
505 Main Street

Project Outline

Prepared by: STL505, L.L.C.

Project Name: 505 Main Street - TBD

Project Location: 505 Main Street, Sturbridge, Massachusetts

October 15, 2023

SITE & PROJECT DESCRIPTION

Description of Building

This 0.39 acre property is located at 505 Main Street in Sturbridge, with the parking lot designed to fit 16 spaces. There are to be five (5) artist studio units, and three (3) existing residential apartments in total. Previous use was a Subway and three (3) residential apartments.

Proposed Building and Parking Lot Description

505 Main Street will have five (5) artist studios and three (3) residential apartments. The proposed plans utilize the existing footprint with a small addition located at the rear of the existing building. The existing building footprint is 2,390 sq. ft. with a 12.7% lot coverage. With the new addition, it will have a footprint of 2,632 sq. ft. bringing the total lot coverage to 16%. From the existing 19 parking lot spaces that vary in size, we are reducing to 16 total spots. Seven (7) spots will be 9'x18' and nine (9) parking spots will remain at 9'x16'.

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

Please refer to the Stormwater report attached to this application.

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

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- 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

There will be a lot designed for 16 spaces with a rain garden system for stormwater.