



INSTITUTION FOR SAVINGS

Building Stronger Communities Together Since 1820

OFFICE ADDITION

October 8, 2020

Plan Drawings

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 FT.
SIDE YARD:	0 FT.	126.4± FT.	0 FT.
REAR YARD:	0 FT.	2.7± FT.	5.1± FT.
PARKING SPACES:	62	36	62

TEMPORARY BENCHMARK CHART

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

(SEE NOTE 6 SHEET 2)



REVISIONS

DATE	DESCRIPTION	BY
06/28/20	REVISED SUBMISSION	MB
06/24/20	ADD PARKING SPACE & BIKE RACKS	MB
05/20/20	REVISED SUBMISSION	MB
03/25/20	BUILDING/PARKING REVISION	MB
02/06/20	PEER REVIEW COMMENTS 01/20/20	MB



EROSION CONTROL LEGEND

- PROPOSED SILTSAC CATCHBASIN INLET PROTECTION

EROSION CONTROL NOTES:

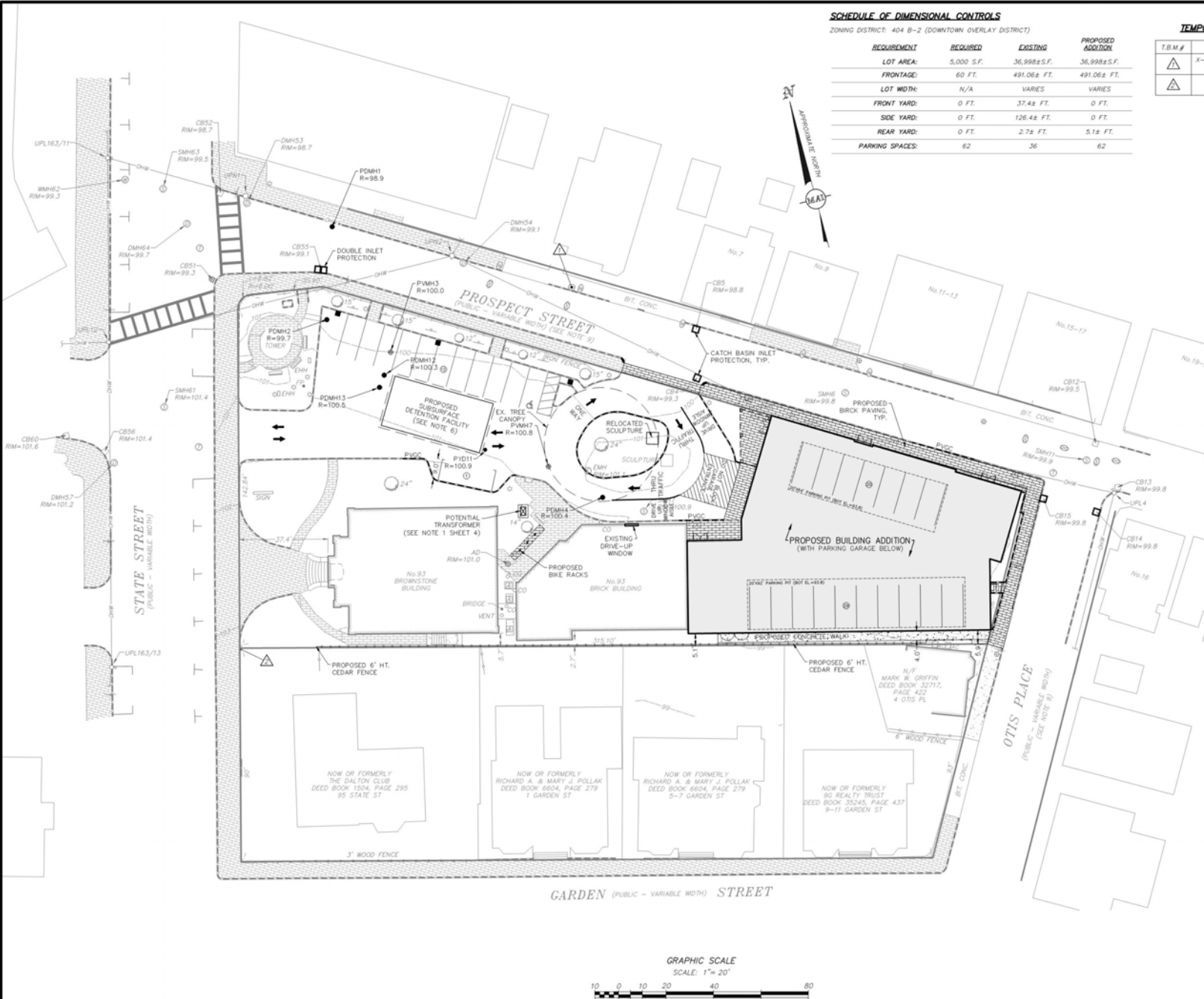
- ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BE PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
- EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY TO ENSURE PROPER FUNCTION.
- LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION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

PROPOSED LEGEND

- PROPOSED VERTICAL GRANITE CURB
- PROPOSED WOODEN FENCE
- PROPOSED CONCRETE WALK
- PROPOSED BRICK PAVING
- PROPOSED SUBSURFACE DETENTION FACILITY
- PROPOSED WHEELCHAIR RAMP
- PROPOSED DECORATIVE POLE LIGHT
- PROPOSED RECESSED LIGHT
- PROPOSED BIKE RACK
- PROPOSED DRAIN MANHOLE
- PROPOSED VORTEX CATCHBASIN
- PROPOSED CATCHBASIN
- PROPOSED VERTICAL GRANITE CURB

PARKING NOTES:

- TOTAL NUMBER OF PARKING SPACES BASED ON USE OF CITY LIFT 2600X750 SUBTERRANEAN PARKING SYSTEM.



93 STATE STREET
SITE LAYOUT, GRADING & EROSION CONTROL PLAN
 LOCATED TO
NEWBURYPORT, MASSACHUSETTS
 (ESSEX COUNTY)
 PREPARED FOR
INSTITUTION FOR SAVINGS

MERIDIAN ASSOCIATES
 596 COMMONWEALTH CENTER, SUITE 800
 WESTINGHOUSE CENTER, NEWBURYPORT, MA 01951
 TELEPHONE: (978) 294-4447 FAX: (978) 294-4448
 WWW.MERIDIANASSOCIATES.COM

DESIGNED BY: MB
 CHECKED BY: CEW
 DATE: 9/28/2020
 SCALE: 1"=20'
 SHEET No. 3 of 7
 PROJECT No. 6215



**FOR PERMITTING ONLY
NOT FOR CONSTRUCTION**

PROSPECT STREET

A201

A203

A203

A202

A203

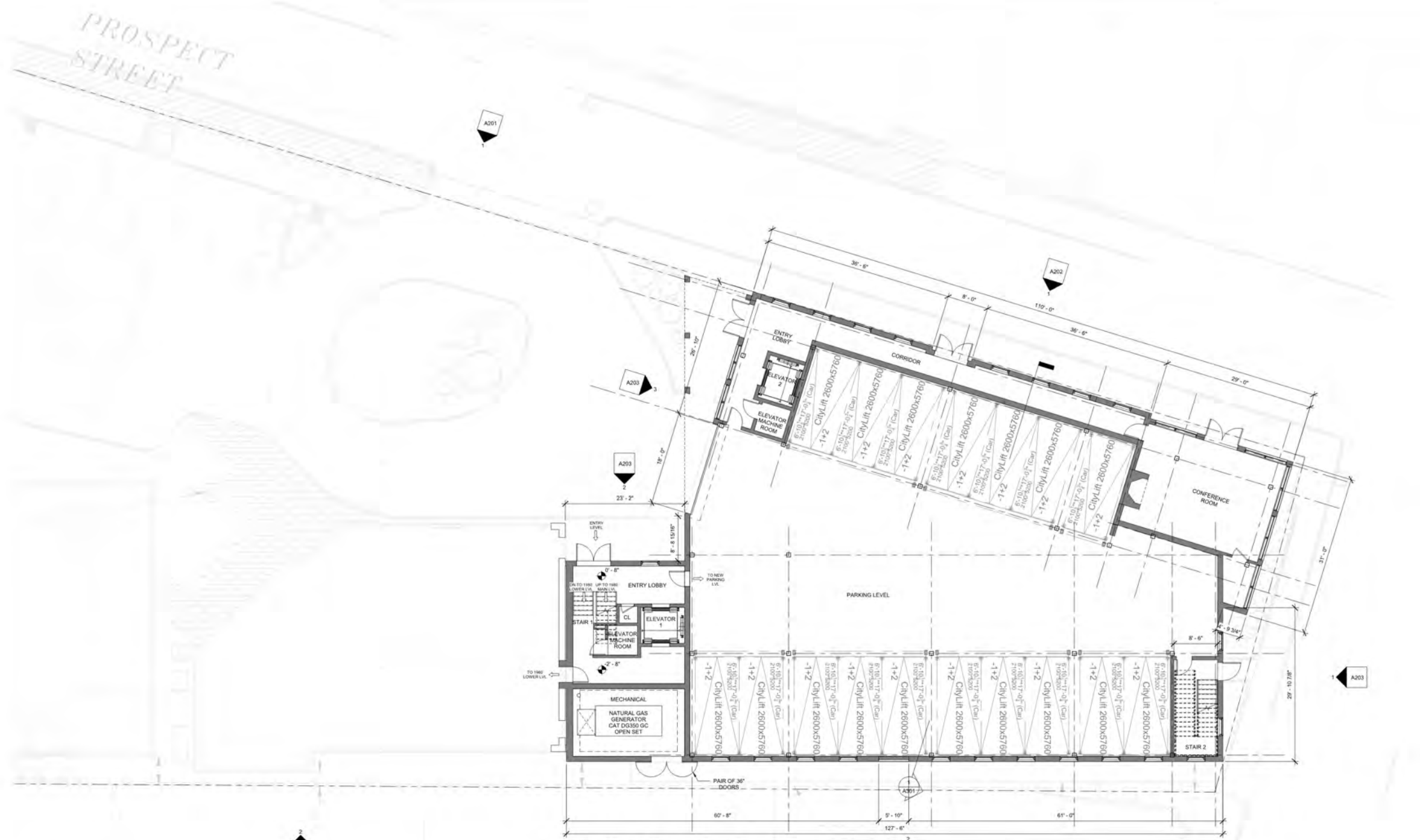
A201

A202

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FIRST FLOOR PLAN

09/30/2020



PROSPECT STREET

A201

A203

A203

A202

A203

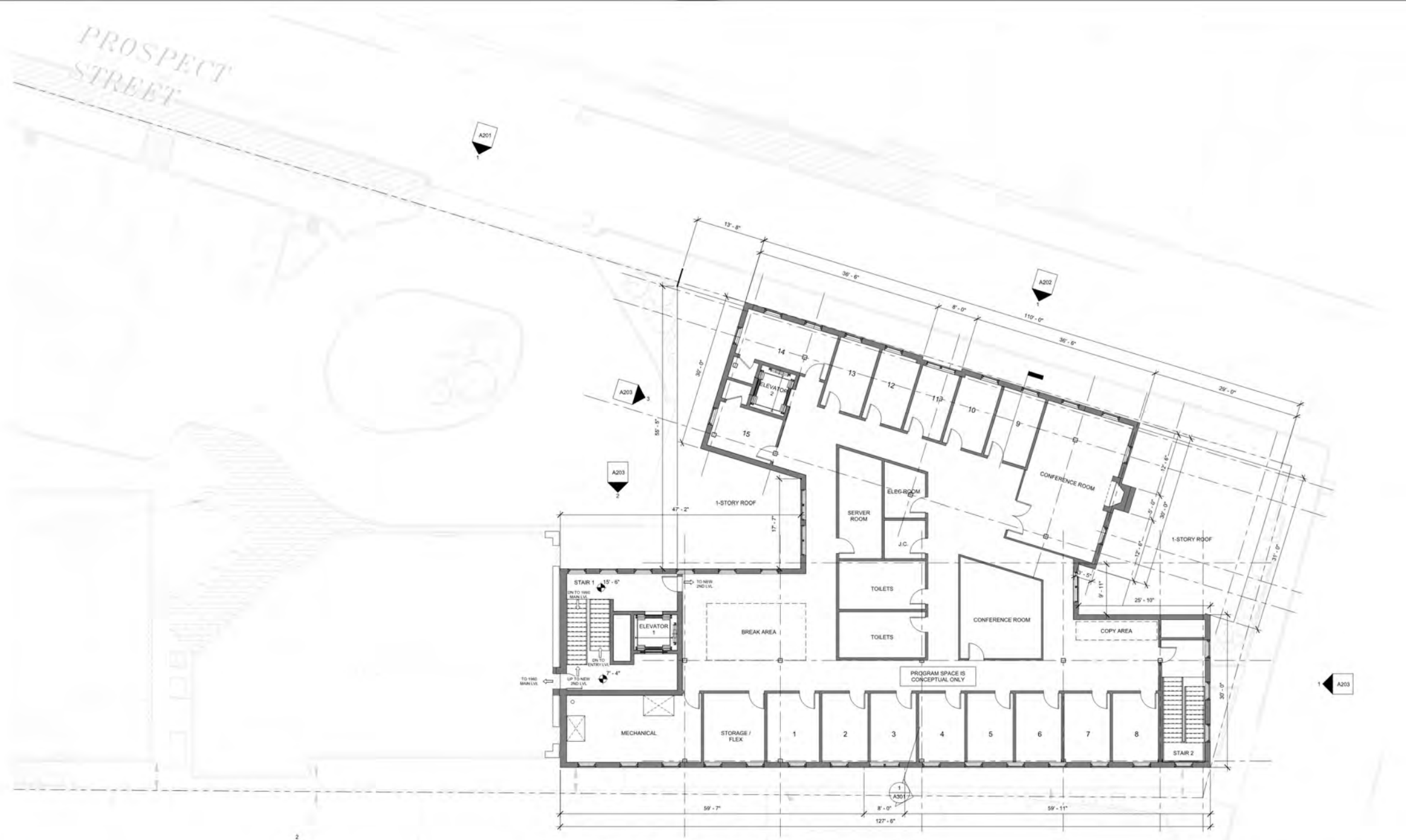
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A202

Institution for Savings
Office Addition

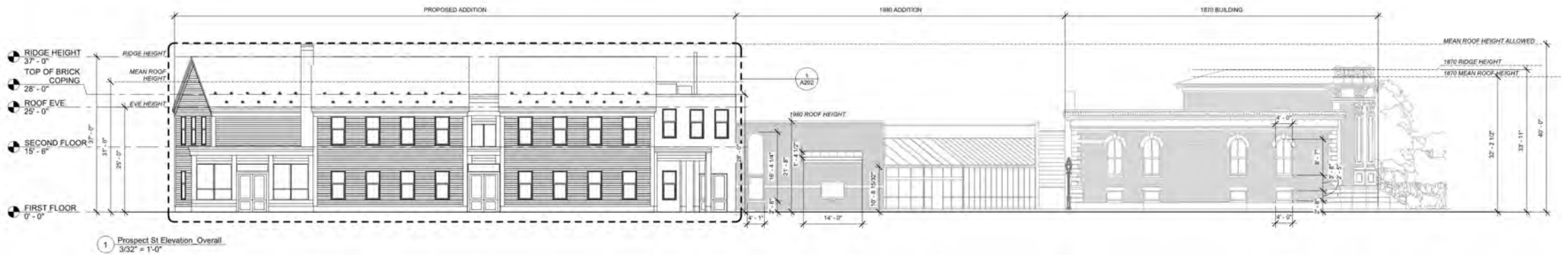
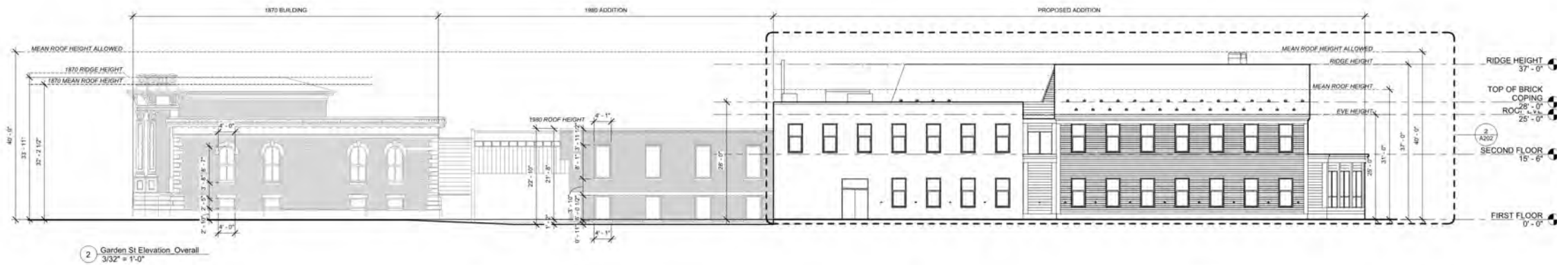
SECOND FLOOR PLAN

09/30/2020

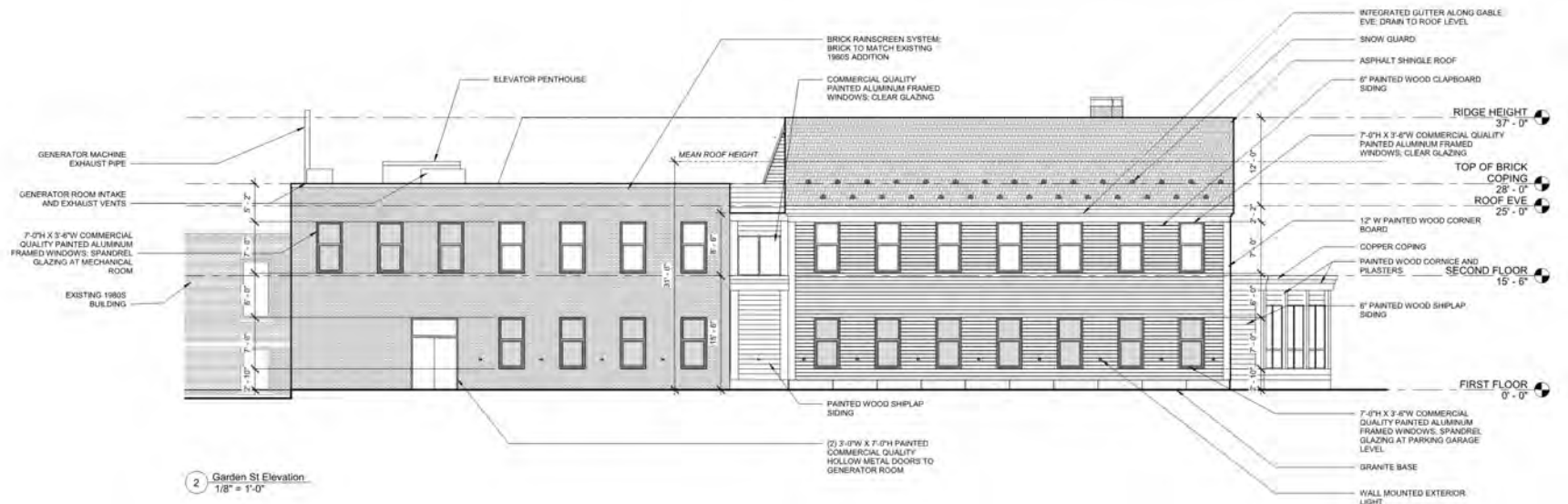


Elevation Drawings





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2 Garden St Elevation
1/8" = 1'-0"

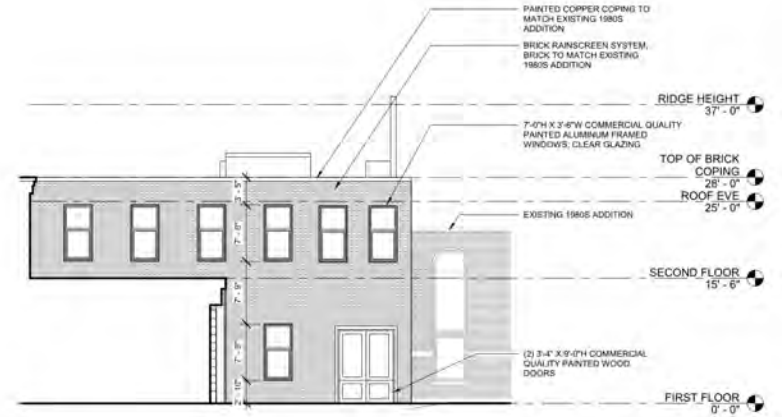


1 Prospect St Elevation
1/8" = 1'-0"

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3 State St Elevation
1/8" = 1'-0"



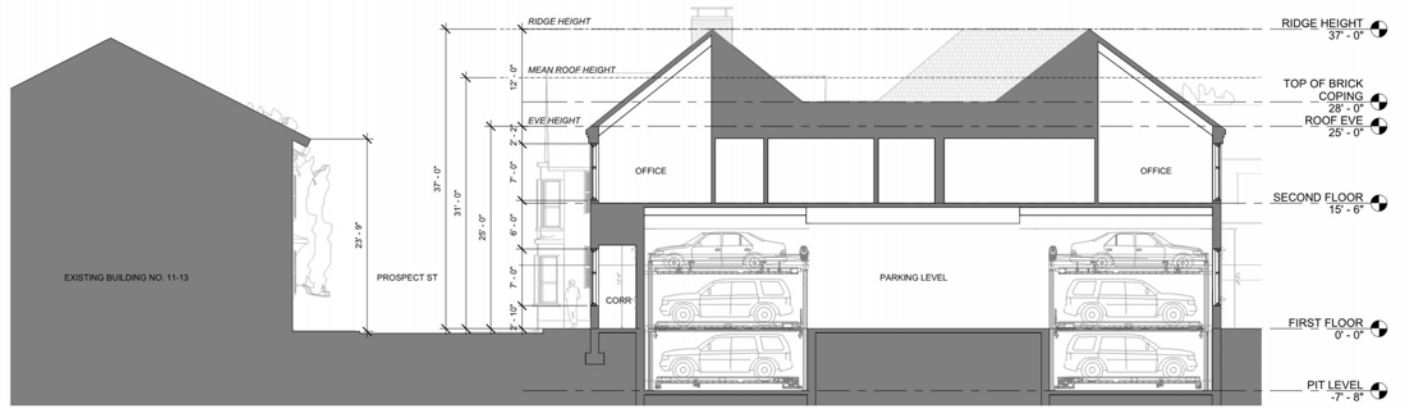
2 Prospect St Elevation
1/8" = 1'-0"



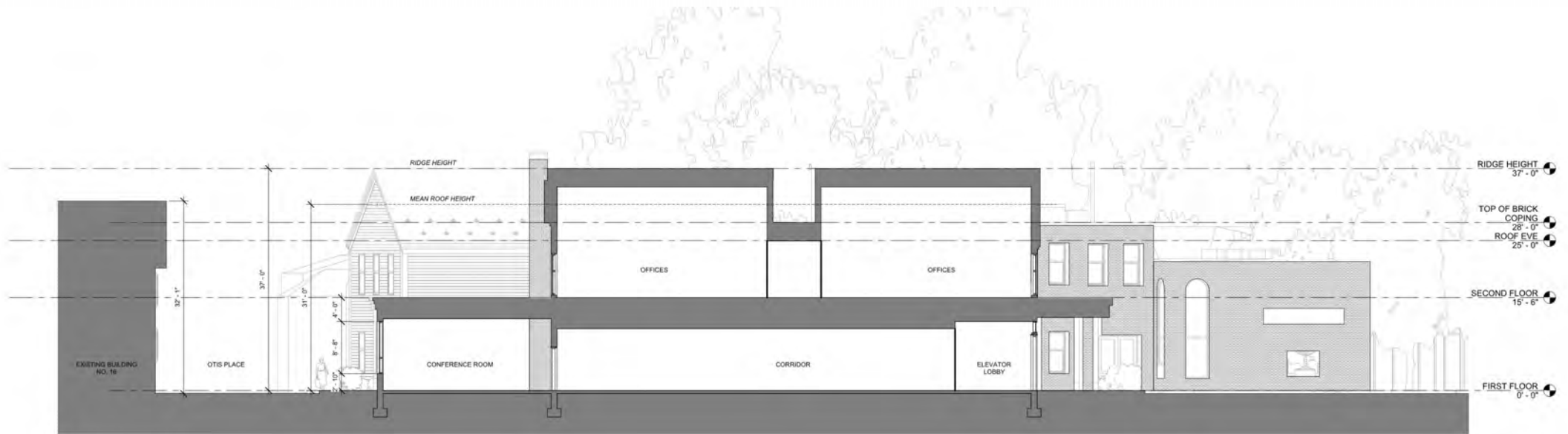
1 Otis Pl Elevation
1/8" = 1'-0"

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Section Drawings



1 Prospect St Building Section
1/8" = 1'-0"



1 Otis Place Building Section
1/8" = 1'-0"

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Model Views























