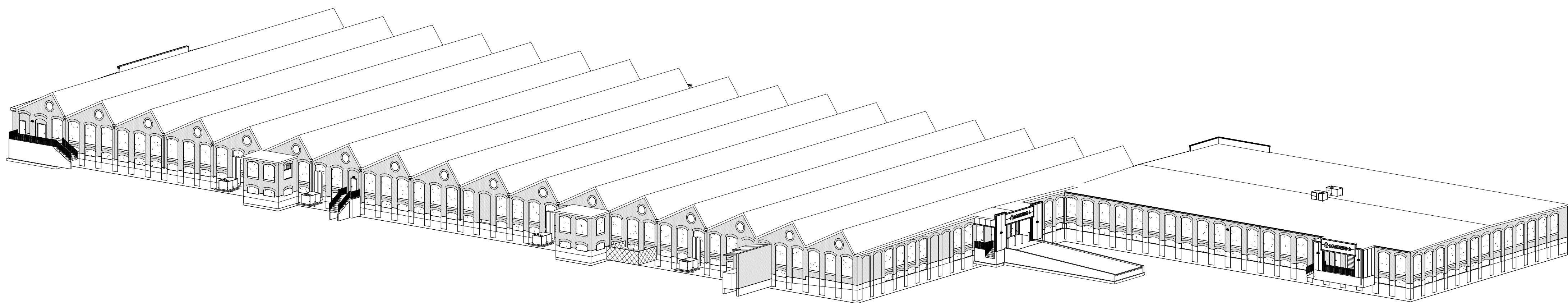


# NASH RD. SELF-STORAGE

40 EDISON STREET  
NEW BEDFORD, MA



SCOPE OF WORK

INTERIOR RENOVATION OF AN EXISTING 1-STORY INDUSTRIAL BUILDING INTO A NEW SELF-STORAGE FACILITY INCLUDING A MANAGEMENT OFFICE. THERE ARE TO BE NO CHANGES OR ADDITIONS TO THE MASONRY BUILDING ENVELOPE.

EXISTING USE OF PREMISES:  
THE EXISTING EXTERIOR SPACE IS TO BE USED FOR PARKING, LOADING AREAS AND ANY ADDITIONAL LANDSCAPE AS REQUIRED.

PROJECT TEAM

OWNER/APPLICANT:  
BRAVO DEVELOPMENT LLC  
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BUILDER:  
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WILLIAM BARBAT  
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JWBARBAT@RMDCONSTRUCTIONLLC.COM



- GENERAL NOTES
- ALL CONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND INCLUDE ALL WORK REQUIRED TO COMPLETE THEIR SCOPE OF WORK READY FOR OCCUPANCY. NO CHANGE ORDERS SHALL BE ACCEPTED FOR FAILURE TO VISIT THE SITE PRIOR TO SUBMITTING YOUR BID.
  - PLANS ARE DIAGRAMMATIC; ALL CONTRACTORS MUST INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT TO COMPLETE THEIR SCOPE OF WORK. NO CHANGE ORDERS SHALL BE ACCEPTED FOR FAILURE TO INCLUDE ALL REQUIRED LABOR, MATERIALS AND EQUIPMENT TO COMPLETE YOUR SCOPE OF WORK AS SHOWN ON THE PLANS.
  - ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES MUST BE MET BY ALL CONTRACTORS WHETHER SPECIFIED AND DETAILED IN THE DRAWINGS OR NOT.
  - ALL CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES PRIOR TO START OF WORK.
  - ALL CONTRACTORS MUST COORDINATE THEIR WORK WITH OTHER TRADES. CONTRACTORS MUST NOT CAUSE UNNECESSARY WORK FOR OTHER TRADES DUE TO LACK OF COORDINATION.
  - ALL WORK TO CONFORM WITH MANUFACTURERS INSTALLATION REQUIREMENTS. ALL CONTRACTORS MUST PROVIDE MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS FOR ALL MATERIALS AND EQUIPMENT SUPPLIED.
  - ALL CONTRACTORS SHALL PROVIDE A LETTER OF WORK GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION IS VERIFIED IN WRITING BY THE OWNER.
  - ALL CONTRACTORS SHALL SUBMIT ALL WARRANTIES, GUARANTEES, OPERATION MANUALS, AND CARE AND MAINTENANCE MANUALS TO OWNER PRIOR TO RECEIVING FINAL PAYMENT.
  - ALL CONTRACTORS SHALL SUPPLY SHOP DRAWINGS, AS-BUILT DRAWINGS, ENGINEERING DRAWINGS, PERMITS AND INSPECTION CERTIFICATES PRIOR TO FINAL PAYMENT.
  - ALL SHOP DRAWINGS SHALL BE SUPPLIED FOR REVIEW PRIOR TO FABRICATION.
  - ALL CONTRACTORS ARE RESPONSIBLE FOR DAILY REMOVAL OF CONSTRUCTION DEBRIS TO AN ONSITE DUMPSTER. ALL TRADES SHALL LEAVE THEIR WORK FOR THE DAY COMPLETELY FINISHED AND THE PREMISES BROOM CLEAN.
  - ALL CONTRACTORS SHALL COMPLY WITH OSHA STANDARDS.

CONSTRUCTION & CODE DATA

MAIN CODE: 780 CMR – 9TH EDITION (MODIFIED VERSION OF FOLLOWING):  
BUILDING: • 2015 INTERNATIONAL BUILDING CODE  
MECHANICAL: • 2015 INTERNATIONAL MECHANICAL CODE  
PLUMBING: • 2015 INTERNATIONAL PLUMBING CODE  
FIRE PROTECTION: • 2015 INTERNATIONAL FIRE CODE  
ENERGY: • 2015 INTERNATIONAL ENERGY CONSERVATION CODE  
ELECTRICAL: • 2015 NATIONAL ELECTRICAL CODE (NFPA 70)  
OTHER: • 2015 INTERNATIONAL EXISTING BUILDING CODE

BUILDING USE GROUP:  
EXISTING USE: F-1 (HAZARD LEVEL 2 - 2015 IECC, TABLE 1012.5)  
NEW USE: S-1 (HAZARD LEVEL 2 - 2015 IECC, TABLE 1012.5)

CONSTRUCTION TYPE: IIIB

FIRE SPRINKLER: YES, SYSTEM DESIGN MODIFICATIONS & PERMIT DRAWINGS BY SPRINKLER CONTRACTOR.

AREA OF BUILDING: EXISTING BUILDING: 114,039 S.F.  
REMODEL AREA: 114,039 S.F.

PER 2015 IECC: LEVER 3 PROPOSED ALTERATIONS PER SECTIONS 505 - RENOVATIONS COMPLY WITH CHAPTERS 7-9

PER SECTION 1012.5.2, 2015 IECC: WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.5, THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE.

OCCUPANT LOAD: 236 (2015 IBC, TABLE 1004.1.2)

ZONING

**ZONING DISTRICT:** INDUSTRIAL B (IB)

**PROPOSED USE:** SELF-STORAGE (PERMITTED PER ORDINANCE)

**LOT AREA:** 189,978 S.F. (EXISTING), 185,792 S.F. (PROPOSED - NO MIN. REQUIREMENT)

**LOT FRONTAGE:** 487'-5" (0.0 REQ'D PER ORDINANCE)

**BUILDING HEIGHT:** 25'-8" ACTUAL (100'-0" MAX. PER ORDINANCE)

**BUILDING AREA:** 114,039 S.F.

**LOT COVERAGE:** 66.3% ACTUAL (EXISTING) (50% PER ORDINANCE)

**GREEN SPACE:** 40,590 S.F. (21.4% OF EXSTG. PROPERTY) (20% MIN. PER ORDINANCE)

**OFF-STREET PARKING:** 35 SPACES ACTUAL (30 SPACES REQ'D)  
SPACES INCLUDE 2 ADA (1 VAN & 1 STANDARD)

DRAWING INDEX		2021.06.24 CITY PLANNING REVIEW	2021.06.28 REVISED CITY PLANNING
SHEET NO.	SHEET NAME		
GENERAL			
T1.1	TITLE SHEET		
CIVIL			
1	CIVIL COVER SHEET		
2	NOTES & LEGEND		
3	EXISTING CONDITIONS		
4	DEMOLITION		
5	LAYOUT		
6	GRADING & UTILITIES		
7	LANDSCAPE		
8	DETAILS		
9	DETAILS		
ARCHITECTURAL			
A0.0	ARCHITECTURAL SITE PLAN		
A1.1	EXTERIOR ELEVATIONS		
A1.2	EXTERIOR ELEVATIONS		
A2.1	OVERALL BUILDING		
A2.1A	FIRST FLOOR PLAN (SOUTH)		
A2.1B	FIRST FLOOR PLAN (NORTH)		
ELECTRICAL			
E7.1	PHOTOMETRIC SITE PLAN		

NASH RD. SELF-STORAGE  
40 EDISON ST.  
NEW BEDFORD, MA

PLAN CHANGES IN PROGRESS  
CONTACT DDCA

2021.06.24 ISSUED FOR CITY PLANNING REVIEW MEETING  
2021.06.28 REVISED FOR CITY PLANNING REVIEW MEETING

DDCA architects

Direct Design Ltd.  
Carroll Associates

PROJECT NO.

121136

PROJECT MGR.

SHT

TITLE SHEET

T1.1

3321 South State Route 31  
Prairie Grove, Illinois 60012  
P. 815.444.8444

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S I T E   P L A N

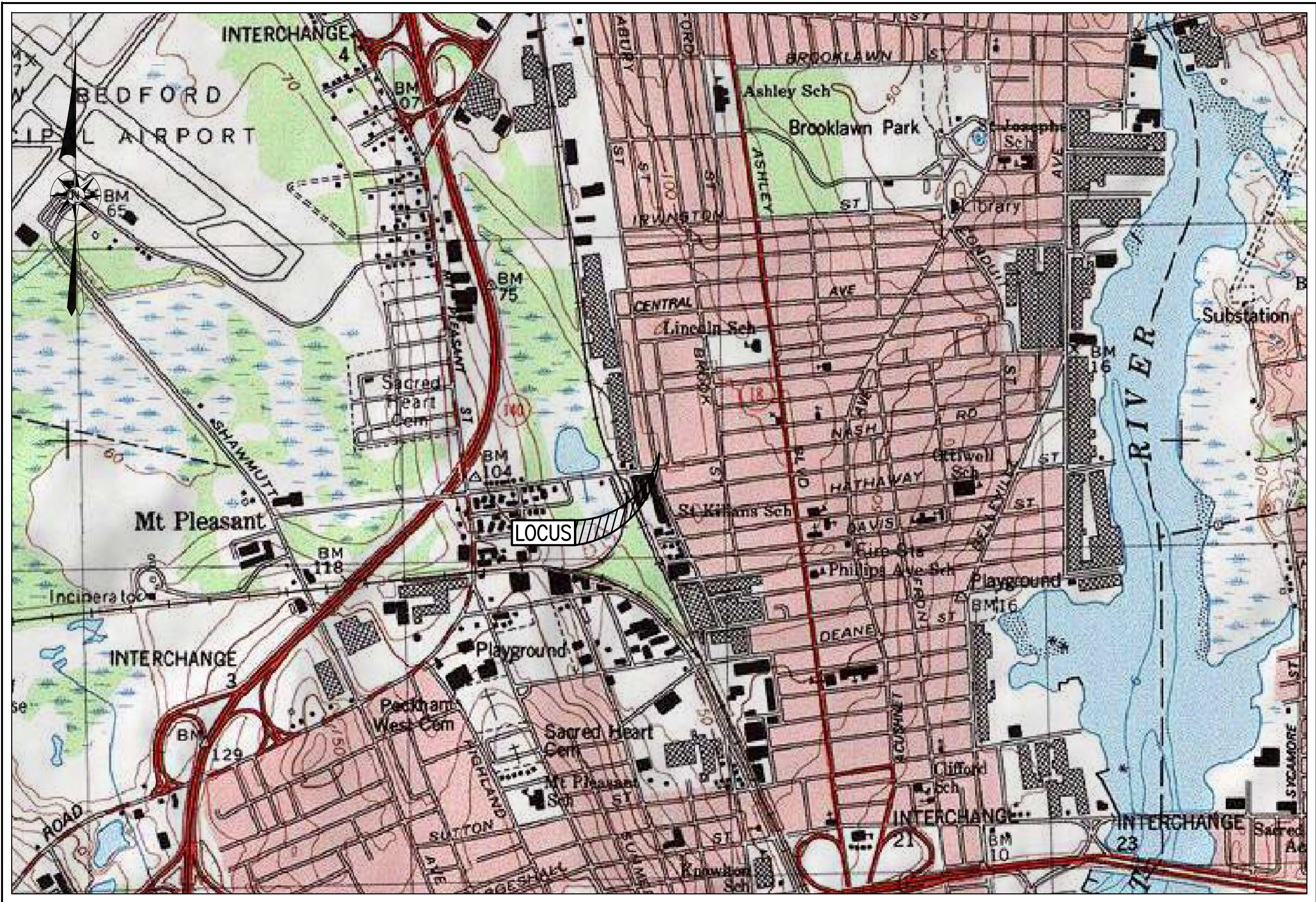
40 EDISON STREET

ASSESSORS MAP 107 LOTS 105 & 109

NEW BEDFORD, MA

— ZONING DATA —			
DISTRICT: INDUSTRIAL B (IB)			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA	0 S.F.	189,978 S.F.	185,792 S.F.
LOT FRONTAGE	0 FT	487.40 FT	487.40 FT
FRONT SETBACK	25 FT	3.4 FT	3.4 FT
SIDE SETBACK	25 FT	9.10 FT	9.1 FT
REAR SETBACK	25 FT	0 FT	0 FT
BUILDING HEIGHT (MAXIMUM)	100 FT	26 FT±	26 FT±
BUILDING COVERAGE (MAXIMUM)	50 %	66.30 %	62.10 %
GREEN SPACE	20 %	5.2 %	21.0 %

— PARKING REQUIREMENT —		
PRINCIPAL USE: SELF STORAGE FACILITY		
REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 1,500 SF OF GROSS FLOOR AREA UP TO 15,000 SF. THEREAFTER, ONE (1) ADDITIONAL SPACE FOR EACH 5,000 SF OR PORTION THEREOF IN EXCESS OF 15,000 SF, PLUS ONE (1) SPACE FOR EACH VEHICLE UTILIZED IN BUSINESS.	30 SPACES	35 SPACES



— AREA MAP —

SCALE: 1"=1,000'±

— INDEX —	
SHEET	DESCRIPTION
1	COVER
2	NOTES & LEGEND
3	EXISTING CONDITIONS
4	DEMOLITION
5	LAYOUT
6	GRADING & UTILITIES
7	LANDSCAPING
8 & 9	DETAILS

REVISIONS

1	06/28/21	PER PLANNER COMMENTS

SEAL

CHRISTIAN ALBERT FARLAND  
No. 47544  
CIVIL  
PROFESSIONAL

FARLAND

CORP.

www.FarlandCorp.com

21 VENTURA DRIVE  
DARTMOUTH, MA 02747  
P.508.717.3479  
• ENGINEERING  
• SITEWORK  
• LAND SURVEYING  
• DEVELOPMENT

DRAWN BY: SC  
DESIGNED BY: SC  
CHECKED BY: CAF

SITE PLAN

40 EDISON STREET

ASSESSORS MAP 107 LOTS 105 & 109

NEW BEDFORD, MASSACHUSETTS

PREPARED DDCA ARCHITECTS  
3321 S. ROUTE 31  
PRAIRIE GROVE, IL 60012

JUNE 24, 2021

SCALE: AS NOTED

JOB NO. 21-253

LATEST REVISION:  
JUNE 28, 2021

COVER SHEET

SHEET 1 OF 9

RECORD OWNER:  
ASSESSORS MAP 107 LOTS 105 & 109  
EDISON VILLAGE, LLC  
352 FAUNCE CORNER ROAD  
DARTMOUTH, MA 02747  
DEED BOOK 12492 PAGE 266

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN MAY OF 2021.
3. VERTICAL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND HORIZONTAL LOCATIONS REFER TO THE NORTH AMERICAN DATUM (NAD) OF 1983.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL STANDARDS AND REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
6. ALL BENCHMARKS SHOWN ON THIS PLAN ARE TO BE CHECKED FOR CONSISTENCY BY THE CONTRACTOR. ANY DISCREPANCIES MUST BE RESOLVED BY THIS OFFICE PRIOR TO CONSTRUCTION.
7. WHERE PROPOSED PAVEMENT AND WALKS ARE TO MEET EXISTING, THE CONTRACTOR SHALL SAWCUT A NEAT LINE AND MATCH GRADE. SEAL ALL JOINTS WITH HOT BITUMINOUS ASPHALT JOINT SEALER.
8. CURBING TO BE AS INDICATED ON THE PLANS.
9. ALL EXISTING TREES, SHRUBS AND GROUND COVER WHERE NATURAL GRADE IS TO BE RETAINED SHALL BE KEPT IN THEIR EXISTING STATE UNLESS REMOVAL IS REQUIRED FOR CONSTRUCTION PURPOSES.
10. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE PAVED OR OTHERWISE TREATED AS NOTED ON PLAN SHALL BE TREATED WITH 4" OF LOAM, SEEDED AND MOW MULCHED FOR EROSION CONTROL.
11. SITE IMPROVEMENTS SHALL CONFORM TO A.D.A. SPECIFICATIONS.
12. LIGHTING SHALL BE DIRECTED ON SITE AND AWAY FROM TRAFFIC INTERFERENCE.
13. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES ACCORDING TO THE LOCAL AUTHORITY'S SPECIFICATIONS. SERVICES SHALL BE CAPPED OFF WHERE SAME ENTER THE PERIMETER OF THE PROPERTY LINE.
14. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
15. 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. THESE PLANS ARE PERMITTING PLANS AND SHALL NOT TO BE USED FOR CONSTRUCTION. A FINAL SET OF STAMPED PLANS FOR CONSTRUCTION WILL BE ISSUED AFTER RECEIVING FINAL APPROVAL FROM THE LOCAL AND/OR STATE DEPARTMENTS.

CONSTRUCTION SEQUENCING NOTES

1. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES. EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING.
2. TREE PROTECTION FENCE SHALL BE INSTALLED AND APPROVED BY THE OWNER REPRESENTATIVE PRIOR TO ANY EARTH MOVING.
3. CLEAR CUT, DEMOLISH AND DISPOSE OF EXISTING SITE ELEMENTS NOT TO REMAIN.
4. GRADE AND GRAVEL ALL PAVED AREAS. ALL PROPOSED PAVED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. BEGIN ALL PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDD AND MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
6. DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND MULCH AND SEED AS REQUIRED.
7. FINISH PAVING ALL HARD SURFACE AREAS.
8. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES.
9. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
10. REMOVE TEMPORARY EROSION CONTROL MEASURES.
11. THE CONSTRUCTION SEQUENCE SHALL BE CONFINED TO THE LIMIT OF WORK AS SHOWN ON THE DRAWINGS.
12. UPON COMPLETION OF CONSTRUCTION THE OWNER SHALL AGREE TO MAINTAIN AND CLEAN ALL DRAINAGE STRUCTURES AS REQUIRED.

SITE PREPARATION NOTES

1. WITHIN THE LIMIT OF WORK LINE AS NOTED ON THE SITE PLANS, REMOVE AND DISCARD ALL CONCRETE PAVEMENT, BITUMINOUS CONCRETE PAVEMENT, BRICK PAVEMENT, TOP SOIL, MULCH, TRASH, DEAD TREES AND STUMPS, SHRUBBERY, CHAIN LINK FENCE POSTS, RAILS, FABRIC, GATES, FOOTINGS AND ALL APPURTENANCES, BOLLARDS, POSTS, CONCRETE FOOTINGS AND FOUNDATIONS, WALLS AND CURBS UNLESS OTHERWISE NOTED.
2. THE OWNER'S REPRESENTATIVE SHALL BE CONSULTED AND WILL REVIEW THE WORK ON SITE WITH THE CONTRACTOR BEFORE ANY WORK SHALL COMMENCE.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS TO REMAIN THAT ARE DUE TO CONTRACTOR OPERATIONS.
5. ALL ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS EFFORTS OF THE DEMOLITION WITH ALL TRADES.
7. THE CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
8. THE CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADES AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED OR DIRECTED BY THE OWNER'S REPRESENTATIVE.

UTILITY AND GRADING NOTES

1. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES.
2. ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO A POINT OF 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
3. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER AND A MAXIMUM OF 6 FEET OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE. GREATER DEPTHS ARE PERMITTED WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
4. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSE. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS ARE NOTED, SHOWN OR INDICATED.
5. ALL WATER MAIN FITTINGS, TEES, BENDS, HYDRANTS, ETC. SHALL BE RESTRAINED WITH CONCRETE THRUST BLOCKS.
6. DOMESTIC WATER SERVICES 2.5" AND SMALLER SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED CORPORATION STOP AND APPROVED SADDLE CURB STOP, AND BOX, USING MATERIALS SPECIFIED BY THE MUNICIPAL WATER DEPARTMENT OR COMPANY.
7. ALL WATER MAINS 3" AND LARGER SHALL BE CEMENT LINED DUCTILE IRON - CLASS 52, AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED FITTINGS AND GATE VALVES.
8. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
9. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH ALL LOCAL MUNICIPAL STANDARDS AND REQUIREMENTS. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE LOCAL MUNICIPALITY.
10. PRIMARY WATER METER AND BACKFLOW PREVENTER SHALL BE LOCATED AT THE POINT WHERE THE WATER LINE ENTERS THE BUILDING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
11. ALL GRAVITY SEWER PIPE SHALL BE PVC PER ASTM D3034, SDR-35 AND ASTM D1784 WITH RUBBER GASKET JOINTS.
12. WHERE SANITARY SEWERS CROSS WATER LINES, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AS THE SEWER AS POSSIBLE. IF MECHANICAL JOINT PIPE IS NOT USED THAN BOTH THE WATER MAIN AND SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
13. DUE TO THE SMALL SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING CONNECTIONS SHALL BE VERIFIED WITH THE BUILDING DRAWINGS. SERVICE STUBS TO THE BUILDING SHALL BE INSTALLED TO A POINT 10 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
14. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
15. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
16. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
17. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
18. CONTRACTOR SHALL ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
19. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION OF THE CONFLICT.
20. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
21. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE AND ELECTRICAL). FINAL DESIGN AND LOCATIONS AT THE BUILDING WILL BE PROVIDED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.

LAYOUT AND MATERIAL NOTES

1. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
2. 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.
3. 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.
4. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES, WHICHER IS MORE STRINGENT.
5. 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.

SOIL EROSION AND SEDIMENT CONTROL NOTES

1. A COPY OF THE SOIL EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
1. SOIL EROSION AND SEDIMENT CONTROL PRACTICES IN THE PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION GRADING OPERATIONS AND/OR INSTALLATION OF PROPOSED STRUCTURES OR UTILITIES.
3. ALL APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE LEFT IN PLACE UNTIL CONSTRUCTION IS COMPLETED AND/OR THE AREA IS STABILIZED.
4. ALL SOIL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS AND AFTER EVERY STORM EVENT.
5. THE MAINTENANCE OF SOIL EROSION AND SEDIMENT CONTROL MEASURES AND FACILITIES DURING AND IMMEDIATELY AFTER CONSTRUCTION RESTS WITH THE GENERAL CONTRACTOR. UPON ACCEPTANCE OF THE PROJECT, THE OWNER SHALL BECOME RESPONSIBLE FOR MAINTENANCE OF ANY REMAINING MEASURES AND FACILITIES.
6. OFF SITE SEDIMENT DISTURBANCE MAY REQUIRE ADDITIONAL CONTROL MEASURES TO BE DETERMINED BY THE ENGINEER.
7. ADDITIONAL SOIL EROSION MEASURES MAY BE REQUIRED TO BE INSTALLED, AS DIRECTED BY THE DISTRICT INSPECTOR.
8. ADJOINING PROPERTIES SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS AT ALL TIMES.
9. THE CONTRACTOR SHALL UTILIZE ALL METHODS NECESSARY TO PREVENT BLOWING AND MOVEMENT OF DUST FROM THE EXPOSED SOIL SURFACES.
10. PAVED ROADWAYS MUST BE KEPT CLEAN AT ALL TIMES.
11. A CRUSHED STONE TIRE CLEANING PAD WILL BE INSTALLED WHEREVER A CONSTRUCTION ENTRANCE EXISTS.
12. ALL CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION.
13. ALL STORM DRAINAGE OUTLETS SHALL BE PROTECTED AS REQUIRED HEREON BEFORE DISCHARGE POINTS BECOME OPERATIONAL.
14. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORMWATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
15. LAND AREAS EXPOSED AT ANY ONE TIME AND THE LENGTH OF EXPOSURE SHALL BE KEPT TO A PRACTICAL MINIMUM. THEY SHALL BE LEFT IN A NEAT AND FINISHED APPEARANCE AND PROTECTED FROM EROSION.
16. ANY DISTURBED AREA THAT WILL BE LEFT EXPOSED FOR MORE THAN SIXTY (60) DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE A TEMPORARY SEEDING AND FERTILIZATION. IF THE SEASON PROHIBITS TEMPORARY SEEDING, THE DISTRIBUTED AREAS SHALL BE MULCHED.
17. ALL CRITICAL AREAS SUBJECT TO EROSION SHALL RECEIVE A TEMPORARY SEEDING AND BE MULCHED IN ACCORDANCE WITH THE SPECIFICATIONS IMMEDIATELY FOLLOWING ROUGH GRADING.
18. IMMEDIATELY AFTER COMPLETION OF STRIPPING AND STOCKPILING OF TOPSOIL, SEED THE STOCKPILE WITH ANNUAL RYE GRASS. STABILIZE TOPSOIL STOCKPILES WITH STRAW MULCH FOR PROTECTION IF THE SEASON DOES NOT PERMIT THE APPLICATION AND ESTABLISHMENT OF TEMPORARY SEEDING.
19. SOIL STOCKPILES ARE NOT TO BE LOCATED WITHIN FIFTY (50) FEET OF WETLANDS, THE FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITIES. THE BASE OF ALL STOCKPILES SHALL BE PROTECTED BY A HAY BALE BARRIER OR SEDIMENT FENCE. LOCATIONS ARE DELINEATED ON THE PLAN.
20. MAXIMUM SIDE SLOPES OF ALL EXPOSED SURFACES SHALL NOT BE CONSTRUCTED STEEPER THAN 3:1 UNLESS OTHERWISE APPROVED BY THE DISTRICT.
21. ALL AREAS NOT STABILIZED BY CONSTRUCTION, SODDING OR LANDSCAPING SHALL BE SEEDD AND STABILIZED IN ACCORDANCE WITH THE SEEDING AND MULCHING SPECIFICATIONS.
22. MULCHING IS REQUIRED ON ALL SEEDD AREAS TO INSURE AGAINST EROSION BEFORE GRASS IS ESTABLISHED TO PROMOTE EARLIER VEGETATIVE COVER.
23. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTRATION DEVICE. THE SEDIMENT FILTER MUST BE CAPABLE OF FILTERING THE SEDIMENT AND BE PLACED SO AS NOT TO CAUSE EROSION OF THE DOWNSTREAM AREA.

GENERAL PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE PROPERLY GUYED, STAKED, WRAPPED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. GUY WIRES SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNK OF MULTI-STEMMED TREES. PROVIDE THREE STAKES PER TREE UNLESS NOTED OTHERWISE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
3. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOP SOIL, PEAT MOSS, AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
4. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION AND SHALL BE SUBSEQUENTLY FLOODED TWICE WITHIN TWENTY-FOUR (24) HOURS OF PLANTING. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED WITH MATERIAL OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE DEVELOPER. THE REPLACED PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER THE REPLACEMENT DATE.
6. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 6" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED.
7. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOD OR SEED AS INDICATED ON THE LANDSCAPE PLANS. SEED SHALL CONSIST OF THE MIXTURE LISTED IN THE GENERAL SEEDING NOTES. ALL DISTURBED LAWN AREAS SHALL BE TOP SOILED, LIMED, FERTILIZED, AND FINE GRADED PRIOR TO LAWN INSTALLATION.
8. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED PINE, CEDAR OR HEMLOCK BARK.
9. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.
10. ALL TREES ARE TO BE GUYED, 3 EACH, UNLESS OTHERWISE NOTED ON PLAN.
11. ALL DECIDUOUS TREES ARE TO BE WRAPPED, WITH TREE WRAP, UP TO THE FIRST BRANCHING AND SECURED.
12. THE LANDSCAPE CONTRACTOR IS TO PERFORM ALL CONTRACTED WORK IN A REASONABLE PERIOD OF CONTINUOUS WORK.
13. THE LANDSCAPE CONTRACTOR IS TO MAINTAIN PLANT MATERIAL WHILE THE PROJECT IS UNDERWAY AND FOR A PERIOD OF TWO WEEKS AFTER THE COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED.
14. THE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE, CAUSED BY THE LANDSCAPE CONTRACTOR.

LEGEND

EXISTING	PROPOSED

REVISIONS

1	06/28/21	PER PLANNER	COMMENTS



*Handwritten signature of Christian Albert Farland*



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21 VENTURA DRIVE  
DARTMOUTH, MA 02747  
P.508.717.3479

- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: SC

DESIGNED BY: SC

CHECKED BY: CAF

SITE PLAN

40 EDISON STREET  
ASSESSORS MAP 107 LOTS 105 & 109  
NEW BEDFORD, MASSACHUSETTS

PREPARED FOR:  
DOCA ARCHITECTS  
3321 S. ROUTE 31  
PRAIRIE GROVE, IL 60121

JUNE 24, 2021

SCALE: AS NOTED

JOB NO. 21-253

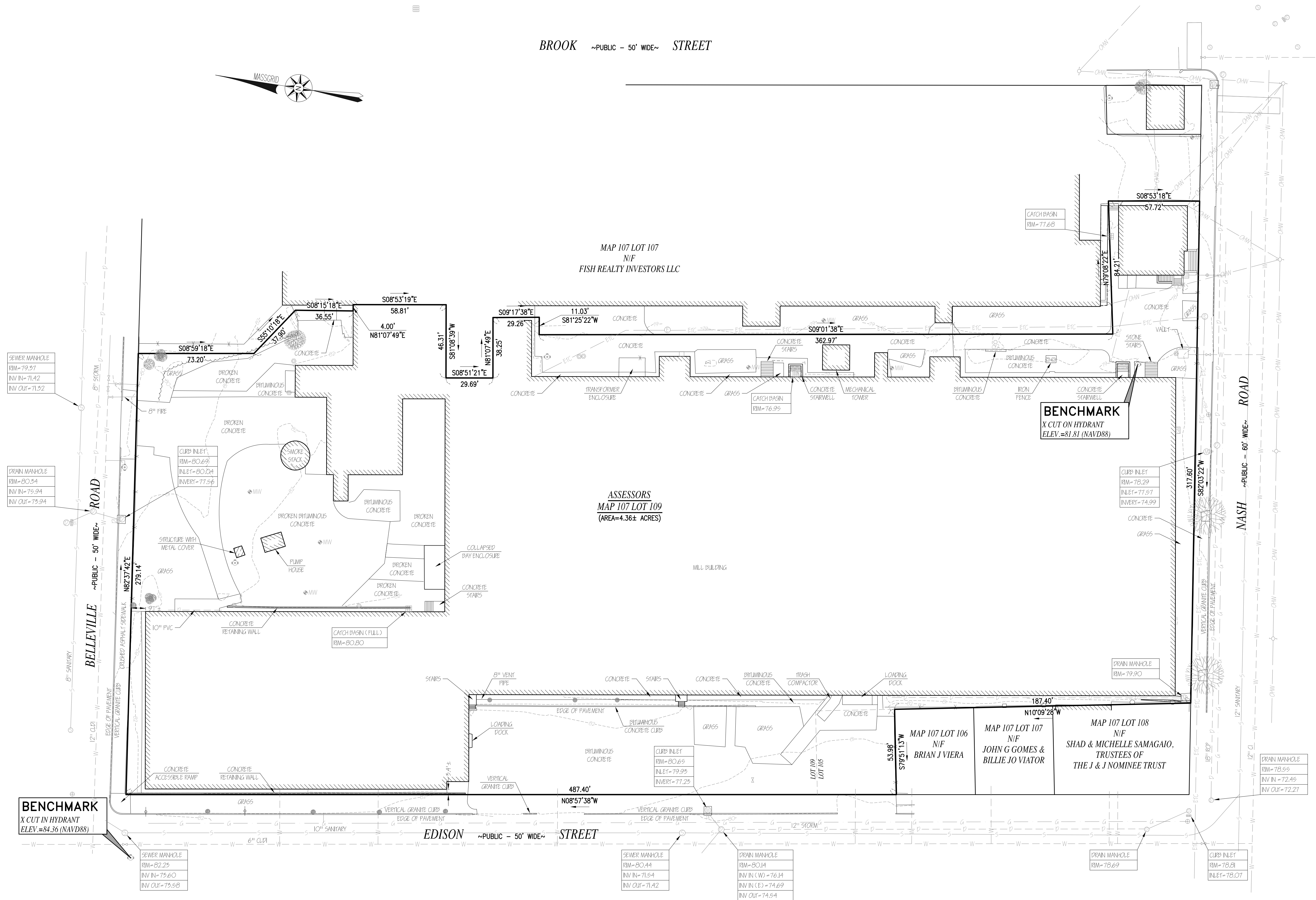
LATEST REVISION:

JUNE 28, 2021

NOTES & LEGEND

SHEET 2 OF 9

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REVISIONS

1	06/28/21	PER PLANNER COMMENTS

REGISTERED PROFESSIONAL ENGINEER

CHRISTIAN ALBERT FARLAND

No. 47544

CIVIL

FARLAND

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ENGINEERING

SITWORK

LAND SURVEYING

DEVELOPMENT

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DESIGNED BY: SC

CHECKED BY: CAF

SITE PLAN

40 EDISON STREET

ASSESSORS MAP 107 LOTS 105 & 109

NEW BEDFORD, MASSACHUSETTS

PREPARED FOR:  
DCCA ARCHITECTS  
3321 S. ROUTE 31  
PRAIRIE GROVE, IL 60012

JUNE 24, 2021

SCALE: 1"=30'

JOB NO. 21-253

LATEST REVISION:  
JUNE 28, 2021

EXISTING CONDITIONS

SHEET 3 OF 9



- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

CHECKED BY: CAP

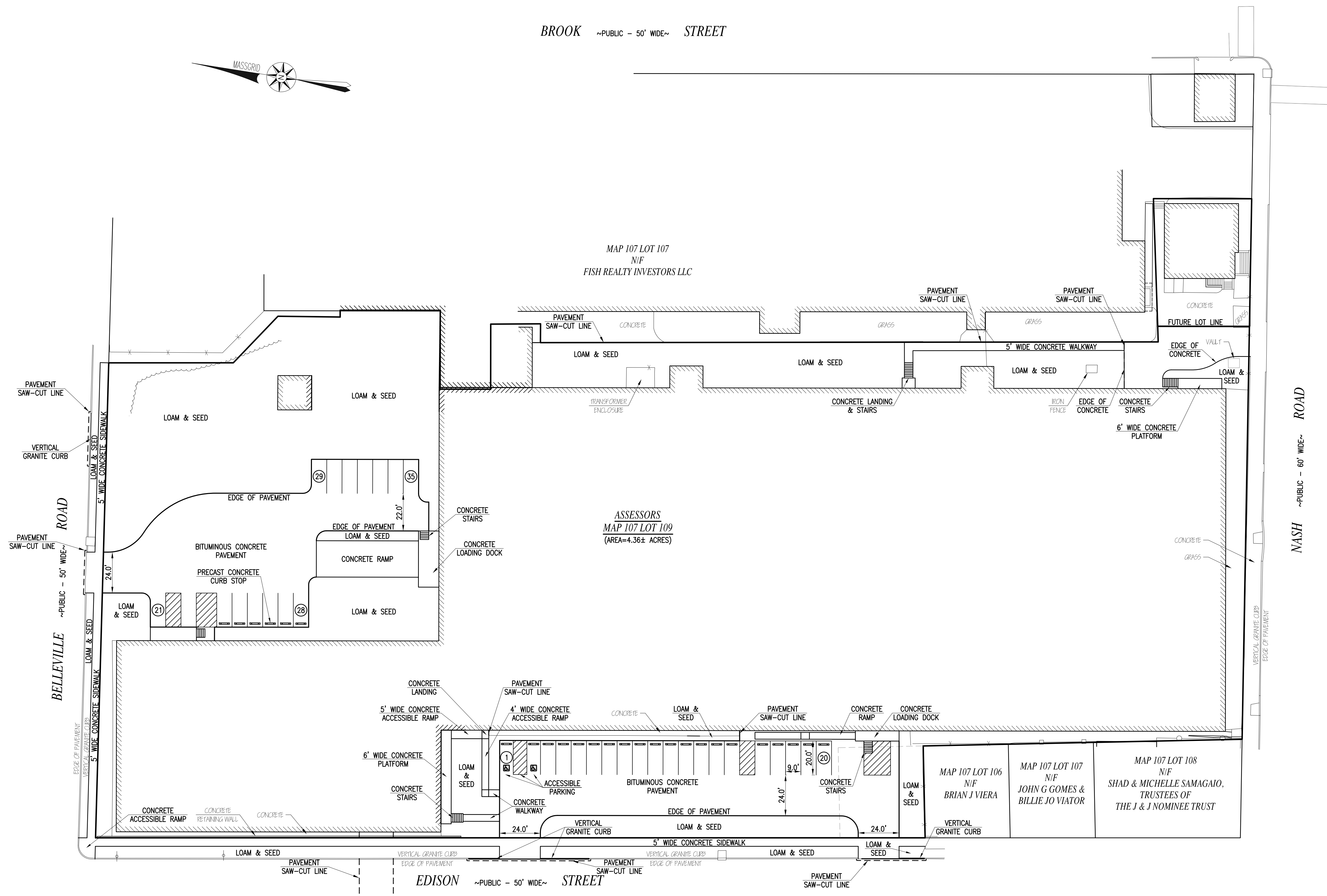
— 40 EDISON STREET —  
ASSESSORS MAP 107 LOTS 105 & 109  
NEW BEDFORD, MASSACHUSETTS

PREPARED BY: DDCA ARCHITECTS  
FOR: 3321 S. ROUTE 31  
PRAIRIE GROVE, IL

LATEST REVISION  
JUNE 28, 2021



SHEET 4 OF 9






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REVISIONS		
	DATE	DESCRIPTION
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- ENGINEERING
- SITWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY:	SC
DESIGNED BY:	SC
CHECKED BY:	CAF

**SITE PLAN**

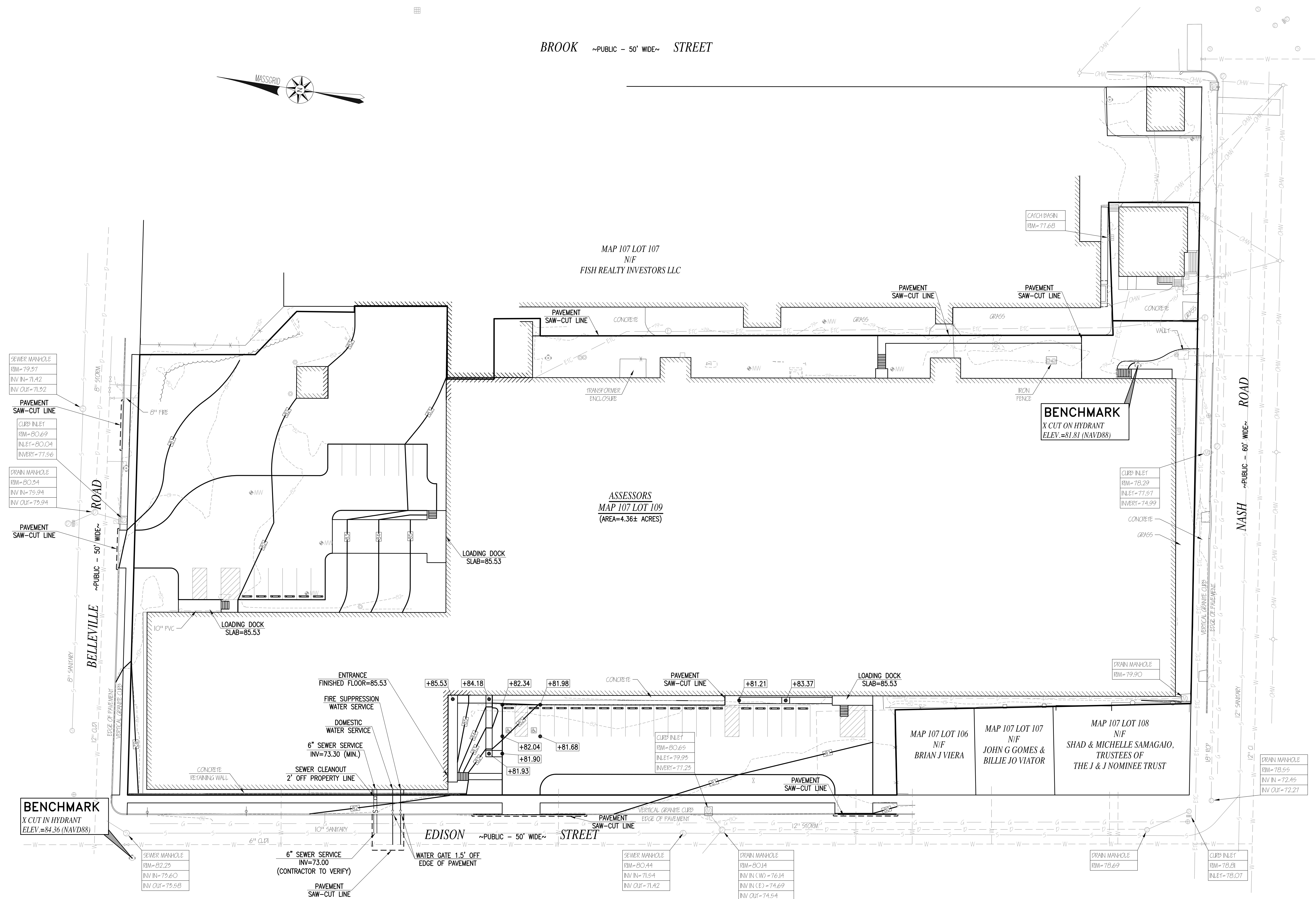
— 40 EDISON STREET —  
**ASSESSORS MAP 107 LOTS 105 & 109**  
**NEW BEDFORD, MASSACHUSETTS**

PREPARED FOR:  
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3321 S. ROUTE 31  
PRAIRIE GROVE, IL 60012

JUNE 24, 2021
SCALE: 1"=30'
JOB NO. 21-253
LATEST REVISION: JUNE 28, 2021

LAYOUT

SHEET 5 OF 9



*BROOK* ~PUBLIC - 50' WIDE~ *STREET*

ASSESSORS  
MAP 107 LOT 109  
(AREA=4.36± ACRES)

## REVISIONS











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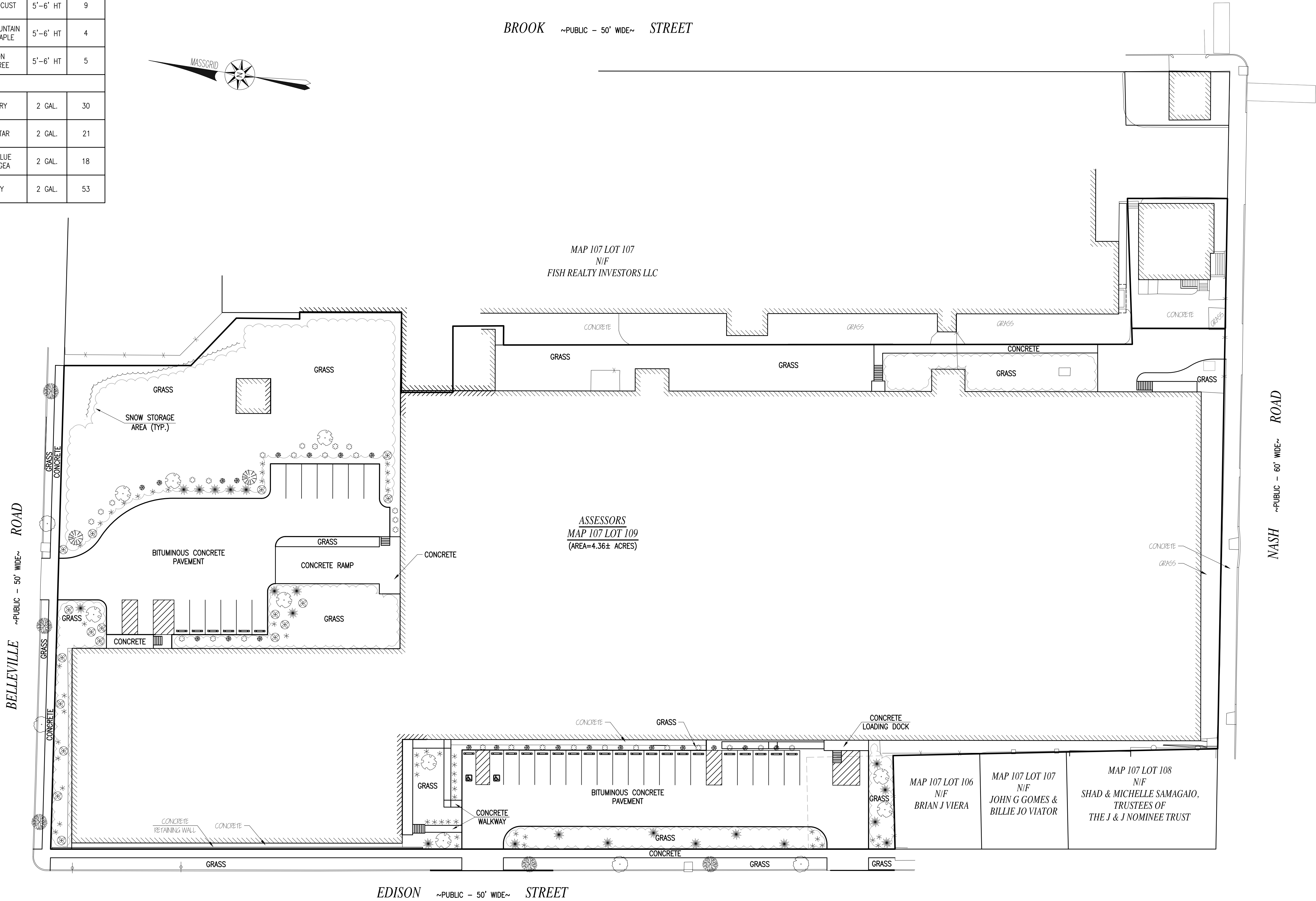
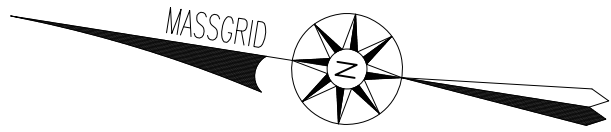
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# SITE PLAN

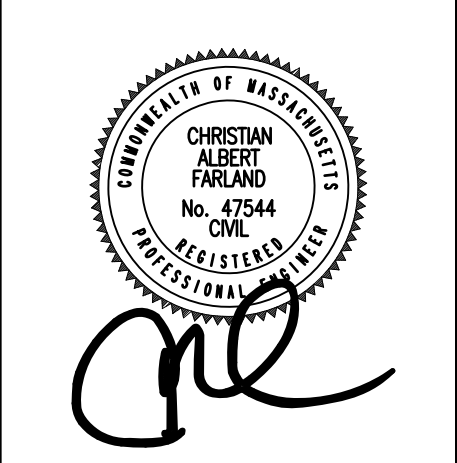
FOR: 3321 S. ROUTE 31  
PRAIRIE GROVE, IL

JUNE 24, 2021

LANDSCAPE TABLE				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
TREES				
	FRAXINUS PENNSYLVANICA	GREEN ASH	5'-6" HT	2
	GLEDTISIA TRIACANTHOS	HONEY LOCUST	5'-6" HT	9
	ACER SACCHARUM	GREEN MOUNTAIN SUGAR MAPLE	5'-6" HT	4
	PLANTANUS ACERIFOLIA	LONDON PLANETREE	5'-6" HT	5
SHRUBS				
	LLEX GLABRA 'SHAMROCK'	INKBERRY	2 GAL.	30
	JUNIPERUS SQUAMATA	BLUE STAR	2 GAL.	21
	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	NIKKO BLUE HYDRANGEA	2 GAL.	18
	HEMEROCALLIS	DAYLILY	2 GAL.	53



REVISIONS	
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- DEVELOPMENT

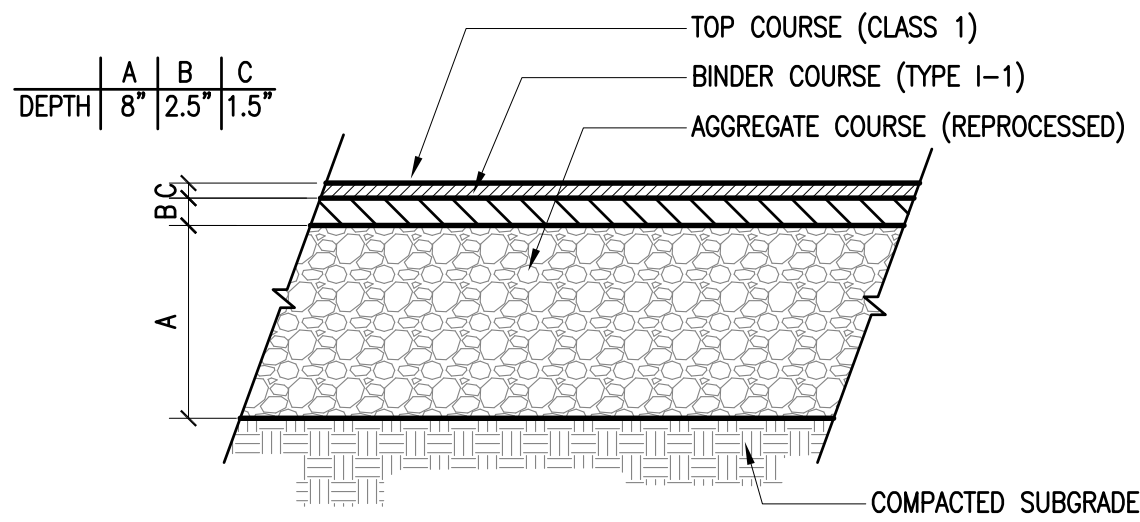
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CHECKED BY:	CAF

**SITE PLAN**

40 EDISON STREET  
ASSESSORS MAP 107 LOTS 105 & 109  
NEW BEDFORD, MASSACHUSETTS

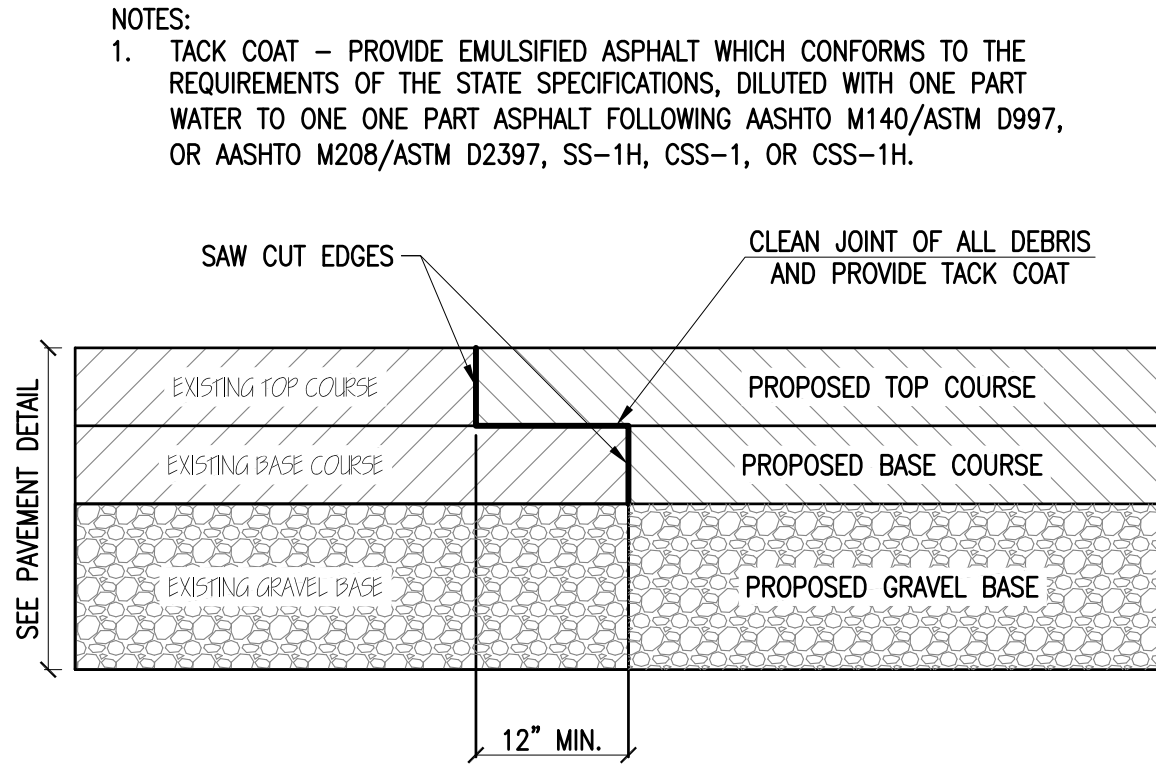
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3321 S. ROUTE 31  
PRAIRIE GROVE, IL 60012

JUNE 24, 2021
SCALE: 1"=30'
JOB NO. 21-253
LATEST REVISION: JUNE 28, 2021



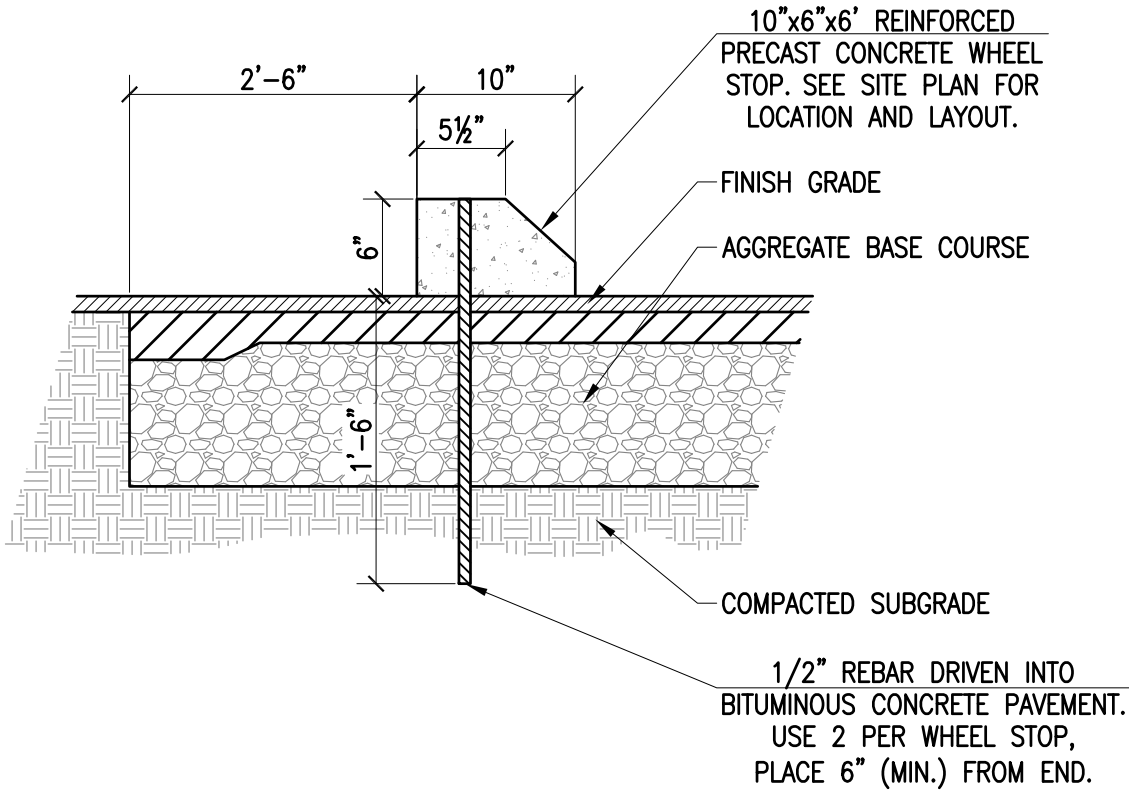
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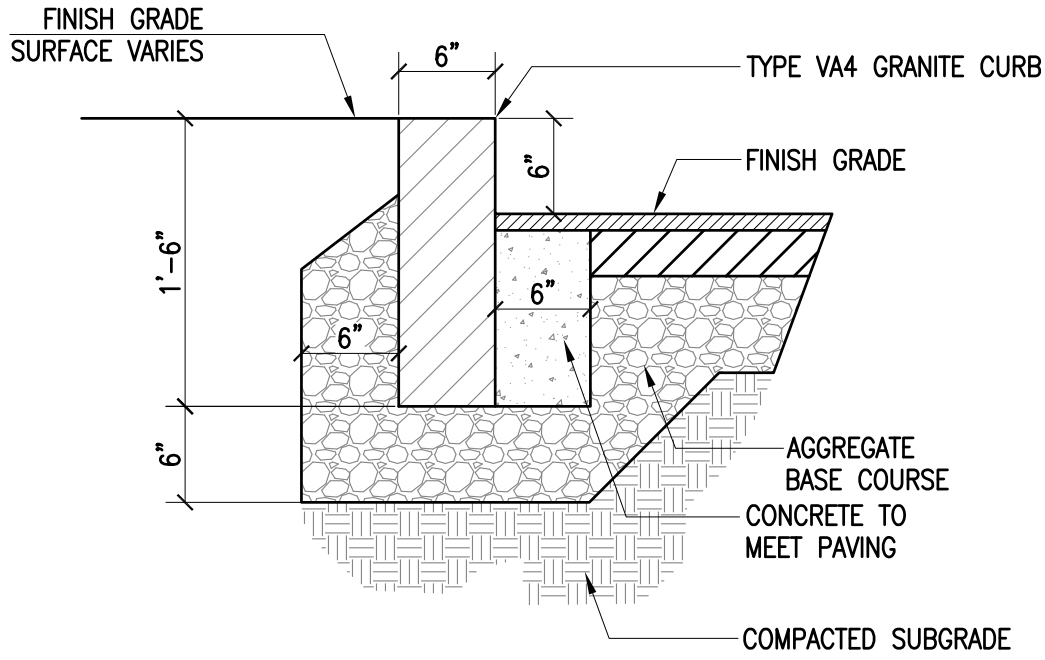
PAVEMENT SAWCUT KEY DETAIL

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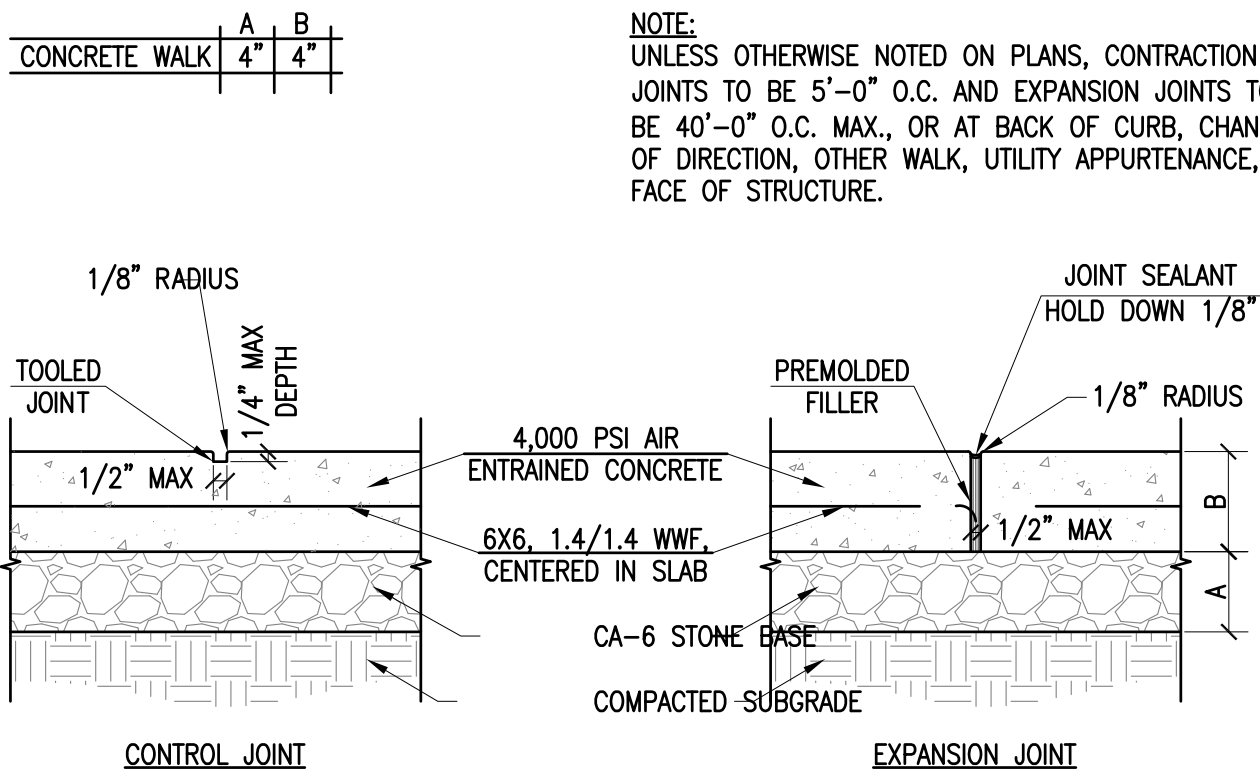
PRECAST CONCRETE WHEEL STOP

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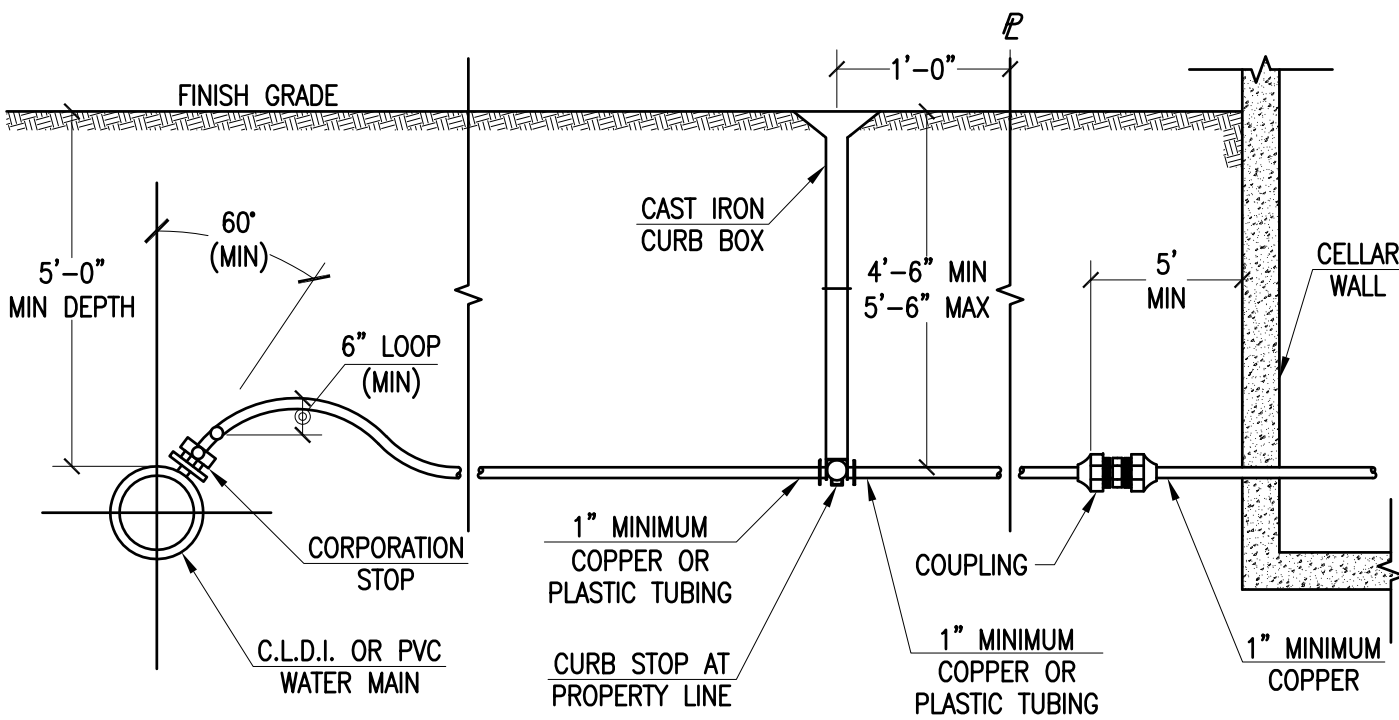
VERTICAL GRANITE CURB

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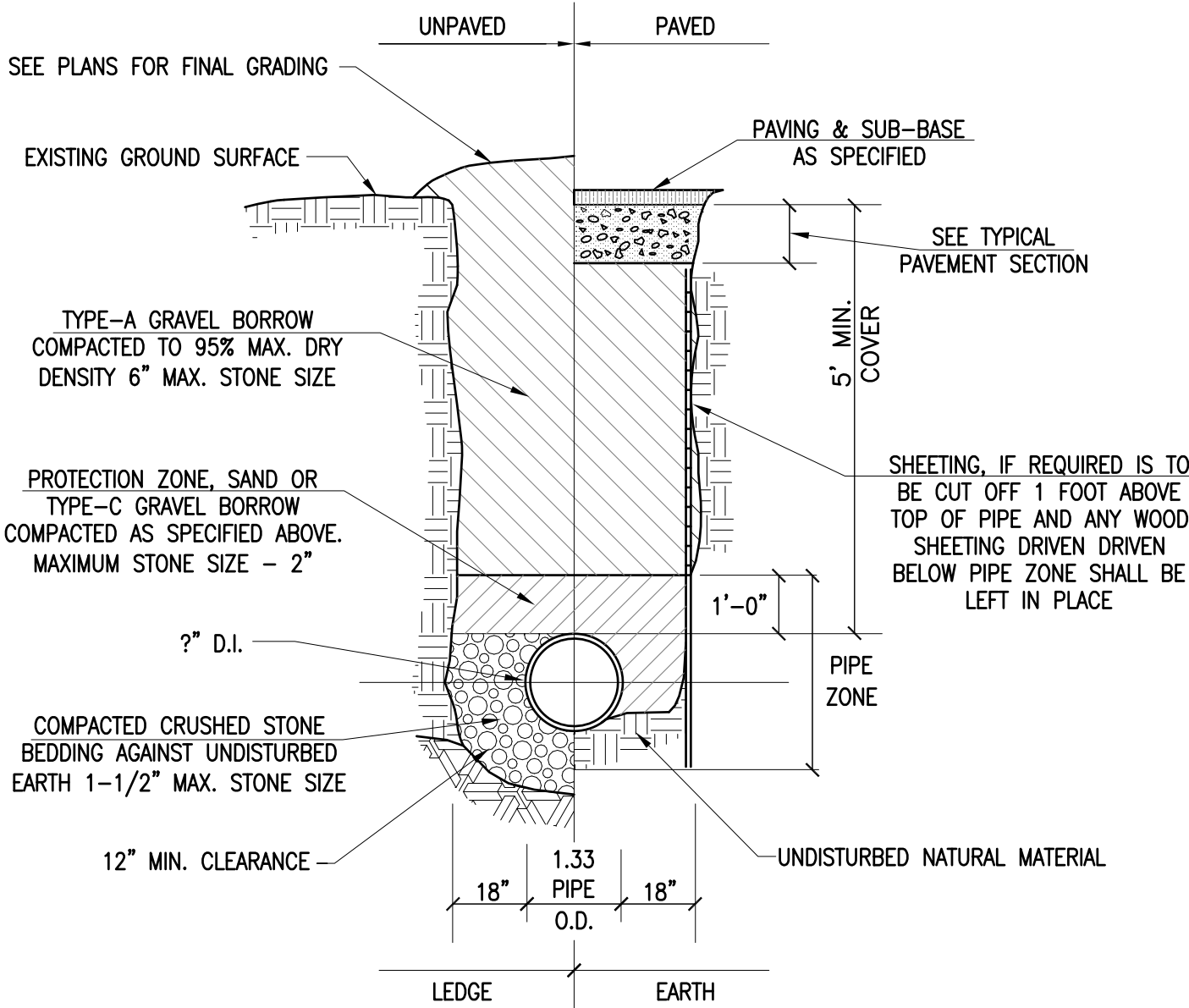
CONCRETE PAVEMENT SIDEWALK

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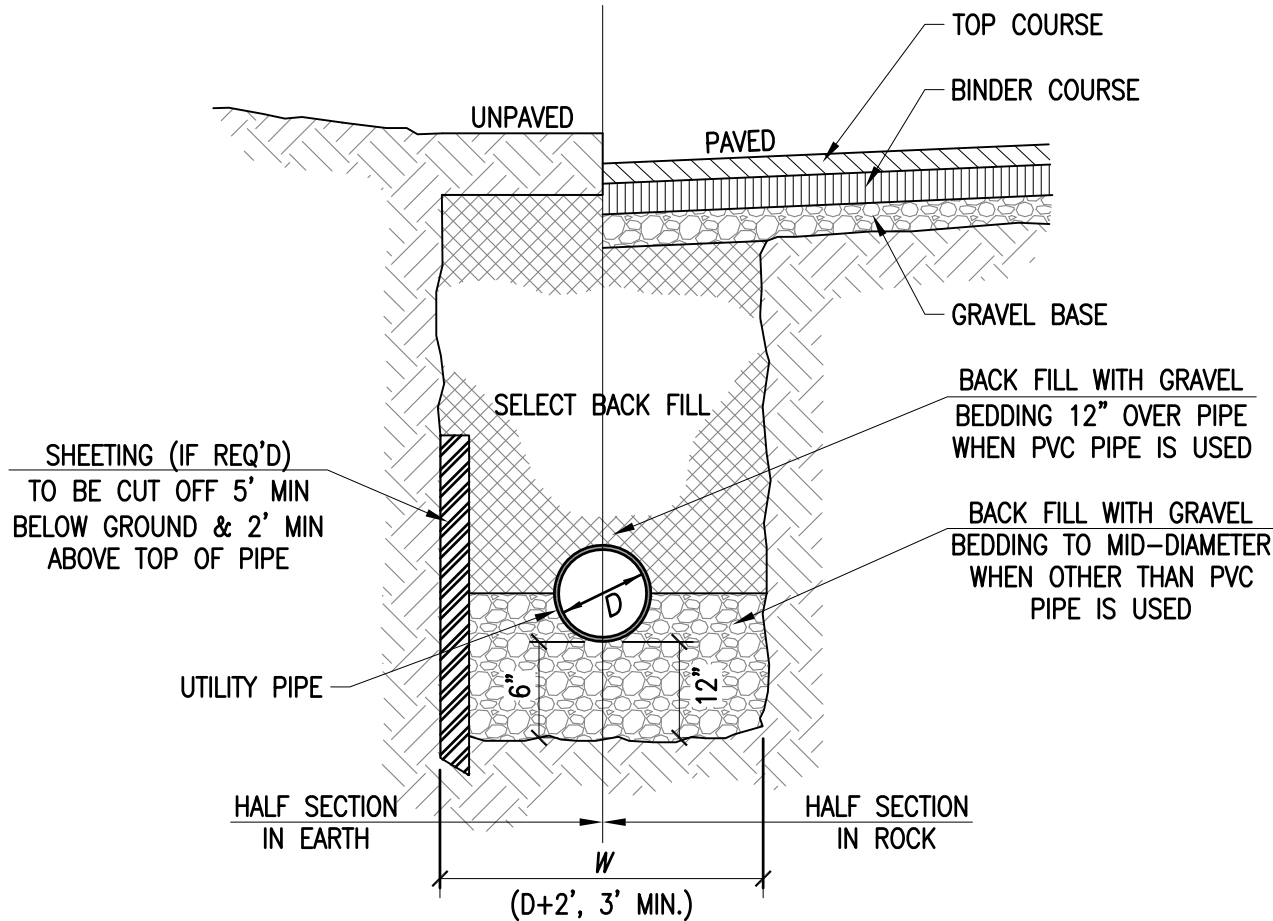
WATER SERVICE CONNECTION

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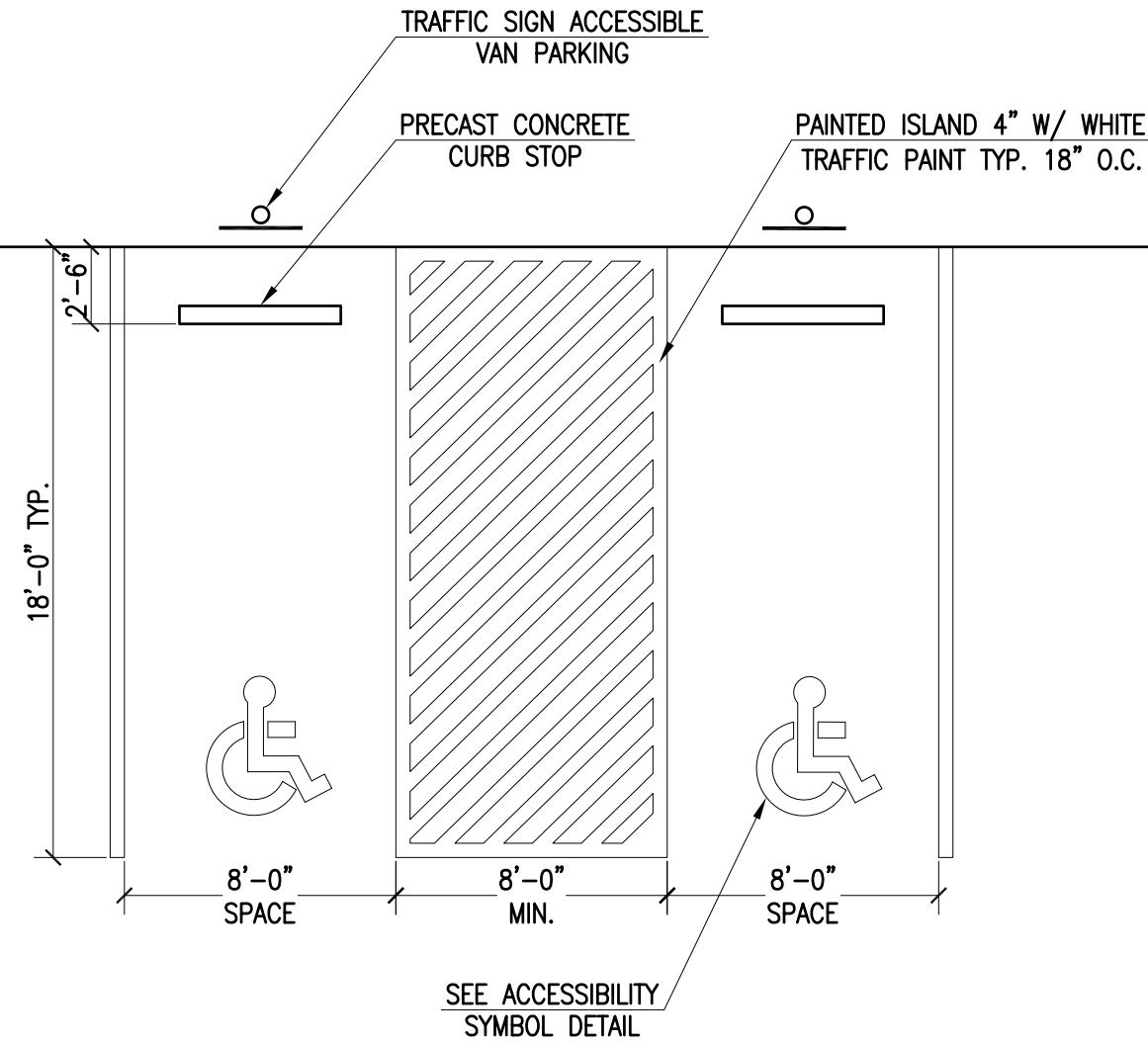
TYPICAL WATER TRENCH

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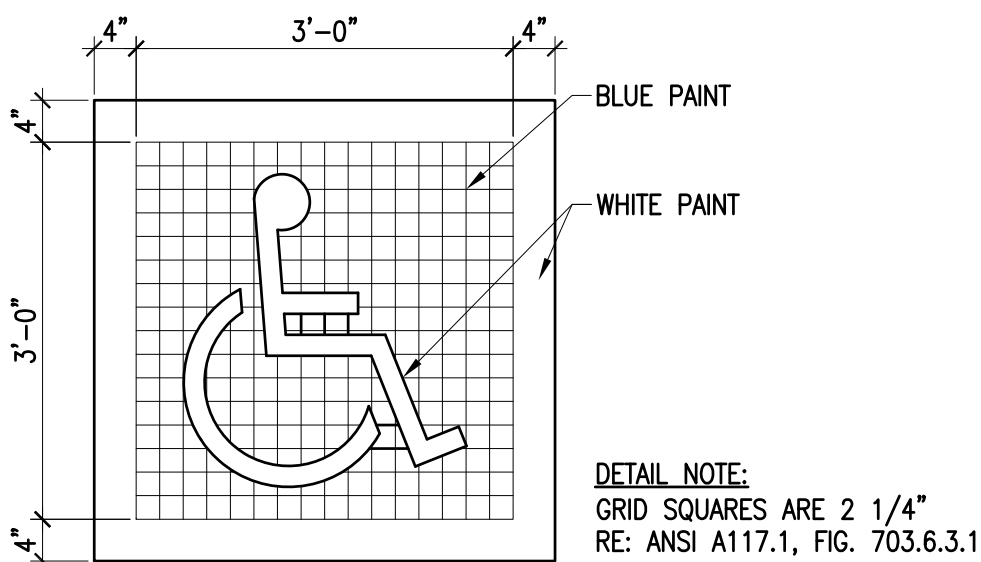
UTILITY TRENCH

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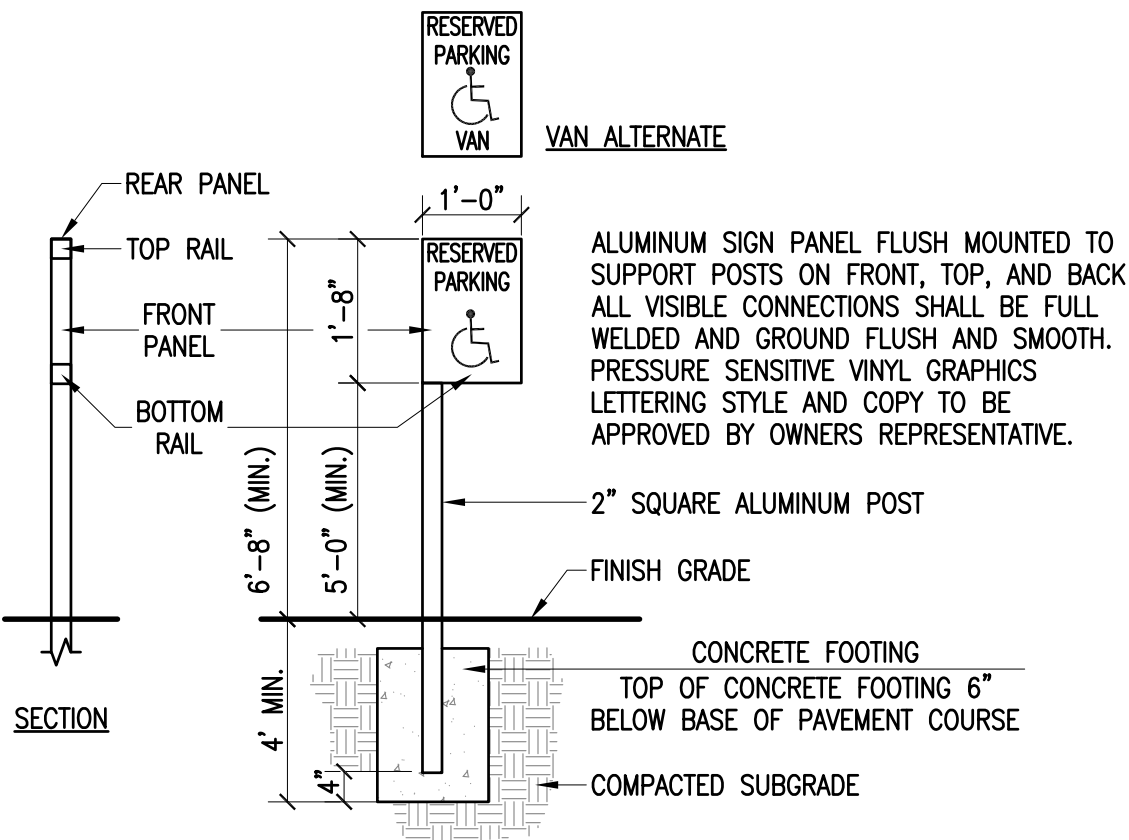
ACCESSIBLE PARKING LAYOUT

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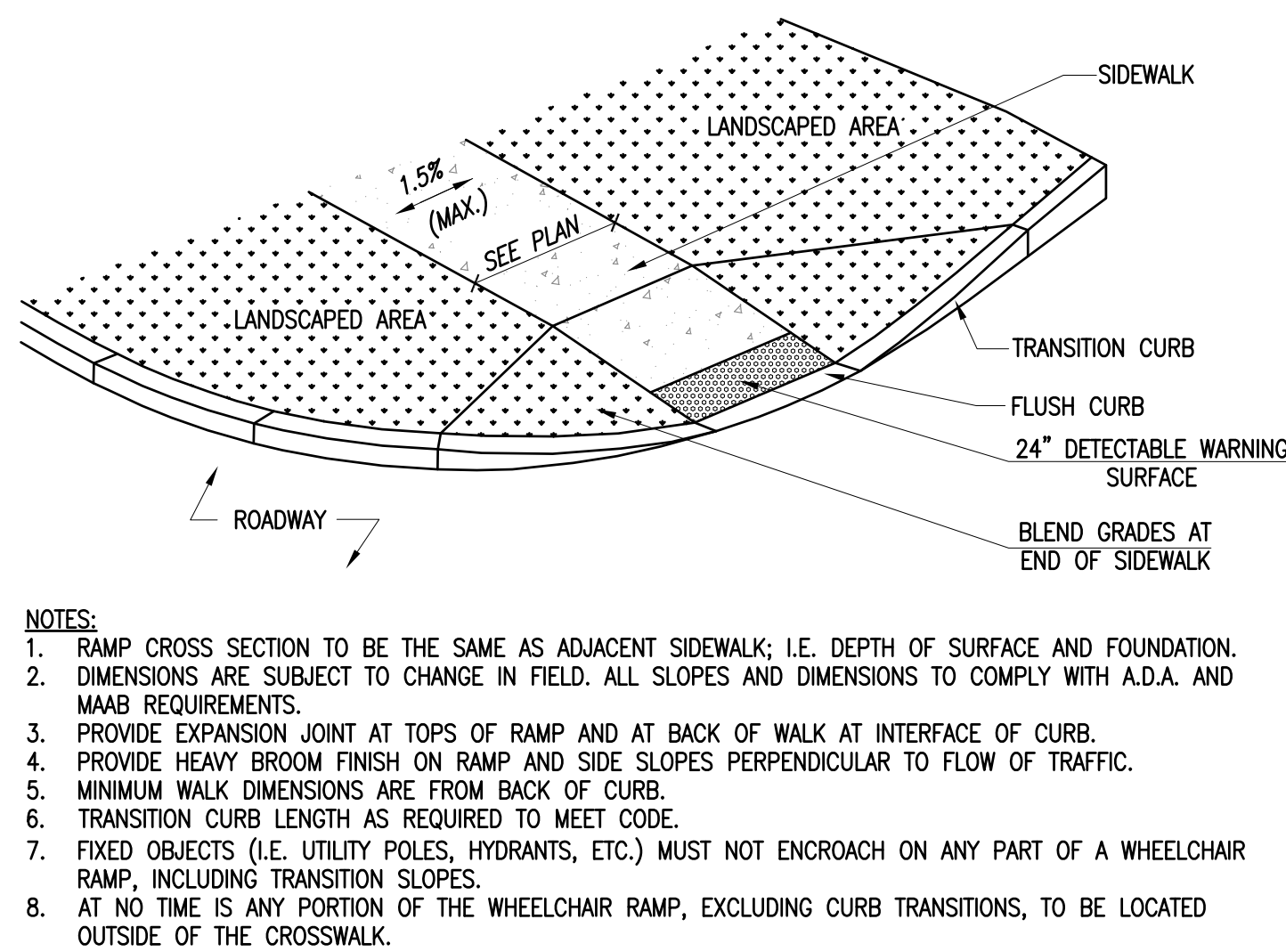
ACCESSIBLE PARKING SYMBOL

NOT TO SCALE



ACCESSIBLE PARKING SIGN

NOT TO SCALE



ACCESSIBLE RAMP TYPE A

NOT TO SCALE

REVISIONS

1	06/28/21	PER PLANNER COMMENTS

SEAL

REGISTERED PROFESSIONAL ENGINEER

NO. 47544

CIVIL

STATE OF MASSACHUSETTS

CHRISTIAN ALBERT FARLAND

REGISTERED PROFESSIONAL ENGINEER

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21 VENTURA DRIVE  
DARTMOUTH, MA 02747  
P.508.717.3479

• ENGINEERING

• SITEWORK

• LAND SURVEYING

• DEVELOPMENT

DRAWN BY: SC

DESIGNED BY: SC

CHECKED BY: CAF

SITE PLAN

40 EDISON STREET

ASSESSORS MAP 107 LOTS 105 & 109

NEW BEDFORD, MASSACHUSETTS

PREPARED FOR: DOCA ARCHITECTS  
3321 S. ROUTE 31  
PRAIRIE GROVE, IL 60012

JUNE 24, 2021

SCALE: AS NOTED

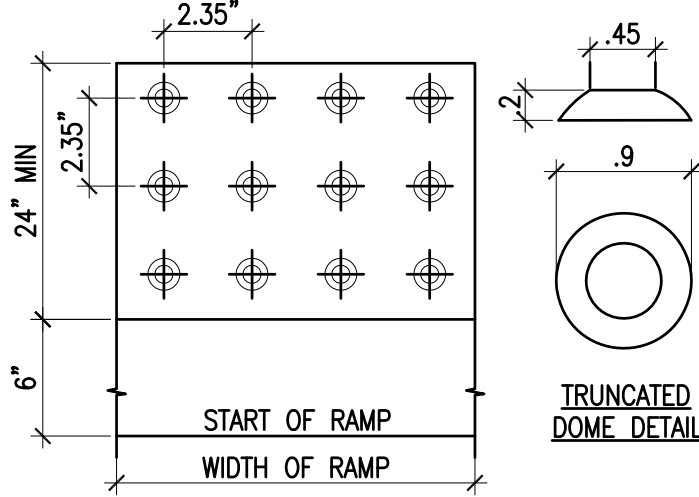
JOB NO. 21-253

LATEST REVISION: JUNE 28, 2021

DETAILS

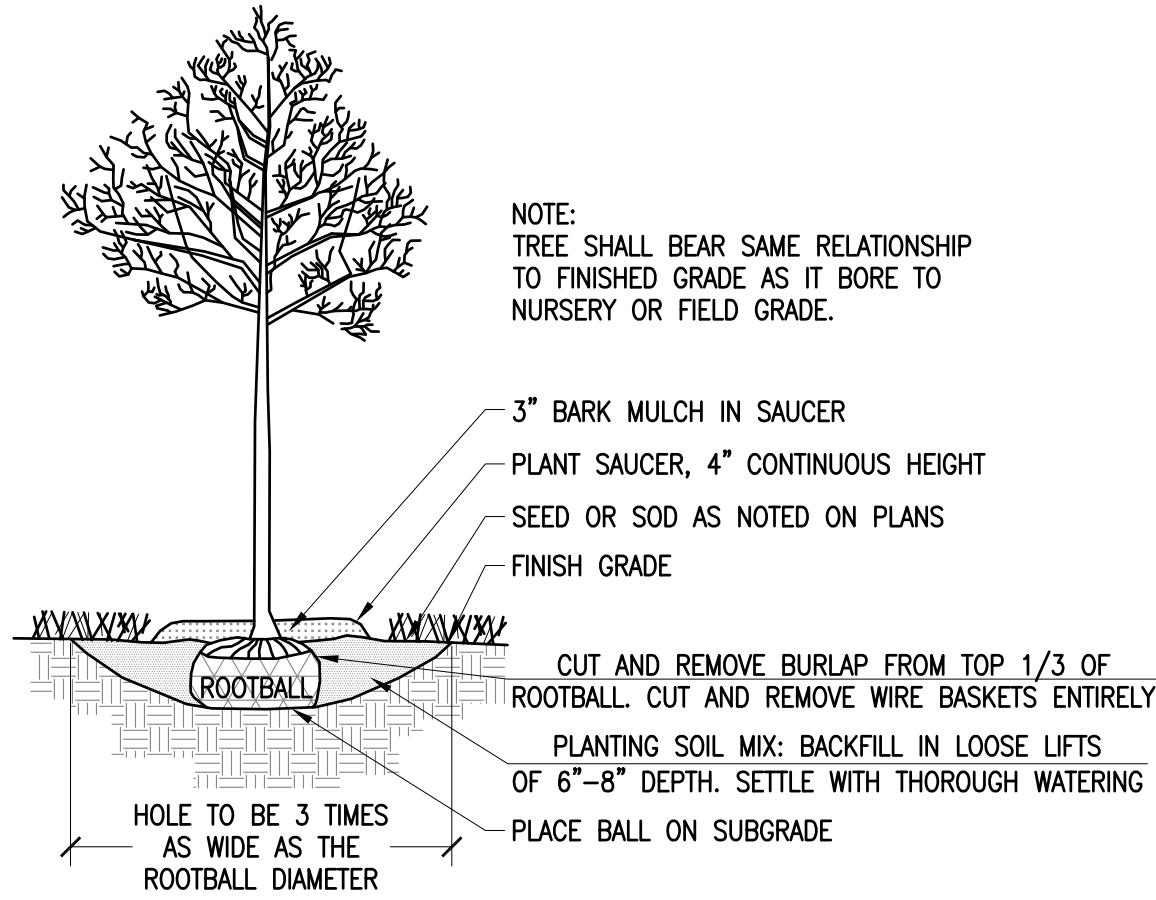
SHEET 8 OF 9

- NOTES:
1. COLOR OF TACTILE DETECTABLE WARNINGS SHALL BE YELLOW.
  2. CONTRACTOR SHALL INSTALL TILE PER MANUFACTURER'S SPECIFICATIONS
  3. PREFERRED PRODUCT SHALL BE REPLACEABLE (WET-SET) COMPOSITE TACTILE BY ADA SOLUTIONS, INC. FOR PRICING QUOTATIONS, PLACING ORDERS, AND FURTHER INFORMATION, CALL JON MEHLMAN, EAST REGIONAL ACCOUNT DIRECTOR FOR ADA SOLUTIONS, INC. AT (800) 372-0519 or (978) 262-9900. DETAILED INFORMATION IS AVAILABLE AT [www.adata.com](http://www.adata.com).



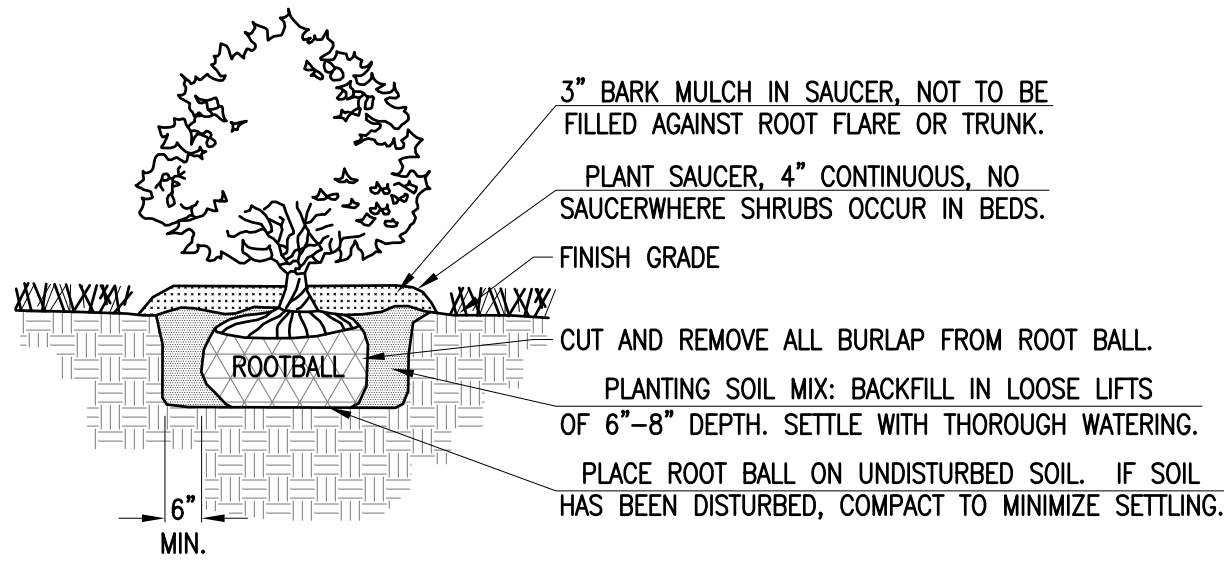
DETECTABLE WARNING DETAIL

NOT TO SCALE



TREE PLANTING

NOT TO SCALE



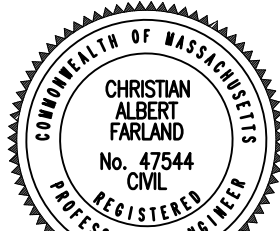
SHRUB PLANTING

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- ENGINEERING
- SITEWORK
- LAND SURVEYING
- DEVELOPMENT

DRAWN BY: SC

DESIGNED BY: SC

CHECKED BY: CAF

SITE PLAN

40 EDISON STREET  
ASSESSORS MAP 107 LOTS 105 & 109  
NEW BEDFORD, MASSACHUSETTS

PREPARED DDCA ARCHITECTS  
FOR: 3321 S. ROUTE 31  
PRAIRIE GROVE, IL 60012

JUNE 24, 2021

SCALE: AS NOTED

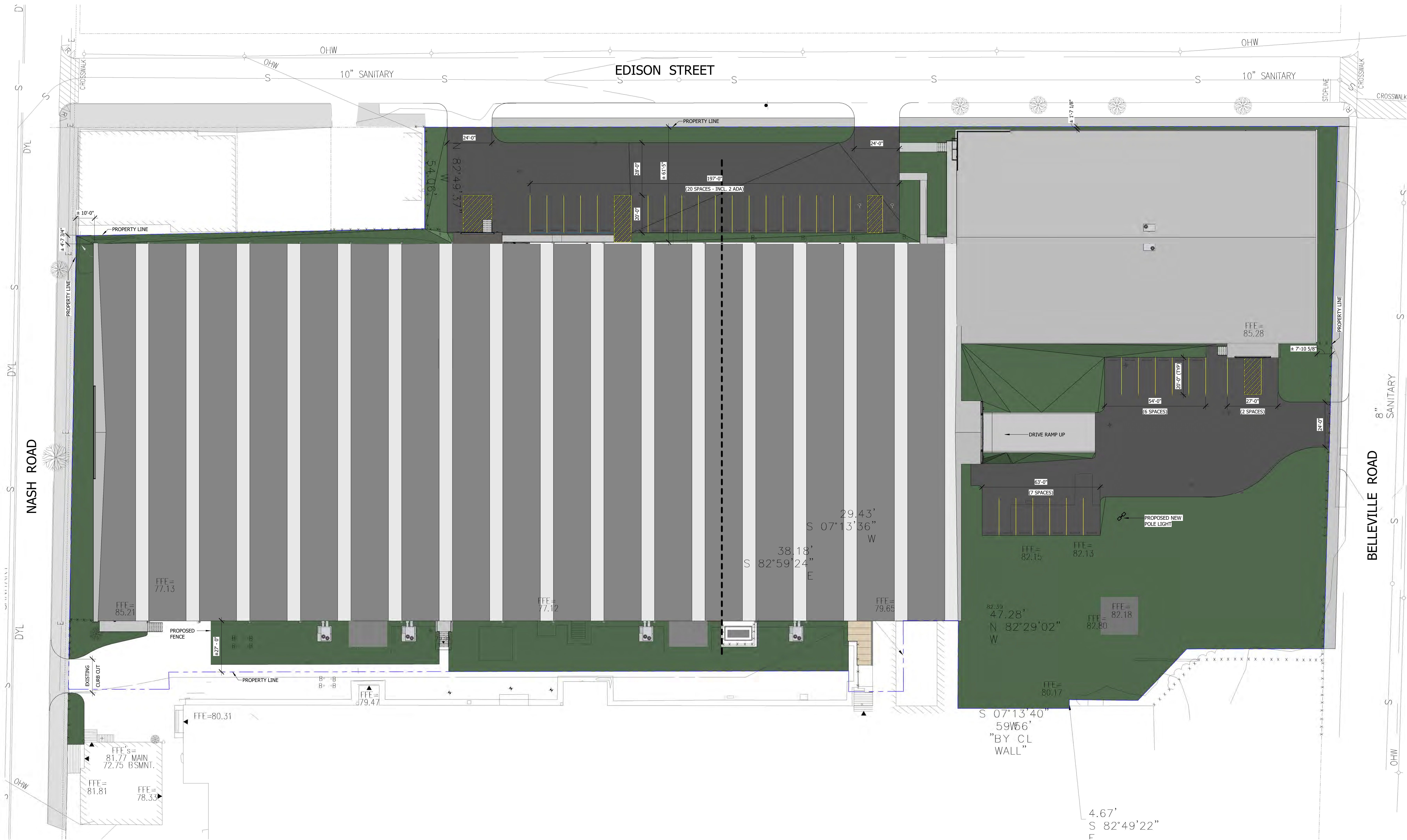
JOB NO. 21-253

LATEST REVISION:

JUNE 28, 2021

DETAILS

SHEET 9 OF 9



1 ARCHITECTURAL SITE PLAN  
1" = 20'-0"



NASH RD. SELF STORAGE  
305 NASH RD.  
NEW BEDFORD, MA

PLAN CHANGES IN PROGRESS  
CONTACT DDCA

2021.06.24 ISSUED FOR CITY PLANNING REVIEW MEETING  
2021.06.28 REVISED FOR CITY PLANNING REVIEW MEETING

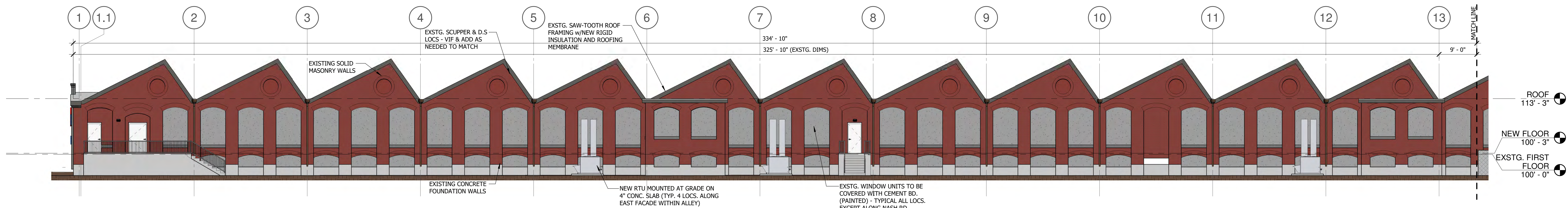
3321 South State Route 31  
Prairie Grove, Illinois 60012  
P. 815.444.8441

DDCA architects  
Direct Design Ltd.  
Carroll Associates

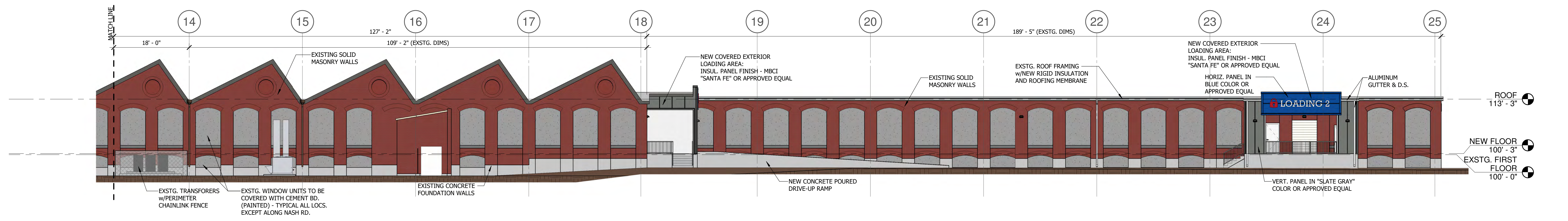
PROJECT NO. 121136  
PROJECT MGR. SHT  
ARCHITECTURAL SITE PLAN

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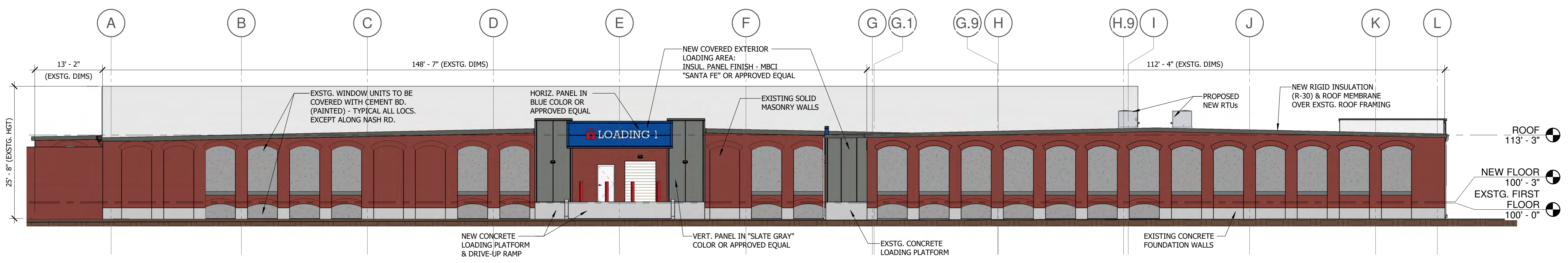
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1 EAST ELEVATION (SOUTH)  
3/32" = 1'-0"



2 EAST ELEVATION (NORTH)  
3/32" = 1'-0"



3 NORTH ELEVATION  
3/32" = 1'-0"

NASH RD. SELF-STORAGE

40 EDISON ST.  
NEW BEDFORD, MA

PLAN CHANGES IN PROGRESS  
CONTACT DCA

2021.06.24 ISSUED FOR CITY PLANNING REVIEW MEETING  
2021.06.28 REVISED FOR CITY PLANNING REVIEW MEETING

3321 South State Route 31  
Prairie Grove, Illinois 60012  
P. 815.444.8441

DCA

architects

Direct Design Ltd.  
Carroll Associates

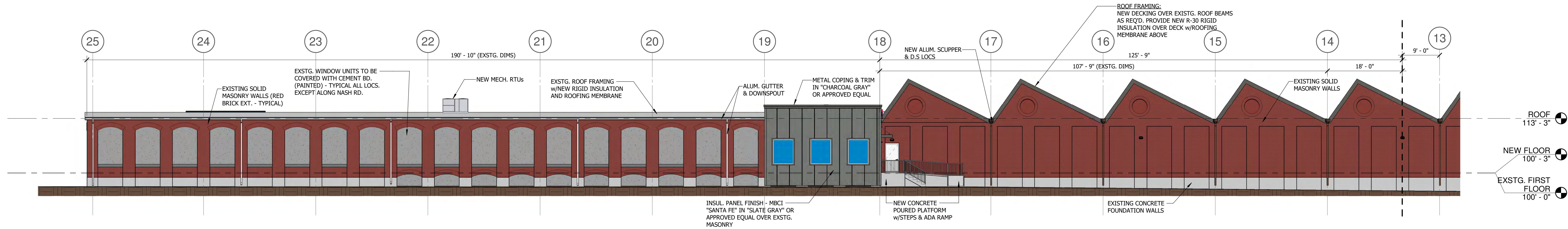
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PROJECT MGR. SHT

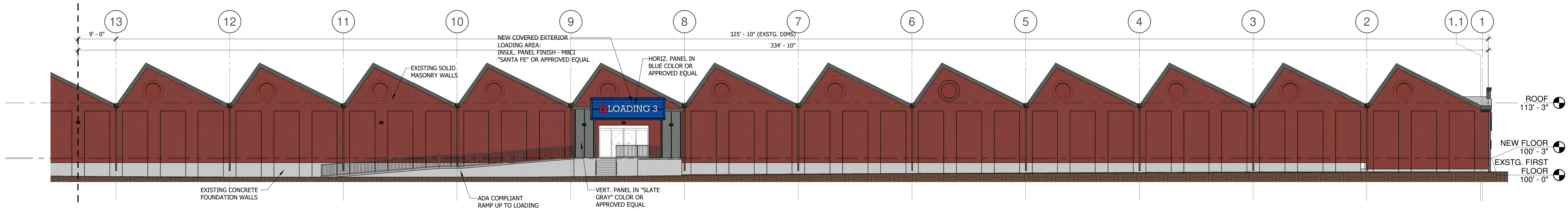
EXTERIOR ELEVATIONS

A1.1

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1 WEST ELEVATION (NORTH)  
3/32" = 1'-0"



2 WEST ELEVATION (SOUTH)  
3/32" = 1'-0"



3 SOUTH ELEVATION  
3/32" = 1'-0"

NASH RD. SELF-STORAGE  
40 EDISON ST.  
NEW BEDFORD, MA

PLAN CHANGES IN PROGRESS  
CONTACT DBCA

2021.06.24 ISSUED FOR CITY PLANNING REVIEW MEETING  
2021.06.28 REVISED FOR CITY PLANNING REVIEW MEETING

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DDCA  
architects  
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Carroll Associates

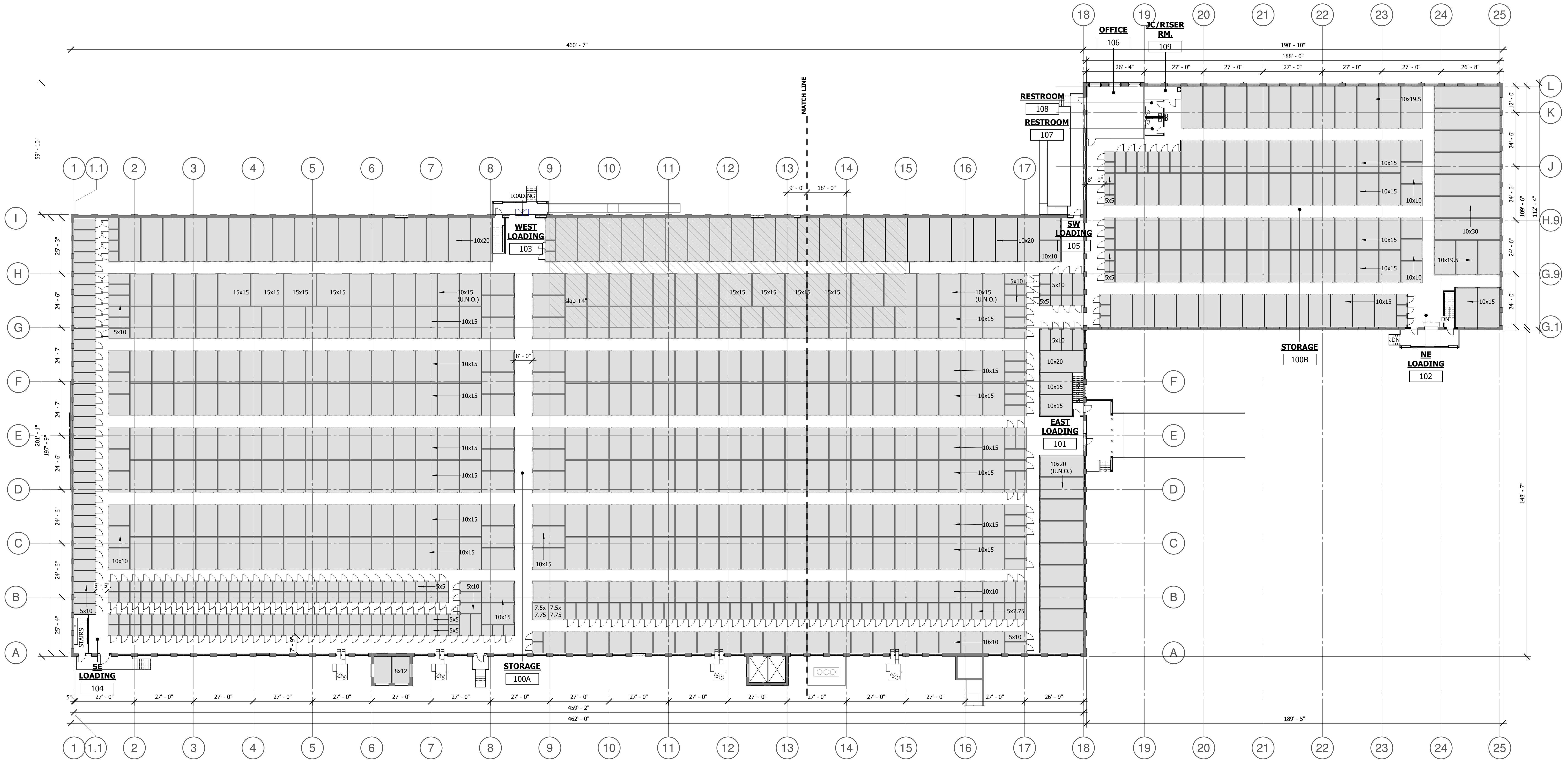


PROJECT NO. 121136  
PROJECT MGR. SHT  
EXTERIOR ELEVATIONS

A1.2

STORAGE UNITS		
UNIT TYPE	AREA	QUANTITY
NEW FLOOR:		
15 X 15 STORAGE UNIT	1,650 SF	8
10 X 20 STORAGE UNIT	2,100 SF	7
10 X 20 STORAGE UNIT	9,800 SF	49
10 X 19.5 STORAGE UNIT	2,145 SF	11
10 X 18 STORAGE UNIT	360 SF	2
10 X 16 STORAGE UNIT	480 SF	3
10 X 15 STORAGE UNIT	55,050 SF	367
10 X 10 STORAGE UNIT	5,900 SF	59
8 X 12 STORAGE UNIT	192 SF	2
7.5 X 7.75 STORAGE UNIT	116 SF	2
5 X 10 STORAGE UNIT	4,350 SF	87
5 X 7.75 STORAGE UNIT	1,628 SF	42
5 X 5 STORAGE UNIT	4,050 SF	160
NEW FLOOR: 799	87,821 SF	
Grand total: 799	87,821 SF	

UNIT AVERAGE: 87,821 / 799 = 109.9 S.F.  
STORAGE AREA UTILIZATION: 87,821 (TOTAL UNIT SF) = 77.0%  
114,029 (BLDG. GROSS - OFFICE)



1 OVERALL BUILDING PLAN  
1" = 20'-0"



NASH RD. SELF-STORAGE  
40 EDISON ST.  
NEW BEDFORD, MA

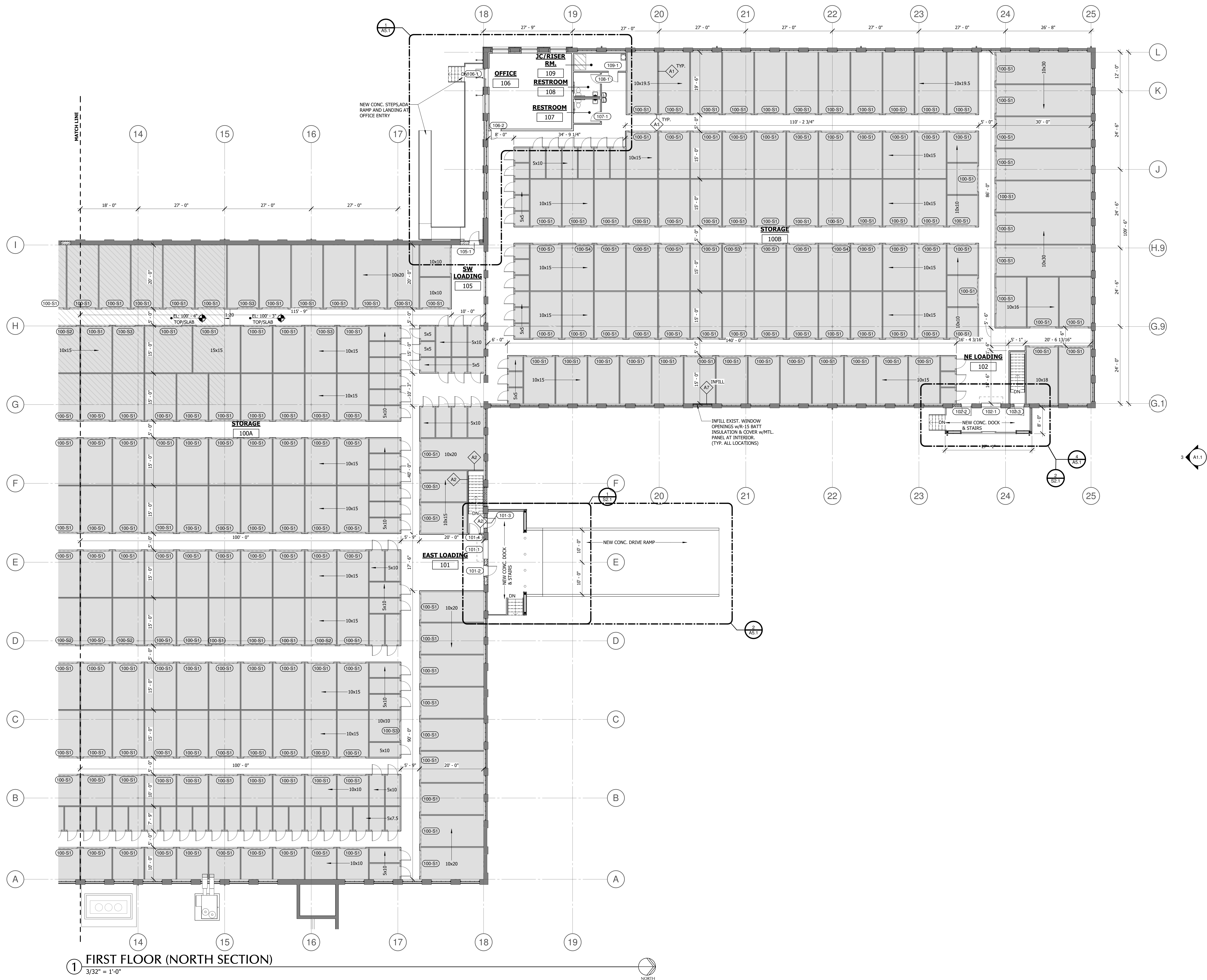
PLAN CHANGES IN PROGRESS  
CONTACT DDCA

2021.06.24 ISSUED FOR CITY PLANNING REVIEW MEETING  
2021.06.28 REVISED FOR CITY PLANNING REVIEW MEETING

DDCA architects  
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www.DDCArchitects.com

PROJECT NO. 121136  
PROJECT MGR. SHT  
OVERALL BUILDING  
A2.1  
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40 EDISON ST.  
NEW BEDFORD, MA

PLAN CHANGES IN PROGRESS  
CONTACT DCA

2021.06.24 ISSUED FOR CITY PLANNING REVIEW MEETING  
2021.06.28 REVISED FOR CITY PLANNING REVIEW MEETING

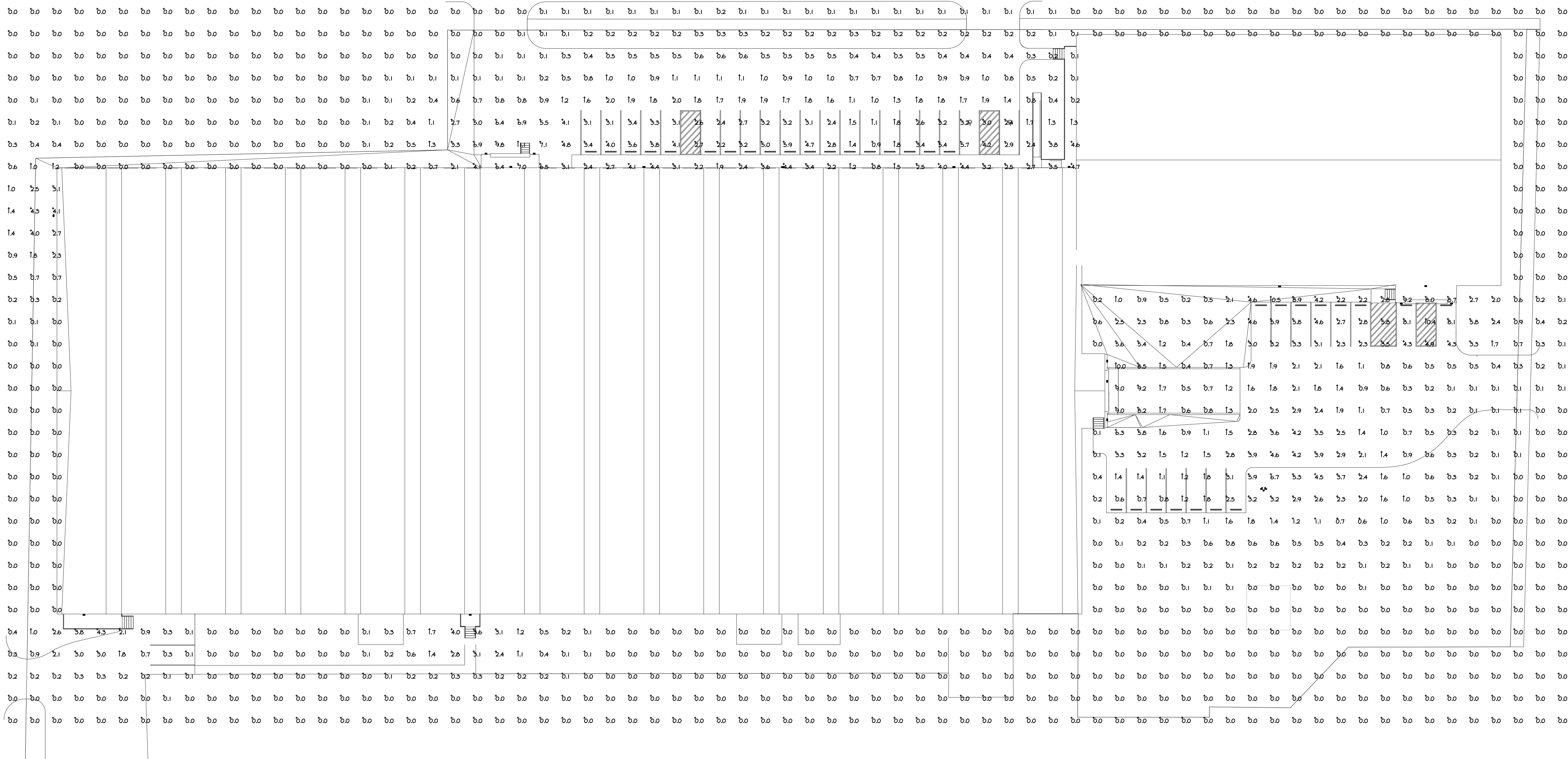
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Prairie Grove, Illinois 60012  
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architects

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Carroll Associates

PROJECT NO. 121136  
PROJECT MGR. SHT  
FIRST FLOOR PLAN (NORTH)

A2.1B



SITE PLAN - LIGHTING PHOTOMETRICS  
SCALE 1" = 20'-0"

F #	LIGHT LOSS FACTOR	LUMENS PER LAMP	LUMINAIRE MTG HEIGHT	SITE LIGHTING DATA	
				AVERAGE FOOTCANDLES	2.0
OF1	0.9	4,033	11'-0"	MAXIMUM FOOTCANDLES	10.6
OF2	0.9	10,354	VARIES	MINIMUM FOOTCANDLES	0.4
-	-	-	-	UNIFORMITY RATIO (AVE/MIN)	5.0
-	-	-	-	MAX FC AT RESIDENTIAL PL	N/A
-	-	-	-	MAX FC AT PUBLIC ROW LINE	0.2

- PLAN NOTES
1. LIGHTING LEVELS INDICATED INCLUDE CONTRIBUTIONS FROM POLE MOUNTED AND BUILDING FIXTURES ON THE SITE ONLY. CITY STREET LIGHTS AND ANY OTHER SOURCES HAVE NOT BEEN ACCOUNTED FOR.
  2. ARROWS ASSOCIATED WITH POLE MOUNTED FIXTURES INDICATE THE PREDOMINANT DIRECTION OF LIGHT DISTRIBUTION.
  3. SITE LIGHTING DATA INCLUDES PARKING AND DRIVING AREAS ONLY. CANOPY OR WALKWAY LIGHTING HAVE NOT BEEN ACCOUNTED FOR.

7075E7.1

06/24/21

CARTLAND ♦ KRAUS  
ENGINEERING, LTD.

760 Telsor Road - Lake Zurich, IL 60047  
T (847) 719-1708 F (847) 719-1738  
Plumbing ♦ Mechanical ♦ Electrical  
Design Firm Number 184,004007  
Expires: 04/30/2023

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PHOTOMETRIC SITE PLAN

E7.1

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NASH RD. SELF-STORAGE

305 NASH RD.  
NEW BEDFORD, MA

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PROJECT NO. 121136  
PROJECT MGR. SHT  
PHOTOMETRIC SITE PLAN

E7.1

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