

LOCUS MAP SCALE: 1"=2,000±



- ZONING DATA -
DISTRICT: MUB (MIXED USE BUSINESS)

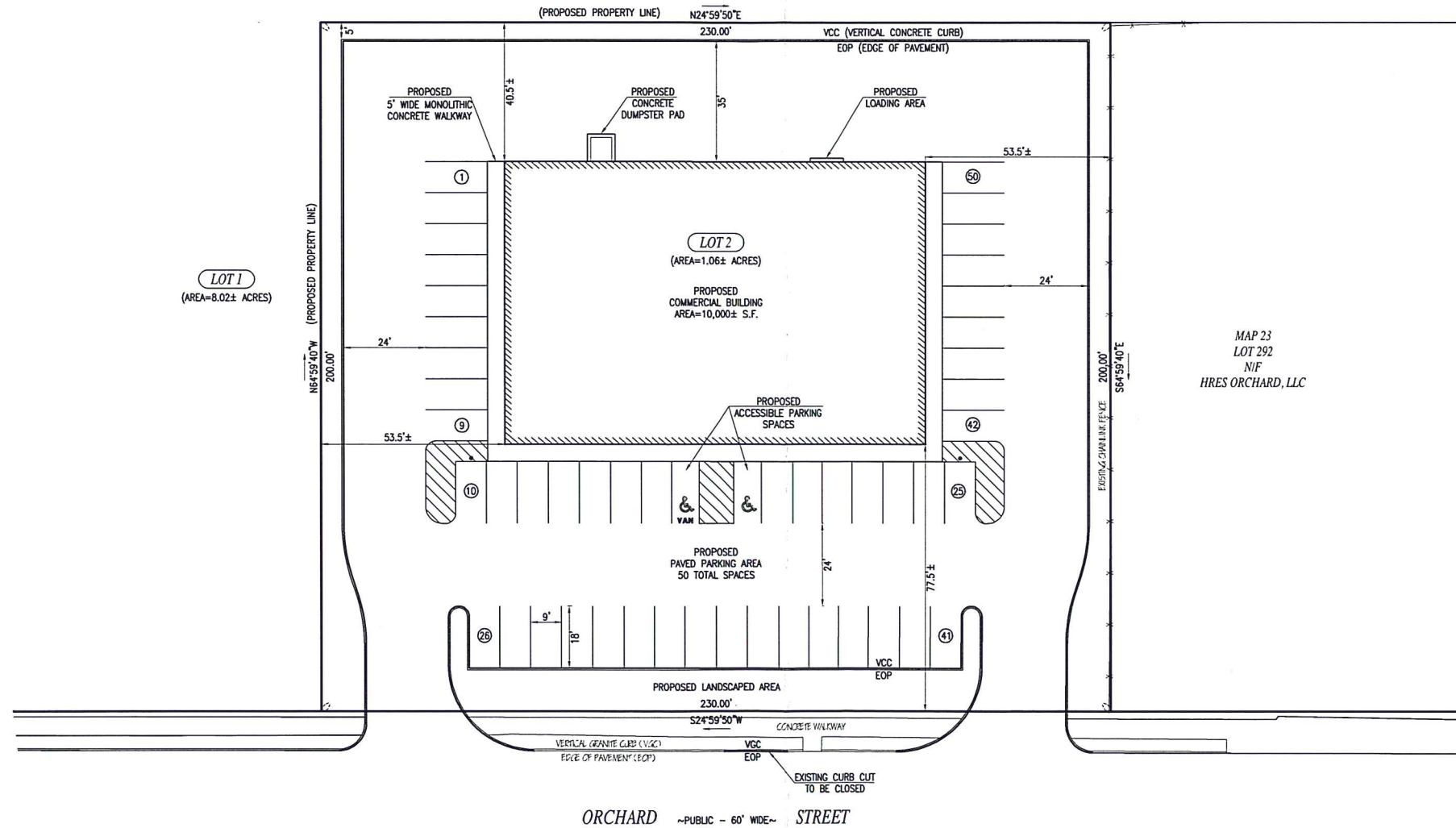
DESCRIPTION	REQUIRED	PROVIDED
LOT AREA	8,000 S.F.	46,174± S.F.
LOT FRONTAGE	0 FT	230.00 FT
FRONT SETBACK	30 FT	77.5± FT
SIDE SETBACK	10 FT	53.5± FT
REAR SETBACK	10 FT	40.5± FT
BUILDING HEIGHT (MAXIMUM)	100 FT	22.9± FT
BUILDING COVERAGE (MAXIMUM)	100 %	21.7± %
LOT COVERAGE (MAXIMUM)	100 %	86.7± %

- PARKING REQUIREMENT -
PRINCIPAL USE: RETAIL STORE

REQUIREMENT	REQUIRED	PROVIDED
ONE (1) SPACE PER EACH 200 S.F. OF GROSS FLOOR AREA, BUT NOT LESS THAN TWO (2) SPACES FOR EACH BUSINESS USE INTENDED TO OCCUPY THE PREMISES. AFTER 20,000 S.F. GROSS FLOOR AREA, ONE SPACE PER 400 S.F.	50 SPACES	50 SPACES

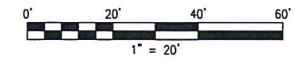
- LOADING REQUIREMENT -
PRINCIPAL USE: RETAIL STORE

REQUIREMENT	REQUIRED	PROVIDED
ONE LOADING SPACE FOR EACH BUILDING CONTAINING MORE THAN 5,000 AND LESS THAN 10,000 S.F. OF GROSS FLOOR AREA. THEREAFTER, ONE (1) ADDITIONAL LOADING SPACE SHALL BE REQUIRED FOR EACH ADDITIONAL 25,000 S.F. OF GROSS FLOOR AREA.	1 SPACE	1 SPACE



MAP 23
LOT 292
N1F
HRES ORCHARD, LLC

ORCHARD ~PUBLIC - 60' WIDE~ STREET



REVISIONS

NO.	DATE	DESCRIPTION



www.FarlandCorp.com

401 COUNTY STREET
NEW BEDFORD, MA 02740
P.508.717.3479
OFFICES IN:
•TAUNTON
•MARLBOROUGH
•WARWICK, RI

DRAWN BY: MJW
DESIGNED BY: MJW
CHECKED BY: CAF

SITE PLAN

WS ORCHARD STREET
PORTION OF ASSESSORS MAP 23 LOT 158
NEW BEDFORD, MASSACHUSETTS

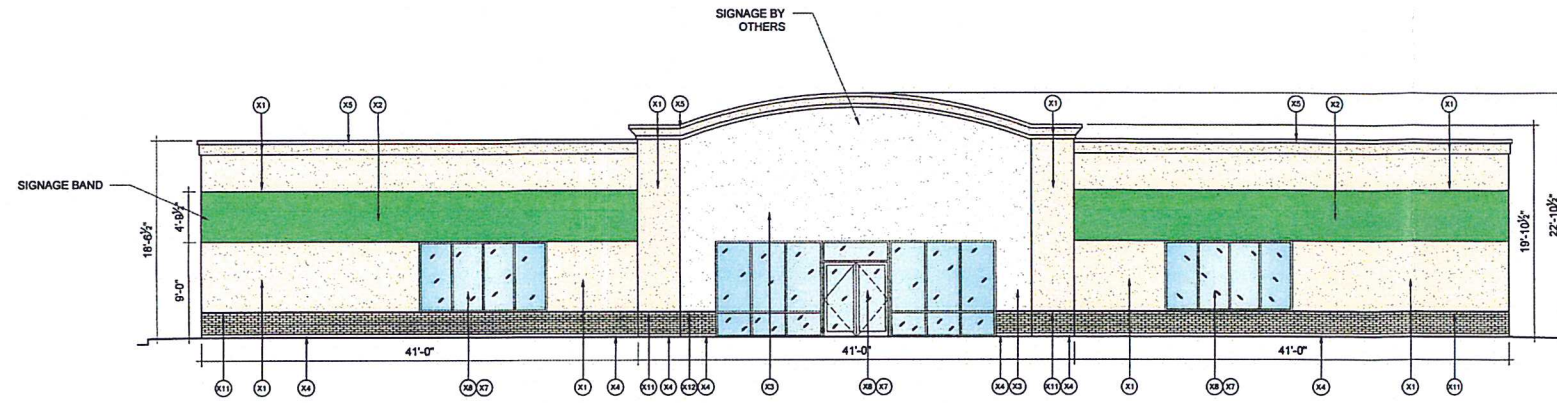
PREPARED FOR:
LUSCOTTI DEVELOPMENT
83 ORCHARD HILL PARK DRIVE
LEONISTER, MA 01453

APRIL 22, 2019
SCALE: 1"=20'
JOB NO. 19-210
LATEST REVISION:

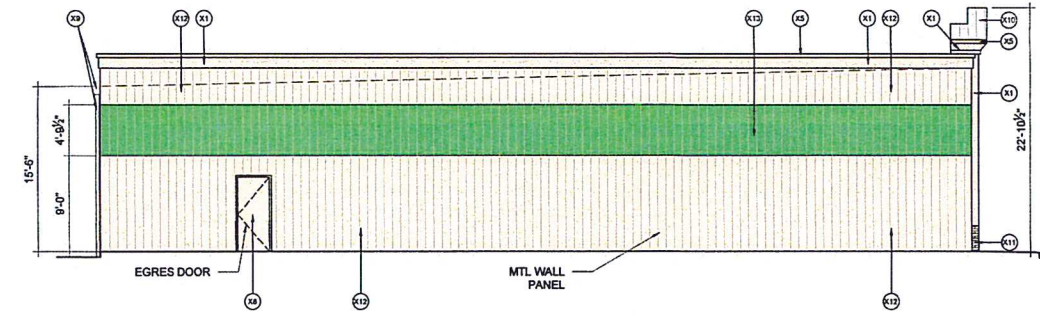
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RECORD OWNER:
ASSESSORS MAP 23 LOT 158
CLARK'S COVE DEVELOPMENT CO., LLC
651 ORCHARD STREET, SUITE 200
NEW BEDFORD, MA 02744
DEED BOOK 7223 PAGE 263

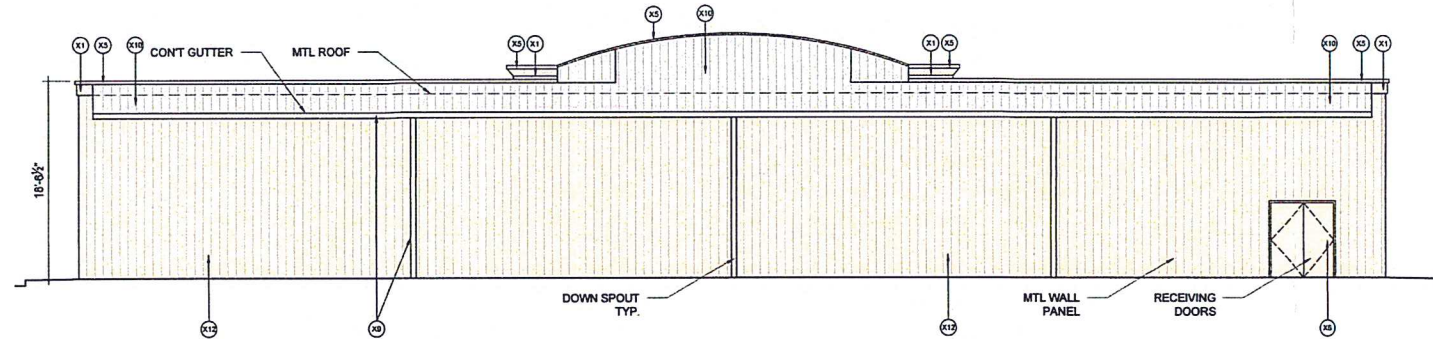
NOTES:
1. TOPOGRAPHIC AND PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN APRIL OF 2019.



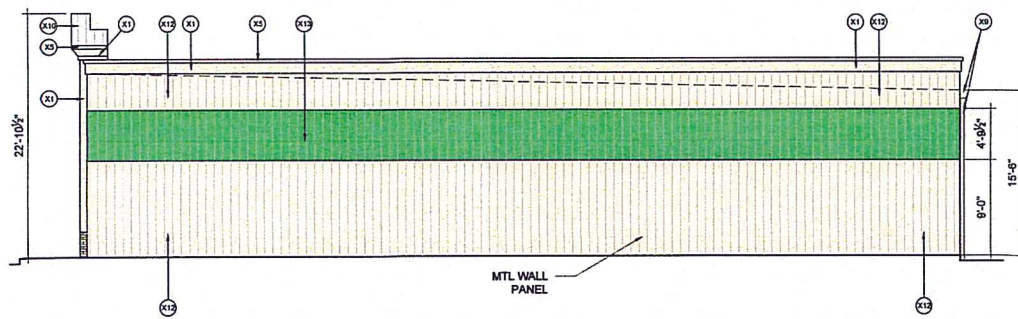
1 FRONT ELEVATION (ORCHARD ST)
SCALE: 1/8"-1'-0"



2 SIDE ELEVATION
SCALE: 1/8"-1'-0"



3 REAR ELEVATION
SCALE: 1/8"-1'-0"



4 SIDE ELEVATION
SCALE: 1/8"-1'-0"

EXTERIOR FINISH SCHEDULE			
TAG	MATERIAL/ MFG.	COLOR/ NO.	NOTES
(X1)	EIFS CLADDING	COLOR: TO MATCH SW 0050 CLASSIC LIGHT BUFF	PRE-FINISHED
(X2)	EIFS CLADDING	COLOR: TO MATCH SW 6740 KILKENNY GREEN	PRE-FINISHED
(X3)	EIFS CLADDING	COLOR: TO MATCH SW 7100 ARCADE WHITE	PRE-FINISHED
(X4)	METAL BASE FLASHING	COLOR: TO MATCH (X11)	PRE-FINISHED
(X5)	METAL COPING	COLOR: TO MATCH SW 0050 CLASSIC LIGHT BUFF	PRE-FINISHED
(X6)	METAL DOORS & FRAMES	COLOR: SW 0050 CLASSIC LIGHT BUFF	PAINTED
(X7)	METAL DOORS & FRAMES	COLOR: CLEAR ANODIZED	PRE-FINISHED
(X8)	INSULATED GLAZING	COLOR: CLEAR	TEMP WHERE REQUIRED
(X9)	GUTTERS & DOWNSPOUTS	COLOR: TO MATCH SW 0050 CLASSIC LIGHT BUFF	PRE-FINISHED
(X10)	METAL ROOF	COLOR: GALVALUME	PRE-FINISHED
(X11)	NICHHA CANYON BRICK PANEL	COLOR: SHALE BROWN	PRE-FINISHED
(X12)	METAL PANEL	COLOR: TO MATCH SW 0050 CLASSIC LIGHT BUFF	PRE-FINISHED
(X13)	METAL PANEL	COLOR: TO MATCH SW 6740 KILKENNY GREEN	PAINTED

WALL CONSTRUCTION TYPES

- EXTERIOR DEMISING WALL: PATCH AND REPAIR WALL AS REQUIRED. FINISH PER FINISH SCHEDULE, SHEET DTS.
- TENANT DEMISING WALL: 6" METAL STUD @ 16" OC WITH ONE LAYER 5/8" TYPE "X" GWB EACH SIDE TO ROOF DECK. FIRE TAPE ALL JOINTS. CONSTRUCTION SHALL COMPLY WITH UL DESIGN #1465 FOR ONE HOUR FIRE RATING OR AS REQUIRED BY CODE. FINISH PER FINISH SCHEDULE, SHEET DTS.
- TENANT DEMISING WALL: EXIST MASONRY / CONCRETE WALL. PROVIDE 7/8" (20 GAGE) METAL HAT CHANNELS @ 16" OC VERT AND ONE LAYER 5/8" GWB TO 6" ABOVE FINISHED CEILING. FINISH PER FINISH SCHEDULE, SHEET DTS.
- EXTERIOR DEMISING WALL: EXIST MASONRY / CONCRETE WALL. PROVIDE 7/8" (20 GAGE) METAL HAT CHANNELS @ 16" OC VERT AND ONE LAYER 5/8" GWB TO 6" ABOVE FINISHED CEILING. FINISH PER FINISH SCHEDULE, SHEET DTS.

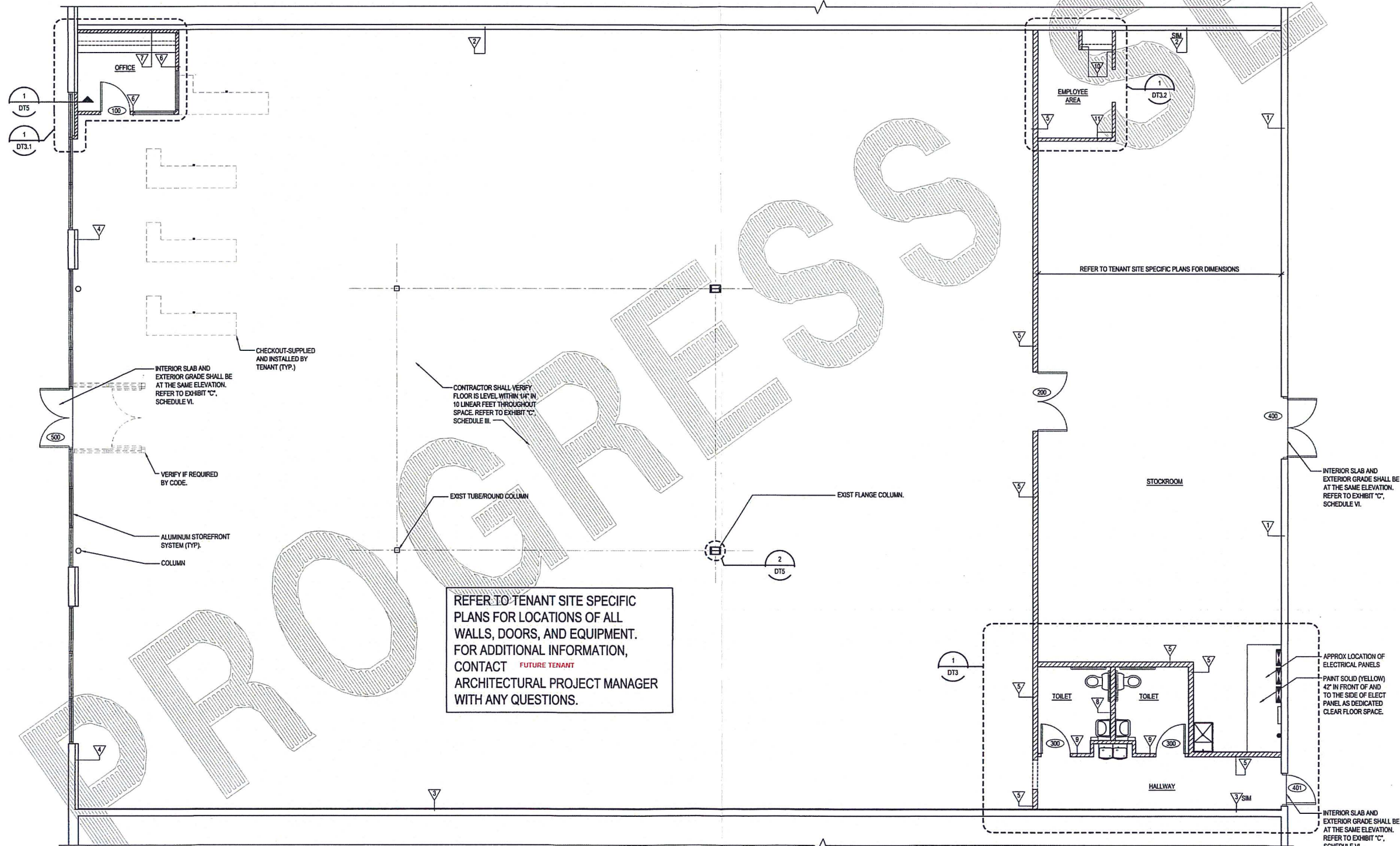
- PARTITION WALL: 6" (20 GA) METAL STUDS AT 16" OC WITH ONE LAYER 5/8" GWB EACH SIDE TO ROOF DECK. WALL SHALL BE FINISHED AND READY FOR TENANT'S FINISHES FROM FINISHED FLOOR TO ROOF DECK ON STOCKROOM SIDE AND TO 6" ABOVE PROPOSED FINISHED CEILING ON SALES AREA SIDE. FINISH PER FINISH SCHEDULE, SHEET DTS.
- OR - IF CODE INDICATES FIRE RATED SEPARATION WALL
- PARTITION WALL: 6" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" TYPE "X" GWB EACH SIDE TO ROOF DECK. FIRE TAPE ALL JOINTS. CONSTRUCTION SHALL COMPLY WITH UL DESIGN #1465 FOR ONE HOUR FIRE RATING. FINISH PER FINISH SCHEDULE, SHEET DTS.

- PARTITION WALL: 3 5/8" (20 GA) METAL STUDS AT 16" OC WITH ONE LAYER 5/8" GWB TO 8'-0" AFF. SEE DETAIL 2/DT3.1. FINISH PER FINISH SCHEDULE, SHEET DTS
- PARTITION WALL: 3 5/8" (20 GA) METAL STUDS AT 16" OC WITH ONE LAYER 5/8" GWB TO 6" ABOVE FINISHED CEILING. FINISH PER FINISH SCHEDULE, SHEET DTS
- PLUMBING PARTITION: 6" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" GWB EACH EXPOSED SIDE TO FINISHED CEILING. PLUMBING WALLS ON INTERIOR OF TOILETS SHALL HAVE WATER RESISTANT GWB. FINISH PER FINISH SCHEDULE, SHEET DTS.

- PLUMBING PARTITION: 3 5/8" (20 GA) METAL STUDS @ 16" OC WITH ONE LAYER 5/8" GWB EACH EXPOSED SIDE TO FINISHED CEILING. PLUMBING WALLS ON INTERIOR OF TOILETS SHALL HAVE WATER RESISTANT GWB. SEE DETAIL 3/DT3. FINISH PER FINISH SCHEDULE, SHEET DTS.
- PARTITION WALL: 2"x4" (FIRE RETARDANT) WOOD STUDS AT 12" OC WITH ONE LAYER (FIRE RETARDANT) 3/4" MDO PLYWOOD ON EACH SIDE TO 5'-0" AFF. SEE DETAIL 2/DT3.2. FINISH PER FINISH SCHEDULE SHEET DTS.
- PARTITION WALL: 2"x4" (FIRE RETARDANT) WOOD STUDS AT 12" OC WITH ONE LAYER (FIRE RETARDANT) 3/4" MDO PLYWOOD ON EACH SIDE TO 4'-0" AFF. SEE DETAIL 2/DT3.2. FINISH PER FINISH SCHEDULE SHEET DTS.

LANDLORD SHALL PROVIDE THEIR ARCHITECT AND ENGINEER THE SITE SPECIFIC FLOOR AND CEILING PLAN PROVIDED BY FUTURE TENANT, THIS SET OF PROTOTYPICAL DRAWINGS, AND A COPY OF THE AGREED UPON EXHIBIT "C" WITH DIAGRAMS.

LANDLORD'S ARCHITECT AND ENGINEER WILL NEED ALL THREE ITEMS PRIOR TO PRODUCING DRAWINGS TO PERMIT, BID, AND BUILD FROM FOR THEIR SCOPES.



SAMPLE FLOOR PLAN

SCALE: 1/4"=1'-0"



REFER TO TENANT SITE SPECIFIC PLANS FOR LOCATIONS OF ALL WALLS, DOORS, AND EQUIPMENT. FOR ADDITIONAL INFORMATION, CONTACT FUTURE TENANT ARCHITECTURAL PROJECT MANAGER WITH ANY QUESTIONS.

date	project	designed	drawn	checked
name	PROJECT	NAME	NAME	NAME

PROTOTYPICAL VANILLA BOX ANYWHERE USA FLOOR PLAN, WALL CONSTRUCTION TYPES, AND ELECTRICAL LEGEND

DT2