

## IX. HOMEOWNER LICENSE EXEMPTION

### Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.5)

### DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and/or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.5)

The undersigned "homeowner assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE \_\_\_\_\_

## X. CONSTRUCTION DEBRIS DISPOSAL

### Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A

The debris will be disposed of in: \_\_\_\_\_  
(Location of Facility)

Signature of Permit Applicant \_\_\_\_\_

Date \_\_\_\_\_

## XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

### Supplement #3

MGLc. 142 A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence of building" be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: \_\_\_\_\_ Est. Cost \_\_\_\_\_

Address of Work: 40 Edison Street as per new ANR

Owner Name: \_\_\_\_\_ Date of Permit Application: \_\_\_\_\_

I hereby certify that: Registration is not required for the following reason(s):

\_\_\_\_\_ Work excluded by law \_\_\_\_\_ Job under \$1,000 \_\_\_\_\_ Building not owner-occupied \_\_\_\_\_ Owner obtaining own permit

Other (specify) \_\_\_\_\_

Notice is hereby given that:

**OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLc. 142A.**

signed under penalties of perjury:

I hereby apply for a permit as the agent of the owner:

Date \_\_\_\_\_ Contractor Signature \_\_\_\_\_ Registration No. \_\_\_\_\_

OR:

Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date \_\_\_\_\_ Owner Signature \_\_\_\_\_

## XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected ☒

Reason For Rejection:

**Planning Board - Site Plan Review  
Zoning Board of Appeals - Variance  
Revised 7/7/21**

Fee

**B-21-470**

Comments and Conditions:

Signed Donny M. Romanowicz Date: 7-8- 2021

Title Building Commissioner

Not valid unless signed (not stamped) by Building Commissioner





**CITY OF NEW BEDFORD**  
JONATHAN F. MITCHELL, MAYOR

**DEPARTMENT OF INSPECTIONAL SERVICES**  
**133 WILLIAM STREET – ROOM 308**  
**NEW BEDFORD, MA 02740**

## **New Bedford Comprehensive Zoning Code Review**

### **Code of Ordinances – Chapter-9**

**305 Nash Road aka: 40 Edison Street as per new ANR – PLOT: 107 – LOT: 109 – ZONED DISTRICT: IB**  
**Site Plan Review is Required from the Planning Board**  
**Variance is Required from the Zoning Board of Appeal**

*Zoning Code Review as follows:*

**Site Plan Review**

**Planning Board**

❖ **SECTIONS**

- **5400 – Site Plan Review**
- **5410 – Purpose**
- **5420 – Applicability**
  - **5421. Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces**
  - **5425. New industrial or commercial construction or additions less than two thousand (2,000) square feet if requiring a new curb cut or driveway or if substantially affecting existing internal circulation.**
- **5430-5490B**

**Variance**

**Zoning Board of Appeals**

❖ **SECTION**

- **2700 – Dimensional Regulation**
- **2710 – General**
- **2720 – Table of Dimensional Requirements – Appendix-B**
  - **Side Yard-Ft**
  - **Rear Yard-Ft**





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## **Parking Spaces Calculations**

### **Building Use – Self Storage**

#### **Number of Parking Spaces Required**

Number of Space required =  $15,000 \div 1,500\text{sf/Parking Space} = 10 \text{ Parking Spaces}$

Number of Space required =  $108,149 \div 5,000\text{/Parking Space} = 21.7 = 22 \text{ Parking Spaces}$

Total Number of Parking Spaces Provided = 32 Parking Spaces

**Number of Parking Spaces Provided = 35 Parking Spaces**



**5400. - SITE PLAN REVIEW.**

**5410. Purpose.** The purpose of this Section is to provide for individual detailed review of development proposals which have an impact on the natural or built environment of the City in order to promote the health, safety and general welfare of the community; to ensure adequate parking, safe and accessible pedestrian and vehicular circulation; and to minimize traffic impact on City streets.

(Ord. of 12-23-03, § 1)

**5420. Applicability.** The following types of activities and uses require site plan review by the Planning Board:

**5421.** Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces;

**5422.** New multiple-family residential construction of three (3) or more units or expansion of existing multifamily residential structures resulting in the creation of one or more additional units.

**5423.** Any new construction or expansion of existing construction where a drive-thru window for any service including self-service is proposed; and any expansion of a structure presently containing a drive-thru; or any facility currently containing a drive-thru, at which the owner or operator of the drive-thru is altered or changed; or at which the drive-thru is closed for a period of 10 days or more and to be reopened.

**5424.** Any residential subdivision which is submitted under the subdivision control process;

**5425.** New industrial or commercial construction or additions less than two thousand (2,000) square feet if requiring a new curb cut or driveway or if substantially affecting existing internal circulation.

**5426.** Driveways in residential areas which require more than one new curb cut.

**5427.** Commercial or industrial ground signs.

(Ord. of 12-23-03, § 1; Ord. of 12-31-08, § 1)



**5430. Procedures.** Applicants for site plan approval shall submit seventeen (17) copies of the site plan to the Planning Board for distribution to City departments and commissions for their review. The Planning Board shall review and act upon the site plan, with such conditions as may be deemed appropriate and notify the applicant of its decision. In the event two (2) meetings have lapsed after the application for site plan approval is filed, without the Planning Board taking action on said site plan said Applicant may file a statement with the Board that the Board has received complete information in accordance with this Ordinance and has had adequate time to consider the Site Plan. Upon receiving said statement, the Planning Board shall act on said Site Plan at its next meeting, if said Board determines that the Board has, in fact, received complete information in accordance with this Ordinance. The decision of the Planning Board shall be a vote of a majority of the members of the Planning Board and shall be in writing. No building permit, for activities requiring site plan approval, shall be issued by the Inspector of Buildings without the written approval of the site plan by the Planning Board.

5431. Application for Building Permit. An application for a building permit to perform work as set forth in Section 5410 available as of right shall be accompanied by an approved site plan.

5432. Application for Special Permit or Variance. An application for a special permit or a variance to perform work as set forth in Section 5420 shall be accompanied by an approved site plan; in the alternative, any special permit or variance granted for work set forth in Section 5420 shall contain the following condition and cause the same to be written on such special permit or variance:

The work described herein requires the approval of a site plan by the New Bedford Planning Board pursuant to Section 5400 of the Zoning Ordinance. Any conditions imposed in such site plan approval shall also be conditions of this special permit/variance.

5433. Where the Planning Board approves a site plan "with conditions", and said approved site plan accompanies a special permit or variance application to the Board of Appeals, the conditions imposed by the Planning Board shall be incorporated into the issuance, if any, of a special permit or variance by the Board of Appeals.



5434. Where the Planning Board serves as the special permit granting authority for proposed work, it shall consolidate its site plan review and special permit procedures.

5435. The applicant may request, and the Planning Board may grant by majority vote of its' membership, an extension of the time limits set forth herein.

5436. No deviation from an approved site plan shall be permitted without modification thereof.

5437. Site plan approval does not constitute a certification that the proposed plan conforms to applicable zoning regulations, wetland regulations and/or any other City, state or federal requirements that must be obtained prior to implementation the of elements of the site plan.

(Ord. of 12-23-03, § 1)

**5440. Preparation of Plans.** Applicants are invited to submit a pre-application sketch of the proposed project to the Planning Department and are encouraged to schedule a pre-submission meeting with the Planning Department. Site Plans shall be submitted on 24-inch by 36-inch sheets. Plans shall be prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal. All plans shall have a minimum scale of 1" = 40'.

(Ord. of 12-23-03, § 1)

**5450. Contents of Plan.** The contents of the site plan are as follows:

**5451.** Plan sheets prepared at a scale of one inch equals forty (40) feet or such other scale as may be approved by the Planning Board. The plans are as follows:

**5451.a.** Site layout, which shall contain the boundaries of the lot(s) in the proposed development, proposed structures, general circulation plan for vehicles and pedestrians, drive-thru windows, curb cut locations, parking, fences, walls, walks, outdoor lighting including proposed fixtures, loading facilities, solid waste storage locations, and areas for snow storage after plowing. The first sheet in this plan shall be a locus plan, at a scale of one inch



equals one hundred (100) feet, showing the entire project and its relation to existing areas, buildings and roads for a distance of one thousand (1,000) feet from the project boundaries or such other distance as may be approved or required by the Planning Board.

**5451.b.** Topography and drainage plan, which shall contain the existing and proposed final topography at two-foot intervals and plans for handling stormwater runoff drainage.

**5451.c.** Utility plan, which shall include all facilities for refuse and sewerage disposal or storage of all these wastes, the location of all hydrants, fire alarm and firefighting facilities on and adjacent to the site, all proposed recreational facilities and open space areas, and all wetlands including floodplain areas.

**5451.d.** Architectural plan, which shall include the ground floor plan, proposed exterior building materials, treatments and colors and architectural elevations of all proposed buildings and a color rendering where necessary to determine the proposal's affect on the visual environment.

**5451.e.** Landscaping plan, showing the limits of work, existing tree lines as well as those tree lines to remain, and all proposed landscape features and improvements including screening, planting areas with size and type of stock for each shrub or tree, and including proposed erosion control measures during construction.

**5451.f.** Lighting plan showing the location and orientation of all existing and proposed exterior lighting, including building and ground lighting. The plan shall note the height, initial foot-candle readings on the ground and the types of fixtures to be used.

**5452.** The site plan shall be accompanied by a written statement indicating the estimated time required to complete the proposed project and any and all phases thereof. There shall be submitted a written estimate, showing in detail the costs of all site improvements planned.

**5453.** A written summary of the contemplated project shall be submitted with the site plan indicating, where appropriate, the number of dwelling units to be built and the acreage in residential use, the evidence of compliance with parking and



off-street loading requirements, the forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof, identification of all land that will become common or public land, and any other evidence necessary to indicate compliance with this Ordinance.

**5454.** The site plan shall be accompanied by drainage calculations by a registered professional engineer as well as wetland delineations, if applicable. Storm drainage design must conform to City of New Bedford subdivision regulations.

**5455.** The Planning Board may require a DIS as set forth in Section 5300, above.

**5456.** Certification that the proposal is in compliance with the provisions, if applicable, of the Americans with Disabilities Act and the Massachusetts Architectural Barriers Board.

(Ord. of 12-23-03, § 1)

**5460. Waivers.** The Planning Board may, upon written request of the applicant, waive any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans.

(Ord. of 12-23-03, § 1)

**5470. Approval.** Site Plan approval shall be granted upon determination by the Planning Board that the plan meets the following objectives: The Planning Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to promote these objectives. Any new building construction or other site alteration shall provide adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations. New building construction or other site alteration shall be designed in the Site Plan, after considering the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, so as to:

5471. Minimize: the volume of cut and fill, the number of removed trees six-inch caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and the threat of air and water pollution;



5472. Maximize: pedestrian and vehicular safety to and from the site;

5473. Minimize obstruction of scenic views from publicly accessible locations;

5474. Minimize visual intrusion by controlling the layout and visibility of parking, storage, or other outdoor service areas viewed from public ways or premises which are residentially used or zoned;

5475. Minimize glare from vehicle headlights and lighting fixtures;

5476. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.

5477. Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of solid and liquid wastes and hazardous substances;

5478. Ensure compliance with the provisions of this Zoning Ordinance.

5479. Minimize damage to existing adjacent public ways.

5479A. Promote orderly and reasonable internal circulation within the site so as to protect public safety and not unreasonably interfere with access to a public way or circulation of traffic on a public way in general.

(Ord. of 12-23-03, § 1)

**5480. Lapse.** Site plan approval shall lapse after one year from the final approval if a substantial use in accordance with such approved plans has not commenced except for good cause. Such approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant, within this one-year period.

(Ord. of 12-23-03, § 1)

**5490. Regulations.** The Planning Board may adopt and from time to time amend reasonable regulations for the administration of these Site Plan guidelines.

(Ord. of 12-23-03, § 1)

**5490A. Fee.** The Planning Board may, from time to time, adopt reasonable administrative fees and technical review fees for site plan review.



(Ord. of 12-23-03, § 1)

**5490B. Appeal.** Any person aggrieved by a decision of the Planning Board rendered pursuant to Section 5400 may appeal such decision to the Zoning Board of Appeals as provided in M.G.L.A. c. 40A, § 8.

(Ord. of 12-23-03, § 1)



**2700. - DIMENSIONAL REGULATIONS.**

2710. **General.** No structure shall be erected or used, premises used, or lot changed in size or shape except in conformity with the requirements of this Section, unless exempted by this Ordinance or by statute.

2711. **Lot change.** No existing conforming or nonconforming lot shall be changed in size or shape except through a public land taking or donation for road widening, drainage, utility improvements or except where otherwise permitted herein, so as to violate the provisions of this Ordinance with respect to the size of lots or yards or to create a nonconformity or increase the degree of nonconformity that presently exists.

2712. **Merger of lots.** Adjacent lots held in common ownership on or after the effective date of this Section shall be treated as a single lot for zoning purposes so as to minimize nonconformities with the dimensional requirements of this Ordinance. Notwithstanding the previous sentence, adjacent lots in common ownership may be treated as separate lots for zoning purposes upon a finding by the zoning enforcement officer that the owner of said lots has expressly exhibited the intent to maintain the lots as separate. In making said finding the zoning enforcement officer shall rely on the following factors:

2712.a. The existence and maintenance of walls or fences along the original lot lines;

2712.b. The fact that the lots are separately assessed for tax purposes;

2712.c. The placement of structures on the various lots.

The manner in which said lots were acquired or the fact that said lots were separately described on a deed shall not be considered by the zoning enforcement officer in making said finding.

2713. **Recorded Lots.** A lot or parcel of land having an area or frontage of lesser amounts than required in the following schedule of dimensional requirements may be considered as satisfying the area and frontage requirements of this Section provided such lot or parcel of land was shown on a plan or described in a duly



recorded deed or registered at the time of adoption of this Ordinance and did not at the time of adoptions of adjoin other land of the same owner available for use in connection with such lot or parcel.

(Ord. of 12-23-03, § 1)

**2720. Table of Dimensional Requirements. See Appendix B.**

(Ord. of 12-23-03, § 1)

**2730. Dimensional Variation.** The Board of Appeals may vary otherwise applicable dimensional requirements pertaining to frontage, lot area, building height and sidelines upon finding that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

(Ord. of 12-23-03, § 1)

**2740. Vision Clearance on Corner Lots in Residence Districts.** On a corner lot no fence, wall or structure more than three and one-half (3½) feet high above the plane of the established grades of the streets shall be erected on a front or side yard herein established which is included within the street lines of the intersecting streets and a straight line connecting said street lines at points which are twenty (20) feet distant from their point of intersection, measured along said street line, and no trees or hedges which will materially obstruct the view of a driver of a vehicle approaching the street intersection shall be placed or maintained within such area.

(Ord. of 12-23-03, § 1)

**2750. Yards in Residence Districts.**

**2751. Front Yards.** No story or part of any building except projecting eaves or uncovered steps shall be erected nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing



buildings within two hundred (200) feet on each side of the lot and within the same block and district. Where there is a building on one or both of the adjoining lots, the front yard for a building shall have a depth equal to the average of the front yard depths of the two (2) adjoining lots. A lot without a building shall be counted as having a front yard of the depth required by this Ordinance. If there are no existing buildings on the same side of the street, the average setback alignment of corresponding stories within two hundred (200) feet on each side of and directly opposite the lot shall govern. Nothing in this Ordinance shall require any story or part of a building to set back more than fifteen (15) feet from any street line. One street frontage of a corner lot shall be exempt from these provisions as provided in subsection 2752. The front yard of a lot shall remain clear of debris and junk.

2752. Where the alignment of a building is not controlled by subsection 2751, between every building and the line of the street upon which it fronts there shall be a front yard of a clear depth of fifteen (15) feet, except that on one side of a corner lot a yard of a clear depth of not less than ten (10) feet shall be provided, in which case this distance shall not be considered in determining the front yard depths on such street.

2753. Rear Yards. There shall be a rear yard on every lot and it shall be at least thirty (30) feet deep behind a dwelling, except that a ground story deck or porch, without a permanent roof, a patio, or a pool (including any projections therefrom) may extend to six (6) feet of a rear lot line. An unattached private garage may extend to four feet of a rear yard. A storage shed may extend to eighteen (18) inches of a rear yard unless a fence is erected on the property along the rear yard line. In such case the storage shed may extend to eighteen (18) inches of the fence or fence post whichever is closest. Unless referenced in this Code, nothing may be placed or constructed in or upon the ground within six (6) feet of a rear lot line. Notwithstanding the previous sentence, a fence may be constructed near or along a rear lot line and vegetation may also be planted within six (6) feet of a rear lot line.



2754. Where a lot is more than one hundred (100) feet deep, one-half (½) of the additional depth of the lot in excess of one hundred (100) feet shall be added to said rear yard depth; but in no case shall a rear yard depth in excess of forty (40) feet be required. The setbacks referenced in the previous section shall also apply to this Section.

2755. Side Yards. There shall be a side yard on every lot and it shall be at least ten (10) feet on one side and twelve (12) feet on the other side. The side yard shall be unobstructed from the line of the street to the rear lot line except that open porches, decks, steps, patios and pools (including any projections therefrom), which are located behind the dwelling within the rear yard, may extend to six (6) feet of a side lot line, driveways may extend to four (4) feet of a side lot line and storage sheds, which are located behind the dwelling within the rear yard may extend to eighteen (18) inches of a side yard unless a fence is erected on the property along the side yard line. In such case the storage shed may extend eighteen (18) inches of the fence or fence post whichever is closest. For all driveways, including those regulated under Section 2756, the area between a driveway and the side lot line shall be of a different material than the material used for the driveway and shall not be covered with an impervious surface or crushed stone.

Notwithstanding any provision to the contrary, any driveway existing prior to April 15, 2009, that is made of a material that creates an impervious surface, may be permitted for repair, resurfacing or reconstruction with substantially the same type of material provided that the dimensions of the driveway are not increased and the location of the driveway layout is not altered.

2756. Special Driveway Side Yard Requirements. For existing dwellings on lot sizes of less than five thousand (5,000) square feet, driveways shall not extend to the side lot line closer than ten (10) percent of the distance between the side lot line and the principle dwelling. For any driveway in excess of thirteen (13) feet in width, the provisions of Section 2755 regulating driveway setbacks shall apply and this section shall not apply.

(Ord. of 12-23-03, § 1; Ord. of 4-15-10, § 1; Ord. of 10-20-11, § 1; Ord. of 1-15-13, §§ 1, 2)

**2760. Cornices and Belt Courses.**



2761. A cornice shall not project more than one-third (  $1/3$  ) of the width of a required open space.

2762. A belt course or other ornamental feature shall not project more than nine (9) inches into a required open space.

(Ord. of 12-23-03, § 1)

**2770. Courts.**

2771. If any part of a story of a nonresidence building is used for offices, studios or workshops which are not lighted from the street or the rear yard, there shall be a court starting not more than fifty (50) feet from the main exterior walls of that story.

2772. If any part of a story is used for living or sleeping rooms which are not lighted from the street or the rear yard, such court shall be required starting not more than two (2) rooms or thirty-five (35) feet from the main exterior walls of that story.

2773. An inner court shall be at least one-third (  $1/3$  ) as wide as it is high, measured from the sills of the lowest windows served by it to the average level of the tops of the enclosing walls, and shall be at least twice as long as its required width or of an equivalent area, but no court shall be less than ten (10) feet in width.

2774. The minimum width of an outer court shall be double that required in this Section for an inner court.

2775. A cornice or belt course shall not project more than six (6) inches into any inner court.

(Ord. of 12-23-03, § 1)

**2780. Height of Buildings.** The provisions governing the height of buildings in Appendix B shall apply to chimneys, cooling towers, flagpoles, elevator bulkheads, skylights, ventilators, and other necessary appurtenant features usually carried above roofs; to domes, stacks or spires and also to wireless communications facilities.

(Ord. of 12-23-03, § 1)







## APPENDIX B - TABLE OF DIMENSIONAL REGULATIONS

## DISTRICTS

REQUIREMENT	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI
Minimum Lot Size (sq. ft.)	8,000	8,000 for uses allowed in RA; 10,000 for two family units	8,000 for uses allowed in RA; 10,000 for two family units; 15,000 for 3 or more family units	16,000	8,000 for uses allowed in residence A; 10,000 for two family units; 15,000 for 3 or more family units	0	0	0	0	0



Density of Dwelling Units per Lot	1 per 10,000 sq. ft.	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family; 1 per 1,000 sq. feet for three or more family	1 per 16,000 sq. ft.	1 per 10,000 sq. ft. for single family; 1 per 5,000 sq. feet for two family; 1 per 1,000 sq. feet for three or more family	N/A	N/A	N/A	N/A	N/A	N/A
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Lot Frontage (ft.)	75	75 for uses allowed in RA; 100 for two family	75 for uses allowed in RA; 100 for two family; 150 for 3 or more family	150	75 for uses allowed in RA; 100 for two family; 150 for 3 or more family; 0 for other allowed uses	0	0	0	0	0	0
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Height of Buildings (ft.)	45; 60 for religious, educational, or institutional buildings	45; 60 for religious, educational, or institutional buildings	60	35; 60 for religious, educational, or institutional buildings	45 for single or two family; 60 for three family, 100 <sup>1</sup> for other allowed uses	25	100	100	100	100 <sup>1</sup>
Height of Buildings (# stories)	2.5; 3 for religious, educational, or institutional buildings	2.5; 3 for religious, educational, or institutional buildings	4	2.5; 3 for religious, educational, or institutional buildings	2.5 for uses allowed in residence A or B; 4 for three or more family; 7 for other allowed uses	2	7	7	7	7



Front Yard (ft.)	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	40 <sup>2</sup>	20 for uses allowed in residential district <sup>1</sup> ; 0 for other allowed uses <sup>A</sup>	25	25	25	25	10
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Side Yard (ft.)	10 on one side; 12 on the other	10 on one side; 12 on the other	10 on one side; 12 on the other	16 on one side; 24 on the other	10 on one side; 12 on the other	10 on one side, 12 on the other for uses allowed in residential district; for other uses, 10 on any side where adjacent lot is in a residential district or used for residential purposes	25	25	25	25	25	10
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Rear Yard (ft.)	30	30	30	30	30	30 for uses allowed in residential district; for other uses, 10 for 1-2 story buildings; 20 feet for 3 or more stories	25	25	25	25	10 for 1-2 story buildings; 20 feet for 3 or more stories
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Lot Coverage by Buildings (%)	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots	30; 40 on corner lots for uses allowed in residential district; 0 for other uses	50	50	50	50	50
Green Space	35%	35%	35%	35%	35% for uses allowed in residential districts; 0 for other uses	20%	20%	20%	20%	20%

<sup>1</sup> Provided, however, that no part of any building shall be erected to a height in excess of 1¾ times the horizontal distance from its face to the opposite street line.



<sup>2</sup> Provided, however, that no story or part of any building except projecting eaves or uncovered steps shall be erected nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing buildings within two hundred (200) feet on each side of the lot and within the same block and district. Where there is a building on one or both of the adjoining lots, the front yard for a building shall have a depth equal to the average of the front yard depths of the two (2) adjoining lots. A lot without a building shall be counted as having a front yard of the depth required by this chapter. If there are no existing buildings on the same side of the street, the average setback alignment of corresponding stories within two hundred (200) feet on each side of and directly opposite the lot shall govern. One street frontage of a corner lot shall have a clear depth of no less than ten (10) feet, in which case this distance shall not be considered in determining the front yard depths on such street. Nothing in this chapter shall require any building hereafter erected between two (2) existing buildings or immediately adjacent lots to set back from the street a greater distance than that one of such two (2) existing buildings which is farther from the street line.

(Ord. of 12-23-03, § 1; Ord. of 11-27-13, § 1)



**Location:** 40 EDISON ST**Parcel ID:** 107 109**Zoning:** IB**Fiscal Year:** 2021**Card #:** 1**Current Owner Information:**

EDISON VILLAGE LLC

352 FAUNCE CORNER ROAD

DARTMOUTH , MA 02747

**Current Sales Information:****Sale Date:**

07/02/2018

**Sale Price:**

\$1,200,000.00

**Legal Reference:**

12492-266

**Grantor:**

COATERS INC,

This Parcel has 2 cards :

- 1 - 2 -

This Parcel contains 4.3606 acres of land mainly classified for assessment purposes as MFG with a(n) OLD MILL style building, built about 1905, having Brick exterior, Asphalt Shingles roof cover and 124257 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 4 total half bath(s).

**Building Value:**

168200

**Land Value:**

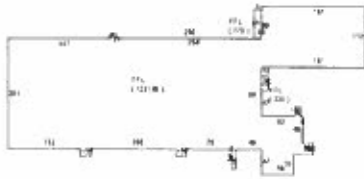
396500

**Yard Items Value:**

12900

**Total Value:**

577600

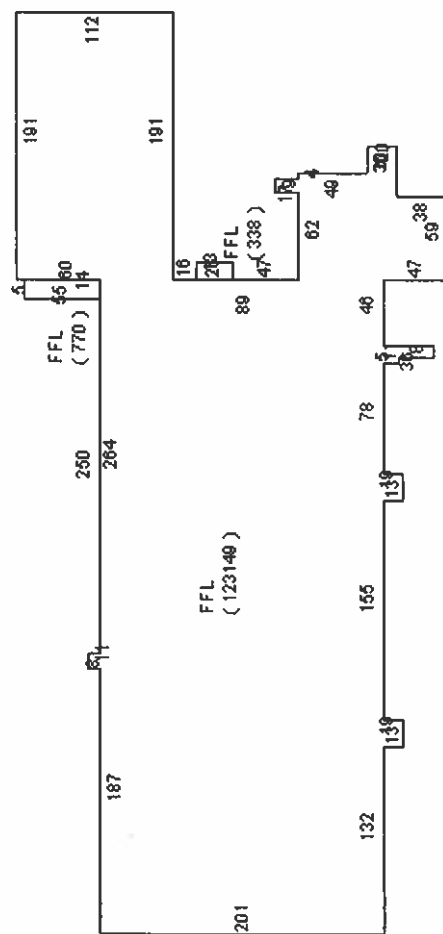
**Fiscal Year 2021****Fiscal Year 2020****Fiscal Year 2019**

Tax Rate Res.:	15.59	Tax Rate Res.:	16.16	Tax Rate Res.:	16.47
Tax Rate Com.:	32.76	Tax Rate Com.:	33.59	Tax Rate Com.:	34.84
Property Code:	400	Property Code:	400	Property Code:	400
Total Bldg Value:	183100	Total Bldg Value:	114400	Total Bldg Value:	112000
Total Yard Value:	12900	Total Yard Value:	12900	Total Yard Value:	12900
Total Land Value:	396500	Total Land Value:	396500	Total Land Value:	396500
<b>Total Value:</b>	<b>592500</b>	<b>Total Value:</b>	<b>523800</b>	<b>Total Value:</b>	<b>521400</b>
<b>Tax:</b>	<b>\$19,410.30</b>	<b>Tax:</b>	<b>\$17,594.44</b>	<b>Tax:</b>	<b>\$18,165.58</b>

Disclaimer: Classification is not an indication of uses allowed under city zoning.

This information is believed to be correct but is subject to change and is not warranted.







**Location:** 305 NASH RD**Parcel ID:** 107 109**Zoning:** IB**Fiscal Year:** 2021**Card #:** 2**Current Owner Information:**

EDISON VILLAGE LLC

352 FAUNCE CORNER ROAD

DARTMOUTH , MA 02747

**Current Sales Information:****Sale Date:**

07/02/2018

**Sale Price:**

\$1,200,000.00

**Legal Reference:**

12492-266

**Grantor:**

COATERS INC,

This Parcel has 2 cards :

- 1 - 2 -

This Parcel contains 0 acres of land mainly classified for assessment purposes as MFG with a(n) INDUSTRIAL OFFICE style building, built about 1905, having Brick exterior, Tar&Gravel roof cover and 3784 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 4 total half bath(s).

**Building Value:**

14900

**Land Value:**

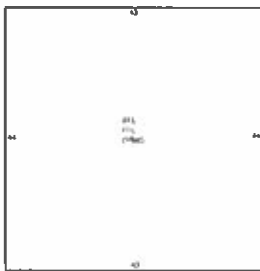
0

**Yard Items Value:**

0

**Total Value:**

14900

**Fiscal Year 2021****Fiscal Year 2020****Fiscal Year 2019**

Tax Rate Res.: 15.59

Tax Rate Res.: 16.16

Tax Rate Res.: 16.47

Tax Rate Com.: 32.76

Tax Rate Com.: 33.59

Tax Rate Com.: 34.84

Property Code: 400

Property Code: 400

Property Code: 400

Total Bldg Value: 183100

Total Bldg Value: 114400

Total Bldg Value: 112000

Total Yard Value: 12900

Total Yard Value: 12900

Total Yard Value: 12900

Total Land Value: 396500

Total Land Value: 396500

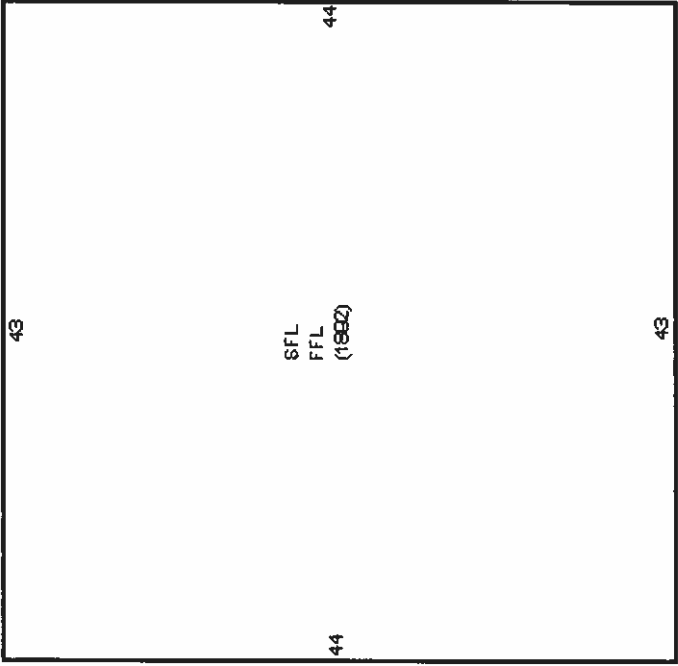
Total Land Value: 396500

**Total Value:** 592500**Total Value:** 523800**Total Value:** 521400**Tax:** \$19,410.30**Tax:** \$17,594.44**Tax:** \$18,165.58

Disclaimer: Classification is not an indication of uses allowed under city zoning.

This information is believed to be correct but is subject to change and is not warranted.









Map Produced By  
City of New Bedford  
Map Information System  
January 2008

Map: **107**

City of New Bedford  
Massachusetts

Legend

- Water Bodies
- Town Boundary
- Planned Subdivision
- Combined Parcels
- Master Parcel Linking to Assessing D6
- Associated Parcels
- Exposing Lot Number
- Lot Area

Scale: 1 inch = 100 feet

0 50 100 feet

Map: 107

Legend

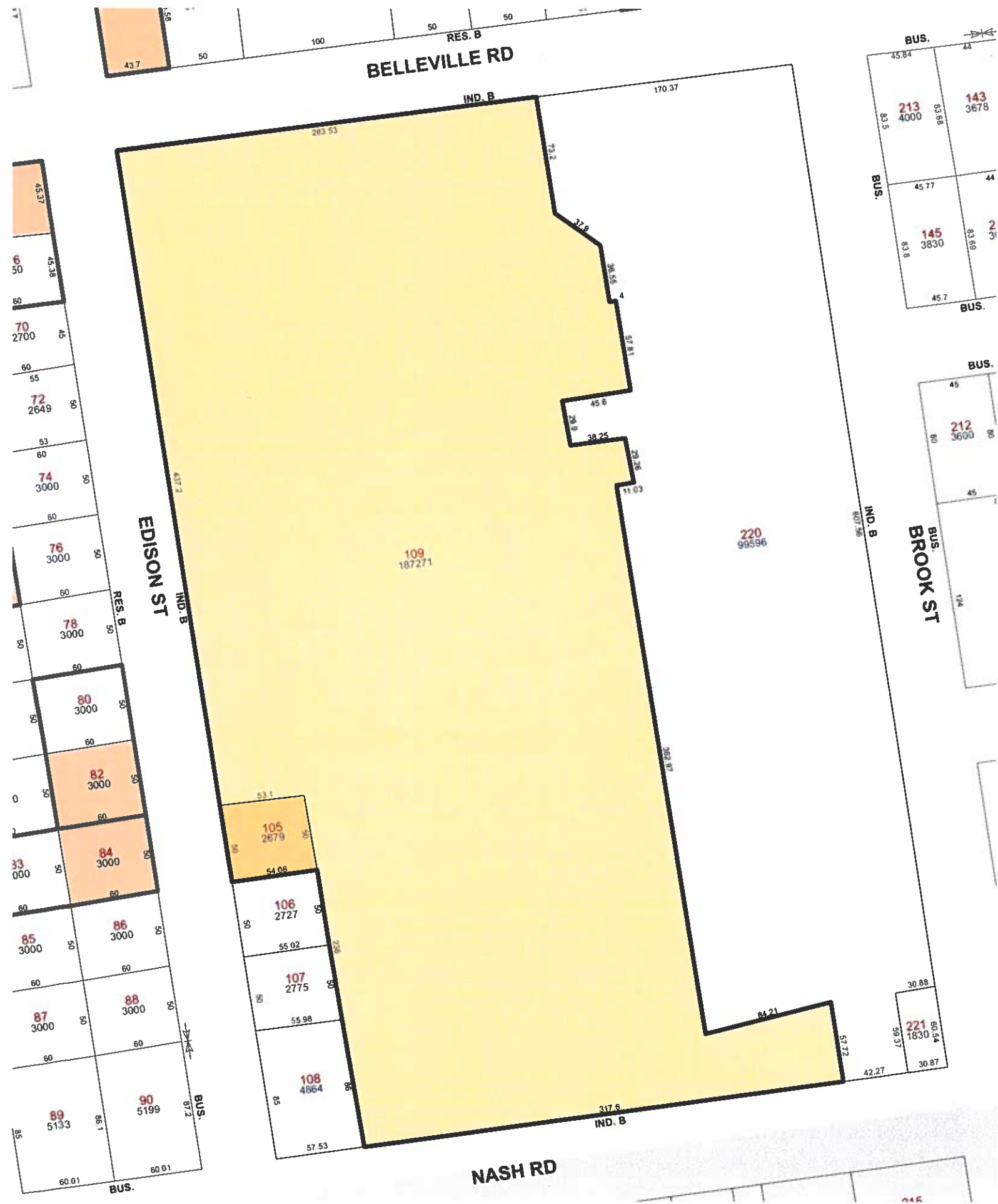
- Water Bodies
- Town Boundary
- Planned Subdivision
- Combined Parcels
- Master Parcel Linking to Assessing D6
- Associated Parcels
- Exposing Lot Number
- Lot Area

Map: 107

Legend

- Water Bodies
- Town Boundary
- Planned Subdivision
- Combined Parcels
- Master Parcel Linking to Assessing D6
- Associated Parcels
- Exposing Lot Number
- Lot Area



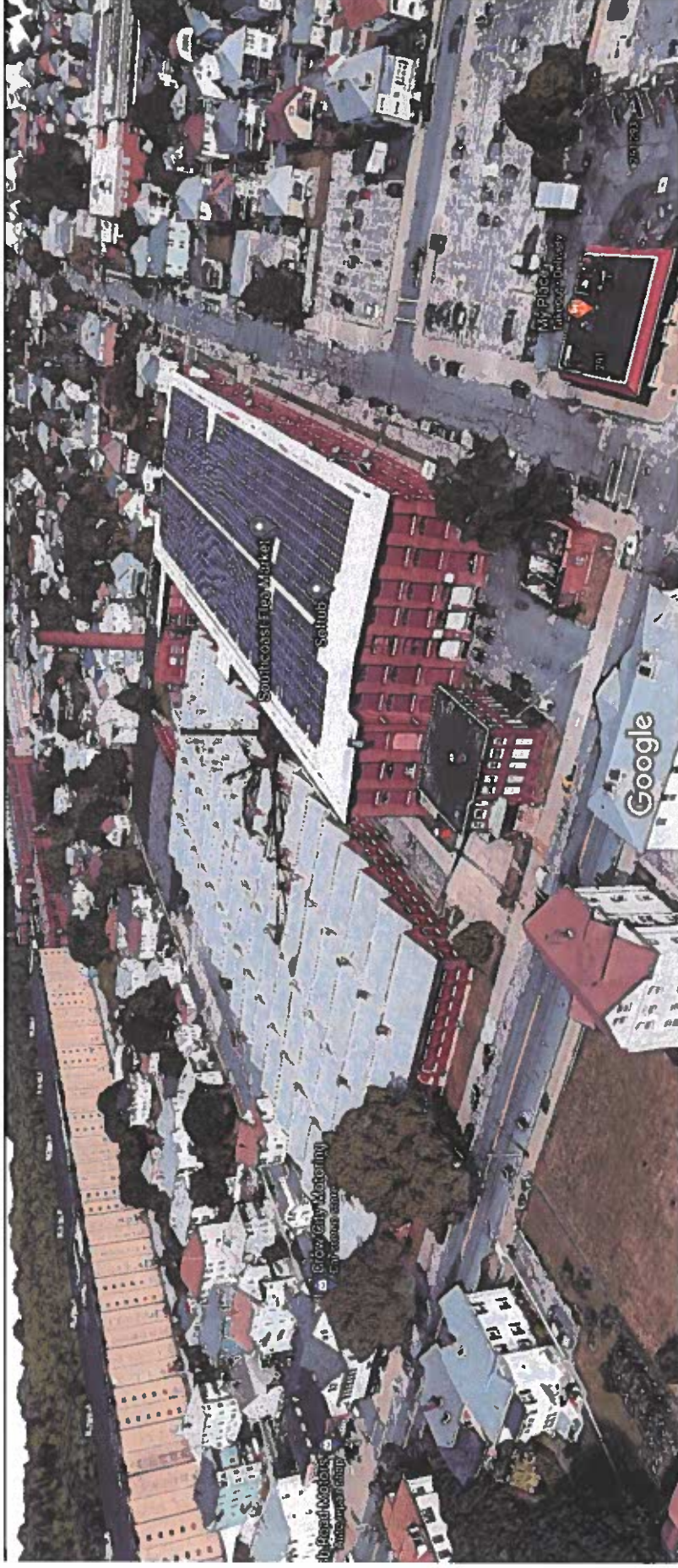




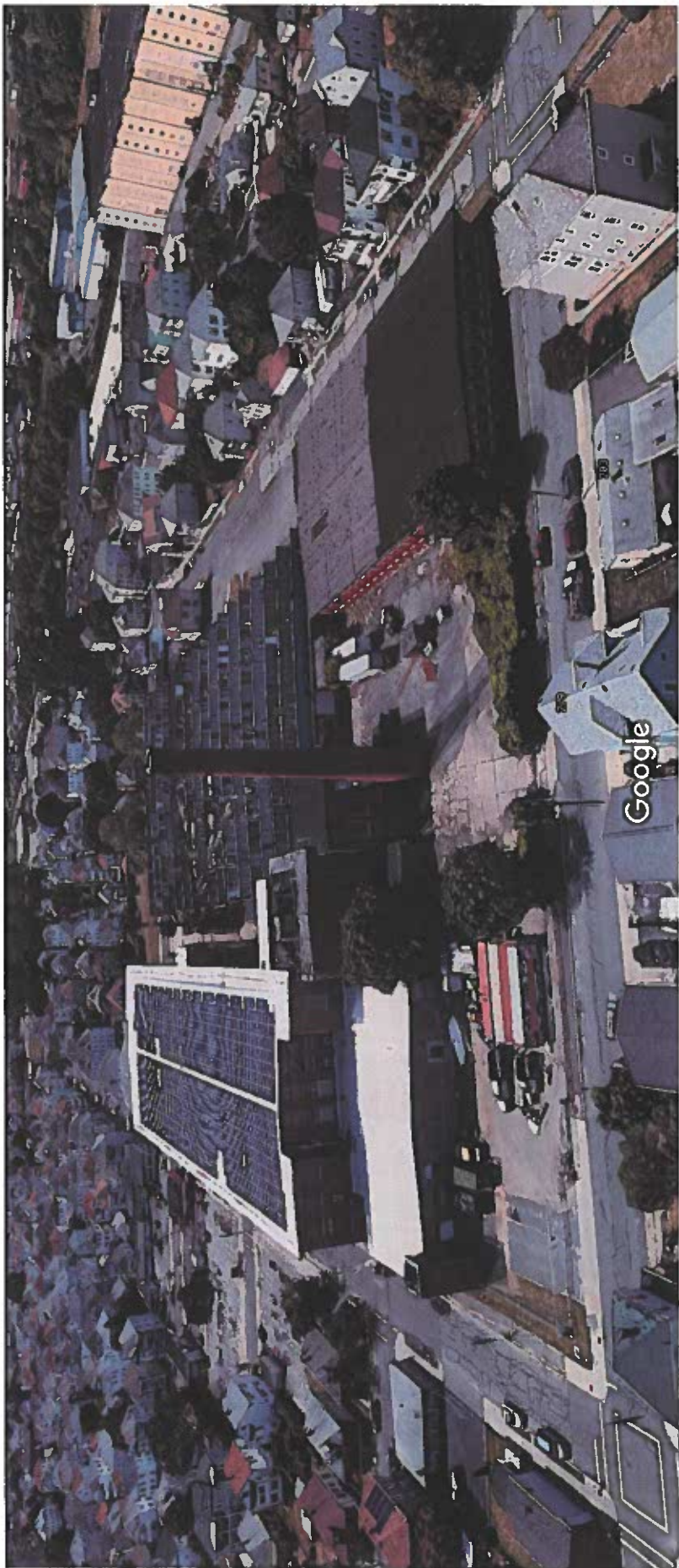
305 Nash Rd



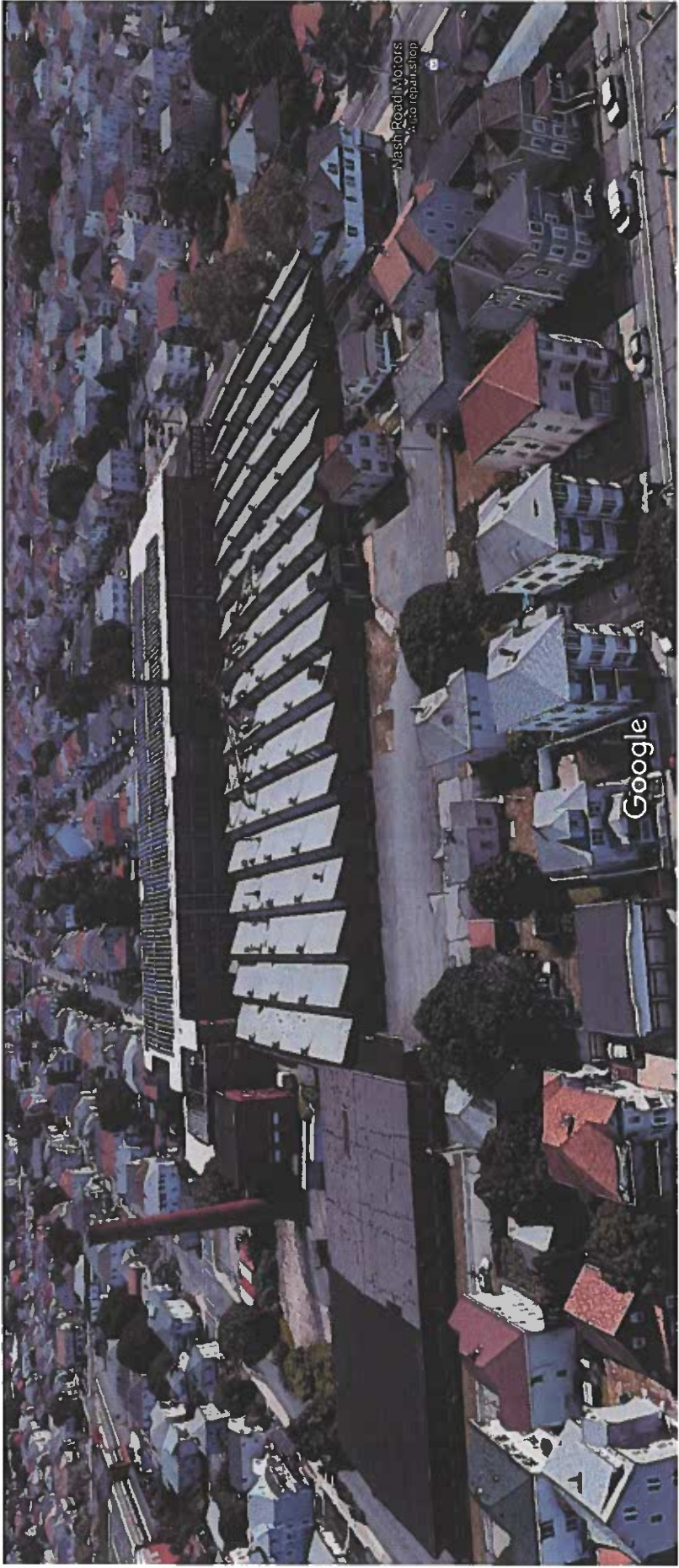














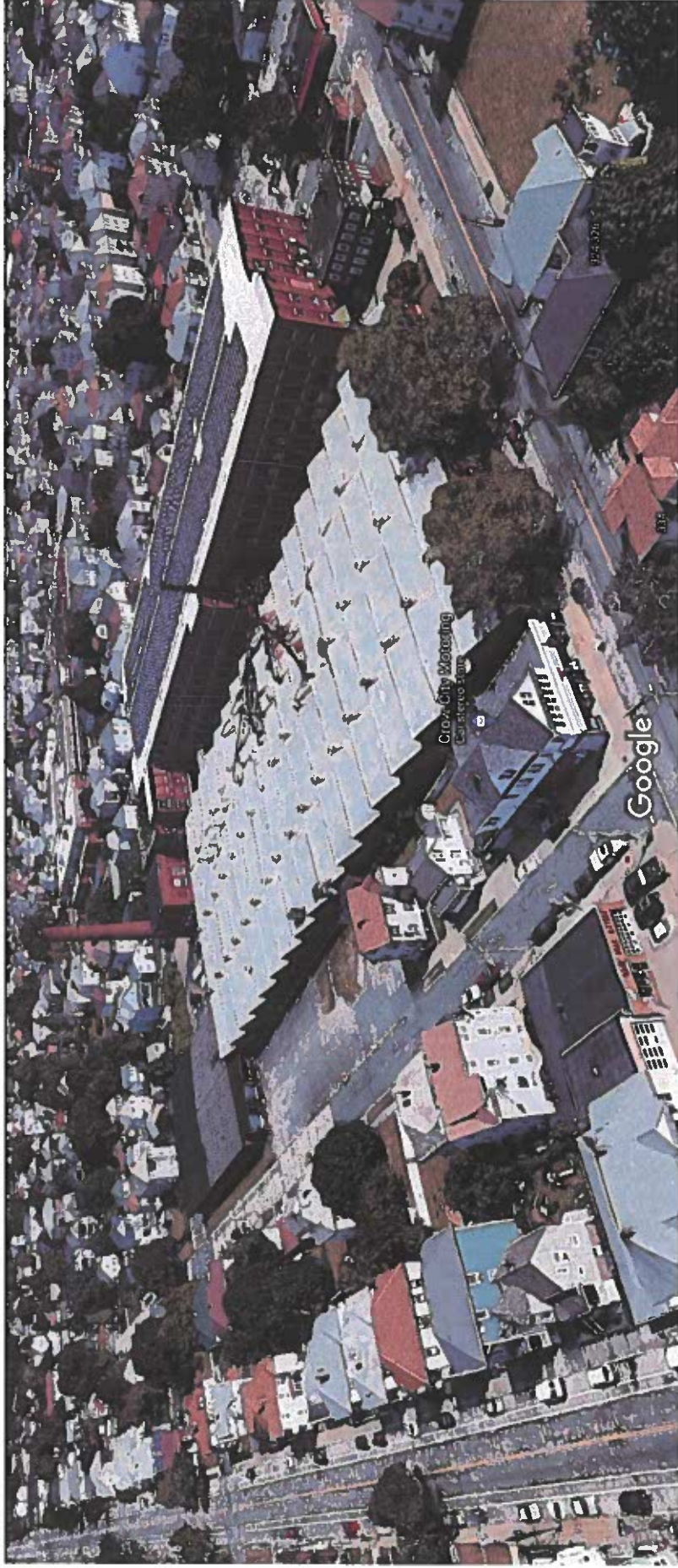






Image capture: Oct 2019 © 2021 Google

New Bedford, Massachusetts



Street View



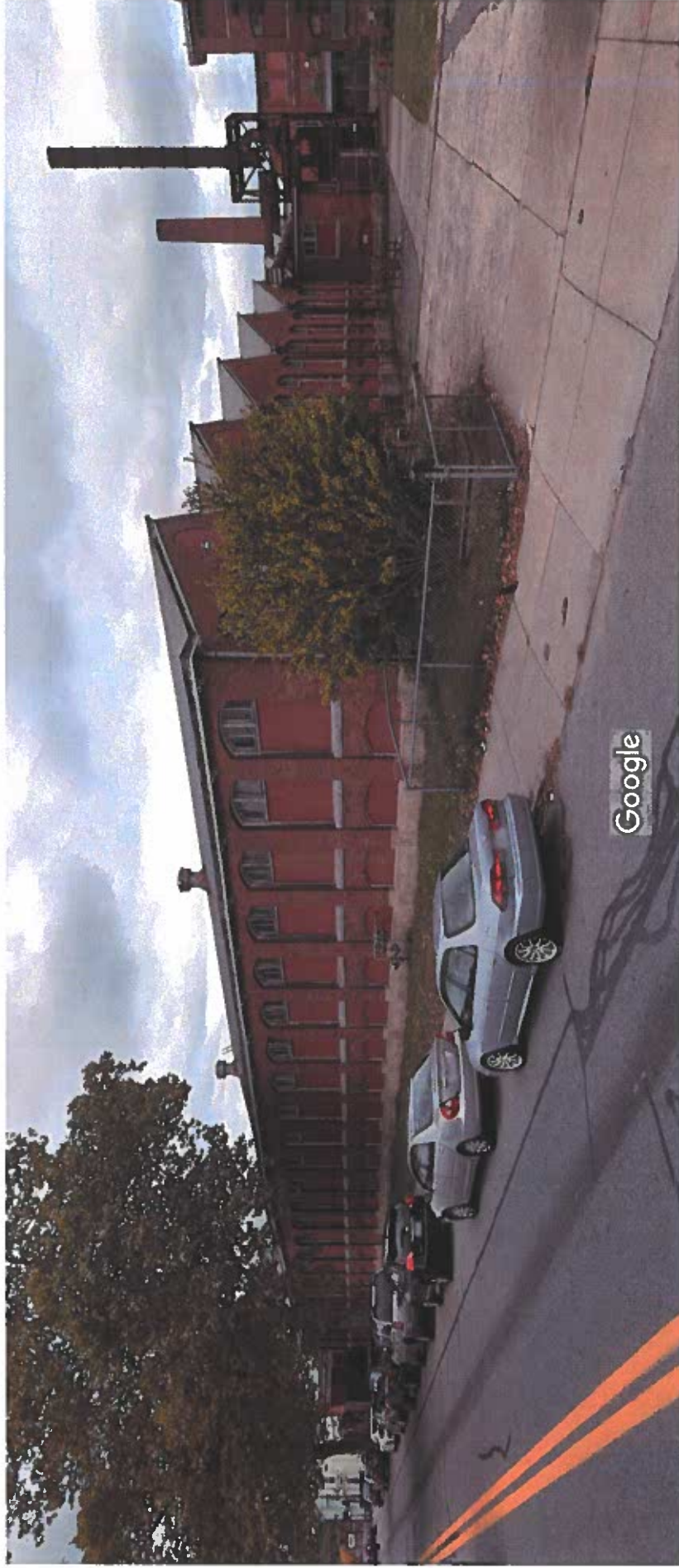


Image capture: Oct 2019 © 2021 Google

New Bedford, Massachusetts



Street View



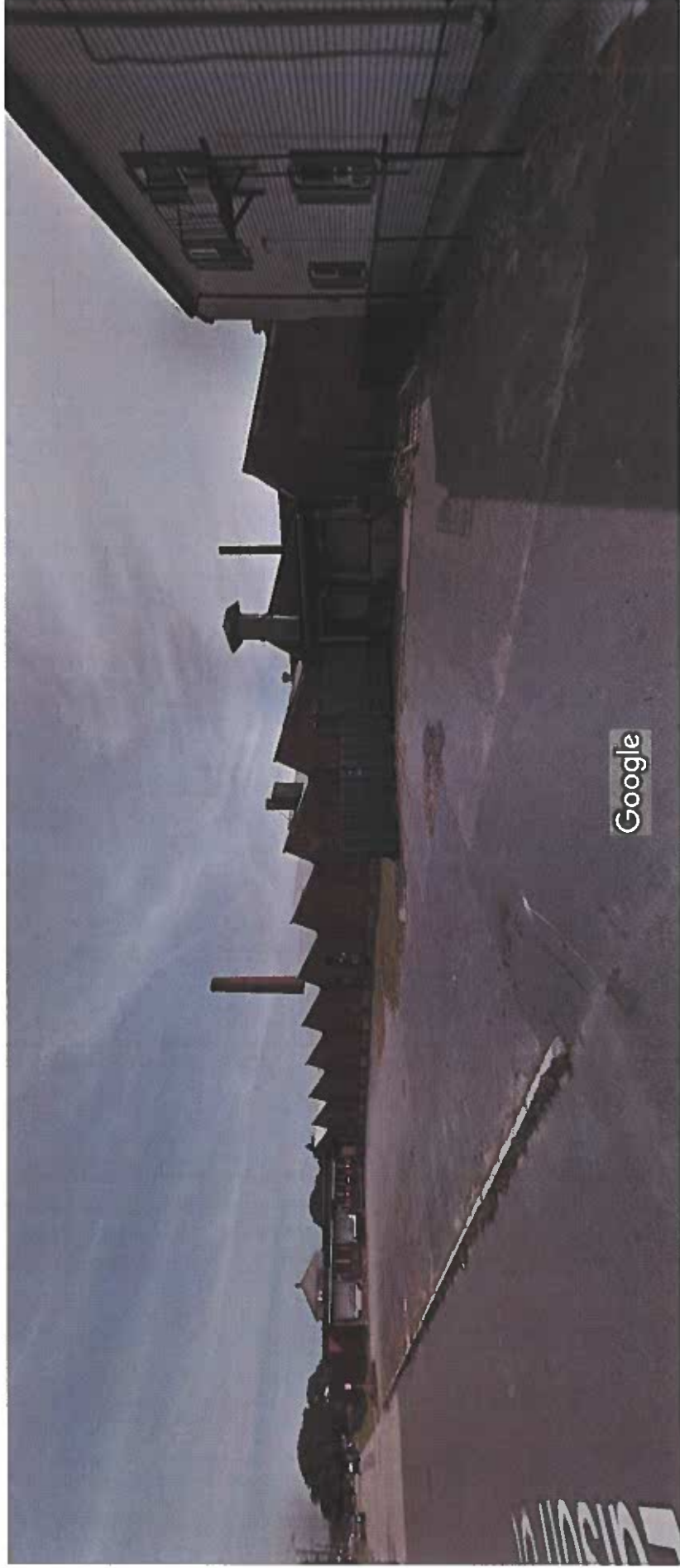


Image capture: Aug 2012 © 2021 Google

New Bedford, Massachusetts



Street View





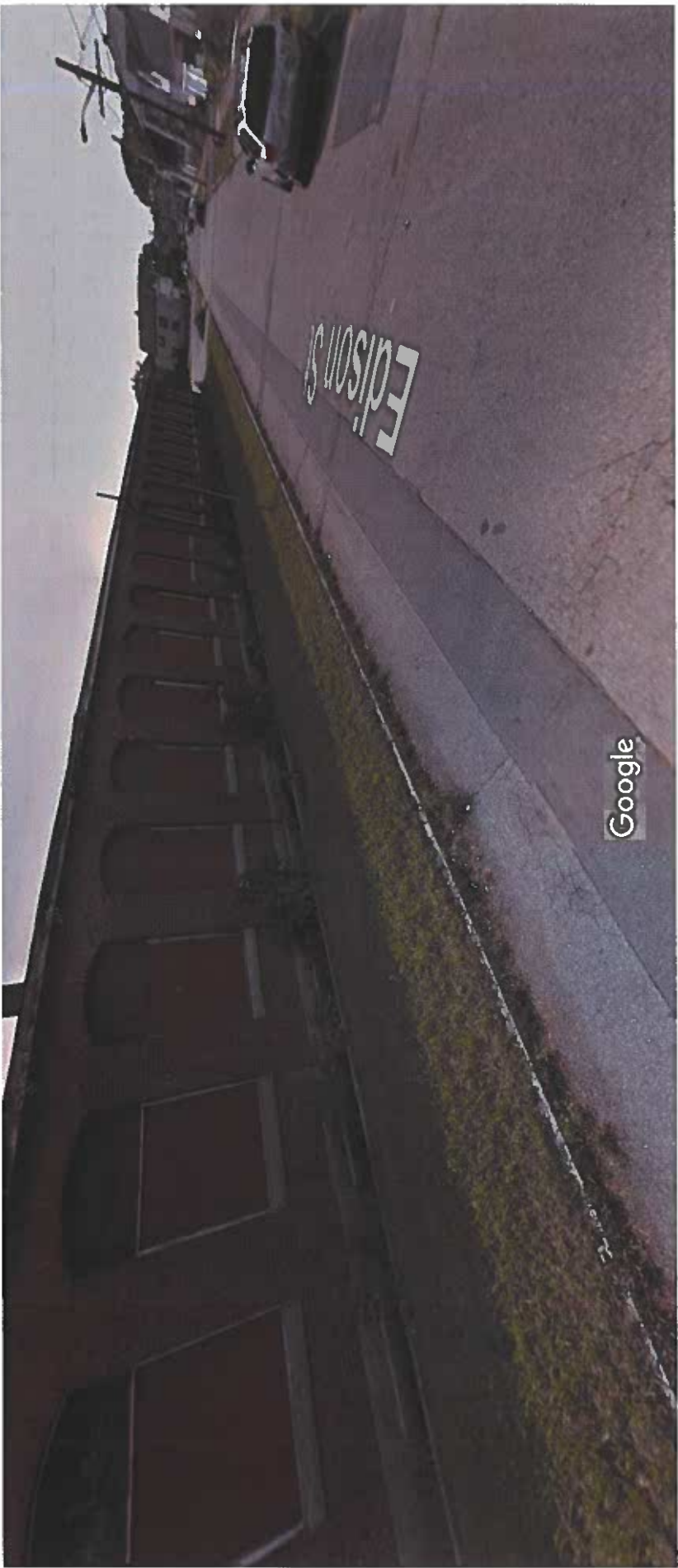


Image capture: Aug 2012 © 2021 Google

New Bedford, Massachusetts



Street View





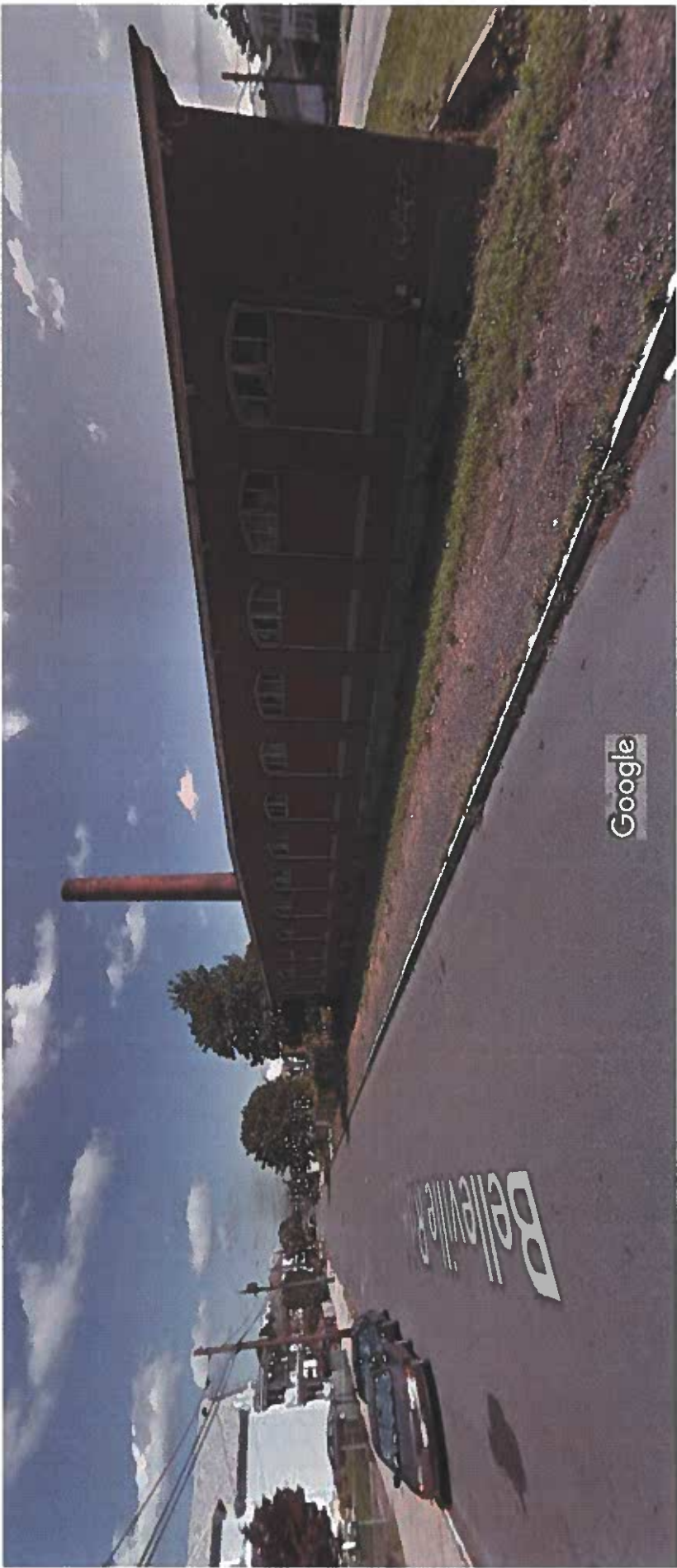


Image capture: Aug 2012 © 2021 Google

New Bedford, Massachusetts



Street View





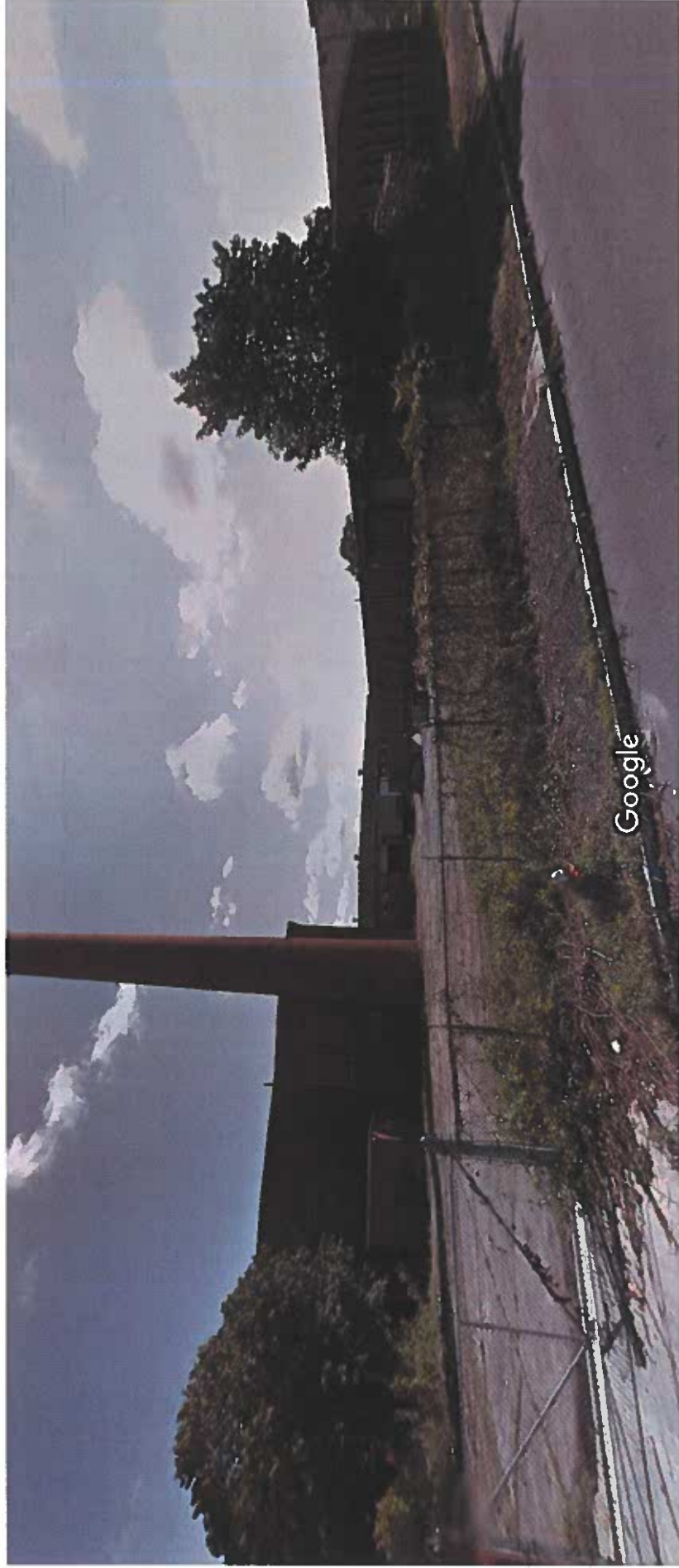


Image capture: Aug 2012 © 2021 Google

New Bedford, Massachusetts



Street View





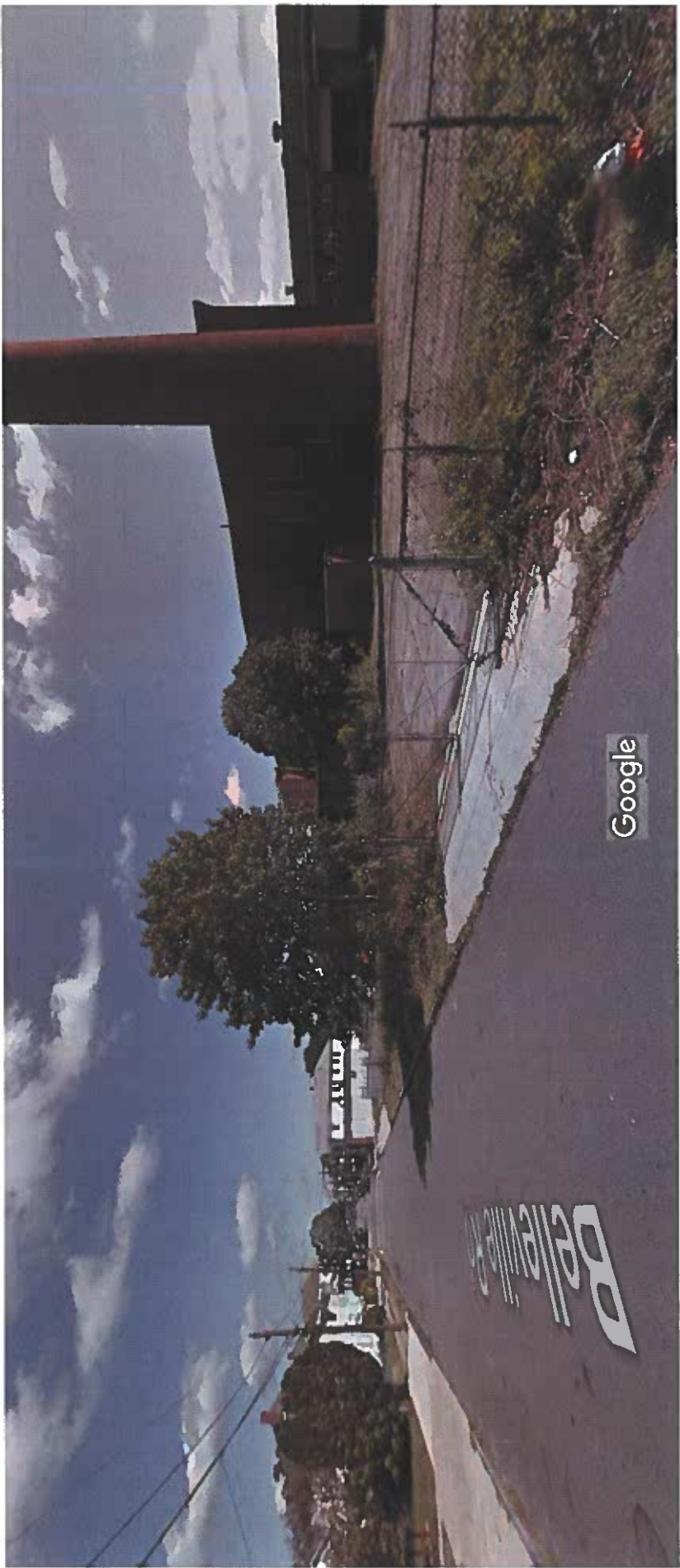


Image capture: Aug 2012 © 2021 Google

New Bedford, Massachusetts



Street View





## Matthew J. Silva

---

**From:** Danny Romanowicz  
**Sent:** Tuesday, March 16, 2021 5:05 PM  
**To:** Matthew J. Silva  
**Subject:** Fwd: [EXTERNAL] FW: Mass Visit

Get [Outlook for iOS](#)

---

**From:** Jeff Jones <jeff@bravo-development.com>  
**Sent:** Wednesday, March 3, 2021 11:27 AM  
**To:** Danny Romanowicz; Jeff Jones  
**Cc:** Dean Kalavritinos; ira@cisclaims.com; bill.barbat@yahoo.com; trey@bridgepersonnel.com  
**Subject:** RE: [EXTERNAL] FW: Mass Visit

Hello Danny,

Thank You for getting back to me regarding the below project my team and I are looking at. We are in the process of analyzing exactly what we want to do with our architect and will have answers to your below questions in the near future. In follow up to my voicemail, I would like to talk with you to get a handle on your process to apply for variances/permits/etc. as we would like to get on the schedule for any meetings that are needed. Any help with navigating your procedures would be appreciated. I can be reached at 630-915-1967.

Best Regards,

Jeff Jones  
Managing Member  
Bravo Development LLC

---

**From:** Danny Romanowicz <DRomanowicz@newbedford-ma.gov>  
**Sent:** Monday, March 1, 2021 3:40 PM  
**To:** jeff@bravo-development.com  
**Cc:** Dean Kalavritinos <Dean.Kalavritinos@newbedford-ma.gov>; ira@cisclaims.com; bill.barbat@yahoo.com; trey@bridgepersonnel.com  
**Subject:** FW: [EXTERNAL] FW: Mass Visit

Hi Jeff ;

I need to know where this small attached office structure located in a parking/drive isle area is located with the setbacks to see if this will need a Variance . At the present time looking at the site plan you sent us a Special Permit will be required from the ZBA along with Site plan review and a Special Permit for a reduction in parking from the Planning board . Are the entrances and exits you are showing on the site plan existing ?

I would note that we may add a small attached office structure located in a parking/drive isle area.





**Danny D. Romanowicz CBO**

Director of Inspectional Services and

Commissioner of Buildings

City of New Bedford | Inspectional Services

133 William Street, Room 308, New Bedford, MA 02740

508.979.1540 | email:[danny.romanowicz@newbedford-ma.gov](mailto:danny.romanowicz@newbedford-ma.gov)

---

**From:** Jeff Jones <[jeff@bravo-development.com](mailto:jeff@bravo-development.com)>  
**Sent:** Monday, March 1, 2021 1:50 PM  
**To:** Patricia Lanzoni <[Patricia.Lanzoni@newbedford-ma.gov](mailto:Patricia.Lanzoni@newbedford-ma.gov)>  
**Subject:** [EXTERNAL] FW: Mass Visit

Pat,

As per our discussion.

Jeff Jones  
Managing Member  
Bravo Dev. LLC

---

**From:** Jeff Jones <[jonesig@comcast.net](mailto:jonesig@comcast.net)>  
**Sent:** Friday, February 26, 2021 8:40 AM  
**To:** 'Dean Kalavritinos' <[Dean.Kalavritinos@newbedford-ma.gov](mailto:Dean.Kalavritinos@newbedford-ma.gov)>  
**Cc:** 'Ira Katz' <[ira@cisclaims.com](mailto:ira@cisclaims.com)>; 'bill.barbat@yahoo.com' <[bill.barbat@yahoo.com](mailto:bill.barbat@yahoo.com)>; 'Trey Smith' <[trey@bridgepersonnel.com](mailto:trey@bridgepersonnel.com)>  
**Subject:** FW: Mass Visit

Hello Dean,

It was a pleasure chatting with you yesterday about our potential new project located at 305 Nash Street in New Bedford (note: the Assessor also has this property located at 40 Edison Street – see attached).

As per our discussion my development firm is looking to take this +/- 115,000 gross square foot industrial building and convert it into a class A self-storage facility. Our acquisition will include all land and structures located inside the attached site survey that are inside the dark lines excluding the smaller detached buildings on Nash Street closer to Brook street (the current owner is retaining these structures).

We are currently in our due diligence period for this acquisition and would like to start dialogue with you to ascertain if we are going to need any special permit exceptions or variances to convert this building into self-storage. **I would note that we may add a small attached office structure located in a parking/drive isle area.**

Can you please research this property and let us know if you see any need for variances/permit exceptions or if the current zoning allows for our transition into a self-storage facility.

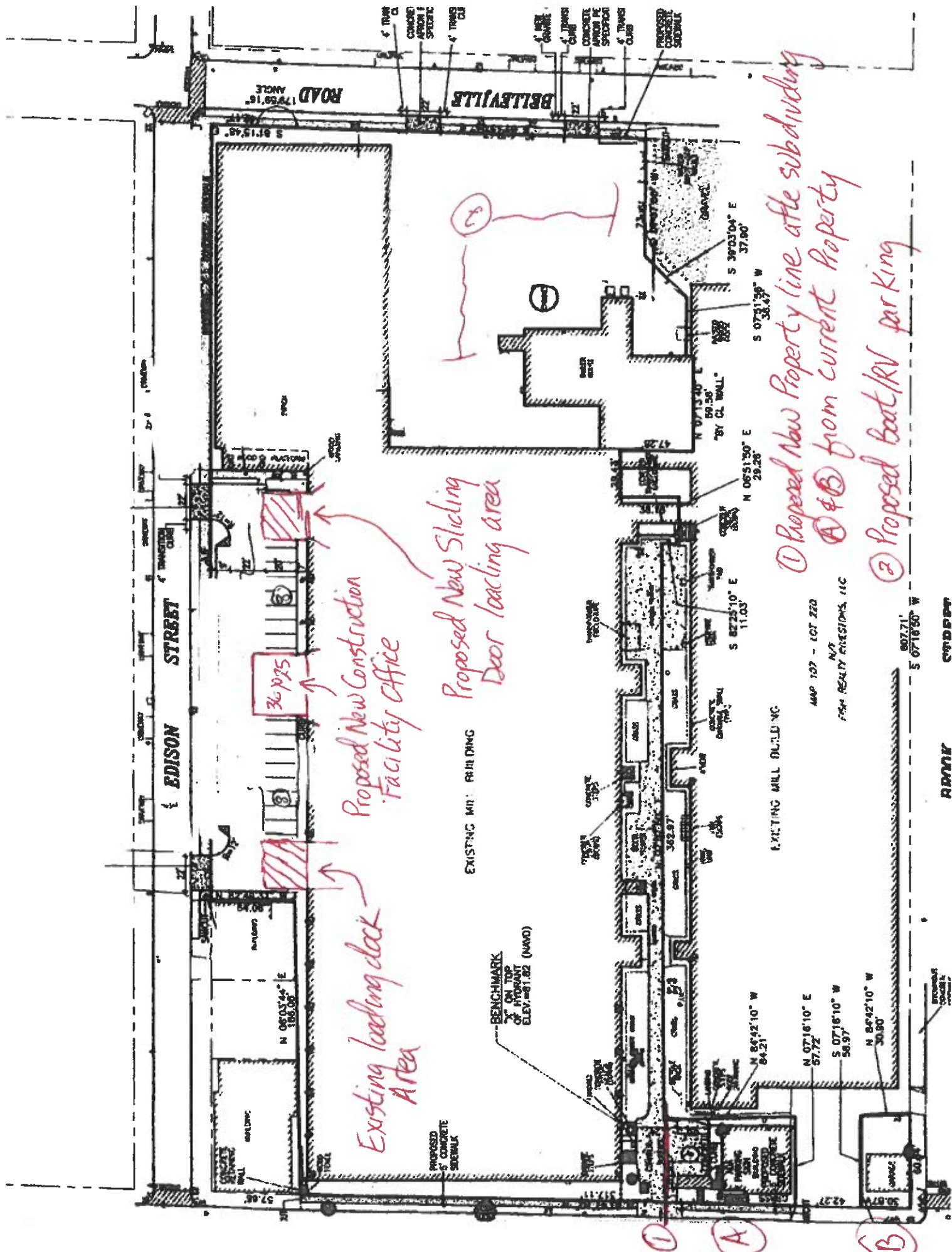
I thank you in advance for your help on this.



Regards,

Jeff Jones  
Managing Member  
Bravo Development LLC





① Proposed New Property line after subdividing  
A & B from current Property  
② Proposed Boat/RV parking

MAP 107 - LOT 220  
N/A  
F&H REALTY ASSOCIATES, LLC

RD 107  
S 07°16'50" W  
607.71'



## Matthew J. Silva

---

**From:** Ira Katz <ira@bravo-development.com>  
**Sent:** Tuesday, July 6, 2021 4:56 PM  
**To:** Danny Romanowicz  
**Cc:** Jennifer Carloni; Michael McCarthy; Trey Smith; Jeff Jones; Matthew J. Silva  
**Subject:** [EXTERNAL] Revised Rejection package for Nash Road Self Storage (Sign Design Email)  
**Attachments:** L034 - 69600 - Nash Road, New Bedford, MA - REV. Drawing Pkg[3].pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Danny,

This is the sign design for the project located at 40 Edison Street

*Ira Katz*

Ira Katz  
Managing Member



**Bravo Development LLC**  
1075 Hiawatha Lane  
Riverwoods, IL 60015

Cell 708-259-6800 [ira@bravo-development.com](mailto:ira@bravo-development.com)  
When you're a Pilot, the sky's the limit!!!



## Matthew J. Silva

---

**From:** Ira Katz <ira@bravo-development.com>  
**Sent:** Tuesday, July 6, 2021 4:55 PM  
**To:** Danny Romanowicz  
**Cc:** Jennifer Carloni; Michael McCarthy; Trey Smith; Jeff Jones; Matthew J. Silva  
**Subject:** [EXTERNAL] Revised Rejection package for Nash Road Self Storage  
**Attachments:** 2021.06.28\_121136 Nash Self-Storage \_ City Planning Review Set - revised.pdf; Edison Village ANR Plan Submitted 5.28.21[1].pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Danny,

Attached you will find the final drawings and the ANR for the separation of the two properties for our project located at 40 Edison Street. I will be sending the and the sign design information on a separate email because of size limitations.

Please review this package and if needed, provide us with a new rejection letter so that we can be at your next available planning meeting.

Thank you!

*Ira Katz*

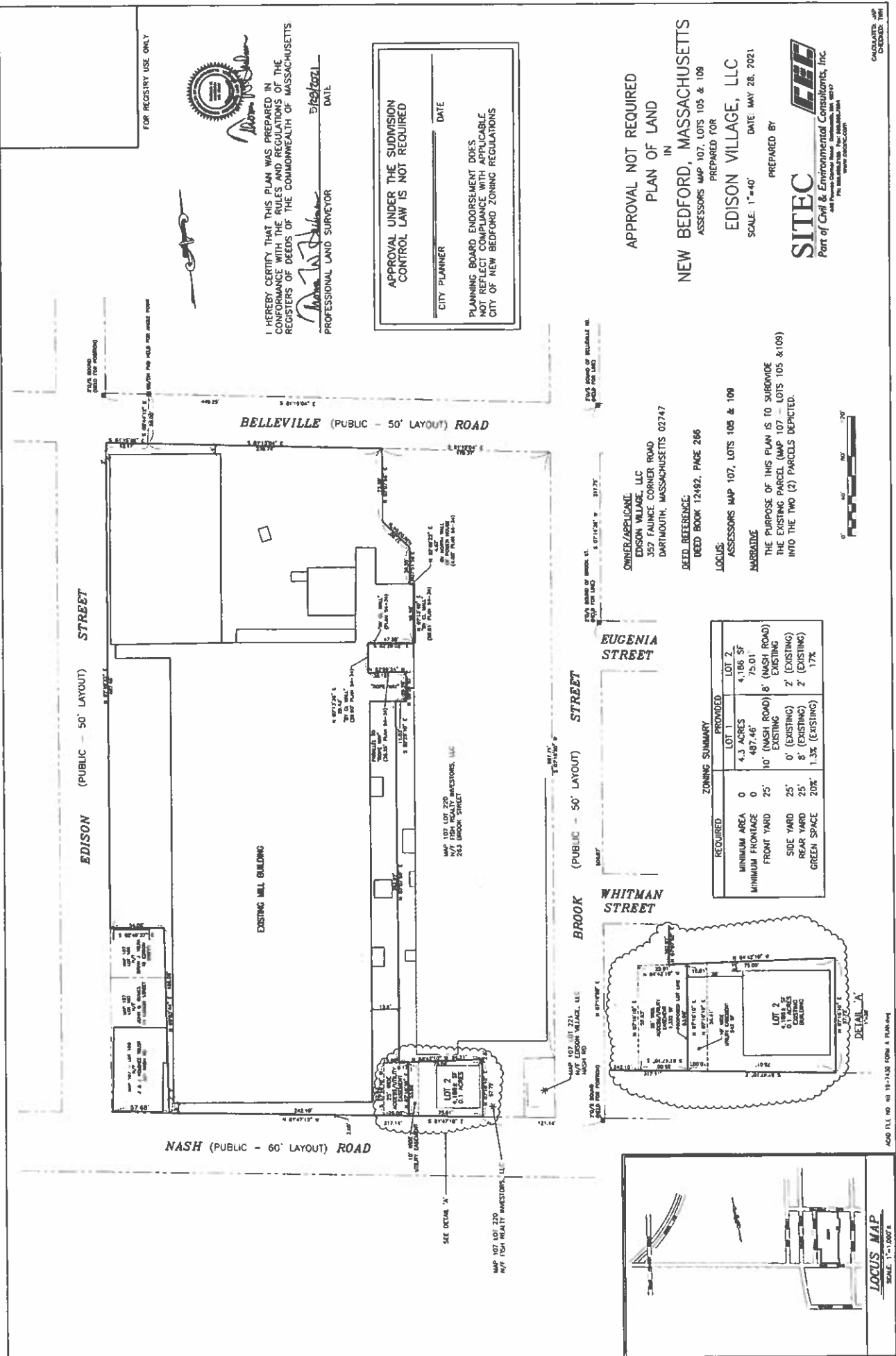
Ira Katz  
Managing Member



**Bravo Development LLC**  
1075 Hiawatha Lane  
Riverwoods, IL 60015

Cell 708-259-6800 [ira@bravo-development.com](mailto:ira@bravo-development.com)  
When you're a Pilot, the sky's the limit!!!





FOR RECORD USE ONLY



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN THE CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

*Thomas J. Sullivan*  
PROFESSIONAL LAND SURVEYOR  
DATE: 5/26/2021

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

CITY PLANNER \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING BOARD ENDORSEMENT DOES NOT REFLECT COMPLIANCE WITH APPLICABLE CITY OF NEW BEDFORD ZONING REGULATIONS

APPROVAL NOT REQUIRED  
PLAN OF LAND  
IN  
NEW BEDFORD, MASSACHUSETTS  
ASSESSORS MAP 107, LOTS 105 & 109  
PREPARED FOR  
EDISON VILLAGE, LLC  
SCALE: 1"=40'  
DATE: MAY 28, 2021  
PREPARED BY



CALCULATED AND CHECKED: TMS

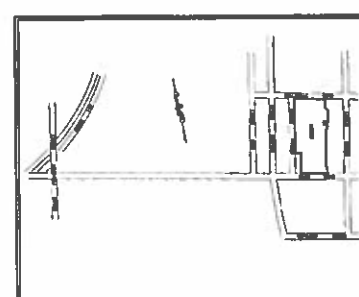
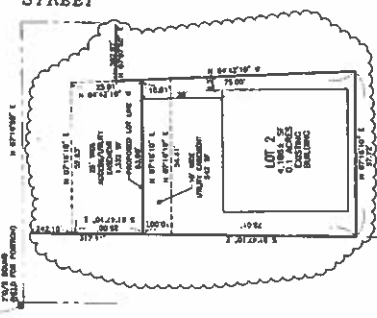
OWNER/APPLICANT:  
EDISON VILLAGE, LLC  
357 FAIRVIEW CORNER ROAD  
DARTMOUTH, MASSACHUSETTS 02747

DEED REFERENCE:  
DEED BOOK 12492, PAGE 266

LOCUS:  
ASSESSORS MAP 107, LOTS 105 & 109

NARRATIVE:  
THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PARCEL (MAP 107 - LOTS 105 & 109) INTO THE TWO (2) PARCELS DEPICTED.

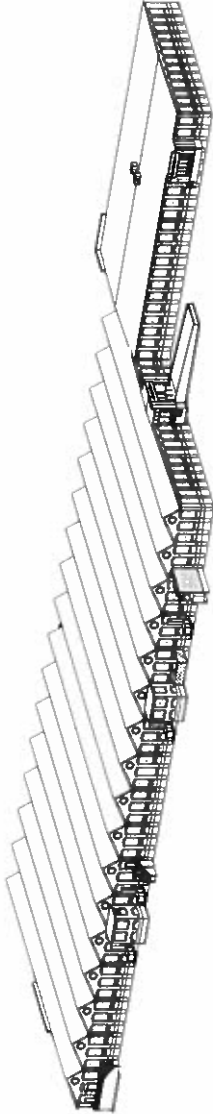
ZONING SUMMARY		PROVIDED		LOT 2	
REQUIRED		LOT 1	LOT 2	LOT 1	LOT 2
MINIMUM AREA	0	4.3 ACRES	4,166 SF	4,166 SF	75,01'
MINIMUM FRONTAGE	0	487' 46"	10' (NASH ROAD)	8' (NASH ROAD)	EXISTING
FRONT YARD	25'	10' (EXISTING)	2' (EXISTING)	2' (EXISTING)	2' (EXISTING)
SIDE YARD	25'	0' (EXISTING)	8' (EXISTING)	2' (EXISTING)	17X
REAR YARD	25'	1.3% (EXISTING)	1.3% (EXISTING)	1.3% (EXISTING)	1.3% (EXISTING)
GREEN SPACE	20%				



LOCUS MAP  
SCALE: 1"=1,000'



**40 EDISON STREET  
NEW BEDFORD, MA**

[illegible]

PROJECT LOCATION

LOCATION MAP

[illegible][illegible]

DRAWING INDEX		PROJECT NAME		SHEET NAME	
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
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6	6	6	6	6	6
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74	74	74	74	74	74
75	75	7	7	7	7

[illegible]



# S I T E P L A N

## 40 EDISON STREET

### ASSESSORS MAP 107 LOTS 105 & 109

### NEW BEDFORD, MA



— AREA MAP —  
SCALE: 1"=1,000'±

- ZONING DATA -			
ZONING		INDUSTRIAL B (M)	
DESCRIPTION	REQUIREMENT	REQUIREMENT	REQUIREMENT
LOT AREA	5.51	50,000 SQ. FT.	100,000 SQ. FT.
LOT FRONTAGE	50 FT.	50 FT.	50 FT.
FRONT SETBACK	25 FT.	25 FT.	25 FT.
SIDE SETBACK	25 FT.	25 FT.	25 FT.
REAR SETBACK	25 FT.	25 FT.	25 FT.
MAXIMUM COVERAGE (PERCENT)	50%	50%	50%
MAXIMUM SPACING	20 FT.	20 FT.	20 FT.
- PARKING REQUIREMENT -			
REQUIREMENT		REQUIREMENT	
1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA UP TO 10,000 SQ. FT.		1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA UP TO 10,000 SQ. FT.	
1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA OVER 10,000 SQ. FT.		1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA OVER 10,000 SQ. FT.	
1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA OVER 10,000 SQ. FT.		1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA OVER 10,000 SQ. FT.	

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

<b>REVISIONS</b> 1. PRELIMINARY PLANNING COMMENTS		<b>DATE</b> JUNE 24, 2021	
<b>PREPARED BY</b> DOCA ARCHITECTS 3221 S. ROUTE 31 NEW BEDFORD, MASSACHUSETTS 01901		<b>SCALE</b> AS NOTED	
<b>DESIGNED BY</b> DOCA		<b>JOB NO.</b> 21-003	
<b>CHECKED BY</b> DOCA		<b>LATEST REVISION</b> JUNE 28, 2021	
<b>DATE</b> JUNE 24, 2021		<b>COVER SHEET</b> SHEET 1 OF 9	

RECORD OWNERS:  
 ASSESSORS MAP 107 LOTS 105 & 109  
 EDSON VALLEY LLC  
 205 TOWN SQUARE ROAD  
 NEW BEDFORD, MASSACHUSETTS 01901  
 DEED BOOK 13492 PAGE 268



[illegible]

4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL ORDINANCES AND LAWS RELATING TO THE SAFETY, ACCIDENT PREVENTION AND PROTECTION OF THE PUBLIC.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL CURRENT PERMITS AND BATCH PERMITS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT.
6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL MAINTAIN A LOG OF ALL UTILITIES LOCATED AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROJECT.
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1. CONTROLLED EXPERIMENT AND KINETIC MODEL: DESIGN, CONTROL, FLUIDITIES, EQUATIONS, DATA, ANALYSIS, AND CONCLUSIONS. THE KINETIC MODEL WAS DEVELOPED BY THE AUTHOR AND VERIFIED BY OTHERS. THE MODEL WAS USED TO PREDICT THE BEHAVIOR OF THE SYSTEM AND TO DESIGN THE CONTROL SYSTEM.
2. DESIGN OF THE CONTROL SYSTEM: THE CONTROL SYSTEM WAS DESIGNED TO CONTROL THE TEMPERATURE OF THE REACTOR AND TO MAINTAIN THE REACTOR AT A DESIRED TEMPERATURE. THE CONTROL SYSTEM WAS DESIGNED TO CONTROL THE TEMPERATURE OF THE REACTOR AND TO MAINTAIN THE REACTOR AT A DESIRED TEMPERATURE.
3. EXPERIMENTAL RESULTS: THE EXPERIMENTAL RESULTS SHOWED THAT THE CONTROL SYSTEM WAS ABLE TO CONTROL THE TEMPERATURE OF THE REACTOR AND TO MAINTAIN THE REACTOR AT A DESIRED TEMPERATURE. THE EXPERIMENTAL RESULTS SHOWED THAT THE CONTROL SYSTEM WAS ABLE TO CONTROL THE TEMPERATURE OF THE REACTOR AND TO MAINTAIN THE REACTOR AT A DESIRED TEMPERATURE.
4. CONCLUSIONS: THE CONCLUSIONS OF THE STUDY WERE THAT THE CONTROL SYSTEM WAS ABLE TO CONTROL THE TEMPERATURE OF THE REACTOR AND TO MAINTAIN THE REACTOR AT A DESIRED TEMPERATURE. THE CONCLUSIONS OF THE STUDY WERE THAT THE CONTROL SYSTEM WAS ABLE TO CONTROL THE TEMPERATURE OF THE REACTOR AND TO MAINTAIN THE REACTOR AT A DESIRED TEMPERATURE.

10. COMPLETE FOUNDATION EROSION AND UNDERCUTTING.
11. EXCESS TEMPORARY EROSION CONTROL MEASURES.
12. IF THE CONSTRUCTION SCHEDULE SHALL BE CONFINED TO THE LIMIT OF WORK AS SHOWN ON THE DRAWINGS, UPON COMPLETION OF CONSTRUCTION THE OWNER SHALL NOTIFY TO MAINTAIN AND CLEAN ALL EROSION CONTROL MEASURES AS REQUIRED.

1. The Commission shall be composed of 12 members, 6 of whom shall be appointed by the Council and 6 by the Parliament, for a period of 5 years.
2. The Commission shall be assisted by a Secretary-General, who shall be appointed by the Council for a period of 5 years.
3. The Commission shall be assisted by a number of experts, who shall be appointed by the Council for a period of 5 years.
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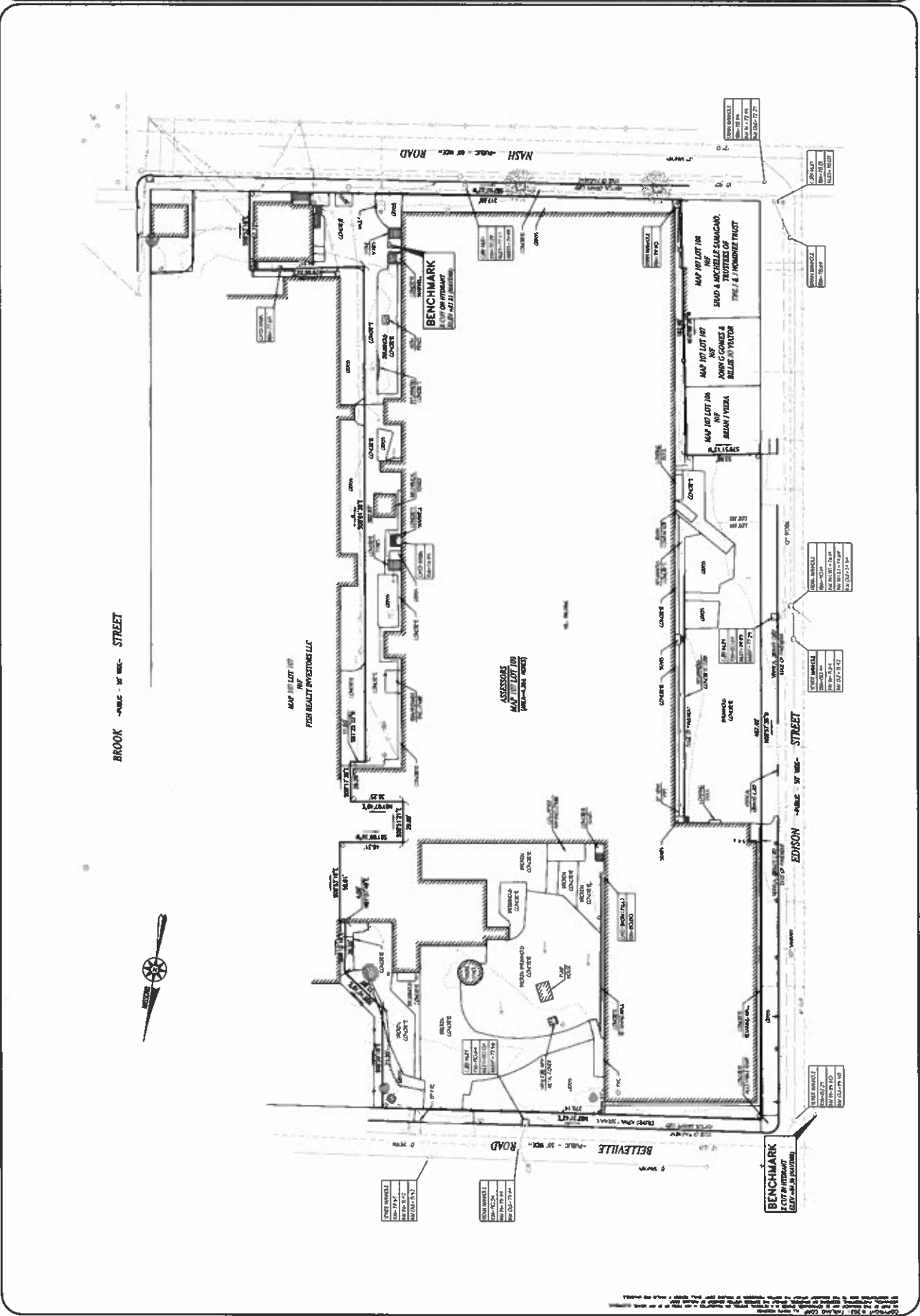
1. A copy of the Soil Erosion and Sediment Control Plan must be submitted to the project site  
2. Name Construction  
3. Name and Street Address of the Project  
4. Name and Street Address of the Applicant  
5. Name and Street Address of the Engineer  
6. Name and Street Address of the Architect  
7. Name and Street Address of the Contractor  
8. Name and Street Address of the Subcontractor  
9. Name and Street Address of the Supplier  
10. Name and Street Address of the Manufacturer  
11. Name and Street Address of the Distributor  
12. Name and Street Address of the Retailer  
13. Name and Street Address of the Wholesaler  
14. Name and Street Address of the Importer  
15. Name and Street Address of the Exporter  
16. Name and Street Address of the Shipper  
17. Name and Street Address of the Carrier  
18. Name and Street Address of the Receiver  
19. Name and Street Address of the Consignee  
20. Name and Street Address of the Consignor  
21. Name and Street Address of the Shipper  
22. Name and Street Address of the Carrier  
23. Name and Street Address of the Receiver  
24. Name and Street Address of the Consignee  
25. Name and Street Address of the Consignor

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REVISIONS

| NO. | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 1   | 06/22/2021 | Final Plan  |



**FARLAND**  
CORP.

21 VENTURA DRIVE  
QUANTICO, MA 02474  
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www.FarlandCorp.com

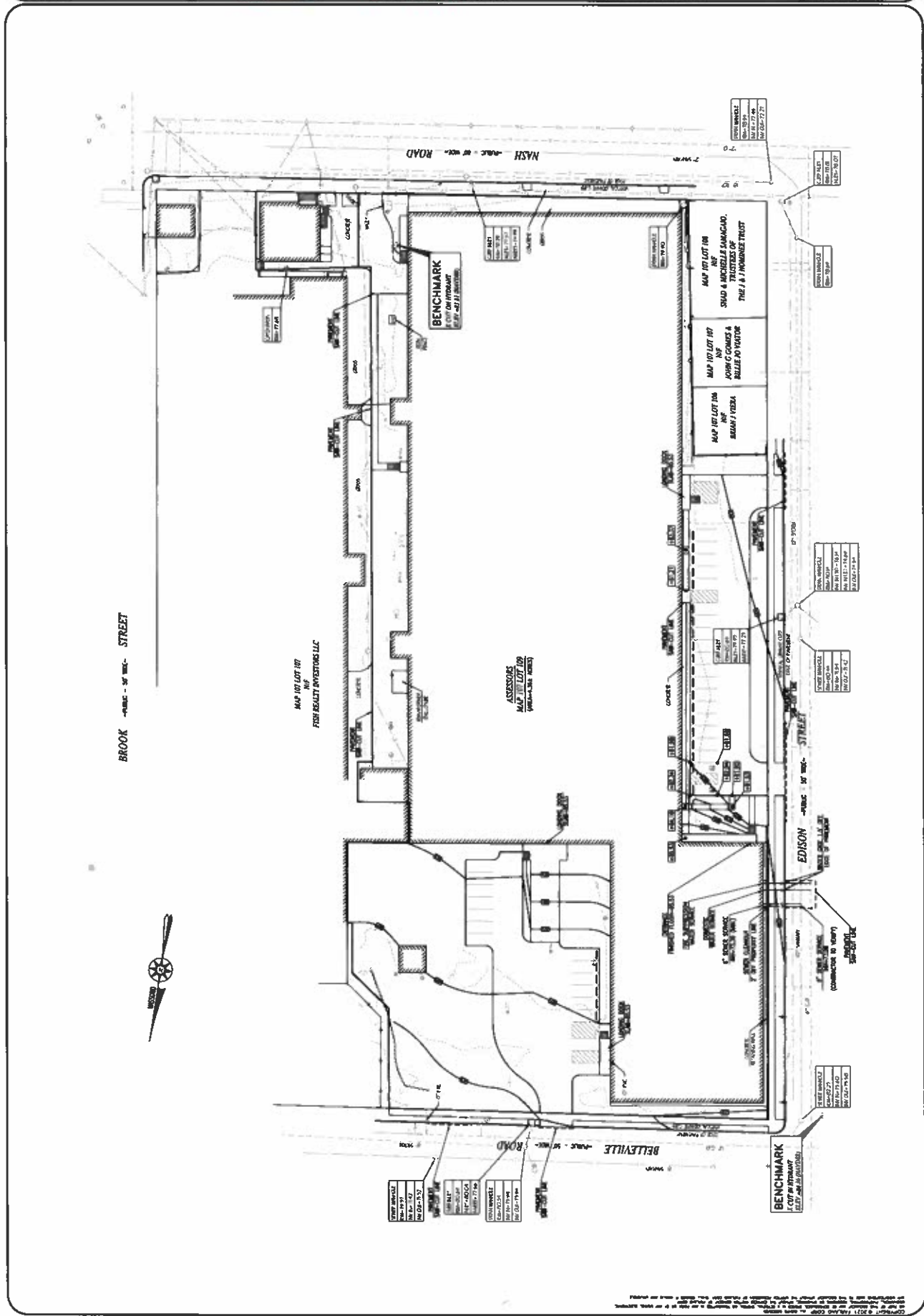
• ENGINEERING  
• LAND SURVEYING  
• DEVELOPMENT

DESIGNED BY: SC  
CHECKED BY: SC  
DATE: 06/22/2021

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

DATE: 06/22/2021  
SCALE: 1"=50'  
SHEET NO. 21-253  
LATEST REVISIONS  
DATE: 06/22/2021

CROWING & UTILITIES  
SHEET 6 OF 9

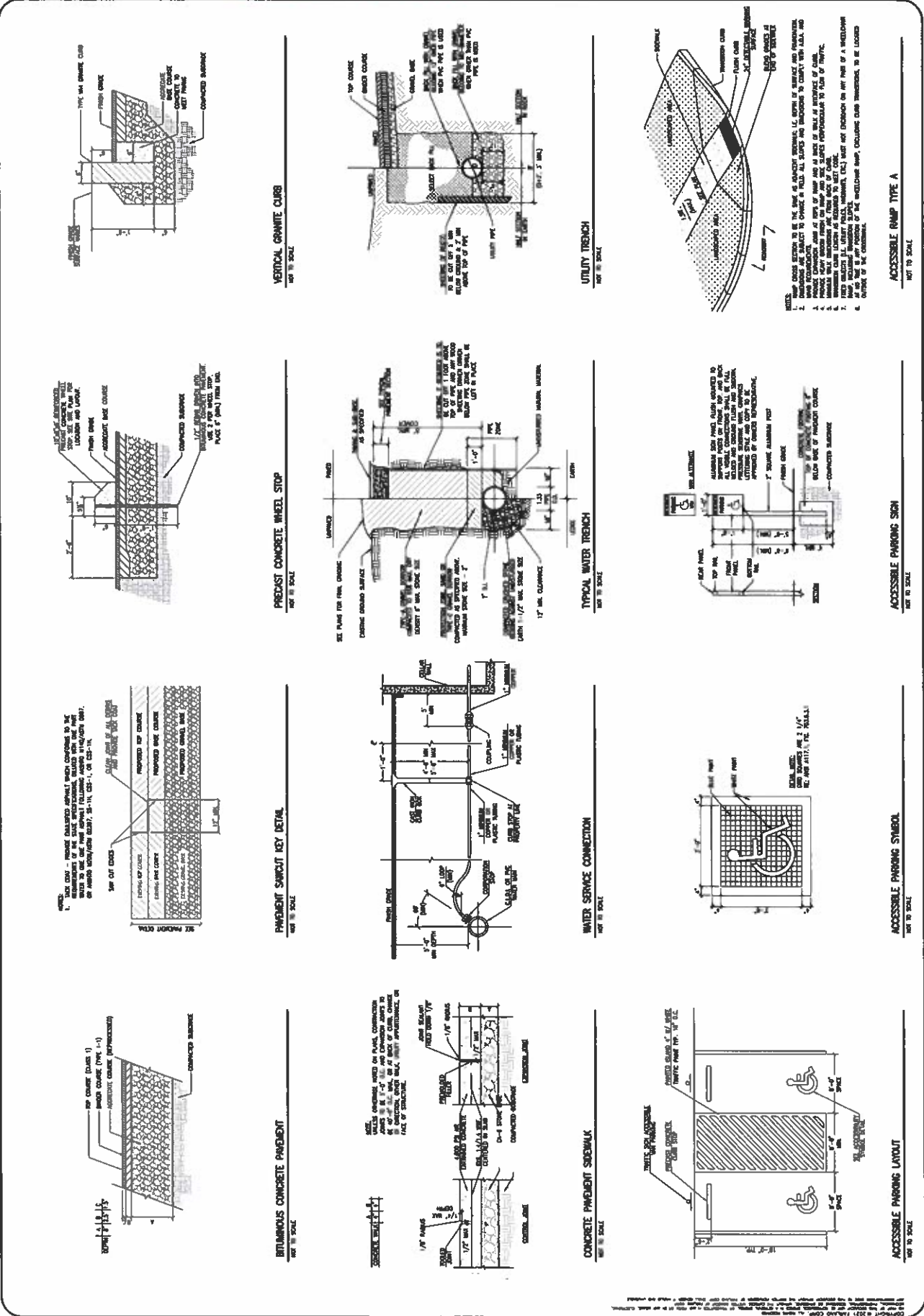


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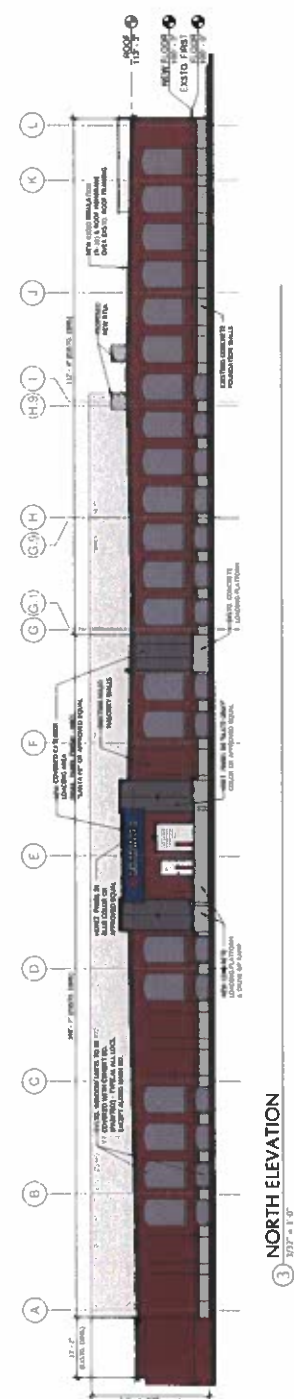
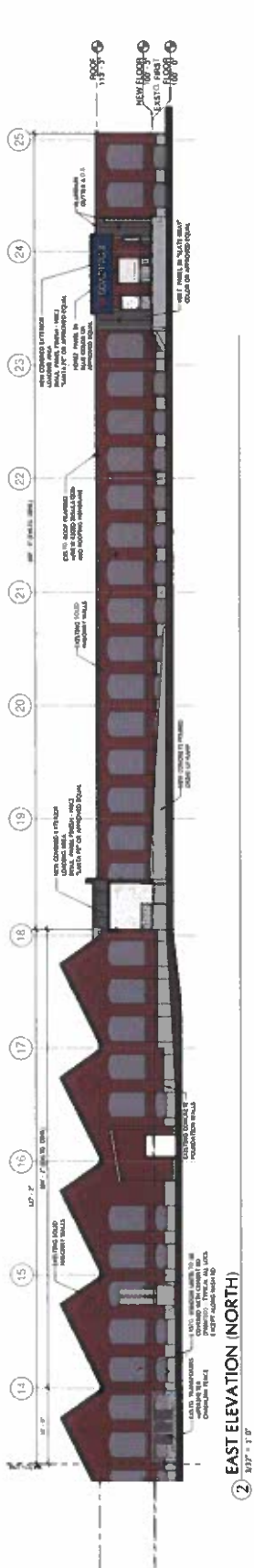
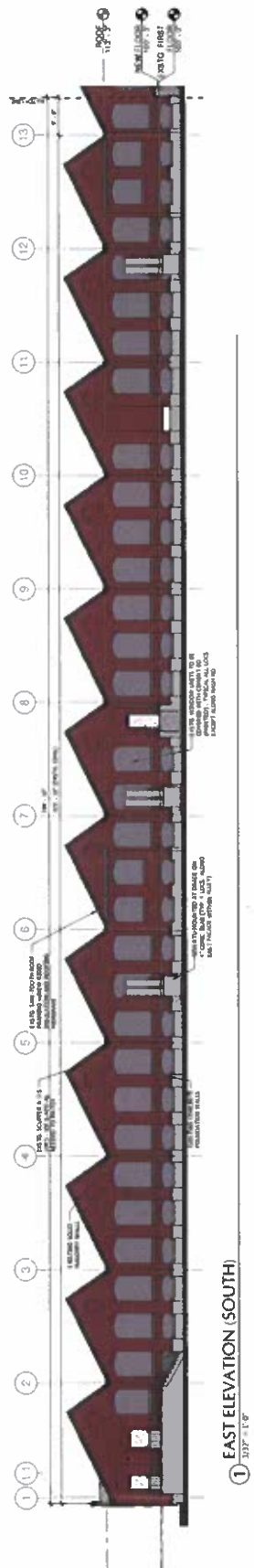












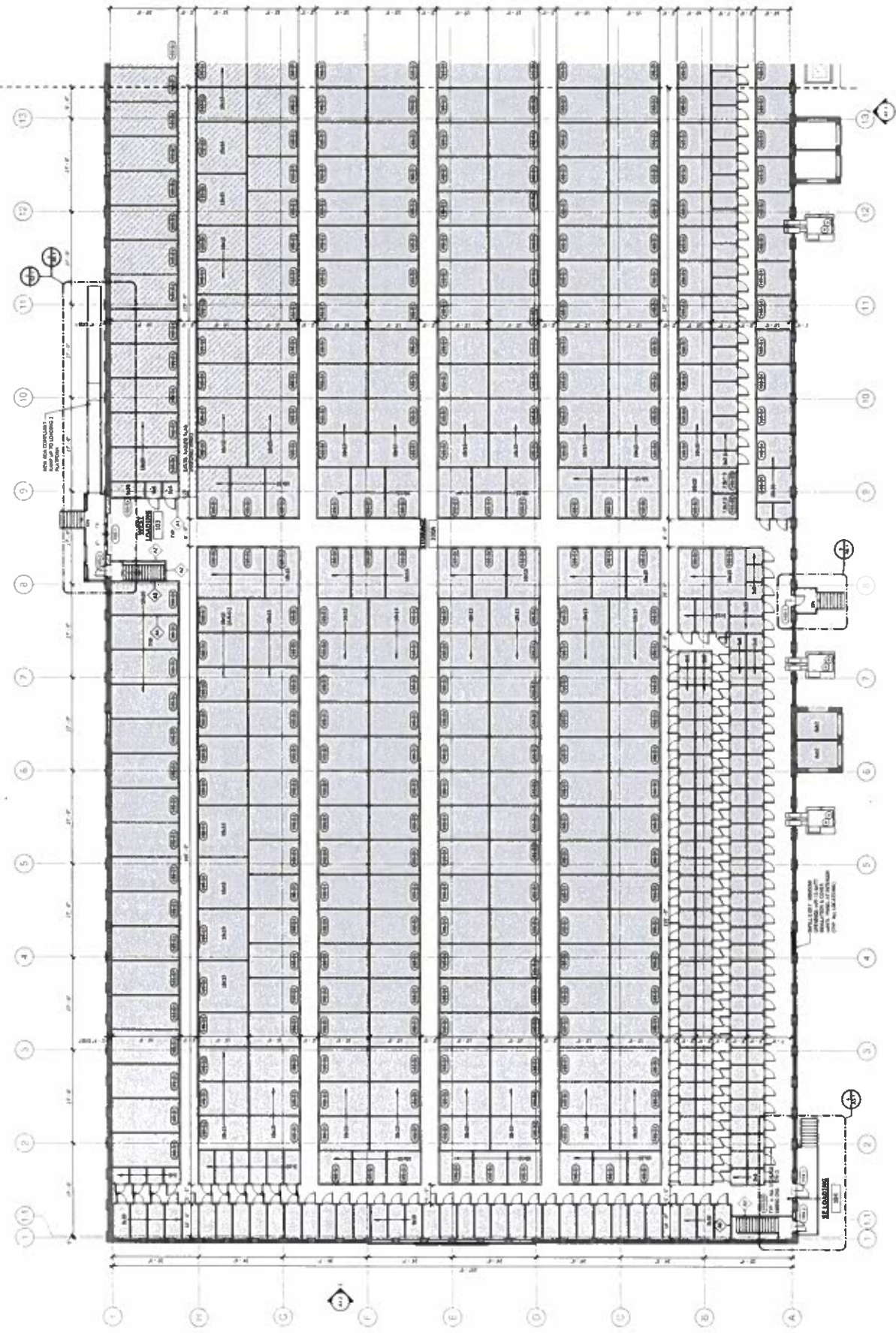






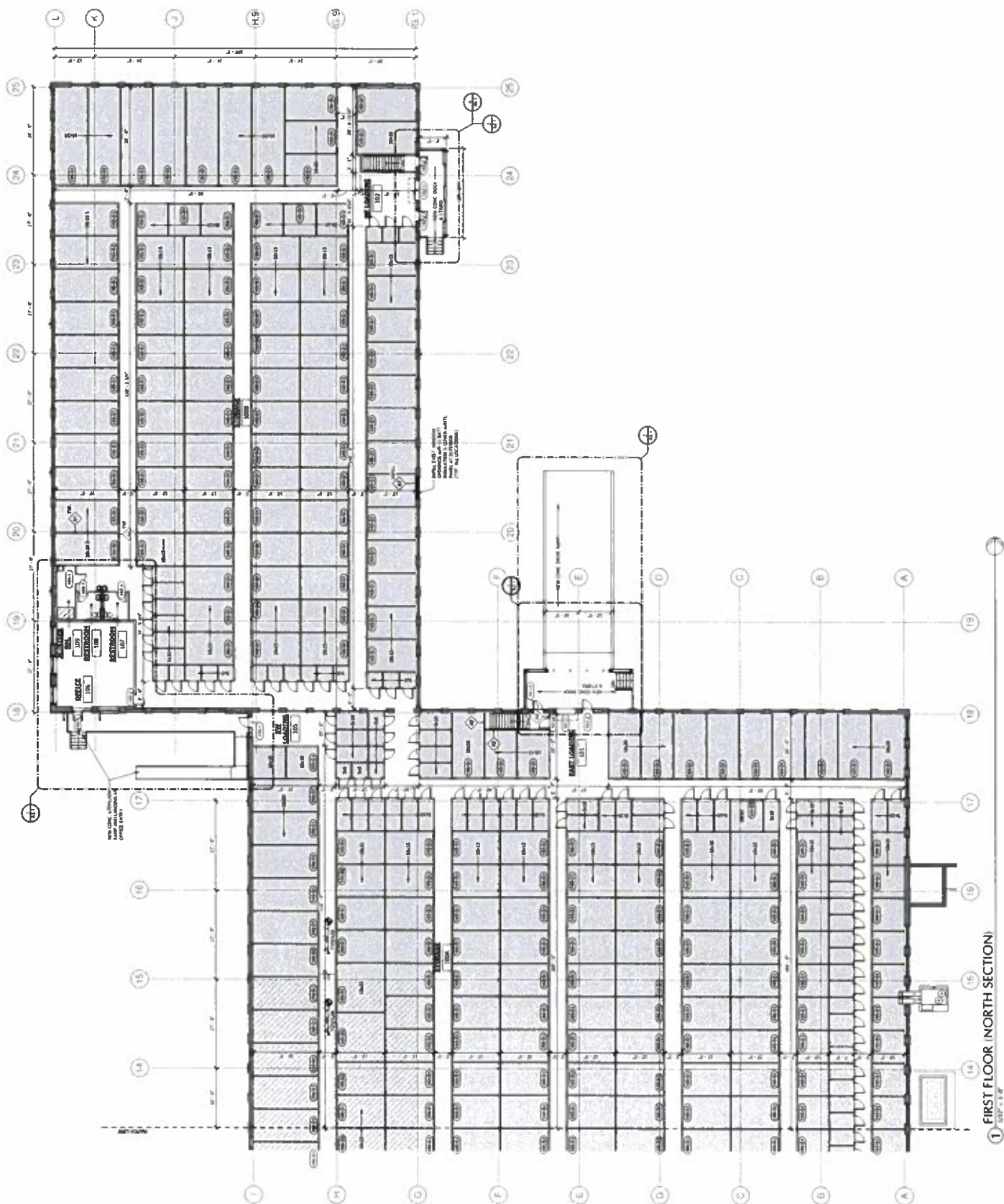






1 FIRST FLOOR (SOUTH SECTION)  
 3/16" = 1'-0"









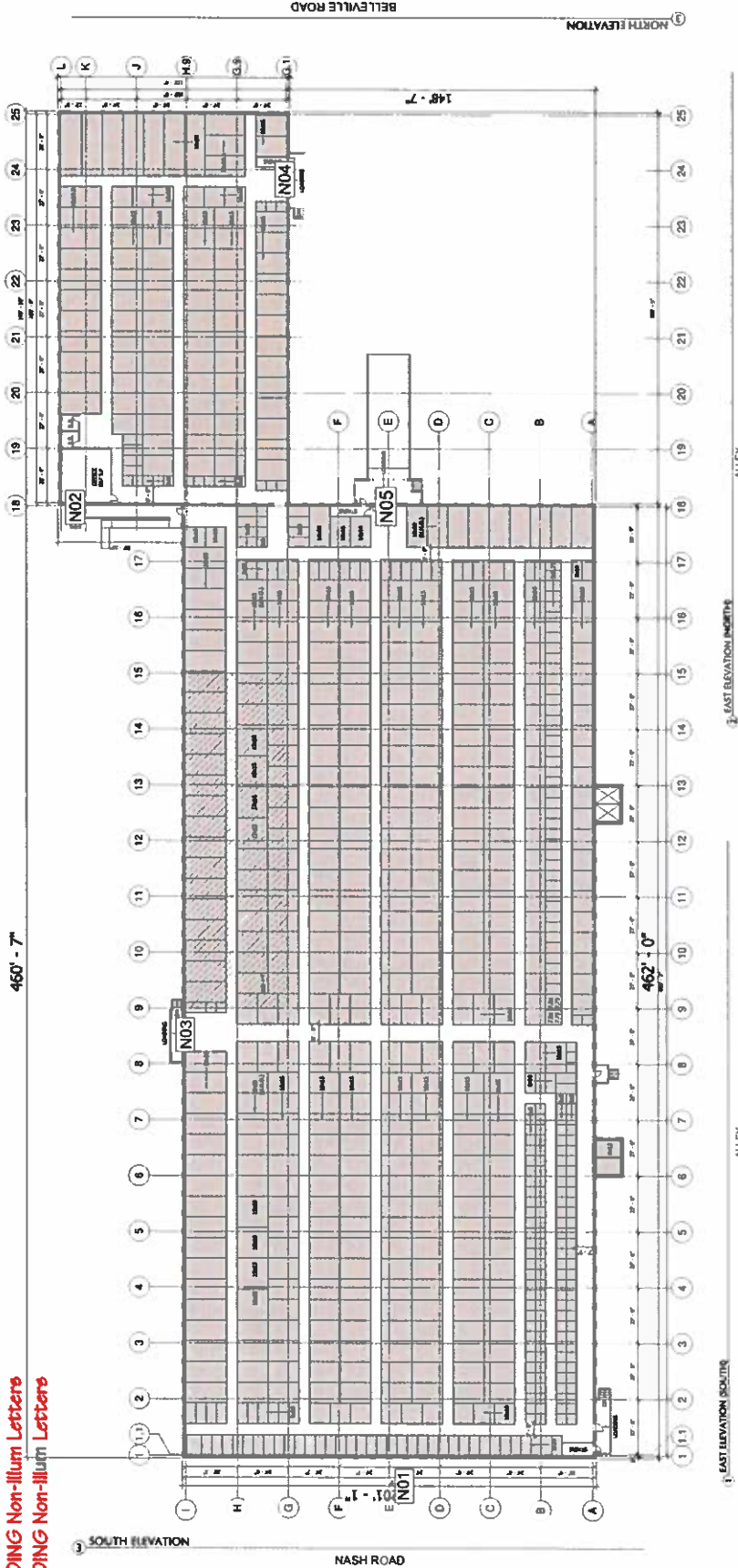


- N01 - Illuminated Channel Letters
- N02 - Illuminated Channel Letters
- N02a - OFFICE Non-Illum Letters
- N02b - Door Vinyl
- N03 - LOADING Non-Illum Letters
- N04 - LOADING Non-Illum Letters
- N05 - LOADING Non-Illum Letters

WEST ELEVATION (NORTH)

EDISON STREET

460' - 7"



OVERALL BUILDING PLAN

**NATIONAL SIGN CORPORATION**  
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Berlin, CT 06037  
Ph: (860) 824-9660

MASSACHUSETTS  
21 Landon Way  
North Attleboro, MA  
Ph: (508) 898-4838

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CLIENT / PROJECT LOCATION:  
**STORE SPACE**

ADDRESS:

305 NASH RD  
NEW BEDFORD, MA

DRAWING NO:

08600-01

PROJECT MANAGER:

JOANN

REVISIONS/NOTES:

DRAWN BY:

DDD

DRAWING DATE:

08/04/21

FILE LOCATION:

picture space/store building, newbedford

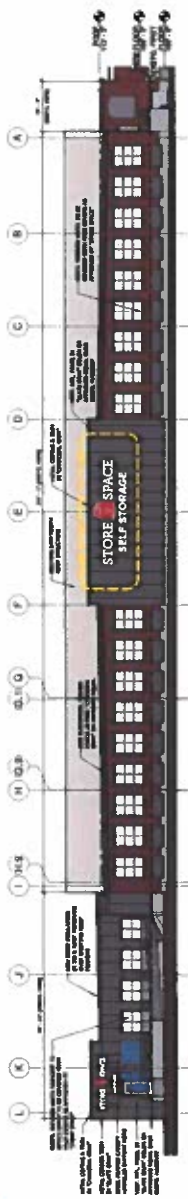
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL SIGN MANUFACTURING ASSOCIATION (NSMA) AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



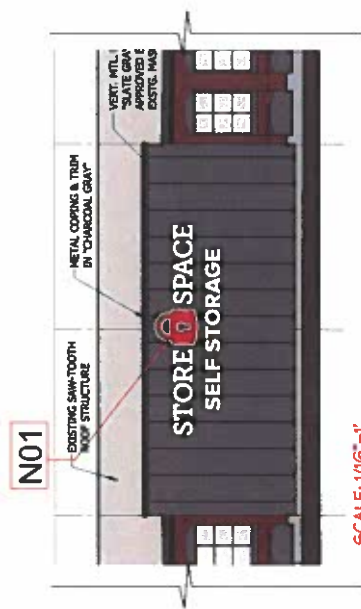
E104024



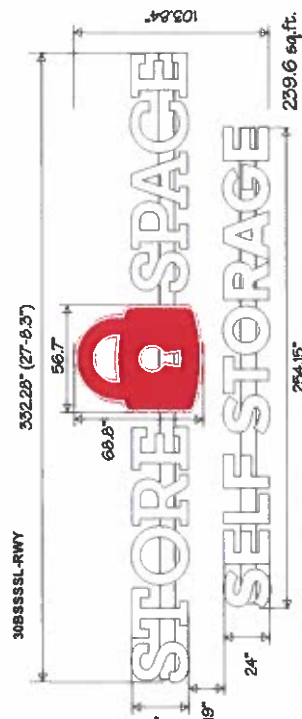
N01



3 SOUTH ELEVATION  
SCALE: 1/32"=1'



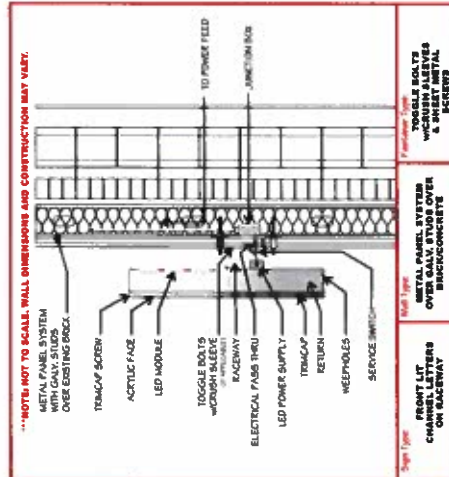
SCALE: 1/16"=1'



SCALE: 3/16"=1'

- COLORS:**
- BLUE: 3M 3630-36 / MP 2075
  - RED: 3M 3630-73 / MP 2172
  - WHITE

- GENERAL NOTES:**
- FRONT LIT CHANNEL LETTERS ON RACEWAY
  - > 4" DEEP RETURNS - .040" ALUMINUM (WHITE)
  - > .063" ALUMINUM BACKS
  - > 3/16" WHITE ACRYLIC FACES
  - > 1" TRIMCAP (WHITE - MATCH RETURN COLOR)
  - > SLOAN WHITE LEDS
  - > WEEPHOLES
  - > MOUNTED TO EXISTING ALUMINUM RACEWAY
  - > POWER SUPPLIES LOCATED IN RACEWAY
- FRONT LIT LOGO (LOCK)**
- CHANNEL LETTER ON RACEWAY**
- > 4" DEEP RETURNS - .063" ALUMINUM (RED)
  - > .125" ALUMINUM BACKS
  - > 3/16" WHITE LEVAN FACE w/ RED VINYL
  - > 1" TRIMCAP (MATCH RETURN COLOR)
  - > SLOAN WHITE LEDS
  - > WEEPHOLES
  - > MOUNTED TO EXISTING ALUMINUM RACEWAY
  - > POWER SUPPLIES LOCATED IN RACEWAYS
- POWER REQUIREMENTS:**
- > (1) 20 AMP-120 VOLT CIRCUIT
- SIGN CALCULATIONS**
- > PROPOSED: 239.6 sq.ft.



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Ph: (860) 628-0660

**MASSACHUSETTS**  
21 Larsen Way  
North Attleboro, Ma  
Ph: (888) 808-4838

**CLIENT PROJECT LOCATION:**

**ADDRESS:** 305 MASH RD  
NEW BEDFORD, MA

**FILE LOCATION:** g:\store space\new bedford, ma\drawings

**DRAWING TO:** 69600-10

**DRAWING DATE:** 06/30/21

**PROJECT MANAGER:** JOANN

**DRAWN BY:** DDD

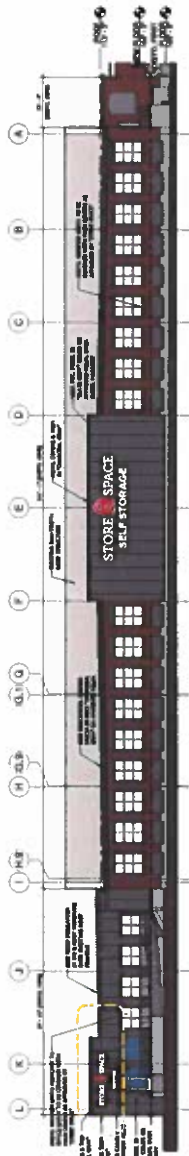
**REVISIONS/NOTES:**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 408 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS SIGNING IS FOR PROPER GROUNDING AND BONDING ONLY. SEE E.N.

**UL**

E164024





3 SOUTH ELEVATION  
SCALE: 1/32" = 1'

**COLORS:**  
 BLUE: 3M 3630-36 / MP 2075  
 RED: 3M 3630-73 / MP 2172  
 WHITE

**GENERAL NOTES:**

- FRONT LIT CHANNEL LETTERS ON RACEWAY**
- > 3" DEEP RETURNS - .040" ALUMINUM (WHITE)
  - > .063" ALUMINUM BACKS
  - > 3/16" WHITE ACRYLIC FACES
  - > 1" TRIMCAP (WHITE - MATCH RETURN COLOR)
  - > SLOAN WHITE LEDS
  - > WEEPHOLES
  - > MOUNTED TO EXISTING ALUMINUM RACEWAY
  - > POWER SUPPLIES LOCATED IN RACEWAY

**FRONT LIT LOGO(LOCK)**

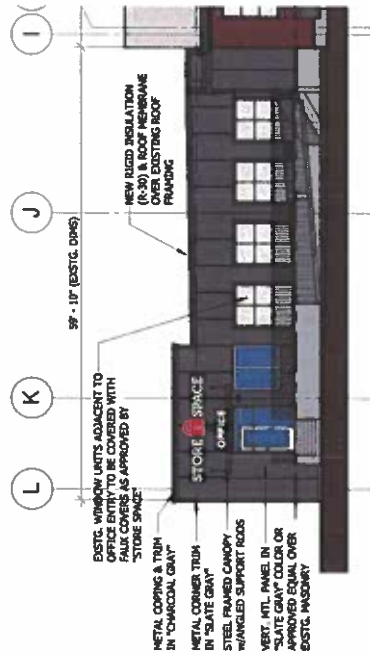
- CHANNEL LETTER ON RACEWAY**
- > 3" DEEP RETURNS - .063" ALUMINUM (RED)
  - > .125" ALUMINUM BACKS
  - > 3/16" WHITE LEVON FACE w/ RED VINYL
  - > 1" TRIMCAP (MATCH RETURN COLOR)
  - > SLOAN WHITE LEDS
  - > WEEPHOLES
  - > MOUNTED TO EXISTING ALUMINUM RACEWAY
  - > POWER SUPPLIES LOCATED IN RACEWAYS

**POWER REQUIREMENTS:**

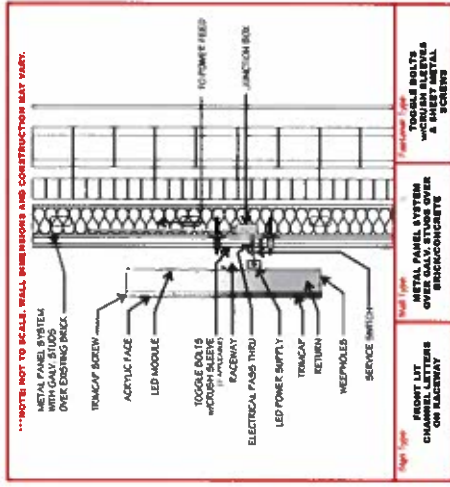
- > (1) 20 AMP-120 VOLT CIRCUIT

**SIGN CALCULATIONS**

- > PROPOSED: 39.45 sq. ft.

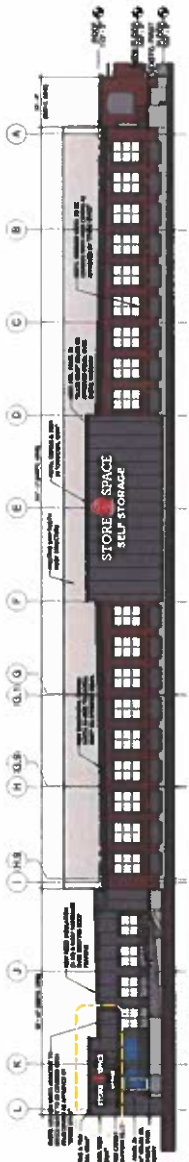


3 SOUTH ELEVATION  
SCALE: 1/16" = 1'

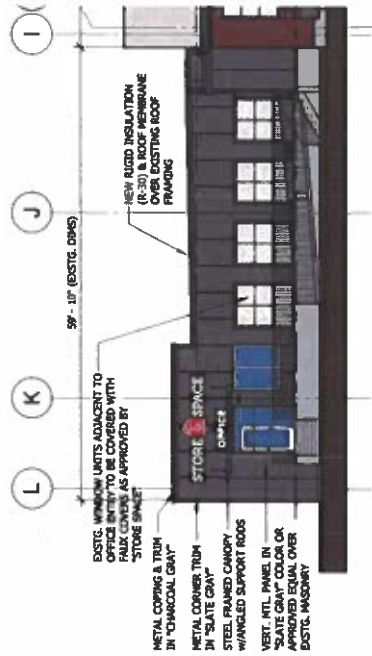


|   |  |   |  |  |   |                                |   |
|---|--|---|--|--|---|--------------------------------|---|
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|   | <p>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL SIGN MANUFACTURING ASSOCIATION (NSMA) AND OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p>   |   |  |  |   |                                |   |
|   | <p><b>FRONT LIT CHANNEL LETTERS ON RACEWAY</b></p> <ul style="list-style-type: none"> <li>&gt; 3" DEEP RETURNS - .040" ALUMINUM (WHITE)</li> <li>&gt; .063" ALUMINUM BACKS</li> <li>&gt; 3/16" WHITE ACRYLIC FACES</li> <li>&gt; 1" TRIMCAP (WHITE - MATCH RETURN COLOR)</li> <li>&gt; SLOAN WHITE LEDS</li> <li>&gt; WEEPHOLES</li> <li>&gt; MOUNTED TO EXISTING ALUMINUM RACEWAY</li> <li>&gt; POWER SUPPLIES LOCATED IN RACEWAY</li> </ul>  |   |  |  |   |                                |   |
|   | <p><b>FRONT LIT LOGO(LOCK)</b></p> <ul style="list-style-type: none"> <li>&gt; 3" DEEP RETURNS - .063" ALUMINUM (RED)</li> <li>&gt; .125" ALUMINUM BACKS</li> <li>&gt; 3/16" WHITE LEVON FACE w/ RED VINYL</li> <li>&gt; 1" TRIMCAP (MATCH RETURN COLOR)</li> <li>&gt; SLOAN WHITE LEDS</li> <li>&gt; WEEPHOLES</li> <li>&gt; MOUNTED TO EXISTING ALUMINUM RACEWAY</li> <li>&gt; POWER SUPPLIES LOCATED IN RACEWAYS</li> </ul> <p><b>POWER REQUIREMENTS:</b></p> <ul style="list-style-type: none"> <li>&gt; (1) 20 AMP-120 VOLT CIRCUIT</li> </ul> <p><b>SIGN CALCULATIONS</b></p> <ul style="list-style-type: none"> <li>&gt; PROPOSED: 39.45 sq. ft.</li> </ul> |   |  |  |   |                                |   |





3 SOUTH ELEVATION  
SCALE: 1/32" = 1'



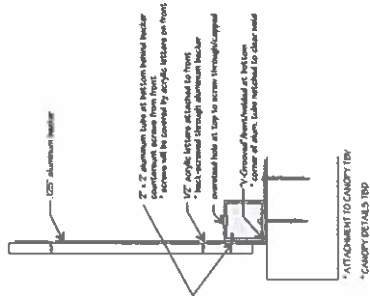
3 SOUTH ELEVATION  
SCALE: 1/32" = 1'

OFFICE

1/2" acrylic letters attached to front  
- back-screwed through aluminum backer  
- letters cover screws from backer to tube

OFFICE

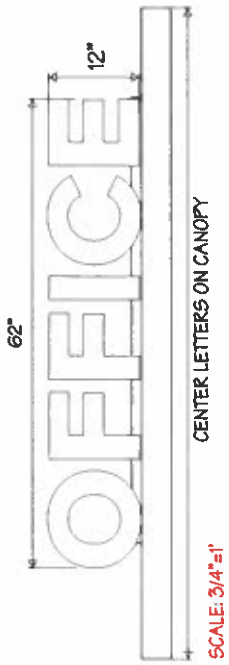
2" x 2" aluminum tube at bottom  
- tube is back-screwed through aluminum backer  
- screws will be covered by acrylic letters on front  
- 1/4" Grooved front welded at bottom



- COLORS**
- WHITE
- POWER REQUIREMENTS:**
- N/A - NON-ILLUMINATED
- SIGN CALCULATIONS**
- OFFICE: 5.17 sq. ft.

**GENERAL NOTES**

- > 1/2" ACRYLIC LETTERS
- > LETTERS MOUNTED TO ALUMINUM BACKER
- > BACK SCREWED WITH COUNTERSUNK SCREWS
- > SIGNS INSTALLED ON TOP OF CANOPY
- > CANOPY DETAILS TBD
- > NON-ILLUMINATED
- > ALUMINUM BACKER/TUBE/FRAME PAINTED TO MATCH COLOR OF WALL BEHIND IT
- > LETTERS PAINTED MATTE WHITE

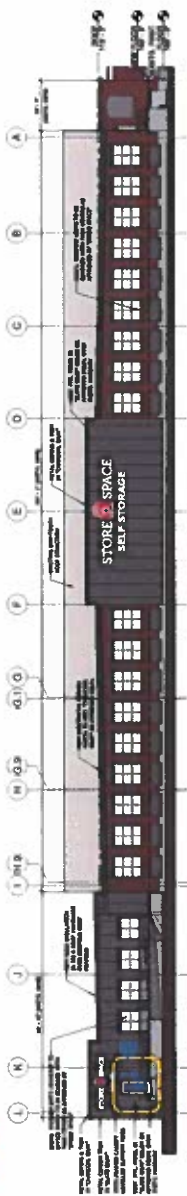


CENTER LETTERS ON CANOPY  
SCALE: 3/4" = 1'

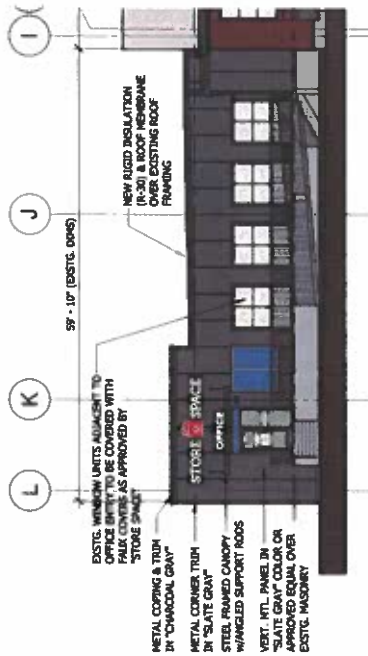
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|--|---|--|--|--|--|--|
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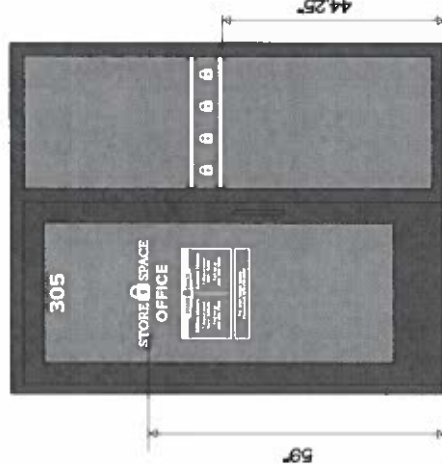
NO2B



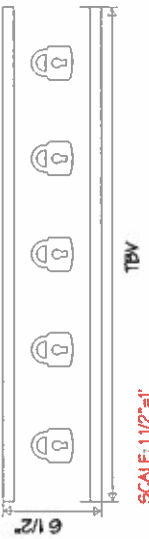
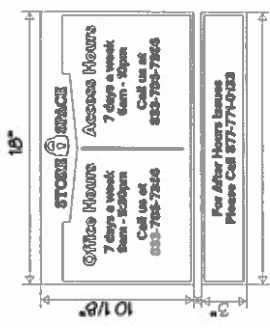
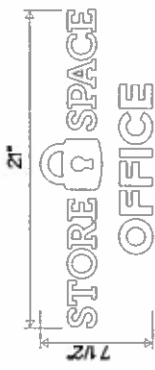
3 SOUTH ELEVATION  
SCALE: 1/32"=1'



3 SOUTH ELEVATION  
SCALE: 1/16"=1'



305



SCALE: 1 1/2"=1'



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North Attleboro, Ma  
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**STORE SPACE**

**ADDRESS**  
305 MASH RD  
NEW BEDFORD, MA  
**FILE LOCATION:**  
photos specsheet bedford, newbedford

**DRAWING NO:**  
69600-14

**DRAWING DATE:**  
06/30/21

**PROJECT MANAGER:**  
JOANN

**DRAWN BY:**  
DDD

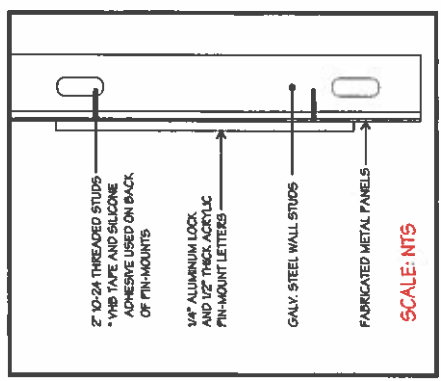
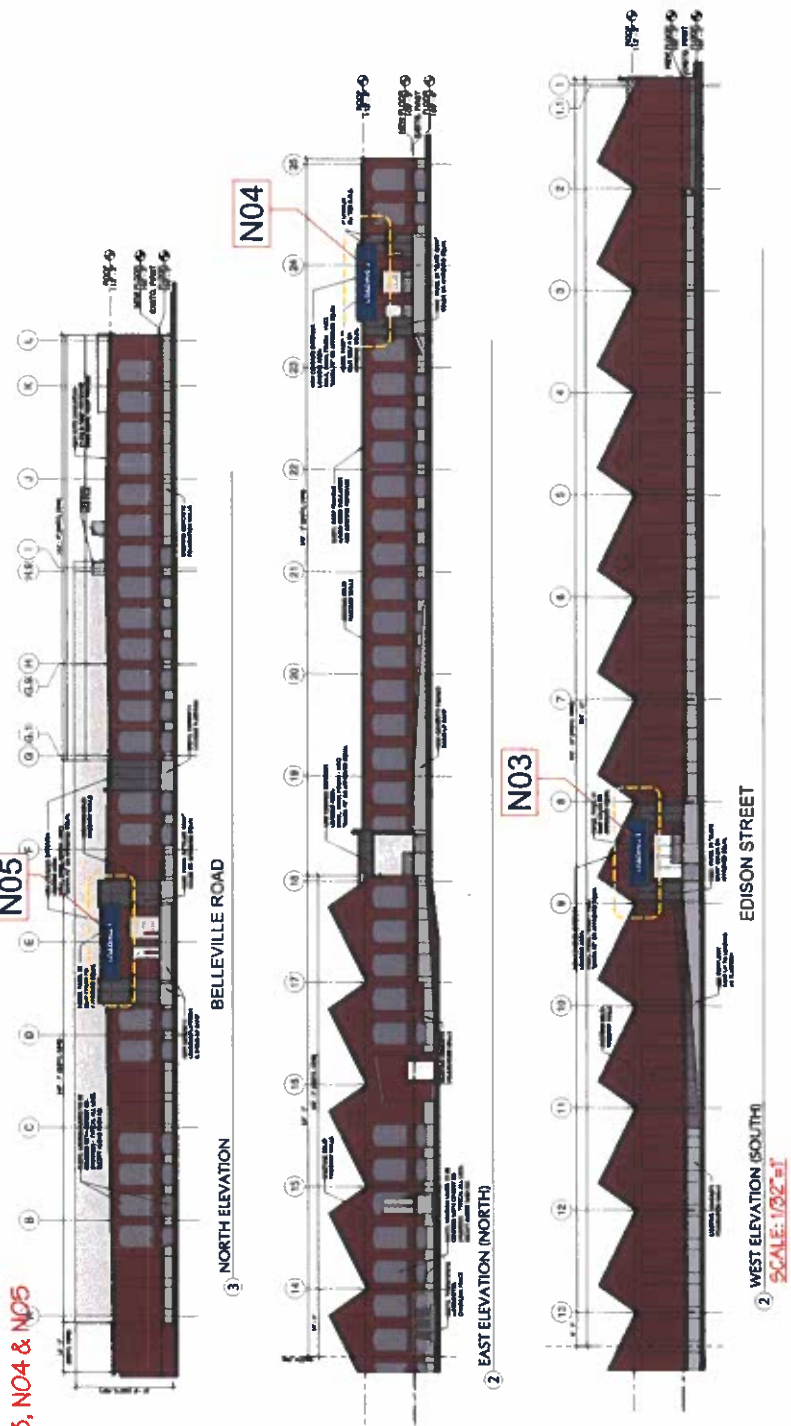


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E164024



# N03, N04 & N05



COLORS:

WHITE

## GENERAL NOTES

- > 1/2" ACRYLIC LETTERS
- > LETTERS MOUNTED TO WALL
- > MOUNTED w/ 2" 10-24 ALUMINUM STUDS
- > NON-ILLUMINATED SIGNAGE
- (3) SETS OF LETTERS

## SIGN CALCULATIONS

- SIGN PROPOSED:

**NATIONAL SIGN CORPORATION**  
www.nationalsign.com

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790 Four Rod Rd.  
Bristol, CT 06010  
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North Attleboro, MA  
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**STORE SPACE**

CLIENT / PROJECT LOCATION:  
305 NASH RD  
NEW BEDFORD, MA

ADDRESS:  
305 NASH RD  
NEW BEDFORD, MA

PROJECT MANAGER: JOANN  
DRAWING NO: 69600-13  
DRAWING DATE: 06/30/21  
DRAWN BY: DDD

REVISIONS/NOTES  
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UL E164024