

LAND USE & PROJECT DATA

LAND AREA: 7,014 S.F.±

ZONING REQUIREMENTS ITEM	REQUIRED	PROPOSED	CONFORMANCE
DISTRICT	CENTRAL BUSINESS	CENTRAL BUSINESS	Y
MIN. SIDE YARD	10'	15'±	Y
MIN. FRONT YARD	30'	7'±	N**
MIN. FRONTAGE	65'	97'±	Y
MIN. AREA	8,000 S.F.	7,014 S.F.±	N**
MAX. BUILDING HEIGHT	40'/3 STORIES	<40'/3 STORIES	Y
OPEN SPACE RATIO	30%	17.5%	N**
MAX. BUILDING COVERAGE	35%	40%	N**

*50 FT FROM THE CENTERLINE OF A STREET 40-FT OR LESS IN WIDTH
 ** THE EXISTING BUILDING AND PROPERTY DOES NOT CONFORM TO A NUMBER OF ZONING REQUIREMENTS. THE APPLICANT SHOULD CONSULT WITH THE APPROPRIATE BUILDING OFFICIAL TO DETERMINE THE APPLICABILITY OF THE ZONING REQUIREMENTS TO THE PROPOSAL.

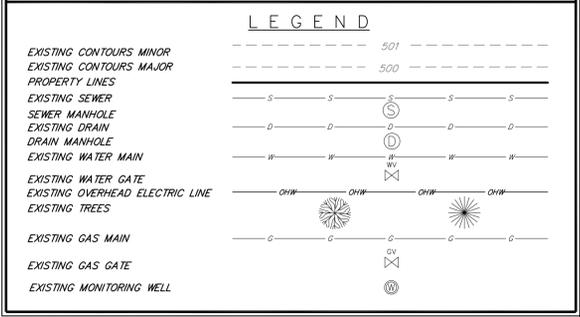
PARKING DATA:

USE	#BEDROOMS/UNITS	PARKING FACTOR	SPACES REQUIRED
MULTIFAMILY DWELLING (WHICH EVER IS GREATER)	9 BEDROOMS	1/BEDROOM	9 SPACES
	2 UNITS	2/UNIT	4 SPACES
		SPACES REQUIRED	9 SPACES
		TOTAL SPACES PROVIDED	8 SPACES***

PARKING SPACE DIMENSIONS: 9' x 18'

*** THE APPLICANT SHOULD CONSULT WITH THE APPLICABLE BUILDING OFFICIAL WITH REGARDS TO THE PARKING REQUIREMENTS (QUANTITY, MANEUVERABILITY, ORIENTATION, ETC.)

- SITE NOTES:**
- UTILITIES SHOWN HEREON ARE COMPILED FROM VISIBLE FIELD LOCATIONS AND PLANS OF RECORD AND ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE IN ALL ASPECTS. A TOPOGRAPHICAL SURVEY WAS CONDUCTED IN NOVEMBER 12, 2014. ANY CHANGES TO THE SITE AFTER THIS DATE ARE NOT REFLECTED HEREON. THE CONTRACTOR SHOULD VERIFY ALL ELEVATIONS AND UTILITIES BEFORE STARTING CONSTRUCTION.
 - DEED REFERENCE:
46 GORDON STREET: 56881-112, SOUTH MIDDLESEX REGISTRY OF DEEDS
 - **** DIG SAFE NOTE ****
IN ACCORDANCE WITH MGLCH 82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING, OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS,) OR CALL "DIG SAFE" AT 811.
 - PRIOR TO ANY CONSTRUCTION ALL UTILITY LOCATIONS AND ELEVATIONS MUST BE VERIFIED.
 - PROPERTY LINES SHOWN ARE APPROXIMATE AND FOR DISCUSSION ONLY. A COMPLETE BOUNDARY SURVEY WAS NOT COMPLETED.
 - THE ONLY EXTERIOR IMPROVEMENTS PROPOSED AS PART OF THIS PROJECT INCLUDES THE INSTALLATION OF A NEW FIRE SERVICE. THE REMAINDER OF THE EXTERIOR IS TO REMAIN AS IS.



APPROVED AS SUBMITTED _____
 APPROVED WITH CONDITIONS _____
 APPROVED WITH REVISIONS _____
 FRAMINGHAM PLANNING BOARD
 DATE: _____

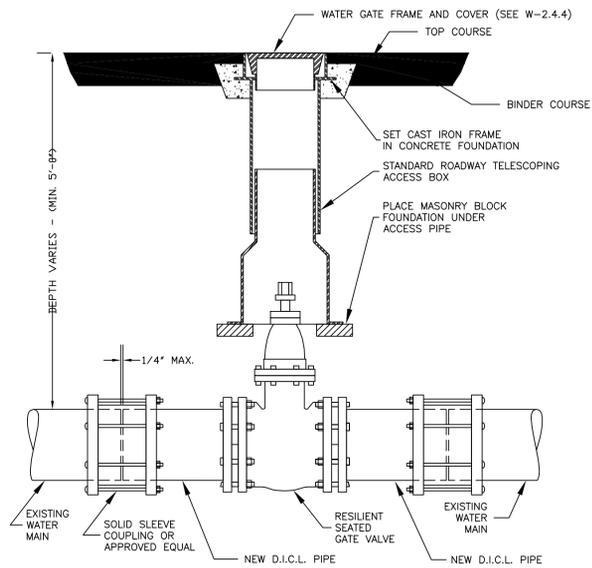
CHECKED BY: BFB	SCALE: 1"=20'	JOB NUMBER: 13317	PLAN NUMBER: 4-L-911	FIELD BOOK REF(S):
DRAWN BY: WRF	DATE: JANUARY 5, 2015	SHEET NUMBER: 2 OF 3	COMPS: 9700	PLAN REF(S):

NO.	REVISIONS	DESCRIPTION	DATE	BY

PROPOSED SITE PLAN
 FOR
46 GORDON STREET
 IN
FRAMINGHAM, MASSACHUSETTS

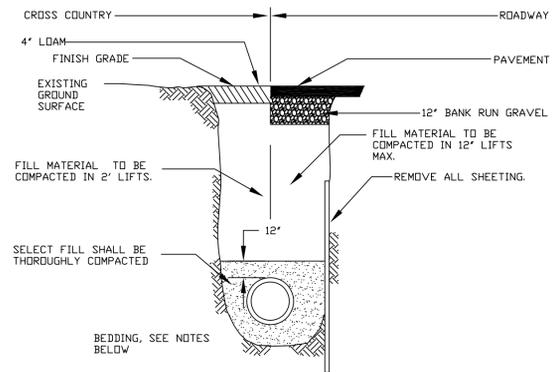
PREPARED FOR:
 SOUTH MIDDLESEX OPPORTUNITY COUNCIL
 7 BISHOP STREET
 FRAMINGHAM, MASSACHUSETTS 01702
 (508) 872-4853

WHITMAN & BINGHAM
 ASSOCIATES
 REGISTERED ENGINEERS & LAND SURVEYORS
 50 BEECHAM STREET
 LEOMINSTER, MA 01460
 TEL: (978) 537-5206
 FAX: (978) 537-1433



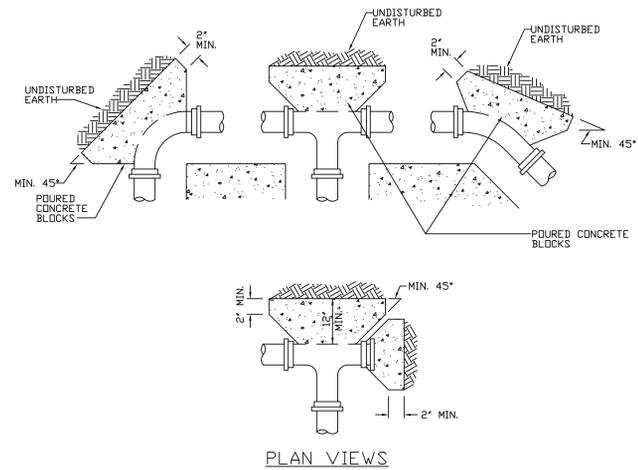
NOTES:
 1. ALL EXCAVATION, BACKFILLING AND PAVING SHALL BE IN ACCORDANCE WITH THE TOWN OF FRAMINGHAM REQUIREMENTS.
 2. WATER GATE COVER SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) INCHES, BRAND NAME EJ GROUP (FORMERLY LEBARON FOUNDRY CO.) OR EQUAL.

GATE VALVE DETAIL
NO SCALE



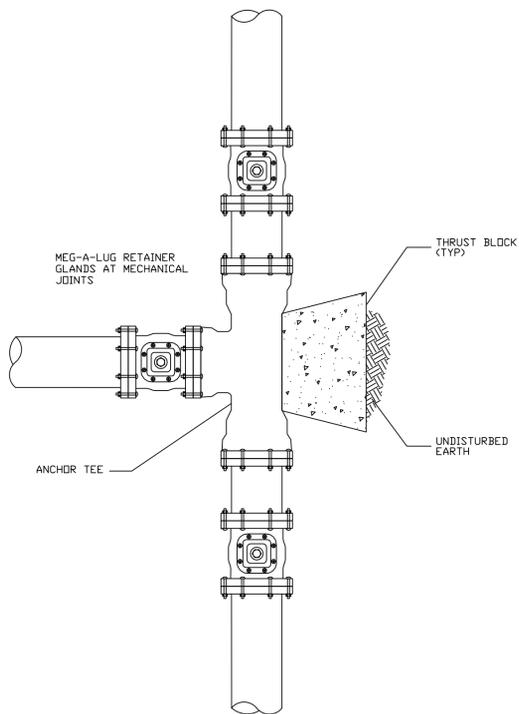
NOTES:
 1. TOWN OF FRAMINGHAM MAY REQUIRE FLOWABLE FILL AT ITS DISCRETION.
 2. FOR LOCATIONS WHERE LEDGE IS NOT ENCOUNTERED IN TRENCH, PIPE CAN LAY ON UNDISTURBED EARTH, OR ON SAND BEDDING CONSISTENT WITH AWWA GUIDELINES.
 3. FOR LOCATIONS WHERE LEDGE IS ENCOUNTERED, SAND BEDDING SHALL BE MINIMUM OF 12\"/>

WATER MAIN TRENCH DETAIL
NO SCALE



NOTES:
 1. SPECIFIC THRUST BLOCK DESIGN SHALL CONFIRM TO AWWA GUIDELINES.
 2. PLACE 4 MIL. POLYETHYLENE BETWEEN CONCRETE AND FITTING (CONCRETE SHALL NOT INTERFERE WITH JOINT.)
 3. MINIMUM CONCRETE THICKNESS SHALL BE 12 INCHES.
 4. THRUST BLOCK ORIENTATION SHALL BE SUCH THAT THE CENTER OF THE FITTING CORRESPONDS WITH THE CENTER OF THE THRUST BLOCK.
 5. THE MINIMUM ALLOWABLE ANGLE (EITHER VERTICAL OR HORIZONTAL) SHALL BE 45 DEGREES.

THRUST BLOCK DETAIL
NO SCALE



ANCHOR TEE DETAIL
NO SCALE

THIS SPACE NOT USED

THIS SPACE NOT USED

APPROVED AS SUBMITTED _____
 APPROVED WITH CONDITIONS _____
 APPROVED WITH REVISIONS _____
 FRAMINGHAM PLANNING BOARD
 DATE: _____

CHECKED BY: BFM	SCALE: AS NOTED	JOB NUMBER: 13317	PLAN NUMBER: 4-L-911	FIELD BOOK REF(S):
DRAWN BY: WRF	DATE: JANUARY 5, 2015	SHEET NUMBER: 3 OF 3	COMPS: 9700	PLAN REF(S):
REVISIONS				BY
				DATE
				DESCRIPTION
				NO.

CONSTRUCTION DETAILS
 FOR
 46 GORDON STREET
 IN
 FRAMINGHAM, MASSACHUSETTS

PREPARED FOR:
 SOUTH MIDDLESEX OPPORTUNITY COUNCIL
 7 BISHOP STREET
 FRAMINGHAM, MASSACHUSETTS 01702
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