

John F. Cutter, Jr. Fire Station
Storey Avenue
Newburyport, MA







John F. Cutter, Jr. Fire Station

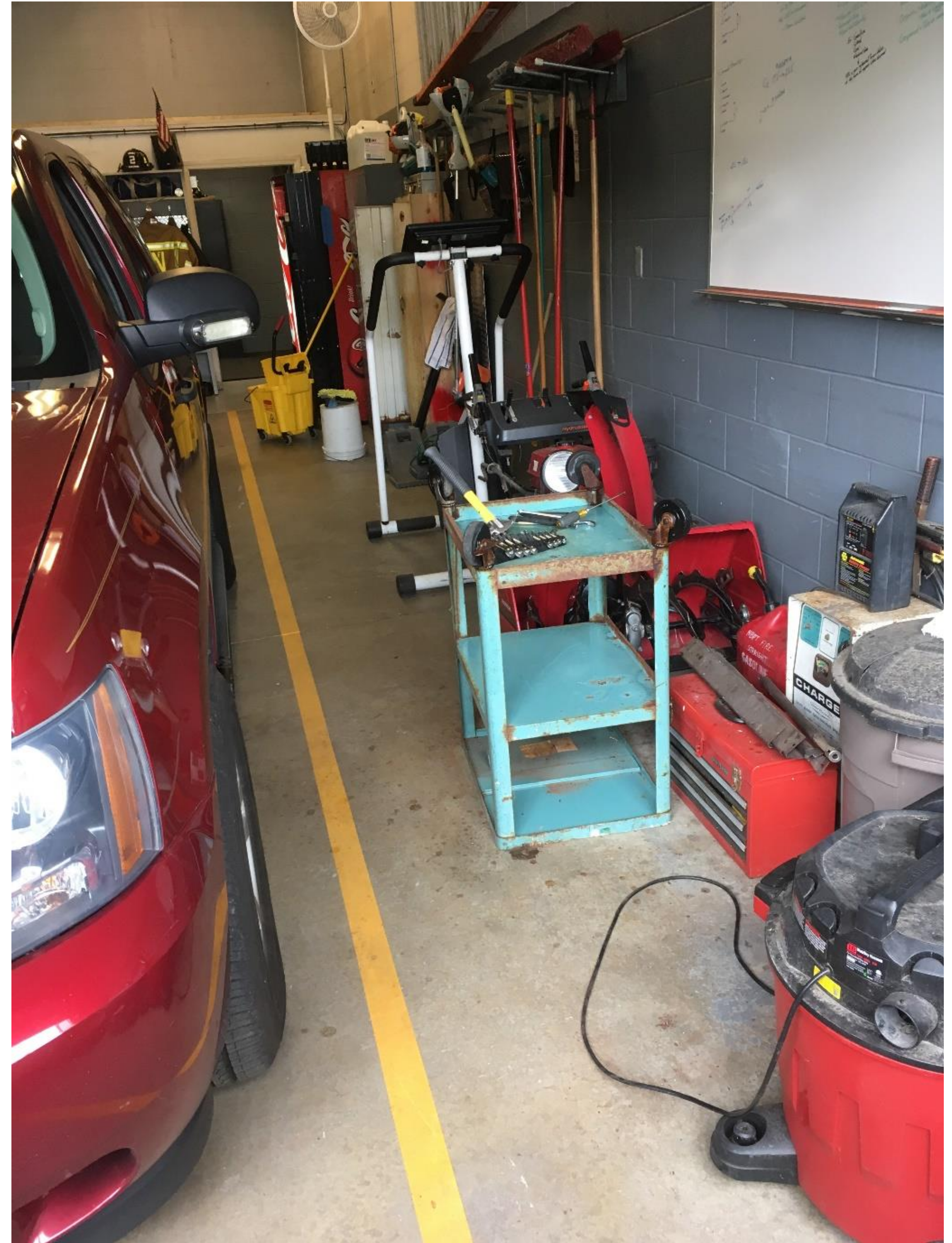
Existing Conditions – Living Quarters/Administrative Space/Lobby



- *Note extent of space*
- *Note minimal “screen-door” environmental separation with apparatus bays*

John F. Cutter, Jr. Fire Station

Existing Conditions – Apparatus Bays



John F. Cutter, Jr. Fire Station

Existing Conditions – Apparatus Bays



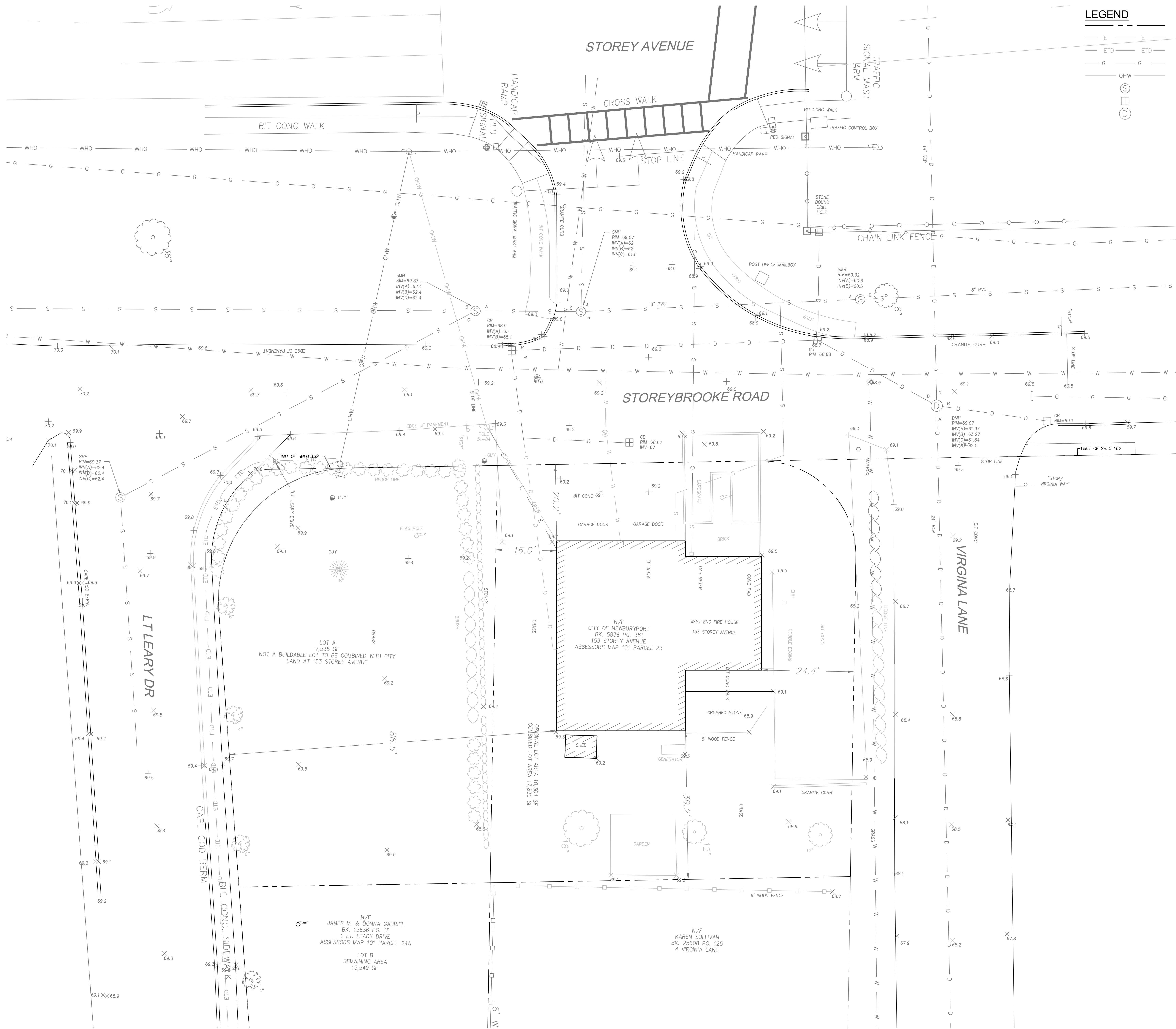
- *No separate decontamination, equipment, and containment area*
- *Personal protective gear lacks ventilated and dark/enclosed space*
- *Personnel lockers not environmentally separated*
- *Minimal storage space*
- *Malfunctioning exhaust removal system*
- *Energy inefficient lighting*
- *Etc.*

John F. Cutter, Jr. Fire Station

Existing Conditions – Living Quarters

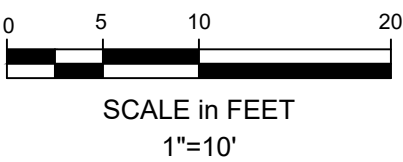
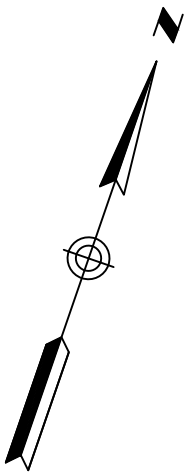
(Cramped space in cell-like bedrooms, hallways, kitchen)





LEGEND

- PROPERTY LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND ELECT/TEL/DATA
- EXISTING GAS LINE
- OVERHEAD WIRE
- SEWER MANHOLE
- CATCH BASIN
- DRAIN MANHOLE



JOHN F. CUTTER JR.
FIRE STATION
NEWBURYPORT, MA

Project Number: 4139.0000

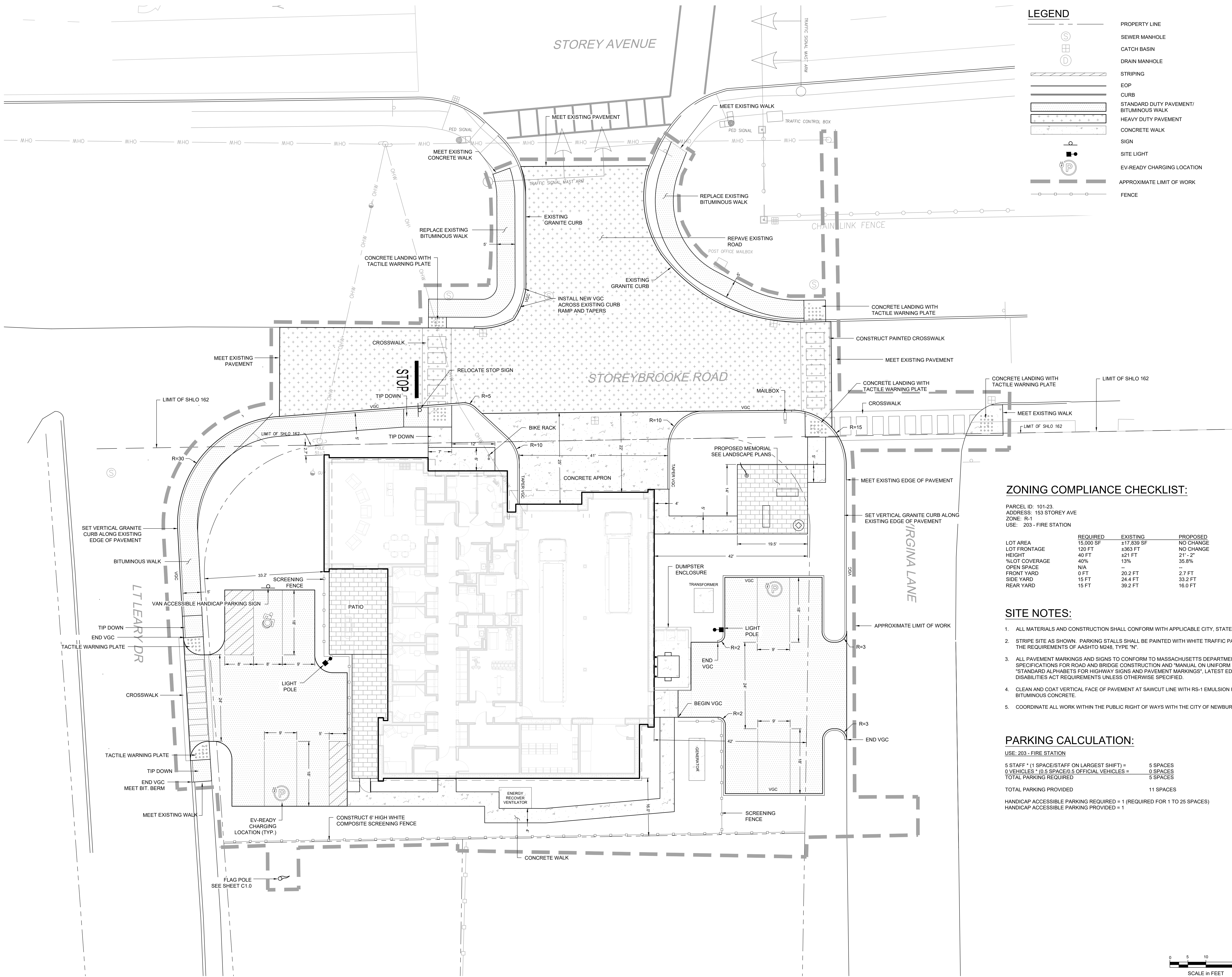
PERMIT SET

Date Issued:
28 September 2022

NO.	DESCRIPTION	DATE

EXISTING
CONDITIONS
PLAN

C1.1



LEGEND

- PROPERTY LINE
- SEWER MANHOLE
- CATCH BASIN
- DRAIN MANHOLE
- STRIPING
- EOP
- CURB
- STANDARD DUTY PAVEMENT/ BITUMINOUS WALK
- HEAVY DUTY PAVEMENT
- CONCRETE WALK
- SIGN
- SITE LIGHT
- EV-READY CHARGING LOCATION
- APPROXIMATE LIMIT OF WORK
- FENCE

ZONING COMPLIANCE CHECKLIST:

PARCEL ID: 101-23
ADDRESS: 153 STOREY AVE
ZONE: R-1
USE: 203 - FIRE STATION

	REQUIRED	EXISTING	PROPOSED
LOT AREA	15,000 SF	±17,839 SF	NO CHANGE
LOT FRONTAGE	120 FT	±363 FT	NO CHANGE
HEIGHT	40 FT	±21 FT	21' - 2"
%LOT COVERAGE	40%	13%	35.8%
OPEN SPACE	N/A	--	2.7 FT
FRONT YARD	0 FT	20.2 FT	33.2 FT
SIDE YARD	15 FT	24.4 FT	33.2 FT
REAR YARD	15 FT	39.2 FT	16.0 FT

SITE NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY, STATE, AND FEDERAL CODES.
- STRIPED SITE AS SHOWN. PARKING STALLS SHALL BE PAINTED WITH WHITE TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248, TYPE "N".
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS UNLESS OTHERWISE SPECIFIED.
- CLEAN AND COAT VERTICAL FACE OF PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAYS WITH THE CITY OF NEWBURYPORT

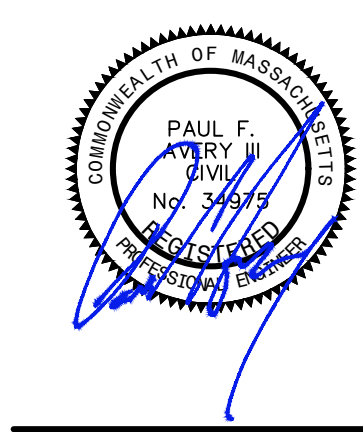
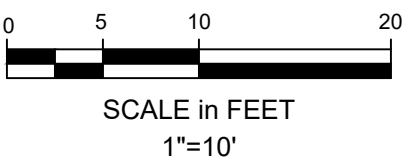
PARKING CALCULATION:

USE: 203 - FIRE STATION

5 STAFF * (1 SPACE/STAFF ON LARGEST SHIFT) = 5 SPACES
0 VEHICLES * (0.5 SPACE/0.5 OFFICIAL VEHICLES) = 0 SPACES
TOTAL PARKING REQUIRED = 5 SPACES

TOTAL PARKING PROVIDED = 11 SPACES

HANDICAP ACCESSIBLE PARKING REQUIRED = 1 (REQUIRED FOR 1 TO 25 SPACES)
HANDICAP ACCESSIBLE PARKING PROVIDED = 1



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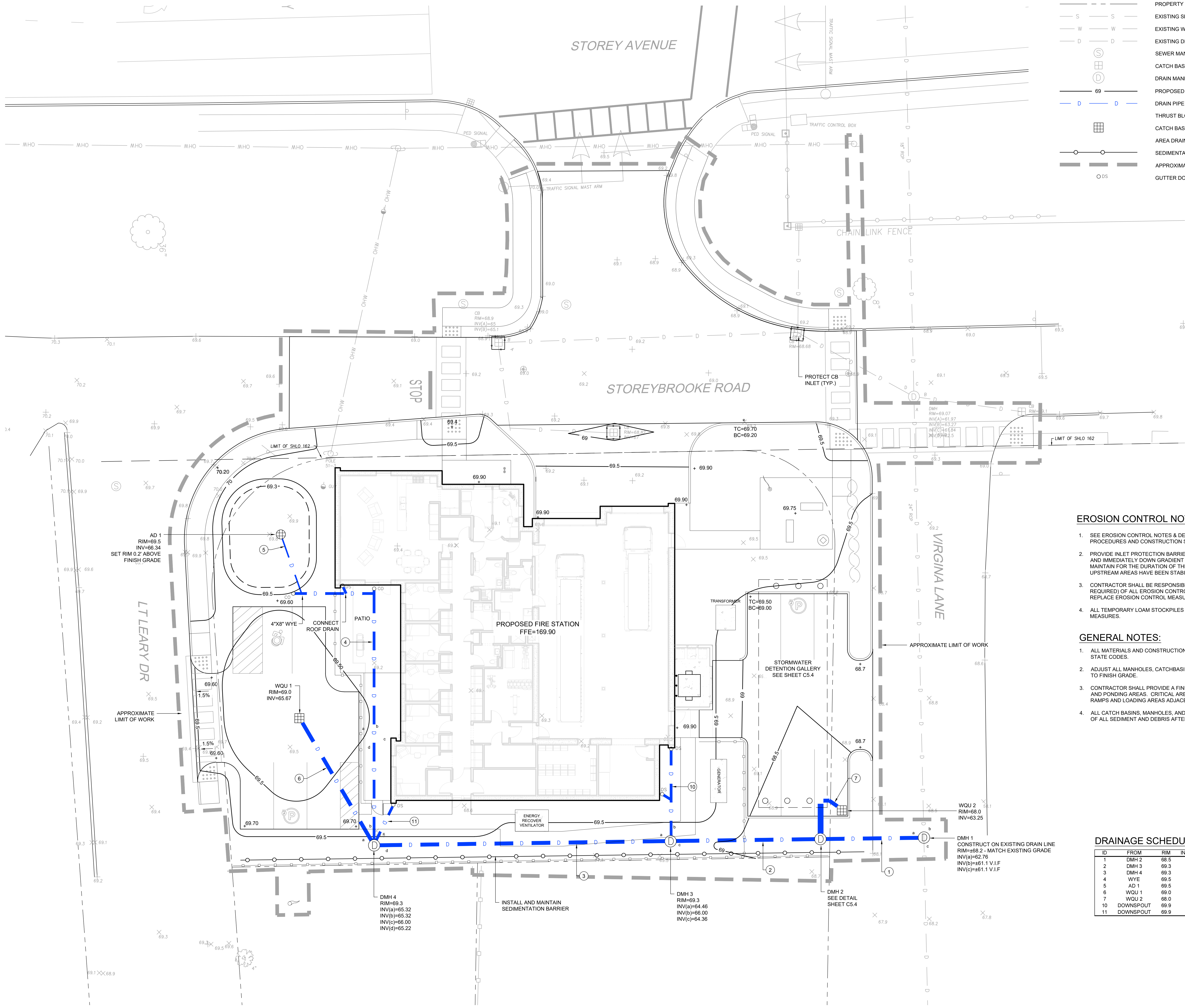
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SITE LAYOUT PLAN



LEGEND

- PROPERTY LINE
- EXISTING SEWER PIPE
- EXISTING WATER PIPE
- EXISTING DRAIN PIPE
- SEWER MANHOLE
- CATCH BASIN
- DRAIN MANHOLE
- PROPOSED CONTOUR
- DRAIN PIPE
- THRUST BLOCK
- CATCH BASIN
- AREA DRAIN
- SEDIMENTATION BARRIER
- APPROXIMATE LIMIT OF WORK
- GUTTER DOWNSPOUT

EROSION CONTROL NOTES:

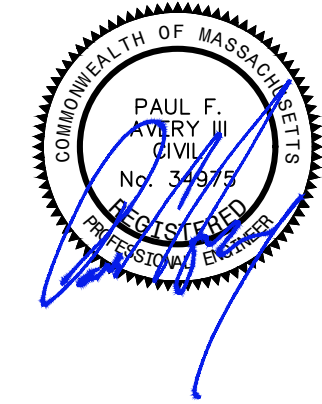
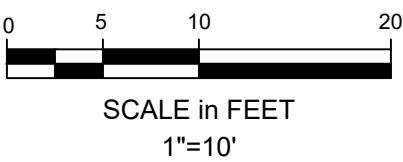
- SEE EROSION CONTROL NOTES & DETAILS FOR ADDITIONAL EROSION CONTROL PROCEDURES AND CONSTRUCTION SEQUENCING.
- PROVIDE INLET PROTECTION BARRIERS AROUND EXISTING STORM DRAINAGE INLETS WITHIN AND IMMEDIATELY DOWN GRADIENT OF THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPLACEMENT (IF REQUIRED) OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL REPAIR AND/OR REPLACE EROSION CONTROL MEASURES AS NEEDED.
- ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.

GENERAL NOTES:

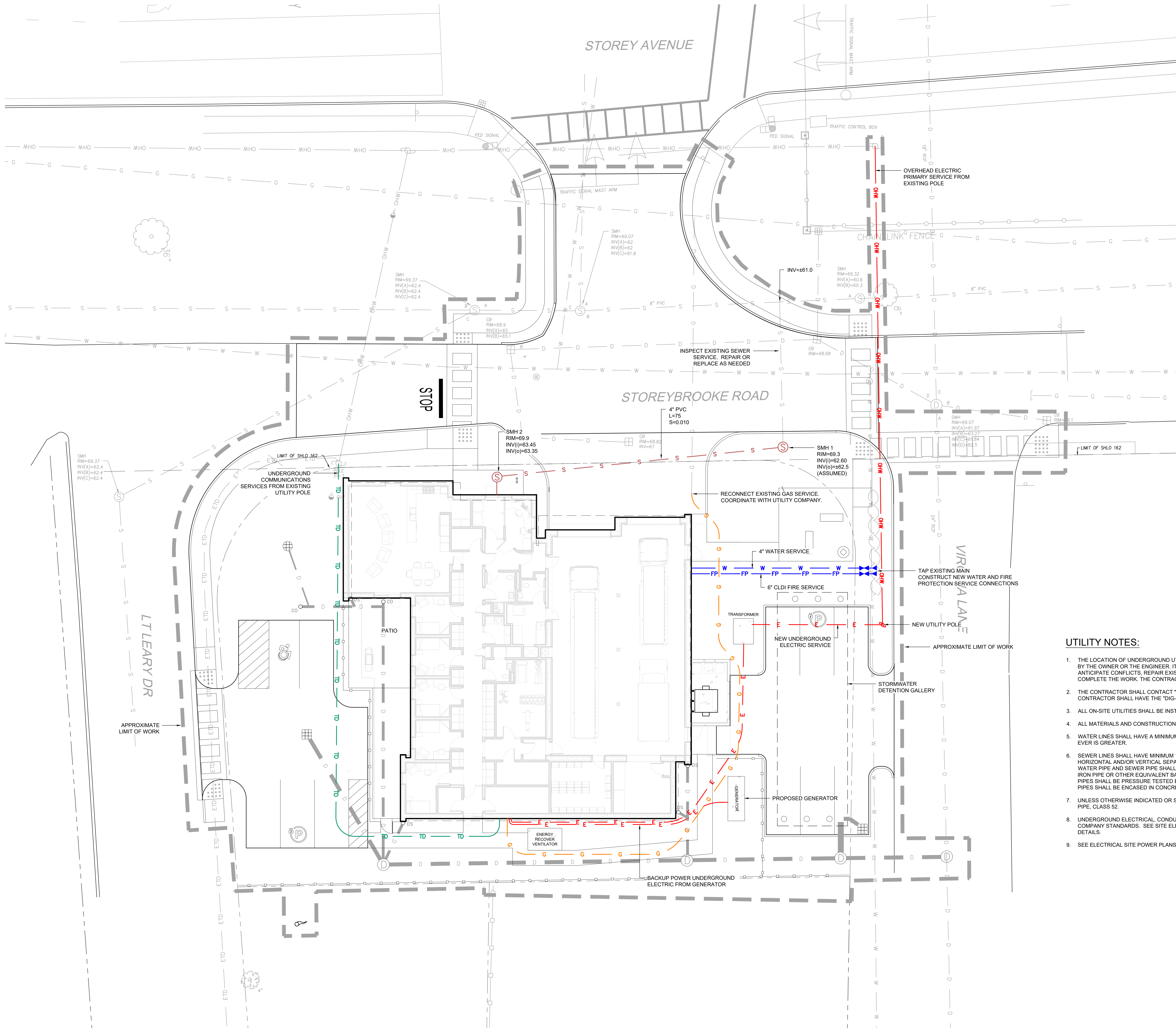
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
- ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMPS AND LOADING AREAS ADJACENT TO THE BUILDINGS.
- ALL CATCH BASINS, MANHOLES, AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER THE UPSTREAM AREA IS STABILIZED.

DRAINAGE SCHEDULE

ID	FROM	RIM	INV (START)	PIPE	L	S	TO	INV (END)
1	DMH 2	68.5	63.00	12" HDPE	24	0.010	DMH 1	62.76
2	DMH 3	69.3	64.36	12" HDPE	36	0.010	DMH 2	64.00
3	DMH 4	69.3	65.22	12" HDPE	76	0.010	DMH 3	64.46
4	WYE	69.5	66.18	8" HDPE	86	0.010	DMH 4	65.32
5	AD 1	69.5	66.34	4" HDPE	16	0.010	WYE	66.18
6	WQU 1	69.0	65.67	12" HDPE	35	0.010	DMH 4	65.32
7	WQU 2	68.0	63.25	12" HDPE	5	0.000	GALLERY	63.25
10	DOWNSPOUT	69.9	66.23	8" HDPE	23	0.010	DMH 3	66.00
11	DOWNSPOUT	69.9	66.10	8" HDPE	10	0.010	DMH 4	66.00



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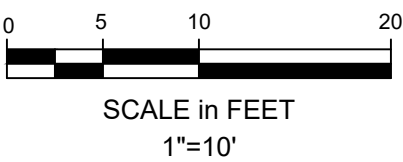


LEGEND

---	---	PROPERTY LINE
---	S	EXISTING SEWER PIPE
---	W	EXISTING WATER PIPE
---	D	EXISTING DRAIN PIPE
---	E	EXISTING UNDERGROUND ELECTRIC
---	ETD	EXISTING UNDERGROUND ELECT/TEL/DATA
---	G	EXISTING GAS LINE
---	OHW	OVERHEAD WIRE
⊙	⊙	SEWER MANHOLE
⊕	⊕	CATCH BASIN
⊙	⊙	DRAIN MANHOLE
---	S	SEWER PIPE
---	W	WATER PIPE
---	D	DRAIN PIPE
---	OHW	OVERHEAD ELECTRIC
---	E	UNDERGROUND ELECTRIC
---	TD	TEL/DATA/COMMUNICATIONS
---	G	GAS LINE
⊙	⊙	SEWER MANHOLE
⊕	⊕	WATER VALVE
⊕	⊕	THRUST BLOCK
⊕	⊕	CATCH BASIN
⊕	⊕	AREA DRAIN

UTILITY NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
2. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON-SITE AT ALL TIMES.
3. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, UNLESS OTHERWISE INDICATED.
4. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
5. WATER LINES SHALL HAVE A MINIMUM OF 5' COVER OR PER CITY OF NEWBURYPORT STANDARDS, WHICH EVER IS GREATER.
6. SEWER LINES SHALL HAVE MINIMUM 10' HORIZONTAL SEPARATION FROM WATER LINES. WHEN THE HORIZONTAL AND/OR VERTICAL SEPARATION OF THE WATER AND SEWER LINES CANNOT BE MET, BOTH THE WATER PIPE AND SEWER PIPE SHALL BE CONSTRUCTED OF MECHANICAL-JOINT CEMENT LINED DUCTILE IRON PIPE OR OTHER EQUIVALENT BASED ON WATER-TIGHTNESS AND STRUCTURAL SOUNDNESS. BOTH PIPES SHALL BE PRESSURE TESTED BY AN APPROVED METHOD TO ASSURE WATER-TIGHTNESS OR BOTH PIPES SHALL BE ENCASED IN CONCRETE.
7. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL WATER PIPE SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52.
8. UNDERGROUND ELECTRICAL, CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO POWER COMPANY STANDARDS. SEE SITE ELECTRICAL PLANS FOR ALL ELECTRIC AND COMMUNICATIONS SERVICE DETAILS.
9. SEE ELECTRICAL SITE POWER PLANS FOR CONDUIT AND DUCT BANK REQUIREMENTS.



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NEWBURYPORT, MA

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SITE UTILITIES
PLAN

C4.0



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FIRE STATION**
NEWBURYPORT, MA

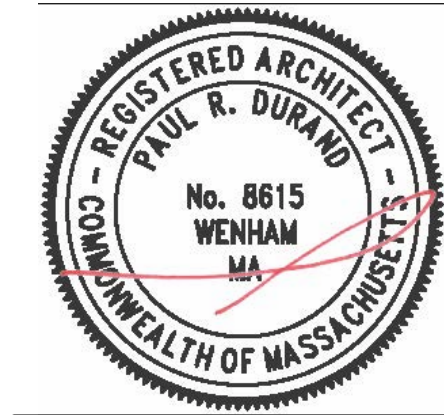
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28 SEPTEMBER 2022

**ILLUSTRATIVE
SITE PLAN**

L1.1



PERSPECTIVE LOOKING SOUTH WEST

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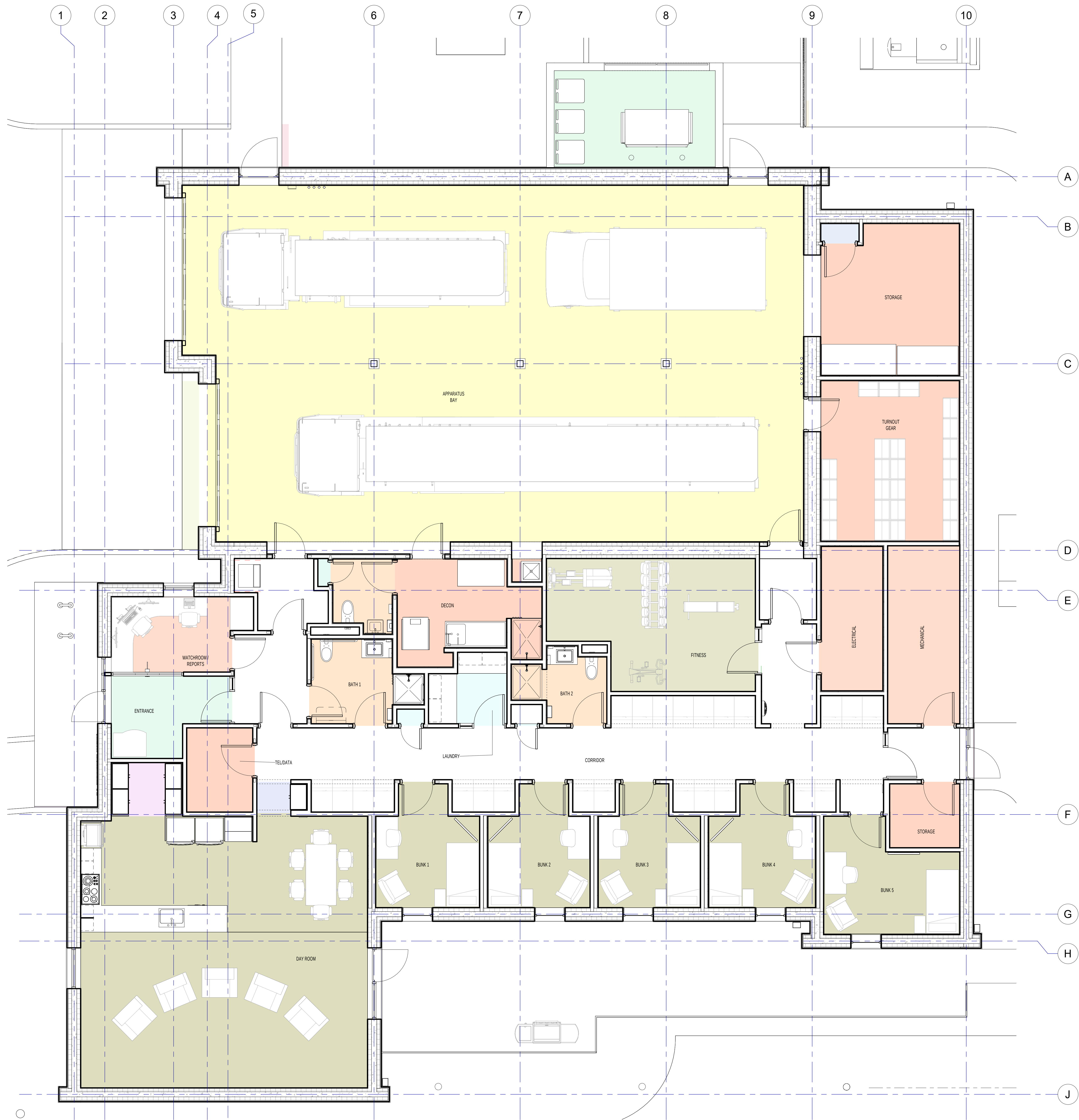
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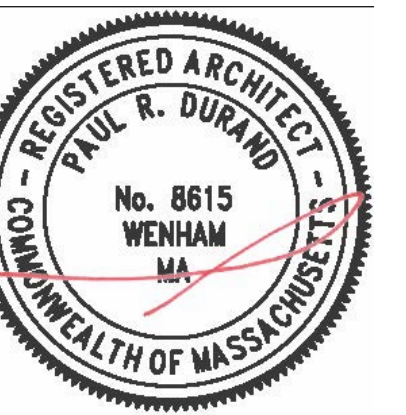
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PERSPECTIVE

A0.00



1 LEVEL 1 - PRESENTATION
A1.00 1/4" = 1'-0"



WINTER STREET ARCHITECTS

27 Congress Street
Suite 201
Salem, MA 01970
978-744-7379
WSArchitects.com

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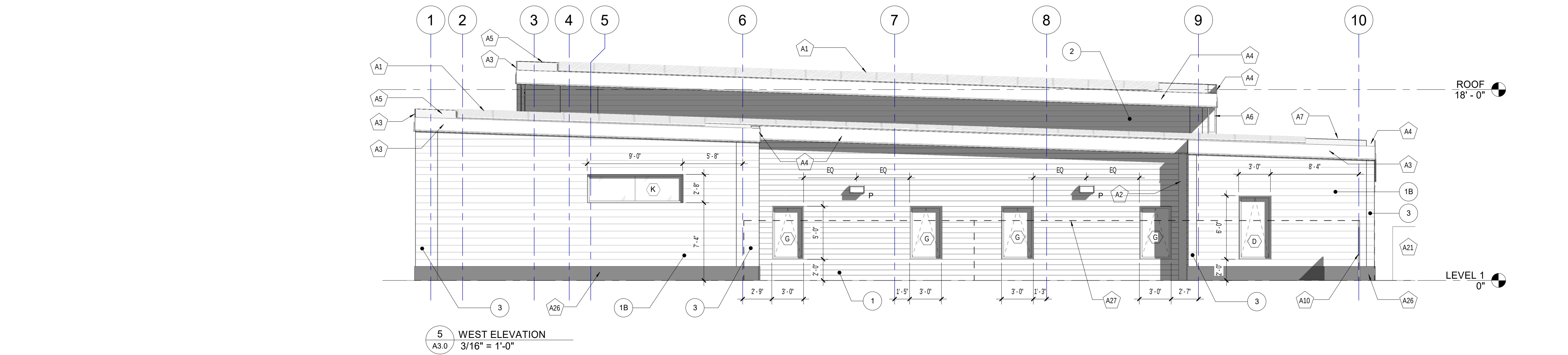
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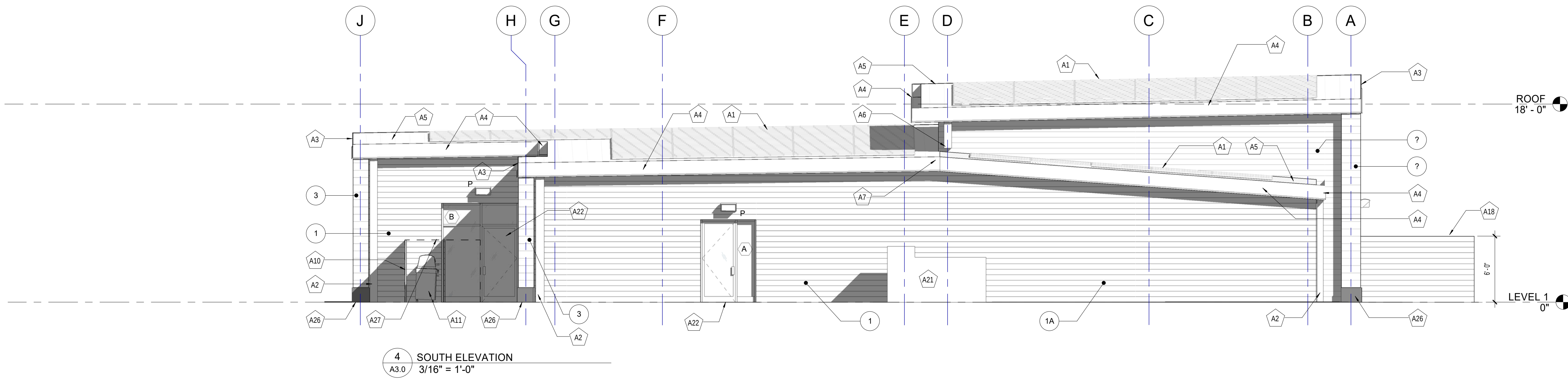
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PLAN -
PRESENTATION

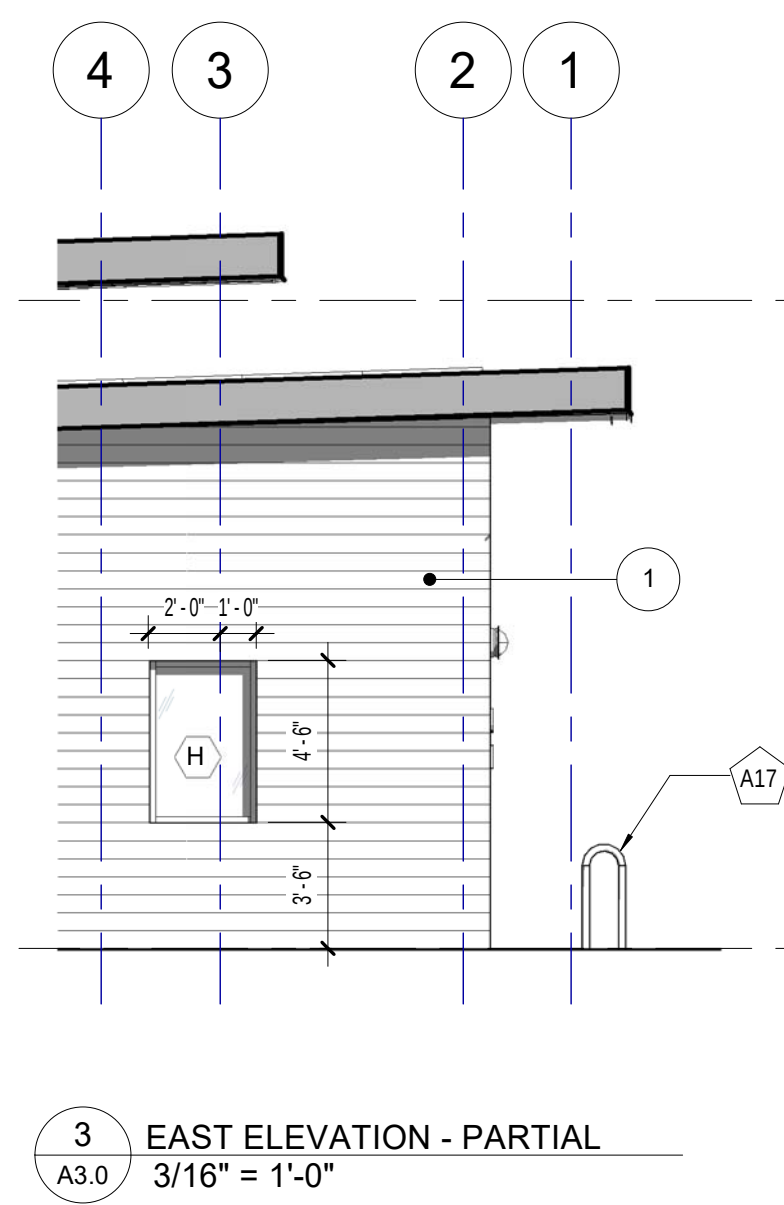
A1.00



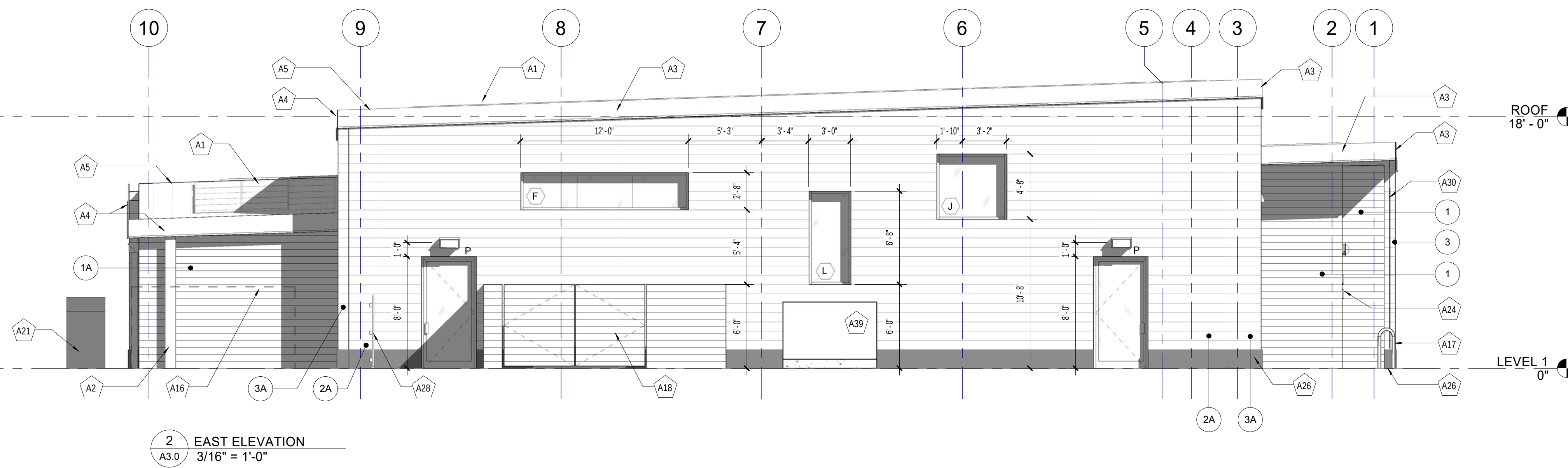
5 WEST ELEVATION
A3.0 3/16" = 1'-0"



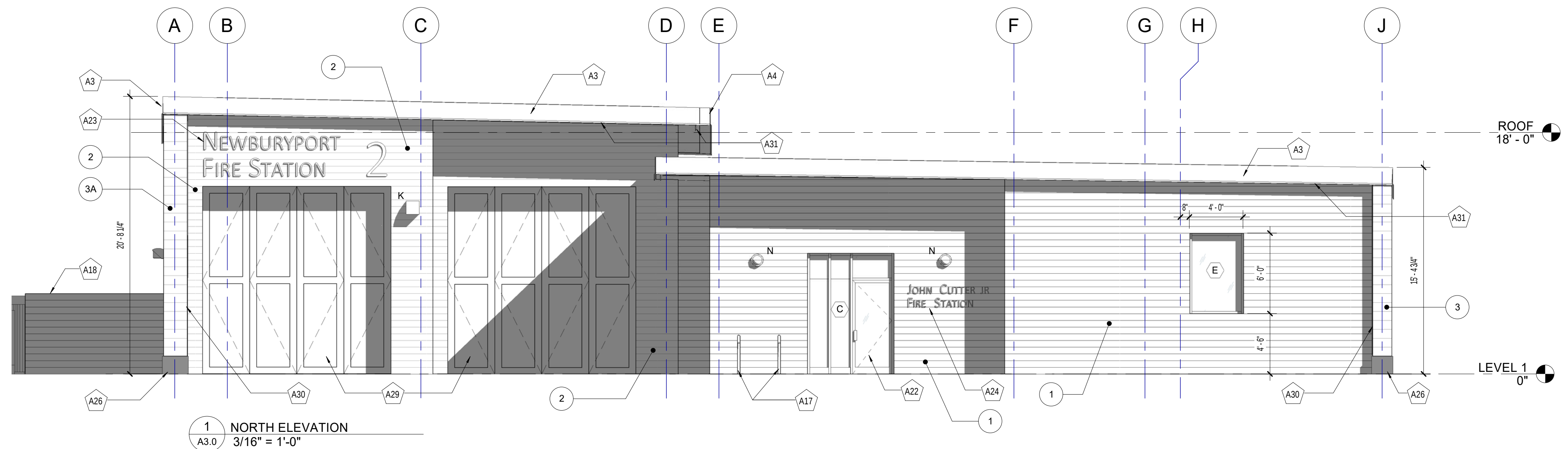
4 SOUTH ELEVATION
A3.0 3/16" = 1'-0"



3 EAST ELEVATION - PARTIAL
A3.0 3/16" = 1'-0"



2 EAST ELEVATION
A3.0 3/16" = 1'-0"



1 NORTH ELEVATION
A3.0 3/16" = 1'-0"

EXTERIOR WALL TYPES

SEE SHEET A3.0 FOR ADDITIONAL EXTERIOR WALL TYPE DETAIL.

- 1 GRAY CEMENTITIOUS CLAPBOARD SIDING WITH 8" EXPOSURE ON FURRING ON 8" INSULATED CONCRETE FORM SYSTEM (GWB @ INTERIOR)
- 1A GRAY CEMENTITIOUS CLAPBOARD SIDING WITH 8" EXPOSURE ON FURRING ON 8" INSULATED CONCRETE FORM SYSTEM (GWB + TILE @ INTERIOR)
- 1B WHITE CEMENTITIOUS CLAPBOARD SIDING WITH 8" EXPOSURE ON FURRING ON 8" INSULATED CONCRETE FORM SYSTEM (GWB @ INTERIOR)
- 2 GRAY CEMENTITIOUS CLAPBOARD SIDING WITH 8" EXPOSURE ON FURRING ON 10" INSULATED CONCRETE FORM SYSTEM (GWB + TILE @ INTERIOR)
- 2A WHITE CEMENTITIOUS CLAPBOARD SIDING WITH 8" EXPOSURE ON FURRING ON 10" INSULATED CONCRETE FORM SYSTEM (GWB + TILE @ INTERIOR)
- 3 "WING WALL" - CEMENTITIOUS CLAPBOARD SIDING WITH 8" EXPOSURE ON FURRING ON 10" INSULATED CONCRETE FORM SYSTEM (BOTH SIDES)
- 3A "WING WALL" - WHITE CEMENTITIOUS CLAPBOARD SIDING WITH 8" EXPOSURE ON FURRING ON 10" INSULATED CONCRETE FORM SYSTEM (BOTH SIDES)

EXTERIOR FINISH NOTES

- SIDING:**
CEMENTITIOUS CLAPBOARDS:
BOD - "NICHHA" SAVANNAH SMOOTH CLAPBOARD SIDING (CEMENTITIOUS) ALL OUTSIDE CORNERS TO BE MITERED.
COLOR:
GRAY OR WHITE - SEE ELEVATIONS
- WALL BASE:**
GRANITE VENEER:
BOD - "CALEDONIA UNPOLISHED", TLC SUPPLY INC., QUINCY, MA
- WINDOWS:**
STOREFRONT:
BOD - KAWNEER V6451T_SSC EXTRUDED ALUMINUM FRAMING, INSULATED GLAZING
COLOR:
GRAY OR WHITE TO MATCH ADJACENT CLAPBOARD COLOR
- GLAZED DOORS:**
EXTRUDED ALUMINUM HEAVY DUTY ENTRANCE DOORS:
BOD - KAWNEER 500 TUFFLINE WIDE STYLE, INSULATED GLAZING
FRAME COLOR:
GRAY OR WHITE TO MATCH ADJACENT CLAPBOARD COLOR
- APPARATUS BAY DOORS:**
VERTICAL BIFOLDING TYPE:
FRAME COLOR:
GRAY TO MATCH ADJACENT CLAPBOARD COLOR
- ROOF:**
STANDING SEAM METAL:
BOD - ATAS STANDING SEAM
COLOR:
WHITE
- FASCIA, GUTTERS AND DOWNSPOUTS:**
EXTRUDED OR ROLLED ALUMINUM GUTTER AND DOWNSPOUTS:
BOD - SAF CUSTOM FASCIA, GUTTERS AND DOWNSPOUTS
COLOR:
FASCIA AND GUTTERS - WHITE
DOWNSPOUTS - GRAY TO MATCH ADJACENT CLAPBOARD SIDING
- SIGNAGE:**
BRUSHED ALUMINUM
- PRIVACY WALLS AND FENCES:**
PRIVACY WALL AT STAFF PATIO - SEE A10.0 FOR DETAILS
SCREENING WALL AT DUMPSTER - SEE A10.0 FOR DETAILS
SITE FENCE AT PROPERTY LINE - SEE LANDSCAPE
- LIGHTING:**
DECORATIVE LED STRIP LIGHTING AT NORTH ELEVATION SOFFITS AND WING WALLS.
ENTRANCE WALL MOUNTED LIGHTING AT MAIN ENTRANCE
APRON WALL MOUNTED LIGHTING
WALL PACKS AT EXTERIOR DOORS
- MANUFACTURERS ARE LISTED FOR DESIGN INTENT ONLY (BASIS OF DESIGN - BOD).
SEE SPECIFICATION SECTION FOR LIST OF ACCEPTABLE MANUFACTURER ALTERNATIVES.

KEYNOTES - CONSTRUCTION

- A1 SOLAR PANELS
- A2 RAIN DOWNSPOUT TO GRADE
- A3 METAL FASCIA
- A4 GUTTER
- A5 STANDING SEAM METAL ROOF
- A6 RAIN DOWNSPOUT FROM UPPER TO LOWER ROOF
- A7 ROOF PEAK
- A8 BUNKROOM TELEVISION ON ARTICULATING TV MOUNT - NIC, PROVIDE BLOCKING
- A9 STAFF PARKING
- A10 PRIVACY FENCE AT PATIO AREA
- A11 GAS GRILL - NIC, PROVIDE GAS HOOK-UP AND AUTOMATIC SHUT-OFF
- A12 DAYROOM TELEVISION ON MOUNT - NIC, PROVIDE BLOCKING
- A13 SPRINKLER AREA
- A14 WORK BENCH - NIC
- A15 6" HOSE STORAGE RACK - NIC
- A16 GAS GENERATOR
- A17 BICYCLE RACKS - PROVIDE TWO "U-SHAPED" RACKS, PAINTED WHITE
- A18 DUMPSTER LOCATION - PROVIDE DOORS, BOLLARDS AND ENCLOSURE
- A19 BOLLARDS
- A20 RECYCLE BIN LOCATION, NIC
- A21 ENERGY RECOVERY VENTILATOR - PROVIDE PAD, EQUIPMENT NOT TO EXCEED 8'-0" ABOVE GRADE
- A22 STOREFRONT ENTRANCE DOOR AND SIDELIGHT
- A23 BUILDING SIGNAGE - PROVIDE "SMALL CAPS" STYLE WITH 1 1/2" AND 10" HIGH LETTERING, PROVIDE 24" HIGH LETTERING FOR THE NUMBER "2", LETTERING TO BE 1" DEEP AND PIN MOUNTED 1/2" OFF SIDING
- A24 MAIN ENTRANCE SIGNAGE - PROVIDE "SMALL CAPS" STYLE WITH 6" AND 8" HIGH LETTERING, LETTERING TO BE 1 1/2" DEEP AND PIN MOUNTED 1/2" OFF SIDING
- A25 REFRIGERATED WATER BOTTLE FILLING STATION - CONCEAL POWER CONNECTION
- A26 GRANITE VENEER AT BASE OF WHITE CLAPBOARD WALLS
- A27 DASHED LINE DENOTES TOP OF 8'-0" HIGH PRIVACY FENCE AT PATIO AREA
- A28 SITE FENCE
- A29 VERTICAL BIFOLD APPARATUS BAY DOORS PAINTED TO MATCH ADJACENT CLAPBOARDS
- A30 RECESSED VERTICAL LED STRIP LIGHTING AT INTERIOR FACE OF WING WALL
- A31 RECESSED LED STRIP LIGHTING AT UNDERSIDE OF ROOF SOFFIT - SEE RCP
- A32 RADIANT FLOOR HEAT CONTROLS
- A33 ELECTRIC TRANSFORMER

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