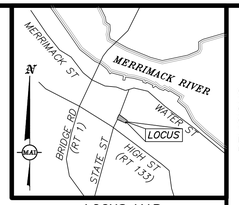
TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
1	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
2	TOP OF GRANITE POST, 3.5' A.G.	107.26

(SEE NOTE 6)



LOCUS MAP
(NOT TO SCALE)

EXISTING LEGEND:

- 101 — ONE FOOT CONTOUR
- 100 — FIVE FOOT CONTOUR
- GRANITE CURB
- IRON FENCE
- WOOD FENCE
- RETAINING WALL
- BRICK
- CONCRETE
- ASPHALT PARKING AREA TO BE REMOVED
- SIGN
- HANDICAP RAMP
- BOLLARD
- BENCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- G — COMPILED GAS LINE
- GAS GATE
- GM — GAS METER
- TEC — COMMUNICATIONS LINE
- +UGC — UNDERGROUND CABLE PAINT MARKING
- TELEPHONE MANHOLE
- OHW — OVERHEAD WIRES
- E — COMPILED ELECTRIC LINE
- LIGHT POLE
- E — ELECTRIC MANHOLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY WIRE
- EHH — ELECTRIC HANDHOLE
- AIR CONDITIONER
- D — DRAIN LINE
- D — COMPILED DRAIN LINE
- DRAIN MANHOLE
- D — COMPILED DRAIN MANHOLE
- CATCH BASIN
- COMPILED CATCH BASIN
- AREA DRAIN/ROUND CATCH BASIN
- D-SHAPE CATCH BASIN
- DOUBLE CATCH BASIN
- oCO — CLEANOUT
- W — WATER LINE
- W — COMPILED WATER LINE
- +UGW — UNDERGROUND WATER PAINT MARKING
- WATER GATE
- WM — COMPILED WATER GATE
- HYDRANT
- WS — WATER SERVICE
- ICV — IRRIGATION CONTROL VALVE
- S — SEWER LINE
- S — COMPILED SEWER LINE
- SEWER MANHOLE
- S — COMPILED SEWER MANHOLE
- MANHOLE
- TERMINUS UNKNOWN
- A.G. — ABOVE GROUND
- BIT. CONC. — BITUMINOUS CONCRETE
- CI — CAST IRON
- CONC. — CONCRETE
- CS — CORRUGATED STEEL
- FFF — FINISHED FIRST FLOOR
- GEN — GENERATOR
- GC — GRANITE CURB
- i/o/b — INVERT
- PVC — POLYVINYL CHLORIDE
- RWS — STONE RETAINING WALL
- (TBR) — TO BE REMOVED

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) IN APRIL AND JULY 2019, AND JANUARY 2020.
2. THE SUBJECT PROPERTY IS LOCATED IN THE DOWNTOWN BUSINESS DISTRICT (B2) AND THE DOWNTOWN OVERLAY DISTRICT.
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ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

RECORD OWNER:

INSTITUTION FOR SAVINGS IN NEWBURYPORT AND ITS VICINITY
93 STATE STREET
NEWBURYPORT, MASSACHUSETTS 01950

- DEED BOOK 764, PAGE 51
- DEED BOOK 1851, PAGE 347
- DEED BOOK 1889, PAGE 219
- DEED BOOK 3423, PAGE 564
- DEED BOOK 5448, PAGE 338
- DEED BOOK 6788, PAGE 210

REFERENCES:

- PLAN BOOK 35, PLAN 13
- PLAN IN RECORD BOOK 2526, PAGE 1
- PLAN 292 OF 1945
- PLAN 704 OF 1955

DOCUMENTS ON RECORD AT THE ESSEX SOUTH COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE
SCALE: 1"= 20'
10 0 10 20 40 80

BK. #673, PG. #17,40
DWG. No. 6215_REC.DWG

REVISIONS

DATE	DESCRIPTION	BY
05/20/20	REVISED SUBMISSION	NB
02/06/20	REVISED DEMO AREAS & ITEMS TBR	NB

93 STATE STREET
RECORD CONDITIONS & DEMO PLAN
LOCATED IN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
INSTITUTION FOR SAVINGS

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
60 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

DESIGNED BY:
CHECKED BY:

DATE: JANUARY 8, 2020
SCALE: 1"=20'
SHEET No. 2 OF 7
PROJECT No. 6215

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SCHEDULE OF DIMENSIONAL CONTROLS

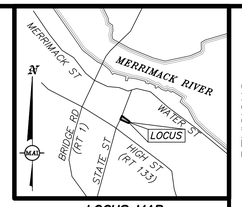
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA:	5,000 S.F.	36,998±S.F.	36,998±S.F.
FRONTAGE:	60 FT.	491.06± FT.	491.06± FT.
LOT WIDTH:	N/A	VARIES	VARIES
FRONT YARD:	0 FT.	37.4± FT.	0.7± FT.
SIDE YARD:	0 FT.	2.7± FT.	11.2± FT.
REAR YARD:	0 FT.	4.5± FT.	5.5± FT.
BUILDING LOT COVERAGE:	100%	18%	39%

TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
1	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
2	TOP OF GRANITE POST	107.26

(SEE NOTE 6 SHEET 2)



LOCUS MAP
(NOT TO SCALE)

EROSION CONTROL LEGEND

PROPOSED FILTERMITT
PROPOSED SILTSAC CATCHBASIN INLET PROTECTION

EROSION CONTROL NOTES:

1. ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BY PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
2. EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY TO ENSURE PROPER FUNCTION.
3. LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

PROPOSED LEGEND

+99.70	PROPOSED SPOT ELEVATION
	PROPOSED VERTICAL GRANITE CURB
	PROPOSED FLUSH GRANITE CURB
	PROPOSED WALL
	PROPOSED WOODEN FENCE
	PROPOSED CONCRETE WALK
	PROPOSED CRUSHED STONE
	PROPOSED SUBSURFACE DETENTION FACILITY
	PROPOSED BRICK SIDEWALK
	PROPOSED DECORATIVE POLE LIGHT
	PROPOSED RECESSED LIGHT
PDMH	PROPOSED DRAIN MANHOLE
PVCB	PROPOSED VORTECH CATCHBASIN
PCB	PROPOSED CATCHBASIN
PVGC	PROPOSED VERTICAL GRANITE CURB
PFGC	PROPOSED FLUSH GRANITE CURB

PARKING NOTES:

1. TOTAL NUMBER OF PARKING SPACES BASED ON USE OF CITY LIFT 2600X6750 SUBTERRANEAN PARKING SYSTEM.

GRAPHIC SCALE
SCALE: 1"= 20'
10 0 10 20 40 80

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

(XREF: 6215-REC)
DWG. No. 6215_SITE.DWG

REVISIONS

DESCRIPTION	DATE	BY
PEER REVIEW COMMENTS 01/20/20	02/06/20	NB
BUILDING/PARKING REDESIGN	03/25/20	NB
REVISED SUBMISSION	05/20/20	NB

93 STATE STREET

SITE LAYOUT, GRADING & EROSION CONTROL PLAN
LOCATED IN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
INSTITUTION FOR SAVINGS

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
60 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

DESIGNED BY: NB
CHECKED BY: CEW

DATE: JANUARY 8, 2020
SCALE: 1"=20'
SHEET No. 3 OF 7
PROJECT No. 6215

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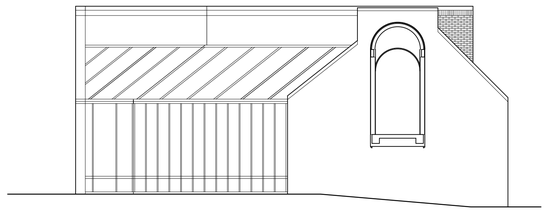
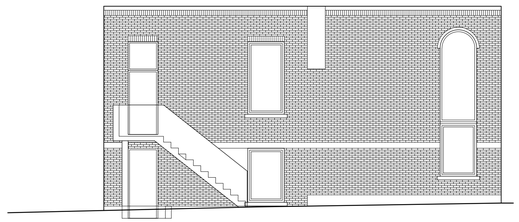
1 EXISTING NORTH ELEVATION



2 EXISTING WEST ELEVATION



3 EXISTING EAST ELEVATION

4 EXISTING NORTH ELEVATION

IFS MAY 20
REVISED
SUBMISSION
ARCHITECTURALS

REGISTERED ARCHITECT
CHARLES K. RUTTER
No. 5731
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

Woodman Associates Architects

Architecture
Design
Planning

76 State Street
Newburyport, MA
01950 USA

978-462-9522
978-462-9523 fax
email @
WoodmanAssociates.com

Project:
INSTITUTION FOR SAVINGS
OFFICE ADDITION

Location:
93 STATE STREET
NEWBURYPORT, MA

Drawing Title:
EXISTING ELEVATIONS

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

Date:
5/20/20

Consultants:

Project No:
17004.00

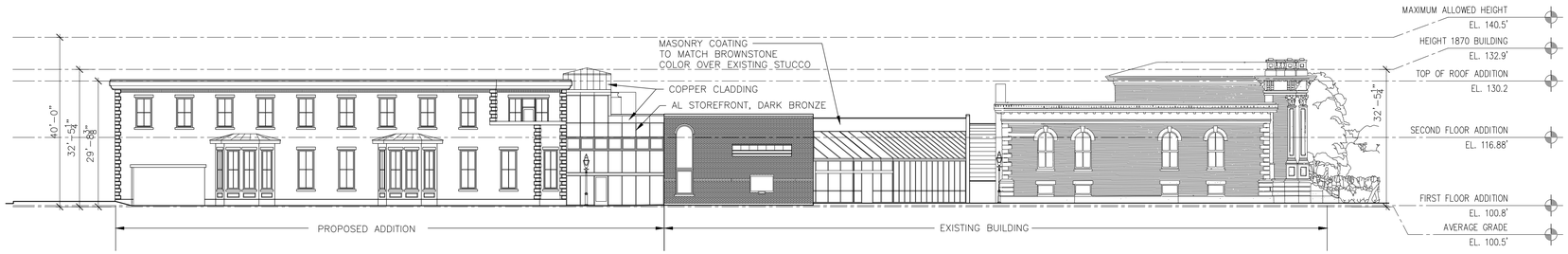
Drawn by:
CKN

Checked by:

Revisions:

WOODMAN ASSOCIATES

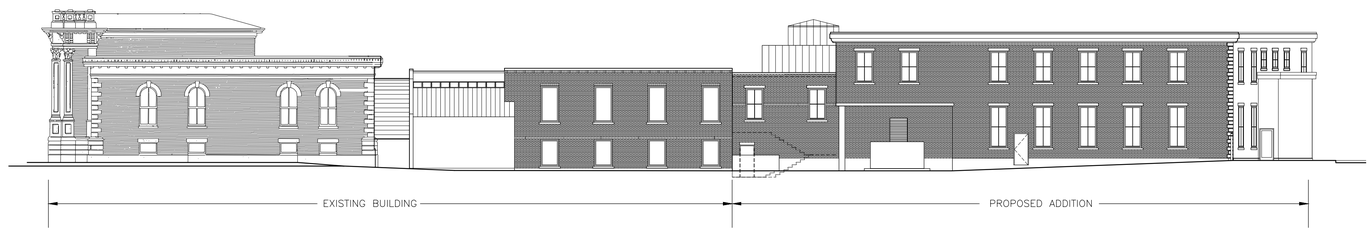
3.1
Drawing No.



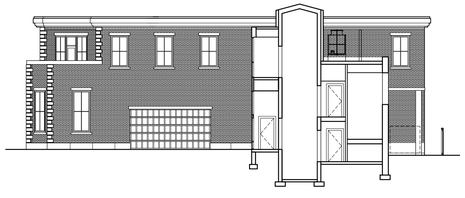
1 PROPOSED NORTH ELEVATION

2 PROPOSED NORTHWEST ELEVATION

3 PROPOSED EAST ELEVATION



4 PROPOSED SOUTH ELEVATION



5 PROPOSED WEST ELEVATION/SECTION

6 PROPOSED NORTHEAST ELEVATION

IFS MAY 20
REVISED
SUBMISSION
ARCHITECTURALS

Woodman
Associates
Architects

Architecture
Design
Planning

76 State Street
Newburyport, MA
01950 USA

978-462-9522
978-462-9523 fax
email @
WoodmanAssociates.com

Project:
INSTITUTION FOR SAVINGS
OFFICE ADDITION

Location:
93 STATE STREET
NEWBURYPORT, MA

Drawing Title:
PROPOSED OVERALL
ELEVATIONS

Scale:
1/16"=1'-0"

Date:
5/20/20

Consultants:

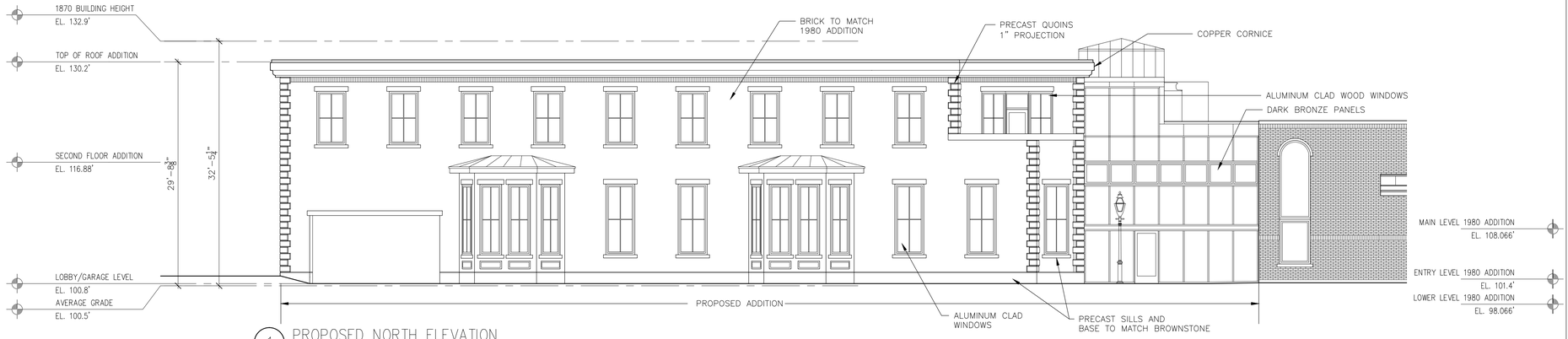
Project No:
17004.00

Drawn by:
CKN

Checked by:

Revisions:

3.2
Drawing No.



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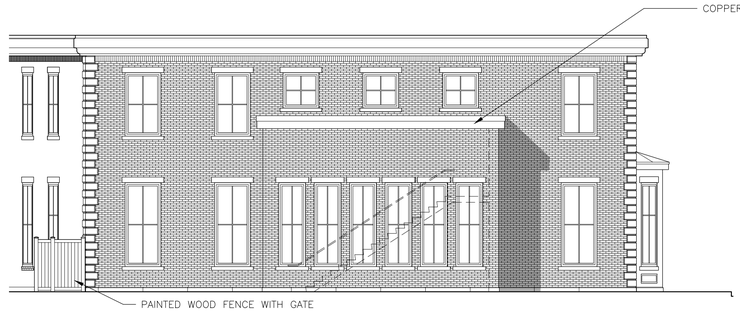
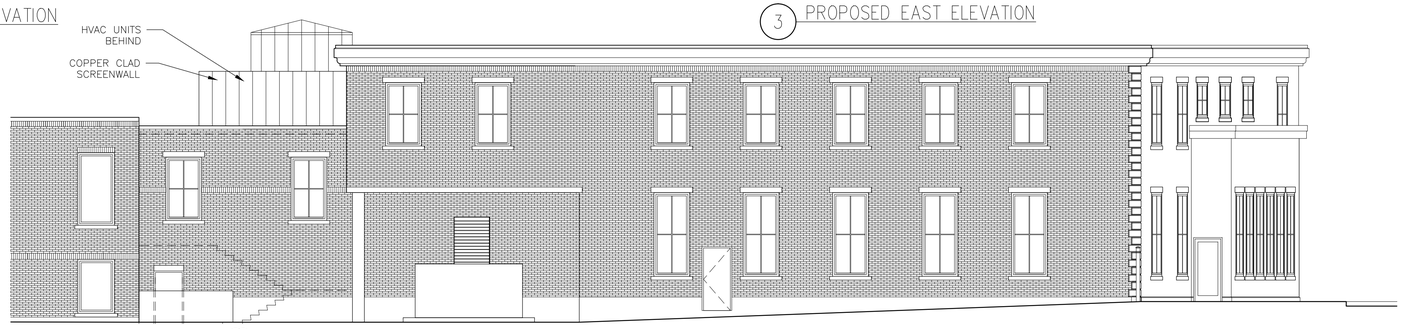
2 PROPOSED NORTHWEST ELEVATION



3 PROPOSED EAST ELEVATION



4 PROPOSED SOUTH ELEVATION

5 PROPOSED WEST ELEVATION/SECTION

6 PROPOSED NORTHEAST ELEVATION

IFS MAY 20
REVISED
SUBMISSION
ARCHITECTURALS

REGISTERED ARCHITECT
CHARLES K. NOYES
No. 5731
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

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INSTITUTION FOR SAVINGS
OFFICE ADDITION

Location:
93 STATE STREET
NEWBURYPORT, MA

Drawing Title:
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Scale:
1/8"=1'-0"

Date:
5/20/20

Consultants:

Project No:
17004.00

Drawn by:
CKN

Checked by:

Revisions:

WOODMAN ASSOCIATES

3.3
Drawing No.

Institution for Savings

CONCEPT STUDY

May 18, 2020

Landscaping not finalized

Landscaping not finalized

Landscaping not finalized

Landscaping not finalized

Landscaping not finalized

Landscaping not finalized

Landscaping not finalized

INSTITUTION
FOR
SAVINGS
93
INSTITUTION
FOR SAVINGS
MAIN OFFICE

TANGRAM 3DS

TANGRAM 3DS

TANGRAM 3DS

TANGRAM 3DS

TANGRAM 3DS

TANGRAM 3DS

G. MELLO

TANGRAM 3DS

16
BRUCE BENNETT
2WH 234
ROUTE 7 WILTON, CT
TANGRAM 3DS

NO PARKING
salt & grove
SHOP | STUDIO

Google

Street View

Broad St
Munroe St
Warren St
Carter St
Eagle St

Google

Image capture: Aug 2012 © 2020 Google United States Terms Report a problem

20 Charles St
Newburyport, Massachusetts
Google
Street View
Charles St
Water St
James S
Ship St
Smith St
Beck St
Salem St
Franklin St
Google
Image capture: Sep 2012 © 2020 Google United States Terms Report a problem

Salem St
Newburyport, Massachusetts
Google
Street View
Water St
Ship St
Smith St
Beck St
Charles St
Franklin St
Salem St
Google
Image capture: Sep 2012 © 2020 Google United States Terms Report a problem

10 Independent St
Newburyport, Massachusetts
Google
Street View
Waterfront Park
GARRISON INN
Boutique Hotel
Middle St
Liberty St
Essex St
Charter St
Harris St
Google
Image capture: Jul 2015 © 2020 Google United States Terms Report a problem

16
BRUCE BENNETT
2WH 234
ROUTE 7 WILTON, CT
TANGRAM 3DS

AVERAGE ROOF ELEVATION:

No. 9 PROSPECT	121.0±
No. 11–13 PROSPECT	130.3±
No. 15–17 PROSPECT	130.3±
No. 19–21 PROSPECT	130.3±
No. 16 PROSPECT	127.2±
No. 4 OTIS	125.5±
No. 9–11 GARDEN	134.0±

TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
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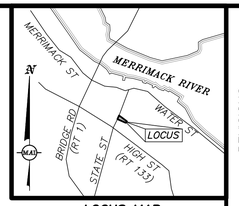

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RECORD OWNER:

INSTITUTION FOR SAVINGS IN NEWBURYPORT AND ITS VICINITY
93 STATE STREET
NEWBURYPORT, MASSACHUSETTS 01950

- DEED BOOK 764, PAGE 51
- DEED BOOK 1851, PAGE 347
- DEED BOOK 1889, PAGE 219
- DEED BOOK 3423, PAGE 564
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REFERENCES:

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- PLAN IN RECORD BOOK 2526, PAGE 1
- PLAN 292 OF 1945
- PLAN 704 OF 1955

DOCUMENTS ON RECORD AT THE ESSEX SOUTH COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE
SCALE: 1"= 20'
10 0 10 20 40 80

DRAFT RELEASE
01/23/2020

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION

BK. #673, PG. #17,40
DWG. No. 6215_REC.DWG

REVISIONS | BY | DESCRIPTION | DATE

93 STATE STREET
BUILDING HEIGHT PLAN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
INSTITUTION FOR SAVINGS

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-0447
60 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030
WWW.MERIDIANASSOC.COM

DESIGNED BY: | CHECKED BY:

DATE: JANUARY 23, 2020
SCALE: 1"=20'
SHEET No. 1 OF 1
PROJECT No. 6215

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