

LEGEND

N/F	HOW OR FORMERLY ASSESSOR'S PLAT
AP	ASSESSOR'S PLAT
FT.	FEET
—	BOUND
—	EASEMENT LINE
—	EXISTING DRAIN LINE
—	EXISTING CATCH BASIN
—	EXISTING DRAIN MANHOLE
—	EXISTING SEWER LINE
—	EXISTING SEWER MANHOLE
—	EXISTING WATER LINE
—	EXISTING HYDRANT
—	EXISTING WATER GATE
—	EXISTING GAS LINE
—	EXISTING GAS GATE
—	CORRUGATED POLYETHYLENE PIPE
—	VCP
—	REINFORCED CONCRETE PIPE
—	HDPPE
—	CL
—	EXISTING CONTOUR
—	BITUMINOUS CONCRETE
—	EXISTING TREE LINE
—	OVER HEAD WIRE LINE
—	POLE
—	BOULDER
—	EDGE OF PAVEMENT
—	EDGE OF GRAVEL
—	BITUMINOUS CONCRETE CURB
—	UNDER GROUND ELECTRICITY
—	IRON PIPE FOUND
—	ENTRANCE
—	OVER HEAD DOOR
—	SPOT ELEVATION
—	BUILDING SET BACK LINE

GENERAL NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTORS ARE TO CHECK AND VERIFY THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. DIG-SAFE PHONE NUMBER: 1-888-344-7233.
2. CONTOURS SHOWN ARE BASED ON ONE (1) FOOT INTERVALS

ZONING REFERENCE: INDUSTRIAL
ZONING SETBACKS(S/F/R): 30FT./0FT./0FT.
ASSESSOR'S REFERENCE: ASSESSOR'S MAP 33, PARCELS 221A, 221C, 221D AND 222

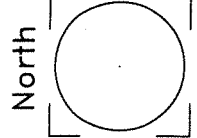
DEED REFERENCE: BOOK 1209, PAGE 430 & BOOK 1442, PAGE 996 RECORDED IN THE BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.

PLAN REFERENCE: PLAN BOOK 330, PAGE 31, & PLAN BOOK 89, PAGE 69. FILED IN THE BRISTOL COUNTY (NORTHERN DISTRICT) REGISTRY OF DEEDS.

OWNERS: MJR FAMILY TRUST
 20 JOHN WILLIAMS STREET
 ATTLEBORO, MA 02703

APPLICANT: IDEAL BUDZ
 106 PARK STREET
 ATTLEBORO, MA 02703

- GENERAL NOTES:**
- 1) THE SURVEY IS AN ACCURATE SURVEY OF ALL THE REAL PROPERTY LEGALLY DESCRIBED HEREIN.
 - 2) THE SURVEY MAP PROPERLY AND ACCURATELY INDICATES AND LOCATES TO THE BEST OF MY KNOWLEDGE, VISIBLE UTILITY STRUCTURES FOR POWER, TELEPHONE, STORM DRAINAGE, SANITARY WASTE DISPOSAL, DRINKING WATER, FOUNDATIONS AND OTHER STRUCTURES ON THE PROPERTY SURVEYED, AS OF DECEMBER 18, 2018.
 - 3) THE SURVEY MAP PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL INSTRUMENT SURVEY OF THE PROPERTY ORIGINALLY PERFORMED ON NOVEMBER 14, 2018 THRU NOVEMBER 21, 2018.
 - 4) THERE ARE ENCROACHMENTS AS SHOWN.
 - 5) THE SURVEY MAP DESIGNATES AND LOCATES RECORDED EASEMENTS ON THE SUBJECT PROPERTY THAT ARE ABLE TO BE SHOWN.
 - 6) LEGALLY SUFFICIENT ACCESS TO THE PROPERTY IS PROVIDED BY A CROSS-EASEMENT OFF OF MBTA COMMUTER RAIL PROVIDENCE / STOUGHTON LINE WHICH THE PROPERTY ABUTS, THE SAME BEING PAVED AND PUBLIC AS NOTED AS TO WHICH THE PROPERTY SURVEYED HAS A RIGHT OF USE.
 - 7) THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE IN A DESIGNATED FLOOD HAZARD ZONE AS SHOWN ON A FLOOD INSURANCE RATE MAP DATED JULY 18, 2015 FOR COMMUNITY NO. 250049 PANEL NO. 25005C01165.
 - 8) THAT THE LAND AS DESCRIBED DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER KNOWN STATE LAW OR LOCAL COUNTY AND TOWN BYLAWS.
 - 9) THAT THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND THAT NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION WAS MADE AND ALL LANDSCAPING AND BUSHES ARE NOT NECESSARILY SHOWN.
 - 10) THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.



North

project / title

sheet

2 / 10

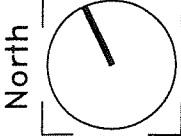
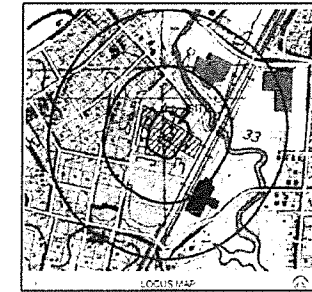
KWF Group

date: 10-15-21

Ideal Budz

20 John Williams St. Attleboro MA

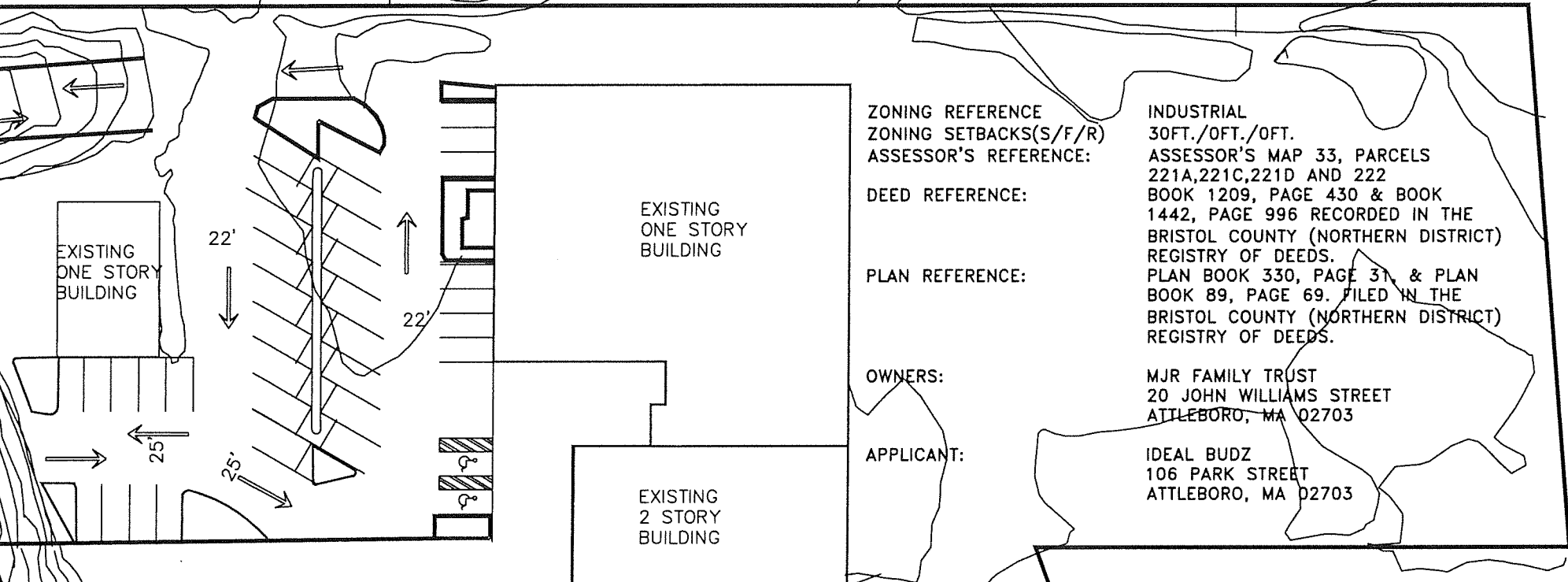
(401)-787-0025, Westerly, Rhode Island 02891



JOHN WILLIAMS (PUBLIC 50' WIDE) STREET

640.27'

200.52'



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 ZONING SETBACKS(S/F/R)
 ASSESSOR'S REFERENCE:
 DEED REFERENCE:
 PLAN REFERENCE:

INDUSTRIAL
 30FT./OFT./OFT.
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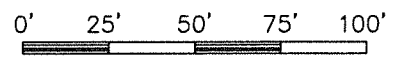
PARKING SUMMARY TABLE

TOTAL BLDG AREA: 27,108 S.F
 OFFICE AREA: 1,141 S.F /1SPACE/300 SF. =4
 WAREHOUSE/STOR = 22,210 SF./1SPACE/4,000 SF. =8
 RETAIL AREA= 2,262 SF. / 1SPACE/150 SF.=15
 TOTAL REQUIRED PARKING SPACES= 25

PARKING SPACE	REQUIRED PARKING	PROPOSED PARKING
STANDARD PARKING	25	34
ACCESSIBLE PARKING	ONE	TWO
TOTAL	26	36

TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

ZONING	INTENSITY REGULATION	EXISTING	PROPOSED
GENERAL RESIDENCE A			
LOT AREA SF. (MIN)	0 A.C	3.62 A.C	N/A
FRONTAGE LOT (MIN)	0 FT.	213.02	N/A
FRONT SETBACK(MIN)	30 FT.	45 FT.	N/A
SIDE SETBACK (MIN)	0 FT.	30 FT.	N/A
REAR SETBACK (MIN)	0 ft.	71 FT.	N/A
BUILDING AREA (MAX)	50%	14%	N/A
BLDG, HEIGHT (MAX)	3 STORIES	2 STORIES	N/A

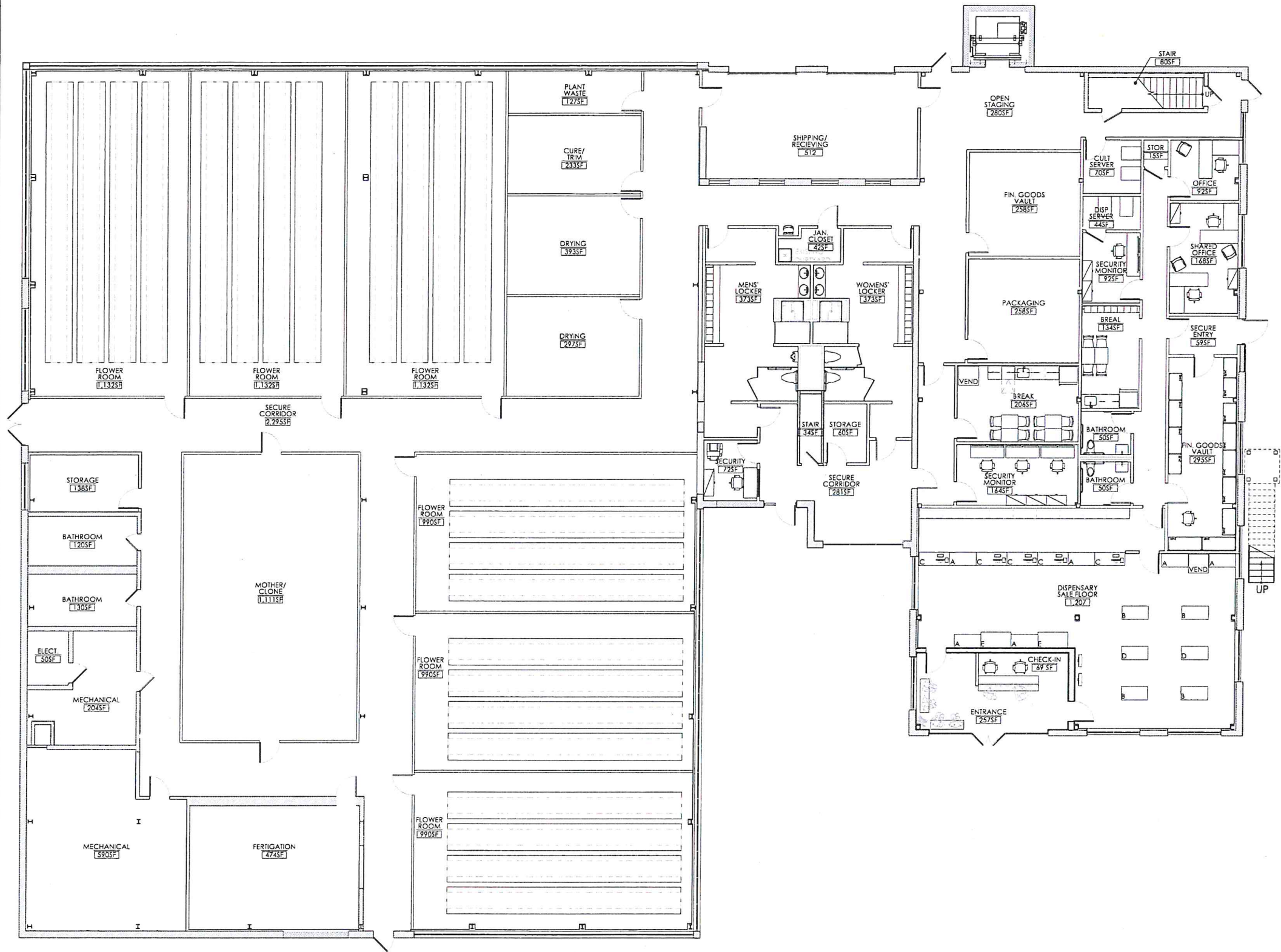


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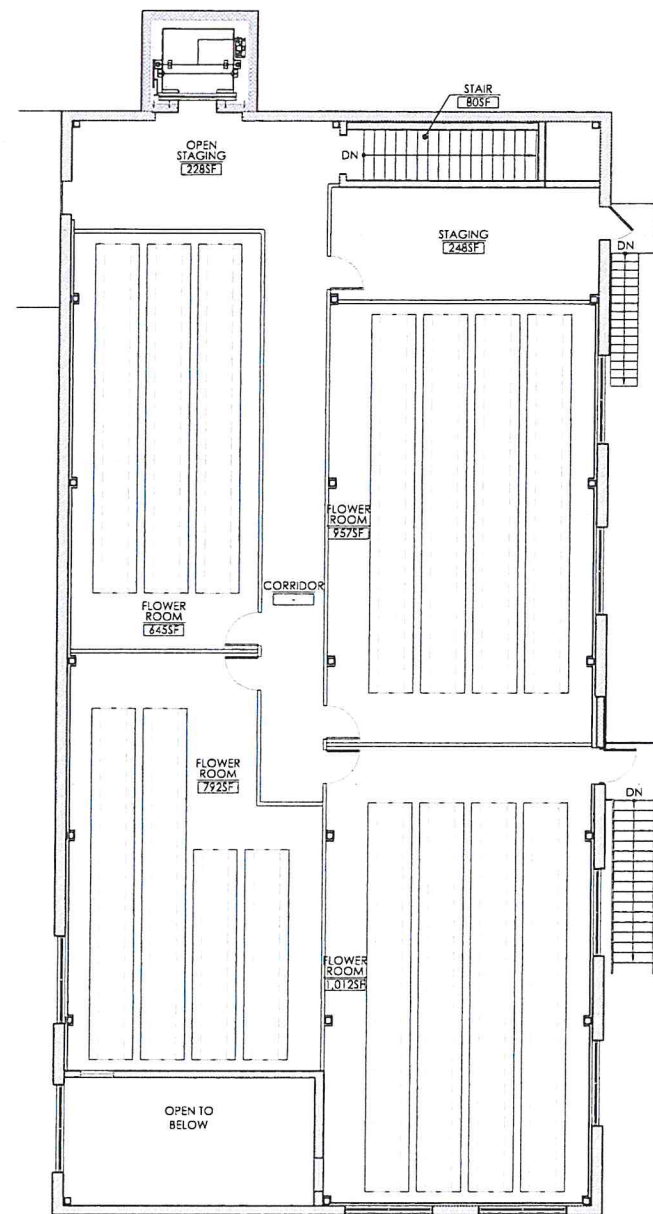
Proposed Site Plan
 20 John Williams St. Attleboro MA

sheet project / title
 Ideal Budz

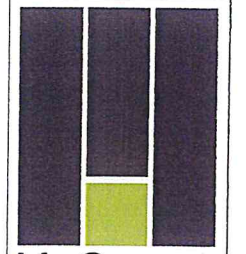
3/
 10



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



McGeorge
Architecture Interiors
18 Fifth Avenue
East Greenwich, Rhode Island 02818
401.378.7606
mcgeorgeai.com
matt@mcgeorgeai.com 401.215.0749 c
rebecca@mcgeorgeai.com 401.215.0889 c

NOT FOR
CONSTRUCTION

FIGURE

20 JOHN WILLIAMS ST.
ATTLEBORO, MA 02703

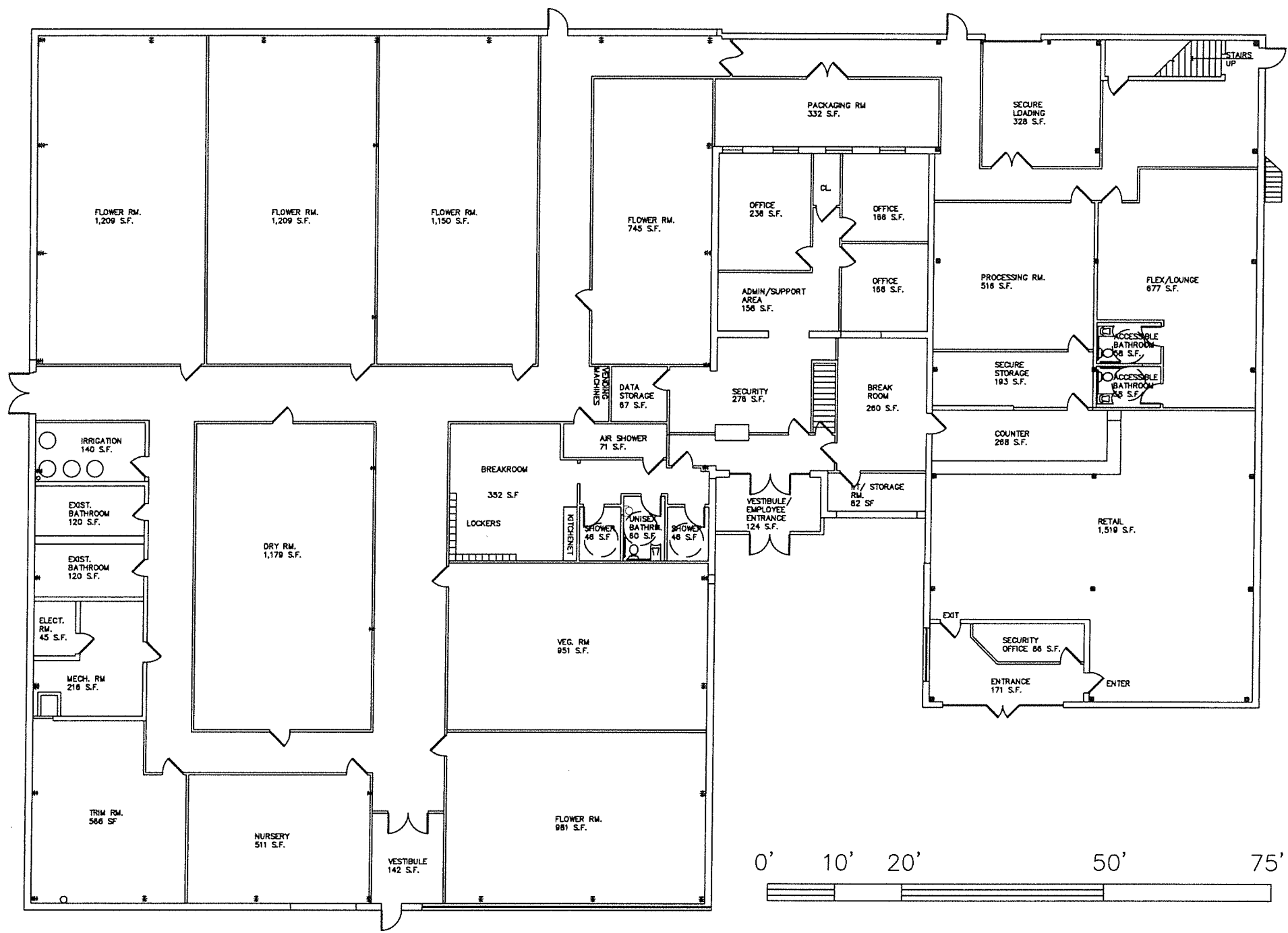
DAVID BROS. LLC
20 JOHN WILLIAMS ST.
ATTLEBORO, MA 02703

NO.	DATE	DESCRIPTION

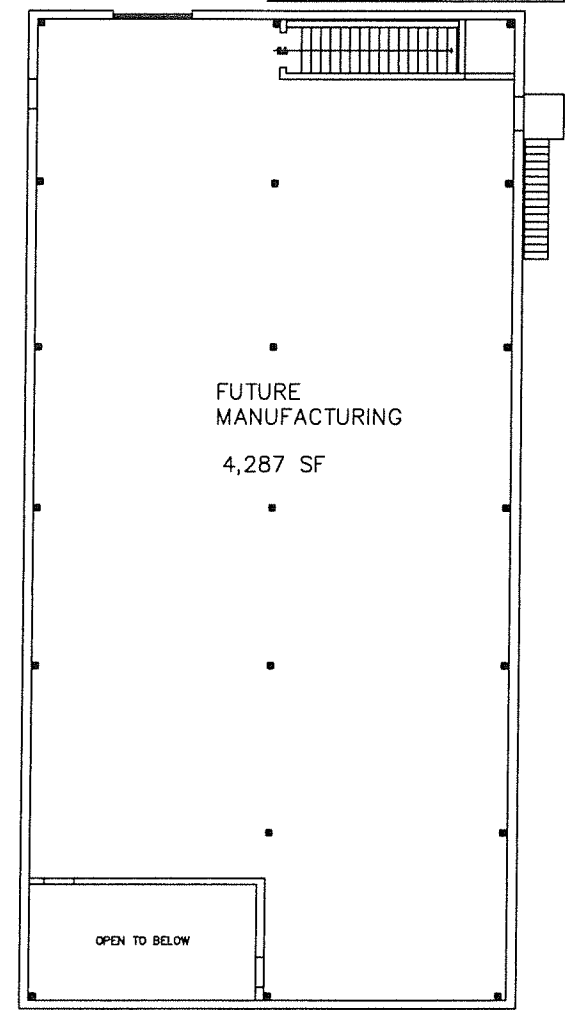
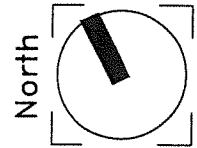
SCALE:	AS NOTED	DRAWN BY:	RM
DATE:	04.01.2022	ISSUED:	2022-17

FIRST AND SECOND
FLOOR SCHEMATIC
PLANS

DWG NO:
SD1.0
ISSUED FOR REVIEW



First Floor



Second Floor

sheet project / title

10 8 Ideal BUDZ

KWF Group

date: 10-15-21

Proposed Floor Plans

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