



HARTEL COMMERCIAL REAL ESTATE
Falmouth ~ Quincy

*Lot 1A Spring Street
Ricketts Pond Business Park
Carver, MA*



HARTEL COMMERCIAL REAL ESTATE

Strategic Real Estate Services



Construction Complete - Units For Sale at \$375,000/Each



HARTEL COMMERCIAL REAL ESTATE

230 Jones Road
Suite 6
Falmouth MA 02540

40 Willard Street
Suite 207
Quincy MA 02169

Greg Hartel
617-256-3169
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Main Office
508-444-0172
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Entrance to Ricketts Pond Business Park



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Construction
History in
Progress

Construction
Has Been
Completed



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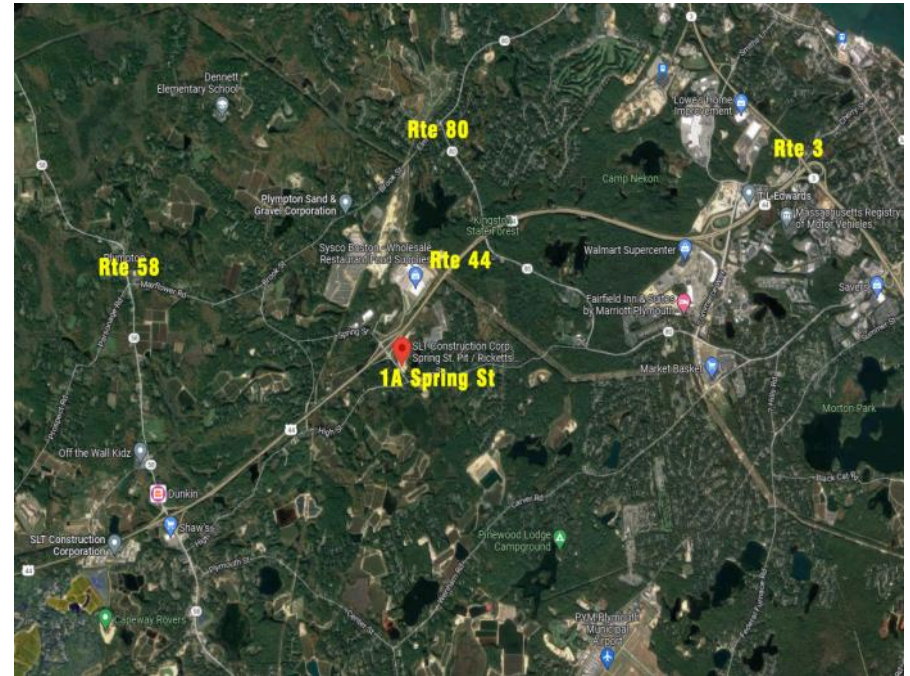
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Satellite & Neighborhood



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PROPERTY DETAILS - Units For Sale

- * LOCATED JUST OFF RTE 44
- * MINUTES TO RTES 3, 58, 80
- * INDUSTRIAL BUILDING
 - 7,500± SF BUILDING - 5 BAYS
 - EACH UNIT - 1,500± SF
- * 14X14 OVERHEAD DOORS
- * Private Bath - Each Unit
- * Units Have Floor Draining
- * 600 AMP ELECTRIC
- * 2.97± ACRES

Offered For Sale: \$375,000/Each

**CONSTRUCTION COMPLETED
READY FOR OCCUPANCY**



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PROJECT:
BRIDGESTONE DEVELOPMENT
Lot 1 A Spring Street
Carver, MA

1
A5.0

NOTE:


DRAWING TITLE:
FLOOR PLAN

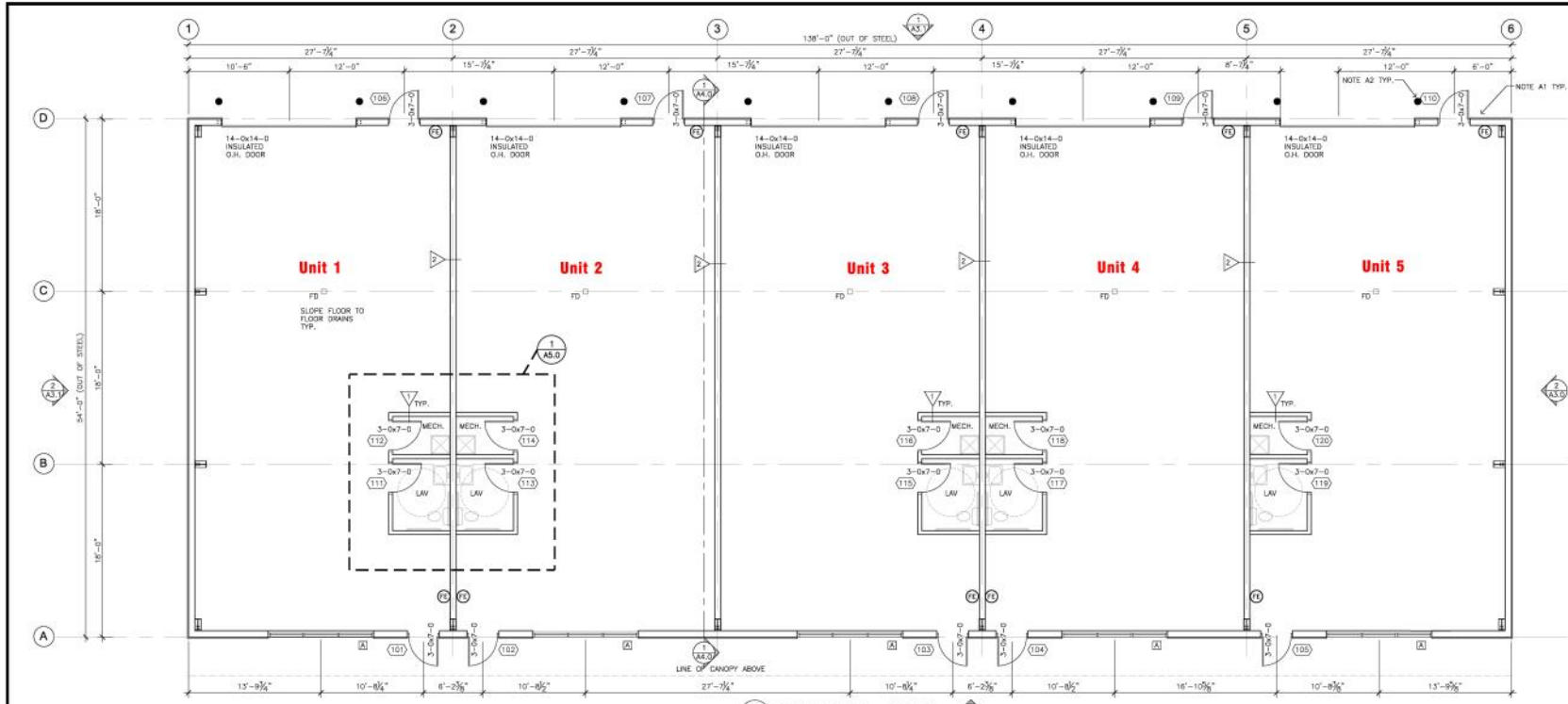
REVISIONS

NO.	DATE	DESCRIPTION

DATE OF ISSUE: **03-03-22**

DRAWN BY: **MRH** CHECKED BY: **GBS**

DRAWING NUMBER:
A1.0



1 FIRST FLOOR PLAN 7,452 SF.
A1.0 SCALE: 3/16" = 1'-0"

A GENERAL NOTES:

- PERFORM ALL WORK INDICATED AND SUCH ADDITIONAL WORK AS NECESSARY TO ACCOMPLISH A COMPLETE PROJECT. COORDINATE NEW WORK WITH ARCHITECTURAL PLANS AND SCHEDULES.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS ON GROUND FOR CONFLICTS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND.
- ALL WORK MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE FOLLOWING LOCATION.
- ALL ITEMS, MATERIALS AND INSTALLATION ARE PART OF THE CONTRACT DOCUMENTS. UNLESS OTHERWISE INDICATED AS NOT IN A CONTRACT (N.I.C.) OR EXISTING, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK DEPICTED OR SPECIFIED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS THEREON BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO ARCHITECT PRIOR TO PROCEEDING WITH AFFECTED WORK.

B CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE 2015 WITH COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE AMENDMENTS TO THE IBC 2015 BASIC/COMMERCIAL, NINTH EDITION AND ALL LOCAL CITY CODES AND REGULATIONS.
 - ALL MATERIALS, ASSEMBLIES AND EQUIPMENT SHALL COMPLY WITH INTERNATIONAL BUILDING CODE 2015 WITH COMMONWEALTH OF MASSACHUSETTS STATE BUILDING CODE AMENDMENTS TO THE IBC 2015 BASIC/COMMERCIAL, NINTH EDITION AND ALL LOCAL CITY CODES AND REGULATIONS.
 - IT IS THE INTENT TO PROVIDE A CONTINUOUS LOAD PATH, THE INTERCONNECTION OF ALL FRAMING ELEMENTS IS CRITICAL TO A WIND-RESISTIVE BUILDING. A CONTINUOUS LOAD PATH OF INTERCONNECTED FRAMING ELEMENTS FROM FOOTINGS AND FOUNDATION WALLS TO FLOORS, WALLS, AND ROOF FRAMING SHALL BE PROVIDED.
- TOMMY CARVER**
BASIC WIND SPEED: 127 mph
EXPOSURE: B
SNOW LOAD: 30 psf

C MECHANICAL NOTES

- ALL MECHANICAL WORK SHALL COMPLY WITH NATIONAL, STATE AND LOCAL MECHANICAL CODES.

D ELECTRICAL NOTES

- ALL ELECTRICAL WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE STATE ELECTRICAL CODE, LOCAL ORDINANCES, AND OTHER AUTHORITIES EXERCISING JURISDICTION OVER ALL ELECTRICAL CONSTRUCTION WORK AND THE PROJECT.
- EXIT SIGNS AND LIGHTS SHALL COMPLY WITH CODES REFERENCED IN SECTION E1.1. AND USE ALL "UL" LABELED ELECTRICAL MATERIALS.
- PROVIDE SUPPLEMENTARY OR MISCELLANEOUS ITEMS AND DEVICES AS REQUIRED TO SECURE AND PROVIDE A COMPLETE OPERATIONAL SYSTEM.

E PLUMBING NOTES

- ALL PLUMBING WORK SHALL COMPLY WITH NATIONAL, STATE AND LOCAL PLUMBING CODES.

G ACCESSIBILITY NOTES

- ALL NEW WORK SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND FEDERAL FAIR HOUSING ACT.

GENERAL NOTES

- ALL WALLS SHALL BE WALL TYPE '1' UNLESS OTHERWISE NOTED.
- SEE SHEET A6.0 FOR WINDOW AND DOOR TYPES.
- DIMENSION LINES ARE SHOWN FROM CENTERLINE TO CENTERLINE OF NEW PARTITION WALLS. DIMENSIONS FROM EXISTING BEARING WALLS ARE FROM FACE OF EXISTING STUD TO CENTERLINE OF NEW INTERIOR PARTITION, UNLESS NOTED OTHERWISE.
- FIRE EXTINGUISHER SHALL BE:
 - A. NFM-10 PORTABLE FIRE EXTINGUISHER AND IS APPROVED ABC MULTI-PURPOSE DRY CHEMICAL TYPE.
 - B. MINIMUM OF 10 LB CAPACITY.

WALL LEGEND

- NEW WALL CONSTRUCTION. SEE PLANS FOR LOCATIONS.
- INTERIOR WALL TYPE TAG. SEE WALL TYPES ON SHEET A6.
- FE FIRE EXTINGUISHER LOCATION. SEE NOTE 4 FOR TYPES.
- FD FLOOR DRAIN LOCATION

KEYED NOTES (THIS DWG ONLY)

- PROVIDE FLUSH TRANSITION BETWEEN EXTERIOR SIDEWALK AND INTERIOR SLAB AT ALL EXTERIOR DOORS.
- ALL PIPE ROLLERS SHALL BE 4" CONCRETE-FILLED, 4"-0" HIGH. ALL ROLLERS SHALL BE ANCHORED TO THE GROUND IN CONCRETE-FILLED SONO-TUBES, EXTENDING 4"-0" BELOW GRADE. YELLOW SAFETY SLEEVE.

A WINDOWS: 11'-0" x 4'-0" STOREFRONT WINDOW

DOORS:

- 101-105: 3'-0"x7'-0" ALUMINUM STOREFRONT DOORS (KAWNEER OR EQ.) ALUMINUM FRAME, 1" INSULATED GLASS PULL HANDLE, PUSH BAR, CLOSER, 3/4" THRESHOLD, WEATHERSTRIP
- 106-110: 3'-0"x7'-0" HOLLOW METAL INSULATED DOOR HOLLOW METAL INSULATED FRAME ENTRANCE HASPONS, CLOSER, 3/4" THRESHOLD, WEATHERSTRIP
- 111-120: 3'-0"x7'-0" HOLLOW METAL DOOR HOLLOW METAL FRAME

LIST OF DRAWINGS:

- A1.0 FLOOR PLAN
- A2.0 REFLECTED CEILING PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 CROSS SECTION & WALL SECTION
- A5.0 RESTROOM DETAILS & WALL TYPES

Floor Plan

Elevations

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

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

RESCOM ARCHITECTURAL, LLC
RESIDENTIAL & COMMERCIAL ARCHITECTURE
115 WASHINGTON SQUARE, SUITE 200
BRISTOL, MA 01521
PHONE: (508) 738-4333
FAX: (508) 738-4333
WWW.RESCOMARCH.COM

PROJECT:
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DATE: 02-03-22
DRAWN BY: JMB
CHECKED BY: JMB
SCALE: AS SHOWN

A3.0

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

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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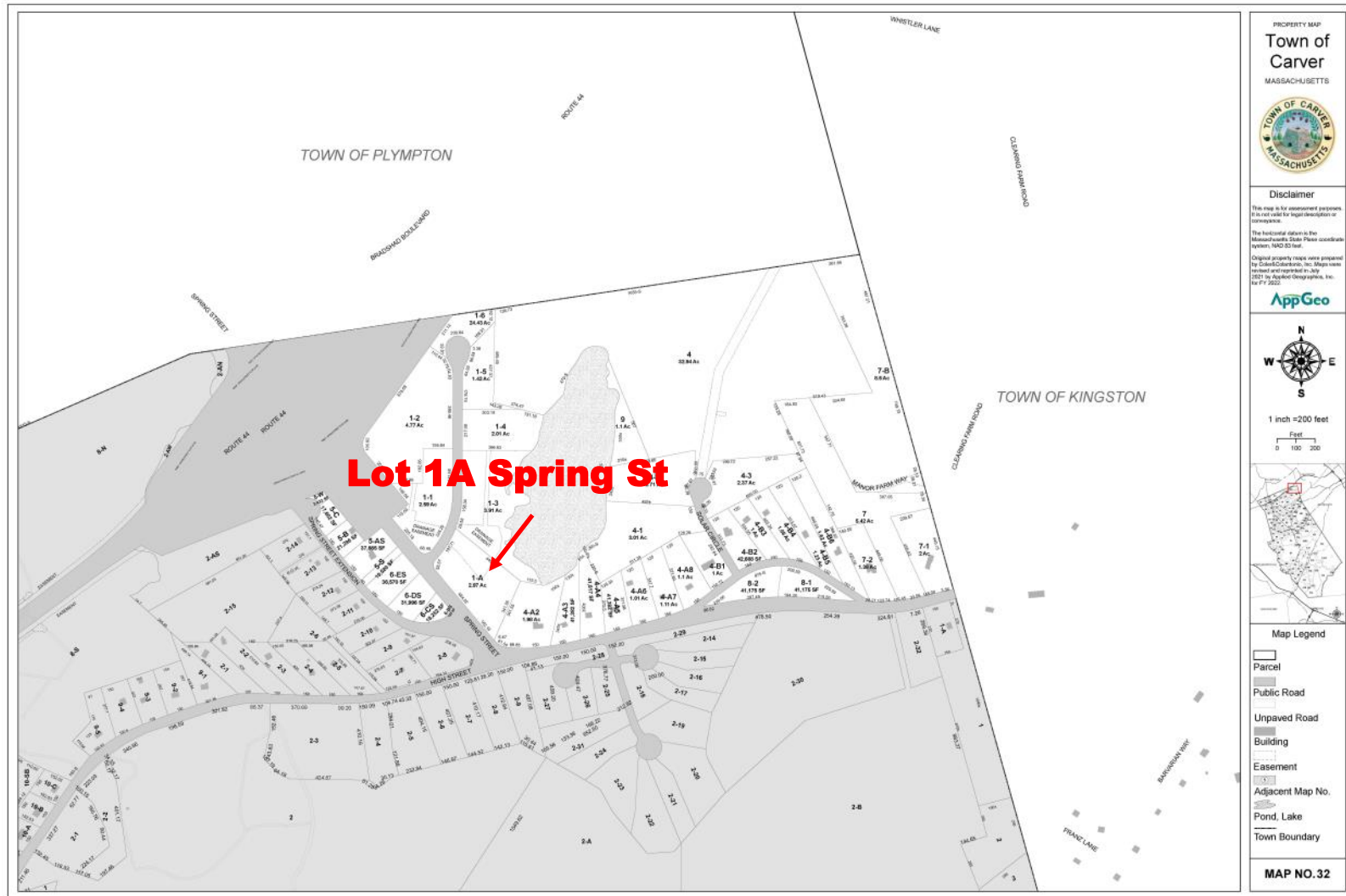
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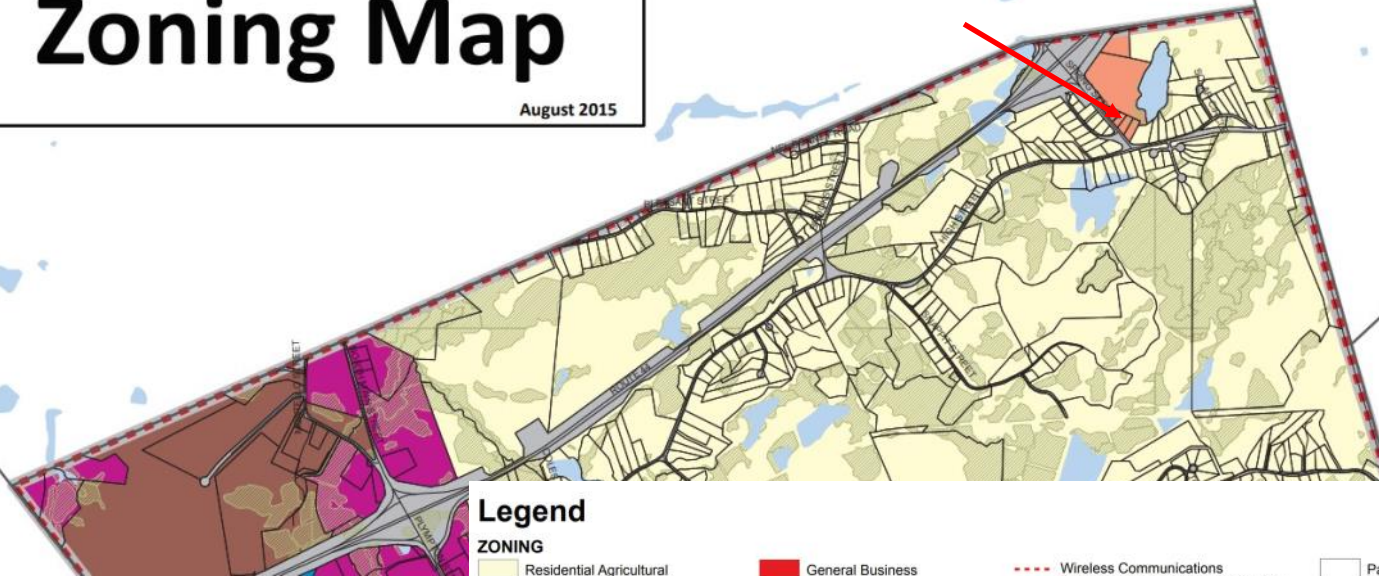
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Town of Carver Zoning Map

August 2015

Lot 1A Spring St



Legend

ZONING

- | | | | |
|-----------------------------------|---------------------|--|-------------------------------|
| Residential Agricultural | General Business | Wireless Communications Overlay District (Covers Entire Community) | Parcels |
| Tourist Commercial | Green Business Park | Water Resource Protection Overlay District (Covers Entire Community) | Waterbodies |
| Village Business | Highway Commercial | Wetlands Resource Protection Overlay District | Massachusetts Towns (MassGIS) |
| Village District | Industrial "A" | Landfill Overlay District | Roadways |
| Airport District | Industrial "B" | | |
| Route 44 | Industrial "C" | | |
| Spring Street Innovation District | | | |

Zoning - SSID Spring Street Innovation District

