

# SITE PLAN

## 2104-2110 ACUSHNET AVE & 859 BELLEVILLE AVE

### ASSESSORS MAP 119 LOT 46 & 258 NEW BEDFORD, MASSACHUSETTS



— AREA MAP —  
SCALE: 1"=1,000'±

— INDEX —

SHEET	DESCRIPTION
C0.0	COVER
C1.0	NOTES & LEGEND
C2.0	EXISTING CONDITIONS
C3.0	LAYOUT
C4.0	GRADING & DRAINAGE
C5.0	UTILITIES
C6.0	LANDSCAPING & LIGHTING
C7.0	EROSION CONTROL
C8.0-8.1	CONSTRUCTION DETAILS

**RECORD OWNER:**  
ASSESSORS MAP 119, LOT 258  
COASTLINE ELDERLY SERVICES, INC.  
1646 PURCHASE STREET  
NEW BEDFORD, MA 02740  
DEED BOOK 12490, PAGE 260  
PLAN BOOK 142, PAGE 89, PARCEL 5

ASSESSORS MAP 119 LOT 46  
COASTLINE ELDERLY SERVICES, INC.  
1646 PURCHASE STREET  
NEW BEDFORD, MA 02740  
DEED BOOK 12490, PAGE 264

- NOTES:**
- TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN AUGUST 2018.
  - VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
  - MAP 119 LOT 258 IS ZONED MIXED USE BUSINESS (MUB). MAP 119 LOT 46 IS ZONED RESIDENTIAL B.
  - MAP 119 LOT 258 IS SUBJECT TO A SEWER MAINTENANCE AGREEMENT, REFER TO BOOK 1871 PAGE 101 FOR DETAILS.

REVISIONS

NO.	DATE	DESCRIPTION



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 2104-2110 ACUSHNET AVENUE & 859 BELLEVILLE AVENUE  
 ASSESSORS MAP 119 LOTS 46 & 258  
 NEW BEDFORD, MASSACHUSETTS  
 PREPARED BY: JIMBA+ ARCHITECTS  
 FOR: 47 N. 2ND STREET, 4TH FLOOR  
 NEW BEDFORD, MA 02740

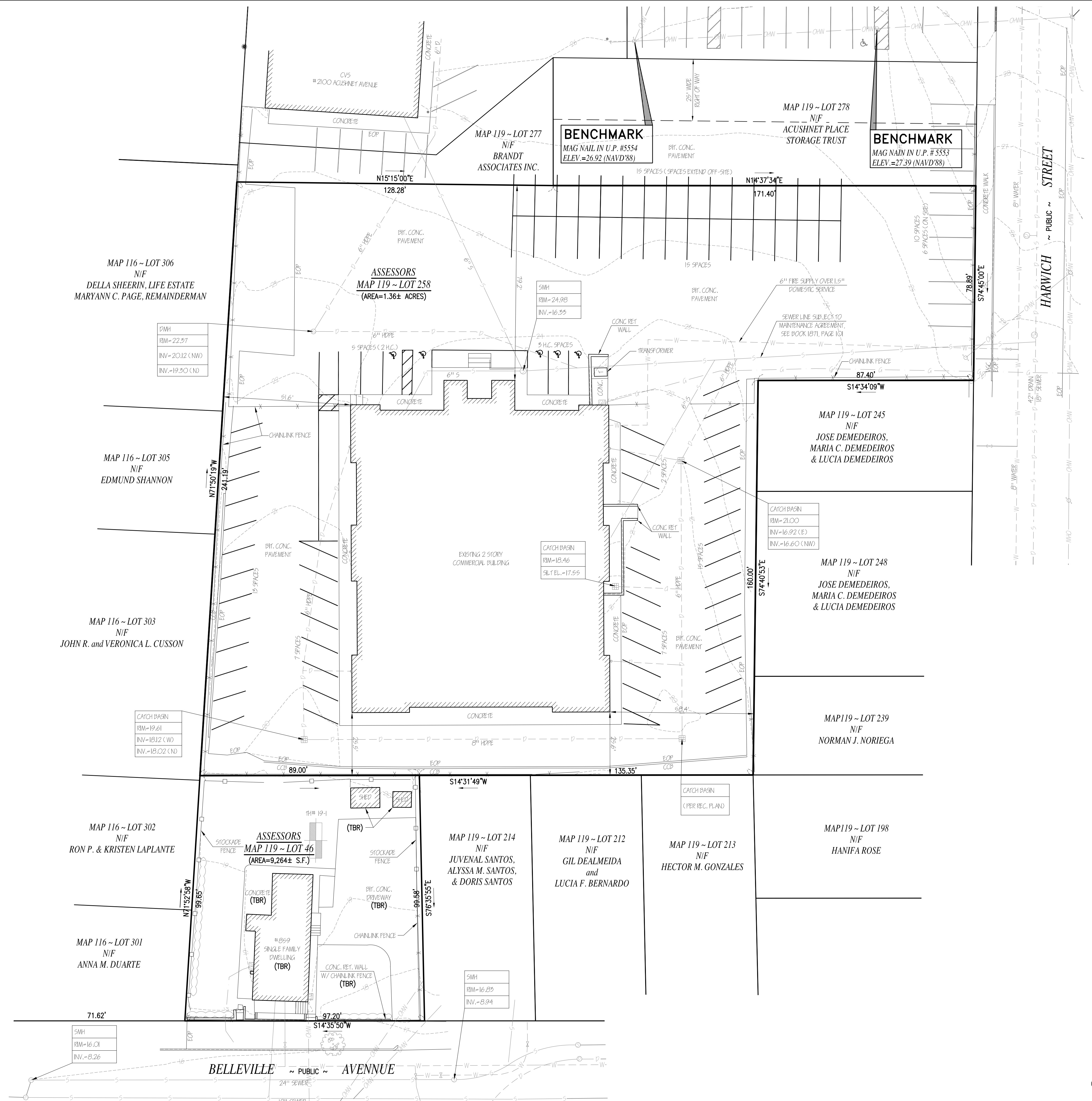
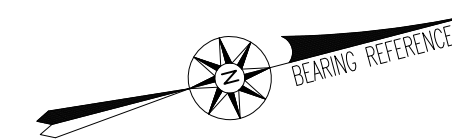
MAY 10, 2019  
SCALE: AS NOTED  
JOB NO. 18-763  
LATEST REVISION:

COVER  
C0.0

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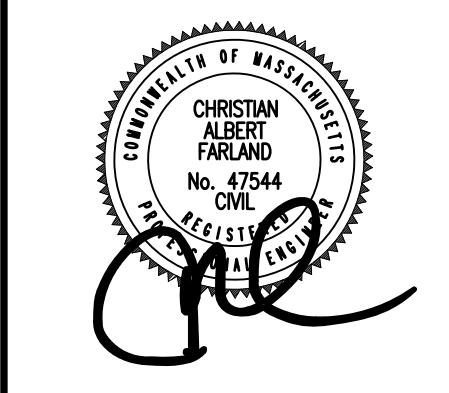
**WAIVERS REQUESTED:**  
 CODE OF ORDINANCES — CH. 9 COMPREHENSIVE ZONING  
 1. SECTION 5350 — DEVELOPMENT IMPACT STATEMENT  
 2. SECTION 5452 — CONSTRUCTION COMPLETION SEQUENCE





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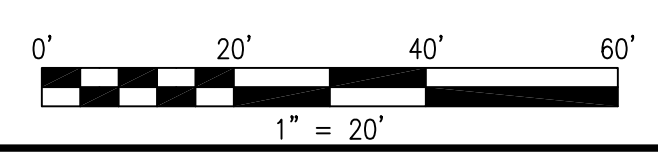
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 2104-2110 ACUSHNET AVENUE & 859 BELLEVILLE AVENUE  
**ASSESSORS MAP 119 LOTS 46 & 258**  
 NEW BEDFORD, MASSACHUSETTS  
 PREPARED FOR: JIMBA+ ARCHITECTS  
 47 N. 2ND STREET, 4TH FLOOR  
 NEW BEDFORD, MA 02740

MAY 10, 2019  
 SCALE: 1"=20'  
 JOB NO. 18-763  
 LATEST REVISION:

EXISTING CONDITIONS  
 C2.0



**— ZONING DATA —**

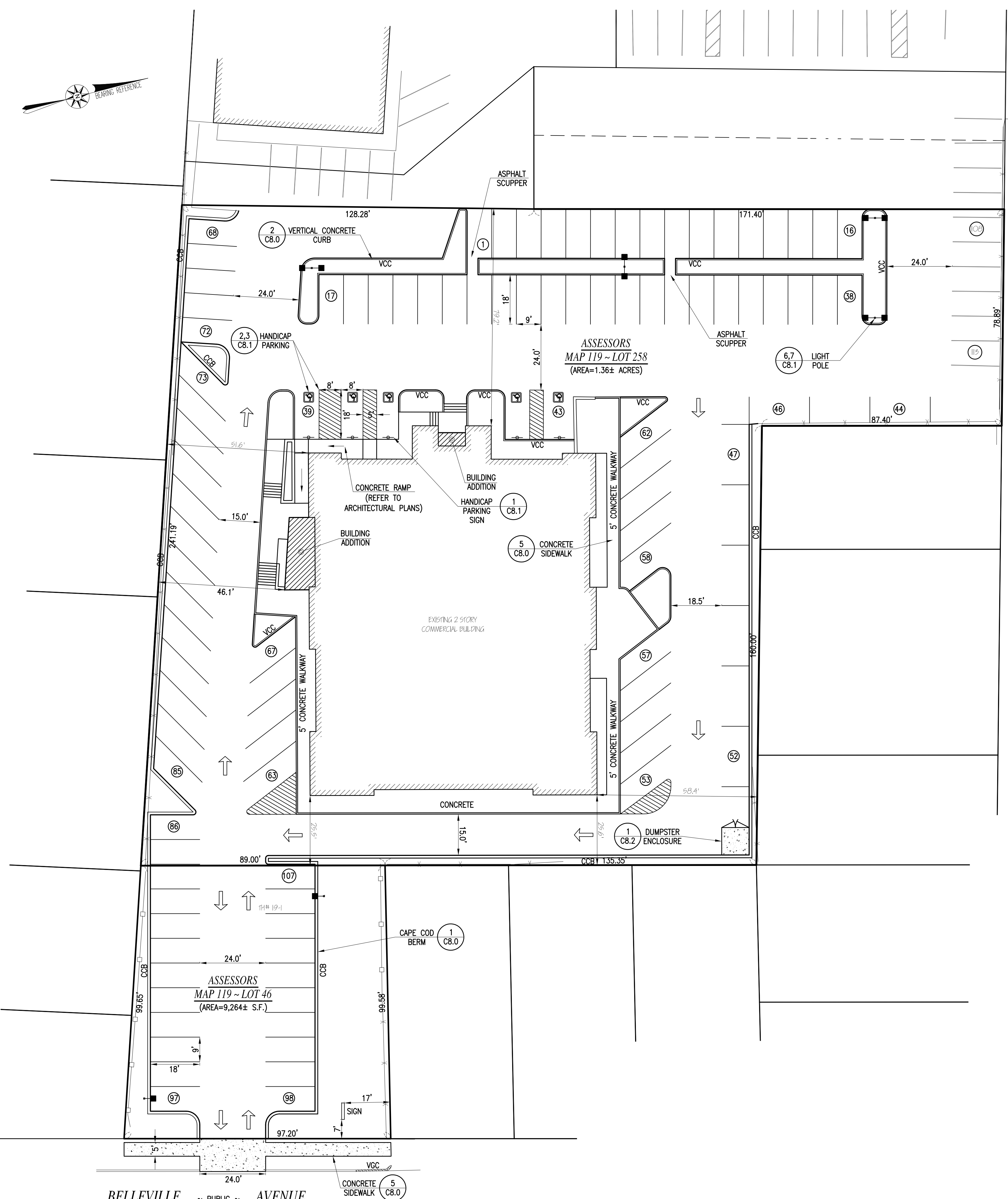
DISTRICT: MIXED USE BUSINESS (MUB) & RESIDENCE B

DESCRIPTION	REQUIRED	EXISTING	PROVIDED
LOT AREA	8,000 S.F.	68,909 S.F.	- S.F.
LOT FRONTAGE	0 FT	78.89 FT	- FT
FRONT SETBACK	0 FT	N/A FT	- FT
SIDE SETBACK	10 FT	91.6 FT	46.1 FT
REAR SETBACK	10 FT	29.9 FT	25.5 FT
BUILDING HEIGHT (MAXIMUM)	100 FT	50± FT	30± FT
BUILDING COVERAGE (MAXIMUM)	0 %	20.2 %	18.6 %
GREEN SPACE	0 %	10.0 %	10.0 %

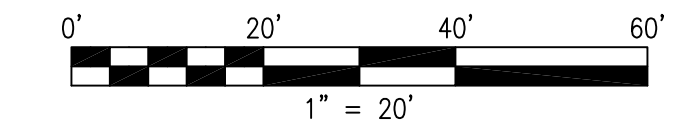
**— PARKING REQUIREMENT —**

PRINCIPAL USE: OFFICE

REQUIREMENT:	REQUIRED	EXISTING	PROVIDED
ONE SPACE PER EACH 200 SF OF GROSS FL. AREA AFTER 10,000 SF OF GROSS FL. AREA ONE SPACE FOR EVERY 1,000 SF OF GROSS FLOOR AREA (38,300 GROSS FL. AREA PROP. OFFICE)	79 SPACES	88 SPACES	113 SPACES



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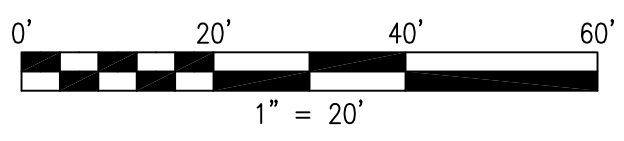
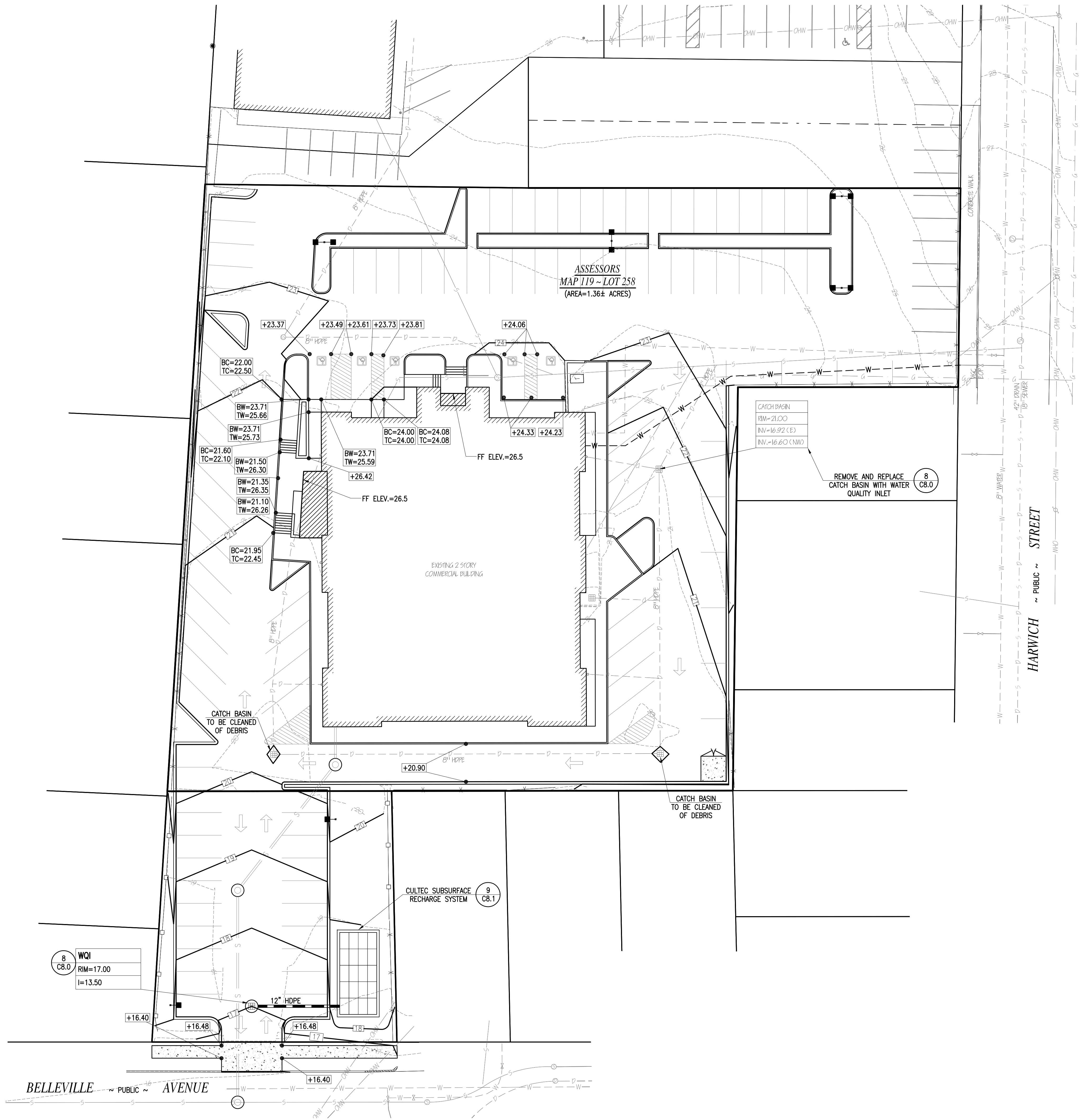
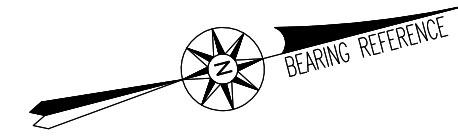
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LAYOUT  
 C3.0



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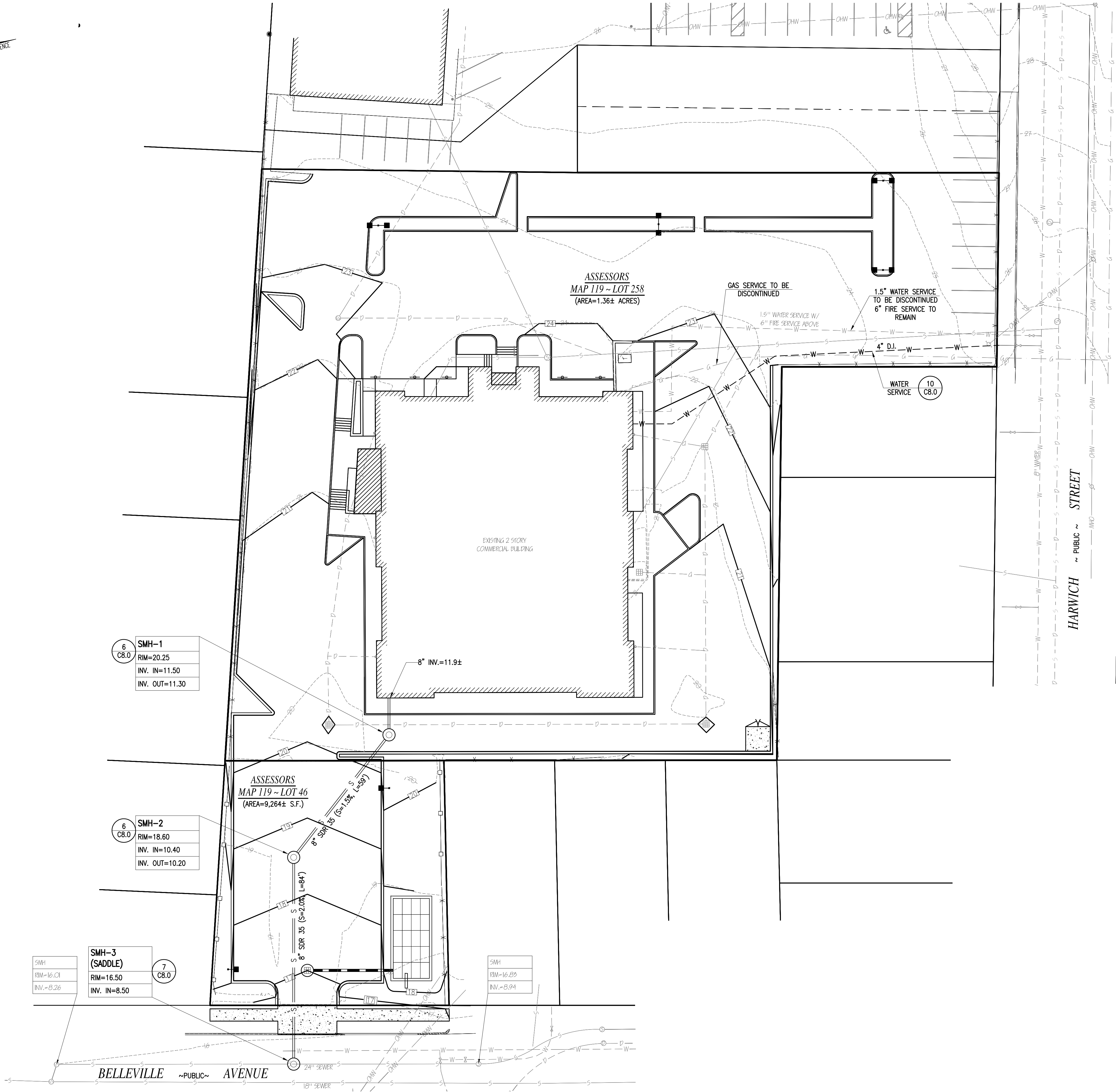
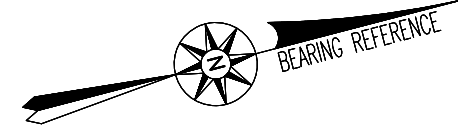
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GRADING & DRAINAGE

C4.0



6	SMH-1
CB.0	
	RIM=20.25
	INV. IN=11.50
	INV. OUT=11.30

6	SMH-2
CB.0	
	RIM=18.60
	INV. IN=10.40
	INV. OUT=10.20

SMH	SMH-3 (SADDLE)	7
RIM=16.01		CB.0
INV.=8.26		
	RIM=16.50	
	INV. IN=8.50	

SMH	
RIM=16.25	
INV.=8.94	

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UTILITIES  
 C5.0



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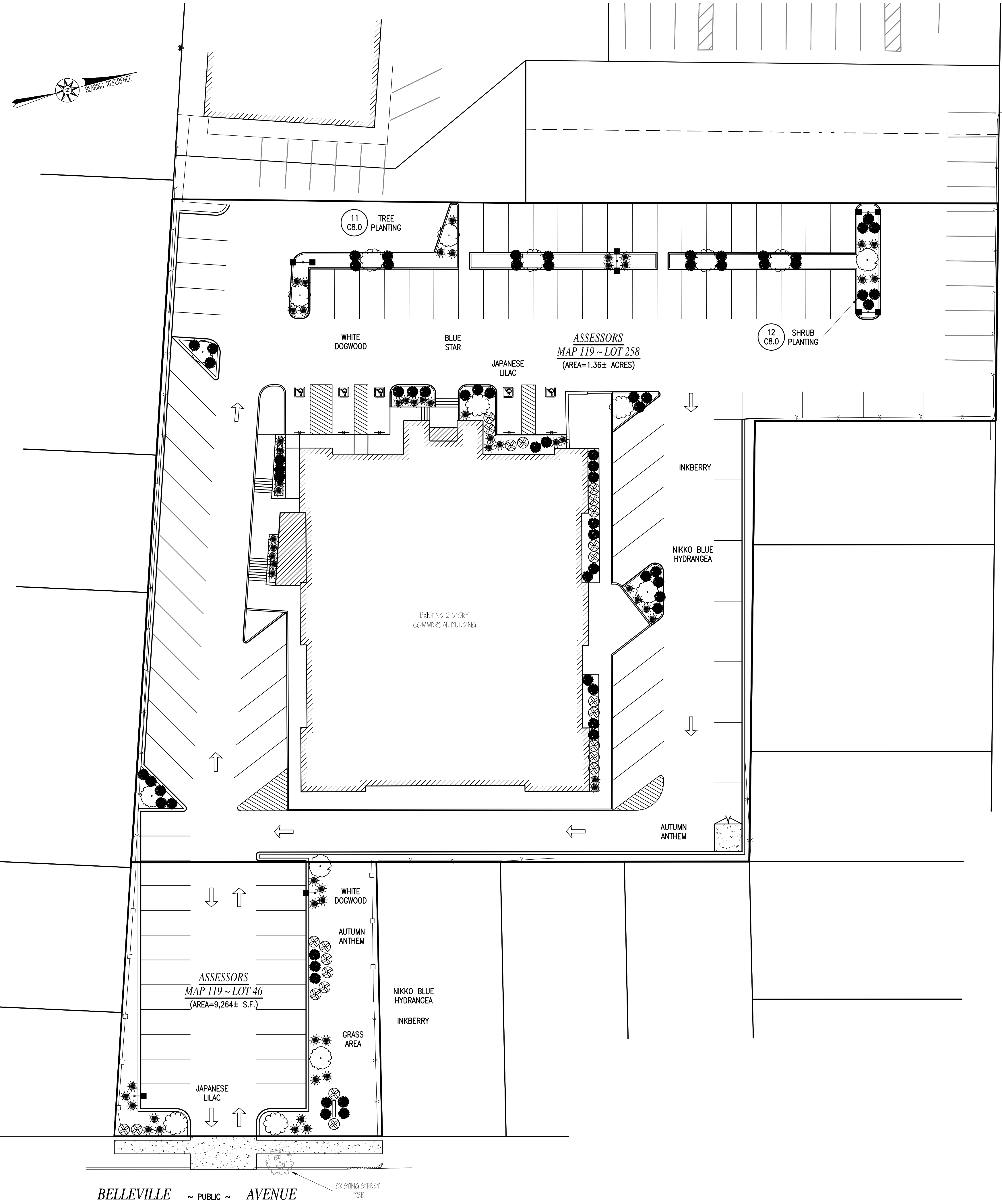
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LANDSCAPE  
 C6.0

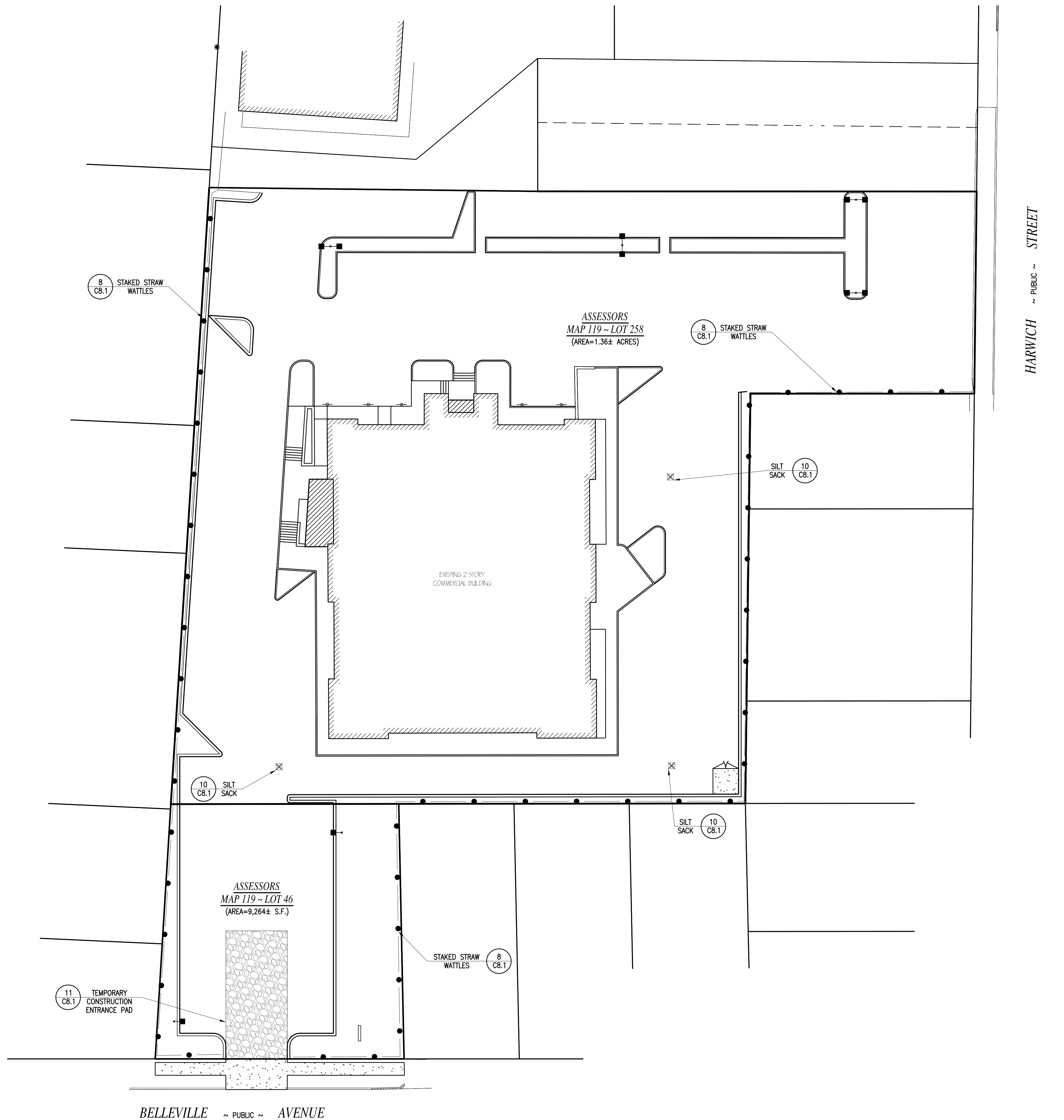
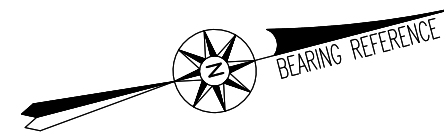
LANDSCAPE TABLE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	CORNUS FLORIDA	WHITE DOGWOOD	5'-6' HT	7
	SYRINGA RETICULATA	JAPANESE LILAC	5'-6' HT	8
SHRUBS				
	LLEX GLABRA 'SHAMROCK'	INKBERRY	2 GAL.	12
	JUNIPERUS SQAMATA	BLUE STAR	2 GAL.	55
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	2 GAL.	24
	MISCANTHUS SINENSIS	AUTUMN ANTHEM	2 GAL.	58



HARWICH ~ PUBLIC ~ STREET

BELLEVILLE ~ PUBLIC ~ AVENUE

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EROSION CONTROL  
 C7.0





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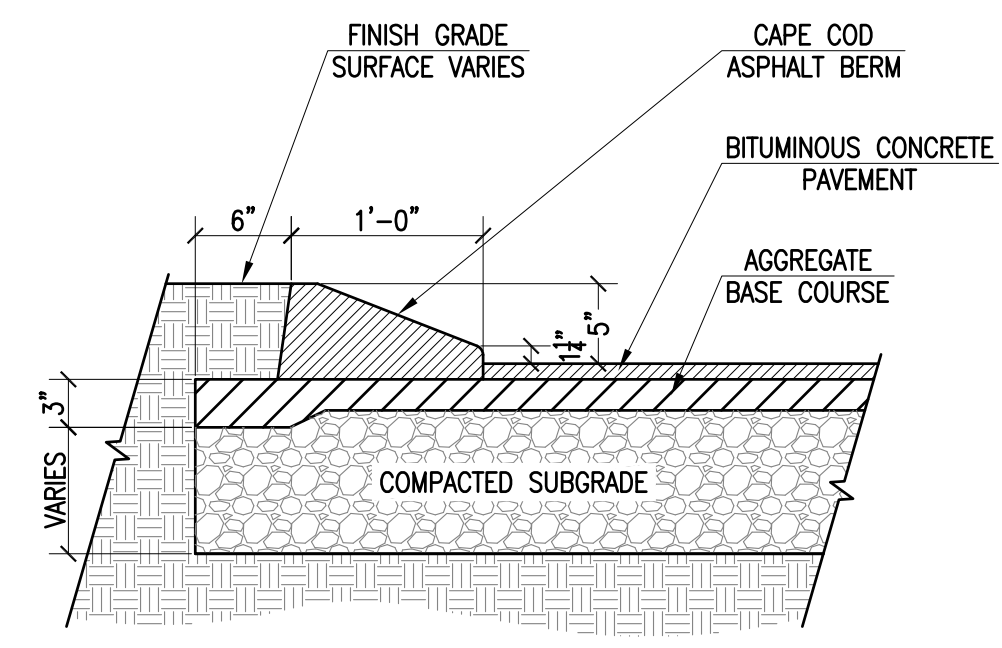
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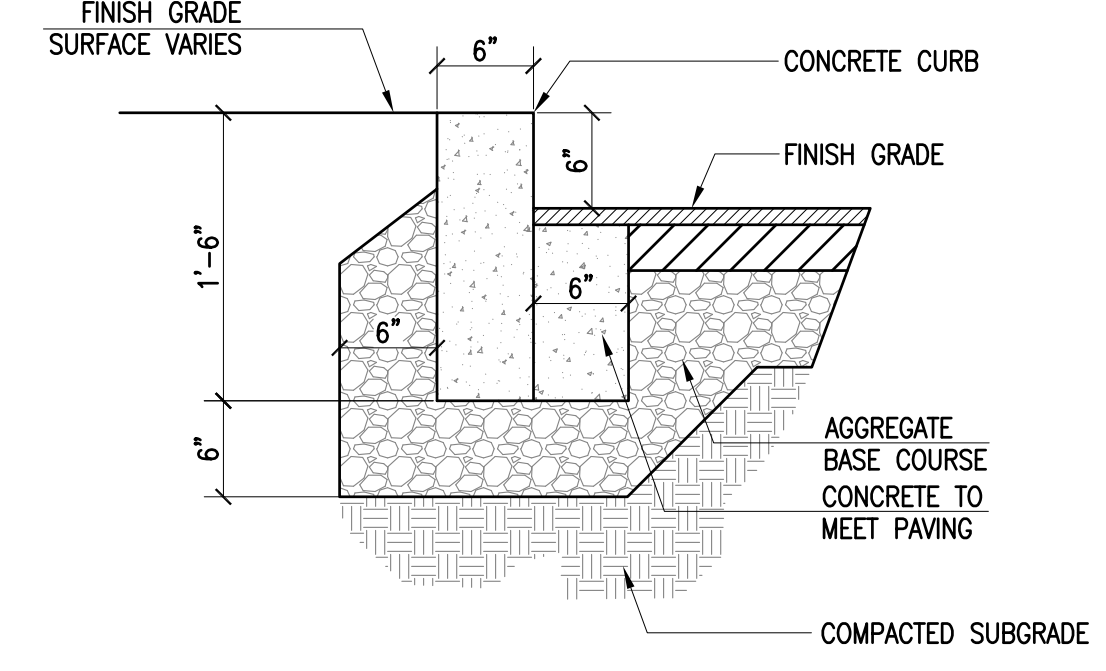
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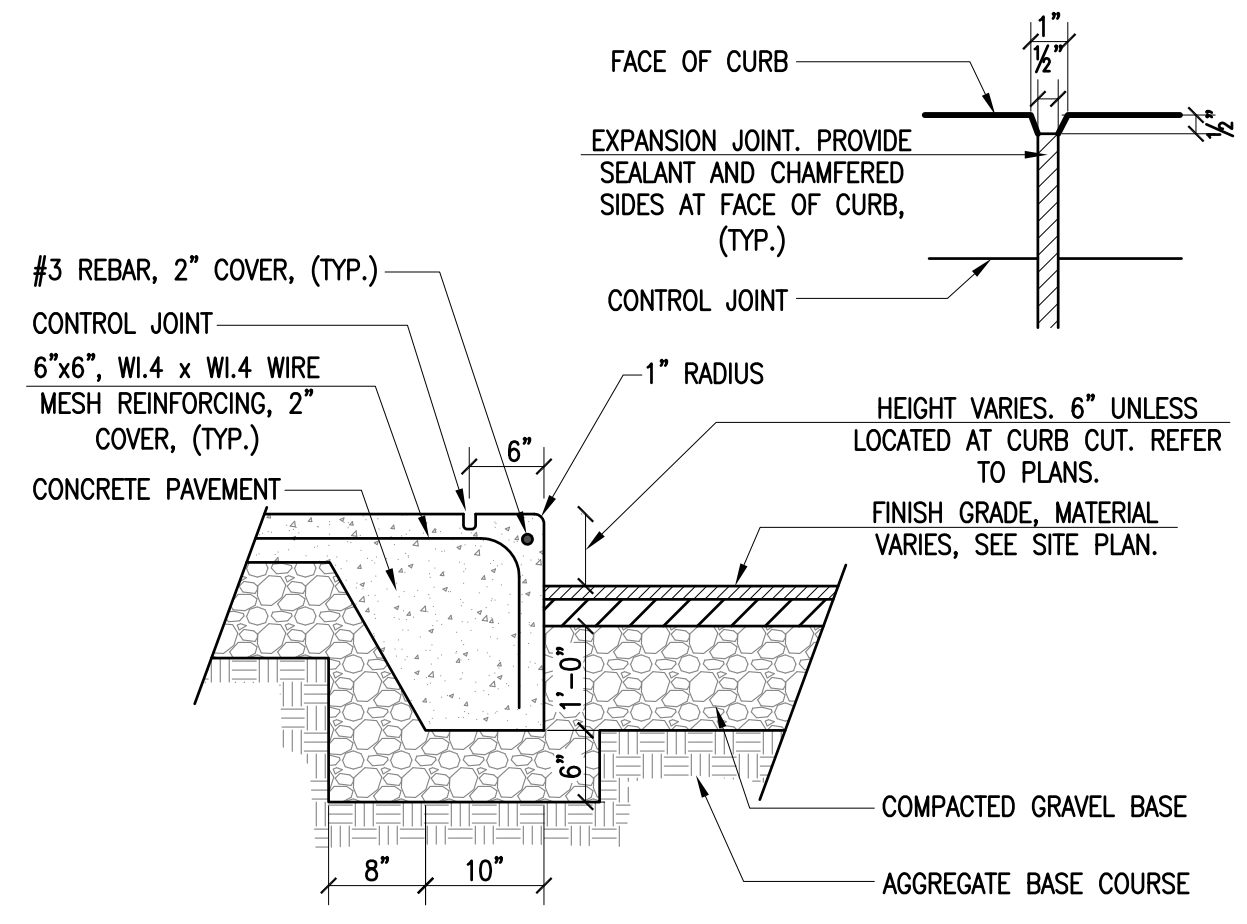
DETAILS  
C8.0



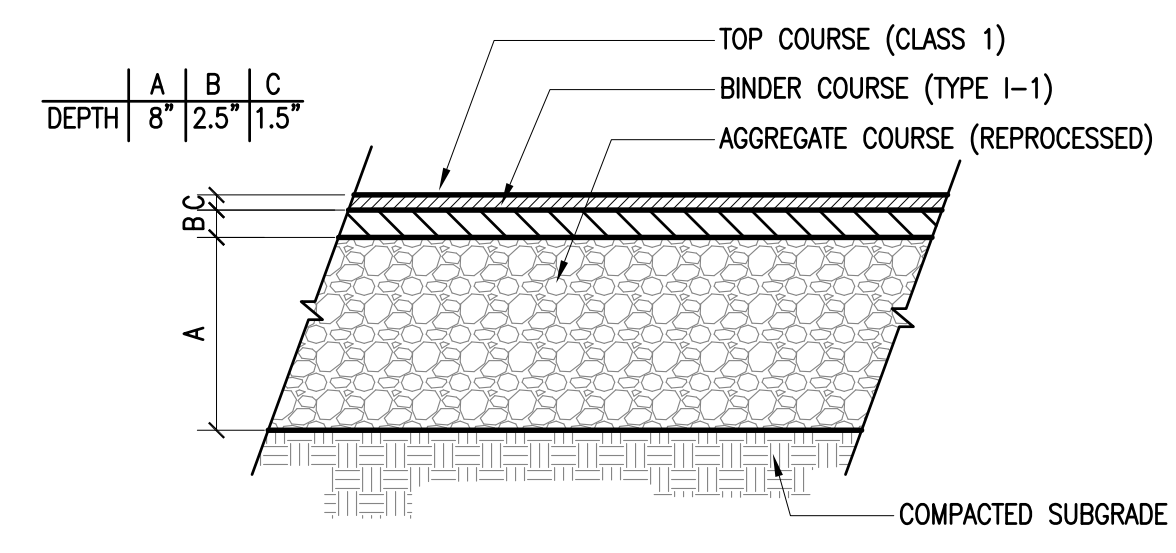
**1 BITUMINOUS CONCRETE CAPE COD BERM**  
C3.0 NOT TO SCALE



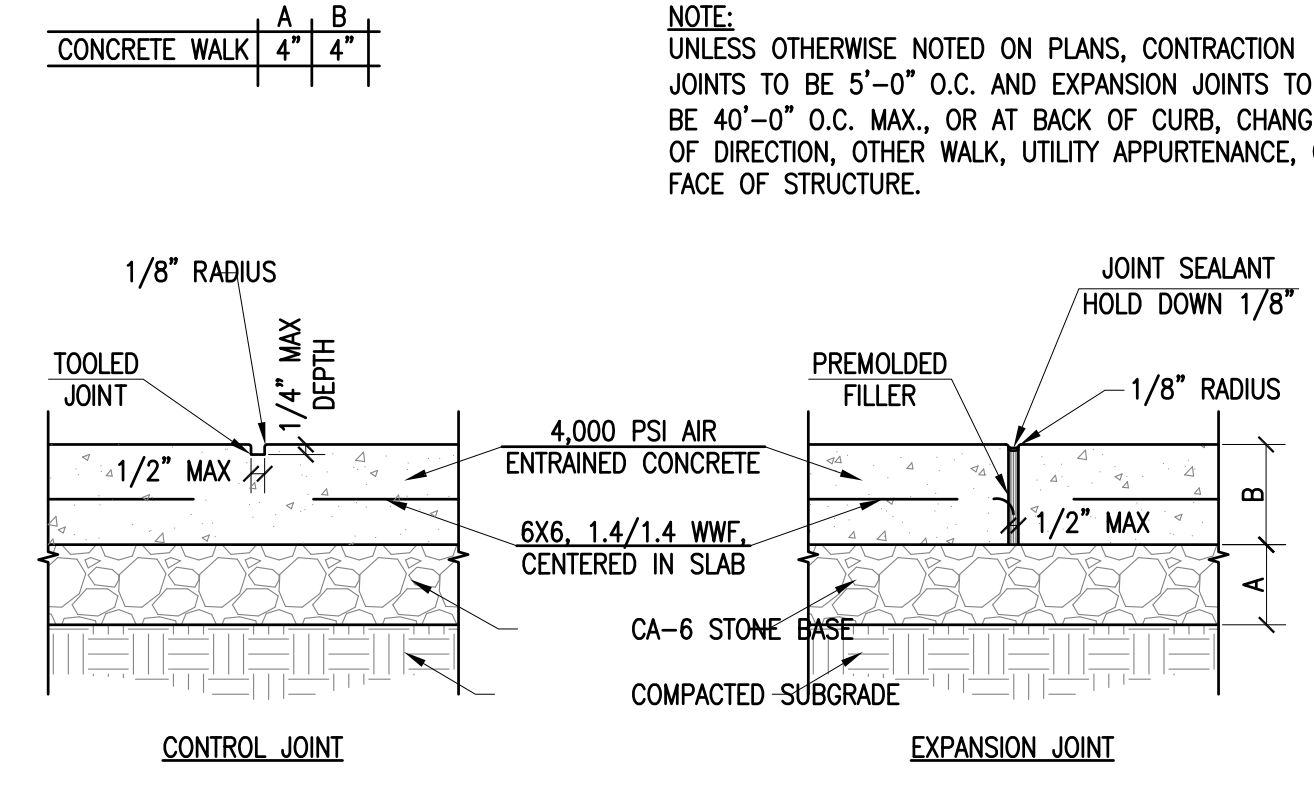
**2 VERTICAL CONCRETE CURB**  
C3.0 NOT TO SCALE



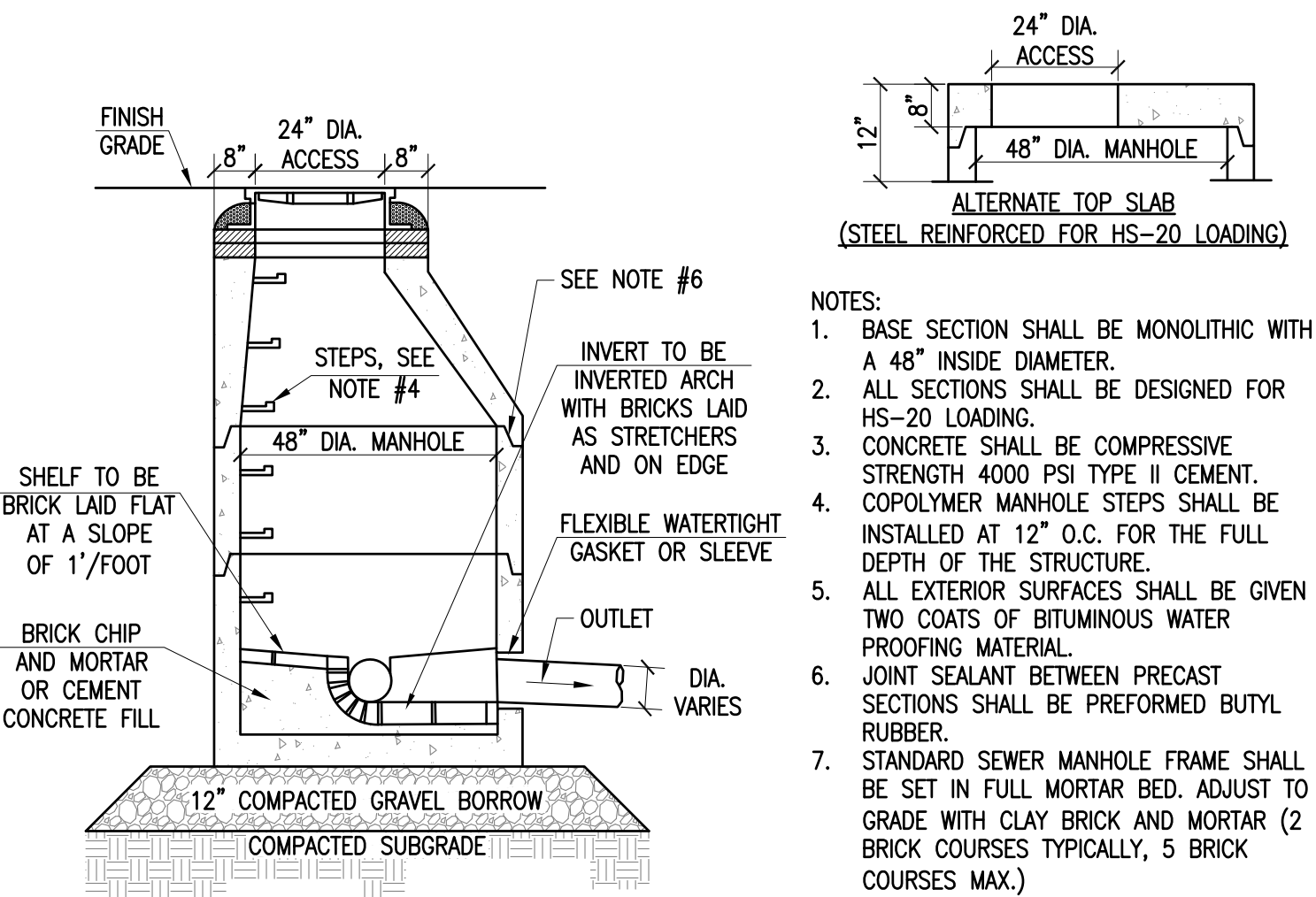
**3 INTEGRAL CONCRETE CURB**  
C3.0 NOT TO SCALE



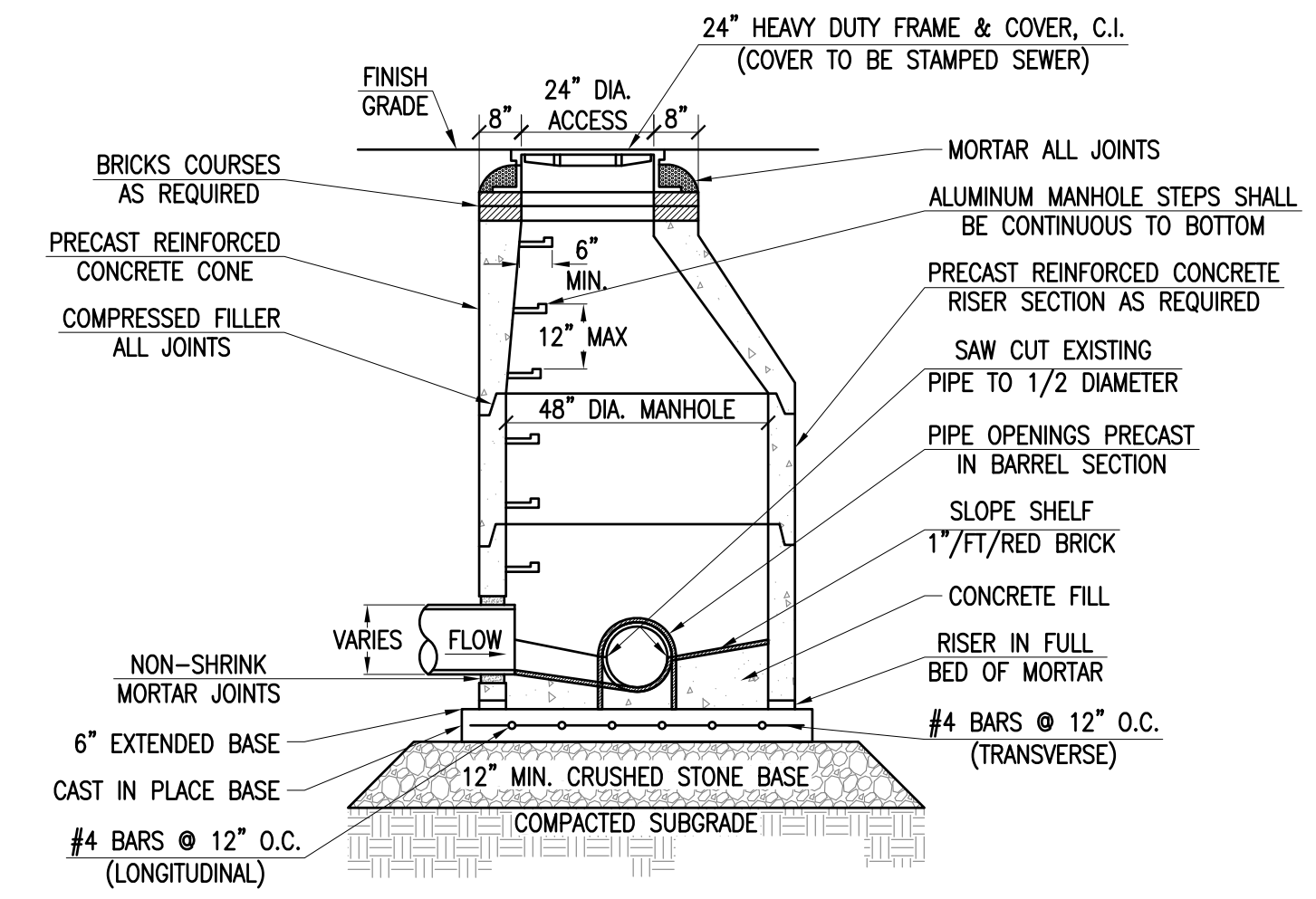
**4 BITUMINOUS CONCRETE PAVEMENT**  
C3.0 NOT TO SCALE



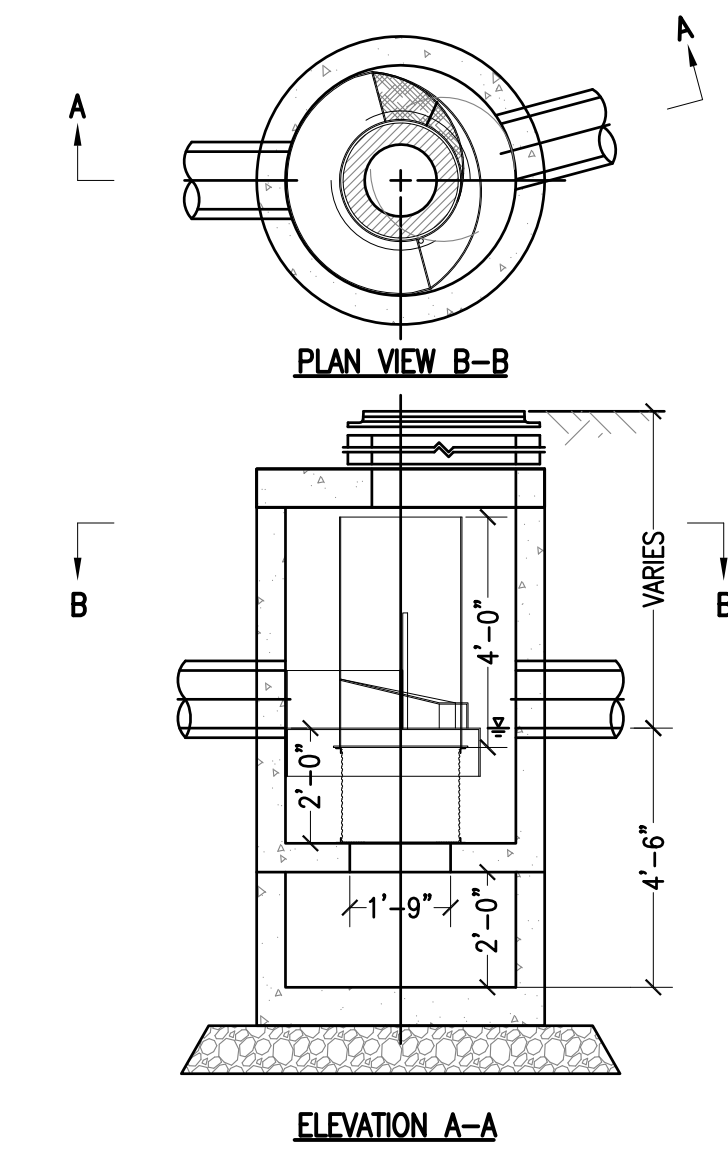
**5 CONCRETE PAVEMENT SIDEWALK**  
C3.0 NOT TO SCALE



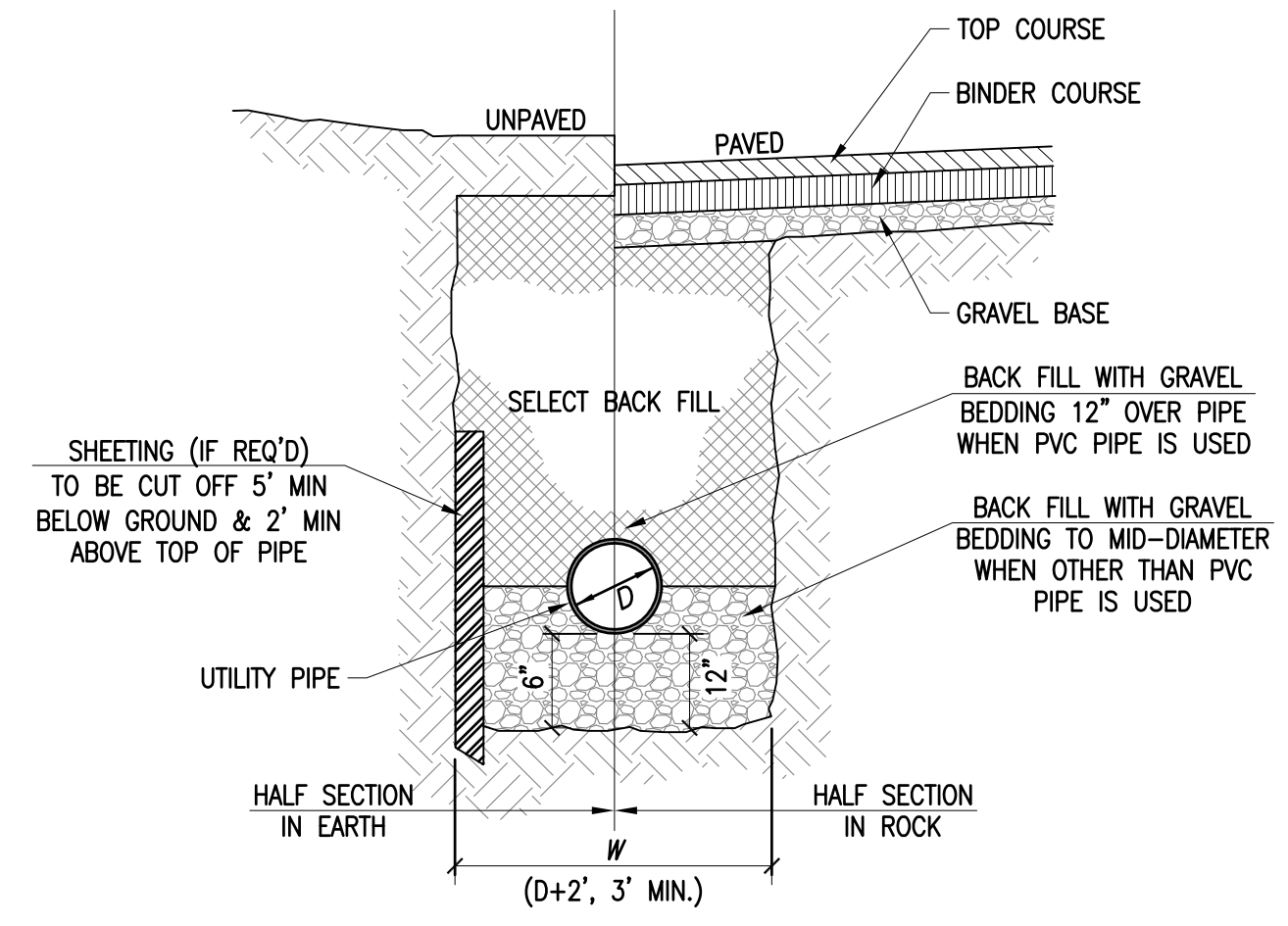
**6 SANITARY SEWER MANHOLE**  
C5.0 NOT TO SCALE



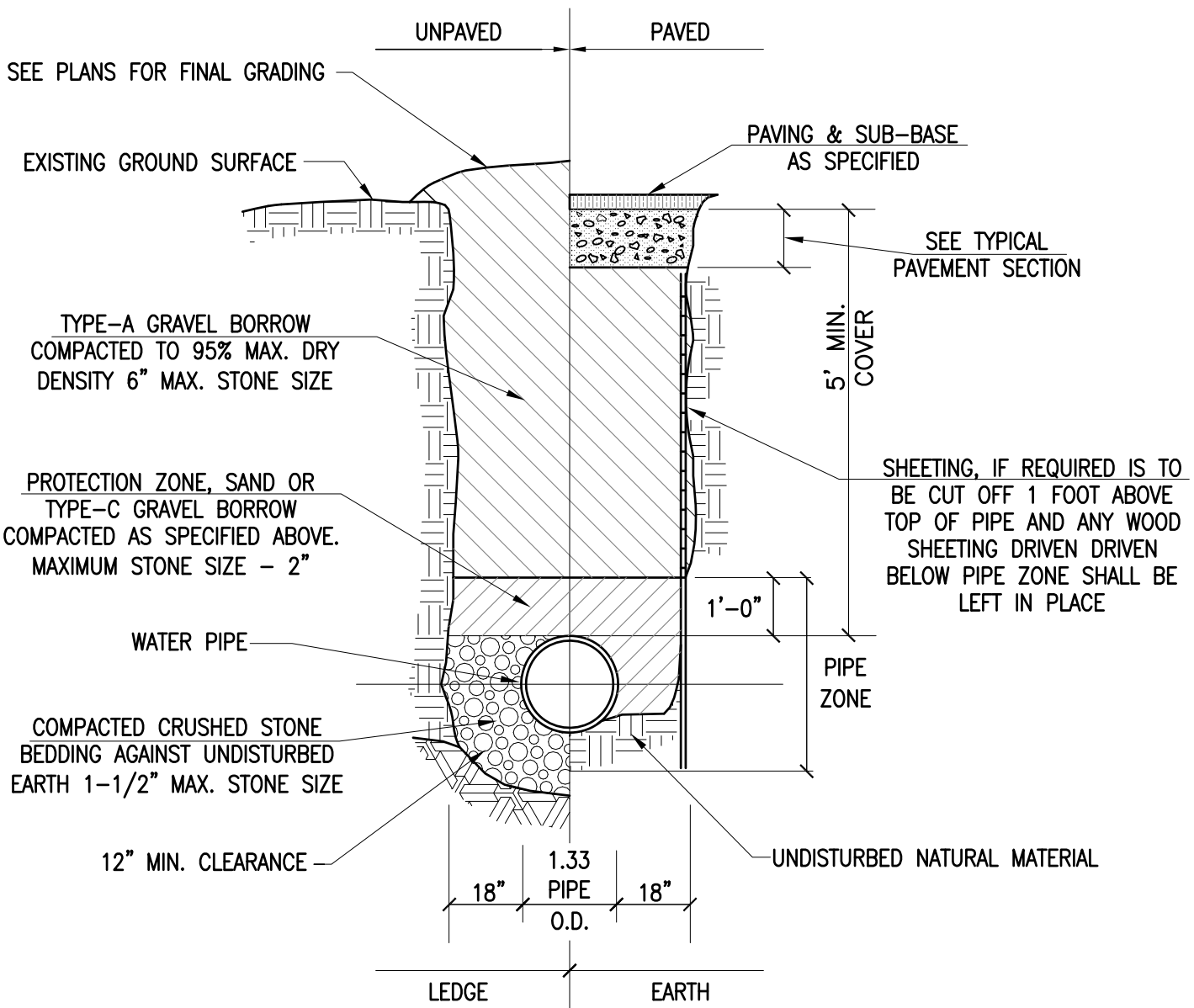
**7 SADDLE SANITARY SEWER MANHOLE**  
C5.0 NOT TO SCALE



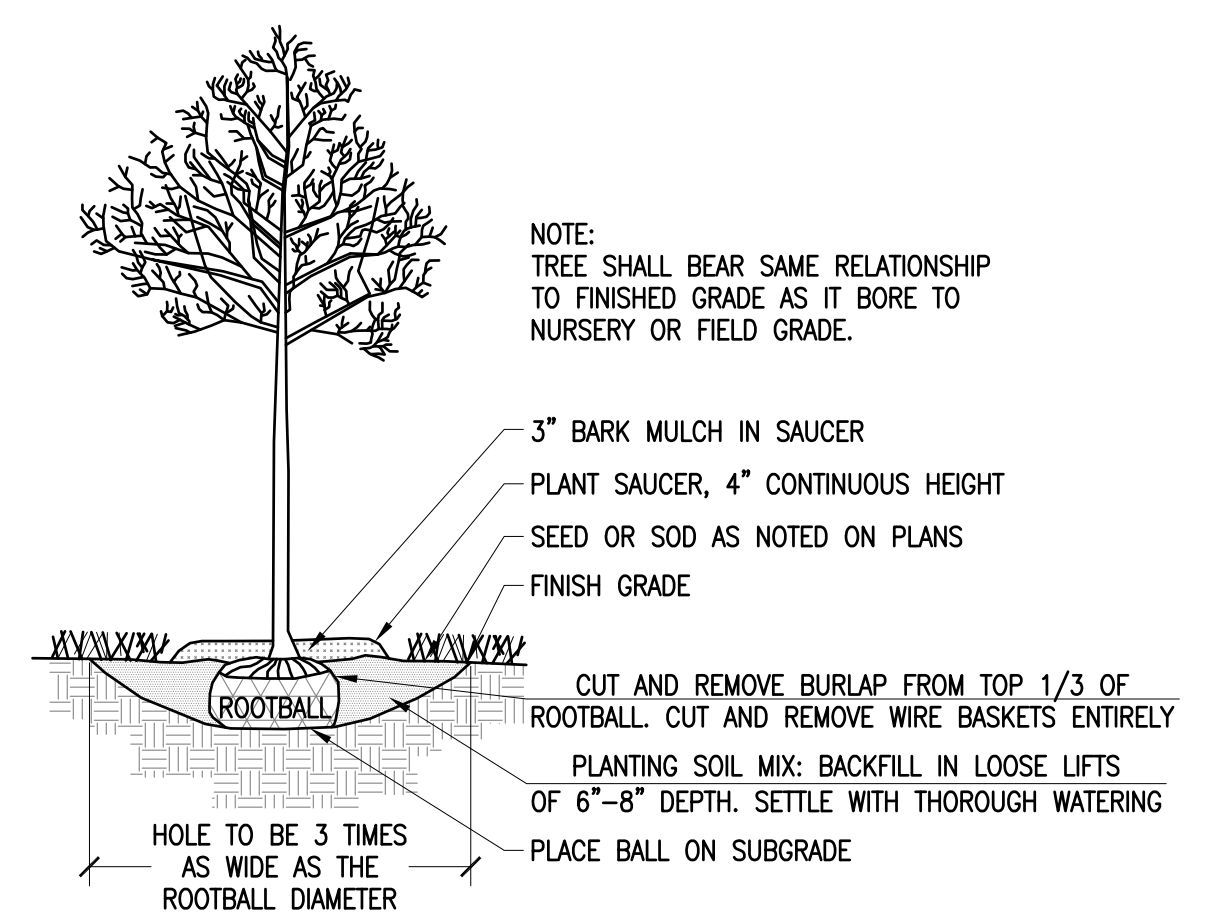
**8 CONTECH CDS WATER QUALITY UNIT**  
C4.0 NOT TO SCALE



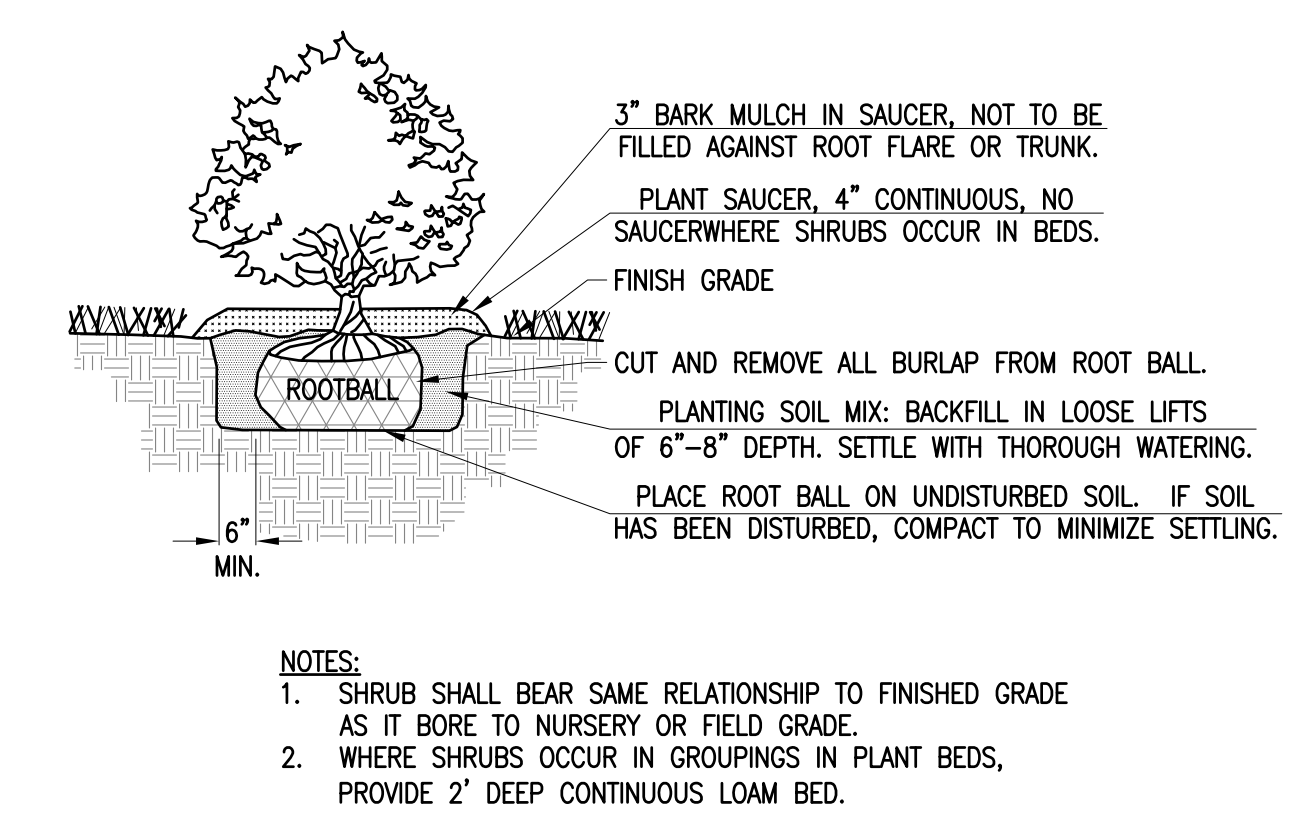
**9 UTILITY TRENCH**  
C4.0, C5.0 NOT TO SCALE



**10 TYPICAL WATER TRENCH**  
C5.0 NOT TO SCALE



**11 TREE PLANTING**  
C6.0 NOT TO SCALE



**12 SHRUB PLANTING**  
C6.0 NOT TO SCALE

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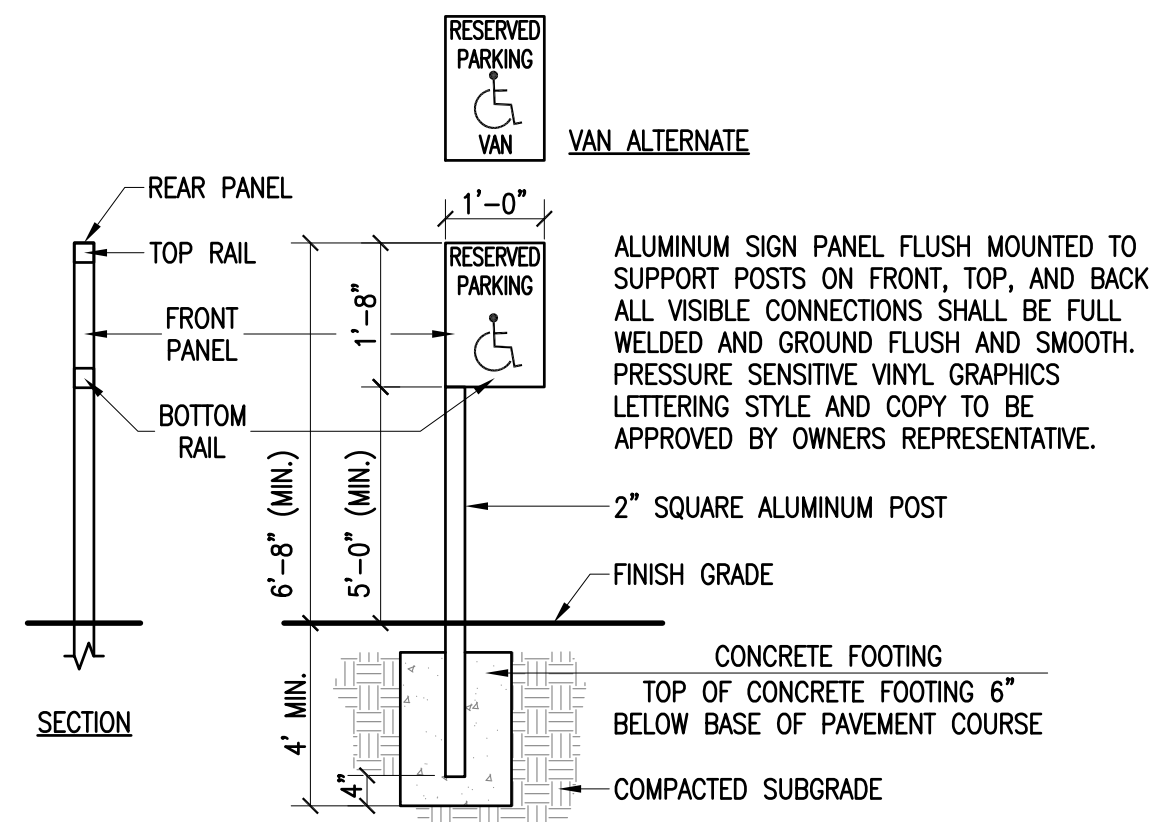
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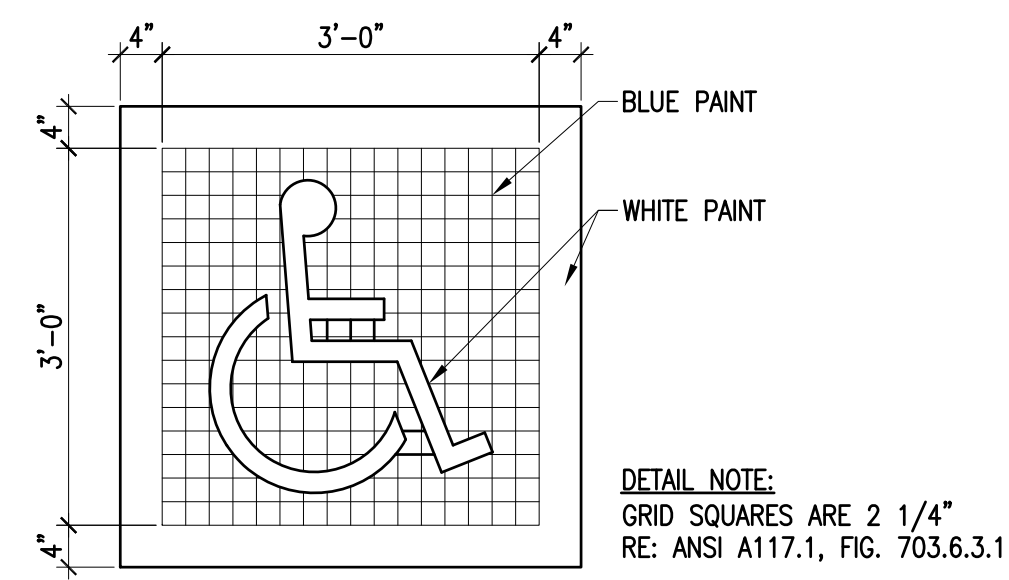
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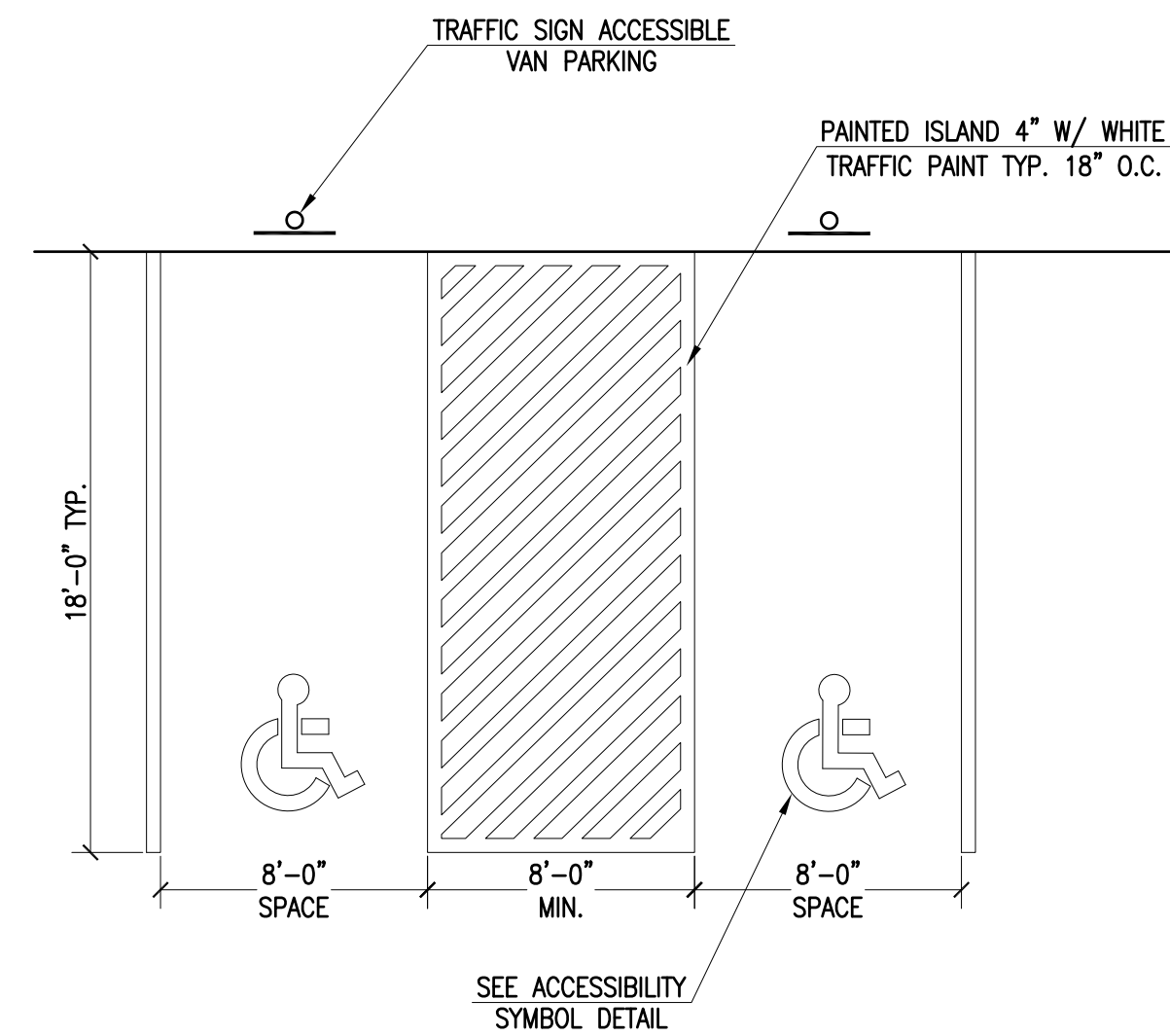
DETAILS  
 C8.1



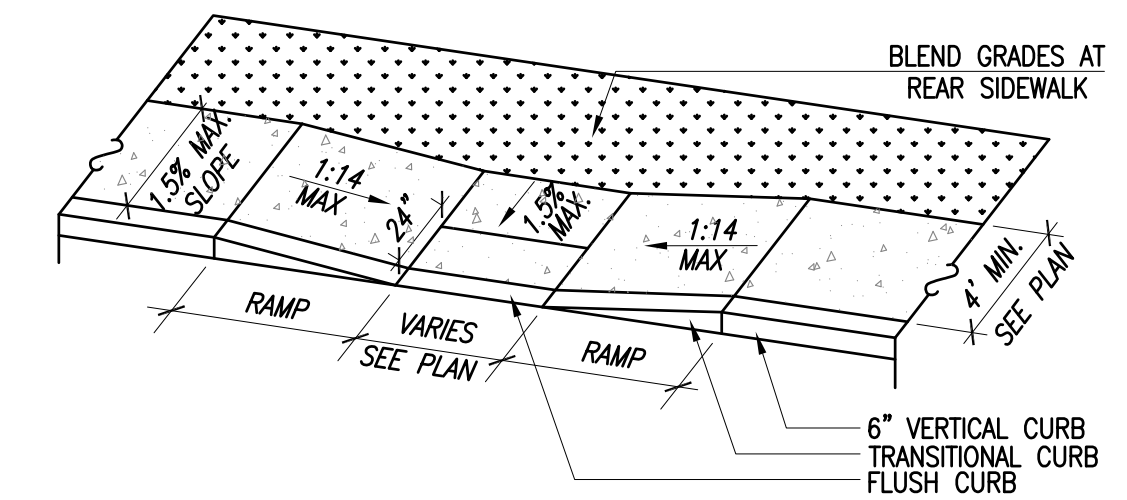
1 ACCESSIBLE PARKING SIGN  
 C3.0 NOT TO SCALE



2 ACCESSIBLE PARKING SYMBOL  
 C3.0 NOT TO SCALE

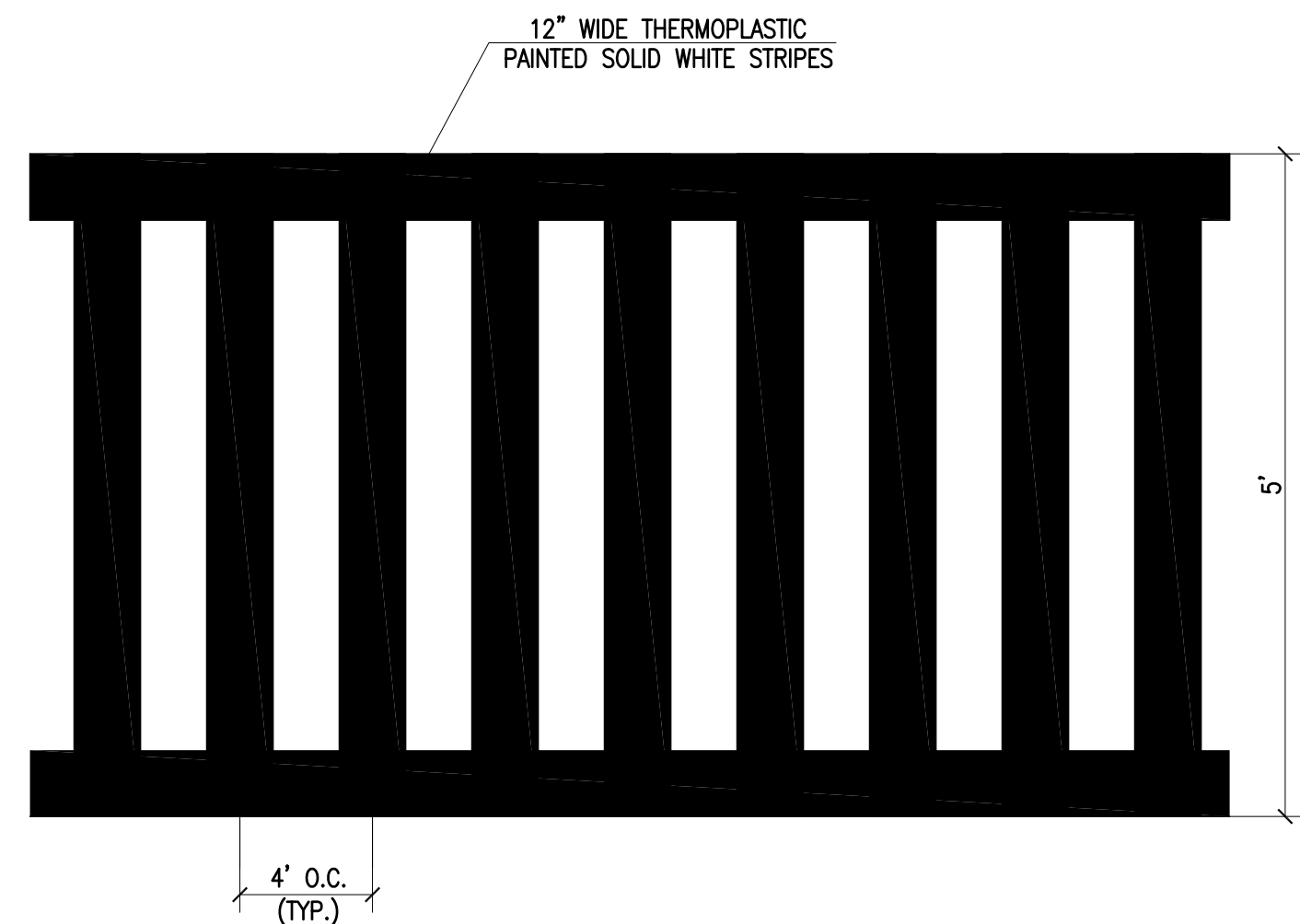


3 ACCESSIBLE PARKING LAYOUT  
 C3.0 NOT TO SCALE

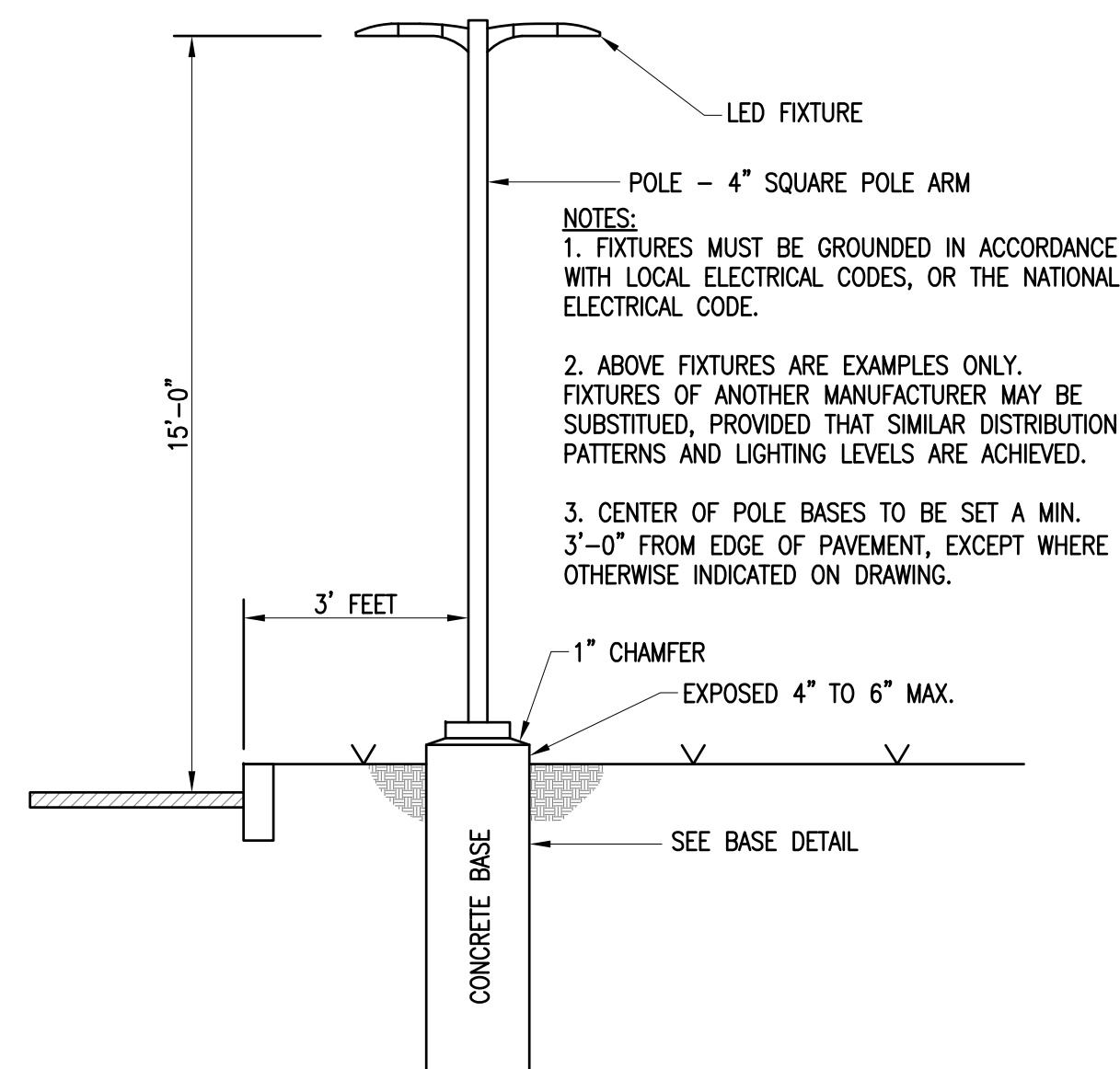


4 ACCESSIBLE RAMP TYPE B  
 C3.0 NOT TO SCALE

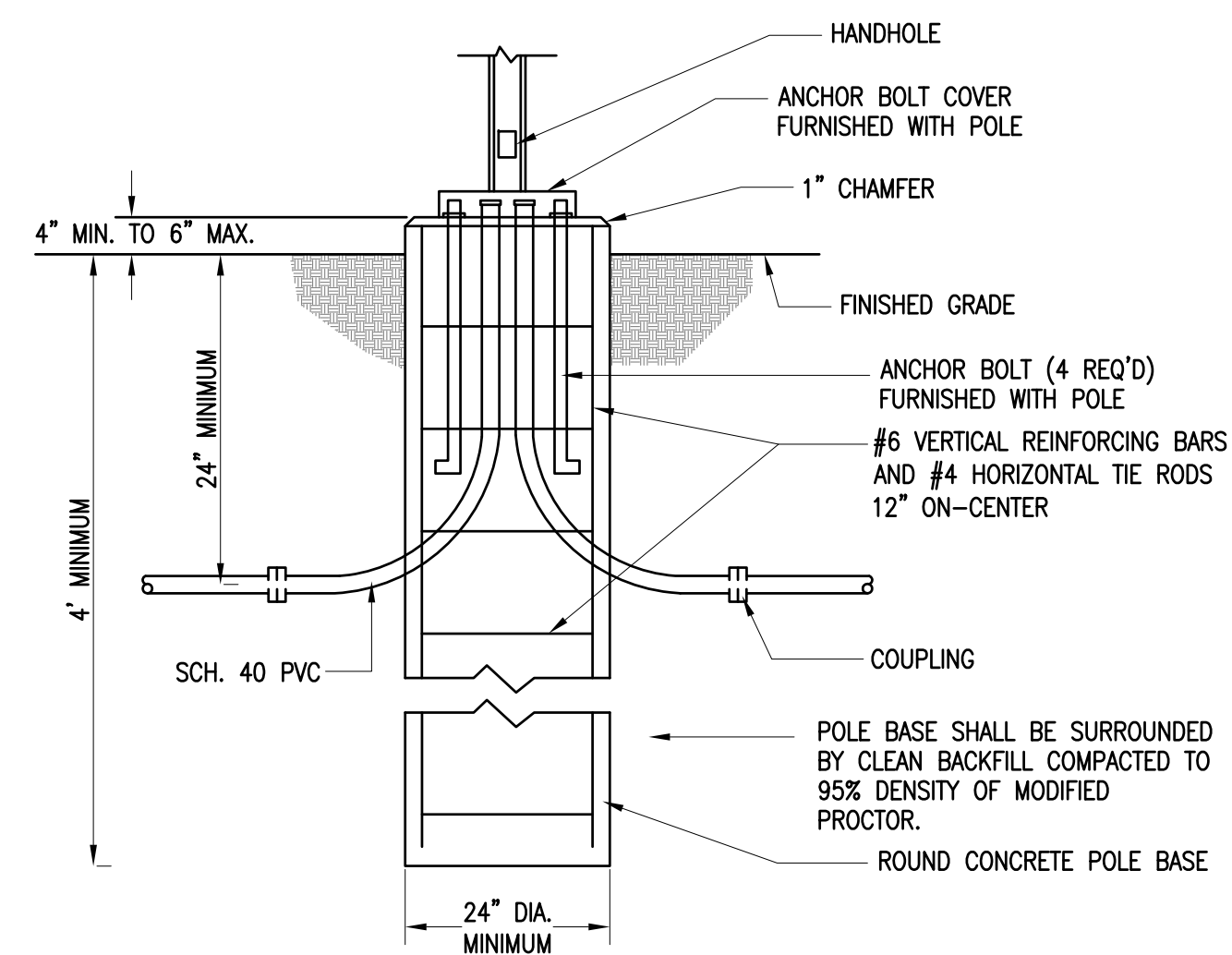
- NOTES:
- RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK, I.E. DEPTH OF SURFACE AND FOUNDATION.
  - DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH ADA MAAB REQUIREMENTS.
  - PROVIDE EXPANSION JOINTS AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
  - PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
  - MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
  - TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
  - FIXED OBJECTS (I.E. UTILITY POLES, HYDRANTS, ETC.) MUST NOT ENCR OACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
  - AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.



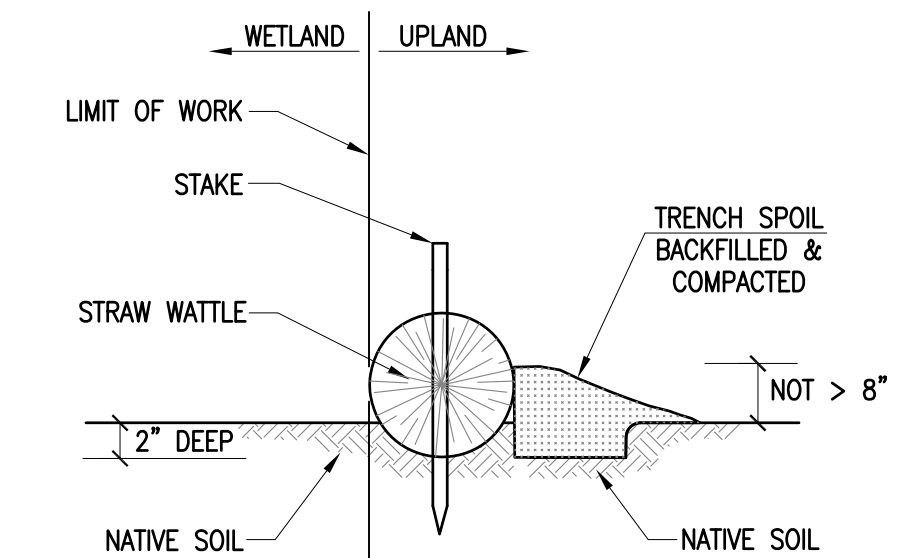
5 LADDER CROSSWALK  
 C3.0 NOT TO SCALE



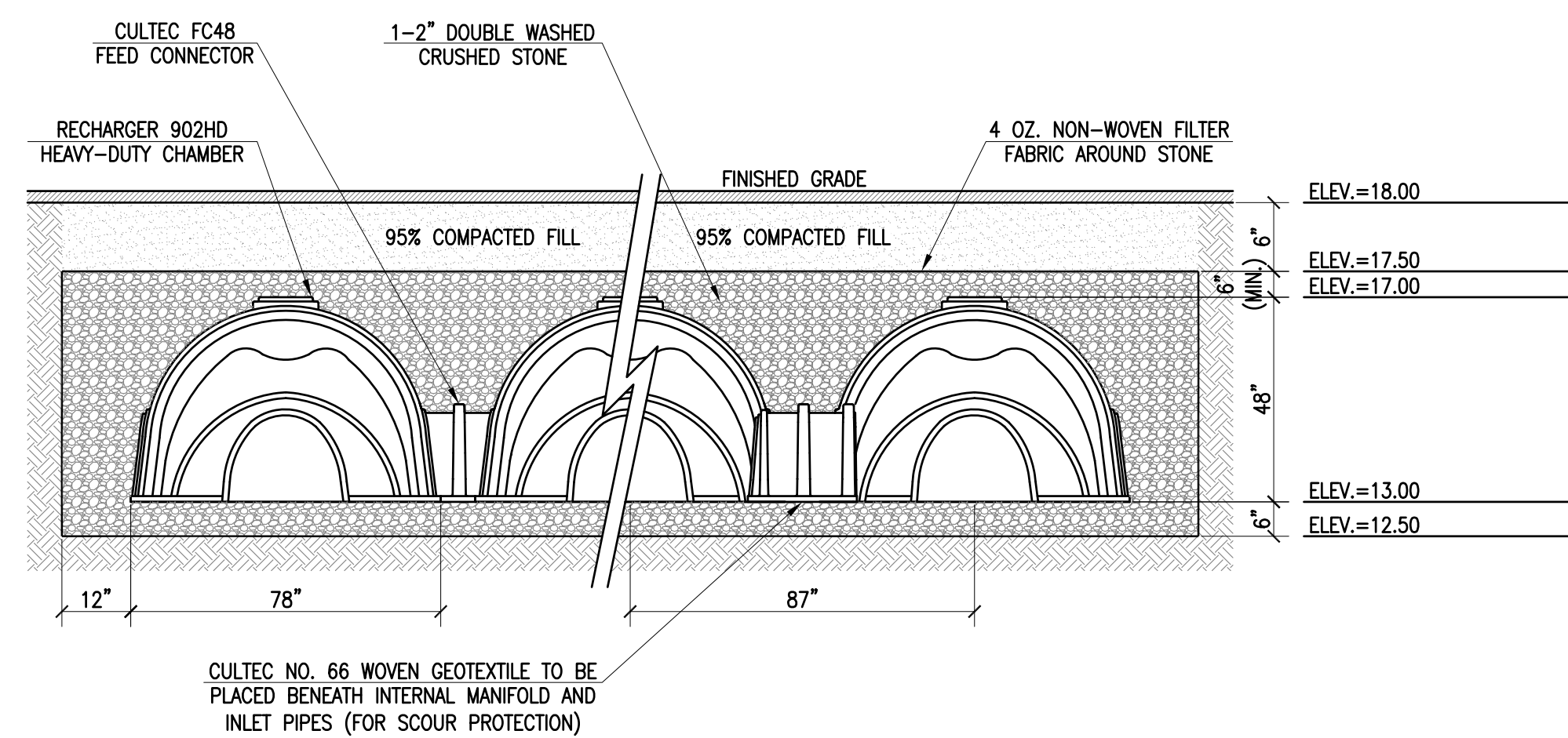
6 LIGHT POLE  
 C3.0 NOT TO SCALE



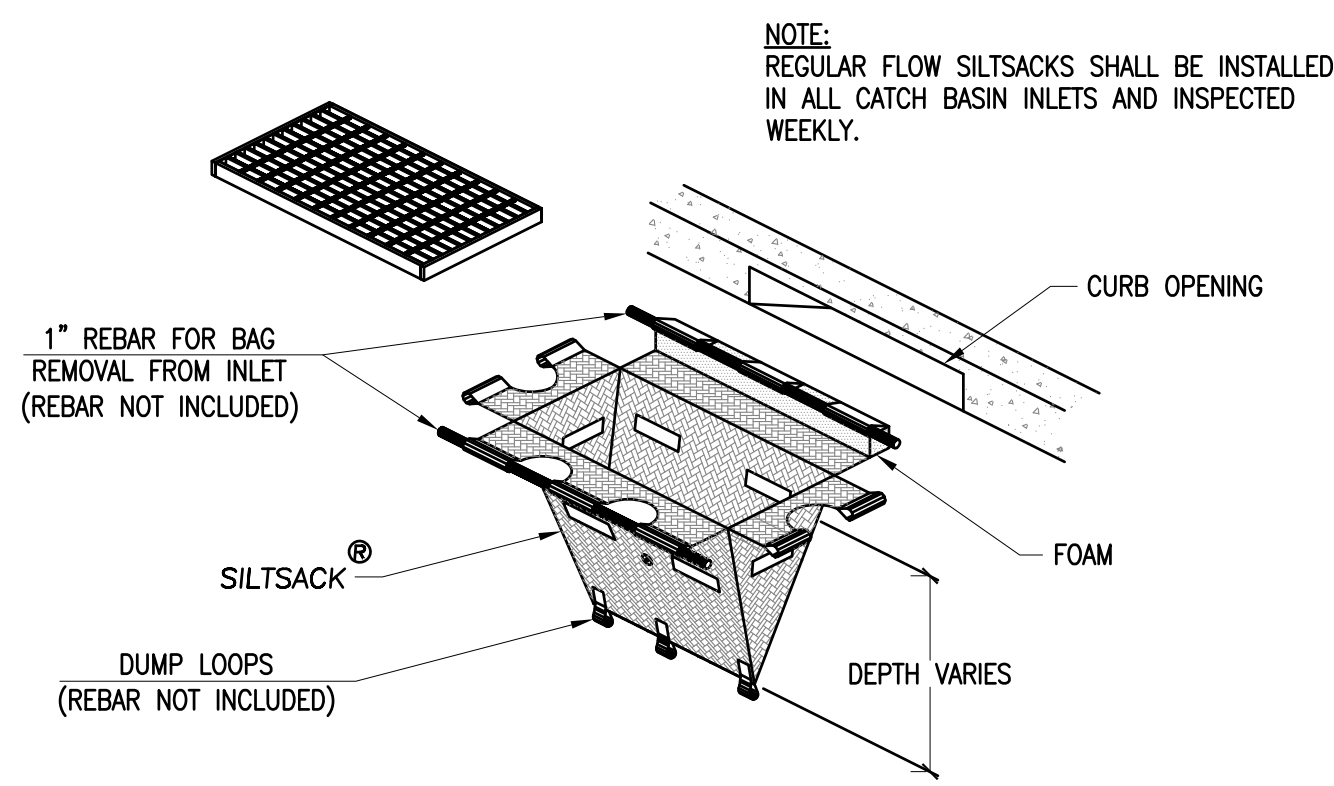
7 CONCRETE LIGHT POLE BASE  
 C3.0 NOT TO SCALE



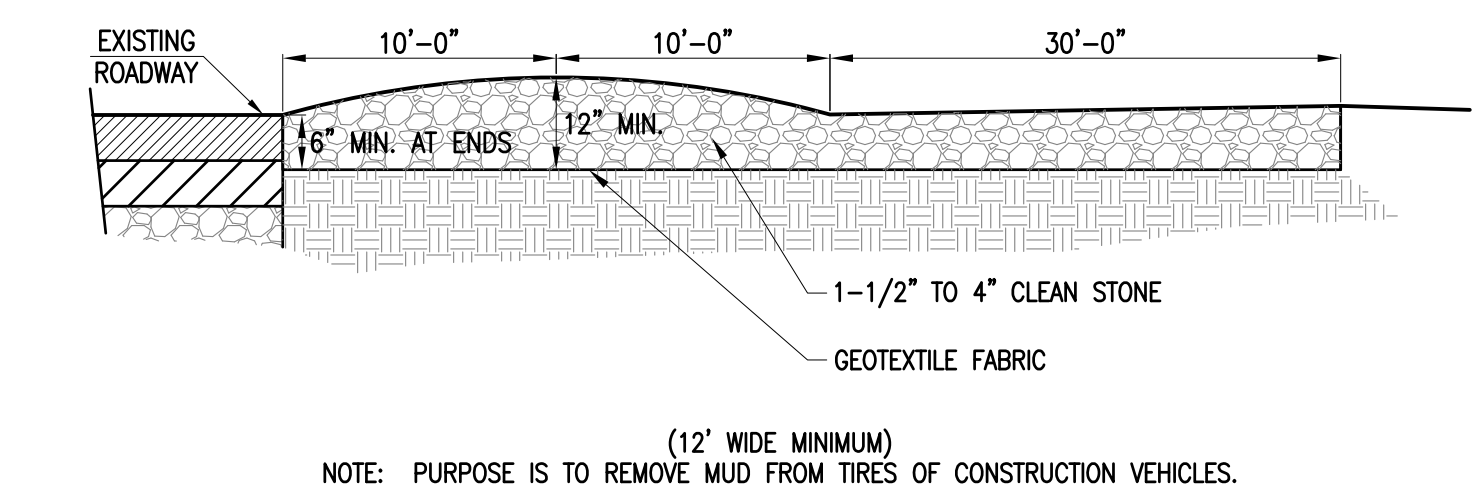
8 STAKED STRAW WATTLE  
 C7.0 NOT TO SCALE



9 CULTREC RECHARGER 902HD CROSS SECTION  
 C4.0 NOT TO SCALE

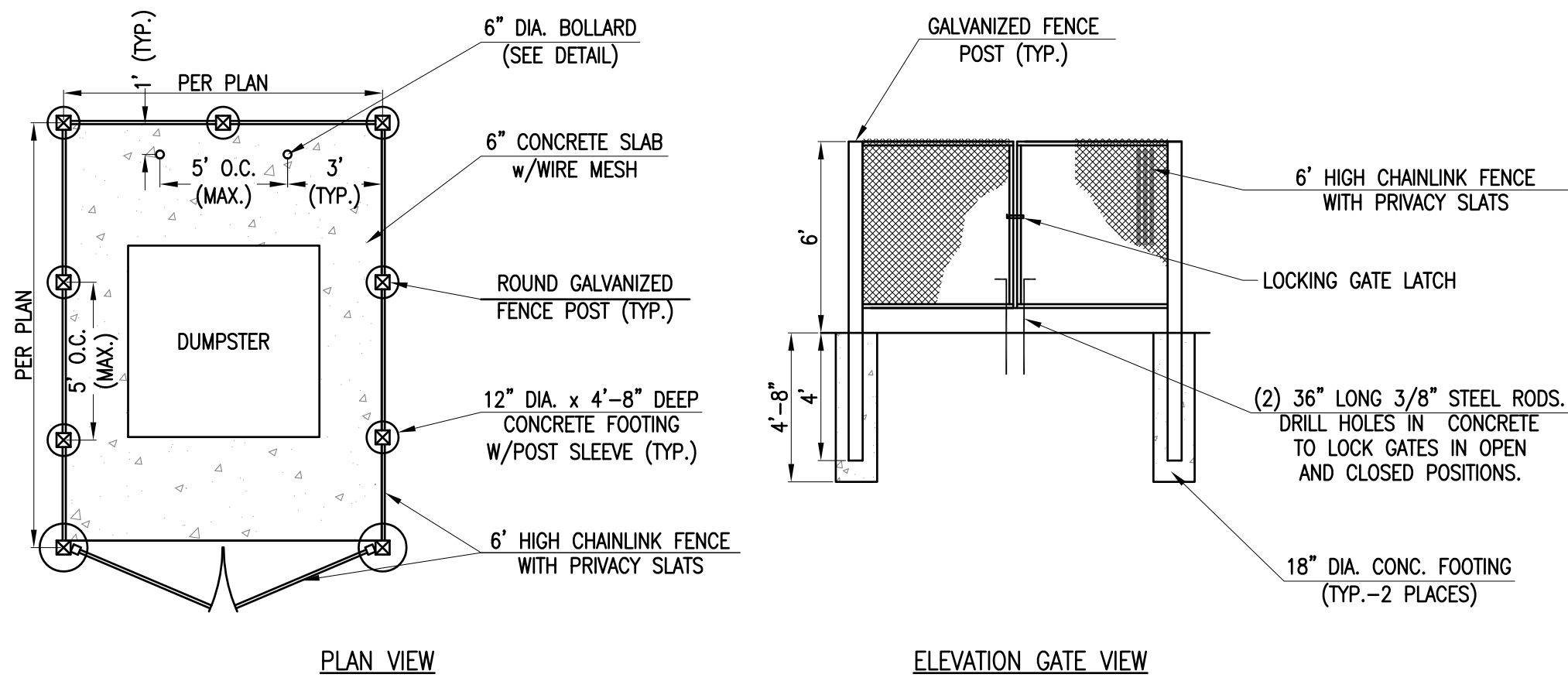


10 REGULAR FLOW SILTSACK®  
 C7.0 NOT TO SCALE



11 TEMPORARY CONSTRUCTION ENTRANCE  
 C7.0 NOT TO SCALE

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**1** DUMPSTER ENCLOSURE  
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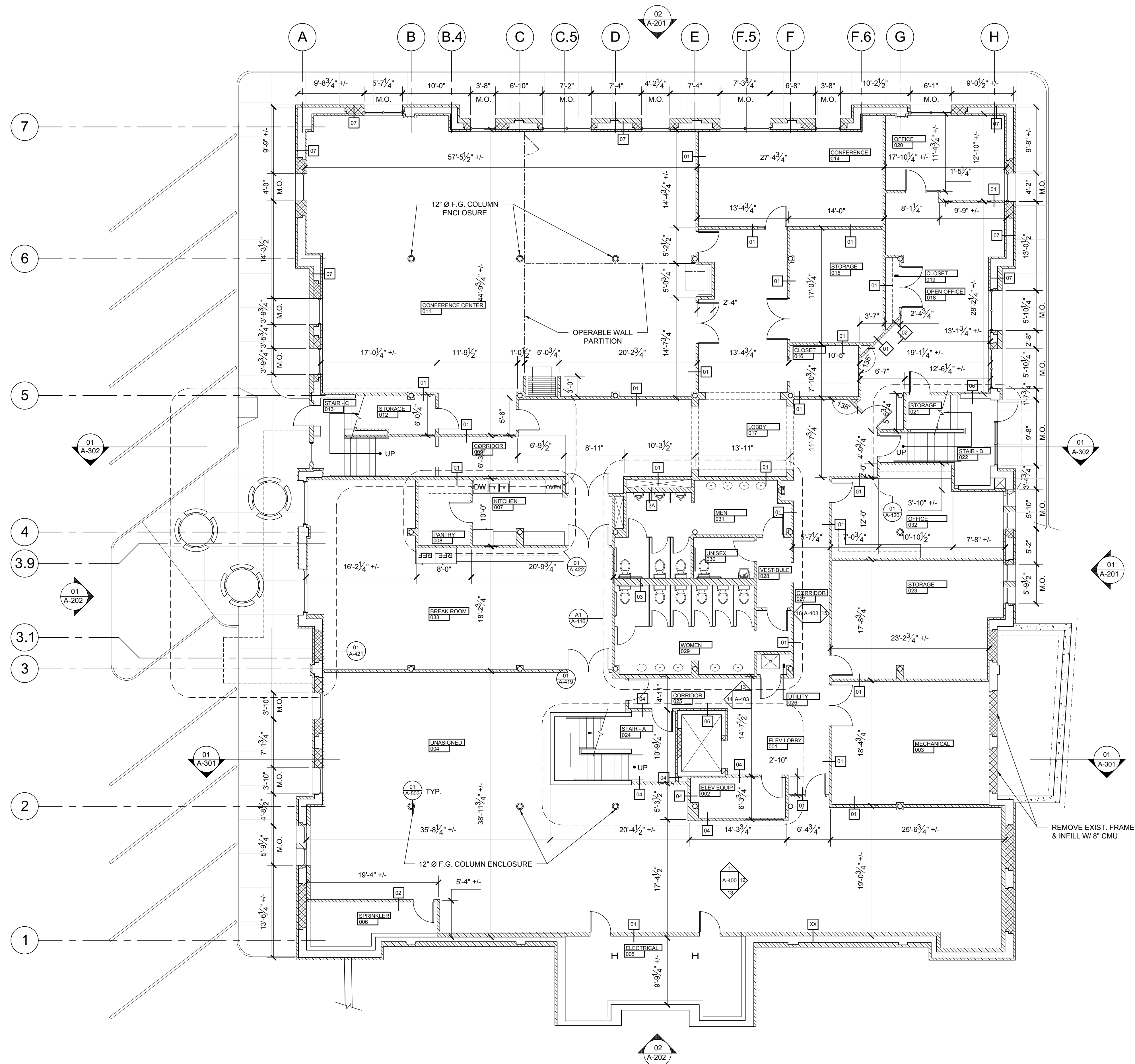
401 COUNTY STREET  
 NEW BEDFORD, MA 02740  
 P.508.717.3479  
 OFFICES IN:  
 • TAUNTON  
 • MARLBOROUGH  
 • WARWICK, RI

DRAWN BY: ND  
 DESIGNED BY: CAF  
 CHECKED BY: BJM/CAF

**SITE PLAN**  
 2104-2110 ACUSHNET AVENUE & 859 BELLEVILLE AVENUE  
 ASSESSORS MAP 119 LOTS 46 & 258  
 NEW BEDFORD, MASSACHUSETTS  
 PREPARED JIMBA+ ARCHITECTS  
 FOR: 47 N. 2ND STREET, 4TH FLOOR  
 NEW BEDFORD, MA 02740

MAY 10, 2019  
 SCALE: AS NOTED  
 JOB NO. 18-763  
 LATEST REVISION:

DETAILS  
 C8.2



**CONSTRUCTION PLAN LEGEND**

- SOLID LINES INDICATE EXISTING TO REMAIN
- NEW WALLS
- NEW MASONRY

**GENERAL CONSTRUCTION NOTES**

1. ALL WORK TO COMPLY WITH THE LATEST EDITION OF THE MASS STATE BUILDING CODE.
2. G.C. TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. PROTECT EXISTING BUILDING AND LANDSCAPE ELEMENTS FROM DAMAGE DURING CONSTRUCTION.
4. PROTECT OCCUPANTS AT DOORWAYS AND PUBLIC WAYS AT ALL TIMES DURING CONSTRUCTION.
5. G.C. TO OBTAIN & POST ON SITE ALL PERMITS REQUIRED FOR PROJECT.
6. ALL DEMOLITION WASTE TO BE LEGALLY & PROPERLY DISPOSED OF.
7. EXIST. COLUMN LINES ARE FOR LOCATION PURPOSES ONLY. ALL DIMENSIONS ARE SHOWN TO THE FACE OF EXISTING WALLS; THE FACE OF MASONRY WALLS AND THE CENTERLINE OF NEW WALLS



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**COASTLINE ELDERLY SERVICES HQ**  
2104-2110 ACUSHNET AVE.  
NEW BEDFORD, MA 02745

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REVISION	DATE	BY

NAME: BASEMENT FLOOR PLAN	SCALE: AS NOTED
	DRAWN BY: ---
DATE: 3/22/19	JOB NO: 1824

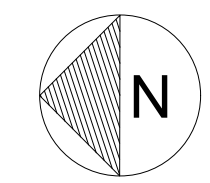
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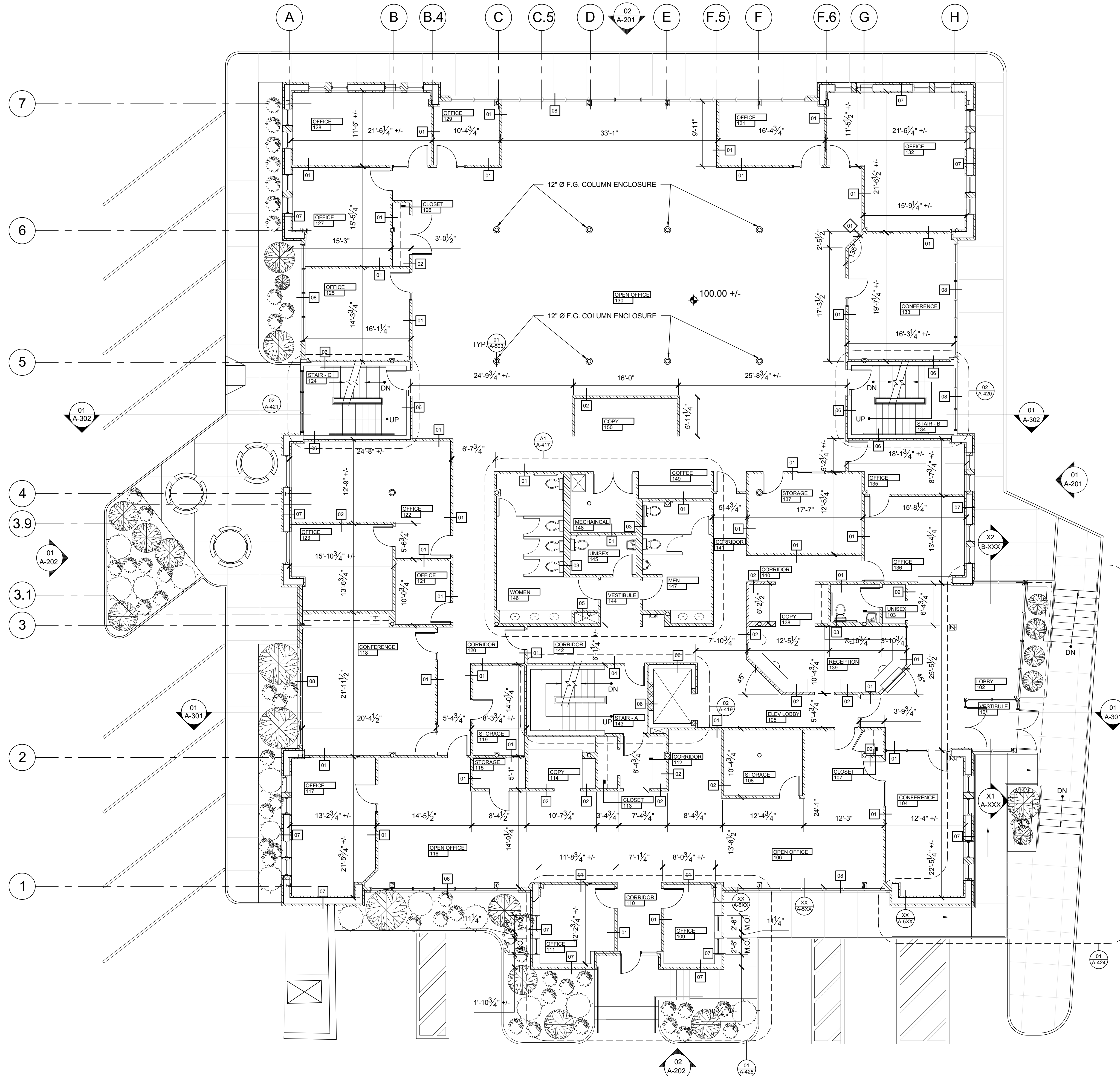
**A-100**

NOT FOR CONSTRUCTION

**BASEMENT PLAN**

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





FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

CONSTRUCTION PLAN LEGEND

- SOLID LINES INDICATE EXISTING TO REMAIN
- NEW WALLS
- NEW MASONRY

GENERAL CONSTRUCTION NOTES

1. ALL WORK TO COMPLY WITH THE LATEST EDITION OF THE MASS STATE BUILDING CODE.
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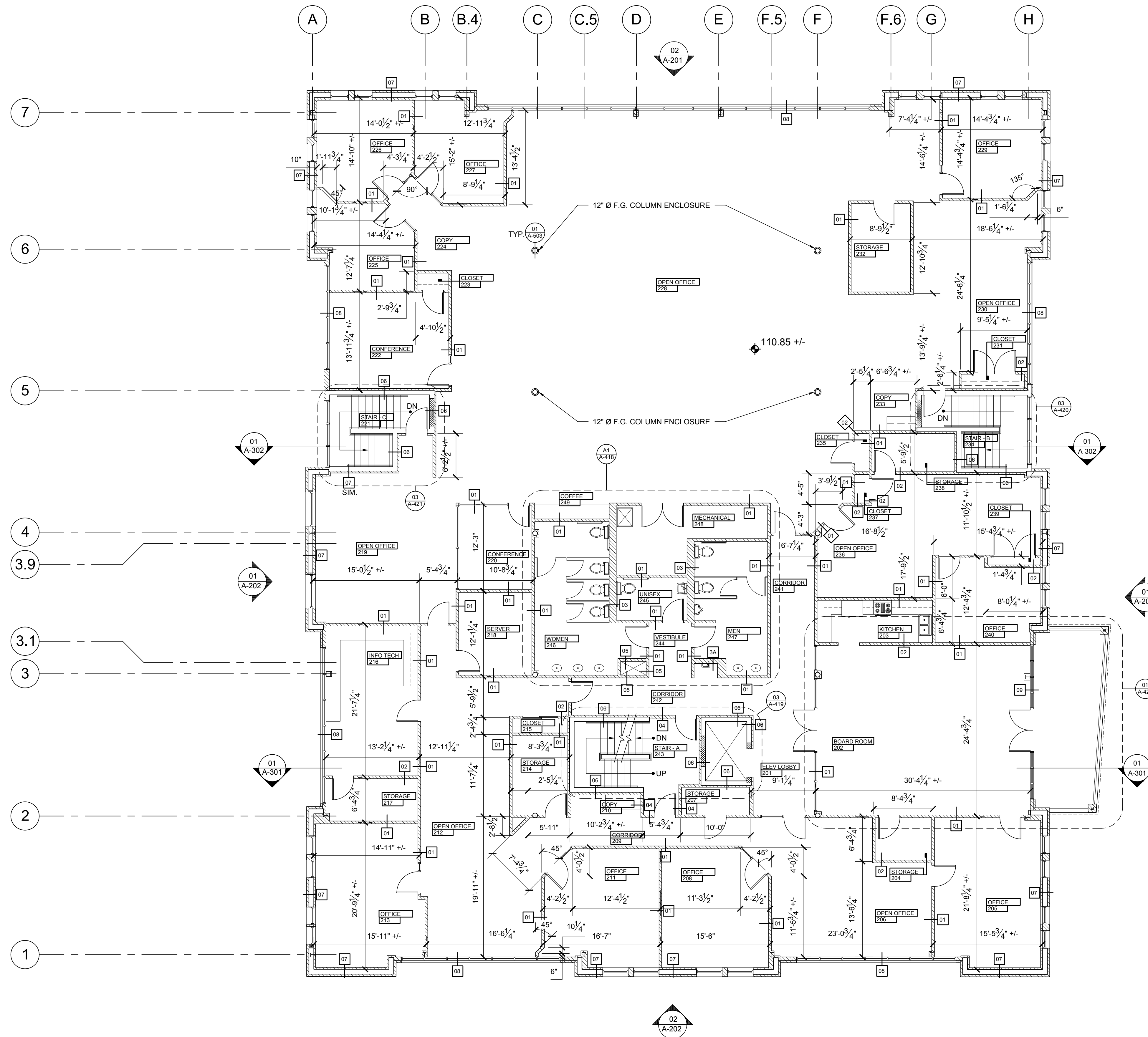
REVISION	DATE	BY

NAME:	FIRST FLOOR PLAN
DATE:	3/22/19
JOB NO.:	1824
SCALE:	AS NOTED
DRAWN BY:	---

DRAWING NO.

A-101

NOT FOR CONSTRUCTION



**CONSTRUCTION PLAN LEGEND**

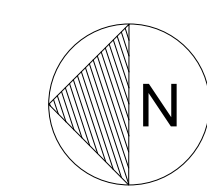
- SOLID LINES INDICATE EXISTING TO REMAIN
- NEW WALLS
- NEW MASONRY

**GENERAL CONSTRUCTION NOTES**

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**SECOND FLOOR PLAN**

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



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REVISION	DATE	BY

NAME: SECOND FLOOR PLAN	SCALE: AS NOTED
	DATE: 3/22/19
DRAWING NO. <b>A-102</b>	DRAWN BY: ---
	JOB NO: 1824

NOT FOR CONSTRUCTION

GENERAL CONSTRUCTION NOTES

1. ALL WORK TO COMPLY WITH THE LATEST EDITION OF THE MASS STATE BUILDING CODE.
2. G.C. TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
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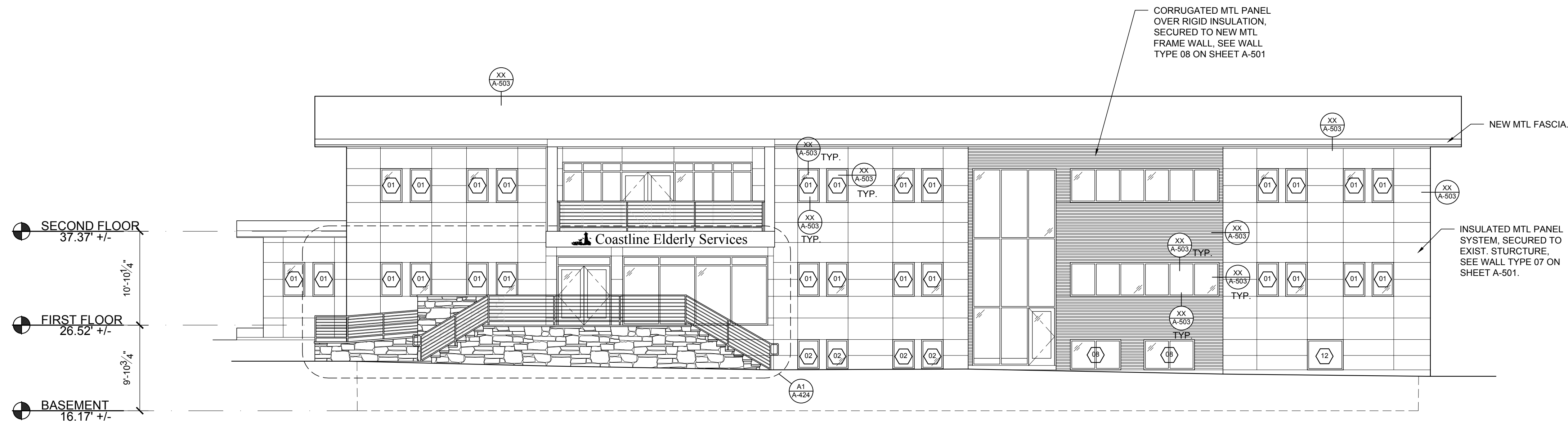
REVISION

NAME: EXTERIOR ELEVATIONS  
DATE: 3/22/19  
JOB NO: 1824  
SCALE: AS NOTED  
DRAWN BY: ---

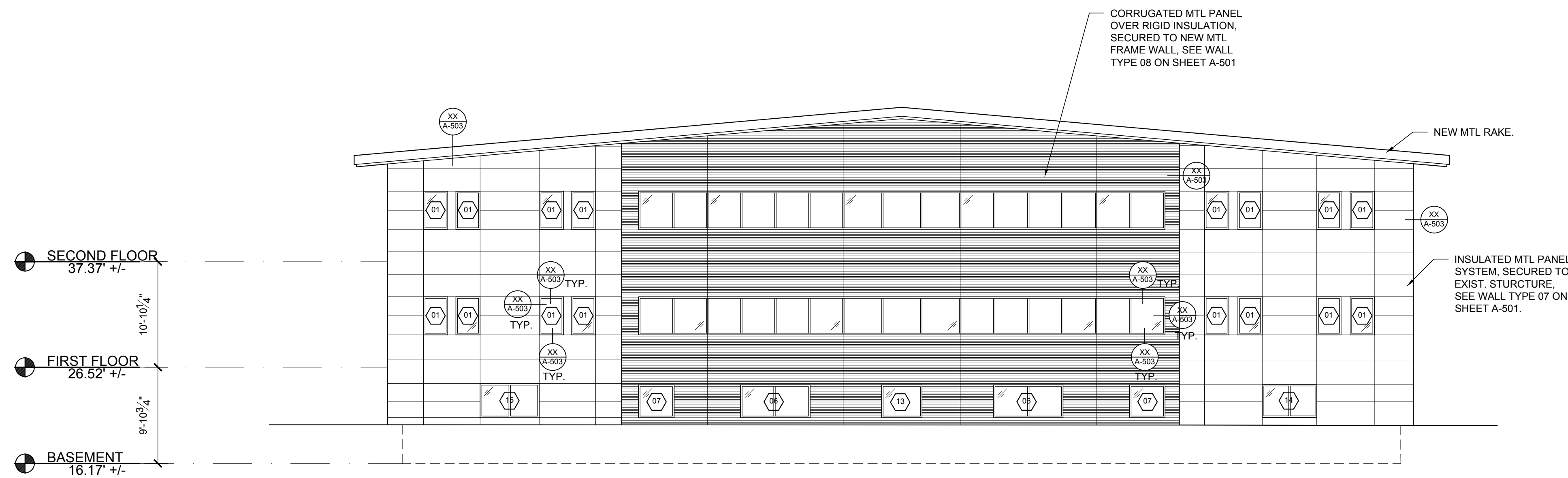
DRAWING NO.

A-201

NOT FOR CONSTRUCTION



01 SOUTH ELEVATION  
SCALE: 1/8"= 1'-0"



02 EAST ELEVATION  
SCALE: 1/8"= 1'-0"

- GENERAL CONSTRUCTION NOTES
1. ALL WORK TO COMPLY WITH THE LATEST EDITION OF THE MASS STATE BUILDING CODE.
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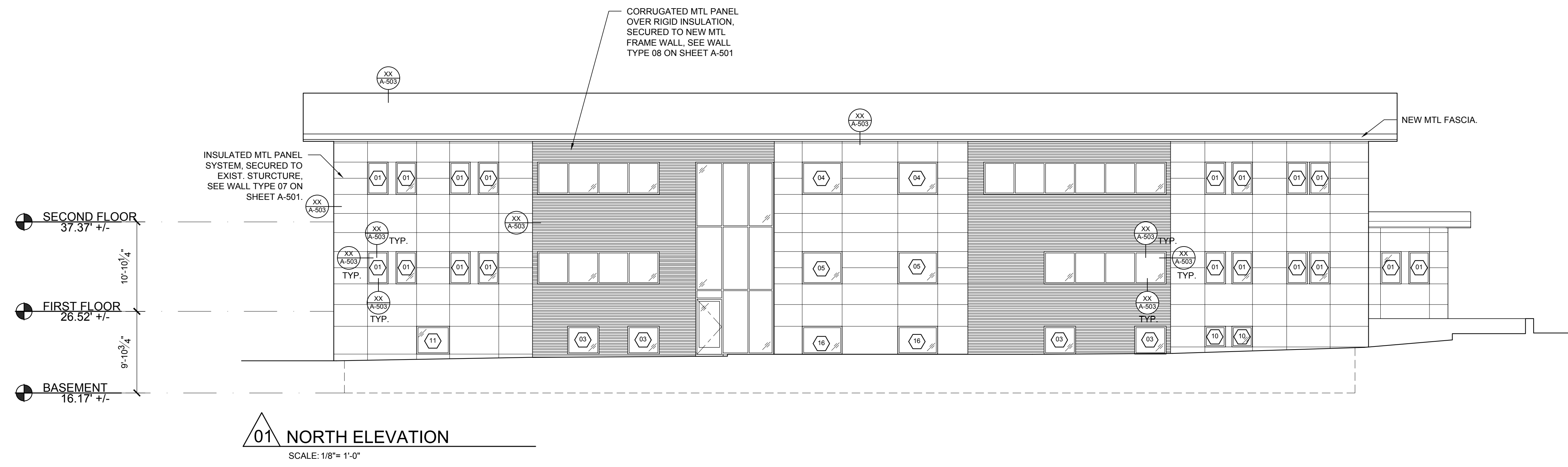
REVISION	DATE	BY

NAME: EXTERIOR ELEVATIONS	SCALE: AS NOTED
	DATE: 3/22/19
JOB NO: 1824	DRAWN BY: ---

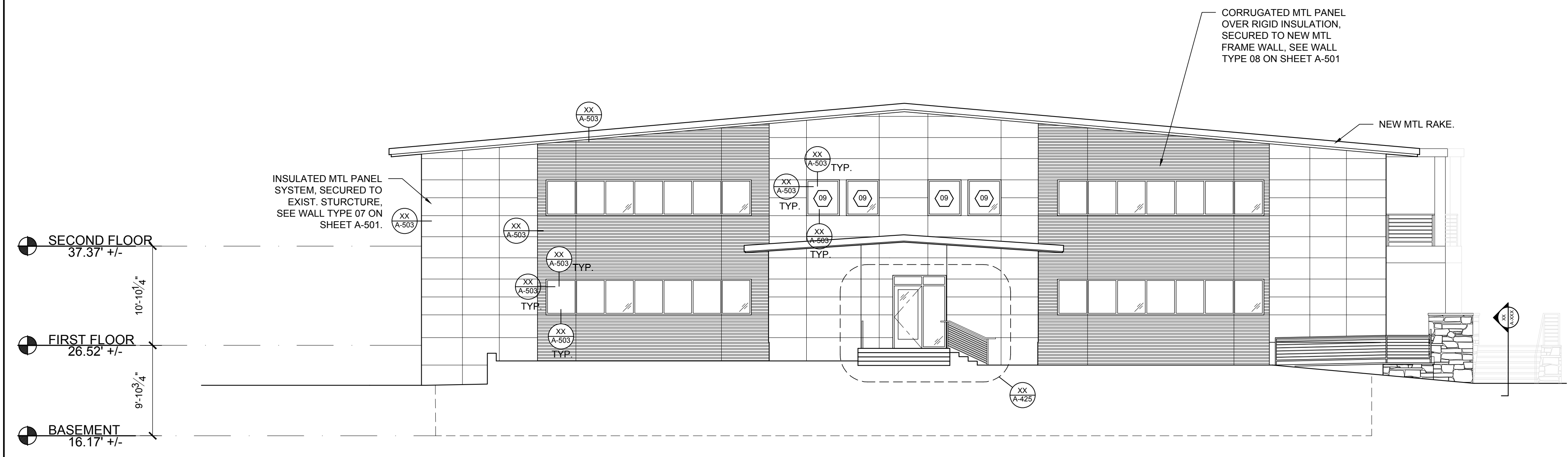
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A-202

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**01 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**02 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"