

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, S64, 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: Construction of a Fast Food Restaurant with Drive Thru Est. Cost _____

Address of Work: 157-161 Coggeshall Street

Owner Name: Michael Khalife Date of Permit Application: 7-1-2021

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 ☒ Planning Board - Site Plan Review & Special Permit

Fee

Reason For Rejection:

" See Attachments "

B-21-1884

Comments and Conditions:

Signed [Signature] Date: 7/9 20 21

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

157-161 Coggeshall Street – PLOT: 93 – LOT: 169 – ZONED DISTRICT: MUB

8 Mitchell Street – PLOT: 93 – LOT: 168 – ZONED DISTRICT: IB

ES Mitchell Street – PLOT: 93 – LOT: 275 – ZONED DISTRICT: IB

Site Plan Review & Special Permit is Required is from the Planning Board

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.
 - 5423. Any new construction or expansion of existing construction where a drivethru 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.
- 5430-5490B

Special Permit

Planning Board

❖ **SECTIONS**

- 4610-4670 – Hicks-Logan-Sawyer District Interim Planning Overlay District (HLS IPOD)
- 5300-5390 – Special Permit

Note: Additional information and plans will be required to properly reject any and all signage for this project



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Parking Spaces Calculations

Building Use – Fast-Food Drive-in, Carry-out Restaurants

Number of Parking Spaces Required – Business Space #1

Number of Space required = 1 Parking Space Shift Employee = 5 Parking Spaces "Minimum"

Number of Space required = $2,280\text{sf} \div 100\text{sf/Parking Space} = 22.8 = \underline{23 \text{ Parking Spaces}}$

Total Number of Parking Spaces Required = 28 Parking Spaces

Number of Parking Spaces Provided = 30 Parking Spaces

(Number of parking spaces are subject to change due to the fact that no business plan was submitted stating the maximum number shift employee for the new Fast-Food Drive-in, Carry-out Restaurants.)

4610. - HICKS-LOGAN-SAWYER DISTRICT INTERIM PLANNING OVERLAY DISTRICT (HLS IPOD).

4620. Statement of Purpose. An Interim Planning Overlay District (IPOD) is established to regulate development in the Hicks-Logan-Sawyer District to permit the City of New Bedford adequate time to implement new permanent zoning regulations consistent with Hicks-Logan-Sawyer District Master Plan, which was adopted by the Planning Board on April 30, 2008.

These changes will assist the City in generating economic revitalization by retaining existing, and attracting new, sustainable businesses into the District, maintaining the historic character of the District, creating a Mixed-Use District as a new destination within the City, utilizing and enhancing the District's current and proposed multi-modal transportation options, removing blighted buildings to improve the appearance of the Project Area, better utilization of the waterfront and public access to the Acushnet River, improvement of internal circulation and connections to surrounding neighborhoods, and expansion of public open spaces and community resources within the Project Area.

4630. HLS IPOD Boundaries. The boundary of the HLS IPOD is shown on the City of New Bedford Zoning Map, which map is hereby incorporated and made part of this Ordinance.

4640. Relationship to Existing Zoning.

4641. Generally. The HLS IPOD zoning regulations supersede all underlying zoning regulations. Development proposed in the area designated as the HLS IPOD shall be regulated by the procedures and criteria established by the HLS IPOD as described herein; and by the goals and objectives of the HLS District Master Plan as adopted by the Planning Board.

4642. Exceptions. Development shall be permitted to occur consistent with the regulations of the underlying zoning districts if said development does not exceed 500 square feet and the purpose of the expansion is to improve the economic viability of existing uses, or to meet current health, safety and building codes. Further, if sites within the Hick-Logan-Sawyer District are currently subject to an existing Overlay District, and said District was adopted prior to the adoption of this section, the zoning regulations of said Overlay District shall apply and the HLS

IPOD regulations shall not apply. Further, projects for which Building Permit Applications have been filed prior to enactment or effective date of the HLS IPOD must be consistent with Ch.40A, Sec. 6.

4650. HLS IPOD Review Procedure and Criteria.

4651. Staff Review. All development proposals subject to HLS IPOD regulations shall be submitted to the City of New Bedford Planning Department for review and comment. The Planning Department may solicit comments from any City agency as part of its administrative review. The Planning Department may prepare written comments and recommendations within 30 days, and submit said comments and recommendations to the Planning Board. If no comments are submitted within 30 days of the initial submission to the City Planning Department, the Planning Board shall proceed without said comments. Upon receipt of the Planning Department's comments the Planning Board shall commence the Special Permit application review process. If no comments are received from the Planning Department, the Planning Board shall commence the Special Permit application process 30 days from the applicant's submission of materials to the New Bedford Planning Department.

4660. Special Permit and Site Plan Guidelines. All development proposals within the HLS IPOD that are not exempt consistent with Sub-section 4642 above, shall require a Special Permit from the New Bedford Planning Board consistent with the procedures of this Ordinance and the guidelines noted below. Further, a Special Permit for development in the HLS IPOD shall be subject to the site design criteria of Section 5400 Site Plan Review, but shall not require a separate Site Plan Review filing. The HLS IPOD shall be construed as a combined Special Permit and Site Plan Procedure subject to the following additional guidelines. In order for any Special Permit to be approved, the New Bedford Planning Board shall make a written finding that the proposed development is consistent with the objectives of the HLS District Master Plan as adopted by the New Bedford Planning Board.

4661. Design and Development Guidelines. The Planning Board shall make written findings that the proposed development is consistent with the following design policies, principles and goals, which are intended to provide policy guidance to property owners and the general public about the form and character desirable for

development in the HLS District. Because the Master Plan for the HLS District provides for diverse types and mixtures of land uses, the appropriate management of transitions among private uses and between private and public spaces is critical.

The application of these principles can vary within the context of specific building proposals in ways that still fully respect the policies' intent. It is intended that project proponents, City staff, the Planning Board and the general public will be open to creative variations from the guidance presented here as long as the core values expressed are being served. A project need not meet all the goals of this section to receive a Special Permit, but the permit granting authority shall find that, on balance, the City's objectives are being served while more detailed planning for the District is being completed.

Project proponents shall indicate in narrative and graphic formats how their projects conform to the following design policies, principles and goals set forth in the HLS District Master Plan.

(A) Relationship to Public Spaces. "Public Spaces" shall include streets, sidewalks, squares, parks, pedestrian and bicycle paths and facilities. Development should enhance public spaces, and where possible, make physical improvements on site, or on abutting public ways to enhance consistency of design, access and safety of public spaces consistent with the HLS District Master Plan.

- Buildings and landscape elements should define and frame public spaces. Property lines should be defined by buildings, street walls, or fences. New development and adaptive reuse shall create a street edge at the sidewalk either by the building itself or by a fence or continuous landscaped edge.
- Buildings should be oriented toward public spaces with entrances and windows on the street. Blank walls parallel to the street are discouraged.
- New developments should follow and retain the existing block system, where feasible. New blocks should be sized proportionately to existing blocks.

existing traffic on streets adjacent to or approaching the site, (ii) traffic generated or resulting from the site, and (iii) the impact of such additional traffic on all ways within and providing access to the site. Actual study results, a description of the study methodology, and the name, address, and telephone number of the person responsible for implementing the study, shall be attached to the DIS.

5354. Support Systems.

- (a) Water Distribution: Discuss the types of wells or water system proposed for the site, means of providing water for firefighting, and any problems unique to the site.
- (b) Sewage Disposal: Discuss the type of on-site or sewer system to be used, suitability of soils, procedures and results of percolation tests, and evaluate impact of disposal methods on surface and groundwater.
- (c) Refuse Disposal: Discuss the location and type of facilities, the impact on existing City refuse disposal capacity, hazardous materials requiring special precautions.
- (d) Fire Protection: Discuss the type, location, and capacity of fuel storage facilities or other flammables, distance to fire station, and adequacy of existing firefighting equipment to confront potential fires on the proposed site.
- (e) Recreation: Discuss the distance to and type of public facilities to be used by residents of the proposed site, and the type of private recreation facilities to be provided on the site.
- (f) Schools: Project the increase to the student population for nursery, elementary, junior high school, and high school levels, also indicating present enrollment in the nearest public schools serving these categories of students.

5355. Phasing. Where development of the site will be phased over more than one year, indicate the following:

- (a)

Describe the methods to be used during construction to control erosion and sedimentation through use of sediment basins, mulching, matting, temporary vegetation, or covering of soil stockpiles. Describe the approximate size and location of portion of the parcel to be cleared at any given time and length of time of exposure.

- (b) Describe the phased construction, if any, of any required public improvements, and how such improvements are to be integrated into site development.

(Ord. of 12-23-03, § 1)

5360. Conditions. Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the special permit granting authority may deem necessary to serve the purposes of this Ordinance.

(Ord. of 12-23-03, § 1)

5370. Lapse. Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within twelve (12) months following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in M.G.L.A. c. 40A, § 17, from the grant thereof) with the City Clerk.

(Ord. of 12-23-03, § 1)

5380. Regulations. The special permit granting authority may adopt rules and regulations for the administration of this Section.

(Ord. of 12-23-03, § 1)

5390. Fees. The special permit granting authority may adopt reasonable administrative fees and technical review fees for applications for special permits.

(Ord. of 12-23-03, § 1)

State Law reference— Special permits, M.G.L.A. c. 40A, § 9.

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)



City of New Bedford, Massachusetts
Building Department
Application for Plan Examination
and Building Permit

FOR BUILDING DEPT. USE

DATE RECEIVED: _____

RECEIVED BY: _____

ISSUED BY: _____

IMPORTANT — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE — PRINT

Permit No. _____
Completion Date _____

(AT LOCATION) 157-161 Coggeshall Street
(NO) (STREET)
BETWEEN Mitchell Street AND Acushnet River
(CROSS STREET) (CROSS STREET)
PLOT 93 LOT 168, 169 + 275 DISTRICT CHLSPD ACCEPTED STREET Yes
PLANS FILED ☒ YES ☐ NO

II. TYPE AND COST OF BUILDING — all applicants complete parts A through D — PRINT

A. TYPE OF IMPROVEMENT

- 1 ☒ New Building
2 ☐ Addition (If residential, enter number of new housing units added, if any, in Part D, 14)
3 ☐ Alteration (If residential, enter number of new housing units added, if any, in Part D, 14)
4 ☐ Repair, replacement
5 ☐ Demolition (If multifamily residential, enter number of units in building in Part D, 14, if non-residential, indicate most recent use checking D-18 - D-32)
6 ☐ Moving (relocation)
7 ☐ Foundation only

D.1 PROPOSED USE — For demolition most recent use

Residential

- 13 ☐ One family
14 ☐ Two or more family — Enter number of units _____
15 ☐ Transient hotel, motel, or dormitory — Enter number of units _____
16 ☐ Garage
17 ☐ Carport
18 ☐ Other — Specify _____

Nonresidential

- 19 ☐ Amusement, recreational
20 ☐ Church, other religious
21 ☐ Industrial
22 ☐ Parking garage
23 ☐ Service station, repair garage
24 ☐ Hospital, institutional
25 ☐ Office, bank, professional
26 ☐ Public utility
27 ☐ School, library, other educational
28 ☐ Stores, mercantile
29 ☐ Tanks, towers
30 ☐ Funeral homes
31 ☒ Food establishments
32 ☐ Other — Specify _____

B. OWNERSHIP

- 8 ☒ Private (individual, corporation, nonprofit institution, etc.)
9 ☐ Public (Federal, State, or local government)

D.2. Does this building contain asbestos?

☐ YES ☒ NO If yes complete the following:

Name & Address of Asbestos Removal Firm: _____

Submit copy of notification sent to DEQE and the State Dept. of Labor & Industries and results of air sample analysis after asbestos removal is completed

C. COST

(Omit cents)

10. Cost of construction \$
To be installed but not included in the above cost
a. Electrical
b. Plumbing
c. Heating, air conditioning
d. Other (elevator, etc.)

11. TOTAL VALUE OF CONSTRUCTION 3,000,000
12. TOTAL ASSESSED BLDG. VALUE

D.3. Non-residential — Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

Fast Food Restaurant with Drive-Thru

III. SELECTED CHARACTERISTICS OF BUILDING —

For new buildings complete part E through L. For demolition, complete only parts G; H & I.
For all others, (additions, alterations, repair, moving, foundation), complete E through L.

E. PRINCIPAL TYPE OF FRAME

- 33 ☒ Masonry (wall bearing)
34 ☐ Wood frame
35 ☐ Structural steel
36 ☐ Reinforced concrete
37 ☐ Other — Specify _____

G. TYPE OF SEWAGE DISPOSAL

- 43 ☒ Public or private company
44 ☐ Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

- 45 ☒ Public or private company
46 ☐ Private (well, cistern)

F. PRINCIPAL TYPE OF HEATING FUEL

- 38 ☒ Gas
39 ☐ Oil
40 ☐ Electricity
41 ☐ Coal
42 ☐ Other — Specify _____

I. TYPE OF MECHANICAL

- Is there a fire sprinkler system?
47 ☐ YES 48 ☐ NO
Will there be central air conditioning?
49 ☒ Yes 50 ☐ No
Will there be an elevator?
51 ☐ Yes 52 ☒ No

J. DIMENSIONS

- 53 Number of stories 1
54 Height 21.5
55 Total square feet of floor area, all floors based on exterior dimensions 2,280
56 Building length 2280
57 Building width 90.71
58 Total sq. ft. of bldg. footprint 190
59 Front lot line width 141.44
60 Rear lot line width 35.212
61 Depth of lot 6.570
62 Total sq. ft. of lot size 65.2
63 % of lot occupied by bldg. (58+62) 41
64 Distance from lot line (front) 65.2
65 Distance from lot line (rear) 43.5
66 Distance from lot line (left)
67 Distance from lot line (right)

OTHER APPLICABLE REVIEWS

K. FLOODPLAIN

Is location within flood hazard area? yes (NO)


If yes, zone : _____ and base elevation _____

L. WETLANDS PROTECTION

Is location subject to flooding? No

Is location part of a known wetland? No

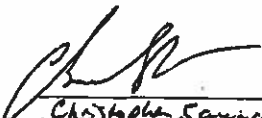
Has local conservation commission reviewed this site? No

IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT			
OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
ALRIG, USA	30200 Telegraph Road Suite 205		
	Bingham Farms, MI 48025		
E-mail Address: chris@chrisanderslaw.com			508-938-1006
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
	LICENSE #		
E-mail Address:			
		HOME IMP #	
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
Stonedfield Engineering + Design	1 Beacon Street, 15th Floor	LICENSE #	
	Boston, MA 02108		617-203-2076
E-mail Address:			
SIGNATURE OF OWNER	APPLICANT SIGNATURE	DATE	
		7-1-2021	

Omission of reference to any provision shall not nullify any requirement of this code nor exempt any structure from such requirement.

The applicants understands and warrant that they will comply with all pertinent federal and state statutes, local ordinances and all federal, state, and local regulations, including those of the Architectural Barriers board, Department of Environmental Protection Agency and may be forwarded for review to all pertinent local city agencies which may express specific concerns. It is understood that the issuance of a permit shall not serve as an acceptance or acknowledgment of compliance nor exempt any structure from such requirement. The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of the State Building Code or local code of ordinances, except as specifically stipulated by modification or legally granted variation in accordance with Section 122.0 of State Building Code or local code of ordinances.

I have read the above and sign under pain and penalty of perjury as to the truth of all of the information and statements contained in sections I through IV of this application.


Christopher Saunders
Applicant's Signature
Att. for ALRIG, USA

30200 Telegraph Rd
Address

Bingham Farms, MI 48025
City

V. OTHER JURISDICTION APPROVALS AND NOTIFICATION

APPROVAL	CHECK	DATE OBTAINED	BY
Electrical			
Plumbing			
Fire Department			
Water			
Planning			
Conservation			
Public Works			
Health			
Licensing			
Other			

VI. ZONING REVIEW (Hicks-Logan-Sawyer Overlay District)

DISTRICT: MUB + IB USE: _____

FRONTAGE: 90.7 LOT SIZE: 35,212.2

SETBACKS: 65.2 + 43.5

FRONT: 65.2 LEFT SIDE: 65.2 RIGHT SIDE: 43.5 REAR: 41

PERCENTAGE OF LOT COVERAGE PRIMARY BUILDING 6.5%

VARIANCE HISTORY ?

VII. WORKER'S COMPENSATION INSURANCE AFFIDAVIT

I, Christopher T. Saunders

(licensee/permittee) with a principal place of business/residence at:

700 Pleasant Street, New Bedford, MA 01946

(City/State/Zip) do hereby certify, under the pains and penalties of perjury, that:

☐ I am an employer providing worker's compensation coverage for my employees working on this job.

Insurance Company

Policy Number

☒ I am a sole proprietor and have no one working for me.

☐ I am a sole proprietor, general contractor, or homeowner and have hired the contractors listed below who have the following worker's compensation insurance policies:

Name of contractor

Insurance Company/policy number

Name of contractor

Insurance Company/policy number

☐ I am a homeowner performing all the work myself.

NOTE: Please be aware that while homeowners who employ persons to do maintenance, construction or repair work on a dwelling of not more than three units in which the homeowner also resides or on the grounds appurtenant thereto are not generally considered to be employers under the Workers' Compensation Act (GL. C. 152, sect. 1(5)), application by a homeowner for a license or permit may evidence the legal status of an employer under the Workers' Compensation Act.

I understand that a copy of this statement will be forwarded to the Department of Industrial Accidents' Office of Insurance for coverage verification and that failure to secure coverage as required under Section 25A of MGL 152 can lead to the imposition of criminal penalties consisting of a fine of up to \$1500.00 and/or imprisonment of up to one year and civil penalties in the form of a Stop Work Order and a fine of \$100.00 a day against me.

Signed this 21st day of July, 2021



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

CITY OF NEW BEDFORD
INSPECTIONAL SERVICES DEPARTMENT
133 WILLIAM ST, NEW BEDFORD MA 02740

AFFIDAVIT
Home Improvement Contractor Law
Supplement to Permit Application

The Office of Consumer Affairs and Business Regulation ("OCABR") regulates the registration of contractors and subcontractors performing improvements or renovations on detached one to four family homes. Prior to performing work on such homes, a contractor must be registered as a Home Improvement Contractor ("HIC").

M.G.L. Chapter 142A 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 or building" be done by registered contractors.

Note: If the homeowner contracted with a corporation or LLC, that entity must be registered.

Type of Work: Construction of Fast Food Restaurant Est. Cost _____

Address of Work: 157-161 Coggeshall St

Date of Permit Application: 7-1-2021

I hereby certify that:

Registration is not required for the following reason(s):

- ☐ Work excluded by law:(explain) _____
- ☐ Job under \$1,000.00 _____
- ☐ Building not owner-occupied _____
- ☐ Owner obtaining own permit (explain) _____
- ☐ Other (specify) _____

OWNERS OBTAINING THEIR OWN PERMIT OR ENTERING INTO CONTRACTS WITH UNREGISTERED CONTRACTORS OR SUBCONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK ARE NOT ELIGIBLE FOR AND DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OR GUARANTY FUND UNDER M.G.L. Chapter 142A.

Signed under the penalties of perjury:

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

Date Contractor Name HIC Registration No.

OR:

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

7-1-2021 [Signature]
Date Owner Name and Signature



The Commonwealth of Massachusetts
Department of Industrial Accidents
1 Congress Street, Suite 100
Boston, MA 02114-2017
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers.
TO BE FILED WITH THE PERMITTING AUTHORITY.

Applicant Information

Please Print Legibly

Name (Business/Organization/Individual): ALRICA USA

Address: 30200 Telegraph Road Suite 205

City/State/Zip: Bingham Farms, MI 48025 Phone #: 508-938-1000

Are you an employer? Check the appropriate box:

1. ☐ I am an employer with _____ employees (full and/or part-time).*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
3. ☐ I am a homeowner doing all work myself. [No workers' comp. insurance required.]†
4. ☐ I am a homeowner and will be hiring contractors to conduct all work on my property. I will ensure that all contractors either have workers' compensation insurance or are sole proprietors with no employees.
5. ☐ I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance.‡
6. ☐ We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]

Type of project (required):

7. ☒ New construction
8. ☐ Remodeling
9. ☐ Demolition
10. ☐ Building addition
11. ☐ Electrical repairs or additions
12. ☐ Plumbing repairs or additions
13. ☐ Roof repairs
14. ☐ Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

†Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡Contractors that check this box must attach an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: _____

Policy # or Self-ins. Lic. #: _____ Expiration Date: _____

Job Site Address: _____ City/State/Zip: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under MGL c. 152, §25A is a criminal violation punishable by a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. A copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Christopher Saunders Date: 7-1-2021

Phone #: 508-938-1000

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector
6. Other _____

Contact Person: _____ Phone #: _____

Location: 157 161 COGGESHALL ST**Parcel ID:** 93 169**Zoning:** MUB**Fiscal Year:** 2021**Current Owner Information:**

KHALIFE MICHAEL J
 KHALIFE ANTOINE J
 171 COGGESHALL STREET

 NEW BEDFORD , MA 02746

Current Sales Information:**Sale Date:**

06/01/2006

Sale Price:

\$425,000.00

Card No. 1 of 1

Legal Reference:

8163-289

Grantor:

MASSE`S MACHINE CO. INC.,

This Parcel contains 0.2803 acres of land mainly classified for assessment purposes as RETAIL with a(n) GENERAL RETAIL style building, built about 2006, having Conc Blk exterior, Rolled Composition roof cover and 2688 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 3 total half bath(s).

Building Value:

229800

Land Value:

115100

Yard Items Value:

9400

Total Value:

354300

**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:	325	Property Code:	325	Property Code:	325
Total Bldg Value:	229800	Total Bldg Value:	218800	Total Bldg Value:	204400
Total Yard Value:	9400	Total Yard Value:	9400	Total Yard Value:	9400
Total Land Value:	115100	Total Land Value:	115100	Total Land Value:	115100
Total Value:	354300	Total Value:	343300	Total Value:	328900
Tax:	\$11,606.87	Tax:	\$11,531.45	Tax:	\$11,458.88

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: 8 MITCHELL ST**Parcel ID:** 93 168**Zoning:** IB**Fiscal Year:** 2021**Current Owner Information:**BOUTIN SCOTT R
BOUTIN TAMMY M
358 BREAM STREET

NEW BEDFORD , MA 02744

Current Sales Information:**Sale Date:**

01/27/1999

Sale Price:

\$60,000.00

Legal Reference:

4320-247

Grantor:

LEWIS ERNEST,

Card No. 1 of 1

This Parcel contains 0.0992 acres of land mainly classified for assessment purposes as AUTOREP with a(n) COMMERCIAL GARAGE style building, built about 1947, having Conc Blk exterior, Rolled Composition roof cover and 2040 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 1 total half bath(s).

Building Value:

92000

Land Value:

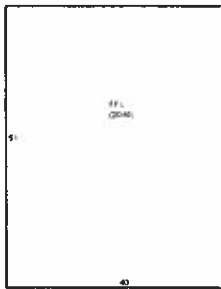
62200

Yard Items Value:

0

Total Value:

154200

**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:	332	Property Code:	332	Property Code:	332
Total Bldg Value:	92000	Total Bldg Value:	81700	Total Bldg Value:	63400
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	62200	Total Land Value:	62200	Total Land Value:	62200
Total Value:	154200	Total Value:	143900	Total Value:	125600
Tax:	\$5,051.59	Tax:	\$4,833.60	Tax:	\$4,375.90

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: ES MITCHELL ST

Parcel ID: 93 275

Zoning: IB

Fiscal Year: 2021

Current Owner Information:
JOHNSON HEIDI "TRUSTEE"
MITCHELL STREET TRUST - 2013
83 POINT ROAD
PORTSMOUTH , RI 02871

Current Sales Information:

Sale Date:

09/05/2013

Sale Price:

\$100.00

Legal Reference:

10890-215

Grantor:

PETRARCA,FELIX

Card No. 1 of 1

This Property contains 0.4383 acres of land mainly classified for assessment purposes as LAND-C

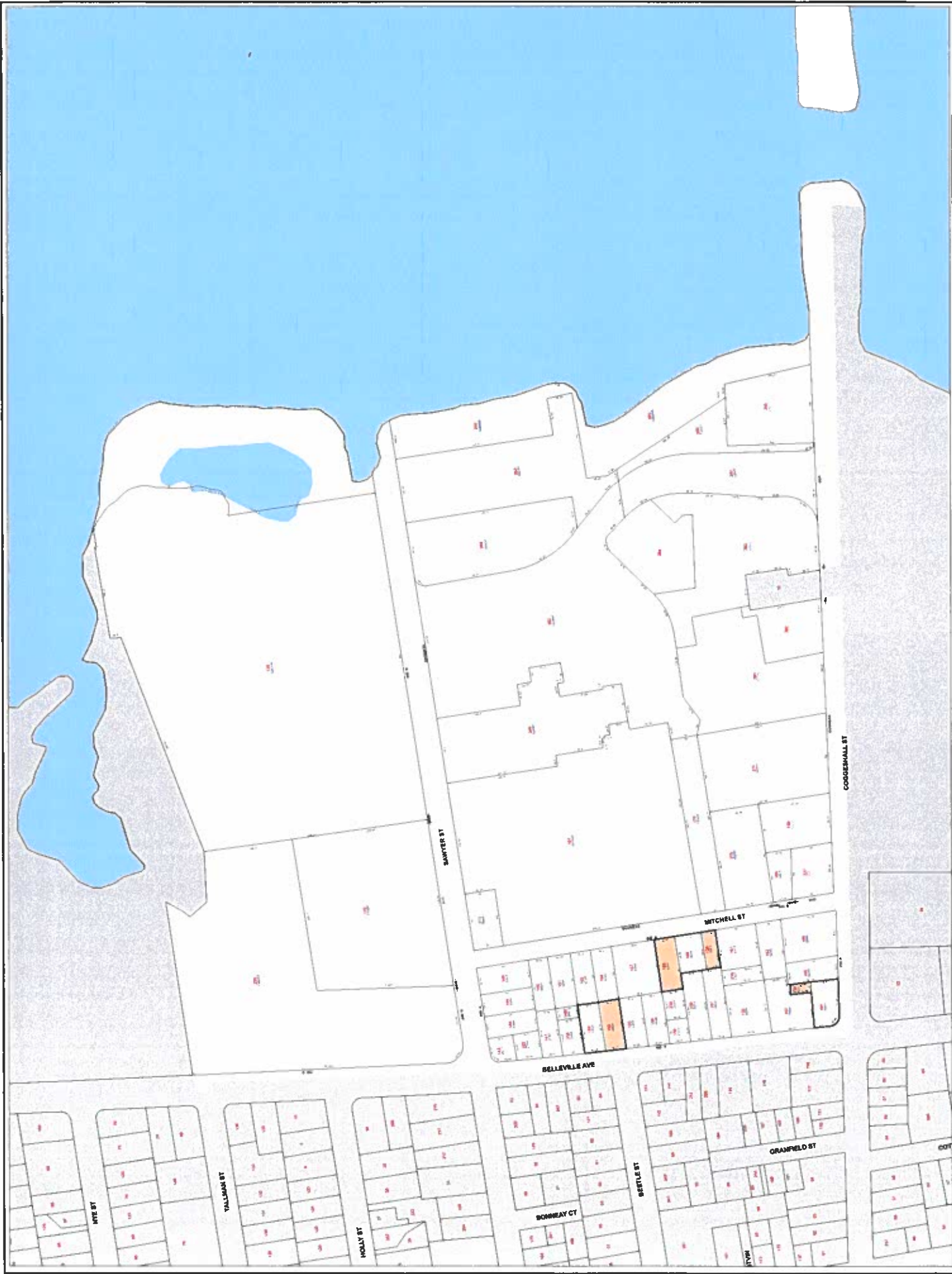
Building Value:	Land Value:	Yard Items Value:	Total Value:
0	127200	1800	129000

**No
Sketch
Available**



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:	390	Property Code:	390	Property Code:	390
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	1800	Total Yard Value:	1800	Total Yard Value:	1800
Total Land Value:	127200	Total Land Value:	127200	Total Land Value:	127200
Total Value:	129000	Total Value:	129000	Total Value:	129000
Tax:	\$4,226.04	Tax:	\$4,333.11	Tax:	\$4,494.36

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.



Legend

- Water Bodies
- Element
- Planned Subdivision
- Compared Parcels
- Master Parcel Linking to Assessing DB
- Associated Parcels

1 inch = 60 feet


60 30 0 60 Feet

Water Boundary

Town Engineering Lot Number

Lot Area

City of New Bedford
Massachusetts




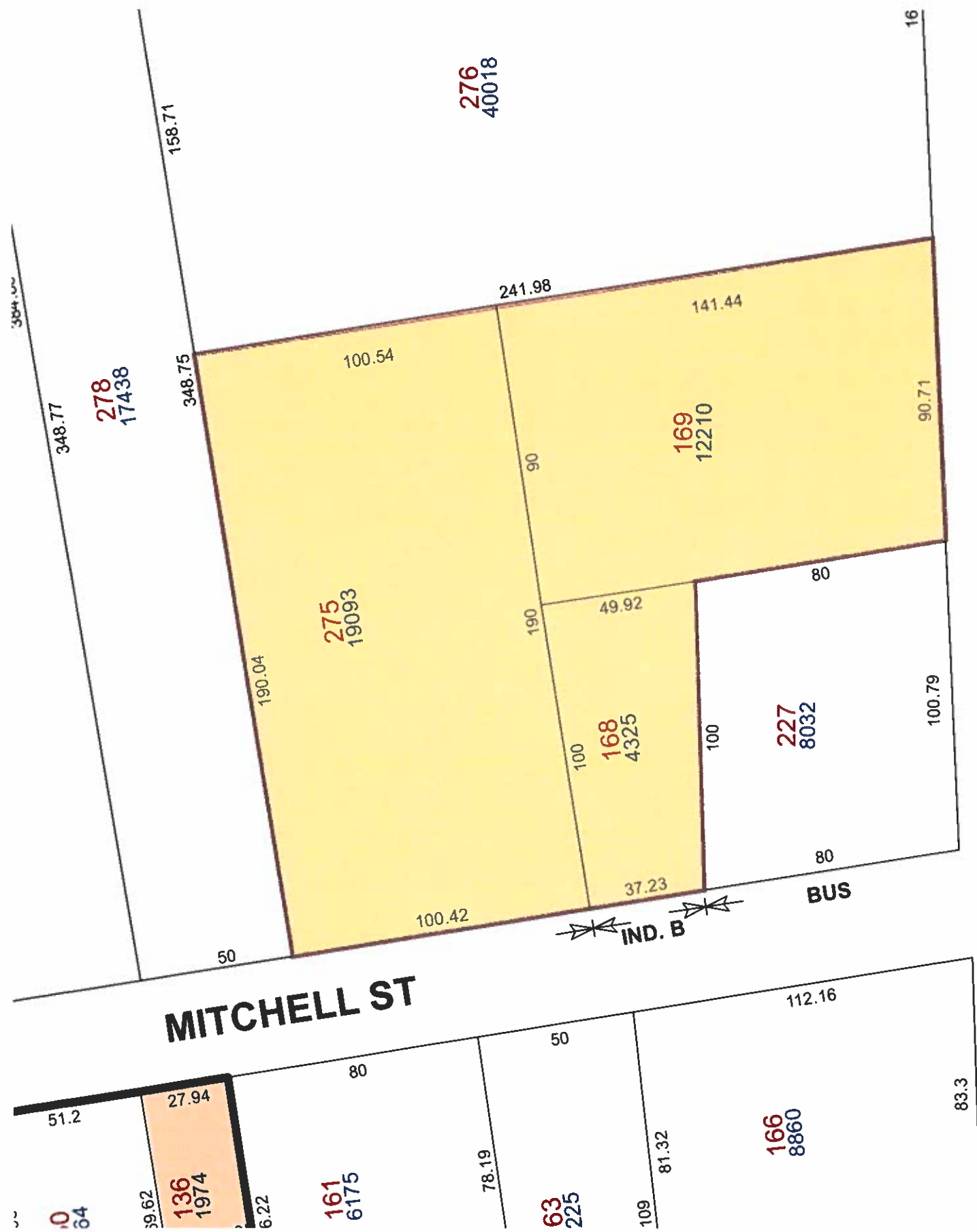
Map: 093-2

Fiscal Year 2009

This parcel map should be used for planning and development purposes only.

Map Produced By
City of New Bedford
Department of Planning
Management Systems
January 2008





157-161 Coggeshall Street & 8 Mitchell Street & ES Mitchell Street

New Commercial Building - Starbucks

Legend

157 Coggeshall St #161

McDonald's

Petro Mart Inc

SUBWAY® Restaurants

Google Earth

© 2021 Google

100 ft

157 Coggeshall St #161

DO NOT ENTER

NO LEFT TURN

157 COGGESHALL ST
#161
STARBUCKS

157-161 Coggeshall Street & 8 Mitchell Street & ES Mitchell Street

4 New Commercial Building - Starbucks

Legend

- 157 Coggeshall St #161
- McDonald's
- Petro Mart Inc
- SUBWAY® Restaurants

Google Earth

© 2021 Google

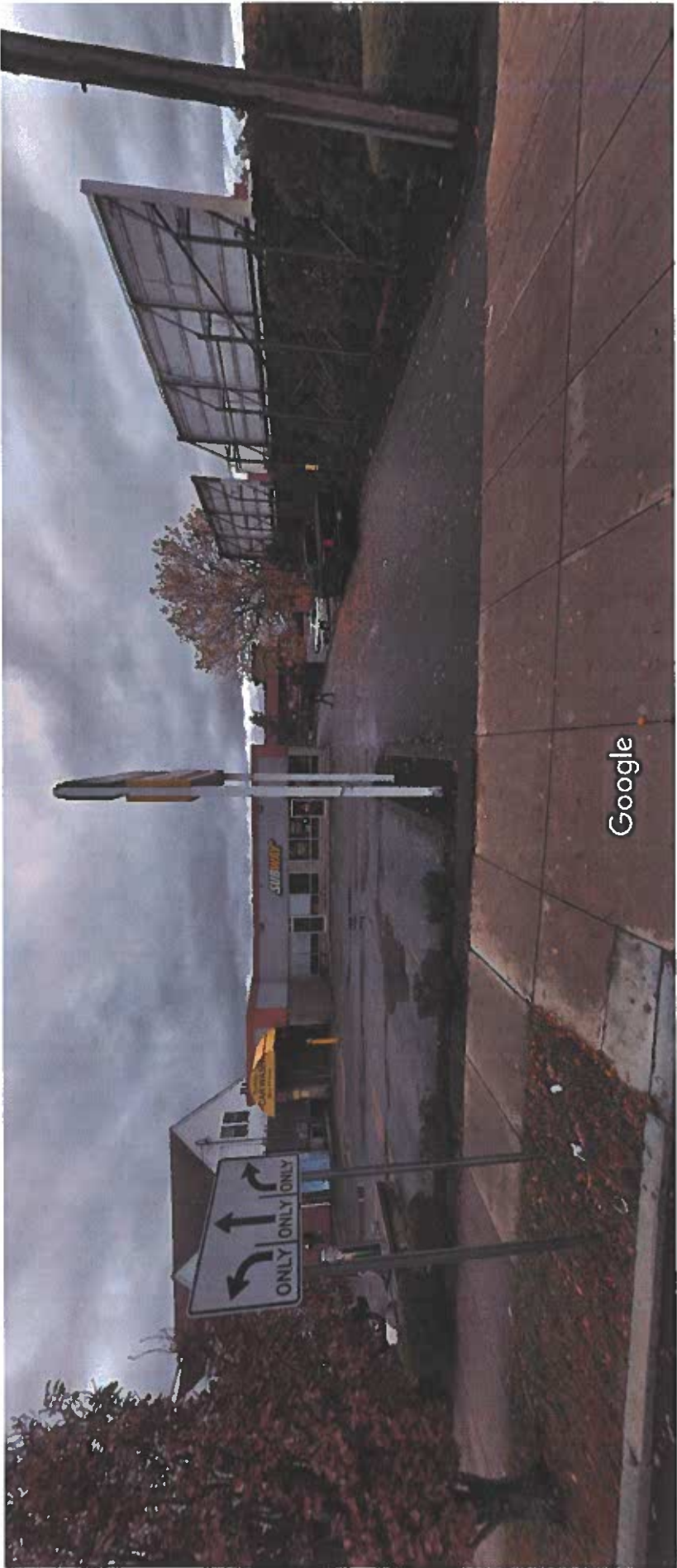


Image capture: Nov 2018 © 2021 Google

New Bedford, Massachusetts



Street View

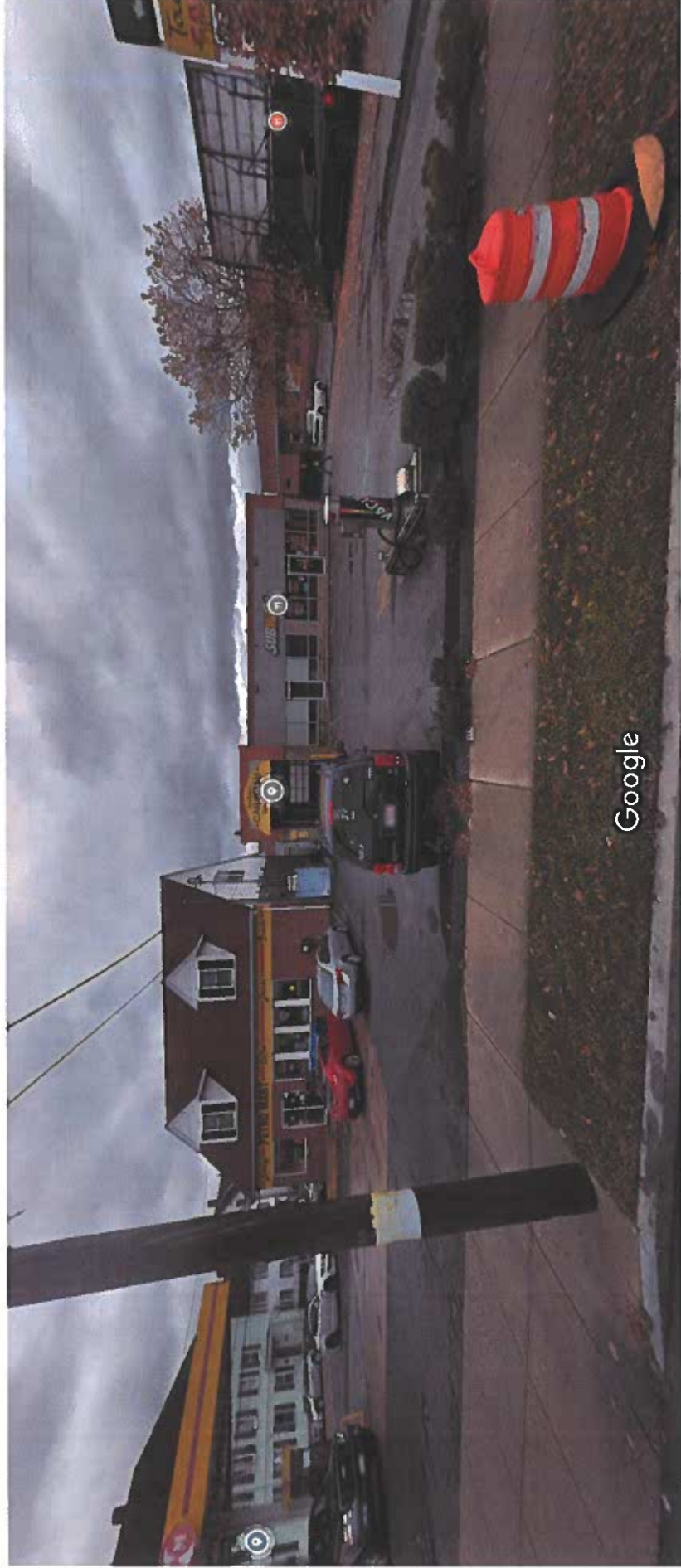


Image capture: Nov 2018 2021 Google

New Bedford, Massachusetts



Street View



Image capture: Oct 2019 © 2021 Google

New Bedford, Massachusetts



Street View

Riverside Park



Image capture: Oct 2019 © 2021 Google

New Bedford, Massachusetts



Street View

Danny Romanowicz

From: Elizabeth Lydon
Sent: Wednesday, June 2, 2021 4:10 PM
To: Danny Romanowicz; Chris Saunders
Subject: RE: [EXTERNAL] 157-161 Coggeshall Street & 8 Mitchell Street

Attorney Saunders,

Yes, the IPOD supersedes underlying zoning in that area. Pursuant to 4651 of the City Code, the proposal would be submitted to the Planning Department for review and comment. The Planning Department would then prepare written comments and recommendations within 30 days, with input from other departments, and submit comments and recommendations to the Planning Board. If no comments are submitted within 30 days of the initial submission to the City Planning Department, the Planning Board would proceed without said comments. Upon receipt of the Planning Department's comments the Planning Board would commence the Special Permit application review process.



Elizabeth Lydon

Associate City Solicitor
City of New Bedford | Office of the City Solicitor
133 William Street, Room 205, New Bedford, MA 02740
508.979.1460 | email: Elizabeth.Lydon@newbedford-ma.gov

From: Danny Romanowicz <DRomanowicz@newbedford-ma.gov>
Sent: Thursday, May 27, 2021 7:15 PM
To: Chris Saunders <chris@chrissaunderslaw.com>
Cc: Elizabeth Lydon <elizabeth.lydon@newbedford-ma.gov>
Subject: RE: [EXTERNAL] 157-161 Coggeshall Street & 8 Mitchell Street

Attorney Saunders ,

I will need to defer to Attorney Elizabeth Lydon for her opinion here as we did discuss this in a zoom permitting meeting .

Respectfully,
Danny

action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

NOTE: Our e-mail policy does not guarantee that there will be immediate response to e-mails. If a matter is time sensitive, please phone or fax.



Think before you print



AUG 15 2019

CITY OF NEW BEDFORD

In the Year Two Thousand and Nineteen

AN ORDINANCE

REZONING PLOT 93, LOT 169 (157 -161 COGGESHALL STREET) AND PLOT 93, LOT 227 (171 COGGESHALL STREET) from mixed-USE BUSINESS TO INDUSTRIAL "B"

31- 509

Be it ordained by the City Council of the City of New Bedford as follows:—

SECTION 1.

That the property shown on Assessors Maps, as hereto attached, described as PLOT 93, LOT 169 (157 - 161 COGGESHALL STREET) and PLOT 93, LOT 227 (171 COGGESHALL STREET) be rezoned from MIXED-USE BUSINESS TO INDUSTRIAL "B" in its entirety

Section 2.

This ordinance shall take effect in accordance with the provisions of Chapter 40A of the General Laws.

IN CITY COUNCIL, July 18, 2019

Passed to a Second Reading - Yeas 9, Nays 1.

Dennis W. Farias, City Clerk

IN CITY COUNCIL, August 15, 2019

Passed to be Ordained - Yeas 10, Nays 0.

Dennis W. Farias, City Clerk

Presented to the Mayor for Approval August 19, 2019.

Dennis W. Farias, City Clerk

Approved August 22, 2019.

Jonathan F Mitchell, Mayor

a true copy, attest:

Dennis W. Farias
City Clerk



1644 Ford Rd. Wyandotte, MI 48192
(734) 556-3259 (O)

Send to: New Bedford City Hall
133 William St.
New Bedford, MA 02740

LETTER OF TRANSMITTAL

Date: 07-01-2021

Job No.: 21-64

Attention: Building Department

RE: MITCHELL & COGGESHALL
NEW BEDFORD, MA 02746

WE ARE SENDING

Attached via FedEx

- ☒ Plans
 ☐ CD/Disk
 ☐ Change Order
 ☐ Specifications
 ☐ Samples
☐ Letter
 ☐ Rendering/Photos
 ☐ Shop Drawings
 ☐ Original Plots
 ☐ Other

COPIES	DATE	NO.	DESCRIPTION
2	7-1-2021	15	Full Set (Architectural, Structural, MEP
1	7-1-2021	1	Site plan (For Reference)
1	7-1-2021	9	Energy Calcs
1	7-1-2021	6	Building Permit Application
1	7-1-2021	2	Affidavit (Architectural & M.E.P.)

THESE ARE TRANSMITTED as checked below:

- ☐ As requested
 ☒ For Permits
 ☐ Approved as noted - Resubmit
☐ For Approval
 ☐ For Bids DUE
 ☐ Not Approved - Resubmit
☐ For review and comment
 ☐ Approved as submitted
☐ For your use
 ☐ Approved as noted

REMARKS

Copy to:

Signed: Vernon D. Wynn



Initial Construction Control Document

To be submitted with the building permit application by a
Registered Design Professional
for work per the ninth edition of the
Massachusetts State Building Code, 780 CMR, Section 107

Project Title: BLDG
SHELL

Date: 7-2-21

Property Address: BLOCK 93 - LOTS 168,169 & 275

Project: Check (x) one or both as applicable: ☒ New construction ☐ Existing Construction

Project description: SHELL BUILDING FOR FUTURE A-2 ASSEMBLY USE

Cortland Morgan MA Registration Number: 9580 Expiration date: 08-31-21, am a *registered design professional*, and I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning:

☒ Architectural
Fire Protection

☐ Structural
Electrical

☐ Mechanical
Other:

for the above named project and that to the best of my knowledge, information, and belief such plans, computations and specifications meet the applicable provisions of the Massachusetts State Building Code, (780 CMR), and accepted engineering practices for the proposed project. I understand and agree that I (or my designee) shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to:

1. Review, for conformance to this code and the design concept, shop drawings, samples and other submittals by the contractor in accordance with the requirements of the construction documents.
2. Perform the duties for registered design professionals in 780 CMR Chapter 17, as applicable.
3. Be present at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine if the work is being performed in a manner consistent with the approved construction documents and this code.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107.

When required by the building official, I shall submit field/progress reports (see item 3.) together with pertinent comments, in a form acceptable to the building official.

Upon completion of the work, I shall submit to the building official a 'Final Construction Control Document'.

Enter in the space to the right a "wet" or electronic signature and seal:

Cortland P Morgan



Phone number: 817-635-5696

Email: cortland@cmaia.net - joann@cmaia.net

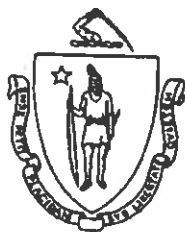
Building Official Use Only

Building Official Name:

Permit No.:

Date:

Note 1. Indicate with an 'x' project design plans, computations and specifications that you prepared or directly supervised. If 'other' is chosen, provide a description.



Initial Construction Control Document

To be submitted with the building permit application by a
Registered Design Professional
for work per the ninth edition of the
Massachusetts State Building Code, 780 CMR, Section 107

Project Title: BLDG SHELL Date: 6-28-21

Property Address: BLOCK 93 - LOTS 168,169 & 275 New Bedford MA

Project: Check (x) one or both as applicable: ☒ New construction ☐ Existing Construction

Project description: SHELL BUILDING FOR FUTURE A-2 ASSEMBLY USE

DON PENN, P.E.

39742-E/39939-M

06/30/22-06/30/22

I MA Registration Number: Expiration date: , am a *registered design professional*, and I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning:

Architectural
Fire Protection

Structural
☒ Electrical

☒ Mechanical
☒ Other: Plumbing

for the above named project and that to the best of my knowledge, information, and belief such plans, computations and specifications meet the applicable provisions of the Massachusetts State Building Code, (780 CMR), and accepted engineering practices for the proposed project. I understand and agree that I (or my designee) shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to:

1. Review, for conformance to this code and the design concept, shop drawings, samples and other submittals by the contractor in accordance with the requirements of the construction documents.
2. Perform the duties for registered design professionals in 780 CMR Chapter 17, as applicable.
3. Be present at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine if the work is being performed in a manner consistent with the approved construction documents and this code.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107.

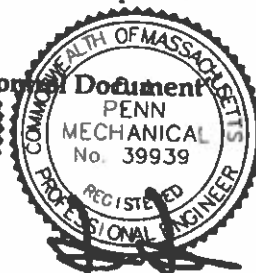
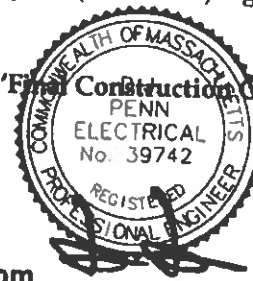
When required by the building official, I shall submit field/progress reports (see item 3.) together with pertinent comments, in a form acceptable to the building official.

Upon completion of the work, I shall submit to the building official a 'Final Construction Control Document'

Enter in the space to the right a "wet" or electronic signature and seal:

Phone number: 817-410-2858

Email: donpenn@donpenn.com



07/02/2021

07/02/2021

Building Official Use Only

Building Official Name:

Permit No.:

Date:

Note 1. Indicate with an 'x' project design plans, computations and specifications that you prepared or directly supervised. If 'other' is chosen, provide a description.



COMcheck Software Version 4.1.5.1 Envelope Compliance Certificate

Project Information

Energy Code: 780 CMR Massachusetts State Building Code, 9th Edition, Energy Efficiency
Project Title: Restaurant Shell Building
Location: New Bedford, Massachusetts
Climate Zone: 5a
Project Type: New Construction
Vertical Glazing / Wall Area: 14%

Construction Site:
Mitchell and Coggeshall
New Bedford, MA 02746

Owner/Agent:
Gabriel Schuchman
Marysville Retail Management LLC
30200 Telegraph Road
Suite 205
Bingham Farms, MI 48025
(246) 646-9999
gabe@alrigusa.com

Designer/Contractor:
Cortland Morgan
Cortland Morgan Architect
711 North Fielder Road
Arlington, TX 76012
(817) 635-5696

Additional Efficiency Package(s)

High efficiency HVAC. Systems that do not meet the performance requirement will be identified in the mechanical requirements checklist report.

Building Area

Floor Area

1-Dining: Cafeteria/Fast Food : Nonresidential	2280
--	------

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor _{min}
Fully Adhered Roof: Insulation Entirely Above Deck, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	2280	—	35.0	0.028	0.032
Slab on Grade: Slab-On-Grade: Unheated, Vertical 2 ft., [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (c)	175	—	10.0	0.540	0.540
NORTH					
North Brick Veneer Wall: Other Steel Framed Wall, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	593	—	—	0.097	0.064
North Wood Veneer Wall: Other Steel Framed Wall, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	177	—	—	0.108	0.064
North Windows: Metal Frame with Thermal Break, Perf. Specs.: NFRC CPD-10 P-EFC-9920, SHGC 0.25, VT 0.56, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	80	—	—	0.300	0.360
North EIFS Wall: Other Steel Framed Wall, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	541	—	—	0.052	0.064
EAST					
East Brick Veneer Wall: Other Steel Framed Wall, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	180	—	—	0.097	0.064
East H.M. Man Door: Insulated Metal, Swinging, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	27	—	—	0.500	0.370
East Wood Veneer Wall: Other Steel Framed Wall, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	68	—	—	0.108	0.064

Project Title: Restaurant Shell Building

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Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ^(a)
East Windows: Metal Frame with Thermal Break, Perf. Specs.: NFRC CPD-ID P-EFC-9920, SHGC 0.25, VT 0.56, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	18	---	---	0.300	0.380
East EIFS Wall: Other Steel Framed Wall, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	321	---	---	0.052	0.064
SOUTH					
South Brick Veneer Wall: Other Steel Framed Wall, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	538	---	---	0.097	0.064
South Windows: Metal Frame with Thermal Break, Perf. Specs.: NFRC CPD-ID P-EFC-9920, SHGC 0.25, VT 0.56, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	166	---	---	0.300	0.380
South Glass Entry Door: Glass (> 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: NFRC CPD-ID P-EFC-9392, SHGC 0.20, VT 0.31, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	24	---	---	0.703	0.770
South Wood Veneer Wall: Other Steel Framed Wall, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	140	---	---	0.108	0.064
South EIFS Wall: Other Steel Framed Wall, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	633	---	---	0.052	0.064
WEST					
West Brick Veneer Wall: Other Steel Framed Wall, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	327	---	---	0.097	0.064
West Windows: Metal Frame with Thermal Break, Perf. Specs.: NFRC CPD-ID P-EFC-9920, SHGC 0.25, VT 0.56, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	203	---	---	0.300	0.380
West Glass Entry Door: Glass (> 50% glazing): Metal Frame, Entrance Door, Perf. Specs.: NFRC CPD-ID P-EFC-9392, SHGC 0.20, VT 0.31, [Bldg. Use 1 - Dining: Cafeteria/Fast Food]	24	---	---	0.703	0.770
West Wood Veneer Wall: Other Steel Framed Wall, [Bldg. Use 1 - Dining: Cafeteria/Fast Food] (b)	245	---	---	0.108	0.064

- (a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
(b) 'Other' components require supporting documentation for proposed U-factors.
(c) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

Envelope PASSES: Design 0.0% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 780 CMR Massachusetts State Building Code, 9th Edition, Energy Efficiency requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Cortland Morgan, AIA

Name - Title

Signature

Date



Project Title: Restaurant Shell Building

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COMcheck Software Version 4.1.5.1 Inspection Checklist

Energy Code: 780 CMR Massachusetts State Building Code, 9th Edition,
Requirements: 100.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req. ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR1] ¹	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed. Completed COMcheck Envelope certificate and Plan Review Checklist will be submitted with application.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.1 [PR10] ¹	The vertical fenestration area \leq 30 percent of the gross above-grade wall area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.1 [PR11] ¹	The skylight area \leq 3 percent of the gross roof area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.2 [PR14] ¹	In enclosed spaces $>$ 2,500 ft ² directly under a roof with ceiling heights $>$ 15 ft. and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is \geq half the floor area; (b) the skylight area to daylight zone is \geq 3 percent with a skylight VT \geq 0.40; or a minimum skylight effective aperture \geq 1 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C406 [PR9] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Project Title: Restaurant Shell Building

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Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2 [FO4] ²	Slab edge insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2.1 (FO6) ¹	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C104 [FO3] ²	Installed slab-on-grade insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [FO12] ³	Radiant heating systems panels Insulated to $\geq R-3.5$ on face opposite space being heated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply. See the Envelope Assemblies table for values.

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
------------------------	--------------------------	-----------------------

Project Title: Restaurant Shell Building

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Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12] ²	Fenestration products rated in accordance with NFRC.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.1.3 [FR13] ¹	Fenestration products are certified as to performance labels or certificates provided.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.4.3 [FR10] ¹	Vertical fenestration SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the <i>Envelope Assemblies</i> table for values.
C402.4.3, C402.4.3.4 [FR8] ¹	Vertical fenestration U-Factor.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the <i>Envelope Assemblies</i> table for values.
C402.4.4 [FR14] ²	U-factor of opaque doors associated with the building thermal envelope meets requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the <i>Envelope Assemblies</i> table for values.
C402.5.1.2.1 [FR19] ¹	The building envelope contains a continuous air barrier that is sealed in an approved manner and material permeability ≤ 0.004 dfm/ft ² . Air barrier penetrations are sealed in an approved manner.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.5.2, C402.5.4 [FR18] ²	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.5.7 [FR17] ²	Vestibules are installed on all building entrances. Doors have self-closing devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Project Title: Restaurant Shell Building

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Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.5.5, C403.2.4. 3 [ME3] ³	Stair and elevator shaft vents have motorized dampers that automatically close.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C402.5.5, C403.2.4. 3 [ME58] ³	Outdoor air and exhaust systems have motorized dampers that automatically shut when not in use and meet maximum leakage rates. Check gravity dampers where allowed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------

Project Title: Restaurant Shell Building

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Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3] ¹	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is ≤ 3 in 12.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.1 [IN10] ²	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2 [IN7] ¹	Above-grade wall insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C303.2.1 [IN14] ²	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C402.2.1 [IN17] ³	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.
C104 [IN6] ¹	Installed above-grade wall insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C104 [IN8] ²	Installed floor insulation type and R-value consistent with insulation specifications reported in plans and COMcheck reports.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [IN18] ³	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C402.5.1 1 [IN1] ¹	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Project Title: Restaurant Shell Building

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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.3 [FI51] ³	Where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening are located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms are sealed and insulated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement is not applicable.
C402.5.6 [FI37] ¹	Weatherseals installed on all loading dock cargo doors.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Exception: Requirement does not apply.
C402.5.8 [FI26] ³	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
------------------------	--------------------------	-----------------------

Project Title: Restaurant Shell Building

Report date: 06/25/21

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**ALRIG USA DEVELOPMENT, LLC
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DRIVE-THRU FACILITIES**

0 & 8 MITCHELL STREET & 171 COGGESHALL STREET
CITY OF NEW BEDFORD, BRISTOL COUNTY, MASSACHUSETTS



SCALE: 1" = 1,000'



SCALE 1" = 80' ±



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DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
DEMOLITION PLAN	C-3
SITE PLAN	C-4
GRADING & DRAINAGE PLAN	C-5
UTILITY PLAN	C-6
LIGHTING PLAN	C-7
LANDSCAPING PLAN	C-8
SOIL EROSION & SEDIMENT CONTROL PLAN	C-9 - C-18
CONSTRUCTION DETAILS	C-19 - C-21

PI AN REFERENCE MATERIAL S:

1. THIS PLAN SET SUBMITTANCE THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - a. ALTERNATE LAND UTILIZATION MAP PREPARED BY THE CITY OF NEW BEDFORD
 - b. ARCHITECTURAL PLANS PREPARED BY PORTLAND ARCHITECTURAL FIRM
 - c. CITY OF NEW BEDFORD ZONING ORDINANCE
 - d. SECTIONAL ELEVATION REPORT PREPARED BY THE CITY OF NEW BEDFORD
 - e. AERIAL MAP RETRIEVED FROM GOOGLE EARTH (PDF)
 - f. LOCATION MAP OBTAINED FROM THE UNITED STATES GEOLOGICAL SURVEY
 - g. REGIONAL NORTH QUADRANGLE - MASSACHUSETTS
 - h. DATA OBTAINED FROM THE CITY OF NEW BEDFORD ONLINE PANCE MAP RETRIEVED 05/21/2019
 - i. AERIAL PHOTOGRAPH OBTAINED 05/21/2019
2. ALL SUBMITTED MATERIALS SHALL BE UTILIZED IN CONNECTION WITH THIS PROJECT AND WILL BE REMOVED FROM THE CITY OF NEW BEDFORD RECORDS UPON COMPLETION OF THE PROJECT. THE CITY OF NEW BEDFORD IS NOT RESPONSIBLE TO OBTAIN A COPY OF EACH MATERIAL AND THE SUBMITTER SHALL BE RESPONSIBLE FOR THE THOROUGHNESS OF THE SUBMITTANCE.



SCALE: 1" = 80' ±



DRAWING TITLE	SHEET #
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SCALE 1" = 80' ±

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SITE PLAN SET

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PROPOSED STARBUCKS WITH
DRIVE-THRU FACILITIES
LOOK UP LOT 100 IN MAP A-121



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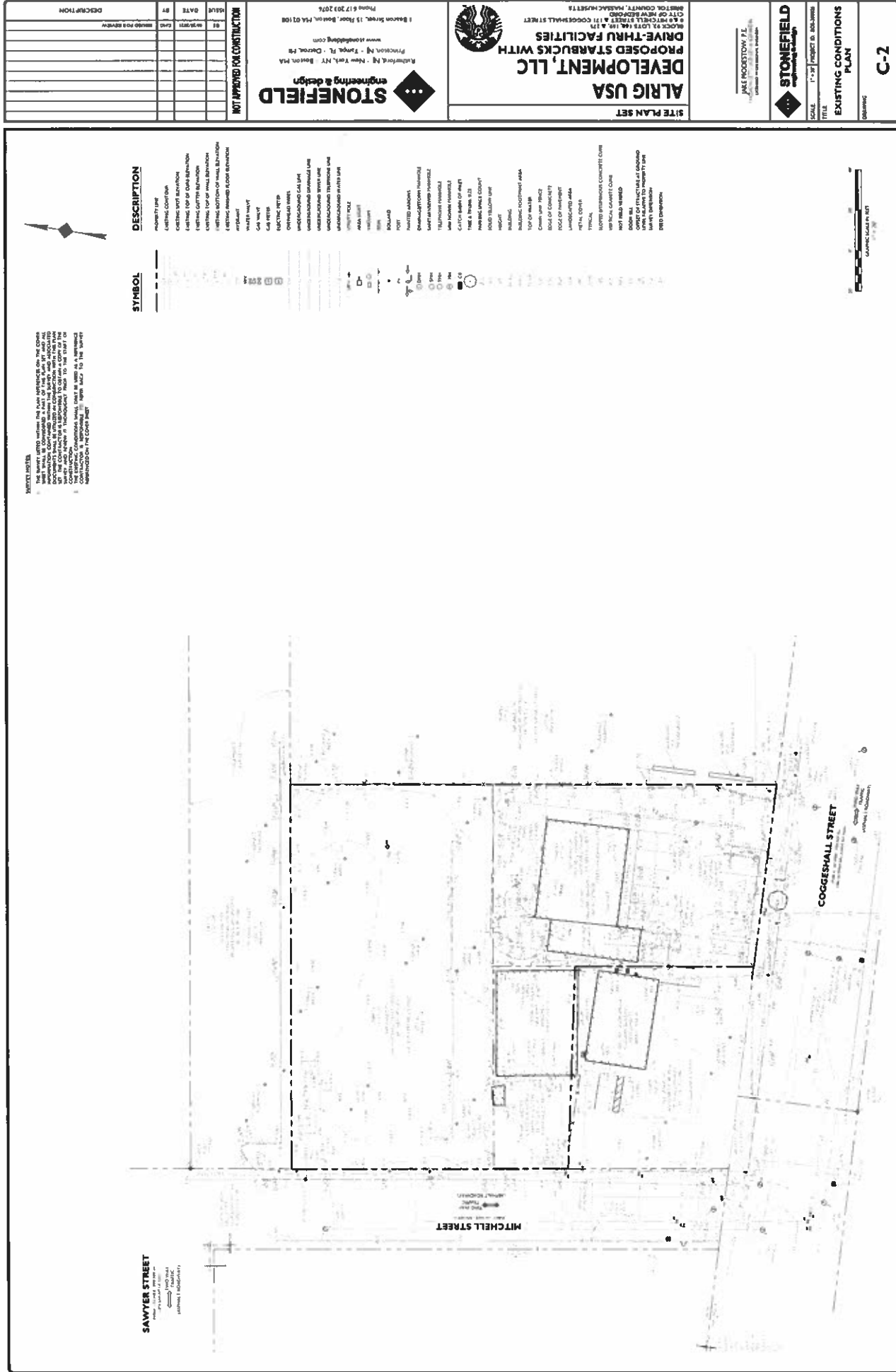
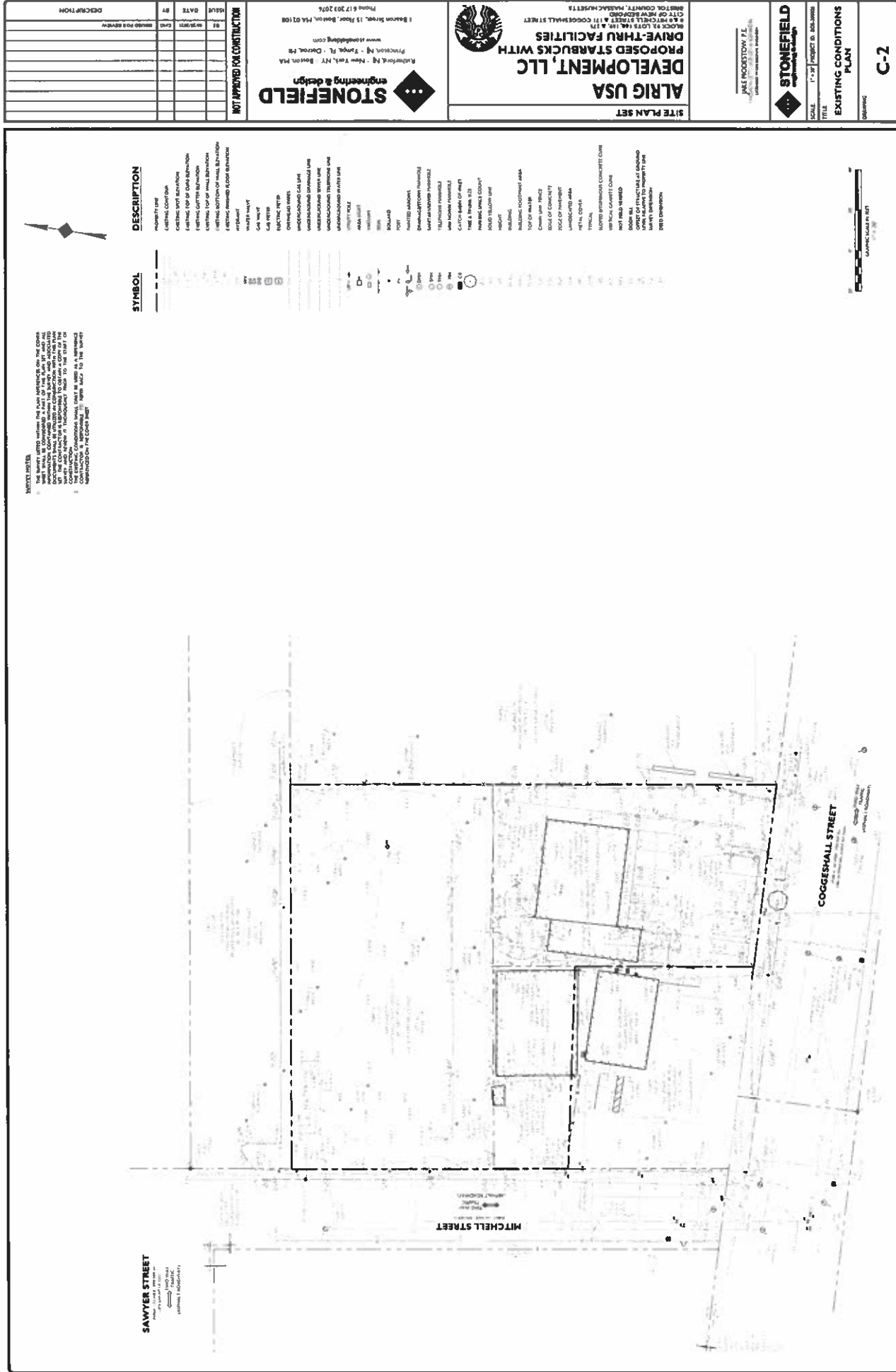
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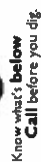
sec. 15 Floor, Boston, MA 02108

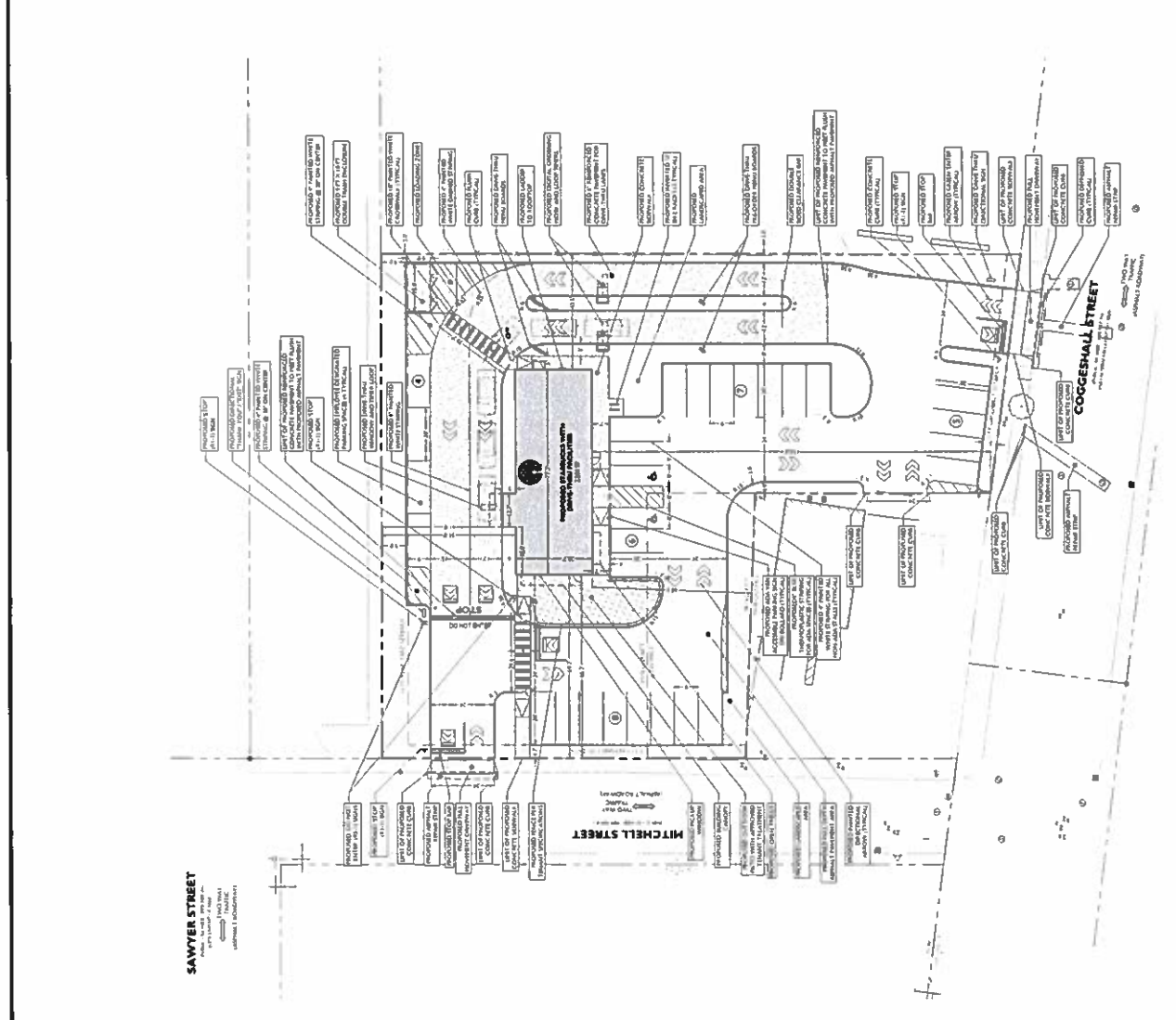
NOT APPROVED FOR CONSTRUCTION

[illegible]

APPLICANT/OWNER



[illegible]



ALRIG USA DEVELOPMENT, LLC

PROPOSED STARBUCKS WITH DRIVE-THRU FACILITIES

BRISTOL COUNTY, MASSACHUSETTS
819 WEST COTTAGE STREET & 171 COGGESWELL STREET
BLOCKS 14, LOTS 14A, 14B & 14C

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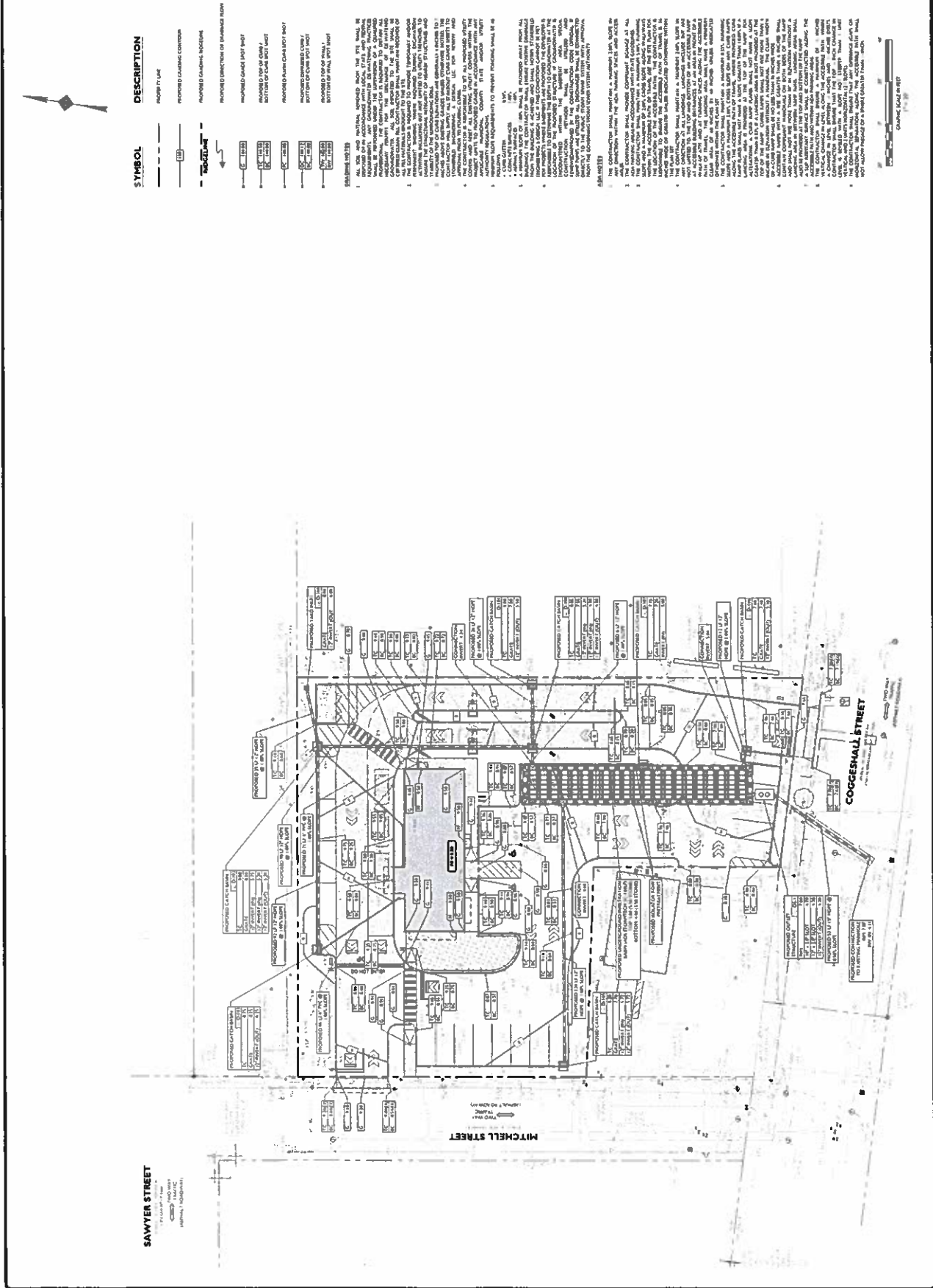
DATE	BY	DESCRIPTION
10/26/2010	CMG	INITIALS FOR REVIEW

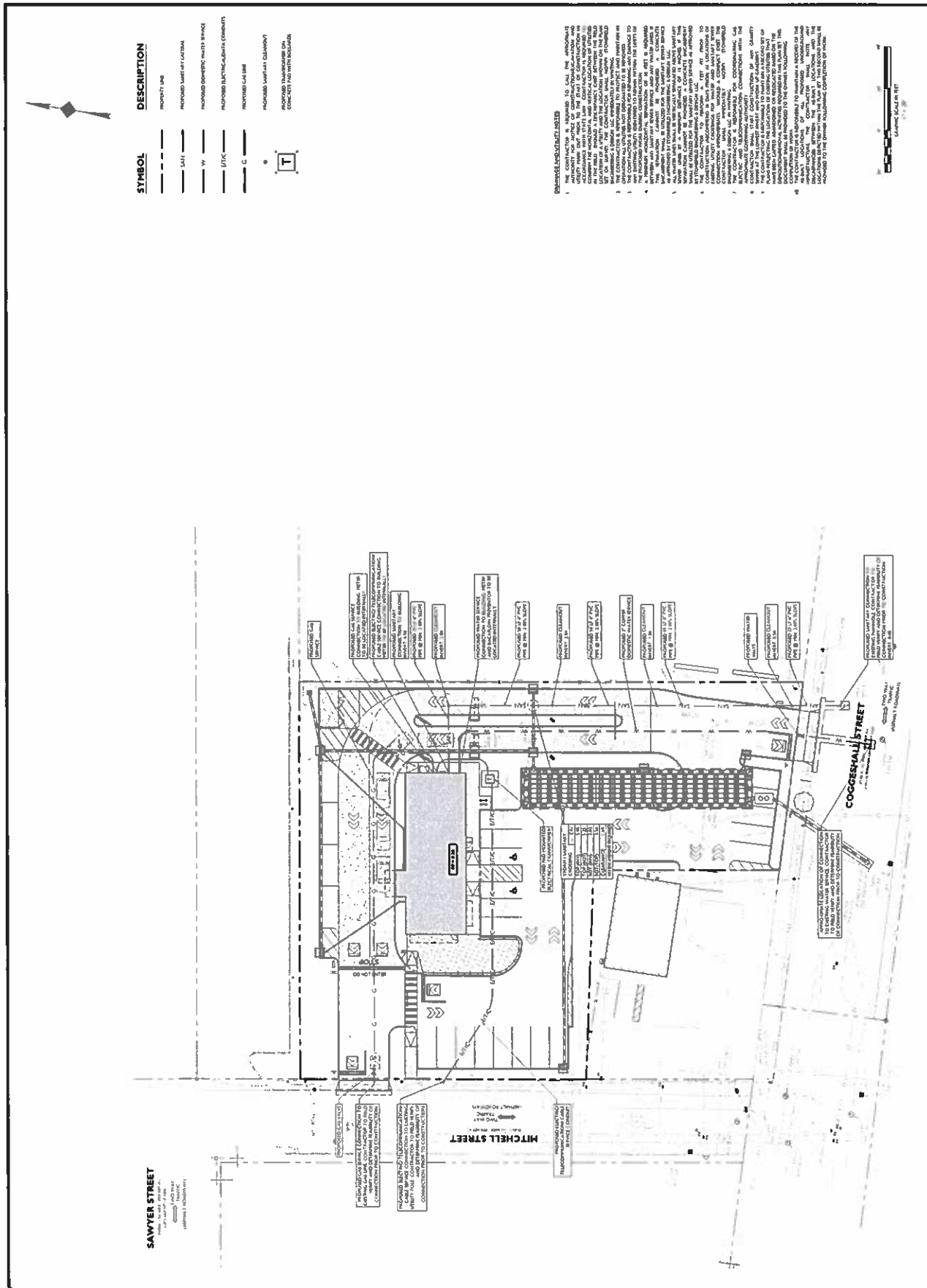
GRADING PLAN

SCALE: 1" = 10' HORIZONTAL, 1" = 4' VERTICAL

DATE: 10/26/2010

BY: CMG







PLANT SCHEDULE					
PLANT #	QUANTITY	SIT LOCATION	COMPONENTS	DATE	APPROVALS
PLANT 1	1	ADP 1	ADP 1	ADP 1	ADP 1
PLANT 2	2	ADP 2	ADP 2	ADP 2	ADP 2
PLANT 3	3	ADP 3	ADP 3	ADP 3	ADP 3
PLANT 4	4	ADP 4	ADP 4	ADP 4	ADP 4
PLANT 5	5	ADP 5	ADP 5	ADP 5	ADP 5
PLANT 6	6	ADP 6	ADP 6	ADP 6	ADP 6
PLANT 7	7	ADP 7	ADP 7	ADP 7	ADP 7
PLANT 8	8	ADP 8	ADP 8	ADP 8	ADP 8
PLANT 9	9	ADP 9	ADP 9	ADP 9	ADP 9
PLANT 10	10	ADP 10	ADP 10	ADP 10	ADP 10
PLANT 11	11	ADP 11	ADP 11	ADP 11	ADP 11
PLANT 12	12	ADP 12	ADP 12	ADP 12	ADP 12
PLANT 13	13	ADP 13	ADP 13	ADP 13	ADP 13
PLANT 14	14	ADP 14	ADP 14	ADP 14	ADP 14
PLANT 15	15	ADP 15	ADP 15	ADP 15	ADP 15
PLANT 16	16	ADP 16	ADP 16	ADP 16	ADP 16
PLANT 17	17	ADP 17	ADP 17	ADP 17	ADP 17
PLANT 18	18	ADP 18	ADP 18	ADP 18	ADP 18
PLANT 19	19	ADP 19	ADP 19	ADP 19	ADP 19
PLANT 20	20	ADP 20	ADP 20	ADP 20	ADP 20
PLANT 21	21	ADP 21	ADP 21	ADP 21	ADP 21
PLANT 22	22	ADP 22	ADP 22	ADP 22	ADP 22
PLANT 23	23	ADP 23	ADP 23	ADP 23	ADP 23
PLANT 24	24	ADP 24	ADP 24	ADP 24	ADP 24
PLANT 25	25	ADP 25	ADP 25	ADP 25	ADP 25
PLANT 26	26	ADP 26	ADP 26	ADP 26	ADP 26
PLANT 27	27	ADP 27	ADP 27	ADP 27	ADP 27
PLANT 28	28	ADP 28	ADP 28	ADP 28	ADP 28
PLANT 29	29	ADP 29	ADP 29	ADP 29	ADP 29
PLANT 30	30	ADP 30	ADP 30	ADP 30	ADP 30
PLANT 31	31	ADP 31	ADP 31	ADP 31	ADP 31
PLANT 32	32	ADP 32	ADP 32	ADP 32	ADP 32
PLANT 33	33	ADP 33	ADP 33	ADP 33	ADP 33
PLANT 34	34	ADP 34	ADP 34	ADP 34	ADP 34
PLANT 35	35	ADP 35	ADP 35	ADP 35	ADP 35
PLANT 36	36	ADP 36	ADP 36	ADP 36	ADP 36
PLANT 37	37	ADP 37	ADP 37	ADP 37	ADP 37
PLANT 38	38	ADP 38	ADP 38	ADP 38	ADP 38
PLANT 39	39	ADP 39	ADP 39	ADP 39	ADP 39
PLANT 40	40	ADP 40	ADP 40	ADP 40	ADP 40
PLANT 41	41	ADP 41	ADP 41	ADP 41	ADP 41
PLANT 42	42	ADP 42	ADP 42	ADP 42	ADP 42
PLANT 43	43	ADP 43	ADP 43	ADP 43	ADP 43
PLANT 44	44	ADP 44	ADP 44	ADP 44	ADP 44
PLANT 45	45	ADP 45	ADP 45	ADP 45	ADP 45
PLANT 46	46	ADP 46	ADP 46	ADP 46	ADP 46
PLANT 47	47	ADP 47	ADP 47	ADP 47	ADP 47
PLANT 48	48	ADP 48	ADP 48	ADP 48	ADP 48
PLANT 49	49	ADP 49	ADP 49	ADP 49	ADP 49
PLANT 50	50	ADP 50	ADP 50	ADP 50	ADP 50
PLANT 51	51	ADP 51	ADP 51	ADP 51	ADP 51
PLANT 52	52	ADP 52	ADP 52	ADP 52	ADP 52
PLANT 53	53	ADP 53	ADP 53	ADP 53	ADP 53
PLANT 54	54	ADP 54	ADP 54	ADP 54	ADP 54
PLANT 55	55	ADP 55	ADP 55	ADP 55	ADP 55
PLANT 56	56	ADP 56	ADP 56	ADP 56	ADP 56
PLANT 57	57	ADP 57	ADP 57	ADP 57	ADP 57
PLANT 58	58	ADP 58	ADP 58	ADP 58	ADP 58

[illegible][illegible]

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1. *Journal of the American Medical Association*, 2000; 283: 2686-2692.

THE


STONEFIELD

3.4. ANALYSIS OF THE

**ALRIC USA
DEVELOPMENT, LLC
PROPOSED STARBUCKS WITH
DRIVE-THRU FACILITIES
BLOCK 92 LOTS 146, 147, 151
CITY OF NEW BEDFORD
HISTORIC DISTRICT, MASSACHUSETTS**



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 Phone 617 201 2076

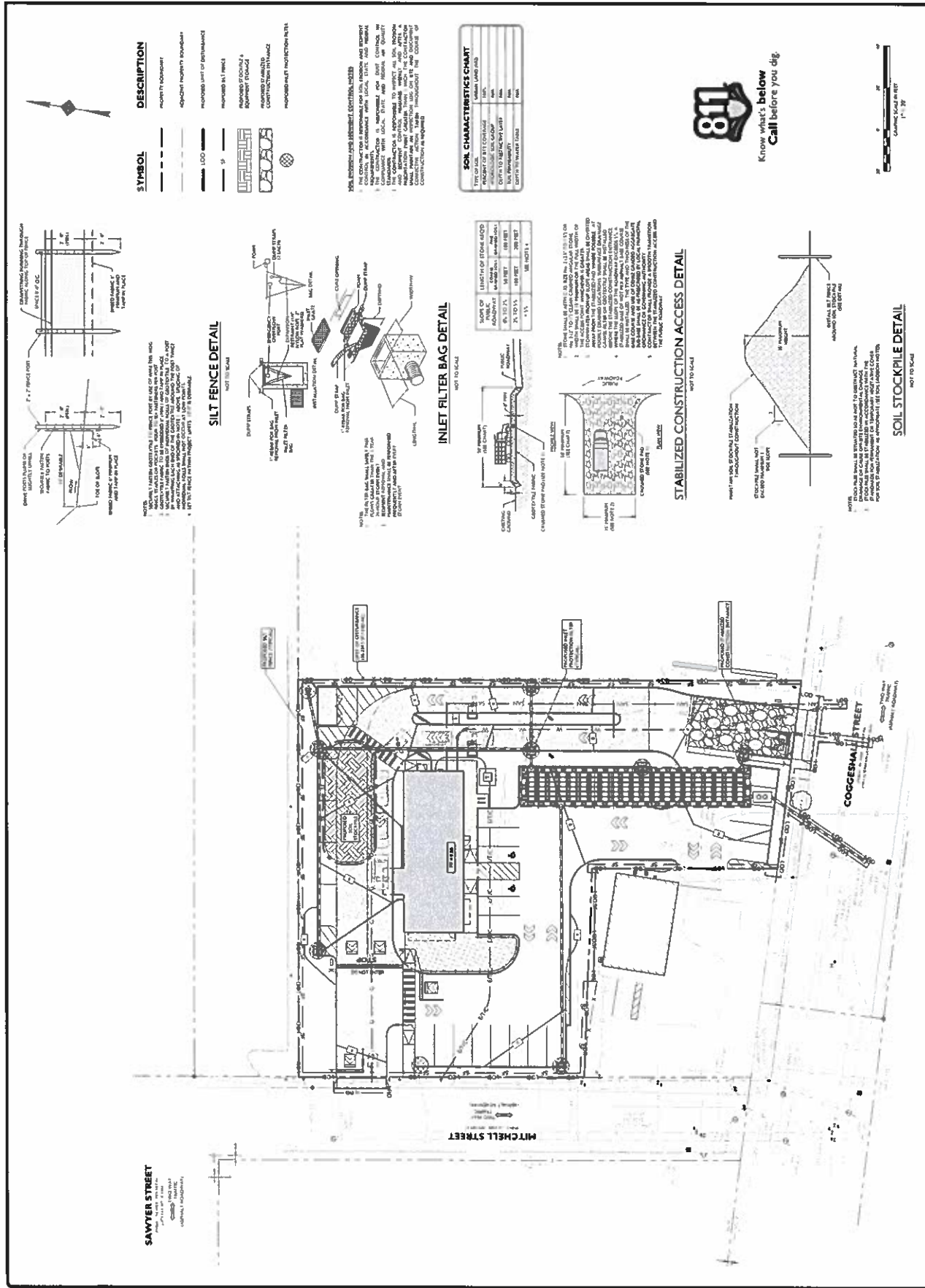
NOT APPROVED FOR CONSTRUCTION

DATE	
TIME	
BY	
NO.	
NAME	
ADDRESS	
CITY	
STATE	
ZIP	

100

[illegible]

50



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DRIVE-THRU FARMACIES

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DATE	BY	DESCRIPTION
06/15/2017	CHD	REVISION FOR SUBMITTAL

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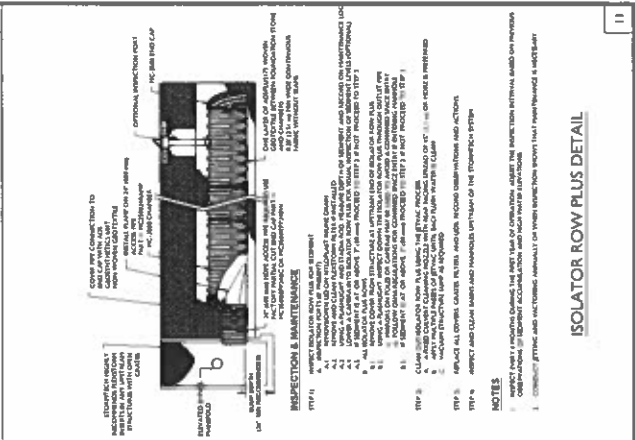
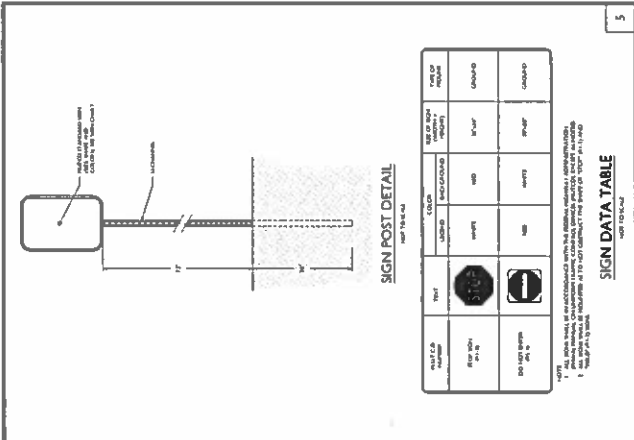
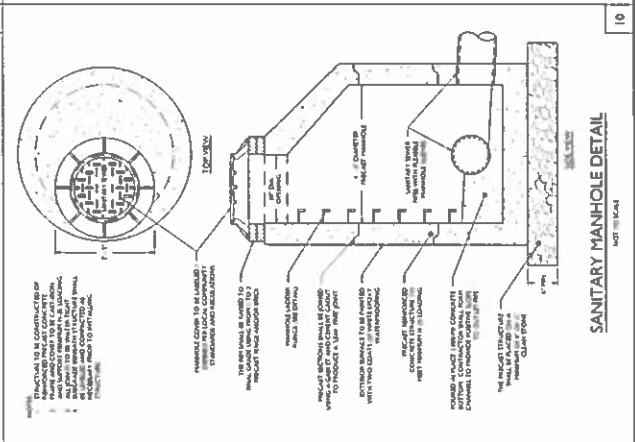
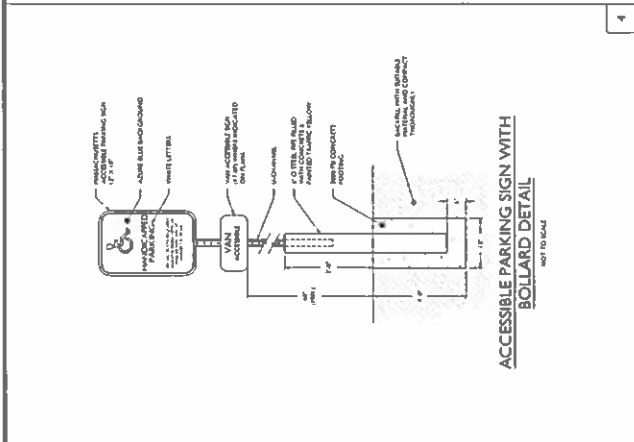
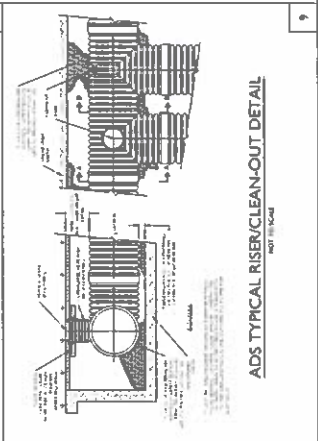
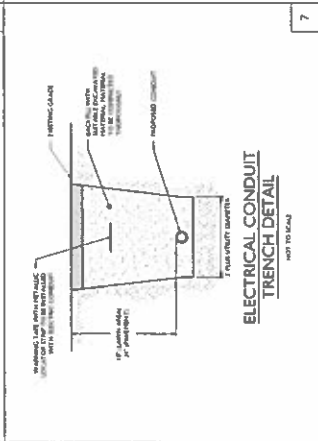
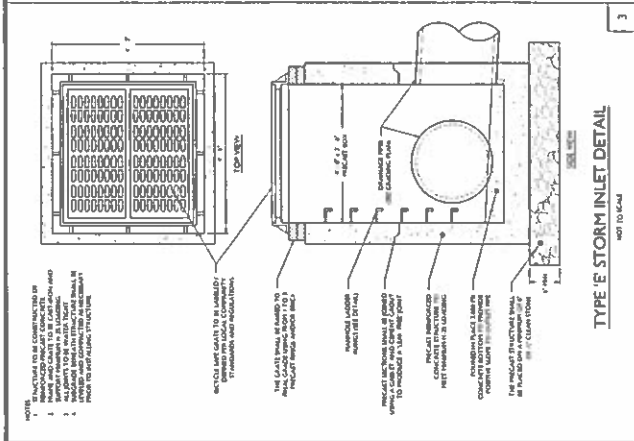
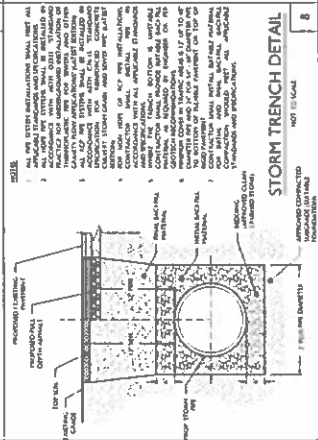
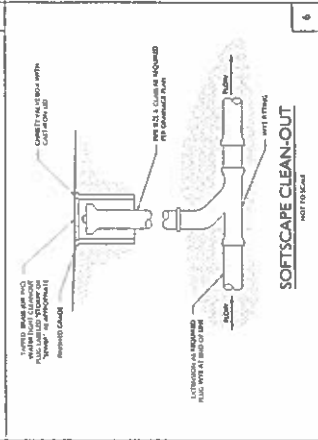
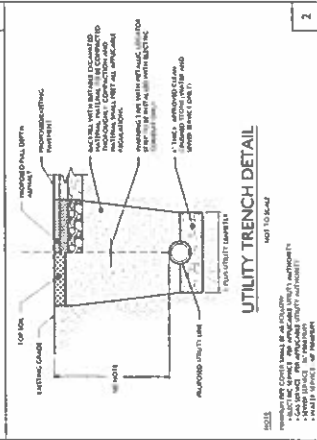
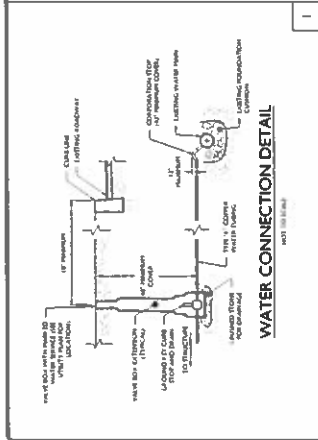
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PROPOSED STAIRS, LLC
DRIVE-THRU FARMACIES

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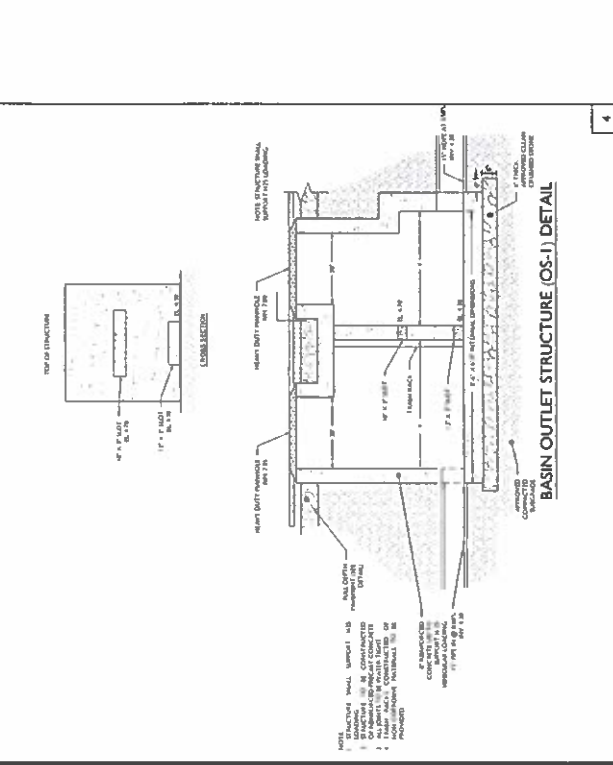
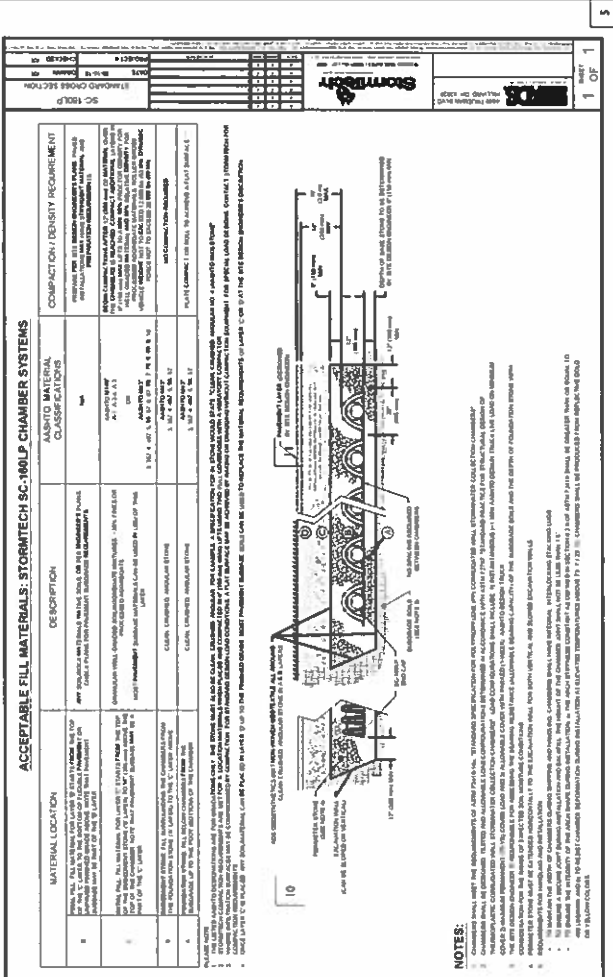
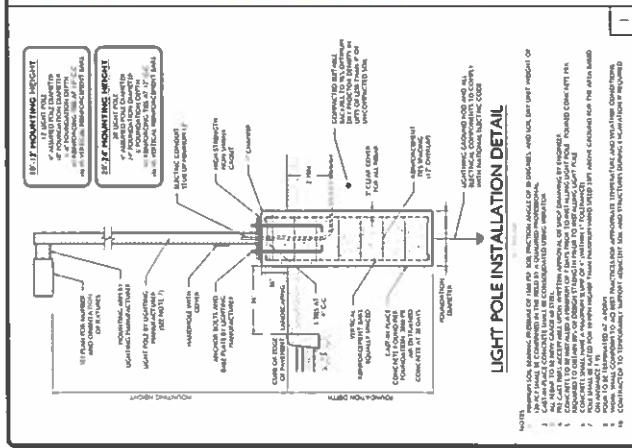
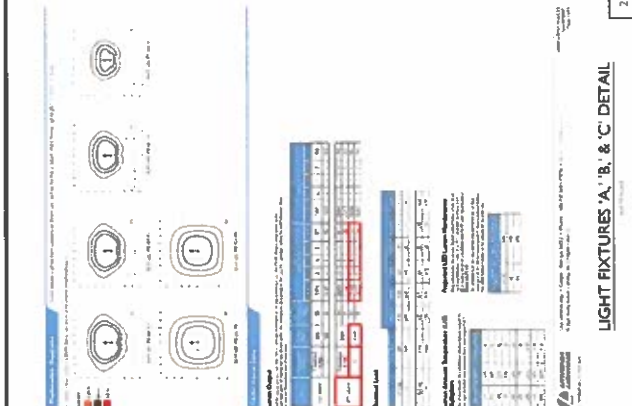
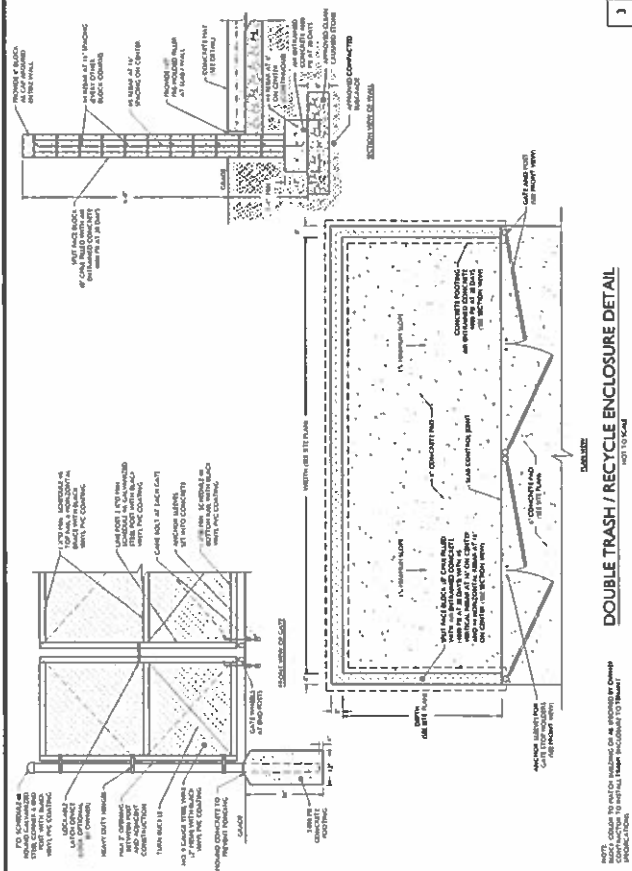
ALRIG USA
DEVELOPMENT, LLC
PROPOSED STARBUCKS WITH
DRIVE-THRU FACILITIES

BRISTOL COUNTY, MASSACHUSETTS
CITY OF NEW BEDFORD
100 WEST STREET
BLOCK 9, LOTS 144, 145 & 137
NEW BEDFORD, MA 01905

NOT APPROVED FOR CONSTRUCTION

ISSUE	DATE	BY	DESCRIPTION
1	08/29/20	CMB	ISSUED FOR REVIEW

STONEFIELD
SCALE: AS SHOWN PROJECT TO: 20' HORIZ
TYPE: CONSTRUCTION
DETAILS
DRAWING: C-13



DATE: 01-20-2021
JOB NO: 21-044
DRAWN: JF/M
CHECKED: CM



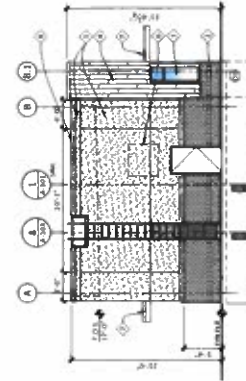
711 W REDD RD
MILWAUKEE, WI 53212
TEL: (414) 333-3333
FAX: (414) 333-3333



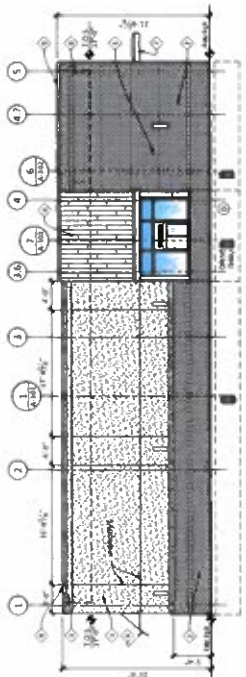
PROJECT COORDINATOR
D&G PROJECT COORDINATOR
1000 W. WISCONSIN AVE.
MILWAUKEE, WI 53212

RESTAURANT
SHELL BUILDING
MITCHELL & COGGESHALL
NEW BEDFORD, MA 02746

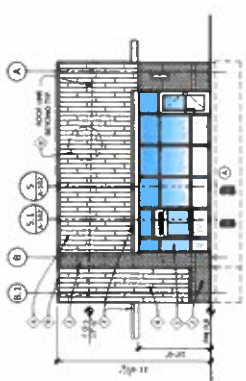
EXTERIOR ELEVATIONS
STOREFRONT ELEVATIONS
SHEET NUMBER
A-201



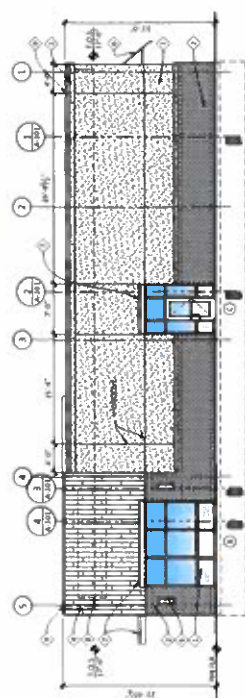
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NORTH ELEVATION
SCALE: 1/8" = 1'-0"

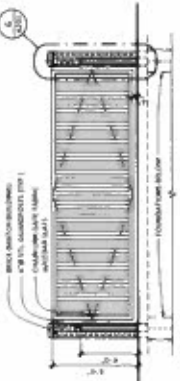


WEST ELEVATION
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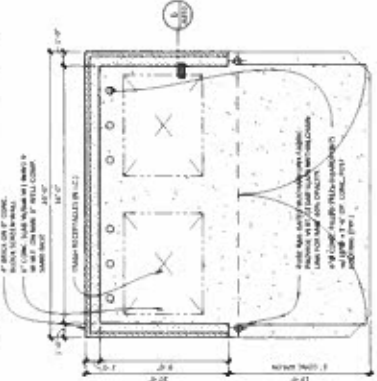


SOUTH ELEVATION
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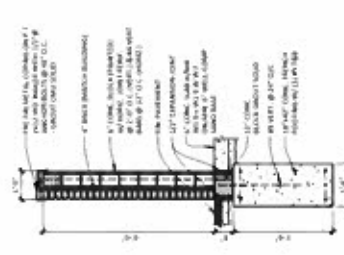
EXTERIOR FINISH KEY



DUMPSTER ELEVATION
SCALE: 1/8" = 1'-0"



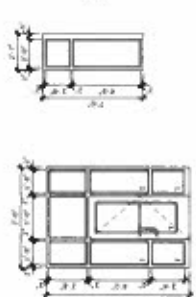
DUMPSTER PLAN
SCALE: 1/8" = 1'-0"



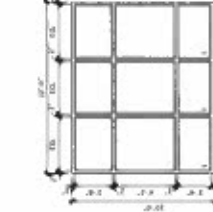
DUMPSTER SECTION
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STOREFRONT A
SCALE: 1/8" = 1'-0"



STOREFRONT C
SCALE: 1/8" = 1'-0"



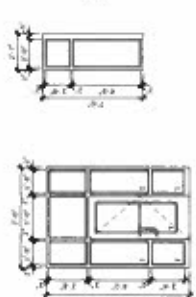
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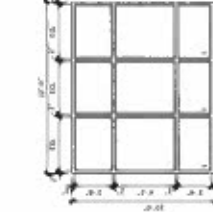
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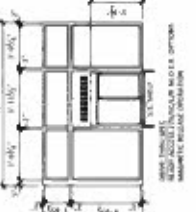
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SCALE: 1/8" = 1'-0"



STOREFRONT C1
SCALE: 1/8" = 1'-0"



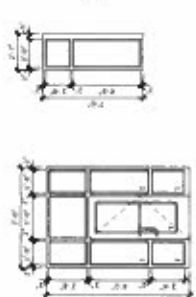
STOREFRONT B1
SCALE: 1/8" = 1'-0"



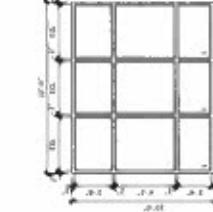
STOREFRONT D1
SCALE: 1/8" = 1'-0"



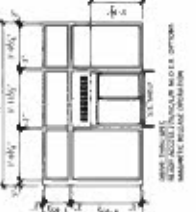
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STOREFRONT C2
SCALE: 1/8" = 1'-0"



STOREFRONT B2
SCALE: 1/8" = 1'-0"



STOREFRONT D2
SCALE: 1/8" = 1'-0"

DATE: 05-19-2021
JOB NO: 21-04
DRAWN: STAFF
CHECKED: CH



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AUSTIN, TX 78712
TEL: (512) 476-1111
FAX: (512) 433-3699

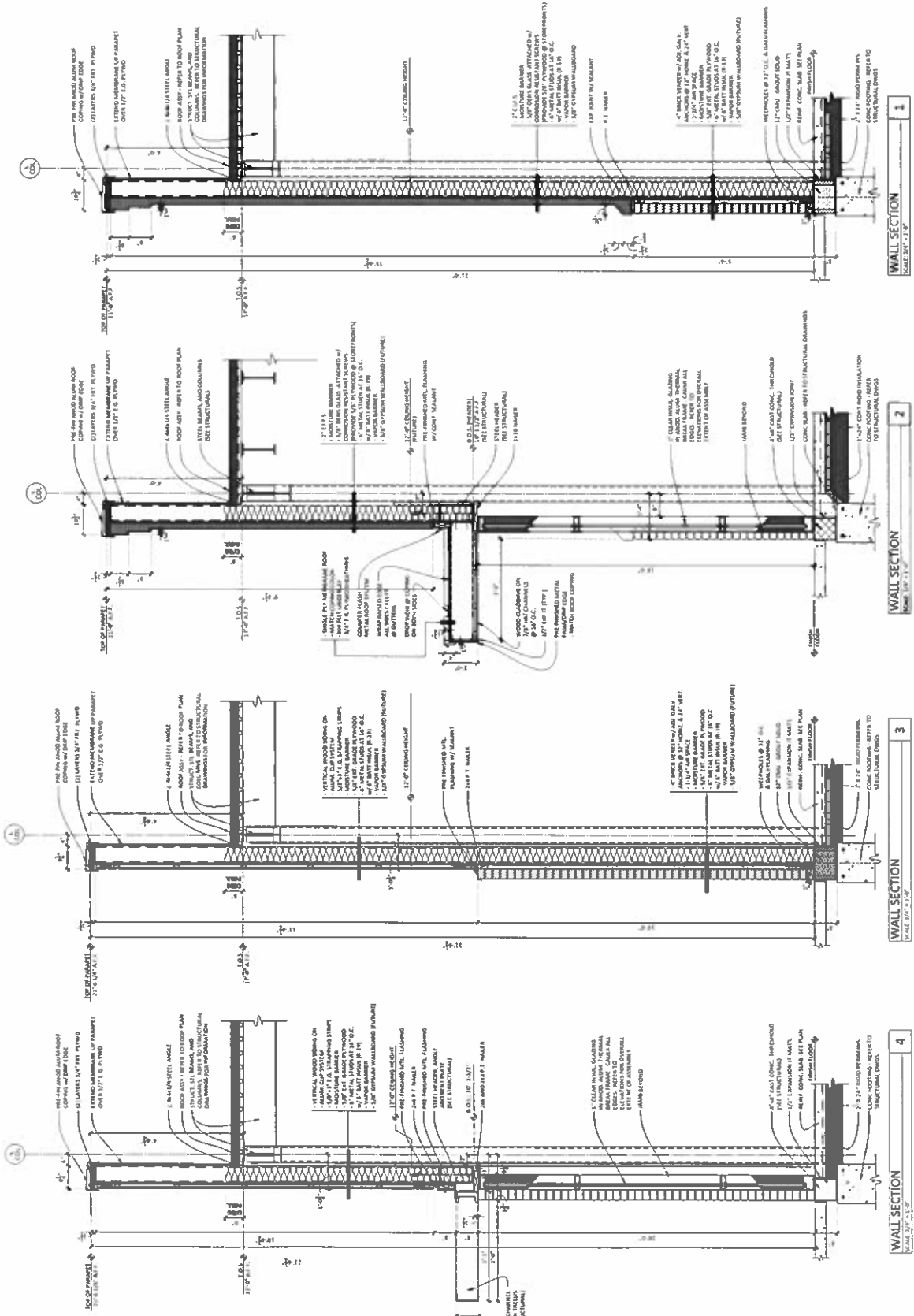


RESTAURANT
SHELL BUILDING
MITCHELL & COGGESHALL
NEW BEDFORD, MA 02746

REVISIONS
05-17-21, 11:00 AM: NEW SHEET
05-17-21, 11:00 AM: NEW SHEET

WALL SECTIONS
SHEET NUMBER

A-301



DATE: 01/19/2021
JOB NO: 23-04
DRAWN: TMAP
CHECKED: CM



711 N. MILLER RD.
ARLINGTON, TX 76012
PH: (817) 632-5898
FAX: (817) 632-5899

D&G
PROJECT COORDINATOR
1000 West Avenue, Suite 100
New Bedford, MA 02746
PH: (508) 552-1111

RESTAURANT SHELL BUILDING MITCHELL & COGGESHALL NEW BEDFORD, MA 02746

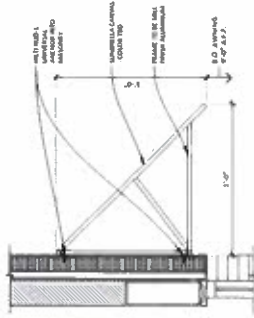
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01/19/2021
01/19/2021
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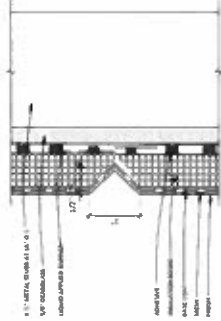
STANDARD EIFS
DETAILS

SHEET NUMBER

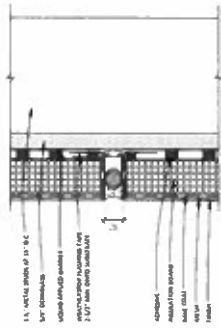
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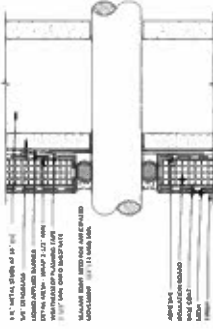
EIFS - V-GROOVE
SCALE: 1/4\"/>



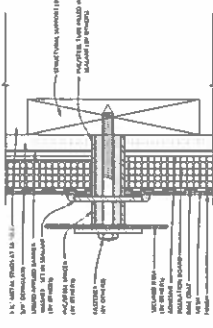
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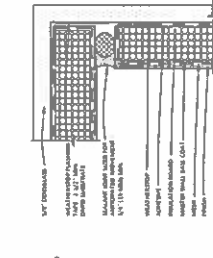
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SCALE: 1/4\"/>



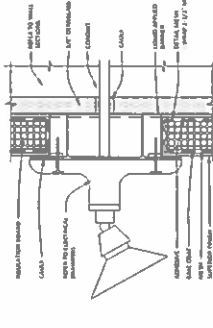
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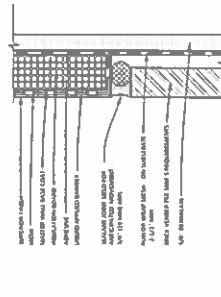
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SCALE: 1/4\"/>



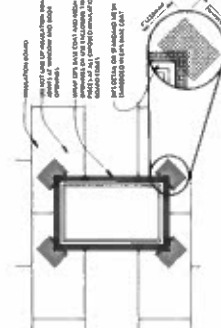
EIFS - INSIDE CORNER JOINT
SCALE: 1/4\"/>



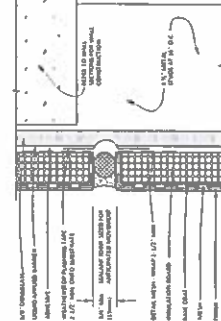
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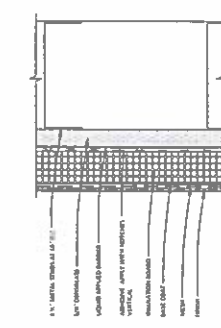
EIFS JOINT - MATERIAL TRANSITION
SCALE: 1/4\"/>



EIFS OPENING DETAIL
SCALE: 1/4\"/>



EIFS HORIZONTAL CONTROL JOINT
SCALE: 1/4\"/>



STD EIFS SECTION
SCALE: 1/4\"/>



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Westlake TX 76282
+1 817 410 2834
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RESTAURANT
SHELL BUILDING
MITCHELL & COGGESHALL
NEW BEDFORD, MA 02746

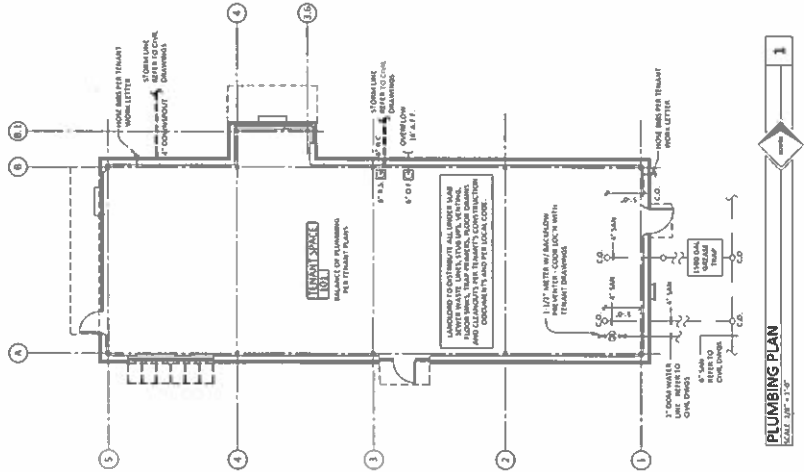
CERTIFIED COPY

12 47-48

PLUMBING PLAN

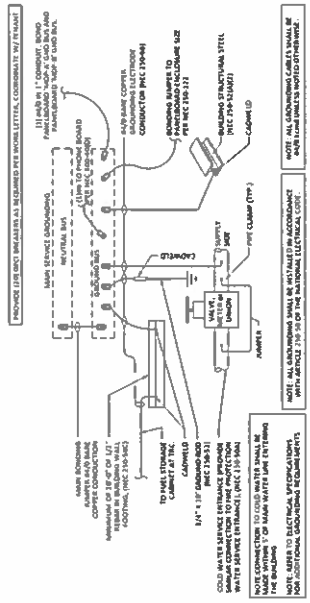
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P-101

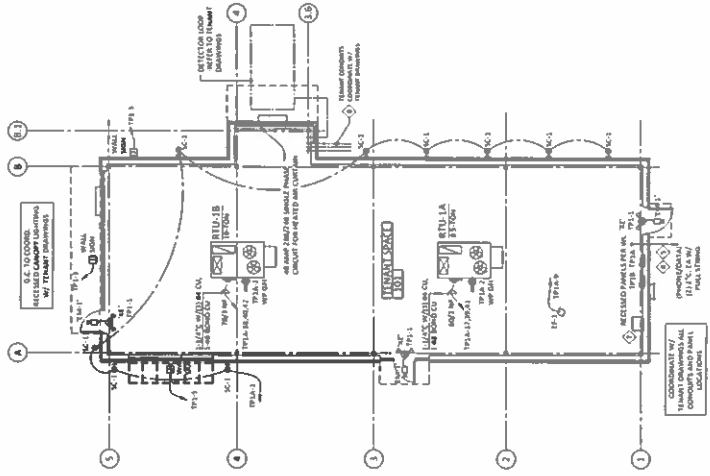


PLUMBING GENERAL NOTES

- [illegible]



GROUNDING DETAIL	3
SCALE: N.T.S.	



TENANT NOTES:

REFER TO HOUSE LETTER AND TENANT PLANS
FOR PANEL AND CONDUIT LOCATIONS

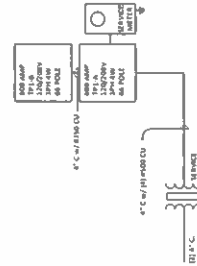
COORDINATE W/ TENANT OR ARCHITECT
W/ FINAL FLOOR LOCATION FOR ALL ESTIMOS. MORGAGE

SYMBOL SCHEDULE	
	270 VOLT NEGATIVE GROUND FAULT (PURPLE RECTANGLE)
	1000 VOLT NEGATIVE LOCATION (RECTANGLE WITH DIAGONAL LINE)

FIXTURE SCHEDULE	
TYPE	ON SCHEDULE
SC-1	LED DOWN OUTDOOR UP & DOWN LIGHTING BKT - 1321 (BKT70 (FIXTURE 2 PLACES)
RE	LED T8T HOV / TOWERS LIGHT w/ HO BKT UTIMCOA BKT00A LED R HOV
Tab 2	REACTIVE (GREEN) LIGHT UTIMCOA BKT00A (UP DOWN)

ELECTRICAL NOTES	

- ① **1.1** The Contractor shall be responsible for the design and construction of the proposed works in accordance with the approved plans and specifications.
- ② **1.2** The Contractor shall be responsible for the procurement of all materials and labour required for the proposed works.
- ③ **1.3** The Contractor shall be responsible for the safety of the proposed works and shall ensure that all safety measures are in place.
- ④ **1.4** The Contractor shall be responsible for the completion of the proposed works within the agreed time frame.
- ⑤ **1.5** The Contractor shall be responsible for the maintenance of the proposed works for a period of 12 months after completion.
- ⑥ **1.6** The Contractor shall be responsible for the payment of all taxes and levies applicable to the proposed works.
- ⑦ **1.7** The Contractor shall be responsible for the payment of all insurance premiums applicable to the proposed works.
- ⑧ **1.8** The Contractor shall be responsible for the payment of all other costs incurred in connection with the proposed works.
- ⑨ **1.9** The Contractor shall be responsible for the payment of all other costs incurred in connection with the proposed works.
- ⑩ **1.10** The Contractor shall be responsible for the payment of all other costs incurred in connection with the proposed works.



RISER DIAGRAM	2
PROVIDE DISCONNECT PER NEC	

DATE: 2021-08-21
JOB: 21-04
DRAWN: STAFF
CHECKED: DP



1275 South Street
Suite 1420
Weslaco, TX 75792
+1 957 410 2869
WWW.COPEL4.COM



RESTAURANT
SHELL BUILDING
MITCHELL & COGGESHALL
NEW BEDFORD, MA 02746

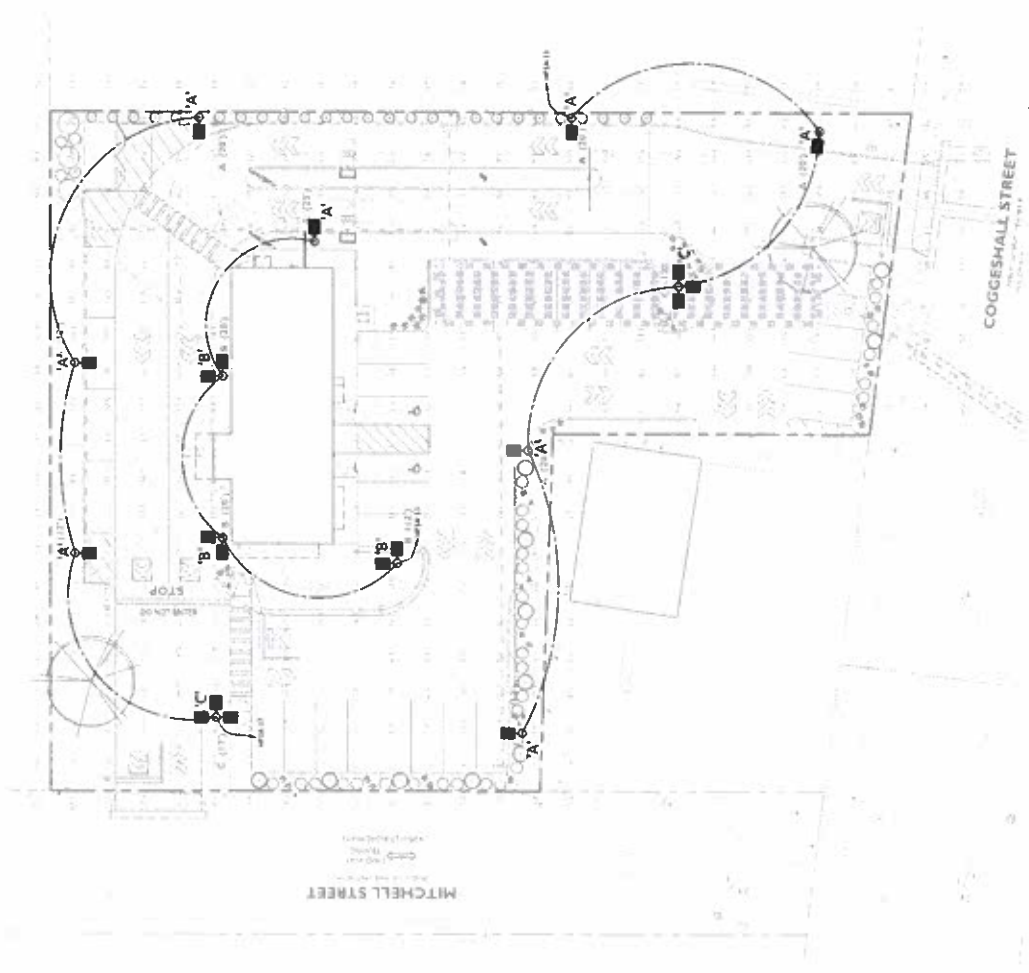
NOTES:
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 MASSACHUSETTS ELECTRICAL CODE (MEC).
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 MASSACHUSETTS ELECTRICAL CODE (MEC) AND THE 2017 NATIONAL ELECTRICAL CODE (NEC).
3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 MASSACHUSETTS ELECTRICAL CODE (MEC) AND THE 2017 NATIONAL ELECTRICAL CODE (NEC).

SITE ELECTRICAL PLAN

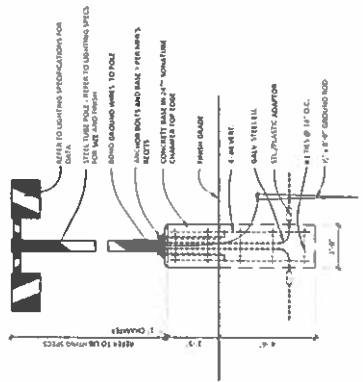
SHEET NUMBER

SE-101

SITE ELECTRICAL PLAN
1



FIXTURE SCHEDULE			
TYPE	SYMBOL	QTY	DESCRIPTION
A	○	7	LATON LUMINA PEXIAL AND TURTLE COMED WITH HOUSE SIDE SHIELD
B	○	3	LATON LUMINA PEXIAL AND TURTLE (COMED WITH HOUSE SIDE SHIELD) @ 180°
C	○	3	LATON LUMINA PEXIAL AND TURTLE (COMED WITH HOUSE SIDE SHIELD) @ 180°



STANDARD POLE LIGHT DETAIL
2