
2 School Street 602 Main Street

Project Outline

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

Project Name: TBD

Project Location: 2 Brookfield Rd, aka 2 School Street / 602 Main Street, Sturbridge, Massachusetts

September 2, 2021

SITE & PROJECT DESCRIPTION

Existing Building and Lot Descriptions

2 School Street is a 0.33 acre lot with an existing 2,573 sq. ft. building and 12 parking spaces. The overall lot size is 14,374 sq. ft. This is an existing 17.9% lot coverage.

602 Main Street is a 0.31 acre lot with an existing 14 parking lot spaces. The overall lot size is 13,503 sq. ft.

Combined these lots total 26 parking spaces which are 9' x 20' each.

Proposed Building and Parking Lot Description

2 School Street will have 6 artist studios in the existing structure. The proposed addition located at the rear of the existing building will have an additional 6 artist studios, totaling 12 artist studios combined. The existing building footprint is 2,573 sq. ft. The new addition in the rear will have a footprint of 1,536 sq. ft. totaling 4,109 sq. ft. which is 28% lot coverage of the property. Additionally, from the existing 12 parking lot spaces 8 will be subtracted and moved to the 602 Main Street Lot, while 5 parking spots will remain on the 2 School Street lot comprised of 1 (16 x 20') handicap spot and 4 (8 x 20') spots.

The 602 Main Street parking lot will feature a total of 19 parking lot spaces, comprised of 2 (8 x 20') and 17 (9 x 20') spots using the existing setbacks. The proposed project subtracts 2 parking lot spaces from the overall properties, from 26 to 24 parking spots, while keeping the majority of parking spots the same size and improving ADA accessibility.

Artist Studio Policy and Demand

Please see the attached Artist Studio "lease language" that is utilized for all prospective tenants. With the long term effects of COVID-19 and new technology - increasing the work / home demand, this project allows Sturbridge to adapt to the developing standard.

Stormwater

The project utilizes the existing building structure along with both parking lot areas. The new building (proposed addition) decreases the impervious parking lot area. All setbacks, drainage and slopes with traprock will remain as the existing conditions which will not trigger any additional stormwater plans.

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.

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.

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- 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.