

NEW CONSTRUCTION OF
NORTHSTAR CHILD CARE CENTER

RIVET STREET, NEW BEDFORD, MA 02740



CLASSROOM SPACE					
Room	Age Group	Use Group per Room*	Child Count	Teacher Count	Room Occupant Load (incl. caregivers)
Infant/ Toddler 01	Infant/ Toddler	E	9	2	11
Infant/ Toddler 02	Infant/ Toddler	E	9	2	11
Infant/ Toddler 03	Infant/ Toddler	E	9	2	11
Infant/ Toddler 04	Infant/ Toddler	E	9	2	11
Toddler 05	Toddler	E	9	2	11
Toddler 06	Toddler	E	9	2	11
Preschool 01	Preschool	E	20	2	22
Preschool 02	Preschool	E	20	2	22
Preschool 03	Preschool	E	20	2	22
Preschool 04	Preschool	E	20	2	22

Total Children:	134	
Total Classroom Teachers:	20	
Additional backup teachers and administrative staff:	15	
Total teachers and staff	35	
Total intended design occupancy incl. children, caregivers and staff:	169	

*notes: All infant toddler rooms located on level of exit discharge with exit to exterior, therefore classified as E use group per IBC 308.6.1.

Parking summary:
Required per New Bedford zoning: 38 parking spaces plus 1 loading space (1 space for each employee in addition to 3 drop off spaces).

Proposed: 19 parking spaces (including 1 HC space per MAAB) plus 1 dedicated loading space. Proposed is 19 less than required. Some on street parking is available, and SRTA Route 1 and Route 5 bus stops located on Rivet Street and County Street, within 300 feet of site.

DRAWING LIST

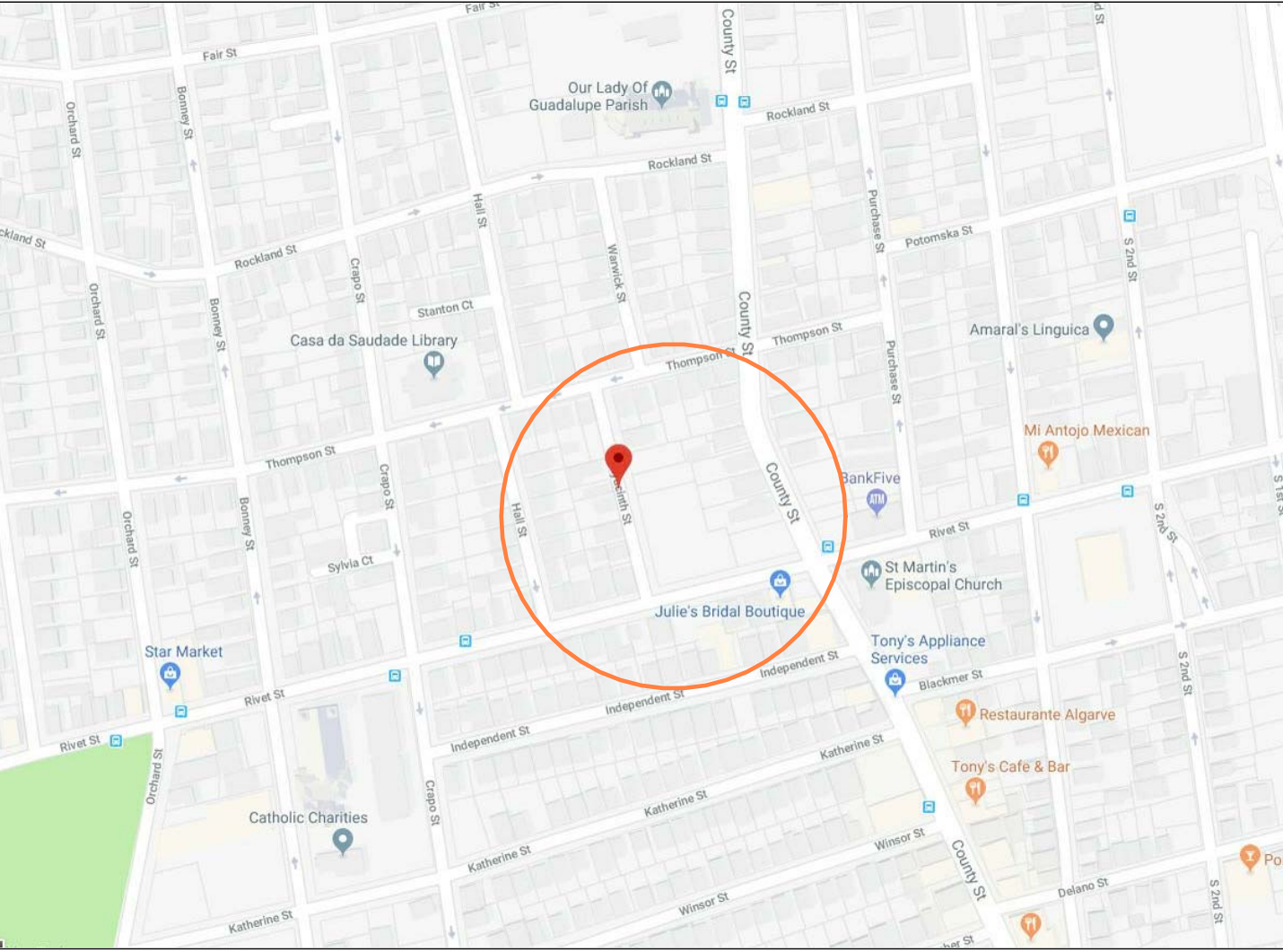
00 - COVER	
G000	COVER
01 - CIVIL	
C-0	EXISTING CONDITIONS PLAN
C-1	LAYOUT AND MATERIALS PLAN
03 - ARCHITECTURAL	
A100	BASEMENT PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS

OWNER:
■ NORTHSTAR LEARNING CENTERS
53 LINDEN ST, NEW BEDFORD, MA 02740
508.984.3384

ARCHITECT:
■ DAVIS SQUARE ARCHITECTS, INC.
240A ELM STREET, SOMERVILLE, MA 02144
617.628.5700 (T) 617.628.1717 (F)

CIVIL ENGINEER:
■ DEVELLIS ZREIN, INC.
P.O. BOX 307, FOXBOROUGH, MA 02035
508.473.4114 (T)

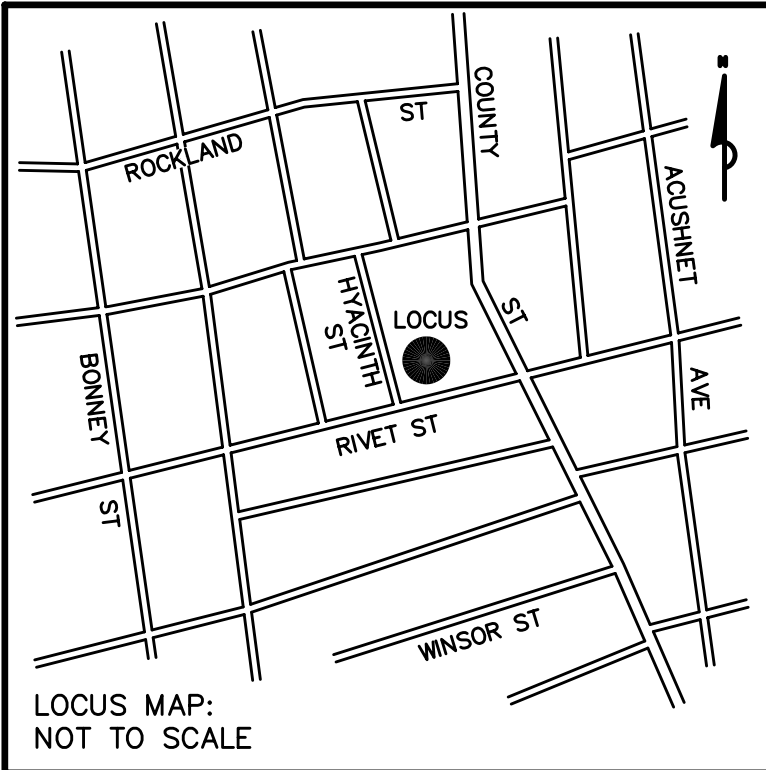
LOCATION MAP



SPECIAL PERMIT SET
07/13/18



PROJECT NO.
18002.00

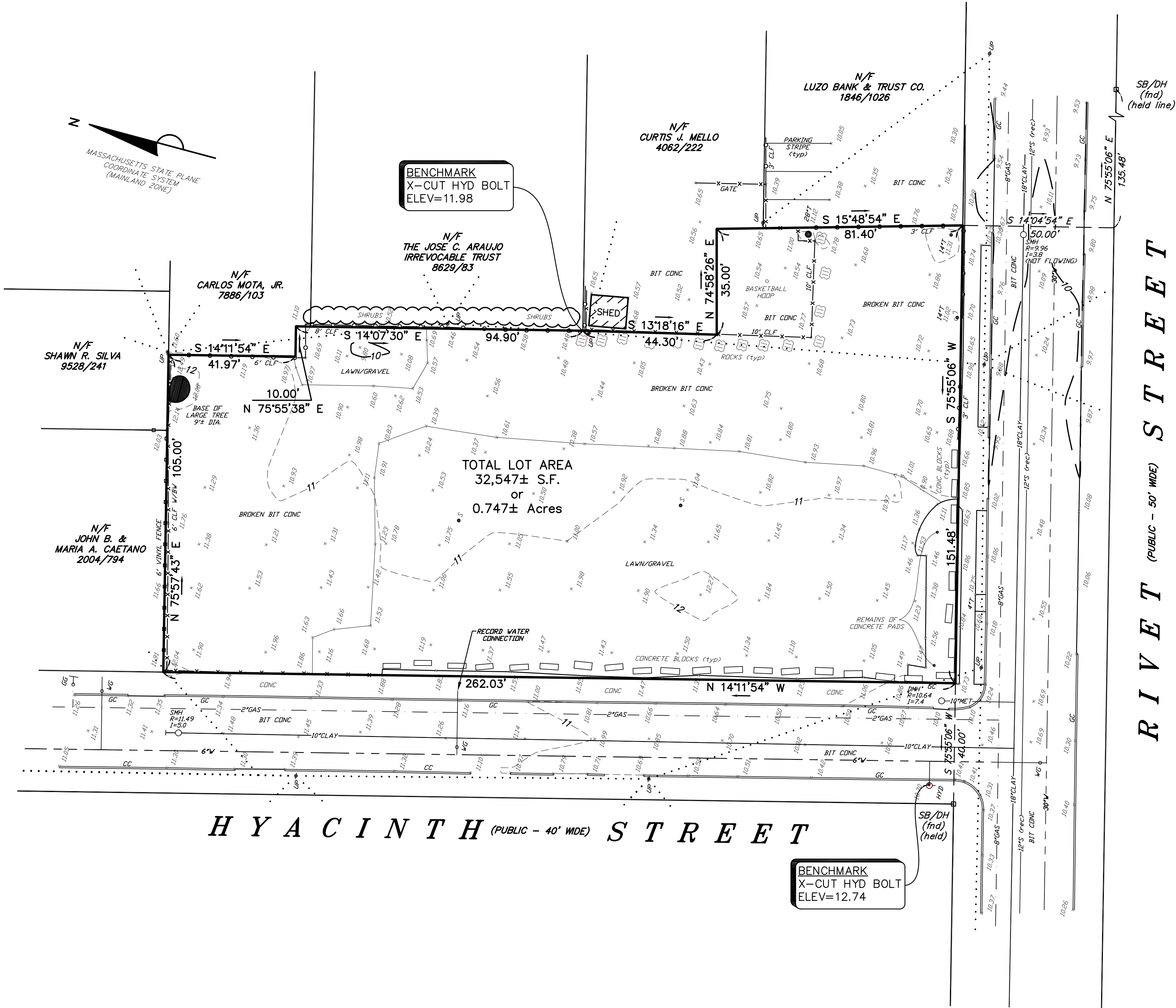


- LEGEND:**
- | | |
|----------|---------------------|
| BIT CONC | BITUMINOUS CONCRETE |
| BW | BARBED WIRE |
| CC | CONCRETE CURB |
| CLF | CHAIN LINK FENCE |
| CONC | CONCRETE |
| DMH | DRAIN MANHOLE |
| GC | GRANITE CURB |
| GG | GAS GATE |
| HYD | HYDRANT |
| I= | INVERT |
| MET | METAL |
| R= | RIM |
| S | SIGN |
| SMH | SEWER MANHOLE |
| UP | UTILITY POLE |
| WG | WATER GATE |

UTILITY REFERENCES:
EVERSOURCE - GAS
GIS PLOT OF LOCUS AREA
CITY OF NEW BEDFORD ENGINEERING DEPARTMENT
SEWER MAP OF LOCUS AREA
WATER MAP OF LOCUS AREA
VERIZON - TELECOM
REPORTS NO CONDUIT IN LOCUS AREA



UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.



- NOTES:**
- 1) ELEVATION SHOWN HEREON ARE BASED ON THE CITY OF NEW BEDFORD DATUM, AND WERE DETERMINED BY GPS OBSERVATIONS AND AN OPUS REDUCTION PERFORMED DECEMBER 18, 2017.
 - 2) THIS PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO THE FINDINGS SUCH A REPORT MAY DISCLOSE.
 - 3) THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X (UNSHADED), AS SHOWN ON THE FLOOD INSURANCE RATE MAP, BRISTOL COUNTY, MASSACHUSETTS, MAP NUMBER 25005C0481G, MAP REVISED: JULY 16, 2014.

REFERENCES:
BRISTOL COUNTY REGISTRY OF DEEDS
PLAN BOOK 2, PLAN 10
PLAN BOOK 44, PLAN 113
PLAN BOOK 79, PLAN 54
PLAN BOOK 107, PLAN 65
PLAN BOOK 109, PLAN 107
PLAN BOOK 152, PLAN 92

OWNER: ROMAN CATHOLIC BISHOP OF FALL RIVER

HYACINTH/RIVET STREET

EXISTING CONDITIONS PLAN
IN
NEW BEDFORD, MA
(BRISTOL COUNTY)

SCALE: 1"= 20' DATE: DECEMBER 18, 2017

0 20 40 60 80 ft
Precision Land Surveying, Inc.
32 Turnpike Road
Southborough, Massachusetts 01772
TELE NO.: (508) 460-1789 FAX NO.: (508) 970-0096
4559EC1.DWG

NORTHSTAR
CHILD CARE
CENTER

HYACINTH/RIVET
STREETS
NEW BEDFORD, MA

YOUT AND MATERIAL NOTES

EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY PRECISION LAND SURVEY OF SOUTHBOROUGH, MA AND IS DATED DECEMBER 18, 2017.

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.

CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.

ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.

ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF NEW BEDFORD.

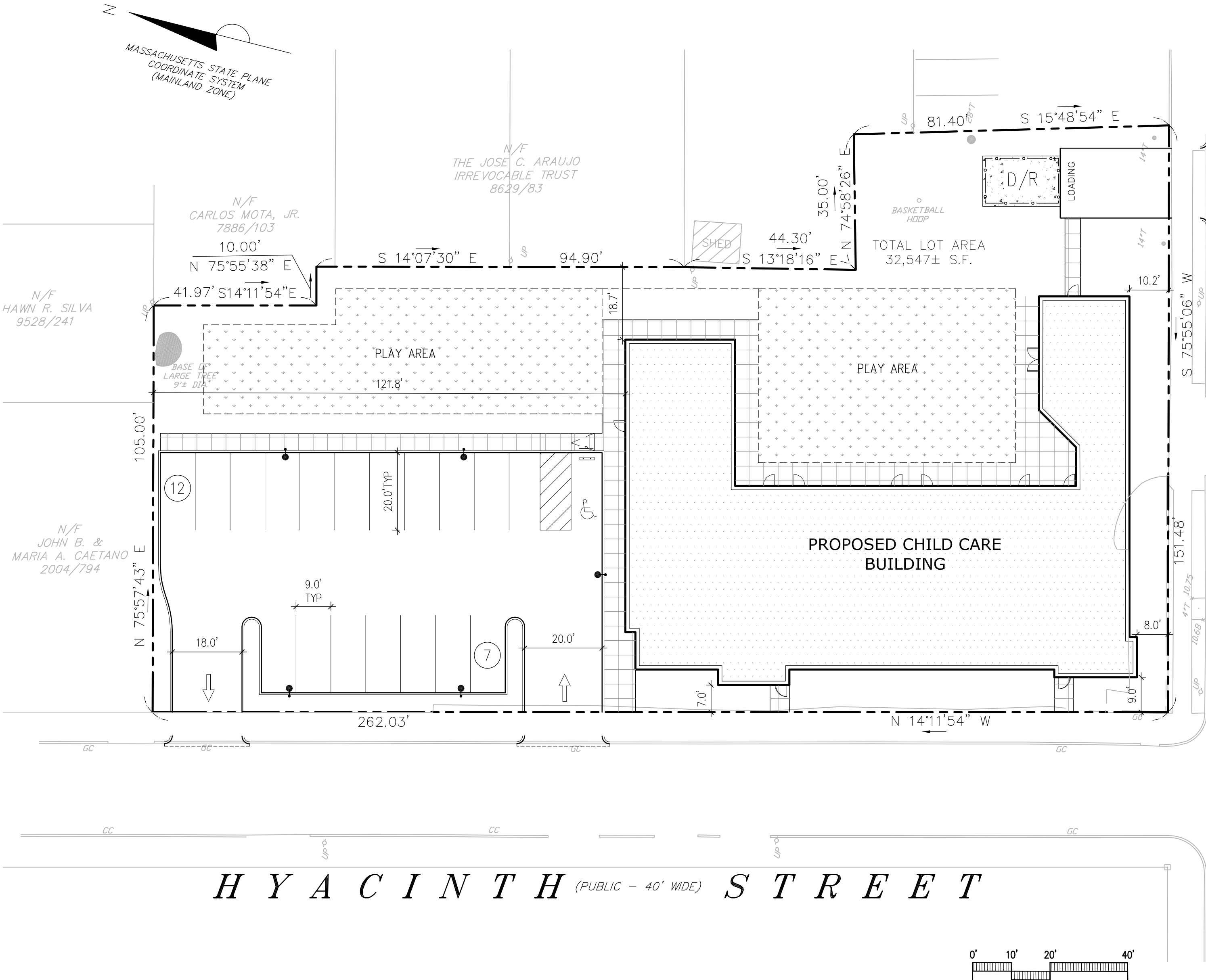
SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.

ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.

THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING.
ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE.
ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS.
ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.

FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.

SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

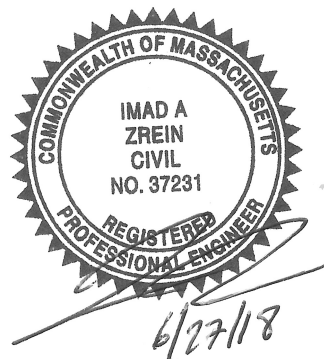


LEGEND

PROPERTY LINE	
SITE LIGHTING	●
WALKWAY LIGHTING	⊙
CEMENT CONCRETE SIDEWALK	[Grid Pattern]
BITUMINOUS CONCRETE SIDEWALK	[Stippled Pattern]
VERTICAL GRANITE CURB	VGC
MONOLITHIC CONCRETE CURB	MCC
FLUSH CONCRETE CURB	FC
CONCRETE CURB	CC
TRANSITION CONCRETE CURB	TC
LANDSCAPE AREA	LA
WOOD FENCE	—•—•—•—
TRANSFORMER	T
DUMPSTER/RECYCLING AREA	D/R

DZI Land Planning, Civil Engineering,
Landscape Architecture
Po Box 307
Foxborough, MA
www.develliszrein.com
tel. 508.473.4114

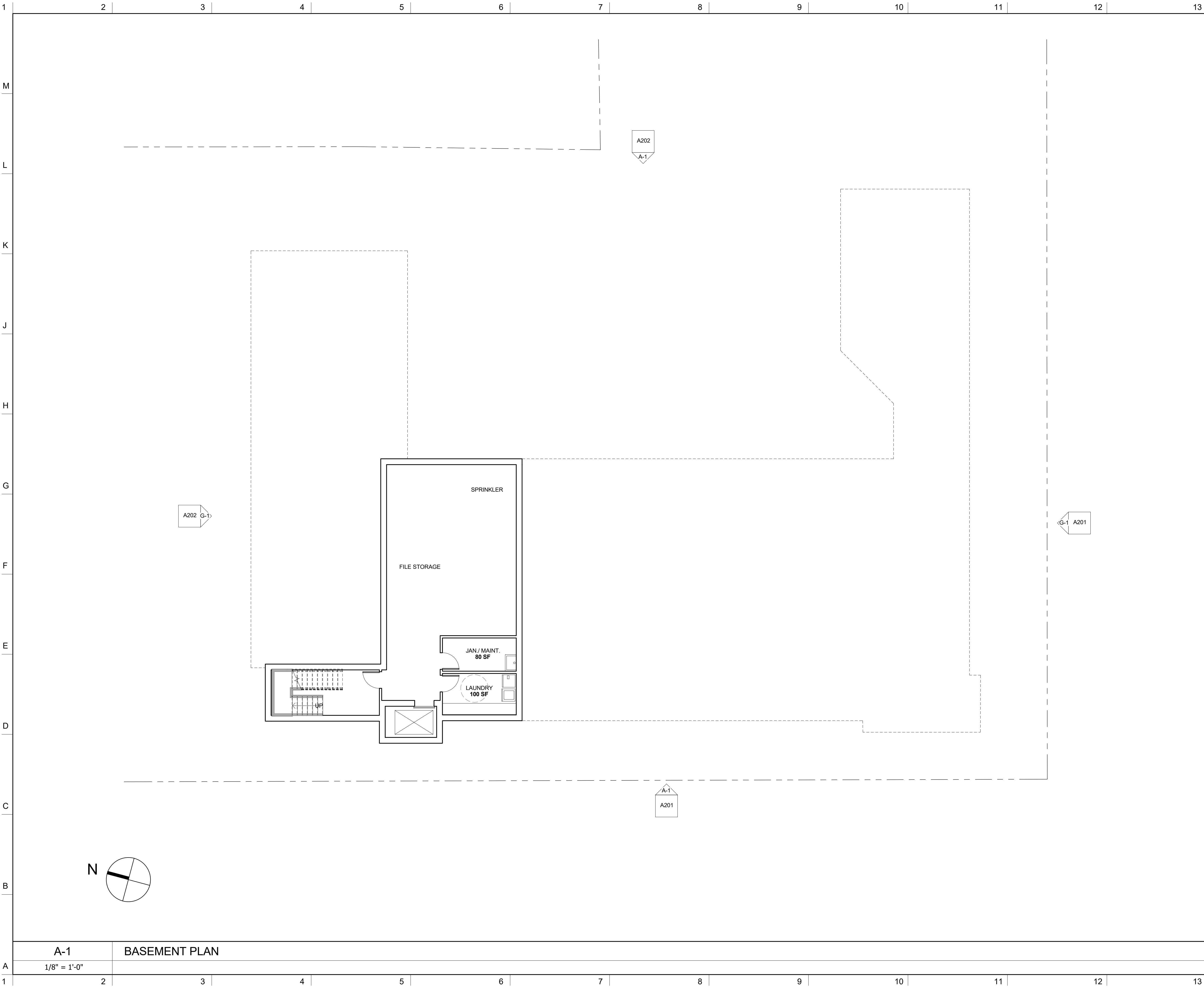
DeVellis Zrein Inc.



LAYOUT AND
MATERIALS PLAN

SCALE:	1" = 20'
JOB:	2GIS-334
FILE:	
DRAWN:	IAZ
CHECKED:	
DATE:	07/13/18

C-1



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date




**DAVIS
SQUARE**
ARCHITECTS

240A Elm St.,
Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project NEW CONSTRUCTION OF
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RIVET STREET, NEW BEDFORD, MA 02740

Title BASEMENT PLAN



Designed
Designer

Checked
Type

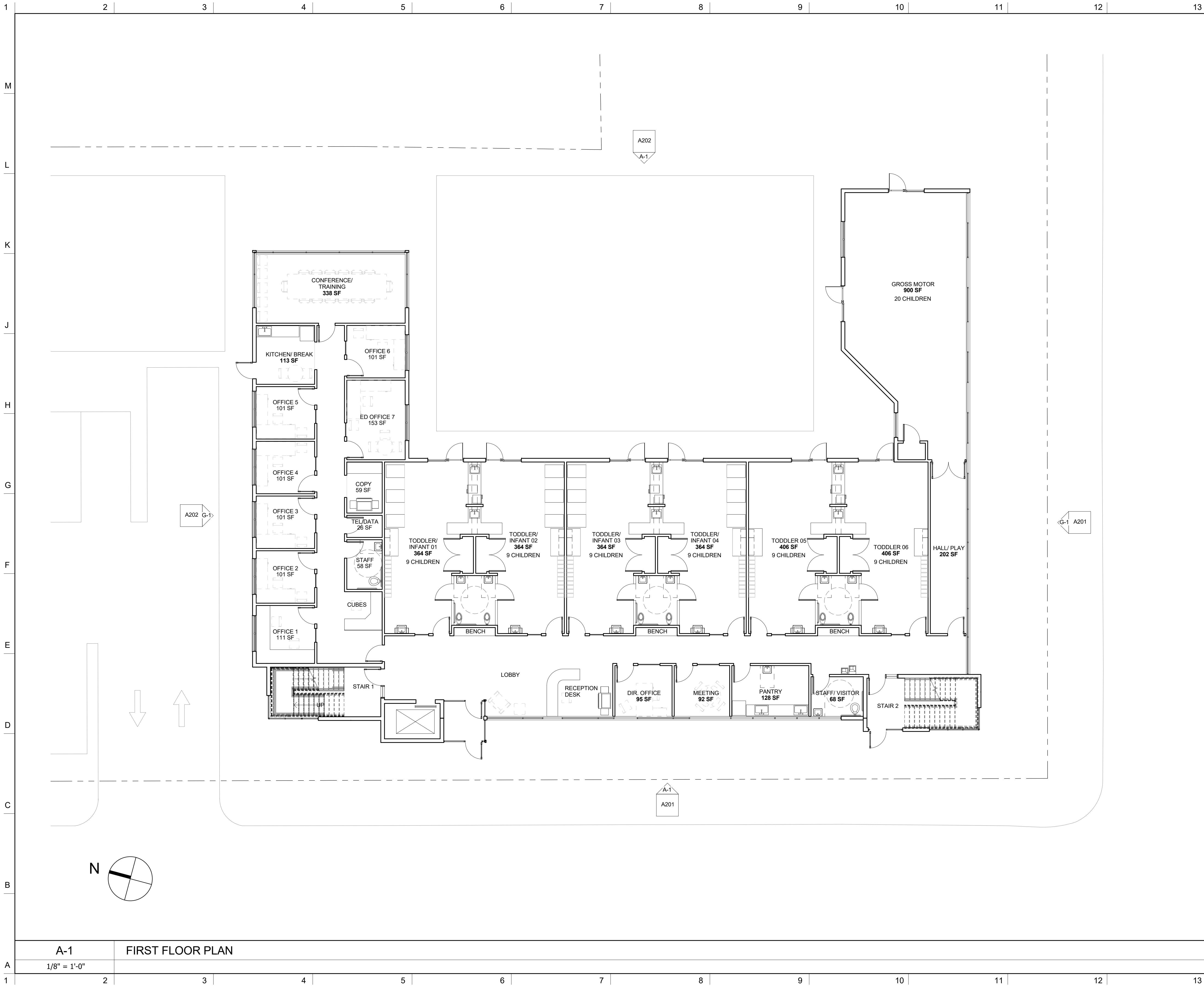
Project No.
18002.00

Scale
1/8" = 1'-0"

Date
07/13/18

Drawing No.

A100



NOTES

DO NOT SCALE DRAWINGS.

No.	REVISIONS/SUBMISSIONS	Date
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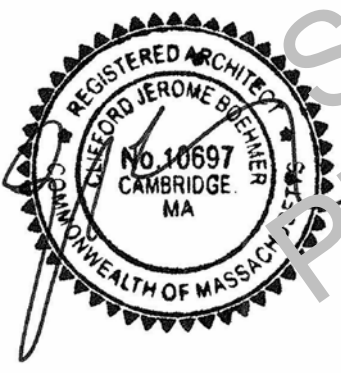
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Somerville, MA 02144
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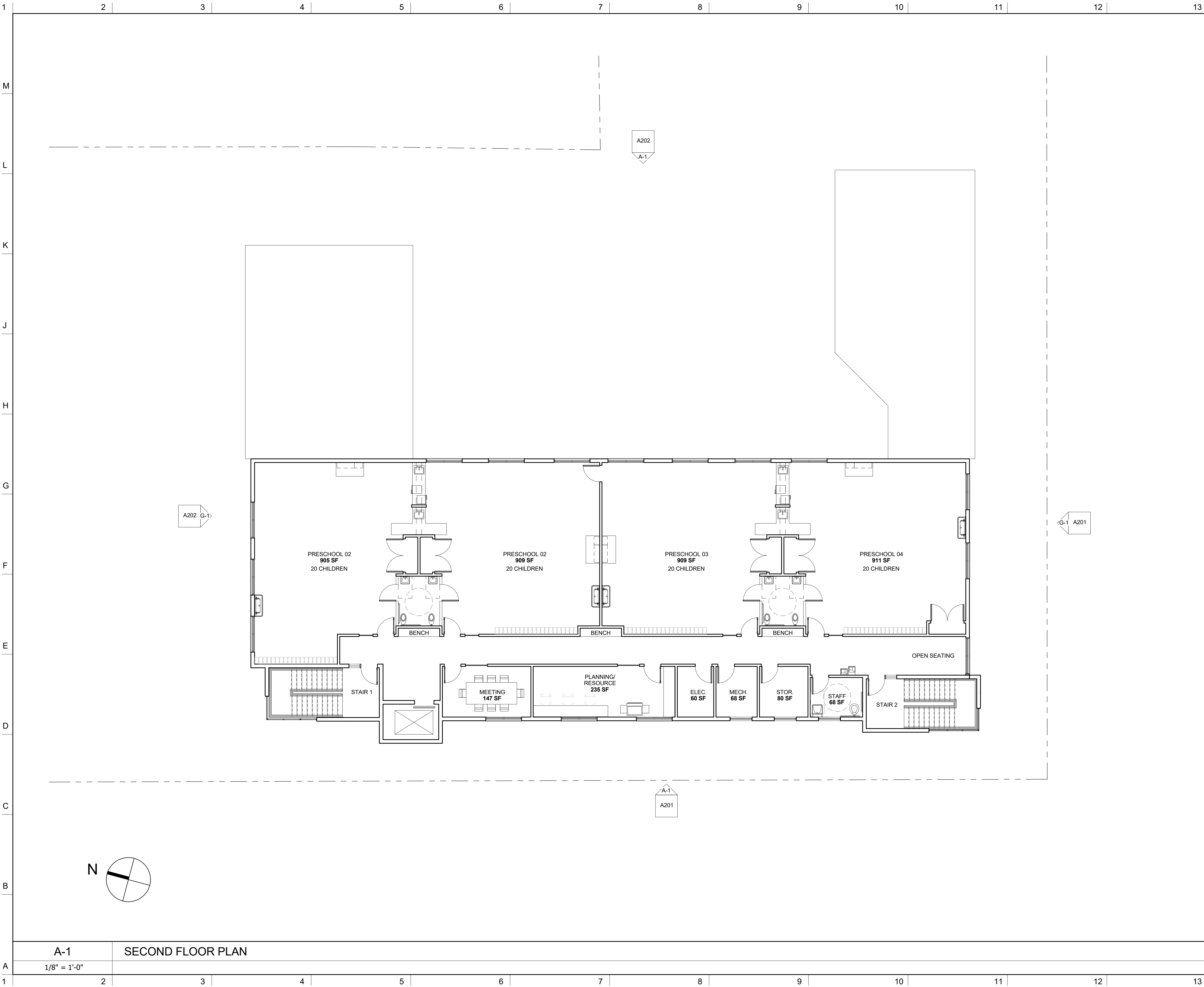
Title **FIRST FLOOR PLAN**



Designed	Designer
Checked	Checker
Project No.	1802.00
Scale	1/8" = 1'-0"
Date	07/13/18

Drawing No.

A101



NOTES

DO NOT SCALE DRAWINGS.

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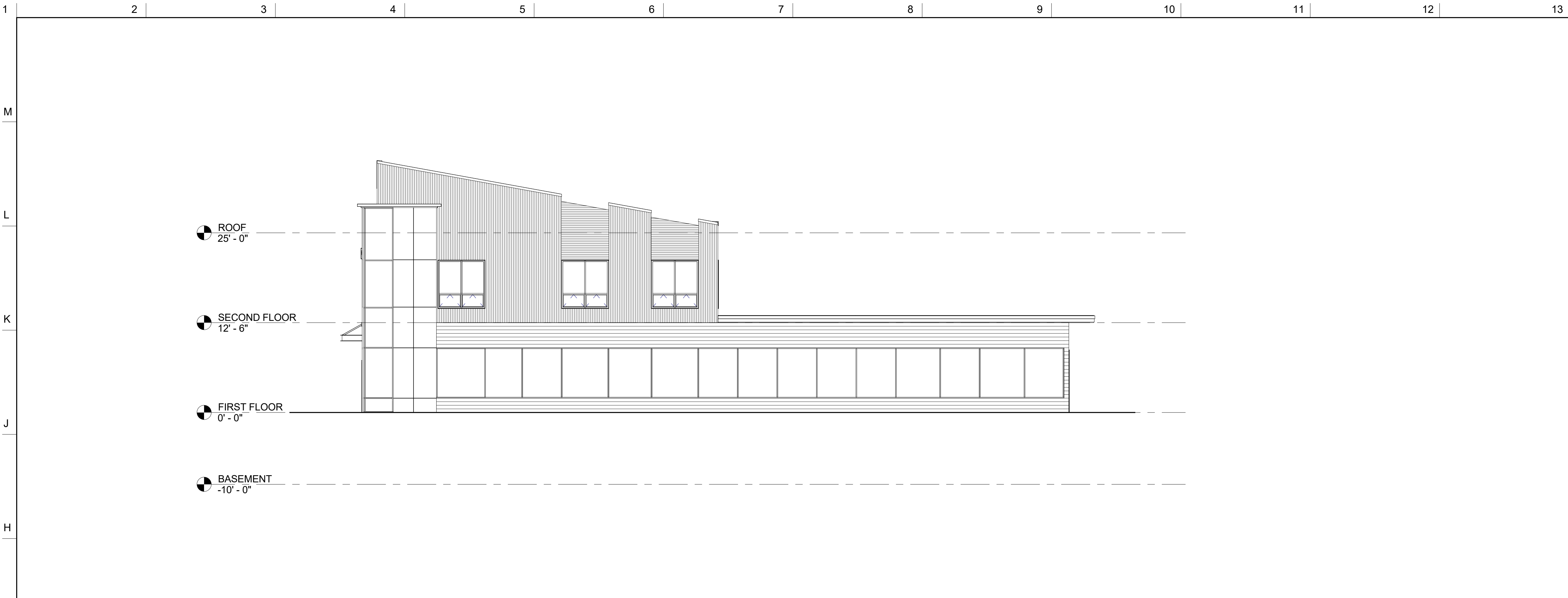
Title SECOND FLOOR PLAN



Designed	Designer
Checked	Checker
Project No.	1802.00
Scale	1/8" = 1'-0"
Date	07/13/18

Drawing No.

A102



G-1	SOUTH ELEVATION
1/8" = 1'-0"	



A-1	WEST ELEVATION
1/8" = 1'-0"	

NOTES

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No.	REVISIONS/SUBMISSIONS	Date

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ARCHITECTS

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Somerville, MA 02144
617.628.5700
www.davissquarearchitects.com

Consultant

Project

NEW CONSTRUCTION OF
NORTHSTAR CHILD CARE CENTER
RIVET STREET, NEW BEDFORD, MA 02740

Title

BUILDING ELEVATIONS

DESIGNED
Jerome S. Davis
No. 10697
CAMBRIDGE
MA

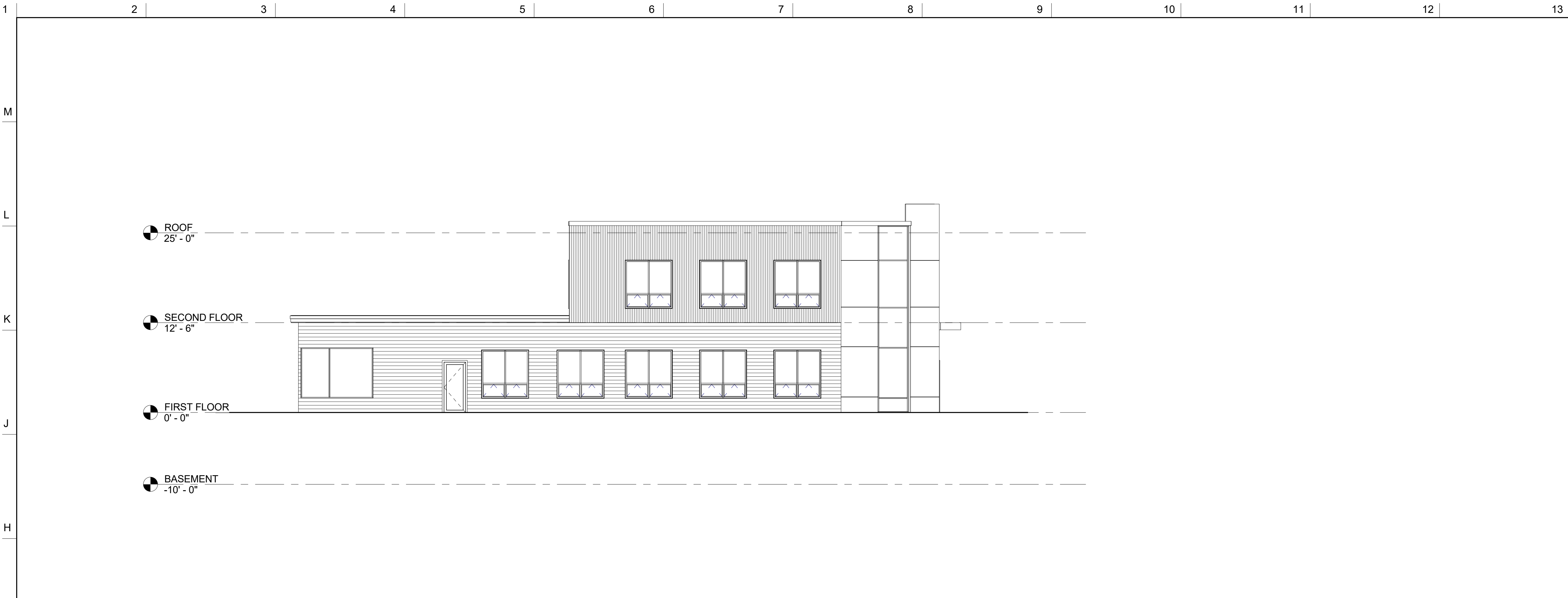
REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

Checked
Lyle
Project No.
18002.00
Scale
1/8" = 1'-0"
Date
07/13/18

Designed
Designer
Lyle

Drawing No.

A201



NOTES

DO NOT SCALE DRAWINGS.

G-1 NORTH ELEVATION
1/8" = 1'-0"



A-1 EAST ELEVATION
1/8" = 1'-0"

No.	REVISIONS/SUBMISSIONS	Date




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ARCHITECTS

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Consultant

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RIVET STREET, NEW BEDFORD, MA 02740

Title BUILDING ELEVATIONS



Designed
Designer

Checked
LJS

Project No.
18002.00

Scale
1/8" = 1'-0"

Date
07/13/18

Drawing No.

A202