

# CLEANSLATE NEW BEDFORD

## 52 - 54 BRIGHAM STREET

### NEW BEDFORD, MASSACHUSETTS

**SITE SUMMARY**

ASSESSORS MAP 39 LOT 18  
 ZONING DISTRICT: MIXED USE BUSINESS  
 EXISTING USE: MEDICAL OFFICE  
 PROPOSED USE: MEDICAL OFFICE  
 DEED REFERENCE: BOOK 1908, PAGE 199

**ZONING REQUIREMENTS TABLE**

	REQUIRED / ALLOWED	PROPOSED
LOT AREA	—	0.61 ACRES (100% UPLAND)
LOT FRONTAGE	0'	126.2' BRIGHAM STREET 108' ELIZABETH STREET 142' TABER STREET
FRONT SETBACK (BLDG.)	0'	0' (EXISTING)
SIDE SETBACK (BLDG.)	0'	0' (EXISTING)
REAR SETBACK (BLDG.)	10'/20'	37' (EXISTING)
FRONT SETBACK (PARKING)	0'	75'
SIDE SETBACK (PARKING)	6'	3' (EXISTING)
REAR SETBACK (PARKING)	6'	3' (EXISTING)
BUILDING HEIGHT	7 STORY	1 STORY
LOT COVERAGE	N/A	98%
GREEN SPACE	0%	2%
SCREENING BUFFERS	5'	1'-7' (EXISTING)
OFF STREET PARKING	44	48 SPACES



**LOCUS MAP**

SCALE: 1"=150'±

**PLAN INDEX**

SHEET NO.	TITLE	DATE	REVISED
—	COVER SHEET	AUGUST 30, 2019	
1 OF 2	LOCUS PLAN	AUGUST 30, 2019	
2 OF 2	EXISTING/PROPOSED CONDITIONS	AUGUST 30, 2019	
A1.0	DEMOLITION & CONSTRUCTION PLAN	MAY 31, 2019	

**OWNER:**

PRL REALTY, LLC, ET AL  
 52 BRIGHAM STREET  
 NEW BEDFORD, MA 02740

**APPLICANT:**

TOTAL WELLNESS CENTER, LLC  
 d/b/a CLEAN SLATE CENTERS, LLC  
 12 CADILLAC DRIVE, SUITE 380  
 BRENTWOOD, TN 37027

DATE: AUGUST 30, 2019

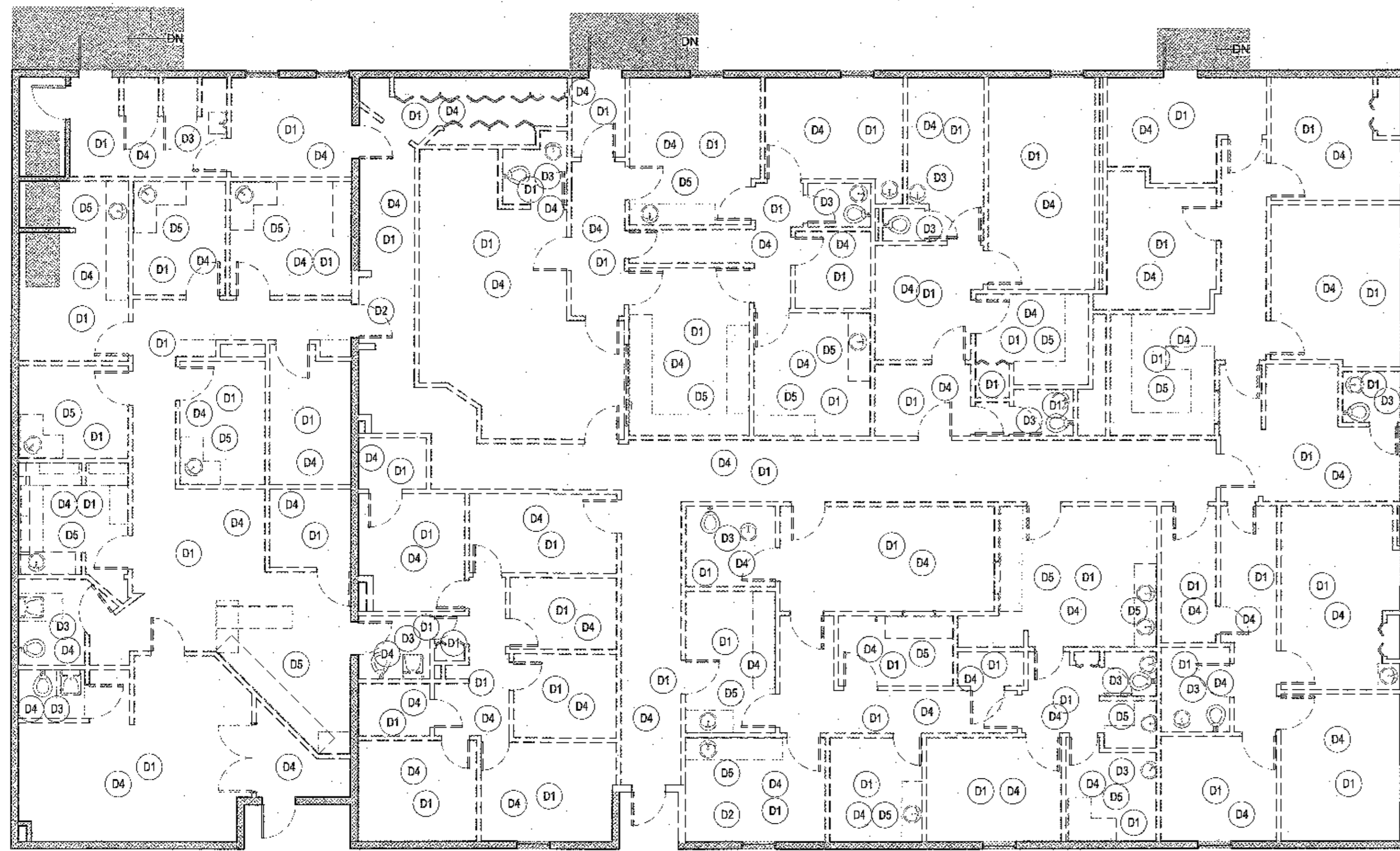


**SITEC**

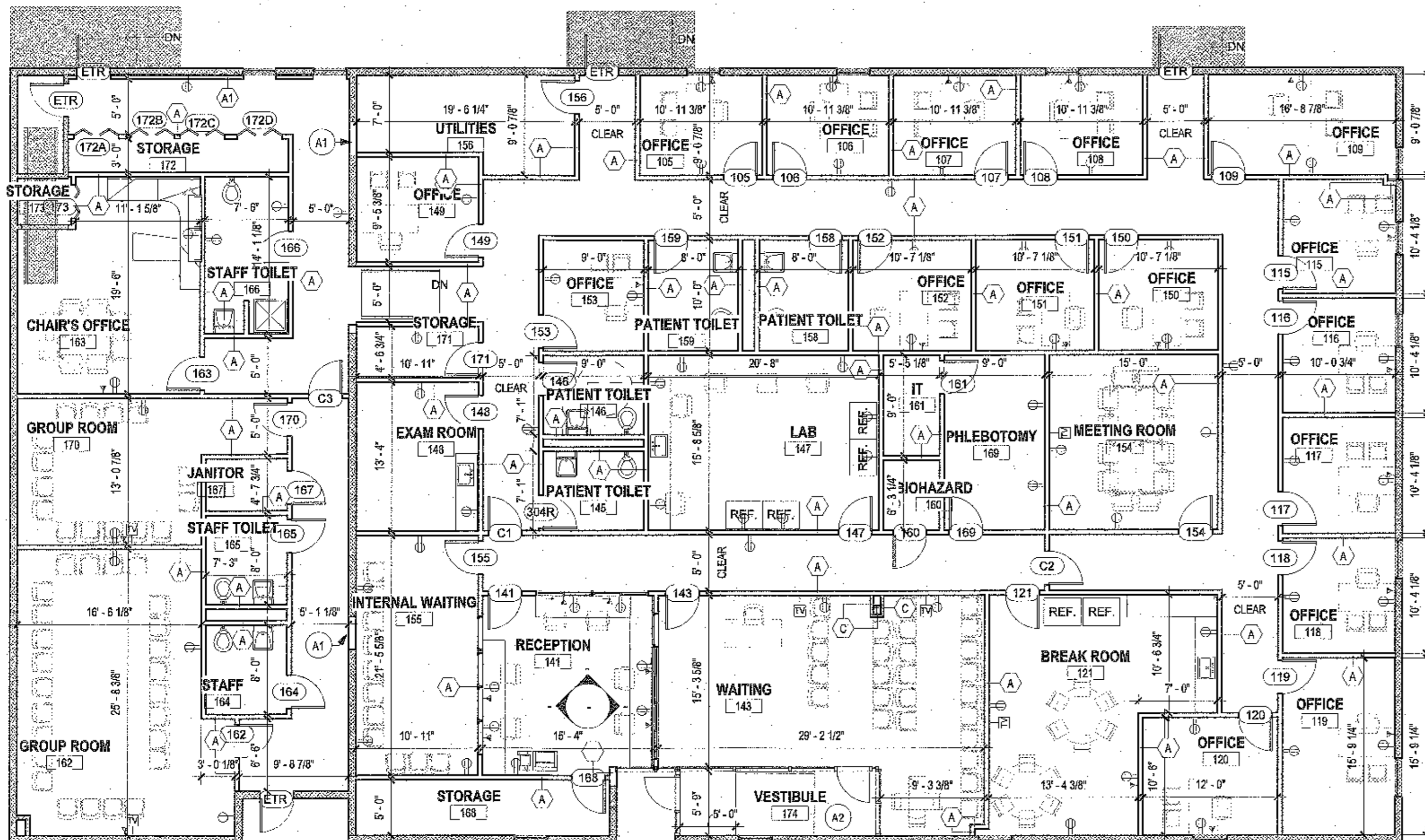
Civil and Environmental Engineering  
 Land Use Planning  
 449 Faunce Corner Road  
 Dartmouth, MA 02747  
 (508) 998-2125  
 FAX (508) 998-7554  
 WWW.SITEC-ENGINEERING.COM  
 ACAD NO. 19-7320 COVER SHEET.DWG







① D1 LEVEL 1 - DEMOLITION PLAN  
1/8" = 1'-0"



FURNITURE BY TENANT, SHOWN FOR COORDINATION PURPOSES ONLY

② D1 LEVEL 1 - CONSTRUCTION PLAN  
1/8" = 1'-0"

**GENERAL DEMOLITION NOTES:**

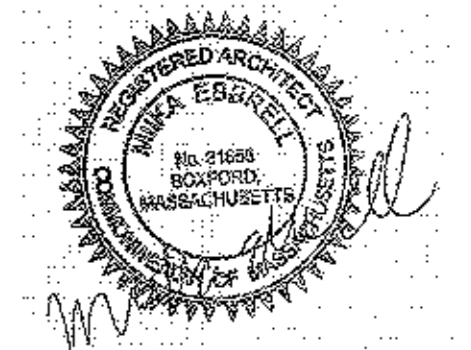
1. SURVEY EXISTING CONDITIONS AND CORRELATE WITH DRAWINGS AND SPECIFICATIONS TO VERIFY EXTENT OF DEMOLITION REQUIRED. WALK THE PROJECT SITE WITH THE CONSTRUCTION MANAGER TO CONFIRM THE EXTENT OF DEMOLITION. COORDINATE THE WORK OF ALL TRADES.
2. PROVIDE CUTTING AND PATCHING WORK TO PROPERLY COMPLETE THE PROJECT. CUT WITH TOOLS APPROPRIATE FOR MATERIALS TO BE CUT. DO NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED. DECREASE FIRE PERFORMANCE, DECREASE ACUSTICAL PERFORMANCE, DECREASE ENERGY PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS.
3. VERIFY CONDITIONS AT SITE TO DETERMINE WHETHER DEMOLITION METHODS PROPOSED FOR USE WILL NOT ENDANGER EXISTING STRUCTURES BY OVERLOADING, FAILURE, OR UNPLANNED COLLAPSE. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT WRITTEN APPROVAL.
4. COMPLY WITH APPLICABLE CODES, REGULATIONS, ORDINANCES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
5. PROTECT PORTIONS OF BUILDING, SITE AND ADJACENT STRUCTURES AFFECTED BY DEMOLITION OPERATIONS. PERFORM DEMOLITION OPERATIONS BY METHODS WHICH DO NOT ENDANGER ADJACENT SPACES, STRUCTURES, OR THE PUBLIC. PROVIDE TEMPORARY PROTECTION FOR THE PUBLIC FROM DEMOLITION OPERATIONS.
6. PROVIDE POLLUTION CONTROL DURING DEMOLITION OPERATIONS. PERFORM DEMOLITION OPERATIONS TO PREVENT DUST AND POLLUTANT HAZARDS. PROVIDE CHUTES AS REQUIRED TO CONTROL DUST AND DEBRIS.
7. REMOVE HOLLOW ITEMS OR ITEMS WHICH COULD COLLAPSE.
8. REMOVE ABANDONED UTILITIES AND WIRING SYSTEMS.
9. PROVIDE REMOVAL AND LEGAL DISPOSAL OF MATERIALS.
10. NOTIFY OWNER IN WRITING OF SCHEDULE OF SHUT OFF OF UTILITIES WHICH SERVE OCCUPIED SPACES.
11. NOTIFY OWNER IN WRITING IF HAZARDOUS MATERIALS ARE ENCOUNTERED OR SUSPECTED AND STOP WORK IN THAT AREA UNTIL DETERMINATION IS MADE. SUBMIT PROPOSED LOCATION FOR LEGAL DISPOSAL OF MATERIALS, AND PERMIT IF APPLICABLE.
12. SUBMIT DEMOLITION SCHEDULE. INCLUDE METHODS FOR PROTECTING ADJACENT WORK AND LOCATION OF TEMPORARY PARTITIONS IF APPLICABLE.
13. HISTORIC ITEMS, RELICS, AND OTHER OBJECTS OF INTEREST OR VALUE FOUND DURING DEMOLITION REMAIN THE PROPERTY OF THE OWNER.

**GENERAL CONSTRUCTION NOTES:**

1. ALL WORK SHALL BE DONE ACCORDING TO ACCEPTED PRACTICE, STANDARD METHODS OF CONSTRUCTION AND APPLICABLE BUILDING CODES BY PROFESSIONALS LICENSED WITHIN THE PROJECT'S JURISDICTION FOR THEIR TRADE AND/OR SCOPE OF RESPONSIBILITY. ALL WORK SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
2. FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, AND PROMPTLY NOTIFY THE ARCHITECT OF ALL ERRORS, OMISSIONS, INCONSISTENCIES OR OTHER PROBLEMS IMMEDIATELY UPON DISCOVERY AND BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE PLANS.
3. DIMENSIONS ARE TAKEN FROM FACE OF EXISTING CONSTRUCTION AND FROM CENTER LINE OF NEW METAL STUDS UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS ARE TO FINISH FACE OF EXISTING OR NEW CONSTRUCTION AND SHALL TAKE PRECEDENCE OVER ANY OTHER DIMENSION.
4. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT OR CONDITION, SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS AND CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
5. NOTIFY THE OWNER SEVEN (7) DAYS PRIOR TO STARTING WORK IN ANY PORTION OF THE BUILDING, UPDATE CONSTRUCTION SCHEDULE AS REQUIRED TO KEEP ALL PARTIES INFORMED, COORDINATE SCHEDULE WITH OWNER AND PHASE WORK AS REQUIRED TO ACCOMMODATE ALL OCCUPANTS.
6. NOTIFY THE OWNER PRIOR TO INTERRUPTING ANY UTILITIES. PROVIDE TEMPORARY SERVICE AS REQUIRED.
7. PROVIDE TEMPORARY PROTECTION TO REDUCE DUST AND NOISE AND ACTIVITY IN THE WORK AREA, AND MAINTAIN EGRESS AS REQUIRED IN AREAS UNDER CONSTRUCTION.
8. PERFORM ALL WORK IN SUCH A MANNER AS TO MINIMIZE DUST, DEBRIS, AND DISRUPTION IN OCCUPIED AREAS.
9. CARE SHALL BE TAKEN NOT TO DAMAGE ANY EXISTING-TO-REMAIN WALLS, FLOORS, FURNITURE, EQUIPMENT, LIGHTING OR ANY OTHER CONDITION DURING DEMOLITION AND CONSTRUCTION.
10. MAINTAIN SMOKE AND FIRE ALARM SYSTEMS TO COMPLY WITH LOCAL BUILDING AND LIFE SAFETY CODES.
11. DO NOT STOCKPILE CONSTRUCTION MATERIALS OR OCCUPY AN AREA OF THE BUILDING OR SITE WITHOUT PRIOR APPROVAL FROM OWNER.
12. GENERAL CONTRACTOR SHALL PROVIDE TRUE, PLUMB AND LEVEL SURFACES FOR INSTALLATION OF ALL FURNITURE, EQUIPMENT, SHELVING, ETC.
13. THE G.C. SHALL COORDINATE INSTALLATION OF LARGE OR HEAVY EQUIPMENT WITH CONSTRUCTION SEQUENCE TO ALLOW FOR MOVEMENT INTO SPACE WITHOUT DAMAGE TO NEW CONSTRUCTION. G.C. INSTALLATION OF OWNER'S EQUIPMENT WILL INCLUDE CONNECTION TO WATER.
14. ALL FREESTANDING FURNITURE LISTED ON THE JOB, NEW OR EXISTING, WILL BE PROVIDED BY THE OWNER. IT IS SHOWN ON DRAWINGS FOR REFERENCE PURPOSES ONLY. G.C. IS NOT RESPONSIBLE FOR MOVING OR RELOCATION, UNLESS OTHERWISE NOTED.
15. GC COORDINATE AND PROVIDE FIRE TREATED BLOCKING AS REQUIRED AT ALL WALL-MOUNTED ITEMS ON THE PROJECT.
16. PROVIDE FIRE EXTINGUISHERS SO THAT TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING TO A FIRE EXTINGUISHER DOES NOT EXCEED 75'-0". PROVIDE FIRE EXTINGUISHER IN KITCHENS. FIRE EXTINGUISHERS TO BE PAINTED RED.
17. PROVIDE DRYWALL CONTROL JOINTS IN ALL DRYWALL WALL/CEILING RUNS EXCEEDING 39'-0".
18. CONTRACTOR TO PROVIDE SUBMITTALS AND SHOP DRAWINGS FOR REVIEW FOR ALL MAJOR PROJECT COMPONENTS IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE, INCLUDING BUT NOT LIMITED TO: MILLWORK, DOORS AND HARDWARE, INTERIOR FINISHES, LIGHT FIXTURES, GLASS AND GLAZING, PLUMBING FIXTURES, SPECIALTIES (E.G. TOILET PARTITIONS), RAILINGS.
19. INTERIOR PARTITIONS PERPENDICULAR TO EXTERIOR GLAZING TO MEET GLAZING AT A MILLION TYP. CONTRACTOR TO CONFIRM PARTITION LAYOUT IN THE FIELD WITH ARCHITECT PRIOR TO ERECTING PARTITIONS.



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**PERMIT DRAWINGS**

No.	Description	Date

**KEYNOTES- CONSTRUCTION**

Keynote Number	Description
A1	INFILL WALL
A2	NEW ADA RAMP

**KEYNOTES- DEMOLITION**

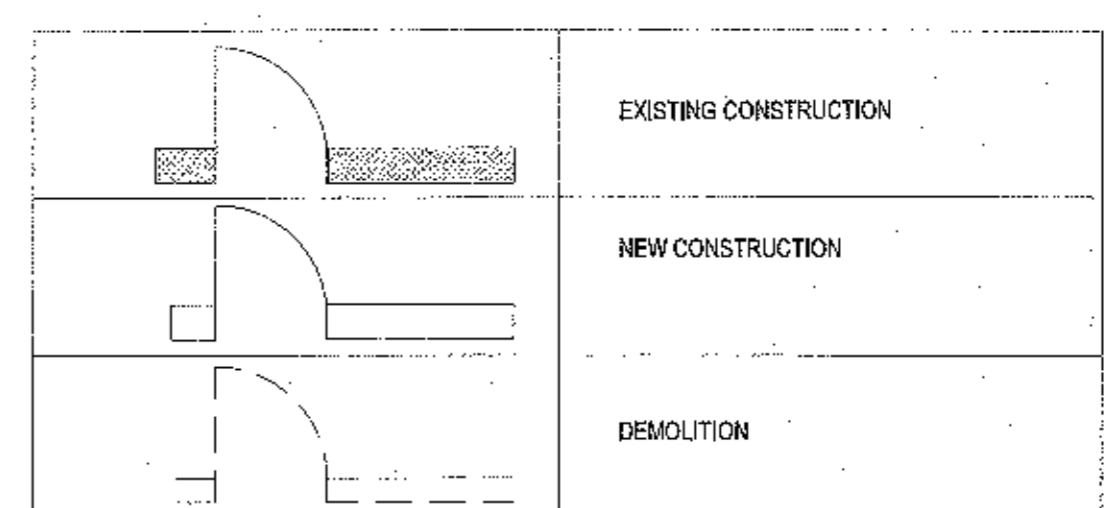
Keynote Number	Description
D1	REMOVE ALL FLOORING AND WALL FINISHES. PREPARE FOR NEW
D2	REMOVE EXISTING CONCRETE SLAB IN NEW RAMP AREA (SHOWN WITH HATCHING). TAKE CARE IN MAINTAINING ADEQUATE CLEARANCE FROM EXISTING FOUNDATION STRUCTURES SO AS NOT TO UNDERMINE EXISTING FOUNDATION. REVIEW DEMOLITION PLAN WITH CONSTRUCTION MANAGER PRIOR TO COMMENCING.
D3	REMOVE EXISTING PLUMBING FIXTURES. COORDINATE WITH PLUMBING DRAWINGS FOR CHASING SERVICES.
D4	REMOVE EXISTING CEILING, CEILING GRID, AND LIGHTING. COORDINATE WITH ENGINEERS DRAWINGS.
D5	REMOVE MILLWORK AND ALL ASSOCIATED PLUMBING FIXTURES.

**CLEANSLATE - NEW BEDFORD**

52-54 Brigham Street  
New Bedford, MA

**DEMOLITION & CONSTRUCTION PLAN**

**NEW AND EXISTING WALL KEY:**



Project number	21817-2
Date	MAY 31, 2019
Scale	As indicated

A1.0