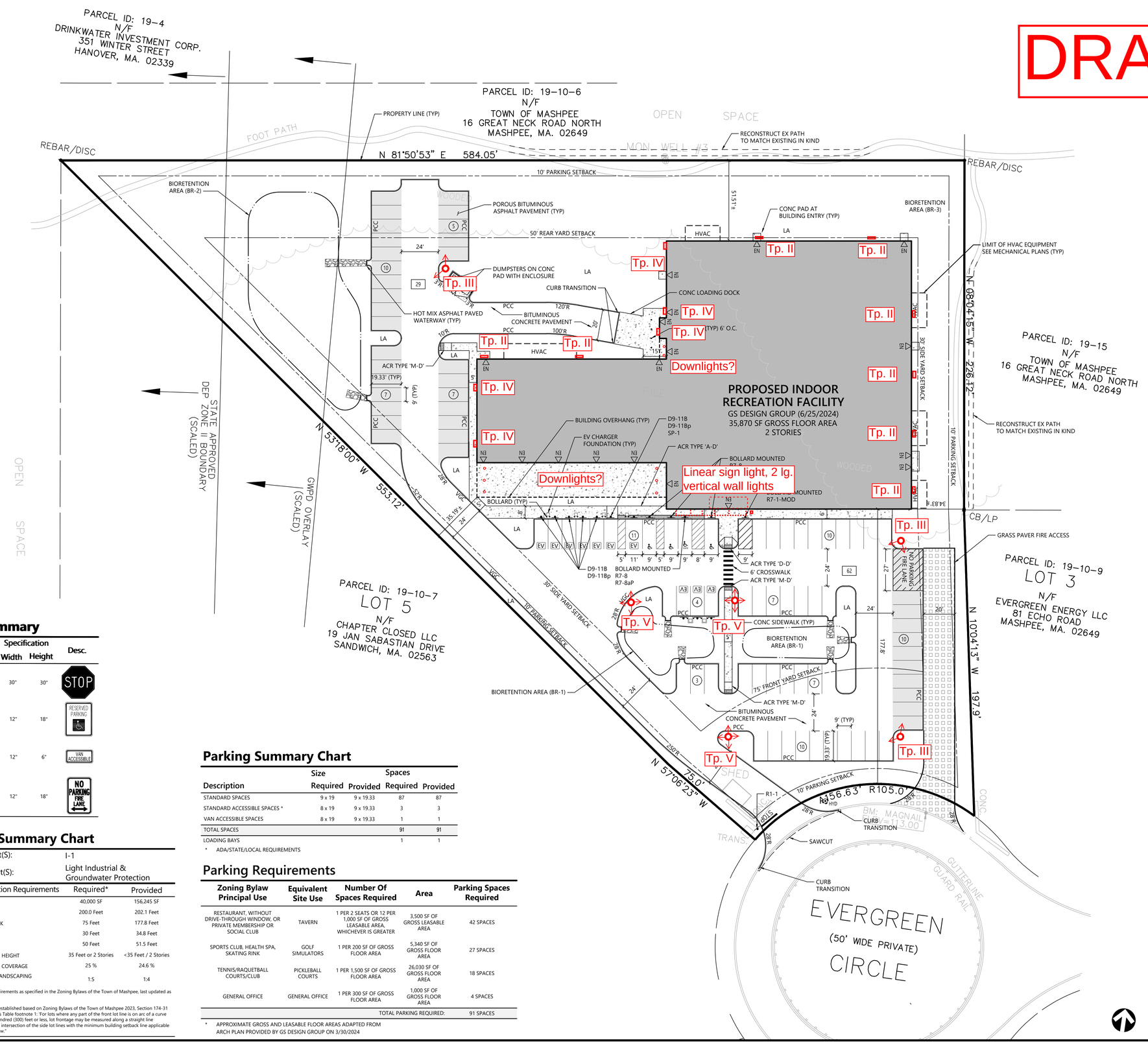
DRAFT



Sign Summary

M.U.T.C.D. Number	Specification Width	Height	Desc.
R1-1	30"	30"	STOP
R7-8	12"	18"	RESERVED PARKING
R7-8aP	12"	6"	VAN ACCESSIBLE
R7-1-MOD	12"	18"	NO PARKING FIRE LANE

Zoning Summary Chart

Zoning District(S):	I-1
Overlay District(S):	Light Industrial & Groundwater Protection

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	40,000 SF	156,245 SF
FRONTAGE [1]	200.0 Feet	202.1 Feet
FRONT YARD SETBACK	75 Feet	177.8 Feet
SIDE YARD SETBACK	30 Feet	34.8 Feet
REAR YARD SETBACK	50 Feet	51.5 Feet
MAXIMUM BUILDING HEIGHT	35 Feet or 2 Stories	<35 Feet / 2 Stories
MAXIMUM BUILDING COVERAGE	25 %	24.6 %
INTERIOR PARKING LANDSCAPING PERCENTAGE	1:5	1:4

* Zoning regulation requirements as specified in the Zoning Bylaws of the Town of Mashpee, last updated as of May 1, 2023.

[1] Minimum lot frontage established based on Zoning Bylaws of the Town of Mashpee 2023, Section 174-31 Land Space requirements Table footnote 1: 'For lots where any part of the front lot line is on arc of a curve with a radius of three hundred (300) feet or less, lot frontage may be measured along a straight line connecting the points of intersection of the side lot lines with the minimum building setback line applicable to the lot under this bylaw."

Parking Summary Chart

Description	Size Required	Size Provided	Spaces Required	Spaces Provided
STANDARD SPACES	9 x 19	9 x 19.33	87	87
STANDARD ACCESSIBLE SPACES *	8 x 19	9 x 19.33	3	3
VAN ACCESSIBLE SPACES	8 x 19	9 x 19.33	1	1
TOTAL SPACES			91	91
LOADING BAYS			1	1

* ADA/STATE/LOCAL REQUIREMENTS

Parking Requirements

Zoning Bylaw Principal Use	Equivalent Site Use	Number Of Spaces Required	Area	Parking Spaces Required
RESTAURANT, WITHOUT DRIVE-THROUGH WINDOW, OR PRIVATE MEMBERSHIP OR SOCIAL CLUB	TAVERN	1 PER 2 SEATS OR 12 PER 1,000 SF OF GROSS LEASABLE AREA, WHICHEVER IS GREATER	3,500 SF OF GROSS LEASABLE AREA	42 SPACES
SPORTS CLUB, HEALTH SPA, SKATING RINK	GOLF SIMULATORS	1 PER 200 SF OF GROSS FLOOR AREA	5,340 SF OF GROSS FLOOR AREA	27 SPACES
TENNIS/RAQUETBALL COURTS/CLUB	PICKLEBALL COURTS	1 PER 1,500 SF OF GROSS FLOOR AREA	26,030 SF OF GROSS FLOOR AREA	18 SPACES
GENERAL OFFICE	GENERAL OFFICE	1 PER 300 SF OF GROSS FLOOR AREA	1,000 SF OF GROSS FLOOR AREA	4 SPACES
			TOTAL PARKING REQUIRED:	91 SPACES

* APPROXIMATE GROSS AND LEASABLE FLOOR AREAS ADAPTED FROM ARCH PLAN PROVIDED BY GS DESIGN GROUP ON 3/30/2024

Project
ISLAND PICKLE
Industrial Park
Mashpee, MA
02649

NOTES:

All notes on this drawing are typical and apply equally to all comparable conditions. Dimensions shall take precedence. Errors or discrepancies on details are to be brought to the attention of the GSDesign Group Inc. before the work or materials have either been commenced, and/or purchased

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Issued For

REV.	ISSUE	DATE
	50% Preliminary Pricing	06/11/2024

Not Approved For Construction

Layout and Materials Plan

Drawing Title:

Drawn By: CJM Checked By: SRK

C3.01

Drawing Number:

File Name: Scale: AS NOTED

Date: 6/11/2024