

## 294 HUTTLESTON AVENUE

## OCEAN BREEZES CONDOMINIUM

### **Project Description:**

The Project Site is located at 294 Huttleston Avenue, Fairhaven, MA. It is listed as Lot 060B on Tax Assessor's Map 31B. The deed to Robert T and Judith A Tubbs is recorded at Bristol County New Bedford Registry of Deeds in Book 9524, page 174. The Lot area is 27,765 SF. It is located on the north side of Huttleston Avenue ( Route 6), with 130' of frontage. It is bounded on the west by land of Jack & Fung Chee Tam, north by land of Kevin and Erica Swain and east by land of the Ocean Meadows Condominiums .

The Project Site is located in Zone RC and Zone NRB. Reference is made to Variances granted by the Board of Appeals on February 28, 2019 and on September 18, 2019.

The area to be developed is vacant land, previously used as a restaurant. The project will consist of one building with four units, to be constructed as two bedroom, two bath condominiums, each having two car tandem style garage units under the living space, with separate front and back entrances into each unit. There will be a central utility room for the water and fire sprinkler system within the footprint of the building. The proposed building will be in access of 100' from Huttleston Avenue.

The overall building height will be 38', total building area is 3915 SF, with 14 parking spaces provided; 8 interior, 6 exterior.

The soil onsite is classified by NRCS as 242B HINCKLEY SANDY LOAM 3% - 8% slopes, HSG "A".

The Project Site is relatively flat, sloping from el. 30± at the building slab to el. 28± (NAVD88) at Huttleston Avenue. The eastern side of the site is lined with an existing stone wall to remain, the western and northern borders have existing fences to remain. There are no wetlands located on the property, or within 100' of the property

The Project is not located in a 100 year Special Flood Hazard Area, per FIRM No. 25005C0413F, revised July 7, 2009. It is located in a Flood Zone X, defined as "areas of 0.2% chance of flood, area of 1% annual chance of flood with average depths less than 1 foot, or with drainage areas less than 1 square mile."

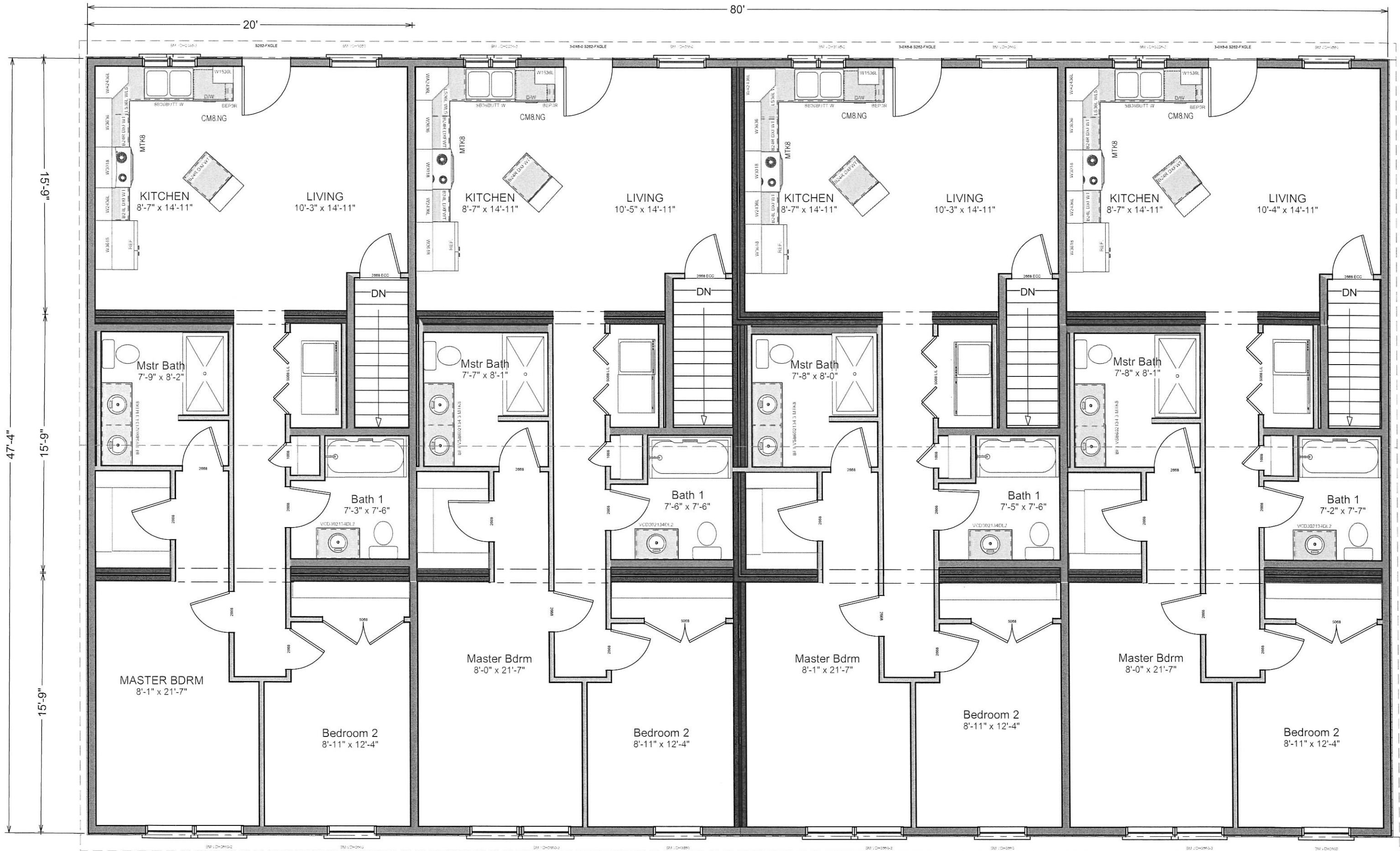
The proposed work consists of the removal of portions of the existing parking area, construction of two-story building, construction of 4 concrete patios, a new parking lot, and landscaping.

**Stormwater Management is not required.** "The Stormwater Management Standards shall not apply to... Multi-family housing development and redevelopment projects with four or fewer units, including condominiums, cooperatives, apartment buildings and townhouses, provided that there are no stormwater discharges that may potentially affect a critical area," per the Massachusetts Stormwater Handbook.

The existing impervious area (paving and building foundation) on the property is 14,965 SF (53.9%). The proposed impervious area on the property will be 9,192 SF (33.1%), or a reduction of 5,773 SF (20.8%). All other areas will be maintained lawn. The proposed grading plan captures most of the runoff from the site, eliminating the existing runoff from the property on to Huttleston Avenue. This is a precondition to obtaining a driveway permit from the State. The proposed driveway curb cut will be 32', per MA DOT requirements. The existing curb cut is 58'. There will be no use of fertilizers or pesticides allowed on site (Zone NRB).

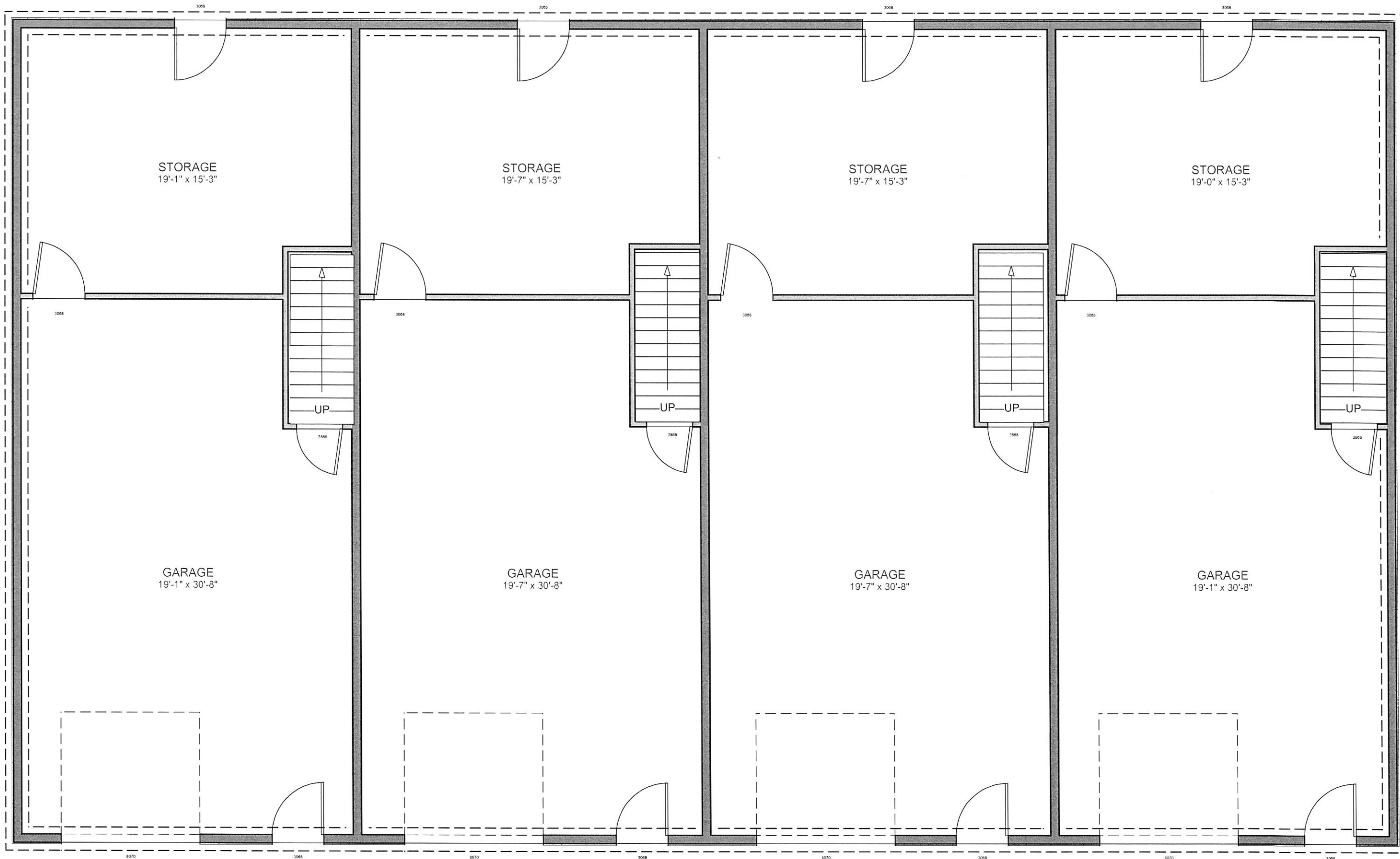
The watershed areas were analyzed for the 2 year, 10 year, 25 year, and 100 year 24 hour storms, using HydroCad Release 10 software. All storms show a significant decrease in peak rates and runoff volumes from pre-development to post-development conditions. This is due to the decrease in the impervious area, and also the proposed upgrade in the condition of open areas from sparse vegetation to maintained lawn.

The building roof runoff will be connected to rechargers. No credit was taken for this runoff in the analysis. Although the project is not subject to Stormwater Management, it is anticipated that the water quality of the runoff will be improved, due the large decrease in impervious area, and the fact that most of the runoff will be traveling over maintained lawn areas before exiting the site, and distributed over a 170' width.



LIVING AREA  
3636 sq ft





STORAGE  
19'-1" x 15'-3"

STORAGE  
19'-7" x 15'-3"

STORAGE  
19'-7" x 15'-3"

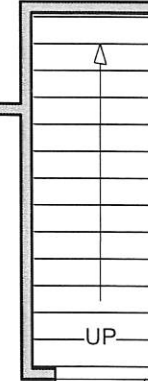
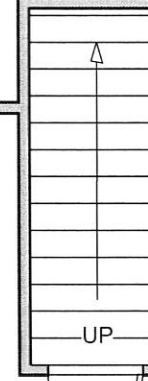
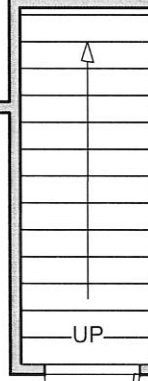
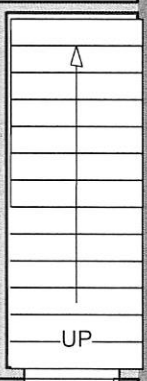
STORAGE  
19'-0" x 15'-3"

GARAGE  
19'-1" x 30'-8"

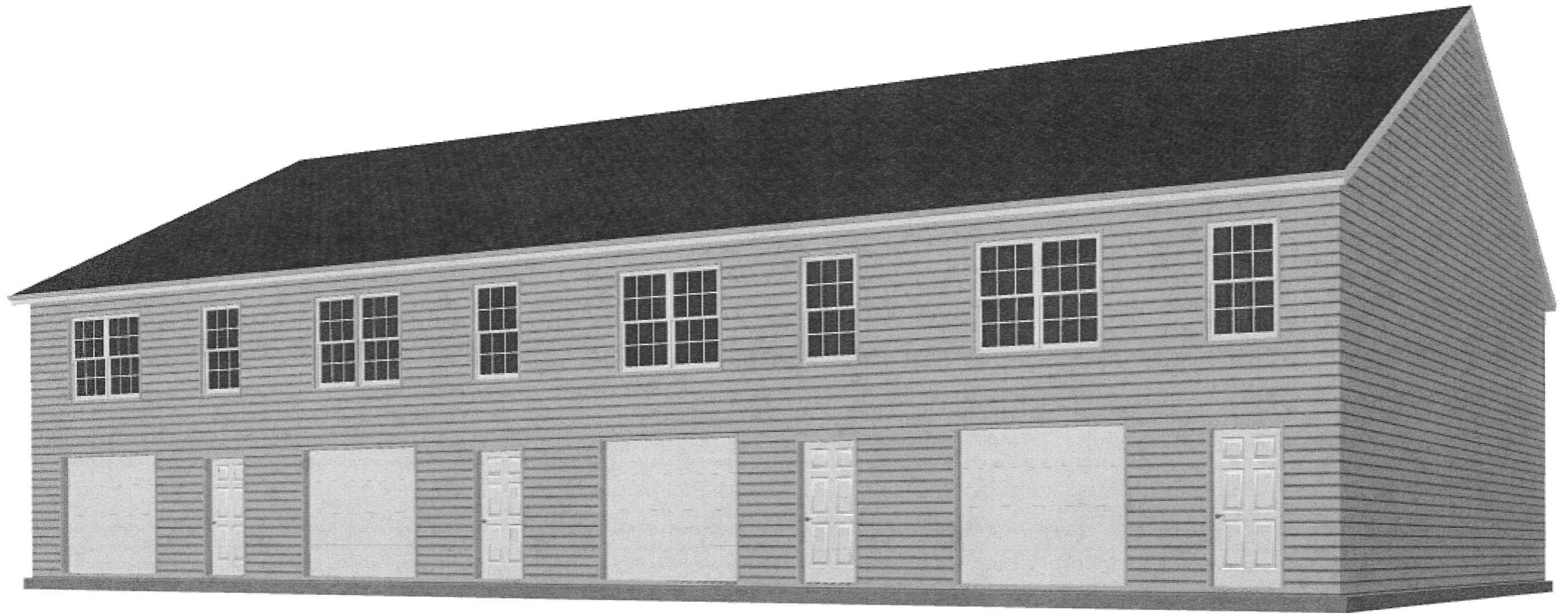
GARAGE  
19'-7" x 30'-8"

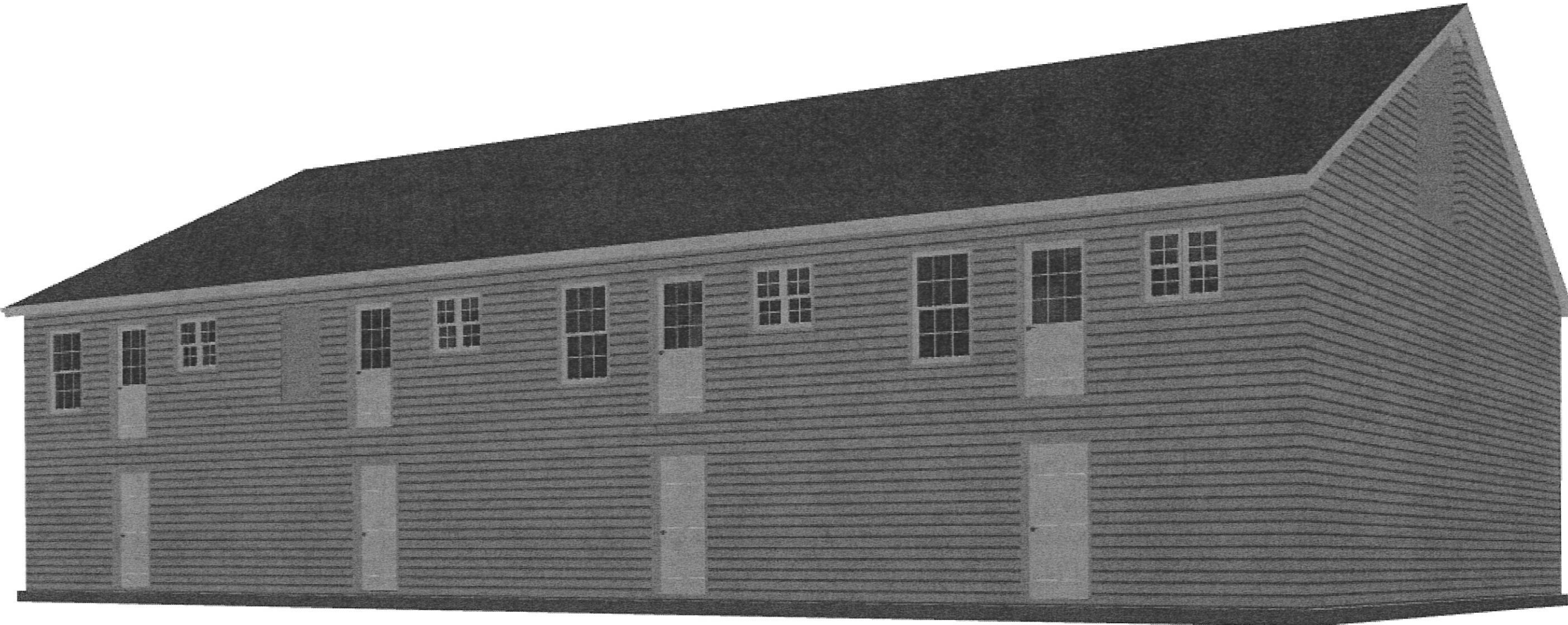
GARAGE  
19'-7" x 30'-8"

GARAGE  
19'-1" x 30'-8"

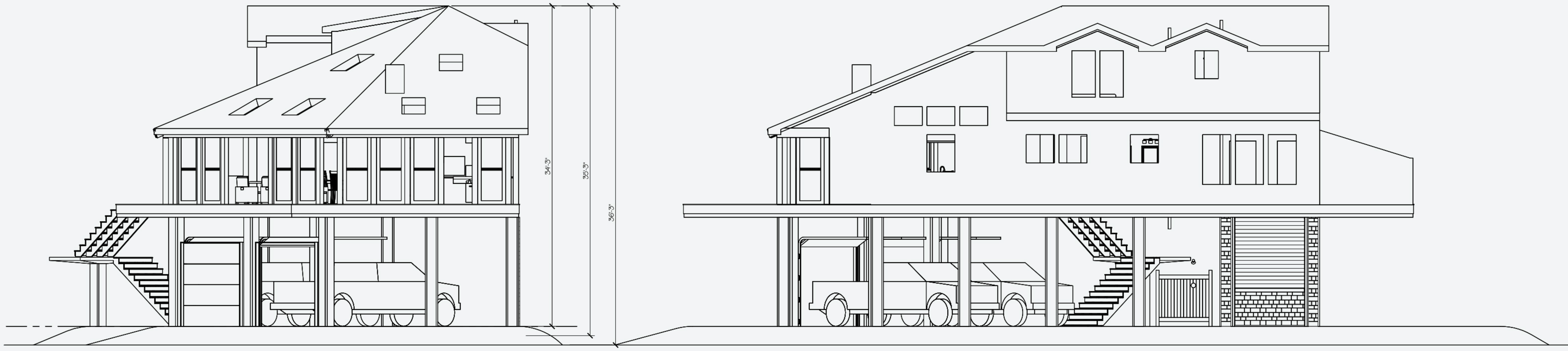
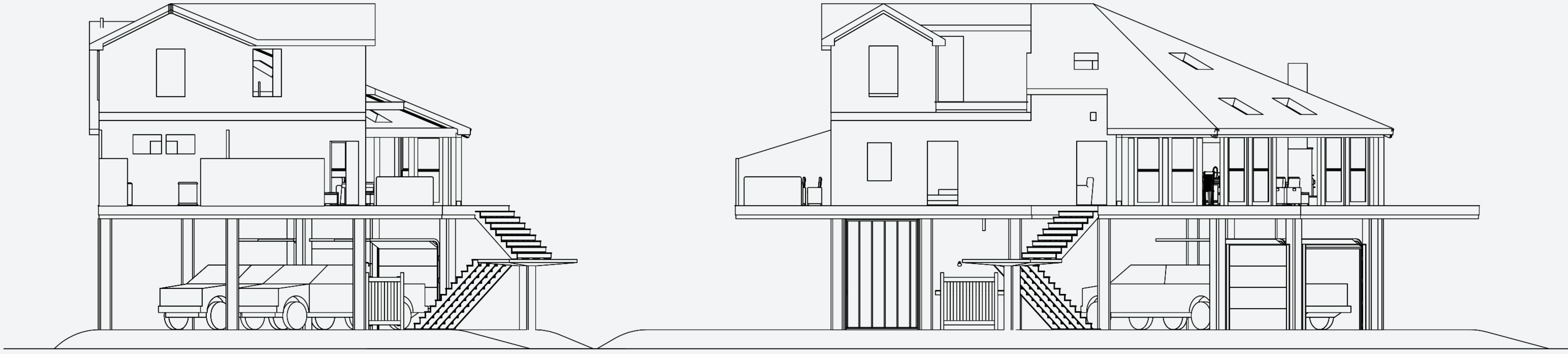


LIVING AREA









CUSTOMER & PROJECT INFORMATION  
 Proposed Raised Home at 14 Harbor View Avenue, Fairhaven, MA  
 prepared for: Brian & Jennifer Dupras  
 TITLE: 22222222  
 DATE: 2/22/2019

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J2019-006  
 4/9/2019  
 3/16 = 1'-0"  
 J.E.U. 3  
 J.E.U. XX