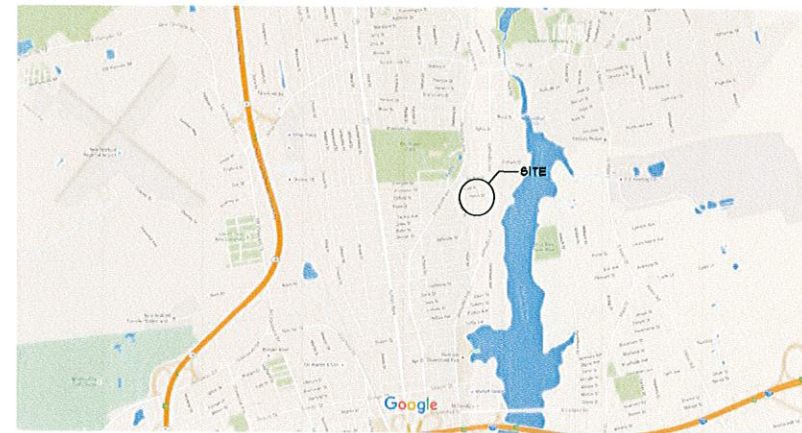


PROPOSED Artist Studios For:

88-90 Hatch St. - 3rd Floor Plot: 111, Lot: 148 New Bedford, MA



LOCUS PLAN
SCALE: N.T.S.

ZONING MATRIX

	Existing	Allowed/Required	Proposed
Lot Area (sqft)	119,211	0	119,211
Lot Width (ft)	535.94	0	535.94
Number of Dwelling Units	N/A	N/A	0
Total Gross Floor Area (sq ft)	N/A	N/A	N/A
Residential Gross Floor Area (sq ft)	N/A	N/A	0
Non-Residential Gross Floor Area (sq ft)			
Two Story Building	19,620	N/A	19,620
Four Story Building	109,318	N/A	109,318
Total	128,938		128,938
Building Height (ft)			
Two Story Building	24 +/-	100	24 +/-
Four Story Building	48 +/-	100	48 +/-
Building Set Backs (Two Story Building)			
Front Setback (ft)	144 +/-	25	144 +/-
Side Setback (ft)	45 +/-	25	45 +/-
Lot Area (sq ft)	42 +/-	25	42 +/-
Rear Setback (ft)	0	25	0
Lot Coverage by Buildings (% of Lot Area)	8%	50%	8%
Building Set Backs (Four Story Building)			
Front Setback (ft)	5 +/-	25	5 +/-
Side Setback (ft)	127 +/-	25	127 +/-
Lot Area (sq ft)	42 +/-	25	42 +/-
Rear Setback (ft)	0	25	0
Lot Coverage by Buildings (% of Lot Area)	30%	50%	30%
Permeable Open Space (% of Lot Area)	24%	N/A	24%
Green Space (% of Lot Area)	24%	20%	24%
Off-Street Parking Spaces	88	167	88
Long-Term Bicycle Parking Spaces	0	N/A	0
Short-Term Bicycle Parking Spaces	0	N/A	0
Loading Bays	2	2	0

OWNERS INFORMATION:

DARNIT LANDING, LLC.
686 Belleville Ave.
New Bedford, MA 02745

DRAWING LIST:

- C 10 Cover Sheet
- C 11 Existing Conditions Site Plan
- C 12 Proposed Site Plan
- L8 10 Planting Details and Notes

PROPOSED
ARTIST STUDIOS

PROPOSED
ARTIST STUDIOS

PROPOSED
ARTIST STUDIOS

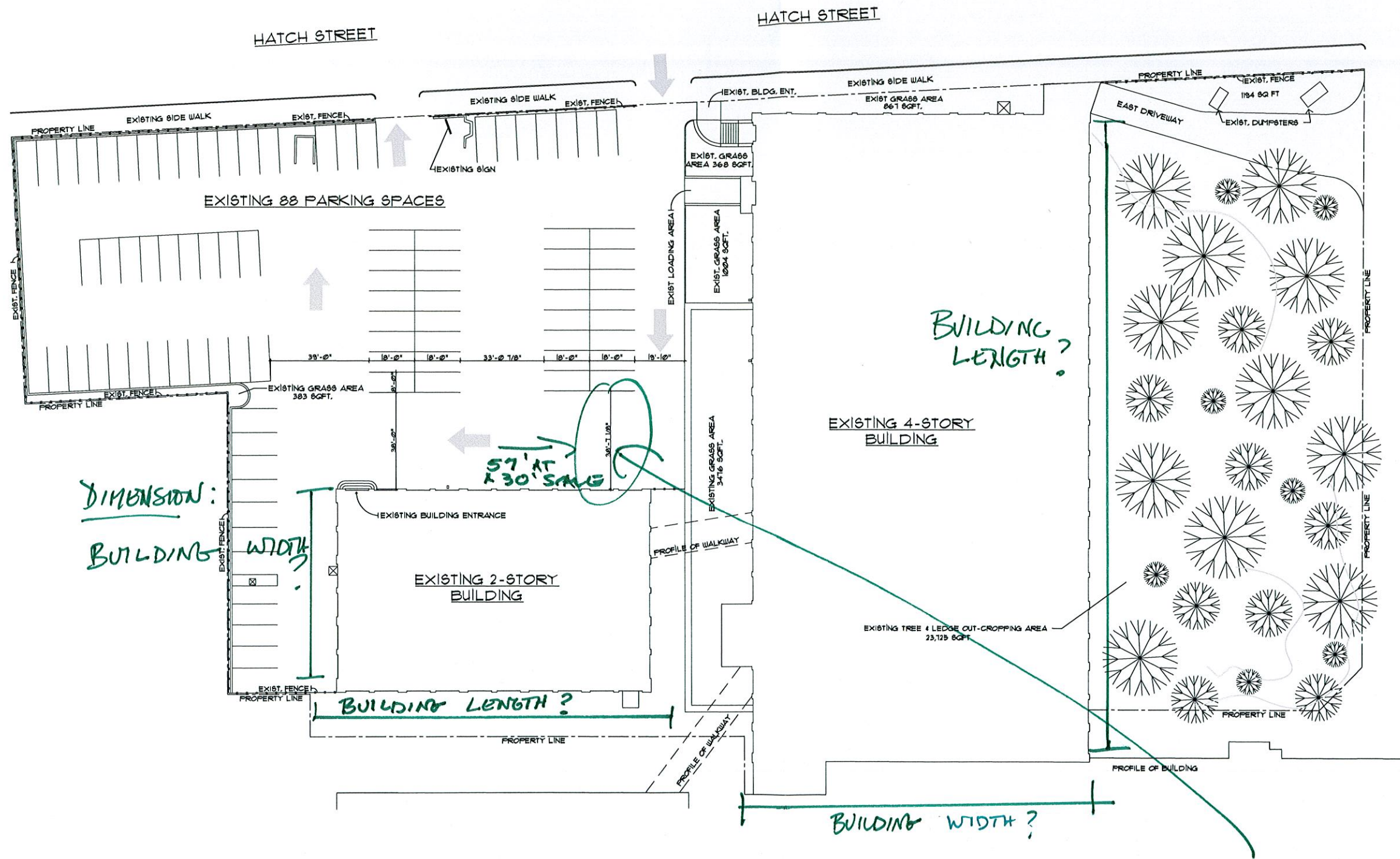


No.	Description	Revision
1	GENERAL SITE PLAN REVISIONS	

PLANNING
DEC 04 2015
DEPARTMENT

Project: PROPOSED Artist Studios
Cover Sheet
Date: 11/13/2015
Drawing No.: C0.1
Scale: AS SHOWN
Author: [Signature]
Check: [Signature]
Date: 11/13/2015
For: 88-90 Hatch St., New Bedford, MA

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DIMENSION:
BUILDING WIDTH?

57' AT 1/30' SCALE

BUILDING LENGTH?

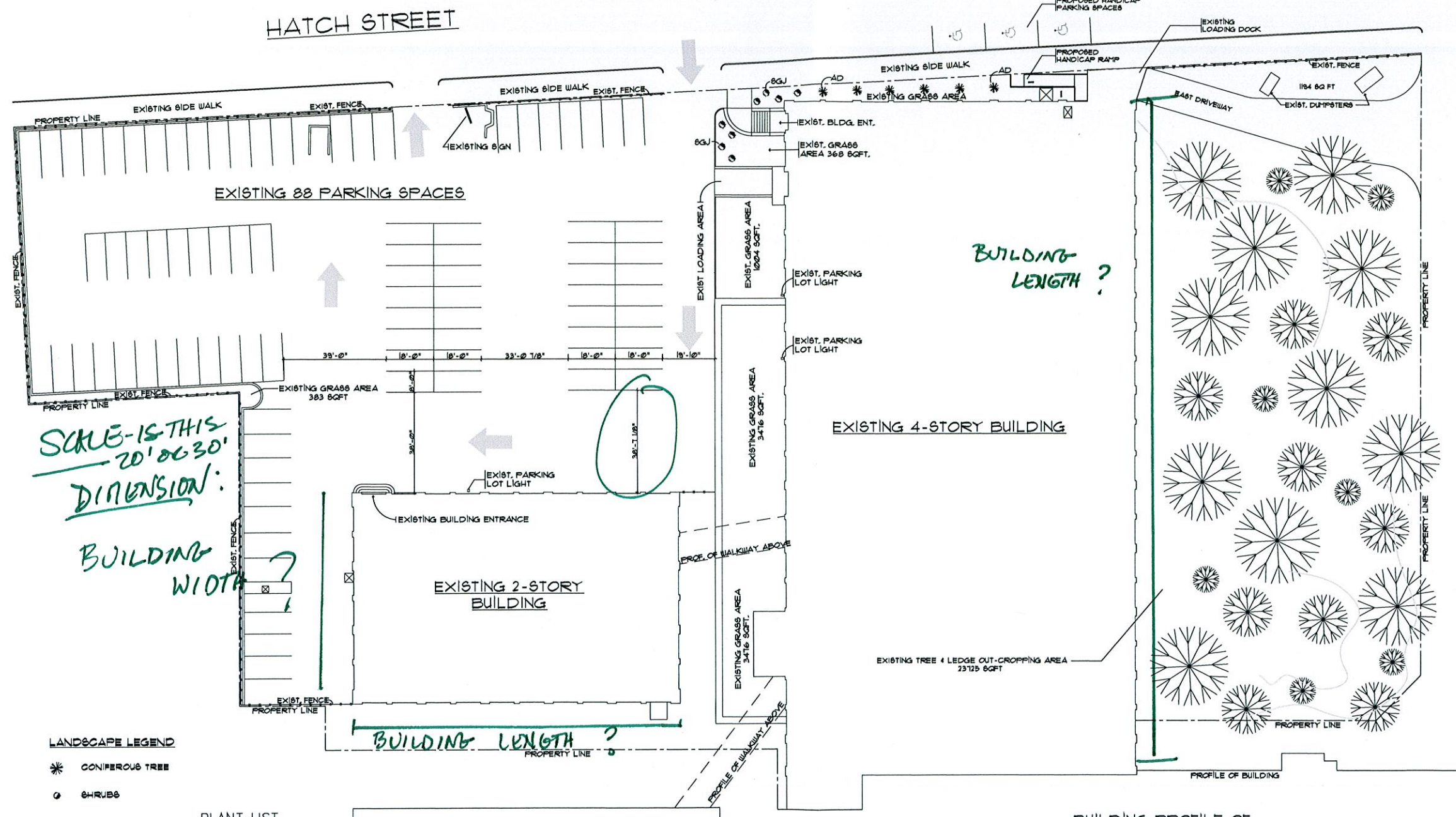
BUILDING LENGTH?

BUILDING WIDTH?

A EXISTING CONDITIONS SITE PLAN
C1.1 SCALE: 1" = 30'-0"
 IS THIS A 20' SCALE?

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Description: PROPOSED ARTIST STUDIOS	Date: <input type="checkbox"/> Approved on Hold <input type="checkbox"/> Approved for Construction
Project: PROPOSED Artist Studios For: 88-90 Hatch St. New Bedford, MA	



*SCALE IS THIS
20' x 30'
DIMENSION?
BUILDING
WIDTH?*

*BUILDING
LENGTH?*

BUILDING LENGTH?

BUILDING WIDTH?

LANDSCAPE LEGEND

- * CONIFEROUS TREE
- o SHRUBS

PLANT LIST

SYM	QTY	POTENTIAL / COMMON NAME	PLANT SIZE	SPACING
SGJ		Juniperus chinensis "Sea Green" (Sea Green Juniper)	24"-30" spr.	See Plan
AD		Emerald Green Thuja or Equal	8'-12" ht.	See Plan

NOTE: If a discrepancy exists between the plan and plant list, the plan shall govern.
See page L6 L7 for notes and details.

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Description
PROPOSED
ARTIST STUDIOS

DATE

APPROVED ON BEHALF OF



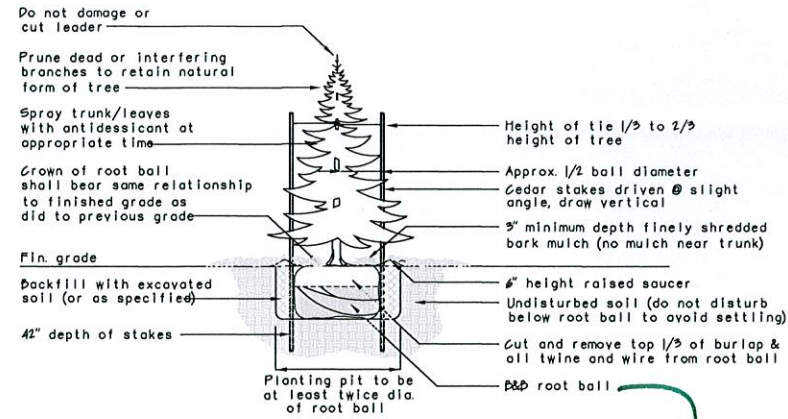
No.	Date	Revision

Project
Proposed
Site Plan
Scale: 1" = 30'-0"
Date: 11/12/2015
Sheet No: C1.2
Project No: 88-90 Hatch St.
New Bedford, MA

PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

20' x 30' SALE?

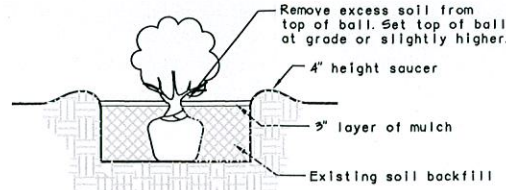
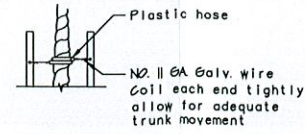
Project
PROPOSED
Artist Studios
88-90 Hatch St.
New Bedford, MA



Evergreen Tree Planting

NOTES:

1. Do not damage main roots or root ball when installing tree stake.
2. Water thoroughly after installation.
3. Remove raised saucer and stakes two years or less after installation.
4. Provide drainage for planting pit if in impermeable soil.



Shrub Planting

✓ CALIPER?

LANDSCAPING & PLANTING NOTES

1. The Contractor shall locate and verify the existence of all public and private utilities, both above and below grade prior to starting work.
2. The Contractor shall supply all plant materials in quantities sufficient to complete the planting, sodding and seeding shown on the drawings.
3. All plant material shall conform to the guidelines established by the current American Standard for Nursery Stock, published by the Amer. Assoc. of Nurserymen.
4. No plant shall be installed into the ground before rough grading has been completed and approved by the Designer/Architect.
5. All plants shall bear the same relationship to finished grade as the plant's original grade before digging.
6. All plants shall be subject to inspection by the Landscape Architect upon arrival at the site. Any plants exhibiting unhealed wounds, scrapes, cuts or bruises to the trunk or bark, and any major broken branches shall be rejected and replaced.
7. All plants shall be balled and wrapped or container grown as specified. No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics, metal or plastics shall be completely removed at planting time.
8. With container grown stock, the container shall be completely removed and the container ball shall be cut through the surface in two vertical locations.
9. Prior to planting, the locations of all trees and shrubs shall be staked or demarked for approval by the Landscape Designer/Architect, if requested by the Owner.
10. The Landscape Designer/Architect reserves the right to select any or all plant material at the nursery prior to delivery.
11. All trees and shrubs shall be sprayed with antidesiccant within 24 hours after planting.
12. See specifications for further information on planting and sodding.
13. All plants and stakes, if used, shall be set plumb unless otherwise specified.
14. All plants shall be watered thoroughly twice during the first 24 hour period after planting. All plants shall then be watered weekly as required.
15. Three-inches (3") of finely shredded bark mulch shall be spread 5 to 7 feet around trees and 3 feet around shrubs. Bare soil shall be left at the base of the plant to avoid trunk suffocation or rot.
16. Planting holes shall be backfilled with the same soil that was removed. No soil amendments are required unless otherwise noted.
17. No trunk wrapping shall be used unless otherwise specified.
18. Staking of trees less than 12 feet in height is not required unless otherwise noted.
19. Pruning of plant material after planting is limited to dead and damaged branches, or those that threaten the appearance and branching structure.

1 PLANTING DETAIL
SCALE: 1/2" = 1'-0"

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 11/12/2013 BY 60322 UCBAW/STW

PROPOSED ARTIST STUDIOS

APPROVED BY: [Signature] DATE: [Blank]

COMPREHENSIVE DESIGN/BUILD SERVICES
WEST: 508-291-1081
EAST: 508-355-0727
email: arnold@comdesig.com

No.	Date	Revision
1	12/12/2013	GENERAL SITE PLAN REVISIONS

Drawing Title: Planting Details and Notes
Drawing No.: LS1.0
Date: 11/12/2013
Scale: AS SHOWN
Author: [Blank]
Checked: [Blank]
Approved: [Blank]

Project: PROPOSED Artist Studios
For: 88-00 Hatch St.
New Bedford, MA

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