

P L Y M O U T H
R O C K
S T U D I O S

Plymouth Rock Studio

Plymouth Rock Realty Investments LLC

Project Statement- Applicant's Vision

The master plan design complies with the design standard intent of creating a low impact development mixed use development respecting the land and creating a vibrant, creative environment for advancement of the digital arts and community in Plymouth.

- The master plan complies with the MEOPD buffer and setback requirements with the specific intent of screening the development from Long Pond Road.
- The development utilizes sustainable water storm management techniques; underground utilities; landscaped surface parking and multiple structured parking facilities; and screened service areas.
- The planning retains generous quantities of open space with mature trees, landscape and wetlands; includes landscaped parks and public areas which encourage passive recreation and circulation; and provides shared use paths and access to the open space for active recreation purposes.
- The total development program is below the maximum 2,000,000 zoning square footage restriction.
- The master plan respects the rural nature of the site and blends the buildings with the existing topography to the maximum extent possible. The height and scale of the buildings are in compliance with the MEPOD zoning restrictions and will utilize a variety of regional materials as discussed in the design guidelines. Daylight and views to the landscape are provided to all program buildings.
- The development will utilize many sustainable features including high performance building techniques, advanced energy management systems; renewable energy systems; alternate powered transportation systems; rain water harvesting and water conservation equipment; day lighting; and regional and recycled materials.

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|-------------------------------------|---|---|-----------------------|
| LEGEND | 11 post production | 22 hotel | 33 wetland |
| 1 access road | 12 18k sound stages | 23 hotel / retail structured parking | 34 berm buffer |
| 2 main entry gate | 13 24k sound stages | 24 bungalows | |
| 3 back entry gate | 14 production support | 25 amenity village apartments | |
| 4 emergency service gate | 15 park office | 26 education / research office | |
| 5 amenity village | 16 stages structured parking | 27 education facility | |
| 6 cultural center | 17 production services warehouse | 28 education structured parking | |
| 7 screening theater | 18 central shops | 29 single family homes | |
| 8 commissary | 19 central plant | 30 maintenance building | |
| 9 hilltop offices | 20 transportation camp | 31 pumping station | |
| 10 hilltop parking structure | 21 exterior sets | 32 reflecting pond | |





LEGEND

-  Parking
-  Roads



LEGEND

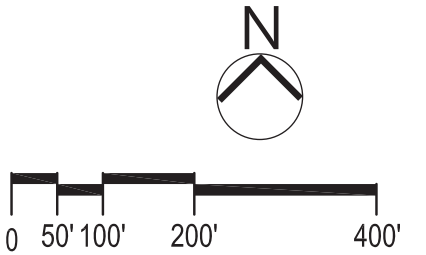
-  Shared Use Path
-  Pedestrian





LEGEND

- 1 18k sound stages
- 2 covered parking serving the sound stages
- 3 park office building
- 4 café
- 5 water feature
- 6 park
- 7 24k sound stages
- 8 production warehouse
- 9 not used
- 10 equipment shed
- 11 mill
- 12 cogen central plant
- 13 fuel depot
- 14 transportation camp
- 15 parking serving the hilltop
- 16 post production
- 17 commissary (existing clubhouse)
- 18 storm water retention
- 19 surface parking with bioswales
- 20 10 acre back lot
- 21 security gate to studios
- 22 truck parking
- 23 production boulevard
- 24 production support with green roof
- 25 truck service ring road
- 26 hilltop plaza
- 27 covered loading dock area





1 Overflow Pond



2 Retention Pond



3 Rainwater Cisterns



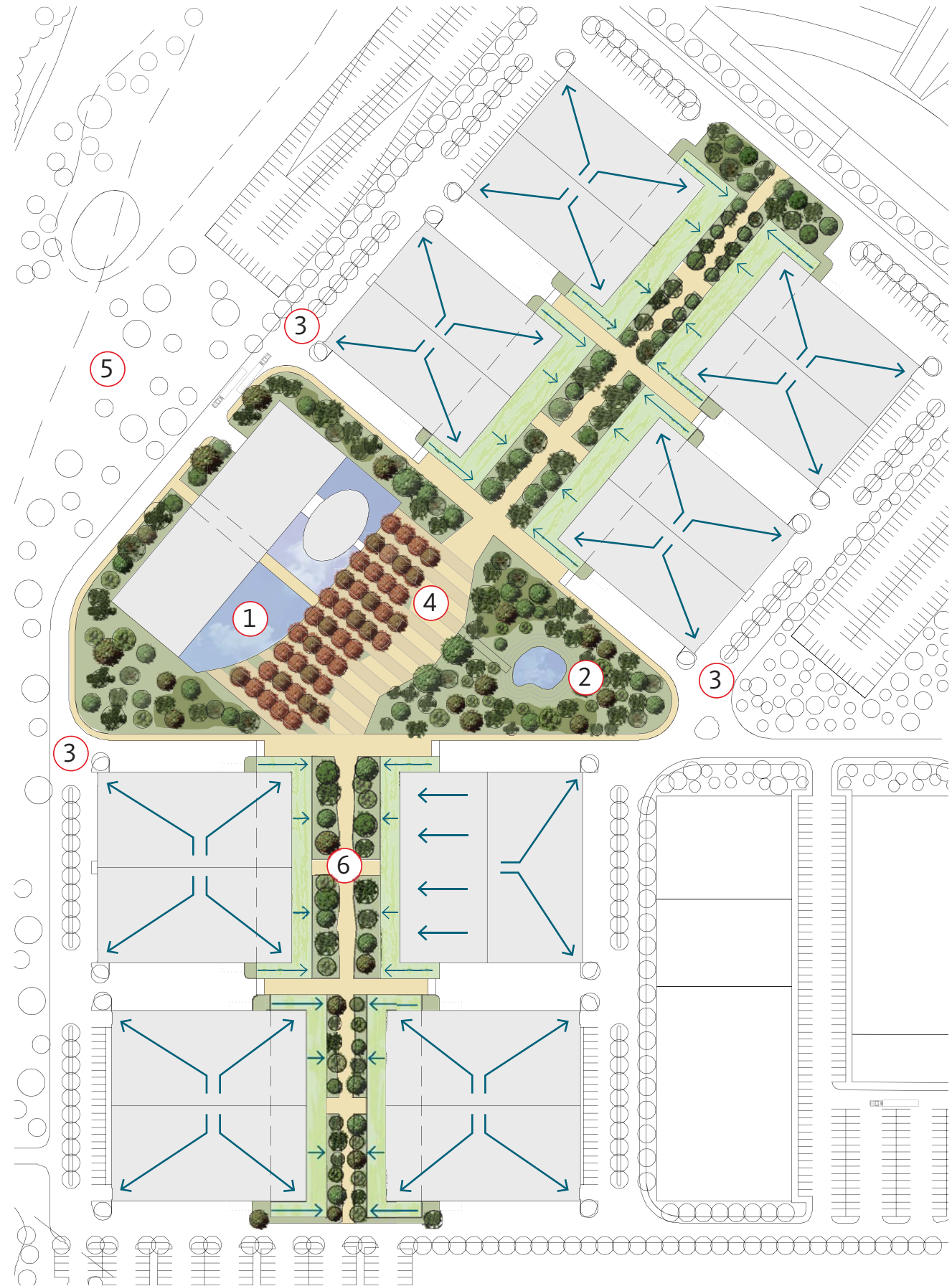
4 Porous Pavers



5 Xeriscaping



6 Porous Pavers



Black Oak



Grey Birch



High Brush Blueberry



Rhodora



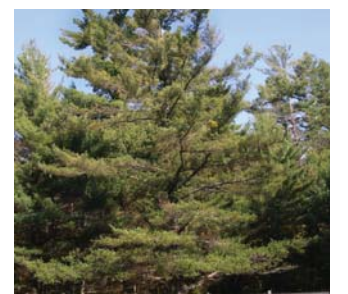
Northern Red Oak



Retention Pond



Pitch Pine



Red Pine



1 Rain Scupper



2 Green Roof



3 Rain Leader



4 Bio Swale



5 Sculpted Landscape



6 Stone Bench



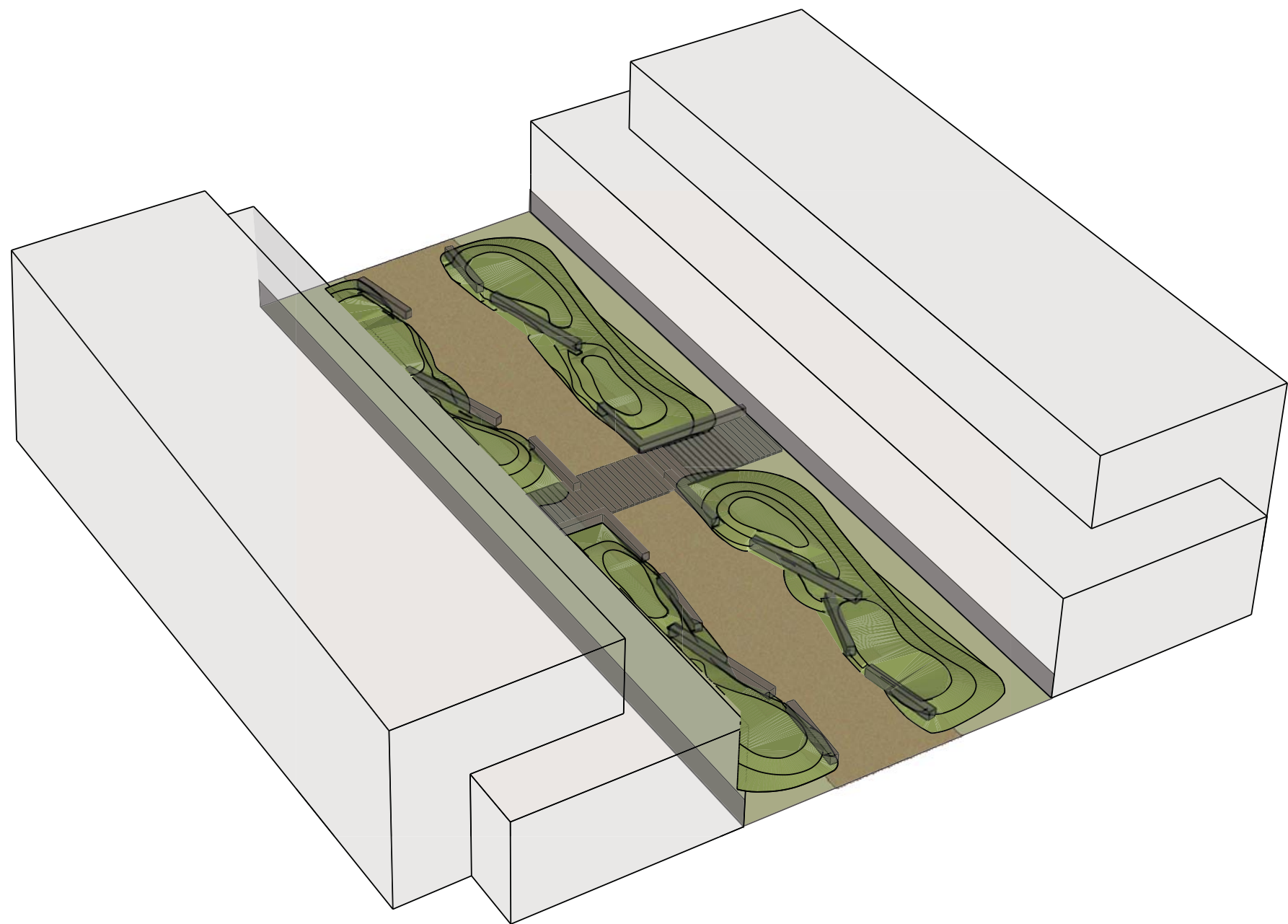
7 Recycled Paving



8 Planting Area



9 Replanted Trees









LEGEND

- 1 security gate to studios and hilltop
- 2 existing lined pond
- 3 storm water retention
- 4 reflecting pond
- 5 theater
- 6 plaza
- 7 event space
- 8 pedestrian walk / emergency access
- 9 post production
- 10 commissary (existing clubhouse)
- 11 loading dock
- 12 surface parking with bioswales
- 13 covered parking serving the offices
- 14 office building
- 15 chef's garden
- 16 existing stand of trees
- 17 evergreen trees

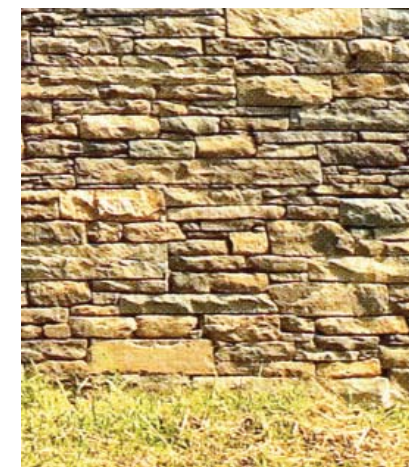




WOOD ARTICULATION



INTEGRATED CURTAIN WALL



FIELDSTONE

Project	Plymouth Rock Studios	Project Number	11.6250.950
Description	SETBACK WAIVER REQUEST AT SECURITY BOOTH GATE	Issue/Rev	
Prepared by	JTH	Date	03.06.2009
Scale	1/32"		

