



PROPOSED DESIGN FOR
17 NELS WAY, ORLEANS MA

8/7/24

BLOOM
ARCHITECTURE

17 Nell Way, Orleans, MA

Parcel	46-16-0
District	General Business (GB)
Overlays	NA
Use	Housing to comply also with Orleans Comprehensive Plan

See Civil Drawings for Site Plan & Setbacks

Gross Floor Area & FAR

	Building	Bsmt	First	Second	Third
LOT A	A	0	2,232	2,232	--
	B	0	2,232	2,232	--
	C	0	2,232	2,232	--
	Total GFA	13,392			
	Lot Area	65,340			
	FAR	0.20			
LOT B	D	0	5,618	5,618	5,618
	F	0	1,985	2,105	--
	G	--	16,240	--	--
	Total GFA	37,184			
	Lot Area	93,296			
	FAR	0.399			
	Max Allowed FAR	0.400			

Unit Count

	Existing Lot	Proposed Lots			Affordable	Notes
		LOT A	LOT B		10% required	round up
Lot Area Adjusted (acres)	3.64	1.50	2.14			
Max Units Per Acre	8.0	8.0	8.0			
Allowable Units	29.1	12.0	17.1		3.0	(rounded up)
	proposed affordable units	base units	add'l 1br Units	Add'l 2+ BR Units	Totals	
1BR Units		6.0	0.0	0.0	6.0	
2+ BR Units		23.0	0.0	0.0	23.0	
Total		29.0	0.0	0.0	29.0	
Ground Floor Units					Accessible Units	
					11.0	
Type 2a Units (5% of total units)					0.0	Under 20 Rental Units: None Required
Type 1 units (remainder of ground floor units)					11.0	

Bedroom Count

	Building A	Building B	Building C	Building D	Building F	Total
1-bed units	0	0	0	6	0	6
2-bed units	4	4	4	9	2	23
Total units	4	4	4	15	2	29
Total Beds	8	8	8	24	4	52

Parking Count

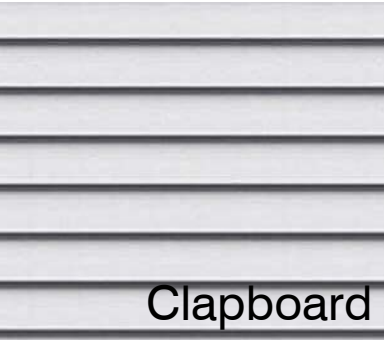
	Proposed Units	Req'd Spaces / Unit	Required Spaces		
Proposed Units	29				
Proposed 1BR Units	6	1.5	9.0		
Proposed 2-3 BR Units	23	2.0	46.0		
Required Guest Spaces 1:3 units			9.7		
	Commercial SF	SF per space	Required Spaces		
Commercial Parking (1:300)	8629	300	28.8		
			Required Spaces	Provided	
Total Required before shared spaces calc			93.4		
Required after 20% reduction for shared spaces			74.7	80	rounded up
Req'd accesssible spaces			3.0	4	51-75 spaces requires 3 accessible
Req'd van accessible spaces (1:8 min 1)			1.0	3	76-100 spaces requires 4 accessible
Bike Spaces (1:20)			4.0	2 Bike Storage Rooms	rounded up

STATE HWY ROUTE 6A

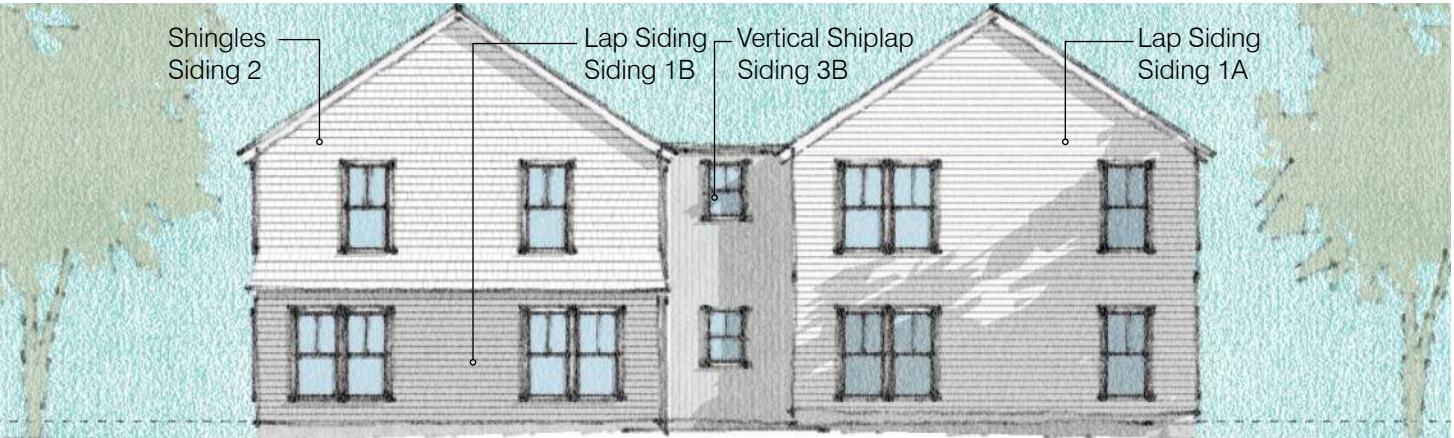


17 Nells Way, Orleans
Proposed Site Plan - First Floor Level w/ Preliminary Lighting
1" = 50'-0"

Exterior Materials

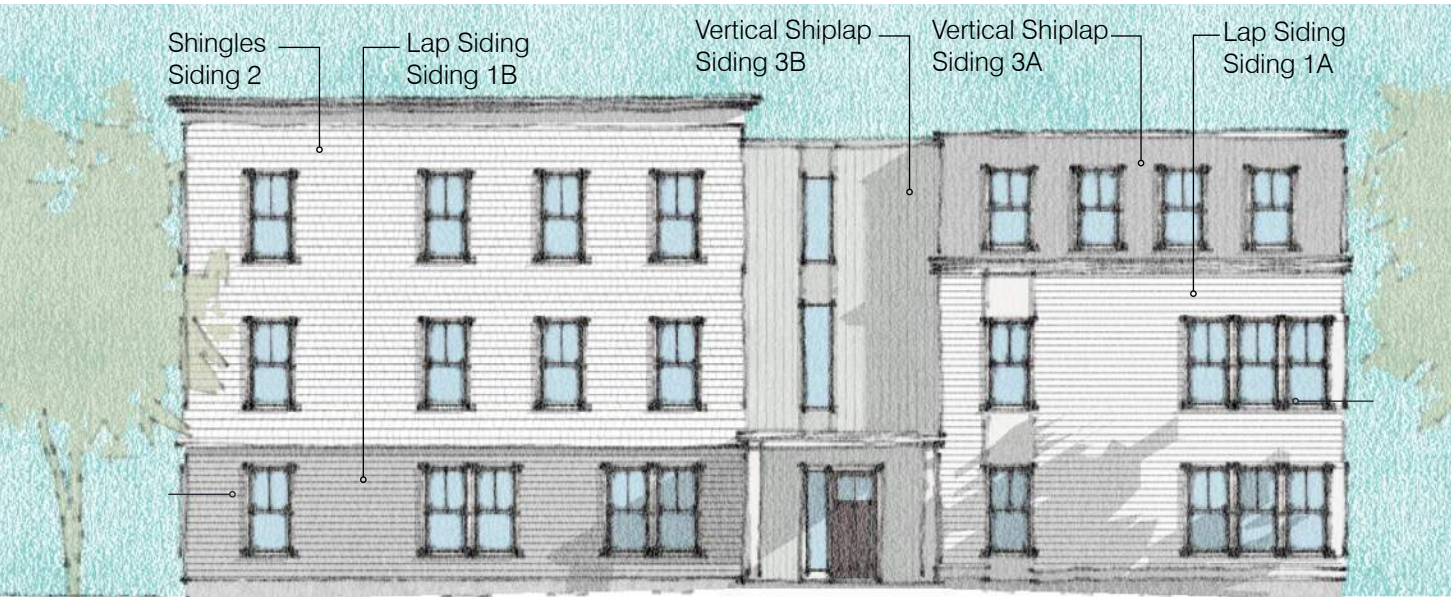


Exterior Elevations



Typical Facade Components

Old Kings Highway Elevation



Typical Facade Components

Typical Front Elevation

- Lap Siding (1A)
- Lap Siding (1B)
- Shingle Siding (2)
- Planked Siding (3A)
- Entry Nook Siding (3B)
- Exterior trim
- Parging
- Sloped Roofing
- Low Slope Roofs
- Garage Canopy Roofing
- Gutters and downspouts

- Fiber Cement, Painted Finish Color: Benjamin Moore “White” Exposure: 5”
- Fiber Cement, Painted Finish Color: Benjamin Moore “Coventry Gray” Exposure: 5”
- SBC Cedar Shingles, Painted Finish, Color: “Concord White,” Exposure: 5”
- Fiber Cement, Vertical Shiplap Color: Benjamin Moore “Coventry Gray,” Exposure: 6”
- Fiber Cement, Vertical Shiplap Color: Benjamin Moore “Wickham Gray,” Exposure: 6”
- Non-PVC, Painted. Color: White
- Painted Finish, Color: “Benjamin Moore “Wickham Gray”
- Manufacturer: GAF, Series: Timberline, Style: Shingles, Color: “Oyster Gray”
- EPDM roofing
- ATAS Standing Seam Metal Roof, Colonial Seam, 16 3/8” Module, “Charcoal Grey”
- Aluminum, Color: White

Exterior Colors

White

Clapboard, Shingle Siding & Trim

Wickham Gray

HC-171

Entry Nook Siding

Coventry Gray

HC-169

Low Clapboard & High Vertical Shiplap

Metal Roof Color

Charcoal Grey

Garage and Maintenance Bldg Canopies

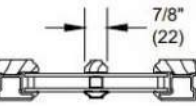
Architectural Materials



Windows



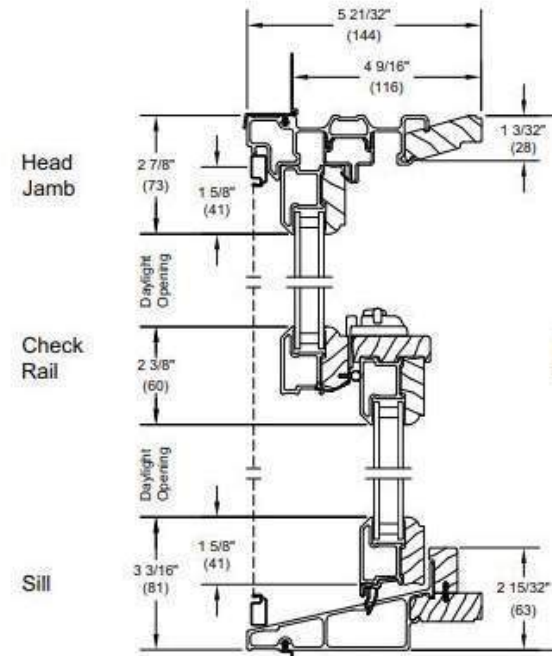
Divided Lite Options



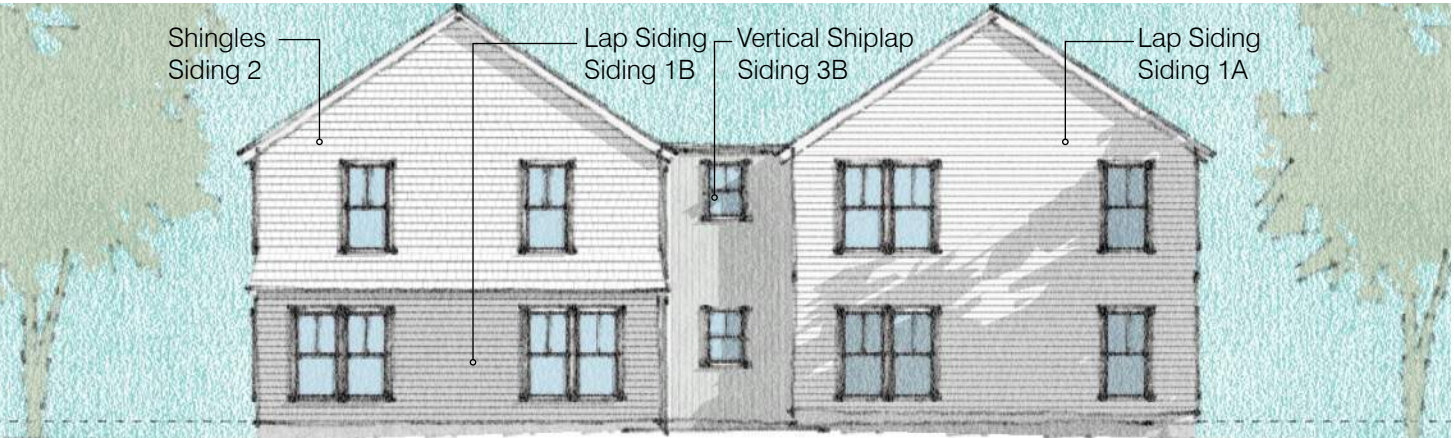
Wood SDL With
Spacer Bar



Bronze

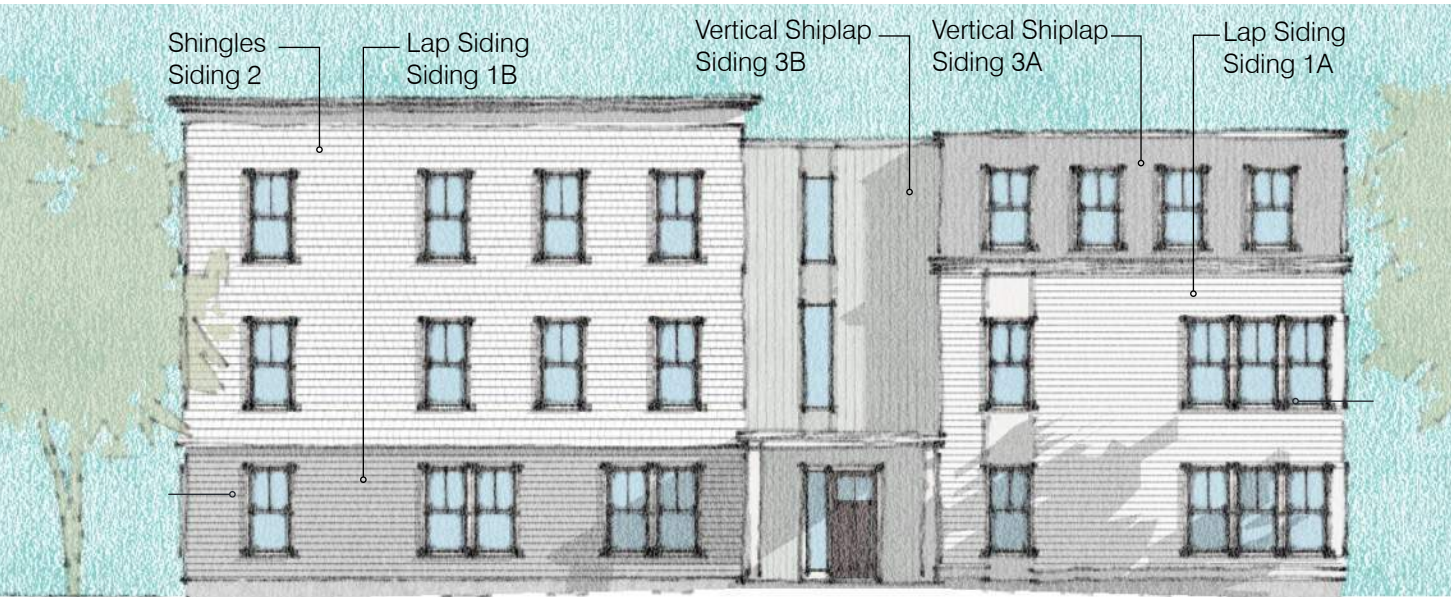


Exterior Elevations



Typical Facade Components

Old Kings Highway Elevation



Typical Facade Components

Typical Front Elevation

Windows

Entry Doors

Garage Door

Entry Canopy Lights

Exterior Garage Sconce

Building Mounted Security Lights

Post Lamps

Marvin Elevate Fiberglass Clad. SDL Muntin Pattern: 2:1 Color: "Bronze"
Masonite Heritage 2-Lite w/ Full Sidelight. SDL glass, Material: Fiberglass, Smooth, Painted Finish, Color: "Bronze" to match windows
Clopay Reserve, Wood Semi-Custom, Finish: Paint Grade, Color: White

Style: Recessed, UL-Rated, Outdoor Locations, Trim: White
Manufacturer: Bega, Model: Shielded Wall Luminaire, Color: Black
Manufacturer: Bega, Model: Compact Flood Light, Color: White
Manufacturer: Bega, Model: Pole-Top Adjustable Luminaire, Color: Black

Exterior Doors



Exterior Lighting

LED fixtures, colors to coordinate w/ siding
Exact fixtures to be determined



Garage Wall Sconce Fixture



Building Security Fixture
as required

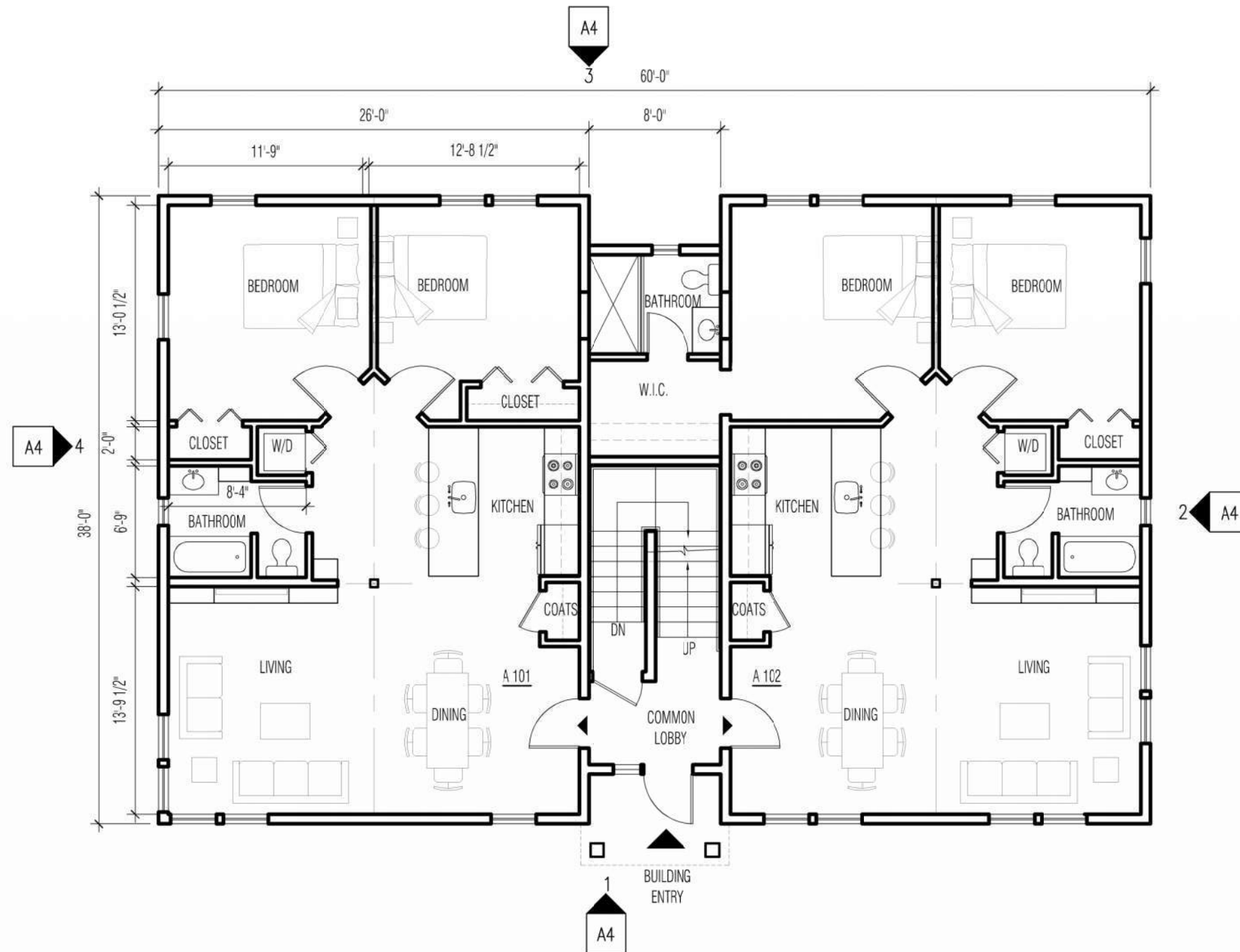


Parking and Pedestrian Area
Post Light, 3' and 12' Heights

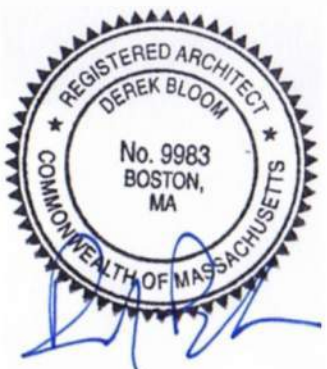
Architectural Materials



Window & Exterior Door Schedule				
Provide Architect with submittal for all windows prior to order. See Elevations for Reference.				
Window Units: Marvin Elevate, Exterior: Fiberglass, Color: "Bronze" with Low-E Glass, Tempered per Building Code				
1. Double Hung Units: 2 over 1 Muntins w/ SDL Glass with Spacer Bars.				
2. Fixed & Transom Units: No Muntins				
Doors:				
3. Res. Entry Doors: Masonite Heritage 2-Lite w/ Full Sidelight. SDL Glass, Material: Fiberglass, Smooth, Painted Finish, Color: TBD				
4. Garage Door: Clopay Reserve, Wood Semi-Custom, Finish: Paint Grade, Color: White				
5. Storefront: Exterior Aluminum Insulated Frame, Color: "Bronze" to Match Windows, Tempered Glazing				
Rev. Δ	Unit	Nom. Size (WxH)	Type	Notes
Windows				
	A	2'-9" x 5'-6"	Double Hung	See Façade Details Casing Information
	B	2'-9" x 5'-0"	Double Hung	
	C	2'-4" x 3'-5"	Double Hung	
	D	1'-8" x 3'-5"	Double Hung	
	E	2'-0" x 5'-6"	Fixed	At Entry Nook
	T	3'-6" x 1'-6"	Fixed Transom	At Maintenance Shop
Doors & Side Lights				
	A	3'-0" x 7'-0"	Entry Door	At Entries
	SL	1'-6" x 7'-0"	Sidelight	At Entries
	SF	3'-0" x 7'-0"	Storefront Entry Door	At Community Room



17 Nells Way, Orleans
Building A, B & C First Floor Plan (2 DUs)
 1/8" = 1'-0"





1 South Elevation (Front)
scale: 1/8" = 1'-0"



2 East Elevation
scale: 1/8" = 1'-0"



3 North Elevation (OKH)
scale: 1/8" = 1'-0"



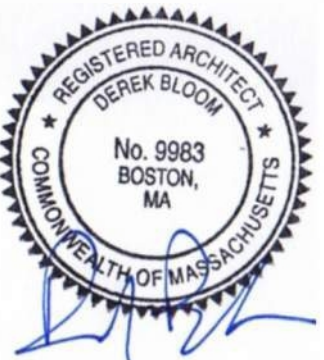
4 West Elevation
scale: 1/8" = 1'-0"

17 Nells Way, Orleans
Building A, B & C Elevations
1/8" = 1'-0"

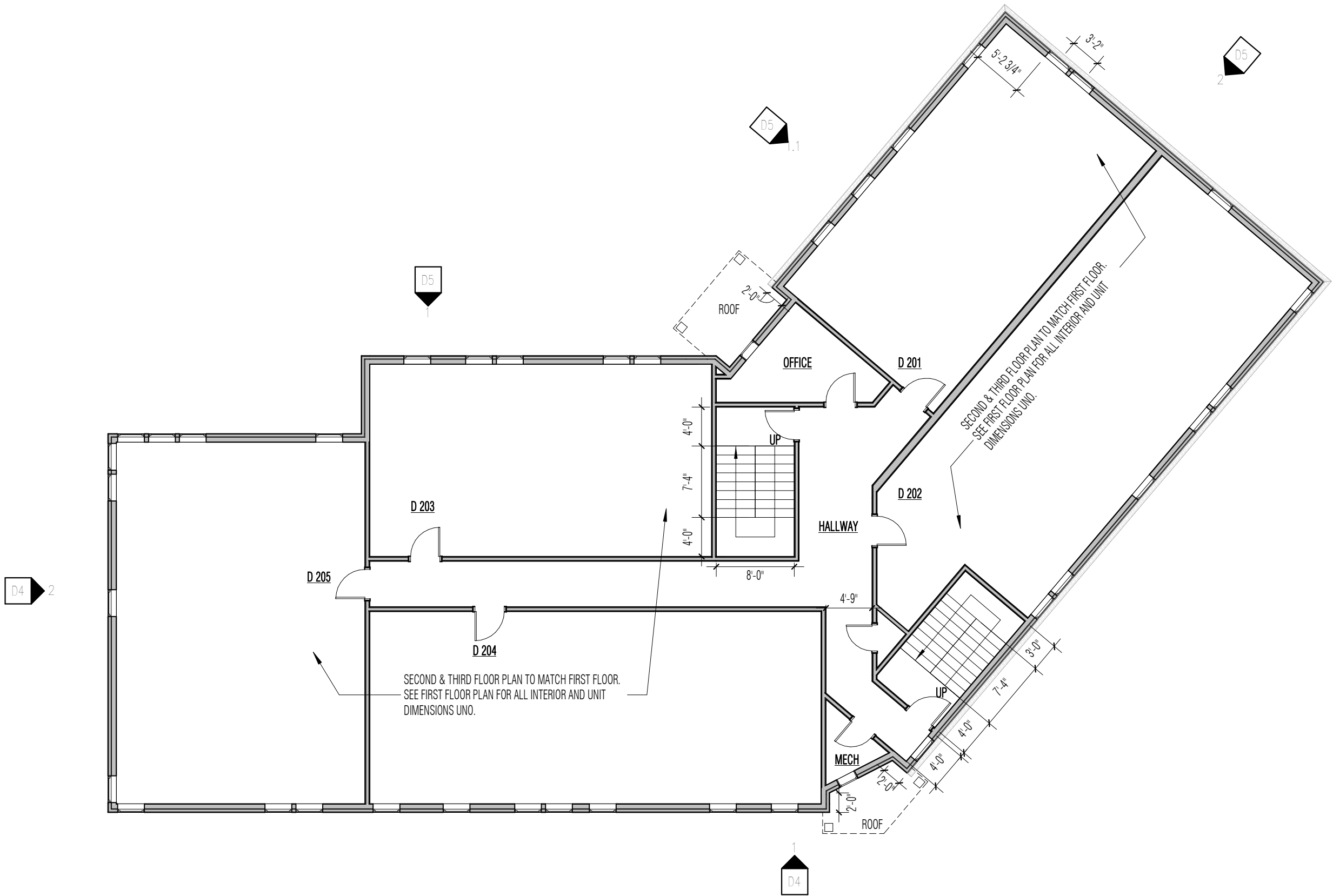
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ARCHITECTURE



A4

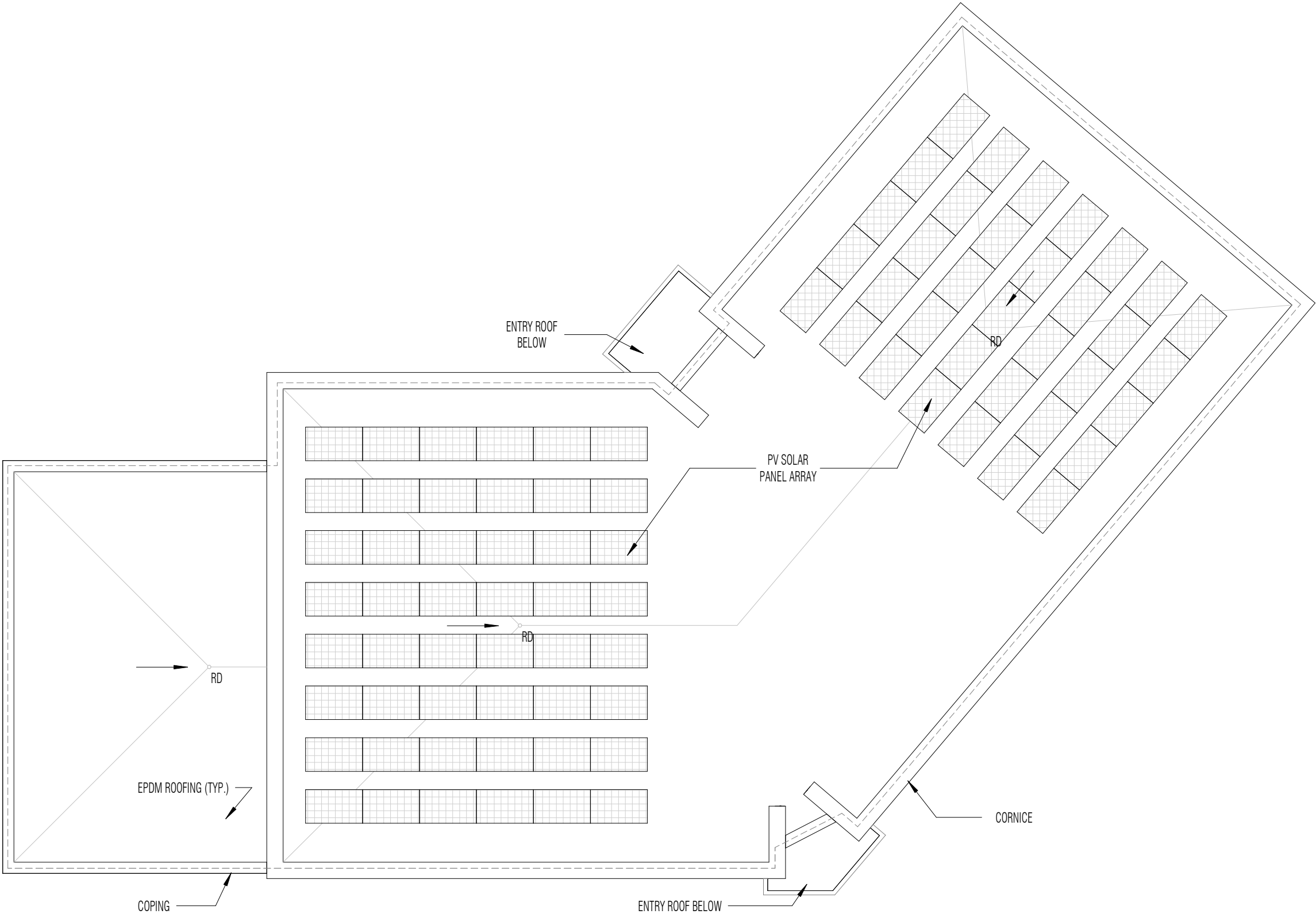


17 Nells Way, Orleans
D_FIRST FLOOR PLAN
3/32" = 1'-0"



17 Nells Way, Orleans
D_ SECOND & THIRD FLOOR PLAN
3/32" = 1'-0"



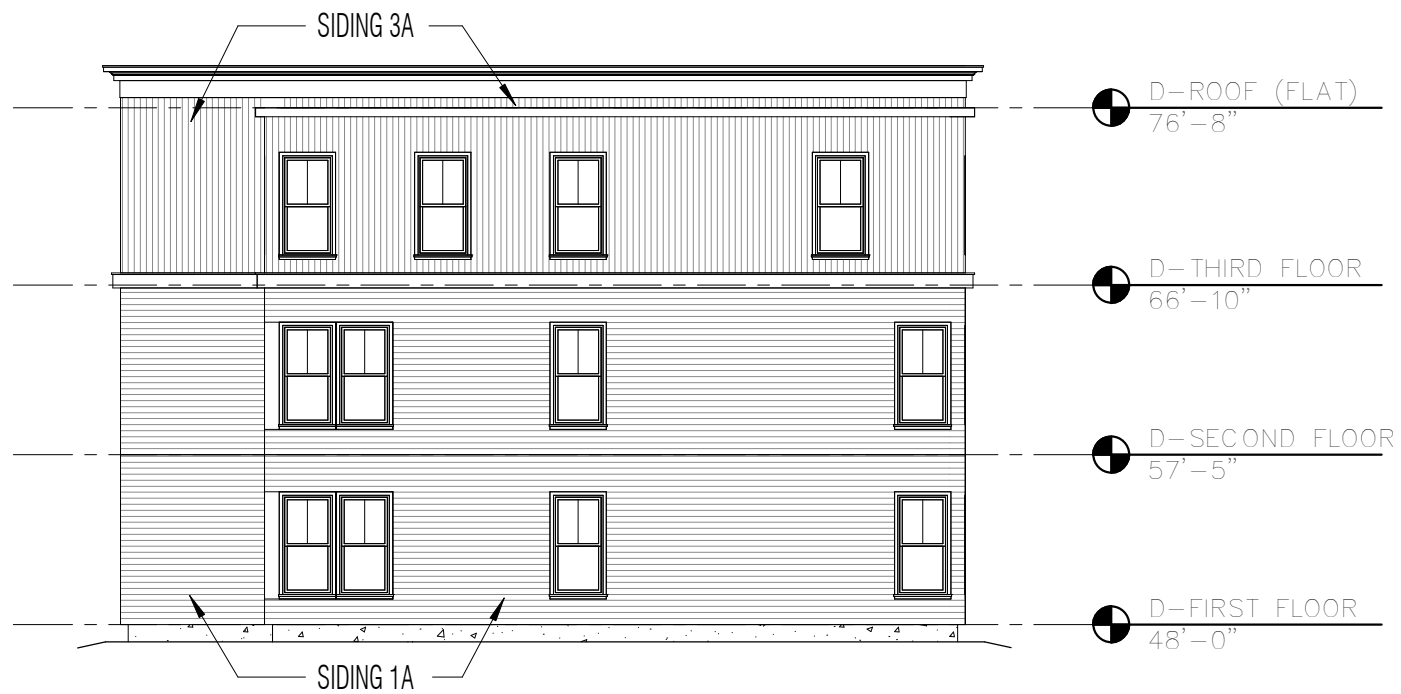


17 Nells Way, Orleans
D_ROOF PLAN
3/32" = 1'-0"





1 South Elevation
3/32" = 1'-0"



2 West Elevation
3/32" = 1'-0"

17 Nells Way, Orleans
D_ELEVATIONS
3/32" = 1'-0"





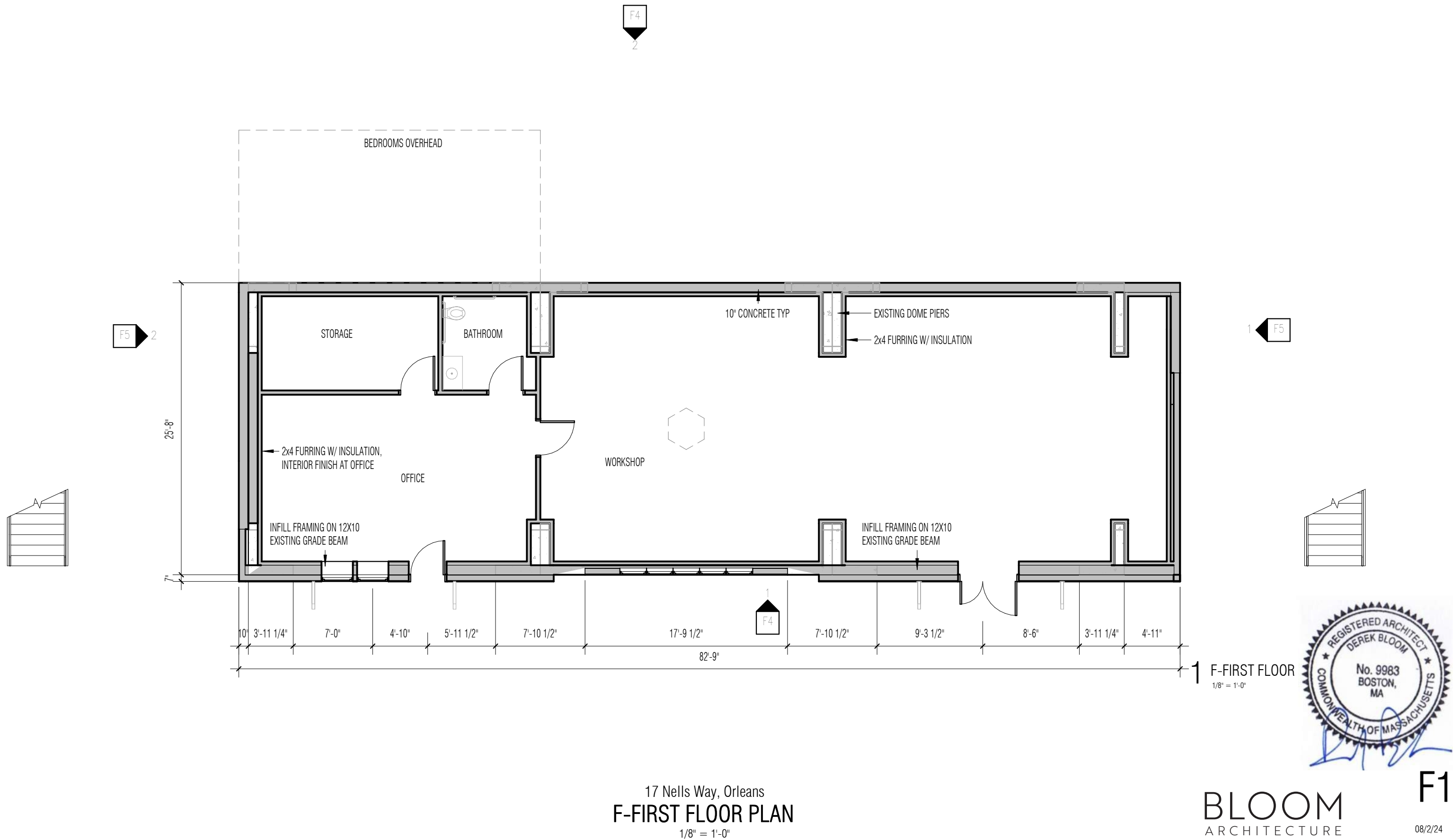
1 North Elevation
3/32" = 1'-0"



2 East Elevation
3/32" = 1'-0"

17 Nells Way, Orleans
D_ELEVATIONS
3/32" = 1'-0"



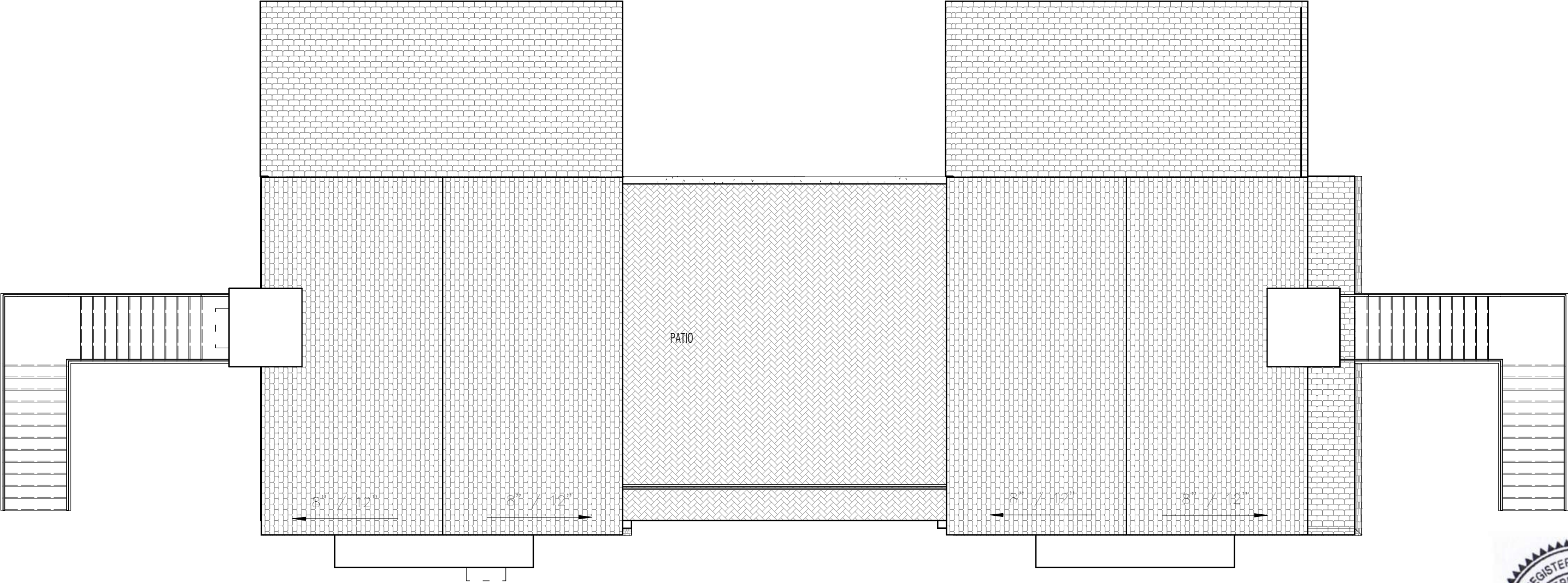




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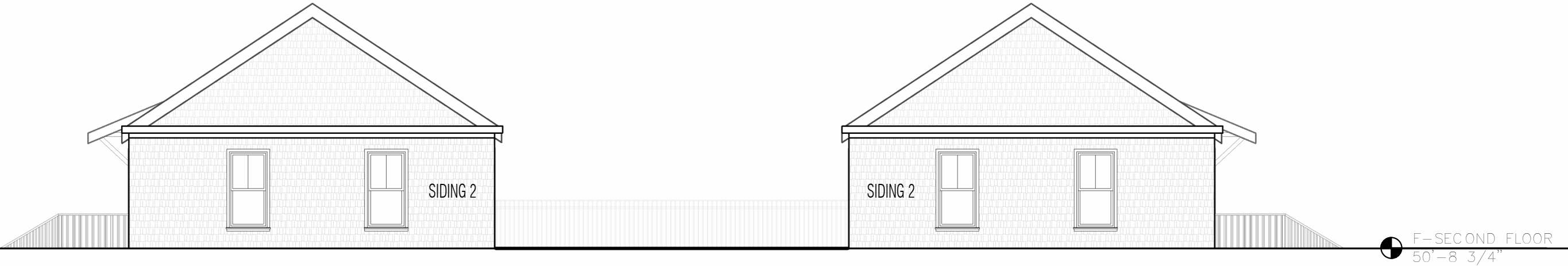
F-SECOND FLOOR PLAN

$$1/8'' = 1'-0''$$

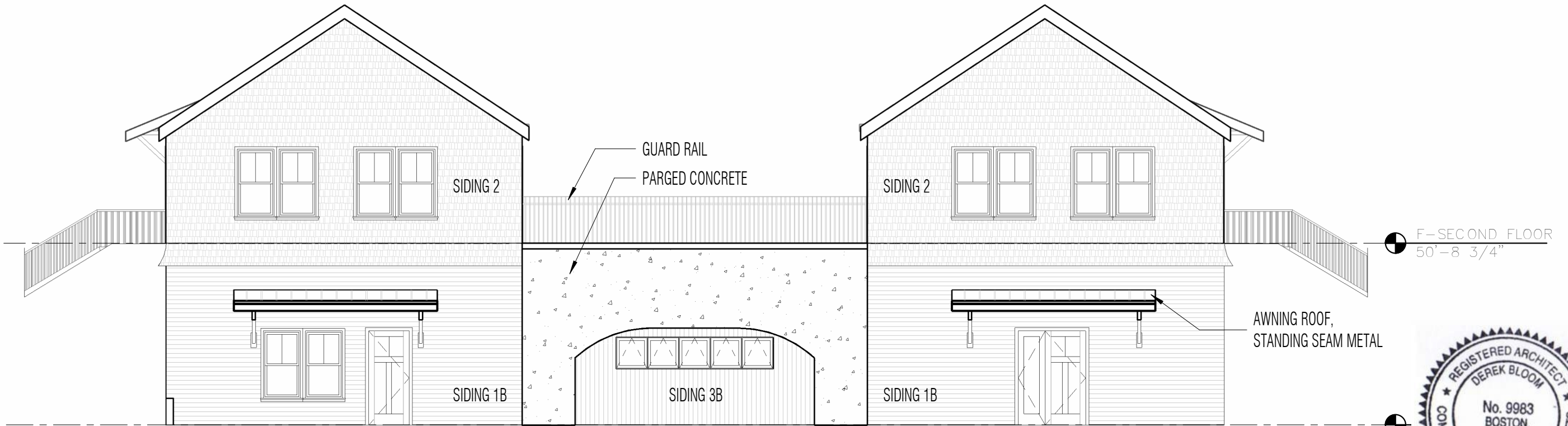


17 Nells Way, Orleans
F-ROOF PLAN
1/8" = 1'-0"



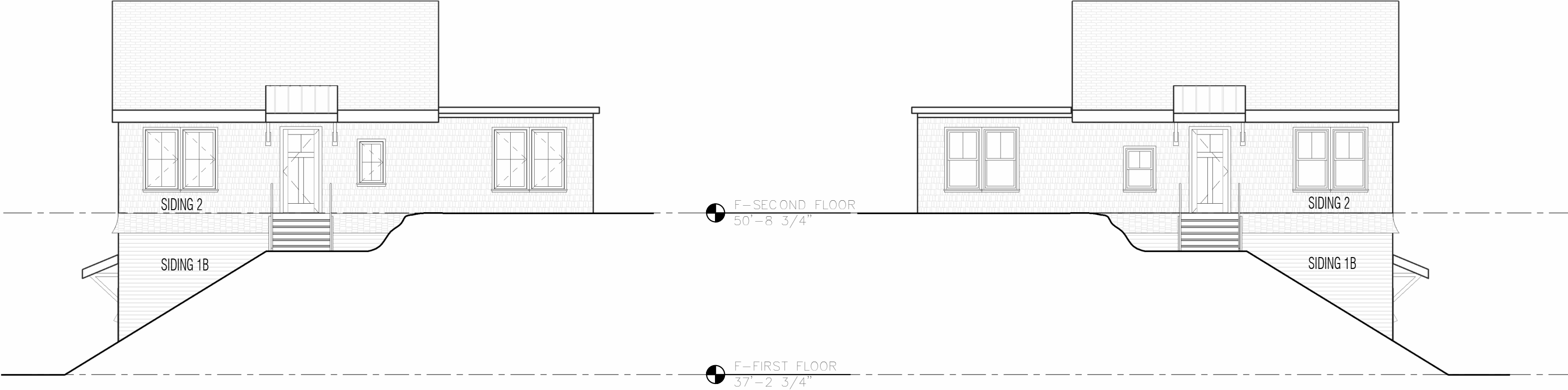


2 NORTH ELEVATION SD
1/8" = 1'-0"



1 SOUTH ELEVATION SD
1/8" = 1'-0"





17 Nells Way, Orleans
F-ELEVATIONS
1/8" = 1'-0"





VEGETATED BERMS

CRANBERRY HIGHWAY/OLD KINGS HIGHWAY ROUTE 6A



CONCEPT -

Re-establish indigenous landscape character along Old Kings Highway (Route 6A) with native plantings on an undulating vegetated berm.

