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# 423 Main Street

## Project Outline

Prepared by: STL Group, L.L.C.

Project Name: 423 Main Street - TBD

Project Location: 423 Main Street, Sturbridge, Massachusetts

June 8, 2020

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## SITE & PROJECT DESCRIPTION

### Description of Building

This 0.27 acre property is located at 423 Main Street in Sturbridge. There are to be four (4) artist studio units, (1) existing residential apartment in total. Previous use was four (4) retail shops and one (1) residential apartment.

### Type of Construction

The building will be wood framed and with materials that will be fire resistance rated and have a surplus of structural capacity. The exterior materials will consist of white double four vinyl siding, shingle roofing, wood framed decks, fire rated metal/vinyl exterior doors, and low energy transmitting fiberglass window assemblage.

The interior of all exterior walls and interior partitioning will be finished with Type X gypsum wall board for fire separation between and within the units. Units will be sound isolated using wall studs, offset wall board mounting and sound attenuating fiberglass insulation with resilient channel for floor and ceiling.

The building is to have built in fire, and smoke sensing equipment wired into a general alarm system tied into the Sturbridge Fire Department headquarters. Each building is to have a wet type fire suppression system with sprinkler outlets. The water supply and waste water disposal systems will be connected to the municipal water supply and sewer drainage pipe systems.

### Interior Finishes

The interior finishes will be modern. Interior finishes are to be painted plastered walls, with hardwood flooring throughout. The bathrooms will have tile flooring, and tiled rain showers. Kitchens will have modern cabinets, recessed lights and stainless steel appliances. Cabinetry will be wood with granite countertops.

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## Building Amenities

- Energy Efficient Hot water tanks.
- Individual electric metering.
- Television / Internet cable hook-up.
- Video monitoring of the property
- Locked mail box.
- Complete heating and cooling systems built-in with isolated controls
- Kitchen appliances to be refrigerator, range, microwave with exhaust hoods vented to the exterior, dishwasher, stainless steel sink, garbage disposal. All to be Energy Star compliant.
- Bathrooms to be outfitted with vanity and vessel sink, water closet, 60"x32' shower or 60' tub, ceiling light with exhaust fan vented to the outside of the building.

## Utilities

The building will be served by public utilities. Each tenant will be responsible for heat and electric. The owner will be responsible for water/sewer and trash removal.

## Parking Lot

The building will make use of the existing gravel lot and have the parking lines delineated by pavers. At a later date (Spring 2021) a NOI will be submitted for the paving of the lot as shown on the site plan. Because of the narrow entrance existing for the driveway, all tenants will be educated on proper procedure for entering and exiting the property. In addition, a "Stop" and "Go Slow" sign will be posted. Also, the bay window that is on the driveway entrance side will be removed to maximize space.