

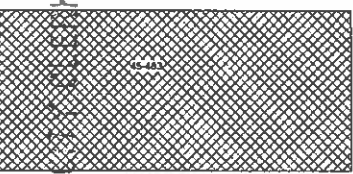
EXISTING SITE PLAN

CITY CLERKS OFFICE
NEW BEDFORD, MA

2023 JAN 17 A 10:36

28' 0"

PROPERTY LINE



BACK ALLEY

ASH STREET

ARNOLD STREET

① SITE PLAN - EXISTING
1" = 10'-0"

GENERAL OCCUPANCY/CONSTRUCTION NOTES:

1. GROUP CLASSIFICATION (CH 3): MIX RES-COM
2. CONSTRUCTION TYPE:
MINI TYPE OF CONSTRUCTION REQUIRED: V-B
ACTUAL TYPE OF CONSTRUCTION PROVIDED: V-B

ZONING ANALYSIS:

PLAT 45, LOT 212
ZONED M-1B
MIXED USE BUSINESS DISTRICT
LOT AREA: 2, 176 SF

EXISTING BUILDING FOOTPRINT:

FIRST FLOOR: 1,726 GSF
SECOND FLOOR: 1,820 GSF
TOTAL SF: 3,546 GSF

GENERAL NOTES:

1. CONTRACTOR SHALL COORDINATE DEMOLITION TO ACCEPT NEW CONSTRUCTION
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD (V.I.F.)
3. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION AS INDICATED BY ALL TRADES
4. DEMOLITION OF UTILITIES SHALL BE INVESTIGATED AS TO SOURCE AND LAST SERVICE PRIOR TO DEMOLITION
5. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING OBJECTS. CONTRACTORS TO FIELD VERIFY ALL EXISTING CONDITIONS AND ELEMENTS TO BE PRESERVED BEFORE WORK COMMENCES, AND REPORT TO THE RHCB DESIGN TEAM ANY DISCREPANCIES OR QUESTIONABLE ITEMS
6. CONTRACTORS SHALL USE ALL MEANS NECESSARY TO PROTECT AND PRESERVE EXISTING CONDITIONS AND OBJECTS DESIGNATED TO REMAIN. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY
7. PRIOR TO COMMENCING THE WORK, THE CONTRACTOR SHALL REVIEW EXISTING UTILITIES AT THE SITE AND DETERMINE METHODS FOR DISCONNECTING, CAPPING, REMOVING OR PROTECTING SAME, IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY
8. THE CONTRACTOR SHALL REMOVE, REROUTE AND/OR CAP OFF ALL UNUSED UTILITIES COMING INTO THE SPACES. ALL ABANDONED UTILITIES SHALL BE CAPPED OFF OUTSIDE OF BUILDING - REFER TO MEP DWGS FOR FULL SCOPE OF WORK. ALL CAPPED UTILITIES TO BE CAPPED BEHIND FINISHED SURFACES
9. DO NOT SCALE DRAWINGS
10. DIMENSIONS TO CMU WALLS ARE TO FACE OF CMU. DIMENSIONS TO ALL WOOD FRAMED WALLS ARE TO FINISH FACE UNLESS OTHERWISE NOTED AT CENTERLINE WITH CL SYMBOL. DIMENSIONS TO EXTERIOR WALLS ARE TO EXTERIOR FACE OF STUDY EDGE OF SLAB
11. PATCH ALL HOLES REMAINING FROM REMOVAL OF EXISTING CONSTRUCTION WITH NEW MATERIALS THAT MATCH ADJACENT EXISTING (INCLUDING PIPE HOLES, ELECTRICAL BOXES, CONDUIT HOLES, ETC.)
12. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY INCLUDING TEMPORARY FLOOR AND RAILINGS AT ALL NEWLY CREATED FLOOR OPENINGS
14. ALL NEW WALLS, PARTITIONS, BUILDINGS, AND EQUIPMENT LOCATIONS SHALL BE CHALKED-OFF ON THE FLOOR AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO ERECTION. IN THE EVENT OF CONFLICT, CONTACT ARCHITECT IMMEDIATELY
15. THE CONTRACTOR SHALL COORDINATE THE SETTING OF ALL GROUNDS AND BLOCKING REQUIRED FOR THE INSTALLATION ALL VARIOUS TRADES
16. DRAWINGS ARE FOR LAYOUT PURPOSES ONLY. SCOPE OF WORK WILL BE IN ACCORDANCE TO SIGNED CONSTRUCTION CONTRACT.

VICINITY MAP



LOCUS MAP



STORE BUILD-OUT

138-142 ARNOLD ST, NEW BEDFORD, MA 02740

No.	Description	Date

SHIELDS RENOVATION

SITE PLAN - EXISTING

Project number: _____
Date: 01/02/20
Drawn by: LW
Checked by: _____

A-0.10

Scale: 1" = 10'-0"



CITY CLERKS OFFICE
NEW BEDFORD, MA
2020 JAN 17 A 10:36
CITY CLERK



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STORE BUILD-OUT
138-142 ARNOLD ST, NEW BEDFORD, MA 02740

No.	Description	Date

SHIELDS RENOVATION

MAP

Project number
Date 01/02/20
Drawn by LW
Checked by

A-0.11
Scale 1 1/2" = 1'-0"



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STORE BUILD-OUT
138-142 ARNOLD ST, NEW BEDFORD, MA 02740

No.	Description	Date

SIELDS RENOVATION

Existing Photos

Project Number: 01/02/20
Date: 01/02/20
Drawn by: Author
Checked by: Checker

A-0.12

Scale

- PRELIMINARY
NOT FOR CONSTRUCTION

CITY CLERK

2020 JAN 17 10:36 AM

CITY CLERKS OFFICE
NEW BEDFORD, MA



Business Plan

Prepared by: Ian Shields, Founder
June 2019
Proposal number: #1

COASTAL PROVISIONS

EXECUTIVE SUMMARY

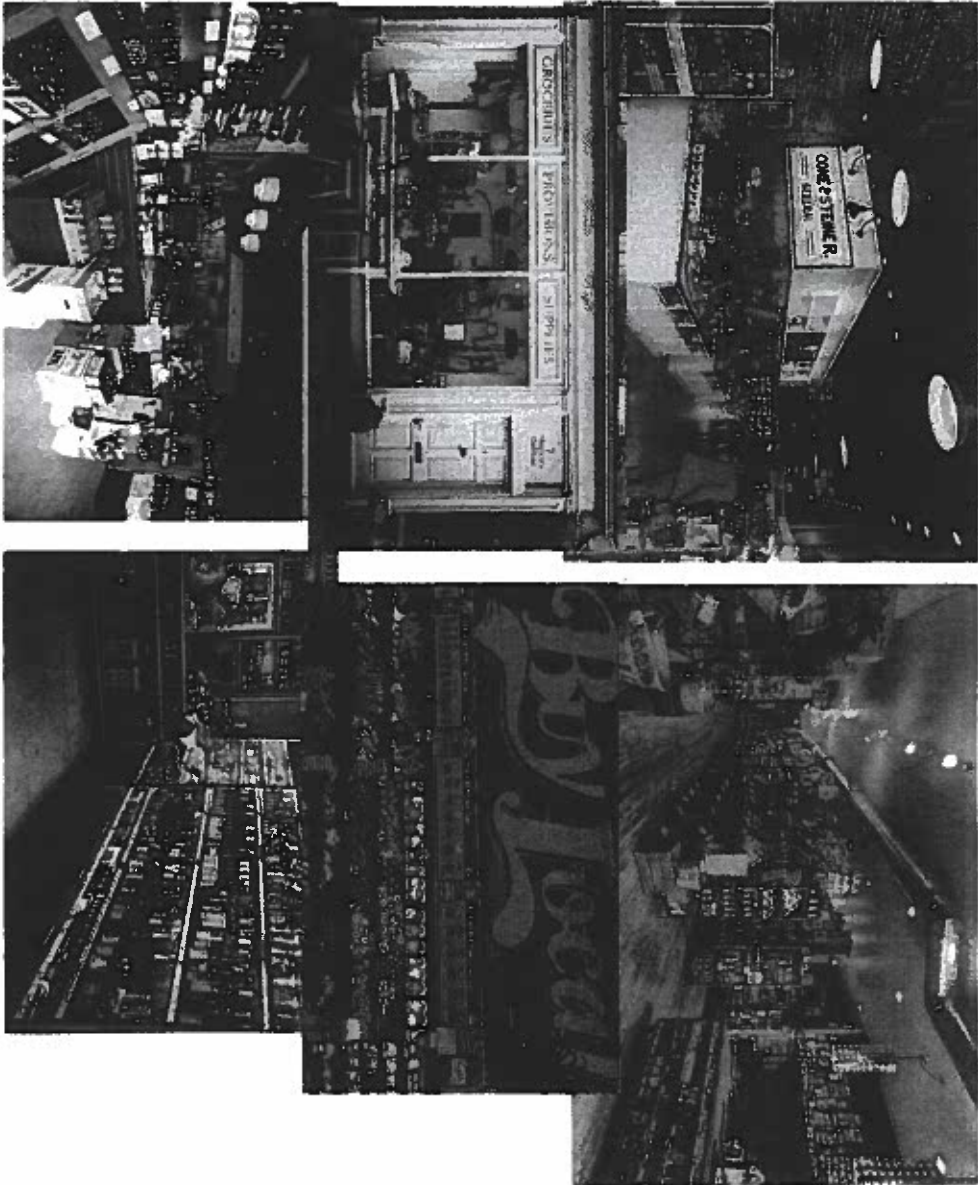
Coastal Provisions is a new business located in a residentially dense part of New Bedford, Massachusetts, close to, and just west, of downtown. The store is an upscale grocery and provisions store selling a combination of basic necessities (non-perishable food, paper towels, soap, beverages, a selection of fruit and vegetables, pre-made quality sandwiches, prepared meals, etc.), more unusual gourmet food items (jams, sauces, cookies, cheeses, a variety of meats, etc.), as well as fine wines and craft beers. The retail store front is approximately 1,100 square feet comprising of two rooms that will house shelving and displays of the staple dry goods, provisions, and wine and beer, 4-6 refrigeration units to house other beverages, cold wine and beer, and the cheeses and meats, and a variety of different stands depending on the final gourmet goods provided, flowers, gifts, home items, etc. that will be offered. There will be a designated check-out area, however the store will not have a seating area or a public restroom.

The mission of Coastal Provisions is to provide New Bedford's residents (immediate neighbors in particular) and visitors with a combination of quality, authentic grocery items (some local and unusual), a selection of prepared foods, and wine and beer with excellent customer service, a pleasant atmosphere with a cool vibe that is relaxing and conducive to shopping with goods priced at a variety of price points, from mostly affordable to slightly pricier (for unusual or gift items). Our store's philosophy will focus on the satisfaction of its customers at the core which includes providing a warm atmosphere that is enjoyable to shop in.

Specific items on sale would include basic staples and foods, beverages, some prepared food items from local farmers and chefs including sandwiches, meats, cheeses and spreads, and a fine selection of local and unusual fine wines and craft beers. In addition to the staple dry goods and foods, we anticipate offering a smaller selection of more perishable items such as fruits, vegetables, and items such as locally grown bunches of flowers. There will more than likely be a selection of gift items, including but not limited to, accessories for wine and beer beverages, cookbooks, greeting cards, glassware and cutlery, etc. All items should be complimentary to each other and make sense for Coastal Provisions and its core mission and representation.

The gourmet and specialty foods market is booming across the country as are craft beer and wine stores. Consumers are looking for quality food, beverages, and gifts coupled with great customer service and a high-quality shopping experience. This business is also very complimentary to the significant growth trend in the organic foods market over the last 10-15 years. A new and popular trend, upscale grocers and gourmet markets have started to pop up in local neighborhoods around New England area towns and cities such as Boston and Providence, and the time is right to have a store open up to meet the needs of New Bedford residents, specifically targeting the area between Buttonwood Park to the west, downtown to the east, Route 6 to the north, and Allen Street to the South.

Planned Design influences:



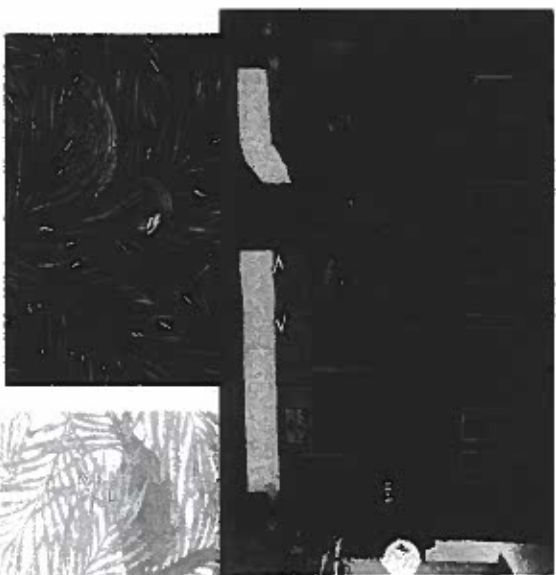
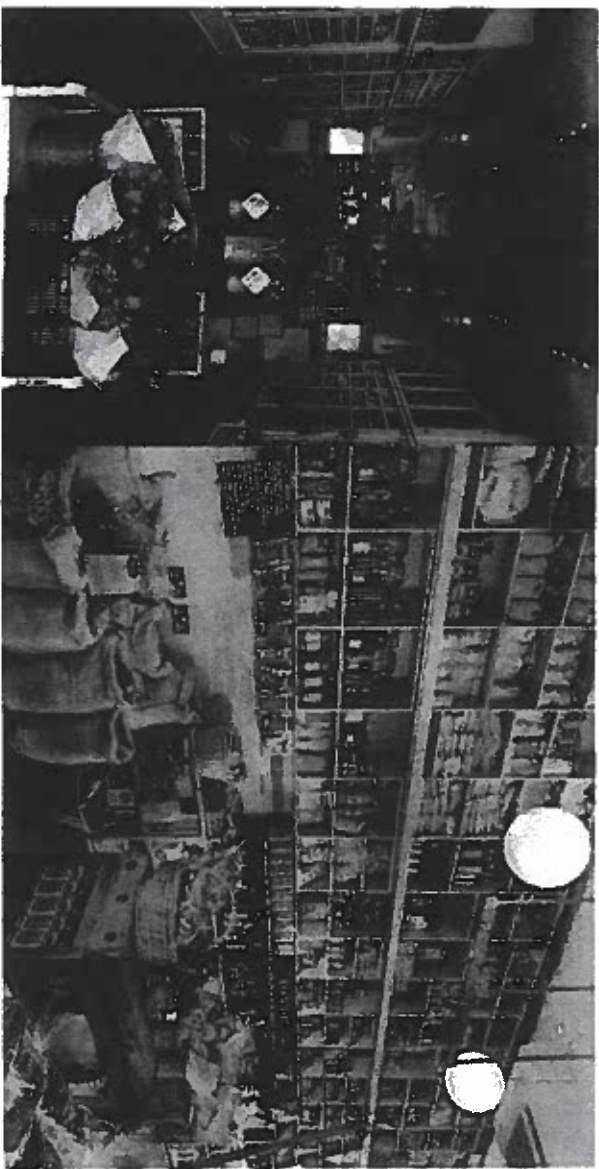


Exhibit A

The land with the buildings thereon in New Bedford, Bristol County, Massachusetts, having an address of 138 – 142 Arnold Street, New Bedford, Massachusetts, bounded and described as follows:

Beginning at the point of intersection of the south line of Arnold Street with the east line of Ash Street;

Thence S 56° 00' 00" E in said south line of Arnold Street Sixty and 80/100 (60.80) feet to Map 45, Lot 294 as shown on plan hereinafter mentioned;

Thence S 35° 04' 33" W in line of last named land Thirty-five and 97/100 (35.97) feet to the northerly line of Lot 2 on plan hereinafter mentioned;

Thence N 55° 33' 30" W in line of Lot 2 Sixty and 40/100 (60.40) feet to the easterly line of Ash Street; and

Thence N 34° 26' 30" E in said east line of Ash Street Thirty-five and 50/100 (35.50) feet to the point of beginning.

Containing 2,165 square feet and being Lot 1 on "Approval Not Required Plan of Land located in New Bedford, MA prepared for Dorothy E. M. Aghai, Trustee" dated June 22, 2011, Rev: 6-27-11 and recorded in the Bristol County (S.D.) Registry of Deeds at Plan Book 167, Page 66.

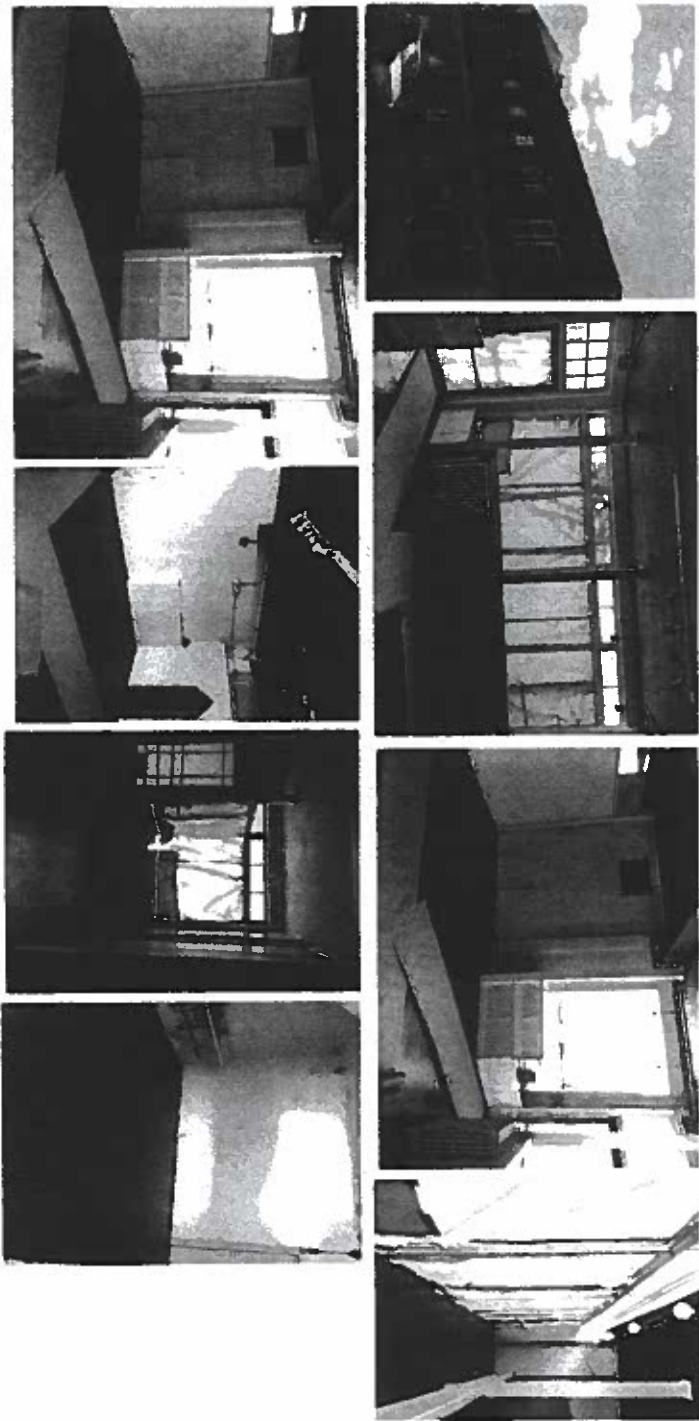
Subject to a Cross-Maintenance-Access Easement dated May 20, 2014 between Mortgagee and NCCC Properties, LLC recorded with the Bristol County (S.D.) Registry of Deeds at Book _____, Page _____.

Being the same premises conveyed to Mortgagor by Trustee's Deed of Dorothy E. M. Aghai, Trustee of The Dorothy E. M. Aghai Revocable Trust – 2007, established by Declaration of Trust dated October 19, 2007, of even date recorded herewith.

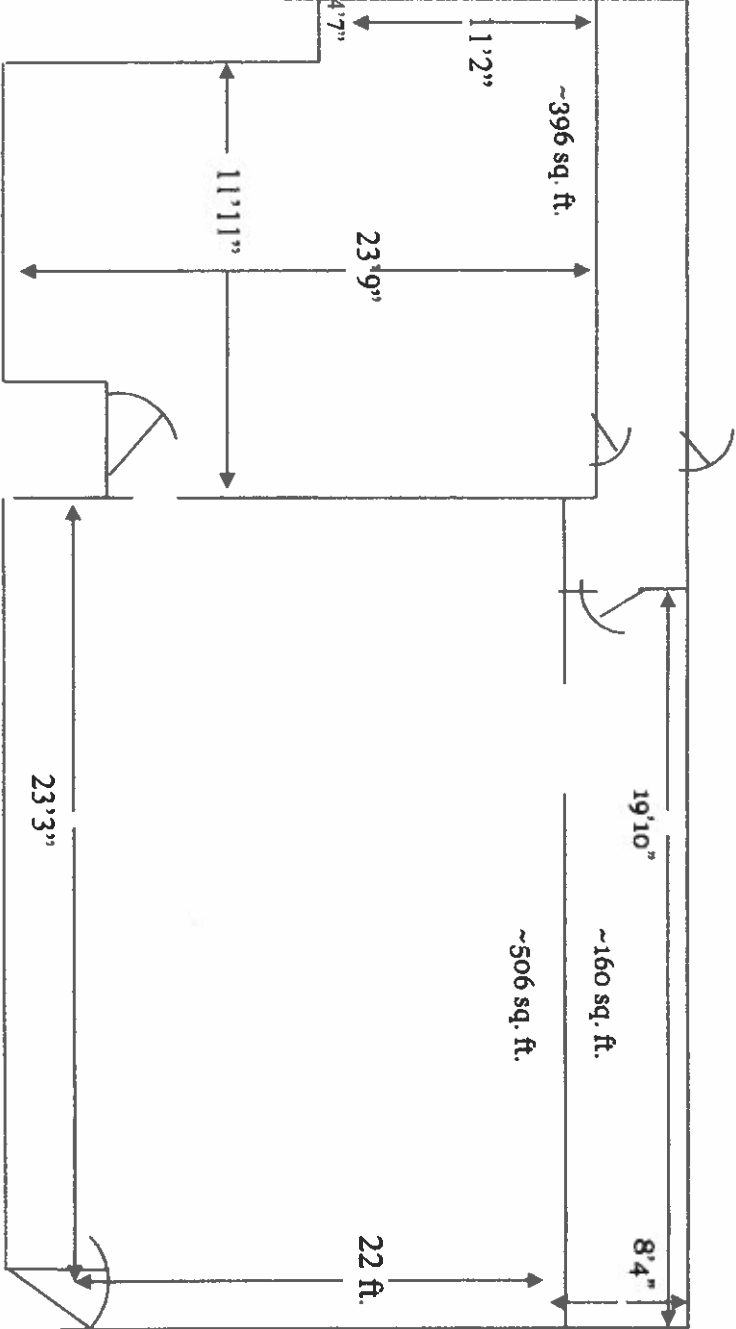
6.3 Design of Retail Space

Coastal Provisions will be very esthetically pleasing with elements referencing the logo, but having some of the greatest elements of stores from around the world, potentially with colorful awnings, signage, lighting, floral window boxes, etc. The interior will be modern, well lit, and very well organized. As referenced earlier, the store will have music that is welcoming, relaxing and exciting at times to make the shopping experience as comfortable as possible. Some selections of photos of the intended esthetic of the store are shown below to provide an idea of the concept.

The exterior and interior today:

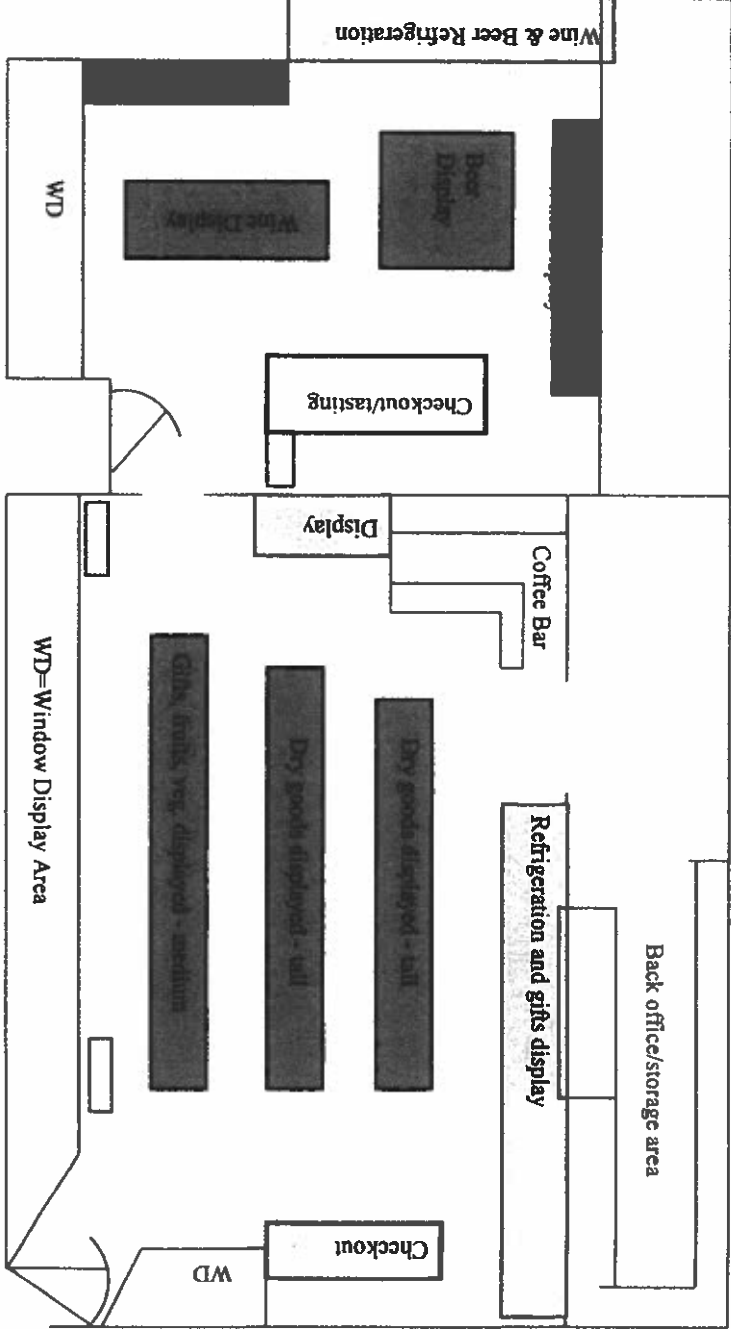


Measurements:



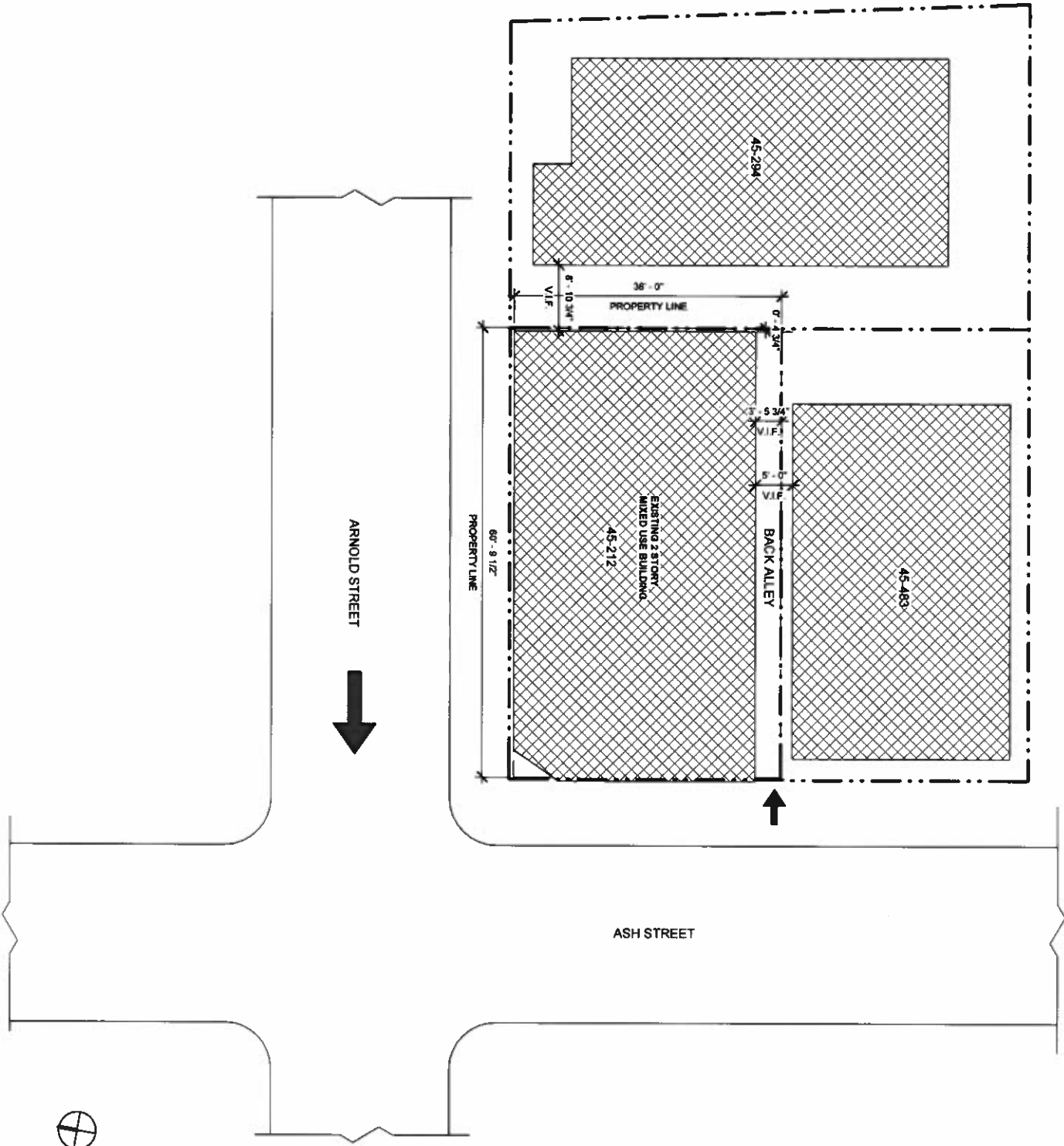
Approximate total Sq. Ft. = 396 + 160 + 506 = **1,062 Sq. Ft. Total**

Anticipated Floor Plan:



EXISTING & PROPOSED SITE PLAN

ACTUAL SCALE IS 1" = 20'-0"



GENERAL OCCUPANCY/REGRESS NOTES:

1. GROUP CLASSIFICATION (CH, 3): MIX RES-COM
2. CONSTRUCTION TYPE:
MIN. TYPE OF CONSTRUCTION REQUIRED: V-B
ACTUAL TYPE OF CONSTRUCTION PROVIDED: V-B

ZONING ANALYSIS:

PLAT 45, LOT 212
ZONED MUB
MIXED USE BUSINESS DISTRICT
LOT AREA: 2, 178 SF

EXISTING BUILDING FOOTPRINT:

FIRST FLOOR: 1,726 GSF
SECOND FLOOR: 1,920 GSF
TOTAL SF: 3, 646 GSF

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VICINITY MAP



LOCUS MAP



RED HOUSE

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STORE BUILD-OUT

138-142 ARNOLD ST, NEW BEDFORD, MA 02740

No.	Description	Date

SHIELDS RENOVATION

SITE PLAN - EXISTING & PROPOSED

Project number	-
Date	01/18/20
Drawn by	LW
Checked by	-

A-0.10

Scale 1" = 10'-0"

CITY CLERKS OFFICE
NEW BEDFORD, MA

93-01 V L1 NW 0202

CITY CLERK