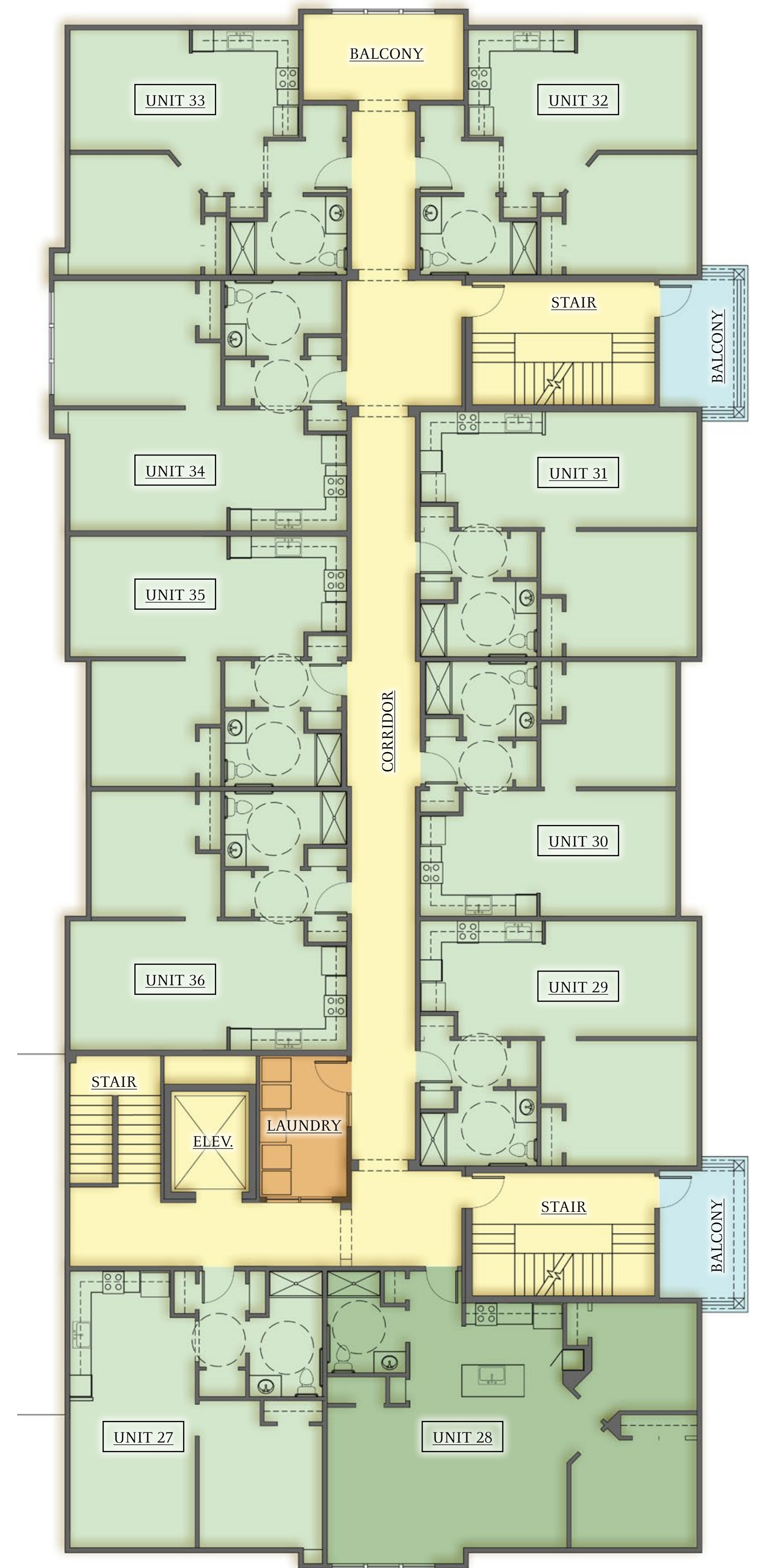
- Administrative
- Circulation
- Common Space
- 1 Bedroom Units
- 2 Bedroom Units
- Utility



TYPICAL UNIT PLAN



SECOND FLOOR PLAN



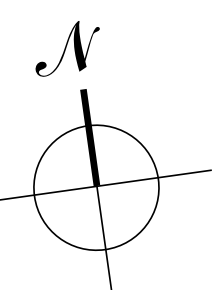
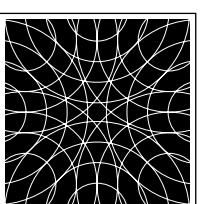
THIRD FLOOR PLAN

# ANAWAN SENIOR HOUSING

SECOND & THIRD FLOORPLAN

AUGUST 03, 2017

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





# ANAWAN SENIOR HOUSING

EARLY CONCEPTUAL PERSPECTIVE

APRIL 10, 2017



STREET ELEVATION



REAR ELEVATION

# ANAWAN SENIOR HOUSING

EXTERIOR VIEWS

APRIL 10, 2017



STREET ELEVATION



REAR ELEVATION

# ANAWAN SENIOR HOUSING

ALTERNATE MATERIAL STUDY RENDERINGS

APRIL 10, 2017



# PROGRESS SUBMISSION RE-DEVELOPMENT PLAN

## FOR "ANAWAN SENIOR HOUSING"

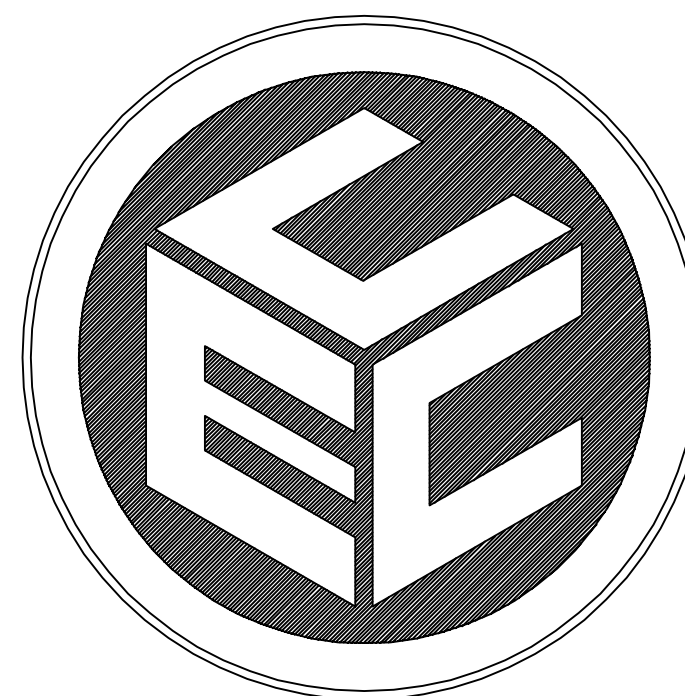
ASSESSORS MAP 39 LOT 97

AT  
51/55 BAY STATE ROAD

IN  
REHOBOTH, MASSACHUSETTS

OWNER  
TOWN OF REHOBOTH  
ANAWAN SCHOOL/COA  
148 PECK STREET  
REHOBOTH, MA 02769

APPLICANT  
WOMEN'S DEVELOPMENT CORPORATION  
861A BROAD STREET  
PROVIDENCE, RI 02907  
TELEPHONE: (401) 941-2900



**COMMONWEALTH**  
ENGINEERS & CONSULTANTS, INC.

400 SMITH STREET  
PROVIDENCE, RHODE ISLAND 02908

AUGUST 3, 2017

**LINETYPE LEGEND:**

SUBJECT PROPERTY LINE	—————
ABUTTING PROPERTY LINE	—————
EXISTING BUILDING SETBACK LINE	—————
EXISTING EASEMENT	—————
EXISTING ELEVATION CONTOUR	98 - - - - 98
EXISTING ZONING BOUNDARY	—————
EXIST. ELECTRIC LINE	—E—
EXIST. DRAIN LINE	—D—
EXIST. WATER LINE	—W—
EXIST. SANITARY SEWER LINE	—S—
EXIST. GAS LINE	—G—
EXIST. OVERHEAD WIRE	—OHW—
25' WETLAND SETBACK	—————
100' WETLAND SETBACK	—————
STONEWALL	~~~~~
EXIST. TREE CANOPY LINE	~~~~~
EXISTING UTILITY POLE	⊙
EXISTING SEWER MANHOLE	⊙

**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



**LOCUS MAP**  
SCALE: AS SHOWN

**LIST OF DRAWINGS**

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. SITE DEVELOPMENT PLAN

**PROJECT DATA**

ASSESSORS REFERENCE:

A.P. 39, LOT 97, TOTAL AREA 5.43 ACRES

ZONING REFERENCE:

ZONING: R (RESIDENTIAL/AGRICULTURAL)

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%

PARKING:

LAND USE: 36-BED SENIOR HOUSING, 8,274 SQ. FT. SENIOR CENTER & PLAYGROUND AREA  
USE ZONING 6.3.K FOR SENIOR HOUSING WHICH USES 6.3.C 'HOTEL' AS CLOSEST SIMILAR USE.  
USE ZONING 6.3.G 'GENERAL BUSINESS' FOR SENIOR CENTER  
USE EXISTING 8 PARKING SPACES FOR PLAYGROUND

SPACES REQUIRED = 1 PER SLEEPING ROOM = 36 SPACES  
SPACES REQUIRED = 8,274 / 200 = 42 SPACES  
SPACES REQUIRED = 8 FOR PLAYGROUND  
TOTAL REQUIRED = 86 SPACES

SPACES PROPOSED = 113 SPACES

BUILDING LOT COVERAGE:

ALLOWED = DWELLING 10%  
= ACCESSORY BLDG. 10%

PROPOSED = 8,274 SQ. FT. (SENIOR CENTER)  
= 13,850 SQ. FT. (SENIOR HOUSING)  
= 380 SQ. FT. (SHEDS)  
= 22,504 SQ. FT. OR 9.6%

OFF STREET LOADING:

REQUIRED = ONE 400 SQ. FT. LOADING AREA FOR EACH 10,000 SQ. FT. GROSS FLOOR AREA OF SENIOR HOUSING BUILDING IS 38,038 SQ. FT.

PROPOSED = NO LOADING AREAS

**REVISIONS**

DATE	DRWN	CHKD

PROJECT NO. 15040.00



A.P. 39, LOT 97  
 5.43 ACRES  
 DB 904 PG 126  
 ZONE: RESIDENTIAL/AGRICULTURAL

- REFERENCE NOTES:**
1. THIS IS NOT A SURVEY PLAN. 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 & HALNON, INC', DB 904 PG 126.
  2. REFERENCE IS MADE TO PLAN ENTITLED 'SENIOR CENTER, AS-BUILT, SITE UTILITY PLAN, SHEET C.3, DATED FEB. 10, 2003, PREPARED BY REINHARDT ASSOCIATES'.
  3. REFERENCE IS MADE TO REHOBOTH, MA ASSESSORS MAPS.
  4. FLOOD ZONE INFORMATION OBTAINED FROM FEMA FLOOD RATE INSURANCE MAP NUMBER 25005C0226F PANEL 226 OF 550, EFFECTIVE DATE JULY 7, 2009.
  5. VERTICAL DATUM IS NAVD88.
  6. WETLAND EDGE TAKEN FROM MASSACHUSETTS GIS.
  7. EXISTING SEPTIC SYSTEM, TEST PIT INFORMATION AND WELL LOCATIONS TAKEN FROM REHOBOTH BOARD OF HEALTH FILES AND ARE CONSIDERED APPROXIMATE.
  8. SUBJECT SITE IS SITUATED IN THE GROUNDWATER PROTECTION DISTRICT.

**PROJECT DATA**

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

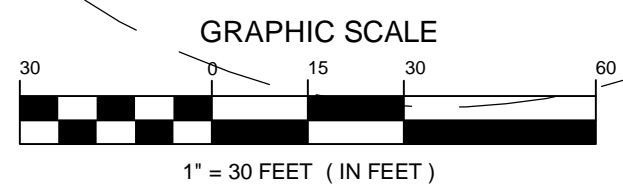
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 MAX. BUILDING HEIGHT = 2-1/2 STORY  
 MAX. COVERAGE = DWELLING 10%  
 = ACCESSORY BLDG. 10%

**OWNER:**  
 TOWN OF REHOBOTH  
 ANAWAN SCHOOL/COA  
 148 PECK STREET  
 REHOBOTH, MA 02769  
 508-252-6502

**APPLICANT:**  
 WOMEN'S DEVELOPMENT CORPORATION  
 861A BROAD STREET  
 PROVIDENCE, RI 02907  
 TELEPHONE: 401-941-2900

**EXISTING CONDITIONS PLAN**



**COMMONWEALTH**  
 LAND SURVEYORS, INC.  
 1182 SOUTH MAIN ST.  
 ATTLEBORO, MA. 02703  
 508-455-2634

REVISIONS			
No.	DATE	DRWN	CHKD

**COMMONWEALTH**  
 ENGINEERS & CONSULTANTS, INC.  
 400 SMITH STREET  
 PROVIDENCE, RHODE ISLAND 02908

**PROGRESS SUBMISSION**  
**RE-DEVELOPMENT PLAN**  
 FOR  
**"ANAWAN SENIOR HOUSING"**  
 ASSESSORS MAP 39 LOT 97  
 AT  
**51/55 BAY STATE ROAD**  
 IN  
**REHOBOTH, MASSACHUSETTS**

SCALE: 1"=30'  
 SHEET NO: 2 OF 3  
 DRAWN BY: DKM    DESIGN BY: TJB    CHECKED BY: KK  
 DATE: 8/3/17    PROJECT NO.: 15040.00



A.P. 39, LOT 97  
 5.43 ACRES  
 DB 904 PG 126  
 ZONE: RESIDENTIAL/AGRICULTURAL

PROPOSED LEASE AREA  
 (2.17 ACRES)

ON-SITE SEWAGE  
 TREATMENT & DISPOSAL  
 SYSTEM WITH NITROGEN  
 REMOVAL TO 10 PPM

(2) PROPOSED PUBLIC  
 WELLS TO SERVICE SENIOR  
 HOUSING & SENIOR CENTER

SITE DEVELOPMENT PLAN



**PROGRESS SUBMISSION  
 RE-DEVELOPMENT PLAN**  
 FOR  
**"ANAWAN SENIOR HOUSING"**  
 ASSESSORS MAP 39 LOT 97  
 AT  
**51/55 BAY STATE ROAD**  
 IN  
**REHOBOTH, MASSACHUSETTS**

REVISIONS			
No.	DATE	DRWN	CHKD

SCALE: AS SHOWN	SHEET NO: 3 OF 3
DRAWN BY: DKM	DESIGN BY: TJB
DATE: 8/3/17	CHECKED BY: KK
PROJECT NO.: 15040.00	

OWNER:  
 TOWN OF REHOBOTH  
 ANAWAN SCHOOL/COA  
 148 PECK STREET  
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PREPARED FOR:  
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